ITEM 1 April 22, 2019

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Figure 1: Location of proposed parking lot (highlighted in yellow) on Dayton St



Figure 2: View of proposed parking lot location looking east

Prior Relief: The property received variances from the Historic Conservation Board on April 22, 2019. The approved variances allowed for a reduction of the DOTE required sight triangle for the proposed entry drive from Broadway Street. DOTE requires a sight triangle measuring 10' from the intersection of the property line and the entry drive. The approved variance allowed for a reduction to 2' from the property line for a full 30' from the western property line. The reduction was approved by DOTE as the proposed entry drive from Broadway Street is 30' wide, meaning the proposed entry drive is a typical lot width for the area. The approved variances are valid for 2 years per Section 121-B-2 of the Zoning Code. The drive has not been constructed.

Code Sections:

Underlying District	Section 1410	RM-1.2
HCB Overlay	Section 1430-00	
Overlay	Section 143	Historic Conservation
Historic District Regulations	Design Standards Historic District	
COA Standard	Section 1430-092	COA Standard Regulation

Variance Request

Standard regulations require a minimum 10' sight triangle in RM-1.2 Districts per Code Section UDC-A-2. The variance request is to reduce the required sight triangle from 10' to 2' for the proposed entry drive from Broadway Street. The Historic Conservation Board has jurisdiction over COA applications per Code Section 1430-092. The COA application is for the proposed entry drive from Broadway Street. The variance request is to reduce the required sight triangle from 10' to 2' for the proposed entry drive from Broadway Street.

Standard for Granting Variances

(a) Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the Historic District of Historic Asset; or

The variance request is to reduce the required sight triangle from 10' to 2' for the proposed entry drive from Broadway Street. The Historic Conservation Board has jurisdiction over COA applications per Code Section 1430-092. The COA application is for the proposed entry drive from Broadway Street. The variance request is to reduce the required sight triangle from 10' to 2'

a determination, the Historic Conservation Board may consider the factors set forth in Section 1435-09-2 (aa) to (ff).

[illegible]

[illegible]

[illegible]:

A [illegible]

[illegible]

S [illegible]

- *Site improvements like parking lots, parking pads, paving, fences, decks and trees should be in character with the contributing buildings in the District and should respond to the colors, textures, materials and scale found in the area of the improvement.*
- *The design of any site improvement should be compatible with neighboring buildings in the district and not detract from the character of the District.*

Design Elements

Parking Lots: Cars in parking lots should be screened from public view. Appropriate screening includes low masonry walls in conjunction with planting areas and landscaping, low masonry walls with wrought iron fencing and planting areas with landscaping and wrought iron fencing. Chain link fence along sidewalks is inappropriate. Parking lots with a capacity of 10 or more cars should contain trees within the lot as well as around the perimeter of the lot. Concrete curbs, not rolled asphalt bumpers, are appropriate edges for parking lots.

A lot used for surface parking of motor vehicles should be for the exclusive use of owners, occupants and customers of a building located within 300 feet of the lot, and shall be subject to a restrictive covenant to implement this provision.

[illegible]

[illegible]

[illegible] [illegible] [illegible] [

C. **FINDING:** The Board finds that the proposed driveway is consistent with Section 13.09.020 of the Code.

1. The driveway is proposed at 30' from the adjacent property at 821 Bank Street. The Code requires a minimum of 50' from the adjacent property.

2. Section 13.09.020 of the Code states that driveways shall be located to minimize the number of curb cuts and to maximize the distance between curb cuts on any street. The proposed driveway is located to minimize the number of curb cuts and to maximize the distance between curb cuts on Bank Street.

3. The proposed driveway is located to minimize the removal of trees and to minimize the impact on the natural topography of the site.

II. **CERTIFICATE OF APPROPRIATENESS**

A. **ROOF** The Commission approves the Applicant's request for a 1:11 Exception to Section 13.09.020 of the Code to allow a driveway located 30' from the adjacent property at 821 Bank Street, as shown on the RDA Group Architectural Drawings dated 04/04/2019, and as described in the Staff Report dated 05/15/2019, with the following conditions:

1. The proposed driveway shall be located to minimize the removal of trees and to minimize the impact on the natural topography of the site. The Commission shall review the proposed driveway location at the Conceptual Review.

B. **FINDING:** The Board finds that the proposed driveway is consistent with Section 13.09.020 of the Code.

1. The proposed driveway is located to minimize the removal of trees and to minimize the impact on the natural topography of the site. The proposed driveway is located to minimize the number of curb cuts and to maximize the distance between curb cuts on Bank Street.


BIKE LANE
BIKE LANE
BANK STREET
BIKE LANE
DRIVEWAY
SIDEWALK
SIDEWALK
BIKE LANE
LINN STREET
HORACE STREET
EXISTING TREE TO REMAIN
GRO-LOW SUMAC #5 QT: 28 FULL
BLACK HAW VIBURM 3 TO 4 FEET B&B
GRO-LOW SUMAC #5 QT: 28 FULL
PRIVACY FENCING 6 FEET TALL
LAWN KENTUCKY FESCUE 31 PER ODOT PLANTING SPECS.
EXISTING TREE ON ADJACENT PROP. TO REMAIN
BLACK HAW VIBURM 3 TO 4 FEET B&B
EXISTING TREES TO REMAIN
LAWN KENTUCKY FESCUE 31 PER ODOT PLANTING SPECS.
BLACK HAW VIBURM 3 TO 4 FEET B&B
GRO-LOW SUMAC #5 QT: 28 FULL
SIX FOOT METAL FENCE
EXISTING STEEL GUARD RAIL
BLACK HAW VIBURM 3 TO 4 FEET B&B
PROPERTY LINE
NORTHERN BLUE FLAG IRIS #1 QT: 140 FULL
16 PARKING SPACES INCLUDING 2 ADA
EXIST. 2.5 STORY BRICK HOUSE
EXIST. 2 STORY BRICK GARAGE
EXIST. 2 STORY BUILDING
CARRIAGE HOUSE OF THE JOHN HAUCK HOUSE
EXIST. 2 STORY BUILDING
EXIST. 1 STORY BUILDING
6 FOOT METAL FENCE
PEDESTRIAN PATH TO THE JOHN HAUCK HISTORIC SITE
PEDESTRIAN ACCESS ONLY NO AUTO ACCESS TO HORACE STREET
EXIST. CONC. CURB, 6 FT. FENCE, AND GATE TO ACCESS THE JOHN HAUCK HOUSE
8 INCH DIA. PROPOSED SEWER INV = 536
36'-0"
30'-0"
56'-11"
22'-0"
65'-0"
94'-11"
22'-0"
56'-11"
9'-0"
9'-1"
24'-7"
10'-0"
7'-0"
10'-0"
5'-0"
6'-4"
18'-0"
14'-0"
60'-0"
24'-0"
18'-0"
17'-8"
6'-0"
7'-1"
ADA PARKING SPACE
ADA PARKING SPACE
SUMMARY OF AREAS:
PAVING TOTAL: 9,032 SF
DRIVEWAY APRON (CONCRETE) 590 SF
DRIVEWAY 1,494 SF
PARKING AREA 5,948 SF
16 PARKING SPACES INCLUDING 2 ADA
6 FT. HIGH METAL FENCING: 324 FEET
PRIVACY FENCING: 85 FEET
GATE IN SECURITY FENCE
541.9 PROPOSED
542.5 PROPOSED
541.7 PROPOSED
542.0 PROPOSED
541.9 PROPOSED
541.7 PROPOSED
541.9 PROPOSED
542.5

PROPOSED PARKING LOT FOR 815 HORACE STREET
CINCINNATI PRESERVATION ASSOCIATION



SUMMARY OF AREAS:

PAVING TOTAL: 8,032 SF
DRIVEWAY APRON (CONCRETE) 590 SF
DRIVEWAY 1,494 SF
PARKING AREA 5,948 SF
16 PARKING SPACES INCLUDING 2 ADA
6 FT HIGH METAL FENCING: 324 FEET
PRIVACY FENCING: 85 FEET

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

0 5' 10' 20' 40'
GRAPHIC SCALE

MULLER ARCHITECTS INC.
2400 Gilbert Avenue
Cincinnati, Ohio 45206
513.961.1616 T
513.961.2905 F
www.mullerarchitects.com
ARCHITECTURE, PLANNING, INTERIORS

Consultants:

STRUCTURAL ENGINEER:
-
-
-
-

MEP ENGINEER:

CIVIL ENGINEER:

Owner:

CINCINNATI PRESERVAITON ASSOCIATION

430 READING RD
CINCINNATI, OH 45202

Project Name:

HAUCK HOUSE
PARKING LOT
815 HORACE STREET
CINCINNATI, OH 45202

	REVISION	04/26/19
	REVIEW	03/15/19
	REVIEW	03/12/18
	REVIEW	08/17/18
	ISSUE	DATE

Issues and Revisions

Seal

STATE OF OHIO
MULLER
7450
REGISTERED ARCHITECT
exp: 12/13/19

Project No.	2018.22
Scale	AS NOTED
Drawn	-
Checked	-
Cad Dwg. File	HAUCK PARKING LOT 03-15-2019 WITH TITLE SHEETS.DWG

SITE PLAN

A-101

Sheet - Of -

PREVIOUS SUBMISSION



1 / A-100 SITE PLAN
SCALE: 1/16" = 1'-0"

NORTH

GRAPHIC SCALE

2 / A-100 ELEVATION OF FENCE
SCALE: 1/8" = 1'-0"

PROPOSED PARKING LOT FOR 815 HORACE STREET
CINCINNATI PRESERVATION ASSOCIATION

MULLER ARCHITECTS INC.

2400 Gilbert Avenue
Cincinnati, Ohio 45206
513.961.1616 T
513.961.2905 F

www.mullerarchitects.com

ARCHITECTURE, PLANNING, INTERIORS

Consultants:

STRUCTURAL ENGINEER:
-
-
-
-

MEP ENGINEER:

CIVIL ENGINEER:

Owner:

CINCINNATI PRESERVAITON ASSOCIATION

430 READING RD
CINCINNATI, OH 45202

Project Name:

HAUCK HOUSE
PARKING LOT
815 HORACE STREET
CINCINNATI, OH 45202

	REVIEW	03/15/19
	REVIEW	03/12/18
	REVIEW	08/17/18
	ISSUE	DATE

Issues and Rivisions

Seal

STATE OF OHIO
MULLER
7450
REGISTERED ARCHITECT

exp: 12/13/19

Project No.	2018.22
Scale	AS NOTED
Drawn	-
Checked	-
Cad Dwg. File	HAUCK PARKING LOT BANKS ACCESS WEST EXIT ACAD 13 CLIPPED.DWG

SITE PLAN

A-100

Sheet - Of -

PROPOSED PARKING LOT FOR 815 HORACE STREET
CINCINNATI PRESERVATION ASSOCIATION

BANK STREET

BIKE LANE

SIDEWALK

HORACE STREET

EXISTING TREE TO REMAIN

GRO-LOW SUMAC #5 QT: 28 FULL

BLACK HAW VIBURM 3 TO 4 FEET B&B

6'-0"

SECURITY FENCING
6' HIGH, BLACK
PAINTED METAL

EXG. 2.5 STORY
BRICK HOUSE

GRO-LOW SUMAC #5 QT: 28 FULL

PRIVACY FENCING 6 FEET TALL

LAWN KENTUCKY FESCUE 31
PER ODOT PLANTING SPECS.

EXISTING TREE ON
ADJACENT PROP.
TO REMAIN

EXG. 2 STORY
BRICK GARAGE

36'-0"

21'-11 13/16"

22'-0"

T/G = 337.06
INV=533.59

EX. 12" RCP

EX. UTL. POLE

540 PROPOSED

541 PROPOSED

542 PROPOSED

543 PROPOSED

544 PROPOSED

539 PROPOSED

538

539

540

541

542

543

544

53'-4"

115'-5"

8 INCH DIA.
RISER
INV = 536

GATE IN SECURITY FENCE

542.5 PROPOSED

541.9 PROPOSED

541.3 PROPOSED

541.5 PROPOSED

541.7 PROPOSED

541.9 PROPOSED

22'-0"

14'-0"

60'-0"

24'-0"

18'-0"

9'-0"

9'-1"

24'-1"

6'-4"

5'-0"

16 PARKING SPACES INCLUDING 2 ADA

10'-0"

7'-0"

10'-0"

ADA
PARKING
SPACE

ADA
PARKING
SPACE

12'-0"

11'-8"

10'-0"

GRO-LOW SUMAC #5 QT: 28 FULL

SIX FOOT METAL FENCE

EXISTING STEEL GUARD RAIL

BLACK HAW VIBURM 3 TO 4 FEET B&B

PROPERTY LINE

NORTHERN BLUE FLAG IRIS #1 QT: 140 FULL

BLACK HAW VIBURM 3 TO 4 FEET B&B

EXISTING TREES TO REMAIN

6 FOOT METAL FENCE

LAWN KENTUCKY FESCUE 31 PER ODOT PLANTING SPECS.

PEDESTRIAN PATH TO
THE JOHN HAUCK HISTORIC SITE

EXG. 2 STORY
BUILDING

PEDESTRIAN ACCESS ONLY
NO AUTO ACCESS TO HORACE STREET

CARRIAGE HOUSE OF THE JOHN HAUCK HOUSE
EXG. 2 STORY
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EXG. CONC. CURB,
6 FT. FENCE AND
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EXG. 1 STORY BUILDING

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NORTH

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

0' 5' 10' 20' 40'
GRAPHIC SCALE

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Cad Dwg. File	HAUCK PARKING LOT BANKS ACCESS WEST EXIT ACAD 13 CLIPPED.DWG

SITE PLAN

A-101

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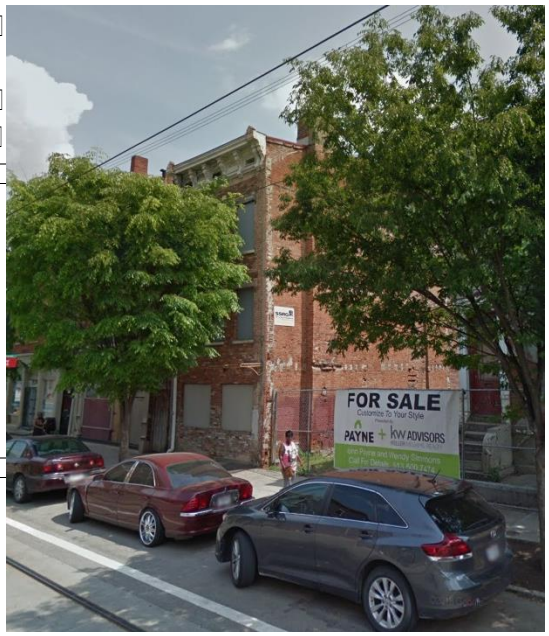


Figure 1: 1540 Elm Street. Image provided by applicant.

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Figure 2: 1540 Elm Street context map. Image provided by Cagis Maps.

Applicable Zoning Standards:

Multi-Family District	Section 1.20	RM-1.2
HCB Commercial District	Section 1.30.00	
Overlay District	Section 1.30	Historic Preservation
Historic Preservation Review	COA Section 1.30.092	COA Standard for Review

Project Request

The applicant is requesting a Certificate of Appropriateness for the construction of a roof deck.

Staff Comments on Project Request:

Additional comments from staff are as follows:

Staff Analysis

B. SPECIFIC GUIDELINES

1. Decks should be located in the rear of the property. Roof decks are discouraged. Materials should be compatible with the building.

The proposed deck is in the rear of the property and while technically a roof deck, it is not

on the main roof of the building and is not visible from Elm Street. It is not cutting into the roof but is rather building a deck on top of the roof. An existing opening will be used for access to the roof deck.

The roof deck will be slightly visible from the behind due to vacant and open land, however it will not detract from the architecture or buildings in the vicinity until infill development occurs.

Other Considerations: N/A

Prior Reviews: A prior request was considered on May 1, 2019. The request was denied.

Staff Recommended Motion: N/A

Applicable Plans: ***Plan Cincinnati (2012)***:
"Sustain" Initiative Area "Preserve our built history"

Recommendation:
Staff recommends that the Historic Conservation Board approve the request.

FINDINGS OF FACT OF THE RECORD

A. **RECORD:** Prior to the Application, a request was considered on May 1, 2019 for the Subject Property and was denied. The Application was submitted on June 20, 2019 and is considered by the Board.

1. Board members may request that the applicant provide additional information regarding the COA application.

B. **FINDING:** The Board finds that the proposed work is appropriate because:

1. The proposed roof deck is not visible from Elm Street and will not detract from the architecture or buildings in the vicinity until infill development occurs.

city of CINCINNATI

II Centennial Plaza
805 Central Avenue, Suite 500
Cincinnati, Ohio 45202
Monday- Friday 7:30 am—4 pm
(513) 352-4848
Urban.Conservator@Cincinnati-OH.gov

Office Use Only
Application #: _____
Date Accepted: _____
☐ Staff Review ☐ Board Review
☐ Paid: _____
Date Perfected: _____
Hearing Date: _____

CERTIFICATE OF APPROPRIATENESS APPLICATION

SUBJECT PROPERTY

Site Address: 1540 Elm St.
Hamilton Co. Parcel ID No.: 081-0002-0280-00 Zoning District: RM1.2
Historic District: Over-the-Rhine Overlay District: none

PRIMARY CONTACT INFO ☐ PROPERTY OWNER ☑ OTHER architect (AGENT, ATTORNEY, ARCHITECT, ETC.)

Name: Schickel Design
Contact Person (if legal entity): Rebecca Cadena
Address: 124 W. 14th St.
City: Cincinnati State: OH Zip Code: 45202
Phone: (513) 721-4000 E-mail: rebecca@schickeldesign.com

PROPERTY OWNER INFO ☐ SAME AS ABOVE

Name: 1540 Elm LLC
Contact Person (if legal entity): Joseph M. Carelli
Address: 580 Walnut St. Apt 1202
City: Cincinnati State: OH Zip Code: 45202
Phone: (513) 344-0980 E-mail: amparo bettri@gmail.com

CERTIFICATE OF APPROPRIATENESS (SELECT ALL THAT APPLY)

☐ New Construction ☑ Alteration ☐ Demolition

Provide a very brief summary of the project:
This C of A application is for the addition of a roof deck to the property at 1540 Elm St. the overall project has been permitted w/ permit # 2018 P09385. We have applied for an engineering change to add a roof deck to the project. this C of A is for that engineering change.

ZONING RELIEF ☐ Yes ☐ No

Provide a very brief summary of the zoning relief requested:

SUBMISSION REQUIREMENTS & REQUIRED ATTACHMENTS

Demolition requests must include all required demolition forms.
All applications that include requests for zoning relief must include a zoning hearing application.
All persons seeking historic tax credits must provide a copy of their approved part II tax credit application.

I certify that all statements and documents that I provide with reference to this application are accurate, complete, and true to the best of my knowledge and belief. I further acknowledge that my application shall be deemed incomplete for my failure to timely comply with any requirement of this application, which non-compliance may result in delays in the scheduling and resolution of my application.

Applicant Signature: Rebecca Cadena Date: 04/05/2019

SCHICKEL
DESIGN

04/05/2019

1540 Elm Historic Conservation Narrative Statement:

This Certificate of Appropriateness Application is for the addition of a roof deck to the property at 1540 Elm St. The overall project has been permitted with permit #2018P09385. We have applied for an engineering change to add a roof deck to the project, and this C of A is for that Engineering Change Application.

The proposed roof deck will be 24' long x 12' wide, taking up less than a third of the total roof area. In keeping with the conservation guidelines, the deck will be well-designed and complementary to the historic building and local fabric. The deck will be made of pressure-treated wood, with a dark brown stain, and the railing will be simple steel, painted black. These materials and color choices complement the surrounding materials, while the simplicity of the railing does not distract from the neighboring historic buildings. The roof deck is not visible from the front or rear of the building. There is limited visibility of the top of the railing through the vacant lot at 1538 Elm. There is also limited visibility of the top of the door to the deck, and the top of the railing through the vacant lots at 1543-1547 Pleasant St. in the rear.

Thank you for your consideration of this project.

Sincerely,

Rebecca Cadena

Rebecca Cadena

Schickel Design

Dusty Rhodes, Hamilton County Auditor

generated on 4/5/2019 7:32:36 AM EDT

Property Report

Parcel ID	Address	Index Order	Tax Year
081-0002-0280-00	1540 ELM ST	Parcel Number	2018 Payable 2019

Property Information

Tax District 001 - CINTI CORP-CINTI CSD
School District CINCINNATI CSD

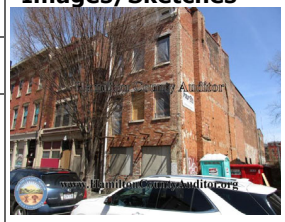
Appraisal Area
01800 - OVER THE RHINE

Land Use
401 - APARTMENT, 4-19 UNITS

Owner Name and Address
1540 ELM LLC
580 WALNUT ST APT 1202
CINCINNATI OH 45202
(call 946-4015 if incorrect)

Mailing Name and Address
1540 ELM LLC
580 WALNUT ST APT 1202
CINCINNATI OH 45202
(call 946-4800 if incorrect)

Images/Sketches



Assessed Value
34,850

Effective Tax Rate
96.515579

Total Tax
$3,368.12

Property Description
1540 ELM ST 21 X 92.50 PT O L 49 BLK 49 ES ELM ST 260 FT S OF LIBERTY

Appraisal/Sales Summary

Year Built	1900
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Sale Date	12/18/2018
Last Sale Amount	$225,000
Conveyance Number	190707
Deed Type	LW - Limited Warrant Deed (Conv)
Deed Number	
# of Parcels Sold	1
Acreage	0.045
Front Footage	21.00

Tax/Credit/Value Summary

Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	68,400
CAUV Value	0
Market Improvement Value	31,180
Market Total Value	99,580
TIF Value	67,180
Abated Value	0
Exempt Value	0
Taxes Paid	$1,686.34
Tax as % of Total Value	0.000%

Notes

1) 11-30-04 30 YEAR TIF ABATEMENT BEGAN 2003 THRU 2032

1540 ELM CERTIFICATE OF APPROPRIATENESS APPLICATION

PROJECT DESCRIPTION:

THIS CERTIFICATE OF APPROPRIATENESS APPLICATION IS FOR THE ADDITION OF A ROOF DECK ON THE REAR PORTION OF THE ROOF AT 1540 ELM ST.

PROJECT ADDRESS:

1540 ELM ST.
CINCINNATI, OH 45202

OWNER:

1540 LLC, Joseph M. Carelli

PERMIT DRAWING CONTACT:

REBECCA CADENA- 513-721-4000

ARCHITECT:

SCHICKEL DESIGN
124 W. FOURTEENTH STREET
CINCINNATI, OHIO 45202
513-721-4000

GOVERNING CODE:

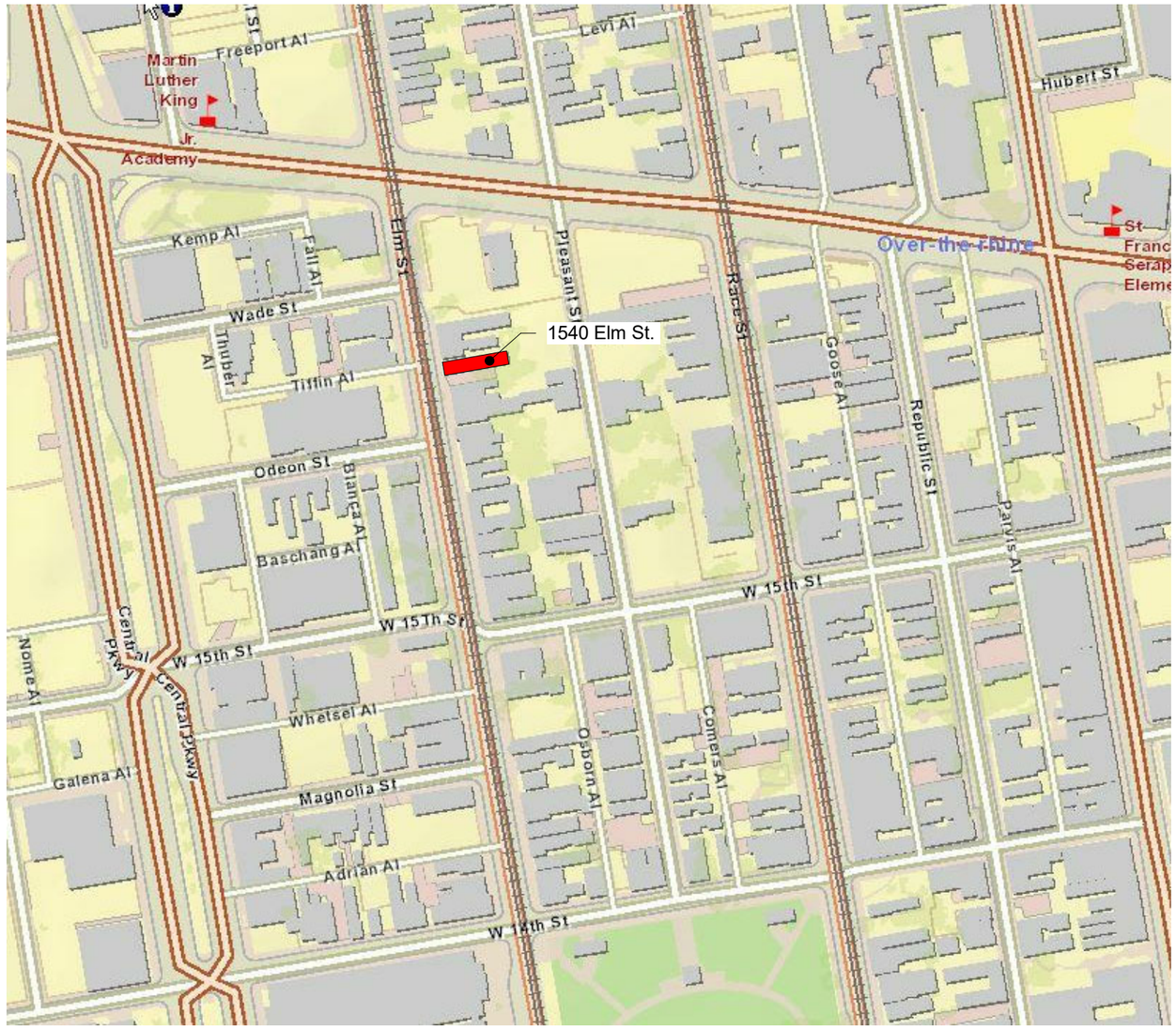
2017 OHIO BUILDING CODE

ZONING INFORMATION:

RM1.2

SHEET INDEX:

A-01	Title Page/Context Plan
A-02	Site Plan
A-03	Elevations Front (Existing & Proposed)
A-04	Elevations Rear (Existing & Proposed)
A-05	Elevations Side 1 (Existing & Proposed)
A-06	Elevations Side 2 (Existing & Proposed)
A-07	Roof Deck Details
A-08	Existing/Removal Plans
A-09	Existing/Removal Plans
A-10	Existing/Removal Plans
A-11	Proposed Plans
A-12	Proposed Plans
A-13	Proposed Plans
A-14	Site Elevation (Front)
A-15	Site Elevations (Side) & Site Line Drawings
A-16	Proposed Materials, Textures, and Colors
A-17	Photos
A-18	Photos
A-19	Photos
A-20	Photos



CONTEXT MAP

SCALE: 1" = 200'-0"

N

0' 100' 200' 300' 400'

THIS C OF A APPLICATION IS FOR THE ENGINEERING CHANGE REQUIRED TO ADD A ROOF DECK TO THE PREVIOUSLY APPROVED PERMIT #2018P09385

SCHICKEL DESIGN

124 W. Fourteenth St., Cincinnati, OH 45202
513.721.4000

1540 ELM STREET RENOVATION

Martha Dorff
License # 0112837
Expires 12/31/2019

OWNER CONTACT
1540 LLC, Joseph M. Carelli

FOR CONSTRUCTION

REV	DATE
BUILDING PERMIT	10/24/2018
ROOF DECK CERTIFICATE OF APPROPRIATENESS	04/05/2019

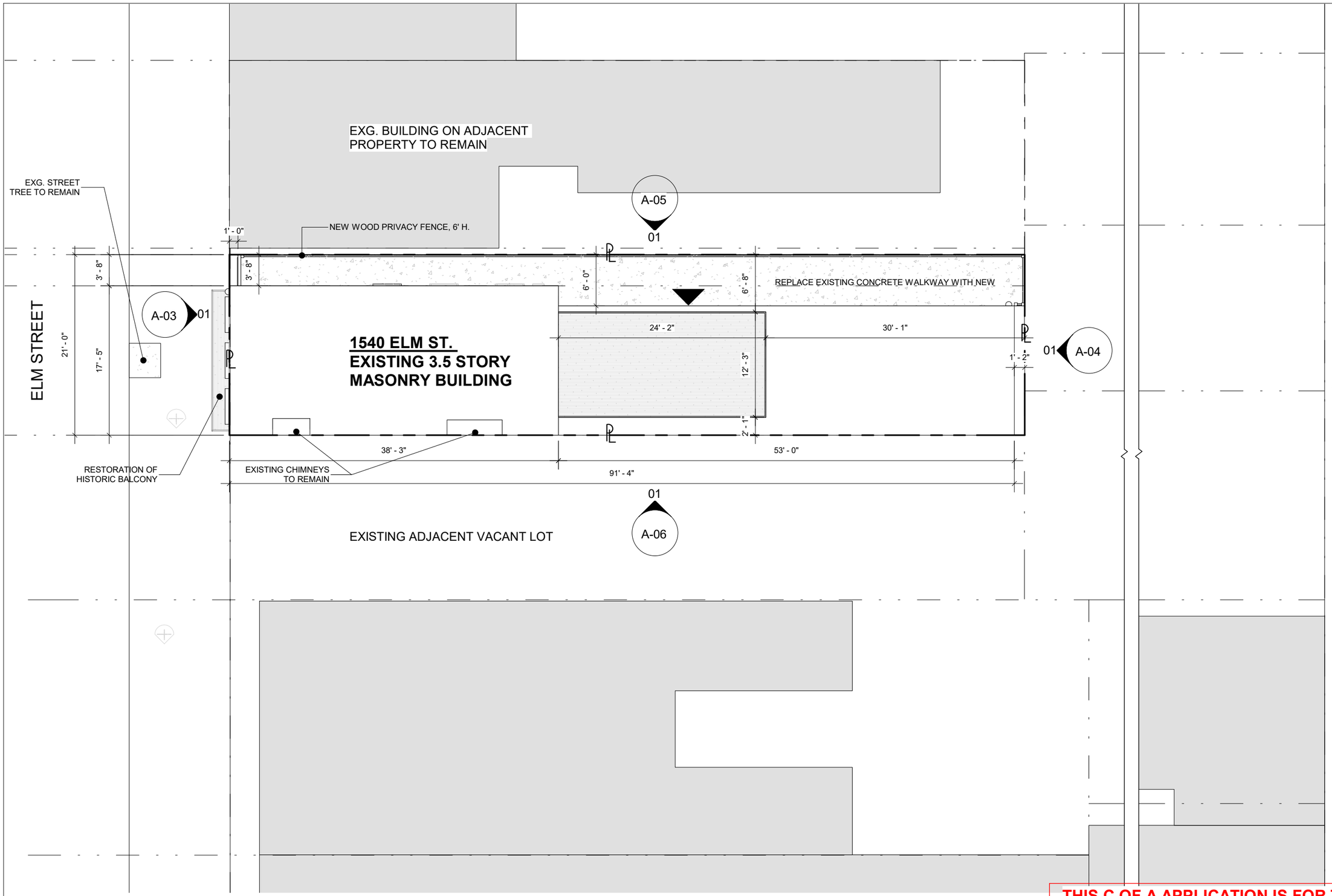
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SHEET NAME
Title Page/Context Plan

