Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority

[SITE 01] 1319 Perry St. Springfield, Ohio 45504
[SITE 02] 1321 Perry St. Springfield, Ohio 45504
[SITE 03] 1333 Perry St. Springfield, Ohio 45504
[SITE 04] 1335 Perry St. Springfield, Ohio 45504
[SITE 05] 335 Lincoln Park Circle Springfield, Ohio 45505
[SITE 06] 349 Lincoln Park Circle Springfield, Ohio 45505
[SITE 07] 351 Lincoln Park Circle Springfield, Ohio 45505
[SITE 08] 830 HIllcrest Ave. Springfield, Ohio 45504
[SITE 09] 921 Mound St. Springfield, Ohio 45505
[SITE 10] 1601 Prospect St. Springfield, Ohio 45503
[SITE 11] 2020 Portage Path Springfield, Ohio 45506

PROJECT TEAM

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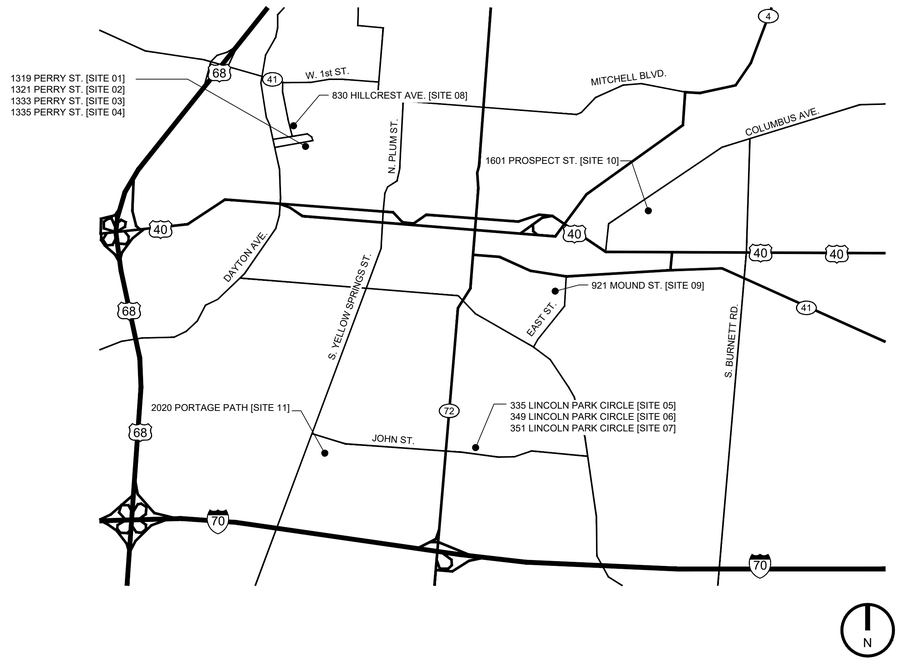
REFERENCE / LOCATION MAP



PROJECT PHASING

THIS PROJECT WILL BE ACCOMPLISHED IN 3 SEPARATE PHASES OF WORK BASED UPON AVAILABLE FUNDING. SEPARATE NOTICE TO PROCEEDS WILL BE ISSUED FOR EACH PHASE. EACH SUBSEQUENT PHASE WILL BE ACCOMPLISHED AFTER COMPLETION OF THE PRIOR PHASE.

PHASE 1:
1319 PERRY STREET
1321 PERRY STREET
1333 PERRY STREET
1335 PERRY STREET
335 LINCOLN PARK CIRCLE

PHASE 2:
830 HILLCREST AVENUE
1601 PROSPECT STREET
349 LINCOLN PARK CIRCLE
351 LINCOLN PARK CIRCLE

PHASE 3:
921 MOUND STREET
2020 PORTAGE PATH

CONSTRUCTION DURATION FOR EACH PHASE IS 180 CALENDAR DAYS WITH AN OVERALL CONTRACT PERIOD OF 730 CALENDAR DAYS [2 YEARS FROM INITIAL N.T.P.]

COORDINATE ALL PROJECT REQUIREMENTS, DRAWINGS, DETAILS, AND SPECIFICATIONS AS REQUIRED TO PROVIDE A COMPLETE, FINISHED PROJECT, READY FOR OCCUPANCY.

THIS PROJECT CONSISTS OF THE MULTI-PHASE RENOVATION OF [11] SINGLE FAMILY, TWO FAMILY, & MULTI-FAMILY DWELLING UNITS TO BE COMPLETED IN ACCORDANCE WITH ALL LOCAL CODES FOR MONTGOMERY COUNTY LAND BANK. THE PROJECT WILL BE AWARDED TO [1] GENERAL CONTRACTOR FOR ALL WORK OUTLINED IN THESE DOCUMENTS.

THE PLANS AND SPECIFICATIONS ARE INTENDED TO DEPICT THE GENERAL SCOPE, LAYOUT AND QUALITY OF WORKMANSHIP REQUIRED. THE DOCUMENTS ARE NOT AN 'INSTRUCTION MANUAL' TO EXECUTE THE WORK NOR ARE THEY INTENDED TO SHOW OR DESCRIBE IN DETAIL EVERY ITEM NECESSARY FOR THE PROPER INSTALLATION OF THE WORK. THE MEANS AND METHODS REQUIRED TO EXECUTE THE WORK DESCRIBED IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL INCLUDE THE ANCILLARY WORK REQUIRED, WHETHER EXPLICITLY STATED OR NOT, FOR THE PROPER COMPLETION OF THE WORK AS INTENDED. THE CONTRACTOR IS REQUIRED TO MEET OR EXCEED BUILDING CODE REQUIREMENTS, APPLICABLE INDUSTRY STANDARDS, ASTM STANDARDS, AND/OR MANUFACTURER INSTALLATION REQUIREMENTS AS THEY RELATE TO THE WORK.

THE PLANS AND SPECIFICATIONS REPRESENT A SINGLE COMPLETE DESIGN PACKAGE INDICATING THE INTENDED SCOPE OF THE PROJECT IN ITS ENTIRETY. AS SUCH, THE PROJECT IS STRUCTURED TO BE AWARDED TO A SINGLE PRIME CONTRACTOR. THE DOCUMENTS DO NOT DELINEATE BID PACKAGES OR ASSIGN RESPONSIBILITIES TO ANY SUBSEQUENT SUBCONTRACTORS, DICTATE CONSTRUCTION SEQUENCING, NOR PROVIDE COORDINATION BETWEEN ANY 'TRADES'. SUCH ACTIVITIES ARE THE RESPONSIBILITY OF THE HOLDER OF THE CONSTRUCTION CONTRACT. IN THE EVENT OF A DISCREPANCY WITHIN THE DRAWINGS OR BETWEEN THE DRAWINGS AND THE SPECIFICATIONS, THE MORE STRINGENT REQUIREMENT REPRESENTED IN THE DOCUMENTS SHALL PREVAIL.

GENERAL CONTRACT BID/CONSTRUCTION PACKAGE IS INCLUSIVE OF ALL WORK OUTLINED IN THE CONTRACT DOCUMENTS ACROSS ALL DISCIPLINES AND INCLUDING ALL TRADES/CONTRACTORS LISTED, UNLESS SPECIFICALLY EXCLUDED AS NOTED IN THE DOCUMENTS AS "BY OWNER". WORK SCOPE INCLUDES BUT IS NOT LIMITED TO ALL PRODUCTS, LABOR, AND COORDINATION REQUIRED FOR A COMPLETE INSTALLATION AND RESULTING IN A FULLY FUNCTIONING FACILITY CONFORMING TO THE DESIGN SPECIFICATIONS AND ALL APPLICABLE BUILDING CODES.

STATE OF OHIO
JONATHAN ROBERT SCHAAF
14503
REGISTERED ARCHITECT

Jonathan Robert Schaaf #14503
Expiration Date 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
Scattered Sites

Project Number
2025-019

Date
June 20, 2025

Date	Issue
03.25.25	SD Set
06.09.25	Final Review
06.20.25	Bid/Construction Set

Sheet Title
Overall Project Title Sheet

Sheet Number
G1.1

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Springfield Metropolitan Housing Authority
1319 Perry St.
Springfield, Ohio 45504

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Springfield, Ohio 45504

CODE REVIEW

DESCRIPTION: MODERNIZATION OF ONE TWO STORY TOWNHOUSE DWELLING UNIT IN A MULTI-FAMILY BUILDING. EXISTING CONFIGURATION WILL REMAIN. NO CHANGE TO BUILDING HEIGHT OR AREA. NO CHANGE TO EGRESS.

JURISDICTION: CITY OF SPRINGFIELD, CLARK COUNTY

ZONING CODE: CITY OF SPRINGFIELD ZONING CODE
ZONING DISTRICT: M-1

BUILDING CODE: 2019 RESIDENTIAL CODE OF OHIO [RCO]:

BUILDING AREA: 900 S.F.

RCO 302: FIRE RESISTANT CONSTRUCTION / PROTECTION

302.9.1: WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200.

302.9.2: WALL AND CEILING FINISHES SHALL HAVE A SMOKE DEVELOPED INDEX OF NOT GREATER THAN 450.

302.11: FIREBLOCKING LOCATIONS REQUIRED:

- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS - VERTICALLY AT THE CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
- AT INTERCONNECTIONS BETEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS, AND COVE CEILINGS.
- IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
- AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, AND WIRES AT CEILING AND FLOOR LEVEL WITH AN APPROVED MATERIAL TO PREVENT THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. MEET ASTM E136 REQUIREMENTS.

302.11.1: FIREBLOCKING MATERIALS: 2x LUMBER, [2] LAYERS 1x LUMBER WITH BROKEN LAPPED JOINTS, 23/32" OSB WITH JOINTS BACKED WITH 23/32" OSB, 1/2" GYPSUM BOARD, MINERAL WOOL OR FIBERGLASS BATTS SECURED IN PLACE.

RCO 308: GLAZING

308.4: HAZARDOUS LOCATIONS - REQUIRE TEMPERED GLAZING:

RCO 312: GUARDS AND FALL PROTECTION

312.1: GUARDS REQUIRED FOR PORTIONS OF OPEN-SIDED WALKING SURFACES INCLUDING STAIRS, RAMPS, AND LANDINGS LOCATED MORE THAN 30" ABOVE ADJACENT FLOOR OR GRADE AT ANY POINT WITHIN 36" TO THE OPEN SIDE.

312.1.2: GUARDS SHALL HAVE A 36" MINIMUM HEIGHT, EXCEPT FOR AT STAIR = 34".

312.1.3: OPENING LIMITATIONS: REQUIRED GUARD SHALL NOT HAVE OPENINGS THAT ALLOW THE PASSAGE OF A SPHERE 4" IN DIAMETER. EXCEPTIONS AS FOLLOWS:

TRIANGULAR OPENINGS AT THE OPEN SIDE OF A STAIR FORMED BY RISER, TREAD, AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE 6" IN DIAMETER.

GUARDS AT THE OPEN SIDE OF STAIRS SHALL NOT ALLOW PASSAGE OF A SPHERE 4 3/8" IN DIAMETER.

RCO 314: SMOKE ALARMS

314.1: COMPLY WITH NFPA 72

314.1.2: TECHNOLOGY: ON EACH LEVEL WITHIN EACH DWELLING UNIT SMOKE ALARMS UTILIZING PHOTOELECTRIC AND IONIZATION TECHNOLOGIES. SEPARATE OR DUAL-SENSING SMOKE ALARMS MAY BE USED.

314.3: LOCATION:

- IN EACH SLEEPING ROOM
- OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE SLEEPING ROOMS [PHOTOELECTRIC]
- ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS, NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.
- SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM CONTAINING A BATHTUB / SHOWER.
- INSTALLATION REQUIREMENTS NEAR COOKING APPLIANCES:

  IONIZATION SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 20 FEET HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCES.

  IONIZATION SMOKE ALARMS WITH ALARM-SILENCING SWITCH SHALL NOT BE INSTALLED LESS THAN 10 FEET HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCES.

  PHOTOELECTRIC SMOKE ALARMS SHALL NTO BE INSTALLED LESS THAN 6 FEET HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCES.

314.4: INTERCONNECTION: ALL ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WITH ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT.

INTERCONNECTION OF SMOKE ALARMS IN EXISTING AREAS SHALL NOT BE REQUIRED WHERE THE ALTERATIONS OR REPAIRS DO NOT RESULT IN THE REMOVAL OF INTERIOR WALL OR CEILING FINISHES EXPOSING THE STRUCTURE, UNLESS THERE IS AN ATTIC, CRAWL SPACE, OR BASEMENT AVAILABLE WHICH COULD PROVIDE ACCESS FOR INTERCONNECTION WITHOUT REMOVAL OF FINISHES.

314.5: COMBINATION ALARMS: COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PERMITTED.

314.6: POWER SOURCE: 120v WITH BATTERY BACKUP.

HARD-WIRING OF SMOKE ALARMS IN EXISTING AREAS SHALL NOT BE REQUIRED WHERE THE ALTERATIONS OR REPAIRS DO NOT RESULT IN THE REMOVAL OF INTERIOR WALL OR CEILING FINISHES EXPOSING THE STRUCTURE, UNLESS THERE IS AN ATTIC, CRAWL SPACE, OR BASEMENT AVAILABLE WHICH COULD PROVIDE ACCESS FOR INTERCONNECTION WITHOUT REMOVAL OF FINISHES.

RCO 315: CARBON MONOXIDE ALARMS

315.2: WHEN REQUIRED: IF FUEL FIRED APPLIANCE EXISTS; IF ATTACHED GARAGE EXISTS.

315.3: LOCATION:

- OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- IN A BEDROOM WHERE A FUEL BURNING APPLIANCE IS LOCATED WITHIN THE BEDROOM OR ITS ATTACHED BATHROOM

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1319 PERRY ST. [SITE 01]

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PROJECT WORK SCOPE

1. ACCOMPLISH ALL ABATEMENT PER ENVIRONMENTAL SPECIFICATIONS. OBTAIN ALL REQUIRED AIR CLEARANCE TEST UPON COMPLETION.
2. REMOVE ALL EXISTING INTERIOR FINISHES TO THE FRAMING / STRUCTURE. [COMPLETE GUT] REMOVE ALL EXISTING INSULATION FROM WALL AND CEILING / ATTIC CAVITIES. TREAT ALL EXPOSED FRAMING WITH MICROBIAL CLEANER / SEALER.
3. REMOVE EXISTING, INSTALL NEW EXTERIOR DOORS, FRAMES AND HARDWARE COMPLETE. REMOVE EXISTING, INSTALL NEW BRICKMOLD. REMOVE EXISTING, INSTALL NEW PAINTED INTERIOR WOOD CASING, PREP & PAINT. REFER TO DOOR SCHEDULE.
4. REMOVE EXISTING, INSTALL NEW STORM DOORS AT EXTERIOR DOORS.
5. REMOVE EXISTING, INSTALL NEW VINYL WINDOWS IN EXISTING OPENINGS. REMOVE TEMPORARY WINDOW COVERINGS WHERE THEY EXIST. INSTALL NEW GYPSUM BOARD RETURNS TO WINDOW UNITS. INSTALL NEW SOLID SURFACE WINDOW STOOL. INSTALL TRIM AS APPLICABLE. REMOVE EXISTING, INSTALL NEW JOINT SEALANT AT PERIMETER OF WINDOW OPENING AND AT ADJACENT SIDING / BRICK FINISHES AS APPLICABLE. REFER TO WINDOW SCHEDULE.
6. EXTERIOR PAINTING - PREP AND PAINT ALL NON-PREFINISHED EXTERIOR FINISHES - INCLUDING, BUT NOT LIMITED TO EXTERIOR DOORS, FRAMES, MISCELLANEOUS WOOD TRIM, CONDUITS, ROOFTOP COMPONENTS, ETC.
7. PREP AND PAINT STEEL LINTELS ABOVE FIRST FLOOR WINDOW OPENINGS.
8. REMOVE EXISTING, INSTALL NEW INTERIOR, JAMB-MOUNTED BLINDS AT ALL WINDOWS.
9. REMOVE ALL EXISTING SURFACE MOUNTED WIRES, CABLING, SATELLITE DISHES, ETC. FROM THE FACE OF THE BUILDING AT THIS UNIT. REPAIR ANY HOLES OR RESULTANT DAMAGE TO FACE OF WALL.
10. EXISTING ADDRESS SIGNAGE TO REMAIN.
11. EXISTING EXTERIOR LIGHT FIXTURES TO REMAIN.
12. CONSTRUCT NEW FRAMING AND FINISHES FOR NEW OPENINGS, ALTERATIONS TO SPATIAL LAYOUT, AND REPAIRS TO EXISTING CONDITIONS AS REQ'D AND AS INDICATED ON DRAWINGS. NEW FINISHES TO MATCH EXISTING CONDITIONS / FINISHES AS APPLICABLE.
13. REMOVE EXISTING FLOORING [CARPET, VCT, TILE, ETC.] TO SUBFLOOR / SLAB ON GRADE. REFER TO FLOOR PLAN FOR EXISTING FLOOR TYPE. INSPECT AND VERIFY CONDITION OF SUB-FLOOR. REPORT ANY DEFICIENCIES TO ARCHITECT. INSTALL NEW UNDERLAYMENT AS REQ'D FOR NEW FINISH FLOOR AS SCHEDULED. PREP AND INSTALL NEW FINISH FLOOR AS SCHEDULED.
14. INSTALL NEW 4" VINYL BASE THROUGHOUT THE UNIT.
15. INSTALL NEW KRAFT FACED R-15 FIBERGLASS BATT INSULATION AT ALL EXTERIOR WALL CAVITIES. INSTALL NEW UNFACED FIBERGLASS SOUND BATT INSULATION AT ALL DEMISING WALLS.
16. INSTALL NEW R-49 BLOWN IN FIBERGLASS INSULATION AT ATTIC. INSTALL AIR BAFFLES BETWEEN FRAMING MEMBERS AT EAVE TO ENSURE PROPER ATTIC VENTILATION [MAINTAIN MIN. 1" CLEAR TO UNDERSIDE OF ROOF SHEATHING]
17. INSTALL NEW GYPSUM BOARD AT ALL WALLS AND CEILINGS THROUGHOUT THE UNIT. PREP AND FINISH TO LEVEL 4 FINISH.
18. INSTALL NEW INTERIOR TRIM CARPENTRY THROUGHOUT THE UNIT, INCLUDING DOOR OPENINGS, MISC. TRIM, ETC. PREP & PAINT.
19. INTERIOR PAINTING - PREP AND PAINT ALL NON-PREFINISHED INTERIOR FINISHES - INCLUDING, BUT NOT LIMITED TO GYPSUM BOARD WALL AND CEILING FINISHES, INTERIOR DOORS, FRAMES, INTERIOR TRIM CARPENTRY, ETC.
20. EXISTING INTERIOR HARDWOOD STAIRS TO REMAIN. REPAIR ANY DAMAGED TREADS. RESECURE EXISTING TREADS TO ELIMINATE SQUEAKS, ETC. PREP AND INSTALL NEW VINYL TREAD / RISER COVERS.
21. REMOVE EXISTING METAL RAIL SYSTEM AT FIRST FLOOR. FRAME NEW 36" H, 2x4 WOOD FRAME WALL WITH GYPSUM BOARD FINISHES. CUT BACK / REMOVE NOSING EXTENSION AT SIDE STAIR STRINGER OF STAIR. INSTALL NEW PAINTED 1x WOOD CAP.
22. REMOVE EXISTING METAL WALL MOUNTED HANDRAIL, INSTALL NEW PAINTED WOOD WALL MOUNTED HANDRAIL.
23. REMOVE EXISTING METAL RAIL SYSTEM AT SECOND FLOOR. FRAME NEW 36" H 2x4 WOOD FRAME WALL W/ GYPSUM BOARD FINISHES. CUT BACK / REMOVE NOSING EXTENSION AT SIDE STRINGER OF STAIR AT SECOND FLOOR. INSTALL NEW PAINTED 1x WOOD CAP.
24. REMOVE EXISTING EXISTING CLOSET SHELVING, CLOSET RODS, HOOKS, ETC. COMPLETE. INSTALL NEW SHELVING, CLOSET RODS, ETC. REFER TO INTERIOR ELEVATIONS AND TYPICAL DETAILS.
25. REMOVE EXISTING INTERIOR DOORS & FRAMES THROUGHOUT THE UNIT. INSTALL NEW INTERIOR DOORS & FRAMES. MODIFY ROUGH OPENINGS AS REQ'D TO ACCOMMODATE NEW DOORS. REMOVE EXISTING, INSTALL NEW HARDWARE. INSTALL NEW WOOD CASING. PREP & PAINT. REFER TO DOOR SCHEDULE.
26. KITCHEN - REMOVE EXISTING, INSTALL NEW PRE-FINISHED WOOD BASE AND WALL CABINETS, PLASTIC LAMINATE COUNTERTOPS. INSTALL NEW SINK, FAUCET, AND ACCESSORIES. INSTALL NEW APPLIANCES. REFER TO INTERIOR ELEVATIONS.
27. BATHROOM - REMOVE EXISTING, INSTALL NEW PLUMBING FIXTURES [TOILET, VANITY/SINK, TUB & SURROUND]. REMOVE ALL EXISTING BATHROOM ACCESSORIES. INSTALL NEW SUBFLOOR / UNDERLAYMENT. BUILD UP AS REQUIRED TO ALIGN NEW FINISH FLOOR WITH EXISTING ADJACENT FLOOR. INSTALL NEW BATHROOM ACCESSORIES. REFER TO INTERIOR ELEVATIONS.
28. INSTALL PASSIVE RADON SYSTEM. REFER TO SPECS.
29. PLUMBING SYSTEMS: COORDINATE W/ PLUMBING DRAWINGS.
    - 29.1. CAMERA & AUGER EXISTING SANITARY PIPING / LATERAL TO STREET. REPORT ALL FINDINGS TO ARCHITECT & OWNER.
    - 29.2. REMOVE EXISTING / MODIFY / RECONFIGURE / INSTALL NEW SUPPLY PIPING AS REQ'D BY WORK.
    - 29.3. REMOVE EXISTING / MODIFY / RECONFIGURE / INSTALL NEW SANITARY PIPING AS REQ'D BY WORK.
    - 29.4. REMOVE EXISTING / MODIFY / RECONFIGURE / INSTALL NEW GAS PIPING AS REQ'D BY WORK.
    - 29.5. REMOVE EXISTING WATER HEATER / COMPONENTS. INSTALL NEW TANKLESS GAS FIRED WATER HEATER. CONNECT TO UTILITIES.
    - 29.6. REMOVE EXISTING, INSTALL NEW PLUMBING FIXTURES AND COMPONENTS. CONNECT TO UTILITIES [ALL WITH NEW SHUTOFFS] PER THE PLUMBING DRAWINGS.
30. MECHANICAL SYSTEMS: COORDINATE W/ MECHANICAL DRAWINGS.
    - 30.1. REMOVE EXISTING, INSTALL NEW GAS FIRED HVAC SYSTEM.
    - 30.2. REMOVE EXISTING, INSTALL NEW THERMOSTAT AND ASSOCIATED CONTROL WIRING.
    - 30.3. REPAIR AND REPLACE DUCTWORK AS REQUIRED BY EXISTING CONDITIONS. MODIFY DUCT LAYOUT AS REQ'D BY NEW WORK. COORDINATE ROUTING AND ANY REQ'D HVAC CHASES NECESSARY TO EXECUTE WORK.
    - 30.4. CLEAN ALL EXISTING SUPPLY AND RETURN DUCTWORK.
    - 30.5. REMOVE EXISTING, INSTALL NEW SUPPLY AND RETURN AIR DEVICES [FLOOR / WALL / CEILING AS APPROPRIATE], SIZED TO FIT EXISTING OPENINGS.
    - 30.6. REMOVE EXISTING, INSTALL NEW BATHROOM EXHAUST FAN AND ASSOCIATED DUCTWORK.
    - 30.7. REMOVE EXISTING, INSTALL NEW RANGE EXHAUST HOOD AND ASSOCIATED DUCTWORK.
    - 30.8. REMOVE EXISTING, INSTALL NEW DRYER BOX AND ASSOCIATED EXHAUST DUCTWORK.
31. ELECTRICAL SYSTEMS: COORDINATE W/ ELECTRICAL DRAWINGS.
    - 31.1. EXISTING ELECTRICAL SERVICE TO REMAIN. REMOVE EXISTING, INSTALL NEW LOAD CENTER AND FEEDER [IF REQ'D].
    - 31.2. REMOVE EXISTING, INSTALL NEW RECEPTACLES, SWITCHES, DEVICES, FIXTURES, SMOKE DETECTORS, COVER PLATES, ETC. COMPLETE. UTILIZE EXISTING BRANCH CIRCUITRY AND BOXES WHERE INDICATED. INSTALL / EXTEND / MODIFY EXISTING BRANCH CIRCUITRY AS REQ'D BY WORK.
    - 31.3. REMOVE EXISTING, INSTALL NEW DEVICES [RECEPTACLES, SWITCHES, ETC.] THROUGHOUT THE BUILDING. REMOVE EXISTING, INSTALL NEW COVERPLATES.
    - 31.4. REMOVE EXISTING, INSTALL NEW LIGHT FIXTURES THROUGHOUT THE UNIT.
    - 31.5. REMOVE EXISTING, INSTALL NEW INTERCONNECTED SMOKE DETECTORS AND SMOKE / CARBON MONOXIDE DETECTORS THROUGHOUT THE UNIT.
    - 31.6. REMOVE ALL EXISTING TELEPHONE, DATA, AND/OR CABLE TV OUTLETS, DEVICES, JACKS, AND COVER PLATES THROUGHOUT THE UNIT. TEST CABLING TO DETERMINE FUNCTIONALITY. REMOVE ALL NON-OPERATIONAL CABLING COMPLETE. EXISTING CABLING TO REMAIN WHERE INSTALLED CONCEALED [NOT SURFACE MOUNTED]. INSTALL NEW PHONE / DATA AND CABLE OUTLETS, DEVICES, JACKS, AND COVER PLATES AT ALL EXISTING OPERATIONAL LOCATIONS ONLY.

GENERAL NOTES

1. REMOVE ALL MATERIALS AND FINISHES REQUIRED TO PERFORM SCHEDULED WORK INCLUDING ANY ANCILLARY ITEMS.
2. REMOVE ALL MISCELLANEOUS ITEMS, CONDUITS, WIRES / CABLING FROM THE FACE OF WALLS / FINISHES. THIS INCLUDES CUT AND PATCH OF FINISHES AS REQUIRED TO FACILITATE WORK.
3. REMOVE ABANDONED OR UNUSED SURFACE MOUNTED ITEMS SUCH AS CURTAIN RODS, BRACKETS, HANGERS, ETC.
4. REMOVE ALL SURFACE MOUNTED WIRING, CABLING, ETC. FROM FACE OF INTERIOR OR EXTERIOR WALLS. PULL BACK TO A TERMINATION OR ACTIVE MAIN AS APPROPRIATE. FIELD VERIFY CONDITIONS.
5. SALVAGE ALL ITEMS AS DIRECTED BY OWNER OR AS NOTED IN THE DRAWINGS. COORDINATE ALL REQUIREMENTS FOR REINSTALLATION OF SALVAGED ITEMS. PROVIDE REPLACEMENT PARTS/COMPONENTS TO ALLOW COMPLETE INSTALLATION.
6. PROTECT ALL FINISHES AND MATERIALS SCHEDULED TO REMAIN FROM DAMAGE DURING CONSTRUCTION. REPAIR ANY DAMAGED FINISHES CAUSED BY WORK TO LIKE NEW CONDITION.
7. FIELD CONFIRM THE LOCATIONS OF ALL LOAD-BEARING FRAMING PRIOR TO REMOVALS. PROVIDE ALL NECESSARY SHORING AND BRACING DURING DEMOLITION AND CONSTRUCTION WORK AS REQUIRED. CONTACT ARCHITECT IF CONDITIONS VARY FROM THE INTENT OF THE DRAWINGS.
8. CONTACT ARCHITECT/OWNER IF HAZARDOUS MATERIALS ARE DISCOVERED THAT HAVE NOT BEEN IDENTIFIED.
9. ANY PART OR PARTS OF THE EXISTING BUILDING STRUCTURE (IN PART OR ON WHOLE) THAT SHOWS SIGNS OF ROTTING, VANDALISM, WATER DAMAGE, PEST DAMAGE, OR ANY OTHER DETERIORATION THAT MAY CAUSE THAT PART OR PARTS TO NOT COMPLY WITH ANY EXISTING APPLICABLE GOVERNMENT BUILDING CODES AND STANDARDIZED CONSTRUCTION PRACTICES. SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER IMMEDIATELY UPON DISCOVERY.
10. REMOVE / TERMINATE / CAP / MODIFY / RELOCATE EXISTING UTILITIES AS REQUIRED BY WORK, INCLUDING BUT NOT LIMITED TO PLUMBING SUPPLY/SANITARY PIPING, GAS PIPING, HVAC DUCTWORK, CONTROLS, ELECTRICAL BRANCH CIRCUITRY, ETC. F.V. REQUIREMENTS AND EXISTING ROUTING.
11. COORDINATE ALL EXISTING AND PROPOSED ROUTING OF PLUMBING, HVAC, AND ELECTRICAL WITH PME DRAWINGS, FIELD COORDINATE BETWEEN TRADES. REMOVE & REPAIR / CUT AND PATCH FINISHES AS REQUIRED TO ACCOMPLISH.
12. PROVIDE ALL PREP WORK FOR NEW FINISHES AND PROPOSED WORK.
13. INSTALL FLOOR LEVELER AS REQUIRED BY EXISTING CONDITIONS.
14. REMOVE EXISTING [WHERE EXISTS], INSTALL NEW JOINT SEALANT AT ALL APPLICABLE BUILDING JOINTS AND BETWEEN VARIOUS BUILDING COMPONENTS. SEAL ALL WALL, FLOOR, AND THRU PENETRATION OPENINGS WITH APPROPRIATE JOINT SEALANT TO ELIMINATE GAPS / OPENINGS, PREVENT WATER INTRUSION, AND PREVENT PEST ENTRY.
15. INSTALL SEALANT AT ALL APPLICABLE JOINTS IN BUILDING ENVELOPE. SEAL ALL PENETRATIONS OF ELECTRICAL / MECHANICAL ITEMS, ETC. INTEGRATE SEALANT AND APPLICABLE FLASHING.
16. MATCH EXISTING TRIM PROFILES, DIMENSIONS, ETC. AS APPROPRIATE TO THE WORK.
17. INSTALL WOOD BLOCKING CONCEALED WITHIN FRAMING TO SUPPORT WALL OR CEILING MOUNTED ITEMS, CABINETS, BATHROOM ACCESSORIES, SHELVING, HANGING ROD, WALL / DOOR STOPS, ELECTRICAL DEVICES, BOXES, ETC. CUT AND PATCH GYPSUM BOARD FINISHES AS REQ'D TO INSTALL WITHIN FRAMING CAVITIES.
18. INSTALL SOLID BEARING AT EACH END OF ALL BEAMS, HEADERS, ETC. FIELD VERIFY CONDITIONS OF EXISTING FRAMING WHERE APPLICABLE.
19. PROVIDE PRESSURE TREATED FRAMING AT ALL FRAMING EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE. PROVIDE APPROPRIATE GALVANIZED OR STAINLESS STEEL FASTENERS.
20. INSTALL FIRESTOP BLOCKING AT ALL LOCATIONS REQUIRED BY FRAMING, SOFFITS, ETC. TO ELIMINATE ALL OPEN STUD CAVITIES.

STATE OF OHIO
JONATHAN ROBERT SCHAAF 14503
REGISTERED ARCHITECT

Jonathan Robert Schaaf #14503
Expiration Date 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
1319 Perry St.
Springfield, Ohio 45504

Project Number
2025-019

Date
June 20, 2025

Date	Issue
03.25.25	SD Set
06.09.25	Final Review
06.20.25	Bid/Construction Set

Sheet Title
Project Information

Sheet Number
01-G1.1

ROOM FINISH SCHEDULE

#	NAME	FLOOR	BASE	WALLS	CEILING	REMARKS
100	LIVING	F-1	B-1	W-1	C-1	-
101	CLOSET	F-1	B-1	W-1	C-1	-
102	DINING	F-1	B-1	W-1	C-1	-
103	KITCHEN	F-1	B-1	W-1	C-1	-
104	LAUNDRY	F-1	B-1	W-1	C-1	-
105	MECHANICAL	F-1	B-1	W-1	C-1	-
106	STAIR	F-1	B-1	W-1	C-1	INSTALL NEW VINYL RIS./TR. COVERS
200	HALL	F-1	B-1	W-1	C-1	-
201	BEDROOM 1	F-1	B-1	W-1	C-1	-
202	CLOSET	F-1	B-1	W-1	C-1	-
203	CLOSET	F-1	B-1	W-1	C-1	-
204	LINEN	F-1	B-1	W-1	C-1	-
205	BEDROOM 2	F-1	B-1	W-1	C-1	-
206	CLOSET	F-1	B-1	W-1	C-1	-
207	BATH	F-1	B-1	W-1	C-1	-
208	LINEN	F-1	B-1	W-1	C-1	-

GENERAL NOTES:

1. CONFIRM ALL FLOOR TRANSITIONS BETWEEN ROOMS, FINISH FLOOR MATERIAL CHANGES, EXISTING FLOOR / SUB-FLOOR CONDITIONS, FLOOR SET FIXTURES AND APPLIANCES, ETC.
2. SKIM, FLOAT, SLOPE FLOOR AS REQUIRED BETWEEN VARIOUS FLOOR LEVELS IF REQ'D. COORDINATE W/ ARCHITECT.
3. PROVIDE ALL PREP WORK FOR PROPOSED FINISHES AS NOTED.
4. PAINT ALL NON-PRE-FINISHED SURFACES - GYPSUM BOARD, PLASTER, INTERIOR TRIM CARPENTRY, DOORS, WOOD COMPONENTS, ETC.
5. FINAL COLORS / FINISHES AS SELECTED BY ARCHITECT / OWNER.

FINISH SPECIFICATIONS

EX. EXISTING FINISH TO REMAIN

FLOORING
F-1 VINYL PLANK FLOORING:
SIX DEGREES, SRP330VC02E19, WOODLAND RADIUS PLANK 12mm 7x48

BASE
B-1 RUBBER BASE:
ROPPE 700 4"x48" TPR COVE BASE, 110 BROWN

WALLS
W-1 PAINTED GYPSUM BOARD/PLASTER
PAINT P-1, UNLESS NOTED OTHERWISE
W-2 PAINTED FOUNDATION WALLS
PAINT W/ WATERPROOFER, UNLESS NOTED OTHERWISE

CEILING
C-1 PAINTED GYPSUM BOARD/PLASTER
PAINT P-2, UNLESS NOTED OTHERWISE

PAINT:
P-1 INTERIOR WALL PAINT
MANUF: SHERWIN WILLIAMS
COLOR: METRO SAND DOLLAR
FINISH: SATIN

P-2 CEILING PAINT
MANUF: SHERWIN WILLIAMS
COLOR: BRIGHT WHITE
FINISH: FLAT

P-3 DOOR / TRIM PAINT
MANUF: SHERWIN WILLIAMS
COLOR: BRILLIANT WHITE
FINISH: SEMI-GLOSS

** COORDINATE ALL SELECTIONS WITH ARCHITECT/OWNER **

(B) BATH ACC'Y SCHEDULE

MARK	DESCRIPTION
T11	18"x36" MIRROR
T12	24"x36" MIRROR
T13	16"x26" MED. CAB. W/ MIRROR
T21	TOILET PAPER DISPENSER
T41	SHOWER CURTAIN ROD
T51	18" TOWEL BAR
T52	24" TOWEL BAR
T53	ROBE HOOK

* REFER TO SPECIFICATIONS FOR DESIGN INTENT / MANUFACTURER.
* REMOVE EXISTING [WHERE THEY EXIST], AND INSTALL NEW TOILET ACCESSORIES AT ALL BATHROOMS / POWDER ROOMS.
* INSTALL BLOCKING AS REQUIRED FOR TOILET ACCESSORIES, CUT / PATCH / REPAIR EXISTING FINISHES TO MATCH ADJACENT IF REQ'D, TYP.

(#) DOOR SCHEDULE

#	SIZE	NEW	EXISTING	SALVAGED	FRAME TYPE	DOOR TYPE	HDWR. SET #	DETAIL	REMARKS	DOOR ACCESS CONTROL
100	3'-0" x 6'-8"	●			F-1	D-1	H-1	E/G1.3	NEW STORM DOOR	
101	2'-6" x 6'-8"	●			F-3	D-2	H-2	F/G1.3	-	
102	2'-8" x 6'-8"	●			F-1	D-1	H-1	E/G1.3	NEW STORM DOOR	
105	3'-0" x 6'-0"	●			F-3	D-4	H-2	F/G1.3	COORDINATE W/ EX. OPENING	
201	2'-6" x 6'-8"	●			F-3	D-2	H-3	F/G1.3		
202	2'-6" x 6'-8"	●			F-3	D-2	H-2	F/G1.3		
203	[2] 2'-6" x 6'-8"	●			F-3	D-3	H-4	F/G1.3		
204	1'-6" x 6'-8"	●			F-3	D-2	H-2	F/G1.3		
205	2'-6" x 6'-8"	●			F-3	D-2	H-3	F/G1.3		
206	[2] 2'-0" x 6'-8"	●			F-3	D-3	H-4	F/G1.3		
207	2'-4" x 6'-8"	●			F-3	D-2	H-3	F/G1.3		
208	1'-6" x 6'-8"	●			F-3	D-2	H-2	F/G1.3		

FRAME TYPES

F-1 NEW EXTERIOR WOOD FRAME W/ WEATHERSTRIPPING AND THRESHOLD. NEW BRICKMOLD AT EXTERIOR. WOOD CASING AT INTERIOR. PAINT

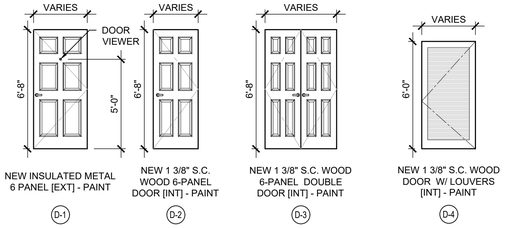
F-2 GYPSUM BOARD WRAPPED OPENING. PAINT

F-3 NEW WOOD FRAME W/ CASING [MATCH EX. WALL THICKNESS & CASING PROFILE] PAINT

REMARKS:

1. HARDWARE TO COMPLY WITH LATEST REQUIREMENTS OF OHIO BUILDING CODE, ANSI ACCESSIBILITY REQUIREMENTS, NFPA, NEC AND OTHER APPLICABLE REGULATORY AGENCIES.
2. COORDINATE STYLE, FINISH, AND OPERATION REQUIREMENTS WITH OWNER.
3. COORDINATE KEYING REQUIREMENTS WITH OWNER TO KEY TO EXISTING GRAND MASTER KEY SYSTEM.
4. HARDWARE TO BE LEVER TYPE, 26D FINISH.
5. HARDWARE COMPONENTS AND ACCESSORIES PER HARDWARE SETS. PROVIDE ALL COMPONENTS EXPLICITLY STATED OR NOT TO MEET DESIGN INTENT.
6. PROVIDE [2] HINGE STOPS & WALL PLATE AT ALL DOORS.

DOOR TYPES



HARDWARE TYPES

COORDINATE WITH SPEC'S.
H-1 - ENTRY SET
H-2 - PASSAGE SET
H-3 - PRIVACY SET
H-4 - DOUBLE DOOR

(#) WINDOW SCHEDULE

#	SIZE	NEW	EXIST	SALV.	EERO	TYPE/OPERATION	DETAILS	REMARKS
A	+/- 2'-10" x 3'-0"	●				D.H.	G/G1.3	-
B	+/- 2'-10" x 4'-0"	●				D.H.	G/G1.3	-
C	[2]+/- 2'-5" x 4'-0"	●				MULLED D.H.	G/G1.3	-
D	+/- 3'-10" x 3'-0"	●				D.H.	J/G1.3	-
E	[2]+/- 2'-5" x 3'-0"	●				MULLED D.H.	J/G1.3	-

LEGEND:

EERO = EMERGENCY ESCAPE AND RESCUE OPENING

T = TEMPERED GLAZING [REFER TO PLANS FOR LOCATIONS]

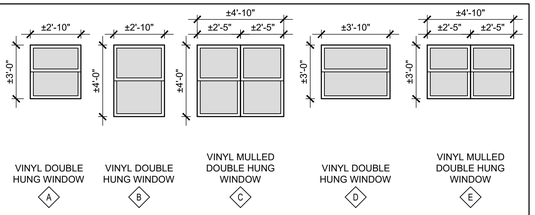
D.H. = DOUBLE HUNG

(EX) = EXISTING WINDOW TO REMAIN

GENERAL NOTES:

1. FIELD VERIFY ALL EXISTING OPENING / WINDOW UNIT SIZES PRIOR TO ORDERING WINDOWS. NEW WINDOWS SHALL FIT EXISTING OPENINGS [CUSTOM SIZED] UNLESS SPECIFICALLY NOTED OTHERWISE ON PLANS. DO NOT SIZE WINDOWS TO FIT WITHIN AN EXISTING / ORIGINAL WINDOW FRAME. DO NOT REDUCE "EERO" OPENINGS FROM THE ORIGINAL OPENING DIMENSIONS. COORDINATE ROUGH OPENING REQUIREMENTS WITH MANUFACTURER AS APPLICABLE.
2. MATCH EXISTING WINDOW OPERATION AS APPLICABLE.
3. PROVIDE FRAME EXPANDERS AS APPLICABLE FOR WINDOW INSTALLATION AND AS REQ'D BY EXISTING CONDITIONS, TYP ALL WINDOWS, BY WINDOW MANUFACTURER.
4. INSTALL NEW JAMB MOUNTED MINI-BLINDS AT ALL WINDOWS.
5. PROVIDE TEMPERED GLASS AT ALL LOCATIONS REQUIRED BY RCO: REFER TO BUILDING CODE REVIEW NOTES FOR DETAILS ON LOCATIONS REQUIRING TEMPERED GLAZING.

WINDOW TYPES



STATE OF OHIO
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Expiration Date 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
1319 Perry St.
Springfield, Ohio 45504

Project Number
2025-019

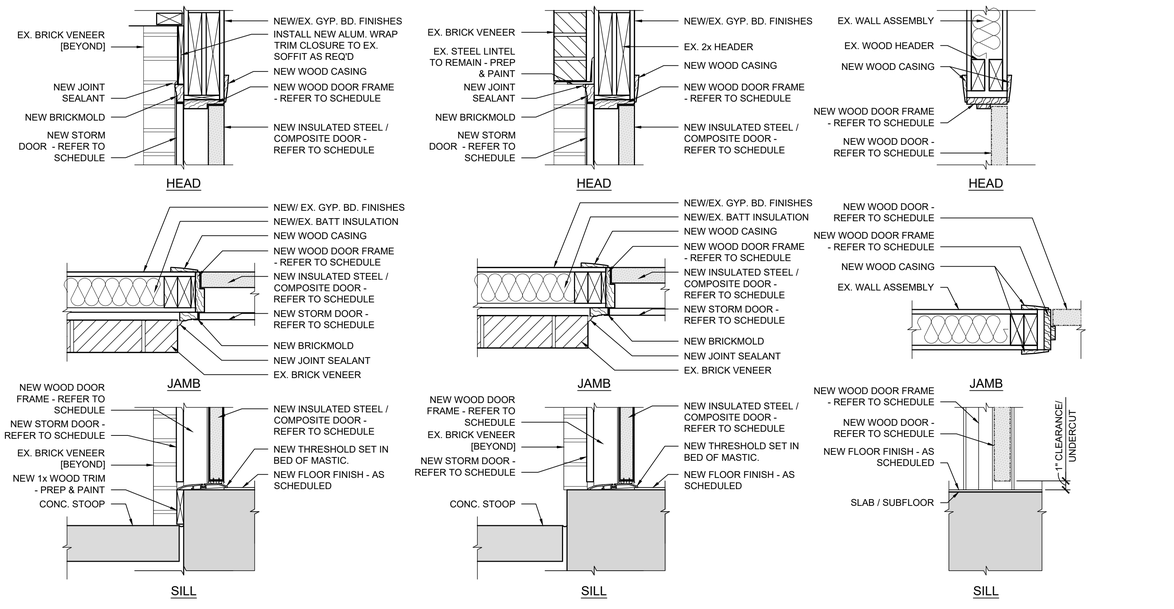
Date
June 20, 2025

Date	Issue
03.25.25	SD Set
06.09.25	Final Review
06.20.25	Bid/Construction Set

Sheet Title
Schedules

Sheet Number
01-G1.2

NOTE: FIELD VERIFY EXISTING WALL THICKNESS & ADJACENT DOOR JAMB DIMENSION TO MATCH , TYP.

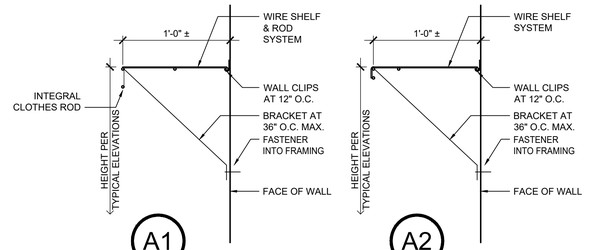


D EXTERIOR DOOR
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"

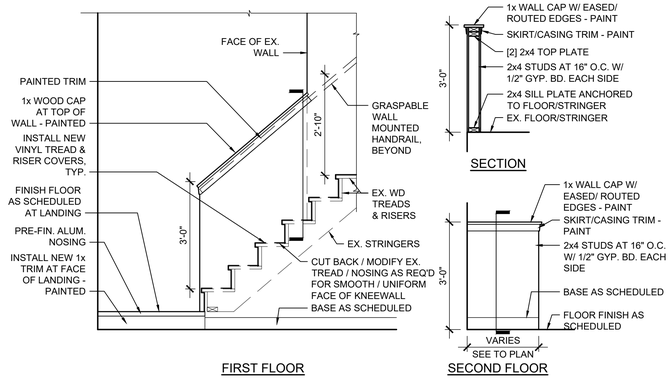
E EXTERIOR DOOR
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"

F INTERIOR DOOR
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"

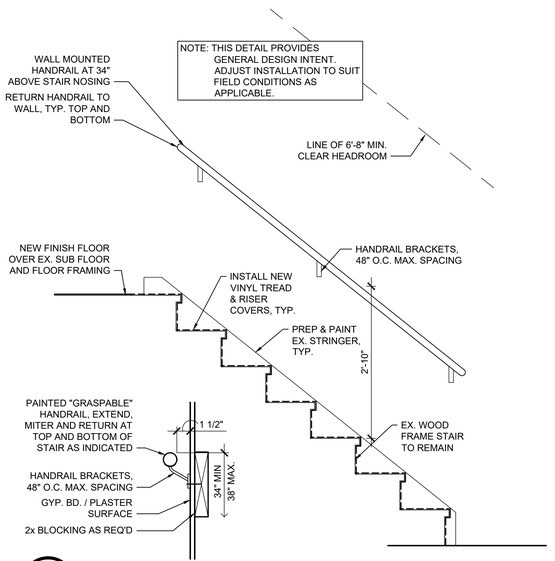
PROVIDE BLOCKING AND/OR WOOD CLEATS AS REQ'D TO SUIT CONDITIONS AND PROVIDE SUPPORT FOR ROD / SHELVING SYSTEM	PROVIDE END CAPS AT ALL EXPOSED WIRE / CUT WIRE AT ENDS OF CLOSET RODS.	PROVIDE WALL BRACKETS AT ENDS OF SHELVING AT WALL, TYP.



TYPICAL SHELVING DETAILS
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"



B TYPICAL UNIT STAIR / HANDRAIL DETAILS AT HALF WALL
SCALE: 1/2" = 1'-0" 0 1 2 4

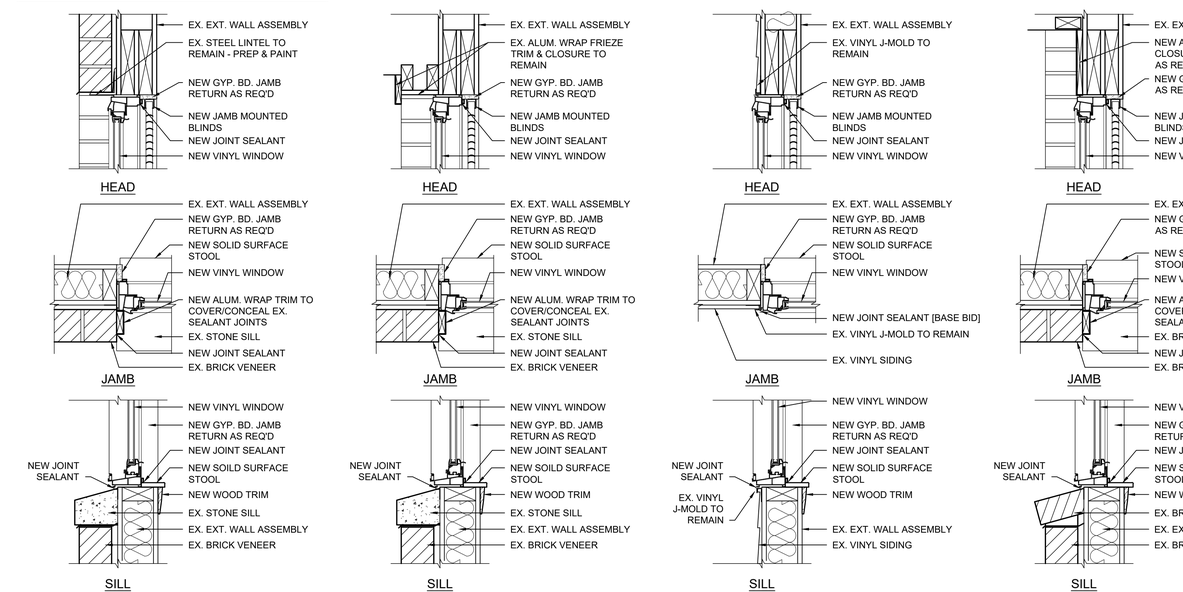


C TYPICAL STAIR / HANDRAIL DETAILS
SCALE: 1/2" = 1'-0" 0 1 2 4

NOTE: VERIFY EXISTING ROUGH OPENING CONDITIONS AS WELL AS THE RELATIONSHIP BETWEEN ROUGH OPENING AND MASONRY OPENING. SIZE WINDOW TO FIT ROUGH OPENING; PROVIDE ALUMINUM OR VINYL EXPANDER MATERIAL TO FIT MASONRY OPENING. COORDINATE WITH ARCHITECT AND PROVIDE MOCK-UP FOR REVIEW

NOTE: FLASH WINDOW & DOOR OPENINGS AS APPLICABLE TO CONDITIONS. INSTALL JOINT SEALANT AGAINST ALL ADJACENT BUILDING JOINTS. PREP & PAINT ALL NON-PREFINISHED TRIM COMPONENTS, TYP.

NOTE: VERIFY ALL CONDITIONS WITH INTENT OF TYPICAL DETAILS. FIELD ADJUST AS REQUIRED. COORDINATE WITH ARCHITECT.



G WINDOW DETAIL
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"

H WINDOW DETAIL
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"

J WINDOW DETAIL
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"

K WINDOW DETAIL
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"

L WINDOW DETAIL
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"

STATE OF OHIO
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Expiration Date 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority

1319 Perry St.
Springfield, Ohio 45504

Project Number	
2025-019	
Date	
June 20, 2025	
Date	Issue
03.25.25	SD Set
06.09.25	Final Review
06.20.25	Bid/Construction Set

Sheet Title
Typical Details

Sheet Number
01-G1.3

PASSIVE RADON SYSTEM
GENERAL CONCEPT DESIGN NOTES [CONCRETE SLAB]

[DELEGATED DESIGN BY DESIGN-BUILD CONTRACTOR]

INSTALL A PASSIVE RADON SYSTEM IN CONFORMANCE WITH THE FOLLOWING REQUIREMENTS.

DESIGN AND INSTALLATION OF A COMPLETE PASSIVE RADON SYSTEM SHALL BE COMPLETED BY LICENSED RADON MITIGATION CONTRACTOR VIA DELEGATED DESIGN ON A DESIGN-BUILD BASIS AS PART OF THE GENERAL CONTRACTOR'S CONSTRUCTION CONTRACT FOR THE PROJECT:

1. COMPLY WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE FOR RADON CONTROL METHODS APPENDIX AF; SECTION AF101 THRU AF103.12
2. RADON MITIGATION CONTRACTOR TO CONFIRM CONDITIONS INCLUDING SOIL POROSITY TO DETERMINE FULL REQUIREMENTS FOR THE RADON SYSTEM TO PROVIDE THE PROPER AIR EXTRACTION BELOW SLAB.
3. RADON MITIGATION CONTRACTOR TO CONFIRM SYSTEM EFFECTIVENESS PRIOR TO INSTALLATION OF FINAL INTERIOR FINISHES ARE INSTALLED.
4. MAINTAIN A 4" INCH AGGREGATE BASE UNDER THE SLAB. AGGREGATE SHOULD BE AT LEAST 1/4" AND LESS THAN 2" (#304).
5. A LAYER OF 6-MIL POLYETHYLENE SHALL COVER THE GRAVEL WITH SECTIONS OF SHEETING LAPPED AT LEAST 12 INCHES. CARE SHOULD BE TAKEN TO FIT CLOSELY AROUND ANY PIPE, WIRE OR OTHER PENETRATION OF THE MATERIAL. SEAL ALL PUNCTURES AND TEARS.
6. OPENINGS AROUND ALL PENETRATIONS THROUGH SLABS SHALL BE CAULKED OR OTHERWISE FILLED TO PREVENT AIR LEAKAGE. ACCESS DOORS OR OPENINGS INTO CRAWL SPACES SHOULD BE CLOSED, GASKETED OR OTHERWISE FILLED.
7. SUMP PITS, OPENINGS AROUND BATHTUBS, CONTROL JOINTS, OR OTHER OPENINGS OR CRACKS IN CONCRETE SLABS SHALL BE SEALED WITH POLYURETHANE OR EQUIVALENT SEALANT.
8. A MINIMUM 3" PVC PIPE SHALL BE EMBEDDED INTO THE SUB-SLAB OR SUB MEMBRANE AGGREGATE AND RUN UP THROUGH THE CONDITIONED SPACES OF THE BUILDING, INTO THE ATTIC AND THROUGH THE ROOF.
9. THE EXHAUST SHALL BE A MINIMUM OF 12" ABOVE THE SURFACE OF THE ROOF AND AT LEAST 10' AWAY FROM ANY WINDOW OR OTHER OPENING INTO THE CONDITIONED SPACES OF THE BUILDING THAT IS LESS THAN 2' BELOW THE EXHAUST POINT.
10. CARE SHOULD BE TAKEN WITH PIPE INSTALLATION TO INSURE POSITIVE DRAINAGE BACK INTO THE GROUND AND TO INSURE THAT THE PIPE IS ACCESSIBLE FOR FUTURE FAN INSTALLATION THROUGH AN ATTIC OR OUTSIDE THE HABITABLE SPACE.
11. AN ELECTRIC JUNCTION BOX FOR FUTURE OUTLET SHALL BE INSTALLED IN THE ATTIC WITHIN 6' OF THE PIPE FOR POSSIBLE FUTURE FAN INSTALLATION. ALL VISIBLE PIPE SECTIONS NEED TO BE LABELED.
12. ALL PIPING MATERIALS, ELBOWS, TERMINATIONS, ETC. SHALL BE IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS FOR THE THICKNESS OF PIPING WALLS, ETC.

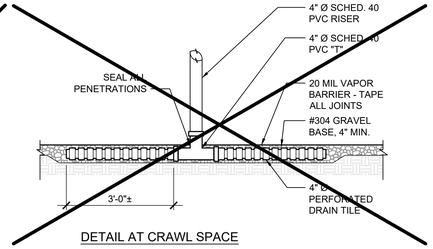
PASSIVE RADON SYSTEM
GENERAL CONCEPT DESIGN NOTES [CRAWL SPACE]

[DELEGATED DESIGN BY DESIGN-BUILD CONTRACTOR]

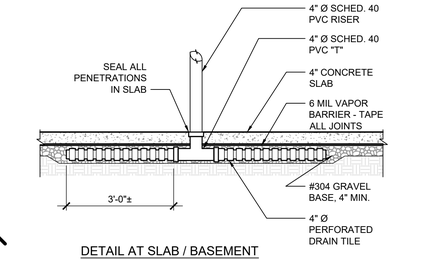
INSTALL A PASSIVE RADON SYSTEM IN CONFORMANCE WITH THE FOLLOWING REQUIREMENTS.

DESIGN AND INSTALLATION OF A COMPLETE PASSIVE RADON SYSTEM SHALL BE COMPLETED BY LICENSED RADON MITIGATION CONTRACTOR VIA DELEGATED DESIGN ON A DESIGN-BUILD BASIS AS PART OF THE GENERAL CONTRACTOR'S CONSTRUCTION CONTRACT FOR THE PROJECT:

1. COMPLY WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE FOR RADON CONTROL METHODS APPENDIX AF; SECTION AF101 THRU AF103.12
2. RADON MITIGATION CONTRACTOR TO CONFIRM CONDITIONS INCLUDING SOIL POROSITY TO DETERMINE FULL REQUIREMENTS FOR THE RADON SYSTEM TO PROVIDE THE PROPER AIR EXTRACTION.
3. RADON MITIGATION CONTRACTOR TO CONFIRM SYSTEM EFFECTIVENESS PRIOR TO INSTALLATION OF FINAL INTERIOR FINISHES ARE INSTALLED.
4. MAINTAIN A 4" INCH AGGREGATE BASE. AGGREGATE SHOULD BE AT LEAST 1/4" AND LESS THAN 2" (#304).
5. A LAYER OF 20-MIL POLYETHYLENE SHALL COVER THE GRAVEL WITH SECTIONS OF SHEETING LAPPED AT LEAST 12 INCHES. CARE SHOULD BE TAKEN TO FIT CLOSELY AROUND ANY PIPE, WIRE OR OTHER PENETRATION OF THE MATERIAL. SEAL ALL PUNCTURES AND TEARS.
6. ACCESS DOORS OR OPENINGS INTO CRAWL SPACES SHOULD BE CLOSED, GASKETED OR OTHERWISE FILLED.
7. SUMP PITS, OPENINGS AROUND BATHTUBS, CONTROL JOINTS, OR OTHER OPENINGS OR CRACKS IN CONCRETE SLABS SHALL BE SEALED WITH POLYURETHANE OR EQUIVALENT SEALANT.
8. A MINIMUM 3" PVC PIPE SHALL BE EMBEDDED INTO THE SUB MEMBRANE AGGREGATE AND RUN UP THROUGH THE CONDITIONED SPACES OF THE BUILDING, INTO THE ATTIC AND THROUGH THE ROOF.
9. THE EXHAUST SHALL BE A MINIMUM OF 12" ABOVE THE SURFACE OF THE ROOF AND AT NOT LESS THAN 10' AWAY FROM ANY WINDOW OR OTHER OPENING INTO THE CONDITIONED SPACES OF THE BUILDING THAT IS LESS THAN 2' BELOW THE EXHAUST POINT.
10. CARE SHOULD BE TAKEN WITH PIPE INSTALLATION TO INSURE POSITIVE DRAINAGE BACK INTO THE GROUND AND TO INSURE THAT THE PIPE IS ACCESSIBLE FOR FUTURE FAN INSTALLATION THROUGH AN ATTIC OR OUTSIDE THE HABITABLE SPACE.
11. AN ELECTRIC JUNCTION BOX FOR FUTURE OUTLET SHALL BE INSTALLED IN THE ATTIC WITHIN 6' OF THE PIPE FOR POSSIBLE FUTURE FAN INSTALLATION. ALL VISIBLE PIPE SECTIONS NEED TO BE LABELED.
12. ALL PIPING MATERIALS, ELBOWS, TERMINATIONS, ETC. SHALL BE IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS FOR THE THICKNESS OF PIPING WALLS, ETC.



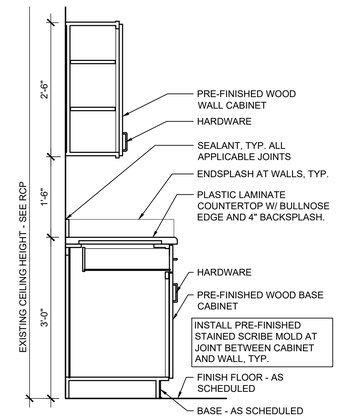
DETAIL AT CRAWL SPACE



DETAIL AT SLAB / BASEMENT

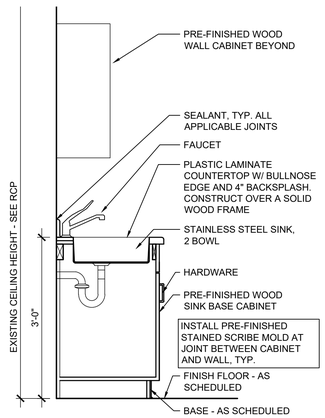
A PASSIVE RADON SYSTEM DETAILS

SCALE: 1/2" = 1'-0" (0 1 2 4)



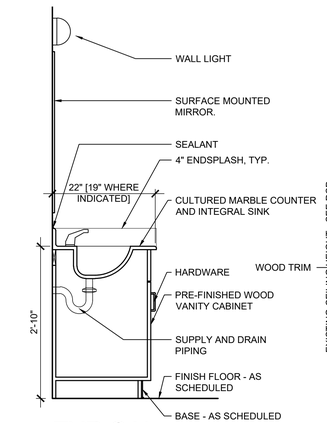
B TYPICAL KITCHEN CABINETS

SCALE: 3/4" = 1'-0" 0" 6" 12" 24"



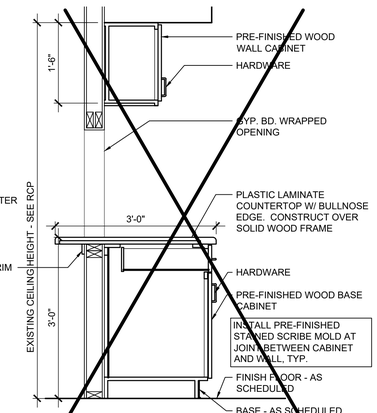
C TYPICAL KITCHEN SINK

SCALE: 3/4" = 1'-0" 0" 6" 12" 24"



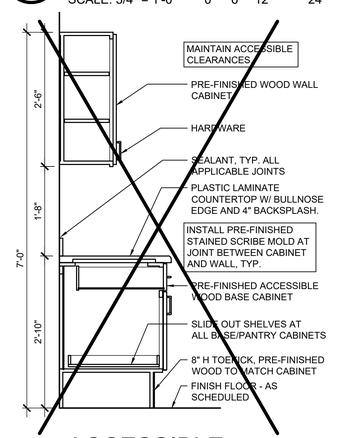
D TYPICAL BATH VANITY

SCALE: 3/4" = 1'-0" 0" 6" 12" 24"



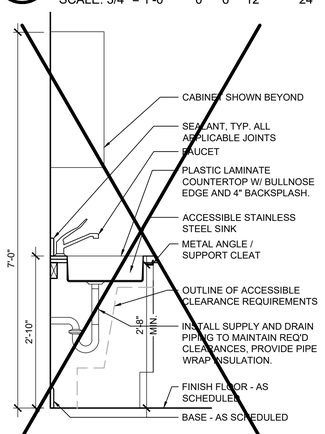
E TYPICAL KITCHEN PASS THRU

SCALE: 3/4" = 1'-0" 0" 6" 12" 24"



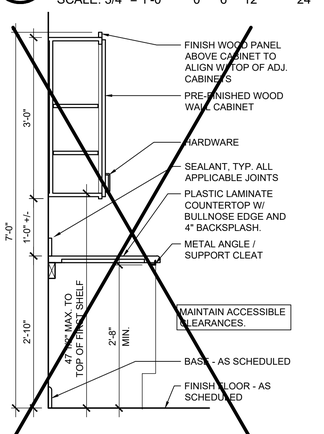
F ACCESSIBLE KITCHEN CABINETS

SCALE: 3/4" = 1'-0" 0" 6" 12" 24"



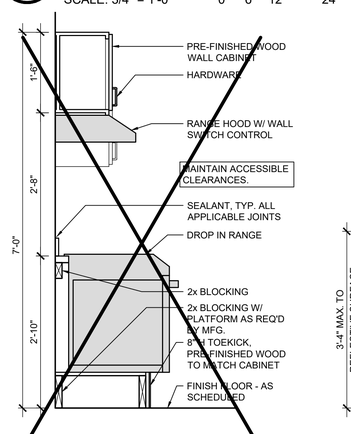
G ACCESSIBLE KITCHEN SINK

SCALE: 3/4" = 1'-0" 0" 6" 12" 24"



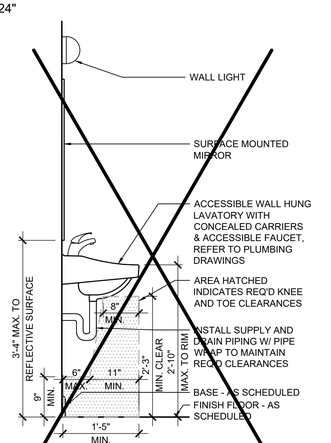
H ACCESSIBLE WORK STATION

SCALE: 3/4" = 1'-0" 0" 6" 12" 24"



J ACCESSIBLE DROP-IN RANGE

SCALE: 3/4" = 1'-0" 0" 6" 12" 24"



K ACCESSIBLE BATH LAVATORY

SCALE: 3/4" = 1'-0" 0" 6" 12" 24"

STATE OF OHIO
JONATHAN ROBERT SCHAAF 14503
REGISTERED ARCHITECT

Jonathan Robert Schaaf #14503
Expiration Date 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
1319 Perry St.
Springfield, Ohio 45504

Project Number
2025-019
Date
June 20, 2025

Date	Issue
03.25.25	SD Set
06.09.25	Final Review
06.20.25	Bid/Construction Set

Sheet Title
Typical Details

Sheet Number
01-G1.4

DIVISION 1 - GENERAL PROJECT REQUIREMENTS

SECTION 01 00 00 GENERAL REQUIREMENTS

1.1. TRASH / DEBRIS:
- 1.1.1. CONTRACTOR SHALL PROVIDE ALL REQUIRED TRASH DUMPSTERS, HAULING, ETC. AS REQ'D FOR THE PROJECT. LOCATE IN A LOCATION APPROVED BY OWNER.
- 1.1.2. THE JOB SITE IS TO BE KEPT CLEAN DURING CONSTRUCTION. CONTRACTOR SHALL PERIODICALLY AND PROMPTLY REMOVE ALL DEBRIS FROM SITE AT THEIR EXPENSE IN A LEGAL MANNER. INCLUSIVE OF ALL BOXES, CRATES, OR TRASH OF INSTALLED ITEMS, INCLUDING DISPLAY FIXTURES AND HARDWARE SUPPLIED BY THE CONTRACTOR OR OTHERS.
- 1.1.3. FINAL CLEANING: PROVIDE FINAL CLEANING PRIOR TO FINAL INSPECTION.

1.2. CONSTRUCTION SAFETY:
- 1.2.1. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SAFETY; COMPLIANCE TO BE IN ACCORDANCE WITH ALL STATE, FEDERAL, AND O.S.H.A. REGULATIONS. ARCHITECT AND CONTRACTORS ARE NOT RESPONSIBLE FOR ANY DAMAGES RESULTING FROM THE NEGLECT OF TIMELY AND RESPONSIBLE MAINTENANCE OF THE PROJECT BY THE OWNER AFTER PROJECT COMPLETION.
- 1.2.2. ALL FIRE EXITS ARE TO REMAIN CLEAR AND OPEN DURING ALL PHASES OF CONSTRUCTION IF APPLICABLE.
- 1.2.3. TEMPORARY PROTECTION / BARRICADES: ERECT ALL NECESSARY TEMPORARY PROTECTION AND BARRICADES TO ALLOW CONTINUED USE OF THE FACILITY. COORDINATE WITH OWNER AS NECESSARY.
- 1.2.4. FIRE PREVENTION: PROVIDE FIRE EXTINGUISHERS AT THE JOBSITE.
  - 1.2.4.1. PROVIDE FIRE WATCH FOR ALL HOT WORK ACTIVITIES INCLUDING CUTTING, WELDING, AND OTHER CONSTRUCTION OPERATIONS THAT ARE CAPABLE OF STARTING FIRES.

1.3. PRODUCTS:
- 1.3.1. INSTALL ALL MATERIALS, APPLIANCES, ETC. ACCORDING TO MANUFACTURERS SPECIFICATIONS, RECOMMENDATIONS, AND INSTRUCTIONS, WHETHER A COMPLETE SYSTEM OR A COMPONENT PART OF A COMPLETE CONSTRUCTION SYSTEM.
- 1.3.2. COORDINATE ALL FINAL FINISHES AND SELECTIONS WITH THE PROJECT TEAM. COORDINATE ALL REQUIREMENTS OF FINISH SELECTIONS, AND CORRELATION BETWEEN FINISHES, TRIM COMPONENTS, ETC. PROVIDE MOCKUPS OF WORK/FINISHES AS APPLICABLE TO ENSURE CONFORMANCE WITH THE DESIGN INTENT.
- 1.3.3. ALL WORK, FINISHES, FIXTURES, AND ACCESSORIES SHALL BE IN FULL COMPLIANCE WITH ADAAG/ANSI REQUIREMENTS AS APPLICABLE TO ACCESSIBLE UNITS. ENSURE THAT ALL MATERIALS AND ACCESSORIES ARE PROVIDED TO ENSURE COMPLIANCE.
- 1.3.4. ITEMS MAY BE REFERRED TO AS SINGULAR, OR PLURAL ON THE DRAWINGS AND SPECIFICATIONS CONTRACTOR IS RESPONSIBLE FOR DETERMINING QUANTITY OF EACH ITEM REQUIRED.

1.4. PERMITS:
- 1.4.1. CONFORM TO THE 2019 RESIDENTIAL CODE OF OHIO, AND ALL OTHER LOCAL GOVERNING CODES AND ORDINANCES HAVING THE AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK, AND SHALL BE COMPLETED TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY EACH RESPECTIVE TRADE. CONTRACTOR SHALL PAY FOR ALL REQUIRED PERMITS. WORK SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS ARE OBTAINED.
- 1.4.2. VERIFY ALL PERMITS HAVE BEEN APPROVED BY APPROPRIATE AGENCIES PRIOR TO START OF CONSTRUCTION. NO CONSTRUCTION OR FABRICATION OF ANY ITEMS SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND ANY DOCUMENTATION FROM ALL OF THE PERMITTING AND REGULATORY AUTHORITIES. FAILURE OF THE CONTRACTOR TO FOLLOW THIS PROCEDURE SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATION OF THE WORK MANDATED BY AN REGULATORY AUTHORITY.
- 1.4.3. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ADDITIONAL CONSTRUCTION COST RESULTING FROM WORK STARTED PRIOR TO OBTAINING ALL GOVERNING AGENCIES APPROVALS.
- 1.4.4. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AS HOLDER OF PERMITS TO NOTIFY THE BUILDING OFFICIAL WHEN WORK IS READY FOR INSPECTION. REQUESTS SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF GOVERNING JURISDICTION. INSPECTORS SHALL HAVE COMPLETE ACCESS TO ALL WORK. RECORDS OF INSPECTIONS SHALL BE MAINTAINED ON THE JOB SITE IN ACCORDANCE WITH REQUIREMENTS AND FORMAT OF GOVERNING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES REQUIRED BY INSPECTIONS, EXCEPT FOR INSPECTIONS MADE BY OWNER OR IT'S AGENTS.
  - 1.4.4.1. MAINTAIN A COPY OF APPROVED PERMIT DRAWINGS ON-SITE FOR INSPECTION PURPOSES. COORDINATE WITH BUILDING DEPARTMENT.

1.5. COORDINATION:
- 1.5.1. COORDINATE BETWEEN SUB-CONTRACTORS, SUPPLIERS, AND VENDORS BASED ON THE ENTIRE SET OF DOCUMENTS. NO ADDITIONAL COMPENSATION WILL BE DUE TO A CONTRACTOR FOR ISSUES RESULTING FROM THE USE OF AN INCOMPLETE SET OF CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING OF INCONSISTENCIES OR DISCREPANCIES BETWEEN CONTRACT DOCUMENTS, DRAWINGS, SPECIFICATIONS, ETC.
- 1.5.2. COORDINATION AMONG ALL TRADES IS MANDATORY. ANY COST CHANGES RESULTING FROM THE LACK OF COORDINATION, SHALL BE BORNE BY THE CONTRACTOR CREATING THE CONFLICT.
- 1.5.3. PROVIDE A FULL SET OF CONSTRUCTION DOCUMENTS TO ALL SUBCONTRACTORS. ALL CROSS-REFERENCING SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- 1.5.4. THE ABBREVIATION N.I.C. INDICATES WORK AND / OR MATERIALS NOT IN THE CONTRACT OF THE GENERAL CONTRACTOR. THIS SHALL NOT RELIEVE THE G.C. OF THE RESPONSIBILITY OF COORDINATION.

DIVISION 2 - EXISTING CONDITIONS

SECTION 02 41 19 EXISTING CONDITIONS / SELECTIVE DEMOLITION

1.1. VERIFICATION OF EXISTING CONDITIONS / ACCEPTANCE OF CONDITIONS
- 1.1.1. DO NOT SCALE DRAWINGS.
- 1.1.2. CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND INFORMATION IN THESE DRAWINGS GOVERNING THEIR SCOPE OF THE WORK.
- 1.1.3. ALL ERRORS, OMISSIONS, AND INCONSISTENCIES IN THESE DRAWINGS WHICH ARE DISCOVERED ARE TO BE REPORTED IN WRITING TO THE ARCHITECT IMMEDIATELY, BEFORE PROCEEDING WITH THE WORK. ANY SITE OR JOB CONDITIONS (INCLUDING ADVERSE SOIL BEARING CONDITIONS) THAT ARISE AND CAUSE THE CONTRACTOR TO VARY FROM THE CONTRACT DOCUMENTS SHALL BE ANALYZED BY AND ARE THE RESPONSIBILITY OF THE CONTRACTOR IF THEY ARE NOT REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH WORK.
- 1.1.4. FULLY EXAMINE AND BECOME FAMILIAR WITH THE SITE BEFORE COMMENCING THE WORK. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AS WELL AS VERIFY THE CONDITIONS AND NATURE OF THE CONSTRUCTION, MATERIALS, AND AVAILABLE UTILITIES AND STRUCTURAL ELEMENTS AND TO NOTIFY THE ARCHITECT IN WRITING OF ANY AND ALL DISCREPANCIES BETWEEN THE SAID EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS.
- 1.1.5. IT SHALL BE THE JOINT RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS AND SUPPLIERS OF MATERIALS TO SECURE ALL NECESSARY ADAPTATIONS TO SAME AS REQUIRED FOR THEIR RESPECTIVE WORK PRIOR TO ORDERING, FABRICATION, OR INSTALLATION OF ANY MATERIALS, EQUIPMENT, OR COMPONENTS WHICH ARE TO BE INTEGRATED INTO THE WORK OF THIS PROJECT.
- 1.1.6. CONTACT CLIENT, OR THE ARCHITECT OF RECORD, REGARDING ALL QUESTIONS OR DISCREPANCIES. COMMUNICATION WITH THE ARCHITECT'S CONSULTANTS, OR REGULATORY AGENCIES SHALL NOT BE CONSIDERED VALID AND ANY CHANGES IN WORK, ADDITIONAL COSTS, APPROVALS, OR NON APPROVALS DUE TO SUCH COMMUNICATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY. SHOULD ADDITIONAL ENGINEERING OR INVESTIGATIVE WORK BE REQUIRED DUE TO SITE OR ENVIRONMENTAL CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY. ENGINEERING SERVICES REQUIRED FOR CHANGES OR MODIFICATIONS IN THESE DOCUMENTS SHALL BE SECURED BY OWNER
- 1.1.7. ANY PART OR PARTS OF THE EXISTING BUILDING STRUCTURE (IN PART OR IN WHOLE) THAT SHOWS SIGNS OF ROTTING, VANDALISM, WATER DAMAGE, PEST DAMAGE, OR ANY OTHERS DETERIORATION THAT MAY CAUSE THAT PART OR PARTS TO NOT COMPLY WITH ANY EXISTING APPLICABLE GOVERNMENT BUILDING CODES AND STANDARDIZED CONSTRUCTION PRACTICES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER IMMEDIATELY UPON DISCOVERY.
- 1.1.8. DRAWINGS MAY INDICATE TYPICAL CONDITIONS WHICH MAY VARY FROM UNIT TO UNIT. CONTRACTOR SHALL CONFIRM ALL EXISTING CONDITIONS.
- 1.1.9. WHERE NEW CONSTRUCTION IS TO BE SUSPENDED FROM THE EXISTING STRUCTURE, THE GENERAL CONTRACTOR SHALL VERIFY THAT THE EXISTING STRUCTURE HAS THE CAPACITY TO SUPPORT SUCH NEW ASSEMBLIES.

1.2. PROTECTION / CUTTING AND PATCHING:
- 1.2.1. PROTECT EXISTING CONSTRUCTION AND RESTORE ALL FINISH SURFACES TO THEIR ORIGINAL CONDITION WHERE DAMAGED.
- 1.2.2. PROVIDE ALL FLOOR LEVELING, PATCHING, AND REMEDIAL REPAIRS AS REQUIRED BY THE SCOPE OF WORK. REPAIRS INCLUDE, BUT ARE NOT LIMITED TO, WORK REQUIRED TO PROVIDE A SMOOTH AND EVEN TRANSITION BETWEEN NEW AND EXISTING SPACES AND TO PREPARE EXISTING SURFACES FOR NEW FINISHES.
- 1.2.3. FIT WORK TIGHT TO ADJACENT ELEMENTS. MAINTAIN INTEGRITY OF WALL, CEILING, AND/OR FLOOR CONSTRUCTION, COMPLETELY SEAL VOIDS.
- 1.2.4. REFINISH SURFACES TO MATCH ADJACENT FINISHES, UNLESS NOTED OTHERWISE.
- 1.2.5. PROVIDE AND INSTALL ANY AND ALL ACCESS PANELS AS REQUIRED.
- 1.2.6. PROVIDE AND / OR MAINTAIN FIRE RATED ASSEMBLIES WHERE SHOWN, OR AS REQUIRED.

1.3. SALVAGED ITEMS: AS DIRECTED BY OWNER.

SECTION 02 50 00 HAZARDOUS MATERIALS/ENVIRONMENTAL ASSESSMENT / ABATEMENT

1.1. HAZARDOUS MATERIALS MAY EXIST ON THIS PROJECT. IF ANY WORK PERSON ENCOUNTERS ANY MATERIAL WHICH THEY SUSPECT MAY BE HAZARDOUS OR TOXIC, THEY SHALL IMMEDIATELY ADVISE THE OWNER. THE CONTRACTOR SHALL TAKE IMMEDIATE AND APPROPRIATE ACTION TO PROTECT THE BUILDING USERS AND WORKERS IN ACCORDANCE W/ FEDERAL, STATE, AND LOCAL LAWS, CODES AND REGULATIONS. THE ARCHITECT AND ARCHITECT'S CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL OR DISPOSAL OF OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECTS SITE, INCLUDING BUT NOT LIMITED TO ASBESTOS, ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB) OR OTHER TOXIC SUBSTANCES.
- 1.1.1. THE CONTRACTOR IS HEREBY ADVISED THAT RDA GROUP ARCHITECTS, LLC. IS NOT A DESIGN PROFESSIONAL IN THE DETERMINATION OF THE PRESENCE OF HAZARDOUS MATERIALS, NOR IS RDA A DESIGN PROFESSIONAL INVOLVED IN MAKING RECOMMENDATIONS REGARDING THE TESTING, REMOVAL, ENCAPSULATION OR OTHER CORRECTIVE MEASURES PERTAINING TO HAZARDOUS MATERIALS.
- 1.1.2. IF THE WORK WHICH IS TO BE PERFORMED UNDER THE CONTRACT INTERFACES IN ANY WAY W/ THE EXISTING COMPONENTS WHICH CONTAIN HAZARDOUS MATERIALS, IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT THE OWNER'S ENVIRONMENTAL CONSULTANT REGARDING THE PROPER MEANS & METHODS TO BE UTILIZED IN DEALING W/ HAZARDOUS MATERIALS.
- 1.1.3. BY EXECUTION OF THE CONTRACT FOR CONSTRUCTION, THE CONTRACTOR HEREBY AGREES TO BRING NO CLAIM FOR NEGLIGENCE, BREACH OF CONTRACT, INDEMNITY OR OTHERWISE AGAINST THE ARCHITECT, HIS PRINCIPLES, EMPLOYEES, AGENTS OR CONSULTANTS IF SUCH A CLAIM IN ANY WAY WOULD INVOLVE THE INVESTIGATION OF OR REMEDIAL WORK RELATED TO HAZARDOUS MATERIALS IN THE PROJECT.
- 1.1.4. BY EXECUTION OF THE CONTRACT FOR CONSTRUCTION, THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD THE ARCHITECT, HIS PRINCIPLES, EMPLOYEES, AGENTS OR CONSULTANTS HARMLESS FROM ANY SUCH ASBESTOS OR OTHER HAZARDOUS MATERIALS RELATED CLAIMS THAT MAY BE BROUGHT BY THE CONTRACTOR'S SUBCONTRACTORS, SUPPLIERS OR OTHER THIRD PARTIES WHO MAY BE ACTING UNDER THE DIRECTION OF THE CONTRACTOR PURSUANT TO THIS PROJECT.

1.2. LEAD BASED PAINT: CONTRACTOR TO FOLLOW ALL APPLICABLE EPA REQUIREMENTS RELATED TO LEAD BASED PAINT FOR RENOVATION, REPAIR, AND PAINTING. MAINTAIN ALL REQUIRED CERTIFICATIONS.

1.3. REFER TO APPLICABLE ENVIRONMENTAL REPORTS AS PREPARED BY MACPARAN CONSULTING. PROVIDE ALL ABATEMENT & REMEDIATION REQUIRED FOR PROJECT EXECUTION IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS.

DIMENSIONING CONVENTIONS / STANDARDS

- ALL EXTERIOR DIMENSIONS ARE FACE OF SHEATHING AT EXTERIOR SIDE AND FACE OF STUD AT INTERIOR SIDE.
- ALL INTERIOR DIMENSIONS ARE FACE OF STUD.
- ALL FOUNDATION DIMENSIONS ARE FACE OF CONCRETE/FOUNDATION.
- ALL DIMENSIONS TO EXISTING SURFACES ARE TO EXISTING FINISH SURFACE.
- DO NOT SCALE DRAWINGS.
- REFER TO DRAWING NOTES FOR ANY SPECIAL NOTES THAT GOVERN LAYOUT.
- FIELD VERIFY ALL EXISTING DIMENSIONS.

STRUCTURAL NOTES:

1. DESIGN UNIFORM LOADS:
   SOIL BEARING CAPACITY: 1,500 PSF - ASSUMED
   FLOOR LIVE LOAD: 40 PSF - RESIDENTIAL AREAS
   ROOF LIVE LOAD: 20 PSF
   GROUND SNOW LOAD: 20 PSF
   ICE ON SNOW: 5 PSF
   SNOW EXPOSURE FACTOR: 0.7
   SNOW LOAD IMPORTANCE FACTOR: 1.0
   THERMAL FACTOR: 1.0

   GUARDRAILS: 200 PLF, SINGLE CONCENTRATED LOAD ALONG TOP

   WIND LOAD:
   ULTIMATE DESIGN WIND SPEED: 115 MPH, 3 SEC. GUST
   EXPOSURE: C
   WIND IMPORTANCE FACTOR: 1.0
   BUILDING CATEGORY: II
   INTERNAL PRESSURE COEFFICIENT: +/- 0.18

   FLOOD DESIGN:
   SITE IS NOT LOCATED IN FLOOD PRONE AREA, PER CORP. OF ENGINEERS.

   SPECIAL LOADS: REFER TO PLANS AS APPLICABLE.

DEFLECTION LIMITATION CRITERIA

INTERIOR PARTITIONS	H/180
FLOOR JOISTS/BEAMS	L/360
OTHER STRUCTURAL COMPONENTS	L/240
EXTERIOR WALL W/ PLASTER/STUCCO	L/360
EXTERIOR WALLS W/ BRITTLE FINISH	H/240
EXTERIOR WALL W/ FLEXIBLE FINISH [H/180 PREVAILS DUE TO INTERIOR GYPSUM BOARD]	H/180
LINTELS SUPPORTING MASONRY VENEER	L/600

ABBREVIATIONS

°	DEGREES
±	PLUS OR MINUS
#	NOT EQUAL
Ø	DIAMETER
∠	ANGLE
℄	CENTERLINE
ℙ	PROPERTY LINE
ABV	ABOVE
ADA	ACCESSIBLE / HANDICAP ACCESSIBLY / ACCESSIBILITY - ANSI ICC-117.1-2009
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
APPROX	APPOXIMATE
ATC	ACOUSTIC TILE CEILING
BET/BETWN.	BETWEEN
BLKG	BLOCKING
BRG	BEARING
BSMT	BASEMENT
BTM	BOTTOM
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CPT	CARPET
CT	CERAMIC TILE
DEMO	DEMOLISH / DEMOLITION
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DIV	DIVISION
DP	DEEP
DS	DOWNSPOUT
DTL	DETAIL
DW	DISHWASHER
DWG	DRAWING
EA	EACH
EERO	EMERGENCY ESCAPE & RESCUE OPENING
EIFS	EXTERIOR INSULATION FINISH SYSTEM
EJ	EXPANSION JOINT
ELEC	ELECTRIC / ELECTRICAL
ELEV	ELEVATION / ELEVATOR
EQ	EQUAL
EQUIP	EQUIPMENT
EX	EXISTING
EXP	EXPANSION
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FLOOR
FIN	FINISH / FINISHED
FRT	FIRE RETARDANT TREATED
FSE	FOOD SERVICE EQUIPMENT
FTG	FOOTING
FV	FIELD VERIFY
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GYP	GYPSUM
GYP BD	GYPSUM BOARD
HB	HOSE BIBB
HM	HOLLOW METAL
HOR	HORIZONTAL
HT	HEIGHT
HVAC	HEATING, VENTILATION, AIR CONDITIONING
INT	INTERIOR
JB	JUNCTION BOX
LL	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LTL	LINTEL
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MS	METAL STUD
MTD	MOUNTED
MTL	METAL
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OBS	OBSCURE GLAZING
OH	OVERHEAD
OPG	OPENING
OPP	OPPOSITE
PEMB	PRE-ENGINEERED METAL BUILDING
PL	PLATE / PROPERTY LINE
PTD	PAINTED
QT	QUARRY TILE
QTY	QUANTITY
R / RAD	RADIUS
RA	RETURN AIR
RB	RUBBER BASE
RD	ROOF DRAIN
REF	REFRIGERATOR
REINF	REINFORCE
REQ'D	REQUIRED
REQ'MT	REQUIREMENT[S]
REV	REVISION
RO	ROUGH OPENING
R/W	RIGHT OF WAY
SALV	SALVAGED
SF	SQUARE FEET
SIM	SIMILAR
SM	SHEET METAL
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
T	TEMPERED
TBD	TO BE DETERMINED
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
T.O.	TOP OF
TR	TREATED
TYP	TYPICAL
UFAS	UNIFORM FEDERAL ACCESSIBILITY STANDARD
UNO	UNLESS NOTED OTHERWISE
UL	UNDERWRITER'S LABORATORY
VB	VAPOR BARRIER
VERT	VERTICAL
W/	WITH
W/O	WITHOUT
WD	WOOD
W.P.	WORK POINT
WRB	WEATHER RESISTIVE BARRIER
WWF	WELDED WIRE FABRIC

WALL / SYMBOL LEGEND

- EXISTING WALLS/FINISHES TO BE REMOVED
- EXISTING WALL TO REMAIN
- NEW WOOD FRAME WALL
- # — DEMOLITION KEY NOTE
- # — NEW CONSTRUCTION KEY NOTE
- # — REFLECTED CEILING KEY NOTE
- # — WINDOW TYPE KEY
- EX — EXISTING WINDOW TO REMAIN
- 101 — DOOR TYPE KEY
- W-00 — WALL TYPE KEY

ROOM NAME
101 — ROOM TAG

- A / A2.0 — SECTION TAG
- N / W / A-1 / E / S — ELEVATION TAG
- FD — FLOOR DRAIN
- SD — SMOKE ALARM - 120V W/ BATTERY BACKUP
- CO — CARBON MONOXIDE ALARM- 120V W/ BATTERY BACKUP
- C/S — CARBON MONOXIDE / SMOKE ALARM - 120V W/ BATTERY BACKUP
- EXHAUST FAN - VENT DIRECT TO EXTERIOR
- L.C. — ELECTRIC LOAD CENTER
- (M) — ELECTRIC METER
- HB — HOSE BIBB

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JONATHAN ROBERT SCHAAF 14503
REGISTERED ARCHITECT

Jonathan Robert Schaaf #14503
Expiration Date 12/31/2025

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7642 PARAGON ROAD | DAYTON, OH 45459 | 937.610.3440

Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
1319 Perry St.
Springfield, Ohio 45504

Project Number
2025-019

Date
June 20, 2025

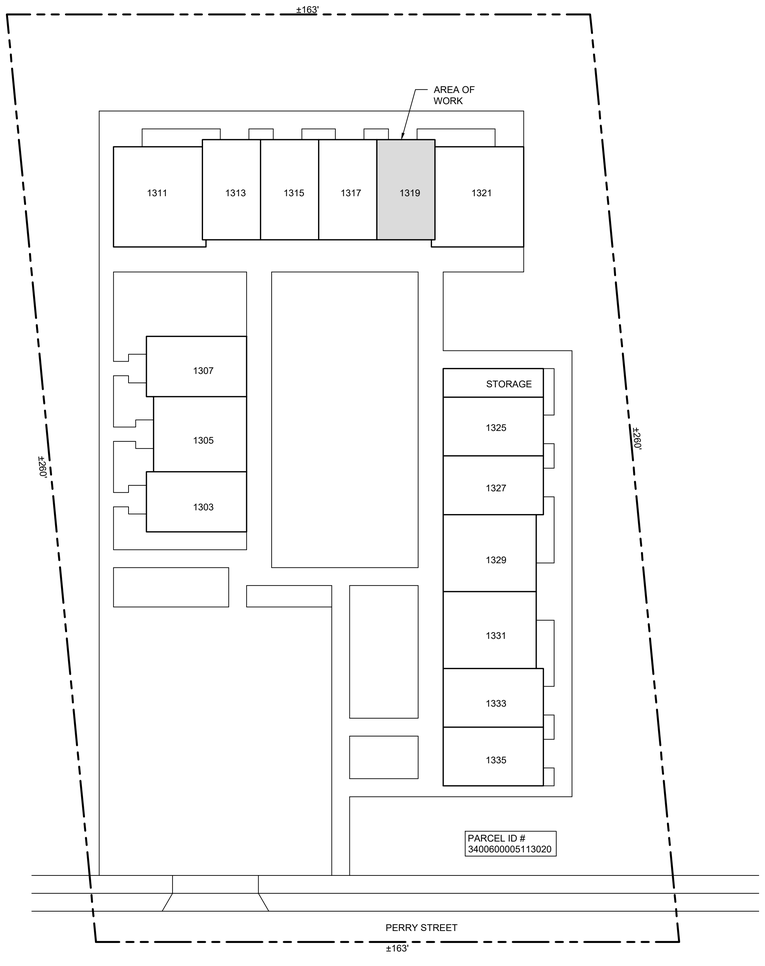
Date	Issue
03.25.25	SD Set
06.09.25	Final Review
06.20.25	Bid/Construction Set

Sheet Title
General Project Notes

Sheet Number
01-G1.5

B EXTERIOR REFERENCE PHOTOS

SCALE: N.T.S.



A ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

0 10 20 40

N

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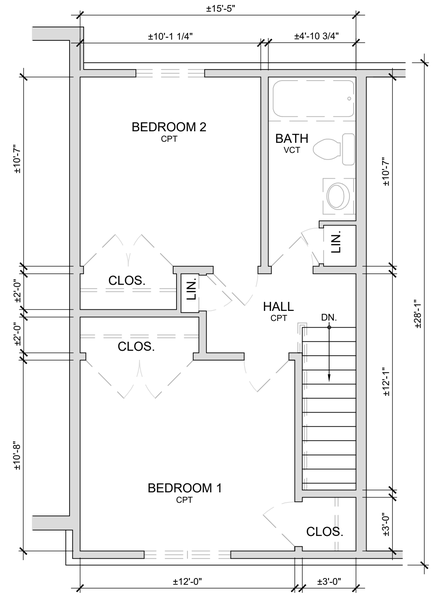
Sheet Title

Architectural Site Plan
Exterior Reference Photos

Sheet Number

01-C1.1

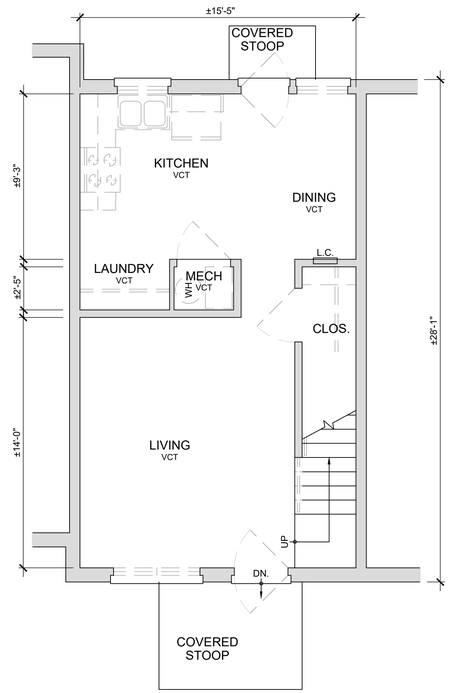


B SECOND FLOOR EXISTING / DEMOLITION PLAN

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

0 2 4 8

N



A FIRST FLOOR EXISTING / DEMOLITION PLAN

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

0 2 4 8

N

COORDINATE WITH PROJECT WORK SCOPE ON SHEET G1.1 AS APPLICABLE.

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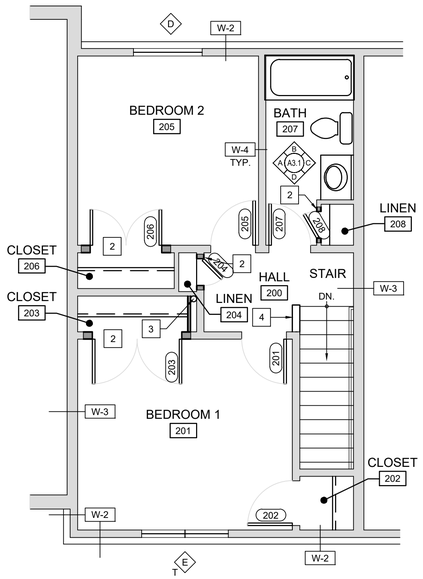
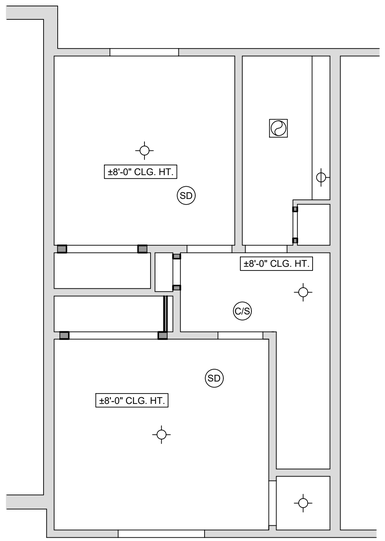
Sheet Title
Existing / Demolition Floor Plans

Sheet Number
01-D1.1



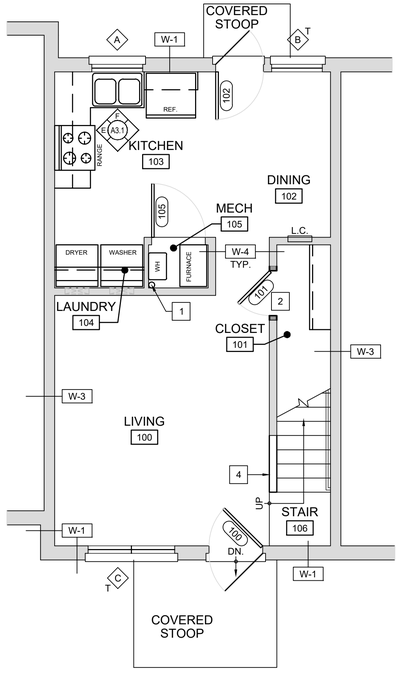
B PROPOSED SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0" 0 2 4 8 N



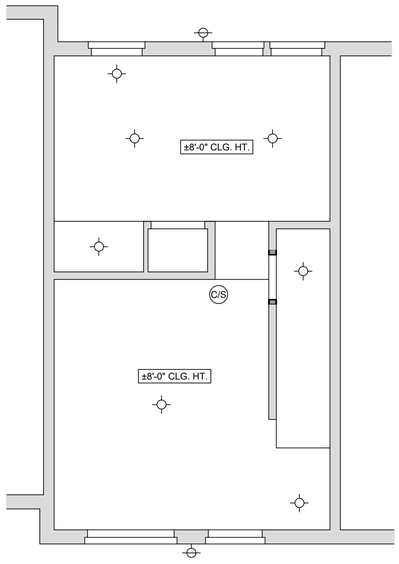
D SECOND FLOOR REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0" 0 2 4 8 N



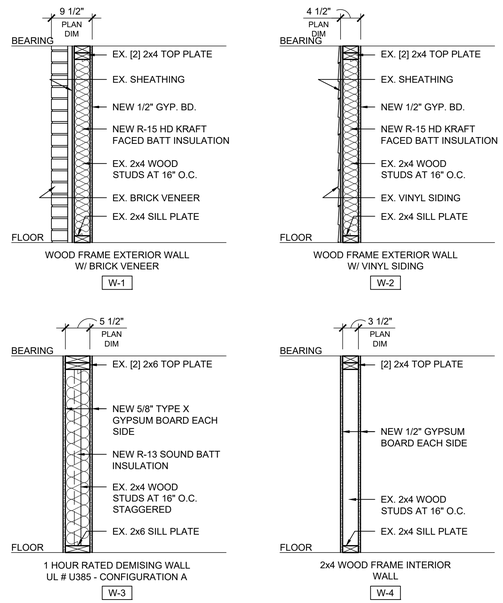
A PROPOSED FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0" 0 2 4 8 N



C FIRST FLOOR REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0" 0 2 4 8 N



E WALL TYPES

SCALE: 3/4" = 1'-0" 0" 6" 12" 24"

NEW CONSTRUCTION KEY NOTES

1. INSTALL NEW PASSIVE RADON SYSTEM. DELEGATED DESIGN BY OTHERS. REFER TO A/G1.4
2. MODIFY EXISTING OPENING AS REQUIRED FOR SCHEDULED DOOR - MATCH ADJACENT CONSTRUCTION.
3. LOCATION OF NEW PASSIVE RADON PIPING. BOX OUT WITH 2x WOOD FRAMING & GYPSUM BOARD FINISHES.
4. INSTALL 36" H. 2x4 STUD KNEEWALL W/ 1/2" GYPSUM BOARD FINISHES & PAINTED 1x WOOD CAP. KNEEWALL TO FOLLOW THE SLOPE OF THE STAIR AT FIRST FLOOR AND STRAIGHT AT SECOND FLOOR. REFER TO DETAIL B/G1.3.

REFLECTED CEILING PLAN - SYMBOL LEGEND

- CEILING MTD. LIGHT FIXTURE. REFER TO SCHEDULE
- RECESSED LIGHT FIXTURE. REFER TO SCHEDULE
- WALL MTD. LIGHT FIXTURE. REFER TO SCHEDULE
- (SD) SMOKE DETECTOR - 120V W/ BATTERY BACKUP.
- (C/S) COMBINATION SMOKE/CO_2 DETECTOR - 120V W/ BATTERY BACKUP.
- EXHAUST FAN - VENT DIRECT TO EXTERIOR.

COORDINATE WITH PROJECT WORK SCOPE ON SHEET G1.1 AS APPLICABLE.

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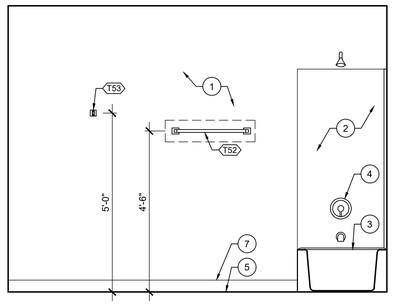
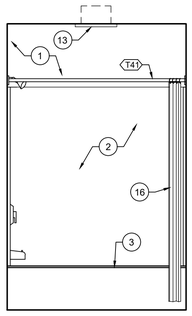
Sheet Title
Proposed Floor Plans
Reflected Ceiling Plans

Sheet Number
01-A1.1



A



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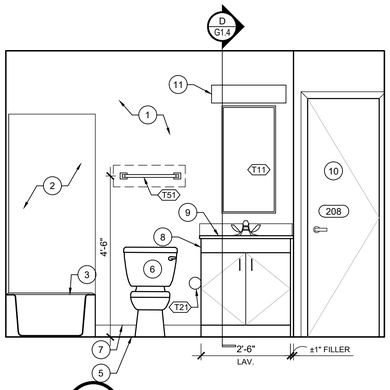

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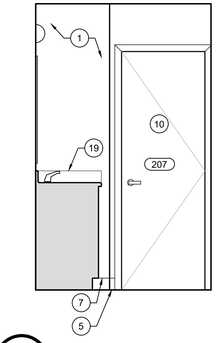
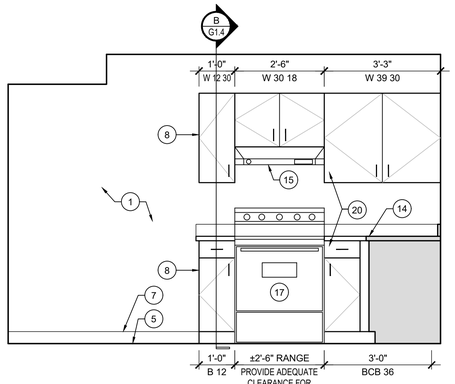


D

INTERIOR ELEVATIONS AT BATH 207

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

0 1 2 4



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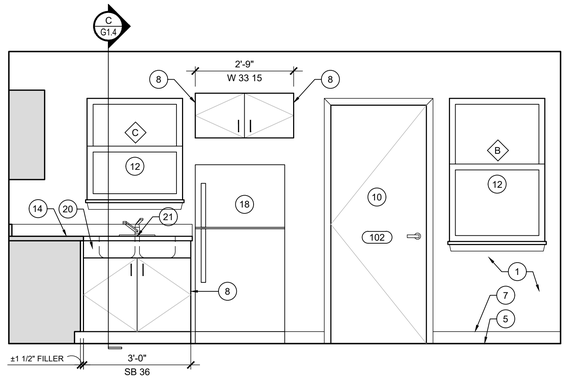
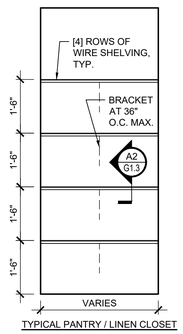


F

INTERIOR ELEVATIONS AT KITCHEN 103

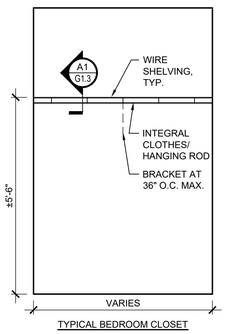
SCALE: 1/2" = 1'-0"

0 1 2 4



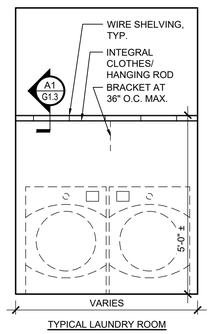
TYPICAL PANTRY / LINEN CLOSET

1



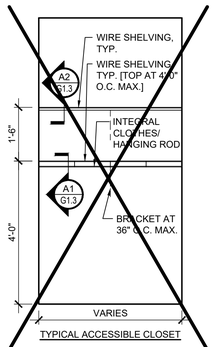
TYPICAL BEDROOM CLOSET

2



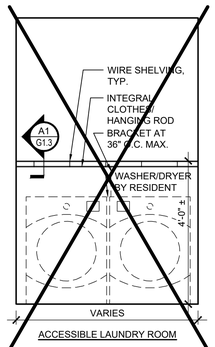
TYPICAL LAUNDRY ROOM

3



TYPICAL ACCESSIBLE CLOSET

4



ACCESSIBLE LAUNDRY ROOM

5

TYPICAL INTERIOR ELEVATIONS

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

0 1 2 4

INTERIOR ELEVATION KEY NOTES

1. INSTALL NEW GYPSUM BOARD WALL & CEILING FINISHES TO PROVIDE A NEW SMOOTH FINISH. LEVEL 4 FINISH, PREP & PAINT.
2. NEW TUB SURROUND.
3. NEW BATH TUB.
4. NEW TUB/SHOWER HEAD & CONTROLS.
5. FINISH FLOOR - AS SCHEDULED.
6. NEW WATER CLOSET.
7. BASE - AS SCHEDULED.
8. FINISH END PANEL - STAIN TO MATCH CABINETS
9. NEW CULTURED MARBLE VANITY TOP W/ INTEGRAL SINK BOWL ON NEW STAINED WOOD BASE/VANITY CABINET. NEW FAUCET.
10. DOOR - REFER TO DOOR SCHEDULE.
11. NEW LIGHT FIXTURE.
12. WINDOW. REFER TO WINDOW SCHEDULE.
13. NEW EXHAUST FAN/LIGHT.
14. NEW PLASTIC LAMINATE COUNTERTOP W/ 4" BACKSPLASH.
15. NEW RECIRCULATING RANGE HOOD - INSTALL NEW FIRESTOP CANISTERS AT UNDERSIDE OF HOOD - REFER TO SPECS.
16. SHOWER CURTAIN BY RESIDENT.
17. NEW RANGE.
18. NEW REFRIGERATOR.
19. NEW END SPLASH.
20. NEW STAINED BASE AND WALL CABINETS.
21. NEW TWO BOWL STAINLESS STEEL SINK, FAUCET, SUPPLY/DRAIN PIPING.

STATE OF OHIO
JONATHAN ROBERT SCHAAF 14503
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Project Number
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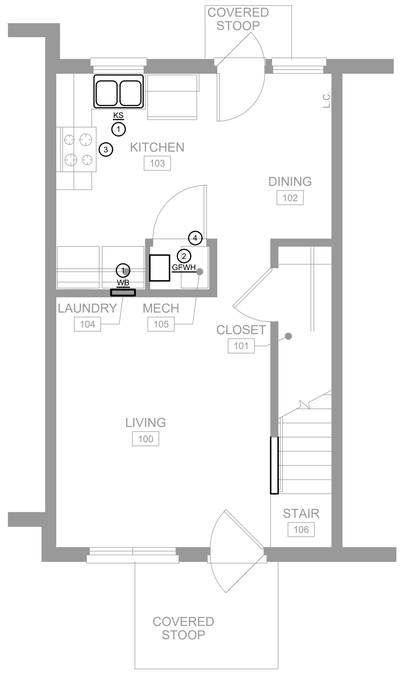
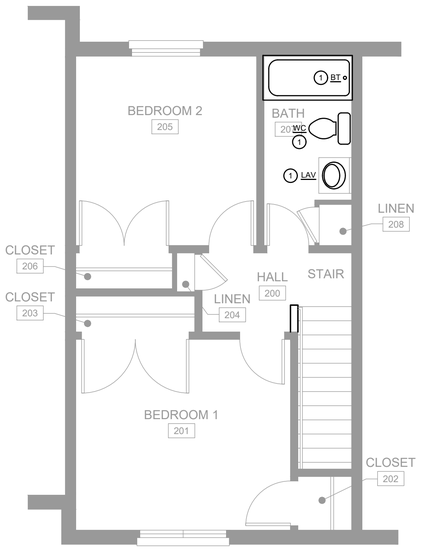
Sheet Title
Interior Elevations

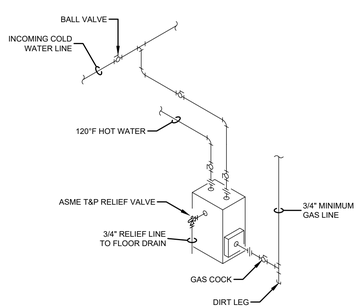
Sheet Number
01-A3.1



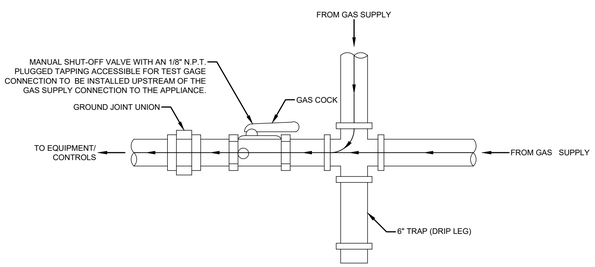
1 FIRST FLOOR PLUMBING PLAN
01-P1.1 SCALE: 1/4" = 1'-0"



2 SECOND FLOOR PLUMBING PLAN
01-P1.1 SCALE: 1/4" = 1'-0"



3 TANKLESS GAS WATER HEATER INSTALLATION DETAIL
01-P1.1 SCALE: NONE



4 GAS CONNECTION TO EQUIPMENT DETAIL
01-P1.1 SCALE: NONE

GAS FIRED WATER HEATER SCHEDULE

ITEM NO.	MAX FLOW	RECOVERY @ 90°F RISE	BTU PER HOUR	GAS CONN.	THERMAL EFF. (UEF)	WATER CONN.	MANUFACTURER AND MODEL	REMARKS
GFWH	6.8 GPM	2.6 GPM	120,000	3/4"	0.93	3/4"	NAVIEN NPE-150S2	POWER DIRECT VENT

PLUMBING FIXTURE AND EQUIPMENT SCHEDULE

ID	DESCRIPTION	MANUFACTURER	MODEL NUMBER	SUPPLY		SANITARY		REQ'D COMP	NOTES
				HOT	COLD	WASTE	VENT		
BT	BATHTUB	AMERICAN STANDARD	2390.202TC	1/2"	1/2"	2"	1-1/2"	3	E,F
HB	HOSE BIBB	WOODFORD	MODEL 17	- - -	3/4"	2"	1-1/2"	- - -	- - -
KS	KITCHEN SINK - DROP IN	ELKAY	CR-3322	1/2"	1/2"	1-1/2"	1-1/2"	1	A,D
LAV	LAVATORY - DROP IN	AMERICAN STANDARD	0476.028	1/2"	1/2"	1-1/2"	1-1/2"	4	A,B,C
WB	WASHER BOX	OATEY	38101	1/2"	1/2"	2"	1-1/2"	- - -	- - -
WC	WATER CLOSET - TANK TYPE	AMERICAN STANDARD	2150A.104	- - -	1/2"	3"	1-1/2"	2	D

REQUIRED COMPONENTS AND SERVICES

1. MATERIAL: 18GA, TYPE 304 STAINLESS STEEL
SIZE: DOUBLE BOWL 33" X 22" X 7"
FAUCET: PEERLESS: P110LF
WASTE TRIM: ELKAY: LK-35
SUPPLY STOP: ZURN: ZH8822-LR-LK
P-TRAP: MCGUIRE: 8912
MISC: MOEN: 111C

2. COLOR: WHITE VITREOUS CHINA
TYPE: FLOOR SET WITH CHROME LEFT HAND TRIP LEVER
FLUSH: 1.28 GPF
SEAT: AMERICAN STANDARD: 5503A
MISC: ZURN: ZH8823-CR-LK SUPPLY STOP, 16.5" RIM MOUNTING HEIGHT

3. COLOR: WHITE
SIZE: 60" X 30"
SUPPLY TRIM: PEERLESS: PTT188753
WASTE TRIM: ENGINEERED BRASS: WB150L
SUPPLY STOP: MOEN: INTEGRAL STOPS
MISC: SWANSTONE: SS-72-3, 78" SHOWER HEAD MOUNTING HEIGHT, 32" SHOWER VALVE MOUNTING HEIGHT

4. DESCRIPTION: WHITE VITREOUS CHINA
FAUCET: PEERLESS: P136LF
TRAP/FIX. DR.: MCGUIRE: 8872
SUPPLY STOP: ZURN: ZH8822-LR-LK

NOTES:
A. PROVIDE CHROME PLATED ESCUTCHEONS AND NIPPLES TO WALL.
B. PROVIDE 0.5 GPM FLOW CONTROL DEVICE ON LAVATORY FAUCET
C. PROVIDE "TRUEBRO" LAV GUARD INSULATION KIT.
D. PROVIDE 1.5 GPM FLOW CONTROL DEVICE ON SINK FAUCET.
E. PROVIDE 1.5 GPM FLOW CONTROL DEVICE ON SHOWER HEAD.
F. PLUMBING CONTRACTOR TO PROVIDE AND INSTALL SWANSTONE SOLID SURFACE WALL SURROUNDS TO FIXTURE.

PLAN NOTES

1	EXISTING PLUMBING FIXTURE TO BE REMOVED AND REPLACED WITH NEW. CAPTURE AND RECONNECT TO EXISTING WATER AND DRAIN LINES. EXTEND AND REWORK PIPING AS NEEDED. PROVIDE ANY CUTTING AND PATCHING REQUIRED. REFER TO PLUMBING FIXTURE SCHEDULE FOR SPECIFICATIONS.
2	EXISTING GAS-FIRED WATER HEATER TO BE REMOVED AND REPLACED WITH NEW GAS-FIRED TANKLESS WATER HEATER. RECONNECT TO EXISTING WATER AND GAS LINES. EXTEND AND REWORK PIPING AS NEEDED. REFER TO PLUMBING FIXTURE SCHEDULE FOR SPECIFICATIONS.
3	EXISTING GAS-FIRED RANGE TO BE REMOVED AND REPLACED WITH NEW ELECTRIC RANGE. REMOVE EXISTING GAS PIPING BACK TO NEAREST TEE AND CAP.
4	EXISTING GAS-FIRED FURNACE TO BE REMOVED AND REPLACED WITH NEW. RECONNECT TO EXISTING GAS PIPING. EXTEND AND REWORK PIPING AS NEEDED. INSTALL PER MANUFACTURER'S INSTRUCTIONS.

GENERAL NOTES

1. CONTRACTOR TO VERIFY INCOMING GAS SERVICE SIZE AND NOTIFY ENGINEER IF GAS SERVICE PIPE SIZE IS LESS THAN 1".
2. PROVIDE AND INSTALL NEW SHUTOFF BALL VALVES AT ALL FIXTURES.
3. PRESSURE TEST ALL EXISTING PIPING. REPAIR AND REPLACE PIPING AS NEEDED.

PLUMBING FIXTURE ABBREVIATIONS

XXX FIXTURE DESIGNATION. SEE PLUMBING FIXTURE SCHEDULE FOR EQUIPMENT SPECIFICATIONS.

AD	AREA DRAIN	RO	ROUGH ONLY
AFF	ABOVE FINISHED FLOOR	R&C	ROUGH AND CONNECT
BFP	BACK FLOW PREVENTER	RELOC	RELOCATED
C	CLOSET	S	SINK
CI	CAST IRON	SAN	SANITARY
CO	CLEAN OUT	SD	SHOWER DRAIN
CU	CONDENSING UNIT	SS	SCRUB SINK
DF	DRINKING FOUNTAIN	SH	SHOWER
DS	DOWNSPOUT	SPH	SPRINKLER HEAD
ELEV	ELEVATION	T	TUB
EWC	ELECTRIC WATER COOLER	TD	TRENCH DRAIN
FD	FLOOR DRAIN	TP	TRAP PRIMER
FP	FLOOR PORT	TV	TEMPERING VALVE
HB	HOSE BIBB	UR	URINAL
INV	INVERT	VTR	VENT THRU ROOF
JS	JANITOR SINK	WH	WALL HYDRANT
KS	KITCHEN SINK	WU	WASHER UNIT
LAV	LAVATORY	WC	WATER CLOSET
RD	ROOF DRAIN	WF	WASH FOUNTAIN

PROJECT GENERAL NOTES

1. THE DRAWINGS ARE DIAGRAMMATIC ONLY AND INDICATE THE GENERAL ARRANGEMENT OF THE SYSTEMS AND ARE TO BE FOLLOWED INSOFAR AS POSSIBLE. IF DEVIATIONS FROM THE LAYOUTS ARE NECESSITATED BY FIELD CONDITIONS, DETAILED LAYOUTS OF THE PROPOSED DEPARTURES SHALL BE SUBMITTED IN WRITING TO THE ENGINEER FOR REVIEW BEFORE PROCEEDING WITH THE WORK.
2. THE PLUMBING CONTRACTOR SHALL REVIEW ALL DRAWINGS IN DETAIL AS THEY MAY RELATE TO THEIR WORK.
3. EACH CONTRACTOR SHALL INSPECT THE SITE ON WHICH THE WORK IS TO BE PERFORMED, AND THE OBSTACLES THAT MAY BE ENCOUNTERED, AND ALL RELEVANT MATTERS CONCERNING THE WORK.
4. THE CONTRACTOR SHALL FILE ALL NECESSARY NOTICES, OBTAIN AND PAY FOR ALL PERMITS, FEES, AND OTHER COSTS INCLUDING UTILITY CONNECTIONS OR EXTENSION, IN CONNECTION WITH HIS WORK, AS NECESSARY, HE SHALL FILE ALL REQUIRED PLANS, PREPARE ALL DOCUMENTS AND OBTAIN ALL NECESSARY APPROVALS OF ALL UTILITY AND GOVERNMENTAL DEPARTMENTS HAVING JURISDICTION.
5. IGNORANCE OF CODES, RULES, AND REGULATIONS, UTILITY COMPANY REQUIREMENTS, LAWS, ETC. SHALL NOT DIMINISH OR ABSOLVE CONTRACTOR'S RESPONSIBILITIES TO PROVIDE AND COMPLETE ALL WORK IN COMPLIANCE WITH SUCH.
6. ALL MATERIALS FURNISHED AND ALL WORK INSTALLED SHALL COMPLY WITH THE CURRENT EDITION OF THE OHIO MECHANICAL CODES, NATIONAL FIRE CODES OF THE NATIONAL FIRE PROTECTION ASSOCIATION AND WITH THE REQUIREMENTS OF ALL GOVERNMENTAL AGENCIES OR DEPARTMENTS HAVING JURISDICTION.

PLUMBING SPECIFICATIONS

1. SCOPE OF WORK
1.1. THE CONTRACTOR IS RESPONSIBLE FOR ALL WORK, MATERIALS, AND LABOR TO SATISFY A COMPLETE WORKING SYSTEM WHETHER SPECIFIED OR IMPLIED.
1.2. ALL WORK IS TO BE PERFORMED IN STRICT COMPLIANCE WITH THE NATIONAL STANDARD PLUMBING CODE (LATEST EDITION), ALL LOCAL CODES, AND ALL OTHER REGULATIONS GOVERNING WORK OF THIS NATURE.
1.3. THE CONTRACTOR SHALL, BEFORE SUBMITTING ANY PROPOSAL, EXAMINE THE PROPOSED SITE AND SHALL DETERMINE FOR HIMSELF THE CONDITIONS THAT MAY EFFECT THE WORK. NO ALLOWANCE SHALL BE MADE IF THE CONTRACTOR FAILS TO MAKE SUCH EXAMINATIONS.
1.4. ALL EQUIPMENT AND MATERIALS SHALL BE AS SPECIFIED OR "APPROVED EQUAL" BY ENGINEER OR ARCHITECT.
2. PERMITS
2.1. THE CONTRACTOR SHALL SECURE ALL PERMITS OR APPLICATIONS AND PAY ANY AND ALL FEES.
3. SHOP DRAWINGS
3.1. SUBMIT MATERIAL LIST AND SHOP DRAWINGS FOR MAJOR ALL EQUIPMENT/FIXTURES TO THE ARCHITECT OR ENGINEER FOR APPROVAL. THE CONTRACTOR SHALL SUBMIT THREE SETS OF SHOP DRAWINGS AND THEY SHALL BE CLEARLY LABELED.
4. DOMESTIC WATER SUPPLY PIPING
4.1. UNDERGROUND: PROVIDE TYPE "K" SOFT DRAWN COPPER TUBING WITH BRAZED CONNECTIONS.
4.2. ABOVEGROUND: PROVIDE TYPE "L" HARD DRAWN COPPER TUBING WITH 125 PSI SOLDER JOINTS, COPPER OR BRASS FITTINGS. ALL SOLDER TO BE "NO LEAD" TYPE.
4.3. ALL HOT WATER PIPING TO BE INSULATED WITH 1" FIBERGLASS INSULATION.
4.4. ALL COLD WATER PIPING TO BE INSULATED WITH 1" FIBERGLASS INSULATION.
5. SANITARY/STORM DRAINAGE AND VENT PIPING
5.1. ABOVE GRADE, 2" AND BELOW: SCHEDULE 40 PVC WITH SOLVENT JOINTS OR DWV COPPER WITH SOLDER JOINTS. ALL SOLDER TO BE "NO LEAD" TYPE.
5.2. 3" AND ABOVE: SCHEDULE 40 PVC WITH SOLVENT JOINTS.
5.3. BELOW GRADE: SCHEDULE 40 PVC WITH SOLVENT JOINTS.
5.4. PVC PIPING SHALL NOT BE USED IN AIR PLENUM CEILINGS AND SHALL NOT CROSS FIRE RATED WALLS, CEILINGS, OR FLOORS.
5.5. DRAINAGE PIPING SHALL BE RUN AS STRAIGHT AS POSSIBLE AND SHALL HAVE LONG TURN FITTINGS.
5.6. DRAINAGE PIPING 3" SIZE AND SMALLER SHALL RUN AT A UNIFORM GRADE OF AT LEAST 1/4" PER FOOT, AND PIPING LARGER THAN 3" SHALL BE RUN AT A GRADE OF NO LESS THAN 1/8" PER FOOT.
5.7. ALL VENT PIPING SHALL BE SLOPED TO DRAIN BACK TO FIXTURES.
5.8. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FLASHING OF THE VENT PIPING RUN THROUGH THE ROOF.
5.9. ALL STUB-INS AND/OR SLAB OR WALL PENETRATION TO BE 6. PER NATIONAL STANDARD PLUMBING CODE. ALL PIPING PENETRATIONS OF BUILDING FOUNDATIONS OR FOOTINGS SHALL BE SLEEVED.
6. PIPE SUPPORTS
6.1. ABOVE GRADE
6.1.1. ALL PIPE SHALL BE SUPPORTED FROM THE BUILDING STRUCTURE IN A NEAT AND WORKMANLIKE MANNER. THE USE OF WIRE AND PERFORMED METAL TO SUPPORT PIPES WILL NOT BE PERMITTED. SPACING OF PIPE SUPPORTS SHALL BE AS SPECIFIED IN CHAPTER 8 OF THE NATIONAL STANDARD PLUMBING CODE.
6.2. BELOW GRADE
6.2.1. EARTH SHALL BE EXCAVATED TO A MINIMUM DEPTH WITH AN EVEN SURFACE TO INSURE SOLID BEARING OF PIPE FOR ITS ENTIRE LENGTH.
6.2.2. INTERIOR: THE PIPE SHALL BE INSTALLED (UNLESS OTHERWISE SPECIFIED) A MINIMUM OF 4 INCHES BELOW THE BOTTOM OF THE SLAB AND SHALL NOT BE IN ANY DIRECT CONTACT WITH THE CONCRETE AT ANY POINT.
6.2.3. EXTERIOR: THE WATER PIPE SHALL HAVE A MINIMUM OF 42" OF COVER AND THE SANITARY WASTE PIPE SHALL HAVE A MINIMUM OF 24" OF COVER.
7. MISCELLANEOUS
7.1. COORDINATE INSTALLATION OF ALL ROOF FLASHING AT A. ROOF PENETRATION.
7.2. DO NOT SCALE THIS DRAWING FOR EXACT DIMENSIONS. VERIFY ALL FIGURES, CONDITIONS, AND DIMENSIONS AT THE JOB SITE.
7.3. THE PLUMBING PLANS ARE INTENDED TO BE DIAGRAMATIC AND ARE BASED ON ONE MANUFACTURE'S EQUIPMENT. THEY ARE NOT INTENDED TO SHOW EVERY ITEM IN ITS EXACT LOCATION, THE EXACT DIMENSIONS, OR ALL THE DETAILS OF THE EQUIPMENT.
7.4. THE CONTRACTOR SHALL VERIFY THE ACTUAL DIMENSIONS OF THE EQUIPMENT PROPOSED TO ENSURE THAT THE EQUIPMENT WILL FIT IN THE AVAILABLE SPACE.
8. TESTING
8.1. PLUMBING SYSTEMS SHALL BE FLOW AND PRESSURE TESTED IN ACCORDANCE WITH STANDARD PRACTICE AND THE NATIONAL STANDARD PLUMBING CODE.
9. GUARANTEE
9.1. MATERIALS, EQUIPMENT AND INSTALLATION SHALL BE GUARANTEED FOR A PERIOD OF ONE(1) YEAR FROM DATE OF ACCEPTANCE. DEFECTS WHICH APPEAR DURING THAT PERIOD SHALL BE CORRECTED AT THIS CONTRACTOR'S EXPENSE.
9.2. FOR THE SAME PERIOD, THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO PREMISES CAUSED BY DEFECTS IN WORKMANSHIP OR IN THE WORK OR EQUIPMENT FURNISHED AND/OR INSTALLED BY HIM.

STATE OF OHIO
LAWRENCE S. AYER
56787
REGISTERED PROFESSIONAL ENGINEER
EXPIRATION DATE: 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
1319 Perry St.
Springfield, Ohio 45504

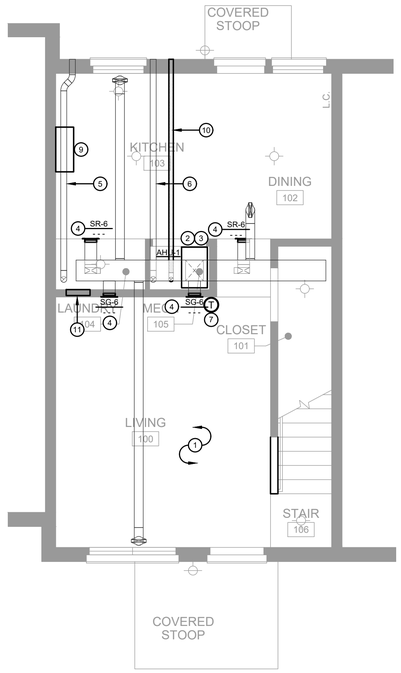
Project Number
E2M: 25131

Date
May 30, 2025

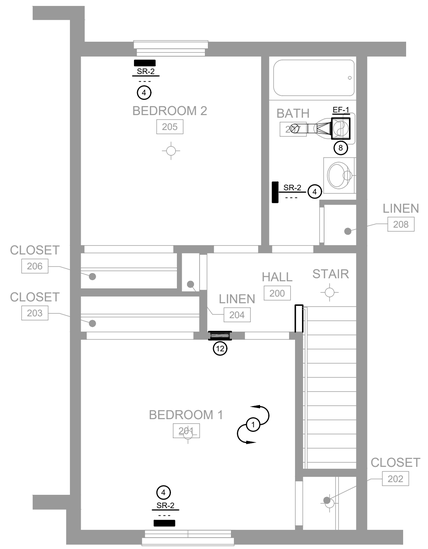
Date	Issue
06/02/25	REVIEW SET
06/05/25	REVIEW
06/20/25	BID/CONSTRUCTION

Sheet Title
PLUMBING PLAN

Sheet Number
01-P1.1



1 FIRST FLOOR MECHANICAL PLAN
01-M1.1 SCALE: 1/4" = 1'-0"
0' 2' 4' 8'



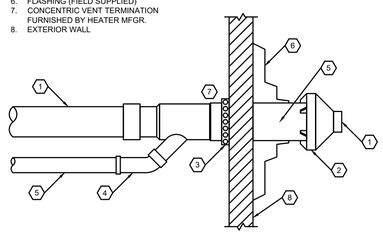
2 SECOND FLOOR MECHANICAL PLAN
01-M1.1 SCALE: 1/4" = 1'-0"
0' 2' 4' 8'

KEYED NOTES:

1. VENT OUTLET
2. MAINTAIN 18" BEYOND WALL
3. SUPPORT (FIELD SUPPLIED)
4. ELBOW (FIELD SUPPLIED)
5. COMBUSTION AIR INLET
6. FLASHING (FIELD SUPPLIED)
7. CONCENTRIC VENT TERMINATION FURNISHED BY HEATER MFGR.
8. EXTERIOR WALL

GENERAL NOTES:

1. LOCATE TRAPS SO AS TO BE ACCESSIBLE FOR CLEANING
2. CONDENSATE PIPING SHALL GRADUALLY SLOPE DOWN FROM DRAIN TRAP



3 SIDEWALL CONCENTRIC VENT INSTALLATION DETAIL
01-M1.1 SCALE: NONE

REGISTER, DIFFUSER AND GRILLE SCHEDULE

MARK	SR-2	SR-6	RG-12
MANUFACTURER	HART AND COOLEY	HART AND COOLEY	HART AND COOLEY
MODEL NUMBER	421	661	672
TYPE	LOUVERED	LOUVERED	LOUVERED
DIRECTION	DBL DEFLECT	DBL DEFLECT	SNGL DEFLECT
MOUNTING	FLOOR	SIDEWALL	SIDEWALL
G / R / D	R	R	G
CFM	MATCH EXISTING	MATCH EXISTING	- - -
NECK SIZE	12" X 2"	8" X 6"	12" X 12"
PANEL SIZE	13-5/8" X 3-5/8"	9-5/8" X 7-5/8"	13-5/8" X 13-5/8"
MATERIAL	STEEL	STEEL	STEEL
FINISH	PER ARCHITECT	PER ARCHITECT	PER ARCHITECT
DAMPER	YES	YES	YES
SOUND (NC)	<20	<20	<20
REMARKS / NOTES	1, 2, 3	1, 2, 3	1, 2, 3

1. PROVIDE WITH DRYWALL WALL MOUNTING FRAME WHERE REQUIRED.
2. COLOR SELECTED BY ARCHITECT
3. SIZE REGISTER/GRILLE TO MATCH EXISTING REGISTER/GRILLE AND EXISTING DUCTWORK.

EXHAUST FAN SCHEDULE

MARK	ROOM	MANUFACTURER / MODEL #	FAN DATA			MOTOR DATA			BACKDRAFT DAMPER	NOTES
			CFM	SP	RPM	VOLTS	PHASE	WATTS / HP		
EF-1	FULL BATH	PANASONIC / FV-05-11VKS1	80	0.25	1131	120	1	10.2W	YES	1,2,3,4

NOTES:
1. FAN SHALL BE CONTROLLED BY SWITCH SEPARATE FROM LIGHTS.
2. PROVIDE ALL REQUIRED ACCESSORIES TO MAKE COMPLETE.

FURNACE SCHEDULE

EQUIPMENT MARK	AHU-1
MANUFACTURER	CARRIER
MODEL #	59SC2E06M14**12
COOLING COIL MODEL#	- - -
ENERGY EFFICIENCY RATIO (SEER2)	
INDOOR FAN H.P.	1/2
DESIGN CFM	MATCH EXISTING
EXTERNAL STATIC PRESSURE IN H2O	0 - 0.50
CONDENSER AMBIENT CONDITIONS	
TEMPERATURE °F	
HEATING DATA	
GAS INPUT IN M.B.H. H/L	60
GAS OUTPUT IN M.B.H. H/L	56
HEATING EFFICIENCY (AFUE %)	92.1%
ELECTRIC RESISTANCE IN K.W. @ VOLT	
HEAT PUMP REVERSE CYCLE IN M.B.H.	
STAGES	1
HEATER MODEL #	
ELECTRICAL DATA	
VOLTS / PHASE/ HERTZ	115/1/60
MINIMUM CIRCUIT AMPS	7.2
MAX OVERCURRENT PROTECTION IN AMPS	15
PHYSICAL DATA	
UNIT WEIGHT IN POUNDS	122
ACCESSORIES	SEE BELOW

A. TRANSFORMER
B. SIDE RETURN FILTER RACK.
C. FURNANCE MOUNTING PAD
D. RETURN AIR PLENUM
E. PROVIDE 7-DAY PROGRAMMABLE THERMOSTAT

NOTES:
1. INSTALL SYSTEMS PER MANUFACTURER'S INSTRUCTIONS.
2. OR EQUAL.
3. HVAC SYSTEM TO PROVIDE HEAT ONLY.

PLAN NOTES

1	ALL EXISTING DUCTWORK TO REMAIN. FIELD VERIFY EXACT SIZE AND ROUTING. ALL EXISTING DUCTWORK TO BE CLEANED AFTER ALL DEMOLITION AND ANY CONSTRUCTION THAT CREATES DUST OR OTHER CONTAMINANTS HAS BEEN COMPLETED.
2	REMOVE EXISTING GAS FIRED FURNACE. PROVIDE AND INSTALL NEW REPLACEMENT GAS FIRED FURNACE. INSTALL NEW FURNACE PER MANUFACTURER'S INSTRUCTIONS. PROVIDE WITH ALL MATERIALS AND ACCESSORIES TO MAKE COMPLETE.
3	CONNECT REPLACEMENT FURNACE TO EXISTING DUCTWORK. PROVIDE ALL DUCTWORK, TRANSITIONS, AND TAKEOFFS NECESSARY TO MAKE COMPLETE.
4	REMOVE EXISTING REGISTER AND GRILLE. REPLACE REGISTERS AND GRILLES TO MATCH EXISTING SIZE AND DUCTWORK. FIELD VERIFY ALL SIZES PRIOR TO WORK.
5	EXISTING HARD DUCT FOR DRYER EXHAUST TO REMAIN. REPLACE EXISTING FLEX DUCT WITH NEW AND MAKE COMPLETE CONNECTION TO DRYER.
6	EXISTING DUCTWORK FOR COMBUSTION AND RELIEF PIPING TO REMAIN. CONNECT NEW FURNACE TO EXISTING DUCTWORK. PROVIDE ALL DUCTWORK, TRANSITIONS AND TAKEOFFS NECESSARY TO MAKE COMPLETE.
7	PROVIDE AND INSTALL NEW 7-DAY PROGRAMMABLE THERMOSTAT. PROVIDE ALL WIRING AND PROGRAMMING TO MAKE COMPLETE.
8	REMOVE EXISTING CEILING EXHAUST FAN. PROVIDE AND INSTALL NEW REPLACEMENT CEILING EXHAUST FAN. CONNECT TO EXISTING DUCTWORK. PROVIDE ALL DUCTWORK AND TRANSITIONS NECESSARY TO MAKE COMPLETE.
9	PROVIDE AND INSTALL RECIRCULATING CABINET RANGE HOOD. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
10	PROVIDE AND INSTALL INTAKE AIR AND VENT PIPING AS REQUIRED FOR INSTANTANEOUS WATER HEATER. INSTALL PER MANUFACTURER'S INSTRUCTIONS. REFER TO PLUMBING DRAWINGS FOR SPECS. FIELD VERIFY FINAL LOCATION WITH ALL EXISTING AIR INTAKES.
11	PROVIDE AND INSTALL DRYER BOX MODEL 350 OR EQUAL. COORDINATE EXACT DRYER BOX ORIENTATION IN FIELD. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
12	REMOVE AND REPLACE EXISTING TRANSFER GRILLES. ONE GRILLE INSTALLED LOW ON WALL AND ONE INSTALLED HIGH. GRILLES TO SHARE CAVITY SPACE IN WALL. FIELD VERIFY EXACT LOCATIONS.

MECHANICAL PLAN SYMBOL LEGEND

DUCT LEGEND (NOT ALL SYMBOLS MAY BE USED)

SIZE	NEW METAL DUCTWORK.
SIZE	EXISTING METAL DUCTWORK.
SIZE	METAL DUCTWORK TO BE DEMOLISHED.
	NEW FLEX DUCTWORK. SIZE SHALL BE EQUAL TO ASSOCIATED DEVICE AND DUCTWORK UNLESS OTHERWISE NOTED.
	EXISTING FLEX DUCTWORK. SIZE SHALL BE EQUAL TO ASSOCIATED DEVICE AND DUCTWORK UNLESS OTHERWISE NOTED.
	FLEX DUCTWORK TO BE DEMOLISHED.

DEVICE LEGEND (NOT ALL SYMBOLS MAY BE USED)

	SIDWALL OR DUCTMOUNTED GRILLE.
	CABINET STYLE EXHAUST FAN
	TRANSFER GRILLE IN PLENUM ABOVE.
T	TEMPERATURE SENSOR, REFER TO SPECIFICATIONS.

MISCELLANEOUS LEGEND (NOT ALL SYMBOLS MAY BE USED)

	POINT OF CONNECTION TO EXISTING SYSTEM ELEMENTS.
ID / CFM	DEVICE IDENTIFIER. RL = RELOCATE, EX=EXISTING BALANCE OR REBALANCE TO CFM SHOWN. SEE AIR DEVICE AND EQUIPMENT SCHEDULES.

MOLD AND MILDEW NOTES

1. THE FOLLOWING REQUIREMENTS SHALL APPLY TO ALL NEW AND REMODEL CONSTRUCTION PROJECTS.
2. IN THE EVENT THE CONTRACTOR DISCOVERS, AT ANY TIME DURING DEMOLITION, CONSTRUCTION, AND/OR REMODELING OPERATIONS, EXISTING CONDITIONS THAT COULD INCLUDE THE PRESENCE OF MOLD AND/OR MILDEW, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE AND THE ARCHITECT/ENGINEER OF RECORD, IN WRITING, OF THE CONCERNS AND/OR SUSPICIONS.
3. CONCURRENTLY, THE CONTRACTOR SHALL BE RESPONSIBLE TO RETAIN A MOLD AND MILDEW CERTIFIED TESTING AGENCY TO PERFORM AN INVESTIGATION AND TESTING AS REQUIRED TO EVALUATE THE NATURE AND EXTENT OF THE PROBLEM. IF THE TESTING AGENCY CONFIRMS HAZARDS, THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN A MINIMUM OF TWO (2) BIDS FROM COMPANIES QUALIFIED AND LICENSED TO PERFORM ALL NECESSARY REMEDIATION WORK, COMPLYING WITH ALL LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS, CODES, AND STATUTES.
4. THE CONTRACTOR SHALL MAKE ALL REASONABLE EFFORTS TO AVOID CONDITIONS FAVORABLE TO THE DEVELOPMENT OF MOLD AND MILDEW, ESPECIALLY IN VOIDS WHICH WILL BE CONCEALED AND NOT WELL VENTILATED. IN ALL CASES, INTERIOR SPACES AND INTERIOR FINISHED CONSTRUCTION SHALL BE MAINTAINED IN DRY AND WELL VENTILATED CONDITIONS.
5. THE CONTRACTOR SHALL COMPLY WITH FEDERAL ENVIRONMENTAL AND OSHA REGULATIONS AND ALL LOCAL AND STATE HEALTH DEPARTMENT REQUIREMENTS AND RECOMMENDATIONS REGARDING MOLD AND MILDEW.
6. ALL PENETRATIONS SHALL BE SEALED WATER TIGHT TO PREVENT MOISTURE MIGRATION FROM ENTERING THE BUILDING OR WALL CAVITIES.
7. ALL CONDENSATE DRAIN PANS SHALL BE CLEANED AND KEPT FREE FROM DEBRIS UNTIL AND WHEN THE FACILITY IS TURNED OVER TO THE OWNER OR TENANT. INSURE POSITIVE DRAINAGE AT ALL DRAIN PANS. INSURE THAT ALL "COLD" SURFACES ARE INSULATED ON COVERED WITH A FULLY SEALED AND CONTINUOUS VAPOR BARRIER. ("COLD" SURFACES INCLUDE BUR ARE NIT LIMITED TO, DOMESTIC COLD WATER PIPING, CHILLED WATER PIPING, INTERIOR RAIN LEADERS, OUTDOOR AIR INTAKES, AIR DUCTWORK CARRYING AIR CONDITIONED SUPPLY AIR.

PROJECT GENERAL NOTES

1. THE DRAWINGS ARE DIAGRAMMATIC ONLY AND INDICATE THE GENERAL ARRANGEMENT OF THE SYSTEMS AND ARE TO BE FOLLOWED INSOFAR AS POSSIBLE. IF DEVIATIONS FROM THE LAYOUTS ARE NECESSITATED BY FIELD CONDITIONS, DETAILED LAYOUTS OF THE PROPOSED DEPARTURES SHALL BE SUBMITTED IN WRITING TO THE ENGINEER FOR REVIEW BEFORE PROCEEDING WITH THE WORK.
2. THE MECHANICAL CONTRACTOR SHALL REVIEW ALL DRAWINGS IN DETAIL AS THEY MAY RELATE TO THEIR WORK.
3. EACH CONTRACTOR SHALL INSPECT THE SITE ON WHICH THE WORK IS TO BE PERFORMED, AND THE OBSTACLES THAT MAY BE ENCOUNTERED, AND ALL RELEVANT MATTERS CONCERNING THE WORK.
4. THE CONTRACTOR SHALL FILE ALL NECESSARY NOTICES, OBTAIN AND PAY FOR ALL PERMITS, FEES, AND OTHER COSTS INCLUDING UTILITY CONNECTIONS OR EXTENSION, IN CONNECTION WITH HIS WORK. AS NECESSARY, HE SHALL FILE ALL REQUIRED PLANS, PREPARE ALL DOCUMENTS AND OBTAIN ALL NECESSARY APPROVALS OF ALL UTILITY AND GOVERNMENTAL DEPARTMENTS HAVING JURISDICTION.
5. IGNORANCE OF CODES, RULES, AND REGULATIONS, UTILITY COMPANY REQUIREMENTS, LAWS, ETC. SHALL NOT DIMINISH OR ABSOLVE CONTRACTOR'S RESPONSIBILITIES TO PROVIDE AND COMPLETE ALL WORK IN COMPLIANCE WITH SUCH.
6. ALL MATERIALS FURNISHED AND ALL WORK INSTALLED SHALL COMPLY WITH THE CURRENT EDITION OF THE OHIO MECHANICAL CODES, NATIONAL FIRE CODES OF THE NATIONAL FIRE PROTECTION ASSOCIATION AND WITH THE REQUIREMENTS OF ALL GOVERNMENTAL AGENCIES OR DEPARTMENTS HAVING JURISDICTION.

HVAC NOTES

1. SCOPE OF WORK
   - 1.1. THE CONTRACTOR IS RESPONSIBLE FOR ALL WORK, MATERIALS, AND LABOR TO SATISFY A COMPLETE WORKING SYSTEM WHETHER SPECIFIED OR IMPLIED.
   - 1.2. ALL WORK IS TO BE PERFORMED IN STRICT COMPLIANCE WITH THE INTERNATIONAL MECHANICAL CODE 2021, ALL LOCAL CODES AND ALL OTHER REGULATION GOVERNING WORK OF THIS NATURE.
   - 1.3. THE CONTRACTOR SHALL, BEFORE SUBMITTING ANY PROPOSAL, EXAMINE THE PROPOSED SITE AND SHALL DETERMINE FOR HIMSELF THE CONDITIONS THAT MAY EFFECT THE WORK. NO ALLOWANCE SHALL BE MADE IF THE CONTRACTOR FAILS TO MAKE SUCH EXAMINATIONS.
   - 1.4. ALL EQUIPMENT AND MATERIALS SHALL BE AS SPECIFIED OR "APPROVED EQUAL" BY THE ENGINEER OR ARCHITECT.
2. SHOP DRAWINGS
   - 2.1. SUBMIT MATERIAL LIST AND SHOP DRAWINGS FOR MAJOR EQUIPMENT TO THE ARCHITECT/ENGINEER FOR APPROVAL. THE CONTRACTOR SHALL SUBMIT FIVE SETS OF SHOP DRAWINGS AND THEY SHALL BE CLEARLY LABELED.
3. REFRIGERANT PIPING
   - 3.1. CONTRACTOR SHALL PROVIDE AND INSTALL REFRIGERANT PIPING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND IN SUCH A WAY AS TO BE INCONSPICUOUS AND FREE FROM ANY POSSIBLE CONDENSATION. INSULATE REFRIGERANT LINES WITH R-6 OR BETTER ARMOUR-FLEX TYPE INSULATION.
   - 3.2. SHALL BE TYPE "K" COPPER TUBING, WITH WROUGHT COPPER SOLDER TYPE FITTINGS SUITABLE FOR CONNECTION WITH SILVER SOLDER DUCTWORK.
4. SHEET METAL DUCT WORK
   - 4.1. THE DUCTWORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "SMACNA" APPLICABLE MANUALS. ALL DUCTWORK SHALL BE THE LOW VELOCITY TYPE, UNLESS SPECIFIED OTHERWISE.
   - 4.2. CONTRACTOR SHALL PROVIDE AND INSTALL APPROVED FIRE DAMPERS AND ACCESS PANELS IN ANY AND ALL DUCTWORK WHICH PENETRATES A HORIZONTAL OR VERTICAL FIRE PARTITION, OR AS OTHERWISE SHOWN ON DRAWINGS.
   - 4.3. ALL BRANCH DUCTS TO HAVE VOLUME DAMPERS.
   - 4.4. SMOOTH TURN RADIUS DUCTWORK OR TURNING VANES SHALL BE USED THROUGHOUT WHERE FLOW EXCEEDS 150 CFM.
   - 4.5. ALL DUCT JOINTS TO BE SEALED IN ACCORDANCE WITH "SMACNA" STANDARDS AND ACCEPTED GOOD PRACTICE.
   - 4.6. ALL DUCT DIMENSIONS SHOWN ARE NET INSIDE VALUES. DIMENSIONS MAY BE CHANGED SO LONG AS THE NET FREE FACE AREA IS MAINTAINED.
   - 4.7. ALL CONCEALED DUCTWORK SHALL BE INSULATED WITH 1-1/2" FIBERGLASS INSULATING BLANKET WITH ALUMINUM FOIL FACING.
   - 4.8. ALL SUPPLY AND RETURN DUCTWORK 15 FEET DOWNSTREAM OF THE HVAC UNIT SHALL BE INTERNALLY LINED WITH A 1/2" ACOUSTICAL DUCT LINER.
5. DRAINAGE PIPING (CONDENSATE)
   - 5.1. SHALL BE SCHEDULE 40 PVC PIPE WITH SOLVENT JOINTS. PITCH HORIZONTAL LINES 1" IN 10'-0". CONDENSATE DRAINS SHALL BE ROUTED TO FLOOR DRAIN OR INDIRECT WASTE DRAIN.
6. HVAC CONTROLS
   - 6.1. CONTRACTOR TO SUPPLY AND INSTALL ALL CONTROL WIRING AND THERMOSTATS AS REQUIRED.
7. ELECTRICAL
   - 7.1. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR FOR LOCATION OF WIRING FOR EACH HVAC UNIT.
8. PIPE SUPPORTS
   - 8.1. ALL PIPE SHALL BE SUPPORTED FROM THE BUILDING STRUCTURE IN A NEAT AND WORKMANLIKE MANNER. THE USE OF WIRE OR METAL STRAP TO SUPPORT PIPES WILL NOT BE PERMITTED. SPACING OF PIPE SUPPORTS SHALL NOT EXCEED 8 FEET FOR ALL PIPING. PLASTIC PIPING TO BE SUPPORTED EVERY 4 FEET.
9. GAS PIPING
   - 9.1. SHALL BE SCHEDULE 40 BLACK STEEL PIPE WITH MALLEABLE IRON FITTINGS. WHERE GAS PIPE CONNECTS TO EQUIPMENT, IT SHALL BE PROVIDED WITH A DRIP LEG THE FULL SIZE OF THE RUN OUT, A 100% SHUT-OFF VALVE AND A UNION. GAS PIPING CONTAINING PRESSURE GREATER THAN 9" W.G. SHALL BE SCHEDULE 40 BLACK STEEL PIPE WITH WELDED JOINTS.
10. MISCELLANEOUS
    - 10.1. ALL EXTERIOR OPENINGS TO BE PROPERLY CAULKED AND SEALED WITH A SEALANT OF HIGH QUALITY AND LONG LIFE, TO PREVENT INFILTRATION OF OUTSIDE AIR INTO CONDITIONED SPACE.
    - 10.2. COORDINATE INSTALLATION OF ALL ROOF FLASHING AT ROOF PENETRATION.
    - 10.3. DO NOT SCALE THIS DRAWING FOR EXACT DIMENSIONS. VERIFY ALL FIGURES, CONDITIONS, AND DIMENSIONS AT THE JOB SITE.
    - 10.4. THE MECHANICAL PLANS ARE INTENDED TO BE DIAGRAMMATIC AND ARE BASED ON ONE MANUFACTURE'S EQUIPMENT. THEY ARE NOT INTENDED TO SHOW EVERY ITEM IN ITS EXACT LOCATION, THE EXACT DIMENSIONS, OR ALL THE DETAILS OF THE EQUIPMENT. THE CONTRACTOR SHALL VERIFY THE ACTUAL DIMENSIONS OF THE EQUIPMENT PROPOSED TO ENSURE THAT THE EQUIPMENT WILL FIT IN THE AVAILABLE SPACE.
    - 10.5. ALL AIR FILTERS SHALL CONFORM TO SECTION 605 OF THE INTERNATIONAL MECHANICAL CODE WITH A MERV OF 8 OR HIGHER.
11. TESTING AND BALANCING
    - 11.1. THE HVAC SYSTEM SHALL BE TESTED AND AND BALANCED BY AN INDEPENDENT AGENCY, UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER. A SEALED TYPE WRITTEN REPORT SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER FOR REVIEW AND APPROVAL.
12. GUARANTEE
    - 12.1. MATERIALS, EQUIPMENT AND INSTALLATION SHALL BE GUARANTEED FOR A PERIOD OF ONE(1) YEAR FROM DATE OF ACCEPTANCE. DEFECTS WHICH APPEAR DURING THAT PERIOD SHALL BE CORRECTED AT THIS CONTRACTOR'S EXPENSE.
    - 12.2. FOR THE SAME PERIOD, THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO PREMISES CAUSED BY DEFECTS IN WORKMANSHIP OR IN THE WORK OR EQUIPMENT FURNISHED AND/OR INSTALLED BY HIM.

STATE OF OHIO
LAWRENCE S. AYER
56787
REGISTERED PROFESSIONAL ENGINEER
EXPIRATION DATE: 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
1319 Perry St.
Springfield, Ohio 45504

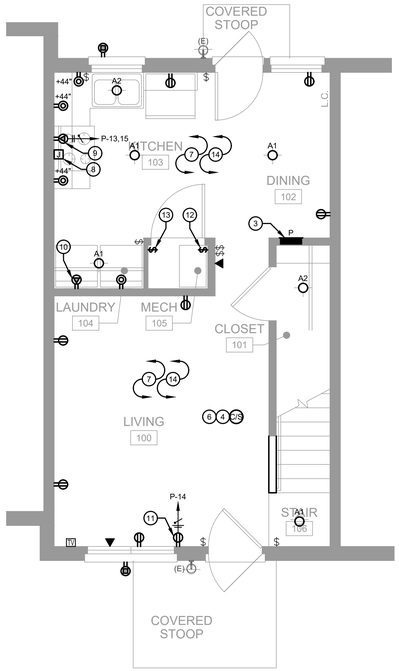
Project Number
E2M: 25131

Date
May 30, 2025

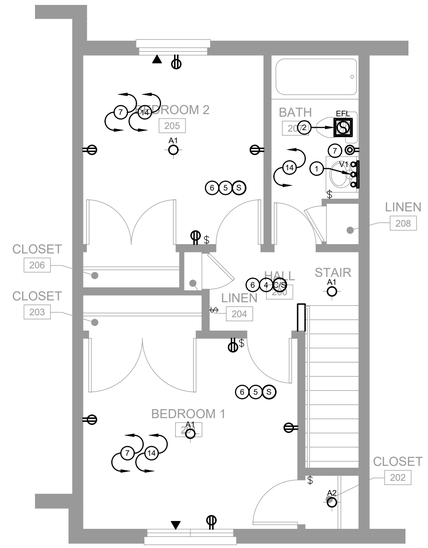
Date	Issue
06/02/25	REVIEW SET
06/05/25	REVIEW
06/20/25	BID/CONSTRUCTION

Sheet Title
MECHANICAL PLAN

Sheet Number
01-M1.1



1 FIRST FLOOR ELECTRICAL PLAN
01-E1.1 SCALE: 1/4" = 1'-0"
0' 2' 4' 8'



2 SECOND FLOOR ELECTRICAL PLAN
01-E1.1 SCALE: 1/4" = 1'-0"
0' 2' 4' 8'

PLAN NOTES

1	MOUNT VANITY LIGHT ABOVE BATHROOM MIRROR. FIELD VERIFY EXACT MOUNTING HEIGHT. CONNECT TO EXISTING WIRING.
2	EXHAUST FAN PROVIDED BY MECHANICAL CONTRACTOR AND WIRED BY ELECTRICAL CONTRACTOR. FAN TO BE WIRED TO EXISTING CIRCUIT AND LIGHTING CONTROLS. SET SWITCH TO LIGHT AND FAN.
3	EXISTING PANEL TO BE REPLACED WITH NEW.
4	PROVIDE DUAL SENSING (PHOTOELECTRIC AND IONIZATION) SMOKE DETECTOR WITH CARBON MONOXIDE SENSOR AT THIS LOCATION. ALL SMOKE DETECTORS SHALL BE 120V HARD WIRED AND INTERCONNECTED WITH BATTERY BACKUP.
5	PROVIDE DUAL SENSING (PHOTOELECTRIC AND IONIZATION) SMOKE DETECTOR AT THIS LOCATION. ALL SMOKE DETECTORS SHALL BE 120V HARD WIRED AND INTERCONNECTED WITH BATTERY BACKUP.
6	CONTRACTOR TO INSTALL MULTI-STATION SMOKE DETECTORS AND COMBINATION SMOKE/CARBON MONOXIDE DETECTORS IN ACCORDANCE WITH NFPA 72. TYPICAL OF ALL DEVICES.
7	ALL RECEPTACLES AND DATA JACKS TO BE REPLACED WITH NEW DEVICES AND COVER PLATES. NEW RECEPTACLES TO BE TAMPER RESISTANT. CAPTURE EXISTING CIRCUIT AND ANY EXISTING SWITCHED RECEPTACLE CONTROLS.
8	PROVIDE POWER TO NEW RANGE HOOD PER MANUFACTURER SPECIFICATIONS. HOOD PROVIDED BY MECHANICAL CONTRACTOR AND WIRED BY ELECTRICAL CONTRACTOR. WIRE TO EXISTING RANGE HOOD CIRCUIT.
9	PROVIDE POWER TO NEW ELECTRIC RANGE PER MANUFACTURER SPECIFICATION.
10	REPLACE EXISTING DRYER RECEPTACLE WITH NEW PER MANUFACTURER SPECIFICATIONS.
11	NEW DEDICATED 20A CIRCUIT FOR WINDOW AC UNIT.
12	CAPTURE EXISTING 120V ELECTRIC CONNECTION AT DEMOLISHED GAS FURNACE AND MAKE CONNECTION TO NEW FURNACE PER MANUFACTURER SPECIFICATIONS. COORDINATE LOCATION WITH MECHANICAL CONTRACTOR.
13	PROVIDE NEW 120V CONNECTION TO TANKLESS GAS-FIRED WATER HEATER PER MANUFACTURER SPECIFICATIONS. COORDINATE LOCATION WITH PLUMBING CONTRACTOR.
14	EXISTING LIGHTS TO BE REPLACED WITH NEW AND WIRED TO EXISTING CIRCUIT AND CONTROLS UNLESS OTHERWISE SPECIFIED. EXISTING LIGHT SWITCHES TO BE REPLACED WITH NEW.

GENERAL NOTES

1. CONTRACTOR SHALL MEGGER TEST ALL EXISTING WIRING TO REMAIN. REPLACE ANY WIRING THAT DOES NOT PASS.
2. ALL EXISTING ELECTRICAL EQUIPMENT WILL BE TESTED AND REUSED IF POSSIBLE. OTHERWISE, ALL LIGHTING AND POWER COMPONENTS WILL BE REPLACED WITH NEW.
3. REMOVE EXISTING, INSTALL NEW DEVICES & COVER PLATES THROUGHOUT. MATCH ORIGINAL CONFIGURATIONS. FIELD VERIFY AS APPLICABLE. INCLUDE ALL PHONE JACKS/TELEVISION JACKS, DATA JACKS, RECEPTACLES, AND SWITCHES.
4. REMOVE EXISTING, INSTALL NEW LIGHT FIXTURES THROUGHOUT. MATCH ORIGINAL CONFIGURATIONS. FIELD VERIFY AS APPLICABLE. INCLUDE ALL LIGHT FIXTURES.

STATE OF OHIO
LAWRENCE S. AYER
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REGISTERED PROFESSIONAL ENGINEER
EXPIRATION DATE: 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
1319 Perry St.
Springfield, Ohio 45504

Project Number
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Date
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Sheet Title
ELECTRICAL PLAN

Sheet Number
01-E1.1

Load Calculations – NEC 2014 Example D2(b)

Description	Area (Ft²)	Watts/Ft²	Total
Lighting and Receptacles	786	3	2,358 W
		Sub-Total:	2,358 W

General Loads	Watts	Quantity	Total
Lighting and Receptacles			2,358 W
Small Appliance Circuits	1,500 W	2	3,000 W
Laundry Circuit(s)	1,500 W	1	1,500 W
Clothes Dryer(s)	3,000 W	1	3,000 W
		Sub-Total:	9,858 W

Description	Watts	Demand Factor	Total
First 10KVA @ 100%	9,858 W	100%	9,858 W
Remainder @ 40%	0 W	40%	0 W
		Sub-Total:	9,858 W

All Loads	Watts	Quantity	Total
General Loads	9,858 W	1	9,858 W
Electric Heat > Air Conditioning	846 W	0	0 W
Air Conditioning > Electric Heat	1,500 W	1	1,500 W
		Total Conncted Load:	11,358 W
		Ampacity Required:	31.53 A
		Ampacity Provided:	100

Volts	Phase	Wire	Panel Type
120/240	1Ø	3	Main Lug Only

Electrical Panel Schedule 1319 Perry

Ampacity Provided	Mount	AIC	Fed From
100 Amps	Surface	Existing	Meter

Circuit #	Breaker	Poles	Notes	Description	A	B		A	B		Description	Notes	Poles	Breaker	Circuit #
1	15	1	AF/GF	Laundry							Bath GFI	AF/GF	1	20	2
3	15	1	AF	Furnace							Living Room Outlets	AF	1	15	4
5	15	1	AF	Bedroom Outlets							Smoke Alarms	AF	1	15	6
7	15	1	AF	General Lights							Kitchen Refrigerator	AF/GF	1	20	8
9	30	2		Dryer							Kitchen Outlets	AF/GF	1	20	10
11											Dining & Kitchen Outlets	AF/GF	1	20	12
13	40	2		Range							Window A/C Unit	AF	1	20	14
15															16
17															18

Total Connected Load Phase A:	0
Total Connected Load Phase B:	0
Total Connected Load:	0 Watts

Load Description	Watts	Factor	Total
Receptacles < 10,000	0	100%	0
Receptacles > 10,000	0	50%	0
Lighting Loads	0	125%	0
Track Lighting	0Ft	75W/Ft	0
Motor Loads	0	100%	0
Largest Motor	0	125%	0
Cooling Loads	0	100%	0
Heating Loads	0	100%	0
Continuous Loads	0	125%	0
Non-Continuous Loads	0	100%	0
Kitchen Equipment Loads	0	100%	0
Existing Panel Demand		125%	0
		Sub-Total:	0
		Total Connected Ampacity:	0.00
		Total Connected Load %:	0%

Notes:

AF	Arc Fault Circuit Interrupter
GF	Ground Fault Circuit Interrupter
LO	Lock Out Breaker
ST	Shunt Trip
PNF	Provide new fuse in slot
REF	Re-use existing spare fusible switch
EX	Blank loads on panel are unknown and shall be calculated under the existing panel demand (or existing building peak demand) category in the load calculations section. Engineer offers no warranty as to the condition or load information on unknown circuit breakers.

Panel Schedule Notes:

New circuit breakers added to existing panels shall match panel manufacturer, voltage level, and fault current rating of existing protectives.

Identify main disconnects and all up and downstream disconnecting means for all circuits at panel.

Fill out branch circuit directory indicating circuit numbers, area(s) served, and load type. Index shall be neatly typed. Branch circuit directories shall be updated or replaced in all areas of alterations.

Black laminated phenolic nameplates shall be provided on all new and existing panel boards secured by #8-32 screws, lock washers, and nuts on each corner of nameplate.

Contractor may arrange circuits to suit field conditions, but loading between phases shall be +/1 10%.

LIGHT FIXTURE SCHEDULE

SYMBOL	ID	DESCRIPTION	FIXTURE INFORMATION		ELECTRIC INFORMATION		MISCELLANEOUS INFORMATION	
○	A1	17" SURFACE MOUNTED DOWNLIGHT	MAKE	PROJECT SOURCE	VOLTAGE	120	MOUNTING	SURFACE
			MODEL	MXL 1069-L18.5K9027W	LAMP QTY	LED	HEIGHT	
			ALTERNATE		LAMP TYPE	LED	NOTES	
			OTHER		WATTS	18.5W		
○	A2	8" SURFACE MOUNT LED LIGHT FIXTURE	MAKE	PROJECT SOURCE	VOLTAGE	120V	MOUNTING	SURFACE
			MODEL	MXL1140-L12K9027W	LAMP QTY		HEIGHT	
			ALTERNATE		LAMP TYPE	LED	NOTES	
			OTHER		WATTS	12W		
○○○	V1	VANITY FIXTURE	MAKE	WAC LIGHTING, FLO	VOLTAGE	120	MOUNTING	SURFACE
			MODEL	WS-224-CS-WT	LAMP QTY	LED	HEIGHT	
			ALTERNATE		LAMP TYPE	LED	NOTES	
			OTHER		WATTS	16W		

NOTES
1. FIXTURES WITH THE SUFFIX "-EM" ATTACHED TO THE ID OR SHOWN HALF SHADED ARE EMERGENCY FIXTURES. SEE ELECTRICAL GENERAL NOTES FOR MORE INFORMATION.
2. FIXTURES WITH THE SUFFIX "-NL" ARE NIGHT LIGHTS. SEE ELECTRICAL GENERAL NOTES FOR MORE INFORMATION.

DESIGNATIONS
-N NEW
-E EXISTING
-D DEMO
-R RELOCATED

ELECTRICAL GENERAL NOTES

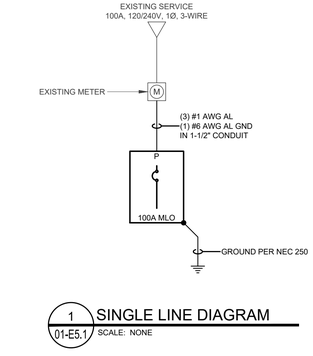
1. THE TERM "PROVIDE" SHALL MEAN CONTRACTOR SHALL FURNISH AND INSTALL ITEMS AND CONNECT AS REQUIRED TO OBTAIN A COMPLETE WORKING SYSTEM.
2. RECEPTACLES SHALL BE CIRCUITED WITH A SEPARATE GROUND WIRE. RECEPTACLES PROTECTED BY GROUND FAULT CIRCUIT INTERRUPTER DEVICES SHALL EACH HAVE A SEPARATE NEUTRAL WIRE PULLED FOR THAT CIRCUIT.
3. ALL CONDUIT SHALL BE RUN CONCEALED WHEREVER POSSIBLE ABOVE CEILINGS, INSIDE WALLS, OR UNDER FLOOR SLAB (ONLY WHERE SHOWN DASHED ON PLAN), UNLESS OTHERWISE NOTED ON PLAN. IN HIGH-BAY (NO CEILING) AREAS, RUN EXPOSED CONDUIT HIGH AS POSSIBLE. ALL CONDUIT SHALL BE RUN PARALLEL OR PERPENDICULAR TO NEARBY SURFACES OR STRUCTURAL MEMBERS AND FOLLOW THE SURFACE CONTOURS AS MUCH AS PRACTICAL. NO NONMETALLIC CONDUIT SHALL BE RUN IN AIR RETURN PLENUM.
4. FROM EACH TELEPHONE, CRT, TV, ETC., COMMUNICATION TYPE OUTLET, PROVIDE A (MIN.,) 3/4-INCH CONDUIT (WITH PULL STRING) STUBBED ABOVE LAY-IN CEILING, UNLESS OTHERWISE NOTED.
5. TELEPHONE AND OTHER COMMUNICATIONS WIRING SHALL BE PLENUM RATED IF CONDUCTORS PASS THROUGH AN AIR RETURN PLENUM.
6. ELECTRICAL DRAWINGS SHALL BE COORDINATED WITH ASSOCIATED MECHANICAL DRAWINGS AND MECHANICAL CONTRACTOR FOR MOTORS, DEVICES, FIXTURES, ETC.. FOR EXACT LOCATIONS BEFORE ROUGH-IN OF CONDUIT SYSTEM.
7. MINIMUM CONDUIT SIZE IS 3/4 INCH, MINIMUM WIRE SIZE IS #12 AWG, UNLESS OTHERWISE NOTED ON PLANS OR IN CIRCUIT REVIEWS.
8. MOUNTING HEIGHTS ABOVE FINISHED FLOOR (A.F.F.) ARE TO CENTER OF DEVICE UNLESS NOTED OTHERWISE.
9. ALL WIRING SHALL BE INSTALLED PER THE NATIONAL ELECTRIC CODE (NEC). ALL WIRING SHALL BE SECURED AND SUPPORTED PER NEC 300.11.
10. CONTRACTOR SHALL INCLUDE THE COST TO SECURE ALL APPLICABLE PERMITS IN BASE BID.
11. ALL RECEPTACLES IN THE KITCHEN/PREP AREA SHALL BE GFCI WHETHER SHOWN AS SUCH OR NOT.
12. ALL EXIT AND EMERGENCY LIGHTING SHALL BE WIRED EITHER AHEAD OF LOCAL SWITCHING ON THE LOCAL AREA CIRCUIT OR ON A DEDICATED EXIT/EMERGENCY CIRCUIT. THE METHOD CHOSEN SHALL MEET THE REQUIREMENTS OF N.E.C. ARTICLE 700 AND THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION.
13. ALL 120V AND 277V CIRCUITS SHALL HAVE A DEDICATED NEUTRAL. SHARING A NEUTRAL CONDUCTOR IS PROHIBITED.
14. ALL RECEPTACLES BEHIND VENDING MACHINES AND REFRIGERATORS TO BE GFCI WITH REMOTE AND OR ACCESSIBLE RESET.

PROJECT GENERAL NOTES

1. THE DRAWINGS ARE DIAGRAMMATIC ONLY AND INDICATE THE GENERAL ARRANGEMENT OF THE SYSTEMS AND ARE TO BE FOLLOWED INSOFAR AS POSSIBLE. IF DEVIATIONS FROM THE LAYOUTS ARE NECESSITATED BY FIELD CONDITIONS, DETAILED LAYOUTS OF THE PROPOSED DEPARTURES SHALL BE SUBMITTED IN WRITING TO THE ENGINEER FOR REVIEW BEFORE PROCEEDING WITH THE WORK.
2. THE ELECTRICAL CONTRACTOR SHALL REVIEW ALL DRAWINGS IN DETAIL AS THEY MAY RELATE TO THEIR WORK.
3. EACH CONTRACTOR SHALL INSPECT THE SITE ON WHICH THE WORK IS TO BE PERFORMED, AND THE OBSTACLES THAT MAY BE ENCOUNTERED, AND ALL RELEVANT MATTERS CONCERNING THE WORK.
4. THE CONTRACTOR SHALL FILE ALL NECESSARY NOTICES, OBTAIN AND PAY FOR ALL PERMITS, FEES, AND OTHER COSTS INCLUDING UTILITY CONNECTIONS OR EXTENSION, IN CONNECTION WITH HIS WORK. AS NECESSARY, HE SHALL FILE ALL REQUIRED PLANS, PREPARE ALL DOCUMENTS AND OBTAIN ALL NECESSARY APPROVALS OF ALL UTILITY AND GOVERNMENTAL DEPARTMENTS HAVING JURISDICTION.
5. IGNORANCE OF CODES, RULES, AND REGULATIONS, UTILITY COMPANY REQUIREMENTS, LAWS, ETC. SHALL NOT DIMINISH OR ABSOLVE CONTRACTOR'S RESPONSIBILITIES TO PROVIDE AND COMPLETE ALL WORK IN COMPLIANCE WITH SUCH.
6. ALL MATERIALS FURNISHED AND ALL WORK INSTALLED SHALL COMPLY WITH THE CURRENT EDITION OF THE OHIO MECHANICAL CODES, NATIONAL FIRE CODES OF THE NATIONAL FIRE PROTECTION ASSOCIATION AND WITH THE REQUIREMENTS OF ALL GOVERNMENTAL AGENCIES OR DEPARTMENTS HAVING JURISDICTION.

PANEL SCHEDULE NOTES

1. NEW CIRCUIT BREAKERS ADDED TO EXISTING PANELS SHALL MATCH PANEL MANUFACTURER, VOLTAGE LEVEL AND FAULT CURRENT RATING OF EXISTING PROTECTIVES.
2. IDENTIFY MAIN DISCONNECTS AND ALL UP AND DOWNSTREAM DISCONNECTING MEANS FOR ALL CIRCUITS AT PANEL.
3. FILL OUT BRANCH CIRCUIT DIRECTORY INDICATING CIRCUIT NUMBERS, AREA(S) SERVED, AND LOAD TYPE. INDEX SHALL BE NEATLY TYPED. BRANCH CIRCUIT DIRECTORIES SHALL BE UPDATED OR REPLACED IN ALL AREAS OF ALTERATIONS.
4. BLACK LAMINATED PHENOLIC NAMEPLATES SHALL BE PROVIDED ON ALL NEW AND EXISTING PANEL BOARDS SECURED BY #8-32 SCREWS, LOCK WASHERS AND NUTS ON EACH CORNER OF NAMEPLATE.
5. CONTRACTOR MAY ARRANGE CIRCUITS TO SUIT FIELD CONDITIONS, BUT LOADING BETWEEN PHASES SHALL BE +/- 10%.



1 01-E5.1 SINGLE LINE DIAGRAM
SCALE: NONE

POWER PLAN SYMBOL LEGEND

+0"	SIMPLEX RECEPTACLE MOUNT AT +18" A.F.F. UNLESS OTHERWISE NOTED
+0"	DUPLEX RECEPTACLE MOUNT AT +18" A.F.F. UNLESS OTHERWISE NOTED
+0"	SPECIAL USE DEDICATED RECEPTACLE MOUNT AT +18" A.F.F. UNLESS OTHERWISE NOTED REFER TO PANEL SCHEDULE FOR MORE INFORMATION
+0"	GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE MOUNT AT +18" A.F.F. UNLESS OTHERWISE NOTED
+0"	WEATHER PROOF RECEPTACLE MOUNT AT +18" A.F.F. UNLESS OTHERWISE NOTED
J	JUNCTION BOX
	NON-FUSED DISCONNECT
	FUSED DISCONNECT
M	1Ø MOTOR CONNECTION
A NEW	FLUSH MOUNTED PANEL A = PANEL DESIGATION
A NEW	SURFACE MOUNTED PANEL A = PANEL DESIGATION
	METER
A-B	HOME RUN A = PANEL DESIGATION B = CIRCUIT NUMBER

N = NEW	E = EXISTING	R = RELOCATED	D = DEMO	F = FUTURE

+0" = MOUNTING HEIGHT OF THE DEVICE ABOVE FINISHED FLOOR.

LIGHTING PLAN SYMBOL LEGEND

GEOMETRICAL FIXTURE	SHADING INDICATES THAT A FIXTURE IS WIRED TO A NIGHT LIGHT OR EMERGENCY TYPE CIRCUIT. FIXTURE SHALL BE WIRED IN ACCORDANCE WITH N.E.C. ARTICLE 700.
A-# TYPICAL FIXTURE (a) X	"X" = FIXTURE TYPE A-# = CIRCUIT NUMBER ab = SWITCH LEG
$	TOGGLE SWITCH
$3	THREE-WAY TOGGLE SWITCH

N = NEW	E = EXISTING	R = RELOCATED	D = DEMO	F = FUTURE

+0" = MOUNTING HEIGHT OF THE DEVICE ABOVE FINISHED FLOOR.

SINGLE LINE SYMBOL LEGEND

	CIRCUIT BREAKER
	UTILITY METER
NF	NON-FUSED DISCONNECT
	FUSIBLE DISCONNECT
	PANELBOARD, MAIN CIRCUIT BREAKER Y = MCB RATING X = NAME

GENERAL NOTES - RISER DIAGRAM

A. PARALLEL FEEDER CONDUCTORS SHALL BE CUT TO THE EXACT SAME LENGTHS AND SHALL BE FROM THE SAME FACTORY RUN. ALL CONNECTIONS FOR SAME WORK SHALL BE TORQUED TO IDENTICAL VALUES.

B. EXTERIOR ELECTRICAL WORK SHALL NOT ONLY BE WEATHERPROOF AND WATER TIGHT, BUT SHALL BE RUST RESISTANT.

C. CONDUCTORS BELOW GRADE OR SUBJECT TO MOISTURE SHALL BE 'XHHW-2'.

D. PROVIDE FACTORY SERIES COORDINATION FOR ALL CIRCUIT BREAKERS. (INCLUDING ALL BRANCH BREAKERS). RELATIVE TO "UPSTREAM" BREAKERS, SO THAT ONLY THE BREAKER CLOSEST IN THE CIRCUIT TO THE LOAD TRIPS UPON AN OVERLOAD OF FAULT CONDITION.

E. POWER DISTRIBUTION EQUIPMENT SUPPLIER SHALL PROVIDE APPROPRIATELY RATED AND BRACED TO ACCOMMODATE THE AVAILABLE FAULT CURRENT AT THE UTILITY COMPANY TRANSFORMER SECONDARIES. THIS SUPPLIER SHALL ACCORDINGLY PROVIDE ANY RELATED CALCULATIONS SO THAT THEIR EQUIPMENT IS PROPERLY COORDINATED FOR THE AVAILABLE FAULT CURRENT. THE ELECTRICAL CONTRACTOR SHALL PROVIDE THIS SUPPLIER WITH COPIES OF THE ELECTRICAL DOCUMENTS AS REQUIRED SO THAT PROPERLY RATED/BRACED EQUIPMENT IS PROVIDED UNDER BASE BID.

F. GROUNDING ELECTRODE CONDUCTORS SHALL BE PROVIDED IN STRICT COMPLIANCE WITH NEC, INCLUDING ARTICLE 250 AND TABLE 250-66. THESE CONDUCTORS MAY NOT BE INDICATED ON RISERS OR SINGLE LINE DIAGRAMS, BUT SHALL BE PROVIDED UNDER BASE BID NEVERTHELESS.

G. EQUIPMENT GROUNDING CONDUCTORS SHALL BE PROVIDED IN STRICT COMPLIANCE WITH NEC, INCLUDING ARTICLE 250 AND TABLE 250-122. THESE CONDUCTORS MAY NOT BE INDICATED ON RISERS OR SINGLE LINE DIAGRAMS, BUT SHALL BE PROVIDED UNDER BASE BID NEVERTHELESS.

H. WORKING CLEARANCES SHALL BE PROVIDED FOR ALL ELECTRICAL EQUIPMENT (SWITCHBOARDS, PANELBOARDS, TRANSFORMERS, STARTERS, DISCONNECTS, ETC. AS APPLICABLE) IN STRICT COMPLIANCE WITH NEC CHAPTER 1, PART B SECTION 110-25(a). LOCATIONS SHOWN ON THE FLOOR PLANS ARE SCHEMATIC AND DIAGRAMMATIC IN NATURE. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE WITH THE ABOVE NEC REFERENCE. THIS REQUIREMENTS APPLIES TO EQUIPMENT ON FLOOR PLANS AS WELL AS TO EQUIPMENT SHOWN ON THE RISER.

I. HOLD ALL NEW OVERHEAD ELECTRICAL WORK AS TIGHT AS POSSIBLE TO THE BOTTOM OF THE OVERHEAD STRUCTURE. LOCATE ANY RELATED PULL BOXES SO THAT THEY WILL BE FULLY ACCESSIBLE AFTER ALL CONSTRUCTION WORK IS COMPLETE. AS WITH ALL WORK, COORDINATE IN ADVANCE WITH OTHER TRADES.

J. ROUTE FEEDER CONDUITS BELOW GRADE WHEREVER POSSIBLE. VERY LIMITED SPACE EXISTS ABOVE ACOUSTICAL TILE CEILINGS AND MANY, IF NOT MOST, OF THE SPACE ABOVE GYPSUM BOARD CEILINGS IS NOT AVAILABLE FOR RUNNING CONDUIT. STUDY ALL ARCHITECTURAL, STRUCTURAL AND MECHANICAL DRAWINGS VERY CAREFULLY BEFORE LAYING OUT FEEDER ROUTES.

K. ALL PANELS HAVE NEMA 1 ENCLOSURES UNLESS OTHERWISE NOTED.

L. ALL PANELS ARE SURFACE MOUNTED UNLESS OTHERWISE NOTED.

STATE OF OHIO
LAWRENCE S. AYER
56787
REGISTERED PROFESSIONAL ENGINEER
EXPIRATION DATE: 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
1319 Perry St.
Springfield, Ohio 45504

Project Number
E2M: 25131

Date
May 30, 2025

Date	Issue
06/02/25	REVIEW SET
06/05/25	REVIEW
06/20/25	BID/CONSTRUCTION

Sheet Title
ELECTRICAL SCHEDULES & NOTES

Sheet Number
01-E5.1

Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
1321 Perry St.
Springfield, Ohio 45504

PROJECT TEAM

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OWNER

Springfield Metropolitan Housing Authority
2026 W. Main Street
Springfield, Ohio 45504

CODE REVIEW

DESCRIPTION: MODERNIZATION OF ONE TWO STORY TOWNHOUSE DWELLING UNIT IN A MULTI-FAMILY BUILDING. EXISTING CONFIGURATION WILL REMAIN. NO CHANGE TO BUILDING HEIGHT OR AREA. NO CHANGE TO EGRESS.

JURISDICTION: CITY OF SPRINGFIELD, CLARK COUNTY

ZONING CODE: CITY OF SPRINGFIELD ZONING CODE
ZONING DISTRICT: M-1

BUILDING CODE: 2019 RESIDENTIAL CODE OF OHIO [RCO]:

BUILDING AREA: 1,426 S.F.

RCO 302: FIRE RESISTANT CONSTRUCTION / PROTECTION

302.9.1: WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200.

302.9.2: WALL AND CEILING FINISHES SHALL HAVE A SMOKE DEVELOPED INDEX OF NOT GREATER THAN 450.

302.11: FIREBLOCKING LOCATIONS REQUIRED:

- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS - VERTICALLY AT THE CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
- AT INTERCONNECTIONS BETEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS, AND COVE CEILINGS.
- IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
- AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, AND WIRES AT CEILING AND FLOOR LEVEL WITH AN APPROVED MATERIAL TO PREVENT THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. MEET ASTM E136 REQUIREMENTS.

302.11.1: FIREBLOCKING MATERIALS: 2x LUMBER, [2] LAYERS 1x LUMBER WITH BROKEN LAPPED JOINTS, 23/32" OSB WITH JOINTS BACKED WITH 23/32" OSB, 1/2" GYPSUM BOARD, MINERAL WOOL OR FIBERGLASS BATTS SECURED IN PLACE.

RCO 308: GLAZING

308.4: HAZARDOUS LOCATIONS - REQUIRE TEMPERED GLAZING:

RCO 312: GUARDS AND FALL PROTECTION

312.1: GUARDS REQUIRED FOR PORTIONS OF OPEN-SIDED WALKING SURFACES INCLUDING STAIRS, RAMPS, AND LANDINGS LOCATED MORE THAN 30" ABOVE ADJACENT FLOOR OR GRADE AT ANY POINT WITHIN 36" TO THE OPEN SIDE.

312.1.2: GUARDS SHALL HAVE A 36" MINIMUM HEIGHT, EXCEPT FOR AT STAIR = 34".

312.1.3: OPENING LIMITATIONS: REQUIRED GUARD SHALL NOT HAVE OPENINGS THAT ALLOW THE PASSAGE OF A SPHERE 4" IN DIAMETER. EXCEPTIONS AS FOLLOWS:

TRIANGULAR OPENINGS AT THE OPEN SIDE OF A STAIR FORMED BY RISER, TREAD, AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE 6" IN DIAMETER.

GUARDS AT THE OPEN SIDE OF STAIRS SHALL NOT ALLOW PASSAGE OF A SPHERE 4 3/8" IN DIAMETER.

RCO 314: SMOKE ALARMS

314.1: COMPLY WITH NFPA 72

314.1.2: TECHNOLOGY: ON EACH LEVEL WITHIN EACH DWELLING UNIT SMOKE ALARMS UTILIZING PHOTOELECTRIC AND IONIZATION TECHNOLOGIES. SEPARATE OR DUAL-SENSING SMOKE ALARMS MAY BE USED.

314.3: LOCATION:

- IN EACH SLEEPING ROOM
- OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE SLEEPING ROOMS [PHOTOELECTRIC]
- ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS, NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.
- SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM CONTAINING A BATHTUB / SHOWER.
- INSTALLATION REQUIREMENTS NEAR COOKING APPLIANCES:

  IONIZATION SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 20 FEET HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCES.

  IONIZATION SMOKE ALARMS WITH ALARM-SILENCING SWITCH SHALL NOT BE INSTALLED LESS THAN 10 FEET HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCES.

  PHOTOELECTRIC SMOKE ALARMS SHALL NTO BE INSTALLED LESS THAN 6 FEET HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCES.

314.4: INTERCONNECTION: ALL ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WITH ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT.

INTERCONNECTION OF SMOKE ALARMS IN EXISTING AREAS SHALL NOT BE REQUIRED WHERE THE ALTERATIONS OR REPAIRS DO NOT RESULT IN THE REMOVAL OF INTERIOR WALL OR CEILING FINISHES EXPOSING THE STRUCTURE, UNLESS THERE IS AN ATTIC, CRAWL SPACE, OR BASEMENT AVAILABLE WHICH COULD PROVIDE ACCESS FOR INTERCONNECTION WITHOUT REMOVAL OF FINISHES.

314.5: COMBINATION ALARMS: COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PERMITTED.

314.6: POWER SOURCE: 120v WITH BATTERY BACKUP.

HARD-WIRING OF SMOKE ALARMS IN EXISTING AREAS SHALL NOT BE REQUIRED WHERE THE ALTERATIONS OR REPAIRS DO NOT RESULT IN THE REMOVAL OF INTERIOR WALL OR CEILING FINISHES EXPOSING THE STRUCTURE, UNLESS THERE IS AN ATTIC, CRAWL SPACE, OR BASEMENT AVAILABLE WHICH COULD PROVIDE ACCESS FOR INTERCONNECTION WITHOUT REMOVAL OF FINISHES.

RCO 315: CARBON MONOXIDE ALARMS

315.2: WHEN REQUIRED: IF FUEL FIRED APPLIANCE EXISTS; IF ATTACHED GARAGE EXISTS.

315.3: LOCATION:

- OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- IN A BEDROOM WHERE A FUEL BURNING APPLIANCE IS LOCATED WITHIN THE BEDROOM OR ITS ATTACHED BATHROOM

SHEET INDEX

1321 PERRY ST. [SITE 02]

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PROJECT WORK SCOPE

1. ACCOMPLISH ALL ABATEMENT PER ENVIRONMENTAL SPECIFICATIONS. OBTAIN ALL REQUIRED AIR CLEARANCE TEST UPON COMPLETION.
2. REMOVE ALL EXISTING INTERIOR FINISHES TO THE FRAMING / STRUCTURE. [COMPLETE GUT] REMOVE ALL EXISTING INSULATION FROM WALL AND CEILING / ATTIC CAVITIES. TREAT ALL EXPOSED FRAMING WITH MICROBIAL CLEANER / SEALER.
3. REMOVE EXISTING, INSTALL NEW EXTERIOR DOORS, FRAMES AND HARDWARE COMPLETE. REMOVE EXISTING, INSTALL NEW BRICKMOLD. REMOVE EXISTING, INSTALL NEW PAINTED INTERIOR WOOD CASING, PREP & PAINT. REFER TO DOOR SCHEDULE.
4. REMOVE EXISTING, INSTALL NEW STORM DOORS AT EXTERIOR DOORS.
5. REMOVE EXISTING, INSTALL NEW VINYL WINDOWS IN EXISTING OPENINGS. REMOVE TEMPORARY WINDOW COVERINGS WHERE THEY EXIST. INSTALL NEW GYPSUM BOARD RETURNS TO WINDOW UNITS. INSTALL NEW SOLID SURFACE WINDOW STOOL. INSTALL TRIM AS APPLICABLE. REMOVE EXISTING, INSTALL NEW JOINT SEALANT AT PERIMETER OF WINDOW OPENING AND AT ADJACENT SIDING / BRICK FINISHES AS APPLICABLE. REFER TO WINDOW SCHEDULE.
6. EXTERIOR PAINTING - PREP AND PAINT ALL NON-PREFINISHED EXTERIOR FINISHES - INCLUDING, BUT NOT LIMITED TO EXTERIOR DOORS, FRAMES, MISCELLANEOUS WOOD TRIM, CONDUITS, ROOFTOP COMPONENTS, ETC.
7. PREP AND PAINT STEEL LINTELS ABOVE FIRST FLOOR WINDOW OPENINGS.
8. REMOVE EXISTING, INSTALL NEW INTERIOR, JAMB-MOUNTED BLINDS AT ALL WINDOWS.
9. REMOVE ALL EXISTING SURFACE MOUNTED WIRES, CABLING, SATELLITE DISHES, ETC. FROM THE FACE OF THE BUILDING AT THIS UNIT. REPAIR ANY HOLES OR RESULTANT DAMAGE TO FACE OF WALL.
10. EXISTING ADDRESS SIGNAGE TO REMAIN.
11. EXISTING EXTERIOR LIGHT FIXTURES TO REMAIN.
12. CONSTRUCT NEW FRAMING AND FINISHES FOR NEW OPENINGS, ALTERATIONS TO SPATIAL LAYOUT, AND REPAIRS TO EXISTING CONDITIONS AS REQ'D AND AS INDICATED ON DRAWINGS. NEW FINISHES TO MATCH EXISTING CONDITIONS / FINISHES AS APPLICABLE.
13. REMOVE EXISTING FLOORING [CARPET, VCT, TILE, ETC.] TO SUBFLOOR / SLAB ON GRADE. REFER TO FLOOR PLAN FOR EXISTING FLOOR TYPE. INSPECT AND VERIFY CONDITION OF SUB-FLOOR. REPORT ANY DEFICIENCIES TO ARCHITECT. INSTALL NEW UNDERLAYMENT AS REQ'D FOR NEW FINISH FLOOR AS SCHEDULED. PREP AND INSTALL NEW FINISH FLOOR AS SCHEDULED.
14. INSTALL NEW 4" VINYL BASE THROUGHOUT THE UNIT.
15. INSTALL NEW KRAFT FACED R-15 FIBERGLASS BATT INSULATION AT ALL EXTERIOR WALL CAVITIES. INSTALL NEW UNFACED FIBERGLASS SOUND BATT INSULATION AT ALL DEMISING WALLS.
16. INSTALL NEW R-49 BLOWN IN FIBERGLASS INSULATION AT ATTIC. INSTALL AIR BAFFLES BETWEEN FRAMING MEMBERS AT EAVE TO ENSURE PROPER ATTIC VENTILATION [MAINTAIN MIN. 1" CLEAR TO UNDERSIDE OF ROOF SHEATHING]
17. INSTALL NEW GYPSUM BOARD AT ALL WALLS AND CEILINGS THROUGHOUT THE UNIT. PREP AND FINISH TO LEVEL 4 FINISH.
18. INSTALL NEW INTERIOR TRIM CARPENTRY THROUGHOUT THE UNIT, INCLUDING DOOR OPENINGS, MISC. TRIM, ETC. PREP & PAINT.
19. INTERIOR PAINTING - PREP AND PAINT ALL NON-PREFINISHED INTERIOR FINISHES - INCLUDING, BUT NOT LIMITED TO GYPSUM BOARD WALL AND CEILING FINISHES, INTERIOR DOORS, FRAMES, INTERIOR TRIM CARPENTRY, ETC.
20. EXISTING INTERIOR HARDWOOD STAIRS TO REMAIN. REPAIR ANY DAMAGED TREADS. RESECURE EXISTING TREADS TO ELIMINATE SQUEAKS, ETC. PREP AND INSTALL NEW VINYL TREAD / RISER COVERS.
21. REMOVE EXISTING METAL RAIL SYSTEM AT FIRST FLOOR. FRAME NEW 36" H, 2x4 WOOD FRAME WALL WITH GYPSUM BOARD FINISHES. CUT BACK / REMOVE NOSING EXTENSION AT SIDE STAIR STRINGER OF STAIR. INSTALL NEW PAINTED 1x WOOD CAP.
22. REMOVE EXISTING METAL WALL MOUNTED HANDRAIL, INSTALL NEW PAINTED WOOD WALL MOUNTED HANDRAIL.
23. REMOVE EXISTING EXISTING CLOSET SHELVING, CLOSET RODS, HOOKS, ETC. COMPLETE. INSTALL NEW SHELVING, CLOSET RODS, ETC. REFER TO INTERIOR ELEVATIONS AND TYPICAL DETAILS.
24. REMOVE EXISTING INTERIOR DOORS & FRAMES THROUGHOUT THE UNIT. INSTALL NEW INTERIOR DOORS & FRAMES. MODIFY ROUGH OPENINGS AS REQ'D TO ACCOMMODATE NEW DOORS. REMOVE EXISTING, INSTALL NEW HARDWARE. INSTALL NEW WOOD CASING. PREP & PAINT. REFER TO DOOR SCHEDULE.
25. KITCHEN - REMOVE EXISTING, INSTALL NEW PRE-FINISHED WOOD BASE AND WALL CABINETS, PLASTIC LAMINATE COUNTERTOPS. INSTALL NEW SINK, FAUCET, AND ACCESSORIES. INSTALL NEW APPLIANCES. REFER TO INTERIOR ELEVATIONS.
26. BATHROOM - REMOVE EXISTING, INSTALL NEW PLUMBING FIXTURES [TOILET, VANITY/SINK, TUB & SURROUND]. REMOVE ALL EXISTING BATHROOM ACCESSORIES. INSTALL NEW SUBFLOOR / UNDERLAYMENT. BUILD UP AS REQUIRED TO ALIGN NEW FINISH FLOOR WITH EXISTING ADJACENT FLOOR. INSTALL NEW BATHROOM ACCESSORIES. REFER TO INTERIOR ELEVATIONS.
27. INSTALL PASSIVE RADON SYSTEM. REFER TO SPECS.
28. PLUMBING SYSTEMS: COORDINATE W/ PLUMBING DRAWINGS.
    - 28.1. CAMERA & AUGER EXISTING SANITARY PIPING / LATERAL TO STREET. REPORT ALL FINDINGS TO ARCHITECT & OWNER.
    - 28.2. REMOVE EXISTING / MODIFY / RECONFIGURE / INSTALL NEW SUPPLY PIPING AS REQ'D BY WORK.
    - 28.3. REMOVE EXISTING / MODIFY / RECONFIGURE / INSTALL NEW SANITARY PIPING AS REQ'D BY WORK.
    - 28.4. REMOVE EXISTING / MODIFY / RECONFIGURE / INSTALL NEW GAS PIPING AS REQ'D BY WORK.
    - 28.5. REMOVE EXISTING WATER HEATER / COMPONENTS. INSTALL NEW TANKLESS GAS FIRED WATER HEATER. CONNECT TO UTILITIES.
    - 28.6. REMOVE EXISTING, INSTALL NEW PLUMBING FIXTURES AND COMPONENTS. CONNECT TO UTILITIES [ALL WITH NEW SHUTOFFS] PER THE PLUMBING DRAWINGS.
29. MECHANICAL SYSTEMS: COORDINATE W/ MECHANICAL DRAWINGS.
    - 29.1. REMOVE EXISTING, INSTALL NEW GAS FIRED HVAC SYSTEM.
    - 29.2. REMOVE EXISTING, INSTALL NEW THERMOSTAT AND ASSOCIATED CONTROL WIRING.
    - 29.3. REPAIR AND REPLACE DUCTWORK AS REQUIRED BY EXISTING CONDITIONS. MODIFY DUCT LAYOUT AS REQ'D BY NEW WORK. COORDINATE ROUTING AND ANY REQ'D HVAC CHASES NECESSARY TO EXECUTE WORK.
    - 29.4. CLEAN ALL EXISTING SUPPLY AND RETURN DUCTWORK.
    - 29.5. REMOVE EXISTING, INSTALL NEW SUPPLY AND RETURN AIR DEVICES [FLOOR / WALL / CEILING AS APPROPRIATE], SIZED TO FIT EXISTING OPENINGS.
    - 29.6. REMOVE EXISTING, INSTALL NEW BATHROOM EXHAUST FAN AND ASSOCIATED DUCTWORK.
    - 29.7. REMOVE EXISTING, INSTALL NEW RANGE EXHAUST HOOD AND ASSOCIATED DUCTWORK.
    - 29.8. REMOVE EXISTING, INSTALL NEW DRYER BOX AND ASSOCIATED EXHAUST DUCTWORK.
30. ELECTRICAL SYSTEMS: COORDINATE W/ ELECTRICAL DRAWINGS.
    - 30.1. EXISTING ELECTRICAL SERVICE TO REMAIN. REMOVE EXISTING, INSTALL NEW LOAD CENTER AND FEEDER [IF REQ'D].
    - 30.2. REMOVE EXISTING, INSTALL NEW RECEPTACLES, SWITCHES, DEVICES, FIXTURES, SMOKE DETECTORS, COVER PLATES, ETC. COMPLETE. UTILIZE EXISTING BRANCH CIRCUITRY AND BOXES WHERE INDICATED. INSTALL / EXTEND / MODIFY EXISTING BRANCH CIRCUITRY AS REQ'D BY WORK.
    - 30.3. REMOVE EXISTING, INSTALL NEW DEVICES [RECEPTACLES, SWITCHES, ETC.] THROUGHOUT THE BUILDING. REMOVE EXISTING, INSTALL NEW COVERPLATES.
    - 30.4. REMOVE EXISTING, INSTALL NEW LIGHT FIXTURES THROUGHOUT THE UNIT.
    - 30.5. REMOVE EXISTING, INSTALL NEW INTERCONNECTED SMOKE DETECTORS AND SMOKE / CARBON MONOXIDE DETECTORS THROUGHOUT THE UNIT.
    - 30.6. REMOVE ALL EXISTING TELEPHONE, DATA, AND/OR CABLE TV OUTLETS, DEVICES, JACKS, AND COVER PLATES THROUGHOUT THE UNIT. TEST CABLING TO DETERMINE FUNCTIONALITY. REMOVE ALL NON-OPERATIONAL CABLING COMPLETE. EXISTING CABLING TO REMAIN WHERE INSTALLED CONCEALED [NOT SURFACE MOUNTED]. INSTALL NEW PHONE / DATA AND CABLE OUTLETS, DEVICES, JACKS, AND COVER PLATES AT ALL EXISTING OPERATIONAL LOCATIONS ONLY.

GENERAL NOTES

1. REMOVE ALL MATERIALS AND FINISHES REQUIRED TO PERFORM SCHEDULED WORK INCLUDING ANY ANCILLARY ITEMS.
2. REMOVE ALL MISCELLANEOUS ITEMS, CONDUITS, WIRES / CABLING FROM THE FACE OF WALLS / FINISHES. THIS INCLUDES CUT AND PATCH OF FINISHES AS REQUIRED TO FACILITATE WORK.
3. REMOVE ABANDONED OR UNUSED SURFACE MOUNTED ITEMS SUCH AS CURTAIN RODS, BRACKETS, HANGERS, ETC.
4. REMOVE ALL SURFACE MOUNTED WIRING, CABLING, ETC. FROM FACE OF INTERIOR OR EXTERIOR WALLS. PULL BACK TO A TERMINATION OR ACTIVE MAIN AS APPROPRIATE. FIELD VERIFY CONDITIONS.
5. SALVAGE ALL ITEMS AS DIRECTED BY OWNER OR AS NOTED IN THE DRAWINGS. COORDINATE ALL REQUIREMENTS FOR REINSTALLATION OF SALVAGED ITEMS. PROVIDE REPLACEMENT PARTS/COMPONENTS TO ALLOW COMPLETE INSTALLATION.
6. PROTECT ALL FINISHES AND MATERIALS SCHEDULED TO REMAIN FROM DAMAGE DURING CONSTRUCTION. REPAIR ANY DAMAGED FINISHES CAUSED BY WORK TO LIKE NEW CONDITION.
7. FIELD CONFIRM THE LOCATIONS OF ALL LOAD-BEARING FRAMING PRIOR TO REMOVALS. PROVIDE ALL NECESSARY SHORING AND BRACING DURING DEMOLITION AND CONSTRUCTION WORK AS REQUIRED. CONTACT ARCHITECT IF CONDITIONS VARY FROM THE INTENT OF THE DRAWINGS.
8. CONTACT ARCHITECT/OWNER IF HAZARDOUS MATERIALS ARE DISCOVERED THAT HAVE NOT BEEN IDENTIFIED.
9. ANY PART OR PARTS OF THE EXISTING BUILDING STRUCTURE (IN PART OR ON WHOLE) THAT SHOWS SIGNS OF ROTTING, VANDALISM, WATER DAMAGE, PEST DAMAGE, OR ANY OTHER DETERIORATION THAT MAY CAUSE THAT PART OR PARTS TO NOT COMPLY WITH ANY EXISTING APPLICABLE GOVERNMENT BUILDING CODES AND STANDARDIZED CONSTRUCTION PRACTICES. SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER IMMEDIATELY UPON DISCOVERY.
10. REMOVE / TERMINATE / CAP / MODIFY / RELOCATE EXISTING UTILITIES AS REQUIRED BY WORK, INCLUDING BUT NOT LIMITED TO PLUMBING SUPPLY/SANITARY PIPING, GAS PIPING, HVAC DUCTWORK, CONTROLS, ELECTRICAL BRANCH CIRCUITRY, ETC. F.V. REQUIREMENTS AND EXISTING ROUTING.
11. COORDINATE ALL EXISTING AND PROPOSED ROUTING OF PLUMBING, HVAC, AND ELECTRICAL WITH PME DRAWINGS, FIELD COORDINATE BETWEEN TRADES. REMOVE & REPAIR / CUT AND PATCH FINISHES AS REQUIRED TO ACCOMPLISH.
12. PROVIDE ALL PREP WORK FOR NEW FINISHES AND PROPOSED WORK.
13. INSTALL FLOOR LEVELER AS REQUIRED BY EXISTING CONDITIONS.
14. REMOVE EXISTING [WHERE EXISTS], INSTALL NEW JOINT SEALANT AT ALL APPLICABLE BUILDING JOINTS AND BETWEEN VARIOUS BUILDING COMPONENTS. SEAL ALL WALL, FLOOR, AND THRU PENETRATION OPENINGS WITH APPROPRIATE JOINT SEALANT TO ELIMINATE GAPS / OPENINGS, PREVENT WATER INTRUSION, AND PREVENT PEST ENTRY.
15. INSTALL SEALANT AT ALL APPLICABLE JOINTS IN BUILDING ENVELOPE. SEAL ALL PENETRATIONS OF ELECTRICAL / MECHANICAL ITEMS, ETC. INTEGRATE SEALANT AND APPLICABLE FLASHING.
16. MATCH EXISTING TRIM PROFILES, DIMENSIONS, ETC. AS APPROPRIATE TO THE WORK.
17. INSTALL WOOD BLOCKING CONCEALED WITHIN FRAMING TO SUPPORT WALL OR CEILING MOUNTED ITEMS, CABINETS, BATHROOM ACCESSORIES, SHELVING, HANGING ROD, WALL / DOOR STOPS, ELECTRICAL DEVICES, BOXES, ETC. CUT AND PATCH GYPSUM BOARD FINISHES AS REQ'D TO INSTALL WITHIN FRAMING CAVITIES.
18. INSTALL SOLID BEARING AT EACH END OF ALL BEAMS, HEADERS, ETC. FIELD VERIFY CONDITIONS OF EXISTING FRAMING WHERE APPLICABLE.
19. PROVIDE PRESSURE TREATED FRAMING AT ALL FRAMING EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE. PROVIDE APPROPRIATE GALVANIZED OR STAINLESS STEEL FASTENERS.
20. INSTALL FIRESTOP BLOCKING AT ALL LOCATIONS REQUIRED BY FRAMING, SOFFITS, ETC. TO ELIMINATE ALL OPEN STUD CAVITIES.

STATE OF OHIO
JONATHAN ROBERT SCHAAF 14503
REGISTERED ARCHITECT

Jonathan Robert Schaaf #14503
Expiration Date 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
1321 Perry St.
Springfield, Ohio 45504

Project Number
2025-019

Date
June 20, 2025

Date	Issue
03.25.25	SD Set
06.09.25	Final Review
06.20.25	Bid/Construction Set

Sheet Title
Project Information

Sheet Number
02-G1.1

ROOM FINISH SCHEDULE

#	NAME	FLOOR	BASE	WALLS	CEILING	REMARKS
100	LIVING	F-1	B-1	W-1	C-1	-
101	CLOSET	F-1	B-1	W-1	C-1	-
102	KITCHEN	F-1	B-1	W-1	C-1	-
103	MECHANICAL	F-1	B-1	W-1	C-1	-
104	CLOSET	F-1	B-1	W-1	C-1	-
105	POWDER	F-1	B-1	W-1	C-1	-
106	LAUNDRY	F-1	B-1	W-1	C-1	-
107	DINING	F-1	B-1	W-1	C-1	-
108	STAIR	F-1	B-1	W-1	C-1	INSTALL NEW VINYL RIS./TR. COVERS
200	HALL	F-1	B-1	W-1	C-1	-
201	BEDROOM 1	F-1	B-1	W-1	C-1	-
202	CLOSET	F-1	B-1	W-1	C-1	-
203	BEDROOM 2	F-1	B-1	W-1	C-1	-
204	CLOSET	F-1	B-1	W-1	C-1	-
205	LINEN	F-1	B-1	W-1	C-1	-
206	BATH	F-1	B-1	W-1	C-1	-
207	LINEN	F-1	B-1	W-1	C-1	-
208	BEDROOM 3	F-1	B-1	W-1	C-1	-
209	CLOSET	F-1	B-1	W-1	C-1	-
210	BEDROOM 3	F-1	B-1	W-1	C-1	-
211	CLOSET	F-1	B-1	W-1	C-1	-
212	CLOSET	F-1	B-1	W-1	C-1	-

GENERAL NOTES:

1. CONFIRM ALL FLOOR TRANSITIONS BETWEEN ROOMS, FINISH FLOOR MATERIAL CHANGES, EXISTING FLOOR / SUB-FLOOR CONDITIONS, FLOOR SET FIXTURES AND APPLIANCES, ETC.
2. SKIM, FLOAT, SLOPE FLOOR AS REQUIRED BETWEEN VARIOUS FLOOR LEVELS IF REQ'D. COORDINATE W/ ARCHITECT.
3. PROVIDE ALL PREP WORK FOR PROPOSED FINISHES AS NOTED.
4. PAINT ALL NON-PRE-FINISHED SURFACES - GYPSUM BOARD, PLASTER, INTERIOR TRIM CARPENTRY, DOORS, WOOD COMPONENTS, ETC.
5. FINAL COLORS / FINISHES AS SELECTED BY ARCHITECT / OWNER.

FINISH SPECIFICATIONS

EX. EXISTING FINISH TO REMAIN

FLOORING
F-1 VINYL PLANK FLOORING:
SIX DEGREES, SRP330VC02E19, WOODLAND
RADIUS PLANK 12mm 7x48

BASE
B-1 RUBBER BASE:
ROPPE 700 4"x48" TPR COVE BASE, 110 BROWN

WALLS
W-1 PAINTED GYPSUM BOARD/PLASTER
PAINT P-1, UNLESS NOTED OTHERWISE
W-2 PAINTED FOUNDATION WALLS
PAINT W/ WATERPROOFER, UNLESS NOTED OTHERWISE

CEILING
C-1 PAINTED GYPSUM BOARD/PLASTER
PAINT P-2, UNLESS NOTED OTHERWISE

PAINT:
P-1 INTERIOR WALL PAINT
MANUF: SHERWIN WILLIAMS
COLOR: METRO SAND DOLLAR
FINISH: SATIN

P-2 CEILING PAINT
MANUF: SHERWIN WILLIAMS
COLOR: BRIGHT WHITE
FINISH: FLAT

P-3 DOOR / TRIM PAINT
MANUF: SHERWIN WILLIAMS
COLOR: BRILLIANT WHITE
FINISH: SEMI-GLOSS

** COORDINATE ALL SELECTIONS WITH ARCHITECT/OWNER **

(#) BATH ACC'Y SCHEDULE

MARK	DESCRIPTION
T11	18"x36" MIRROR
T12	24"x36" MIRROR
T13	16"x26" MED. CAB. W/ MIRROR
T21	TOILET PAPER DISPENSER
T41	SHOWER CURTAIN ROD
T51	18" TOWEL BAR
T52	24" TOWEL BAR
T53	ROBE HOOK

* REFER TO SPECIFICATIONS FOR DESIGN INTENT / MANUFACTURER.
* REMOVE EXISTING [WHERE THEY EXIST], AND INSTALL NEW TOILET ACCESSORIES AT ALL BATHROOMS / POWDER ROOMS.
* INSTALL BLOCKING AS REQUIRED FOR TOILET ACCESSORIES, CUT / PATCH / REPAIR EXISTING FINISHES TO MATCH ADJACENT IF REQ'D, TYP.

(#) DOOR SCHEDULE

#	SIZE	NEW	EXISTING	SALVAGED	FRAME TYPE	DOOR TYPE	HDWR. SET #	DETAIL	REMARKS	DOOR ACCESS CONTROL
100	3'-0" x 6'-8"	●			F-1	D-1	H-1	E/G1.3	NEW STORM DOOR	
101	[2] 1'-10" x 6'-8"	●			F-3	D-3	H-4	F/G1.3	-	
102	2'-8" x 6'-8"	●			F-3	D-1	H-1	E/G1.3	NEW STORM DOOR	
103	3'-0" x 6'-8"	●			F-3	D-4	H-2	F/G1.3		
104	2'-6" x 6'-8"	●			F-3	D-2	H-2	F/G1.3		
105	2'-0" x 6'-8"	●			F-3	D-2	H-3	F/G1.3		
201	2'-6" x 6'-8"	●			F-3	D-2	H-3	F/G1.3		
202	[2] 3'-0" x 6'-8"	●			F-3	D-3	H-4	F/G1.3		
203	2'-6" x 6'-8"	●			F-3	D-2	H-3	F/G1.3		
204	[2] 2'-0" x 6'-8"	●			F-3	D-3	H-4	F/G1.3		
205	1'-8" x 6'-8"	●			F-3	D-2	H-2	F/G1.3		
206	2'-4" x 6'-8"	●			F-3	D-2	H-3	F/G1.3		
207	2'-0" x 6'-8"	●			F-3	D-2	H-2	F/G1.3		
208	2'-6" x 6'-8"	●			F-3	D-2	H-3	F/G1.3		
209	3'-0" x 6'-8"	●			F-3	D-2	H-2	F/G1.3		
210	2'-6" x 6'-8"	●			F-3	D-2	H-3	F/G1.3		
211	3'-0" x 6'-8"	●			F-3	D-2	H-2	F/G1.3		
212	2'-6" x 6'-8"	●			F-3	D-2	H-2	F/G1.3		

FRAME TYPES

(F-1) NEW EXTERIOR WOOD FRAME W/ WEATHERSTRIPPING AND THRESHOLD. NEW BRICKMOLD AT EXTERIOR. WOOD CASING AT INTERIOR. PAINT

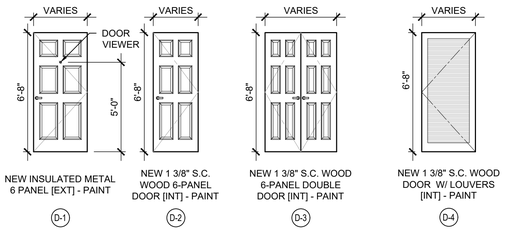
(F-2) GYPSUM BOARD WRAPPED OPENING. PAINT

(F-3) NEW WOOD FRAME W/ CASING [MATCH EX. WALL THICKNESS & CASING PROFILE] PAINT

REMARKS:

1. HARDWARE TO COMPLY WITH LATEST REQUIREMENTS OF OHIO BUILDING CODE, ANSI ACCESSIBILITY REQUIREMENTS, NFPA, NEC AND OTHER APPLICABLE REGULATORY AGENCIES.
2. COORDINATE STYLE, FINISH, AND OPERATION REQUIREMENTS WITH OWNER.
3. COORDINATE KEYING REQUIREMENTS WITH OWNER TO KEY TO EXISTING GRAND MASTER KEY SYSTEM.
4. HARDWARE TO BE LEVER TYPE, 26D FINISH.
5. HARDWARE COMPONENTS AND ACCESSORIES PER HARDWARE SETS. PROVIDE ALL COMPONENTS EXPLICITLY STATED OR NOT TO MEET DESIGN INTENT.
6. PROVIDE [2] HINGE STOPS & WALL PLATE AT ALL DOORS.

DOOR TYPES



HARDWARE TYPES

(#) WINDOW SCHEDULE

#	SIZE	NEW	EXIST	SALV.	EERO	TYPE/OPERATION	DETAILS	REMARKS
A	+/- 2'-10" x 3'-0"	●				D.H.	G&H/G1.3	-
B	+/- 2'-10" x 4'-0"	●				D.H.	G/G1.3	-
C	[2]+/- 2'-5" x 4'-0"	●				MULLED D.H.	G/G1.3	-
D	+/- 3'-10" x 3'-0"	●				D.H.	G&H/G1.3	-

LEGEND:

EERO = EMERGENCY ESCAPE AND RESCUE OPENING

T = TEMPERED GLAZING [REFER TO PLANS FOR LOCATIONS]

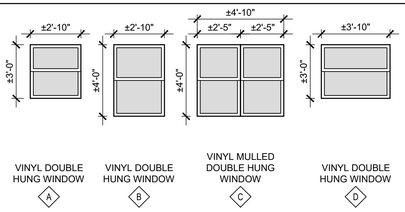
D.H. = DOUBLE HUNG

(EX) = EXISTING WINDOW TO REMAIN

GENERAL NOTES:

1. FIELD VERIFY ALL EXISTING OPENING / WINDOW UNIT SIZES PRIOR TO ORDERING WINDOWS. NEW WINDOWS SHALL FIT EXISTING OPENINGS [CUSTOM SIZED] UNLESS SPECIFICALLY NOTED OTHERWISE ON PLANS. DO NOT SIZE WINDOWS TO FIT WITHIN AN EXISTING / ORIGINAL WINDOW FRAME. DO NOT REDUCE "EERO" OPENINGS FROM THE ORIGINAL OPENING DIMENSIONS. COORDINATE ROUGH OPENING REQUIREMENTS WITH MANUFACTURER AS APPLICABLE.
2. MATCH EXISTING WINDOW OPERATION AS APPLICABLE.
3. PROVIDE FRAME EXPANDERS AS APPLICABLE FOR WINDOW INSTALLATION AND AS REQ'D BY EXISTING CONDITIONS, TYP ALL WINDOWS, BY WINDOW MANUFACTURER.
4. INSTALL NEW JAMB MOUNTED MINI-BLINDS AT ALL WINDOWS.
5. PROVIDE TEMPERED GLASS AT ALL LOCATIONS REQUIRED BY RCO: REFER TO BUILDING CODE REVIEW NOTES FOR DETAILS ON LOCATIONS REQUIRING TEMPERED GLAZING.

WINDOW TYPES



STATE OF OHIO
JONATHAN ROBERT SCHAAF 14503
REGISTERED ARCHITECT

Jonathan Robert Schaaf #14503
Expiration Date 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
1321 Perry St.
Springfield, Ohio 45504

Project Number
2025-019

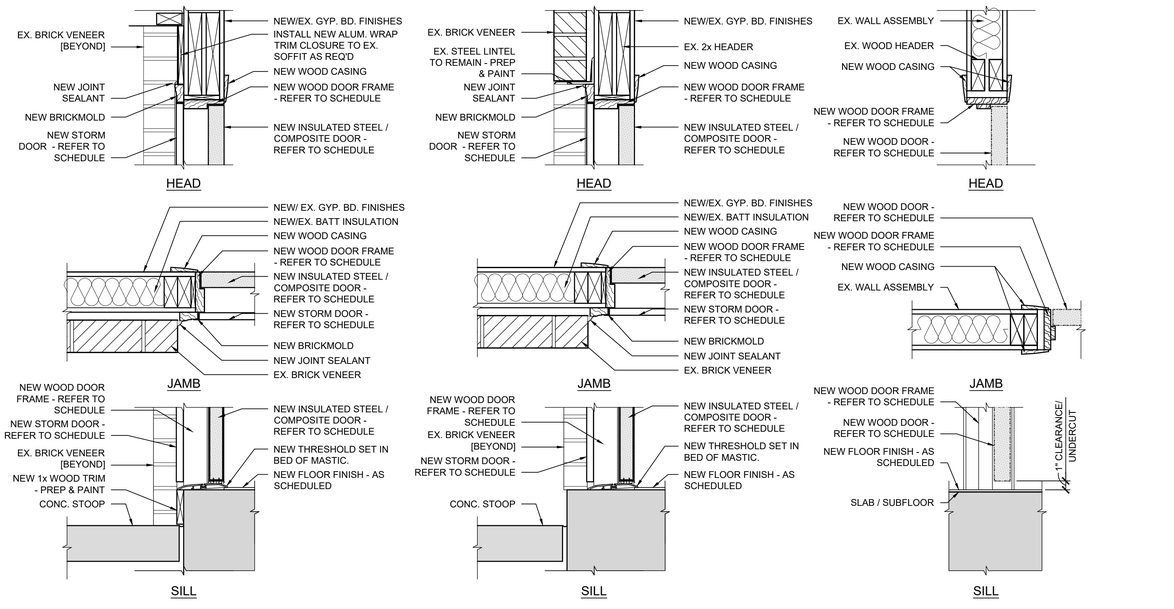
Date
June 20, 2025

Date	Issue
03.25.25	SD Set
06.09.25	Final Review
06.20.25	Bid/Construction Set

Sheet Title
Schedules

Sheet Number
02-G1.2

NOTE: FIELD VERIFY EXISTING WALL THICKNESS & ADJACENT DOOR JAMB DIMENSION TO MATCH , TYP.

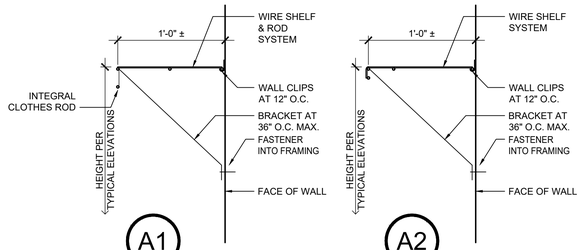


D EXTERIOR DOOR
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"

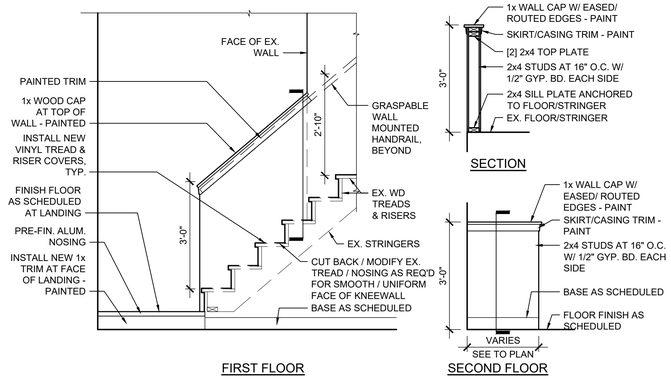
E EXTERIOR DOOR
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"

F INTERIOR DOOR
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"

PROVIDE BLOCKING AND/OR WOOD CLEATS AS REQ'D TO SUIT CONDITIONS AND PROVIDE SUPPORT FOR ROD / SHELVING SYSTEM	PROVIDE END CAPS AT ALL EXPOSED WIRE / CUT WIRE AT ENDS OF CLOSET RODS.	PROVIDE WALL BRACKETS AT ENDS OF SHELVING AT WALL, TYP.



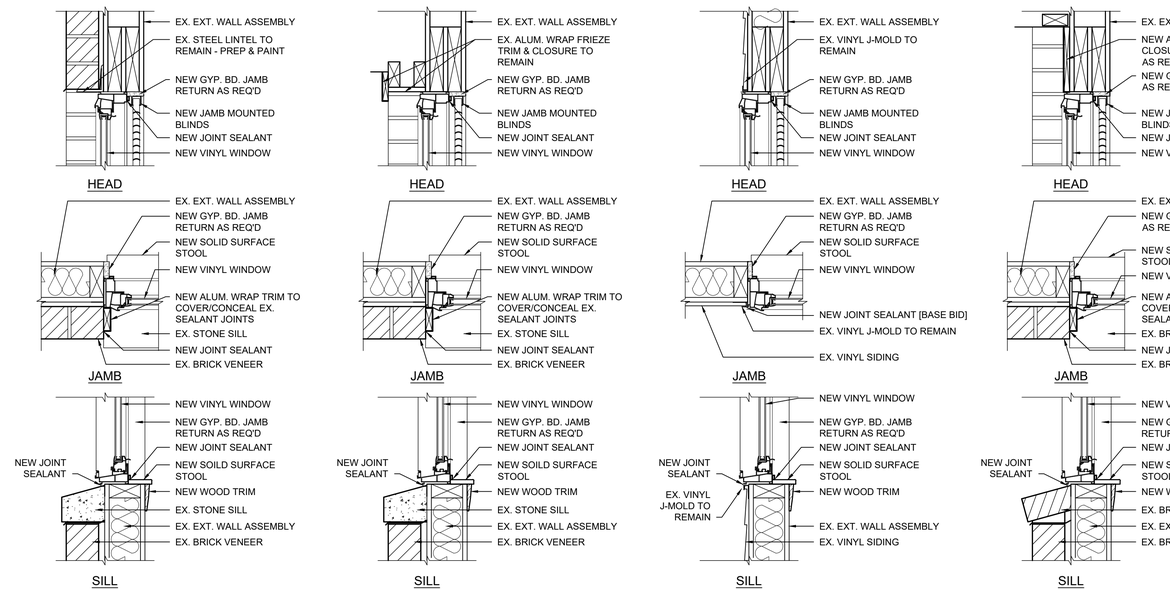
TYPICAL SHELVING DETAILS
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"



NOTE: VERIFY EXISTING ROUGH OPENING CONDITIONS AS WELL AS THE RELATIONSHIP BETWEEN ROUGH OPENING AND MASONRY OPENING. SIZE WINDOW TO FIT ROUGH OPENING; PROVIDE ALUMINUM OR VINYL EXPANDER MATERIAL TO FIT MASONRY OPENING. COORDINATE WITH ARCHITECT AND PROVIDE MOCK-UP FOR REVIEW

NOTE: FLASH WINDOW & DOOR OPENINGS AS APPLICABLE TO CONDITIONS. INSTALL JOINT SEALANT AGAINST ALL ADJACENT BUILDING JOINTS. PREP & PAINT ALL NON-PREFINISHED TRIM COMPONENTS, TYP.

NOTE: VERIFY ALL CONDITIONS WITH INTENT OF TYPICAL DETAILS. FIELD ADJUST AS REQUIRED. COORDINATE WITH ARCHITECT.



G WINDOW DETAIL
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"

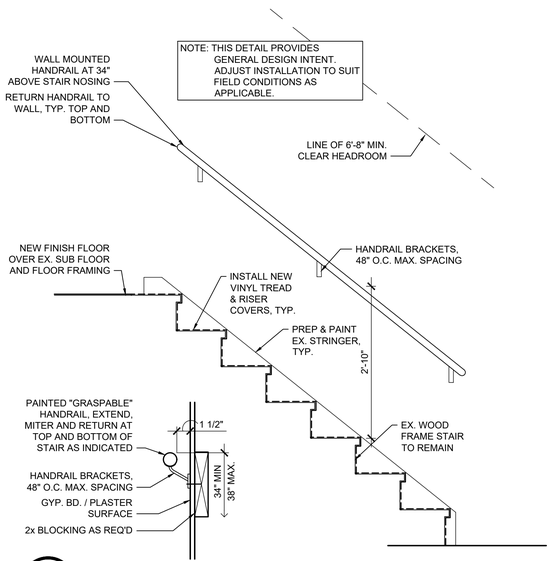
H WINDOW DETAIL
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"

J WINDOW DETAIL
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"

K WINDOW DETAIL
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"

L WINDOW DETAIL
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"

B TYPICAL UNIT STAIR / HANDRAIL DETAILS AT HALF WALL
SCALE: 1/2" = 1'-0" 0 1 2 4



C TYPICAL STAIR / HANDRAIL DETAILS
SCALE: 1/2" = 1'-0" 0 1 2 4

STATE OF OHIO
JONATHAN ROBERT SCHAAF 14503
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Project Number
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Date	Issue
03.25.25	SD Set
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Sheet Title
Typical Details

Sheet Number
02-G1.3

PASSIVE RADON SYSTEM
GENERAL CONCEPT DESIGN NOTES [CONCRETE SLAB]

[DELEGATED DESIGN BY DESIGN-BUILD CONTRACTOR]

INSTALL A PASSIVE RADON SYSTEM IN CONFORMANCE WITH THE FOLLOWING REQUIREMENTS.

DESIGN AND INSTALLATION OF A COMPLETE PASSIVE RADON SYSTEM SHALL BE COMPLETED BY LICENSED RADON MITIGATION CONTRACTOR VIA DELEGATED DESIGN ON A DESIGN-BUILD BASIS AS PART OF THE GENERAL CONTRACTOR'S CONSTRUCTION CONTRACT FOR THE PROJECT:

1. COMPLY WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE FOR RADON CONTROL METHODS APPENDIX AF; SECTION AF101 THRU AF103.12
2. RADON MITIGATION CONTRACTOR TO CONFIRM CONDITIONS INCLUDING SOIL POROSITY TO DETERMINE FULL REQUIREMENTS FOR THE RADON SYSTEM TO PROVIDE THE PROPER AIR EXTRACTION BELOW SLAB.
3. RADON MITIGATION CONTRACTOR TO CONFIRM SYSTEM EFFECTIVENESS PRIOR TO INSTALLATION OF FINAL INTERIOR FINISHES ARE INSTALLED.
4. MAINTAIN A 4" INCH AGGREGATE BASE UNDER THE SLAB. AGGREGATE SHOULD BE AT LEAST 1/4" AND LESS THAN 2" (#304).
5. A LAYER OF 6-MIL POLYETHYLENE SHALL COVER THE GRAVEL WITH SECTIONS OF SHEETING LAPPED AT LEAST 12 INCHES. CARE SHOULD BE TAKEN TO FIT CLOSELY AROUND ANY PIPE, WIRE OR OTHER PENETRATION OF THE MATERIAL. SEAL ALL PUNCTURES AND TEARS.
6. OPENINGS AROUND ALL PENETRATIONS THROUGH SLABS SHALL BE CAULKED OR OTHERWISE FILLED TO PREVENT AIR LEAKAGE. ACCESS DOORS OR OPENINGS INTO CRAWL SPACES SHOULD BE CLOSED, GASKETED OR OTHERWISE FILLED.
7. SUMP PITS, OPENINGS AROUND BATHTUBS, CONTROL JOINTS, OR OTHER OPENINGS OR CRACKS IN CONCRETE SLABS SHALL BE SEALED WITH POLYURETHANE OR EQUIVALENT SEALANT.
8. A MINIMUM 3" PVC PIPE SHALL BE EMBEDDED INTO THE SUB-SLAB OR SUB MEMBRANE AGGREGATE AND RUN UP THROUGH THE CONDITIONED SPACES OF THE BUILDING, INTO THE ATTIC AND THROUGH THE ROOF.
9. THE EXHAUST SHALL BE A MINIMUM OF 12" ABOVE THE SURFACE OF THE ROOF AND AT LEAST 10' AWAY FROM ANY WINDOW OR OTHER OPENING INTO THE CONDITIONED SPACES OF THE BUILDING THAT IS LESS THAN 2' BELOW THE EXHAUST POINT.
10. CARE SHOULD BE TAKEN WITH PIPE INSTALLATION TO INSURE POSITIVE DRAINAGE BACK INTO THE GROUND AND TO INSURE THAT THE PIPE IS ACCESSIBLE FOR FUTURE FAN INSTALLATION THROUGH AN ATTIC OR OUTSIDE THE HABITABLE SPACE.
11. AN ELECTRIC JUNCTION BOX FOR FUTURE OUTLET SHALL BE INSTALLED IN THE ATTIC WITHIN 6' OF THE PIPE FOR POSSIBLE FUTURE FAN INSTALLATION. ALL VISIBLE PIPE SECTIONS NEED TO BE LABELED.
12. ALL PIPING MATERIALS, ELBOWS, TERMINATIONS, ETC. SHALL BE IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS FOR THE THICKNESS OF PIPING WALLS, ETC.

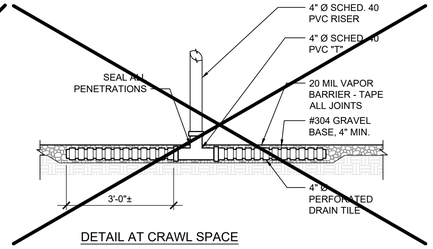
PASSIVE RADON SYSTEM
GENERAL CONCEPT DESIGN NOTES [CRAWL SPACE]

[DELEGATED DESIGN BY DESIGN-BUILD CONTRACTOR]

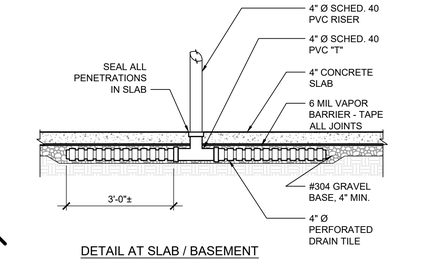
INSTALL A PASSIVE RADON SYSTEM IN CONFORMANCE WITH THE FOLLOWING REQUIREMENTS.

DESIGN AND INSTALLATION OF A COMPLETE PASSIVE RADON SYSTEM SHALL BE COMPLETED BY LICENSED RADON MITIGATION CONTRACTOR VIA DELEGATED DESIGN ON A DESIGN-BUILD BASIS AS PART OF THE GENERAL CONTRACTOR'S CONSTRUCTION CONTRACT FOR THE PROJECT:

1. COMPLY WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE FOR RADON CONTROL METHODS APPENDIX AF; SECTION AF101 THRU AF103.12
2. RADON MITIGATION CONTRACTOR TO CONFIRM CONDITIONS INCLUDING SOIL POROSITY TO DETERMINE FULL REQUIREMENTS FOR THE RADON SYSTEM TO PROVIDE THE PROPER AIR EXTRACTION.
3. RADON MITIGATION CONTRACTOR TO CONFIRM SYSTEM EFFECTIVENESS PRIOR TO INSTALLATION OF FINAL INTERIOR FINISHES ARE INSTALLED.
4. MAINTAIN A 4" INCH AGGREGATE BASE. AGGREGATE SHOULD BE AT LEAST 1/4" AND LESS THAN 2" (#304).
5. A LAYER OF 20-MIL POLYETHYLENE SHALL COVER THE GRAVEL WITH SECTIONS OF SHEETING LAPPED AT LEAST 12 INCHES. CARE SHOULD BE TAKEN TO FIT CLOSELY AROUND ANY PIPE, WIRE OR OTHER PENETRATION OF THE MATERIAL. SEAL ALL PUNCTURES AND TEARS.
6. ACCESS DOORS OR OPENINGS INTO CRAWL SPACES SHOULD BE CLOSED, GASKETED OR OTHERWISE FILLED.
7. SUMP PITS, OPENINGS AROUND BATHTUBS, CONTROL JOINTS, OR OTHER OPENINGS OR CRACKS IN CONCRETE SLABS SHALL BE SEALED WITH POLYURETHANE OR EQUIVALENT SEALANT.
8. A MINIMUM 3" PVC PIPE SHALL BE EMBEDDED INTO THE SUB MEMBRANE AGGREGATE AND RUN UP THROUGH THE CONDITIONED SPACES OF THE BUILDING, INTO THE ATTIC AND THROUGH THE ROOF.
9. THE EXHAUST SHALL BE A MINIMUM OF 12" ABOVE THE SURFACE OF THE ROOF AND AT NOT LESS THAN 10' AWAY FROM ANY WINDOW OR OTHER OPENING INTO THE CONDITIONED SPACES OF THE BUILDING THAT IS LESS THAN 2' BELOW THE EXHAUST POINT.
10. CARE SHOULD BE TAKEN WITH PIPE INSTALLATION TO INSURE POSITIVE DRAINAGE BACK INTO THE GROUND AND TO INSURE THAT THE PIPE IS ACCESSIBLE FOR FUTURE FAN INSTALLATION THROUGH AN ATTIC OR OUTSIDE THE HABITABLE SPACE.
11. AN ELECTRIC JUNCTION BOX FOR FUTURE OUTLET SHALL BE INSTALLED IN THE ATTIC WITHIN 6' OF THE PIPE FOR POSSIBLE FUTURE FAN INSTALLATION. ALL VISIBLE PIPE SECTIONS NEED TO BE LABELED.
12. ALL PIPING MATERIALS, ELBOWS, TERMINATIONS, ETC. SHALL BE IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS FOR THE THICKNESS OF PIPING WALLS, ETC.



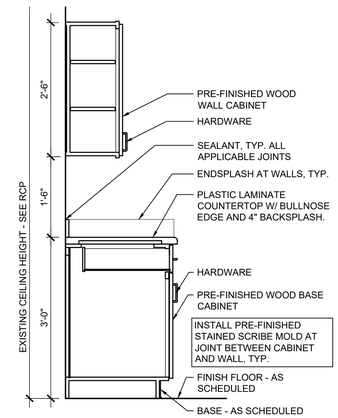
DETAIL AT CRAWL SPACE



DETAIL AT SLAB / BASEMENT

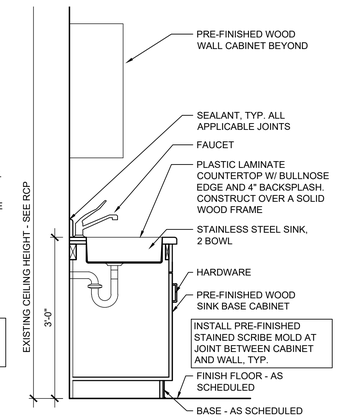
A PASSIVE RADON SYSTEM DETAILS

SCALE: 1/2" = 1'-0" 0 1 2 4



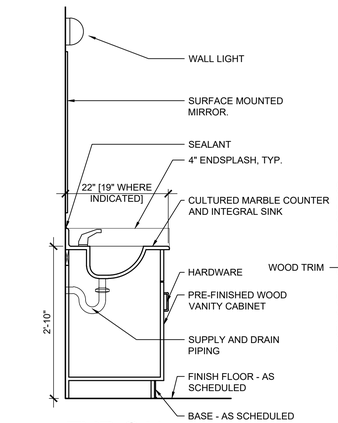
B TYPICAL KITCHEN CABINETS

SCALE: 3/4" = 1'-0" 0" 6" 12" 24"



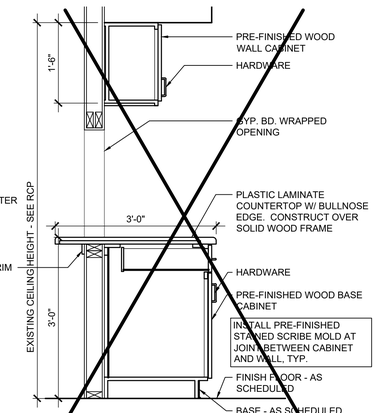
C TYPICAL KITCHEN SINK

SCALE: 3/4" = 1'-0" 0" 6" 12" 24"



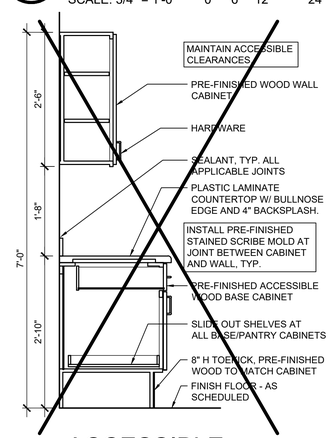
D TYPICAL BATH VANITY

SCALE: 3/4" = 1'-0" 0" 6" 12" 24"



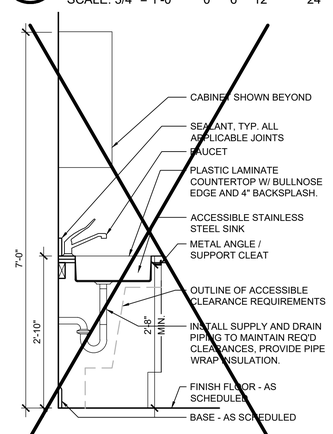
E TYPICAL KITCHEN PASS THRU

SCALE: 3/4" = 1'-0" 0" 6" 12" 24"



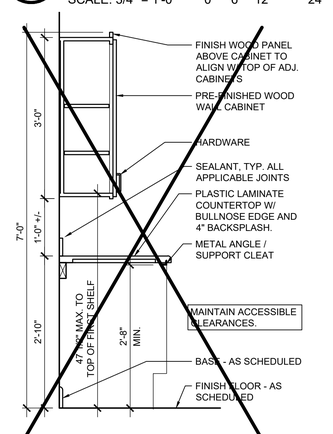
F ACCESSIBLE KITCHEN CABINETS

SCALE: 3/4" = 1'-0" 0" 6" 12" 24"



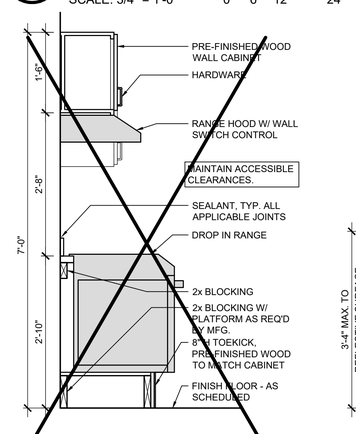
G ACCESSIBLE KITCHEN SINK

SCALE: 3/4" = 1'-0" 0" 6" 12" 24"



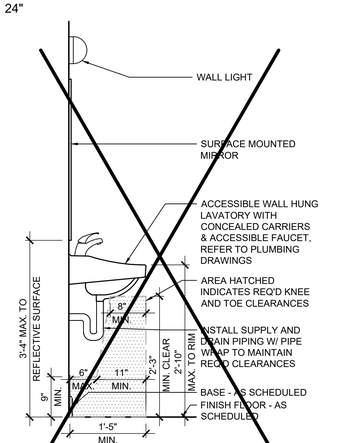
H ACCESSIBLE WORK STATION

SCALE: 3/4" = 1'-0" 0" 6" 12" 24"



J ACCESSIBLE DROP-IN RANGE

SCALE: 3/4" = 1'-0" 0" 6" 12" 24"



K ACCESSIBLE BATH LAVATORY

SCALE: 3/4" = 1'-0" 0" 6" 12" 24"

STATE OF OHIO
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REGISTERED ARCHITECT

Jonathan Robert Schaaf #14503
Expiration Date 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
1321 Perry St.
Springfield, Ohio 45504

Project Number
2025-019
Date
June 20, 2025

Date	Issue
03.25.25	SD Set
06.09.25	Final Review
06.20.25	Bid/Construction Set

Sheet Title
Typical Details

Sheet Number
02-G1.4

DIVISION 1 - GENERAL PROJECT REQUIREMENTS

SECTION 01 00 00 GENERAL REQUIREMENTS

1.1. TRASH / DEBRIS:
- 1.1.1. CONTRACTOR SHALL PROVIDE ALL REQUIRED TRASH DUMPSTERS, HAULING, ETC. AS REQ'D FOR THE PROJECT. LOCATE IN A LOCATION APPROVED BY OWNER.
- 1.1.2. THE JOB SITE IS TO BE KEPT CLEAN DURING CONSTRUCTION. CONTRACTOR SHALL PERIODICALLY AND PROMPTLY REMOVE ALL DEBRIS FROM SITE AT THEIR EXPENSE IN A LEGAL MANNER. INCLUSIVE OF ALL BOXES, CRATES, OR TRASH OF INSTALLED ITEMS, INCLUDING DISPLAY FIXTURES AND HARDWARE SUPPLIED BY THE CONTRACTOR OR OTHERS.
- 1.1.3. FINAL CLEANING: PROVIDE FINAL CLEANING PRIOR TO FINAL INSPECTION.

1.2. CONSTRUCTION SAFETY:
- 1.2.1. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SAFETY; COMPLIANCE TO BE IN ACCORDANCE WITH ALL STATE, FEDERAL, AND O.S.H.A. REGULATIONS. ARCHITECT AND CONTRACTORS ARE NOT RESPONSIBLE FOR ANY DAMAGES RESULTING FROM THE NEGLECT OF TIMELY AND RESPONSIBLE MAINTENANCE OF THE PROJECT BY THE OWNER AFTER PROJECT COMPLETION.
- 1.2.2. ALL FIRE EXITS ARE TO REMAIN CLEAR AND OPEN DURING ALL PHASES OF CONSTRUCTION IF APPLICABLE.
- 1.2.3. TEMPORARY PROTECTION / BARRICADES: ERECT ALL NECESSARY TEMPORARY PROTECTION AND BARRICADES TO ALLOW CONTINUED USE OF THE FACILITY. COORDINATE WITH OWNER AS NECESSARY.
- 1.2.4. FIRE PREVENTION: PROVIDE FIRE EXTINGUISHERS AT THE JOBSITE.
  - 1.2.4.1. PROVIDE FIRE WATCH FOR ALL HOT WORK ACTIVITIES INCLUDING CUTTING, WELDING, AND OTHER CONSTRUCTION OPERATIONS THAT ARE CAPABLE OF STARTING FIRES.

1.3. PRODUCTS:
- 1.3.1. INSTALL ALL MATERIALS, APPLIANCES, ETC. ACCORDING TO MANUFACTURERS SPECIFICATIONS, RECOMMENDATIONS, AND INSTRUCTIONS, WHETHER A COMPLETE SYSTEM OR A COMPONENT PART OF A COMPLETE CONSTRUCTION SYSTEM.
- 1.3.2. COORDINATE ALL FINAL FINISHES AND SELECTIONS WITH THE PROJECT TEAM. COORDINATE ALL REQUIREMENTS OF FINISH SELECTIONS, AND CORRELATION BETWEEN FINISHES, TRIM COMPONENTS, ETC. PROVIDE MOCKUPS OF WORK/FINISHES AS APPLICABLE TO ENSURE CONFORMANCE WITH THE DESIGN INTENT.
- 1.3.3. ALL WORK, FINISHES, FIXTURES, AND ACCESSORIES SHALL BE IN FULL COMPLIANCE WITH ADAA/ANSI REQUIREMENTS AS APPLICABLE TO ACCESSIBLE UNITS. ENSURE THAT ALL MATERIALS AND ACCESSORIES ARE PROVIDED TO ENSURE COMPLIANCE.
- 1.3.4. ITEMS MAY BE REFERRED TO AS SINGULAR, OR PLURAL ON THE DRAWINGS AND SPECIFICATIONS CONTRACTOR IS RESPONSIBLE FOR DETERMINING QUANTITY OF EACH ITEM REQUIRED.

1.4. PERMITS:
- 1.4.1. CONFORM TO THE 2019 RESIDENTIAL CODE OF OHIO, AND ALL OTHER LOCAL GOVERNING CODES AND ORDINANCES HAVING THE AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK, AND SHALL BE COMPLETED TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY EACH RESPECTIVE TRADE. CONTRACTOR SHALL PAY FOR ALL REQUIRED PERMITS. WORK SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS ARE OBTAINED.
- 1.4.2. VERIFY ALL PERMITS HAVE BEEN APPROVED BY APPROPRIATE AGENCIES PRIOR TO START OF CONSTRUCTION. NO CONSTRUCTION OR FABRICATION OF ANY ITEMS SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND ANY DOCUMENTATION FROM ALL OF THE PERMITTING AND REGULATORY AUTHORITIES. FAILURE OF THE CONTRACTOR TO FOLLOW THIS PROCEDURE SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATION OF THE WORK MANDATED BY AN REGULATORY AUTHORITY.
- 1.4.3. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ADDITIONAL CONSTRUCTION COST RESULTING FROM WORK STARTED PRIOR TO OBTAINING ALL GOVERNING AGENCIES APPROVALS.
- 1.4.4. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AS HOLDER OF PERMITS TO NOTIFY THE BUILDING OFFICIAL WHEN WORK IS READY FOR INSPECTION. REQUESTS SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF GOVERNING JURISDICTION. INSPECTORS SHALL HAVE COMPLETE ACCESS TO ALL WORK. RECORDS OF INSPECTIONS SHALL BE MAINTAINED ON THE JOB SITE IN ACCORDANCE WITH REQUIREMENTS AND FORMAT OF GOVERNING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES REQUIRED BY INSPECTIONS, EXCEPT FOR INSPECTIONS MADE BY OWNER OR IT'S AGENTS.
  - 1.4.4.1. MAINTAIN A COPY OF APPROVED PERMIT DRAWINGS ON-SITE FOR INSPECTION PURPOSES. COORDINATE WITH BUILDING DEPARTMENT.

1.5. COORDINATION:
- 1.5.1. COORDINATE BETWEEN SUB-CONTRACTORS, SUPPLIERS, AND VENDORS BASED ON THE ENTIRE SET OF DOCUMENTS. NO ADDITIONAL COMPENSATION WILL BE DUE TO A CONTRACTOR FOR ISSUES RESULTING FROM THE USE OF AN INCOMPLETE SET OF CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING OF INCONSISTENCIES OR DISCREPANCIES BETWEEN CONTRACT DOCUMENTS, DRAWINGS, SPECIFICATIONS, ETC.
- 1.5.2. COORDINATION AMONG ALL TRADES IS MANDATORY. ANY COST CHANGES RESULTING FROM THE LACK OF COORDINATION, SHALL BE BORNE BY THE CONTRACTOR CREATING THE CONFLICT.
- 1.5.3. PROVIDE A FULL SET OF CONSTRUCTION DOCUMENTS TO ALL SUBCONTRACTORS. ALL CROSS-REFERENCING SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- 1.5.4. THE ABBREVIATION N.I.C. INDICATES WORK AND / OR MATERIALS NOT IN THE CONTRACT OF THE GENERAL CONTRACTOR. THIS SHALL NOT RELIEVE THE G.C. OF THE RESPONSIBILITY OF COORDINATION.

DIVISION 2 - EXISTING CONDITIONS

SECTION 02 41 19 EXISTING CONDITIONS / SELECTIVE DEMOLITION

1.1. VERIFICATION OF EXISTING CONDITIONS / ACCEPTANCE OF CONDITIONS
- 1.1.1. DO NOT SCALE DRAWINGS.
- 1.1.2. CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND INFORMATION IN THESE DRAWINGS GOVERNING THEIR SCOPE OF THE WORK.
- 1.1.3. ALL ERRORS, OMISSIONS, AND INCONSISTENCIES IN THESE DRAWINGS WHICH ARE DISCOVERED ARE TO BE REPORTED IN WRITING TO THE ARCHITECT IMMEDIATELY, BEFORE PROCEEDING WITH THE WORK. ANY SITE OR JOB CONDITIONS (INCLUDING ADVERSE SOIL BEARING CONDITIONS) THAT ARISE AND CAUSE THE CONTRACTOR TO VARY FROM THE CONTRACT DOCUMENTS SHALL BE ANALYZED BY AND ARE THE RESPONSIBILITY OF THE CONTRACTOR IF THEY ARE NOT REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH WORK.
- 1.1.4. FULLY EXAMINE AND BECOME FAMILIAR WITH THE SITE BEFORE COMMENCING THE WORK. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AS WELL AS VERIFY THE CONDITIONS AND NATURE OF THE CONSTRUCTION, MATERIALS, AND AVAILABLE UTILITIES AND STRUCTURAL ELEMENTS AND TO NOTIFY THE ARCHITECT IN WRITING OF ANY AND ALL DISCREPANCIES BETWEEN THE SAID EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS.
- 1.1.5. IT SHALL BE THE JOINT RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS AND SUPPLIERS OF MATERIALS TO SECURE ALL NECESSARY ADAPTATIONS TO SAME AS REQUIRED FOR THEIR RESPECTIVE WORK PRIOR TO ORDERING, FABRICATION, OR INSTALLATION OF ANY MATERIALS, EQUIPMENT, OR COMPONENTS WHICH ARE TO BE INTEGRATED INTO THE WORK OF THIS PROJECT.
- 1.1.6. CONTACT CLIENT, OR THE ARCHITECT OF RECORD, REGARDING ALL QUESTIONS OR DISCREPANCIES. COMMUNICATION WITH THE ARCHITECT'S CONSULTANTS, OR REGULATORY AGENCIES SHALL NOT BE CONSIDERED VALID AND ANY CHANGES IN WORK, ADDITIONAL COSTS, APPROVALS, OR NON APPROVALS DUE TO SUCH COMMUNICATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY. SHOULD ADDITIONAL ENGINEERING OR INVESTIGATIVE WORK BE REQUIRED DUE TO SITE OR ENVIRONMENTAL CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY. ENGINEERING SERVICES REQUIRED FOR CHANGES OR MODIFICATIONS IN THESE DOCUMENTS SHALL BE SECURED BY OWNER
- 1.1.7. ANY PART OR PARTS OF THE EXISTING BUILDING STRUCTURE (IN PART OR IN WHOLE) THAT SHOWS SIGNS OF ROTTING, VANDALISM, WATER DAMAGE, PEST DAMAGE, OR ANY OTHERS DETERIORATION THAT MAY CAUSE THAT PART OR PARTS TO NOT COMPLY WITH ANY EXISTING APPLICABLE GOVERNMENT BUILDING CODES AND STANDARDIZED CONSTRUCTION PRACTICES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER IMMEDIATELY UPON DISCOVERY.
- 1.1.8. DRAWINGS MAY INDICATE TYPICAL CONDITIONS WHICH MAY VARY FROM UNIT TO UNIT. CONTRACTOR SHALL CONFIRM ALL EXISTING CONDITIONS.
- 1.1.9. WHERE NEW CONSTRUCTION IS TO BE SUSPENDED FROM THE EXISTING STRUCTURE, THE GENERAL CONTRACTOR SHALL VERIFY THAT THE EXISTING STRUCTURE HAS THE CAPACITY TO SUPPORT SUCH NEW ASSEMBLIES.

1.2. PROTECTION / CUTTING AND PATCHING:
- 1.2.1. PROTECT EXISTING CONSTRUCTION AND RESTORE ALL FINISH SURFACES TO THEIR ORIGINAL CONDITION WHERE DAMAGED.
- 1.2.2. PROVIDE ALL FLOOR LEVELING, PATCHING, AND REMEDIAL REPAIRS AS REQUIRED BY THE SCOPE OF WORK. REPAIRS INCLUDE, BUT ARE NOT LIMITED TO, WORK REQUIRED TO PROVIDE A SMOOTH AND EVEN TRANSITION BETWEEN NEW AND EXISTING SPACES AND TO PREPARE EXISTING SURFACES FOR NEW FINISHES.
- 1.2.3. FIT WORK TIGHT TO ADJACENT ELEMENTS. MAINTAIN INTEGRITY OF WALL, CEILING, AND/OR FLOOR CONSTRUCTION, COMPLETELY SEAL VOIDS.
- 1.2.4. REFINISH SURFACES TO MATCH ADJACENT FINISHES, UNLESS NOTED OTHERWISE.
- 1.2.5. PROVIDE AND INSTALL ANY AND ALL ACCESS PANELS AS REQUIRED.
- 1.2.6. PROVIDE AND / OR MAINTAIN FIRE RATED ASSEMBLIES WHERE SHOWN, OR AS REQUIRED.

1.3. SALVAGED ITEMS: AS DIRECTED BY OWNER.

SECTION 02 50 00 HAZARDOUS MATERIALS/ENVIRONMENTAL ASSESSMENT / ABATEMENT

1.1. HAZARDOUS MATERIALS MAY EXIST ON THIS PROJECT. IF ANY WORK PERSON ENCOUNTERS ANY MATERIAL WHICH THEY SUSPECT MAY BE HAZARDOUS OR TOXIC, THEY SHALL IMMEDIATELY ADVISE THE OWNER. THE CONTRACTOR SHALL TAKE IMMEDIATE AND APPROPRIATE ACTION TO PROTECT THE BUILDING USERS AND WORKERS IN ACCORDANCE W/ FEDERAL, STATE, AND LOCAL LAWS, CODES AND REGULATIONS. THE ARCHITECT AND ARCHITECT'S CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL OR DISPOSAL OF OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECTS SITE, INCLUDING BUT NOT LIMITED TO ASBESTOS, ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB) OR OTHER TOXIC SUBSTANCES.
- 1.1.1. THE CONTRACTOR IS HEREBY ADVISED THAT RDA GROUP ARCHITECTS, LLC. IS NOT A DESIGN PROFESSIONAL IN THE DETERMINATION OF THE PRESENCE OF HAZARDOUS MATERIALS, NOR IS RDA A DESIGN PROFESSIONAL INVOLVED IN MAKING RECOMMENDATIONS REGARDING THE TESTING, REMOVAL, ENCAPSULATION OR OTHER CORRECTIVE MEASURES PERTAINING TO HAZARDOUS MATERIALS.
- 1.1.2. IF THE WORK WHICH IS TO BE PERFORMED UNDER THE CONTRACT INTERFACES IN ANY WAY W/ THE EXISTING COMPONENTS WHICH CONTAIN HAZARDOUS MATERIALS, IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT THE OWNER'S ENVIRONMENTAL CONSULTANT REGARDING THE PROPER MEANS & METHODS TO BE UTILIZED IN DEALING W/ HAZARDOUS MATERIALS.
- 1.1.3. BY EXECUTION OF THE CONTRACT FOR CONSTRUCTION, THE CONTRACTOR HEREBY AGREES TO BRING NO CLAIM FOR NEGLIGENCE, BREACH OF CONTRACT, INDEMNITY OR OTHERWISE AGAINST THE ARCHITECT, HIS PRINCIPLES, EMPLOYEES, AGENTS OR CONSULTANTS IF SUCH A CLAIM IN ANY WAY WOULD INVOLVE THE INVESTIGATION OF OR REMEDIAL WORK RELATED TO HAZARDOUS MATERIALS IN THE PROJECT.
- 1.1.4. BY EXECUTION OF THE CONTRACT FOR CONSTRUCTION, THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD THE ARCHITECT, HIS PRINCIPLES, EMPLOYEES, AGENTS OR CONSULTANTS HARMLESS FROM ANY SUCH ASBESTOS OR OTHER HAZARDOUS MATERIALS RELATED CLAIMS THAT MAY BE BROUGHT BY THE CONTRACTOR'S SUBCONTRACTORS, SUPPLIERS OR OTHER THIRD PARTIES WHO MAY BE ACTING UNDER THE DIRECTION OF THE CONTRACTOR PURSUANT TO THIS PROJECT.

1.2. LEAD BASED PAINT: CONTRACTOR TO FOLLOW ALL APPLICABLE EPA REQUIREMENTS RELATED TO LEAD BASED PAINT FOR RENOVATION, REPAIR, AND PAINTING. MAINTAIN ALL REQUIRED CERTIFICATIONS.

1.3. REFER TO APPLICABLE ENVIRONMENTAL REPORTS AS PREPARED BY MACPARAN CONSULTING. PROVIDE ALL ABATEMENT & REMEDIATION REQUIRED FOR PROJECT EXECUTION IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS.

DIMENSIONING CONVENTIONS / STANDARDS

- ALL EXTERIOR DIMENSIONS ARE FACE OF SHEATHING AT EXTERIOR SIDE AND FACE OF STUD AT INTERIOR SIDE.
- ALL INTERIOR DIMENSIONS ARE FACE OF STUD.
- ALL FOUNDATION DIMENSIONS ARE FACE OF CONCRETE/FOUNDATION.
- ALL DIMENSIONS TO EXISTING SURFACES ARE TO EXISTING FINISH SURFACE.
- DO NOT SCALE DRAWINGS.
- REFER TO DRAWING NOTES FOR ANY SPECIAL NOTES THAT GOVERN LAYOUT.
- FIELD VERIFY ALL EXISTING DIMENSIONS.

STRUCTURAL NOTES:

1. DESIGN UNIFORM LOADS:
   SOIL BEARING CAPACITY: 1,500 PSF - ASSUMED
   FLOOR LIVE LOAD: 40 PSF - RESIDENTIAL AREAS
   ROOF LIVE LOAD: 20 PSF
   GROUND SNOW LOAD: 20 PSF
   ICE ON SNOW: 5 PSF
   SNOW EXPOSURE FACTOR: 0.7
   SNOW LOAD IMPORTANCE FACTOR: 1.0
   THERMAL FACTOR: 1.0

   GUARDRAILS: 200 PLF, SINGLE CONCENTRATED LOAD ALONG TOP

   WIND LOAD:
   ULTIMATE DESIGN WIND SPEED: 115 MPH, 3 SEC. GUST
   EXPOSURE: C
   WIND IMPORTANCE FACTOR: 1.0
   BUILDING CATEGORY: II
   INTERNAL PRESSURE COEFFICIENT: +/- 0.18

   FLOOD DESIGN:
   SITE IS NOT LOCATED IN FLOOD PRONE AREA, PER CORP. OF ENGINEERS.

   SPECIAL LOADS: REFER TO PLANS AS APPLICABLE.

DEFLECTION LIMITATION CRITERIA

INTERIOR PARTITIONS	H/180
FLOOR JOISTS/BEAMS	L/360
OTHER STRUCTURAL COMPONENTS	L/240
EXTERIOR WALL W/ PLASTER/STUCCO	L/360
EXTERIOR WALLS W/ BRITTLE FINISH	H/240
EXTERIOR WALL W/ FLEXIBLE FINISH [H/180 PREVAILS DUE TO INTERIOR GYPSUM BOARD]	H/180
LINTELS SUPPORTING MASONRY VENEER	L/600

ABBREVIATIONS

°	DEGREES
±	PLUS OR MINUS
#	NOT EQUAL
Ø	DIAMETER
∠	ANGLE
℄	CENTERLINE
ℙ	PROPERTY LINE
ABV	ABOVE
ADA	ACCESSIBLE / HANDICAP ACCESSIBLY / ACCESSIBILITY - ANSI ICC-117.1-2009
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
APPROX	APPOXIMATE
ATC	ACOUSTIC TILE CEILING
BET/BETWN.	BETWEEN
BLKG	BLOCKING
BRG	BEARING
BSMT	BASEMENT
BTM	BOTTOM
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CPT	CARPET
CT	CERAMIC TILE
DEMO	DEMOLISH / DEMOLITION
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DIV	DIVISION
DP	DEEP
DS	DOWNSPOUT
DTL	DETAIL
DW	DISHWASHER
DWG	DRAWING
EA	EACH
EERO	EMERGENCY ESCAPE & RESCUE OPENING
EIFS	EXTERIOR INSULATION FINISH SYSTEM
EJ	EXPANSION JOINT
ELEC	ELECTRIC / ELECTRICAL
ELEV	ELEVATION / ELEVATOR
EQ	EQUAL
EQUIP	EQUIPMENT
EX	EXISTING
EXP	EXPANSION
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FLOOR
FIN	FINISH / FINISHED
FRT	FIRE RETARDANT TREATED
FSE	FOOD SERVICE EQUIPMENT
FTG	FOOTING
FV	FIELD VERIFY
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GYP	GYPSUM
GYP BD	GYPSUM BOARD
HB	HOSE BIBB
HM	HOLLOW METAL
HOR	HORIZONTAL
HT	HEIGHT
HVAC	HEATING, VENTILATION, AIR CONDITIONING
INT	INTERIOR
JB	JUNCTION BOX
LL	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LTL	LINTEL
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MS	METAL STUD
MTD	MOUNTED
MTL	METAL
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OBS	OBSCURE GLAZING
OH	OVERHEAD
OPG	OPENING
OPP	OPPOSITE
PEMB	PRE-ENGINEERED METAL BUILDING
PL	PLATE / PROPERTY LINE
PTD	PAINTED
QT	QUARRY TILE
QTY	QUANTITY
R / RAD	RADIUS
RA	RETURN AIR
RB	RUBBER BASE
RD	ROOF DRAIN
REF	REFRIGERATOR
REINF	REINFORCE
REQ'D	REQUIRED
REQ'MT	REQUIREMENT[S]
REV	REVISION
RO	ROUGH OPENING
R/W	RIGHT OF WAY
SALV	SALVAGED
SF	SQUARE FEET
SIM	SIMILAR
SM	SHEET METAL
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
T	TEMPERED
TBD	TO BE DETERMINED
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
T.O.	TOP OF
TR	TREATED
TYP	TYPICAL
UFAS	UNIFORM FEDERAL ACCESSIBILITY STANDARD
UNO	UNLESS NOTED OTHERWISE
UL	UNDERWRITER'S LABORATORY
VB	VAPOR BARRIER
VERT	VERTICAL
W/	WITH
W/O	WITHOUT
WD	WOOD
W.P.	WORK POINT
WRB	WEATHER RESISTIVE BARRIER
WWF	WELDED WIRE FABRIC

WALL / SYMBOL LEGEND

- EXISTING WALLS/FINISHES TO BE REMOVED
- EXISTING WALL TO REMAIN
- NEW WOOD FRAME WALL
- # DEMOLITION KEY NOTE
- # NEW CONSTRUCTION KEY NOTE
- # REFLECTED CEILING KEY NOTE
- # WINDOW TYPE KEY
- EX EXISTING WINDOW TO REMAIN
- 101 DOOR TYPE KEY
- W-00 WALL TYPE KEY

ROOM NAME
101 ROOM TAG

A / A2.0 SECTION TAG

N / W / A-1 / E / S ELEVATION TAG

FD FLOOR DRAIN

SD SMOKE ALARM - 120V W/ BATTERY BACKUP

CO CARBON MONOXIDE ALARM- 120V W/ BATTERY BACKUP

CO/S CARBON MONOXIDE / SMOKE ALARM - 120V W/ BATTERY BACKUP

EXHAUST FAN - VENT DIRECT TO EXTERIOR

L.C. ELECTRIC LOAD CENTER

M ELECTRIC METER

HB HOSE BIBB

STATE OF OHIO
JONATHAN ROBERT SCHAAF 14503 REGISTERED ARCHITECT

Jonathan Robert Schaaf #14503
Expiration Date 12/31/2025

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Project Number	2025-019
Date	June 20, 2025

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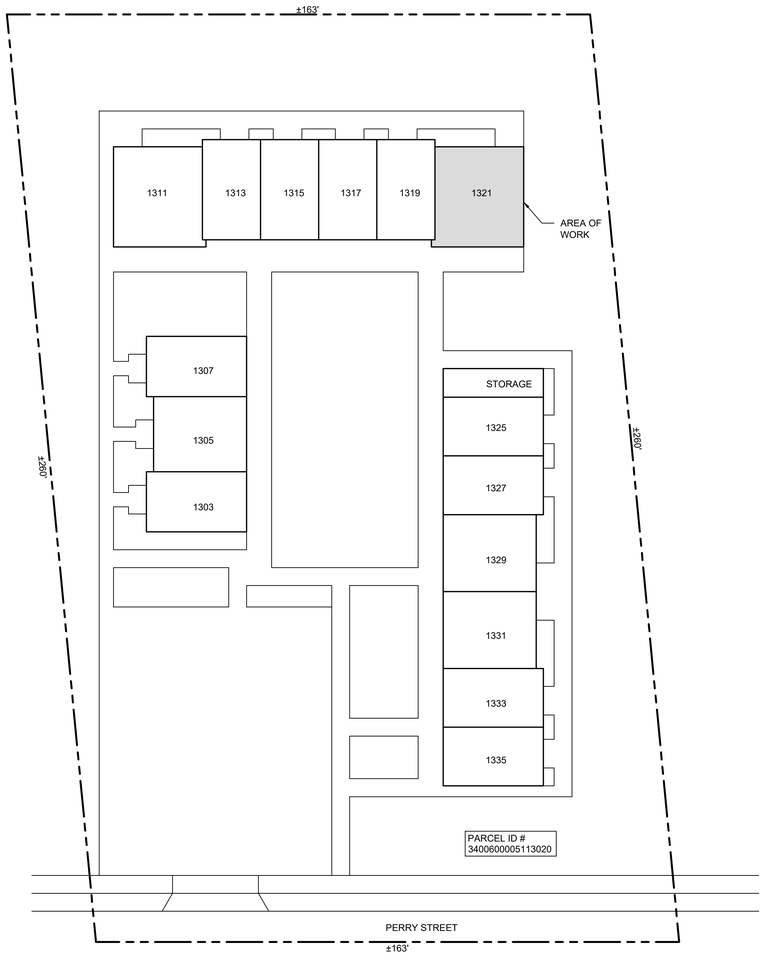
03.25.25	SD Set
06.09.25	Final Review
06.20.25	Bid/Construction Set

Sheet Title
General Project Notes

Sheet Number
02-G1.5

B EXTERIOR REFERENCE PHOTOS

SCALE: N.T.S.



A ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

N

0 10 20 40

JONATHAN ROBERT SCHAAF 14503 REGISTERED ARCHITECT STATE OF OHIO

Jonathan Robert Schaaf #14503
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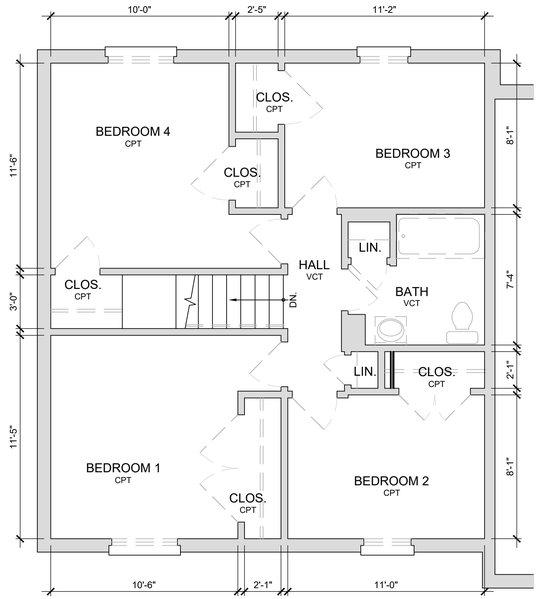
Sheet Title
Architectural Site Plan
Exterior Reference Photos

Sheet Number
02-C1.1



B SECOND FLOOR EXISTING / DEMOLITION PLAN

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

0 2 4 8

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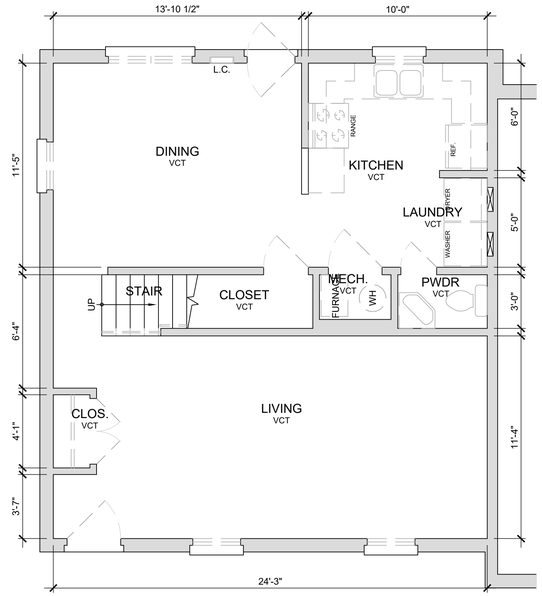

A FIRST FLOOR EXISTING / DEMOLITION PLAN

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

0 2 4 8

N

COORDINATE WITH PROJECT WORK SCOPE ON SHEET G1.1 AS APPLICABLE.

STATE OF OHIO
JONATHAN ROBERT SCHAAF
14503
REGISTERED ARCHITECT

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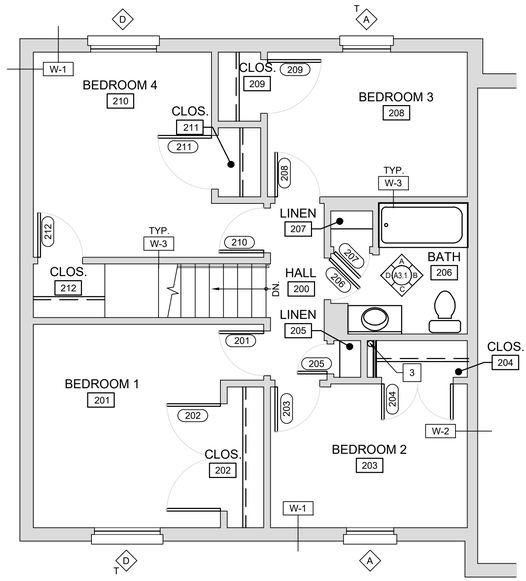
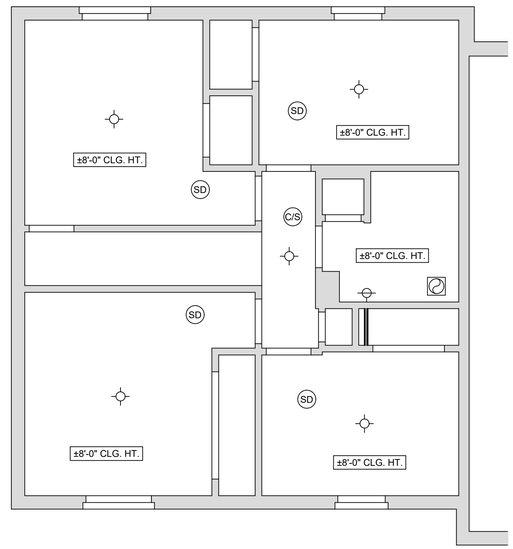
Sheet Title
Existing / Demolition Floor Plans

Sheet Number
02-D1.1



B PROPOSED SECOND FLOOR PLAN

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



D SECOND FLOOR REFLECTED CEILING PLAN

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

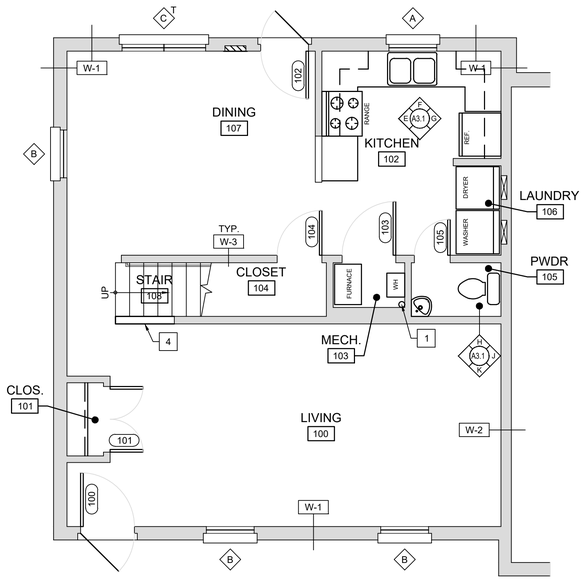
NEW CONSTRUCTION KEY NOTES

1. INSTALL NEW PASSIVE RADON SYSTEM. DELEGATED DESIGN BY OTHERS. REFER TO A/G1.4
2. MODIFY EXISTING OPENING AS REQUIRED FOR SCHEDULED DOOR - MATCH ADJACENT CONSTRUCTION.
3. LOCATION OF NEW PASSIVE RADON PIPING. BOX OUT WITH 2x WOOD FRAMING & GYPSUM BOARD FINISHES.
4. INSTALL 36" H. 2x4 STUD KNEEWALL W/ 1/2" GYPSUM BOARD FINISHES & PAINTED 1x WOOD CAP. KNEEWALL TO FOLLOW THE SLOPE OF THE STAIR AT FIRST FLOOR AND STRAIGHT AT SECOND FLOOR. REFER TO DETAIL B/G1.3.

REFLECTED CEILING PLAN - SYMBOL LEGEND

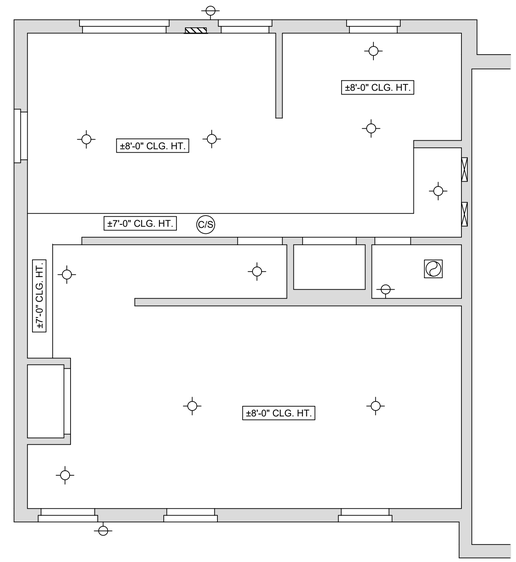
- CEILING MTD. LIGHT FIXTURE. REFER TO SCHEDULE
- RECESSED LIGHT FIXTURE. REFER TO SCHEDULE
- WALL MTD. LIGHT FIXTURE. REFER TO SCHEDULE
- SD — SMOKE DETECTOR - 120V W/ BATTERY BACKUP.
- C/S — COMBINATION SMOKE/CO_2 DETECTOR - 120V W/ BATTERY BACKUP.
- EXHAUST FAN - VENT DIRECT TO EXTERIOR.

COORDINATE WITH PROJECT WORK SCOPE ON SHEET G1.1 AS APPLICABLE.



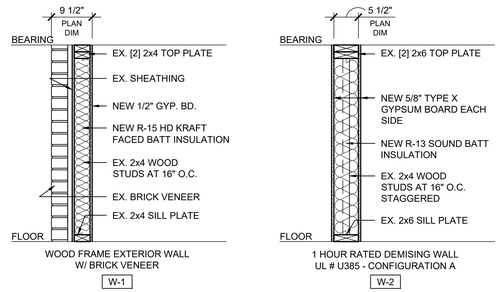
A PROPOSED FIRST FLOOR PLAN

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



C FIRST FLOOR REFLECTED CEILING PLAN

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



E WALL TYPES

SCALE: 3/4" = 1'-0"

STATE OF OHIO
JONATHAN ROBERT SCHAAF 14503
REGISTERED ARCHITECT
Jonathan Robert Schaaf #14503
Expiration Date 12/31/2025

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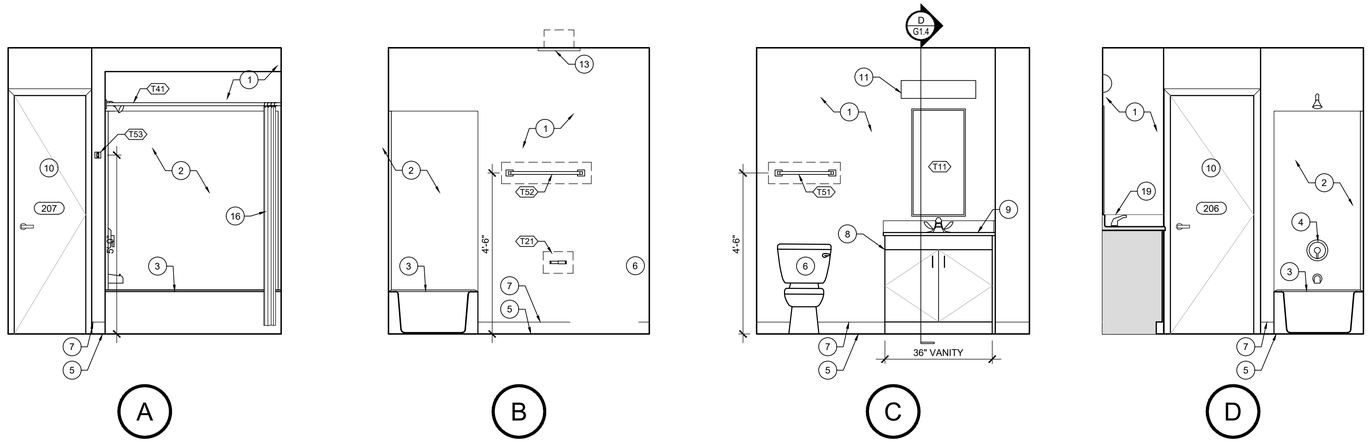
Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
1321 Perry St.
Springfield, Ohio 45504

Project Number
2025-019
Date
June 20, 2025

Date	Issue
03.25.25	SD Set
06.09.25	Final Review
06.20.25	Bid/Construction Set

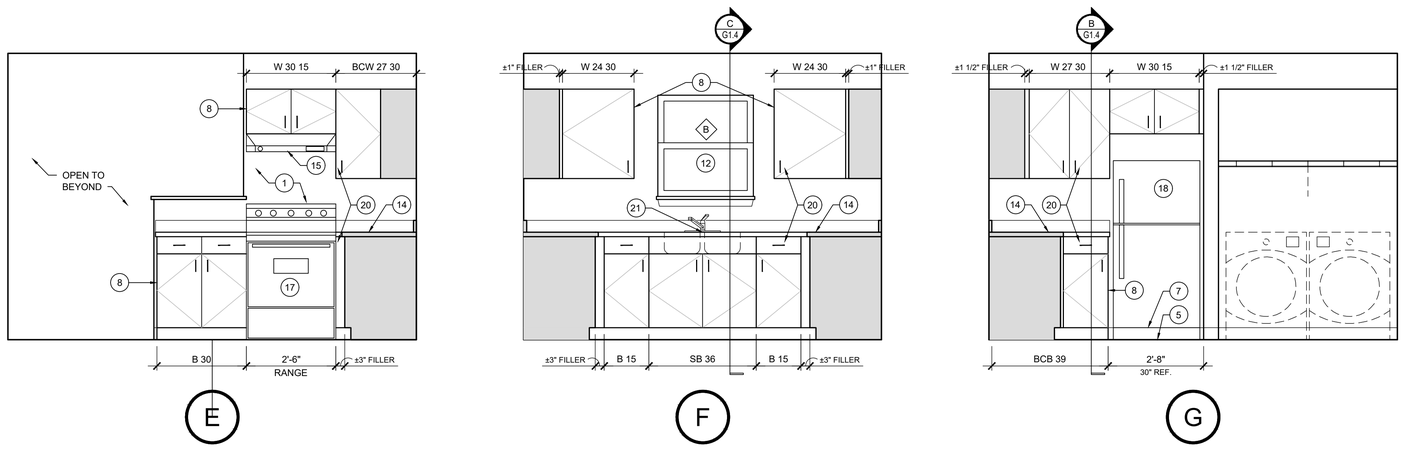
Sheet Title
Proposed Floor Plans
Reflected Ceiling Plans

Sheet Number
02-A1.1



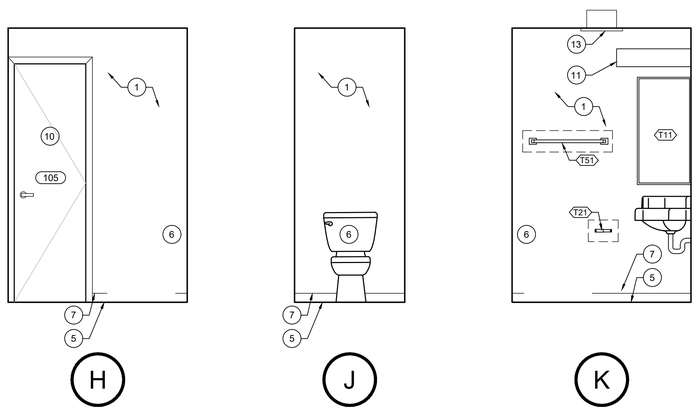
INTERIOR ELEVATIONS AT BATH 206

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



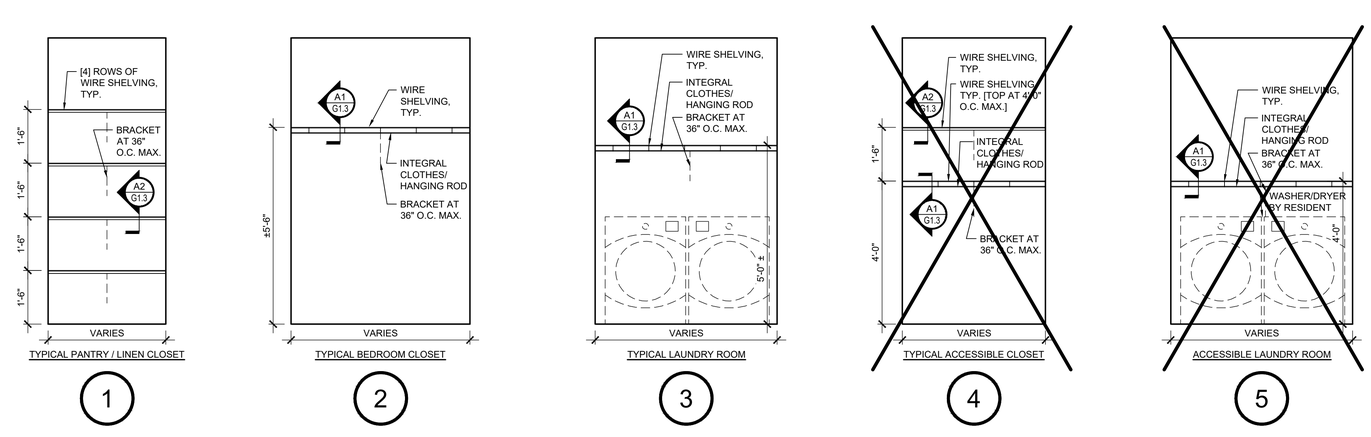
INTERIOR ELEVATIONS AT KITCHEN 102

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



INTERIOR ELEVATIONS AT POWDER 105

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



TYPICAL INTERIOR ELEVATIONS

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

(#) INTERIOR ELEVATION KEY NOTES

1. INSTALL NEW GYPSUM BOARD WALL & CEILING FINISHES TO PROVIDE A NEW SMOOTH FINISH. LEVEL 4 FINISH, PREP & PAINT.
2. NEW TUB SURROUND.
3. NEW BATH TUB.
4. NEW TUB/SHOWER HEAD & CONTROLS.
5. FINISH FLOOR - AS SCHEDULED.
6. NEW WATER CLOSET.
7. BASE - AS SCHEDULED.
8. FINISH END PANEL - STAIN TO MATCH CABINETS
9. NEW CULTURED MARBLE VANITY TOP W/ INTEGRAL SINK BOWL ON NEW STAINED WOOD BASE/VANITY CABINET. NEW FAUCET.
10. DOOR - REFER TO DOOR SCHEDULE.
11. NEW LIGHT FIXTURE.
12. WINDOW. REFER TO WINDOW SCHEDULE.
13. NEW EXHAUST FAN/LIGHT.
14. NEW PLASTIC LAMINATE COUNTERTOP W/ 4" BACKSPLASH.
15. NEW RECIRCULATING RANGE HOOD - INSTALL NEW FIRESTOP CANISTERS AT UNDERSIDE OF HOOD - REFER TO SPECS.
16. SHOWER CURTAIN BY RESIDENT.
17. NEW RANGE.
18. NEW REFRIGERATOR.
19. NEW END SPLASH.
20. NEW STAINED BASE AND WALL CABINETS.
21. NEW TWO BOWL STAINLESS STEEL SINK, FAUCET, SUPPLY/DRAIN PIPING.

STATE OF OHIO
JONATHAN ROBERT SCHAAF 14503
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Springfield Metropolitan Housing Authority
1321 Perry St.
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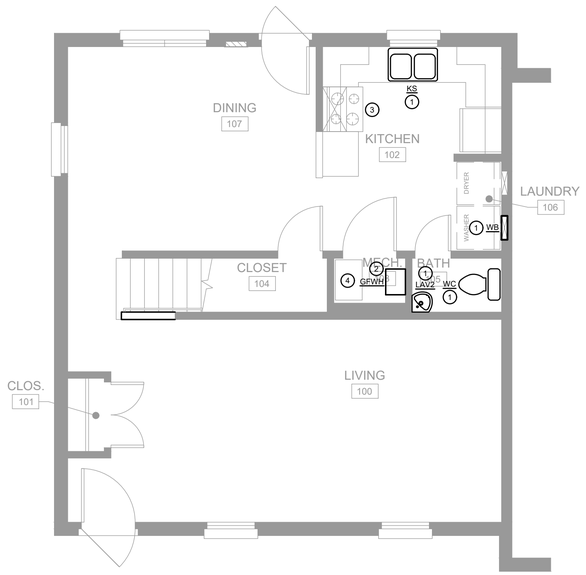
Project Number
2025-019
Date
June 20, 2025

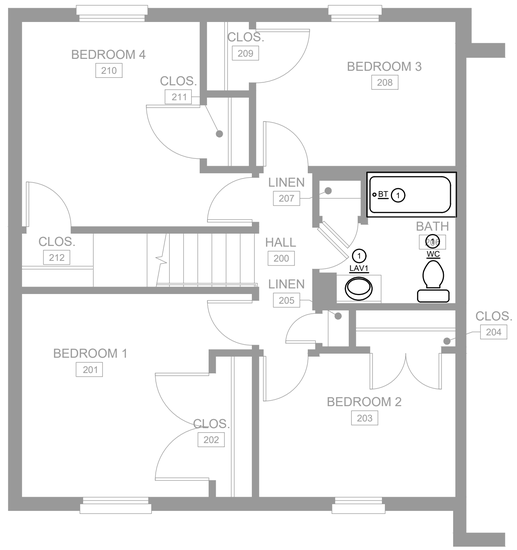
Date	Issue
03.25.25	SD Set
06.09.25	Final Review
06.20.25	Bid/Construction Set

Sheet Title
Interior Elevations

Sheet Number
02-A3.1



1 FIRST FLOOR PLUMBING PLAN
02-P1.1 SCALE: 1/4" = 1'-0"



2 SECOND FLOOR PLUMBING PLAN
02-P1.1 SCALE: 1/4" = 1'-0"

PLAN NOTES

1	EXISTING PLUMBING FIXTURE TO BE REMOVED AND REPLACED WITH NEW. CAPTURE AND RECONNECT TO EXISTING WATER AND DRAIN LINES. EXTEND AND REWORK PIPING AS NEEDED. PROVIDE ANY CUTTING AND PATCHING REQUIRED. REFER TO PLUMBING FIXTURE SCHEDULE FOR SPECIFICATIONS.
2	EXISTING GAS-FIRED WATER HEATER TO BE REMOVED AND REPLACED WITH NEW GAS-FIRED TANKLESS WATER HEATER. RECONNECT TO EXISTING WATER AND GAS LINES. EXTEND AND REWORK PIPING AS NEEDED. REFER TO PLUMBING FIXTURE SCHEDULE FOR SPECIFICATIONS.
3	EXISTING GAS-FIRED RANGE TO BE REMOVED AND REPLACED WITH NEW ELECTRIC RANGE. REMOVE EXISTING GAS PIPING BACK TO NEAREST TEE AND CAP.
4	EXISTING GAS-FIRED FURNACE TO BE REMOVED AND REPLACED WITH NEW. RECONNECT TO EXISTING GAS PIPING. EXTEND AND REWORK PIPING AS NEEDED. INSTALL PER MANUFACTURER'S INSTRUCTIONS.

GENERAL NOTES

1. CONTRACTOR TO VERIFY INCOMING GAS SERVICE SIZE AND NOTIFY ENGINEER IF GAS SERVICE PIPE SIZE IS LESS THAN 1".
2. PROVIDE AND INSTALL NEW SHUTOFF BALL VALVES AT ALL FIXTURES.
3. PRESSURE TEST ALL EXISTING PIPING. REPAIR AND REPLACE PIPING AS NEEDED.

PLUMBING FIXTURE ABBREVIATIONS

XXX FIXTURE DESIGNATION. SEE PLUMBING FIXTURE SCHEDULE FOR EQUIPMENT SPECIFICATIONS.

AD	AREA DRAIN	RO	ROUGH ONLY
AFF	ABOVE FINISHED FLOOR	R&C	ROUGH AND CONNECT
BFP	BACK FLOW PREVENTER	RELOC	RELOCATED
C	CLOSET	S	SINK
CI	CAST IRON	SAN	SANITARY
CO	CLEAN OUT	SD	SHOWER DRAIN
CU	CONDENSING UNIT	SS	SCRUB SINK
DF	DRINKING FOUNTAIN	SH	SHOWER
DS	DOWNSPOUT	SPH	SPRINKLER HEAD
ELEV	ELEVATION	T	TUB
EWC	ELECTRIC WATER COOLER	TD	TRENCH DRAIN
FD	FLOOR DRAIN	TP	TRAP PRIMER
FP	FLOOR PORT	TV	TEMPERING VALVE
HB	HOSE BIBB	UR	URINAL
INV	INVERT	VTR	VENT THRU ROOF
JS	JANITOR SINK	WH	WALL HYDRANT
KS	KITCHEN SINK	WU	WASHER UNIT
LAV	LAVATORY	WC	WATER CLOSET
RD	ROOF DRAIN	WF	WASH FOUNTAIN

PROJECT GENERAL NOTES

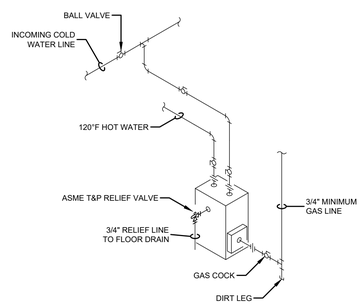
1. THE DRAWINGS ARE DIAGRAMMATIC ONLY AND INDICATE THE GENERAL ARRANGEMENT OF THE SYSTEMS AND ARE TO BE FOLLOWED INSOFAR AS POSSIBLE. IF DEVIATIONS FROM THE LAYOUTS ARE NECESSITATED BY FIELD CONDITIONS, DETAILED LAYOUTS OF THE PROPOSED DEPARTURES SHALL BE SUBMITTED IN WRITING TO THE ENGINEER FOR REVIEW BEFORE PROCEEDING WITH THE WORK.
2. THE PLUMBING CONTRACTOR SHALL REVIEW ALL DRAWINGS IN DETAIL AS THEY MAY RELATE TO THEIR WORK.
3. EACH CONTRACTOR SHALL INSPECT THE SITE ON WHICH THE WORK IS TO BE PERFORMED, AND THE OBSTACLES THAT MAY BE ENCOUNTERED, AND ALL RELEVANT MATTERS CONCERNING THE WORK.
4. THE CONTRACTOR SHALL FILE ALL NECESSARY NOTICES, OBTAIN AND PAY FOR ALL PERMITS, FEES, AND OTHER COSTS INCLUDING UTILITY CONNECTIONS OR EXTENSION, IN CONNECTION WITH HIS WORK, AS NECESSARY, HE SHALL FILE ALL REQUIRED PLANS, PREPARE ALL DOCUMENTS AND OBTAIN ALL NECESSARY APPROVALS OF ALL UTILITY AND GOVERNMENTAL DEPARTMENTS HAVING JURISDICTION.
5. IGNORANCE OF CODES, RULES, AND REGULATIONS, UTILITY COMPANY REQUIREMENTS, LAWS, ETC. SHALL NOT DIMINISH OR ABSOLVE CONTRACTOR'S RESPONSIBILITIES TO PROVIDE AND COMPLETE ALL WORK IN COMPLIANCE WITH SUCH.
6. ALL MATERIALS FURNISHED AND ALL WORK INSTALLED SHALL COMPLY WITH THE CURRENT EDITION OF THE OHIO MECHANICAL CODES, NATIONAL FIRE CODES OF THE NATIONAL FIRE PROTECTION ASSOCIATION AND WITH THE REQUIREMENTS OF ALL GOVERNMENTAL AGENCIES OR DEPARTMENTS HAVING JURISDICTION.

PLUMBING SPECIFICATIONS

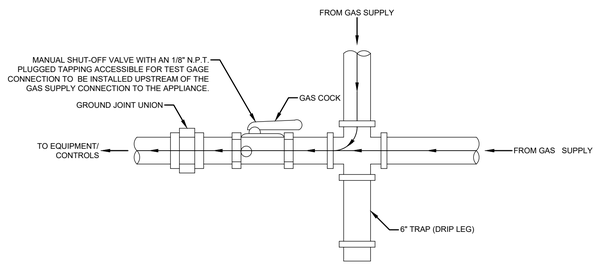
1. SCOPE OF WORK
   - 1.1. THE CONTRACTOR IS RESPONSIBLE FOR ALL WORK, MATERIALS, AND LABOR TO SATISFY A COMPLETE WORKING SYSTEM WHETHER SPECIFIED OR IMPLIED.
   - 1.2. ALL WORK IS TO BE PERFORMED IN STRICT COMPLIANCE WITH THE NATIONAL STANDARD PLUMBING CODE (LATEST EDITION), ALL LOCAL CODES, AND ALL OTHER REGULATIONS GOVERNING WORK OF THIS NATURE.
   - 1.3. THE CONTRACTOR SHALL, BEFORE SUBMITTING ANY PROPOSAL, EXAMINE THE PROPOSED SITE AND SHALL DETERMINE FOR HIMSELF THE CONDITIONS THAT MAY EFFECT THE WORK. NO ALLOWANCE SHALL BE MADE IF THE CONTRACTOR FAILS TO MAKE SUCH EXAMINATIONS.
   - 1.4. ALL EQUIPMENT AND MATERIALS SHALL BE AS SPECIFIED OR "APPROVED EQUAL" BY ENGINEER OR ARCHITECT.
2. PERMITS
   - 2.1. THE CONTRACTOR SHALL SECURE ALL PERMITS OR APPLICATIONS AND PAY ANY AND ALL FEES.
3. SHOP DRAWINGS
   - 3.1. SUBMIT MATERIAL LIST AND SHOP DRAWINGS FOR MAJOR ALL EQUIPMENT/FIXTURES TO THE ARCHITECT OR ENGINEER FOR APPROVAL. THE CONTRACTOR SHALL SUBMIT THREE SETS OF SHOP DRAWINGS AND THEY SHALL BE CLEARLY LABELED.
4. DOMESTIC WATER SUPPLY PIPING
   - 4.1. UNDERGROUND: PROVIDE TYPE "K" SOFT DRAWN COPPER TUBING WITH BRAZED CONNECTIONS.
   - 4.2. ABOVEGROUND: PROVIDE TYPE "L" HARD DRAWN COPPER TUBING WITH 125 PSI SOLDER JOINTS, COPPER OR BRASS FITTINGS. ALL SOLDER TO BE "NO LEAD" TYPE.
   - 4.3. ALL HOT WATER PIPING TO BE INSULATED WITH 1" FIBERGLASS INSULATION.
   - 4.4. ALL COLD WATER PIPING TO BE INSULATED WITH 1" FIBERGLASS INSULATION.
5. SANITARY/STORM DRAINAGE AND VENT PIPING
   - 5.1. ABOVE GRADE, 2" AND BELOW: SCHEDULE 40 PVC WITH SOLVENT JOINTS OR DWV COPPER WITH SOLDER JOINTS. ALL SOLDER TO BE "NO LEAD" TYPE.
   - 5.2. 3" AND ABOVE: SCHEDULE 40 PVC WITH SOLVENT JOINTS.
   - 5.3. BELOW GRADE: SCHEDULE 40 PVC WITH SOLVENT JOINTS.
   - 5.4. PVC PIPING SHALL NOT BE USED IN AIR PLENUM CEILINGS AND SHALL NOT CROSS FIRE RATED WALLS, CEILINGS, OR FLOORS.
   - 5.5. DRAINAGE PIPING SHALL BE RUN AS STRAIGHT AS POSSIBLE AND SHALL HAVE LONG TURN FITTINGS.
   - 5.6. DRAINAGE PIPING 3" SIZE AND SMALLER SHALL RUN AT A UNIFORM GRADE OF AT LEAST 1/4" PER FOOT, AND PIPING LARGER THAN 3" SHALL BE RUN AT A GRADE OF NO LESS THAN 1/8" PER FOOT.
   - 5.7. ALL VENT PIPING SHALL BE SLOPED TO DRAIN BACK TO FIXTURES.
   - 5.8. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FLASHING OF THE VENT PIPING RUN THROUGH THE ROOF.
   - 5.9. ALL STUB-INS AND/OR SLAB OR WALL PENETRATION TO BE 6. PER NATIONAL STANDARD PLUMBING CODE. ALL PIPING PENETRATIONS OF BUILDING FOUNDATIONS OR FOOTINGS SHALL BE SLEEVED.
6. PIPE SUPPORTS
   - 6.1. ABOVE GRADE
     - 6.1.1. ALL PIPE SHALL BE SUPPORTED FROM THE BUILDING STRUCTURE IN A NEAT AND WORKMANLIKE MANNER. THE USE OF WIRE AND PERFORMED METAL TO SUPPORT PIPES WILL NOT BE PERMITTED. SPACING OF PIPE SUPPORTS SHALL BE AS SPECIFIED IN CHAPTER 8 OF THE NATIONAL STANDARD PLUMBING CODE.
   - 6.2. BELOW GRADE
     - 6.2.1. EARTH SHALL BE EXCAVATED TO A MINIMUM DEPTH WITH AN EVEN SURFACE TO INSURE SOLID BEARING OF PIPE FOR ITS ENTIRE LENGTH.
     - 6.2.2. INTERIOR: THE PIPE SHALL BE INSTALLED (UNLESS OTHERWISE SPECIFIED) A MINIMUM OF 4 INCHES BELOW THE BOTTOM OF THE SLAB AND SHALL NOT BE IN ANY DIRECT CONTACT WITH THE CONCRETE AT ANY POINT.
     - 6.2.3. EXTERIOR: THE WATER PIPE SHALL HAVE A MINIMUM OF 42" OF COVER AND THE SANITARY WASTE PIPE SHALL HAVE A MINIMUM OF 24" OF COVER.
7. MISCELLANEOUS
   - 7.1. COORDINATE INSTALLATION OF ALL ROOF FLASHING AT A. ROOF PENETRATION.
   - 7.2. DO NOT SCALE THIS DRAWING FOR EXACT DIMENSIONS. VERIFY ALL FIGURES, CONDITIONS, AND DIMENSIONS AT THE JOB SITE.
   - 7.3. THE PLUMBING PLANS ARE INTENDED TO BE DIAGRAMATIC AND ARE BASED ON ONE MANUFACTURE'S EQUIPMENT. THEY ARE NOT INTENDED TO SHOW EVERY ITEM IN ITS EXACT LOCATION, THE EXACT DIMENSIONS, OR ALL THE DETAILS OF THE EQUIPMENT.
   - 7.4. THE CONTRACTOR SHALL VERIFY THE ACTUAL DIMENSIONS OF THE EQUIPMENT PROPOSED TO ENSURE THAT THE EQUIPMENT WILL FIT IN THE AVAILABLE SPACE.
8. TESTING
   - 8.1. PLUMBING SYSTEMS SHALL BE FLOW AND PRESSURE TESTED IN ACCORDANCE WITH STANDARD PRACTICE AND THE NATIONAL STANDARD PLUMBING CODE.
9. GUARANTEE
   - 9.1. MATERIALS, EQUIPMENT AND INSTALLATION SHALL BE GUARANTEED FOR A PERIOD OF ONE(1) YEAR FROM DATE OF ACCEPTANCE. DEFECTS WHICH APPEAR DURING THAT PERIOD SHALL BE CORRECTED AT THIS CONTRACTOR'S EXPENSE.
   - 9.2. FOR THE SAME PERIOD, THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO PREMISES CAUSED BY DEFECTS IN WORKMANSHIP OR IN THE WORK OR EQUIPMENT FURNISHED AND/OR INSTALLED BY HIM.

GAS FIRED WATER HEATER SCHEDULE

ITEM NO.	MAX FLOW	RECOVERY @ 90°F RISE	BTU PER HOUR	GAS CONN.	THERMAL EFF. (UEF)	WATER CONN.	MANUFACTURER AND MODEL	REMARKS
GFWH	6.8 GPM	2.6 GPM	120,000	3/4"	0.93	3/4"	NAVIEN NPE-150S2	POWER DIRECT VENT



3 TANKLESS GAS WATER HEATER INSTALLATION DETAIL
02-P1.1 SCALE: NONE



4 GAS CONNECTION TO EQUIPMENT DETAIL
02-P1.1 SCALE: NONE

PLUMBING FIXTURE AND EQUIPMENT SCHEDULE

ID	DESCRIPTION	MANUFACTURER	MODEL NUMBER	SUPPLY		SANITARY		REQ'D COMP	NOTES
				HOT	COLD	WASTE	VENT		
BT	BATHTUB	AMERICAN STANDARD	2390.202TC	1/2"	1/2"	2"	1-1/2"	3	E,F
HB	HOSE BIBB	WOODFORD	MODEL 17	- - -	3/4"	2"	1-1/2"	- - -	- - -
KS	KITCHEN SINK - DROP IN	ELKAY	CR-3322	1/2"	1/2"	1-1/2"	1-1/2"	1	A,D
LAV1	LAVATORY - DROP IN	AMERICAN STANDARD	0476.028	1/2"	1/2"	1-1/2"	1-1/2"	4	A,B,C
LAV2	LAVATORY - WALL MOUNT	AMERICAN STANDARD	0451.001	1/2"	1/2"	1-1/2"	1-1/2"	4	A,B,C
WB	WASHER BOX	OATEY	38101	1/2"	1/2"	2"	1-1/2"	- - -	- - -
WC	WATER CLOSET - TANK TYPE	AMERICAN STANDARD	215DA.104	- - -	1/2"	3"	1-1/2"	2	D

REQUIRED COMPONENTS AND SERVICES

1. MATERIAL: 18GA, TYPE 304 STAINLESS STEEL
   SIZE: DOUBLE BOWL 33" X 22" X 7"
   FAUCET: PEERLESS: P110LF
   WASTE TRIM: ELKAY: LK-35
   SUPPLY STOP: ZURN: ZH8822-LR-LK
   P-TRAP: MCGUIRE: 8912
   MISC: MOEN: 111C
2. COLOR: WHITE VITREOUS CHINA
   TYPE: FLOOR SET WITH CHROME LEFT HAND TRIP LEVER
   FLUSH: 1.28 GPF
   SEAT: AMERICAN STANDARD: 5503A
   MISC: ZURN: ZH8823-CR-LK SUPPLY STOP, 16.5" RIM MOUNTING HEIGHT
3. COLOR WHITE
   SIZE: 60" X 30"
   SUPPLY TRIM: PEERLESS: PTT188753
   WASTE TRIM: ENGINEERED BRASS: WB150L
   SUPPLY STOP: MOEN: INTEGRAL STOPS
   MISC: SWANSTONE: SS-72-3, 78" SHOWER HEAD MOUNTING HEIGHT, 32" SHOWER VALVE MOUNTING HEIGHT
4. DESCRIPTION: WHITE VITREOUS CHINA
   FAUCET: PEERLESS: P136LF
   TRAP/FIX. DR.: MCGUIRE: 8872
   SUPPLY STOP: ZURN: ZH8822-LR-LK

NOTES:
A. PROVIDE CHROME PLATED ESCUTCHEONS AND NIPPLES TO WALL.
B. PROVIDE 0.5 GPM FLOW CONTROL DEVICE ON LAVATORY FAUCET
C. PROVIDE "TRUEBRO" LAV GUARD INSULATION KIT.
D. PROVIDE 1.5 GPM FLOW CONTROL DEVICE ON SINK FAUCET.
E. PROVIDE 1.5 GPM FLOW CONTROL DEVICE ON SHOWER HEAD.
F. PLUMBING CONTRACTOR TO PROVIDE AND INSTALL SWANSTONE SOLID SURFACE WALL SURROUNDS TO FIXTURE.

STATE OF OHIO
LAWRENCE S. AYER
56787
REGISTERED PROFESSIONAL ENGINEER
EXPIRATION DATE: 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
1321 Perry St.
Springfield, Ohio 45504

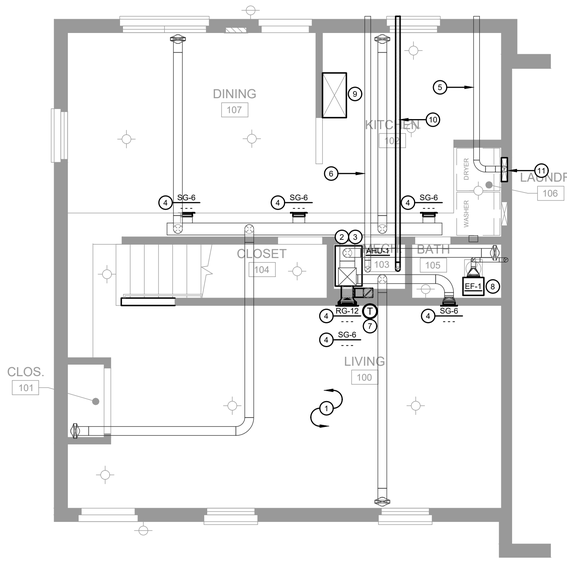
Project Number
E2M: 25131

Date
May 30, 2025

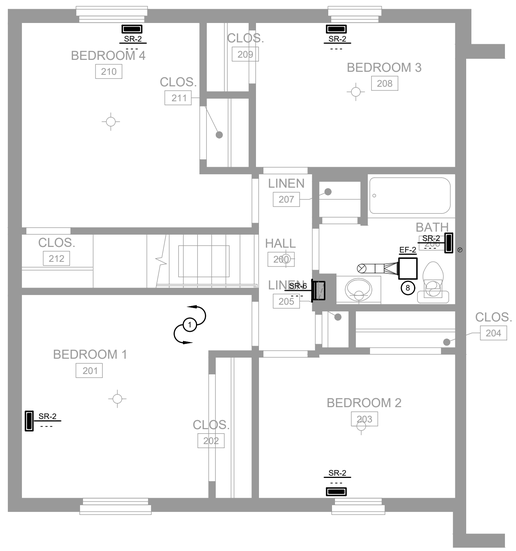
Date	Issue
06/02/25	REVIEW SET
06/05/25	REVIEW
06/20/25	BID/CONSTRUCTION

Sheet Title
PLUMBING PLAN

Sheet Number
02-P1.1



1 FIRST FLOOR MECHANICAL PLAN
02-M1.1 SCALE: 1/4" = 1'-0"
0' 2' 4' 8'



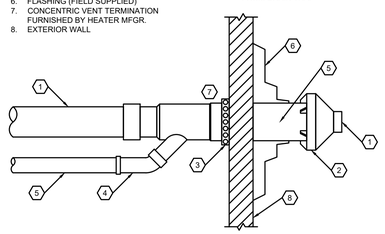
2 SECOND FLOOR MECHANICAL PLAN
02-M1.1 SCALE: 1/4" = 1'-0"
0' 2' 4' 8'

KEYED NOTES:

1. VENT OUTLET
2. MAINTAIN 18" BEYOND WALL
3. SUPPORT (FIELD SUPPLIED)
4. ELBOW (FIELD SUPPLIED)
5. COMBUSTION AIR INLET
6. FLASHING (FIELD SUPPLIED)
7. CONCENTRIC VENT TERMINATION FURNISHED BY HEATER MFGR.
8. EXTERIOR WALL

GENERAL NOTES:

1. LOCATE TRAPS SO AS TO BE ACCESSIBLE FOR CLEANING
2. CONDENSATE PIPING SHALL GRADUALLY SLOPE DOWN FROM DRAIN TRAP



3 SIDEWALL CONCENTRIC VENT INSTALLATION DETAIL
02-M1.1 SCALE: NONE

REGISTER, DIFFUSER AND GRILLE SCHEDULE

MARK	SR-2	SR-6	RG-12
MANUFACTURER	HART AND COOLEY	HART AND COOLEY	HART AND COOLEY
MODEL NUMBER	421	661	672
TYPE	LOUVERED	LOUVERED	LOUVERED
DIRECTION	DBL DEFLECT	DBL DEFLECT	SNGL DEFLECT
MOUNTING	FLOOR	SIDEWALL	SIDEWALL
G / R / D	R	R	G
CFM	MATCH EXISTING	MATCH EXISTING	- - -
NECK SIZE	12" X 2"	8" X 6"	12" X 12"
PANEL SIZE	13-5/8" X 3-5/8"	9-5/8" X 7-5/8"	13-5/8" X 13-5/8"
MATERIAL	STEEL	STEEL	STEEL
FINISH	PER ARCHITECT	PER ARCHITECT	PER ARCHITECT
DAMPER	YES	YES	YES
SOUND (NC)	<20	<20	<20
REMARKS / NOTES	1, 2, 3	1, 2, 3	1, 2, 3

1. PROVIDE WITH DRYWALL WALL MOUNTING FRAME WHERE REQUIRED.
2. COLOR SELECTED BY ARCHITECT
3. SIZE REGISTER/GRILLE TO MATCH EXISTING REGISTER/GRILLE AND EXISTING DUCTWORK.

EXHAUST FAN SCHEDULE

MARK	ROOM	MANUFACTURER / MODEL #	FAN DATA			MOTOR DATA			BACKDRAFT DAMPER	NOTES
			CFM	SP	RPM	VOLTS	PHASE	WATTS / HP		
EF-1	HALF BATH	PANASONIC / FV-05-11VKS1	80	0.25	1131	120	1	10.2W	YES	1,2,3,4
EF-2	FULL BATH	PANASONIC / FV-05-11VKS1	80	0.25	1131	120	1	10.2W	YES	1,2,3,4

NOTES:
1. FAN SHALL BE CONTROLLED BY SWITCH SEPARATE FROM LIGHTS.
2. PROVIDE ALL REQUIRED ACCESSORIES TO MAKE COMPLETE.

FURNACE SCHEDULE

EQUIPMENT MARK	AHU-1
MANUFACTURER	CARRIER
MODEL #	59SC2E06M14**12
COOLING COIL MODEL#	- - -
ENERGY EFFICIENCY RATIO (SEER2)	
INDOOR FAN H.P.	1/2
DESIGN CFM	MATCH EXISTING
EXTERNAL STATIC PRESSURE IN H2O	0 - 0.50
CONDENSER AMBIENT CONDITIONS	
TEMPERATURE °F	
HEATING DATA	
GAS INPUT IN M.B.H. H/L	60
GAS OUTPUT IN M.B.H. H/L	56
HEATING EFFICIENCY (AFUE %)	92.1%
ELECTRIC RESISTANCE IN K.W. @ VOLT	
HEAT PUMP REVERSE CYCLE IN M.B.H.	
STAGES	1
HEATER MODEL #	
ELECTRICAL DATA	
VOLTS / PHASE/ HERTZ	115/1/60
MINIMUM CIRCUIT AMPS	7.2
MAX OVERCURRENT PROTECTION IN AMPS	15
PHYSICAL DATA	
UNIT WEIGHT IN POUNDS	122
ACCESSORIES	SEE BELOW

A. TRANSFORMER
B. SIDE RETURN FILTER RACK.
C. FURNANCE MOUNTING PAD
D. RETURN AIR PLENUM
E. PROVIDE 7-DAY PROGRAMMABLE THERMOSTAT

NOTES:
1. INSTALL SYSTEMS PER MANUFACTURER'S INSTRUCTIONS.
2. OR EQUAL.
3. HVAC SYSTEM TO PROVIDE HEAT ONLY.

PLAN NOTES

1	ALL EXISTING DUCTWORK TO REMAIN. FIELD VERIFY EXACT SIZE AND ROUTING. ALL EXISTING DUCTWORK TO BE CLEANED AFTER ALL DEMOLITION AND ANY CONSTRUCTION THAT CREATES DUST OR OTHER CONTAMINANTS HAS BEEN COMPLETED.
2	REMOVE EXISTING GAS FIRED FURNACE. PROVIDE AND INSTALL NEW REPLACEMENT GAS FIRED FURNACE. INSTALL NEW FURNACE PER MANUFACTURER'S INSTRUCTIONS. PROVIDE WITH ALL MATERIALS AND ACCESSORIES TO MAKE COMPLETE.
3	CONNECT REPLACEMENT FURNACE TO EXISTING DUCTWORK. PROVIDE ALL DUCTWORK, TRANSITIONS, AND TAKEOFFS NECESSARY TO MAKE COMPLETE.
4	REMOVE EXISTING REGISTER AND GRILLE. REPLACE REGISTERS AND GRILLES TO MATCH EXISTING SIZE AND DUCTWORK. FIELD VERIFY ALL SIZES PRIOR TO WORK.
5	EXISTING HARD DUCT FOR DRYER EXHAUST TO REMAIN. REPLACE EXISTING FLEX DUCT WITH NEW AND MAKE COMPLETE CONNECTION TO DRYER.
6	EXISTING DUCTWORK FOR COMBUSTION AND RELIEF PIPING TO REMAIN. CONNECT NEW FURNACE TO EXISTING DUCTWORK. PROVIDE ALL DUCTWORK, TRANSITIONS AND TAKEOFFS NECESSARY TO MAKE COMPLETE.
7	PROVIDE AND INSTALL NEW 7-DAY PROGRAMMABLE THERMOSTAT. PROVIDE ALL WIRING AND PROGRAMMING TO MAKE COMPLETE.
8	REMOVE EXISTING CEILING EXHAUST FAN. PROVIDE AND INSTALL NEW REPLACEMENT CEILING EXHAUST FAN. CONNECT TO EXISTING DUCTWORK. PROVIDE ALL DUCTWORK AND TRANSITIONS NECESSARY TO MAKE COMPLETE.
9	PROVIDE AND INSTALL RECIRCULATING CABINET RANGE HOOD. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
10	PROVIDE AND INSTALL INTAKE AIR AND VENT PIPING AS REQUIRED FOR INSTANTANEOUS WATER HEATER. INSTALL PER MANUFACTURER'S INSTRUCTIONS. REFER TO PLUMBING DRAWINGS FOR SPECS. FIELD VERIFY FINAL LOCATION WITH ALL EXISTING AIR INTAKES.
11	PROVIDE AND INSTALL DRYER BOX MODEL 350 OR EQUAL. COORDINATE EXACT DRYER BOX ORIENTATION IN FIELD. INSTALL PER MANUFACTURER'S INSTRUCTIONS.

MECHANICAL PLAN SYMBOL LEGEND

DUCT LEGEND (NOT ALL SYMBOLS MAY BE USED)

SIZE	NEW METAL DUCTWORK.
SIZE	EXISTING METAL DUCTWORK.
SIZE	METAL DUCTWORK TO BE DEMOLISHED.
	NEW FLEX DUCTWORK. SIZE SHALL BE EQUAL TO ASSOCIATED DEVICE AND DUCTWORK UNLESS OTHERWISE NOTED.
	EXISTING FLEX DUCTWORK. SIZE SHALL BE EQUAL TO ASSOCIATED DEVICE AND DUCTWORK UNLESS OTHERWISE NOTED.
	FLEX DUCTWORK TO BE DEMOLISHED.

DEVICE LEGEND (NOT ALL SYMBOLS MAY BE USED)

	SIDWALL OR DUCTMOUNTED GRILLE.
	CABINET STYLE EXHAUST FAN
	TRANSFER GRILLE IN PLENUM ABOVE.
T	TEMPERATURE SENSOR, REFER TO SPECIFICATIONS.

MISCELLANEOUS LEGEND (NOT ALL SYMBOLS MAY BE USED)

	POINT OF CONNECTION TO EXISTING SYSTEM ELEMENTS.
ID / CFM	DEVICE IDENTIFIER. RL = RELOCATE, EX=EXISTING BALANCE OR REBALANCE TO CFM SHOWN. SEE AIR DEVICE AND EQUIPMENT SCHEDULES.

MOLD AND MILDEW NOTES

1. THE FOLLOWING REQUIREMENTS SHALL APPLY TO ALL NEW AND REMODEL CONSTRUCTION PROJECTS.
2. IN THE EVENT THE CONTRACTOR DISCOVERS, AT ANY TIME DURING DEMOLITION, CONSTRUCTION, AND/OR REMODELING OPERATIONS, EXISTING CONDITIONS THAT COULD INCLUDE THE PRESENCE OF MOLD AND/OR MILDEW, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE AND THE ARCHITECT/ENGINEER OF RECORD, IN WRITING, OF THE CONCERNS AND/OR SUSPICIONS.
3. CONCURRENTLY, THE CONTRACTOR SHALL BE RESPONSIBLE TO RETAIN A MOLD AND MILDEW CERTIFIED TESTING AGENCY TO PERFORM AN INVESTIGATION AND TESTING AS REQUIRED TO EVALUATE THE NATURE AND EXTENT OF THE PROBLEM. IF THE TESTING AGENCY CONFIRMS HAZARDS, THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN A MINIMUM OF TWO (2) BIDS FROM COMPANIES QUALIFIED AND LICENSED TO PERFORM ALL NECESSARY REMEDIATION WORK, COMPLYING WITH ALL LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS, CODES, AND STATUTES.
4. THE CONTRACTOR SHALL MAKE ALL REASONABLE EFFORTS TO AVOID CONDITIONS FAVORABLE TO THE DEVELOPMENT OF MOLD AND MILDEW, ESPECIALLY IN VOIDS WHICH WILL BE CONCEALED AND NOT WELL VENTILATED. IN ALL CASES, INTERIOR SPACES AND INTERIOR FINISHED CONSTRUCTION SHALL BE MAINTAINED IN DRY AND WELL VENTILATED CONDITIONS.
5. THE CONTRACTOR SHALL COMPLY WITH FEDERAL ENVIRONMENTAL AND OSHA REGULATIONS AND ALL LOCAL AND STATE HEALTH DEPARTMENT REQUIREMENTS AND RECOMMENDATIONS REGARDING MOLD AND MILDEW.
6. ALL PENETRATIONS SHALL BE SEALED WATER TIGHT TO PREVENT MOISTURE MIGRATION FROM ENTERING THE BUILDING OR WALL CAVITIES.
7. ALL CONDENSATE DRAIN PANS SHALL BE CLEANED AND KEPT FREE FROM DEBRIS UNTIL AND WHEN THE FACILITY IS TURNED OVER TO THE OWNER OR TENANT. INSURE POSITIVE DRAINAGE AT ALL DRAIN PANS. INSURE THAT ALL "COLD" SURFACES ARE INSULATED ON COVERED WITH A FULLY SEALED AND CONTINUOUS VAPOR BARRIER. ("COLD" SURFACES INCLUDE BUR ARE NIT LIMITED TO, DOMESTIC COLD WATER PIPING, CHILLED WATER PIPING, INTERIOR RAIN LEADERS, OUTDOOR AIR INTAKES, AIR DUCTWORK CARRYING AIR CONDITIONED SUPPLY AIR.

PROJECT GENERAL NOTES

1. THE DRAWINGS ARE DIAGRAMMATIC ONLY AND INDICATE THE GENERAL ARRANGEMENT OF THE SYSTEMS AND ARE TO BE FOLLOWED INSOFAR AS POSSIBLE. IF DEVIATIONS FROM THE LAYOUTS ARE NECESSITATED BY FIELD CONDITIONS, DETAILED LAYOUTS OF THE PROPOSED DEPARTURES SHALL BE SUBMITTED IN WRITING TO THE ENGINEER FOR REVIEW BEFORE PROCEEDING WITH THE WORK.
2. THE MECHANICAL CONTRACTOR SHALL REVIEW ALL DRAWINGS IN DETAIL AS THEY MAY RELATE TO THEIR WORK.
3. EACH CONTRACTOR SHALL INSPECT THE SITE ON WHICH THE WORK IS TO BE PERFORMED, AND THE OBSTACLES THAT MAY BE ENCOUNTERED, AND ALL RELEVANT MATTERS CONCERNING THE WORK.
4. THE CONTRACTOR SHALL FILE ALL NECESSARY NOTICES, OBTAIN AND PAY FOR ALL PERMITS, FEES, AND OTHER COSTS INCLUDING UTILITY CONNECTIONS OR EXTENSION, IN CONNECTION WITH HIS WORK. AS NECESSARY, HE SHALL FILE ALL REQUIRED PLANS, PREPARE ALL DOCUMENTS AND OBTAIN ALL NECESSARY APPROVALS OF ALL UTILITY AND GOVERNMENTAL DEPARTMENTS HAVING JURISDICTION.
5. IGNORANCE OF CODES, RULES, AND REGULATIONS, UTILITY COMPANY REQUIREMENTS, LAWS, ETC. SHALL NOT DIMINISH OR ABSOLVE CONTRACTOR'S RESPONSIBILITIES TO PROVIDE AND COMPLETE ALL WORK IN COMPLIANCE WITH SUCH.
6. ALL MATERIALS FURNISHED AND ALL WORK INSTALLED SHALL COMPLY WITH THE CURRENT EDITION OF THE OHIO MECHANICAL CODES, NATIONAL FIRE CODES OF THE NATIONAL FIRE PROTECTION ASSOCIATION AND WITH THE REQUIREMENTS OF ALL GOVERNMENTAL AGENCIES OR DEPARTMENTS HAVING JURISDICTION.

HVAC NOTES

1. SCOPE OF WORK
   - 1.1. THE CONTRACTOR IS RESPONSIBLE FOR ALL WORK, MATERIALS, AND LABOR TO SATISFY A COMPLETE WORKING SYSTEM WHETHER SPECIFIED OR IMPLIED.
   - 1.2. ALL WORK IS TO BE PERFORMED IN STRICT COMPLIANCE WITH THE INTERNATIONAL MECHANICAL CODE 2021, ALL LOCAL CODES AND ALL OTHER REGULATION GOVERNING WORK OF THIS NATURE.
   - 1.3. THE CONTRACTOR SHALL, BEFORE SUBMITTING ANY PROPOSAL, EXAMINE THE PROPOSED SITE AND SHALL DETERMINE FOR HIMSELF THE CONDITIONS THAT MAY EFFECT THE WORK. NO ALLOWANCE SHALL BE MADE IF THE CONTRACTOR FAILS TO MAKE SUCH EXAMINATIONS.
   - 1.4. ALL EQUIPMENT AND MATERIALS SHALL BE AS SPECIFIED OR "APPROVED EQUAL" BY THE ENGINEER OR ARCHITECT.
2. SHOP DRAWINGS
   - 2.1. SUBMIT MATERIAL LIST AND SHOP DRAWINGS FOR MAJOR EQUIPMENT TO THE ARCHITECT/ENGINEER FOR APPROVAL. THE CONTRACTOR SHALL SUBMIT FIVE SETS OF SHOP DRAWINGS AND THEY SHALL BE CLEARLY LABELED.
3. REFRIGERANT PIPING
   - 3.1. CONTRACTOR SHALL PROVIDE AND INSTALL REFRIGERANT PIPING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND IN SUCH A WAY AS TO BE INCONSPICUOUS AND FREE FROM ANY POSSIBLE CONDENSATION. INSULATE REFRIGERANT LINES WITH R-6 OR BETTER ARMOUR-FLEX TYPE INSULATION.
   - 3.2. SHALL BE TYPE "K" COPPER TUBING, WITH WROUGHT COPPER SOLDER TYPE FITTINGS SUITABLE FOR CONNECTION WITH SILVER SOLDER DUCTWORK.
4. SHEET METAL DUCT WORK
   - 4.1. THE DUCTWORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "SMACNA" APPLICABLE MANUALS. ALL DUCTWORK SHALL BE THE LOW VELOCITY TYPE, UNLESS SPECIFIED OTHERWISE.
   - 4.2. CONTRACTOR SHALL PROVIDE AND INSTALL APPROVED FIRE DAMPERS AND ACCESS PANELS IN ANY AND ALL DUCTWORK WHICH PENETRATES A HORIZONTAL OR VERTICAL FIRE PARTITION, OR AS OTHERWISE SHOWN ON DRAWINGS.
   - 4.3. ALL BRANCH DUCTS TO HAVE VOLUME DAMPERS.
   - 4.4. SMOOTH TURN RADIUS DUCTWORK OR TURNING VANES SHALL BE USED THROUGHOUT WHERE FLOW EXCEEDS 150 CFM.
   - 4.5. ALL DUCT JOINTS TO BE SEALED IN ACCORDANCE WITH "SMACNA" STANDARDS AND ACCEPTED GOOD PRACTICE.
   - 4.6. ALL DUCT DIMENSIONS SHOWN ARE NET INSIDE VALUES. DIMENSIONS MAY BE CHANGED SO LONG AS THE NET FREE FACE AREA IS MAINTAINED.
   - 4.7. ALL CONCEALED DUCTWORK SHALL BE INSULATED WITH 1-1/2" FIBERGLASS INSULATING BLANKET WITH ALUMINUM FOIL FACING.
   - 4.8. ALL SUPPLY AND RETURN DUCTWORK 15 FEET DOWNSTREAM OF THE HVAC UNIT SHALL BE INTERNALLY LINED WITH A 1/2" ACOUSTICAL DUCT LINER.
5. DRAINAGE PIPING (CONDENSATE)
   - 5.1. SHALL BE SCHEDULE 40 PVC PIPE WITH SOLVENT JOINTS. PITCH HORIZONTAL LINES 1" IN 10'-0". CONDENSATE DRAINS SHALL BE ROUTED TO FLOOR DRAIN OR INDIRECT WASTE DRAIN.
6. HVAC CONTROLS
   - 6.1. CONTRACTOR TO SUPPLY AND INSTALL ALL CONTROL WIRING AND THERMOSTATS AS REQUIRED.
7. ELECTRICAL
   - 7.1. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR FOR LOCATION OF WIRING FOR EACH HVAC UNIT.
8. PIPE SUPPORTS
   - 8.1. ALL PIPE SHALL BE SUPPORTED FROM THE BUILDING STRUCTURE IN A NEAT AND WORKMANLIKE MANNER. THE USE OF WIRE OR METAL STRAP TO SUPPORT PIPES WILL NOT BE PERMITTED. SPACING OF PIPE SUPPORTS SHALL NOT EXCEED 8 FEET FOR ALL PIPING. PLASTIC PIPING TO BE SUPPORTED EVERY 4 FEET.
9. GAS PIPING
   - 9.1. SHALL BE SCHEDULE 40 BLACK STEEL PIPE WITH MALLEABLE IRON FITTINGS. WHERE GAS PIPE CONNECTS TO EQUIPMENT, IT SHALL BE PROVIDED WITH A DRIP LEG THE FULL SIZE OF THE RUN OUT, A 100% SHUT-OFF VALVE AND A UNION. GAS PIPING CONTAINING PRESSURE GREATER THAN 9" W.G. SHALL BE SCHEDULE 40 BLACK STEEL PIPE WITH WELDED JOINTS.
10. MISCELLANEOUS
    - 10.1. ALL EXTERIOR OPENINGS TO BE PROPERLY CAULKED AND SEALED WITH A SEALANT OF HIGH QUALITY AND LONG LIFE, TO PREVENT INFILTRATION OF OUTSIDE AIR INTO CONDITIONED SPACE.
    - 10.2. COORDINATE INSTALLATION OF ALL ROOF FLASHING AT ROOF PENETRATION.
    - 10.3. DO NOT SCALE THIS DRAWING FOR EXACT DIMENSIONS. VERIFY ALL FIGURES, CONDITIONS, AND DIMENSIONS AT THE JOB SITE.
    - 10.4. THE MECHANICAL PLANS ARE INTENDED TO BE DIAGRAMMATIC AND ARE BASED ON ONE MANUFACTURE'S EQUIPMENT. THEY ARE NOT INTENDED TO SHOW EVERY ITEM IN ITS EXACT LOCATION, THE EXACT DIMENSIONS, OR ALL THE DETAILS OF THE EQUIPMENT. THE CONTRACTOR SHALL VERIFY THE ACTUAL DIMENSIONS OF THE EQUIPMENT PROPOSED TO ENSURE THAT THE EQUIPMENT WILL FIT IN THE AVAILABLE SPACE.
    - 10.5. ALL AIR FILTERS SHALL CONFORM TO SECTION 605 OF THE INTERNATIONAL MECHANICAL CODE WITH A MERV OF 8 OR HIGHER.
11. TESTING AND BALANCING
    - 11.1. THE HVAC SYSTEM SHALL BE TESTED AND AND BALANCED BY AN INDEPENDENT AGENCY, UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER, A SEALED TYPE WRITTEN REPORT SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER FOR REVIEW AND APPROVAL.
12. GUARANTEE
    - 12.1. MATERIALS, EQUIPMENT AND INSTALLATION SHALL BE GUARANTEED FOR A PERIOD OF ONE(1) YEAR FROM DATE OF ACCEPTANCE. DEFECTS WHICH APPEAR DURING THAT PERIOD SHALL BE CORRECTED AT THIS CONTRACTOR'S EXPENSE.
    - 12.2. FOR THE SAME PERIOD, THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO PREMISES CAUSED BY DEFECTS IN WORKMANSHIP OR IN THE WORK OR EQUIPMENT FURNISHED AND/OR INSTALLED BY HIM.

STATE OF OHIO
LAWRENCE S. AYER
56787
REGISTERED PROFESSIONAL ENGINEER
EXPIRATION DATE: 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
1321 Perry St.
Springfield, Ohio 45504

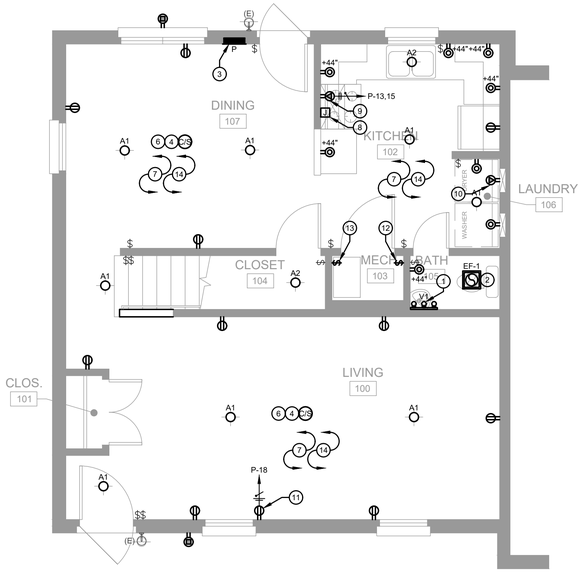
Project Number
E2M: 25131

Date
May 30, 2025

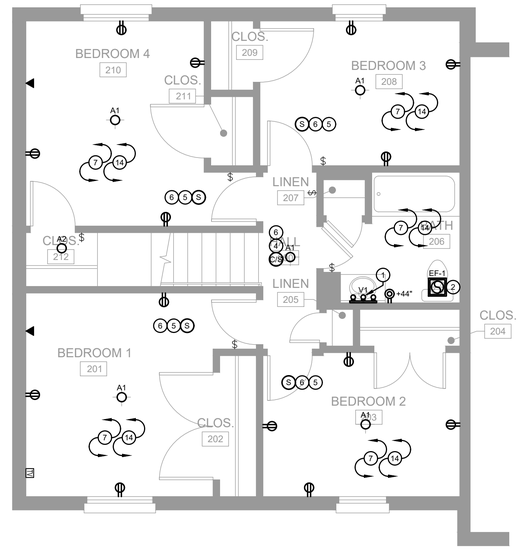
Date	Issue
06/02/25	REVIEW SET
06/05/25	REVIEW
06/20/25	BID/CONSTRUCTION

Sheet Title
MECHANICAL PLAN

Sheet Number
02-M1.1



1 FIRST FLOOR ELECTRICAL PLAN
02-E1.1 SCALE: 1/4" = 1'-0"
0' 2' 4' 8'



2 SECOND FLOOR ELECTRICAL PLAN
02-E1.1 SCALE: 1/4" = 1'-0"
0' 2' 4' 8'

PLAN NOTES

1	MOUNT VANITY LIGHT ABOVE BATHROOM MIRROR. FIELD VERIFY EXACT MOUNTING HEIGHT. CONNECT TO EXISTING WIRING.
2	EXHAUST FAN PROVIDED BY MECHANICAL CONTRACTOR AND WIRED BY ELECTRICAL CONTRACTOR. FAN TO BE WIRED TO EXISTING CIRCUIT AND LIGHTING CONTROLS. SET SWITCH TO LIGHT AND FAN.
3	EXISTING PANEL TO BE REPLACED WITH NEW.
4	PROVIDE DUAL SENSING (PHOTOELECTRIC AND IONIZATION) SMOKE DETECTOR WITH CARBON MONOXIDE SENSOR AT THIS LOCATION. ALL SMOKE DETECTORS SHALL BE 120V HARD WIRED AND INTERCONNECTED WITH BATTERY BACKUP.
5	PROVIDE DUAL SENSING (PHOTOELECTRIC AND IONIZATION) SMOKE DETECTOR AT THIS LOCATION. ALL SMOKE DETECTORS SHALL BE 120V HARD WIRED AND INTERCONNECTED WITH BATTERY BACKUP.
6	CONTRACTOR TO INSTALL MULTI-STATION SMOKE DETECTORS AND COMBINATION SMOKE/CARBON MONOXIDE DETECTORS IN ACCORDANCE WITH NFPA 72. TYPICAL OF ALL DEVICES.
7	ALL RECEPTACLES AND DATA JACKS TO BE REPLACED WITH NEW DEVICES AND COVER PLATES. NEW RECEPTACLES TO BE TAMPER RESISTANT. CAPTURE EXISTING CIRCUIT AND ANY EXISTING SWITCHED RECEPTACLE CONTROLS.
8	PROVIDE POWER TO NEW RANGE HOOD PER MANUFACTURER SPECIFICATIONS. HOOD PROVIDED BY MECHANICAL CONTRACTOR AND WIRED BY ELECTRICAL CONTRACTOR. WIRE TO EXISTING RANGE HOOD CIRCUIT.
9	PROVIDE POWER TO NEW ELECTRIC RANGE PER MANUFACTURER SPECIFICATION.
10	REPLACE EXISTING DRYER RECEPTACLE WITH NEW PER MANUFACTURER SPECIFICATIONS.
11	NEW DEDICATED 20A CIRCUIT FOR WINDOW AC UNIT.
12	CAPTURE EXISTING 120V ELECTRIC CONNECTION AT DEMOLISHED GAS FURNACE AND MAKE CONNECTION TO NEW FURNACE PER MANUFACTURER SPECIFICATIONS. COORDINATE LOCATION WITH MECHANICAL CONTRACTOR.
13	PROVIDE NEW 120V CONNECTION TO TANKLESS GAS-FIRED WATER HEATER PER MANUFACTURER SPECIFICATIONS. COORDINATE LOCATION WITH PLUMBING CONTRACTOR.
14	EXISTING LIGHTS TO BE REPLACED WITH NEW AND WIRED TO EXISTING CIRCUIT AND CONTROLS UNLESS OTHERWISE SPECIFIED. EXISTING LIGHT SWITCHES TO BE REPLACED WITH NEW.

GENERAL NOTES

1. CONTRACTOR SHALL MEGGER TEST ALL EXISTING WIRING TO REMAIN. REPLACE ANY WIRING THAT DOES NOT PASS.
2. ALL EXISTING ELECTRICAL EQUIPMENT WILL BE TESTED AND REUSED IF POSSIBLE. OTHERWISE, ALL LIGHTING AND POWER COMPONENTS WILL BE REPLACED WITH NEW.
3. REMOVE EXISTING, INSTALL NEW DEVICES & COVER PLATES THROUGHOUT. MATCH ORIGINAL CONFIGURATIONS. FIELD VERIFY AS APPLICABLE. INCLUDE ALL PHONE JACKS/TELEVISION JACKS, DATA JACKS, RECEPTACLES, AND SWITCHES.
4. REMOVE EXISTING, INSTALL NEW LIGHT FIXTURES THROUGHOUT. MATCH ORIGINAL CONFIGURATIONS. FIELD VERIFY AS APPLICABLE. INCLUDE ALL LIGHT FIXTURES.

STATE OF OHIO
LAWRENCE S. AYER
56787
REGISTERED PROFESSIONAL ENGINEER
EXPIRATION DATE: 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
1321 Perry St.
Springfield, Ohio 45504

Project Number
E2M: 25131

Date
May 30, 2025

Date	Issue
06/02/25	REVIEW SET
06/05/25	REVIEW
06/20/25	BID/CONSTRUCTION

Sheet Title
ELECTRICAL PLAN

Sheet Number
02-E1.1

Load Calculations – NEC 2014 Example D2(b)

Description	Area (Ft²)	Watts/Ft²	Total
Lighting and Receptacles	1,216	3	3,648 W
		Sub-Total:	3,648 W
General Loads	**Watts**	**Quantity**	**Total**
Lighting and Receptacles			3,648 W
Small Appliance Circuits	1,500 W	2	3,000 W
Laundry Circuit(s)	1,500 W	1	1,500 W
Clothes Dryer(s)	3,000 W	1	3,000 W
		Sub-Total:	11,148 W
Description	**Watts**	**Demand Factor**	**Total**
First 10KVA @ 100%	10,000 W	100%	10,000 W
Remainder @ 40%	1,148 W	40%	459 W
		Sub-Total:	10,459 W
All Loads	**Watts**	**Quantity**	**Total**
General Loads	10,459 W	1	10,459 W
Electric Heat > Air Conditioning	846 W	0	0 W
Air Conditioning > Electric Heat	1,500 W	1	1,500 W
		Total Conncted Load:	11,959 W
		Ampacity Required:	33.20 A
		Ampacity Provided:	100

Electrical Panel Schedule 1321 Perry

Volts	Phase	Wire	Panel Type	Ampacity Provided	Mount	AIC	Fed From
120/240	1Ø	3	Main Lug Only	100 Amps	Surface	Existing	Meter

Circuit #	Breaker	Poles	Notes	Description	A	B		A	B		Description	Notes	Poles	Breaker	Circuit #
1	15	1	A/F/GF	Furnace							Laundry	A/F/GF	1	20	2
3	20	1	A/F/GF	Kitchen Counter							Bath GFCI	A/F/GF	1	20	4
5	20	1	A/F/GF	Kitchen Counter							Bedroom Outlets	A/F	1	15	6
7	20	1	A/F	Dining Room							Smoke Alarms	A/F	1	15	8
9	30	2		Dryer							Living Room Outlets	A/F/GF	1	15	10
11											Bedroom Outlets	A/F	1	15	12
13	40	2		Range							Kitchen Refrigerator	A/F/GF	1	20	14
15											General Lights	A/F	1	15	16
17											Window A/C Unit	A/F	1	20	18

Total Connected Load Phase A:	0
Total Connected Load Phase B:	0
Total Connected Load:	0 Watts

Load Description	Watts	Factor	Total
Receptacles < 10,000	0	100%	0
Receptacles > 10,000	0	50%	0
Lighting Loads	0	125%	0
Track Lighting	0Ft	75W/Ft	0
Motor Loads	0	100%	0
Largest Motor	0	125%	0
Cooling Loads	0	100%	0
Heating Loads	0	100%	0
Continuous Loads	0	125%	0
Non-Continuous Loads	0	100%	0
Kitchen Equipment Loads	0	100%	0
Existing Panel Demand		125%	0
		Sub-Total:	0
		Total Connected Ampacity:	0.00
		Total Connected Load %:	0%

Notes:

AF	Arc Fault Circuit Interrupter
GF	Ground Fault Circuit Interrupter
LO	Lock Out Breaker
ST	Shunt Trip
PNF	Provide new fuse in slot
REF	Re-use existing spare fusible switch
EX	Blank loads on panel are unknown and shall be calculated under the existing panel demand (or existing building peak demand) category in the load calculations section. Engineer offers no warranty as to the condition or load information on unknown circuit breakers.

Panel Schedule Notes:

New circuit breakers added to existing panels shall match panel manufacturer, voltage level, and fault current rating of existing protectives.

Identify main disconnects and all up and downstream disconnecting means for all circuits at panel.

Fill out branch circuit directory indicating circuit numbers, area(s) served, and load type. Index shall be neatly typed. Branch circuit directories shall be updated or replaced in all areas of alterations.

Black laminated phenolic nameplates shall be provided on all new and existing panel boards secured by #8-32 screws, lock washers, and nuts on each corner of nameplate.

Contractor may arrange circuits to suit field conditions, but loading between phases shall be +/1 10%.

LIGHT FIXTURE SCHEDULE

SYMBOL	ID	DESCRIPTION	FIXTURE INFORMATION		ELECTRIC INFORMATION		MISCELLANEOUS INFORMATION	
○	A1	17" SURFACE MOUNTED DOWNLIGHT	MAKE	PROJECT SOURCE	VOLTAGE	120	MOUNTING	SURFACE
			MODEL	MXL 1069-L18.5K9027W	LAMP QTY	LED	HEIGHT	
			ALTERNATE		LAMP TYPE	LED	NOTES	
			OTHER		WATTS	18.5W		
○	A2	8" SURFACE MOUNT LED LIGHT FIXTURE	MAKE	PROJECT SOURCE	VOLTAGE	120V	MOUNTING	SURFACE
			MODEL	MXL1140-L12K9027W	LAMP QTY		HEIGHT	
			ALTERNATE		LAMP TYPE	LED	NOTES	
			OTHER		WATTS	12W		
○○○	V1	VANITY FIXTURE	MAKE	WAC LIGHTING, FLO	VOLTAGE	120	MOUNTING	SURFACE
			MODEL	WS-224-CS-WT	LAMP QTY	LED	HEIGHT	
			ALTERNATE		LAMP TYPE	LED	NOTES	
			OTHER		WATTS	16W		

NOTES

1. FIXTURES WITH THE SUFFIX "-EM" ATTACHED TO THE ID OR SHOWN HALF SHADED ARE EMERGENCY FIXTURES. SEE ELECTRICAL GENERAL NOTES FOR MORE INFORMATION.
2. FIXTURES WITH THE SUFFIX "-NL" ARE NIGHT LIGHTS. SEE ELECTRICAL GENERAL NOTES FOR MORE INFORMATION.

DESIGNATIONS

-N NEW
-E EXISTING
-D DEMO
-R RELOCATED

ELECTRICAL GENERAL NOTES

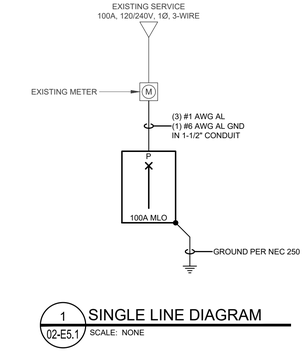
1. THE TERM "PROVIDE" SHALL MEAN CONTRACTOR SHALL FURNISH AND INSTALL ITEMS AND CONNECT AS REQUIRED TO OBTAIN A COMPLETE WORKING SYSTEM.
2. RECEPTACLES SHALL BE CIRCUITED WITH A SEPARATE GROUND WIRE. RECEPTACLES PROTECTED BY GROUND FAULT CIRCUIT INTERRUPTER DEVICES SHALL EACH HAVE A SEPARATE NEUTRAL WIRE PULLED FOR THAT CIRCUIT.
3. ALL CONDUIT SHALL BE RUN CONCEALED WHEREVER POSSIBLE ABOVE CEILINGS, INSIDE WALLS, OR UNDER FLOOR SLAB (ONLY WHERE SHOWN DASHED ON PLAN), UNLESS OTHERWISE NOTED ON PLAN. IN HIGH-BAY (NO CEILING) AREAS, RUN EXPOSED CONDUIT HIGH AS POSSIBLE. ALL CONDUIT SHALL BE RUN PARALLEL OR PERPENDICULAR TO NEARBY SURFACES OR STRUCTURAL MEMBERS AND FOLLOW THE SURFACE CONTOURS AS MUCH AS PRACTICAL. NO NONMETALLIC CONDUIT SHALL BE RUN IN AIR RETURN PLENUM.
4. FROM EACH TELEPHONE, CRT, TV, ETC., COMMUNICATION TYPE OUTLET, PROVIDE A (MIN.,) 3/4-INCH CONDUIT (WITH PULL STRING) STUBBED ABOVE LAY-IN CEILING, UNLESS OTHERWISE NOTED.
5. TELEPHONE AND OTHER COMMUNICATIONS WIRING SHALL BE PLENUM RATED IF CONDUCTORS PASS THROUGH AN AIR RETURN PLENUM.
6. ELECTRICAL DRAWINGS SHALL BE COORDINATED WITH ASSOCIATED MECHANICAL DRAWINGS AND MECHANICAL CONTRACTOR FOR MOTORS, DEVICES, FIXTURES, ETC.. FOR EXACT LOCATIONS BEFORE ROUGH-IN OF CONDUIT SYSTEM.
7. MINIMUM CONDUIT SIZE IS 3/4 INCH, MINIMUM WIRE SIZE IS #12 AWG, UNLESS OTHERWISE NOTED ON PLANS OR IN CIRCUIT REVIEWS.
8. MOUNTING HEIGHTS ABOVE FINISHED FLOOR (A.F.F.) ARE TO CENTER OF DEVICE UNLESS NOTED OTHERWISE.
9. ALL WIRING SHALL BE INSTALLED PER THE NATIONAL ELECTRIC CODE (NEC). ALL WIRING SHALL BE SECURED AND SUPPORTED PER NEC 300.11.
10. CONTRACTOR SHALL INCLUDE THE COST TO SECURE ALL APPLICABLE PERMITS IN BASE BID.
11. ALL RECEPTACLES IN THE KITCHEN/PREP AREA SHALL BE GFCI WHETHER SHOWN AS SUCH OR NOT.
12. ALL EXIT AND EMERGENCY LIGHTING SHALL BE WIRED EITHER AHEAD OF LOCAL SWITCHING ON THE LOCAL AREA CIRCUIT OR ON A DEDICATED EXIT/EMERGENCY CIRCUIT. THE METHOD CHOSEN SHALL MEET THE REQUIREMENTS OF N.E.C. ARTICLE 700 AND THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION.
13. ALL 120V AND 277V CIRCUITS SHALL HAVE A DEDICATED NEUTRAL. SHARING A NEUTRAL CONDUCTOR IS PROHIBITED.
14. ALL RECEPTACLES BEHIND VENDING MACHINES AND REFRIGERATORS TO BE GFCI WITH REMOTE AND OR ACCESSIBLE RESET.

PROJECT GENERAL NOTES

1. THE DRAWINGS ARE DIAGRAMMATIC ONLY AND INDICATE THE GENERAL ARRANGEMENT OF THE SYSTEMS AND ARE TO BE FOLLOWED INSOFAR AS POSSIBLE. IF DEVIATIONS FROM THE LAYOUTS ARE NECESSITATED BY FIELD CONDITIONS, DETAILED LAYOUTS OF THE PROPOSED DEPARTURES SHALL BE SUBMITTED IN WRITING TO THE ENGINEER FOR REVIEW BEFORE PROCEEDING WITH THE WORK.
2. THE ELECTRICAL CONTRACTOR SHALL REVIEW ALL DRAWINGS IN DETAIL AS THEY MAY RELATE TO THEIR WORK.
3. EACH CONTRACTOR SHALL INSPECT THE SITE ON WHICH THE WORK IS TO BE PERFORMED, AND THE OBSTACLES THAT MAY BE ENCOUNTERED, AND ALL RELEVANT MATTERS CONCERNING THE WORK.
4. THE CONTRACTOR SHALL FILE ALL NECESSARY NOTICES, OBTAIN AND PAY FOR ALL PERMITS, FEES, AND OTHER COSTS INCLUDING UTILITY CONNECTIONS OR EXTENSION, IN CONNECTION WITH HIS WORK. AS NECESSARY, HE SHALL FILE ALL REQUIRED PLANS, PREPARE ALL DOCUMENTS AND OBTAIN ALL NECESSARY APPROVALS OF ALL UTILITY AND GOVERNMENTAL DEPARTMENTS HAVING JURISDICTION.
5. IGNORANCE OF CODES, RULES, AND REGULATIONS, UTILITY COMPANY REQUIREMENTS, LAWS, ETC. SHALL NOT DIMINISH OR ABSOLVE CONTRACTOR'S RESPONSIBILITIES TO PROVIDE AND COMPLETE ALL WORK IN COMPLIANCE WITH SUCH.
6. ALL MATERIALS FURNISHED AND ALL WORK INSTALLED SHALL COMPLY WITH THE CURRENT EDITION OF THE OHIO MECHANICAL CODES, NATIONAL FIRE CODES OF THE NATIONAL FIRE PROTECTION ASSOCIATION AND WITH THE REQUIREMENTS OF ALL GOVERNMENTAL AGENCIES OR DEPARTMENTS HAVING JURISDICTION.

PANEL SCHEDULE NOTES

1. NEW CIRCUIT BREAKERS ADDED TO EXISTING PANELS SHALL MATCH PANEL MANUFACTURER, VOLTAGE LEVEL AND FAULT CURRENT RATING OF EXISTING PROTECTIVES.
2. IDENTIFY MAIN DISCONNECTS AND ALL UP AND DOWNSTREAM DISCONNECTING MEANS FOR ALL CIRCUITS AT PANEL.
3. FILL OUT BRANCH CIRCUIT DIRECTORY INDICATING CIRCUIT NUMBERS, AREA(S) SERVED, AND LOAD TYPE. INDEX SHALL BE NEATLY TYPED. BRANCH CIRCUIT DIRECTORIES SHALL BE UPDATED OR REPLACED IN ALL AREAS OF ALTERATIONS.
4. BLACK LAMINATED PHENOLIC NAMEPLATES SHALL BE PROVIDED ON ALL NEW AND EXISTING PANEL BOARDS SECURED BY #8-32 SCREWS, LOCK WASHERS AND NUTS ON EACH CORNER OF NAMEPLATE.
5. CONTRACTOR MAY ARRANGE CIRCUITS TO SUIT FIELD CONDITIONS, BUT LOADING BETWEEN PHASES SHALL BE +/- 10%.



1 / 02-E5.1 SINGLE LINE DIAGRAM
SCALE: NONE

POWER PLAN SYMBOL LEGEND

+0"	SIMPLEX RECEPTACLE MOUNT AT +18" A.F.F. UNLESS OTHERWISE NOTED
+0"	DUPLEX RECEPTACLE MOUNT AT +18" A.F.F. UNLESS OTHERWISE NOTED
+0"	SPECIAL USE DEDICATED RECEPTACLE MOUNT AT +18" A.F.F. UNLESS OTHERWISE NOTED REFER TO PANEL SCHEDULE FOR MORE INFORMATION
+0"	GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE MOUNT AT +18" A.F.F. UNLESS OTHERWISE NOTED
+0"	WEATHER PROOF RECEPTACLE MOUNT AT +18" A.F.F. UNLESS OTHERWISE NOTED
J	JUNCTION BOX
	NON-FUSED DISCONNECT
	FUSED DISCONNECT
M	1Ø MOTOR CONNECTION
A NEW	FLUSH MOUNTED PANEL A = PANEL DESIGATION
A NEW	SURFACE MOUNTED PANEL A = PANEL DESIGATION
	METER
A-B	HOME RUN A = PANEL DESIGATION B = CIRCUIT NUMBER

N = NEW	E = EXISTING	R = RELOCATED	D = DEMO	F = FUTURE

+0" = MOUNTING HEIGHT OF THE DEVICE ABOVE FINISHED FLOOR.

LIGHTING PLAN SYMBOL LEGEND

OBSOLETE FIXTURE	SHADING INDICATES THAT A FIXTURE IS WIRED TO A NIGHT LIGHT OR EMERGENCY TYPE CIRCUIT. FIXTURE SHALL BE WIRED IN ACCORDANCE WITH N.E.C. ARTICLE 700.
A-# TYPICAL FIXTURE (a) X	"X" = FIXTURE TYPE A-# = CIRCUIT NUMBER ab = SWITCH LEG
$	TOGGLE SWITCH
$3	THREE-WAY TOGGLE SWITCH

N = NEW	E = EXISTING	R = RELOCATED	D = DEMO	F = FUTURE

+0" = MOUNTING HEIGHT OF THE DEVICE ABOVE FINISHED FLOOR.

SINGLE LINE SYMBOL LEGEND

	CIRCUIT BREAKER
	UTILITY METER
NF	NON-FUSED DISCONNECT
	FUSIBLE DISCONNECT
A X	PANELBOARD, MAIN CIRCUIT BREAKER Y = MCB RATING X = NAME

GENERAL NOTES - RISER DIAGRAM

A. PARALLEL FEEDER CONDUCTORS SHALL BE CUT TO THE EXACT SAME LENGTHS AND SHALL BE FROM THE SAME FACTORY RUN. ALL CONNECTIONS FOR SAME WORK SHALL BE TORQUED TO IDENTICAL VALUES.

B. EXTERIOR ELECTRICAL WORK SHALL NOT ONLY BE WEATHERPROOF AND WATER TIGHT, BUT SHALL BE RUST RESISTANT.

C. CONDUCTORS BELOW GRADE OR SUBJECT TO MOISTURE SHALL BE 'XHHW-2'.

D. PROVIDE FACTORY SERIES COORDINATION FOR ALL CIRCUIT BREAKERS. (INCLUDING ALL BRANCH BREAKERS). RELATIVE TO "UPSTREAM" BREAKERS, SO THAT ONLY THE BREAKER CLOSEST IN THE CIRCUIT TO THE LOAD TRIPS UPON AN OVERLOAD OF FAULT CONDITION.

E. POWER DISTRIBUTION EQUIPMENT SUPPLIER SHALL PROVIDE APPROPRIATELY RATED AND BRACED TO ACCOMMODATE THE AVAILABLE FAULT CURRENT AT THE UTILITY COMPANY TRANSFORMER SECONDARIES. THIS SUPPLIER SHALL ACCORDINGLY PROVIDE ANY RELATED CALCULATIONS SO THAT THEIR EQUIPMENT IS PROPERLY COORDINATED FOR THE AVAILABLE FAULT CURRENT. THE ELECTRICAL CONTRACTOR SHALL PROVIDE THIS SUPPLIER WITH COPIES OF THE ELECTRICAL DOCUMENTS AS REQUIRED SO THAT PROPERLY RATED/BRACED EQUIPMENT IS PROVIDED UNDER BASE BID.

F. GROUNDING ELECTRODE CONDUCTORS SHALL BE PROVIDED IN STRICT COMPLIANCE WITH NEC, INCLUDING ARTICLE 250 AND TABLE 250-66. THESE CONDUCTORS MAY NOT BE INDICATED ON RISERS OR SINGLE LINE DIAGRAMS, BUT SHALL BE PROVIDED UNDER BASE BID NEVERTHELESS.

G. EQUIPMENT GROUNDING CONDUCTORS SHALL BE PROVIDED IN STRICT COMPLIANCE WITH NEC, INCLUDING ARTICLE 250 AND TABLE 250-122. THESE CONDUCTORS MAY NOT BE INDICATED ON RISERS OR SINGLE LINE DIAGRAMS, BUT SHALL BE PROVIDED UNDER BASE BID NEVERTHELESS.

H. WORKING CLEARANCES SHALL BE PROVIDED FOR ALL ELECTRICAL EQUIPMENT (SWITCHBOARDS, PANELBOARDS, TRANSFORMERS, STARTERS, DISCONNECTS, ETC. AS APPLICABLE) IN STRICT COMPLIANCE WITH NEC CHAPTER 1, PART B SECTION 110-25(a). LOCATIONS SHOWN ON THE FLOOR PLANS ARE SCHEMATIC AND DIAGRAMMATIC IN NATURE. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE WITH THE ABOVE NEC REFERENCE. THIS REQUIREMENTS APPLIES TO EQUIPMENT ON FLOOR PLANS AS WELL AS TO EQUIPMENT SHOWN ON THE RISER.

I. HOLD ALL NEW OVERHEAD ELECTRICAL WORK AS TIGHT AS POSSIBLE TO THE BOTTOM OF THE OVERHEAD STRUCTURE. LOCATE ANY RELATED PULL BOXES SO THAT THEY WILL BE FULLY ACCESSIBLE AFTER ALL CONSTRUCTION WORK IS COMPLETE. AS WITH ALL WORK, COORDINATE IN ADVANCE WITH OTHER TRADES.

J. ROUTE FEEDER CONDUITS BELOW GRADE WHEREVER POSSIBLE. VERY LIMITED SPACE EXISTS ABOVE ACOUSTICAL TILE CEILINGS AND MANY, IF NOT MOST, OF THE SPACE ABOVE GYPSUM BOARD CEILINGS IS NOT AVAILABLE FOR RUNNING CONDUIT. STUDY ALL ARCHITECTURAL, STRUCTURAL AND MECHANICAL DRAWINGS VERY CAREFULLY BEFORE LAYING OUT FEEDER ROUTES.

K. ALL PANELS HAVE NEMA 1 ENCLOSURES UNLESS OTHERWISE NOTED.

L. ALL PANELS ARE SURFACE MOUNTED UNLESS OTHERWISE NOTED.

STATE OF OHIO
LAWRENCE S. AYER
56787
REGISTERED PROFESSIONAL ENGINEER
EXPIRATION DATE: 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
1321 Perry St.
Springfield, Ohio 45504

Project Number
E2M: 25131

Date
May 30, 2025

Date	Issue
06/02/25	REVIEW SET
06/05/25	REVIEW
06/20/25	BID/CONSTRUCTION

Sheet Title
ELECTRICAL SCHEDULES & NOTES

Sheet Number
02-E5.1

Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
1333 Perry St.
Springfield, Ohio 45504

PROJECT TEAM

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(513) 752-9111

OWNER

Springfield Metropolitan Housing Authority
2026 W. Main Street
Springfield, Ohio 45504

CODE REVIEW

DESCRIPTION: MODERNIZATION OF ONE TWO STORY TOWNHOUSE DWELLING UNIT IN A MULTI-FAMILY BUILDING. EXISTING CONFIGURATION WILL REMAIN. NO CHANGE TO BUILDING HEIGHT OR AREA. NO CHANGE TO EGRESS.

JURISDICTION: CITY OF SPRINGFIELD, CLARK COUNTY

ZONING CODE: CITY OF SPRINGFIELD ZONING CODE
ZONING DISTRICT: M-1

BUILDING CODE: 2019 RESIDENTIAL CODE OF OHIO [RCO]:

BUILDING AREA: 900 S.F.

RCO 302: FIRE RESISTANT CONSTRUCTION / PROTECTION

302.9.1: WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200.

302.9.2: WALL AND CEILING FINISHES SHALL HAVE A SMOKE DEVELOPED INDEX OF NOT GREATER THAN 450.

302.11: FIREBLOCKING LOCATIONS REQUIRED:

- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS - VERTICALLY AT THE CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
- AT INTERCONNECTIONS BETEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS, AND COVE CEILINGS.
- IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
- AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, AND WIRES AT CEILING AND FLOOR LEVEL WITH AN APPROVED MATERIAL TO PREVENT THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. MEET ASTM E136 REQUIREMENTS.

302.11.1: FIREBLOCKING MATERIALS: 2x LUMBER, [2] LAYERS 1x LUMBER WITH BROKEN LAPPED JOINTS, 23/32" OSB WITH JOINTS BACKED WITH 23/32" OSB, 1/2" GYPSUM BOARD, MINERAL WOOL OR FIBERGLASS BATTS SECURED IN PLACE.

RCO 308: GLAZING

308.4: HAZARDOUS LOCATIONS - REQUIRE TEMPERED GLAZING:

RCO 312: GUARDS AND FALL PROTECTION

312.1: GUARDS REQUIRED FOR PORTIONS OF OPEN-SIDED WALKING SURFACES INCLUDING STAIRS, RAMPS, AND LANDINGS LOCATED MORE THAN 30" ABOVE ADJACENT FLOOR OR GRADE AT ANY POINT WITHIN 36" TO THE OPEN SIDE.

312.1.2: GUARDS SHALL HAVE A 36" MINIMUM HEIGHT, EXCEPT FOR AT STAIR = 34".

312.1.3: OPENING LIMITATIONS: REQUIRED GUARD SHALL NOT HAVE OPENINGS THAT ALLOW THE PASSAGE OF A SPHERE 4" IN DIAMETER. EXCEPTIONS AS FOLLOWS:

TRIANGULAR OPENINGS AT THE OPEN SIDE OF A STAIR FORMED BY RISER, TREAD, AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE 6" IN DIAMETER.

GUARDS AT THE OPEN SIDE OF STAIRS SHALL NOT ALLOW PASSAGE OF A SPHERE 4 3/8" IN DIAMETER.

RCO 314: SMOKE ALARMS

314.1: COMPLY WITH NFPA 72

314.1.2: TECHNOLOGY: ON EACH LEVEL WITHIN EACH DWELLING UNIT SMOKE ALARMS UTILIZING PHOTOELECTRIC AND IONIZATION TECHNOLOGIES. SEPARATE OR DUAL-SENSING SMOKE ALARMS MAY BE USED.

314.3: LOCATION:

- IN EACH SLEEPING ROOM
- OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE SLEEPING ROOMS [PHOTOELECTRIC]
- ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS, NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.
- SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM CONTAINING A BATHTUB / SHOWER.
- INSTALLATION REQUIREMENTS NEAR COOKING APPLIANCES:

  IONIZATION SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 20 FEET HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCES.

  IONIZATION SMOKE ALARMS WITH ALARM-SILENCING SWITCH SHALL NOT BE INSTALLED LESS THAN 10 FEET HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCES.

  PHOTOELECTRIC SMOKE ALARMS SHALL NTO BE INSTALLED LESS THAN 6 FEET HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCES.

314.4: INTERCONNECTION: ALL ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WITH ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT.

INTERCONNECTION OF SMOKE ALARMS IN EXISTING AREAS SHALL NOT BE REQUIRED WHERE THE ALTERATIONS OR REPAIRS DO NOT RESULT IN THE REMOVAL OF INTERIOR WALL OR CEILING FINISHES EXPOSING THE STRUCTURE, UNLESS THERE IS AN ATTIC, CRAWL SPACE, OR BASEMENT AVAILABLE WHICH COULD PROVIDE ACCESS FOR INTERCONNECTION WITHOUT REMOVAL OF FINISHES.

314.5: COMBINATION ALARMS: COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PERMITTED.

314.6: POWER SOURCE: 120v WITH BATTERY BACKUP.

HARD-WIRING OF SMOKE ALARMS IN EXISTING AREAS SHALL NOT BE REQUIRED WHERE THE ALTERATIONS OR REPAIRS DO NOT RESULT IN THE REMOVAL OF INTERIOR WALL OR CEILING FINISHES EXPOSING THE STRUCTURE, UNLESS THERE IS AN ATTIC, CRAWL SPACE, OR BASEMENT AVAILABLE WHICH COULD PROVIDE ACCESS FOR INTERCONNECTION WITHOUT REMOVAL OF FINISHES.

RCO 315: CARBON MONOXIDE ALARMS

315.2: WHEN REQUIRED: IF FUEL FIRED APPLIANCE EXISTS; IF ATTACHED GARAGE EXISTS.

315.3: LOCATION:

- OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- IN A BEDROOM WHERE A FUEL BURNING APPLIANCE IS LOCATED WITHIN THE BEDROOM OR ITS ATTACHED BATHROOM

SHEET INDEX

1333 PERRY ST. [SITE 03]

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03-G1.5	GENERAL PROJECT NOTES
03-C1.1	ARCHITECTURAL SITE PLAN / EXTERIOR REFERENCE PHOTOS
03-D1.1	EXISTING / DEMOLITION FLOOR PLANS
03-A1.1	PROPOSED FLOOR PLANS / REFLECTED CEILING PLANS
03-A3.1	INTERIOR ELEVATIONS
03-P1.1	PLUMBING PLAN
03-M1.1	MECHANICAL PLAN
03-E1.1	ELECTRICAL PLAN
03-E5.1	ELECTRICAL SCHEDULES & NOTES

PROJECT WORK SCOPE

1. ACCOMPLISH ALL ABATEMENT PER ENVIRONMENTAL SPECIFICATIONS. OBTAIN ALL REQUIRED AIR CLEARANCE TEST UPON COMPLETION.
2. REMOVE EXISTING, INSTALL NEW EXTERIOR DOORS, FRAMES AND HARDWARE COMPLETE. REMOVE EXISTING, INSTALL NEW BRICKMOLD. REMOVE EXISTING, INSTALL NEW PAINTED INTERIOR WOOD CASING, PREP & PAINT. REFER TO DOOR SCHEDULE.
3. REMOVE EXISTING, INSTALL NEW STORM DOORS AT EXTERIOR DOORS.
4. REMOVE EXISTING, INSTALL NEW VINYL WINDOWS IN EXISTING OPENINGS. REMOVE TEMPORARY WINDOW COVERINGS WHERE THEY EXIST. REPAIR GYPSUM BOARD RETURNS TO WINDOW UNITS [INSTALL WOOD TRIM IF APPLICABLE]. INSTALL NEW SOLID SURFACE WINDOW STOOL. INSTALL TRIM AS APPLICABLE. REMOVE EXISTING, INSTALL NEW JOINT SEALANT AT PERIMETER OF WINDOW OPENING AND AT ADJACENT SIDING / BRICK FINISHES AS APPLICABLE. REFER TO WINDOW SCHEDULE.
5. EXTERIOR PAINTING - PREP AND PAINT ALL NON-PREFINISHED EXTERIOR FINISHES - INCLUDING, BUT NOT LIMITED TO EXTERIOR DOORS, FRAMES, MISCELLANEOUS WOOD TRIM, CONDUITS, ROOFTOP COMPONENTS, ETC.
6. PREP AND PAINT STEEL LINTELS ABOVE FIRST FLOOR WINDOW OPENINGS.
7. REMOVE EXISTING, INSTALL NEW INTERIOR, JAMB-MOUNTED BLINDS AT ALL WINDOWS.
8. REMOVE ALL EXISTING SURFACE MOUNTED WIRES, CABLING, SATELLITE DISHES, ETC. FROM THE FACE OF THE BUILDING AT THIS UNIT. REPAIR ANY HOLES OR RESULTANT DAMAGE TO FACE OF WALL.
9. EXISTING ADDRESS SIGNAGE TO REMAIN.
10. EXISTING EXTERIOR LIGHT FIXTURES TO REMAIN.
11. CONSTRUCT NEW FRAMING AND FINISHES FOR NEW OPENINGS, ALTERATIONS TO SPATIAL LAYOUT, AND REPAIRS TO EXISTING CONDITIONS AS REQ'D AND AS INDICATED ON DRAWINGS. NEW FINISHES TO MATCH EXISTING CONDITIONS / FINISHES AS APPLICABLE.
12. REMOVE EXISTING FLOORING [CARPET, VCT, TILE, ETC.] TO SUBFLOOR / SLAB ON GRADE. REFER TO FLOOR PLAN FOR EXISTING FLOOR TYPE. INSPECT AND VERIFY CONDITION OF SUB-FLOOR. REPORT ANY DEFICIENCIES TO ARCHITECT. INSTALL NEW UNDERLAYMENT AS REQ'D FOR NEW FINISH FLOOR AS SCHEDULED. PREP AND INSTALL NEW FINISH FLOOR AS SCHEDULED.
13. REMOVE EXISTING WOOD BASE / SHOE MOLD / VINYL BASE, INSTALL NEW 4" VINYL BASE THROUGHOUT THE UNIT.
14. INSTALL NEW R-15 [OR R-21 AT 2x6 WALLS] HIGH DENSITY KRAFT FACED FIBERGLASS BATT INSULATION IN ANY EXPOSED EXTERIOR WALL CAVITIES [FIRST FLOOR / SECOND FLOOR].
15. REMOVE EXISTING, INSTALL NEW R-49 BLOWN IN FIBERGLASS INSULATION AT ATTIC. INSTALL AIR BAFFLES BETWEEN FRAMING MEMBERS AT EAVE TO ENSURE PROPER ATTIC VENTILATION [MAINTAIN MIN. 1" CLEAR TO UNDERSIDE OF ROOF SHEATHING]
16. EXISTING GYPSUM BOARD FINISHES TO REMAIN. SKIM COAT ALL EXISTING WALLS AND CEILINGS TO A LIKE NEW CONDITION EQUAL TO A LEVEL 4 FINISH [REMOVE ALL TEXTURED / STOMPED CEILINGS - CONTRACTOR ALTERNATE: OVERLAY EXISTING CEILINGS WITH NEW 3/8" GYPSUM BOARD]. INSPECT ALL CONDITIONS PRIOR TO BIDDING AND INCLUDE ALL REQ'D WORK. FILL / REPAIR EXISTING HOLES IN GYPSUM BOARD FINISHES / SURFACES. REMOVE ANY REMNANTS OF VINYL GRAPHICS, TAPE, AND OTHER ITEMS APPLIED TO FACE OF GYPSUM BOARD. REPAIR ALL EXISTING FAILED TAPE JOINTS, MINOR SETTLEMENT CRACKS, DAMAGED CORNER BEAD, ETC. AS WELL AS ANY NEW CUT / PATCH REPAIRS REQ'D FOR PROPOSED WORK. INFILL OPENINGS FROM ABANDONED / RELOCATED / REMOVED ELECTRICAL DEVICES [COORDINATE W/ ELECTRICAL]. INSTALL GYPSUM BOARD FINISHES AT ALL SCARS / REMOVALS / RESULTANT FROM DEMOLITION WORK. INSTALL NEW GYPSUM BOARD WHERE REQ'D BY WORK AND AS INDICATED ON DRAWINGS.
17. REMOVE EXISTING, INSTALL NEW INTERIOR TRIM CARPENTRY THROUGHOUT THE UNIT, INCLUDING DOOR OPENINGS, MISC. TRIM, ETC. PREP & PAINT.
18. INTERIOR PAINTING - PREP AND PAINT ALL NON-PREFINISHED INTERIOR FINISHES - INCLUDING, BUT NOT LIMITED TO GYPSUM BOARD WALL AND CEILING FINISHES, INTERIOR DOORS, FRAMES, INTERIOR TRIM CARPENTRY, ETC.
19. EXISTING INTERIOR HARDWOOD STAIRS TO REMAIN. REMOVE EXISTING VCT / RUBBER STAIR TREADS. REPAIR ANY DAMAGED TREADS. RESECURE EXISTING TREADS TO ELIMINATE SQUEAKS, ETC. PREP AND INSTALL NEW VINYL TREAD / RISER COVERS.
20. REMOVE EXISTING METAL RAIL SYSTEM AT FIRST FLOOR. FRAME NEW 36" H. 2x4 WOOD FRAME WALL WITH GYPSUM BOARD FINISHES. CUT BACK / REMOVE NOSING EXTENSION AT SIDE STAIR STRINGER OF STAIR. INSTALL NEW PAINTED 1x WOOD CAP.
21. REMOVE EXISTING METAL WALL MOUNTED HANDRAIL, INSTALL NEW PAINTED WOOD WALL MOUNTED HANDRAIL.
22. REMOVE EXISTING METAL RAIL SYSTEM AT SECOND FLOOR. FRAME NEW 36" H 2x4 WOOD FRAME WALL W/ GYPSUM BOARD FINISHES. CUT BACK / REMOVE NOSING EXTENSION AT SIDE STRINGER OF STAIR AT SECOND FLOOR. INSTALL NEW PAINTED 1x WOOD CAP.
23. REMOVE EXISTING EXISTING CLOSET SHELVING, CLOSET RODS, HOOKS, ETC. COMPLETE. INSTALL NEW SHELVING, CLOSET RODS, ETC. REFER TO INTERIOR ELEVATIONS AND TYPICAL DETAILS.
24. REMOVE EXISTING INTERIOR DOORS & FRAMES THROUGHOUT THE UNIT. INSTALL NEW INTERIOR DOORS & FRAMES. MODIFY ROUGH OPENINGS AS REQ'D TO ACCOMMODATE NEW DOORS. REMOVE EXISTING, INSTALL NEW HARDWARE. INSTALL NEW WOOD CASING. PREP & PAINT. REFER TO DOOR SCHEDULE.
25. KITCHEN - REMOVE EXISTING, INSTALL NEW PRE-FINISHED WOOD BASE AND WALL CABINETS, PLASTIC LAMINATE COUNTERTOPS. INSTALL NEW SINK, FAUCET, AND ACCESSORIES. INSTALL NEW APPLIANCES. REFER TO INTERIOR ELEVATIONS.
26. BATHROOM - REMOVE EXISTING, INSTALL NEW PLUMBING FIXTURES [TOILET, VANITY/SINK, TUB & SURROUND]. REMOVE ALL EXISTING BATHROOM ACCESSORIES. INSTALL NEW SUBFLOOR / UNDERLAYMENT. BUILD UP AS REQUIRED TO ALIGN NEW FINISH FLOOR WITH EXISTING ADJACENT FLOOR. INSTALL NEW BATHROOM ACCESSORIES. REFER TO INTERIOR ELEVATIONS.
27. INSTALL PASSIVE RADON SYSTEM. REFER TO SPECS.
28. PLUMBING SYSTEMS: COORDINATE W/ PLUMBING DRAWINGS.
    - 28.1. CAMERA & AUGER EXISTING SANITARY PIPING / LATERAL TO STREET. REPORT ALL FINDINGS TO ARCHITECT & OWNER.
    - 28.2. REMOVE EXISTING / MODIFY / RECONFIGURE / INSTALL NEW SUPPLY PIPING AS REQ'D BY WORK.
    - 28.3. REMOVE EXISTING / MODIFY / RECONFIGURE / INSTALL NEW SANITARY PIPING AS REQ'D BY WORK.
    - 28.4. REMOVE EXISTING / MODIFY / RECONFIGURE / INSTALL NEW GAS PIPING AS REQ'D BY WORK.
    - 28.5. REMOVE EXISTING WATER HEATER / COMPONENTS. INSTALL NEW TANKLESS GAS FIRED WATER HEATER. CONNECT TO UTILITIES.
    - 28.6. REMOVE EXISTING, INSTALL NEW PLUMBING FIXTURES AND COMPONENTS. CONNECT TO UTILITIES [ALL WITH NEW SHUTOFFS] PER THE PLUMBING DRAWINGS.
29. MECHANICAL SYSTEMS: COORDINATE W/ MECHANICAL DRAWINGS.
    - 29.1. REMOVE EXISTING, INSTALL NEW GAS FIRED HVAC SYSTEM.
    - 29.2. REMOVE EXISTING, INSTALL NEW THERMOSTAT AND ASSOCIATED CONTROL WIRING.
    - 29.3. REPAIR AND REPLACE DUCTWORK AS REQUIRED BY EXISTING CONDITIONS. MODIFY DUCT LAYOUT AS REQ'D BY NEW WORK. COORDINATE ROUTING AND ANY REQ'D HVAC CHASES NECESSARY TO EXECUTE WORK.
    - 29.4. CLEAN ALL EXISTING SUPPLY AND RETURN DUCTWORK.
    - 29.5. REMOVE EXISTING, INSTALL NEW SUPPLY AND RETURN AIR DEVICES [FLOOR / WALL / CEILING AS APPROPRIATE], SIZED TO FIT EXISTING OPENINGS.
    - 29.6. REMOVE EXISTING, INSTALL NEW BATHROOM EXHAUST FAN AND ASSOCIATED DUCTWORK.
    - 29.7. REMOVE EXISTING, INSTALL NEW RANGE EXHAUST HOOD AND ASSOCIATED DUCTWORK.
    - 29.8. REMOVE EXISTING, INSTALL NEW DRYER BOX AND ASSOCIATED EXHAUST DUCTWORK.
30. ELECTRICAL SYSTEMS: COORDINATE W/ ELECTRICAL DRAWINGS.
    - 30.1. EXISTING ELECTRICAL SERVICE TO REMAIN. REMOVE EXISTING, INSTALL NEW LOAD CENTER AND FEEDER [IF REQ'D].
    - 30.2. REMOVE EXISTING, INSTALL NEW RECEPTACLES, SWITCHES, DEVICES, FIXTURES, SMOKE DETECTORS, COVER PLATES, ETC. COMPLETE. UTILIZE EXISTING BRANCH CIRCUITRY AND BOXES WHERE INDICATED. INSTALL / EXTEND / MODIFY EXISTING BRANCH CIRCUITRY AS REQ'D BY WORK.
    - 30.3. REMOVE EXISTING, INSTALL NEW DEVICES [RECEPTACLES, SWITCHES, ETC.] THROUGHOUT THE BUILDING. REMOVE EXISTING, INSTALL NEW COVERPLATES.
    - 30.4. REMOVE EXISTING, INSTALL NEW LIGHT FIXTURES THROUGHOUT THE UNIT.
    - 30.5. REMOVE EXISTING, INSTALL NEW INTERCONNECTED SMOKE DETECTORS AND SMOKE / CARBON MONOXIDE DETECTORS THROUGHOUT THE UNIT.
    - 30.6. REMOVE ALL EXISTING TELEPHONE, DATA, AND/OR CABLE TV OUTLETS, DEVICES, JACKS, AND COVER PLATES THROUGHOUT THE UNIT. TEST CABLING TO DETERMINE FUNCTIONALITY. REMOVE ALL NON-OPERATIONAL CABLING COMPLETE. EXISTING CABLING TO REMAIN WHERE INSTALLED CONCEALED [NOT SURFACE MOUNTED]. INSTALL NEW PHONE / DATA AND CABLE OUTLETS, DEVICES, JACKS, AND COVER PLATES AT ALL EXISTING OPERATIONAL LOCATIONS ONLY.

GENERAL NOTES

1. REMOVE ALL MATERIALS AND FINISHES REQUIRED TO PERFORM SCHEDULED WORK INCLUDING ANY ANCILLARY ITEMS.
2. REMOVE ALL MISCELLANEOUS ITEMS, CONDUITS, WIRES / CABLING FROM THE FACE OF WALLS / FINISHES. THIS INCLUDES CUT AND PATCH OF FINISHES AS REQUIRED TO FACILITATE WORK.
3. REMOVE ABANDONED OR UNUSED SURFACE MOUNTED ITEMS SUCH AS CURTAIN RODS, BRACKETS, HANGERS, ETC.
4. REMOVE ALL SURFACE MOUNTED WIRING, CABLING, ETC. FROM FACE OF INTERIOR OR EXTERIOR WALLS. PULL BACK TO A TERMINATION OR ACTIVE MAIN AS APPROPRIATE. FIELD VERIFY CONDITIONS.
5. SALVAGE ALL ITEMS AS DIRECTED BY OWNER OR AS NOTED IN THE DRAWINGS. COORDINATE ALL REQUIREMENTS FOR REINSTALLATION OF SALVAGED ITEMS. PROVIDE REPLACEMENT PARTS/COMPONENTS TO ALLOW COMPLETE INSTALLATION.
6. PROTECT ALL FINISHES AND MATERIALS SCHEDULED TO REMAIN FROM DAMAGE DURING CONSTRUCTION. REPAIR ANY DAMAGED FINISHES CAUSED BY WORK TO LIKE NEW CONDITION.
7. FIELD CONFIRM THE LOCATIONS OF ALL LOAD-BEARING FRAMING PRIOR TO REMOVALS. PROVIDE ALL NECESSARY SHORING AND BRACING DURING DEMOLITION AND CONSTRUCTION WORK AS REQUIRED. CONTACT ARCHITECT IF CONDITIONS VARY FROM THE INTENT OF THE DRAWINGS.
8. CONTACT ARCHITECT/OWNER IF HAZARDOUS MATERIALS ARE DISCOVERED THAT HAVE NOT BEEN IDENTIFIED.
9. ANY PART OR PARTS OF THE EXISTING BUILDING STRUCTURE (IN PART OR ON WHOLE) THAT SHOWS SIGNS OF ROTTING, VANDALISM, WATER DAMAGE, PEST DAMAGE, OR ANY OTHER DETERIORATION THAT MAY CAUSE THAT PART OR PARTS TO NOT COMPLY WITH ANY EXISTING APPLICABLE GOVERNMENT BUILDING CODES AND STANDARDIZED CONSTRUCTION PRACTICES. SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER IMMEDIATELY UPON DISCOVERY.
10. REMOVE / TERMINATE / CAP / MODIFY / RELOCATE EXISTING UTILITIES AS REQUIRED BY WORK, INCLUDING BUT NOT LIMITED TO PLUMBING SUPPLY/SANITARY PIPING, GAS PIPING, HVAC DUCTWORK, CONTROLS, ELECTRICAL BRANCH CIRCUITRY, ETC. F.V. REQUIREMENTS AND EXISTING ROUTING.
11. COORDINATE ALL EXISTING AND PROPOSED ROUTING OF PLUMBING, HVAC, AND ELECTRICAL WITH PME DRAWINGS, FIELD COORDINATE BETWEEN TRADES. REMOVE & REPAIR / CUT AND PATCH FINISHES AS REQUIRED TO ACCOMPLISH.
12. PROVIDE ALL PREP WORK FOR NEW FINISHES AND PROPOSED WORK.
13. INSTALL FLOOR LEVELER AS REQUIRED BY EXISTING CONDITIONS.
14. REMOVE EXISTING [WHERE EXISTS], INSTALL NEW JOINT SEALANT AT ALL APPLICABLE BUILDING JOINTS AND BETWEEN VARIOUS BUILDING COMPONENTS. SEAL ALL WALL, FLOOR, AND THRU PENETRATION OPENINGS WITH APPROPRIATE JOINT SEALANT TO ELIMINATE GAPS / OPENINGS, PREVENT WATER INTRUSION, AND PREVENT PEST ENTRY.
15. INSTALL SEALANT AT ALL APPLICABLE JOINTS IN BUILDING ENVELOPE. SEAL ALL PENETRATIONS OF ELECTRICAL / MECHANICAL ITEMS, ETC. INTEGRATE SEALANT AND APPLICABLE FLASHING.
16. MATCH EXISTING TRIM PROFILES, DIMENSIONS, ETC. AS APPROPRIATE TO THE WORK.
17. INSTALL WOOD BLOCKING CONCEALED WITHIN FRAMING TO SUPPORT WALL OR CEILING MOUNTED ITEMS, CABINETS, BATHROOM ACCESSORIES, SHELVING, HANGING ROD, WALL / DOOR STOPS, ELECTRICAL DEVICES, BOXES, ETC. CUT AND PATCH GYPSUM BOARD FINISHES AS REQ'D TO INSTALL WITHIN FRAMING CAVITIES.
18. INSTALL SOLID BEARING AT EACH END OF ALL BEAMS, HEADERS, ETC. FIELD VERIFY CONDITIONS OF EXISTING FRAMING WHERE APPLICABLE.
19. PROVIDE PRESSURE TREATED FRAMING AT ALL FRAMING EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE. PROVIDE APPROPRIATE GALVANIZED OR STAINLESS STEEL FASTENERS.
20. INSTALL FIRESTOP BLOCKING AT ALL LOCATIONS REQUIRED BY FRAMING, SOFFITS, ETC. TO ELIMINATE ALL OPEN STUD CAVITIES.

STATE OF OHIO
JONATHAN ROBERT SCHAAF 14503
REGISTERED ARCHITECT

Jonathan Robert Schaaf #14503
Expiration Date 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
1333 Perry St.
Springfield, Ohio 45504

Project Number	2025-019
Date	June 20, 2025

Date	Issue
03.25.25	SD Set
06.09.25	Final Review
06.20.25	Bid/Construction Set

Sheet Title: Project Information

Sheet Number: 03-G1.1

ROOM FINISH SCHEDULE

#	NAME	FLOOR	BASE	WALLS	CEILING	REMARKS
100	LIVING	F-1	B-1	W-1	C-1	-
101	CLOSET	F-1	B-1	W-1	C-1	-
102	DINING	F-1	B-1	W-1	C-1	-
103	KITCHEN	F-1	B-1	W-1	C-1	-
104	LAUNDRY	F-1	B-1	W-1	C-1	-
105	MECHANICAL	F-1	B-1	W-1	C-1	-
106	STAIR	F-1	B-1	W-1	C-1	INSTALL NEW VINYL RIS./TR. COVERS
200	HALL	F-1	B-1	W-1	C-1	-
201	BEDROOM 1	F-1	B-1	W-1	C-1	-
202	CLOSET	F-1	B-1	W-1	C-1	-
203	CLOSET	F-1	B-1	W-1	C-1	-
204	LINEN	F-1	B-1	W-1	C-1	-
205	BEDROOM 2	F-1	B-1	W-1	C-1	-
206	CLOSET	F-1	B-1	W-1	C-1	-
207	BATH	F-1	B-1	W-1	C-1	-
208	LINEN	F-1	B-1	W-1	C-1	-

GENERAL NOTES:

1. CONFIRM ALL FLOOR TRANSITIONS BETWEEN ROOMS, FINISH FLOOR MATERIAL CHANGES, EXISTING FLOOR / SUB-FLOOR CONDITIONS, FLOOR SET FIXTURES AND APPLIANCES, ETC.
2. SKIM, FLOAT, SLOPE FLOOR AS REQUIRED BETWEEN VARIOUS FLOOR LEVELS IF REQ'D. COORDINATE W/ ARCHITECT.
3. PROVIDE ALL PREP WORK FOR PROPOSED FINISHES AS NOTED.
4. PAINT ALL NON-PRE-FINISHED SURFACES - GYPSUM BOARD, PLASTER, INTERIOR TRIM CARPENTRY, DOORS, WOOD COMPONENTS, ETC.
5. FINAL COLORS / FINISHES AS SELECTED BY ARCHITECT / OWNER.

FINISH SPECIFICATIONS

EX. EXISTING FINISH TO REMAIN

FLOORING
F-1 VINYL PLANK FLOORING:
SIX DEGREES, SRP330VC02E19, WOODLAND RADIUS PLANK 12mm 7x48

BASE
B-1 RUBBER BASE:
ROPPE 700 4"x48" TPR COVE BASE, 110 BROWN

WALLS
W-1 PAINTED GYPSUM BOARD/PLASTER
PAINT P-1, UNLESS NOTED OTHERWISE
W-2 PAINTED FOUNDATION WALLS
PAINT W/ WATERPROOFER, UNLESS NOTED OTHERWISE

CEILING
C-1 PAINTED GYPSUM BOARD/PLASTER
PAINT P-2, UNLESS NOTED OTHERWISE

PAINT:
P-1 INTERIOR WALL PAINT
MANUF: SHERWIN WILLIAMS
COLOR: METRO SAND DOLLAR
FINISH: SATIN

P-2 CEILING PAINT
MANUF: SHERWIN WILLIAMS
COLOR: BRIGHT WHITE
FINISH: FLAT

P-3 DOOR / TRIM PAINT
MANUF: SHERWIN WILLIAMS
COLOR: BRILLIANT WHITE
FINISH: SEMI-GLOSS

** COORDINATE ALL SELECTIONS WITH ARCHITECT/OWNER **

(#) BATH ACC'Y SCHEDULE

MARK	DESCRIPTION
T11	18"x36" MIRROR
T12	24"x36" MIRROR
T13	16"x26" MED. CAB. W/ MIRROR
T21	TOILET PAPER DISPENSER
T41	SHOWER CURTAIN ROD
T51	18" TOWEL BAR
T52	24" TOWEL BAR
T53	ROBE HOOK

* REFER TO SPECIFICATIONS FOR DESIGN INTENT / MANUFACTURER.
* REMOVE EXISTING [WHERE THEY EXIST], AND INSTALL NEW TOILET ACCESSORIES AT ALL BATHROOMS / POWDER ROOMS.
* INSTALL BLOCKING AS REQUIRED FOR TOILET ACCESSORIES, CUT / PATCH / REPAIR EXISTING FINISHES TO MATCH ADJACENT IF REQ'D, TYP.

(#) DOOR SCHEDULE

#	SIZE	NEW	EXISTING	SALVAGED	FRAME TYPE	DOOR TYPE	HDWR. SET #	DETAIL	REMARKS	DOOR ACCESS CONTROL
100	3'-0" x 6'-8"	●			F-1	D-1	H-1	E/G1.3	NEW STORM DOOR	
101	2'-6" x 6'-8"	●			F-3	D-2	H-2	F/G1.3	-	
102	2'-8" x 6'-8"	●			F-3	D-1	H-1	E/G1.3	NEW STORM DOOR	
105	3'-0" x 6'-0"	●			F-3	D-4	H-2	F/G1.3	COORDINATE W/ EX. OPENING	
201	2'-6" x 6'-8"	●			F-3	D-2	H-3	F/G1.3		
202	2'-6" x 6'-8"	●			F-3	D-2	H-2	F/G1.3		
203	[2] 2'-6" x 6'-8"	●			F-3	D-3	H-4	F/G1.3		
204	1'-6" x 6'-8"	●			F-3	D-2	H-2	F/G1.3		
205	2'-6" x 6'-8"	●			F-3	D-2	H-3	F/G1.3		
206	[2] 2'-0" x 6'-8"	●			F-3	D-3	H-4	F/G1.3		
207	2'-4" x 6'-8"	●			F-3	D-2	H-3	F/G1.3		
208	1'-6" x 6'-8"	●			F-3	D-2	H-2	F/G1.3		

FRAME TYPES

F-1 NEW EXTERIOR WOOD FRAME W/ WEATHERSTRIPPING AND THRESHOLD. NEW BRICKMOLD AT EXTERIOR. WOOD CASING AT INTERIOR. PAINT

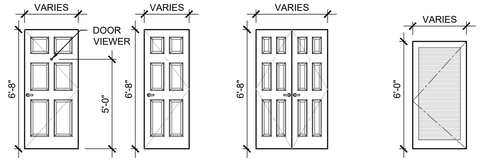
F-2 GYPSUM BOARD WRAPPED OPENING. PAINT

F-3 NEW WOOD FRAME W/ CASING [MATCH EX. WALL THICKNESS & CASING PROFILE] PAINT

REMARKS:

1. HARDWARE TO COMPLY WITH LATEST REQUIREMENTS OF OHIO BUILDING CODE, ANSI ACCESSIBILITY REQUIREMENTS, NFPA, NEC AND OTHER APPLICABLE REGULATORY AGENCIES.
2. COORDINATE STYLE, FINISH, AND OPERATION REQUIREMENTS WITH OWNER.
3. COORDINATE KEYING REQUIREMENTS WITH OWNER TO KEY TO EXISTING GRAND MASTER KEY SYSTEM.
4. HARDWARE TO BE LEVER TYPE, 26D FINISH.
5. HARDWARE COMPONENTS AND ACCESSORIES PER HARDWARE SETS. PROVIDE ALL COMPONENTS EXPLICITLY STATED OR NOT TO MEET DESIGN INTENT.
6. PROVIDE [2] HINGE STOPS & WALL PLATE AT ALL DOORS.

DOOR TYPES



HARDWARE TYPES

COORDINATE WITH SPEC'S.
H-1 - ENTRY SET
H-2 - PASSAGE SET
H-3 - PRIVACY SET
H-4 - DOUBLE DOOR

(#) WINDOW SCHEDULE

#	SIZE	NEW	EXIST	SALV.	EERO	TYPE/OPERATION	DETAILS	REMARKS
A	+/- 2'-10" x 3'-0"	●				D.H.	G/G1.3	-
B	+/- 2'-10" x 4'-0"	●				D.H.	G/G1.3	-
C	[2]+/- 2'-5" x 4'-0"	●				MULLED D.H.	G/G1.3	-
D	+/- 3'-10" x 3'-0"	●				D.H.	J/G1.3	-
E	[2]+/- 2'-5" x 3'-0"	●				MULLED D.H.	J/G1.3	-

LEGEND:

EERO = EMERGENCY ESCAPE AND RESCUE OPENING

T = TEMPERED GLAZING [REFER TO PLANS FOR LOCATIONS]

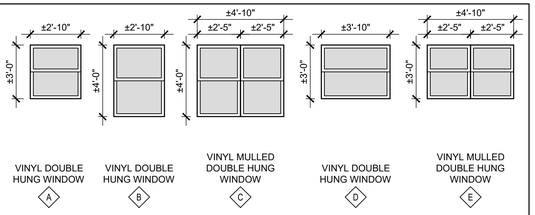
D.H. = DOUBLE HUNG

(EX) = EXISTING WINDOW TO REMAIN

GENERAL NOTES:

1. FIELD VERIFY ALL EXISTING OPENING / WINDOW UNIT SIZES PRIOR TO ORDERING WINDOWS. NEW WINDOWS SHALL FIT EXISTING OPENINGS [CUSTOM SIZED] UNLESS SPECIFICALLY NOTED OTHERWISE ON PLANS. DO NOT SIZE WINDOWS TO FIT WITHIN AN EXISTING / ORIGINAL WINDOW FRAME. DO NOT REDUCE "EERO" OPENINGS FROM THE ORIGINAL OPENING DIMENSIONS. COORDINATE ROUGH OPENING REQUIREMENTS WITH MANUFACTURER AS APPLICABLE.
2. MATCH EXISTING WINDOW OPERATION AS APPLICABLE.
3. PROVIDE FRAME EXPANDERS AS APPLICABLE FOR WINDOW INSTALLATION AND AS REQ'D BY EXISTING CONDITIONS, TYP ALL WINDOWS, BY WINDOW MANUFACTURER.
4. INSTALL NEW JAMB MOUNTED MINI-BLINDS AT ALL WINDOWS.
5. PROVIDE TEMPERED GLASS AT ALL LOCATIONS REQUIRED BY RCO: REFER TO BUILDING CODE REVIEW NOTES FOR DETAILS ON LOCATIONS REQUIRING TEMPERED GLAZING.

WINDOW TYPES



STATE OF OHIO
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Expiration Date 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
1333 Perry St.
Springfield, Ohio 45504

Project Number
2025-019

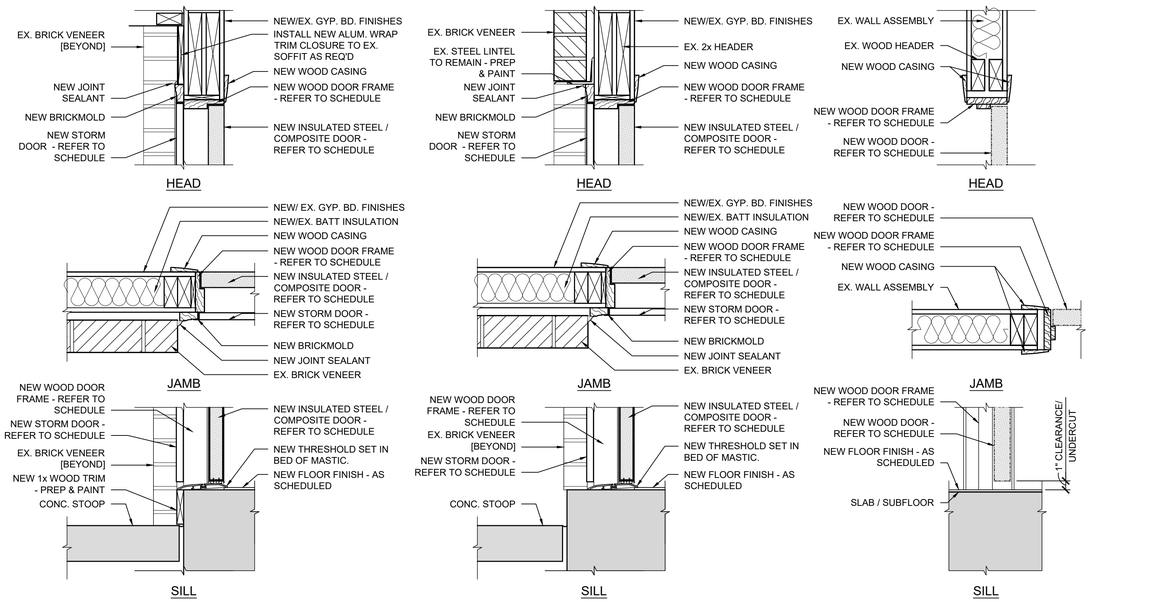
Date
June 20, 2025

Date	Issue
03.25.25	SD Set
06.09.25	Final Review
06.20.25	Bid/Construction Set

Sheet Title
Schedules

Sheet Number
03-G1.2

NOTE: FIELD VERIFY EXISTING WALL THICKNESS & ADJACENT DOOR JAMB DIMENSION TO MATCH , TYP.

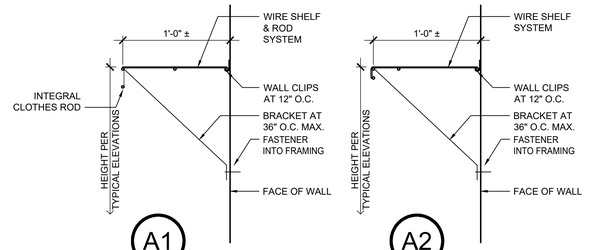


D EXTERIOR DOOR
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"

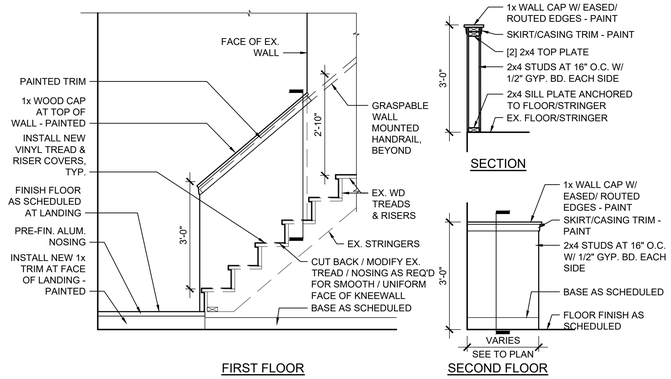
E EXTERIOR DOOR
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"

F INTERIOR DOOR
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"

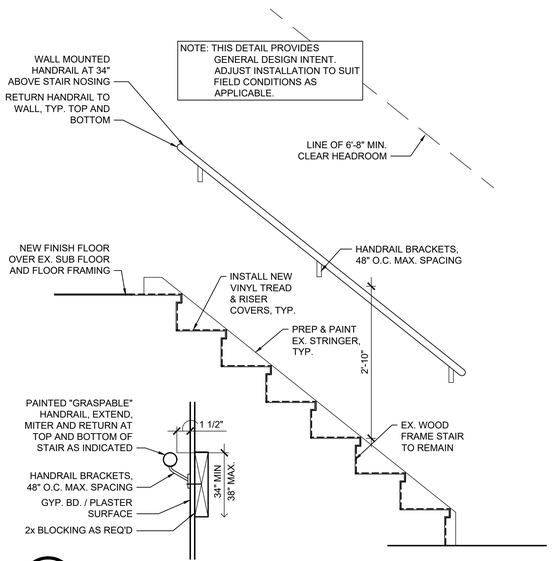
PROVIDE BLOCKING AND/OR WOOD CLEATS AS REQ'D TO SUIT CONDITIONS AND PROVIDE SUPPORT FOR ROD / SHELVING SYSTEM	PROVIDE END CAPS AT ALL EXPOSED WIRE / CUT WIRE AT ENDS OF CLOSET RODS.	PROVIDE WALL BRACKETS AT ENDS OF SHELVING AT WALL, TYP.



TYPICAL SHELVING DETAILS
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"



B TYPICAL UNIT STAIR / HANDRAIL DETAILS AT HALF WALL
SCALE: 1/2" = 1'-0" 0 1 2 4

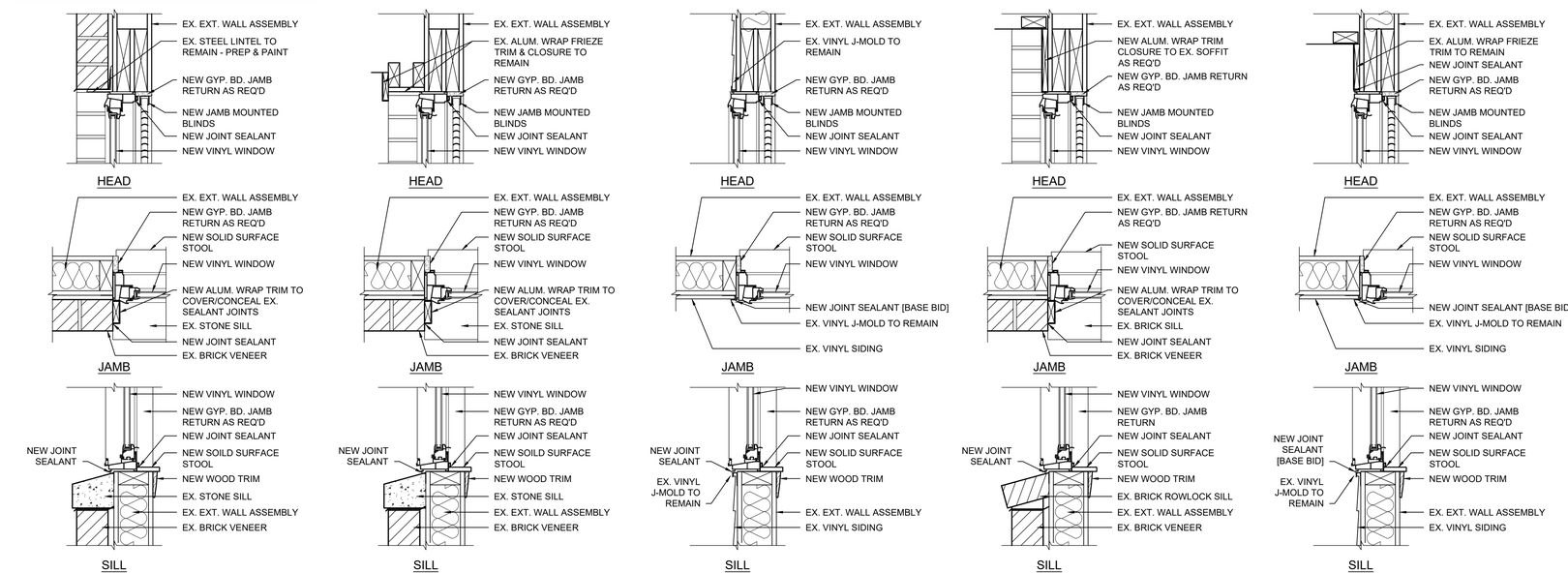


C TYPICAL STAIR / HANDRAIL DETAILS
SCALE: 1/2" = 1'-0" 0 1 2 4

NOTE: VERIFY EXISTING ROUGH OPENING CONDITIONS AS WELL AS THE RELATIONSHIP BETWEEN ROUGH OPENING AND MASONRY OPENING. SIZE WINDOW TO FIT ROUGH OPENING; PROVIDE ALUMINUM OR VINYL EXPANDER MATERIAL TO FIT MASONRY OPENING. COORDINATE WITH ARCHITECT AND PROVIDE MOCK-UP FOR REVIEW

NOTE: FLASH WINDOW & DOOR OPENINGS AS APPLICABLE TO CONDITIONS. INSTALL JOINT SEALANT AGAINST ALL ADJACENT BUILDING JOINTS. PREP & PAINT ALL NON-PREFINISHED TRIM COMPONENTS, TYP.

NOTE: VERIFY ALL CONDITIONS WITH INTENT OF TYPICAL DETAILS. FIELD ADJUST AS REQUIRED. COORDINATE WITH ARCHITECT.



G WINDOW DETAIL
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"

H WINDOW DETAIL
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"

J WINDOW DETAIL
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"

K WINDOW DETAIL
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"

L WINDOW DETAIL
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"

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Sheet Title
Typical Details

Sheet Number
03-G1.3

PASSIVE RADON SYSTEM
GENERAL CONCEPT DESIGN NOTES [CONCRETE SLAB]

[DELEGATED DESIGN BY DESIGN-BUILD CONTRACTOR]

INSTALL A PASSIVE RADON SYSTEM IN CONFORMANCE WITH THE FOLLOWING REQUIREMENTS.

DESIGN AND INSTALLATION OF A COMPLETE PASSIVE RADON SYSTEM SHALL BE COMPLETED BY LICENSED RADON MITIGATION CONTRACTOR VIA DELEGATED DESIGN ON A DESIGN-BUILD BASIS AS PART OF THE GENERAL CONTRACTOR'S CONSTRUCTION CONTRACT FOR THE PROJECT:

1. COMPLY WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE FOR RADON CONTROL METHODS APPENDIX AF; SECTION AF101 THRU AF103.12
2. RADON MITIGATION CONTRACTOR TO CONFIRM CONDITIONS INCLUDING SOIL POROSITY TO DETERMINE FULL REQUIREMENTS FOR THE RADON SYSTEM TO PROVIDE THE PROPER AIR EXTRACTION BELOW SLAB.
3. RADON MITIGATION CONTRACTOR TO CONFIRM SYSTEM EFFECTIVENESS PRIOR TO INSTALLATION OF FINAL INTERIOR FINISHES ARE INSTALLED.
4. MAINTAIN A 4" INCH AGGREGATE BASE UNDER THE SLAB. AGGREGATE SHOULD BE AT LEAST 1/4" AND LESS THAN 2" (#304).
5. A LAYER OF 6-MIL POLYETHYLENE SHALL COVER THE GRAVEL WITH SECTIONS OF SHEETING LAPPED AT LEAST 12 INCHES. CARE SHOULD BE TAKEN TO FIT CLOSELY AROUND ANY PIPE, WIRE OR OTHER PENETRATION OF THE MATERIAL. SEAL ALL PUNCTURES AND TEARS.
6. OPENINGS AROUND ALL PENETRATIONS THROUGH SLABS SHALL BE CAULKED OR OTHERWISE FILLED TO PREVENT AIR LEAKAGE. ACCESS DOORS OR OPENINGS INTO CRAWL SPACES SHOULD BE CLOSED, GASKETED OR OTHERWISE FILLED.
7. SUMP PITS, OPENINGS AROUND BATHTUBS, CONTROL JOINTS, OR OTHER OPENINGS OR CRACKS IN CONCRETE SLABS SHALL BE SEALED WITH POLYURETHANE OR EQUIVALENT SEALANT.
8. A MINIMUM 3" PVC PIPE SHALL BE EMBEDDED INTO THE SUB-SLAB OR SUB MEMBRANE AGGREGATE AND RUN UP THROUGH THE CONDITIONED SPACES OF THE BUILDING, INTO THE ATTIC AND THROUGH THE ROOF.
9. THE EXHAUST SHALL BE A MINIMUM OF 12" ABOVE THE SURFACE OF THE ROOF AND AT LEAST 10' AWAY FROM ANY WINDOW OR OTHER OPENING INTO THE CONDITIONED SPACES OF THE BUILDING THAT IS LESS THAN 2' BELOW THE EXHAUST POINT.
10. CARE SHOULD BE TAKEN WITH PIPE INSTALLATION TO INSURE POSITIVE DRAINAGE BACK INTO THE GROUND AND TO INSURE THAT THE PIPE IS ACCESSIBLE FOR FUTURE FAN INSTALLATION THROUGH AN ATTIC OR OUTSIDE THE HABITABLE SPACE.
11. AN ELECTRIC JUNCTION BOX FOR FUTURE OUTLET SHALL BE INSTALLED IN THE ATTIC WITHIN 6' OF THE PIPE FOR POSSIBLE FUTURE FAN INSTALLATION. ALL VISIBLE PIPE SECTIONS NEED TO BE LABELED.
12. ALL PIPING MATERIALS, ELBOWS, TERMINATIONS, ETC. SHALL BE IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS FOR THE THICKNESS OF PIPING WALLS, ETC.

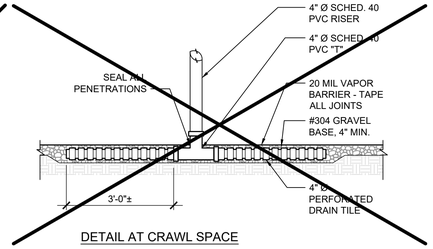
PASSIVE RADON SYSTEM
GENERAL CONCEPT DESIGN NOTES [CRAWL SPACE]

[DELEGATED DESIGN BY DESIGN-BUILD CONTRACTOR]

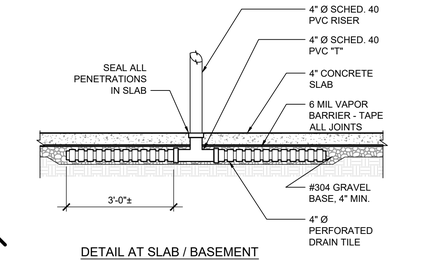
INSTALL A PASSIVE RADON SYSTEM IN CONFORMANCE WITH THE FOLLOWING REQUIREMENTS.

DESIGN AND INSTALLATION OF A COMPLETE PASSIVE RADON SYSTEM SHALL BE COMPLETED BY LICENSED RADON MITIGATION CONTRACTOR VIA DELEGATED DESIGN ON A DESIGN-BUILD BASIS AS PART OF THE GENERAL CONTRACTOR'S CONSTRUCTION CONTRACT FOR THE PROJECT:

1. COMPLY WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE FOR RADON CONTROL METHODS APPENDIX AF; SECTION AF101 THRU AF103.12
2. RADON MITIGATION CONTRACTOR TO CONFIRM CONDITIONS INCLUDING SOIL POROSITY TO DETERMINE FULL REQUIREMENTS FOR THE RADON SYSTEM TO PROVIDE THE PROPER AIR EXTRACTION.
3. RADON MITIGATION CONTRACTOR TO CONFIRM SYSTEM EFFECTIVENESS PRIOR TO INSTALLATION OF FINAL INTERIOR FINISHES ARE INSTALLED.
4. MAINTAIN A 4" INCH AGGREGATE BASE. AGGREGATE SHOULD BE AT LEAST 1/4" AND LESS THAN 2" (#304).
5. A LAYER OF 20-MIL POLYETHYLENE SHALL COVER THE GRAVEL WITH SECTIONS OF SHEETING LAPPED AT LEAST 12 INCHES. CARE SHOULD BE TAKEN TO FIT CLOSELY AROUND ANY PIPE, WIRE OR OTHER PENETRATION OF THE MATERIAL. SEAL ALL PUNCTURES AND TEARS.
6. ACCESS DOORS OR OPENINGS INTO CRAWL SPACES SHOULD BE CLOSED, GASKETED OR OTHERWISE FILLED.
7. SUMP PITS, OPENINGS AROUND BATHTUBS, CONTROL JOINTS, OR OTHER OPENINGS OR CRACKS IN CONCRETE SLABS SHALL BE SEALED WITH POLYURETHANE OR EQUIVALENT SEALANT.
8. A MINIMUM 3" PVC PIPE SHALL BE EMBEDDED INTO THE SUB MEMBRANE AGGREGATE AND RUN UP THROUGH THE CONDITIONED SPACES OF THE BUILDING, INTO THE ATTIC AND THROUGH THE ROOF.
9. THE EXHAUST SHALL BE A MINIMUM OF 12" ABOVE THE SURFACE OF THE ROOF AND AT NOT LESS THAN 10' AWAY FROM ANY WINDOW OR OTHER OPENING INTO THE CONDITIONED SPACES OF THE BUILDING THAT IS LESS THAN 2' BELOW THE EXHAUST POINT.
10. CARE SHOULD BE TAKEN WITH PIPE INSTALLATION TO INSURE POSITIVE DRAINAGE BACK INTO THE GROUND AND TO INSURE THAT THE PIPE IS ACCESSIBLE FOR FUTURE FAN INSTALLATION THROUGH AN ATTIC OR OUTSIDE THE HABITABLE SPACE.
11. AN ELECTRIC JUNCTION BOX FOR FUTURE OUTLET SHALL BE INSTALLED IN THE ATTIC WITHIN 6' OF THE PIPE FOR POSSIBLE FUTURE FAN INSTALLATION. ALL VISIBLE PIPE SECTIONS NEED TO BE LABELED.
12. ALL PIPING MATERIALS, ELBOWS, TERMINATIONS, ETC. SHALL BE IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS FOR THE THICKNESS OF PIPING WALLS, ETC.



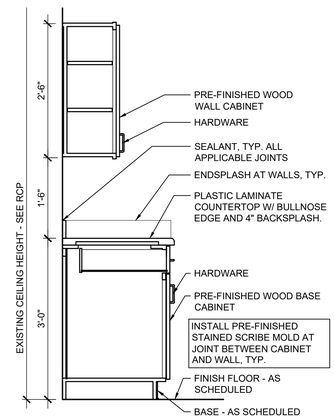
DETAIL AT CRAWL SPACE



DETAIL AT SLAB / BASEMENT

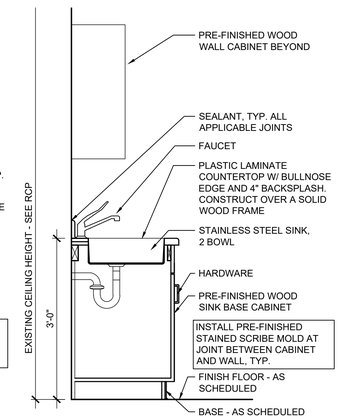
A PASSIVE RADON SYSTEM DETAILS

SCALE: 1/2" = 1'-0" 0 1 2 4



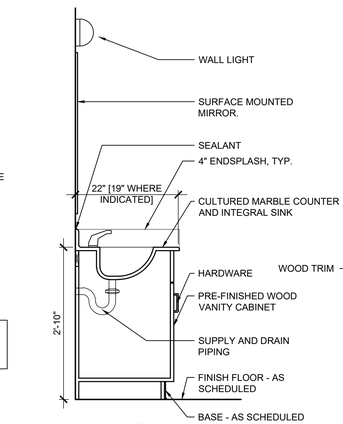
B TYPICAL KITCHEN CABINETS

SCALE: 3/4" = 1'-0" 0" 6" 12" 24"



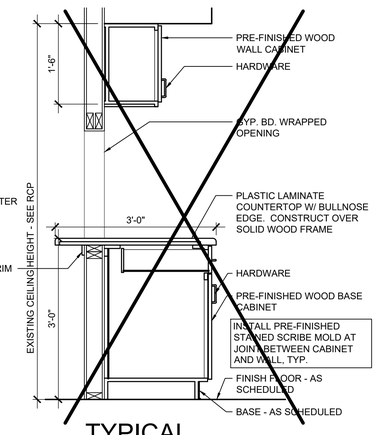
C TYPICAL KITCHEN SINK

SCALE: 3/4" = 1'-0" 0" 6" 12" 24"



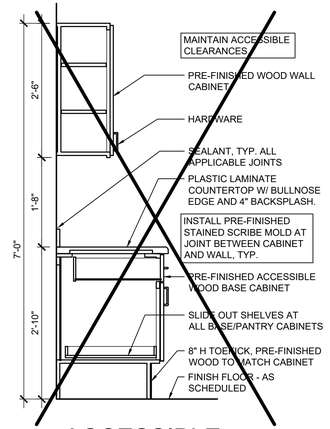
D TYPICAL BATH VANITY

SCALE: 3/4" = 1'-0" 0" 6" 12" 24"



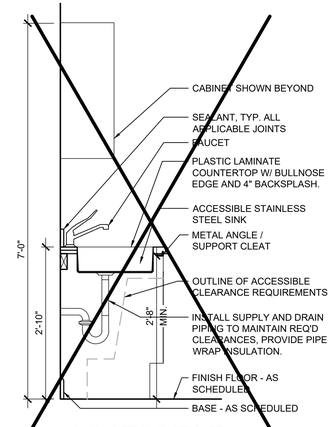
E TYPICAL KITCHEN PASS THRU

SCALE: 3/4" = 1'-0" 0" 6" 12" 24"



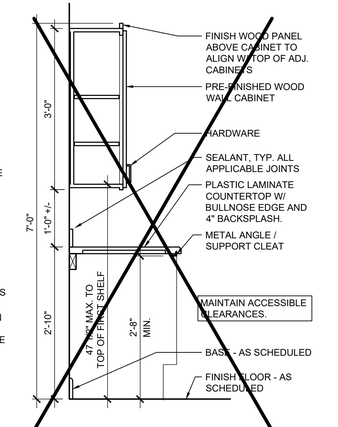
F ACCESSIBLE KITCHEN CABINETS

SCALE: 3/4" = 1'-0" 0" 6" 12" 24"



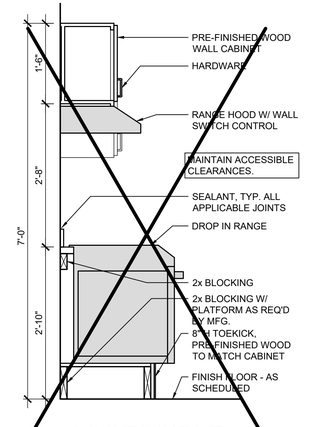
G ACCESSIBLE KITCHEN SINK

SCALE: 3/4" = 1'-0" 0" 6" 12" 24"



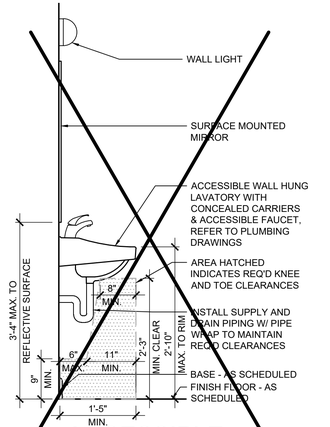
H ACCESSIBLE WORK STATION

SCALE: 3/4" = 1'-0" 0" 6" 12" 24"



J ACCESSIBLE DROP-IN RANGE

SCALE: 3/4" = 1'-0" 0" 6" 12" 24"



K ACCESSIBLE BATH LAVATORY

SCALE: 3/4" = 1'-0" 0" 6" 12" 24"

STATE OF OHIO
JONATHAN ROBERT SCHAAF 14503
REGISTERED ARCHITECT

Jonathan Robert Schaaf #14503
Expiration Date 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
1333 Perry St.
Springfield, Ohio 45504

Project Number
2025-019

Date
June 20, 2025

Date	Issue
03.25.25	SD Set
06.09.25	Final Review
06.20.25	Bid/Construction Set

Sheet Title
Typical Details

Sheet Number
03-G1.4

DIVISION 1 - GENERAL PROJECT REQUIREMENTS

SECTION 01 00 00 GENERAL REQUIREMENTS

1.1. TRASH / DEBRIS:
- 1.1.1. CONTRACTOR SHALL PROVIDE ALL REQUIRED TRASH DUMPSTERS, HAULING, ETC. AS REQ'D FOR THE PROJECT. LOCATE IN A LOCATION APPROVED BY OWNER.
- 1.1.2. THE JOB SITE IS TO BE KEPT CLEAN DURING CONSTRUCTION. CONTRACTOR SHALL PERIODICALLY AND PROMPTLY REMOVE ALL DEBRIS FROM SITE AT THEIR EXPENSE IN A LEGAL MANNER. INCLUSIVE OF ALL BOXES, CRATES, OR TRASH OF INSTALLED ITEMS, INCLUDING DISPLAY FIXTURES AND HARDWARE SUPPLIED BY THE CONTRACTOR OR OTHERS.
- 1.1.3. FINAL CLEANING: PROVIDE FINAL CLEANING PRIOR TO FINAL INSPECTION.

1.2. CONSTRUCTION SAFETY:
- 1.2.1. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SAFETY; COMPLIANCE TO BE IN ACCORDANCE WITH ALL STATE, FEDERAL, AND O.S.H.A. REGULATIONS. ARCHITECT AND CONTRACTORS ARE NOT RESPONSIBLE FOR ANY DAMAGES RESULTING FROM THE NEGLECT OF TIMELY AND RESPONSIBLE MAINTENANCE OF THE PROJECT BY THE OWNER AFTER PROJECT COMPLETION.
- 1.2.2. ALL FIRE EXITS ARE TO REMAIN CLEAR AND OPEN DURING ALL PHASES OF CONSTRUCTION IF APPLICABLE.
- 1.2.3. TEMPORARY PROTECTION / BARRICADES: ERECT ALL NECESSARY TEMPORARY PROTECTION AND BARRICADES TO ALLOW CONTINUED USE OF THE FACILITY. COORDINATE WITH OWNER AS NECESSARY.
- 1.2.4. FIRE PREVENTION: PROVIDE FIRE EXTINGUISHERS AT THE JOBSITE.
  - 1.2.4.1. PROVIDE FIRE WATCH FOR ALL HOT WORK ACTIVITIES INCLUDING CUTTING, WELDING, AND OTHER CONSTRUCTION OPERATIONS THAT ARE CAPABLE OF STARTING FIRES.

1.3. PRODUCTS:
- 1.3.1. INSTALL ALL MATERIALS, APPLIANCES, ETC. ACCORDING TO MANUFACTURERS SPECIFICATIONS, RECOMMENDATIONS, AND INSTRUCTIONS, WHETHER A COMPLETE SYSTEM OR A COMPONENT PART OF A COMPLETE CONSTRUCTION SYSTEM.
- 1.3.2. COORDINATE ALL FINAL FINISHES AND SELECTIONS WITH THE PROJECT TEAM. COORDINATE ALL REQUIREMENTS OF FINISH SELECTIONS, AND CORRELATION BETWEEN FINISHES, TRIM COMPONENTS, ETC. PROVIDE MOCKUPS OF WORK/FINISHES AS APPLICABLE TO ENSURE CONFORMANCE WITH THE DESIGN INTENT.
- 1.3.3. ALL WORK, FINISHES, FIXTURES, AND ACCESSORIES SHALL BE IN FULL COMPLIANCE WITH ADAA/ANSI REQUIREMENTS AS APPLICABLE TO ACCESSIBLE UNITS. ENSURE THAT ALL MATERIALS AND ACCESSORIES ARE PROVIDED TO ENSURE COMPLIANCE.
- 1.3.4. ITEMS MAY BE REFERRED TO AS SINGULAR, OR PLURAL ON THE DRAWINGS AND SPECIFICATIONS CONTRACTOR IS RESPONSIBLE FOR DETERMINING QUANTITY OF EACH ITEM REQUIRED.

1.4. PERMITS:
- 1.4.1. CONFORM TO THE 2019 RESIDENTIAL CODE OF OHIO, AND ALL OTHER LOCAL GOVERNING CODES AND ORDINANCES HAVING THE AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK, AND SHALL BE COMPLETED TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY EACH RESPECTIVE TRADE. CONTRACTOR SHALL PAY FOR ALL REQUIRED PERMITS. WORK SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS ARE OBTAINED.
- 1.4.2. VERIFY ALL PERMITS HAVE BEEN APPROVED BY APPROPRIATE AGENCIES PRIOR TO START OF CONSTRUCTION. NO CONSTRUCTION OR FABRICATION OF ANY ITEMS SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND ANY DOCUMENTATION FROM ALL OF THE PERMITTING AND REGULATORY AUTHORITIES. FAILURE OF THE CONTRACTOR TO FOLLOW THIS PROCEDURE SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATION OF THE WORK MANDATED BY AN REGULATORY AUTHORITY.
- 1.4.3. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ADDITIONAL CONSTRUCTION COST RESULTING FROM WORK STARTED PRIOR TO OBTAINING ALL GOVERNING AGENCIES APPROVALS.
- 1.4.4. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AS HOLDER OF PERMITS TO NOTIFY THE BUILDING OFFICIAL WHEN WORK IS READY FOR INSPECTION. REQUESTS SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF GOVERNING JURISDICTION. INSPECTORS SHALL HAVE COMPLETE ACCESS TO ALL WORK. RECORDS OF INSPECTIONS SHALL BE MAINTAINED ON THE JOB SITE IN ACCORDANCE WITH REQUIREMENTS AND FORMAT OF GOVERNING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES REQUIRED BY INSPECTIONS, EXCEPT FOR INSPECTIONS MADE BY OWNER OR IT'S AGENTS.
  - 1.4.4.1. MAINTAIN A COPY OF APPROVED PERMIT DRAWINGS ON-SITE FOR INSPECTION PURPOSES. COORDINATE WITH BUILDING DEPARTMENT.

1.5. COORDINATION:
- 1.5.1. COORDINATE BETWEEN SUB-CONTRACTORS, SUPPLIERS, AND VENDORS BASED ON THE ENTIRE SET OF DOCUMENTS. NO ADDITIONAL COMPENSATION WILL BE DUE TO A CONTRACTOR FOR ISSUES RESULTING FROM THE USE OF AN INCOMPLETE SET OF CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING OF INCONSISTENCIES OR DISCREPANCIES BETWEEN CONTRACT DOCUMENTS, DRAWINGS, SPECIFICATIONS, ETC.
- 1.5.2. COORDINATION AMONG ALL TRADES IS MANDATORY. ANY COST CHANGES RESULTING FROM THE LACK OF COORDINATION, SHALL BE BORNE BY THE CONTRACTOR CREATING THE CONFLICT.
- 1.5.3. PROVIDE A FULL SET OF CONSTRUCTION DOCUMENTS TO ALL SUBCONTRACTORS. ALL CROSS-REFERENCING SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- 1.5.4. THE ABBREVIATION N.I.C. INDICATES WORK AND / OR MATERIALS NOT IN THE CONTRACT OF THE GENERAL CONTRACTOR. THIS SHALL NOT RELIEVE THE G.C. OF THE RESPONSIBILITY OF COORDINATION.

DIVISION 2 - EXISTING CONDITIONS

SECTION 02 41 19 EXISTING CONDITIONS / SELECTIVE DEMOLITION

1.1. VERIFICATION OF EXISTING CONDITIONS / ACCEPTANCE OF CONDITIONS
- 1.1.1. DO NOT SCALE DRAWINGS.
- 1.1.2. CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND INFORMATION IN THESE DRAWINGS GOVERNING THEIR SCOPE OF THE WORK.
- 1.1.3. ALL ERRORS, OMISSIONS, AND INCONSISTENCIES IN THESE DRAWINGS WHICH ARE DISCOVERED ARE TO BE REPORTED IN WRITING TO THE ARCHITECT IMMEDIATELY, BEFORE PROCEEDING WITH THE WORK. ANY SITE OR JOB CONDITIONS (INCLUDING ADVERSE SOIL BEARING CONDITIONS) THAT ARISE AND CAUSE THE CONTRACTOR TO VARY FROM THE CONTRACT DOCUMENTS SHALL BE ANALYZED BY AND ARE THE RESPONSIBILITY OF THE CONTRACTOR IF THEY ARE NOT REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH WORK.
- 1.1.4. FULLY EXAMINE AND BECOME FAMILIAR WITH THE SITE BEFORE COMMENCING THE WORK. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AS WELL AS VERIFY THE CONDITIONS AND NATURE OF THE CONSTRUCTION, MATERIALS, AND AVAILABLE UTILITIES AND STRUCTURAL ELEMENTS AND TO NOTIFY THE ARCHITECT IN WRITING OF ANY AND ALL DISCREPANCIES BETWEEN THE SAID EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS.
- 1.1.5. IT SHALL BE THE JOINT RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS AND SUPPLIERS OF MATERIALS TO SECURE ALL NECESSARY ADAPTATION TO SAME AS REQUIRED FOR THEIR RESPECTIVE WORK PRIOR TO ORDERING, FABRICATION, OR INSTALLATION OF ANY MATERIALS, EQUIPMENT, OR COMPONENTS WHICH ARE TO BE INTEGRATED INTO THE WORK OF THIS PROJECT.
- 1.1.6. CONTACT CLIENT, OR THE ARCHITECT OF RECORD, REGARDING ALL QUESTIONS OR DISCREPANCIES. COMMUNICATION WITH THE ARCHITECT'S CONSULTANTS, OR REGULATORY AGENCIES SHALL NOT BE CONSIDERED VALID AND ANY CHANGES IN WORK, ADDITIONAL COSTS, APPROVALS, OR NON APPROVALS DUE TO SUCH COMMUNICATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY. SHOULD ADDITIONAL ENGINEERING OR INVESTIGATIVE WORK BE REQUIRED DUE TO SITE OR ENVIRONMENTAL CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY. ENGINEERING SERVICES REQUIRED FOR CHANGES OR MODIFICATIONS IN THESE DOCUMENTS SHALL BE SECURED BY OWNER
- 1.1.7. ANY PART OR PARTS OF THE EXISTING BUILDING STRUCTURE (IN PART OR IN WHOLE) THAT SHOWS SIGNS OF ROTTING, VANDALISM, WATER DAMAGE, PEST DAMAGE, OR ANY OTHER DETERIORATION THAT MAY CAUSE THAT PART OR PARTS TO NOT COMPLY WITH ANY EXISTING APPLICABLE GOVERNMENT BUILDING CODES AND STANDARDIZED CONSTRUCTION PRACTICES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER IMMEDIATELY UPON DISCOVERY.
- 1.1.8. DRAWINGS MAY INDICATE TYPICAL CONDITIONS WHICH MAY VARY FROM UNIT TO UNIT. CONTRACTOR SHALL CONFIRM ALL EXISTING CONDITIONS.
- 1.1.9. WHERE NEW CONSTRUCTION IS TO BE SUSPENDED FROM THE EXISTING STRUCTURE, THE GENERAL CONTRACTOR SHALL VERIFY THAT THE EXISTING STRUCTURE HAS THE CAPACITY TO SUPPORT SUCH NEW ASSEMBLIES.

1.2. PROTECTION / CUTTING AND PATCHING:
- 1.2.1. PROTECT EXISTING CONSTRUCTION AND RESTORE ALL FINISH SURFACES TO THEIR ORIGINAL CONDITION WHERE DAMAGED.
- 1.2.2. PROVIDE ALL FLOOR LEVELING, PATCHING, AND REMEDIAL REPAIRS AS REQUIRED BY THE SCOPE OF WORK. REPAIRS INCLUDE, BUT ARE NOT LIMITED TO, WORK REQUIRED TO PROVIDE A SMOOTH AND EVEN TRANSITION BETWEEN NEW AND EXISTING SPACES AND TO PREPARE EXISTING SURFACES FOR NEW FINISHES.
- 1.2.3. FIT WORK TIGHT TO ADJACENT ELEMENTS. MAINTAIN INTEGRITY OF WALL, CEILING, AND/OR FLOOR CONSTRUCTION, COMPLETELY SEAL VOIDS.
- 1.2.4. REFINISH SURFACES TO MATCH ADJACENT FINISHES, UNLESS NOTED OTHERWISE.
- 1.2.5. PROVIDE AND INSTALL ANY AND ALL ACCESS PANELS AS REQUIRED.
- 1.2.6. PROVIDE AND / OR MAINTAIN FIRE RATED ASSEMBLIES WHERE SHOWN, OR AS REQUIRED.

1.3. SALVAGED ITEMS: AS DIRECTED BY OWNER.

SECTION 02 50 00 HAZARDOUS MATERIALS/ENVIRONMENTAL ASSESSMENT / ABATEMENT

1.1. HAZARDOUS MATERIALS MAY EXIST ON THIS PROJECT. IF ANY WORK PERSON ENCOUNTERS ANY MATERIAL WHICH THEY SUSPECT MAY BE HAZARDOUS OR TOXIC, THEY SHALL IMMEDIATELY ADVISE THE OWNER. THE CONTRACTOR SHALL TAKE IMMEDIATE AND APPROPRIATE ACTION TO PROTECT THE BUILDING USERS AND WORKERS IN ACCORDANCE W/ FEDERAL, STATE, AND LOCAL LAWS, CODES AND REGULATIONS. THE ARCHITECT AND ARCHITECT'S CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL OR DISPOSAL OF OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECTS SITE, INCLUDING BUT NOT LIMITED TO ASBESTOS, ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB) OR OTHER TOXIC SUBSTANCES.
- 1.1.1. THE CONTRACTOR IS HEREBY ADVISED THAT RDA GROUP ARCHITECTS, LLC. IS NOT A DESIGN PROFESSIONAL IN THE DETERMINATION OF THE PRESENCE OF HAZARDOUS MATERIALS, NOR IS RDA A DESIGN PROFESSIONAL INVOLVED IN MAKING RECOMMENDATIONS REGARDING THE TESTING, REMOVAL, ENCAPSULATION OR OTHER CORRECTIVE MEASURES PERTAINING TO HAZARDOUS MATERIALS.
- 1.1.2. IF THE WORK WHICH IS TO BE PERFORMED UNDER THE CONTRACT INTERFACES IN ANY WAY W/ THE EXISTING COMPONENTS WHICH CONTAIN HAZARDOUS MATERIALS, IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT THE OWNER'S ENVIRONMENTAL CONSULTANT REGARDING THE PROPER MEANS & METHODS TO BE UTILIZED IN DEALING W/ HAZARDOUS MATERIALS.
- 1.1.3. BY EXECUTION OF THE CONTRACT FOR CONSTRUCTION, THE CONTRACTOR HEREBY AGREES TO BRING NO CLAIM FOR NEGLIGENCE, BREACH OF CONTRACT, INDEMNITY OR OTHERWISE AGAINST THE ARCHITECT, HIS PRINCIPLES, EMPLOYEES, AGENTS OR CONSULTANTS IF SUCH A CLAIM IN ANY WAY WOULD INVOLVE THE INVESTIGATION OF OR REMEDIAL WORK RELATED TO HAZARDOUS MATERIALS IN THE PROJECT.
- 1.1.4. BY EXECUTION OF THE CONTRACT FOR CONSTRUCTION, THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD THE ARCHITECT, HIS PRINCIPLES, EMPLOYEES, AGENTS OR CONSULTANTS HARMLESS FROM ANY SUCH ASBESTOS OR OTHER HAZARDOUS MATERIALS RELATED CLAIMS THAT MAY BE BROUGHT BY THE CONTRACTOR'S SUBCONTRACTORS, SUPPLIERS OR OTHER THIRD PARTIES WHO MAY BE ACTING UNDER THE DIRECTION OF THE CONTRACTOR PURSUANT TO THIS PROJECT.

1.2. LEAD BASED PAINT: CONTRACTOR TO FOLLOW ALL APPLICABLE EPA REQUIREMENTS RELATED TO LEAD BASED PAINT FOR RENOVATION, REPAIR, AND PAINTING. MAINTAIN ALL REQUIRED CERTIFICATIONS.

1.3. REFER TO APPLICABLE ENVIRONMENTAL REPORTS AS PREPARED BY MACPARAN CONSULTING. PROVIDE ALL ABATEMENT & REMEDIATION REQUIRED FOR PROJECT EXECUTION IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS.

DIMENSIONING CONVENTIONS / STANDARDS

- ALL EXTERIOR DIMENSIONS ARE FACE OF SHEATHING AT EXTERIOR SIDE AND FACE OF STUD AT INTERIOR SIDE.
- ALL INTERIOR DIMENSIONS ARE FACE OF STUD.
- ALL FOUNDATION DIMENSIONS ARE FACE OF CONCRETE/FOUNDATION.
- ALL DIMENSIONS TO EXISTING SURFACES ARE TO EXISTING FINISH SURFACE.
- DO NOT SCALE DRAWINGS.
- REFER TO DRAWING NOTES FOR ANY SPECIAL NOTES THAT GOVERN LAYOUT.
- FIELD VERIFY ALL EXISTING DIMENSIONS.

STRUCTURAL NOTES:

1. DESIGN UNIFORM LOADS:
   SOIL BEARING CAPACITY: 1,500 PSF - ASSUMED
   FLOOR LIVE LOAD: 40 PSF - RESIDENTIAL AREAS
   ROOF LIVE LOAD: 20 PSF
   GROUND SNOW LOAD: 20 PSF
   ICE ON SNOW: 5 PSF
   SNOW EXPOSURE FACTOR: 0.7
   SNOW LOAD IMPORTANCE FACTOR: 1.0
   THERMAL FACTOR: 1.0

   GUARDRAILS: 200 PLF, SINGLE CONCENTRATED LOAD ALONG TOP

   WIND LOAD:
   ULTIMATE DESIGN WIND SPEED: 115 MPH, 3 SEC. GUST
   EXPOSURE: C
   WIND IMPORTANCE FACTOR: 1.0
   BUILDING CATEGORY: II
   INTERNAL PRESSURE COEFFICIENT: +/- 0.18

   FLOOD DESIGN:
   SITE IS NOT LOCATED IN FLOOD PRONE AREA, PER CORP. OF ENGINEERS.

   SPECIAL LOADS: REFER TO PLANS AS APPLICABLE.

DEFLECTION LIMITATION CRITERIA

INTERIOR PARTITIONS	H/180
FLOOR JOISTS/BEAMS	L/360
OTHER STRUCTURAL COMPONENTS	L/240
EXTERIOR WALL W/ PLASTER/STUCCO	L/360
EXTERIOR WALLS W/ BRITTLE FINISH	H/240
EXTERIOR WALL W/ FLEXIBLE FINISH [H/180 PREVAILS DUE TO INTERIOR GYPSUM BOARD]	H/180
LINTELS SUPPORTING MASONRY VENEER	L/600

ABBREVIATIONS

°	DEGREES
±	PLUS OR MINUS
#	NOT EQUAL
Ø	DIAMETER
∠	ANGLE
℄	CENTERLINE
P.L.	PROPERTY LINE
ABV	ABOVE
ADA	ACCESSIBLE / HANDICAP ACCESSIBLY / ACCESSIBILITY - ANSI ICC-117.1-2009
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
APPROX	APPOXIMATE
ATC	ACOUSTIC TILE CEILING
BET/BETWN.	BETWEEN
BLKG	BLOCKING
BRG	BEARING
BSMT	BASEMENT
BTM	BOTTOM
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CPT	CARPET
CT	CERAMIC TILE
DEMO	DEMOLISH / DEMOLITION
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DIV	DIVISION
DP	DEEP
DS	DOWNSPOUT
DTL	DETAIL
DW	DISHWASHER
DWG	DRAWING
EA	EACH
EERO	EMERGENCY ESCAPE & RESCUE OPENING
EIFS	EXTERIOR INSULATION FINISH SYSTEM
EJ	EXPANSION JOINT
ELEC	ELECTRIC / ELECTRICAL
ELEV	ELEVATION / ELEVATOR
EQ	EQUAL
EQUIP	EQUIPMENT
EX	EXISTING
EXP	EXPANSION
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FLOOR
FIN	FINISH / FINISHED
FRT	FIRE RETARDANT TREATED
FSE	FOOD SERVICE EQUIPMENT
FTG	FOOTING
FV	FIELD VERIFY
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GYP	GYPSUM
GYP BD	GYPSUM BOARD
HB	HOSE BIBB
HM	HOLLOW METAL
HOR	HORIZONTAL
HT	HEIGHT
HVAC	HEATING, VENTILATION, AIR CONDITIONING
INT	INTERIOR
JB	JUNCTION BOX
LL	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LTL	LINTEL
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MS	METAL STUD
MTD	MOUNTED
MTL	METAL
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OBS	OBSCURE GLAZING
OH	OVERHEAD
OPG	OPENING
OPP	OPPOSITE
PEMB	PRE-ENGINEERED METAL BUILDING
PL	PLATE / PROPERTY LINE
PTD	PAINTED
QT	QUARRY TILE
QTY	QUANTITY
R / RAD	RADIUS
RA	RETURN AIR
RB	RUBBER BASE
RD	ROOF DRAIN
REF	REFRIGERATOR
REINF	REINFORCE
REQ'D	REQUIRED
REQ'MT	REQUIREMENT[S]
REV	REVISION
RO	ROUGH OPENING
R/W	RIGHT OF WAY
SALV	SALVAGED
SF	SQUARE FEET
SIM	SIMILAR
SM	SHEET METAL
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
T	TEMPERED
TBD	TO BE DETERMINED
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
T.O.	TOP OF
TR	TREATED
TYP	TYPICAL
UFAS	UNIFORM FEDERAL ACCESSIBILITY STANDARD
UNO	UNLESS NOTED OTHERWISE
UL	UNDERWRITER'S LABORATORY
VB	VAPOR BARRIER
VERT	VERTICAL
W/	WITH
W/O	WITHOUT
WD	WOOD
W.P.	WORK POINT
WRB	WEATHER RESISTIVE BARRIER
WWF	WELDED WIRE FABRIC

WALL / SYMBOL LEGEND

- EXISTING WALLS/FINISHES TO BE REMOVED
- EXISTING WALL TO REMAIN
- NEW WOOD FRAME WALL
- # — DEMOLITION KEY NOTE
- # — NEW CONSTRUCTION KEY NOTE
- # — REFLECTED CEILING KEY NOTE
- # — WINDOW TYPE KEY
- EX — EXISTING WINDOW TO REMAIN
- 101 — DOOR TYPE KEY
- W-00 — WALL TYPE KEY

ROOM NAME
101 — ROOM TAG

- A / A2.0 — SECTION TAG
- N / W / A-1 / E / S — ELEVATION TAG
- FD — FLOOR DRAIN
- SD — SMOKE ALARM - 120V W/ BATTERY BACKUP
- CO — CARBON MONOXIDE ALARM- 120V W/ BATTERY BACKUP
- C/S — CARBON MONOXIDE / SMOKE ALARM - 120V W/ BATTERY BACKUP
- EXHAUST FAN - VENT DIRECT TO EXTERIOR
- L.C. — ELECTRIC LOAD CENTER
- (M) — ELECTRIC METER
- HB — HOSE BIBB

STATE OF OHIO
JONATHAN ROBERT SCHAAF 14503
REGISTERED ARCHITECT

Jonathan Robert Schaaf #14503
Expiration Date 12/31/2025

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7642 PARAGON ROAD | DAYTON, OH 45459 | 937.610.3440

Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
1333 Perry St.
Springfield, Ohio 45504

Project Number	2025-019
Date	June 20, 2025

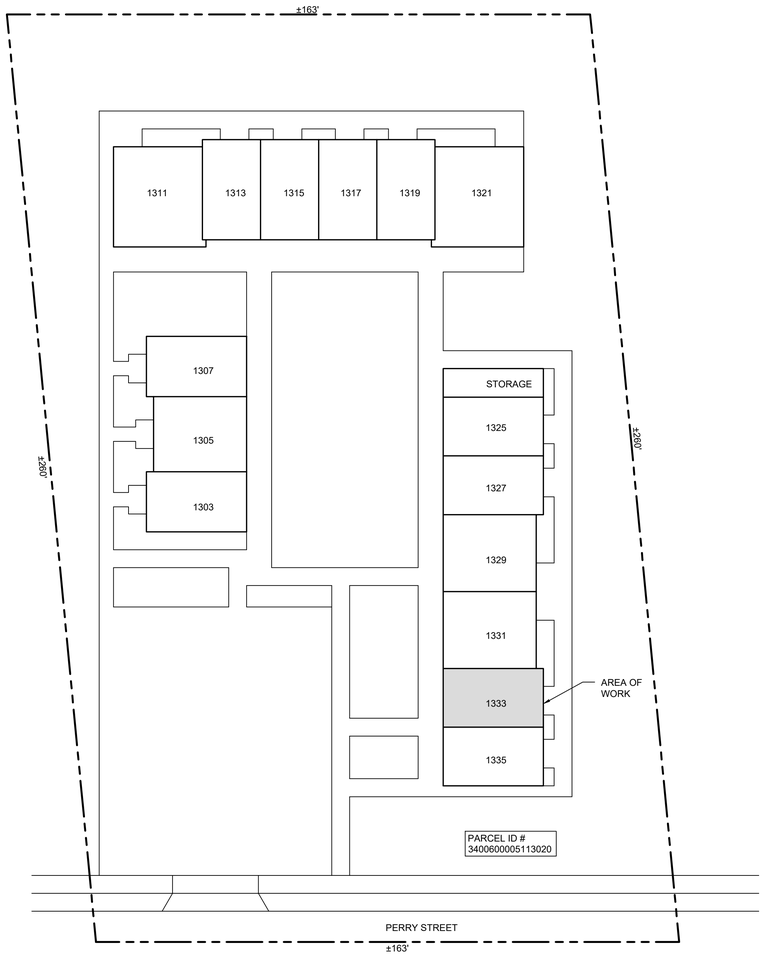
Date	Issue
03.25.25	SD Set
06.09.25	Final Review
06.20.25	Bid/Construction Set

Sheet Title
General Project Notes

Sheet Number
03-G1.5

B EXTERIOR REFERENCE PHOTOS

SCALE: N.T.S.



A ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

N

0 10 20 40

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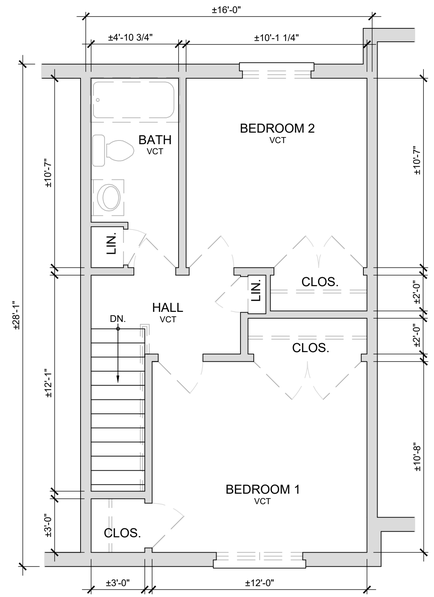
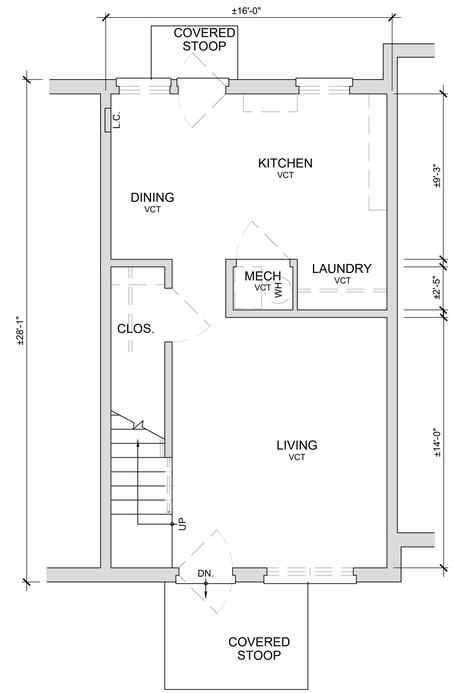
Sheet Title
Architectural Site Plan
Exterior Reference Photos

Sheet Number
03-C1.1



B SECOND FLOOR EXISTING / DEMOLITION PLAN

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



A FIRST FLOOR EXISTING / DEMOLITION PLAN

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

COORDINATE WITH PROJECT WORK SCOPE ON SHEET G1.1 AS APPLICABLE.

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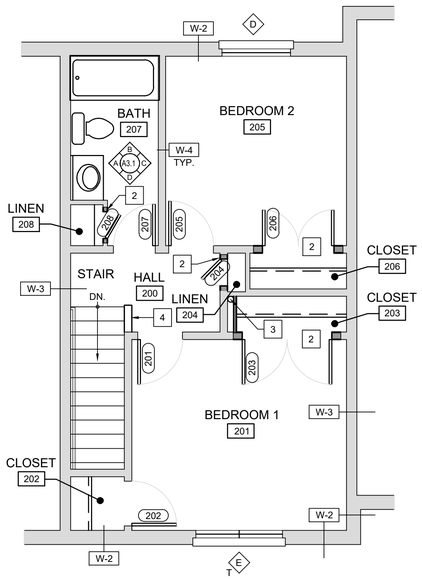
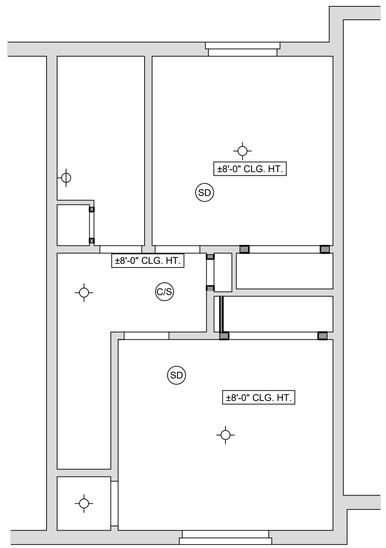
Sheet Title
Existing / Demolition Floor Plans

Sheet Number
03-D1.1



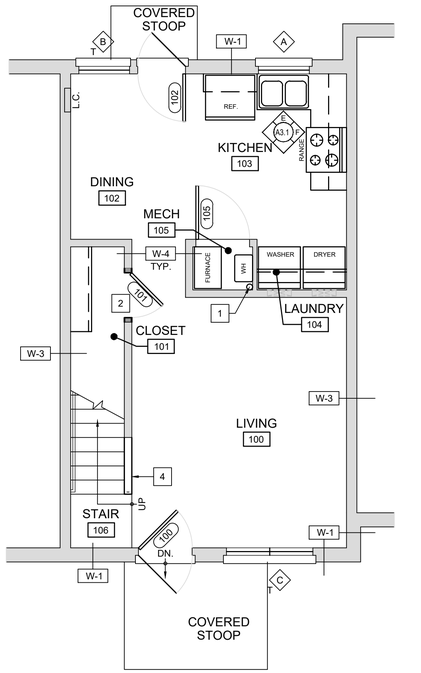
B PROPOSED SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0" 0 2 4 8 N



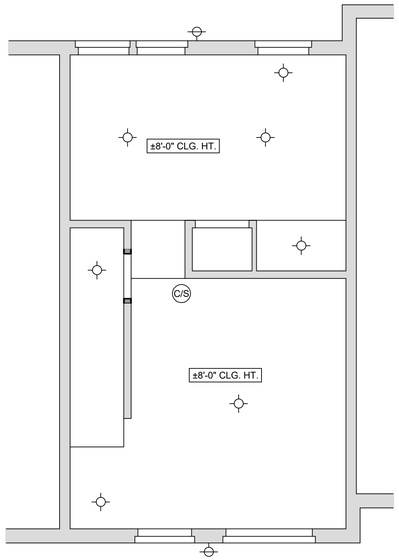
D SECOND FLOOR REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0" 0 2 4 8 N



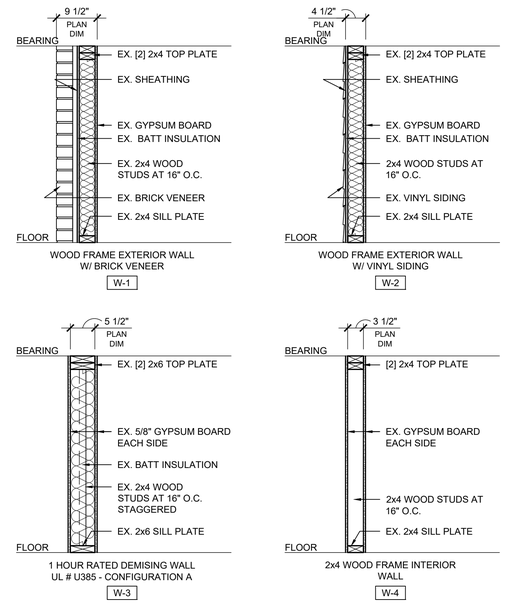
A PROPOSED FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0" 0 2 4 8 N



C FIRST FLOOR REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0" 0 2 4 8 N



E WALL TYPES

SCALE: 3/4" = 1'-0" 0" 6" 12" 24"

NEW CONSTRUCTION KEY NOTES

1. INSTALL NEW PASSIVE RADON SYSTEM. DELEGATED DESIGN BY OTHERS. REFER TO A/G1.4
2. MODIFY EXISTING OPENING AS REQUIRED FOR SCHEDULED DOOR - MATCH ADJACENT CONSTRUCTION.
3. LOCATION OF NEW PASSIVE RADON PIPING. BOX OUT WITH 2x WOOD FRAMING & GYPSUM BOARD FINISHES.
4. INSTALL 36" H. 2x4 STUD KNEEWALL W/ 1/2" GYPSUM BOARD FINISHES & PAINTED 1x WOOD CAP. KNEEWALL TO FOLLOW THE SLOPE OF THE STAIR AT FIRST FLOOR AND STRAIGHT AT SECOND FLOOR. REFER TO DETAIL B/G1.3.

REFLECTED CEILING PLAN - SYMBOL LEGEND

- CEILING MTD. LIGHT FIXTURE. REFER TO SCHEDULE
- RECESSED LIGHT FIXTURE. REFER TO SCHEDULE
- WALL MTD. LIGHT FIXTURE. REFER TO SCHEDULE
- (SD) SMOKE DETECTOR - 120V W/ BATTERY BACKUP.
- (C/S) COMBINATION SMOKE/CO_2 DETECTOR - 120V W/ BATTERY BACKUP.
- EXHAUST FAN - VENT DIRECT TO EXTERIOR.

COORDINATE WITH PROJECT WORK SCOPE ON SHEET G1.1 AS APPLICABLE.

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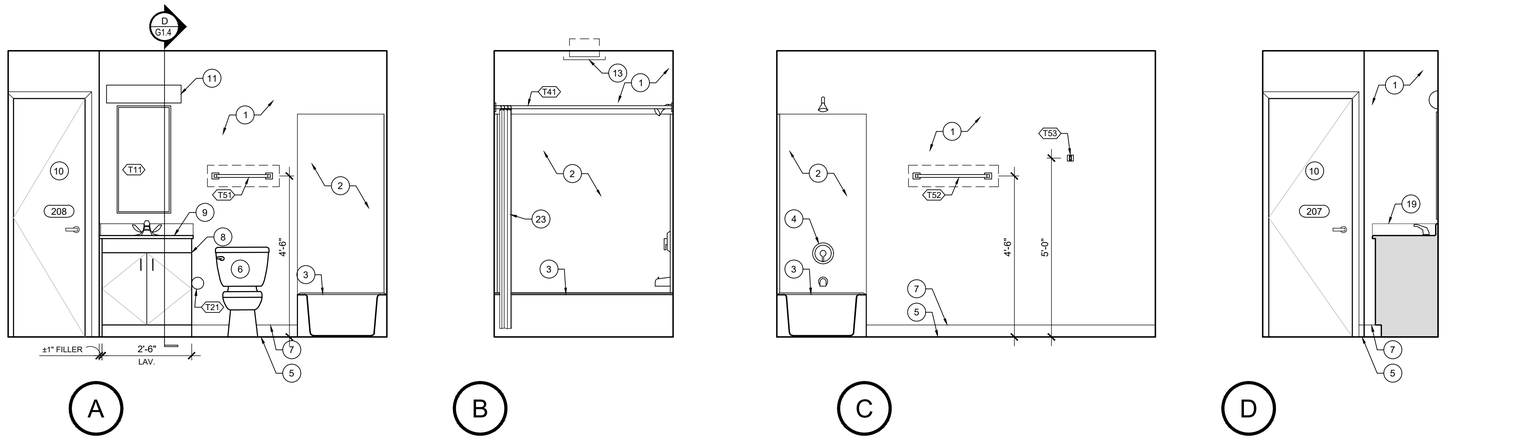
Sheet Title
Proposed Floor Plans
Reflected Ceiling Plans

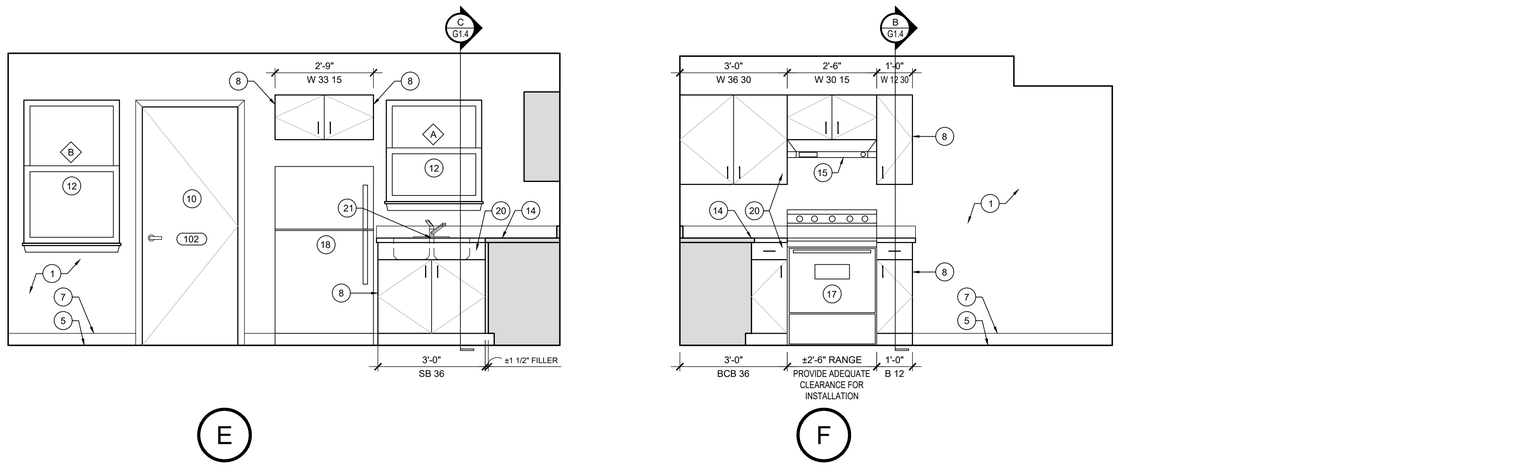
Sheet Number
03-A1.1



INTERIOR ELEVATIONS AT BATH 207

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

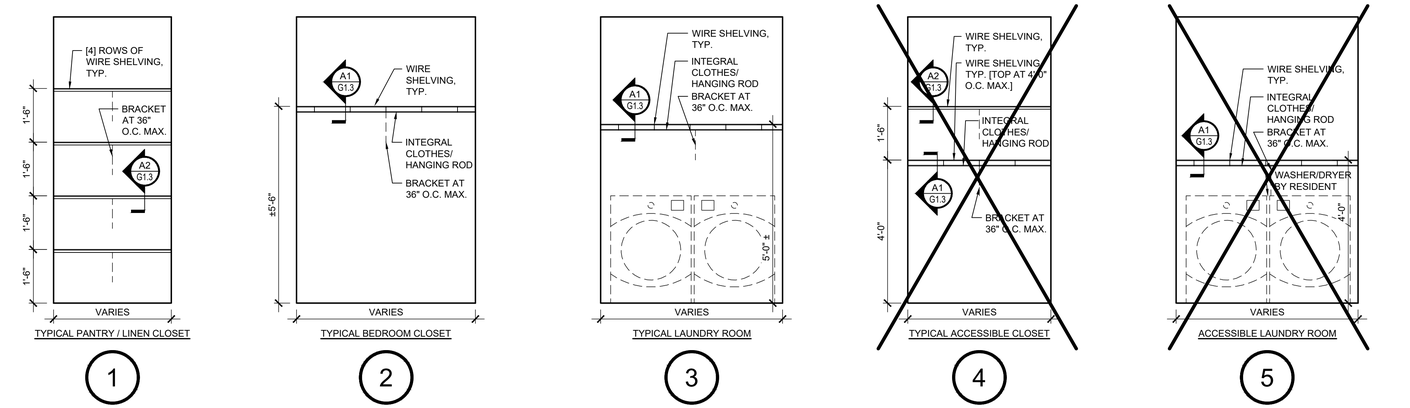
0 1 2 4



INTERIOR ELEVATIONS AT KITCHEN 103

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

0 1 2 4



TYPICAL INTERIOR ELEVATIONS

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

0 1 2 4

INTERIOR ELEVATION KEY NOTES

1. INSTALL NEW GYPSUM BOARD WALL & CEILING FINISHES TO PROVIDE A NEW SMOOTH FINISH. LEVEL 4 FINISH, PREP & PAINT.
2. NEW TUB SURROUND.
3. NEW BATH TUB.
4. NEW TUB/SHOWER HEAD & CONTROLS.
5. FINISH FLOOR - AS SCHEDULED.
6. NEW WATER CLOSET.
7. BASE - AS SCHEDULED.
8. FINISH END PANEL - STAIN TO MATCH CABINETS
9. NEW CULTURED MARBLE VANITY TOP W/ INTEGRAL SINK BOWL ON NEW STAINED WOOD BASE/VANITY CABINET. NEW FAUCET.
10. DOOR - REFER TO DOOR SCHEDULE.
11. NEW LIGHT FIXTURE.
12. WINDOW. REFER TO WINDOW SCHEDULE.
13. NEW EXHAUST FAN/LIGHT.
14. NEW PLASTIC LAMINATE COUNTERTOP W/ 4" BACKSPLASH.
15. NEW RECIRCULATING RANGE HOOD - INSTALL NEW FIRESTOP CANISTERS AT UNDERSIDE OF HOOD - REFER TO SPECS.
16. SHOWER CURTAIN BY RESIDENT.
17. NEW RANGE.
18. NEW REFRIGERATOR.
19. NEW END SPLASH.
20. NEW STAINED BASE AND WALL CABINETS.
21. NEW TWO BOWL STAINLESS STEEL SINK, FAUCET, SUPPLY/DRAIN PIPING.

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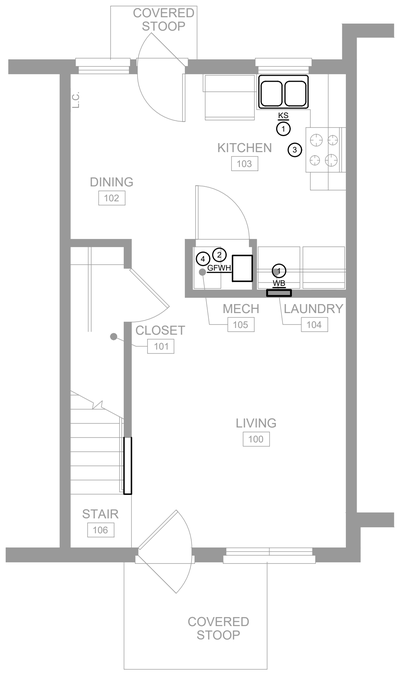
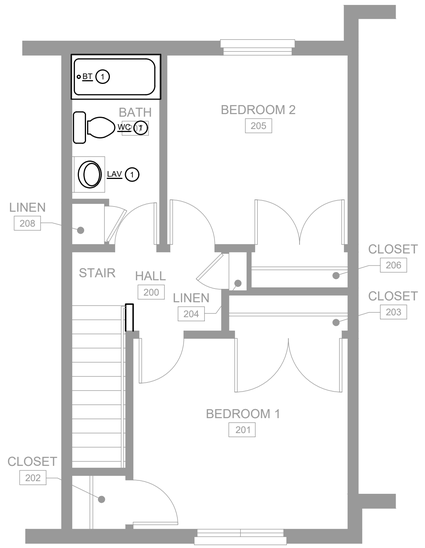
Sheet Title
Interior Elevations

Sheet Number
03-A3.1



1 FIRST FLOOR PLUMBING PLAN
03-P1.1 SCALE: 1/4" = 1'-0"



2 SECOND FLOOR PLUMBING PLAN
03-P1.1 SCALE: 1/4" = 1'-0"

PLAN NOTES

1	EXISTING PLUMBING FIXTURE TO BE REMOVED AND REPLACED WITH NEW. CAPTURE AND RECONNECT TO EXISTING WATER AND DRAIN LINES. EXTEND AND REWORK PIPING AS NEEDED. PROVIDE ANY CUTTING AND PATCHING REQUIRED. REFER TO PLUMBING FIXTURE SCHEDULE FOR SPECIFICATIONS.
2	EXISTING GAS-FIRED WATER HEATER TO BE REMOVED AND REPLACED WITH NEW GAS-FIRED TANKLESS WATER HEATER. RECONNECT TO EXISTING WATER AND GAS LINES. EXTEND AND REWORK PIPING AS NEEDED. REFER TO PLUMBING FIXTURE SCHEDULE FOR SPECIFICATIONS.
3	EXISTING GAS-FIRED RANGE TO BE REMOVED AND REPLACED WITH NEW ELECTRIC RANGE. REMOVE EXISTING GAS PIPING BACK TO NEAREST TEE AND CAP.
4	EXISTING GAS-FIRED FURNACE TO BE REMOVED AND REPLACED WITH NEW. RECONNECT TO EXISTING GAS PIPING. EXTEND AND REWORK PIPING AS NEEDED. INSTALL PER MANUFACTURER'S INSTRUCTIONS.

GENERAL NOTES

1. CONTRACTOR TO VERIFY INCOMING GAS SERVICE SIZE AND NOTIFY ENGINEER IF GAS SERVICE PIPE SIZE IS LESS THAN 1".
2. PROVIDE AND INSTALL NEW SHUTOFF BALL VALVES AT ALL FIXTURES.
3. PRESSURE TEST ALL EXISTING PIPING. REPAIR AND REPLACE PIPING AS NEEDED.

PLUMBING FIXTURE ABBREVIATIONS

XXX FIXTURE DESIGNATION. SEE PLUMBING FIXTURE SCHEDULE FOR EQUIPMENT SPECIFICATIONS.

AD	AREA DRAIN	RO	ROUGH ONLY
AFF	ABOVE FINISHED FLOOR	R&C	ROUGH AND CONNECT
BFP	BACK FLOW PREVENTER	RELOC	RELOCATED
C	CLOSET	S	SINK
CI	CAST IRON	SAN	SANITARY
CO	CLEAN OUT	SD	SHOWER DRAIN
CU	CONDENSING UNIT	SS	SCRUB SINK
DF	DRINKING FOUNTAIN	SH	SHOWER
DS	DOWNSPOUT	SPH	SPRINKLER HEAD
ELEV	ELEVATION	T	TUB
EWC	ELECTRIC WATER COOLER	TD	TRENCH DRAIN
FD	FLOOR DRAIN	TP	TRAP PRIMER
FP	FLOOR PORT	TV	TEMPERING VALVE
HB	HOSE BIBB	UR	URINAL
INV	INVERT	VTR	VENT THRU ROOF
JS	JANITOR SINK	WH	WALL HYDRANT
KS	KITCHEN SINK	WU	WASHER UNIT
LAV	LAVATORY	WC	WATER CLOSET
RD	ROOF DRAIN	WF	WASH FOUNTAIN

PROJECT GENERAL NOTES

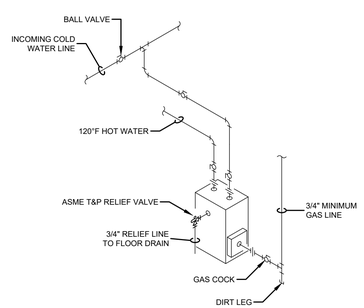
1. THE DRAWINGS ARE DIAGRAMMATIC ONLY AND INDICATE THE GENERAL ARRANGEMENT OF THE SYSTEMS AND ARE TO BE FOLLOWED INSOFAR AS POSSIBLE. IF DEVIATIONS FROM THE LAYOUTS ARE NECESSITATED BY FIELD CONDITIONS, DETAILED LAYOUTS OF THE PROPOSED DEPARTURES SHALL BE SUBMITTED IN WRITING TO THE ENGINEER FOR REVIEW BEFORE PROCEEDING WITH THE WORK.
2. THE PLUMBING CONTRACTOR SHALL REVIEW ALL DRAWINGS IN DETAIL AS THEY MAY RELATE TO THEIR WORK.
3. EACH CONTRACTOR SHALL INSPECT THE SITE ON WHICH THE WORK IS TO BE PERFORMED, AND THE OBSTACLES THAT MAY BE ENCOUNTERED, AND ALL RELEVANT MATTERS CONCERNING THE WORK.
4. THE CONTRACTOR SHALL FILE ALL NECESSARY NOTICES, OBTAIN AND PAY FOR ALL PERMITS, FEES, AND OTHER COSTS INCLUDING UTILITY CONNECTIONS OR EXTENSION, IN CONNECTION WITH HIS WORK, AS NECESSARY, HE SHALL FILE ALL REQUIRED PLANS, PREPARE ALL DOCUMENTS AND OBTAIN ALL NECESSARY APPROVALS OF ALL UTILITY AND GOVERNMENTAL DEPARTMENTS HAVING JURISDICTION.
5. IGNORANCE OF CODES, RULES, AND REGULATIONS, UTILITY COMPANY REQUIREMENTS, LAWS, ETC. SHALL NOT DIMINISH OR ABSOLVE CONTRACTOR'S RESPONSIBILITIES TO PROVIDE AND COMPLETE ALL WORK IN COMPLIANCE WITH SUCH.
6. ALL MATERIALS FURNISHED AND ALL WORK INSTALLED SHALL COMPLY WITH THE CURRENT EDITION OF THE OHIO MECHANICAL CODES, NATIONAL FIRE CODES OF THE NATIONAL FIRE PROTECTION ASSOCIATION AND WITH THE REQUIREMENTS OF ALL GOVERNMENTAL AGENCIES OR DEPARTMENTS HAVING JURISDICTION.

PLUMBING SPECIFICATIONS

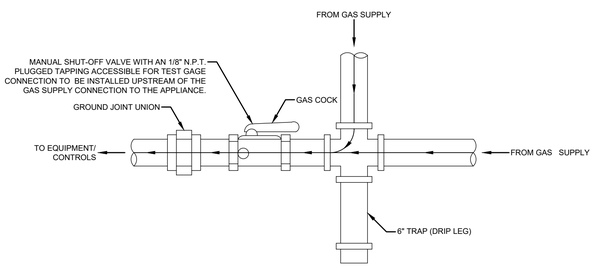
1. SCOPE OF WORK
   - 1.1. THE CONTRACTOR IS RESPONSIBLE FOR ALL WORK, MATERIALS, AND LABOR TO SATISFY A COMPLETE WORKING SYSTEM WHETHER SPECIFIED OR IMPLIED.
   - 1.2. ALL WORK IS TO BE PERFORMED IN STRICT COMPLIANCE WITH THE NATIONAL STANDARD PLUMBING CODE (LATEST EDITION), ALL LOCAL CODES, AND ALL OTHER REGULATIONS GOVERNING WORK OF THIS NATURE.
   - 1.3. THE CONTRACTOR SHALL, BEFORE SUBMITTING ANY PROPOSAL, EXAMINE THE PROPOSED SITE AND SHALL DETERMINE FOR HIMSELF THE CONDITIONS THAT MAY EFFECT THE WORK. NO ALLOWANCE SHALL BE MADE IF THE CONTRACTOR FAILS TO MAKE SUCH EXAMINATIONS.
   - 1.4. ALL EQUIPMENT AND MATERIALS SHALL BE AS SPECIFIED OR "APPROVED EQUAL" BY ENGINEER OR ARCHITECT.
2. PERMITS
   - 2.1. THE CONTRACTOR SHALL SECURE ALL PERMITS OR APPLICATIONS AND PAY ANY AND ALL FEES.
3. SHOP DRAWINGS
   - 3.1. SUBMIT MATERIAL LIST AND SHOP DRAWINGS FOR MAJOR ALL EQUIPMENT/FIXTURES TO THE ARCHITECT OR ENGINEER FOR APPROVAL. THE CONTRACTOR SHALL SUBMIT THREE SETS OF SHOP DRAWINGS AND THEY SHALL BE CLEARLY LABELED.
4. DOMESTIC WATER SUPPLY PIPING
   - 4.1. UNDERGROUND: PROVIDE TYPE "K" SOFT DRAWN COPPER TUBING WITH BRAZED CONNECTIONS.
   - 4.2. ABOVEGROUND: PROVIDE TYPE "L" HARD DRAWN COPPER TUBING WITH 125 PSI SOLDER JOINTS, COPPER OR BRASS FITTINGS. ALL SOLDER TO BE "NO LEAD" TYPE.
   - 4.3. ALL HOT WATER PIPING TO BE INSULATED WITH 1" FIBERGLASS INSULATION.
   - 4.4. ALL COLD WATER PIPING TO BE INSULATED WITH 1" FIBERGLASS INSULATION.
5. SANITARY/STORM DRAINAGE AND VENT PIPING
   - 5.1. ABOVE GRADE, 2" AND BELOW: SCHEDULE 40 PVC WITH SOLVENT JOINTS OR DWV COPPER WITH SOLDER JOINTS. ALL SOLDER TO BE "NO LEAD" TYPE.
   - 5.2. 3" AND ABOVE: SCHEDULE 40 PVC WITH SOLVENT JOINTS.
   - 5.3. BELOW GRADE: SCHEDULE 40 PVC WITH SOLVENT JOINTS.
   - 5.4. PVC PIPING SHALL NOT BE USED IN AIR PLENUM CEILINGS AND SHALL NOT CROSS FIRE RATED WALLS, CEILINGS, OR FLOORS.
   - 5.5. DRAINAGE PIPING SHALL BE RUN AS STRAIGHT AS POSSIBLE AND SHALL HAVE LONG TURN FITTINGS.
   - 5.6. DRAINAGE PIPING 3" SIZE AND SMALLER SHALL RUN AT A UNIFORM GRADE OF AT LEAST 1/4" PER FOOT, AND PIPING LARGER THAN 3" SHALL BE RUN AT A GRADE OF NO LESS THAN 1/8" PER FOOT.
   - 5.7. ALL VENT PIPING SHALL BE SLOPED TO DRAIN BACK TO FIXTURES.
   - 5.8. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FLASHING OF THE VENT PIPING RUN THROUGH THE ROOF.
   - 5.9. ALL STUB-INS AND/OR SLAB OR WALL PENETRATION TO BE 6. PER NATIONAL STANDARD PLUMBING CODE. ALL PIPING PENETRATIONS OF BUILDING FOUNDATIONS OR FOOTINGS SHALL BE SLEEVED.
6. PIPE SUPPORTS
   - 6.1. ABOVE GRADE
     - 6.1.1. ALL PIPE SHALL BE SUPPORTED FROM THE BUILDING STRUCTURE IN A NEAT AND WORKMANLIKE MANNER. THE USE OF WIRE AND PERFORMED METAL TO SUPPORT PIPES WILL NOT BE PERMITTED. SPACING OF PIPE SUPPORTS SHALL BE AS SPECIFIED IN CHAPTER 8 OF THE NATIONAL STANDARD PLUMBING CODE.
   - 6.2. BELOW GRADE
     - 6.2.1. EARTH SHALL BE EXCAVATED TO A MINIMUM DEPTH WITH AN EVEN SURFACE TO INSURE SOLID BEARING OF PIPE FOR ITS ENTIRE LENGTH.
     - 6.2.2. INTERIOR: THE PIPE SHALL BE INSTALLED (UNLESS OTHERWISE SPECIFIED) A MINIMUM OF 4 INCHES BELOW THE BOTTOM OF THE SLAB AND SHALL NOT BE IN ANY DIRECT CONTACT WITH THE CONCRETE AT ANY POINT.
     - 6.2.3. EXTERIOR: THE WATER PIPE SHALL HAVE A MINIMUM OF 42" OF COVER AND THE SANITARY WASTE PIPE SHALL HAVE A MINIMUM OF 24" OF COVER.
7. MISCELLANEOUS
   - 7.1. COORDINATE INSTALLATION OF ALL ROOF FLASHING AT A. ROOF PENETRATION.
   - 7.2. DO NOT SCALE THIS DRAWING FOR EXACT DIMENSIONS. VERIFY ALL FIGURES, CONDITIONS, AND DIMENSIONS AT THE JOB SITE.
   - 7.3. THE PLUMBING PLANS ARE INTENDED TO BE DIAGRAMATIC AND ARE BASED ON ONE MANUFACTURE'S EQUIPMENT. THEY ARE NOT INTENDED TO SHOW EVERY ITEM IN ITS EXACT LOCATION, THE EXACT DIMENSIONS, OR ALL THE DETAILS OF THE EQUIPMENT.
   - 7.4. THE CONTRACTOR SHALL VERIFY THE ACTUAL DIMENSIONS OF THE EQUIPMENT PROPOSED TO ENSURE THAT THE EQUIPMENT WILL FIT IN THE AVAILABLE SPACE.
8. TESTING
   - 8.1. PLUMBING SYSTEMS SHALL BE FLOW AND PRESSURE TESTED IN ACCORDANCE WITH STANDARD PRACTICE AND THE NATIONAL STANDARD PLUMBING CODE.
9. GUARANTEE
   - 9.1. MATERIALS, EQUIPMENT AND INSTALLATION SHALL BE GUARANTEED FOR A PERIOD OF ONE(1) YEAR FROM DATE OF ACCEPTANCE. DEFECTS WHICH APPEAR DURING THAT PERIOD SHALL BE CORRECTED AT THIS CONTRACTOR'S EXPENSE.
   - 9.2. FOR THE SAME PERIOD, THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO PREMISES CAUSED BY DEFECTS IN WORKMANSHIP OR IN THE WORK OR EQUIPMENT FURNISHED AND/OR INSTALLED BY HIM.

GAS FIRED WATER HEATER SCHEDULE

ITEM NO.	MAX FLOW	RECOVERY @ 90°F RISE	BTU PER HOUR	GAS CONN.	THERMAL EFF. (UEF)	WATER CONN.	MANUFACTURER AND MODEL	REMARKS
GFWH	6.8 GPM	2.6 GPM	120,000	3/4"	0.93	3/4"	NAVIEN NPE-150S2	POWER DIRECT VENT



3 TANKLESS GAS WATER HEATER INSTALLATION DETAIL
03-P1.1 SCALE: NONE



4 GAS CONNECTION TO EQUIPMENT DETAIL
03-P1.1 SCALE: NONE

PLUMBING FIXTURE AND EQUIPMENT SCHEDULE

ID	DESCRIPTION	MANUFACTURER	MODEL NUMBER	SUPPLY		SANITARY		REQ'D COMP	NOTES
				HOT	COLD	WASTE	VENT		
BT	BATHTUB	AMERICAN STANDARD	2390.202TC	1/2"	1/2"	2"	1-1/2"	3	E,F
HB	HOSE BIBB	WOODFORD	MODEL 17	- - -	3/4"	2"	1-1/2"	- - -	- - -
KS	KITCHEN SINK - DROP IN	ELKAY	CR-3322	1/2"	1/2"	1-1/2"	1-1/2"	1	A,D
LAV	LAVATORY - DROP IN	AMERICAN STANDARD	0476.028	1/2"	1/2"	1-1/2"	1-1/2"	4	A,B,C
WB	WASHER BOX	OATEY	38101	1/2"	1/2"	2"	1-1/2"	- - -	- - -
WC	WATER CLOSET - TANK TYPE	AMERICAN STANDARD	215DA.104	- - -	1/2"	3"	1-1/2"	2	D

REQUIRED COMPONENTS AND SERVICES

1. MATERIAL: 18GA, TYPE 304 STAINLESS STEEL
   SIZE: DOUBLE BOWL 33" X 22" X 7"
   FAUCET: PEERLESS: P110LF
   WASTE TRIM: ELKAY: LK-35
   SUPPLY STOP: ZURN: ZH8822-LR-LK
   P-TRAP: MCGUIRE: 8912
   MISC: MOEN: 111C
2. COLOR: WHITE VITREOUS CHINA
   TYPE: FLOOR SET WITH CHROME LEFT HAND TRIP LEVER
   FLUSH: 1.28 GPF
   SEAT: AMERICAN STANDARD: 5503A
   MISC: ZURN: ZH8823-CR-LK SUPPLY STOP, 16.5" RIM MOUNTING HEIGHT
3. COLOR: WHITE
   SIZE: 60" X 30"
   SUPPLY TRIM: PEERLESS: PTT188753
   WASTE TRIM: ENGINEERED BRASS: WB150L
   SUPPLY STOP: MOEN: INTEGRAL STOPS
   MISC: SWANSTONE: SS-72-3, 78" SHOWER HEAD MOUNTING HEIGHT, 32" SHOWER VALVE MOUNTING HEIGHT
4. DESCRIPTION: WHITE VITREOUS CHINA
   FAUCET: PEERLESS: P136LF
   TRAP/FIX. DR.: MCGUIRE: 8872
   SUPPLY STOP: ZURN: ZH8822-LR-LK

NOTES:
A. PROVIDE CHROME PLATED ESCUTCHEONS AND NIPPLES TO WALL.
B. PROVIDE 0.5 GPM FLOW CONTROL DEVICE ON LAVATORY FAUCET
C. PROVIDE "TRUEBRO" LAV GUARD INSULATION KIT.
D. PROVIDE 1.5 GPM FLOW CONTROL DEVICE ON SINK FAUCET.
E. PROVIDE 1.5 GPM FLOW CONTROL DEVICE ON SHOWER HEAD.
F. PLUMBING CONTRACTOR TO PROVIDE AND INSTALL SWANSTONE SOLID SURFACE WALL SURROUNDS TO FIXTURE.

STATE OF OHIO
LAWRENCE S. AYER
56787
REGISTERED PROFESSIONAL ENGINEER
EXPIRATION DATE: 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
1333 Perry St.
Springfield, Ohio 45504

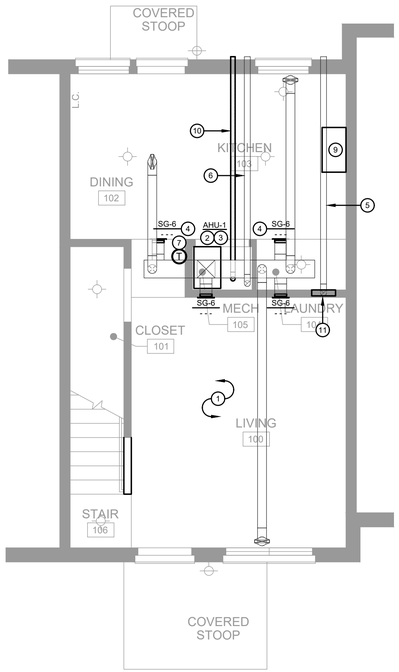
Project Number
E2M: 25131

Date
May 30, 2025

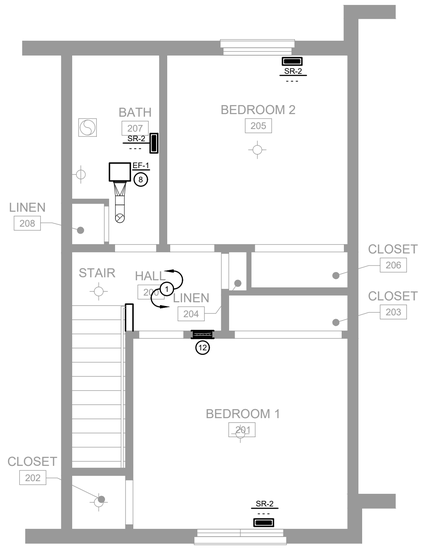
Date	Issue
06/02/25	REVIEW SET
06/05/25	REVIEW
06/20/25	BID/CONSTRUCTION

Sheet Title
PLUMBING PLAN

Sheet Number
03-P1.1



1 FIRST FLOOR MECHANICAL PLAN
03-M1.1 SCALE: 1/4" = 1'-0"



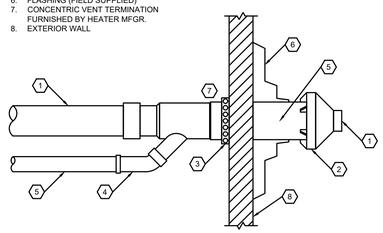
2 SECOND FLOOR MECHANICAL PLAN
03-M1.1 SCALE: 1/4" = 1'-0"

KEYED NOTES:

1. VENT OUTLET
2. MAINTAIN 18" BEYOND WALL
3. SUPPORT (FIELD SUPPLIED)
4. ELBOW (FIELD SUPPLIED)
5. COMBUSTION AIR INLET
6. FLASHING (FIELD SUPPLIED)
7. CONCENTRIC VENT TERMINATION FURNISHED BY HEATER MFGR.
8. EXTERIOR WALL

GENERAL NOTES:

1. LOCATE TRAPS SO AS TO BE ACCESSIBLE FOR CLEANING.
2. CONDENSATE PIPING SHALL GRADUALLY SLOPE DOWN FROM DRAIN TRAP



3 SIDEWALL CONCENTRIC VENT INSTALLATION DETAIL
03-M1.1 SCALE: NONE

REGISTER, DIFFUSER AND GRILLE SCHEDULE

MARK	SR-2	SR-6	RG-12
MANUFACTURER	HART AND COOLEY	HART AND COOLEY	HART AND COOLEY
MODEL NUMBER	421	661	672
TYPE	LOUVERED	LOUVERED	LOUVERED
DIRECTION	DBL DEFLECT	DBL DEFLECT	SNGL DEFLECT
MOUNTING	FLOOR	SIDEWALL	SIDEWALL
G / R / D	R	R	G
CFM	MATCH EXISTING	MATCH EXISTING	- - -
NECK SIZE	12" X 2"	8" X 6"	12" X 12"
PANEL SIZE	13-5/8" X 3-5/8"	9-5/8" X 7-5/8"	13-5/8" X 13-5/8"
MATERIAL	STEEL	STEEL	STEEL
FINISH	PER ARCHITECT	PER ARCHITECT	PER ARCHITECT
DAMPER	YES	YES	YES
SOUND (NC)	<20	<20	<20
REMARKS / NOTES	1, 2, 3	1, 2, 3	1, 2, 3

1. PROVIDE WITH DRYWALL WALL MOUNTING FRAME WHERE REQUIRED.
2. COLOR SELECTED BY ARCHITECT
3. SIZE REGISTER/GRILLE TO MATCH EXISTING REGISTER/GRILLE AND EXISTING DUCTWORK.

EXHAUST FAN SCHEDULE

MARK	ROOM	MANUFACTURER / MODEL #	FAN DATA			MOTOR DATA			BACKDRAFT DAMPER	NOTES
			CFM	SP	RPM	VOLTS	PHASE	WATTS / HP		
EF-1	FULL BATH	PANASONIC / FV-05-11VKS1	80	0.25	1131	120	1	10.2W	YES	1,2,3,4

NOTES:
1. FAN SHALL BE CONTROLLED BY SWITCH SEPARATE FROM LIGHTS.
2. PROVIDE ALL REQUIRED ACCESSORIES TO MAKE COMPLETE.

FURNACE SCHEDULE

EQUIPMENT MARK	AHU-1
MANUFACTURER	CARRIER
MODEL #	59SC2E06M14***12
COOLING COIL MODEL#	- - -
ENERGY EFFICIENCY RATIO (SEER2)	
INDOOR FAN H.P.	1/2
DESIGN CFM	MATCH EXISTING
EXTERNAL STATIC PRESSURE IN H2O	0 - 0.50
CONDENSER AMBIENT CONDITIONS	
TEMPERATURE °F	
HEATING DATA	
GAS INPUT IN M.B.H. H/L	60
GAS OUTPUT IN M.B.H. H/L	56
HEATING EFFICIENCY (AFUE %)	92.1%
ELECTRIC RESISTANCE IN K.W. @ VOLT	
HEAT PUMP REVERSE CYCLE IN M.B.H.	
STAGES	1
HEATER MODEL #	
ELECTRICAL DATA	
VOLTS / PHASE/ HERTZ	115/1/60
MINIMUM CIRCUIT AMPS	7.2
MAX OVERCURRENT PROTECTION IN AMPS	15
PHYSICAL DATA	
UNIT WEIGHT IN POUNDS	122
ACCESSORIES	SEE BELOW

A. TRANSFORMER
B. SIDE RETURN FILTER RACK.
C. FURNANCE MOUNTING PAD
D. RETURN AIR PLENUM
E. PROVIDE 7-DAY PROGRAMMABLE THERMOSTAT

NOTES:
1. INSTALL SYSTEMS PER MANUFACTURER'S INSTRUCTIONS.
2. OR EQUAL.
3. HVAC SYSTEM TO PROVIDE HEAT ONLY.

PLAN NOTES

1	ALL EXISTING DUCTWORK TO REMAIN. ALL EXISTING DUCTWORK TO BE CLEANED AFTER ALL DEMOLITION AND ANY CONSTRUCTION THAT CREATES DUST OR OTHER CONTAMINANTS HAS BEEN COMPLETED.
2	REMOVE EXISTING GAS FIRED FURNACE. PROVIDE AND INSTALL NEW REPLACEMENT GAS FIRED FURNACE. INSTALL NEW FURNACE PER MANUFACTURER'S INSTRUCTIONS. PROVIDE WITH ALL MATERIALS AND ACCESSORIES TO MAKE COMPLETE.
3	CONNECT REPLACEMENT FURNACE TO EXISTING DUCTWORK. PROVIDE ALL DUCTWORK, TRANSITIONS, AND TAKEOFFS NECESSARY TO MAKE COMPLETE.
4	REMOVE EXISTING REGISTER AND GRILLE. REPLACE REGISTERS AND GRILLES TO MATCH EXISTING SIZE AND DUCTWORK. FIELD VERIFY ALL SIZES PRIOR TO WORK.
5	EXISTING HARD DUCT FOR DRYER EXHAUST TO REMAIN. REPLACE EXISTING FLEX DUCT WITH NEW AND MAKE COMPLETE CONNECTION TO DRYER.
6	EXISTING DUCTWORK FOR COMBUSTION AND RELIEF PIPING TO REMAIN. CONNECT NEW FURNACE TO EXISTING DUCTWORK. PROVIDE ALL DUCTWORK, TRANSITIONS AND TAKEOFFS NECESSARY TO MAKE COMPLETE.
7	PROVIDE AND INSTALL NEW 7-DAY PROGRAMMABLE THERMOSTAT. PROVIDE ALL WIRING AND PROGRAMMING TO MAKE COMPLETE.
8	REMOVE EXISTING CEILING EXHAUST FAN. PROVIDE AND INSTALL NEW REPLACEMENT CEILING EXHAUST FAN.
9	PROVIDE AND INSTALL RECIRCULATING CABINET RANGE HOOD. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
10	PROVIDE AND INSTALL INTAKE AIR AND VENT PIPING AS REQUIRED FOR INSTANTANEOUS WATER HEATER. INSTALL PER MANUFACTURER'S INSTRUCTIONS. REFER TO PLUMBING DRAWINGS FOR SPECS. FIELD VERIFY FINAL LOCATION WITH ALL EXISTING AIR INTAKES.
11	PROVIDE AND INSTALL DRYER BOX MODEL 350 OR EQUAL. COORDINATE EXACT DRYER BOX ORIENTATION IN FIELD. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
12	REMOVE AND REPLACE EXISTING TRANSFER GRILLES. ONE GRILLE INSTALLED LOW ON WALL AND ONE INSTALLED HIGH. GRILLES TO SHARE CAVITY SPACE IN WALL. FIELD VERIFY EXACT LOCATIONS.

MECHANICAL PLAN SYMBOL LEGEND

DUCT LEGEND (NOT ALL SYMBOLS MAY BE USED)	
SIZE	NEW METAL DUCTWORK.
SIZE	EXISTING METAL DUCTWORK.
SIZE	METAL DUCTWORK TO BE DEMOLISHED.
	NEW FLEX DUCTWORK. SIZE SHALL BE EQUAL TO ASSOCIATED DEVICE AND DUCTWORK UNLESS OTHERWISE NOTED.
	EXISTING FLEX DUCTWORK. SIZE SHALL BE EQUAL TO ASSOCIATED DEVICE AND DUCTWORK UNLESS OTHERWISE NOTED.
	FLEX DUCTWORK TO BE DEMOLISHED.
DEVICE LEGEND (NOT ALL SYMBOLS MAY BE USED)	
	SIDWALL OR DUCTMOUNTED GRILLE.
	CABINET STYLE EXHAUST FAN
	TRANSFER GRILLE IN PLENUM ABOVE.
T	TEMPERATURE SENSOR, REFER TO SPECIFICATIONS.
MISCELLANEOUS LEGEND (NOT ALL SYMBOLS MAY BE USED)	
	POINT OF CONNECTION TO EXISTING SYSTEM ELEMENTS.
ID / CFM	DEVICE IDENTIFIER. RL = RELOCATE, EX=EXISTING BALANCE OR REBALANCE TO CFM SHOWN. SEE AIR DEVICE AND EQUIPMENT SCHEDULES.

MOLD AND MILDEW NOTES

1. THE FOLLOWING REQUIREMENTS SHALL APPLY TO ALL NEW AND REMODEL CONSTRUCTION PROJECTS.
2. IN THE EVENT THE CONTRACTOR DISCOVERS, AT ANY TIME DURING DEMOLITION, CONSTRUCTION, AND/OR REMODELING OPERATIONS, EXISTING CONDITIONS THAT COULD INCLUDE THE PRESENCE OF MOLD AND/OR MILDEW, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE AND THE ARCHITECT/ENGINEER OF RECORD, IN WRITING, OF THE CONCERNS AND/OR SUSPICIONS.
3. CONCURRENTLY, THE CONTRACTOR SHALL BE RESPONSIBLE TO RETAIN A MOLD AND MILDEW CERTIFIED TESTING AGENCY TO PERFORM AN INVESTIGATION AND TESTING AS REQUIRED TO EVALUATE THE NATURE AND EXTENT OF THE PROBLEM. IF THE TESTING AGENCY CONFIRMS HAZARDS, THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN A MINIMUM OF TWO (2) BIDS FROM COMPANIES QUALIFIED AND LICENSED TO PERFORM ALL NECESSARY REMEDIATION WORK, COMPLYING WITH ALL LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS, CODES, AND STATUTES.
4. THE CONTRACTOR SHALL MAKE ALL REASONABLE EFFORTS TO AVOID CONDITIONS FAVORABLE TO THE DEVELOPMENT OF MOLD AND MILDEW, ESPECIALLY IN VOIDS WHICH WILL BE CONCEALED AND NOT WELL VENTILATED. IN ALL CASES, INTERIOR SPACES AND INTERIOR FINISHED CONSTRUCTION SHALL BE MAINTAINED IN DRY AND WELL VENTILATED CONDITIONS.
5. THE CONTRACTOR SHALL COMPLY WITH FEDERAL ENVIRONMENTAL AND OSHA REGULATIONS AND ALL LOCAL AND STATE HEALTH DEPARTMENT REQUIREMENTS AND RECOMMENDATIONS REGARDING MOLD AND MILDEW.
6. ALL PENETRATIONS SHALL BE SEALED WATER TIGHT TO PREVENT MOISTURE MIGRATION FROM ENTERING THE BUILDING OR WALL CAVITIES.
7. ALL CONDENSATE DRAIN PANS SHALL BE CLEANED AND KEPT FREE FROM DEBRIS UNTIL AND WHEN THE FACILITY IS TURNED OVER TO THE OWNER OR TENANT. INSURE POSITIVE DRAINAGE AT ALL DRAIN PANS. INSURE THAT ALL "COLD" SURFACES ARE INSULATED ON COVERED WITH A FULLY SEALED AND CONTINUOUS VAPOR BARRIER. ("COLD" SURFACES INCLUDE BUR ARE NT LIMITED TO, DOMESTIC COLD WATER PIPING, CHILLED WATER PIPING, INTERIOR RAIN LEADERS, OUTDOOR AIR INTAKES, AIR DUCTWORK CARRYING AIR CONDITIONED SUPPLY AIR.

PROJECT GENERAL NOTES

1. THE DRAWINGS ARE DIAGRAMMATIC ONLY AND INDICATE THE GENERAL ARRANGEMENT OF THE SYSTEMS AND ARE TO BE FOLLOWED INSOFAR AS POSSIBLE. IF DEVIATIONS FROM THE LAYOUTS ARE NECESSITATED BY FIELD CONDITIONS, DETAILED LAYOUTS OF THE PROPOSED DEPARTURES SHALL BE SUBMITTED IN WRITING TO THE ENGINEER FOR REVIEW BEFORE PROCEEDING WITH THE WORK.
2. THE MECHANICAL CONTRACTOR SHALL REVIEW ALL DRAWINGS IN DETAIL AS THEY MAY RELATE TO THEIR WORK.
3. EACH CONTRACTOR SHALL INSPECT THE SITE ON WHICH THE WORK IS TO BE PERFORMED, AND THE OBSTACLES THAT MAY BE ENCOUNTERED, AND ALL RELEVANT MATTERS CONCERNING THE WORK.
4. THE CONTRACTOR SHALL FILE ALL NECESSARY NOTICES, OBTAIN AND PAY FOR ALL PERMITS, FEES, AND OTHER COSTS INCLUDING UTILITY CONNECTIONS OR EXTENSION, IN CONNECTION WITH HIS WORK. AS NECESSARY, HE SHALL FILE ALL REQUIRED PLANS, PREPARE ALL DOCUMENTS AND OBTAIN ALL NECESSARY APPROVALS OF ALL UTILITY AND GOVERNMENTAL DEPARTMENTS HAVING JURISDICTION.
5. IGNORANCE OF CODES, RULES, AND REGULATIONS, UTILITY COMPANY REQUIREMENTS, LAWS, ETC. SHALL NOT DIMINISH OR ABSOLVE CONTRACTOR'S RESPONSIBILITIES TO PROVIDE AND COMPLETE ALL WORK IN COMPLIANCE WITH SUCH.
6. ALL MATERIALS FURNISHED AND ALL WORK INSTALLED SHALL COMPLY WITH THE CURRENT EDITION OF THE OHIO MECHANICAL CODES, NATIONAL FIRE CODES OF THE NATIONAL FIRE PROTECTION ASSOCIATION AND WITH THE REQUIREMENTS OF ALL GOVERNMENTAL AGENCIES OR DEPARTMENTS HAVING JURISDICTION.

HVAC NOTES

1. SCOPE OF WORK
   - 1.1. THE CONTRACTOR IS RESPONSIBLE FOR ALL WORK, MATERIALS, AND LABOR TO SATISFY A COMPLETE WORKING SYSTEM WHETHER SPECIFIED OR IMPLIED.
   - 1.2. ALL WORK IS TO BE PERFORMED IN STRICT COMPLIANCE WITH THE INTERNATIONAL MECHANICAL CODE 2021, ALL LOCAL CODES AND ALL OTHER REGULATION GOVERNING WORK OF THIS NATURE.
   - 1.3. THE CONTRACTOR SHALL, BEFORE SUBMITTING ANY PROPOSAL, EXAMINE THE PROPOSED SITE AND SHALL DETERMINE FOR HIMSELF THE CONDITIONS THAT MAY EFFECT THE WORK. NO ALLOWANCE SHALL BE MADE IF THE CONTRACTOR FAILS TO MAKE SUCH EXAMINATIONS.
   - 1.4. ALL EQUIPMENT AND MATERIALS SHALL BE AS SPECIFIED OR "APPROVED EQUAL" BY THE ENGINEER OR ARCHITECT.
2. SHOP DRAWINGS
   - 2.1. SUBMIT MATERIAL LIST AND SHOP DRAWINGS FOR MAJOR EQUIPMENT TO THE ARCHITECT/ENGINEER FOR APPROVAL. THE CONTRACTOR SHALL SUBMIT FIVE SETS OF SHOP DRAWINGS AND THEY SHALL BE CLEARLY LABELED.
3. REFRIGERANT PIPING
   - 3.1. CONTRACTOR SHALL PROVIDE AND INSTALL REFRIGERANT PIPING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND IN SUCH A WAY AS TO BE INCONSPICUOUS AND FREE FROM ANY POSSIBLE CONDENSATION. INSULATE REFRIGERANT LINES WITH R-6 OR BETTER ARMOUR-FLEX TYPE INSULATION.
   - 3.2. SHALL BE TYPE "K" COPPER TUBING, WITH WROUGHT COPPER SOLDER TYPE FITTINGS SUITABLE FOR CONNECTION WITH SILVER SOLDER DUCTWORK.
4. SHEET METAL DUCT WORK
   - 4.1. THE DUCTWORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "SMACNA" APPLICABLE MANUALS. ALL DUCTWORK SHALL BE THE LOW VELOCITY TYPE, UNLESS SPECIFIED OTHERWISE.
   - 4.2. CONTRACTOR SHALL PROVIDE AND INSTALL APPROVED FIRE DAMPERS AND ACCESS PANELS IN ANY AND ALL DUCTWORK WHICH PENETRATES A HORIZONTAL OR VERTICAL FIRE PARTITION, OR AS OTHERWISE SHOWN ON DRAWINGS.
   - 4.3. ALL BRANCH DUCTS TO HAVE VOLUME DAMPERS.
   - 4.4. SMOOTH TURN RADIUS DUCTWORK OR TURNING VANES SHALL BE USED THROUGHOUT WHERE FLOW EXCEEDS 150 CFM.
   - 4.5. ALL DUCT JOINTS TO BE SEALED IN ACCORDANCE WITH "SMACNA" STANDARDS AND ACCEPTED GOOD PRACTICE.
   - 4.6. ALL DUCT DIMENSIONS SHOWN ARE NET INSIDE VALUES. DIMENSIONS MAY BE CHANGED SO LONG AS THE NET FREE FACE AREA IS MAINTAINED.
   - 4.7. ALL CONCEALED DUCTWORK SHALL BE INSULATED WITH 1-1/2" FIBERGLASS INSULATING BLANKET WITH ALUMINUM FOIL FACING.
   - 4.8. ALL SUPPLY AND RETURN DUCTWORK 15 FEET DOWNSTREAM OF THE HVAC UNIT SHALL BE INTERNALLY LINED WITH A 1/2" ACOUSTICAL DUCT LINER.
5. DRAINAGE PIPING (CONDENSATE)
   - 5.1. SHALL BE SCHEDULE 40 PVC PIPE WITH SOLVENT JOINTS. PITCH HORIZONTAL LINES 1" IN 10'-0". CONDENSATE DRAINS SHALL BE ROUTED TO FLOOR DRAIN OR INDIRECT WASTE DRAIN.
6. HVAC CONTROLS
   - 6.1. CONTRACTOR TO SUPPLY AND INSTALL ALL CONTROL WIRING AND THERMOSTATS AS REQUIRED.
7. ELECTRICAL
   - 7.1. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR FOR LOCATION OF WIRING FOR EACH HVAC UNIT.
8. PIPE SUPPORTS
   - 8.1. ALL PIPE SHALL BE SUPPORTED FROM THE BUILDING STRUCTURE IN A NEAT AND WORKMANLIKE MANNER. THE USE OF WIRE OR METAL STRAP TO SUPPORT PIPES WILL NOT BE PERMITTED. SPACING OF PIPE SUPPORTS SHALL NOT EXCEED 8 FEET FOR ALL PIPING. PLASTIC PIPING TO BE SUPPORTED EVERY 4 FEET.
9. GAS PIPING
   - 9.1. SHALL BE SCHEDULE 40 BLACK STEEL PIPE WITH MALLEABLE IRON FITTINGS. WHERE GAS PIPE CONNECTS TO EQUIPMENT, IT SHALL BE PROVIDED WITH A DRIP LEG THE FULL SIZE OF THE RUN OUT, A 100% SHUT-OFF VALVE AND A UNION. GAS PIPING CONTAINING PRESSURE GREATER THAN 9" W.G. SHALL BE SCHEDULE 40 BLACK STEEL PIPE WITH WELDED JOINTS.
10. MISCELLANEOUS
    - 10.1. ALL EXTERIOR OPENINGS TO BE PROPERLY CAULKED AND SEALED WITH A SEALANT OF HIGH QUALITY AND LONG LIFE, TO PREVENT INFILTRATION OF OUTSIDE AIR INTO CONDITIONED SPACE.
    - 10.2. COORDINATE INSTALLATION OF ALL ROOF FLASHING AT ROOF PENETRATION.
    - 10.3. DO NOT SCALE THIS DRAWING FOR EXACT DIMENSIONS. VERIFY ALL FIGURES, CONDITIONS, AND DIMENSIONS AT THE JOB SITE.
    - 10.4. THE MECHANICAL PLANS ARE INTENDED TO BE DIAGRAMMATIC AND ARE BASED ON ONE MANUFACTURE'S EQUIPMENT. THEY ARE NOT INTENDED TO SHOW EVERY ITEM IN ITS EXACT LOCATION, THE EXACT DIMENSIONS, OR ALL THE DETAILS OF THE EQUIPMENT. THE CONTRACTOR SHALL VERIFY THE ACTUAL DIMENSIONS OF THE EQUIPMENT PROPOSED TO ENSURE THAT THE EQUIPMENT WILL FIT IN THE AVAILABLE SPACE.
    - 10.5. ALL AIR FILTERS SHALL CONFORM TO SECTION 605 OF THE INTERNATIONAL MECHANICAL CODE WITH A MERV OF 8 OR HIGHER.
11. TESTING AND BALANCING
    - 11.1. THE HVAC SYSTEM SHALL BE TESTED AND AND BALANCED BY AN INDEPENDENT AGENCY, UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER. A SEALED TYPE WRITTEN REPORT SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER FOR REVIEW AND APPROVAL.
12. GUARANTEE
    - 12.1. MATERIALS, EQUIPMENT AND INSTALLATION SHALL BE GUARANTEED FOR A PERIOD OF ONE(1) YEAR FROM DATE OF ACCEPTANCE. DEFECTS WHICH APPEAR DURING THAT PERIOD SHALL BE CORRECTED AT THIS CONTRACTOR'S EXPENSE.
    - 12.2. FOR THE SAME PERIOD, THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO PREMISES CAUSED BY DEFECTS IN WORKMANSHIP OR IN THE WORK OR EQUIPMENT FURNISHED AND/OR INSTALLED BY HIM.