SHEET NUMBER
A-01



SITE MAP

SCALE: 3/32" = 1'-0"

N

0' 2' 4' 8' 16'

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1540 ELM STREET RENOVATION

Martha Dorff
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OWNER CONTACT
1540 LLC, Joseph M. Carelli

FOR CONSTRUCTION

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BUILDING PERMIT	10/24/2018
ROOF DECK CERTIFICATE OF APPROPRIATENESS	04/05/2019

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Author

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SHEET NAME
Site Plan

SHEET NUMBER
A-02



FRONT (WEST) ELEVATION

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

0' 2' 4' 8' 16'

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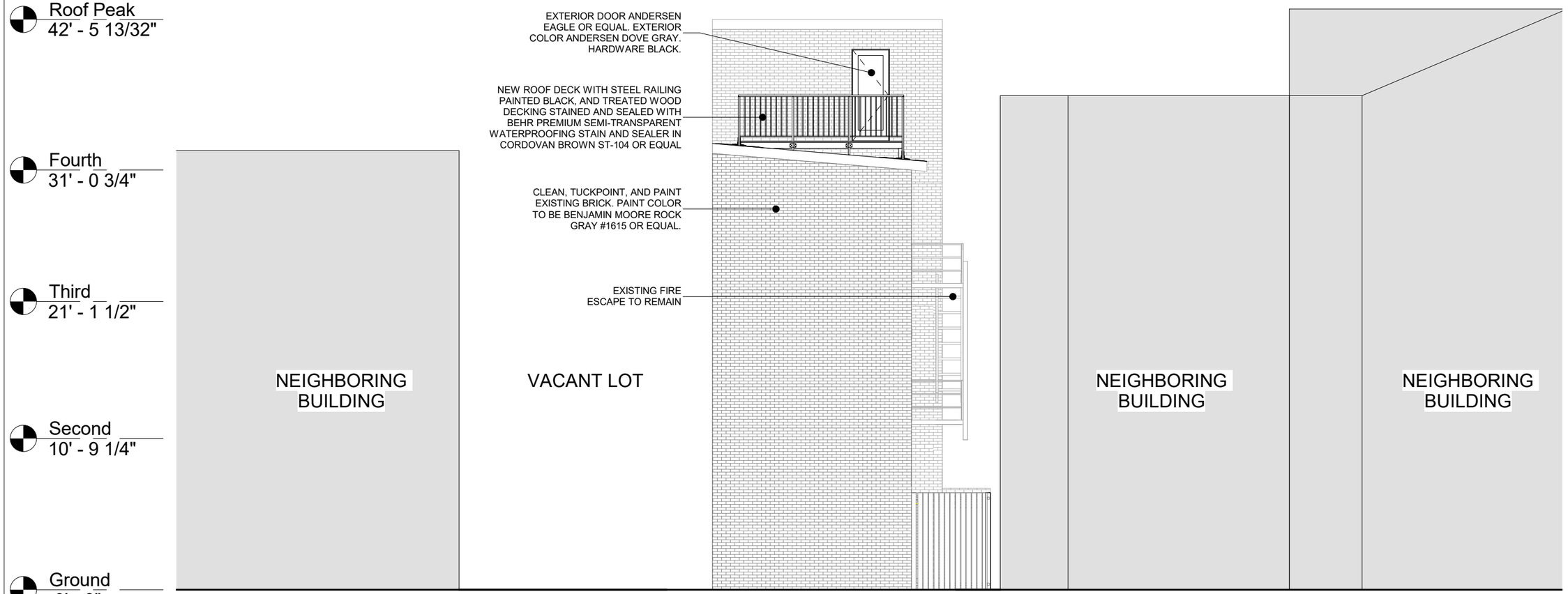
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Author

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SHEET NAME
Elevations Front (Existing & Proposed)

SHEET NUMBER
A-03



REAR (EAST) ELEVATION

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

0' 2' 4' 8' 16'

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1540 ELM STREET RENOVATION

Martha Dorff
License # 0112837
Expires 12/31/2019

OWNER CONTACT
1540 LLC, Joseph M. Carelli

FOR CONSTRUCTION

REV	DATE
BUILDING PERMIT	10/24/2018
ROOF DECK CERTIFICATE OF APPROPRIATENESS	04/05/2019

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SHEET NAME
Elevations Rear (Existing & Proposed)

SHEET NUMBER
A-04



SIDE (NORTH) ELEVATION

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

0' 2' 4' 8' 16'

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1540 ELM STREET RENOVATION

OWNER CONTACT
1540 LLC, Joseph M. Carelli

FOR CONSTRUCTION

REV	DATE
BUILDING PERMIT	10/24/2018
ROOF DECK CERTIFICATE OF APPROPRIATENESS	04/05/2019

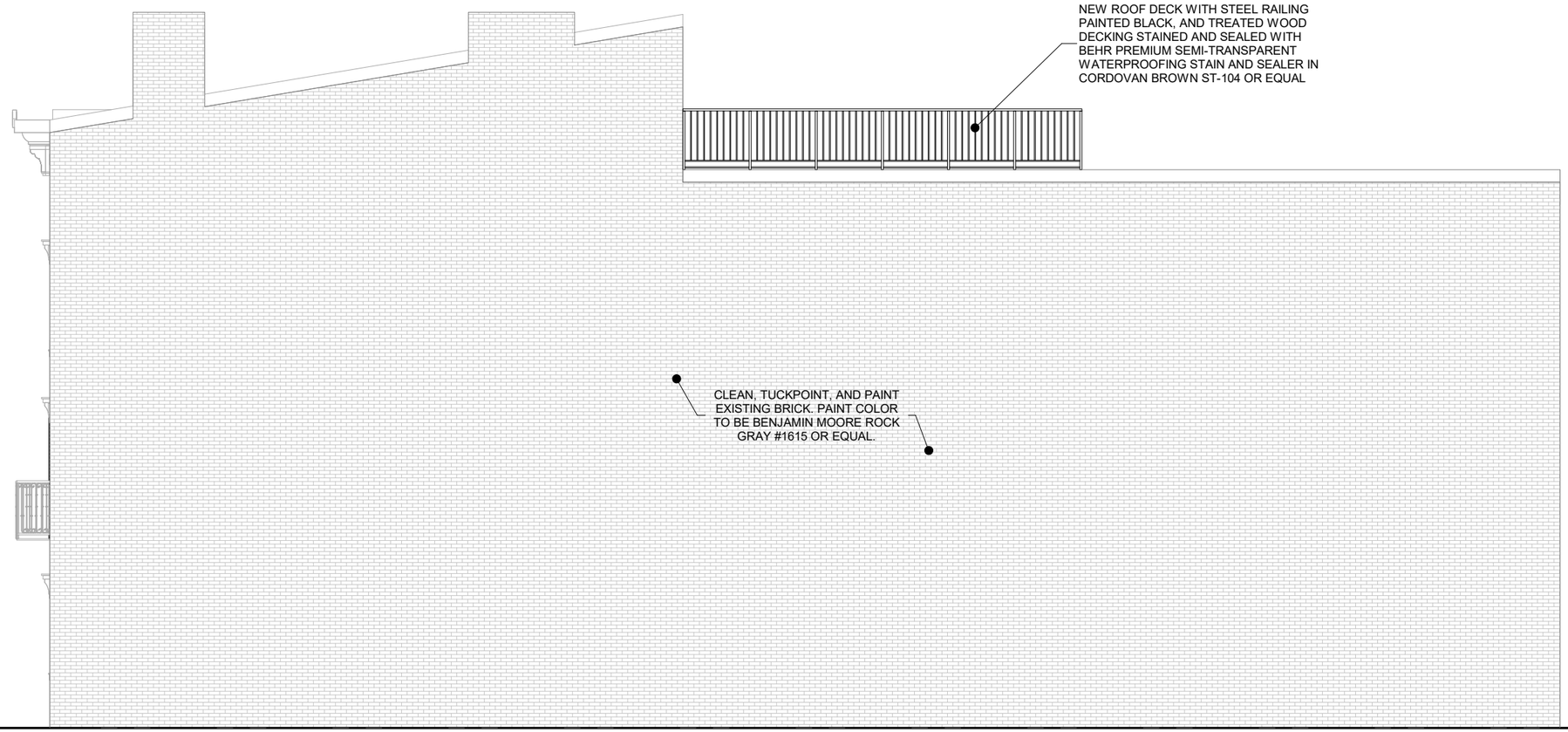
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SHEET NAME
Elevations Side 1 (Existing & Proposed)

SHEET NUMBER
A-05



SIDE (SOUTH) ELEVATION

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

0' 2' 4' 8' 16'

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SCHICKEL DESIGN

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513.721.4000

1540 ELM STREET RENOVATION

Martha Dorff
License # 0112837
Expires 12/31/2019

OWNER CONTACT
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FOR CONSTRUCTION

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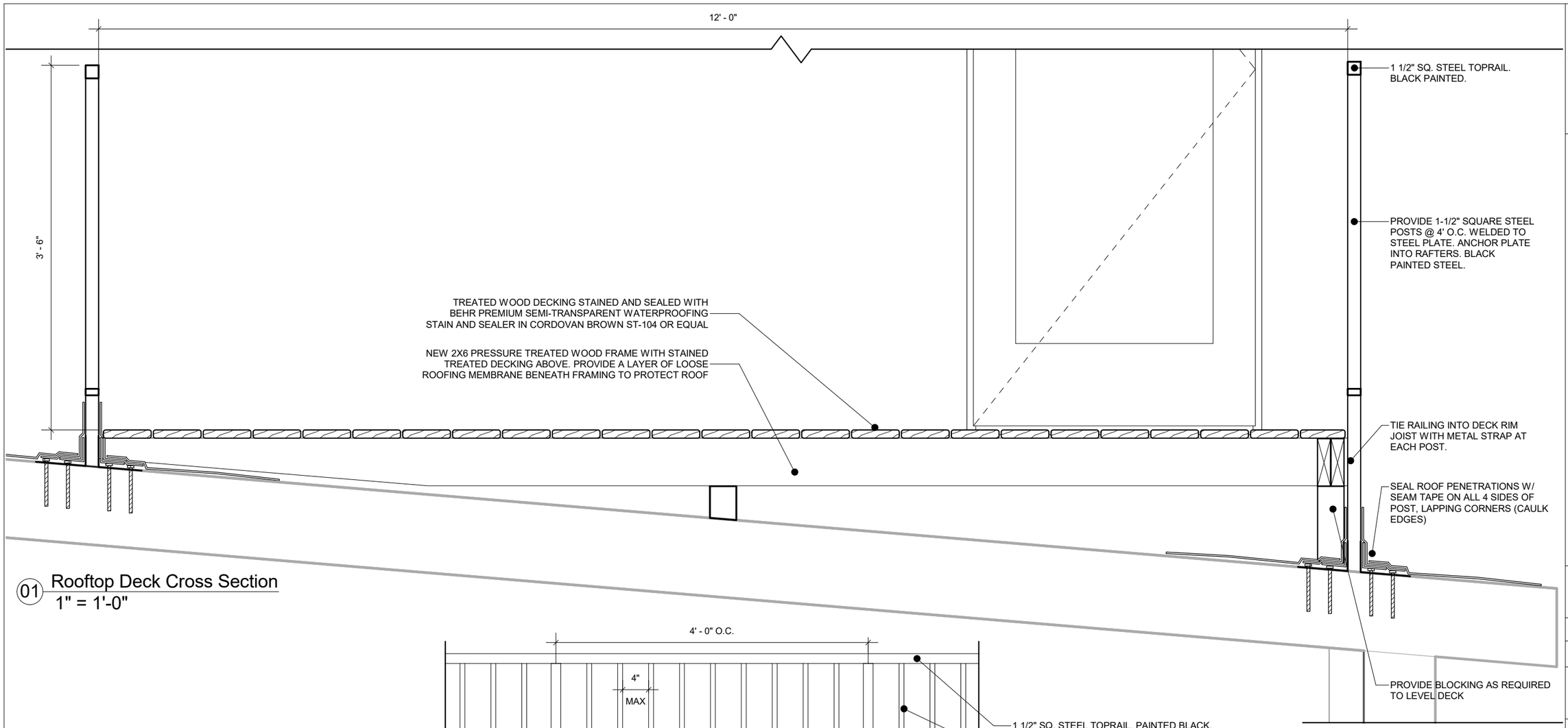
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Approver

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Author

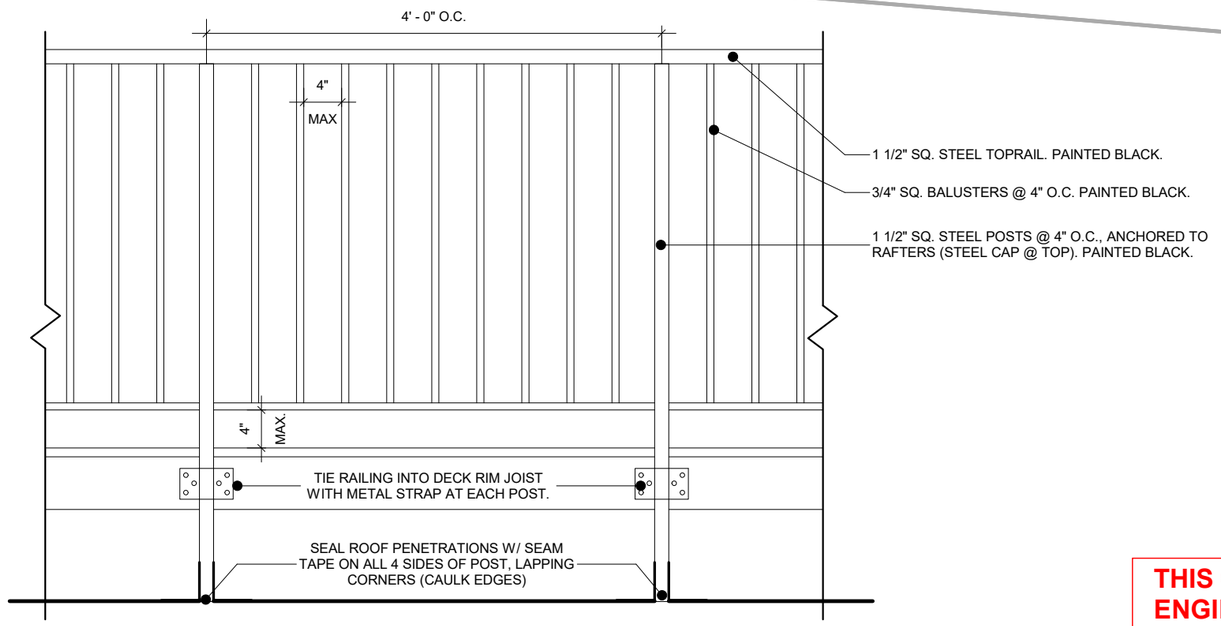
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SHEET NAME
Elevations Side 2 (Existing & Proposed)

SHEET NUMBER
A-06



01 Rooftop Deck Cross Section
1" = 1'-0"



02 Guardrail Elevation
3/4" = 1'-0"

ROOF DECK DETAILS

THIS C OF A APPLICATION IS FOR THE ENGINEERING CHANGE REQUIRED TO ADD A ROOF DECK TO THE PREVIOUSLY APPROVED PERMIT #2018P09385

SCHICKEL DESIGN
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513.721.4000

Martha Dorff
License # 0112837
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1540 ELM STREET RENOVATION

OWNER CONTACT
1540 LLC, Joseph M. Carelli

FOR CONSTRUCTION

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ROOF DECK CERTIFICATE OF APPROPRIATENESS	04/05/2019

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Approver

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Author

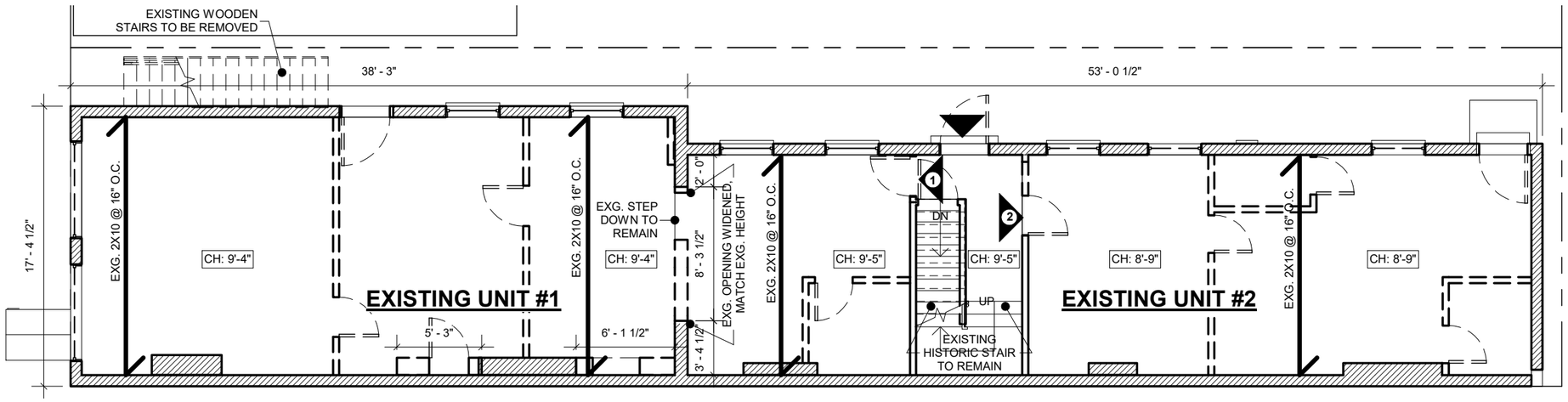
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Roof Deck Details

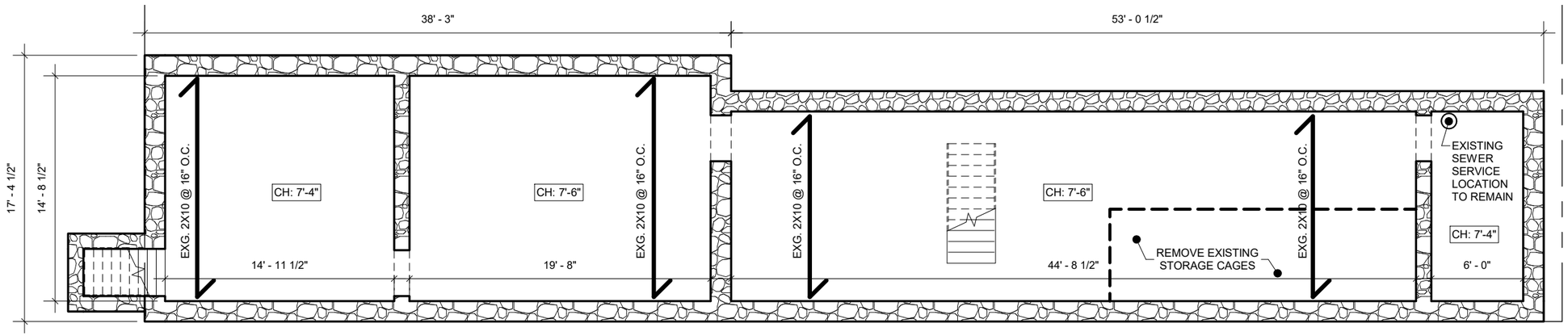
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A-07

SYMBOLS LEGEND

- EXISTING BRICK MASONRY TO REMAIN
- EXISTING STONE FOUNDATION TO REMAIN
- EXISTING FRAME WALL TO REMAIN
- PORTION OF EXISTING WALL TO BE REMOVED



02 Existing First Floor Plan
1/8" = 1'-0"



01 Existing Basement Floor Plan
1/8" = 1'-0"

EXISTING/REMOVAL PLANS APPROVED, PERMIT #2018P09385

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

N

THIS C OF A APPLICATION IS FOR THE ENGINEERING CHANGE REQUIRED TO ADD A ROOF DECK TO THE PREVIOUSLY APPROVED PERMIT #2018P09385

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513.721.4000

1540 ELM STREET RENOVATION

OWNER CONTACT
1540 LLC, Joseph M. Carelli

Martha Dorff
License # 0112837
Expires 12/31/2019

FOR CONSTRUCTION

REV	DATE
BUILDING PERMIT	10/24/2018
ROOF DECK CERTIFICATE OF APPROPRIATENESS	04/05/2019

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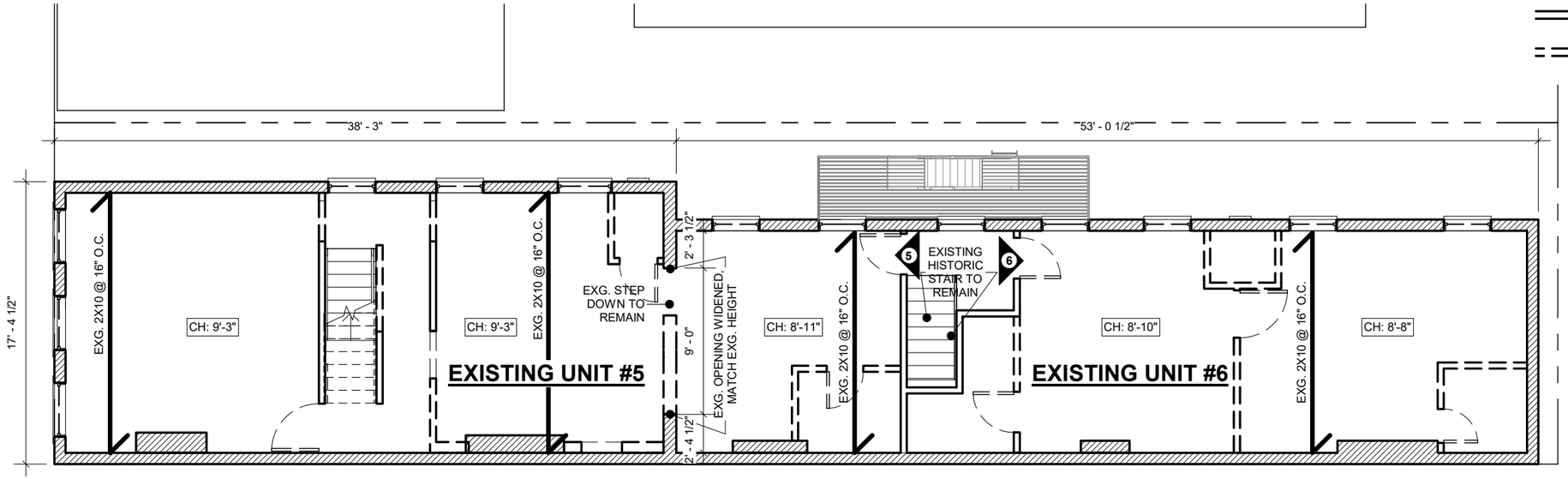
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SHEET NAME
Existing/Removal Plans

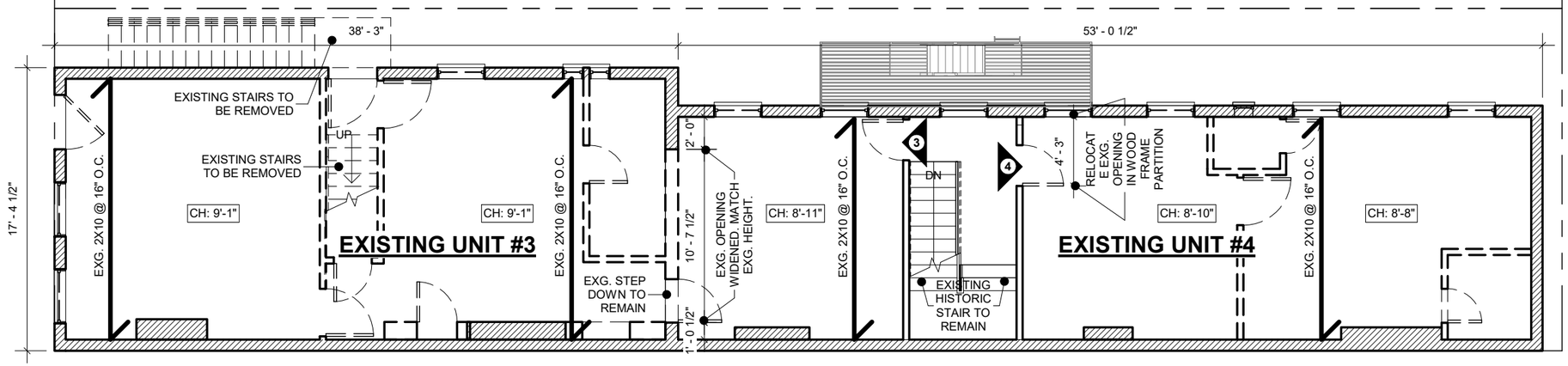
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A-08

SYMBOLS LEGEND

- EXISTING BRICK MASONRY TO REMAIN
- EXISTING STONE FOUNDATION TO REMAIN
- EXISTING FRAME WALL TO REMAIN
- PORTION OF EXISTING WALL TO BE REMOVED



02 Existing Third Floor Plan
1/8" = 1'-0"



01 Existing Second Floor Plan
1/8" = 1'-0"

EXISTING/REMOVAL PLANS APPROVED, PERMIT #2018P09385

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

N

THIS C OF A APPLICATION IS FOR THE ENGINEERING CHANGE REQUIRED TO ADD A ROOF DECK TO THE PREVIOUSLY APPROVED PERMIT #2018P09385

SCHICKEL DESIGN

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513.721.4000

Martha Dorff
License # 0112837
Expires 12/31/2019

1540 ELM STREET RENOVATION

OWNER CONTACT
1540 LLC, Joseph M. Carelli

FOR CONSTRUCTION

REV	DATE
BUILDING PERMIT	10/24/2018
ROOF DECK CERTIFICATE OF APPROPRIATENESS	04/05/2019

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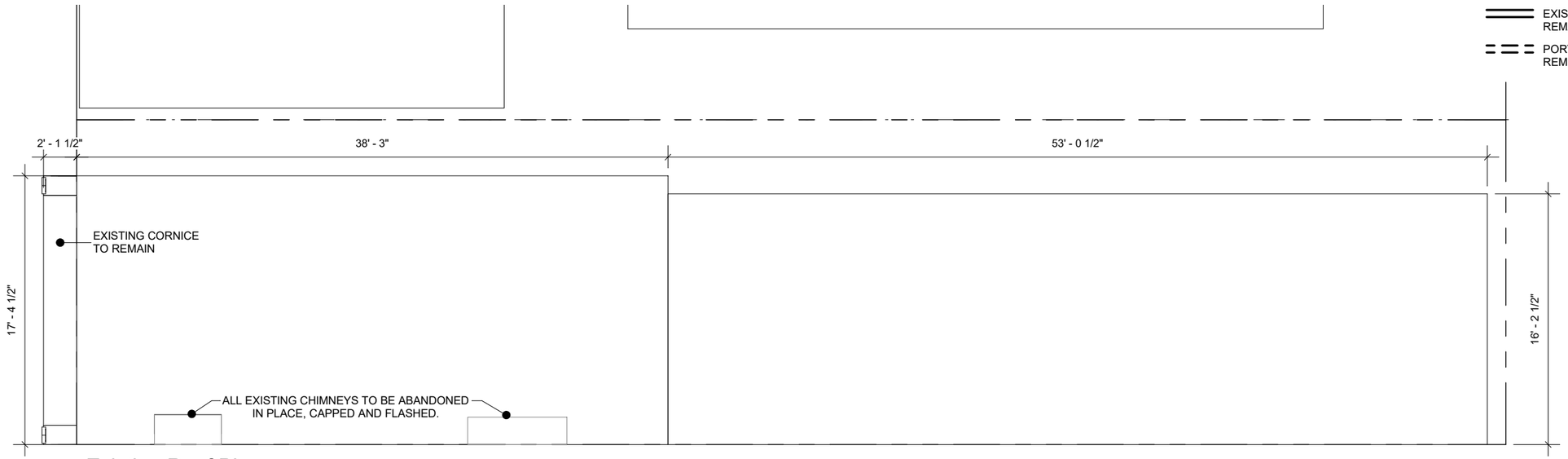
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SHEET NAME
Existing/Removal Plans

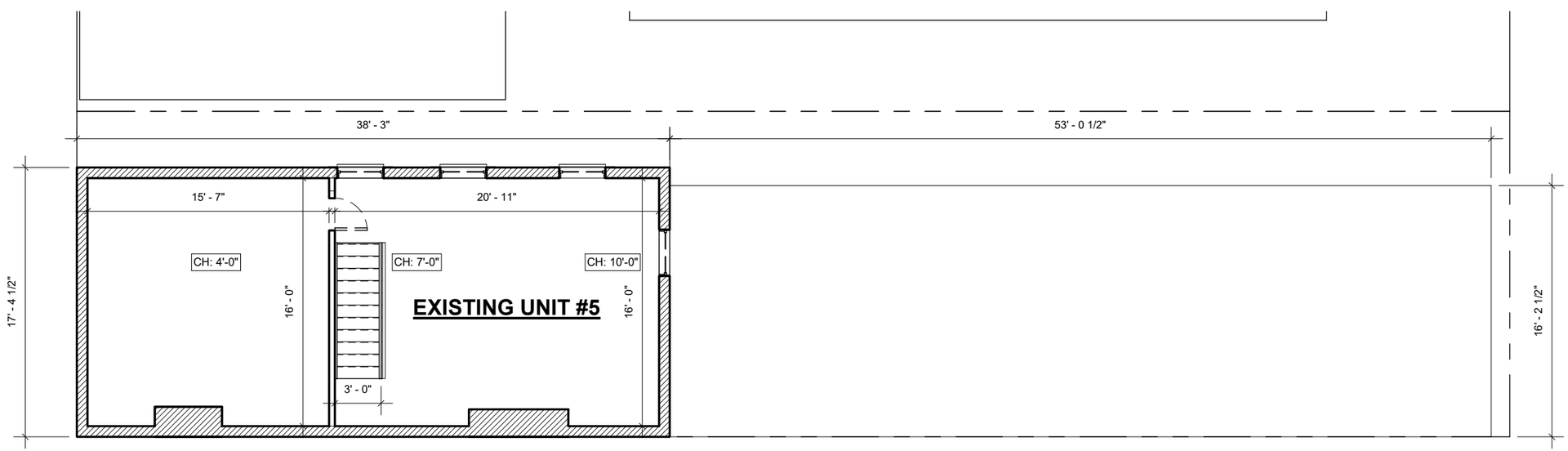
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A-09