STATE OF OHIO
LAWRENCE S. AYER
56787
REGISTERED PROFESSIONAL ENGINEER
EXPIRATION DATE: 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
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Project Number
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Date
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06/02/25	REVIEW SET
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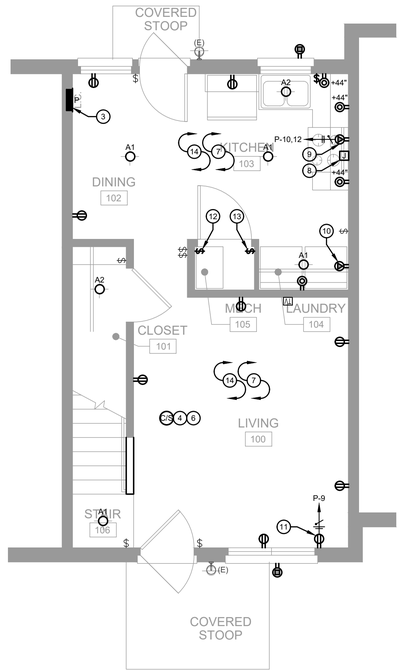
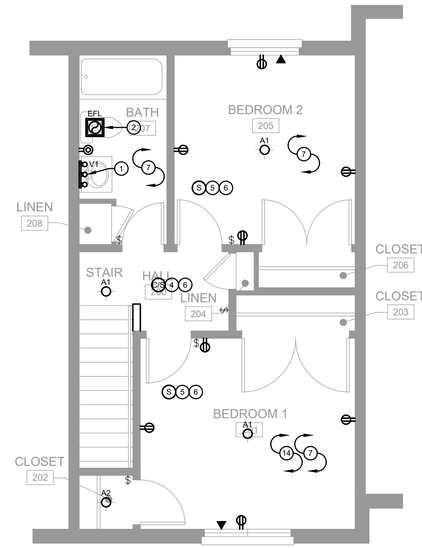
Sheet Title
MECHANICAL PLAN

Sheet Number
03-M1.1



1 FIRST FLOOR ELECTRICAL PLAN
03-E1.1 SCALE: 1/4" = 1'-0"
0' 2' 4' 8'



2 SECOND FLOOR ELECTRICAL PLAN
03-E1.1 SCALE: 1/4" = 1'-0"
0' 2' 4' 8'

PLAN NOTES

1	MOUNT VANITY LIGHT ABOVE BATHROOM MIRROR. FIELD VERIFY EXACT MOUNTING HEIGHT. CONNECT TO EXISTING WIRING.
2	EXHAUST FAN PROVIDED BY MECHANICAL CONTRACTOR AND WIRED BY ELECTRICAL CONTRACTOR. FAN TO BE WIRED TO EXISTING CIRCUIT AND LIGHTING CONTROLS. SET SWITCH TO LIGHT AND FAN.
3	EXISTING PANEL TO BE REPLACED WITH NEW.
4	PROVIDE DUAL SENSING (PHOTOELECTRIC AND IONIZATION) SMOKE DETECTOR WITH CARBON MONOXIDE SENSOR AT THIS LOCATION. ALL SMOKE DETECTORS SHALL BE 120V HARD WIRED AND INTERCONNECTED WITH BATTERY BACKUP.
5	PROVIDE DUAL SENSING (PHOTOELECTRIC AND IONIZATION) SMOKE DETECTOR AT THIS LOCATION. ALL SMOKE DETECTORS SHALL BE 120V HARD WIRED AND INTERCONNECTED WITH BATTERY BACKUP.
6	CONTRACTOR TO INSTALL MULTI-STATION SMOKE DETECTORS AND COMBINATION SMOKE/CARBON MONOXIDE DETECTORS IN ACCORDANCE WITH NFPA 72. TYPICAL OF ALL DEVICES.
7	ALL RECEPTACLES AND DATA JACKS TO BE REPLACED WITH NEW DEVICES AND COVER PLATES. NEW RECEPTACLES TO BE TAMPER RESISTANT. CAPTURE EXISTING CIRCUIT AND ANY EXISTING SWITCHED RECEPTACLE CONTROLS.
8	PROVIDE POWER TO NEW RANGE HOOD PER MANUFACTURER SPECIFICATIONS. HOOD PROVIDED BY MECHANICAL CONTRACTOR AND WIRED BY ELECTRICAL CONTRACTOR. WIRE TO EXISTING RANGE HOOD CIRCUIT.
9	PROVIDE POWER TO NEW ELECTRIC RANGE PER MANUFACTURER SPECIFICATION.
10	REPLACE EXISTING DRYER RECEPTACLE WITH NEW PER MANUFACTURER SPECIFICATIONS.
11	NEW DEDICATED 20A CIRCUIT FOR WINDOW AC UNIT.
12	CAPTURE EXISTING 120V ELECTRIC CONNECTION AT DEMOLISHED GAS FURNACE AND MAKE CONNECTION TO NEW FURNACE PER MANUFACTURER SPECIFICATIONS. COORDINATE LOCATION WITH MECHANICAL CONTRACTOR.
13	PROVIDE NEW 120V CONNECTION TO TANKLESS GAS-FIRED WATER HEATER PER MANUFACTURER SPECIFICATIONS. COORDINATE LOCATION WITH PLUMBING CONTRACTOR.
14	EXISTING LIGHTS TO BE REPLACED WITH NEW AND WIRED TO EXISTING CIRCUIT AND CONTROLS UNLESS OTHERWISE SPECIFIED. EXISTING LIGHT SWITCHES TO BE REPLACED WITH NEW.

GENERAL NOTES

1. CONTRACTOR SHALL MEGGER TEST ALL EXISTING WIRING TO REMAIN. REPLACE ANY WIRING THAT DOES NOT PASS.
2. ALL EXISTING ELECTRICAL EQUIPMENT WILL BE TESTED AND REUSED IF POSSIBLE. OTHERWISE, ALL LIGHTING AND POWER COMPONENTS WILL BE REPLACED WITH NEW.
3. REMOVE EXISTING, INSTALL NEW DEVICES & COVER PLATES THROUGHOUT. MATCH ORIGINAL CONFIGURATIONS. FIELD VERIFY AS APPLICABLE. INCLUDE ALL PHONE JACKS/TELEVISION JACKS, DATA JACKS, RECEPTACLES, AND SWITCHES.
4. REMOVE EXISTING, INSTALL NEW LIGHT FIXTURES THROUGHOUT. MATCH ORIGINAL CONFIGURATIONS. FIELD VERIFY AS APPLICABLE. INCLUDE ALL LIGHT FIXTURES.
5. ELECTRICAL CONTRACTOR SHALL CIRCUIT TRACE AND VERIFY EXISTING CIRCUITS.

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Sheet Title
ELECTRICAL PLAN

Sheet Number
03-E1.1

Load Calculations – NEC 2014 Example D2(b)

Description	Area (Ft²)	Watts/Ft²	Total
Lighting and Receptacles	1,216	3	3,648 W
		Sub-Total:	3,648 W
General Loads	**Watts**	**Quantity**	**Total**
Lighting and Receptacles			3,648 W
Small Appliance Circuits	1,500 W	2	3,000 W
Laundry Circuit(s)	1,500 W	1	1,500 W
Clothes Dryer(s)	3,000 W	1	3,000 W
		Sub-Total:	11,148 W
Description	**Watts**	**Demand Factor**	**Total**
First 10KVA @ 100%	10,000 W	100%	10,000 W
Remainder @ 40%	1,148 W	40%	459 W
		Sub-Total:	10,459 W
All Loads	**Watts**	**Quantity**	**Total**
General Loads	10,459 W	1	10,459 W
Electric Heat > Air Conditioning	846 W	0	0 W
Air Conditioning > Electric Heat	1,500 W	1	1,500 W
		Total Conncted Load:	11,959 W
		Ampacity Required:	33.20 A
		Ampacity Provided:	100

Volts	Phase	Wire	Panel Type
120/240	1Ø	3	Main Lug Only

Electrical Panel Schedule 1333 Perry

Ampacity Provided	Mount	AIC	Fed From
100 Amps	Surface	Existing	Meter

Circuit #	Breaker	Poles	Notes	Description	A	B		A	B		Description	Notes	Poles	Breaker	Circuit #
1	20	1	A/F/GF	Existing Kitchen Circuit							Dryer		2	30	2
3	20	1	A/F/GF	Existing Kitchen Circuit											4
5	20	1	AF	Existing General Purpose Circuit							Furnace	A/F	1	15	6
7	20	1	AF	Existing General Purpose Circuit							Existing General Purpose Circuit	A/F	1	20	8
9	20	1	AF	Window A/C Unit							Range		2	40	10
11															12
13															14
15															16
17															18

Total Connected Load Phase A:	0
Total Connected Load Phase B:	0
Total Connected Load:	0 Watts

Load Description	Watts	Factor	Total
Receptacles < 10,000	0	100%	0
Receptacles > 10,000	0	50%	0
Lighting Loads	0	125%	0
Track Lighting	0Ft	75W/Ft	0
Motor Loads	0	100%	0
Largest Motor	0	125%	0
Cooling Loads	0	100%	0
Heating Loads	0	100%	0
Continuous Loads	0	125%	0
Non-Continuous Loads	0	100%	0
Kitchen Equipment Loads	0	100%	0
Existing Panel Demand		125%	0
		Sub-Total:	0
		Total Connected Ampacity:	0.00
		Total Connected Load %:	0%

Panel Schedule Notes:

New circuit breakers added to existing panels shall match panel manufacturer, voltage level, and fault current rating of existing protectives.

Identify main disconnects and all up and downstream disconnecting means for all circuits at panel.

Fill out branch circuit directory indicating circuit numbers, area(s) served, and load type. Index shall be neatly typed. Branch circuit directories shall be updated or replaced in all areas of alterations.

Black laminated phenolic nameplates shall be provided on all new and existing panel boards secured by #8-32 screws, lock washers, and nuts on each corner of nameplate.

Contractor may arrange circuits to suit field conditions, but loading between phases shall be +/1 10%.

Notes:

AF	Arc Fault Circuit Interrupter
GF	Ground Fault Circuit Interrupter
LO	Lock Out Breaker
ST	Shunt Trip
PNF	Provide new fuse in slot
REF	Re-use existing spare fusible switch
EX	Blank loads on panel are unknown and shall be calculated under the existing panel demand (or existing building peak demand) category in the load calculations section. Engineer offers no warranty as to the condition or load information on unknown circuit breakers.

LIGHT FIXTURE SCHEDULE

SYMBOL	ID	DESCRIPTION	FIXTURE INFORMATION		ELECTRIC INFORMATION		MISCELLANEOUS INFORMATION	
○	A1	17" SURFACE MOUNTED DOWNLIGHT	MAKE	PROJECT SOURCE	VOLTAGE	120	MOUNTING	SURFACE
			MODEL	MXL 1069-L18.5K9027W	LAMP QTY	LED	HEIGHT	
			ALTERNATE		LAMP TYPE	LED	NOTES	
			OTHER		WATTS	18.5W		
○	A2	8" SURFACE MOUNT LED LIGHT FIXTURE	MAKE	PROJECT SOURCE	VOLTAGE	120V	MOUNTING	SURFACE
			MODEL	MXL1140-L12K9027W	LAMP QTY		HEIGHT	
			ALTERNATE		LAMP TYPE	LED	NOTES	
			OTHER		WATTS	12W		
○○○	V1	VANITY FIXTURE	MAKE	WAC LIGHTING, FLO	VOLTAGE	120	MOUNTING	SURFACE
			MODEL	WS-224-CS-WT	LAMP QTY	LED	HEIGHT	
			ALTERNATE		LAMP TYPE	LED	NOTES	
			OTHER		WATTS	16W		

NOTES
1. FIXTURES WITH THE SUFFIX "-EM" ATTACHED TO THE ID OR SHOWN HALF SHADED ARE EMERGENCY FIXTURES. SEE ELECTRICAL GENERAL NOTES FOR MORE INFORMATION.
2. FIXTURES WITH THE SUFFIX "-NL" ARE NIGHT LIGHTS. SEE ELECTRICAL GENERAL NOTES FOR MORE INFORMATION.

DESIGNATIONS
-N NEW
-E EXISTING
-D DEMO
-R RELOCATED

ELECTRICAL GENERAL NOTES

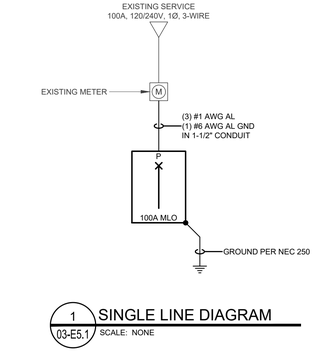
1. THE TERM "PROVIDE" SHALL MEAN CONTRACTOR SHALL FURNISH AND INSTALL ITEMS AND CONNECT AS REQUIRED TO OBTAIN A COMPLETE WORKING SYSTEM.
2. RECEPTACLES SHALL BE CIRCUITED WITH A SEPARATE GROUND WIRE. RECEPTACLES PROTECTED BY GROUND FAULT CIRCUIT INTERRUPTER DEVICES SHALL EACH HAVE A SEPARATE NEUTRAL WIRE PULLED FOR THAT CIRCUIT.
3. ALL CONDUIT SHALL BE RUN CONCEALED WHEREVER POSSIBLE ABOVE CEILINGS, INSIDE WALLS, OR UNDER FLOOR SLAB (ONLY WHERE SHOWN DASHED ON PLAN), UNLESS OTHERWISE NOTED ON PLAN. IN HIGH-BAY (NO CEILING) AREAS, RUN EXPOSED CONDUIT HIGH AS POSSIBLE. ALL CONDUIT SHALL BE RUN PARALLEL OR PERPENDICULAR TO NEARBY SURFACES OR STRUCTURAL MEMBERS AND FOLLOW THE SURFACE CONTOURS AS MUCH AS PRACTICAL. NO NONMETALLIC CONDUIT SHALL BE RUN IN AIR RETURN PLENUM.
4. FROM EACH TELEPHONE, CRT, TV, ETC., COMMUNICATION TYPE OUTLET, PROVIDE A (MIN.,) 3/4-INCH CONDUIT (WITH PULL STRING) STUBBED ABOVE LAY-IN CEILING, UNLESS OTHERWISE NOTED.
5. TELEPHONE AND OTHER COMMUNICATIONS WIRING SHALL BE PLENUM RATED IF CONDUCTORS PASS THROUGH AN AIR RETURN PLENUM.
6. ELECTRICAL DRAWINGS SHALL BE COORDINATED WITH ASSOCIATED MECHANICAL DRAWINGS AND MECHANICAL CONTRACTOR FOR MOTORS, DEVICES, FIXTURES, ETC., FOR EXACT LOCATIONS BEFORE ROUGH-IN OF CONDUIT SYSTEM.
7. MINIMUM CONDUIT SIZE IS 3/4 INCH, MINIMUM WIRE SIZE IS #12 AWG, UNLESS OTHERWISE NOTED ON PLANS OR IN CIRCUIT REVIEWS.
8. MOUNTING HEIGHTS ABOVE FINISHED FLOOR (A.F.F.) ARE TO CENTER OF DEVICE UNLESS NOTED OTHERWISE.
9. ALL WIRING SHALL BE INSTALLED PER THE NATIONAL ELECTRIC CODE (NEC). ALL WIRING SHALL BE SECURED AND SUPPORTED PER NEC 300.11.
10. CONTRACTOR SHALL INCLUDE THE COST TO SECURE ALL APPLICABLE PERMITS IN BASE BID.
11. ALL RECEPTACLES IN THE KITCHEN/PREP AREA SHALL BE GFCI WHETHER SHOWN AS SUCH OR NOT.
12. ALL EXIT AND EMERGENCY LIGHTING SHALL BE WIRED EITHER AHEAD OF LOCAL SWITCHING ON THE LOCAL AREA CIRCUIT OR ON A DEDICATED EXIT/EMERGENCY CIRCUIT. THE METHOD CHOSEN SHALL MEET THE REQUIREMENTS OF N.E.C. ARTICLE 700 AND THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION.
13. ALL 120V AND 277V CIRCUITS SHALL HAVE A DEDICATED NEUTRAL. SHARING A NEUTRAL CONDUCTOR IS PROHIBITED.
14. ALL RECEPTACLES BEHIND VENDING MACHINES AND REFRIGERATORS TO BE GFCI WITH REMOTE AND OR ACCESSIBLE RESET.

PROJECT GENERAL NOTES

1. THE DRAWINGS ARE DIAGRAMMATIC ONLY AND INDICATE THE GENERAL ARRANGEMENT OF THE SYSTEMS AND ARE TO BE FOLLOWED INSOFAR AS POSSIBLE. IF DEVIATIONS FROM THE LAYOUTS ARE NECESSITATED BY FIELD CONDITIONS, DETAILED LAYOUTS OF THE PROPOSED DEPARTURES SHALL BE SUBMITTED IN WRITING TO THE ENGINEER FOR REVIEW BEFORE PROCEEDING WITH THE WORK.
2. THE ELECTRICAL CONTRACTOR SHALL REVIEW ALL DRAWINGS IN DETAIL AS THEY MAY RELATE TO THEIR WORK.
3. EACH CONTRACTOR SHALL INSPECT THE SITE ON WHICH THE WORK IS TO BE PERFORMED, AND THE OBSTACLES THAT MAY BE ENCOUNTERED, AND ALL RELEVANT MATTERS CONCERNING THE WORK.
4. THE CONTRACTOR SHALL FILE ALL NECESSARY NOTICES, OBTAIN AND PAY FOR ALL PERMITS, FEES, AND OTHER COSTS INCLUDING UTILITY CONNECTIONS OR EXTENSION, IN CONNECTION WITH HIS WORK. AS NECESSARY, HE SHALL FILE ALL REQUIRED PLANS, PREPARE ALL DOCUMENTS AND OBTAIN ALL NECESSARY APPROVALS OF ALL UTILITY AND GOVERNMENTAL DEPARTMENTS HAVING JURISDICTION.
5. IGNORANCE OF CODES, RULES, AND REGULATIONS, UTILITY COMPANY REQUIREMENTS, LAWS, ETC. SHALL NOT DIMINISH OR ABSOLVE CONTRACTOR'S RESPONSIBILITIES TO PROVIDE AND COMPLETE ALL WORK IN COMPLIANCE WITH SUCH.
6. ALL MATERIALS FURNISHED AND ALL WORK INSTALLED SHALL COMPLY WITH THE CURRENT EDITION OF THE OHIO MECHANICAL CODES, NATIONAL FIRE CODES OF THE NATIONAL FIRE PROTECTION ASSOCIATION AND WITH THE REQUIREMENTS OF ALL GOVERNMENTAL AGENCIES OR DEPARTMENTS HAVING JURISDICTION.

PANEL SCHEDULE NOTES

1. NEW CIRCUIT BREAKERS ADDED TO EXISTING PANELS SHALL MATCH PANEL MANUFACTURER, VOLTAGE LEVEL AND FAULT CURRENT RATING OF EXISTING PROTECTIVES.
2. IDENTIFY MAIN DISCONNECTS AND ALL UP AND DOWNSTREAM DISCONNECTING MEANS FOR ALL CIRCUITS AT PANEL.
3. FILL OUT BRANCH CIRCUIT DIRECTORY INDICATING CIRCUIT NUMBERS, AREA(S) SERVED, AND LOAD TYPE. INDEX SHALL BE NEATLY TYPED. BRANCH CIRCUIT DIRECTORIES SHALL BE UPDATED OR REPLACED IN ALL AREAS OF ALTERATIONS.
4. BLACK LAMINATED PHENOLIC NAMEPLATES SHALL BE PROVIDED ON ALL NEW AND EXISTING PANEL BOARDS SECURED BY #8-32 SCREWS, LOCK WASHERS AND NUTS ON EACH CORNER OF NAMEPLATE.
5. CONTRACTOR MAY ARRANGE CIRCUITS TO SUIT FIELD CONDITIONS, BUT LOADING BETWEEN PHASES SHALL BE +/- 10%.



1 / 03-E5.1 SINGLE LINE DIAGRAM
SCALE: NONE

POWER PLAN SYMBOL LEGEND

+0"	SIMPLEX RECEPTACLE MOUNT AT +18" A.F.F. UNLESS OTHERWISE NOTED
+0"	DUPLEX RECEPTACLE MOUNT AT +18" A.F.F. UNLESS OTHERWISE NOTED
+0"	SPECIAL USE DEDICATED RECEPTACLE MOUNT AT +18" A.F.F. UNLESS OTHERWISE NOTED REFER TO PANEL SCHEDULE FOR MORE INFORMATION
+0"	GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE MOUNT AT +18" A.F.F. UNLESS OTHERWISE NOTED
+0"	WEATHER PROOF RECEPTACLE MOUNT AT +18" A.F.F. UNLESS OTHERWISE NOTED
J	JUNCTION BOX
	NON-FUSED DISCONNECT
	FUSED DISCONNECT
M	1Ø MOTOR CONNECTION
A NEW	FLUSH MOUNTED PANEL A = PANEL DESIGATION
A NEW	SURFACE MOUNTED PANEL A = PANEL DESIGATION
	METER
A-B	HOME RUN A = PANEL DESIGATION B = CIRCUIT NUMBER

N = NEW	E = EXISTING	R = RELOCATED	D = DEMO	F = FUTURE

+0" = MOUNTING HEIGHT OF THE DEVICE ABOVE FINISHED FLOOR.

LIGHTING PLAN SYMBOL LEGEND

(TYPICAL FIXTURE)	SHADING INDICATES THAT A FIXTURE IS WIRED TO A NIGHT LIGHT OR EMERGENCY TYPE CIRCUIT. FIXTURE SHALL BE WIRED IN ACCORDANCE WITH N.E.C. ARTICLE 700.
A-# (TYPICAL FIXTURE) (a) X	"X" = FIXTURE TYPE A-# = CIRCUIT NUMBER ab = SWITCH LEG
$	TOGGLE SWITCH
$3	THREE-WAY TOGGLE SWITCH

N = NEW	E = EXISTING	R = RELOCATED	D = DEMO	F = FUTURE

+0" = MOUNTING HEIGHT OF THE DEVICE ABOVE FINISHED FLOOR.

SINGLE LINE SYMBOL LEGEND

	CIRCUIT BREAKER
	UTILITY METER
	NON-FUSED DISCONNECT
	FUSIBLE DISCONNECT
	PANELBOARD, MAIN CIRCUIT BREAKER Y = MCB RATING X = NAME

GENERAL NOTES - RISER DIAGRAM

A. PARALLEL FEEDER CONDUCTORS SHALL BE CUT TO THE EXACT SAME LENGTHS AND SHALL BE FROM THE SAME FACTORY RUN. ALL CONNECTIONS FOR SAME WORK SHALL BE TORQUED TO IDENTICAL VALUES.

B. EXTERIOR ELECTRICAL WORK SHALL NOT ONLY BE WEATHERPROOF AND WATER TIGHT, BUT SHALL BE RUST RESISTANT.

C. CONDUCTORS BELOW GRADE OR SUBJECT TO MOISTURE SHALL BE 'XHHW-2'.

D. PROVIDE FACTORY SERIES COORDINATION FOR ALL CIRCUIT BREAKERS. (INCLUDING ALL BRANCH BREAKERS). RELATIVE TO "UPSTREAM" BREAKERS, SO THAT ONLY THE BREAKER CLOSEST IN THE CIRCUIT TO THE LOAD TRIPS UPON AN OVERLOAD OF FAULT CONDITION.

E. POWER DISTRIBUTION EQUIPMENT SUPPLIER SHALL PROVIDE APPROPRIATELY RATED AND BRACED TO ACCOMMODATE THE AVAILABLE FAULT CURRENT AT THE UTILITY COMPANY TRANSFORMER SECONDARIES. THIS SUPPLIER SHALL ACCORDINGLY PROVIDE ANY RELATED CALCULATIONS SO THAT THEIR EQUIPMENT IS PROPERLY COORDINATED FOR THE AVAILABLE FAULT CURRENT. THE ELECTRICAL CONTRACTOR SHALL PROVIDE THIS SUPPLIER WITH COPIES OF THE ELECTRICAL DOCUMENTS AS REQUIRED SO THAT PROPERLY RATED/BRACED EQUIPMENT IS PROVIDED UNDER BASE BID.

F. GROUNDING ELECTRODE CONDUCTORS SHALL BE PROVIDED IN STRICT COMPLIANCE WITH NEC, INCLUDING ARTICLE 250 AND TABLE 250-66. THESE CONDUCTORS MAY NOT BE INDICATED ON RISERS OR SINGLE LINE DIAGRAMS, BUT SHALL BE PROVIDED UNDER BASE BID NEVERTHELESS.

G. EQUIPMENT GROUNDING CONDUCTORS SHALL BE PROVIDED IN STRICT COMPLIANCE WITH NEC, INCLUDING ARTICLE 250 AND TABLE 250-122. THESE CONDUCTORS MAY NOT BE INDICATED ON RISERS OR SINGLE LINE DIAGRAMS, BUT SHALL BE PROVIDED UNDER BASE BID NEVERTHELESS.

H. WORKING CLEARANCES SHALL BE PROVIDED FOR ALL ELECTRICAL EQUIPMENT (SWITCHBOARDS, PANELBOARDS, TRANSFORMERS, STARTERS, DISCONNECTS, ETC. AS APPLICABLE) IN STRICT COMPLIANCE WITH NEC CHAPTER 1, PART B SECTION 110-25(a). LOCATIONS SHOWN ON THE FLOOR PLANS ARE SCHEMATIC AND DIAGRAMMATIC IN NATURE. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE WITH THE ABOVE NEC REFERENCE. THIS REQUIREMENTS APPLIES TO EQUIPMENT ON FLOOR PLANS AS WELL AS TO EQUIPMENT SHOWN ON THE RISER.

I. HOLD ALL NEW OVERHEAD ELECTRICAL WORK AS TIGHT AS POSSIBLE TO THE BOTTOM OF THE OVERHEAD STRUCTURE. LOCATE ANY RELATED PULL BOXES SO THAT THEY WILL BE FULLY ACCESSIBLE AFTER ALL CONSTRUCTION WORK IS COMPLETE. AS WITH ALL WORK, COORDINATE IN ADVANCE WITH OTHER TRADES.

J. ROUTE FEEDER CONDUITS BELOW GRADE WHEREVER POSSIBLE. VERY LIMITED SPACE EXISTS ABOVE ACOUSTICAL TILE CEILINGS AND MANY, IF NOT MOST, OF THE SPACE ABOVE GYPSUM BOARD CEILINGS IS NOT AVAILABLE FOR RUNNING CONDUIT. STUDY ALL ARCHITECTURAL, STRUCTURAL AND MECHANICAL DRAWINGS VERY CAREFULLY BEFORE LAYING OUT FEEDER ROUTES.

K. ALL PANELS HAVE NEMA 1 ENCLOSURES UNLESS OTHERWISE NOTED.

L. ALL PANELS ARE SURFACE MOUNTED UNLESS OTHERWISE NOTED.

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ELECTRICAL SCHEDULES & NOTES

Sheet Number
03-E5.1

Scattered Sites Modernization Project 2025
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1335 Perry St.
Springfield, Ohio 45504

PROJECT TEAM

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Springfield Metropolitan Housing Authority
2026 W. Main Street
Springfield, Ohio 45504

CODE REVIEW

DESCRIPTION: MODERNIZATION OF ONE TWO STORY TOWNHOUSE DWELLING UNIT IN A MULTI-FAMILY BUILDING. EXISTING CONFIGURATION WILL REMAIN. NO CHANGE TO BUILDING HEIGHT OR AREA. NO CHANGE TO EGRESS.

JURISDICTION: CITY OF SPRINGFIELD, CLARK COUNTY

ZONING CODE: CITY OF SPRINGFIELD ZONING CODE
ZONING DISTRICT: M-1

BUILDING CODE: 2019 RESIDENTIAL CODE OF OHIO [RCO]:

BUILDING AREA: 900 S.F.

RCO 302: FIRE RESISTANT CONSTRUCTION / PROTECTION

302.9.1: WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200.

302.9.2: WALL AND CEILING FINISHES SHALL HAVE A SMOKE DEVELOPED INDEX OF NOT GREATER THAN 450.

302.11: FIREBLOCKING LOCATIONS REQUIRED:

- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS - VERTICALLY AT THE CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
- AT INTERCONNECTIONS BETEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS, AND COVE CEILINGS.
- IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
- AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, AND WIRES AT CEILING AND FLOOR LEVEL WITH AN APPROVED MATERIAL TO PREVENT THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. MEET ASTM E136 REQUIREMENTS.

302.11.1: FIREBLOCKING MATERIALS: 2x LUMBER, [2] LAYERS 1x LUMBER WITH BROKEN LAPPED JOINTS, 23/32" OSB WITH JOINTS BACKED WITH 23/32" OSB, 1/2" GYPSUM BOARD, MINERAL WOOL OR FIBERGLASS BATTS SECURED IN PLACE.

RCO 308: GLAZING

308.4: HAZARDOUS LOCATIONS - REQUIRE TEMPERED GLAZING:

RCO 312: GUARDS AND FALL PROTECTION

312.1: GUARDS REQUIRED FOR PORTIONS OF OPEN-SIDED WALKING SURFACES INCLUDING STAIRS, RAMPS, AND LANDINGS LOCATED MORE THAN 30" ABOVE ADJACENT FLOOR OR GRADE AT ANY POINT WITHIN 36" TO THE OPEN SIDE.

312.1.2: GUARDS SHALL HAVE A 36" MINIMUM HEIGHT, EXCEPT FOR AT STAIR = 34".

312.1.3: OPENING LIMITATIONS: REQUIRED GUARD SHALL NOT HAVE OPENINGS THAT ALLOW THE PASSAGE OF A SPHERE 4" IN DIAMETER. EXCEPTIONS AS FOLLOWS:

TRIANGULAR OPENINGS AT THE OPEN SIDE OF A STAIR FORMED BY RISER, TREAD, AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE 6" IN DIAMETER.

GUARDS AT THE OPEN SIDE OF STAIRS SHALL NOT ALLOW PASSAGE OF A SPHERE 4 3/8" IN DIAMETER.

RCO 314: SMOKE ALARMS

314.1: COMPLY WITH NFPA 72

314.1.2: TECHNOLOGY: ON EACH LEVEL WITHIN EACH DWELLING UNIT SMOKE ALARMS UTILIZING PHOTOELECTRIC AND IONIZATION TECHNOLOGIES. SEPARATE OR DUAL-SENSING SMOKE ALARMS MAY BE USED.

314.3: LOCATION:

- IN EACH SLEEPING ROOM
- OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE SLEEPING ROOMS [PHOTOELECTRIC]
- ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS, NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.
- SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM CONTAINING A BATHTUB / SHOWER.
- INSTALLATION REQUIREMENTS NEAR COOKING APPLIANCES:

  IONIZATION SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 20 FEET HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCES.

  IONIZATION SMOKE ALARMS WITH ALARM-SILENCING SWITCH SHALL NOT BE INSTALLED LESS THAN 10 FEET HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCES.

  PHOTOELECTRIC SMOKE ALARMS SHALL NTO BE INSTALLED LESS THAN 6 FEET HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCES.

314.4: INTERCONNECTION: ALL ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WITH ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT.

INTERCONNECTION OF SMOKE ALARMS IN EXISTING AREAS SHALL NOT BE REQUIRED WHERE THE ALTERATIONS OR REPAIRS DO NOT RESULT IN THE REMOVAL OF INTERIOR WALL OR CEILING FINISHES EXPOSING THE STRUCTURE, UNLESS THERE IS AN ATTIC, CRAWL SPACE, OR BASEMENT AVAILABLE WHICH COULD PROVIDE ACCESS FOR INTERCONNECTION WITHOUT REMOVAL OF FINISHES.

314.5: COMBINATION ALARMS: COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PERMITTED.

314.6: POWER SOURCE: 120v WITH BATTERY BACKUP.

HARD-WIRING OF SMOKE ALARMS IN EXISTING AREAS SHALL NOT BE REQUIRED WHERE THE ALTERATIONS OR REPAIRS DO NOT RESULT IN THE REMOVAL OF INTERIOR WALL OR CEILING FINISHES EXPOSING THE STRUCTURE, UNLESS THERE IS AN ATTIC, CRAWL SPACE, OR BASEMENT AVAILABLE WHICH COULD PROVIDE ACCESS FOR INTERCONNECTION WITHOUT REMOVAL OF FINISHES.

RCO 315: CARBON MONOXIDE ALARMS

315.2: WHEN REQUIRED: IF FUEL FIRED APPLIANCE EXISTS; IF ATTACHED GARAGE EXISTS.

315.3: LOCATION:

- OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- IN A BEDROOM WHERE A FUEL BURNING APPLIANCE IS LOCATED WITHIN THE BEDROOM OR ITS ATTACHED BATHROOM

SHEET INDEX

1335 PERRY ST. [SITE 04]

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04-E1.1	ELECTRICAL PLAN
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PROJECT WORK SCOPE

1. ACCOMPLISH ALL ABATEMENT PER ENVIRONMENTAL SPECIFICATIONS. OBTAIN ALL REQUIRED AIR CLEARANCE TEST UPON COMPLETION.
2. REMOVE EXISTING, INSTALL NEW EXTERIOR DOORS, FRAMES AND HARDWARE COMPLETE. REMOVE EXISTING, INSTALL NEW BRICKMOLD. REMOVE EXISTING, INSTALL NEW PAINTED INTERIOR WOOD CASING, PREP & PAINT. REFER TO DOOR SCHEDULE.
3. REMOVE EXISTING, INSTALL NEW STORM DOORS AT EXTERIOR DOORS.
4. REMOVE EXISTING, INSTALL NEW VINYL WINDOWS IN EXISTING OPENINGS. REMOVE TEMPORARY WINDOW COVERINGS WHERE THEY EXIST. REPAIR GYPSUM BOARD RETURNS TO WINDOW UNITS [INSTALL WOOD TRIM IF APPLICABLE]. INSTALL NEW SOLID SURFACE WINDOW STOOL. INSTALL TRIM AS APPLICABLE. REMOVE EXISTING, INSTALL NEW JOINT SEALANT AT PERIMETER OF WINDOW OPENING AND AT ADJACENT SIDING / BRICK FINISHES AS APPLICABLE. REFER TO WINDOW SCHEDULE.
5. EXTERIOR PAINTING - PREP AND PAINT ALL NON-PREFINISHED EXTERIOR FINISHES - INCLUDING, BUT NOT LIMITED TO EXTERIOR DOORS, FRAMES, MISCELLANEOUS WOOD TRIM, CONDUITS, ROOFTOP COMPONENTS, ETC.
6. PREP AND PAINT STEEL LINTELS ABOVE FIRST FLOOR WINDOW OPENINGS.
7. REMOVE EXISTING, INSTALL NEW INTERIOR, JAMB-MOUNTED BLINDS AT ALL WINDOWS.
8. REMOVE ALL EXISTING SURFACE MOUNTED WIRES, CABLING, SATELLITE DISHES, ETC. FROM THE FACE OF THE BUILDING AT THIS UNIT. REPAIR ANY HOLES OR RESULTANT DAMAGE TO FACE OF WALL.
9. EXISTING ADDRESS SIGNAGE TO REMAIN.
10. EXISTING EXTERIOR LIGHT FIXTURES TO REMAIN.
11. CONSTRUCT NEW FRAMING AND FINISHES FOR NEW OPENINGS, ALTERATIONS TO SPATIAL LAYOUT, AND REPAIRS TO EXISTING CONDITIONS AS REQ'D AND AS INDICATED ON DRAWINGS. NEW FINISHES TO MATCH EXISTING CONDITIONS / FINISHES AS APPLICABLE.
12. REMOVE EXISTING FLOORING [CARPET, VCT, TILE, ETC.] TO SUBFLOOR / SLAB ON GRADE. REFER TO FLOOR PLAN FOR EXISTING FLOOR TYPE. INSPECT AND VERIFY CONDITION OF SUB-FLOOR. REPORT ANY DEFICIENCIES TO ARCHITECT. INSTALL NEW UNDERLAYMENT AS REQ'D FOR NEW FINISH FLOOR AS SCHEDULED. PREP AND INSTALL NEW FINISH FLOOR AS SCHEDULED.
13. REMOVE EXISTING WOOD BASE / SHOE MOLD / VINYL BASE, INSTALL NEW 4" VINYL BASE THROUGHOUT THE UNIT.
14. INSTALL NEW R-15 [OR R-21 AT 2x6 WALLS] HIGH DENSITY KRAFT FACED FIBERGLASS BATT INSULATION IN ANY EXPOSED EXTERIOR WALL CAVITIES [FIRST FLOOR / SECOND FLOOR].
15. REMOVE EXISTING, INSTALL NEW R-49 BLOWN IN FIBERGLASS INSULATION AT ATTIC. INSTALL AIR BAFFLES BETWEEN FRAMING MEMBERS AT EAVE TO ENSURE PROPER ATTIC VENTILATION [MAINTAIN MIN. 1" CLEAR TO UNDERSIDE OF ROOF SHEATHING]
16. EXISTING GYPSUM BOARD FINISHES TO REMAIN. SKIM COAT ALL EXISTING WALLS AND CEILINGS TO A LIKE NEW CONDITION EQUAL TO A LEVEL 4 FINISH [REMOVE ALL TEXTURED / STOMPED CEILINGS - CONTRACTOR ALTERNATE: OVERLAY EXISTING CEILINGS WITH NEW 3/8" GYPSUM BOARD]. INSPECT ALL CONDITIONS PRIOR TO BIDDING AND INCLUDE ALL REQ'D WORK. FILL / REPAIR EXISTING HOLES IN GYPSUM BOARD FINISHES / SURFACES. REMOVE ANY REMNANTS OF VINYL GRAPHICS, TAPE, AND OTHER ITEMS APPLIED TO FACE OF GYPSUM BOARD. REPAIR ALL EXISTING FAILED TAPE JOINTS, MINOR SETTLEMENT CRACKS, DAMAGED CORNER BEAD, ETC. AS WELL AS ANY NEW CUT / PATCH REPAIRS REQ'D FOR PROPOSED WORK. INFILL OPENINGS FROM ABANDONED / RELOCATED / REMOVED ELECTRICAL DEVICES [COORDINATE W/ ELECTRICAL]. INSTALL GYPSUM BOARD FINISHES AT ALL SCARS / REMOVALS / RESULTANT FROM DEMOLITION WORK. INSTALL NEW GYPSUM BOARD WHERE REQ'D BY WORK AND AS INDICATED ON DRAWINGS.
17. REMOVE EXISTING, INSTALL NEW INTERIOR TRIM CARPENTRY THROUGHOUT THE UNIT, INCLUDING DOOR OPENINGS, MISC. TRIM, ETC. PREP & PAINT.
18. INTERIOR PAINTING - PREP AND PAINT ALL NON-PREFINISHED INTERIOR FINISHES - INCLUDING, BUT NOT LIMITED TO GYPSUM BOARD WALL AND CEILING FINISHES, INTERIOR DOORS, FRAMES, INTERIOR TRIM CARPENTRY, ETC.
19. EXISTING INTERIOR HARDWOOD STAIRS TO REMAIN. REMOVE EXISTING VCT / RUBBER STAIR TREADS. REPAIR ANY DAMAGED TREADS. RESECURE EXISTING TREADS TO ELIMINATE SQUEAKS, ETC. PREP AND INSTALL NEW VINYL TREAD / RISER COVERS.
20. REMOVE EXISTING METAL RAIL SYSTEM AT FIRST FLOOR. FRAME NEW 36" H. 2x4 WOOD FRAME WALL WITH GYPSUM BOARD FINISHES. CUT BACK / REMOVE NOSING EXTENSION AT SIDE STAIR STRINGER OF STAIR. INSTALL NEW PAINTED 1x WOOD CAP.
21. REMOVE EXISTING METAL WALL MOUNTED HANDRAIL, INSTALL NEW PAINTED WOOD WALL MOUNTED HANDRAIL.
22. REMOVE EXISTING METAL RAIL SYSTEM AT SECOND FLOOR. FRAME NEW 36" H 2x4 WOOD FRAME WALL W/ GYPSUM BOARD FINISHES. CUT BACK / REMOVE NOSING EXTENSION AT SIDE STRINGER OF STAIR AT SECOND FLOOR. INSTALL NEW PAINTED 1x WOOD CAP.
23. REMOVE EXISTING EXISTING CLOSET SHELVING, CLOSET RODS, HOOKS, ETC. COMPLETE. INSTALL NEW SHELVING, CLOSET RODS, ETC. REFER TO INTERIOR ELEVATIONS AND TYPICAL DETAILS.
24. REMOVE EXISTING INTERIOR DOORS & FRAMES THROUGHOUT THE UNIT. INSTALL NEW INTERIOR DOORS & FRAMES. MODIFY ROUGH OPENINGS AS REQ'D TO ACCOMMODATE NEW DOORS. REMOVE EXISTING, INSTALL NEW HARDWARE. INSTALL NEW WOOD CASING. PREP & PAINT. REFER TO DOOR SCHEDULE.
25. KITCHEN - REMOVE EXISTING, INSTALL NEW PRE-FINISHED WOOD BASE AND WALL CABINETS, PLASTIC LAMINATE COUNTERTOPS. INSTALL NEW SINK, FAUCET, AND ACCESSORIES. INSTALL NEW APPLIANCES. REFER TO INTERIOR ELEVATIONS.
26. BATHROOM - REMOVE EXISTING, INSTALL NEW PLUMBING FIXTURES [TOILET, VANITY/SINK, TUB & SURROUND]. REMOVE ALL EXISTING BATHROOM ACCESSORIES. INSTALL NEW SUBFLOOR / UNDERLAYMENT. BUILD UP AS REQUIRED TO ALIGN NEW FINISH FLOOR WITH EXISTING ADJACENT FLOOR. INSTALL NEW BATHROOM ACCESSORIES. REFER TO INTERIOR ELEVATIONS.
27. INSTALL PASSIVE RADON SYSTEM. REFER TO SPECS.
28. PLUMBING SYSTEMS: COORDINATE W/ PLUMBING DRAWINGS.
    - 28.1. CAMERA & AUGER EXISTING SANITARY PIPING / LATERAL TO STREET. REPORT ALL FINDINGS TO ARCHITECT & OWNER.
    - 28.2. REMOVE EXISTING / MODIFY / RECONFIGURE / INSTALL NEW SUPPLY PIPING AS REQ'D BY WORK.
    - 28.3. REMOVE EXISTING / MODIFY / RECONFIGURE / INSTALL NEW SANITARY PIPING AS REQ'D BY WORK.
    - 28.4. REMOVE EXISTING / MODIFY / RECONFIGURE / INSTALL NEW GAS PIPING AS REQ'D BY WORK.
    - 28.5. REMOVE EXISTING WATER HEATER / COMPONENTS. INSTALL NEW TANKLESS GAS FIRED WATER HEATER. CONNECT TO UTILITIES.
    - 28.6. REMOVE EXISTING, INSTALL NEW PLUMBING FIXTURES AND COMPONENTS. CONNECT TO UTILITIES [ALL WITH NEW SHUTOFFS] PER THE PLUMBING DRAWINGS.
29. MECHANICAL SYSTEMS: COORDINATE W/ MECHANICAL DRAWINGS.
    - 29.1. REMOVE EXISTING, INSTALL NEW GAS FIRED HVAC SYSTEM.
    - 29.2. REMOVE EXISTING, INSTALL NEW THERMOSTAT AND ASSOCIATED CONTROL WIRING.
    - 29.3. REPAIR AND REPLACE DUCTWORK AS REQUIRED BY EXISTING CONDITIONS. MODIFY DUCT LAYOUT AS REQ'D BY NEW WORK. COORDINATE ROUTING AND ANY REQ'D HVAC CHASES NECESSARY TO EXECUTE WORK.
    - 29.4. CLEAN ALL EXISTING SUPPLY AND RETURN DUCTWORK.
    - 29.5. REMOVE EXISTING, INSTALL NEW SUPPLY AND RETURN AIR DEVICES [FLOOR / WALL / CEILING AS APPROPRIATE], SIZED TO FIT EXISTING OPENINGS.
    - 29.6. REMOVE EXISTING, INSTALL NEW BATHROOM EXHAUST FAN AND ASSOCIATED DUCTWORK.
    - 29.7. REMOVE EXISTING, INSTALL NEW RANGE EXHAUST HOOD AND ASSOCIATED DUCTWORK.
    - 29.8. REMOVE EXISTING, INSTALL NEW DRYER BOX AND ASSOCIATED EXHAUST DUCTWORK.
30. ELECTRICAL SYSTEMS: COORDINATE W/ ELECTRICAL DRAWINGS.
    - 30.1. EXISTING ELECTRICAL SERVICE TO REMAIN. REMOVE EXISTING, INSTALL NEW LOAD CENTER AND FEEDER [IF REQ'D].
    - 30.2. REMOVE EXISTING, INSTALL NEW RECEPTACLES, SWITCHES, DEVICES, FIXTURES, SMOKE DETECTORS, COVER PLATES, ETC. COMPLETE. UTILIZE EXISTING BRANCH CIRCUITRY AND BOXES WHERE INDICATED. INSTALL / EXTEND / MODIFY EXISTING BRANCH CIRCUITRY AS REQ'D BY WORK.
    - 30.3. REMOVE EXISTING, INSTALL NEW DEVICES [RECEPTACLES, SWITCHES, ETC.] THROUGHOUT THE BUILDING. REMOVE EXISTING, INSTALL NEW COVERPLATES.
    - 30.4. REMOVE EXISTING, INSTALL NEW LIGHT FIXTURES THROUGHOUT THE UNIT.
    - 30.5. REMOVE EXISTING, INSTALL NEW INTERCONNECTED SMOKE DETECTORS AND SMOKE / CARBON MONOXIDE DETECTORS THROUGHOUT THE UNIT.
    - 30.6. REMOVE ALL EXISTING TELEPHONE, DATA, AND/OR CABLE TV OUTLETS, DEVICES, JACKS, AND COVER PLATES THROUGHOUT THE UNIT. TEST CABLING TO DETERMINE FUNCTIONALITY. REMOVE ALL NON-OPERATIONAL CABLING COMPLETE. EXISTING CABLING TO REMAIN WHERE INSTALLED CONCEALED [NOT SURFACE MOUNTED]. INSTALL NEW PHONE / DATA AND CABLE OUTLETS, DEVICES, JACKS, AND COVER PLATES AT ALL EXISTING OPERATIONAL LOCATIONS ONLY.

GENERAL NOTES

1. REMOVE ALL MATERIALS AND FINISHES REQUIRED TO PERFORM SCHEDULED WORK INCLUDING ANY ANCILLARY ITEMS.
2. REMOVE ALL MISCELLANEOUS ITEMS, CONDUITS, WIRES / CABLING FROM THE FACE OF WALLS / FINISHES. THIS INCLUDES CUT AND PATCH OF FINISHES AS REQUIRED TO FACILITATE WORK.
3. REMOVE ABANDONED OR UNUSED SURFACE MOUNTED ITEMS SUCH AS CURTAIN RODS, BRACKETS, HANGERS, ETC.
4. REMOVE ALL SURFACE MOUNTED WIRING, CABLING, ETC. FROM FACE OF INTERIOR OR EXTERIOR WALLS. PULL BACK TO A TERMINATION OR ACTIVE MAIN AS APPROPRIATE. FIELD VERIFY CONDITIONS.
5. SALVAGE ALL ITEMS AS DIRECTED BY OWNER OR AS NOTED IN THE DRAWINGS. COORDINATE ALL REQUIREMENTS FOR REINSTALLATION OF SALVAGED ITEMS. PROVIDE REPLACEMENT PARTS/COMPONENTS TO ALLOW COMPLETE INSTALLATION.
6. PROTECT ALL FINISHES AND MATERIALS SCHEDULED TO REMAIN FROM DAMAGE DURING CONSTRUCTION. REPAIR ANY DAMAGED FINISHES CAUSED BY WORK TO LIKE NEW CONDITION.
7. FIELD CONFIRM THE LOCATIONS OF ALL LOAD-BEARING FRAMING PRIOR TO REMOVALS. PROVIDE ALL NECESSARY SHORING AND BRACING DURING DEMOLITION AND CONSTRUCTION WORK AS REQUIRED. CONTACT ARCHITECT IF CONDITIONS VARY FROM THE INTENT OF THE DRAWINGS.
8. CONTACT ARCHITECT/OWNER IF HAZARDOUS MATERIALS ARE DISCOVERED THAT HAVE NOT BEEN IDENTIFIED.
9. ANY PART OR PARTS OF THE EXISTING BUILDING STRUCTURE (IN PART OR ON WHOLE) THAT SHOWS SIGNS OF ROTTING, VANDALISM, WATER DAMAGE, PEST DAMAGE, OR ANY OTHER DETERIORATION THAT MAY CAUSE THAT PART OR PARTS TO NOT COMPLY WITH ANY EXISTING APPLICABLE GOVERNMENT BUILDING CODES AND STANDARDIZED CONSTRUCTION PRACTICES. SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER IMMEDIATELY UPON DISCOVERY.
10. REMOVE / TERMINATE / CAP / MODIFY / RELOCATE EXISTING UTILITIES AS REQUIRED BY WORK, INCLUDING BUT NOT LIMITED TO PLUMBING SUPPLY/SANITARY PIPING, GAS PIPING, HVAC DUCTWORK, CONTROLS, ELECTRICAL BRANCH CIRCUITRY, ETC. F.V. REQUIREMENTS AND EXISTING ROUTING.
11. COORDINATE ALL EXISTING AND PROPOSED ROUTING OF PLUMBING, HVAC, AND ELECTRICAL WITH PME DRAWINGS, FIELD COORDINATE BETWEEN TRADES. REMOVE & REPAIR / CUT AND PATCH FINISHES AS REQUIRED TO ACCOMPLISH.
12. PROVIDE ALL PREP WORK FOR NEW FINISHES AND PROPOSED WORK.
13. INSTALL FLOOR LEVELER AS REQUIRED BY EXISTING CONDITIONS.
14. REMOVE EXISTING [WHERE EXISTS], INSTALL NEW JOINT SEALANT AT ALL APPLICABLE BUILDING JOINTS AND BETWEEN VARIOUS BUILDING COMPONENTS. SEAL ALL WALL, FLOOR, AND THRU PENETRATION OPENINGS WITH APPROPRIATE JOINT SEALANT TO ELIMINATE GAPS / OPENINGS, PREVENT WATER INTRUSION, AND PREVENT PEST ENTRY.
15. INSTALL SEALANT AT ALL APPLICABLE JOINTS IN BUILDING ENVELOPE. SEAL ALL PENETRATIONS OF ELECTRICAL / MECHANICAL ITEMS, ETC. INTEGRATE SEALANT AND APPLICABLE FLASHING.
16. MATCH EXISTING TRIM PROFILES, DIMENSIONS, ETC. AS APPROPRIATE TO THE WORK.
17. INSTALL WOOD BLOCKING CONCEALED WITHIN FRAMING TO SUPPORT WALL OR CEILING MOUNTED ITEMS, CABINETS, BATHROOM ACCESSORIES, SHELVING, HANGING ROD, WALL / DOOR STOPS, ELECTRICAL DEVICES, BOXES, ETC. CUT AND PATCH GYPSUM BOARD FINISHES AS REQ'D TO INSTALL WITHIN FRAMING CAVITIES.
18. INSTALL SOLID BEARING AT EACH END OF ALL BEAMS, HEADERS, ETC. FIELD VERIFY CONDITIONS OF EXISTING FRAMING WHERE APPLICABLE.
19. PROVIDE PRESSURE TREATED FRAMING AT ALL FRAMING EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE. PROVIDE APPROPRIATE GALVANIZED OR STAINLESS STEEL FASTENERS.
20. INSTALL FIRESTOP BLOCKING AT ALL LOCATIONS REQUIRED BY FRAMING, SOFFITS, ETC. TO ELIMINATE ALL OPEN STUD CAVITIES.

STATE OF OHIO
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REGISTERED ARCHITECT

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Expiration Date 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
1335 Perry St.
Springfield, Ohio 45504

Project Number
2025-019

Date
June 20, 2025

Date	Issue
03.25.25	SD Set
06.09.25	Final Review
06.20.25	Bid/Construction Set

Sheet Title
Project Information

Sheet Number
04-G1.1

ROOM FINISH SCHEDULE

#	NAME	FLOOR	BASE	WALLS	CEILING	REMARKS
100	LIVING	F-1	B-1	W-1	C-1	-
101	CLOSET	F-1	B-1	W-1	C-1	-
102	DINING	F-1	B-1	W-1	C-1	-
103	KITCHEN	F-1	B-1	W-1	C-1	-
104	LAUNDRY	F-1	B-1	W-1	C-1	-
105	MECHANICAL	F-1	B-1	W-1	C-1	-
106	STAIR	F-1	B-1	W-1	C-1	INSTALL NEW VINYL RIS./TR. COVERS
200	HALL	F-1	B-1	W-1	C-1	-
201	BEDROOM 1	F-1	B-1	W-1	C-1	-
202	CLOSET	F-1	B-1	W-1	C-1	-
203	CLOSET	F-1	B-1	W-1	C-1	-
204	LINEN	F-1	B-1	W-1	C-1	-
205	BEDROOM 2	F-1	B-1	W-1	C-1	-
206	CLOSET	F-1	B-1	W-1	C-1	-
207	BATH	F-1	B-1	W-1	C-1	-
208	LINEN	F-1	B-1	W-1	C-1	-

GENERAL NOTES:

1. CONFIRM ALL FLOOR TRANSITIONS BETWEEN ROOMS, FINISH FLOOR MATERIAL CHANGES, EXISTING FLOOR / SUB-FLOOR CONDITIONS, FLOOR SET FIXTURES AND APPLIANCES, ETC.
2. SKIM, FLOAT, SLOPE FLOOR AS REQUIRED BETWEEN VARIOUS FLOOR LEVELS IF REQ'D. COORDINATE W/ ARCHITECT.
3. PROVIDE ALL PREP WORK FOR PROPOSED FINISHES AS NOTED.
4. PAINT ALL NON-PRE-FINISHED SURFACES - GYPSUM BOARD, PLASTER, INTERIOR TRIM CARPENTRY, DOORS, WOOD COMPONENTS, ETC.
5. FINAL COLORS / FINISHES AS SELECTED BY ARCHITECT / OWNER.

FINISH SPECIFICATIONS

EX. EXISTING FINISH TO REMAIN

FLOORING
F-1 VINYL PLANK FLOORING:
SIX DEGREES, SRP330VC02E19, WOODLAND RADIUS PLANK 12mm 7x48

BASE
B-1 RUBBER BASE:
ROPPE 700 4"x48" TPR COVE BASE, 110 BROWN

WALLS
W-1 PAINTED GYPSUM BOARD/PLASTER
PAINT P-1, UNLESS NOTED OTHERWISE
W-2 PAINTED FOUNDATION WALLS
PAINT W/ WATERPROOFER, UNLESS NOTED OTHERWISE

CEILING
C-1 PAINTED GYPSUM BOARD/PLASTER
PAINT P-2, UNLESS NOTED OTHERWISE

PAINT:
P-1 INTERIOR WALL PAINT
MANUF: SHERWIN WILLIAMS
COLOR: METRO SAND DOLLAR
FINISH: SATIN

P-2 CEILING PAINT
MANUF: SHERWIN WILLIAMS
COLOR: BRIGHT WHITE
FINISH: FLAT

P-3 DOOR / TRIM PAINT
MANUF: SHERWIN WILLIAMS
COLOR: BRILLIANT WHITE
FINISH: SEMI-GLOSS

** COORDINATE ALL SELECTIONS WITH ARCHITECT/OWNER **

(B) BATH ACC'Y SCHEDULE

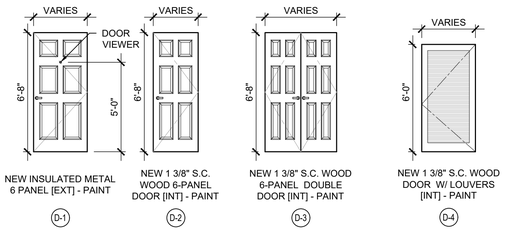
MARK	DESCRIPTION
T11	18"x36" MIRROR
T12	24"x36" MIRROR
T13	16"x26" MED. CAB. W/ MIRROR
T21	TOILET PAPER DISPENSER
T41	SHOWER CURTAIN ROD
T51	18" TOWEL BAR
T52	24" TOWEL BAR
T53	ROBE HOOK

* REFER TO SPECIFICATIONS FOR DESIGN INTENT / MANUFACTURER.
* REMOVE EXISTING [WHERE THEY EXIST], AND INSTALL NEW TOILET ACCESSORIES AT ALL BATHROOMS / POWDER ROOMS.
* INSTALL BLOCKING AS REQUIRED FOR TOILET ACCESSORIES, CUT / PATCH / REPAIR EXISTING FINISHES TO MATCH ADJACENT IF REQ'D, TYP.

(#) DOOR SCHEDULE

#	SIZE	NEW	EXISTING	SALVAGED	FRAME TYPE	DOOR TYPE	HDWR. SET #	DETAIL	REMARKS	DOOR ACCESS CONTROL
100	3'-0" x 6'-8"	●			F-1	D-1	H-1	E/G1.3	NEW STORM DOOR	
101	2'-6" x 6'-8"	●			F-3	D-2	H-2	F/G1.3	-	
102	2'-8" x 6'-8"	●			F-3	D-1	H-1	E/G1.3	NEW STORM DOOR	
105	3'-0" x 6'-0"	●			F-3	D-4	H-2	F/G1.3	COORDINATE W/ EX. OPENING	
201	2'-6" x 6'-8"	●			F-3	D-2	H-3	F/G1.3		
202	2'-6" x 6'-8"	●			F-3	D-2	H-2	F/G1.3		
203	[2] 2'-6" x 6'-8"	●			F-3	D-3	H-4	F/G1.3		
204	1'-6" x 6'-8"	●			F-3	D-2	H-2	F/G1.3		
205	2'-6" x 6'-8"	●			F-3	D-2	H-3	F/G1.3		
206	[2] 2'-0" x 6'-8"	●			F-3	D-3	H-4	F/G1.3		
207	2'-4" x 6'-8"	●			F-3	D-2	H-3	F/G1.3		
208	1'-6" x 6'-8"	●			F-3	D-2	H-2	F/G1.3		

DOOR TYPES



FRAME TYPES

F-1 NEW EXTERIOR WOOD FRAME W/ WEATHERSTRIPPING AND THRESHOLD. NEW BRICKMOLD AT EXTERIOR. WOOD CASING AT INTERIOR. PAINT

F-2 GYPSUM BOARD WRAPPED OPENING. PAINT

F-3 NEW WOOD FRAME W/ CASING [MATCH EX. WALL THICKNESS & CASING PROFILE] PAINT

REMARKS:

1. HARDWARE TO COMPLY WITH LATEST REQUIREMENTS OF OHIO BUILDING CODE, ANSI ACCESSIBILITY REQUIREMENTS, NFPA, NEC AND OTHER APPLICABLE REGULATORY AGENCIES.
2. COORDINATE STYLE, FINISH, AND OPERATION REQUIREMENTS WITH OWNER.
3. COORDINATE KEYING REQUIREMENTS WITH OWNER TO KEY TO EXISTING GRAND MASTER KEY SYSTEM.
4. HARDWARE TO BE LEVER TYPE, 26D FINISH.
5. HARDWARE COMPONENTS AND ACCESSORIES PER HARDWARE SETS. PROVIDE ALL COMPONENTS EXPLICITLY STATED OR NOT TO MEET DESIGN INTENT.
6. PROVIDE [2] HINGE STOPS & WALL PLATE AT ALL DOORS.

HARDWARE TYPES

COORDINATE WITH SPEC'S.
H-1 - ENTRY SET
H-2 - PASSAGE SET
H-3 - PRIVACY SET
H-4 - DOUBLE DOOR

(#) WINDOW SCHEDULE

#	SIZE	NEW	EXIST	SALV.	EERO	TYPE/OPERATION	DETAILS	REMARKS
A	+/- 2'-10" x 3'-0"	●				D.H.	G/G1.3	-
B	+/- 2'-10" x 4'-0"	●				D.H.	G/G1.3	-
C	[2]+/- 2'-5" x 4'-0"	●				MULLED D.H.	G/G1.3	-
D	+/- 3'-10" x 3'-0"	●				D.H.	J/G1.3	-
E	[2]+/- 2'-5" x 3'-0"	●				MULLED D.H.	J/G1.3	-

LEGEND:

EERO = EMERGENCY ESCAPE AND RESCUE OPENING

T = TEMPERED GLAZING [REFER TO PLANS FOR LOCATIONS]

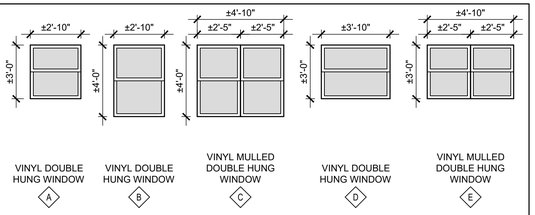
D.H. = DOUBLE HUNG

(EX) = EXISTING WINDOW TO REMAIN

GENERAL NOTES:

1. FIELD VERIFY ALL EXISTING OPENING / WINDOW UNIT SIZES PRIOR TO ORDERING WINDOWS. NEW WINDOWS SHALL FIT EXISTING OPENINGS [CUSTOM SIZED] UNLESS SPECIFICALLY NOTED OTHERWISE ON PLANS. DO NOT SIZE WINDOWS TO FIT WITHIN AN EXISTING / ORIGINAL WINDOW FRAME. DO NOT REDUCE "EERO" OPENINGS FROM THE ORIGINAL OPENING DIMENSIONS. COORDINATE ROUGH OPENING REQUIREMENTS WITH MANUFACTURER AS APPLICABLE.
2. MATCH EXISTING WINDOW OPERATION AS APPLICABLE.
3. PROVIDE FRAME EXPANDERS AS APPLICABLE FOR WINDOW INSTALLATION AND AS REQ'D BY EXISTING CONDITIONS, TYP ALL WINDOWS, BY WINDOW MANUFACTURER.
4. INSTALL NEW JAMB MOUNTED MINI-BLINDS AT ALL WINDOWS.
5. PROVIDE TEMPERED GLASS AT ALL LOCATIONS REQUIRED BY RCO: REFER TO BUILDING CODE REVIEW NOTES FOR DETAILS ON LOCATIONS REQUIRING TEMPERED GLAZING.

WINDOW TYPES



STATE OF OHIO
JONATHAN ROBERT SCHAAF
14503
REGISTERED ARCHITECT

Jonathan Robert Schaaf #14503
Expiration Date 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
1335 Perry St.
Springfield, Ohio 45504

Project Number
2025-019

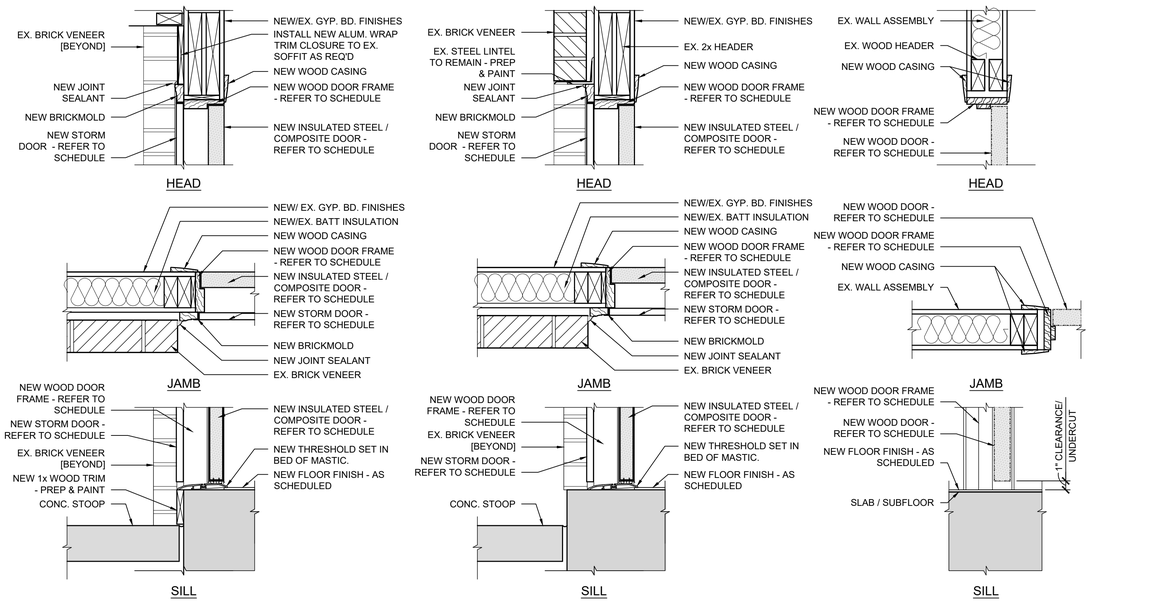
Date
June 20, 2025

Date	Issue
03.25.25	SD Set
06.09.25	Final Review
06.20.25	Bid/Construction Set

Sheet Title
Schedules

Sheet Number
04-G1.2

NOTE: FIELD VERIFY EXISTING WALL THICKNESS & ADJACENT DOOR JAMB DIMENSION TO MATCH , TYP.

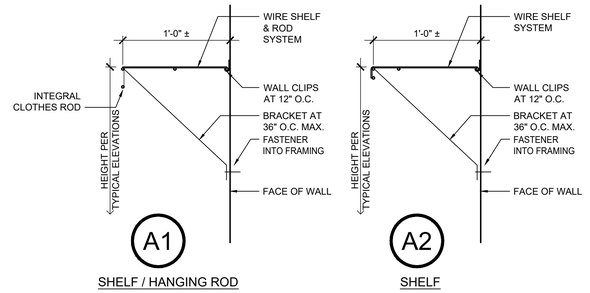


D EXTERIOR DOOR
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"

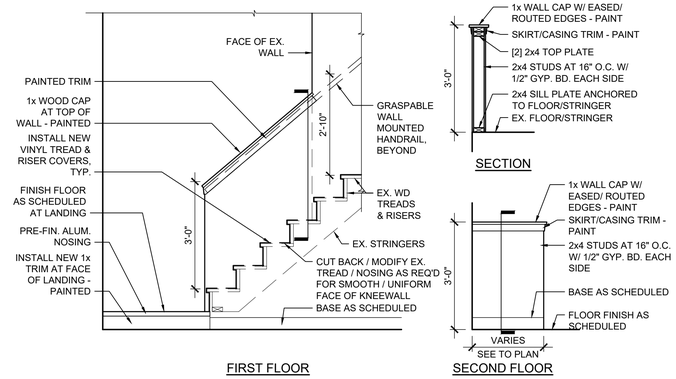
E EXTERIOR DOOR
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"

F INTERIOR DOOR
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"

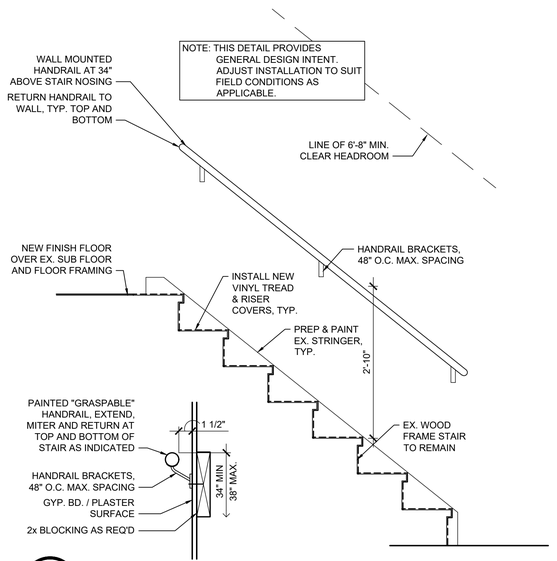
PROVIDE BLOCKING AND/OR WOOD CLEATS AS REQ'D TO SUIT CONDITIONS AND PROVIDE SUPPORT FOR ROD / SHELVING SYSTEM	PROVIDE END CAPS AT ALL EXPOSED WIRE / CUT WIRE AT ENDS OF CLOSET RODS.	PROVIDE WALL BRACKETS AT ENDS OF SHELVING AT WALL, TYP.



TYPICAL SHELVING DETAILS
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"



B TYPICAL UNIT STAIR / HANDRAIL DETAILS AT HALF WALL
SCALE: 1/2" = 1'-0" 0 1 2 4

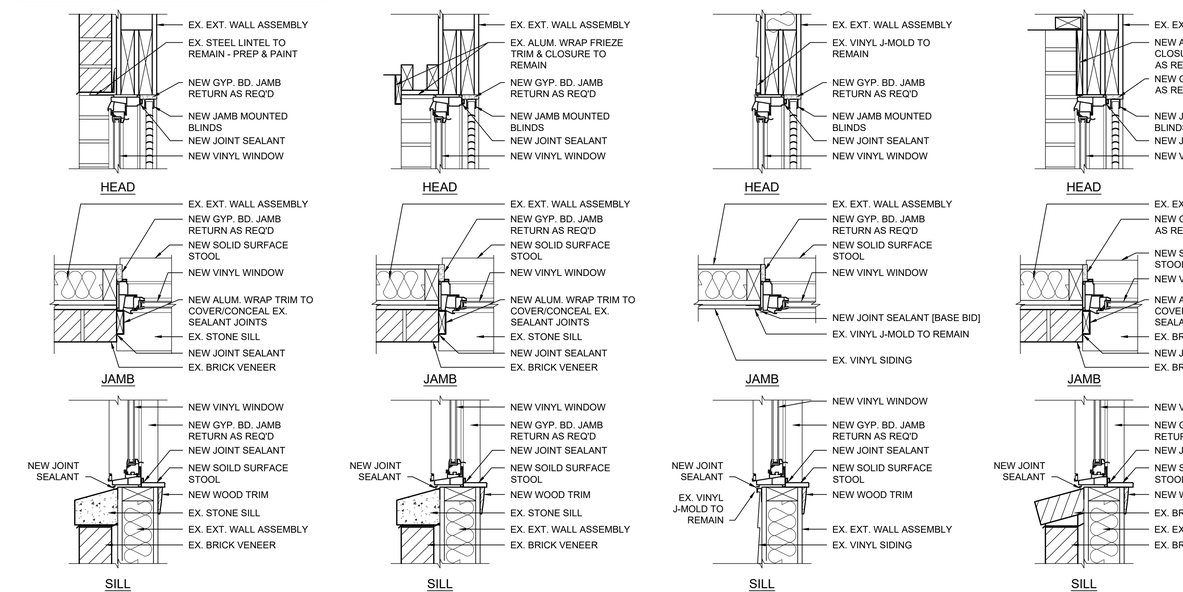


C TYPICAL STAIR / HANDRAIL DETAILS
SCALE: 1/2" = 1'-0" 0 1 2 4

NOTE: VERIFY EXISTING ROUGH OPENING CONDITIONS AS WELL AS THE RELATIONSHIP BETWEEN ROUGH OPENING AND MASONRY OPENING. SIZE WINDOW TO FIT ROUGH OPENING; PROVIDE ALUMINUM OR VINYL EXPANDER MATERIAL TO FIT MASONRY OPENING. COORDINATE WITH ARCHITECT AND PROVIDE MOCK-UP FOR REVIEW

NOTE: FLASH WINDOW & DOOR OPENINGS AS APPLICABLE TO CONDITIONS. INSTALL JOINT SEALANT AGAINST ALL ADJACENT BUILDING JOINTS. PREP & PAINT ALL NON-PREFINISHED TRIM COMPONENTS, TYP.

NOTE: VERIFY ALL CONDITIONS WITH INTENT OF TYPICAL DETAILS. FIELD ADJUST AS REQUIRED. COORDINATE WITH ARCHITECT.



G WINDOW DETAIL
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"

H WINDOW DETAIL
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"

J WINDOW DETAIL
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"

K WINDOW DETAIL
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"

L WINDOW DETAIL
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"

STATE OF OHIO
JONATHAN ROBERT SCHAAF 14503
REGISTERED ARCHITECT
Jonathan Robert Schaaf #14503
Expiration Date 12/31/2025

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Sheet Title
Typical Details

Sheet Number
04-G1.3

PASSIVE RADON SYSTEM
GENERAL CONCEPT DESIGN NOTES [CONCRETE SLAB]

[DELEGATED DESIGN BY DESIGN-BUILD CONTRACTOR]

INSTALL A PASSIVE RADON SYSTEM IN CONFORMANCE WITH THE FOLLOWING REQUIREMENTS.

DESIGN AND INSTALLATION OF A COMPLETE PASSIVE RADON SYSTEM SHALL BE COMPLETED BY LICENSED RADON MITIGATION CONTRACTOR VIA DELEGATED DESIGN ON A DESIGN-BUILD BASIS AS PART OF THE GENERAL CONTRACTOR'S CONSTRUCTION CONTRACT FOR THE PROJECT:

1. COMPLY WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE FOR RADON CONTROL METHODS APPENDIX AF; SECTION AF101 THRU AF103.12
2. RADON MITIGATION CONTRACTOR TO CONFIRM CONDITIONS INCLUDING SOIL POROSITY TO DETERMINE FULL REQUIREMENTS FOR THE RADON SYSTEM TO PROVIDE THE PROPER AIR EXTRACTION BELOW SLAB.
3. RADON MITIGATION CONTRACTOR TO CONFIRM SYSTEM EFFECTIVENESS PRIOR TO INSTALLATION OF FINAL INTERIOR FINISHES ARE INSTALLED.
4. MAINTAIN A 4" INCH AGGREGATE BASE UNDER THE SLAB. AGGREGATE SHOULD BE AT LEAST 1/4" AND LESS THAN 2" (#304).
5. A LAYER OF 6-MIL POLYETHYLENE SHALL COVER THE GRAVEL WITH SECTIONS OF SHEETING LAPPED AT LEAST 12 INCHES. CARE SHOULD BE TAKEN TO FIT CLOSELY AROUND ANY PIPE, WIRE OR OTHER PENETRATION OF THE MATERIAL. SEAL ALL PUNCTURES AND TEARS.
6. OPENINGS AROUND ALL PENETRATIONS THROUGH SLABS SHALL BE CAULKED OR OTHERWISE FILLED TO PREVENT AIR LEAKAGE. ACCESS DOORS OR OPENINGS INTO CRAWL SPACES SHOULD BE CLOSED, GASKETED OR OTHERWISE FILLED.
7. SUMP PITS, OPENINGS AROUND BATHTUBS, CONTROL JOINTS, OR OTHER OPENINGS OR CRACKS IN CONCRETE SLABS SHALL BE SEALED WITH POLYURETHANE OR EQUIVALENT SEALANT.
8. A MINIMUM 3" PVC PIPE SHALL BE EMBEDDED INTO THE SUB-SLAB OR SUB MEMBRANE AGGREGATE AND RUN UP THROUGH THE CONDITIONED SPACES OF THE BUILDING, INTO THE ATTIC AND THROUGH THE ROOF.
9. THE EXHAUST SHALL BE A MINIMUM OF 12" ABOVE THE SURFACE OF THE ROOF AND AT LEAST 10' AWAY FROM ANY WINDOW OR OTHER OPENING INTO THE CONDITIONED SPACES OF THE BUILDING THAT IS LESS THAN 2' BELOW THE EXHAUST POINT.
10. CARE SHOULD BE TAKEN WITH PIPE INSTALLATION TO INSURE POSITIVE DRAINAGE BACK INTO THE GROUND AND TO INSURE THAT THE PIPE IS ACCESSIBLE FOR FUTURE FAN INSTALLATION THROUGH AN ATTIC OR OUTSIDE THE HABITABLE SPACE.
11. AN ELECTRIC JUNCTION BOX FOR FUTURE OUTLET SHALL BE INSTALLED IN THE ATTIC WITHIN 6' OF THE PIPE FOR POSSIBLE FUTURE FAN INSTALLATION. ALL VISIBLE PIPE SECTIONS NEED TO BE LABELED.
12. ALL PIPING MATERIALS, ELBOWS, TERMINATIONS, ETC. SHALL BE IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS FOR THE THICKNESS OF PIPING WALLS, ETC.

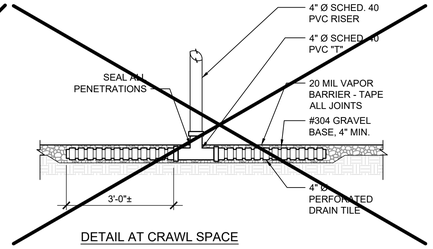
PASSIVE RADON SYSTEM
GENERAL CONCEPT DESIGN NOTES [CRAWL SPACE]

[DELEGATED DESIGN BY DESIGN-BUILD CONTRACTOR]

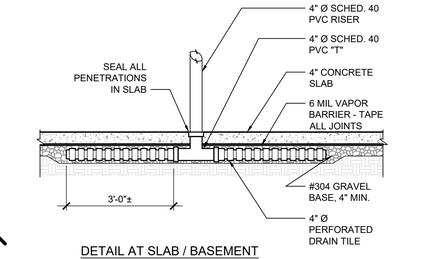
INSTALL A PASSIVE RADON SYSTEM IN CONFORMANCE WITH THE FOLLOWING REQUIREMENTS.

DESIGN AND INSTALLATION OF A COMPLETE PASSIVE RADON SYSTEM SHALL BE COMPLETED BY LICENSED RADON MITIGATION CONTRACTOR VIA DELEGATED DESIGN ON A DESIGN-BUILD BASIS AS PART OF THE GENERAL CONTRACTOR'S CONSTRUCTION CONTRACT FOR THE PROJECT:

1. COMPLY WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE FOR RADON CONTROL METHODS APPENDIX AF; SECTION AF101 THRU AF103.12
2. RADON MITIGATION CONTRACTOR TO CONFIRM CONDITIONS INCLUDING SOIL POROSITY TO DETERMINE FULL REQUIREMENTS FOR THE RADON SYSTEM TO PROVIDE THE PROPER AIR EXTRACTION.
3. RADON MITIGATION CONTRACTOR TO CONFIRM SYSTEM EFFECTIVENESS PRIOR TO INSTALLATION OF FINAL INTERIOR FINISHES ARE INSTALLED.
4. MAINTAIN A 4" INCH AGGREGATE BASE. AGGREGATE SHOULD BE AT LEAST 1/4" AND LESS THAN 2" (#304).
5. A LAYER OF 20-MIL POLYETHYLENE SHALL COVER THE GRAVEL WITH SECTIONS OF SHEETING LAPPED AT LEAST 12 INCHES. CARE SHOULD BE TAKEN TO FIT CLOSELY AROUND ANY PIPE, WIRE OR OTHER PENETRATION OF THE MATERIAL. SEAL ALL PUNCTURES AND TEARS.
6. ACCESS DOORS OR OPENINGS INTO CRAWL SPACES SHOULD BE CLOSED, GASKETED OR OTHERWISE FILLED.
7. SUMP PITS, OPENINGS AROUND BATHTUBS, CONTROL JOINTS, OR OTHER OPENINGS OR CRACKS IN CONCRETE SLABS SHALL BE SEALED WITH POLYURETHANE OR EQUIVALENT SEALANT.
8. A MINIMUM 3" PVC PIPE SHALL BE EMBEDDED INTO THE SUB MEMBRANE AGGREGATE AND RUN UP THROUGH THE CONDITIONED SPACES OF THE BUILDING, INTO THE ATTIC AND THROUGH THE ROOF.
9. THE EXHAUST SHALL BE A MINIMUM OF 12" ABOVE THE SURFACE OF THE ROOF AND AT NOT LESS THAN 10' AWAY FROM ANY WINDOW OR OTHER OPENING INTO THE CONDITIONED SPACES OF THE BUILDING THAT IS LESS THAN 2' BELOW THE EXHAUST POINT.
10. CARE SHOULD BE TAKEN WITH PIPE INSTALLATION TO INSURE POSITIVE DRAINAGE BACK INTO THE GROUND AND TO INSURE THAT THE PIPE IS ACCESSIBLE FOR FUTURE FAN INSTALLATION THROUGH AN ATTIC OR OUTSIDE THE HABITABLE SPACE.
11. AN ELECTRIC JUNCTION BOX FOR FUTURE OUTLET SHALL BE INSTALLED IN THE ATTIC WITHIN 6' OF THE PIPE FOR POSSIBLE FUTURE FAN INSTALLATION. ALL VISIBLE PIPE SECTIONS NEED TO BE LABELED.
12. ALL PIPING MATERIALS, ELBOWS, TERMINATIONS, ETC. SHALL BE IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS FOR THE THICKNESS OF PIPING WALLS, ETC.



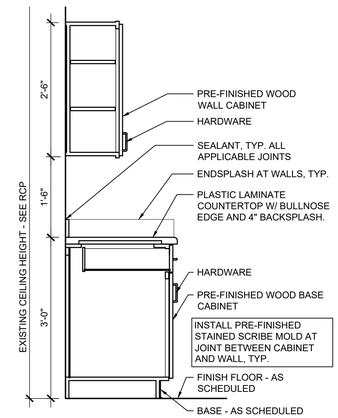
DETAIL AT CRAWL SPACE



DETAIL AT SLAB / BASEMENT

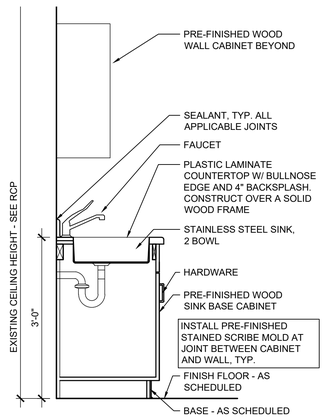
A PASSIVE RADON SYSTEM DETAILS

SCALE: 1/2" = 1'-0" (0 1 2 4)



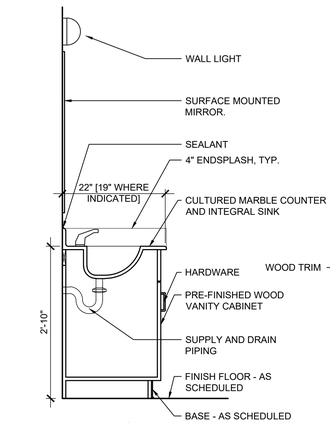
B TYPICAL KITCHEN CABINETS

SCALE: 3/4" = 1'-0" (0" 6" 12" 24")



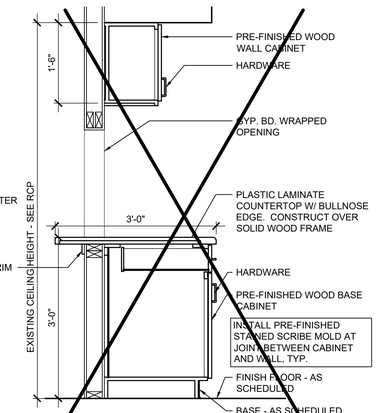
C TYPICAL KITCHEN SINK

SCALE: 3/4" = 1'-0" (0" 6" 12" 24")



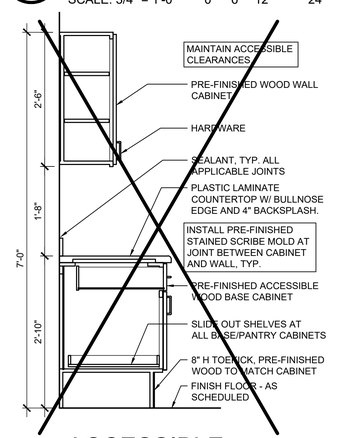
D TYPICAL BATH VANITY

SCALE: 3/4" = 1'-0" (0" 6" 12" 24")



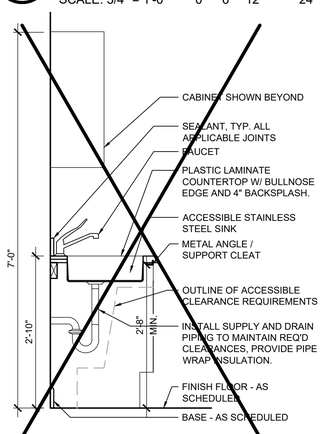
E TYPICAL KITCHEN PASS THRU

SCALE: 3/4" = 1'-0" (0" 6" 12" 24")



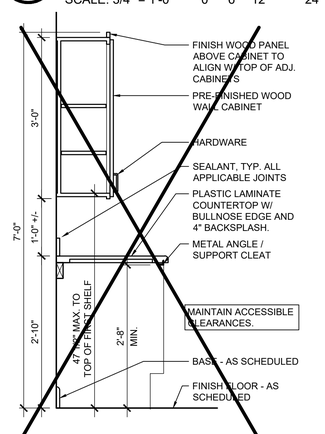
F ACCESSIBLE KITCHEN CABINETS

SCALE: 3/4" = 1'-0" (0" 6" 12" 24")



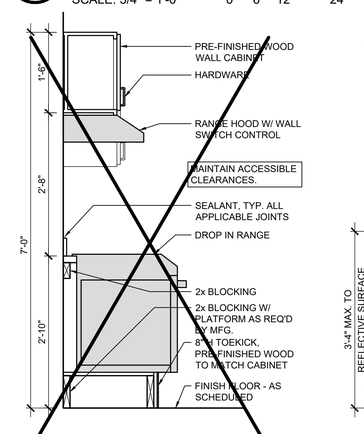
G ACCESSIBLE KITCHEN SINK

SCALE: 3/4" = 1'-0" (0" 6" 12" 24")



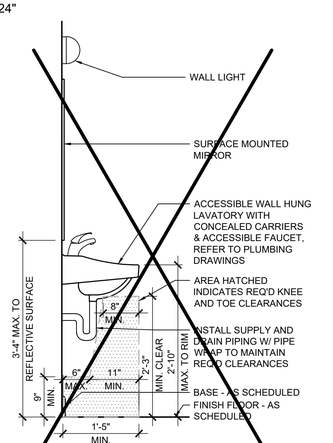
H ACCESSIBLE WORK STATION

SCALE: 3/4" = 1'-0" (0" 6" 12" 24")



J ACCESSIBLE DROP-IN RANGE

SCALE: 3/4" = 1'-0" (0" 6" 12" 24")



K ACCESSIBLE BATH LAVATORY

SCALE: 3/4" = 1'-0" (0" 6" 12" 24")

STATE OF OHIO
JONATHAN ROBERT SCHAAF 14503
REGISTERED ARCHITECT

Jonathan Robert Schaaf #14503
Expiration Date 12/31/2025

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Springfield Metropolitan Housing Authority
1335 Perry St.
Springfield, Ohio 45504

Project Number
2025-019
Date
June 20, 2025

Date	Issue
03.25.25	SD Set
06.09.25	Final Review
06.20.25	Bid/Construction Set

Sheet Title
Typical Details

Sheet Number
04-G1.4

DIVISION 1 - GENERAL PROJECT REQUIREMENTS

SECTION 01 00 00 GENERAL REQUIREMENTS

1.1. TRASH / DEBRIS:
- 1.1.1. CONTRACTOR SHALL PROVIDE ALL REQUIRED TRASH DUMPSTERS, HAULING, ETC. AS REQ'D FOR THE PROJECT. LOCATE IN A LOCATION APPROVED BY OWNER.
- 1.1.2. THE JOB SITE IS TO BE KEPT CLEAN DURING CONSTRUCTION. CONTRACTOR SHALL PERIODICALLY AND PROMPTLY REMOVE ALL DEBRIS FROM SITE AT THEIR EXPENSE IN A LEGAL MANNER. INCLUSIVE OF ALL BOXES, CRATES, OR TRASH OF INSTALLED ITEMS, INCLUDING DISPLAY FIXTURES AND HARDWARE SUPPLIED BY THE CONTRACTOR OR OTHERS.
- 1.1.3. FINAL CLEANING: PROVIDE FINAL CLEANING PRIOR TO FINAL INSPECTION.

1.2. CONSTRUCTION SAFETY:
- 1.2.1. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SAFETY; COMPLIANCE TO BE IN ACCORDANCE WITH ALL STATE, FEDERAL, AND O.S.H.A. REGULATIONS. ARCHITECT AND CONTRACTORS ARE NOT RESPONSIBLE FOR ANY DAMAGES RESULTING FROM THE NEGLECT OF TIMELY AND RESPONSIBLE MAINTENANCE OF THE PROJECT BY THE OWNER AFTER PROJECT COMPLETION.
- 1.2.2. ALL FIRE EXITS ARE TO REMAIN CLEAR AND OPEN DURING ALL PHASES OF CONSTRUCTION IF APPLICABLE.
- 1.2.3. TEMPORARY PROTECTION / BARRICADES: ERECT ALL NECESSARY TEMPORARY PROTECTION AND BARRICADES TO ALLOW CONTINUED USE OF THE FACILITY. COORDINATE WITH OWNER AS NECESSARY.
- 1.2.4. FIRE PREVENTION: PROVIDE FIRE EXTINGUISHERS AT THE JOBSITE.
  - 1.2.4.1. PROVIDE FIRE WATCH FOR ALL HOT WORK ACTIVITIES INCLUDING CUTTING, WELDING, AND OTHER CONSTRUCTION OPERATIONS THAT ARE CAPABLE OF STARTING FIRES.

1.3. PRODUCTS:
- 1.3.1. INSTALL ALL MATERIALS, APPLIANCES, ETC. ACCORDING TO MANUFACTURERS SPECIFICATIONS, RECOMMENDATIONS, AND INSTRUCTIONS, WHETHER A COMPLETE SYSTEM OR A COMPONENT PART OF A COMPLETE CONSTRUCTION SYSTEM.
- 1.3.2. COORDINATE ALL FINAL FINISHES AND SELECTIONS WITH THE PROJECT TEAM. COORDINATE ALL REQUIREMENTS OF FINISH SELECTIONS, AND CORRELATION BETWEEN FINISHES, TRIM COMPONENTS, ETC. PROVIDE MOCKUPS OF WORK/FINISHES AS APPLICABLE TO ENSURE CONFORMANCE WITH THE DESIGN INTENT.
- 1.3.3. ALL WORK, FINISHES, FIXTURES, AND ACCESSORIES SHALL BE IN FULL COMPLIANCE WITH ADAAG/ANSI REQUIREMENTS AS APPLICABLE TO ACCESSIBLE UNITS. ENSURE THAT ALL MATERIALS AND ACCESSORIES ARE PROVIDED TO ENSURE COMPLIANCE.
- 1.3.4. ITEMS MAY BE REFERRED TO AS SINGULAR, OR PLURAL ON THE DRAWINGS AND SPECIFICATIONS CONTRACTOR IS RESPONSIBLE FOR DETERMINING QUANTITY OF EACH ITEM REQUIRED.

1.4. PERMITS:
- 1.4.1. CONFORM TO THE 2019 RESIDENTIAL CODE OF OHIO, AND ALL OTHER LOCAL GOVERNING CODES AND ORDINANCES HAVING THE AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK, AND SHALL BE COMPLETED TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY EACH RESPECTIVE TRADE. CONTRACTOR SHALL PAY FOR ALL REQUIRED PERMITS. WORK SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS ARE OBTAINED.
- 1.4.2. VERIFY ALL PERMITS HAVE BEEN APPROVED BY APPROPRIATE AGENCIES PRIOR TO START OF CONSTRUCTION. NO CONSTRUCTION OR FABRICATION OF ANY ITEMS SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND ANY DOCUMENTATION FROM ALL OF THE PERMITTING AND REGULATORY AUTHORITIES. FAILURE OF THE CONTRACTOR TO FOLLOW THIS PROCEDURE SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATION OF THE WORK MANDATED BY AN REGULATORY AUTHORITY.
- 1.4.3. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ADDITIONAL CONSTRUCTION COST RESULTING FROM WORK STARTED PRIOR TO OBTAINING ALL GOVERNING AGENCIES APPROVALS.
- 1.4.4. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AS HOLDER OF PERMITS TO NOTIFY THE BUILDING OFFICIAL WHEN WORK IS READY FOR INSPECTION. REQUESTS SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF GOVERNING JURISDICTION. INSPECTORS SHALL HAVE COMPLETE ACCESS TO ALL WORK. RECORDS OF INSPECTIONS SHALL BE MAINTAINED ON THE JOB SITE IN ACCORDANCE WITH REQUIREMENTS AND FORMAT OF GOVERNING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES REQUIRED BY INSPECTIONS, EXCEPT FOR INSPECTIONS MADE BY OWNER OR IT'S AGENTS.
  - 1.4.4.1. MAINTAIN A COPY OF APPROVED PERMIT DRAWINGS ON-SITE FOR INSPECTION PURPOSES. COORDINATE WITH BUILDING DEPARTMENT.

1.5. COORDINATION:
- 1.5.1. COORDINATE BETWEEN SUB-CONTRACTORS, SUPPLIERS, AND VENDORS BASED ON THE ENTIRE SET OF DOCUMENTS. NO ADDITIONAL COMPENSATION WILL BE DUE TO A CONTRACTOR FOR ISSUES RESULTING FROM THE USE OF AN INCOMPLETE SET OF CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING OF INCONSISTENCIES OR DISCREPANCIES BETWEEN CONTRACT DOCUMENTS, DRAWINGS, SPECIFICATIONS, ETC.
- 1.5.2. COORDINATION AMONG ALL TRADES IS MANDATORY. ANY COST CHANGES RESULTING FROM THE LACK OF COORDINATION, SHALL BE BORNE BY THE CONTRACTOR CREATING THE CONFLICT.
- 1.5.3. PROVIDE A FULL SET OF CONSTRUCTION DOCUMENTS TO ALL SUBCONTRACTORS. ALL CROSS-REFERENCING SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- 1.5.4. THE ABBREVIATION N.I.C. INDICATES WORK AND / OR MATERIALS NOT IN THE CONTRACT OF THE GENERAL CONTRACTOR. THIS SHALL NOT RELIEVE THE G.C. OF THE RESPONSIBILITY OF COORDINATION.

DIVISION 2 - EXISTING CONDITIONS

SECTION 02 41 19 EXISTING CONDITIONS / SELECTIVE DEMOLITION

1.1. VERIFICATION OF EXISTING CONDITIONS / ACCEPTANCE OF CONDITIONS
- 1.1.1. DO NOT SCALE DRAWINGS.
- 1.1.2. CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND INFORMATION IN THESE DRAWINGS GOVERNING THEIR SCOPE OF THE WORK.
- 1.1.3. ALL ERRORS, OMISSIONS, AND INCONSISTENCIES IN THESE DRAWINGS WHICH ARE DISCOVERED ARE TO BE REPORTED IN WRITING TO THE ARCHITECT IMMEDIATELY, BEFORE PROCEEDING WITH THE WORK. ANY SITE OR JOB CONDITIONS (INCLUDING ADVERSE SOIL BEARING CONDITIONS) THAT ARISE AND CAUSE THE CONTRACTOR TO VARY FROM THE CONTRACT DOCUMENTS SHALL BE ANALYZED BY AND ARE THE RESPONSIBILITY OF THE CONTRACTOR IF THEY ARE NOT REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH WORK.
- 1.1.4. FULLY EXAMINE AND BECOME FAMILIAR WITH THE SITE BEFORE COMMENCING THE WORK. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AS WELL AS VERIFY THE CONDITIONS AND NATURE OF THE CONSTRUCTION, MATERIALS, AND AVAILABLE UTILITIES AND STRUCTURAL ELEMENTS AND TO NOTIFY THE ARCHITECT IN WRITING OF ANY AND ALL DISCREPANCIES BETWEEN THE SAID EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS.
- 1.1.5. IT SHALL BE THE JOINT RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS AND SUPPLIERS OF MATERIALS TO SECURE ALL NECESSARY ADAPTATIONS TO SAME AS REQUIRED FOR THEIR RESPECTIVE WORK PRIOR TO ORDERING, FABRICATION, OR INSTALLATION OF ANY MATERIALS, EQUIPMENT, OR COMPONENTS WHICH ARE TO BE INTEGRATED INTO THE WORK OF THIS PROJECT.
- 1.1.6. CONTACT CLIENT, OR THE ARCHITECT OF RECORD, REGARDING ALL QUESTIONS OR DISCREPANCIES. COMMUNICATION WITH THE ARCHITECT'S CONSULTANTS, OR REGULATORY AGENCIES SHALL NOT BE CONSIDERED VALID AND ANY CHANGES IN WORK, ADDITIONAL COSTS, APPROVALS, OR NON APPROVALS DUE TO SUCH COMMUNICATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY. SHOULD ADDITIONAL ENGINEERING OR INVESTIGATIVE WORK BE REQUIRED DUE TO SITE OR ENVIRONMENTAL CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY. ENGINEERING SERVICES REQUIRED FOR CHANGES OR MODIFICATIONS IN THESE DOCUMENTS SHALL BE SECURED BY OWNER
- 1.1.7. ANY PART OR PARTS OF THE EXISTING BUILDING STRUCTURE (IN PART OR IN WHOLE) THAT SHOWS SIGNS OF ROTTING, VANDALISM, WATER DAMAGE, PEST DAMAGE, OR ANY OTHERS DETERIORATION THAT MAY CAUSE THAT PART OR PARTS TO NOT COMPLY WITH ANY EXISTING APPLICABLE GOVERNMENT BUILDING CODES AND STANDARDIZED CONSTRUCTION PRACTICES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER IMMEDIATELY UPON DISCOVERY.
- 1.1.8. DRAWINGS MAY INDICATE TYPICAL CONDITIONS WHICH MAY VARY FROM UNIT TO UNIT. CONTRACTOR SHALL CONFIRM ALL EXISTING CONDITIONS.
- 1.1.9. WHERE NEW CONSTRUCTION IS TO BE SUSPENDED FROM THE EXISTING STRUCTURE, THE GENERAL CONTRACTOR SHALL VERIFY THAT THE EXISTING STRUCTURE HAS THE CAPACITY TO SUPPORT SUCH NEW ASSEMBLIES.

1.2. PROTECTION / CUTTING AND PATCHING:
- 1.2.1. PROTECT EXISTING CONSTRUCTION AND RESTORE ALL FINISH SURFACES TO THEIR ORIGINAL CONDITION WHERE DAMAGED.
- 1.2.2. PROVIDE ALL FLOOR LEVELING, PATCHING, AND REMEDIAL REPAIRS AS REQUIRED BY THE SCOPE OF WORK. REPAIRS INCLUDE, BUT ARE NOT LIMITED TO, WORK REQUIRED TO PROVIDE A SMOOTH AND EVEN TRANSITION BETWEEN NEW AND EXISTING SPACES AND TO PREPARE EXISTING SURFACES FOR NEW FINISHES.
- 1.2.3. FIT WORK TIGHT TO ADJACENT ELEMENTS. MAINTAIN INTEGRITY OF WALL, CEILING, AND/OR FLOOR CONSTRUCTION, COMPLETELY SEAL VOIDS.
- 1.2.4. REFINISH SURFACES TO MATCH ADJACENT FINISHES, UNLESS NOTED OTHERWISE.
- 1.2.5. PROVIDE AND INSTALL ANY AND ALL ACCESS PANELS AS REQUIRED.
- 1.2.6. PROVIDE AND / OR MAINTAIN FIRE RATED ASSEMBLIES WHERE SHOWN, OR AS REQUIRED.

1.3. SALVAGED ITEMS: AS DIRECTED BY OWNER.

SECTION 02 50 00 HAZARDOUS MATERIALS/ENVIRONMENTAL ASSESSMENT / ABATEMENT

1.1. HAZARDOUS MATERIALS MAY EXIST ON THIS PROJECT. IF ANY WORK PERSON ENCOUNTERS ANY MATERIAL WHICH THEY SUSPECT MAY BE HAZARDOUS OR TOXIC, THEY SHALL IMMEDIATELY ADVISE THE OWNER. THE CONTRACTOR SHALL TAKE IMMEDIATE AND APPROPRIATE ACTION TO PROTECT THE BUILDING USERS AND WORKERS IN ACCORDANCE W/ FEDERAL, STATE, AND LOCAL LAWS, CODES AND REGULATIONS. THE ARCHITECT AND ARCHITECT'S CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL OR DISPOSAL OF OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECTS SITE, INCLUDING BUT NOT LIMITED TO ASBESTOS, ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB) OR OTHER TOXIC SUBSTANCES.
- 1.1.1. THE CONTRACTOR IS HEREBY ADVISED THAT RDA GROUP ARCHITECTS, LLC. IS NOT A DESIGN PROFESSIONAL IN THE DETERMINATION OF THE PRESENCE OF HAZARDOUS MATERIALS, NOR IS RDA A DESIGN PROFESSIONAL INVOLVED IN MAKING RECOMMENDATIONS REGARDING THE TESTING, REMOVAL, ENCAPSULATION OR OTHER CORRECTIVE MEASURES PERTAINING TO HAZARDOUS MATERIALS.
- 1.1.2. IF THE WORK WHICH IS TO BE PERFORMED UNDER THE CONTRACT INTERFACES IN ANY WAY W/ THE EXISTING COMPONENTS WHICH CONTAIN HAZARDOUS MATERIALS, IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT THE OWNER'S ENVIRONMENTAL CONSULTANT REGARDING THE PROPER MEANS & METHODS TO BE UTILIZED IN DEALING W/ HAZARDOUS MATERIALS.
- 1.1.3. BY EXECUTION OF THE CONTRACT FOR CONSTRUCTION, THE CONTRACTOR HEREBY AGREES TO BRING NO CLAIM FOR NEGLIGENCE, BREACH OF CONTRACT, INDEMNITY OR OTHERWISE AGAINST THE ARCHITECT, HIS PRINCIPLES, EMPLOYEES, AGENTS OR CONSULTANTS IF SUCH A CLAIM IN ANY WAY WOULD INVOLVE THE INVESTIGATION OF OR REMEDIAL WORK RELATED TO HAZARDOUS MATERIALS IN THE PROJECT.
- 1.1.4. BY EXECUTION OF THE CONTRACT FOR CONSTRUCTION, THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD THE ARCHITECT, HIS PRINCIPLES, EMPLOYEES, AGENTS OR CONSULTANTS HARMLESS FROM ANY SUCH ASBESTOS OR OTHER HAZARDOUS MATERIALS RELATED CLAIMS THAT MAY BE BROUGHT BY THE CONTRACTOR'S SUBCONTRACTORS, SUPPLIERS OR OTHER THIRD PARTIES WHO MAY BE ACTING UNDER THE DIRECTION OF THE CONTRACTOR PURSUANT TO THIS PROJECT.

1.2. LEAD BASED PAINT: CONTRACTOR TO FOLLOW ALL APPLICABLE EPA REQUIREMENTS RELATED TO LEAD BASED PAINT FOR RENOVATION, REPAIR, AND PAINTING. MAINTAIN ALL REQUIRED CERTIFICATIONS.

1.3. REFER TO APPLICABLE ENVIRONMENTAL REPORTS AS PREPARED BY MACPARAN CONSULTING. PROVIDE ALL ABATEMENT & REMEDIATION REQUIRED FOR PROJECT EXECUTION IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS.

DIMENSIONING CONVENTIONS / STANDARDS

- ALL EXTERIOR DIMENSIONS ARE FACE OF SHEATHING AT EXTERIOR SIDE AND FACE OF STUD AT INTERIOR SIDE.
- ALL INTERIOR DIMENSIONS ARE FACE OF STUD.
- ALL FOUNDATION DIMENSIONS ARE FACE OF CONCRETE/FOUNDATION.
- ALL DIMENSIONS TO EXISTING SURFACES ARE TO EXISTING FINISH SURFACE.
- DO NOT SCALE DRAWINGS.
- REFER TO DRAWING NOTES FOR ANY SPECIAL NOTES THAT GOVERN LAYOUT.
- FIELD VERIFY ALL EXISTING DIMENSIONS.

STRUCTURAL NOTES:

1. DESIGN UNIFORM LOADS:
   SOIL BEARING CAPACITY: 1,500 PSF - ASSUMED
   FLOOR LIVE LOAD: 40 PSF - RESIDENTIAL AREAS
   ROOF LIVE LOAD: 20 PSF
   GROUND SNOW LOAD: 20 PSF
   ICE ON SNOW: 5 PSF
   SNOW EXPOSURE FACTOR: 0.7
   SNOW LOAD IMPORTANCE FACTOR: 1.0
   THERMAL FACTOR: 1.0

   GUARDRAILS: 200 PLF, SINGLE CONCENTRATED LOAD ALONG TOP

   WIND LOAD:
   ULTIMATE DESIGN WIND SPEED: 115 MPH, 3 SEC. GUST
   EXPOSURE: C
   WIND IMPORTANCE FACTOR: 1.0
   BUILDING CATEGORY: II
   INTERNAL PRESSURE COEFFICIENT: +/- 0.18

   FLOOD DESIGN:
   SITE IS NOT LOCATED IN FLOOD PRONE AREA, PER CORP. OF ENGINEERS.

   SPECIAL LOADS: REFER TO PLANS AS APPLICABLE.

DEFLECTION LIMITATION CRITERIA

INTERIOR PARTITIONS	H/180
FLOOR JOISTS/BEAMS	L/360
OTHER STRUCTURAL COMPONENTS	L/240
EXTERIOR WALL W/ PLASTER/STUCCO	L/360
EXTERIOR WALLS W/ BRITTLE FINISH	H/240
EXTERIOR WALL W/ FLEXIBLE FINISH [H/180 PREVAILS DUE TO INTERIOR GYPSUM BOARD]	H/180
LINTELS SUPPORTING MASONRY VENEER	L/600

ABBREVIATIONS

°	DEGREES
±	PLUS OR MINUS
#	NOT EQUAL
Ø	DIAMETER
∠	ANGLE
℄	CENTERLINE
ℙ	PROPERTY LINE
ABV	ABOVE
ADA	ACCESSIBLE / HANDICAP ACCESSIBLY / ACCESSIBILITY - ANSI ICC-117.1-2009
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
APPROX	APPOXIMATE
ATC	ACOUSTIC TILE CEILING
BET/BETWN.	BETWEEN
BLKG	BLOCKING
BRG	BEARING
BSMT	BASEMENT
BTM	BOTTOM
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CPT	CARPET
CT	CERAMIC TILE
DEMO	DEMOLISH / DEMOLITION
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DIV	DIVISION
DP	DEEP
DS	DOWNSPOUT
DTL	DETAIL
DW	DISHWASHER
DWG	DRAWING
EA	EACH
EERO	EMERGENCY ESCAPE & RESCUE OPENING
EIFS	EXTERIOR INSULATION FINISH SYSTEM
EJ	EXPANSION JOINT
ELEC	ELECTRIC / ELECTRICAL
ELEV	ELEVATION / ELEVATOR
EQ	EQUAL
EQUIP	EQUIPMENT
EX	EXISTING
EXP	EXPANSION
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FLOOR
FIN	FINISH / FINISHED
FRT	FIRE RETARDANT TREATED
FSE	FOOD SERVICE EQUIPMENT
FTG	FOOTING
FV	FIELD VERIFY
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GYP	GYPSUM
GYP BD	GYPSUM BOARD
HB	HOSE BIBB
HM	HOLLOW METAL
HOR	HORIZONTAL
HT	HEIGHT
HVAC	HEATING, VENTILATION, AIR CONDITIONING
INT	INTERIOR
JB	JUNCTION BOX
LL	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LTL	LINTEL
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MS	METAL STUD
MTD	MOUNTED
MTL	METAL
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OBS	OBSCURE GLAZING
OH	OVERHEAD
OPG	OPENING
OPP	OPPOSITE
PEMB	PRE-ENGINEERED METAL BUILDING
PL	PLATE / PROPERTY LINE
PTD	PAINTED
QT	QUARRY TILE
QTY	QUANTITY
R / RAD	RADIUS
RA	RETURN AIR
RB	RUBBER BASE
RD	ROOF DRAIN
REF	REFRIGERATOR
REINF	REINFORCE
REQ'D	REQUIRED
REQ'MT	REQUIREMENT[S]
REV	REVISION
RO	ROUGH OPENING
R/W	RIGHT OF WAY
SALV	SALVAGED
SF	SQUARE FEET
SIM	SIMILAR
SM	SHEET METAL
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
T	TEMPERED
TBD	TO BE DETERMINED
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
T.O.	TOP OF
TR	TREATED
TYP	TYPICAL
UFAS	UNIFORM FEDERAL ACCESSIBILITY STANDARD
UNO	UNLESS NOTED OTHERWISE
UL	UNDERWRITER'S LABORATORY
VB	VAPOR BARRIER
VERT	VERTICAL
W/	WITH
W/O	WITHOUT
WD	WOOD
W.P.	WORK POINT
WRB	WEATHER RESISTIVE BARRIER
WWF	WELDED WIRE FABRIC

WALL / SYMBOL LEGEND

- EXISTING WALLS/FINISHES TO BE REMOVED
- EXISTING WALL TO REMAIN
- NEW WOOD FRAME WALL
- # DEMOLITION KEY NOTE
- # NEW CONSTRUCTION KEY NOTE
- # REFLECTED CEILING KEY NOTE
- # WINDOW TYPE KEY
- EX EXISTING WINDOW TO REMAIN
- 101 DOOR TYPE KEY
- W-00 WALL TYPE KEY

ROOM NAME
101 ROOM TAG

A / A2.0 SECTION TAG

N / W / A-1 / E / S ELEVATION TAG

FD FLOOR DRAIN

SD SMOKE ALARM - 120V W/ BATTERY BACKUP

CO CARBON MONOXIDE ALARM- 120V W/ BATTERY BACKUP

CO/S CARBON MONOXIDE / SMOKE ALARM - 120V W/ BATTERY BACKUP

EXHAUST FAN - VENT DIRECT TO EXTERIOR

L.C. ELECTRIC LOAD CENTER

M ELECTRIC METER

HB HOSE BIBB

STATE OF OHIO
JONATHAN ROBERT SCHAAF 14503 REGISTERED ARCHITECT

Jonathan Robert Schaaf #14503
Expiration Date 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
1335 Perry St.
Springfield, Ohio 45504

Project Number	2025-019
Date	June 20, 2025

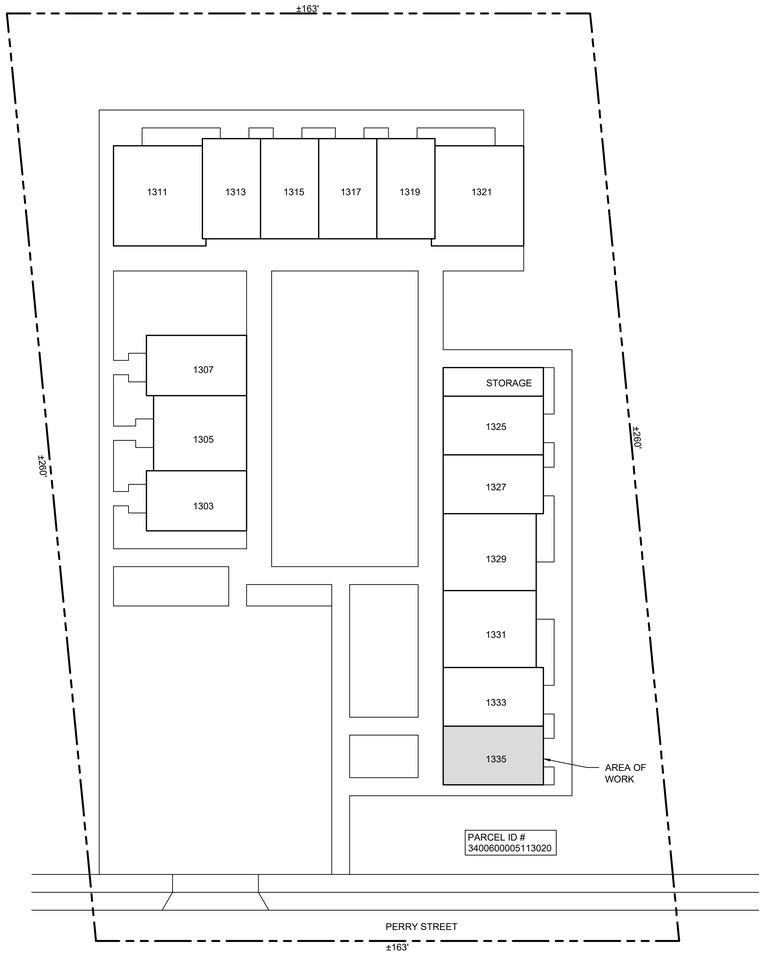
Date	Issue
03.25.25	SD Set
06.09.25	Final Review
06.20.25	Bid/Construction Set

Sheet Title
General Project Notes

Sheet Number
04-G1.5

B EXTERIOR REFERENCE PHOTOS

SCALE: N.T.S.



A ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

0 10 20 40

N

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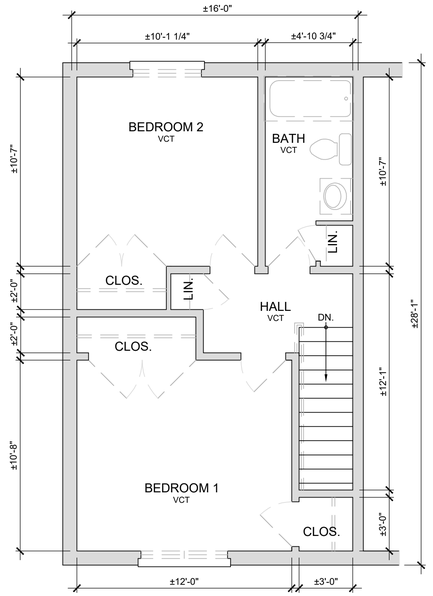
Sheet Title
Architectural Site Plan
Exterior Reference Photos

Sheet Number
04-C1.1

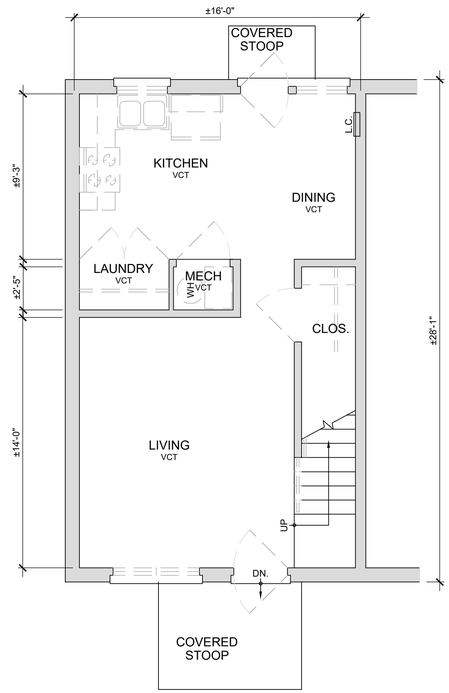


B SECOND FLOOR EXISTING / DEMOLITION PLAN

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

0 2 4 8

N



A FIRST FLOOR EXISTING / DEMOLITION PLAN

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

0 2 4 8

N

COORDINATE WITH PROJECT WORK SCOPE ON SHEET G1.1 AS APPLICABLE.

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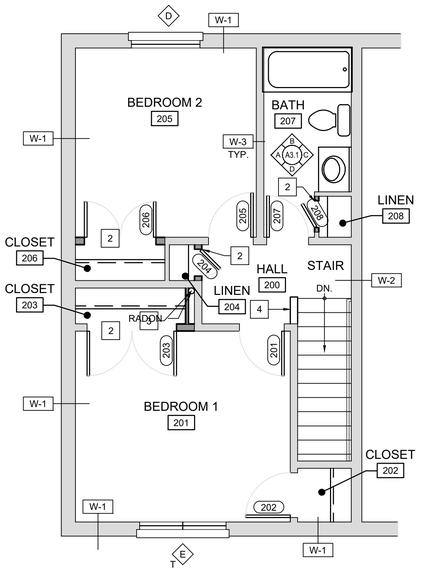
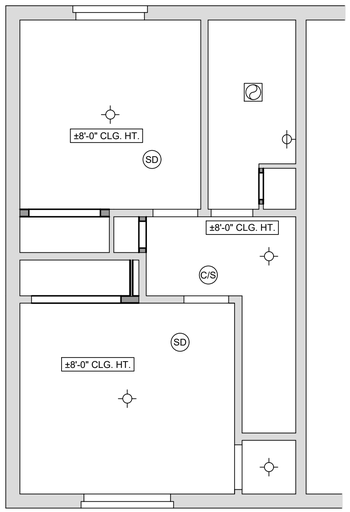
Sheet Title
Existing / Demolition Floor Plans

Sheet Number
04-D1.1



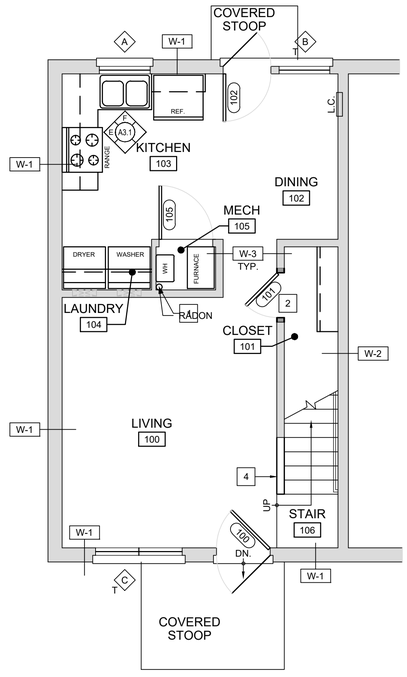
B PROPOSED SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0" 0 2 4 8 N



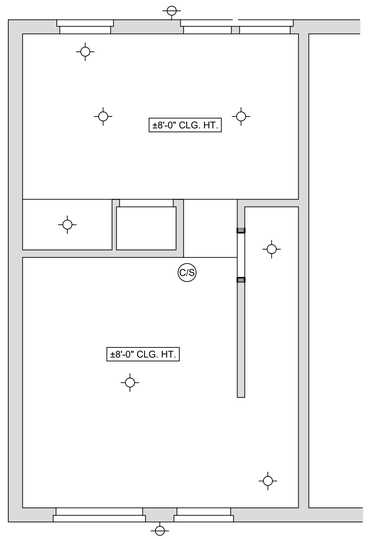
D SECOND FLOOR REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0" 0 2 4 8 N



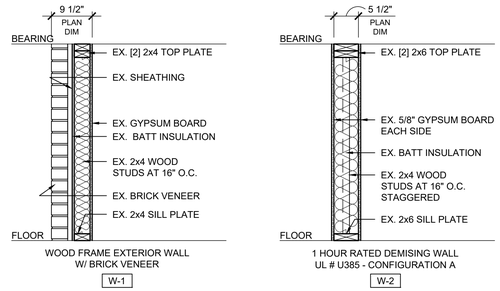
A PROPOSED FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0" 0 2 4 8 N



C FIRST FLOOR REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0" 0 2 4 8 N



E WALL TYPES

SCALE: 3/4" = 1'-0" 0" 6" 12" 24"

NEW CONSTRUCTION KEY NOTES

1. INSTALL NEW PASSIVE RADON SYSTEM. DELEGATED DESIGN BY OTHERS. REFER TO A/G1.4
2. MODIFY EXISTING OPENING AS REQUIRED FOR SCHEDULED DOOR - MATCH ADJACENT CONSTRUCTION.
3. LOCATION OF NEW PASSIVE RADON PIPING. BOX OUT WITH 2x WOOD FRAMING & GYPSUM BOARD FINISHES.
4. INSTALL 36" H. 2x4 STUD KNEEWALL W/ 1/2" GYPSUM BOARD FINISHES & PAINTED 1x WOOD CAP. KNEEWALL TO FOLLOW THE SLOPE OF THE STAIR AT FIRST FLOOR AND STRAIGHT AT SECOND FLOOR. REFER TO DETAIL B/G1.3.

REFLECTED CEILING PLAN - SYMBOL LEGEND

- CEILING MTD. LIGHT FIXTURE. REFER TO SCHEDULE
- RECESSED LIGHT FIXTURE. REFER TO SCHEDULE
- WALL MTD. LIGHT FIXTURE. REFER TO SCHEDULE
- (SD) SMOKE DETECTOR - 120V W/ BATTERY BACKUP.
- (C/S) COMBINATION SMOKE/CO_2 DETECTOR - 120V W/ BATTERY BACKUP.
- EXHAUST FAN - VENT DIRECT TO EXTERIOR.

COORDINATE WITH PROJECT WORK SCOPE ON SHEET G1.1 AS APPLICABLE.

STATE OF OHIO
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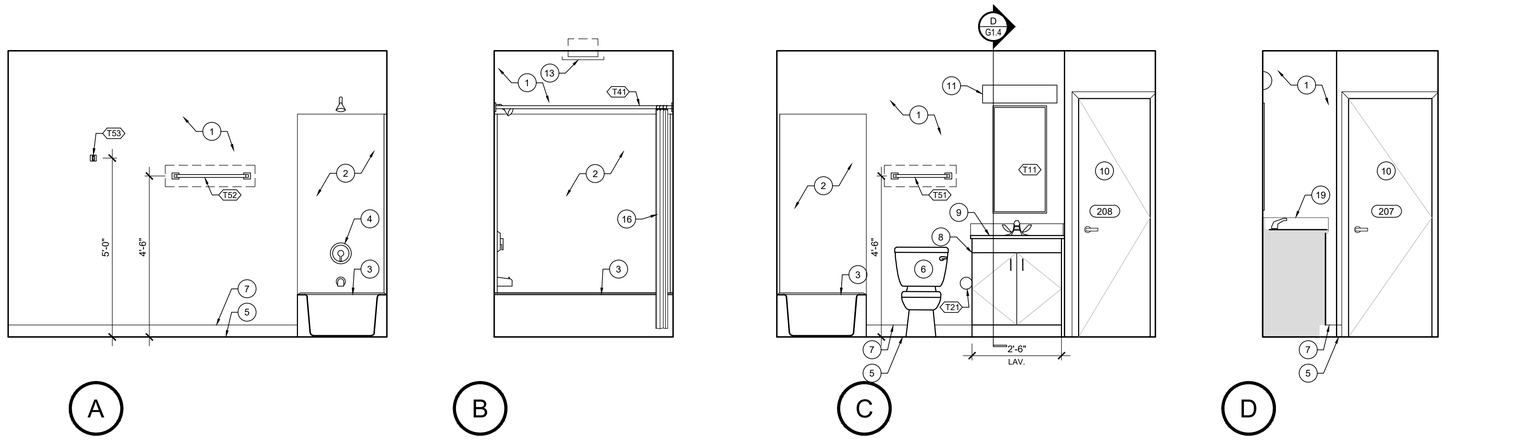
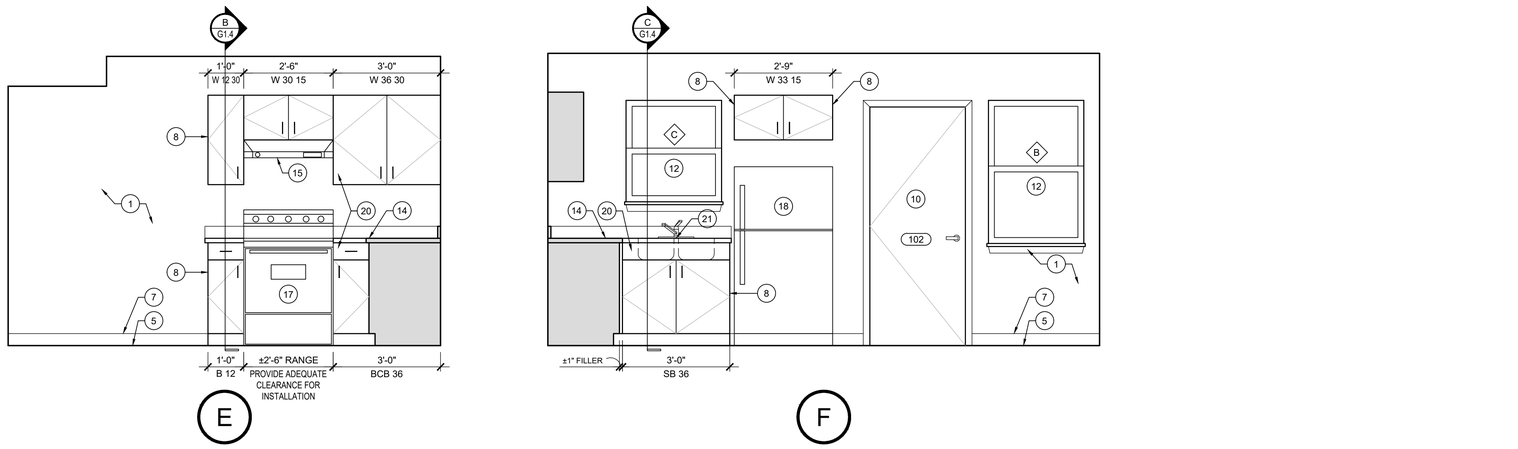
Sheet Title
Proposed Floor Plans
Reflected Ceiling Plans

Sheet Number
04-A1.1



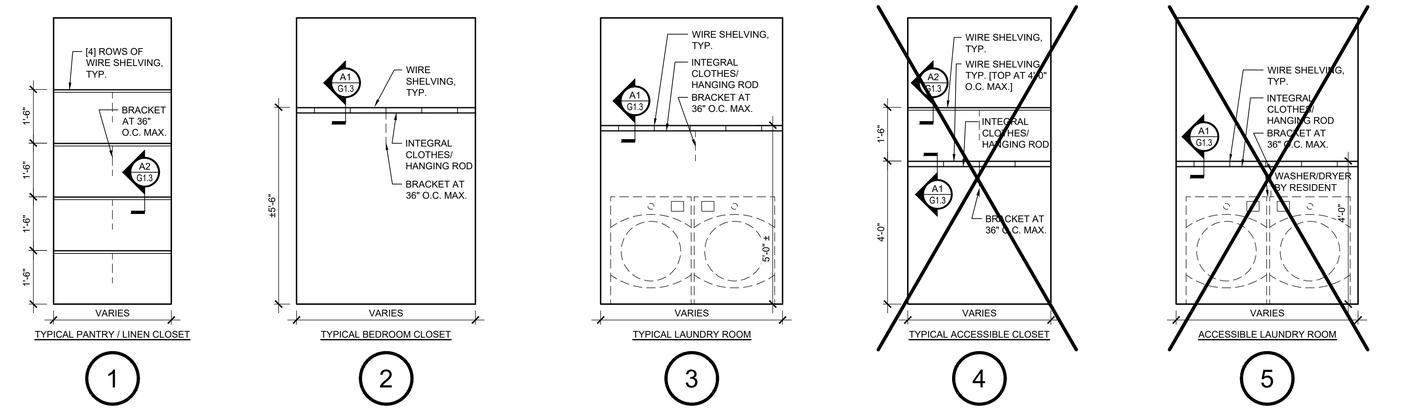
INTERIOR ELEVATIONS AT BATH 207

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



INTERIOR ELEVATIONS AT KITCHEN 103

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



TYPICAL INTERIOR ELEVATIONS

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

INTERIOR ELEVATION KEY NOTES

1. INSTALL NEW GYPSUM BOARD WALL & CEILING FINISHES TO PROVIDE A NEW SMOOTH FINISH. LEVEL 4 FINISH, PREP & PAINT.
2. NEW TUB SURROUND.
3. NEW BATH TUB.
4. NEW TUB/SHOWER HEAD & CONTROLS.
5. FINISH FLOOR - AS SCHEDULED.
6. NEW WATER CLOSET.
7. BASE - AS SCHEDULED.
8. FINISH END PANEL - STAIN TO MATCH CABINETS
9. NEW CULTURED MARBLE VANITY TOP W/ INTEGRAL SINK BOWL ON NEW STAINED WOOD BASE/VANITY CABINET. NEW FAUCET.
10. DOOR - REFER TO DOOR SCHEDULE.
11. NEW LIGHT FIXTURE.
12. WINDOW. REFER TO WINDOW SCHEDULE.
13. NEW EXHAUST FAN/LIGHT.
14. NEW PLASTIC LAMINATE COUNTERTOP W/ 4" BACKSPLASH.
15. NEW RECIRCULATING RANGE HOOD - INSTALL NEW FIRESTOP CANISTERS AT UNDERSIDE OF HOOD - REFER TO SPECS.
16. SHOWER CURTAIN BY RESIDENT.
17. NEW RANGE.
18. NEW REFRIGERATOR.
19. NEW END SPLASH.
20. NEW STAINED BASE AND WALL CABINETS.
21. NEW TWO BOWL STAINLESS STEEL SINK, FAUCET, SUPPLY/DRAIN PIPING.

STATE OF OHIO
JONATHAN ROBERT SCHAAF 14503
REGISTERED ARCHITECT
Jonathan Robert Schaaf #14503
Expiration Date 12/31/2025

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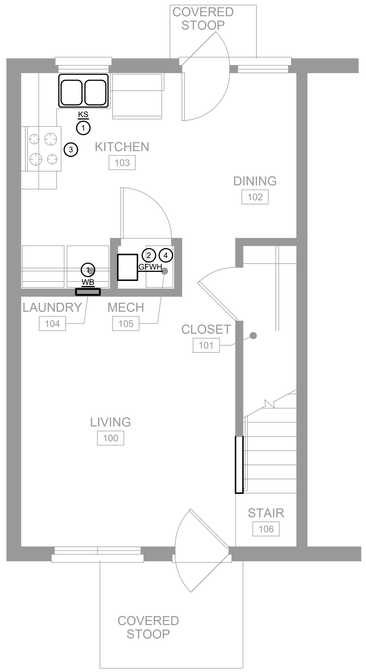
Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
1335 Perry St.
Springfield, Ohio 45504

Project Number
2025-019
Date
June 20, 2025

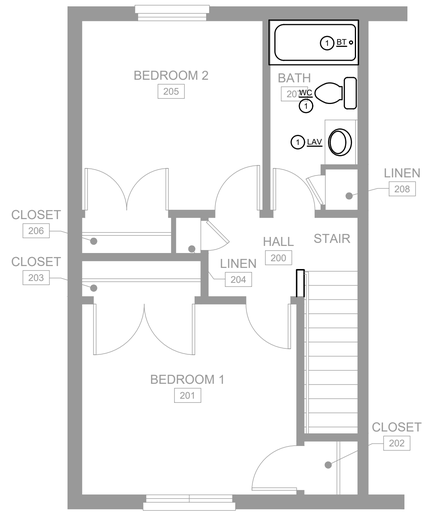
Date	Issue
03.25.25	SD Set
06.09.25	Final Review
06.20.25	Bid/Construction Set

Sheet Title
Interior Elevations

Sheet Number
04-A3.1



1 FIRST FLOOR PLUMBING PLAN
04-P1.1 SCALE: 1/4" = 1'-0"



2 SECOND FLOOR PLUMBING PLAN
04-P1.1 SCALE: 1/4" = 1'-0"

PLAN NOTES

1	EXISTING PLUMBING FIXTURE TO BE REMOVED AND REPLACED WITH NEW. CAPTURE AND RECONNECT TO EXISTING WATER AND DRAIN LINES. EXTEND AND REWORK PIPING AS NEEDED. PROVIDE ANY CUTTING AND PATCHING REQUIRED. REFER TO PLUMBING FIXTURE SCHEDULE FOR SPECIFICATIONS.
2	EXISTING GAS-FIRED WATER HEATER TO BE REMOVED AND REPLACED WITH NEW GAS-FIRED TANKLESS WATER HEATER. RECONNECT TO EXISTING WATER AND GAS LINES. EXTEND AND REWORK PIPING AS NEEDED. REFER TO PLUMBING FIXTURE SCHEDULE FOR SPECIFICATIONS.
3	EXISTING GAS-FIRED RANGE TO BE REMOVED AND REPLACED WITH NEW ELECTRIC RANGE. REMOVE EXISTING GAS PIPING BACK TO NEAREST TEE AND CAP.
4	EXISTING GAS-FIRED FURNACE TO BE REMOVED AND REPLACED WITH NEW. RECONNECT TO EXISTING GAS PIPING. EXTEND AND REWORK PIPING AS NEEDED. INSTALL PER MANUFACTURER'S INSTRUCTIONS.

GENERAL NOTES

1. CONTRACTOR TO VERIFY INCOMING GAS SERVICE SIZE AND NOTIFY ENGINEER IF GAS SERVICE PIPE SIZE IS LESS THAN 1".
2. PROVIDE AND INSTALL NEW SHUTOFF BALL VALVES AT ALL FIXTURES.
3. PRESSURE TEST ALL EXISTING PIPING. REPAIR AND REPLACE PIPING AS NEEDED.

PLUMBING FIXTURE ABBREVIATIONS

XXX FIXTURE DESIGNATION. SEE PLUMBING FIXTURE SCHEDULE FOR EQUIPMENT SPECIFICATIONS.

AD	AREA DRAIN	RO	ROUGH ONLY
AFF	ABOVE FINISHED FLOOR	R&C	ROUGH AND CONNECT
BFP	BACK FLOW PREVENTER	RELOC	RELOCATED
C	CLOSET	S	SINK
CI	CAST IRON	SAN	SANITARY
CO	CLEAN OUT	SD	SHOWER DRAIN
CU	CONDENSING UNIT	SS	SCRUB SINK
DF	DRINKING FOUNTAIN	SH	SHOWER
DS	DOWNSPOUT	SPH	SPRINKLER HEAD
ELEV	ELEVATION	T	TUB
EWC	ELECTRIC WATER COOLER	TD	TRENCH DRAIN
FD	FLOOR DRAIN	TP	TRAP PRIMER
FP	FLOOR PORT	TV	TEMPERING VALVE
HB	HOSE BIBB	UR	URINAL
INV	INVERT	VTR	VENT THRU ROOF
JS	JANITOR SINK	WH	WALL HYDRANT
KS	KITCHEN SINK	WU	WASHER UNIT
LAV	LAVATORY	WC	WATER CLOSET
RD	ROOF DRAIN	WF	WASH FOUNTAIN

PROJECT GENERAL NOTES

1. THE DRAWINGS ARE DIAGRAMMATIC ONLY AND INDICATE THE GENERAL ARRANGEMENT OF THE SYSTEMS AND ARE TO BE FOLLOWED INSOFAR AS POSSIBLE. IF DEVIATIONS FROM THE LAYOUTS ARE NECESSITATED BY FIELD CONDITIONS, DETAILED LAYOUTS OF THE PROPOSED DEPARTURES SHALL BE SUBMITTED IN WRITING TO THE ENGINEER FOR REVIEW BEFORE PROCEEDING WITH THE WORK.
2. THE PLUMBING CONTRACTOR SHALL REVIEW ALL DRAWINGS IN DETAIL AS THEY MAY RELATE TO THEIR WORK.
3. EACH CONTRACTOR SHALL INSPECT THE SITE ON WHICH THE WORK IS TO BE PERFORMED, AND THE OBSTACLES THAT MAY BE ENCOUNTERED, AND ALL RELEVANT MATTERS CONCERNING THE WORK.
4. THE CONTRACTOR SHALL FILE ALL NECESSARY NOTICES, OBTAIN AND PAY FOR ALL PERMITS, FEES, AND OTHER COSTS INCLUDING UTILITY CONNECTIONS OR EXTENSION, IN CONNECTION WITH HIS WORK, AS NECESSARY, HE SHALL FILE ALL REQUIRED PLANS, PREPARE ALL DOCUMENTS AND OBTAIN ALL NECESSARY APPROVALS OF ALL UTILITY AND GOVERNMENTAL DEPARTMENTS HAVING JURISDICTION.
5. IGNORANCE OF CODES, RULES, AND REGULATIONS, UTILITY COMPANY REQUIREMENTS, LAWS, ETC. SHALL NOT DIMINISH OR ABSOLVE CONTRACTOR'S RESPONSIBILITIES TO PROVIDE AND COMPLETE ALL WORK IN COMPLIANCE WITH SUCH.
6. ALL MATERIALS FURNISHED AND ALL WORK INSTALLED SHALL COMPLY WITH THE CURRENT EDITION OF THE OHIO MECHANICAL CODES, NATIONAL FIRE CODES OF THE NATIONAL FIRE PROTECTION ASSOCIATION AND WITH THE REQUIREMENTS OF ALL GOVERNMENTAL AGENCIES OR DEPARTMENTS HAVING JURISDICTION.

PLUMBING SPECIFICATIONS

1. SCOPE OF WORK
   - 1.1. THE CONTRACTOR IS RESPONSIBLE FOR ALL WORK, MATERIALS, AND LABOR TO SATISFY A COMPLETE WORKING SYSTEM WHETHER SPECIFIED OR IMPLIED.
   - 1.2. ALL WORK IS TO BE PERFORMED IN STRICT COMPLIANCE WITH THE NATIONAL STANDARD PLUMBING CODE (LATEST EDITION), ALL LOCAL CODES, AND ALL OTHER REGULATIONS GOVERNING WORK OF THIS NATURE.
   - 1.3. THE CONTRACTOR SHALL, BEFORE SUBMITTING ANY PROPOSAL, EXAMINE THE PROPOSED SITE AND SHALL DETERMINE FOR HIMSELF THE CONDITIONS THAT MAY EFFECT THE WORK. NO ALLOWANCE SHALL BE MADE IF THE CONTRACTOR FAILS TO MAKE SUCH EXAMINATIONS.
   - 1.4. ALL EQUIPMENT AND MATERIALS SHALL BE AS SPECIFIED OR "APPROVED EQUAL" BY ENGINEER OR ARCHITECT.
2. PERMITS
   - 2.1. THE CONTRACTOR SHALL SECURE ALL PERMITS OR APPLICATIONS AND PAY ANY AND ALL FEES.
3. SHOP DRAWINGS
   - 3.1. SUBMIT MATERIAL LIST AND SHOP DRAWINGS FOR MAJOR ALL EQUIPMENT/FIXTURES TO THE ARCHITECT OR ENGINEER FOR APPROVAL. THE CONTRACTOR SHALL SUBMIT THREE SETS OF SHOP DRAWINGS AND THEY SHALL BE CLEARLY LABELED.
4. DOMESTIC WATER SUPPLY PIPING
   - 4.1. UNDERGROUND: PROVIDE TYPE "K" SOFT DRAWN COPPER TUBING WITH BRAZED CONNECTIONS.
   - 4.2. ABOVEGROUND: PROVIDE TYPE "L" HARD DRAWN COPPER TUBING WITH 125 PSI SOLDER JOINTS, COPPER OR BRASS FITTINGS. ALL SOLDER TO BE "NO LEAD" TYPE.
   - 4.3. ALL HOT WATER PIPING TO BE INSULATED WITH 1" FIBERGLASS INSULATION.
   - 4.4. ALL COLD WATER PIPING TO BE INSULATED WITH 1" FIBERGLASS INSULATION.
5. SANITARY/STORM DRAINAGE AND VENT PIPING
   - 5.1. ABOVE GRADE, 2" AND BELOW: SCHEDULE 40 PVC WITH SOLVENT JOINTS OR DWV COPPER WITH SOLDER JOINTS. ALL SOLDER TO BE "NO LEAD" TYPE.
   - 5.2. 3" AND ABOVE: SCHEDULE 40 PVC WITH SOLVENT JOINTS.
   - 5.3. BELOW GRADE: SCHEDULE 40 PVC WITH SOLVENT JOINTS.
   - 5.4. PVC PIPING SHALL NOT BE USED IN AIR PLENUM CEILINGS AND SHALL NOT CROSS FIRE RATED WALLS, CEILINGS, OR FLOORS.
   - 5.5. DRAINAGE PIPING SHALL BE RUN AS STRAIGHT AS POSSIBLE AND SHALL HAVE LONG TURN FITTINGS.
   - 5.6. DRAINAGE PIPING 3" SIZE AND SMALLER SHALL RUN AT A UNIFORM GRADE OF AT LEAST 1/4" PER FOOT, AND PIPING LARGER THAN 3" SHALL BE RUN AT A GRADE OF NO LESS THAN 1/8" PER FOOT.
   - 5.7. ALL VENT PIPING SHALL BE SLOPED TO DRAIN BACK TO FIXTURES.
   - 5.8. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FLASHING OF THE VENT PIPING RUN THROUGH THE ROOF.
   - 5.9. ALL STUB-INS AND/OR SLAB OR WALL PENETRATION TO BE 6. PER NATIONAL STANDARD PLUMBING CODE. ALL PIPING PENETRATIONS OF BUILDING FOUNDATIONS OR FOOTINGS SHALL BE SLEEVED.
6. PIPE SUPPORTS
   - 6.1. ABOVE GRADE
     - 6.1.1. ALL PIPE SHALL BE SUPPORTED FROM THE BUILDING STRUCTURE IN A NEAT AND WORKMANLIKE MANNER. THE USE OF WIRE AND PERFORMED METAL TO SUPPORT PIPES WILL NOT BE PERMITTED. SPACING OF PIPE SUPPORTS SHALL BE AS SPECIFIED IN CHAPTER 8 OF THE NATIONAL STANDARD PLUMBING CODE.
   - 6.2. BELOW GRADE
     - 6.2.1. EARTH SHALL BE EXCAVATED TO A MINIMUM DEPTH WITH AN EVEN SURFACE TO INSURE SOLID BEARING OF PIPE FOR ITS ENTIRE LENGTH.
     - 6.2.2. INTERIOR: THE PIPE SHALL BE INSTALLED (UNLESS OTHERWISE SPECIFIED) A MINIMUM OF 4 INCHES BELOW THE BOTTOM OF THE SLAB AND SHALL NOT BE IN ANY DIRECT CONTACT WITH THE CONCRETE AT ANY POINT.
     - 6.2.3. EXTERIOR: THE WATER PIPE SHALL HAVE A MINIMUM OF 42" OF COVER AND THE SANITARY WASTE PIPE SHALL HAVE A MINIMUM OF 24" OF COVER.
7. MISCELLANEOUS
   - 7.1. COORDINATE INSTALLATION OF ALL ROOF FLASHING AT A. ROOF PENETRATION.
   - 7.2. DO NOT SCALE THIS DRAWING FOR EXACT DIMENSIONS. VERIFY ALL FIGURES, CONDITIONS, AND DIMENSIONS AT THE JOB SITE.
   - 7.3. THE PLUMBING PLANS ARE INTENDED TO BE DIAGRAMATIC AND ARE BASED ON ONE MANUFACTURE'S EQUIPMENT. THEY ARE NOT INTENDED TO SHOW EVERY ITEM IN ITS EXACT LOCATION, THE EXACT DIMENSIONS, OR ALL THE DETAILS OF THE EQUIPMENT.
   - 7.4. THE CONTRACTOR SHALL VERIFY THE ACTUAL DIMENSIONS OF THE EQUIPMENT PROPOSED TO ENSURE THAT THE EQUIPMENT WILL FIT IN THE AVAILABLE SPACE.
8. TESTING
   - 8.1. PLUMBING SYSTEMS SHALL BE FLOW AND PRESSURE TESTED IN ACCORDANCE WITH STANDARD PRACTICE AND THE NATIONAL STANDARD PLUMBING CODE.
9. GUARANTEE
   - 9.1. MATERIALS, EQUIPMENT AND INSTALLATION SHALL BE GUARANTEED FOR A PERIOD OF ONE(1) YEAR FROM DATE OF ACCEPTANCE. DEFECTS WHICH APPEAR DURING THAT PERIOD SHALL BE CORRECTED AT THIS CONTRACTOR'S EXPENSE.
   - 9.2. FOR THE SAME PERIOD, THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO PREMISES CAUSED BY DEFECTS IN WORKMANSHIP OR IN THE WORK OR EQUIPMENT FURNISHED AND/OR INSTALLED BY HIM.

GAS FIRED WATER HEATER SCHEDULE

ITEM NO.	MAX FLOW	RECOVERY @ 90°F RISE	BTU PER HOUR	GAS CONN.	THERMAL EFF. (UEF)	WATER CONN.	MANUFACTURER AND MODEL	REMARKS
GFWH	6.8 GPM	2.6 GPM	120,000	3/4"	0.93	3/4"	NAVIEN NPE-150S2	POWER DIRECT VENT

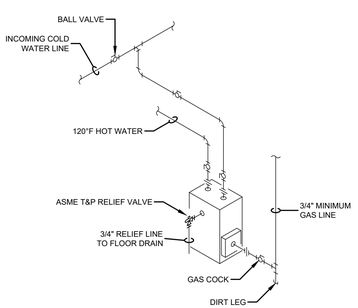
PLUMBING FIXTURE AND EQUIPMENT SCHEDULE

ID	DESCRIPTION	MANUFACTURER	MODEL NUMBER	SUPPLY		SANITARY		REQ'D COMP	NOTES
				HOT	COLD	WASTE	VENT		
BT	BATHTUB	AMERICAN STANDARD	2390.202TC	1/2"	1/2"	2"	1-1/2"	3	E,F
HB	HOSE BIBB	WOODFORD	MODEL 17	- - -	3/4"	2"	1-1/2"	- - -	- - -
KS	KITCHEN SINK - DROP IN	ELKAY	CR-3322	1/2"	1/2"	1-1/2"	1-1/2"	1	A,D
LAV	LAVATORY - DROP IN	AMERICAN STANDARD	0476.028	1/2"	1/2"	1-1/2"	1-1/2"	4	A,B,C
WB	WASHER BOX	OATEY	38101	1/2"	1/2"	2"	1-1/2"	- - -	- - -
WC	WATER CLOSET - TANK TYPE	AMERICAN STANDARD	215DA.104	- - -	1/2"	3"	1-1/2"	2	D

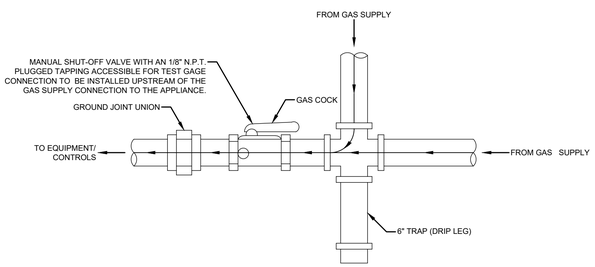
REQUIRED COMPONENTS AND SERVICES

1. MATERIAL: 18GA, TYPE 304 STAINLESS STEEL
   SIZE: DOUBLE BOWL 33" X 22" X 7"
   FAUCET: PEERLESS: P110LF
   WASTE TRIM: ELKAY: LK-35
   SUPPLY STOP: ZURN: ZH8822-LR-LK
   P-TRAP: MCGUIRE: 8912
   MISC: MOEN: 111C
2. COLOR: WHITE VITREOUS CHINA
   TYPE: FLOOR SET WITH CHROME LEFT HAND TRIP LEVER
   FLUSH: 1.28 GPF
   SEAT: AMERICAN STANDARD: 5503A
   MISC: ZURN: ZH8823-CR-LK SUPPLY STOP, 16.5" RIM MOUNTING HEIGHT
3. COLOR WHITE
   SIZE: 60" X 30"
   SUPPLY TRIM: PEERLESS: PTT188753
   WASTE TRIM: ENGINEERED BRASS: WB150L
   SUPPLY STOP: MOEN: INTEGRAL STOPS
   MISC: SWANSTONE: SS-72-3, 78" SHOWER HEAD MOUNTING HEIGHT, 32" SHOWER VALVE MOUNTING HEIGHT
4. DESCRIPTION: WHITE VITREOUS CHINA
   FAUCET: PEERLESS: P136LF
   TRAP/FIX. DR.: MCGUIRE: 8872
   SUPPLY STOP: ZURN: ZH8822-LR-LK

NOTES:
A. PROVIDE CHROME PLATED ESCUTCHEONS AND NIPPLES TO WALL.
B. PROVIDE 0.5 GPM FLOW CONTROL DEVICE ON LAVATORY FAUCET
C. PROVIDE "TRUEBRO" LAV GUARD INSULATION KIT.
D. PROVIDE 1.5 GPM FLOW CONTROL DEVICE ON SINK FAUCET.
E. PROVIDE 1.5 GPM FLOW CONTROL DEVICE ON SHOWER HEAD.
F. PLUMBING CONTRACTOR TO PROVIDE AND INSTALL SWANSTONE SOLID SURFACE WALL SURROUNDS TO FIXTURE.



3 TANKLESS GAS WATER HEATER INSTALLATION DETAIL
04-P1.1 SCALE: NONE



4 GAS CONNECTION TO EQUIPMENT DETAIL
04-P1.1 SCALE: NONE

STATE OF OHIO
LAWRENCE S. AYER
56787
REGISTERED PROFESSIONAL ENGINEER
EXPIRATION DATE: 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
1335 Perry St.
Springfield, Ohio 45504

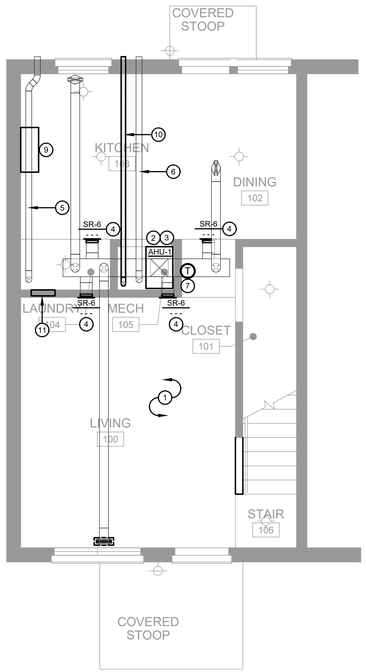
Project Number
E2M: 25131

Date
May 30, 2025

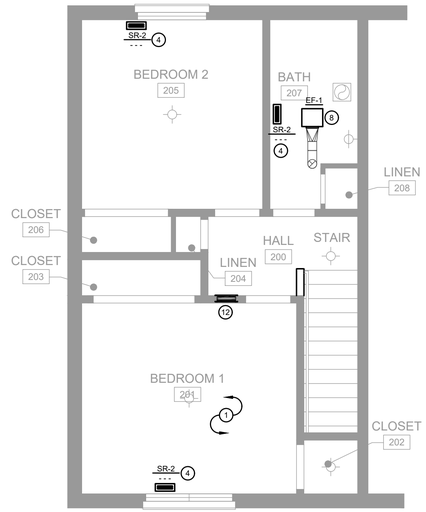
Date	Issue
06/02/25	REVIEW SET
06/05/25	REVIEW
06/20/25	BID/CONSTRUCTION

Sheet Title
PLUMBING PLAN

Sheet Number
04-P1.1



1 FIRST FLOOR MECHANICAL PLAN
04-M1.1 SCALE: 1/4" = 1'-0"



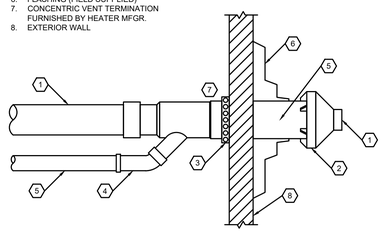
2 SECOND FLOOR MECHANICAL PLAN
04-M1.1 SCALE: 1/4" = 1'-0"

KEYED NOTES:

1. VENT OUTLET
2. MAINTAIN 18" BEYOND WALL
3. SUPPORT (FIELD SUPPLIED)
4. ELBOW (FIELD SUPPLIED)
5. COMBUSTION AIR INLET
6. FLASHING (FIELD SUPPLIED)
7. CONCENTRIC VENT TERMINATION FURNISHED BY HEATER MFGR.
8. EXTERIOR WALL

GENERAL NOTES:

1. LOCATE TRAPS SO AS TO BE ACCESSIBLE FOR CLEANING.
2. CONDENSATE PIPING SHALL GRADUALLY SLOPE DOWN FROM DRAIN TRAP



3 SIDEWALL CONCENTRIC VENT INSTALLATION DETAIL
04-M1.1 SCALE: NONE

REGISTER, DIFFUSER AND GRILLE SCHEDULE

MARK	SR-2	SR-6	RG-12
MANUFACTURER	HART AND COOLEY	HART AND COOLEY	HART AND COOLEY
MODEL NUMBER	421	661	672
TYPE	LOUVERED	LOUVERED	LOUVERED
DIRECTION	DBL DEFLECT	DBL DEFLECT	SNGL DEFLECT
MOUNTING	FLOOR	SIDEWALL	SIDEWALL
G / R / D	R	R	G
CFM	MATCH EXISTING	MATCH EXISTING	- - -
NECK SIZE	12" X 2"	8" X 6"	12" X 12"
PANEL SIZE	13-5/8" X 3-5/8"	9-5/8" X 7-5/8"	13-5/8" X 13-5/8"
MATERIAL	STEEL	STEEL	STEEL
FINISH	PER ARCHITECT	PER ARCHITECT	PER ARCHITECT
DAMPER	YES	YES	YES
SOUND (NC)	<20	<20	<20
REMARKS / NOTES	1, 2, 3	1, 2, 3	1, 2, 3

1. PROVIDE WITH DRYWALL WALL MOUNTING FRAME WHERE REQUIRED.
2. COLOR SELECTED BY ARCHITECT
3. SIZE REGISTER/GRILLE TO MATCH EXISTING REGISTER/GRILLE AND EXISTING DUCTWORK.

EXHAUST FAN SCHEDULE

MARK	ROOM	MANUFACTURER / MODEL #	FAN DATA			MOTOR DATA			BACKDRAFT DAMPER	NOTES
			CFM	SP	RPM	VOLTS	PHASE	WATTS / HP		
EF-1	FULL BATH	PANASONIC / FV-05-11VKS1	80	0.25	1131	120	1	10.2W	YES	1,2,3,4

NOTES:
1. FAN SHALL BE CONTROLLED BY SWITCH SEPARATE FROM LIGHTS.
2. PROVIDE ALL REQUIRED ACCESSORIES TO MAKE COMPLETE.

FURNACE SCHEDULE

EQUIPMENT MARK	AHU-1
MANUFACTURER	CARRIER
MODEL #	59SC2E06M14**12
COOLING COIL MODEL#	- - -
ENERGY EFFICIENCY RATIO (SEER2)	
INDOOR FAN H.P.	1/2
DESIGN CFM	MATCH EXISTING
EXTERNAL STATIC PRESSURE IN H2O	0 - 0.50
CONDENSER AMBIENT CONDITIONS	
TEMPERATURE °F	
HEATING DATA	
GAS INPUT IN M.B.H. H/L	60
GAS OUTPUT IN M.B.H. H/L	56
HEATING EFFICIENCY (AFUE %)	92.1%
ELECTRIC RESISTANCE IN K.W. @ VOLT	
HEAT PUMP REVERSE CYCLE IN M.B.H.	
STAGES	1
HEATER MODEL #	
ELECTRICAL DATA	
VOLTS / PHASE/ HERTZ	115/1/60
MINIMUM CIRCUIT AMPS	7.2
MAX OVERCURRENT PROTECTION IN AMPS	15
PHYSICAL DATA	
UNIT WEIGHT IN POUNDS	122
ACCESSORIES	SEE BELOW

A. TRANSFORMER
B. SIDE RETURN FILTER RACK.
C. FURNANCE MOUNTING PAD
D. RETURN AIR PLENUM
E. PROVIDE 7-DAY PROGRAMMABLE THERMOSTAT

NOTES:
1. INSTALL SYSTEMS PER MANUFACTURER'S INSTRUCTIONS.
2. OR EQUAL
3. HVAC SYSTEM TO PROVIDE HEAT ONLY.

PLAN NOTES

1	ALL EXISTING DUCTWORK TO REMAIN. ALL EXISTING DUCTWORK TO BE CLEANED AFTER ALL DEMOLITION AND ANY CONSTRUCTION THAT CREATES DUST OR OTHER CONTAMINANTS HAS BEEN COMPLETED.
2	REMOVE EXISTING GAS FIRED FURNACE. PROVIDE AND INSTALL NEW REPLACEMENT GAS FIRED FURNACE. INSTALL NEW FURNACE PER MANUFACTURER'S INSTRUCTIONS. PROVIDE WITH ALL MATERIALS AND ACCESSORIES TO MAKE COMPLETE.
3	CONNECT REPLACEMENT FURNACE TO EXISTING DUCTWORK. PROVIDE ALL DUCTWORK, TRANSITIONS, AND TAKEOFFS NECESSARY TO MAKE COMPLETE.
4	REMOVE EXISTING REGISTER AND GRILLE. REPLACE REGISTERS AND GRILLES TO MATCH EXISTING SIZE AND DUCTWORK. FIELD VERIFY ALL SIZES PRIOR TO WORK.
5	EXISTING HARD DUCT FOR DRYER EXHAUST TO REMAIN. REPLACE EXISTING FLEX DUCT WITH NEW AND MAKE COMPLETE CONNECTION TO DRYER.
6	EXISTING DUCTWORK FOR COMBUSTION AND RELIEF PIPING TO REMAIN. CONNECT NEW FURNACE TO EXISTING DUCTWORK. PROVIDE ALL DUCTWORK, TRANSITIONS AND TAKEOFFS NECESSARY TO MAKE COMPLETE.
7	PROVIDE AND INSTALL NEW 7-DAY PROGRAMMABLE THERMOSTAT. PROVIDE ALL WIRING AND PROGRAMMING TO MAKE COMPLETE.
8	REMOVE EXISTING CEILING EXHAUST FAN. PROVIDE AND INSTALL NEW REPLACEMENT CEILING EXHAUST FAN.
9	PROVIDE AND INSTALL RECIRCULATING CABINET RANGE HOOD. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
10	PROVIDE AND INSTALL INTAKE AIR AND VENT PIPING AS REQUIRED FOR INSTANTANEOUS WATER HEATER. INSTALL PER MANUFACTURER'S INSTRUCTIONS. REFER TO PLUMBING DRAWINGS FOR SPECS. FIELD VERIFY FINAL LOCATION WITH ALL EXISTING AIR INTAKES.
11	PROVIDE AND INSTALL DRYER BOX MODEL 350 OR EQUAL. COORDINATE EXACT DRYER BOX ORIENTATION IN FIELD. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
12	REMOVE AND REPLACE EXISTING TRANSFER GRILLES. ONE GRILLE INSTALLED LOW ON WALL AND ONE INSTALLED HIGH. GRILLES TO SHARE CAVITY SPACE IN WALL. FIELD VERIFY EXACT LOCATIONS.

MECHANICAL PLAN SYMBOL LEGEND

DUCT LEGEND (NOT ALL SYMBOLS MAY BE USED)	
SIZE	NEW METAL DUCTWORK.
SIZE	EXISTING METAL DUCTWORK.
SIZE	METAL DUCTWORK TO BE DEMOLISHED.
	NEW FLEX DUCTWORK. SIZE SHALL BE EQUAL TO ASSOCIATED DEVICE AND DUCTWORK UNLESS OTHERWISE NOTED.
	EXISTING FLEX DUCTWORK. SIZE SHALL BE EQUAL TO ASSOCIATED DEVICE AND DUCTWORK UNLESS OTHERWISE NOTED.
	FLEX DUCTWORK TO BE DEMOLISHED.
DEVICE LEGEND (NOT ALL SYMBOLS MAY BE USED)	
	SIDWALL OR DUCTMOUNTED GRILLE.
	CABINET STYLE EXHAUST FAN
	TRANSFER GRILLE IN PLENUM ABOVE.
T	TEMPERATURE SENSOR, REFER TO SPECIFICATIONS.
MISCELLANEOUS LEGEND (NOT ALL SYMBOLS MAY BE USED)	
	POINT OF CONNECTION TO EXISTING SYSTEM ELEMENTS.
ID / CFM	DEVICE IDENTIFIER. RL = RELOCATE, EX=EXISTING BALANCE OR REBALANCE TO CFM SHOWN. SEE AIR DEVICE AND EQUIPMENT SCHEDULES.

MOLD AND MILDEW NOTES

1. THE FOLLOWING REQUIREMENTS SHALL APPLY TO ALL NEW AND REMODEL CONSTRUCTION PROJECTS.
2. IN THE EVENT THE CONTRACTOR DISCOVERS, AT ANY TIME DURING DEMOLITION, CONSTRUCTION, AND/OR REMODELING OPERATIONS, EXISTING CONDITIONS THAT COULD INCLUDE THE PRESENCE OF MOLD AND/OR MILDEW, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE AND THE ARCHITECT/ENGINEER OF RECORD, IN WRITING, OF THE CONCERNS AND/OR SUSPICIONS.
3. CONCURRENTLY, THE CONTRACTOR SHALL BE RESPONSIBLE TO RETAIN A MOLD AND MILDEW CERTIFIED TESTING AGENCY TO PERFORM AN INVESTIGATION AND TESTING AS REQUIRED TO EVALUATE THE NATURE AND EXTENT OF THE PROBLEM. IF THE TESTING AGENCY CONFIRMS HAZARDS, THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN A MINIMUM OF TWO (2) BIDS FROM COMPANIES QUALIFIED AND LICENSED TO PERFORM ALL NECESSARY REMEDIATION WORK, COMPLYING WITH ALL LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS, CODES, AND STATUTES.
4. THE CONTRACTOR SHALL MAKE ALL REASONABLE EFFORTS TO AVOID CONDITIONS FAVORABLE TO THE DEVELOPMENT OF MOLD AND MILDEW, ESPECIALLY IN VOIDS WHICH WILL BE CONCEALED AND NOT WELL VENTILATED. IN ALL CASES, INTERIOR SPACES AND INTERIOR FINISHED CONSTRUCTION SHALL BE MAINTAINED IN DRY AND WELL VENTILATED CONDITIONS.
5. THE CONTRACTOR SHALL COMPLY WITH FEDERAL ENVIRONMENTAL AND OSHA REGULATIONS AND ALL LOCAL AND STATE HEALTH DEPARTMENT REQUIREMENTS AND RECOMMENDATIONS REGARDING MOLD AND MILDEW.
6. ALL PENETRATIONS SHALL BE SEALED WATER TIGHT TO PREVENT MOISTURE MIGRATION FROM ENTERING THE BUILDING OR WALL CAVITIES.
7. ALL CONDENSATE DRAIN PANS SHALL BE CLEANED AND KEPT FREE FROM DEBRIS UNTIL AND WHEN THE FACILITY IS TURNED OVER TO THE OWNER OR TENANT. INSURE POSITIVE DRAINAGE AT ALL DRAIN PANS. INSURE THAT ALL "COLD" SURFACES ARE INSULATED ON COVERED WITH A FULLY SEALED AND CONTINUOUS VAPOR BARRIER. ("COLD" SURFACES INCLUDE BUR ARE NT LIMITED TO, DOMESTIC COLD WATER PIPING, CHILLED WATER PIPING, INTERIOR RAIN LEADERS, OUTDOOR AIR INTAKES, AIR DUCTWORK CARRYING AIR CONDITIONED SUPPLY AIR.

PROJECT GENERAL NOTES

1. THE DRAWINGS ARE DIAGRAMMATIC ONLY AND INDICATE THE GENERAL ARRANGEMENT OF THE SYSTEMS AND ARE TO BE FOLLOWED INSOFAR AS POSSIBLE. IF DEVIATIONS FROM THE LAYOUTS ARE NECESSITATED BY FIELD CONDITIONS, DETAILED LAYOUTS OF THE PROPOSED DEPARTURES SHALL BE SUBMITTED IN WRITING TO THE ENGINEER FOR REVIEW BEFORE PROCEEDING WITH THE WORK.
2. THE MECHANICAL CONTRACTOR SHALL REVIEW ALL DRAWINGS IN DETAIL AS THEY MAY RELATE TO THEIR WORK.
3. EACH CONTRACTOR SHALL INSPECT THE SITE ON WHICH THE WORK IS TO BE PERFORMED, AND THE OBSTACLES THAT MAY BE ENCOUNTERED, AND ALL RELEVANT MATTERS CONCERNING THE WORK.
4. THE CONTRACTOR SHALL FILE ALL NECESSARY NOTICES, OBTAIN AND PAY FOR ALL PERMITS, FEES, AND OTHER COSTS INCLUDING UTILITY CONNECTIONS OR EXTENSION, IN CONNECTION WITH HIS WORK. AS NECESSARY, HE SHALL FILE ALL REQUIRED PLANS, PREPARE ALL DOCUMENTS AND OBTAIN ALL NECESSARY APPROVALS OF ALL UTILITY AND GOVERNMENTAL DEPARTMENTS HAVING JURISDICTION.
5. IGNORANCE OF CODES, RULES, AND REGULATIONS, UTILITY COMPANY REQUIREMENTS, LAWS, ETC. SHALL NOT DIMINISH OR ABSOLVE CONTRACTOR'S RESPONSIBILITIES TO PROVIDE AND COMPLETE ALL WORK IN COMPLIANCE WITH SUCH.
6. ALL MATERIALS FURNISHED AND ALL WORK INSTALLED SHALL COMPLY WITH THE CURRENT EDITION OF THE OHIO MECHANICAL CODES, NATIONAL FIRE CODES OF THE NATIONAL FIRE PROTECTION ASSOCIATION AND WITH THE REQUIREMENTS OF ALL GOVERNMENTAL AGENCIES OR DEPARTMENTS HAVING JURISDICTION.

HVAC NOTES

1. SCOPE OF WORK
   - 1.1. THE CONTRACTOR IS RESPONSIBLE FOR ALL WORK, MATERIALS, AND LABOR TO SATISFY A COMPLETE WORKING SYSTEM WHETHER SPECIFIED OR IMPLIED.
   - 1.2. ALL WORK IS TO BE PERFORMED IN STRICT COMPLIANCE WITH THE INTERNATIONAL MECHANICAL CODE 2021, ALL LOCAL CODES AND ALL OTHER REGULATION GOVERNING WORK OF THIS NATURE.
   - 1.3. THE CONTRACTOR SHALL, BEFORE SUBMITTING ANY PROPOSAL, EXAMINE THE PROPOSED SITE AND SHALL DETERMINE FOR HIMSELF THE CONDITIONS THAT MAY EFFECT THE WORK. NO ALLOWANCE SHALL BE MADE IF THE CONTRACTOR FAILS TO MAKE SUCH EXAMINATIONS.
   - 1.4. ALL EQUIPMENT AND MATERIALS SHALL BE AS SPECIFIED OR "APPROVED EQUAL" BY THE ENGINEER OR ARCHITECT.
2. SHOP DRAWINGS
   - 2.1. SUBMIT MATERIAL LIST AND SHOP DRAWINGS FOR MAJOR EQUIPMENT TO THE ARCHITECT/ENGINEER FOR APPROVAL. THE CONTRACTOR SHALL SUBMIT FIVE SETS OF SHOP DRAWINGS AND THEY SHALL BE CLEARLY LABELED.
3. REFRIGERANT PIPING
   - 3.1. CONTRACTOR SHALL PROVIDE AND INSTALL REFRIGERANT PIPING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND IN SUCH A WAY AS TO BE INCONSPICUOUS AND FREE FROM ANY POSSIBLE CONDENSATION. INSULATE REFRIGERANT LINES WITH R-6 OR BETTER ARMOUR-FLEX TYPE INSULATION.
   - 3.2. SHALL BE TYPE "K" COPPER TUBING, WITH WROUGHT COPPER SOLDER TYPE FITTINGS SUITABLE FOR CONNECTION WITH SILVER SOLDER DUCTWORK.
4. SHEET METAL DUCT WORK
   - 4.1. THE DUCTWORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "SMACNA" APPLICABLE MANUALS. ALL DUCTWORK SHALL BE THE LOW VELOCITY TYPE, UNLESS SPECIFIED OTHERWISE.
   - 4.2. CONTRACTOR SHALL PROVIDE AND INSTALL APPROVED FIRE DAMPERS AND ACCESS PANELS IN ANY AND ALL DUCTWORK WHICH PENETRATES A HORIZONTAL OR VERTICAL FIRE PARTITION, OR AS OTHERWISE SHOWN ON DRAWINGS.
   - 4.3. ALL BRANCH DUCTS TO HAVE VOLUME DAMPERS.
   - 4.4. SMOOTH TURN RADIUS DUCTWORK OR TURNING VANES SHALL BE USED THROUGHOUT WHERE FLOW EXCEEDS 150 CFM.
   - 4.5. ALL DUCT JOINTS TO BE SEALED IN ACCORDANCE WITH "SMACNA" STANDARDS AND ACCEPTED GOOD PRACTICE.
   - 4.6. ALL DUCT DIMENSIONS SHOWN ARE NET INSIDE VALUES. DIMENSIONS MAY BE CHANGED SO LONG AS THE NET FREE FACE AREA IS MAINTAINED.
   - 4.7. ALL CONCEALED DUCTWORK SHALL BE INSULATED WITH 1-1/2" FIBERGLASS INSULATING BLANKET WITH ALUMINUM FOIL FACING.
   - 4.8. ALL SUPPLY AND RETURN DUCTWORK 15 FEET DOWNSTREAM OF THE HVAC UNIT SHALL BE INTERNALLY LINED WITH A 1/2" ACOUSTICAL DUCT LINER.
5. DRAINAGE PIPING (CONDENSATE)
   - 5.1. SHALL BE SCHEDULE 40 PVC PIPE WITH SOLVENT JOINTS. PITCH HORIZONTAL LINES 1" IN 10'-0". CONDENSATE DRAINS SHALL BE ROUTED TO FLOOR DRAIN OR INDIRECT WASTE DRAIN.
6. HVAC CONTROLS
   - 6.1. CONTRACTOR TO SUPPLY AND INSTALL ALL CONTROL WIRING AND THERMOSTATS AS REQUIRED.
7. ELECTRICAL
   - 7.1. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR FOR LOCATION OF WIRING FOR EACH HVAC UNIT.
8. PIPE SUPPORTS
   - 8.1. ALL PIPE SHALL BE SUPPORTED FROM THE BUILDING STRUCTURE IN A NEAT AND WORKMANLIKE MANNER. THE USE OF WIRE OR METAL STRAP TO SUPPORT PIPES WILL NOT BE PERMITTED. SPACING OF PIPE SUPPORTS SHALL NOT EXCEED 8 FEET FOR ALL PIPING. PLASTIC PIPING TO BE SUPPORTED EVERY 4 FEET.
9. GAS PIPING
   - 9.1. SHALL BE SCHEDULE 40 BLACK STEEL PIPE WITH MALLEABLE IRON FITTINGS. WHERE GAS PIPE CONNECTS TO EQUIPMENT, IT SHALL BE PROVIDED WITH A DRIP LEG THE FULL SIZE OF THE RUN OUT, A 100% SHUT-OFF VALVE AND A UNION. GAS PIPING CONTAINING PRESSURE GREATER THAN 9" W.G. SHALL BE SCHEDULE 40 BLACK STEEL PIPE WITH WELDED JOINTS.
10. MISCELLANEOUS
    - 10.1. ALL EXTERIOR OPENINGS TO BE PROPERLY CAULKED AND SEALED WITH A SEALANT OF HIGH QUALITY AND LONG LIFE, TO PREVENT INFILTRATION OF OUTSIDE AIR INTO CONDITIONED SPACE.
    - 10.2. COORDINATE INSTALLATION OF ALL ROOF FLASHING AT ROOF PENETRATION.
    - 10.3. DO NOT SCALE THIS DRAWING FOR EXACT DIMENSIONS. VERIFY ALL FIGURES, CONDITIONS, AND DIMENSIONS AT THE JOB SITE.
    - 10.4. THE MECHANICAL PLANS ARE INTENDED TO BE DIAGRAMMATIC AND ARE BASED ON ONE MANUFACTURE'S EQUIPMENT. THEY ARE NOT INTENDED TO SHOW EVERY ITEM IN ITS EXACT LOCATION, THE EXACT DIMENSIONS, OR ALL THE DETAILS OF THE EQUIPMENT. THE CONTRACTOR SHALL VERIFY THE ACTUAL DIMENSIONS OF THE EQUIPMENT PROPOSED TO ENSURE THAT THE EQUIPMENT WILL FIT IN THE AVAILABLE SPACE.
    - 10.5. ALL AIR FILTERS SHALL CONFORM TO SECTION 605 OF THE INTERNATIONAL MECHANICAL CODE WITH A MERV OF 8 OR HIGHER.
11. TESTING AND BALANCING
    - 11.1. THE HVAC SYSTEM SHALL BE TESTED AND AND BALANCED BY AN INDEPENDENT AGENCY, UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER. A SEALED TYPE WRITTEN REPORT SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER FOR REVIEW AND APPROVAL.
12. GUARANTEE
    - 12.1. MATERIALS, EQUIPMENT AND INSTALLATION SHALL BE GUARANTEED FOR A PERIOD OF ONE(1) YEAR FROM DATE OF ACCEPTANCE. DEFECTS WHICH APPEAR DURING THAT PERIOD SHALL BE CORRECTED AT THIS CONTRACTOR'S EXPENSE.
    - 12.2. FOR THE SAME PERIOD, THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO PREMISES CAUSED BY DEFECTS IN WORKMANSHIP OR IN THE WORK OR EQUIPMENT FURNISHED AND/OR INSTALLED BY HIM.

STATE OF OHIO
LAWRENCE S. AYER
56787
REGISTERED PROFESSIONAL ENGINEER
EXPIRATION DATE: 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
1335 Perry St.
Springfield, Ohio 45504

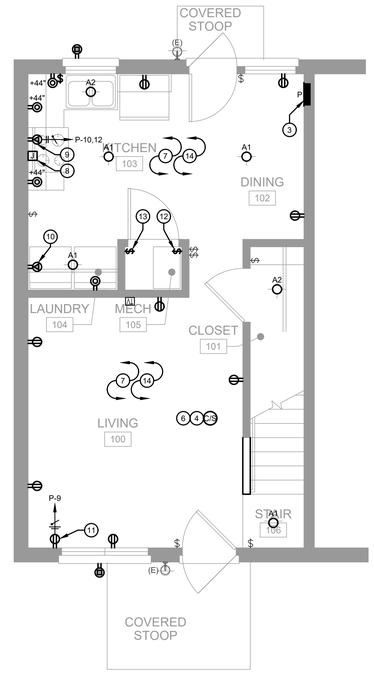
Project Number
E2M: 25131

Date
May 30, 2025

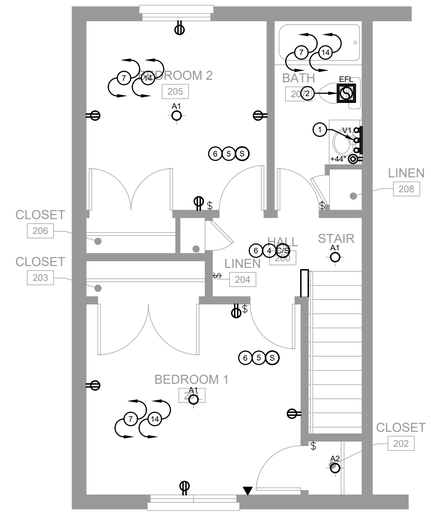
Date	Issue
06/02/25	REVIEW SET
06/05/25	REVIEW
06/20/25	BID/CONSTRUCTION

Sheet Title
MECHANICAL PLAN

Sheet Number
04-M1.1



1 FIRST FLOOR ELECTRICAL PLAN
04-E1.1 SCALE: 1/4" = 1'-0"
0' 2' 4' 8'



2 SECOND FLOOR ELECTRICAL PLAN
04-E1.1 SCALE: 1/4" = 1'-0"
0' 2' 4' 8'

PLAN NOTES

1	MOUNT VANITY LIGHT ABOVE BATHROOM MIRROR. FIELD VERIFY EXACT MOUNTING HEIGHT. CONNECT TO EXISTING WIRING.
2	EXHAUST FAN PROVIDED BY MECHANICAL CONTRACTOR AND WIRED BY ELECTRICAL CONTRACTOR. FAN TO BE WIRED TO EXISTING CIRCUIT AND LIGHTING CONTROLS. SET SWITCH TO LIGHT AND FAN.
3	EXISTING PANEL TO BE REPLACED WITH NEW.
4	PROVIDE DUAL SENSING (PHOTOELECTRIC AND IONIZATION) SMOKE DETECTOR WITH CARBON MONOXIDE SENSOR AT THIS LOCATION. ALL SMOKE DETECTORS SHALL BE 120V HARD WIRED AND INTERCONNECTED WITH BATTERY BACKUP.
5	PROVIDE DUAL SENSING (PHOTOELECTRIC AND IONIZATION) SMOKE DETECTOR AT THIS LOCATION. ALL SMOKE DETECTORS SHALL BE 120V HARD WIRED AND INTERCONNECTED WITH BATTERY BACKUP.
6	CONTRACTOR TO INSTALL MULTI-STATION SMOKE DETECTORS AND COMBINATION SMOKE/CARBON MONOXIDE DETECTORS IN ACCORDANCE WITH NFPA 72. TYPICAL OF ALL DEVICES.
7	ALL RECEPTACLES AND DATA JACKS TO BE REPLACED WITH NEW DEVICES AND COVER PLATES. NEW RECEPTACLES TO BE TAMPER RESISTANT. CAPTURE EXISTING CIRCUIT AND ANY EXISTING SWITCHED RECEPTACLE CONTROLS.
8	REPLACE RANGE HOOD/LIGHT WITH NEW. CONNECT TO EXISTING WIRING.
9	PROVIDE POWER TO NEW ELECTRIC RANGE PER MANUFACTURER SPECIFICATION.
10	REPLACE EXISTING DRYER RECEPTACLE WITH NEW PER MANUFACTURER SPECIFICATIONS.
11	NEW DEDICATED 20A CIRCUIT FOR WINDOW AC UNIT.
12	CAPTURE EXISTING 120V ELECTRIC CONNECTION AT DEMOLISHED GAS FURNACE AND MAKE CONNECTION TO NEW FURNACE PER MANUFACTURER SPECIFICATIONS. COORDINATE LOCATION WITH MECHANICAL CONTRACTOR.
13	PROVIDE NEW 120V CONNECTION TO TANKLESS GAS-FIRED WATER HEATER PER MANUFACTURER SPECIFICATIONS. COORDINATE LOCATION WITH PLUMBING CONTRACTOR.
14	EXISTING LIGHTS TO BE REPLACED WITH NEW AND WIRED TO EXISTING CIRCUIT AND CONTROLS UNLESS OTHERWISE SPECIFIED. EXISTING LIGHT SWITCHES TO BE REPLACED WITH NEW.

GENERAL NOTES

1. CONTRACTOR SHALL MEGGER TEST ALL EXISTING WIRING TO REMAIN. REPLACE ANY WIRING THAT DOES NOT PASS.
2. ALL EXISTING ELECTRICAL EQUIPMENT WILL BE TESTED AND REUSED IF POSSIBLE. OTHERWISE, ALL LIGHTING AND POWER COMPONENTS WILL BE REPLACED WITH NEW.
3. REMOVE EXISTING, INSTALL NEW DEVICES & COVER PLATES THROUGHOUT. MATCH ORIGINAL CONFIGURATIONS. FIELD VERIFY AS APPLICABLE. INCLUDE ALL PHONE JACKS/TELEVISION JACKS, DATA JACKS, RECEPTACLES, AND SWITCHES.
4. REMOVE EXISTING, INSTALL NEW LIGHT FIXTURES THROUGHOUT. MATCH ORIGINAL CONFIGURATIONS. FIELD VERIFY AS APPLICABLE. INCLUDE ALL LIGHT FIXTURES.
5. ELECTRICAL CONTRACTOR SHALL CIRCUIT TRACE AND VERIFY EXISTING CIRCUITS.

STATE OF OHIO
LAWRENCE S. AYER
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REGISTERED PROFESSIONAL ENGINEER
EXPIRATION DATE: 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
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Project Number
E2M: 25131

Date
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06/02/25	REVIEW SET
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Sheet Title
ELECTRICAL PLAN

Sheet Number
04-E1.1

Load Calculations – NEC 2014 Example D2(b)

Description	Area (Ft²)	Watts/Ft²	Total
Lighting and Receptacles	783	3	2,349 W
		Sub-Total:	2,349 W

General Loads	Watts	Quantity	Total
Lighting and Receptacles			2,349 W
Small Appliance Circuits	1,500 W	2	3,000 W
Laundry Circuit(s)	1,500 W	1	1,500 W
Clothes Dryer(s)	3,000 W	1	3,000 W
		Sub-Total:	9,849 W

Description	Watts	Demand Factor	Total
First 10KVA @ 100%	9,849 W	100%	9,849 W
Remainder @ 40%	0 W	40%	0 W
		Sub-Total:	9,849 W

All Loads	Watts	Quantity	Total
General Loads	9,849 W	1	9,849 W
Electric Heat > Air Conditioning	846 W	0	0 W
Air Conditioning > Electric Heat	1,500 W	1	1,500 W
		Total Conncted Load:	11,349 W
		Ampacity Required:	31.50 A
		Ampacity Provided:	100

Volts	Phase	Wire	Panel Type
120/240	1Ø	3	Main Lug Only

Electrical Panel Schedule 1335 Perry

Ampacity Provided	Mount	AIC	Fed From
100 Amps	Surface	Existing	Meter

Circuit #	Breaker	Poles	Notes	Description	A	B		A	B		Description	Notes	Poles	Breaker	Circuit #
1	20	1	A/F/GF	Existing Kitchen Circuit							Dryer		2	30	2
3	20	1	A/F/GF	Existing Kitchen Circuit											4
5	20	1	AF	Existing General Purpose Circuit							Furnace	A/F	1	15	6
7	20	1	AF	Existing General Purpose Circuit							Existing General Purpose Circuit	A/F	1	20	8
9	20	1	AF	Window A/C Unit							Range		2	40	10
11															12
13															14
15															16
17															18

Total Connected Load Phase A:	0
Total Connected Load Phase B:	0
Total Connected Load:	0 Watts

Load Description	Watts	Factor	Total
Receptacles < 10,000	0	100%	0
Receptacles > 10,000	0	50%	0
Lighting Loads	0	125%	0
Track Lighting	0Ft	75W/Ft	0
Motor Loads	0	100%	0
Largest Motor	0	125%	0
Cooling Loads	0	100%	0
Heating Loads	0	100%	0
Continuous Loads	0	125%	0
Non-Continuous Loads	0	100%	0
Kitchen Equipment Loads	0	100%	0
Existing Panel Demand		125%	0
		Sub-Total:	0
		Total Connected Ampacity:	0.00
		Total Connected Load %:	0%

Notes:

AF	Arc Fault Circuit Interrupter
GF	Ground Fault Circuit Interrupter
LO	Lock Out Breaker
ST	Shunt Trip
PNF	Provide new fuse in slot
REF	Re-use existing spare fusible switch
EX	Blank loads on panel are unknown and shall be calculated under the existing panel demand (or existing building peak demand) category in the load calculations section. Engineer offers no warranty as to the condition or load information on unknown circuit breakers.

Panel Schedule Notes:

New circuit breakers added to existing panels shall match panel manufacturer, voltage level, and fault current rating of existing protectives.

Identify main disconnects and all up and downstream disconnecting means for all circuits at panel.

Fill out branch circuit directory indicating circuit numbers, area(s) served, and load type. Index shall be neatly typed. Branch circuit directories shall be updated or replaced in all areas of alterations.

Black laminated phenolic nameplates shall be provided on all new and existing panel boards secured by #8-32 screws, lock washers, and nuts on each corner of nameplate.

Contractor may arrange circuits to suit field conditions, but loading between phases shall be +/1 10%.

LIGHT FIXTURE SCHEDULE

SYMBOL	ID	DESCRIPTION	FIXTURE INFORMATION		ELECTRIC INFORMATION		MISCELLANEOUS INFORMATION	
○	A1	17" SURFACE MOUNTED DOWNLIGHT	MAKE	PROJECT SOURCE	VOLTAGE	120	MOUNTING	SURFACE
			MODEL	MXL 1069-L18.5K9027W	LAMP QTY	LED	HEIGHT	
			ALTERNATE		LAMP TYPE	LED	NOTES	
			OTHER		WATTS	18.5W		
○	A2	8" SURFACE MOUNT LED LIGHT FIXTURE	MAKE	PROJECT SOURCE	VOLTAGE	120V	MOUNTING	SURFACE
			MODEL	MXL1140-L12K9027W	LAMP QTY		HEIGHT	
			ALTERNATE		LAMP TYPE	LED	NOTES	
			OTHER		WATTS	12W		
ooo	V1	VANITY FIXTURE	MAKE	WAC LIGHTING, FLO	VOLTAGE	120	MOUNTING	SURFACE
			MODEL	WS-224-CS-WT	LAMP QTY	LED	HEIGHT	
			ALTERNATE		LAMP TYPE	LED	NOTES	
			OTHER		WATTS	16W		

NOTES
1. FIXTURES WITH THE SUFFIX "-EM" ATTACHED TO THE ID OR SHOWN HALF SHADED ARE EMERGENCY FIXTURES. SEE ELECTRICAL GENERAL NOTES FOR MORE INFORMATION.
2. FIXTURES WITH THE SUFFIX "-NL" ARE NIGHT LIGHTS. SEE ELECTRICAL GENERAL NOTES FOR MORE INFORMATION.

DESIGNATIONS
-N NEW
-E EXISTING
-D DEMO
-R RELOCATED

ELECTRICAL GENERAL NOTES

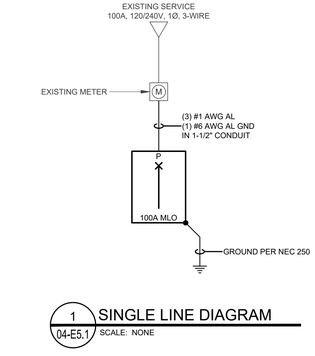
1. THE TERM "PROVIDE" SHALL MEAN CONTRACTOR SHALL FURNISH AND INSTALL ITEMS AND CONNECT AS REQUIRED TO OBTAIN A COMPLETE WORKING SYSTEM.
2. RECEPTACLES SHALL BE CIRCUITED WITH A SEPARATE GROUND WIRE. RECEPTACLES PROTECTED BY GROUND FAULT CIRCUIT INTERRUPTER DEVICES SHALL EACH HAVE A SEPARATE NEUTRAL WIRE PULLED FOR THAT CIRCUIT.
3. ALL CONDUIT SHALL BE RUN CONCEALED WHEREVER POSSIBLE ABOVE CEILINGS, INSIDE WALLS, OR UNDER FLOOR SLAB (ONLY WHERE SHOWN DASHED ON PLAN), UNLESS OTHERWISE NOTED ON PLAN. IN HIGH-BAY (NO CEILING) AREAS, RUN EXPOSED CONDUIT HIGH AS POSSIBLE. ALL CONDUIT SHALL BE RUN PARALLEL OR PERPENDICULAR TO NEARBY SURFACES OR STRUCTURAL MEMBERS AND FOLLOW THE SURFACE CONTOURS AS MUCH AS PRACTICAL. NO NONMETALLIC CONDUIT SHALL BE RUN IN AIR RETURN PLENUM.
4. FROM EACH TELEPHONE, CRT, TV, ETC., COMMUNICATION TYPE OUTLET, PROVIDE A (MIN.,) 3/4-INCH CONDUIT (WITH PULL STRING) STUBBED ABOVE LAY-IN CEILING, UNLESS OTHERWISE NOTED.
5. TELEPHONE AND OTHER COMMUNICATIONS WIRING SHALL BE PLENUM RATED IF CONDUCTORS PASS THROUGH AN AIR RETURN PLENUM.
6. ELECTRICAL DRAWINGS SHALL BE COORDINATED WITH ASSOCIATED MECHANICAL DRAWINGS AND MECHANICAL CONTRACTOR FOR MOTORS, DEVICES, FIXTURES, ETC., FOR EXACT LOCATIONS BEFORE ROUGH-IN OF CONDUIT SYSTEM.
7. MINIMUM CONDUIT SIZE IS 3/4 INCH, MINIMUM WIRE SIZE IS #12 AWG, UNLESS OTHERWISE NOTED ON PLANS OR IN CIRCUIT REVIEWS.
8. MOUNTING HEIGHTS ABOVE FINISHED FLOOR (A.F.F.) ARE TO CENTER OF DEVICE UNLESS NOTED OTHERWISE.
9. ALL WIRING SHALL BE INSTALLED PER THE NATIONAL ELECTRIC CODE (NEC). ALL WIRING SHALL BE SECURED AND SUPPORTED PER NEC 300.11.
10. CONTRACTOR SHALL INCLUDE THE COST TO SECURE ALL APPLICABLE PERMITS IN BASE BID.
11. ALL RECEPTACLES IN THE KITCHEN/PREP AREA SHALL BE GFCI WHETHER SHOWN AS SUCH OR NOT.
12. ALL EXIT AND EMERGENCY LIGHTING SHALL BE WIRED EITHER AHEAD OF LOCAL SWITCHING ON THE LOCAL AREA CIRCUIT OR ON A DEDICATED EXIT/EMERGENCY CIRCUIT. THE METHOD CHOSEN SHALL MEET THE REQUIREMENTS OF N.E.C. ARTICLE 700 AND THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION.
13. ALL 120V AND 277V CIRCUITS SHALL HAVE A DEDICATED NEUTRAL. SHARING A NEUTRAL CONDUCTOR IS PROHIBITED.
14. ALL RECEPTACLES BEHIND VENDING MACHINES AND REFRIGERATORS TO BE GFCI WITH REMOTE AND OR ACCESSIBLE RESET.

PROJECT GENERAL NOTES

1. THE DRAWINGS ARE DIAGRAMMATIC ONLY AND INDICATE THE GENERAL ARRANGEMENT OF THE SYSTEMS AND ARE TO BE FOLLOWED INSOFAR AS POSSIBLE. IF DEVIATIONS FROM THE LAYOUTS ARE NECESSITATED BY FIELD CONDITIONS, DETAILED LAYOUTS OF THE PROPOSED DEPARTURES SHALL BE SUBMITTED IN WRITING TO THE ENGINEER FOR REVIEW BEFORE PROCEEDING WITH THE WORK.
2. THE ELECTRICAL CONTRACTOR SHALL REVIEW ALL DRAWINGS IN DETAIL AS THEY MAY RELATE TO THEIR WORK.
3. EACH CONTRACTOR SHALL INSPECT THE SITE ON WHICH THE WORK IS TO BE PERFORMED, AND THE OBSTACLES THAT MAY BE ENCOUNTERED, AND ALL RELEVANT MATTERS CONCERNING THE WORK.
4. THE CONTRACTOR SHALL FILE ALL NECESSARY NOTICES, OBTAIN AND PAY FOR ALL PERMITS, FEES, AND OTHER COSTS INCLUDING UTILITY CONNECTIONS OR EXTENSION, IN CONNECTION WITH HIS WORK. AS NECESSARY, HE SHALL FILE ALL REQUIRED PLANS, PREPARE ALL DOCUMENTS AND OBTAIN ALL NECESSARY APPROVALS OF ALL UTILITY AND GOVERNMENTAL DEPARTMENTS HAVING JURISDICTION.
5. IGNORANCE OF CODES, RULES, AND REGULATIONS, UTILITY COMPANY REQUIREMENTS, LAWS, ETC. SHALL NOT DIMINISH OR ABSOLVE CONTRACTOR'S RESPONSIBILITIES TO PROVIDE AND COMPLETE ALL WORK IN COMPLIANCE WITH SUCH.
6. ALL MATERIALS FURNISHED AND ALL WORK INSTALLED SHALL COMPLY WITH THE CURRENT EDITION OF THE OHIO MECHANICAL CODES, NATIONAL FIRE CODES OF THE NATIONAL FIRE PROTECTION ASSOCIATION AND WITH THE REQUIREMENTS OF ALL GOVERNMENTAL AGENCIES OR DEPARTMENTS HAVING JURISDICTION.

PANEL SCHEDULE NOTES

1. NEW CIRCUIT BREAKERS ADDED TO EXISTING PANELS SHALL MATCH PANEL MANUFACTURER, VOLTAGE LEVEL AND FAULT CURRENT RATING OF EXISTING PROTECTIVES.
2. IDENTIFY MAIN DISCONNECTS AND ALL UP AND DOWNSTREAM DISCONNECTING MEANS FOR ALL CIRCUITS AT PANEL.
3. FILL OUT BRANCH CIRCUIT DIRECTORY INDICATING CIRCUIT NUMBERS, AREA(S) SERVED, AND LOAD TYPE. INDEX SHALL BE NEATLY TYPED. BRANCH CIRCUIT DIRECTORIES SHALL BE UPDATED OR REPLACED IN ALL AREAS OF ALTERATIONS.
4. BLACK LAMINATED PHENOLIC NAMEPLATES SHALL BE PROVIDED ON ALL NEW AND EXISTING PANEL BOARDS SECURED BY #8-32 SCREWS, LOCK WASHERS AND NUTS ON EACH CORNER OF NAMEPLATE.
5. CONTRACTOR MAY ARRANGE CIRCUITS TO SUIT FIELD CONDITIONS, BUT LOADING BETWEEN PHASES SHALL BE +/- 10%.



1 / 04-E5.1 SINGLE LINE DIAGRAM
SCALE: NONE

POWER PLAN SYMBOL LEGEND

+0"	SIMPLEX RECEPTACLE MOUNT AT +18" A.F.F. UNLESS OTHERWISE NOTED
+0"	DUPLEX RECEPTACLE MOUNT AT +18" A.F.F. UNLESS OTHERWISE NOTED
+0"	SPECIAL USE DEDICATED RECEPTACLE MOUNT AT +18" A.F.F. UNLESS OTHERWISE NOTED REFER TO PANEL SCHEDULE FOR MORE INFORMATION
+0"	GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE MOUNT AT +18" A.F.F. UNLESS OTHERWISE NOTED
+0"	WEATHER PROOF RECEPTACLE MOUNT AT +18" A.F.F. UNLESS OTHERWISE NOTED
J	JUNCTION BOX
	NON-FUSED DISCONNECT
	FUSED DISCONNECT
M	1Ø MOTOR CONNECTION
A NEW	FLUSH MOUNTED PANEL A = PANEL DESIGATION
A NEW	SURFACE MOUNTED PANEL A = PANEL DESIGATION
	METER
A-B	HOME RUN A = PANEL DESIGATION B = CIRCUIT NUMBER

N = NEW	E = EXISTING	R = RELOCATED	D = DEMO	F = FUTURE

+0" = MOUNTING HEIGHT OF THE DEVICE ABOVE FINISHED FLOOR.

LIGHTING PLAN SYMBOL LEGEND

GEOGICAL FIXTURE	SHADING INDICATES THAT A FIXTURE IS WIRED TO A NIGHT LIGHT OR EMERGENCY TYPE CIRCUIT. FIXTURE SHALL BE WIRED IN ACCORDANCE WITH N.E.C. ARTICLE 700.
A-# TYPICAL FIXTURE (a) X	"X" = FIXTURE TYPE A-# = CIRCUIT NUMBER ab = SWITCH LEG
$	TOGGLE SWITCH
$3	THREE-WAY TOGGLE SWITCH

N = NEW	E = EXISTING	R = RELOCATED	D = DEMO	F = FUTURE

+0" = MOUNTING HEIGHT OF THE DEVICE ABOVE FINISHED FLOOR.

SINGLE LINE SYMBOL LEGEND

	CIRCUIT BREAKER
	UTILITY METER
NF	NON-FUSED DISCONNECT
	FUSIBLE DISCONNECT
	PANELBOARD, MAIN CIRCUIT BREAKER Y = MCB RATING X = NAME

GENERAL NOTES - RISER DIAGRAM

A. PARALLEL FEEDER CONDUCTORS SHALL BE CUT TO THE EXACT SAME LENGTHS AND SHALL BE FROM THE SAME FACTORY RUN. ALL CONNECTIONS FOR SAME WORK SHALL BE TORQUED TO IDENTICAL VALUES.

B. EXTERIOR ELECTRICAL WORK SHALL NOT ONLY BE WEATHERPROOF AND WATER TIGHT, BUT SHALL BE RUST RESISTANT.

C. CONDUCTORS BELOW GRADE OR SUBJECT TO MOISTURE SHALL BE 'XHHW-2'.

D. PROVIDE FACTORY SERIES COORDINATION FOR ALL CIRCUIT BREAKERS. (INCLUDING ALL BRANCH BREAKERS). RELATIVE TO "UPSTREAM" BREAKERS, SO THAT ONLY THE BREAKER CLOSEST IN THE CIRCUIT TO THE LOAD TRIPS UPON AN OVERLOAD OF FAULT CONDITION.

E. POWER DISTRIBUTION EQUIPMENT SUPPLIER SHALL PROVIDE APPROPRIATELY RATED AND BRACED TO ACCOMMODATE THE AVAILABLE FAULT CURRENT AT THE UTILITY COMPANY TRANSFORMER SECONDARIES. THIS SUPPLIER SHALL ACCORDINGLY PROVIDE ANY RELATED CALCULATIONS SO THAT THEIR EQUIPMENT IS PROPERLY COORDINATED FOR THE AVAILABLE FAULT CURRENT. THE ELECTRICAL CONTRACTOR SHALL PROVIDE THIS SUPPLIER WITH COPIES OF THE ELECTRICAL DOCUMENTS AS REQUIRED SO THAT PROPERLY RATED/BRACED EQUIPMENT IS PROVIDED UNDER BASE BID.

F. GROUNDING ELECTRODE CONDUCTORS SHALL BE PROVIDED IN STRICT COMPLIANCE WITH NEC, INCLUDING ARTICLE 250 AND TABLE 250-66. THESE CONDUCTORS MAY NOT BE INDICATED ON RISERS OR SINGLE LINE DIAGRAMS, BUT SHALL BE PROVIDED UNDER BASE BID NEVERTHELESS.

G. EQUIPMENT GROUNDING CONDUCTORS SHALL BE PROVIDED IN STRICT COMPLIANCE WITH NEC, INCLUDING ARTICLE 250 AND TABLE 250-122. THESE CONDUCTORS MAY NOT BE INDICATED ON RISERS OR SINGLE LINE DIAGRAMS, BUT SHALL BE PROVIDED UNDER BASE BID NEVERTHELESS.

H. WORKING CLEARANCES SHALL BE PROVIDED FOR ALL ELECTRICAL EQUIPMENT (SWITCHBOARDS, PANELBOARDS, TRANSFORMERS, STARTERS, DISCONNECTS, ETC. AS APPLICABLE) IN STRICT COMPLIANCE WITH NEC CHAPTER 1, PART B SECTION 110-25(a). LOCATIONS SHOWN ON THE FLOOR PLANS ARE SCHEMATIC AND DIAGRAMMATIC IN NATURE. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE WITH THE ABOVE NEC REFERENCE. THIS REQUIREMENTS APPLIES TO EQUIPMENT ON FLOOR PLANS AS WELL AS TO EQUIPMENT SHOWN ON THE RISER.

I. HOLD ALL NEW OVERHEAD ELECTRICAL WORK AS TIGHT AS POSSIBLE TO THE BOTTOM OF THE OVERHEAD STRUCTURE. LOCATE ANY RELATED PULL BOXES SO THAT THEY WILL BE FULLY ACCESSIBLE AFTER ALL CONSTRUCTION WORK IS COMPLETE. AS WITH ALL WORK, COORDINATE IN ADVANCE WITH OTHER TRADES.

J. ROUTE FEEDER CONDUITS BELOW GRADE WHEREVER POSSIBLE. VERY LIMITED SPACE EXISTS ABOVE ACOUSTICAL TILE CEILINGS AND MANY, IF NOT MOST, OF THE SPACE ABOVE GYPSUM BOARD CEILINGS IS NOT AVAILABLE FOR RUNNING CONDUIT. STUDY ALL ARCHITECTURAL, STRUCTURAL AND MECHANICAL DRAWINGS VERY CAREFULLY BEFORE LAYING OUT FEEDER ROUTES.

K. ALL PANELS HAVE NEMA 1 ENCLOSURES UNLESS OTHERWISE NOTED.

L. ALL PANELS ARE SURFACE MOUNTED UNLESS OTHERWISE NOTED.

STATE OF OHIO
LAWRENCE S. AYER
56787
REGISTERED PROFESSIONAL ENGINEER
EXPIRATION DATE: 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
1335 Perry St.
Springfield, Ohio 45504

Project Number
E2M: 25131

Date
May 30, 2025

Date	Issue
06/02/25	REVIEW SET
06/05/25	REVIEW
06/20/25	BID/CONSTRUCTION

Sheet Title
ELECTRICAL SCHEDULES & NOTES

Sheet Number
04-E5.1

Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
335 Lincoln Park Circle
Springfield, Ohio 45505

PROJECT TEAM

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mac Paran

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OWNER

Springfield Metropolitan Housing Authority
2026 W. Main Street
Springfield, Ohio 45504

CODE REVIEW

DESCRIPTION: MODERNIZATION OF AN EXISTING TWO STORY SINGLE FAMILY HOUSE. EXISTING CONFIGURATION WILL REMAIN. NO CHANGE TO BUILDING HEIGHT OR AREA. NO CHANGE TO EGRESS.

JURISDICTION: CITY OF SPRINGFIELD, CLARK COUNTY

ZONING CODE: CITY OF SPRINGFIELD ZONING CODE
ZONING DISTRICT: PD

BUILDING CODE: 2019 RESIDENTIAL CODE OF OHIO [RCO]:

BUILDING AREA: 1,352 S.F.

RCO 302: FIRE RESISTANT CONSTRUCTION / PROTECTION

302.9.1: WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200.

302.9.2: WALL AND CEILING FINISHES SHALL HAVE A SMOKE DEVELOPED INDEX OF NOT GREATER THAN 450.

302.11: FIREBLOCKING LOCATIONS REQUIRED:

- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS - VERTICALLY AT THE CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
- AT INTERCONNECTIONS BETEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS, AND COVE CEILINGS.
- IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
- AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, AND WIRES AT CEILING AND FLOOR LEVEL WITH AN APPROVED MATERIAL TO PREVENT THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. MEET ASTM E136 REQUIREMENTS.

302.11.1: FIREBLOCKING MATERIALS: 2x LUMBER, [2] LAYERS 1x LUMBER WITH BROKEN LAPPED JOINTS, 23/32" OSB WITH JOINTS BACKED WITH 23/32" OSB, 1/2" GYPSUM BOARD, MINERAL WOOL OR FIBERGLASS BATTS SECURED IN PLACE.

RCO 308: GLAZING

308.4: HAZARDOUS LOCATIONS - REQUIRE TEMPERED GLAZING:

RCO 312: GUARDS AND FALL PROTECTION

312.1: GUARDS REQUIRED FOR PORTIONS OF OPEN-SIDED WALKING SURFACES INCLUDING STAIRS, RAMPS, AND LANDINGS LOCATED MORE THAN 30" ABOVE ADJACENT FLOOR OR GRADE AT ANY POINT WITHIN 36" TO THE OPEN SIDE.

312.1.2: GUARDS SHALL HAVE A 36" MINIMUM HEIGHT, EXCEPT FOR AT STAIR = 34".

312.1.3: OPENING LIMITATIONS: REQUIRED GUARD SHALL NOT HAVE OPENINGS THAT ALLOW THE PASSAGE OF A SPHERE 4" IN DIAMETER. EXCEPTIONS AS FOLLOWS:

TRIANGULAR OPENINGS AT THE OPEN SIDE OF A STAIR FORMED BY RISER, TREAD, AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE 6" IN DIAMETER.

GUARDS AT THE OPEN SIDE OF STAIRS SHALL NOT ALLOW PASSAGE OF A SPHERE 4 3/8" IN DIAMETER.

RCO 314: SMOKE ALARMS

314.1: COMPLY WITH NFPA 72

314.1.2: TECHNOLOGY: ON EACH LEVEL WITHIN EACH DWELLING UNIT SMOKE ALARMS UTILIZING PHOTOELECTRIC AND IONIZATION TECHNOLOGIES. SEPARATE OR DUAL-SENSING SMOKE ALARMS MAY BE USED.

314.3: LOCATION:

- IN EACH SLEEPING ROOM
- OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE SLEEPING ROOMS [PHOTOELECTRIC]
- ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS, NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.
- SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM CONTAINING A BATHTUB / SHOWER.
- INSTALLATION REQUIREMENTS NEAR COOKING APPLIANCES:

  IONIZATION SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 20 FEET HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCES.

  IONIZATION SMOKE ALARMS WITH ALARM-SILENCING SWITCH SHALL NOT BE INSTALLED LESS THAN 10 FEET HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCES.

  PHOTOELECTRIC SMOKE ALARMS SHALL NTO BE INSTALLED LESS THAN 6 FEET HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCES.

314.4: INTERCONNECTION: ALL ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WITH ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT.

INTERCONNECTION OF SMOKE ALARMS IN EXISTING AREAS SHALL NOT BE REQUIRED WHERE THE ALTERATIONS OR REPAIRS DO NOT RESULT IN THE REMOVAL OF INTERIOR WALL OR CEILING FINISHES EXPOSING THE STRUCTURE, UNLESS THERE IS AN ATTIC, CRAWL SPACE, OR BASEMENT AVAILABLE WHICH COULD PROVIDE ACCESS FOR INTERCONNECTION WITHOUT REMOVAL OF FINISHES.

314.5: COMBINATION ALARMS: COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PERMITTED.

314.6: POWER SOURCE: 120v WITH BATTERY BACKUP.

HARD-WIRING OF SMOKE ALARMS IN EXISTING AREAS SHALL NOT BE REQUIRED WHERE THE ALTERATIONS OR REPAIRS DO NOT RESULT IN THE REMOVAL OF INTERIOR WALL OR CEILING FINISHES EXPOSING THE STRUCTURE, UNLESS THERE IS AN ATTIC, CRAWL SPACE, OR BASEMENT AVAILABLE WHICH COULD PROVIDE ACCESS FOR INTERCONNECTION WITHOUT REMOVAL OF FINISHES.

RCO 315: CARBON MONOXIDE ALARMS

315.2: WHEN REQUIRED: IF FUEL FIRED APPLIANCE EXISTS; IF ATTACHED GARAGE EXISTS.

315.3: LOCATION:

- OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- IN A BEDROOM WHERE A FUEL BURNING APPLIANCE IS LOCATED WITHIN THE BEDROOM OR ITS ATTACHED BATHROOM

SHEET INDEX

335 LINCOLN PARK CIR. [SITE 05]

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05-A3.1	INTERIOR ELEVATIONS
05-P1.1	PLUMBING PLAN
05-M1.1	MECHANICAL PLAN
05-M5.1	MECHANICAL SCHEDULES & NOTES
05-E1.1	ELECTRICAL PLAN
05-E5.1	ELECTRICAL SCHEDULES & NOTES

PROJECT WORK SCOPE

1. REMOVE LANDSCAPING / PLANTINGS FROM FRONT OF BUILDING. RESTORE SITE AND SEED IMPACTED AREAS.
2. EXISTING CONCRETE PORCH SLAB AND COMPOSITE COLUMNS TO REMAIN. PRESSURE WASH / CLEAN CONCRETE. PREP AND PAINT PORCH COLUMNS.
3. EXISTING VINYL SIDING AND ASSOCIATED TRIM / FLASHING TO REMAIN. REMOVE REMNANTS OF VEGETATIVE GROWTH FROM SIDING WHERE IT EXISTS. PRESSURE WASH / CLEAN SIDING TO REMOVE MILDEW / DIRT BUILD UP, ETC. FROM SIDING.
4. EXISTING VINYL SOFFITS AND ASSOCIATED TRIM / FLASHING TO REMAIN. PRESSURE WASH / CLEAN TO REMOVE MILDEW / DIRT BUILD UP, ETC.
5. EXISTING ALUMINUM WRAP WOOD FASCIA, RAKE, AND TRIM TO REMAIN. PRESSURE WASH / CLEAN TO REMOVE MILDEW / DIRT BUILD UP, ETC.
6. EXISTING SHINGLE ROOF TO REMAIN [BASE BID]. REMOVE EXISTING, INSTALL NEW SHINGLE ROOF SYSTEM - [ADD ALTERNATE 05-01]
7. EXISTING GUTTERS AND DOWNSPOUTS TO REMAIN. PRESSURE WASH / CLEAN.
8. EXTERIOR PAINTING - PREP AND PAINT ALL NON-PREFINISHED EXTERIOR FINISHES - INCLUDING, BUT NOT LIMITED TO EXTERIOR DOORS, FRAMES, MISC. EXTERIOR / WOOD TRIM, CONDUITS, ETC.
9. EXISTING EXTERIOR DOORS TO REMAIN. REMOVE EXISTING, INSTALL NEW HARDWARE. PREP AND PAINT DOOR AND FRAME AT INTERIOR AND EXTERIOR. REFER TO DOOR SCHEDULE.
10. EXISTING WINDOWS TO REMAIN. EXISTING GYPSUM BOARD RETURNS AT WINDOWS TO REMAIN. EXISTING WINDOW STOOLS TO REMAIN.
11. REMOVE EXISTING, INSTALL NEW INTERIOR, JAMB-MOUNTED BLINDS AT ALL WINDOWS.
12. REMOVE ALL EXISTING SURFACE MOUNTED WIRES, CABLING, SATELLITE DISHES, ETC. FROM THE FACE OF THE BUILDING AT THIS UNIT. REPAIR ANY HOLES OR RESULTANT DAMAGE TO FACE OF WALL.
13. EXISTING ADDRESS SIGNAGE TO REMAIN.
14. CLEAN BASEMENT FROM MISC. DEBRIS, DIRT, ETC.
15. CONSTRUCT NEW FRAMING AND FINISHES FOR NEW OPENINGS, ALTERATIONS TO SPATIAL LAYOUT, AND REPAIRS TO EXISTING CONDITIONS AS REQ'D AND AS INDICATED ON DRAWINGS. NEW FINISHES TO MATCH EXISTING CONDITIONS / FINISHES AS APPLICABLE.
16. REMOVE EXISTING FLOORING [CARPET, VCT, TILE, ETC.] TO SUBFLOOR / SLAB ON GRADE. REFER TO FLOOR PLAN FOR EXISTING FLOOR TYPE. INSPECT AND VERIFY CONDITION OF SUB-FLOOR. REPORT ANY DEFICIENCIES TO ARCHITECT. INSTALL NEW UNDERLAYMENT AS REQ'D FOR NEW FINISH FLOOR AS SCHEDULED. PREP AND INSTALL NEW FINISH FLOOR AS SCHEDULED.
17. REMOVE EXISTING WOOD BASE / SHOE MOLD / VINYL BASE, INSTALL NEW 4" VINYL BASE THROUGHOUT THE UNIT.
24. INSTALL NEW R-15 [OR R-21 AT 2x6 WALLS] HIGH DENSITY KRAFT FACED FIBERGLASS BATT INSULATION IN ANY EXPOSED EXTERIOR WALL CAVITIES [FIRST FLOOR / SECOND FLOOR].
25. REMOVE EXISTING, INSTALL NEW R-49 BLOWN IN FIBERGLASS INSULATION AT ATTIC. INSTALL AIR BAFFLES BETWEEN FRAMING MEMBERS AT EAVE TO ENSURE PROPER ATTIC VENTILATION [MAINTAIN MIN. 1" CLEAR TO UNDERSIDE OF ROOF SHEATHING]
26. EXISTING GYPSUM BOARD FINISHES TO REMAIN. SKIM COAT ALL EXISTING WALLS AND CEILINGS TO A LIKE NEW CONDITION EQUAL TO A LEVEL 4 FINISH [REMOVE ALL TEXTURED / STOMPED CEILINGS - CONTRACTOR ALTERNATE: OVERLAY EXISTING CEILINGS WITH NEW 3/8" GYPSUM BOARD]. INSPECT ALL CONDITIONS PRIOR TO BIDDING AND INCLUDE ALL REQ'D WORK. FILL / REPAIR EXISTING HOLES IN GYPSUM BOARD FINISHES / SURFACES. REMOVE ANY REMNANTS OF VINYL GRAPHICS, TAPE, AND OTHER ITEMS APPLIED TO FACE OF GYPSUM BOARD. REPAIR ALL EXISTING FAILED TAPE JOINTS, MINOR SETTLEMENT CRACKS, DAMAGED CORNER BEAD, ETC. AS WELL AS ANY NEW CUT / PATCH REPAIRS REQ'D FOR PROPOSED WORK. INFILL OPENINGS FROM ABANDONED / RELOCATED / REMOVED ELECTRICAL DEVICES [COORDINATE W/ ELECTRICAL]. INSTALL GYPSUM BOARD FINISHES AT ALL SCARS / REMOVALS / RESULTANT FROM DEMOLITION WORK. INSTALL NEW GYPSUM BOARD WHERE REQ'D BY WORK AND AS INDICATED ON DRAWINGS.
27. REMOVE EXISTING, INSTALL NEW INTERIOR TRIM CARPENTRY THROUGHOUT THE UNIT, INCLUDING DOOR OPENINGS, MISC. TRIM, ETC. PREP & PAINT.
28. INTERIOR PAINTING - PREP AND PAINT ALL NON-PREFINISHED INTERIOR FINISHES - INCLUDING, BUT NOT LIMITED TO GYPSUM BOARD WALL AND CEILING FINISHES, INTERIOR DOORS, FRAMES, INTERIOR TRIM CARPENTRY, ETC.
29. EXISTING INTERIOR STAIRS TO REMAIN. REMOVE EXISTING CARPET FROM STAIR AND LANDINGS. REPAIR ANY DAMAGED TREADS. RESECURE EXISTING TREADS TO ELIMINATE SQUEAKS, ETC. PREP AND INSTALL NEW VINYL TREAD / RISER COVERS.
30. REMOVE EXISTING, INSTALL NEW PAINTED WOOD WALL MOUNTED HANDRAIL.
31. REMOVE EXISTING EXISTING CLOSET SHELVING, CLOSET RODS, HOOKS, ETC. COMPLETE. INSTALL NEW SHELVING, CLOSET RODS, ETC. REFER TO INTERIOR ELEVATIONS AND TYPICAL DETAILS.
32. REMOVE EXISTING INTERIOR DOORS & FRAMES THROUGHOUT THE UNIT. INSTALL NEW INTERIOR DOORS & FRAMES. MODIFY ROUGH OPENINGS AS REQ'D TO ACCOMMODATE NEW DOORS. REMOVE EXISTING, INSTALL NEW HARDWARE. INSTALL NEW WOOD CASING. PREP & PAINT. REFER TO DOOR SCHEDULE.
33. KITCHEN - REMOVE EXISTING, INSTALL NEW PRE-FINISHED WOOD BASE AND WALL CABINETS, PLASTIC LAMINATE COUNTERTOPS. INSTALL NEW SINK, FAUCET, AND ACCESSORIES. INSTALL NEW APPLIANCES. REFER TO INTERIOR ELEVATIONS.
34. BATHROOM - REMOVE EXISTING, INSTALL NEW PLUMBING FIXTURES [TOILET, VANITY/SINK, TUB & SURROUND]. REMOVE ALL EXISTING BATHROOM ACCESSORIES. INSTALL NEW SUBFLOOR / UNDERLAYMENT. INSTALL BLOCKING AROUND TOILET FLANGE. BUILD UP AS REQUIRED TO ALIGN NEW FINISH FLOOR WITH EXISTING ADJACENT FLOOR. INSTALL NEW BATHROOM ACCESSORIES. REFER TO INTERIOR ELEVATIONS.
35. EXISTING RADON SYSTEM TO REMAIN.
36. PLUMBING SYSTEMS: COORDINATE W/ PLUMBING DRAWINGS.
    - 36.1. CAMERA & AUGER EXISTING SANITARY PIPING / LATERAL TO STREET. REPORT ALL FINDINGS TO ARCHITECT & OWNER.
    - 36.2. REMOVE EXISTING / MODIFY / RECONFIGURE / INSTALL NEW SUPPLY PIPING AS REQ'D BY WORK.
    - 36.3. REMOVE EXISTING / MODIFY / RECONFIGURE / INSTALL NEW SANITARY PIPING AS REQ'D BY WORK.
    - 36.4. REMOVE EXISTING / MODIFY / RECONFIGURE / INSTALL NEW GAS PIPING AS REQ'D BY WORK.
    - 36.5. REMOVE EXISTING WATER HEATER / COMPONENTS. INSTALL NEW TANKLESS GAS FIRED WATER HEATER. CONNECT TO UTILITIES.
    - 36.6. REMOVE EXISTING, INSTALL NEW PLUMBING FIXTURES AND COMPONENTS. CONNECT TO UTILITIES [ALL WITH NEW SHUTOFFS] PER THE PLUMBING DRAWINGS.
37. MECHANICAL SYSTEMS: COORDINATE W/ MECHANICAL DRAWINGS.
    - 37.1. REMOVE EXISTING, INSTALL NEW GAS FIRED HVAC SYSTEM.
    - 37.2. REMOVE EXISTING, INSTALL NEW THERMOSTAT AND ASSOCIATED CONTROL WIRING.
    - 37.3. REPAIR AND REPLACE DUCTWORK AS REQUIRED BY EXISTING CONDITIONS. MODIFY DUCT LAYOUT AS REQ'D BY NEW WORK. COORDINATE ROUTING AND ANY REQ'D HVAC CHASES NECESSARY TO EXECUTE WORK.
    - 37.4. CLEAN ALL EXISTING SUPPLY AND RETURN DUCTWORK.
    - 37.5. REMOVE EXISTING, INSTALL NEW SUPPLY AND RETURN AIR DEVICES [FLOOR / WALL / CEILING AS APPROPRIATE], SIZED TO FIT EXISTING OPENINGS.
    - 37.6. REMOVE EXISTING, INSTALL NEW BATHROOM EXHAUST FAN AND ASSOCIATED DUCTWORK.
    - 37.7. REMOVE EXISTING, INSTALL NEW RANGE EXHAUST HOOD AND ASSOCIATED DUCTWORK.
    - 37.8. REMOVE EXISTING, INSTALL NEW DRYER BOX AND ASSOCIATED EXHAUST DUCTWORK.
38. ELECTRICAL SYSTEMS: COORDINATE W/ ELECTRICAL DRAWINGS.
    - 38.1. EXISTING ELECTRICAL SERVICE TO REMAIN. EXISTING LOAD CENTER TO REMAIN.
    - 38.2. REMOVE EXISTING, INSTALL NEW EXTERIOR LIGHT FIXTURES.
    - 38.3. REMOVE EXISTING, INSTALL NEW RECEPTACLES, SWITCHES, DEVICES, FIXTURES, SMOKE DETECTORS, COVER PLATES, ETC. COMPLETE. UTILIZE EXISTING BRANCH CIRCUITRY AND BOXES WHERE INDICATED. INSTALL / EXTEND / MODIFY EXISTING BRANCH CIRCUITRY AS REQ'D BY WORK.
    - 38.4. REMOVE EXISTING, INSTALL NEW DEVICES [RECEPTACLES, SWITCHES, ETC.] THROUGHOUT THE BUILDING. REMOVE EXISTING, INSTALL NEW COVERPLATES.
    - 38.5. REMOVE EXISTING, INSTALL NEW LIGHT FIXTURES THROUGHOUT THE UNIT.
    - 38.6. REMOVE EXISTING, INSTALL NEW INTERCONNECTED SMOKE DETECTORS AND SMOKE / CARBON MONOXIDE DETECTORS THROUGHOUT THE UNIT.
    - 38.7. REMOVE ALL EXISTING TELEPHONE, DATA, AND/OR CABLE TV OUTLETS, DEVICES, JACKS, AND COVER PLATES THROUGHOUT THE UNIT. TEST CABLING TO DETERMINE FUNCTIONALITY. REMOVE ALL NON-OPERATIONAL CABLING COMPLETE. EXISTING CABLING TO REMAIN WHERE INSTALLED CONCEALED [NOT SURFACE MOUNTED]. INSTALL NEW PHONE / DATA AND CABLE OUTLETS, DEVICES, JACKS, AND COVER PLATES AT ALL EXISTING OPERATIONAL LOCATIONS ONLY.

GENERAL NOTES

1. REMOVE ALL MATERIALS AND FINISHES REQUIRED TO PERFORM SCHEDULED WORK INCLUDING ANY ANCILLARY ITEMS.
2. REMOVE ALL MISCELLANEOUS ITEMS, CONDUITS, WIRES / CABLING FROM THE FACE OF WALLS / FINISHES. THIS INCLUDES CUT AND PATCH OF FINISHES AS REQUIRED TO FACILITATE WORK.
3. REMOVE ABANDONED OR UNUSED SURFACE MOUNTED ITEMS SUCH AS CURTAIN RODS, BRACKETS, HANGERS, ETC.
4. REMOVE ALL SURFACE MOUNTED WIRING, CABLING, ETC. FROM FACE OF INTERIOR OR EXTERIOR WALLS. PULL BACK TO A TERMINATION OR ACTIVE MAIN AS APPROPRIATE. FIELD VERIFY CONDITIONS.
5. SALVAGE ALL ITEMS AS DIRECTED BY OWNER OR AS NOTED IN THE DRAWINGS. COORDINATE ALL REQUIREMENTS FOR REINSTALLATION OF SALVAGED ITEMS. PROVIDE REPLACEMENT PARTS/COMPONENTS TO ALLOW COMPLETE INSTALLATION.
6. PROTECT ALL FINISHES AND MATERIALS SCHEDULED TO REMAIN FROM DAMAGE DURING CONSTRUCTION. REPAIR ANY DAMAGED FINISHES CAUSED BY WORK TO LIKE NEW CONDITION.
7. FIELD CONFIRM THE LOCATIONS OF ALL LOAD-BEARING FRAMING PRIOR TO REMOVALS. PROVIDE ALL NECESSARY SHORING AND BRACING DURING DEMOLITION AND CONSTRUCTION WORK AS REQUIRED. CONTACT ARCHITECT IF CONDITIONS VARY FROM THE INTENT OF THE DRAWINGS.
8. CONTACT ARCHITECT/OWNER IF HAZARDOUS MATERIALS ARE DISCOVERED THAT HAVE NOT BEEN IDENTIFIED.
9. ANY PART OR PARTS OF THE EXISTING BUILDING STRUCTURE (IN PART OR ON WHOLE) THAT SHOWS SIGNS OF ROTTING, VANDALISM, WATER DAMAGE, PEST DAMAGE, OR ANY OTHER DETERIORATION THAT MAY CAUSE THAT PART OR PARTS TO NOT COMPLY WITH ANY EXISTING APPLICABLE GOVERNMENT BUILDING CODES AND STANDARDIZED CONSTRUCTION PRACTICES. SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER IMMEDIATELY UPON DISCOVERY.
10. REMOVE / TERMINATE / CAP / MODIFY / RELOCATE EXISTING UTILITIES AS REQUIRED BY WORK, INCLUDING BUT NOT LIMITED TO PLUMBING SUPPLY/SANITARY PIPING, GAS PIPING, HVAC DUCTWORK, CONTROLS, ELECTRICAL BRANCH CIRCUITRY, ETC. F.V. REQUIREMENTS AND EXISTING ROUTING.
11. COORDINATE ALL EXISTING AND PROPOSED ROUTING OF PLUMBING, HVAC, AND ELECTRICAL WITH PME DRAWINGS, FIELD COORDINATE BETWEEN TRADES. REMOVE & REPAIR / CUT AND PATCH FINISHES AS REQUIRED TO ACCOMPLISH.
12. PROVIDE ALL PREP WORK FOR NEW FINISHES AND PROPOSED WORK.
13. INSTALL FLOOR LEVELER AS REQUIRED BY EXISTING CONDITIONS.
14. REMOVE EXISTING [WHERE EXISTS], INSTALL NEW JOINT SEALANT AT ALL APPLICABLE BUILDING JOINTS AND BETWEEN VARIOUS BUILDING COMPONENTS. SEAL ALL WALL, FLOOR, AND THRU PENETRATION OPENINGS WITH APPROPRIATE JOINT SEALANT TO ELIMINATE GAPS / OPENINGS, PREVENT WATER INTRUSION, AND PREVENT PEST ENTRY.
15. INSTALL SEALANT AT ALL APPLICABLE JOINTS IN BUILDING ENVELOPE. SEAL ALL PENETRATIONS OF ELECTRICAL / MECHANICAL ITEMS, ETC. INTEGRATE SEALANT AND APPLICABLE FLASHING.
16. MATCH EXISTING TRIM PROFILES, DIMENSIONS, ETC. AS APPROPRIATE TO THE WORK.
17. INSTALL WOOD BLOCKING CONCEALED WITHIN FRAMING TO SUPPORT WALL OR CEILING MOUNTED ITEMS, CABINETS, BATHROOM ACCESSORIES, SHELVING, HANGING ROD, WALL / DOOR STOPS, ELECTRICAL DEVICES, BOXES, ETC. CUT AND PATCH GYPSUM BOARD FINISHES AS REQ'D TO INSTALL WITHIN FRAMING CAVITIES.
18. INSTALL SOLID BEARING AT EACH END OF ALL BEAMS, HEADERS, ETC. FIELD VERIFY CONDITIONS OF EXISTING FRAMING WHERE APPLICABLE.
19. PROVIDE PRESSURE TREATED FRAMING AT ALL FRAMING EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE. PROVIDE APPROPRIATE GALVANIZED OR STAINLESS STEEL FASTENERS.
20. INSTALL FIRESTOP BLOCKING AT ALL LOCATIONS REQUIRED BY FRAMING, SOFFITS, ETC. TO ELIMINATE ALL OPEN STUD CAVITIES.

STATE OF OHIO
JONATHAN ROBERT SCHAAF 14503
REGISTERED ARCHITECT

Jonathan Robert Schaaf #14503
Expiration Date 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
335 Lincoln Park Circle
Springfield, Ohio 45505

Project Number
2025-019

Date
June 20, 2025

Date	Issue
03.25.25	SD Set
06.09.25	Final Review
06.20.25	Bid/Construction Set

Sheet Title
Project Information

Sheet Number
05-G1.1

ROOM FINISH SCHEDULE

#	NAME	FLOOR	BASE	WALLS	CEILING	REMARKS
001	STAIR	F-1	B-1	W-1	C-1	INSTALL NEW VINYL RIS./TR. COVERS
002	UNFINISHED BASEMENT	EX.	-	-	-	-
100	LIVING	F-1	B-1	W-1	C-1	-
101	CLOSET	F-1	B-1	W-1	C-1	-
102	DINING	F-1	B-1	W-1	C-1	
103	KITCHEN	F-1	B-1	W-1	C-1	-
104	PANTRY	F-1	B-1	W-1	C-1	-
105	MECHANICAL	F-1	B-1	W-1	C-1	-
106	HALL	F-1	B-1	W-1	C-1	-
107	POWDER	F-1	B-1	W-1	C-1	-
108	STAIR	F-1	B-1	W-1	C-1	INSTALL NEW VINYL RIS./TR. COVERS
200	HALL	F-1	B-1	W-1	C-1	-
201	BEDROOM 1	F-1	B-1	W-1	C-1	-
202	CLOSET	F-1	B-1	W-1	C-1	-
203	LAUNDRY	F-1	B-1	W-1	C-1	-
204	LINEN	F-1	B-1	W-1	C-1	-
205	BATH	F-1	B-1	W-1	C-1	-
206	BEDROOM 2	F-1	B-1	W-1	C-1	-
207	CLOSET	F-1	B-1	W-1	C-1	-
208	BEDROOM 3	F-1	B-1	W-1	C-1	-
209	CLOSET	F-1	B-1	W-1	C-1	-

GENERAL NOTES:

1. CONFIRM ALL FLOOR TRANSITIONS BETWEEN ROOMS, FINISH FLOOR MATERIAL CHANGES, EXISTING FLOOR / SUB-FLOOR CONDITIONS, FLOOR SET FIXTURES AND APPLIANCES, ETC.
2. SKIM, FLOAT, SLOPE FLOOR AS REQUIRED BETWEEN VARIOUS FLOOR LEVELS IF REQ'D. COORDINATE W/ ARCHITECT.
3. PROVIDE ALL PREP WORK FOR PROPOSED FINISHES AS NOTED.
4. PAINT ALL NON-PRE-FINISHED SURFACES - GYPSUM BOARD, PLASTER, INTERIOR TRIM CARPENTRY, DOORS, WOOD COMPONENTS, ETC.
5. FINAL COLORS / FINISHES AS SELECTED BY ARCHITECT / OWNER.

FINISH SPECIFICATIONS

EX. EXISTING FINISH TO REMAIN

FLOORING
F-1 VINYL PLANK FLOORING:
SIX DEGREES, SRP330VC02E19, WOODLAND
RADIUS PLANK 12mm 7x48

BASE
B-1 RUBBER BASE:
ROPPE 700 4"x48" TPR COVE BASE, 110 BROWN

WALLS
W-1 PAINTED GYPSUM BOARD/PLASTER
PAINT P-1, UNLESS NOTED OTHERWISE
W-2 PAINTED FOUNDATION WALLS
PAINT W/ WATERPROOFER, UNLESS NOTED OTHERWISE

CEILING
C-1 PAINTED GYPSUM BOARD/PLASTER
PAINT P-2, UNLESS NOTED OTHERWISE

PAINT:
P-1 INTERIOR WALL PAINT
MANUF: SHERWIN WILLIAMS
COLOR: METRO SAND DOLLAR
FINISH: SATIN

P-2 CEILING PAINT
MANUF: SHERWIN WILLIAMS
COLOR: BRIGHT WHITE
FINISH: FLAT

P-3 DOOR / TRIM PAINT
MANUF: SHERWIN WILLIAMS
COLOR: BRILLIANT WHITE
FINISH: SEMI-GLOSS

** COORDINATE ALL SELECTIONS WITH ARCHITECT/OWNER **

(#) BATH ACC'Y SCHEDULE

MARK	DESCRIPTION
T11	18"x36" MIRROR
T12	24"x36" MIRROR
T13	16"x26" MED. CAB. W/ MIRROR
T21	TOILET PAPER DISPENSER
T41	SHOWER CURTAIN ROD
T51	18" TOWEL BAR
T52	24" TOWEL BAR
T53	ROBE HOOK

* REFER TO SPECIFICATIONS FOR DESIGN INTENT / MANUFACTURER.
* REMOVE EXISTING [WHERE THEY EXIST], AND INSTALL NEW TOILET ACCESSORIES AT ALL BATHROOMS / POWDER ROOMS.
* INSTALL BLOCKING AS REQUIRED FOR TOILET ACCESSORIES. CUT / PATCH / REPAIR EXISTING FINISHES TO MATCH ADJACENT IF REQ'D, TYP.

(#) DOOR SCHEDULE

#	SIZE	NEW	EXISTING	SALVAGED	FRAME TYPE	DOOR TYPE	HDWR. SET #	DETAIL	REMARKS	DOOR ACCESS CONTROL
100	3'-0" x 6'-8"		●		EX.	EX.	H-1	-	-	
101	2'-6" x 6'-8"	●			F-3	D-2	H-2	F/G1.3	-	
104	2'-6" x 6'-8"	●			F-3	D-2	H-2	F/G1.3		
105	[2] 2'-4" x 6'-8"	●			F-1	D-4	H-4	F/G1.3		
106	3'-0" x 6'-8"		●		EX.	EX.	H-1	-		
107	2'-10" x 6'-8"	●			F-3	D-2	H-3	F/G1.3		
108	2'-6" x 6'-8"	●			F-3	D-2	H-2	F/G1.3		
201	2'-10" x 6'-8"	●			F-3	D-2	H-3	F/G1.3		
202	2'-6" x 6'-8"	●			F-3	D-2	H-2	F/G1.3		
203	[2] 2'-6" x 6'-8"	●			F-3	D-3	H-4	F/G1.3		
204	2'-0" x 6'-8"	●			F-3	D-2	H-2	F/G1.3		
205	2'-6" x 6'-8"	●			F-3	D-2	H-3	F/G1.3		
206	2'-10" x 6'-8"	●			F-3	D-2	H-3	F/G1.3		
207	2'-6" x 6'-8"	●			F-3	D-2	H-2	F/G1.3		
208	2'-10" x 6'-8"	●			F-3	D-2	H-3	F/G1.3		
209	2'-6" x 6'-8"	●			F-3	D-2	H-2	F/G1.3		

FRAME TYPES

(F-1) NEW EXTERIOR WOOD FRAME W/ WEATHERSTRIPPING AND THRESHOLD. NEW BRICKMOLD AT EXTERIOR. WOOD CASING AT INTERIOR.

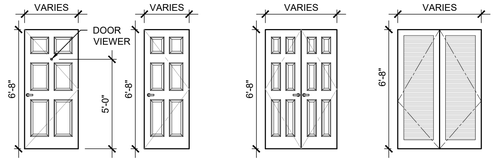
(F-2) GYPSUM BOARD WRAPPED OPENING

(F-3) NEW WOOD FRAME W/ CASING [MATCH EX. WALL THICKNESS & CASING PROFILE]

REMARKS:

1. HARDWARE TO COMPLY WITH LATEST REQUIREMENTS OF OHIO BUILDING CODE, ANSI ACCESSIBILITY REQUIREMENTS, NFPA, NEC AND OTHER APPLICABLE REGULATORY AGENCIES.
2. COORDINATE STYLE, FINISH, AND OPERATION REQUIREMENTS WITH OWNER.
3. COORDINATE KEYING REQUIREMENTS WITH OWNER TO KEY TO EXISTING GRAND MASTER KEY SYSTEM.
4. HARDWARE TO BE LEVER TYPE, 26D FINISH.
5. HARDWARE COMPONENTS AND ACCESSORIES PER HARDWARE SETS. PROVIDE ALL COMPONENTS EXPLICITLY STATED OR NOT TO MEET DESIGN INTENT.
6. PROVIDE [2] HINGE STOPS & WALL PLATE AT ALL DOORS.

DOOR TYPES



EX. INSULATED METAL 6 PANEL [EXT] - PAINT (D-1)

NEW 1 3/8" S.C. WOOD 6-PANEL DOOR [INT] - PAINT (D-2)

NEW 1 3/8" S.C. WOOD 6-PANEL DOUBLE DOOR [INT] - PAINT (D-3)

NEW 1 3/8" S.C. WOOD DOUBLE DOOR W/ LOUVERS [INT] - PAINT (D-4)

HARDWARE TYPES

COORDINATE WITH SPEC'S.
H-1 - ENTRY SET
H-2 - PASSAGE SET
H-3 - PRIVACY SET
H-4 - DOUBLE DOOR

(#) WINDOW SCHEDULE

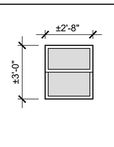
#	SIZE	NEW	EXIST	SALV.	EERO	TYPE/OPERATION	DETAILS	REMARKS
A	+/- 2'-8" x 3'-0"		●			D.H.	-	-
B	+/- 3'-0" x 5'-0"		●			D.H.	-	-
C	+/- 2'-8" x 5'-0"		●			D.H.	-	-
D	[3]+/- 2'-8" x 3'-0"		●			MULLED D.H.	-	-

LEGEND:
EERO = EMERGENCY ESCAPE AND RESCUE OPENING
T = TEMPERED GLAZING [REFER TO PLANS FOR LOCATIONS]
D.H. = DOUBLE HUNG
(EX) = EXISTING WINDOW TO REMAIN

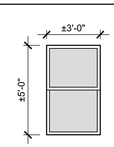
GENERAL NOTES:

1. FIELD VERIFY ALL EXISTING OPENING / WINDOW UNIT SIZES PRIOR TO ORDERING WINDOWS. NEW WINDOWS SHALL FIT EXISTING OPENINGS [CUSTOM SIZED] UNLESS SPECIFICALLY NOTED OTHERWISE ON PLANS. DO NOT SIZE WINDOWS TO FIT WITHIN AN EXISTING / ORIGINAL WINDOW FRAME. DO NOT REDUCE "EERO" OPENINGS FROM THE ORIGINAL OPENING DIMENSIONS. COORDINATE ROUGH OPENING REQUIREMENTS WITH MANUFACTURER AS APPLICABLE.
2. MATCH EXISTING WINDOW OPERATION AS APPLICABLE.
3. PROVIDE FRAME EXPANDERS AS APPLICABLE FOR WINDOW INSTALLATION AND AS REQ'D BY EXISTING CONDITIONS, TYP ALL WINDOWS, BY WINDOW MANUFACTURER.
4. INSTALL NEW JAMB MOUNTED MINI-BLINDS AT ALL WINDOWS - INCLUDING EXISTING WINDOWS
5. PROVIDE TEMPERED GLASS AT ALL LOCATIONS REQUIRED BY RCO: REFER TO BUILDING CODE REVIEW NOTES FOR DETAILS ON LOCATIONS REQUIRING TEMPERED GLAZING.

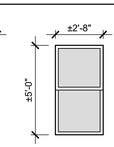
WINDOW TYPES



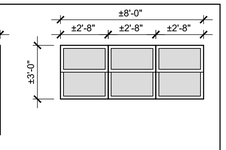
VINYL DOUBLE HUNG WINDOW (A)



VINYL DOUBLE HUNG WINDOW (B)



VINYL DOUBLE HUNG WINDOW (C)



MULLED VINYL DOUBLE HUNG WINDOW (D)

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
335 Lincoln Park Circle
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Project Number
2025-019

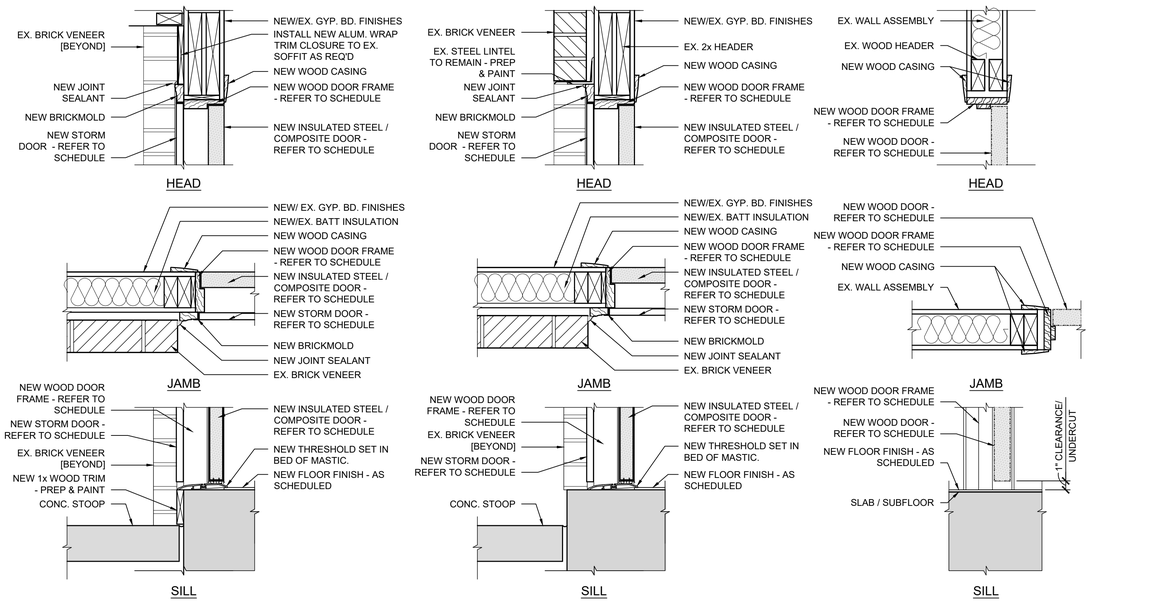
Date
June 20, 2025

Date	Issue
03.25.25	SD Set
06.09.25	Final Review
06.20.25	Bid/Construction Set

Sheet Title
Schedules

Sheet Number
05-G1.2

NOTE: FIELD VERIFY EXISTING WALL THICKNESS & ADJACENT DOOR JAMB DIMENSION TO MATCH , TYP.

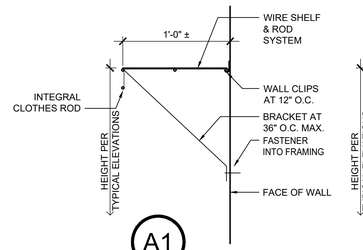


D EXTERIOR DOOR
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"

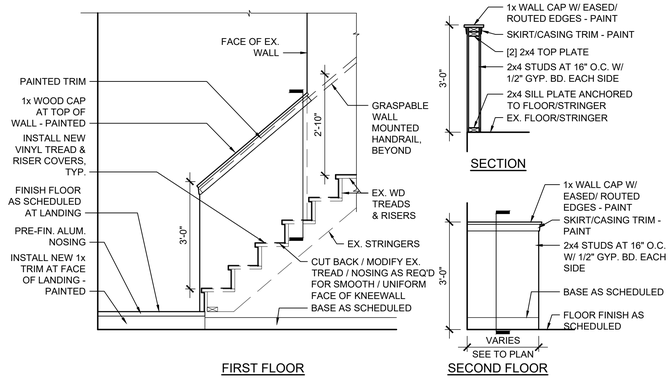
E EXTERIOR DOOR
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"

F INTERIOR DOOR
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"

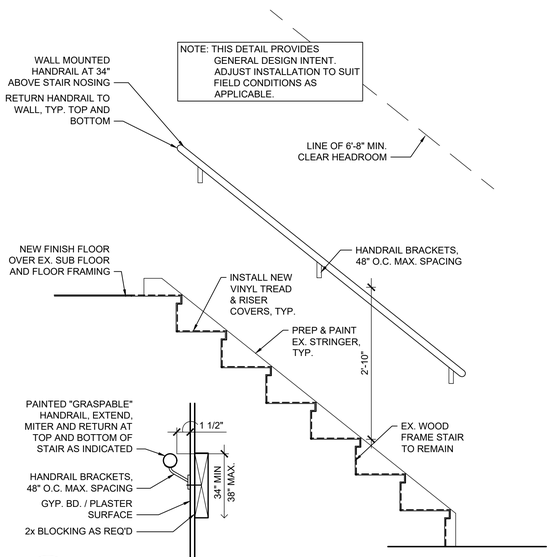
PROVIDE BLOCKING AND/OR WOOD CLEATS AS REQ'D TO SUIT CONDITIONS AND PROVIDE SUPPORT FOR ROD / SHELVING SYSTEM	PROVIDE END CAPS AT ALL EXPOSED WIRE / CUT WIRE AT ENDS OF CLOSET RODS.	PROVIDE WALL BRACKETS AT ENDS OF SHELVING AT WALL, TYP.



TYPICAL SHELVING DETAILS
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"



B TYPICAL UNIT STAIR / HANDRAIL DETAILS AT HALF WALL
SCALE: 1/2" = 1'-0" 0 1 2 4

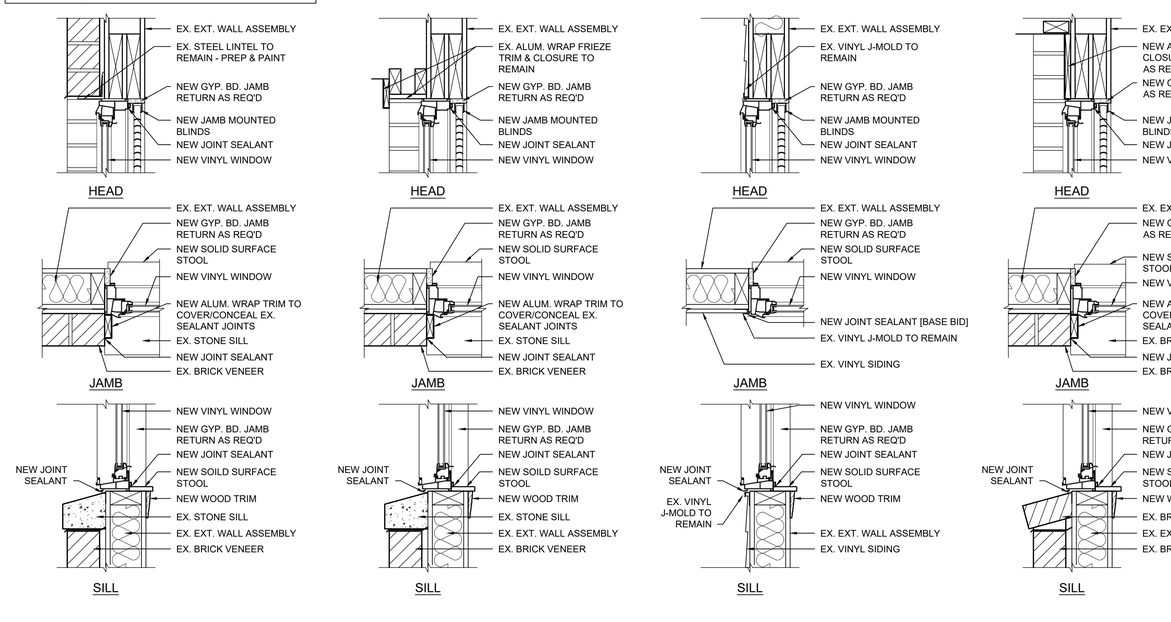


C TYPICAL STAIR / HANDRAIL DETAILS
SCALE: 1/2" = 1'-0" 0 1 2 4

NOTE: VERIFY EXISTING ROUGH OPENING CONDITIONS AS WELL AS THE RELATIONSHIP BETWEEN ROUGH OPENING AND MASONRY OPENING. SIZE WINDOW TO FIT ROUGH OPENING; PROVIDE ALUMINUM OR VINYL EXPANDER MATERIAL TO FIT MASONRY OPENING. COORDINATE WITH ARCHITECT AND PROVIDE MOCK-UP FOR REVIEW

NOTE: FLASH WINDOW & DOOR OPENINGS AS APPLICABLE TO CONDITIONS. INSTALL JOINT SEALANT AGAINST ALL ADJACENT BUILDING JOINTS. PREP & PAINT ALL NON-PREFINISHED TRIM COMPONENTS, TYP.

NOTE: VERIFY ALL CONDITIONS WITH INTENT OF TYPICAL DETAILS. FIELD ADJUST AS REQUIRED. COORDINATE WITH ARCHITECT.



G WINDOW DETAIL
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"

H WINDOW DETAIL
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"

J WINDOW DETAIL
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"

K WINDOW DETAIL
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"

L WINDOW DETAIL
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"

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Sheet Title
Typical Details

Sheet Number
05-G1.3

PASSIVE RADON SYSTEM
GENERAL CONCEPT DESIGN NOTES [CONCRETE SLAB]

[DELEGATED DESIGN BY DESIGN-BUILD CONTRACTOR]

INSTALL A PASSIVE RADON SYSTEM IN CONFORMANCE WITH THE FOLLOWING REQUIREMENTS.

DESIGN AND INSTALLATION OF A COMPLETE PASSIVE RADON SYSTEM SHALL BE COMPLETED BY LICENSED RADON MITIGATION CONTRACTOR VIA DELEGATED DESIGN ON A DESIGN-BUILD BASIS AS PART OF THE GENERAL CONTRACTOR'S CONSTRUCTION CONTRACT FOR THE PROJECT:

1. COMPLY WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE FOR RADON CONTROL METHODS APPENDIX AF; SECTION AF101 THRU AF103.12
2. RADON MITIGATION CONTRACTOR TO CONFIRM CONDITIONS INCLUDING SOIL POROSITY TO DETERMINE FULL REQUIREMENTS FOR THE RADON SYSTEM TO PROVIDE THE PROPER AIR EXTRACTION BELOW SLAB.
3. RADON MITIGATION CONTRACTOR TO CONFIRM SYSTEM EFFECTIVENESS PRIOR TO INSTALLATION OF FINAL INTERIOR FINISHES ARE INSTALLED.
4. MAINTAIN A 4" INCH AGGREGATE BASE UNDER THE SLAB. AGGREGATE SHOULD BE AT LEAST 1/4" AND LESS THAN 2" (#304).
5. A LAYER OF 6-MIL POLYETHYLENE SHALL COVER THE GRAVEL WITH SECTIONS OF SHEETING LAPPED AT LEAST 12 INCHES. CARE SHOULD BE TAKEN TO FIT CLOSELY AROUND ANY PIPE, WIRE OR OTHER PENETRATION OF THE MATERIAL. SEAL ALL PUNCTURES AND TEARS.
6. OPENINGS AROUND ALL PENETRATIONS THROUGH SLABS SHALL BE CAULKED OR OTHERWISE FILLED TO PREVENT AIR LEAKAGE. ACCESS DOORS OR OPENINGS INTO CRAWL SPACES SHOULD BE CLOSED, GASKETED OR OTHERWISE FILLED.
7. SUMP PITS, OPENINGS AROUND BATHTUBS, CONTROL JOINTS, OR OTHER OPENINGS OR CRACKS IN CONCRETE SLABS SHALL BE SEALED WITH POLYURETHANE OR EQUIVALENT SEALANT.
8. A MINIMUM 3" PVC PIPE SHALL BE EMBEDDED INTO THE SUB-SLAB OR SUB MEMBRANE AGGREGATE AND RUN UP THROUGH THE CONDITIONED SPACES OF THE BUILDING, INTO THE ATTIC AND THROUGH THE ROOF.
9. THE EXHAUST SHALL BE A MINIMUM OF 12" ABOVE THE SURFACE OF THE ROOF AND AT LEAST 10' AWAY FROM ANY WINDOW OR OTHER OPENING INTO THE CONDITIONED SPACES OF THE BUILDING THAT IS LESS THAN 2' BELOW THE EXHAUST POINT.
10. CARE SHOULD BE TAKEN WITH PIPE INSTALLATION TO INSURE POSITIVE DRAINAGE BACK INTO THE GROUND AND TO INSURE THAT THE PIPE IS ACCESSIBLE FOR FUTURE FAN INSTALLATION THROUGH AN ATTIC OR OUTSIDE THE HABITABLE SPACE.
11. AN ELECTRIC JUNCTION BOX FOR FUTURE OUTLET SHALL BE INSTALLED IN THE ATTIC WITHIN 6' OF THE PIPE FOR POSSIBLE FUTURE FAN INSTALLATION. ALL VISIBLE PIPE SECTIONS NEED TO BE LABELED.
12. ALL PIPING MATERIALS, ELBOWS, TERMINATIONS, ETC. SHALL BE IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS FOR THE THICKNESS OF PIPING WALLS, ETC.

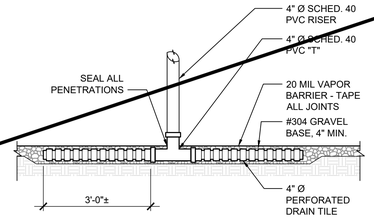
PASSIVE RADON SYSTEM
GENERAL CONCEPT DESIGN NOTES [CRAWL SPACE]

[DELEGATED DESIGN BY DESIGN-BUILD CONTRACTOR]

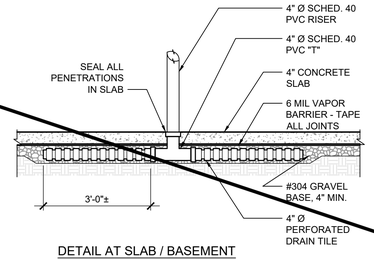
INSTALL A PASSIVE RADON SYSTEM IN CONFORMANCE WITH THE FOLLOWING REQUIREMENTS.

DESIGN AND INSTALLATION OF A COMPLETE PASSIVE RADON SYSTEM SHALL BE COMPLETED BY LICENSED RADON MITIGATION CONTRACTOR VIA DELEGATED DESIGN ON A DESIGN-BUILD BASIS AS PART OF THE GENERAL CONTRACTOR'S CONSTRUCTION CONTRACT FOR THE PROJECT:

1. COMPLY WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE FOR RADON CONTROL METHODS APPENDIX AF; SECTION AF101 THRU AF103.12
2. RADON MITIGATION CONTRACTOR TO CONFIRM CONDITIONS INCLUDING SOIL POROSITY TO DETERMINE FULL REQUIREMENTS FOR THE RADON SYSTEM TO PROVIDE THE PROPER AIR EXTRACTION.
3. RADON MITIGATION CONTRACTOR TO CONFIRM SYSTEM EFFECTIVENESS PRIOR TO INSTALLATION OF FINAL INTERIOR FINISHES ARE INSTALLED.
4. MAINTAIN A 4" INCH AGGREGATE BASE. AGGREGATE SHOULD BE AT LEAST 1/4" AND LESS THAN 2" (#304).
5. A LAYER OF 20-MIL POLYETHYLENE SHALL COVER THE GRAVEL WITH SECTIONS OF SHEETING LAPPED AT LEAST 12 INCHES. CARE SHOULD BE TAKEN TO FIT CLOSELY AROUND ANY PIPE, WIRE OR OTHER PENETRATION OF THE MATERIAL. SEAL ALL PUNCTURES AND TEARS.
6. ACCESS DOORS OR OPENINGS INTO CRAWL SPACES SHOULD BE CLOSED, GASKETED OR OTHERWISE FILLED.
7. SUMP PITS, OPENINGS AROUND BATHTUBS, CONTROL JOINTS, OR OTHER OPENINGS OR CRACKS IN CONCRETE SLABS SHALL BE SEALED WITH POLYURETHANE OR EQUIVALENT SEALANT.
8. A MINIMUM 3" PVC PIPE SHALL BE EMBEDDED INTO THE SUB MEMBRANE AGGREGATE AND RUN UP THROUGH THE CONDITIONED SPACES OF THE BUILDING, INTO THE ATTIC AND THROUGH THE ROOF.
9. THE EXHAUST SHALL BE A MINIMUM OF 12" ABOVE THE SURFACE OF THE ROOF AND AT NOT LESS THAN 10' AWAY FROM ANY WINDOW OR OTHER OPENING INTO THE CONDITIONED SPACES OF THE BUILDING THAT IS LESS THAN 2' BELOW THE EXHAUST POINT.
10. CARE SHOULD BE TAKEN WITH PIPE INSTALLATION TO INSURE POSITIVE DRAINAGE BACK INTO THE GROUND AND TO INSURE THAT THE PIPE IS ACCESSIBLE FOR FUTURE FAN INSTALLATION THROUGH AN ATTIC OR OUTSIDE THE HABITABLE SPACE.
11. AN ELECTRIC JUNCTION BOX FOR FUTURE OUTLET SHALL BE INSTALLED IN THE ATTIC WITHIN 6' OF THE PIPE FOR POSSIBLE FUTURE FAN INSTALLATION. ALL VISIBLE PIPE SECTIONS NEED TO BE LABELED.
12. ALL PIPING MATERIALS, ELBOWS, TERMINATIONS, ETC. SHALL BE IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS FOR THE THICKNESS OF PIPING WALLS, ETC.