SYMBOLS LEGEND

- EXISTING BRICK MASONRY TO REMAIN
- EXISTING STONE FOUNDATION TO REMAIN
- EXISTING FRAME WALL TO REMAIN
- PORTION OF EXISTING WALL TO BE REMOVED



01 Existing Roof Plan
1/8" = 1'-0"



02 Existing Fourth Floor Plan
1/8" = 1'-0"

EXISTING/REMOVAL PLANS APPROVED, PERMIT #2018P09385

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

N

THIS C OF A APPLICATION IS FOR THE ENGINEERING CHANGE REQUIRED TO ADD A ROOF DECK TO THE PREVIOUSLY APPROVED PERMIT #2018P09385

SCHICKEL DESIGN

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1540 ELM STREET RENOVATION

OWNER CONTACT
1540 LLC, Joseph M. Carelli

Martha Dorff
License # 0112837
Expires 12/31/2019

FOR CONSTRUCTION

REV	DATE
BUILDING PERMIT	10/24/2018
ROOF DECK CERTIFICATE OF APPROPRIATENESS	04/05/2019

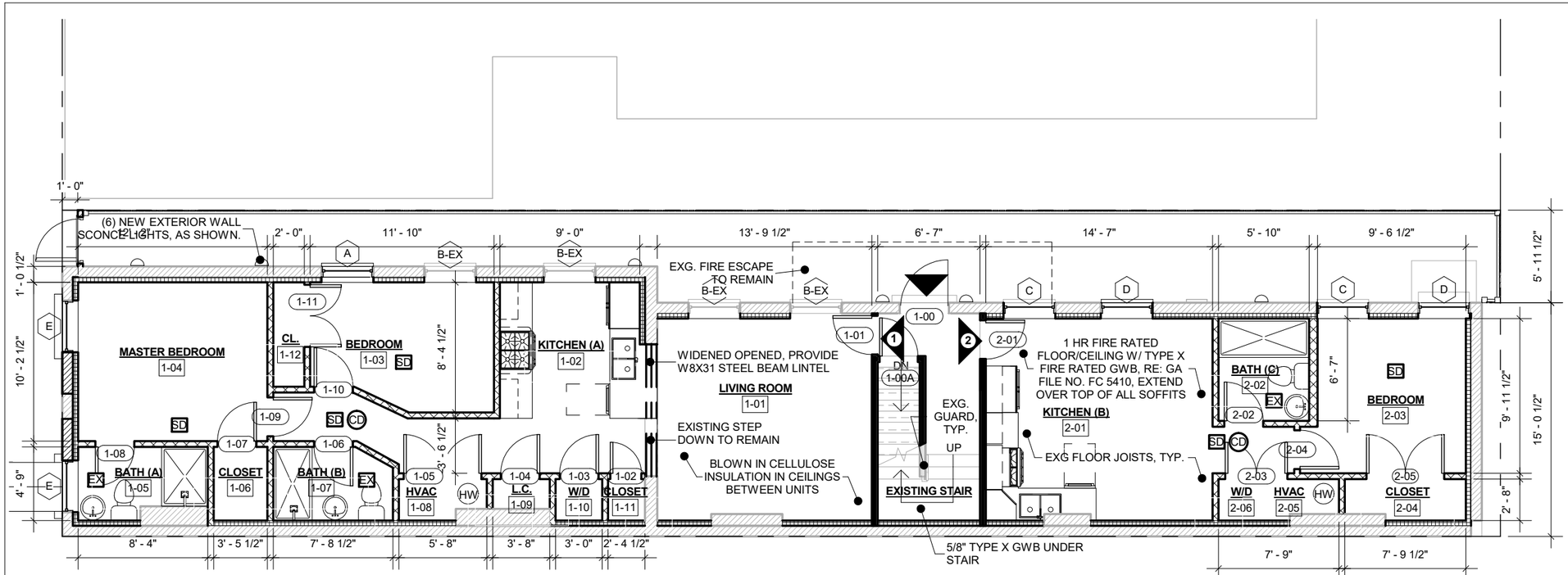
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APPROVED BY
MSD

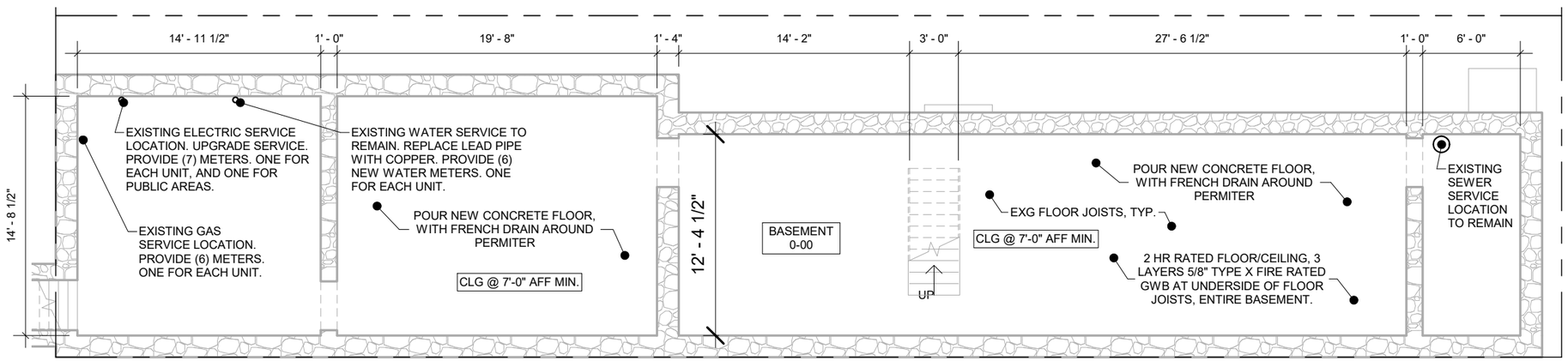
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SHEET NAME
Existing/Removal Plans

SHEET NUMBER
A-10



01 Proposed First Floor Plan
1/8" = 1'-0"



02 Proposed Basement Floor Plan
1/8" = 1'-0"

SYMBOLS LEGEND

- EXISTING BRICK MASONRY TO REMAIN
- EXISTING STONE FOUNDATION TO REMAIN
- NEW MASONRY INFILL
- WALL TYPE A: PERMITER WALL FURRING, 2X4 W/ MIN. R-13 BLOWN IN CELLULOSE INSULATION 1/2" TYPE "X" GWB
- WALL TYPE B: (NEW PARTITION WALLS); 2X4 STUDS @ 16" O.C. WITH 1/2" TYPE X GWB EACH SIDE.
- WALL TYPE C: (NEW PARTITION WALLS); 2X6 STUDS @16" O.C. WITH 1/2" TYPE X GWB EACH SIDE.
- WALL TYPE D: ONE HOUR FIRE BARRIER; 2X4 STUDES @ 16" O.C. WITH 5/8" TYPE X GWB EACH SIDE, UL#U305
- SD — SMOKE DETECTOR HARDWIRED TOGETHER. COORDINATE EXACT LOCATION IN FIELD.
- EX — EXHAUST FAN TO THE EXTERIOR. COORDINATE EXACT LOCATION IN FIELD.
- CD — CARBON MONOXIDE DETECTOR. COORDINATE EXACT LOCATION IN FIELD.
- BUILDING ENTRANCE
- UNIT ENTRANCE
- 101 — DOOR TAG
- 1t — WINDOW TAG

PROPOSED PLANS APPROVED, PERMIT #2018P09385

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

N

THIS C OF A APPLICATION IS FOR THE ENGINEERING CHANGE REQUIRED TO ADD A ROOF DECK TO THE PREVIOUSLY APPROVED PERMIT #2018P09385

SCHICKEL DESIGN
124 W. Fourteenth St., Cincinnati, OH 45202
513.721.4000

1540 ELM STREET RENOVATION

OWNER CONTACT
1540 LLC, Joseph M. Carelli

Martha Dorff
License # 0112837
Expires 12/31/2019

FOR CONSTRUCTION

REV	DATE
BUILDING PERMIT	10/24/2018
ROOF DECK CERTIFICATE OF APPROPRIATENESS	04/05/2019

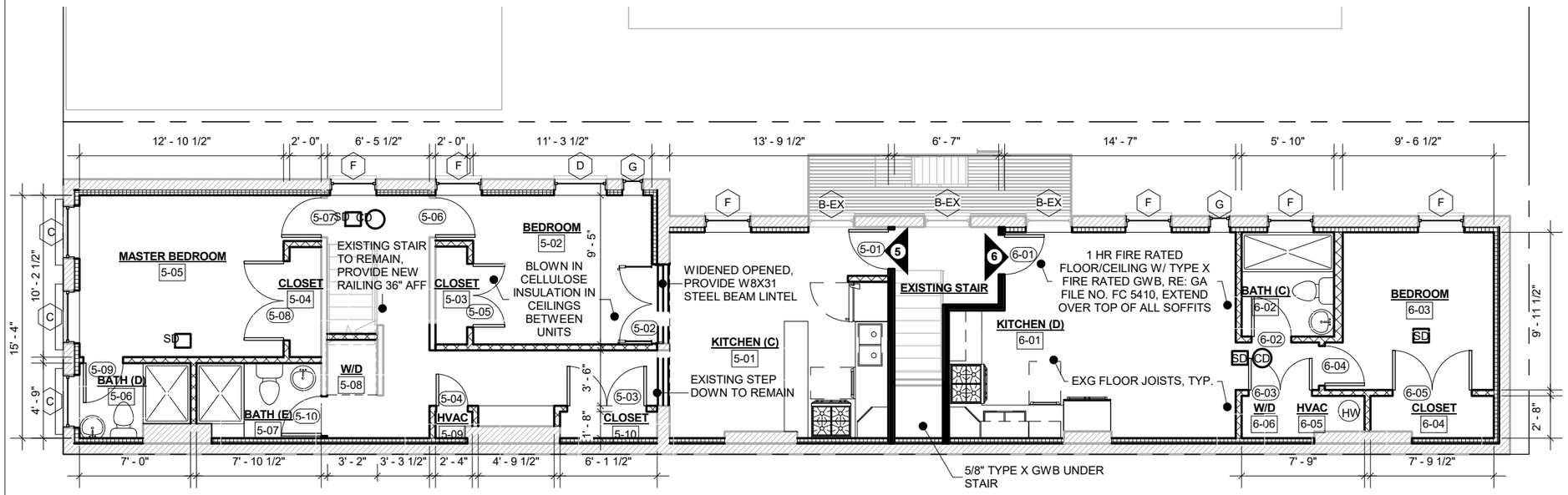
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RC

APPROVED BY
MSD

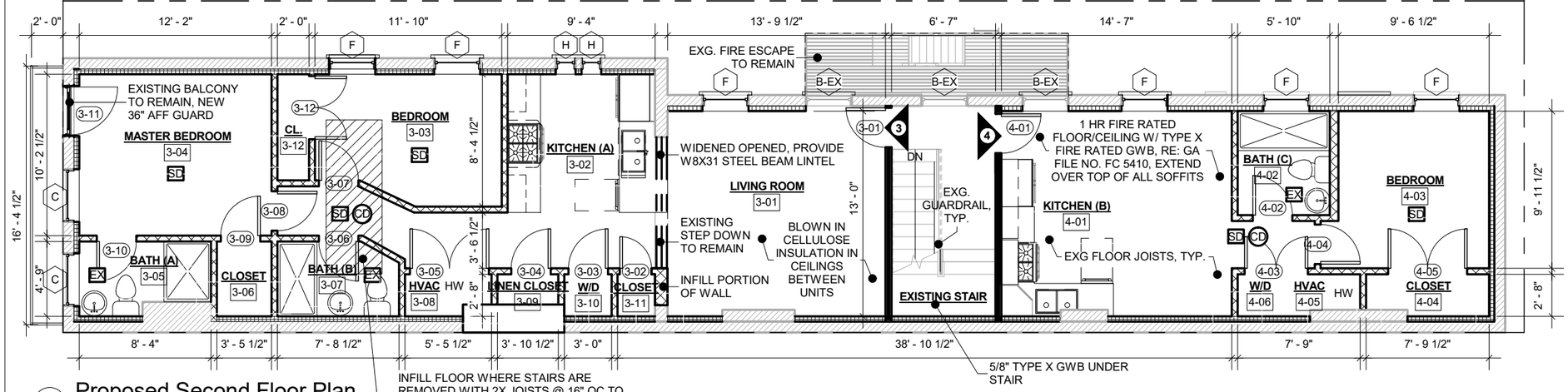
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SHEET NAME
Proposed Plans

SHEET NUMBER
A-11



02 Proposed Third Floor Plan
1/8" = 1'-0"



INFILL FLOOR WHERE STAIRS ARE REMOVED WITH 2X JOISTS @ 16" OC TO MATCH EXISTING FLOOR DEPTH, VERIFY EXISTING OR PROVIDE NEW DOUBLE 2X BEAMS AROUND STAIR OPENING

01 Proposed Second Floor Plan
1/8" = 1'-0"

SYMBOLS LEGEND

- EXISTING BRICK MASONRY TO REMAIN
- EXISTING STONE FOUNDATION TO REMAIN
- NEW MASONRY INFILL
- WALL TYPE A: PERMITER WALL FURRING, 2X4 W/ MIN. R-13 BLOWN IN CELLULOSE INSULATION 1/2" TYPE "X" GWB
- WALL TYPE B: (NEW PARTITION WALLS); 2X4 STUDS @ 16" O.C. WITH 1/2" TYPE X GWB EACH SIDE.
- WALL TYPE C: (NEW PARTITION WALLS); 2X6 STUDS @16" O.C. WITH 1/2" TYPE X GWB EACH SIDE.
- WALL TYPE D: ONE HOUR FIRE BARRIER; 2X4 STUDES @ 16" O.C. WITH 5/8" TYPE X GWB EACH SIDE, UL#U305
- SD — SMOKE DETECTOR HARDWIRED TOGETHER. COORDINATE EXACT LOCATION IN FIELD.
- EX — EXHAUST FAN TO THE EXTERIOR. COORDINATE EXACT LOCATION IN FIELD.
- CD — CARBON MONOXIDE DETECTOR. COORDINATE EXACT LOCATION IN FIELD.
- BUILDING ENTRANCE
- UNIT ENTRANCE
- 101 — DOOR TAG
- 1t — WINDOW TAG

PROPOSED PLANS APPROVED, PERMIT #2018P09385

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

N

THIS C OF A APPLICATION IS FOR THE ENGINEERING CHANGE REQUIRED TO ADD A ROOF DECK TO THE PREVIOUSLY APPROVED PERMIT #2018P09385

SCHICKEL DESIGN
124 W. Fourteenth St., Cincinnati, OH 45202
513.721.4000

1540 ELM STREET RENOVATION

OWNER CONTACT
1540 LLC, Joseph M. Carelli

Martha Dorff
License # 0112837
Expires 12/31/2019

FOR CONSTRUCTION

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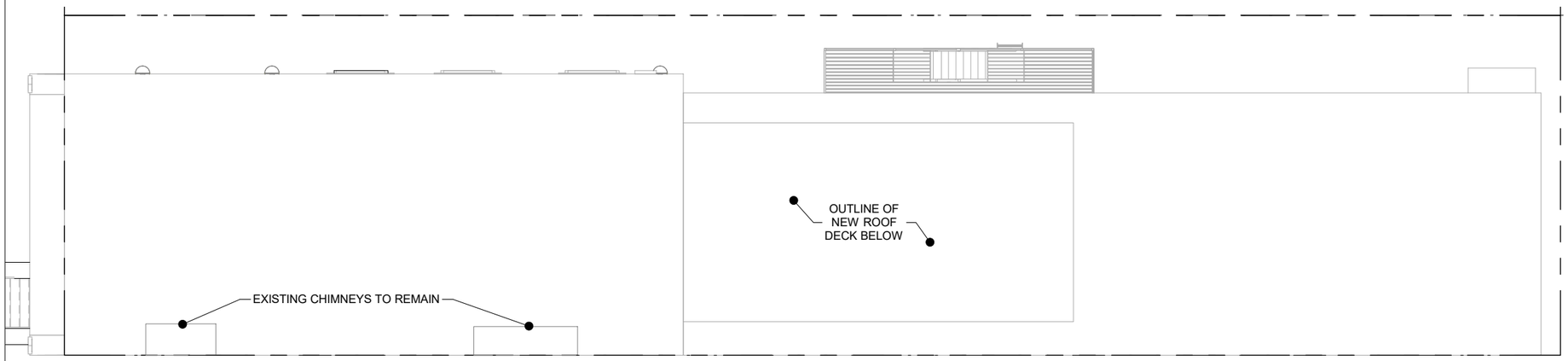
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MSD

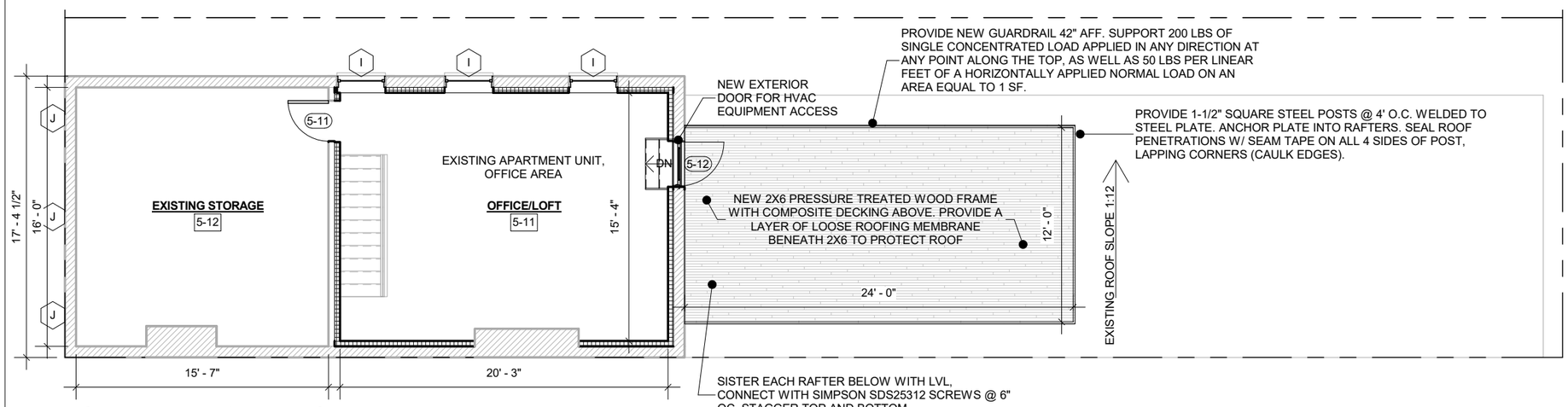
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SHEET NAME
Proposed Plans

SHEET NUMBER
A-12



01 Proposed Roof Plan
1/8" = 1'-0"



02 Proposed Fourth Floor Plan
1/8" = 1'-0"

SYMBOLS LEGEND

- EXISTING BRICK MASONRY TO REMAIN
- EXISTING STONE FOUNDATION TO REMAIN
- NEW MASONRY INFILL
- WALL TYPE A: PERMITER WALL FURRING, 2X4 W/ MIN. R-13 BLOWN IN CELLULOSE INSULATION 1/2" TYPE "X" GWB
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- CD — CARBON MONOXIDE DETECTOR. COORDINATE EXACT LOCATION IN FIELD.
- BUILDING ENTRANCE
- UNIT ENTRANCE
- 101 — DOOR TAG
- 1t — WINDOW TAG

PROPOSED PLANS **APPROVED, PERMIT #2018P09385**

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

N

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1540 ELM STREET RENOVATION

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Martha Dorff
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SHEET NAME
Proposed Plans

SHEET NUMBER
A-13

VACANT LOT

NEIGHBORING BUILDING

NEIGHBORING BUILDING

1540 ELM ST.

VACANT LOT

NEIGHBORING BUILDING



ROOF DECK IS NOT VISIBLE FROM THE FRONT

FRONT SITE ELEVATION

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

0' 2' 4' 8' 16'

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Martha Dorff
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1540 LLC, Joseph M. Carelli

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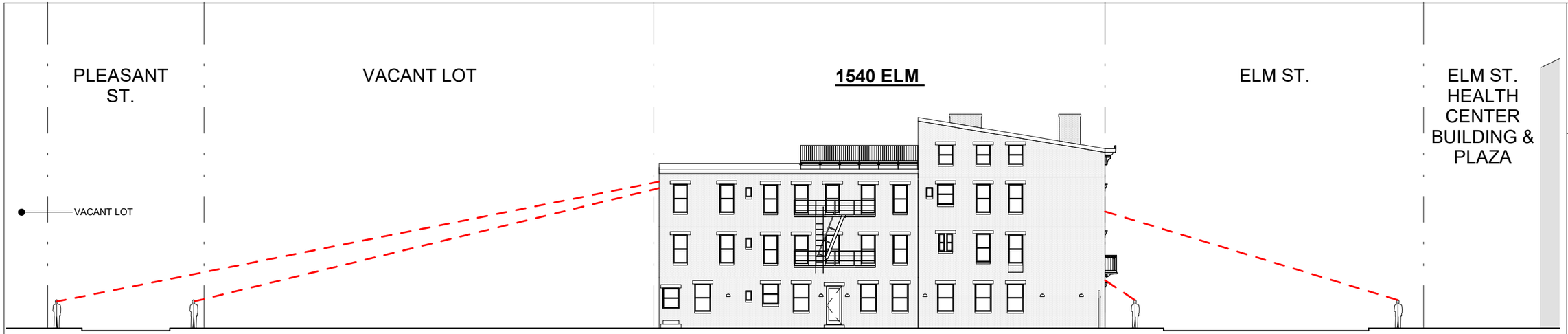
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Approver

APPROVED BY
Author

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SHEET NAME
Site Elevation (Front)

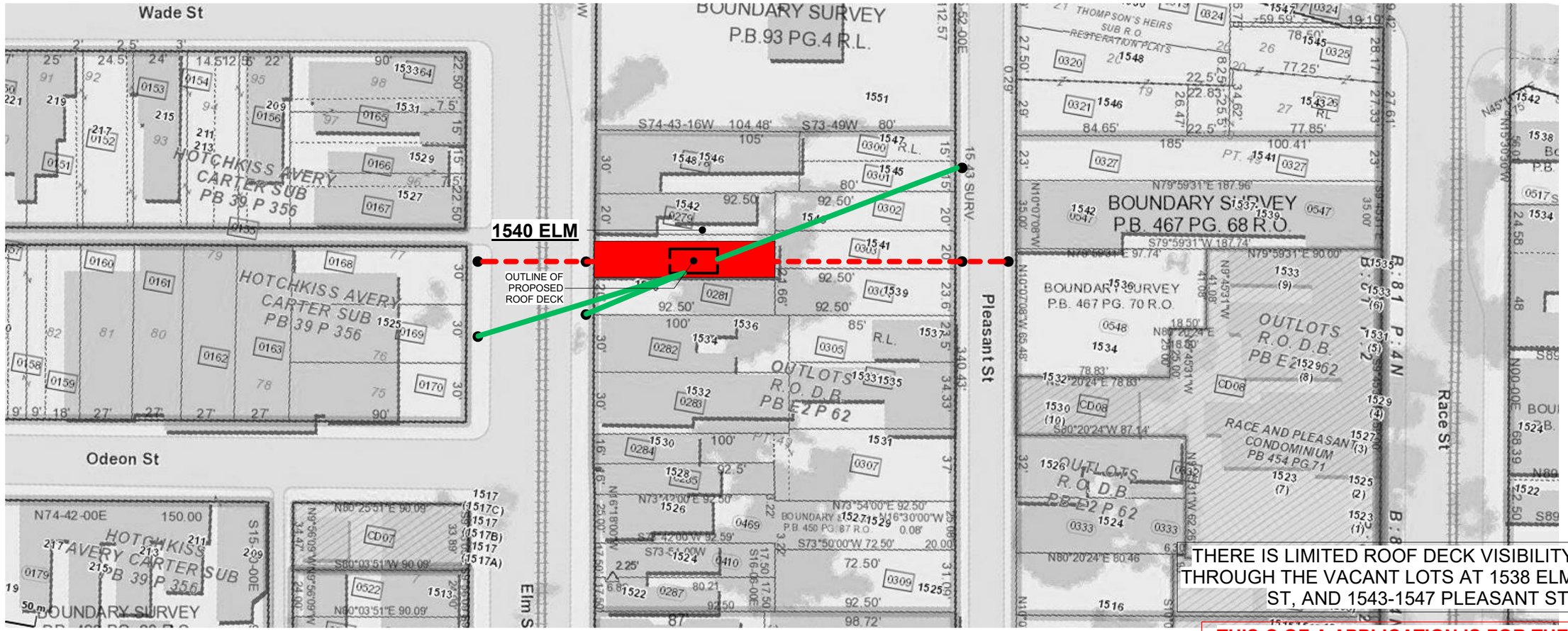
SHEET NUMBER
A-14



01 Side (North) Site Elevation
3/64" = 1'-0"

0' 2' 4' 8' 16'

ROOF DECK IS NOT VISIBLE FROM FRONT OR REAR



SIDE SITE ELEVATION & SITE LINES

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Expires 12/31/2019

1540 ELM STREET RENOVATION

OWNER CONTACT
1540 LLC, Joseph M. Carelli

FOR CONSTRUCTION

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Author

DATE
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SHEET NAME
Site Elevations (Side) & Site Line Drawings

SHEET NUMBER
A-15

INSPIRATION PHOTO FOR PAINT COLORS



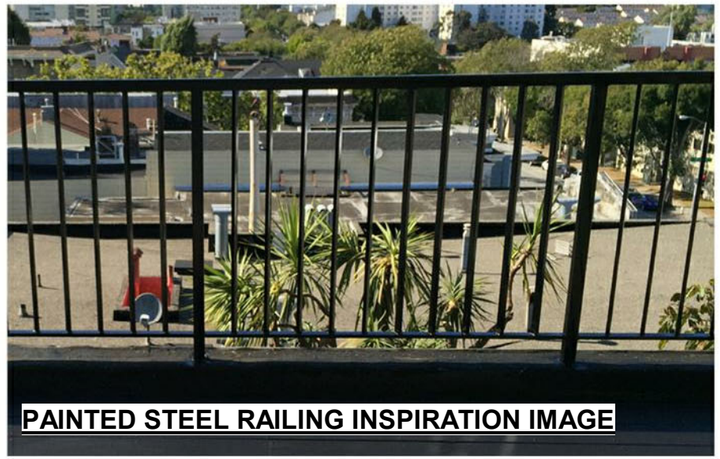
BUILDING PAINT COLORS

BRICK PAINT =
BENJAMIN MOORE ROCK GRAY #1615 OR EQUAL

TRIM PAINT =
BENJAMIN MOORE MIDNIGHT OIL #1631 OR EQUAL

TRIM ACCENT PAINT =
BENJAMIN MOORE STUART GOLD #HC-10 OR EQUAL

BACK DECK



PAINTED STEEL RAILING INSPIRATION IMAGE

DECK STAIN =
BEHR PREMIUM SEMI-TRANSPARENT WATERPROOFING STAIN & SEALER IN CORDOVAN BROWN #ST-104

WINDOW FRAMES = BLACK
RAILING PAINT = BLACK SEMI-GLOSS

ROOF DECK EXTERIOR DOOR COLOR =
ANDERSEN EAGLE DOVE GRAY

PROPOSED MATERIALS, TEXTURES, AND COLORS

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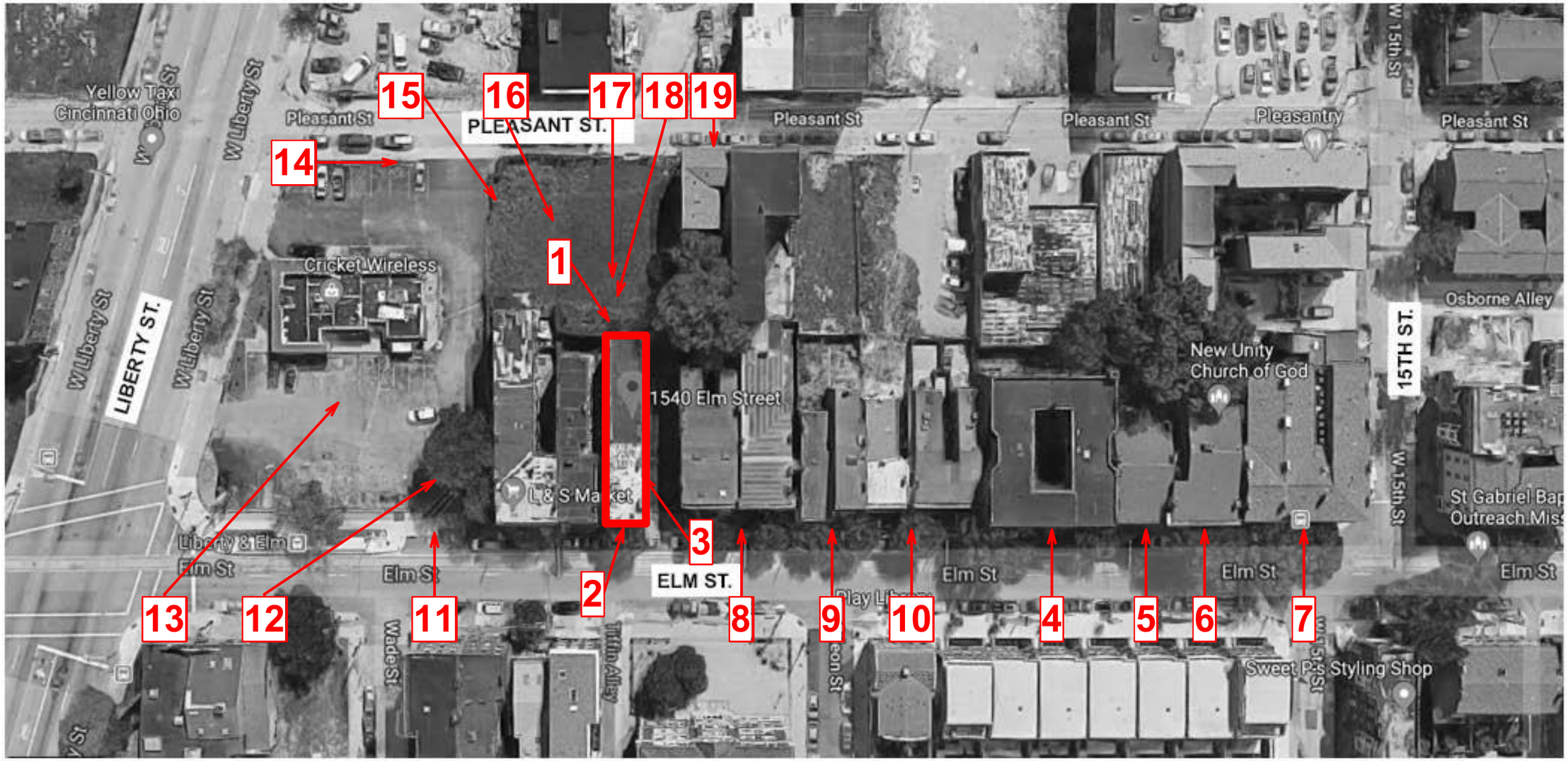
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SHEET NAME
Proposed Materials, Textures, and Colors

SHEET NUMBER
A-16



BUILDING AND CONTEXT PHOTOS KEY PLAN

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Martha Dorff
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OWNER CONTACT
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SHEET NAME
Photos

SHEET NUMBER
A-17



1. DOOR TO ROOFDECK AND RAILING WILL BE PARTIALLY VISIBLE FROM THIS ANGLE



2. NO VISIBILITY FROM THIS ANGLE



3. DECK RAILING PARTIALLY VISIBLE FROM THIS ANGLE

BUILDING PHOTOS

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513.721.4000

1540 ELM STREET RENOVATION

Martha Dorff
License # 0112837
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OWNER CONTACT
1540 LLC, Joseph M. Carelli

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SHEET NAME
Photos

SHEET NUMBER
A-18



4.