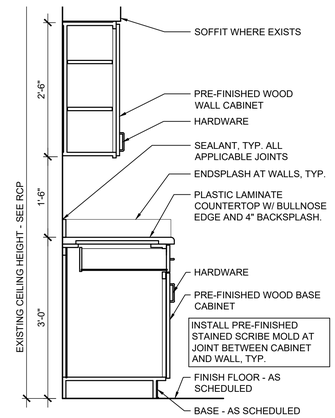
DETAIL AT CRAWL SPACE



DETAIL AT SLAB / BASEMENT

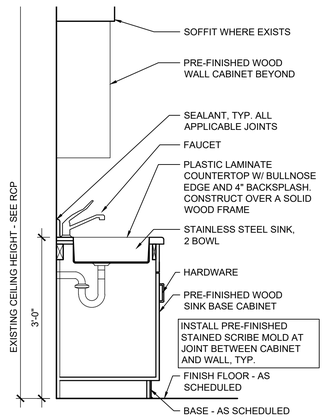
A PASSIVE RADON SYSTEM DETAILS

SCALE: 1/2" = 1'-0" 0 1 2 4



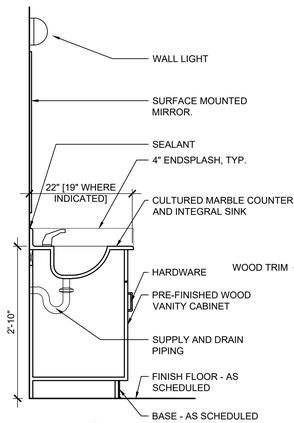
B TYPICAL KITCHEN CABINETS

SCALE: 3/4" = 1'-0" 0" 6" 12" 24"



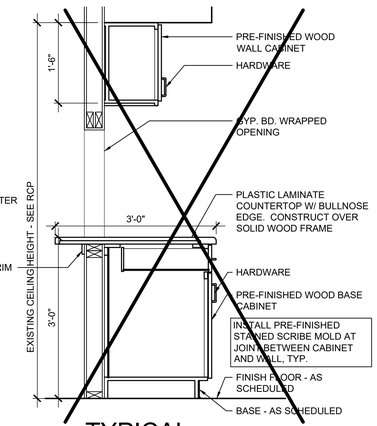
C TYPICAL KITCHEN SINK

SCALE: 3/4" = 1'-0" 0" 6" 12" 24"



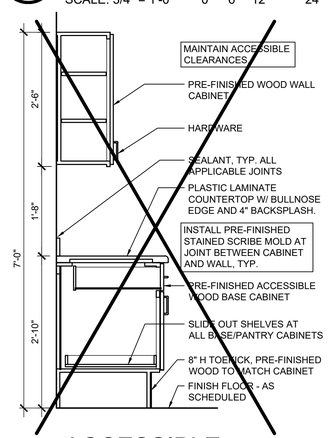
D TYPICAL BATH VANITY

SCALE: 3/4" = 1'-0" 0" 6" 12" 24"



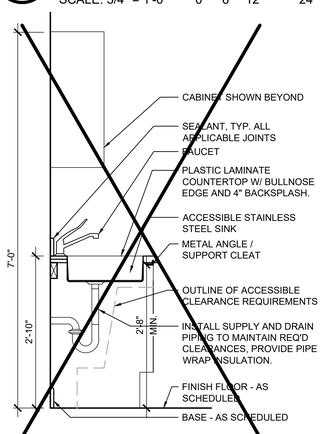
E TYPICAL KITCHEN PASS THRU

SCALE: 3/4" = 1'-0" 0" 6" 12" 24"



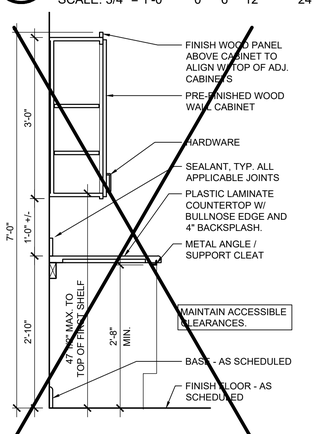
F ACCESSIBLE KITCHEN CABINETS

SCALE: 3/4" = 1'-0" 0" 6" 12" 24"



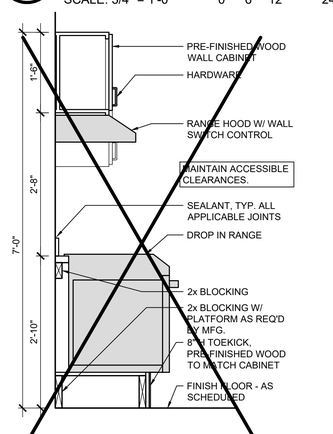
G ACCESSIBLE KITCHEN SINK

SCALE: 3/4" = 1'-0" 0" 6" 12" 24"



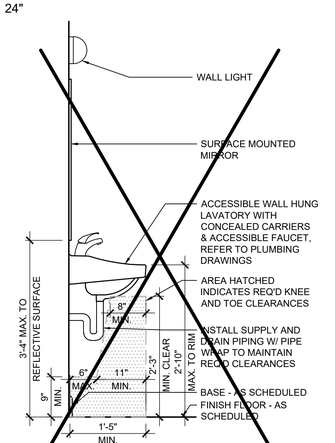
H ACCESSIBLE WORK STATION

SCALE: 3/4" = 1'-0" 0" 6" 12" 24"



J ACCESSIBLE DROP-IN RANGE

SCALE: 3/4" = 1'-0" 0" 6" 12" 24"



K ACCESSIBLE BATH LAVATORY

SCALE: 3/4" = 1'-0" 0" 6" 12" 24"

STATE OF OHIO
JONATHAN ROBERT SCHAAF 14503
REGISTERED ARCHITECT
Jonathan Robert Schaaf #14503
Expiration Date 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
335 Lincoln Park Circle
Springfield, Ohio 45505

Project Number
2025-019
Date
June 20, 2025

Date	Issue
03.25.25	SD Set
06.09.25	Final Review
06.20.25	Bid/Construction Set

Sheet Title
Typical Details

Sheet Number
05-G1.4

DIVISION 1 - GENERAL PROJECT REQUIREMENTS

SECTION 01 00 00 GENERAL REQUIREMENTS

1.1. TRASH / DEBRIS:
- 1.1.1. CONTRACTOR SHALL PROVIDE ALL REQUIRED TRASH DUMPSTERS, HAULING, ETC. AS REQ'D FOR THE PROJECT. LOCATE IN A LOCATION APPROVED BY OWNER.
- 1.1.2. THE JOB SITE IS TO BE KEPT CLEAN DURING CONSTRUCTION. CONTRACTOR SHALL PERIODICALLY AND PROMPTLY REMOVE ALL DEBRIS FROM SITE AT THEIR EXPENSE IN A LEGAL MANNER. INCLUSIVE OF ALL BOXES, CRATES, OR TRASH OF INSTALLED ITEMS, INCLUDING DISPLAY FIXTURES AND HARDWARE SUPPLIED BY THE CONTRACTOR OR OTHERS.
- 1.1.3. FINAL CLEANING: PROVIDE FINAL CLEANING PRIOR TO FINAL INSPECTION.

1.2. CONSTRUCTION SAFETY:
- 1.2.1. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SAFETY; COMPLIANCE TO BE IN ACCORDANCE WITH ALL STATE, FEDERAL, AND O.S.H.A. REGULATIONS. ARCHITECT AND CONTRACTORS ARE NOT RESPONSIBLE FOR ANY DAMAGES RESULTING FROM THE NEGLECT OF TIMELY AND RESPONSIBLE MAINTENANCE OF THE PROJECT BY THE OWNER AFTER PROJECT COMPLETION.
- 1.2.2. ALL FIRE EXITS ARE TO REMAIN CLEAR AND OPEN DURING ALL PHASES OF CONSTRUCTION IF APPLICABLE.
- 1.2.3. TEMPORARY PROTECTION / BARRICADES: ERECT ALL NECESSARY TEMPORARY PROTECTION AND BARRICADES TO ALLOW CONTINUED USE OF THE FACILITY. COORDINATE WITH OWNER AS NECESSARY.
- 1.2.4. FIRE PREVENTION: PROVIDE FIRE EXTINGUISHERS AT THE JOBSITE.
  - 1.2.4.1. PROVIDE FIRE WATCH FOR ALL HOT WORK ACTIVITIES INCLUDING CUTTING, WELDING, AND OTHER CONSTRUCTION OPERATIONS THAT ARE CAPABLE OF STARTING FIRES.

1.3. PRODUCTS:
- 1.3.1. INSTALL ALL MATERIALS, APPLIANCES, ETC. ACCORDING TO MANUFACTURERS SPECIFICATIONS, RECOMMENDATIONS, AND INSTRUCTIONS, WHETHER A COMPLETE SYSTEM OR A COMPONENT PART OF A COMPLETE CONSTRUCTION SYSTEM.
- 1.3.2. COORDINATE ALL FINAL FINISHES AND SELECTIONS WITH THE PROJECT TEAM. COORDINATE ALL REQUIREMENTS OF FINISH SELECTIONS, AND CORRELATION BETWEEN FINISHES, TRIM COMPONENTS, ETC. PROVIDE MOCKUPS OF WORK/FINISHES AS APPLICABLE TO ENSURE CONFORMANCE WITH THE DESIGN INTENT.
- 1.3.3. ALL WORK, FINISHES, FIXTURES, AND ACCESSORIES SHALL BE IN FULL COMPLIANCE WITH ADAAG/ANSI REQUIREMENTS AS APPLICABLE TO ACCESSIBLE UNITS. ENSURE THAT ALL MATERIALS AND ACCESSORIES ARE PROVIDED TO ENSURE COMPLIANCE.
- 1.3.4. ITEMS MAY BE REFERRED TO AS SINGULAR, OR PLURAL ON THE DRAWINGS AND SPECIFICATIONS CONTRACTOR IS RESPONSIBLE FOR DETERMINING QUANTITY OF EACH ITEM REQUIRED.

1.4. PERMITS:
- 1.4.1. CONFORM TO THE 2019 RESIDENTIAL CODE OF OHIO, AND ALL OTHER LOCAL GOVERNING CODES AND ORDINANCES HAVING THE AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK, AND SHALL BE COMPLETED TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY EACH RESPECTIVE TRADE. CONTRACTOR SHALL PAY FOR ALL REQUIRED PERMITS. WORK SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS ARE OBTAINED.
- 1.4.2. VERIFY ALL PERMITS HAVE BEEN APPROVED BY APPROPRIATE AGENCIES PRIOR TO START OF CONSTRUCTION. NO CONSTRUCTION OR FABRICATION OF ANY ITEMS SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND ANY DOCUMENTATION FROM ALL OF THE PERMITTING AND REGULATORY AUTHORITIES. FAILURE OF THE CONTRACTOR TO FOLLOW THIS PROCEDURE SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATION OF THE WORK MANDATED BY AN REGULATORY AUTHORITY.
- 1.4.3. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ADDITIONAL CONSTRUCTION COST RESULTING FROM WORK STARTED PRIOR TO OBTAINING ALL GOVERNING AGENCIES APPROVALS.
- 1.4.4. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AS HOLDER OF PERMITS TO NOTIFY THE BUILDING OFFICIAL WHEN WORK IS READY FOR INSPECTION. REQUESTS SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF GOVERNING JURISDICTION. INSPECTORS SHALL HAVE COMPLETE ACCESS TO ALL WORK. RECORDS OF INSPECTIONS SHALL BE MAINTAINED ON THE JOB SITE IN ACCORDANCE WITH REQUIREMENTS AND FORMAT OF GOVERNING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES REQUIRED BY INSPECTIONS, EXCEPT FOR INSPECTIONS MADE BY OWNER OR IT'S AGENTS.
  - 1.4.4.1. MAINTAIN A COPY OF APPROVED PERMIT DRAWINGS ON-SITE FOR INSPECTION PURPOSES. COORDINATE WITH BUILDING DEPARTMENT.

1.5. COORDINATION:
- 1.5.1. COORDINATE BETWEEN SUB-CONTRACTORS, SUPPLIERS, AND VENDORS BASED ON THE ENTIRE SET OF DOCUMENTS. NO ADDITIONAL COMPENSATION WILL BE DUE TO A CONTRACTOR FOR ISSUES RESULTING FROM THE USE OF AN INCOMPLETE SET OF CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING OF INCONSISTENCIES OR DISCREPANCIES BETWEEN CONTRACT DOCUMENTS, DRAWINGS, SPECIFICATIONS, ETC.
- 1.5.2. COORDINATION AMONG ALL TRADES IS MANDATORY. ANY COST CHANGES RESULTING FROM THE LACK OF COORDINATION, SHALL BE BORNE BY THE CONTRACTOR CREATING THE CONFLICT.
- 1.5.3. PROVIDE A FULL SET OF CONSTRUCTION DOCUMENTS TO ALL SUBCONTRACTORS. ALL CROSS-REFERENCING SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- 1.5.4. THE ABBREVIATION N.I.C. INDICATES WORK AND / OR MATERIALS NOT IN THE CONTRACT OF THE GENERAL CONTRACTOR. THIS SHALL NOT RELIEVE THE G.C. OF THE RESPONSIBILITY OF COORDINATION.

DIVISION 2 - EXISTING CONDITIONS

SECTION 02 41 19 EXISTING CONDITIONS / SELECTIVE DEMOLITION

1.1. VERIFICATION OF EXISTING CONDITIONS / ACCEPTANCE OF CONDITIONS
- 1.1.1. DO NOT SCALE DRAWINGS.
- 1.1.2. CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND INFORMATION IN THESE DRAWINGS GOVERNING THEIR SCOPE OF THE WORK.
- 1.1.3. ALL ERRORS, OMISSIONS, AND INCONSISTENCIES IN THESE DRAWINGS WHICH ARE DISCOVERED ARE TO BE REPORTED IN WRITING TO THE ARCHITECT IMMEDIATELY, BEFORE PROCEEDING WITH THE WORK. ANY SITE OR JOB CONDITIONS (INCLUDING ADVERSE SOIL BEARING CONDITIONS) THAT ARISE AND CAUSE THE CONTRACTOR TO VARY FROM THE CONTRACT DOCUMENTS SHALL BE ANALYZED BY AND ARE THE RESPONSIBILITY OF THE CONTRACTOR IF THEY ARE NOT REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH WORK.
- 1.1.4. FULLY EXAMINE AND BECOME FAMILIAR WITH THE SITE BEFORE COMMENCING THE WORK. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AS WELL AS VERIFY THE CONDITIONS AND NATURE OF THE CONSTRUCTION, MATERIALS, AND AVAILABLE UTILITIES AND STRUCTURAL ELEMENTS AND TO NOTIFY THE ARCHITECT IN WRITING OF ANY AND ALL DISCREPANCIES BETWEEN THE SAID EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS.
- 1.1.5. IT SHALL BE THE JOINT RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS AND SUPPLIERS OF MATERIALS TO SECURE ALL NECESSARY ADAPTATIONS TO SAME AS REQUIRED FOR THEIR RESPECTIVE WORK PRIOR TO ORDERING, FABRICATION, OR INSTALLATION OF ANY MATERIALS, EQUIPMENT, OR COMPONENTS WHICH ARE TO BE INTEGRATED INTO THE WORK OF THIS PROJECT.
- 1.1.6. CONTACT CLIENT, OR THE ARCHITECT OF RECORD, REGARDING ALL QUESTIONS OR DISCREPANCIES. COMMUNICATION WITH THE ARCHITECT'S CONSULTANTS, OR REGULATORY AGENCIES SHALL NOT BE CONSIDERED VALID AND ANY CHANGES IN WORK, ADDITIONAL COSTS, APPROVALS, OR NON APPROVALS DUE TO SUCH COMMUNICATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY. SHOULD ADDITIONAL ENGINEERING OR INVESTIGATIVE WORK BE REQUIRED DUE TO SITE OR ENVIRONMENTAL CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY. ENGINEERING SERVICES REQUIRED FOR CHANGES OR MODIFICATIONS IN THESE DOCUMENTS SHALL BE SECURED BY OWNER
- 1.1.7. ANY PART OR PARTS OF THE EXISTING BUILDING STRUCTURE (IN PART OR IN WHOLE) THAT SHOWS SIGNS OF ROTTING, VANDALISM, WATER DAMAGE, PEST DAMAGE, OR ANY OTHER DETERIORATION THAT MAY CAUSE THAT PART OR PARTS TO NOT COMPLY WITH ANY EXISTING APPLICABLE GOVERNMENT BUILDING CODES AND STANDARDIZED CONSTRUCTION PRACTICES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER IMMEDIATELY UPON DISCOVERY.
- 1.1.8. DRAWINGS MAY INDICATE TYPICAL CONDITIONS WHICH MAY VARY FROM UNIT TO UNIT. CONTRACTOR SHALL CONFIRM ALL EXISTING CONDITIONS.
- 1.1.9. WHERE NEW CONSTRUCTION IS TO BE SUSPENDED FROM THE EXISTING STRUCTURE, THE GENERAL CONTRACTOR SHALL VERIFY THAT THE EXISTING STRUCTURE HAS THE CAPACITY TO SUPPORT SUCH NEW ASSEMBLIES.

1.2. PROTECTION / CUTTING AND PATCHING:
- 1.2.1. PROTECT EXISTING CONSTRUCTION AND RESTORE ALL FINISH SURFACES TO THEIR ORIGINAL CONDITION WHERE DAMAGED.
- 1.2.2. PROVIDE ALL FLOOR LEVELING, PATCHING, AND REMEDIAL REPAIRS AS REQUIRED BY THE SCOPE OF WORK. REPAIRS INCLUDE, BUT ARE NOT LIMITED TO, WORK REQUIRED TO PROVIDE A SMOOTH AND EVEN TRANSITION BETWEEN NEW AND EXISTING SPACES AND TO PREPARE EXISTING SURFACES FOR NEW FINISHES.
- 1.2.3. FIT WORK TIGHT TO ADJACENT ELEMENTS. MAINTAIN INTEGRITY OF WALL, CEILING, AND/OR FLOOR CONSTRUCTION, COMPLETELY SEAL VOIDS.
- 1.2.4. REFINISH SURFACES TO MATCH ADJACENT FINISHES, UNLESS NOTED OTHERWISE.
- 1.2.5. PROVIDE AND INSTALL ANY AND ALL ACCESS PANELS AS REQUIRED.
- 1.2.6. PROVIDE AND / OR MAINTAIN FIRE RATED ASSEMBLIES WHERE SHOWN, OR AS REQUIRED.

1.3. SALVAGED ITEMS: AS DIRECTED BY OWNER.

SECTION 02 50 00 HAZARDOUS MATERIALS/ENVIRONMENTAL ASSESSMENT / ABATEMENT

1.1. HAZARDOUS MATERIALS MAY EXIST ON THIS PROJECT. IF ANY WORK PERSON ENCOUNTERS ANY MATERIAL WHICH THEY SUSPECT MAY BE HAZARDOUS OR TOXIC, THEY SHALL IMMEDIATELY ADVISE THE OWNER. THE CONTRACTOR SHALL TAKE IMMEDIATE AND APPROPRIATE ACTION TO PROTECT THE BUILDING USERS AND WORKERS IN ACCORDANCE W/ FEDERAL, STATE, AND LOCAL LAWS, CODES AND REGULATIONS. THE ARCHITECT AND ARCHITECT'S CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL OR DISPOSAL OF OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECTS SITE, INCLUDING BUT NOT LIMITED TO ASBESTOS, ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB) OR OTHER TOXIC SUBSTANCES.
- 1.1.1. THE CONTRACTOR IS HEREBY ADVISED THAT RDA GROUP ARCHITECTS, LLC. IS NOT A DESIGN PROFESSIONAL IN THE DETERMINATION OF THE PRESENCE OF HAZARDOUS MATERIALS, NOR IS RDA A DESIGN PROFESSIONAL INVOLVED IN MAKING RECOMMENDATIONS REGARDING THE TESTING, REMOVAL, ENCAPSULATION OR OTHER CORRECTIVE MEASURES PERTAINING TO HAZARDOUS MATERIALS.
- 1.1.2. IF THE WORK WHICH IS TO BE PERFORMED UNDER THE CONTRACT INTERFACES IN ANY WAY W/ THE EXISTING COMPONENTS WHICH CONTAIN HAZARDOUS MATERIALS, IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT THE OWNER'S ENVIRONMENTAL CONSULTANT REGARDING THE PROPER MEANS & METHODS TO BE UTILIZED IN DEALING W/ HAZARDOUS MATERIALS.
- 1.1.3. BY EXECUTION OF THE CONTRACT FOR CONSTRUCTION, THE CONTRACTOR HEREBY AGREES TO BRING NO CLAIM FOR NEGLIGENCE, BREACH OF CONTRACT, INDEMNITY OR OTHERWISE AGAINST THE ARCHITECT, HIS PRINCIPLES, EMPLOYEES, AGENTS OR CONSULTANTS IF SUCH A CLAIM IN ANY WAY WOULD INVOLVE THE INVESTIGATION OF OR REMEDIAL WORK RELATED TO HAZARDOUS MATERIALS IN THE PROJECT.
- 1.1.4. BY EXECUTION OF THE CONTRACT FOR CONSTRUCTION, THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD THE ARCHITECT, HIS PRINCIPLES, EMPLOYEES, AGENTS OR CONSULTANTS HARMLESS FROM ANY SUCH ASBESTOS OR OTHER HAZARDOUS MATERIALS RELATED CLAIMS THAT MAY BE BROUGHT BY THE CONTRACTOR'S SUBCONTRACTORS, SUPPLIERS OR OTHER THIRD PARTIES WHO MAY BE ACTING UNDER THE DIRECTION OF THE CONTRACTOR PURSUANT TO THIS PROJECT.

1.2. LEAD BASED PAINT: CONTRACTOR TO FOLLOW ALL APPLICABLE EPA REQUIREMENTS RELATED TO LEAD BASED PAINT FOR RENOVATION, REPAIR, AND PAINTING. MAINTAIN ALL REQUIRED CERTIFICATIONS.

1.3. REFER TO APPLICABLE ENVIRONMENTAL REPORTS AS PREPARED BY MACPARAN CONSULTING. PROVIDE ALL ABATEMENT & REMEDIATION REQUIRED FOR PROJECT EXECUTION IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS.

DIMENSIONING CONVENTIONS / STANDARDS

- ALL EXTERIOR DIMENSIONS ARE FACE OF SHEATHING AT EXTERIOR SIDE AND FACE OF STUD AT INTERIOR SIDE.
- ALL INTERIOR DIMENSIONS ARE FACE OF STUD.
- ALL FOUNDATION DIMENSIONS ARE FACE OF CONCRETE/FOUNDATION.
- ALL DIMENSIONS TO EXISTING SURFACES ARE TO EXISTING FINISH SURFACE.
- DO NOT SCALE DRAWINGS.
- REFER TO DRAWING NOTES FOR ANY SPECIAL NOTES THAT GOVERN LAYOUT.
- FIELD VERIFY ALL EXISTING DIMENSIONS.

STRUCTURAL NOTES:

1. DESIGN UNIFORM LOADS:
   SOIL BEARING CAPACITY: 1,500 PSF - ASSUMED
   FLOOR LIVE LOAD: 40 PSF - RESIDENTIAL AREAS
   ROOF LIVE LOAD: 20 PSF
   GROUND SNOW LOAD: 20 PSF
   ICE ON SNOW: 5 PSF
   SNOW EXPOSURE FACTOR: 0.7
   SNOW LOAD IMPORTANCE FACTOR: 1.0
   THERMAL FACTOR: 1.0

   GUARDRAILS: 200 PLF, SINGLE CONCENTRATED LOAD ALONG TOP

   WIND LOAD:
   ULTIMATE DESIGN WIND SPEED: 115 MPH, 3 SEC. GUST
   EXPOSURE: C
   WIND IMPORTANCE FACTOR: 1.0
   BUILDING CATEGORY: II
   INTERNAL PRESSURE COEFFICIENT: +/- 0.18

   FLOOD DESIGN:
   SITE IS NOT LOCATED IN FLOOD PRONE AREA, PER CORP. OF ENGINEERS.

   SPECIAL LOADS: REFER TO PLANS AS APPLICABLE.

DEFLECTION LIMITATION CRITERIA

INTERIOR PARTITIONS	H/180
FLOOR JOISTS/BEAMS	L/360
OTHER STRUCTURAL COMPONENTS	L/240
EXTERIOR WALL W/ PLASTER/STUCCO	L/360
EXTERIOR WALLS W/ BRITTLE FINISH	H/240
EXTERIOR WALL W/ FLEXIBLE FINISH [H/180 PREVAILS DUE TO INTERIOR GYPSUM BOARD]	H/180
LINTELS SUPPORTING MASONRY VENEER	L/600

ABBREVIATIONS

°	DEGREES
±	PLUS OR MINUS
#	NOT EQUAL
Ø	DIAMETER
∠	ANGLE
℄	CENTERLINE
℘	PROPERTY LINE
ABV	ABOVE
ADA	ACCESSIBLE / HANDICAP ACCESSIBLY / ACCESSIBILITY - ANSI ICC-117.1-2009
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
APPROX	APPOXIMATE
ATC	ACOUSTIC TILE CEILING
BET/BETWN.	BETWEEN
BLKG	BLOCKING
BRG	BEARING
BSMT	BASEMENT
BTM	BOTTOM
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CPT	CARPET
CT	CERAMIC TILE
DEMO	DEMOLISH / DEMOLITION
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DIV	DIVISION
DP	DEEP
DS	DOWNSPOUT
DTL	DETAIL
DW	DISHWASHER
DWG	DRAWING
EA	EACH
EERO	EMERGENCY ESCAPE & RESCUE OPENING
EIFS	EXTERIOR INSULATION FINISH SYSTEM
EJ	EXPANSION JOINT
ELEC	ELECTRIC / ELECTRICAL
ELEV	ELEVATION / ELEVATOR
EQ	EQUAL
EQUIP	EQUIPMENT
EX	EXISTING
EXP	EXPANSION
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FLOOR
FIN	FINISH / FINISHED
FRT	FIRE RETARDANT TREATED
FSE	FOOD SERVICE EQUIPMENT
FTG	FOOTING
FV	FIELD VERIFY
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GYP	GYPSUM
GYP BD	GYPSUM BOARD
HB	HOSE BIBB
HM	HOLLOW METAL
HOR	HORIZONTAL
HT	HEIGHT
HVAC	HEATING, VENTILATION, AIR CONDITIONING
INT	INTERIOR
JB	JUNCTION BOX
LL	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LTL	LINTEL
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MS	METAL STUD
MTD	MOUNTED
MTL	METAL
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OBS	OBSCURE GLAZING
OH	OVERHEAD
OPG	OPENING
OPP	OPPOSITE
PEMB	PRE-ENGINEERED METAL BUILDING
PL	PLATE / PROPERTY LINE
PTD	PAINTED
QT	QUARRY TILE
QTY	QUANTITY
R / RAD	RADIUS
RA	RETURN AIR
RB	RUBBER BASE
RD	ROOF DRAIN
REF	REFRIGERATOR
REINF	REINFORCE
REQ'D	REQUIRED
REQ'MT	REQUIREMENT[S]
REV	REVISION
RO	ROUGH OPENING
R/W	RIGHT OF WAY
SALV	SALVAGED
SF	SQUARE FEET
SIM	SIMILAR
SM	SHEET METAL
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
T	TEMPERED
TBD	TO BE DETERMINED
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
T.O.	TOP OF
TR	TREATED
TYP	TYPICAL
UFAS	UNIFORM FEDERAL ACCESSIBILITY STANDARD
UNO	UNLESS NOTED OTHERWISE
UL	UNDERWRITER'S LABORATORY
VB	VAPOR BARRIER
VERT	VERTICAL
W/	WITH
W/O	WITHOUT
WD	WOOD
W.P.	WORK POINT
WRB	WEATHER RESISTIVE BARRIER
WWF	WELDED WIRE FABRIC

WALL / SYMBOL LEGEND

- EXISTING WALLS/FINISHES TO BE REMOVED
- EXISTING WALL TO REMAIN
- NEW WOOD FRAME WALL
- # — DEMOLITION KEY NOTE
- # — NEW CONSTRUCTION KEY NOTE
- # — REFLECTED CEILING KEY NOTE
- # — WINDOW TYPE KEY
- EX — EXISTING WINDOW TO REMAIN
- 101 — DOOR TYPE KEY
- W-00 — WALL TYPE KEY

ROOM NAME
101 — ROOM TAG

- A / A2.0 — SECTION TAG
- N / W / A-1 / E / S — ELEVATION TAG
- FD — FLOOR DRAIN
- SD — SMOKE ALARM - 120V W/ BATTERY BACKUP
- CO — CARBON MONOXIDE ALARM- 120V W/ BATTERY BACKUP
- C/S — CARBON MONOXIDE / SMOKE ALARM - 120V W/ BATTERY BACKUP
- EXHAUST FAN - VENT DIRECT TO EXTERIOR
- L.C. — ELECTRIC LOAD CENTER
- (M) — ELECTRIC METER
- HB — HOSE BIBB

STATE OF OHIO
JONATHAN ROBERT SCHAAF 14503
REGISTERED ARCHITECT

Jonathan Robert Schaaf #14503
Expiration Date 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
335 Lincoln Park Circle
Springfield, Ohio 45505

Project Number	2025-019
Date	June 20, 2025

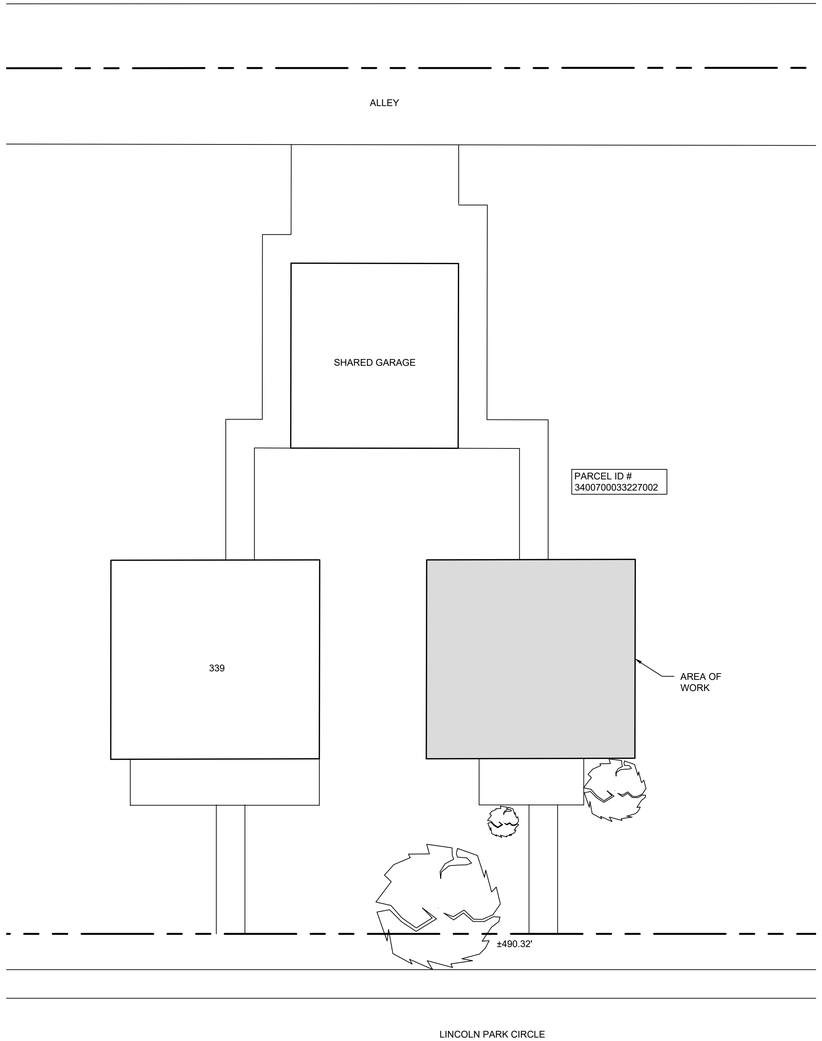
Date	Issue
03.25.25	SD Set
06.09.25	Final Review
06.20.25	Bid/Construction Set

Sheet Title
General Project Notes

Sheet Number
05-G1.5

B EXTERIOR REFERENCE PHOTOS

SCALE: N.T.S.



A ARCHITECTURAL SITE PLAN

SCALE: 1" = 10'-0"

0 5 10 20

N

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ROBERT
SCHAAF
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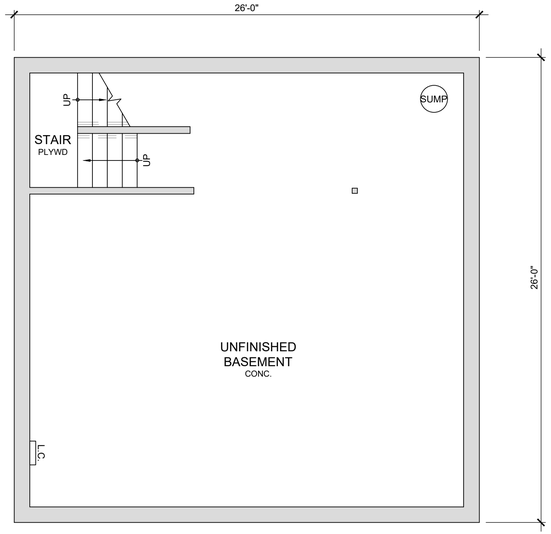
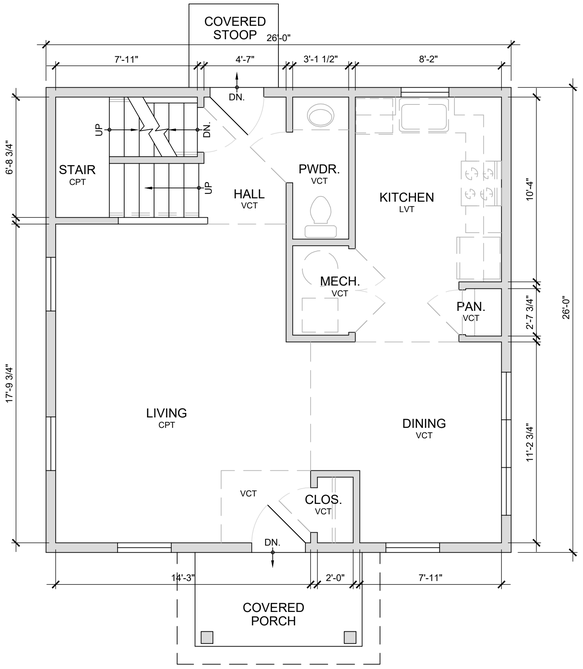
Sheet Title
Architectural Site Plan
Exterior Reference Photos

Sheet Number
05-C1.1



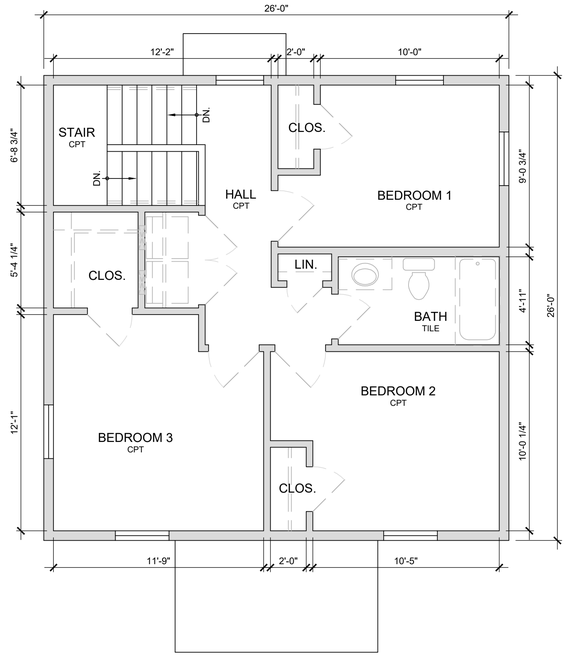
A BASEMENT EXISTING / DEMOLITION PLAN

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



B FIRST FLOOR EXISTING / DEMOLITION PLAN

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



C SECOND FLOOR EXISTING / DEMOLITION PLAN

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

COORDINATE WITH PROJECT WORK SCOPE ON SHEET G1.1 AS APPLICABLE.

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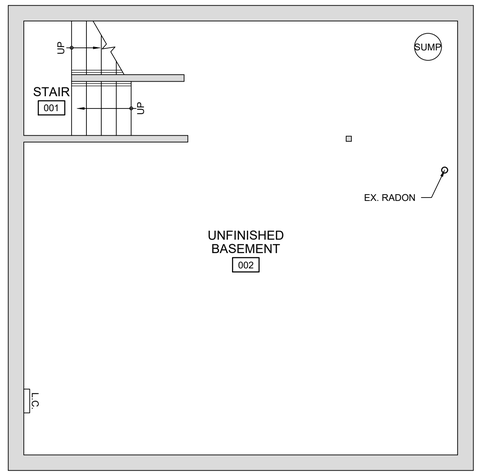
Sheet Title

Existing / Demolition Floor Plans

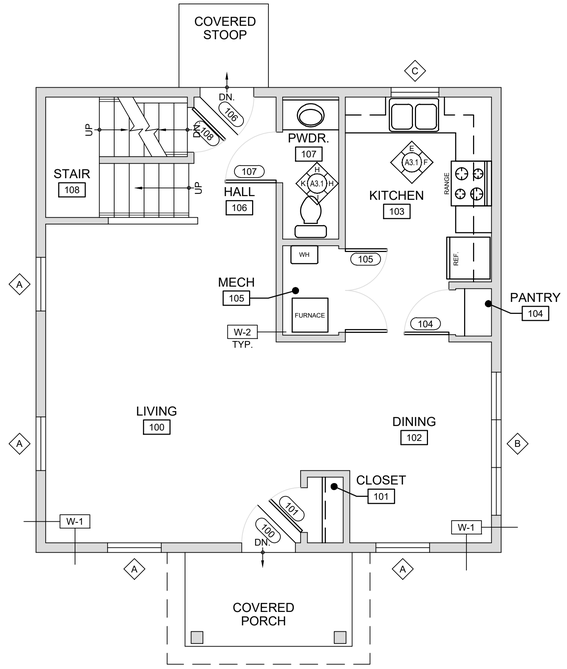
Sheet Number

05-D1.1



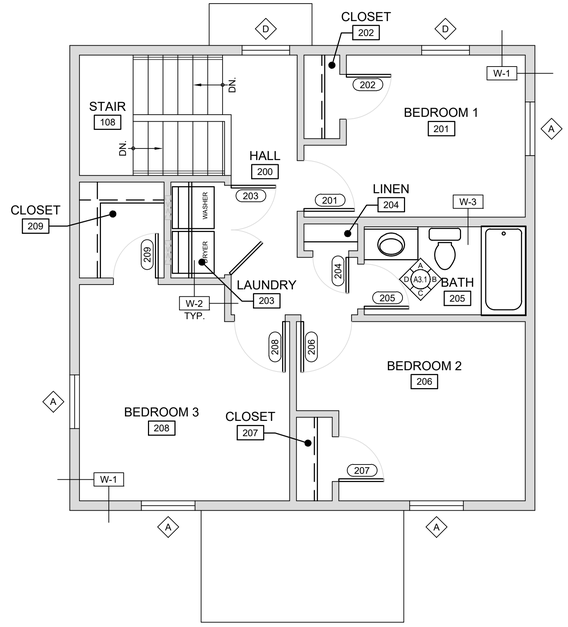
A BASEMENT PROPOSED FLOOR PLAN

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



B FIRST FLOOR PROPOSED FLOOR PLAN

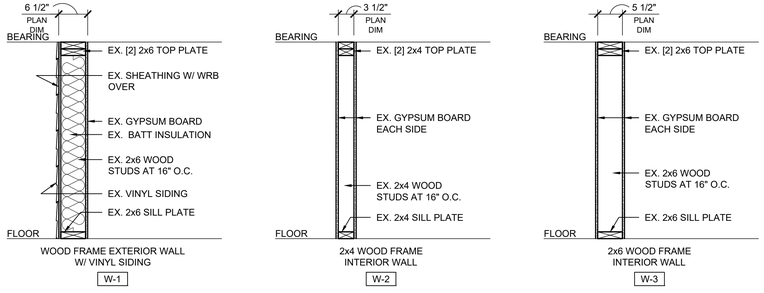
SCALE: 1/4" = 1'-0"



C SECOND FLOOR PROPOSED FLOOR PLAN

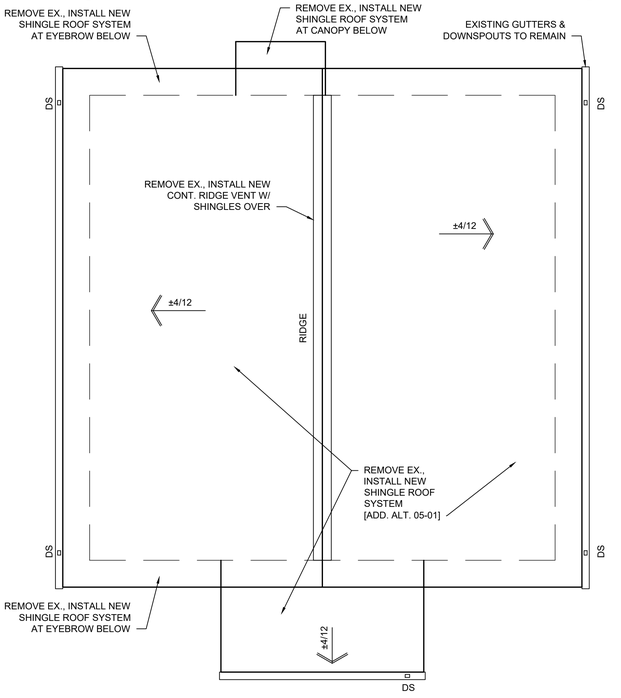
SCALE: 1/4" = 1'-0"

COORDINATE WITH PROJECT WORK SCOPE ON SHEET G1.1 AS APPLICABLE.



E WALL TYPES

SCALE: 3/4" = 1'-0"



D PROPOSED ROOF PLAN

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

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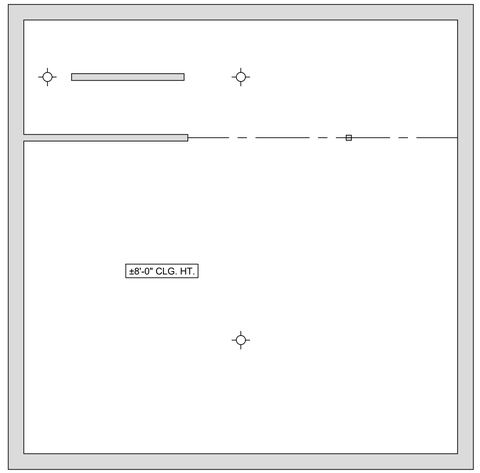
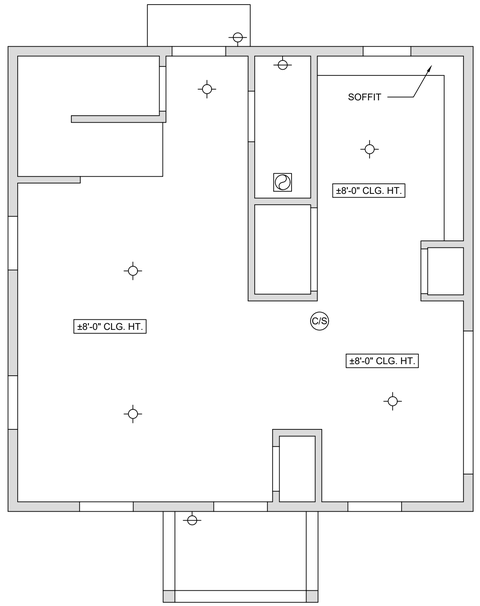
Sheet Title
Proposed Floor Plans

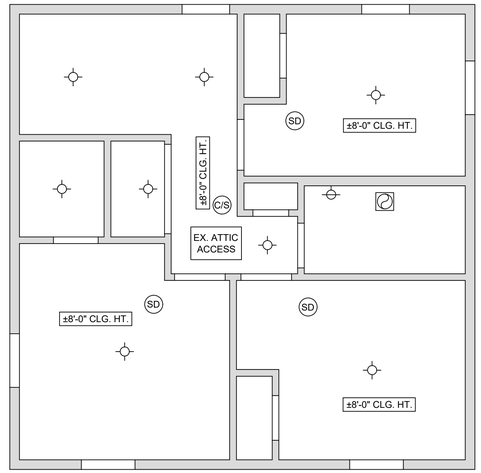
Sheet Number
05-A1.1



A BASEMENT
REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"
0 2 4 8
N



B FIRST FLOOR
REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"
0 2 4 8
N



C SECOND FLOOR
REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"
0 2 4 8
N

REFLECTED CEILING PLAN - SYMBOL LEGEND

- CEILING MTD. LIGHT FIXTURE. REFER TO SCHEDULE
- RECESSED LIGHT FIXTURE. REFER TO SCHEDULE
- WALL MTD. LIGHT FIXTURE. REFER TO SCHEDULE
- (SD) SMOKE DETECTOR - 120V W/ BATTERY BACKUP.
- (C/S) COMBINATION SMOKE/CO_2 DETECTOR - 120V W/ BATTERY BACKUP.
- EXHAUST FAN - VENT DIRECT TO EXTERIOR.

STATE OF OHIO
JONATHAN ROBERT SCHAAF
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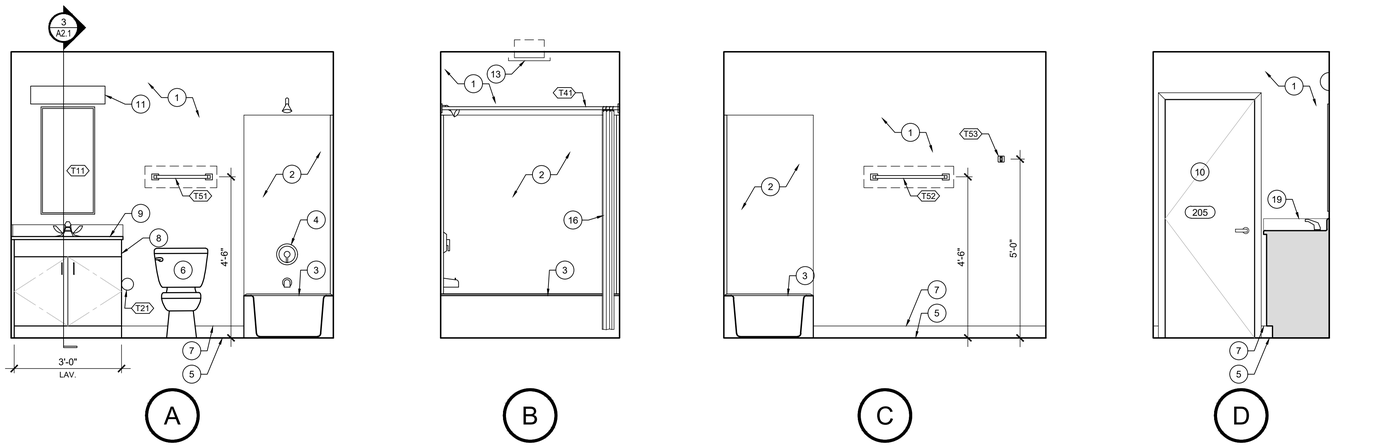
06.20.25	Bid/Construction Set

Sheet Title
Reflected Ceiling Plans

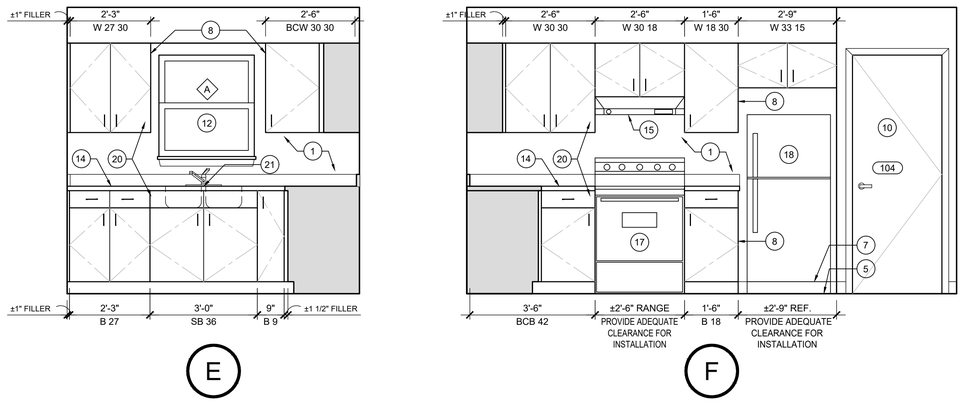
Sheet Number
05-A1.2



INTERIOR ELEVATIONS AT BATH 205

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

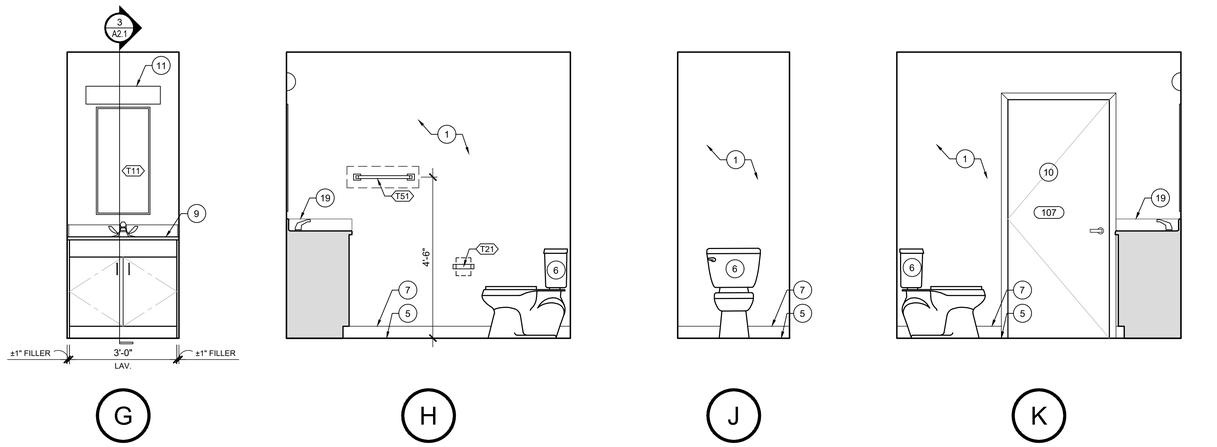
0 1 2 4



INTERIOR ELEVATIONS AT KITCHEN 103

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

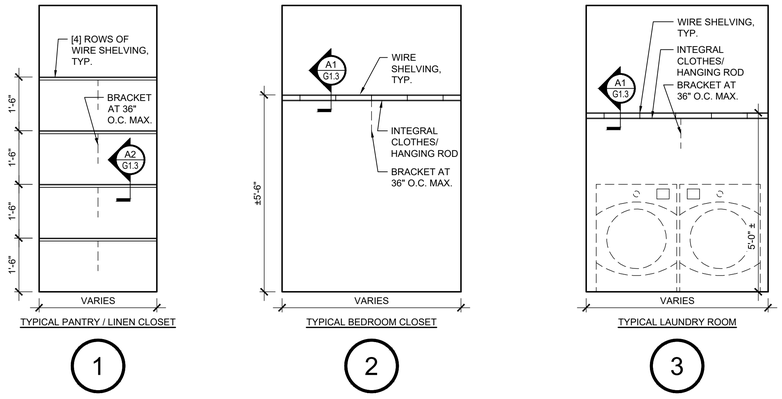
0 1 2 4

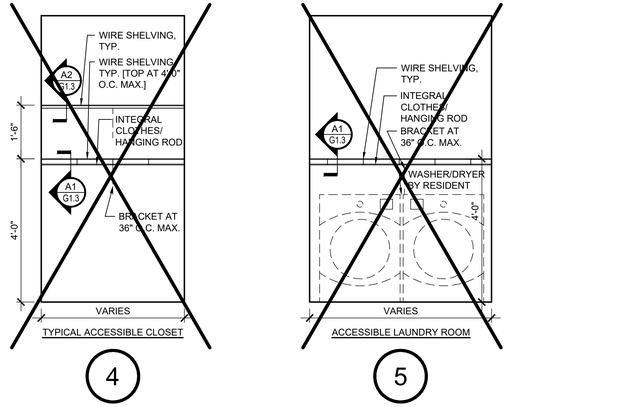


INTERIOR ELEVATIONS AT POWDER 107

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

0 1 2 4





TYPICAL INTERIOR ELEVATIONS

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

0 1 2 4

(#) INTERIOR ELEVATION KEY NOTES

1. INSTALL NEW GYPSUM BOARD WALL & CEILING FINISHES TO PROVIDE A NEW SMOOTH FINISH. LEVEL 4 FINISH, PREP & PAINT.
2. NEW TUB SURROUND.
3. NEW BATH TUB.
4. NEW TUB/SHOWER HEAD & CONTROLS.
5. FINISH FLOOR - AS SCHEDULED.
6. NEW WATER CLOSET.
7. BASE - AS SCHEDULED.
8. FINISH END PANEL - STAIN TO MATCH CABINETS
9. NEW CULTURED MARBLE VANITY TOP W/ INTEGRAL SINK BOWL ON NEW STAINED WOOD BASE/VANITY CABINET. NEW FAUCET.
10. DOOR - REFER TO DOOR SCHEDULE.
11. NEW LIGHT FIXTURE.
12. WINDOW. REFER TO WINDOW SCHEDULE.
13. NEW EXHAUST FAN/LIGHT.
14. NEW PLASTIC LAMINATE COUNTERTOP W/ 4" BACKSPLASH.
15. NEW RECIRCULATING RANGE HOOD - INSTALL NEW FIRESTOP CANISTERS AT UNDERSIDE OF HOOD - REFER TO SPECS.
16. SHOWER CURTAIN BY RESIDENT.
17. NEW RANGE.
18. NEW REFRIGERATOR.
19. NEW END SPLASH.
20. NEW STAINED BASE AND WALL CABINETS.
21. NEW TWO BOWL STAINLESS STEEL SINK, FAUCET, SUPPLY/DRAIN PIPING.

STATE OF OHIO
JONATHAN ROBERT SCHAAF 14503
REGISTERED ARCHITECT
Jonathan Robert Schaaf #14503
Expiration Date 12/31/2025

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335 Lincoln Park Circle
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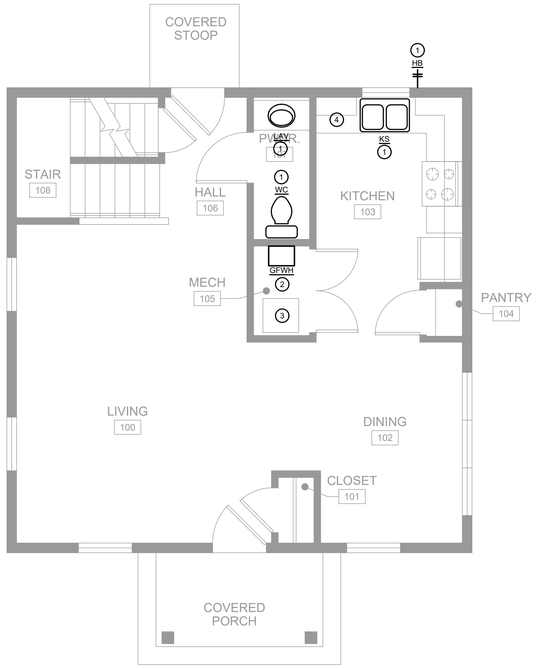
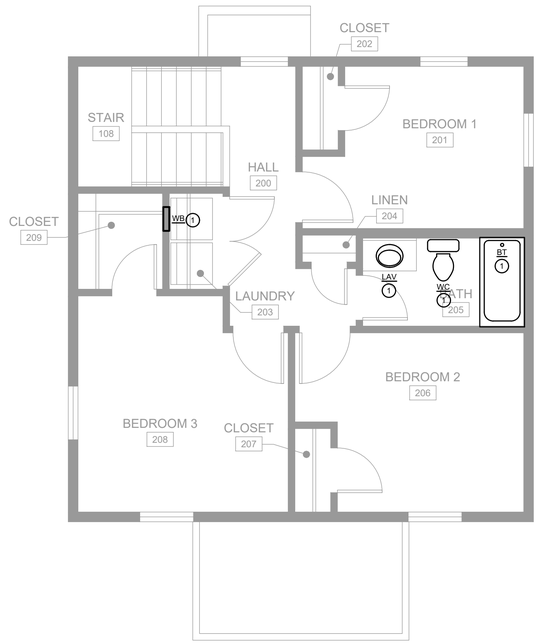
Sheet Title
Interior Elevations

Sheet Number
05-A3.1



2 FIRST FLOOR PLUMBING PLAN
05-P1.1 SCALE: 1/4" = 1'-0"



3 SECOND FLOOR PLUMBING PLAN
05-P1.1 SCALE: 1/4" = 1'-0"

PLAN NOTES

1	EXISTING PLUMBING FIXTURE TO BE REMOVED AND REPLACED WITH NEW. CAPTURE AND RECONNECT TO EXISTING WATER AND DRAIN LINES. EXTEND AND REWORK PIPING AS NEEDED. PROVIDE ANY CUTTING AND PATCHING REQUIRED. REFER TO PLUMBING FIXTURE SCHEDULE FOR SPECIFICATIONS.
2	EXISTING GAS-FIRED WATER HEATER TO BE REMOVED AND REPLACED WITH NEW GAS-FIRED TANKLESS WATER HEATER. RECONNECT TO EXISTING WATER AND GAS LINES. EXTEND AND REWORK PIPING AS NEEDED. REFER TO PLUMBING FIXTURE SCHEDULE FOR SPECIFICATIONS.
3	EXISTING GAS-FIRED FURNACE TO BE REMOVED AND REPLACED WITH NEW. RECONNECT TO EXISTING GAS PIPING. EXTEND AND REWORK PIPING AS NEEDED. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
4	EXISTING DISHWASHER TO BE REMOVED. REMOVE EXISTING PIPING BACK TO NEAREST TEE AND CAP.

GENERAL NOTES

1. CONTRACTOR TO VERIFY INCOMING GAS SERVICE SIZE AND NOTIFY ENGINEER IF GAS SERVICE PIPE SIZE IS LESS THAN 1".
2. PROVIDE AND INSTALL NEW SHUTOFF BALL VALVES AT ALL FIXTURES.
3. PRESSURE TEST ALL EXISTING PIPING. REPAIR AND REPLACE PIPING AS NEEDED.

PLUMBING FIXTURE ABBREVIATIONS

XXX FIXTURE DESIGNATION. SEE PLUMBING FIXTURE SCHEDULE FOR EQUIPMENT SPECIFICATIONS.

AD	AREA DRAIN	RO	ROUGH ONLY
AFF	ABOVE FINISHED FLOOR	R&C	ROUGH AND CONNECT
BFP	BACK FLOW PREVENTER	RELOC	RELOCATED
C	CLOSET	S	SINK
CI	CAST IRON	SAN	SANITARY
CO	CLEAN OUT	SD	SHOWER DRAIN
CU	CONDENSING UNIT	SS	SCRUB SINK
DF	DRINKING FOUNTAIN	SH	SHOWER
DS	DOWNSPOUT	SPH	SPRINKLER HEAD
ELEV	ELEVATION	T	TUB
EWC	ELECTRIC WATER COOLER	TD	TRENCH DRAIN
FD	FLOOR DRAIN	TP	TRAP PRIMER
FP	FLOOR PORT	TV	TEMPERING VALVE
HB	HOSE BIBB	UR	URINAL
INV	INVERT	VTR	VENT THRU ROOF
JS	JANITOR SINK	WH	WALL HYDRANT
KS	KITCHEN SINK	WU	WASHER UNIT
LAV	LAVATORY	WC	WATER CLOSET
RD	ROOF DRAIN	WF	WASH FOUNTAIN

PROJECT GENERAL NOTES

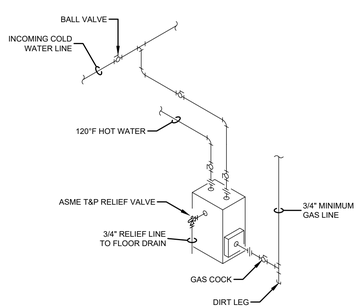
1. THE DRAWINGS ARE DIAGRAMMATIC ONLY AND INDICATE THE GENERAL ARRANGEMENT OF THE SYSTEMS AND ARE TO BE FOLLOWED INSOFAR AS POSSIBLE. IF DEVIATIONS FROM THE LAYOUTS ARE NECESSITATED BY FIELD CONDITIONS, DETAILED LAYOUTS OF THE PROPOSED DEPARTURES SHALL BE SUBMITTED IN WRITING TO THE ENGINEER FOR REVIEW BEFORE PROCEEDING WITH THE WORK.
2. THE PLUMBING CONTRACTOR SHALL REVIEW ALL DRAWINGS IN DETAIL AS THEY MAY RELATE TO THEIR WORK.
3. EACH CONTRACTOR SHALL INSPECT THE SITE ON WHICH THE WORK IS TO BE PERFORMED, AND THE OBSTACLES THAT MAY BE ENCOUNTERED, AND ALL RELEVANT MATTERS CONCERNING THE WORK.
4. THE CONTRACTOR SHALL FILE ALL NECESSARY NOTICES, OBTAIN AND PAY FOR ALL PERMITS, FEES, AND OTHER COSTS INCLUDING UTILITY CONNECTIONS OR EXTENSION, IN CONNECTION WITH HIS WORK, AS NECESSARY, HE SHALL FILE ALL REQUIRED PLANS, PREPARE ALL DOCUMENTS AND OBTAIN ALL NECESSARY APPROVALS OF ALL UTILITY AND GOVERNMENTAL DEPARTMENTS HAVING JURISDICTION.
5. IGNORANCE OF CODES, RULES, AND REGULATIONS, UTILITY COMPANY REQUIREMENTS, LAWS, ETC. SHALL NOT DIMINISH OR ABSOLVE CONTRACTOR'S RESPONSIBILITIES TO PROVIDE AND COMPLETE ALL WORK IN COMPLIANCE WITH SUCH.
6. ALL MATERIALS FURNISHED AND ALL WORK INSTALLED SHALL COMPLY WITH THE CURRENT EDITION OF THE OHIO MECHANICAL CODES, NATIONAL FIRE CODES OF THE NATIONAL FIRE PROTECTION ASSOCIATION AND WITH THE REQUIREMENTS OF ALL GOVERNMENTAL AGENCIES OR DEPARTMENTS HAVING JURISDICTION.

PLUMBING SPECIFICATIONS

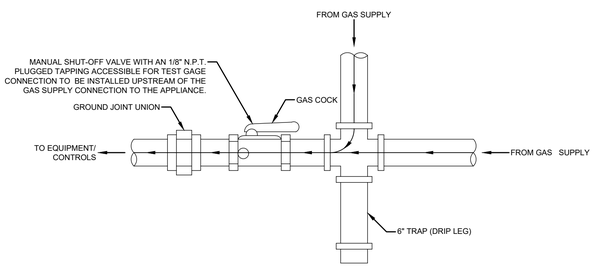
1. SCOPE OF WORK
   - 1.1. THE CONTRACTOR IS RESPONSIBLE FOR ALL WORK, MATERIALS, AND LABOR TO SATISFY A COMPLETE WORKING SYSTEM WHETHER SPECIFIED OR IMPLIED.
   - 1.2. ALL WORK IS TO BE PERFORMED IN STRICT COMPLIANCE WITH THE NATIONAL STANDARD PLUMBING CODE (LATEST EDITION), ALL LOCAL CODES, AND ALL OTHER REGULATIONS GOVERNING WORK OF THIS NATURE.
   - 1.3. THE CONTRACTOR SHALL, BEFORE SUBMITTING ANY PROPOSAL, EXAMINE THE PROPOSED SITE AND SHALL DETERMINE FOR HIMSELF THE CONDITIONS THAT MAY EFFECT THE WORK. NO ALLOWANCE SHALL BE MADE IF THE CONTRACTOR FAILS TO MAKE SUCH EXAMINATIONS.
   - 1.4. ALL EQUIPMENT AND MATERIALS SHALL BE AS SPECIFIED OR "APPROVED EQUAL" BY ENGINEER OR ARCHITECT.
2. PERMITS
   - 2.1. THE CONTRACTOR SHALL SECURE ALL PERMITS OR APPLICATIONS AND PAY ANY AND ALL FEES.
3. SHOP DRAWINGS
   - 3.1. SUBMIT MATERIAL LIST AND SHOP DRAWINGS FOR MAJOR ALL EQUIPMENT/FIXTURES TO THE ARCHITECT OR ENGINEER FOR APPROVAL. THE CONTRACTOR SHALL SUBMIT THREE SETS OF SHOP DRAWINGS AND THEY SHALL BE CLEARLY LABELED.
4. DOMESTIC WATER SUPPLY PIPING
   - 4.1. UNDERGROUND: PROVIDE TYPE "K" SOFT DRAWN COPPER TUBING WITH BRAZED CONNECTIONS.
   - 4.2. ABOVEGROUND: PROVIDE TYPE "L" HARD DRAWN COPPER TUBING WITH 125 PSI SOLDER JOINTS, COPPER OR BRASS FITTINGS. ALL SOLDER TO BE "NO LEAD" TYPE.
   - 4.3. ALL HOT WATER PIPING TO BE INSULATED WITH 1" FIBERGLASS INSULATION.
   - 4.4. ALL COLD WATER PIPING TO BE INSULATED WITH 1" FIBERGLASS INSULATION.
5. SANITARY/STORM DRAINAGE AND VENT PIPING
   - 5.1. ABOVE GRADE, 2" AND BELOW: SCHEDULE 40 PVC WITH SOLVENT JOINTS OR DWV COPPER WITH SOLDER JOINTS. ALL SOLDER TO BE "NO LEAD" TYPE.
   - 5.2. 3" AND ABOVE: SCHEDULE 40 PVC WITH SOLVENT JOINTS.
   - 5.3. BELOW GRADE: SCHEDULE 40 PVC WITH SOLVENT JOINTS.
   - 5.4. PVC PIPING SHALL NOT BE USED IN AIR PLENUM CEILINGS AND SHALL NOT CROSS FIRE RATED WALLS, CEILINGS, OR FLOORS.
   - 5.5. DRAINAGE PIPING SHALL BE RUN AS STRAIGHT AS POSSIBLE AND SHALL HAVE LONG TURN FITTINGS.
   - 5.6. DRAINAGE PIPING 3" SIZE AND SMALLER SHALL RUN AT A UNIFORM GRADE OF AT LEAST 1/4" PER FOOT, AND PIPING LARGER THAN 3" SHALL BE RUN AT A GRADE OF NO LESS THAN 1/8" PER FOOT.
   - 5.7. ALL VENT PIPING SHALL BE SLOPED TO DRAIN BACK TO FIXTURES.
   - 5.8. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FLASHING OF THE VENT PIPING RUN THROUGH THE ROOF.
   - 5.9. ALL STUB-INS AND/OR SLAB OR WALL PENETRATION TO BE 6. PER NATIONAL STANDARD PLUMBING CODE. ALL PIPING PENETRATIONS OF BUILDING FOUNDATIONS OR FOOTINGS SHALL BE SLEEVED.
6. PIPE SUPPORTS
   - 6.1. ABOVE GRADE
     - 6.1.1. ALL PIPE SHALL BE SUPPORTED FROM THE BUILDING STRUCTURE IN A NEAT AND WORKMANLIKE MANNER. THE USE OF WIRE AND PERFORMED METAL TO SUPPORT PIPES WILL NOT BE PERMITTED. SPACING OF PIPE SUPPORTS SHALL BE AS SPECIFIED IN CHAPTER 8 OF THE NATIONAL STANDARD PLUMBING CODE.
   - 6.2. BELOW GRADE
     - 6.2.1. EARTH SHALL BE EXCAVATED TO A MINIMUM DEPTH WITH AN EVEN SURFACE TO INSURE SOLID BEARING OF PIPE FOR ITS ENTIRE LENGTH.
     - 6.2.2. INTERIOR: THE PIPE SHALL BE INSTALLED (UNLESS OTHERWISE SPECIFIED) A MINIMUM OF 4 INCHES BELOW THE BOTTOM OF THE SLAB AND SHALL NOT BE IN ANY DIRECT CONTACT WITH THE CONCRETE AT ANY POINT.
     - 6.2.3. EXTERIOR: THE WATER PIPE SHALL HAVE A MINIMUM OF 42" OF COVER AND THE SANITARY WASTE PIPE SHALL HAVE A MINIMUM OF 24" OF COVER.
7. MISCELLANEOUS
   - 7.1. COORDINATE INSTALLATION OF ALL ROOF FLASHING AT A. ROOF PENETRATION.
   - 7.2. DO NOT SCALE THIS DRAWING FOR EXACT DIMENSIONS. VERIFY ALL FIGURES, CONDITIONS, AND DIMENSIONS AT THE JOB SITE.
   - 7.3. THE PLUMBING PLANS ARE INTENDED TO BE DIAGRAMATIC AND ARE BASED ON ONE MANUFACTURE'S EQUIPMENT. THEY ARE NOT INTENDED TO SHOW EVERY ITEM IN ITS EXACT LOCATION, THE EXACT DIMENSIONS, OR ALL THE DETAILS OF THE EQUIPMENT.
   - 7.4. THE CONTRACTOR SHALL VERIFY THE ACTUAL DIMENSIONS OF THE EQUIPMENT PROPOSED TO ENSURE THAT THE EQUIPMENT WILL FIT IN THE AVAILABLE SPACE.
8. TESTING
   - 8.1. PLUMBING SYSTEMS SHALL BE FLOW AND PRESSURE TESTED IN ACCORDANCE WITH STANDARD PRACTICE AND THE NATIONAL STANDARD PLUMBING CODE.
9. GUARANTEE
   - 9.1. MATERIALS, EQUIPMENT AND INSTALLATION SHALL BE GUARANTEED FOR A PERIOD OF ONE(1) YEAR FROM DATE OF ACCEPTANCE. DEFECTS WHICH APPEAR DURING THAT PERIOD SHALL BE CORRECTED AT THIS CONTRACTOR'S EXPENSE.
   - 9.2. FOR THE SAME PERIOD, THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO PREMISES CAUSED BY DEFECTS IN WORKMANSHIP OR IN THE WORK OR EQUIPMENT FURNISHED AND/OR INSTALLED BY HIM.

GAS FIRED WATER HEATER SCHEDULE

ITEM NO.	MAX FLOW	RECOVERY @ 90°F RISE	BTU PER HOUR	GAS CONN.	THERMAL EFF. (UEF)	WATER CONN.	MANUFACTURER AND MODEL	REMARKS
GFWH	6.8 GPM	2.6 GPM	120,000	3/4"	0.93	3/4"	NAVIEN NPE-150S2	POWER DIRECT VENT



3 TANKLESS GAS WATER HEATER INSTALLATION DETAIL
05-P1.1 SCALE: NONE



4 GAS CONNECTION TO EQUIPMENT DETAIL
05-P1.1 SCALE: NONE

PLUMBING FIXTURE AND EQUIPMENT SCHEDULE

ID	DESCRIPTION	MANUFACTURER	MODEL NUMBER	SUPPLY HOT	SUPPLY COLD	SANITARY WASTE	SANITARY VENT	REQ'D COMP	NOTES
BT	BATHTUB	AMERICAN STANDARD	2390.202TC	1/2"	1/2"	2"	1-1/2"	3	E,F
HB	HOSE BIBB	WOODFORD	MODEL 17	- - -	3/4"	2"	1-1/2"	- - -	- - -
KS	KITCHEN SINK - DROP IN	ELKAY	CR-3322	1/2"	1/2"	1-1/2"	1-1/2"	1	A,D
LAV	LAVATORY - DROP IN	AMERICAN STANDARD	0476.028	1/2"	1/2"	1-1/2"	1-1/2"	4	A,B,C
WB	WASHER BOX	OATEY	38101	1/2"	1/2"	2"	1-1/2"	- - -	- - -
WC	WATER CLOSET - TANK TYPE	AMERICAN STANDARD	215DA.104	- - -	1/2"	3"	1-1/2"	2	D

REQUIRED COMPONENTS AND SERVICES

1. MATERIAL: 18GA, TYPE 304 STAINLESS STEEL
   SIZE: DOUBLE BOWL 33" X 22" X 7"
   FAUCET: PEERLESS: P110LF
   WASTE TRIM: ELKAY: LK-35
   SUPPLY STOP: ZURN: ZH8822-LR-LK
   P-TRAP: MCGUIRE: 8912
   MISC: MOEN: 111C
2. COLOR: WHITE VITREOUS CHINA
   TYPE: FLOOR SET WITH CHROME LEFT HAND TRIP LEVER
   FLUSH: 1.28 GPF
   SEAT: AMERICAN STANDARD: 5503A
   MISC: ZURN: ZH8823-CR-LK SUPPLY STOP, 16.5" RIM MOUNTING HEIGHT
3. COLOR: WHITE
   SIZE: 60" X 30"
   SUPPLY TRIM: PEERLESS: PTT188753
   WASTE TRIM: ENGINEERED BRASS: WB150L
   SUPPLY STOP: MOEN: INTEGRAL STOPS
   MISC: SWANSTONE: SS-72-3, 78" SHOWER HEAD MOUNTING HEIGHT, 32" SHOWER VALVE MOUNTING HEIGHT
4. DESCRIPTION: WHITE VITREOUS CHINA
   FAUCET: PEERLESS: P136LF
   TRAP/FIX. DR.: MCGUIRE: 8872
   SUPPLY STOP: ZURN: ZH8822-LR-LK

NOTES:
A. PROVIDE CHROME PLATED ESCUTCHEONS AND NIPPLES TO WALL.
B. PROVIDE 0.5 GPM FLOW CONTROL DEVICE ON LAVATORY FAUCET
C. PROVIDE "TRUEBRO" LAV GUARD INSULATION KIT.
D. PROVIDE 1.5 GPM FLOW CONTROL DEVICE ON SINK FAUCET.
E. PROVIDE 1.5 GPM FLOW CONTROL DEVICE ON SHOWER HEAD.
F. PLUMBING CONTRACTOR TO PROVIDE AND INSTALL SWANSTONE SOLID SURFACE WALL SURROUNDS TO FIXTURE.

STATE OF OHIO
LAWRENCE S. AYER
56787
REGISTERED PROFESSIONAL ENGINEER
EXPIRATION DATE: 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
335 Lincoln Park
Springfield, Ohio 45505

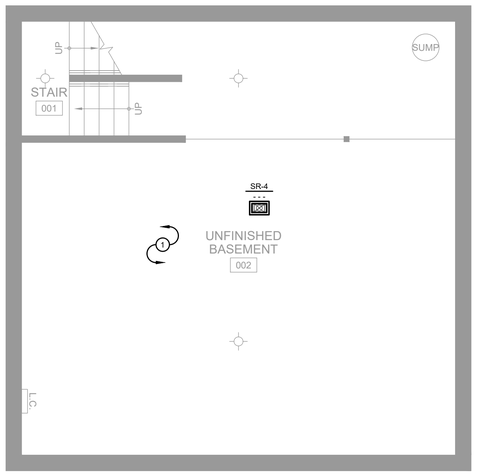
Project Number
E2M: 25131

Date
May 30, 2025

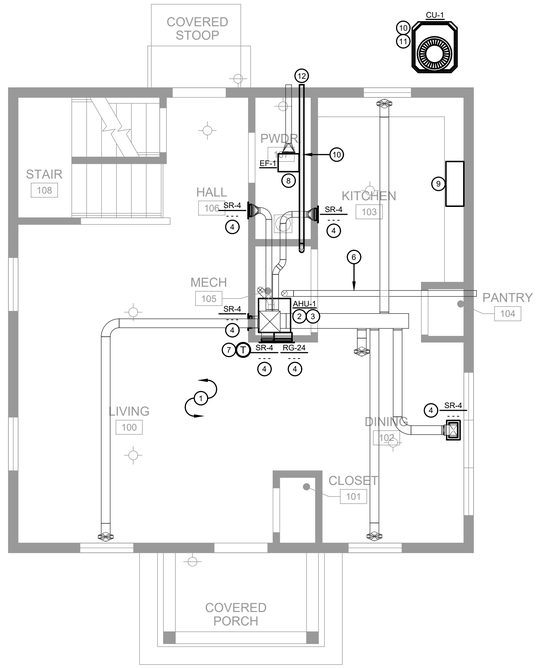
Date	Issue
06/02/25	REVIEW SET
06/05/25	REVIEW
06/20/25	BID/CONSTRUCTION

Sheet Title
PLUMBING PLAN

Sheet Number
05-P1.1



1 BASEMENT MECHANICAL PLAN
05-M1.1 SCALE: 1/4" = 1'-0"
0' 2' 4' 8'



2 FIRST FLOOR MECHANICAL PLAN
05-M1.1 SCALE: 1/4" = 1'-0"
0' 2' 4' 8'

3 SECOND FLOOR MECHANICAL PLAN
05-M1.1 SCALE: 1/4" = 1'-0"
0' 2' 4' 8'

PLAN NOTES

1	ALL EXISTING DUCTWORK TO REMAIN. ALL EXISTING DUCTWORK TO BE CLEANED AFTER ALL DEMOLITION AND ANY CONSTRUCTION THAT CREATES DUST OR OTHER CONTAMINANTS HAS BEEN COMPLETED.
2	REMOVE EXISTING GAS FIRED AIR HANDLING UNIT. PROVIDE AND INSTALL NEW REPLACEMENT GAS FIRED AIR HANDLING UNIT. INSTALL NEW AIR HANDLING UNIT PER MANUFACTURER'S INSTRUCTIONS. PROVIDE WITH ALL MATERIALS AND ACCESSORIES TO MAKE COMPLETE.
3	CONNECT REPLACEMENT AIR HANDLING UNIT TO EXISTING DUCTWORK. PROVIDE ALL DUCTWORK, TRANSITIONS, AND TAKEOFFS NECESSARY TO MAKE COMPLETE.
4	REMOVE EXISTING REGISTER AND GRILLE. REPLACE REGISTERS AND GRILLES TO MATCH EXISTING SIZE AND DUCTWORK. FIELD VERIFY ALL SIZES PRIOR TO WORK.
5	EXISTING HARD DUCT FOR DRYER EXHAUST TO REMAIN. REPLACE EXISTING FLEX DUCT WITH NEW AND MAKE COMPLETE CONNECTION TO DRYER.
6	EXISTING DUCTWORK FOR COMBUSTION AND RELIEF PIPING TO REMAIN. CONNECT NEW AIR HANDLING UNIT TO EXISTING DUCTWORK. PROVIDE ALL DUCTWORK, TRANSITIONS AND TAKEOFFS NECESSARY TO MAKE COMPLETE.
7	PROVIDE AND INSTALL NEW 7-DAY PROGRAMMABLE THERMOSTAT. PROVIDE ALL WIRING AND PROGRAMMING TO MAKE COMPLETE.
8	REMOVE EXISTING CEILING EXHAUST FAN. PROVIDE AND INSTALL NEW REPLACEMENT CEILING EXHAUST FAN.
9	PROVIDE AND INSTALL RECIRCULATING CABINET RANGE HOOD. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
10	REMOVE EXISTING CONDENSING UNIT. PROVIDE AND INSTALL NEW REPLACEMENT CONDENSING UNIT ON EXISTING CONCRETE PAD. INSTALL CONDENSING UNIT PER MANUFACTURER'S INSTRUCTIONS. PROVIDE WITH ALL MATERIALS AND ACCESSORIES TO MAKE COMPLETE.
11	EXTEND REFRIGERANT PIPING THROUGH WALL SLEEVE. EXTEND TO REPLACEMENT AIR HANDLING UNIT. INSTALL ALL REFRIGERANT PIPING PER MANUFACTURER'S INSTRUCTIONS.
12	PROVIDE AND INSTALL INTAKE AIR AND VENT PIPING AS REQUIRED FOR INSTANTANEOUS WATER HEATER. INSTALL PER MANUFACTURER'S INSTRUCTIONS. REFER TO PLUMBING DRAWINGS FOR SPECS. FIELD VERIFY FINAL LOCATION WITH ALL EXISTING AIR INTAKES.
13	PROVIDE AND INSTALL DRYER BOX MODEL 350 OR EQUAL. COORDINATE EXACT DRYER BOX ORIENTATION IN FIELD. INSTALL PER MANUFACTURER'S INSTRUCTIONS.

MECHANICAL PLAN SYMBOL LEGEND

DUCT LEGEND (NOT ALL SYMBOLS MAY BE USED)	
SIZE	NEW METAL DUCTWORK.
SIZE	EXISTING METAL DUCTWORK.
SIZE	METAL DUCTWORK TO BE DEMOLISHED.
	NEW FLEX DUCTWORK. SIZE SHALL BE EQUAL TO ASSOCIATED DEVICE AND DUCTWORK UNLESS OTHERWISE NOTED.
	EXISTING FLEX DUCTWORK. SIZE SHALL BE EQUAL TO ASSOCIATED DEVICE AND DUCTWORK UNLESS OTHERWISE NOTED.
	FLEX DUCTWORK TO BE DEMOLISHED.
DEVICE LEGEND (NOT ALL SYMBOLS MAY BE USED)	
	SIDWALL OR DUCTMOUNTED GRILLE.
	CABINET STYLE EXHAUST FAN
	TRANSFER GRILLE IN PLENUM ABOVE.
T	TEMPERATURE SENSOR, REFER TO SPECIFICATIONS.
MISCELLANEOUS LEGEND (NOT ALL SYMBOLS MAY BE USED)	
	POINT OF CONNECTION TO EXISTING SYSTEM ELEMENTS.
ID / CFM	DEVICE IDENTIFIER. RL = RELOCATE, EX=EXISTING BALANCE OR REBALANCE TO CFM SHOWN. SEE AIR DEVICE AND EQUIPMENT SCHEDULES.

STATE OF OHIO
LAWRENCE S. AYER
56787
REGISTERED PROFESSIONAL ENGINEER
EXPIRATION DATE: 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
335 Lincoln Park
Springfield, Ohio 45505

Project Number
E2M: 25131

Date
May 30, 2025

Date	Issue
06/02/25	REVIEW SET
06/05/25	REVIEW
06/20/25	BID/CONSTRUCTION

Sheet Title
MECHANICAL PLAN

Sheet Number
05-M1.1

SPLIT SYSTEM SCHEDULE

EQUIPMENT MARK	AHU-1	CU-1
MANUFACTURER	CARRIER	CARRIER
MODEL #	59SC2E06M14**12	26SCA424N**30*
COOLING COIL MODEL#	CAA**2414AM	
ENERGY EFFICIENCY RATIO (SEER2)		14
INDOOR FAN H.P.	1/2	
DESIGN CFM	MATCH EXISITNG	
EXTERNAL STATIC PRESSURE IN H2O	0 - 0.50	
CONDENSER AMBIENT CONDITIONS		
TEMPERATURE °F		95°F
COOLING DATA		
ENTERING AIR TEMP. db / wb °F	80/67	
TOTAL COOLING CAPACITY IN M.B.H.	20.81	20.81
SENSIBLE COOLING CAPACITY IN M.B.H.	15.92	15.92
REFRIGERANT TYPE	R454B	R454B
HEATING DATA		
GAS INPUT IN M.B.H. H/L	60	
GAS OUTPUT IN M.B.H. H/L	56	
HEATING EFFICIENCY (AFUE %)	92.1%	
ELECTRIC RESISTANCE IN K.W. @ VOLT		
HEAT PUMP REVERSE CYCLE IN M.B.H.		
STAGES	1	
HEATER MODEL #		
ELECTRICAL DATA		
VOLTS / PHASE/ HERTZ	115/1/60	240/1/60
MINIMUM CIRCUIT AMPS	7.2	12.1
MAX OVERCURRENT PROTECTION IN AMPS	15	20
PHYSICAL DATA		
UNIT WEIGHT IN POUNDS	122	111
ACCESSORIES	SEE BELOW	- - -

A. TRANSFORMER
B. THERMAL EXPANSION VALVE.
C. SIDE RETURN FILTER RACK.
D. INSULATED PLENUM COOLING COIL.
E. REFRIGERANT FILTER/ DRIER.
F. COMPRESSOR SHORT CYCLE CONTROL.
G. FURNANCE MOUNTING PAD
H. REFRIGERANT LINE SET
I. RETURN AIR PLENUM
J. PROVIDE 7-DAY PROGRAMMABLE THERMOSTAT

NOTES:
1. CONDENSING UNIT SHALL BE MOUNTED ON 4" CONCRETE BASE
2. AIR HANDLING UNIT TO HAVE ONE (1) 3/4" PVC CONDENSATE DRAIN LINES PIPED TO NEAREST FLOOR DRAIN.
3. INSTALL SYSTEMS PER MANUFACTURER'S INSTRUCTIONS.
4. OR EQUAL.
5. SYSTEM SHALL BE ENERGY STAR RATED.

REGISTER, DIFFUSER AND GRILLE SCHEDULE

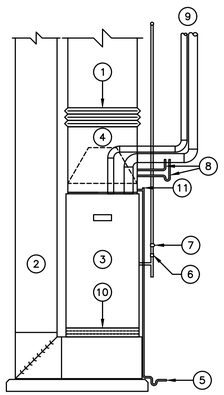
MARK	SR-2	SR-4	SR-4F	RG-24
MANUFACTURER	HART AND COOLEY	HART AND COOLEY	HART AND COOLEY	HART AND COOLEY
MODEL NUMBER	421	682	421	672
TYPE	LOUVERED	LOUVERED	LOUVERED	LOUVERED
DIRECTION	DBL DEFLECT	DBL DEFLECT	DBL DEFLECT	SNGL DEFLECT
MOUNTING	SIDEWALL	SIDEWALL/CEILING	FLOOR	SIDEWALL
G / R / D	R	R	R	G
CFM	MATCH EXISTING	MATCH EXISTING	MATCH EXISTING	- - -
NECK SIZE	12" X 2"	10" X 4"	10" X 4"	24" X 16"
PANEL SIZE	13-5/8" X 3-5/8"	11-5/8" X 5-5/8"	11-1/2" X 5-1/2"	25-5/8" X 17-5/8"
MATERIAL	STEEL	STEEL	STEEL	STEEL
FINISH	PER ARCHITECT	PER ARCHITECT	PER ARCHITECT	PER ARCHITECT
DAMPER	YES	YES	YES	YES
SOUND (NC)	<20	<20	<20	<20
REMARKS / NOTES	1, 2, 3	1, 2, 3	1, 2, 3	1, 2, 3

1. PROVIDE WITH DRYWALL WALL MOUNTING FRAME WHERE REQUIRED.
2. COLOR SELECTED BY ARCHITECT
3. SIZE REGISTER/GRILLE TO MATCH EXISTING REGISTER/GRILLE AND EXISTING DUCTWORK.

EXHAUST FAN SCHEDULE

MARK	ROOM	MANUFACTURER / MODEL #	FAN DATA			MOTOR DATA			BACKDRAFT DAMPER	NOTES
			CFM	SP	RPM	VOLTS	PHASE	WATTS / HP		
EF-1	HALF BATH	PANASONIC / FV-05-11VKS1	80	0.25	1131	120	1	10.2W	YES	1,2,3,4
EF-2	FULL BATH	PANASONIC / FV-05-11VKS1	80	0.25	1131	120	1	10.2W	YES	1,2,3,4

NOTES:
1. FAN SHALL BE CONTROLLED BY SWITCH SEPARATE FROM LIGHTS.
2. PROVIDE ALL REQUIRED ACCESSORIES TO MAKE COMPLETE.



1. FLEXIBLE CONNECTION
2. EXISTING RETURN AIR DUCT
3. GAS FIRED FURNACE
4. EVAPORATOR COIL AND INSULATED PLENUM.
5. CONDENSATE DRAIN, DISCHARGE TO FLOOR DRAIN
6. UNION
7. GAS COCK
8. REFRIGERANT LINES
9. COMBUSTION PIPING PER MANUFACTURER'S INSTRUCTIONS, COORDINATE IN FIELD.
10. 2" FILTER RACK. MINIMUM FILTER SIZE 20" X 25".
11. AIR GAP

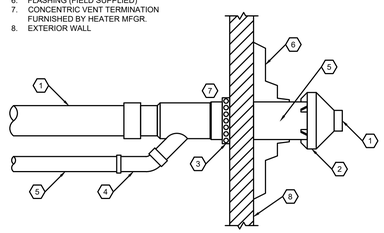
1 GAS FIRED FURNACE INSTALLATION DETAIL
05-M5.1 SCALE: NONE

KEYED NOTES:

1. VENT OUTLET
2. MAINTAIN 18" BEYOND WALL
3. SUPPORT (FIELD SUPPLIED)
4. ELBOW (FIELD SUPPLIED)
5. COMBUSTION AIR INLET
6. FLASHING (FIELD SUPPLIED)
7. CONCENTRIC VENT TERMINATION FURNISHED BY HEATER MFGR.
8. EXTERIOR WALL

GENERAL NOTES:

1. LOCATE TRAPS SO AS TO BE ACCESSIBLE FOR CLEANING
2. CONDENSATE PIPING SHALL GRADUALLY SLOPE DOWN FROM DRAIN TRAP



2 SIDEWALL CONCENTRIC VENT INSTALLATION DETAIL
05-M5.1 SCALE: NONE

MOLD AND MILDEW NOTES

1. THE FOLLOWING REQUIREMENTS SHALL APPLY TO ALL NEW AND REMODEL CONSTRUCTION PROJECTS.
2. IN THE EVENT THE CONTRACTOR DISCOVERS, AT ANY TIME DURING DEMOLITION, CONSTRUCTION, AND/OR REMODELING OPERATIONS, EXISTING CONDITIONS THAT COULD INCLUDE THE PRESENCE OF MOLD AND/OR MILDEW, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE AND THE ARCHITECT/ENGINEER OF RECORD, IN WRITING, OF THE CONCERNS AND/OR SUSPICIONS.
3. CONCURRENTLY, THE CONTRACTOR SHALL BE RESPONSIBLE TO RETAIN A MOLD AND MILDEW CERTIFIED TESTING AGENCY TO PERFORM AN INVESTIGATION AND TESTING AS REQUIRED TO EVALUATE THE NATURE AND EXTENT OF THE PROBLEM. IF THE TESTING AGENCY CONFIRMS HAZARDS, THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN A MINIMUM OF TWO (2) BIDS FROM COMPANIES QUALIFIED AND LICENSED TO PERFORM ALL NECESSARY REMEDIATION WORK, COMPLYING WITH ALL LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS, CODES, AND STATUTES.
4. THE CONTRACTOR SHALL MAKE ALL REASONABLE EFFORTS TO AVOID CONDITIONS FAVORABLE TO THE DEVELOPMENT OF MOLD AND MILDEW, ESPECIALLY IN VOIDS WHICH WILL BE CONCEALED AND NOT WELL VENTILATED. IN ALL CASES, INTERIOR SPACES AND INTERIOR FINISHED CONSTRUCTION SHALL BE MAINTAINED IN DRY AND WELL VENTILATED CONDITIONS.
5. THE CONTRACTOR SHALL COMPLY WITH FEDERAL ENVIRONMENTAL AND OSHA REGULATIONS AND ALL LOCAL AND STATE HEALTH DEPARTMENT REQUIREMENTS AND RECOMMENDATIONS REGARDING MOLD AND MILDEW.
6. ALL PENETRATIONS SHALL BE SEALED WATER TIGHT TO PREVENT MOISTURE MIGRATION FROM ENTERING THE BUILDING OR WALL CAVITIES.
7. ALL CONDENSATE DRAIN PANS SHALL BE CLEANED AND KEPT FREE FROM DEBRIS UNTIL AND WHEN THE FACILITY IS TURNED OVER TO THE OWNER OR TENANT. INSURE POSITIVE DRAINAGE AT ALL DRAIN PANS. INSURE THAT ALL "COLD" SURFACES ARE INSULATED OR COVERED WITH A FULLY SEALED AND CONTINUOUS VAPOR BARRIER. ("COLD" SURFACES INCLUDE BUR ARE NIT LIMITED TO, DOMESTIC COLD WATER PIPING, CHILLED WATER PIPING, INTERIOR RAIN LEADERS, OUTDOOR AIR INTAKES, AIR DUCTWORK CARRYING AIR CONDITIONED SUPPLY AIR.

PROJECT GENERAL NOTES

1. THE DRAWINGS ARE DIAGRAMMATIC ONLY AND INDICATE THE GENERAL ARRANGEMENT OF THE SYSTEMS AND ARE TO BE FOLLOWED INSOFAR AS POSSIBLE. IF DEVIATIONS FROM THE LAYOUTS ARE NECESSITATED BY FIELD CONDITIONS, DETAILED LAYOUTS OF THE PROPOSED DEPARTURES SHALL BE SUBMITTED IN WRITING TO THE ENGINEER FOR REVIEW BEFORE PROCEEDING WITH THE WORK.
2. THE MECHANICAL CONTRACTOR SHALL REVIEW ALL DRAWINGS IN DETAIL AS THEY MAY RELATE TO THEIR WORK.
3. EACH CONTRACTOR SHALL INSPECT THE SITE ON WHICH THE WORK IS TO BE PERFORMED, AND THE OBSTACLES THAT MAY BE ENCOUNTERED, AND ALL RELEVANT MATTERS CONCERNING THE WORK.
4. THE CONTRACTOR SHALL FILE ALL NECESSARY NOTICES, OBTAIN AND PAY FOR ALL PERMITS, FEES, AND OTHER COSTS INCLUDING UTILITY CONNECTIONS OR EXTENSION, IN CONNECTION WITH HIS WORK. AS NECESSARY, HE SHALL FILE ALL REQUIRED PLANS, PREPARE ALL DOCUMENTS AND OBTAIN ALL NECESSARY APPROVALS OF ALL UTILITY AND GOVERNMENTAL DEPARTMENTS HAVING JURISDICTION.
5. IGNORANCE OF CODES, RULES, AND REGULATIONS, UTILITY COMPANY REQUIREMENTS, LAWS, ETC. SHALL NOT DIMINISH OR ABSOLVE CONTRACTOR'S RESPONSIBILITIES TO PROVIDE AND COMPLETE ALL WORK IN COMPLIANCE WITH SUCH.
6. ALL MATERIALS FURNISHED AND ALL WORK INSTALLED SHALL COMPLY WITH THE CURRENT EDITION OF THE OHIO MECHANICAL CODES, NATIONAL FIRE CODES OF THE NATIONAL FIRE PROTECTION ASSOCIATION AND WITH THE REQUIREMENTS OF ALL GOVERNMENTAL AGENCIES OR DEPARTMENTS HAVING JURISDICTION.

HVAC NOTES

1. SCOPE OF WORK

1.1. THE CONTRACTOR IS RESPONSIBLE FOR ALL WORK, MATERIALS, AND LABOR TO SATISFY A COMPLETE WORKING SYSTEM WHETHER SPECIFIED OR IMPLIED.

1.2. ALL WORK IS TO BE PERFORMED IN STRICT COMPLIANCE WITH THE INTERNATIONAL MECHANICAL CODE 2021, ALL LOCAL CODES AND ALL OTHER REGULATION GOVERNING WORK OF THIS NATURE.

1.3. THE CONTRACTOR SHALL, BEFORE SUBMITTING ANY PROPOSAL, EXAMINE THE PROPOSED SITE AND SHALL DETERMINE FOR HIMSELF THE CONDITIONS THAT MAY EFFECT THE WORK. NO ALLOWANCE SHALL BE MADE IF THE CONTRACTOR FAILS TO MAKE SUCH EXAMINATIONS.

1.4. ALL EQUIPMENT AND MATERIALS SHALL BE AS SPECIFIED OR "APPROVED EQUAL" BY THE ENGINEER OR ARCHITECT.

2. SHOP DRAWINGS

2.1. SUBMIT MATERIAL LIST AND SHOP DRAWINGS FOR MAJOR EQUIPMENT TO THE ARCHITECT/ENGINEER FOR APPROVAL. THE CONTRACTOR SHALL SUBMIT FIVE SETS OF SHOP DRAWINGS AND THEY SHALL BE CLEARLY LABELED.

3. REFRIGERANT PIPING

3.1. CONTRACTOR SHALL PROVIDE AND INSTALL REFRIGERANT PIPING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND IN SUCH A WAY AS TO BE INCONSPICUOUS AND FREE FROM ANY POSSIBLE CONDENSATION. INSULATE REFRIGERANT LINES WITH R-6 OR BETTER ARMOUR-FLEX TYPE INSULATION.

3.2. SHALL BE TYPE "K" COPPER TUBING, WITH WROUGHT COPPER SOLDER TYPE FITTINGS SUITABLE FOR CONNECTION WITH SILVER SOLDER DUCTWORK.

4. SHEET METAL DUCT WORK

4.1. THE DUCTWORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "SMACNA" APPLICABLE MANUALS. ALL DUCTWORK SHALL BE THE LOW VELOCITY TYPE, UNLESS SPECIFIED OTHERWISE.

4.2. CONTRACTOR SHALL PROVIDE AND INSTALL APPROVED FIRE DAMPERS AND ACCESS PANELS IN ANY AND ALL DUCTWORK WHICH PENETRATES A HORIZONTAL OR VERTICAL FIRE PARTITION, OR AS OTHERWISE SHOWN ON DRAWINGS.

4.3. ALL BRANCH DUCTS TO HAVE VOLUME DAMPERS.

4.4. SMOOTH TURN RADIUS DUCTWORK OR TURNING VANES SHALL BE USED THROUGHOUT WHERE FLOW EXCEEDS 150 CFM.

4.5. ALL DUCT JOINTS TO BE SEALED IN ACCORDANCE WITH "SMACNA" STANDARDS AND ACCEPTED GOOD PRACTICE.

4.6. ALL DUCT DIMENSIONS SHOWN ARE NET INSIDE VALUES. DIMENSIONS MAY BE CHANGED SO LONG AS THE NET FREE FACE AREA IS MAINTAINED.

4.7. ALL CONCEALED DUCTWORK SHALL BE INSULATED WITH 1-1/2" FIBERGLASS INSULATING BLANKET WITH ALUMINUM FOIL FACING.

4.8. ALL SUPPLY AND RETURN DUCTWORK 15 FEET DOWNSTREAM OF THE HVAC UNIT SHALL BE INTERNALLY LINED WITH A 1/2" ACOUSTICAL DUCT LINER.

5. DRAINAGE PIPING (CONDENSATE)

5.1. SHALL BE SCHEDULE 40 PVC PIPE WITH SOLVENT JOINTS. PITCH HORIZONTAL LINES 1" IN 10'-0". CONDENSATE DRAINS SHALL BE ROUTED TO FLOOR DRAIN OR INDIRECT WASTE DRAIN.

6. HVAC CONTROLS

6.1. CONTRACTOR TO SUPPLY AND INSTALL ALL CONTROL WIRING AND THERMOSTATS AS REQUIRED.

7. ELECTRICAL

7.1. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR FOR LOCATION OF WIRING FOR EACH HVAC UNIT.

8. PIPE SUPPORTS

8.1. ALL PIPE SHALL BE SUPPORTED FROM THE BUILDING STRUCTURE IN A NEAT AND WORKMANLIKE MANNER. THE USE OF WIRE OR METAL STRAP TO SUPPORT PIPES WILL NOT BE PERMITTED. SPACING OF PIPE SUPPORTS SHALL NOT EXCEED 8 FEET FOR ALL PIPING. PLASTIC PIPING TO BE SUPPORTED EVERY 4 FEET.

9. GAS PIPING

9.1. SHALL BE SCHEDULE 40 BLACK STEEL PIPE WITH MALLEABLE IRON FITTINGS. WHERE GAS PIPE CONNECTS TO EQUIPMENT, IT SHALL BE PROVIDED WITH A DRIP LEG THE FULL SIZE OF THE RUN OUT, A 100% SHUT-OFF VALVE AND A UNION. GAS PIPING CONTAINING PRESSURE GREATER THAN 9" W.G. SHALL BE SCHEDULE 40 BLACK STEEL PIPE WITH WELDED JOINTS.

10. MISCELLANEOUS

10.1. ALL EXTERIOR OPENINGS TO BE PROPERLY CAULKED AND SEALED WITH A SEALANT OF HIGH QUALITY AND LONG LIFE, TO PREVENT INFILTRATION OF OUTSIDE AIR INTO CONDITIONED SPACE.

10.2. COORDINATE INSTALLATION OF ALL ROOF FLASHING AT ROOF PENETRATION.

10.3. DO NOT SCALE THIS DRAWING FOR EXACT DIMENSIONS. VERIFY ALL FIGURES, CONDITIONS, AND DIMENSIONS AT THE JOB SITE.

10.4. THE MECHANICAL PLANS ARE INTENDED TO BE DIAGRAMMATIC AND ARE BASED ON ONE MANUFACTURE'S EQUIPMENT. THEY ARE NOT INTENDED TO SHOW EVERY ITEM IN ITS EXACT LOCATION, THE EXACT DIMENSIONS, OR ALL THE DETAILS OF THE EQUIPMENT. THE CONTRACTOR SHALL VERIFY THE ACTUAL DIMENSIONS OF THE EQUIPMENT PROPOSED TO ENSURE THAT THE EQUIPMENT WILL FIT IN THE AVAILABLE SPACE.

10.5. ALL AIR FILTERS SHALL CONFORM TO SECTION 605 OF THE INTERNATIONAL MECHANICAL CODE WITH A MERV OF 8 OR HIGHER.

11. TESTING AND BALANCING

11.1. THE HVAC SYSTEM SHALL BE TESTED AND AND BALANCED BY AN INDEPENDENT AGENCY, UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER. A SEALED TYPE WRITTEN REPORT SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER FOR REVIEW AND APPROVAL.

12. GUARANTEE

12.1. MATERIALS, EQUIPMENT AND INSTALLATION SHALL BE GUARANTEED FOR A PERIOD OF ONE(1) YEAR FROM DATE OF ACCEPTANCE. DEFECTS WHICH APPEAR DURING THAT PERIOD SHALL BE CORRECTED AT THIS CONTRACTOR'S EXPENSE.

12.2. FOR THE SAME PERIOD, THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO PREMISES CAUSED BY DEFECTS IN WORKMANSHIP OR IN THE WORK OR EQUIPMENT FURNISHED AND/OR INSTALLED BY HIM.

STATE OF OHIO
LAWRENCE S. AYER
56787
REGISTERED PROFESSIONAL ENGINEER

EXPIRATION DATE: 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
335 Lincoln Park
Springfield, Ohio 45505

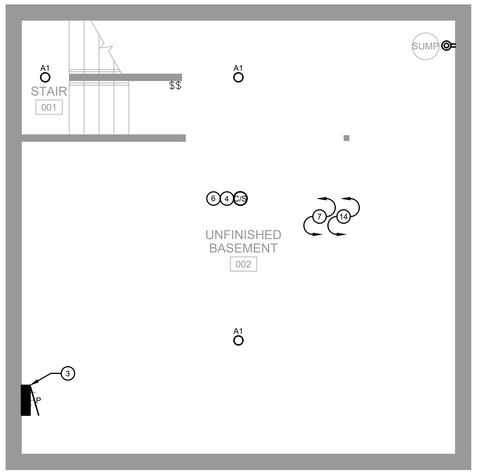
Project Number
E2M: 25131

Date
May 30, 2025

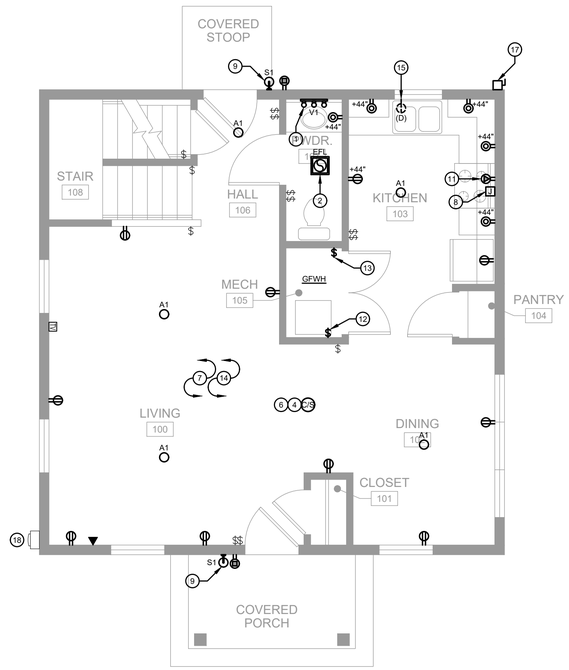
Date	Issue
06/02/25	REVIEW SET
06/05/25	REVIEW
06/20/25	BID/CONSTRUCTION

Sheet Title
MECHANICAL SCHEDULES AND NOTES

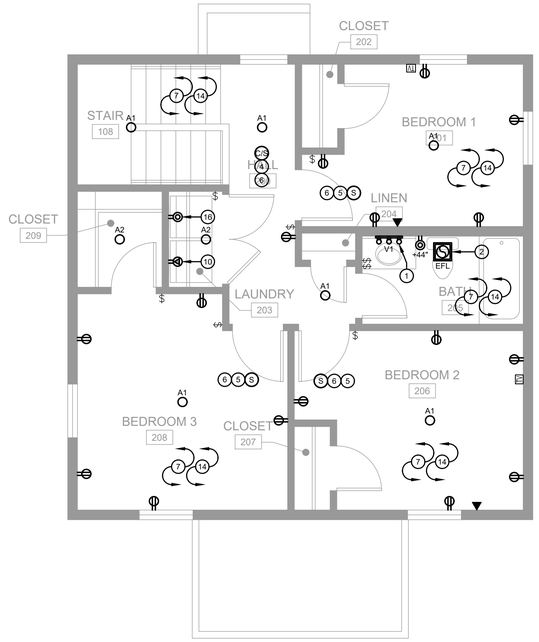
Sheet Number
05-M5.1



1 BASEMENT ELECTRICAL PLAN
05-E1.1 SCALE: 1/4" = 1'-0"
0' 2' 4' 8'



2 FIRST FLOOR ELECTRICAL PLAN
05-E1.1 SCALE: 1/4" = 1'-0"
0' 2' 4' 8'



3 SECOND FLOOR ELECTRICAL PLAN
05-E1.1 SCALE: 1/4" = 1'-0"
0' 2' 4' 8'

PLAN NOTES

1	MOUNT VANITY LIGHT ABOVE BATHROOM MIRROR. FIELD VERIFY EXACT MOUNTING HEIGHT. CONNECT TO EXISTING WIRING.
2	EXHAUST FAN PROVIDED BY MECHANICAL CONTRACTOR AND WIRED BY ELECTRICAL CONTRACTOR. FAN TO BE WIRED TO EXISTING CIRCUIT AND CONTROLS.
3	EXISTING PANEL TO BE REPLACED WITH NEW.
4	PROVIDE DUAL SENSING (PHOTOELECTRIC AND IONIZATION) SMOKE DETECTOR WITH CARBON MONOXIDE SENSOR AT THIS LOCATION. ALL SMOKE DETECTORS SHALL BE 120V HARD WIRED AND INTERCONNECTED WITH BATTERY BACKUP.
5	PROVIDE DUAL SENSING (PHOTOELECTRIC AND IONIZATION) SMOKE DETECTOR AT THIS LOCATION. ALL SMOKE DETECTORS SHALL BE 120V HARD WIRED AND INTERCONNECTED WITH BATTERY BACKUP.
6	CONTRACTOR TO INSTALL MULTI-STATION SMOKE DETECTORS AND COMBINATION SMOKE/CARBON MONOXIDE DETECTORS IN ACCORDANCE WITH NFPA 72. TYPICAL OF ALL DEVICES.
7	ALL RECEPTACLES AND DATA JACKS TO BE REPLACED WITH NEW DEVICES AND COVER PLATES. NEW RECEPTACLES TO BE TAMPER RESISTANT. CAPTURE EXISTING CIRCUIT AND ANY EXISTING SWITCHED RECEPTACLE CONTROLS.
8	PROVIDE POWER TO NEW RANGE HOOD PER MANUFACTURER SPECIFICATIONS. HOOD PROVIDED BY MECHANICAL CONTRACTOR AND WIRED BY ELECTRICAL CONTRACTOR. WIRE TO EXISTING RANGE HOOD CIRCUIT.
9	NEW EXTERIOR FIXTURE CONTROLLED BY PHOTOCELL AND WIRED TO EXISTING CIRCUIT; REMOVE ANY EXISTING CONTROLS AS NEEDED.
10	REPLACE EXISTING DRYER RECEPTACLE WITH NEW PER MANUFACTURER SPECIFICATIONS.
11	REPLACE RECEPTACLE FOR ELECTRIC RANGE WITH NEW PER MANUFACTURER SPECIFICATION.
12	CAPTURE EXISTING 120V ELECTRIC CONNECTION AT DEMOLISHED GAS FURNACE AND MAKE CONNECTION TO NEW FURNACE PER MANUFACTURER SPECIFICATIONS. COORDINATE LOCATION WITH MECHANICAL CONTRACTOR.
13	PROVIDE NEW 120V CONNECTION TO TANKLESS GAS-FIRED WATER HEATER PER MANUFACTURER SPECIFICATIONS. COORDINATE LOCATION WITH PLUMBING CONTRACTOR.
14	EXISTING LIGHTS TO BE REPLACED WITH NEW AND WIRED TO EXISTING CIRCUIT AND CONTROLS UNLESS OTHERWISE SPECIFIED. EXISTING LIGHT SWITCHES TO BE REPLACED WITH NEW.
15	DISHWASHER TO BE REMOVED. REMOVE EXISTING RECEPTACLE AND TERMINATE WIRING.
16	REPLACE CLOTHES WASHER RECEPTACLE WITH NEW.
17	REPLACE DISCONNECT TO CONDENSING UNIT WITH NEW PER MANUFACTURER SPECIFICATION OF NEW HVAC EQUIPMENT. COORDINATE LOCATION WITH MECHANICAL CONTRACTOR.
18	EXISTING METER, SERVICE DISCONNECT, AND ELECTRICAL SERVICE TO REMAIN

GENERAL NOTES

1. CONTRACTOR SHALL MEGGER TEST ALL EXISTING WIRING TO REMAIN. REPLACE ANY WIRING THAT DOES NOT PASS.
2. ALL EXISTING ELECTRICAL EQUIPMENT WILL BE TESTED AND REUSED IF POSSIBLE. OTHERWISE, ALL LIGHTING AND POWER COMPONENTS WILL BE REPLACED WITH NEW.
3. REMOVE EXISTING, INSTALL NEW DEVICES & COVER PLATES THROUGHOUT. MATCH ORIGINAL CONFIGURATIONS. FIELD VERIFY AS APPLICABLE. INCLUDE ALL PHONE JACKS/TELEVISION JACKS, DATA JACKS, RECEPTACLES, AND SWITCHES.
4. REMOVE EXISTING, INSTALL NEW LIGHT FIXTURES THROUGHOUT. MATCH ORIGINAL CONFIGURATIONS. FIELD VERIFY AS APPLICABLE. INCLUDE ALL LIGHT FIXTURES.

STATE OF OHIO
LAWRENCE S. AYER
56787
REGISTERED PROFESSIONAL ENGINEER
EXPIRATION DATE: 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority

335 Lincoln Park

Springfield, Ohio 45505

Project Number
E2M: 25131

Date
May 30, 2025

Date	Issue
06/02/25	REVIEW SET
06/05/25	REVIEW
06/20/25	BID/CONSTRUCTION

Sheet Title
ELECTRICAL PLAN

Sheet Number
05-E1.1

Load Calculations – NEC 2014 Example D2(b)

Description	Area (Ft²)	Watts/Ft²	Total
Lighting and Receptacles	1,193	3	3,579 W
		Sub-Total:	3,579 W
General Loads	**Watts**	**Quantity**	**Total**
Lighting and Receptacles			3,579 W
Small Appliance Circuits	1,500 W	2	3,000 W
Laundry Circuit(s)	1,500 W	1	1,500 W
Clothes Dryer(s)	3,000 W	1	3,000 W
		Sub-Total:	11,079 W
Description	**Watts**	**Demand Factor**	**Total**
First 10KVA @ 100%	10,000 W	100%	10,000 W
Remainder @ 40%	1,079 W	40%	432 W
		Sub-Total:	10,432 W
All Loads	**Watts**	**Quantity**	**Total**
General Loads	10,432 W	1	10,432 W
Electric Heat > Air Conditioning	846 W	0	0 W
Air Conditioning > Electric Heat	2,904 W	1	2,904 W
		Total Conncted Load:	13,336 W
		Ampacity Required:	37.02 A
		Ampacity Provided:	125

Electrical Panel Schedule 335 Lincoln

Volts	Phase	Wire	Panel Type	Ampacity Provided	Mount	AIC	Fed From
120/240	1Ø	3	Main Circuit Breaker	125 Amps	Surface	Existing	Meter

Circuit #	Breaker	Poles	Notes	Description	A	B		A	B		Description	Notes	Poles	Breaker	Circuit #
1	15	1	AF	Furnace							Bathroom	AF/GF	1	20	2
3	40	2		Range							Dryer		2	30	4
5															6
7	20	1	AF/GF	Kitchen GFCI							AC		2	20	8
9	20	1	AF	Dining Room											10
11	20	1	AF	Living Room							Lights	AF	1	15	12
13	20	1	AF/GF	Kitchen GFCI							Lights	AF	1	15	14
15	20	1		Spare							Spare		1	15	16
17	20	1	AF	Radon							Furnace	AF	1	15	18
19	20	1		Spare							Bedroom	AF	1	15	20
21	20	1	AF	Refrigerator							Bedroom	AF	1	15	22
23	20	1	AF/GF	Washer							Bedroom	AF	1	15	24

Total Connected Load Phase A:	0
Total Connected Load Phase B:	0
Total Connected Load:	0 Watts

Load Description	Watts	Factor	Total
Receptacles < 10,000	0	100%	0
Receptacles > 10,000	0	50%	0
Lighting Loads	0	125%	0
Track Lighting	0Ft	75W/Ft	0
Motor Loads	0	100%	0
Largest Motor	0	125%	0
Cooling Loads	0	100%	0
Heating Loads	0	100%	0
Continuous Loads	0	125%	0
Non-Continuous Loads	0	100%	0
Kitchen Equipment Loads	0	100%	0
Existing Panel Demand		125%	0
		Sub-Total:	0
		Total Connected Ampacity:	0.00
		Total Connected Load %:	0%

Panel Schedule Notes:

New circuit breakers added to existing panels shall match panel manufacturer, voltage level, and fault current rating of existing protectives.

Identify main disconnects and all up and downstream disconnecting means for all circuits at panel.

Fill out branch circuit directory indicating circuit numbers, area(s) served, and load type. Index shall be neatly typed. Branch circuit directories shall be updated or replaced in all areas of alterations.

Black laminated phenolic nameplates shall be provided on all new and existing panel boards secured by #8-32 screws, lock washers, and nuts on each corner of nameplate.

Contractor may arrange circuits to suit field conditions, but loading betw een phases shall be +/1 10%.

Notes:

AF	Arc Fault Circuit Interrupter
GF	Ground Fault Circuit Interrupter
LO	Lock Out Breaker
ST	Shunt Trip
PNF	Provide new fuse in slot
REF	Re-use existing spare fusible switch
EX	Blank loads on panel are unknow n and shall be calculated under the existing panel demand (or existing building peak demand) category in the load calculations section. Engineer offers no w arranty as to the condition or load information on unknown circuit breakers.

LIGHT FIXTURE SCHEDULE

SYMBOL	ID	DESCRIPTION	FIXTURE INFORMATION		ELECTRIC INFORMATION		MISCELLANEOUS INFORMATION	
○	A1	17" SURFACE MOUNTED DOWNLIGHT	MAKE	PROJECT SOURCE	VOLTAGE	120	MOUNTING	SURFACE
			MODEL	MXL 1069-L18.5K9027W	LAMP QTY	LED	HEIGHT	
			ALTERNATE		LAMP TYPE	LED	NOTES	
			OTHER		WATTS	18.5W		
○	A2	8" SURFACE MOUNT LED LIGHT FIXTURE	MAKE	PROJECT SOURCE	VOLTAGE	120V	MOUNTING	SURFACE
			MODEL	MXL1140-L12K9027W	LAMP QTY		HEIGHT	
			ALTERNATE		LAMP TYPE	LED	NOTES	
			OTHER		WATTS	12W		
ooo	V1	VANITY FIXTURE	MAKE	WAC LIGHTING, FLO	VOLTAGE	120	MOUNTING	SURFACE
			MODEL	WS-224-CS-WT	LAMP QTY	LED	HEIGHT	
			ALTERNATE		LAMP TYPE	LED	NOTES	
			OTHER		WATTS	16W		
	S1	WALL SCONCE	MAKE	ROSETO	VOLTAGE	120	MOUNTING	EXTERIOR WALL
			MODEL	CLIWS26012BK	LAMP QTY	LED	HEIGHT	
			ALTERNATE		LAMP TYPE	LED	NOTES	
			OTHER		WATTS	9W		

NOTES
1. FIXTURES WITH THE SUFFIX "-EM" ATTACHED TO THE ID OR SHOWN HALF SHADED ARE EMERGENCY FIXTURES. SEE ELECTRICAL GENERAL NOTES FOR MORE INFORMATION.
2. FIXTURES WITH THE SUFFIX "-NL" ARE NIGHT LIGHTS. SEE ELECTRICAL GENERAL NOTES FOR MORE INFORMATION.

DESIGNATIONS
-N NEW
-E EXISTING
-D DEMO
-R RELOCATED

ELECTRICAL GENERAL NOTES

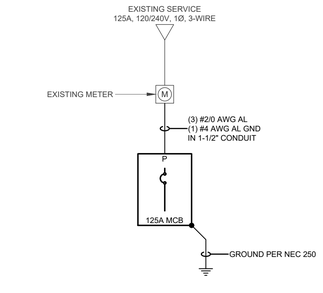
1. THE TERM "PROVIDE" SHALL MEAN CONTRACTOR SHALL FURNISH AND INSTALL ITEMS AND CONNECT AS REQUIRED TO OBTAIN A COMPLETE WORKING SYSTEM.
2. RECEPTACLES SHALL BE CIRCUITED WITH A SEPARATE GROUND WIRE. RECEPTACLES PROTECTED BY GROUND FAULT CIRCUIT INTERRUPTER DEVICES SHALL EACH HAVE A SEPARATE NEUTRAL WIRE PULLED FOR THAT CIRCUIT.
3. ALL CONDUIT SHALL BE RUN CONCEALED WHEREVER POSSIBLE ABOVE CEILINGS, INSIDE WALLS, OR UNDER FLOOR SLAB (ONLY WHERE SHOWN DASHED ON PLAN), UNLESS OTHERWISE NOTED ON PLAN. IN HIGH-BAY (NO CEILING) AREAS, RUN EXPOSED CONDUIT HIGH AS POSSIBLE. ALL CONDUIT SHALL BE RUN PARALLEL OR PERPENDICULAR TO NEARBY SURFACES OR STRUCTURAL MEMBERS AND FOLLOW THE SURFACE CONTOURS AS MUCH AS PRACTICAL. NO NONMETALLIC CONDUIT SHALL BE RUN IN AIR RETURN PLENUM.
4. FROM EACH TELEPHONE, CRT, TV, ETC., COMMUNICATION TYPE OUTLET, PROVIDE A (MIN.,) 3/4-INCH CONDUIT (WITH PULL STRING) STUBBED ABOVE LAY-IN CEILING, UNLESS OTHERWISE NOTED.
5. TELEPHONE AND OTHER COMMUNICATIONS WIRING SHALL BE PLENUM RATED IF CONDUCTORS PASS THROUGH AN AIR RETURN PLENUM.
6. ELECTRICAL DRAWINGS SHALL BE COORDINATED WITH ASSOCIATED MECHANICAL DRAWINGS AND MECHANICAL CONTRACTOR FOR MOTORS, DEVICES, FIXTURES, ETC., FOR EXACT LOCATIONS BEFORE ROUGH-IN OF CONDUIT SYSTEM.
7. MINIMUM CONDUIT SIZE IS 3/4 INCH, MINIMUM WIRE SIZE IS #12 AWG, UNLESS OTHERWISE NOTED ON PLANS OR IN CIRCUIT REVIEWS.
8. MOUNTING HEIGHTS ABOVE FINISHED FLOOR (A.F.F.) ARE TO CENTER OF DEVICE UNLESS NOTED OTHERWISE.
9. ALL WIRING SHALL BE INSTALLED PER THE NATIONAL ELECTRIC CODE (NEC). ALL WIRING SHALL BE SECURED AND SUPPORTED PER NEC 300.11.
10. CONTRACTOR SHALL INCLUDE THE COST TO SECURE ALL APPLICABLE PERMITS IN BASE BID.
11. ALL RECEPTACLES IN THE KITCHEN/PREP AREA SHALL BE GFCI WHETHER SHOWN AS SUCH OR NOT.
12. ALL EXIT AND EMERGENCY LIGHTING SHALL BE WIRED EITHER AHEAD OF LOCAL SWITCHING ON THE LOCAL AREA CIRCUIT OR ON A DEDICATED EXIT/EMERGENCY CIRCUIT. THE METHOD CHOSEN SHALL MEET THE REQUIREMENTS OF N.E.C. ARTICLE 700 AND THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION.
13. ALL 120V AND 277V CIRCUITS SHALL HAVE A DEDICATED NEUTRAL. SHARING A NEUTRAL CONDUCTOR IS PROHIBITED.
14. ALL RECEPTACLES BEHIND VENDING MACHINES AND REFRIGERATORS TO BE GFCI WITH REMOTE AND OR ACCESSIBLE RESET.

PROJECT GENERAL NOTES

1. THE DRAWINGS ARE DIAGRAMMATIC ONLY AND INDICATE THE GENERAL ARRANGEMENT OF THE SYSTEMS AND ARE TO BE FOLLOWED INSOFAR AS POSSIBLE. IF DEVIATIONS FROM THE LAYOUTS ARE NECESSITATED BY FIELD CONDITIONS, DETAILED LAYOUTS OF THE PROPOSED DEPARTURES SHALL BE SUBMITTED IN WRITING TO THE ENGINEER FOR REVIEW BEFORE PROCEEDING WITH THE WORK.
2. THE ELECTRICAL CONTRACTOR SHALL REVIEW ALL DRAWINGS IN DETAIL AS THEY MAY RELATE TO THEIR WORK.
3. EACH CONTRACTOR SHALL INSPECT THE SITE ON WHICH THE WORK IS TO BE PERFORMED, AND THE OBSTACLES THAT MAY BE ENCOUNTERED, AND ALL RELEVANT MATTERS CONCERNING THE WORK.
4. THE CONTRACTOR SHALL FILE ALL NECESSARY NOTICES, OBTAIN AND PAY FOR ALL PERMITS, FEES, AND OTHER COSTS INCLUDING UTILITY CONNECTIONS OR EXTENSION, IN CONNECTION WITH HIS WORK. AS NECESSARY, HE SHALL FILE ALL REQUIRED PLANS, PREPARE ALL DOCUMENTS AND OBTAIN ALL NECESSARY APPROVALS OF ALL UTILITY AND GOVERNMENTAL DEPARTMENTS HAVING JURISDICTION.
5. IGNORANCE OF CODES, RULES, AND REGULATIONS, UTILITY COMPANY REQUIREMENTS, LAWS, ETC. SHALL NOT DIMINISH OR ABSOLVE CONTRACTOR'S RESPONSIBILITIES TO PROVIDE AND COMPLETE ALL WORK IN COMPLIANCE WITH SUCH.
6. ALL MATERIALS FURNISHED AND ALL WORK INSTALLED SHALL COMPLY WITH THE CURRENT EDITION OF THE OHIO MECHANICAL CODES, NATIONAL FIRE CODES OF THE NATIONAL FIRE PROTECTION ASSOCIATION AND WITH THE REQUIREMENTS OF ALL GOVERNMENTAL AGENCIES OR DEPARTMENTS HAVING JURISDICTION.

PANEL SCHEDULE NOTES

1. NEW CIRCUIT BREAKERS ADDED TO EXISTING PANELS SHALL MATCH PANEL MANUFACTURER, VOLTAGE LEVEL AND FAULT CURRENT RATING OF EXISTING PROTECTIVES.
2. IDENTIFY MAIN DISCONNECTS AND ALL UP AND DOWNSTREAM DISCONNECTING MEANS FOR ALL CIRCUITS AT PANEL.
3. FILL OUT BRANCH CIRCUIT DIRECTORY INDICATING CIRCUIT NUMBERS, AREA(S) SERVED, AND LOAD TYPE. INDEX SHALL BE NEATLY TYPED. BRANCH CIRCUIT DIRECTORIES SHALL BE UPDATED OR REPLACED IN ALL AREAS OF ALTERATIONS.
4. BLACK LAMINATED PHENOLIC NAMEPLATES SHALL BE PROVIDED ON ALL NEW AND EXISTING PANEL BOARDS SECURED BY #8-32 SCREWS, LOCK WASHERS AND NUTS ON EACH CORNER OF NAMEPLATE.
5. CONTRACTOR MAY ARRANGE CIRCUITS TO SUIT FIELD CONDITIONS, BUT LOADING BETWEEN PHASES SHALL BE +/- 10%.



1 / 05-E5.1 SINGLE LINE DIAGRAM
SCALE: NONE

POWER PLAN SYMBOL LEGEND

+0"	SIMPLEX RECEPTACLE MOUNT AT +18" A.F.F. UNLESS OTHERWISE NOTED
+0"	DUPLEX RECEPTACLE MOUNT AT +18" A.F.F. UNLESS OTHERWISE NOTED
+0"	SPECIAL USE DEDICATED RECEPTACLE MOUNT AT +18" A.F.F. UNLESS OTHERWISE NOTED REFER TO PANEL SCHEDULE FOR MORE INFORMATION
+0"	GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE MOUNT AT +18" A.F.F. UNLESS OTHERWISE NOTED
+0"	WEATHER PROOF RECEPTACLE MOUNT AT +18" A.F.F. UNLESS OTHERWISE NOTED
J	JUNCTION BOX
	NON-FUSED DISCONNECT
	FUSED DISCONNECT
M	1Ø MOTOR CONNECTION
A NEW	FLUSH MOUNTED PANEL A = PANEL DESIGATION
A NEW	SURFACE MOUNTED PANEL A = PANEL DESIGATION
	METER
A-B	HOME RUN A = PANEL DESIGATION B = CIRCUIT NUMBER

N = NEW	E = EXISTING	R = RELOCATED	D = DEMO	F = FUTURE

+0" = MOUNTING HEIGHT OF THE DEVICE ABOVE FINISHED FLOOR.

LIGHTING PLAN SYMBOL LEGEND

SYMBOLICAL FIXTURE	SHADING INDICATES THAT A FIXTURE IS WIRED TO A NIGHT LIGHT OR EMERGENCY TYPE CIRCUIT. FIXTURE SHALL BE WIRED IN ACCORDANCE WITH N.E.C. ARTICLE 700.
A-## TYPICAL FIXTURE X (a)	"X" = FIXTURE TYPE A-## = CIRCUIT NUMBER ab = SWITCH LEG
$	TOGGLE SWITCH
$3	THREE-WAY TOGGLE SWITCH

N = NEW	E = EXISTING	R = RELOCATED	D = DEMO	F = FUTURE

+0" = MOUNTING HEIGHT OF THE DEVICE ABOVE FINISHED FLOOR.

SINGLE LINE SYMBOL LEGEND

	CIRCUIT BREAKER
	UTILITY METER
NF	NON-FUSED DISCONNECT
	FUSIBLE DISCONNECT
	PANELBOARD, MAIN CIRCUIT BREAKER Y = MCB RATING X = NAME

GENERAL NOTES - RISER DIAGRAM

A. PARALLEL FEEDER CONDUCTORS SHALL BE CUT TO THE EXACT SAME LENGTHS AND SHALL BE FROM THE SAME FACTORY RUN. ALL CONNECTIONS FOR SAME WORK SHALL BE TORQUED TO IDENTICAL VALUES.

B. EXTERIOR ELECTRICAL WORK SHALL NOT ONLY BE WEATHERPROOF AND WATER TIGHT, BUT SHALL BE RUST RESISTANT.

C. CONDUCTORS BELOW GRADE OR SUBJECT TO MOISTURE SHALL BE 'XHHW-2'.

D. PROVIDE FACTORY SERIES COORDINATION FOR ALL CIRCUIT BREAKERS. (INCLUDING ALL BRANCH BREAKERS). RELATIVE TO "UPSTREAM" BREAKERS, SO THAT ONLY THE BREAKER CLOSEST IN THE CIRCUIT TO THE LOAD TRIPS UPON AN OVERLOAD OF FAULT CONDITION.

E. POWER DISTRIBUTION EQUIPMENT SUPPLIER SHALL PROVIDE APPROPRIATELY RATED AND BRACED TO ACCOMMODATE THE AVAILABLE FAULT CURRENT AT THE UTILITY COMPANY TRANSFORMER SECONDARIES. THIS SUPPLIER SHALL ACCORDINGLY PROVIDE ANY RELATED CALCULATIONS SO THAT THEIR EQUIPMENT IS PROPERLY COORDINATED FOR THE AVAILABLE FAULT CURRENT. THE ELECTRICAL CONTRACTOR SHALL PROVIDE THIS SUPPLIER WITH COPIES OF THE ELECTRICAL DOCUMENTS AS REQUIRED SO THAT PROPERLY RATED/BRACED EQUIPMENT IS PROVIDED UNDER BASE BID.

F. GROUNDING ELECTRODE CONDUCTORS SHALL BE PROVIDED IN STRICT COMPLIANCE WITH NEC, INCLUDING ARTICLE 250 AND TABLE 250-66. THESE CONDUCTORS MAY NOT BE INDICATED ON RISERS OR SINGLE LINE DIAGRAMS, BUT SHALL BE PROVIDED UNDER BASE BID NEVERTHELESS.

G. EQUIPMENT GROUNDING CONDUCTORS SHALL BE PROVIDED IN STRICT COMPLIANCE WITH NEC, INCLUDING ARTICLE 250 AND TABLE 250-122. THESE CONDUCTORS MAY NOT BE INDICATED ON RISERS OR SINGLE LINE DIAGRAMS, BUT SHALL BE PROVIDED UNDER BASE BID NEVERTHELESS.

H. WORKING CLEARANCES SHALL BE PROVIDED FOR ALL ELECTRICAL EQUIPMENT (SWITCHBOARDS, PANELBOARDS, TRANSFORMERS, STARTERS, DISCONNECTS, ETC. AS APPLICABLE) IN STRICT COMPLIANCE WITH NEC CHAPTER 1, PART B SECTION 110-25(a). LOCATIONS SHOWN ON THE FLOOR PLANS ARE SCHEMATIC AND DIAGRAMMATIC IN NATURE. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE WITH THE ABOVE NEC REFERENCE. THIS REQUIREMENTS APPLIES TO EQUIPMENT ON FLOOR PLANS AS WELL AS TO EQUIPMENT SHOWN ON THE RISER.

I. HOLD ALL NEW OVERHEAD ELECTRICAL WORK AS TIGHT AS POSSIBLE TO THE BOTTOM OF THE OVERHEAD STRUCTURE. LOCATE ANY RELATED PULL BOXES SO THAT THEY WILL BE FULLY ACCESSIBLE AFTER ALL CONSTRUCTION WORK IS COMPLETE. AS WITH ALL WORK, COORDINATE IN ADVANCE WITH OTHER TRADES.

J. ROUTE FEEDER CONDUITS BELOW GRADE WHEREVER POSSIBLE. VERY LIMITED SPACE EXISTS ABOVE ACOUSTICAL TILE CEILINGS AND MANY, IF NOT MOST, OF THE SPACE ABOVE GYPSUM BOARD CEILINGS IS NOT AVAILABLE FOR RUNNING CONDUIT. STUDY ALL ARCHITECTURAL, STRUCTURAL AND MECHANICAL DRAWINGS VERY CAREFULLY BEFORE LAYING OUT FEEDER ROUTES.

K. ALL PANELS HAVE NEMA 1 ENCLOSURES UNLESS OTHERWISE NOTED.

L. ALL PANELS ARE SURFACE MOUNTED UNLESS OTHERWISE NOTED.

STATE OF OHIO
LAWRENCE S. AYER
56787
REGISTERED PROFESSIONAL ENGINEER
EXPIRATION DATE: 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
335 Lincoln Park
Springfield, Ohio 45505

Project Number
E2M: 25131

Date
May 30, 2025

Date	Issue
06/02/25	REVIEW SET
06/05/25	REVIEW
06/20/25	BID/CONSTRUCTION

Sheet Title
ELECTRICAL SCHEDULES & NOTES

Sheet Number
05-E5.1

Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority

349 Lincoln Park Circle
Springfield, Ohio 45505

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OWNER

Springfield Metropolitan Housing Authority
2026 W. Main Street
Springfield, Ohio 45504

CODE REVIEW

DESCRIPTION: MODERNIZATION OF FIRST FLOOR OF AN EXISTING TWO STORY DUPLEX. EXISTING CONFIGURATION WILL REMAIN. NO CHANGE TO BUILDING HEIGHT OR AREA. NO CHANGE TO EGRESS.

JURISDICTION: CITY OF SPRINGFIELD, CLARK COUNTY

ZONING CODE: CITY OF SPRINGFIELD ZONING CODE
ZONING DISTRICT: PD

BUILDING CODE: 2019 RESIDENTIAL CODE OF OHIO [RCO]:

ACCESSIBILITY CODE: UNIFORM FEDERAL ACCESSIBILITY STANDARD

BUILDING AREA: 954 S.F.

RCO 302: FIRE RESISTANT CONSTRUCTION / PROTECTION

302.9.1: WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200.

302.9.2: WALL AND CEILING FINISHES SHALL HAVE A SMOKE DEVELOPED INDEX OF NOT GREATER THAN 450.

302.11: FIREBLOCKING LOCATIONS REQUIRED:

- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS - VERTICALLY AT THE CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
- AT INTERCONNECTIONS BETEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS, AND COVE CEILINGS.
- IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
- AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, AND WIRES AT CEILING AND FLOOR LEVEL WITH AN APPROVED MATERIAL TO PREVENT THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. MEET ASTM E136 REQUIREMENTS.

302.11.1: FIREBLOCKING MATERIALS: 2x LUMBER, [2] LAYERS 1x LUMBER WITH BROKEN LAPPED JOINTS, 23/32" OSB WITH JOINTS BACKED WITH 23/32" OSB, 1/2" GYPSUM BOARD, MINERAL WOOL OR FIBERGLASS BATTS SECURED IN PLACE.

RCO 308: GLAZING

308.4: HAZARDOUS LOCATIONS - REQUIRE TEMPERED GLAZING:

RCO 312: GUARDS AND FALL PROTECTION

312.1: GUARDS REQUIRED FOR PORTIONS OF OPEN-SIDED WALKING SURFACES INCLUDING STAIRS, RAMPS, AND LANDINGS LOCATED MORE THAN 30" ABOVE ADJACENT FLOOR OR GRADE AT ANY POINT WITHIN 36" TO THE OPEN SIDE.

312.1.2: GUARDS SHALL HAVE A 36" MINIMUM HEIGHT, EXCEPT FOR AT STAIR = 34".

312.1.3: OPENING LIMITATIONS: REQUIRED GUARD SHALL NOT HAVE OPENINGS THAT ALLOW THE PASSAGE OF A SPHERE 4" IN DIAMETER. EXCEPTIONS AS FOLLOWS:

TRIANGULAR OPENINGS AT THE OPEN SIDE OF A STAIR FORMED BY RISER, TREAD, AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE 6" IN DIAMETER.

GUARDS AT THE OPEN SIDE OF STAIRS SHALL NOT ALLOW PASSAGE OF A SPHERE 4 3/8" IN DIAMETER.

RCO 314: SMOKE ALARMS

314.1: COMPLY WITH NFPA 72

314.1.2: TECHNOLOGY: ON EACH LEVEL WITHIN EACH DWELLING UNIT SMOKE ALARMS UTILIZING PHOTOELECTRIC AND IONIZATION TECHNOLOGIES. SEPARATE OR DUAL-SENSING SMOKE ALARMS MAY BE USED.

314.3: LOCATION:

- IN EACH SLEEPING ROOM
- OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE SLEEPING ROOMS [PHOTOELECTRIC]
- ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS, NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.
- SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM CONTAINING A BATHTUB / SHOWER.
- INSTALLATION REQUIREMENTS NEAR COOKING APPLIANCES:

  IONIZATION SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 20 FEET HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCES.

  IONIZATION SMOKE ALARMS WITH ALARM-SILENCING SWITCH SHALL NOT BE INSTALLED LESS THAN 10 FEET HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCES.

  PHOTOELECTRIC SMOKE ALARMS SHALL NTO BE INSTALLED LESS THAN 6 FEET HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCES.

314.4: INTERCONNECTION: ALL ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WITH ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT.

INTERCONNECTION OF SMOKE ALARMS IN EXISTING AREAS SHALL NOT BE REQUIRED WHERE THE ALTERATIONS OR REPAIRS DO NOT RESULT IN THE REMOVAL OF INTERIOR WALL OR CEILING FINISHES EXPOSING THE STRUCTURE, UNLESS THERE IS AN ATTIC, CRAWL SPACE, OR BASEMENT AVAILABLE WHICH COULD PROVIDE ACCESS FOR INTERCONNECTION WITHOUT REMOVAL OF FINISHES.

314.5: COMBINATION ALARMS: COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PERMITTED.

314.6: POWER SOURCE: 120v WITH BATTERY BACKUP.

HARD-WIRING OF SMOKE ALARMS IN EXISTING AREAS SHALL NOT BE REQUIRED WHERE THE ALTERATIONS OR REPAIRS DO NOT RESULT IN THE REMOVAL OF INTERIOR WALL OR CEILING FINISHES EXPOSING THE STRUCTURE, UNLESS THERE IS AN ATTIC, CRAWL SPACE, OR BASEMENT AVAILABLE WHICH COULD PROVIDE ACCESS FOR INTERCONNECTION WITHOUT REMOVAL OF FINISHES.

RCO 315: CARBON MONOXIDE ALARMS

315.2: WHEN REQUIRED: IF FUEL FIRED APPLIANCE EXISTS; IF ATTACHED GARAGE EXISTS.

315.3: LOCATION:

- OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- IN A BEDROOM WHERE A FUEL BURNING APPLIANCE IS LOCATED WITHIN THE BEDROOM OR ITS ATTACHED BATHROOM

SHEET INDEX

349 LINCOLN PARK CIR. [SITE 06]

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THIS UNIT IS DESIGNED TO MEET UFAS ACCESSIBILITY. PROVIDE ALL REQUIRED COORDINATION TO ENSURE COMPLIANCE WITH ACCESSIBILITY STANDARD. UNIT WILL BE CERTIFIED FOR COMPLIANCE AT COMPLETION OF WORK.

PROJECT WORK SCOPE

1. REMOVE LANDSCAPING / PLANTINGS FROM FRONT OF BUILDING. RESTORE SITE AND SEED IMPACTED AREAS.
2. EXISTING CONCRETE PORCH SLAB AND COMPOSITE COLUMNS TO REMAIN. PRESSURE WASH / CLEAN CONCRETE. PREP AND PAINT PORCH COLUMNS.
3. EXISTING VINYL SIDING AND ASSOCIATED TRIM / FLASHING TO REMAIN. REMOVE REMNANTS OF VEGETATIVE GROWTH FROM SIDING WHERE IT EXISTS. PRESSURE WASH / CLEAN SIDING TO REMOVE MILDEW / DIRT BUILD UP, ETC. FROM SIDING.
4. EXISTING VINYL SOFFITS AND ASSOCIATED TRIM / FLASHING TO REMAIN. PRESSURE WASH / CLEAN TO REMOVE MILDEW / DIRT BUILD UP, ETC.
5. EXISTING ALUMINUM WRAP WOOD FASCIA, RAKE, AND TRIM TO REMAIN. PRESSURE WASH / CLEAN TO REMOVE MILDEW / DIRT BUILD UP, ETC.
6. EXISTING SHINGLE ROOF TO REMAIN [BASE BID]. REMOVE EXISTING, INSTALL NEW SHINGLE ROOF SYSTEM - [ADD ALTERNATE 06-01]
7. EXISTING GUTTERS AND DOWNSPOUTS TO REMAIN. PRESSURE WASH / CLEAN.
8. EXTERIOR PAINTING - PREP AND PAINT ALL NON-PREFINISHED EXTERIOR FINISHES - INCLUDING, BUT NOT LIMITED TO EXTERIOR DOORS, FRAMES, MISC. EXTERIOR / WOOD TRIM, CONDUITS, ETC.
9. EXISTING EXTERIOR DOORS TO REMAIN. REMOVE EXISTING, INSTALL NEW HARDWARE. PREP AND PAINT DOOR AND FRAME AT INTERIOR AND EXTERIOR. REFER TO DOOR SCHEDULE.
10. EXISTING WINDOWS TO REMAIN. EXISTING GYPSUM BOARD RETURNS AT WINDOWS TO REMAIN. EXISTING WINDOW STOOLS TO REMAIN.
11. REMOVE EXISTING, INSTALL NEW INTERIOR, JAMB-MOUNTED BLINDS AT ALL WINDOWS.
12. REMOVE ALL EXISTING SURFACE MOUNTED WIRES, CABLING, SATELLITE DISHES, ETC. FROM THE FACE OF THE BUILDING AT THIS UNIT. REPAIR ANY HOLES OR RESULTANT DAMAGE TO FACE OF WALL.
13. EXISTING ADDRESS SIGNAGE TO REMAIN.
14. CONSTRUCT NEW FRAMING AND FINISHES FOR NEW OPENINGS, ALTERATIONS TO SPATIAL LAYOUT, AND REPAIRS TO EXISTING CONDITIONS AS REQ'D AND AS INDICATED ON DRAWINGS. NEW FINISHES TO MATCH EXISTING CONDITIONS / FINISHES AS APPLICABLE.
15. REMOVE EXISTING FLOORING [CARPET, VCT, TILE, ETC.] TO SUBFLOOR / SLAB ON GRADE. REFER TO FLOOR PLAN FOR EXISTING FLOOR TYPE. INSPECT AND VERIFY CONDITION OF SUB-FLOOR. REPORT ANY DEFICIENCIES TO ARCHITECT. INSTALL NEW UNDERLAYMENT AS REQ'D FOR NEW FINISH FLOOR AS SCHEDULED. PREP AND INSTALL NEW FINISH FLOOR AS SCHEDULED.
16. REMOVE EXISTING WOOD BASE / SHOE MOLD / VINYL BASE, INSTALL NEW 4" VINYL BASE THROUGHOUT THE UNIT.
17. INSTALL NEW R-15 [OR R-21 AT 2x6 WALLS] HIGH DENSITY KRAFT FACED FIBERGLASS BATT INSULATION IN ANY EXPOSED EXTERIOR WALL CAVITIES.
18. EXISTING GYPSUM BOARD FINISHES TO REMAIN. SKIM COAT ALL EXISTING WALLS AND CEILINGS TO A LIKE NEW CONDITION EQUAL TO A LEVEL 4 FINISH [REMOVE ALL TEXTURED / STOMPED CEILINGS - CONTRACTOR ALTERNATE; OVERLAY EXISTING CEILINGS WITH NEW 3/8" GYPSUM BOARD]. INSPECT ALL CONDITIONS PRIOR TO BIDDING AND INCLUDE ALL REQ'D WORK. FILL / REPAIR EXISTING HOLES IN GYPSUM BOARD FINISHES / SURFACES. REMOVE ANY REMNANTS OF VINYL GRAPHICS, TAPE, AND OTHER ITEMS APPLIED TO FACE OF GYPSUM BOARD. REPAIR ALL EXISTING FAILED TAPE JOINTS, MINOR SETTLEMENT CRACKS, DAMAGED CORNER BEAD, ETC. AS WELL AS ANY NEW CUT / PATCH REPAIRS REQ'D FOR PROPOSED WORK. INFILL OPENINGS FROM ABANDONED / RELOCATED / REMOVED ELECTRICAL DEVICES [COORDINATE W/ ELECTRICAL]. INSTALL GYPSUM BOARD FINISHES AT ALL SCARS / REMOVALS / RESULTANT FROM DEMOLITION WORK. INSTALL NEW GYPSUM BOARD WHERE REQ'D BY WORK AND AS INDICATED ON DRAWINGS.
19. REMOVE EXISTING, INSTALL NEW INTERIOR TRIM CARPENTRY THROUGHOUT THE UNIT, INCLUDING DOOR OPENINGS, MISC. TRIM, ETC. PREP & PAINT.
20. INTERIOR PAINTING - PREP AND PAINT ALL NON-PREFINISHED INTERIOR FINISHES - INCLUDING, BUT NOT LIMITED TO GYPSUM BOARD WALL AND CEILING FINISHES, INTERIOR DOORS, FRAMES, INTERIOR TRIM CARPENTRY, ETC.
21. REMOVE EXISTING EXISTING CLOSET SHELVING, CLOSET RODS, HOOKS, ETC. COMPLETE. INSTALL NEW SHELVING, CLOSET RODS, ETC. REFER TO INTERIOR ELEVATIONS AND TYPICAL DETAILS.
22. REMOVE EXISTING INTERIOR DOORS & FRAMES THROUGHOUT THE UNIT. INSTALL NEW INTERIOR DOORS & FRAMES. MODIFY ROUGH OPENINGS AS REQ'D TO ACCOMMODATE NEW DOORS. REMOVE EXISTING, INSTALL NEW HARDWARE. INSTALL NEW WOOD CASING. PREP & PAINT. REFER TO DOOR SCHEDULE.
23. KITCHEN - REMOVE EXISTING, INSTALL NEW PRE-FINISHED WOOD BASE AND WALL CABINETS, PLASTIC LAMINATE COUNTERTOPS. INSTALL NEW SINK, FAUCET, AND ACCESSORIES. INSTALL NEW APPLIANCES. REFER TO INTERIOR ELEVATIONS.
24. BATHROOM - REMOVE EXISTING, INSTALL NEW PLUMBING FIXTURES [TOILET, VANITY/SINK, TUB & SURROUND]. REMOVE ALL EXISTING BATHROOM ACCESSORIES. INSTALL NEW SUBFLOOR / UNDERLAYMENT. INSTALL BLOCKING AROUND TOILET FLANGE. BUILD UP AS REQUIRED TO ALIGN NEW FINISH FLOOR WITH EXISTING ADJACENT FLOOR. INSTALL NEW BATHROOM ACCESSORIES. REFER TO INTERIOR ELEVATIONS.
25. EXISTING RADON SYSTEM TO REMAIN.
26. PLUMBING SYSTEMS: COORDINATE W/ PLUMBING DRAWINGS.
    - 26.1. CAMERA & AUGER EXISTING SANITARY PIPING / LATERAL TO STREET. REPORT ALL FINDINGS TO ARCHITECT & OWNER.
    - 26.2. REMOVE EXISTING / MODIFY / RECONFIGURE / INSTALL NEW SUPPLY PIPING AS REQ'D BY WORK.
    - 26.3. REMOVE EXISTING / MODIFY / RECONFIGURE / INSTALL NEW SANITARY PIPING AS REQ'D BY WORK.
    - 26.4. REMOVE EXISTING / MODIFY / RECONFIGURE / INSTALL NEW GAS PIPING AS REQ'D BY WORK.
    - 26.5. REMOVE EXISTING WATER HEATER / COMPONENTS. INSTALL NEW TANKLESS GAS FIRED WATER HEATER. CONNECT TO UTILITIES.
    - 26.6. REMOVE EXISTING, INSTALL NEW PLUMBING FIXTURES AND COMPONENTS. CONNECT TO UTILITIES [ALL WITH NEW SHUTOFFS] PER THE PLUMBING DRAWINGS.
27. MECHANICAL SYSTEMS: COORDINATE W/ MECHANICAL DRAWINGS.
    - 27.1. REMOVE EXISTING, INSTALL NEW GAS FIRED HVAC SYSTEM.
    - 27.2. REMOVE EXISTING, INSTALL NEW THERMOSTAT AND ASSOCIATED CONTROL WIRING.
    - 27.3. REPAIR AND REPLACE DUCTWORK AS REQUIRED BY EXISTING CONDITIONS. MODIFY DUCT LAYOUT AS REQ'D BY NEW WORK. COORDINATE ROUTING AND ANY REQ'D HVAC CHASES NECESSARY TO EXECUTE WORK.
    - 27.4. CLEAN ALL EXISTING SUPPLY AND RETURN DUCTWORK.
    - 27.5. REMOVE EXISTING, INSTALL NEW SUPPLY AND RETURN AIR DEVICES [FLOOR / WALL / CEILING AS APPROPRIATE], SIZED TO FIT EXISTING OPENINGS.
    - 27.6. REMOVE EXISTING, INSTALL NEW BATHROOM EXHAUST FAN AND ASSOCIATED DUCTWORK.
    - 27.7. REMOVE EXISTING, INSTALL NEW RANGE EXHAUST HOOD AND ASSOCIATED DUCTWORK.
    - 27.8. REMOVE EXISTING, INSTALL NEW DRYER BOX AND ASSOCIATED EXHAUST DUCTWORK.
28. ELECTRICAL SYSTEMS: COORDINATE W/ ELECTRICAL DRAWINGS.
    - 28.1. EXISTING ELECTRICAL SERVICE TO REMAIN. EXISTING LOAD CENTER TO REMAIN.
    - 28.2. REMOVE EXISTING, INSTALL NEW EXTERIOR LIGHT FIXTURES.
    - 28.3. REMOVE EXISTING, INSTALL NEW RECEPTACLES, SWITCHES, DEVICES, FIXTURES, SMOKE DETECTORS, COVER PLATES, ETC. UTILIZE EXISTING BRANCH CIRCUITRY AND BOXES WHERE INDICATED. INSTALL / EXTEND / MODIFY EXISTING BRANCH CIRCUITRY AS REQ'D BY WORK.
    - 28.4. REMOVE EXISTING, INSTALL NEW DEVICES [RECEPTACLES, SWITCHES, ETC.] THROUGHOUT THE BUILDING. REMOVE EXISTING, INSTALL NEW COVERPLATES.
    - 28.5. REMOVE EXISTING, INSTALL NEW LIGHT FIXTURES THROUGHOUT THE UNIT.
    - 28.6. REMOVE EXISTING, INSTALL NEW INTERCONNECTED SMOKE DETECTORS AND SMOKE / CARBON MONOXIDE DETECTORS THROUGHOUT THE UNIT.
    - 28.7. REMOVE ALL EXISTING TELEPHONE, DATA, AND/OR CABLE TV OUTLETS, DEVICES, JACKS, AND COVER PLATES THROUGHOUT THE UNIT. TEST CABLING TO DETERMINE FUNCTIONALITY. REMOVE ALL NON-OPERATIONAL CABLING COMPLETE. EXISTING CABLING TO REMAIN WHERE INSTALLED CONCEALED [NOT SURFACE MOUNTED]. INSTALL NEW PHONE / DATA AND CABLE OUTLETS, DEVICES, JACKS, AND COVER PLATES AT ALL EXISTING OPERATIONAL LOCATIONS ONLY.

GENERAL NOTES

1. REMOVE ALL MATERIALS AND FINISHES REQUIRED TO PERFORM SCHEDULED WORK INCLUDING ANY ANCILLARY ITEMS.
2. REMOVE ALL MISCELLANEOUS ITEMS, CONDUITS, WIRES / CABLING FROM THE FACE OF WALLS / FINISHES. THIS INCLUDES CUT AND PATCH OF FINISHES AS REQUIRED TO FACILITATE WORK.
3. REMOVE ABANDONED OR UNUSED SURFACE MOUNTED ITEMS SUCH AS CURTAIN RODS, BRACKETS, HANGERS, ETC.
4. REMOVE ALL SURFACE MOUNTED WIRING, CABLING, ETC. FROM FACE OF INTERIOR OR EXTERIOR WALLS. PULL BACK TO A TERMINATION OR ACTIVE MAIN AS APPROPRIATE. FIELD VERIFY CONDITIONS.
5. SALVAGE ALL ITEMS AS DIRECTED BY OWNER OR AS NOTED IN THE DRAWINGS. COORDINATE ALL REQUIREMENTS FOR REINSTALLATION OF SALVAGED ITEMS. PROVIDE REPLACEMENT PARTS/COMPONENTS TO ALLOW COMPLETE INSTALLATION.
6. PROTECT ALL FINISHES AND MATERIALS SCHEDULED TO REMAIN FROM DAMAGE DURING CONSTRUCTION. REPAIR ANY DAMAGED FINISHES CAUSED BY WORK TO LIKE NEW CONDITION.
7. FIELD CONFIRM THE LOCATIONS OF ALL LOAD-BEARING FRAMING PRIOR TO REMOVALS. PROVIDE ALL NECESSARY SHORING AND BRACING DURING DEMOLITION AND CONSTRUCTION WORK AS REQUIRED. CONTACT ARCHITECT IF CONDITIONS VARY FROM THE INTENT OF THE DRAWINGS.
8. CONTACT ARCHITECT/OWNER IF HAZARDOUS MATERIALS ARE DISCOVERED THAT HAVE NOT BEEN IDENTIFIED.
9. ANY PART OR PARTS OF THE EXISTING BUILDING STRUCTURE (IN PART OR ON WHOLE) THAT SHOWS SIGNS OF ROTTING, VANDALISM, WATER DAMAGE, PEST DAMAGE, OR ANY OTHER DETERIORATION THAT MAY CAUSE THAT PART OR PARTS TO NOT COMPLY WITH ANY EXISTING APPLICABLE GOVERNMENT BUILDING CODES AND STANDARDIZED CONSTRUCTION PRACTICES. SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER IMMEDIATELY UPON DISCOVERY.
10. REMOVE / TERMINATE / CAP / MODIFY / RELOCATE EXISTING UTILITIES AS REQUIRED BY WORK, INCLUDING BUT NOT LIMITED TO PLUMBING SUPPLY/SANITARY PIPING, GAS PIPING, HVAC DUCTWORK, CONTROLS, ELECTRICAL BRANCH CIRCUITRY, ETC. F.V. REQUIREMENTS AND EXISTING ROUTING.
11. COORDINATE ALL EXISTING AND PROPOSED ROUTING OF PLUMBING, HVAC, AND ELECTRICAL WITH PME DRAWINGS, FIELD COORDINATE BETWEEN TRADES. REMOVE & REPAIR / CUT AND PATCH FINISHES AS REQUIRED TO ACCOMPLISH.
12. PROVIDE ALL PREP WORK FOR NEW FINISHES AND PROPOSED WORK.
13. INSTALL FLOOR LEVELER AS REQUIRED BY EXISTING CONDITIONS.
14. REMOVE EXISTING [WHERE EXISTS], INSTALL NEW JOINT SEALANT AT ALL APPLICABLE BUILDING JOINTS AND BETWEEN VARIOUS BUILDING COMPONENTS. SEAL ALL WALL, FLOOR, AND THRU PENETRATION OPENINGS WITH APPROPRIATE JOINT SEALANT TO ELIMINATE GAPS / OPENINGS, PREVENT WATER INTRUSION, AND PREVENT PEST ENTRY.
15. INSTALL SEALANT AT ALL APPLICABLE JOINTS IN BUILDING ENVELOPE. SEAL ALL PENETRATIONS OF ELECTRICAL / MECHANICAL ITEMS, ETC. INTEGRATE SEALANT AND APPLICABLE FLASHING.
16. MATCH EXISTING TRIM PROFILES, DIMENSIONS, ETC. AS APPROPRIATE TO THE WORK.
17. INSTALL WOOD BLOCKING CONCEALED WITHIN FRAMING TO SUPPORT WALL OR CEILING MOUNTED ITEMS, CABINETS, BATHROOM ACCESSORIES, SHELVING, HANGING ROD, WALL / DOOR STOPS, ELECTRICAL DEVICES, BOXES, ETC. CUT AND PATCH GYPSUM BOARD FINISHES AS REQ'D TO INSTALL WITHIN FRAMING CAVITIES.
18. INSTALL SOLID BEARING AT EACH END OF ALL BEAMS, HEADERS, ETC. FIELD VERIFY CONDITIONS OF EXISTING FRAMING WHERE APPLICABLE.
19. PROVIDE PRESSURE TREATED FRAMING AT ALL FRAMING EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE. PROVIDE APPROPRIATE GALVANIZED OR STAINLESS STEEL FASTENERS.
20. INSTALL FIRESTOP BLOCKING AT ALL LOCATIONS REQUIRED BY FRAMING, SOFFITS, ETC. TO ELIMINATE ALL OPEN STUD CAVITIES.

STATE OF OHIO
JONATHAN ROBERT SCHAAF 14503
REGISTERED ARCHITECT

Jonathan Robert Schaaf #14503
Expiration Date 12/31/2025

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7662 PARAGON ROAD | DAYTON, OH 45459 | 937.610.3440

Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
349 Lincoln Park Circle
Springfield, Ohio 45505

Project Number
2025-019

Date
June 20, 2025

Date	Issue
03.25.25	SD Set
06.09.25	Final Review
06.20.25	Bid/Construction Set

Sheet Title
Project Information

Sheet Number
06-G1.1

ROOM FINISH SCHEDULE

#	NAME	FLOOR	BASE	WALLS	CEILING	REMARKS
100	LIVING	F-1	B-1	W-1	C-1	-
101	CLOSET	F-1	B-1	W-1	C-1	-
102	DINING	F-1	B-1	W-1	C-1	-
103	KITCHEN	F-1	B-1	W-1	C-1	-
104	PANTRY	F-1	B-1	W-1	C-1	
105	MECHANICAL	F-1	B-1	W-1	C-1	-
106	LAUNDRY	F-1	B-1	W-1	C-1	-
107	HALL	F-1	B-1	W-1	C-1	-
108	BATH	F-2	B-2	W-1	C-1	-
109	LINEN	F-1	B-1	W-1	C-1	-
110	BEDROOM 1	F-1	B-1	W-1	C-1	-
111	CLOSET	F-1	B-1	W-1	C-1	-
112	BEDROOM 2	F-1	B-1	W-1	C-1	-
113	CLOSET	F-1	B-1	W-1	C-1	-
114	STORAGE	EX.	EX.	EX.	EX.	-

GENERAL NOTES:

1. CONFIRM ALL FLOOR TRANSITIONS BETWEEN ROOMS, FINISH FLOOR MATERIAL CHANGES, EXISTING FLOOR / SUB-FLOOR CONDITIONS, FLOOR SET FIXTURES AND APPLIANCES, ETC.
2. SKIM, FLOAT, SLOPE FLOOR AS REQUIRED BETWEEN VARIOUS FLOOR LEVELS IF REQ'D. COORDINATE W/ ARCHITECT.
3. PROVIDE ALL PREP WORK FOR PROPOSED FINISHES AS NOTED.
4. PAINT ALL NON-PRE-FINISHED SURFACES - GYPSUM BOARD, PLASTER, INTERIOR TRIM CARPENTRY, DOORS, WOOD COMPONENTS, ETC.
5. FINAL COLORS / FINISHES AS SELECTED BY ARCHITECT / OWNER.

FINISH SPECIFICATIONS

EX. EXISTING FINISH TO REMAIN

FLOORING
F-1 VINYL PLANK FLOORING:
SIX DEGREES, SRP330VC02E19, WOODLAND RADIUS PLANK 12mm 7x48

BASE
B-1 RUBBER BASE:
ROPPE 700 4"x48" TPR COVE BASE, 110 BROWN

WALLS
W-1 PAINTED GYPSUM BOARD/PLASTER
PAINT P-1, UNLESS NOTED OTHERWISE
W-2 PAINTED FOUNDATION WALLS
PAINT W/ WATERPROOFER, UNLESS NOTED OTHERWISE

CEILING
C-1 PAINTED GYPSUM BOARD/PLASTER
PAINT P-2, UNLESS NOTED OTHERWISE

PAINT:
P-1 INTERIOR WALL PAINT
MANUF: SHERWIN WILLIAMS
COLOR: METRO SAND DOLLAR
FINISH: SATIN

P-2 CEILING PAINT
MANUF: SHERWIN WILLIAMS
COLOR: BRIGHT WHITE
FINISH: FLAT

P-3 DOOR / TRIM PAINT
MANUF: SHERWIN WILLIAMS
COLOR: BRILLIANT WHITE
FINISH: SEMI-GLOSS

** COORDINATE ALL SELECTIONS WITH ARCHITECT/OWNER **

(#) BATH ACC'Y SCHEDULE

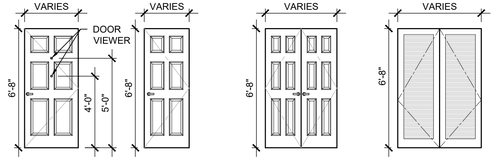
MARK	DESCRIPTION
T03	24" GRAB BAR
T06	42" GRAB BAR
T07	48" GRAB BAR
T11	18"x36" MIRROR
T21	TOILET PAPER DISPENSER
T31	SUPPLY / DRAIN PIPING WRAP
T41	SHOWER CURTAIN ROD
T42	FOLDING SHOWER SEAT
T51	18" TOWEL BAR
T52	24" TOWEL BAR
T53	ROBE HOOK

* REFER TO SPECIFICATIONS FOR DESIGN INTENT / MANUFACTURER.
* REMOVE EXISTING [WHERE THEY EXIST], AND INSTALL NEW TOILET ACCESSORIES AT ALL BATHROOMS / POWDER ROOMS.
* INSTALL BLOCKING AS REQUIRED FOR TOILET ACCESSORIES, CUT / PATCH / REPAIR EXISTING FINISHES TO MATCH ADJACENT IF REQ'D, TYP.

(#) DOOR SCHEDULE

#	SIZE	NEW	EXISTING	SALVAGED	FRAME TYPE	DOOR TYPE	HDWR. SET #	DETAIL	REMARKS	DOOR ACCESS CONTROL
100	3'-0" x 6'-8"		●		EX	EX.	H-1	-	-	
101	2'-6" x 6'-8"	●			F-3	D-2	H-2	F/G1.3	-	
104	2'-6" x 6'-8"	●			F-3	D-2	H-2	F/G1.3		
105	[2] 2'-4" x 6'-8"	●			F-3	D-4	H-4	F/G1.3		
108	3'-0" x 6'-8"	●			F-3	D-2	H-3	F/G1.3		
109	2'-6" x 6'-8"	●			F-3	D-2	H-2	F/G1.3		
110	3'-0" x 6'-8"	●			F-3	D-2	H-3	F/G1.3		
111	[2] 2'-6" x 6'-8"	●			F-3	D-3	H-4	F/G1.3		
112	3'-0" x 6'-8"	●			F-3	D-2	H-3	F/G1.3		
113	[2] 2'-6" x 6'-8"	●			F-3	D-3	H-4	F/G1.3		
114	3'-0" x 6'-8"		●		EX	EX.	H-1	-		

DOOR TYPES



EX. INSULATED METAL 6 PANEL [EXT] - PAINT (D-1)

NEW 1 3/8" S.C. WOOD 6-PANEL DOOR [INT] - PAINT (D-2)

NEW 1 3/8" S.C. WOOD 6-PANEL DOUBLE DOOR [INT] - PAINT (D-3)

NEW 1 3/8" S.C. WOOD DOUBLE DOOR W/ LOUVERS [INT] - PAINT (D-4)

FRAME TYPES

(F-1) NEW EXTERIOR WOOD FRAME W/ WEATHERSTRIPPING AND THRESHOLD. NEW BRICKMOLD AT EXTERIOR. WOOD CASING AT INTERIOR. PAINT

(F-2) GYPSUM BOARD WRAPPED OPENING. PAINT

(F-3) NEW WOOD FRAME W/ CASING [MATCH EX. WALL THICKNESS & CASING PROFILE] PAINT

REMARKS:

1. HARDWARE TO COMPLY WITH LATEST REQUIREMENTS OF OHIO BUILDING CODE, ANSI ACCESSIBILITY REQUIREMENTS, NFPA, NEC AND OTHER APPLICABLE REGULATORY AGENCIES.
2. COORDINATE STYLE, FINISH, AND OPERATION REQUIREMENTS WITH OWNER.
3. COORDINATE KEYING REQUIREMENTS WITH OWNER TO KEY TO EXISTING GRAND MASTER KEY SYSTEM.
4. HARDWARE TO BE LEVER TYPE, 26D FINISH.
5. HARDWARE COMPONENTS AND ACCESSORIES PER HARDWARE SETS. PROVIDE ALL COMPONENTS EXPLICITLY STATED OR NOT TO MEET DESIGN INTENT.
6. PROVIDE [2] HINGE STOPS & WALL PLATE AT ALL DOORS.

HARDWARE TYPES

COORDINATE WITH SPEC'S.
H-1 - ENTRY SET
H-2 - PASSAGE SET
H-3 - PRIVACY SET
H-4 - DOUBLE DOOR

(#) WINDOW SCHEDULE

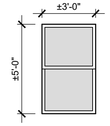
#	SIZE	NEW	EXIST	SALV.	EERO	TYPE/OPERATION	DETAILS	REMARKS
A	+/- 3'-0" x 5'-0"		●			D.H.	-	-
B	+/- 2'-8" x 3'-0"		●			D.H.	-	-

LEGEND:
EERO = EMERGENCY ESCAPE AND RESCUE OPENING
T = TEMPERED GLAZING [REFER TO PLANS FOR LOCATIONS]
D.H. = DOUBLE HUNG
(EX) = EXISTING WINDOW TO REMAIN

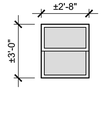
GENERAL NOTES:

1. FIELD VERIFY ALL EXISTING OPENING / WINDOW UNIT SIZES PRIOR TO ORDERING WINDOWS. NEW WINDOWS SHALL FIT EXISTING OPENINGS [CUSTOM SIZED] UNLESS SPECIFICALLY NOTED OTHERWISE ON PLANS. DO NOT SIZE WINDOWS TO FIT WITHIN AN EXISTING / ORIGINAL WINDOW FRAME. DO NOT REDUCE "EERO" OPENINGS FROM THE ORIGINAL OPENING DIMENSIONS. COORDINATE ROUGH OPENING REQUIREMENTS WITH MANUFACTURER AS APPLICABLE.
2. MATCH EXISTING WINDOW OPERATION AS APPLICABLE.
3. PROVIDE FRAME EXPANDERS AS APPLICABLE FOR WINDOW INSTALLATION AND AS REQ'D BY EXISTING CONDITIONS, TYP ALL WINDOWS, BY WINDOW MANUFACTURER.
4. INSTALL NEW JAMB MOUNTED MINI-BLINDS AT ALL WINDOWS.
5. PROVIDE TEMPERED GLASS AT ALL LOCATIONS REQUIRED BY RCO: REFER TO BUILDING CODE REVIEW NOTES FOR DETAILS ON LOCATIONS REQUIRING TEMPERED GLAZING.

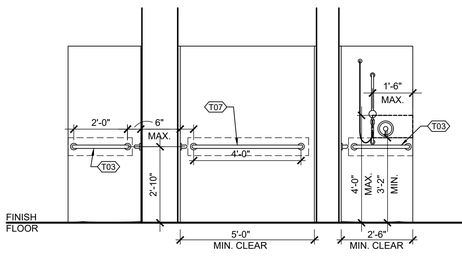
WINDOW TYPES



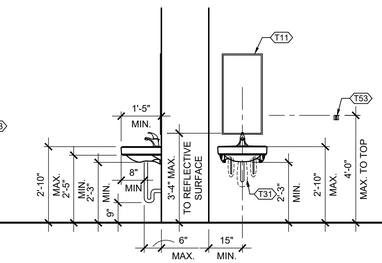
VINYL DOUBLE HUNG WINDOW (A)



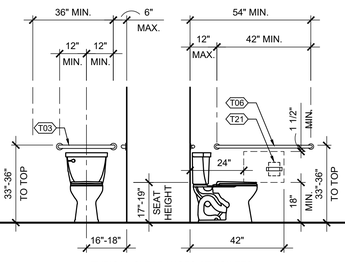
VINYL DOUBLE HUNG WINDOW (B)



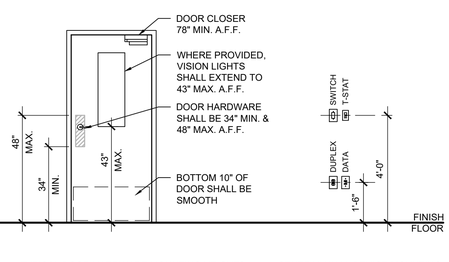
TYPICAL CLEARANCES AT STANDARD ROLL-IN SHOWER
UFAS 4.21, FIGURE 37



TYPICAL CLEARANCES AT LAVATORIES & TOILET ACCESSORIES
UFAS 4.19, 4.24



TYPICAL CLEARANCES AT TOILETS
UFAS 4.16, 4.34



TYPICAL DOOR HARDWARE MOUNTING HEIGHTS
ANSI 117.1-2009 SECTION 404.2.2 "INTERPOLATION"

GENERAL WALL DEVICE MOUNTING
ANSI 117.1-2009 SECTION 309

(A) ACCESSIBILITY MOUNTING & CLEARANCE STANDARDS

SCALE: N.T.S.

STATE OF OHIO
JONATHAN ROBERT SCHAAF 14503
REGISTERED ARCHITECT
Jonathan Robert Schaaf #14503
Expiration Date 12/31/2025

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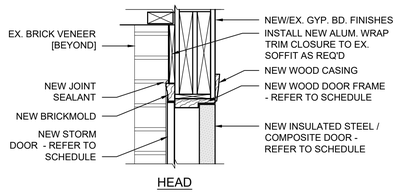
Sheet Title: Schedules

Sheet Number: 06-G1.2

NOTE: FIELD VERIFY EXISTING WALL THICKNESS & ADJACENT DOOR JAMB DIMENSION TO MATCH , TYP.



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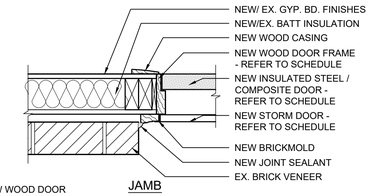
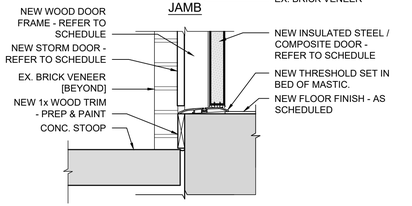


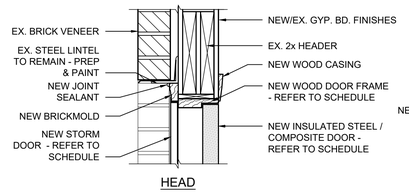
JAMB



SILL

D EXTERIOR DOOR

SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"



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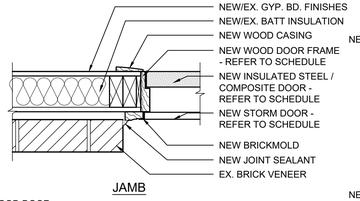

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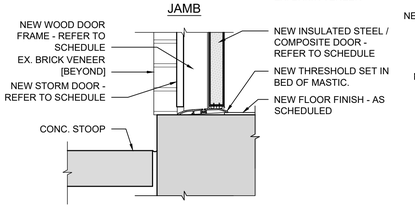
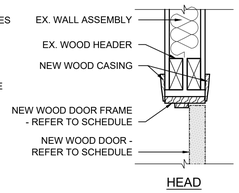


SILL

E EXTERIOR DOOR

SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"



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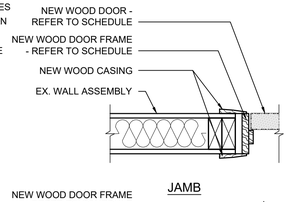

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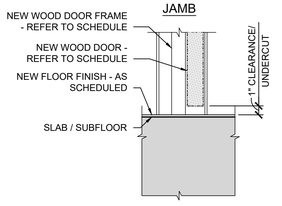


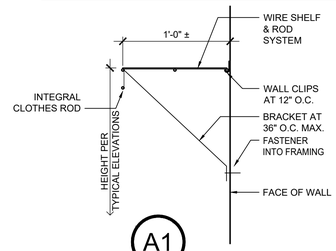
SILL

F INTERIOR DOOR

SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"

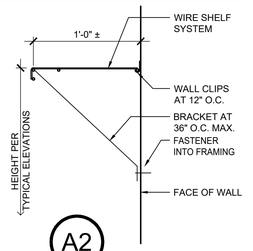
NOT ALL DETAILS ARE APPLICABLE TO THIS SPECIFIC UNIT. COORDINATE FIELD CONDITIONS AS REQUIRED.

PROVIDE BLOCKING AND/OR WOOD CLEATS AS REQ'D TO SUIT CONDITIONS AND PROVIDE SUPPORT FOR ROD / SHELVING SYSTEM	PROVIDE END CAPS AT ALL EXPOSED WIRE / CUT WIRE AT ENDS OF CLOSET RODS.	PROVIDE WALL BRACKETS AT ENDS OF SHELVING AT WALL, TYP.



A1

SHELF / HANGING ROD

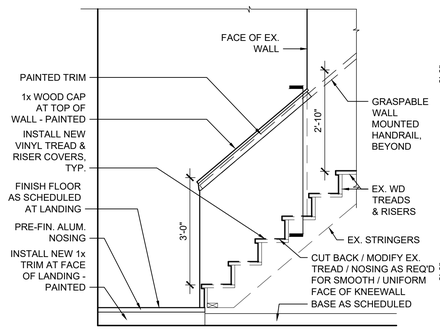


A2

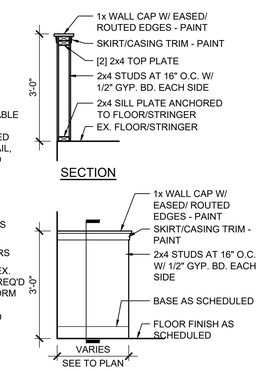
SHELF

TYPICAL SHELVING DETAILS

SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"



FIRST FLOOR

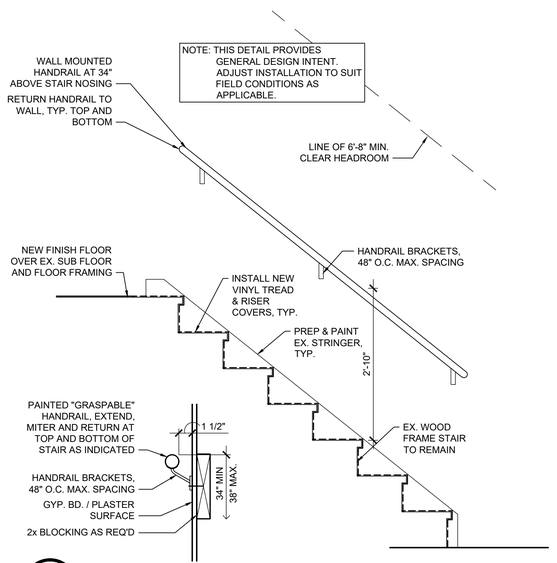


SECTION

SECOND FLOOR

B TYPICAL UNIT STAIR / HANDRAIL DETAILS AT HALF WALL

SCALE: 1/2" = 1'-0" 0 1 2 4



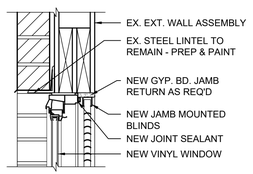
C TYPICAL STAIR / HANDRAIL DETAILS

SCALE: 1/2" = 1'-0" 0 1 2 4

NOTE: VERIFY EXISTING ROUGH OPENING CONDITIONS AS WELL AS THE RELATIONSHIP BETWEEN ROUGH OPENING AND MASONRY OPENING. SIZE WINDOW TO FIT ROUGH OPENING; PROVIDE ALUMINUM OR VINYL EXPANDER MATERIAL TO FIT MASONRY OPENING. COORDINATE WITH ARCHITECT AND PROVIDE MOCK-UP FOR REVIEW

NOTE: FLASH WINDOW & DOOR OPENINGS AS APPLICABLE TO CONDITIONS. INSTALL JOINT SEALANT AGAINST ALL ADJACENT BUILDING JOINTS. PREP & PAINT ALL NON-PREFINISHED TRIM COMPONENTS, TYP.

NOTE: VERIFY ALL CONDITIONS WITH INTENT OF TYPICAL DETAILS. FIELD ADJUST AS REQUIRED. COORDINATE WITH ARCHITECT.



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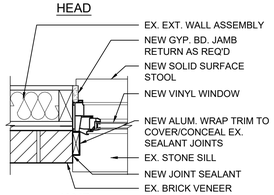
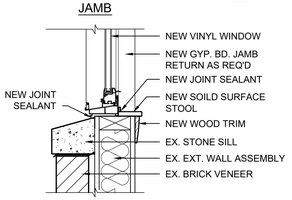


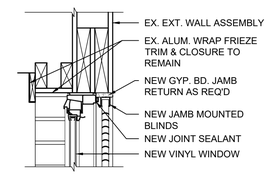
JAMB



SILL

G WINDOW DETAIL

SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"



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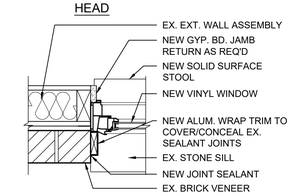

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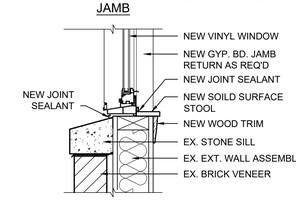
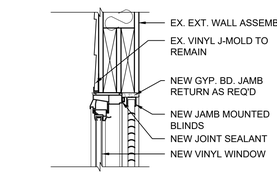


SILL

H WINDOW DETAIL

SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"



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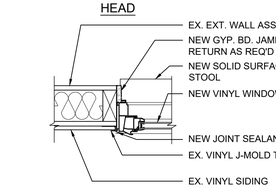
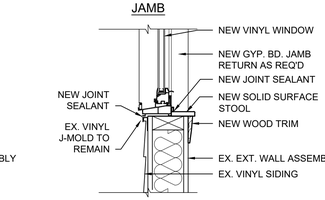


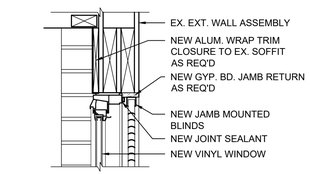
JAMB



SILL

J WINDOW DETAIL

SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"



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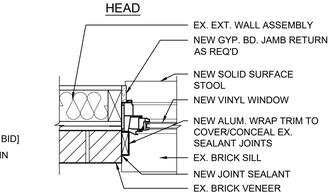

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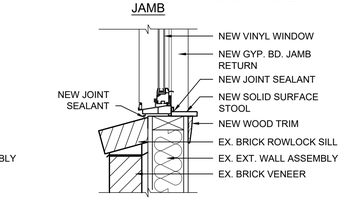
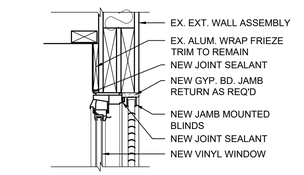


SILL

K WINDOW DETAIL

SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"



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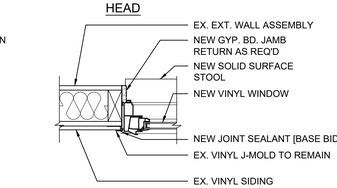

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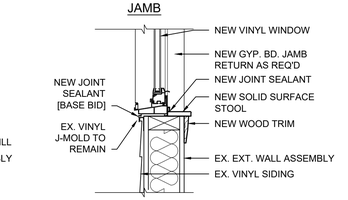

SILL

L WINDOW DETAIL

SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"

STATE OF OHIO
JONATHAN ROBERT SCHAAF 14503
REGISTERED ARCHITECT
Jonathan Robert Schaaf #14503
Expiration Date 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
349 Lincoln Park Circle
Springfield, Ohio 45505

Project Number
2025-019
Date
June 20, 2025

Date	Issue
03.25.25	SD Set
06.09.25	Final Review
06.20.25	Bid/Construction Set

Sheet Title
Typical Details

Sheet Number
06-G1.3

PASSIVE RADON SYSTEM GENERAL CONCEPT DESIGN NOTES [CONCRETE SLAB]

[DELEGATED DESIGN BY DESIGN-BUILD CONTRACTOR]

INSTALL A PASSIVE RADON SYSTEM IN CONFORMANCE WITH THE FOLLOWING REQUIREMENTS.

DESIGN AND INSTALLATION OF A COMPLETE PASSIVE RADON SYSTEM SHALL BE COMPLETED BY LICENSED RADON MITIGATION CONTRACTOR VIA DELEGATED DESIGN ON A DESIGN-BUILD BASIS AS PART OF THE GENERAL CONTRACTOR'S CONSTRUCTION CONTRACT FOR THE PROJECT:

1. COMPLY WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE FOR RADON CONTROL METHODS APPENDIX AF; SECTION AF101 THRU AF103.12
2. RADON MITIGATION CONTRACTOR TO CONFIRM CONDITIONS INCLUDING SOIL POROSITY TO DETERMINE FULL REQUIREMENTS FOR THE RADON SYSTEM TO PROVIDE THE PROPER AIR EXTRACTION BELOW SLAB.
3. RADON MITIGATION CONTRACTOR TO CONFIRM SYSTEM EFFECTIVENESS PRIOR TO INSTALLATION OF FINAL INTERIOR FINISHES ARE INSTALLED.
4. MAINTAIN A 4" INCH AGGREGATE BASE UNDER THE SLAB. AGGREGATE SHOULD BE AT LEAST 1/4" AND LESS THAN 2" (#304).
5. A LAYER OF 6-MIL POLYETHYLENE SHALL COVER THE GRAVEL WITH SECTIONS OF SHEETING LAPPED AT LEAST 12 INCHES. CARE SHOULD BE TAKEN TO FIT CLOSELY AROUND ANY PIPE, WIRE OR OTHER PENETRATION OF THE MATERIAL. SEAL ALL PUNCTURES AND TEARS.
6. OPENINGS AROUND ALL PENETRATIONS THROUGH SLABS SHALL BE CAULKED OR OTHERWISE FILLED TO PREVENT AIR LEAKAGE. ACCESS DOORS OR OPENINGS INTO CRAWL SPACES SHOULD BE CLOSED, GASKETED OR OTHERWISE FILLED.
7. SUMP PITS, OPENINGS AROUND BATHTUBS, CONTROL JOINTS, OR OTHER OPENINGS OR CRACKS IN CONCRETE SLABS SHALL BE SEALED WITH POLYURETHANE OR EQUIVALENT SEALANT.
8. A MINIMUM 3" PVC PIPE SHALL BE EMBEDDED INTO THE SUB-SLAB OR SUB MEMBRANE AGGREGATE AND RUN UP THROUGH THE CONDITIONED SPACES OF THE BUILDING, INTO THE ATTIC AND THROUGH THE ROOF.
9. THE EXHAUST SHALL BE A MINIMUM OF 12" ABOVE THE SURFACE OF THE ROOF AND AT LEAST 10' AWAY FROM ANY WINDOW OR OTHER OPENING INTO THE CONDITIONED SPACES OF THE BUILDING THAT IS LESS THAN 2' BELOW THE EXHAUST POINT.
10. CARE SHOULD BE TAKEN WITH PIPE INSTALLATION TO INSURE POSITIVE DRAINAGE BACK INTO THE GROUND AND TO INSURE THAT THE PIPE IS ACCESSIBLE FOR FUTURE FAN INSTALLATION THROUGH AN ATTIC OR OUTSIDE THE HABITABLE SPACE.
11. AN ELECTRIC JUNCTION BOX FOR FUTURE OUTLET SHALL BE INSTALLED IN THE ATTIC WITHIN 6' OF THE PIPE FOR POSSIBLE FUTURE FAN INSTALLATION. ALL VISIBLE PIPE SECTIONS NEED TO BE LABELED.
12. ALL PIPING MATERIALS, ELBOWS, TERMINATIONS, ETC. SHALL BE IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS FOR THE THICKNESS OF PIPING WALLS, ETC.

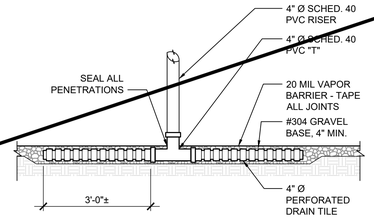
PASSIVE RADON SYSTEM GENERAL CONCEPT DESIGN NOTES [CRAWL SPACE]

[DELEGATED DESIGN BY DESIGN-BUILD CONTRACTOR]

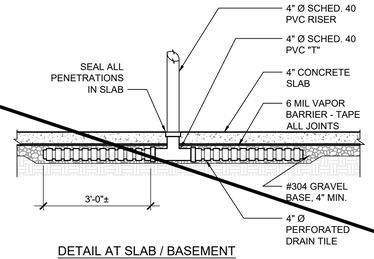
INSTALL A PASSIVE RADON SYSTEM IN CONFORMANCE WITH THE FOLLOWING REQUIREMENTS.

DESIGN AND INSTALLATION OF A COMPLETE PASSIVE RADON SYSTEM SHALL BE COMPLETED BY LICENSED RADON MITIGATION CONTRACTOR VIA DELEGATED DESIGN ON A DESIGN-BUILD BASIS AS PART OF THE GENERAL CONTRACTOR'S CONSTRUCTION CONTRACT FOR THE PROJECT:

1. COMPLY WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE FOR RADON CONTROL METHODS APPENDIX AF; SECTION AF101 THRU AF103.12
2. RADON MITIGATION CONTRACTOR TO CONFIRM CONDITIONS INCLUDING SOIL POROSITY TO DETERMINE FULL REQUIREMENTS FOR THE RADON SYSTEM TO PROVIDE THE PROPER AIR EXTRACTION.
3. RADON MITIGATION CONTRACTOR TO CONFIRM SYSTEM EFFECTIVENESS PRIOR TO INSTALLATION OF FINAL INTERIOR FINISHES ARE INSTALLED.
4. MAINTAIN A 4" INCH AGGREGATE BASE. AGGREGATE SHOULD BE AT LEAST 1/4" AND LESS THAN 2" (#304).
5. A LAYER OF 20-MIL POLYETHYLENE SHALL COVER THE GRAVEL WITH SECTIONS OF SHEETING LAPPED AT LEAST 12 INCHES. CARE SHOULD BE TAKEN TO FIT CLOSELY AROUND ANY PIPE, WIRE OR OTHER PENETRATION OF THE MATERIAL. SEAL ALL PUNCTURES AND TEARS.
6. ACCESS DOORS OR OPENINGS INTO CRAWL SPACES SHOULD BE CLOSED, GASKETED OR OTHERWISE FILLED.
7. SUMP PITS, OPENINGS AROUND BATHTUBS, CONTROL JOINTS, OR OTHER OPENINGS OR CRACKS IN CONCRETE SLABS SHALL BE SEALED WITH POLYURETHANE OR EQUIVALENT SEALANT.
8. A MINIMUM 3" PVC PIPE SHALL BE EMBEDDED INTO THE SUB MEMBRANE AGGREGATE AND RUN UP THROUGH THE CONDITIONED SPACES OF THE BUILDING, INTO THE ATTIC AND THROUGH THE ROOF.
9. THE EXHAUST SHALL BE A MINIMUM OF 12" ABOVE THE SURFACE OF THE ROOF AND AT NOT LESS THAN 10' AWAY FROM ANY WINDOW OR OTHER OPENING INTO THE CONDITIONED SPACES OF THE BUILDING THAT IS LESS THAN 2' BELOW THE EXHAUST POINT.
10. CARE SHOULD BE TAKEN WITH PIPE INSTALLATION TO INSURE POSITIVE DRAINAGE BACK INTO THE GROUND AND TO INSURE THAT THE PIPE IS ACCESSIBLE FOR FUTURE FAN INSTALLATION THROUGH AN ATTIC OR OUTSIDE THE HABITABLE SPACE.
11. AN ELECTRIC JUNCTION BOX FOR FUTURE OUTLET SHALL BE INSTALLED IN THE ATTIC WITHIN 6' OF THE PIPE FOR POSSIBLE FUTURE FAN INSTALLATION. ALL VISIBLE PIPE SECTIONS NEED TO BE LABELED.
12. ALL PIPING MATERIALS, ELBOWS, TERMINATIONS, ETC. SHALL BE IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS FOR THE THICKNESS OF PIPING WALLS, ETC.



DETAIL AT CRAWL SPACE

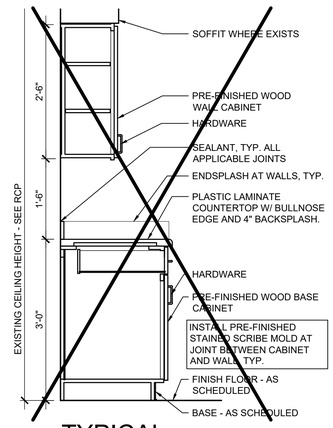


DETAIL AT SLAB / BASEMENT

NOT ALL DETAILS ARE APPLICABLE TO THIS SPECIFIC UNIT. COORDINATE FIELD CONDITIONS AS REQUIRED.

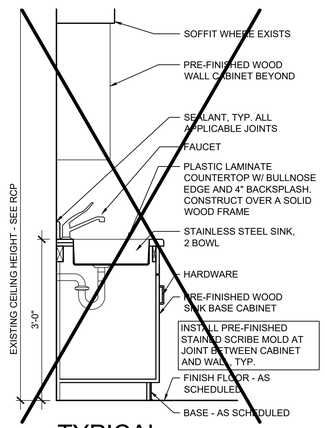
A PASSIVE RADON SYSTEM DETAILS

SCALE: 1/2" = 1'-0" (0 1 2 4)



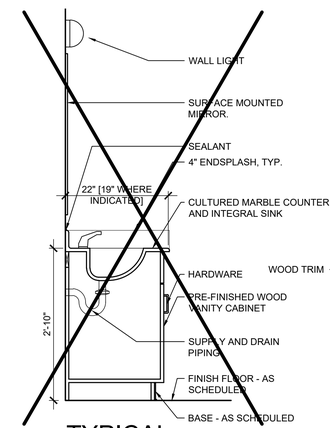
B TYPICAL KITCHEN CABINETS

SCALE: 3/4" = 1'-0" (0" 6" 12" 24")



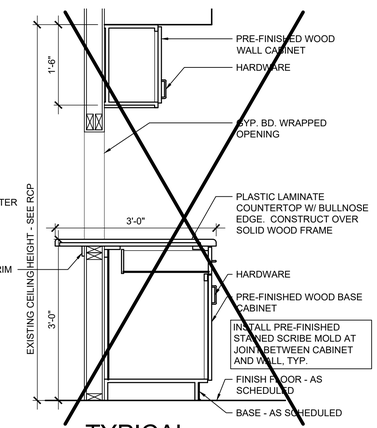
C TYPICAL KITCHEN SINK

SCALE: 3/4" = 1'-0" (0" 6" 12" 24")



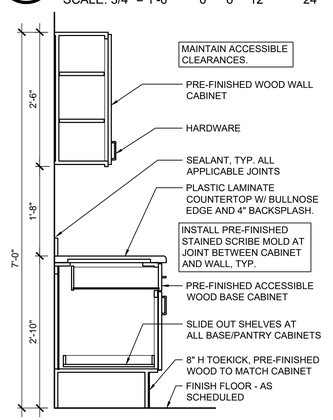
D TYPICAL BATH VANITY

SCALE: 3/4" = 1'-0" (0" 6" 12" 24")



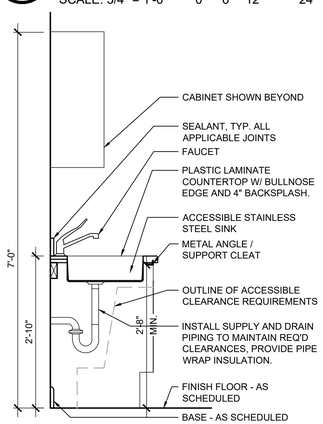
E TYPICAL KITCHEN PASS THRU

SCALE: 3/4" = 1'-0" (0" 6" 12" 24")



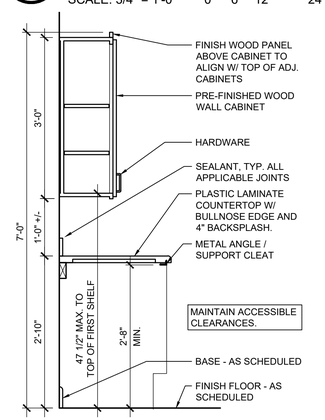
F ACCESSIBLE KITCHEN CABINETS

SCALE: 3/4" = 1'-0" (0" 6" 12" 24")



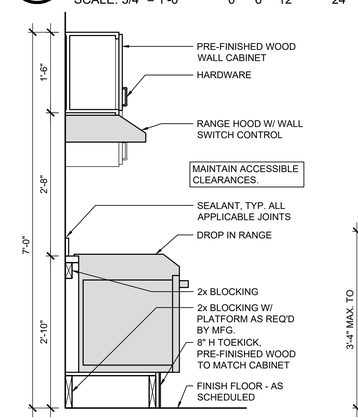
G ACCESSIBLE KITCHEN SINK

SCALE: 3/4" = 1'-0" (0" 6" 12" 24")



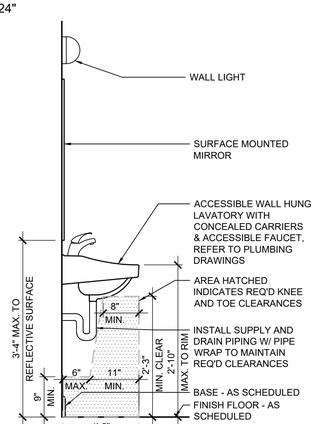
H ACCESSIBLE WORK STATION

SCALE: 3/4" = 1'-0" (0" 6" 12" 24")



J ACCESSIBLE DROP-IN RANGE

SCALE: 3/4" = 1'-0" (0" 6" 12" 24")



K ACCESSIBLE BATH LAVATORY

SCALE: 3/4" = 1'-0" (0" 6" 12" 24")

STATE OF OHIO
JONATHAN ROBERT SCHAAF 14503
REGISTERED ARCHITECT
Jonathan Robert Schaaf #14503
Expiration Date 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
349 Lincoln Park Circle
Springfield, Ohio 45505

Project Number
2025-019
Date
June 20, 2025

Date	Issue
03.25.25	SD Set
06.09.25	Final Review
06.20.25	Bid/Construction Set

Sheet Title
Typical Details

Sheet Number
06-G1.4

DIVISION 1 - GENERAL PROJECT REQUIREMENTS

SECTION 01 00 00 GENERAL REQUIREMENTS

1.1. TRASH / DEBRIS:
- 1.1.1. CONTRACTOR SHALL PROVIDE ALL REQUIRED TRASH DUMPSTERS, HAULING, ETC. AS REQ'D FOR THE PROJECT. LOCATE IN A LOCATION APPROVED BY OWNER.
- 1.1.2. THE JOB SITE IS TO BE KEPT CLEAN DURING CONSTRUCTION. CONTRACTOR SHALL PERIODICALLY AND PROMPTLY REMOVE ALL DEBRIS FROM SITE AT THEIR EXPENSE IN A LEGAL MANNER. INCLUSIVE OF ALL BOXES, CRATES, OR TRASH OF INSTALLED ITEMS, INCLUDING DISPLAY FIXTURES AND HARDWARE SUPPLIED BY THE CONTRACTOR OR OTHERS.
- 1.1.3. FINAL CLEANING: PROVIDE FINAL CLEANING PRIOR TO FINAL INSPECTION.

1.2. CONSTRUCTION SAFETY:
- 1.2.1. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SAFETY; COMPLIANCE TO BE IN ACCORDANCE WITH ALL STATE, FEDERAL, AND O.S.H.A. REGULATIONS. ARCHITECT AND CONTRACTORS ARE NOT RESPONSIBLE FOR ANY DAMAGES RESULTING FROM THE NEGLECT OF TIMELY AND RESPONSIBLE MAINTENANCE OF THE PROJECT BY THE OWNER AFTER PROJECT COMPLETION.
- 1.2.2. ALL FIRE EXITS ARE TO REMAIN CLEAR AND OPEN DURING ALL PHASES OF CONSTRUCTION IF APPLICABLE.
- 1.2.3. TEMPORARY PROTECTION / BARRICADES: ERECT ALL NECESSARY TEMPORARY PROTECTION AND BARRICADES TO ALLOW CONTINUED USE OF THE FACILITY. COORDINATE WITH OWNER AS NECESSARY.
- 1.2.4. FIRE PREVENTION: PROVIDE FIRE EXTINGUISHERS AT THE JOBSITE.
  - 1.2.4.1. PROVIDE FIRE WATCH FOR ALL HOT WORK ACTIVITIES INCLUDING CUTTING, WELDING, AND OTHER CONSTRUCTION OPERATIONS THAT ARE CAPABLE OF STARTING FIRES.

1.3. PRODUCTS:
- 1.3.1. INSTALL ALL MATERIALS, APPLIANCES, ETC. ACCORDING TO MANUFACTURERS SPECIFICATIONS, RECOMMENDATIONS, AND INSTRUCTIONS, WHETHER A COMPLETE SYSTEM OR A COMPONENT PART OF A COMPLETE CONSTRUCTION SYSTEM.
- 1.3.2. COORDINATE ALL FINAL FINISHES AND SELECTIONS WITH THE PROJECT TEAM. COORDINATE ALL REQUIREMENTS OF FINISH SELECTIONS, AND CORRELATION BETWEEN FINISHES, TRIM COMPONENTS, ETC. PROVIDE MOCKUPS OF WORK/FINISHES AS APPLICABLE TO ENSURE CONFORMANCE WITH THE DESIGN INTENT.
- 1.3.3. ALL WORK, FINISHES, FIXTURES, AND ACCESSORIES SHALL BE IN FULL COMPLIANCE WITH ADAAG/ANSI REQUIREMENTS AS APPLICABLE TO ACCESSIBLE UNITS. ENSURE THAT ALL MATERIALS AND ACCESSORIES ARE PROVIDED TO ENSURE COMPLIANCE.
- 1.3.4. ITEMS MAY BE REFERRED TO AS SINGULAR, OR PLURAL ON THE DRAWINGS AND SPECIFICATIONS CONTRACTOR IS RESPONSIBLE FOR DETERMINING QUANTITY OF EACH ITEM REQUIRED.

1.4. PERMITS:
- 1.4.1. CONFORM TO THE 2019 RESIDENTIAL CODE OF OHIO, AND ALL OTHER LOCAL GOVERNING CODES AND ORDINANCES HAVING THE AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK, AND SHALL BE COMPLETED TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY EACH RESPECTIVE TRADE. CONTRACTOR SHALL PAY FOR ALL REQUIRED PERMITS. WORK SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS ARE OBTAINED.
- 1.4.2. VERIFY ALL PERMITS HAVE BEEN APPROVED BY APPROPRIATE AGENCIES PRIOR TO START OF CONSTRUCTION. NO CONSTRUCTION OR FABRICATION OF ANY ITEMS SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND ANY DOCUMENTATION FROM ALL OF THE PERMITTING AND REGULATORY AUTHORITIES. FAILURE OF THE CONTRACTOR TO FOLLOW THIS PROCEDURE SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATION OF THE WORK MANDATED BY AN REGULATORY AUTHORITY.
- 1.4.3. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ADDITIONAL CONSTRUCTION COST RESULTING FROM WORK STARTED PRIOR TO OBTAINING ALL GOVERNING AGENCIES APPROVALS.
- 1.4.4. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AS HOLDER OF PERMITS TO NOTIFY THE BUILDING OFFICIAL WHEN WORK IS READY FOR INSPECTION. REQUESTS SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF GOVERNING JURISDICTION. INSPECTORS SHALL HAVE COMPLETE ACCESS TO ALL WORK. RECORDS OF INSPECTIONS SHALL BE MAINTAINED ON THE JOB SITE IN ACCORDANCE WITH REQUIREMENTS AND FORMAT OF GOVERNING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES REQUIRED BY INSPECTIONS, EXCEPT FOR INSPECTIONS MADE BY OWNER OR IT'S AGENTS.
  - 1.4.4.1. MAINTAIN A COPY OF APPROVED PERMIT DRAWINGS ON-SITE FOR INSPECTION PURPOSES. COORDINATE WITH BUILDING DEPARTMENT.

1.5. COORDINATION:
- 1.5.1. COORDINATE BETWEEN SUB-CONTRACTORS, SUPPLIERS, AND VENDORS BASED ON THE ENTIRE SET OF DOCUMENTS. NO ADDITIONAL COMPENSATION WILL BE DUE TO A CONTRACTOR FOR ISSUES RESULTING FROM THE USE OF AN INCOMPLETE SET OF CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING OF INCONSISTENCIES OR DISCREPANCIES BETWEEN CONTRACT DOCUMENTS, DRAWINGS, SPECIFICATIONS, ETC.
- 1.5.2. COORDINATION AMONG ALL TRADES IS MANDATORY. ANY COST CHANGES RESULTING FROM THE LACK OF COORDINATION, SHALL BE BORNE BY THE CONTRACTOR CREATING THE CONFLICT.
- 1.5.3. PROVIDE A FULL SET OF CONSTRUCTION DOCUMENTS TO ALL SUBCONTRACTORS. ALL CROSS-REFERENCING SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- 1.5.4. THE ABBREVIATION N.I.C. INDICATES WORK AND / OR MATERIALS NOT IN THE CONTRACT OF THE GENERAL CONTRACTOR. THIS SHALL NOT RELIEVE THE G.C. OF THE RESPONSIBILITY OF COORDINATION.

DIVISION 2 - EXISTING CONDITIONS

SECTION 02 41 19 EXISTING CONDITIONS / SELECTIVE DEMOLITION

1.1. VERIFICATION OF EXISTING CONDITIONS / ACCEPTANCE OF CONDITIONS
- 1.1.1. DO NOT SCALE DRAWINGS.
- 1.1.2. CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND INFORMATION IN THESE DRAWINGS GOVERNING THEIR SCOPE OF THE WORK.
- 1.1.3. ALL ERRORS, OMISSIONS, AND INCONSISTENCIES IN THESE DRAWINGS WHICH ARE DISCOVERED ARE TO BE REPORTED IN WRITING TO THE ARCHITECT IMMEDIATELY, BEFORE PROCEEDING WITH THE WORK. ANY SITE OR JOB CONDITIONS (INCLUDING ADVERSE SOIL BEARING CONDITIONS) THAT ARISE AND CAUSE THE CONTRACTOR TO VARY FROM THE CONTRACT DOCUMENTS SHALL BE ANALYZED BY AND ARE THE RESPONSIBILITY OF THE CONTRACTOR IF THEY ARE NOT REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH WORK.
- 1.1.4. FULLY EXAMINE AND BECOME FAMILIAR WITH THE SITE BEFORE COMMENCING THE WORK. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AS WELL AS VERIFY THE CONDITIONS AND NATURE OF THE CONSTRUCTION, MATERIALS, AND AVAILABLE UTILITIES AND STRUCTURAL ELEMENTS AND TO NOTIFY THE ARCHITECT IN WRITING OF ANY AND ALL DISCREPANCIES BETWEEN THE SAID EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS.
- 1.1.5. IT SHALL BE THE JOINT RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS AND SUPPLIERS OF MATERIALS TO SECURE ALL NECESSARY ADAPTATIONS THE SAME AS REQUIRED FOR THEIR RESPECTIVE WORK PRIOR TO ORDERING, FABRICATION, OR INSTALLATION OF ANY MATERIALS, EQUIPMENT, OR COMPONENTS WHICH ARE TO BE INTEGRATED INTO THE WORK OF THIS PROJECT.
- 1.1.6. CONTACT CLIENT, OR THE ARCHITECT OF RECORD, REGARDING ALL QUESTIONS OR DISCREPANCIES. COMMUNICATION WITH THE ARCHITECT'S CONSULTANTS, OR REGULATORY AGENCIES SHALL NOT BE CONSIDERED VALID AND ANY CHANGES IN WORK, ADDITIONAL COSTS, APPROVALS, OR NON APPROVALS DUE TO SUCH COMMUNICATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY. SHOULD ADDITIONAL ENGINEERING OR INVESTIGATIVE WORK BE REQUIRED DUE TO SITE OR ENVIRONMENTAL CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY. ENGINEERING SERVICES REQUIRED FOR CHANGES OR MODIFICATIONS IN THESE DOCUMENTS SHALL BE SECURED BY OWNER
- 1.1.7. ANY PART OR PARTS OF THE EXISTING BUILDING STRUCTURE (IN PART OR IN WHOLE) THAT SHOWS SIGNS OF ROTTING, VANDALISM, WATER DAMAGE, PEST DAMAGE, OR ANY OTHER DETERIORATION THAT MAY CAUSE THAT PART OR PARTS TO NOT COMPLY WITH ANY EXISTING APPLICABLE GOVERNMENT BUILDING CODES AND STANDARDIZED CONSTRUCTION PRACTICES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER IMMEDIATELY UPON DISCOVERY.
- 1.1.8. DRAWINGS MAY INDICATE TYPICAL CONDITIONS WHICH MAY VARY FROM UNIT TO UNIT. CONTRACTOR SHALL CONFIRM ALL EXISTING CONDITIONS.
- 1.1.9. WHERE NEW CONSTRUCTION IS TO BE SUSPENDED FROM THE EXISTING STRUCTURE, THE GENERAL CONTRACTOR SHALL VERIFY THAT THE EXISTING STRUCTURE HAS THE CAPACITY TO SUPPORT SUCH NEW ASSEMBLIES.

1.2. PROTECTION / CUTTING AND PATCHING:
- 1.2.1. PROTECT EXISTING CONSTRUCTION AND RESTORE ALL FINISH SURFACES TO THEIR ORIGINAL CONDITION WHERE DAMAGED.
- 1.2.2. PROVIDE ALL FLOOR LEVELING, PATCHING, AND REMEDIAL REPAIRS AS REQUIRED BY THE SCOPE OF WORK. REPAIRS INCLUDE, BUT ARE NOT LIMITED TO, WORK REQUIRED TO PROVIDE A SMOOTH AND EVEN TRANSITION BETWEEN NEW AND EXISTING SPACES AND TO PREPARE EXISTING SURFACES FOR NEW FINISHES.
- 1.2.3. FIT WORK TIGHT TO ADJACENT ELEMENTS. MAINTAIN INTEGRITY OF WALL, CEILING, AND/OR FLOOR CONSTRUCTION, COMPLETELY SEAL VOIDS.
- 1.2.4. REFINISH SURFACES TO MATCH ADJACENT FINISHES, UNLESS NOTED OTHERWISE.
- 1.2.5. PROVIDE AND INSTALL ANY AND ALL ACCESS PANELS AS REQUIRED.
- 1.2.6. PROVIDE AND / OR MAINTAIN FIRE RATED ASSEMBLIES WHERE SHOWN, OR AS REQUIRED.

1.3. SALVAGED ITEMS: AS DIRECTED BY OWNER.

SECTION 02 50 00 HAZARDOUS MATERIALS/ENVIRONMENTAL ASSESSMENT / ABATEMENT

1.1. HAZARDOUS MATERIALS MAY EXIST ON THIS PROJECT. IF ANY WORK PERSON ENCOUNTERS ANY MATERIAL WHICH THEY SUSPECT MAY BE HAZARDOUS OR TOXIC, THEY SHALL IMMEDIATELY ADVISE THE OWNER. THE CONTRACTOR SHALL TAKE IMMEDIATE AND APPROPRIATE ACTION TO PROTECT THE BUILDING USERS AND WORKERS IN ACCORDANCE W/ FEDERAL, STATE, AND LOCAL LAWS, CODES AND REGULATIONS. THE ARCHITECT AND ARCHITECT'S CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL OR DISPOSAL OF OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECTS SITE, INCLUDING BUT NOT LIMITED TO ASBESTOS, ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB) OR OTHER TOXIC SUBSTANCES.
- 1.1.1. THE CONTRACTOR IS HEREBY ADVISED THAT RDA GROUP ARCHITECTS, LLC. IS NOT A DESIGN PROFESSIONAL IN THE DETERMINATION OF THE PRESENCE OF HAZARDOUS MATERIALS, NOR IS RDA A DESIGN PROFESSIONAL INVOLVED IN MAKING RECOMMENDATIONS REGARDING THE TESTING, REMOVAL, ENCAPSULATION OR OTHER CORRECTIVE MEASURES PERTAINING TO HAZARDOUS MATERIALS.
- 1.1.2. IF THE WORK WHICH IS TO BE PERFORMED UNDER THE CONTRACT INTERFACES IN ANY WAY W/ THE EXISTING COMPONENTS WHICH CONTAIN HAZARDOUS MATERIALS, IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT THE OWNER'S ENVIRONMENTAL CONSULTANT REGARDING THE PROPER MEANS & METHODS TO BE UTILIZED IN DEALING W/ HAZARDOUS MATERIALS.
- 1.1.3. BY EXECUTION OF THE CONTRACT FOR CONSTRUCTION, THE CONTRACTOR HEREBY AGREES TO BRING NO CLAIM FOR NEGLIGENCE, BREACH OF CONTRACT, INDEMNITY OR OTHERWISE AGAINST THE ARCHITECT, HIS PRINCIPLES, EMPLOYEES, AGENTS OR CONSULTANTS IF SUCH A CLAIM IN ANY WAY WOULD INVOLVE THE INVESTIGATION OF OR REMEDIAL WORK RELATED TO HAZARDOUS MATERIALS IN THE PROJECT.
- 1.1.4. BY EXECUTION OF THE CONTRACT FOR CONSTRUCTION, THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD THE ARCHITECT, HIS PRINCIPLES, EMPLOYEES, AGENTS OR CONSULTANTS HARMLESS FROM ANY SUCH ASBESTOS OR OTHER HAZARDOUS MATERIALS RELATED CLAIMS THAT MAY BE BROUGHT BY THE CONTRACTOR'S SUBCONTRACTORS, SUPPLIERS OR OTHER THIRD PARTIES WHO MAY BE ACTING UNDER THE DIRECTION OF THE CONTRACTOR PURSUANT TO THIS PROJECT.

1.2. LEAD BASED PAINT: CONTRACTOR TO FOLLOW ALL APPLICABLE EPA REQUIREMENTS RELATED TO LEAD BASED PAINT FOR RENOVATION, REPAIR, AND PAINTING. MAINTAIN ALL REQUIRED CERTIFICATIONS.

1.3. REFER TO APPLICABLE ENVIRONMENTAL REPORTS AS PREPARED BY MACPARAN CONSULTING. PROVIDE ALL ABATEMENT & REMEDIATION REQUIRED FOR PROJECT EXECUTION IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS.

DIMENSIONING CONVENTIONS / STANDARDS

- ALL EXTERIOR DIMENSIONS ARE FACE OF SHEATHING AT EXTERIOR SIDE AND FACE OF STUD AT INTERIOR SIDE.
- ALL INTERIOR DIMENSIONS ARE FACE OF STUD.
- ALL FOUNDATION DIMENSIONS ARE FACE OF CONCRETE/FOUNDATION.
- ALL DIMENSIONS TO EXISTING SURFACES ARE TO EXISTING FINISH SURFACE.
- DO NOT SCALE DRAWINGS.
- REFER TO DRAWING NOTES FOR ANY SPECIAL NOTES THAT GOVERN LAYOUT.
- FIELD VERIFY ALL EXISTING DIMENSIONS.

STRUCTURAL NOTES:

1. DESIGN UNIFORM LOADS:
   SOIL BEARING CAPACITY: 1,500 PSF - ASSUMED
   FLOOR LIVE LOAD: 40 PSF - RESIDENTIAL AREAS
   ROOF LIVE LOAD: 20 PSF
   GROUND SNOW LOAD: 20 PSF
   ICE ON SNOW: 5 PSF
   SNOW EXPOSURE FACTOR: 0.7
   SNOW LOAD IMPORTANCE FACTOR: 1.0
   THERMAL FACTOR: 1.0

   GUARDRAILS: 200 PLF, SINGLE CONCENTRATED LOAD ALONG TOP

   WIND LOAD:
   ULTIMATE DESIGN WIND SPEED: 115 MPH, 3 SEC. GUST
   EXPOSURE: C
   WIND IMPORTANCE FACTOR: 1.0
   BUILDING CATEGORY: II
   INTERNAL PRESSURE COEFFICIENT: +/- 0.18

   FLOOD DESIGN:
   SITE IS NOT LOCATED IN FLOOD PRONE AREA, PER CORP. OF ENGINEERS.

   SPECIAL LOADS: REFER TO PLANS AS APPLICABLE.

DEFLECTION LIMITATION CRITERIA

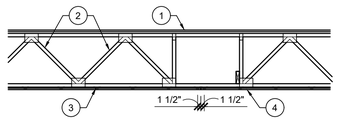
INTERIOR PARTITIONS	H/180
FLOOR JOISTS/BEAMS	L/360
OTHER STRUCTURAL COMPONENTS	L/240
EXTERIOR WALL W/ PLASTER/STUCCO	L/360
EXTERIOR WALLS W/ BRITTLE FINISH	H/240
EXTERIOR WALL W/ FLEXIBLE FINISH [H/180 PREVAILS DUE TO INTERIOR GYPSUM BOARD]	H/180
LINTELS SUPPORTING MASONRY VENEER	L/600

ABBREVIATIONS

°	DEGREES	INT	INTERIOR
±	PLUS OR MINUS		
#	NOT EQUAL	JB	JUNCTION BOX
Ø	DIAMETER		
∠	ANGLE	LL	LIVE LOAD
℄	CENTERLINE	LLH	LONG LEG HORIZONTAL
℄	PROPERTY LINE	LLV	LONG LEG VERTICAL
		LTL	LINTEL
ABV	ABOVE		
ADA	ACCESSIBLE / HANDICAP ACCESSIBLY / ACCESSIBILITY - ANSI ICC-117.1-2009	MAX	MAXIMUM
		MECH	MECHANICAL
		MFR	MANUFACTURER
		MIN	MINIMUM
AFF	ABOVE FINISH FLOOR	MISC	MISCELLANEOUS
ALT	ALTERNATE	MO	MASONRY OPENING
ALUM	ALUMINUM	MS	METAL STUD
APPROX	APPOXIMATE	MTD	MOUNTED
ATC	ACOUSTIC TILE CEILING	MTL	METAL
BET/BETWN.	BETWEEN	NIC	NOT IN CONTRACT
BLKG	BLOCKING	NOM	NOMINAL
BRG	BEARING	NTS	NOT TO SCALE
BSMT	BASEMENT		
BTM	BOTTOM	OC	ON CENTER
		OBS	OBSCURE GLAZING
CIP	CAST IN PLACE	OH	OVERHEAD
CJ	CONTROL JOINT	OPG	OPENING
CL	CENTERLINE	OPP	OPPOSITE
CLG	CEILING		
CLR	CLEAR	PEMB	PRE-ENGINEERED METAL BUILDING
CMU	CONCRETE MASONRY UNIT	PL	PLATE / PROPERTY LINE
COL	COLUMN	PTD	PAINTED
CONC	CONCRETE		
CONT	CONTINUOUS	QT	QUARRY TILE
CPT	CARPET	QTY	QUANTITY
CT	CERAMIC TILE		
		R / RAD	RADIUS
DEMO	DEMOLISH / DEMOLITION	RA	RETURN AIR
DF	DRINKING FOUNTAIN	RB	RUBBER BASE
DIA	DIAMETER	RD	ROOF DRAIN
DIM	DIMENSION	REF	REFRIGERATOR
DIV	DIVISION	REINF	REINFORCE
DP	DEEP	REQ'D	REQUIRED
DS	DOWNSPOUT	REQ'MT	REQUIREMENT[S]
DTL	DETAIL	REV	REVISION
DW	DISHWASHER	RO	ROUGH OPENING
DWG	DRAWING	R/W	RIGHT OF WAY
EA	EACH	SALV	SALVAGED
EERO	EMERGENCY ESCAPE & RESCUE OPENING	SF	SQUARE FEET
		SIM	SIMILAR
EIFS	EXTERIOR INSULATION FINISH SYSTEM	SM	SHEET METAL
		SPEC	SPECIFICATION
EJ	EXPANSION JOINT	SQ	SQUARE
ELEC	ELECTRIC / ELECTRICAL	SS	STAINLESS STEEL
ELEV	ELEVATION / ELEVATOR	STD	STANDARD
EQ	EQUAL	STL	STEEL
EQUIP	EQUIPMENT		
EX	EXISTING	T	TEMPERED
EXP	EXPANSION	TBD	TO BE DETERMINED
FD	FLOOR DRAIN	T&B	TOP AND BOTTOM
FDN	FOUNDATION	T&G	TONGUE AND GROOVE
FE	FIRE EXTINGUISHER	T.O.	TOP OF
FEC	FIRE EXTINGUISHER CABINET	TR	TREATED
		TYP	TYPICAL
FF	FINISH FLOOR		
FIN	FINISH / FINISHED	UFAS	UNIFORM FEDERAL ACCESSIBILITY STANDARD
FRT	FIRE RETARDANT TREATED		
FSE	FOOD SERVICE EQUIPMENT	UNO	UNLESS NOTED OTHERWISE
FTG	FOOTING	UL	UNDERWRITER'S LABORATORY
FV	FIELD VERIFY		
GA	GAUGE	VB	VAPOR BARRIER
GALV	GALVANIZED	VERT	VERTICAL
GC	GENERAL CONTRACTOR		
GYP	GYPSUM	W/	WITH
GYP BD	GYPSUM BOARD	W/O	WITHOUT
		WD	WOOD
HB	HOSE BIBB	W.P.	WORK POINT
HM	HOLLOW METAL	WRB	WEATHER RESISTIVE BARRIER
HOR	HORIZONTAL		
HT	HEIGHT	WWF	WELDED WIRE FABRIC
HVAC	HEATING, VENTILATION, AIR CONDITIONING		

DESIGN NO. L534

UNRESTRAINED ASSEMBLY RATING - 1 HR



1. FLOORING SYSTEMS -

   SYSTEM NO. 2

   SUBFLOORING - MIN 23/32" THICK T&G PLYWOOD WOOD STRUCTURAL PANELS, MIN. GRADE "UNDERLAYMENT"/ FACE GRAIN OF PLYWOOD TO BE PERPENDICULAR TO THE TRUSSES WITH END JOINTS STAGGERED 4 FT. PLYWOOD SECURED TO TRUSSES WITH CONSTRUCTION ADHESIVE AND NO. 6d RINGED SHANK NAILS SPACED 12" O.C. ALONG EACH TRUSS. ADHESIVE APPLIED AS 3/8" DIA. BEAD TO TOP CHORD OF TRUSSES AND GROOVED EDGES OF PLYWOOD.

   VAPOR BARRIER - (OPTIONAL) - COMMERCIAL ASPHALT SATURATED FELT, 0.030" THICK.

   VAPOR BARRIER - (OPTIONAL) - NOM. 0.010" THICK COMMERCIAL ROSIN-SIZED BUILDING PAPER.

   FINISH FLOORING - MIN 3/4" THICKNESS OF LIGHTWEIGHT INSULATING CONCRETE WITH PERLITE AGGREGATE OR VERMICULITE AGGREGATE, OR GYPSUM CONCRETE.

2. TRUSSES - PARALLEL CHORD TRUSSES, SPACE A MAX. 24"O.C., FABRICATED FROM NOM. 2x4 LUMBER WITH LUMBER ORIENTATED VERTICALLY OR HORIZONTALLY. MIN. TRUSS DEPTH IS 18". TRUSS MEMBERS SECURED TOGETHER WITH MIN. 0.036" THICK GALVANIZED PLATES. PLATES HAVE 5/16" LONG TEETH PROJECTING PERPENDICULAR TO THE PLANE OF THE PLATE. THE TEETH ARE IN PAIRS FACING EACH OTHER (MADE FROM THE SAME PUNCH) FORMING A SPLIT TOOTH TYPE PLATE. EACH TOOTH HAS A CHISEL POINT ON ITS OUTSIDE EDGE. THESE POINTS ARE DIAGONALLY OPPOSITE EACH OTHER FOR EACH PAIR. THE TOP HALF OF EACH TOOTH HAS A TWIST FOR STIFFNESS. THE PAIRS ARE REPEATED ON APPROX. 7/8" CENTERS WITH FOUR ROWS OF TEETH PER INCH OF PLATE WIDTH.

3. RESILIENT CHANNELS - RESILIENT CHANNEL FORMED FROM NO. 26 MSG GALVANIZED STEEL, SPACED 16" O.C. PERPENDICULAR TO TRUSSES. CHANNELS SECURED TO EACH TRUSS WITH 1 1/4" LONG NO. 6 TYPE S BUGLE HEAD SCREW. CHANNELS OVERLAPPED AT SPLICES 4". TWO RESILIENT CHANNELS USED AT END JOINTS OF GYPSUM BOARD (ITEM 4), EACH EXTENDING A MIN OF 6" BEYOND BOTH SIDE EDGES OF THE BOARD.

4. GYPSUM BOARD - ONE LAYER OF NOM. 5/8" THICK, 4'-0" WIDE GYPSUM BOARD, INSTALLED WITH LONG DIMENSION PERPENDICULAR TO FURRING OR RESILIENT CHANNELS. GYPSUM BOARD SECURED WITH 1" LONG NO. 6 TYPE S BUGLE HEAD STEEL SCREWS SPACED 12" O.C. AND LOCATED A MIN. OF 1 1/2" FROM SIDE AND END JOINTS. END JOINTS SECURED TO BOTH FURRING OR RESILIENT CHANNELS AS SHOWN IN THE END JOINT DETAIL.

5. FINISHING SYSTEM - (NOT SHOWN) - VINYL, DRY OR PREMIXED JOINT COMPOUND, APPLIED IN TWO COATS TO JOINTS AND SCREW-HEADS. NOM 2" WIDE PAPER TAPE EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS. AS AN ALTERNATE, NOM 3/32" THICK VENEER PLASTER MAY BE APPLIED TO THE ENTIRE SURFACE OF GYPSUM BOARD.

WALL / SYMBOL LEGEND

- EXISTING WALLS/FINISHES TO BE REMOVED
- EXISTING WALL TO REMAIN
- NEW WOOD FRAME WALL
- (#) DEMOLITION KEY NOTE
- [#] NEW CONSTRUCTION KEY NOTE
- (#) REFLECTED CEILING KEY NOTE
- <#> WINDOW TYPE KEY
- <EX> EXISTING WINDOW TO REMAIN
- (101) DOOR TYPE KEY
- W-00 WALL TYPE KEY

ROOM NAME
101 ROOM TAG

A / A2.0 SECTION TAG

N / W A-1 E / S ELEVATION TAG

FD FLOOR DRAIN

(SD) SMOKE ALARM - 120V W/ BATTERY BACKUP

(CO) CARBON MONOXIDE ALARM- 120V W/ BATTERY BACKUP

(C/S) CARBON MONOXIDE / SMOKE ALARM - 120V W/ BATTERY BACKUP

EXHAUST FAN - VENT DIRECT TO EXTERIOR

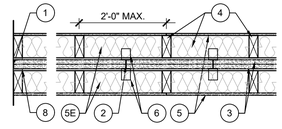
L.C. ELECTRIC LOAD CENTER

(M) ELECTRIC METER

HB HOSE BIBB

DESIGN NO. U366

BEARING WALL RATING - 2 HR
[PROTECTED WALL, SEE ITEMS 4 & 4A]
NONBEARING WALL RATING - 2 HR
[SEPARATION WALL, SEE ITEMS 1, 2, & 3]



1. FLOOR, INTERMEDIATE OR TOP WALL - 2" WIDE CHANNEL SHAPED WITH 1" LONG LEGS FORMED FROM NO. 25 MSG GALV. STEEL, SECURED WITH SUITABLE FASTENERS SPACE AT 24" O.C.

2. METAL STUDS - STEEL MEMBERS FORMED FROM NO. 25 MSG GALV. STEEL HAVING "H" - SHAPED FLANGED SPACED 24" O.C.; OVERALL DEPTH 2" AND FLANGE WIDTH 1-3/8".

3. GYPSUM BOARD - TWO LAYERS OF 1" THICK GYPSUM BOARD LINER PANELS, SUPPLIED IN NOM. 24" WIDTHS. VERTICAL EDGES OF PANELS FRICTION FITTED INTO "H' - SHAPED STUDS.

4. WOOD STUDS - NOM. 2" BY 4" MAX. SPACING 24" O.C. STUDS CROSS BRACED AT MID-HEIGHT WHERE NECESSARY FOR CLIP ATTACHMENT. MIN. 3/4" SEPARATION BETWEEN WOOD FRAMING AND FIRE SEPARATION WALL.

5. GYPSUM BOARD - CLASSIFIED OR UNCLASSIFIED - MIN. 1/2" THICK, 4' WIDE, APPLIED EITHER HORIZONTALLY OR VERTICALLY. GYPSUM BOARD ATTACHED TO STUDS WITH 1-1/4" LONG STEEL DRYWALL NAILS SPACED 8" O.C. VERTICAL JOINTS LOCATED OVER STUDS. (OPTIONAL) JOINTS COVERED WITH PAPER TAPE AND JOINT COMPOUND. NAIL HEADS COVERED WITH JOINT COMPOUND.

5E. BATTS AND BLANKETS - USED IN ADDITION ITEM 5. PLACED IN STUD CAVITIES, ANY GLASS FIBER OR MINERAL WOOL INSULATION, MAX. 3.0 PCF DENSITY, BEARING THE UL CLASSIFICATION MARKING AS TO SURFACE BURNING CHARACTERISTICS AND/OR FIRE RESISTANCE.

6. ATTACHMENT CLIPS - ALUMINUM ANGLE, 0.063 IN. THICK, 2" WIDE WITH 2" AND 2-1/4" LEGS. CLIPS SECURED WITH TYPE S SCREWS 3/8" LONG TO "H" STUDS AND WITH TYPE W SCREWS 1-1/4" LONG TO WOOD FRAMING THROUGH HOLES PROVIDED IN CLIP.

7. NON-BEARING WALL PARTITION INTERSECTION - (OPTIONAL) - TWO NOM. 2" BY 4" STUD OR NOM. 2" BY 6" STUD NAILED TOGETHER WITH 3" LONG 10d NAILS SPACED A MAX. 16" O.C. VERTICALLY AND FASTENED TO ONE SIDE OF THE MINIMUM 2" BY 4" STUD WITH 3" LONG 10d NAILS SPACED A MAX. 16" O.C. VERTICALLY. INTERSECTION BETWEEN PARTITION WOOD STUDS TO BE FLUSH WITH THE 2" BY 4" STUDS. THE WALL PARTITION WOOD STUDS ARE TO BE FRAMED WITH A SECOND 2" BY 4" WOOD STUD FASTENED WITH 3" LONG 10d NAILS SPACED A MAX. 16" O.C. VERTICALLY. MAXIMUM ONE NON-BEARING WALL PARTITION INTERSECTION PER STUD CAVITY. NON-BEARING WALL PARTITION STUD DEPTH SHALL BE AT A MINIMUM EQUAL TO THE DEPTH OF THE WALL.

8. CAULKING AND SEALANTS - (OPTIONAL - INTENDED FOR USE AS AN AIR BARRIER - NOT EVALUATED AS FIREBLOCKING) A BEAD OF SEALANT APPLIED AROUND THE PARTITION PERIMETER, AND AT THE INTERFACE BETWEEN WOOD OR STEEL FRAMING AND GYPSUM BOARD PANELS TO CREATE AS AIR BARRIER.

8A. CAULKING AND SEALANTS - (OPTIONAL - INTENDED FOR USE AS AN AIR BARRIER - NOT EVALUATED AS FIREBLOCKING) A BEAD OF SEALANT APPLIED AROUND THE PARTITION PERIMETER IN THE 3/4" AIR SPACE BETWEEN WOOD FRAMING (ITEM 4) AND SHAFTLINER PANELS (ITEM 3) TO CREATE AS AIR BARRIER.

STATE OF OHIO
JONATHAN ROBERT SCHAAF 14503
REGISTERED ARCHITECT

Jonathan Robert Schaaf #14503
Expiration Date 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
349 Lincoln Park Circle
Springfield, Ohio 45505

Project Number
2025-019

Date
June 20, 2025

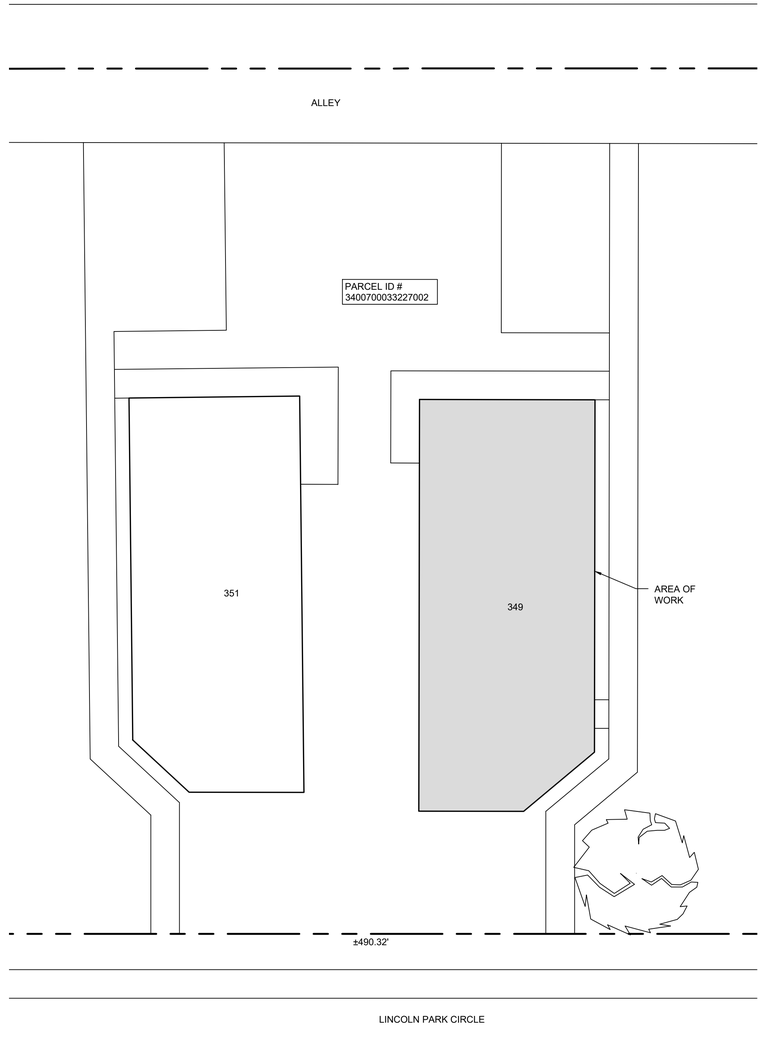
Date	Issue
03.25.25	SD Set
06.09.25	Final Review
06.20.25	Bid/Construction Set

Sheet Title
General Project Notes

Sheet Number
06-G1.5

B EXTERIOR REFERENCE PHOTOS

SCALE: N.T.S.



A ARCHITECTURAL SITE PLAN

SCALE: 1" = 10'-0"

0 5 10 20

N

STATE OF OHIO
JONATHAN
ROBERT
SCHAAF
14503
REGISTERED ARCHITECT

Jonathan Robert Schaaf #14503
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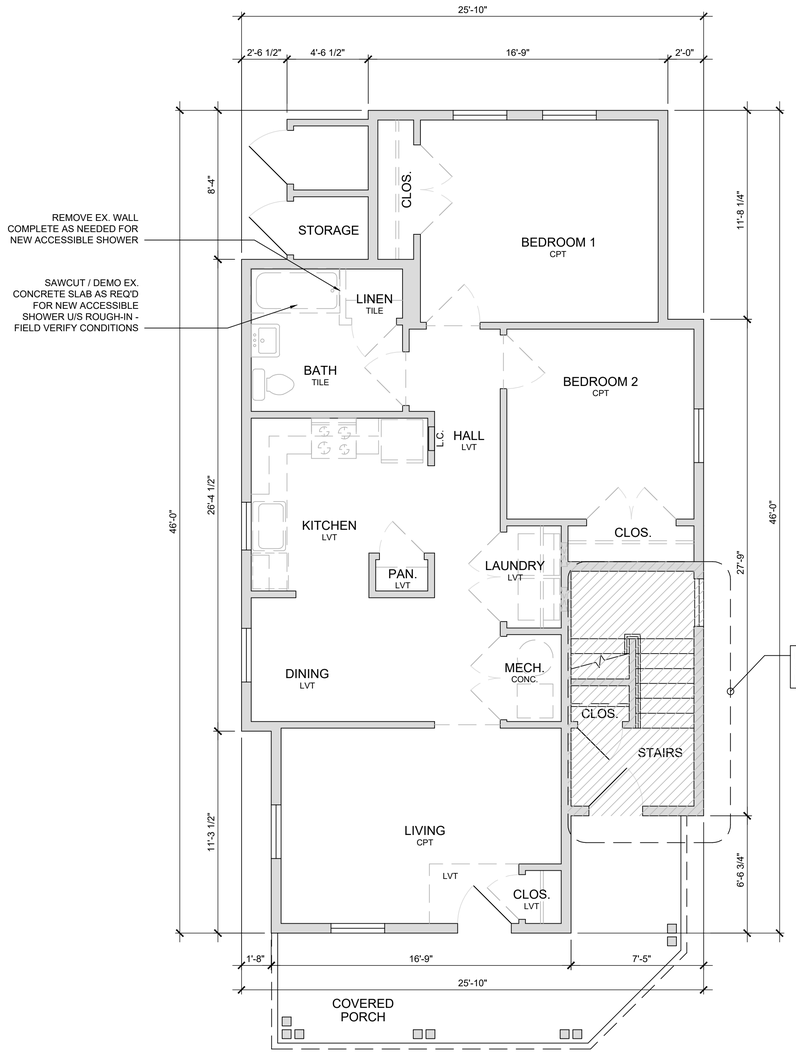
Sheet Title

Architectural Site Plan
Exterior Reference Photos

Sheet Number

06-C1.1



A FIRST FLOOR
EXIST / DEMO FLOOR PLAN
SCALE: 1/4" = 1'-0" 0 2 4 8

B SECOND FLOOR
EXIST / DEMO FLOOR PLAN
SCALE: 1/4" = 1'-0" 0 2 4 8

STATE OF OHIO
JONATHAN ROBERT SCHAAF 14503
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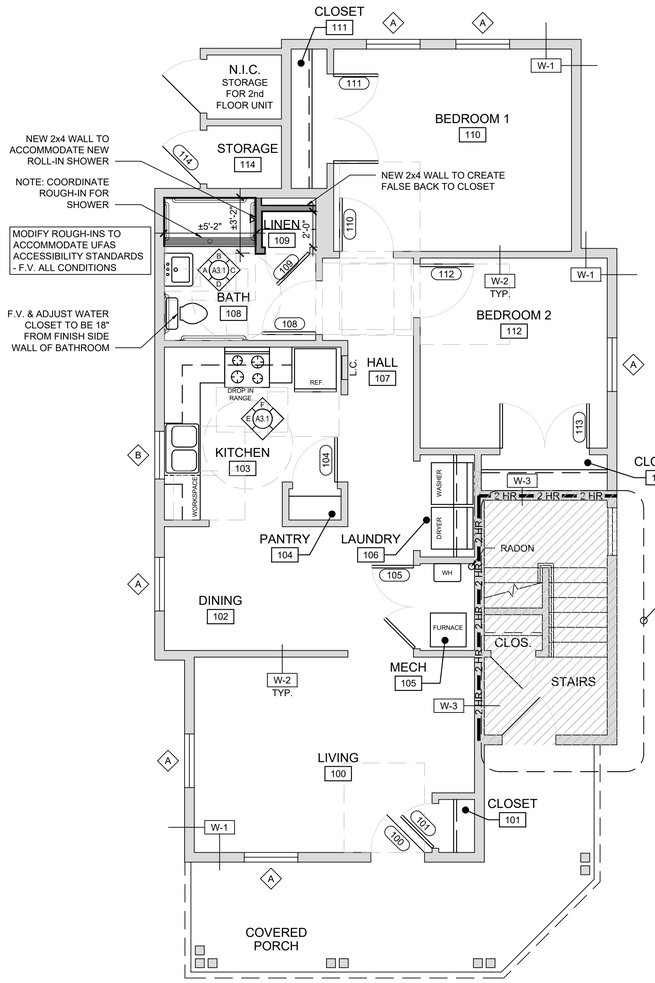
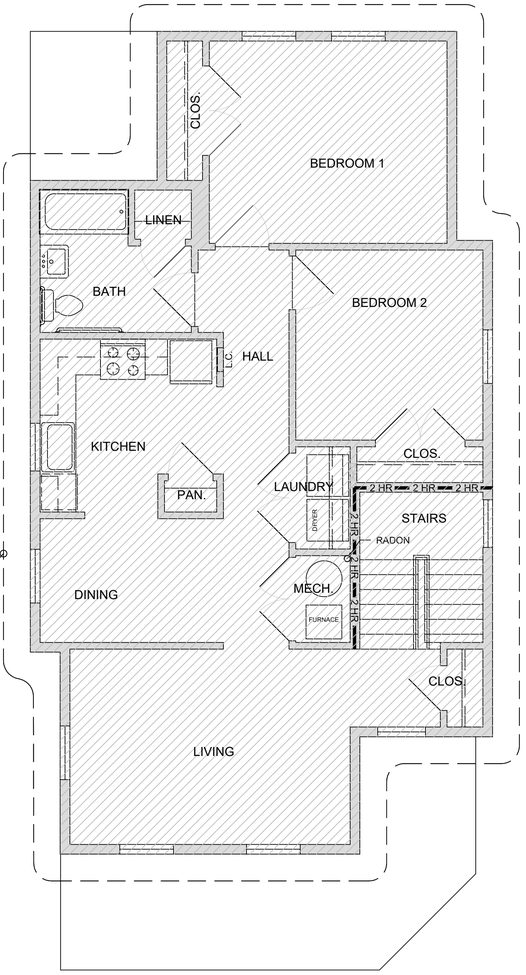
Sheet Title
Existing / Demolition Floor Plan

Sheet Number
06-D1.1



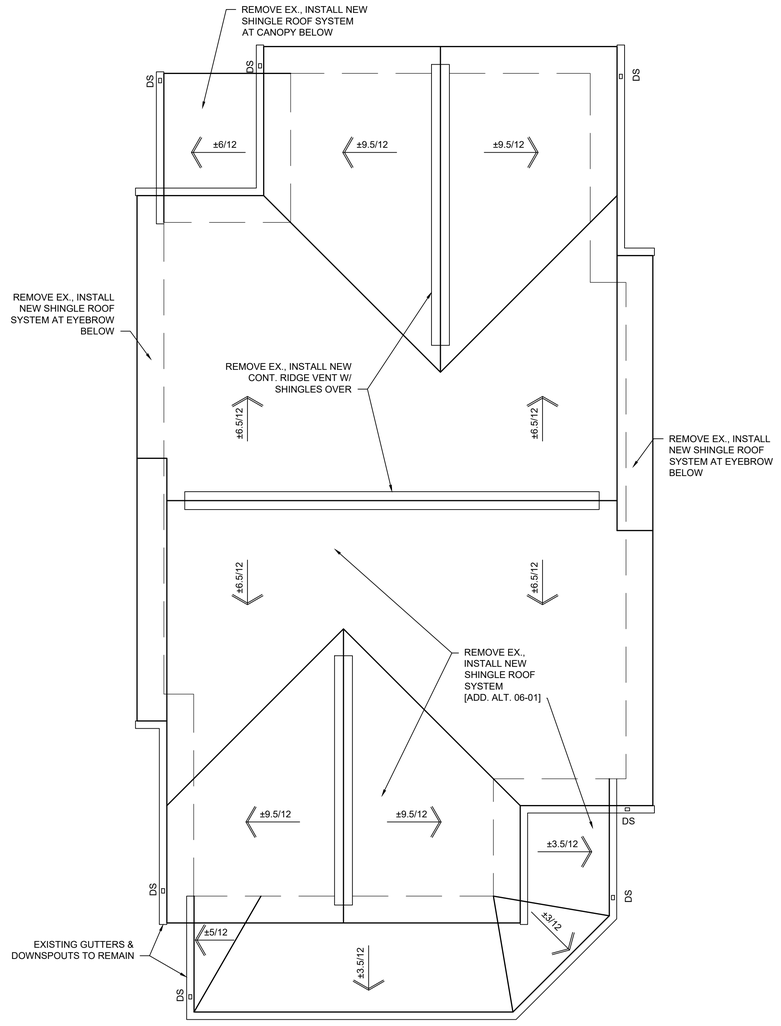
FIRST FLOOR
A PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0" 0 2 4 8



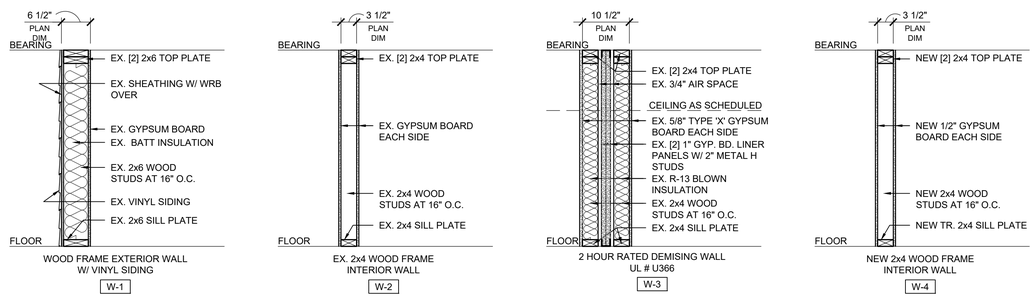
SECOND FLOOR
B PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0" 0 2 4 8



C PROPOSED ROOF PLAN

SCALE: 1/4" = 1'-0" 0 2 4 8



D WALL TYPES

SCALE: 3/4" = 1'-0" 0" 6" 12" 24"

STATE OF OHIO
JONATHAN ROBERT SCHAAF 14503
REGISTERED ARCHITECT

Jonathan Robert Schaaf #14503
Expiration Date 12/31/2025

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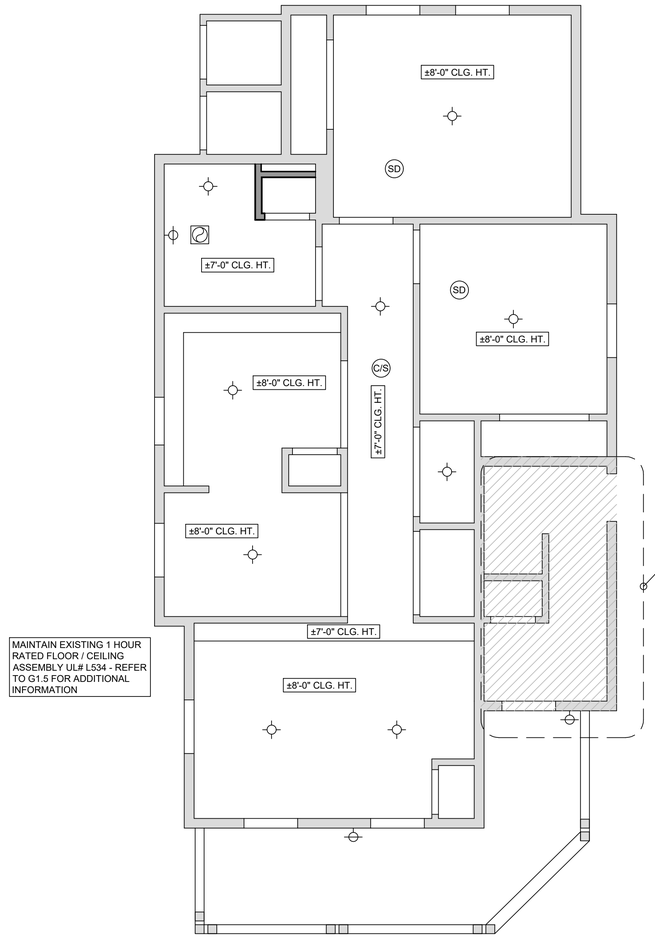
Sheet Title
Proposed Floor Plans

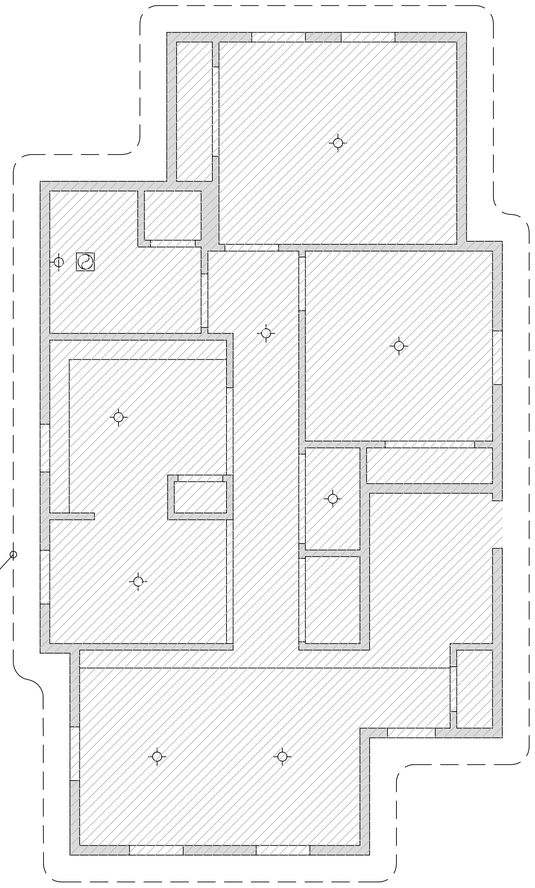
Sheet Number
06-A1.1



A FIRST FLOOR REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0" 0 2 4 8 N

NO WORK AT SECOND FLOOR UNIT



B SECOND FLOOR REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0" 0 2 4 8 N

REFLECTED CEILING PLAN - SYMBOL LEGEND

- CEILING MTD. LIGHT FIXTURE. REFER TO SCHEDULE
- RECESSED LIGHT FIXTURE. REFER TO SCHEDULE
- WALL MTD. LIGHT FIXTURE. REFER TO SCHEDULE
- (SD) SMOKE DETECTOR - 120V W/ BATTERY BACKUP.
- (C/S) COMBINATION SMOKE/CO_2 DETECTOR - 120V W/ BATTERY BACKUP.
- EXHAUST FAN - VENT DIRECT TO EXTERIOR.