5.



6.



7.



8.



9.



10.

CONTEXT PHOTOS

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SCHICKEL DESIGN

124 W. Fourteenth St., Cincinnati, OH 45202
513.721.4000

1540 ELM STREET RENOVATION

Martha Dorff
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OWNER CONTACT
1540 LLC, Joseph M. Carelli

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Approver

APPROVED BY
Author

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SHEET NAME
Photos

SHEET NUMBER
A-19



11.



12.



13.



14.



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19.

BUILDING AND CONTEXT PHOTOS KEY PLAN

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SCHICKEL DESIGN

124 W. Fourteenth St., Cincinnati, OH 45202
513.721.4000

1540 ELM STREET RENOVATION

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Photos

SHEET NUMBER
A-20

ITEM 3 May 20, 2019

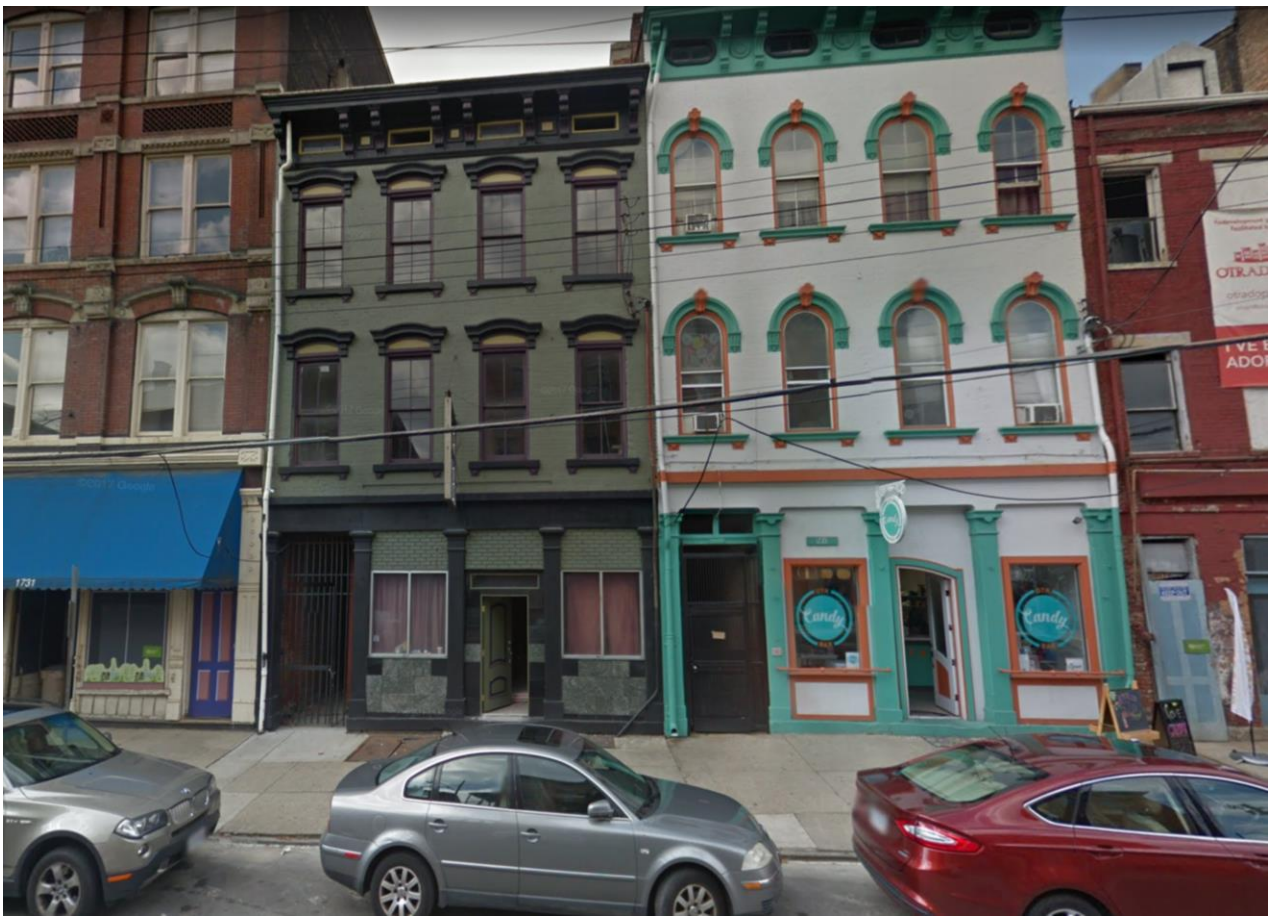
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W Elder St
Elm St
N15-50-00W
402.02
S74-07-28W
JNO. MCLEAN'S SUB
PB 112 P 42
FINDLAY AND
GARRARD'S SUB
PB 47 P 319
111.5'
55.75'
320'
80'
25'
20'



R: A.

S:

D: S 1 09 CC

HCB: S 1 3 0

O: S 1 3

H R: A S 1

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(a) Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the Historic District of Historic Asset; or

The applicant is increasing the allowed density to help support the project's r.

(b) Is necessary where the denial thereof would result in a deprivation of all economically viable uses of the property as viewed in its entirety. In making such a determination, the Historic Conservation Board may consider the factors set forth in Section 1435-09-2 (aa) to (ff).

A d d r d r r r d r r.

[illegible] Standard [illegible]

[illegible] [illegible] [illegible] [

[illegible]

Addition

Infill Construction Guidelines

1. *Additions are allowed and should follow new construction guidelines. They should be compatible in character with the original. They should be sympathetic but not imitative in design.*

2. *Additions should be designed to relate architecturally to adjacent buildings in general and to the building they are a part of in particular.*

3. *Additions should not overpower the original building.*

4. *The appropriateness of design solutions will be based on balancing the program needs of the applicant with 1) how well the proposed design relates to the original building and neighboring buildings and 2) how closely the proposal meets the intent of these general guidelines and the specific guidelines for new construction.*

[illegible]

[illegible]

Rehabilitation Guidelines

12. Storefronts: Retain and repair the design and materials of storefronts in historic buildings. First-floor storefronts are common in Over-the-Rhine and are found in all types of architectural styles. Detailing and materials vary considerably. Each design should be considered individually, and original materials should be retained. If the storefront has been altered or if none of the original materials remain, old photographs may indicate the original design.

[illegible]

[illegible]

Order and Conditions:

Prepared By: Anne Aplin Date: March 11, 2019

Item is Recommended for Approval

Plan Cincinnati (2012):
"Sustain" Initiative Area "Preserve our built history"

Reasons for Decision:
Summary of Decision Historic Conservation Board [illegible]

I. **CONFORMANCE**

A. Preservation

1. Section 1435-09-1 – **PROPERTY** – **NOT** preservation priority [illegible] 1433 E. McMillan Street

1 [illegible] 10 [illegible] 1433 E. McMillan [illegible] 9 [illegible] Board [illegible] March 20, 2019.

B. **FINDING:** The Board [illegible] Section 1430-09

1. Structure [illegible] Code [illegible] Historic [illegible] Architectural [illegible] Guidelines [illegible]

2. Improvements [illegible] Historic [illegible] Guidelines [illegible] Historic Design.

II. **CERTIFICATE OF APPROPRIATENESS**

A. **PROPERTY** Certificate [illegible] 1433 E. McMillan Street [illegible] Board [illegible] March 20, 2019 [illegible]

1. Board [illegible] 2 [illegible] COA [illegible].

2. Improvements [illegible] ADA [illegible]

B. **FINDING:** The Board [illegible] Section 1430-09-2

1. The [illegible] Historic [illegible] Guidelines [illegible]

BENELLI & BATSCH ARCHITECTS
5830 MARLBOROUGH DR. CINCINNATI, OH 45230 P 513.624.7391 F 513.624.7392

Beth Johnson, Urban Conservator
City of Cincinnati Permit Center
805 Central Ave., Suite 500
Cincinnati, OH 45202

April 4, 2019

Re: REQUEST FOR COA
1733, Elm Street
Cincinnati, OH 45202

Dear Beth,

We are requesting a Certificate of Appropriateness for exterior renovations at 1733 Elm Street.

The proposed work includes window replacement/ restoration, a new shed roof dormer, and skylights as shown on the attached *COA/ Zoning Plans Set, dated April 3, 2019.*

The proposed dormer will be on the courtyard side of the roofline and will not be visible from Elm Street. None of the roof areas are readily visible from street level, and the impact of the new skylights should be minimal.

The intent is to restore the existing façade and windows along Elm Street, and to modify the storefront as shown (Removal/ replacement of non-historic windows and door. Removal of non-historic sign). Windows at the courtyard will be restored; windows along Campbell Alley will be replaced.

Please refer to the attached drawings for the full scope of work and additional information. Based on this we are respectfully requesting a Certificate of Appropriateness for this project.

Sincerely,



Lou Batsch, Architect RA

Benelli & Batsch Architects
5830 Marlborough Drive
Cincinnati, OH 45230

T: (513) 624-7391

BENELLI & BATSCH ARCHITECTS
5830 MARLBOROUGH DR. CINCINNATI, OH 45230 P 513.624.7391 F 513.624.7392

Beth Johnson, Urban Conservator
City of Cincinnati Permit Center
805 Central Ave., Suite 500
Cincinnati, OH 45202

April 3, 2019

Re: 1733 Elm Street, Cincinnati, OH 45202
Zoning Relief

Dear Beth,

We are requesting Zoning Relief for a variance to allow increased density of one additional unit (for a total of 10 units) for the property at 1733 Elm Street.

BACKGROUND:

This property has been vacant for several years. The new owner is seeking to rehabilitate the building into a viable mixed-use structure. It is anticipated that the owner will renovate the building according to OHPO guidelines and will seek historic tax credits.

Current zoning permits 5 units on the lot (2787.5 SF lot area/ 500 SF minimum per unit), but based on utility meter counts there were previously 9 apartment units plus a commercial tenant in the building. We are proposing to renovate the existing 4th floor attic space along Elm Street to create one new studio apartment unit (626SF).

PUBLIC INTEREST -- SECTION 1445-13

With regards to the factors used to determine whether the work is in the public interest we have the following comments ***(bold face italics)***:

a) *Zoning.* The proposed work conforms to the underlying zone district regulations and is in harmony with the general purposes and intent of the Cincinnati Zoning Code or the Land Development Code, as applicable.

The underlying zoning is CC-P. The proposed use conforms to the underlying zoning district regulations with the exception of the square foot per-unit density.

b) *Guidelines.* The proposed work conforms to any guidelines adopted or approved by Council for the district in which the proposed work is located.

The owner intends to rehabilitate the structure per Over-the-Rhine Historic District Guidelines.

c) *Plans.* The proposed work conforms to a comprehensive plan, any applicable urban design or other plan officially adopted by Council, and any applicable community plan approved by the City Planning Commission.

The owner intends to rehabilitate the structure per Over-the-Rhine Historic District Comprehensive Plan

d) Traffic. Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not overload the adjacent streets and the internal circulation system is properly designed.

The project is located on Elm Street within 600 feet of public parking and is on the streetcar line. It should have minimal impact on traffic levels in the surrounding areas.

e) Buffering. Appropriate buffering is provided to protect adjacent uses or properties from light, noise and visual impacts.

The adjacent properties are in the same district and there are no buffering requirements applicable to the project.

f) Landscaping. Landscaping meets the requirements of Chapter 1423, Landscaping and Buffer Yards.

There are no landscaping requirements applicable to the project- the only open space on the lot is the interior courtyard.

g) Hours of Operation. Operating hours are compatible with adjacent land uses.

This project and neighboring buildings are mixed-use residential properties. It is assumed that the commercial portion on Elm Street will operate on normal business hours.

h) Neighborhood Compatibility. The proposed work is compatible with the predominant or prevailing land use, building and structure patterns of the neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood.

The proposed work is compatible with the surrounding area, which is predominantly residential/ mixed use. The proposed density is compatible with nearby multi-family dwellings of a similar age and character and is consistent with a densely populated historic urban area.

Given the significant number of vacant properties and open lots in close proximity to the project, the additional density should help stabilize the area and promote further redevelopment.

i) Proposed Zoning Amendments. The proposed work is consistent with any proposed amendment to the zoning code or the Land Development Code then under consideration by the City Planning Commission or Council.

We are unaware of any proposed amendments under consideration that would impact this proposed project.

j) *Blight.* The elimination or avoidance of blight.

Redevelopment of a currently vacant structure reduces blight and is expected to stimulate and anchor further redevelopment.

k) *Economic Benefits.* The promotion of the Cincinnati economy.

The preservation of a historic building in a prominent location (Elm Street) significantly contributes to the historic district and helps reinforce and extend the positive impact the revitalization of OTR has had on Cincinnati's economic development.

l) *Job Creation.* The creation of jobs both permanently and during construction.

The project will create temporary jobs in construction, real estate, and professional design services. The project will create on-going jobs related to the maintenance and operation of the building and the associated commercial space.

m) *Tax Valuation.* Any increase in the real property tax duplicate.

Investment in the project will increase the value of the property and surrounding areas which in turn will increase associated property taxes.

n) *Private Benefits.* The economic and other private benefits to the owner or applicant.

In addition to public benefits the development of the project will result in private economic benefits to the owner/ developer of the property.

(p) *Public Benefits.* The public peace, health, safety or general welfare.

The redevelopment of a blighted and vacant structure will lead to a more active and safer neighborhood. Preservation of this building enhances public welfare by contributing to the historic building inventory in the OTR historic area. Upgrades to the building itself will improve the health, safety, and welfare of the occupants and the general public.

April 3, 2019

Re:1733 Elm Street
Cincinnati, OH 45202

STANDARDS FOR VARIANCES - § 1445-15

With regards to the Standards for Variances, Section 1435-05-4 we have the following comments:

The requested variance is not contrary to the intent and purpose of the Code and the zoning district based on the following:

(a) Approval of a dimensional variance to allow increased density will facilitate the preservation of a historic structure and is necessary to make the installation of an NFPA 13 sprinkler system throughout the building economically viable. These improvements will benefit the safety and welfare of building occupants. The proposed variance will not have an adverse effect on the historic architecture or aesthetic integrity of the Historic District.

(b) Approval of a dimensional variance to allow increased density is necessary to fully utilize the existing historic structure to its highest and best use, and denial would deprive an economically viable use of the property.

ADDITIONAL INFORMATION:

Please refer to the attached architectural drawings, *COA/ Zoning Relief Set, dated April 3, 2019* for site plans, existing and proposed floor plans, exterior elevations, and other information.

We have attached all materials we intend to introduce at the hearing except for letters of support that we are in the process of obtaining. We do not expect to have witness testimony at the hearing other than from the Owner and Architect if required.

Based on the information contained in this letter and the associated application and attachments we are respectfully requesting Zoning Relief for this project.

Sincerely,



Lou Batsch, Architect RA

Benelli & Batsch Architects
5830 Marlborough Drive
Cincinnati, OH 45230

T: (513) 624-7391

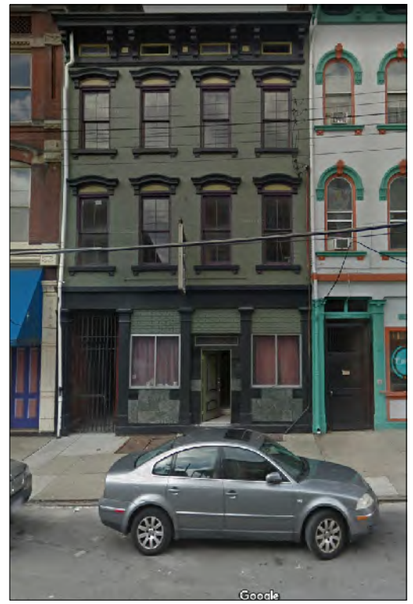
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5830 MARLBOROUGH DRIVE CINCINNATI OHIO 45230 P 513.624.7391 F 513.624.7392



1 Block Context Plan
1"=100 FT



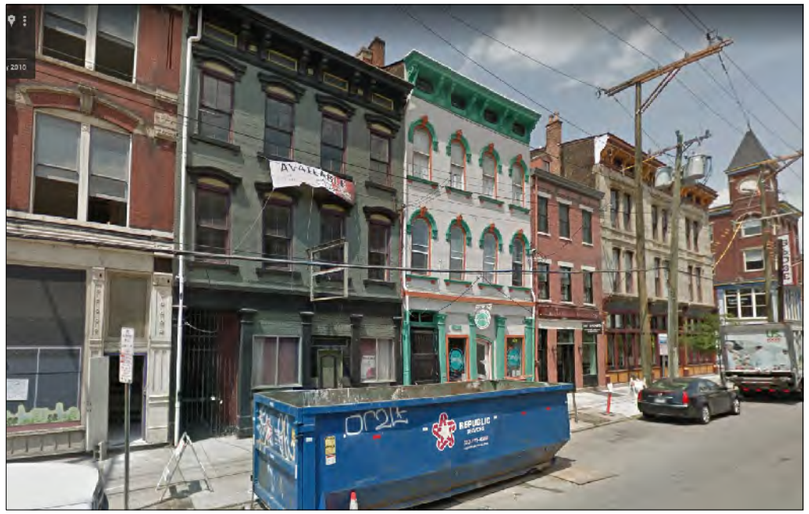
2 Campbell Alley Facade



3 Elm Street Facade



4 Elm Street Block Looking South



5 Elm Street Block Looking North

04-03-19 COA/ZONING SET

1733 Elm Street Renovation
1733 Elm Street, Cincinnati, OH 45202
Owner: Kunst LLC

Context/ Photos

Scale as Noted
April 3, 2019

C-1

Abbreviations

ACT	ACOUSTICAL TILE
AFF	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
BD	BOARD
BLDG	BUILDING
BLKG	BLOCKING
BO	BY OWNER
C	CARPET
CH	CEILING HEIGHT
CL	CENTER LINE
CLG	CEILING
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
DH	DOUBLE HUNG
DIAG	DIAGONAL
DIAM	DIAMETER
DIM	DIMENSION
DWG	DRAWING
E	EAST
EP	ELECTRICAL PANEL
EXG	EXISTING
ELEC	ELECTRICAL
ELEV	ELEVATOR OR ELEVATION
EQ	EQUAL
EXT	EXTERIOR
FF	FINISHED FLOOR
FIN	FINISH
FLR	FLR
FLUOR	FLUORESCENT
FT	FOOT
GA	GAUGE
GC	GENERAL CONTRACTOR
GL	GLASS/GLAZING
GRFC	GYPSUM REINFORCED FIBERGLASS COVE
GWB	GYPSUM BOARD
GYP.	GYPSUM
HOR	HORIZONTAL
HB	HOSE BIB
HC	HOLLOW CORE
HM	HOLLOW METAL
HT	HEIGHT
HTG	HEATING
HVAC	HEATING, VENTILATION, AIR CONDITIONING
ID	INSIDE DIAMETER
INS	INSULATE, INSULATION
INT	INTERIOR
JC	JANITOR CLOSET
L	LENGTH
LAM	LAMINATE
LAV	LAVATORY
MAX	MAXIMUM
MDO	MEDIUM DENSITY OVERLAY
MECH	MECHANICAL
MIN	MINIMUM
MTL	METAL
N	NORTH
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OPG	OPENING
OPP	OPPOSITE
PL	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLAS	PLASTIC
PLYWD	PLYWOOD
PT	PRESSURE TREATED
PTD	PAINTED
PVC	POLY VINYL CHLORIDE
R	RADIUS
RE	REFER TO
REF	REFERENCE
RO	ROUGH OPENING
REQ'D	REQUIRED
REV	REVISION
S	SOUTH
SD	SMOKE DETECTOR
SEC	SECTION
SF	SQUARE FOOT
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
SSD	SEE STRUCTURAL DRAWINGS
STL	STEEL
TE	TOILET/BATH EXHAUST
TH	THICKNESS
TME	TO MATCH EXISTING
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VCT	VINYL COMPOSITION TILE
VIF	VERIFY IN FIELD
W/	WITH
WC	WATER CLOSET
WD	WOOD
WP	WATERPROOF

Location Map



Zoning Info

ZONING: CC-P OTR HISTORIC CUF

PARCEL: 1733 ELM ST 25 X 111.50 LOT 17 JNO MCLEANS SUB

PARCEL ID: 133-0003-0067-00 (1733 ELM ST)

EXISTING USE: MIXED USE: R2-RESIDENTIAL/ COMMERCIAL GROUND FLOOR
PROPOSED USE: MIXED USE: R2-RESIDENTIAL (10 UNITS)/ B

CONSTRUCTION CLASSIFICATION: III-B

EXISTING HT OF STRUCTURE: 43'-2" 4 STORY
PROPOSED HT OF STRUCTURE: NO CHANGE

EXISTING GROSS SF: 8216SF (7175SF + 890SF ATTIC + 151SF COURTYARD)

PROPOSED GROSS SF: 8216SF

Drawing Index

A00 COVER SHEET

C-01 EXISTING CONTEXT

D01 EXG/ DEMO PLANS

D02 EXG/ DEMO PLANS

A01 PROPOSED BASEMENT PLAN

A02 PROPOSED FIRST FLOOR PLAN

A03 PROPOSED SECOND FLOOR PLAN

A04 PROPOSED THIRD FLOOR PLAN

A05 PROPOSED ATTIC PLAN

A06 PROPOSED ROOF PLAN

A07 PROPOSED EXTERIOR ELEVATIONS

A08 PROPOSED BUILDING SECTION

A09 PROPOSED COURTYARD ELEVATION

BENELLI & BATSCH ARCHITECTS

5830 MARLBOROUGH DRIVE CINCINNATI OHIO 45230 P 513.624.7391 F 513.624.7392

Building Dept Notes

DESIGN LOADS:

SNOW 20PSF
WIND 90MPH
FLOOR 40PSF
SOIL BEARING 1500 PSF (ASSUMED)

FRAMING:

ALL FRAMING LUMBER SOUTHERN PINE #2

ALL JOISTS AND RAFTERS SIZED PER CODE SO AS NOT TO EXCEED MAX DEFLECTIONS:

FLOOR JOISTS/BEAMS L/360
ROOF BEAMS L/240
RAFTERS W/ CLG L/240
RAFTERS W/O CLG L/180

PRESSURE TREAT ALL LUMBER <6" ABOVE GRADE

FASTEN RAFTERS TO RESIST MIN 175 LB UPLIFT AND AS INDICATED ON DWGS.

CONCRETE:

MINIMUM COMPRESSIVE STRENGTH OF CONCRETE AS FOLLOWS:

2500 PSI @ FLOORS
2500 PSI @ NEW CONC PORCH/DECK FOOTINGS
3000 PSI @ WALLS
4500 PSI @ EXTERIOR

WITH 5-7% AIR ENTRAINMENT AT FOUNDATIONS/ GARAGE FLOORS AND EXTERIORS

FOOTINGS SHALL REST ON UNDISTURBED SOIL- MIN 30" DEEP BELOW FINISH GRADE.

PROVIDE FOUNDATION ANCHORS 72"OC & 12" FROM CORNER MAX FOR 8"W FOUNDATION WALLS. EMBED 1/2" ANCHORS 7" MIN.

PIN NEW FOUNDATION WALLS TO EXG WALLS PER DETAILS.

SLOPE GRADE MIN 6"IN 10FT FROM BUILDING (3:1 SLOPE MAX)

SITE CONDITIONS:

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL DIMENSIONS, SITE CONDITIONS, WALL HEIGHTS, ROOF SLOPES, AND UTILITY LOCATIONS. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES WITH THE CONSTRUCTION DOCUMENTS PRIOR TO CONSTRUCTION.

REQUIRED INSPECTIONS:

CONTACT BLDG DEPT (24 HOURS MINIMUM NOTICE)

CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SCHEDULING ALL REQUIRED INSPECTIONS FOR SCOPE OF WORK INDICATED, INCLUDING:

FRAMING INSPECTION & INITIAL FIRE STOP INSPECTION
MECHANICAL, PLUMBING AND ELECTRICAL ROUGH INSPECTIONS
FRAMING INSPECTION
INSULATION INSPECTION AND BALANCE OF FIRE STOP INSPECTION
FINAL INSPECTIONS
CERTIFICATE OF OCCUPANCY

NO WORK SHALL PROCEED UNTIL ALL REQUIRED PERMITS HAVE BEEN OBTAINED

ARCHITECT

LOU BATSCH, R.A.
LBATSCH@BBARCHS.COM

BENELLI & BATSCH ARCHITECTS
5830 MARLBOROUGH DRIVE
CINCINNATI, OH 45230

T: (513) 624-7391
F: (513) 624-7392
C: (513) 309-8061

DEVELOPER

JOHN BLATCHFORD
JOHN@KUNST.US

KUNST DEVELOPMENT
1328 RACE ST. #5
CINCINNATI, OH 45202

T: (513) 813-1667
C: (518) 641-2001 **NOTE: 518 AREA CODE**

STRUCTURAL ENGINEER

KYLE JENKINS P.E., ASSOCIATE PRINCIPAL
KCJENKINS@AGENGINEERS.COM

ADVANTAGE GROUP ENGINEERS, INC.
1527 MADISON RD. FL #2
CINCINNATI, OH 45206

T: (513) 396-8900

MECHANICAL ENGINEER

MATT FARRELL
MJFARRELL@FUSE.NET

M. J. FARRELL & ASSOCIATES, INC.
29 ERLANGER ROAD
ERLANGER, KY 41018

T: (859) 344-6689

Drawing Symbols and Keys

EXISTING MASONRY WALL

EXISTING PARTITION TO BE REMOVED

EXISTING PARTITION

NEW PARTITION- SEE NOTES

NEW DOOR SEE SCHEDULE FOR ADDITIONAL INFO

NEW WINDOW SEE SCHEDULE FOR ADDITIONAL INFO

ROOM NAME			
F1	B1	W1	C1

10'-0"x10'-0"

ROOM NAME
FINISHES-SEE SCHEDULE
NOMINAL ROOM SIZE

+8'-0" / GWB

CLG HT AFF
CLG FINISH

M-1 MILLWORK NUMBER- SEE MILLWORK SCHEDULE

P-1 PLUMBING FIXTURE- SEE PLUMBING SCHEDULE SEE A-11

A1 DRAWING NOTE

1 / A-XX SECTION TAG

1 / 4 / A-X / 2 / 3 ELEV TAG

1 / A-XX PLAN DETAIL TAG

1 / A-XX SECTION DETAIL TAG

ELEVATION TAG

℄ DOOR CENTERLINE

+0'-0" FLOOR ELEVATION DATUM

N NORTH ARROW

General Construction Notes

1) ALL WORK, INCLUDING MATERIAL STRESSES AND METHODS OF CONSTRUCTION, SHALL CONFORM TO THE 2017 OHIO BUILDING CODE, FIRE DEPT. REGULATIONS, UTILITY COMPANY REQUIREMENTS AND THE BEST TRADE PRACTICES.

2) CONTRACTOR SHALL CHECK AND VERIFY ALL EXISTING CONDITIONS AND CHECK ALL DIMENSIONS OF THE BUILDING IN THE FIELD BEFORE STARTING THE WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO THE START OF WORK.

3) CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED BUILDING DEPARTMENT PERMITS, AND FILE ALL REQUIRED INSURANCE CERTIFICATES PRIOR TO THE START OF WORK.

4) CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED INSPECTIONS.

5) CONTRACTOR SHALL COORDINATE HIS/HER WORK WITH THAT OF OTHER CONTRACTORS AND SUPPLIERS. CONTRACTOR SHALL LAY OUT HIS OWN WORK AND PROVIDE DIMENSIONS REQUIRED FOR OTHER TRADES. DO NOT SCALE DRAWINGS.

6) THE CONTRACTOR SHALL PROVIDE ALL CUTTING, PATCHING, AND REPAIRING AS REQUIRED TO PERFORM THE WORK AS INDICATED IN THE DRAWINGS. ALL SURFACES OPENED FOR THE INSTALLATION OF WORK, AND ALL AREAS DAMAGED DURING THE COURSE OF CONSTRUCTION SHALL BE REPAIRED TO THEIR ORIGINAL CONDITION BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

7) ALL EXISTING CONSTRUCTION TO REMAIN SHALL BE PROTECTED DURING DEMOLITION AS REQUIRED.

8) ALL DRAWINGS, SPECIFICATIONS AND CONSTRUCTION NOTES ARE COMPLIMENTARY, AND WHAT IS CALLED FOR BY ONE SHALL BE BINDING AS IF CALLED FOR BY ALL; ANY WORK SHOWED OR CALLED FOR ON ANY DOCUMENT SHALL BE PROVIDED AS THOUGH SHOWN ON ALL. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT REQUIRED FOR THE PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS.

9) THE CHARACTER AND SCOPE OF THE WORK ARE ILLUSTRATED BY THE DRAWINGS. TO INTERPRET AND EXPLAIN THE DRAWINGS OTHER INFORMATION DEEMED NECESSARY BY THE ARCHITECT WILL BE FURNISHED TO THE CONTRACTOR WHEN AND AS REQUIRED BY THE WORK. IT IS TO BE UNDERSTOOD THAT THE SAID ADDITIONAL DRAWINGS ARE TO BE OF EQUAL FORCE WITH THE DRAWINGS AND SHALL BE CONSIDERED AS FORMING PART OF THESE NOTES TO WHICH THEY RELATE.