STATE OF OHIO
JONATHAN ROBERT SCHAAF
14503
REGISTERED ARCHITECT

Jonathan Robert Schaaf #14503
Expiration Date 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
349 Lincoln Park Circle
Springfield, Ohio 45505

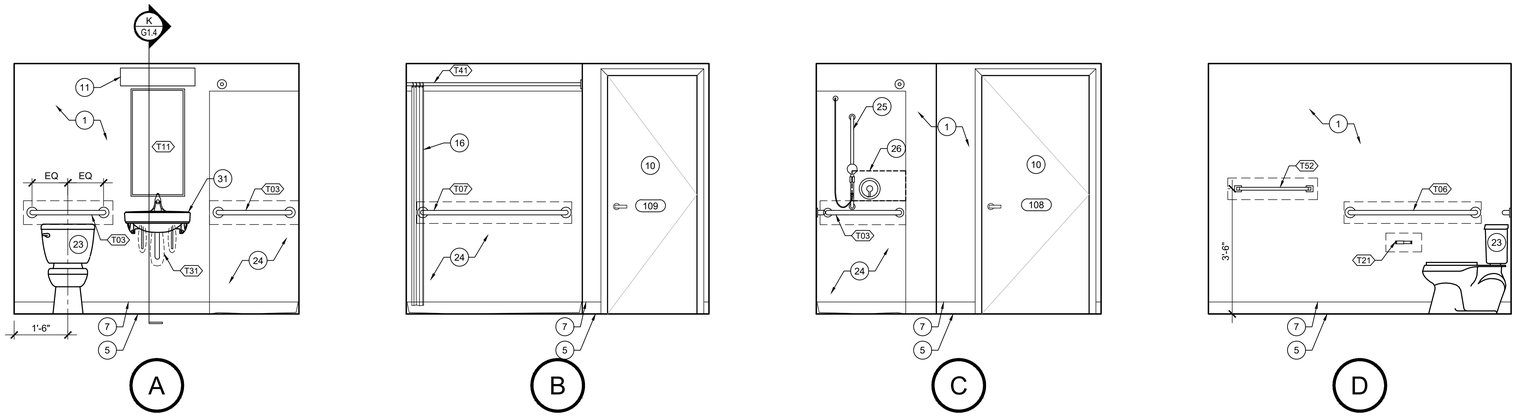
Project Number
2025-019

Date
June 20, 2025

Date	Issue
03.25.25	SD Set
06.09.25	Final Review
06.20.25	Bid/Construction Set

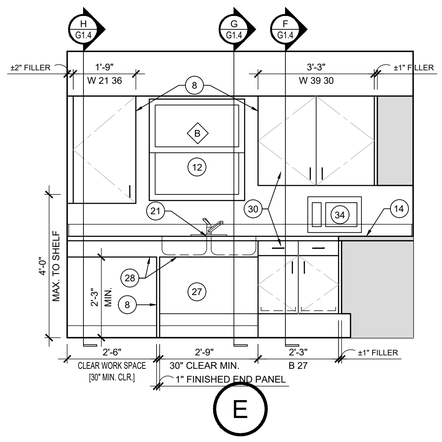
Sheet Title
Reflected Ceiling Plans

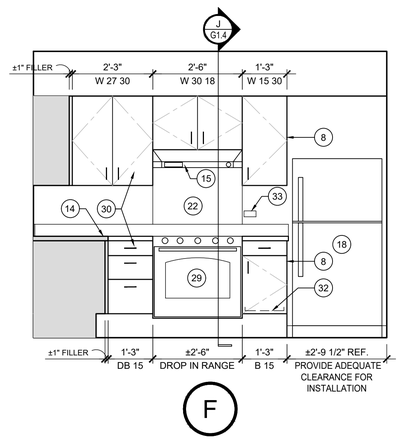
Sheet Number
06-A1.2



INTERIOR ELEVATIONS AT BATH 108

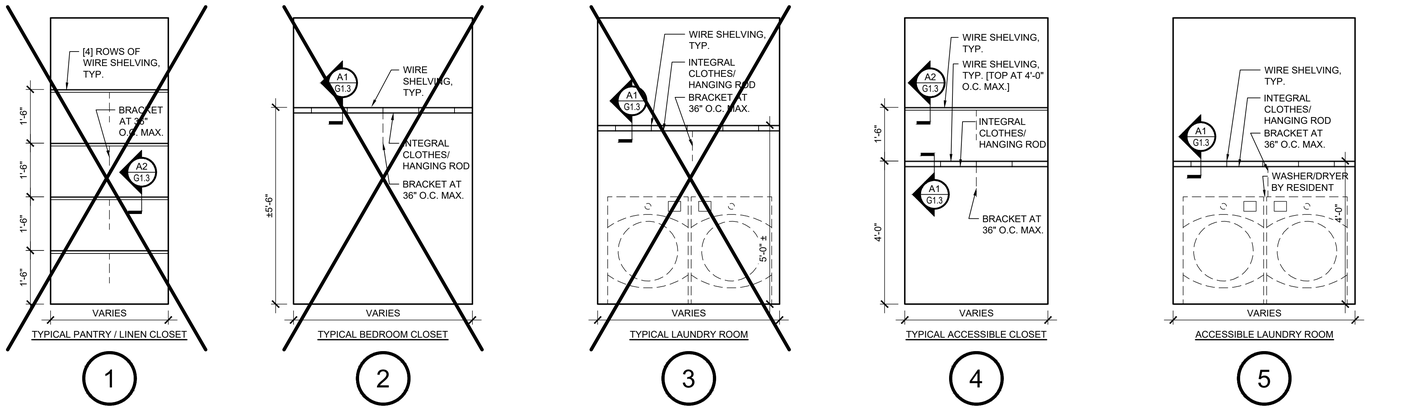
SCALE: 1/2" = 1'-0"





INTERIOR ELEVATIONS AT KITCHEN 103

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



TYPICAL INTERIOR ELEVATIONS

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

(#) INTERIOR ELEVATION KEY NOTES

1. PATCH / REPAIR / SKIMCOAT EXISTING PLASTER WALLS & CEILINGS TO PROVIDE A NEW SMOOTH FINISH. LEVEL 4 FINISH, PREP & PAINT.
2. NEW TUB SURROUND.
3. NEW BATH TUB.
4. NEW TUB/SHOWER HEAD & CONTROLS.
5. FINISH FLOOR - AS SCHEDULED.
6. NEW WATER CLOSET.
7. BASE - AS SCHEDULED.
8. FINISH END PANEL - STAIN TO MATCH CABINETS
9. NEW CULTURED MARBLE VANITY TOP W/ INTEGRAL SINK BOWL ON NEW STAINED WOOD BASE/VANITY CABINET. NEW FAUCET.
10. DOOR - REFER TO DOOR SCHEDULE.
11. NEW LIGHT FIXTURE.
12. WINDOW. REFER TO WINDOW SCHEDULE.
13. NEW EXHAUST FAN/LIGHT.
14. NEW PLASTIC LAMINATE COUNTERTOP W/ 4" BACKSPLASH.
15. NEW RECIRCULATING RANGE HOOD - INSTALL NEW FIRESTOP CANISTERS AT UNDERSIDE OF HOOD - REFER TO SPECS.
16. SHOWER CURTAIN BY RESIDENT.
17. NEW RANGE.
18. NEW REFRIGERATOR.
19. NEW END SPLASH.
20. NEW STAINED BASE AND WALL CABINETS.
21. NEW TWO BOWL STAINLESS STEEL SINK, FAUCET, SUPPLY/DRAIN PIPING.
22. NEW SPLASH PANEL AT WALL BEHIND & ADJACENT TO THE RANGE.
23. ACCESSIBLE WATER CLOSET. NOTE THAT LEVER SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET.
24. SWANSTONE 30x60 ROLL-IN SHOWER BASE W/ SWANSTONE SURROUND - REFER TO PLUMBING DRAWINGS.
25. SLIDE BAR FOR HAND HELD SHOWER CONTROLS.
26. AREA FOR SHOWER CONTROLS.
27. FINISH GRADE STAINED PRIVACY PANEL BELOW SINK TO CONCEAL SUPPLY AND DRAIN PIPING. CONFORM TO ACCESSIBILITY REQUIREMENTS.
28. FINISH GRADE STAINED WOOD PANEL AT FRONT OF CABINETS, MATCH CABINETS.
29. NEW ACCESSIBLE DROP-IN RANGE.
30. NEW STAINED WOOD ACCESSIBLE BASE AND WALL CABINETS.
31. NEW ACCESSIBLE WALL HUNG LAVATORY. LAVATORY FAUCET.
32. SLIDE OUT SHELVES AT ALL ACCESSIBLE BASE CABINETS.
33. RANGE HOOD CONTROL SWITCH.
34. COUNTERTOP MICROWAVE - BY RESIDENT

STATE OF OHIO
JONATHAN
ROBERT
SCHAAF
14503
REGISTERED ARCHITECT

Jonathan Robert Schaaf #14503
Expiration Date 12/31/2025

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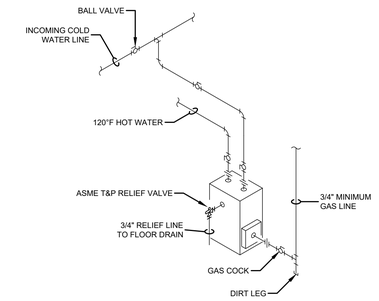
Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
349 Lincoln Park Circle
Springfield, Ohio 45505

Project Number	2025-019
Date	June 20, 2025

Date	Issue
03.25.25	SD Set
06.09.25	Final Review
06.20.25	Bid/Construction Set

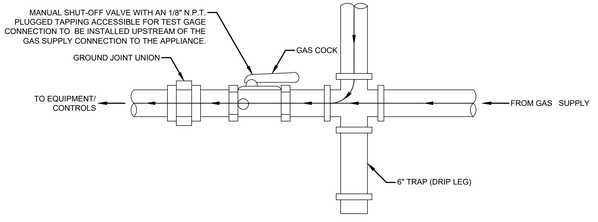
Sheet Title
Interior Elevations

Sheet Number
06-A3.1



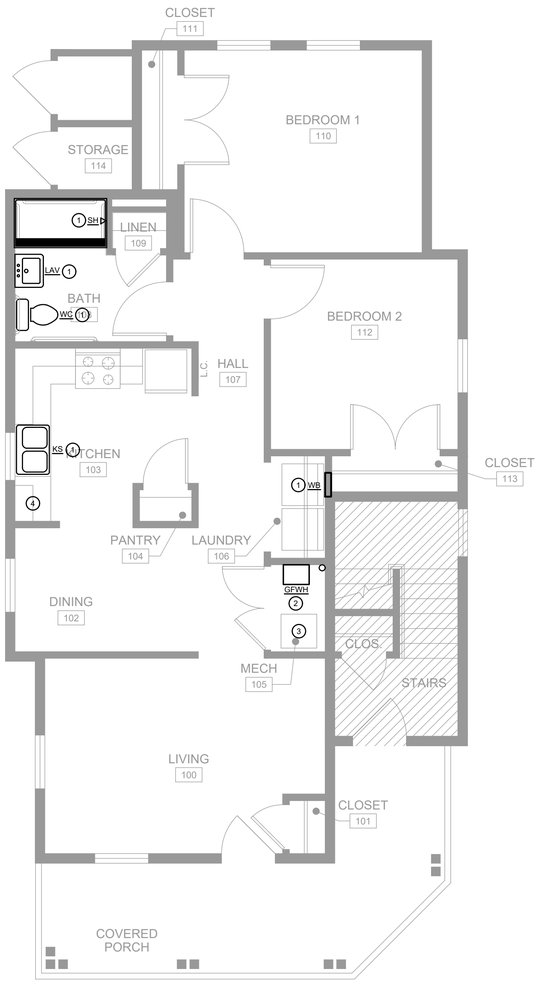
3 06-P1.1 TANKLESS GAS WATER HEATER INSTALLATION DETAIL

SCALE: NONE



2 06-P1.1 GAS CONNECTION TO EQUIPMENT DETAIL

SCALE: NONE



1 06-P1.1 PLUMBING PLAN

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

0' 2' 4' 8'

GAS FIRED WATER HEATER SCHEDULE

ITEM NO.	MAX FLOW	RECOVERY @ 90°F RISE	BTU PER HOUR	GAS CONN.	THERMAL EFF. (UEF)	WATER CONN.	MANUFACTURER AND MODEL	REMARKS
GFWH	6.8 GPM	2.6 GPM	120,000	3/4"	0.93	3/4"	NAVIEN NPE-150S2	POWER DIRECT VENT

PLUMBING FIXTURE AND EQUIPMENT SCHEDULE

ID	DESCRIPTION	MANUFACTURER	MODEL NUMBER	SUPPLY		SANITARY		REQ'D COMP	NOTES
				HOT	COLD	WASTE	VENT		
HB	HOSE BIBB	WOODFORD	MODEL 17	- - -	3/4"	2"	1-1/2"	- - -	- - -
KS	KITCHEN SINK - DROP IN	ELKAY	CR-3322	1/2"	1/2"	1-1/2"	1-1/2"	1	A,D
LAV	LAVATORY - WALL MOUNT	AMERICAN STANDARD	0355.012	1/2"	1/2"	1-1/2"	1-1/2"	4	A,B,C
SH	SHOWER	TBD	TBD	1/2"	1/2"	2"	1-1/2"	3	E,F
WB	WASHER BOX	OATEY	38101	1/2"	1/2"	2"	1-1/2"	- - -	- - -
WC	WATER CLOSET - TANK TYPE	AMERICAN STANDARD	215DA.104	- - -	1/2"	3"	1-1/2"	2	D

REQUIRED COMPONENTS AND SERVICES

1. MATERIAL: 18GA, TYPE 304 STAINLESS STEEL
   SIZE: DOUBLE BOWL 33" X 22" X 7"
   FAUCET: PEERLESS: P110LF
   WASTE TRIM: ELKAY: LK-35
   SUPPLY STOP: ZURN: ZH8822-LR-LK
   P-TRAP: MCGUIRE: 8912
   MISC: MOEN: 111C

2. COLOR: WHITE VITREOUS CHINA
   TYPE: FLOOR SET WITH CHROME LEFT HAND TRIP LEVER
   FLUSH: 1.28 GPF
   SEAT: AMERICAN STANDARD: 5503A
   MISC: ZURN: ZH8823-CR-LK SUPPLY STOP, 16.5" RIM MOUNTING HEIGHT

3. COLOR: WHITE
   SIZE: 60" X 30"
   SUPPLY TRIM: PEERLESS: PTT188743
   WASTE TRIM: ENGINEERED BRASS: WB150L
   SUPPLY STOP: MOEN: INTEGRAL STOPS
   MISC: SWANSTONE: SS-72-3, 78" SHOWER HEAD MOUNTING HEIGHT, 32" SHOWER VALVE MOUNTING HEIGHT

4. DESCRIPTION: WHITE VITREOUS CHINA
   FAUCET: PEERLESS: P136LF
   TRAP/FIX. DR.: MCGUIRE: 8872
   SUPPLY STOP: ZURN: ZH8822-LR-LK

NOTES:
A. PROVIDE CHROME PLATED ESCUTCHEONS AND NIPPLES TO WALL.
B. PROVIDE 0.5 GPM FLOW CONTROL DEVICE ON LAVATORY FAUCET
C. PROVIDE "TRUEBRO" LAV GUARD INSULATION KIT.
D. PROVIDE 1.5 GPM FLOW CONTROL DEVICE ON SINK FAUCET.
E. PROVIDE 1.5 GPM FLOW CONTROL DEVICE ON SHOWER HEAD.
F. PLUMBING CONTRACTOR TO PROVIDE AND INSTALL SWANSTONE SOLID SURFACE WALL SURROUNDS TO FIXTURE.

PLAN NOTES

1. EXISTING PLUMBING FIXTURE TO BE REMOVED AND REPLACED WITH NEW. CAPTURE AND RECONNECT TO EXISTING WATER AND DRAIN LINES. EXTEND AND REWORK PIPING AS NEEDED. PROVIDE ANY CUTTING AND PATCHING REQUIRED. REFER TO PLUMBING FIXTURE SCHEDULE FOR SPECIFICATIONS.
2. EXISTING GAS-FIRED WATER HEATER TO BE REMOVED AND REPLACED WITH NEW GAS-FIRED TANKLESS WATER HEATER. RECONNECT TO EXISTING WATER AND GAS LINES. EXTEND AND REWORK PIPING AS NEEDED. REFER TO PLUMBING FIXTURE SCHEDULE FOR SPECIFICATIONS.
3. EXISTING GAS-FIRED FURNACE TO BE REMOVED AND REPLACED WITH NEW. RECONNECT TO EXISTING GAS PIPING. EXTEND AND REWORK PIPING AS NEEDED. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
4. EXISTING DISHWASHER TO BE REMOVED. REMOVE EXISTING PIPING BACK TO NEAREST TEE AND CAP.

GENERAL NOTES

1. CONTRACTOR TO VERIFY INCOMING GAS SERVICE SIZE AND NOTIFY ENGINEER IF GAS SERVICE PIPE SIZE IS LESS THAN 1".
2. PROVIDE AND INSTALL NEW SHUTOFF BALL VALVES AT ALL FIXTURES.
3. PRESSURE TEST ALL EXISTING PIPING. REPAIR AND REPLACE PIPING AS NEEDED.

PLUMBING FIXTURE ABBREVIATIONS

XXX FIXTURE DESIGNATION. SEE PLUMBING FIXTURE SCHEDULE FOR EQUIPMENT SPECIFICATIONS.

AD	AREA DRAIN	RO	ROUGH ONLY
AFF	ABOVE FINISHED FLOOR	R&C	ROUGH AND CONNECT
BFP	BACK FLOW PREVENTER	RELOC	RELOCATED
C	CLOSET	S	SINK
CI	CAST IRON	SAN	SANITARY
CO	CLEAN OUT	SD	SHOWER DRAIN
CU	CONDENSING UNIT	SS	SCRUB SINK
DF	DRINKING FOUNTAIN	SH	SHOWER
DS	DOWNSPOUT	SPH	SPRINKLER HEAD
ELEV	ELEVATION	T	TUB
EWC	ELECTRIC WATER COOLER	TD	TRENCH DRAIN
FD	FLOOR DRAIN	TP	TRAP PRIMER
FP	FLOOR PORT	TV	TEMPERING VALVE
HB	HOSE BIBB	UR	URINAL
INV	INVERT	VTR	VENT THRU ROOF
JS	JANITOR SINK	WH	WALL HYDRANT
KS	KITCHEN SINK	WU	WASHER UNIT
LAV	LAVATORY	WC	WATER CLOSET
RD	ROOF DRAIN	WF	WASH FOUNTAIN

PROJECT GENERAL NOTES

1. THE DRAWINGS ARE DIAGRAMMATIC ONLY AND INDICATE THE GENERAL ARRANGEMENT OF THE SYSTEMS AND ARE TO BE FOLLOWED INSOFAR AS POSSIBLE. IF DEVIATIONS FROM THE LAYOUTS ARE NECESSITATED BY FIELD CONDITIONS, DETAILED LAYOUTS OF THE PROPOSED DEPARTURES SHALL BE SUBMITTED IN WRITING TO THE ENGINEER FOR REVIEW BEFORE PROCEEDING WITH THE WORK.
2. THE PLUMBING CONTRACTOR SHALL REVIEW ALL DRAWINGS IN DETAIL AS THEY MAY RELATE TO THEIR WORK.
3. EACH CONTRACTOR SHALL INSPECT THE SITE ON WHICH THE WORK IS TO BE PERFORMED, AND THE OBSTACLES THAT MAY BE ENCOUNTERED, AND ALL RELEVANT MATTERS CONCERNING THE WORK.
4. THE CONTRACTOR SHALL FILE ALL NECESSARY NOTICES, OBTAIN AND PAY FOR ALL PERMITS, FEES, AND OTHER COSTS INCLUDING UTILITY CONNECTIONS OR EXTENSION, IN CONNECTION WITH HIS WORK, AS NECESSARY, HE SHALL FILE ALL REQUIRED PLANS, PREPARE ALL DOCUMENTS AND OBTAIN ALL NECESSARY APPROVALS OF ALL UTILITY AND GOVERNMENTAL DEPARTMENTS HAVING JURISDICTION.
5. IGNORANCE OF CODES, RULES, AND REGULATIONS, UTILITY COMPANY REQUIREMENTS, LAWS, ETC. SHALL NOT DIMINISH OR ABSOLVE CONTRACTOR'S RESPONSIBILITIES TO PROVIDE AND COMPLETE ALL WORK IN COMPLIANCE WITH SUCH.
6. ALL MATERIALS FURNISHED AND ALL WORK INSTALLED SHALL COMPLY WITH THE CURRENT EDITION OF THE OHIO MECHANICAL CODES, NATIONAL FIRE CODES OF THE NATIONAL FIRE PROTECTION ASSOCIATION AND WITH THE REQUIREMENTS OF ALL GOVERNMENTAL AGENCIES OR DEPARTMENTS HAVING JURISDICTION.

PLUMBING SPECIFICATIONS

1. SCOPE OF WORK
   - 1.1. THE CONTRACTOR IS RESPONSIBLE FOR ALL WORK, MATERIALS, AND LABOR TO SATISFY A COMPLETE WORKING SYSTEM WHETHER SPECIFIED OR IMPLIED.
   - 1.2. ALL WORK IS TO BE PERFORMED IN STRICT COMPLIANCE WITH THE NATIONAL STANDARD PLUMBING CODE (LATEST EDITION), ALL LOCAL CODES, AND ALL OTHER REGULATIONS GOVERNING WORK OF THIS NATURE.
   - 1.3. THE CONTRACTOR SHALL, BEFORE SUBMITTING ANY PROPOSAL, EXAMINE THE PROPOSED SITE AND SHALL DETERMINE FOR HIMSELF THE CONDITIONS THAT MAY EFFECT THE WORK. NO ALLOWANCE SHALL BE MADE IF THE CONTRACTOR FAILS TO MAKE SUCH EXAMINATIONS.
   - 1.4. ALL EQUIPMENT AND MATERIALS SHALL BE AS SPECIFIED OR "APPROVED EQUAL" BY ENGINEER OR ARCHITECT.
2. PERMITS
   - 2.1. THE CONTRACTOR SHALL SECURE ALL PERMITS OR APPLICATIONS AND PAY ANY AND ALL FEES.
3. SHOP DRAWINGS
   - 3.1. SUBMIT MATERIAL LIST AND SHOP DRAWINGS FOR MAJOR ALL EQUIPMENT/FIXTURES TO THE ARCHITECT OR ENGINEER FOR APPROVAL. THE CONTRACTOR SHALL SUBMIT THREE SETS OF SHOP DRAWINGS AND THEY SHALL BE CLEARLY LABELED.
4. DOMESTIC WATER SUPPLY PIPING
   - 4.1. UNDERGROUND: PROVIDE TYPE "K" SOFT DRAWN COPPER TUBING WITH BRAZED CONNECTIONS.
   - 4.2. ABOVEGROUND: PROVIDE TYPE "L" HARD DRAWN COPPER TUBING WITH 125 PSI SOLDER JOINTS, COPPER OR BRASS FITTINGS. ALL SOLDER TO BE "NO LEAD" TYPE.
   - 4.3. ALL HOT WATER PIPING TO BE INSULATED WITH 1" FIBERGLASS INSULATION.
   - 4.4. ALL COLD WATER PIPING TO BE INSULATED WITH 1" FIBERGLASS INSULATION.
5. SANITARY/STORM DRAINAGE AND VENT PIPING
   - 5.1. ABOVE GRADE, 2" AND BELOW: SCHEDULE 40 PVC WITH SOLVENT JOINTS OR DWV COPPER WITH SOLDER JOINTS. ALL SOLDER TO BE "NO LEAD" TYPE.
   - 5.2. 3" AND ABOVE: SCHEDULE 40 PVC WITH SOLVENT JOINTS.
   - 5.3. BELOW GRADE: SCHEDULE 40 PVC WITH SOLVENT JOINTS.
   - 5.4. PVC PIPING SHALL NOT BE USED IN AIR PLENUM CEILINGS AND SHALL NOT CROSS FIRE RATED WALLS, CEILINGS, OR FLOORS.
   - 5.5. DRAINAGE PIPING SHALL BE RUN AS STRAIGHT AS POSSIBLE AND SHALL HAVE LONG TURN FITTINGS.
   - 5.6. DRAINAGE PIPING 3" SIZE AND SMALLER SHALL RUN AT A UNIFORM GRADE OF AT LEAST 1/4" PER FOOT, AND PIPING LARGER THAN 3" SHALL BE RUN AT A GRADE OF NO LESS THAN 1/8" PER FOOT.
   - 5.7. ALL VENT PIPING SHALL BE SLOPED TO DRAIN BACK TO FIXTURES.
   - 5.8. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FLASHING OF THE VENT PIPING RUN THROUGH THE ROOF.
   - 5.9. ALL STUB-INS AND/OR SLAB OR WALL PENETRATION TO BE 6. PER NATIONAL STANDARD PLUMBING CODE. ALL PIPING PENETRATIONS OF BUILDING FOUNDATIONS OR FOOTINGS SHALL BE SLEEVED.
6. PIPE SUPPORTS
   - 6.1. ABOVE GRADE
     - 6.1.1. ALL PIPE SHALL BE SUPPORTED FROM THE BUILDING STRUCTURE IN A NEAT AND WORKMANLIKE MANNER. THE USE OF WIRE AND PERFORMED METAL TO SUPPORT PIPES WILL NOT BE PERMITTED. SPACING OF PIPE SUPPORTS SHALL BE AS SPECIFIED IN CHAPTER 8 OF THE NATIONAL STANDARD PLUMBING CODE.
   - 6.2. BELOW GRADE
     - 6.2.1. EARTH SHALL BE EXCAVATED TO A MINIMUM DEPTH WITH AN EVEN SURFACE TO INSURE SOLID BEARING OF PIPE FOR ITS ENTIRE LENGTH.
     - 6.2.2. INTERIOR: THE PIPE SHALL BE INSTALLED (UNLESS OTHERWISE SPECIFIED) A MINIMUM OF 4 INCHES BELOW THE BOTTOM OF THE SLAB AND SHALL NOT BE IN ANY DIRECT CONTACT WITH THE CONCRETE AT ANY POINT.
     - 6.2.3. EXTERIOR: THE WATER PIPE SHALL HAVE A MINIMUM OF 42" OF COVER AND THE SANITARY WASTE PIPE SHALL HAVE A MINIMUM OF 24" OF COVER.
7. MISCELLANEOUS
   - 7.1. COORDINATE INSTALLATION OF ALL ROOF FLASHING AT A. ROOF PENETRATION.
   - 7.2. DO NOT SCALE THIS DRAWING FOR EXACT DIMENSIONS. VERIFY ALL FIGURES, CONDITIONS, AND DIMENSIONS AT THE JOB SITE.
   - 7.3. THE PLUMBING PLANS ARE INTENDED TO BE DIAGRAMATIC AND ARE BASED ON ONE MANUFACTURE'S EQUIPMENT. THEY ARE NOT INTENDED TO SHOW EVERY ITEM IN ITS EXACT LOCATION, THE EXACT DIMENSIONS, OR ALL THE DETAILS OF THE EQUIPMENT.
   - 7.4. THE CONTRACTOR SHALL VERIFY THE ACTUAL DIMENSIONS OF THE EQUIPMENT PROPOSED TO ENSURE THAT THE EQUIPMENT WILL FIT IN THE AVAILABLE SPACE.
8. TESTING
   - 8.1. PLUMBING SYSTEMS SHALL BE FLOW AND PRESSURE TESTED IN ACCORDANCE WITH STANDARD PRACTICE AND THE NATIONAL STANDARD PLUMBING CODE.
9. GUARANTEE
   - 9.1. MATERIALS, EQUIPMENT AND INSTALLATION SHALL BE GUARANTEED FOR A PERIOD OF ONE(1) YEAR FROM DATE OF ACCEPTANCE. DEFECTS WHICH APPEAR DURING THAT PERIOD SHALL BE CORRECTED AT THIS CONTRACTOR'S EXPENSE.
   - 9.2. FOR THE SAME PERIOD, THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO PREMISES CAUSED BY DEFECTS IN WORKMANSHIP OR IN THE WORK OR EQUIPMENT FURNISHED AND/OR INSTALLED BY HIM.

STATE OF OHIO
LAWRENCE S. AYER
56787
REGISTERED PROFESSIONAL ENGINEER

EXPIRATION DATE: 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
349 Lincoln Park
Springfield, Ohio 45505

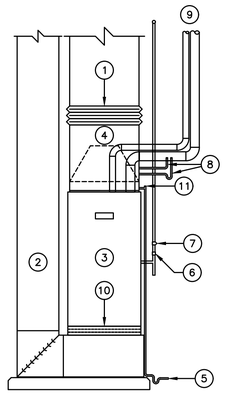
Project Number
E2M: 25131

Date
May 30, 2025

Date	Issue
06/02/25	REVIEW SET
06/05/25	REVIEW
06/20/25	BID/CONSTRUCTION

Sheet Title
PLUMBING PLAN

Sheet Number
06-P1.1



1. FLEXIBLE CONNECTION
2. EXISTING RETURN AIR DUCT
3. GAS FIRED FURNACE
4. EVAPORATOR COIL AND INSULATED PLENUM.
5. CONDENSATE DRAIN, DISCHARGE TO FLOOR DRAIN
6. UNION
7. GAS COCK
8. REFRIGERANT LINES
9. COMBUSTION PIPING PER MANUFACTURER'S INSTRUCTIONS, COORDINATE IN FIELD.
10. 2" FILTER RACK. MINIMUM FILTER SIZE 20" X 25".
11. AIR GAP

2 06-M1.1 GAS FIRED FURNACE INSTALLATION DETAIL

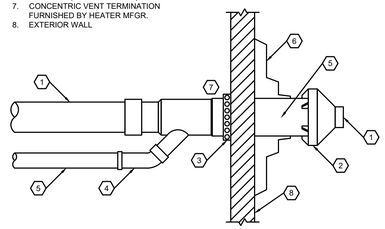
SCALE: NONE

KEYED NOTES:

1. VENT OUTLET
2. MAINTAIN 18" BEYOND WALL
3. SUPPORT (FIELD SUPPLIED)
4. ELBOW (FIELD SUPPLIED)
5. COMBUSTION AIR INLET
6. FLASHING (FIELD SUPPLIED)
7. CONCENTRIC VENT TERMINATION FURNISHED BY HEATER MFGR.
8. EXTERIOR WALL

GENERAL NOTES:

1. LOCATE TRAPS SO AS TO BE ACCESSIBLE FOR CLEANING
2. CONDENSATE PIPING SHALL GRADUALLY SLOPE DOWN FROM DRAIN TRAP



3 06-M1.1 SIDEWALL CONCENTRIC VENT INSTALLATION DETAIL

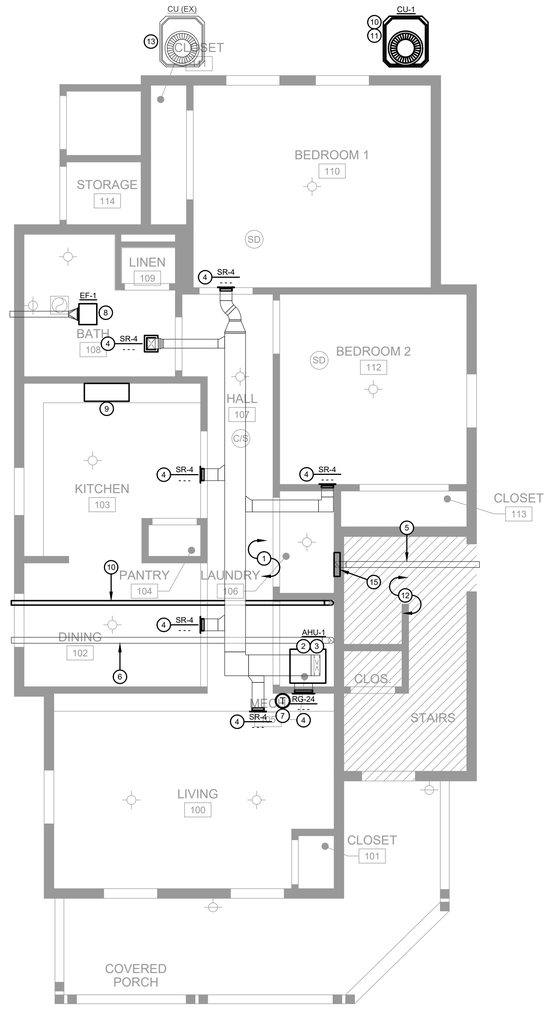
SCALE: NONE

SPLIT SYSTEM SCHEDULE

EQUIPMENT MARK	AHU-1	CU-1
MANUFACTURER	CARRIER	CARRIER
MODEL #	59SC2E06M14**12	26SCA424N**30*
COOLING COIL MODEL#	CAA**2414AM	
ENERGY EFFICIENCY RATIO (SEER2)		14
INDOOR FAN H.P.	1/2	
DESIGN CFM	MATCH EXISTING	
EXTERNAL STATIC PRESSURE IN H2O	0 - 0.50	
CONDENSER AMBIENT CONDITIONS		
TEMPERATURE °F		95°F
COOLING DATA		
ENTERING AIR TEMP. db / wb °F	80/67	
TOTAL COOLING CAPACITY IN M.B.H.	20.81	20.81
SENSIBLE COOLING CAPACITY IN M.B.H.	15.92	15.92
REFRIGERANT TYPE	R454B	R454B
HEATING DATA		
GAS INPUT IN M.B.H. H/L	60	
GAS OUTPUT IN M.B.H. H/L	56	
HEATING EFFICIENCY (AFUE %)	92.1%	
ELECTRIC RESISTANCE IN K.W. @ VOLT		
HEAT PUMP REVERSE CYCLE IN M.B.H.		
STAGES	1	
HEATER MODEL #		
ELECTRICAL DATA		
VOLTS / PHASE/ HERTZ	115/1/60	240/1/60
MINIMUM CIRCUIT AMPS	7.2	12.1
MAX OVERCURRENT PROTECTION IN AMPS	15	20
PHYSICAL DATA		
UNIT WEIGHT IN POUNDS	122	111
ACCESSORIES	SEE BELOW	- - -

A. TRANSFORMER.
B. THERMAL EXPANSION VALVE.
C. SIDE RETURN FILTER RACK.
D. INSULATED PLENUM COOLING COIL.
E. REFRIGERANT FILTER/ DRIER.
F. COMPRESSOR SHORT CYCLE CONTROL.
G. FURNANCE MOUNTING PAD
H. REFRIGERANT LINE SET
I. RETURN AIR PLENUM
J. PROVIDE 7-DAY PROGRAMMABLE THERMOSTAT

NOTES:
1. CONDENSING UNIT SHALL BE MOUNTED ON 4" CONCRETE BASE
2. AIR HANDLING UNIT TO HAVE ONE (1) 3/4" PVC CONDENSATE DRAIN LINES PIPED TO NEAREST FLOOR DRAIN.
3. INSTALL SYSTEMS PER MANUFACTURER'S INSTRUCTIONS.
4. OR EQUAL.
5. SYSTEM SHALL BE ENERGY STAR RATED.



1 06-M1.1 MECHANICAL PLAN

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

0' 2' 4' 8'

REGISTER, DIFFUSER, AND GRILLE SCHEDULE

MARK	SR-4	RG-24
MANUFACTURER	HART AND COOLEY	HART AND COOLEY
MODEL NUMBER	682	672
TYPE	LOUVERED	LOUVERED
DIRECTION	DBL DEFLECT	SNGL DEFLECT
MOUNTING	SIDEWALL/CEILING	SIDEWALL
G / R / D	R	G
CFM	MATCH EXISTING	- - -
NECK SIZE	10" X 4"	24" X 16"
PANEL SIZE	11-5/8" X 5-5/8"	25-5/8" X 17-5/8"
MATERIAL	STEEL	STEEL
FINISH	PER ARCHITECT	PER ARCHITECT
DAMPER	YES	YES
SOUND (NC)	<20	<20
REMARKS / NOTES	1, 2, 3	1, 2, 3

1. PROVIDE WITH DRYWALL WALL MOUNTING FRAME WHERE REQUIRED.
2. COLOR SELECTED BY ARCHITECT
3. SIZE REGISTER/GRILLE TO MATCH EXISTING REGISTER/GRILLE AND EXISTING DUCTWORK.

EXHAUST FAN SCHEDULE

MARK	ROOM	MANUFACTURER / MODEL #	FAN DATA			MOTOR DATA			BACKDRAFT DAMPER	NOTES
			CFM	SP	RPM	VOLTS	PHASE	WATTS / HP		
EF-1	FULL BATH	PANASONIC / FV-05-11VKS1	80	0.25	1131	120	1	10.2W	YES	1,2

NOTES:
1. FAN SHALL BE CONTROLLED BY SWITCH SEPARATE FROM LIGHTS.
2. PROVIDE ALL REQUIRED ACCESSORIES TO MAKE COMPLETE.

PLAN NOTES

1	ALL EXISTING DUCTWORK TO REMAIN. ALL EXISTING DUCTWORK TO BE CLEANED AFTER ALL DEMOLITION AND ANY CONSTRUCTION THAT CREATES DUST OR OTHER CONTAMINANTS HAS BEEN COMPLETED.
2	REMOVE EXISTING GAS FIRED FURNACE. PROVIDE AND INSTALL NEW REPLACEMENT GAS FIRED FURNACE. INSTALL NEW FURNACE PER MANUFACTURER'S INSTRUCTIONS. PROVIDE WITH ALL MATERIALS AND ACCESSORIES TO MAKE COMPLETE.
3	CONNECT REPLACEMENT FURNACE TO EXISTING DUCTWORK. PROVIDE ALL DUCTWORK, TRANSITIONS, AND TAKEOFFS NECESSARY TO MAKE COMPLETE.
4	REMOVE EXISTING REGISTER AND GRILLE. REPLACE REGISTERS AND GRILLES TO MATCH EXISTING SIZE AND DUCTWORK. FIELD VERIFY ALL SIZES PRIOR TO WORK.
5	EXISTING HARD DUCT FOR DRYER EXHAUST TO REMAIN. REPLACE EXISTING FLEX DUCT WITH NEW AND MAKE COMPLETE CONNECTION TO DRYER.
6	EXISTING DUCTWORK FOR COMBUSTION AND RELIEF PIPING TO REMAIN. CONNECT NEW FURNACE TO EXISTING DUCTWORK. PROVIDE ALL DUCTWORK, TRANSITIONS AND TAKEOFFS NECESSARY TO MAKE COMPLETE.
7	PROVIDE AND INSTALL NEW 7-DAY PROGRAMMABLE THERMOSTAT. PROVIDE ALL WIRING AND PROGRAMMING TO MAKE COMPLETE.
8	REMOVE EXISTING CEILING EXHAUST FAN. PROVIDE AND INSTALL NEW REPLACEMENT CEILING EXHAUST FAN.
9	PROVIDE AND INSTALL RECIRCULATING CABINET RANGE HOOD. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
10	REMOVE EXISTING CONDENSING UNIT. PROVIDE AND INSTALL NEW REPLACEMENT CONDENSING UNIT ON EXISTING CONCRETE PAD. INSTALL CONDENSING UNIT PER MANUFACTURER'S INSTRUCTIONS. PROVIDE WITH ALL MATERIALS AND ACCESSORIES TO MAKE COMPLETE. FIELD VERIFY WHICH UNIT SERVES WHICH APARTMENT PRIOR TO ANY WORK.
11	EXTEND REFRIGERANT PIPING THROUGH WALL SLEEVE. EXTEND TO REPLACEMENT AIR HANDLING UNIT. INSTALL ALL REFRIGERANT PIPING PER MANUFACTURER'S INSTRUCTIONS.
12	NO WORK IN THIS AREA OR FLOOR ABOVE.
13	EXISTING CONDENSING UNIT TO REMAIN. NO WORK REQUIRED. FIELD VERIFY WHICH UNIT SERVES WHICH APARTMENT PRIOR TO ANY WORK.
14	PROVIDE AND INSTALL INTAKE AIR AND VENT PIPING AS REQUIRED FOR INSTANTANEOUS WATER HEATER. INSTALL PER MANUFACTURER'S INSTRUCTIONS. REFER TO PLUMBING DRAWINGS FOR SPECS. FIELD VERIFY FINAL LOCATION WITH ALL EXISTING AIR INTAKES.
15	PROVIDE AND INSTALL DRYER BOX MODEL 350 OR EQUAL. COORDINATE EXACT DRYER BOX ORIENTATION IN FIELD. INSTALL PER MANUFACTURER'S INSTRUCTIONS.

MECHANICAL PLAN SYMBOL LEGEND

DUCT LEGEND (NOT ALL SYMBOLS MAY BE USED)

SIZE	NEW METAL DUCTWORK.
SIZE	EXISTING METAL DUCTWORK.
SIZE	METAL DUCTWORK TO BE DEMOLISHED.
	NEW FLEX DUCTWORK. SIZE SHALL BE EQUAL TO ASSOCIATED DEVICE AND DUCTWORK UNLESS OTHERWISE NOTED.
	EXISTING FLEX DUCTWORK. SIZE SHALL BE EQUAL TO ASSOCIATED DEVICE AND DUCTWORK UNLESS OTHERWISE NOTED.
	FLEX DUCTWORK TO BE DEMOLISHED.

DEVICE LEGEND (NOT ALL SYMBOLS MAY BE USED)

	SIDWALL OR DUCTMOUNTED GRILLE.
	CABINET STYLE EXHAUST FAN
	TRANSFER GRILLE IN PLENUM ABOVE.
T	TEMPERATURE SENSOR, REFER TO SPECIFICATIONS.

MISCELLANEOUS LEGEND (NOT ALL SYMBOLS MAY BE USED)

	POINT OF CONNECTION TO EXISTING SYSTEM ELEMENTS.
ID / CFM	DEVICE IDENTIFIER. RL = RELOCATE, EX=EXISTING BALANCE OR REBALANCE TO CFM SHOWN. SEE AIR DEVICE AND EQUIPMENT SCHEDULES.

MOLD AND MILDEW NOTES

1. THE FOLLOWING REQUIREMENTS SHALL APPLY TO ALL NEW AND REMODEL CONSTRUCTION PROJECTS.
2. IN THE EVENT THE CONTRACTOR DISCOVERS, AT ANY TIME DURING DEMOLITION, CONSTRUCTION, AND/OR REMODELING OPERATIONS, EXISTING CONDITIONS THAT COULD INCLUDE THE PRESENCE OF MOLD AND/OR MILDEW, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE AND THE ARCHITECT/ENGINEER OF RECORD, IN WRITING, OF THE CONCERNS AND/OR SUSPICIONS.
3. CONCURRENTLY, THE CONTRACTOR SHALL BE RESPONSIBLE TO RETAIN A MOLD AND MILDEW CERTIFIED TESTING AGENCY TO PERFORM AN INVESTIGATION AND TESTING AS REQUIRED TO EVALUATE THE NATURE AND EXTENT OF THE PROBLEM. IF THE TESTING AGENCY CONFIRMS HAZARDS, THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN A MINIMUM OF TWO (2) BIDS FROM COMPANIES QUALIFIED AND LICENSED TO PERFORM ALL NECESSARY REMEDIATION WORK, COMPLYING WITH ALL LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS, CODES, AND STATUTES.
4. THE CONTRACTOR SHALL MAKE ALL REASONABLE EFFORTS TO AVOID CONDITIONS FAVORABLE TO THE DEVELOPMENT OF MOLD AND MILDEW, ESPECIALLY IN VOIDS WHICH WILL BE CONCEALED AND NOT WELL VENTILATED. IN ALL CASES, INTERIOR SPACES AND INTERIOR FINISHED CONSTRUCTION SHALL BE MAINTAINED IN DRY AND WELL VENTILATED CONDITIONS.
5. THE CONTRACTOR SHALL COMPLY WITH FEDERAL ENVIRONMENTAL AND OSHA REGULATIONS AND ALL LOCAL AND STATE HEALTH DEPARTMENT REQUIREMENTS AND RECOMMENDATIONS REGARDING MOLD AND MILDEW.
6. ALL PENETRATIONS SHALL BE SEALED WATER TIGHT TO PREVENT MOISTURE MIGRATION FROM ENTERING THE BUILDING OR WALL CAVITIES.
7. ALL CONDENSATE DRAIN PANS SHALL BE CLEANED AND KEPT FREE FROM DEBRIS UNTIL AND WHEN THE FACILITY IS TURNED OVER TO THE OWNER OR TENANT. INSURE POSITIVE DRAINAGE AT ALL DRAIN PANS. INSURE THAT ALL "COLD" SURFACES ARE INSULATED ON COVERED WITH A FULLY SEALED AND CONTINUOUS VAPOR BARRIER. ("COLD" SURFACES INCLUDE BUR ARE NIT LIMITED TO, DOMESTIC COLD WATER PIPING, CHILLED WATER PIPING, INTERIOR RAIN LEADERS, OUTDOOR AIR INTAKES, AIR DUCTWORK CARRYING AIR CONDITIONED SUPPLY AIR.

PROJECT GENERAL NOTES

1. THE DRAWINGS ARE DIAGRAMMATIC ONLY AND INDICATE THE GENERAL ARRANGEMENT OF THE SYSTEMS AND ARE TO BE FOLLOWED INSOFAR AS POSSIBLE. IF DEVIATIONS FROM THE LAYOUTS ARE NECESSITATED BY FIELD CONDITIONS, DETAILED LAYOUTS OF THE PROPOSED DEPARTURES SHALL BE SUBMITTED IN WRITING TO THE ENGINEER FOR REVIEW BEFORE PROCEEDING WITH THE WORK.
2. THE MECHANICAL CONTRACTOR SHALL REVIEW ALL DRAWINGS IN DETAIL AS THEY MAY RELATE TO THEIR WORK.
3. EACH CONTRACTOR SHALL INSPECT THE SITE ON WHICH THE WORK IS TO BE PERFORMED, AND THE OBSTACLES THAT MAY BE ENCOUNTERED, AND ALL RELEVANT MATTERS CONCERNING THE WORK.
4. THE CONTRACTOR SHALL FILE ALL NECESSARY NOTICES, OBTAIN AND PAY FOR ALL PERMITS, FEES, AND OTHER COSTS INCLUDING UTILITY CONNECTIONS OR EXTENSION, IN CONNECTION WITH HIS WORK. AS NECESSARY, HE SHALL FILE ALL REQUIRED PLANS, PREPARE ALL DOCUMENTS AND OBTAIN ALL NECESSARY APPROVALS OF ALL UTILITY AND GOVERNMENTAL DEPARTMENTS HAVING JURISDICTION.
5. IGNORANCE OF CODES, RULES, AND REGULATIONS, UTILITY COMPANY REQUIREMENTS, LAWS, ETC. SHALL NOT DIMINISH OR ABSOLVE CONTRACTOR'S RESPONSIBILITIES TO PROVIDE AND COMPLETE ALL WORK IN COMPLIANCE WITH SUCH.
6. ALL MATERIALS FURNISHED AND ALL WORK INSTALLED SHALL COMPLY WITH THE CURRENT EDITION OF THE OHIO MECHANICAL CODES, NATIONAL FIRE CODES OF THE NATIONAL FIRE PROTECTION ASSOCIATION AND WITH THE REQUIREMENTS OF ALL GOVERNMENTAL AGENCIES OR DEPARTMENTS HAVING JURISDICTION.

HVAC NOTES

1. SCOPE OF WORK
   - 1.1. THE CONTRACTOR IS RESPONSIBLE FOR ALL WORK, MATERIALS, AND LABOR TO SATISFY A COMPLETE WORKING SYSTEM WHETHER SPECIFIED OR IMPLIED.
   - 1.2. ALL WORK IS TO BE PERFORMED IN STRICT COMPLIANCE WITH THE INTERNATIONAL MECHANICAL CODE 2021, ALL LOCAL CODES AND ALL OTHER REGULATION GOVERNING WORK OF THIS NATURE.
   - 1.3. THE CONTRACTOR SHALL, BEFORE SUBMITTING ANY PROPOSAL, EXAMINE THE PROPOSED SITE AND SHALL DETERMINE FOR HIMSELF THE CONDITIONS THAT MAY EFFECT THE WORK. NO ALLOWANCE SHALL BE MADE IF THE CONTRACTOR FAILS TO MAKE SUCH EXAMINATIONS.
   - 1.4. ALL EQUIPMENT AND MATERIALS SHALL BE AS SPECIFIED OR "APPROVED EQUAL" BY THE ENGINEER OR ARCHITECT.
2. SHOP DRAWINGS
   - 2.1. SUBMIT MATERIAL LIST AND SHOP DRAWINGS FOR MAJOR EQUIPMENT TO THE ARCHITECT/ENGINEER FOR APPROVAL. THE CONTRACTOR SHALL SUBMIT FIVE SETS OF SHOP DRAWINGS AND THEY SHALL BE CLEARLY LABELED.
3. REFRIGERANT PIPING
   - 3.1. CONTRACTOR SHALL PROVIDE AND INSTALL REFRIGERANT PIPING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND IN SUCH A WAY AS TO BE INCONSPICUOUS AND FREE FROM ANY POSSIBLE CONDENSATION. INSULATE REFRIGERANT LINES WITH R-6 OR BETTER ARMOUR-FLEX TYPE INSULATION.
   - 3.2. SHALL BE TYPE "K" COPPER TUBING, WITH WROUGHT COPPER SOLDER TYPE FITTINGS SUITABLE FOR CONNECTION WITH SILVER SOLDER DUCTWORK.
4. SHEET METAL DUCT WORK
   - 4.1. THE DUCTWORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "SMACNA" APPLICABLE MANUALS. ALL DUCTWORK SHALL BE THE LOW VELOCITY TYPE, UNLESS SPECIFIED OTHERWISE.
   - 4.2. CONTRACTOR SHALL PROVIDE AND INSTALL APPROVED FIRE DAMPERS AND ACCESS PANELS IN ANY AND ALL DUCTWORK WHICH PENETRATES A HORIZONTAL OR VERTICAL FIRE PARTITION, OR AS OTHERWISE SHOWN ON DRAWINGS.
   - 4.3. ALL BRANCH DUCTS TO HAVE VOLUME DAMPERS.
   - 4.4. SMOOTH TURN RADIUS DUCTWORK OR TURNING VANES SHALL BE USED THROUGHOUT WHERE FLOW EXCEEDS 150 CFM.
   - 4.5. ALL DUCT JOINTS TO BE SEALED IN ACCORDANCE WITH "SMACNA" STANDARDS AND ACCEPTED GOOD PRACTICE.
   - 4.6. ALL DUCT DIMENSIONS SHOWN ARE NET INSIDE VALUES. DIMENSIONS MAY BE CHANGED SO LONG AS THE NET FREE FACE AREA IS MAINTAINED.
   - 4.7. ALL CONCEALED DUCTWORK SHALL BE INSULATED WITH 1-1/2" FIBERGLASS INSULATING BLANKET WITH ALUMINUM FOIL FACING.
   - 4.8. ALL SUPPLY AND RETURN DUCTWORK 15 FEET DOWNSTREAM OF THE HVAC UNIT SHALL BE INTERNALLY LINED WITH A 1/2" ACOUSTICAL DUCT LINER.
5. DRAINAGE PIPING (CONDENSATE)
   - 5.1. SHALL BE SCHEDULE 40 PVC PIPE WITH SOLVENT JOINTS. PITCH HORIZONTAL LINES 1" IN 10'-0". CONDENSATE DRAINS SHALL BE ROUTED TO FLOOR DRAIN OR INDIRECT WASTE DRAIN.
6. HVAC CONTROLS
   - 6.1. CONTRACTOR TO SUPPLY AND INSTALL ALL CONTROL WIRING AND THERMOSTATS AS REQUIRED.
7. ELECTRICAL
   - 7.1. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR FOR LOCATION OF WIRING FOR EACH HVAC UNIT.
8. PIPE SUPPORTS
   - 8.1. ALL PIPE SHALL BE SUPPORTED FROM THE BUILDING STRUCTURE IN A NEAT AND WORKMANLIKE MANNER. THE USE OF WIRE OR METAL STRAP TO SUPPORT PIPES WILL NOT BE PERMITTED. SPACING OF PIPE SUPPORTS SHALL NOT EXCEED 8 FEET FOR ALL PIPING. PLASTIC PIPING TO BE SUPPORTED EVERY 4 FEET.
9. GAS PIPING
   - 9.1. SHALL BE SCHEDULE 40 BLACK STEEL PIPE WITH MALLEABLE IRON FITTINGS. WHERE GAS PIPE CONNECTS TO EQUIPMENT, IT SHALL BE PROVIDED WITH A DRIP LEG THE FULL SIZE OF THE RUN OUT, A 100% SHUT-OFF VALVE AND A UNION. GAS PIPING CONTAINING PRESSURE GREATER THAN 9" W.G. SHALL BE SCHEDULE 40 BLACK STEEL PIPE WITH WELDED JOINTS.
10. MISCELLANEOUS
    - 10.1. ALL EXTERIOR OPENINGS TO BE PROPERLY CAULKED AND SEALED WITH A SEALANT OF HIGH QUALITY AND LONG LIFE, TO PREVENT INFILTRATION OF OUTSIDE AIR INTO CONDITIONED SPACE.
    - 10.2. COORDINATE INSTALLATION OF ALL ROOF FLASHING AT ROOF PENETRATION.
    - 10.3. DO NOT SCALE THIS DRAWING FOR EXACT DIMENSIONS. VERIFY ALL FIGURES, CONDITIONS, AND DIMENSIONS AT THE JOB SITE.
    - 10.4. THE MECHANICAL PLANS ARE INTENDED TO BE DIAGRAMMATIC AND ARE BASED ON ONE MANUFACTURE'S EQUIPMENT. THEY ARE NOT INTENDED TO SHOW EVERY ITEM IN ITS EXACT LOCATION, THE EXACT DIMENSIONS, OR ALL THE DETAILS OF THE EQUIPMENT. THE CONTRACTOR SHALL VERIFY THE ACTUAL DIMENSIONS OF THE EQUIPMENT PROPOSED TO ENSURE THAT THE EQUIPMENT WILL FIT IN THE AVAILABLE SPACE.
    - 10.5. ALL AIR FILTERS SHALL CONFORM TO SECTION 605 OF THE INTERNATIONAL MECHANICAL CODE WITH A MERV OF 8 OR HIGHER.
11. TESTING AND BALANCING
    - 11.1. THE HVAC SYSTEM SHALL BE TESTED AND AND BALANCED BY AN INDEPENDENT AGENCY, UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER. A SEALED TYPE WRITTEN REPORT SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER FOR REVIEW AND APPROVAL.
12. GUARANTEE
    - 12.1. MATERIALS, EQUIPMENT AND INSTALLATION SHALL BE GUARANTEED FOR A PERIOD OF ONE(1) YEAR FROM DATE OF ACCEPTANCE. DEFECTS WHICH APPEAR DURING THAT PERIOD SHALL BE CORRECTED AT THIS CONTRACTOR'S EXPENSE.
    - 12.2. FOR THE SAME PERIOD, THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO PREMISES CAUSED BY DEFECTS IN WORKMANSHIP OR IN THE WORK OR EQUIPMENT FURNISHED AND/OR INSTALLED BY HIM.

STATE OF OHIO
LAWRENCE S. AYER
56787
REGISTERED PROFESSIONAL ENGINEER
EXPIRATION DATE: 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
349 Lincoln Park
Springfield, Ohio 45505

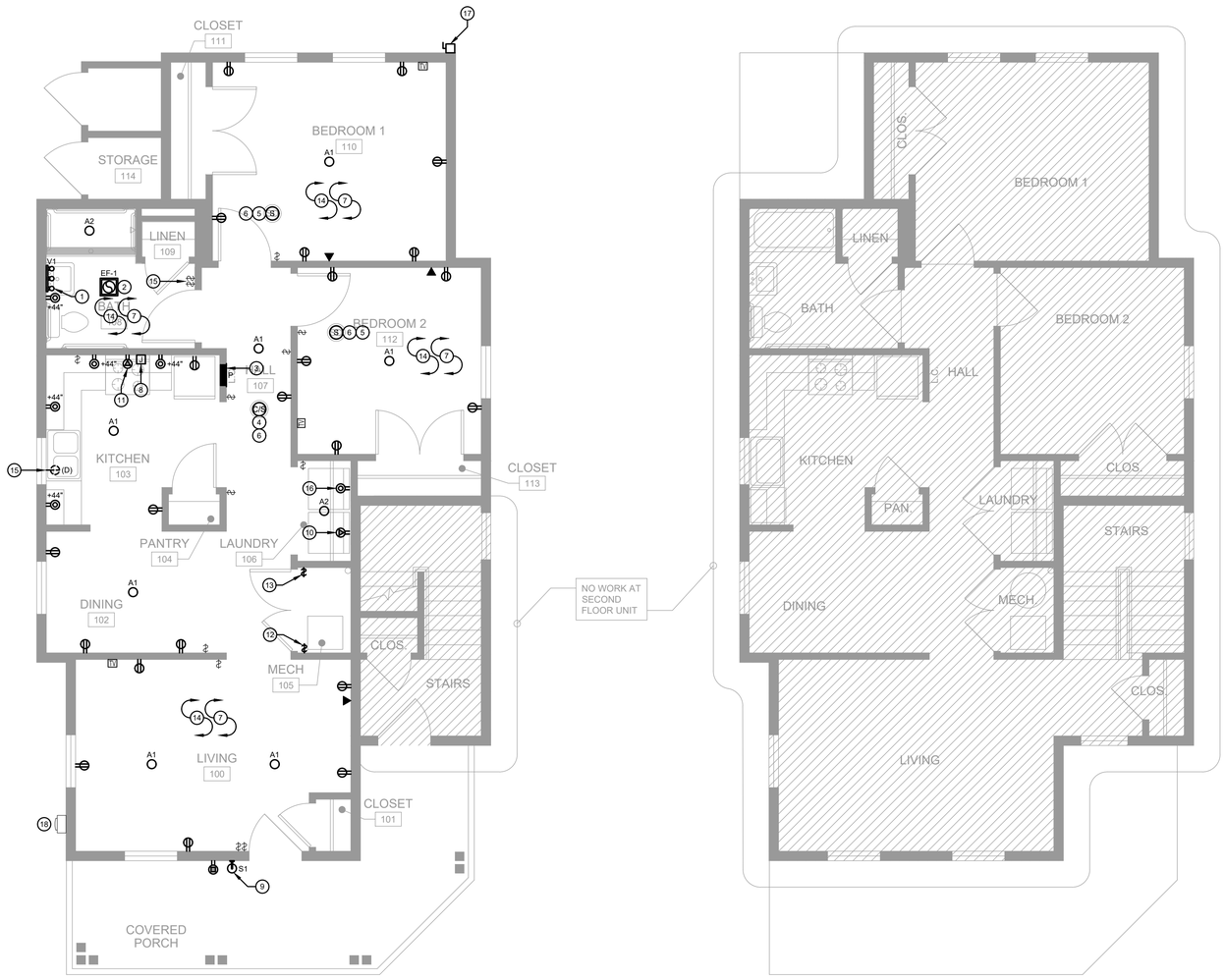
Project Number
E2M: 25131

Date
May 30, 2025

Date	Issue
06/02/25	REVIEW SET
06/05/25	REVIEW
06/20/25	BID/CONSTRUCTION

Sheet Title
MECHANICAL PLAN

Sheet Number
06-M1.1



PLAN NOTES

1	MOUNT VANITY LIGHT ABOVE BATHROOM MIRROR. FIELD VERIFY EXACT MOUNTING HEIGHT. CONNECT TO EXISTING WIRING.
2	EXHAUST FAN PROVIDED BY MECHANICAL CONTRACTOR AND WIRED BY ELECTRICAL CONTRACTOR. FAN TO BE WIRED TO EXISTING CIRCUIT AND LIGHTING CONTROLS. SET SWITCH TO LIGHT AND FAN.
3	EXISTING PANEL TO BE REPLACED WITH NEW.
4	PROVIDE DUAL SENSING (PHOTOELECTRIC AND IONIZATION) SMOKE DETECTOR WITH CARBON MONOXIDE SENSOR AT THIS LOCATION. ALL SMOKE DETECTORS SHALL BE 120V HARD WIRED AND INTERCONNECTED WITH BATTERY BACKUP.
5	PROVIDE DUAL SENSING (PHOTOELECTRIC AND IONIZATION) SMOKE DETECTOR AT THIS LOCATION. ALL SMOKE DETECTORS SHALL BE 120V HARD WIRED AND INTERCONNECTED WITH BATTERY BACKUP.
6	CONTRACTOR TO INSTALL MULTI-STATION SMOKE DETECTORS AND COMBINATION SMOKE/CARBON MONOXIDE DETECTORS IN ACCORDANCE WITH NFPA 72. TYPICAL OF ALL DEVICES.
7	ALL RECEPTACLES AND DATA JACKS TO BE REPLACED WITH NEW DEVICES AND COVER PLATES. NEW RECEPTACLES TO BE TAMPER RESISTANT. CAPTURE EXISTING CIRCUIT AND ANY EXISTING SWITCHED RECEPTACLE CONTROLS.
8	PROVIDE POWER TO NEW RANGE HOOD PER MANUFACTURER SPECIFICATIONS. HOOD PROVIDED BY MECHANICAL CONTRACTOR AND WIRED BY ELECTRICAL CONTRACTOR. WIRE TO EXISTING RANGE HOOD CIRCUIT.
9	NEW EXTERIOR FIXTURE CONTROLLED BY PHOTOCELL AND WIRED TO EXISTING CIRCUIT; REMOVE ANY EXISTING SWITCHING.
10	REPLACE EXISTING DRYER RECEPTACLE WITH NEW PER MANUFACTURER SPECIFICATIONS.
11	REPLACE RECEPTACLE FOR ELECTRIC RANGE WITH NEW PER MANUFACTURER SPECIFICATION.
12	CAPTURE EXISTING 120V ELECTRIC CONNECTION AT DEMOLISHED GAS FURNACE AND MAKE CONNECTION TO NEW FURNACE PER MANUFACTURER SPECIFICATIONS. COORDINATE LOCATION WITH MECHANICAL CONTRACTOR.
13	PROVIDE NEW 120V CONNECTION TO TANKLESS GAS-FIRED WATER HEATER PER MANUFACTURER SPECIFICATIONS. COORDINATE LOCATION WITH PLUMBING CONTRACTOR.
14	EXISTING LIGHTS TO BE REPLACED WITH NEW AND WIRED TO EXISTING CIRCUIT AND CONTROLS UNLESS OTHERWISE SPECIFIED. EXISTING LIGHT SWITCHES TO BE REPLACED WITH NEW.
15	DISHWASHER TO BE REMOVED. REMOVE EXISTING RECEPTACLE AND TERMINATE WIRING.
16	REPLACE CLOTHES WASHER RECEPTACLE WITH NEW.
17	REPLACE DISCONNECT TO CONDENSING UNIT WITH NEW PER MANUFACTURER SPECIFICATION OF NEW HVAC EQUIPMENT. COORDINATE LOCATION WITH MECHANICAL CONTRACTOR.
18	EXISTING METER, SERVICE DISCONNECT, AND ELECTRICAL SERVICE TO REMAIN

GENERAL NOTES

1. CONTRACTOR SHALL MEGGER TEST ALL EXISTING WIRING TO REMAIN. REPLACE ANY WIRING THAT DOES NOT PASS.
2. ALL EXISTING ELECTRICAL EQUIPMENT WILL BE TESTED AND REUSED IF POSSIBLE. OTHERWISE, ALL LIGHTING AND POWER COMPONENTS WILL BE REPLACED WITH NEW.
3. REMOVE EXISTING, INSTALL NEW DEVICES & COVER PLATES THROUGHOUT. MATCH ORIGINAL CONFIGURATIONS. FIELD VERIFY AS APPLICABLE. INCLUDE ALL PHONE JACKS/TELEVISION JACKS, DATA JACKS, RECEPTACLES, AND SWITCHES.
4. REMOVE EXISTING, INSTALL NEW LIGHT FIXTURES THROUGHOUT. MATCH ORIGINAL CONFIGURATIONS. FIELD VERIFY AS APPLICABLE. INCLUDE ALL LIGHT FIXTURES.

STATE OF OHIO
LAWRENCE S. AYER
56787
REGISTERED PROFESSIONAL ENGINEER
EXPIRATION DATE: 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
349 Lincoln Park
Springfield, Ohio 45505

Project Number
E2M: 25131

Date
May 30, 2025

Date	Issue
06/02/25	REVIEW SET
06/05/25	REVIEW
06/20/25	BID/CONSTRUCTION

Sheet Title
ELECTRICAL PLAN

Sheet Number
06-E1.1

Load Calculations – NEC 2014 Example D2(b)

Description	Area (Ft²)	Watts/Ft²	Total
Lighting and Receptacles	842	3	2,526 W
		Sub-Total:	2,526 W
General Loads	**Watts**	**Quantity**	**Total**
Lighting and Receptacles			2,526 W
Small Appliance Circuits	1,500 W	2	3,000 W
Laundry Circuit(s)	1,500 W	1	1,500 W
Clothes Dryer(s)	3,000 W	1	3,000 W
		Sub-Total:	10,026 W
Description	**Watts**	**Demand Factor**	**Total**
First 10KVA @ 100%	10,000 W	100%	10,000 W
Remainder @ 40%	26 W	40%	10 W
		Sub-Total:	10,010 W
All Loads	**Watts**	**Quantity**	**Total**
General Loads	10,010 W	1	10,010 W
Electric Heat > Air Conditioning	846 W	0	0 W
Air Conditioning > Electric Heat	2,904 W	1	2,904 W
		Total Conncted Load:	12,914 W
		Ampacity Required:	35.85 A
		Ampacity Provided:	125

Electrical Panel Schedule 349 Lincoln

Volts	Phase	Wire	Panel Type	Ampacity Provided	Mount	AIC	Fed From
120/240	1Ø	3	Main Circuit Breaker	125 Amps	Surface	Existing	Meter

Circuit #	Breaker	Poles	Notes	Description	A	B		A	B		Description	Notes	Poles	Breaker	Circuit #
1				Space							Space				2
3				Space							AC		2	20	4
5				Space											6
7				Space							Bedroom #2	A-F	1	15	8
9	20	1	A-F/GF	Washer							Bathroom Recpt	A-F/GF	1	20	10
11	30	2		Dryer							Living Room	A-F	1	20	12
13											Bedroom #1	A-F	1	15	14
15	40	2		Range							Dishwasher	A-F	1	15	16
17											Kitchen Recpt #2	A-F/GF	1	20	18
19	20	1	A-F/GF	Refrigerator							Dining Room Recpt	A-F	1	20	20
21	20	1	A-F/GF	Kitchen Receps #1							Furnace	A-F/GF	1	15	22
23	15	1	A-F/GF	Range Hood Vent							Lights & Water Heater Controls	A-F	1	15	24

Total Connected Load Phase A:	0
Total Connected Load Phase B:	0
Total Connected Load:	0 Watts

Load Description	Watts	Factor	Total
Receptacles < 10,000	0	100%	0
Receptacles > 10,000	0	50%	0
Lighting Loads	0	125%	0
Track Lighting	0Ft	75W/Ft	0
Motor Loads	0	100%	0
Largest Motor	0	125%	0
Cooling Loads	0	100%	0
Heating Loads	0	100%	0
Continuous Loads	0	125%	0
Non-Continuous Loads	0	100%	0
Kitchen Equipment Loads	0	100%	0
Existing Panel Demand		125%	0
		Sub-Total:	0
		Total Connected Ampacity:	0.00
		Total Connected Load %:	0%

Notes:

A-F	Arc Fault Circuit Interrupter
GF	Ground Fault Circuit Interrupter
LO	Lock Out Breaker
ST	Shunt Trip
PNF	Provide new fuse in slot
REF	Re-use existing spare fusible switch
EX	Blank loads on panel are unknown and shall be calculated under the existing panel demand (or existing building peak demand) category in the load calculations section. Engineer offers no warranty as to the condition or load information on unknown circuit breakers.

Panel Schedule Notes:

New circuit breakers added to existing panels shall match panel manufacturer, voltage level, and fault current rating of existing protectives.

Identify main disconnects and all up and downstream disconnecting means for all circuits at panel.

Fill out branch circuit directory indicating circuit numbers, area(s) served, and load type. Index shall be neatly typed. Branch circuit directories shall be updated or replaced in all areas of alterations.

Black laminated phenolic nameplates shall be provided on all new and existing panel boards secured by #8-32 screws, lock washers, and nuts on each corner of nameplate.

Contractor may arrange circuits to suit field conditions, but loading between phases shall be +/1 10%.

LIGHT FIXTURE SCHEDULE

SYMBOL	ID	DESCRIPTION	FIXTURE INFORMATION		ELECTRIC INFORMATION		MISCELLANEOUS INFORMATION	
○	A1	17" SURFACE MOUNTED DOWNLIGHT	MAKE	PROJECT SOURCE	VOLTAGE	120	MOUNTING	SURFACE
			MODEL	MXL 1069-L18.5K9027W	LAMP QTY	LED	HEIGHT	
			ALTERNATE		LAMP TYPE	LED	NOTES	
			OTHER		WATTS	18.5W		
○	A2	8" SURFACE MOUNT LED LIGHT FIXTURE	MAKE	PROJECT SOURCE	VOLTAGE	120V	MOUNTING	SURFACE
			MODEL	MXL1140-L12K9027W	LAMP QTY		HEIGHT	
			ALTERNATE		LAMP TYPE	LED	NOTES	
			OTHER		WATTS	12W		
○○○	V1	VANITY FIXTURE	MAKE	WAC LIGHTING, FLO	VOLTAGE	120	MOUNTING	SURFACE
			MODEL	WS-224-CS-WT	LAMP QTY	LED	HEIGHT	
			ALTERNATE		LAMP TYPE	LED	NOTES	
			OTHER		WATTS	16W		
⏚	S1	WALL SCONCE	MAKE	ROSETO	VOLTAGE	120	MOUNTING	EXTERIOR WALL
			MODEL	CLIWS26012BK	LAMP QTY	LED	HEIGHT	
			ALTERNATE		LAMP TYPE	LED	NOTES	
			OTHER		WATTS	9W		

NOTES

1. FIXTURES WITH THE SUFFIX "-EM" ATTACHED TO THE ID OR SHOWN HALF SHADED ARE EMERGENCY FIXTURES. SEE ELECTRICAL GENERAL NOTES FOR MORE INFORMATION.
2. FIXTURES WITH THE SUFFIX "-NL" ARE NIGHT LIGHTS. SEE ELECTRICAL GENERAL NOTES FOR MORE INFORMATION.

DESIGNATIONS

-N NEW
-E EXISTING
-D DEMO
-R RELOCATED

ELECTRICAL GENERAL NOTES

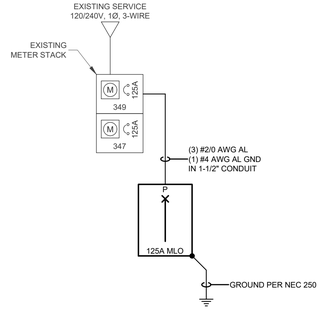
1. THE TERM "PROVIDE" SHALL MEAN CONTRACTOR SHALL FURNISH AND INSTALL ITEMS AND CONNECT AS REQUIRED TO OBTAIN A COMPLETE WORKING SYSTEM.
2. RECEPTACLES SHALL BE CIRCUITED WITH A SEPARATE GROUND WIRE. RECEPTACLES PROTECTED BY GROUND FAULT CIRCUIT INTERRUPTER DEVICES SHALL EACH HAVE A SEPARATE NEUTRAL WIRE PULLED FOR THAT CIRCUIT.
3. ALL CONDUIT SHALL BE RUN CONCEALED WHEREVER POSSIBLE ABOVE CEILINGS, INSIDE WALLS, OR UNDER FLOOR SLAB (ONLY WHERE SHOWN DASHED ON PLAN), UNLESS OTHERWISE NOTED ON PLAN. IN HIGH-BAY (NO CEILING) AREAS, RUN EXPOSED CONDUIT HIGH AS POSSIBLE. ALL CONDUIT SHALL BE RUN PARALLEL OR PERPENDICULAR TO NEARBY SURFACES OR STRUCTURAL MEMBERS AND FOLLOW THE SURFACE CONTOURS AS MUCH AS PRACTICAL. NO NONMETALLIC CONDUIT SHALL BE RUN IN AIR RETURN PLENUM.
4. FROM EACH TELEPHONE, CRT, TV, ETC., COMMUNICATION TYPE OUTLET, PROVIDE A (MIN.,) 3/4-INCH CONDUIT (WITH PULL STRING) STUBBED ABOVE LAY-IN CEILING, UNLESS OTHERWISE NOTED.
5. TELEPHONE AND OTHER COMMUNICATIONS WIRING SHALL BE PLENUM RATED IF CONDUCTORS PASS THROUGH AN AIR RETURN PLENUM.
6. ELECTRICAL DRAWINGS SHALL BE COORDINATED WITH ASSOCIATED MECHANICAL DRAWINGS AND MECHANICAL CONTRACTOR FOR MOTORS, DEVICES, FIXTURES, ETC.. FOR EXACT LOCATIONS BEFORE ROUGH-IN OF CONDUIT SYSTEM.
7. MINIMUM CONDUIT SIZE IS 3/4 INCH, MINIMUM WIRE SIZE IS #12 AWG, UNLESS OTHERWISE NOTED ON PLANS OR IN CIRCUIT REVIEWS.
8. MOUNTING HEIGHTS ABOVE FINISHED FLOOR (A.F.F.) ARE TO CENTER OF DEVICE UNLESS NOTED OTHERWISE.
9. ALL WIRING SHALL BE INSTALLED PER THE NATIONAL ELECTRIC CODE (NEC). ALL WIRING SHALL BE SECURED AND SUPPORTED PER NEC 300.11.
10. CONTRACTOR SHALL INCLUDE THE COST TO SECURE ALL APPLICABLE PERMITS IN BASE BID.
11. ALL RECEPTACLES IN THE KITCHEN/PREP AREA SHALL BE GFCI WHETHER SHOWN AS SUCH OR NOT.
12. ALL EXIT AND EMERGENCY LIGHTING SHALL BE WIRED EITHER AHEAD OF LOCAL SWITCHING ON THE LOCAL AREA CIRCUIT OR ON A DEDICATED EXIT/EMERGENCY CIRCUIT. THE METHOD CHOSEN SHALL MEET THE REQUIREMENTS OF N.E.C. ARTICLE 700 AND THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION.
13. ALL 120V AND 277V CIRCUITS SHALL HAVE A DEDICATED NEUTRAL. SHARING A NEUTRAL CONDUCTOR IS PROHIBITED.
14. ALL RECEPTACLES BEHIND VENDING MACHINES AND REFRIGERATORS TO BE GFCI WITH REMOTE AND OR ACCESSIBLE RESET.

PROJECT GENERAL NOTES

1. THE DRAWINGS ARE DIAGRAMMATIC ONLY AND INDICATE THE GENERAL ARRANGEMENT OF THE SYSTEMS AND ARE TO BE FOLLOWED INSOFAR AS POSSIBLE. IF DEVIATIONS FROM THE LAYOUTS ARE NECESSITATED BY FIELD CONDITIONS, DETAILED LAYOUTS OF THE PROPOSED DEPARTURES SHALL BE SUBMITTED IN WRITING TO THE ENGINEER FOR REVIEW BEFORE PROCEEDING WITH THE WORK.
2. THE ELECTRICAL CONTRACTOR SHALL REVIEW ALL DRAWINGS IN DETAIL AS THEY MAY RELATE TO THEIR WORK.
3. EACH CONTRACTOR SHALL INSPECT THE SITE ON WHICH THE WORK IS TO BE PERFORMED, AND THE OBSTACLES THAT MAY BE ENCOUNTERED, AND ALL RELEVANT MATTERS CONCERNING THE WORK.
4. THE CONTRACTOR SHALL FILE ALL NECESSARY NOTICES, OBTAIN AND PAY FOR ALL PERMITS, FEES, AND OTHER COSTS INCLUDING UTILITY CONNECTIONS OR EXTENSION, IN CONNECTION WITH HIS WORK. AS NECESSARY, HE SHALL FILE ALL REQUIRED PLANS, PREPARE ALL DOCUMENTS AND OBTAIN ALL NECESSARY APPROVALS OF ALL UTILITY AND GOVERNMENTAL DEPARTMENTS HAVING JURISDICTION.
5. IGNORANCE OF CODES, RULES, AND REGULATIONS, UTILITY COMPANY REQUIREMENTS, LAWS, ETC. SHALL NOT DIMINISH OR ABSOLVE CONTRACTOR'S RESPONSIBILITIES TO PROVIDE AND COMPLETE ALL WORK IN COMPLIANCE WITH SUCH.
6. ALL MATERIALS FURNISHED AND ALL WORK INSTALLED SHALL COMPLY WITH THE CURRENT EDITION OF THE OHIO MECHANICAL CODES, NATIONAL FIRE CODES OF THE NATIONAL FIRE PROTECTION ASSOCIATION AND WITH THE REQUIREMENTS OF ALL GOVERNMENTAL AGENCIES OR DEPARTMENTS HAVING JURISDICTION.

PANEL SCHEDULE NOTES

1. NEW CIRCUIT BREAKERS ADDED TO EXISTING PANELS SHALL MATCH PANEL MANUFACTURER, VOLTAGE LEVEL AND FAULT CURRENT RATING OF EXISTING PROTECTIVES.
2. IDENTIFY MAIN DISCONNECTS AND ALL UP AND DOWNSTREAM DISCONNECTING MEANS FOR ALL CIRCUITS AT PANEL.
3. FILL OUT BRANCH CIRCUIT DIRECTORY INDICATING CIRCUIT NUMBERS, AREA(S) SERVED, AND LOAD TYPE. INDEX SHALL BE NEATLY TYPED. BRANCH CIRCUIT DIRECTORIES SHALL BE UPDATED OR REPLACED IN ALL AREAS OF ALTERATIONS.
4. BLACK LAMINATED PHENOLIC NAMEPLATES SHALL BE PROVIDED ON ALL NEW AND EXISTING PANEL BOARDS SECURED BY #8-32 SCREWS, LOCK WASHERS AND NUTS ON EACH CORNER OF NAMEPLATE.
5. CONTRACTOR MAY ARRANGE CIRCUITS TO SUIT FIELD CONDITIONS, BUT LOADING BETWEEN PHASES SHALL BE +/- 10%.



1 / 06-E5.1 SINGLE LINE DIAGRAM
SCALE: NONE

POWER PLAN SYMBOL LEGEND

+0"	SIMPLEX RECEPTACLE MOUNT AT +18" A.F.F. UNLESS OTHERWISE NOTED
+0"	DUPLEX RECEPTACLE MOUNT AT +18" A.F.F. UNLESS OTHERWISE NOTED
+0"	SPECIAL USE DEDICATED RECEPTACLE MOUNT AT +18" A.F.F. UNLESS OTHERWISE NOTED REFER TO PANEL SCHEDULE FOR MORE INFORMATION
+0"	GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE MOUNT AT +18" A.F.F. UNLESS OTHERWISE NOTED
+0"	WEATHER PROOF RECEPTACLE MOUNT AT +18" A.F.F. UNLESS OTHERWISE NOTED
J	JUNCTION BOX
	NON-FUSED DISCONNECT
	FUSED DISCONNECT
M	1Ø MOTOR CONNECTION
A NEW	FLUSH MOUNTED PANEL A = PANEL DESIGATION
A NEW	SURFACE MOUNTED PANEL A = PANEL DESIGATION
	METER
A-B	HOME RUN A = PANEL DESIGATION B = CIRCUIT NUMBER

N = NEW	E = EXISTING	R = RELOCATED	D = DEMO	F = FUTURE

+0" = MOUNTING HEIGHT OF THE DEVICE ABOVE FINISHED FLOOR.

LIGHTING PLAN SYMBOL LEGEND

SYMBOLICAL FIXTURE	SHADING INDICATES THAT A FIXTURE IS WIRED TO A NIGHT LIGHT OR EMERGENCY TYPE CIRCUIT. FIXTURE SHALL BE WIRED IN ACCORDANCE WITH N.E.C. ARTICLE 700.
A-# TYPICAL FIXTURE (a) X	"X" = FIXTURE TYPE A-# = CIRCUIT NUMBER ab = SWITCH LEG
$	TOGGLE SWITCH
$3	THREE-WAY TOGGLE SWITCH

N = NEW	E = EXISTING	R = RELOCATED	D = DEMO	F = FUTURE

+0" = MOUNTING HEIGHT OF THE DEVICE ABOVE FINISHED FLOOR.

SINGLE LINE SYMBOL LEGEND

	CIRCUIT BREAKER
	UTILITY METER
NF	NON-FUSED DISCONNECT
	FUSIBLE DISCONNECT
Y X	PANELBOARD, MAIN CIRCUIT BREAKER Y = MCB RATING X = NAME

GENERAL NOTES - RISER DIAGRAM

A. PARALLEL FEEDER CONDUCTORS SHALL BE CUT TO THE EXACT SAME LENGTHS AND SHALL BE FROM THE SAME FACTORY RUN. ALL CONNECTIONS FOR SAME WORK SHALL BE TORQUED TO IDENTICAL VALUES.

B. EXTERIOR ELECTRICAL WORK SHALL NOT ONLY BE WEATHERPROOF AND WATER TIGHT, BUT SHALL BE RUST RESISTANT.

C. CONDUCTORS BELOW GRADE OR SUBJECT TO MOISTURE SHALL BE 'XHHW-2'.

D. PROVIDE FACTORY SERIES COORDINATION FOR ALL CIRCUIT BREAKERS. (INCLUDING ALL BRANCH BREAKERS). RELATIVE TO "UPSTREAM" BREAKERS, SO THAT ONLY THE BREAKER CLOSEST IN THE CIRCUIT TO THE LOAD TRIPS UPON AN OVERLOAD OF FAULT CONDITION.

E. POWER DISTRIBUTION EQUIPMENT SUPPLIER SHALL PROVIDE APPROPRIATELY RATED AND BRACED TO ACCOMMODATE THE AVAILABLE FAULT CURRENT AT THE UTILITY COMPANY TRANSFORMER SECONDARIES. THIS SUPPLIER SHALL ACCORDINGLY PROVIDE ANY RELATED CALCULATIONS SO THAT THEIR EQUIPMENT IS PROPERLY COORDINATED FOR THE AVAILABLE FAULT CURRENT. THE ELECTRICAL CONTRACTOR SHALL PROVIDE THIS SUPPLIER WITH COPIES OF THE ELECTRICAL DOCUMENTS AS REQUIRED SO THAT PROPERLY RATED/BRACED EQUIPMENT IS PROVIDED UNDER BASE BID.

F. GROUNDING ELECTRODE CONDUCTORS SHALL BE PROVIDED IN STRICT COMPLIANCE WITH NEC, INCLUDING ARTICLE 250 AND TABLE 250-66. THESE CONDUCTORS MAY NOT BE INDICATED ON RISERS OR SINGLE LINE DIAGRAMS, BUT SHALL BE PROVIDED UNDER BASE BID NEVERTHELESS.

G. EQUIPMENT GROUNDING CONDUCTORS SHALL BE PROVIDED IN STRICT COMPLIANCE WITH NEC, INCLUDING ARTICLE 250 AND TABLE 250-122. THESE CONDUCTORS MAY NOT BE INDICATED ON RISERS OR SINGLE LINE DIAGRAMS, BUT SHALL BE PROVIDED UNDER BASE BID NEVERTHELESS.

H. WORKING CLEARANCES SHALL BE PROVIDED FOR ALL ELECTRICAL EQUIPMENT (SWITCHBOARDS, PANELBOARDS, TRANSFORMERS, STARTERS, DISCONNECTS, ETC. AS APPLICABLE) IN STRICT COMPLIANCE WITH NEC CHAPTER 1, PART B SECTION 110-25(a). LOCATIONS SHOWN ON THE FLOOR PLANS ARE SCHEMATIC AND DIAGRAMMATIC IN NATURE. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE WITH THE ABOVE NEC REFERENCE. THIS REQUIREMENTS APPLIES TO EQUIPMENT ON FLOOR PLANS AS WELL AS TO EQUIPMENT SHOWN ON THE RISER.

I. HOLD ALL NEW OVERHEAD ELECTRICAL WORK AS TIGHT AS POSSIBLE TO THE BOTTOM OF THE OVERHEAD STRUCTURE. LOCATE ANY RELATED PULL BOXES SO THAT THEY WILL BE FULLY ACCESSIBLE AFTER ALL CONSTRUCTION WORK IS COMPLETE. AS WITH ALL WORK, COORDINATE IN ADVANCE WITH OTHER TRADES.

J. ROUTE FEEDER CONDUITS BELOW GRADE WHEREVER POSSIBLE. VERY LIMITED SPACE EXISTS ABOVE ACOUSTICAL TILE CEILINGS AND MANY, IF NOT MOST, OF THE SPACE ABOVE GYPSUM BOARD CEILINGS IS NOT AVAILABLE FOR RUNNING CONDUIT. STUDY ALL ARCHITECTURAL, STRUCTURAL AND MECHANICAL DRAWINGS VERY CAREFULLY BEFORE LAYING OUT FEEDER ROUTES.

K. ALL PANELS HAVE NEMA 1 ENCLOSURES UNLESS OTHERWISE NOTED.

L. ALL PANELS ARE SURFACE MOUNTED UNLESS OTHERWISE NOTED.

STATE OF OHIO
LAWRENCE S. AYER
56787
REGISTERED PROFESSIONAL ENGINEER
EXPIRATION DATE: 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
349 Lincoln Park
Springfield, Ohio 45505

Project Number
E2M: 25131

Date
May 30, 2025

Date	Issue
06/02/25	REVIEW SET
06/05/25	REVIEW
06/20/25	BID/CONSTRUCTION

Sheet Title
ELECTRICAL SCHEDULES & NOTES

Sheet Number
06-E5.1

Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
351 Lincoln Park Circle
Springfield, Ohio 45505

PROJECT TEAM

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(513) 752-9111

OWNER

Springfield Metropolitan Housing Authority
2026 W. Main Street
Springfield, Ohio 45504

CODE REVIEW

DESCRIPTION: MODERNIZATION OF FIRST FLOOR OF AN EXISTING TWO STORY DUPLEX. EXISTING CONFIGURATION WILL REMAIN. NO CHANGE TO BUILDING HEIGHT OR AREA. NO CHANGE TO EGRESS.

JURISDICTION: CITY OF SPRINGFIELD, CLARK COUNTY

ZONING CODE: CITY OF SPRINGFIELD ZONING CODE
ZONING DISTRICT: PD

BUILDING CODE: 2019 RESIDENTIAL CODE OF OHIO [RCO]:

ACCESSIBILITY CODE: UNIFORM FEDERAL ACCESSIBILITY STANDARD

BUILDING AREA: 954 S.F.

RCO 302: FIRE RESISTANT CONSTRUCTION / PROTECTION

302.9.1: WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200.

302.9.2: WALL AND CEILING FINISHES SHALL HAVE A SMOKE DEVELOPED INDEX OF NOT GREATER THAN 450.

302.11: FIREBLOCKING LOCATIONS REQUIRED:

- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS - VERTICALLY AT THE CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
- AT INTERCONNECTIONS BETEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS, AND COVE CEILINGS.
- IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
- AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, AND WIRES AT CEILING AND FLOOR LEVEL WITH AN APPROVED MATERIAL TO PREVENT THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. MEET ASTM E136 REQUIREMENTS.

302.11.1: FIREBLOCKING MATERIALS: 2x LUMBER, [2] LAYERS 1x LUMBER WITH BROKEN LAPPED JOINTS, 23/32" OSB WITH JOINTS BACKED WITH 23/32" OSB, 1/2" GYPSUM BOARD, MINERAL WOOL OR FIBERGLASS BATTS SECURED IN PLACE.

RCO 308: GLAZING

308.4: HAZARDOUS LOCATIONS - REQUIRE TEMPERED GLAZING:

RCO 312: GUARDS AND FALL PROTECTION

312.1: GUARDS REQUIRED FOR PORTIONS OF OPEN-SIDED WALKING SURFACES INCLUDING STAIRS, RAMPS, AND LANDINGS LOCATED MORE THAN 30" ABOVE ADJACENT FLOOR OR GRADE AT ANY POINT WITHIN 36" TO THE OPEN SIDE.

312.1.2: GUARDS SHALL HAVE A 36" MINIMUM HEIGHT, EXCEPT FOR AT STAIR = 34".

312.1.3: OPENING LIMITATIONS: REQUIRED GUARD SHALL NOT HAVE OPENINGS THAT ALLOW THE PASSAGE OF A SPHERE 4" IN DIAMETER. EXCEPTIONS AS FOLLOWS:

TRIANGULAR OPENINGS AT THE OPEN SIDE OF A STAIR FORMED BY RISER, TREAD, AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE 6" IN DIAMETER.

GUARDS AT THE OPEN SIDE OF STAIRS SHALL NOT ALLOW PASSAGE OF A SPHERE 4 3/8" IN DIAMETER.

RCO 314: SMOKE ALARMS

314.1: COMPLY WITH NFPA 72

314.1.2: TECHNOLOGY: ON EACH LEVEL WITHIN EACH DWELLING UNIT SMOKE ALARMS UTILIZING PHOTOELECTRIC AND IONIZATION TECHNOLOGIES. SEPARATE OR DUAL-SENSING SMOKE ALARMS MAY BE USED.

314.3: LOCATION:

- IN EACH SLEEPING ROOM
- OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE SLEEPING ROOMS [PHOTOELECTRIC]
- ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS, NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.
- SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM CONTAINING A BATHTUB / SHOWER.
- INSTALLATION REQUIREMENTS NEAR COOKING APPLIANCES:

  IONIZATION SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 20 FEET HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCES.

  IONIZATION SMOKE ALARMS WITH ALARM-SILENCING SWITCH SHALL NOT BE INSTALLED LESS THAN 10 FEET HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCES.

  PHOTOELECTRIC SMOKE ALARMS SHALL NTO BE INSTALLED LESS THAN 6 FEET HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCES.

314.4: INTERCONNECTION: ALL ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WITH ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT.

INTERCONNECTION OF SMOKE ALARMS IN EXISTING AREAS SHALL NOT BE REQUIRED WHERE THE ALTERATIONS OR REPAIRS DO NOT RESULT IN THE REMOVAL OF INTERIOR WALL OR CEILING FINISHES EXPOSING THE STRUCTURE, UNLESS THERE IS AN ATTIC, CRAWL SPACE, OR BASEMENT AVAILABLE WHICH COULD PROVIDE ACCESS FOR INTERCONNECTION WITHOUT REMOVAL OF FINISHES.

314.5: COMBINATION ALARMS: COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PERMITTED.

314.6: POWER SOURCE: 120v WITH BATTERY BACKUP.

HARD-WIRING OF SMOKE ALARMS IN EXISTING AREAS SHALL NOT BE REQUIRED WHERE THE ALTERATIONS OR REPAIRS DO NOT RESULT IN THE REMOVAL OF INTERIOR WALL OR CEILING FINISHES EXPOSING THE STRUCTURE, UNLESS THERE IS AN ATTIC, CRAWL SPACE, OR BASEMENT AVAILABLE WHICH COULD PROVIDE ACCESS FOR INTERCONNECTION WITHOUT REMOVAL OF FINISHES.

RCO 315: CARBON MONOXIDE ALARMS

315.2: WHEN REQUIRED: IF FUEL FIRED APPLIANCE EXISTS; IF ATTACHED GARAGE EXISTS.

315.3: LOCATION:

- OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- IN A BEDROOM WHERE A FUEL BURNING APPLIANCE IS LOCATED WITHIN THE BEDROOM OR ITS ATTACHED BATHROOM

SHEET INDEX

351 LINCOLN PARK CIR. [SITE 07]

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07-G1.5	GENERAL PROJECT NOTES
07-C1.1	ARCHITECTURAL SITE PLAN / EXTERIOR REFERENCE PHOTOS
07-D1.1	EXISTING / DEMOLITION FLOOR PLANS
07-A1.1	PROPOSED FLOOR PLANS
07-A1.2	REFLECTED CEILING PLANS
07-A3.1	INTERIOR ELEVATIONS
07-P1.1	PLUMBING PLAN
07-M1.1	MECHANICAL PLAN
07-E1.1	ELECTRICAL PLAN
07-E5.1	ELECTRICAL SCHEDULES & NOTES

THIS UNIT IS DESIGNED TO MEET UFAS ACCESSIBILITY. PROVIDE ALL REQUIRED COORDINATION TO ENSURE COMPLIANCE WITH ACCESSIBILITY STANDARD. UNIT WILL BE CERTIFIED FOR COMPLIANCE AT COMPLETION OF WORK.

PROJECT WORK SCOPE

1. REMOVE LANDSCAPING / PLANTINGS FROM FRONT OF BUILDING. RESTORE SITE AND SEED IMPACTED AREAS.
2. EXISTING CONCRETE PORCH SLAB AND COMPOSITE COLUMNS TO REMAIN. PRESSURE WASH / CLEAN CONCRETE. PREP AND PAINT PORCH COLUMNS.
3. EXISTING VINYL SIDING AND ASSOCIATED TRIM / FLASHING TO REMAIN. REMOVE REMNANTS OF VEGETATIVE GROWTH FROM SIDING WHERE IT EXISTS. PRESSURE WASH / CLEAN SIDING TO REMOVE MILDEW / DIRT BUILD UP, ETC. FROM SIDING.
4. EXISTING VINYL SOFFITS AND ASSOCIATED TRIM / FLASHING TO REMAIN. PRESSURE WASH / CLEAN TO REMOVE MILDEW / DIRT BUILD UP, ETC.
5. EXISTING ALUMINUM WRAP WOOD FASCIA, RAKE, AND TRIM TO REMAIN. PRESSURE WASH / CLEAN TO REMOVE MILDEW / DIRT BUILD UP, ETC.
6. EXISTING SHINGLE ROOF TO REMAIN [BASE BID]. REMOVE EXISTING, INSTALL NEW SHINGLE ROOF SYSTEM - [ADD ALTERNATE 07-01]
7. EXISTING GUTTERS AND DOWNSPOUTS TO REMAIN. PRESSURE WASH / CLEAN.
8. EXTERIOR PAINTING - PREP AND PAINT ALL NON-PREFINISHED EXTERIOR FINISHES - INCLUDING, BUT NOT LIMITED TO EXTERIOR DOORS, FRAMES, MISC. EXTERIOR / WOOD TRIM, CONDUITS, ETC.
9. EXISTING EXTERIOR DOORS TO REMAIN. REMOVE EXISTING, INSTALL NEW HARDWARE. PREP AND PAINT DOOR AND FRAME AT INTERIOR AND EXTERIOR. REFER TO DOOR SCHEDULE.
10. EXISTING WINDOWS TO REMAIN. EXISTING GYPSUM BOARD RETURNS AT WINDOWS TO REMAIN. EXISTING WINDOW STOOLS TO REMAIN.
11. REMOVE EXISTING, INSTALL NEW INTERIOR, JAMB-MOUNTED BLINDS AT ALL WINDOWS.
12. REMOVE ALL EXISTING SURFACE MOUNTED WIRES, CABLING, SATELLITE DISHES, ETC. FROM THE FACE OF THE BUILDING AT THIS UNIT. REPAIR ANY HOLES OR RESULTANT DAMAGE TO FACE OF WALL.
13. EXISTING ADDRESS SIGNAGE TO REMAIN.
14. CONSTRUCT NEW FRAMING AND FINISHES FOR NEW OPENINGS, ALTERATIONS TO SPATIAL LAYOUT, AND REPAIRS TO EXISTING CONDITIONS AS REQ'D AND AS INDICATED ON DRAWINGS. NEW FINISHES TO MATCH EXISTING CONDITIONS / FINISHES AS APPLICABLE.
15. REMOVE EXISTING FLOORING [CARPET, VCT, TILE, ETC.] TO SUBFLOOR / SLAB ON GRADE. REFER TO FLOOR PLAN FOR EXISTING FLOOR TYPE. INSPECT AND VERIFY CONDITION OF SUB-FLOOR. REPORT ANY DEFICIENCIES TO ARCHITECT. INSTALL NEW UNDERLAYMENT AS REQ'D FOR NEW FINISH FLOOR AS SCHEDULED. PREP AND INSTALL NEW FINISH FLOOR AS SCHEDULED.
16. REMOVE EXISTING WOOD BASE / SHOE MOLD / VINYL BASE, INSTALL NEW 4" VINYL BASE THROUGHOUT THE UNIT.
17. INSTALL NEW R-15 [OR R-21 AT 2x6 WALLS] HIGH DENSITY KRAFT FACED FIBERGLASS BATT INSULATION IN ANY EXPOSED EXTERIOR WALL CAVITIES.
18. EXISTING GYPSUM BOARD FINISHES TO REMAIN. SKIM COAT ALL EXISTING WALLS AND CEILINGS TO A LIKE NEW CONDITION EQUAL TO A LEVEL 4 FINISH [REMOVE ALL TEXTURED / STOMPED CEILINGS - CONTRACTOR ALTERNATE: OVERLAY EXISTING CEILINGS WITH NEW 3/8" GYPSUM BOARD]. INSPECT ALL CONDITIONS PRIOR TO BIDDING AND INCLUDE ALL REQ'D WORK. FILL / REPAIR EXISTING HOLES IN GYPSUM BOARD FINISHES / SURFACES. REMOVE ANY REMNANTS OF VINYL GRAPHICS, TAPE, AND OTHER ITEMS APPLIED TO FACE OF GYPSUM BOARD. REPAIR ALL EXISTING FAILED TAPE JOINTS, MINOR SETTLEMENT CRACKS, DAMAGED CORNER BEAD, ETC. AS WELL AS ANY NEW CUT / PATCH REPAIRS REQ'D FOR PROPOSED WORK. INFILL OPENINGS FROM ABANDONED / RELOCATED / REMOVED ELECTRICAL DEVICES [COORDINATE W/ ELECTRICAL]. INSTALL GYPSUM BOARD FINISHES AT ALL SCARS / REMOVALS / RESULTANT FROM DEMOLITION WORK. INSTALL NEW GYPSUM BOARD WHERE REQ'D BY WORK AND AS INDICATED ON DRAWINGS.
19. REMOVE EXISTING, INSTALL NEW INTERIOR TRIM CARPENTRY THROUGHOUT THE UNIT, INCLUDING DOOR OPENINGS, MISC. TRIM, ETC. PREP & PAINT.
20. INTERIOR PAINTING - PREP AND PAINT ALL NON-PREFINISHED INTERIOR FINISHES - INCLUDING, BUT NOT LIMITED TO GYPSUM BOARD WALL AND CEILING FINISHES, INTERIOR DOORS, FRAMES, INTERIOR TRIM CARPENTRY, ETC.
21. REMOVE EXISTING EXISTING CLOSET SHELVING, CLOSET RODS, HOOKS, ETC. COMPLETE. INSTALL NEW SHELVING, CLOSET RODS, ETC. REFER TO INTERIOR ELEVATIONS AND TYPICAL DETAILS.
22. REMOVE EXISTING INTERIOR DOORS & FRAMES THROUGHOUT THE UNIT. INSTALL NEW INTERIOR DOORS & FRAMES. MODIFY ROUGH OPENINGS AS REQ'D TO ACCOMMODATE NEW DOORS. REMOVE EXISTING, INSTALL NEW HARDWARE. INSTALL NEW WOOD CASING. PREP & PAINT. REFER TO DOOR SCHEDULE.
23. KITCHEN - REMOVE EXISTING, INSTALL NEW PRE-FINISHED WOOD BASE AND WALL CABINETS, PLASTIC LAMINATE COUNTERTOPS. INSTALL NEW SINK, FAUCET, AND ACCESSORIES. INSTALL NEW APPLIANCES. REFER TO INTERIOR ELEVATIONS.
24. BATHROOM - REMOVE EXISTING, INSTALL NEW PLUMBING FIXTURES [TOILET, VANITY/SINK, TUB & SURROUND]. REMOVE ALL EXISTING BATHROOM ACCESSORIES. INSTALL NEW SUBFLOOR / UNDERLAYMENT. INSTALL BLOCKING AROUND TOILET FLANGE. BUILD UP AS REQUIRED TO ALIGN NEW FINISH FLOOR WITH EXISTING ADJACENT FLOOR. INSTALL NEW BATHROOM ACCESSORIES. REFER TO INTERIOR ELEVATIONS.
25. EXISTING RADON SYSTEM TO REMAIN.
26. PLUMBING SYSTEMS: COORDINATE W/ PLUMBING DRAWINGS.
    - 26.1. CAMERA & AUGER EXISTING SANITARY PIPING / LATERAL TO STREET. REPORT ALL FINDINGS TO ARCHITECT & OWNER.
    - 26.2. REMOVE EXISTING / MODIFY / RECONFIGURE / INSTALL NEW SUPPLY PIPING AS REQ'D BY WORK.
    - 26.3. REMOVE EXISTING / MODIFY / RECONFIGURE / INSTALL NEW SANITARY PIPING AS REQ'D BY WORK.
    - 26.4. REMOVE EXISTING / MODIFY / RECONFIGURE / INSTALL NEW GAS PIPING AS REQ'D BY WORK.
    - 26.5. REMOVE EXISTING WATER HEATER / COMPONENTS. INSTALL NEW TANKLESS GAS FIRED WATER HEATER. CONNECT TO UTILITIES.
    - 26.6. REMOVE EXISTING, INSTALL NEW PLUMBING FIXTURES AND COMPONENTS. CONNECT TO UTILITIES [ALL WITH NEW SHUTOFFS] PER THE PLUMBING DRAWINGS.
27. MECHANICAL SYSTEMS: COORDINATE W/ MECHANICAL DRAWINGS.
    - 27.1. REMOVE EXISTING, INSTALL NEW GAS FIRED HVAC SYSTEM.
    - 27.2. REMOVE EXISTING, INSTALL NEW THERMOSTAT AND ASSOCIATED CONTROL WIRING.
    - 27.3. REPAIR AND REPLACE DUCTWORK AS REQUIRED BY EXISTING CONDITIONS. MODIFY DUCT LAYOUT AS REQ'D BY NEW WORK. COORDINATE ROUTING AND ANY REQ'D HVAC CHASES NECESSARY TO EXECUTE WORK.
    - 27.4. CLEAN ALL EXISTING SUPPLY AND RETURN DUCTWORK.
    - 27.5. REMOVE EXISTING, INSTALL NEW SUPPLY AND RETURN AIR DEVICES [FLOOR / WALL / CEILING AS APPROPRIATE], SIZED TO FIT EXISTING OPENINGS.
    - 27.6. REMOVE EXISTING, INSTALL NEW BATHROOM EXHAUST FAN AND ASSOCIATED DUCTWORK.
    - 27.7. REMOVE EXISTING, INSTALL NEW RANGE EXHAUST HOOD AND ASSOCIATED DUCTWORK.
    - 27.8. REMOVE EXISTING, INSTALL NEW DRYER BOX AND ASSOCIATED EXHAUST DUCTWORK.
28. ELECTRICAL SYSTEMS: COORDINATE W/ ELECTRICAL DRAWINGS.
    - 28.1. EXISTING ELECTRICAL SERVICE TO REMAIN. EXISTING LOAD CENTER TO REMAIN.
    - 28.2. REMOVE EXISTING, INSTALL NEW EXTERIOR LIGHT FIXTURES.
    - 28.3. REMOVE EXISTING, INSTALL NEW RECEPTACLES, SWITCHES, DEVICES, FIXTURES, SMOKE DETECTORS, COVER PLATES, ETC. UTILIZE EXISTING BRANCH CIRCUITRY AND BOXES WHERE INDICATED. INSTALL / EXTEND / MODIFY EXISTING BRANCH CIRCUITRY AS REQ'D BY WORK.
    - 28.4. REMOVE EXISTING, INSTALL NEW DEVICES [RECEPTACLES, SWITCHES, ETC.] THROUGHOUT THE BUILDING. REMOVE EXISTING, INSTALL NEW COVERPLATES.
    - 28.5. REMOVE EXISTING, INSTALL NEW LIGHT FIXTURES THROUGHOUT THE UNIT.
    - 28.6. REMOVE EXISTING, INSTALL NEW INTERCONNECTED SMOKE DETECTORS AND SMOKE / CARBON MONOXIDE DETECTORS THROUGHOUT THE UNIT.
    - 28.7. REMOVE ALL EXISTING TELEPHONE, DATA, AND/OR CABLE TV OUTLETS, DEVICES, JACKS, AND COVER PLATES THROUGHOUT THE UNIT. TEST CABLING TO DETERMINE FUNCTIONALITY. REMOVE ALL NON-OPERATIONAL CABLING COMPLETE. EXISTING CABLING TO REMAIN WHERE INSTALLED CONCEALED [NOT SURFACE MOUNTED]. INSTALL NEW PHONE / DATA AND CABLE OUTLETS, DEVICES, JACKS, AND COVER PLATES AT ALL EXISTING OPERATIONAL LOCATIONS ONLY.

GENERAL NOTES

1. REMOVE ALL MATERIALS AND FINISHES REQUIRED TO PERFORM SCHEDULED WORK INCLUDING ANY ANCILLARY ITEMS.
2. REMOVE ALL MISCELLANEOUS ITEMS, CONDUITS, WIRES / CABLING FROM THE FACE OF WALLS / FINISHES. THIS INCLUDES CUT AND PATCH OF FINISHES AS REQUIRED TO FACILITATE WORK.
3. REMOVE ABANDONED OR UNUSED SURFACE MOUNTED ITEMS SUCH AS CURTAIN RODS, BRACKETS, HANGERS, ETC.
4. REMOVE ALL SURFACE MOUNTED WIRING, CABLING, ETC. FROM FACE OF INTERIOR OR EXTERIOR WALLS. PULL BACK TO A TERMINATION OR ACTIVE MAIN AS APPROPRIATE. FIELD VERIFY CONDITIONS.
5. SALVAGE ALL ITEMS AS DIRECTED BY OWNER OR AS NOTED IN THE DRAWINGS. COORDINATE ALL REQUIREMENTS FOR REINSTALLATION OF SALVAGED ITEMS. PROVIDE REPLACEMENT PARTS/COMPONENTS TO ALLOW COMPLETE INSTALLATION.
6. PROTECT ALL FINISHES AND MATERIALS SCHEDULED TO REMAIN FROM DAMAGE DURING CONSTRUCTION. REPAIR ANY DAMAGED FINISHES CAUSED BY WORK TO LIKE NEW CONDITION.
7. FIELD CONFIRM THE LOCATIONS OF ALL LOAD-BEARING FRAMING PRIOR TO REMOVALS. PROVIDE ALL NECESSARY SHORING AND BRACING DURING DEMOLITION AND CONSTRUCTION WORK AS REQUIRED. CONTACT ARCHITECT IF CONDITIONS VARY FROM THE INTENT OF THE DRAWINGS.
8. CONTACT ARCHITECT/OWNER IF HAZARDOUS MATERIALS ARE DISCOVERED THAT HAVE NOT BEEN IDENTIFIED.
9. ANY PART OR PARTS OF THE EXISTING BUILDING STRUCTURE (IN PART OR ON WHOLE) THAT SHOWS SIGNS OF ROTTING, VANDALISM, WATER DAMAGE, PEST DAMAGE, OR ANY OTHER DETERIORATION THAT MAY CAUSE THAT PART OR PARTS TO NOT COMPLY WITH ANY EXISTING APPLICABLE GOVERNMENT BUILDING CODES AND STANDARDIZED CONSTRUCTION PRACTICES. SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER IMMEDIATELY UPON DISCOVERY.
10. REMOVE / TERMINATE / CAP / MODIFY / RELOCATE EXISTING UTILITIES AS REQUIRED BY WORK, INCLUDING BUT NOT LIMITED TO PLUMBING SUPPLY/SANITARY PIPING, GAS PIPING, HVAC DUCTWORK, CONTROLS, ELECTRICAL BRANCH CIRCUITRY, ETC. F.V. REQUIREMENTS AND EXISTING ROUTING.
11. COORDINATE ALL EXISTING AND PROPOSED ROUTING OF PLUMBING, HVAC, AND ELECTRICAL WITH PME DRAWINGS, FIELD COORDINATE BETWEEN TRADES. REMOVE & REPAIR / CUT AND PATCH FINISHES AS REQUIRED TO ACCOMPLISH.
12. PROVIDE ALL PREP WORK FOR NEW FINISHES AND PROPOSED WORK.
13. INSTALL FLOOR LEVELER AS REQUIRED BY EXISTING CONDITIONS.
14. REMOVE EXISTING [WHERE EXISTS], INSTALL NEW JOINT SEALANT AT ALL APPLICABLE BUILDING JOINTS AND BETWEEN VARIOUS BUILDING COMPONENTS. SEAL ALL WALL, FLOOR, AND THRU PENETRATION OPENINGS WITH APPROPRIATE JOINT SEALANT TO ELIMINATE GAPS / OPENINGS, PREVENT WATER INTRUSION, AND PREVENT PEST ENTRY.
15. INSTALL SEALANT AT ALL APPLICABLE JOINTS IN BUILDING ENVELOPE. SEAL ALL PENETRATIONS OF ELECTRICAL / MECHANICAL ITEMS, ETC. INTEGRATE SEALANT AND APPLICABLE FLASHING.
16. MATCH EXISTING TRIM PROFILES, DIMENSIONS, ETC. AS APPROPRIATE TO THE WORK.
17. INSTALL WOOD BLOCKING CONCEALED WITHIN FRAMING TO SUPPORT WALL OR CEILING MOUNTED ITEMS, CABINETS, BATHROOM ACCESSORIES, SHELVING, HANGING ROD, WALL / DOOR STOPS, ELECTRICAL DEVICES, BOXES, ETC. CUT AND PATCH GYPSUM BOARD FINISHES AS REQ'D TO INSTALL WITHIN FRAMING CAVITIES.
18. INSTALL SOLID BEARING AT EACH END OF ALL BEAMS, HEADERS, ETC. FIELD VERIFY CONDITIONS OF EXISTING FRAMING WHERE APPLICABLE.
19. PROVIDE PRESSURE TREATED FRAMING AT ALL FRAMING EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE. PROVIDE APPROPRIATE GALVANIZED OR STAINLESS STEEL FASTENERS.
20. INSTALL FIRESTOP BLOCKING AT ALL LOCATIONS REQUIRED BY FRAMING, SOFFITS, ETC. TO ELIMINATE ALL OPEN STUD CAVITIES.

STATE OF OHIO
JONATHAN ROBERT SCHAAF 14503
REGISTERED ARCHITECT

Jonathan Robert Schaaf #14503
Expiration Date 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
351 Lincoln Park Circle
Springfield, Ohio 45505

Project Number	2025-019
Date	June 20, 2025

Date	Issue
03.25.25	SD Set
06.09.25	Final Review
06.20.25	Bid/Construction Set

Sheet Title: Project Information

Sheet Number: 07-G1.1

ROOM FINISH SCHEDULE

#	NAME	FLOOR	BASE	WALLS	CEILING	REMARKS
100	LIVING	F-1	B-1	W-1	C-1	-
101	CLOSET	F-1	B-1	W-1	C-1	-
102	DINING	F-1	B-1	W-1	C-1	-
103	KITCHEN	F-1	B-1	W-1	C-1	-
104	PANTRY	F-1	B-1	W-1	C-1	
105	MECHANICAL	F-1	B-1	W-1	C-1	-
106	LAUNDRY	F-1	B-1	W-1	C-1	-
107	HALL	F-1	B-1	W-1	C-1	-
108	BATH	F-2	B-2	W-1	C-1	-
109	LINEN	F-1	B-1	W-1	C-1	-
110	BEDROOM 1	F-1	B-1	W-1	C-1	-
111	CLOSET	F-1	B-1	W-1	C-1	-
112	BEDROOM 2	F-1	B-1	W-1	C-1	-
113	CLOSET	F-1	B-1	W-1	C-1	-
114	STORAGE	EX.	EX.	EX.	EX.	-

GENERAL NOTES:

1. CONFIRM ALL FLOOR TRANSITIONS BETWEEN ROOMS, FINISH FLOOR MATERIAL CHANGES, EXISTING FLOOR / SUB-FLOOR CONDITIONS, FLOOR SET FIXTURES AND APPLIANCES, ETC.
2. SKIM, FLOAT, SLOPE FLOOR AS REQUIRED BETWEEN VARIOUS FLOOR LEVELS IF REQ'D. COORDINATE W/ ARCHITECT.
3. PROVIDE ALL PREP WORK FOR PROPOSED FINISHES AS NOTED.
4. PAINT ALL NON-PRE-FINISHED SURFACES - GYPSUM BOARD, PLASTER, INTERIOR TRIM CARPENTRY, DOORS, WOOD COMPONENTS, ETC.
5. FINAL COLORS / FINISHES AS SELECTED BY ARCHITECT / OWNER.

FINISH SPECIFICATIONS

EX. EXISTING FINISH TO REMAIN

FLOORING
F-1 VINYL PLANK FLOORING:
SIX DEGREES, SRP330VC02E19, WOODLAND RADIUS PLANK 12mm 7x48

BASE
B-1 RUBBER BASE:
ROPPE 700 4"x48" TPR COVE BASE, 110 BROWN

WALLS
W-1 PAINTED GYPSUM BOARD/PLASTER
PAINT P-1, UNLESS NOTED OTHERWISE
W-2 PAINTED FOUNDATION WALLS
PAINT W/ WATERPROOFER, UNLESS NOTED OTHERWISE

CEILING
C-1 PAINTED GYPSUM BOARD/PLASTER
PAINT P-2, UNLESS NOTED OTHERWISE

PAINT:
P-1 INTERIOR WALL PAINT
MANUF: SHERWIN WILLIAMS
COLOR: METRO SAND DOLLAR
FINISH: SATIN

P-2 CEILING PAINT
MANUF: SHERWIN WILLIAMS
COLOR: BRIGHT WHITE
FINISH: FLAT

P-3 DOOR / TRIM PAINT
MANUF: SHERWIN WILLIAMS
COLOR: BRILLIANT WHITE
FINISH: SEMI-GLOSS

** COORDINATE ALL SELECTIONS WITH ARCHITECT/OWNER **

(#) BATH ACC'Y SCHEDULE

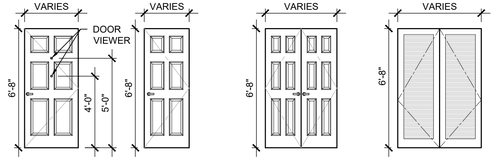
MARK	DESCRIPTION
T03	24" GRAB BAR
T06	42" GRAB BAR
T07	48" GRAB BAR
T11	18"x36" MIRROR
T21	TOILET PAPER DISPENSER
T31	SUPPLY / DRAIN PIPING WRAP
T41	SHOWER CURTAIN ROD
T42	FOLDING SHOWER SEAT
T51	18" TOWEL BAR
T52	24" TOWEL BAR
T53	ROBE HOOK

* REFER TO SPECIFICATIONS FOR DESIGN INTENT / MANUFACTURER.
* REMOVE EXISTING [WHERE THEY EXIST], AND INSTALL NEW TOILET ACCESSORIES AT ALL BATHROOMS / POWDER ROOMS.
* INSTALL BLOCKING AS REQUIRED FOR TOILET ACCESSORIES, CUT / PATCH / REPAIR EXISTING FINISHES TO MATCH ADJACENT IF REQ'D, TYP.

(#) DOOR SCHEDULE

#	SIZE	NEW	EXISTING	SALVAGED	FRAME TYPE	DOOR TYPE	HDWR. SET #	DETAIL	REMARKS	DOOR ACCESS CONTROL
100	3'-0" x 6'-8"		●		EX	EX.	H-1	-	-	
101	2'-6" x 6'-8"	●			F-3	D-2	H-2	F/G1.3	-	
104	2'-6" x 6'-8"	●			F-3	D-2	H-2	F/G1.3		
105	[2] 2'-4" x 6'-8"	●			F-3	D-4	H-4	F/G1.3		
108	3'-0" x 6'-8"	●			F-3	D-2	H-3	F/G1.3		
109	2'-6" x 6'-8"	●			F-3	D-2	H-2	F/G1.3		
110	3'-0" x 6'-8"	●			F-3	D-2	H-3	F/G1.3		
111	[2] 2'-6" x 6'-8"	●			F-3	D-3	H-4	F/G1.3		
112	3'-0" x 6'-8"	●			F-3	D-2	H-3	F/G1.3		
113	[2] 2'-6" x 6'-8"	●			F-3	D-3	H-4	F/G1.3		
114	3'-0" x 6'-8"		●		EX	EX.	H-1	-		

DOOR TYPES



EX. INSULATED METAL 6 PANEL [EXT] - PAINT (D-1)

NEW 1 3/8" S.C. WOOD 6-PANEL DOOR [INT] - PAINT (D-2)

NEW 1 3/8" S.C. WOOD 6-PANEL DOUBLE DOOR [INT] - PAINT (D-3)

NEW 1 3/8" S.C. WOOD DOUBLE DOOR W/ LOUVERS [INT] - PAINT (D-4)

FRAME TYPES

(F-1) NEW EXTERIOR WOOD FRAME W/ WEATHERSTRIPPING AND THRESHOLD. NEW BRICKMOLD AT EXTERIOR. WOOD CASING AT INTERIOR. PAINT

(F-2) GYPSUM BOARD WRAPPED OPENING. PAINT

(F-3) NEW WOOD FRAME W/ CASING [MATCH EX. WALL THICKNESS & CASING PROFILE] PAINT

REMARKS:

1. HARDWARE TO COMPLY WITH LATEST REQUIREMENTS OF OHIO BUILDING CODE, ANSI ACCESSIBILITY REQUIREMENTS, NFPA, NEC AND OTHER APPLICABLE REGULATORY AGENCIES.
2. COORDINATE STYLE, FINISH, AND OPERATION REQUIREMENTS WITH OWNER.
3. COORDINATE KEYING REQUIREMENTS WITH OWNER TO KEY TO EXISTING GRAND MASTER KEY SYSTEM.
4. HARDWARE TO BE LEVER TYPE, 26D FINISH.
5. HARDWARE COMPONENTS AND ACCESSORIES PER HARDWARE SETS. PROVIDE ALL COMPONENTS EXPLICITLY STATED OR NOT TO MEET DESIGN INTENT.
6. PROVIDE [2] HINGE STOPS & WALL PLATE AT ALL DOORS.

HARDWARE TYPES

COORDINATE WITH SPEC'S.

H-1 - ENTRY SET
H-2 - PASSAGE SET
H-3 - PRIVACY SET
H-4 - DOUBLE DOOR

(#) WINDOW SCHEDULE

#	SIZE	NEW	EXIST	SALV.	EERO	TYPE/OPERATION	DETAILS	REMARKS
A	+/- 3'-0" x 5'-0"		●			D.H.	-	-
B	+/- 2'-8" x 3'-0"		●			D.H.	-	-

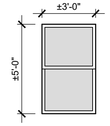
LEGEND:

EERO = EMERGENCY ESCAPE AND RESCUE OPENING
T = TEMPERED GLAZING [REFER TO PLANS FOR LOCATIONS]
D.H. = DOUBLE HUNG
(EX) = EXISTING WINDOW TO REMAIN

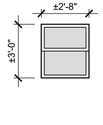
GENERAL NOTES:

1. FIELD VERIFY ALL EXISTING OPENING / WINDOW UNIT SIZES PRIOR TO ORDERING WINDOWS. NEW WINDOWS SHALL FIT EXISTING OPENINGS [CUSTOM SIZED] UNLESS SPECIFICALLY NOTED OTHERWISE ON PLANS. DO NOT SIZE WINDOWS TO FIT WITHIN AN EXISTING / ORIGINAL WINDOW FRAME. DO NOT REDUCE "EERO" OPENINGS FROM THE ORIGINAL OPENING DIMENSIONS. COORDINATE ROUGH OPENING REQUIREMENTS WITH MANUFACTURER AS APPLICABLE.
2. MATCH EXISTING WINDOW OPERATION AS APPLICABLE.
3. PROVIDE FRAME EXPANDERS AS APPLICABLE FOR WINDOW INSTALLATION AND AS REQ'D BY EXISTING CONDITIONS, TYP ALL WINDOWS, BY WINDOW MANUFACTURER.
4. INSTALL NEW JAMB MOUNTED MINI-BLINDS AT ALL WINDOWS.
5. PROVIDE TEMPERED GLASS AT ALL LOCATIONS REQUIRED BY RCO: REFER TO BUILDING CODE REVIEW NOTES FOR DETAILS ON LOCATIONS REQUIRING TEMPERED GLAZING.

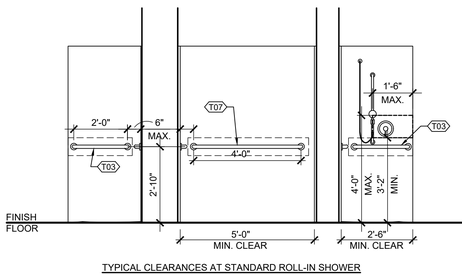
WINDOW TYPES



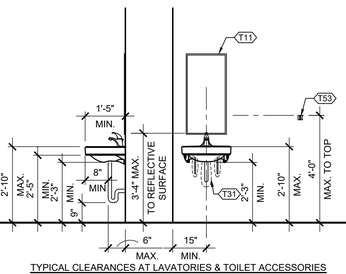
VINYL DOUBLE HUNG WINDOW (A)



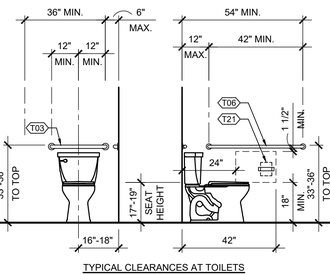
VINYL DOUBLE HUNG WINDOW (B)



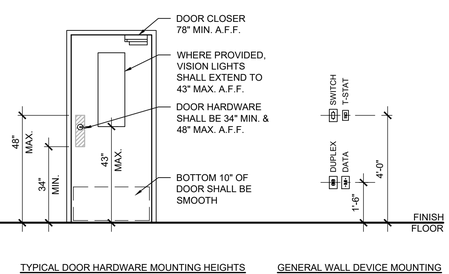
TYPICAL CLEARANCES AT STANDARD ROLL-IN SHOWER
UFAS 4.21, FIGURE 37



TYPICAL CLEARANCES AT LAVATORIES & TOILET ACCESSORIES
UFAS 4.19, 4.24



TYPICAL CLEARANCES AT TOILETS
UFAS 4.16, 4.34



TYPICAL DOOR HARDWARE MOUNTING HEIGHTS
ANSI 117.1-2009 SECTION 404.2.2 "INTERPOLATION"

GENERAL WALL DEVICE MOUNTING
ANSI 117.1-2009 SECTION 309

(A) ACCESSIBILITY MOUNTING & CLEARANCE STANDARDS

SCALE: N.T.S.

STATE OF OHIO
JONATHAN ROBERT SCHAAF 14503
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Jonathan Robert Schaaf #14503
Expiration Date 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
351 Lincoln Park Circle
Springfield, Ohio 45505

Project Number
2025-019

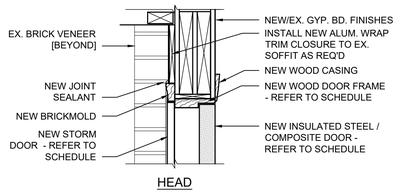
Date
June 20, 2025

Date	Issue
03.25.25	SD Set
06.09.25	Final Review
06.20.25	Bid/Construction Set

Sheet Title
Schedules

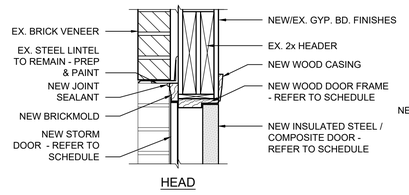
Sheet Number
07-G1.2

NOTE: FIELD VERIFY EXISTING WALL THICKNESS & ADJACENT DOOR JAMB DIMENSION TO MATCH , TYP.



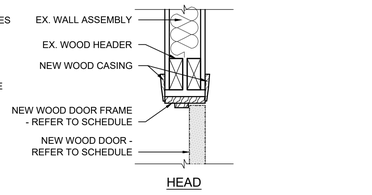
D EXTERIOR DOOR

SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"



E EXTERIOR DOOR

SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"



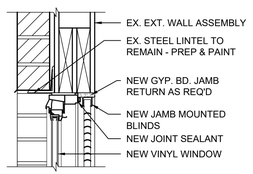
F INTERIOR DOOR

SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"

NOTE: VERIFY EXISTING ROUGH OPENING CONDITIONS AS WELL AS THE RELATIONSHIP BETWEEN ROUGH OPENING AND MASONRY OPENING. SIZE WINDOW TO FIT ROUGH OPENING; PROVIDE ALUMINUM OR VINYL EXPANDER MATERIAL TO FIT MASONRY OPENING. COORDINATE WITH ARCHITECT AND PROVIDE MOCK-UP FOR REVIEW

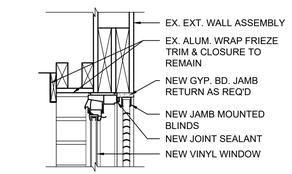
NOTE: FLASH WINDOW & DOOR OPENINGS AS APPLICABLE TO CONDITIONS. INSTALL JOINT SEALANT AGAINST ALL ADJACENT BUILDING JOINTS. PREP & PAINT ALL NON-PREFINISHED TRIM COMPONENTS, TYP.

NOTE: VERIFY ALL CONDITIONS WITH INTENT OF TYPICAL DETAILS. FIELD ADJUST AS REQUIRED. COORDINATE WITH ARCHITECT.



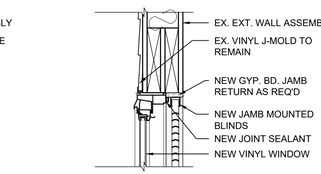
G WINDOW DETAIL

SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"



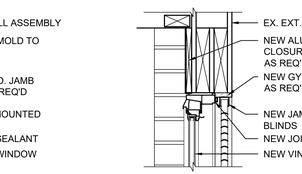
H WINDOW DETAIL

SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"



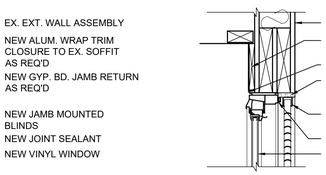
J WINDOW DETAIL

SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"



K WINDOW DETAIL

SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"

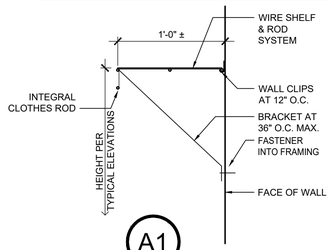


L WINDOW DETAIL

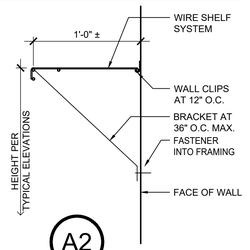
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"

NOT ALL DETAILS ARE APPLICABLE TO THIS SPECIFIC UNIT. COORDINATE FIELD CONDITIONS AS REQUIRED.

PROVIDE BLOCKING AND/OR WOOD CLEATS AS REQ'D TO SUIT CONDITIONS AND PROVIDE SUPPORT FOR ROD / SHELVING SYSTEM	PROVIDE END CAPS AT ALL EXPOSED WIRE / CUT WIRE AT ENDS OF CLOSET RODS.	PROVIDE WALL BRACKETS AT ENDS OF SHELVING AT WALL, TYP.



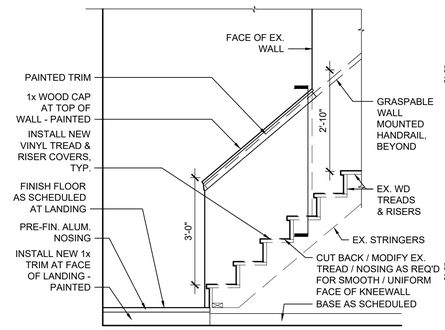
SHELF / HANGING ROD



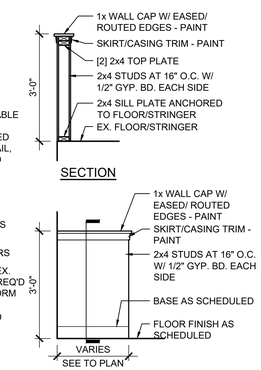
SHELF

TYPICAL SHELVING DETAILS

SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"



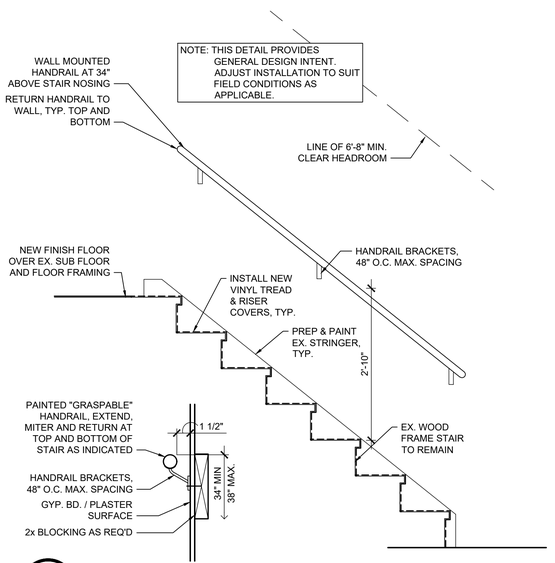
FIRST FLOOR



SECOND FLOOR

B TYPICAL UNIT STAIR / HANDRAIL DETAILS AT HALF WALL

SCALE: 1/2" = 1'-0" 0 1 2 4



C TYPICAL STAIR / HANDRAIL DETAILS

SCALE: 1/2" = 1'-0" 0 1 2 4

STATE OF OHIO
JONATHAN ROBERT SCHAAF 14503
REGISTERED ARCHITECT
Jonathan Robert Schaaf #14503
Expiration Date 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
351 Lincoln Park Circle
Springfield, Ohio 45505

Project Number
2025-019
Date
June 20, 2025

Date	Issue
03.25.25	SD Set
06.09.25	Final Review
06.20.25	Bid/Construction Set

Sheet Title
Typical Details

Sheet Number
07-G1.3

PASSIVE RADON SYSTEM GENERAL CONCEPT DESIGN NOTES [CONCRETE SLAB]

[DELEGATED DESIGN BY DESIGN-BUILD CONTRACTOR]

INSTALL A PASSIVE RADON SYSTEM IN CONFORMANCE WITH THE FOLLOWING REQUIREMENTS.

DESIGN AND INSTALLATION OF A COMPLETE PASSIVE RADON SYSTEM SHALL BE COMPLETED BY LICENSED RADON MITIGATION CONTRACTOR VIA DELEGATED DESIGN ON A DESIGN-BUILD BASIS AS PART OF THE GENERAL CONTRACTOR'S CONSTRUCTION CONTRACT FOR THE PROJECT:

1. COMPLY WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE FOR RADON CONTROL METHODS APPENDIX AF; SECTION AF101 THRU AF103.12
2. RADON MITIGATION CONTRACTOR TO CONFIRM CONDITIONS INCLUDING SOIL POROSITY TO DETERMINE FULL REQUIREMENTS FOR THE RADON SYSTEM TO PROVIDE THE PROPER AIR EXTRACTION BELOW SLAB.
3. RADON MITIGATION CONTRACTOR TO CONFIRM SYSTEM EFFECTIVENESS PRIOR TO INSTALLATION OF FINAL INTERIOR FINISHES ARE INSTALLED.
4. MAINTAIN A 4" INCH AGGREGATE BASE UNDER THE SLAB. AGGREGATE SHOULD BE AT LEAST 1/4" AND LESS THAN 2" (#304).
5. A LAYER OF 6-MIL POLYETHYLENE SHALL COVER THE GRAVEL WITH SECTIONS OF SHEETING LAPPED AT LEAST 12 INCHES. CARE SHOULD BE TAKEN TO FIT CLOSELY AROUND ANY PIPE, WIRE OR OTHER PENETRATION OF THE MATERIAL. SEAL ALL PUNCTURES AND TEARS.
6. OPENINGS AROUND ALL PENETRATIONS THROUGH SLABS SHALL BE CAULKED OR OTHERWISE FILLED TO PREVENT AIR LEAKAGE. ACCESS DOORS OR OPENINGS INTO CRAWL SPACES SHOULD BE CLOSED, GASKETED OR OTHERWISE FILLED.
7. SUMP PITS, OPENINGS AROUND BATHTUBS, CONTROL JOINTS, OR OTHER OPENINGS OR CRACKS IN CONCRETE SLABS SHALL BE SEALED WITH POLYURETHANE OR EQUIVALENT SEALANT.
8. A MINIMUM 3" PVC PIPE SHALL BE EMBEDDED INTO THE SUB-SLAB OR SUB MEMBRANE AGGREGATE AND RUN UP THROUGH THE CONDITIONED SPACES OF THE BUILDING, INTO THE ATTIC AND THROUGH THE ROOF.
9. THE EXHAUST SHALL BE A MINIMUM OF 12" ABOVE THE SURFACE OF THE ROOF AND AT LEAST 10' AWAY FROM ANY WINDOW OR OTHER OPENING INTO THE CONDITIONED SPACES OF THE BUILDING THAT IS LESS THAN 2' BELOW THE EXHAUST POINT.
10. CARE SHOULD BE TAKEN WITH PIPE INSTALLATION TO INSURE POSITIVE DRAINAGE BACK INTO THE GROUND AND TO INSURE THAT THE PIPE IS ACCESSIBLE FOR FUTURE FAN INSTALLATION THROUGH AN ATTIC OR OUTSIDE THE HABITABLE SPACE.
11. AN ELECTRIC JUNCTION BOX FOR FUTURE OUTLET SHALL BE INSTALLED IN THE ATTIC WITHIN 6' OF THE PIPE FOR POSSIBLE FUTURE FAN INSTALLATION. ALL VISIBLE PIPE SECTIONS NEED TO BE LABELED.
12. ALL PIPING MATERIALS, ELBOWS, TERMINATIONS, ETC. SHALL BE IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS FOR THE THICKNESS OF PIPING WALLS, ETC.

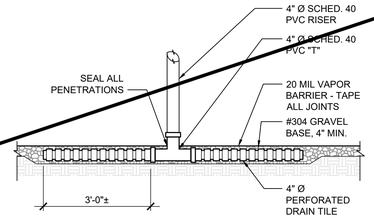
PASSIVE RADON SYSTEM GENERAL CONCEPT DESIGN NOTES [CRAWL SPACE]

[DELEGATED DESIGN BY DESIGN-BUILD CONTRACTOR]

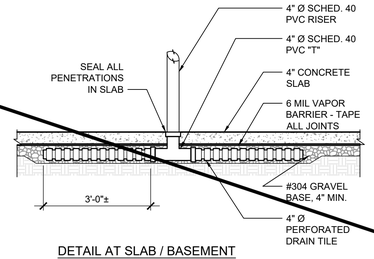
INSTALL A PASSIVE RADON SYSTEM IN CONFORMANCE WITH THE FOLLOWING REQUIREMENTS.

DESIGN AND INSTALLATION OF A COMPLETE PASSIVE RADON SYSTEM SHALL BE COMPLETED BY LICENSED RADON MITIGATION CONTRACTOR VIA DELEGATED DESIGN ON A DESIGN-BUILD BASIS AS PART OF THE GENERAL CONTRACTOR'S CONSTRUCTION CONTRACT FOR THE PROJECT:

1. COMPLY WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE FOR RADON CONTROL METHODS APPENDIX AF; SECTION AF101 THRU AF103.12
2. RADON MITIGATION CONTRACTOR TO CONFIRM CONDITIONS INCLUDING SOIL POROSITY TO DETERMINE FULL REQUIREMENTS FOR THE RADON SYSTEM TO PROVIDE THE PROPER AIR EXTRACTION.
3. RADON MITIGATION CONTRACTOR TO CONFIRM SYSTEM EFFECTIVENESS PRIOR TO INSTALLATION OF FINAL INTERIOR FINISHES ARE INSTALLED.
4. MAINTAIN A 4" INCH AGGREGATE BASE. AGGREGATE SHOULD BE AT LEAST 1/4" AND LESS THAN 2" (#304).
5. A LAYER OF 20-MIL POLYETHYLENE SHALL COVER THE GRAVEL WITH SECTIONS OF SHEETING LAPPED AT LEAST 12 INCHES. CARE SHOULD BE TAKEN TO FIT CLOSELY AROUND ANY PIPE, WIRE OR OTHER PENETRATION OF THE MATERIAL. SEAL ALL PUNCTURES AND TEARS.
6. ACCESS DOORS OR OPENINGS INTO CRAWL SPACES SHOULD BE CLOSED, GASKETED OR OTHERWISE FILLED.
7. SUMP PITS, OPENINGS AROUND BATHTUBS, CONTROL JOINTS, OR OTHER OPENINGS OR CRACKS IN CONCRETE SLABS SHALL BE SEALED WITH POLYURETHANE OR EQUIVALENT SEALANT.
8. A MINIMUM 3" PVC PIPE SHALL BE EMBEDDED INTO THE SUB MEMBRANE AGGREGATE AND RUN UP THROUGH THE CONDITIONED SPACES OF THE BUILDING, INTO THE ATTIC AND THROUGH THE ROOF.
9. THE EXHAUST SHALL BE A MINIMUM OF 12" ABOVE THE SURFACE OF THE ROOF AND AT NOT LESS THAN 10' AWAY FROM ANY WINDOW OR OTHER OPENING INTO THE CONDITIONED SPACES OF THE BUILDING THAT IS LESS THAN 2' BELOW THE EXHAUST POINT.
10. CARE SHOULD BE TAKEN WITH PIPE INSTALLATION TO INSURE POSITIVE DRAINAGE BACK INTO THE GROUND AND TO INSURE THAT THE PIPE IS ACCESSIBLE FOR FUTURE FAN INSTALLATION THROUGH AN ATTIC OR OUTSIDE THE HABITABLE SPACE.
11. AN ELECTRIC JUNCTION BOX FOR FUTURE OUTLET SHALL BE INSTALLED IN THE ATTIC WITHIN 6' OF THE PIPE FOR POSSIBLE FUTURE FAN INSTALLATION. ALL VISIBLE PIPE SECTIONS NEED TO BE LABELED.
12. ALL PIPING MATERIALS, ELBOWS, TERMINATIONS, ETC. SHALL BE IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS FOR THE THICKNESS OF PIPING WALLS, ETC.



DETAIL AT CRAWL SPACE

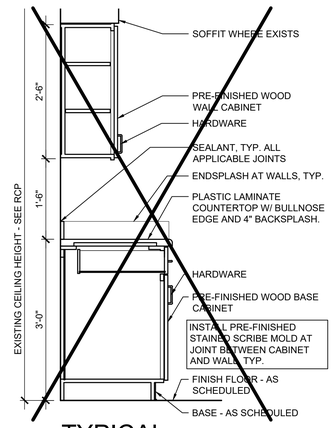


DETAIL AT SLAB / BASEMENT

NOT ALL DETAILS ARE APPLICABLE TO THIS SPECIFIC UNIT. COORDINATE FIELD CONDITIONS AS REQUIRED.

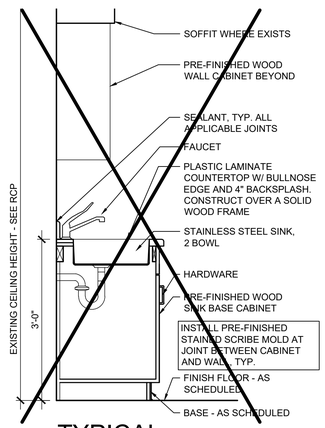
A PASSIVE RADON SYSTEM DETAILS

SCALE: 1/2" = 1'-0" (0 1 2 4)



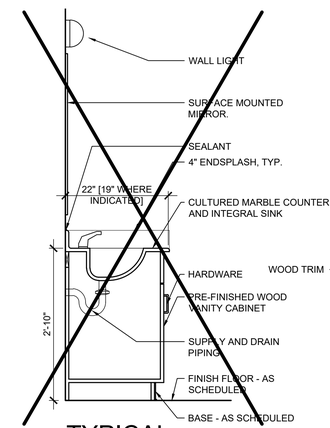
B TYPICAL KITCHEN CABINETS

SCALE: 3/4" = 1'-0" (0" 6" 12" 24")



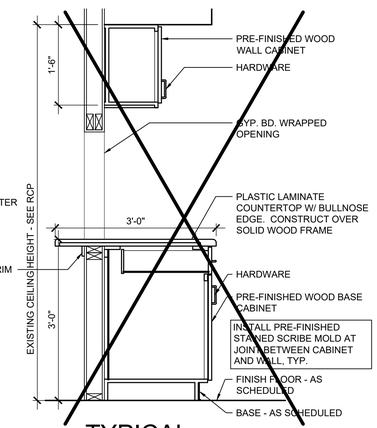
C TYPICAL KITCHEN SINK

SCALE: 3/4" = 1'-0" (0" 6" 12" 24")



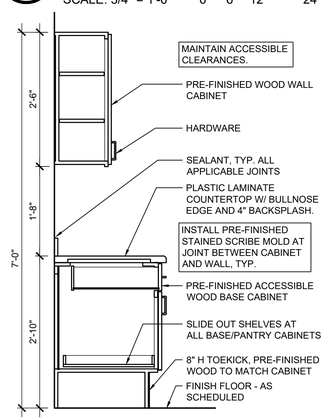
D TYPICAL BATH VANITY

SCALE: 3/4" = 1'-0" (0" 6" 12" 24")



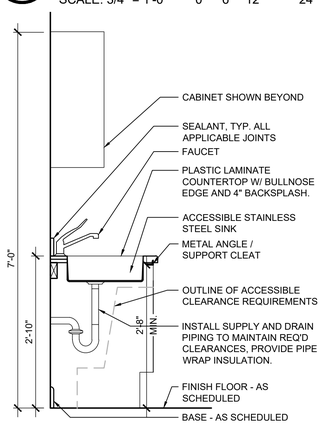
E TYPICAL KITCHEN PASS THRU

SCALE: 3/4" = 1'-0" (0" 6" 12" 24")



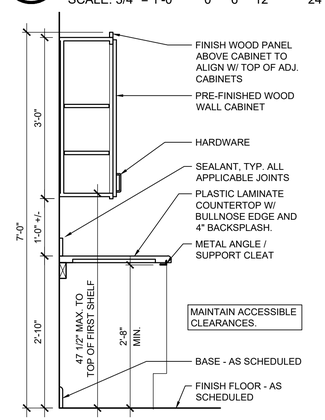
F ACCESSIBLE KITCHEN CABINETS

SCALE: 3/4" = 1'-0" (0" 6" 12" 24")



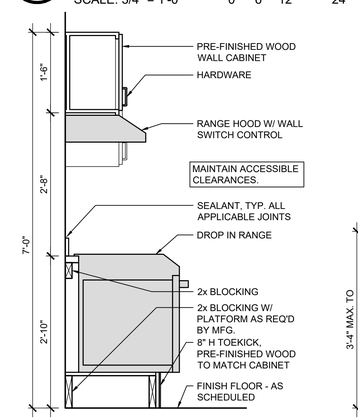
G ACCESSIBLE KITCHEN SINK

SCALE: 3/4" = 1'-0" (0" 6" 12" 24")



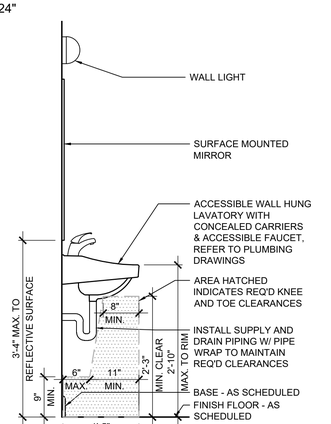
H ACCESSIBLE WORK STATION

SCALE: 3/4" = 1'-0" (0" 6" 12" 24")



J ACCESSIBLE DROP-IN RANGE

SCALE: 3/4" = 1'-0" (0" 6" 12" 24")



K ACCESSIBLE BATH LAVATORY

SCALE: 3/4" = 1'-0" (0" 6" 12" 24")

STATE OF OHIO
JONATHAN ROBERT SCHAAF 14503
REGISTERED ARCHITECT
Jonathan Robert Schaaf #14503
Expiration Date 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
351 Lincoln Park Circle
Springfield, Ohio 45505

Project Number
2025-019
Date
June 20, 2025

Date	Issue
03.25.25	SD Set
06.09.25	Final Review
06.20.25	Bid/Construction Set

Sheet Title
Typical Details

Sheet Number
07-G1.4

DIVISION 1 - GENERAL PROJECT REQUIREMENTS

SECTION 01 00 00 GENERAL REQUIREMENTS

1.1. TRASH / DEBRIS:
- 1.1.1. CONTRACTOR SHALL PROVIDE ALL REQUIRED TRASH DUMPSTERS, HAULING, ETC. AS REQ'D FOR THE PROJECT. LOCATE IN A LOCATION APPROVED BY OWNER.
- 1.1.2. THE JOB SITE IS TO BE KEPT CLEAN DURING CONSTRUCTION. CONTRACTOR SHALL PERIODICALLY AND PROMPTLY REMOVE ALL DEBRIS FROM SITE AT THEIR EXPENSE IN A LEGAL MANNER. INCLUSIVE OF ALL BOXES, CRATES, OR TRASH OF INSTALLED ITEMS, INCLUDING DISPLAY FIXTURES AND HARDWARE SUPPLIED BY THE CONTRACTOR OR OTHERS.
- 1.1.3. FINAL CLEANING: PROVIDE FINAL CLEANING PRIOR TO FINAL INSPECTION.

1.2. CONSTRUCTION SAFETY:
- 1.2.1. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SAFETY; COMPLIANCE TO BE IN ACCORDANCE WITH ALL STATE, FEDERAL, AND O.S.H.A. REGULATIONS. ARCHITECT AND CONTRACTORS ARE NOT RESPONSIBLE FOR ANY DAMAGES RESULTING FROM THE NEGLECT OF TIMELY AND RESPONSIBLE MAINTENANCE OF THE PROJECT BY THE OWNER AFTER PROJECT COMPLETION.
- 1.2.2. ALL FIRE EXITS ARE TO REMAIN CLEAR AND OPEN DURING ALL PHASES OF CONSTRUCTION IF APPLICABLE.
- 1.2.3. TEMPORARY PROTECTION / BARRICADES: ERECT ALL NECESSARY TEMPORARY PROTECTION AND BARRICADES TO ALLOW CONTINUED USE OF THE FACILITY. COORDINATE WITH OWNER AS NECESSARY.
- 1.2.4. FIRE PREVENTION: PROVIDE FIRE EXTINGUISHERS AT THE JOBSITE.
  - 1.2.4.1. PROVIDE FIRE WATCH FOR ALL HOT WORK ACTIVITIES INCLUDING CUTTING, WELDING, AND OTHER CONSTRUCTION OPERATIONS THAT ARE CAPABLE OF STARTING FIRES.

1.3. PRODUCTS:
- 1.3.1. INSTALL ALL MATERIALS, APPLIANCES, ETC. ACCORDING TO MANUFACTURERS SPECIFICATIONS, RECOMMENDATIONS, AND INSTRUCTIONS, WHETHER A COMPLETE SYSTEM OR A COMPONENT PART OF A COMPLETE CONSTRUCTION SYSTEM.
- 1.3.2. COORDINATE ALL FINAL FINISHES AND SELECTIONS WITH THE PROJECT TEAM. COORDINATE ALL REQUIREMENTS OF FINISH SELECTIONS, AND CORRELATION BETWEEN FINISHES, TRIM COMPONENTS, ETC. PROVIDE MOCKUPS OF WORK/FINISHES AS APPLICABLE TO ENSURE CONFORMANCE WITH THE DESIGN INTENT.
- 1.3.3. ALL WORK, FINISHES, FIXTURES, AND ACCESSORIES SHALL BE IN FULL COMPLIANCE WITH ADAAG/ANSI REQUIREMENTS AS APPLICABLE TO ACCESSIBLE UNITS. ENSURE THAT ALL MATERIALS AND ACCESSORIES ARE PROVIDED TO ENSURE COMPLIANCE.
- 1.3.4. ITEMS MAY BE REFERRED TO AS SINGULAR, OR PLURAL ON THE DRAWINGS AND SPECIFICATIONS CONTRACTOR IS RESPONSIBLE FOR DETERMINING QUANTITY OF EACH ITEM REQUIRED.

1.4. PERMITS:
- 1.4.1. CONFORM TO THE 2019 RESIDENTIAL CODE OF OHIO, AND ALL OTHER LOCAL GOVERNING CODES AND ORDINANCES HAVING THE AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK, AND SHALL BE COMPLETED TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY EACH RESPECTIVE TRADE. CONTRACTOR SHALL PAY FOR ALL REQUIRED PERMITS. WORK SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS ARE OBTAINED.
- 1.4.2. VERIFY ALL PERMITS HAVE BEEN APPROVED BY APPROPRIATE AGENCIES PRIOR TO START OF CONSTRUCTION. NO CONSTRUCTION OR FABRICATION OF ANY ITEMS SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND ANY DOCUMENTATION FROM ALL OF THE PERMITTING AND REGULATORY AUTHORITIES. FAILURE OF THE CONTRACTOR TO FOLLOW THIS PROCEDURE SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATION OF THE WORK MANDATED BY AN REGULATORY AUTHORITY.
- 1.4.3. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ADDITIONAL CONSTRUCTION COST RESULTING FROM WORK STARTED PRIOR TO OBTAINING ALL GOVERNING AGENCIES APPROVALS.
- 1.4.4. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AS HOLDER OF PERMITS TO NOTIFY THE BUILDING OFFICIAL WHEN WORK IS READY FOR INSPECTION. REQUESTS SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF GOVERNING JURISDICTION. INSPECTORS SHALL HAVE COMPLETE ACCESS TO ALL WORK. RECORDS OF INSPECTIONS SHALL BE MAINTAINED ON THE JOB SITE IN ACCORDANCE WITH REQUIREMENTS AND FORMAT OF GOVERNING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES REQUIRED BY INSPECTIONS, EXCEPT FOR INSPECTIONS MADE BY OWNER OR IT'S AGENTS.
  - 1.4.4.1. MAINTAIN A COPY OF APPROVED PERMIT DRAWINGS ON-SITE FOR INSPECTION PURPOSES. COORDINATE WITH BUILDING DEPARTMENT.

1.5. COORDINATION:
- 1.5.1. COORDINATE BETWEEN SUB-CONTRACTORS, SUPPLIERS, AND VENDORS BASED ON THE ENTIRE SET OF DOCUMENTS. NO ADDITIONAL COMPENSATION WILL BE DUE TO A CONTRACTOR FOR ISSUES RESULTING FROM THE USE OF AN INCOMPLETE SET OF CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING OF INCONSISTENCIES OR DISCREPANCIES BETWEEN CONTRACT DOCUMENTS, DRAWINGS, SPECIFICATIONS, ETC.
- 1.5.2. COORDINATION AMONG ALL TRADES IS MANDATORY. ANY COST CHANGES RESULTING FROM THE LACK OF COORDINATION, SHALL BE BORNE BY THE CONTRACTOR CREATING THE CONFLICT.
- 1.5.3. PROVIDE A FULL SET OF CONSTRUCTION DOCUMENTS TO ALL SUBCONTRACTORS. ALL CROSS-REFERENCING SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- 1.5.4. THE ABBREVIATION N.I.C. INDICATES WORK AND / OR MATERIALS NOT IN THE CONTRACT OF THE GENERAL CONTRACTOR. THIS SHALL NOT RELIEVE THE G.C. OF THE RESPONSIBILITY OF COORDINATION.

DIVISION 2 - EXISTING CONDITIONS

SECTION 02 41 19 EXISTING CONDITIONS / SELECTIVE DEMOLITION

1.1. VERIFICATION OF EXISTING CONDITIONS / ACCEPTANCE OF CONDITIONS
- 1.1.1. DO NOT SCALE DRAWINGS.
- 1.1.2. CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND INFORMATION IN THESE DRAWINGS GOVERNING THEIR SCOPE OF THE WORK.
- 1.1.3. ALL ERRORS, OMISSIONS, AND INCONSISTENCIES IN THESE DRAWINGS WHICH ARE DISCOVERED ARE TO BE REPORTED IN WRITING TO THE ARCHITECT IMMEDIATELY, BEFORE PROCEEDING WITH THE WORK. ANY SITE OR JOB CONDITIONS (INCLUDING ADVERSE SOIL BEARING CONDITIONS) THAT ARISE AND CAUSE THE CONTRACTOR TO VARY FROM THE CONTRACT DOCUMENTS SHALL BE ANALYZED BY AND ARE THE RESPONSIBILITY OF THE CONTRACTOR IF THEY ARE NOT REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH WORK.
- 1.1.4. FULLY EXAMINE AND BECOME FAMILIAR WITH THE SITE BEFORE COMMENCING THE WORK. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AS WELL AS VERIFY THE CONDITIONS AND NATURE OF THE CONSTRUCTION, MATERIALS, AND AVAILABLE UTILITIES AND STRUCTURAL ELEMENTS AND TO NOTIFY THE ARCHITECT IN WRITING OF ANY AND ALL DISCREPANCIES BETWEEN THE SAID EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS.
- 1.1.5. IT SHALL BE THE JOINT RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS AND SUPPLIERS OF MATERIALS TO SECURE ALL NECESSARY ADAPTATIONS THE SAME AS REQUIRED FOR THEIR RESPECTIVE WORK PRIOR TO ORDERING, FABRICATION, OR INSTALLATION OF ANY MATERIALS, EQUIPMENT, OR COMPONENTS WHICH ARE TO BE INTEGRATED INTO THE WORK OF THIS PROJECT.
- 1.1.6. CONTACT CLIENT, OR THE ARCHITECT OF RECORD, REGARDING ALL QUESTIONS OR DISCREPANCIES. COMMUNICATION WITH THE ARCHITECT'S CONSULTANTS, OR REGULATORY AGENCIES SHALL NOT BE CONSIDERED VALID AND ANY CHANGES IN WORK, ADDITIONAL COSTS, APPROVALS, OR NON APPROVALS DUE TO SUCH COMMUNICATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY. SHOULD ADDITIONAL ENGINEERING OR INVESTIGATIVE WORK BE REQUIRED DUE TO SITE OR ENVIRONMENTAL CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY. ENGINEERING SERVICES REQUIRED FOR CHANGES OR MODIFICATIONS IN THESE DOCUMENTS SHALL BE SECURED BY OWNER
- 1.1.7. ANY PART OR PARTS OF THE EXISTING BUILDING STRUCTURE (IN PART OR IN WHOLE) THAT SHOWS SIGNS OF ROTTING, VANDALISM, WATER DAMAGE, PEST DAMAGE, OR ANY OTHER DETERIORATION THAT MAY CAUSE THAT PART OR PARTS TO NOT COMPLY WITH ANY EXISTING APPLICABLE GOVERNMENT BUILDING CODES AND STANDARDIZED CONSTRUCTION PRACTICES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER IMMEDIATELY UPON DISCOVERY.
- 1.1.8. DRAWINGS MAY INDICATE TYPICAL CONDITIONS WHICH MAY VARY FROM UNIT TO UNIT. CONTRACTOR SHALL CONFIRM ALL EXISTING CONDITIONS.
- 1.1.9. WHERE NEW CONSTRUCTION IS TO BE SUSPENDED FROM THE EXISTING STRUCTURE, THE GENERAL CONTRACTOR SHALL VERIFY THAT THE EXISTING STRUCTURE HAS THE CAPACITY TO SUPPORT SUCH NEW ASSEMBLIES.

1.2. PROTECTION / CUTTING AND PATCHING:
- 1.2.1. PROTECT EXISTING CONSTRUCTION AND RESTORE ALL FINISH SURFACES TO THEIR ORIGINAL CONDITION WHERE DAMAGED.
- 1.2.2. PROVIDE ALL FLOOR LEVELING, PATCHING, AND REMEDIAL REPAIRS AS REQUIRED BY THE SCOPE OF WORK. REPAIRS INCLUDE, BUT ARE NOT LIMITED TO, WORK REQUIRED TO PROVIDE A SMOOTH AND EVEN TRANSITION BETWEEN NEW AND EXISTING SPACES AND TO PREPARE EXISTING SURFACES FOR NEW FINISHES.
- 1.2.3. FIT WORK TIGHT TO ADJACENT ELEMENTS. MAINTAIN INTEGRITY OF WALL, CEILING, AND/OR FLOOR CONSTRUCTION, COMPLETELY SEAL VOIDS.
- 1.2.4. REFINISH SURFACES TO MATCH ADJACENT FINISHES, UNLESS NOTED OTHERWISE.
- 1.2.5. PROVIDE AND INSTALL ANY AND ALL ACCESS PANELS AS REQUIRED.
- 1.2.6. PROVIDE AND / OR MAINTAIN FIRE RATED ASSEMBLIES WHERE SHOWN, OR AS REQUIRED.

1.3. SALVAGED ITEMS: AS DIRECTED BY OWNER.

SECTION 02 50 00 HAZARDOUS MATERIALS/ENVIRONMENTAL ASSESSMENT / ABATEMENT

1.1. HAZARDOUS MATERIALS MAY EXIST ON THIS PROJECT. IF ANY WORK PERSON ENCOUNTERS ANY MATERIAL WHICH THEY SUSPECT MAY BE HAZARDOUS OR TOXIC, THEY SHALL IMMEDIATELY ADVISE THE OWNER. THE CONTRACTOR SHALL TAKE IMMEDIATE AND APPROPRIATE ACTION TO PROTECT THE BUILDING USERS AND WORKERS IN ACCORDANCE W/ FEDERAL, STATE, AND LOCAL LAWS, CODES AND REGULATIONS. THE ARCHITECT AND ARCHITECT'S CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL OR DISPOSAL OF OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECTS SITE, INCLUDING BUT NOT LIMITED TO ASBESTOS, ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB) OR OTHER TOXIC SUBSTANCES.
- 1.1.1. THE CONTRACTOR IS HEREBY ADVISED THAT RDA GROUP ARCHITECTS, LLC. IS NOT A DESIGN PROFESSIONAL IN THE DETERMINATION OF THE PRESENCE OF HAZARDOUS MATERIALS, NOR IS RDA A DESIGN PROFESSIONAL INVOLVED IN MAKING RECOMMENDATIONS REGARDING THE TESTING, REMOVAL, ENCAPSULATION OR OTHER CORRECTIVE MEASURES PERTAINING TO HAZARDOUS MATERIALS.
- 1.1.2. IF THE WORK WHICH IS TO BE PERFORMED UNDER THE CONTRACT INTERFACES IN ANY WAY W/ THE EXISTING COMPONENTS WHICH CONTAIN HAZARDOUS MATERIALS, IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT THE OWNER'S ENVIRONMENTAL CONSULTANT REGARDING THE PROPER MEANS & METHODS TO BE UTILIZED IN DEALING W/ HAZARDOUS MATERIALS.
- 1.1.3. BY EXECUTION OF THE CONTRACT FOR CONSTRUCTION, THE CONTRACTOR HEREBY AGREES TO BRING NO CLAIM FOR NEGLIGENCE, BREACH OF CONTRACT, INDEMNITY OR OTHERWISE AGAINST THE ARCHITECT, HIS PRINCIPLES, EMPLOYEES, AGENTS OR CONSULTANTS IF SUCH A CLAIM IN ANY WAY WOULD INVOLVE THE INVESTIGATION OF OR REMEDIAL WORK RELATED TO HAZARDOUS MATERIALS IN THE PROJECT.
- 1.1.4. BY EXECUTION OF THE CONTRACT FOR CONSTRUCTION, THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD THE ARCHITECT, HIS PRINCIPLES, EMPLOYEES, AGENTS OR CONSULTANTS HARMLESS FROM ANY SUCH ASBESTOS OR OTHER HAZARDOUS MATERIALS RELATED CLAIMS THAT MAY BE BROUGHT BY THE CONTRACTOR'S SUBCONTRACTORS, SUPPLIERS OR OTHER THIRD PARTIES WHO MAY BE ACTING UNDER THE DIRECTION OF THE CONTRACTOR PURSUANT TO THIS PROJECT.

1.2. LEAD BASED PAINT: CONTRACTOR TO FOLLOW ALL APPLICABLE EPA REQUIREMENTS RELATED TO LEAD BASED PAINT FOR RENOVATION, REPAIR, AND PAINTING. MAINTAIN ALL REQUIRED CERTIFICATIONS.

1.3. REFER TO APPLICABLE ENVIRONMENTAL REPORTS AS PREPARED BY MACPARAN CONSULTING. PROVIDE ALL ABATEMENT & REMEDIATION REQUIRED FOR PROJECT EXECUTION IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS.

DIMENSIONING CONVENTIONS / STANDARDS

- ALL EXTERIOR DIMENSIONS ARE FACE OF SHEATHING AT EXTERIOR SIDE AND FACE OF STUD AT INTERIOR SIDE.
- ALL INTERIOR DIMENSIONS ARE FACE OF STUD.
- ALL FOUNDATION DIMENSIONS ARE FACE OF CONCRETE/FOUNDATION.
- ALL DIMENSIONS TO EXISTING SURFACES ARE TO EXISTING FINISH SURFACE.
- DO NOT SCALE DRAWINGS.
- REFER TO DRAWING NOTES FOR ANY SPECIAL NOTES THAT GOVERN LAYOUT.
- FIELD VERIFY ALL EXISTING DIMENSIONS.

STRUCTURAL NOTES:

1. DESIGN UNIFORM LOADS:
   SOIL BEARING CAPACITY: 1,500 PSF - ASSUMED
   FLOOR LIVE LOAD: 40 PSF - RESIDENTIAL AREAS
   ROOF LIVE LOAD: 20 PSF
   GROUND SNOW LOAD: 20 PSF
   ICE ON SNOW: 5 PSF
   SNOW EXPOSURE FACTOR: 0.7
   SNOW LOAD IMPORTANCE FACTOR: 1.0
   THERMAL FACTOR: 1.0

   GUARDRAILS: 200 PLF, SINGLE CONCENTRATED LOAD ALONG TOP

   WIND LOAD:
   ULTIMATE DESIGN WIND SPEED: 115 MPH, 3 SEC. GUST
   EXPOSURE: C
   WIND IMPORTANCE FACTOR: 1.0
   BUILDING CATEGORY: II
   INTERNAL PRESSURE COEFFICIENT: +/- 0.18

   FLOOD DESIGN:
   SITE IS NOT LOCATED IN FLOOD PRONE AREA, PER CORP. OF ENGINEERS.

   SPECIAL LOADS: REFER TO PLANS AS APPLICABLE.

DEFLECTION LIMITATION CRITERIA

INTERIOR PARTITIONS	H/180
FLOOR JOISTS/BEAMS	L/360
OTHER STRUCTURAL COMPONENTS	L/240
EXTERIOR WALL W/ PLASTER/STUCCO	L/360
EXTERIOR WALLS W/ BRITTLE FINISH	H/240
EXTERIOR WALL W/ FLEXIBLE FINISH [H/180 PREVAILS DUE TO INTERIOR GYPSUM BOARD]	H/180
LINTELS SUPPORTING MASONRY VENEER	L/600

ABBREVIATIONS

°	DEGREES	INT	INTERIOR
±	PLUS OR MINUS		
#	NOT EQUAL	JB	JUNCTION BOX
Ø	DIAMETER		
∠	ANGLE	LL	LIVE LOAD
℄	CENTERLINE	LLH	LONG LEG HORIZONTAL
℄	PROPERTY LINE	LLV	LONG LEG VERTICAL
		LTL	LINTEL
ABV	ABOVE		
ADA	ACCESSIBLE / HANDICAP ACCESSIBLY / ACCESSIBILITY - ANSI ICC-117.1-2009	MAX	MAXIMUM
		MECH	MECHANICAL
		MFR	MANUFACTURER
		MIN	MINIMUM
AFF	ABOVE FINISH FLOOR	MISC	MISCELLANEOUS
ALT	ALTERNATE	MO	MASONRY OPENING
ALUM	ALUMINUM	MS	METAL STUD
APPROX	APPOXIMATE	MTD	MOUNTED
ATC	ACOUSTIC TILE CEILING	MTL	METAL
BET/BETWN.	BETWEEN	NIC	NOT IN CONTRACT
BLKG	BLOCKING	NOM	NOMINAL
BRG	BEARING	NTS	NOT TO SCALE
BSMT	BASEMENT		
BTM	BOTTOM	OC	ON CENTER
		OBS	OBSCURE GLAZING
CIP	CAST IN PLACE	OH	OVERHEAD
CJ	CONTROL JOINT	OPG	OPENING
CL	CENTERLINE	OPP	OPPOSITE
CLG	CEILING		
CLR	CLEAR	PEMB	PRE-ENGINEERED METAL BUILDING
CMU	CONCRETE MASONRY UNIT	PL	PLATE / PROPERTY LINE
COL	COLUMN	PTD	PAINTED
CONC	CONCRETE		
CONT	CONTINUOUS	QT	QUARRY TILE
CPT	CARPET	QTY	QUANTITY
CT	CERAMIC TILE		
		R / RAD	RADIUS
DEMO	DEMOLISH / DEMOLITION	RA	RETURN AIR
DF	DRINKING FOUNTAIN	RB	RUBBER BASE
DIA	DIAMETER	RD	ROOF DRAIN
DIM	DIMENSION	REF	REFRIGERATOR
DIV	DIVISION	REINF	REINFORCE
DP	DEEP	REQ'D	REQUIRED
DS	DOWNSPOUT	REQ'MT	REQUIREMENT[S]
DTL	DETAIL	REV	REVISION
DW	DISHWASHER	RO	ROUGH OPENING
DWG	DRAWING	R/W	RIGHT OF WAY
EA	EACH	SALV	SALVAGED
EERO	EMERGENCY ESCAPE & RESCUE OPENING	SF	SQUARE FEET
		SIM	SIMILAR
EIFS	EXTERIOR INSULATION FINISH SYSTEM	SM	SHEET METAL
		SPEC	SPECIFICATION
EJ	EXPANSION JOINT	SQ	SQUARE
ELEC	ELECTRIC / ELECTRICAL	SS	STAINLESS STEEL
ELEV	ELEVATION / ELEVATOR	STD	STANDARD
EQ	EQUAL	STL	STEEL
EQUIP	EQUIPMENT		
EX	EXISTING	T	TEMPERED
EXP	EXPANSION	TBD	TO BE DETERMINED
FD	FLOOR DRAIN	T&B	TOP AND BOTTOM
FDN	FOUNDATION	T&G	TONGUE AND GROOVE
FE	FIRE EXTINGUISHER	T.O.	TOP OF
FEC	FIRE EXTINGUISHER CABINET	TR	TREATED
		TYP	TYPICAL
FF	FINISH FLOOR		
FIN	FINISH / FINISHED	UFAS	UNIFORM FEDERAL ACCESSIBILITY STANDARD
FRT	FIRE RETARDANT TREATED		
FSE	FOOD SERVICE EQUIPMENT	UNO	UNLESS NOTED OTHERWISE
FTG	FOOTING	UL	UNDERWRITER'S LABORATORY
FV	FIELD VERIFY		
GA	GAUGE	VB	VAPOR BARRIER
GALV	GALVANIZED	VERT	VERTICAL
GC	GENERAL CONTRACTOR		
GYP	GYPSUM	W/	WITH
GYP BD	GYPSUM BOARD	W/O	WITHOUT
		WD	WOOD
HB	HOSE BIBB	W.P.	WORK POINT
HM	HOLLOW METAL	WRB	WEATHER RESISTIVE BARRIER
HOR	HORIZONTAL		
HT	HEIGHT	WWF	WELDED WIRE FABRIC
HVAC	HEATING, VENTILATION, AIR CONDITIONING		

WALL / SYMBOL LEGEND

- EXISTING WALLS/FINISHES TO BE REMOVED
- EXISTING WALL TO REMAIN
- NEW WOOD FRAME WALL
- # — DEMOLITION KEY NOTE
- # — NEW CONSTRUCTION KEY NOTE
- # — REFLECTED CEILING KEY NOTE
- # — WINDOW TYPE KEY
- EX — EXISTING WINDOW TO REMAIN
- 101 — DOOR TYPE KEY
- W-00 — WALL TYPE KEY

ROOM NAME
101 — ROOM TAG

A / A2.0 — SECTION TAG

N / W A-1 E / S — ELEVATION TAG

FD — FLOOR DRAIN

SD — SMOKE ALARM - 120V W/ BATTERY BACKUP

CO — CARBON MONOXIDE ALARM- 120V W/ BATTERY BACKUP

CO/S — CARBON MONOXIDE / SMOKE ALARM - 120V W/ BATTERY BACKUP

EF — EXHAUST FAN - VENT DIRECT TO EXTERIOR

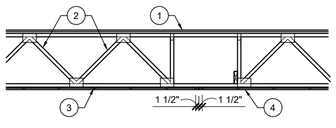
L.C. — ELECTRIC LOAD CENTER

M — ELECTRIC METER

HB — HOSE BIBB

DESIGN NO. L534

UNRESTRAINED ASSEMBLY RATING - 1 HR



1. FLOORING SYSTEMS -
   SYSTEM NO. 2

   SUBFLOORING - MIN 23/32" THICK T&G PLYWOOD WOOD STRUCTURAL PANELS, MIN. GRADE "UNDERLAYMENT"/ FACE GRAIN OF PLYWOOD TO BE PERPENDICULAR TO THE TRUSSES WITH END JOINTS STAGGERED 4 FT. PLYWOOD SECURED TO TRUSSES WITH CONSTRUCTION ADHESIVE AND NO. 6d RINGED SHANK NAILS SPACED 12" O.C. ALONG EACH TRUSS. ADHESIVE APPLIED AS 3/8" DIA. BEAD TO TOP CHORD OF TRUSSES AND GROOVED EDGES OF PLYWOOD.

   VAPOR BARRIER - (OPTIONAL) - COMMERCIAL ASPHALT SATURATED FELT, 0.030" THICK.

   VAPOR BARRIER - (OPTIONAL) - NOM. 0.010" THICK COMMERCIAL ROSIN-SIZED BUILDING PAPER.

   FINISH FLOORING - MIN 3/4" THICKNESS OF LIGHTWEIGHT INSULATING CONCRETE WITH PERLITE AGGREGATE OR VERMICULITE AGGREGATE, OR GYPSUM CONCRETE.

2. TRUSSES - PARALLEL CHORD TRUSSES, SPACE A MAX. 24"O.C., FABRICATED FROM NOM. 2x4 LUMBER WITH LUMBER ORIENTATED VERTICALLY OR HORIZONTALLY. MIN. TRUSS DEPTH IS 18". TRUSS MEMBERS SECURED TOGETHER WITH MIN. 0.036" THICK GALVANIZED PLATES. PLATES HAVE 5/16" LONG TEETH PROJECTING PERPENDICULAR TO THE PLANE OF THE PLATE. THE TEETH ARE IN PAIRS FACING EACH OTHER (MADE FROM THE SAME PUNCH) FORMING A SPLIT TOOTH TYPE PLATE. EACH TOOTH HAS A CHISEL POINT ON ITS OUTSIDE EDGE. THESE POINTS ARE DIAGONALLY OPPOSITE EACH OTHER FOR EACH PAIR. THE TOP HALF OF EACH TOOTH HAS A TWIST FOR STIFFNESS. THE PAIRS ARE REPEATED ON APPROX. 7/8" CENTERS WITH FOUR ROWS OF TEETH PER INCH OF PLATE WIDTH.

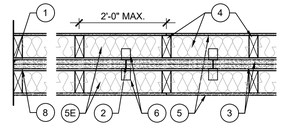
3. RESILIENT CHANNELS - RESILIENT CHANNEL FORMED FROM NO. 26 MSG GALVANIZED STEEL, SPACED 16" O.C. PERPENDICULAR TO TRUSSES. CHANNELS SECURED TO EACH TRUSS WITH 1 1/4" LONG NO. 6 TYPE S BUGLE HEAD SCREW. CHANNELS OVERLAPPED AT SPLICES 4". TWO RESILIENT CHANNELS USED AT END JOINTS OF GYPSUM BOARD (ITEM 4), EACH EXTENDING A MIN OF 6" BEYOND BOTH SIDE EDGES OF THE BOARD.

4. GYPSUM BOARD - ONE LAYER OF NOM. 5/8" THICK, 4'-0" WIDE GYPSUM BOARD, INSTALLED WITH LONG DIMENSION PERPENDICULAR TO FURRING OR RESILIENT CHANNELS. GYPSUM BOARD SECURED WITH 1" LONG NO. 6 TYPE S BUGLE HEAD STEEL SCREWS SPACED 12" O.C. AND LOCATED A MIN. OF 1 1/2" FROM SIDE AND END JOINTS. END JOINTS SECURED TO BOTH FURRING OR RESILIENT CHANNELS AS SHOWN IN THE END JOINT DETAIL.

5. FINISHING SYSTEM - (NOT SHOWN) - VINYL, DRY OR PREMIXED JOINT COMPOUND, APPLIED IN TWO COATS TO JOINTS AND SCREW-HEADS. NOM 2" WIDE PAPER TAPE EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS. AS AN ALTERNATE, NOM 3/32" THICK VENEER PLASTER MAY BE APPLIED TO THE ENTIRE SURFACE OF GYPSUM BOARD.

DESIGN NO. U366

BEARING WALL RATING - 2 HR
[PROTECTED WALL, SEE ITEMS 4 & 4A]
NONBEARING WALL RATING - 2 HR
[SEPARATION WALL, SEE ITEMS 1, 2, & 3]



1. FLOOR, INTERMEDIATE OR TOP WALL - 2" WIDE CHANNEL SHAPED WITH 1" LONG LEGS FORMED FROM NO. 25 MSG GALV. STEEL, SECURED WITH SUITABLE FASTENERS SPACE AT 24" O.C.

2. METAL STUDS - STEEL MEMBERS FORMED FROM NO. 25 MSG GALV. STEEL HAVING "H" - SHAPED FLANGED SPACED 24" O.C.; OVERALL DEPTH 2" AND FLANGE WIDTH 1-3/8".

3. GYPSUM BOARD - TWO LAYERS OF 1" THICK GYPSUM BOARD LINER PANELS, SUPPLIED IN NOM. 24" WIDTHS. VERTICAL EDGES OF PANELS FRICTION FITTED INTO "H' - SHAPED STUDS.

4. WOOD STUDS - NOM. 2" BY 4" MAX. SPACING 24" O.C. STUDS CROSS BRACED AT MID-HEIGHT WHERE NECESSARY FOR CLIP ATTACHMENT. MIN. 3/4" SEPARATION BETWEEN WOOD FRAMING AND FIRE SEPARATION WALL.

5. GYPSUM BOARD - CLASSIFIED OR UNCLASSIFIED - MIN. 1/2" THICK, 4' WIDE, APPLIED EITHER HORIZONTALLY OR VERTICALLY. GYPSUM BOARD ATTACHED TO STUDS WITH 1-1/4" LONG STEEL DRYWALL NAILS SPACED 8" O.C. VERTICAL JOINTS LOCATED OVER STUDS. (OPTIONAL) JOINTS COVERED WITH PAPER TAPE AND JOINT COMPOUND. NAIL HEADS COVERED WITH JOINT COMPOUND.

5E. BATTS AND BLANKETS - USED IN ADDITION ITEM 5. PLACED IN STUD CAVITIES, ANY GLASS FIBER OR MINERAL WOOL INSULATION, MAX. 3.0 PCF DENSITY, BEARING THE UL CLASSIFICATION MARKING AS TO SURFACE BURNING CHARACTERISTICS AND/OR FIRE RESISTANCE.

6. ATTACHMENT CLIPS - ALUMINUM ANGLE, 0.063 IN. THICK, 2" WIDE WITH 2" AND 2-1/4" LEGS. CLIPS SECURED WITH TYPE S SCREWS 3/8" LONG TO "H" STUDS AND WITH TYPE W SCREWS 1-1/4" LONG TO WOOD FRAMING THROUGH HOLES PROVIDED IN CLIP.

7. NON-BEARING WALL PARTITION INTERSECTION - (OPTIONAL) - TWO NOM. 2" BY 4" STUD OR NOM. 2" BY 6" STUD NAILED TOGETHER WITH 3" LONG 10d NAILS SPACED A MAX. 16" O.C. VERTICALLY AND FASTENED TO ONE SIDE OF THE MINIMUM 2" BY 4" STUD WITH 3" LONG 10d NAILS SPACED A MAX. 16" O.C. VERTICALLY. INTERSECTION BETWEEN PARTITION WOOD STUDS TO BE FLUSH WITH THE 2" BY 4" STUDS. THE WALL PARTITION WOOD STUDS ARE TO BE FRAMED WITH A SECOND 2" BY 4" WOOD STUD FASTENED WITH 3" LONG 10d NAILS SPACED A MAX. 16" O.C. VERTICALLY. MAXIMUM ONE NON-BEARING WALL PARTITION INTERSECTION PER STUD CAVITY. NON-BEARING WALL PARTITION STUD DEPTH SHALL BE AT A MINIMUM EQUAL TO THE DEPTH OF THE WALL.

8. CAULKING AND SEALANTS - (OPTIONAL - INTENDED FOR USE AS AN AIR BARRIER - NOT EVALUATED AS FIREBLOCKING) A BEAD OF SEALANT APPLIED AROUND THE PARTITION PERIMETER, AND AT THE INTERFACE BETWEEN WOOD OR STEEL FRAMING AND GYPSUM BOARD PANELS TO CREATE AS AIR BARRIER.

8A. CAULKING AND SEALANTS - (OPTIONAL - INTENDED FOR USE AS AN AIR BARRIER - NOT EVALUATED AS FIREBLOCKING) A BEAD OF SEALANT APPLIED AROUND THE PARTITION PERIMETER IN THE 3/4" AIR SPACE BETWEEN WOOD FRAMING (ITEM 4) AND SHAFTLINER PANELS (ITEM 3) TO CREATE AS AIR BARRIER.

STATE OF OHIO
JONATHAN ROBERT SCHAAF 14503
REGISTERED ARCHITECT

Jonathan Robert Schaaf #14503
Expiration Date 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
351 Lincoln Park Circle
Springfield, Ohio 45505

Project Number	2025-019
Date	June 20, 2025

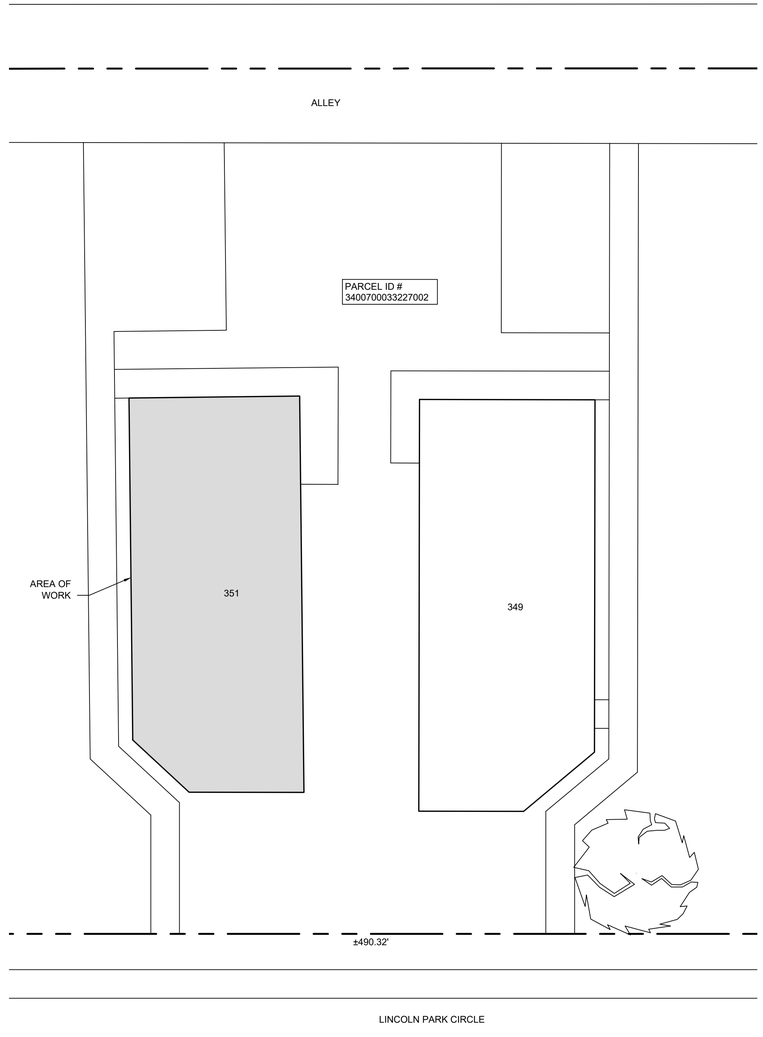
Date	Issue
03.25.25	SD Set
06.09.25	Final Review
06.20.25	Bid/Construction Set

Sheet Title
General Project Notes

Sheet Number
07-G1.5

B EXTERIOR REFERENCE PHOTOS

SCALE: N.T.S.



A ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

0 10 20 40

N

STATE OF OHIO
JONATHAN
ROBERT
SCHAAF
14503
REGISTERED ARCHITECT

Jonathan Robert Schaaf #14503
Expiration Date 12/31/2025

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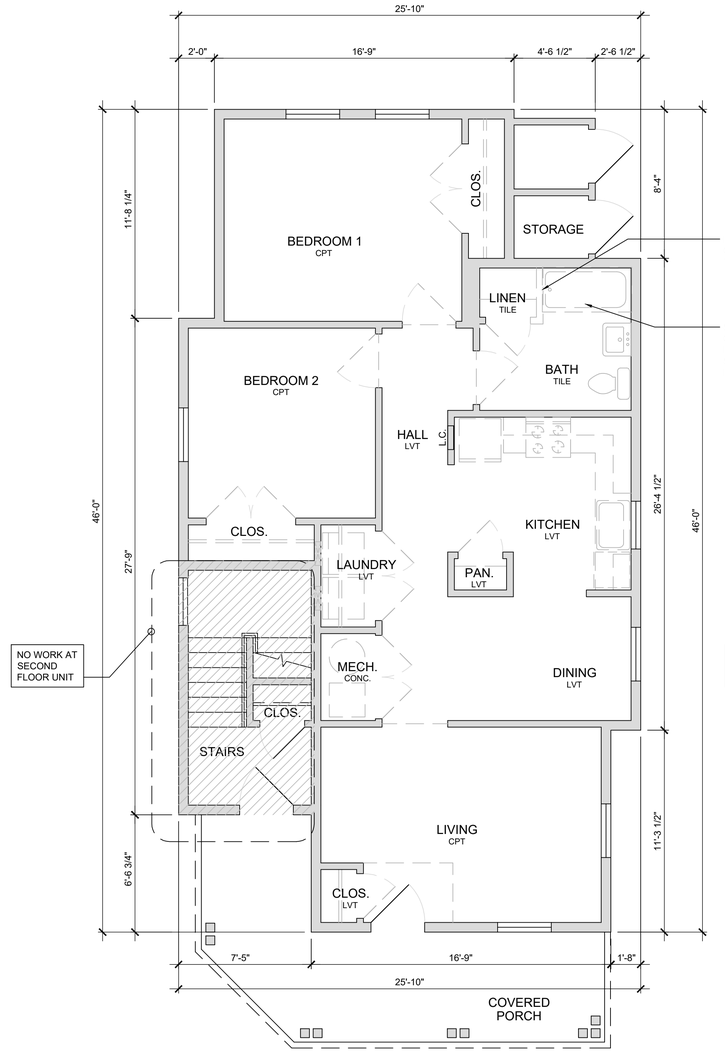
Sheet Title

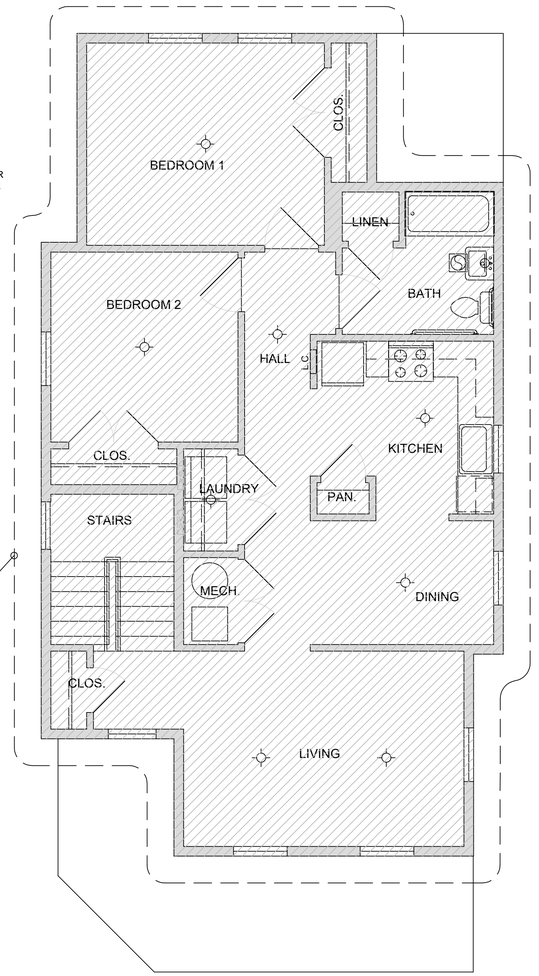
Architectural Site Plan
Exterior Reference Photos

Sheet Number

07-C1.1



A FIRST FLOOR
EXIST / DEMO FLOOR PLAN
SCALE: 1/4" = 1'-0" 0 2 4 8



B SECOND FLOOR
EXIST / DEMO FLOOR PLAN
SCALE: 1/4" = 1'-0" 0 2 4 8

STATE OF OHIO
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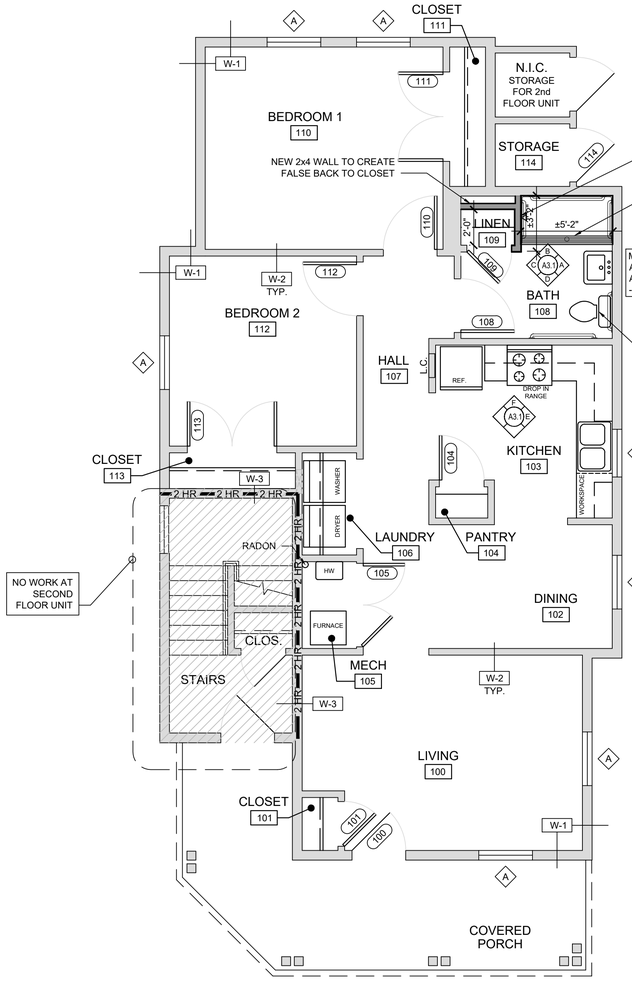
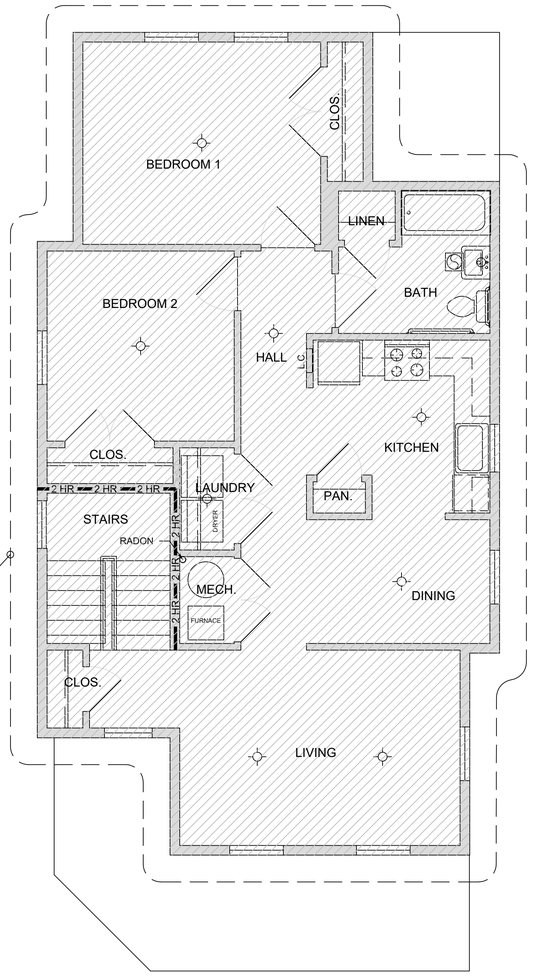
Sheet Title
Existing / Demolition Floor Plans

Sheet Number
07-D1.1



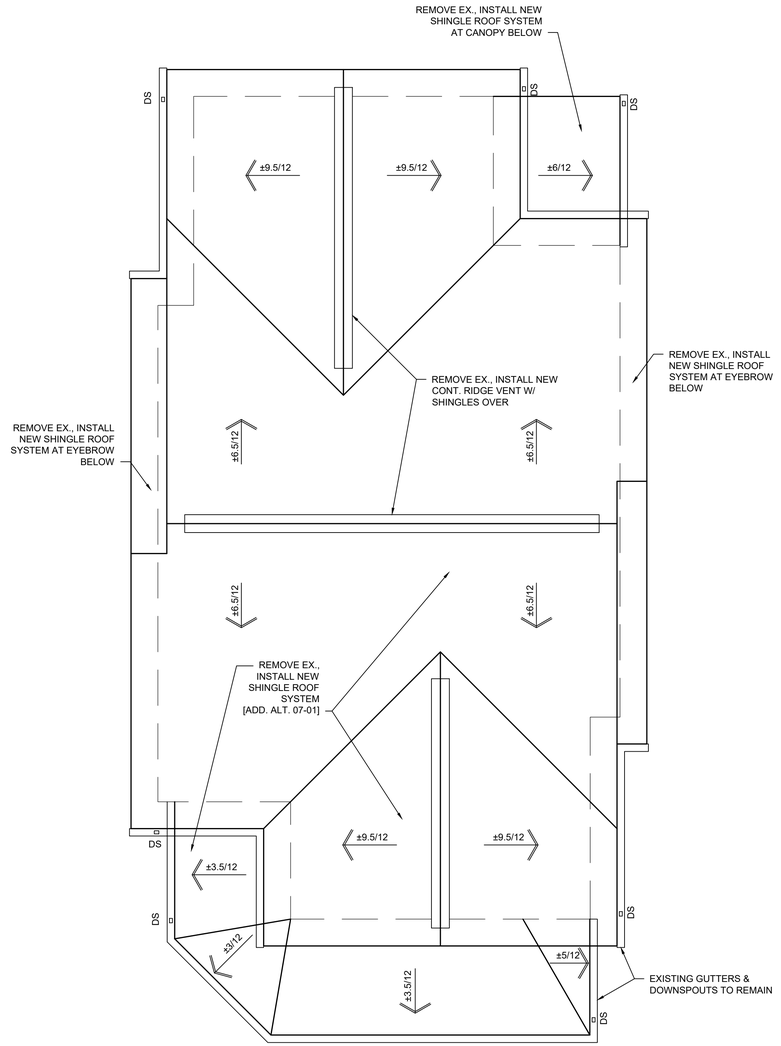
A FIRST FLOOR PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0" 0 2 4 8



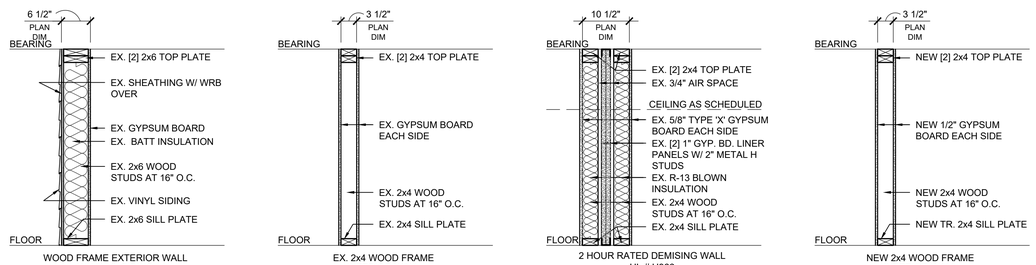
B SECOND FLOOR PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0" 0 2 4 8



C PROPOSED ROOF PLAN

SCALE: 1/4" = 1'-0" 0 2 4 8



D WALL TYPES

SCALE: 3/4" = 1'-0" 0" 6" 12" 24"

STATE OF OHIO
JONATHAN
ROBERT
SCHAAF
14503
REGISTERED ARCHITECT

Jonathan Robert Schaaf #14503
Expiration Date 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority

351 Lincoln Park Circle

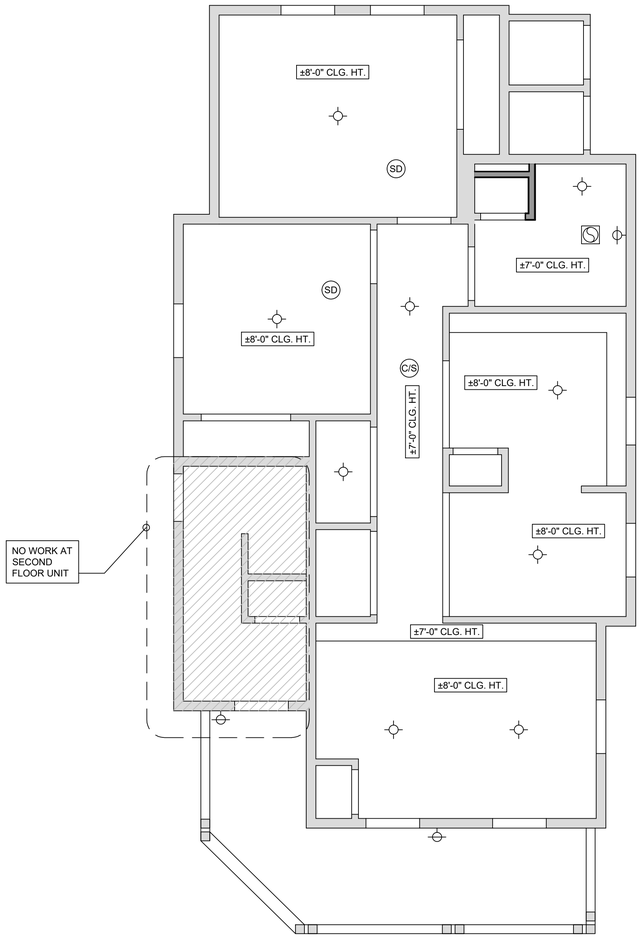
Springfield, Ohio 45505

Project Number	2025-019
Date	June 20, 2025

Date	Issue
03.25.25	SD Set
06.09.25	Final Review
06.20.25	Bid/Construction Set

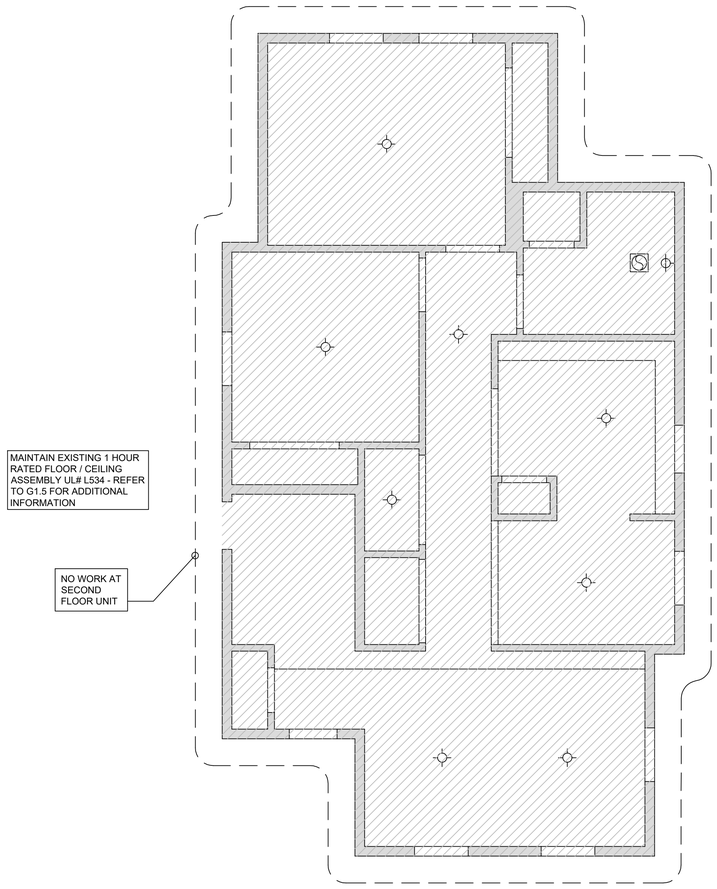
Sheet Title
Proposed Floor Plans

Sheet Number
07-A1.1



A FIRST FLOOR REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0" 0 2 4 8



B SECOND FLOOR REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0" 0 2 4 8

STATE OF OHIO
JONATHAN ROBERT SCHAAF
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REGISTERED ARCHITECT

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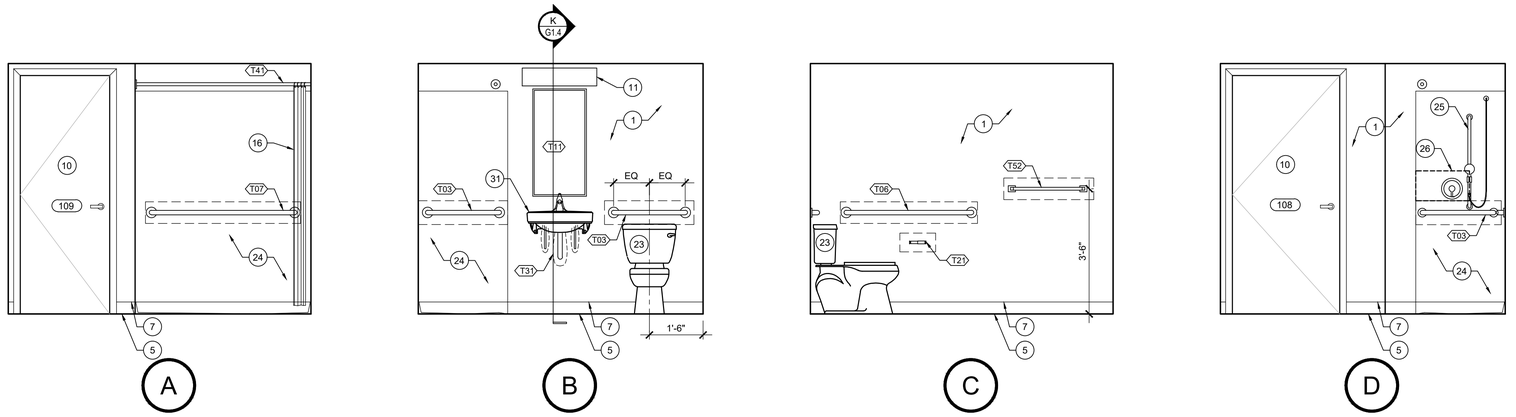
Sheet Title

Reflected Ceiling Plans

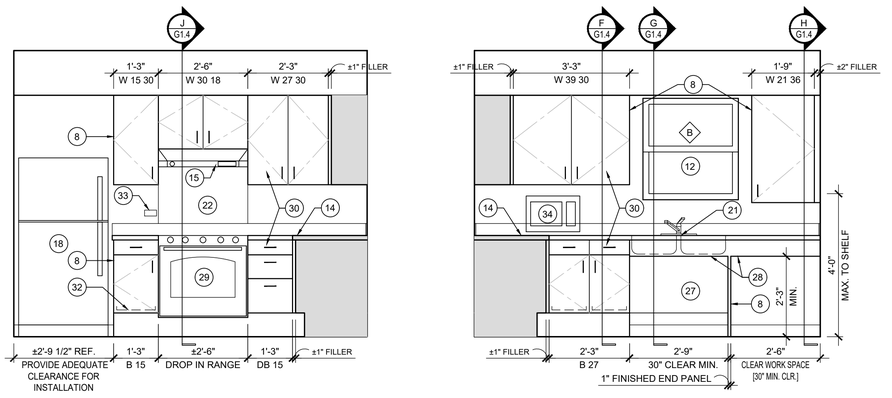
Sheet Number

07-A1.2



INTERIOR ELEVATIONS AT BATH 108

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

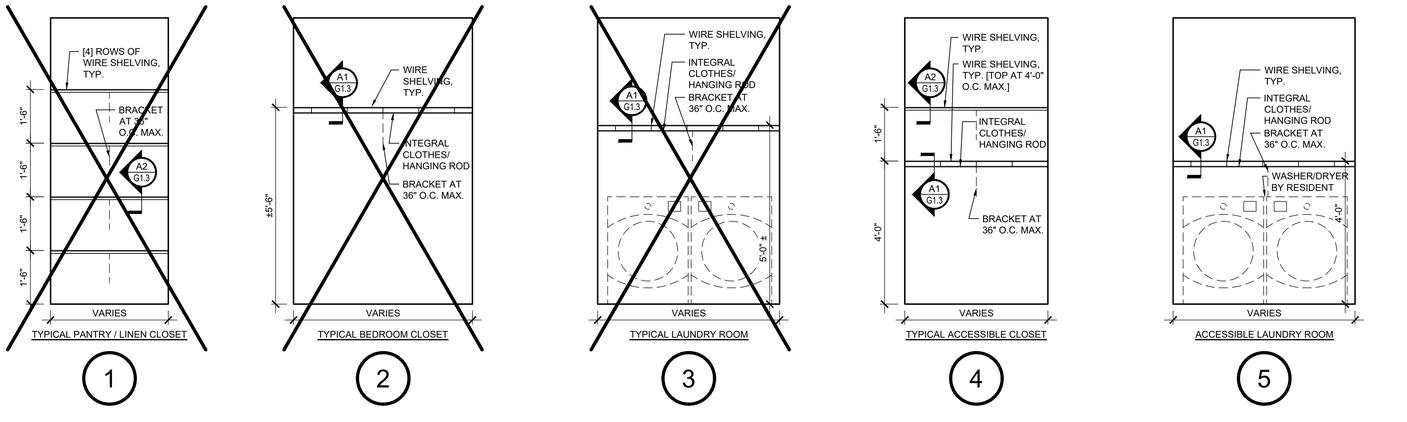


0 1 2 4

INTERIOR ELEVATIONS AT KITCHEN 103

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

0 1 2 4



TYPICAL INTERIOR ELEVATIONS

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

0 1 2 4

INTERIOR ELEVATION KEY NOTES

1. PATCH / REPAIR / SKIMCOAT EXISTING PLASTER WALLS & CEILINGS TO PROVIDE A NEW SMOOTH FINISH. LEVEL 4 FINISH, PREP & PAINT.
2. NEW TUB SURROUND.
3. NEW BATH TUB.
4. NEW TUB/SHOWER HEAD & CONTROLS.
5. FINISH FLOOR - AS SCHEDULED.
6. NEW WATER CLOSET.
7. BASE - AS SCHEDULED.
8. FINISH END PANEL - STAIN TO MATCH CABINETS
9. NEW CULTURED MARBLE VANITY TOP W/ INTEGRAL SINK BOWL ON NEW STAINED WOOD BASE/VANITY CABINET. NEW FAUCET.
10. DOOR - REFER TO DOOR SCHEDULE.
11. NEW LIGHT FIXTURE.
12. WINDOW. REFER TO WINDOW SCHEDULE.
13. NEW EXHAUST FAN/LIGHT.
14. NEW PLASTIC LAMINATE COUNTERTOP W/ 4" BACKSPLASH.
15. NEW RECIRCULATING RANGE HOOD - INSTALL NEW FIRESTOP CANISTERS AT UNDERSIDE OF HOOD - REFER TO SPECS.
16. SHOWER CURTAIN BY RESIDENT.
17. NEW RANGE.
18. NEW REFRIGERATOR.
19. NEW END SPLASH.
20. NEW STAINED BASE AND WALL CABINETS.
21. NEW TWO BOWL STAINLESS STEEL SINK, FAUCET, SUPPLY/DRAIN PIPING.
22. NEW SPLASH PANEL AT WALL BEHIND & ADJACENT TO THE RANGE.
23. ACCESSIBLE WATER CLOSET. NOTE THAT LEVER SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET.
24. SWANSTONE 30x60 ROLL-IN SHOWER BASE W/ SWANSTONE SURROUND - REFER TO PLUMBING DRAWINGS.
25. SLIDE BAR FOR HAND HELD SHOWER CONTROLS.
26. AREA FOR SHOWER CONTROLS.
27. FINISH GRADE STAINED PRIVACY PANEL BELOW SINK TO CONCEAL SUPPLY AND DRAIN PIPING. CONFORM TO ACCESSIBILITY REQUIREMENTS.
28. FINISH GRADE STAINED WOOD PANEL AT FRONT OF CABINETS, MATCH CABINETS.
29. NEW ACCESSIBLE DROP-IN RANGE.
30. NEW STAINED WOOD ACCESSIBLE BASE AND WALL CABINETS.
31. NEW ACCESSIBLE WALL HUNG LAVATORY. LAVATORY FAUCET.
32. SLIDE OUT SHELVES AT ALL ACCESSIBLE BASE CABINETS.
33. RANGE HOOD CONTROL SWITCH.
34. COUNTERTOP MICROWAVE - BY RESIDENT

STATE OF OHIO
JONATHAN
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Expiration Date 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
351 Lincoln Park Circle
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Project Number	2025-019
Date	June 20, 2025

Date	Issue
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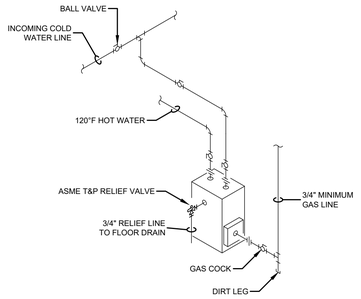
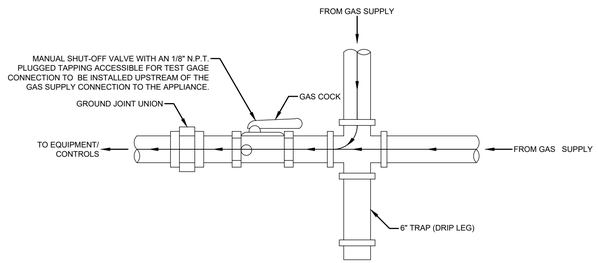
Sheet Title
Interior Elevations

Sheet Number
07-A3.1



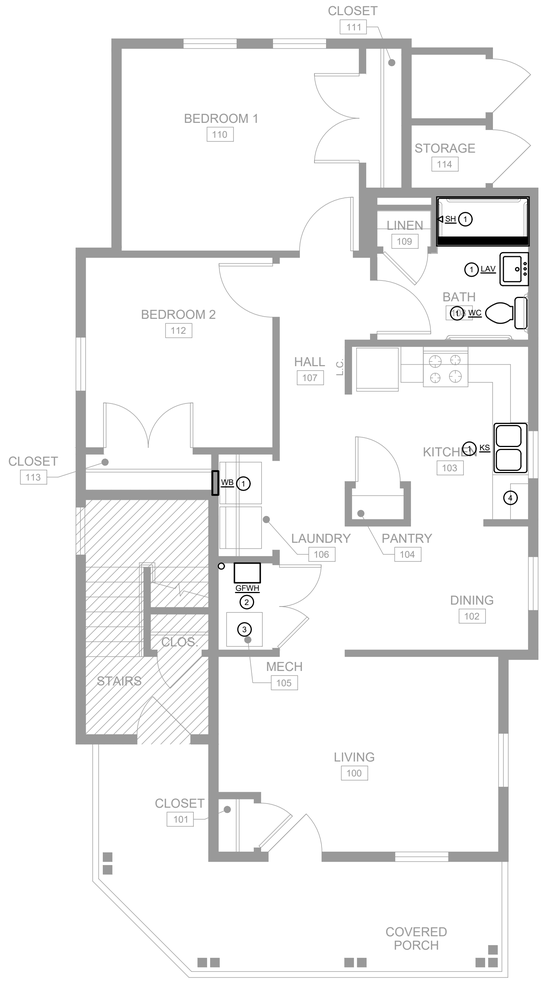
3 07-P1.1 TANKLESS GAS WATER HEATER INSTALLATION DETAIL

SCALE: NONE



2 07-P1.1 GAS CONNECTION TO EQUIPMENT DETAIL

SCALE: NONE



1 07-P1.1 PLUMBING PLAN

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

0' 2' 4' 8'

GAS FIRED WATER HEATER SCHEDULE

ITEM NO.	MAX FLOW	RECOVERY @ 90°F RISE	BTU PER HOUR	GAS CONN.	THERMAL EFF. (UEF)	WATER CONN.	MANUFACTURER AND MODEL	REMARKS
GFWH	6.8 GPM	2.6 GPM	120,000	3/4"	0.93	3/4"	NAVIEN NPE-150S2	POWER DIRECT VENT

PLUMBING FIXTURE AND EQUIPMENT SCHEDULE

ID	DESCRIPTION	MANUFACTURER	MODEL NUMBER	SUPPLY		SANITARY		REQ'D COMP	NOTES
				HOT	COLD	WASTE	VENT		
HB	HOSE BIBB	WOODFORD	MODEL 17	- - -	3/4"	2"	1-1/2"	- - -	- - -
KS	KITCHEN SINK - DROP IN	ELKAY	CR-3322	1/2"	1/2"	1-1/2"	1-1/2"	1	A,D
LAV	LAVATORY - WALL MOUNT	AMERICAN STANDARD	0355.012	1/2"	1/2"	1-1/2"	1-1/2"	4	A,B,C
SH	SHOWER	TBD	TBD	1/2"	1/2"	2"	1-1/2"	3	E,F
WB	WASHER BOX	OATEY	38101	1/2"	1/2"	2"	1-1/2"	- - -	- - -
WC	WATER CLOSET - TANK TYPE	AMERICAN STANDARD	215DA.104	- - -	1/2"	3"	1-1/2"	2	D

REQUIRED COMPONENTS AND SERVICES

1. MATERIAL: 18GA. TYPE 304 STAINLESS STEEL
SIZE: DOUBLE BOWL 33" X 22" X 7"
FAUCET: PEERLESS: P110LF
WASTE TRIM: ELKAY: LK-35
SUPPLY STOP: ZURN: ZH8822-LR-LK
P-TRAP: MCGUIRE: 8912
MISC: MOEN: 111C

2. COLOR: WHITE VITREOUS CHINA
TYPE: FLOOR SET WITH CHROME LEFT HAND TRIP LEVER
FLUSH: 1.28 GPF
SEAT: AMERICAN STANDARD: 5503A
MISC: ZURN: ZH8823-CR-LK SUPPLY STOP, 16.5" RIM MOUNTING HEIGHT

3. COLOR WHITE
SIZE: 60" X 30"
SUPPLY TRIM: PEERLESS: PTT188743
WASTE TRIM: ENGINEERED BRASS: WB150L
SUPPLY STOP: MOEN: INTEGRAL STOPS
MISC: SWANSTONE: SS-72-3, 78" SHOWER HEAD MOUNTING HEIGHT, 32" SHOWER VALVE MOUNTING HEIGHT

4. DESCRIPTION: WHITE VITREOUS CHINA
FAUCET: PEERLESS: P136LF
TRAP/FIX. DR.: MCGUIRE: 8872
SUPPLY STOP: ZURN: ZH8822-LR-LK

NOTES:
A. PROVIDE CHROME PLATED ESCUTCHEONS AND NIPPLES TO WALL.
B. PROVIDE 0.5 GPM FLOW CONTROL DEVICE ON LAVATORY FAUCET
C. PROVIDE "TRUEBRO" LAV GUARD INSULATION KIT.
D. PROVIDE 1.5 GPM FLOW CONTROL DEVICE ON SINK FAUCET.
E. PROVIDE 1.5 GPM FLOW CONTROL DEVICE ON SHOWER HEAD.
F. PLUMBING CONTRACTOR TO PROVIDE AND INSTALL SWANSTONE SOLID SURFACE WALL SURROUNDS TO FIXTURE.

PLAN NOTES

1. EXISTING PLUMBING FIXTURE TO BE REMOVED AND REPLACED WITH NEW. CAPTURE AND RECONNECT TO EXISTING WATER AND DRAIN LINES. EXTEND AND REWORK PIPING AS NEEDED. PROVIDE ANY CUTTING AND PATCHING REQUIRED. REFER TO PLUMBING FIXTURE SCHEDULE FOR SPECIFICATIONS.
2. EXISTING GAS-FIRED WATER HEATER TO BE REMOVED AND REPLACED WITH NEW GAS-FIRED TANKLESS WATER HEATER. RECONNECT TO EXISTING WATER AND GAS LINES. EXTEND AND REWORK PIPING AS NEEDED. REFER TO PLUMBING FIXTURE SCHEDULE FOR SPECIFICATIONS.
3. EXISTING GAS-FIRED FURNACE TO BE REMOVED AND REPLACED WITH NEW. RECONNECT TO EXISTING GAS PIPING. EXTEND AND REWORK PIPING AS NEEDED. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
4. EXISTING DISHWASHER TO BE REMOVED. REMOVE EXISTING PIPING BACK TO NEAREST TEE AND CAP.

GENERAL NOTES

1. CONTRACTOR TO VERIFY INCOMING GAS SERVICE SIZE AND NOTIFY ENGINEER IF GAS SERVICE PIPE SIZE IS LESS THAN 1".
2. PROVIDE AND INSTALL NEW SHUTOFF BALL VALVES AT ALL FIXTURES.
3. PRESSURE TEST ALL EXISTING PIPING. REPAIR AND REPLACE PIPING AS NEEDED.

PLUMBING FIXTURE ABBREVIATIONS

XXX FIXTURE DESIGNATION. SEE PLUMBING FIXTURE SCHEDULE FOR EQUIPMENT SPECIFICATIONS.

AD	AREA DRAIN	RO	ROUGH ONLY
AFF	ABOVE FINISHED FLOOR	R&C	ROUGH AND CONNECT
BFP	BACK FLOW PREVENTER	RELOC	RELOCATED
C	CLOSET	S	SINK
CI	CAST IRON	SAN	SANITARY
CO	CLEAN OUT	SD	SHOWER DRAIN
CU	CONDENSING UNIT	SS	SCRUB SINK
DF	DRINKING FOUNTAIN	SH	SHOWER
DS	DOWNSPOUT	SPH	SPRINKLER HEAD
ELEV	ELEVATION	T	TUB
EWC	ELECTRIC WATER COOLER	TD	TRENCH DRAIN
FD	FLOOR DRAIN	TP	TRAP PRIMER
FP	FLOOR PORT	TV	TEMPERING VALVE
HB	HOSE BIBB	UR	URINAL
INV	INVERT	VTR	VENT THRU ROOF
JS	JANITOR SINK	WH	WALL HYDRANT
KS	KITCHEN SINK	WU	WASHER UNIT
LAV	LAVATORY	WC	WATER CLOSET
RD	ROOF DRAIN	WF	WASH FOUNTAIN

PROJECT GENERAL NOTES

1. THE DRAWINGS ARE DIAGRAMMATIC ONLY AND INDICATE THE GENERAL ARRANGEMENT OF THE SYSTEMS AND ARE TO BE FOLLOWED INSOFAR AS POSSIBLE. IF DEVIATIONS FROM THE LAYOUTS ARE NECESSITATED BY FIELD CONDITIONS, DETAILED LAYOUTS OF THE PROPOSED DEPARTURES SHALL BE SUBMITTED IN WRITING TO THE ENGINEER FOR REVIEW BEFORE PROCEEDING WITH THE WORK.
2. THE PLUMBING CONTRACTOR SHALL REVIEW ALL DRAWINGS IN DETAIL AS THEY MAY RELATE TO THEIR WORK.
3. EACH CONTRACTOR SHALL INSPECT THE SITE ON WHICH THE WORK IS TO BE PERFORMED, AND THE OBSTACLES THAT MAY BE ENCOUNTERED, AND ALL RELEVANT MATTERS CONCERNING THE WORK.
4. THE CONTRACTOR SHALL FILE ALL NECESSARY NOTICES, OBTAIN AND PAY FOR ALL PERMITS, FEES, AND OTHER COSTS INCLUDING UTILITY CONNECTIONS OR EXTENSION, IN CONNECTION WITH HIS WORK. AS NECESSARY, HE SHALL FILE ALL REQUIRED PLANS, PREPARE ALL DOCUMENTS AND OBTAIN ALL NECESSARY APPROVALS OF ALL UTILITY AND GOVERNMENTAL DEPARTMENTS HAVING JURISDICTION.
5. IGNORANCE OF CODES, RULES, AND REGULATIONS, UTILITY COMPANY REQUIREMENTS, LAWS, ETC. SHALL NOT DIMINISH OR ABSOLVE CONTRACTOR'S RESPONSIBILITIES TO PROVIDE AND COMPLETE ALL WORK IN COMPLIANCE WITH SUCH.
6. ALL MATERIALS FURNISHED AND ALL WORK INSTALLED SHALL COMPLY WITH THE CURRENT EDITION OF THE OHIO MECHANICAL CODES, NATIONAL FIRE CODES OF THE NATIONAL FIRE PROTECTION ASSOCIATION AND WITH THE REQUIREMENTS OF ALL GOVERNMENTAL AGENCIES OR DEPARTMENTS HAVING JURISDICTION.

PLUMBING SPECIFICATIONS

1. SCOPE OF WORK
1.1. THE CONTRACTOR IS RESPONSIBLE FOR ALL WORK, MATERIALS, AND LABOR TO SATISFY A COMPLETE WORKING SYSTEM WHETHER SPECIFIED OR IMPLIED.
1.2. ALL WORK IS TO BE PERFORMED IN STRICT COMPLIANCE WITH THE NATIONAL STANDARD PLUMBING CODE (LATEST EDITION), ALL LOCAL CODES, AND ALL OTHER REGULATIONS GOVERNING WORK OF THIS NATURE.
1.3. THE CONTRACTOR SHALL, BEFORE SUBMITTING ANY PROPOSAL, EXAMINE THE PROPOSED SITE AND SHALL DETERMINE FOR HIMSELF THE CONDITIONS THAT MAY EFFECT THE WORK. NO ALLOWANCE SHALL BE MADE IF THE CONTRACTOR FAILS TO MAKE SUCH EXAMINATIONS.
1.4. ALL EQUIPMENT AND MATERIALS SHALL BE AS SPECIFIED OR "APPROVED EQUAL" BY ENGINEER OR ARCHITECT.
2. PERMITS
2.1. THE CONTRACTOR SHALL SECURE ALL PERMITS OR APPLICATIONS AND PAY ANY AND ALL FEES.
3. SHOP DRAWINGS
3.1. SUBMIT MATERIAL LIST AND SHOP DRAWINGS FOR MAJOR ALL EQUIPMENT/FIXTURES TO THE ARCHITECT OR ENGINEER FOR APPROVAL. THE CONTRACTOR SHALL SUBMIT THREE SETS OF SHOP DRAWINGS AND THEY SHALL BE CLEARLY LABELED.
4. DOMESTIC WATER SUPPLY PIPING
4.1. UNDERGROUND: PROVIDE TYPE "K" SOFT DRAWN COPPER TUBING WITH BRAZED CONNECTIONS.
4.2. ABOVEGROUND: PROVIDE TYPE "L" HARD DRAWN COPPER TUBING WITH 125 PSI SOLDER JOINTS, COPPER OR BRASS FITTINGS. ALL SOLDER TO BE "NO LEAD" TYPE.
4.3. ALL HOT WATER PIPING TO BE INSULATED WITH 1" FIBERGLASS INSULATION.
4.4. ALL COLD WATER PIPING TO BE INSULATED WITH 1" FIBERGLASS INSULATION.
5. SANITARY/STORM DRAINAGE AND VENT PIPING
5.1. ABOVE GRADE, 2" AND BELOW: SCHEDULE 40 PVC WITH SOLVENT JOINTS OR DWV COPPER WITH SOLDER JOINTS. ALL SOLDER TO BE "NO LEAD" TYPE.
5.2. 3" AND ABOVE: SCHEDULE 40 PVC WITH SOLVENT JOINTS.
5.3. BELOW GRADE: SCHEDULE 40 PVC WITH SOLVENT JOINTS.
5.4. PVC PIPING SHALL NOT BE USED IN AIR PLENUM CEILINGS AND SHALL NOT CROSS FIRE RATED WALLS, CEILINGS, OR FLOORS.
5.5. DRAINAGE PIPING SHALL BE RUN AS STRAIGHT AS POSSIBLE AND SHALL HAVE LONG TURN FITTINGS.
5.6. DRAINAGE PIPING 3" SIZE AND SMALLER SHALL RUN AT A UNIFORM GRADE OF AT LEAST 1/4" PER FOOT, AND PIPING LARGER THAN 3" SHALL BE RUN AT A GRADE OF NO LESS THAN 1/8" PER FOOT.
5.7. ALL VENT PIPING SHALL BE SLOPED TO DRAIN BACK TO FIXTURES.
5.8. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FLASHING OF THE VENT PIPING RUN THROUGH THE ROOF.
5.9. ALL STUB-INS AND/OR SLAB OR WALL PENETRATION TO BE 6. PER NATIONAL STANDARD PLUMBING CODE. ALL PIPING PENETRATIONS OF BUILDING FOUNDATIONS OR FOOTINGS SHALL BE SLEEVED.
6. PIPE SUPPORTS
6.1. ABOVE GRADE
6.1.1. ALL PIPE SHALL BE SUPPORTED FROM THE BUILDING STRUCTURE IN A NEAT AND WORKMANLIKE MANNER. THE USE OF WIRE AND PERFORMED METAL TO SUPPORT PIPES WILL NOT BE PERMITTED. SPACING OF PIPE SUPPORTS SHALL BE AS SPECIFIED IN CHAPTER 8 OF THE NATIONAL STANDARD PLUMBING CODE.
6.2. BELOW GRADE
6.2.1. EARTH SHALL BE EXCAVATED TO A MINIMUM DEPTH WITH AN EVEN SURFACE TO INSURE SOLID BEARING OF PIPE FOR ITS ENTIRE LENGTH.
6.2.2. INTERIOR: THE PIPE SHALL BE INSTALLED (UNLESS OTHERWISE SPECIFIED) A MINIMUM OF 4 INCHES BELOW THE BOTTOM OF THE SLAB AND SHALL NOT BE IN ANY DIRECT CONTACT WITH THE CONCRETE AT ANY POINT.
6.2.3. EXTERIOR: THE WATER PIPE SHALL HAVE A MINIMUM OF 42" OF COVER AND THE SANITARY WASTE PIPE SHALL HAVE A MINIMUM OF 24" OF COVER.
7. MISCELLANEOUS
7.1. COORDINATE INSTALLATION OF ALL ROOF FLASHING AT A. ROOF PENETRATION.
7.2. DO NOT SCALE THIS DRAWING FOR EXACT DIMENSIONS. VERIFY ALL FIGURES, CONDITIONS, AND DIMENSIONS AT THE JOB SITE.
7.3. THE PLUMBING PLANS ARE INTENDED TO BE DIAGRAMATIC AND ARE BASED ON ONE MANUFACTURE'S EQUIPMENT. THEY ARE NOT INTENDED TO SHOW EVERY ITEM IN ITS EXACT LOCATION, THE EXACT DIMENSIONS, OR ALL THE DETAILS OF THE EQUIPMENT.
7.4. THE CONTRACTOR SHALL VERIFY THE ACTUAL DIMENSIONS OF THE EQUIPMENT PROPOSED TO ENSURE THAT THE EQUIPMENT WILL FIT IN THE AVAILABLE SPACE.
8. TESTING
8.1. PLUMBING SYSTEMS SHALL BE FLOW AND PRESSURE TESTED IN ACCORDANCE WITH STANDARD PRACTICE AND THE NATIONAL STANDARD PLUMBING CODE.
9. GUARANTEE
9.1. MATERIALS, EQUIPMENT AND INSTALLATION SHALL BE GUARANTEED FOR A PERIOD OF ONE(1) YEAR FROM DATE OF ACCEPTANCE. DEFECTS WHICH APPEAR DURING THAT PERIOD SHALL BE CORRECTED AT THIS CONTRACTOR'S EXPENSE.
9.2. FOR THE SAME PERIOD, THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO PREMISES CAUSED BY DEFECTS IN WORKMANSHIP OR IN THE WORK OR EQUIPMENT FURNISHED AND/OR INSTALLED BY HIM.

STATE OF OHIO
LAWRENCE S. AYER
56787
REGISTERED PROFESSIONAL ENGINEER
EXPIRATION DATE: 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
351 Lincoln Park
Springfield, Ohio 45505

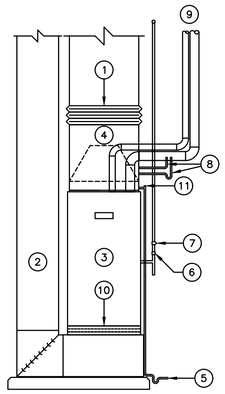
Project Number
E2M: 25131

Date
May 30, 2025

Date	Issue
06/02/25	REVIEW SET
06/05/25	REVIEW
06/20/25	BID/CONSTRUCTION

Sheet Title
PLUMBING PLAN

Sheet Number
07-P1.1

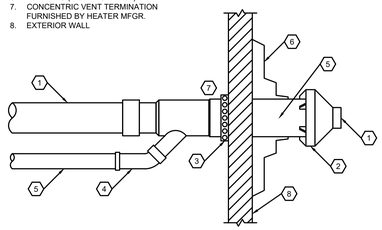


1. FLEXIBLE CONNECTION
2. EXISTING RETURN AIR DUCT
3. GAS FIRED FURNACE
4. EVAPORATOR COIL AND INSULATED PLENUM.
5. CONDENSATE DRAIN, DISCHARGE TO FLOOR DRAIN
6. UNION
7. GAS COCK
8. REFRIGERANT LINES
9. COMBUSTION PIPING PER MANUFACTURER'S INSTRUCTIONS, COORDINATE IN FIELD.
10. 2" FILTER RACK. MINIMUM FILTER SIZE 20" X 25".
11. AIR GAP

2 GAS FIRED FURNACE INSTALLATION DETAIL
07-M1.1 SCALE: NONE

KEYED NOTES:
1. VENT OUTLET
2. MAINTAIN 18" BEYOND WALL
3. SUPPORT (FIELD SUPPLIED)
4. ELBOW (FIELD SUPPLIED)
5. COMBUSTION AIR INLET
6. FLASHING (FIELD SUPPLIED)
7. CONCENTRIC VENT TERMINATION FURNISHED BY HEATER MFGR.
8. EXTERIOR WALL

GENERAL NOTES:
1. LOCATE TRAPS SO AS TO BE ACCESSIBLE FOR CLEANING
2. CONDENSATE PIPING SHALL GRADUALLY SLOPE DOWN FROM DRAIN TRAP



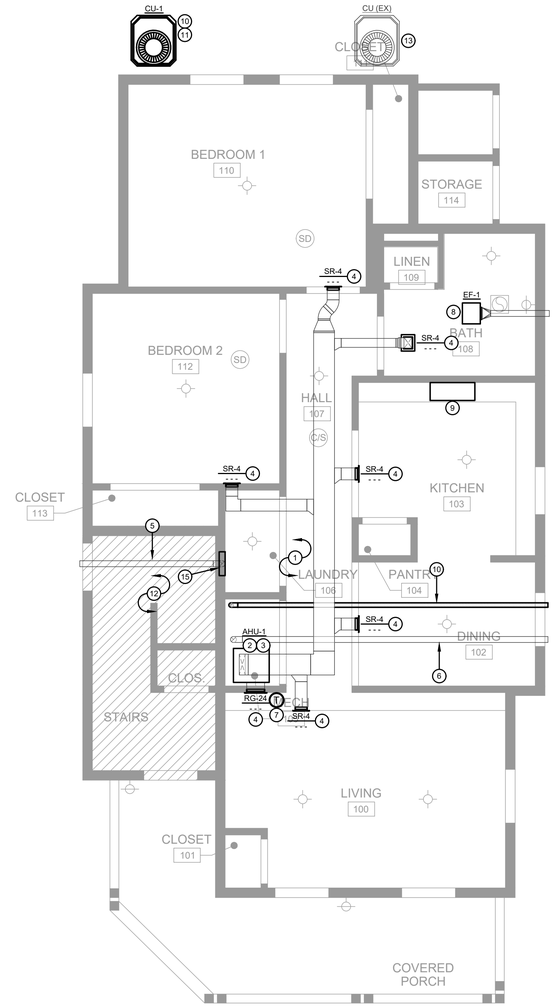
3 SIDEWALL CONCENTRIC VENT INSTALLATION DETAIL
07-M1.1 SCALE: NONE

SPLIT SYSTEM SCHEDULE

EQUIPMENT MARK	AHU-1	CU-1
MANUFACTURER	CARRIER	CARRIER
MODEL #	59SC2E06M14**12	26SCA424N**30*
COOLING COIL MODEL#	CAA**2414AM	
ENERGY EFFICIENCY RATIO (SEER2)		14
INDOOR FAN H.P.	1/2	
DESIGN CFM	MATCH EXISTING	
EXTERNAL STATIC PRESSURE IN H2O	0 - 0.50	
CONDENSER AMBIENT CONDITIONS		
TEMPERATURE °F		95°F
COOLING DATA		
ENTERING AIR TEMP. db / wb °F	80/67	
TOTAL COOLING CAPACITY IN M.B.H.	20.81	20.81
SENSIBLE COOLING CAPACITY IN M.B.H.	15.92	15.92
REFRIGERANT TYPE	R454B	R454B
HEATING DATA		
GAS INPUT IN M.B.H. H/L	60	
GAS OUTPUT IN M.B.H. H/L	56	
HEATING EFFICIENCY (AFUE %)	92.1%	
ELECTRIC RESISTANCE IN K.W. @ VOLT		
HEAT PUMP REVERSE CYCLE IN M.B.H.		
STAGES	1	
HEATER MODEL #		
ELECTRICAL DATA		
VOLTS / PHASE/ HERTZ	115/1/60	240/1/60
MINIMUM CIRCUIT AMPS	7.2	12.1
MAX OVERCURRENT PROTECTION IN AMPS	15	20
PHYSICAL DATA		
UNIT WEIGHT IN POUNDS	122	111
ACCESSORIES	SEE BELOW	- - -

A. TRANSFORMER
B. THERMAL EXPANSION VALVE.
C. SIDE RETURN FILTER RACK.
D. INSULATED PLENUM COOLING COIL.
E. REFRIGERANT FILTER/ DRIER.
F. COMPRESSOR SHORT CYCLE CONTROL.
G. FURNANCE MOUNTING PAD
H. REFRIGERANT LINE SET
I. RETURN AIR PLENUM
J. PROVIDE 7-DAY PROGRAMMABLE THERMOSTAT

NOTES:
1. CONDENSING UNIT SHALL BE MOUNTED ON 4" CONCRETE BASE
2. AIR HANDLING UNIT TO HAVE ONE (1) 3/4" PVC CONDENSATE DRAIN LINES PIPED TO NEAREST FLOOR DRAIN.
3. INSTALL SYSTEMS PER MANUFACTURER'S INSTRUCTIONS.
4. OR EQUAL
5. SYSTEM SHALL BE ENERGY STAR RATED.



1 MECHANICAL PLAN
07-M1.1 SCALE: 1/4" = 1'-0"
0' 2' 4' 8'

REGISTER, DIFFUSER AND GRILLE SCHEDULE

MARK	SR-4	RG-24
MANUFACTURER	HART AND COOLEY	HART AND COOLEY
MODEL NUMBER	682	672
TYPE	LOUVERED	LOUVERED
DIRECTION	DBL DEFLECT	SNGL DEFLECT
MOUNTING	SIDEWALL/CEILING	SIDEWALL
G / R / D	R	G
CFM	MATCH EXISTING	- - -
NECK SIZE	10" X 4"	24" X 16"
PANEL SIZE	11-5/8" X 5-5/8"	25-5/8" X 17-5/8"
MATERIAL	STEEL	STEEL
FINISH	PER ARCHITECT	PER ARCHITECT
DAMPER	YES	YES
SOUND (NC)	<20	<20
REMARKS / NOTES	1, 2, 3	1, 2, 3

1. PROVIDE WITH DRYWALL WALL MOUNTING FRAME WHERE REQUIRED.
2. COLOR SELECTED BY ARCHITECT
3. SIZE REGISTER/GRILLE TO MATCH EXISTING REGISTER/GRILLE AND EXISTING DUCTWORK.

EXHAUST FAN SCHEDULE

MARK	ROOM	MANUFACTURER / MODEL #	FAN DATA			MOTOR DATA			BACKDRAFT DAMPER	NOTES
			CFM	SP	RPM	VOLTS	PHASE	WATTS / HP		
EF-1	FULL BATH	PANASONIC / FV-05-11VKS1	80	0.25	1131	120	1	10.2W	YES	1,2

NOTES:
1. FAN SHALL BE CONTROLLED BY SWITCH SEPARATE FROM LIGHTS.
2. PROVIDE ALL REQUIRED ACCESSORIES TO MAKE COMPLETE.

PLAN NOTES

1	ALL EXISTING DUCTWORK TO REMAIN. ALL EXISTING DUCTWORK TO BE CLEANED AFTER ALL DEMOLITION AND ANY CONSTRUCTION THAT CREATES DUST OR OTHER CONTAMINANTS HAS BEEN COMPLETED.
2	REMOVE EXISTING GAS FIRED FURNACE. PROVIDE AND INSTALL NEW REPLACEMENT GAS FIRED FURNACE. INSTALL NEW FURNACE PER MANUFACTURER'S INSTRUCTIONS. PROVIDE WITH ALL MATERIALS AND ACCESSORIES TO MAKE COMPLETE.
3	CONNECT REPLACEMENT FURNACE TO EXISTING DUCTWORK. PROVIDE ALL DUCTWORK, TRANSITIONS, AND TAKEOFFS NECESSARY TO MAKE COMPLETE.
4	REMOVE EXISTING REGISTER AND GRILLE. REPLACE REGISTERS AND GRILLES TO MATCH EXISTING SIZE AND DUCTWORK. FIELD VERIFY ALL SIZES PRIOR TO WORK.
5	EXISTING HARD DUCT FOR DRYER EXHAUST TO REMAIN. REPLACE EXISTING FLEX DUCT WITH NEW AND MAKE COMPLETE CONNECTION TO DRYER.
6	EXISTING DUCTWORK FOR COMBUSTION AND RELIEF PIPING TO REMAIN. CONNECT NEW FURNACE TO EXISTING DUCTWORK. PROVIDE ALL DUCTWORK, TRANSITIONS AND TAKEOFFS NECESSARY TO MAKE COMPLETE.
7	PROVIDE AND INSTALL NEW 7-DAY PROGRAMMABLE THERMOSTAT. PROVIDE ALL WIRING AND PROGRAMMING TO MAKE COMPLETE.
8	REMOVE EXISTING CEILING EXHAUST FAN. PROVIDE AND INSTALL NEW REPLACEMENT CEILING EXHAUST FAN.
9	PROVIDE AND INSTALL RECIRCULATING CABINET RANGE HOOD. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
10	REMOVE EXISTING CONDENSING UNIT. PROVIDE AND INSTALL NEW REPLACEMENT CONDENSING UNIT ON EXISTING CONCRETE PAD. INSTALL CONDENSING UNIT PER MANUFACTURER'S INSTRUCTIONS. PROVIDE WITH ALL MATERIALS AND ACCESSORIES TO MAKE COMPLETE. FIELD VERIFY WHICH UNIT SERVES WHICH APARTMENT PRIOR TO ANY WORK.
11	EXTEND REFRIGERANT PIPING THROUGH WALL SLEEVE. EXTEND TO REPLACEMENT AIR HANDLING UNIT. INSTALL ALL REFRIGERANT PIPING PER MANUFACTURER'S INSTRUCTIONS.
12	NO WORK IN THIS AREA OR FLOOR ABOVE.
13	EXISTING CONDENSING UNIT TO REMAIN. NO WORK REQUIRED. FIELD VERIFY WHICH UNIT SERVES WHICH APARTMENT PRIOR TO ANY WORK.
14	PROVIDE AND INSTALL INTAKE AIR AND VENT PIPING AS REQUIRED FOR INSTANTANEOUS WATER HEATER. INSTALL PER MANUFACTURER'S INSTRUCTIONS. REFER TO PLUMBING DRAWINGS FOR SPECS. FIELD VERIFY FINAL LOCATION WITH ALL EXISTING AIR INTAKES.
15	PROVIDE AND INSTALL DRYER BOX MODEL 350 OR EQUAL. COORDINATE EXACT DRYER BOX ORIENTATION IN FIELD. INSTALL PER MANUFACTURER'S INSTRUCTIONS.

MECHANICAL PLAN SYMBOL LEGEND

DUCT LEGEND (NOT ALL SYMBOLS MAY BE USED)

SIZE	NEW METAL DUCTWORK.
SIZE	EXISTING METAL DUCTWORK.
SIZE	METAL DUCTWORK TO BE DEMOLISHED.
	NEW FLEX DUCTWORK. SIZE SHALL BE EQUAL TO ASSOCIATED DEVICE AND DUCTWORK UNLESS OTHERWISE NOTED.
	EXISTING FLEX DUCTWORK. SIZE SHALL BE EQUAL TO ASSOCIATED DEVICE AND DUCTWORK UNLESS OTHERWISE NOTED.
	FLEX DUCTWORK TO BE DEMOLISHED.

DEVICE LEGEND (NOT ALL SYMBOLS MAY BE USED)

	SIDWALL OR DUCTMOUNTED GRILLE.
	CABINET STYLE EXHAUST FAN
	TRANSFER GRILLE IN PLENUM ABOVE.
T	TEMPERATURE SENSOR, REFER TO SPECIFICATIONS.

MISCELLANEOUS LEGEND (NOT ALL SYMBOLS MAY BE USED)

	POINT OF CONNECTION TO EXISTING SYSTEM ELEMENTS.
ID / CFM	DEVICE IDENTIFIER. RL = RELOCATE, EX=EXISTING BALANCE OR REBALANCE TO CFM SHOWN. SEE AIR DEVICE AND EQUIPMENT SCHEDULES.

MOLD AND MILDEW NOTES

1. THE FOLLOWING REQUIREMENTS SHALL APPLY TO ALL NEW AND REMODEL CONSTRUCTION PROJECTS.
2. IN THE EVENT THE CONTRACTOR DISCOVERS, AT ANY TIME DURING DEMOLITION, CONSTRUCTION, AND/OR REMODELING OPERATIONS, EXISTING CONDITIONS THAT COULD INCLUDE THE PRESENCE OF MOLD AND/OR MILDEW, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE AND THE ARCHITECT/ENGINEER OF RECORD, IN WRITING, OF THE CONCERNS AND/OR SUSPICIONS.
3. CONCURRENTLY, THE CONTRACTOR SHALL BE RESPONSIBLE TO RETAIN A MOLD AND MILDEW CERTIFIED TESTING AGENCY TO PERFORM AN INVESTIGATION AND TESTING AS REQUIRED TO EVALUATE THE NATURE AND EXTENT OF THE PROBLEM. IF THE TESTING AGENCY CONFIRMS HAZARDS, THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN A MINIMUM OF TWO (2) BIDS FROM COMPANIES QUALIFIED AND LICENSED TO PERFORM ALL NECESSARY REMEDIATION WORK, COMPLYING WITH ALL LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS, CODES, AND STATUTES.
4. THE CONTRACTOR SHALL MAKE ALL REASONABLE EFFORTS TO AVOID CONDITIONS FAVORABLE TO THE DEVELOPMENT OF MOLD AND MILDEW, ESPECIALLY IN VOIDS WHICH WILL BE CONCEALED AND NOT WELL VENTILATED. IN ALL CASES, INTERIOR SPACES AND INTERIOR FINISHED CONSTRUCTION SHALL BE MAINTAINED IN DRY AND WELL VENTILATED CONDITIONS.
5. THE CONTRACTOR SHALL COMPLY WITH FEDERAL ENVIRONMENTAL AND OSHA REGULATIONS AND ALL LOCAL AND STATE HEALTH DEPARTMENT REQUIREMENTS AND RECOMMENDATIONS REGARDING MOLD AND MILDEW.
6. ALL PENETRATIONS SHALL BE SEALED WATER TIGHT TO PREVENT MOISTURE MIGRATION FROM ENTERING THE BUILDING OR WALL CAVITIES.
7. ALL CONDENSATE DRAIN PANS SHALL BE CLEANED AND KEPT FREE FROM DEBRIS UNTIL AND WHEN THE FACILITY IS TURNED OVER TO THE OWNER OR TENANT. INSURE POSITIVE DRAINAGE AT ALL DRAIN PANS. INSURE THAT ALL "COLD" SURFACES ARE INSULATED ON COVERED WITH A FULLY SEALED AND CONTINUOUS VAPOR BARRIER. ("COLD" SURFACES INCLUDE BUR ARE NIT LIMITED TO, DOMESTIC COLD WATER PIPING, CHILLED WATER PIPING, INTERIOR RAIN LEADERS, OUTDOOR AIR INTAKES, AIR DUCTWORK CARRYING AIR CONDITIONED SUPPLY AIR.

PROJECT GENERAL NOTES

1. THE DRAWINGS ARE DIAGRAMMATIC ONLY AND INDICATE THE GENERAL ARRANGEMENT OF THE SYSTEMS AND ARE TO BE FOLLOWED INSOFAR AS POSSIBLE. IF DEVIATIONS FROM THE LAYOUTS ARE NECESSITATED BY FIELD CONDITIONS, DETAILED LAYOUTS OF THE PROPOSED DEPARTURES SHALL BE SUBMITTED IN WRITING TO THE ENGINEER FOR REVIEW BEFORE PROCEEDING WITH THE WORK.
2. THE MECHANICAL CONTRACTOR SHALL REVIEW ALL DRAWINGS IN DETAIL AS THEY MAY RELATE TO THEIR WORK.
3. EACH CONTRACTOR SHALL INSPECT THE SITE ON WHICH THE WORK IS TO BE PERFORMED, AND THE OBSTACLES THAT MAY BE ENCOUNTERED, AND ALL RELEVANT MATTERS CONCERNING THE WORK.
4. THE CONTRACTOR SHALL FILE ALL NECESSARY NOTICES, OBTAIN AND PAY FOR ALL PERMITS, FEES, AND OTHER COSTS INCLUDING UTILITY CONNECTIONS OR EXTENSION, IN CONNECTION WITH HIS WORK. AS NECESSARY, HE SHALL FILE ALL REQUIRED PLANS, PREPARE ALL DOCUMENTS AND OBTAIN ALL NECESSARY APPROVALS OF ALL UTILITY AND GOVERNMENTAL DEPARTMENTS HAVING JURISDICTION.
5. IGNORANCE OF CODES, RULES, AND REGULATIONS, UTILITY COMPANY REQUIREMENTS, LAWS, ETC. SHALL NOT DIMINISH OR ABSOLVE CONTRACTOR'S RESPONSIBILITIES TO PROVIDE AND COMPLETE ALL WORK IN COMPLIANCE WITH SUCH.
6. ALL MATERIALS FURNISHED AND ALL WORK INSTALLED SHALL COMPLY WITH THE CURRENT EDITION OF THE OHIO MECHANICAL CODES, NATIONAL FIRE CODES OF THE NATIONAL FIRE PROTECTION ASSOCIATION AND WITH THE REQUIREMENTS OF ALL GOVERNMENTAL AGENCIES OR DEPARTMENTS HAVING JURISDICTION.

HVAC NOTES

1. SCOPE OF WORK
   - 1.1. THE CONTRACTOR IS RESPONSIBLE FOR ALL WORK, MATERIALS, AND LABOR TO SATISFY A COMPLETE WORKING SYSTEM WHETHER SPECIFIED OR IMPLIED.
   - 1.2. ALL WORK IS TO BE PERFORMED IN STRICT COMPLIANCE WITH THE INTERNATIONAL MECHANICAL CODE 2021, ALL LOCAL CODES AND ALL OTHER REGULATION GOVERNING WORK OF THIS NATURE.
   - 1.3. THE CONTRACTOR SHALL, BEFORE SUBMITTING ANY PROPOSAL, EXAMINE THE PROPOSED SITE AND SHALL DETERMINE FOR HIMSELF THE CONDITIONS THAT MAY EFFECT THE WORK. NO ALLOWANCE SHALL BE MADE IF THE CONTRACTOR FAILS TO MAKE SUCH EXAMINATIONS.
   - 1.4. ALL EQUIPMENT AND MATERIALS SHALL BE AS SPECIFIED OR "APPROVED EQUAL" BY THE ENGINEER OR ARCHITECT.
2. SHOP DRAWINGS
   - 2.1. SUBMIT MATERIAL LIST AND SHOP DRAWINGS FOR MAJOR EQUIPMENT TO THE ARCHITECT/ENGINEER FOR APPROVAL. THE CONTRACTOR SHALL SUBMIT FIVE SETS OF SHOP DRAWINGS AND THEY SHALL BE CLEARLY LABELED.
3. REFRIGERANT PIPING
   - 3.1. CONTRACTOR SHALL PROVIDE AND INSTALL REFRIGERANT PIPING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND IN SUCH A WAY AS TO BE INCONSPICUOUS AND FREE FROM ANY POSSIBLE CONDENSATION. INSULATE REFRIGERANT LINES WITH R-6 OR BETTER ARMOUR-FLEX TYPE INSULATION.
   - 3.2. SHALL BE TYPE "K" COPPER TUBING, WITH WROUGHT COPPER SOLDER TYPE FITTINGS SUITABLE FOR CONNECTION WITH SILVER SOLDER DUCTWORK.
4. SHEET METAL DUCT WORK
   - 4.1. THE DUCTWORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "SMACNA" APPLICABLE MANUALS. ALL DUCTWORK SHALL BE THE LOW VELOCITY TYPE, UNLESS SPECIFIED OTHERWISE.
   - 4.2. CONTRACTOR SHALL PROVIDE AND INSTALL APPROVED FIRE DAMPERS AND ACCESS PANELS IN ANY AND ALL DUCTWORK WHICH PENETRATES A HORIZONTAL OR VERTICAL FIRE PARTITION, OR AS OTHERWISE SHOWN ON DRAWINGS.
   - 4.3. ALL BRANCH DUCTS TO HAVE VOLUME DAMPERS.
   - 4.4. SMOOTH TURN RADIUS DUCTWORK OR TURNING VANES SHALL BE USED THROUGHOUT WHERE FLOW EXCEEDS 150 CFM.
   - 4.5. ALL DUCT JOINTS TO BE SEALED IN ACCORDANCE WITH "SMACNA" STANDARDS AND ACCEPTED GOOD PRACTICE.
   - 4.6. ALL DUCT DIMENSIONS SHOWN ARE NET INSIDE VALUES. DIMENSIONS MAY BE CHANGED SO LONG AS THE NET FREE FACE AREA IS MAINTAINED.
   - 4.7. ALL CONCEALED DUCTWORK SHALL BE INSULATED WITH 1-1/2" FIBERGLASS INSULATING BLANKET WITH ALUMINUM FOIL FACING.
   - 4.8. ALL SUPPLY AND RETURN DUCTWORK 15 FEET DOWNSTREAM OF THE HVAC UNIT SHALL BE INTERNALLY LINED WITH A 1/2" ACOUSTICAL DUCT LINER.
5. DRAINAGE PIPING (CONDENSATE)
   - 5.1. SHALL BE SCHEDULE 40 PVC PIPE WITH SOLVENT JOINTS. PITCH HORIZONTAL LINES 1" IN 10'-0". CONDENSATE DRAINS SHALL BE ROUTED TO FLOOR DRAIN OR INDIRECT WASTE DRAIN.
6. HVAC CONTROLS
   - 6.1. CONTRACTOR TO SUPPLY AND INSTALL ALL CONTROL WIRING AND THERMOSTATS AS REQUIRED.
7. ELECTRICAL
   - 7.1. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR FOR LOCATION OF WIRING FOR EACH HVAC UNIT.
8. PIPE SUPPORTS
   - 8.1. ALL PIPE SHALL BE SUPPORTED FROM THE BUILDING STRUCTURE IN A NEAT AND WORKMANLIKE MANNER. THE USE OF WIRE OR METAL STRAP TO SUPPORT PIPES WILL NOT BE PERMITTED. SPACING OF PIPE SUPPORTS SHALL NOT EXCEED 8 FEET FOR ALL PIPING. PLASTIC PIPING TO BE SUPPORTED EVERY 4 FEET.
9. GAS PIPING
   - 9.1. SHALL BE SCHEDULE 40 BLACK STEEL PIPE WITH MALLEABLE IRON FITTINGS. WHERE GAS PIPE CONNECTS TO EQUIPMENT, IT SHALL BE PROVIDED WITH A DRIP LEG THE FULL SIZE OF THE RUN OUT, A 100% SHUT-OFF VALVE AND A UNION. GAS PIPING CONTAINING PRESSURE GREATER THAN 9" W.G. SHALL BE SCHEDULE 40 BLACK STEEL PIPE WITH WELDED JOINTS.
10. MISCELLANEOUS
    - 10.1. ALL EXTERIOR OPENINGS TO BE PROPERLY CAULKED AND SEALED WITH A SEALANT OF HIGH QUALITY AND LONG LIFE, TO PREVENT INFILTRATION OF OUTSIDE AIR INTO CONDITIONED SPACE.
    - 10.2. COORDINATE INSTALLATION OF ALL ROOF FLASHING AT ROOF PENETRATION.
    - 10.3. DO NOT SCALE THIS DRAWING FOR EXACT DIMENSIONS. VERIFY ALL FIGURES, CONDITIONS, AND DIMENSIONS AT THE JOB SITE.
    - 10.4. THE MECHANICAL PLANS ARE INTENDED TO BE DIAGRAMMATIC AND ARE BASED ON ONE MANUFACTURE'S EQUIPMENT. THEY ARE NOT INTENDED TO SHOW EVERY ITEM IN ITS EXACT LOCATION, THE EXACT DIMENSIONS, OR ALL THE DETAILS OF THE EQUIPMENT. THE CONTRACTOR SHALL VERIFY THE ACTUAL DIMENSIONS OF THE EQUIPMENT PROPOSED TO ENSURE THAT THE EQUIPMENT WILL FIT IN THE AVAILABLE SPACE.
    - 10.5. ALL AIR FILTERS SHALL CONFORM TO SECTION 605 OF THE INTERNATIONAL MECHANICAL CODE WITH A MERV OF 8 OR HIGHER.
11. TESTING AND BALANCING
    - 11.1. THE HVAC SYSTEM SHALL BE TESTED AND AND BALANCED BY AN INDEPENDENT AGENCY, UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER. A SEALED TYPE WRITTEN REPORT SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER FOR REVIEW AND APPROVAL.
12. GUARANTEE
    - 12.1. MATERIALS, EQUIPMENT AND INSTALLATION SHALL BE GUARANTEED FOR A PERIOD OF ONE(1) YEAR FROM DATE OF ACCEPTANCE. DEFECTS WHICH APPEAR DURING THAT PERIOD SHALL BE CORRECTED AT THIS CONTRACTOR'S EXPENSE.
    - 12.2. FOR THE SAME PERIOD, THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO PREMISES CAUSED BY DEFECTS IN WORKMANSHIP OR IN THE WORK OR EQUIPMENT FURNISHED AND/OR INSTALLED BY HIM.

STATE OF OHIO
LAWRENCE S. AYER
56787
REGISTERED PROFESSIONAL ENGINEER
EXPIRATION DATE: 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
351 Lincoln Park
Springfield, Ohio 45505

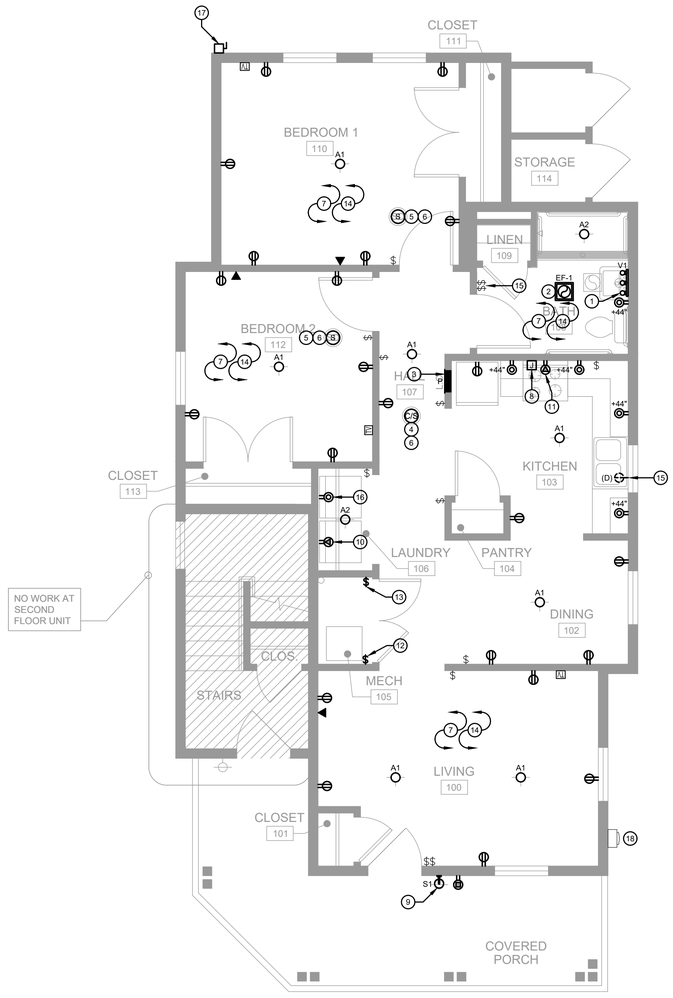
Project Number
E2M: 25131

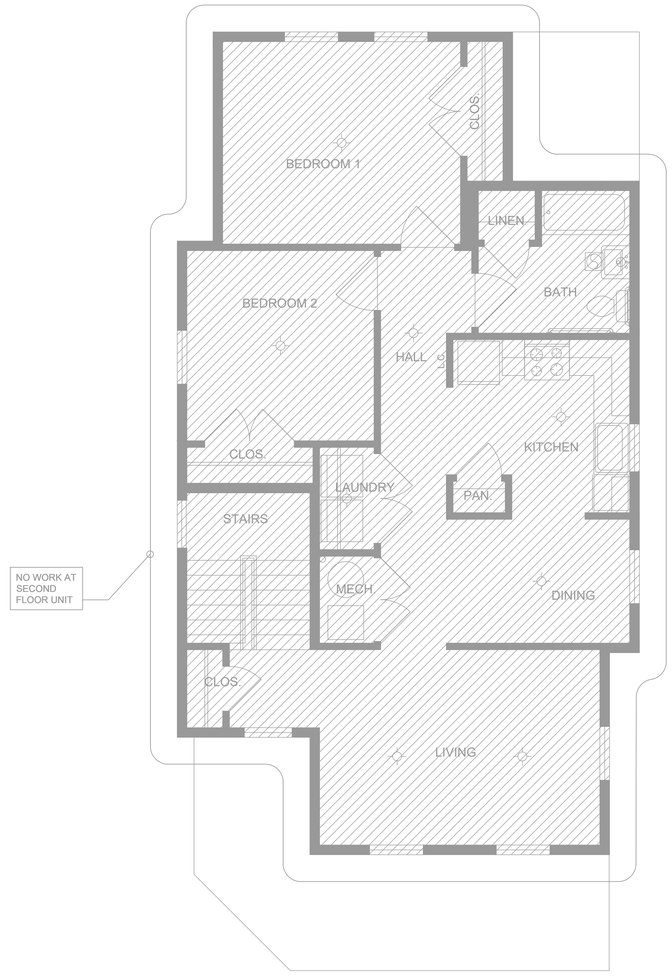
Date
May 30, 2025

Date	Issue
06/02/25	REVIEW SET
06/05/25	REVIEW
06/20/25	BID/CONSTRUCTION

Sheet Title
MECHANICAL PLAN

Sheet Number
07-M1.1





1 ELECTRICAL PLAN
07-E1.1 SCALE: 1/4" = 1'-0"
0' 2' 4' 8'

PLAN NOTES

1	MOUNT VANITY LIGHT ABOVE BATHROOM MIRROR. FIELD VERIFY EXACT MOUNTING HEIGHT. CONNECT TO EXISTING WIRING.
2	EXHAUST FAN PROVIDED BY MECHANICAL CONTRACTOR AND WIRED BY ELECTRICAL CONTRACTOR. FAN TO BE WIRED TO EXISTING CIRCUIT AND LIGHTING CONTROLS. SET SWITCH TO LIGHT AND FAN.
3	EXISTING PANEL TO BE REPLACED WITH NEW.
4	PROVIDE DUAL SENSING (PHOTOELECTRIC AND IONIZATION) SMOKE DETECTOR WITH CARBON MONOXIDE SENSOR AT THIS LOCATION. ALL SMOKE DETECTORS SHALL BE 120V HARD WIRED AND INTERCONNECTED WITH BATTERY BACKUP.
5	PROVIDE DUAL SENSING (PHOTOELECTRIC AND IONIZATION) SMOKE DETECTOR AT THIS LOCATION. ALL SMOKE DETECTORS SHALL BE 120V HARD WIRED AND INTERCONNECTED WITH BATTERY BACKUP.
6	CONTRACTOR TO INSTALL MULTI-STATION SMOKE DETECTORS AND COMBINATION SMOKE/CARBON MONOXIDE DETECTORS IN ACCORDANCE WITH NFPA 72. TYPICAL OF ALL DEVICES.
7	ALL RECEPTACLES AND DATA JACKS TO BE REPLACED WITH NEW DEVICES AND COVER PLATES. NEW RECEPTACLES TO BE TAMPER RESISTANT. CAPTURE EXISTING CIRCUIT AND ANY EXISTING SWITCHED RECEPTACLE CONTROLS.
8	PROVIDE POWER TO NEW RANGE HOOD PER MANUFACTURER SPECIFICATIONS. HOOD PROVIDED BY MECHANICAL CONTRACTOR AND WIRED BY ELECTRICAL CONTRACTOR. WIRE TO EXISTING RANGE HOOD CIRCUIT.
9	NEW EXTERIOR FIXTURE CONTROLLED BY PHOTOCELL AND WIRED TO EXISTING CIRCUIT; REMOVE ANY EXISTING SWITCHING.
10	REPLACE EXISTING DRYER RECEPTACLE WITH NEW PER MANUFACTURER SPECIFICATIONS.
11	REPLACE RECEPTACLE FOR ELECTRIC RANGE WITH NEW PER MANUFACTURER SPECIFICATIONS.
12	CAPTURE EXISTING 120V ELECTRIC CONNECTION AT DEMOLISHED GAS FURNACE AND MAKE CONNECTION TO NEW FURNACE PER MANUFACTURER SPECIFICATIONS. COORDINATE LOCATION WITH MECHANICAL CONTRACTOR.
13	PROVIDE NEW 120V CONNECTION TON TANKLESS GAS-FIRED WATER HEATER PER MANUFACTURER SPECIFICATIONS. COORDINATE LOCATION WITH PLUMBING CONTRACTOR.
14	EXISTING LIGHTS TO BE REPLACED WITH NEW AND WIRED TO EXISTING CIRCUIT AND CONTROLS UNLESS OTHERWISE SPECIFIED. EXISTING LIGHT SWITCHES TO BE REPLACED WITH NEW.
15	DISHWASHER TO BE REMOVED. REMOVE EXISTING RECEPTACLE AND TERMINATE WIRING.
16	REPLACE CLOTHES WASHER RECEPTACLE WITH NEW.
17	REPLACE DISCONNECT TO CONDENSING UNIT WITH NEW PER MANUFACTURER SPECIFICATION OF NEW HVAC EQUIPMENT. COORDINATE LOCATION WITH MECHANICAL CONTRACTOR.
18	EXISTING METER, SERVICE DISCONNECT, AND ELECTRICAL SERVICE TO REMAIN.