10) CONTRACTOR SHALL NOT OBSTRUCT ACCESS TO STAIRS, ENTRANCES OR MEANS OF EGRESS.

11) CONTRACTOR SHALL MAINTAIN THE SECURITY AND WEATHER TIGHTNESS OF THE BUILDING.

12) CONTRACTOR SHALL NOTIFY THE OWNER AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE OF WORK WHICH WILL AFFECT THE EXISTING UTILITIES/SERVICES, AND OBTAIN THE OWNERS APPROVAL BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH THE STIPULATIONS OF LOCAL AUTHORITIES.

13) ALL DIMENSIONS IN PLAN ARE TO FINISHED CONSTRUCTION U.O.N..

14) CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THIS CONTRACT DOCUMENT AND FIELD CONDITIONS OR CONTRACT DOCUMENTS ISSUED BY OTHERS PRIOR TO THE START OF WORK.

15) CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE BUILDING CODE, STATE LABOR LAWS, AND ALL REGULATIONS OF ALL GOVERNMENT AGENCIES HAVING JURISDICTION OVER THIS WORK. ALL PERMITS SHALL BE PROPERLY DISPLAYED.

16) ALL ELECTRICAL WORK SHALL BE UNDER THE SUPERVISION OF A LICENSED ELECTRICIAN, ALL PLUMBING WORK SHALL BE UNDER THE SUPERVISION OF A LICENSED PLUMBER. CONTRACTOR SHALL ARRANGE FOR AND OBTAIN ALL REQUIRED INSPECTIONS AND SIGN-OFFS. ALL PIPING AND WIRING TO BE REMOVED SHALL BE REMOVED TO A CONCEALED LOCATION AND PROPERLY CAPPED OR PLUGGED.

17) CONTRACTOR SHALL BRING ANY QUESTIONABLE CONDITIONS TO THE ATTENTION OF THE ARCHITECT PRIOR TO DEMOLITION. PROVIDE TEMPORARY BRACING AND SHORING AS REQUIRED. DO NOT ALTER OR REMOVE ANY STRUCTURAL MEMBERS EXCEPT AS INDICATED ON DRAWINGS. THE CONTRACTOR SHALL DESIGN AND INSTALL ADEQUATE SHORING AND BRACING FOR ALL STRUCTURAL OR REMOVAL TASKS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGES OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK.

18) NOISE LEVELS ARE TO BE KEPT TO A MINIMUM AT ALL TIMES.

19) NOT USED

20) DUST CONTROL IS TO BE MAINTAINED AT ALL TIMES SO AS TO CONFINE DUST TO THE AREA OF CONSTRUCTION.

21) THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE LEGAL DISPOSAL OF ALL CONSTRUCTION REFUSE. CLEAN AND REMOVE ALL CONSTRUCTION DEBRIS FROM THE BUILDING AND DISPOSE OF PROPERLY ON A DAILY BASIS.

22) SITE SECURITY SHALL BE MAINTAINED AT ALL TIMES.

23) ALL ON-SITE BUILDING MATERIALS SHALL BE STORED IN AN ORDERLY FASHION IN A LOCKED AREA. FLAMMABLE MATERIALS SHALL BE USED AND STORED IN A WELL VENTILATED AREA. STORE FLAMMABLE MATERIALS TIGHTLY SEALED IN THEIR ORIGINAL CONTAINERS.

24) PENETRATION IN OPENINGS OF WALL PARTITIONS OR FLOORS FOR PIPE SLEEVES, ELECTRIC DEVICES ETC. SHALL BE PACKED SEALED. SEAL LINES OR OTHERWISE ISOLATE TO MAINTAIN WEATHER TIGHT SEAL.

25) THE CONTRACTOR SHALL NOT PERFORM ANY WORK WHICH ADVERSELY AFFECTS THE STRUCTURAL STABILITY OF THE BUILDING AND SHALL NOT ALTER ANY STRUCTURAL ELEMENT UNLESS DETAILED AND SHOWN ON APPROVED PLANS

04-03-19 COA/ZONING SET

STATE OF OHIO
LOUIS C. BATSCH
13196
REGISTERED ARCHITECT

LOUIS C. BATSCH LICENSE #13196
EXPIRES 12/31/2019

1733 Elm Street Renovation

1733 Elm Street, Cincinnati, OH 45202
Owner: Kunst LLC

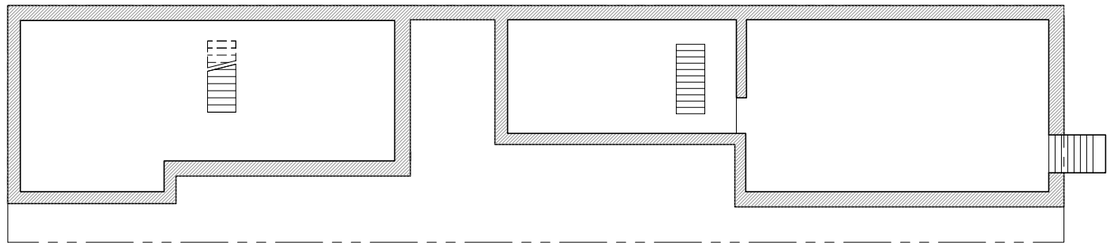
Cover Sheet

Scale as Noted

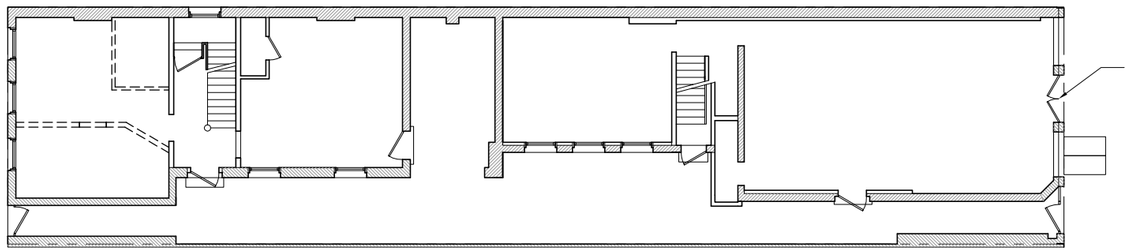
April 3, 2019

A-00

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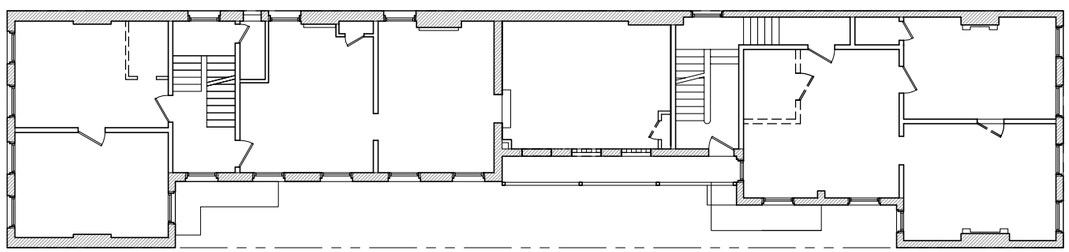


1 Basement Plan - Existing / Demo
1/8"=1'-0"

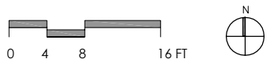


REMOVE EXISTING STOREFRONT AND DOORS– PROVIDE TEMPORARY WEATHER–TIGHT AND SECURE ENCLOSURE AS REQUIRED DURING CONSTRUCTION.

2 1st Floor Plan - Existing / Demo
1/8"=1'-0"



3 2nd Floor Plan - Existing / Demo
1/8"=1'-0"



Demo / Restoration Notes

ALL INTERIOR DEMO AND WINDOW RESTORATION FILED UNDER SEPARATE PERMIT U.O.N.

REMOVE, SALVAGE, REPAIR, AND REINSTALL CASEMENT WINDOWS DESIGNATED "HC". PROVIDE TEMPORARY WEATHERPROOF/ SECURE ENCLOSURE AS REQUIRED.

REMOVE EXISTING SIGNAGE– NEW SIGNAGE FILED UNDER SEPARATE PERMIT

WIRE BRUSH CLEAN EXISTING PAINTED FACADE ON VINE STREET PER NPS GUIDELINES AND REPAINT – SUBMIT COLORS TO URBAN CONSERVATOR FOR APPROVAL PRIOR TO PAINTING.

EXCEPT AS NOTED ALL EXISTING TRIM/ DOORS/ WINDOWS/ MANTLES AND OTHER HISTORICAL ELEMENTS TO REMAIN– PROTECT AS REQUIRED DURING CONSTRUCTION

SCOPE OF WORK FILED UNDER SEPARATE PERMIT:

INTERIOR DEMOLITION

EXTERIOR TUCKPOINTING/ MASONRY REPAIRS/ CLEANING AS REQUIRED AT SIDES AND REAR FACADE. ALL WORK PER NPS HISTORIC PRESERVATION GUIDELINES.

REMOVE, SALVAGE, REPAIR, AND REINSTALL DOUBLE HUNG WINDOWS DESIGNATED "HD".

COA



LOUIS C. BATSCH LICENSE #13196
EXPIRES 12/31/2019

04-03-19 COA/ZONING SET

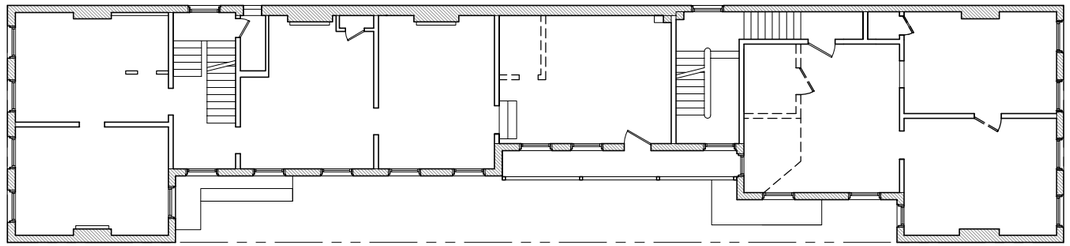
1733 Elm Street Renovation
1733 Elm Street, Cincinnati, OH 45202
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Existing / Demo Plans

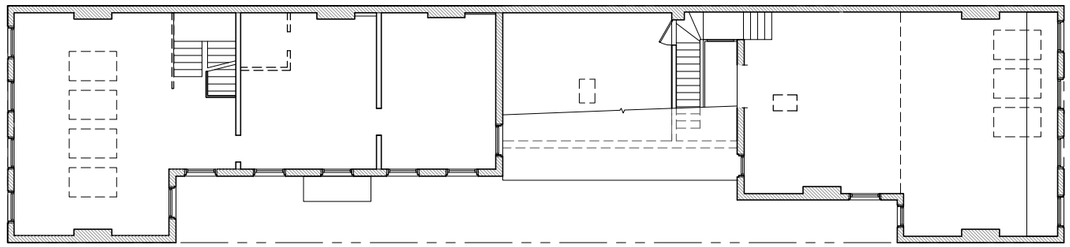
Scale as Noted
April 3, 2019

D-01

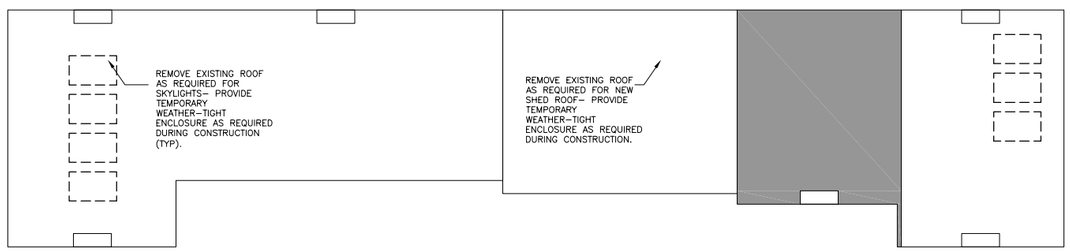
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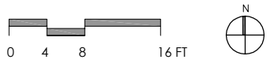
4 3rd Floor Plan - Existing / Demo
1/8"=1'-0"



5 Attic Plan - Existing / Demo
1/8"=1'-0"



6 Roof Plan - Existing / Demo
1/8"=1'-0"



Demo / Restoration Notes

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COA



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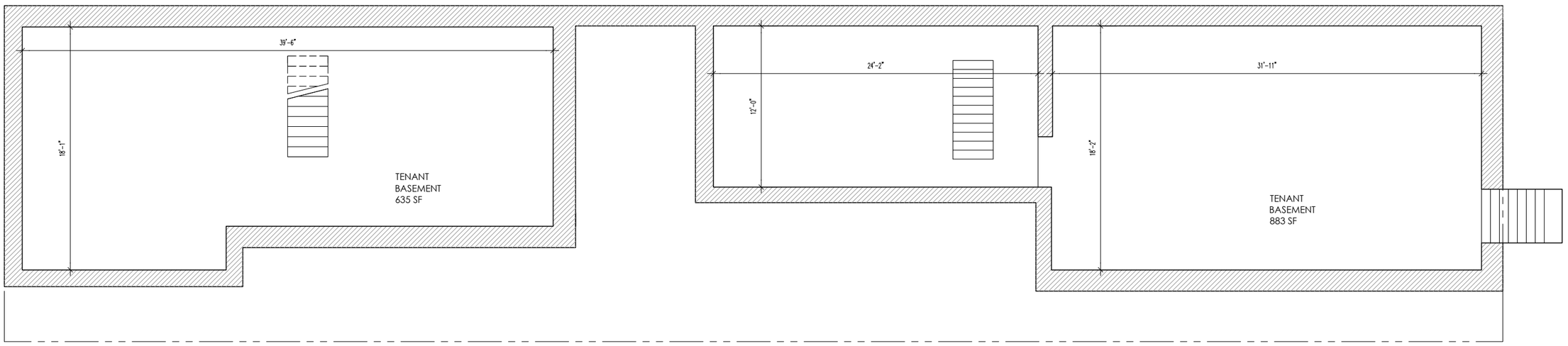
1733 Elm Street Renovation
1733 Elm Street, Cincinnati, OH 45202
Owner: Kunst LLC

Existing / Demo Plans

Scale as Noted
April 3, 2019

D-02

BENELLI & BATSCH ARCHITECTS
5830 MARLBOROUGH DRIVE CINCINNATI OHIO 45230 P 513.624.7391 F 513.624.7392



1 Basement Plan - Proposed
1/4"=1'-0"

0 2 4 8 FT

N

04-03-19 COA/ZONING SET

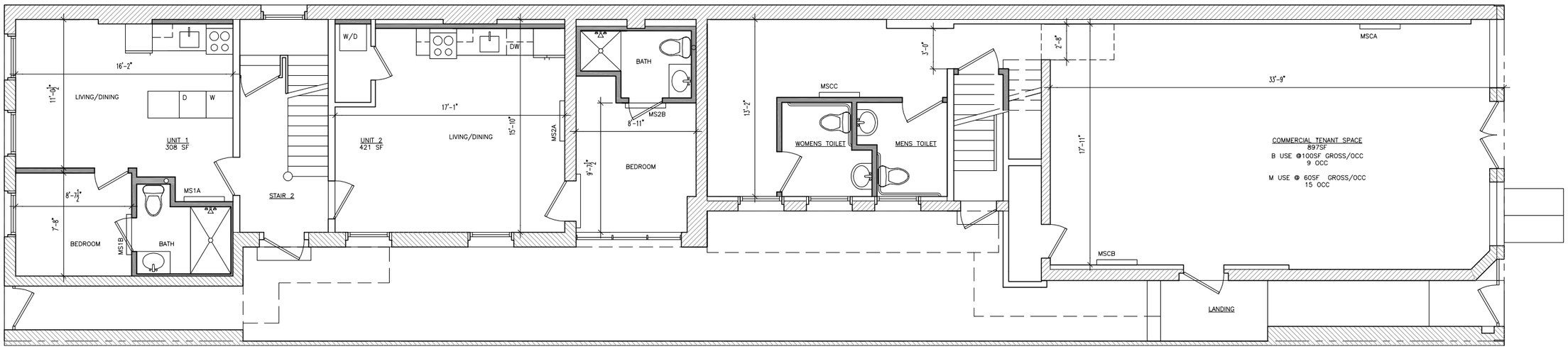
1733 Elm Street Renovation
1733 Elm Street, Cincinnati, OH 45202
Owner: Kunst LLC

Proposed Plans

Scale as Noted
April 3, 2019

A-01

BENELLI & BATSCH ARCHITECTS
5830 MARLBOROUGH DRIVE CINCINNATI OHIO 45230 P 513.624.7391 F 513.624.7392



1 1st Floor Plan - Proposed
1/4"=1'-0"

0 2 4 8 FT

N

04-03-19 COA/ZONING SET

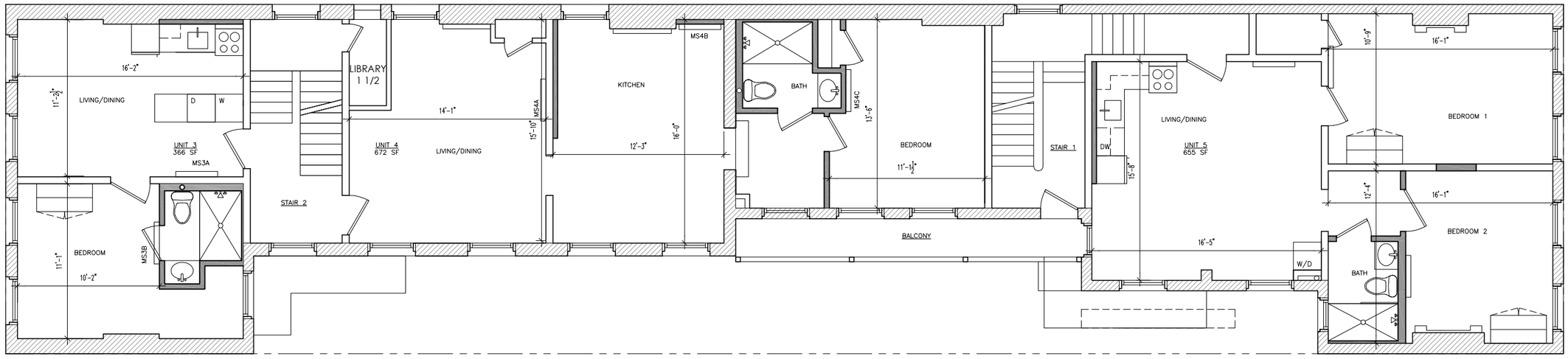
1733 Elm Street Renovation
1733 Elm Street, Cincinnati, OH 45202
Owner: Kunst LLC

Proposed Plans

Scale as Noted
April 3, 2019

A-02

BENELLI & BATSCH ARCHITEC
5830 MARLBOROUGH DRIVE CINCINNATI OHIO 45230 P 513.624.7391 F 513.



1 2nd Floor Plan - Proposed
1/4"=1'-0"

0 2 4 8 FT

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04-03-19 COA/ZONING SET

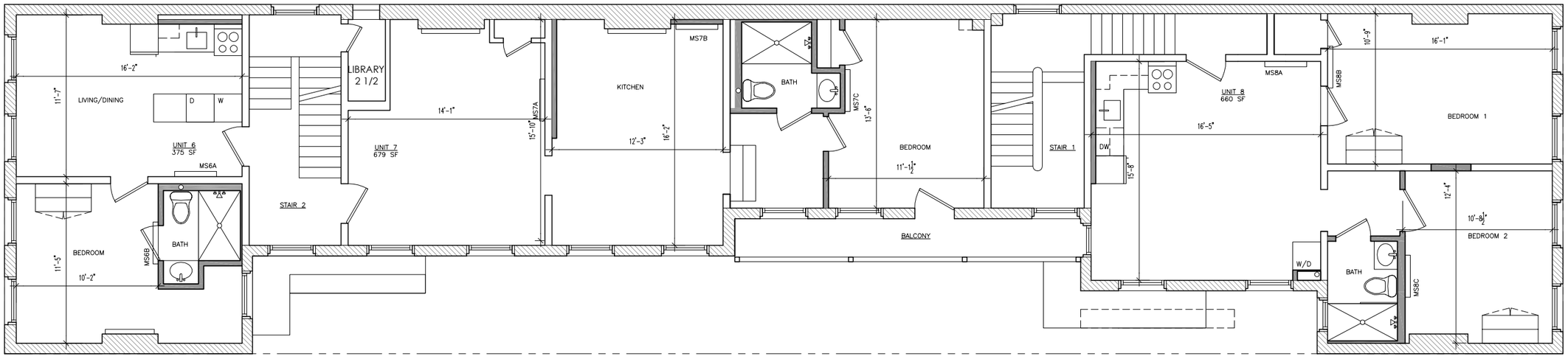
1733 Elm Street Renovation
1733 Elm Street, Cincinnati, OH 45202
Owner: Kunst LLC

Proposed Plans

Scale as Noted
April 3, 2019

A-0

BENELLI & BATSCH ARCHITECTS
5830 MARLBOROUGH DRIVE CINCINNATI OHIO 45230 P 513.624.7391 F 513.624.7392



1 3rd Floor Plan - Proposed
1/4"=1'-0"

0 2 4 8 FT

N

04-03-19 COA/ZONING SET

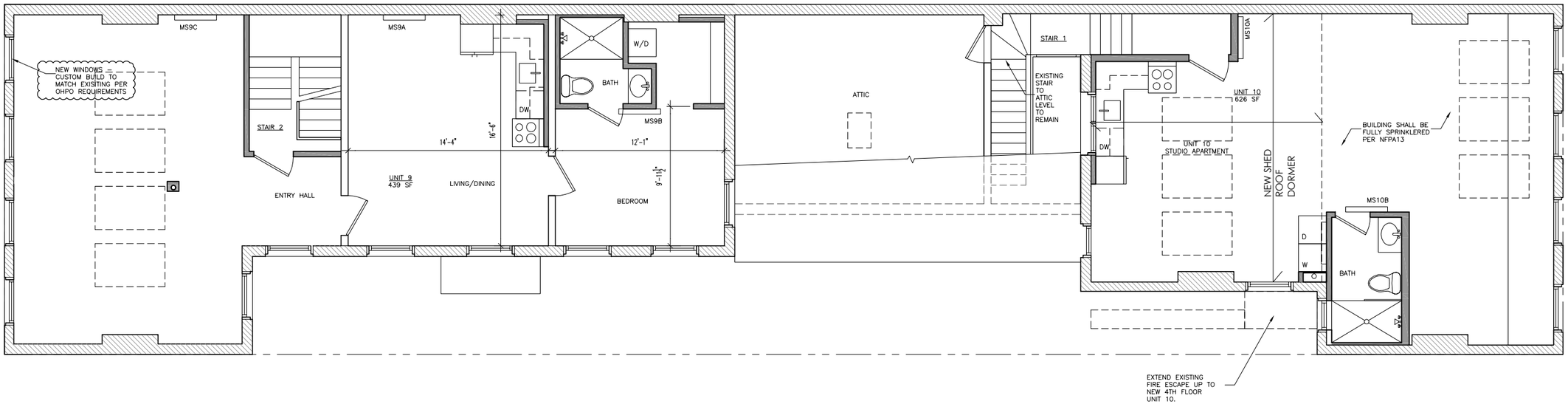
1733 Elm Street Renovation
1733 Elm Street, Cincinnati, OH 45202
Owner: Kunst LLC

Proposed Plans

Scale as Noted
April 3, 2019

A-04

BENELLI & BATSCH ARCHITECTS
5830 MARLBOROUGH DRIVE CINCINNATI OHIO 45230 P 513.624.7391 F 513.624.7392



1 Attic Plan - Proposed

1/4"=1'-0"

0 2 4 8 FT

N

04-03-19 COA/ZONING SET

STATE OF OHIO
LOUIS C. BATSCH 13196
REGISTERED ARCHITECT

LOUIS C. BATSCH LICENSE #13196
EXPIRES 12/31/2019

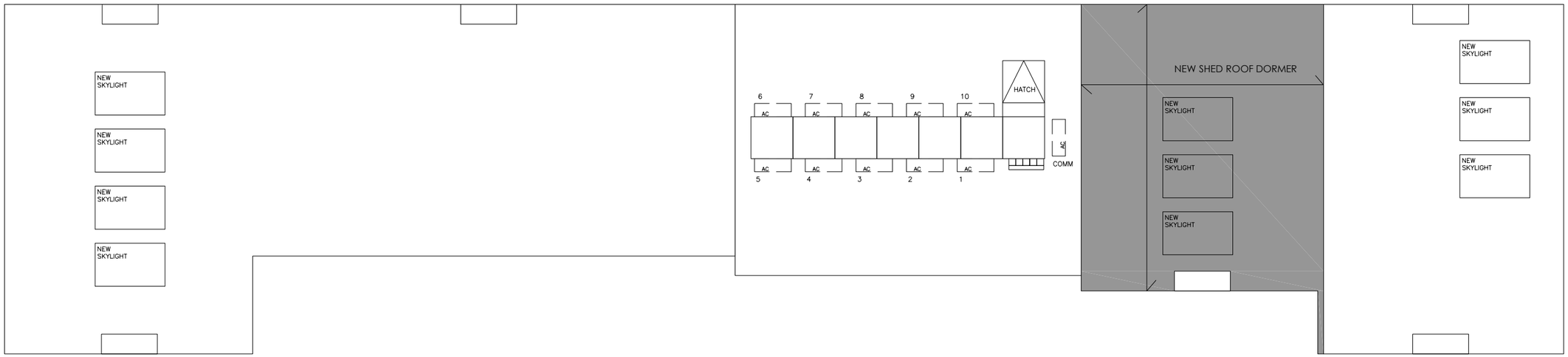
1733 Elm Street Renovation
1733 Elm Street, Cincinnati, OH 45202
Owner: Kunst LLC

Proposed Plans

Scale as Noted
April 3, 2019

A-05

BENELLI & BATSCH ARCHITECTS
5830 MARLBOROUGH DRIVE CINCINNATI OHIO 45230 P 513.624.7391 F 513.624.7392



1 Roof Plan - Proposed
1/4"=1'-0"

0 2 4 8 FT

N

04-03-19 COA/ZONING SET

STATE OF OHIO
LOUIS C. BATSCH 13196
REGISTERED ARCHITECT

LOUIS C. BATSCH LICENSE #13196
EXPIRES 12/31/2019

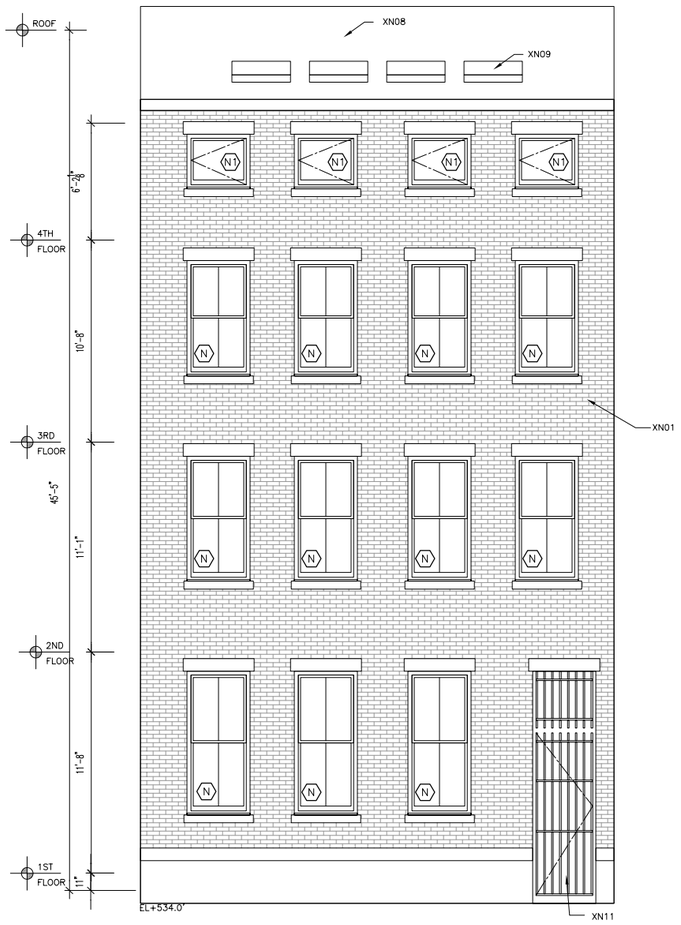
1733 Elm Street Renovation
1733 Elm Street, Cincinnati, OH 45202
Owner: Kunst LLC

Proposed Plans

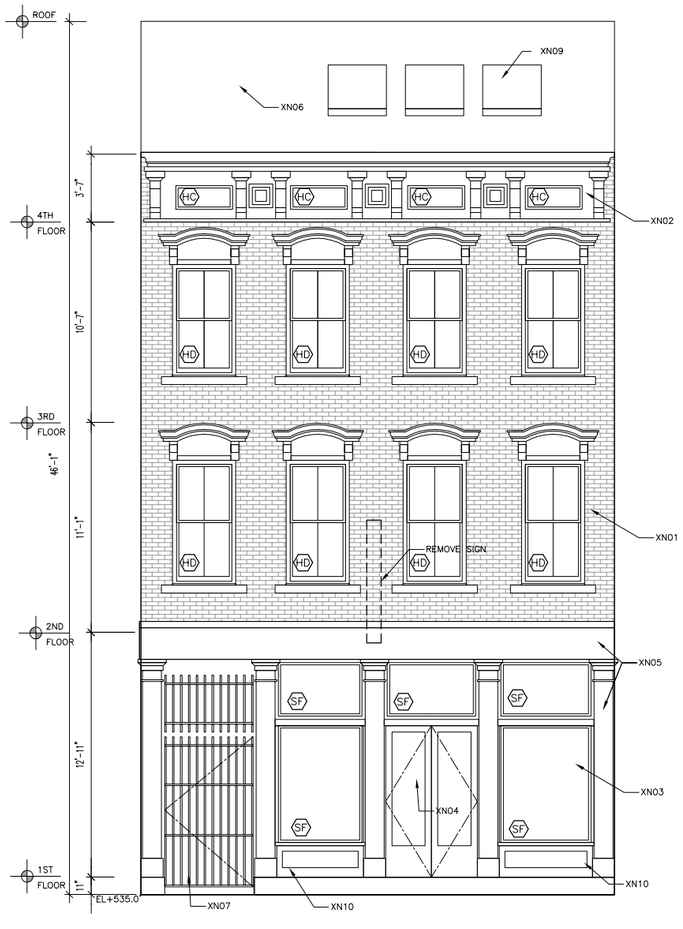
Scale as Noted
April 3, 2019

A-06

BENELLI & BATSCH ARCHITECTS
5830 MARLBOROUGH DRIVE CINCINNATI OHIO 45230 P 513.624.7391 F 513.624.7392



1 Campbell Alley- Rear Elevation - Proposed
1/4"=1'-0"



2 Elm Street Elevation - Proposed
1/4"=1'-0"

Exterior Elevation Notes

XN01 REPAIR/ REPOINT/ REPAINT EXG MASONRY T.M.E.