GENERAL NOTES

1. CONTRACTOR SHALL MEGGER TEST ALL EXISTING WIRING TO REMAIN. REPLACE ANY WIRING THAT DOES NOT PASS.
2. ALL EXISTING ELECTRICAL EQUIPMENT WILL BE TESTED AND REUSED IF POSSIBLE. OTHERWISE, ALL LIGHTING AND POWER COMPONENTS WILL BE REPLACED WITH NEW.
3. REMOVE EXISTING, INSTALL NEW DEVICES & COVER PLATES THROUGHOUT. MATCH ORIGINAL CONFIGURATIONS. FIELD VERIFY AS APPLICABLE. INCLUDE ALL PHONE JACKS/TELEVISION JACKS, DATA JACKS, RECEPTACLES, AND SWITCHES.
4. REMOVE EXISTING, INSTALL NEW LIGHT FIXTURES THROUGHOUT. MATCH ORIGINAL CONFIGURATIONS. FIELD VERIFY AS APPLICABLE. INCLUDE ALL LIGHT FIXTURES.

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REGISTERED PROFESSIONAL ENGINEER
EXPIRATION DATE: 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
351 Lincoln Park
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Project Number
E2M: 25131

Date
May 30, 2025

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Sheet Title
ELECTRICAL PLAN

Sheet Number
07-E1.1

Load Calculations – NEC 2014 Example D2(b)

Description	Area (Ft²)	Watts/Ft²	Total
Lighting and Receptacles	842	3	2,526 W
		Sub-Total:	2,526 W
General Loads	**Watts**	**Quantity**	**Total**
Lighting and Receptacles			2,526 W
Small Appliance Circuits	1,500 W	2	3,000 W
Laundry Circuit(s)	1,500 W	1	1,500 W
Clothes Dryer(s)	3,000 W	1	3,000 W
		Sub-Total:	10,026 W
Description	**Watts**	**Demand Factor**	**Total**
First 10KVA @ 100%	10,000 W	100%	10,000 W
Remainder @ 40%	26 W	40%	10 W
		Sub-Total:	10,010 W
All Loads	**Watts**	**Quantity**	**Total**
General Loads	10,010 W	1	10,010 W
Electric Heat > Air Conditioning	846 W	0	0 W
Air Conditioning > Electric Heat	2,904 W	1	2,904 W
		Total Conncted Load:	12,914 W
		Ampacity Required:	35.85 A
		Ampacity Provided:	125

Electrical Panel Schedule 351 Lincoln

Volts	Phase	Wire	Panel Type	Ampacity Provided	Mount	AIC	Fed From
120/240	1Ø	3	Main Lug Only	125 Amps	Surface	Existing	Meter

Circuit #	Breaker	Poles	Notes	Description	A	B		A	B		Description	Notes	Poles	Breaker	Circuit #
1				Space							Space				2
3				Space							AC		2	20	4
5				Space											6
7				Space							Bedroom #2	A-F	1	15	8
9	20	1	A-F/GF	Washer							Bathroom Recpt	A-F/GF	1	20	10
11	30	2		Dryer							Living Room	A-F	1	20	12
13											Bedroom #1	A-F	1	15	14
15	40	2		Range							Dishwasher	A-F	1	15	16
17											Kitchen Recpt #2	A-F/GF	1	20	18
19	20	1	A-F/GF	Refrigerator							Dining Room Recpt	A-F	1	20	20
21	20	1	A-F/GF	Kitchen Receps #1							Furnace	A-F/GF	1	15	22
23	15	1	A-F/GF	Range Hood Vent							Lights & Water Heater Controls	A-F	1	15	24

Total Connected Load Phase A:	0
Total Connected Load Phase B:	0
Total Connected Load:	0 Watts

Load Description	Watts	Factor	Total
Receptacles < 10,000	0	100%	0
Receptacles > 10,000	0	50%	0
Lighting Loads	0	125%	0
Track Lighting	0Ft	75W/Ft	0
Motor Loads	0	100%	0
Largest Motor	0	125%	0
Cooling Loads	0	100%	0
Heating Loads	0	100%	0
Continuous Loads	0	125%	0
Non-Continuous Loads	0	100%	0
Kitchen Equipment Loads	0	100%	0
Existing Panel Demand		125%	0
		Sub-Total:	0
		Total Connected Ampacity:	0.00
		Total Connected Load %:	0%

Notes:

A-F	Arc Fault Circuit Interrupter
GF	Ground Fault Circuit Interrupter
LO	Lock Out Breaker
ST	Shunt Trip
PNF	Provide new fuse in slot
REF	Re-use existing spare fusible switch
EX	Blank loads on panel are unknown and shall be calculated under the existing panel demand (or existing building peak demand) category in the load calculations section. Engineer offers no warranty as to the condition or load information on unknown circuit breakers.

Panel Schedule Notes:

New circuit breakers added to existing panels shall match panel manufacturer, voltage level, and fault current rating of existing protectives.

Identify main disconnects and all up and downstream disconnecting means for all circuits at panel.

Fill out branch circuit directory indicating circuit numbers, area(s) served, and load type. Index shall be neatly typed. Branch circuit directories shall be updated or replaced in all areas of alterations.

Black laminated phenolic nameplates shall be provided on all new and existing panel boards secured by #8-32 screws, lock washers, and nuts on each corner of nameplate.

Contractor may arrange circuits to suit field conditions, but loading between phases shall be +/1 10%.

LIGHT FIXTURE SCHEDULE

SYMBOL	ID	DESCRIPTION	FIXTURE INFORMATION		ELECTRIC INFORMATION		MISCELLANEOUS INFORMATION	
○	A1	17" SURFACE MOUNTED DOWNLIGHT	MAKE	PROJECT SOURCE	VOLTAGE	120	MOUNTING	SURFACE
			MODEL	MXL 1069-L18.5K9027W	LAMP QTY	LED	HEIGHT	
			ALTERNATE		LAMP TYPE	LED	NOTES	
			OTHER		WATTS	18.5W		
○	A2	8" SURFACE MOUNT LED LIGHT FIXTURE	MAKE	PROJECT SOURCE	VOLTAGE	120V	MOUNTING	SURFACE
			MODEL	MXL1140-L12K9027W	LAMP QTY		HEIGHT	
			ALTERNATE		LAMP TYPE	LED	NOTES	
			OTHER		WATTS	12W		
○○○	V1	VANITY FIXTURE	MAKE	WAC LIGHTING, FLO	VOLTAGE	120	MOUNTING	SURFACE
			MODEL	WS-224-CS-WT	LAMP QTY	LED	HEIGHT	
			ALTERNATE		LAMP TYPE	LED	NOTES	
			OTHER		WATTS	16W		
⏚	S1	WALL SCONCE	MAKE	ROSETO	VOLTAGE	120	MOUNTING	EXTERIOR WALL
			MODEL	CLIWS26012BK	LAMP QTY	LED	HEIGHT	
			ALTERNATE		LAMP TYPE	LED	NOTES	
			OTHER		WATTS	9W		

NOTES
1. FIXTURES WITH THE SUFFIX "-EM" ATTACHED TO THE ID OR SHOWN HALF SHADED ARE EMERGENCY FIXTURES. SEE ELECTRICAL GENERAL NOTES FOR MORE INFORMATION.
2. FIXTURES WITH THE SUFFIX "-NL" ARE NIGHT LIGHTS. SEE ELECTRICAL GENERAL NOTES FOR MORE INFORMATION.

DESIGNATIONS
-N NEW
-E EXISTING
-D DEMO
-R RELOCATED

ELECTRICAL GENERAL NOTES

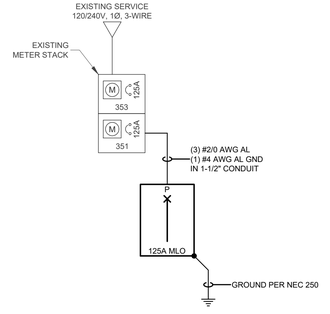
1. THE TERM "PROVIDE" SHALL MEAN CONTRACTOR SHALL FURNISH AND INSTALL ITEMS AND CONNECT AS REQUIRED TO OBTAIN A COMPLETE WORKING SYSTEM.
2. RECEPTACLES SHALL BE CIRCUITED WITH A SEPARATE GROUND WIRE. RECEPTACLES PROTECTED BY GROUND FAULT CIRCUIT INTERRUPTER DEVICES SHALL EACH HAVE A SEPARATE NEUTRAL WIRE PULLED FOR THAT CIRCUIT.
3. ALL CONDUIT SHALL BE RUN CONCEALED WHEREVER POSSIBLE ABOVE CEILINGS, INSIDE WALLS, OR UNDER FLOOR SLAB (ONLY WHERE SHOWN DASHED ON PLAN), UNLESS OTHERWISE NOTED ON PLAN. IN HIGH-BAY (NO CEILING) AREAS, RUN EXPOSED CONDUIT HIGH AS POSSIBLE. ALL CONDUIT SHALL BE RUN PARALLEL OR PERPENDICULAR TO NEARBY SURFACES OR STRUCTURAL MEMBERS AND FOLLOW THE SURFACE CONTOURS AS MUCH AS PRACTICAL. NO NONMETALLIC CONDUIT SHALL BE RUN IN AIR RETURN PLENUM.
4. FROM EACH TELEPHONE, CRT, TV, ETC., COMMUNICATION TYPE OUTLET, PROVIDE A (MIN.,) 3/4-INCH CONDUIT (WITH PULL STRING) STUBBED ABOVE LAY-IN CEILING, UNLESS OTHERWISE NOTED.
5. TELEPHONE AND OTHER COMMUNICATIONS WIRING SHALL BE PLENUM RATED IF CONDUCTORS PASS THROUGH AN AIR RETURN PLENUM.
6. ELECTRICAL DRAWINGS SHALL BE COORDINATED WITH ASSOCIATED MECHANICAL DRAWINGS AND MECHANICAL CONTRACTOR FOR MOTORS, DEVICES, FIXTURES, ETC., FOR EXACT LOCATIONS BEFORE ROUGH-IN OF CONDUIT SYSTEM.
7. MINIMUM CONDUIT SIZE IS 3/4 INCH, MINIMUM WIRE SIZE IS #12 AWG, UNLESS OTHERWISE NOTED ON PLANS OR IN CIRCUIT REVIEWS.
8. MOUNTING HEIGHTS ABOVE FINISHED FLOOR (A.F.F.) ARE TO CENTER OF DEVICE UNLESS NOTED OTHERWISE.
9. ALL WIRING SHALL BE INSTALLED PER THE NATIONAL ELECTRIC CODE (NEC). ALL WIRING SHALL BE SECURED AND SUPPORTED PER NEC 300.11.
10. CONTRACTOR SHALL INCLUDE THE COST TO SECURE ALL APPLICABLE PERMITS IN BASE BID.
11. ALL RECEPTACLES IN THE KITCHEN/PREP AREA SHALL BE GFCI WHETHER SHOWN AS SUCH OR NOT.
12. ALL EXIT AND EMERGENCY LIGHTING SHALL BE WIRED EITHER AHEAD OF LOCAL SWITCHING ON THE LOCAL AREA CIRCUIT OR ON A DEDICATED EXIT/EMERGENCY CIRCUIT. THE METHOD CHOSEN SHALL MEET THE REQUIREMENTS OF N.E.C. ARTICLE 700 AND THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION.
13. ALL 120V AND 277V CIRCUITS SHALL HAVE A DEDICATED NEUTRAL. SHARING A NEUTRAL CONDUCTOR IS PROHIBITED.
14. ALL RECEPTACLES BEHIND VENDING MACHINES AND REFRIGERATORS TO BE GFCI WITH REMOTE AND OR ACCESSIBLE RESET.

PROJECT GENERAL NOTES

1. THE DRAWINGS ARE DIAGRAMMATIC ONLY AND INDICATE THE GENERAL ARRANGEMENT OF THE SYSTEMS AND ARE TO BE FOLLOWED INSOFAR AS POSSIBLE. IF DEVIATIONS FROM THE LAYOUTS ARE NECESSITATED BY FIELD CONDITIONS, DETAILED LAYOUTS OF THE PROPOSED DEPARTURES SHALL BE SUBMITTED IN WRITING TO THE ENGINEER FOR REVIEW BEFORE PROCEEDING WITH THE WORK.
2. THE ELECTRICAL CONTRACTOR SHALL REVIEW ALL DRAWINGS IN DETAIL AS THEY MAY RELATE TO THEIR WORK.
3. EACH CONTRACTOR SHALL INSPECT THE SITE ON WHICH THE WORK IS TO BE PERFORMED, AND THE OBSTACLES THAT MAY BE ENCOUNTERED, AND ALL RELEVANT MATTERS CONCERNING THE WORK.
4. THE CONTRACTOR SHALL FILE ALL NECESSARY NOTICES, OBTAIN AND PAY FOR ALL PERMITS, FEES, AND OTHER COSTS INCLUDING UTILITY CONNECTIONS OR EXTENSION, IN CONNECTION WITH HIS WORK. AS NECESSARY, HE SHALL FILE ALL REQUIRED PLANS, PREPARE ALL DOCUMENTS AND OBTAIN ALL NECESSARY APPROVALS OF ALL UTILITY AND GOVERNMENTAL DEPARTMENTS HAVING JURISDICTION.
5. IGNORANCE OF CODES, RULES, AND REGULATIONS, UTILITY COMPANY REQUIREMENTS, LAWS, ETC. SHALL NOT DIMINISH OR ABSOLVE CONTRACTOR'S RESPONSIBILITIES TO PROVIDE AND COMPLETE ALL WORK IN COMPLIANCE WITH SUCH.
6. ALL MATERIALS FURNISHED AND ALL WORK INSTALLED SHALL COMPLY WITH THE CURRENT EDITION OF THE OHIO MECHANICAL CODES, NATIONAL FIRE CODES OF THE NATIONAL FIRE PROTECTION ASSOCIATION AND WITH THE REQUIREMENTS OF ALL GOVERNMENTAL AGENCIES OR DEPARTMENTS HAVING JURISDICTION.

PANEL SCHEDULE NOTES

1. NEW CIRCUIT BREAKERS ADDED TO EXISTING PANELS SHALL MATCH PANEL MANUFACTURER, VOLTAGE LEVEL AND FAULT CURRENT RATING OF EXISTING PROTECTIVES.
2. IDENTIFY MAIN DISCONNECTS AND ALL UP AND DOWNSTREAM DISCONNECTING MEANS FOR ALL CIRCUITS AT PANEL.
3. FILL OUT BRANCH CIRCUIT DIRECTORY INDICATING CIRCUIT NUMBERS, AREA(S) SERVED, AND LOAD TYPE. INDEX SHALL BE NEATLY TYPED. BRANCH CIRCUIT DIRECTORIES SHALL BE UPDATED OR REPLACED IN ALL AREAS OF ALTERATIONS.
4. BLACK LAMINATED PHENOLIC NAMEPLATES SHALL BE PROVIDED ON ALL NEW AND EXISTING PANEL BOARDS SECURED BY #8-32 SCREWS, LOCK WASHERS AND NUTS ON EACH CORNER OF NAMEPLATE.
5. CONTRACTOR MAY ARRANGE CIRCUITS TO SUIT FIELD CONDITIONS, BUT LOADING BETWEEN PHASES SHALL BE +/- 10%.



1 / 07-E5.1 SINGLE LINE DIAGRAM
SCALE: NONE

GENERAL NOTES - RISER DIAGRAM

A. PARALLEL FEEDER CONDUCTORS SHALL BE CUT TO THE EXACT SAME LENGTHS AND SHALL BE FROM THE SAME FACTORY RUN. ALL CONNECTIONS FOR SAME WORK SHALL BE TORQUED TO IDENTICAL VALUES.

B. EXTERIOR ELECTRICAL WORK SHALL NOT ONLY BE WEATHERPROOF AND WATER TIGHT, BUT SHALL BE RUST RESISTANT.

C. CONDUCTORS BELOW GRADE OR SUBJECT TO MOISTURE SHALL BE 'XHHW-2'.

D. PROVIDE FACTORY SERIES COORDINATION FOR ALL CIRCUIT BREAKERS. (INCLUDING ALL BRANCH BREAKERS). RELATIVE TO "UPSTREAM" BREAKERS, SO THAT ONLY THE BREAKER CLOSEST IN THE CIRCUIT TO THE LOAD TRIPS UPON AN OVERLOAD OF FAULT CONDITION.

E. POWER DISTRIBUTION EQUIPMENT SUPPLIER SHALL PROVIDE APPROPRIATELY RATED AND BRACED TO ACCOMMODATE THE AVAILABLE FAULT CURRENT AT THE UTILITY COMPANY TRANSFORMER SECONDARIES. THIS SUPPLIER SHALL ACCORDINGLY PROVIDE ANY RELATED CALCULATIONS SO THAT THEIR EQUIPMENT IS PROPERLY COORDINATED FOR THE AVAILABLE FAULT CURRENT. THE ELECTRICAL CONTRACTOR SHALL PROVIDE THIS SUPPLIER WITH COPIES OF THE ELECTRICAL DOCUMENTS AS REQUIRED SO THAT PROPERLY RATED/BRACED EQUIPMENT IS PROVIDED UNDER BASE BID.

F. GROUNDING ELECTRODE CONDUCTORS SHALL BE PROVIDED IN STRICT COMPLIANCE WITH NEC, INCLUDING ARTICLE 250 AND TABLE 250-66. THESE CONDUCTORS MAY NOT BE INDICATED ON RISERS OR SINGLE LINE DIAGRAMS, BUT SHALL BE PROVIDED UNDER BASE BID NEVERTHELESS.

G. EQUIPMENT GROUNDING CONDUCTORS SHALL BE PROVIDED IN STRICT COMPLIANCE WITH NEC, INCLUDING ARTICLE 250 AND TABLE 250-122. THESE CONDUCTORS MAY NOT BE INDICATED ON RISERS OR SINGLE LINE DIAGRAMS, BUT SHALL BE PROVIDED UNDER BASE BID NEVERTHELESS.

H. WORKING CLEARANCES SHALL BE PROVIDED FOR ALL ELECTRICAL EQUIPMENT (SWITCHBOARDS, PANELBOARDS, TRANSFORMERS, STARTERS, DISCONNECTS, ETC. AS APPLICABLE) IN STRICT COMPLIANCE WITH NEC CHAPTER 1, PART B SECTION 110-25(a). LOCATIONS SHOWN ON THE FLOOR PLANS ARE SCHEMATIC AND DIAGRAMMATIC IN NATURE. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE WITH THE ABOVE NEC REFERENCE. THIS REQUIREMENTS APPLIES TO EQUIPMENT ON FLOOR PLANS AS WELL AS TO EQUIPMENT SHOWN ON THE RISER.

I. HOLD ALL NEW OVERHEAD ELECTRICAL WORK AS TIGHT AS POSSIBLE TO THE BOTTOM OF THE OVERHEAD STRUCTURE. LOCATE ANY RELATED PULL BOXES SO THAT THEY WILL BE FULLY ACCESSIBLE AFTER ALL CONSTRUCTION WORK IS COMPLETE. AS WITH ALL WORK, COORDINATE IN ADVANCE WITH OTHER TRADES.

J. ROUTE FEEDER CONDUITS BELOW GRADE WHEREVER POSSIBLE. VERY LIMITED SPACE EXISTS ABOVE ACOUSTICAL TILE CEILINGS AND MANY, IF NOT MOST, OF THE SPACE ABOVE GYPSUM BOARD CEILINGS IS NOT AVAILABLE FOR RUNNING CONDUIT. STUDY ALL ARCHITECTURAL, STRUCTURAL AND MECHANICAL DRAWINGS VERY CAREFULLY BEFORE LAYING OUT FEEDER ROUTES.

K. ALL PANELS HAVE NEMA 1 ENCLOSURES UNLESS OTHERWISE NOTED.

L. ALL PANELS ARE SURFACE MOUNTED UNLESS OTHERWISE NOTED.

POWER PLAN SYMBOL LEGEND

+0"	SIMPLEX RECEPTACLE MOUNT AT +18" A.F.F. UNLESS OTHERWISE NOTED
+0"	DUPLEX RECEPTACLE MOUNT AT +18" A.F.F. UNLESS OTHERWISE NOTED
+0"	SPECIAL USE DEDICATED RECEPTACLE MOUNT AT +18" A.F.F. UNLESS OTHERWISE NOTED REFER TO PANEL SCHEDULE FOR MORE INFORMATION
+0"	GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE MOUNT AT +18" A.F.F. UNLESS OTHERWISE NOTED
+0"	WEATHER PROOF RECEPTACLE MOUNT AT +18" A.F.F. UNLESS OTHERWISE NOTED
J	JUNCTION BOX
	NON-FUSED DISCONNECT
	FUSED DISCONNECT
M	1Ø MOTOR CONNECTION
A NEW	FLUSH MOUNTED PANEL A = PANEL DESIGATION
A NEW	SURFACE MOUNTED PANEL A = PANEL DESIGATION
	METER
A-B	HOME RUN A = PANEL DESIGATION B = CIRCUIT NUMBER

N = NEW	E = EXISTING	R = RELOCATED	D = DEMO	F = FUTURE

+0" = MOUNTING HEIGHT OF THE DEVICE ABOVE FINISHED FLOOR.

LIGHTING PLAN SYMBOL LEGEND

SYMBOL TYPICAL FIXTURE	SHADING INDICATES THAT A FIXTURE IS WIRED TO A NIGHT LIGHT OR EMERGENCY TYPE CIRCUIT. FIXTURE SHALL BE WIRED IN ACCORDANCE WITH N.E.C. ARTICLE 700.
A-# TYPICAL FIXTURE (a) X	"X" = FIXTURE TYPE A-# = CIRCUIT NUMBER ab = SWITCH LEG
$	TOGGLE SWITCH
$3	THREE-WAY TOGGLE SWITCH

N = NEW	E = EXISTING	R = RELOCATED	D = DEMO	F = FUTURE

+0" = MOUNTING HEIGHT OF THE DEVICE ABOVE FINISHED FLOOR.

SINGLE LINE SYMBOL LEGEND

	CIRCUIT BREAKER
	UTILITY METER
NF	NON-FUSED DISCONNECT
	FUSIBLE DISCONNECT
	PANELBOARD, MAIN CIRCUIT BREAKER Y = MCB RATING X = NAME

STATE OF OHIO
LAWRENCE S. AYER 56787
REGISTERED PROFESSIONAL ENGINEER
EXPIRATION DATE: 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
351 Lincoln Park
Springfield, Ohio 45505

Project Number
E2M: 25131

Date
May 30, 2025

Date	Issue
06/02/25	REVIEW SET
06/05/25	REVIEW
06/20/25	BID/CONSTRUCTION

Sheet Title
ELECTRICAL SCHEDULES & NOTES

Sheet Number
07-E5.1

Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
830 Hillcrest Ave.
Springfield, Ohio 45504

PROJECT TEAM

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7662 PARAGON ROAD | DAYTON, OH 45459 | 937.610.3440

PME ENGINEERS:

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ENVIRONMENTAL CONSULTANT:

M.A.C. PARAN CONSULTING SERVICES, INC.
3959 FULTON GROVE RD.
CINCINNATI, OHIO 45245
(513) 752-9111

OWNER

Springfield Metropolitan Housing Authority
2026 W. Main Street
Springfield, Ohio 45504

CODE REVIEW

DESCRIPTION: MODERNIZATION OF AN EXISTING TWO STORY SINGLE-FAMILY HOUSE. EXISTING CONFIGURATION WILL REMAIN. NO CHANGE TO BUILDING HEIGHT OR AREA. NO CHANGE TO EGRESS.

JURISDICTION: CITY OF SPRINGFIELD, CLARK COUNTY

ZONING CODE: CITY OF SPRINGFIELD ZONING CODE
ZONING DISTRICT: RS-5

BUILDING CODE: 2019 RESIDENTIAL CODE OF OHIO [RCO]:

BUILDING AREA: 1,080 S.F.

RCO 302: FIRE RESISTANT CONSTRUCTION / PROTECTION

302.9.1: WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200.

302.9.2: WALL AND CEILING FINISHES SHALL HAVE A SMOKE DEVELOPED INDEX OF NOT GREATER THAN 450.

302.11: FIREBLOCKING LOCATIONS REQUIRED:

- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS - VERTICALLY AT THE CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
- AT INTERCONNECTIONS BETEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS, AND COVE CEILINGS.
- IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
- AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, AND WIRES AT CEILING AND FLOOR LEVEL WITH AN APPROVED MATERIAL TO PREVENT THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. MEET ASTM E136 REQUIREMENTS.

302.11.1: FIREBLOCKING MATERIALS: 2x LUMBER, [2] LAYERS 1x LUMBER WITH BROKEN LAPPED JOINTS, 23/32" OSB WITH JOINTS BACKED WITH 23/32" OSB, 1/2" GYPSUM BOARD, MINERAL WOOL OR FIBERGLASS BATTS SECURED IN PLACE.

RCO 308: GLAZING

308.4: HAZARDOUS LOCATIONS - REQUIRE TEMPERED GLAZING:

RCO 312: GUARDS AND FALL PROTECTION

312.1: GUARDS REQUIRED FOR PORTIONS OF OPEN-SIDED WALKING SURFACES INCLUDING STAIRS, RAMPS, AND LANDINGS LOCATED MORE THAN 30" ABOVE ADJACENT FLOOR OR GRADE AT ANY POINT WITHIN 36" TO THE OPEN SIDE.

312.1.2: GUARDS SHALL HAVE A 36" MINIMUM HEIGHT, EXCEPT FOR AT STAIR = 34".

312.1.3: OPENING LIMITATIONS: REQUIRED GUARD SHALL NOT HAVE OPENINGS THAT ALLOW THE PASSAGE OF A SPHERE 4" IN DIAMETER. EXCEPTIONS AS FOLLOWS:

TRIANGULAR OPENINGS AT THE OPEN SIDE OF A STAIR FORMED BY RISER, TREAD, AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE 6" IN DIAMETER.

GUARDS AT THE OPEN SIDE OF STAIRS SHALL NOT ALLOW PASSAGE OF A SPHERE 4 3/8" IN DIAMETER.

RCO 314: SMOKE ALARMS

314.1: COMPLY WITH NFPA 72

314.1.2: TECHNOLOGY: ON EACH LEVEL WITHIN EACH DWELLING UNIT SMOKE ALARMS UTILIZING PHOTOELECTRIC AND IONIZATION TECHNOLOGIES. SEPARATE OR DUAL-SENSING SMOKE ALARMS MAY BE USED.

314.3: LOCATION:

- IN EACH SLEEPING ROOM
- OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE SLEEPING ROOMS [PHOTOELECTRIC]
- ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS, NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.
- SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM CONTAINING A BATHTUB / SHOWER.
- INSTALLATION REQUIREMENTS NEAR COOKING APPLIANCES:

  IONIZATION SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 20 FEET HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCES.

  IONIZATION SMOKE ALARMS WITH ALARM-SILENCING SWITCH SHALL NOT BE INSTALLED LESS THAN 10 FEET HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCES.

  PHOTOELECTRIC SMOKE ALARMS SHALL NTO BE INSTALLED LESS THAN 6 FEET HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCES.

314.4: INTERCONNECTION: ALL ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WITH ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT.

INTERCONNECTION OF SMOKE ALARMS IN EXISTING AREAS SHALL NOT BE REQUIRED WHERE THE ALTERATIONS OR REPAIRS DO NOT RESULT IN THE REMOVAL OF INTERIOR WALL OR CEILING FINISHES EXPOSING THE STRUCTURE, UNLESS THERE IS AN ATTIC, CRAWL SPACE, OR BASEMENT AVAILABLE WHICH COULD PROVIDE ACCESS FOR INTERCONNECTION WITHOUT REMOVAL OF FINISHES.

314.5: COMBINATION ALARMS: COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PERMITTED.

314.6: POWER SOURCE: 120v WITH BATTERY BACKUP.

HARD-WIRING OF SMOKE ALARMS IN EXISTING AREAS SHALL NOT BE REQUIRED WHERE THE ALTERATIONS OR REPAIRS DO NOT RESULT IN THE REMOVAL OF INTERIOR WALL OR CEILING FINISHES EXPOSING THE STRUCTURE, UNLESS THERE IS AN ATTIC, CRAWL SPACE, OR BASEMENT AVAILABLE WHICH COULD PROVIDE ACCESS FOR INTERCONNECTION WITHOUT REMOVAL OF FINISHES.

RCO 315: CARBON MONOXIDE ALARMS

315.2: WHEN REQUIRED: IF FUEL FIRED APPLIANCE EXISTS; IF ATTACHED GARAGE EXISTS.

315.3: LOCATION:

- OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- IN A BEDROOM WHERE A FUEL BURNING APPLIANCE IS LOCATED WITHIN THE BEDROOM OR ITS ATTACHED BATHROOM

SHEET INDEX

830 HILLCREST AVE. [SITE 08]

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08-G1.5	GENERAL PROJECT NOTES
08-C1.1	ARCHITECTURAL SITE PLAN / EXTERIOR REFERENCE PHOTOS
08-D1.1	EXISTING / DEMOLITION FLOOR PLANS
08-A1.1	PROPOSED FLOOR PLANS / REFLECTED CEILING PLANS
08-A3.1	INTERIOR ELEVATIONS
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08-M1.1	MECHANICAL PLAN
08-E1.1	ELECTRICAL PLAN
08-E5.1	ELECTRICAL SCHEDULES & NOTES

PROJECT WORK SCOPE

1. EXISTING CMU FOUNDATION TO REMAIN. REPAIR / RE-POINT OPENINGS CREATED FROM REMOVAL OF SURFACE MOUNTED ITEMS / UTILITY IMPROVEMENTS. REMOVE EXISTING, INSTALL NEW 8"x16" CRAWL SPACE VENTS IN EXISTING OPENINGS. REMOVE EXISTING, INSTALL NEW INSULATED CRAWL SPACE ACCESS DOOR AND NEW AREA WELL. AREA WELL TO BE A MINIMUM OF 3'x3' CLEAR AREA.
2. EXISTING FRONT AND REAR CONCRETE PORCH SLAB, STEPS, AND CONCRETE WALKS TO REMAIN. PRESSURE WASH / CLEAN CONCRETE.
3. EXISTING CONCRETE DRIVEWAY TO REMAIN. PRESSURE WASH / CLEAN CONCRETE.
4. LANDSCAPING:
   - 4.1. REMOVE LANDSCAPING / SHRUBS / OVERGROWTH AROUND THE BUILDING. RESTORE IMPACTED AREA W/ TOPSOIL AND SEED.
   - 4.2. CUT BACK ALL TREES / LIMBS A MINIMUM OF 8' FROM THE FACE OF THE BUILDING.
5. EXISTING WOOD COLUMNS AT FRONT AND REAR PORCH TO REMAIN. REPAIR / RE-SET / REPLACE PORCH COLUMNS IF REQ'D. REMOVE EXISTING, INSTALL NEW 1x6 COMPOSITE TRIM WRAP AT TOP AND BOTTOM OF EXISTING COLUMNS. PREP AND PAINT COLUMNS ASSOCIATED COMPONENTS. REMOVE AND REINSTALL ADDRESS NUMBERS FROM FACE OF COLUMN.
6. EXISTING BRICK VENEER TO REMAIN. PRESSURE WASH / CLEAN. RE-SEAL ALL PENETRATIONS.
7. REMOVE EXISTING, INSTALL NEW VINYL LAP SIDING, SOFFITS, PORCH CEILINGS, AND ASSOCIATED TRIM / FLASHING. INSTALL NEW WRB OVER EXISTING SHEATHING / SUBSTRATE. FLASH TO EXISTING BUILDING COMPONENTS AND OPENINGS AS APPLICABLE.
8. REMOVE EXISTING, INSTALL NEW ALUMINUM WRAP OVER EXISTING WOOD FASCIA, RAKE, AND TRIM. INSTALL NEW ALUMINUM WRAP AT MISC. TRIM COMPONENTS WHICH WERE PREVIOUSLY LEFT AS PAINTED WOOD.
9. REMOVE EXISTING, INSTALL NEW VINYL SHUTTERS AT EXISTING LOCATIONS.
10. REMOVE EXISTING SHINGLE ROOF AND UNDERLAYMENT COMPLETE TO DECK. INSTALL NEW ICE AND WATER SHIELD, UNDERLAYMENT, AND SHINGLE ROOF SYSTEM. PREP AND PAINT ALL ROOFTOP COMPONENTS TO MATCH ROOF COLOR.
11. REMOVE EXISTING, INSTALL NEW 5" ALUMINUM GUTTERS AND 2"x3" ALUMINUM DOWNSPOUTS. INSTALL NEW GUTTER GUARDS. DISCHARGE DOWNSPOUTS INTO NEW CONCRETE SPLASH BLOCKS AT GRADE OR EXISTING UNDERGROUND STORM PIPING [PROVIDE RECEIVER].
12. REMOVE EXISTING, INSTALL NEW VINYL WINDOWS IN EXISTING OPENINGS. REMOVE TEMPORARY WINDOW COVERINGS WHERE THEY EXIST. REPAIR EXISTING GYPSUM BOARD RETURNS TO WINDOW UNITS. INSTALL NEW SOLID SURFACE WINDOW STOOL. INSTALL TRIM AS APPLICABLE. REMOVE EXISTING, INSTALL NEW JOINT SEALANT AT PERIMETER OF WINDOW OPENING AND AT ADJACENT SIDING / BRICK FINISHES AS APPLICABLE. REFER TO WINDOW SCHEDULE.
13. REMOVE EXISTING, INSTALL NEW INTERIOR, JAMB-MOUNTED BLINDS AT ALL WINDOWS.
14. REMOVE EXISTING, INSTALL NEW EXTERIOR DOORS, FRAMES AND HARDWARE COMPLETE. REMOVE EXISTING, INSTALL NEW BRICKMOLD / COMPOSITE TRIM TO MATCH EXISTING / ORIGINAL. REMOVE EXISTING, INSTALL NEW PAINTED INTERIOR WOOD CASING TO MATCH ORIGINAL, PREP & PAINT. REFER TO DOOR SCHEDULE.
15. REMOVE EXISTING SLIDING PATIO DOOR, INSTALL NEW HINGED PATIO DOOR, FRAME, AND HARDWARE AT REAR ENTRANCE. INSTALL NEW BRICKMOLD / COMPOSITE TRIM TO MATCH EXISTING / ORIGINAL. INSTALL NEW PAINTED INTERIOR WOOD CASING, PREP & PAINT. REFER TO DOOR SCHEDULE.
16. REMOVE EXISTING, INSTALL NEW STORM DOOR AT FRONT DOOR.
17. REMOVE ALL EXISTING SURFACE MOUNTED WIRES, CABLING, SATELLITE DISHES, ETC. FROM THE FACE OF THE BUILDING. REPAIR ANY HOLES OR RESULTANT DAMAGE TO FACE OF WALL.
18. EXISTING ADDRESS SIGNAGE TO REMAIN. REMOVE / REINSTALL AS REQ'D TO PAINT PORCH COLUMN.
19. REMOVE EXISTING, INSTALL NEW WALL MOUNTED MAILBOX.
20. REMOVE EXISTING, INSTALL NEW EXTERIOR LIGHT FIXTURES.
21. INSTALL NEW R-30 UNFACED FIBERGLASS BATT INSULATION AT FLOOR SYSTEM ABOVE CRAWL SPACE.
22. INSTALL NEW VAPOR BARRIER AT FLOOR OF CRAWL SPACE, SEAL TO WALLS / PENETRATIONS.
23. CONSTRUCT NEW FRAMING AND FINISHES FOR NEW OPENINGS, ALTERATIONS TO SPATIAL LAYOUT, AND REPAIRS TO EXISTING CONDITIONS AS REQ'D AND AS INDICATED ON DRAWINGS. NEW FINISHES TO MATCH EXISTING CONDITIONS / FINISHES AS APPLICABLE.
24. REMOVE EXISTING FLOORING [CARPET, VCT, TILE, ETC.] TO SUBFLOOR / SLAB ON GRADE. REFER TO FLOOR PLAN FOR EXISTING FLOOR TYPE. INSPECT AND VERIFY CONDITION OF SUB-FLOOR. REPORT ANY DEFICIENCIES TO ARCHITECT. INSTALL NEW UNDERLAYMENT AS REQ'D FOR NEW FINISH FLOOR AS SCHEDULED. PREP AND INSTALL NEW FINISH FLOOR AS SCHEDULED.
25. REMOVE EXISTING WOOD BASE / SHOE MOLD / VINYL BASE, INSTALL NEW 4" VINYL BASE THROUGHOUT THE UNIT.
26. INSTALL NEW R-15 [OR R-21 AT 2x6 WALLS] HIGH DENSITY KRAFT FACED FIBERGLASS BATT INSULATION IN ANY EXPOSED EXTERIOR WALL CAVITIES [FIRST FLOOR / SECOND FLOOR].
27. REMOVE EXISTING, INSTALL NEW R-49 BLOWN IN FIBERGLASS INSULATION AT ATTIC. INSTALL AIR BAFFLES BETWEEN FRAMING MEMBERS AT EAVE TO ENSURE PROPER ATTIC VENTILATION [MAINTAIN MIN. 1" CLEAR TO UNDERSIDE OF ROOF SHEATHING]
28. EXISTING GYPSUM BOARD FINISHES TO REMAIN. SKIM COAT ALL EXISTING WALLS AND CEILINGS TO A LIKE NEW CONDITION EQUAL TO A LEVEL 4 FINISH [REMOVE ALL TEXTURED / STOMPED CEILINGS - CONTRACTOR ALTERNATE: OVERLAY EXISTING CEILINGS WITH NEW 3/8" GYPSUM BOARD]. INSPECT ALL CONDITIONS PRIOR TO BIDDING AND INCLUDE ALL REQ'D WORK. FILL / REPAIR EXISTING HOLES IN GYPSUM BOARD FINISHES / SURFACES. REMOVE ANY REMNANTS OF VINYL GRAPHICS, TAPE, AND OTHER ITEMS APPLIED TO FACE OF GYPSUM BOARD. REPAIR ALL EXISTING FAILED TAPE JOINTS, MINOR SETTLEMENT CRACKS, DAMAGED CORNER BEAD, ETC. AS WELL AS ANY NEW CUT / PATCH REPAIRS REQ'D FOR PROPOSED WORK. INFILL OPENINGS FROM ABANDONED / RELOCATED / REMOVED ELECTRICAL DEVICES [COORDINATE W/ ELECTRICAL]. INSTALL GYPSUM BOARD FINISHES AT ALL SCARS / REMOVALS / RESULTANT FROM DEMOLITION WORK. INSTALL NEW GYPSUM BOARD WHERE REQ'D BY WORK AND AS INDICATED ON DRAWINGS.
29. REMOVE EXISTING, INSTALL NEW INTERIOR TRIM CARPENTRY THROUGHOUT THE UNIT, INCLUDING DOOR OPENINGS, MISC. TRIM, ETC. PREP & PAINT.
30. EXTERIOR PAINTING - PREP AND PAINT ALL NON-PREFINISHED EXTERIOR FINISHES - INCLUDING, BUT NOT LIMITED TO EXTERIOR DOORS, FRAMES, MISCELLANEOUS WOOD TRIM, CONDUITS, ROOFTOP COMPONENTS, ETC.
31. INTERIOR PAINTING - PREP AND PAINT ALL NON-PREFINISHED INTERIOR FINISHES - INCLUDING, BUT NOT LIMITED TO GYPSUM BOARD WALL AND CEILING FINISHES, INTERIOR DOORS, FRAMES, INTERIOR TRIM CARPENTRY, ETC.
32. EXISTING INTERIOR HARDWOOD STAIRS TO REMAIN. REMOVE EXISTING RUBBER STAIR TREADS / VCT LANDING. REPAIR ANY DAMAGED TREADS. RESECURE EXISTING TREADS TO ELIMINATE SQUEAKS, ETC. PREP AND INSTALL NEW VINYL TREAD / RISER COVERS.
33. REMOVE EXISTING METAL RAIL SYSTEM AT FIRST FLOOR. FRAME NEW 36"H 2x4 WOOD FRAME WALL W/ GYPSUM BOARD FINISHES. MODIFY TOP OF STRINGER AS REQ'D. INSTALL NEW PAINTED 1x WOOD CAP.
34. REMOVE EXISTING METAL WALL MOUNTED HANDRAIL, INSTALL NEW PAINTED WOOD WALL MOUNTED HANDRAIL.
35. REMOVE EXISTING EXISTING CLOSET SHELVING, CLOSET RODS, HOOKS, ETC. COMPLETE. INSTALL NEW SHELVING, CLOSET RODS, ETC. REFER TO INTERIOR ELEVATIONS AND TYPICAL DETAILS.
36. REMOVE EXISTING INTERIOR DOORS & FRAMES THROUGHOUT THE UNIT. INSTALL NEW INTERIOR DOORS & FRAMES. MODIFY ROUGH OPENINGS AS REQ'D TO ACCOMMODATE NEW DOORS. REMOVE EXISTING, INSTALL NEW HARDWARE. INSTALL NEW WOOD CASING. PREP & PAINT. REFER TO DOOR SCHEDULE.
37. KITCHEN - REMOVE EXISTING, INSTALL NEW PRE-FINISHED WOOD BASE AND WALL CABINETS, PLASTIC LAMINATE COUNTERTOPS. INSTALL NEW SINK, FAUCET, AND ACCESSORIES. INSTALL NEW APPLIANCES. REFER TO INTERIOR ELEVATIONS.
38. BATHROOM - REMOVE EXISTING, INSTALL NEW PLUMBING FIXTURES [TOILET, VANITY/SINK, TUB & SURROUND]. REMOVE ALL EXISTING BATHROOM ACCESSORIES. INSTALL NEW SUBFLOOR / UNDERLAYMENT. BUILD UP AS REQUIRED TO ALIGN NEW FINISH FLOOR WITH EXISTING ADJACENT FLOOR. INSTALL NEW BATHROOM ACCESSORIES. REFER TO INTERIOR ELEVATIONS.
39. INSTALL PASSIVE RADON SYSTEM. REFER TO SPECS.
40. PLUMBING SYSTEMS: COORDINATE W/ PLUMBING DRAWINGS.
   - 40.1. CAMERA & AUGER EXISTING SANITARY PIPING / LATERAL TO STREET. REPORT ALL FINDINGS TO ARCHITECT & OWNER.
   - 40.2. REMOVE EXISTING / MODIFY / RECONFIGURE / INSTALL NEW SUPPLY PIPING AS REQ'D BY WORK.
   - 40.3. REMOVE EXISTING / MODIFY / RECONFIGURE / INSTALL NEW SANITARY PIPING AS REQ'D BY WORK.
   - 40.4. REMOVE EXISTING / MODIFY / RECONFIGURE / INSTALL NEW GAS PIPING AS REQ'D BY WORK.
   - 40.5. REMOVE EXISTING WATER HEATER / COMPONENTS. INSTALL NEW TANKLESS GAS FIRED WATER HEATER. CONNECT TO UTILITIES.
   - 40.6. REMOVE EXISTING, INSTALL NEW PLUMBING FIXTURES AND COMPONENTS. CONNECT TO UTILITIES [ALL WITH NEW SHUTOFFS] PER THE PLUMBING DRAWINGS.
41. MECHANICAL SYSTEMS: COORDINATE W/ MECHANICAL DRAWINGS.
   - 41.1. REMOVE EXISTING, INSTALL NEW GAS FIRED HVAC SYSTEM.
   - 41.2. REMOVE EXISTING, INSTALL NEW THERMOSTAT AND ASSOCIATED CONTROL WIRING.
   - 41.3. REPAIR AND REPLACE DUCTWORK AS REQUIRED BY EXISTING CONDITIONS. MODIFY DUCT LAYOUT AS REQ'D BY NEW WORK. COORDINATE ROUTING AND ANY REQ'D HVAC CHASES NECESSARY TO EXECUTE WORK.
   - 41.4. CLEAN ALL EXISTING SUPPLY AND RETURN DUCTWORK.
   - 41.5. REMOVE EXISTING, INSTALL NEW SUPPLY AND RETURN AIR DEVICES [FLOOR / WALL / CEILING AS APPROPRIATE], SIZED TO FIT EXISTING OPENINGS.
   - 41.6. REMOVE EXISTING, INSTALL NEW BATHROOM EXHAUST FAN AND ASSOCIATED DUCTWORK.
   - 41.7. REMOVE EXISTING, INSTALL NEW RANGE EXHAUST HOOD AND ASSOCIATED DUCTWORK.
   - 41.8. REMOVE EXISTING, INSTALL NEW DRYER BOX AND ASSOCIATED EXHAUST DUCTWORK.
42. ELECTRICAL SYSTEMS: COORDINATE W/ ELECTRICAL DRAWINGS.
   - 42.1. EXISTING ELECTRICAL SERVICE TO REMAIN. REMOVE EXISTING, INSTALL NEW LOAD CENTER AND FEEDER [IF REQ'D].
   - 42.2. REMOVE EXISTING, INSTALL NEW RECEPTACLES, SWITCHES, DEVICES, FIXTURES, SMOKE DETECTORS, COVER PLATES, ETC. COMPLETE. UTILIZE EXISTING BRANCH CIRCUITRY AND BOXES WHERE INDICATED. INSTALL / EXTEND / MODIFY EXISTING BRANCH CIRCUITRY AS REQ'D BY WORK.
   - 42.3. REMOVE EXISTING, INSTALL NEW DEVICES [RECEPTACLES, SWITCHES, ETC.] THROUGHOUT THE BUILDING. REMOVE EXISTING, INSTALL NEW COVERPLATES.
   - 42.4. REMOVE EXISTING, INSTALL NEW LIGHT FIXTURES THROUGHOUT THE UNIT.
   - 42.5. REMOVE EXISTING, INSTALL NEW INTERCONNECTED SMOKE DETECTORS AND SMOKE / CARBON MONOXIDE DETECTORS THROUGHOUT THE UNIT.
   - 42.6. REMOVE ALL EXISTING TELEPHONE, DATA, AND/OR CABLE TV OUTLETS, DEVICES, JACKS, AND COVER PLATES THROUGHOUT THE UNIT. TEST CABLING TO DETERMINE FUNCTIONALITY. REMOVE ALL NON-OPERATIONAL CABLING COMPLETE. EXISTING CABLING TO REMAIN WHERE INSTALLED CONCEALED [NOT SURFACE MOUNTED]. INSTALL NEW PHONE / DATA AND CABLE OUTLETS, DEVICES, JACKS, AND COVER PLATES AT ALL EXISTING OPERATIONAL LOCATIONS ONLY.

GENERAL NOTES

1. REMOVE ALL MATERIALS AND FINISHES REQUIRED TO PERFORM SCHEDULED WORK INCLUDING ANY ANCILLARY ITEMS.
2. REMOVE ALL MISCELLANEOUS ITEMS, CONDUITS, WIRES / CABLING FROM THE FACE OF WALLS / FINISHES. THIS INCLUDES CUT AND PATCH OF FINISHES AS REQUIRED TO FACILITATE WORK.
3. REMOVE ABANDONED OR UNUSED SURFACE MOUNTED ITEMS SUCH AS CURTAIN RODS, BRACKETS, HANGERS, ETC.
4. REMOVE ALL SURFACE MOUNTED WIRING, CABLING, ETC. FROM FACE OF INTERIOR OR EXTERIOR WALLS. PULL BACK TO A TERMINATION OR ACTIVE MAIN AS APPROPRIATE. FIELD VERIFY CONDITIONS.
5. SALVAGE ALL ITEMS AS DIRECTED BY OWNER OR AS NOTED IN THE DRAWINGS. COORDINATE ALL REQUIREMENTS FOR REINSTALLATION OF SALVAGED ITEMS. PROVIDE REPLACEMENT PARTS/COMPONENTS TO ALLOW COMPLETE INSTALLATION.
6. PROTECT ALL FINISHES AND MATERIALS SCHEDULED TO REMAIN FROM DAMAGE DURING CONSTRUCTION. REPAIR ANY DAMAGED FINISHES CAUSED BY WORK TO LIKE NEW CONDITION.
7. FIELD CONFIRM THE LOCATIONS OF ALL LOAD-BEARING FRAMING PRIOR TO REMOVALS. PROVIDE ALL NECESSARY SHORING AND BRACING DURING DEMOLITION AND CONSTRUCTION WORK AS REQUIRED. CONTACT ARCHITECT IF CONDITIONS VARY FROM THE INTENT OF THE DRAWINGS.
8. CONTACT ARCHITECT/OWNER IF HAZARDOUS MATERIALS ARE DISCOVERED THAT HAVE NOT BEEN IDENTIFIED.
9. ANY PART OR PARTS OF THE EXISTING BUILDING STRUCTURE (IN PART OR ON WHOLE) THAT SHOWS SIGNS OF ROTTING, VANDALISM, WATER DAMAGE, PEST DAMAGE, OR ANY OTHER DETERIORATION THAT MAY CAUSE THAT PART OR PARTS TO NOT COMPLY WITH ANY EXISTING APPLICABLE GOVERNMENT BUILDING CODES AND STANDARDIZED CONSTRUCTION PRACTICES. SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER IMMEDIATELY UPON DISCOVERY.
10. REMOVE / TERMINATE / CAP / MODIFY / RELOCATE EXISTING UTILITIES AS REQUIRED BY WORK, INCLUDING BUT NOT LIMITED TO PLUMBING SUPPLY/SANITARY PIPING, GAS PIPING, HVAC DUCTWORK, CONTROLS, ELECTRICAL BRANCH CIRCUITRY, ETC. F.V. REQUIREMENTS AND EXISTING ROUTING.
11. COORDINATE ALL EXISTING AND PROPOSED ROUTING OF PLUMBING, HVAC, AND ELECTRICAL WITH PME DRAWINGS, FIELD COORDINATE BETWEEN TRADES. REMOVE & REPAIR / CUT AND PATCH FINISHES AS REQUIRED TO ACCOMPLISH.
12. PROVIDE ALL PREP WORK FOR NEW FINISHES AND PROPOSED WORK.
13. INSTALL FLOOR LEVELER AS REQUIRED BY EXISTING CONDITIONS.
14. REMOVE EXISTING [WHERE EXISTS], INSTALL NEW JOINT SEALANT AT ALL APPLICABLE BUILDING JOINTS AND BETWEEN VARIOUS BUILDING COMPONENTS. SEAL ALL WALL, FLOOR, AND THRU PENETRATION OPENINGS WITH APPROPRIATE JOINT SEALANT TO ELIMINATE GAPS / OPENINGS, PREVENT WATER INTRUSION, AND PREVENT PEST ENTRY.
15. INSTALL SEALANT AT ALL APPLICABLE JOINTS IN BUILDING ENVELOPE. SEAL ALL PENETRATIONS OF ELECTRICAL / MECHANICAL ITEMS, ETC. INTEGRATE SEALANT AND APPLICABLE FLASHING.
16. MATCH EXISTING TRIM PROFILES, DIMENSIONS, ETC. AS APPROPRIATE TO THE WORK.
17. INSTALL WOOD BLOCKING CONCEALED WITHIN FRAMING TO SUPPORT WALL OR CEILING MOUNTED ITEMS, CABINETS, BATHROOM ACCESSORIES, SHELVING, HANGING ROD, WALL / DOOR STOPS, ELECTRICAL DEVICES, BOXES, ETC. CUT AND PATCH GYPSUM BOARD FINISHES AS REQ'D TO INSTALL WITHIN FRAMING CAVITIES.
18. INSTALL SOLID BEARING AT EACH END OF ALL BEAMS, HEADERS, ETC. FIELD VERIFY CONDITIONS OF EXISTING FRAMING WHERE APPLICABLE.
19. PROVIDE PRESSURE TREATED FRAMING AT ALL FRAMING EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE. PROVIDE APPROPRIATE GALVANIZED OR STAINLESS STEEL FASTENERS.
20. INSTALL FIRESTOP BLOCKING AT ALL LOCATIONS REQUIRED BY FRAMING, SOFFITS, ETC. TO ELIMINATE ALL OPEN STUD CAVITIES.

STATE OF OHIO
JONATHAN ROBERT SCHAAF 14503
REGISTERED ARCHITECT

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Expiration Date 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
830 Hillcrest Ave.
Springfield, Ohio 45504

Project Number
2025-019

Date
June 20, 2025

Date	Issue
03.25.25	SD Set
06.09.25	Final Review
06.20.25	Bid/Construction Set

Sheet Title
Project Information

Sheet Number
08-G1.1

ROOM FINISH SCHEDULE

#	NAME	FLOOR	BASE	WALLS	CEILING	REMARKS
100	LIVING	F-1	B-1	W-1	C-1	-
101	CLOSET	F-1	B-1	W-1	C-1	-
102	KITCHEN	F-1	B-1	W-1	C-1	-
103	CLOSET	F-1	B-1	W-1	C-1	-
104	POWDER	F-1	B-1	W-1	C-1	-
105	LAUNDRY/MECHANICAL	F-1	B-1	W-1	C-1	-
106	STAIR	F-1	B-1	W-1	C-1	INSTALL NEW VINYL RIS./TR. COVERS
107	STORAGE	EX	B-1	W-1	C-1	-
200	HALL	F-1	B-1	W-1	C-1	-
201	BEDROOM 1	F-1	B-1	W-1	C-1	-
202	CLOSET	F-1	B-1	W-1	C-1	-
203	CLOSET	F-1	B-1	W-1	C-1	-
204	LINEN	F-1	B-1	W-1	C-1	-
205	BATH	F-1	B-1	W-1	C-1	-
206	BEDROOM 2	F-1	B-1	W-1	C-1	-
207	CLOSET	F-1	B-1	W-1	C-1	-
208	BEDROOM 3	F-1	B-1	W-1	C-1	-
209	CLOSET	F-1	B-1	W-1	C-1	-

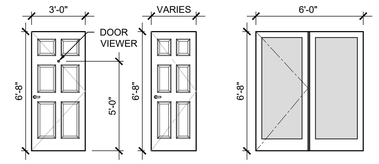
GENERAL NOTES:

1. CONFIRM ALL FLOOR TRANSITIONS BETWEEN ROOMS, FINISH FLOOR MATERIAL CHANGES, EXISTING FLOOR / SUB-FLOOR CONDITIONS, FLOOR SET FIXTURES AND APPLIANCES, ETC.
2. SKIM, FLOAT, SLOPE FLOOR AS REQUIRED BETWEEN VARIOUS FLOOR LEVELS IF REQ'D. COORDINATE W/ ARCHITECT.
3. PROVIDE ALL PREP WORK FOR PROPOSED FINISHES AS NOTED.
4. PAINT ALL NON-PRE-FINISHED SURFACES - GYPSUM BOARD, PLASTER, INTERIOR TRIM CARPENTRY, DOORS, WOOD COMPONENTS, ETC.
5. FINAL COLORS / FINISHES AS SELECTED BY ARCHITECT / OWNER.

(#) DOOR SCHEDULE

#	SIZE	NEW	EXISTING	SALVAGED	FRAME TYPE	DOOR TYPE	HDWR. SET #	DETAIL	REMARKS	DOOR ACCESS CONTROL
100	3'-0" x 6'-8"	●			F-1	D-1	H-1	D/G1.3	PROVIDE STORM DOOR THIS OPENING	
101	2'-6" x 6'-8"	●			F-3	D-2	H-2	D/G1.3	-	
102	6'-0" x 6'-8"	●			F-1	D-3	H-1	F/G1.3		
103	2'-6" x 6'-8"	●			F-3	D-2	H-2	F/G1.3		
104	2'-6" x 6'-8"	●			F-3	D-2	H-3	F/G1.3		
105	2'-8" x 6'-8"	●			F-3	D-2	H-2	F/G1.3		
107	3'-0" x 6'-8"	●			F-1	D-1	H-1	D/G1.3		
201	2'-6" x 6'-8"	●			F-3	D-2	H-3	F/G1.3		
202	2'-8" x 6'-8"	●			F-3	D-2	H-2	F/G1.3		
203	2'-8" x 6'-8"	●			F-3	D-2	H-2	F/G1.3		
204	1'-8" x 6'-8"	●			F-3	D-2	H-2	F/G1.3		
205	2'-6" x 6'-8"	●			F-3	D-2	H-3	F/G1.3		
206	2'-6" x 6'-8"	●			F-3	D-2	H-3	F/G1.3		
207	2'-8" x 6'-8"	●			F-3	D-2	H-2	F/G1.3		
208	2'-6" x 6'-8"	●			F-3	D-2	H-3	F/G1.3		
209	2'-6" x 6'-8"	●			F-3	D-2	H-2	F/G1.3		

DOOR TYPES



NEW INSULATED METAL 6 PANEL [EXT] - PAINT (D-1)

NEW 1 3/8" S.C. WOOD 6-PANEL DOOR [INT] - PAINT (D-2)

NEW 1 3/4" INSULATED METAL FULL LITE PATIO DOOR [EXT] - PAINT (D-3)

FRAME TYPES

(F-1) NEW EXTERIOR WOOD FRAME W/ WEATHERSTRIPPING AND THRESHOLD. NEW BRICKMOLD AT EXTERIOR. WOOD CASING AT INTERIOR. PAINT

(F-2) GYPSUM BOARD WRAPPED OPENING. PAINT

(F-3) NEW WOOD FRAME W/ CASING (MATCH EX. WALL THICKNESS & CASING PROFILE] PAINT

REMARKS:

1. HARDWARE TO COMPLY WITH LATEST REQUIREMENTS OF OHIO BUILDING CODE, ANSI ACCESSIBILITY REQUIREMENTS, NFPA, NEC AND OTHER APPLICABLE REGULATORY AGENCIES.
2. COORDINATE STYLE, FINISH, AND OPERATION REQUIREMENTS WITH OWNER.
3. COORDINATE KEYING REQUIREMENTS WITH OWNER TO KEY TO EXISTING GRAND MASTER KEY SYSTEM.
4. HARDWARE TO BE LEVER TYPE, 26D FINISH.
5. HARDWARE COMPONENTS AND ACCESSORIES PER HARDWARE SETS. PROVIDE ALL COMPONENTS EXPLICITLY STATED OR NOT TO MEET DESIGN INTENT.
6. PROVIDE [2] HINGE STOPS & WALL PLATE AT ALL DOORS.

HARDWARE TYPES

COORDINATE WITH SPEC'S.

H-1 - ENTRY SET
H-2 - PASSAGE SET
H-3 - PRIVACY SET
H-4 - DOUBLE DOOR

FINISH SPECIFICATIONS

EX. EXISTING FINISH TO REMAIN

FLOORING
F-1 VINYL PLANK FLOORING:
SIX DEGREES, SRP330VC02E19, WOODLAND RADIUS PLANK 12mm 7x48

BASE
B-1 RUBBER BASE:
ROPPE 700 4"x48" TPR COVE BASE, 110 BROWN

WALLS
W-1 PAINTED GYPSUM BOARD/PLASTER
PAINT P-1, UNLESS NOTED OTHERWISE
W-2 PAINTED FOUNDATION WALLS
PAINT W/ WATERPROOFER, UNLESS NOTED OTHERWISE

CEILING
C-1 PAINTED GYPSUM BOARD/PLASTER
PAINT P-2, UNLESS NOTED OTHERWISE

PAINT:
P-1 INTERIOR WALL PAINT
MANUF: SHERWIN WILLIAMS
COLOR: METRO SAND DOLLAR
FINISH: SATIN

P-2 CEILING PAINT
MANUF: SHERWIN WILLIAMS
COLOR: BRIGHT WHITE
FINISH: FLAT

P-3 DOOR / TRIM PAINT
MANUF: SHERWIN WILLIAMS
COLOR: BRILLIANT WHITE
FINISH: SEMI-GLOSS

** COORDINATE ALL SELECTIONS WITH ARCHITECT/OWNER **

(#) BATH ACC'Y SCHEDULE

MARK	DESCRIPTION
T11	18"x36" MIRROR
T12	24"x36" MIRROR
T13	16"x26" MED. CAB. W/ MIRROR
T21	TOILET PAPER DISPENSER
T41	SHOWER CURTAIN ROD
T51	18" TOWEL BAR
T52	24" TOWEL BAR
T53	ROBE HOOK

* REFER TO SPECIFICATIONS FOR DESIGN INTENT / MANUFACTURER.
* REMOVE EXISTING [WHERE THEY EXIST], AND INSTALL NEW TOILET ACCESSORIES AT ALL BATHROOMS / POWDER ROOMS.
* INSTALL BLOCKING AS REQUIRED FOR TOILET ACCESSORIES. CUT / PATCH / REPAIR EXISTING FINISHES TO MATCH ADJACENT IF REQ'D, TYP.

(#) WINDOW SCHEDULE

#	SIZE	NEW	EXIST	SALV.	EERO	TYPE/OPERATION	DETAILS	REMARKS
A	[2]+/- 3'-0" x 5'-0"	●				MULLED D.H.	G/G1.3	-
B	+/- 3'-0" x 5'-0"	●				D.H.	L/G1.3	-

LEGEND:

EERO = EMERGENCY ESCAPE AND RESCUE OPENING

T = TEMPERED GLAZING [REFER TO PLANS FOR LOCATIONS]

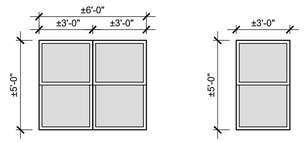
D.H. = DOUBLE HUNG

(EX) = EXISTING WINDOW TO REMAIN

GENERAL NOTES:

1. FIELD VERIFY ALL EXISTING OPENING / WINDOW UNIT SIZES PRIOR TO ORDERING WINDOWS. NEW WINDOWS SHALL FIT EXISTING OPENINGS [CUSTOM SIZED] UNLESS SPECIFICALLY NOTED OTHERWISE ON PLANS. DO NOT SIZE WINDOWS TO FIT WITHIN AN EXISTING / ORIGINAL WINDOW FRAME. DO NOT REDUCE "EERO" OPENINGS FROM THE ORIGINAL OPENING DIMENSIONS. COORDINATE ROUGH OPENING REQUIREMENTS WITH MANUFACTURER AS APPLICABLE.
2. MATCH EXISTING WINDOW OPERATION AS APPLICABLE.
3. PROVIDE FRAME EXPANDERS AS APPLICABLE FOR WINDOW INSTALLATION AND AS REQ'D BY EXISTING CONDITIONS, TYP ALL WINDOWS, BY WINDOW MANUFACTURER.
4. INSTALL NEW JAMB MOUNTED MINI-BLINDS AT ALL WINDOWS.
5. PROVIDE TEMPERED GLASS AT ALL LOCATIONS REQUIRED BY RCO: REFER TO BUILDING CODE REVIEW NOTES FOR DETAILS ON LOCATIONS REQUIRING TEMPERED GLAZING.

WINDOW TYPES



MULLED VINYL DOUBLE HUNG WINDOW (A)

VINYL DOUBLE HUNG WINDOW (B)

STATE OF OHIO
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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
830 Hillcrest Ave.
Springfield, Ohio 45504

Project Number
2025-019

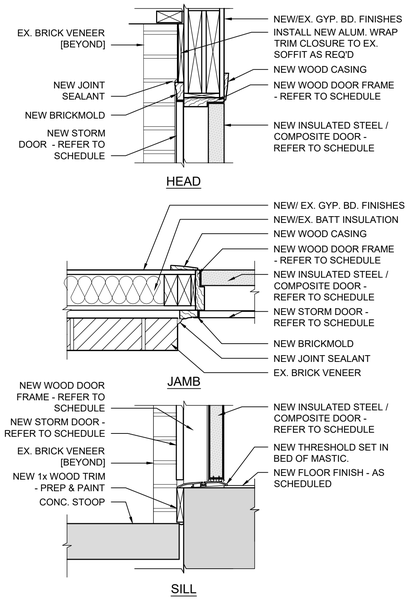
Date
June 20, 2025

Date	Issue
03.25.25	SD Set
06.09.25	Final Review
06.20.25	Bid/Construction Set

Sheet Title
Schedules

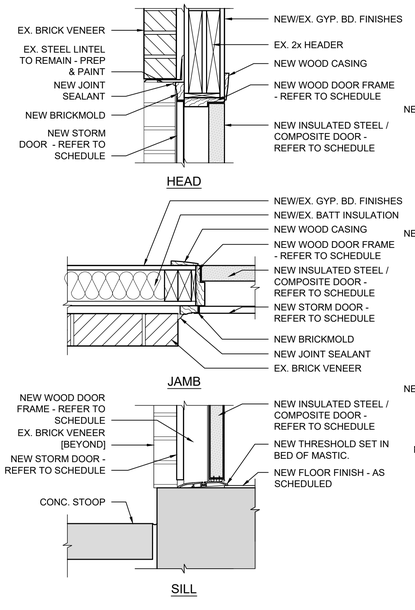
Sheet Number
08-G1.2

NOTE: FIELD VERIFY EXISTING WALL THICKNESS & ADJACENT DOOR JAMB DIMENSION TO MATCH , TYP.



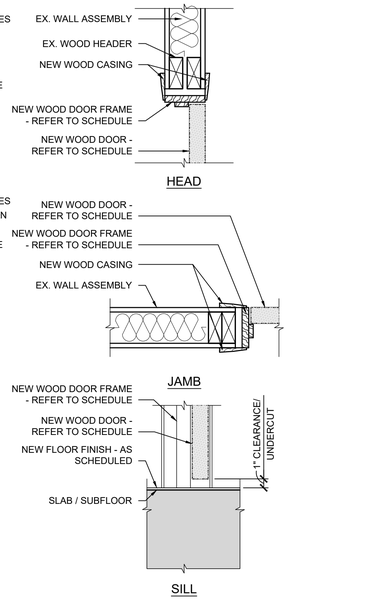
D EXTERIOR DOOR

SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"



E EXTERIOR DOOR

SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"



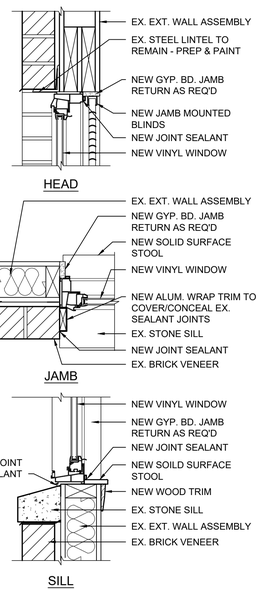
F INTERIOR DOOR

SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"

NOTE: VERIFY EXISTING ROUGH OPENING CONDITIONS AS WELL AS THE RELATIONSHIP BETWEEN ROUGH OPENING AND MASONRY OPENING. SIZE WINDOW TO FIT ROUGH OPENING; PROVIDE ALUMINUM OR VINYL EXPANDER MATERIAL TO FIT MASONRY OPENING. COORDINATE WITH ARCHITECT AND PROVIDE MOCK-UP FOR REVIEW

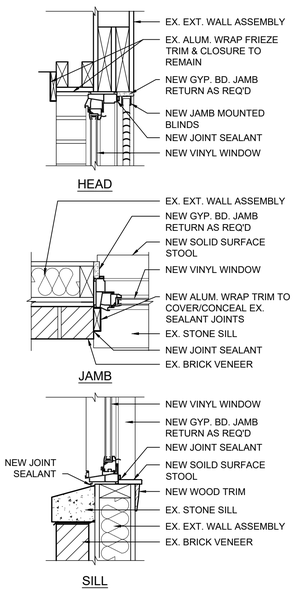
NOTE: FLASH WINDOW & DOOR OPENINGS AS APPLICABLE TO CONDITIONS. INSTALL JOINT SEALANT AGAINST ALL ADJACENT BUILDING JOINTS. PREP & PAINT ALL NON-PREFINISHED TRIM COMPONENTS, TYP.

NOTE: VERIFY ALL CONDITIONS WITH INTENT OF TYPICAL DETAILS. FIELD ADJUST AS REQUIRED. COORDINATE WITH ARCHITECT.



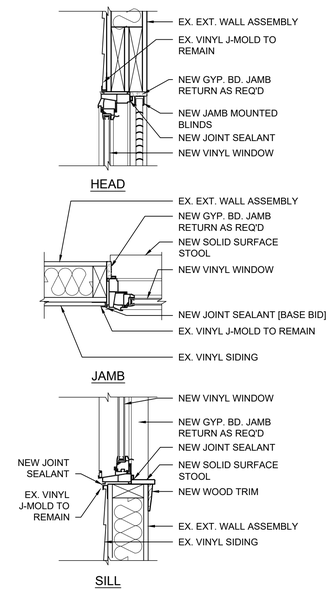
G WINDOW DETAIL

SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"



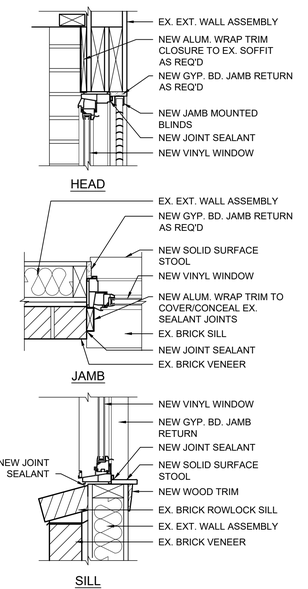
H WINDOW DETAIL

SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"



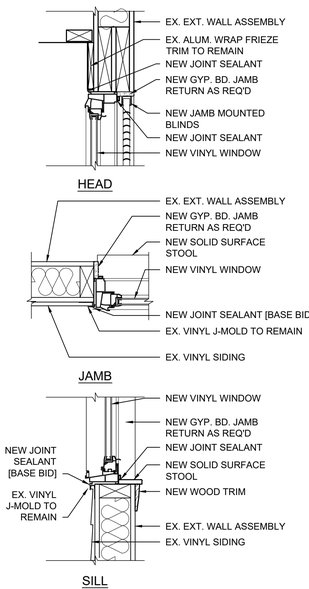
J WINDOW DETAIL

SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"



K WINDOW DETAIL

SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"

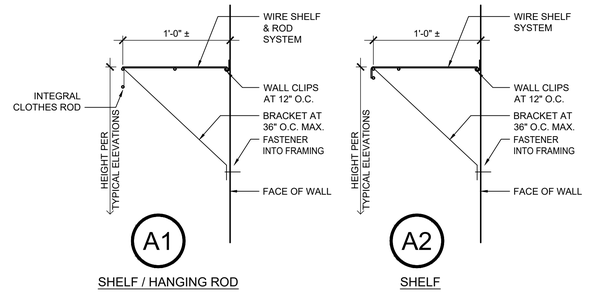


L WINDOW DETAIL

SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"

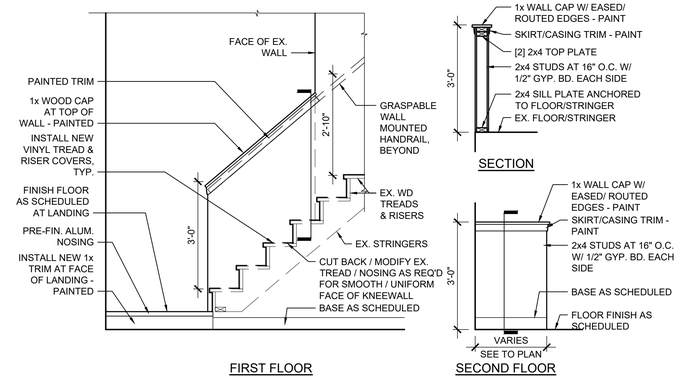
NOT ALL DETAILS ARE APPLICABLE TO THIS SPECIFIC UNIT. COORDINATE FIELD CONDITIONS AS REQUIRED.

PROVIDE BLOCKING AND/OR WOOD CLEATS AS REQ'D TO SUIT CONDITIONS AND PROVIDE SUPPORT FOR ROD / SHELVING SYSTEM	PROVIDE END CAPS AT ALL EXPOSED WIRE / CUT WIRE AT ENDS OF CLOSET RODS.	PROVIDE WALL BRACKETS AT ENDS OF SHELVING AT WALL, TYP.



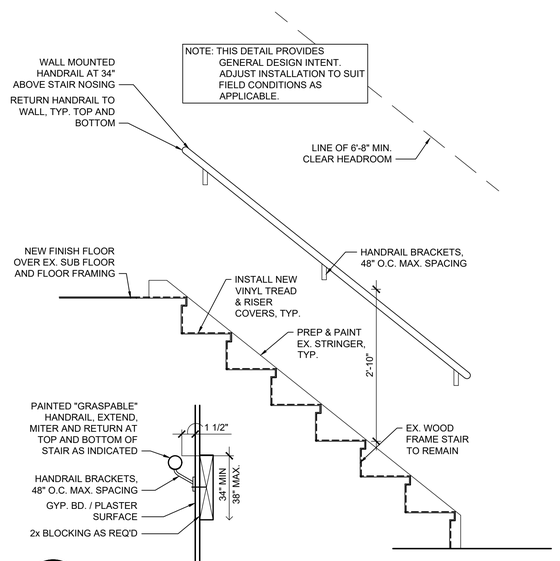
TYPICAL SHELVING DETAILS

SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"



B TYPICAL UNIT STAIR / HANDRAIL DETAILS AT HALF WALL

SCALE: 1/2" = 1'-0" 0 1 2 4



C TYPICAL STAIR / HANDRAIL DETAILS

SCALE: 1/2" = 1'-0" 0 1 2 4

STATE OF OHIO
JONATHAN ROBERT SCHAAF 14503
REGISTERED ARCHITECT
Jonathan Robert Schaaf #14503
Expiration Date 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority

830 Hillcrest Ave.

Springfield, Ohio 45504

Project Number	2025-019
Date	June 20, 2025

Date	Issue
03.25.25	SD Set
06.09.25	Final Review
06.20.25	Bid/Construction Set

Sheet Title: Typical Details

Sheet Number: 08-G1.3

PASSIVE RADON SYSTEM
GENERAL CONCEPT DESIGN NOTES [CONCRETE SLAB]

[DELEGATED DESIGN BY DESIGN-BUILD CONTRACTOR]

INSTALL A PASSIVE RADON SYSTEM IN CONFORMANCE WITH THE FOLLOWING REQUIREMENTS.

DESIGN AND INSTALLATION OF A COMPLETE PASSIVE RADON SYSTEM SHALL BE COMPLETED BY LICENSED RADON MITIGATION CONTRACTOR VIA DELEGATED DESIGN ON A DESIGN-BUILD BASIS AS PART OF THE GENERAL CONTRACTOR'S CONSTRUCTION CONTRACT FOR THE PROJECT:

1. COMPLY WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE FOR RADON CONTROL METHODS APPENDIX AF; SECTION AF101 THRU AF103.12
2. RADON MITIGATION CONTRACTOR TO CONFIRM CONDITIONS INCLUDING SOIL POROSITY TO DETERMINE FULL REQUIREMENTS FOR THE RADON SYSTEM TO PROVIDE THE PROPER AIR EXTRACTION BELOW SLAB.
3. RADON MITIGATION CONTRACTOR TO CONFIRM SYSTEM EFFECTIVENESS PRIOR TO INSTALLATION OF FINAL INTERIOR FINISHES ARE INSTALLED.
4. MAINTAIN A 4" INCH AGGREGATE BASE UNDER THE SLAB. AGGREGATE SHOULD BE AT LEAST 1/4" AND LESS THAN 2" (#304).
5. A LAYER OF 6-MIL POLYETHYLENE SHALL COVER THE GRAVEL WITH SECTIONS OF SHEETING LAPPED AT LEAST 12 INCHES. CARE SHOULD BE TAKEN TO FIT CLOSELY AROUND ANY PIPE, WIRE OR OTHER PENETRATION OF THE MATERIAL. SEAL ALL PUNCTURES AND TEARS.
6. OPENINGS AROUND ALL PENETRATIONS THROUGH SLABS SHALL BE CAULKED OR OTHERWISE FILLED TO PREVENT AIR LEAKAGE. ACCESS DOORS OR OPENINGS INTO CRAWL SPACES SHOULD BE CLOSED, GASKETED OR OTHERWISE FILLED.
7. SUMP PITS, OPENINGS AROUND BATHTUBS, CONTROL JOINTS, OR OTHER OPENINGS OR CRACKS IN CONCRETE SLABS SHALL BE SEALED WITH POLYURETHANE OR EQUIVALENT SEALANT.
8. A MINIMUM 3" PVC PIPE SHALL BE EMBEDDED INTO THE SUB-SLAB OR SUB MEMBRANE AGGREGATE AND RUN UP THROUGH THE CONDITIONED SPACES OF THE BUILDING, INTO THE ATTIC AND THROUGH THE ROOF.
9. THE EXHAUST SHALL BE A MINIMUM OF 12" ABOVE THE SURFACE OF THE ROOF AND AT LEAST 10' AWAY FROM ANY WINDOW OR OTHER OPENING INTO THE CONDITIONED SPACES OF THE BUILDING THAT IS LESS THAN 2' BELOW THE EXHAUST POINT.
10. CARE SHOULD BE TAKEN WITH PIPE INSTALLATION TO INSURE POSITIVE DRAINAGE BACK INTO THE GROUND AND TO INSURE THAT THE PIPE IS ACCESSIBLE FOR FUTURE FAN INSTALLATION THROUGH AN ATTIC OR OUTSIDE THE HABITABLE SPACE.
11. AN ELECTRIC JUNCTION BOX FOR FUTURE OUTLET SHALL BE INSTALLED IN THE ATTIC WITHIN 6' OF THE PIPE FOR POSSIBLE FUTURE FAN INSTALLATION. ALL VISIBLE PIPE SECTIONS NEED TO BE LABELED.
12. ALL PIPING MATERIALS, ELBOWS, TERMINATIONS, ETC. SHALL BE IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS FOR THE THICKNESS OF PIPING WALLS, ETC.

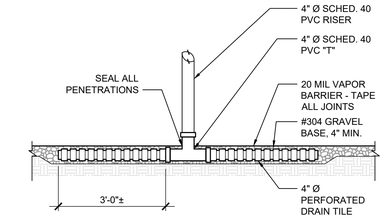
PASSIVE RADON SYSTEM
GENERAL CONCEPT DESIGN NOTES [CRAWL SPACE]

[DELEGATED DESIGN BY DESIGN-BUILD CONTRACTOR]

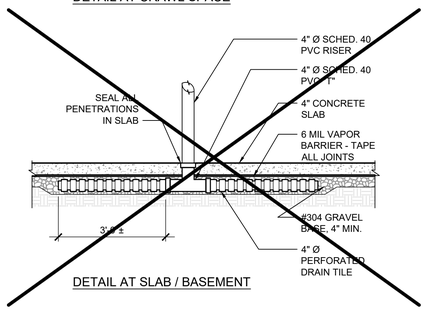
INSTALL A PASSIVE RADON SYSTEM IN CONFORMANCE WITH THE FOLLOWING REQUIREMENTS.

DESIGN AND INSTALLATION OF A COMPLETE PASSIVE RADON SYSTEM SHALL BE COMPLETED BY LICENSED RADON MITIGATION CONTRACTOR VIA DELEGATED DESIGN ON A DESIGN-BUILD BASIS AS PART OF THE GENERAL CONTRACTOR'S CONSTRUCTION CONTRACT FOR THE PROJECT:

1. COMPLY WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE FOR RADON CONTROL METHODS APPENDIX AF; SECTION AF101 THRU AF103.12
2. RADON MITIGATION CONTRACTOR TO CONFIRM CONDITIONS INCLUDING SOIL POROSITY TO DETERMINE FULL REQUIREMENTS FOR THE RADON SYSTEM TO PROVIDE THE PROPER AIR EXTRACTION.
3. RADON MITIGATION CONTRACTOR TO CONFIRM SYSTEM EFFECTIVENESS PRIOR TO INSTALLATION OF FINAL INTERIOR FINISHES ARE INSTALLED.
4. MAINTAIN A 4" INCH AGGREGATE BASE. AGGREGATE SHOULD BE AT LEAST 1/4" AND LESS THAN 2" (#304).
5. A LAYER OF 20-MIL POLYETHYLENE SHALL COVER THE GRAVEL WITH SECTIONS OF SHEETING LAPPED AT LEAST 12 INCHES. CARE SHOULD BE TAKEN TO FIT CLOSELY AROUND ANY PIPE, WIRE OR OTHER PENETRATION OF THE MATERIAL. SEAL ALL PUNCTURES AND TEARS.
6. ACCESS DOORS OR OPENINGS INTO CRAWL SPACES SHOULD BE CLOSED, GASKETED OR OTHERWISE FILLED.
7. SUMP PITS, OPENINGS AROUND BATHTUBS, CONTROL JOINTS, OR OTHER OPENINGS OR CRACKS IN CONCRETE SLABS SHALL BE SEALED WITH POLYURETHANE OR EQUIVALENT SEALANT.
8. A MINIMUM 3" PVC PIPE SHALL BE EMBEDDED INTO THE SUB MEMBRANE AGGREGATE AND RUN UP THROUGH THE CONDITIONED SPACES OF THE BUILDING, INTO THE ATTIC AND THROUGH THE ROOF.
9. THE EXHAUST SHALL BE A MINIMUM OF 12" ABOVE THE SURFACE OF THE ROOF AND AT NOT LESS THAN 10' AWAY FROM ANY WINDOW OR OTHER OPENING INTO THE CONDITIONED SPACES OF THE BUILDING THAT IS LESS THAN 2' BELOW THE EXHAUST POINT.
10. CARE SHOULD BE TAKEN WITH PIPE INSTALLATION TO INSURE POSITIVE DRAINAGE BACK INTO THE GROUND AND TO INSURE THAT THE PIPE IS ACCESSIBLE FOR FUTURE FAN INSTALLATION THROUGH AN ATTIC OR OUTSIDE THE HABITABLE SPACE.
11. AN ELECTRIC JUNCTION BOX FOR FUTURE OUTLET SHALL BE INSTALLED IN THE ATTIC WITHIN 6' OF THE PIPE FOR POSSIBLE FUTURE FAN INSTALLATION. ALL VISIBLE PIPE SECTIONS NEED TO BE LABELED.
12. ALL PIPING MATERIALS, ELBOWS, TERMINATIONS, ETC. SHALL BE IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS FOR THE THICKNESS OF PIPING WALLS, ETC.



DETAIL AT CRAWL SPACE

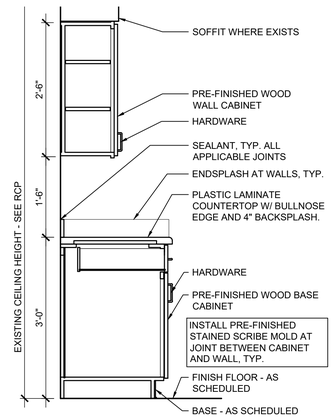


DETAIL AT SLAB / BASEMENT

NOT ALL DETAILS ARE APPLICABLE TO THIS SPECIFIC UNIT. COORDINATE FIELD CONDITIONS AS REQUIRED.

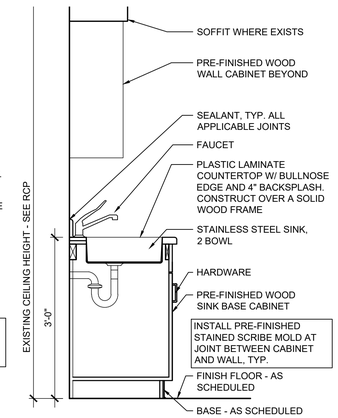
A PASSIVE RADON SYSTEM DETAILS

SCALE: 1/2" = 1'-0" (0 1 2 4)



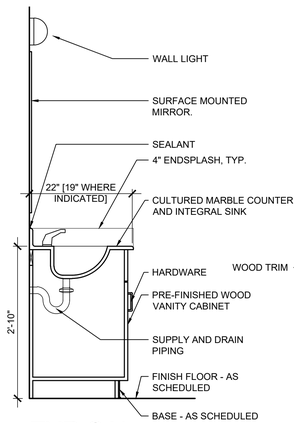
B TYPICAL KITCHEN CABINETS

SCALE: 3/4" = 1'-0" 0" 6" 12" 24"



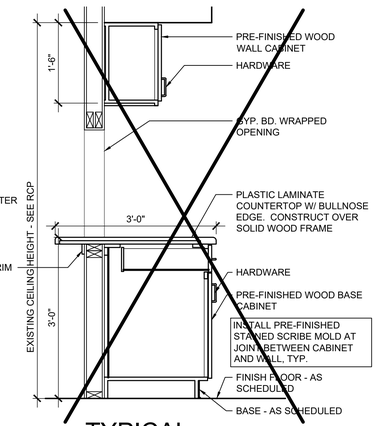
C TYPICAL KITCHEN SINK

SCALE: 3/4" = 1'-0" 0" 6" 12" 24"



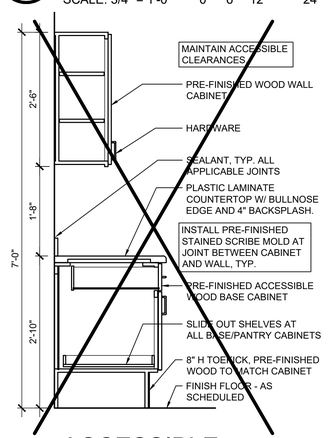
D TYPICAL BATH VANITY

SCALE: 3/4" = 1'-0" 0" 6" 12" 24"



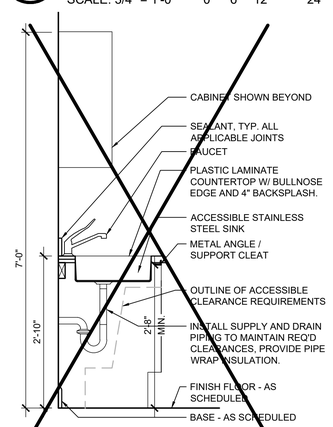
E TYPICAL KITCHEN PASS THRU

SCALE: 3/4" = 1'-0" 0" 6" 12" 24"



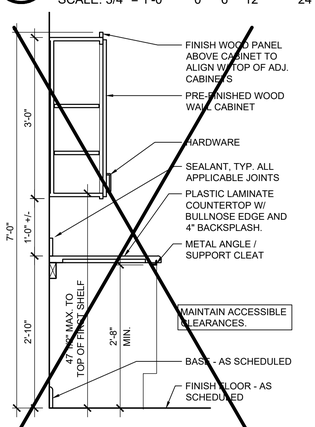
F ACCESSIBLE KITCHEN CABINETS

SCALE: 3/4" = 1'-0" 0" 6" 12" 24"



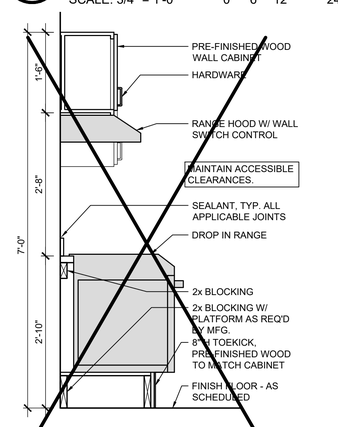
G ACCESSIBLE KITCHEN SINK

SCALE: 3/4" = 1'-0" 0" 6" 12" 24"



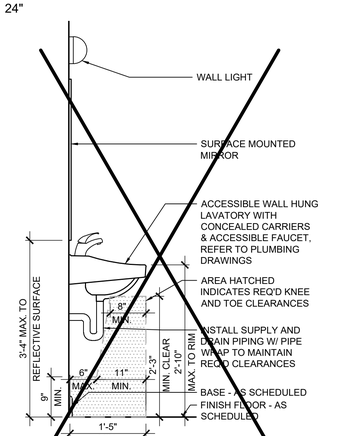
H ACCESSIBLE WORK STATION

SCALE: 3/4" = 1'-0" 0" 6" 12" 24"



J ACCESSIBLE DROP-IN RANGE

SCALE: 3/4" = 1'-0" 0" 6" 12" 24"



K ACCESSIBLE BATH LAVATORY

SCALE: 3/4" = 1'-0" 0" 6" 12" 24"

STATE OF OHIO
JONATHAN ROBERT SCHAAF 14503
REGISTERED ARCHITECT
Jonathan Robert Schaaf #14503
Expiration Date 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
830 Hillcrest Ave.
Springfield, Ohio 45504

Project Number
2025-019
Date
June 20, 2025

Date	Issue
03.25.25	SD Set
06.09.25	Final Review
06.20.25	Bid/Construction Set

Sheet Title
Typical Details

Sheet Number
08-G1.4

DIVISION 1 - GENERAL PROJECT REQUIREMENTS

SECTION 01 00 00 GENERAL REQUIREMENTS

1.1. TRASH / DEBRIS:
- 1.1.1. CONTRACTOR SHALL PROVIDE ALL REQUIRED TRASH DUMPSTERS, HAULING, ETC. AS REQ'D FOR THE PROJECT. LOCATE IN A LOCATION APPROVED BY OWNER.
- 1.1.2. THE JOB SITE IS TO BE KEPT CLEAN DURING CONSTRUCTION. CONTRACTOR SHALL PERIODICALLY AND PROMPTLY REMOVE ALL DEBRIS FROM SITE AT THEIR EXPENSE IN A LEGAL MANNER. INCLUSIVE OF ALL BOXES, CRATES, OR TRASH OF INSTALLED ITEMS, INCLUDING DISPLAY FIXTURES AND HARDWARE SUPPLIED BY THE CONTRACTOR OR OTHERS.
- 1.1.3. FINAL CLEANING: PROVIDE FINAL CLEANING PRIOR TO FINAL INSPECTION.

1.2. CONSTRUCTION SAFETY:
- 1.2.1. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SAFETY; COMPLIANCE TO BE IN ACCORDANCE WITH ALL STATE, FEDERAL, AND O.S.H.A. REGULATIONS. ARCHITECT AND CONTRACTORS ARE NOT RESPONSIBLE FOR ANY DAMAGES RESULTING FROM THE NEGLECT OF TIMELY AND RESPONSIBLE MAINTENANCE OF THE PROJECT BY THE OWNER AFTER PROJECT COMPLETION.
- 1.2.2. ALL FIRE EXITS ARE TO REMAIN CLEAR AND OPEN DURING ALL PHASES OF CONSTRUCTION IF APPLICABLE.
- 1.2.3. TEMPORARY PROTECTION / BARRICADES: ERECT ALL NECESSARY TEMPORARY PROTECTION AND BARRICADES TO ALLOW CONTINUED USE OF THE FACILITY. COORDINATE WITH OWNER AS NECESSARY.
- 1.2.4. FIRE PREVENTION: PROVIDE FIRE EXTINGUISHERS AT THE JOBSITE.
  - 1.2.4.1. PROVIDE FIRE WATCH FOR ALL HOT WORK ACTIVITIES INCLUDING CUTTING, WELDING, AND OTHER CONSTRUCTION OPERATIONS THAT ARE CAPABLE OF STARTING FIRES.

1.3. PRODUCTS:
- 1.3.1. INSTALL ALL MATERIALS, APPLIANCES, ETC. ACCORDING TO MANUFACTURERS SPECIFICATIONS, RECOMMENDATIONS, AND INSTRUCTIONS, WHETHER A COMPLETE SYSTEM OR A COMPONENT PART OF A COMPLETE CONSTRUCTION SYSTEM.
- 1.3.2. COORDINATE ALL FINAL FINISHES AND SELECTIONS WITH THE PROJECT TEAM. COORDINATE ALL REQUIREMENTS OF FINISH SELECTIONS, AND CORRELATION BETWEEN FINISHES, TRIM COMPONENTS, ETC. PROVIDE MOCKUPS OF WORK/FINISHES AS APPLICABLE TO ENSURE CONFORMANCE WITH THE DESIGN INTENT.
- 1.3.3. ALL WORK, FINISHES, FIXTURES, AND ACCESSORIES SHALL BE IN FULL COMPLIANCE WITH ADAA/ANSI REQUIREMENTS AS APPLICABLE TO ACCESSIBLE UNITS. ENSURE THAT ALL MATERIALS AND ACCESSORIES ARE PROVIDED TO ENSURE COMPLIANCE.
- 1.3.4. ITEMS MAY BE REFERRED TO AS SINGULAR, OR PLURAL ON THE DRAWINGS AND SPECIFICATIONS CONTRACTOR IS RESPONSIBLE FOR DETERMINING QUANTITY OF EACH ITEM REQUIRED.

1.4. PERMITS:
- 1.4.1. CONFORM TO THE 2019 RESIDENTIAL CODE OF OHIO, AND ALL OTHER LOCAL GOVERNING CODES AND ORDINANCES HAVING THE AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK, AND SHALL BE COMPLETED TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY EACH RESPECTIVE TRADE. CONTRACTOR SHALL PAY FOR ALL REQUIRED PERMITS. WORK SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS ARE OBTAINED.
- 1.4.2. VERIFY ALL PERMITS HAVE BEEN APPROVED BY APPROPRIATE AGENCIES PRIOR TO START OF CONSTRUCTION. NO CONSTRUCTION OR FABRICATION OF ANY ITEMS SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND ANY DOCUMENTATION FROM ALL OF THE PERMITTING AND REGULATORY AUTHORITIES. FAILURE OF THE CONTRACTOR TO FOLLOW THIS PROCEDURE SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATION OF THE WORK MANDATED BY AN REGULATORY AUTHORITY.
- 1.4.3. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ADDITIONAL CONSTRUCTION COST RESULTING FROM WORK STARTED PRIOR TO OBTAINING ALL GOVERNING AGENCIES APPROVALS.
- 1.4.4. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AS HOLDER OF PERMITS TO NOTIFY THE BUILDING OFFICIAL WHEN WORK IS READY FOR INSPECTION. REQUESTS SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF GOVERNING JURISDICTION. INSPECTORS SHALL HAVE COMPLETE ACCESS TO ALL WORK. RECORDS OF INSPECTIONS SHALL BE MAINTAINED ON THE JOB SITE IN ACCORDANCE WITH REQUIREMENTS AND FORMAT OF GOVERNING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES REQUIRED BY INSPECTIONS, EXCEPT FOR INSPECTIONS MADE BY OWNER OR IT'S AGENTS.
  - 1.4.4.1. MAINTAIN A COPY OF APPROVED PERMIT DRAWINGS ON-SITE FOR INSPECTION PURPOSES. COORDINATE WITH BUILDING DEPARTMENT.

1.5. COORDINATION:
- 1.5.1. COORDINATE BETWEEN SUB-CONTRACTORS, SUPPLIERS, AND VENDORS BASED ON THE ENTIRE SET OF DOCUMENTS. NO ADDITIONAL COMPENSATION WILL BE DUE TO A CONTRACTOR FOR ISSUES RESULTING FROM THE USE OF AN INCOMPLETE SET OF CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING OF INCONSISTENCIES OR DISCREPANCIES BETWEEN CONTRACT DOCUMENTS, DRAWINGS, SPECIFICATIONS, ETC.
- 1.5.2. COORDINATION AMONG ALL TRADES IS MANDATORY. ANY COST CHANGES RESULTING FROM THE LACK OF COORDINATION, SHALL BE BORNE BY THE CONTRACTOR CREATING THE CONFLICT.
- 1.5.3. PROVIDE A FULL SET OF CONSTRUCTION DOCUMENTS TO ALL SUBCONTRACTORS. ALL CROSS-REFERENCING SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- 1.5.4. THE ABBREVIATION N.I.C. INDICATES WORK AND / OR MATERIALS NOT IN THE CONTRACT OF THE GENERAL CONTRACTOR. THIS SHALL NOT RELIEVE THE G.C. OF THE RESPONSIBILITY OF COORDINATION.

DIVISION 2 - EXISTING CONDITIONS

SECTION 02 41 19 EXISTING CONDITIONS / SELECTIVE DEMOLITION

1.1. VERIFICATION OF EXISTING CONDITIONS / ACCEPTANCE OF CONDITIONS
- 1.1.1. DO NOT SCALE DRAWINGS.
- 1.1.2. CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND INFORMATION IN THESE DRAWINGS GOVERNING THEIR SCOPE OF THE WORK.
- 1.1.3. ALL ERRORS, OMISSIONS, AND INCONSISTENCIES IN THESE DRAWINGS WHICH ARE DISCOVERED ARE TO BE REPORTED IN WRITING TO THE ARCHITECT IMMEDIATELY, BEFORE PROCEEDING WITH THE WORK. ANY SITE OR JOB CONDITIONS (INCLUDING ADVERSE SOIL BEARING CONDITIONS) THAT ARISE AND CAUSE THE CONTRACTOR TO VARY FROM THE CONTRACT DOCUMENTS SHALL BE ANALYZED BY AND ARE THE RESPONSIBILITY OF THE CONTRACTOR IF THEY ARE NOT REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH WORK.
- 1.1.4. FULLY EXAMINE AND BECOME FAMILIAR WITH THE SITE BEFORE COMMENCING THE WORK. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AS WELL AS VERIFY THE CONDITIONS AND NATURE OF THE CONSTRUCTION, MATERIALS, AND AVAILABLE UTILITIES AND STRUCTURAL ELEMENTS AND TO NOTIFY THE ARCHITECT IN WRITING OF ANY AND ALL DISCREPANCIES BETWEEN THE SAID EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS.
- 1.1.5. IT SHALL BE THE JOINT RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS AND SUPPLIERS OF MATERIALS TO SECURE ALL NECESSARY ADAPTATIONS THE SAME AS REQUIRED FOR THEIR RESPECTIVE WORK PRIOR TO ORDERING, FABRICATION, OR INSTALLATION OF ANY MATERIALS, EQUIPMENT, OR COMPONENTS WHICH ARE TO BE INTEGRATED INTO THE WORK OF THIS PROJECT.
- 1.1.6. CONTACT CLIENT, OR THE ARCHITECT OF RECORD, REGARDING ALL QUESTIONS OR DISCREPANCIES. COMMUNICATION WITH THE ARCHITECT'S CONSULTANTS, OR REGULATORY AGENCIES SHALL NOT BE CONSIDERED VALID AND ANY CHANGES IN WORK, ADDITIONAL COSTS, APPROVALS, OR NON APPROVALS DUE TO SUCH COMMUNICATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY. SHOULD ADDITIONAL ENGINEERING OR INVESTIGATIVE WORK BE REQUIRED DUE TO SITE OR ENVIRONMENTAL CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY. ENGINEERING SERVICES REQUIRED FOR CHANGES OR MODIFICATIONS IN THESE DOCUMENTS SHALL BE SECURED BY OWNER
- 1.1.7. ANY PART OR PARTS OF THE EXISTING BUILDING STRUCTURE (IN PART OR IN WHOLE) THAT SHOWS SIGNS OF ROTTING, VANDALISM, WATER DAMAGE, PEST DAMAGE, OR ANY OTHER DETERIORATION THAT MAY CAUSE THAT PART OR PARTS TO NOT COMPLY WITH ANY EXISTING APPLICABLE GOVERNMENT BUILDING CODES AND STANDARDIZED CONSTRUCTION PRACTICES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER IMMEDIATELY UPON DISCOVERY.
- 1.1.8. DRAWINGS MAY INDICATE TYPICAL CONDITIONS WHICH MAY VARY FROM UNIT TO UNIT. CONTRACTOR SHALL CONFIRM ALL EXISTING CONDITIONS.
- 1.1.9. WHERE NEW CONSTRUCTION IS TO BE SUSPENDED FROM THE EXISTING STRUCTURE, THE GENERAL CONTRACTOR SHALL VERIFY THAT THE EXISTING STRUCTURE HAS THE CAPACITY TO SUPPORT SUCH NEW ASSEMBLIES.

1.2. PROTECTION / CUTTING AND PATCHING:
- 1.2.1. PROTECT EXISTING CONSTRUCTION AND RESTORE ALL FINISH SURFACES TO THEIR ORIGINAL CONDITION WHERE DAMAGED.
- 1.2.2. PROVIDE ALL FLOOR LEVELING, PATCHING, AND REMEDIAL REPAIRS AS REQUIRED BY THE SCOPE OF WORK. REPAIRS INCLUDE, BUT ARE NOT LIMITED TO, WORK REQUIRED TO PROVIDE A SMOOTH AND EVEN TRANSITION BETWEEN NEW AND EXISTING SPACES AND TO PREPARE EXISTING SURFACES FOR NEW FINISHES.
- 1.2.3. FIT WORK TIGHT TO ADJACENT ELEMENTS. MAINTAIN INTEGRITY OF WALL, CEILING, AND/OR FLOOR CONSTRUCTION, COMPLETELY SEAL VOIDS.
- 1.2.4. REFINISH SURFACES TO MATCH ADJACENT FINISHES, UNLESS NOTED OTHERWISE.
- 1.2.5. PROVIDE AND INSTALL ANY AND ALL ACCESS PANELS AS REQUIRED.
- 1.2.6. PROVIDE AND / OR MAINTAIN FIRE RATED ASSEMBLIES WHERE SHOWN, OR AS REQUIRED.

1.3. SALVAGED ITEMS: AS DIRECTED BY OWNER.

SECTION 02 50 00 HAZARDOUS MATERIALS/ENVIRONMENTAL ASSESSMENT / ABATEMENT

1.1. HAZARDOUS MATERIALS MAY EXIST ON THIS PROJECT. IF ANY WORK PERSON ENCOUNTERS ANY MATERIAL WHICH THEY SUSPECT MAY BE HAZARDOUS OR TOXIC, THEY SHALL IMMEDIATELY ADVISE THE OWNER. THE CONTRACTOR SHALL TAKE IMMEDIATE AND APPROPRIATE ACTION TO PROTECT THE BUILDING USERS AND WORKERS IN ACCORDANCE W/ FEDERAL, STATE, AND LOCAL LAWS, CODES AND REGULATIONS. THE ARCHITECT AND ARCHITECT'S CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL OR DISPOSAL OF OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECTS SITE, INCLUDING BUT NOT LIMITED TO ASBESTOS, ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB) OR OTHER TOXIC SUBSTANCES.
- 1.1.1. THE CONTRACTOR IS HEREBY ADVISED THAT RDA GROUP ARCHITECTS, LLC. IS NOT A DESIGN PROFESSIONAL IN THE DETERMINATION OF THE PRESENCE OF HAZARDOUS MATERIALS, NOR IS RDA A DESIGN PROFESSIONAL INVOLVED IN MAKING RECOMMENDATIONS REGARDING THE TESTING, REMOVAL, ENCAPSULATION OR OTHER CORRECTIVE MEASURES PERTAINING TO HAZARDOUS MATERIALS.
- 1.1.2. IF THE WORK WHICH IS TO BE PERFORMED UNDER THE CONTRACT INTERFACES IN ANY WAY W/ THE EXISTING COMPONENTS WHICH CONTAIN HAZARDOUS MATERIALS, IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT THE OWNER'S ENVIRONMENTAL CONSULTANT REGARDING THE PROPER MEANS & METHODS TO BE UTILIZED IN DEALING W/ HAZARDOUS MATERIALS.
- 1.1.3. BY EXECUTION OF THE CONTRACT FOR CONSTRUCTION, THE CONTRACTOR HEREBY AGREES TO BRING NO CLAIM FOR NEGLIGENCE, BREACH OF CONTRACT, INDEMNITY OR OTHERWISE AGAINST THE ARCHITECT, HIS PRINCIPLES, EMPLOYEES, AGENTS OR CONSULTANTS IF SUCH A CLAIM IN ANY WAY WOULD INVOLVE THE INVESTIGATION OF OR REMEDIAL WORK RELATED TO HAZARDOUS MATERIALS IN THE PROJECT.
- 1.1.4. BY EXECUTION OF THE CONTRACT FOR CONSTRUCTION, THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD THE ARCHITECT, HIS PRINCIPLES, EMPLOYEES, AGENTS OR CONSULTANTS HARMLESS FROM ANY SUCH ASBESTOS OR OTHER HAZARDOUS MATERIALS RELATED CLAIMS THAT MAY BE BROUGHT BY THE CONTRACTOR'S SUBCONTRACTORS, SUPPLIERS OR OTHER THIRD PARTIES WHO MAY BE ACTING UNDER THE DIRECTION OF THE CONTRACTOR PURSUANT TO THIS PROJECT.

1.2. LEAD BASED PAINT: CONTRACTOR TO FOLLOW ALL APPLICABLE EPA REQUIREMENTS RELATED TO LEAD BASED PAINT FOR RENOVATION, REPAIR, AND PAINTING. MAINTAIN ALL REQUIRED CERTIFICATIONS.

1.3. REFER TO APPLICABLE ENVIRONMENTAL REPORTS AS PREPARED BY MACPARAN CONSULTING. PROVIDE ALL ABATEMENT & REMEDIATION REQUIRED FOR PROJECT EXECUTION IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS.

DIMENSIONING CONVENTIONS / STANDARDS

- ALL EXTERIOR DIMENSIONS ARE FACE OF SHEATHING AT EXTERIOR SIDE AND FACE OF STUD AT INTERIOR SIDE.
- ALL INTERIOR DIMENSIONS ARE FACE OF STUD.
- ALL FOUNDATION DIMENSIONS ARE FACE OF CONCRETE/FOUNDATION.
- ALL DIMENSIONS TO EXISTING SURFACES ARE TO EXISTING FINISH SURFACE.
- DO NOT SCALE DRAWINGS.
- REFER TO DRAWING NOTES FOR ANY SPECIAL NOTES THAT GOVERN LAYOUT.
- FIELD VERIFY ALL EXISTING DIMENSIONS.

STRUCTURAL NOTES:

1. DESIGN UNIFORM LOADS:
   SOIL BEARING CAPACITY: 1,500 PSF - ASSUMED
   FLOOR LIVE LOAD: 40 PSF - RESIDENTIAL AREAS
   ROOF LIVE LOAD: 20 PSF
   GROUND SNOW LOAD: 20 PSF
   ICE ON SNOW: 5 PSF
   SNOW EXPOSURE FACTOR: 0.7
   SNOW LOAD IMPORTANCE FACTOR: 1.0
   THERMAL FACTOR: 1.0

   GUARDRAILS: 200 PLF, SINGLE CONCENTRATED LOAD ALONG TOP

   WIND LOAD:
   ULTIMATE DESIGN WIND SPEED: 115 MPH, 3 SEC. GUST
   EXPOSURE: C
   WIND IMPORTANCE FACTOR: 1.0
   BUILDING CATEGORY: II
   INTERNAL PRESSURE COEFFICIENT: +/- 0.18

   FLOOD DESIGN:
   SITE IS NOT LOCATED IN FLOOD PRONE AREA, PER CORP. OF ENGINEERS.

   SPECIAL LOADS: REFER TO PLANS AS APPLICABLE.

DEFLECTION LIMITATION CRITERIA

INTERIOR PARTITIONS	H/180
FLOOR JOISTS/BEAMS	L/360
OTHER STRUCTURAL COMPONENTS	L/240
EXTERIOR WALL W/ PLASTER/STUCCO	L/360
EXTERIOR WALLS W/ BRITTLE FINISH	H/240
EXTERIOR WALL W/ FLEXIBLE FINISH [H/180 PREVAILS DUE TO INTERIOR GYPSUM BOARD]	H/180
LINTELS SUPPORTING MASONRY VENEER	L/600

ABBREVIATIONS

°	DEGREES
±	PLUS OR MINUS
≠	NOT EQUAL
Ø	DIAMETER
∠	ANGLE
℄	CENTERLINE
ℙ	PROPERTY LINE
ABV	ABOVE
ADA	ACCESSIBLE / HANDICAP ACCESSIBLY / ACCESSIBILITY - ANSI ICC-117.1-2009
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
APPROX	APPOXIMATE
ATC	ACOUSTIC TILE CEILING
BET/BETWN.	BETWEEN
BLKG	BLOCKING
BRG	BEARING
BSMT	BASEMENT
BTM	BOTTOM
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CPT	CARPET
CT	CERAMIC TILE
DEMO	DEMOLISH / DEMOLITION
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DIV	DIVISION
DP	DEEP
DS	DOWNSPOUT
DTL	DETAIL
DW	DISHWASHER
DWG	DRAWING
EA	EACH
EERO	EMERGENCY ESCAPE & RESCUE OPENING
EIFS	EXTERIOR INSULATION FINISH SYSTEM
EJ	EXPANSION JOINT
ELEC	ELECTRIC / ELECTRICAL
ELEV	ELEVATION / ELEVATOR
EQ	EQUAL
EQUIP	EQUIPMENT
EX	EXISTING
EXP	EXPANSION
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FLOOR
FIN	FINISH / FINISHED
FRT	FIRE RETARDANT TREATED
FSE	FOOD SERVICE EQUIPMENT
FTG	FOOTING
FV	FIELD VERIFY
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GYP	GYPSUM
GYP BD	GYPSUM BOARD
HB	HOSE BIBB
HM	HOLLOW METAL
HOR	HORIZONTAL
HT	HEIGHT
HVAC	HEATING, VENTILATION, AIR CONDITIONING
INT	INTERIOR
JB	JUNCTION BOX
LL	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LTL	LINTEL
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MS	METAL STUD
MTD	MOUNTED
MTL	METAL
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OBS	OBSCURE GLAZING
OH	OVERHEAD
OPG	OPENING
OPP	OPPOSITE
PEMB	PRE-ENGINEERED METAL BUILDING
PL	PLATE / PROPERTY LINE
PTD	PAINTED
QT	QUARRY TILE
QTY	QUANTITY
R / RAD	RADIUS
RA	RETURN AIR
RB	RUBBER BASE
RD	ROOF DRAIN
REF	REFRIGERATOR
REINF	REINFORCE
REQ'D	REQUIRED
REQ'MT	REQUIREMENT[S]
REV	REVISION
RO	ROUGH OPENING
R/W	RIGHT OF WAY
SALV	SALVAGED
SF	SQUARE FEET
SIM	SIMILAR
SM	SHEET METAL
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
T	TEMPERED
TBD	TO BE DETERMINED
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
T.O.	TOP OF
TR	TREATED
TYP	TYPICAL
UFAS	UNIFORM FEDERAL ACCESSIBILITY STANDARD
UNO	UNLESS NOTED OTHERWISE
UL	UNDERWRITER'S LABORATORY
VB	VAPOR BARRIER
VERT	VERTICAL
W/	WITH
W/O	WITHOUT
WD	WOOD
W.P.	WORK POINT
WRB	WEATHER RESISTIVE BARRIER
WWF	WELDED WIRE FABRIC

WALL / SYMBOL LEGEND

- EXISTING WALLS/FINISHES TO BE REMOVED
- EXISTING WALL TO REMAIN
- NEW WOOD FRAME WALL
- # DEMOLITION KEY NOTE
- # NEW CONSTRUCTION KEY NOTE
- # REFLECTED CEILING KEY NOTE
- # WINDOW TYPE KEY
- EX EXISTING WINDOW TO REMAIN
- 101 DOOR TYPE KEY
- W-00 WALL TYPE KEY

ROOM NAME
101 ROOM TAG

A / A2.0 SECTION TAG

N / W / A-1 / E / S ELEVATION TAG

FD FLOOR DRAIN

SD SMOKE ALARM - 120V W/ BATTERY BACKUP

CO CARBON MONOXIDE ALARM- 120V W/ BATTERY BACKUP

CO/S CARBON MONOXIDE / SMOKE ALARM - 120V W/ BATTERY BACKUP

EXHAUST FAN - VENT DIRECT TO EXTERIOR

L.C. ELECTRIC LOAD CENTER

M ELECTRIC METER

HB HOSE BIBB

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Jonathan Robert Schaaf #14503
Expiration Date 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
830 Hillcrest Ave.
Springfield, Ohio 45504

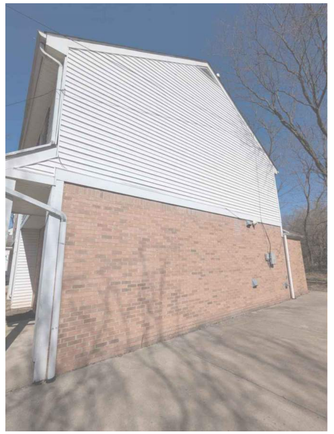
Project Number
2025-019

Date
June 20, 2025

Date	Issue
03.25.25	SD Set
06.09.25	Final Review
06.20.25	Bid/Construction Set

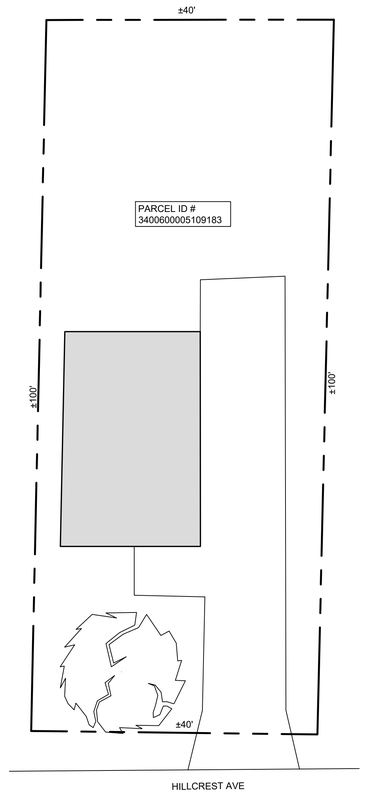
Sheet Title
General Project Notes

Sheet Number
08-G1.5



B EXTERIOR REFERENCE PHOTOS

SCALE: N.T.S.



A ARCHITECTURAL SITE PLAN

SCALE: 1" = 10'-0"

0 5 10 20

N

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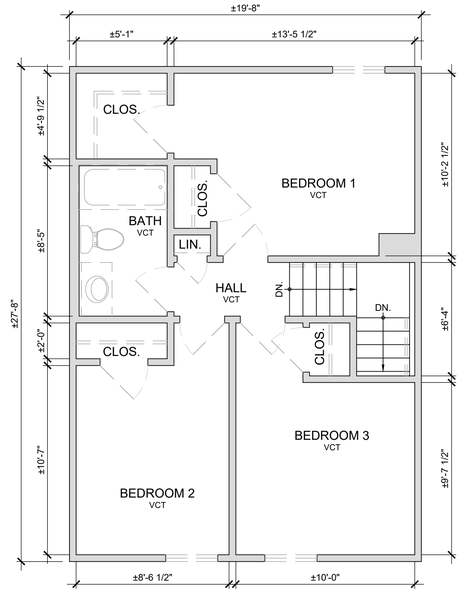
Sheet Title

Architectural Site Plan
Exterior Reference Photos

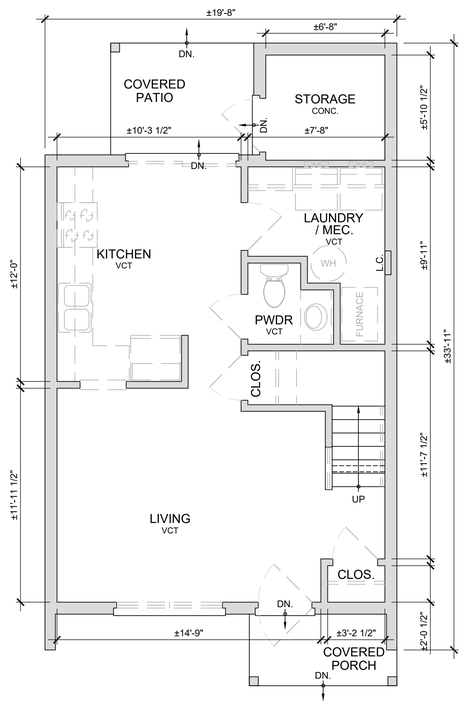
Sheet Number

08-C1.1



B SECOND FLOOR EXISTING / DEMOLITION PLAN

SCALE: 1/4" = 1'-0" 0 2 4 8 N



A FIRST FLOOR EXISTING / DEMOLITION PLAN

SCALE: 1/4" = 1'-0" 0 2 4 8 N

COORDINATE WITH PROJECT WORK SCOPE ON SHEET G1.1 AS APPLICABLE.

STATE OF OHIO
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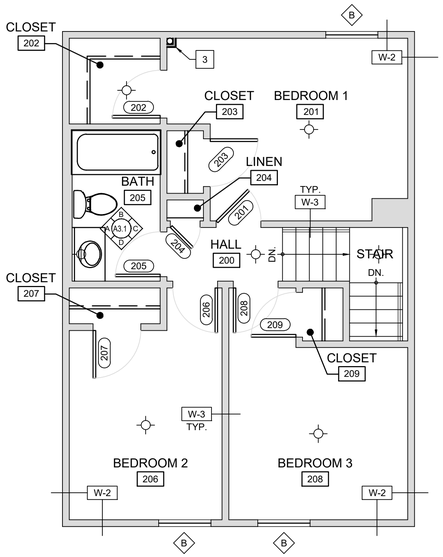
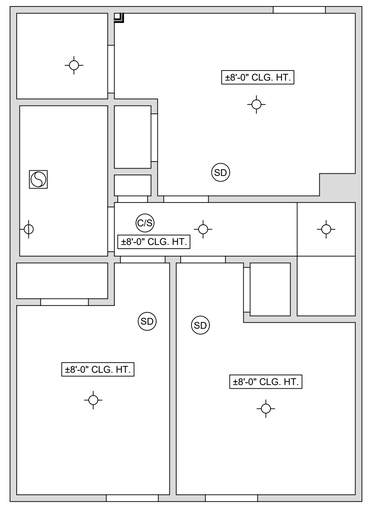
Sheet Title
Existing / Demolition Floor Plans

Sheet Number
08-D1.1



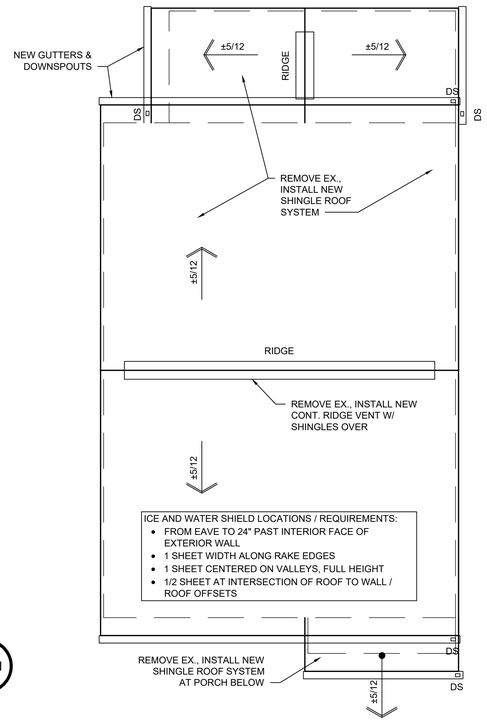
B SECOND FLOOR PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0" 0 2 4 8 N



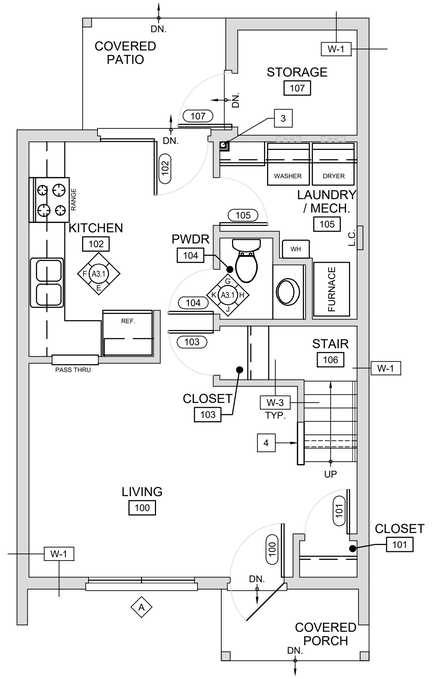
D SECOND FLOOR REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0" 0 2 4 8 N



E PROPOSED ROOF PLAN

SCALE: 1/4" = 1'-0" 0 2 4 8 N



A FIRST FLOOR PROPOSED FLOOR PLAN

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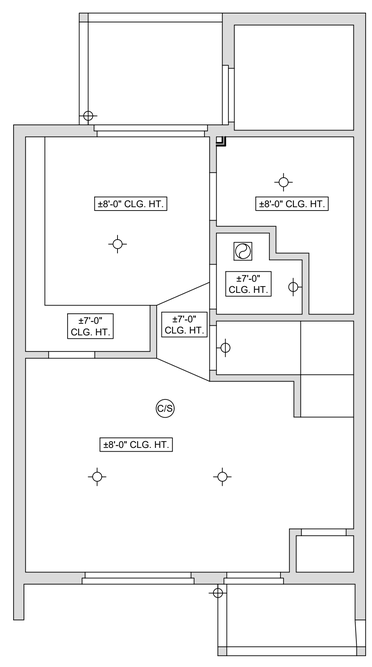
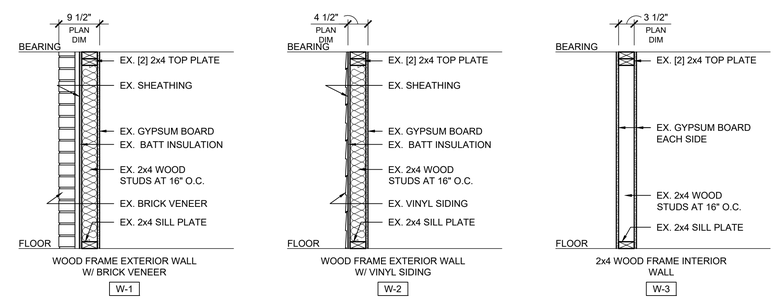


C FIRST FLOOR REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0" 0 2 4 8 N



F WALL TYPES

SCALE: 3/4" = 1'-0" 0" 6" 12" 24"

NEW CONSTRUCTION KEY NOTES

1. INSTALL NEW PASSIVE RADON SYSTEM. DELEGATED DESIGN BY OTHERS. REFER TO A/G1.4
2. MODIFY EXISTING OPENING AS REQUIRED FOR SCHEDULED DOOR - MATCH ADJACENT CONSTRUCTION.
3. LOCATION OF NEW PASSIVE RADON PIPING. BOX OUT WITH 2x WOOD FRAMING & GYPSUM BOARD FINISHES.
4. INSTALL 36" H. 2x4 STUD KNEEWALL W/ 1/2" GYPSUM BOARD FINISHES & PAINTED 1x WOOD CAP. KNEEWALL TO FOLLOW THE SLOPE OF THE STAIR. REFER TO DETAIL B/G1.3.

REFLECTED CEILING PLAN - SYMBOL LEGEND

- CEILING MTD. LIGHT FIXTURE. REFER TO SCHEDULE
- RECESSED LIGHT FIXTURE. REFER TO SCHEDULE
- WALL MTD. LIGHT FIXTURE. REFER TO SCHEDULE
- (SD) SMOKE DETECTOR - 120V W/ BATTERY BACKUP.
- (C/S) COMBINATION SMOKE/CO_2 DETECTOR - 120V W/ BATTERY BACKUP.
- EXHAUST FAN - VENT DIRECT TO EXTERIOR.

COORDINATE WITH PROJECT WORK SCOPE ON SHEET G1.1 AS APPLICABLE.

STATE OF OHIO
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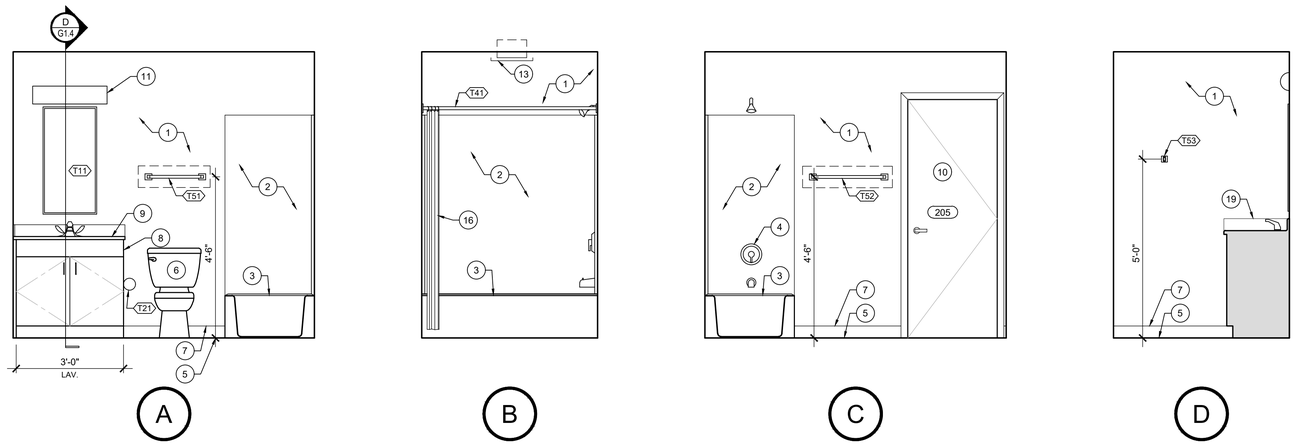
06.09.25	Final Review
06.20.25	Bid/Construction Set

Sheet Title
Proposed Floor Plans
Reflected Ceiling Plans

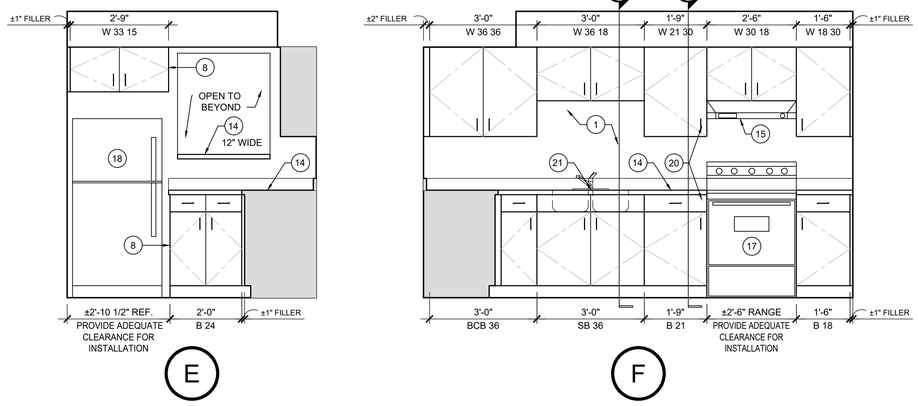
Sheet Number
08-A1.1



INTERIOR ELEVATIONS AT BATH 205

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

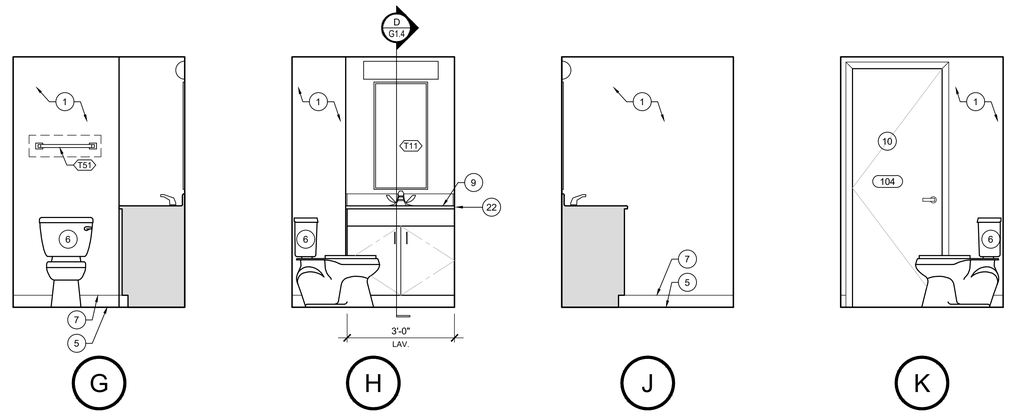
0 1 2 4



INTERIOR ELEVATIONS AT KITCHEN 102

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

0 1 2 4



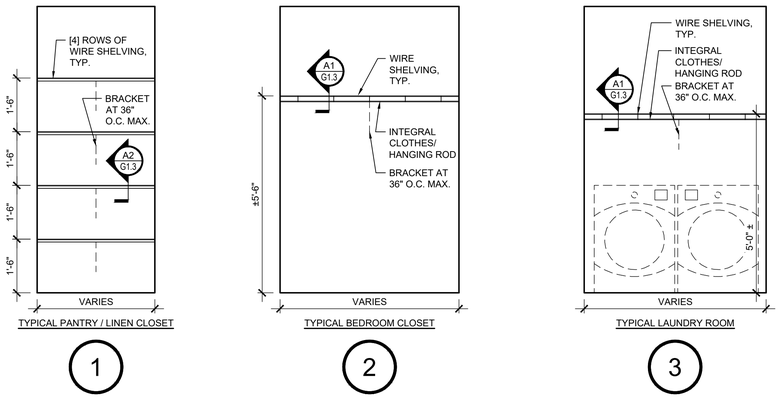
INTERIOR ELEVATIONS AT POWDER 104

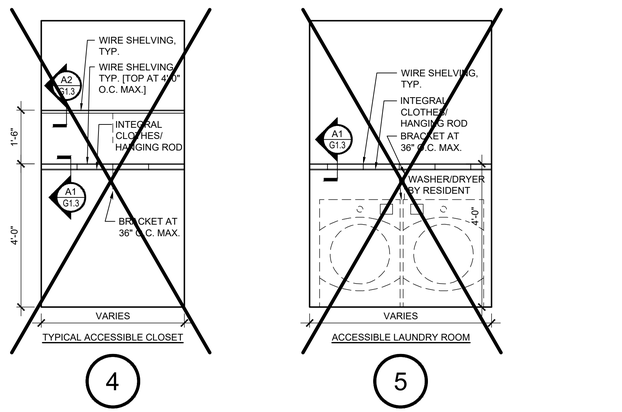
SCALE: 1/2" = 1'-0"

0 1 2 4

(#) INTERIOR ELEVATION KEY NOTES

1. PATCH / REPAIR / SKIMCOAT EXISTING GYPSUM BOARD / PLASTER WALLS & CEILINGS TO PROVIDE A NEW SMOOTH FINISH. LEVEL 4 FINISH, PREP & PAINT.
2. NEW TUB SURROUND.
3. NEW BATH TUB.
4. NEW TUB/SHOWER HEAD & CONTROLS.
5. FINISH FLOOR - AS SCHEDULED.
6. NEW WATER CLOSET.
7. BASE - AS SCHEDULED.
8. FINISH END PANEL - STAIN TO MATCH CABINETS
9. NEW CULTURED MARBLE VANITY TOP W/ INTEGRAL SINK BOWL ON NEW STAINED WOOD BASE/VANITY CABINET. NEW FAUCET.
10. DOOR - REFER TO DOOR SCHEDULE.
11. NEW LIGHT FIXTURE.
12. WINDOW. REFER TO WINDOW SCHEDULE.
13. NEW EXHAUST FAN/LIGHT.
14. NEW PLASTIC LAMINATE COUNTERTOP W/ 4" BACKSPLASH.
15. NEW RECIRCULATING RANGE HOOD - INSTALL NEW FIRESTOP CANISTERS AT UNDERSIDE OF HOOD - REFER TO SPECS.
16. SHOWER CURTAIN BY RESIDENT.
17. NEW RANGE.
18. NEW REFRIGERATOR.
19. NEW END SPLASH.
20. NEW STAINED BASE AND WALL CABINETS.
21. NEW TWO BOWL STAINLESS STEEL SINK, FAUCET, SUPPLY/DRAIN PIPING.





TYPICAL INTERIOR ELEVATIONS

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

0 1 2 4

STATE OF OHIO
JONATHAN
ROBERT
SCHAAF
14503
REGISTERED ARCHITECT
Jonathan Robert Schaaf #14503
Expiration Date 12/31/2025

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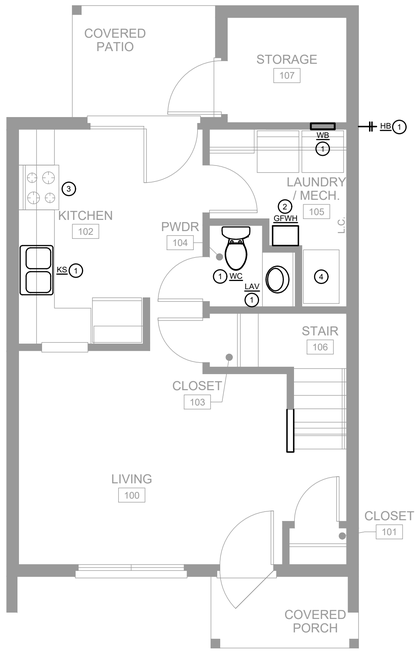
Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
830 Hillcrest Ave.
Springfield, Ohio 45504

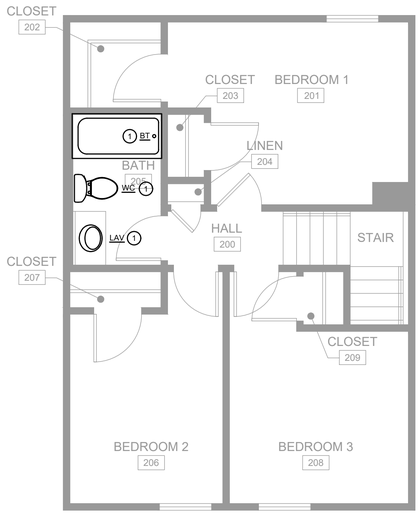
Project Number	2025-019
Date	June 20, 2025

Date	Issue
03.25.25	SD Set
06.09.25	Final Review
06.20.25	Bid/Construction Set

Sheet Title
Interior Elevations

Sheet Number
08-A3.1



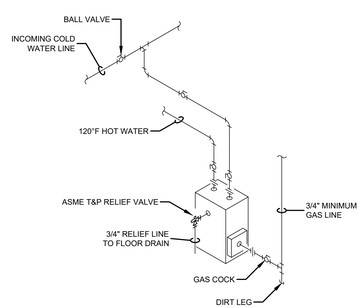


1 08-P1.1 FIRST FLOOR PLUMBING PLAN
SCALE: 1/4" = 1'-0"

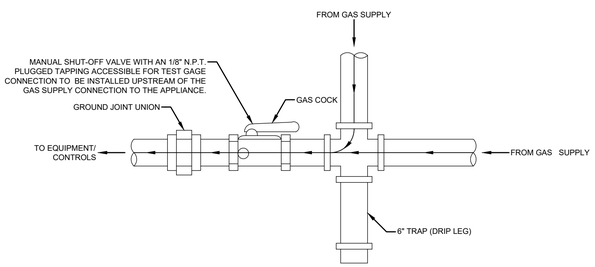
2 08-P1.1 SECOND FLOOR PLUMBING PLAN
SCALE: 1/4" = 1'-0"

GAS FIRED WATER HEATER SCHEDULE

ITEM NO.	MAX FLOW	RECOVERY @ 90°F RISE	BTU PER HOUR	GAS CONN.	THERMAL EFF. (UEF)	WATER CONN.	MANUFACTURER AND MODEL	REMARKS
GFWH	6.8 GPM	2.6 GPM	120,000	3/4"	0.93	3/4"	NAVIEN NPE-150S2	POWER DIRECT VENT



3 08-P1.1 TANKLESS GAS WATER HEATER INSTALLATION DETAIL
SCALE: NONE



4 08-P1.1 GAS CONNECTION TO EQUIPMENT DETAIL
SCALE: NONE

PLUMBING FIXTURE AND EQUIPMENT SCHEDULE

ID	DESCRIPTION	MANUFACTURER	MODEL NUMBER	SUPPLY		SANITARY		REQ'D COMP	NOTES
				HOT	COLD	WASTE	VENT		
BT	BATHTUB	AMERICAN STANDARD	2390.202TC	1/2"	1/2"	2"	1-1/2"	3	E,F
HB	HOSE BIBB	WOODFORD	MODEL 17	- - -	3/4"	2"	1-1/2"	- - -	- - -
KS	KITCHEN SINK - DROP IN	ELKAY	CR-3322	1/2"	1/2"	1-1/2"	1-1/2"	1	A,D
LAV	LAVATORY - DROP IN	AMERICAN STANDARD	0476.028	1/2"	1/2"	1-1/2"	1-1/2"	4	A,B,C
WB	WASHER BOX	OATEY	38101	1/2"	1/2"	2"	1-1/2"	- - -	- - -
WC	WATER CLOSET - TANK TYPE	AMERICAN STANDARD	2150A.104	- - -	1/2"	3"	1-1/2"	2	D

REQUIRED COMPONENTS AND SERVICES

1. MATERIAL: 18GA, TYPE 304 STAINLESS STEEL
SIZE: DOUBLE BOWL 33" X 22" X 7"
FAUCET: PEERLESS: P110LF
WASTE TRIM: ELKAY: LK-35
SUPPLY STOP: ZURN: ZH8822-LR-LK
P-TRAP: MCGUIRE: 8912
MISC: MOEN: 111C

2. COLOR: WHITE VITREOUS CHINA
TYPE: FLOOR SET WITH CHROME LEFT HAND TRIP LEVER
FLUSH: 1.28 GPF
SEAT: AMERICAN STANDARD: 5503A
MISC: ZURN: ZH8823-CR-LK SUPPLY STOP, 16.5" RIM MOUNTING HEIGHT

3. COLOR: WHITE
SIZE: 60" X 30"
SUPPLY TRIM: PEERLESS: PTT188753
WASTE TRIM: ENGINEERED BRASS: WB150L
SUPPLY STOP: MOEN: INTEGRAL STOPS
MISC: SWANSTONE: SS-72-3, 78" SHOWER HEAD MOUNTING HEIGHT, 32" SHOWER VALVE MOUNTING HEIGHT

4. DESCRIPTION: WHITE VITREOUS CHINA
FAUCET: PEERLESS: P136LF
TRAP/FIX. DR.: MCGUIRE: 8872
SUPPLY STOP: ZURN: ZH8822-LR-LK

NOTES:
A. PROVIDE CHROME PLATED ESCUTCHEONS AND NIPPLES TO WALL.
B. PROVIDE 0.5 GPM FLOW CONTROL DEVICE ON LAVATORY FAUCET
C. PROVIDE "TRUEBRO" LAV GUARD INSULATION KIT.
D. PROVIDE 1.5 GPM FLOW CONTROL DEVICE ON SINK FAUCET.
E. PROVIDE 1.5 GPM FLOW CONTROL DEVICE ON SHOWER HEAD.
F. PLUMBING CONTRACTOR TO PROVIDE AND INSTALL SWANSTONE SOLID SURFACE WALL SURROUNDS TO FIXTURE.

PLAN NOTES

1	EXISTING PLUMBING FIXTURE TO BE REMOVED AND REPLACED WITH NEW. CAPTURE AND RECONNECT TO EXISTING WATER AND DRAIN LINES. EXTEND AND REWORK PIPING AS NEEDED. PROVIDE ANY CUTTING AND PATCHING REQUIRED. REFER TO PLUMBING FIXTURE SCHEDULE FOR SPECIFICATIONS.
2	EXISTING GAS-FIRED WATER HEATER TO BE REMOVED AND REPLACED WITH NEW GAS-FIRED TANKLESS WATER HEATER. RECONNECT TO EXISTING WATER AND GAS LINES. EXTEND AND REWORK PIPING AS NEEDED. REFER TO PLUMBING FIXTURE SCHEDULE FOR SPECIFICATIONS.
3	EXISTING GAS-FIRED RANGE TO BE REMOVED AND REPLACED WITH NEW ELECTRIC RANGE. REMOVE EXISTING GAS PIPING BACK TO NEAREST TEE AND CAP.
4	EXISTING GAS-FIRED FURNACE TO BE REMOVED AND REPLACED WITH NEW. RECONNECT TO EXISTING GAS PIPING. EXTEND AND REWORK PIPING AS NEEDED. INSTALL PER MANUFACTURER'S INSTRUCTIONS.

GENERAL NOTES

1. CONTRACTOR TO VERIFY INCOMING GAS SERVICE SIZE AND NOTIFY ENGINEER IF GAS SERVICE PIPE SIZE IS LESS THAN 1".
2. PROVIDE AND INSTALL NEW SHUTOFF BALL VALVES AT ALL FIXTURES.
3. PRESSURE TEST ALL EXISTING PIPING. REPAIR AND REPLACE PIPING AS NEEDED.

PLUMBING FIXTURE ABBREVIATIONS

XXX FIXTURE DESIGNATION. SEE PLUMBING FIXTURE SCHEDULE FOR EQUIPMENT SPECIFICATIONS.

AD	AREA DRAIN	RO	ROUGH ONLY
AFF	ABOVE FINISHED FLOOR	R&C	ROUGH AND CONNECT
BFP	BACK FLOW PREVENTER	RELOC	RELOCATED
C	CLOSET	S	SINK
CI	CAST IRON	SAN	SANITARY
CO	CLEAN OUT	SD	SHOWER DRAIN
CU	CONDENSING UNIT	SS	SCRUB SINK
DF	DRINKING FOUNTAIN	SH	SHOWER
DS	DOWNSPOUT	SPH	SPRINKLER HEAD
ELEV	ELEVATION	T	TUB
EWC	ELECTRIC WATER COOLER	TD	TRENCH DRAIN
FD	FLOOR DRAIN	TP	TRAP PRIMER
FP	FLOOR PORT	TV	TEMPERING VALVE
HB	HOSE BIBB	UR	URINAL
INV	INVERT	VTR	VENT THRU ROOF
JS	JANITOR SINK	WH	WALL HYDRANT
KS	KITCHEN SINK	WU	WASHER UNIT
LAV	LAVATORY	WC	WATER CLOSET
RD	ROOF DRAIN	WF	WASH FOUNTAIN

PROJECT GENERAL NOTES

1. THE DRAWINGS ARE DIAGRAMMATIC ONLY AND INDICATE THE GENERAL ARRANGEMENT OF THE SYSTEMS AND ARE TO BE FOLLOWED INSOFAR AS POSSIBLE. IF DEVIATIONS FROM THE LAYOUTS ARE NECESSITATED BY FIELD CONDITIONS, DETAILED LAYOUTS OF THE PROPOSED DEPARTURES SHALL BE SUBMITTED IN WRITING TO THE ENGINEER FOR REVIEW BEFORE PROCEEDING WITH THE WORK.
2. THE PLUMBING CONTRACTOR SHALL REVIEW ALL DRAWINGS IN DETAIL AS THEY MAY RELATE TO THEIR WORK.
3. EACH CONTRACTOR SHALL INSPECT THE SITE ON WHICH THE WORK IS TO BE PERFORMED, AND THE OBSTACLES THAT MAY BE ENCOUNTERED, AND ALL RELEVANT MATTERS CONCERNING THE WORK.
4. THE CONTRACTOR SHALL FILE ALL NECESSARY NOTICES, OBTAIN AND PAY FOR ALL PERMITS, FEES, AND OTHER COSTS INCLUDING UTILITY CONNECTIONS OR EXTENSION, IN CONNECTION WITH HIS WORK, AS NECESSARY, HE SHALL FILE ALL REQUIRED PLANS, PREPARE ALL DOCUMENTS AND OBTAIN ALL NECESSARY APPROVALS OF ALL UTILITY AND GOVERNMENTAL DEPARTMENTS HAVING JURISDICTION.
5. IGNORANCE OF CODES, RULES, AND REGULATIONS, UTILITY COMPANY REQUIREMENTS, LAWS, ETC. SHALL NOT DIMINISH OR ABSOLVE CONTRACTOR'S RESPONSIBILITIES TO PROVIDE AND COMPLETE ALL WORK IN COMPLIANCE WITH SUCH.
6. ALL MATERIALS FURNISHED AND ALL WORK INSTALLED SHALL COMPLY WITH THE CURRENT EDITION OF THE OHIO MECHANICAL CODES, NATIONAL FIRE CODES OF THE NATIONAL FIRE PROTECTION ASSOCIATION AND WITH THE REQUIREMENTS OF ALL GOVERNMENTAL AGENCIES OR DEPARTMENTS HAVING JURISDICTION.

PLUMBING SPECIFICATIONS

1. SCOPE OF WORK
1.1. THE CONTRACTOR IS RESPONSIBLE FOR ALL WORK, MATERIALS, AND LABOR TO SATISFY A COMPLETE WORKING SYSTEM WHETHER SPECIFIED OR IMPLIED.
1.2. ALL WORK IS TO BE PERFORMED IN STRICT COMPLIANCE WITH THE NATIONAL STANDARD PLUMBING CODE (LATEST EDITION), ALL LOCAL CODES, AND ALL OTHER REGULATIONS GOVERNING WORK OF THIS NATURE.
1.3. THE CONTRACTOR SHALL, BEFORE SUBMITTING ANY PROPOSAL, EXAMINE THE PROPOSED SITE AND SHALL DETERMINE FOR HIMSELF THE CONDITIONS THAT MAY EFFECT THE WORK. NO ALLOWANCE SHALL BE MADE IF THE CONTRACTOR FAILS TO MAKE SUCH EXAMINATIONS.
1.4. ALL EQUIPMENT AND MATERIALS SHALL BE AS SPECIFIED OR "APPROVED EQUAL" BY ENGINEER OR ARCHITECT.
2. PERMITS
2.1. THE CONTRACTOR SHALL SECURE ALL PERMITS OR APPLICATIONS AND PAY ANY AND ALL FEES.
3. SHOP DRAWINGS
3.1. SUBMIT MATERIAL LIST AND SHOP DRAWINGS FOR MAJOR ALL EQUIPMENT/FIXTURES TO THE ARCHITECT OR ENGINEER FOR APPROVAL. THE CONTRACTOR SHALL SUBMIT THREE SETS OF SHOP DRAWINGS AND THEY SHALL BE CLEARLY LABELED.
4. DOMESTIC WATER SUPPLY PIPING
4.1. UNDERGROUND: PROVIDE TYPE "K" SOFT DRAWN COPPER TUBING WITH BRAZED CONNECTIONS.
4.2. ABOVEGROUND: PROVIDE TYPE "L" HARD DRAWN COPPER TUBING WITH 125 PSI SOLDER JOINTS, COPPER OR BRASS FITTINGS. ALL SOLDER TO BE "NO LEAD" TYPE.
4.3. ALL HOT WATER PIPING TO BE INSULATED WITH 1" FIBERGLASS INSULATION.
4.4. ALL COLD WATER PIPING TO BE INSULATED WITH 1" FIBERGLASS INSULATION.
5. SANITARY/STORM DRAINAGE AND VENT PIPING
5.1. ABOVE GRADE, 2" AND BELOW: SCHEDULE 40 PVC WITH SOLVENT JOINTS OR DWV COPPER WITH SOLDER JOINTS. ALL SOLDER TO BE "NO LEAD" TYPE.
5.2. 3" AND ABOVE: SCHEDULE 40 PVC WITH SOLVENT JOINTS.
5.3. BELOW GRADE: SCHEDULE 40 PVC WITH SOLVENT JOINTS.
5.4. PVC PIPING SHALL NOT BE USED IN AIR PLENUM CEILINGS AND SHALL NOT CROSS FIRE RATED WALLS, CEILINGS, OR FLOORS.
5.5. DRAINAGE PIPING SHALL BE RUN AS STRAIGHT AS POSSIBLE AND SHALL HAVE LONG TURN FITTINGS.
5.6. DRAINAGE PIPING 3" SIZE AND SMALLER SHALL RUN AT A UNIFORM GRADE OF AT LEAST 1/4" PER FOOT, AND PIPING LARGER THAN 3" SHALL BE RUN AT A GRADE OF NO LESS THAN 1/8" PER FOOT.
5.7. ALL VENT PIPING SHALL BE SLOPED TO DRAIN BACK TO FIXTURES.
5.8. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FLASHING OF THE VENT PIPING RUN THROUGH THE ROOF.
5.9. ALL STUB-INS AND/OR SLAB OR WALL PENETRATION TO BE 6. PER NATIONAL STANDARD PLUMBING CODE. ALL PIPING PENETRATIONS OF BUILDING FOUNDATIONS OR FOOTINGS SHALL BE SLEEVED.
6. PIPE SUPPORTS
6.1. ABOVE GRADE
6.1.1. ALL PIPE SHALL BE SUPPORTED FROM THE BUILDING STRUCTURE IN A NEAT AND WORKMANLIKE MANNER. THE USE OF WIRE AND PERFORMED METAL TO SUPPORT PIPES WILL NOT BE PERMITTED. SPACING OF PIPE SUPPORTS SHALL BE AS SPECIFIED IN CHAPTER 8 OF THE NATIONAL STANDARD PLUMBING CODE.
6.2. BELOW GRADE
6.2.1. EARTH SHALL BE EXCAVATED TO A MINIMUM DEPTH WITH AN EVEN SURFACE TO INSURE SOLID BEARING OF PIPE FOR ITS ENTIRE LENGTH.
6.2.2. INTERIOR: THE PIPE SHALL BE INSTALLED (UNLESS OTHERWISE SPECIFIED) A MINIMUM OF 4 INCHES BELOW THE BOTTOM OF THE SLAB AND SHALL NOT BE IN ANY DIRECT CONTACT WITH THE CONCRETE AT ANY POINT.
6.2.3. EXTERIOR: THE WATER PIPE SHALL HAVE A MINIMUM OF 42" OF COVER AND THE SANITARY WASTE PIPE SHALL HAVE A MINIMUM OF 24" OF COVER.
7. MISCELLANEOUS
7.1. COORDINATE INSTALLATION OF ALL ROOF FLASHING AT A. ROOF PENETRATION.
7.2. DO NOT SCALE THIS DRAWING FOR EXACT DIMENSIONS. VERIFY ALL FIGURES, CONDITIONS, AND DIMENSIONS AT THE JOB SITE.
7.3. THE PLUMBING PLANS ARE INTENDED TO BE DIAGRAMATIC AND ARE BASED ON ONE MANUFACTURE'S EQUIPMENT. THEY ARE NOT INTENDED TO SHOW EVERY ITEM IN ITS EXACT LOCATION, THE EXACT DIMENSIONS, OR ALL THE DETAILS OF THE EQUIPMENT.
7.4. THE CONTRACTOR SHALL VERIFY THE ACTUAL DIMENSIONS OF THE EQUIPMENT PROPOSED TO ENSURE THAT THE EQUIPMENT WILL FIT IN THE AVAILABLE SPACE.
8. TESTING
8.1. PLUMBING SYSTEMS SHALL BE FLOW AND PRESSURE TESTED IN ACCORDANCE WITH STANDARD PRACTICE AND THE NATIONAL STANDARD PLUMBING CODE.
9. GUARANTEE
9.1. MATERIALS, EQUIPMENT AND INSTALLATION SHALL BE GUARANTEED FOR A PERIOD OF ONE(1) YEAR FROM DATE OF ACCEPTANCE. DEFECTS WHICH APPEAR DURING THAT PERIOD SHALL BE CORRECTED AT THIS CONTRACTOR'S EXPENSE.
9.2. FOR THE SAME PERIOD, THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO PREMISES CAUSED BY DEFECTS IN WORKMANSHIP OR IN THE WORK OR EQUIPMENT FURNISHED AND/OR INSTALLED BY HIM.

STATE OF OHIO
LAWRENCE S. AYER
56787
REGISTERED PROFESSIONAL ENGINEER
EXPIRATION DATE: 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
830 Hillcrest Ave.
Springfield, Ohio 45504

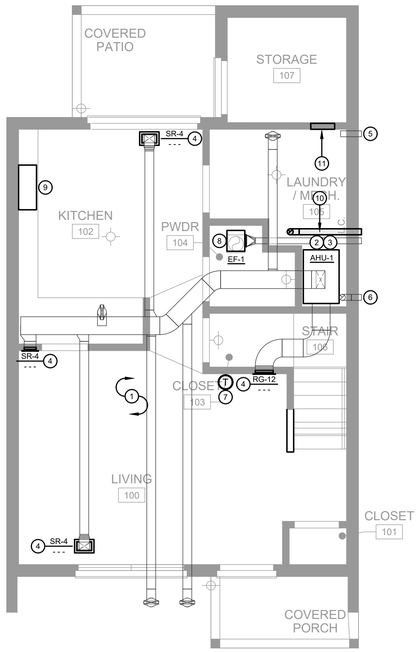
Project Number
E2M: 25131

Date
May 30, 2025

Date	Issue
06/02/25	REVIEW SET
06/05/25	REVIEW
06/20/25	BID/CONSTRUCTION

Sheet Title
PLUMBING PLAN

Sheet Number
08-P1.1



1 FIRST FLOOR MECHANICAL PLAN
08-M1.1 SCALE: 1/4" = 1'-0"

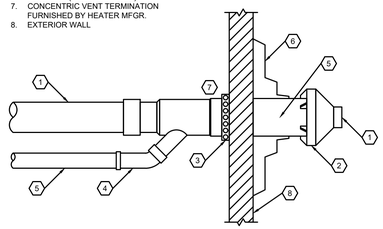
2 SECOND FLOOR MECHANICAL PLAN
08-M1.1 SCALE: 1/4" = 1'-0"

KEYED NOTES:

1. VENT OUTLET
2. MAINTAIN 18" BEYOND WALL
3. SUPPORT (FIELD SUPPLIED)
4. ELBOW (FIELD SUPPLIED)
5. COMBUSTION AIR INLET
6. FLASHING (FIELD SUPPLIED)
7. CONCENTRIC VENT TERMINATION FURNISHED BY HEATER MFGR.
8. EXTERIOR WALL

GENERAL NOTES:

1. LOCATE TRAPS SO AS TO BE ACCESSIBLE FOR CLEANING
2. CONDENSATE PIPING SHALL GRADUALLY SLOPE DOWN FROM DRAIN TRAP



3 SIDEWALL CONCENTRIC VENT INSTALLATION DETAIL
08-M1.1 SCALE: NONE

REGISTER, DIFFUSER AND GRILLE SCHEDULE

MARK	SR-4	SR-4F	RG-12
MANUFACTURER	HART AND COOLEY	HART AND COOLEY	HART AND COOLEY
MODEL NUMBER	682	421	672
TYPE	LOUVERED	LOUVERED	LOUVERED
DIRECTION	DBL DEFLECT	DBL DEFLECT	SNGL DEFLECT
MOUNTING	SIDEWALL/CEILING	FLOOR	SIDEWALL
G / R / D	R	R	G
CFM	MATCH EXISTING	MATCH EXISTING	- - -
NECK SIZE	10" X 4"	10" X 4"	24" X 12"
PANEL SIZE	11-5/8" X 5-5/8"	11-1/2" X 5-1/2"	25-5/8" X 13-5/8"
MATERIAL	STEEL	STEEL	STEEL
FINISH	PER ARCHITECT	PER ARCHITECT	PER ARCHITECT
DAMPER	YES	YES	YES
SOUND (NC)	<20	<20	<20
REMARKS / NOTES	1, 2, 3	1, 2, 3	1, 2, 3

1. PROVIDE WITH DRYWALL WALL MOUNTING FRAME WHERE REQUIRED.
2. COLOR SELECTED BY ARCHITECT
3. SIZE REGISTER/GRILLE TO MATCH EXISTING REGISTER/GRILLE AND EXISTING DUCTWORK.

EXHAUST FAN SCHEDULE

MARK	ROOM	MANUFACTURER / MODEL #	FAN DATA			MOTOR DATA			BACKDRAFT DAMPER	NOTES
			CFM	SP	RPM	VOLTS	PHASE	WATTS / HP		
EF-1	FULL BATH	PANASONIC / FV-05-11VKS1	80	0.25	1131	120	1	10.2W	YES	1,2,3,4

NOTES:
1. FAN SHALL BE CONTROLLED BY SWITCH SEPARATE FROM LIGHTS.
2. PROVIDE ALL REQUIRED ACCESSORIES TO MAKE COMPLETE.

FURNACE SCHEDULE

EQUIPMENT MARK	AHU-1
MANUFACTURER	CARRIER
MODEL #	59SC2E06M14**12
COOLING COIL MODEL#	- - -
ENERGY EFFICIENCY RATIO (SEER2)	
INDOOR FAN H.P.	1/2
DESIGN CFM	MATCH EXISTING
EXTERNAL STATIC PRESSURE IN H2O	0 - 0.50
CONDENSER AMBIENT CONDITIONS	
TEMPERATURE °F	
HEATING DATA	
GAS INPUT IN M.B.H. H/L	60
GAS OUTPUT IN M.B.H. H/L	56
HEATING EFFICIENCY (AFUE %)	92.1%
ELECTRIC RESISTANCE IN K.W. @ VOLT	
HEAT PUMP REVERSE CYCLE IN M.B.H.	
STAGES	1
HEATER MODEL #	
ELECTRICAL DATA	
VOLTS / PHASE/ HERTZ	115/1/60
MINIMUM CIRCUIT AMPS	7.2
MAX OVERCURRENT PROTECTION IN AMPS	15
PHYSICAL DATA	
UNIT WEIGHT IN POUNDS	122
ACCESSORIES	SEE BELOW

A. TRANSFORMER
B. SIDE RETURN FILTER RACK.
C. FURNANCE MOUNTING PAD
D. RETURN AIR PLENUM
E. PROVIDE 7-DAY PROGRAMMABLE THERMOSTAT

NOTES:
1. INSTALL SYSTEMS PER MANUFACTURER'S INSTRUCTIONS.
2. OR EQUAL
3. HVAC SYSTEM TO PROVIDE HEAT ONLY.

PLAN NOTES

1	ALL EXISTING DUCTWORK TO REMAIN. ALL EXISTING DUCTWORK TO BE CLEANED AFTER ALL DEMOLITION AND ANY CONSTRUCTION THAT CREATES DUST OR OTHER CONTAMINANTS HAS BEEN COMPLETED.
2	REMOVE EXISTING GAS FIRED FURNACE. PROVIDE AND INSTALL NEW REPLACEMENT GAS FIRED FURNACE. INSTALL NEW FURNACE PER MANUFACTURER'S INSTRUCTIONS. PROVIDE WITH ALL MATERIALS AND ACCESSORIES TO MAKE COMPLETE.
3	CONNECT REPLACEMENT FURNACE TO EXISTING DUCTWORK. PROVIDE ALL DUCTWORK, TRANSITIONS, AND TAKEOFFS NECESSARY TO MAKE COMPLETE.
4	REMOVE EXISTING REGISTER AND GRILLE. REPLACE REGISTERS AND GRILLES TO MATCH EXISTING SIZE AND DUCTWORK. FIELD VERIFY ALL SIZES PRIOR TO WORK.
5	EXISTING HARD DUCT FOR DRYER EXHAUST TO REMAIN. REPLACE EXISTING FLEX DUCT WITH NEW AND MAKE COMPLETE CONNECTION TO DRYER.
6	EXISTING DUCTWORK FOR COMBUSTION AND RELIEF PIPING TO REMAIN. CONNECT NEW FURNACE TO EXISTING DUCTWORK. PROVIDE ALL DUCTWORK, TRANSITIONS AND TAKEOFFS NECESSARY TO MAKE COMPLETE.
7	PROVIDE AND INSTALL NEW 7-DAY PROGRAMMABLE THERMOSTAT. PROVIDE ALL WIRING AND PROGRAMMING TO MAKE COMPLETE.
8	REMOVE EXISTING CEILING EXHAUST FAN. PROVIDE AND INSTALL NEW REPLACEMENT CEILING EXHAUST FAN.
9	PROVIDE AND INSTALL RECIRCULATING CABINET RANGE HOOD. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
10	**PROVIDE AND INSTALL INTAKE AIR AND VENT PIPING AS REQUIRED FOR INSTANTANEOUS WATER HEATER. INSTALL PER MANUFACTURER'S INSTRUCTIONS. REFER TO PLUMBING DRAWINGS FOR SPECS.** FIELD VERIFY FINAL LOCATION WITH ALL EXISTING AIR INTAKES.
11	PROVIDE AND INSTALL DRYER BOX MODEL 350 OR EQUAL. COORDINATE EXACT DRYER BOX ORIENTATION IN FIELD. INSTALL PER MANUFACTURER'S INSTRUCTIONS.

MECHANICAL PLAN SYMBOL LEGEND

DUCT LEGEND (NOT ALL SYMBOLS MAY BE USED)

SIZE	NEW METAL DUCTWORK.
SIZE	EXISTING METAL DUCTWORK.
SIZE	METAL DUCTWORK TO BE DEMOLISHED.
	NEW FLEX DUCTWORK. SIZE SHALL BE EQUAL TO ASSOCIATED DEVICE AND DUCTWORK UNLESS OTHERWISE NOTED.
	EXISTING FLEX DUCTWORK. SIZE SHALL BE EQUAL TO ASSOCIATED DEVICE AND DUCTWORK UNLESS OTHERWISE NOTED.
	FLEX DUCTWORK TO BE DEMOLISHED.

DEVICE LEGEND (NOT ALL SYMBOLS MAY BE USED)

	SIDWALL OR DUCTMOUNTED GRILLE.
	CABINET STYLE EXHAUST FAN
	TRANSFER GRILLE IN PLENUM ABOVE.
T	TEMPERATURE SENSOR, REFER TO SPECIFICATIONS.

MISCELLANEOUS LEGEND (NOT ALL SYMBOLS MAY BE USED)

	POINT OF CONNECTION TO EXISTING SYSTEM ELEMENTS.
ID / CFM	DEVICE IDENTIFIER. RL = RELOCATE, EX=EXISTING BALANCE OR REBALANCE TO CFM SHOWN. SEE AIR DEVICE AND EQUIPMENT SCHEDULES.

MOLD AND MILDEW NOTES

1. THE FOLLOWING REQUIREMENTS SHALL APPLY TO ALL NEW AND REMODEL CONSTRUCTION PROJECTS.
2. IN THE EVENT THE CONTRACTOR DISCOVERS, AT ANY TIME DURING DEMOLITION, CONSTRUCTION, AND/OR REMODELING OPERATIONS, EXISTING CONDITIONS THAT COULD INCLUDE THE PRESENCE OF MOLD AND/OR MILDEW, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE AND THE ARCHITECT/ENGINEER OF RECORD, IN WRITING, OF THE CONCERNS AND/OR SUSPICIONS.
3. CONCURRENTLY, THE CONTRACTOR SHALL BE RESPONSIBLE TO RETAIN A MOLD AND MILDEW CERTIFIED TESTING AGENCY TO PERFORM AN INVESTIGATION AND TESTING AS REQUIRED TO EVALUATE THE NATURE AND EXTENT OF THE PROBLEM. IF THE TESTING AGENCY CONFIRMS HAZARDS, THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN A MINIMUM OF TWO (2) BIDS FROM COMPANIES QUALIFIED AND LICENSED TO PERFORM ALL NECESSARY REMEDIATION WORK, COMPLYING WITH ALL LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS, CODES, AND STATUTES.
4. THE CONTRACTOR SHALL MAKE ALL REASONABLE EFFORTS TO AVOID CONDITIONS FAVORABLE TO THE DEVELOPMENT OF MOLD AND MILDEW, ESPECIALLY IN VOIDS WHICH WILL BE CONCEALED AND NOT WELL VENTILATED. IN ALL CASES, INTERIOR SPACES AND INTERIOR FINISHED CONSTRUCTION SHALL BE MAINTAINED IN DRY AND WELL VENTILATED CONDITIONS.
5. THE CONTRACTOR SHALL COMPLY WITH FEDERAL ENVIRONMENTAL AND OSHA REGULATIONS AND ALL LOCAL AND STATE HEALTH DEPARTMENT REQUIREMENTS AND RECOMMENDATIONS REGARDING MOLD AND MILDEW.
6. ALL PENETRATIONS SHALL BE SEALED WATER TIGHT TO PREVENT MOISTURE MIGRATION FROM ENTERING THE BUILDING OR WALL CAVITIES.
7. ALL CONDENSATE DRAIN PANS SHALL BE CLEANED AND KEPT FREE FROM DEBRIS UNTIL AND WHEN THE FACILITY IS TURNED OVER TO THE OWNER OR TENANT. INSURE POSITIVE DRAINAGE AT ALL DRAIN PANS. INSURE THAT ALL "COLD" SURFACES ARE INSULATED ON COVERED WITH A FULLY SEALED AND CONTINUOUS VAPOR BARRIER. ("COLD" SURFACES INCLUDE BUR ARE NIT LIMITED TO, DOMESTIC COLD WATER PIPING, CHILLED WATER PIPING, INTERIOR RAIN LEADERS, OUTDOOR AIR INTAKES, AIR DUCTWORK CARRYING AIR CONDITIONED SUPPLY AIR.

PROJECT GENERAL NOTES

1. THE DRAWINGS ARE DIAGRAMMATIC ONLY AND INDICATE THE GENERAL ARRANGEMENT OF THE SYSTEMS AND ARE TO BE FOLLOWED INSOFAR AS POSSIBLE. IF DEVIATIONS FROM THE LAYOUTS ARE NECESSITATED BY FIELD CONDITIONS, DETAILED LAYOUTS OF THE PROPOSED DEPARTURES SHALL BE SUBMITTED IN WRITING TO THE ENGINEER FOR REVIEW BEFORE PROCEEDING WITH THE WORK.
2. THE MECHANICAL CONTRACTOR SHALL REVIEW ALL DRAWINGS IN DETAIL AS THEY MAY RELATE TO THEIR WORK.
3. EACH CONTRACTOR SHALL INSPECT THE SITE ON WHICH THE WORK IS TO BE PERFORMED, AND THE OBSTACLES THAT MAY BE ENCOUNTERED, AND ALL RELEVANT MATTERS CONCERNING THE WORK.
4. THE CONTRACTOR SHALL FILE ALL NECESSARY NOTICES, OBTAIN AND PAY FOR ALL PERMITS, FEES, AND OTHER COSTS INCLUDING UTILITY CONNECTIONS OR EXTENSION, IN CONNECTION WITH HIS WORK. AS NECESSARY, HE SHALL FILE ALL REQUIRED PLANS, PREPARE ALL DOCUMENTS AND OBTAIN ALL NECESSARY APPROVALS OF ALL UTILITY AND GOVERNMENTAL DEPARTMENTS HAVING JURISDICTION.
5. IGNORANCE OF CODES, RULES, AND REGULATIONS, UTILITY COMPANY REQUIREMENTS, LAWS, ETC. SHALL NOT DIMINISH OR ABSOLVE CONTRACTOR'S RESPONSIBILITIES TO PROVIDE AND COMPLETE ALL WORK IN COMPLIANCE WITH SUCH.
6. ALL MATERIALS FURNISHED AND ALL WORK INSTALLED SHALL COMPLY WITH THE CURRENT EDITION OF THE OHIO MECHANICAL CODES, NATIONAL FIRE CODES OF THE NATIONAL FIRE PROTECTION ASSOCIATION AND WITH THE REQUIREMENTS OF ALL GOVERNMENTAL AGENCIES OR DEPARTMENTS HAVING JURISDICTION.

HVAC NOTES

1. SCOPE OF WORK
   - 1.1. THE CONTRACTOR IS RESPONSIBLE FOR ALL WORK, MATERIALS, AND LABOR TO SATISFY A COMPLETE WORKING SYSTEM WHETHER SPECIFIED OR IMPLIED.
   - 1.2. ALL WORK IS TO BE PERFORMED IN STRICT COMPLIANCE WITH THE INTERNATIONAL MECHANICAL CODE 2021, ALL LOCAL CODES AND ALL OTHER REGULATION GOVERNING WORK OF THIS NATURE.
   - 1.3. THE CONTRACTOR SHALL, BEFORE SUBMITTING ANY PROPOSAL, EXAMINE THE PROPOSED SITE AND SHALL DETERMINE FOR HIMSELF THE CONDITIONS THAT MAY EFFECT THE WORK. NO ALLOWANCE SHALL BE MADE IF THE CONTRACTOR FAILS TO MAKE SUCH EXAMINATIONS.
   - 1.4. ALL EQUIPMENT AND MATERIALS SHALL BE AS SPECIFIED OR "APPROVED EQUAL" BY THE ENGINEER OR ARCHITECT.
2. SHOP DRAWINGS
   - 2.1. SUBMIT MATERIAL LIST AND SHOP DRAWINGS FOR MAJOR EQUIPMENT TO THE ARCHITECT/ENGINEER FOR APPROVAL. THE CONTRACTOR SHALL SUBMIT FIVE SETS OF SHOP DRAWINGS AND THEY SHALL BE CLEARLY LABELED.
3. REFRIGERANT PIPING
   - 3.1. CONTRACTOR SHALL PROVIDE AND INSTALL REFRIGERANT PIPING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND IN SUCH A WAY AS TO BE INCONSPICUOUS AND FREE FROM ANY POSSIBLE CONDENSATION. INSULATE REFRIGERANT LINES WITH R-6 OR BETTER ARMOUR-FLEX TYPE INSULATION.
   - 3.2. SHALL BE TYPE "K" COPPER TUBING, WITH WROUGHT COPPER SOLDER TYPE FITTINGS SUITABLE FOR CONNECTION WITH SILVER SOLDER DUCTWORK.
4. SHEET METAL DUCT WORK
   - 4.1. THE DUCTWORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "SMACNA" APPLICABLE MANUALS. ALL DUCTWORK SHALL BE THE LOW VELOCITY TYPE, UNLESS SPECIFIED OTHERWISE.
   - 4.2. CONTRACTOR SHALL PROVIDE AND INSTALL APPROVED FIRE DAMPERS AND ACCESS PANELS IN ANY AND ALL DUCTWORK WHICH PENETRATES A HORIZONTAL OR VERTICAL FIRE PARTITION, OR AS OTHERWISE SHOWN ON DRAWINGS.
   - 4.3. ALL BRANCH DUCTS TO HAVE VOLUME DAMPERS.
   - 4.4. SMOOTH TURN RADIUS DUCTWORK OR TURNING VANES SHALL BE USED THROUGHOUT WHERE FLOW EXCEEDS 150 CFM.
   - 4.5. ALL DUCT JOINTS TO BE SEALED IN ACCORDANCE WITH "SMACNA" STANDARDS AND ACCEPTED GOOD PRACTICE.
   - 4.6. ALL DUCT DIMENSIONS SHOWN ARE NET INSIDE VALUES. DIMENSIONS MAY BE CHANGED SO LONG AS THE NET FREE FACE AREA IS MAINTAINED.
   - 4.7. ALL CONCEALED DUCTWORK SHALL BE INSULATED WITH 1-1/2" FIBERGLASS INSULATING BLANKET WITH ALUMINUM FOIL FACING.
   - 4.8. ALL SUPPLY AND RETURN DUCTWORK 15 FEET DOWNSTREAM OF THE HVAC UNIT SHALL BE INTERNALLY LINED WITH A 1/2" ACOUSTICAL DUCT LINER.
5. DRAINAGE PIPING (CONDENSATE)
   - 5.1. SHALL BE SCHEDULE 40 PVC PIPE WITH SOLVENT JOINTS. PITCH HORIZONTAL LINES 1" IN 10'-0". CONDENSATE DRAINS SHALL BE ROUTED TO FLOOR DRAIN OR INDIRECT WASTE DRAIN.
6. HVAC CONTROLS
   - 6.1. CONTRACTOR TO SUPPLY AND INSTALL ALL CONTROL WIRING AND THERMOSTATS AS REQUIRED.
7. ELECTRICAL
   - 7.1. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR FOR LOCATION OF WIRING FOR EACH HVAC UNIT.
8. PIPE SUPPORTS
   - 8.1. ALL PIPE SHALL BE SUPPORTED FROM THE BUILDING STRUCTURE IN A NEAT AND WORKMANLIKE MANNER. THE USE OF WIRE OR METAL STRAP TO SUPPORT PIPES WILL NOT BE PERMITTED. SPACING OF PIPE SUPPORTS SHALL NOT EXCEED 8 FEET FOR ALL PIPING. PLASTIC PIPING TO BE SUPPORTED EVERY 4 FEET.
9. GAS PIPING
   - 9.1. SHALL BE SCHEDULE 40 BLACK STEEL PIPE WITH MALLEABLE IRON FITTINGS. WHERE GAS PIPE CONNECTS TO EQUIPMENT, IT SHALL BE PROVIDED WITH A DRIP LEG THE FULL SIZE OF THE RUN OUT, A 100% SHUT-OFF VALVE AND A UNION. GAS PIPING CONTAINING PRESSURE GREATER THAN 9" W.G. SHALL BE SCHEDULE 40 BLACK STEEL PIPE WITH WELDED JOINTS.
10. MISCELLANEOUS
    - 10.1. ALL EXTERIOR OPENINGS TO BE PROPERLY CAULKED AND SEALED WITH A SEALANT OF HIGH QUALITY AND LONG LIFE, TO PREVENT INFILTRATION OF OUTSIDE AIR INTO CONDITIONED SPACE.
    - 10.2. COORDINATE INSTALLATION OF ALL ROOF FLASHING AT ROOF PENETRATION.
    - 10.3. DO NOT SCALE THIS DRAWING FOR EXACT DIMENSIONS. VERIFY ALL FIGURES, CONDITIONS, AND DIMENSIONS AT THE JOB SITE.
    - 10.4. THE MECHANICAL PLANS ARE INTENDED TO BE DIAGRAMMATIC AND ARE BASED ON ONE MANUFACTURE'S EQUIPMENT. THEY ARE NOT INTENDED TO SHOW EVERY ITEM IN ITS EXACT LOCATION, THE EXACT DIMENSIONS, OR ALL THE DETAILS OF THE EQUIPMENT. THE CONTRACTOR SHALL VERIFY THE ACTUAL DIMENSIONS OF THE EQUIPMENT PROPOSED TO ENSURE THAT THE EQUIPMENT WILL FIT IN THE AVAILABLE SPACE.
    - 10.5. ALL AIR FILTERS SHALL CONFORM TO SECTION 605 OF THE INTERNATIONAL MECHANICAL CODE WITH A MERV OF 8 OR HIGHER.
11. TESTING AND BALANCING
    - 11.1. THE HVAC SYSTEM SHALL BE TESTED AND AND BALANCED BY AN INDEPENDENT AGENCY, UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER. A SEALED TYPE WRITTEN REPORT SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER FOR REVIEW AND APPROVAL.
12. GUARANTEE
    - 12.1. MATERIALS, EQUIPMENT AND INSTALLATION SHALL BE GUARANTEED FOR A PERIOD OF ONE(1) YEAR FROM DATE OF ACCEPTANCE. DEFECTS WHICH APPEAR DURING THAT PERIOD SHALL BE CORRECTED AT THIS CONTRACTOR'S EXPENSE.
    - 12.2. FOR THE SAME PERIOD, THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO PREMISES CAUSED BY DEFECTS IN WORKMANSHIP OR IN THE WORK OR EQUIPMENT FURNISHED AND/OR INSTALLED BY HIM.

STATE OF OHIO
LAWRENCE S. AYER
56787
REGISTERED PROFESSIONAL ENGINEER
EXPIRATION DATE: 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
830 Hillcrest Ave.
Springfield, Ohio 45504

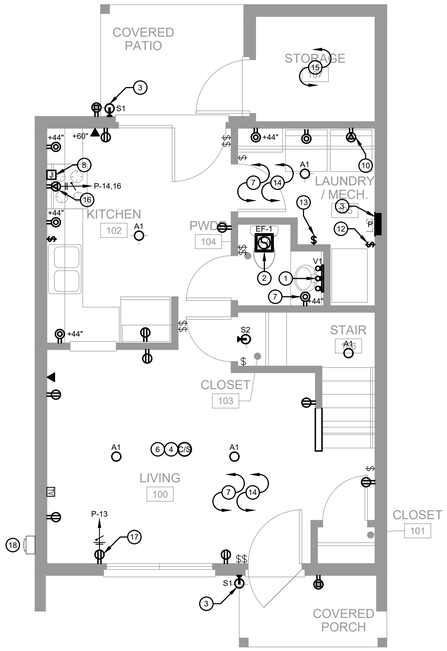
Project Number
E2M: 25131

Date
May 30, 2025

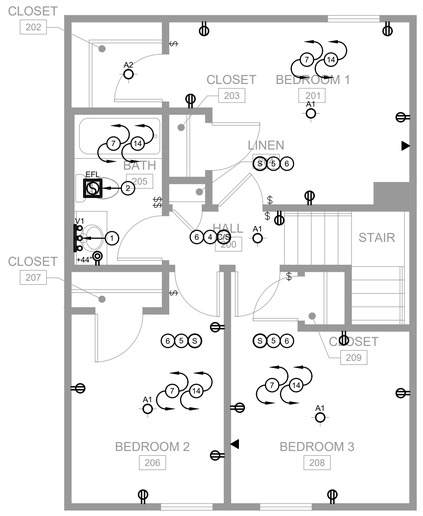
Date	Issue
06/02/25	REVIEW SET
06/05/25	REVIEW
06/20/25	BID/CONSTRUCTION

Sheet Title
MECHANICAL PLAN

Sheet Number
08-M1.1



1 FIRST FLOOR ELECTRICAL PLAN
08-E1.1 SCALE: 1/4" = 1'-0"



2 SECOND FLOOR ELECTRICAL PLAN
08-E1.1 SCALE: 1/4" = 1'-0"

PLAN NOTES

1	MOUNT VANITY LIGHT ABOVE BATHROOM MIRROR. FIELD VERIFY EXACT MOUNTING HEIGHT. CONNECT TO EXISTING WIRING.
2	EXHAUST FAN PROVIDED BY MECHANICAL CONTRACTOR AND WIRED BY ELECTRICAL CONTRACTOR. FAN TO BE WIRED TO EXISTING CIRCUIT AND LIGHTING CONTROLS. SET SWITCH TO LIGHT AND FAN.
3	EXISTING PANEL TO BE REPLACED WITH NEW.
4	PROVIDE DUAL SENSING (PHOTOELECTRIC AND IONIZATION) SMOKE DETECTOR WITH CARBON MONOXIDE SENSOR AT THIS LOCATION. ALL SMOKE DETECTORS SHALL BE 120V HARD WIRED AND INTERCONNECTED WITH BATTERY BACKUP.
5	PROVIDE DUAL SENSING (PHOTOELECTRIC AND IONIZATION) SMOKE DETECTOR AT THIS LOCATION. ALL SMOKE DETECTORS SHALL BE 120V HARD WIRED AND INTERCONNECTED WITH BATTERY BACKUP.
6	CONTRACTOR TO INSTALL MULTI-STATION SMOKE DETECTORS AND COMBINATION SMOKE/CARBON MONOXIDE DETECTORS IN ACCORDANCE WITH NFPA 72. TYPICAL OF ALL DEVICES.
7	ALL RECEPTACLES AND DATA JACKS TO BE REPLACED WITH NEW DEVICES AND COVER PLATES. NEW RECEPTACLES TO BE TAMPER RESISTANT. CAPTURE EXISTING CIRCUIT AND ANY EXISTING SWITCHED RECEPTACLE CONTROLS.
8	PROVIDE POWER TO NEW RANGE HOOD PER MANUFACTURER SPECIFICATIONS. HOOD PROVIDED BY MECHANICAL CONTRACTOR AND WIRED BY ELECTRICAL CONTRACTOR. WIRE TO EXISTING RANGE HOOD CIRCUIT.
9	NEW EXTERIOR FIXTURE CONTROLLED BY PHOTOCELL AND WIRED TO EXISTING CIRCUIT. REMOVE ANY EXISTING SWITCHING.
10	REPLACE EXISTING DRYER RECEPTACLE WITH NEW PER MANUFACTURER SPECIFICATIONS.
11	PROVIDE POWER TO DISHWASHER PER MANUFACTURER SPECIFICATIONS. WIRE TO EXISTING DISHWASHER CIRCUIT. EXTEND AND REWORK WIRING AS NEEDED.
12	CAPTURE EXISTING 120V ELECTRIC CONNECTION AT DEMOLISHED GAS FURNACE AND MAKE CONNECTION TO NEW FURNACE PER MANUFACTURER SPECIFICATIONS. COORDINATE LOCATION WITH MECHANICAL CONTRACTOR.
13	PROVIDE NEW 120V CONNECTION TO TANKLESS GAS-FIRED WATER HEATER PER MANUFACTURER SPECIFICATIONS. COORDINATE LOCATION WITH PLUMBING CONTRACTOR.
14	EXISTING LIGHTS TO BE REPLACED WITH NEW AND WIRED TO EXISTING CIRCUIT AND CONTROLS UNLESS OTHERWISE SPECIFIED. EXISTING LIGHT SWITCHES TO BE REPLACED WITH NEW.
15	REPLACE ALL DEVICES IN AREA. VERIFY IN FIELD.
16	PROVIDE POWER TO NEW ELECTRIC RANGER PER MANUFACTURER SPECIFICATIONS.
17	NEW DEDICATED 20A CIRCUIT FOR WINDOW A/C UNIT.
18	EXISTING METER, SERVICE DISCONNECT, AND ELECTRICAL SERVICE TO REMAIN.

GENERAL NOTES

1. CONTRACTOR SHALL MEGGER TEST ALL EXISTING WIRING TO REMAIN. REPLACE ANY WIRING THAT DOES NOT PASS.
2. ALL EXISTING ELECTRICAL EQUIPMENT WILL BE TESTED AND REUSED IF POSSIBLE. OTHERWISE, ALL LIGHTING AND POWER COMPONENTS WILL BE REPLACED WITH NEW.
3. REMOVE EXISTING, INSTALL NEW DEVICES & COVER PLATES THROUGHOUT. MATCH ORIGINAL CONFIGURATIONS. FIELD VERIFY AS APPLICABLE. INCLUDE ALL PHONE JACKS/TELEVISION JACKS, DATA JACKS, RECEPTACLES, AND SWITCHES.
4. REMOVE EXISTING, INSTALL NEW LIGHT FIXTURES THROUGHOUT. MATCH ORIGINAL CONFIGURATIONS. FIELD VERIFY AS APPLICABLE. INCLUDE ALL LIGHT FIXTURES.

STATE OF OHIO
LAWRENCE S. AYER
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REGISTERED PROFESSIONAL ENGINEER
EXPIRATION DATE: 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
830 Hillcrest Ave.
Springfield, Ohio 45504

Project Number
E2M: 25131

Date
May 30, 2025

Date	Issue
06/02/25	REVIEW SET
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Sheet Title
ELECTRICAL PLAN

Sheet Number
08-E1.1

Load Calculations – NEC 2014 Example D2(b)

Description	Area (Ft²)	Watts/Ft²	Total
Lighting and Receptacles	950	3	2,850 W
		Sub-Total:	2,850 W
General Loads	**Watts**	**Quantity**	**Total**
Lighting and Receptacles			2,850 W
Small Appliance Circuits	1,500 W	2	3,000 W
Laundry Circuit(s)	1,500 W	1	1,500 W
Clothes Dryer(s)	3,000 W	1	3,000 W
		Sub-Total:	10,350 W
Description	**Watts**	**Demand Factor**	**Total**
First 10KVA @ 100%	10,000 W	100%	10,000 W
Remainder @ 40%	350 W	40%	140 W
		Sub-Total:	10,140 W
All Loads	**Watts**	**Quantity**	**Total**
General Loads	10,140 W	1	10,140 W
Electric Heat > Air Conditioning	846 W	0	0 W
Air Conditioning > Electric Heat	1,500 W	1	1,500 W
		Total Conncted Load:	11,640 W
		Ampacity Required:	32.31 A
		Ampacity Provided:	100

Electrical Panel Schedule 349 Lincoln

Volts	Phase	Wire	Panel Type	Ampacity Provided	Mount	AIC	Fed From
120/240	1Ø	3	Main Lug Only	125 Amps	Surface	Existing	Meter

Circuit #	Breaker	Poles	Notes	Description	A	B		A	B		Description	Notes	Poles	Breaker	Circuit #
1	30	2		Dryer							Kitchen Recep	AF/GF	1	20	2
3											Kitchen Recep	AF/GF	1	20	4
5	20	1	AF/GF	Washer							GFCI Circuit	AF/GF	1	15	6
7	15	1	AF/GF	Furnace							Lighting	A F	1	15	8
9	15	1	AF/GF	Sump Pump							Lighting	A F	1	15	10
11	15	1	AF/GF	Lighting							Lighting	A F	1	15	12
13	20	1	AF/GF	Window A/C							Range		2	40	14
15				Space											16

Total Connected Load Phase A:	0
Total Connected Load Phase B:	0
Total Connected Load:	0 Watts

Load Description	Watts	Factor	Total
Receptacles < 10,000	0	100%	0
Receptacles > 10,000	0	50%	0
Lighting Loads	0	125%	0
Track Lighting	0Ft	75W/Ft	0
Motor Loads	0	100%	0
Largest Motor	0	125%	0
Cooling Loads	0	100%	0
Heating Loads	0	100%	0
Continuous Loads	0	125%	0
Non-Continuous Loads	0	100%	0
Kitchen Equipment Loads	0	100%	0
Existing Panel Demand		125%	0
Sub-Total:			0
Total Connected Ampacity:			0.00
Total Connected Load %:			0%

Notes:

AF Arc Fault Circuit Interrupter
GF Ground Fault Circuit Interrupter
LO Lock Out Breaker
ST Shunt Trip
PNF Provide new fuse in slot
REF Re-use existing spare fusible switch
EX Blank loads on panel are unknown and shall be calculated under the existing panel demand (or existing building peak demand) category in the load calculations section. Engineer offers no warranty as to the condition or load information on unknown circuit breakers.

Panel Schedule Notes:

New circuit breakers added to existing panels shall match panel manufacturer, voltage level, and fault current rating of existing protectives.

Identify main disconnects and all up and downstream disconnecting means for all circuits at panel.

Fill out branch circuit directory indicating circuit numbers, area(s) served, and load type. Index shall be neatly typed. Branch circuit directories shall be updated or replaced in all areas of alterations.

Black laminated phenolic nameplates shall be provided on all new and existing panel boards secured by #8-32 screws, lock washers, and nuts on each corner of nameplate.

Contractor may arrange circuits to suit field conditions, but loading between phases shall be +/1 10%.

LIGHT FIXTURE SCHEDULE

SYMBOL	ID	DESCRIPTION	FIXTURE INFORMATION		ELECTRIC INFORMATION			MISCELLANEOUS INFORMATION	
○	A1	17" SURFACE MOUNTED DOWNLIGHT	MAKE	PROJECT SOURCE	VOLTAGE	120	MOUNTING	SURFACE	
			MODEL	MXL 1069-L18.5K9027W	LAMP QTY	LED	HEIGHT		
			ALTERNATE		LAMP TYPE	LED	NOTES		
			OTHER		WATTS	18.5W			
○	A2	6" SURFACE MOUNT LED LIGHT FIXTURE	MAKE	PROJECT SOURCE	VOLTAGE	120V	MOUNTING	SURFACE	
			MODEL	MXL1140-L12K9027W	LAMP QTY		HEIGHT		
			ALTERNATE		LAMP TYPE	LED	NOTES		
			OTHER		WATTS	12W			
○○○	V1	VANITY FIXTURE	MAKE	WAC LIGHTING, FLO	VOLTAGE	120	MOUNTING	SURFACE	
			MODEL	WS-224-CS-WT	LAMP QTY	LED	HEIGHT		
			ALTERNATE		LAMP TYPE	LED	NOTES		
			OTHER		WATTS	16W			
	S1	EXTERIOR WALL SCONCE	MAKE	ROSETO	VOLTAGE	120	MOUNTING	EXTERIOR WALL	
			MODEL	CLIWS26012BK	LAMP QTY	LED	HEIGHT		
			ALTERNATE		LAMP TYPE	LED	NOTES		
			OTHER		WATTS	9W			
	S2	BLUB SOCKET	MAKE	EATON	VOLTAGE	120	MOUNTING	WALL	
			MODEL	604-BX-LW	LAMP QTY	LED	HEIGHT	ABOVE DOORWAY	
			ALTERNATE		LAMP TYPE	LED	NOTES		
			OTHER		WATTS	60W			

NOTES

1. FIXTURES WITH THE SUFFIX "-EM" ATTACHED TO THE ID OR SHOWN HALF SHADED ARE EMERGENCY FIXTURES. SEE ELECTRICAL GENERAL NOTES FOR MORE INFORMATION.
2. FIXTURES WITH THE SUFFIX "-NL" ARE NIGHT LIGHTS. SEE ELECTRICAL GENERAL NOTES FOR MORE INFORMATION.

DESIGNATIONS

-N NEW
-E EXISTING
-D DEMO
-R RELOCATED

ELECTRICAL GENERAL NOTES

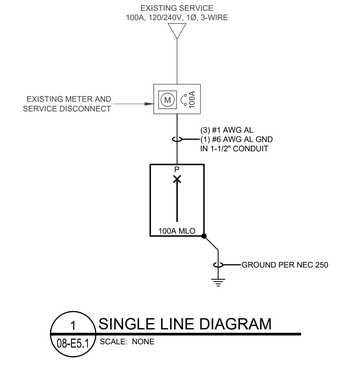
1. THE TERM "PROVIDE" SHALL MEAN CONTRACTOR SHALL FURNISH AND INSTALL ITEMS AND CONNECT AS REQUIRED TO OBTAIN A COMPLETE WORKING SYSTEM.
2. RECEPTACLES SHALL BE CIRCUITED WITH A SEPARATE GROUND WIRE. RECEPTACLES PROTECTED BY GROUND FAULT CIRCUIT INTERRUPTER DEVICES SHALL EACH HAVE A SEPARATE NEUTRAL WIRE PULLED FOR THAT CIRCUIT.
3. ALL CONDUIT SHALL BE RUN CONCEALED WHEREVER POSSIBLE ABOVE CEILINGS, INSIDE WALLS, OR UNDER FLOOR SLAB (ONLY WHERE SHOWN DASHED ON PLAN), UNLESS OTHERWISE NOTED ON PLAN. IN HIGH-BAY (NO CEILING) AREAS, RUN EXPOSED CONDUIT HIGH AS POSSIBLE. ALL CONDUIT SHALL BE RUN PARALLEL OR PERPENDICULAR TO NEARBY SURFACES OR STRUCTURAL MEMBERS AND FOLLOW THE SURFACE CONTOURS AS MUCH AS PRACTICAL. NO NONMETALLIC CONDUIT SHALL BE RUN IN AIR RETURN PLENUM.
4. FROM EACH TELEPHONE, CRT, TV, ETC., COMMUNICATION TYPE OUTLET, PROVIDE A (MIN.,) 3/4-INCH CONDUIT (WITH PULL STRING) STUBBED ABOVE LAY-IN CEILING, UNLESS OTHERWISE NOTED.
5. TELEPHONE AND OTHER COMMUNICATIONS WIRING SHALL BE PLENUM RATED IF CONDUCTORS PASS THROUGH AN AIR RETURN PLENUM.
6. ELECTRICAL DRAWINGS SHALL BE COORDINATED WITH ASSOCIATED MECHANICAL DRAWINGS AND MECHANICAL CONTRACTOR FOR MOTORS, DEVICES, FIXTURES, ETC., FOR EXACT LOCATIONS BEFORE ROUGH-IN OF CONDUIT SYSTEM.
7. MINIMUM CONDUIT SIZE IS 3/4 INCH, MINIMUM WIRE SIZE IS #12 AWG, UNLESS OTHERWISE NOTED ON PLANS OR IN CIRCUIT REVIEWS.
8. MOUNTING HEIGHTS ABOVE FINISHED FLOOR (A.F.F.) ARE TO CENTER OF DEVICE UNLESS NOTED OTHERWISE.
9. ALL WIRING SHALL BE INSTALLED PER THE NATIONAL ELECTRIC CODE (NEC). ALL WIRING SHALL BE SECURED AND SUPPORTED PER NEC 300.11.
10. CONTRACTOR SHALL INCLUDE THE COST TO SECURE ALL APPLICABLE PERMITS IN BASE BID.
11. ALL RECEPTACLES IN THE KITCHEN/PREP AREA SHALL BE GFCI WHETHER SHOWN AS SUCH OR NOT.
12. ALL EXIT AND EMERGENCY LIGHTING SHALL BE WIRED EITHER AHEAD OF LOCAL SWITCHING ON THE LOCAL AREA CIRCUIT OR ON A DEDICATED EXIT/EMERGENCY CIRCUIT. THE METHOD CHOSEN SHALL MEET THE REQUIREMENTS OF N.E.C. ARTICLE 700 AND THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION.
13. ALL 120V AND 277V CIRCUITS SHALL HAVE A DEDICATED NEUTRAL. SHARING A NEUTRAL CONDUCTOR IS PROHIBITED.
14. ALL RECEPTACLES BEHIND VENDING MACHINES AND REFRIGERATORS TO BE GFCI WITH REMOTE AND OR ACCESSIBLE RESET.

PROJECT GENERAL NOTES

1. THE DRAWINGS ARE DIAGRAMMATIC ONLY AND INDICATE THE GENERAL ARRANGEMENT OF THE SYSTEMS AND ARE TO BE FOLLOWED INSOFAR AS POSSIBLE. IF DEVIATIONS FROM THE LAYOUTS ARE NECESSITATED BY FIELD CONDITIONS, DETAILED LAYOUTS OF THE PROPOSED DEPARTURES SHALL BE SUBMITTED IN WRITING TO THE ENGINEER FOR REVIEW BEFORE PROCEEDING WITH THE WORK.
2. THE ELECTRICAL CONTRACTOR SHALL REVIEW ALL DRAWINGS IN DETAIL AS THEY MAY RELATE TO THEIR WORK.
3. EACH CONTRACTOR SHALL INSPECT THE SITE ON WHICH THE WORK IS TO BE PERFORMED, AND THE OBSTACLES THAT MAY BE ENCOUNTERED, AND ALL RELEVANT MATTERS CONCERNING THE WORK.
4. THE CONTRACTOR SHALL FILE ALL NECESSARY NOTICES, OBTAIN AND PAY FOR ALL PERMITS, FEES, AND OTHER COSTS INCLUDING UTILITY CONNECTIONS OR EXTENSION, IN CONNECTION WITH HIS WORK. AS NECESSARY, HE SHALL FILE ALL REQUIRED PLANS, PREPARE ALL DOCUMENTS AND OBTAIN ALL NECESSARY APPROVALS OF ALL UTILITY AND GOVERNMENTAL DEPARTMENTS HAVING JURISDICTION.
5. IGNORANCE OF CODES, RULES, AND REGULATIONS, UTILITY COMPANY REQUIREMENTS, LAWS, ETC. SHALL NOT DIMINISH OR ABSOLVE CONTRACTOR'S RESPONSIBILITIES TO PROVIDE AND COMPLETE ALL WORK IN COMPLIANCE WITH SUCH.
6. ALL MATERIALS FURNISHED AND ALL WORK INSTALLED SHALL COMPLY WITH THE CURRENT EDITION OF THE OHIO MECHANICAL CODES, NATIONAL FIRE CODES OF THE NATIONAL FIRE PROTECTION ASSOCIATION AND WITH THE REQUIREMENTS OF ALL GOVERNMENTAL AGENCIES OR DEPARTMENTS HAVING JURISDICTION.

PANEL SCHEDULE NOTES

1. NEW CIRCUIT BREAKERS ADDED TO EXISTING PANELS SHALL MATCH PANEL MANUFACTURER, VOLTAGE LEVEL AND FAULT CURRENT RATING OF EXISTING PROTECTIVES.
2. IDENTIFY MAIN DISCONNECTS AND ALL UP AND DOWNSTREAM DISCONNECTING MEANS FOR ALL CIRCUITS AT PANEL.
3. FILL OUT BRANCH CIRCUIT DIRECTORY INDICATING CIRCUIT NUMBERS, AREA(S) SERVED, AND LOAD TYPE. INDEX SHALL BE NEATLY TYPED. BRANCH CIRCUIT DIRECTORIES SHALL BE UPDATED OR REPLACED IN ALL AREAS OF ALTERATIONS.
4. BLACK LAMINATED PHENOLIC NAMEPLATES SHALL BE PROVIDED ON ALL NEW AND EXISTING PANEL BOARDS SECURED BY #8-32 SCREWS, LOCK WASHERS AND NUTS ON EACH CORNER OF NAMEPLATE.
5. CONTRACTOR MAY ARRANGE CIRCUITS TO SUIT FIELD CONDITIONS, BUT LOADING BETWEEN PHASES SHALL BE +/- 10%.



1 SINGLE LINE DIAGRAM
08-E5.1 SCALE: NONE

POWER PLAN SYMBOL LEGEND

+0"	SIMPLEX RECEPTACLE MOUNT AT +18" A.F.F. UNLESS OTHERWISE NOTED
+0"	DUPLEX RECEPTACLE MOUNT AT +18" A.F.F. UNLESS OTHERWISE NOTED
+0"	SPECIAL USE DEDICATED RECEPTACLE MOUNT AT +18" A.F.F. UNLESS OTHERWISE NOTED REFER TO PANEL SCHEDULE FOR MORE INFORMATION
+0"	GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE MOUNT AT +18" A.F.F. UNLESS OTHERWISE NOTED
+0"	WEATHER PROOF RECEPTACLE MOUNT AT +18" A.F.F. UNLESS OTHERWISE NOTED
J	JUNCTION BOX
	NON-FUSED DISCONNECT
	FUSED DISCONNECT
M	1Ø MOTOR CONNECTION
A NEW	FLUSH MOUNTED PANEL A = PANEL DESIGATION
A NEW	SURFACE MOUNTED PANEL A = PANEL DESIGATION
	METER
A-B	HOME RUN A = PANEL DESIGATION B = CIRCUIT NUMBER

N = NEW	E = EXISTING	R = RELOCATED	D = DEMO	F = FUTURE

*0" = MOUNTING HEIGHT OF THE DEVICE ABOVE FINISHED FLOOR.

LIGHTING PLAN SYMBOL LEGEND

(TYPICAL FIXTURE)	SHADING INDICATES THAT A FIXTURE IS WIRED TO A NIGHT LIGHT OR EMERGENCY TYPE CIRCUIT. FIXTURE SHALL BE WIRED IN ACCORDANCE WITH N.E.C. ARTICLE 700.
A-# (TYPICAL FIXTURE) (a) X	"X" = FIXTURE TYPE A-# = CIRCUIT NUMBER ab = SWITCH LEG
$	TOGGLE SWITCH
$3	THREE-WAY TOGGLE SWITCH

N = NEW	E = EXISTING	R = RELOCATED	D = DEMO	F = FUTURE

*0" = MOUNTING HEIGHT OF THE DEVICE ABOVE FINISHED FLOOR.

SINGLE LINE SYMBOL LEGEND

	CIRCUIT BREAKER
	UTILITY METER
NF	NON-FUSED DISCONNECT
	FUSIBLE DISCONNECT
	PANELBOARD, MAIN CIRCUIT BREAKER Y = MCB RATING X = NAME

GENERAL NOTES - RISER DIAGRAM

A. PARALLEL FEEDER CONDUCTORS SHALL BE CUT TO THE EXACT SAME LENGTHS AND SHALL BE FROM THE SAME FACTORY RUN. ALL CONNECTIONS FOR SAME WORK SHALL BE TORQUED TO IDENTICAL VALUES.

B. EXTERIOR ELECTRICAL WORK SHALL NOT ONLY BE WEATHERPROOF AND WATER TIGHT, BUT SHALL BE RUST RESISTANT.

C. CONDUCTORS BELOW GRADE OR SUBJECT TO MOISTURE SHALL BE 'XHHW-2'.

D. PROVIDE FACTORY SERIES COORDINATION FOR ALL CIRCUIT BREAKERS. (INCLUDING ALL BRANCH BREAKERS). RELATIVE TO "UPSTREAM" BREAKERS, SO THAT ONLY THE BREAKER CLOSEST IN THE CIRCUIT TO THE LOAD TRIPS UPON AN OVERLOAD OF FAULT CONDITION.

E. POWER DISTRIBUTION EQUIPMENT SUPPLIER SHALL PROVIDE APPROPRIATELY RATED AND BRACED TO ACCOMMODATE THE AVAILABLE FAULT CURRENT AT THE UTILITY COMPANY TRANSFORMER SECONDARIES. THIS SUPPLIER SHALL ACCORDINGLY PROVIDE ANY RELATED CALCULATIONS SO THAT THEIR EQUIPMENT IS PROPERLY COORDINATED FOR THE AVAILABLE FAULT CURRENT. THE ELECTRICAL CONTRACTOR SHALL PROVIDE THIS SUPPLIER WITH COPIES OF THE ELECTRICAL DOCUMENTS AS REQUIRED SO THAT PROPERLY RATED/BRACED EQUIPMENT IS PROVIDED UNDER BASE BID.

F. GROUNDING ELECTRODE CONDUCTORS SHALL BE PROVIDED IN STRICT COMPLIANCE WITH NEC, INCLUDING ARTICLE 250 AND TABLE 250-66. THESE CONDUCTORS MAY NOT BE INDICATED ON RISERS OR SINGLE LINE DIAGRAMS, BUT SHALL BE PROVIDED UNDER BASE BID NEVERTHELESS.

G. EQUIPMENT GROUNDING CONDUCTORS SHALL BE PROVIDED IN STRICT COMPLIANCE WITH NEC, INCLUDING ARTICLE 250 AND TABLE 250-122. THESE CONDUCTORS MAY NOT BE INDICATED ON RISERS OR SINGLE LINE DIAGRAMS, BUT SHALL BE PROVIDED UNDER BASE BID NEVERTHELESS.

H. WORKING CLEARANCES SHALL BE PROVIDED FOR ALL ELECTRICAL EQUIPMENT (SWITCHBOARDS, PANELBOARDS, TRANSFORMERS, STARTERS, DISCONNECTS, ETC. AS APPLICABLE) IN STRICT COMPLIANCE WITH NEC CHAPTER 1, PART B SECTION 110-25(a). LOCATIONS SHOWN ON THE FLOOR PLANS ARE SCHEMATIC AND DIAGRAMMATIC IN NATURE. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE WITH THE ABOVE NEC REFERENCE. THIS REQUIREMENTS APPLIES TO EQUIPMENT ON FLOOR PLANS AS WELL AS TO EQUIPMENT SHOWN ON THE RISER.

I. HOLD ALL NEW OVERHEAD ELECTRICAL WORK AS TIGHT AS POSSIBLE TO THE BOTTOM OF THE OVERHEAD STRUCTURE. LOCATE ANY RELATED PULL BOXES SO THAT THEY WILL BE FULLY ACCESSIBLE AFTER ALL CONSTRUCTION WORK IS COMPLETE. AS WITH ALL WORK, COORDINATE IN ADVANCE WITH OTHER TRADES.

J. ROUTE FEEDER CONDUITS BELOW GRADE WHEREVER POSSIBLE. VERY LIMITED SPACE EXISTS ABOVE ACOUSTICAL TILE CEILINGS AND MANY, IF NOT MOST, OF THE SPACE ABOVE GYPSUM BOARD CEILINGS IS NOT AVAILABLE FOR RUNNING CONDUIT. STUDY ALL ARCHITECTURAL, STRUCTURAL AND MECHANICAL DRAWINGS VERY CAREFULLY BEFORE LAYING OUT FEEDER ROUTES.

K. ALL PANELS HAVE NEMA 1 ENCLOSURES UNLESS OTHERWISE NOTED.

L. ALL PANELS ARE SURFACE MOUNTED UNLESS OTHERWISE NOTED.

STATE OF OHIO
LAWRENCE S. AYER
56787
REGISTERED PROFESSIONAL ENGINEER
EXPIRATION DATE: 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
830 Hillcrest Ave.
Springfield, Ohio 45504

Project Number
E2M: 25131

Date
May 30, 2025

Date	Issue
06/02/25	REVIEW SET
06/05/25	REVIEW
06/20/25	BID/CONSTRUCTION

Sheet Title
ELECTRICAL SCHEDULES & NOTES

Sheet Number
08-E5.1

Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
921 Mound St.
Springfield, Ohio 45505

PROJECT TEAM

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OWNER

Springfield Metropolitan Housing Authority
2026 W. Main Street
Springfield, Ohio 45504

CODE REVIEW

DESCRIPTION: MODERNIZATION OF AN EXISTING ONE STORY SINGLE-FAMILY HOUSE. EXISTING CONFIGURATION WILL REMAIN. NO CHANGE TO BUILDING HEIGHT OR AREA. NO CHANGE TO EGRESS.

JURISDICTION: CITY OF SPRINGFIELD, CLARK COUNTY

ZONING CODE: CITY OF SPRINGFIELD ZONING CODE
ZONING DISTRICT: RS-5

BUILDING CODE: 2019 RESIDENTIAL CODE OF OHIO [RCO]:

BUILDING AREA: 1,305 S.F.

RCO 302: FIRE RESISTANT CONSTRUCTION / PROTECTION

302.9.1: WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200.

302.9.2: WALL AND CEILING FINISHES SHALL HAVE A SMOKE DEVELOPED INDEX OF NOT GREATER THAN 450.

302.11: FIREBLOCKING LOCATIONS REQUIRED:

- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS - VERTICALLY AT THE CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
- AT INTERCONNECTIONS BETEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS, AND COVE CEILINGS.
- IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
- AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, AND WIRES AT CEILING AND FLOOR LEVEL WITH AN APPROVED MATERIAL TO PREVENT THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. MEET ASTM E136 REQUIREMENTS.

302.11.1: FIREBLOCKING MATERIALS: 2x LUMBER, [2] LAYERS 1x LUMBER WITH BROKEN LAPPED JOINTS, 23/32" OSB WITH JOINTS BACKED WITH 23/32" OSB, 1/2" GYPSUM BOARD, MINERAL WOOL OR FIBERGLASS BATTS SECURED IN PLACE.

RCO 308: GLAZING

308.4: HAZARDOUS LOCATIONS - REQUIRE TEMPERED GLAZING:

RCO 312: GUARDS AND FALL PROTECTION

312.1: GUARDS REQUIRED FOR PORTIONS OF OPEN-SIDED WALKING SURFACES INCLUDING STAIRS, RAMPS, AND LANDINGS LOCATED MORE THAN 30" ABOVE ADJACENT FLOOR OR GRADE AT ANY POINT WITHIN 36" TO THE OPEN SIDE.

312.1.2: GUARDS SHALL HAVE A 36" MINIMUM HEIGHT, EXCEPT FOR AT STAIR = 34".

312.1.3: OPENING LIMITATIONS: REQUIRED GUARD SHALL NOT HAVE OPENINGS THAT ALLOW THE PASSAGE OF A SPHERE 4" IN DIAMETER. EXCEPTIONS AS FOLLOWS:

TRIANGULAR OPENINGS AT THE OPEN SIDE OF A STAIR FORMED BY RISER, TREAD, AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE 6" IN DIAMETER.

GUARDS AT THE OPEN SIDE OF STAIRS SHALL NOT ALLOW PASSAGE OF A SPHERE 4 3/8" IN DIAMETER.

RCO 314: SMOKE ALARMS

314.1: COMPLY WITH NFPA 72

314.1.2: TECHNOLOGY: ON EACH LEVEL WITHIN EACH DWELLING UNIT SMOKE ALARMS UTILIZING PHOTOELECTRIC AND IONIZATION TECHNOLOGIES. SEPARATE OR DUAL-SENSING SMOKE ALARMS MAY BE USED.

314.3: LOCATION:

- IN EACH SLEEPING ROOM
- OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE SLEEPING ROOMS [PHOTOELECTRIC]
- ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS, NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.
- SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM CONTAINING A BATHTUB / SHOWER.
- INSTALLATION REQUIREMENTS NEAR COOKING APPLIANCES:

  IONIZATION SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 20 FEET HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCES.

  IONIZATION SMOKE ALARMS WITH ALARM-SILENCING SWITCH SHALL NOT BE INSTALLED LESS THAN 10 FEET HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCES.

  PHOTOELECTRIC SMOKE ALARMS SHALL NTO BE INSTALLED LESS THAN 6 FEET HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCES.

314.4: INTERCONNECTION: ALL ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WITH ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT.

INTERCONNECTION OF SMOKE ALARMS IN EXISTING AREAS SHALL NOT BE REQUIRED WHERE THE ALTERATIONS OR REPAIRS DO NOT RESULT IN THE REMOVAL OF INTERIOR WALL OR CEILING FINISHES EXPOSING THE STRUCTURE, UNLESS THERE IS AN ATTIC, CRAWL SPACE, OR BASEMENT AVAILABLE WHICH COULD PROVIDE ACCESS FOR INTERCONNECTION WITHOUT REMOVAL OF FINISHES.

314.5: COMBINATION ALARMS: COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PERMITTED.

314.6: POWER SOURCE: 120v WITH BATTERY BACKUP.

HARD-WIRING OF SMOKE ALARMS IN EXISTING AREAS SHALL NOT BE REQUIRED WHERE THE ALTERATIONS OR REPAIRS DO NOT RESULT IN THE REMOVAL OF INTERIOR WALL OR CEILING FINISHES EXPOSING THE STRUCTURE, UNLESS THERE IS AN ATTIC, CRAWL SPACE, OR BASEMENT AVAILABLE WHICH COULD PROVIDE ACCESS FOR INTERCONNECTION WITHOUT REMOVAL OF FINISHES.

RCO 315: CARBON MONOXIDE ALARMS

315.2: WHEN REQUIRED: IF FUEL FIRED APPLIANCE EXISTS; IF ATTACHED GARAGE EXISTS.

315.3: LOCATION:

- OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- IN A BEDROOM WHERE A FUEL BURNING APPLIANCE IS LOCATED WITHIN THE BEDROOM OR ITS ATTACHED BATHROOM

SHEET INDEX

921 MOUND ST. [SITE 09]

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09-M1.1	MECHANICAL PLAN
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09-E5.1	ELECTRICAL SCHEDULES & NOTES

PROJECT WORK SCOPE

1. EXISTING CONCRETE FOUNDATION TO REMAIN. REPAIR / RE-POINT OPENINGS CREATED FROM REMOVAL OF SURFACE MOUNTED ITEMS / UTILITY IMPROVEMENTS.
2. EXISTING FRONT AND REAR CONCRETE STOOP / PATIO SLAB, STEPS, AND CONCRETE WALKS TO REMAIN. PRESSURE WASH / CLEAN CONCRETE.
3. EXISTING CONCRETE DRIVEWAY TO REMAIN. PRESSURE WASH / CLEAN CONCRETE.
4. LANDSCAPING:
   - 4.1. REMOVE LANDSCAPING / SHRUBS / OVERGROWTH FROM AROUND THE BUILDING. RESTORE IMPACTED AREA W/ TOPSOIL AND SEED.
   - 4.2. CLEAR ALL OVERGROWTH AT FENCE LINES.
   - 4.3. CUT BACK ALL TREES / LIMBS A MINIMUM OF 8' FROM THE FACE OF THE BUILDING.
5. EXISTING BRICK VENEER TO REMAIN. PRESSURE WASH / CLEAN. RE-SEAL ALL PENETRATIONS.
6. REMOVE EXISTING, INSTALL NEW VINYL LAP SIDING, SOFFITS, AND ASSOCIATED TRIM / FLASHING. INSTALL NEW WRB OVER EXISTING SHEATHING / SUBSTRATE. FLASH TO EXISTING BUILDING COMPONENTS AND OPENINGS AS APPLICABLE.
7. REMOVE EXISTING, INSTALL NEW ALUMINUM WRAP OVER EXISTING WOOD FASCIA, RAKE, AND TRIM. INSTALL NEW ALUMINUM WRAP AT MISC. TRIM COMPONENTS WHICH WERE PREVIOUSLY LEFT AS PAINTED WOOD.
8. REMOVE EXISTING SHINGLE ROOF AND UNDERLAYMENT COMPLETE TO DECK. INSTALL NEW ICE AND WATER SHIELD, UNDERLAYMENT, AND SHINGLE ROOF SYSTEM. PREP AND PAINT ALL ROOFTOP COMPONENTS TO MATCH ROOF COLOR.
9. REMOVE EXISTING, INSTALL NEW 5" ALUMINUM GUTTERS AND 2"x3" ALUMINUM DOWNSPOUTS. INSTALL NEW GUTTER GUARDS. DISCHARGE DOWNSPOUTS INTO NEW CONCRETE SPLASH BLOCKS AT GRADE OR EXISTING UNDERGROUND STORM PIPING [PROVIDE RECEIVER].
10. REMOVE EXISTING BASEMENT WINDOWS, INSTALL NEW GLASS BLOCK WINDOWS IN EXISTING OPENINGS.
11. REMOVE EXISTING, INSTALL NEW VINYL WINDOWS IN EXISTING OPENINGS. REMOVE TEMPORARY WINDOW COVERINGS WHERE THEY EXIST. REMOVE EXISTING, INSTALL NEW WOOD JAMBS / CASING. INSTALL TRIM AS APPLICABLE. REMOVE EXISTING, INSTALL NEW JOINT SEALANT AT PERIMETER OF WINDOW OPENING AND AT ADJACENT SIDING / BRICK FINISHES AS APPLICABLE. REFER TO WINDOW SCHEDULE.
12. REMOVE EXISTING, INSTALL NEW INTERIOR, JAMB-MOUNTED BLINDS AT ALL WINDOWS [EXCLUDING BASEMENT WINDOWS].
13. REMOVE EXISTING, INSTALL NEW EXTERIOR DOORS, FRAMES AND HARDWARE COMPLETE. REMOVE EXISTING, INSTALL NEW BRICKMOLD / COMPOSITE TRIM TO MATCH EXISTING / ORIGINAL. REMOVE EXISTING, INSTALL NEW PAINTED INTERIOR WOOD CASING TO MATCH ORIGINAL, PREP & PAINT. REFER TO DOOR SCHEDULE.
14. REMOVE EXISTING, INSTALL NEW STORM DOOR AT FRONT AND SIDE ENTRY DOOR.
15. REMOVE ALL EXISTING SURFACE MOUNTED WIRES, CABLING, SATELLITE DISHES, ETC. FROM THE FACE OF THE BUILDING. REPAIR ANY HOLES OR RESULTANT DAMAGE TO FACE OF WALL.
16. EXISTING ADDRESS SIGNAGE TO REMAIN. PREP AND PAINT.
17. REMOVE EXISTING, INSTALL NEW WALL MOUNTED MAILBOX.
18. REMOVE EXISTING, INSTALL NEW EXTERIOR LIGHT FIXTURES.
19. INSTALL NEW 1x RISERS TO CLOSE OFF OPENINGS BETWEEN TREADS. INSTALL TRIM ALONGSIDE OF STAIR TO CLOSE OFF GAP BETWEEN STAIR AND ADJACENT FOUNDATION WALL.
20. INSTALL NEW 2x4 WOOD FRAME WALL ALONGSIDE OF STAIR TO ELIMINATE FALL HAZARD.
21. PREP AND PAINT BASEMENT FOUNDATION WALLS WITH WATERPROOFER.
22. CONSTRUCT NEW FRAMING AND FINISHES FOR NEW OPENINGS, ALTERATIONS TO SPATIAL LAYOUT, AND REPAIRS TO EXISTING CONDITIONS AS REQ'D AND AS INDICATED ON DRAWINGS. NEW FINISHES TO MATCH EXISTING CONDITIONS / FINISHES AS APPLICABLE.
23. REMOVE EXISTING FLOORING [CARPET, VCT, TILE, ETC.] TO SUBFLOOR / SLAB ON GRADE. REFER TO FLOOR PLAN FOR EXISTING FLOOR TYPE. INSPECT AND VERIFY CONDITION OF SUB-FLOOR. REPORT ANY DEFICIENCIES TO ARCHITECT. INSTALL NEW UNDERLAYMENT AS REQ'D FOR NEW FINISH FLOOR AS SCHEDULED. PREP AND INSTALL NEW FINISH FLOOR AS SCHEDULED.
24. REMOVE EXISTING WOOD BASE / SHOE MOLD / VINYL BASE, INSTALL NEW 4" VINYL BASE THROUGHOUT THE UNIT.
25. INSTALL NEW R-15 [OR R-21 AT 2x6 WALLS] HIGH DENSITY KRAFT FACED FIBERGLASS BATT INSULATION IN ANY EXPOSED EXTERIOR WALL CAVITIES.
26. REMOVE EXISTING, INSTALL NEW R-49 BLOWN IN FIBERGLASS INSULATION AT ATTIC. INSTALL AIR BAFFLES BETWEEN FRAMING MEMBERS AT EAVE TO ENSURE PROPER ATTIC VENTILATION [MAINTAIN MIN. 1" CLEAR TO UNDERSIDE OF ROOF SHEATHING]
27. EXISTING GYPSUM BOARD FINISHES TO REMAIN. SKIM COAT ALL EXISTING WALLS AND CEILINGS TO A LIKE NEW CONDITION EQUAL TO A LEVEL 4 FINISH [REMOVE ALL TEXTURED / STOMPED CEILINGS - CONTRACTOR ALTERNATE: OVERLAY EXISTING CEILINGS WITH NEW 3/8" GYPSUM BOARD]. INSPECT ALL CONDITIONS PRIOR TO BIDDING AND INCLUDE ALL REQ'D WORK. FILL / REPAIR EXISTING HOLES IN GYPSUM BOARD FINISHES / SURFACES. REMOVE ANY REMNANTS OF VINYL GRAPHICS, TAPE, AND OTHER ITEMS APPLIED TO FACE OF GYPSUM BOARD. REPAIR ALL EXISTING FAILED TAPE JOINTS, MINOR SETTLEMENT CRACKS, DAMAGED CORNER BEAD, ETC. AS WELL AS ANY NEW CUT / PATCH REPAIRS REQ'D FOR PROPOSED WORK. INFILL OPENINGS FROM ABANDONED / RELOCATED / REMOVED ELECTRICAL DEVICES [COORDINATE W/ ELECTRICAL]. INSTALL GYPSUM BOARD FINISHES AT ALL SCARS / REMOVALS / RESULTANT FROM DEMOLITION WORK. INSTALL NEW GYPSUM BOARD WHERE REQ'D BY WORK AND AS INDICATED ON DRAWINGS.
28. REMOVE EXISTING, INSTALL NEW INTERIOR TRIM CARPENTRY THROUGHOUT THE UNIT, INCLUDING DOOR OPENINGS, MISC. TRIM, ETC. PREP & PAINT.
29. EXTERIOR PAINTING - PREP AND PAINT ALL NON-PREFINISHED EXTERIOR FINISHES - INCLUDING, BUT NOT LIMITED TO EXTERIOR DOORS, FRAMES, MISCELLANEOUS WOOD TRIM, CONDUITS, ROOFTOP COMPONENTS, ETC.
30. INTERIOR PAINTING - PREP AND PAINT ALL NON-PREFINISHED INTERIOR FINISHES - INCLUDING, BUT NOT LIMITED TO GYPSUM BOARD WALL AND CEILING FINISHES, INTERIOR DOORS, FRAMES, INTERIOR TRIM CARPENTRY, ETC.
31. REMOVE EXISTING EXISTING CLOSET SHELVING, CLOSET RODS, HOOKS, ETC. COMPLETE. INSTALL NEW SHELVING, CLOSET RODS, ETC. REFER TO INTERIOR ELEVATIONS AND TYPICAL DETAILS.
32. REMOVE EXISTING INTERIOR DOORS & FRAMES THROUGHOUT THE UNIT. INSTALL NEW INTERIOR DOORS & FRAMES. MODIFY ROUGH OPENINGS AS REQ'D TO ACCOMMODATE NEW DOORS. REMOVE EXISTING, INSTALL NEW HARDWARE. INSTALL NEW WOOD CASING. PREP & PAINT. REFER TO DOOR SCHEDULE.
33. KITCHEN - REMOVE EXISTING, INSTALL NEW PRE-FINISHED WOOD BASE AND WALL CABINETS, PLASTIC LAMINATE COUNTERTOPS. INSTALL NEW SINK, FAUCET, AND ACCESSORIES. INSTALL NEW APPLIANCES. REFER TO INTERIOR ELEVATIONS.
34. BATHROOM - REMOVE EXISTING, INSTALL NEW PLUMBING FIXTURES [TOILET, VANITY/SINK, TUB & SURROUND]. REMOVE EXISTING TILE WALL FINISHES. REPAIR / RESTORE GYPSUM BOARD FINISHES. REMOVE ALL EXISTING BATHROOM ACCESSORIES. INSTALL NEW BATHROOM ACCESSORIES. REFER TO INTERIOR ELEVATIONS.
35. INSTALL PASSIVE RADON SYSTEM. REFER TO SPECS.
36. PLUMBING SYSTEMS: COORDINATE W/ PLUMBING DRAWINGS.
   - 36.1. CAMERA & AUGER EXISTING SANITARY PIPING / LATERAL TO STREET. REPORT ALL FINDINGS TO ARCHITECT & OWNER.
   - 36.2. REMOVE EXISTING / MODIFY / RECONFIGURE / INSTALL NEW SUPPLY PIPING AS REQ'D BY WORK.
   - 36.3. REMOVE EXISTING / MODIFY / RECONFIGURE / INSTALL NEW SANITARY PIPING AS REQ'D BY WORK.
   - 36.4. REMOVE EXISTING / MODIFY / RECONFIGURE / INSTALL NEW GAS PIPING AS REQ'D BY WORK.
   - 36.5. REMOVE EXISTING WATER HEATER / COMPONENTS. INSTALL NEW TANKLESS GAS FIRED WATER HEATER. CONNECT TO UTILITIES.
   - 36.6. REMOVE EXISTING, INSTALL NEW PLUMBING FIXTURES AND COMPONENTS. CONNECT TO UTILITIES [ALL WITH NEW SHUTOFFS] PER THE PLUMBING DRAWINGS.
37. MECHANICAL SYSTEMS: COORDINATE W/ MECHANICAL DRAWINGS.
   - 37.1. REMOVE EXISTING, INSTALL NEW GAS FIRED HVAC SYSTEM.
   - 37.2. REMOVE EXISTING, INSTALL NEW THERMOSTAT AND ASSOCIATED CONTROL WIRING.
   - 37.3. REPAIR AND REPLACE DUCTWORK AS REQUIRED BY EXISTING CONDITIONS. MODIFY DUCT LAYOUT AS REQ'D BY NEW WORK. COORDINATE ROUTING AND ANY REQ'D HVAC CHASES NECESSARY TO EXECUTE WORK.
   - 37.4. CLEAN ALL EXISTING SUPPLY AND RETURN DUCTWORK.
   - 37.5. REMOVE EXISTING, INSTALL NEW SUPPLY AND RETURN AIR DEVICES [FLOOR / WALL / CEILING AS APPROPRIATE], SIZED TO FIT EXISTING OPENINGS.
   - 37.6. REMOVE EXISTING, INSTALL NEW BATHROOM EXHAUST FAN AND ASSOCIATED DUCTWORK.
   - 37.7. REMOVE EXISTING, INSTALL NEW RANGE EXHAUST HOOD AND ASSOCIATED DUCTWORK.
   - 37.8. REMOVE EXISTING, INSTALL NEW DRYER BOX AND ASSOCIATED EXHAUST DUCTWORK.
38. ELECTRICAL SYSTEMS: COORDINATE W/ ELECTRICAL DRAWINGS.
   - 38.1. EXISTING ELECTRICAL SERVICE TO REMAIN. REMOVE EXISTING, INSTALL NEW LOAD CENTER AND FEEDER [IF REQ'D].
   - 38.2. REMOVE EXISTING, INSTALL NEW RECEPTACLES, SWITCHES, DEVICES, FIXTURES, SMOKE DETECTORS, COVER PLATES, ETC. COMPLETE. UTILIZE EXISTING BRANCH CIRCUITRY AND BOXES WHERE INDICATED. INSTALL / EXTEND / MODIFY EXISTING BRANCH CIRCUITRY AS REQ'D BY WORK.
   - 38.3. REMOVE EXISTING, INSTALL NEW DEVICES [RECEPTACLES, SWITCHES, ETC.] THROUGHOUT THE BUILDING. REMOVE EXISTING, INSTALL NEW COVERPLATES.
   - 38.4. REMOVE EXISTING, INSTALL NEW LIGHT FIXTURES THROUGHOUT THE UNIT.
   - 38.5. REMOVE EXISTING, INSTALL NEW INTERCONNECTED SMOKE DETECTORS AND SMOKE / CARBON MONOXIDE DETECTORS THROUGHOUT THE UNIT.
   - 38.6. REMOVE ALL EXISTING TELEPHONE, DATA, AND/OR CABLE TV OUTLETS, DEVICES, JACKS, AND COVER PLATES THROUGHOUT THE UNIT. TEST CABLING TO DETERMINE FUNCTIONALITY. REMOVE ALL NON-OPERATIONAL CABLING COMPLETE. EXISTING CABLING TO REMAIN WHERE INSTALLED CONCEALED [NOT SURFACE MOUNTED]. INSTALL NEW PHONE / DATA AND CABLE OUTLETS, DEVICES, JACKS, AND COVER PLATES AT ALL EXISTING OPERATIONAL LOCATIONS ONLY.

GENERAL NOTES

1. REMOVE ALL MATERIALS AND FINISHES REQUIRED TO PERFORM SCHEDULED WORK INCLUDING ANY ANCILLARY ITEMS.
2. REMOVE ALL MISCELLANEOUS ITEMS, CONDUITS, WIRES / CABLING FROM THE FACE OF WALLS / FINISHES. THIS INCLUDES CUT AND PATCH OF FINISHES AS REQUIRED TO FACILITATE WORK.
3. REMOVE ABANDONED OR UNUSED SURFACE MOUNTED ITEMS SUCH AS CURTAIN RODS, BRACKETS, HANGERS, ETC.
4. REMOVE ALL SURFACE MOUNTED WIRING, CABLING, ETC. FROM FACE OF INTERIOR OR EXTERIOR WALLS. PULL BACK TO A TERMINATION OR ACTIVE MAIN AS APPROPRIATE. FIELD VERIFY CONDITIONS.
5. SALVAGE ALL ITEMS AS DIRECTED BY OWNER OR AS NOTED IN THE DRAWINGS. COORDINATE ALL REQUIREMENTS FOR REINSTALLATION OF SALVAGED ITEMS. PROVIDE REPLACEMENT PARTS/COMPONENTS TO ALLOW COMPLETE INSTALLATION.
6. PROTECT ALL FINISHES AND MATERIALS SCHEDULED TO REMAIN FROM DAMAGE DURING CONSTRUCTION. REPAIR ANY DAMAGED FINISHES CAUSED BY WORK TO LIKE NEW CONDITION.
7. FIELD CONFIRM THE LOCATIONS OF ALL LOAD-BEARING FRAMING PRIOR TO REMOVALS. PROVIDE ALL NECESSARY SHORING AND BRACING DURING DEMOLITION AND CONSTRUCTION WORK AS REQUIRED. CONTACT ARCHITECT IF CONDITIONS VARY FROM THE INTENT OF THE DRAWINGS.
8. CONTACT ARCHITECT/OWNER IF HAZARDOUS MATERIALS ARE DISCOVERED THAT HAVE NOT BEEN IDENTIFIED.
9. ANY PART OR PARTS OF THE EXISTING BUILDING STRUCTURE (IN PART OR ON WHOLE) THAT SHOWS SIGNS OF ROTTING, VANDALISM, WATER DAMAGE, PEST DAMAGE, OR ANY OTHER DETERIORATION THAT MAY CAUSE THAT PART OR PARTS TO NOT COMPLY WITH ANY EXISTING APPLICABLE GOVERNMENT BUILDING CODES AND STANDARDIZED CONSTRUCTION PRACTICES. SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER IMMEDIATELY UPON DISCOVERY.
10. REMOVE / TERMINATE / CAP / MODIFY / RELOCATE EXISTING UTILITIES AS REQUIRED BY WORK, INCLUDING BUT NOT LIMITED TO PLUMBING SUPPLY/SANITARY PIPING, GAS PIPING, HVAC DUCTWORK, CONTROLS, ELECTRICAL BRANCH CIRCUITRY, ETC. F.V. REQUIREMENTS AND EXISTING ROUTING.
11. COORDINATE ALL EXISTING AND PROPOSED ROUTING OF PLUMBING, HVAC, AND ELECTRICAL WITH PME DRAWINGS, FIELD COORDINATE BETWEEN TRADES. REMOVE & REPAIR / CUT AND PATCH FINISHES AS REQUIRED TO ACCOMPLISH.
12. PROVIDE ALL PREP WORK FOR NEW FINISHES AND PROPOSED WORK.
13. INSTALL FLOOR LEVELER AS REQUIRED BY EXISTING CONDITIONS.
14. REMOVE EXISTING [WHERE EXISTS], INSTALL NEW JOINT SEALANT AT ALL APPLICABLE BUILDING JOINTS AND BETWEEN VARIOUS BUILDING COMPONENTS. SEAL ALL WALL, FLOOR, AND THRU PENETRATION OPENINGS WITH APPROPRIATE JOINT SEALANT TO ELIMINATE GAPS / OPENINGS, PREVENT WATER INTRUSION, AND PREVENT PEST ENTRY.
15. INSTALL SEALANT AT ALL APPLICABLE JOINTS IN BUILDING ENVELOPE. SEAL ALL PENETRATIONS OF ELECTRICAL / MECHANICAL ITEMS, ETC. INTEGRATE SEALANT AND APPLICABLE FLASHING.
16. MATCH EXISTING TRIM PROFILES, DIMENSIONS, ETC. AS APPROPRIATE TO THE WORK.
17. INSTALL WOOD BLOCKING CONCEALED WITHIN FRAMING TO SUPPORT WALL OR CEILING MOUNTED ITEMS, CABINETS, BATHROOM ACCESSORIES, SHELVING, HANGING ROD, WALL / DOOR STOPS, ELECTRICAL DEVICES, BOXES, ETC. CUT AND PATCH GYPSUM BOARD FINISHES AS REQ'D TO INSTALL WITHIN FRAMING CAVITIES.
18. INSTALL SOLID BEARING AT EACH END OF ALL BEAMS, HEADERS, ETC. FIELD VERIFY CONDITIONS OF EXISTING FRAMING WHERE APPLICABLE.
19. PROVIDE PRESSURE TREATED FRAMING AT ALL FRAMING EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE. PROVIDE APPROPRIATE GALVANIZED OR STAINLESS STEEL FASTENERS.
20. INSTALL FIRESTOP BLOCKING AT ALL LOCATIONS REQUIRED BY FRAMING, SOFFITS, ETC. TO ELIMINATE ALL OPEN STUD CAVITIES.

Jonathan Robert Schaaf #14503
Expiration Date 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
921 Mound St.
Springfield, Ohio 45505

Project Number
2025-019

Date
June 20, 2025

Date	Issue
03.25.25	SD Set
06.09.25	Final Review
06.20.25	Bid/Construction Set

Sheet Title
Project Information

Sheet Number
09-G1.1

ROOM FINISH SCHEDULE

#	NAME	FLOOR	BASE	WALLS	CEILING	REMARKS
001	UNFINISHED BASEMENT	EX.	-	W-2	-	-
100	ENTRY	F-1	B-1	W-1	C-1	-
101	CLOSET	F-1	B-1	W-1	C-1	-
102	STORAGE	EX.	B-1	W-1	C-1	-
103	STAIR	F-1	B-1	W-1	C-1	INSTALL NEW VINYL RIS./TR. COVERS
104	LIVING	F-1	B-1	W-1	C-1	-
105	DINING	F-1	B-1	W-1	C-1	-
106	KITCHEN	F-1	B-1	W-1	C-1	-
107	BATH	F-1	B-1	W-1	C-1	-
108	HALL	F-1	B-1	W-1	C-1	-
109	BEDROOM 1	F-1	B-1	W-1	C-1	-
110	CLOSET	F-1	B-1	W-1	C-1	-
111	BEDROOM 2	F-1	B-1	W-1	C-1	-
112	CLOSET	F-1	B-1	W-1	C-1	-
113	BEDROOM 3	F-1	B-1	W-1	C-1	-
114	CLOSET	F-1	B-1	W-1	C-1	-
115	CLOSET	F-1	B-1	W-1	C-1	-
116	MECHANICAL	F-1	B-1	W-1	C-1	-

GENERAL NOTES:
1. CONFIRM ALL FLOOR TRANSITIONS BETWEEN ROOMS, FINISH FLOOR MATERIAL CHANGES, EXISTING FLOOR / SUB-FLOOR CONDITIONS, FLOOR SET FIXTURES AND APPLIANCES, ETC.
2. SKIM, FLOAT, SLOPE FLOOR AS REQUIRED BETWEEN VARIOUS FLOOR LEVELS IF REQ'D. COORDINATE W/ ARCHITECT.
3. PROVIDE ALL PREP WORK FOR PROPOSED FINISHES AS NOTED.
4. PAINT ALL NON-PRE-FINISHED SURFACES - GYPSUM BOARD, PLASTER, INTERIOR TRIM CARPENTRY, DOORS, WOOD COMPONENTS, ETC.
5. FINAL COLORS / FINISHES AS SELECTED BY ARCHITECT / OWNER.

FINISH SPECIFICATIONS

EX. EXISTING FINISH TO REMAIN

FLOORING
F-1 VINYL PLANK FLOORING:
SIX DEGREES, SRP330VC02E19, WOODLAND RADIUS PLANK 12mm 7x48

BASE
B-1 RUBBER BASE:
ROPPE 700 4"x48" TPR COVE BASE, 110 BROWN

WALLS
W-1 PAINTED GYPSUM BOARD/PLASTER
PAINT P-1, UNLESS NOTED OTHERWISE
W-2 PAINTED FOUNDATION WALLS
PAINT W/ WATERPROOFER, UNLESS NOTED OTHERWISE

CEILING
C-1 PAINTED GYPSUM BOARD/PLASTER
PAINT P-2, UNLESS NOTED OTHERWISE

PAINT:
P-1 INTERIOR WALL PAINT
MANUF: SHERWIN WILLIAMS
COLOR: METRO SAND DOLLAR
FINISH: SATIN

P-2 CEILING PAINT
MANUF: SHERWIN WILLIAMS
COLOR: BRIGHT WHITE
FINISH: FLAT

P-3 DOOR / TRIM PAINT
MANUF: SHERWIN WILLIAMS
COLOR: BRILLIANT WHITE
FINISH: SEMI-GLOSS

** COORDINATE ALL SELECTIONS WITH ARCHITECT/OWNER **

BATH ACC'Y SCHEDULE

MARK	DESCRIPTION
T11	18"x36" MIRROR
T12	24"x36" MIRROR
T13	16"x26" MED. CAB. W/ MIRROR
T21	TOILET PAPER DISPENSER
T41	SHOWER CURTAIN ROD
T51	18" TOWEL BAR
T52	24" TOWEL BAR
T53	ROBE HOOK

* REFER TO SPECIFICATIONS FOR DESIGN INTENT / MANUFACTURER.
* REMOVE EXISTING [WHERE THEY EXIST], AND INSTALL NEW TOILET ACCESSORIES AT ALL BATHROOMS / POWDER ROOMS.
* INSTALL BLOCKING AS REQUIRED FOR TOILET ACCESSORIES, CUT / PATCH / REPAIR EXISTING FINISHES TO MATCH ADJACENT IF REQ'D, TYP.

DOOR SCHEDULE

#	SIZE	NEW	EXISTING	SALVAGED	FRAME TYPE	DOOR TYPE	HDWR. SET #	DETAIL	REMARKS	DOOR ACCESS CONTROL
100	3'-0" x 6'-8"	●			F-1	D-1	H-1	E/G1.3	PROVIDE STORM DOOR THIS OPENING	
101	[2] 1'-10" x 6'-8"	●			F-3	D-3	H-4	F/G1.3	-	
102	2'-6" x 6'-8"	●			F-1	D-1	H-1	E/G1.3	-	
103	2'-8" x 6'-8"	●			F-1	D-1	H-1	E/G1.3	PROVIDE STORM DOOR THIS OPENING	
104	3'-0" x 6'-8"	●			F-3	D-2	H-2	F/G1.3		
105	2'-8" x 6'-8"	●			F-3	D-2	H-2	F/G1.3		
107	2'-6" x 6'-8"	●			F-3	D-2	H-3	F/G1.3		
109	2'-8" x 6'-8"	●			F-3	D-2	H-3	F/G1.3		
110	[2] 2'-8" x 6'-8"	●			F-3	D-3	H-4	F/G1.3		
111	2'-8" x 6'-8"	●			F-3	D-2	H-3	F/G1.3		
112	2'-8" x 6'-8"	●			F-3	D-2	H-2	F/G1.3		
113	2'-8" x 6'-8"	●			F-3	D-2	H-3	F/G1.3		
114	[2] 2'-8" x 6'-8"	●			F-3	D-3	H-4	F/G1.3		
115	2'-6" x 6'-8"	●			F-3	D-2	H-2	F/G1.3		
116	2'-8" x 6'-8"	●			F-3	D-4	H-2	F/G1.3		

FRAME TYPES

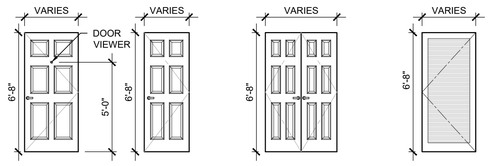
F-1 NEW EXTERIOR WOOD FRAME W/ WEATHERSTRIPPING AND THRESHOLD, NEW BRICKMOLD AT EXTERIOR. WOOD CASING AT INTERIOR. PAINT

F-2 GYPSUM BOARD WRAPPED OPENING. PAINT

F-3 NEW WOOD FRAME W/ CASING [MATCH EX. WALL THICKNESS & CASING PROFILE] PAINT

REMARKS:
1. HARDWARE TO COMPLY WITH LATEST REQUIREMENTS OF OHIO BUILDING CODE, ANSI ACCESSIBILITY REQUIREMENTS, NFPA, NEC AND OTHER APPLICABLE REGULATORY AGENCIES.
2. COORDINATE STYLE, FINISH, AND OPERATION REQUIREMENTS WITH OWNER.
3. COORDINATE KEYING REQUIREMENTS WITH OWNER TO KEY TO EXISTING GRAND MASTER KEY SYSTEM.
4. HARDWARE TO BE LEVER TYPE, 26D FINISH.
5. HARDWARE COMPONENTS AND ACCESSORIES PER HARDWARE SETS. PROVIDE ALL COMPONENTS EXPLICITLY STATED OR NOT TO MEET DESIGN INTENT.
6. PROVIDE [2] HINGE STOPS & WALL PLATE AT ALL DOORS.

DOOR TYPES



HARDWARE TYPES

COORDINATE WITH SPEC'S.
H-1 - ENTRY SET
H-2 - PASSAGE SET
H-3 - PRIVACY SET
H-4 - DOUBLE DOOR

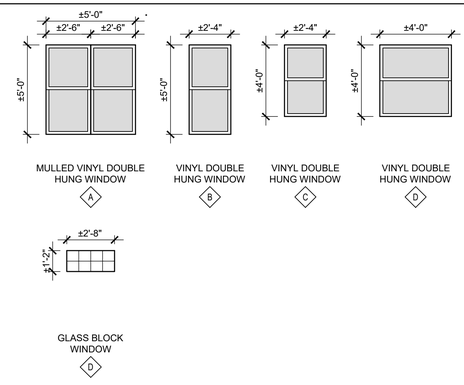
WINDOW SCHEDULE

#	SIZE	NEW	EXIST	SALV.	EERO	TYPE/OPERATION	DETAILS	REMARKS
A	[2]+/- 2'-6" x 5'-0"	●				MULLED D.H.	G/G1.3	-
B	+/- 2'-4" x 5'-0"	●				D.H.	G/G1.3	-
C	+/- 2'-4" x 4'-0"	●				D.H.	G/G1.3	-
D	+/- 4'-0" x 4'-0"	●				D.H.	G/G1.3	-
E	+/- 2'-8" x 1'-2"	●				GLASS BLOCK	-	IN FOUNDATION WALL

LEGEND:
EERO = EMERGENCY ESCAPE AND RESCUE OPENING
T = TEMPERED GLAZING [REFER TO PLANS FOR LOCATIONS]
D.H. = DOUBLE HUNG
EX = EXISTING WINDOW TO REMAIN

GENERAL NOTES:
1. FIELD VERIFY ALL EXISTING OPENING / WINDOW UNIT SIZES PRIOR TO ORDERING WINDOWS. NEW WINDOWS SHALL FIT EXISTING OPENINGS [CUSTOM SIZED] UNLESS SPECIFICALLY NOTED OTHERWISE ON PLANS. DO NOT SIZE WINDOWS TO FIT WITHIN AN EXISTING / ORIGINAL WINDOW FRAME. DO NOT REDUCE "EERO" OPENINGS FROM THE ORIGINAL OPENING DIMENSIONS. COORDINATE ROUGH OPENING REQUIREMENTS WITH MANUFACTURER AS APPLICABLE.
2. MATCH EXISTING WINDOW OPERATION AS APPLICABLE.
3. PROVIDE FRAME EXPANDERS AS APPLICABLE FOR WINDOW INSTALLATION AND AS REQ'D BY EXISTING CONDITIONS, TYP ALL WINDOWS, BY WINDOW MANUFACTURER.
4. INSTALL NEW JAMB MOUNTED MINI-BLINDS AT ALL WINDOWS.
5. PROVIDE TEMPERED GLASS AT ALL LOCATIONS REQUIRED BY RCO: REFER TO BUILDING CODE REVIEW NOTES FOR DETAILS ON LOCATIONS REQUIRING TEMPERED GLAZING.

WINDOW TYPES



STATE OF OHIO
JONATHAN ROBERT SCHAAF 14503
REGISTERED ARCHITECT
Jonathan Robert Schaaf #14503
Expiration Date 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
921 Mound St.
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Project Number
2025-019

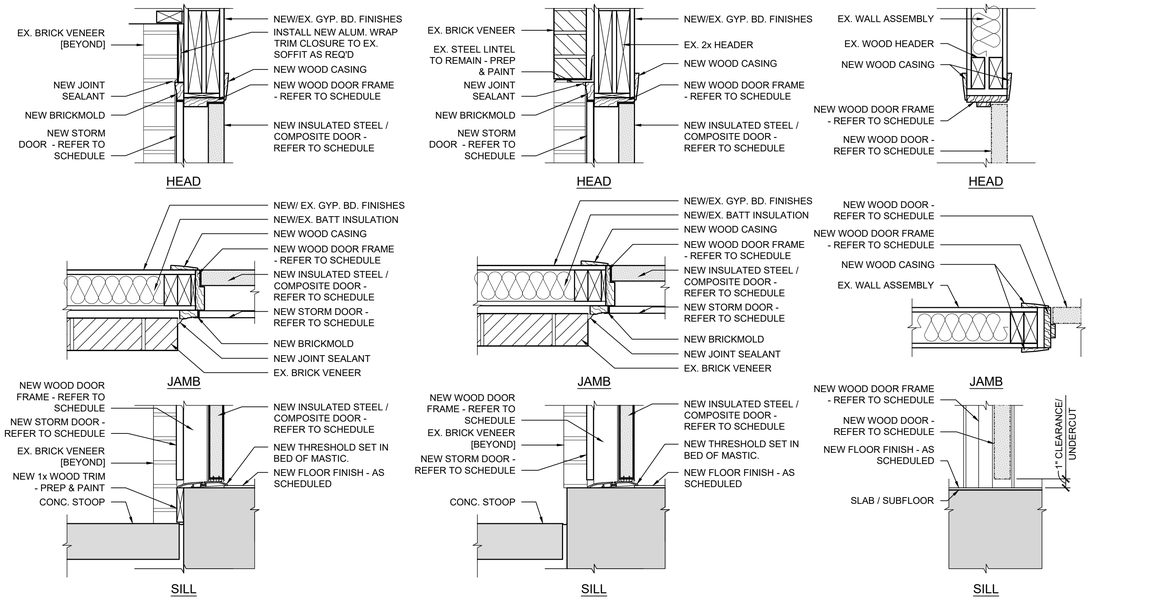
Date
June 20, 2025

Date	Issue
03.25.25	SD Set
06.09.25	Final Review
06.20.25	Bid/Construction Set

Sheet Title
Schedules

Sheet Number
09-G1.2

NOTE: FIELD VERIFY EXISTING WALL THICKNESS & ADJACENT DOOR JAMB DIMENSION TO MATCH , TYP.



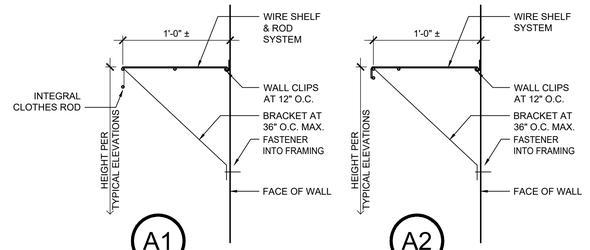
D EXTERIOR DOOR
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"

E EXTERIOR DOOR
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"

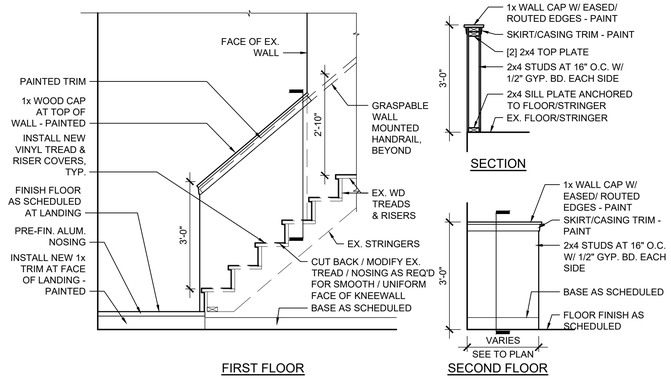
F INTERIOR DOOR
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"

NOT ALL DETAILS ARE APPLICABLE TO THIS SPECIFIC UNIT. COORDINATE FIELD CONDITIONS AS REQUIRED.

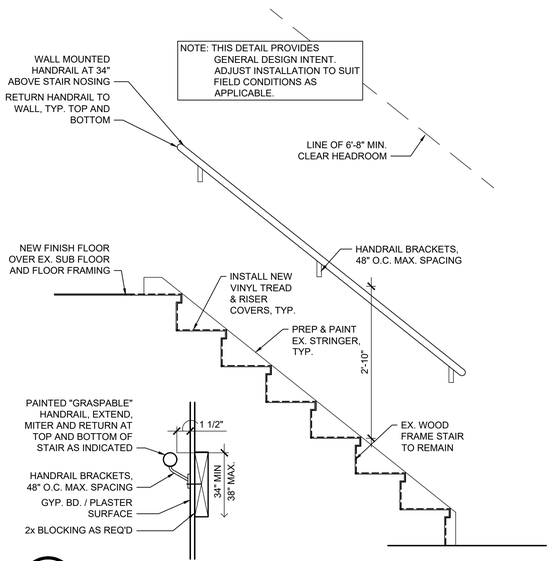
PROVIDE BLOCKING AND/OR WOOD CLEATS AS REQ'D TO SUIT CONDITIONS AND PROVIDE SUPPORT FOR ROD / SHELVING SYSTEM	PROVIDE END CAPS AT ALL EXPOSED WIRE / CUT WIRE AT ENDS OF CLOSET RODS.	PROVIDE WALL BRACKETS AT ENDS OF SHELVING AT WALL, TYP.



TYPICAL SHELVING DETAILS
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"



B TYPICAL UNIT STAIR / HANDRAIL DETAILS AT HALF WALL
SCALE: 1/2" = 1'-0" 0 1 2 4

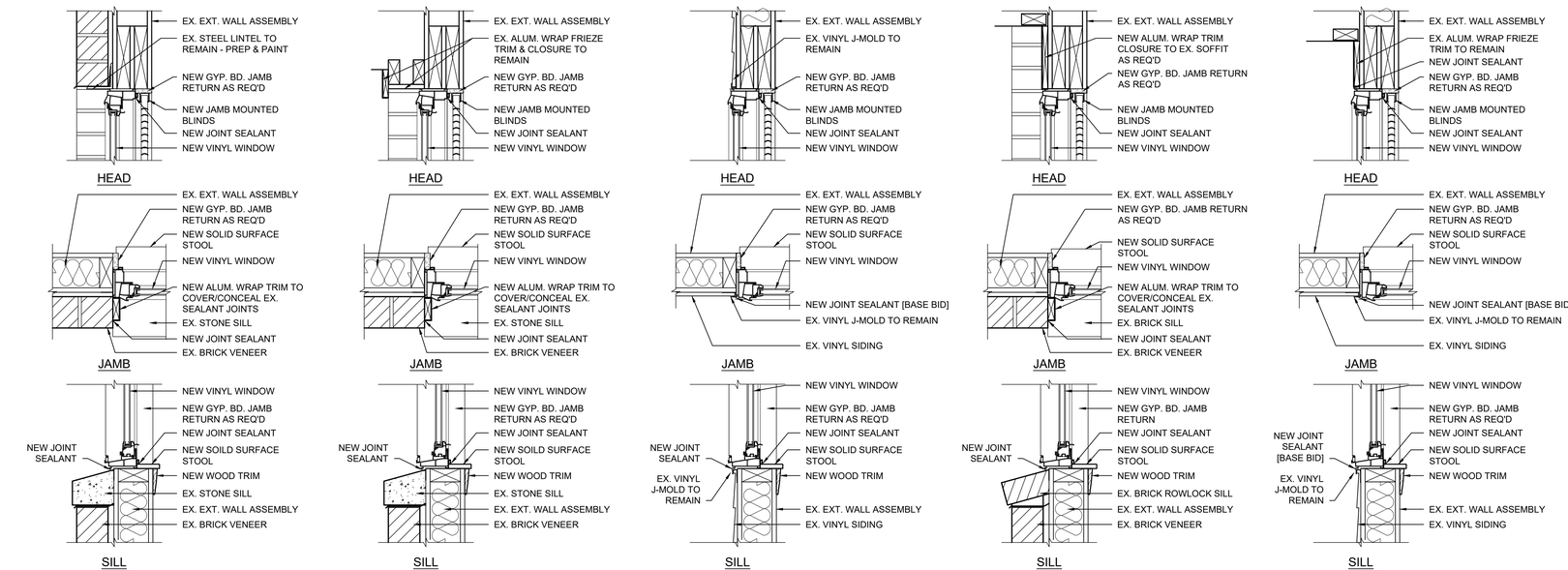


C TYPICAL STAIR / HANDRAIL DETAILS
SCALE: 1/2" = 1'-0" 0 1 2 4

NOTE: VERIFY EXISTING ROUGH OPENING CONDITIONS AS WELL AS THE RELATIONSHIP BETWEEN ROUGH OPENING AND MASONRY OPENING. SIZE WINDOW TO FIT ROUGH OPENING; PROVIDE ALUMINUM OR VINYL EXPANDER MATERIAL TO FIT MASONRY OPENING. COORDINATE WITH ARCHITECT AND PROVIDE MOCK-UP FOR REVIEW

NOTE: FLASH WINDOW & DOOR OPENINGS AS APPLICABLE TO CONDITIONS. INSTALL JOINT SEALANT AGAINST ALL ADJACENT BUILDING JOINTS. PREP & PAINT ALL NON-PREFINISHED TRIM COMPONENTS, TYP.

NOTE: VERIFY ALL CONDITIONS WITH INTENT OF TYPICAL DETAILS. FIELD ADJUST AS REQUIRED. COORDINATE WITH ARCHITECT.



G WINDOW DETAIL
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"

H WINDOW DETAIL
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"

J WINDOW DETAIL
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"

K WINDOW DETAIL
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"

L WINDOW DETAIL
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"

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Sheet Title
Typical Details

Sheet Number
09-G1.3

PASSIVE RADON SYSTEM
GENERAL CONCEPT DESIGN NOTES [CONCRETE SLAB]

[DELEGATED DESIGN BY DESIGN-BUILD CONTRACTOR]

INSTALL A PASSIVE RADON SYSTEM IN CONFORMANCE WITH THE FOLLOWING REQUIREMENTS.

DESIGN AND INSTALLATION OF A COMPLETE PASSIVE RADON SYSTEM SHALL BE COMPLETED BY LICENSED RADON MITIGATION CONTRACTOR VIA DELEGATED DESIGN ON A DESIGN-BUILD BASIS AS PART OF THE GENERAL CONTRACTOR'S CONSTRUCTION CONTRACT FOR THE PROJECT:

1. COMPLY WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE FOR RADON CONTROL METHODS APPENDIX AF; SECTION AF101 THRU AF103.12
2. RADON MITIGATION CONTRACTOR TO CONFIRM CONDITIONS INCLUDING SOIL POROSITY TO DETERMINE FULL REQUIREMENTS FOR THE RADON SYSTEM TO PROVIDE THE PROPER AIR EXTRACTION BELOW SLAB.
3. RADON MITIGATION CONTRACTOR TO CONFIRM SYSTEM EFFECTIVENESS PRIOR TO INSTALLATION OF FINAL INTERIOR FINISHES ARE INSTALLED.
4. MAINTAIN A 4" INCH AGGREGATE BASE UNDER THE SLAB. AGGREGATE SHOULD BE AT LEAST 1/4" AND LESS THAN 2" (#304).
5. A LAYER OF 6-MIL POLYETHYLENE SHALL COVER THE GRAVEL WITH SECTIONS OF SHEETING LAPPED AT LEAST 12 INCHES. CARE SHOULD BE TAKEN TO FIT CLOSELY AROUND ANY PIPE, WIRE OR OTHER PENETRATION OF THE MATERIAL. SEAL ALL PUNCTURES AND TEARS.
6. OPENINGS AROUND ALL PENETRATIONS THROUGH SLABS SHALL BE CAULKED OR OTHERWISE FILLED TO PREVENT AIR LEAKAGE. ACCESS DOORS OR OPENINGS INTO CRAWL SPACES SHOULD BE CLOSED, GASKETED OR OTHERWISE FILLED.
7. SUMP PITS, OPENINGS AROUND BATHTUBS, CONTROL JOINTS, OR OTHER OPENINGS OR CRACKS IN CONCRETE SLABS SHALL BE SEALED WITH POLYURETHANE OR EQUIVALENT SEALANT.
8. A MINIMUM 3" PVC PIPE SHALL BE EMBEDDED INTO THE SUB-SLAB OR SUB MEMBRANE AGGREGATE AND RUN UP THROUGH THE CONDITIONED SPACES OF THE BUILDING, INTO THE ATTIC AND THROUGH THE ROOF.
9. THE EXHAUST SHALL BE A MINIMUM OF 12" ABOVE THE SURFACE OF THE ROOF AND AT LEAST 10' AWAY FROM ANY WINDOW OR OTHER OPENING INTO THE CONDITIONED SPACES OF THE BUILDING THAT IS LESS THAN 2' BELOW THE EXHAUST POINT.
10. CARE SHOULD BE TAKEN WITH PIPE INSTALLATION TO INSURE POSITIVE DRAINAGE BACK INTO THE GROUND AND TO INSURE THAT THE PIPE IS ACCESSIBLE FOR FUTURE FAN INSTALLATION THROUGH AN ATTIC OR OUTSIDE THE HABITABLE SPACE.
11. AN ELECTRIC JUNCTION BOX FOR FUTURE OUTLET SHALL BE INSTALLED IN THE ATTIC WITHIN 6' OF THE PIPE FOR POSSIBLE FUTURE FAN INSTALLATION. ALL VISIBLE PIPE SECTIONS NEED TO BE LABELED.
12. ALL PIPING MATERIALS, ELBOWS, TERMINATIONS, ETC. SHALL BE IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS FOR THE THICKNESS OF PIPING WALLS, ETC.

PASSIVE RADON SYSTEM
GENERAL CONCEPT DESIGN NOTES [CRAWL SPACE]

[DELEGATED DESIGN BY DESIGN-BUILD CONTRACTOR]

INSTALL A PASSIVE RADON SYSTEM IN CONFORMANCE WITH THE FOLLOWING REQUIREMENTS.

DESIGN AND INSTALLATION OF A COMPLETE PASSIVE RADON SYSTEM SHALL BE COMPLETED BY LICENSED RADON MITIGATION CONTRACTOR VIA DELEGATED DESIGN ON A DESIGN-BUILD BASIS AS PART OF THE GENERAL CONTRACTOR'S CONSTRUCTION CONTRACT FOR THE PROJECT:

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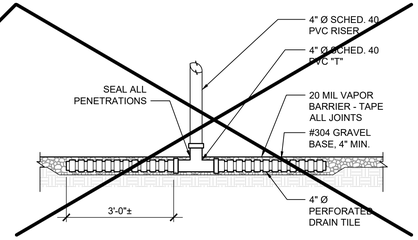
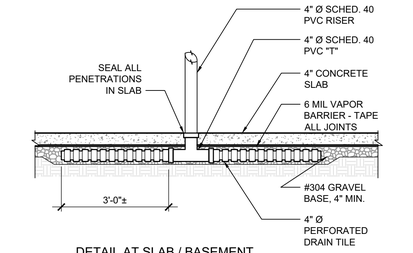
2. RADON MITIGATION CONTRACTOR TO CONFIRM CONDITIONS INCLUDING SOIL POROSITY TO DETERMINE FULL REQUIREMENTS FOR THE RADON SYSTEM TO PROVIDE THE PROPER AIR EXTRACTION.
3. RADON MITIGATION CONTRACTOR TO CONFIRM SYSTEM EFFECTIVENESS PRIOR TO INSTALLATION OF FINAL INTERIOR FINISHES ARE INSTALLED.
4. MAINTAIN A 4" INCH AGGREGATE BASE. AGGREGATE SHOULD BE AT LEAST 1/4" AND LESS THAN 2" (#304).
5. A LAYER OF 20-MIL POLYETHYLENE SHALL COVER THE GRAVEL WITH SECTIONS OF SHEETING LAPPED AT LEAST 12 INCHES. CARE SHOULD BE TAKEN TO FIT CLOSELY AROUND ANY PIPE, WIRE OR OTHER PENETRATION OF THE MATERIAL. SEAL ALL PUNCTURES AND TEARS.
6. ACCESS DOORS OR OPENINGS INTO CRAWL SPACES SHOULD BE CLOSED, GASKETED OR OTHERWISE FILLED.
7. SUMP PITS, OPENINGS AROUND BATHTUBS, CONTROL JOINTS, OR OTHER OPENINGS OR CRACKS IN CONCRETE SLABS SHALL BE SEALED WITH POLYURETHANE OR EQUIVALENT SEALANT.
8. A MINIMUM 3" PVC PIPE SHALL BE EMBEDDED INTO THE SUB MEMBRANE AGGREGATE AND RUN UP THROUGH THE CONDITIONED SPACES OF THE BUILDING, INTO THE ATTIC AND THROUGH THE ROOF.
9. THE EXHAUST SHALL BE A MINIMUM OF 12" ABOVE THE SURFACE OF THE ROOF AND AT NOT LESS THAN 10' AWAY FROM ANY WINDOW OR OTHER OPENING INTO THE CONDITIONED SPACES OF THE BUILDING THAT IS LESS THAN 2' BELOW THE EXHAUST POINT.
10. CARE SHOULD BE TAKEN WITH PIPE INSTALLATION TO INSURE POSITIVE DRAINAGE BACK INTO THE GROUND AND TO INSURE THAT THE PIPE IS ACCESSIBLE FOR FUTURE FAN INSTALLATION THROUGH AN ATTIC OR OUTSIDE THE HABITABLE SPACE.
11. AN ELECTRIC JUNCTION BOX FOR FUTURE OUTLET SHALL BE INSTALLED IN THE ATTIC WITHIN 6' OF THE PIPE FOR POSSIBLE FUTURE FAN INSTALLATION. ALL VISIBLE PIPE SECTIONS NEED TO BE LABELED.
12. ALL PIPING MATERIALS, ELBOWS, TERMINATIONS, ETC. SHALL BE IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS FOR THE THICKNESS OF PIPING WALLS, ETC.



DETAIL AT CRAWL SPACE

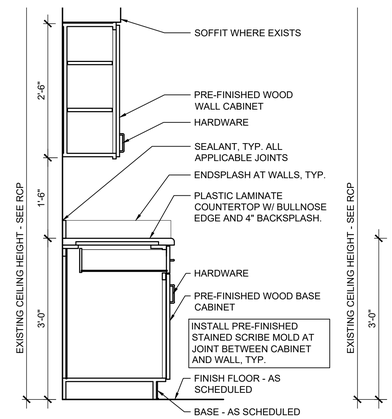


DETAIL AT SLAB / BASEMENT

NOT ALL DETAILS ARE APPLICABLE TO THIS SPECIFIC UNIT. COORDINATE FIELD CONDITIONS AS REQUIRED.

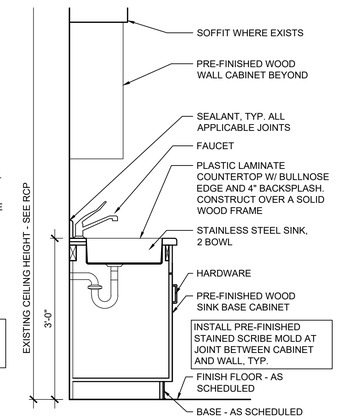
A PASSIVE RADON SYSTEM DETAILS

SCALE: 1/2" = 1'-0" (0 1 2 4)



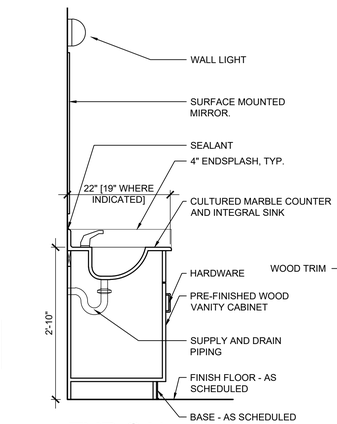
B TYPICAL KITCHEN CABINETS

SCALE: 3/4" = 1'-0" (0" 6" 12" 24")



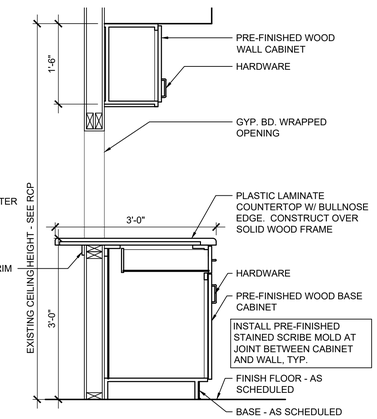
C TYPICAL KITCHEN SINK

SCALE: 3/4" = 1'-0" (0" 6" 12" 24")



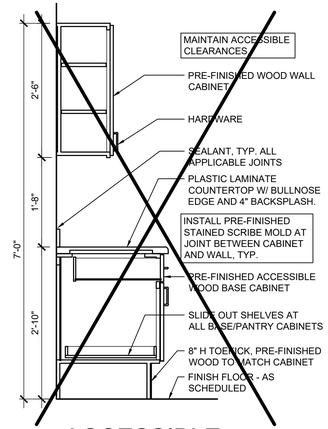
D TYPICAL BATH VANITY

SCALE: 3/4" = 1'-0" (0" 6" 12" 24")



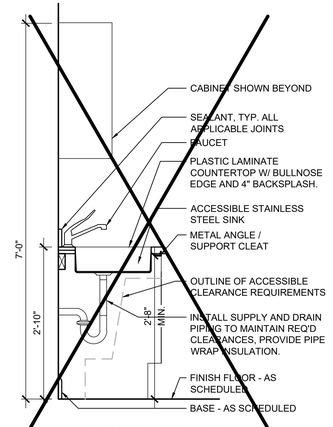
E TYPICAL KITCHEN PASS THRU

SCALE: 3/4" = 1'-0" (0" 6" 12" 24")



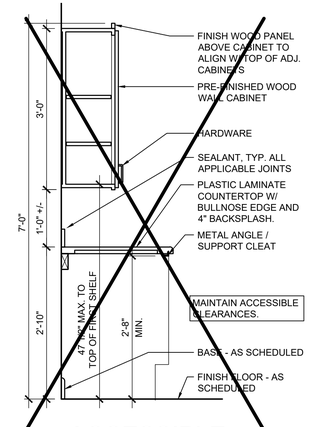
F ACCESSIBLE KITCHEN CABINETS

SCALE: 3/4" = 1'-0" (0" 6" 12" 24")



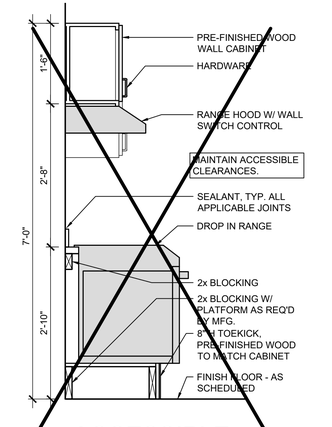
G ACCESSIBLE KITCHEN SINK

SCALE: 3/4" = 1'-0" (0" 6" 12" 24")



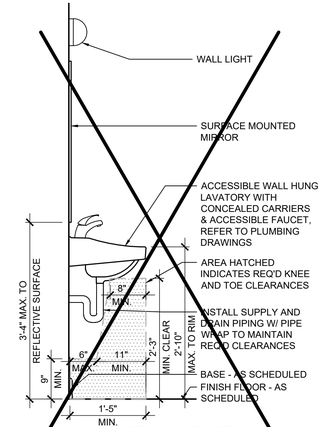
H ACCESSIBLE WORK STATION

SCALE: 3/4" = 1'-0" (0" 6" 12" 24")



J ACCESSIBLE DROP-IN RANGE

SCALE: 3/4" = 1'-0" (0" 6" 12" 24")



K ACCESSIBLE BATH LAVATORY

SCALE: 3/4" = 1'-0" (0" 6" 12" 24")

STATE OF OHIO
JONATHAN ROBERT SCHAAF 14503
REGISTERED ARCHITECT

Jonathan Robert Schaaf #14503
Expiration Date 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
921 Mound St.
Springfield, Ohio 45505

Project Number
2025-019

Date
June 20, 2025

Date	Issue
03.25.25	SD Set
06.09.25	Final Review
06.20.25	Bid/Construction Set

Sheet Title
Typical Details

Sheet Number
09-G1.4

DIVISION 1 - GENERAL PROJECT REQUIREMENTS

SECTION 01 00 00 GENERAL REQUIREMENTS

1.1. TRASH / DEBRIS:
- 1.1.1. CONTRACTOR SHALL PROVIDE ALL REQUIRED TRASH DUMPSTERS, HAULING, ETC. AS REQ'D FOR THE PROJECT. LOCATE IN A LOCATION APPROVED BY OWNER.
- 1.1.2. THE JOB SITE IS TO BE KEPT CLEAN DURING CONSTRUCTION. CONTRACTOR SHALL PERIODICALLY AND PROMPTLY REMOVE ALL DEBRIS FROM SITE AT THEIR EXPENSE IN A LEGAL MANNER. INCLUSIVE OF ALL BOXES, CRATES, OR TRASH OF INSTALLED ITEMS, INCLUDING DISPLAY FIXTURES AND HARDWARE SUPPLIED BY THE CONTRACTOR OR OTHERS.
- 1.1.3. FINAL CLEANING: PROVIDE FINAL CLEANING PRIOR TO FINAL INSPECTION.

1.2. CONSTRUCTION SAFETY:
- 1.2.1. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SAFETY; COMPLIANCE TO BE IN ACCORDANCE WITH ALL STATE, FEDERAL, AND O.S.H.A. REGULATIONS. ARCHITECT AND CONTRACTORS ARE NOT RESPONSIBLE FOR ANY DAMAGES RESULTING FROM THE NEGLECT OF TIMELY AND RESPONSIBLE MAINTENANCE OF THE PROJECT BY THE OWNER AFTER PROJECT COMPLETION.
- 1.2.2. ALL FIRE EXITS ARE TO REMAIN CLEAR AND OPEN DURING ALL PHASES OF CONSTRUCTION IF APPLICABLE.
- 1.2.3. TEMPORARY PROTECTION / BARRICADES: ERECT ALL NECESSARY TEMPORARY PROTECTION AND BARRICADES TO ALLOW CONTINUED USE OF THE FACILITY. COORDINATE WITH OWNER AS NECESSARY.
- 1.2.4. FIRE PREVENTION: PROVIDE FIRE EXTINGUISHERS AT THE JOBSITE.
  - 1.2.4.1. PROVIDE FIRE WATCH FOR ALL HOT WORK ACTIVITIES INCLUDING CUTTING, WELDING, AND OTHER CONSTRUCTION OPERATIONS THAT ARE CAPABLE OF STARTING FIRES.

1.3. PRODUCTS:
- 1.3.1. INSTALL ALL MATERIALS, APPLIANCES, ETC. ACCORDING TO MANUFACTURERS SPECIFICATIONS, RECOMMENDATIONS, AND INSTRUCTIONS, WHETHER A COMPLETE SYSTEM OR A COMPONENT PART OF A COMPLETE CONSTRUCTION SYSTEM.
- 1.3.2. COORDINATE ALL FINAL FINISHES AND SELECTIONS WITH THE PROJECT TEAM. COORDINATE ALL REQUIREMENTS OF FINISH SELECTIONS, AND CORRELATION BETWEEN FINISHES, TRIM COMPONENTS, ETC. PROVIDE MOCKUPS OF WORK/FINISHES AS APPLICABLE TO ENSURE CONFORMANCE WITH THE DESIGN INTENT.
- 1.3.3. ALL WORK, FINISHES, FIXTURES, AND ACCESSORIES SHALL BE IN FULL COMPLIANCE WITH ADAA/ANSI REQUIREMENTS AS APPLICABLE TO ACCESSIBLE UNITS. ENSURE THAT ALL MATERIALS AND ACCESSORIES ARE PROVIDED TO ENSURE COMPLIANCE.
- 1.3.4. ITEMS MAY BE REFERRED TO AS SINGULAR, OR PLURAL ON THE DRAWINGS AND SPECIFICATIONS CONTRACTOR IS RESPONSIBLE FOR DETERMINING QUANTITY OF EACH ITEM REQUIRED.

1.4. PERMITS:
- 1.4.1. CONFORM TO THE 2019 RESIDENTIAL CODE OF OHIO, AND ALL OTHER LOCAL GOVERNING CODES AND ORDINANCES HAVING THE AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK, AND SHALL BE COMPLETED TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY EACH RESPECTIVE TRADE. CONTRACTOR SHALL PAY FOR ALL REQUIRED PERMITS. WORK SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS ARE OBTAINED.
- 1.4.2. VERIFY ALL PERMITS HAVE BEEN APPROVED BY APPROPRIATE AGENCIES PRIOR TO START OF CONSTRUCTION. NO CONSTRUCTION OR FABRICATION OF ANY ITEMS SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND ANY DOCUMENTATION FROM ALL OF THE PERMITTING AND REGULATORY AUTHORITIES. FAILURE OF THE CONTRACTOR TO FOLLOW THIS PROCEDURE SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATION OF THE WORK MANDATED BY AN REGULATORY AUTHORITY.
- 1.4.3. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ADDITIONAL CONSTRUCTION COST RESULTING FROM WORK STARTED PRIOR TO OBTAINING ALL GOVERNING AGENCIES APPROVALS.
- 1.4.4. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AS HOLDER OF PERMITS TO NOTIFY THE BUILDING OFFICIAL WHEN WORK IS READY FOR INSPECTION. REQUESTS SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF GOVERNING JURISDICTION. INSPECTORS SHALL HAVE COMPLETE ACCESS TO ALL WORK. RECORDS OF INSPECTIONS SHALL BE MAINTAINED ON THE JOB SITE IN ACCORDANCE WITH REQUIREMENTS AND FORMAT OF GOVERNING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES REQUIRED BY INSPECTIONS, EXCEPT FOR INSPECTIONS MADE BY OWNER OR IT'S AGENTS.
  - 1.4.4.1. MAINTAIN A COPY OF APPROVED PERMIT DRAWINGS ON-SITE FOR INSPECTION PURPOSES. COORDINATE WITH BUILDING DEPARTMENT.

1.5. COORDINATION:
- 1.5.1. COORDINATE BETWEEN SUB-CONTRACTORS, SUPPLIERS, AND VENDORS BASED ON THE ENTIRE SET OF DOCUMENTS. NO ADDITIONAL COMPENSATION WILL BE DUE TO A CONTRACTOR FOR ISSUES RESULTING FROM THE USE OF AN INCOMPLETE SET OF CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING OF INCONSISTENCIES OR DISCREPANCIES BETWEEN CONTRACT DOCUMENTS, DRAWINGS, SPECIFICATIONS, ETC.
- 1.5.2. COORDINATION AMONG ALL TRADES IS MANDATORY. ANY COST CHANGES RESULTING FROM THE LACK OF COORDINATION, SHALL BE BORNE BY THE CONTRACTOR CREATING THE CONFLICT.
- 1.5.3. PROVIDE A FULL SET OF CONSTRUCTION DOCUMENTS TO ALL SUBCONTRACTORS. ALL CROSS-REFERENCING SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- 1.5.4. THE ABBREVIATION N.I.C. INDICATES WORK AND / OR MATERIALS NOT IN THE CONTRACT OF THE GENERAL CONTRACTOR. THIS SHALL NOT RELIEVE THE G.C. OF THE RESPONSIBILITY OF COORDINATION.

DIVISION 2 - EXISTING CONDITIONS

SECTION 02 41 19 EXISTING CONDITIONS / SELECTIVE DEMOLITION

1.1. VERIFICATION OF EXISTING CONDITIONS / ACCEPTANCE OF CONDITIONS
- 1.1.1. DO NOT SCALE DRAWINGS.
- 1.1.2. CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND INFORMATION IN THESE DRAWINGS GOVERNING THEIR SCOPE OF THE WORK.
- 1.1.3. ALL ERRORS, OMISSIONS, AND INCONSISTENCIES IN THESE DRAWINGS WHICH ARE DISCOVERED ARE TO BE REPORTED IN WRITING TO THE ARCHITECT IMMEDIATELY, BEFORE PROCEEDING WITH THE WORK. ANY SITE OR JOB CONDITIONS (INCLUDING ADVERSE SOIL BEARING CONDITIONS) THAT ARISE AND CAUSE THE CONTRACTOR TO VARY FROM THE CONTRACT DOCUMENTS SHALL BE ANALYZED BY AND ARE THE RESPONSIBILITY OF THE CONTRACTOR IF THEY ARE NOT REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH WORK.
- 1.1.4. FULLY EXAMINE AND BECOME FAMILIAR WITH THE SITE BEFORE COMMENCING THE WORK. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AS WELL AS VERIFY THE CONDITIONS AND NATURE OF THE CONSTRUCTION, MATERIALS, AND AVAILABLE UTILITIES AND STRUCTURAL ELEMENTS AND TO NOTIFY THE ARCHITECT IN WRITING OF ANY AND ALL DISCREPANCIES BETWEEN THE SAID EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS.
- 1.1.5. IT SHALL BE THE JOINT RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS AND SUPPLIERS OF MATERIALS TO SECURE ALL NECESSARY ADAPTATIONS THE SAME AS REQUIRED FOR THEIR RESPECTIVE WORK PRIOR TO ORDERING, FABRICATION, OR INSTALLATION OF ANY MATERIALS, EQUIPMENT, OR COMPONENTS WHICH ARE TO BE INTEGRATED INTO THE WORK OF THIS PROJECT.
- 1.1.6. CONTACT CLIENT, OR THE ARCHITECT OF RECORD, REGARDING ALL QUESTIONS OR DISCREPANCIES. COMMUNICATION WITH THE ARCHITECT'S CONSULTANTS, OR REGULATORY AGENCIES SHALL NOT BE CONSIDERED VALID AND ANY CHANGES IN WORK, ADDITIONAL COSTS, APPROVALS, OR NON APPROVALS DUE TO SUCH COMMUNICATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY. SHOULD ADDITIONAL ENGINEERING OR INVESTIGATIVE WORK BE REQUIRED DUE TO SITE OR ENVIRONMENTAL CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY. ENGINEERING SERVICES REQUIRED FOR CHANGES OR MODIFICATIONS IN THESE DOCUMENTS SHALL BE SECURED BY OWNER
- 1.1.7. ANY PART OR PARTS OF THE EXISTING BUILDING STRUCTURE (IN PART OR IN WHOLE) THAT SHOWS SIGNS OF ROTTING, VANDALISM, WATER DAMAGE, PEST DAMAGE, OR ANY OTHER DETERIORATION THAT MAY CAUSE THAT PART OR PARTS TO NOT COMPLY WITH ANY EXISTING APPLICABLE GOVERNMENT BUILDING CODES AND STANDARDIZED CONSTRUCTION PRACTICES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER IMMEDIATELY UPON DISCOVERY.
- 1.1.8. DRAWINGS MAY INDICATE TYPICAL CONDITIONS WHICH MAY VARY FROM UNIT TO UNIT. CONTRACTOR SHALL CONFIRM ALL EXISTING CONDITIONS.
- 1.1.9. WHERE NEW CONSTRUCTION IS TO BE SUSPENDED FROM THE EXISTING STRUCTURE, THE GENERAL CONTRACTOR SHALL VERIFY THAT THE EXISTING STRUCTURE HAS THE CAPACITY TO SUPPORT SUCH NEW ASSEMBLIES.

1.2. PROTECTION / CUTTING AND PATCHING:
- 1.2.1. PROTECT EXISTING CONSTRUCTION AND RESTORE ALL FINISH SURFACES TO THEIR ORIGINAL CONDITION WHERE DAMAGED.
- 1.2.2. PROVIDE ALL FLOOR LEVELING, PATCHING, AND REMEDIAL REPAIRS AS REQUIRED BY THE SCOPE OF WORK. REPAIRS INCLUDE, BUT ARE NOT LIMITED TO, WORK REQUIRED TO PROVIDE A SMOOTH AND EVEN TRANSITION BETWEEN NEW AND EXISTING SPACES AND TO PREPARE EXISTING SURFACES FOR NEW FINISHES.
- 1.2.3. FIT WORK TIGHT TO ADJACENT ELEMENTS. MAINTAIN INTEGRITY OF WALL, CEILING, AND/OR FLOOR CONSTRUCTION, COMPLETELY SEAL VOIDS.
- 1.2.4. REFINISH SURFACES TO MATCH ADJACENT FINISHES, UNLESS NOTED OTHERWISE.
- 1.2.5. PROVIDE AND INSTALL ANY AND ALL ACCESS PANELS AS REQUIRED.
- 1.2.6. PROVIDE AND / OR MAINTAIN FIRE RATED ASSEMBLIES WHERE SHOWN, OR AS REQUIRED.

1.3. SALVAGED ITEMS: AS DIRECTED BY OWNER.

SECTION 02 50 00 HAZARDOUS MATERIALS/ENVIRONMENTAL ASSESSMENT / ABATEMENT

1.1. HAZARDOUS MATERIALS MAY EXIST ON THIS PROJECT. IF ANY WORK PERSON ENCOUNTERS ANY MATERIAL WHICH THEY SUSPECT MAY BE HAZARDOUS OR TOXIC, THEY SHALL IMMEDIATELY ADVISE THE OWNER. THE CONTRACTOR SHALL TAKE IMMEDIATE AND APPROPRIATE ACTION TO PROTECT THE BUILDING USERS AND WORKERS IN ACCORDANCE W/ FEDERAL, STATE, AND LOCAL LAWS, CODES AND REGULATIONS. THE ARCHITECT AND ARCHITECT'S CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL OR DISPOSAL OF OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECTS SITE, INCLUDING BUT NOT LIMITED TO ASBESTOS, ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB) OR OTHER TOXIC SUBSTANCES.
- 1.1.1. THE CONTRACTOR IS HEREBY ADVISED THAT RDA GROUP ARCHITECTS, LLC. IS NOT A DESIGN PROFESSIONAL IN THE DETERMINATION OF THE PRESENCE OF HAZARDOUS MATERIALS, NOR IS RDA A DESIGN PROFESSIONAL INVOLVED IN MAKING RECOMMENDATIONS REGARDING THE TESTING, REMOVAL, ENCAPSULATION OR OTHER CORRECTIVE MEASURES PERTAINING TO HAZARDOUS MATERIALS.
- 1.1.2. IF THE WORK WHICH IS TO BE PERFORMED UNDER THE CONTRACT INTERFACES IN ANY WAY W/ THE EXISTING COMPONENTS WHICH CONTAIN HAZARDOUS MATERIALS, IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT THE OWNER'S ENVIRONMENTAL CONSULTANT REGARDING THE PROPER MEANS & METHODS TO BE UTILIZED IN DEALING W/ HAZARDOUS MATERIALS.
- 1.1.3. BY EXECUTION OF THE CONTRACT FOR CONSTRUCTION, THE CONTRACTOR HEREBY AGREES TO BRING NO CLAIM FOR NEGLIGENCE, BREACH OF CONTRACT, INDEMNITY OR OTHERWISE AGAINST THE ARCHITECT, HIS PRINCIPLES, EMPLOYEES, AGENTS OR CONSULTANTS IF SUCH A CLAIM IN ANY WAY WOULD INVOLVE THE INVESTIGATION OF OR REMEDIAL WORK RELATED TO HAZARDOUS MATERIALS IN THE PROJECT.
- 1.1.4. BY EXECUTION OF THE CONTRACT FOR CONSTRUCTION, THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD THE ARCHITECT, HIS PRINCIPLES, EMPLOYEES, AGENTS OR CONSULTANTS HARMLESS FROM ANY SUCH ASBESTOS OR OTHER HAZARDOUS MATERIALS RELATED CLAIMS THAT MAY BE BROUGHT BY THE CONTRACTOR'S SUBCONTRACTORS, SUPPLIERS OR OTHER THIRD PARTIES WHO MAY BE ACTING UNDER THE DIRECTION OF THE CONTRACTOR PURSUANT TO THIS PROJECT.

1.2. LEAD BASED PAINT: CONTRACTOR TO FOLLOW ALL APPLICABLE EPA REQUIREMENTS RELATED TO LEAD BASED PAINT FOR RENOVATION, REPAIR, AND PAINTING. MAINTAIN ALL REQUIRED CERTIFICATIONS.

1.3. REFER TO APPLICABLE ENVIRONMENTAL REPORTS AS PREPARED BY MACPARAN CONSULTING. PROVIDE ALL ABATEMENT & REMEDIATION REQUIRED FOR PROJECT EXECUTION IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS.

DIMENSIONING CONVENTIONS / STANDARDS

- ALL EXTERIOR DIMENSIONS ARE FACE OF SHEATHING AT EXTERIOR SIDE AND FACE OF STUD AT INTERIOR SIDE.
- ALL INTERIOR DIMENSIONS ARE FACE OF STUD.
- ALL FOUNDATION DIMENSIONS ARE FACE OF CONCRETE/FOUNDATION.
- ALL DIMENSIONS TO EXISTING SURFACES ARE TO EXISTING FINISH SURFACE.
- DO NOT SCALE DRAWINGS.
- REFER TO DRAWING NOTES FOR ANY SPECIAL NOTES THAT GOVERN LAYOUT.
- FIELD VERIFY ALL EXISTING DIMENSIONS.

STRUCTURAL NOTES:

1. DESIGN UNIFORM LOADS:
   SOIL BEARING CAPACITY: 1,500 PSF - ASSUMED
   FLOOR LIVE LOAD: 40 PSF - RESIDENTIAL AREAS
   ROOF LIVE LOAD: 20 PSF
   GROUND SNOW LOAD: 20 PSF
   ICE ON SNOW: 5 PSF
   SNOW EXPOSURE FACTOR: 0.7
   SNOW LOAD IMPORTANCE FACTOR: 1.0
   THERMAL FACTOR: 1.0

   GUARDRAILS: 200 PLF, SINGLE CONCENTRATED LOAD ALONG TOP

   WIND LOAD:
   ULTIMATE DESIGN WIND SPEED: 115 MPH, 3 SEC. GUST
   EXPOSURE: C
   WIND IMPORTANCE FACTOR: 1.0
   BUILDING CATEGORY: II
   INTERNAL PRESSURE COEFFICIENT: +/- 0.18

   FLOOD DESIGN:
   SITE IS NOT LOCATED IN FLOOD PRONE AREA, PER CORP. OF ENGINEERS.

   SPECIAL LOADS: REFER TO PLANS AS APPLICABLE.

DEFLECTION LIMITATION CRITERIA

INTERIOR PARTITIONS	H/180
FLOOR JOISTS/BEAMS	L/360
OTHER STRUCTURAL COMPONENTS	L/240
EXTERIOR WALL W/ PLASTER/STUCCO	L/360
EXTERIOR WALLS W/ BRITTLE FINISH	H/240
EXTERIOR WALL W/ FLEXIBLE FINISH [H/180 PREVAILS DUE TO INTERIOR GYPSUM BOARD]	H/180
LINTELS SUPPORTING MASONRY VENEER	L/600

ABBREVIATIONS

°	DEGREES
±	PLUS OR MINUS
≠	NOT EQUAL
Ø	DIAMETER
∠	ANGLE
℄	CENTERLINE
ℙ	PROPERTY LINE
ABV	ABOVE
ADA	ACCESSIBLE / HANDICAP ACCESSIBLY / ACCESSIBILITY - ANSI ICC-117.1-2009
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
APPROX	APPOXIMATE
ATC	ACOUSTIC TILE CEILING
BET/BETWN.	BETWEEN
BLKG	BLOCKING
BRG	BEARING
BSMT	BASEMENT
BTM	BOTTOM
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CPT	CARPET
CT	CERAMIC TILE
DEMO	DEMOLISH / DEMOLITION
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DIV	DIVISION
DP	DEEP
DS	DOWNSPOUT
DTL	DETAIL
DW	DISHWASHER
DWG	DRAWING
EA	EACH
EERO	EMERGENCY ESCAPE & RESCUE OPENING
EIFS	EXTERIOR INSULATION FINISH SYSTEM
EJ	EXPANSION JOINT
ELEC	ELECTRIC / ELECTRICAL
ELEV	ELEVATION / ELEVATOR
EQ	EQUAL
EQUIP	EQUIPMENT
EX	EXISTING
EXP	EXPANSION
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FLOOR
FIN	FINISH / FINISHED
FRT	FIRE RETARDANT TREATED
FSE	FOOD SERVICE EQUIPMENT
FTG	FOOTING
FV	FIELD VERIFY
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GYP	GYPSUM
GYP BD	GYPSUM BOARD
HB	HOSE BIBB
HM	HOLLOW METAL
HOR	HORIZONTAL
HT	HEIGHT
HVAC	HEATING, VENTILATION, AIR CONDITIONING
INT	INTERIOR
JB	JUNCTION BOX
LL	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LTL	LINTEL
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MS	METAL STUD
MTD	MOUNTED
MTL	METAL
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OBS	OBSCURE GLAZING
OH	OVERHEAD
OPG	OPENING
OPP	OPPOSITE
PEMB	PRE-ENGINEERED METAL BUILDING
PL	PLATE / PROPERTY LINE
PTD	PAINTED
QT	QUARRY TILE
QTY	QUANTITY
R / RAD	RADIUS
RA	RETURN AIR
RB	RUBBER BASE
RD	ROOF DRAIN
REF	REFRIGERATOR
REINF	REINFORCE
REQ'D	REQUIRED
REQ'MT	REQUIREMENT[S]
REV	REVISION
RO	ROUGH OPENING
R/W	RIGHT OF WAY
SALV	SALVAGED
SF	SQUARE FEET
SIM	SIMILAR
SM	SHEET METAL
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
T	TEMPERED
TBD	TO BE DETERMINED
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
T.O.	TOP OF
TR	TREATED
TYP	TYPICAL
UFAS	UNIFORM FEDERAL ACCESSIBILITY STANDARD
UNO	UNLESS NOTED OTHERWISE
UL	UNDERWRITER'S LABORATORY
VB	VAPOR BARRIER
VERT	VERTICAL
W/	WITH
W/O	WITHOUT
WD	WOOD
W.P.	WORK POINT
WRB	WEATHER RESISTIVE BARRIER
WWF	WELDED WIRE FABRIC

WALL / SYMBOL LEGEND

- EXISTING WALLS/FINISHES TO BE REMOVED
- EXISTING WALL TO REMAIN
- NEW WOOD FRAME WALL
- # — DEMOLITION KEY NOTE
- # — NEW CONSTRUCTION KEY NOTE
- # — REFLECTED CEILING KEY NOTE
- # — WINDOW TYPE KEY
- EX — EXISTING WINDOW TO REMAIN
- 101 — DOOR TYPE KEY
- W-00 — WALL TYPE KEY

ROOM NAME
101 — ROOM TAG

- A / A2.0 — SECTION TAG
- N / W A-1 E / S — ELEVATION TAG
- FD — FLOOR DRAIN
- SD — SMOKE ALARM - 120V W/ BATTERY BACKUP
- CO — CARBON MONOXIDE ALARM- 120V W/ BATTERY BACKUP
- C/S — CARBON MONOXIDE / SMOKE ALARM - 120V W/ BATTERY BACKUP
- EXHAUST FAN - VENT DIRECT TO EXTERIOR
- L.C. — ELECTRIC LOAD CENTER
- (M) — ELECTRIC METER
- HB — HOSE BIBB

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REGISTERED ARCHITECT

Jonathan Robert Schaaf #14503
Expiration Date 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
921 Mound St.
Springfield, Ohio 45505

Project Number
2025-019

Date
June 20, 2025

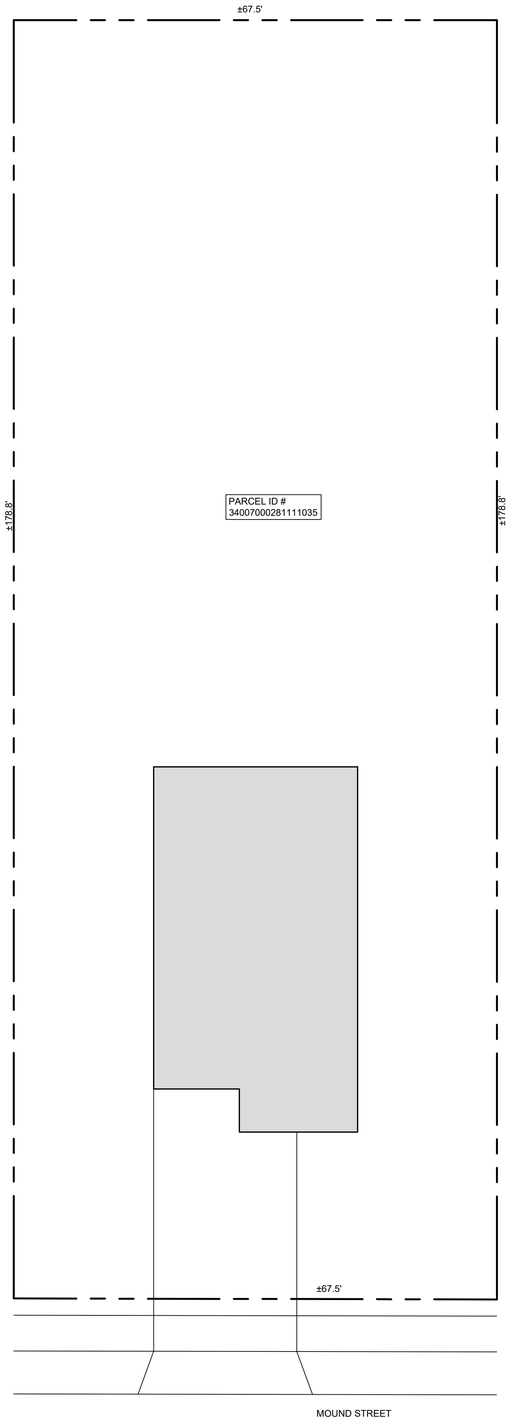
Date	Issue
03.25.25	SD Set
06.09.25	Final Review
06.20.25	Bid/Construction Set

Sheet Title
General Project Notes

Sheet Number
09-G1.5

B EXTERIOR REFERENCE PHOTOS

SCALE: N.T.S.



A ARCHITECTURAL SITE PLAN

SCALE: 1" = 10'-0"

0 5 10 20

N

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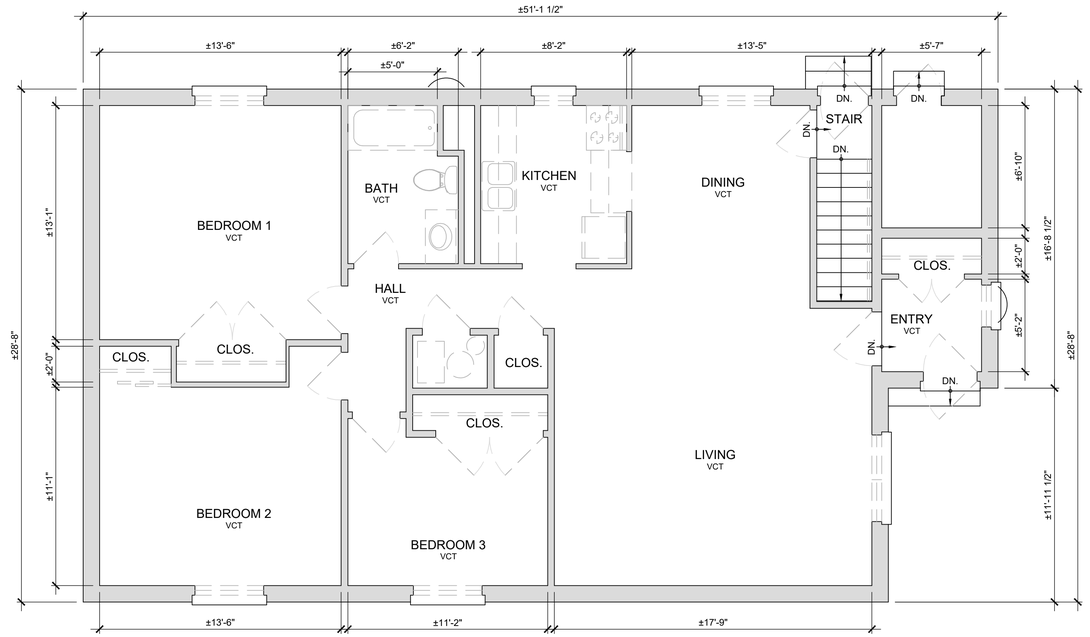
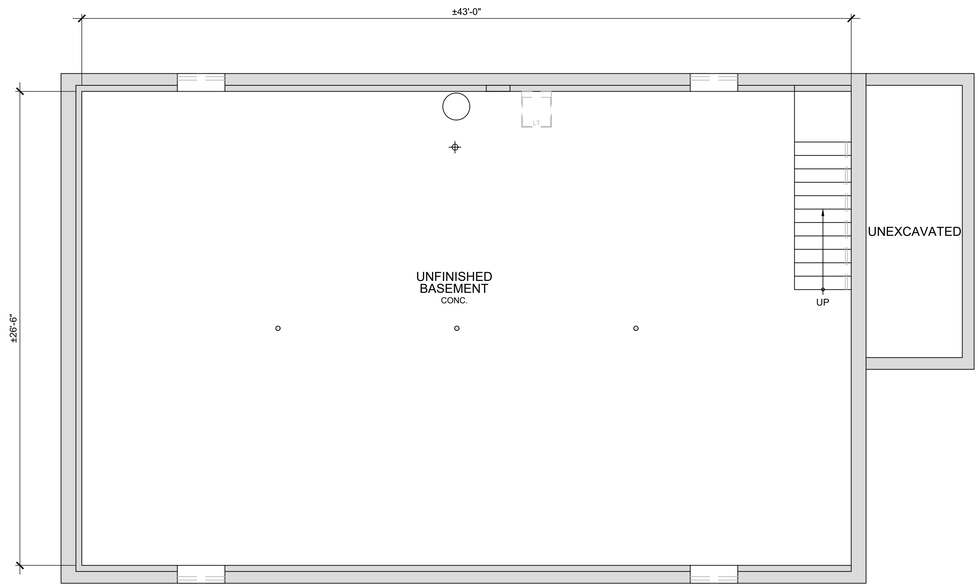
Sheet Title
Architectural Site Plan
Exterior Reference Photos

Sheet Number
09-C1.1



B FIRST FLOOR
EXIST / DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



A BASEMENT
EXIST / DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

COORDINATE WITH PROJECT WORK SCOPE ON SHEET G1.1 AS APPLICABLE.

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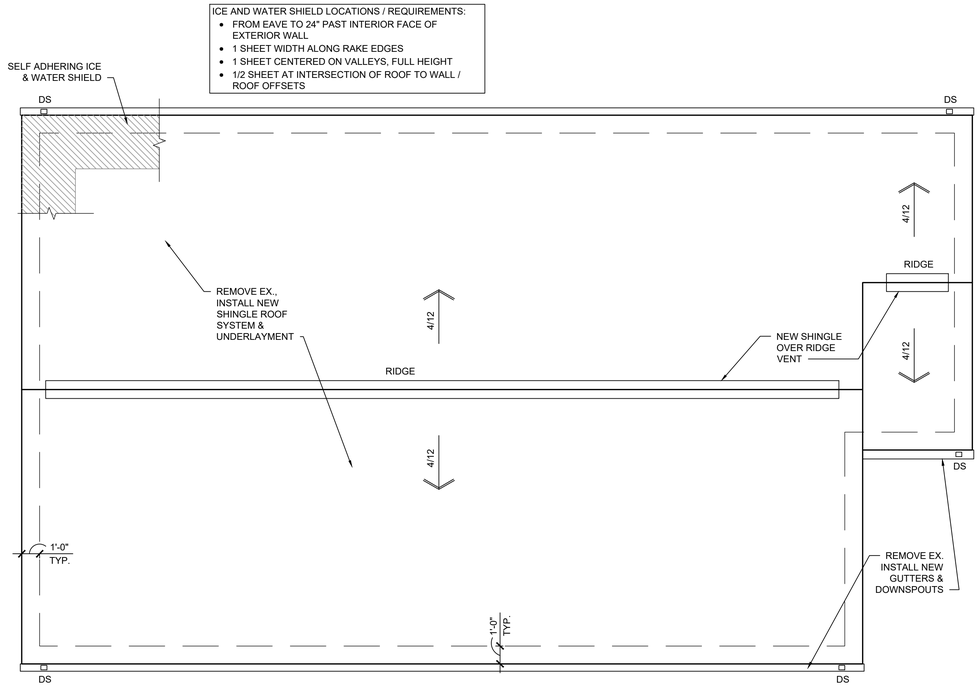
Sheet Title
Existing / Demolition Floor Plans

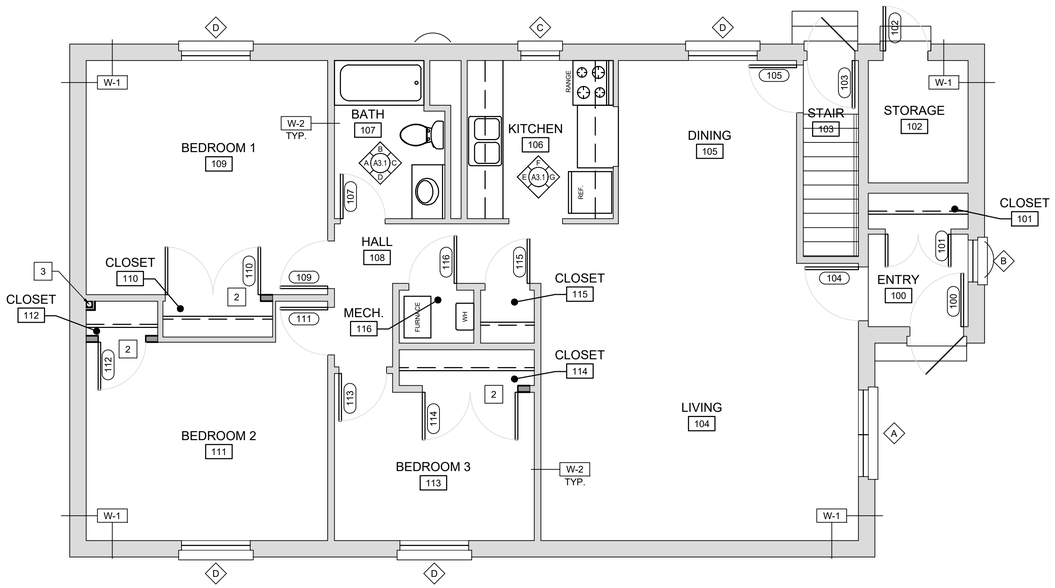
Sheet Number
09-D1.1



C PROPOSED ROOF PLAN

SCALE: 1/4" = 1'-0" 0 2 4 8

N



B FIRST FLOOR PROPOSED FLOOR PLAN

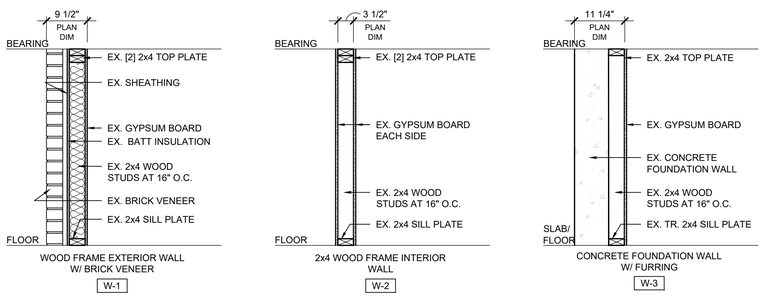
SCALE: 1/4" = 1'-0" 0 2 4 8

N

NEW CONSTRUCTION KEY NOTES

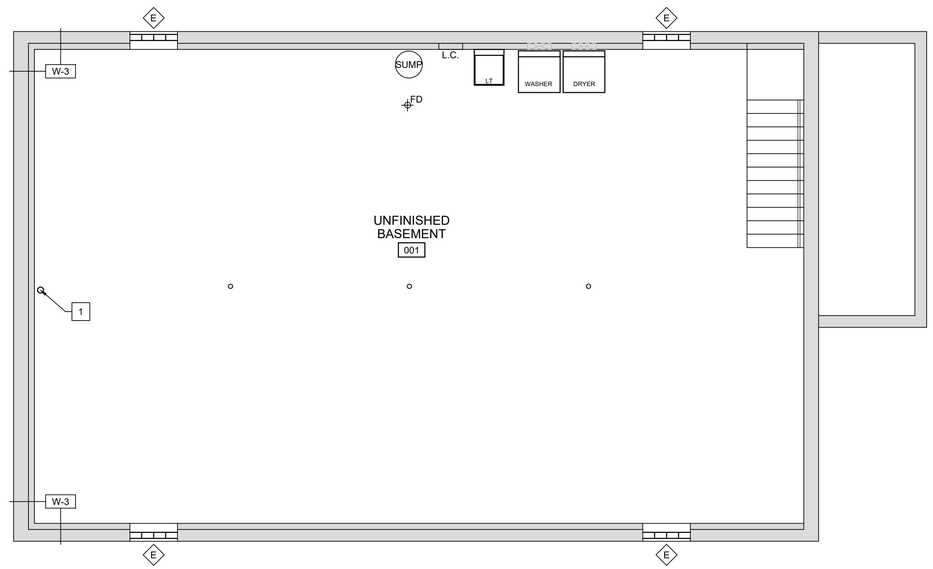
1. INSTALL NEW PASSIVE RADON SYSTEM. DELEGATED DESIGN BY OTHERS. REFER TO A/G1.4
2. MODIFY EXISTING OPENING AS REQUIRED FOR SCHEDULED DOOR - MATCH ADJACENT CONSTRUCTION.
3. LOCATION OF NEW PASSIVE RADON PIPING. BOX OUT WITH 2x WOOD FRAMING & GYPSUM BOARD FINISHES.

COORDINATE WITH PROJECT WORK SCOPE ON SHEET G1.1 AS APPLICABLE.



D WALL TYPES

SCALE: 3/4" = 1'-0" 0" 6" 12" 24"



A BASEMENT PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0" 0 2 4 8

N

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14503
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Springfield Metropolitan Housing Authority
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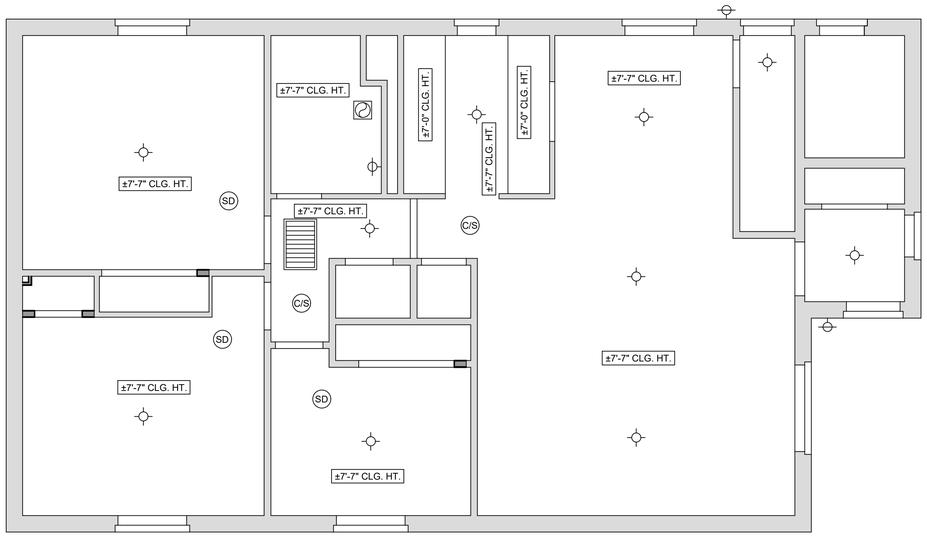
Sheet Title
Proposed Floor Plans

Sheet Number
09-A1.1

REFLECTED CEILING PLAN - SYMBOL LEGEND

- CEILING MTD. LIGHT FIXTURE. REFER TO SCHEDULE
- RECESSED LIGHT FIXTURE. REFER TO SCHEDULE
- WALL MTD. LIGHT FIXTURE. REFER TO SCHEDULE
- (SD) SMOKE DETECTOR - 120V W/ BATTERY BACKUP.
- (C/S) COMBINATION SMOKE/CO_2 DETECTOR - 120V W/ BATTERY BACKUP.
- EXHAUST FAN - VENT DIRECT TO EXTERIOR.

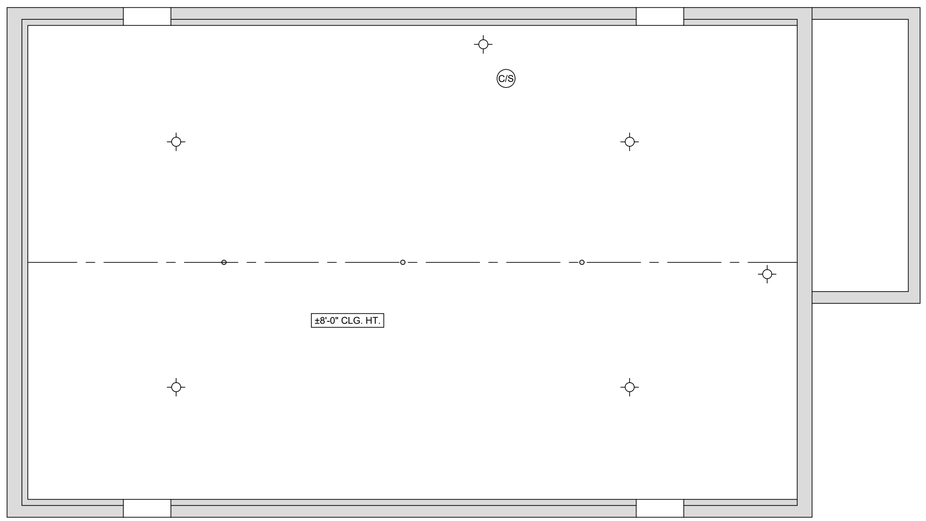


B FIRST FLOOR REFLECTED CEILING PLAN

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

N

0 2 4 8



A BASEMENT REFLECTED CEILING PLAN

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

N

0 2 4 8

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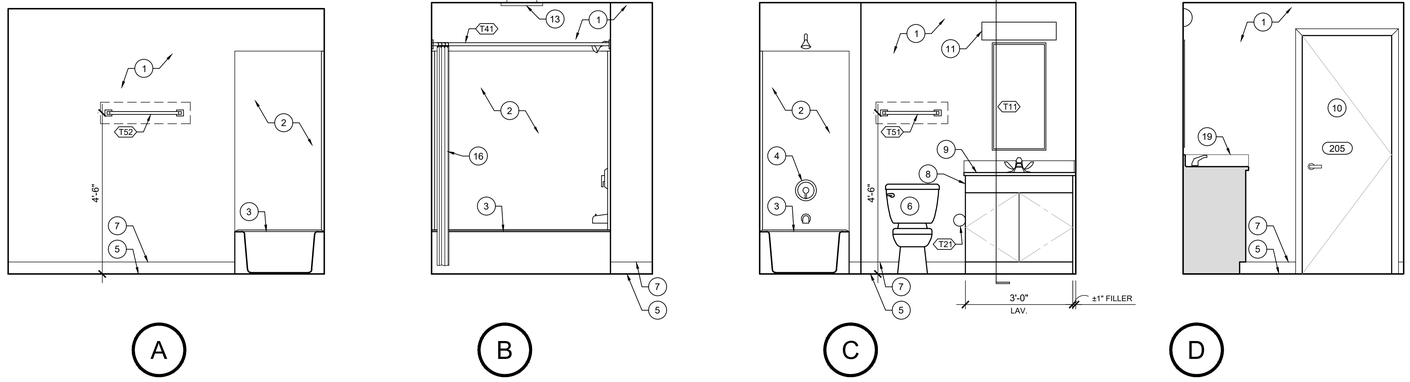
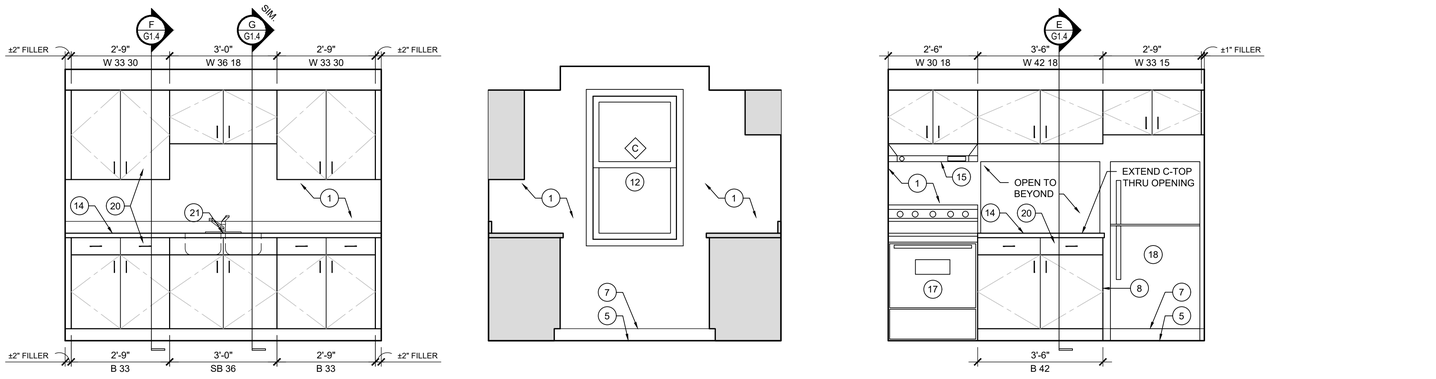
Sheet Title
Reflected Ceiling Plans

Sheet Number
09-A1.2



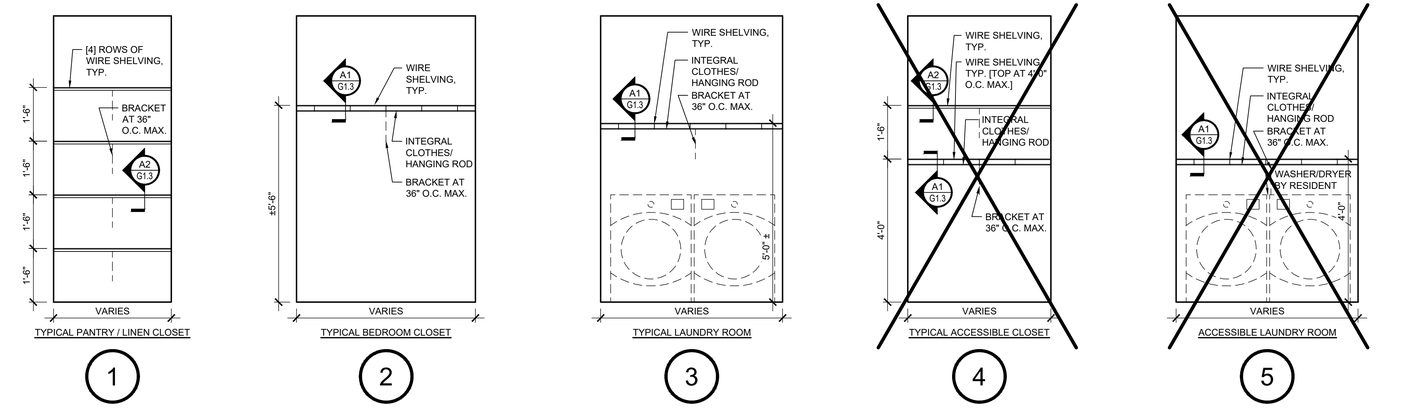
INTERIOR ELEVATIONS AT BATH 205

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



INTERIOR ELEVATIONS AT KITCHEN 102

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



TYPICAL INTERIOR ELEVATIONS

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

INTERIOR ELEVATION KEY NOTES

1. PATCH / REPAIR / SKIMCOAT EXISTING GYPSUM BOARD / PLASTER WALLS & CEILINGS TO PROVIDE A NEW SMOOTH FINISH. LEVEL 4 FINISH, PREP & PAINT.
2. NEW TUB SURROUND.
3. NEW BATH TUB.
4. NEW TUB/SHOWER HEAD & CONTROLS.
5. FINISH FLOOR - AS SCHEDULED.
6. NEW WATER CLOSET.
7. BASE - AS SCHEDULED.
8. FINISH END PANEL - STAIN TO MATCH CABINETS
9. NEW CULTURED MARBLE VANITY TOP W/ INTEGRAL SINK BOWL ON NEW STAINED WOOD BASE/VANITY CABINET. NEW FAUCET.
10. DOOR - REFER TO DOOR SCHEDULE.
11. NEW LIGHT FIXTURE.
12. WINDOW. REFER TO WINDOW SCHEDULE.
13. NEW EXHAUST FAN/LIGHT.
14. NEW PLASTIC LAMINATE COUNTERTOP W/ 4" BACKSPLASH.
15. NEW RECIRCULATING RANGE HOOD - INSTALL NEW FIRESTOP CANISTERS AT UNDERSIDE OF HOOD - REFER TO SPECS.
16. SHOWER CURTAIN BY RESIDENT.
17. NEW RANGE.
18. NEW REFRIGERATOR.
19. NEW END SPLASH.
20. NEW STAINED BASE AND WALL CABINETS.
21. NEW TWO BOWL STAINLESS STEEL SINK, FAUCET, SUPPLY/DRAIN PIPING.

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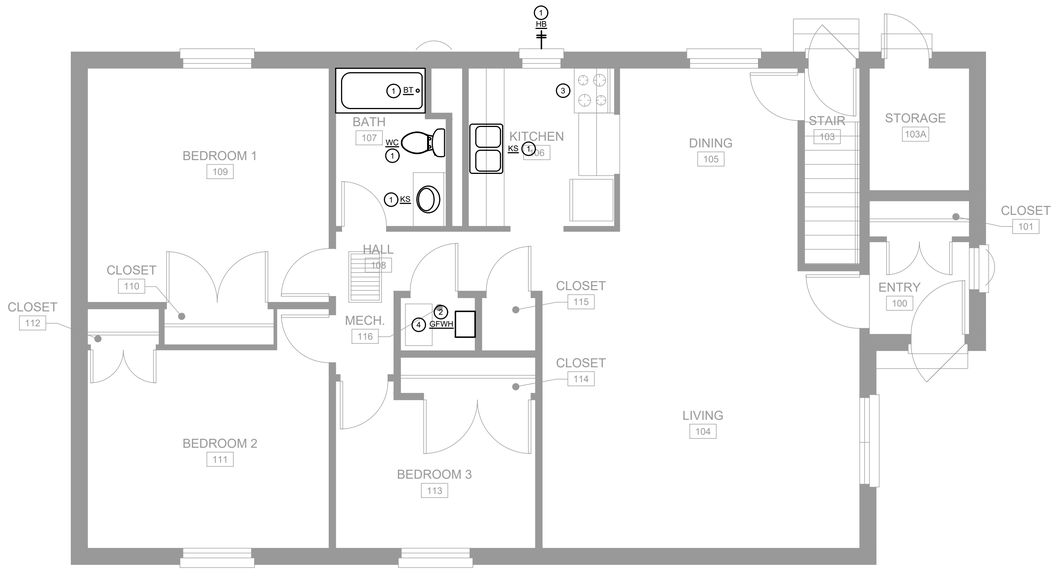
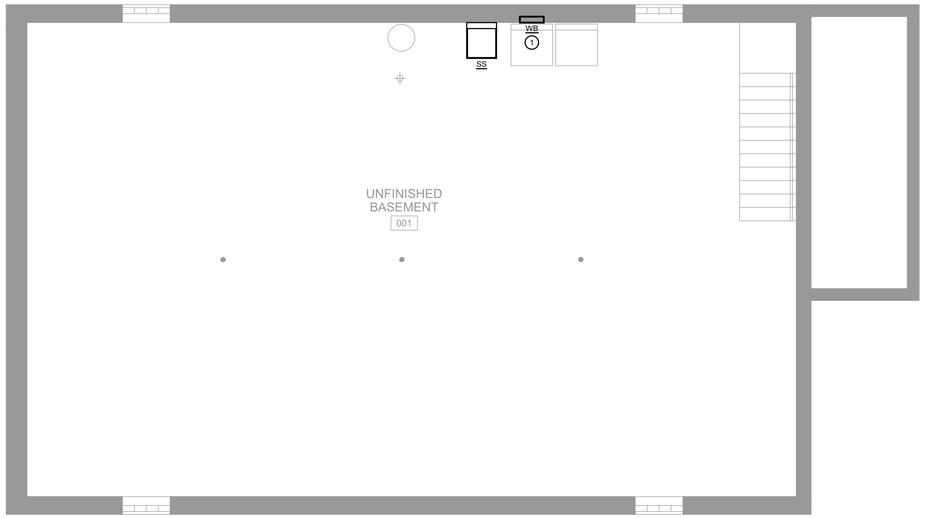
Sheet Title
Interior Elevations

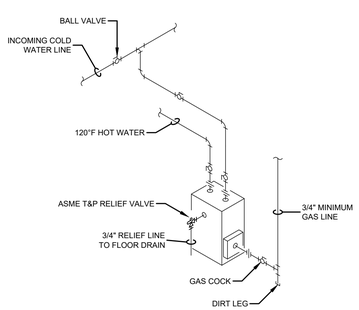
Sheet Number
09-A3.1



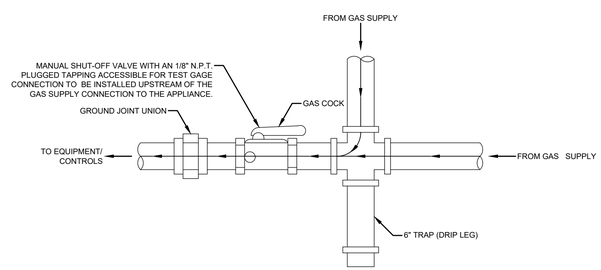
2 FIRST FLOOR PLUMBING PLAN
09-P1.1 SCALE: 1/4" = 1'-0"
0' 2' 4' 8'



1 BASEMENT PLUMBING PLAN
09-P1.1 SCALE: 1/4" = 1'-0"
0' 2' 4' 8'



3 TANKLESS GAS WATER HEATER INSTALLATION DETAIL
09-P1.1 SCALE: NONE



4 GAS CONNECTION TO EQUIPMENT DETAIL
09-P1.1 SCALE: NONE

PLAN NOTES

1	EXISTING PLUMBING FIXTURE TO BE REMOVED AND REPLACED WITH NEW. CAPTURE AND RECONNECT TO EXISTING WATER AND DRAIN LINES. EXTEND AND REWORK PIPING AS NEEDED. PROVIDE ANY CUTTING AND PATCHING REQUIRED. REFER TO PLUMBING FIXTURE SCHEDULE FOR SPECIFICATIONS.
2	EXISTING GAS-FIRED WATER HEATER TO BE REMOVED AND REPLACED WITH NEW GAS-FIRED TANKLESS WATER HEATER. RECONNECT TO EXISTING WATER AND GAS LINES. EXTEND AND REWORK PIPING AS NEEDED. REFER TO PLUMBING FIXTURE SCHEDULE FOR SPECIFICATIONS.
3	EXISTING GAS-FIRED RANGE TO BE REMOVED AND REPLACED WITH NEW ELECTRIC RANGE. REMOVE EXISTING GAS PIPING BACK TO NEAREST TEE AND CAP.
4	EXISTING GAS-FIRED FURNACE TO BE REMOVED AND REPLACED WITH NEW. RECONNECT TO EXISTING GAS PIPING. EXTEND AND REWORK PIPING AS NEEDED. INSTALL PER MANUFACTURER'S INSTRUCTIONS.

GENERAL NOTES

1. CONTRACTOR TO VERIFY INCOMING GAS SERVICE SIZE AND NOTIFY ENGINEER IF GAS SERVICE PIPE SIZE IS LESS THAN 1".
2. PROVIDE AND INSTALL NEW SHUTOFF BALL VALVES AT ALL FIXTURES.
3. PRESSURE TEST ALL EXISTING PIPING. REPAIR AND REPLACE PIPING AS NEEDED.

PLUMBING FIXTURE ABBREVIATIONS

XXX FIXTURE DESIGNATION. SEE PLUMBING FIXTURE SCHEDULE FOR EQUIPMENT SPECIFICATIONS.

AD	AREA DRAIN	RO	ROUGH ONLY
AFF	ABOVE FINISHED FLOOR	R&C	ROUGH AND CONNECT
BFP	BACK FLOW PREVENTER	RELOC	RELOCATED
C	CLOSET	S	SINK
CI	CAST IRON	SAN	SANITARY
CO	CLEAN OUT	SD	SHOWER DRAIN
CU	CONDENSING UNIT	SS	SCRUB SINK
DF	DRINKING FOUNTAIN	SH	SHOWER
DS	DOWNSPOUT	SPH	SPRINKLER HEAD
ELEV	ELEVATION	T	TUB
EWC	ELECTRIC WATER COOLER	TD	TRENCH DRAIN
FD	FLOOR DRAIN	TP	TRAP PRIMER
FP	FLOOR PORT	TV	TEMPERING VALVE
HB	HOSE BIBB	UR	URINAL
INV	INVERT	VTR	VENT THRU ROOF
JS	JANITOR SINK	WH	WALL HYDRANT
KS	KITCHEN SINK	WU	WASHER UNIT
LAV	LAVATORY	WC	WATER CLOSET
RD	ROOF DRAIN	WF	WASH FOUNTAIN

PLUMBING FIXTURE AND EQUIPMENT SCHEDULE

ID	DESCRIPTION	MANUFACTURER	MODEL NUMBER	SUPPLY HOT	SUPPLY COLD	SANITARY WASTE	SANITARY VENT	REQ'D COMP	NOTES
BT	BATHTUB	AMERICAN STANDARD	2390.202TC	1/2"	1/2"	2"	1-1/2"	3	E,F
HB	HOSE BIBB	WOODFORD	MODEL 17	- - -	3/4"	2"	1-1/2"	- - -	- - -
KS	KITCHEN SINK - DROP IN	ELKAY	CR-3322	1/2"	1/2"	1-1/2"	1-1/2"	1	A,D
LAV	LAVATORY - DROP IN	AMERICAN STANDARD	0476.028	1/2"	1/2"	1-1/2"	1-1/2"	4	A,B,C
SS	UTILITY SINK	E.L. MUSTEE	19CF	1/2"	1/2"	1-1/2"	1-1/2"	- - -	- - -
WB	WASHER BOX	OATEY	38101	1/2"	1/2"	2"	1-1/2"	- - -	- - -
WC	WATER CLOSET - TANK TYPE	AMERICAN STANDARD	215DA.104	- - -	1/2"	3"	1-1/2"	2	D

REQUIRED COMPONENTS AND SERVICES

1. MATERIAL: 18GA, TYPE 304 STAINLESS STEEL
SIZE: DOUBLE BOWL 33" X 22" X 7"
FAUCET: PEERLESS: P110LF
WASTE TRIM: ELKAY: LK-35
SUPPLY STOP: ZURN: ZH8822-LR-LK
P-TRAP: MCGUIRE: 8912
MISC: MOEN: 111C

2. COLOR: WHITE VITREOUS CHINA
TYPE: FLOOR SET WITH CHROME LEFT HAND TRIP LEVER
FLUSH: 1.28 GPF
SEAT: AMERICAN STANDARD: 5503A
MISC: ZURN: ZH8823-CR-LK SUPPLY STOP, 16.5" RIM MOUNTING HEIGHT

3. COLOR WHITE
SIZE: 60" X 30"
SUPPLY TRIM: PEERLESS: PTT188753
WASTE TRIM: ENGINEERED BRASS: WB150L
SUPPLY STOP: MOEN: INTEGRAL STOPS
MISC: SWANSTONE: SS-72-3, 78" SHOWER HEAD MOUNTING HEIGHT, 32" SHOWER VALVE MOUNTING HEIGHT

4. DESCRIPTION: WHITE VITREOUS CHINA
FAUCET: PEERLESS: P136LF
TRAP/FIX. DR.: MCGUIRE: 8872
SUPPLY STOP: ZURN: ZH8822-LR-LK

NOTES:
A. PROVIDE CHROME PLATED ESCUTCHEONS AND NIPPLES TO WALL.
B. PROVIDE 0.5 GPM FLOW CONTROL DEVICE ON LAVATORY FAUCET
C. PROVIDE "TRUEBRO" LAV GUARD INSULATION KIT.
D. PROVIDE 1.5 GPM FLOW CONTROL DEVICE ON SINK FAUCET.
E. PROVIDE 1.5 GPM FLOW CONTROL DEVICE ON SHOWER HEAD.
F. PLUMBING CONTRACTOR TO PROVIDE AND INSTALL SWANSTONE SOLID SURFACE WALL SURROUNDS TO FIXTURE.

GAS FIRED WATER HEATER SCHEDULE

ITEM NO.	MAX FLOW	RECOVERY @ 90°F RISE	BTU PER HOUR	GAS CONN.	THERMAL EFF. (UEF)	WATER CONN.	MANUFACTURER AND MODEL	REMARKS
GFWH	6.8 GPM	2.6 GPM	120,000	3/4"	0.93	3/4"	NAVIEN NPE-150S2	POWER DIRECT VENT

PROJECT GENERAL NOTES

1. THE DRAWINGS ARE DIAGRAMMATIC ONLY AND INDICATE THE GENERAL ARRANGEMENT OF THE SYSTEMS AND ARE TO BE FOLLOWED INSOFAR AS POSSIBLE. IF DEVIATIONS FROM THE LAYOUTS ARE NECESSITATED BY FIELD CONDITIONS, DETAILED LAYOUTS OF THE PROPOSED DEPARTURES SHALL BE SUBMITTED IN WRITING TO THE ENGINEER FOR REVIEW BEFORE PROCEEDING WITH THE WORK.
2. THE PLUMBING CONTRACTOR SHALL REVIEW ALL DRAWINGS IN DETAIL AS THEY MAY RELATE TO THEIR WORK.
3. EACH CONTRACTOR SHALL INSPECT THE SITE ON WHICH THE WORK IS TO BE PERFORMED, AND THE OBSTACLES THAT MAY BE ENCOUNTERED, AND ALL RELEVANT MATTERS CONCERNING THE WORK.
4. THE CONTRACTOR SHALL FILE ALL NECESSARY NOTICES, OBTAIN AND PAY FOR ALL PERMITS, FEES, AND OTHER COSTS INCLUDING UTILITY CONNECTIONS OR EXTENSION, IN CONNECTION WITH HIS WORK, AS NECESSARY, HE SHALL FILE ALL REQUIRED PLANS, PREPARE ALL DOCUMENTS AND OBTAIN ALL NECESSARY APPROVALS OF ALL UTILITY AND GOVERNMENTAL DEPARTMENTS HAVING JURISDICTION.
5. IGNORANCE OF CODES, RULES, AND REGULATIONS, UTILITY COMPANY REQUIREMENTS, LAWS, ETC. SHALL NOT DIMINISH OR ABSOLVE CONTRACTOR'S RESPONSIBILITIES TO PROVIDE AND COMPLETE ALL WORK IN COMPLIANCE WITH SUCH.
6. ALL MATERIALS FURNISHED AND ALL WORK INSTALLED SHALL COMPLY WITH THE CURRENT EDITION OF THE OHIO MECHANICAL CODES, NATIONAL FIRE CODES OF THE NATIONAL FIRE PROTECTION ASSOCIATION AND WITH THE REQUIREMENTS OF ALL GOVERNMENTAL AGENCIES OR DEPARTMENTS HAVING JURISDICTION.

PLUMBING SPECIFICATIONS

1. SCOPE OF WORK
- 1.1. THE CONTRACTOR IS RESPONSIBLE FOR ALL WORK, MATERIALS, AND LABOR TO SATISFY A COMPLETE WORKING SYSTEM WHETHER SPECIFIED OR IMPLIED.
- 1.2. ALL WORK IS TO BE PERFORMED IN STRICT COMPLIANCE WITH THE NATIONAL STANDARD PLUMBING CODE (LATEST EDITION), ALL LOCAL CODES, AND ALL OTHER REGULATIONS GOVERNING WORK OF THIS NATURE.
- 1.3. THE CONTRACTOR SHALL, BEFORE SUBMITTING ANY PROPOSAL, EXAMINE THE PROPOSED SITE AND SHALL DETERMINE FOR HIMSELF THE CONDITIONS THAT MAY EFFECT THE WORK. NO ALLOWANCE SHALL BE MADE IF THE CONTRACTOR FAILS TO MAKE SUCH EXAMINATIONS.
- 1.4. ALL EQUIPMENT AND MATERIALS SHALL BE AS SPECIFIED OR "APPROVED EQUAL" BY ENGINEER OR ARCHITECT.

2. PERMITS
- 2.1. THE CONTRACTOR SHALL SECURE ALL PERMITS OR APPLICATIONS AND PAY ANY AND ALL FEES.

3. SHOP DRAWINGS
- 3.1. SUBMIT MATERIAL LIST AND SHOP DRAWINGS FOR MAJOR ALL EQUIPMENT/FIXTURES TO THE ARCHITECT OR ENGINEER FOR APPROVAL. THE CONTRACTOR SHALL SUBMIT THREE SETS OF SHOP DRAWINGS AND THEY SHALL BE CLEARLY LABELED.

4. DOMESTIC WATER SUPPLY PIPING
- 4.1. UNDERGROUND: PROVIDE TYPE "K" SOFT DRAWN COPPER TUBING WITH BRAZED CONNECTIONS.
- 4.2. ABOVEGROUND: PROVIDE TYPE "L" HARD DRAWN COPPER TUBING WITH 125 PSI SOLDER JOINTS, COPPER OR BRASS FITTINGS. ALL SOLDER TO BE "NO LEAD" TYPE.
- 4.3. ALL HOT WATER PIPING TO BE INSULATED WITH 1" FIBERGLASS INSULATION.
- 4.4. ALL COLD WATER PIPING TO BE INSULATED WITH 1" FIBERGLASS INSULATION.

5. SANITARY/STORM DRAINAGE AND VENT PIPING
- 5.1. ABOVE GRADE, 2" AND BELOW: SCHEDULE 40 PVC WITH SOLVENT JOINTS OR DWV COPPER WITH SOLDER JOINTS. ALL SOLDER TO BE "NO LEAD" TYPE.
- 5.2. 3" AND ABOVE: SCHEDULE 40 PVC WITH SOLVENT JOINTS.
- 5.3. BELOW GRADE: SCHEDULE 40 PVC WITH SOLVENT JOINTS.
- 5.4. PVC PIPING SHALL NOT BE USED IN AIR PLENUM CEILINGS AND SHALL NOT CROSS FIRE RATED WALLS, CEILINGS, OR FLOORS.
- 5.5. DRAINAGE PIPING SHALL BE RUN AS STRAIGHT AS POSSIBLE AND SHALL HAVE LONG TURN FITTINGS.
- 5.6. DRAINAGE PIPING 3" SIZE AND SMALLER SHALL RUN AT A UNIFORM GRADE OF AT LEAST 1/4" PER FOOT, AND PIPING LARGER THAN 3" SHALL BE RUN AT A GRADE OF NO LESS THAN 1/8" PER FOOT.
- 5.7. ALL VENT PIPING SHALL BE SLOPED TO DRAIN BACK TO FIXTURES.
- 5.8. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FLASHING OF THE VENT PIPING RUN THROUGH THE ROOF.
- 5.9. ALL STUB-INS AND/OR SLAB OR WALL PENETRATION TO BE 6. PER NATIONAL STANDARD PLUMBING CODE. ALL PIPING PENETRATIONS OF BUILDING FOUNDATIONS OR FOOTINGS SHALL BE SLEEVED.

6. PIPE SUPPORTS
- 6.1. ABOVE GRADE
  - 6.1.1. ALL PIPE SHALL BE SUPPORTED FROM THE BUILDING STRUCTURE IN A NEAT AND WORKMANLIKE MANNER. THE USE OF WIRE AND PERFORMED METAL TO SUPPORT PIPES WILL NOT BE PERMITTED. SPACING OF PIPE SUPPORTS SHALL BE AS SPECIFIED IN CHAPTER 8 OF THE NATIONAL STANDARD PLUMBING CODE.
- 6.2. BELOW GRADE
  - 6.2.1. EARTH SHALL BE EXCAVATED TO A MINIMUM DEPTH WITH AN EVEN SURFACE TO INSURE SOLID BEARING OF PIPE FOR ITS ENTIRE LENGTH.
  - 6.2.2. INTERIOR: THE PIPE SHALL BE INSTALLED (UNLESS OTHERWISE SPECIFIED) A MINIMUM OF 4 INCHES BELOW THE BOTTOM OF THE SLAB AND SHALL NOT BE IN ANY DIRECT CONTACT WITH THE CONCRETE AT ANY POINT.
  - 6.2.3. EXTERIOR: THE WATER PIPE SHALL HAVE A MINIMUM OF 42" OF COVER AND THE SANITARY WASTE PIPE SHALL HAVE A MINIMUM OF 24" OF COVER.

7. MISCELLANEOUS
- 7.1. COORDINATE INSTALLATION OF ALL ROOF FLASHING AT A. ROOF PENETRATION.
- 7.2. DO NOT SCALE THIS DRAWING FOR EXACT DIMENSIONS. VERIFY ALL FIGURES, CONDITIONS, AND DIMENSIONS AT THE JOB SITE.
- 7.3. THE PLUMBING PLANS ARE INTENDED TO BE DIAGRAMATIC AND ARE BASED ON ONE MANUFACTURE'S EQUIPMENT. THEY ARE NOT INTENDED TO SHOW EVERY ITEM IN ITS EXACT LOCATION, THE EXACT DIMENSIONS, OR ALL THE DETAILS OF THE EQUIPMENT.
- 7.4. THE CONTRACTOR SHALL VERIFY THE ACTUAL DIMENSIONS OF THE EQUIPMENT PROPOSED TO ENSURE THAT THE EQUIPMENT WILL FIT IN THE AVAILABLE SPACE.

8. TESTING
- 8.1. PLUMBING SYSTEMS SHALL BE FLOW AND PRESSURE TESTED IN ACCORDANCE WITH STANDARD PRACTICE AND THE NATIONAL STANDARD PLUMBING CODE.

9. GUARANTEE
- 9.1. MATERIALS, EQUIPMENT AND INSTALLATION SHALL BE GUARANTEED FOR A PERIOD OF ONE(1) YEAR FROM DATE OF ACCEPTANCE. DEFECTS WHICH APPEAR DURING THAT PERIOD SHALL BE CORRECTED AT THIS CONTRACTOR'S EXPENSE.
- 9.2. FOR THE SAME PERIOD, THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO PREMISES CAUSED BY DEFECTS IN WORKMANSHIP OR IN THE WORK OR EQUIPMENT FURNISHED AND/OR INSTALLED BY HIM.

STATE OF OHIO
LAWRENCE S. AYER
56787
REGISTERED PROFESSIONAL ENGINEER
EXPIRATION DATE: 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
921 Mound St.
Springfield, Ohio 45505

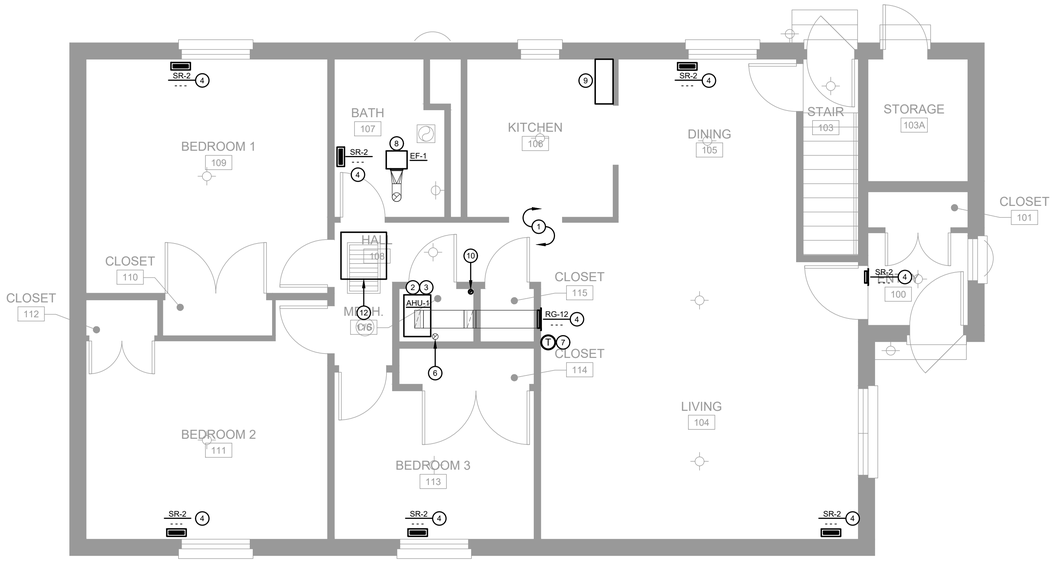
Project Number
E2M: 25131

Date
May 30, 2025

Date	Issue
06/02/25	REVIEW SET
06/05/25	REVIEW
06/20/25	BID/CONSTRUCTION

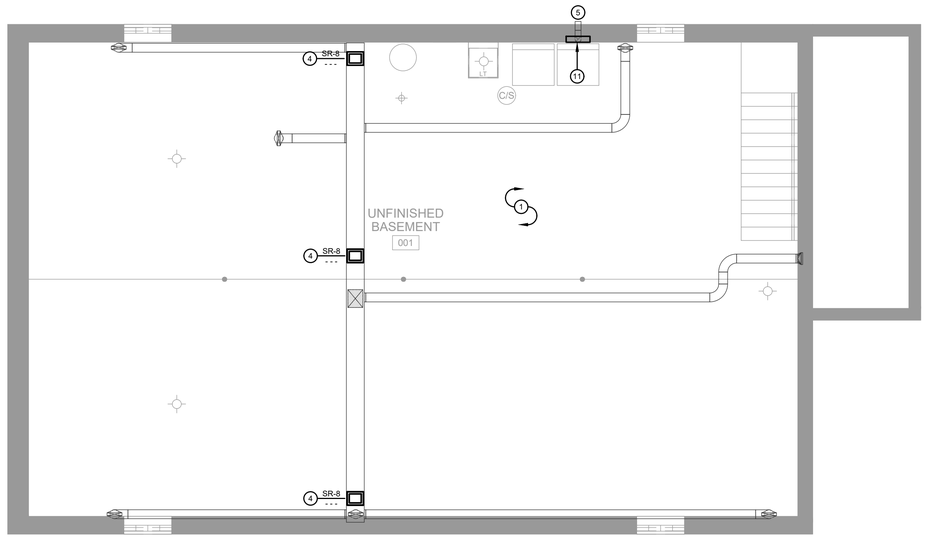
Sheet Title
PLUMBING PLAN

Sheet Number
09-P1.1



2 FIRST FLOOR MECHANICAL PLAN
09-M1.1 SCALE: 1/4" = 1'-0"

0' 2' 4' 8'



1 BASEMENT MECHANICAL PLAN
09-M1.1 SCALE: 1/4" = 1'-0"

0' 2' 4' 8'

PLAN NOTES

1	ALL EXISTING DUCTWORK TO REMAIN. ALL EXISTING DUCTWORK TO BE CLEANED AFTER ALL DEMOLITION AND ANY CONSTRUCTION THAT CREATES DUST OR OTHER CONTAMINANTS HAS BEEN COMPLETED.
2	REMOVE EXISTING GAS FIRED FURNACE. PROVIDE AND INSTALL NEW REPLACEMENT GAS FIRED FURNACE. INSTALL NEW FURNACE PER MANUFACTURER'S INSTRUCTIONS. PROVIDE WITH ALL MATERIALS AND ACCESSORIES TO MAKE COMPLETE.
3	CONNECT REPLACEMENT FURNACE TO EXISTING DUCTWORK. PROVIDE ALL DUCTWORK, TRANSITIONS, AND TAKEOFFS NECESSARY TO MAKE COMPLETE.
4	REMOVE EXISTING REGISTER AND GRILLE. REPLACE REGISTERS AND GRILLES TO MATCH EXISTING SIZE AND DUCTWORK. FIELD VERIFY ALL SIZES PRIOR TO WORK.
5	EXISTING HARD DUCT FOR DRYER EXHAUST TO REMAIN. REPLACE EXISTING FLEX DUCT WITH NEW AND MAKE COMPLETE CONNECTION TO DRYER.
6	EXISTING DUCTWORK FOR COMBUSTION AND RELIEF PIPING TO REMAIN. CONNECT NEW FURNACE TO EXISTING DUCTWORK. PROVIDE ALL DUCTWORK, TRANSITIONS AND TAKEOFFS NECESSARY TO MAKE COMPLETE.
7	PROVIDE AND INSTALL NEW 7-DAY PROGRAMMABLE THERMOSTAT. PROVIDE ALL WIRING AND PROGRAMMING TO MAKE COMPLETE.
8	REMOVE EXISTING CEILING EXHAUST FAN. PROVIDE AND INSTALL NEW REPLACEMENT CEILING EXHAUST FAN.
9	PROVIDE AND INSTALL RECIRCULATING CABINET RANGE HOOD. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
10	PROVIDE AND INSTALL INTAKE AIR AND VENT PIPING AS REQUIRED FOR INSTANTANEOUS WATER HEATER. INSTALL PER MANUFACTURER'S INSTRUCTIONS. REFER TO PLUMBING DRAWINGS FOR SPECS. FIELD VERIFY FINAL LOCATION WITH ALL EXISTING AIR INTAKES.
11	PROVIDE AND INSTALL DRYER BOX MODEL 350 OR EQUAL. COORDINATE EXACT DRYER BOX ORIENTATION IN FIELD. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
12	EXISTING WHOLE-HOUSE ATTIC FAN TO BE REMOVED AND REPLACED WITH NEW. PROVIDE MASTER FLOW 4500CFM 24IN DIRECT DRIVE FAN WITH 2-SPEED CONTROL SWITCH OR EQUAL. INSTALL PER MANUFACTURER'S INSTRUCTIONS. FIELD VERIFY EXACT LOCATION.

MECHANICAL PLAN SYMBOL LEGEND

DUCT LEGEND (NOT ALL SYMBOLS MAY BE USED)	
SIZE	NEW METAL DUCTWORK.
SIZE	EXISTING METAL DUCTWORK.
SIZE	METAL DUCTWORK TO BE DEMOLISHED.
	NEW FLEX DUCTWORK. SIZE SHALL BE EQUAL TO ASSOCIATED DEVICE AND DUCTWORK UNLESS OTHERWISE NOTED.
	EXISTING FLEX DUCTWORK. SIZE SHALL BE EQUAL TO ASSOCIATED DEVICE AND DUCTWORK UNLESS OTHERWISE NOTED.
	FLEX DUCTWORK TO BE DEMOLISHED.
DEVICE LEGEND (NOT ALL SYMBOLS MAY BE USED)	
	SIDWALL OR DUCTMOUNTED GRILLE.
	CABINET STYLE EXHAUST FAN
	TRANSFER GRILLE IN PLENUM ABOVE.
T	TEMPERATURE SENSOR, REFER TO SPECIFICATIONS.
MISCELLANEOUS LEGEND (NOT ALL SYMBOLS MAY BE USED)	
	POINT OF CONNECTION TO EXISTING SYSTEM ELEMENTS.
ID / CFM	DEVICE IDENTIFIER. RL = RELOCATE, EX=EXISTING BALANCE OR REBALANCE TO CFM SHOWN. SEE AIR DEVICE AND EQUIPMENT SCHEDULES.

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
921 Mound St.
Springfield, Ohio 45505

Project Number
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Date
May 30, 2025

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Sheet Title
MECHANICAL PLAN

Sheet Number
09-M1.1

FURNACE SCHEDULE

EQUIPMENT MARK	AHU-1
MANUFACTURER	CARRIER
MODEL #	59SC2E06M14**12
COOLING COIL MODEL#	- - -
ENERGY EFFICIENCY RATIO (SEER2)	
INDOOR FAN H.P.	1/2
DESIGN CFM	MATCH EXISTING
EXTERNAL STATIC PRESSURE IN H2O	0 - 0.50
CONDENSER AMBIENT CONDITIONS	
TEMPERATURE °F	
HEATING DATA	
GAS INPUT IN M.B.H. H/L	60
GAS OUTPUT IN M.B.H. H/L	56
HEATING EFFICIENCY (AFUE %)	92.1%
ELECTRIC RESISTANCE IN K.W. @ VOLT	
HEAT PUMP REVERSE CYCLE IN M.B.H.	
STAGES	1
HEATER MODEL #	
ELECTRICAL DATA	
VOLTS / PHASE/ HERTZ	115/1/60
MINIMUM CIRCUIT AMPS	7.2
MAX OVERCURRENT PROTECTION IN AMPS	15
PHYSICAL DATA	
UNIT WEIGHT IN POUNDS	122
ACCESSORIES	SEE BELOW

A. TRANSFORMER
B. SIDE RETURN FILTER RACK.
C. FURNANCE MOUNTING PAD
D. RETURN AIR PLENUM
E. PROVIDE 7-DAY PROGRAMMABLE THERMOSTAT

NOTES:
1. INSTALL SYSTEMS PER MANUFACTURER'S INSTRUCTIONS.
2. OR EQUAL.
3. HVAC SYSTEM TO PROVIDE HEAT ONLY.

REGISTER, DIFFUSER AND GRILLE SCHEDULE

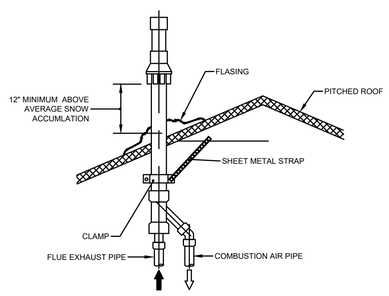
MARK	SR-2	SR-8	RG-12
MANUFACTURER	HART AND COOLEY	HART AND COOLEY	HART AND COOLEY
MODEL NUMBER	421	661	672
TYPE	LOUVERED	LOUVERED	LOUVERED
DIRECTION	DBL DEFLECT	DBL DEFLECT	SNGL DEFLECT
MOUNTING	FLOOR	SIDEWALL	SIDEWALL
G / R / D	R	R	G
CFM	MATCH EXISTING	MATCH EXISTING	- - -
NECK SIZE	12" X 2"	8" X 8"	24" X 12"
PANEL SIZE	13-5/8" X 3-5/8"	9-5/8" X 9-5/8"	25-5/8" X 13-5/8"
MATERIAL	STEEL	STEEL	STEEL
FINISH	PER ARCHITECT	PER ARCHITECT	PER ARCHITECT
DAMPER	YES	YES	YES
SOUND (NC)	<20	<20	<20
REMARKS / NOTES	1, 2, 3	1, 2, 3	1, 2, 3

1. PROVIDE WITH DRYWALL WALL MOUNTING FRAME WHERE REQUIRED.
2. COLOR SELECTED BY ARCHITECT
3. SIZE REGISTER/GRILLE TO MATCH EXISTING REGISTER/GRILLE AND EXISTING DUCTWORK.

EXHAUST FAN SCHEDULE

MARK	ROOM	MANUFACTURER / MODEL #	FAN DATA			MOTOR DATA			BACKDRAFT DAMPER	NOTES
			CFM	SP	RPM	VOLTS	PHASE	WATTS / HP		
EF-1	FULL BATH	PANASONIC / FV-05-11VKS1	80	0.25	1131	120	1	10.2W	YES	1,2,3,4

NOTES:
1. FAN SHALL BE CONTROLLED BY SWITCH SEPARATE FROM LIGHTS.
2. PROVIDE ALL REQUIRED ACCESSORIES TO MAKE COMPLETE.



1 09-M5.1 CONCENTRIC VENT THRU ROOF INSTALLATION DETAIL
SCALE: NONE

MOLD AND MILDEW NOTES

1. THE FOLLOWING REQUIREMENTS SHALL APPLY TO ALL NEW AND REMODEL CONSTRUCTION PROJECTS.
2. IN THE EVENT THE CONTRACTOR DISCOVERS, AT ANY TIME DURING DEMOLITION, CONSTRUCTION, AND/OR REMODELING OPERATIONS, EXISTING CONDITIONS THAT COULD INCLUDE THE PRESENCE OF MOLD AND/OR MILDEW, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE AND THE ARCHITECT/ENGINEER OF RECORD, IN WRITING, OF THE CONCERNS AND/OR SUSPICIONS.
3. CONCURRENTLY, THE CONTRACTOR SHALL BE RESPONSIBLE TO RETAIN A MOLD AND MILDEW CERTIFIED TESTING AGENCY TO PERFORM AN INVESTIGATION AND TESTING AS REQUIRED TO EVALUATE THE NATURE AND EXTENT OF THE PROBLEM. IF THE TESTING AGENCY CONFIRMS HAZARDS, THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN A MINIMUM OF TWO (2) BIDS FROM COMPANIES QUALIFIED AND LICENSED TO PERFORM ALL NECESSARY REMEDIATION WORK, COMPLYING WITH ALL LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS, CODES, AND STATUTES.
4. THE CONTRACTOR SHALL MAKE ALL REASONABLE EFFORTS TO AVOID CONDITIONS FAVORABLE TO THE DEVELOPMENT OF MOLD AND MILDEW, ESPECIALLY IN VOIDS WHICH WILL BE CONCEALED AND NOT WELL VENTILATED. IN ALL CASES, INTERIOR SPACES AND INTERIOR FINISHED CONSTRUCTION SHALL BE MAINTAINED IN DRY AND WELL VENTILATED CONDITIONS.
5. THE CONTRACTOR SHALL COMPLY WITH FEDERAL ENVIRONMENTAL AND OSHA REGULATIONS AND ALL LOCAL AND STATE HEALTH DEPARTMENT REQUIREMENTS AND RECOMMENDATIONS REGARDING MOLD AND MILDEW.
6. ALL PENETRATIONS SHALL BE SEALED WATER TIGHT TO PREVENT MOISTURE MIGRATION FROM ENTERING THE BUILDING OR WALL CAVITIES.
7. ALL CONDENSATE DRAIN PANS SHALL BE CLEANED AND KEPT FREE FROM DEBRIS UNTIL AND WHEN THE FACILITY IS TURNED OVER TO THE OWNER OR TENANT. INSURE POSITIVE DRAINAGE AT ALL DRAIN PANS. INSURE THAT ALL "COLD" SURFACES ARE INSULATED ON COVERED WITH A FULLY SEALED AND CONTINUOUS VAPOR BARRIER. ("COLD" SURFACES INCLUDE BUR ARE NIT LIMITED TO, DOMESTIC COLD WATER PIPING, CHILLED WATER PIPING, INTERIOR RAIN LEADERS, OUTDOOR AIR INTAKES, AIR DUCTWORK CARRYING AIR CONDITIONED SUPPLY AIR.

PROJECT GENERAL NOTES

1. THE DRAWINGS ARE DIAGRAMMATIC ONLY AND INDICATE THE GENERAL ARRANGEMENT OF THE SYSTEMS AND ARE TO BE FOLLOWED INSOFAR AS POSSIBLE. IF DEVIATIONS FROM THE LAYOUTS ARE NECESSITATED BY FIELD CONDITIONS, DETAILED LAYOUTS OF THE PROPOSED DEPARTURES SHALL BE SUBMITTED IN WRITING TO THE ENGINEER FOR REVIEW BEFORE PROCEEDING WITH THE WORK.
2. THE MECHANICAL CONTRACTOR SHALL REVIEW ALL DRAWINGS IN DETAIL AS THEY MAY RELATE TO THEIR WORK.
3. EACH CONTRACTOR SHALL INSPECT THE SITE ON WHICH THE WORK IS TO BE PERFORMED, AND THE OBSTACLES THAT MAY BE ENCOUNTERED, AND ALL RELEVANT MATTERS CONCERNING THE WORK.
4. THE CONTRACTOR SHALL FILE ALL NECESSARY NOTICES, OBTAIN AND PAY FOR ALL PERMITS, FEES, AND OTHER COSTS INCLUDING UTILITY CONNECTIONS OR EXTENSION, IN CONNECTION WITH HIS WORK. AS NECESSARY, HE SHALL FILE ALL REQUIRED PLANS, PREPARE ALL DOCUMENTS AND OBTAIN ALL NECESSARY APPROVALS OF ALL UTILITY AND GOVERNMENTAL DEPARTMENTS HAVING JURISDICTION.
5. IGNORANCE OF CODES, RULES, AND REGULATIONS, UTILITY COMPANY REQUIREMENTS, LAWS, ETC. SHALL NOT DIMINISH OR ABSOLVE CONTRACTOR'S RESPONSIBILITIES TO PROVIDE AND COMPLETE ALL WORK IN COMPLIANCE WITH SUCH.
6. ALL MATERIALS FURNISHED AND ALL WORK INSTALLED SHALL COMPLY WITH THE CURRENT EDITION OF THE OHIO MECHANICAL CODES, NATIONAL FIRE CODES OF THE NATIONAL FIRE PROTECTION ASSOCIATION AND WITH THE REQUIREMENTS OF ALL GOVERNMENTAL AGENCIES OR DEPARTMENTS HAVING JURISDICTION.

HVAC NOTES

1. SCOPE OF WORK
   - 1.1. THE CONTRACTOR IS RESPONSIBLE FOR ALL WORK, MATERIALS, AND LABOR TO SATISFY A COMPLETE WORKING SYSTEM WHETHER SPECIFIED OR IMPLIED.
   - 1.2. ALL WORK IS TO BE PERFORMED IN STRICT COMPLIANCE WITH THE INTERNATIONAL MECHANICAL CODE 2021, ALL LOCAL CODES AND ALL OTHER REGULATION GOVERNING WORK OF THIS NATURE.
   - 1.3. THE CONTRACTOR SHALL, BEFORE SUBMITTING ANY PROPOSAL, EXAMINE THE PROPOSED SITE AND SHALL DETERMINE FOR HIMSELF THE CONDITIONS THAT MAY EFFECT THE WORK. NO ALLOWANCE SHALL BE MADE IF THE CONTRACTOR FAILS TO MAKE SUCH EXAMINATIONS.
   - 1.4. ALL EQUIPMENT AND MATERIALS SHALL BE AS SPECIFIED OR "APPROVED EQUAL" BY THE ENGINEER OR ARCHITECT.
2. SHOP DRAWINGS
   - 2.1. SUBMIT MATERIAL LIST AND SHOP DRAWINGS FOR MAJOR EQUIPMENT TO THE ARCHITECT/ENGINEER FOR APPROVAL. THE CONTRACTOR SHALL SUBMIT FIVE SETS OF SHOP DRAWINGS AND THEY SHALL BE CLEARLY LABELED.
3. REFRIGERANT PIPING
   - 3.1. CONTRACTOR SHALL PROVIDE AND INSTALL REFRIGERANT PIPING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND IN SUCH A WAY AS TO BE INCONSPICUOUS AND FREE FROM ANY POSSIBLE CONDENSATION. INSULATE REFRIGERANT LINES WITH R-6 OR BETTER ARMOUR-FLEX TYPE INSULATION.
   - 3.2. SHALL BE TYPE "K" COPPER TUBING, WITH WROUGHT COPPER SOLDER TYPE FITTINGS SUITABLE FOR CONNECTION WITH SILVER SOLDER DUCTWORK.
4. SHEET METAL DUCT WORK
   - 4.1. THE DUCTWORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "SMACNA" APPLICABLE MANUALS. ALL DUCTWORK SHALL BE THE LOW VELOCITY TYPE, UNLESS SPECIFIED OTHERWISE.
   - 4.2. CONTRACTOR SHALL PROVIDE AND INSTALL APPROVED FIRE DAMPERS AND ACCESS PANELS IN ANY AND ALL DUCTWORK WHICH PENETRATES A HORIZONTAL OR VERTICAL FIRE PARTITION, OR AS OTHERWISE SHOWN ON DRAWINGS.
   - 4.3. ALL BRANCH DUCTS TO HAVE VOLUME DAMPERS.
   - 4.4. SMOOTH TURN RADIUS DUCTWORK OR TURNING VANES SHALL BE USED THROUGHOUT WHERE FLOW EXCEEDS 150 CFM.
   - 4.5. ALL DUCT JOINTS TO BE SEALED IN ACCORDANCE WITH "SMACNA" STANDARDS AND ACCEPTED GOOD PRACTICE.
   - 4.6. ALL DUCT DIMENSIONS SHOWN ARE NET INSIDE VALUES. DIMENSIONS MAY BE CHANGED SO LONG AS THE NET FREE FACE AREA IS MAINTAINED.
   - 4.7. ALL CONCEALED DUCTWORK SHALL BE INSULATED WITH 1-1/2" FIBERGLASS INSULATING BLANKET WITH ALUMINUM FOIL FACING.
   - 4.8. ALL SUPPLY AND RETURN DUCTWORK 15 FEET DOWNSTREAM OF THE HVAC UNIT SHALL BE INTERNALLY LINED WITH A 1/2" ACOUSTICAL DUCT LINER.
5. DRAINAGE PIPING (CONDENSATE)
   - 5.1. SHALL BE SCHEDULE 40 PVC PIPE WITH SOLVENT JOINTS. PITCH HORIZONTAL LINES 1" IN 10'-0". CONDENSATE DRAINS SHALL BE ROUTED TO FLOOR DRAIN OR INDIRECT WASTE DRAIN.
6. HVAC CONTROLS
   - 6.1. CONTRACTOR TO SUPPLY AND INSTALL ALL CONTROL WIRING AND THERMOSTATS AS REQUIRED.
7. ELECTRICAL
   - 7.1. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR FOR LOCATION OF WIRING FOR EACH HVAC UNIT.
8. PIPE SUPPORTS
   - 8.1. ALL PIPE SHALL BE SUPPORTED FROM THE BUILDING STRUCTURE IN A NEAT AND WORKMANLIKE MANNER. THE USE OF WIRE OR METAL STRAP TO SUPPORT PIPES WILL NOT BE PERMITTED. SPACING OF PIPE SUPPORTS SHALL NOT EXCEED 8 FEET FOR ALL PIPING. PLASTIC PIPING TO BE SUPPORTED EVERY 4 FEET.
9. GAS PIPING
   - 9.1. SHALL BE SCHEDULE 40 BLACK STEEL PIPE WITH MALLEABLE IRON FITTINGS. WHERE GAS PIPE CONNECTS TO EQUIPMENT, IT SHALL BE PROVIDED WITH A DRIP LEG THE FULL SIZE OF THE RUN OUT. A 100% SHUT-OFF VALVE AND A UNION. GAS PIPING CONTAINING PRESSURE GREATER THAN 9" W.G. SHALL BE SCHEDULE 40 BLACK STEEL PIPE WITH WELDED JOINTS.
10. MISCELLANEOUS
    - 10.1. ALL EXTERIOR OPENINGS TO BE PROPERLY CAULKED AND SEALED WITH A SEALANT OF HIGH QUALITY AND LONG LIFE, TO PREVENT INFILTRATION OF OUTSIDE AIR INTO CONDITIONED SPACE.
    - 10.2. COORDINATE INSTALLATION OF ALL ROOF FLASHING AT ROOF PENETRATION.
    - 10.3. DO NOT SCALE THIS DRAWING FOR EXACT DIMENSIONS. VERIFY ALL FIGURES, CONDITIONS, AND DIMENSIONS AT THE JOB SITE.
    - 10.4. THE MECHANICAL PLANS ARE INTENDED TO BE DIAGRAMMATIC AND ARE BASED ON ONE MANUFACTURE'S EQUIPMENT. THEY ARE NOT INTENDED TO SHOW EVERY ITEM IN ITS EXACT LOCATION, THE EXACT DIMENSIONS, OR ALL THE DETAILS OF THE EQUIPMENT. THE CONTRACTOR SHALL VERIFY THE ACTUAL DIMENSIONS OF THE EQUIPMENT PROPOSED TO ENSURE THAT THE EQUIPMENT WILL FIT IN THE AVAILABLE SPACE.
    - 10.5. ALL AIR FILTERS SHALL CONFORM TO SECTION 605 OF THE INTERNATIONAL MECHANICAL CODE WITH A MERV OF 8 OR HIGHER.
11. TESTING AND BALANCING
    - 11.1. THE HVAC SYSTEM SHALL BE TESTED AND AND BALANCED BY AN INDEPENDENT AGENCY, UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER. A SEALED TYPE WRITTEN REPORT SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER FOR REVIEW AND APPROVAL.
12. GUARANTEE
    - 12.1. MATERIALS, EQUIPMENT AND INSTALLATION SHALL BE GUARANTEED FOR A PERIOD OF ONE(1) YEAR FROM DATE OF ACCEPTANCE. DEFECTS WHICH APPEAR DURING THAT PERIOD SHALL BE CORRECTED AT THIS CONTRACTOR'S EXPENSE.
    - 12.2. FOR THE SAME PERIOD, THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO PREMISES CAUSED BY DEFECTS IN WORKMANSHIP OR IN THE WORK OR EQUIPMENT FURNISHED AND/OR INSTALLED BY HIM.

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56787
REGISTERED PROFESSIONAL ENGINEER
EXPIRATION DATE: 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
921 Mound St.
Springfield, Ohio 45505

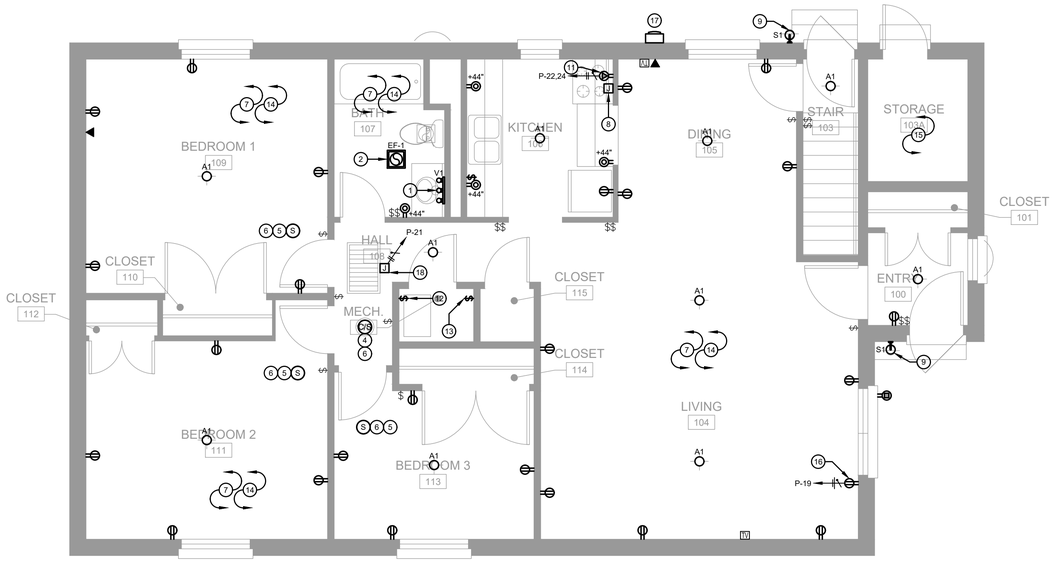
Project Number
E2M: 25131

Date
May 30, 2025

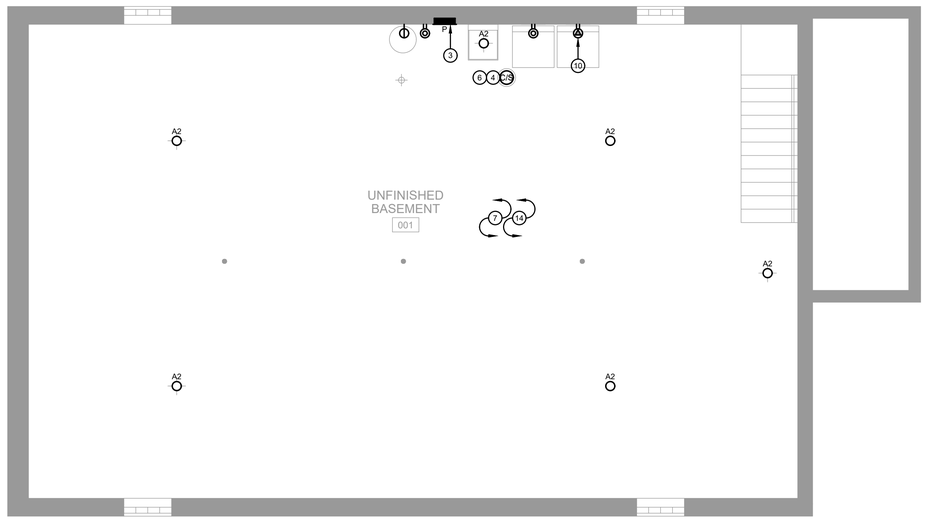
Date	Issue
06/02/25	REVIEW SET
06/05/25	REVIEW
06/20/25	BID/CONSTRUCTION

Sheet Title
MECHANICAL SCHEDULES AND NOTES

Sheet Number
09-M5.1



2 09-E1.1 FIRST FLOOR ELECTIRCAL PLAN
SCALE: 1/4" = 1'-0"
0' 2' 4' 8'



1 09-E1.1 BASEMENT ELECTIRCAL PLAN
SCALE: 1/4" = 1'-0"
0' 2' 4' 8'

PLAN NOTES

1	MOUNT VANITY LIGHT ABOVE BATHROOM MIRROR. FIELD VERIFY EXACT MOUNTING HEIGHT. CONNECT TO EXISTING WIRING.
2	EXHAUST FAN PROVIDED BY MECHANICAL CONTRACTOR AND WIRED BY ELECTRICAL CONTRACTOR. FAN TO BE WIRED TO EXISTING CIRCUIT AND LIGHTING CONTROLS. SET SWITCH TO LIGHT AND FAN.
3	EXISTING PANEL TO BE REPLACED WITH NEW.
4	PROVIDE DUAL SENSING (PHOTOELECTRIC AND IONIZATION) SMOKE DETECTOR WITH CARBON MONOXIDE SENSOR AT THIS LOCATION. ALL SMOKE DETECTORS SHALL BE 120V HARD WIRED AND INTERCONNECTED WITH BATTERY BACKUP.
5	PROVIDE DUAL SENSING (PHOTOELECTRIC AND IONIZATION) SMOKE DETECTOR AT THIS LOCATION. ALL SMOKE DETECTORS SHALL BE 120V HARD WIRED AND INTERCONNECTED WITH BATTERY BACKUP.
6	CONTRACTOR TO INSTALL MULTI-STATION SMOKE DETECTORS AND COMBINATION SMOKE/CARBON MONOXIDE DETECTORS IN ACCORDANCE WITH NFPA 72. TYPICAL OF ALL DEVICES.
7	ALL RECEPTACLES AND DATA JACKS TO BE REPLACED WITH NEW DEVICES AND COVER PLATES. NEW RECEPTACLES TO BE TAMPER RESISTANT. CAPTURE EXISTING CIRCUIT AND ANY EXISTING SWITCHED RECEPTACLE CONTROLS.
8	PROVIDE POWER TO NEW RANGE HOOD PER MANUFACTURER SPECIFICATIONS. HOOD PROVIDED BY MECHANICAL CONTRACTOR AND WIRED BY ELECTRICAL CONTRACTOR. WIRE TO EXISTING RANGE HOOD CIRCUIT.
9	NEW EXTERIOR FIXTURE CONTROLLED BY PHOTOCELL AND WIRED TO EXISTING CIRCUIT; REMOVE ANY EXISTING SWITCHING.
10	REPLACE EXISTING DRYER RECEPTACLE WITH NEW PER MANUFACTURER SPECIFICATIONS.
11	PROVIDE POWER TO NEW ELECTRIC RANGE PER MANUFACTURER SPECIFICATIONS.
12	CAPTURE EXISTING 120V ELECTRIC CONNECTION AT DEMOLISHED GAS FURNACE AND MAKE CONNECTION TO NEW FURNACE PER MANUFACTURER SPECIFICATIONS. COORDINATE LOCATION WITH MECHANICAL CONTRACTOR.
13	PROVIDE NEW 120V CONNECTION TON TANKLESS GAS-FIRED WATER HEATER PER MANUFACTURER SPECIFICATIONS. COORDINATE LOCATION WITH PLUMBING CONTRACTOR.
14	EXISTING LIGHTS TO BE DEMOLISHED. EXISTING LIGHTING CIRCUITS AND CONTROLS TO BE CAPTURED FOR REUSE WITH NEW FIXTURES IN NEW LOCATIONS. ALL EXISTING LIGHT SWITCHES TO BE REPLACES WITH NEW.
15	VERIFY EXISTING DEVICES IN FIELD. DEMOLISH AND REPLACE WITH NEW.
16	NEW DEDICATED 20A CIRCUIT FOR WINDOW AC UNIT.
17	NEW METER AND SERVICE ENTRANCE. REFER TO SINGLE LINE FOR MORE INFORMATION. COORDINATE WITH LOCAL UTILITY.
18	PROVIDE 120V POWER TO WHOLE-HOUSE ATTIC FAN. COORDINATE WITH MECHANICAL CONTRACTOR FOR EXACT LOCATION AND REQUIREMENTS.

GENERAL NOTES

1. CONTRACTOR SHALL MEGGER TEST ALL EXISTING WIRING TO REMAIN. REPLACE ANY WIRING THAT DOES NOT PASS.
2. ALL EXISTING ELECTRICAL EQUIPMENT WILL BE TESTED AND REUSED IF POSSIBLE. OTHERWISE, ALL LIGHTING AND POWER COMPONENTS WILL BE REPLACED WITH NEW.
3. REMOVE EXISTING, INSTALL NEW DEVICES & COVER PLATES THROUGHOUT. MATCH ORIGINAL CONFIGURATIONS. FIELD VERIFY AS APPLICABLE. INCLUDE ALL PHONE JACKS/TELEVISION JACKS, DATA JACKS, RECEPTACLES, AND SWITCHES.
4. REMOVE EXISTING, INSTALL NEW LIGHT FIXTURES THROUGHOUT. MATCH ORIGINAL CONFIGURATIONS. FIELD VERIFY AS APPLICABLE. INCLUDE ALL LIGHT FIXTURES.
5. ELECTRICAL CONTRACTOR SHALL CIRCUIT TRACE AND VERIFY EXISTING CIRCUITS.

STATE OF OHIO
LAWRENCE S. AYER
56787
REGISTERED PROFESSIONAL ENGINEER
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ELECTIRCAL PLAN

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Load Calculations – NEC 2014 Example D2(b)

Description	Area (Ft²)	Watts/Ft²	Total
Lighting and Receptacles	1,188	3	3,564 W
		Sub-Total:	3,564 W
General Loads	**Watts**	**Quantity**	**Total**
Lighting and Receptacles			3,564 W
Small Appliance Circuits	1,500 W	2	3,000 W
Laundry Circuit(s)	1,500 W	1	1,500 W
Clothes Dryer(s)	3,000 W	1	3,000 W
		Sub-Total:	11,064 W
Description	**Watts**	**Demand Factor**	**Total**
First 10KVA @ 100%	10,000 W	100%	10,000 W
Remainder @ 40%	1,064 W	40%	426 W
		Sub-Total:	10,426 W
All Loads	**Watts**	**Quantity**	**Total**
General Loads	10,426 W	1	10,426 W
Electric Heat > Air Conditioning	846 W	0	0 W
Air Conditioning > Electric Heat	1,500 W	1	1,500 W
		Total Conncted Load:	11,926 W
		Ampacity Required:	33.10 A
		Ampacity Provided:	125

Electrical Panel Schedule 921 Mound

Volts	Phase	Wire	Panel Type	Ampacity Provided	Mount	AIC	Fed From
120/240	1Ø	3	Main Circuit Breaker	100 Amps	Surface	Existing	Meter

Circuit #	Breaker	Poles	Notes	Description	A	B		A	B		Description	Notes	Poles	Breaker	Circuit #
1	15	1	AF	Existing General Purpose Circuit							Kitchen Receptacles	AF/GF	1	20	2
3	15	1	AF	Existing General Purpose Circuit							Kitchen Receptacles	AF/GF	1	20	4
5	15	1	AF	Existing General Purpose Circuit							Refrigerator	AF/GF	1	20	6
7	15	1	AF	Existing General Purpose Circuit							Existing General Purpose Circuit	AF	1	15	8
9	15	1	AF	Furnace							Existing General Purpose Circuit	AF	1	15	10
11	30	2		Dryer							Existing General Purpose Circuit	AF	1	15	12
13											Existing General Purpose Circuit	AF	1	15	14
15	20	1	AF/GF	Washer							Kitchen Receptacles	AF/GF	1	20	16
17	20	1	AF/GF	Sump Pump							Existing General Purpose Circuit	AF	1	15	18
19	20	1	AF	Window A/C Unit							Range		2	40	20
21	20	1		Attic Fan											22
23															24

Total Connected Load Phase A:	0
Total Connected Load Phase B:	0
Total Connected Load:	0 Watts

Load Description	Watts	Factor	Total
Receptacles < 10,000	0	100%	0
Receptacles > 10,000	0	50%	0
Lighting Loads	0	125%	0
Track Lighting	0Ft	75W/Ft	0
Motor Loads	0	100%	0
Largest Motor	0	125%	0
Cooling Loads	0	100%	0
Heating Loads	0	100%	0
Continuous Loads	0	125%	0
Non-Continuous Loads	0	100%	0
Kitchen Equipment Loads	0	100%	0
Existing Panel Demand		125%	0
		Sub-Total:	0
		Total Connected Ampacity:	0.00
		Total Connected Load %:	0%

Notes:

AF	Arc Fault Circuit Interrupter
GF	Ground Fault Circuit Interrupter
LO	Lock Out Breaker
ST	Shunt Trip
PNF	Provide new fuse in slot
REF	Re-use existing spare fusible switch
EX	Blank loads on panel are unknown and shall be calculated under the existing panel demand (or existing building peak demand) category in the load calculations section. Engineer offers no warranty as to the condition or load information on unknown circuit breakers.

Panel Schedule Notes:

New circuit breakers added to existing panels shall match panel manufacturer, voltage level, and fault current rating of existing protectives.

Identify main disconnects and all up and downstream disconnecting means for all circuits at panel.

Fill out branch circuit directory indicating circuit numbers, area(s) served, and load type. Index shall be neatly typed. Branch circuit directories shall be updated or replaced in all areas of alterations.

Black laminated phenolic nameplates shall be provided on all new and existing panel boards secured by #8-32 screws, lock washers, and nuts on each corner of nameplate.

Contractor may arrange circuits to suit field conditions, but loading between phases shall be +/1 10%.

LIGHT FIXTURE SCHEDULE

SYMBOL	ID	DESCRIPTION	FIXTURE INFORMATION		ELECTRIC INFORMATION		MISCELLANEOUS INFORMATION	
○	A1	17" SURFACE MOUNTED DOWNLIGHT	MAKE	PROJECT SOURCE	VOLTAGE	120	MOUNTING	SURFACE
			MODEL	MXL 1069-L18.5K9027W	LAMP QTY	LED	HEIGHT	
			ALTERNATE		LAMP TYPE	LED	NOTES	
			OTHER		WATTS	18.5W		
○	A2	BLUB SOCKET	MAKE	EATON	VOLTAGE	120	MOUNTING	SURFACE
			MODEL	604-BX-LW	LAMP QTY	LED	HEIGHT	
			ALTERNATE		LAMP TYPE	LED	NOTES	
			OTHER		WATTS	60W		
ooo	V1	VANITY FIXTURE	MAKE	WAC LIGHTING, FLO	VOLTAGE	120	MOUNTING	SURFACE
			MODEL	WS-224-CS-WT	LAMP QTY	LED	HEIGHT	
			ALTERNATE		LAMP TYPE	LED	NOTES	
			OTHER		WATTS	16W		
	S1	EXTERIOR WALL SCONCE	MAKE	ROSETO	VOLTAGE	120	MOUNTING	EXTERIOR WALL
			MODEL	CLIWS26012BK	LAMP QTY	LED	HEIGHT	
			ALTERNATE		LAMP TYPE	LED	NOTES	
			OTHER		WATTS	9W		

NOTES
1. FIXTURES WITH THE SUFFIX "-EM" ATTACHED TO THE ID OR SHOWN HALF SHADED ARE EMERGENCY FIXTURES. SEE ELECTRICAL GENERAL NOTES FOR MORE INFORMATION.
2. FIXTURES WITH THE SUFFIX "-NL" ARE NIGHT LIGHTS. SEE ELECTRICAL GENERAL NOTES FOR MORE INFORMATION.

DESIGNATIONS
-N NEW
-E EXISTING
-D DEMO
-R RELOCATED

ELECTRICAL GENERAL NOTES

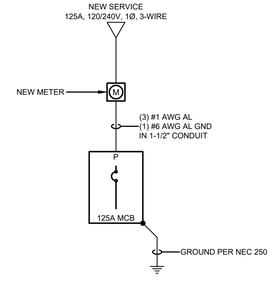
1. THE TERM "PROVIDE" SHALL MEAN CONTRACTOR SHALL FURNISH AND INSTALL ITEMS AND CONNECT AS REQUIRED TO OBTAIN A COMPLETE WORKING SYSTEM.
2. RECEPTACLES SHALL BE CIRCUITED WITH A SEPARATE GROUND WIRE. RECEPTACLES PROTECTED BY GROUND FAULT CIRCUIT INTERRUPTER DEVICES SHALL EACH HAVE A SEPARATE NEUTRAL WIRE PULLED FOR THAT CIRCUIT.
3. ALL CONDUIT SHALL BE RUN CONCEALED WHEREVER POSSIBLE ABOVE CEILINGS, INSIDE WALLS, OR UNDER FLOOR SLAB (ONLY WHERE SHOWN DASHED ON PLAN), UNLESS OTHERWISE NOTED ON PLAN. IN HIGH-BAY (NO CEILING) AREAS, RUN EXPOSED CONDUIT HIGH AS POSSIBLE. ALL CONDUIT SHALL BE RUN PARALLEL OR PERPENDICULAR TO NEARBY SURFACES OR STRUCTURAL MEMBERS AND FOLLOW THE SURFACE CONTOURS AS MUCH AS PRACTICAL. NO NONMETALLIC CONDUIT SHALL BE RUN IN AIR RETURN PLENUM.
4. FROM EACH TELEPHONE, CRT, TV, ETC., COMMUNICATION TYPE OUTLET, PROVIDE A (MIN.,) 3/4-INCH CONDUIT (WITH PULL STRING) STUBBED ABOVE LAY-IN CEILING, UNLESS OTHERWISE NOTED.
5. TELEPHONE AND OTHER COMMUNICATIONS WIRING SHALL BE PLENUM RATED IF CONDUCTORS PASS THROUGH AN AIR RETURN PLENUM.
6. ELECTRICAL DRAWINGS SHALL BE COORDINATED WITH ASSOCIATED MECHANICAL DRAWINGS AND MECHANICAL CONTRACTOR FOR MOTORS, DEVICES, FIXTURES, ETC.. FOR EXACT LOCATIONS BEFORE ROUGH-IN OF CONDUIT SYSTEM.
7. MINIMUM CONDUIT SIZE IS 3/4 INCH, MINIMUM WIRE SIZE IS #12 AWG, UNLESS OTHERWISE NOTED ON PLANS OR IN CIRCUIT REVIEWS.
8. MOUNTING HEIGHTS ABOVE FINISHED FLOOR (A.F.F.) ARE TO CENTER OF DEVICE UNLESS NOTED OTHERWISE.
9. ALL WIRING SHALL BE INSTALLED PER THE NATIONAL ELECTRIC CODE (NEC). ALL WIRING SHALL BE SECURED AND SUPPORTED PER NEC 300.11.
10. CONTRACTOR SHALL INCLUDE THE COST TO SECURE ALL APPLICABLE PERMITS IN BASE BID.
11. ALL RECEPTACLES IN THE KITCHEN/PREP AREA SHALL BE GFCI WHETHER SHOWN AS SUCH OR NOT.
12. ALL EXIT AND EMERGENCY LIGHTING SHALL BE WIRED EITHER AHEAD OF LOCAL SWITCHING ON THE LOCAL AREA CIRCUIT OR ON A DEDICATED EXIT/EMERGENCY CIRCUIT. THE METHOD CHOSEN SHALL MEET THE REQUIREMENTS OF N.E.C. ARTICLE 700 AND THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION.
13. ALL 120V AND 277V CIRCUITS SHALL HAVE A DEDICATED NEUTRAL. SHARING A NEUTRAL CONDUCTOR IS PROHIBITED.
14. ALL RECEPTACLES BEHIND VENDING MACHINES AND REFRIGERATORS TO BE GFCI WITH REMOTE AND OR ACCESSIBLE RESET.

PROJECT GENERAL NOTES

1. THE DRAWINGS ARE DIAGRAMMATIC ONLY AND INDICATE THE GENERAL ARRANGEMENT OF THE SYSTEMS AND ARE TO BE FOLLOWED INSOFAR AS POSSIBLE. IF DEVIATIONS FROM THE LAYOUTS ARE NECESSITATED BY FIELD CONDITIONS, DETAILED LAYOUTS OF THE PROPOSED DEPARTURES SHALL BE SUBMITTED IN WRITING TO THE ENGINEER FOR REVIEW BEFORE PROCEEDING WITH THE WORK.
2. THE ELECTRICAL CONTRACTOR SHALL REVIEW ALL DRAWINGS IN DETAIL AS THEY MAY RELATE TO THEIR WORK.
3. EACH CONTRACTOR SHALL INSPECT THE SITE ON WHICH THE WORK IS TO BE PERFORMED, AND THE OBSTACLES THAT MAY BE ENCOUNTERED, AND ALL RELEVANT MATTERS CONCERNING THE WORK.
4. THE CONTRACTOR SHALL FILE ALL NECESSARY NOTICES, OBTAIN AND PAY FOR ALL PERMITS, FEES, AND OTHER COSTS INCLUDING UTILITY CONNECTIONS OR EXTENSION, IN CONNECTION WITH HIS WORK. AS NECESSARY, HE SHALL FILE ALL REQUIRED PLANS, PREPARE ALL DOCUMENTS AND OBTAIN ALL NECESSARY APPROVALS OF ALL UTILITY AND GOVERNMENTAL DEPARTMENTS HAVING JURISDICTION.
5. IGNORANCE OF CODES, RULES, AND REGULATIONS, UTILITY COMPANY REQUIREMENTS, LAWS, ETC. SHALL NOT DIMINISH OR ABSOLVE CONTRACTOR'S RESPONSIBILITIES TO PROVIDE AND COMPLETE ALL WORK IN COMPLIANCE WITH SUCH.
6. ALL MATERIALS FURNISHED AND ALL WORK INSTALLED SHALL COMPLY WITH THE CURRENT EDITION OF THE OHIO MECHANICAL CODES, NATIONAL FIRE CODES OF THE NATIONAL FIRE PROTECTION ASSOCIATION AND WITH THE REQUIREMENTS OF ALL GOVERNMENTAL AGENCIES OR DEPARTMENTS HAVING JURISDICTION.

PANEL SCHEDULE NOTES

1. NEW CIRCUIT BREAKERS ADDED TO EXISTING PANELS SHALL MATCH PANEL MANUFACTURER, VOLTAGE LEVEL AND FAULT CURRENT RATING OF EXISTING PROTECTIVES.
2. IDENTIFY MAIN DISCONNECTS AND ALL UP AND DOWNSTREAM DISCONNECTING MEANS FOR ALL CIRCUITS AT PANEL.
3. FILL OUT BRANCH CIRCUIT DIRECTORY INDICATING CIRCUIT NUMBERS, AREA(S) SERVED, AND LOAD TYPE. INDEX SHALL BE NEATLY TYPED. BRANCH CIRCUIT DIRECTORIES SHALL BE UPDATED OR REPLACED IN ALL AREAS OF ALTERATIONS.
4. BLACK LAMINATED PHENOLIC NAMEPLATES SHALL BE PROVIDED ON ALL NEW AND EXISTING PANEL BOARDS SECURED BY #8-32 SCREWS, LOCK WASHERS AND NUTS ON EACH CORNER OF NAMEPLATE.
5. CONTRACTOR MAY ARRANGE CIRCUITS TO SUIT FIELD CONDITIONS, BUT LOADING BETWEEN PHASES SHALL BE +/- 10%.



1 / 09-E5.1 SINGLE LINE DIAGRAM
SCALE: NONE

GENERAL NOTES - RISER DIAGRAM

A. PARALLEL FEEDER CONDUCTORS SHALL BE CUT TO THE EXACT SAME LENGTHS AND SHALL BE FROM THE SAME FACTORY RUN. ALL CONNECTIONS FOR SAME WORK SHALL BE TORQUED TO IDENTICAL VALUES.

B. EXTERIOR ELECTRICAL WORK SHALL NOT ONLY BE WEATHERPROOF AND WATER TIGHT, BUT SHALL BE RUST RESISTANT.

C. CONDUCTORS BELOW GRADE OR SUBJECT TO MOISTURE SHALL BE 'XHHW-2'.

D. PROVIDE FACTORY SERIES COORDINATION FOR ALL CIRCUIT BREAKERS. (INCLUDING ALL BRANCH BREAKERS). RELATIVE TO "UPSTREAM" BREAKERS, SO THAT ONLY THE BREAKER CLOSEST IN THE CIRCUIT TO THE LOAD TRIPS UPON AN OVERLOAD OF FAULT CONDITION.

E. POWER DISTRIBUTION EQUIPMENT SUPPLIER SHALL PROVIDE APPROPRIATELY RATED AND BRACED TO ACCOMMODATE THE AVAILABLE FAULT CURRENT AT THE UTILITY COMPANY TRANSFORMER SECONDARIES. THIS SUPPLIER SHALL ACCORDINGLY PROVIDE ANY RELATED CALCULATIONS SO THAT THEIR EQUIPMENT IS PROPERLY COORDINATED FOR THE AVAILABLE FAULT CURRENT. THE ELECTRICAL CONTRACTOR SHALL PROVIDE THIS SUPPLIER WITH COPIES OF THE ELECTRICAL DOCUMENTS AS REQUIRED SO THAT PROPERLY RATED/BRACED EQUIPMENT IS PROVIDED UNDER BASE BID.

F. GROUNDING ELECTRODE CONDUCTORS SHALL BE PROVIDED IN STRICT COMPLIANCE WITH NEC, INCLUDING ARTICLE 250 AND TABLE 250-66. THESE CONDUCTORS MAY NOT BE INDICATED ON RISERS OR SINGLE LINE DIAGRAMS, BUT SHALL BE PROVIDED UNDER BASE BID NEVERTHELESS.

G. EQUIPMENT GROUNDING CONDUCTORS SHALL BE PROVIDED IN STRICT COMPLIANCE WITH NEC, INCLUDING ARTICLE 250 AND TABLE 250-122. THESE CONDUCTORS MAY NOT BE INDICATED ON RISERS OR SINGLE LINE DIAGRAMS, BUT SHALL BE PROVIDED UNDER BASE BID NEVERTHELESS.

H. WORKING CLEARANCES SHALL BE PROVIDED FOR ALL ELECTRICAL EQUIPMENT (SWITCHBOARDS, PANELBOARDS, TRANSFORMERS, STARTERS, DISCONNECTS, ETC. AS APPLICABLE) IN STRICT COMPLIANCE WITH NEC CHAPTER 1, PART B SECTION 110-25(a). LOCATIONS SHOWN ON THE FLOOR PLANS ARE SCHEMATIC AND DIAGRAMMATIC IN NATURE. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE WITH THE ABOVE NEC REFERENCE. THIS REQUIREMENTS APPLIES TO EQUIPMENT ON FLOOR PLANS AS WELL AS TO EQUIPMENT SHOWN ON THE RISER.

I. HOLD ALL NEW OVERHEAD ELECTRICAL WORK AS TIGHT AS POSSIBLE TO THE BOTTOM OF THE OVERHEAD STRUCTURE. LOCATE ANY RELATED PULL BOXES SO THAT THEY WILL BE FULLY ACCESSIBLE AFTER ALL CONSTRUCTION WORK IS COMPLETE. AS WITH ALL WORK, COORDINATE IN ADVANCE WITH OTHER TRADES.

J. ROUTE FEEDER CONDUITS BELOW GRADE WHEREVER POSSIBLE. VERY LIMITED SPACE EXISTS ABOVE ACOUSTICAL TILE CEILINGS AND MANY, IF NOT MOST, OF THE SPACE ABOVE GYPSUM BOARD CEILINGS IS NOT AVAILABLE FOR RUNNING CONDUIT. STUDY ALL ARCHITECTURAL, STRUCTURAL AND MECHANICAL DRAWINGS VERY CAREFULLY BEFORE LAYING OUT FEEDER ROUTES.

K. ALL PANELS HAVE NEMA 1 ENCLOSURES UNLESS OTHERWISE NOTED.

L. ALL PANELS ARE SURFACE MOUNTED UNLESS OTHERWISE NOTED.

POWER PLAN SYMBOL LEGEND

+0"	SIMPLEX RECEPTACLE MOUNT AT +18" A.F.F. UNLESS OTHERWISE NOTED
+0"	DUPLEX RECEPTACLE MOUNT AT +18" A.F.F. UNLESS OTHERWISE NOTED
+0"	SPECIAL USE DEDICATED RECEPTACLE MOUNT AT +18" A.F.F. UNLESS OTHERWISE NOTED REFER TO PANEL SCHEDULE FOR MORE INFORMATION
+0"	GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE MOUNT AT +18" A.F.F. UNLESS OTHERWISE NOTED
+0"	WEATHER PROOF RECEPTACLE MOUNT AT +18" A.F.F. UNLESS OTHERWISE NOTED
J	JUNCTION BOX
	NON-FUSED DISCONNECT
	FUSED DISCONNECT
M	1Ø MOTOR CONNECTION
A NEW	FLUSH MOUNTED PANEL A = PANEL DESIGATION
A NEW	SURFACE MOUNTED PANEL A = PANEL DESIGATION
	METER
A-B	HOME RUN A = PANEL DESIGATION B = CIRCUIT NUMBER

N = NEW	E = EXISTING	R = RELOCATED	D = DEMO	F = FUTURE

+0" = MOUNTING HEIGHT OF THE DEVICE ABOVE FINISHED FLOOR.

LIGHTING PLAN SYMBOL LEGEND

GEOGICAL FIXTURE	SHADING INDICATES THAT A FIXTURE IS WIRED TO A NIGHT LIGHT OR EMERGENCY TYPE CIRCUIT. FIXTURE SHALL BE WIRED IN ACCORDANCE WITH N.E.C. ARTICLE 700.
A-# TYPICAL FIXTURE (a) X	"X" = FIXTURE TYPE A-# = CIRCUIT NUMBER ab = SWITCH LEG
$	TOGGLE SWITCH
$3	THREE-WAY TOGGLE SWITCH

N = NEW	E = EXISTING	R = RELOCATED	D = DEMO	F = FUTURE

+0" = MOUNTING HEIGHT OF THE DEVICE ABOVE FINISHED FLOOR.

SINGLE LINE SYMBOL LEGEND

	CIRCUIT BREAKER
	UTILITY METER
NF	NON-FUSED DISCONNECT
	FUSIBLE DISCONNECT
Y X	PANELBOARD, MAIN CIRCUIT BREAKER Y = MCB RATING X = NAME

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
1601 Prospect St.
Springfield, Ohio 45503

PROJECT TEAM

ARCHITECT:

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ENVIRONMENTAL CONSULTANT:

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3959 FULTON GROVE RD.
CINCINNATI, OHIO 45245
(513) 752-9111

OWNER

Springfield Metropolitan Housing Authority
2026 W. Main Street
Springfield, Ohio 45504

CODE REVIEW

DESCRIPTION: MODERNIZATION OF AN EXISTING TWO STORY SINGLE-FAMILY HOUSE. EXISTING CONFIGURATION WILL REMAIN. NO CHANGE TO BUILDING HEIGHT OR AREA. NO CHANGE TO EGRESS.

JURISDICTION: CITY OF SPRINGFIELD, CLARK COUNTY

ZONING CODE: CITY OF SPRINGFIELD ZONING CODE
ZONING DISTRICT: RS-5

BUILDING CODE: 2019 RESIDENTIAL CODE OF OHIO [RCO]:

BUILDING AREA: 1,080 S.F.

RCO 302: FIRE RESISTANT CONSTRUCTION / PROTECTION

302.9.1: WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200.

302.9.2: WALL AND CEILING FINISHES SHALL HAVE A SMOKE DEVELOPED INDEX OF NOT GREATER THAN 450.

302.11: FIREBLOCKING LOCATIONS REQUIRED:

- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS - VERTICALLY AT THE CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
- AT INTERCONNECTIONS BETEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS, AND COVE CEILINGS.
- IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
- AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, AND WIRES AT CEILING AND FLOOR LEVEL WITH AN APPROVED MATERIAL TO PREVENT THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. MEET ASTM E136 REQUIREMENTS.

302.11.1: FIREBLOCKING MATERIALS: 2x LUMBER, [2] LAYERS 1x LUMBER WITH BROKEN LAPPED JOINTS, 23/32" OSB WITH JOINTS BACKED WITH 23/32" OSB, 1/2" GYPSUM BOARD, MINERAL WOOL OR FIBERGLASS BATTS SECURED IN PLACE.

RCO 308: GLAZING

308.4: HAZARDOUS LOCATIONS - REQUIRE TEMPERED GLAZING:

RCO 312: GUARDS AND FALL PROTECTION

312.1: GUARDS REQUIRED FOR PORTIONS OF OPEN-SIDED WALKING SURFACES INCLUDING STAIRS, RAMPS, AND LANDINGS LOCATED MORE THAN 30" ABOVE ADJACENT FLOOR OR GRADE AT ANY POINT WITHIN 36" TO THE OPEN SIDE.

312.1.2: GUARDS SHALL HAVE A 36" MINIMUM HEIGHT, EXCEPT FOR AT STAIR = 34".

312.1.3: OPENING LIMITATIONS: REQUIRED GUARD SHALL NOT HAVE OPENINGS THAT ALLOW THE PASSAGE OF A SPHERE 4" IN DIAMETER. EXCEPTIONS AS FOLLOWS:

TRIANGULAR OPENINGS AT THE OPEN SIDE OF A STAIR FORMED BY RISER, TREAD, AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE 6" IN DIAMETER.

GUARDS AT THE OPEN SIDE OF STAIRS SHALL NOT ALLOW PASSAGE OF A SPHERE 4 3/8" IN DIAMETER.

RCO 314: SMOKE ALARMS

314.1: COMPLY WITH NFPA 72

314.1.2: TECHNOLOGY: ON EACH LEVEL WITHIN EACH DWELLING UNIT SMOKE ALARMS UTILIZING PHOTOELECTRIC AND IONIZATION TECHNOLOGIES. SEPARATE OR DUAL-SENSING SMOKE ALARMS MAY BE USED.

314.3: LOCATION:

- IN EACH SLEEPING ROOM
- OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE SLEEPING ROOMS [PHOTOELECTRIC]
- ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS, NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.
- SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM CONTAINING A BATHTUB / SHOWER.
- INSTALLATION REQUIREMENTS NEAR COOKING APPLIANCES:

  IONIZATION SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 20 FEET HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCES.

  IONIZATION SMOKE ALARMS WITH ALARM-SILENCING SWITCH SHALL NOT BE INSTALLED LESS THAN 10 FEET HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCES.

  PHOTOELECTRIC SMOKE ALARMS SHALL NTO BE INSTALLED LESS THAN 6 FEET HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCES.

314.4: INTERCONNECTION: ALL ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WITH ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT.

INTERCONNECTION OF SMOKE ALARMS IN EXISTING AREAS SHALL NOT BE REQUIRED WHERE THE ALTERATIONS OR REPAIRS DO NOT RESULT IN THE REMOVAL OF INTERIOR WALL OR CEILING FINISHES EXPOSING THE STRUCTURE, UNLESS THERE IS AN ATTIC, CRAWL SPACE, OR BASEMENT AVAILABLE WHICH COULD PROVIDE ACCESS FOR INTERCONNECTION WITHOUT REMOVAL OF FINISHES.

314.5: COMBINATION ALARMS: COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PERMITTED.

314.6: POWER SOURCE: 120v WITH BATTERY BACKUP.

HARD-WIRING OF SMOKE ALARMS IN EXISTING AREAS SHALL NOT BE REQUIRED WHERE THE ALTERATIONS OR REPAIRS DO NOT RESULT IN THE REMOVAL OF INTERIOR WALL OR CEILING FINISHES EXPOSING THE STRUCTURE, UNLESS THERE IS AN ATTIC, CRAWL SPACE, OR BASEMENT AVAILABLE WHICH COULD PROVIDE ACCESS FOR INTERCONNECTION WITHOUT REMOVAL OF FINISHES.

RCO 315: CARBON MONOXIDE ALARMS

315.2: WHEN REQUIRED: IF FUEL FIRED APPLIANCE EXISTS; IF ATTACHED GARAGE EXISTS.

315.3: LOCATION:

- OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- IN A BEDROOM WHERE A FUEL BURNING APPLIANCE IS LOCATED WITHIN THE BEDROOM OR ITS ATTACHED BATHROOM

SHEET INDEX

1601 PROSPECT ST. [SITE 10]

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PROJECT WORK SCOPE

1. EXISTING CMU FOUNDATION TO REMAIN. REPAIR / RE-POINT OPENINGS CREATED FROM REMOVAL OF SURFACE MOUNTED ITEMS / UTILITY IMPROVEMENTS. REMOVE EXISTING, INSTALL NEW 8"x16" CRAWL SPACE VENTS IN EXISTING OPENINGS. REMOVE EXISTING, INSTALL NEW INSULATED CRAWL SPACE ACCESS DOOR AND NEW AREA WELL. AREA WELL TO BE A MINIMUM OF 3'x3' CLEAR AREA.
2. EXISTING FRONT AND REAR CONCRETE PORCH SLAB, STEPS, AND CONCRETE WALKS TO REMAIN. PRESSURE WASH / CLEAN CONCRETE.
3. EXISTING CONCRETE DRIVEWAY TO REMAIN. PRESSURE WASH / CLEAN CONCRETE.
4. EXISTING CONCRETE RETAINING WALL ALONGSIDE OF DRIVEWAY TO REMAIN. PRESSURE WASH / CLEAN CONCRETE.
5. REMOVE EXISTING, INSTALL NEW 6x6 TREATED TIMBER LANDSCAPE RETAINING WALL ALONGSIDE OF DRIVEWAY. MATCH ORIGINAL CONDITIONS AS APPLICABLE.
6. LANDSCAPING:
   - 6.1. REMOVE LANDSCAPING / SHRUBS AT FRONT OF BUILDING. RESTORE IMPACTED AREA W/ TOPSOIL AND SEED.
   - 6.2. REMOVE OVERGROWTH ALONGSIDE OF WEST SIDE OF BUILDING.
   - 6.3. REMOVE / GRIND OUT STUMP IN FRONT YARD.
   - 6.4. CLEAR ALL OVERGROWTH BEHIND RETAINING WALLS.
   - 6.5. CUT BACK ALL TREES / LIMBS A MINIMUM OF 8' FROM THE FACE OF THE BUILDING.
7. EXISTING WOOD COLUMNS AT FRONT AND REAR PORCH TO REMAIN. REPAIR / RE-SET / REPLACE PORCH COLUMNS IF REQ'D. REMOVE EXISTING, INSTALL NEW 1x6 COMPOSITE TRIM WRAP AT TOP AND BOTTOM OF EXISTING COLUMNS. PREP AND PAINT COLUMNS ASSOCIATED COMPONENTS. REMOVE AND REINSTALL ADDRESS NUMBERS FROM FACE OF COLUMN.
8. EXISTING BRICK VENEER TO REMAIN. PRESSURE WASH / CLEAN. RE-SEAL ALL PENETRATIONS.
9. REMOVE EXISTING, INSTALL NEW VINYL LAP SIDING, SOFFITS, PORCH CEILINGS, AND ASSOCIATED TRIM / FLASHING. INSTALL NEW WRB OVER EXISTING SHEATHING / SUBSTRATE. FLASH TO EXISTING BUILDING COMPONENTS AND OPENINGS AS APPLICABLE.
10. REMOVE EXISTING, INSTALL NEW ALUMINUM WRAP OVER EXISTING WOOD FASCIA, RAKE, AND TRIM. INSTALL NEW ALUMINUM WRAP AT MISC. TRIM COMPONENTS WHICH WERE PREVIOUSLY LEFT AS PAINTED WOOD.
11. REMOVE EXISTING, INSTALL NEW VINYL SHUTTERS AT EXISTING LOCATIONS.
12. REMOVE EXISTING SHINGLE ROOF AND UNDERLAYMENT COMPLETE TO DECK. INSTALL NEW ICE AND WATER SHIELD, UNDERLAYMENT, AND SHINGLE ROOF SYSTEM. PREP AND PAINT ALL ROOFTOP COMPONENTS TO MATCH ROOF COLOR.
13. REMOVE EXISTING, INSTALL NEW 5" ALUMINUM GUTTERS AND 2"x3" ALUMINUM DOWNSPOUTS. INSTALL NEW GUTTER GUARDS. DISCHARGE DOWNSPOUTS INTO NEW CONCRETE SPLASH BLOCKS AT GRADE OR EXISTING UNDERGROUND STORM PIPING [PROVIDE RECEIVER].
14. REMOVE EXISTING, INSTALL NEW VINYL WINDOWS IN EXISTING OPENINGS. REMOVE TEMPORARY WINDOW COVERINGS WHERE THEY EXIST. REPAIR EXISTING GYPSUM BOARD RETURNS TO WINDOW UNITS. INSTALL NEW SOLID SURFACE WINDOW STOOL. INSTALL TRIM AS APPLICABLE. REMOVE EXISTING, INSTALL NEW JOINT SEALANT AT PERIMETER OF WINDOW OPENING AND AT ADJACENT SIDING / BRICK FINISHES AS APPLICABLE. REFER TO WINDOW SCHEDULE.
15. REMOVE EXISTING, INSTALL NEW INTERIOR, JAMB-MOUNTED BLINDS AT ALL WINDOWS.
16. REMOVE EXISTING, INSTALL NEW EXTERIOR DOORS, FRAMES AND HARDWARE COMPLETE. REMOVE EXISTING, INSTALL NEW BRICKMOLD / COMPOSITE TRIM TO MATCH EXISTING / ORIGINAL. REMOVE EXISTING, INSTALL NEW PAINTED INTERIOR WOOD CASING, PREP & PAINT. REFER TO DOOR SCHEDULE.
17. REMOVE EXISTING SLIDING PATIO DOOR, INSTALL NEW HINGED PATIO DOOR, FRAME, AND HARDWARE AT REAR ENTRANCE. INSTALL NEW BRICKMOLD / COMPOSITE TRIM TO MATCH EXISTING / ORIGINAL. INSTALL NEW PAINTED INTERIOR WOOD CASING, PREP & PAINT. REFER TO DOOR SCHEDULE.
18. REMOVE EXISTING, INSTALL NEW STORM DOOR AT FRONT AND REAR ENTRY DOOR.
19. REMOVE ALL EXISTING SURFACE MOUNTED WIRES, CABLING, SATELLITE DISHES, ETC. FROM THE FACE OF THE BUILDING. REPAIR ANY HOLES OR RESULTANT DAMAGE TO FACE OF WALL.
20. EXISTING ADDRESS SIGNAGE TO REMAIN. REMOVE / REINSTALL AS REQ'D TO PAINT PORCH COLUMN.
21. REMOVE EXISTING, INSTALL NEW WALL MOUNTED MAILBOX.
22. REMOVE EXISTING, INSTALL NEW EXTERIOR LIGHT FIXTURES.
23. INSTALL NEW R-30 UNFACED FIBERGLASS BATT INSULATION AT FLOOR SYSTEM ABOVE CRAWL SPACE.
24. INSTALL NEW VAPOR BARRIER AT FLOOR OF CRAWL SPACE, SEAL TO WALLS / PENETRATIONS.
25. CONSTRUCT NEW FRAMING AND FINISHES FOR NEW OPENINGS, ALTERATIONS TO SPATIAL LAYOUT, AND REPAIRS TO EXISTING CONDITIONS AS REQ'D AND AS INDICATED ON DRAWINGS. NEW FINISHES TO MATCH EXISTING CONDITIONS / FINISHES AS APPLICABLE.
26. REMOVE EXISTING FLOORING [CARPET, VCT, TILE, ETC.] TO SUBFLOOR / SLAB ON GRADE. REFER TO FLOOR PLAN FOR EXISTING FLOOR TYPE. INSPECT AND VERIFY CONDITION OF SUB-FLOOR. REPORT ANY DEFICIENCIES TO ARCHITECT. INSTALL NEW UNDERLAYMENT AS REQ'D FOR NEW FINISH FLOOR AS SCHEDULED. PREP AND INSTALL NEW FINISH FLOOR AS SCHEDULED.
27. REMOVE EXISTING WOOD BASE / SHOE MOLD / VINYL BASE, INSTALL NEW 4" VINYL BASE THROUGHOUT THE UNIT.
28. INSTALL NEW R-15 [OR R-21 AT 2x6 WALLS] HIGH DENSITY KRAFT FACED FIBERGLASS BATT INSULATION IN ANY EXPOSED EXTERIOR WALL CAVITIES [FIRST FLOOR / SECOND FLOOR].
29. REMOVE EXISTING, INSTALL NEW R-49 BLOWN IN FIBERGLASS INSULATION AT ATTIC. INSTALL AIR BAFFLES BETWEEN FRAMING MEMBERS AT EAVE TO ENSURE PROPER ATTIC VENTILATION [MAINTAIN MIN. 1" CLEAR TO UNDERSIDE OF ROOF SHEATHING]
30. REMOVE ALL GYPSUM BOARD FINISHES WHICH HAVE MOLD / MICROBIAL GROWTH COMPLETE.
31. EXISTING GYPSUM BOARD FINISHES TO REMAIN. SKIM COAT ALL EXISTING WALLS AND CEILINGS TO A LIKE NEW CONDITION EQUAL TO A LEVEL 4 FINISH [REMOVE ALL TEXTURED / STOMPED CEILINGS - CONTRACTOR ALTERNATE: OVERLAY EXISTING CEILINGS WITH NEW 3/8" GYPSUM BOARD]. INSPECT ALL CONDITIONS PRIOR TO BIDDING AND INCLUDE ALL REQ'D WORK. FILL / REPAIR EXISTING HOLES IN GYPSUM BOARD FINISHES / SURFACES. REMOVE ANY REMNANTS OF VINYL GRAPHICS, TAPE, AND OTHER ITEMS APPLIED TO FACE OF GYPSUM BOARD. REPAIR ALL EXISTING FAILED TAPE JOINTS, MINOR SETTLEMENT CRACKS, DAMAGED CORNER BEAD, ETC. AS WELL AS ANY NEW CUT / PATCH REPAIRS REQ'D FOR PROPOSED WORK. INFILL OPENINGS FROM ABANDONED / RELOCATED / REMOVED ELECTRICAL DEVICES [COORDINATE W/ ELECTRICAL]. INSTALL GYPSUM BOARD FINISHES AT ALL SCARS / REMOVALS / RESULTANT FROM DEMOLITION WORK. INSTALL NEW GYPSUM BOARD WHERE REQ'D BY WORK AND AS INDICATED ON DRAWINGS.
32. REMOVE EXISTING, INSTALL NEW INTERIOR TRIM CARPENTRY THROUGHOUT THE UNIT, INCLUDING DOOR OPENINGS, MISC. TRIM, ETC. PREP & PAINT.
33. EXTERIOR PAINTING - PREP AND PAINT ALL NON-PREFINISHED EXTERIOR FINISHES - INCLUDING, BUT NOT LIMITED TO EXTERIOR DOORS, FRAMES, MISCELLANEOUS WOOD TRIM, CONDUITS, ROOFTOP COMPONENTS, ETC.
34. INTERIOR PAINTING - PREP AND PAINT ALL NON-PREFINISHED INTERIOR FINISHES - INCLUDING, BUT NOT LIMITED TO GYPSUM BOARD WALL AND CEILING FINISHES, INTERIOR DOORS, FRAMES, INTERIOR TRIM CARPENTRY, ETC.
35. EXISTING INTERIOR HARDWOOD STAIRS TO REMAIN. REMOVE EXISTING RUBBER STAIR TREADS / VCT LANDING. REPAIR ANY DAMAGED TREADS. RESECURE EXISTING TREADS TO ELIMINATE SQUEAKS, ETC. PREP AND INSTALL NEW VINYL TREAD / RISER COVERS.
36. REMOVE EXISTING METAL RAIL SYSTEM AT FIRST FLOOR. FRAME NEW 36"H 2x4 WOOD FRAME WALL W/ GYPSUM BOARD FINISHES. MODIFY TOP OF STRINGER AS REQ'D. INSTALL NEW PAINTED 1x WOOD CAP.
37. REMOVE EXISTING METAL WALL MOUNTED HANDRAIL, INSTALL NEW PAINTED WOOD WALL MOUNTED HANDRAIL.
38. REMOVE EXISTING EXISTING CLOSET SHELVING, CLOSET RODS, HOOKS, ETC. COMPLETE. INSTALL NEW SHELVING, CLOSET RODS, ETC. REFER TO INTERIOR ELEVATIONS AND TYPICAL DETAILS.
39. REMOVE EXISTING INTERIOR DOORS & FRAMES THROUGHOUT THE UNIT. INSTALL NEW INTERIOR DOORS & FRAMES. MODIFY ROUGH OPENINGS AS REQ'D TO ACCOMMODATE NEW DOORS. REMOVE EXISTING, INSTALL NEW HARDWARE. INSTALL NEW WOOD CASING. PREP & PAINT. REFER TO DOOR SCHEDULE.
40. KITCHEN - REMOVE EXISTING, INSTALL NEW PRE-FINISHED WOOD BASE AND WALL CABINETS, PLASTIC LAMINATE COUNTERTOPS. INSTALL NEW SINK, FAUCET, AND ACCESSORIES. INSTALL NEW APPLIANCES. REFER TO INTERIOR ELEVATIONS.
41. BATHROOM - REMOVE EXISTING, INSTALL NEW PLUMBING FIXTURES [TOILET, VANITY/SINK, TUB & SURROUND]. REMOVE ALL EXISTING BATHROOM ACCESSORIES. INSTALL NEW SUBFLOOR / UNDERLAYMENT. BUILD UP AS REQUIRED TO ALIGN NEW FINISH FLOOR WITH EXISTING ADJACENT FLOOR. INSTALL NEW BATHROOM ACCESSORIES. REFER TO INTERIOR ELEVATIONS.
42. INSTALL PASSIVE RADON SYSTEM. REFER TO SPECS.
43. PLUMBING SYSTEMS: COORDINATE W/ PLUMBING DRAWINGS.
    - 43.1. CAMERA & AUGER EXISTING SANITARY PIPING / LATERAL TO STREET. REPORT ALL FINDINGS TO ARCHITECT & OWNER.
    - 43.2. REMOVE EXISTING / MODIFY / RECONFIGURE / INSTALL NEW SUPPLY PIPING AS REQ'D BY WORK.
    - 43.3. REMOVE EXISTING / MODIFY / RECONFIGURE / INSTALL NEW SANITARY PIPING AS REQ'D BY WORK.
    - 43.4. REMOVE EXISTING / MODIFY / RECONFIGURE / INSTALL NEW GAS PIPING AS REQ'D BY WORK.
    - 43.5. REMOVE EXISTING WATER HEATER / COMPONENTS. INSTALL NEW TANKLESS GAS FIRED WATER HEATER. CONNECT TO UTILITIES.
    - 43.6. REMOVE EXISTING, INSTALL NEW PLUMBING FIXTURES AND COMPONENTS. CONNECT TO UTILITIES [ALL WITH NEW SHUTOFFS] PER THE PLUMBING DRAWINGS.
44. MECHANICAL SYSTEMS: COORDINATE W/ MECHANICAL DRAWINGS.
    - 44.1. REMOVE EXISTING, INSTALL NEW GAS FIRED HVAC SYSTEM.
    - 44.2. REMOVE EXISTING, INSTALL NEW THERMOSTAT AND ASSOCIATED CONTROL WIRING.
    - 44.3. REPAIR AND REPLACE DUCTWORK AS REQUIRED BY EXISTING CONDITIONS. MODIFY DUCT LAYOUT AS REQ'D BY NEW WORK. COORDINATE ROUTING AND ANY REQ'D HVAC CHASES NECESSARY TO EXECUTE WORK.
    - 44.4. CLEAN ALL EXISTING SUPPLY AND RETURN DUCTWORK.
    - 44.5. REMOVE EXISTING, INSTALL NEW SUPPLY AND RETURN AIR DEVICES [FLOOR / WALL / CEILING AS APPROPRIATE], SIZED TO FIT EXISTING OPENINGS.
    - 44.6. REMOVE EXISTING, INSTALL NEW BATHROOM EXHAUST FAN AND ASSOCIATED DUCTWORK.
    - 44.7. REMOVE EXISTING, INSTALL NEW RANGE EXHAUST HOOD AND ASSOCIATED DUCTWORK.
    - 44.8. REMOVE EXISTING, INSTALL NEW DRYER BOX AND ASSOCIATED EXHAUST DUCTWORK.
45. ELECTRICAL SYSTEMS: COORDINATE W/ ELECTRICAL DRAWINGS.
    - 45.1. EXISTING ELECTRICAL SERVICE TO REMAIN. REMOVE EXISTING, INSTALL NEW LOAD CENTER AND FEEDER [IF REQ'D].
    - 45.2. REMOVE EXISTING, INSTALL NEW RECEPTACLES, SWITCHES, DEVICES, FIXTURES, SMOKE DETECTORS, COVER PLATES, ETC. COMPLETE. UTILIZE EXISTING BRANCH CIRCUITRY AND BOXES WHERE INDICATED. INSTALL / EXTEND / MODIFY EXISTING BRANCH CIRCUITRY AS REQ'D BY WORK.
    - 45.3. REMOVE EXISTING, INSTALL NEW DEVICES [RECEPTACLES, SWITCHES, ETC.] THROUGHOUT THE BUILDING. REMOVE EXISTING, INSTALL NEW COVERPLATES.
    - 45.4. REMOVE EXISTING, INSTALL NEW LIGHT FIXTURES THROUGHOUT THE UNIT.
    - 45.5. REMOVE EXISTING, INSTALL NEW INTERCONNECTED SMOKE DETECTORS AND SMOKE / CARBON MONOXIDE DETECTORS THROUGHOUT THE UNIT.
    - 45.6. REMOVE ALL EXISTING TELEPHONE, DATA, AND/OR CABLE TV OUTLETS, DEVICES, JACKS, AND COVER PLATES THROUGHOUT THE UNIT. TEST CABLING TO DETERMINE FUNCTIONALITY. REMOVE ALL NON-OPERATIONAL CABLING COMPLETE. EXISTING CABLING TO REMAIN WHERE INSTALLED CONCEALED [NOT SURFACE MOUNTED]. INSTALL NEW PHONE / DATA AND CABLE OUTLETS, DEVICES, JACKS, AND COVER PLATES AT ALL EXISTING OPERATIONAL LOCATIONS ONLY.

GENERAL NOTES

1. REMOVE ALL MATERIALS AND FINISHES REQUIRED TO PERFORM SCHEDULED WORK INCLUDING ANY ANCILLARY ITEMS.
2. REMOVE ALL MISCELLANEOUS ITEMS, CONDUITS, WIRES / CABLING FROM THE FACE OF WALLS / FINISHES. THIS INCLUDES CUT AND PATCH OF FINISHES AS REQUIRED TO FACILITATE WORK.
3. REMOVE ABANDONED OR UNUSED SURFACE MOUNTED ITEMS SUCH AS CURTAIN RODS, BRACKETS, HANGERS, ETC.
4. REMOVE ALL SURFACE MOUNTED WIRING, CABLING, ETC. FROM FACE OF INTERIOR OR EXTERIOR WALLS. PULL BACK TO A TERMINATION OR ACTIVE MAIN AS APPROPRIATE. FIELD VERIFY CONDITIONS.
5. SALVAGE ALL ITEMS AS DIRECTED BY OWNER OR AS NOTED IN THE DRAWINGS. COORDINATE ALL REQUIREMENTS FOR REINSTALLATION OF SALVAGED ITEMS. PROVIDE REPLACEMENT PARTS/COMPONENTS TO ALLOW COMPLETE INSTALLATION.
6. PROTECT ALL FINISHES AND MATERIALS SCHEDULED TO REMAIN FROM DAMAGE DURING CONSTRUCTION. REPAIR ANY DAMAGED FINISHES CAUSED BY WORK TO LIKE NEW CONDITION.
7. FIELD CONFIRM THE LOCATIONS OF ALL LOAD-BEARING FRAMING PRIOR TO REMOVALS. PROVIDE ALL NECESSARY SHORING AND BRACING DURING DEMOLITION AND CONSTRUCTION WORK AS REQUIRED. CONTACT ARCHITECT IF CONDITIONS VARY FROM THE INTENT OF THE DRAWINGS.
8. CONTACT ARCHITECT/OWNER IF HAZARDOUS MATERIALS ARE DISCOVERED THAT HAVE NOT BEEN IDENTIFIED.
9. ANY PART OR PARTS OF THE EXISTING BUILDING STRUCTURE (IN PART OR ON WHOLE) THAT SHOWS SIGNS OF ROTTING, VANDALISM, WATER DAMAGE, PEST DAMAGE, OR ANY OTHER DETERIORATION THAT MAY CAUSE THAT PART OR PARTS TO NOT COMPLY WITH ANY EXISTING APPLICABLE GOVERNMENT BUILDING CODES AND STANDARDIZED CONSTRUCTION PRACTICES. SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER IMMEDIATELY UPON DISCOVERY.
10. REMOVE / TERMINATE / CAP / MODIFY / RELOCATE EXISTING UTILITIES AS REQUIRED BY WORK, INCLUDING BUT NOT LIMITED TO PLUMBING SUPPLY/SANITARY PIPING, GAS PIPING, HVAC DUCTWORK, CONTROLS, ELECTRICAL BRANCH CIRCUITRY, ETC. F.V. REQUIREMENTS AND EXISTING ROUTING.
11. COORDINATE ALL EXISTING AND PROPOSED ROUTING OF PLUMBING, HVAC, AND ELECTRICAL WITH PME DRAWINGS, FIELD COORDINATE BETWEEN TRADES. REMOVE & REPAIR / CUT AND PATCH FINISHES AS REQUIRED TO ACCOMPLISH.
12. PROVIDE ALL PREP WORK FOR NEW FINISHES AND PROPOSED WORK.
13. INSTALL FLOOR LEVELER AS REQUIRED BY EXISTING CONDITIONS.
14. REMOVE EXISTING [WHERE EXISTS], INSTALL NEW JOINT SEALANT AT ALL APPLICABLE BUILDING JOINTS AND BETWEEN VARIOUS BUILDING COMPONENTS. SEAL ALL WALL, FLOOR, AND THRU PENETRATION OPENINGS WITH APPROPRIATE JOINT SEALANT TO ELIMINATE GAPS / OPENINGS, PREVENT WATER INTRUSION, AND PREVENT PEST ENTRY.
15. INSTALL SEALANT AT ALL APPLICABLE JOINTS IN BUILDING ENVELOPE. SEAL ALL PENETRATIONS OF ELECTRICAL / MECHANICAL ITEMS, ETC. INTEGRATE SEALANT AND APPLICABLE FLASHING.
16. MATCH EXISTING TRIM PROFILES, DIMENSIONS, ETC. AS APPROPRIATE TO THE WORK.
17. INSTALL WOOD BLOCKING CONCEALED WITHIN FRAMING TO SUPPORT WALL OR CEILING MOUNTED ITEMS, CABINETS, BATHROOM ACCESSORIES, SHELVING, HANGING ROD, WALL / DOOR STOPS, ELECTRICAL DEVICES, BOXES, ETC. CUT AND PATCH GYPSUM BOARD FINISHES AS REQ'D TO INSTALL WITHIN FRAMING CAVITIES.
18. INSTALL SOLID BEARING AT EACH END OF ALL BEAMS, HEADERS, ETC. FIELD VERIFY CONDITIONS OF EXISTING FRAMING WHERE APPLICABLE.
19. PROVIDE PRESSURE TREATED FRAMING AT ALL FRAMING EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE. PROVIDE APPROPRIATE GALVANIZED OR STAINLESS STEEL FASTENERS.
20. INSTALL FIRESTOP BLOCKING AT ALL LOCATIONS REQUIRED BY FRAMING, SOFFITS, ETC. TO ELIMINATE ALL OPEN STUD CAVITIES.

STATE OF OHIO
JONATHAN ROBERT SCHAAF 14503
REGISTERED ARCHITECT

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Expiration Date 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
1601 Prospect St.
Springfield, Ohio 45503

Project Number
2025-019

Date
June 20, 2025

Date	Issue
03.25.25	SD Set
06.09.25	Final Review
06.20.25	Bid/Construction Set

Sheet Title
Project Information

Sheet Number
10-G1.1

ROOM FINISH SCHEDULE

#	NAME	FLOOR	BASE	WALLS	CEILING	REMARKS
100	LIVING	F-1	B-1	W-1	C-1	-
101	CLOSET	F-1	B-1	W-1	C-1	-
102	KITCHEN	F-1	B-1	W-1	C-1	-
103	CLOSET	F-1	B-1	W-1	C-1	-
104	POWDER	F-1	B-1	W-1	C-1	-
105	LAUNDRY/MECHANICAL	F-1	B-1	W-1	C-1	-
106	STAIR	F-1	B-1	W-1	C-1	INSTALL NEW VINYL RIS./TR. COVERS
107	STORAGE	EX	B-1	W-1	C-1	-
200	HALL	F-1	B-1	W-1	C-1	-
201	BEDROOM 1	F-1	B-1	W-1	C-1	-
202	CLOSET	F-1	B-1	W-1	C-1	-
203	CLOSET	F-1	B-1	W-1	C-1	-
204	LINEN	F-1	B-1	W-1	C-1	-
205	BATH	F-1	B-1	W-1	C-1	-
206	BEDROOM 2	F-1	B-1	W-1	C-1	-
207	CLOSET	F-1	B-1	W-1	C-1	-
208	BEDROOM 3	F-1	B-1	W-1	C-1	-
209	CLOSET	F-1	B-1	W-1	C-1	-

GENERAL NOTES:

1. CONFIRM ALL FLOOR TRANSITIONS BETWEEN ROOMS, FINISH FLOOR MATERIAL CHANGES, EXISTING FLOOR / SUB-FLOOR CONDITIONS, FLOOR SET FIXTURES AND APPLIANCES, ETC.
2. SKIM, FLOAT, SLOPE FLOOR AS REQUIRED BETWEEN VARIOUS FLOOR LEVELS IF REQ'D. COORDINATE W/ ARCHITECT.
3. PROVIDE ALL PREP WORK FOR PROPOSED FINISHES AS NOTED.
4. PAINT ALL NON-PRE-FINISHED SURFACES - GYPSUM BOARD, PLASTER, INTERIOR TRIM CARPENTRY, DOORS, WOOD COMPONENTS, ETC.
5. FINAL COLORS / FINISHES AS SELECTED BY ARCHITECT / OWNER.

FINISH SPECIFICATIONS

EX. EXISTING FINISH TO REMAIN

FLOORING
F-1 VINYL PLANK FLOORING:
SIX DEGREES, SRP330VC02E19, WOODLAND RADIUS PLANK 12mm 7x48

BASE
B-1 RUBBER BASE:
ROPPE 700 4"x48" TPR COVE BASE, 110 BROWN

WALLS
W-1 PAINTED GYPSUM BOARD/PLASTER
PAINT P-1, UNLESS NOTED OTHERWISE
W-2 PAINTED FOUNDATION WALLS
PAINT W/ WATERPROOFER, UNLESS NOTED OTHERWISE

CEILING
C-1 PAINTED GYPSUM BOARD/PLASTER
PAINT P-2, UNLESS NOTED OTHERWISE

PAINT:
P-1 INTERIOR WALL PAINT
MANUF: SHERWIN WILLIAMS
COLOR: METRO SAND DOLLAR
FINISH: SATIN

P-2 CEILING PAINT
MANUF: SHERWIN WILLIAMS
COLOR: BRIGHT WHITE
FINISH: FLAT

P-3 DOOR / TRIM PAINT
MANUF: SHERWIN WILLIAMS
COLOR: BRILLIANT WHITE
FINISH: SEMI-GLOSS

** COORDINATE ALL SELECTIONS WITH ARCHITECT/OWNER **

(#) BATH ACC'Y SCHEDULE

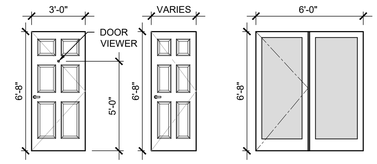
MARK	DESCRIPTION
T11	18"x36" MIRROR
T12	24"x36" MIRROR
T13	16"x26" MED. CAB. W/ MIRROR
T21	TOILET PAPER DISPENSER
T41	SHOWER CURTAIN ROD
T51	18" TOWEL BAR
T52	24" TOWEL BAR
T53	ROBE HOOK

* REFER TO SPECIFICATIONS FOR DESIGN INTENT / MANUFACTURER.
* REMOVE EXISTING [WHERE THEY EXIST], AND INSTALL NEW TOILET ACCESSORIES AT ALL BATHROOMS / POWDER ROOMS.
* INSTALL BLOCKING AS REQUIRED FOR TOILET ACCESSORIES. CUT / PATCH / REPAIR EXISTING FINISHES TO MATCH ADJACENT IF REQ'D, TYP.

(#) DOOR SCHEDULE

#	SIZE	NEW	EXISTING	SALVAGED	FRAME TYPE	DOOR TYPE	HDWR. SET #	DETAIL	REMARKS	DOOR ACCESS CONTROL
100	3'-0" x 6'-8"	●			F-1	D-1	H-1	D/G1.3	PROVIDE STORM DOOR THIS OPENING	
101	2'-6" x 6'-8"	●			F-3	D-2	H-2	D/G1.3	-	
102	6'-0" x 6'-8"	●			F-1	D-3	H-1	F/G1.3		
103	2'-6" x 6'-8"	●			F-3	D-2	H-2	F/G1.3		
104	2'-6" x 6'-8"	●			F-3	D-2	H-3	F/G1.3		
105	2'-8" x 6'-8"	●			F-3	D-2	H-2	F/G1.3		
107	3'-0" x 6'-8"	●			F-1	D-1	H-1	D/G1.3		
201	2'-6" x 6'-8"	●			F-3	D-2	H-3	F/G1.3		
202	2'-8" x 6'-8"	●			F-3	D-2	H-2	F/G1.3		
203	2'-8" x 6'-8"	●			F-3	D-2	H-2	F/G1.3		
204	1'-8" x 6'-8"	●			F-3	D-2	H-2	F/G1.3		
205	2'-6" x 6'-8"	●			F-3	D-2	H-3	F/G1.3		
206	2'-6" x 6'-8"	●			F-3	D-2	H-3	F/G1.3		
207	2'-8" x 6'-8"	●			F-3	D-2	H-2	F/G1.3		
208	2'-6" x 6'-8"	●			F-3	D-2	H-3	F/G1.3		
209	2'-6" x 6'-8"	●			F-3	D-2	H-2	F/G1.3		

DOOR TYPES



NEW INSULATED METAL 6 PANEL [EXT] - PAINT
(D-1)

NEW 1 3/8" S.C. WOOD 6-PANEL DOOR [INT] - PAINT
(D-2)

NEW 1 3/4" INSULATED METAL FULL LITE PATIO DOOR [EXT] - PAINT
(D-3)

FRAME TYPES

(F-1) NEW EXTERIOR WOOD FRAME W/ WEATHERSTRIPPING AND THRESHOLD. NEW BRICKMOLD AT EXTERIOR. WOOD CASING AT INTERIOR. PAINT

(F-2) GYPSUM BOARD WRAPPED OPENING. PAINT

(F-3) NEW WOOD FRAME W/ CASING (MATCH EX. WALL THICKNESS & CASING PROFILE] PAINT

REMARKS:

1. HARDWARE TO COMPLY WITH LATEST REQUIREMENTS OF OHIO BUILDING CODE, ANSI ACCESSIBILITY REQUIREMENTS, NFPA, NEC AND OTHER APPLICABLE REGULATORY AGENCIES.
2. COORDINATE STYLE, FINISH, AND OPERATION REQUIREMENTS WITH OWNER.
3. COORDINATE KEYING REQUIREMENTS WITH OWNER TO KEY TO EXISTING GRAND MASTER KEY SYSTEM.
4. HARDWARE TO BE LEVER TYPE, 26D FINISH.
5. HARDWARE COMPONENTS AND ACCESSORIES PER HARDWARE SETS. PROVIDE ALL COMPONENTS EXPLICITLY STATED OR NOT TO MEET DESIGN INTENT.
6. PROVIDE [2] HINGE STOPS & WALL PLATE AT ALL DOORS.

HARDWARE TYPES

COORDINATE WITH SPEC'S.
H-1 - ENTRY SET
H-2 - PASSAGE SET
H-3 - PRIVACY SET
H-4 - DOUBLE DOOR

(#) WINDOW SCHEDULE

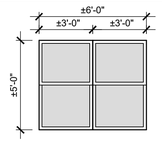
#	SIZE	NEW	EXIST	SALV.	EERO	TYPE/OPERATION	DETAILS	REMARKS
A	[2]+/- 3'-0" x 5'-0"	●				MULLED D.H.	G/G1.3	-
B	+/- 3'-0" x 5'-0"	●				D.H.	L/G1.3	-

LEGEND:
EERO = EMERGENCY ESCAPE AND RESCUE OPENING
T = TEMPERED GLAZING [REFER TO PLANS FOR LOCATIONS]
D.H. = DOUBLE HUNG
(EX) = EXISTING WINDOW TO REMAIN

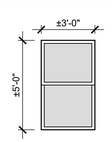
GENERAL NOTES:

1. FIELD VERIFY ALL EXISTING OPENING / WINDOW UNIT SIZES PRIOR TO ORDERING WINDOWS. NEW WINDOWS SHALL FIT EXISTING OPENINGS [CUSTOM SIZED] UNLESS SPECIFICALLY NOTED OTHERWISE ON PLANS. DO NOT SIZE WINDOWS TO FIT WITHIN AN EXISTING / ORIGINAL WINDOW FRAME. DO NOT REDUCE "EERO" OPENINGS FROM THE ORIGINAL OPENING DIMENSIONS. COORDINATE ROUGH OPENING REQUIREMENTS WITH MANUFACTURER AS APPLICABLE.
2. MATCH EXISTING WINDOW OPERATION AS APPLICABLE.
3. PROVIDE FRAME EXPANDERS AS APPLICABLE FOR WINDOW INSTALLATION AND AS REQ'D BY EXISTING CONDITIONS, TYP ALL WINDOWS, BY WINDOW MANUFACTURER.
4. INSTALL NEW JAMB MOUNTED MINI-BLINDS AT ALL WINDOWS.
5. PROVIDE TEMPERED GLASS AT ALL LOCATIONS REQUIRED BY RCO: REFER TO BUILDING CODE REVIEW NOTES FOR DETAILS ON LOCATIONS REQUIRING TEMPERED GLAZING.

WINDOW TYPES



MULLED VINYL DOUBLE HUNG WINDOW
(A)



VINYL DOUBLE HUNG WINDOW
(B)

STATE OF OHIO
JONATHAN ROBERT SCHAAF 14503
REGISTERED ARCHITECT
Jonathan Robert Schaaf #14503
Expiration Date 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
1601 Prospect St.
Springfield, Ohio 45503

Project Number
2025-019

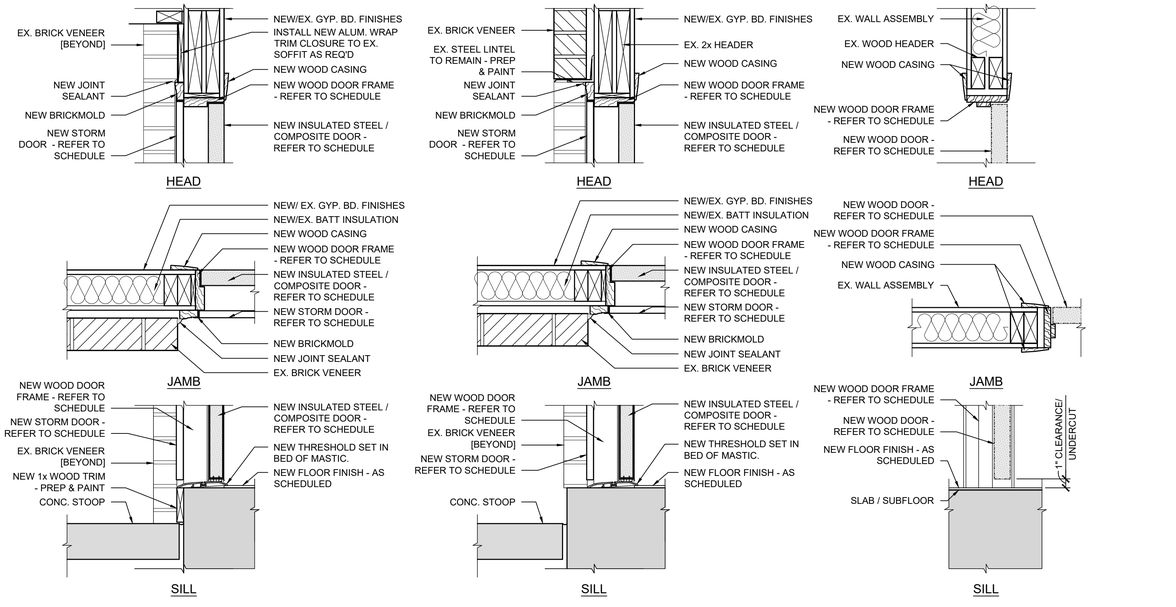
Date
June 20, 2025

Date	Issue
03.25.25	SD Set
06.09.25	Final Review
06.20.25	Bid/Construction Set

Sheet Title
Schedules

Sheet Number
10-G1.2

NOTE: FIELD VERIFY EXISTING WALL THICKNESS & ADJACENT DOOR JAMB DIMENSION TO MATCH , TYP.



D EXTERIOR DOOR
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"

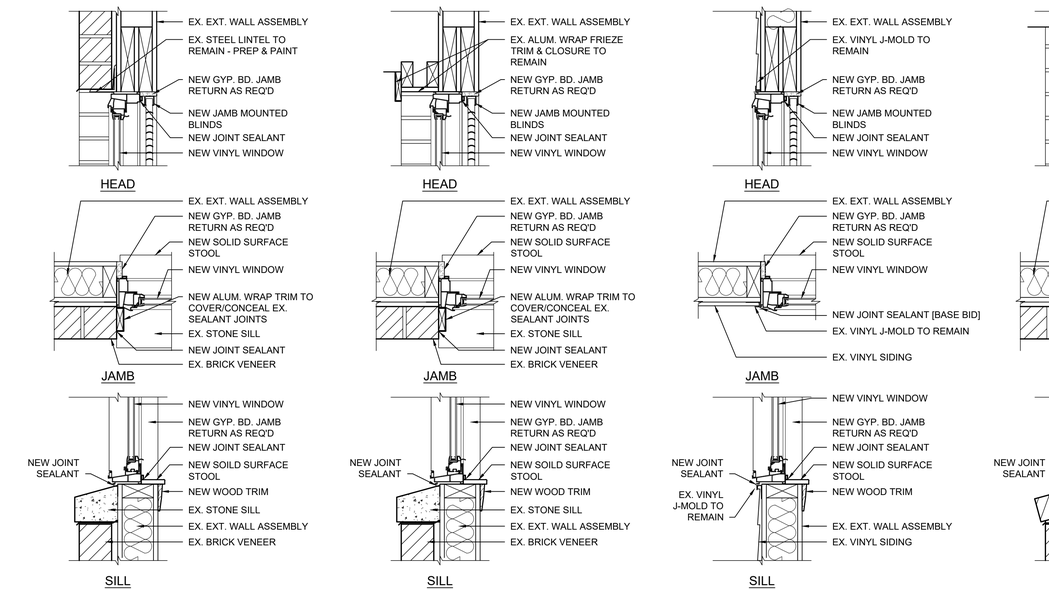
E EXTERIOR DOOR
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"

F INTERIOR DOOR
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"

NOTE: VERIFY EXISTING ROUGH OPENING CONDITIONS AS WELL AS THE RELATIONSHIP BETWEEN ROUGH OPENING AND MASONRY OPENING. SIZE WINDOW TO FIT ROUGH OPENING; PROVIDE ALUMINUM OR VINYL EXPANDER MATERIAL TO FIT MASONRY OPENING. COORDINATE WITH ARCHITECT AND PROVIDE MOCK-UP FOR REVIEW

NOTE: FLASH WINDOW & DOOR OPENINGS AS APPLICABLE TO CONDITIONS. INSTALL JOINT SEALANT AGAINST ALL ADJACENT BUILDING JOINTS. PREP & PAINT ALL NON-PREFINISHED TRIM COMPONENTS, TYP.

NOTE: VERIFY ALL CONDITIONS WITH INTENT OF TYPICAL DETAILS. FIELD ADJUST AS REQUIRED. COORDINATE WITH ARCHITECT.



G WINDOW DETAIL
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"

H WINDOW DETAIL
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"

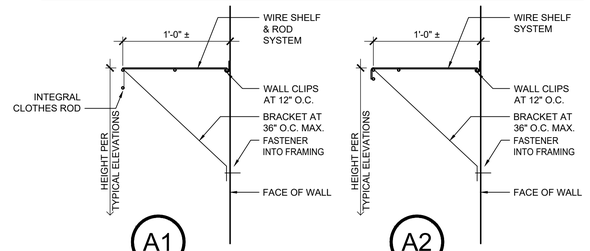
J WINDOW DETAIL
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"

K WINDOW DETAIL
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"

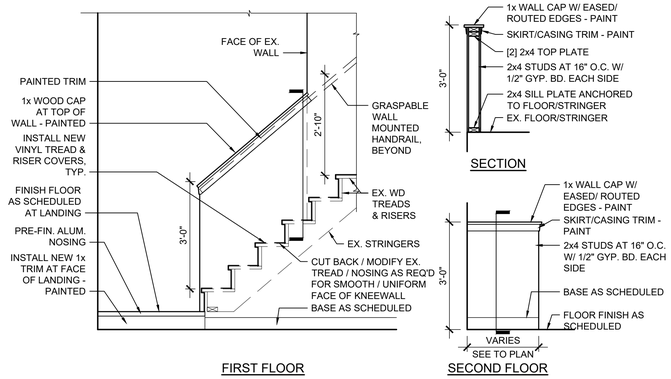
L WINDOW DETAIL
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"

NOT ALL DETAILS ARE APPLICABLE TO THIS SPECIFIC UNIT. COORDINATE FIELD CONDITIONS AS REQUIRED.

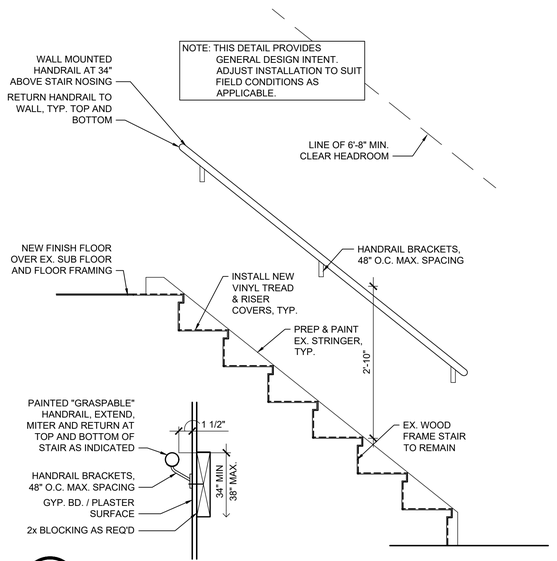
PROVIDE BLOCKING AND/OR WOOD CLEATS AS REQ'D TO SUIT CONDITIONS AND PROVIDE SUPPORT FOR ROD / SHELVING SYSTEM	PROVIDE END CAPS AT ALL EXPOSED WIRE / CUT WIRE AT ENDS OF CLOSET RODS.	PROVIDE WALL BRACKETS AT ENDS OF SHELVING AT WALL, TYP.



TYPICAL SHELVING DETAILS
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"



B TYPICAL UNIT STAIR / HANDRAIL DETAILS AT HALF WALL
SCALE: 1/2" = 1'-0" 0 1 2 4



C TYPICAL STAIR / HANDRAIL DETAILS
SCALE: 1/2" = 1'-0" 0 1 2 4

STATE OF OHIO
JONATHAN ROBERT SCHAAF 14503
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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
1601 Prospect St.
Springfield, Ohio 45503

Project Number	2025-019
Date	June 20, 2025

Date	Issue
03.25.25	SD Set
06.09.25	Final Review
06.20.25	Bid/Construction Set

Sheet Title
Typical Details

Sheet Number
10-G1.3

PASSIVE RADON SYSTEM
GENERAL CONCEPT DESIGN NOTES [CONCRETE SLAB]

[DELEGATED DESIGN BY DESIGN-BUILD CONTRACTOR]

INSTALL A PASSIVE RADON SYSTEM IN CONFORMANCE WITH THE FOLLOWING REQUIREMENTS.

DESIGN AND INSTALLATION OF A COMPLETE PASSIVE RADON SYSTEM SHALL BE COMPLETED BY LICENSED RADON MITIGATION CONTRACTOR VIA DELEGATED DESIGN ON A DESIGN-BUILD BASIS AS PART OF THE GENERAL CONTRACTOR'S CONSTRUCTION CONTRACT FOR THE PROJECT:

1. COMPLY WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE FOR RADON CONTROL METHODS APPENDIX AF; SECTION AF101 THRU AF103.12
2. RADON MITIGATION CONTRACTOR TO CONFIRM CONDITIONS INCLUDING SOIL POROSITY TO DETERMINE FULL REQUIREMENTS FOR THE RADON SYSTEM TO PROVIDE THE PROPER AIR EXTRACTION BELOW SLAB.
3. RADON MITIGATION CONTRACTOR TO CONFIRM SYSTEM EFFECTIVENESS PRIOR TO INSTALLATION OF FINAL INTERIOR FINISHES ARE INSTALLED.
4. MAINTAIN A 4" INCH AGGREGATE BASE UNDER THE SLAB. AGGREGATE SHOULD BE AT LEAST 1/4" AND LESS THAN 2" (#304).
5. A LAYER OF 6-MIL POLYETHYLENE SHALL COVER THE GRAVEL WITH SECTIONS OF SHEETING LAPPED AT LEAST 12 INCHES. CARE SHOULD BE TAKEN TO FIT CLOSELY AROUND ANY PIPE, WIRE OR OTHER PENETRATION OF THE MATERIAL. SEAL ALL PUNCTURES AND TEARS.
6. OPENINGS AROUND ALL PENETRATIONS THROUGH SLABS SHALL BE CAULKED OR OTHERWISE FILLED TO PREVENT AIR LEAKAGE. ACCESS DOORS OR OPENINGS INTO CRAWL SPACES SHOULD BE CLOSED, GASKETED OR OTHERWISE FILLED.
7. SUMP PITS, OPENINGS AROUND BATHTUBS, CONTROL JOINTS, OR OTHER OPENINGS OR CRACKS IN CONCRETE SLABS SHALL BE SEALED WITH POLYURETHANE OR EQUIVALENT SEALANT.
8. A MINIMUM 3" PVC PIPE SHALL BE EMBEDDED INTO THE SUB-SLAB OR SUB MEMBRANE AGGREGATE AND RUN UP THROUGH THE CONDITIONED SPACES OF THE BUILDING, INTO THE ATTIC AND THROUGH THE ROOF.
9. THE EXHAUST SHALL BE A MINIMUM OF 12" ABOVE THE SURFACE OF THE ROOF AND AT LEAST 10' AWAY FROM ANY WINDOW OR OTHER OPENING INTO THE CONDITIONED SPACES OF THE BUILDING THAT IS LESS THAN 2' BELOW THE EXHAUST POINT.
10. CARE SHOULD BE TAKEN WITH PIPE INSTALLATION TO INSURE POSITIVE DRAINAGE BACK INTO THE GROUND AND TO INSURE THAT THE PIPE IS ACCESSIBLE FOR FUTURE FAN INSTALLATION THROUGH AN ATTIC OR OUTSIDE THE HABITABLE SPACE.
11. AN ELECTRIC JUNCTION BOX FOR FUTURE OUTLET SHALL BE INSTALLED IN THE ATTIC WITHIN 6' OF THE PIPE FOR POSSIBLE FUTURE FAN INSTALLATION. ALL VISIBLE PIPE SECTIONS NEED TO BE LABELED.
12. ALL PIPING MATERIALS, ELBOWS, TERMINATIONS, ETC. SHALL BE IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS FOR THE THICKNESS OF PIPING WALLS, ETC.

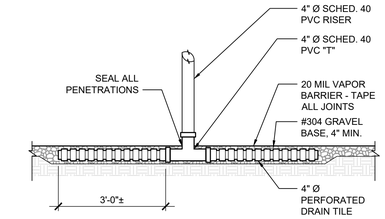
PASSIVE RADON SYSTEM
GENERAL CONCEPT DESIGN NOTES [CRAWL SPACE]

[DELEGATED DESIGN BY DESIGN-BUILD CONTRACTOR]

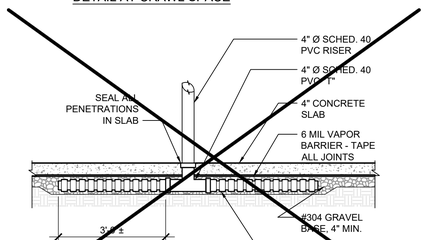
INSTALL A PASSIVE RADON SYSTEM IN CONFORMANCE WITH THE FOLLOWING REQUIREMENTS.

DESIGN AND INSTALLATION OF A COMPLETE PASSIVE RADON SYSTEM SHALL BE COMPLETED BY LICENSED RADON MITIGATION CONTRACTOR VIA DELEGATED DESIGN ON A DESIGN-BUILD BASIS AS PART OF THE GENERAL CONTRACTOR'S CONSTRUCTION CONTRACT FOR THE PROJECT:

1. COMPLY WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE FOR RADON CONTROL METHODS APPENDIX AF; SECTION AF101 THRU AF103.12
2. RADON MITIGATION CONTRACTOR TO CONFIRM CONDITIONS INCLUDING SOIL POROSITY TO DETERMINE FULL REQUIREMENTS FOR THE RADON SYSTEM TO PROVIDE THE PROPER AIR EXTRACTION.
3. RADON MITIGATION CONTRACTOR TO CONFIRM SYSTEM EFFECTIVENESS PRIOR TO INSTALLATION OF FINAL INTERIOR FINISHES ARE INSTALLED.
4. MAINTAIN A 4" INCH AGGREGATE BASE. AGGREGATE SHOULD BE AT LEAST 1/4" AND LESS THAN 2" (#304).
5. A LAYER OF 20-MIL POLYETHYLENE SHALL COVER THE GRAVEL WITH SECTIONS OF SHEETING LAPPED AT LEAST 12 INCHES. CARE SHOULD BE TAKEN TO FIT CLOSELY AROUND ANY PIPE, WIRE OR OTHER PENETRATION OF THE MATERIAL. SEAL ALL PUNCTURES AND TEARS.
6. ACCESS DOORS OR OPENINGS INTO CRAWL SPACES SHOULD BE CLOSED, GASKETED OR OTHERWISE FILLED.
7. SUMP PITS, OPENINGS AROUND BATHTUBS, CONTROL JOINTS, OR OTHER OPENINGS OR CRACKS IN CONCRETE SLABS SHALL BE SEALED WITH POLYURETHANE OR EQUIVALENT SEALANT.
8. A MINIMUM 3" PVC PIPE SHALL BE EMBEDDED INTO THE SUB MEMBRANE AGGREGATE AND RUN UP THROUGH THE CONDITIONED SPACES OF THE BUILDING, INTO THE ATTIC AND THROUGH THE ROOF.
9. THE EXHAUST SHALL BE A MINIMUM OF 12" ABOVE THE SURFACE OF THE ROOF AND AT NOT LESS THAN 10' AWAY FROM ANY WINDOW OR OTHER OPENING INTO THE CONDITIONED SPACES OF THE BUILDING THAT IS LESS THAN 2' BELOW THE EXHAUST POINT.
10. CARE SHOULD BE TAKEN WITH PIPE INSTALLATION TO INSURE POSITIVE DRAINAGE BACK INTO THE GROUND AND TO INSURE THAT THE PIPE IS ACCESSIBLE FOR FUTURE FAN INSTALLATION THROUGH AN ATTIC OR OUTSIDE THE HABITABLE SPACE.
11. AN ELECTRIC JUNCTION BOX FOR FUTURE OUTLET SHALL BE INSTALLED IN THE ATTIC WITHIN 6' OF THE PIPE FOR POSSIBLE FUTURE FAN INSTALLATION. ALL VISIBLE PIPE SECTIONS NEED TO BE LABELED.
12. ALL PIPING MATERIALS, ELBOWS, TERMINATIONS, ETC. SHALL BE IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS FOR THE THICKNESS OF PIPING WALLS, ETC.



DETAIL AT CRAWL SPACE



DETAIL AT SLAB / BASEMENT

NOT ALL DETAILS ARE APPLICABLE TO THIS SPECIFIC UNIT. COORDINATE FIELD CONDITIONS AS REQUIRED.

A PASSIVE RADON SYSTEM DETAILS

SCALE: 1/2" = 1'-0" 0 1 2 4

B TYPICAL KITCHEN CABINETS

SCALE: 3/4" = 1'-0" 0" 6" 12" 24"

C TYPICAL KITCHEN SINK

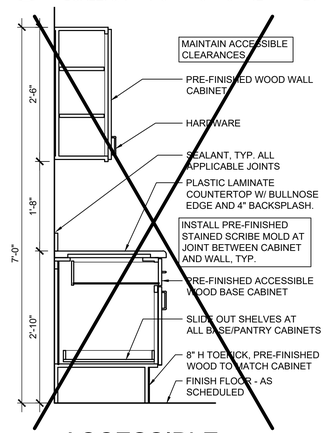
SCALE: 3/4" = 1'-0" 0" 6" 12" 24"

D TYPICAL BATH VANITY

SCALE: 3/4" = 1'-0" 0" 6" 12" 24"

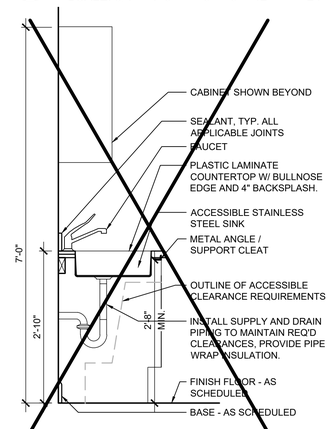
E TYPICAL KITCHEN PASS THRU

SCALE: 3/4" = 1'-0" 0" 6" 12" 24"



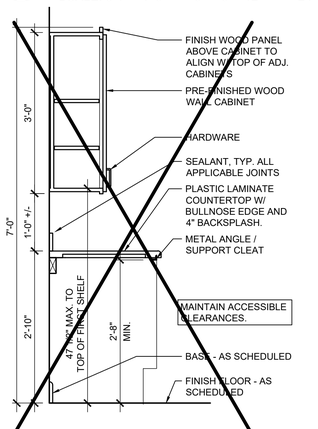
F ACCESSIBLE KITCHEN CABINETS

SCALE: 3/4" = 1'-0" 0" 6" 12" 24"



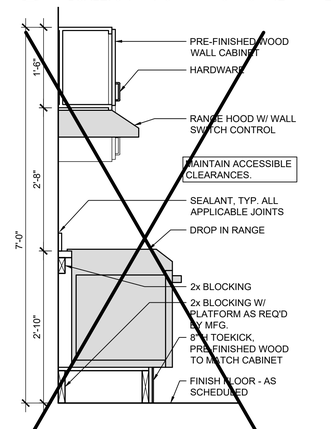
G ACCESSIBLE KITCHEN SINK

SCALE: 3/4" = 1'-0" 0" 6" 12" 24"



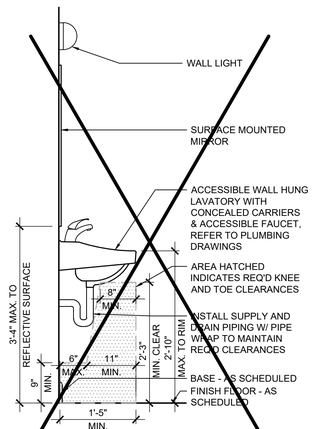
H ACCESSIBLE WORK STATION

SCALE: 3/4" = 1'-0" 0" 6" 12" 24"



J ACCESSIBLE DROP-IN RANGE

SCALE: 3/4" = 1'-0" 0" 6" 12" 24"



K ACCESSIBLE BATH LAVATORY

SCALE: 3/4" = 1'-0" 0" 6" 12" 24"

STATE OF OHIO
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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
1601 Prospect St.
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Project Number
2025-019
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June 20, 2025

Date	Issue
03.25.25	SD Set
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Sheet Title
Typical Details

Sheet Number
10-G1.4

DIVISION 1 - GENERAL PROJECT REQUIREMENTS

SECTION 01 00 00 GENERAL REQUIREMENTS

1.1. TRASH / DEBRIS:
- 1.1.1. CONTRACTOR SHALL PROVIDE ALL REQUIRED TRASH DUMPSTERS, HAULING, ETC. AS REQ'D FOR THE PROJECT. LOCATE IN A LOCATION APPROVED BY OWNER.
- 1.1.2. THE JOB SITE IS TO BE KEPT CLEAN DURING CONSTRUCTION. CONTRACTOR SHALL PERIODICALLY AND PROMPTLY REMOVE ALL DEBRIS FROM SITE AT THEIR EXPENSE IN A LEGAL MANNER. INCLUSIVE OF ALL BOXES, CRATES, OR TRASH OF INSTALLED ITEMS, INCLUDING DISPLAY FIXTURES AND HARDWARE SUPPLIED BY THE CONTRACTOR OR OTHERS.
- 1.1.3. FINAL CLEANING: PROVIDE FINAL CLEANING PRIOR TO FINAL INSPECTION.

1.2. CONSTRUCTION SAFETY:
- 1.2.1. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SAFETY; COMPLIANCE TO BE IN ACCORDANCE WITH ALL STATE, FEDERAL, AND O.S.H.A. REGULATIONS. ARCHITECT AND CONTRACTORS ARE NOT RESPONSIBLE FOR ANY DAMAGES RESULTING FROM THE NEGLECT OF TIMELY AND RESPONSIBLE MAINTENANCE OF THE PROJECT BY THE OWNER AFTER PROJECT COMPLETION.
- 1.2.2. ALL FIRE EXITS ARE TO REMAIN CLEAR AND OPEN DURING ALL PHASES OF CONSTRUCTION IF APPLICABLE.
- 1.2.3. TEMPORARY PROTECTION / BARRICADES: ERECT ALL NECESSARY TEMPORARY PROTECTION AND BARRICADES TO ALLOW CONTINUED USE OF THE FACILITY. COORDINATE WITH OWNER AS NECESSARY.
- 1.2.4. FIRE PREVENTION: PROVIDE FIRE EXTINGUISHERS AT THE JOBSITE.
  - 1.2.4.1. PROVIDE FIRE WATCH FOR ALL HOT WORK ACTIVITIES INCLUDING CUTTING, WELDING, AND OTHER CONSTRUCTION OPERATIONS THAT ARE CAPABLE OF STARTING FIRES.

1.3. PRODUCTS:
- 1.3.1. INSTALL ALL MATERIALS, APPLIANCES, ETC. ACCORDING TO MANUFACTURERS SPECIFICATIONS, RECOMMENDATIONS, AND INSTRUCTIONS, WHETHER A COMPLETE SYSTEM OR A COMPONENT PART OF A COMPLETE CONSTRUCTION SYSTEM.
- 1.3.2. COORDINATE ALL FINAL FINISHES AND SELECTIONS WITH THE PROJECT TEAM. COORDINATE ALL REQUIREMENTS OF FINISH SELECTIONS, AND CORRELATION BETWEEN FINISHES, TRIM COMPONENTS, ETC. PROVIDE MOCKUPS OF WORK/FINISHES AS APPLICABLE TO ENSURE CONFORMANCE WITH THE DESIGN INTENT.
- 1.3.3. ALL WORK, FINISHES, FIXTURES, AND ACCESSORIES SHALL BE IN FULL COMPLIANCE WITH ADAAG/ANSI REQUIREMENTS AS APPLICABLE TO ACCESSIBLE UNITS. ENSURE THAT ALL MATERIALS AND ACCESSORIES ARE PROVIDED TO ENSURE COMPLIANCE.
- 1.3.4. ITEMS MAY BE REFERRED TO AS SINGULAR, OR PLURAL ON THE DRAWINGS AND SPECIFICATIONS CONTRACTOR IS RESPONSIBLE FOR DETERMINING QUANTITY OF EACH ITEM REQUIRED.

1.4. PERMITS:
- 1.4.1. CONFORM TO THE 2019 RESIDENTIAL CODE OF OHIO, AND ALL OTHER LOCAL GOVERNING CODES AND ORDINANCES HAVING THE AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK, AND SHALL BE COMPLETED TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY EACH RESPECTIVE TRADE. CONTRACTOR SHALL PAY FOR ALL REQUIRED PERMITS. WORK SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS ARE OBTAINED.
- 1.4.2. VERIFY ALL PERMITS HAVE BEEN APPROVED BY APPROPRIATE AGENCIES PRIOR TO START OF CONSTRUCTION. NO CONSTRUCTION OR FABRICATION OF ANY ITEMS SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND ANY DOCUMENTATION FROM ALL OF THE PERMITTING AND REGULATORY AUTHORITIES. FAILURE OF THE CONTRACTOR TO FOLLOW THIS PROCEDURE SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATION OF THE WORK MANDATED BY AN REGULATORY AUTHORITY.
- 1.4.3. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ADDITIONAL CONSTRUCTION COST RESULTING FROM WORK STARTED PRIOR TO OBTAINING ALL GOVERNING AGENCIES APPROVALS.
- 1.4.4. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AS HOLDER OF PERMITS TO NOTIFY THE BUILDING OFFICIAL WHEN WORK IS READY FOR INSPECTION. REQUESTS SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF GOVERNING JURISDICTION. INSPECTORS SHALL HAVE COMPLETE ACCESS TO ALL WORK. RECORDS OF INSPECTIONS SHALL BE MAINTAINED ON THE JOB SITE IN ACCORDANCE WITH REQUIREMENTS AND FORMAT OF GOVERNING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES REQUIRED BY INSPECTIONS, EXCEPT FOR INSPECTIONS MADE BY OWNER OR IT'S AGENTS.
  - 1.4.4.1. MAINTAIN A COPY OF APPROVED PERMIT DRAWINGS ON-SITE FOR INSPECTION PURPOSES. COORDINATE WITH BUILDING DEPARTMENT.

1.5. COORDINATION:
- 1.5.1. COORDINATE BETWEEN SUB-CONTRACTORS, SUPPLIERS, AND VENDORS BASED ON THE ENTIRE SET OF DOCUMENTS. NO ADDITIONAL COMPENSATION WILL BE DUE TO A CONTRACTOR FOR ISSUES RESULTING FROM THE USE OF AN INCOMPLETE SET OF CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING OF INCONSISTENCIES OR DISCREPANCIES BETWEEN CONTRACT DOCUMENTS, DRAWINGS, SPECIFICATIONS, ETC.
- 1.5.2. COORDINATION AMONG ALL TRADES IS MANDATORY. ANY COST CHANGES RESULTING FROM THE LACK OF COORDINATION, SHALL BE BORNE BY THE CONTRACTOR CREATING THE CONFLICT.
- 1.5.3. PROVIDE A FULL SET OF CONSTRUCTION DOCUMENTS TO ALL SUBCONTRACTORS. ALL CROSS-REFERENCING SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- 1.5.4. THE ABBREVIATION N.I.C. INDICATES WORK AND / OR MATERIALS NOT IN THE CONTRACT OF THE GENERAL CONTRACTOR. THIS SHALL NOT RELIEVE THE G.C. OF THE RESPONSIBILITY OF COORDINATION.

DIVISION 2 - EXISTING CONDITIONS

SECTION 02 41 19 EXISTING CONDITIONS / SELECTIVE DEMOLITION

1.1. VERIFICATION OF EXISTING CONDITIONS / ACCEPTANCE OF CONDITIONS
- 1.1.1. DO NOT SCALE DRAWINGS.
- 1.1.2. CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND INFORMATION IN THESE DRAWINGS GOVERNING THEIR SCOPE OF THE WORK.
- 1.1.3. ALL ERRORS, OMISSIONS, AND INCONSISTENCIES IN THESE DRAWINGS WHICH ARE DISCOVERED ARE TO BE REPORTED IN WRITING TO THE ARCHITECT IMMEDIATELY, BEFORE PROCEEDING WITH THE WORK. ANY SITE OR JOB CONDITIONS (INCLUDING ADVERSE SOIL BEARING CONDITIONS) THAT ARISE AND CAUSE THE CONTRACTOR TO VARY FROM THE CONTRACT DOCUMENTS SHALL BE ANALYZED BY AND ARE THE RESPONSIBILITY OF THE CONTRACTOR IF THEY ARE NOT REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH WORK.
- 1.1.4. FULLY EXAMINE AND BECOME FAMILIAR WITH THE SITE BEFORE COMMENCING THE WORK. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AS WELL AS VERIFY THE CONDITIONS AND NATURE OF THE CONSTRUCTION, MATERIALS, AND AVAILABLE UTILITIES AND STRUCTURAL ELEMENTS AND TO NOTIFY THE ARCHITECT IN WRITING OF ANY AND ALL DISCREPANCIES BETWEEN THE SAID EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS.
- 1.1.5. IT SHALL BE THE JOINT RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS AND SUPPLIERS OF MATERIALS TO SECURE ALL NECESSARY ADAPTATIONS THE SAME AS REQUIRED FOR THEIR RESPECTIVE WORK PRIOR TO ORDERING, FABRICATION, OR INSTALLATION OF ANY MATERIALS, EQUIPMENT, OR COMPONENTS WHICH ARE TO BE INTEGRATED INTO THE WORK OF THIS PROJECT.
- 1.1.6. CONTACT CLIENT, OR THE ARCHITECT OF RECORD, REGARDING ALL QUESTIONS OR DISCREPANCIES. COMMUNICATION WITH THE ARCHITECT'S CONSULTANTS, OR REGULATORY AGENCIES SHALL NOT BE CONSIDERED VALID AND ANY CHANGES IN WORK, ADDITIONAL COSTS, APPROVALS, OR NON APPROVALS DUE TO SUCH COMMUNICATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY. SHOULD ADDITIONAL ENGINEERING OR INVESTIGATIVE WORK BE REQUIRED DUE TO SITE OR ENVIRONMENTAL CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY. ENGINEERING SERVICES REQUIRED FOR CHANGES OR MODIFICATIONS IN THESE DOCUMENTS SHALL BE SECURED BY OWNER
- 1.1.7. ANY PART OR PARTS OF THE EXISTING BUILDING STRUCTURE (IN PART OR IN WHOLE) THAT SHOWS SIGNS OF ROTTING, VANDALISM, WATER DAMAGE, PEST DAMAGE, OR ANY OTHER DETERIORATION THAT MAY CAUSE THAT PART OR PARTS TO NOT COMPLY WITH ANY EXISTING APPLICABLE GOVERNMENT BUILDING CODES AND STANDARDIZED CONSTRUCTION PRACTICES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER IMMEDIATELY UPON DISCOVERY.
- 1.1.8. DRAWINGS MAY INDICATE TYPICAL CONDITIONS WHICH MAY VARY FROM UNIT TO UNIT. CONTRACTOR SHALL CONFIRM ALL EXISTING CONDITIONS.
- 1.1.9. WHERE NEW CONSTRUCTION IS TO BE SUSPENDED FROM THE EXISTING STRUCTURE, THE GENERAL CONTRACTOR SHALL VERIFY THAT THE EXISTING STRUCTURE HAS THE CAPACITY TO SUPPORT SUCH NEW ASSEMBLIES.

1.2. PROTECTION / CUTTING AND PATCHING:
- 1.2.1. PROTECT EXISTING CONSTRUCTION AND RESTORE ALL FINISH SURFACES TO THEIR ORIGINAL CONDITION WHERE DAMAGED.
- 1.2.2. PROVIDE ALL FLOOR LEVELING, PATCHING, AND REMEDIAL REPAIRS AS REQUIRED BY THE SCOPE OF WORK. REPAIRS INCLUDE, BUT ARE NOT LIMITED TO, WORK REQUIRED TO PROVIDE A SMOOTH AND EVEN TRANSITION BETWEEN NEW AND EXISTING SPACES AND TO PREPARE EXISTING SURFACES FOR NEW FINISHES.
- 1.2.3. FIT WORK TIGHT TO ADJACENT ELEMENTS. MAINTAIN INTEGRITY OF WALL, CEILING, AND/OR FLOOR CONSTRUCTION, COMPLETELY SEAL VOIDS.
- 1.2.4. REFINISH SURFACES TO MATCH ADJACENT FINISHES, UNLESS NOTED OTHERWISE.
- 1.2.5. PROVIDE AND INSTALL ANY AND ALL ACCESS PANELS AS REQUIRED.
- 1.2.6. PROVIDE AND / OR MAINTAIN FIRE RATED ASSEMBLIES WHERE SHOWN, OR AS REQUIRED.

1.3. SALVAGED ITEMS: AS DIRECTED BY OWNER.

SECTION 02 50 00 HAZARDOUS MATERIALS/ENVIRONMENTAL ASSESSMENT / ABATEMENT

1.1. HAZARDOUS MATERIALS MAY EXIST ON THIS PROJECT. IF ANY WORK PERSON ENCOUNTERS ANY MATERIAL WHICH THEY SUSPECT MAY BE HAZARDOUS OR TOXIC, THEY SHALL IMMEDIATELY ADVISE THE OWNER. THE CONTRACTOR SHALL TAKE IMMEDIATE AND APPROPRIATE ACTION TO PROTECT THE BUILDING USERS AND WORKERS IN ACCORDANCE W/ FEDERAL, STATE, AND LOCAL LAWS, CODES AND REGULATIONS. THE ARCHITECT AND ARCHITECT'S CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL OR DISPOSAL OF OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECTS SITE, INCLUDING BUT NOT LIMITED TO ASBESTOS, ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB) OR OTHER TOXIC SUBSTANCES.
- 1.1.1. THE CONTRACTOR IS HEREBY ADVISED THAT RDA GROUP ARCHITECTS, LLC. IS NOT A DESIGN PROFESSIONAL IN THE DETERMINATION OF THE PRESENCE OF HAZARDOUS MATERIALS, NOR IS RDA A DESIGN PROFESSIONAL INVOLVED IN MAKING RECOMMENDATIONS REGARDING THE TESTING, REMOVAL, ENCAPSULATION OR OTHER CORRECTIVE MEASURES PERTAINING TO HAZARDOUS MATERIALS.
- 1.1.2. IF THE WORK WHICH IS TO BE PERFORMED UNDER THE CONTRACT INTERFACES IN ANY WAY W/ THE EXISTING COMPONENTS WHICH CONTAIN HAZARDOUS MATERIALS, IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT THE OWNER'S ENVIRONMENTAL CONSULTANT REGARDING THE PROPER MEANS & METHODS TO BE UTILIZED IN DEALING W/ HAZARDOUS MATERIALS.
- 1.1.3. BY EXECUTION OF THE CONTRACT FOR CONSTRUCTION, THE CONTRACTOR HEREBY AGREES TO BRING NO CLAIM FOR NEGLIGENCE, BREACH OF CONTRACT, INDEMNITY OR OTHERWISE AGAINST THE ARCHITECT, HIS PRINCIPLES, EMPLOYEES, AGENTS OR CONSULTANTS IF SUCH A CLAIM IN ANY WAY WOULD INVOLVE THE INVESTIGATION OF OR REMEDIAL WORK RELATED TO HAZARDOUS MATERIALS IN THE PROJECT.
- 1.1.4. BY EXECUTION OF THE CONTRACT FOR CONSTRUCTION, THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD THE ARCHITECT, HIS PRINCIPLES, EMPLOYEES, AGENTS OR CONSULTANTS HARMLESS FROM ANY SUCH ASBESTOS OR OTHER HAZARDOUS MATERIALS RELATED CLAIMS THAT MAY BE BROUGHT BY THE CONTRACTOR'S SUBCONTRACTORS, SUPPLIERS OR OTHER THIRD PARTIES WHO MAY BE ACTING UNDER THE DIRECTION OF THE CONTRACTOR PURSUANT TO THIS PROJECT.

1.2. LEAD BASED PAINT: CONTRACTOR TO FOLLOW ALL APPLICABLE EPA REQUIREMENTS RELATED TO LEAD BASED PAINT FOR RENOVATION, REPAIR, AND PAINTING. MAINTAIN ALL REQUIRED CERTIFICATIONS.

1.3. REFER TO APPLICABLE ENVIRONMENTAL REPORTS AS PREPARED BY MACPARAN CONSULTING. PROVIDE ALL ABATEMENT & REMEDIATION REQUIRED FOR PROJECT EXECUTION IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS.

DIMENSIONING CONVENTIONS / STANDARDS

- ALL EXTERIOR DIMENSIONS ARE FACE OF SHEATHING AT EXTERIOR SIDE AND FACE OF STUD AT INTERIOR SIDE.
- ALL INTERIOR DIMENSIONS ARE FACE OF STUD.
- ALL FOUNDATION DIMENSIONS ARE FACE OF CONCRETE/FOUNDATION.
- ALL DIMENSIONS TO EXISTING SURFACES ARE TO EXISTING FINISH SURFACE.
- DO NOT SCALE DRAWINGS.
- REFER TO DRAWING NOTES FOR ANY SPECIAL NOTES THAT GOVERN LAYOUT.
- FIELD VERIFY ALL EXISTING DIMENSIONS.

STRUCTURAL NOTES:

1. DESIGN UNIFORM LOADS:
   SOIL BEARING CAPACITY: 1,500 PSF - ASSUMED
   FLOOR LIVE LOAD: 40 PSF - RESIDENTIAL AREAS
   ROOF LIVE LOAD: 20 PSF
   GROUND SNOW LOAD: 20 PSF
   ICE ON SNOW: 5 PSF
   SNOW EXPOSURE FACTOR: 0.7
   SNOW LOAD IMPORTANCE FACTOR: 1.0
   THERMAL FACTOR: 1.0

   GUARDRAILS: 200 PLF, SINGLE CONCENTRATED LOAD ALONG TOP

   WIND LOAD:
   ULTIMATE DESIGN WIND SPEED: 115 MPH, 3 SEC. GUST
   EXPOSURE: C
   WIND IMPORTANCE FACTOR: 1.0
   BUILDING CATEGORY: II
   INTERNAL PRESSURE COEFFICIENT: +/- 0.18

   FLOOD DESIGN:
   SITE IS NOT LOCATED IN FLOOD PRONE AREA, PER CORP. OF ENGINEERS.

   SPECIAL LOADS: REFER TO PLANS AS APPLICABLE.

DEFLECTION LIMITATION CRITERIA

INTERIOR PARTITIONS	H/180
FLOOR JOISTS/BEAMS	L/360
OTHER STRUCTURAL COMPONENTS	L/240
EXTERIOR WALL W/ PLASTER/STUCCO	L/360
EXTERIOR WALLS W/ BRITTLE FINISH	H/240
EXTERIOR WALL W/ FLEXIBLE FINISH [H/180 PREVAILS DUE TO INTERIOR GYPSUM BOARD]	H/180
LINTELS SUPPORTING MASONRY VENEER	L/600

ABBREVIATIONS

°	DEGREES
±	PLUS OR MINUS
#	NOT EQUAL
Ø	DIAMETER
∠	ANGLE
℄	CENTERLINE
ℙ	PROPERTY LINE
ABV	ABOVE
ADA	ACCESSIBLE / HANDICAP ACCESSIBLY / ACCESSIBILITY - ANSI ICC-117.1-2009
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
APPROX	APPOXIMATE
ATC	ACOUSTIC TILE CEILING
BET/BETWN.	BETWEEN
BLKG	BLOCKING
BRG	BEARING
BSMT	BASEMENT
BTM	BOTTOM
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CPT	CARPET
CT	CERAMIC TILE
DEMO	DEMOLISH / DEMOLITION
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DIV	DIVISION
DP	DEEP
DS	DOWNSPOUT
DTL	DETAIL
DW	DISHWASHER
DWG	DRAWING
EA	EACH
EERO	EMERGENCY ESCAPE & RESCUE OPENING
EIFS	EXTERIOR INSULATION FINISH SYSTEM
EJ	EXPANSION JOINT
ELEC	ELECTRIC / ELECTRICAL
ELEV	ELEVATION / ELEVATOR
EQ	EQUAL
EQUIP	EQUIPMENT
EX	EXISTING
EXP	EXPANSION
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FLOOR
FIN	FINISH / FINISHED
FRT	FIRE RETARDANT TREATED
FSE	FOOD SERVICE EQUIPMENT
FTG	FOOTING
FV	FIELD VERIFY
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GYP	GYPSUM
GYP BD	GYPSUM BOARD
HB	HOSE BIBB
HM	HOLLOW METAL
HOR	HORIZONTAL
HT	HEIGHT
HVAC	HEATING, VENTILATION, AIR CONDITIONING
INT	INTERIOR
JB	JUNCTION BOX
LL	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LTL	LINTEL
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MS	METAL STUD
MTD	MOUNTED
MTL	METAL
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OBS	OBSCURE GLAZING
OH	OVERHEAD
OPG	OPENING
OPP	OPPOSITE
PEMB	PRE-ENGINEERED METAL BUILDING
PL	PLATE / PROPERTY LINE
PTD	PAINTED
QT	QUARRY TILE
QTY	QUANTITY
R / RAD	RADIUS
RA	RETURN AIR
RB	RUBBER BASE
RD	ROOF DRAIN
REF	REFRIGERATOR
REINF	REINFORCE
REQ'D	REQUIRED
REQ'MT	REQUIREMENT[S]
REV	REVISION
RO	ROUGH OPENING
R/W	RIGHT OF WAY
SALV	SALVAGED
SF	SQUARE FEET
SIM	SIMILAR
SM	SHEET METAL
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
T	TEMPERED
TBD	TO BE DETERMINED
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
T.O.	TOP OF
TR	TREATED
TYP	TYPICAL
UFAS	UNIFORM FEDERAL ACCESSIBILITY STANDARD
UNO	UNLESS NOTED OTHERWISE
UL	UNDERWRITER'S LABORATORY
VB	VAPOR BARRIER
VERT	VERTICAL
W/	WITH
W/O	WITHOUT
WD	WOOD
W.P.	WORK POINT
WRB	WEATHER RESISTIVE BARRIER
WWF	WELDED WIRE FABRIC

WALL / SYMBOL LEGEND

- EXISTING WALLS/FINISHES TO BE REMOVED
- EXISTING WALL TO REMAIN
- NEW WOOD FRAME WALL
- # — DEMOLITION KEY NOTE
- # — NEW CONSTRUCTION KEY NOTE
- # — REFLECTED CEILING KEY NOTE
- # — WINDOW TYPE KEY
- EX — EXISTING WINDOW TO REMAIN
- 101 — DOOR TYPE KEY
- W-00 — WALL TYPE KEY

ROOM NAME
101 — ROOM TAG

- A / A2.0 — SECTION TAG
- N / W / A-1 / E / S — ELEVATION TAG
- FD — FLOOR DRAIN
- SD — SMOKE ALARM - 120V W/ BATTERY BACKUP
- CO — CARBON MONOXIDE ALARM- 120V W/ BATTERY BACKUP
- C/S — CARBON MONOXIDE / SMOKE ALARM - 120V W/ BATTERY BACKUP
- EXHAUST FAN - VENT DIRECT TO EXTERIOR
- L.C. — ELECTRIC LOAD CENTER
- M — ELECTRIC METER
- HB — HOSE BIBB

STATE OF OHIO
JONATHAN ROBERT SCHAAF 14503
REGISTERED ARCHITECT

Jonathan Robert Schaaf #14503
Expiration Date 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
1601 Prospect St.
Springfield, Ohio 45503

Project Number	2025-019
Date	June 20, 2025

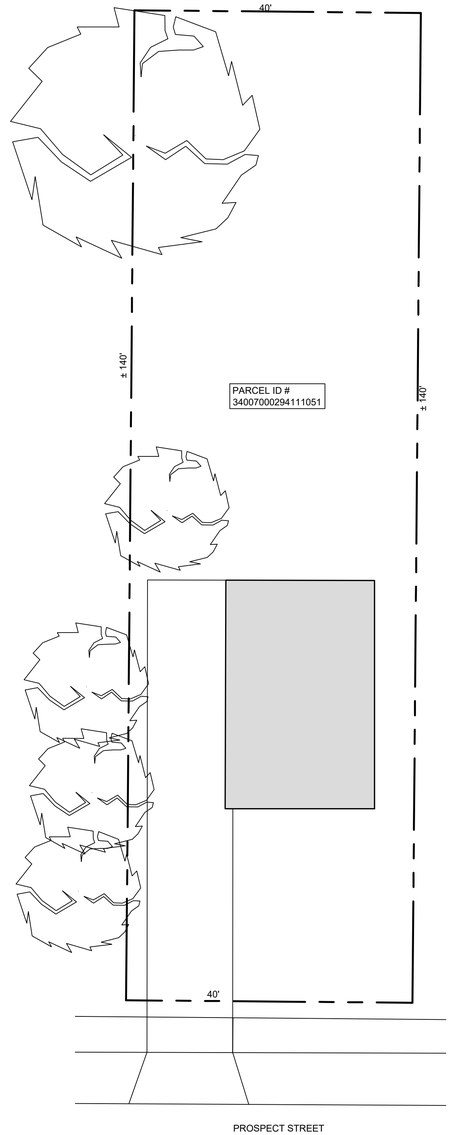
Date	Issue
03.25.25	SD Set
06.09.25	Final Review
06.20.25	Bid/Construction Set

Sheet Title
General Project Notes

Sheet Number
10-G1.5

B EXTERIOR REFERENCE PHOTOS

SCALE: N.T.S.



A ARCHITECTURAL SITE PLAN

SCALE: 1" = 10'-0"

0 5 10 20

N

STATE OF OHIO
JONATHAN ROBERT SCHAAF 14503
REGISTERED ARCHITECT

Jonathan Robert Schaaf #14503
Expiration Date 12/31/2025

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Springfield Metropolitan Housing Authority

1601 Prospect St.

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03.25.25	SD Set
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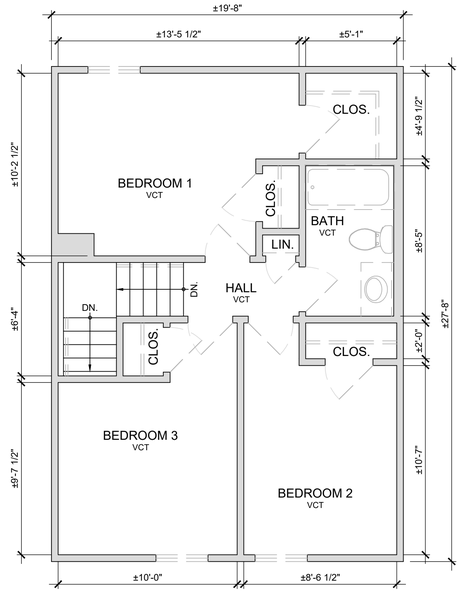
Sheet Title

Architectural Site Plan
Exterior Reference Photos

Sheet Number

10-C1.1



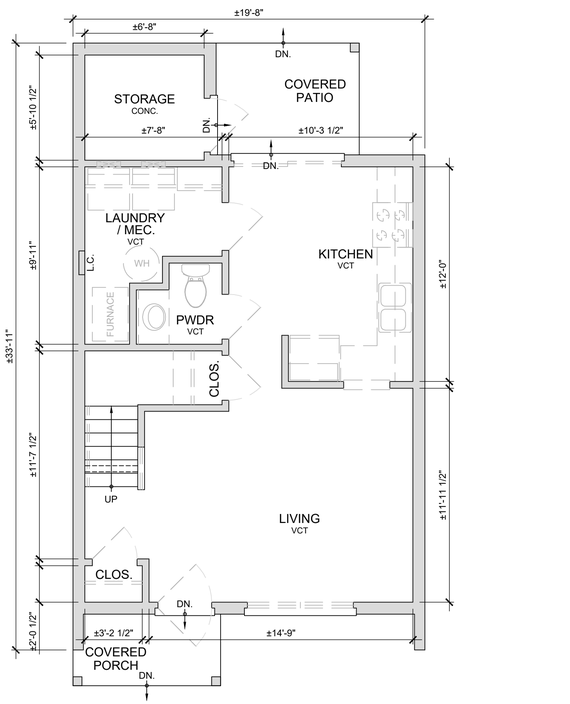
B

SECOND FLOOR EXISTING / DEMOLITION PLAN

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

0 2 4 8

N



A

FIRST FLOOR EXISTING / DEMOLITION PLAN

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

0 2 4 8

N

COORDINATE WITH PROJECT WORK SCOPE ON SHEET G1.1 AS APPLICABLE.

STATE OF OHIO
JONATHAN ROBERT SCHAAF 14503
REGISTERED ARCHITECT

Jonathan Robert Schaaf #14503
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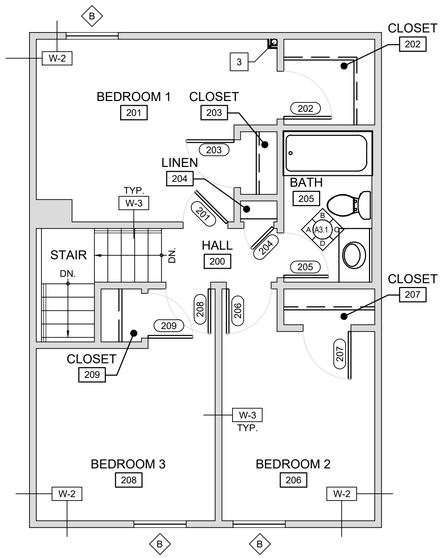
Sheet Title

Existing / Demolition Floor Plans

Sheet Number

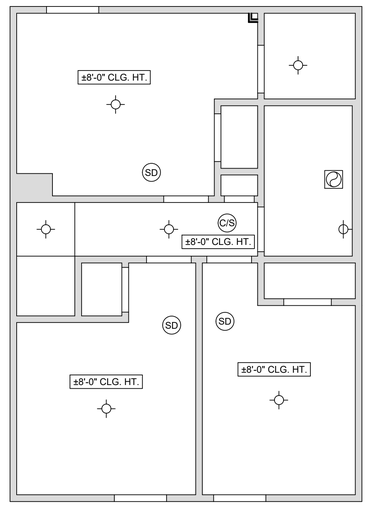
10-D1.1



B SECOND FLOOR PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0" 0 2 4 8

N



D SECOND FLOOR REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0" 0 2 4 8

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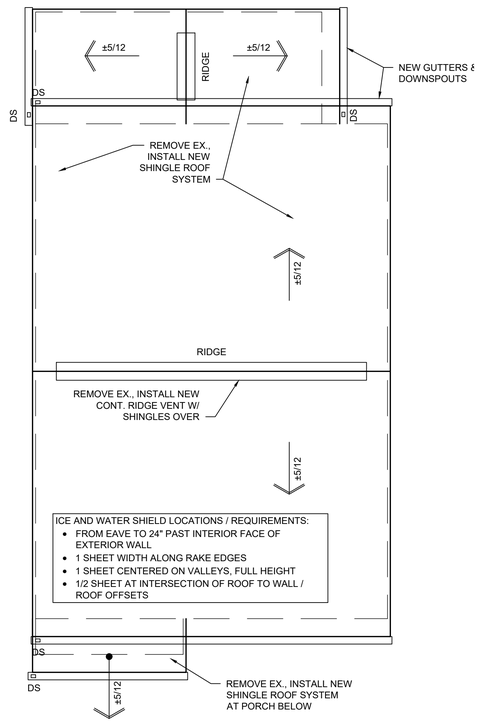


E PROPOSED ROOF PLAN

SCALE: 1/4" = 1'-0" 0 2 4 8

N

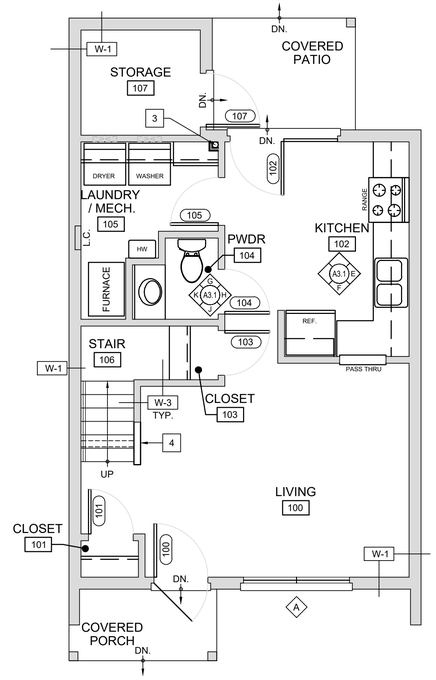
NEW CONSTRUCTION KEY NOTES

1. INSTALL NEW PASSIVE RADON SYSTEM. DELEGATED DESIGN BY OTHERS. REFER TO A/G1.4
2. MODIFY EXISTING OPENING AS REQUIRED FOR SCHEDULED DOOR - MATCH ADJACENT CONSTRUCTION.
3. LOCATION OF NEW PASSIVE RADON PIPING. BOX OUT WITH 2x WOOD FRAMING & GYPSUM BOARD FINISHES.
4. INSTALL 36" H. 2x4 STUD KNEEWALL W/ 1/2" GYPSUM BOARD FINISHES & PAINTED 1x WOOD CAP. KNEEWALL TO FOLLOW THE SLOPE OF THE STAIR. REFER TO DETAIL B/G1.3.

REFLECTED CEILING PLAN - SYMBOL LEGEND

- CEILING MTD. LIGHT FIXTURE. REFER TO SCHEDULE
- RECESSED LIGHT FIXTURE. REFER TO SCHEDULE
- WALL MTD. LIGHT FIXTURE. REFER TO SCHEDULE
- (SD) SMOKE DETECTOR - 120V W/ BATTERY BACKUP.
- (C/S) COMBINATION SMOKE/CO_2 DETECTOR - 120V W/ BATTERY BACKUP.
- EXHAUST FAN - VENT DIRECT TO EXTERIOR.

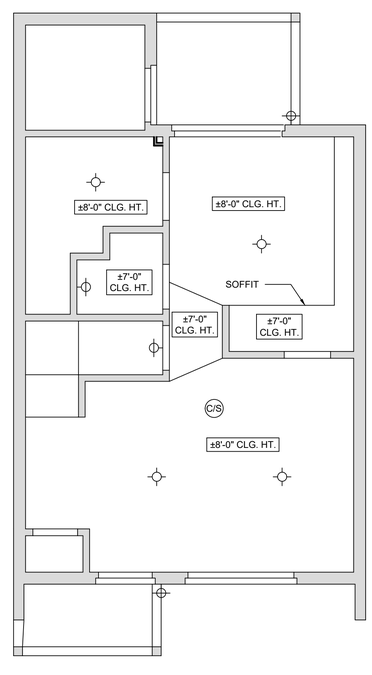
COORDINATE WITH PROJECT WORK SCOPE ON SHEET G1.1 AS APPLICABLE.



A FIRST FLOOR PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0" 0 2 4 8

N



C FIRST FLOOR REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0" 0 2 4 8

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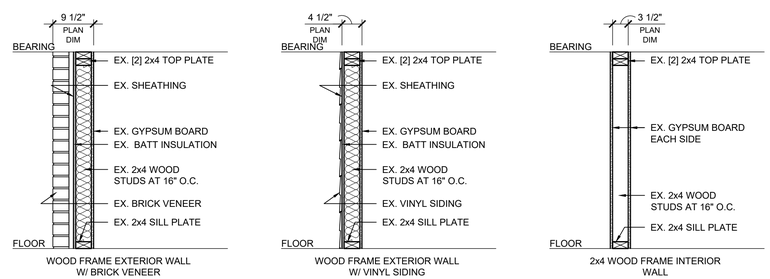

F WALL TYPES

SCALE: 3/4" = 1'-0" 0" 6" 12" 24"

STATE OF OHIO
JONATHAN ROBERT SCHAAF 14503
REGISTERED ARCHITECT

Jonathan Robert Schaaf #14503
Expiration Date 12/31/2025

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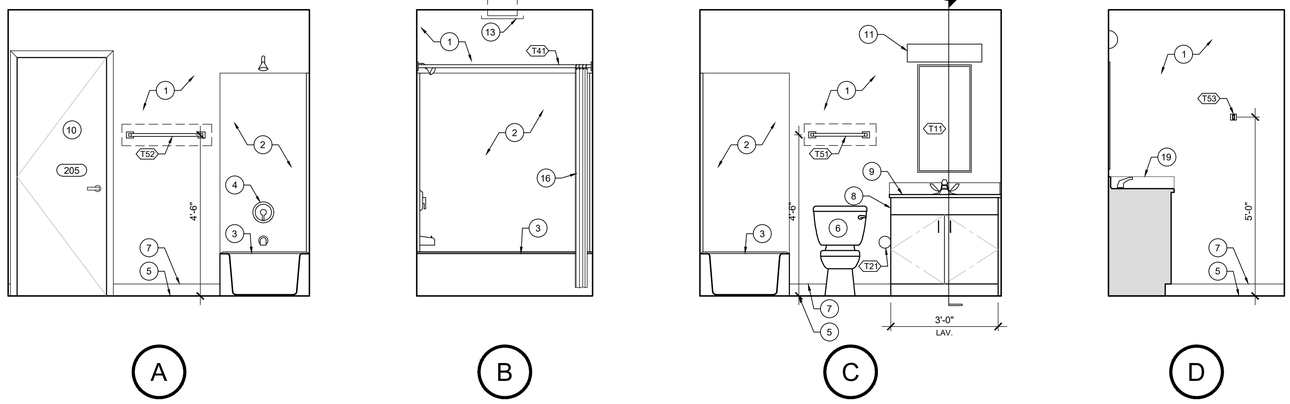
Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
1601 Prospect St.
Springfield, Ohio 45503

Project Number	
2025-019	
Date	
June 20, 2025	
Date	Issue
03.25.25	SD Set
06.09.25	Final Review
06.20.25	Bid/Construction Set

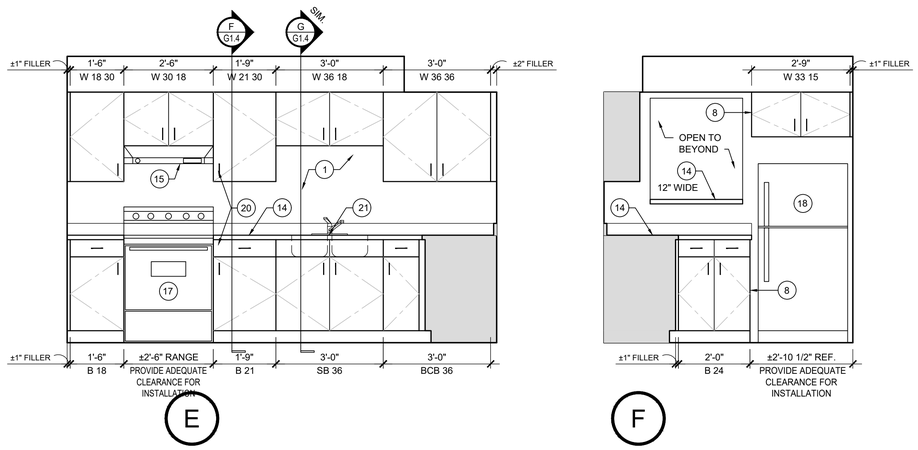
Sheet Title
Proposed Floor Plans
Reflected Ceiling Plans

Sheet Number
10-A1.1



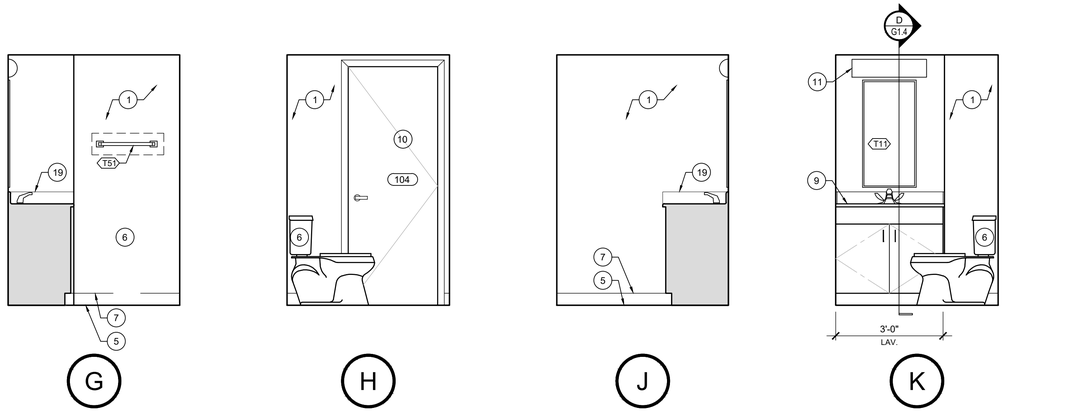
INTERIOR ELEVATIONS AT BATH 205

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



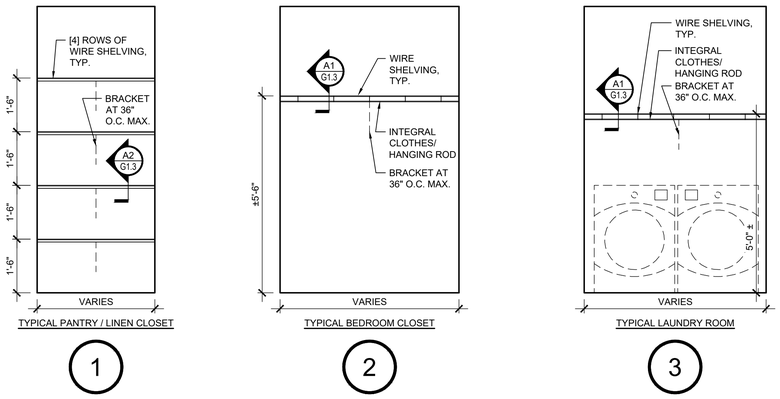
INTERIOR ELEVATIONS AT KITCHEN 102

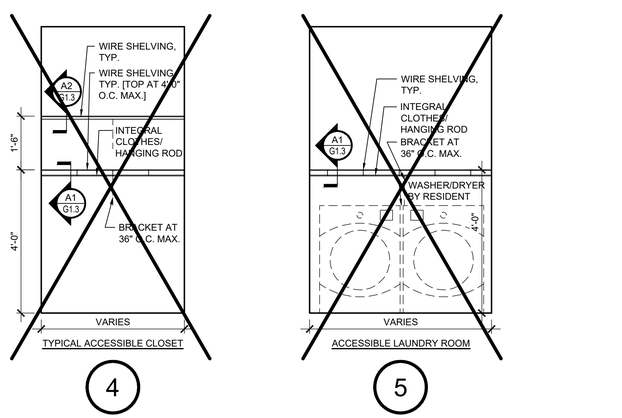
SCALE: 1/2" = 1'-0"



INTERIOR ELEVATIONS AT POWDER 104

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





TYPICAL INTERIOR ELEVATIONS

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

INTERIOR ELEVATION KEY NOTES

1. PATCH / REPAIR / SKIMCOAT EXISTING GYPSUM BOARD / PLASTER WALLS & CEILINGS TO PROVIDE A NEW SMOOTH FINISH. LEVEL 4 FINISH, PREP & PAINT.
2. NEW TUB SURROUND.
3. NEW BATH TUB.
4. NEW TUB/SHOWER HEAD & CONTROLS.
5. FINISH FLOOR - AS SCHEDULED.
6. NEW WATER CLOSET.
7. BASE - AS SCHEDULED.
8. FINISH END PANEL - STAIN TO MATCH CABINETS
9. NEW CULTURED MARBLE VANITY TOP W/ INTEGRAL SINK BOWL ON NEW STAINED WOOD BASE/VANITY CABINET. NEW FAUCET.
10. DOOR - REFER TO DOOR SCHEDULE.
11. NEW LIGHT FIXTURE.
12. WINDOW. REFER TO WINDOW SCHEDULE.
13. NEW EXHAUST FAN/LIGHT.
14. NEW PLASTIC LAMINATE COUNTERTOP W/ 4" BACKSPLASH.
15. NEW RECIRCULATING RANGE HOOD - INSTALL NEW FIRESTOP CANISTERS AT UNDERSIDE OF HOOD - REFER TO SPECS.
16. SHOWER CURTAIN BY RESIDENT.
17. NEW RANGE.
18. NEW REFRIGERATOR.
19. NEW END SPLASH.
20. NEW STAINED BASE AND WALL CABINETS.
21. NEW TWO BOWL STAINLESS STEEL SINK, FAUCET, SUPPLY/DRAIN PIPING.