XN02 REPAIR AND REPAINT EXISTING CORNICE, SIDING AND TRIM. COLOR T.B.D.

XN03 NEW INSULATED GLAZING/ ALUM FRAME SET INTO EXG STOREFRONT

XN04 NEW PTD WD/GLASS ENTRY DOOR

XN05 RESTORE EXISTING METAL STOREFRONT PILASTER AND SIGN BAND

XN06 NEW ASPHALT SHINGLE ROOF

XN07 RESTORE PTD IRON GATE – AUTOMATIC OPENER/ FAIL-SAFE KEYPAD ACTIVATED ELECTRIC LOCK– GATE SHALL BE OPERABLE FROM INSIDE AT ALL TIMES

XN08 REPLACE EXG SINGLE-PLY MEMBRANE ROOF

XN09 NEW OPERABLE SKYLIGHT (TYP)

XN10 PAINTED WOOD RAISED PANEL SILL

XN11 RESTORE PTD IRON GATE– FAIL-SAFE KEYPAD ACTIVATED ELECTRIC LOCK– GATE SHALL BE OPERABLE FROM INSIDE AT ALL TIMES

Window Key

HD HISTORIC DH – REMOVE/ SALVAGE/ RESTORE/ REINSTALL

HC HISTORIC CASEMENT – REMOVE/ SALVAGE/ RESTORE/ REINSTALL

N NEW DH – CUSTOM MILL TO MATCH EXISTING

N1 NEW CASEMENT – CUSTOM MILL TO MATCH EXISTING

SF NEW PTD MTL/ GLASS STOREFRONT INSET

ST NEW PTD STL/ INSULATED GLASS WINDOW WALL– HOPES OR EQUAL. OPERABLE LITES AS INDICATED.

0 2 4 8 FT

04-03-19 COA/ZONING SET

STATE OF OHIO
LOUIS C. BATSCH 13196
REGISTERED ARCHITECT

LOUIS C. BATSCH LICENSE #13196
EXPIRES 12/31/2019

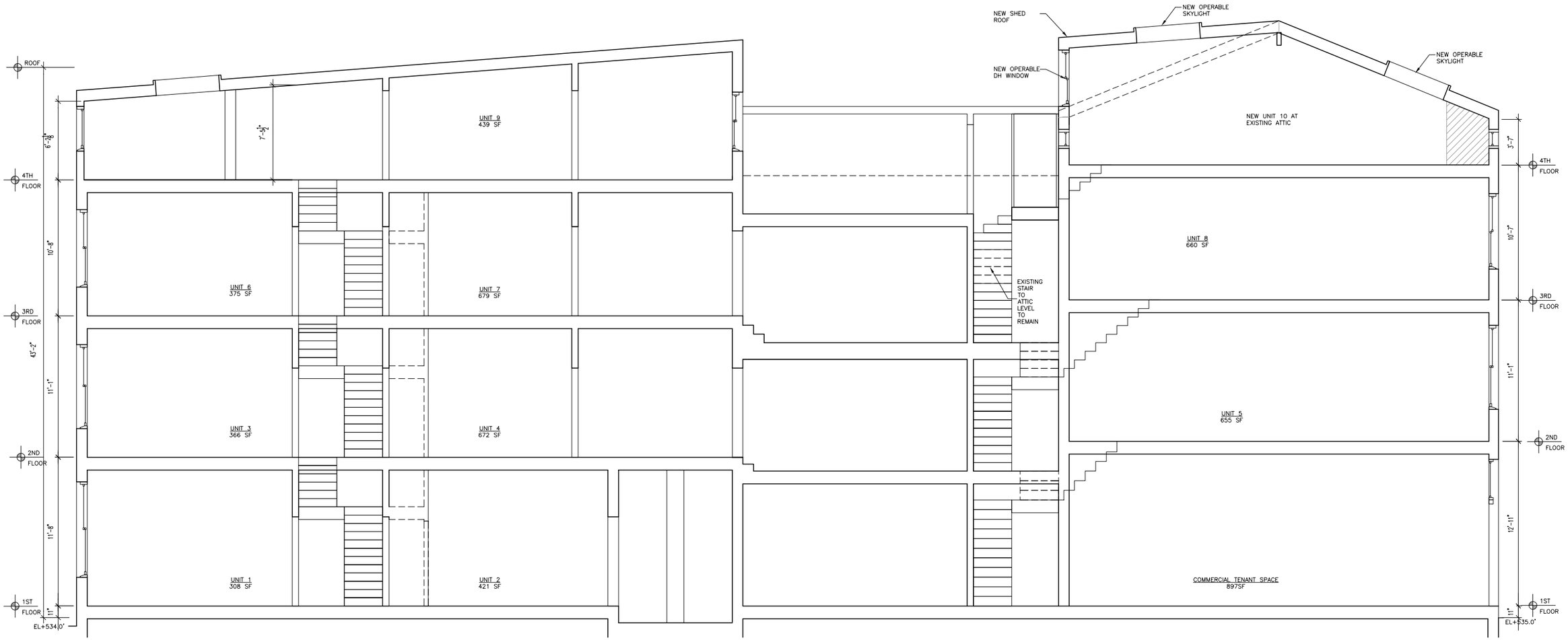
1733 Elm Street Renovation
1733 Elm Street, Cincinnati, OH 45202
Owner: Kunst LLC

Exterior Elevations

Scale as Noted
April 3, 2019

A-07

BENELLI & BATSCH ARCHITECTS
5830 MARLBOROUGH DRIVE CINCINNATI OHIO 45230 P 513.624.7391 F 513.624.7392



1 Building Section
1/4"=1'-0"

0 2 4 8 FT

04-03-19 COA/ZONING SET

STATE OF OHIO
LOUIS C. BATSCH
13196
REGISTERED ARCHITECT

LOUIS C. BATSCH LICENSE #13196
EXPIRES 12/31/2019

1733 Elm Street Renovation
1733 Elm Street, Cincinnati, OH 45202
Owner: Kunst LLC

Building Section

Scale as Noted
April 3, 2019

A-08

BENELLI & BATSCH ARCHITECTS
5830 MARLBOROUGH DRIVE CINCINNATI OHIO 45230 P 513.624.7391 F 513.624.7392



1 Building Section
1/4"=1'-0"

Window Key

HD HISTORIC DH – REMOVE/ SALVAGE/ RESTORE/ REINSTALL

HC HISTORIC CASEMENT – REMOVE/ SALVAGE/ RESTORE/ REINSTALL

N NEW DH – CUSTOM MILL TO MATCH EXISTING

N1 NEW CASEMENT – CUSTOM MILL TO MATCH EXISTING

SF NEW PTD MTL/ GLASS STOREFRONT INSET

ST NEW PTD STL/ INSULATED GLASS WINDOW WALL– HOPES OR EQUAL. OPERABLE LITES AS INDICATED.

0 2 4 8 FT

04-03-19 COA/ZONING SET

STATE OF OHIO
LOUIS C. BATSCH 13196
REGISTERED ARCHITECT

LOUIS C. BATSCH LICENSE #13196
EXPIRES 12/31/2019

1733 Elm Street Renovation
1733 Elm Street, Cincinnati, OH 45202
Owner: Kunst LLC

Courtyard Elevations

Scale as Noted

April 3, 2019

A-09

ITEM 4 May 20, 2019

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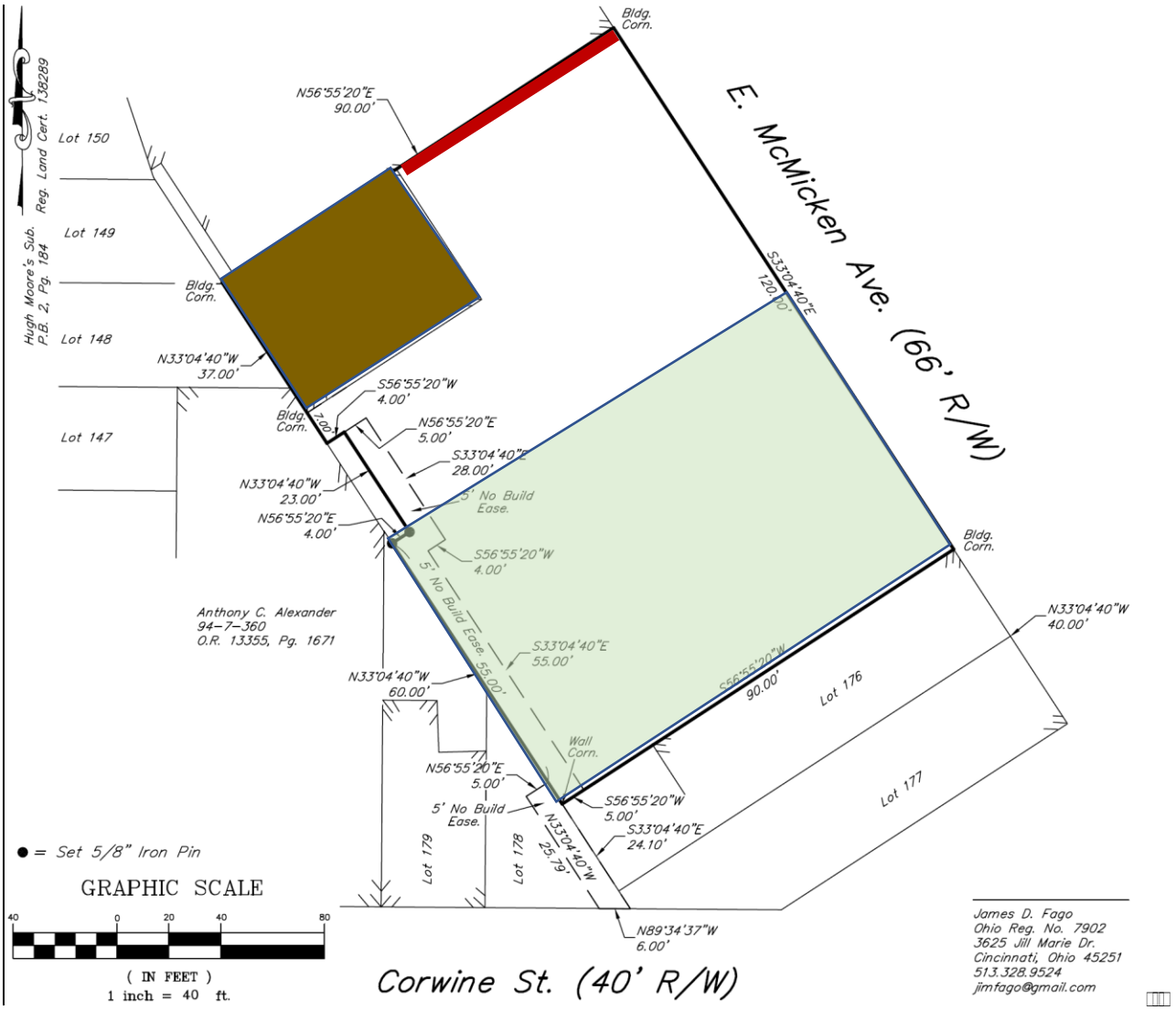


Figure 1: Mapping of Property Constraints
Legend - Artworks Mural- Red line; Existing Building- Brown; Required Green Space- Green

Project Description:

The project is 131 E McMicken Ave.

1. Construct 1 story building with a parapet wall and glass "greenhouse" roof.
2. Build approximately 1,000 square feet of artwork mural.
3. Create a pedestrian plaza and landscaped area.

Project Request:

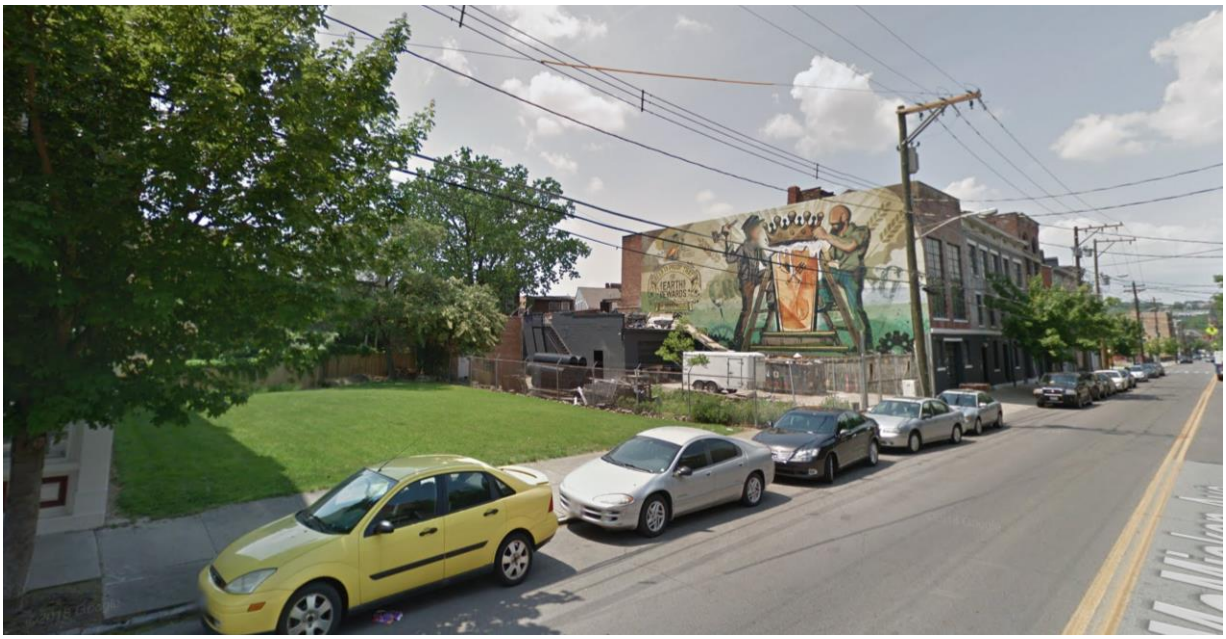


Figure 1: 131 E McMicken Ave. Pictures provided by Google Street Views.

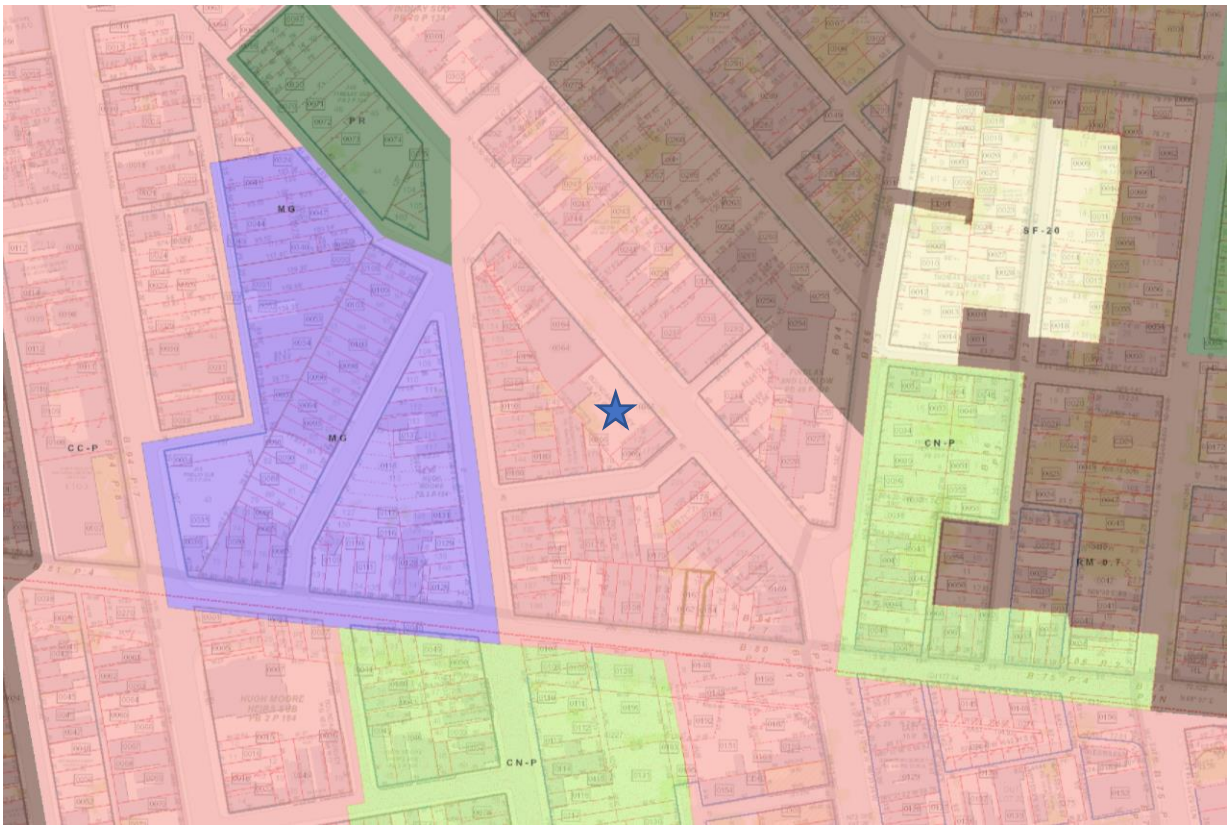


Figure 2: Map of 131 E McMicken Ave. and surrounding zoning districts.

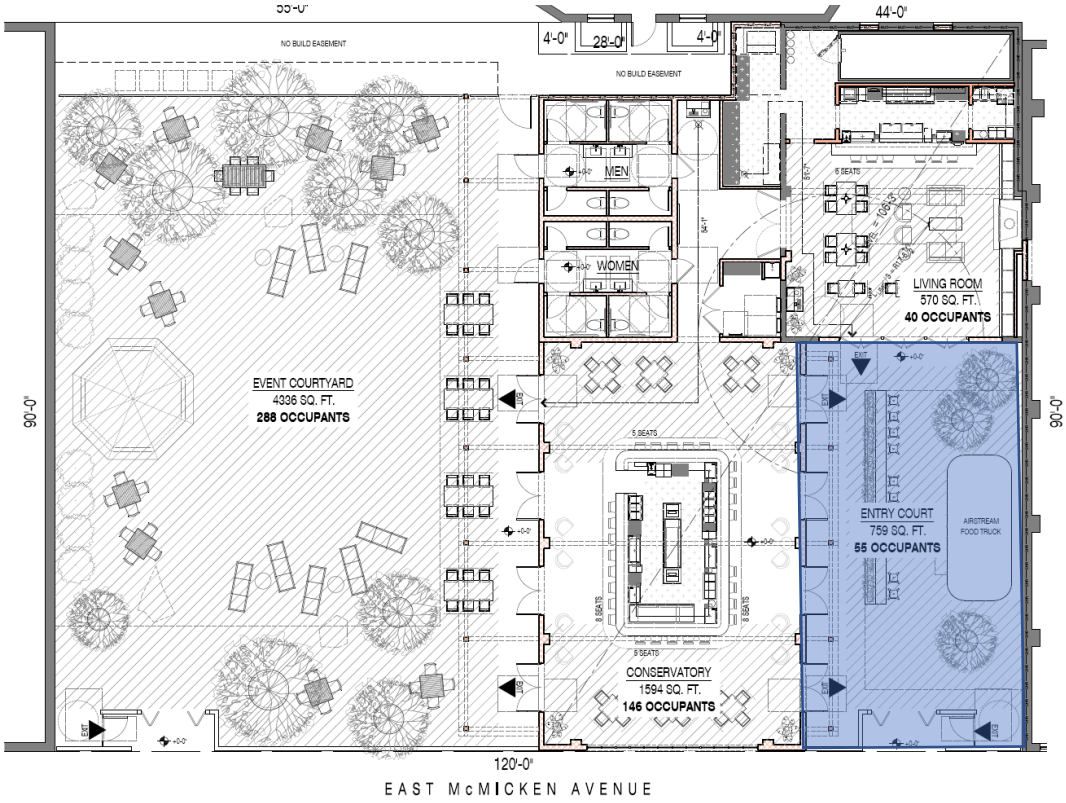
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Outdoor Events

The proposed Outdoor Events would occur on the 4,300 square foot courtyard. The courtyard would be surrounded by the building on three sides and a 6-foot tall fence on the fourth side. The courtyard would be accessible from the interior of the building through doors and from the sidewalk through a gate. The courtyard would be used for events such as weddings, receptions, and corporate events. The courtyard would be open from 11:00 AM to 10:00 PM Sunday through Thursday and 12:00 PM to 12:00 AM Friday and Saturday.

Some of the events would require the use of temporary structures such as tents, canopies, and portable restrooms. These structures would be erected and removed by the event organizer. The event organizer would be responsible for obtaining any necessary permits for the use of these structures.

Standard for Review of Special Uses

Section 16.08.070.C of the Zoning Ordinance establishes the following standards for review of special uses:

C. Standards. No special use shall be granted by the Planning Commission unless the applicant shall establish that:

The proposed work will fill a significant void in the urban fabric where a vacant lot has been. The articulation and the outdoor courtyard both respect the existing fabric by creating a wall on the street to create a street face and while also complying with legal covenants.

[illegible] [illegible] [illegible] [

B[illegible] [illegible] [illegible] [

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The proposed use as 1 story commercial building is an appropriate use and the architecture of the building has been adjusted to be compatible with a more industrial look along this portion of McMicken.

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This doesn't specifically apply to this building since an industrial typology was used, however the use of a large window creates a continuity with the commercial buildings on the street.

[illegible]

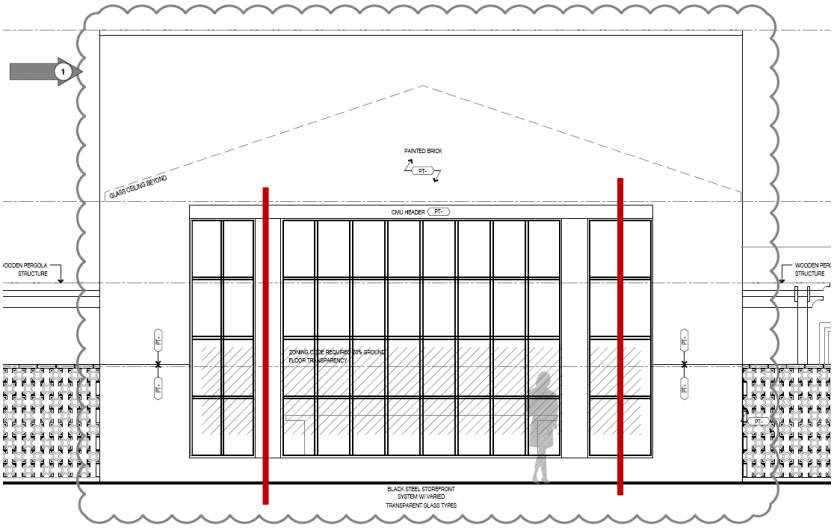
A portion of the building is set at the zero lot line and the creation of a masonry wall at the rest of the property line creates a continuous wall along the street. As mentioned before with the discussion of articulation, the setback of the Entry Courtyard is an appropriate treatment to respect and address the existing mural.

[illegible]

The building is approximately 60 feet wide and the portion of the building that is set back is approximately half of this width. This creates a rhythm of 30 feet intervals on the building. The Event Courtyard is wider than the typical bays of 25-50, however this portion of West McMicken does have wider industrial style buildings with wider bays as well.

[illegible]

As a one-story building, vertical emphasis is harder to achieve as the building is wider than it is tall. The applicants have worked with staff to increase the height of the window and parapet to create more height. The individual panes of the window are taller than wide, and the windows create vertical columns. The applicants have also broken up the window to create two solid columns to help create vertical elements.



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> *The building across the street is a 2-story building, and while this is a one-story building the parapet is at a height of just over 23 feet tall. The average of the 3 story buildings on adjoining lots on either side or the subject property is 33 feet. While this is a one-story building, it is within one story of the building across the street and with 10 feet, which is approximately the height of a typical story, to the adjacent building height average.*

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Another material chosen is for the wall. A terra cotta breezeway block that creates a wall with 50% opacity is a new material within the district, but the use of a terra cotta/clay masonry unit creates a continuation with the clay brick on the neighboring buildings.

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drawing dept
architecture & design
3217 madison rd cincinnati ohio 45209
513.272.8099 | www.drawingdept.com

VARIANCE & CONDITIONAL USE APPLICATION – written statement

7 May 2019

Project: 131 E. McMicken Avenue, Cincinnati, Ohio 45202 – SOMERSET GARDEN BAR & BAZAAR

Architect:
drawing dept, LLC
3217 Madison Road
Cincinnati, Ohio 45209

Owner/Client:
North Crown Property, LLC
131 East McMicken Avenue
Cincinnati, Ohio 45202

Re: Application for zoning variance for outdoor eating area, and conditional use for the size of the outdoor eating/drinking areas, and proximity of outdoor eating/drinking areas to a residential area, for a new one-story addition at 131 East McMicken Avenue, Cincinnati, Ohio 45202.

The proposed project does not comply with the City of Cincinnati Zoning Code for the following reason(s):

1. **1409-19: Exceptions to Building Placement Requirements**: Where there is an outdoor eating area installed on the street frontage, the build-to line may be altered, provided the building is setback not more than 12 feet from the street lot line or at least 40 percent of the building facade meets the build-to line and an outdoor eating area is limited to a maximum area of 12 times the building street frontage in linear feet. The proposed outdoor eating areas exceeds these requirements. A Variance will be required.

2. **1419-21: Outdoor Areas**: The two proposed outdoor eating and drinking areas exceed the maximum size of 50% of the indoor area. A Conditional Use will be required.

3. **1419-21(e): Entertainment.** Within 500 feet of a residential district boundary line, entertainment, including the use of audio/visual equipment or amplified sound is prohibited unless conditional use approval is obtained. Any amplified sound shall adhere to the established restrictions of 55db maximum during weekdays and 60db maximum on weekends.

4. **1419-2 (g) Hours of Operation.** Within 100 feet of a residential district boundary line the use of outdoor areas are prohibited between Midnight and 7 AM on Friday and Saturday and 10 PM and 7 AM on all other days, unless conditional use approval is obtained pursuant to the procedures. Hours of operation of this facility will adhere to these requirements.

An existing one-story concrete block garage structure will be renovated and expanded upon to be used as a garden bar and event space. The proposed addition will add the necessary restrooms and service spaces, as well as expand the public interior space which will then be flanked by to outdoor seating, eating, and drinking areas. The size of the exterior areas which exceed the code defined maximums, are a direct resultant of the conditions placed on parcels 094-0007-0210-00, 094-0007-0211-00, and 094-0007-0212-00, by the City of Cincinnati when these three parcels were sold to Black Lodge, LLC. For incorporation into the existing parcel. These conditions for development of the site are stated within the Purchase Sale Agreement, Appendix A, Item 3 (Letter included with this submission); “Purchaser may conduct other greening and beautification activities on the Property such as, by way of example only, supplemental landscaping, planting of trees, or installation of a fence. The property shall remain landscaped green space for **at least five years** from and after the date of Closing”. In adherence to these conditions the area encompassed by these former parcels has been left unbuilt, but developed into an outdoor communal space for events, eating, and drinking; to be used in conjunction with the proposed addition.

The proposed outdoor spaces require a building placement variance and conditional uses with consideration of the location and size of associated outdoor patios that will not adversely affect the rights of adjacent property owners or residents. The granting of the variances and conditional uses will not adversely affect the community character, public health, safety or general welfare.

Although parking is no longer required for development of this site, a limited number of spots can be made available are a private garage located at 1630 Walnut Street, owned by the same ownership group. These spots will be made available at the owner's discretion for events held at the project in question.



Figure 1. View of 137-143 E. McMicken Avenue, c. 2018



Figure 2. View of 131-137 E. McMicken Avenue, c. 2018



Figure 3. View of 143-145 E. McMicken Avenue, c. 2018



Figure 4. View of 131 E. McMicken Avenue, c. 2018



Figure 5. View of 136 E. McMicken Avenue, c. 2018



Figure 6. View of 132-134 E. McMicken Avenue, c. 2018



Figure 7. East Corner Axonometric View of Proposed Massing



Figure 8. North Corner Axonometric View of Proposed Massing

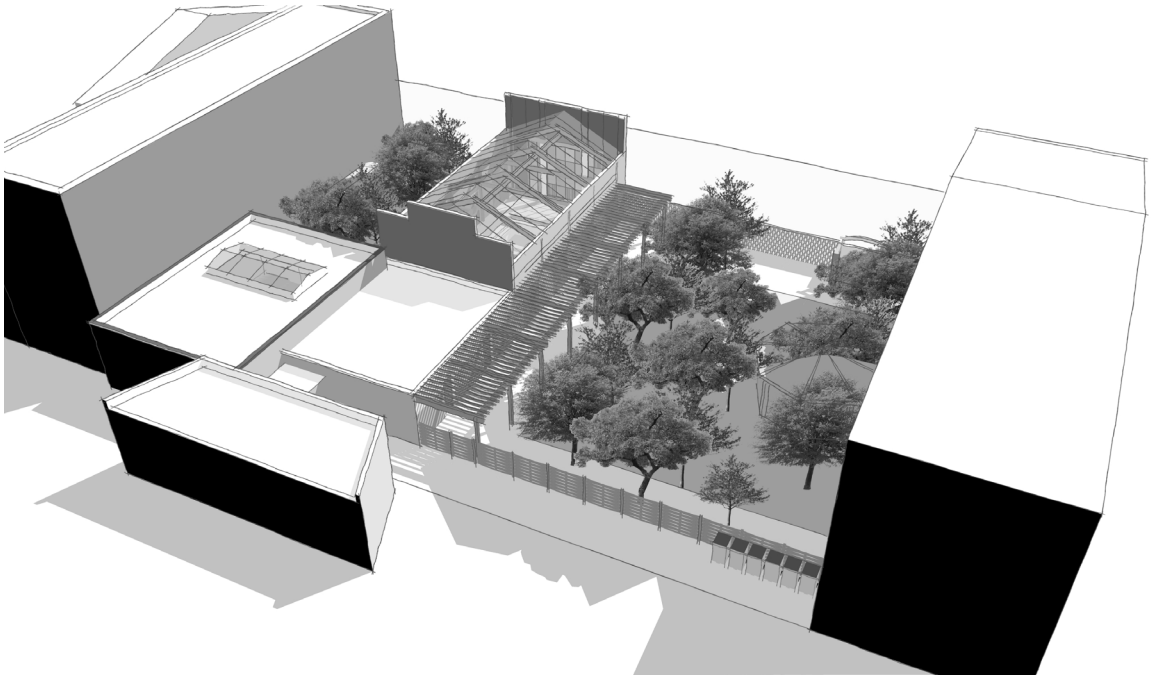


Figure 9. South Corner Axonometric View of Proposed Massing



Figure 10. View of Site Looking South on East McMicken, c. 2018



Figure 11. View of Proposed Massing Looking South on East McMicken



Figure 12. View of Site Looking North on East McMicken, c. 2018



Figure 13. View of Proposed Massing Looking North on East McMicken

With consideration of the exterior addition to and interior renovation of the existing structure, the proposed work conforms to the underlying zone district regulations and is in harmony with the general purposes and intent of the Cincinnati Zoning Code or the Land Development Code, as applicable. Alignment with the OTR historic district infill guidelines is balanced by the following conditions:

The massing of the new addition was developed in discussion with the Urban Conservator to align with the spirit and intent of the OTR historic guidelines. The McMicken Avenue façade has a parapet height that reaches to 23'-1" above street level mirroring the two-story height of the historic brewery building immediately across the street and reaching to within a story of the average building height in the surrounding district (approx. 33'-0" above street level). The straight parapet and highly divided storefront, positions the building within the industrial context of the surrounding building without trying to create a false sense of history. The corners of the McMicken façade will turn the corner no more than 16" in plan to express the structure of the masonry pilaster on the corners and to not interrupt views of the brewery district wall mural that exists on the façade of the adjacent building (see figure 12).

The finish materiality of the addition will be painted brick over the structural CMU block. This brick will conform to the OTR brick dimensional requirements and be painted with a neutral paint scheme which establishes a base and upper portion of the addition while unifying the addition's massing with the proposed screen wall. The applicant feels the utilitarian nature of the brick correctly aligns with the design and precedence of the addition. The client and architect will work with the urban conservator on the proposed paint scheme to confirm compliance with the district guidelines.

The proposed work attempts to conform with any guidelines adopted or approved by Council for the district in which the proposed work is located, other than the areas under review for conditional approval and variance. The streets or other means of access to the property are suitable and adequate to carry the current traffic and will not overload the adjacent streets and the internal circulation system as there will be no change as an incidental ancillary structure. The buffering afforded to adjacent uses or properties from light, noise and visual impacts are minimal, given what is seen from the right of way (R.O.W.) and the material construction of building additions, outdoor patios are enclosed with screen fences and landscape. The use and operation of the structure is compatible with adjacent land uses and requires conditional use approval, based on the proximity to residential uses. The proposed work is compatible with the predominant or prevailing land use, building and structure patterns of the neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood. The proposed work is consistent with any proposed amendment to the zoning code or the Land Development Code then under consideration by the City Planning Commission or Council. Any adverse effect on the access to the property by

fire, police, or other public services; access to light and air from adjoining properties; traffic conditions; or the development, usefulness or value of neighboring land and buildings will not be increased or will be improved by the renovation and addition, especially with consideration for public safety. The renovation and addition to the structure will eliminate blight while promoting the economic benefit during construction and through the increased real property tax duplicate. The finished project will create a vibrant catalyst project in the neighborhood that promotes the public peace, health, safety or general welfare.

It is our opinion that the remodeling and addition to the existing structure and property will not have any adverse impact on the community at large without being detrimental to the public welfare or materially injurious to the enjoyment, use development value of property or improvements permitted in the vicinity. With respect to the preservation of the neighborhood and the subject property, the remodeling and addition to the existing structure and property respects the continued enjoyment of the adjacent neighbors. The work associated will not promote any adverse effects with consideration of the public peace, health, safety or general welfare of the neighborhood. The exceptional size of the outdoor spaces is not as great as it appears, with consideration of the conditions placed upon half of the site to remain unbuilt and maintained as a green space, for five years. With respect to the preservation of the programmatic requirements of the owner's property, the design shown is compatible and respects the continued enjoyment of the adjacent neighbors with consideration of the massing of the cumulative structure.

With full respect to the City of Cincinnati Zoning Code, the neighbors and property the owner would like to request an outdoor eating area variance along with conditional uses sought for the location and size of the outdoor spaces (5,095 sq.ft.) which represent 63% of the total area available to the public within the event space (8,046 sq. ft.) for the remodeling and addition to the existing structure and property with regards to aesthetics, program, and economic feasibility. Both requests are in keeping with Section 1445-13 the general standards of the Public Interest.

The proposed work is compatible with the predominant or prevailing land use, building and structure patterns of the neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood or neighboring properties, with a similar scale and proportion to the existing residence to remain. The intensity of the proposed use will be buffered and landscaped appropriately to protect adjacent properties from light, noise and visual impacts while not overloading adjacent streets. A neighborhood destination, the hours of operation will be compatible with adjacent land uses. The project eliminates blight and provides economic and public benefits to the area.

Please find attached an index of graphics, drawings and photographs that we believe supports the requested variance.

In summary, we request your favorable consideration based upon the demonstrated compliance with the intent of the zoning code as well as the public benefit of a continuing process of neighborhood economic improvement and safety of this Historic neighborhood.

Thank you for your consideration,



Ron Novak AIA, LEED AP - drawing dept

SOMERSET
GARDEN BAR AND BAZAAR

PROJECT TEAM

PROJECT ADDRESS
131 EAST MCMICKEN AVENUE
CINCINNATI, OHIO 45202

ARCHITECT
DRAWING DEPT
3217 MADISON ROAD
CINCINNATI, OHIO 45209
513.272.8099

BUILDING OWNER (LANDLORD)
NORTH CROWN PROPERTY LLC
131 EAST MCMICKEN AVENUE
CINCINNATI, OHIO 45202

MEP ENGINEER
MARQUE ENGINEERING
2055 READING ROAD, SUITE 280
CINCINNATI, OHIO 45202
513.901.0040

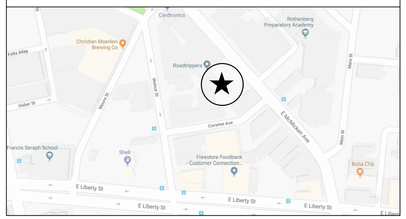
DRAWING INDEX

- ● ISSUED SHEET
- ● PREVIOUSLY ISSUED SHEET
- ◎ ISSUED SHEET FOR REFERENCE ONLY *(NO REVISION)*
- ◎ PREVIOUSLY ISSUED SHEET FOR REFERENCE ONLY *(NO REVISION)*

SHEET #	SHEET DESCRIPTION	29 OCTOBER 2018 - BID SET	14 NOVEMBER 2018 - PERMIT	06 MAY 2019 - REVISION 1		
	ARCHITECTURAL					
A0.0	COVER + CODE INFORMATION	●	●	●		
A1.0	DEMOLITION PLAN	●	●	●		
A2.0a	ARCHITECTURAL FLOOR PLAN	●	●	●		
A2.0b	ARCHITECTURAL FLOOR PLAN	●	●	●		
A2.1a	REFLECTED CEILING PLAN	●	●	●		
A2.1b	REFLECTED CEILING PLAN	●	●	●		
A2.2a	FINISH PLAN	●	●	●		
A2.2b	FINISH PLAN	●	●	●		
A2.3	EQUIPMENT PLAN	●	●	●		
A2.3	ROOF PLAN		●	●		
A3.0	EXTERIOR ELEVATIONS	●	●	●		
A3.1	EXTERIOR ELEVATIONS	●	●	●		
A4.0	BUILDING SECTIONS	●	●	●		
A4.1	BUILDING SECTIONS	●	●	●		
A5.0	INTERIOR ELEVATIONS	●	●	●		
A5.1	INTERIOR ELEVATIONS	●	●	●		
A5.2	INTERIOR ELEVATIONS	●	●	●		
A6.0	DETAILS	●	●	●		
A6.1	DETAILS		●	●		
	CIVIL					
	STRUCTURAL					
S001	STRUCTURAL GENERAL NOTES			●		
S110	FOUNDATION PLAN			●		
S120	ROOF FRAMING			●		
S130	UPPER ROOF FRAMING			●		
S310	FOUNDATION SECTIONS			●		
S320	ROOF FRAMING SECTIONS			●		
S321	ROOF FRAMING SECTIONS			●		
	PLUMBING					
P1.0a	PLUMBING FLOOR PLAN	●	●	●		
P1.0b	PLUMBING FLOOR PLAN	●	●	●		
P2.0	PLUMBING ISOMETRICS	●	●	●		
P3.0	PLUMBING SPECIFICATIONS	●	●	●		
	MECHANICAL					
M1.0a	MECHANICAL FLOOR PLAN	●	●	●		
M1.0b	MECHANICAL FLOOR PLAN	●	●	●		
M2.0	MECHANICAL SCHEDULES	●	●	●		
M3.0	MECHANICAL DETAILS	●	●	●		
M4.0	MECHANICAL SPECIFICATIONS	●	●	●		
	ELECTRICAL					
M1.0a	POWER FLOOR PLAN	●	●	●		
M1.0b	POWER FLOOR PLAN	●	●	●		
M2.0a	LIGHTING FLOOR PLAN	●	●	●		
M2.0b	LIGHTING FLOOR PLAN	●	●	●		
M3.0	ELECTRICAL SINGLE LINE DIAGRAM	●	●	●		
M4.0	ELECTRICAL SPECIFICATION	●	●	●		

VICINITY MAP

PARCEL ID#: 094-0007-0359-00



PROJECT DESCRIPTION
THIS PROJECT IS FOR THE RENOVATION AND ADDITION TO AN EXISTING 1-STORY MASONRY BLOCK STRUCTURE FOR USE AS A BAR AND EVENT SPACE WITH ITS OWN RESTROOMS. EXTERIOR SEATING SPACES ARE PROPOSED. EXISTING PARCEL LOT LINES WILL BE CONSOLIDATED BY OWNER.

EXTERIOR SIGNAGE, FIRE ALARM SYSTEM, AND SPRINKLER SYSTEM, WILL BE UNDER SEPARATE PERMIT BY OTHERS.

ZONING - CITY OF CINCINNATI
ZONING DISTRICT: CC-P, COMMERCIAL COMMUNITY PEDESTRIAN
HISTORIC: YES
HILLSIDE: NO
PARKING: NONE REQUIRED
SIGNAGE: <BY OTHERS UNDER SEPARATE PERMIT>

BUILDING CODE
2017 OHIO BUILDING CODE
2017 OHIO MECHANICAL CODE

BUILDING USE GROUP (OBC 301)

LEVEL	EXISTING	PROPOSED
1	S-2	A-2

CONSTRUCTION TYPE
CONSTRUCTION TYPE: TYPE V-B, FULLY SPRINKLERED
ALLOWABLE HEIGHT & AREA (OBC 504 & 506)

	ALLOWABLE	PROVIDED
HEIGHT	60'-0"	20'-0"
A-2	2 / 24,000 SF	1 / 3,356 GSF

FIRE RESISTANCE RATING (OBC 601 & 602)

STRUCTURAL FRAME	=	0 HR
BEARING EXTERIOR WALL	=	0 HR
BEARING INTERIOR WALL	=	0 HR
NON-BEARING EXTERIOR WALL		
FSD < 5FT	=	0 HR
5FT < FSD < 10FT	=	0 HR
10FT < FSD < 30FT	=	0 HR
FSD > 30 FT	=	0 HR
NON-BEARING INTERIOR WALL	=	0 HR
FLOOR CONSTRUCTION	=	0 HR
ROOF CONSTRUCTION	=	0 HR
FIRE BARRIER (OBC 707.3.10)	=	2 HR
EXIT PASSAGEWAY (1024.3)	=	1 HR

INTERIOR WALL & CEILING FINISH REQUIREMENTS - SPRINKLERED

USE	EXIT ENCLOSURES & PASSAGEWAYS	CORRIDORS	ROOMS & ENCLOSED SPACES	FLOORING
A-2	B	B	C	CLASS II

AUTOMATIC SPRINKLER SYSTEM (OBC 903.3.1.1)
BUILDING TO BE EQUIPPED THROUGHOUT W/ AUTOMATIC SPRINKLER SYSTEM PER NFPA 13
ALL SPRINKLER WORK SHALL BE DESIGNED BY A LICENSED SPRINKLER CONTRACTOR UNDER A SEPARATE PERMIT.
MAXIMUM EXIT ACCESS TRAVEL DISTANCE FOR A-2 OCCUPANCIES DOES NOT EXCEED 250 FT. PER TABLE 1016.1.

FIRE ALARM AND DETECTION SYSTEMS
A FIRE ALARM AND DETECTION SYSTEM IS TO BE INSTALLED AS REQUIRED IN ACCORDANCE WITH SECTION 907 UNDER SEPARATE PERMIT BY OTHERS.

FIRE EXTINGUISHERS PER NFPA 10

SQUARE FOOTAGE
GROUND FLOOR TENANT SPACE: 9603 SQ. FT.

EXIT REQUIREMENTS
2 MEANS OF EGRESS REQUIRED; 11 PROVIDED (REFER TO SHEET A0.1 FOR LIFE SAFETY DIAGRAMS)

REQUIRED EGRESS WIDTH:
TOTAL INTERIOR OCCUPANT LOAD = 186 / 2 = 93 (ADDITIONAL EXIT PROVIDED)
93 OCCUPANTS X 0.15" = 13.5" REQ'D (PER EXCEPTION 1005.3.2)
ALL PROPOSED EGRESS COMPONENTS = 36" MIN. / MIN. CORRIDOR WIDTH 44"

TOTAL EXTERIOR OCCUPANT LOAD = 529 / 2 = 265 (ADDITIONAL EXIT PROVIDED)
265 OCCUPANTS X 0.15" = 39.675" REQ'D (PER EXCEPTION 1005.3.2)
ALL PROPOSED EGRESS COMPONENTS = 48" MIN. / MIN. CORRIDOR WIDTH 44"

LONGEST DIAGONAL = 106'-3"
EXIT SEPARATION (L/3) >17'-8"
EXIT ACCESS TRAVEL DISTANCE
GROUP A, SPRINKLED = 250'-0" MAX.
PROPOSED = 51'-4"MAX.

PLUMBING
A-2 BAR/RESTAURANT
186 OCCUPANTS + 343 OUTDOOR SEATS = 529 TOTAL

SEX	OCC	WC	WC REQ'D (WC/U PROVIDED)	LAV	LAV REQ'D(LAV PROVIDED)
M	265	1:75	4 (4 WC/0 U PROVIDED)	1:200	2 (2 PROVIDED)
F	265	1:75	4 (4 PROVIDED)	1:200	2 (2 PROVIDED)

MINIMUM LIVE LOAD CRITERIA

ASSEMBLY AREAS - 100 PSF
ROOFS - 100 PSF
SIDEWALKS, VEHICULAR DRIVEWAYS - 250 PSF
EXIT STAIRS/RAMPS/LANDINGS - 100 PSF

GENERAL CONDITIONS:
THE GENERAL CONDITION OF THE CONTRACT FOR CONSTRUCTION ARE CONTAINED IN AIA DOCUMENT A205-1993 GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION FOR A SMALL PROJECT AND ARE HEREBY MADE A PART OF THIS SPECIFICATION AS IF FULLY INCLUDED HEREIN. COPIES OF THIS DOCUMENT ARE AVAILABLE FROM THE ARCHITECT.

BUILDING CODE COMPLIANCE:
THE COMPLETED PROJECT IS TO MEET OR EXCEED THE REQUIREMENTS FOR A COMMERCIAL INTERIOR RENOVATION OF THE SPECIFIED CONSTRUCTION TYPE. ALL MATERIALS, ASSEMBLIES AND FABRICATIONS SUPPLIED AND/OR INCLUDED IN THE PROJECT, AND ALL PROCEDURES, ASSEMBLY, SEQUENCES ETC. PERFORMED AS A PART OF THE WORK OF THE PROJECT SHALL COMPLY FULLY WITH ALL REQUIREMENTS OF THE CODE, INCLUDING ALL REFERENCED CODES, STANDARDS, GUIDELINES, STATE AND FEDERAL LAWS.

CONSTRUCTION SAFETY:
IN ACCORDANCE WITH THE GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE COMPLETELY AND SOLELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING THE SAFETY OF ALL THE PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL HOURS. WHEN ON SITE, THE ARCHITECT IS RESPONSIBLE FOR HIS OWN SAFETY BUT HAS NO RESPONSIBILITY FOR THE SAFETY OF OTHER PERSONNEL OR SAFETY CONDITIONS AT THE SITE.

THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OF CONSTRUCTION SELECTED BY THE CONTRACTOR.

THE CONTRACTOR SHALL BRACE THE ENTIRE STRUCTURE AS REQUIRED TO MAINTAIN STABILITY UNTIL COMPLETE AND FUNCTIONING AS THE DESIGNED UNIT.

DEMOLITION AND SALVAGE:
ITEMS OF SALVAGEABLE VALUE TO THE OWNER SHALL BE REMOVED FROM THE WORK AREA AND STORED AT A LOCATION MUTUALLY AGREED UPON BY BOTH THE OWNER AND CONTRACTOR. CONTRACTOR SHALL VERIFY ALL ITEMS OF SALVAGE WITH THE OWNER PRIOR TO ANY DEMOTION.

REMOVE FROM SITE ALL DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS.

EXISTING SITE CONDITIONS:
THE CONTRACTOR AND HIS AGENT(S) SHALL VERIFY ALL INFORMATION, PLAN LAYOUT, AND DIMENSIONS CONTAINED WITHIN THESE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, INCLUDING SITE CONDITIONS AND SOIL BEARING PRESSURE. ALL ERRORS, OMISSIONS, INCONSISTENCIES, AND DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. FAILURE TO DO SO WILL RELEASE THE ARCHITECT FROM ALL RESPONSIBILITY.

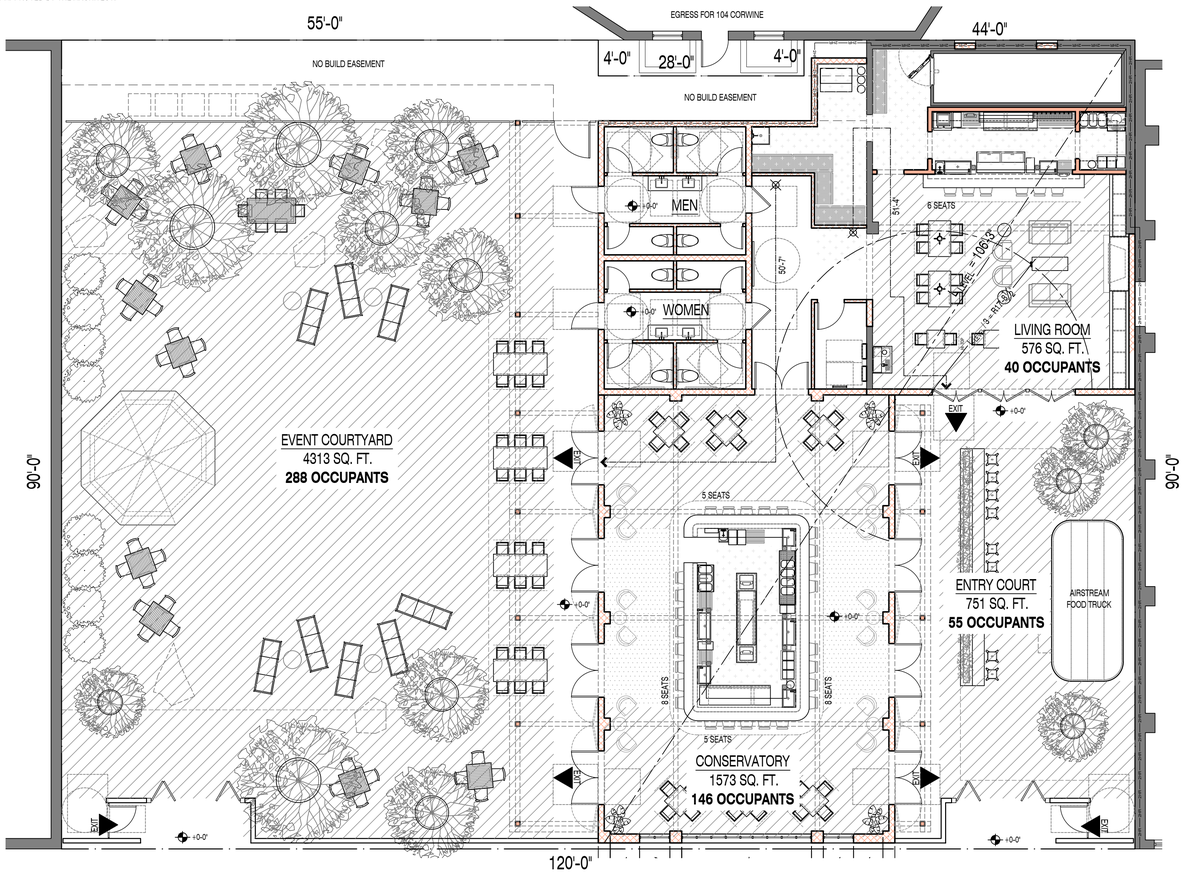
DUE TO THE NATURE OF REMODELING AN EXISTING STRUCTURE, CERTAIN ASSUMPTIONS MUST BE MADE BY THE ARCHITECT REGARDING EXISTING CONDITIONS WHICH MAY NOT BE VERIFIABLE WITHOUT EXPENDING ADDITIONAL SUMS OF MONEY OR DESTROYING OTHERWISE ADEQUATE PORTIONS OF THE BUILDING. IN THE EVENT THAT DISCREPANCIES ARISE WHICH CONFLICT WITH THE INTENT OF THESE DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT PRIOR TO CONTINUING WITH THAT PORTION OF THE WORK.

PROPERTY PROTECTION:
THE AREAS OF MAJOR CONSTRUCTION WORK AND RENOVATION ARE DEPICTED ON THE DRAWINGS. THE REMAINING AREAS OF THE FACILITY AND SITE ARE TO BE SECURED AND PROTECTED FROM WEATHER AND DAMAGE. THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR THE ERECTION AND MAINTENANCE OF PROTECTIVE MEASURES SUCH AS BARRICADES, DUST PROTECTION, FLOOR COVERING, TENTING, FENCING OR HOARDING OF LANDSCAPING ETC. SUCH PROTECTION SHALL REMAIN IN PLACE FOR THE DURATION OF THE WORK.

THE CONTRACTOR SHALL ENDEAVOR TO UTILIZE THE SMALLEST OR LIGHTEST EQUIPMENT OR METHODS CONSISTENT WITH THE TASK TO MINIMIZE DISTURBANCE TO THE SITE. THIS SHALL APPLY TO ALL OPERATIONS INCLUDING EXCAVATION, HAULING, DEMOLITION, DELIVERY AND MATERIAL STORAGE.

DRAWINGS AND DIMENSIONS:
ALL EXTERIOR FRAME WALLS ARE DIMENSIONED FROM THE EXTERIOR FACE OF SHEATHING TO INTERIOR FACE OF STUD. ALL INTERIOR WALLS ARE DIMENSIONED TO FACE OF SCHEDULED PARTITION. THESE DRAWINGS ARE NOT TO BE SCALED. IF INSUFFICIENT INFORMATION EXISTS, CONTACT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

WHEN +/- DIMENSIONS ARE GIVEN THEY SHOULD BE CONSIDERED VARIABLE TO ALLOW FOR EXISTING CONDITIONS. ALL OTHER DIMENSIONS SHOULD BE CONSIDERED FIXED UNLESS PREVIOUSLY APPROVED BY THE ARCHITECT.



1 / 0.0 **CODE DIAGRAM**
1/8" = 1'-0"

N

0 2 4 8 16

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architecture & design
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STATE OF OHIO ROBERT M. BUSCH 10392 REGISTERED ARCHITECT

Robert M. Busch
License #: 10392
Exp. Date: 12/31/2019

SOMERSET
131 East McMicken Avenue
Cincinnati, Ohio 45202

A0.0
cover + code diagram
6 May 2019 - revision 1

A1 Symbols 2015\A0A somerset\packing drawings\01_somerset_cover sheet.dwg

DEMOLITION PLAN GENERAL NOTES:

A. ALL DIMENSIONS SHOWN ON THESE DRAWINGS ARE BASED ON FIELD REVIEWS. DIMENSIONS ARE TO FINISH FACE UNLESS OTHERWISE NOTED. CONTRACTOR TO VERIFY ALL DIMENSIONS.

B. ALL EXTERIOR WALLS, DOORS, WINDOWS and ROOF TO REMAIN AS-IS, UNLESS NOTED OTHERWISE

C. PROTECT ALL ITEMS TO REMAIN FROM DEMOLITION and CONSTRUCTION

D. REMOVE ALL WASTE and DEBRIS FROM SITE and DISPOSE OF IN RESPONSIBLE MANNER

E. REMOVE ALL PIPING ASSOCIATED WITH FIXTURES/DEVICES TO BE REMOVED BACK TO NEAREST JUNCTION and CAP, UNLESS NOTED OTHERWISE

F. REMOVE ALL CONDUIT and WIRE ASSOCIATED WITH FIXTURES/DEVICES TO BE REMOVED - REFER TO ELECTRICAL DRAWINGS FOR MORE INFORMATION

G. REMOVE ALL MECHANICAL DUCTWORK, DAMPERS, DIFFUSERS, GRILLS and EQUIPMENT, UNLESS NOTED OTHERWISE

H. REQUIRED MEANS OF EGRESS PATH and LIGHTING, 1 MIN. FOOTCANDLE, SHALL BE MAINTAINED AT ALL TIMES DURING THE COURSE OF DEMOLITION and CONSTRUCTION, UNLESS A TEMPORARY MEANS HAS BEEN APPROVED

I. CONTRACTOR SHALL ENSURE THAT AT LEAST (1) LIGHTED STAIRWAY IS PROVIDED THROUGH THE COURSE OF CONSTRUCTION.

J. ANY TEMPORARY STAIRCASE SHALL BE 36" WIDE MINIMUM, RISERS SHALL BE 4" MIN AND 7" MAX, AND TREADS SHALL BE 11" DEEP MIN.

K. 42" h. CONSTRUCTION GUARDS SHALL BE PROVIDED ALONG OPEN-SIDED WALKING SURFACES THAT ARE LOCATED MORE THAN 30" MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36" HORIZ. TO THE EDGE OF THE OPEN SIDE. GUARDS SHALL BE SUFFICIENT TO DIRECT WORKERS AROUND CONSTRUCTION AREAS.

L. COORDINATE REMOVAL OF ROOFING WITH INSTALLATION OF NEW ROOFING IN ALL AREAS. COORDINATE NEW ROOFING TYPES AND INSULATION WITH ARCHITECT.

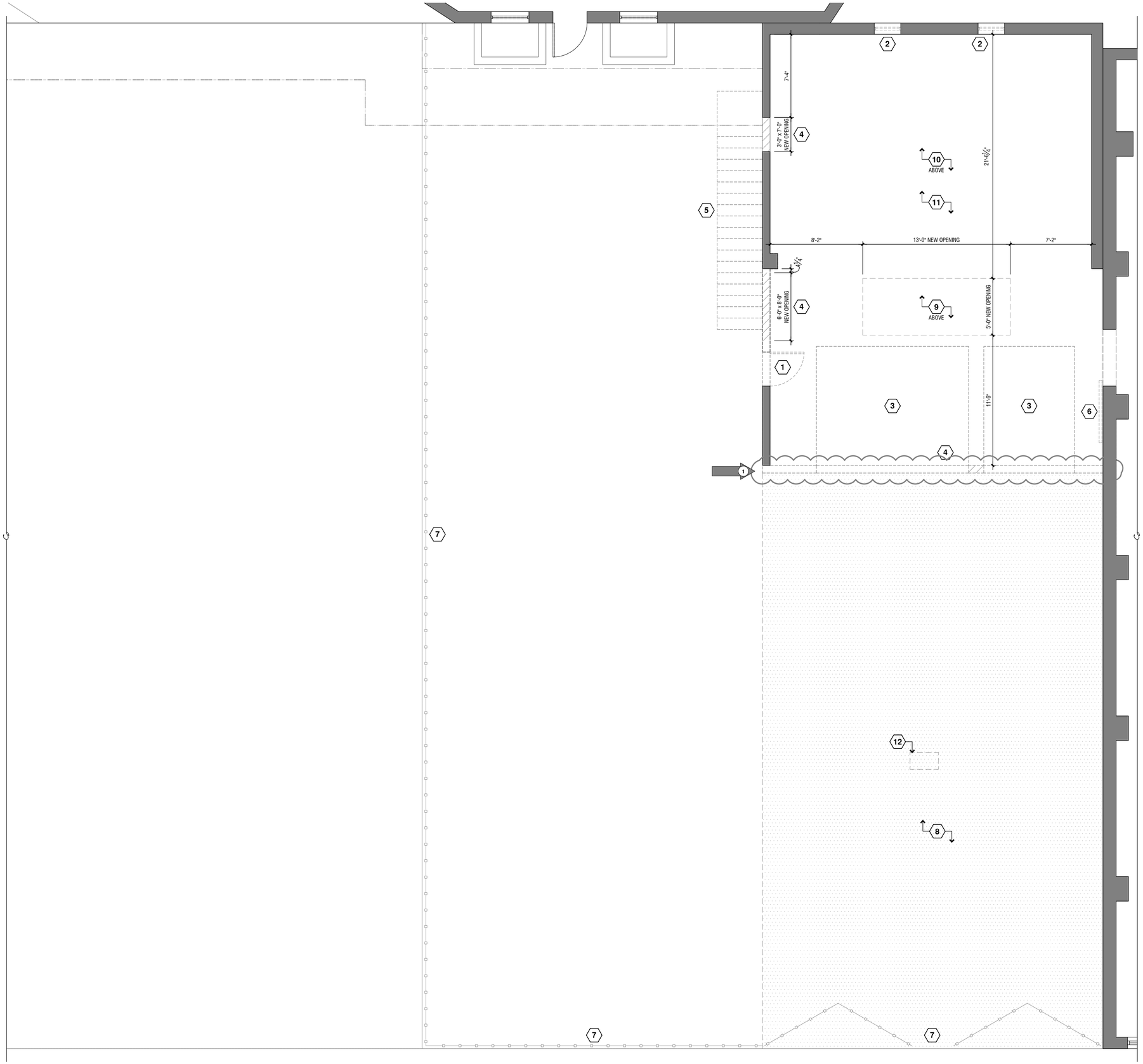
DEMOLITION PLAN KEYNOTES:

1. REMOVE DOOR(S) AND COMPONENTS.
2. REMOVE WINDOW AND ASSOCIATED COMPONENTS. PREP OPENING FOR NEW MASONRY INFILL.
3. REMOVE EXISTING GARAGE DOOR.
4. REMOVE PORTION OF EXISTING MASONRY WALL. TOOTH OUT MASONRY AND PREPARE TO KEY MATCHING MASONRY BACK IN @ JAMBS. PROVIDE SHORING AS REQ'D. COORD. WITH STRUCTURAL. PROVIDE TEMPORARY BARRICADES @ 42" A.F.F.
5. REMOVE EXISTING METAL STAIRCASE.
6. REMOVE AND SALVAGE EXISTING METAL FIRE DOOR. PREP OPENING FOR NEW MASONRY INFILL.
7. REMOVE EXISTING METAL FENCE AND ASSOCIATED GATES.
8. REMOVE EXISTING CONCRETE PAVING.
9. REMOVE PORTION OF EXISTING ROOF STRUCTURE. PROVIDE SHORING AS REQ'D. COORD. WITH STRUCTURAL. PROVIDE TEMPORARY BARRICADES @ 42" A.F.F.
10. REMOVE EXISTING ROOFING. PREPARE FOR INSTALLATION OF NEW ROOF.
11. REMOVE ALL DIRT/DEBRIS FROM EXISTING CONCRETE SLAB.
12. REMOVE STORM GRATE. CAP PLUMBING IN SITE, COORDINATE INSTALLATION OF NEW SITE DRAINAGE WITH PLUMBING DRAWINGS.