STATE OF OHIO
JONATHAN ROBERT SCHAAF 14503
REGISTERED ARCHITECT

Jonathan Robert Schaaf #14503
Expiration Date 12/31/2025

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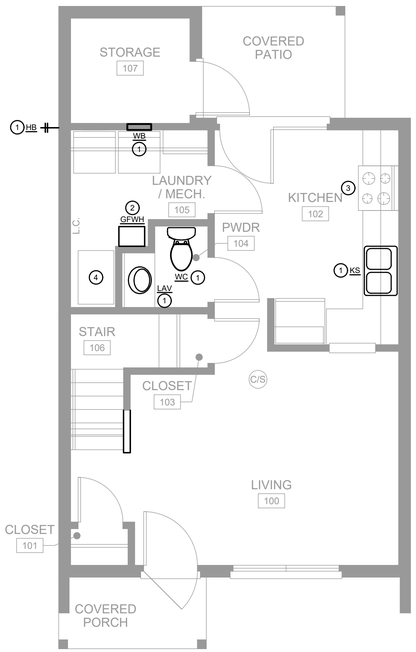
Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
1601 Prospect St.
Springfield, Ohio 45503

Project Number	2025-019
Date	June 20, 2025

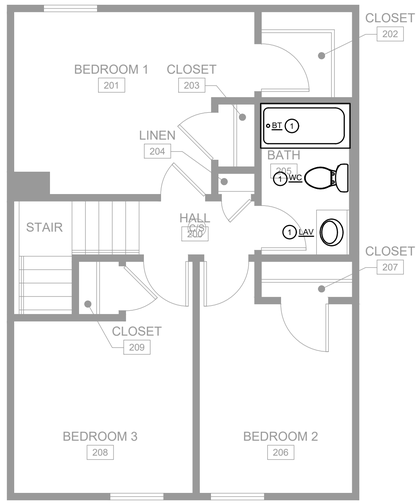
Date	Issue
03.25.25	SD Set
06.09.25	Final Review
06.20.25	Bid/Construction Set

Sheet Title
Interior Elevations

Sheet Number
10-A3.1



1 FIRST FLOOR PLUMBING PLAN
10-P1.1 SCALE: 1/4" = 1'-0"



2 SECOND FLOOR PLUMBING PLAN
10-P1.1 SCALE: 1/4" = 1'-0"

PLAN NOTES

1	EXISTING PLUMBING FIXTURE TO BE REMOVED AND REPLACED WITH NEW. CAPTURE AND RECONNECT TO EXISTING WATER AND DRAIN LINES. EXTEND AND REWORK PIPING AS NEEDED. PROVIDE ANY CUTTING AND PATCHING REQUIRED. REFER TO PLUMBING FIXTURE SCHEDULE FOR SPECIFICATIONS.
2	EXISTING GAS-FIRED WATER HEATER TO BE REMOVED AND REPLACED WITH NEW GAS-FIRED TANKLESS WATER HEATER. RECONNECT TO EXISTING WATER AND GAS LINES. EXTEND AND REWORK PIPING AS NEEDED. REFER TO PLUMBING FIXTURE SCHEDULE FOR SPECIFICATIONS.
3	EXISTING GAS-FIRED RANGE TO BE REMOVED AND REPLACED WITH NEW ELECTRIC RANGE. REMOVE EXISTING GAS PIPING BACK TO NEAREST TEE AND CAP.
4	EXISTING GAS-FIRED FURNACE TO BE REMOVED AND REPLACED WITH NEW. RECONNECT TO EXISTING GAS PIPING. EXTEND AND REWORK PIPING AS NEEDED. INSTALL PER MANUFACTURER'S INSTRUCTIONS.

GENERAL NOTES

1. CONTRACTOR TO VERIFY INCOMING GAS SERVICE SIZE AND NOTIFY ENGINEER IF GAS SERVICE PIPE SIZE IS LESS THAN 1".
2. PROVIDE AND INSTALL NEW SHUTOFF BALL VALVES AT ALL FIXTURES.
3. PRESSURE TEST ALL EXISTING PIPING. REPAIR AND REPLACE PIPING AS NEEDED.

PLUMBING FIXTURE ABBREVIATIONS

XXX FIXTURE DESIGNATION. SEE PLUMBING FIXTURE SCHEDULE FOR EQUIPMENT SPECIFICATIONS.

AD	AREA DRAIN	RO	ROUGH ONLY
AFF	ABOVE FINISHED FLOOR	R&C	ROUGH AND CONNECT
BFP	BACK FLOW PREVENTER	RELOC	RELOCATED
C	CLOSET	S	SINK
CI	CAST IRON	SAN	SANITARY
CO	CLEAN OUT	SD	SHOWER DRAIN
CU	CONDENSING UNIT	SS	SCRUB SINK
DF	DRINKING FOUNTAIN	SH	SHOWER
DS	DOWNSPOUT	SPH	SPRINKLER HEAD
ELEV	ELEVATION	T	TUB
EWC	ELECTRIC WATER COOLER	TD	TRENCH DRAIN
FD	FLOOR DRAIN	TP	TRAP PRIMER
FP	FLOOR PORT	TV	TEMPERING VALVE
HB	HOSE BIBB	UR	URINAL
INV	INVERT	VTR	VENT THRU ROOF
JS	JANITOR SINK	WH	WALL HYDRANT
KS	KITCHEN SINK	WU	WASHER UNIT
LAV	LAVATORY	WC	WATER CLOSET
RD	ROOF DRAIN	WF	WASH FOUNTAIN

PROJECT GENERAL NOTES

1. THE DRAWINGS ARE DIAGRAMMATIC ONLY AND INDICATE THE GENERAL ARRANGEMENT OF THE SYSTEMS AND ARE TO BE FOLLOWED INSOFAR AS POSSIBLE. IF DEVIATIONS FROM THE LAYOUTS ARE NECESSITATED BY FIELD CONDITIONS, DETAILED LAYOUTS OF THE PROPOSED DEPARTURES SHALL BE SUBMITTED IN WRITING TO THE ENGINEER FOR REVIEW BEFORE PROCEEDING WITH THE WORK.
2. THE PLUMBING CONTRACTOR SHALL REVIEW ALL DRAWINGS IN DETAIL AS THEY MAY RELATE TO THEIR WORK.
3. EACH CONTRACTOR SHALL INSPECT THE SITE ON WHICH THE WORK IS TO BE PERFORMED, AND THE OBSTACLES THAT MAY BE ENCOUNTERED, AND ALL RELEVANT MATTERS CONCERNING THE WORK.
4. THE CONTRACTOR SHALL FILE ALL NECESSARY NOTICES, OBTAIN AND PAY FOR ALL PERMITS, FEES, AND OTHER COSTS INCLUDING UTILITY CONNECTIONS OR EXTENSION, IN CONNECTION WITH HIS WORK, AS NECESSARY, HE SHALL FILE ALL REQUIRED PLANS, PREPARE ALL DOCUMENTS AND OBTAIN ALL NECESSARY APPROVALS OF ALL UTILITY AND GOVERNMENTAL DEPARTMENTS HAVING JURISDICTION.
5. IGNORANCE OF CODES, RULES, AND REGULATIONS, UTILITY COMPANY REQUIREMENTS, LAWS, ETC. SHALL NOT DIMINISH OR ABSOLVE CONTRACTOR'S RESPONSIBILITIES TO PROVIDE AND COMPLETE ALL WORK IN COMPLIANCE WITH SUCH.
6. ALL MATERIALS FURNISHED AND ALL WORK INSTALLED SHALL COMPLY WITH THE CURRENT EDITION OF THE OHIO MECHANICAL CODES, NATIONAL FIRE CODES OF THE NATIONAL FIRE PROTECTION ASSOCIATION AND WITH THE REQUIREMENTS OF ALL GOVERNMENTAL AGENCIES OR DEPARTMENTS HAVING JURISDICTION.

PLUMBING SPECIFICATIONS

1. SCOPE OF WORK
   - 1.1. THE CONTRACTOR IS RESPONSIBLE FOR ALL WORK, MATERIALS, AND LABOR TO SATISFY A COMPLETE WORKING SYSTEM WHETHER SPECIFIED OR IMPLIED.
   - 1.2. ALL WORK IS TO BE PERFORMED IN STRICT COMPLIANCE WITH THE NATIONAL STANDARD PLUMBING CODE (LATEST EDITION), ALL LOCAL CODES, AND ALL OTHER REGULATIONS GOVERNING WORK OF THIS NATURE.
   - 1.3. THE CONTRACTOR SHALL, BEFORE SUBMITTING ANY PROPOSAL, EXAMINE THE PROPOSED SITE AND SHALL DETERMINE FOR HIMSELF THE CONDITIONS THAT MAY EFFECT THE WORK. NO ALLOWANCE SHALL BE MADE IF THE CONTRACTOR FAILS TO MAKE SUCH EXAMINATIONS.
   - 1.4. ALL EQUIPMENT AND MATERIALS SHALL BE AS SPECIFIED OR "APPROVED EQUAL" BY ENGINEER OR ARCHITECT.
2. PERMITS
   - 2.1. THE CONTRACTOR SHALL SECURE ALL PERMITS OR APPLICATIONS AND PAY ANY AND ALL FEES.
3. SHOP DRAWINGS
   - 3.1. SUBMIT MATERIAL LIST AND SHOP DRAWINGS FOR MAJOR ALL EQUIPMENT/FIXTURES TO THE ARCHITECT OR ENGINEER FOR APPROVAL. THE CONTRACTOR SHALL SUBMIT THREE SETS OF SHOP DRAWINGS AND THEY SHALL BE CLEARLY LABELED.
4. DOMESTIC WATER SUPPLY PIPING
   - 4.1. UNDERGROUND: PROVIDE TYPE "K" SOFT DRAWN COPPER TUBING WITH BRAZED CONNECTIONS.
   - 4.2. ABOVEGROUND: PROVIDE TYPE "L" HARD DRAWN COPPER TUBING WITH 125 PSI SOLDER JOINTS, COPPER OR BRASS FITTINGS. ALL SOLDER TO BE "NO LEAD" TYPE.
   - 4.3. ALL HOT WATER PIPING TO BE INSULATED WITH 1" FIBERGLASS INSULATION.
   - 4.4. ALL COLD WATER PIPING TO BE INSULATED WITH 1" FIBERGLASS INSULATION.
5. SANITARY/STORM DRAINAGE AND VENT PIPING
   - 5.1. ABOVE GRADE, 2" AND BELOW: SCHEDULE 40 PVC WITH SOLVENT JOINTS OR DWV COPPER WITH SOLDER JOINTS. ALL SOLDER TO BE "NO LEAD" TYPE.
   - 5.2. 3" AND ABOVE: SCHEDULE 40 PVC WITH SOLVENT JOINTS.
   - 5.3. BELOW GRADE: SCHEDULE 40 PVC WITH SOLVENT JOINTS.
   - 5.4. PVC PIPING SHALL NOT BE USED IN AIR PLENUM CEILINGS AND SHALL NOT CROSS FIRE RATED WALLS, CEILINGS, OR FLOORS.
   - 5.5. DRAINAGE PIPING SHALL BE RUN AS STRAIGHT AS POSSIBLE AND SHALL HAVE LONG TURN FITTINGS.
   - 5.6. DRAINAGE PIPING 3" SIZE AND SMALLER SHALL RUN AT A UNIFORM GRADE OF AT LEAST 1/4" PER FOOT, AND PIPING LARGER THAN 3" SHALL BE RUN AT A GRADE OF NO LESS THAN 1/8" PER FOOT.
   - 5.7. ALL VENT PIPING SHALL BE SLOPED TO DRAIN BACK TO FIXTURES.
   - 5.8. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FLASHING OF THE VENT PIPING RUN THROUGH THE ROOF.
   - 5.9. ALL STUB-INS AND/OR SLAB OR WALL PENETRATION TO BE 6, PER NATIONAL STANDARD PLUMBING CODE. ALL PIPING PENETRATIONS OF BUILDING FOUNDATIONS OR FOOTINGS SHALL BE SLEEVED.
6. PIPE SUPPORTS
   - 6.1. ABOVE GRADE
     - 6.1.1. ALL PIPE SHALL BE SUPPORTED FROM THE BUILDING STRUCTURE IN A NEAT AND WORKMANLIKE MANNER. THE USE OF WIRE AND PERFORMED METAL TO SUPPORT PIPES WILL NOT BE PERMITTED. SPACING OF PIPE SUPPORTS SHALL BE AS SPECIFIED IN CHAPTER 8 OF THE NATIONAL STANDARD PLUMBING CODE.
   - 6.2. BELOW GRADE
     - 6.2.1. EARTH SHALL BE EXCAVATED TO A MINIMUM DEPTH WITH AN EVEN SURFACE TO INSURE SOLID BEARING OF PIPE FOR ITS ENTIRE LENGTH.
     - 6.2.2. INTERIOR: THE PIPE SHALL BE INSTALLED (UNLESS OTHERWISE SPECIFIED) A MINIMUM OF 4 INCHES BELOW THE BOTTOM OF THE SLAB AND SHALL NOT BE IN ANY DIRECT CONTACT WITH THE CONCRETE AT ANY POINT.
     - 6.2.3. EXTERIOR: THE WATER PIPE SHALL HAVE A MINIMUM OF 42" OF COVER AND THE SANITARY WASTE PIPE SHALL HAVE A MINIMUM OF 24" OF COVER.
7. MISCELLANEOUS
   - 7.1. COORDINATE INSTALLATION OF ALL ROOF FLASHING AT A. ROOF PENETRATION.
   - 7.2. DO NOT SCALE THIS DRAWING FOR EXACT DIMENSIONS. VERIFY ALL FIGURES, CONDITIONS, AND DIMENSIONS AT THE JOB SITE.
   - 7.3. THE PLUMBING PLANS ARE INTENDED TO BE DIAGRAMATIC AND ARE BASED ON ONE MANUFACTURE'S EQUIPMENT. THEY ARE NOT INTENDED TO SHOW EVERY ITEM IN ITS EXACT LOCATION, THE EXACT DIMENSIONS, OR ALL THE DETAILS OF THE EQUIPMENT.
   - 7.4. THE CONTRACTOR SHALL VERIFY THE ACTUAL DIMENSIONS OF THE EQUIPMENT PROPOSED TO ENSURE THAT THE EQUIPMENT WILL FIT IN THE AVAILABLE SPACE.
8. TESTING
   - 8.1. PLUMBING SYSTEMS SHALL BE FLOW AND PRESSURE TESTED IN ACCORDANCE WITH STANDARD PRACTICE AND THE NATIONAL STANDARD PLUMBING CODE.
9. GUARANTEE
   - 9.1. MATERIALS, EQUIPMENT AND INSTALLATION SHALL BE GUARANTEED FOR A PERIOD OF ONE(1) YEAR FROM DATE OF ACCEPTANCE. DEFECTS WHICH APPEAR DURING THAT PERIOD SHALL BE CORRECTED AT THIS CONTRACTOR'S EXPENSE.
   - 9.2. FOR THE SAME PERIOD, THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO PREMISES CAUSED BY DEFECTS IN WORKMANSHIP OR IN THE WORK OR EQUIPMENT FURNISHED AND/OR INSTALLED BY HIM.

GAS FIRED WATER HEATER SCHEDULE

ITEM NO.	MAX FLOW	RECOVERY @ 90°F RISE	BTU PER HOUR	GAS CONN.	THERMAL EFF. (UEF)	WATER CONN.	MANUFACTURER AND MODEL	REMARKS
GFWH	6.8 GPM	2.6 GPM	120,000	3/4"	0.93	3/4"	NAVIEN NPE-150S2	POWER DIRECT VENT

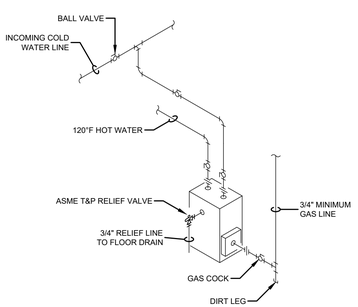
PLUMBING FIXTURE AND EQUIPMENT SCHEDULE

ID	DESCRIPTION	MANUFACTURER	MODEL NUMBER	SUPPLY		SANITARY		REQ'D COMP	NOTES
				HOT	COLD	WASTE	VENT		
BT	BATHTUB	AMERICAN STANDARD	2390.202TC	1/2"	1/2"	2"	1-1/2"	3	E,F
HB	HOSE BIBB	WOODFORD	MODEL 17	- - -	3/4"	2"	1-1/2"	- - -	- - -
KS	KITCHEN SINK - DROP IN	ELKAY	CR-3322	1/2"	1/2"	1-1/2"	1-1/2"	1	A,D
LAV	LAVATORY - DROP IN	AMERICAN STANDARD	0476.028	1/2"	1/2"	1-1/2"	1-1/2"	4	A,B,C
WB	WASHER BOX	OATEY	38101	1/2"	1/2"	2"	1-1/2"	- - -	- - -
WC	WATER CLOSET - TANK TYPE	AMERICAN STANDARD	215DA.104	- - -	1/2"	3"	1-1/2"	2	D

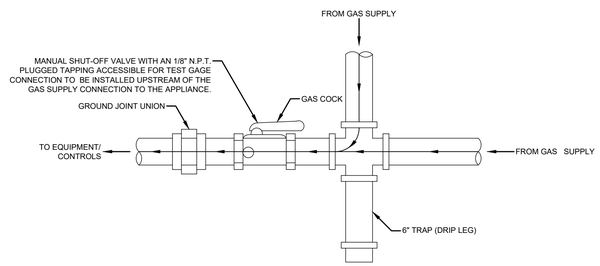
REQUIRED COMPONENTS AND SERVICES

1. MATERIAL: 18GA, TYPE 304 STAINLESS STEEL
   SIZE: DOUBLE BOWL 33" X 22" X 7"
   FAUCET: PEERLESS: P110LF
   WASTE TRIM: ELKAY: LK-35
   SUPPLY STOP: ZURN: ZH8823-LR-LK
   P-TRAP: MCGUIRE: 8912
   MISC: MOEN: 111C
2. COLOR: WHITE VITREOUS CHINA
   TYPE: FLOOR SET WITH CHROME LEFT HAND TRIP LEVER
   FLUSH: 1.28 GPF
   SEAT: AMERICAN STANDARD: 5503A
   MISC: ZURN: ZH8823-CR-LK SUPPLY STOP, 16.5" RIM MOUNTING HEIGHT
3. COLOR WHITE
   SIZE: 60" X 30"
   SUPPLY TRIM: PEERLESS: PTT188753
   WASTE TRIM: ENGINEERED BRASS: WB150L
   SUPPLY STOP: MOEN: INTEGRAL STOPS
   MISC: SWANSTONE: SS-72-3, 78" SHOWER HEAD MOUNTING HEIGHT, 32" SHOWER VALVE MOUNTING HEIGHT
4. DESCRIPTION: WHITE VITREOUS CHINA
   FAUCET: PEERLESS: P136LF
   TRAP/FIX. DR.: MCGUIRE: 8872
   SUPPLY STOP: ZURN: ZH8822-LR-LK

NOTES:
A. PROVIDE CHROME PLATED ESCUTCHEONS AND NIPPLES TO WALL.
B. PROVIDE 0.5 GPM FLOW CONTROL DEVICE ON LAVATORY FAUCET
C. PROVIDE "TRUEBRO" LAV GUARD INSULATION KIT.
D. PROVIDE 1.5 GPM FLOW CONTROL DEVICE ON SINK FAUCET.
E. PROVIDE 1.5 GPM FLOW CONTROL DEVICE ON SHOWER HEAD.
F. PLUMBING CONTRACTOR TO PROVIDE AND INSTALL SWANSTONE SOLID SURFACE WALL SURROUNDS TO FIXTURE.



3 TANKLESS GAS WATER HEATER INSTALLATION DETAIL
10-P1.1 SCALE: NONE



4 GAS CONNECTION TO EQUIPMENT DETAIL
10-P1.1 SCALE: NONE

STATE OF OHIO
LAWRENCE S. AYER
56787
REGISTERED PROFESSIONAL ENGINEER
EXPIRATION DATE: 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
1601 Prospect St.
Springfield, Ohio 45503

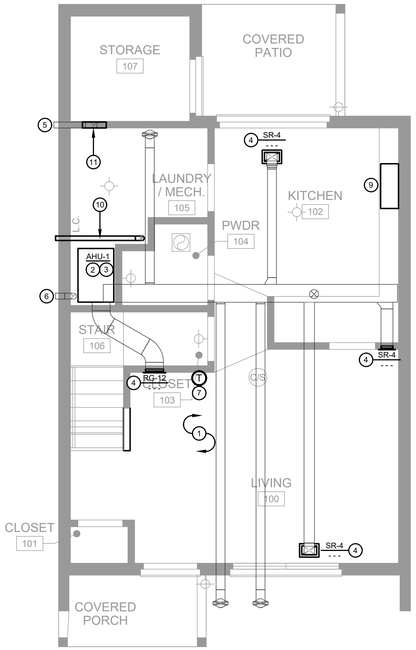
Project Number
E2M: 25131

Date
May 30, 2025

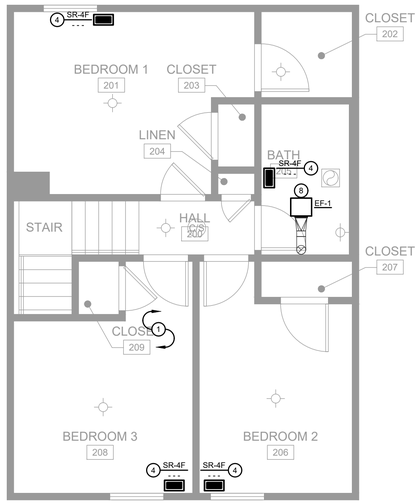
Date	Issue
06/02/25	REVIEW SET
06/05/25	REVIEW
06/20/25	BID/CONSTRUCTION

Sheet Title
PLUMBING PLAN

Sheet Number
10-P1.1



1 FIRST FLOOR MECHANICAL PLAN
10-M1.1 SCALE: 1/4" = 1'-0"



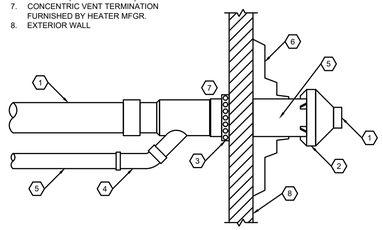
2 SECOND FLOOR MECHANICAL PLAN
10-M1.1 SCALE: 1/4" = 1'-0"

KEYED NOTES:

1. VENT OUTLET
2. MAINTAIN 18" BEYOND WALL
3. SUPPORT (FIELD SUPPLIED)
4. ELBOW (FIELD SUPPLIED)
5. COMBUSTION AIR INLET
6. FLASHING (FIELD SUPPLIED)
7. CONCENTRIC VENT TERMINATION FURNISHED BY HEATER MFGR.
8. EXTERIOR WALL

GENERAL NOTES:

1. LOCATE TRAPS SO AS TO BE ACCESSIBLE FOR CLEANING
2. CONDENSATE PIPING SHALL GRADUALLY SLOPE DOWN FROM DRAIN TRAP



3 SIDEWALL CONCENTRIC VENT INSTALLATION DETAIL
10-M1.1 SCALE: NONE

REGISTER, DIFFUSER AND GRILLE SCHEDULE

MARK	SR-4	SR-4F	RG-12
MANUFACTURER	HART AND COOLEY	HART AND COOLEY	HART AND COOLEY
MODEL NUMBER	682	421	672
TYPE	LOUVERED	LOUVERED	LOUVERED
DIRECTION	DBL DEFLECT	DBL DEFLECT	SNGL DEFLECT
MOUNTING	SIDEWALL/CEILING	FLOOR	SIDEWALL
G / R / D	R	R	G
CFM	MATCH EXISTING	MATCH EXISTING	- - -
NECK SIZE	10" X 4"	10" X 4"	24" X 12"
PANEL SIZE	11-5/8" X 5-5/8"	11-1/2" X 5-1/2"	25-5/8" X 13-5/8"
MATERIAL	STEEL	STEEL	STEEL
FINISH	PER ARCHITECT	PER ARCHITECT	PER ARCHITECT
DAMPER	YES	YES	YES
SOUND (NC)	<20	<20	<20
REMARKS / NOTES	1, 2, 3	1, 2, 3	1, 2, 3

1. PROVIDE WITH DRYWALL WALL MOUNTING FRAME WHERE REQUIRED.
2. COLOR SELECTED BY ARCHITECT
3. SIZE REGISTER/GRILLE TO MATCH EXISTING REGISTER/GRILLE AND EXISTING DUCTWORK.

EXHAUST FAN SCHEDULE

MARK	ROOM	MANUFACTURER / MODEL #	FAN DATA			MOTOR DATA			BACKDRAFT DAMPER	NOTES
			CFM	SP	RPM	VOLTS	PHASE	WATTS / HP		
EF-1	HALF BATH	PANASONIC / FV-05-11VKS1	80	0.25	1131	120	1	10.2W	YES	1,2,3,4
EF-2	FULL BATH	PANASONIC / FV-05-11VKS1	80	0.25	1131	120	1	10.2W	YES	1,2,3,4

NOTES:
1. FAN SHALL BE CONTROLLED BY SWITCH SEPARATE FROM LIGHTS.
2. PROVIDE ALL REQUIRED ACCESSORIES TO MAKE COMPLETE.

PLAN NOTES

1	ALL EXISTING DUCTWORK TO REMAIN. ALL EXISTING DUCTWORK TO BE CLEANED AFTER ALL DEMOLITION AND ANY CONSTRUCTION THAT CREATES DUST OR OTHER CONTAMINANTS HAS BEEN COMPLETED.
2	REMOVE EXISTING GAS FIRED FURNACE. PROVIDE AND INSTALL NEW REPLACEMENT GAS FIRED FURNACE. INSTALL NEW FURNACE PER MANUFACTURER'S INSTRUCTIONS. PROVIDE WITH ALL MATERIALS AND ACCESSORIES TO MAKE COMPLETE.
3	CONNECT REPLACEMENT FURNACE TO EXISTING DUCTWORK. PROVIDE ALL DUCTWORK, TRANSITIONS, AND TAKEOFFS NECESSARY TO MAKE COMPLETE.
4	REMOVE EXISTING REGISTER AND GRILLE. REPLACE REGISTERS AND GRILLES TO MATCH EXISTING SIZE AND DUCTWORK. FIELD VERIFY ALL SIZES PRIOR TO WORK.
5	EXISTING HARD DUCT FOR DRYER EXHAUST TO REMAIN. REPLACE EXISTING FLEX DUCT WITH NEW AND MAKE COMPLETE CONNECTION TO DRYER.
6	EXISTING DUCTWORK FOR COMBUSTION AND RELIEF PIPING TO REMAIN. CONNECT NEW FURNACE AND NEW WATER HEATER TO EXISTING DUCTWORK. PROVIDE ALL DUCTWORK, TRANSITIONS AND TAKEOFFS NECESSARY TO MAKE COMPLETE.
7	PROVIDE AND INSTALL NEW 7-DAY PROGRAMMABLE THERMOSTAT. PROVIDE ALL WIRING AND PROGRAMMING TO MAKE COMPLETE.
8	REMOVE EXISTING CEILING EXHAUST FAN. PROVIDE AND INSTALL NEW REPLACEMENT CEILING EXHAUST FAN.
9	PROVIDE AND INSTALL RECIRCULATING CABINET RANGE HOOD. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
10	PROVIDE AND INSTALL INTAKE AIR AND VENT PIPING AS REQUIRED FOR INSTANTANEOUS WATER HEATER. INSTALL PER MANUFACTURER'S INSTRUCTIONS. REFER TO PLUMBING DRAWINGS FOR SPECS. FIELD VERIFY FINAL LOCATION WITH ALL EXISTING AIR INTAKES.
11	PROVIDE AND INSTALL DRYER BOX MODEL 350 OR EQUAL. COORDINATE EXACT DRYER BOX ORIENTATION IN FIELD. INSTALL PER MANUFACTURER'S INSTRUCTIONS.

MECHANICAL PLAN SYMBOL LEGEND

DUCT LEGEND (NOT ALL SYMBOLS MAY BE USED)

SIZE	NEW METAL DUCTWORK.
SIZE	EXISTING METAL DUCTWORK.
SIZE	METAL DUCTWORK TO BE DEMOLISHED.
	NEW FLEX DUCTWORK. SIZE SHALL BE EQUAL TO ASSOCIATED DEVICE AND DUCTWORK UNLESS OTHERWISE NOTED.
	EXISTING FLEX DUCTWORK. SIZE SHALL BE EQUAL TO ASSOCIATED DEVICE AND DUCTWORK UNLESS OTHERWISE NOTED.
	FLEX DUCTWORK TO BE DEMOLISHED.

DEVICE LEGEND (NOT ALL SYMBOLS MAY BE USED)

	SIDWALL OR DUCTMOUNTED GRILLE.
	CABINET STYLE EXHAUST FAN
	TRANSFER GRILLE IN PLENUM ABOVE.
T	TEMPERATURE SENSOR, REFER TO SPECIFICATIONS.

MISCELLANEOUS LEGEND (NOT ALL SYMBOLS MAY BE USED)

	POINT OF CONNECTION TO EXISTING SYSTEM ELEMENTS.
ID / CFM	DEVICE IDENTIFIER. RL = RELOCATE, EX=EXISTING BALANCE OR REBALANCE TO CFM SHOWN. SEE AIR DEVICE AND EQUIPMENT SCHEDULES.

FURNACE SCHEDULE

EQUIPMENT MARK	AHU-1
MANUFACTURER	CARRIER
MODEL #	59SC2E06M14**12
COOLING COIL MODEL#	- - -
ENERGY EFFICIENCY RATIO (SEER2)	
INDOOR FAN H.P.	1/2
DESIGN CFM	MATCH EXISTING
EXTERNAL STATIC PRESSURE IN H2O	0 - 0.50
CONDENSER AMBIENT CONDITIONS	
TEMPERATURE °F	
HEATING DATA	
GAS INPUT IN M.B.H. H/L	60
GAS OUTPUT IN M.B.H. H/L	56
HEATING EFFICIENCY (AFUE %)	92.1%
ELECTRIC RESISTANCE IN K.W. @ VOLT	
HEAT PUMP REVERSE CYCLE IN M.B.H.	
STAGES	1
HEATER MODEL #	
ELECTRICAL DATA	
VOLTS / PHASE/ HERTZ	115/1/60
MINIMUM CIRCUIT AMPS	7.2
MAX OVERCURRENT PROTECTION IN AMPS	15
PHYSICAL DATA	
UNIT WEIGHT IN POUNDS	122
ACCESSORIES	SEE BELOW

A. TRANSFORMER
B. SIDE RETURN FILTER RACK.
C. FURNANCE MOUNTING PAD
D. RETURN AIR PLENUM
E. PROVIDE 7-DAY PROGRAMMABLE THERMOSTAT

NOTES:
1. INSTALL SYSTEMS PER MANUFACTURER'S INSTRUCTIONS.
2. OR EQUAL.
3. HVAC SYSTEM TO PROVIDE HEAT ONLY.

MOLD AND MILDEW NOTES

1. THE FOLLOWING REQUIREMENTS SHALL APPLY TO ALL NEW AND REMODEL CONSTRUCTION PROJECTS.
2. IN THE EVENT THE CONTRACTOR DISCOVERS, AT ANY TIME DURING DEMOLITION, CONSTRUCTION, AND/OR REMODELING OPERATIONS, EXISTING CONDITIONS THAT COULD INCLUDE THE PRESENCE OF MOLD AND/OR MILDEW, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE AND THE ARCHITECT/ENGINEER OF RECORD, IN WRITING, OF THE CONCERNS AND/OR SUSPICIONS.
3. CONCURRENTLY, THE CONTRACTOR SHALL BE RESPONSIBLE TO RETAIN A MOLD AND MILDEW CERTIFIED TESTING AGENCY TO PERFORM AN INVESTIGATION AND TESTING AS REQUIRED TO EVALUATE THE NATURE AND EXTENT OF THE PROBLEM. IF THE TESTING AGENCY CONFIRMS HAZARDS, THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN A MINIMUM OF TWO (2) BIDS FROM COMPANIES QUALIFIED AND LICENSED TO PERFORM ALL NECESSARY REMEDIATION WORK, COMPLYING WITH ALL LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS, CODES, AND STATUTES.
4. THE CONTRACTOR SHALL MAKE ALL REASONABLE EFFORTS TO AVOID CONDITIONS FAVORABLE TO THE DEVELOPMENT OF MOLD AND MILDEW, ESPECIALLY IN VOIDS WHICH WILL BE CONCEALED AND NOT WELL VENTILATED. IN ALL CASES, INTERIOR SPACES AND INTERIOR FINISHED CONSTRUCTION SHALL BE MAINTAINED IN DRY AND WELL VENTILATED CONDITIONS.
5. THE CONTRACTOR SHALL COMPLY WITH FEDERAL ENVIRONMENTAL AND OSHA REGULATIONS AND ALL LOCAL AND STATE HEALTH DEPARTMENT REQUIREMENTS AND RECOMMENDATIONS REGARDING MOLD AND MILDEW.
6. ALL PENETRATIONS SHALL BE SEALED WATER TIGHT TO PREVENT MOISTURE MIGRATION FROM ENTERING THE BUILDING OR WALL CAVITIES.
7. ALL CONDENSATE DRAIN PANS SHALL BE CLEANED AND KEPT FREE FROM DEBRIS UNTIL AND WHEN THE FACILITY IS TURNED OVER TO THE OWNER OR TENANT. INSURE POSITIVE DRAINAGE AT ALL DRAIN PANS. INSURE THAT ALL "COLD" SURFACES ARE INSULATED ON COVERED WITH A FULLY SEALED AND CONTINUOUS VAPOR BARRIER. ("COLD" SURFACES INCLUDE BUR ARE NIT LIMITED TO, DOMESTIC COLD WATER PIPING, CHILLED WATER PIPING, INTERIOR RAIN LEADERS, OUTDOOR AIR INTAKES, AIR DUCTWORK CARRYING AIR CONDITIONED SUPPLY AIR.

PROJECT GENERAL NOTES

1. THE DRAWINGS ARE DIAGRAMMATIC ONLY AND INDICATE THE GENERAL ARRANGEMENT OF THE SYSTEMS AND ARE TO BE FOLLOWED INSOFAR AS POSSIBLE. IF DEVIATIONS FROM THE LAYOUTS ARE NECESSITATED BY FIELD CONDITIONS, DETAILED LAYOUTS OF THE PROPOSED DEPARTURES SHALL BE SUBMITTED IN WRITING TO THE ENGINEER FOR REVIEW BEFORE PROCEEDING WITH THE WORK.
2. THE MECHANICAL CONTRACTOR SHALL REVIEW ALL DRAWINGS IN DETAIL AS THEY MAY RELATE TO THEIR WORK.
3. EACH CONTRACTOR SHALL INSPECT THE SITE ON WHICH THE WORK IS TO BE PERFORMED, AND THE OBSTACLES THAT MAY BE ENCOUNTERED, AND ALL RELEVANT MATTERS CONCERNING THE WORK.
4. THE CONTRACTOR SHALL FILE ALL NECESSARY NOTICES, OBTAIN AND PAY FOR ALL PERMITS, FEES, AND OTHER COSTS INCLUDING UTILITY CONNECTIONS OR EXTENSION, IN CONNECTION WITH HIS WORK. AS NECESSARY, HE SHALL FILE ALL REQUIRED PLANS, PREPARE ALL DOCUMENTS AND OBTAIN ALL NECESSARY APPROVALS OF ALL UTILITY AND GOVERNMENTAL DEPARTMENTS HAVING JURISDICTION.
5. IGNORANCE OF CODES, RULES, AND REGULATIONS, UTILITY COMPANY REQUIREMENTS, LAWS, ETC. SHALL NOT DIMINISH OR ABSOLVE CONTRACTOR'S RESPONSIBILITIES TO PROVIDE AND COMPLETE ALL WORK IN COMPLIANCE WITH SUCH.
6. ALL MATERIALS FURNISHED AND ALL WORK INSTALLED SHALL COMPLY WITH THE CURRENT EDITION OF THE OHIO MECHANICAL CODES, NATIONAL FIRE CODES OF THE NATIONAL FIRE PROTECTION ASSOCIATION AND WITH THE REQUIREMENTS OF ALL GOVERNMENTAL AGENCIES OR DEPARTMENTS HAVING JURISDICTION.

HVAC NOTES

1. SCOPE OF WORK
   - 1.1. THE CONTRACTOR IS RESPONSIBLE FOR ALL WORK, MATERIALS, AND LABOR TO SATISFY A COMPLETE WORKING SYSTEM WHETHER SPECIFIED OR IMPLIED.
   - 1.2. ALL WORK IS TO BE PERFORMED IN STRICT COMPLIANCE WITH THE INTERNATIONAL MECHANICAL CODE 2021, ALL LOCAL CODES AND ALL OTHER REGULATION GOVERNING WORK OF THIS NATURE.
   - 1.3. THE CONTRACTOR SHALL, BEFORE SUBMITTING ANY PROPOSAL, EXAMINE THE PROPOSED SITE AND SHALL DETERMINE FOR HIMSELF THE CONDITIONS THAT MAY EFFECT THE WORK. NO ALLOWANCE SHALL BE MADE IF THE CONTRACTOR FAILS TO MAKE SUCH EXAMINATIONS.
   - 1.4. ALL EQUIPMENT AND MATERIALS SHALL BE AS SPECIFIED OR "APPROVED EQUAL" BY THE ENGINEER OR ARCHITECT.
2. SHOP DRAWINGS
   - 2.1. SUBMIT MATERIAL LIST AND SHOP DRAWINGS FOR MAJOR EQUIPMENT TO THE ARCHITECT/ENGINEER FOR APPROVAL. THE CONTRACTOR SHALL SUBMIT FIVE SETS OF SHOP DRAWINGS AND THEY SHALL BE CLEARLY LABELED.
3. REFRIGERANT PIPING
   - 3.1. CONTRACTOR SHALL PROVIDE AND INSTALL REFRIGERANT PIPING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND IN SUCH A WAY AS TO BE INCONSPICUOUS AND FREE FROM ANY POSSIBLE CONDENSATION. INSULATE REFRIGERANT LINES WITH R-6 OR BETTER ARMOUR-FLEX TYPE INSULATION.
   - 3.2. SHALL BE TYPE "K" COPPER TUBING, WITH WROUGHT COPPER SOLDER TYPE FITTINGS SUITABLE FOR CONNECTION WITH SILVER SOLDER DUCTWORK.
4. SHEET METAL DUCT WORK
   - 4.1. THE DUCTWORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "SMACNA" APPLICABLE MANUALS. ALL DUCTWORK SHALL BE THE LOW VELOCITY TYPE, UNLESS SPECIFIED OTHERWISE.
   - 4.2. CONTRACTOR SHALL PROVIDE AND INSTALL APPROVED FIRE DAMPERS AND ACCESS PANELS IN ANY AND ALL DUCTWORK WHICH PENETRATES A HORIZONTAL OR VERTICAL FIRE PARTITION, OR AS OTHERWISE SHOWN ON DRAWINGS.
   - 4.3. ALL BRANCH DUCTS TO HAVE VOLUME DAMPERS.
   - 4.4. SMOOTH TURN RADIUS DUCTWORK OR TURNING VANES SHALL BE USED THROUGHOUT WHERE FLOW EXCEEDS 150 CFM.
   - 4.5. ALL DUCT JOINTS TO BE SEALED IN ACCORDANCE WITH "SMACNA" STANDARDS AND ACCEPTED GOOD PRACTICE.
   - 4.6. ALL DUCT DIMENSIONS SHOWN ARE NET INSIDE VALUES. DIMENSIONS MAY BE CHANGED SO LONG AS THE NET FREE FACE AREA IS MAINTAINED.
   - 4.7. ALL CONCEALED DUCTWORK SHALL BE INSULATED WITH 1-1/2" FIBERGLASS INSULATING BLANKET WITH ALUMINUM FOIL FACING.
   - 4.8. ALL SUPPLY AND RETURN DUCTWORK 15 FEET DOWNSTREAM OF THE HVAC UNIT SHALL BE INTERNALLY LINED WITH A 1/2" ACOUSTICAL DUCT LINER.
5. DRAINAGE PIPING (CONDENSATE)
   - 5.1. SHALL BE SCHEDULE 40 PVC PIPE WITH SOLVENT JOINTS. PITCH HORIZONTAL LINES 1" IN 10'-0". CONDENSATE DRAINS SHALL BE ROUTED TO FLOOR DRAIN OR INDIRECT WASTE DRAIN.
6. HVAC CONTROLS
   - 6.1. CONTRACTOR TO SUPPLY AND INSTALL ALL CONTROL WIRING AND THERMOSTATS AS REQUIRED.
7. ELECTRICAL
   - 7.1. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR FOR LOCATION OF WIRING FOR EACH HVAC UNIT.
8. PIPE SUPPORTS
   - 8.1. ALL PIPE SHALL BE SUPPORTED FROM THE BUILDING STRUCTURE IN A NEAT AND WORKMANLIKE MANNER. THE USE OF WIRE OR METAL STRAP TO SUPPORT PIPES WILL NOT BE PERMITTED. SPACING OF PIPE SUPPORTS SHALL NOT EXCEED 8 FEET FOR ALL PIPING. PLASTIC PIPING TO BE SUPPORTED EVERY 4 FEET.
9. GAS PIPING
   - 9.1. SHALL BE SCHEDULE 40 BLACK STEEL PIPE WITH MALLEABLE IRON FITTINGS. WHERE GAS PIPE CONNECTS TO EQUIPMENT, IT SHALL BE PROVIDED WITH A DRIP LEG THE FULL SIZE OF THE RUN OUT. A 100% SHUT-OFF VALVE AND A UNION. GAS PIPING CONTAINING PRESSURE GREATER THAN 9" W.G. SHALL BE SCHEDULE 40 BLACK STEEL PIPE WITH WELDED JOINTS.
10. MISCELLANEOUS
    - 10.1. ALL EXTERIOR OPENINGS TO BE PROPERLY CAULKED AND SEALED WITH A SEALANT OF HIGH QUALITY AND LONG LIFE, TO PREVENT INFILTRATION OF OUTSIDE AIR INTO CONDITIONED SPACE.
    - 10.2. COORDINATE INSTALLATION OF ALL ROOF FLASHING AT ROOF PENETRATION.
    - 10.3. DO NOT SCALE THIS DRAWING FOR EXACT DIMENSIONS. VERIFY ALL FIGURES, CONDITIONS, AND DIMENSIONS AT THE JOB SITE.
    - 10.4. THE MECHANICAL PLANS ARE INTENDED TO BE DIAGRAMMATIC AND ARE BASED ON ONE MANUFACTURE'S EQUIPMENT. THEY ARE NOT INTENDED TO SHOW EVERY ITEM IN ITS EXACT LOCATION, THE EXACT DIMENSIONS, OR ALL THE DETAILS OF THE EQUIPMENT. THE CONTRACTOR SHALL VERIFY THE ACTUAL DIMENSIONS OF THE EQUIPMENT PROPOSED TO ENSURE THAT THE EQUIPMENT WILL FIT IN THE AVAILABLE SPACE.
    - 10.5. ALL AIR FILTERS SHALL CONFORM TO SECTION 605 OF THE INTERNATIONAL MECHANICAL CODE WITH A MERV OF 8 OR HIGHER.
11. TESTING AND BALANCING
    - 11.1. THE HVAC SYSTEM SHALL BE TESTED AND AND BALANCED BY AN INDEPENDENT AGENCY, UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER. A SEALED TYPE WRITTEN REPORT SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER FOR REVIEW AND APPROVAL.
12. GUARANTEE
    - 12.1. MATERIALS, EQUIPMENT AND INSTALLATION SHALL BE GUARANTEED FOR A PERIOD OF ONE(1) YEAR FROM DATE OF ACCEPTANCE. DEFECTS WHICH APPEAR DURING THAT PERIOD SHALL BE CORRECTED AT THIS CONTRACTOR'S EXPENSE.
    - 12.2. FOR THE SAME PERIOD, THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO PREMISES CAUSED BY DEFECTS IN WORKMANSHIP OR IN THE WORK OR EQUIPMENT FURNISHED AND/OR INSTALLED BY HIM.

STATE OF OHIO
LAWRENCE S. AYER
56787
REGISTERED PROFESSIONAL ENGINEER

EXPIRATION DATE: 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
1601 Prospect St.
Springfield, Ohio 45503

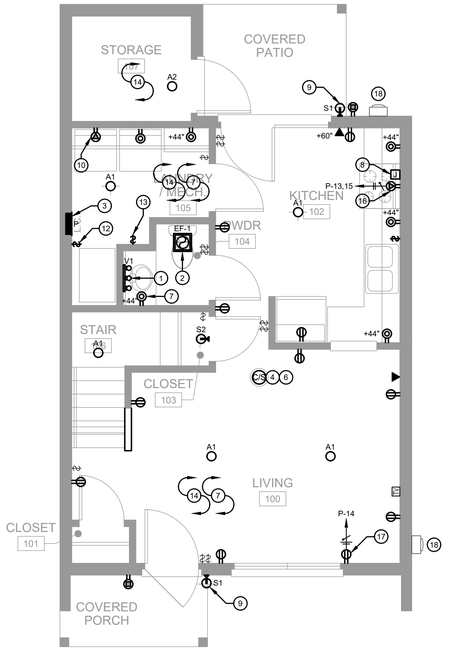
Project Number
E2M: 25131

Date
May 30, 2025

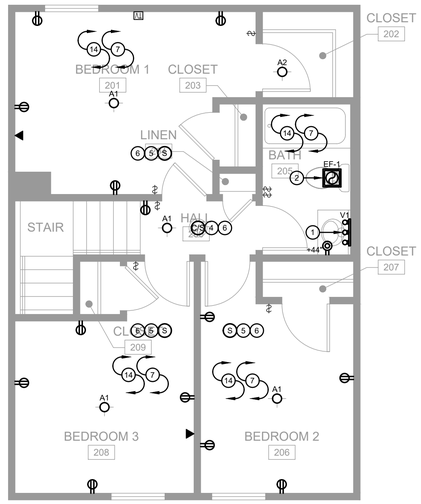
Date	Issue
06/02/25	REVIEW SET
06/05/25	REVIEW
06/20/25	BID/CONSTRUCTION

Sheet Title
MECHANICAL PLAN

Sheet Number
10-M1.1



1 FIRST FLOOR ELECTRICAL PLAN
10-E1.1 SCALE: 1/4" = 1'-0"



2 SECOND FLOOR ELECTRICAL PLAN
10-E1.1 SCALE: 1/4" = 1'-0"

PLAN NOTES

1	MOUNT VANITY LIGHT ABOVE BATHROOM MIRROR. FIELD VERIFY EXACT MOUNTING HEIGHT. CONNECT TO EXISTING WIRING.
2	EXHAUST FAN PROVIDED BY MECHANICAL CONTRACTOR AND WIRED BY ELECTRICAL CONTRACTOR. FAN TO BE WIRED TO EXISTING CIRCUIT AND LIGHTING CONTROLS. SET SWITCH TO LIGHT AND FAN.
3	EXISTING PANEL TO BE REPLACED WITH NEW.
4	PROVIDE DUAL SENSING (PHOTOELECTRIC AND IONIZATION) SMOKE DETECTOR WITH CARBON MONOXIDE SENSOR AT THIS LOCATION. ALL SMOKE DETECTORS SHALL BE 120V HARD WIRED AND INTERCONNECTED WITH BATTERY BACKUP.
5	PROVIDE DUAL SENSING (PHOTOELECTRIC AND IONIZATION) SMOKE DETECTOR AT THIS LOCATION. ALL SMOKE DETECTORS SHALL BE 120V HARD WIRED AND INTERCONNECTED WITH BATTERY BACKUP.
6	CONTRACTOR TO INSTALL MULTI-STATION SMOKE DETECTORS AND COMBINATION SMOKE/CARBON MONOXIDE DETECTORS IN ACCORDANCE WITH NFPA 72. TYPICAL OF ALL DEVICES.
7	ALL RECEPTACLES AND DATA JACKS TO BE REPLACED WITH NEW DEVICES AND COVER PLATES. NEW RECEPTACLES TO BE TAMPER RESISTANT. CAPTURE EXISTING CIRCUIT AND ANY EXISTING SWITCHED RECEPTACLE CONTROLS.
8	PROVIDE POWER TO NEW RANGE HOOD PER MANUFACTURER SPECIFICATIONS. HOOD PROVIDED BY MECHANICAL CONTRACTOR AND WIRED BY ELECTRICAL CONTRACTOR. WIRE TO EXISTING RANGE HOOD CIRCUIT.
9	NEW EXTERIOR FIXTURE CONTROLLED BY PHOTOCELL AND WIRED TO EXISTING CIRCUIT. REMOVE ANY EXISTING SWITCHING.
10	REPLACE EXISTING DRYER RECEPTACLE WITH NEW PER MANUFACTURER SPECIFICATIONS.
11	PROVIDE POWER TO DISHWASHER PER MANUFACTURER SPECIFICATIONS. WIRE TO EXISTING DISHWASHER CIRCUIT. EXTEND AND REWORK WIRING AS NEEDED.
12	CAPTURE EXISTING 120V ELECTRIC CONNECTION AT DEMOLISHED GAS FURNACE AND MAKE CONNECTION TO NEW FURNACE PER MANUFACTURER SPECIFICATIONS. COORDINATE LOCATION WITH MECHANICAL CONTRACTOR.
13	PROVIDE NEW 120V CONNECTION TON TANKLESS GAS-FIRED WATER HEATER PER MANUFACTURER SPECIFICATIONS. COORDINATE LOCATION WITH PLUMBING CONTRACTOR.
14	EXISTING LIGHTS TO BE REPLACED WITH NEW AND WIRED TO EXISTING CIRCUIT AND CONTROLS UNLESS OTHERWISE SPECIFIED. EXISTING LIGHT SWITCHES TO BE REPLACED WITH NEW.
15	EXISTING DEVICES TO REMAIN. NO NEW WORK IN AREA.
16	PROVIDE POWER TO NEW ELECTRIC RANGER PER MANUFACTURER SPECIFICATIONS.
17	NEW DEDICATED 20A CIRCUIT FOR WINDOW AC UNIT.
18	EXISTING METER, SERVICE DISCONNECT, AND ELECTRICAL SERVICE TO REMAIN.

GENERAL NOTES

1. CONTRACTOR SHALL MEGGER TEST ALL EXISTING WIRING TO REMAIN. REPLACE ANY WIRING THAT DOES NOT PASS.
2. ALL EXISTING ELECTRICAL EQUIPMENT WILL BE TESTED AND REUSED IF POSSIBLE. OTHERWISE, ALL LIGHTING AND POWER COMPONENTS WILL BE REPLACED WITH NEW.
3. REMOVE EXISTING, INSTALL NEW DEVICES & COVER PLATES THROUGHOUT. MATCH ORIGINAL CONFIGURATIONS. FIELD VERIFY AS APPLICABLE. INCLUDE ALL PHONE JACKS/TELEVISION JACKS, DATA JACKS, RECEPTACLES, AND SWITCHES.
4. REMOVE EXISTING, INSTALL NEW LIGHT FIXTURES THROUGHOUT. MATCH ORIGINAL CONFIGURATIONS. FIELD VERIFY AS APPLICABLE. INCLUDE ALL LIGHT FIXTURES.

STATE OF OHIO
LAWRENCE S. AYER
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REGISTERED PROFESSIONAL ENGINEER
EXPIRATION DATE: 12/31/2025

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Scattered Sites Modernization Project 2025
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Date
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Sheet Title
ELECTRICAL PLAN

Sheet Number
10-E1.1

Load Calculations – NEC 2014 Example D2(b)

Description	Area (Ft²)	Watts/Ft²	Total
Lighting and Receptacles	940	3	2,820 W
		Sub-Total:	2,820 W
General Loads	**Watts**	**Quantity**	**Total**
Lighting and Receptacles			2,820 W
Small Appliance Circuits	1,500 W	2	3,000 W
Laundry Circuit(s)	1,500 W	1	1,500 W
Clothes Dryer(s)	3,000 W	1	3,000 W
		Sub-Total:	10,320 W
Description	**Watts**	**Demand Factor**	**Total**
First 10KVA @ 100%	10,000 W	100%	10,000 W
Remainder @ 40%	320 W	40%	128 W
		Sub-Total:	10,128 W
All Loads	**Watts**	**Quantity**	**Total**
General Loads	10,128 W	1	10,128 W
Electric Heat > Air Conditioning	846 W	0	0 W
Air Conditioning > Electric Heat	1,500 W	1	1,500 W
		Total Conncted Load:	11,628 W
		Ampacity Required:	32.28 A
		Ampacity Provided:	125

Volts	Phase	Wire	Panel Type
120/240	1Ø	3	Main Lug Only

Electrical Panel Schedule 1601 Prospect

Circuit #	Breaker	Poles	Notes	Description	A	B		A	B		Description	Notes	Poles	Breaker	Circuit #
1	20	1	A/F/GF	Kitchen Receptacles							Dryer		2	30	2
3	20	1	A/F/GF	Kitchen Receptacles											4
5	15	1	A/F	Lighting							Washer	A/F/GF	1	20	6
7	15	1	A/F/GF	GFCI Circuit							Furnace	A/F	1	15	8
9	15	1	A/F	Lighting							Sump Pump	A/F/GF	1	15	10
11	15	1	A/F	Lighting							Lighting	A/F	1	15	12
13	40	2		Range							Window A/C Unit	A/F	1	20	14
15											Space				16
17				Space							Space				18

Total Connected Load Phase A:	0
Total Connected Load Phase B:	0
Total Connected Load:	0 Watts

Load Description	Watts	Factor	Total
Receptacles < 10,000	0	100%	0
Receptacles > 10,000	0	50%	0
Lighting Loads	0	125%	0
Track Lighting	0Ft	75W/Ft	0
Motor Loads	0	100%	0
Largest Motor	0	125%	0
Cooling Loads	0	100%	0
Heating Loads	0	100%	0
Continuous Loads	0	125%	0
Non-Continuous Loads	0	100%	0
Kitchen Equipment Loads	0	100%	0
Existing Panel Demand		125%	0
		Sub-Total:	0
		Total Connected Ampacity:	0.00
		Total Connected Load %:	0%

Ampacity Provided 125 Amps | **Mount** Surface | **AIC** Existing | **Fed From** Meter

Notes:

- AF Arc Fault Circuit Interrupter
- GF Ground Fault Circuit Interrupter
- LO Lock Out Breaker
- ST Shunt Trip
- PNF Provide new fuse in slot
- REF Re-use existing spare fusible switch
- EX Blank loads on panel are unknown and shall be calculated under the existing panel demand (or existing building peak demand) category in the load calculations section. Engineer offers no warranty as to the condition or load information on unknown circuit breakers.

Panel Schedule Notes:

New circuit breakers added to existing panels shall match panel manufacturer, voltage level, and fault current rating of existing protectives.

Identify main disconnects and all up and downstream disconnecting means for all circuits at panel.

Fill out branch circuit directory indicating circuit numbers, area(s) served, and load type. Index shall be neatly typed. Branch circuit directories shall be updated or replaced in all areas of alterations.

Black laminated phenolic nameplates shall be provided on all new and existing panel boards secured by #8-32 screws, lock washers, and nuts on each corner of nameplate.

Contractor may arrange circuits to suit field conditions, but loading between phases shall be +/1 10%.

LIGHT FIXTURE SCHEDULE

SYMBOL	ID	DESCRIPTION	FIXTURE INFORMATION		ELECTRIC INFORMATION		MISCELLANEOUS INFORMATION	
○	A1	17" SURFACE MOUNTED DOWNLIGHT	MAKE	PROJECT SOURCE	VOLTAGE	120	MOUNTING	SURFACE
			MODEL	MXL 1069-L18.5K9027W	LAMP QTY	LED	HEIGHT	
			ALTERNATE		LAMP TYPE	LED	NOTES	
			OTHER		WATTS	18.5W		
○	A2	6" SURFACE MOUNT LED LIGHT FIXTURE	MAKE	PROJECT SOURCE	VOLTAGE	120V	MOUNTING	SURFACE
			MODEL	MXL1140-L12K9027W	LAMP QTY		HEIGHT	
			ALTERNATE		LAMP TYPE	LED	NOTES	
			OTHER		WATTS	12W		
○○○	V1	VANITY FIXTURE	MAKE	WAC LIGHTING, FLO	VOLTAGE	120	MOUNTING	SURFACE
			MODEL	WS-224-CS-WT	LAMP QTY	LED	HEIGHT	
			ALTERNATE		LAMP TYPE	LED	NOTES	
			OTHER		WATTS	16W		
	S1	EXTERIOR WALL SCONCE	MAKE	ROSETO	VOLTAGE	120	MOUNTING	EXTERIOR WALL
			MODEL	CLIWS26012BK	LAMP QTY	LED	HEIGHT	
			ALTERNATE		LAMP TYPE	LED	NOTES	
			OTHER		WATTS	9W		
	S2	BLUB SOCKET	MAKE	EATON	VOLTAGE	120	MOUNTING	WALL
			MODEL	604-BX-LW	LAMP QTY	LED	HEIGHT	ABOVE DOORWAY
			ALTERNATE		LAMP TYPE	LED	NOTES	
			OTHER		WATTS	60W		

NOTES

1. FIXTURES WITH THE SUFFIX "-EM" ATTACHED TO THE ID OR SHOWN HALF SHADED ARE EMERGENCY FIXTURES. SEE ELECTRICAL GENERAL NOTES FOR MORE INFORMATION.
2. FIXTURES WITH THE SUFFIX "-NL" ARE NIGHT LIGHTS. SEE ELECTRICAL GENERAL NOTES FOR MORE INFORMATION.

DESIGNATIONS

-N NEW
-E EXISTING
-D DEMO
-R RELOCATED

ELECTRICAL GENERAL NOTES

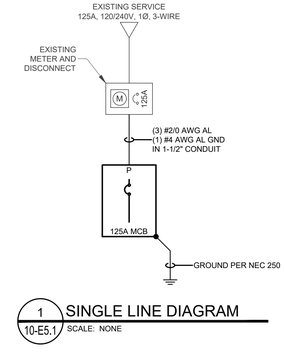
1. THE TERM "PROVIDE" SHALL MEAN CONTRACTOR SHALL FURNISH AND INSTALL ITEMS AND CONNECT AS REQUIRED TO OBTAIN A COMPLETE WORKING SYSTEM.
2. RECEPTACLES SHALL BE CIRCUITED WITH A SEPARATE GROUND WIRE. RECEPTACLES PROTECTED BY GROUND FAULT CIRCUIT INTERRUPTER DEVICES SHALL EACH HAVE A SEPARATE NEUTRAL WIRE PULLED FOR THAT CIRCUIT.
3. ALL CONDUIT SHALL BE RUN CONCEALED WHEREVER POSSIBLE ABOVE CEILINGS, INSIDE WALLS, OR UNDER FLOOR SLAB (ONLY WHERE SHOWN DASHED ON PLAN), UNLESS OTHERWISE NOTED ON PLAN. IN HIGH-BAY (NO CEILING) AREAS, RUN EXPOSED CONDUIT HIGH AS POSSIBLE. ALL CONDUIT SHALL BE RUN PARALLEL OR PERPENDICULAR TO NEARBY SURFACES OR STRUCTURAL MEMBERS AND FOLLOW THE SURFACE CONTOURS AS MUCH AS PRACTICAL. NO NONMETALLIC CONDUIT SHALL BE RUN IN AIR RETURN PLENUM.
4. FROM EACH TELEPHONE, CRT, TV, ETC., COMMUNICATION TYPE OUTLET, PROVIDE A (MIN.,) 3/4-INCH CONDUIT (WITH PULL STRING) STUBBED ABOVE LAY-IN CEILING, UNLESS OTHERWISE NOTED.
5. TELEPHONE AND OTHER COMMUNICATIONS WIRING SHALL BE PLENUM RATED IF CONDUCTORS PASS THROUGH AN AIR RETURN PLENUM.
6. ELECTRICAL DRAWINGS SHALL BE COORDINATED WITH ASSOCIATED MECHANICAL DRAWINGS AND MECHANICAL CONTRACTOR FOR MOTORS, DEVICES, FIXTURES, ETC., FOR EXACT LOCATIONS BEFORE ROUGH-IN OF CONDUIT SYSTEM.
7. MINIMUM CONDUIT SIZE IS 3/4 INCH, MINIMUM WIRE SIZE IS #12 AWG, UNLESS OTHERWISE NOTED ON PLANS OR IN CIRCUIT REVIEWS.
8. MOUNTING HEIGHTS ABOVE FINISHED FLOOR (A.F.F.) ARE TO CENTER OF DEVICE UNLESS NOTED OTHERWISE.
9. ALL WIRING SHALL BE INSTALLED PER THE NATIONAL ELECTRIC CODE (NEC). ALL WIRING SHALL BE SECURED AND SUPPORTED PER NEC 300.11.
10. CONTRACTOR SHALL INCLUDE THE COST TO SECURE ALL APPLICABLE PERMITS IN BASE BID.
11. ALL RECEPTACLES IN THE KITCHEN/PREP AREA SHALL BE GFCI WHETHER SHOWN AS SUCH OR NOT.
12. ALL EXIT AND EMERGENCY LIGHTING SHALL BE WIRED EITHER AHEAD OF LOCAL SWITCHING ON THE LOCAL AREA CIRCUIT OR ON A DEDICATED EXIT/EMERGENCY CIRCUIT. THE METHOD CHOSEN SHALL MEET THE REQUIREMENTS OF N.E.C. ARTICLE 700 AND THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION.
13. ALL 120V AND 277V CIRCUITS SHALL HAVE A DEDICATED NEUTRAL. SHARING A NEUTRAL CONDUCTOR IS PROHIBITED.
14. ALL RECEPTACLES BEHIND VENDING MACHINES AND REFRIGERATORS TO BE GFCI WITH REMOTE AND OR ACCESSIBLE RESET.

PROJECT GENERAL NOTES

1. THE DRAWINGS ARE DIAGRAMMATIC ONLY AND INDICATE THE GENERAL ARRANGEMENT OF THE SYSTEMS AND ARE TO BE FOLLOWED INSOFAR AS POSSIBLE. IF DEVIATIONS FROM THE LAYOUTS ARE NECESSITATED BY FIELD CONDITIONS, DETAILED LAYOUTS OF THE PROPOSED DEPARTURES SHALL BE SUBMITTED IN WRITING TO THE ENGINEER FOR REVIEW BEFORE PROCEEDING WITH THE WORK.
2. THE ELECTRICAL CONTRACTOR SHALL REVIEW ALL DRAWINGS IN DETAIL AS THEY MAY RELATE TO THEIR WORK.
3. EACH CONTRACTOR SHALL INSPECT THE SITE ON WHICH THE WORK IS TO BE PERFORMED, AND THE OBSTACLES THAT MAY BE ENCOUNTERED, AND ALL RELEVANT MATTERS CONCERNING THE WORK.
4. THE CONTRACTOR SHALL FILE ALL NECESSARY NOTICES, OBTAIN AND PAY FOR ALL PERMITS, FEES, AND OTHER COSTS INCLUDING UTILITY CONNECTIONS OR EXTENSION, IN CONNECTION WITH HIS WORK. AS NECESSARY, HE SHALL FILE ALL REQUIRED PLANS, PREPARE ALL DOCUMENTS AND OBTAIN ALL NECESSARY APPROVALS OF ALL UTILITY AND GOVERNMENTAL DEPARTMENTS HAVING JURISDICTION.
5. IGNORANCE OF CODES, RULES, AND REGULATIONS, UTILITY COMPANY REQUIREMENTS, LAWS, ETC. SHALL NOT DIMINISH OR ABSOLVE CONTRACTOR'S RESPONSIBILITIES TO PROVIDE AND COMPLETE ALL WORK IN COMPLIANCE WITH SUCH.
6. ALL MATERIALS FURNISHED AND ALL WORK INSTALLED SHALL COMPLY WITH THE CURRENT EDITION OF THE OHIO MECHANICAL CODES, NATIONAL FIRE CODES OF THE NATIONAL FIRE PROTECTION ASSOCIATION AND WITH THE REQUIREMENTS OF ALL GOVERNMENTAL AGENCIES OR DEPARTMENTS HAVING JURISDICTION.

PANEL SCHEDULE NOTES

1. NEW CIRCUIT BREAKERS ADDED TO EXISTING PANELS SHALL MATCH PANEL MANUFACTURER, VOLTAGE LEVEL AND FAULT CURRENT RATING OF EXISTING PROTECTIVES.
2. IDENTIFY MAIN DISCONNECTS AND ALL UP AND DOWNSTREAM DISCONNECTING MEANS FOR ALL CIRCUITS AT PANEL.
3. FILL OUT BRANCH CIRCUIT DIRECTORY INDICATING CIRCUIT NUMBERS, AREA(S) SERVED, AND LOAD TYPE. INDEX SHALL BE NEATLY TYPED. BRANCH CIRCUIT DIRECTORIES SHALL BE UPDATED OR REPLACED IN ALL AREAS OF ALTERATIONS.
4. BLACK LAMINATED PHENOLIC NAMEPLATES SHALL BE PROVIDED ON ALL NEW AND EXISTING PANEL BOARDS SECURED BY #8-32 SCREWS, LOCK WASHERS AND NUTS ON EACH CORNER OF NAMEPLATE.
5. CONTRACTOR MAY ARRANGE CIRCUITS TO SUIT FIELD CONDITIONS, BUT LOADING BETWEEN PHASES SHALL BE +/- 10%.



1 / 10-E5.1 SINGLE LINE DIAGRAM
SCALE: NONE

POWER PLAN SYMBOL LEGEND

+0"	SIMPLEX RECEPTACLE MOUNT AT +18" A.F.F. UNLESS OTHERWISE NOTED
+0"	DUPLEX RECEPTACLE MOUNT AT +18" A.F.F. UNLESS OTHERWISE NOTED
+0"	SPECIAL USE DEDICATED RECEPTACLE MOUNT AT +18" A.F.F. UNLESS OTHERWISE NOTED REFER TO PANEL SCHEDULE FOR MORE INFORMATION
+0"	GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE MOUNT AT +18" A.F.F. UNLESS OTHERWISE NOTED
+0"	WEATHER PROOF RECEPTACLE MOUNT AT +18" A.F.F. UNLESS OTHERWISE NOTED
J	JUNCTION BOX
	NON-FUSED DISCONNECT
	FUSED DISCONNECT
M	1Ø MOTOR CONNECTION
A NEW	FLUSH MOUNTED PANEL A = PANEL DESIGATION
A NEW	SURFACE MOUNTED PANEL A = PANEL DESIGATION
	METER
A-B	HOME RUN A = PANEL DESIGATION B = CIRCUIT NUMBER

N = NEW	E = EXISTING	R = RELOCATED	D = DEMO	F = FUTURE

+0" = MOUNTING HEIGHT OF THE DEVICE ABOVE FINISHED FLOOR.

LIGHTING PLAN SYMBOL LEGEND

IDENTICAL FIXTURE	SHADING INDICATES THAT A FIXTURE IS WIRED TO A NIGHT LIGHT OR EMERGENCY TYPE CIRCUIT. FIXTURE SHALL BE WIRED IN ACCORDANCE WITH N.E.C. ARTICLE 700.
A-# TYPICAL FIXTURE (a) X	"X" = FIXTURE TYPE A-# = CIRCUIT NUMBER ab = SWITCH LEG
$	TOGGLE SWITCH
$3	THREE-WAY TOGGLE SWITCH

N = NEW	E = EXISTING	R = RELOCATED	D = DEMO	F = FUTURE

+0" = MOUNTING HEIGHT OF THE DEVICE ABOVE FINISHED FLOOR.

SINGLE LINE SYMBOL LEGEND

	CIRCUIT BREAKER
	UTILITY METER
NF	NON-FUSED DISCONNECT
	FUSIBLE DISCONNECT
	PANELBOARD, MAIN CIRCUIT BREAKER Y = MCB RATING X = NAME

GENERAL NOTES - RISER DIAGRAM

A. PARALLEL FEEDER CONDUCTORS SHALL BE CUT TO THE EXACT SAME LENGTHS AND SHALL BE FROM THE SAME FACTORY RUN. ALL CONNECTIONS FOR SAME WORK SHALL BE TORQUED TO IDENTICAL VALUES.

B. EXTERIOR ELECTRICAL WORK SHALL NOT ONLY BE WEATHERPROOF AND WATER TIGHT, BUT SHALL BE RUST RESISTANT.

C. CONDUCTORS BELOW GRADE OR SUBJECT TO MOISTURE SHALL BE 'XHHW-2'.

D. PROVIDE FACTORY SERIES COORDINATION FOR ALL CIRCUIT BREAKERS. (INCLUDING ALL BRANCH BREAKERS). RELATIVE TO "UPSTREAM" BREAKERS, SO THAT ONLY THE BREAKER CLOSEST IN THE CIRCUIT TO THE LOAD TRIPS UPON AN OVERLOAD OF FAULT CONDITION.

E. POWER DISTRIBUTION EQUIPMENT SUPPLIER SHALL PROVIDE APPROPRIATELY RATED AND BRACED TO ACCOMMODATE THE AVAILABLE FAULT CURRENT AT THE UTILITY COMPANY TRANSFORMER SECONDARIES. THIS SUPPLIER SHALL ACCORDINGLY PROVIDE ANY RELATED CALCULATIONS SO THAT THEIR EQUIPMENT IS PROPERLY COORDINATED FOR THE AVAILABLE FAULT CURRENT. THE ELECTRICAL CONTRACTOR SHALL PROVIDE THIS SUPPLIER WITH COPIES OF THE ELECTRICAL DOCUMENTS AS REQUIRED SO THAT PROPERLY RATED/BRACED EQUIPMENT IS PROVIDED UNDER BASE BID.

F. GROUNDING ELECTRODE CONDUCTORS SHALL BE PROVIDED IN STRICT COMPLIANCE WITH NEC, INCLUDING ARTICLE 250 AND TABLE 250-66. THESE CONDUCTORS MAY NOT BE INDICATED ON RISERS OR SINGLE LINE DIAGRAMS, BUT SHALL BE PROVIDED UNDER BASE BID NEVERTHELESS.

G. EQUIPMENT GROUNDING CONDUCTORS SHALL BE PROVIDED IN STRICT COMPLIANCE WITH NEC, INCLUDING ARTICLE 250 AND TABLE 250-122. THESE CONDUCTORS MAY NOT BE INDICATED ON RISERS OR SINGLE LINE DIAGRAMS, BUT SHALL BE PROVIDED UNDER BASE BID NEVERTHELESS.

H. WORKING CLEARANCES SHALL BE PROVIDED FOR ALL ELECTRICAL EQUIPMENT (SWITCHBOARDS, PANELBOARDS, TRANSFORMERS, STARTERS, DISCONNECTS, ETC. AS APPLICABLE) IN STRICT COMPLIANCE WITH NEC CHAPTER 1, PART B SECTION 110-25(a). LOCATIONS SHOWN ON THE FLOOR PLANS ARE SCHEMATIC AND DIAGRAMMATIC IN NATURE. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE WITH THE ABOVE NEC REFERENCE. THIS REQUIREMENTS APPLIES TO EQUIPMENT ON FLOOR PLANS AS WELL AS TO EQUIPMENT SHOWN ON THE RISER.

I. HOLD ALL NEW OVERHEAD ELECTRICAL WORK AS TIGHT AS POSSIBLE TO THE BOTTOM OF THE OVERHEAD STRUCTURE. LOCATE ANY RELATED PULL BOXES SO THAT THEY WILL BE FULLY ACCESSIBLE AFTER ALL CONSTRUCTION WORK IS COMPLETE. AS WITH ALL WORK, COORDINATE IN ADVANCE WITH OTHER TRADES.

J. ROUTE FEEDER CONDUITS BELOW GRADE WHEREVER POSSIBLE. VERY LIMITED SPACE EXISTS ABOVE ACOUSTICAL TILE CEILINGS AND MANY, IF NOT MOST, OF THE SPACE ABOVE GYPSUM BOARD CEILINGS IS NOT AVAILABLE FOR RUNNING CONDUIT. STUDY ALL ARCHITECTURAL, STRUCTURAL AND MECHANICAL DRAWINGS VERY CAREFULLY BEFORE LAYING OUT FEEDER ROUTES.

K. ALL PANELS HAVE NEMA 1 ENCLOSURES UNLESS OTHERWISE NOTED.

L. ALL PANELS ARE SURFACE MOUNTED UNLESS OTHERWISE NOTED.

STATE OF OHIO
LAWRENCE S. AYER
56787
REGISTERED PROFESSIONAL ENGINEER
EXPIRATION DATE: 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
1601 Prospect St.
Springfield, Ohio 45503

Project Number
E2M: 25131

Date
May 30, 2025

Date	Issue
06/02/25	REVIEW SET
06/05/25	REVIEW
06/20/25	BID/CONSTRUCTION

Sheet Title
ELECTRICAL SCHEDULES & NOTES

Sheet Number
10-E5.1

Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
2020 Portage Path
Springfield, Ohio 45506

PROJECT TEAM

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ENVIRONMENTAL CONSULTANT:

M.A.C. PARAN CONSULTING SERVICES, INC.
3959 FULTON GROVE RD.
CINCINNATI, OHIO 45245
(513) 752-9111

OWNER

Springfield Metropolitan Housing Authority
2026 W. Main Street
Springfield, Ohio 45504

CODE REVIEW

DESCRIPTION: MODERNIZATION OF AN EXISTING ONE STORY SINGLE-FAMILY HOUSE. EXISTING CONFIGURATION WILL REMAIN. NO CHANGE TO BUILDING HEIGHT OR AREA. NO CHANGE TO EGRESS.

JURISDICTION: CITY OF SPRINGFIELD, CLARK COUNTY

ZONING CODE: CITY OF SPRINGFIELD ZONING CODE
ZONING DISTRICT: RS-5

BUILDING CODE: 2019 RESIDENTIAL CODE OF OHIO [RCO]:

BUILDING AREA: 1,169 S.F.

RCO 302: FIRE RESISTANT CONSTRUCTION / PROTECTION

302.9.1: WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200.

302.9.2: WALL AND CEILING FINISHES SHALL HAVE A SMOKE DEVELOPED INDEX OF NOT GREATER THAN 450.

302.11: FIREBLOCKING LOCATIONS REQUIRED:

- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS - VERTICALLY AT THE CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
- AT INTERCONNECTIONS BETEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS, AND COVE CEILINGS.
- IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
- AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, AND WIRES AT CEILING AND FLOOR LEVEL WITH AN APPROVED MATERIAL TO PREVENT THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. MEET ASTM E136 REQUIREMENTS.

302.11.1: FIREBLOCKING MATERIALS: 2x LUMBER, [2] LAYERS 1x LUMBER WITH BROKEN LAPPED JOINTS, 23/32" OSB WITH JOINTS BACKED WITH 23/32" OSB, 1/2" GYPSUM BOARD, MINERAL WOOL OR FIBERGLASS BATTS SECURED IN PLACE.

RCO 308: GLAZING

308.4: HAZARDOUS LOCATIONS - REQUIRE TEMPERED GLAZING:

RCO 312: GUARDS AND FALL PROTECTION

312.1: GUARDS REQUIRED FOR PORTIONS OF OPEN-SIDED WALKING SURFACES INCLUDING STAIRS, RAMPS, AND LANDINGS LOCATED MORE THAN 30" ABOVE ADJACENT FLOOR OR GRADE AT ANY POINT WITHIN 36" TO THE OPEN SIDE.

312.1.2: GUARDS SHALL HAVE A 36" MINIMUM HEIGHT, EXCEPT FOR AT STAIR = 34".

312.1.3: OPENING LIMITATIONS: REQUIRED GUARD SHALL NOT HAVE OPENINGS THAT ALLOW THE PASSAGE OF A SPHERE 4" IN DIAMETER. EXCEPTIONS AS FOLLOWS:

TRIANGULAR OPENINGS AT THE OPEN SIDE OF A STAIR FORMED BY RISER, TREAD, AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE 6" IN DIAMETER.

GUARDS AT THE OPEN SIDE OF STAIRS SHALL NOT ALLOW PASSAGE OF A SPHERE 4 3/8" IN DIAMETER.

RCO 314: SMOKE ALARMS

314.1: COMPLY WITH NFPA 72

314.1.2: TECHNOLOGY: ON EACH LEVEL WITHIN EACH DWELLING UNIT SMOKE ALARMS UTILIZING PHOTOELECTRIC AND IONIZATION TECHNOLOGIES. SEPARATE OR DUAL-SENSING SMOKE ALARMS MAY BE USED.

314.3: LOCATION:

- IN EACH SLEEPING ROOM
- OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE SLEEPING ROOMS [PHOTOELECTRIC]
- ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS, NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.
- SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM CONTAINING A BATHTUB / SHOWER.
- INSTALLATION REQUIREMENTS NEAR COOKING APPLIANCES:

  IONIZATION SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 20 FEET HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCES.

  IONIZATION SMOKE ALARMS WITH ALARM-SILENCING SWITCH SHALL NOT BE INSTALLED LESS THAN 10 FEET HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCES.

  PHOTOELECTRIC SMOKE ALARMS SHALL NTO BE INSTALLED LESS THAN 6 FEET HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCES.

314.4: INTERCONNECTION: ALL ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WITH ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT.

INTERCONNECTION OF SMOKE ALARMS IN EXISTING AREAS SHALL NOT BE REQUIRED WHERE THE ALTERATIONS OR REPAIRS DO NOT RESULT IN THE REMOVAL OF INTERIOR WALL OR CEILING FINISHES EXPOSING THE STRUCTURE, UNLESS THERE IS AN ATTIC, CRAWL SPACE, OR BASEMENT AVAILABLE WHICH COULD PROVIDE ACCESS FOR INTERCONNECTION WITHOUT REMOVAL OF FINISHES.

314.5: COMBINATION ALARMS: COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PERMITTED.

314.6: POWER SOURCE: 120v WITH BATTERY BACKUP.

HARD-WIRING OF SMOKE ALARMS IN EXISTING AREAS SHALL NOT BE REQUIRED WHERE THE ALTERATIONS OR REPAIRS DO NOT RESULT IN THE REMOVAL OF INTERIOR WALL OR CEILING FINISHES EXPOSING THE STRUCTURE, UNLESS THERE IS AN ATTIC, CRAWL SPACE, OR BASEMENT AVAILABLE WHICH COULD PROVIDE ACCESS FOR INTERCONNECTION WITHOUT REMOVAL OF FINISHES.

RCO 315: CARBON MONOXIDE ALARMS

315.2: WHEN REQUIRED: IF FUEL FIRED APPLIANCE EXISTS; IF ATTACHED GARAGE EXISTS.

315.3: LOCATION:

- OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- IN A BEDROOM WHERE A FUEL BURNING APPLIANCE IS LOCATED WITHIN THE BEDROOM OR ITS ATTACHED BATHROOM

SHEET INDEX

2020 PORTAGE PATH [SITE 11]

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11-G1.5	GENERAL PROJECT NOTES
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11-D1.1	EXISTING / DEMOLITION FLOOR PLANS
11-A1.1	PROPOSED FLOOR PLANS / REFLECTED CEILING PLANS
11-A3.1	INTERIOR ELEVATIONS
11-P1.1	PLUMBING PLAN
11-M1.1	MECHANICAL PLAN
11-E1.1	ELECTRICAL PLAN
11-E5.1	ELECTRICAL SCHEDULES & NOTES

PROJECT WORK SCOPE

1. ACCOMPLISH ALL ABATEMENT PER ENVIRONMENTAL SPECIFICATIONS. OBTAIN ALL REQUIRED AIR CLEARANCE TEST UPON COMPLETION.
2. EXISTING CONCRETE FOUNDATION TO REMAIN. REPAIR / RE-POINT OPENINGS CREATED FROM REMOVAL OF SURFACE MOUNTED ITEMS / UTILITY IMPROVEMENTS.
3. EXISTING FRONT AND REAR CONCRETE STOOP / PATIO SLAB, STEPS, AND CONCRETE WALKS TO REMAIN. PRESSURE WASH / CLEAN CONCRETE.
4. EXISTING CONCRETE DRIVEWAY TO REMAIN. PRESSURE WASH / CLEAN CONCRETE.
5. LANDSCAPING:
   - 5.1. REMOVE LANDSCAPING / SHRUBS / OVERGROWTH FROM AROUND THE BUILDING. RESTORE IMPACTED AREA W/ TOPSOIL AND SEED.
   - 5.2. CLEAR ALL OVERGROWTH AT FENCE LINES.
   - 5.3. CUT BACK ALL TREES / LIMBS A MINIMUM OF 8' FROM THE FACE OF THE BUILDING.
6. EXISTING BRICK VENEER TO REMAIN. PRESSURE WASH / CLEAN. RE-SEAL ALL PENETRATIONS.
7. REMOVE EXISTING, INSTALL NEW VINYL LAP SIDING, SOFFITS, AND ASSOCIATED TRIM / FLASHING. INSTALL NEW WRB OVER EXISTING SHEATHING / SUBSTRATE. FLASH TO EXISTING BUILDING COMPONENTS AND OPENINGS AS APPLICABLE.
8. REMOVE EXISTING, INSTALL NEW ALUMINUM WRAP OVER EXISTING WOOD FASCIA, RAKE, AND TRIM. INSTALL NEW ALUMINUM WRAP AT MISC. TRIM COMPONENTS WHICH WERE PREVIOUSLY LEFT AS PAINTED WOOD.
9. REMOVE EXISTING SHINGLE ROOF AND UNDERLAYMENT COMPLETE TO DECK. INSTALL NEW ICE AND WATER SHIELD, UNDERLAYMENT, AND SHINGLE ROOF SYSTEM. PREP AND PAINT ALL ROOFTOP COMPONENTS TO MATCH ROOF COLOR.
10. REMOVE EXISTING, INSTALL NEW 5" ALUMINUM GUTTERS AND 2"x3" ALUMINUM DOWNSPOUTS. INSTALL NEW GUTTER GUARDS. DISCHARGE DOWNSPOUTS INTO NEW CONCRETE SPLASH BLOCKS AT GRADE OR EXISTING UNDERGROUND STORM PIPING [PROVIDE RECEIVER].
11. REMOVE EXISTING, INSTALL NEW VINYL WINDOWS IN EXISTING OPENINGS. REMOVE TEMPORARY WINDOW COVERINGS WHERE THEY EXIST. REPAIR EXISTING GYPSUM BOARD RETURNS TO WINDOW UNITS. INSTALL NEW SOLID SURFACE WINDOW STOOL. INSTALL TRIM AS APPLICABLE. REMOVE EXISTING, INSTALL NEW JOINT SEALANT AT PERIMETER OF WINDOW OPENING AND AT ADJACENT SIDING / BRICK FINISHES AS APPLICABLE. REFER TO WINDOW SCHEDULE.
12. REMOVE EXISTING, INSTALL NEW INTERIOR, JAMB-MOUNTED BLINDS AT ALL WINDOWS.
13. REMOVE EXISTING, INSTALL NEW EXTERIOR DOORS, FRAMES AND HARDWARE COMPLETE. REMOVE EXISTING, INSTALL NEW BRICKMOLD / COMPOSITE TRIM TO MATCH EXISTING / ORIGINAL. REMOVE EXISTING, INSTALL NEW PAINTED INTERIOR WOOD CASING TO MATCH ORIGINAL, PREP & PAINT. REFER TO DOOR SCHEDULE.
14. REMOVE EXISTING, INSTALL NEW STORM DOOR AT FRONT AND REAR ENTRY DOOR.
15. REMOVE EXISTING, INSTALL NEW OVERHEAD GARAGE DOOR.
16. REMOVE ALL EXISTING SURFACE MOUNTED WIRES, CABLING, SATELLITE DISHES, ETC. FROM THE FACE OF THE BUILDING. REPAIR ANY HOLES OR RESULTANT DAMAGE TO FACE OF WALL.
17. EXISTING ADDRESS SIGNAGE TO REMAIN. PREP AND PAINT.
18. REMOVE EXISTING, INSTALL NEW WALL MOUNTED MAILBOX.
19. REMOVE EXISTING, INSTALL NEW EXTERIOR LIGHT FIXTURES.
20. CONSTRUCT NEW FRAMING AND FINISHES FOR NEW OPENINGS, ALTERATIONS TO SPATIAL LAYOUT, AND REPAIRS TO EXISTING CONDITIONS AS REQ'D AND AS INDICATED ON DRAWINGS. NEW FINISHES TO MATCH EXISTING CONDITIONS / FINISHES AS APPLICABLE.
21. REMOVE EXISTING FLOORING [CARPET, VCT, TILE, ETC.] TO SUBFLOOR / SLAB ON GRADE. REFER TO FLOOR PLAN FOR EXISTING FLOOR TYPE. INSPECT AND VERIFY CONDITION OF SUB-FLOOR. REPORT ANY DEFICIENCIES TO ARCHITECT. INSTALL NEW UNDERLAYMENT AS REQ'D FOR NEW FINISH FLOOR AS SCHEDULED. PREP AND INSTALL NEW FINISH FLOOR AS SCHEDULED.
22. REMOVE EXISTING WOOD BASE / SHOE MOLD / VINYL BASE, INSTALL NEW 4" VINYL BASE THROUGHOUT THE UNIT.
23. INSTALL NEW R-15 [OR R-21 AT 2x6 WALLS] HIGH DENSITY KRAFT FACED FIBERGLASS BATT INSULATION IN ANY EXPOSED EXTERIOR WALL CAVITIES.
24. REMOVE EXISTING, INSTALL NEW R-49 BLOWN IN FIBERGLASS INSULATION AT ATTIC. INSTALL AIR BAFFLES BETWEEN FRAMING MEMBERS AT EAVE TO ENSURE PROPER ATTIC VENTILATION [MAINTAIN MIN. 1" CLEAR TO UNDERSIDE OF ROOF SHEATHING]
25. INSTALL NEW GYPSUM BOARD FINISHES AT AREAS WHERE FINISHES WERE PREVIOUSLY REMOVED. MATCH ADJACENT FINISHES.
26. EXISTING GYPSUM BOARD FINISHES TO REMAIN. SKIM COAT ALL EXISTING WALLS AND CEILINGS TO A LIKE NEW CONDITION EQUAL TO A LEVEL 4 FINISH [REMOVE ALL TEXTURED / STOMPED CEILINGS - CONTRACTOR ALTERNATE: OVERLAY EXISTING CEILINGS WITH NEW 3/8" GYPSUM BOARD]. INSPECT ALL CONDITIONS PRIOR TO BIDDING AND INCLUDE ALL REQ'D WORK. FILL / REPAIR EXISTING HOLES IN GYPSUM BOARD FINISHES / SURFACES. REMOVE ANY REMNANTS OF VINYL GRAPHICS, TAPE, AND OTHER ITEMS APPLIED TO FACE OF GYPSUM BOARD. REPAIR ALL EXISTING FAILED TAPE JOINTS, MINOR SETTLEMENT CRACKS, DAMAGED CORNER BEAD, ETC. AS WELL AS ANY NEW CUT / PATCH REPAIRS REQ'D FOR PROPOSED WORK. INFILL OPENINGS FROM ABANDONED / RELOCATED / REMOVED ELECTRICAL DEVICES [COORDINATE W/ ELECTRICAL]. INSTALL GYPSUM BOARD FINISHES AT ALL SCARS / REMOVALS / RESULTANT FROM DEMOLITION WORK. INSTALL NEW GYPSUM BOARD WHERE REQ'D BY WORK AND AS INDICATED ON DRAWINGS.
27. REMOVE EXISTING, INSTALL NEW INTERIOR TRIM CARPENTRY THROUGHOUT THE UNIT, INCLUDING DOOR OPENINGS, MISC. TRIM, ETC. PREP & PAINT.
28. EXTERIOR PAINTING - PREP AND PAINT ALL NON-PREFINISHED EXTERIOR FINISHES - INCLUDING, BUT NOT LIMITED TO EXTERIOR DOORS, FRAMES, MISCELLANEOUS WOOD TRIM, CONDUITS, ROOFTOP COMPONENTS, ETC.
29. INTERIOR PAINTING - PREP AND PAINT ALL NON-PREFINISHED INTERIOR FINISHES - INCLUDING, BUT NOT LIMITED TO GYPSUM BOARD WALL AND CEILING FINISHES, INTERIOR DOORS, FRAMES, INTERIOR TRIM CARPENTRY, ETC.
30. REMOVE EXISTING EXISTING CLOSET SHELVING, CLOSET RODS, HOOKS, ETC. COMPLETE. INSTALL NEW SHELVING, CLOSET RODS, ETC. REFER TO INTERIOR ELEVATIONS AND TYPICAL DETAILS.
31. REMOVE EXISTING INTERIOR DOORS & FRAMES THROUGHOUT THE UNIT. INSTALL NEW INTERIOR DOORS & FRAMES. MODIFY ROUGH OPENINGS AS REQ'D TO ACCOMMODATE NEW DOORS. REMOVE EXISTING, INSTALL NEW HARDWARE. INSTALL NEW WOOD CASING. PREP & PAINT. REFER TO DOOR SCHEDULE.
32. KITCHEN - REMOVE EXISTING, INSTALL NEW PRE-FINISHED WOOD BASE AND WALL CABINETS, PLASTIC LAMINATE COUNTERTOPS. INSTALL NEW SINK, FAUCET, AND ACCESSORIES. INSTALL NEW APPLIANCES. REFER TO INTERIOR ELEVATIONS.
33. BATHROOM - REMOVE EXISTING, INSTALL NEW PLUMBING FIXTURES [TOILET, VANITY/SINK, TUB & SURROUND]. REMOVE EXISTING TILE WALL FINISHES. REPAIR / RESTORE GYPSUM BOARD FINISHES. REMOVE ALL EXISTING BATHROOM ACCESSORIES. INSTALL NEW BATHROOM ACCESSORIES. REFER TO INTERIOR ELEVATIONS.
34. INSTALL PASSIVE RADON SYSTEM. REFER TO SPECS.
35. PLUMBING SYSTEMS: COORDINATE W/ PLUMBING DRAWINGS.
   - 35.1. CAMERA & AUGER EXISTING SANITARY PIPING / LATERAL TO STREET. REPORT ALL FINDINGS TO ARCHITECT & OWNER.
   - 35.2. REMOVE EXISTING / MODIFY / RECONFIGURE / INSTALL NEW SUPPLY PIPING AS REQ'D BY WORK.
   - 35.3. REMOVE EXISTING / MODIFY / RECONFIGURE / INSTALL NEW SANITARY PIPING AS REQ'D BY WORK.
   - 35.4. REMOVE EXISTING / MODIFY / RECONFIGURE / INSTALL NEW GAS PIPING AS REQ'D BY WORK.
   - 35.5. REMOVE EXISTING WATER HEATER / COMPONENTS. INSTALL NEW TANKLESS GAS FIRED WATER HEATER. CONNECT TO UTILITIES.
   - 35.6. REMOVE EXISTING, INSTALL NEW PLUMBING FIXTURES AND COMPONENTS. CONNECT TO UTILITIES [ALL WITH NEW SHUTOFFS] PER THE PLUMBING DRAWINGS.
36. MECHANICAL SYSTEMS: COORDINATE W/ MECHANICAL DRAWINGS.
   - 36.1. REMOVE EXISTING, INSTALL NEW GAS FIRED HVAC SYSTEM.
   - 36.2. REMOVE EXISTING, INSTALL NEW THERMOSTAT AND ASSOCIATED CONTROL WIRING.
   - 36.3. REPAIR AND REPLACE DUCTWORK AS REQUIRED BY EXISTING CONDITIONS. MODIFY DUCT LAYOUT AS REQ'D BY NEW WORK. COORDINATE ROUTING AND ANY REQ'D HVAC CHASES NECESSARY TO EXECUTE WORK.
   - 36.4. CLEAN ALL EXISTING SUPPLY AND RETURN DUCTWORK.
   - 36.5. REMOVE EXISTING, INSTALL NEW SUPPLY AND RETURN AIR DEVICES [FLOOR / WALL / CEILING AS APPROPRIATE], SIZED TO FIT EXISTING OPENINGS.
   - 36.6. REMOVE EXISTING, INSTALL NEW BATHROOM EXHAUST FAN AND ASSOCIATED DUCTWORK.
   - 36.7. REMOVE EXISTING, INSTALL NEW RANGE EXHAUST HOOD AND ASSOCIATED DUCTWORK.
   - 36.8. REMOVE EXISTING, INSTALL NEW DRYER BOX AND ASSOCIATED EXHAUST DUCTWORK.
37. ELECTRICAL SYSTEMS: COORDINATE W/ ELECTRICAL DRAWINGS.
   - 37.1. EXISTING ELECTRICAL SERVICE TO REMAIN. REMOVE EXISTING, INSTALL NEW LOAD CENTER AND FEEDER [IF REQ'D].
   - 37.2. REMOVE EXISTING, INSTALL NEW RECEPTACLES, SWITCHES, DEVICES, FIXTURES, SMOKE DETECTORS, COVER PLATES, ETC. COMPLETE. UTILIZE EXISTING BRANCH CIRCUITRY AND BOXES WHERE INDICATED. INSTALL / EXTEND / MODIFY EXISTING BRANCH CIRCUITRY AS REQ'D BY WORK.
   - 37.3. REMOVE EXISTING, INSTALL NEW DEVICES [RECEPTACLES, SWITCHES, ETC.] THROUGHOUT THE BUILDING. REMOVE EXISTING, INSTALL NEW COVERPLATES.
   - 37.4. REMOVE EXISTING, INSTALL NEW LIGHT FIXTURES THROUGHOUT THE UNIT.
   - 37.5. REMOVE EXISTING, INSTALL NEW INTERCONNECTED SMOKE DETECTORS AND SMOKE / CARBON MONOXIDE DETECTORS THROUGHOUT THE UNIT.
   - 37.6. REMOVE ALL EXISTING TELEPHONE, DATA, AND/OR CABLE TV OUTLETS, DEVICES, JACKS, AND COVER PLATES THROUGHOUT THE UNIT. TEST CABLING TO DETERMINE FUNCTIONALITY. REMOVE ALL NON-OPERATIONAL CABLING COMPLETE. EXISTING CABLING TO REMAIN WHERE INSTALLED CONCEALED [NOT SURFACE MOUNTED]. INSTALL NEW PHONE / DATA AND CABLE OUTLETS, DEVICES, JACKS, AND COVER PLATES AT ALL EXISTING OPERATIONAL LOCATIONS ONLY.

GENERAL NOTES

1. REMOVE ALL MATERIALS AND FINISHES REQUIRED TO PERFORM SCHEDULED WORK INCLUDING ANY ANCILLARY ITEMS.
2. REMOVE ALL MISCELLANEOUS ITEMS, CONDUITS, WIRES / CABLING FROM THE FACE OF WALLS / FINISHES. THIS INCLUDES CUT AND PATCH OF FINISHES AS REQUIRED TO FACILITATE WORK.
3. REMOVE ABANDONED OR UNUSED SURFACE MOUNTED ITEMS SUCH AS CURTAIN RODS, BRACKETS, HANGERS, ETC.
4. REMOVE ALL SURFACE MOUNTED WIRING, CABLING, ETC. FROM FACE OF INTERIOR OR EXTERIOR WALLS. PULL BACK TO A TERMINATION OR ACTIVE MAIN AS APPROPRIATE. FIELD VERIFY CONDITIONS.
5. SALVAGE ALL ITEMS AS DIRECTED BY OWNER OR AS NOTED IN THE DRAWINGS. COORDINATE ALL REQUIREMENTS FOR REINSTALLATION OF SALVAGED ITEMS. PROVIDE REPLACEMENT PARTS/COMPONENTS TO ALLOW COMPLETE INSTALLATION.
6. PROTECT ALL FINISHES AND MATERIALS SCHEDULED TO REMAIN FROM DAMAGE DURING CONSTRUCTION. REPAIR ANY DAMAGED FINISHES CAUSED BY WORK TO LIKE NEW CONDITION.
7. FIELD CONFIRM THE LOCATIONS OF ALL LOAD-BEARING FRAMING PRIOR TO REMOVALS. PROVIDE ALL NECESSARY SHORING AND BRACING DURING DEMOLITION AND CONSTRUCTION WORK AS REQUIRED. CONTACT ARCHITECT IF CONDITIONS VARY FROM THE INTENT OF THE DRAWINGS.
8. CONTACT ARCHITECT/OWNER IF HAZARDOUS MATERIALS ARE DISCOVERED THAT HAVE NOT BEEN IDENTIFIED.
9. ANY PART OR PARTS OF THE EXISTING BUILDING STRUCTURE (IN PART OR ON WHOLE) THAT SHOWS SIGNS OF ROTTING, VANDALISM, WATER DAMAGE, PEST DAMAGE, OR ANY OTHER DETERIORATION THAT MAY CAUSE THAT PART OR PARTS TO NOT COMPLY WITH ANY EXISTING APPLICABLE GOVERNMENT BUILDING CODES AND STANDARDIZED CONSTRUCTION PRACTICES. SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER IMMEDIATELY UPON DISCOVERY.
10. REMOVE / TERMINATE / CAP / MODIFY / RELOCATE EXISTING UTILITIES AS REQUIRED BY WORK, INCLUDING BUT NOT LIMITED TO PLUMBING SUPPLY/SANITARY PIPING, GAS PIPING, HVAC DUCTWORK, CONTROLS, ELECTRICAL BRANCH CIRCUITRY, ETC. F.V. REQUIREMENTS AND EXISTING ROUTING.
11. COORDINATE ALL EXISTING AND PROPOSED ROUTING OF PLUMBING, HVAC, AND ELECTRICAL WITH PME DRAWINGS, FIELD COORDINATE BETWEEN TRADES. REMOVE & REPAIR / CUT AND PATCH FINISHES AS REQUIRED TO ACCOMPLISH.
12. PROVIDE ALL PREP WORK FOR NEW FINISHES AND PROPOSED WORK.
13. INSTALL FLOOR LEVELER AS REQUIRED BY EXISTING CONDITIONS.
14. REMOVE EXISTING [WHERE EXISTS], INSTALL NEW JOINT SEALANT AT ALL APPLICABLE BUILDING JOINTS AND BETWEEN VARIOUS BUILDING COMPONENTS. SEAL ALL WALL, FLOOR, AND THRU PENETRATION OPENINGS WITH APPROPRIATE JOINT SEALANT TO ELIMINATE GAPS / OPENINGS, PREVENT WATER INTRUSION, AND PREVENT PEST ENTRY.
15. INSTALL SEALANT AT ALL APPLICABLE JOINTS IN BUILDING ENVELOPE. SEAL ALL PENETRATIONS OF ELECTRICAL / MECHANICAL ITEMS, ETC. INTEGRATE SEALANT AND APPLICABLE FLASHING.
16. MATCH EXISTING TRIM PROFILES, DIMENSIONS, ETC. AS APPROPRIATE TO THE WORK.
17. INSTALL WOOD BLOCKING CONCEALED WITHIN FRAMING TO SUPPORT WALL OR CEILING MOUNTED ITEMS, CABINETS, BATHROOM ACCESSORIES, SHELVING, HANGING ROD, WALL / DOOR STOPS, ELECTRICAL DEVICES, BOXES, ETC. CUT AND PATCH GYPSUM BOARD FINISHES AS REQ'D TO INSTALL WITHIN FRAMING CAVITIES.
18. INSTALL SOLID BEARING AT EACH END OF ALL BEAMS, HEADERS, ETC. FIELD VERIFY CONDITIONS OF EXISTING FRAMING WHERE APPLICABLE.
19. PROVIDE PRESSURE TREATED FRAMING AT ALL FRAMING EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE. PROVIDE APPROPRIATE GALVANIZED OR STAINLESS STEEL FASTENERS.
20. INSTALL FIRESTOP BLOCKING AT ALL LOCATIONS REQUIRED BY FRAMING, SOFFITS, ETC. TO ELIMINATE ALL OPEN STUD CAVITIES.

STATE OF OHIO
JONATHAN ROBERT SCHAAF
14503
REGISTERED ARCHITECT

Jonathan Robert Schaaf #14503
Expiration Date 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
2020 Portage Path
Springfield, Ohio 45506

Project Number
2025-019

Date
June 20, 2025

Date	Issue
03.25.25	SD Set
06.09.25	Final Review
06.20.25	Bid/Construction Set

Sheet Title
Project Information

Sheet Number
11-G1.1

ROOM FINISH SCHEDULE

#	NAME	FLOOR	BASE	WALLS	CEILING	REMARKS
100	LIVING	F-1	B-1	W-1	C-1	-
101	CLOSET	F-1	B-1	W-1	C-1	-
102	KITCHEN	F-1	B-1	W-1	C-1	-
103	DINING	F-1	B-1	W-1	C-1	-
104	GARAGE	EX.	-	W-1	C-1	
105	HALL	F-1	B-1	W-1	C-1	-
106	BEDROOM 1	F-1	B-1	W-1	C-1	-
107	CLOSET	F-1	B-1	W-1	C-1	-
108	BEDROOM 2	F-1	B-1	W-1	C-1	-
109	CLOSET	F-1	B-1	W-1	C-1	-
110	BEDROOM 3	F-1	B-1	W-1	C-1	-
111	CLOSET	F-1	B-1	W-1	C-1	-
112	BATH	F-1	B-1	W-1	C-1	-
113	LINEN	F-1	B-1	W-1	C-1	-
114	LAUNDRY / MECHANICAL	F-1	B-1	W-1	C-1	-

GENERAL NOTES:

1. CONFIRM ALL FLOOR TRANSITIONS BETWEEN ROOMS, FINISH FLOOR MATERIAL CHANGES, EXISTING FLOOR / SUB-FLOOR CONDITIONS, FLOOR SET FIXTURES AND APPLIANCES, ETC.
2. SKIM, FLOAT, SLOPE FLOOR AS REQUIRED BETWEEN VARIOUS FLOOR LEVELS IF REQ'D. COORDINATE W/ ARCHITECT.
3. PROVIDE ALL PREP WORK FOR PROPOSED FINISHES AS NOTED.
4. PAINT ALL NON-PRE-FINISHED SURFACES - GYPSUM BOARD, PLASTER, INTERIOR TRIM CARPENTRY, DOORS, WOOD COMPONENTS, ETC.
5. FINAL COLORS / FINISHES AS SELECTED BY ARCHITECT / OWNER.

FINISH SPECIFICATIONS

EX. EXISTING FINISH TO REMAIN

FLOORING
F-1 VINYL PLANK FLOORING:
SIX DEGREES, SRP330VC02E19, WOODLAND RADIUS PLANK 12mm 7x48

BASE
B-1 RUBBER BASE:
ROPPE 700 4"x48" TPR COVE BASE, 110 BROWN

WALLS
W-1 PAINTED GYPSUM BOARD/PLASTER
PAINT P-1, UNLESS NOTED OTHERWISE
W-2 PAINTED FOUNDATION WALLS
PAINT W/ WATERPROOFER, UNLESS NOTED OTHERWISE

CEILING
C-1 PAINTED GYPSUM BOARD/PLASTER
PAINT P-2, UNLESS NOTED OTHERWISE

PAINT:
P-1 INTERIOR WALL PAINT
MANUF: SHERWIN WILLIAMS
COLOR: METRO SAND DOLLAR
FINISH: SATIN

P-2 CEILING PAINT
MANUF: SHERWIN WILLIAMS
COLOR: BRIGHT WHITE
FINISH: FLAT

P-3 DOOR / TRIM PAINT
MANUF: SHERWIN WILLIAMS
COLOR: BRILLIANT WHITE
FINISH: SEMI-GLOSS

** COORDINATE ALL SELECTIONS WITH ARCHITECT/OWNER **

BATH ACC'Y SCHEDULE

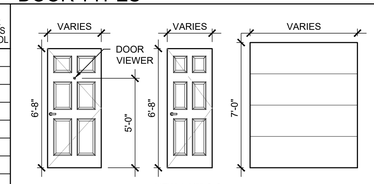
MARK	DESCRIPTION
T11	18"x36" MIRROR
T12	24"x36" MIRROR
T13	16"x26" MED. CAB. W/ MIRROR
T21	TOILET PAPER DISPENSER
T41	SHOWER CURTAIN ROD
T51	18" TOWEL BAR
T52	24" TOWEL BAR
T53	ROBE HOOK

* REFER TO SPECIFICATIONS FOR DESIGN INTENT / MANUFACTURER.
* REMOVE EXISTING [WHERE THEY EXIST], AND INSTALL NEW TOILET ACCESSORIES AT ALL BATHROOMS / POWDER ROOMS.
* INSTALL BLOCKING AS REQUIRED FOR TOILET ACCESSORIES, CUT / PATCH / REPAIR EXISTING FINISHES TO MATCH ADJACENT IF REQ'D, TYP.

DOOR SCHEDULE

#	SIZE	NEW	EXISTING	SALVAGED	FRAME TYPE	DOOR TYPE	HDWR. SET #	DETAIL	REMARKS	DOOR ACCESS CONTROL
100	3'-0" x 6'-8"	●			F-1	D-1	H-1	E/G1.3	PROVIDE STORM DOOR THIS OPENING	
101	2'-8" x 6'-8"	●			F-3	D-2	H-2	F/G1.3		
102	2'-8" x 6'-8"	●			F-1	D-1	H-1	E/G1.3	PROVIDE STORM DOOR THIS OPENING	
103	2'-8" x 6'-8"	●			F-1	D-1	H-1	E/G1.3	20 MIN. FIRE RATED DOOR	
104	9'-0" x 7'-0"	●			-	D-3	-	-	NEW O.H. DOOR, TRACK, & OPENER	
106	2'-6" x 6'-8"	●			F-3	D-2	H-3	F/G1.3		
107	3'-0" x 6'-8"	●			F-3	D-2	H-2	F/G1.3		
108	2'-6" x 6'-8"	●			F-3	D-2	H-3	F/G1.3		
109	2'-6" x 6'-8"	●			F-3	D-2	H-2	F/G1.3		
110	2'-6" x 6'-8"	●			F-3	D-2	H-3	F/G1.3		
111	3'-0" x 6'-8"	●			F-3	D-2	H-2	F/G1.3		
112	2'-0" x 6'-8"	●			F-3	D-2	H-3	F/G1.3		
113	2'-0" x 6'-8"	●			F-3	D-2	H-2	F/G1.3		
114	2'-0" x 6'-8"	●			F-3	D-2	H-3	F/G1.3		

DOOR TYPES



NEW INSULATED METAL 6 PANEL [EXT] - PAINT (D-1)

NEW 1 3/8" S.C. WOOD 6-PANEL DOOR [INT] - PAINT (D-2)

NEW OVERHEAD DOOR [EXT] - PAINT (D-3)

FRAME TYPES

F-1 NEW EXTERIOR WOOD FRAME W/ WEATHERSTRIPPING AND THRESHOLD. NEW BRICKMOLD AT EXTERIOR. WOOD CASING AT INTERIOR. PAINT

F-2 GYPSUM BOARD WRAPPED OPENING. PAINT

F-3 NEW WOOD FRAME W/ CASING (MATCH EX. WALL THICKNESS & CASING PROFILE] PAINT

REMARKS:

1. HARDWARE TO COMPLY WITH LATEST REQUIREMENTS OF OHIO BUILDING CODE, ANSI ACCESSIBILITY REQUIREMENTS, NFPA, NEC AND OTHER APPLICABLE REGULATORY AGENCIES.
2. COORDINATE STYLE, FINISH, AND OPERATION REQUIREMENTS WITH OWNER.
3. COORDINATE KEYING REQUIREMENTS WITH OWNER TO KEY TO EXISTING GRAND MASTER KEY SYSTEM.
4. HARDWARE TO BE LEVER TYPE, 26D FINISH.
5. HARDWARE COMPONENTS AND ACCESSORIES PER HARDWARE SETS. PROVIDE ALL COMPONENTS EXPLICITLY STATED OR NOT TO MEET DESIGN INTENT.
6. PROVIDE [2] HINGE STOPS & WALL PLATE AT ALL DOORS.

HARDWARE TYPES

COORDINATE WITH SPEC'S.
H-1 - ENTRY SET
H-2 - PASSAGE SET
H-3 - PRIVACY SET
H-4 - DOUBLE DOOR

WINDOW SCHEDULE

#	SIZE	NEW	EXIST	SALV.	EERO	TYPE/OPERATION	DETAILS	REMARKS
A	[2]+/- 3'-6" x 4'-0"	●				MULLED D.H.	H/G1.3	-
B	[2]+/- 3'-0" x 3'-0"	●				MULLED D.H.	H/G1.3	-
C	+/- 3'-0" x 3'-0"	●				D.H.	H/G1.3	-
D	+/- 3'-6" x 3'-0"	●				D.H.	H/G1.3	-

LEGEND:

EERO = EMERGENCY ESCAPE AND RESCUE OPENING

T = TEMPERED GLAZING [REFER TO PLANS FOR LOCATIONS]

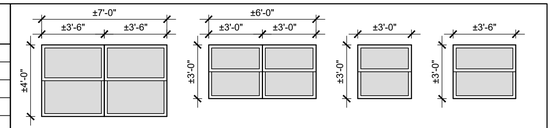
D.H. = DOUBLE HUNG

EX = EXISTING WINDOW TO REMAIN

GENERAL NOTES:

1. FIELD VERIFY ALL EXISTING OPENING / WINDOW UNIT SIZES PRIOR TO ORDERING WINDOWS. NEW WINDOWS SHALL FIT EXISTING OPENINGS [CUSTOM SIZED] UNLESS SPECIFICALLY NOTED OTHERWISE ON PLANS. DO NOT SIZE WINDOWS TO FIT WITHIN AN EXISTING / ORIGINAL WINDOW FRAME. DO NOT REDUCE "EERO" OPENINGS FROM THE ORIGINAL OPENING DIMENSIONS. COORDINATE ROUGH OPENING REQUIREMENTS WITH MANUFACTURER AS APPLICABLE.
2. MATCH EXISTING WINDOW OPERATION AS APPLICABLE.
3. PROVIDE FRAME EXPANDERS AS APPLICABLE FOR WINDOW INSTALLATION AND AS REQ'D BY EXISTING CONDITIONS, TYP ALL WINDOWS, BY WINDOW MANUFACTURER.
4. INSTALL NEW JAMB MOUNTED MINI-BLINDS AT ALL WINDOWS.
5. PROVIDE TEMPERED GLASS AT ALL LOCATIONS REQUIRED BY RCO: REFER TO BUILDING CODE REVIEW NOTES FOR DETAILS ON LOCATIONS REQUIRING TEMPERED GLAZING.

WINDOW TYPES



MULLED VINYL DOUBLE HUNG WINDOW (A)

MULLED VINYL DOUBLE HUNG WINDOW (B)

VINYL DOUBLE HUNG WINDOW (C)

VINYL DOUBLE HUNG WINDOW (D)

STATE OF OHIO
JONATHAN ROBERT SCHAAF 14503
REGISTERED ARCHITECT

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Expiration Date 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
2020 Portage Path
Springfield, Ohio 45506

Project Number
2025-019

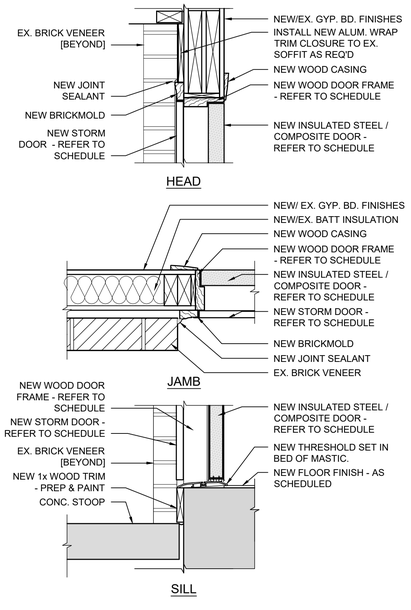
Date
June 20, 2025

Date	Issue
03.25.25	SD Set
06.09.25	Final Review
06.20.25	Bid/Construction Set

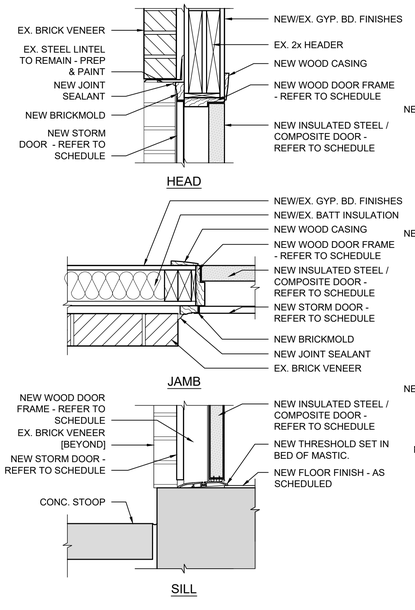
Sheet Title
Schedules

Sheet Number
11-G1.2

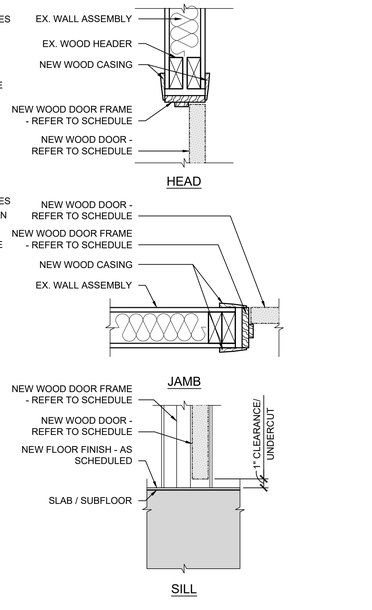
NOTE: FIELD VERIFY EXISTING WALL THICKNESS & ADJACENT DOOR JAMB DIMENSION TO MATCH , TYP.



D EXTERIOR DOOR
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"



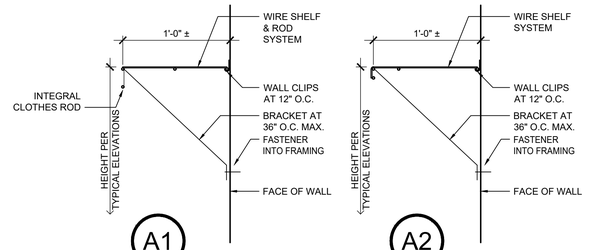
E EXTERIOR DOOR
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"



F INTERIOR DOOR
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"

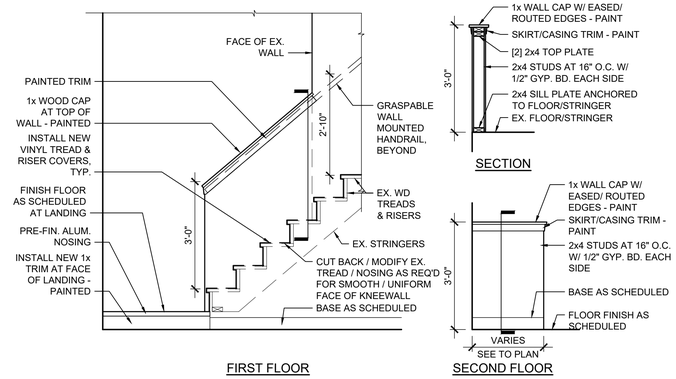
NOT ALL DETAILS ARE APPLICABLE TO THIS SPECIFIC UNIT. COORDINATE FIELD CONDITIONS AS REQUIRED.

PROVIDE BLOCKING AND/OR WOOD CLEATS AS REQ'D TO SUIT CONDITIONS AND PROVIDE SUPPORT FOR ROD / SHELVING SYSTEM	PROVIDE END CAPS AT ALL EXPOSED WIRE / CUT WIRE AT ENDS OF CLOSET RODS.	PROVIDE WALL BRACKETS AT ENDS OF SHELVING AT WALL, TYP.



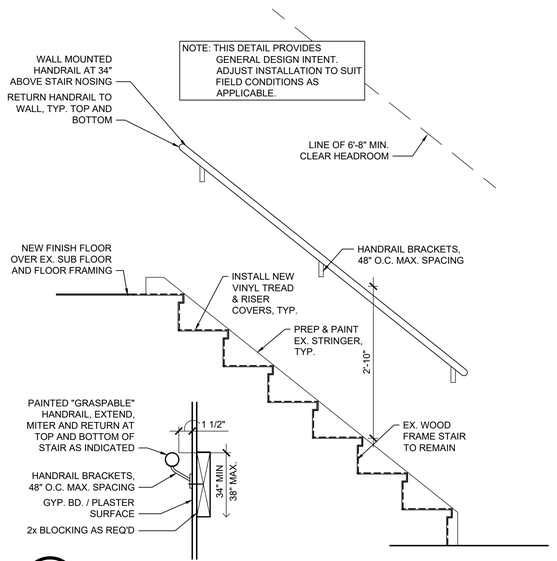
TYPICAL SHELVING DETAILS

SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"



TYPICAL UNIT STAIR / HANDRAIL DETAILS AT HALF WALL

B
SCALE: 1/2" = 1'-0" 0 1 2 4

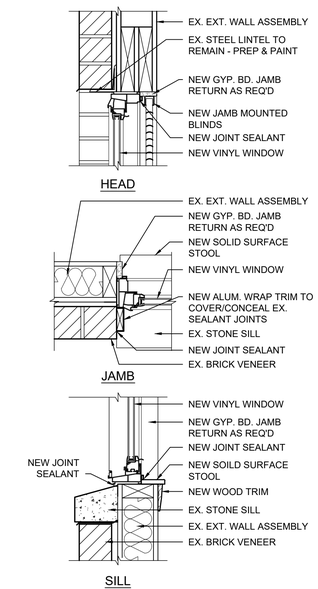


C TYPICAL STAIR / HANDRAIL DETAILS
SCALE: 1/2" = 1'-0" 0 1 2 4

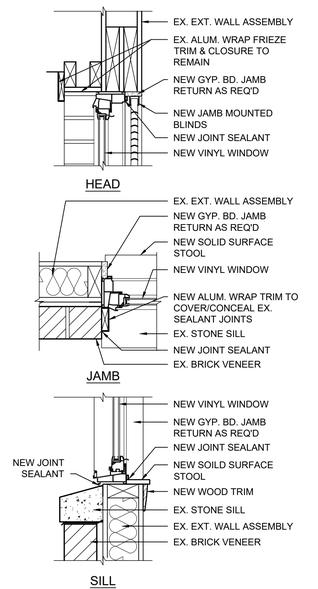
NOTE: VERIFY EXISTING ROUGH OPENING CONDITIONS AS WELL AS THE RELATIONSHIP BETWEEN ROUGH OPENING AND MASONRY OPENING. SIZE WINDOW TO FIT ROUGH OPENING; PROVIDE ALUMINUM OR VINYL EXPANDER MATERIAL TO FIT MASONRY OPENING. COORDINATE WITH ARCHITECT AND PROVIDE MOCK-UP FOR REVIEW

NOTE: FLASH WINDOW & DOOR OPENINGS AS APPLICABLE TO CONDITIONS. INSTALL JOINT SEALANT AGAINST ALL ADJACENT BUILDING JOINTS. PREP & PAINT ALL NON-PREFINISHED TRIM COMPONENTS, TYP.

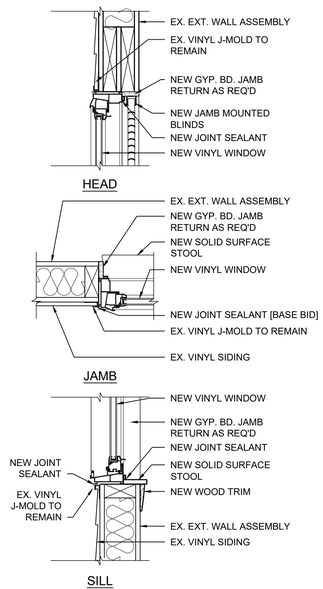
NOTE: VERIFY ALL CONDITIONS WITH INTENT OF TYPICAL DETAILS. FIELD ADJUST AS REQUIRED. COORDINATE WITH ARCHITECT.



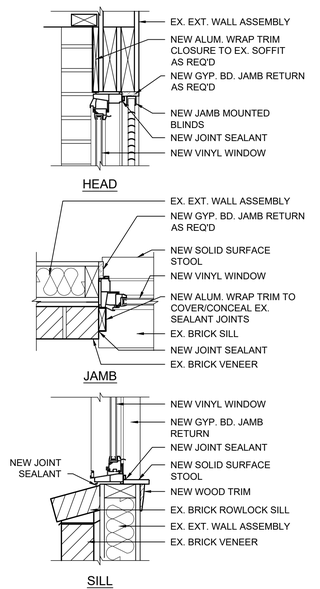
G WINDOW DETAIL
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"



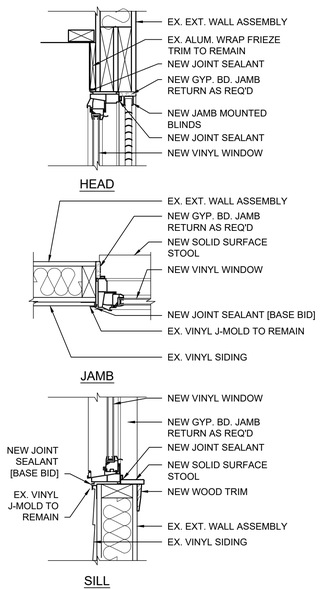
H WINDOW DETAIL
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"



J WINDOW DETAIL
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"



K WINDOW DETAIL
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"



L WINDOW DETAIL
SCALE: 1 1/2" = 1'-0" 0" 3" 6" 12"

STATE OF OHIO
JONATHAN ROBERT SCHAAF 14503
REGISTERED ARCHITECT
Jonathan Robert Schaaf #14503
Expiration Date 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority

2020 Portage Path

Springfield, Ohio 45506

Project Number	2025-019
Date	June 20, 2025

Date	Issue
03.25.25	SD Set
06.09.25	Final Review
06.20.25	Bid/Construction Set

Sheet Title
Typical Details

Sheet Number
11-G1.3

PASSIVE RADON SYSTEM
GENERAL CONCEPT DESIGN NOTES [CONCRETE SLAB]

[DELEGATED DESIGN BY DESIGN-BUILD CONTRACTOR]

INSTALL A PASSIVE RADON SYSTEM IN CONFORMANCE WITH THE FOLLOWING REQUIREMENTS.

DESIGN AND INSTALLATION OF A COMPLETE PASSIVE RADON SYSTEM SHALL BE COMPLETED BY LICENSED RADON MITIGATION CONTRACTOR VIA DELEGATED DESIGN ON A DESIGN-BUILD BASIS AS PART OF THE GENERAL CONTRACTOR'S CONSTRUCTION CONTRACT FOR THE PROJECT:

1. COMPLY WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE FOR RADON CONTROL METHODS APPENDIX AF; SECTION AF101 THRU AF103.12
2. RADON MITIGATION CONTRACTOR TO CONFIRM CONDITIONS INCLUDING SOIL POROSITY TO DETERMINE FULL REQUIREMENTS FOR THE RADON SYSTEM TO PROVIDE THE PROPER AIR EXTRACTION BELOW SLAB.
3. RADON MITIGATION CONTRACTOR TO CONFIRM SYSTEM EFFECTIVENESS PRIOR TO INSTALLATION OF FINAL INTERIOR FINISHES ARE INSTALLED.
4. MAINTAIN A 4" INCH AGGREGATE BASE UNDER THE SLAB. AGGREGATE SHOULD BE AT LEAST 1/4" AND LESS THAN 2" (#304).
5. A LAYER OF 6-MIL POLYETHYLENE SHALL COVER THE GRAVEL WITH SECTIONS OF SHEETING LAPPED AT LEAST 12 INCHES. CARE SHOULD BE TAKEN TO FIT CLOSELY AROUND ANY PIPE, WIRE OR OTHER PENETRATION OF THE MATERIAL. SEAL ALL PUNCTURES AND TEARS.
6. OPENINGS AROUND ALL PENETRATIONS THROUGH SLABS SHALL BE CAULKED OR OTHERWISE FILLED TO PREVENT AIR LEAKAGE. ACCESS DOORS OR OPENINGS INTO CRAWL SPACES SHOULD BE CLOSED, GASKETED OR OTHERWISE FILLED.
7. SUMP PITS, OPENINGS AROUND BATHTUBS, CONTROL JOINTS, OR OTHER OPENINGS OR CRACKS IN CONCRETE SLABS SHALL BE SEALED WITH POLYURETHANE OR EQUIVALENT SEALANT.
8. A MINIMUM 3" PVC PIPE SHALL BE EMBEDDED INTO THE SUB-SLAB OR SUB MEMBRANE AGGREGATE AND RUN UP THROUGH THE CONDITIONED SPACES OF THE BUILDING, INTO THE ATTIC AND THROUGH THE ROOF.
9. THE EXHAUST SHALL BE A MINIMUM OF 12" ABOVE THE SURFACE OF THE ROOF AND AT LEAST 10' AWAY FROM ANY WINDOW OR OTHER OPENING INTO THE CONDITIONED SPACES OF THE BUILDING THAT IS LESS THAN 2' BELOW THE EXHAUST POINT.
10. CARE SHOULD BE TAKEN WITH PIPE INSTALLATION TO INSURE POSITIVE DRAINAGE BACK INTO THE GROUND AND TO INSURE THAT THE PIPE IS ACCESSIBLE FOR FUTURE FAN INSTALLATION THROUGH AN ATTIC OR OUTSIDE THE HABITABLE SPACE.
11. AN ELECTRIC JUNCTION BOX FOR FUTURE OUTLET SHALL BE INSTALLED IN THE ATTIC WITHIN 6' OF THE PIPE FOR POSSIBLE FUTURE FAN INSTALLATION. ALL VISIBLE PIPE SECTIONS NEED TO BE LABELED.
12. ALL PIPING MATERIALS, ELBOWS, TERMINATIONS, ETC. SHALL BE IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS FOR THE THICKNESS OF PIPING WALLS, ETC.

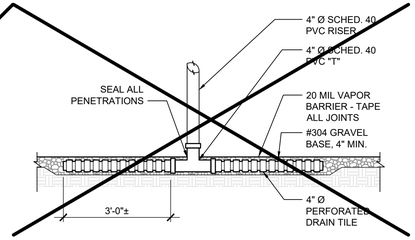
PASSIVE RADON SYSTEM
GENERAL CONCEPT DESIGN NOTES [CRAWL SPACE]

[DELEGATED DESIGN BY DESIGN-BUILD CONTRACTOR]

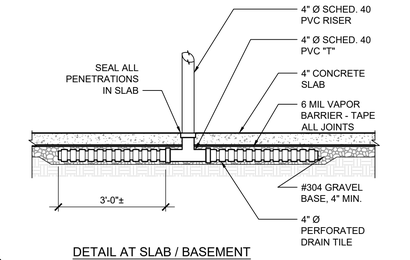
INSTALL A PASSIVE RADON SYSTEM IN CONFORMANCE WITH THE FOLLOWING REQUIREMENTS.

DESIGN AND INSTALLATION OF A COMPLETE PASSIVE RADON SYSTEM SHALL BE COMPLETED BY LICENSED RADON MITIGATION CONTRACTOR VIA DELEGATED DESIGN ON A DESIGN-BUILD BASIS AS PART OF THE GENERAL CONTRACTOR'S CONSTRUCTION CONTRACT FOR THE PROJECT:

1. COMPLY WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE FOR RADON CONTROL METHODS APPENDIX AF; SECTION AF101 THRU AF103.12
2. RADON MITIGATION CONTRACTOR TO CONFIRM CONDITIONS INCLUDING SOIL POROSITY TO DETERMINE FULL REQUIREMENTS FOR THE RADON SYSTEM TO PROVIDE THE PROPER AIR EXTRACTION.
3. RADON MITIGATION CONTRACTOR TO CONFIRM SYSTEM EFFECTIVENESS PRIOR TO INSTALLATION OF FINAL INTERIOR FINISHES ARE INSTALLED.
4. MAINTAIN A 4" INCH AGGREGATE BASE. AGGREGATE SHOULD BE AT LEAST 1/4" AND LESS THAN 2" (#304).
5. A LAYER OF 20-MIL POLYETHYLENE SHALL COVER THE GRAVEL WITH SECTIONS OF SHEETING LAPPED AT LEAST 12 INCHES. CARE SHOULD BE TAKEN TO FIT CLOSELY AROUND ANY PIPE, WIRE OR OTHER PENETRATION OF THE MATERIAL. SEAL ALL PUNCTURES AND TEARS.
6. ACCESS DOORS OR OPENINGS INTO CRAWL SPACES SHOULD BE CLOSED, GASKETED OR OTHERWISE FILLED.
7. SUMP PITS, OPENINGS AROUND BATHTUBS, CONTROL JOINTS, OR OTHER OPENINGS OR CRACKS IN CONCRETE SLABS SHALL BE SEALED WITH POLYURETHANE OR EQUIVALENT SEALANT.
8. A MINIMUM 3" PVC PIPE SHALL BE EMBEDDED INTO THE SUB MEMBRANE AGGREGATE AND RUN UP THROUGH THE CONDITIONED SPACES OF THE BUILDING, INTO THE ATTIC AND THROUGH THE ROOF.
9. THE EXHAUST SHALL BE A MINIMUM OF 12" ABOVE THE SURFACE OF THE ROOF AND AT NOT LESS THAN 10' AWAY FROM ANY WINDOW OR OTHER OPENING INTO THE CONDITIONED SPACES OF THE BUILDING THAT IS LESS THAN 2' BELOW THE EXHAUST POINT.
10. CARE SHOULD BE TAKEN WITH PIPE INSTALLATION TO INSURE POSITIVE DRAINAGE BACK INTO THE GROUND AND TO INSURE THAT THE PIPE IS ACCESSIBLE FOR FUTURE FAN INSTALLATION THROUGH AN ATTIC OR OUTSIDE THE HABITABLE SPACE.
11. AN ELECTRIC JUNCTION BOX FOR FUTURE OUTLET SHALL BE INSTALLED IN THE ATTIC WITHIN 6' OF THE PIPE FOR POSSIBLE FUTURE FAN INSTALLATION. ALL VISIBLE PIPE SECTIONS NEED TO BE LABELED.
12. ALL PIPING MATERIALS, ELBOWS, TERMINATIONS, ETC. SHALL BE IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS FOR THE THICKNESS OF PIPING WALLS, ETC.



DETAIL AT CRAWL SPACE

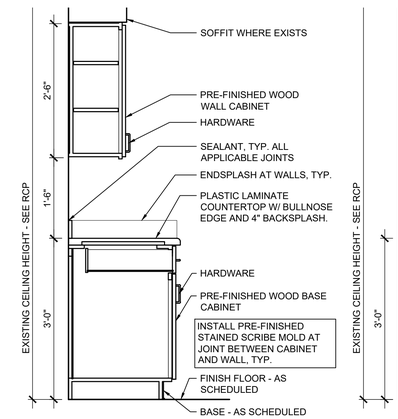


DETAIL AT SLAB / BASEMENT

NOT ALL DETAILS ARE APPLICABLE TO THIS SPECIFIC UNIT. COORDINATE FIELD CONDITIONS AS REQUIRED.

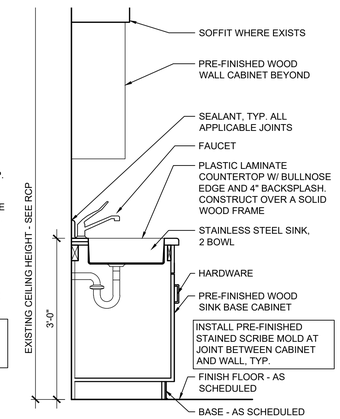
A PASSIVE RADON SYSTEM DETAILS

SCALE: 1/2" = 1'-0" (0 1 2 4)



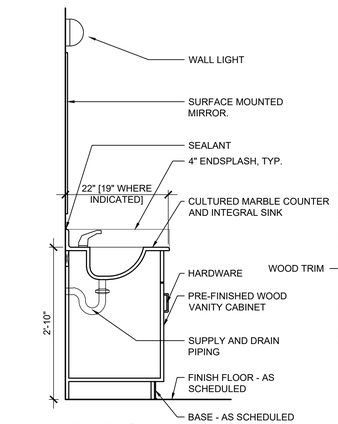
B TYPICAL KITCHEN CABINETS

SCALE: 3/4" = 1'-0" (0" 6" 12" 24")



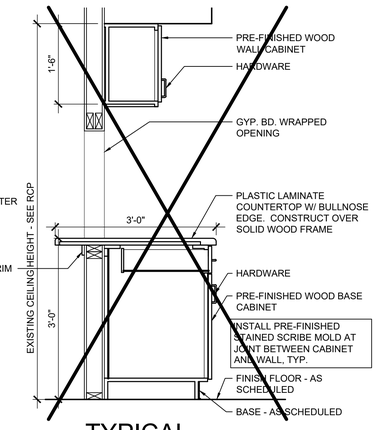
C TYPICAL KITCHEN SINK

SCALE: 3/4" = 1'-0" (0" 6" 12" 24")



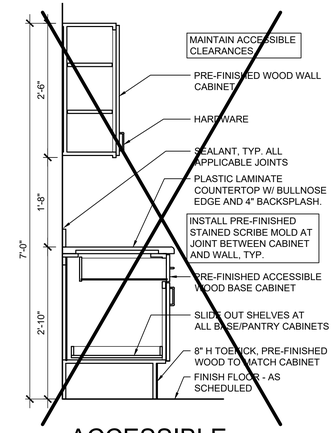
D TYPICAL BATH VANITY

SCALE: 3/4" = 1'-0" (0" 6" 12" 24")



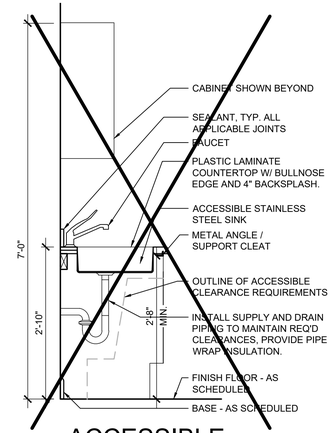
E TYPICAL KITCHEN PASS THRU

SCALE: 3/4" = 1'-0" (0" 6" 12" 24")



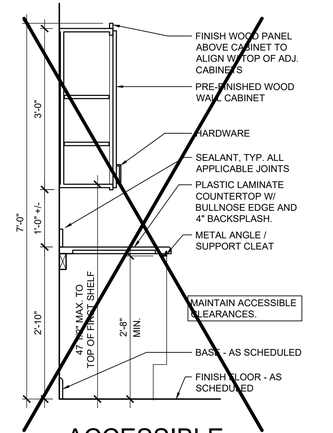
F ACCESSIBLE KITCHEN CABINETS

SCALE: 3/4" = 1'-0" (0" 6" 12" 24")



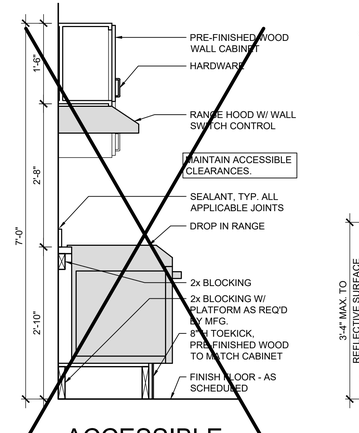
G ACCESSIBLE KITCHEN SINK

SCALE: 3/4" = 1'-0" (0" 6" 12" 24")



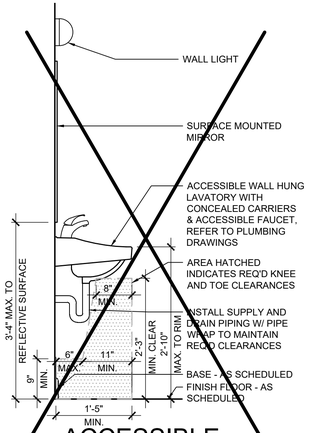
H ACCESSIBLE WORK STATION

SCALE: 3/4" = 1'-0" (0" 6" 12" 24")



J ACCESSIBLE DROP-IN RANGE

SCALE: 3/4" = 1'-0" (0" 6" 12" 24")



K ACCESSIBLE BATH LAVATORY

SCALE: 3/4" = 1'-0" (0" 6" 12" 24")

STATE OF OHIO
JONATHAN ROBERT SCHAAF 14503
REGISTERED ARCHITECT

Jonathan Robert Schaaf #14503
Expiration Date 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority

2020 Portage Path

Springfield, Ohio 45506

Project Number	2025-019
Date	June 20, 2025

Date	Issue
03.25.25	SD Set
06.09.25	Final Review
06.20.25	Bid/Construction Set

Sheet Title: Typical Details

Sheet Number: 11-G1.4

DIVISION 1 - GENERAL PROJECT REQUIREMENTS

SECTION 01 00 00 GENERAL REQUIREMENTS

1.1. TRASH / DEBRIS:
- 1.1.1. CONTRACTOR SHALL PROVIDE ALL REQUIRED TRASH DUMPSTERS, HAULING, ETC. AS REQ'D FOR THE PROJECT. LOCATE IN A LOCATION APPROVED BY OWNER.
- 1.1.2. THE JOB SITE IS TO BE KEPT CLEAN DURING CONSTRUCTION. CONTRACTOR SHALL PERIODICALLY AND PROMPTLY REMOVE ALL DEBRIS FROM SITE AT THEIR EXPENSE IN A LEGAL MANNER. INCLUSIVE OF ALL BOXES, CRATES, OR TRASH OF INSTALLED ITEMS, INCLUDING DISPLAY FIXTURES AND HARDWARE SUPPLIED BY THE CONTRACTOR OR OTHERS.
- 1.1.3. FINAL CLEANING: PROVIDE FINAL CLEANING PRIOR TO FINAL INSPECTION.

1.2. CONSTRUCTION SAFETY:
- 1.2.1. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SAFETY; COMPLIANCE TO BE IN ACCORDANCE WITH ALL STATE, FEDERAL, AND O.S.H.A. REGULATIONS. ARCHITECT AND CONTRACTORS ARE NOT RESPONSIBLE FOR ANY DAMAGES RESULTING FROM THE NEGLECT OF TIMELY AND RESPONSIBLE MAINTENANCE OF THE PROJECT BY THE OWNER AFTER PROJECT COMPLETION.
- 1.2.2. ALL FIRE EXITS ARE TO REMAIN CLEAR AND OPEN DURING ALL PHASES OF CONSTRUCTION IF APPLICABLE.
- 1.2.3. TEMPORARY PROTECTION / BARRICADES: ERECT ALL NECESSARY TEMPORARY PROTECTION AND BARRICADES TO ALLOW CONTINUED USE OF THE FACILITY. COORDINATE WITH OWNER AS NECESSARY.
- 1.2.4. FIRE PREVENTION: PROVIDE FIRE EXTINGUISHERS AT THE JOBSITE.
  - 1.2.4.1. PROVIDE FIRE WATCH FOR ALL HOT WORK ACTIVITIES INCLUDING CUTTING, WELDING, AND OTHER CONSTRUCTION OPERATIONS THAT ARE CAPABLE OF STARTING FIRES.

1.3. PRODUCTS:
- 1.3.1. INSTALL ALL MATERIALS, APPLIANCES, ETC. ACCORDING TO MANUFACTURERS SPECIFICATIONS, RECOMMENDATIONS, AND INSTRUCTIONS, WHETHER A COMPLETE SYSTEM OR A COMPONENT PART OF A COMPLETE CONSTRUCTION SYSTEM.
- 1.3.2. COORDINATE ALL FINAL FINISHES AND SELECTIONS WITH THE PROJECT TEAM. COORDINATE ALL REQUIREMENTS OF FINISH SELECTIONS, AND CORRELATION BETWEEN FINISHES, TRIM COMPONENTS, ETC. PROVIDE MOCKUPS OF WORK/FINISHES AS APPLICABLE TO ENSURE CONFORMANCE WITH THE DESIGN INTENT.
- 1.3.3. ALL WORK, FINISHES, FIXTURES, AND ACCESSORIES SHALL BE IN FULL COMPLIANCE WITH ADAAG/ANSI REQUIREMENTS AS APPLICABLE TO ACCESSIBLE UNITS. ENSURE THAT ALL MATERIALS AND ACCESSORIES ARE PROVIDED TO ENSURE COMPLIANCE.
- 1.3.4. ITEMS MAY BE REFERRED TO AS SINGULAR, OR PLURAL ON THE DRAWINGS AND SPECIFICATIONS CONTRACTOR IS RESPONSIBLE FOR DETERMINING QUANTITY OF EACH ITEM REQUIRED.

1.4. PERMITS:
- 1.4.1. CONFORM TO THE 2019 RESIDENTIAL CODE OF OHIO, AND ALL OTHER LOCAL GOVERNING CODES AND ORDINANCES HAVING THE AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK, AND SHALL BE COMPLETED TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY EACH RESPECTIVE TRADE. CONTRACTOR SHALL PAY FOR ALL REQUIRED PERMITS. WORK SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS ARE OBTAINED.
- 1.4.2. VERIFY ALL PERMITS HAVE BEEN APPROVED BY APPROPRIATE AGENCIES PRIOR TO START OF CONSTRUCTION. NO CONSTRUCTION OR FABRICATION OF ANY ITEMS SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND ANY DOCUMENTATION FROM ALL OF THE PERMITTING AND REGULATORY AUTHORITIES. FAILURE OF THE CONTRACTOR TO FOLLOW THIS PROCEDURE SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATION OF THE WORK MANDATED BY AN REGULATORY AUTHORITY.
- 1.4.3. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ADDITIONAL CONSTRUCTION COST RESULTING FROM WORK STARTED PRIOR TO OBTAINING ALL GOVERNING AGENCIES APPROVALS.
- 1.4.4. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AS HOLDER OF PERMITS TO NOTIFY THE BUILDING OFFICIAL WHEN WORK IS READY FOR INSPECTION. REQUESTS SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF GOVERNING JURISDICTION. INSPECTORS SHALL HAVE COMPLETE ACCESS TO ALL WORK. RECORDS OF INSPECTIONS SHALL BE MAINTAINED ON THE JOB SITE IN ACCORDANCE WITH REQUIREMENTS AND FORMAT OF GOVERNING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES REQUIRED BY INSPECTIONS, EXCEPT FOR INSPECTIONS MADE BY OWNER OR IT'S AGENTS.
  - 1.4.4.1. MAINTAIN A COPY OF APPROVED PERMIT DRAWINGS ON-SITE FOR INSPECTION PURPOSES. COORDINATE WITH BUILDING DEPARTMENT.

1.5. COORDINATION:
- 1.5.1. COORDINATE BETWEEN SUB-CONTRACTORS, SUPPLIERS, AND VENDORS BASED ON THE ENTIRE SET OF DOCUMENTS. NO ADDITIONAL COMPENSATION WILL BE DUE TO A CONTRACTOR FOR ISSUES RESULTING FROM THE USE OF AN INCOMPLETE SET OF CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING OF INCONSISTENCIES OR DISCREPANCIES BETWEEN CONTRACT DOCUMENTS, DRAWINGS, SPECIFICATIONS, ETC.
- 1.5.2. COORDINATION AMONG ALL TRADES IS MANDATORY. ANY COST CHANGES RESULTING FROM THE LACK OF COORDINATION, SHALL BE BORNE BY THE CONTRACTOR CREATING THE CONFLICT.
- 1.5.3. PROVIDE A FULL SET OF CONSTRUCTION DOCUMENTS TO ALL SUBCONTRACTORS. ALL CROSS-REFERENCING SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- 1.5.4. THE ABBREVIATION N.I.C. INDICATES WORK AND / OR MATERIALS NOT IN THE CONTRACT OF THE GENERAL CONTRACTOR. THIS SHALL NOT RELIEVE THE G.C. OF THE RESPONSIBILITY OF COORDINATION.

DIVISION 2 - EXISTING CONDITIONS

SECTION 02 41 19 EXISTING CONDITIONS / SELECTIVE DEMOLITION

1.1. VERIFICATION OF EXISTING CONDITIONS / ACCEPTANCE OF CONDITIONS
- 1.1.1. DO NOT SCALE DRAWINGS.
- 1.1.2. CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND INFORMATION IN THESE DRAWINGS GOVERNING THEIR SCOPE OF THE WORK.
- 1.1.3. ALL ERRORS, OMISSIONS, AND INCONSISTENCIES IN THESE DRAWINGS WHICH ARE DISCOVERED ARE TO BE REPORTED IN WRITING TO THE ARCHITECT IMMEDIATELY, BEFORE PROCEEDING WITH THE WORK. ANY SITE OR JOB CONDITIONS (INCLUDING ADVERSE SOIL BEARING CONDITIONS) THAT ARISE AND CAUSE THE CONTRACTOR TO VARY FROM THE CONTRACT DOCUMENTS SHALL BE ANALYZED BY AND ARE THE RESPONSIBILITY OF THE CONTRACTOR IF THEY ARE NOT REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH WORK.
- 1.1.4. FULLY EXAMINE AND BECOME FAMILIAR WITH THE SITE BEFORE COMMENCING THE WORK. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AS WELL AS VERIFY THE CONDITIONS AND NATURE OF THE CONSTRUCTION, MATERIALS, AND AVAILABLE UTILITIES AND STRUCTURAL ELEMENTS AND TO NOTIFY THE ARCHITECT IN WRITING OF ANY AND ALL DISCREPANCIES BETWEEN THE SAID EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS.
- 1.1.5. IT SHALL BE THE JOINT RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS AND SUPPLIERS OF MATERIALS TO SECURE ALL NECESSARY ADAPTATIONS THE SAME AS REQUIRED FOR THEIR RESPECTIVE WORK PRIOR TO ORDERING, FABRICATION, OR INSTALLATION OF ANY MATERIALS, EQUIPMENT, OR COMPONENTS WHICH ARE TO BE INTEGRATED INTO THE WORK OF THIS PROJECT.
- 1.1.6. CONTACT CLIENT, OR THE ARCHITECT OF RECORD, REGARDING ALL QUESTIONS OR DISCREPANCIES. COMMUNICATION WITH THE ARCHITECT'S CONSULTANTS, OR REGULATORY AGENCIES SHALL NOT BE CONSIDERED VALID AND ANY CHANGES IN WORK, ADDITIONAL COSTS, APPROVALS, OR NON APPROVALS DUE TO SUCH COMMUNICATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY. SHOULD ADDITIONAL ENGINEERING OR INVESTIGATIVE WORK BE REQUIRED DUE TO SITE OR ENVIRONMENTAL CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY. ENGINEERING SERVICES REQUIRED FOR CHANGES OR MODIFICATIONS IN THESE DOCUMENTS SHALL BE SECURED BY OWNER
- 1.1.7. ANY PART OR PARTS OF THE EXISTING BUILDING STRUCTURE (IN PART OR IN WHOLE) THAT SHOWS SIGNS OF ROTTING, VANDALISM, WATER DAMAGE, PEST DAMAGE, OR ANY OTHER DETERIORATION THAT MAY CAUSE THAT PART OR PARTS TO NOT COMPLY WITH ANY EXISTING APPLICABLE GOVERNMENT BUILDING CODES AND STANDARDIZED CONSTRUCTION PRACTICES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER IMMEDIATELY UPON DISCOVERY.
- 1.1.8. DRAWINGS MAY INDICATE TYPICAL CONDITIONS WHICH MAY VARY FROM UNIT TO UNIT. CONTRACTOR SHALL CONFIRM ALL EXISTING CONDITIONS.
- 1.1.9. WHERE NEW CONSTRUCTION IS TO BE SUSPENDED FROM THE EXISTING STRUCTURE, THE GENERAL CONTRACTOR SHALL VERIFY THAT THE EXISTING STRUCTURE HAS THE CAPACITY TO SUPPORT SUCH NEW ASSEMBLIES.

1.2. PROTECTION / CUTTING AND PATCHING:
- 1.2.1. PROTECT EXISTING CONSTRUCTION AND RESTORE ALL FINISH SURFACES TO THEIR ORIGINAL CONDITION WHERE DAMAGED.
- 1.2.2. PROVIDE ALL FLOOR LEVELING, PATCHING, AND REMEDIAL REPAIRS AS REQUIRED BY THE SCOPE OF WORK. REPAIRS INCLUDE, BUT ARE NOT LIMITED TO, WORK REQUIRED TO PROVIDE A SMOOTH AND EVEN TRANSITION BETWEEN NEW AND EXISTING SPACES AND TO PREPARE EXISTING SURFACES FOR NEW FINISHES.
- 1.2.3. FIT WORK TIGHT TO ADJACENT ELEMENTS. MAINTAIN INTEGRITY OF WALL, CEILING, AND/OR FLOOR CONSTRUCTION, COMPLETELY SEAL VOIDS.
- 1.2.4. REFINISH SURFACES TO MATCH ADJACENT FINISHES, UNLESS NOTED OTHERWISE.
- 1.2.5. PROVIDE AND INSTALL ANY AND ALL ACCESS PANELS AS REQUIRED.
- 1.2.6. PROVIDE AND / OR MAINTAIN FIRE RATED ASSEMBLIES WHERE SHOWN, OR AS REQUIRED.

1.3. SALVAGED ITEMS: AS DIRECTED BY OWNER.

SECTION 02 50 00 HAZARDOUS MATERIALS/ENVIRONMENTAL ASSESSMENT / ABATEMENT

1.1. HAZARDOUS MATERIALS MAY EXIST ON THIS PROJECT. IF ANY WORK PERSON ENCOUNTERS ANY MATERIAL WHICH THEY SUSPECT MAY BE HAZARDOUS OR TOXIC, THEY SHALL IMMEDIATELY ADVISE THE OWNER. THE CONTRACTOR SHALL TAKE IMMEDIATE AND APPROPRIATE ACTION TO PROTECT THE BUILDING USERS AND WORKERS IN ACCORDANCE W/ FEDERAL, STATE, AND LOCAL LAWS, CODES AND REGULATIONS. THE ARCHITECT AND ARCHITECT'S CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL OR DISPOSAL OF OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECTS SITE, INCLUDING BUT NOT LIMITED TO ASBESTOS, ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB) OR OTHER TOXIC SUBSTANCES.
- 1.1.1. THE CONTRACTOR IS HEREBY ADVISED THAT RDA GROUP ARCHITECTS, LLC. IS NOT A DESIGN PROFESSIONAL IN THE DETERMINATION OF THE PRESENCE OF HAZARDOUS MATERIALS, NOR IS RDA A DESIGN PROFESSIONAL INVOLVED IN MAKING RECOMMENDATIONS REGARDING THE TESTING, REMOVAL, ENCAPSULATION OR OTHER CORRECTIVE MEASURES PERTAINING TO HAZARDOUS MATERIALS.
- 1.1.2. IF THE WORK WHICH IS TO BE PERFORMED UNDER THE CONTRACT INTERFACES IN ANY WAY W/ THE EXISTING COMPONENTS WHICH CONTAIN HAZARDOUS MATERIALS, IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT THE OWNER'S ENVIRONMENTAL CONSULTANT REGARDING THE PROPER MEANS & METHODS TO BE UTILIZED IN DEALING W/ HAZARDOUS MATERIALS.
- 1.1.3. BY EXECUTION OF THE CONTRACT FOR CONSTRUCTION, THE CONTRACTOR HEREBY AGREES TO BRING NO CLAIM FOR NEGLIGENCE, BREACH OF CONTRACT, INDEMNITY OR OTHERWISE AGAINST THE ARCHITECT, HIS PRINCIPLES, EMPLOYEES, AGENTS OR CONSULTANTS IF SUCH A CLAIM IN ANY WAY WOULD INVOLVE THE INVESTIGATION OF OR REMEDIAL WORK RELATED TO HAZARDOUS MATERIALS IN THE PROJECT.
- 1.1.4. BY EXECUTION OF THE CONTRACT FOR CONSTRUCTION, THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD THE ARCHITECT, HIS PRINCIPLES, EMPLOYEES, AGENTS OR CONSULTANTS HARMLESS FROM ANY SUCH ASBESTOS OR OTHER HAZARDOUS MATERIALS RELATED CLAIMS THAT MAY BE BROUGHT BY THE CONTRACTOR'S SUBCONTRACTORS, SUPPLIERS OR OTHER THIRD PARTIES WHO MAY BE ACTING UNDER THE DIRECTION OF THE CONTRACTOR PURSUANT TO THIS PROJECT.

1.2. LEAD BASED PAINT: CONTRACTOR TO FOLLOW ALL APPLICABLE EPA REQUIREMENTS RELATED TO LEAD BASED PAINT FOR RENOVATION, REPAIR, AND PAINTING. MAINTAIN ALL REQUIRED CERTIFICATIONS.

1.3. REFER TO APPLICABLE ENVIRONMENTAL REPORTS AS PREPARED BY MACPARAN CONSULTING. PROVIDE ALL ABATEMENT & REMEDIATION REQUIRED FOR PROJECT EXECUTION IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS.

DIMENSIONING CONVENTIONS / STANDARDS

- ALL EXTERIOR DIMENSIONS ARE FACE OF SHEATHING AT EXTERIOR SIDE AND FACE OF STUD AT INTERIOR SIDE.
- ALL INTERIOR DIMENSIONS ARE FACE OF STUD.
- ALL FOUNDATION DIMENSIONS ARE FACE OF CONCRETE/FOUNDATION.
- ALL DIMENSIONS TO EXISTING SURFACES ARE TO EXISTING FINISH SURFACE.
- DO NOT SCALE DRAWINGS.
- REFER TO DRAWING NOTES FOR ANY SPECIAL NOTES THAT GOVERN LAYOUT.
- FIELD VERIFY ALL EXISTING DIMENSIONS.

STRUCTURAL NOTES:

1. DESIGN UNIFORM LOADS:
   SOIL BEARING CAPACITY: 1,500 PSF - ASSUMED
   FLOOR LIVE LOAD: 40 PSF - RESIDENTIAL AREAS
   ROOF LIVE LOAD: 20 PSF
   GROUND SNOW LOAD: 20 PSF
   ICE ON SNOW: 5 PSF
   SNOW EXPOSURE FACTOR: 0.7
   SNOW LOAD IMPORTANCE FACTOR: 1.0
   THERMAL FACTOR: 1.0

   GUARDRAILS: 200 PLF, SINGLE CONCENTRATED LOAD ALONG TOP

   WIND LOAD:
   ULTIMATE DESIGN WIND SPEED: 115 MPH, 3 SEC. GUST
   EXPOSURE: C
   WIND IMPORTANCE FACTOR: 1.0
   BUILDING CATEGORY: II
   INTERNAL PRESSURE COEFFICIENT: +/- 0.18

   FLOOD DESIGN:
   SITE IS NOT LOCATED IN FLOOD PRONE AREA, PER CORP. OF ENGINEERS.

   SPECIAL LOADS: REFER TO PLANS AS APPLICABLE.

DEFLECTION LIMITATION CRITERIA

INTERIOR PARTITIONS	H/180
FLOOR JOISTS/BEAMS	L/360
OTHER STRUCTURAL COMPONENTS	L/240
EXTERIOR WALL W/ PLASTER/STUCCO	L/360
EXTERIOR WALLS W/ BRITTLE FINISH	H/240
EXTERIOR WALL W/ FLEXIBLE FINISH [H/180 PREVAILS DUE TO INTERIOR GYPSUM BOARD]	H/180
LINTELS SUPPORTING MASONRY VENEER	L/600

ABBREVIATIONS

°	DEGREES	INT	INTERIOR
±	PLUS OR MINUS		
≠	NOT EQUAL	JB	JUNCTION BOX
Ø	DIAMETER		
∠	ANGLE	LL	LIVE LOAD
℄	CENTERLINE	LLH	LONG LEG HORIZONTAL
℄	PROPERTY LINE	LLV	LONG LEG VERTICAL
		LTL	LINTEL
ABV	ABOVE		
ADA	ACCESSIBLE / HANDICAP ACCESSIBLY / ACCESSIBILITY - ANSI ICC-117.1-2009	MAX	MAXIMUM
		MECH	MECHANICAL
		MFR	MANUFACTURER
		MIN	MINIMUM
AFF	ABOVE FINISH FLOOR	MISC	MISCELLANEOUS
ALT	ALTERNATE	MO	MASONRY OPENING
ALUM	ALUMINUM	MS	METAL STUD
APPROX	APPOXIMATE	MTD	MOUNTED
ATC	ACOUSTIC TILE CEILING	MTL	METAL
BET/BETWN.	BETWEEN	NIC	NOT IN CONTRACT
BLKG	BLOCKING	NOM	NOMINAL
BRG	BEARING	NTS	NOT TO SCALE
BSMT	BASEMENT		
BTM	BOTTOM	OC	ON CENTER
		OBS	OBSCURE GLAZING
CIP	CAST IN PLACE	OH	OVERHEAD
CJ	CONTROL JOINT	OPG	OPENING
CL	CENTERLINE	OPP	OPPOSITE
CLG	CEILING		
CLR	CLEAR	PEMB	PRE-ENGINEERED METAL BUILDING
CMU	CONCRETE MASONRY UNIT	PL	PLATE / PROPERTY LINE
COL	COLUMN	PTD	PAINTED
CONC	CONCRETE		
CONT	CONTINUOUS	QT	QUARRY TILE
CPT	CARPET	QTY	QUANTITY
CT	CERAMIC TILE		
		R / RAD	RADIUS
DEMO	DEMOLISH / DEMOLITION	RA	RETURN AIR
DF	DRINKING FOUNTAIN	RB	RUBBER BASE
DIA	DIAMETER	RD	ROOF DRAIN
DIM	DIMENSION	REF	REFRIGERATOR
DIV	DIVISION	REINF	REINFORCE
DP	DEEP	REQ'D	REQUIRED
DS	DOWNSPOUT	REQ'MT	REQUIREMENT[S]
DTL	DETAIL	REV	REVISION
DW	DISHWASHER	RO	ROUGH OPENING
DWG	DRAWING	R/W	RIGHT OF WAY
EA	EACH	SALV	SALVAGED
EERO	EMERGENCY ESCAPE & RESCUE OPENING	SF	SQUARE FEET
		SIM	SIMILAR
EIFS	EXTERIOR INSULATION FINISH SYSTEM	SM	SHEET METAL
		SPEC	SPECIFICATION
EJ	EXPANSION JOINT	SQ	SQUARE
ELEC	ELECTRIC / ELECTRICAL	SS	STAINLESS STEEL
ELEV	ELEVATION / ELEVATOR	STD	STANDARD
EQ	EQUAL	STL	STEEL
EQUIP	EQUIPMENT		
EX	EXISTING	T	TEMPERED
EXP	EXPANSION	TBD	TO BE DETERMINED
FD	FLOOR DRAIN	T&B	TOP AND BOTTOM
FDN	FOUNDATION	T&G	TONGUE AND GROOVE
FE	FIRE EXTINGUISHER	T.O.	TOP OF
FEC	FIRE EXTINGUISHER CABINET	TR	TREATED
		TYP	TYPICAL
FF	FINISH FLOOR		
FIN	FINISH / FINISHED	UFAS	UNIFORM FEDERAL ACCESSIBILITY STANDARD
FRT	FIRE RETARDANT TREATED		
FSE	FOOD SERVICE EQUIPMENT	UNO	UNLESS NOTED OTHERWISE
FTG	FOOTING	UL	UNDERWRITER'S LABORATORY
FV	FIELD VERIFY		
GA	GAUGE	VB	VAPOR BARRIER
GALV	GALVANIZED	VERT	VERTICAL
GC	GENERAL CONTRACTOR		
GYP	GYPSUM	W/	WITH
GYP BD	GYPSUM BOARD	W/O	WITHOUT
		WD	WOOD
HB	HOSE BIBB	W.P.	WORK POINT
HM	HOLLOW METAL	WRB	WEATHER RESISTIVE BARRIER
HOR	HORIZONTAL		
HT	HEIGHT	WWF	WELDED WIRE FABRIC
HVAC	HEATING, VENTILATION, AIR CONDITIONING		

WALL / SYMBOL LEGEND

- EXISTING WALLS/FINISHES TO BE REMOVED
- EXISTING WALL TO REMAIN
- NEW WOOD FRAME WALL
- # DEMOLITION KEY NOTE
- # NEW CONSTRUCTION KEY NOTE
- # REFLECTED CEILING KEY NOTE
- # WINDOW TYPE KEY
- EX EXISTING WINDOW TO REMAIN
- 101 DOOR TYPE KEY
- W-00 WALL TYPE KEY

ROOM NAME
101 ROOM TAG

A / A2.0 SECTION TAG

N / W / A-1 / E / S ELEVATION TAG

FD FLOOR DRAIN

SD SMOKE ALARM - 120V W/ BATTERY BACKUP

CO CARBON MONOXIDE ALARM- 120V W/ BATTERY BACKUP

C/S CARBON MONOXIDE / SMOKE ALARM - 120V W/ BATTERY BACKUP

EXHAUST FAN - VENT DIRECT TO EXTERIOR

L.C. ELECTRIC LOAD CENTER

M ELECTRIC METER

HB HOSE BIBB

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Jonathan Robert Schaaf #14503
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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
2020 Portage Path
Springfield, Ohio 45506

Project Number	2025-019
Date	June 20, 2025

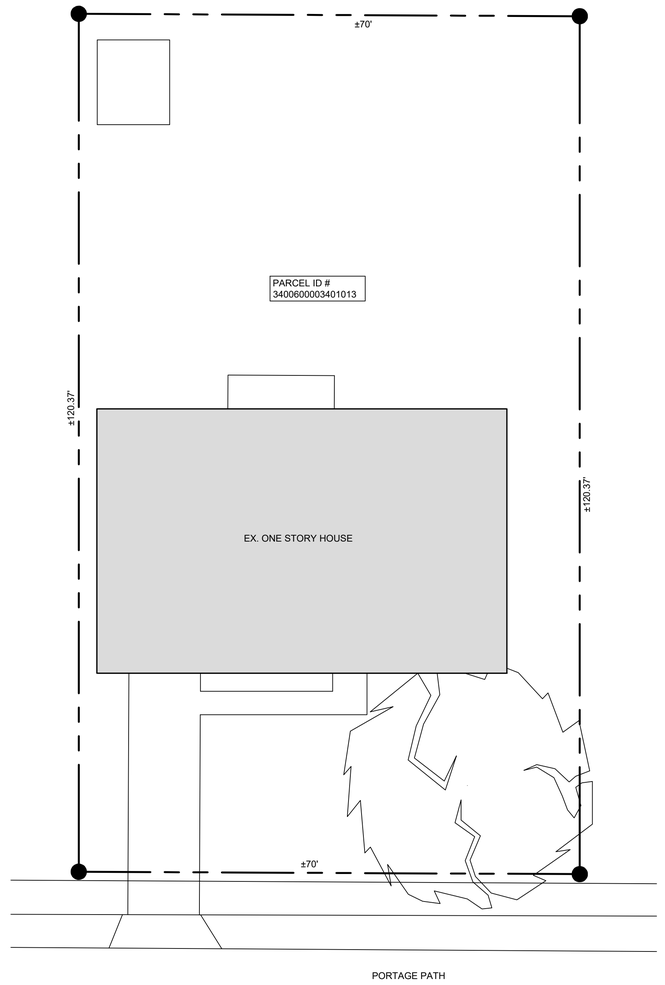
Date	Issue
03.25.25	SD Set
06.09.25	Final Review
06.20.25	Bid/Construction Set

Sheet Title
General Project Notes

Sheet Number
11-G1.5

B EXTERIOR REFERENCE PHOTOS

SCALE: N.T.S.



COORDINATE WITH PROJECT WORK SCOPE ON SHEET G1.1 AS APPLICABLE.

A ARCHITECTURAL SITE PLAN

SCALE: 1" = 10'-0"

0 5 10 20

N

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14503
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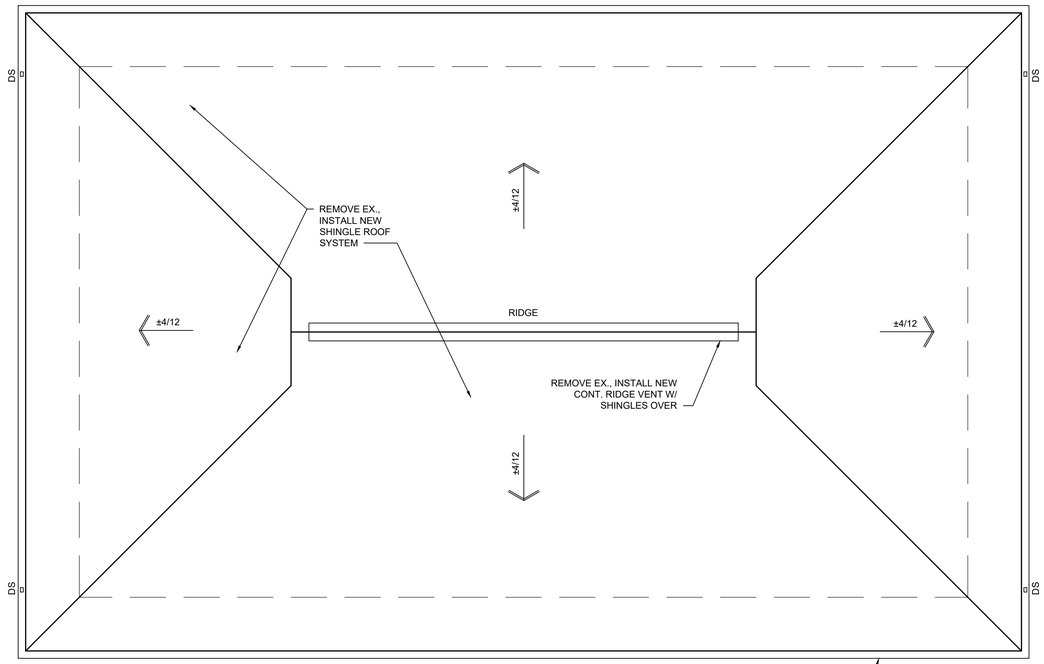
Sheet Title

Architectural Site Plan
Exterior Reference Photos

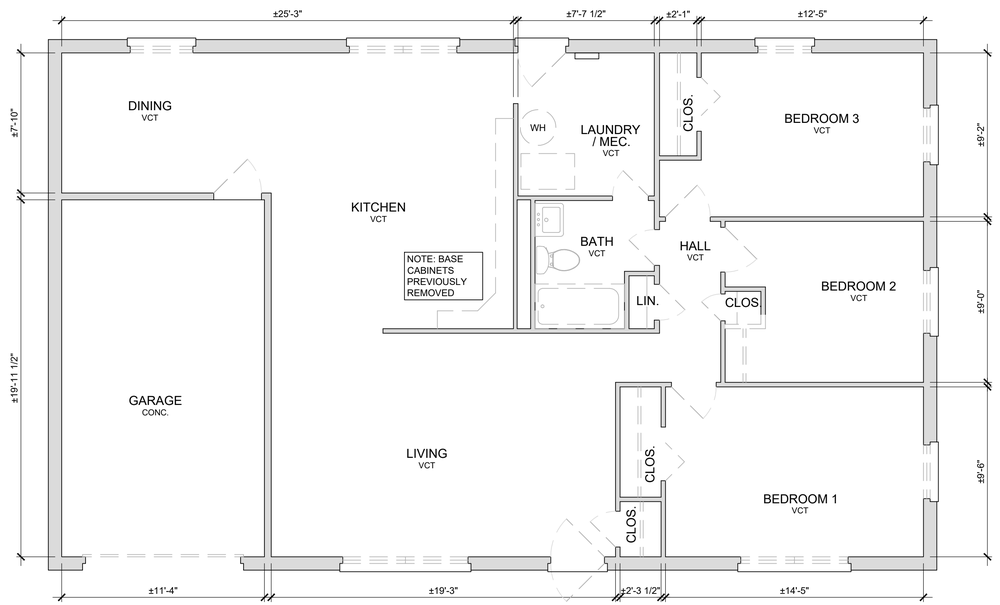
Sheet Number

11-C1.1



B PROPOSED ROOF PLAN

SCALE: 1/4" = 1'-0" 0 2 4 8 N



A EXISTING / DEMOLITION PLAN

SCALE: 1/4" = 1'-0" 0 2 4 8 N

COORDINATE WITH PROJECT WORK SCOPE ON SHEET G1.1 AS APPLICABLE.

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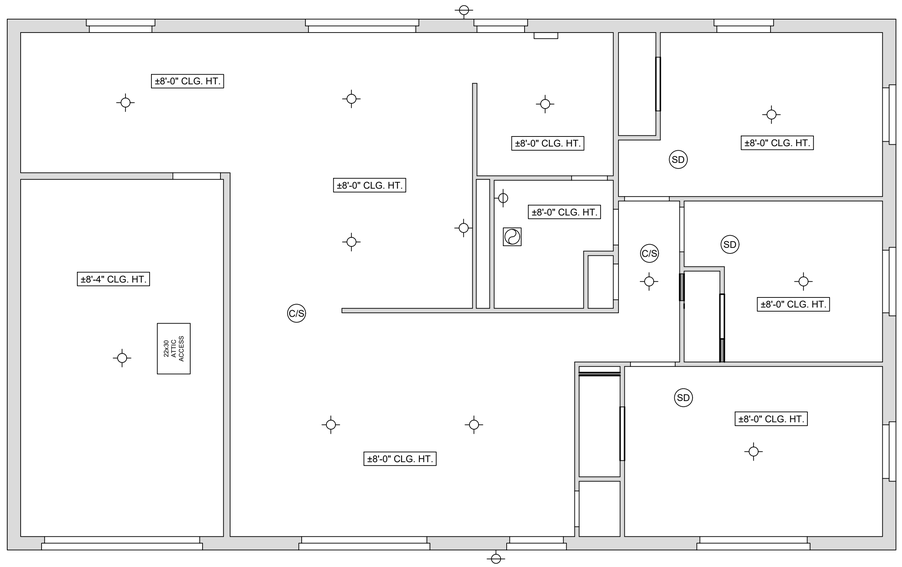
Sheet Title

Existing / Demolition Floor Plan

Sheet Number

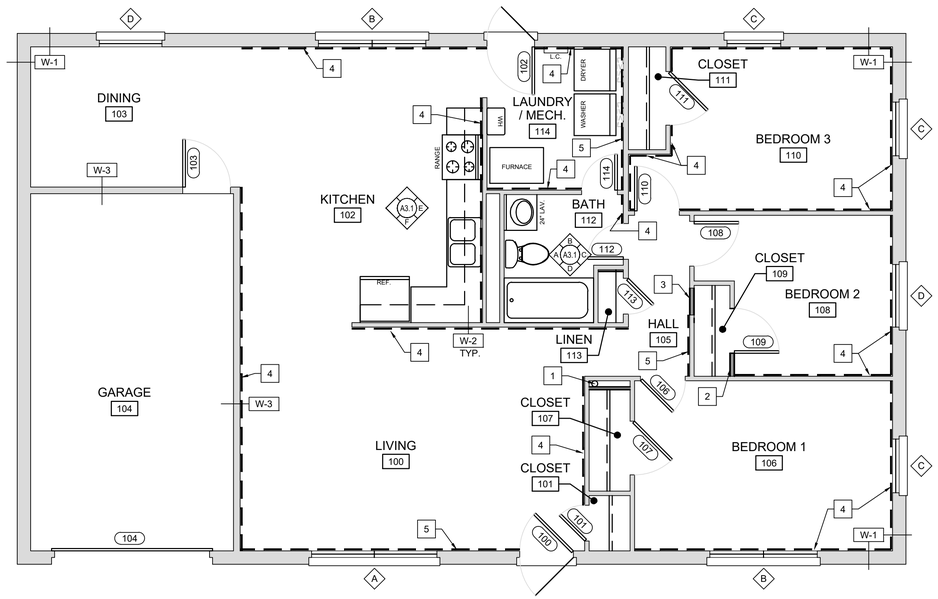
11-D1.1



B REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0" 0 2 4 8

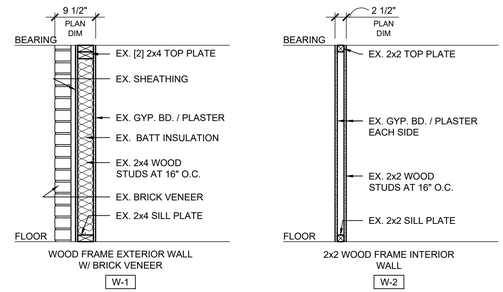
N



A PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0" 0 2 4 8

N



C WALL TYPES

SCALE: 3/4" = 1'-0" 0" 6" 12" 24"

NEW CONSTRUCTION KEY NOTES

1. INSTALL NEW PASSIVE RADON SYSTEM. BOX OUT WITH 2x WOOD FRAMING & GYPSUM BOARD FINISHES. DELEGATED DESIGN BY OTHERS. REFER TO A/G1.4
2. MODIFY EXISTING OPENING AS REQUIRED FOR SCHEDULED DOOR - MATCH ADJACENT CONSTRUCTION.
3. INFILL EX. DOOR OPENING WITH FRAMING & FINISHES TO MATCH EX. ADJACENT. FINISH FLUSH BOTH SIDES.
4. DASHED LINE INDICATES WALL NEEDING GYPSUM BOARD INFILL AT THE BOTTOM ± 24". INSTALL R-13 KRAFT FACED BATT INSULATION WHERE REQUIRED.
5. DASHED LINE INDICATES WALL NEEDING GYPSUM BOARD INFILL AT THE BOTTOM ± 48". INSTALL R-13 KRAFT FACED BATT INSULATION WHERE REQUIRED.

REFLECTED CEILING PLAN - SYMBOL LEGEND

- CEILING MTD. LIGHT FIXTURE. REFER TO SCHEDULE
- RECESSED LIGHT FIXTURE. REFER TO SCHEDULE
- WALL MTD. LIGHT FIXTURE. REFER TO SCHEDULE
- SD — SMOKE DETECTOR - 120V W/ BATTERY BACKUP.
- C/S — COMBINATION SMOKE/CO_2 DETECTOR - 120V W/ BATTERY BACKUP.
- EXHAUST FAN - VENT DIRECT TO EXTERIOR.

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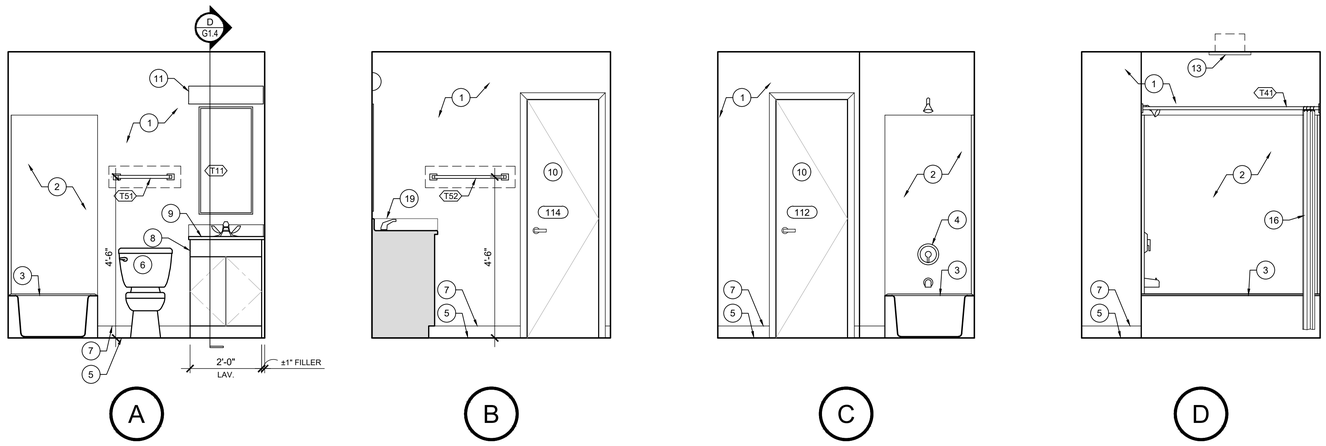
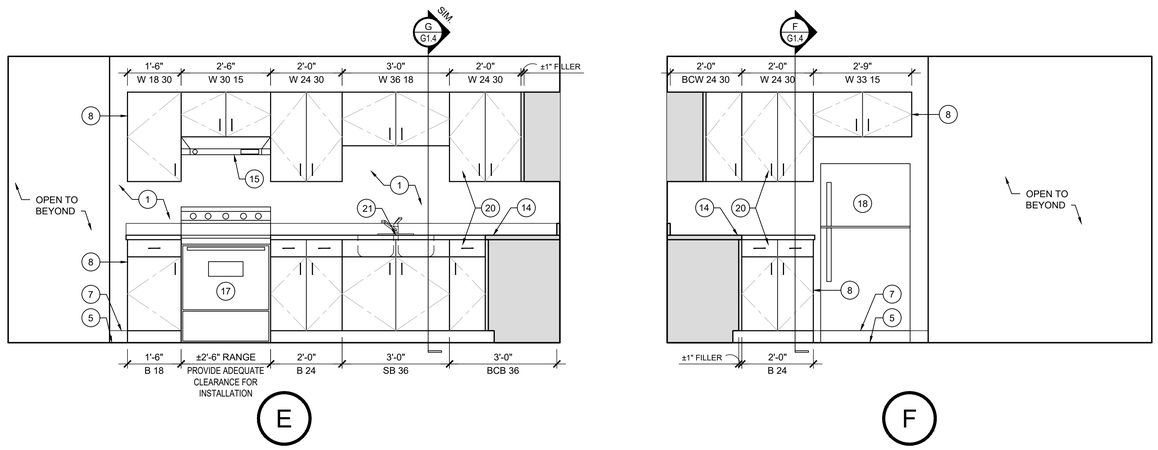
Sheet Title
Proposed Floor Plan / Reflected Ceiling Plan

Sheet Number
11-A1.1



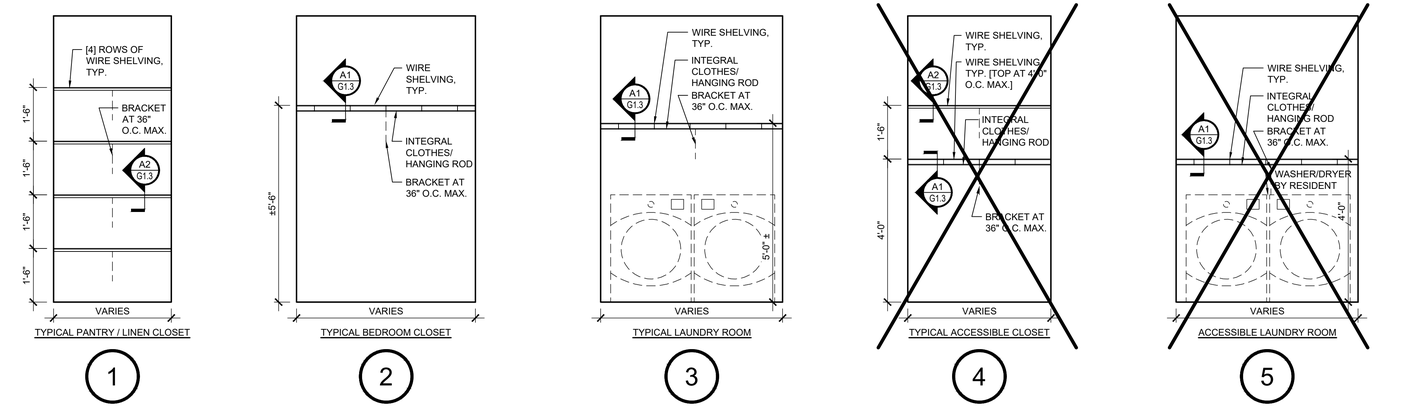
INTERIOR ELEVATIONS AT BATH 112

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



INTERIOR ELEVATIONS AT KITCHEN 102

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



TYPICAL INTERIOR ELEVATIONS

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

INTERIOR ELEVATION KEY NOTES

1. PATCH / REPAIR / SKIMCOAT EXISTING GYPSUM BOARD / PLASTER WALLS & CEILINGS TO PROVIDE A NEW SMOOTH FINISH. LEVEL 4 FINISH, PREP & PAINT.
2. NEW TUB SURROUND.
3. NEW BATH TUB.
4. NEW TUB/SHOWER HEAD & CONTROLS.
5. FINISH FLOOR - AS SCHEDULED.
6. NEW WATER CLOSET.
7. BASE - AS SCHEDULED.
8. FINISH END PANEL - STAIN TO MATCH CABINETS
9. NEW CULTURED MARBLE VANITY TOP W/ INTEGRAL SINK BOWL ON NEW STAINED WOOD BASE/VANITY CABINET. NEW FAUCET.
10. DOOR - REFER TO DOOR SCHEDULE.
11. NEW LIGHT FIXTURE.
12. WINDOW. REFER TO WINDOW SCHEDULE.
13. NEW EXHAUST FAN/LIGHT.
14. NEW PLASTIC LAMINATE COUNTERTOP W/ 4" BACKSPLASH.
15. NEW RECIRCULATING RANGE HOOD - INSTALL NEW FIRESTOP CANISTERS AT UNDERSIDE OF HOOD - REFER TO SPECS.
16. SHOWER CURTAIN BY RESIDENT.
17. NEW RANGE.
18. NEW REFRIGERATOR.
19. NEW END SPLASH.
20. NEW STAINED BASE AND WALL CABINETS.
21. NEW TWO BOWL STAINLESS STEEL SINK, FAUCET, SUPPLY/DRAIN PIPING.

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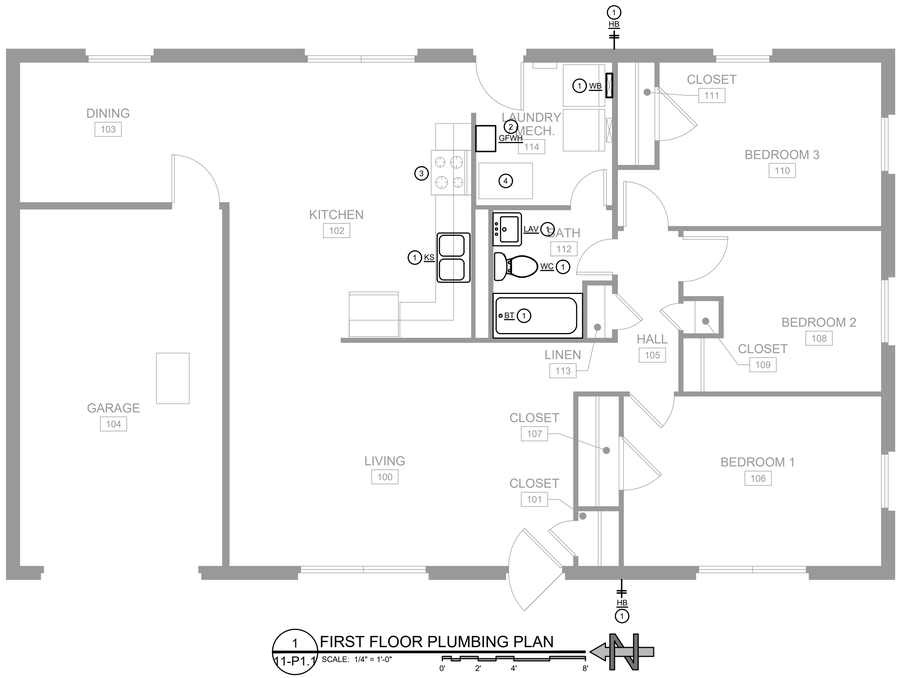
Sheet Title
Interior Elevations

Sheet Number
11-A3.1



1 11-P1.1 FIRST FLOOR PLUMBING PLAN
SCALE: 1/4" = 1'-0"
0' 2' 4' 8'

PLAN NOTES

1	EXISTING PLUMBING FIXTURE TO BE REMOVED AND REPLACED WITH NEW. CAPTURE AND RECONNECT TO EXISTING WATER AND DRAIN LINES. EXTEND AND REWORK PIPING AS NEEDED. PROVIDE ANY CUTTING AND PATCHING REQUIRED. REFER TO PLUMBING FIXTURE SCHEDULE FOR SPECIFICATIONS.
2	EXISTING GAS-FIRED WATER HEATER TO BE REMOVED AND REPLACED WITH NEW GAS-FIRED TANKLESS WATER HEATER. RECONNECT TO EXISTING WATER AND GAS LINES. EXTEND AND REWORK PIPING AS NEEDED. REFER TO PLUMBING FIXTURE SCHEDULE FOR SPECIFICATIONS.
3	EXISTING GAS-FIRED RANGE TO BE REMOVED AND REPLACED WITH NEW ELECTRIC RANGE. REMOVE EXISTING GAS PIPING BACK TO NEAREST TEE AND CAP.
4	EXISTING GAS-FIRED FURNACE TO BE REMOVED AND REPLACED WITH NEW. RECONNECT TO EXISTING GAS PIPING. EXTEND AND REWORK PIPING AS NEEDED. INSTALL PER MANUFACTURER'S INSTRUCTIONS.

GENERAL NOTES

1. CONTRACTOR TO VERIFY INCOMING GAS SERVICE SIZE AND NOTIFY ENGINEER IF GAS SERVICE PIPE SIZE IS LESS THAN 1".
2. PROVIDE AND INSTALL NEW SHUTOFF BALL VALVES AT ALL FIXTURES.
3. PRESSURE TEST ALL EXISTING PIPING. REPAIR AND REPLACE PIPING AS NEEDED.

PLUMBING FIXTURE ABBREVIATIONS

XXX FIXTURE DESIGNATION. SEE PLUMBING FIXTURE SCHEDULE FOR EQUIPMENT SPECIFICATIONS.

AD	AREA DRAIN	RO	ROUGH ONLY
AFF	ABOVE FINISHED FLOOR	R&C	ROUGH AND CONNECT
BFP	BACK FLOW PREVENTER	RELOC	RELOCATED
C	CLOSET	S	SINK
CI	CAST IRON	SAN	SANITARY
CO	CLEAN OUT	SD	SHOWER DRAIN
CU	CONDENSING UNIT	SS	SCRUB SINK
DF	DRINKING FOUNTAIN	SH	SHOWER
DS	DOWNSPOUT	SPH	SPRINKLER HEAD
ELEV	ELEVATION	T	TUB
EWC	ELECTRIC WATER COOLER	TD	TRENCH DRAIN
FD	FLOOR DRAIN	TP	TRAP PRIMER
FP	FLOOR PORT	TV	TEMPERING VALVE
HB	HOSE BIBB	UR	URINAL
INV	INVERT	VTR	VENT THRU ROOF
JS	JANITOR SINK	WH	WALL HYDRANT
KS	KITCHEN SINK	WU	WASHER UNIT
LAV	LAVATORY	WC	WATER CLOSET
RD	ROOF DRAIN	WF	WASH FOUNTAIN

PROJECT GENERAL NOTES

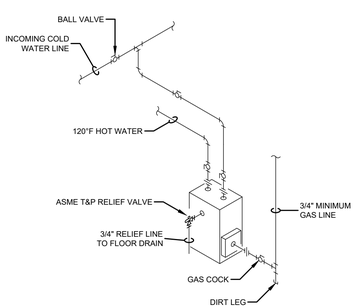
1. THE DRAWINGS ARE DIAGRAMMATIC ONLY AND INDICATE THE GENERAL ARRANGEMENT OF THE SYSTEMS AND ARE TO BE FOLLOWED INSOFAR AS POSSIBLE. IF DEVIATIONS FROM THE LAYOUTS ARE NECESSITATED BY FIELD CONDITIONS, DETAILED LAYOUTS OF THE PROPOSED DEPARTURES SHALL BE SUBMITTED IN WRITING TO THE ENGINEER FOR REVIEW BEFORE PROCEEDING WITH THE WORK.
2. THE PLUMBING CONTRACTOR SHALL REVIEW ALL DRAWINGS IN DETAIL AS THEY MAY RELATE TO THEIR WORK.
3. EACH CONTRACTOR SHALL INSPECT THE SITE ON WHICH THE WORK IS TO BE PERFORMED, AND THE OBSTACLES THAT MAY BE ENCOUNTERED, AND ALL RELEVANT MATTERS CONCERNING THE WORK.
4. THE CONTRACTOR SHALL FILE ALL NECESSARY NOTICES, OBTAIN AND PAY FOR ALL PERMITS, FEES, AND OTHER COSTS INCLUDING UTILITY CONNECTIONS OR EXTENSION, IN CONNECTION WITH HIS WORK, AS NECESSARY, HE SHALL FILE ALL REQUIRED PLANS, PREPARE ALL DOCUMENTS AND OBTAIN ALL NECESSARY APPROVALS OF ALL UTILITY AND GOVERNMENTAL DEPARTMENTS HAVING JURISDICTION.
5. IGNORANCE OF CODES, RULES, AND REGULATIONS, UTILITY COMPANY REQUIREMENTS, LAWS, ETC. SHALL NOT DIMINISH OR ABSOLVE CONTRACTOR'S RESPONSIBILITIES TO PROVIDE AND COMPLETE ALL WORK IN COMPLIANCE WITH SUCH.
6. ALL MATERIALS FURNISHED AND ALL WORK INSTALLED SHALL COMPLY WITH THE CURRENT EDITION OF THE OHIO MECHANICAL CODES, NATIONAL FIRE CODES OF THE NATIONAL FIRE PROTECTION ASSOCIATION AND WITH THE REQUIREMENTS OF ALL GOVERNMENTAL AGENCIES OR DEPARTMENTS HAVING JURISDICTION.

PLUMBING SPECIFICATIONS

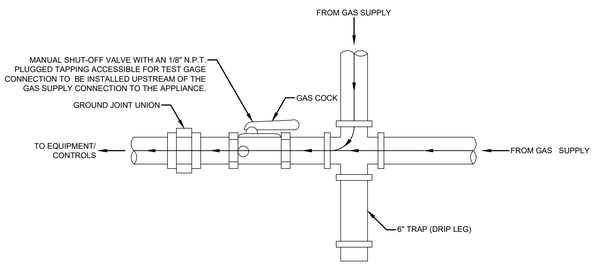
1. SCOPE OF WORK
   - 1.1. THE CONTRACTOR IS RESPONSIBLE FOR ALL WORK, MATERIALS, AND LABOR TO SATISFY A COMPLETE WORKING SYSTEM WHETHER SPECIFIED OR IMPLIED.
   - 1.2. ALL WORK IS TO BE PERFORMED IN STRICT COMPLIANCE WITH THE NATIONAL STANDARD PLUMBING CODE (LATEST EDITION), ALL LOCAL CODES, AND ALL OTHER REGULATIONS GOVERNING WORK OF THIS NATURE.
   - 1.3. THE CONTRACTOR SHALL, BEFORE SUBMITTING ANY PROPOSAL, EXAMINE THE PROPOSED SITE AND SHALL DETERMINE FOR HIMSELF THE CONDITIONS THAT MAY EFFECT THE WORK. NO ALLOWANCE SHALL BE MADE IF THE CONTRACTOR FAILS TO MAKE SUCH EXAMINATIONS.
   - 1.4. ALL EQUIPMENT AND MATERIALS SHALL BE AS SPECIFIED OR "APPROVED EQUAL" BY ENGINEER OR ARCHITECT.
2. PERMITS
   - 2.1. THE CONTRACTOR SHALL SECURE ALL PERMITS OR APPLICATIONS AND PAY ANY AND ALL FEES.
3. SHOP DRAWINGS
   - 3.1. SUBMIT MATERIAL LIST AND SHOP DRAWINGS FOR MAJOR ALL EQUIPMENT/FIXTURES TO THE ARCHITECT OR ENGINEER FOR APPROVAL. THE CONTRACTOR SHALL SUBMIT THREE SETS OF SHOP DRAWINGS AND THEY SHALL BE CLEARLY LABELED.
4. DOMESTIC WATER SUPPLY PIPING
   - 4.1. UNDERGROUND: PROVIDE TYPE "K" SOFT DRAWN COPPER TUBING WITH BRAZED CONNECTIONS.
   - 4.2. ABOVEGROUND: PROVIDE TYPE "L" HARD DRAWN COPPER TUBING WITH 125 PSI SOLDER JOINTS, COPPER OR BRASS FITTINGS. ALL SOLDER TO BE "NO LEAD" TYPE.
   - 4.3. ALL HOT WATER PIPING TO BE INSULATED WITH 1" FIBERGLASS INSULATION.
   - 4.4. ALL COLD WATER PIPING TO BE INSULATED WITH 1" FIBERGLASS INSULATION.
5. SANITARY/STORM DRAINAGE AND VENT PIPING
   - 5.1. ABOVE GRADE, 2" AND BELOW: SCHEDULE 40 PVC WITH SOLVENT JOINTS OR DWV COPPER WITH SOLDER JOINTS. ALL SOLDER TO BE "NO LEAD" TYPE.
   - 5.2. 3" AND ABOVE: SCHEDULE 40 PVC WITH SOLVENT JOINTS.
   - 5.3. BELOW GRADE: SCHEDULE 40 PVC WITH SOLVENT JOINTS.
   - 5.4. PVC PIPING SHALL NOT BE USED IN AIR PLENUM CEILINGS AND SHALL NOT CROSS FIRE RATED WALLS, CEILINGS, OR FLOORS.
   - 5.5. DRAINAGE PIPING SHALL BE RUN AS STRAIGHT AS POSSIBLE AND SHALL HAVE LONG TURN FITTINGS.
   - 5.6. DRAINAGE PIPING 3" SIZE AND SMALLER SHALL RUN AT A UNIFORM GRADE OF AT LEAST 1/4" PER FOOT, AND PIPING LARGER THAN 3" SHALL BE RUN AT A GRADE OF NO LESS THAN 1/8" PER FOOT.
   - 5.7. ALL VENT PIPING SHALL BE SLOPED TO DRAIN BACK TO FIXTURES.
   - 5.8. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FLASHING OF THE VENT PIPING RUN THROUGH THE ROOF.
   - 5.9. ALL STUB-INS AND/OR SLAB OR WALL PENETRATION TO BE 6. PER NATIONAL STANDARD PLUMBING CODE. ALL PIPING PENETRATIONS OF BUILDING FOUNDATIONS OR FOOTINGS SHALL BE SLEEVED.
6. PIPE SUPPORTS
   - 6.1. ABOVE GRADE
     - 6.1.1. ALL PIPE SHALL BE SUPPORTED FROM THE BUILDING STRUCTURE IN A NEAT AND WORKMANLIKE MANNER. THE USE OF WIRE AND PERFORMED METAL TO SUPPORT PIPES WILL NOT BE PERMITTED. SPACING OF PIPE SUPPORTS SHALL BE AS SPECIFIED IN CHAPTER 8 OF THE NATIONAL STANDARD PLUMBING CODE.
   - 6.2. BELOW GRADE
     - 6.2.1. EARTH SHALL BE EXCAVATED TO A MINIMUM DEPTH WITH AN EVEN SURFACE TO INSURE SOLID BEARING OF PIPE FOR ITS ENTIRE LENGTH.
     - 6.2.2. INTERIOR: THE PIPE SHALL BE INSTALLED (UNLESS OTHERWISE SPECIFIED) A MINIMUM OF 4 INCHES BELOW THE BOTTOM OF THE SLAB AND SHALL NOT BE IN ANY DIRECT CONTACT WITH THE CONCRETE AT ANY POINT.
     - 6.2.3. EXTERIOR: THE WATER PIPE SHALL HAVE A MINIMUM OF 42" OF COVER AND THE SANITARY WASTE PIPE SHALL HAVE A MINIMUM OF 24" OF COVER.
7. MISCELLANEOUS
   - 7.1. COORDINATE INSTALLATION OF ALL ROOF FLASHING AT A. ROOF PENETRATION.
   - 7.2. DO NOT SCALE THIS DRAWING FOR EXACT DIMENSIONS. VERIFY ALL FIGURES, CONDITIONS, AND DIMENSIONS AT THE JOB SITE.
   - 7.3. THE PLUMBING PLANS ARE INTENDED TO BE DIAGRAMATIC AND ARE BASED ON ONE MANUFACTURE'S EQUIPMENT. THEY ARE NOT INTENDED TO SHOW EVERY ITEM IN ITS EXACT LOCATION, THE EXACT DIMENSIONS, OR ALL THE DETAILS OF THE EQUIPMENT.
   - 7.4. THE CONTRACTOR SHALL VERIFY THE ACTUAL DIMENSIONS OF THE EQUIPMENT PROPOSED TO ENSURE THAT THE EQUIPMENT WILL FIT IN THE AVAILABLE SPACE.
8. TESTING
   - 8.1. PLUMBING SYSTEMS SHALL BE FLOW AND PRESSURE TESTED IN ACCORDANCE WITH STANDARD PRACTICE AND THE NATIONAL STANDARD PLUMBING CODE.
9. GUARANTEE
   - 9.1. MATERIALS, EQUIPMENT AND INSTALLATION SHALL BE GUARANTEED FOR A PERIOD OF ONE(1) YEAR FROM DATE OF ACCEPTANCE. DEFECTS WHICH APPEAR DURING THAT PERIOD SHALL BE CORRECTED AT THIS CONTRACTOR'S EXPENSE.
   - 9.2. FOR THE SAME PERIOD, THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO PREMISES CAUSED BY DEFECTS IN WORKMANSHIP OR IN THE WORK OR EQUIPMENT FURNISHED AND/OR INSTALLED BY HIM.

GAS FIRED WATER HEATER SCHEDULE

ITEM NO.	MAX FLOW	RECOVERY @ 90°F RISE	BTU PER HOUR	GAS CONN.	THERMAL EFF. (UEF)	WATER CONN.	MANUFACTURER AND MODEL	REMARKS
GFWH	6.8 GPM	2.6 GPM	120,000	3/4"	0.93	3/4"	NAVIEN NPE-150S2	POWER DIRECT VENT



3 11-P1.1 TANKLESS GAS WATER HEATER INSTALLATION DETAIL
SCALE: NONE



4 11-P1.1 GAS CONNECTION TO EQUIPMENT DETAIL
SCALE: NONE

PLUMBING FIXTURE AND EQUIPMENT SCHEDULE

ID	DESCRIPTION	MANUFACTURER	MODEL NUMBER	SUPPLY HOT	SUPPLY COLD	SANITARY WASTE	SANITARY VENT	REQ'D COMP	NOTES
BT	BATHTUB	AMERICAN STANDARD	2390.202TC	1/2"	1/2"	2"	1-1/2"	3	E,F
HB	HOSE BIBB	WOODFORD	MODEL 17	- - -	3/4"	2"	1-1/2"	- - -	- - -
KS	KITCHEN SINK - DROP IN	ELKAY	CR-3322	1/2"	1/2"	1-1/2"	1-1/2"	1	A,D
LAV	LAVATORY - WALL MOUNT	AMERICAN STANDARD	0355.012	1/2"	1/2"	1-1/2"	1-1/2"	4	A,B,C
WB	WASHER BOX	OATEY	38101	1/2"	1/2"	2"	1-1/2"	- - -	- - -
WC	WATER CLOSET - TANK TYPE	AMERICAN STANDARD	215DA.104	- - -	1/2"	3"	1-1/2"	2	D

REQUIRED COMPONENTS AND SERVICES

1. MATERIAL: 18GA, TYPE 304 STAINLESS STEEL
   SIZE: DOUBLE BOWL 33" X 22" X 7"
   FAUCET: PEERLESS: P110LF
   WASTE TRIM: ELKAY: LK-35
   SUPPLY STOP: ZURN: ZH8822-LR-LK
   P-TRAP: MCGUIRE: 8912
   MISC: MOEN: 111C
2. COLOR: WHITE VITREOUS CHINA
   TYPE: FLOOR SET WITH CHROME LEFT HAND TRIP LEVER
   FLUSH: 1.28 GPF
   SEAT: AMERICAN STANDARD: 5503A
   MISC: ZURN: ZH8823-CR-LK SUPPLY STOP, 16.5" RIM MOUNTING HEIGHT
3. COLOR WHITE
   SIZE: 60" X 30"
   SUPPLY TRIM: PEERLESS: PTT188753
   WASTE TRIM: ENGINEERED BRASS: WB150L
   SUPPLY STOP: MOEN: INTEGRAL STOPS
   MISC: SWANSTONE: SS-72-3, 78" SHOWER HEAD MOUNTING HEIGHT, 32" SHOWER VALVE MOUNTING HEIGHT
4. DESCRIPTION: WHITE VITREOUS CHINA
   FAUCET: PEERLESS: P136LF
   TRAP/FIX. DR.: MCGUIRE: 8872
   SUPPLY STOP: ZURN: ZH8822-LR-LK

NOTES:
A. PROVIDE CHROME PLATED ESCUTCHEONS AND NIPPLES TO WALL.
B. PROVIDE 0.5 GPM FLOW CONTROL DEVICE ON LAVATORY FAUCET
C. PROVIDE "TRUEBRO" LAV GUARD INSULATION KIT.
D. PROVIDE 1.5 GPM FLOW CONTROL DEVICE ON SINK FAUCET.
E. PROVIDE 1.5 GPM FLOW CONTROL DEVICE ON SHOWER HEAD.
F. PLUMBING CONTRACTOR TO PROVIDE AND INSTALL SWANSTONE SOLID SURFACE WALL SURROUNDS TO FIXTURE.

STATE OF OHIO
LAWRENCE S. AYER 56787
REGISTERED PROFESSIONAL ENGINEER
EXPIRATION DATE: 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
2020 Portage Path
Springfield, Ohio 45506

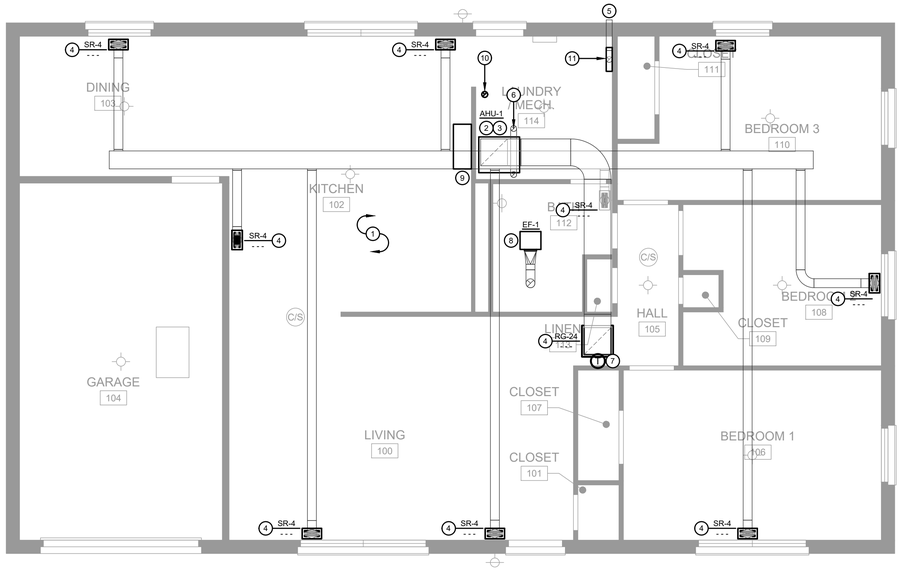
Project Number
E2M: 25131

Date
May 30, 2025

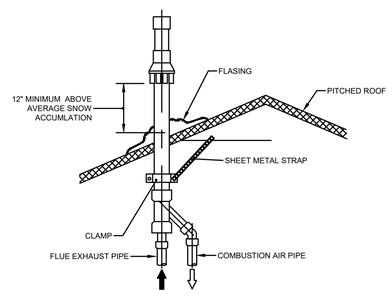
Date	Issue
06/02/25	REVIEW SET
06/05/25	REVIEW
06/20/25	BID/CONSTRUCTION

Sheet Title
PLUMBING PLAN

Sheet Number
11-P1.1



1 FIRST FLOOR MECHANICAL PLAN
11-M1.1 SCALE: 1/4" = 1'-0"
0' 2' 4' 8'



2 SIDEWALL CONCENTRIC VENT INSTALLATION DETAIL
11-M1.1 SCALE: NONE

REGISTER, DIFFUSER AND GRILLE SCHEDULE

MARK	SR-4	RG-24
MANUFACTURER	HART AND COOLEY	HART AND COOLEY
MODEL NUMBER	421	672
TYPE	LOUVERED	LOUVERED
DIRECTION	DBL DEFLECT	SNGL DEFLECT
MOUNTING	FLOOR	CEILING
G / R / D	R	G
CFM	MATCH EXISTING	- - -
NECK SIZE	10" X 4"	12" X 12"
PANEL SIZE	11-5/8" X 5-5/8"	13-5/8" X 13-5/8"
MATERIAL	STEEL	STEEL
FINISH	PER ARCHITECT	PER ARCHITECT
DAMPER	YES	YES
SOUND (NC)	<20	<20
REMARKS / NOTES	1, 2, 3	1, 2, 3

1. PROVIDE WITH DRYWALL WALL MOUNTING FRAME WHERE REQUIRED.
2. COLOR SELECTED BY ARCHITECT
3. SIZE REGISTER/GRILLE TO MATCH EXISTING REGISTER/GRILLE AND EXISTING DUCTWORK.

EXHAUST FAN SCHEDULE

MARK	ROOM	MANUFACTURER / MODEL #	FAN DATA			MOTOR DATA			BACKDRAFT DAMPER	NOTES
			CFM	SP	RPM	VOLTS	PHASE	WATTS / HP		
EF-1	FULL BATH	PANASONIC / FV-05-11VKS1	80	0.25	1131	120	1	10.2W	YES	1,2,3,4

NOTES:
1. FAN SHALL BE CONTROLLED BY SWITCH SEPARATE FROM LIGHTS.
2. PROVIDE ALL REQUIRED ACCESSORIES TO MAKE COMPLETE.

PLAN NOTES

1	ALL EXISTING DUCTWORK TO REMAIN. ALL EXISTING DUCTWORK TO BE CLEANED AFTER ALL DEMOLITION AND ANY CONSTRUCTION THAT CREATES DUST OR OTHER CONTAMINANTS HAS BEEN COMPLETED.
2	REMOVE EXISTING GAS FIRED FURNACE. PROVIDE AND INSTALL NEW REPLACEMENT GAS FIRED FURNACE. INSTALL NEW FURNACE PER MANUFACTURER'S INSTRUCTIONS. PROVIDE WITH ALL MATERIALS AND ACCESSORIES TO MAKE COMPLETE.
3	CONNECT REPLACEMENT FURNACE TO EXISTING DUCTWORK. PROVIDE ALL DUCTWORK, TRANSITIONS, AND TAKEOFFS NECESSARY TO MAKE COMPLETE.
4	REMOVE EXISTING REGISTER AND GRILLE. REPLACE REGISTERS AND GRILLES TO MATCH EXISTING SIZE AND DUCTWORK. FIELD VERIFY ALL SIZES PRIOR TO WORK.
5	EXISTING HARD DUCT FOR DRYER EXHAUST TO REMAIN. REPLACE EXISTING FLEX DUCT WITH NEW AND MAKE COMPLETE CONNECTION TO DRYER.
6	EXISTING DUCTWORK FOR COMBUSTION AND RELIEF PIPING TO REMAIN. CONNECT NEW FURNACE AND NEW WATER HEATER TO EXISTING DUCTWORK. PROVIDE ALL DUCTWORK, TRANSITIONS AND TAKEOFFS NECESSARY TO MAKE COMPLETE.
7	PROVIDE AND INSTALL NEW 7-DAY PROGRAMMABLE THERMOSTAT. PROVIDE ALL WIRING AND PROGRAMMING TO MAKE COMPLETE.
8	REMOVE EXISTING CEILING EXHAUST FAN. PROVIDE AND INSTALL NEW REPLACEMENT CEILING EXHAUST FAN.
9	PROVIDE AND INSTALL RECIRCULATING CABINET RANGE HOOD. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
10	PROVIDE AND INSTALL INTAKE AIR AND VENT PIPING AS REQUIRED FOR INSTANTANEOUS WATER HEATER. INSTALL PER MANUFACTURER'S INSTRUCTIONS. REFER TO PLUMBING DRAWINGS FOR SPECS. FIELD VERIFY FINAL LOCATION WITH ALL EXISTING AIR INTAKES.
11	PROVIDE AND INSTALL DRYER BOX MODEL 350 OR EQUAL. COORDINATE EXACT DRYER BOX ORIENTATION IN FIELD. INSTALL PER MANUFACTURER'S INSTRUCTIONS.

MECHANICAL PLAN SYMBOL LEGEND

DUCT LEGEND (NOT ALL SYMBOLS MAY BE USED)

SIZE	NEW METAL DUCTWORK.
SIZE	EXISTING METAL DUCTWORK.
SIZE	METAL DUCTWORK TO BE DEMOLISHED.
	NEW FLEX DUCTWORK. SIZE SHALL BE EQUAL TO ASSOCIATED DEVICE AND DUCTWORK UNLESS OTHERWISE NOTED.
	EXISTING FLEX DUCTWORK. SIZE SHALL BE EQUAL TO ASSOCIATED DEVICE AND DUCTWORK UNLESS OTHERWISE NOTED.
	FLEX DUCTWORK TO BE DEMOLISHED.

DEVICE LEGEND (NOT ALL SYMBOLS MAY BE USED)

	SIDWALL OR DUCTMOUNTED GRILLE.
	CABINET STYLE EXHAUST FAN
	TRANSFER GRILLE IN PLENUM ABOVE.
T	TEMPERATURE SENSOR, REFER TO SPECIFICATIONS.

MISCELLANEOUS LEGEND (NOT ALL SYMBOLS MAY BE USED)

	POINT OF CONNECTION TO EXISTING SYSTEM ELEMENTS.
ID / CFM	DEVICE IDENTIFIER. RL = RELOCATE, EX=EXISTING BALANCE OR REBALANCE TO CFM SHOWN. SEE AIR DEVICE AND EQUIPMENT SCHEDULES.

FURNACE SCHEDULE

EQUIPMENT MARK	AHU-1
MANUFACTURER	CARRIER
MODEL #	59SC2E06M14**12
COOLING COIL MODEL#	- - -
ENERGY EFFICIENCY RATIO (SEER2)	
INDOOR FAN H.P.	1/2
DESIGN CFM	MATCH EXISTING
EXTERNAL STATIC PRESSURE IN H2O	0 - 0.50
CONDENSER AMBIENT CONDITIONS	
TEMPERATURE °F	
HEATING DATA	
GAS INPUT IN M.B.H. H/L	60
GAS OUTPUT IN M.B.H. H/L	56
HEATING EFFICIENCY (AFUE %)	92.1%
ELECTRIC RESISTANCE IN K.W. @ VOLT	
HEAT PUMP REVERSE CYCLE IN M.B.H.	
STAGES	1
HEATER MODEL #	
ELECTRICAL DATA	
VOLTS / PHASE/ HERTZ	115/1/60
MINIMUM CIRCUIT AMPS	7.2
MAX OVERCURRENT PROTECTION IN AMPS	15
PHYSICAL DATA	
UNIT WEIGHT IN POUNDS	122
ACCESSORIES	SEE BELOW

A. TRANSFORMER
B. SIDE RETURN FILTER RACK.
C. FURNANCE MOUNTING PAD
D. RETURN AIR PLENUM
E. PROVIDE 7-DAY PROGRAMMABLE THERMOSTAT

NOTES:
1. INSTALL SYSTEMS PER MANUFACTURER'S INSTRUCTIONS.
2. OR EQUAL.
3. HVAC SYSTEM TO PROVIDE HEAT ONLY.

MOLD AND MILDEW NOTES

1. THE FOLLOWING REQUIREMENTS SHALL APPLY TO ALL NEW AND REMODEL CONSTRUCTION PROJECTS.
2. IN THE EVENT THE CONTRACTOR DISCOVERS, AT ANY TIME DURING DEMOLITION, CONSTRUCTION, AND/OR REMODELING OPERATIONS, EXISTING CONDITIONS THAT COULD INCLUDE THE PRESENCE OF MOLD AND/OR MILDEW, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE AND THE ARCHITECT/ENGINEER OF RECORD, IN WRITING, OF THE CONCERNS AND/OR SUSPICIONS.
3. CONCURRENTLY, THE CONTRACTOR SHALL BE RESPONSIBLE TO RETAIN A MOLD AND MILDEW CERTIFIED TESTING AGENCY TO PERFORM AN INVESTIGATION AND TESTING AS REQUIRED TO EVALUATE THE NATURE AND EXTENT OF THE PROBLEM. IF THE TESTING AGENCY CONFIRMS HAZARDS, THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN A MINIMUM OF TWO (2) BIDS FROM COMPANIES QUALIFIED AND LICENSED TO PERFORM ALL NECESSARY REMEDIATION WORK, COMPLYING WITH ALL LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS, CODES, AND STATUTES.
4. THE CONTRACTOR SHALL MAKE ALL REASONABLE EFFORTS TO AVOID CONDITIONS FAVORABLE TO THE DEVELOPMENT OF MOLD AND MILDEW, ESPECIALLY IN VOIDS WHICH WILL BE CONCEALED AND NOT WELL VENTILATED. IN ALL CASES, INTERIOR SPACES AND INTERIOR FINISHED CONSTRUCTION SHALL BE MAINTAINED IN DRY AND WELL VENTILATED CONDITIONS.
5. THE CONTRACTOR SHALL COMPLY WITH FEDERAL ENVIRONMENTAL AND OSHA REGULATIONS AND ALL LOCAL AND STATE HEALTH DEPARTMENT REQUIREMENTS AND RECOMMENDATIONS REGARDING MOLD AND MILDEW.
6. ALL PENETRATIONS SHALL BE SEALED WATER TIGHT TO PREVENT MOISTURE MIGRATION FROM ENTERING THE BUILDING OR WALL CAVITIES.
7. ALL CONDENSATE DRAIN PANS SHALL BE CLEANED AND KEPT FREE FROM DEBRIS UNTIL AND WHEN THE FACILITY IS TURNED OVER TO THE OWNER OR TENANT. INSURE POSITIVE DRAINAGE AT ALL DRAIN PANS. INSURE THAT ALL "COLD" SURFACES ARE INSULATED ON COVERED WITH A FULLY SEALED AND CONTINUOUS VAPOR BARRIER. ("COLD" SURFACES INCLUDE BUR ARE NIT LIMITED TO, DOMESTIC COLD WATER PIPING, CHILLED WATER PIPING, INTERIOR RAIN LEADERS, OUTDOOR AIR INTAKES, AIR DUCTWORK CARRYING AIR CONDITIONED SUPPLY AIR.

PROJECT GENERAL NOTES

1. THE DRAWINGS ARE DIAGRAMMATIC ONLY AND INDICATE THE GENERAL ARRANGEMENT OF THE SYSTEMS AND ARE TO BE FOLLOWED INSOFAR AS POSSIBLE. IF DEVIATIONS FROM THE LAYOUTS ARE NECESSITATED BY FIELD CONDITIONS, DETAILED LAYOUTS OF THE PROPOSED DEPARTURES SHALL BE SUBMITTED IN WRITING TO THE ENGINEER FOR REVIEW BEFORE PROCEEDING WITH THE WORK.
2. THE MECHANICAL CONTRACTOR SHALL REVIEW ALL DRAWINGS IN DETAIL AS THEY MAY RELATE TO THEIR WORK.
3. EACH CONTRACTOR SHALL INSPECT THE SITE ON WHICH THE WORK IS TO BE PERFORMED, AND THE OBSTACLES THAT MAY BE ENCOUNTERED, AND ALL RELEVANT MATTERS CONCERNING THE WORK.
4. THE CONTRACTOR SHALL FILE ALL NECESSARY NOTICES, OBTAIN AND PAY FOR ALL PERMITS, FEES, AND OTHER COSTS INCLUDING UTILITY CONNECTIONS OR EXTENSION, IN CONNECTION WITH HIS WORK. AS NECESSARY, HE SHALL FILE ALL REQUIRED PLANS, PREPARE ALL DOCUMENTS AND OBTAIN ALL NECESSARY APPROVALS OF ALL UTILITY AND GOVERNMENTAL DEPARTMENTS HAVING JURISDICTION.
5. IGNORANCE OF CODES, RULES, AND REGULATIONS, UTILITY COMPANY REQUIREMENTS, LAWS, ETC. SHALL NOT DIMINISH OR ABSOLVE CONTRACTOR'S RESPONSIBILITIES TO PROVIDE AND COMPLETE ALL WORK IN COMPLIANCE WITH SUCH.
6. ALL MATERIALS FURNISHED AND ALL WORK INSTALLED SHALL COMPLY WITH THE CURRENT EDITION OF THE OHIO MECHANICAL CODES, NATIONAL FIRE CODES OF THE NATIONAL FIRE PROTECTION ASSOCIATION AND WITH THE REQUIREMENTS OF ALL GOVERNMENTAL AGENCIES OR DEPARTMENTS HAVING JURISDICTION.

HVAC NOTES

1. SCOPE OF WORK
   - 1.1. THE CONTRACTOR IS RESPONSIBLE FOR ALL WORK, MATERIALS, AND LABOR TO SATISFY A COMPLETE WORKING SYSTEM WHETHER SPECIFIED OR IMPLIED.
   - 1.2. ALL WORK IS TO BE PERFORMED IN STRICT COMPLIANCE WITH THE INTERNATIONAL MECHANICAL CODE 2021, ALL LOCAL CODES AND ALL OTHER REGULATION GOVERNING WORK OF THIS NATURE.
   - 1.3. THE CONTRACTOR SHALL, BEFORE SUBMITTING ANY PROPOSAL, EXAMINE THE PROPOSED SITE AND SHALL DETERMINE FOR HIMSELF THE CONDITIONS THAT MAY EFFECT THE WORK. NO ALLOWANCE SHALL BE MADE IF THE CONTRACTOR FAILS TO MAKE SUCH EXAMINATIONS.
   - 1.4. ALL EQUIPMENT AND MATERIALS SHALL BE AS SPECIFIED OR "APPROVED EQUAL" BY THE ENGINEER OR ARCHITECT.
2. SHOP DRAWINGS
   - 2.1. SUBMIT MATERIAL LIST AND SHOP DRAWINGS FOR MAJOR EQUIPMENT TO THE ARCHITECT/ENGINEER FOR APPROVAL. THE CONTRACTOR SHALL SUBMIT FIVE SETS OF SHOP DRAWINGS AND THEY SHALL BE CLEARLY LABELED.
3. REFRIGERANT PIPING
   - 3.1. CONTRACTOR SHALL PROVIDE AND INSTALL REFRIGERANT PIPING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND IN SUCH A WAY AS TO BE INCONSPICUOUS AND FREE FROM ANY POSSIBLE CONDENSATION. INSULATE REFRIGERANT LINES WITH R-6 OR BETTER ARMOUR-FLEX TYPE INSULATION.
   - 3.2. SHALL BE TYPE "K" COPPER TUBING, WITH WROUGHT COPPER SOLDER TYPE FITTINGS SUITABLE FOR CONNECTION WITH SILVER SOLDER DUCTWORK.
4. SHEET METAL DUCT WORK
   - 4.1. THE DUCTWORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "SMACNA" APPLICABLE MANUALS. ALL DUCTWORK SHALL BE THE LOW VELOCITY TYPE, UNLESS SPECIFIED OTHERWISE.
   - 4.2. CONTRACTOR SHALL PROVIDE AND INSTALL APPROVED FIRE DAMPERS AND ACCESS PANELS IN ANY AND ALL DUCTWORK WHICH PENETRATES A HORIZONTAL OR VERTICAL FIRE PARTITION, OR AS OTHERWISE SHOWN ON DRAWINGS.
   - 4.3. ALL BRANCH DUCTS TO HAVE VOLUME DAMPERS.
   - 4.4. SMOOTH TURN RADIUS DUCTWORK OR TURNING VANES SHALL BE USED THROUGHOUT WHERE FLOW EXCEEDS 150 CFM.
   - 4.5. ALL DUCT JOINTS TO BE SEALED IN ACCORDANCE WITH "SMACNA" STANDARDS AND ACCEPTED GOOD PRACTICE.
   - 4.6. ALL DUCT DIMENSIONS SHOWN ARE NET INSIDE VALUES. DIMENSIONS MAY BE CHANGED SO LONG AS THE NET FREE FACE AREA IS MAINTAINED.
   - 4.7. ALL CONCEALED DUCTWORK SHALL BE INSULATED WITH 1-1/2" FIBERGLASS INSULATING BLANKET WITH ALUMINUM FOIL FACING.
   - 4.8. ALL SUPPLY AND RETURN DUCTWORK 15 FEET DOWNSTREAM OF THE HVAC UNIT SHALL BE INTERNALLY LINED WITH A 1/2" ACOUSTICAL DUCT LINER.
5. DRAINAGE PIPING (CONDENSATE)
   - 5.1. SHALL BE SCHEDULE 40 PVC PIPE WITH SOLVENT JOINTS. PITCH HORIZONTAL LINES 1" IN 10'-0". CONDENSATE DRAINS SHALL BE ROUTED TO FLOOR DRAIN OR INDIRECT WASTE DRAIN.
6. HVAC CONTROLS
   - 6.1. CONTRACTOR TO SUPPLY AND INSTALL ALL CONTROL WIRING AND THERMOSTATS AS REQUIRED.
7. ELECTRICAL
   - 7.1. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR FOR LOCATION OF WIRING FOR EACH HVAC UNIT.
8. PIPE SUPPORTS
   - 8.1. ALL PIPE SHALL BE SUPPORTED FROM THE BUILDING STRUCTURE IN A NEAT AND WORKMANLIKE MANNER. THE USE OF WIRE OR METAL STRAP TO SUPPORT PIPES WILL NOT BE PERMITTED. SPACING OF PIPE SUPPORTS SHALL NOT EXCEED 8 FEET FOR ALL PIPING. PLASTIC PIPING TO BE SUPPORTED EVERY 4 FEET.
9. GAS PIPING
   - 9.1. SHALL BE SCHEDULE 40 BLACK STEEL PIPE WITH MALLEABLE IRON FITTINGS. WHERE GAS PIPE CONNECTS TO EQUIPMENT, IT SHALL BE PROVIDED WITH A DRIP LEG THE FULL SIZE OF THE RUN OUT, A 100% SHUT-OFF VALVE AND A UNION. GAS PIPING CONTAINING PRESSURE GREATER THAN 9" W.G. SHALL BE SCHEDULE 40 BLACK STEEL PIPE WITH WELDED JOINTS.
10. MISCELLANEOUS
    - 10.1. ALL EXTERIOR OPENINGS TO BE PROPERLY CAULKED AND SEALED WITH A SEALANT OF HIGH QUALITY AND LONG LIFE, TO PREVENT INFILTRATION OF OUTSIDE AIR INTO CONDITIONED SPACE.
    - 10.2. COORDINATE INSTALLATION OF ALL ROOF FLASHING AT ROOF PENETRATION.
    - 10.3. DO NOT SCALE THIS DRAWING FOR EXACT DIMENSIONS. VERIFY ALL FIGURES, CONDITIONS, AND DIMENSIONS AT THE JOB SITE.
    - 10.4. THE MECHANICAL PLANS ARE INTENDED TO BE DIAGRAMMATIC AND ARE BASED ON ONE MANUFACTURE'S EQUIPMENT. THEY ARE NOT INTENDED TO SHOW EVERY ITEM IN ITS EXACT LOCATION, THE EXACT DIMENSIONS, OR ALL THE DETAILS OF THE EQUIPMENT. THE CONTRACTOR SHALL VERIFY THE ACTUAL DIMENSIONS OF THE EQUIPMENT PROPOSED TO ENSURE THAT THE EQUIPMENT WILL FIT IN THE AVAILABLE SPACE.
    - 10.5. ALL AIR FILTERS SHALL CONFORM TO SECTION 605 OF THE INTERNATIONAL MECHANICAL CODE WITH A MERV OF 8 OR HIGHER.
11. TESTING AND BALANCING
    - 11.1. THE HVAC SYSTEM SHALL BE TESTED AND AND BALANCED BY AN INDEPENDENT AGENCY, UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER. A SEALED TYPE WRITTEN REPORT SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER FOR REVIEW AND APPROVAL.
12. GUARANTEE
    - 12.1. MATERIALS, EQUIPMENT AND INSTALLATION SHALL BE GUARANTEED FOR A PERIOD OF ONE(1) YEAR FROM DATE OF ACCEPTANCE. DEFECTS WHICH APPEAR DURING THAT PERIOD SHALL BE CORRECTED AT THIS CONTRACTOR'S EXPENSE.
    - 12.2. FOR THE SAME PERIOD, THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO PREMISES CAUSED BY DEFECTS IN WORKMANSHIP OR IN THE WORK OR EQUIPMENT FURNISHED AND/OR INSTALLED BY HIM.

STATE OF OHIO
LAWRENCE S. AYER
56787
REGISTERED PROFESSIONAL ENGINEER
EXPIRATION DATE: 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
2020 Portage Path
Springfield, Ohio 45506

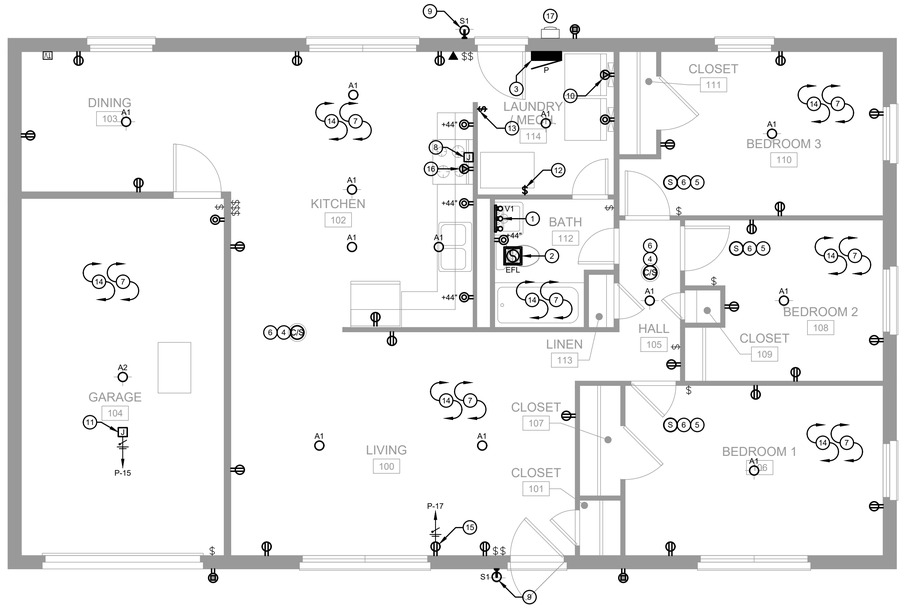
Project Number
E2M: 25131

Date
May 30, 2025

Date	Issue
06/02/25	REVIEW SET
06/05/25	REVIEW
06/20/25	BID/CONSTRUCTION

Sheet Title
MECHANICAL PLAN

Sheet Number
11-M1.1



1 11-E1.1 ELECTRICAL PLAN

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

0' 1' 2' 4'

PLAN NOTES

1	MOUNT VANITY LIGHT ABOVE BATHROOM MIRROR. FIELD VERIFY EXACT MOUNTING HEIGHT. CONNECT TO EXISTING WIRING.
2	EXHAUST FAN PROVIDED BY MECHANICAL CONTRACTOR AND WIRED BY ELECTRICAL CONTRACTOR. FAN TO BE WIRED TO EXISTING CIRCUIT AND LIGHTING CONTROLS. SET SWITCH TO LIGHT AND FAN.
3	EXISTING PANEL TO BE REPLACED WITH NEW.
4	PROVIDE DUAL SENSING (PHOTOELECTRIC AND IONIZATION) SMOKE DETECTOR WITH CARBON MONOXIDE SENSOR AT THIS LOCATION. ALL SMOKE DETECTORS SHALL BE 120V HARD WIRED AND INTERCONNECTED WITH BATTERY BACKUP.
5	PROVIDE DUAL SENSING (PHOTOELECTRIC AND IONIZATION) SMOKE DETECTOR AT THIS LOCATION. ALL SMOKE DETECTORS SHALL BE 120V HARD WIRED AND INTERCONNECTED WITH BATTERY BACKUP.
6	CONTRACTOR TO INSTALL MULTI-STATION SMOKE DETECTORS AND COMBINATION SMOKE/CARBON MONOXIDE DETECTORS IN ACCORDANCE WITH NFPA 72. TYPICAL OF ALL DEVICES.
7	ALL RECEPTACLES AND DATA JACKS TO BE REPLACED WITH NEW DEVICES AND COVER PLATES. NEW RECEPTACLES TO BE TAMPER RESISTANT. CAPTURE EXISTING CIRCUIT AND ANY EXISTING SWITCHED RECEPTACLE CONTROLS.
8	PROVIDE POWER TO NEW RANGE HOOD PER MANUFACTURER SPECIFICATIONS. HOOD PROVIDED BY MECHANICAL CONTRACTOR AND WIRED BY ELECTRICAL CONTRACTOR. WIRE TO EXISTING RANGE HOOD CIRCUIT.
9	NEW EXTERIOR FIXTURE CONTROLLED BY PHOTOCELL AND WIRED TO EXISTING CIRCUIT; REMOVE ANY EXISTING SWITCHING.
10	REPLACE EXISTING DRYER RECEPTACLE WITH NEW PER MANUFACTURER SPECIFICATIONS.
11	PROVIDE POWER TO GARAGE DOOR OPENER PER MANUFACTURER SPECIFICATIONS. COORDINATE LOCATION WITH DOOR VENDOR.
12	CAPTURE EXISTING 120V ELECTRIC CONNECTION AT DEMOLISHED GAS FURNACE AND MAKE CONNECTION TO NEW FURNACE PER MANUFACTURER SPECIFICATIONS. COORDINATE LOCATION WITH MECHANICAL CONTRACTOR.
13	PROVIDE NEW 120V CONNECTION TON TANKLESS GAS-FIRED WATER HEATER PER MANUFACTURER SPECIFICATIONS. COORDINATE LOCATION WITH PLUMBING CONTRACTOR.
14	EXISTING LIGHTS TO BE REPLACED WITH NEW AND WIRED TO EXISTING CIRCUIT AND CONTROLS UNLESS OTHERWISE SPECIFIED. EXISTING LIGHT SWITCHES TO BE REPLACED WITH NEW.
15	NEW DEDICATED 20A CIRCUIT FOR WINDOW AC UNIT.
16	REPLACE EXISTING RANGE RECEPTACLE WITH NEW RECEPTACLE PER NEW RANGE MANUFACTURER SPECIFICATIONS.
17	EXISTING METER, SERVICE DISCONNECT, AND ELECTRICAL SERVICE TO REMAIN.

GENERAL NOTES

1. CONTRACTOR SHALL MEGGER TEST ALL EXISTING WIRING TO REMAIN. REPLACE ANY WIRING THAT DOES NOT PASS.
2. ALL EXISTING ELECTRICAL EQUIPMENT WILL BE TESTED AND REUSED IF POSSIBLE. OTHERWISE, ALL LIGHTING AND POWER COMPONENTS WILL BE REPLACED WITH NEW.
3. REMOVE EXISTING, INSTALL NEW DEVICES & COVER PLATES THROUGHOUT. MATCH ORIGINAL CONFIGURATIONS. FIELD VERIFY AS APPLICABLE. INCLUDE ALL PHONE JACKS/TELEVISION JACKS, DATA JACKS, RECEPTACLES, AND SWITCHES.
4. REMOVE EXISTING, INSTALL NEW LIGHT FIXTURES THROUGHOUT. MATCH ORIGINAL CONFIGURATIONS. FIELD VERIFY AS APPLICABLE. INCLUDE ALL LIGHT FIXTURES.

STATE OF OHIO
LAWRENCE S. AYER
56787
REGISTERED PROFESSIONAL ENGINEER

EXPIRATION DATE: 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority

2020 Portage Path

Springfield, Ohio 45506

Project Number
E2M: 25131

Date
May 30, 2025

Date	Issue
06/02/25	REVIEW SET
06/05/25	REVIEW
06/20/25	BID/CONSTRUCTION

Sheet Title
ELECTRICAL PLAN

Sheet Number
11-E1.1

Load Calculations – NEC 2014 Example D2(b)

Description	Area (Ft²)	Watts/Ft²	Total
Lighting and Receptacles	1,084	3	3,252 W
		Sub-Total:	3,252 W
General Loads	**Watts**	**Quantity**	**Total**
Lighting and Receptacles			3,252 W
Small Appliance Circuits	1,500 W	2	3,000 W
Laundry Circuit(s)	1,500 W	1	1,500 W
Clothes Dryer(s)	3,000 W	1	3,000 W
		Sub-Total:	10,752 W
Description	**Watts**	**Demand Factor**	**Total**
First 10KVA @ 100%	10,000 W	100%	10,000 W
Remainder @ 40%	752 W	40%	301 W
		Sub-Total:	10,301 W
All Loads	**Watts**	**Quantity**	**Total**
General Loads	10,301 W	1	10,301 W
Electric Heat > Air Conditioning	846 W	0	0 W
Air Conditioning > Electric Heat	1,500 W	1	1,500 W
		Total Conncted Load:	11,801 W
		Ampacity Required:	32.76 A
		Ampacity Provided:	100

Electrical Panel Schedule 2020 Portage Path

Volts	Phase	Wire	Panel Type	Ampacity Provided	Mount	AIC	Fed From
120/240	1Ø	3	Main Circuit Breaker	100 Amps	Surface	Existing	Meter

Circuit #	Breaker	Poles	Notes	Description	A	B		A	B		Description	Notes	Poles	Breaker	Circuit #
1	50	2		Range							Dryer		2	30	2
3															4
5	15	1	A/F	Furnace							Washer	A/F/GF	1	20	6
7	20	1	A/F/GF	Bathroom GFCI							South & Southeast Bedroom	A/F	1	20	8
9	20	1	A/F/GF	Outlet Above Stove							Outside GFCI	A/F/GF	1	20	10
11	20	1	A/F/GF	Small Appliance Circuit							Living Room & SW Bedroom	A/F	1	20	12
13	20	1	A/F/GF	Small Appliance Circuit							Lighting	A/F	1	20	14
15	20	1	A/F	Garage Door Opener							Kitchen & Dining Recept	A/F/GF	1	20	16
17	20	1	A/F	Window A/C Unit							Space				18
19				Space							Space				20
21				Space							Space				22
23				Space							Space				24

Total Connected Load Phase A:	0
Total Connected Load Phase B:	0
Total Connected Load:	0 Watts

Load Description	Watts	Factor	Total
Receptacles < 10,000	0	100%	0
Receptacles > 10,000	0	50%	0
Lighting Loads	0	125%	0
Track Lighting	0Ft	75W/Ft	0
Motor Loads	0	100%	0
Largest Motor	0	125%	0
Cooling Loads	0	100%	0
Heating Loads	0	100%	0
Continuous Loads	0	125%	0
Non-Continuous Loads	0	100%	0
Kitchen Equipment Loads	0	100%	0
Existing Panel Demand		125%	0
		Sub-Total:	0
		Total Connected Ampacity:	0.00
		Total Connected Load %:	0%

Notes:

A/F	Arc Fault Circuit Interrupter
GF	Ground Fault Circuit Interrupter
LO	Lock Out Breaker
ST	Shunt Trip
PNF	Provide new fuse in slot
REF	Re-use existing spare fusible switch
EX	Blank loads on panel are unknown and shall be calculated under the existing panel demand (or existing building peak demand) category in the load calculations section. Engineer offers no warranty as to the condition or load information on unknown circuit breakers.

Panel Schedule Notes:

New circuit breakers added to existing panels shall match panel manufacturer, voltage level, and fault current rating of existing protectives.

Identify main disconnects and all up and downstream disconnecting means for all circuits at panel.

Fill out branch circuit directory indicating circuit numbers, area(s) served, and load type. Index shall be neatly typed. Branch circuit directories shall be updated or replaced in all areas of alterations.

Black laminated phenolic nameplates shall be provided on all new and existing panel boards secured by #8-32 screws, lock washers, and nuts on each corner of nameplate.

Contractor may arrange circuits to suit field conditions, but loading between phases shall be +/1 10%.

LIGHT FIXTURE SCHEDULE

SYMBOL	ID	DESCRIPTION	FIXTURE INFORMATION		ELECTRIC INFORMATION		MISCELLANEOUS INFORMATION	
○	A1	17" SURFACE MOUNTED DOWNLIGHT	MAKE	PROJECT SOURCE	VOLTAGE	120	MOUNTING	SURFACE
			MODEL	MXL 1069-L18.5K9027W	LAMP QTY	LED	HEIGHT	
			ALTERNATE		LAMP TYPE	LED	NOTES	
			OTHER		WATTS	18.5W		
○	A2	BLUB SOCKET	MAKE	EATON	VOLTAGE	120	MOUNTING	SURFACE
			MODEL	604-BX-LW	LAMP QTY	LED	HEIGHT	
			ALTERNATE		LAMP TYPE	LED	NOTES	
			OTHER		WATTS	60W		
○○○	V1	VANITY FIXTURE	MAKE	WAC LIGHTING, FLO	VOLTAGE	120	MOUNTING	SURFACE
			MODEL	WS-224-CS-WT	LAMP QTY	LED	HEIGHT	
			ALTERNATE		LAMP TYPE	LED	NOTES	
			OTHER		WATTS	16W		
⏚	S1	EXTERIOR WALL SCONCE	MAKE	ROSETO	VOLTAGE	120	MOUNTING	EXTERIOR WALL
			MODEL	CLIWS26012BK	LAMP QTY	LED	HEIGHT	
			ALTERNATE		LAMP TYPE	LED	NOTES	
			OTHER		WATTS	9W		

NOTES

1. FIXTURES WITH THE SUFFIX "-EM" ATTACHED TO THE ID OR SHOWN HALF SHADED ARE EMERGENCY FIXTURES. SEE ELECTRICAL GENERAL NOTES FOR MORE INFORMATION.
2. FIXTURES WITH THE SUFFIX "-NL" ARE NIGHT LIGHTS. SEE ELECTRICAL GENERAL NOTES FOR MORE INFORMATION.

DESIGNATIONS

-N NEW
-E EXISTING
-D DEMO
-R RELOCATED

ELECTRICAL GENERAL NOTES

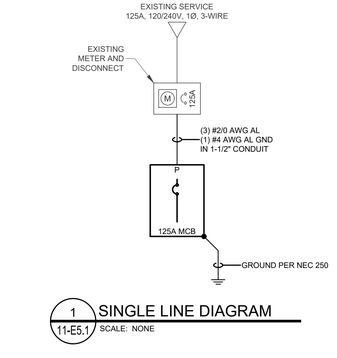
1. THE TERM "PROVIDE" SHALL MEAN CONTRACTOR SHALL FURNISH AND INSTALL ITEMS AND CONNECT AS REQUIRED TO OBTAIN A COMPLETE WORKING SYSTEM.
2. RECEPTACLES SHALL BE CIRCUITED WITH A SEPARATE GROUND WIRE. RECEPTACLES PROTECTED BY GROUND FAULT CIRCUIT INTERRUPTER DEVICES SHALL EACH HAVE A SEPARATE NEUTRAL WIRE PULLED FOR THAT CIRCUIT.
3. ALL CONDUIT SHALL BE RUN CONCEALED WHEREVER POSSIBLE ABOVE CEILINGS, INSIDE WALLS, OR UNDER FLOOR SLAB (ONLY WHERE SHOWN DASHED ON PLAN), UNLESS OTHERWISE NOTED ON PLAN. IN HIGH-BAY (NO CEILING) AREAS, RUN EXPOSED CONDUIT HIGH AS POSSIBLE. ALL CONDUIT SHALL BE RUN PARALLEL OR PERPENDICULAR TO NEARBY SURFACES OR STRUCTURAL MEMBERS AND FOLLOW THE SURFACE CONTOURS AS MUCH AS PRACTICAL. NO NONMETALLIC CONDUIT SHALL BE RUN IN AIR RETURN PLENUM.
4. FROM EACH TELEPHONE, CRT, TV, ETC., COMMUNICATION TYPE OUTLET, PROVIDE A (MIN.,) 3/4-INCH CONDUIT (WITH PULL STRING) STUBBED ABOVE LAY-IN CEILING, UNLESS OTHERWISE NOTED.
5. TELEPHONE AND OTHER COMMUNICATIONS WIRING SHALL BE PLENUM RATED IF CONDUCTORS PASS THROUGH AN AIR RETURN PLENUM.
6. ELECTRICAL DRAWINGS SHALL BE COORDINATED WITH ASSOCIATED MECHANICAL DRAWINGS AND MECHANICAL CONTRACTOR FOR MOTORS, DEVICES, FIXTURES, ETC.. FOR EXACT LOCATIONS BEFORE ROUGH-IN OF CONDUIT SYSTEM.
7. MINIMUM CONDUIT SIZE IS 3/4 INCH, MINIMUM WIRE SIZE IS #12 AWG, UNLESS OTHERWISE NOTED ON PLANS OR IN CIRCUIT REVIEWS.
8. MOUNTING HEIGHTS ABOVE FINISHED FLOOR (A.F.F.) ARE TO CENTER OF DEVICE UNLESS NOTED OTHERWISE.
9. ALL WIRING SHALL BE INSTALLED PER THE NATIONAL ELECTRIC CODE (NEC). ALL WIRING SHALL BE SECURED AND SUPPORTED PER NEC 300.11.
10. CONTRACTOR SHALL INCLUDE THE COST TO SECURE ALL APPLICABLE PERMITS IN BASE BID.
11. ALL RECEPTACLES IN THE KITCHEN/PREP AREA SHALL BE GFCI WHETHER SHOWN AS SUCH OR NOT.
12. ALL EXIT AND EMERGENCY LIGHTING SHALL BE WIRED EITHER AHEAD OF LOCAL SWITCHING ON THE LOCAL AREA CIRCUIT OR ON A DEDICATED EXIT/EMERGENCY CIRCUIT. THE METHOD CHOSEN SHALL MEET THE REQUIREMENTS OF N.E.C. ARTICLE 700 AND THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION.
13. ALL 120V AND 277V CIRCUITS SHALL HAVE A DEDICATED NEUTRAL. SHARING A NEUTRAL CONDUCTOR IS PROHIBITED.
14. ALL RECEPTACLES BEHIND VENDING MACHINES AND REFRIGERATORS TO BE GFCI WITH REMOTE AND OR ACCESSIBLE RESET.

PROJECT GENERAL NOTES

1. THE DRAWINGS ARE DIAGRAMMATIC ONLY AND INDICATE THE GENERAL ARRANGEMENT OF THE SYSTEMS AND ARE TO BE FOLLOWED INSOFAR AS POSSIBLE. IF DEVIATIONS FROM THE LAYOUTS ARE NECESSITATED BY FIELD CONDITIONS, DETAILED LAYOUTS OF THE PROPOSED DEPARTURES SHALL BE SUBMITTED IN WRITING TO THE ENGINEER FOR REVIEW BEFORE PROCEEDING WITH THE WORK.
2. THE ELECTRICAL CONTRACTOR SHALL REVIEW ALL DRAWINGS IN DETAIL AS THEY MAY RELATE TO THEIR WORK.
3. EACH CONTRACTOR SHALL INSPECT THE SITE ON WHICH THE WORK IS TO BE PERFORMED, AND THE OBSTACLES THAT MAY BE ENCOUNTERED, AND ALL RELEVANT MATTERS CONCERNING THE WORK.
4. THE CONTRACTOR SHALL FILE ALL NECESSARY NOTICES, OBTAIN AND PAY FOR ALL PERMITS, FEES, AND OTHER COSTS INCLUDING UTILITY CONNECTIONS OR EXTENSION, IN CONNECTION WITH HIS WORK. AS NECESSARY, HE SHALL FILE ALL REQUIRED PLANS, PREPARE ALL DOCUMENTS AND OBTAIN ALL NECESSARY APPROVALS OF ALL UTILITY AND GOVERNMENTAL DEPARTMENTS HAVING JURISDICTION.
5. IGNORANCE OF CODES, RULES, AND REGULATIONS, UTILITY COMPANY REQUIREMENTS, LAWS, ETC. SHALL NOT DIMINISH OR ABSOLVE CONTRACTOR'S RESPONSIBILITIES TO PROVIDE AND COMPLETE ALL WORK IN COMPLIANCE WITH SUCH.
6. ALL MATERIALS FURNISHED AND ALL WORK INSTALLED SHALL COMPLY WITH THE CURRENT EDITION OF THE OHIO MECHANICAL CODES, NATIONAL FIRE CODES OF THE NATIONAL FIRE PROTECTION ASSOCIATION AND WITH THE REQUIREMENTS OF ALL GOVERNMENTAL AGENCIES OR DEPARTMENTS HAVING JURISDICTION.

PANEL SCHEDULE NOTES

1. NEW CIRCUIT BREAKERS ADDED TO EXISTING PANELS SHALL MATCH PANEL MANUFACTURER, VOLTAGE LEVEL AND FAULT CURRENT RATING OF EXISTING PROTECTIVES.
2. IDENTIFY MAIN DISCONNECTS AND ALL UP AND DOWNSTREAM DISCONNECTING MEANS FOR ALL CIRCUITS AT PANEL.
3. FILL OUT BRANCH CIRCUIT DIRECTORY INDICATING CIRCUIT NUMBERS, AREA(S) SERVED, AND LOAD TYPE. INDEX SHALL BE NEATLY TYPED. BRANCH CIRCUIT DIRECTORIES SHALL BE UPDATED OR REPLACED IN ALL AREAS OF ALTERATIONS.
4. BLACK LAMINATED PHENOLIC NAMEPLATES SHALL BE PROVIDED ON ALL NEW AND EXISTING PANEL BOARDS SECURED BY #8-32 SCREWS, LOCK WASHERS AND NUTS ON EACH CORNER OF NAMEPLATE.
5. CONTRACTOR MAY ARRANGE CIRCUITS TO SUIT FIELD CONDITIONS, BUT LOADING BETWEEN PHASES SHALL BE +/- 10%.



1 / 11-E5.1 SINGLE LINE DIAGRAM
SCALE: NONE

POWER PLAN SYMBOL LEGEND

+0"	SIMPLEX RECEPTACLE MOUNT AT +18" A.F.F. UNLESS OTHERWISE NOTED
+0"	DUPLEX RECEPTACLE MOUNT AT +18" A.F.F. UNLESS OTHERWISE NOTED
+0"	SPECIAL USE DEDICATED RECEPTACLE MOUNT AT +18" A.F.F. UNLESS OTHERWISE NOTED REFER TO PANEL SCHEDULE FOR MORE INFORMATION
+0"	GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE MOUNT AT +18" A.F.F. UNLESS OTHERWISE NOTED
+0"	WEATHER PROOF RECEPTACLE MOUNT AT +18" A.F.F. UNLESS OTHERWISE NOTED
J	JUNCTION BOX
	NON-FUSED DISCONNECT
	FUSED DISCONNECT
M	1Ø MOTOR CONNECTION
A NEW	FLUSH MOUNTED PANEL A = PANEL DESIGATION
A NEW	SURFACE MOUNTED PANEL A = PANEL DESIGATION
	METER
A-B	HOME RUN A = PANEL DESIGATION B = CIRCUIT NUMBER

N = NEW	E = EXISTING	R = RELOCATED	D = DEMO	F = FUTURE

*0" = MOUNTING HEIGHT OF THE DEVICE ABOVE FINISHED FLOOR.

LIGHTING PLAN SYMBOL LEGEND

GEOGICAL FEATURE	SHADING INDICATES THAT A FIXTURE IS WIRED TO A NIGHT LIGHT OR EMERGENCY TYPE CIRCUIT. FIXTURE SHALL BE WIRED IN ACCORDANCE WITH N.E.C. ARTICLE 700.
A-# TYPICAL FIXTURE (a) X	"X" = FIXTURE TYPE A-# = CIRCUIT NUMBER ab = SWITCH LEG
$	TOGGLE SWITCH
$3	THREE-WAY TOGGLE SWITCH

N = NEW	E = EXISTING	R = RELOCATED	D = DEMO	F = FUTURE

*0" = MOUNTING HEIGHT OF THE DEVICE ABOVE FINISHED FLOOR.

SINGLE LINE SYMBOL LEGEND

	CIRCUIT BREAKER
	UTILITY METER
NF	NON-FUSED DISCONNECT
	FUSIBLE DISCONNECT
	PANELBOARD, MAIN CIRCUIT BREAKER Y = MCB RATING X = NAME

GENERAL NOTES - RISER DIAGRAM

A. PARALLEL FEEDER CONDUCTORS SHALL BE CUT TO THE EXACT SAME LENGTHS AND SHALL BE FROM THE SAME FACTORY RUN. ALL CONNECTIONS FOR SAME WORK SHALL BE TORQUED TO IDENTICAL VALUES.

B. EXTERIOR ELECTRICAL WORK SHALL NOT ONLY BE WEATHERPROOF AND WATER TIGHT, BUT SHALL BE RUST RESISTANT.

C. CONDUCTORS BELOW GRADE OR SUBJECT TO MOISTURE SHALL BE 'XHHW-2'.

D. PROVIDE FACTORY SERIES COORDINATION FOR ALL CIRCUIT BREAKERS. (INCLUDING ALL BRANCH BREAKERS). RELATIVE TO "UPSTREAM" BREAKERS, SO THAT ONLY THE BREAKER CLOSEST IN THE CIRCUIT TO THE LOAD TRIPS UPON AN OVERLOAD OF FAULT CONDITION.

E. POWER DISTRIBUTION EQUIPMENT SUPPLIER SHALL PROVIDE APPROPRIATELY RATED AND BRACED TO ACCOMMODATE THE AVAILABLE FAULT CURRENT AT THE UTILITY COMPANY TRANSFORMER SECONDARIES. THIS SUPPLIER SHALL ACCORDINGLY PROVIDE ANY RELATED CALCULATIONS SO THAT THEIR EQUIPMENT IS PROPERLY COORDINATED FOR THE AVAILABLE FAULT CURRENT. THE ELECTRICAL CONTRACTOR SHALL PROVIDE THIS SUPPLIER WITH COPIES OF THE ELECTRICAL DOCUMENTS AS REQUIRED SO THAT PROPERLY RATED/BRACED EQUIPMENT IS PROVIDED UNDER BASE BID.

F. GROUNDING ELECTRODE CONDUCTORS SHALL BE PROVIDED IN STRICT COMPLIANCE WITH NEC, INCLUDING ARTICLE 250 AND TABLE 250-66. THESE CONDUCTORS MAY NOT BE INDICATED ON RISERS OR SINGLE LINE DIAGRAMS, BUT SHALL BE PROVIDED UNDER BASE BID NEVERTHELESS.

G. EQUIPMENT GROUNDING CONDUCTORS SHALL BE PROVIDED IN STRICT COMPLIANCE WITH NEC, INCLUDING ARTICLE 250 AND TABLE 250-122. THESE CONDUCTORS MAY NOT BE INDICATED ON RISERS OR SINGLE LINE DIAGRAMS, BUT SHALL BE PROVIDED UNDER BASE BID NEVERTHELESS.

H. WORKING CLEARANCES SHALL BE PROVIDED FOR ALL ELECTRICAL EQUIPMENT (SWITCHBOARDS, PANELBOARDS, TRANSFORMERS, STARTERS, DISCONNECTS, ETC. AS APPLICABLE) IN STRICT COMPLIANCE WITH NEC CHAPTER 1, PART B SECTION 110-25(a). LOCATIONS SHOWN ON THE FLOOR PLANS ARE SCHEMATIC AND DIAGRAMMATIC IN NATURE. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE WITH THE ABOVE NEC REFERENCE. THIS REQUIREMENTS APPLIES TO EQUIPMENT ON FLOOR PLANS AS WELL AS TO EQUIPMENT SHOWN ON THE RISER.

I. HOLD ALL NEW OVERHEAD ELECTRICAL WORK AS TIGHT AS POSSIBLE TO THE BOTTOM OF THE OVERHEAD STRUCTURE. LOCATE ANY RELATED PULL BOXES SO THAT THEY WILL BE FULLY ACCESSIBLE AFTER ALL CONSTRUCTION WORK IS COMPLETE. AS WITH ALL WORK, COORDINATE IN ADVANCE WITH OTHER TRADES.

J. ROUTE FEEDER CONDUITS BELOW GRADE WHEREVER POSSIBLE. VERY LIMITED SPACE EXISTS ABOVE ACOUSTICAL TILE CEILINGS AND MANY, IF NOT MOST, OF THE SPACE ABOVE GYPSUM BOARD CEILINGS IS NOT AVAILABLE FOR RUNNING CONDUIT. STUDY ALL ARCHITECTURAL, STRUCTURAL AND MECHANICAL DRAWINGS VERY CAREFULLY BEFORE LAYING OUT FEEDER ROUTES.

K. ALL PANELS HAVE NEMA 1 ENCLOSURES UNLESS OTHERWISE NOTED.

L. ALL PANELS ARE SURFACE MOUNTED UNLESS OTHERWISE NOTED.

STATE OF OHIO
LAWRENCE S. AYER
56787
REGISTERED PROFESSIONAL ENGINEER
EXPIRATION DATE: 12/31/2025

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Scattered Sites Modernization Project 2025
Springfield Metropolitan Housing Authority
2020 Portage Path
Springfield, Ohio 45506

Project Number
E2M: 25131

Date
May 30, 2025

Date	Issue
06/02/25	REVIEW SET
06/05/25	REVIEW
06/20/25	BID/CONSTRUCTION

Sheet Title
ELECTRICAL SCHEDULES & NOTES

Sheet Number
11-E5.1