WALL LEGEND

NON-STRUCTURAL WALL TO BE DEMOLISHED

EXISTING WALL TO REMAIN



1 / 1.0 **DEMOLITION PLAN**

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

N 0' 2' 4' 8' 16'

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Cincinnati, Ohio 45202

A1.0
Demolition Plan
6 May 2019 - revision 1

GENERAL CONSTRUCTION NOTES:

a. ALL DIMENSIONS ARE ROUGH FRAMING PER SCHEDULED PARTITION UNLESS NOTED OTHERWISE.

b. ALL DIMENSIONS NOTED AS "CLEAR" ARE TO FINISH FACE OF SCHEDULED PARTITION.

c. SCHEDULED PARTITION TYPE APPLIES TO ONE SIDE OF WALL ONLY. IF BOTH SIDES OF PARTITION ARE NOT INDICATED, CONTACT ARCHITECT FOR CLARIFICATION.

d. DO NOT SCALE DRAWINGS - WRITTEN DIMENSIONS GOVERN. CONSULT THE ARCHITECT IN CASE OF CONFLICT.

e. CONTRACTOR SHALL REMEDY, WITHOUT COST TO TENANT, ANY DEFECTS DUE TO FAULTY WORKMANSHIP.

f. COORDINATE ALL WORK w/ MECHANICAL, ELECTRICAL, PLUMBING, & SPECIALTY CONSULTANT DRAWINGS.

g. CONTRACTOR SHALL COORDINATE WORK OF VARIOUS TRADES IN INSTALLATION OF INTERRELATED WORK. BEFORE INSTALLATION OR WORK BY ANY TRADE BEGINS, MAKE PROPER PROVISIONS TO AVOID INTERFERENCES.

h. WORK ASSOCIATED w/ INDEPENDENT PERMIT PACKAGES SHALL BE SCHEDULED & COORDINATED BY CONTRACTOR.

i. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ARCHITECT FOR REVIEW.

j. CONTRACTOR SHALL SUBMIT PRODUCT AND FINISH SELECTION INFORMATION TO ARCHITECT FOR REVIEW.

k. USE TYPE-X GYPSUM BOARD ON ALL PARTITIONS UNLESS NOTED OTHERWISE

l. CONTRACTOR SHALL VISIT THE JOB SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO ORDERING MATERIALS OR BEGINNING WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION.

m. FLOOR SURFACES SHALL BE LEVEL TO ASSURE SMOOTH SURFACE FOR FINISHED FLOOR INSTALLATION.

n. SUBMIT REQUESTS FOR SUBSTITUTIONS, REVISIONS, OR CHANGES TO ARCHITECT FOR REVIEW PRIOR TO PURCHASE, FABRICATION, OR INSTALLATION.

o. ALL MATERIALS, PRODUCTS AND SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS, RECOMMENDATIONS AND SPECIFICATIONS.

p. CONTRACTOR SHALL COORDINATE AND PROVIDE SOLID WOOD BLOCKING IN STUD WALLS AS REQUIRED TO SUPPORT WALL-MOUNTED CABINETRY, SHELVING, COUNTERS, HANDRAILS, WINDOW/DOOR FRAMES, TRIM, AND ALL OTHER MILLWORK.

q. ALL CEILINGS AND SOFFITS ARE INTENDED TO BE FRAMED WITH METAL FRAMING SUCH AS USG SUSPENDED DRYWALL CEILING SYSTEM OR OTHER METAL SYSTEMS - COORDINATE w/ ARCHITECT.

r. PROVIDE SOUND ATTENUATING BATT INSULATION AT ALL WALLS AROUND MECHANICAL CLOSETS, PLUMBING STACKS, DISHTANK & RESTROOMS AS INDICATED ON PLAN.

s. INSULATING MATERIALS SHALL HAVE A FLAME SPREAD INDEX NOT MORE THAN 25 AND A SMOKE DEVELOPMENT INDEX NOT MORE THAN 450

t. CONTRACTOR IS RESPONSIBLE FOR ALL FLOOR AND WALL PENETRATIONS FOR ELECTRICAL AND MECHANICAL WORK. SUCH OPENINGS SHALL BE FRAMED AND REINFORCED.

u. THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, LABOR AND COORDINATION REQUIRED FOR THE INSTALLATION OF ALL OWNER SUPPLIED ITEMS (FURNITURE, LIGHTING AND ARTWORK) UNLESS OTHERWISE NOTED.

v. PROVIDE PORTABLE FIRE EXTINGUISHERS WITHIN 30 FEET OF COMMERCIAL EQUIPMENT AND ELSEWHERE AS REQUIRED BY ICC SECTION 906 AND THE INTERNATIONAL FIRE CODE - LOCATE IN THE FIELD WITH FIRE MARSHALL

w. JAMBS AT HINGE SIDE OF DOOR OCCUR 4" FROM INSIDE CORNER, UNLESS DIMENSIONED OTHERWISE.

x. REFER TO ELECTRICAL PLANS FOR EXIT SIGNAGE, EMERGENCY LIGHTING, AND EGRESS LIGHTING.

ARCHITECTURAL PLAN KEYNOTES:

1. WALK-IN REFRIGERATOR AND/OR FREEZER: DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT, CHANGE IN FLOOR LEVELS TO BE ½" MAX, MAINTAIN 2" MIN. AIRSPACE AROUND PERIMETER OF WALK-IN PANELS (OR GREATER DISTANCE IF REQUIRED BY MANUFACTURER), SMOKE DEVELOPMENT FOR WALL PANELS SHALL BE LESS THAN 450 & FLAME SPREAD INDEX SHALL BE LESS THAN 25 - COORDINATE W/ MANUFACTURER'S SHOP DRAWINGS AND INSTALLATION REQUIREMENTS.
2. NEW HEAT-N-GLO 42" RUTHERFORD GAS BURNING INSERT. REFERENCE TO MANUFACTURER'S SPECIFICATION SHEETS FOR FRAMING CLEARANCES. ROUTE FLUE TO ROOF, COORDINATE VENTING WITH MECHANICAL DRAWINGS.
3. NEW 5'-0"x13'-0" STEEL FRAMED SKYLIGHT GLAZING SYSTEM WITH INSULATED GLAZING UNITS ABOVE.
4. CUSTOM WOOD 36"x26"42" SERVICE STATION WELL INTEGRATED WATER TAP.
5. WOOD PERGOLA STRUCTURE. SEE DETAILS.
6. NEW 26'-6" LONG, EXTERIOR WOODEN FOOD BAR WITH INTEGRATED PLANTER.
7. NEW BUILT-IN DISPLAY BOOKSHELVES. SEE INTERIOR ELEVATIONS.
8. AIRSTREAM FOOD TRUCK. BY OTHERS.
9. WALL-MOUNTED STEEL ACCESS LADDER WITH CAGE EXTEND UP TO ROOF LEVEL (ABOVE).

PARTITION TYPE SCHEDULE

EXISTING WALL	A	• EXISTING BRICK WALL SURFACE TO REMAIN EXPOSED • PROTECT SURFACE AS REQ'D. DURING CONSTRUCTION
	A1	• EXISTING CMU WALL TO REMAIN • FINISH AS INDICATED ON FINISH PLAN AND/OR INTERIOR ELEVATIONS
CONCRETE MASONRY UNITS	B	• 8" NEW CONCRETE MASONRY UNIT (CMU) WALL • CELLS GROUTED SOLID WHERE RATING IS REQUIRED • REINFORCEMENT, WHERE REQUIRED. SEE STRUCTURAL DWGS • BLOCKS LAID IN FULL BED OF MORTAR, NOMINALLY 3/8" THICK, OF NOT LESS THAN 2 1/4 AND NOR MORE THAN 3 1/2 PARTS OF CLEAN SHARP SAND TO 1 PART PORTLAND CEMENT (PROPORTIONED BY VOLUME) AND NOT MORE THAN 50 PERCENT HYDRATED LIME (BY CEMENT VOLUME); VERTICAL JOINTS STAGGERED; WALL TO EXTEND FROM FLOOR TO UNDERSIDE OF DECK • FINISH AS INDICATED ON FINISH PLAN AND/OR INTERIOR ELEVATIONS
	B1	• SAME AS PARTITION "B" EXCEPT 4" BLOCK
DECORATIVE BLOCK	C	• 8" NEW CONCRETE "BREEZEBLOCK" MASONRY UNIT (CMU) WALL • REINFORCEMENT, WHERE REQUIRED. SEE STRUCTURAL DWGS • BLOCKS LAID IN FULL BED OF MORTAR, NOMINALLY 3/8" THICK, OF NOT LESS THAN 2 1/4 AND NOR MORE THAN 3 1/2 PARTS OF CLEAN SHARP SAND TO 1 PART PORTLAND CEMENT (PROPORTIONED BY VOLUME) AND NOT MORE THAN 50 PERCENT HYDRATED LIME (BY CEMENT VOLUME); VERTICAL JOINTS STAGGERED; WALL TO EXTEND FROM FLOOR TO UNDERSIDE OF DECK • FINISH AS INDICATED ON FINISH PLAN AND/OR INTERIOR ELEVATIONS
METAL STUDS	D	• 6" METAL STUDS @ 16" O.C. - FINISH BOTH SIDES W/ • 5/8" TYPE 'X' GYP. BOARD @ PAINT FINISH OR WALL COVERING FINISH • 5/8" CEMENT BOARD PANEL @ TILE FINISH OR STAINLESS STEEL WALL PANELS • FINISH AS INDICATED ON FINISH PLAN AND/OR INTERIOR ELEVATIONS • BRACED TO DECK @ 48" O.C. MAX. TYP. - OR - FRAME FULL-HEIGHT TO DECK WHERE INDICATED ON PLAN
	D1	• 48" HIGH KNEE WALL - 3-5/8" METAL STUDS @ 16" O.C. • 5/8" CEMENT BOARD PANEL @ FINISH SIDE

NOTE: MOISTURE RESISTANT GYP. BOARD TO BE USED AT WET AREAS

WALL LEGEND

EXISTING WALL TO REMAIN

NEW WALL SEE PARTITION TYPE

DOOR SCHEDULE

		DOOR					FRAME		HARDWARE	
X	LOCATION	TYP.	SIZE	LABEL	MAT.	FINISH	MAT.	FINISH	SETS	CLOSER
001	ENTRY COURTYARD	A	(2) 4'-8" x 8'-0"	-	WD	PTD	WD	PTD		
001g	ENTRY COURTYARD	C	3'-2" x 6'-0"	-	MTL	PTD	MTL	PTD	□	
002	EVENT COURTYARD	A	(2) 4'-8" x 8'-0"	-	WD	PTD	WD	PTD		
002g	EVENT COURTYARD	C	3'-2" x 6'-0"	-	MTL	PTD	MTL	PTD	□	
003	EVENT COURTYARD	C	4'-0" x 8'-0"	-	WD	PTD	WD	PTD	□	
100a	LIVING ROOM**	B	(2) 3'-0" x 8'-0"	-	WD	PTD	WD	PTD	D,J	
100b	LIVING ROOM**	B	(2) 3'-0" x 8'-0"	-	WD	PTD	WD	PTD	D	
100c	LIVING ROOM**	B	(2) 3'-0" x 8'-0"	-	WD	PTD	WD	PTD	D,J	
110	HALL	A	(2) 3'-0" x 7'-0"	-	WD	PTD	WD	PTD	A,G	
111	UTILITY	A	3'-0" x 7'-0"	-	WD	PTD	WD	PTD	F	
112a	MEN'S TOILETS	A	3'-0" x 7'-0"	-	WD	PTD	WD	PTD	A	
112b	MEN'S TOILETS	A	3'-0" x 7'-0"	-	WD	PTD	WD	PTD	C,H	
112c	MEN'S TOILETS	A	3'-0" x 7'-0"	-	WD	PTD	WD	PTD	C,H	
112d	MEN'S TOILETS	A	3'-0" x 7'-0"	-	WD	PTD	WD	PTD	A	
112e	MEN'S TOILETS	A	3'-0" x 7'-0"	-	WD	PTD	WD	PTD	C,H	
112f	MEN'S TOILETS	A	3'-0" x 7'-0"	-	WD	PTD	WD	PTD	C,H	
113a	WOMEN'S TOILETS	A	3'-0" x 7'-0"	-	WD	PTD	WD	PTD	A	
113b	WOMEN'S TOILETS	A	3'-0" x 7'-0"	-	WD	PTD	WD	PTD	C,H	
113c	WOMEN'S TOILETS	A	3'-0" x 7'-0"	-	WD	PTD	WD	PTD	C,H	
113d	WOMEN'S TOILETS	A	3'-0" x 7'-0"	-	WD	PTD	WD	PTD	A	
113e	WOMEN'S TOILETS	A	3'-0" x 7'-0"	-	WD	PTD	WD	PTD	C,H	
113f	WOMEN'S TOILETS	A	3'-0" x 7'-0"	-	WD	PTD	WD	PTD	C,H	
120a	CONSERVATORY	A	(2) 3'-0" x 7'-0"	-	WD	PTD	WD	PTD	D,J	
120b	CONSERVATORY	A	(2) 3'-0" x 7'-0"	-	WD	PTD	WD	PTD	D	
120c	CONSERVATORY	A	(2) 3'-0" x 7'-0"	-	WD	PTD	WD	PTD	D	
120d	CONSERVATORY	A	(2) 3'-0" x 7'-0"	-	WD	PTD	WD	PTD	D,J	
120e	CONSERVATORY	A	(2) 3'-0" x 7'-0"	-	WD	PTD	WD	PTD	D,J	
120f	CONSERVATORY	A	(2) 3'-0" x 7'-0"	-	WD	PTD	WD	PTD	D	
120g	CONSERVATORY	A	(2) 3'-0" x 7'-0"	-	WD	PTD	WD	PTD	D	
120h	CONSERVATORY	A	(2) 3'-0" x 7'-0"	-	WD	PTD	WD	PTD	D,J	

** PROVE TEMPERED SAFETY GLASS

ACCESSIBILITY NOTES:

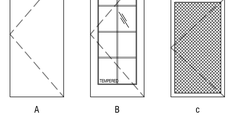
- DOORS WITH CLOSERS SHALL HAVE A SWEEP PERIOD OF 3 SECONDS MINIMUM FROM AN OPEN POSITION OF 70 DEGREES TO A POINT 3" FROM THE LATCH.
- ALL DOOR THRESHOLDS SHALL NOT EXCEED ½" IN HEIGHT AND SHALL MEET ALL ADA REQUIREMENTS.
- ALL DOORS SHALL HAVE ADA COMPLIANT LEVER STYLE HANDLES MOUNTED NO HIGHER THAN 48"
- ALL DOORS SHALL HAVE ADA COMPLIANT LOCKS AND LATCHES AS REQUIRED PER OBC.
- EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE.
- ALL DOORS SHALL PROVIDE MIN. CLEARANCES AT LATCH SIDE: 18" CLR. @ PULL SIDE: 12" CLR. @ PUSH SIDE

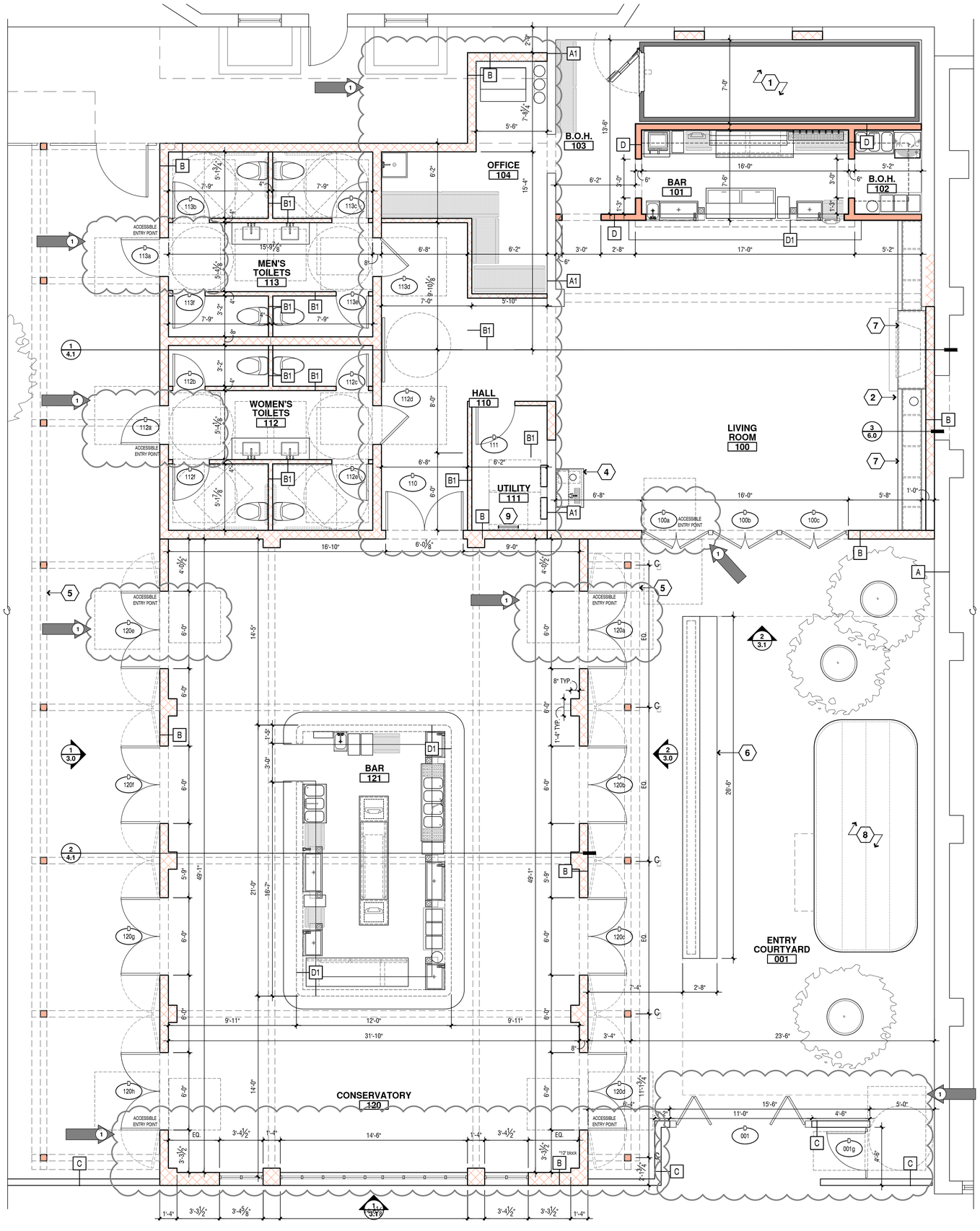
DOOR HARDWARE NOTES:

DOOR HARDWARE	
PASSAGE LATCH	ANSI F75
PRIVACY	ANSI F76
ENTRY	ANSI F109
OFFICE	ANSI F84
STOREROOM	ANSI F86
DOOR STOP: FLOOR MOUNTED	
CLOSER - ALUMINUM FINISH:	
COORD. w/ CLIENT & CONTRACTOR	

DOOR HARDWARE SETS:

(A)	PASSAGE
(B)	PUSH/PULL (NO LATCH)
(C)	PRIVACY
(D)	ENTRY
(E)	OFFICE
(F)	STOREROOM
(G)	FLOOR MOUNT DOOR STOP
(H)	WALL MOUNT DOOR STOP
(I)	POCKET DOOR
(J)	PANIC HARDWARE





1 / 2.0a **ARCHITECTURAL PLAN**

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

N 0' 2' 4' 8' 16'

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Cincinnati, Ohio 45202

A2.0a
Architectural Plan
6 May 2019 - revision 1

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q. ALL CEILINGS AND SOFFITS ARE INTENDED TO BE FRAMED WITH METAL FRAMING SUCH AS USG SUSPENDED DRYWALL CEILING SYSTEM OR OTHER METAL SYSTEMS - COORDINATE w/ ARCHITECT.

r. PROVIDE SOUND ATTENUATING BATT INSULATION AT ALL WALLS AROUND MECHANICAL CLOSETS, PLUMBING STACKS, DISHTANK & RESTROOMS AS INDICATED ON PLAN.

s. INSULATING MATERIALS SHALL HAVE A FLAME SPREAD INDEX NOT MORE THAN 25 AND A SMOKE DEVELOPMENT INDEX NOT MORE THAN 450

t. CONTRACTOR IS RESPONSIBLE FOR ALL FLOOR AND WALL PENETRATIONS FOR ELECTRICAL AND MECHANICAL WORK. SUCH OPENINGS SHALL BE FRAMED AND REINFORCED.

u. THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, LABOR AND COORDINATION REQUIRED FOR THE INSTALLATION OF ALL OWNER SUPPLIED ITEMS (FURNITURE, LIGHTING AND ARTWORK) UNLESS OTHERWISE NOTED.

v. PROVIDE PORTABLE FIRE EXTINGUISHERS WITHIN 30 FEET OF COMMERCIAL EQUIPMENT AND ELSEWHERE AS REQUIRED BY ICC SECTION 906 AND THE INTERNATIONAL FIRE CODE - LOCATE IN THE FIELD WITH FIRE MARSHALL

w. JAMBS AT HIINGE SIDE OF DOOR OCCUR 4" FROM INSIDE CORNER, UNLESS DIMENSIONED OTHERWISE.

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ARCHITECTURAL PLAN KEYNOTES:

1. WALK-IN REFRIGERATOR AND/OR FREEZER: DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT, CHANGE IN FLOOR LEVELS TO BE ½" MAX, MAINTAIN 2" MIN. AIRSPACE AROUND PERIMETER OF WALK-IN PANELS (OR GREATER DISTANCE IF REQUIRED BY MANUFACTURER), SMOKE DEVELOPMENT FOR WALL PANELS SHALL BE LESS THAN 450 & FLAME SPREAD INDEX SHALL BE LESS THAN 25 - COORDINATE W/ MANUFACTURER'S SHOP DRAWINGS AND INSTALLATION REQUIREMENTS.
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6. NEW 26'-6" LONG, EXTERIOR WOODEN FOOD BAR WITH INTEGRATED PLANTER.
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8. AIRSTREAM FOOD TRUCK. BY OTHERS.
9. WALL-MOUNTED STEEL ACCESS LADDER WITH CAGE EXTEND UP TO ROOF LEVEL (ABOVE).

PARTITION TYPE SCHEDULE

EXISTING WALL	A	• EXISTING BRICK WALL SURFACE TO REMAIN EXPOSED • PROTECT SURFACE AS REQ'D. DURING CONSTRUCTION
	A1	• EXISTING CMU WALL TO REMAIN • FINISH AS INDICATED ON FINISH PLAN AND/OR INTERIOR ELEVATIONS
CONCRETE MASONRY UNITS	B	• 8" NEW CONCRETE MASONRY UNIT (CMU) WALL • CELLS GROUTED SOLID WHERE RATING IS REQUIRED • REINFORCEMENT, WHERE REQUIRED. SEE STRUCTURAL DWGS • BLOCKS LAID IN FULL BED OF MORTAR, NOMINALLY 3/8" THICK, OF NOT LESS THAN 2 1/4 AND NOR MORE THAN 3 1/2 PARTS OF CLEAN SHARP SAND TO 1 PART PORTLAND CEMENT (PROPORTIONED BY VOLUME) AND NOT MORE THAN 50 PERCENT HYDRATED LIME (BY CEMENT VOLUME); VERTICAL JOINTS STAGGERED; WALL TO EXTEND FROM FLOOR TO UNDERSIDE OF DECK • FINISH AS INDICATED ON FINISH PLAN AND/OR INTERIOR ELEVATIONS
	B1	• SAME AS PARTITION "B" EXCEPT 4" BLOCK
DECORATIVE BLOCK	C	• 8" NEW CONCRETE "BREEZEBLOCK" MASONRY UNIT (CMU) WALL • REINFORCEMENT, WHERE REQUIRED. SEE STRUCTURAL DWGS • BLOCKS LAID IN FULL BED OF MORTAR, NOMINALLY 3/8" THICK, OF NOT LESS THAN 2 1/4 AND NOR MORE THAN 3 1/2 PARTS OF CLEAN SHARP SAND TO 1 PART PORTLAND CEMENT (PROPORTIONED BY VOLUME) AND NOT MORE THAN 50 PERCENT HYDRATED LIME (BY CEMENT VOLUME); VERTICAL JOINTS STAGGERED; WALL TO EXTEND FROM FLOOR TO UNDERSIDE OF DECK • FINISH AS INDICATED ON FINISH PLAN AND/OR INTERIOR ELEVATIONS
METAL STUDS	D	• 6" METAL STUDS @ 16" O.C. - FINISH BOTH SIDES W/ • 5/8" TYPE 'X' GYP. BOARD @ PAINT FINISH OR WALL COVERING FINISH • 5/8" CEMENT BOARD PANEL @ TILE FINISH OR STAINLESS STEEL WALL PANELS • FINISH AS INDICATED ON FINISH PLAN AND/OR INTERIOR ELEVATIONS • BRACED TO DECK @ 48" O.C. MAX. TYP. - OR - FRAME FULL-HEIGHT TO DECK WHERE INDICATED ON PLAN
	D1	• 48" HIGH KNEE WALL - 3-5/8" METAL STUDS @ 16" O.C. • 5/8" CEMENT BOARD PANEL @ FINISH SIDE

NOTE: MOISTURE RESISTANT GYP. BOARD TO BE USED AT WET AREAS

WALL LEGEND

EXISTING WALL TO REMAIN

NEW WALL SEE PARTITION TYPE

DOOR SCHEDULE

		DOOR					FRAME		HARDWARE	
x	LOCATION	TYP.	SIZE	LABEL	MAT.	FINISH	MAT.	FINISH	SETS	CLOSER
001	ENTRY COURTYARD	A	(2) 4'-0" x 8'-0"	-	WD	PTD	WD	PTD		
001g	ENTRY COURTYARD	C	3'-2" x 6'-0"	-	MTL	PTD	MTL	PTD	□	
002	EVENT COURTYARD	A	(2) 4'-6" x 8'-0"	-	WD	PTD	WD	PTD		
002g	EVENT COURTYARD	C	3'-2" x 6'-0"	-	MTL	PTD	MTL	PTD	□	
003	EVENT COURTYARD	C	4'-0" x 8'-0"	-	WD	PTD	WD	PTD	□	
100a	LIVING ROOM**	B	(2) 3'-0" x 8'-0"	-	WD	PTD	WD	PTD	D,J	
100b	LIVING ROOM**	B	(2) 3'-0" x 8'-0"	-	WD	PTD	WD	PTD	D	
100c	LIVING ROOM**	B	(2) 3'-0" x 8'-0"	-	WD	PTD	WD	PTD	D,J	
110	HALL	A	(2) 3'-0" x 7'-0"	-	WD	PTD	WD	PTD	A,G	
111	UTILITY	A	3'-0" x 7'-0"	-	WD	PTD	WD	PTD	F	
112a	MEN'S TOILETS	A	3'-0" x 7'-0"	-	WD	PTD	WD	PTD	A	
112b	MEN'S TOILETS	A	3'-0" x 7'-0"	-	WD	PTD	WD	PTD	C,H	
112c	MEN'S TOILETS	A	3'-0" x 7'-0"	-	WD	PTD	WD	PTD	C,H	
112d	MEN'S TOILETS	A	3'-0" x 7'-0"	-	WD	PTD	WD	PTD	A	
112e	MEN'S TOILETS	A	3'-0" x 7'-0"	-	WD	PTD	WD	PTD	C,H	
112f	MEN'S TOILETS	A	3'-0" x 7'-0"	-	WD	PTD	WD	PTD	C,H	
113a	WOMEN'S TOILETS	A	3'-0" x 7'-0"	-	WD	PTD	WD	PTD	A	
113b	WOMEN'S TOILETS	A	3'-0" x 7'-0"	-	WD	PTD	WD	PTD	C,H	
113c	WOMEN'S TOILETS	A	3'-0" x 7'-0"	-	WD	PTD	WD	PTD	C,H	
113d	WOMEN'S TOILETS	A	3'-0" x 7'-0"	-	WD	PTD	WD	PTD	A	
113e	WOMEN'S TOILETS	A	3'-0" x 7'-0"	-	WD	PTD	WD	PTD	C,H	
113f	WOMEN'S TOILETS	A	3'-0" x 7'-0"	-	WD	PTD	WD	PTD	C,H	
120a	CONSERVATORY	A	(2) 3'-0" x 7'-0"	-	WD	PTD	WD	PTD	D,J	
120b	CONSERVATORY	A	(2) 3'-0" x 7'-0"	-	WD	PTD	WD	PTD	D	
120c	CONSERVATORY	A	(2) 3'-0" x 7'-0"	-	WD	PTD	WD	PTD	D	
120d	CONSERVATORY	A	(2) 3'-0" x 7'-0"	-	WD	PTD	WD	PTD	D,J	
120e	CONSERVATORY	A	(2) 3'-0" x 7'-0"	-	WD	PTD	WD	PTD	D,J	
120f	CONSERVATORY	A	(2) 3'-0" x 7'-0"	-	WD	PTD	WD	PTD	D	
120g	CONSERVATORY	A	(2) 3'-0" x 7'-0"	-	WD	PTD	WD	PTD	D	
120h	CONSERVATORY	A	(2) 3'-0" x 7'-0"	-	WD	PTD	WD	PTD	D,J	

** PROVE TEMPERED SAFETY GLASS

ACCESSIBILITY NOTES:

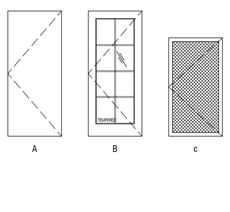
- DOORS WITH CLOSERS SHALL HAVE A SWEEP PERIOD OF 3 SECONDS MINIMUM FROM AN OPEN POSITION OF 70 DEGREES TO A POINT 3" FROM THE LATCH.
- ALL DOOR THRESHOLDS SHALL NOT EXCEED ½" IN HEIGHT AND SHALL MEET ALL ADA REQUIREMENTS.
- ALL DOORS SHALL HAVE ADA COMPLIANT LEVER STYLE HANDLES MOUNTED NO HIGHER THAN 48"
- ALL DOORS SHALL HAVE ADA COMPLIANT LOCKS AND LATCHES AS REQUIRED PER OBC.
- EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE.
- ALL DOORS SHALL PROVIDE MIN. CLEARANCES AT LATCH SIDE: 18" CLR. @ PULL SIDE: 12" CLR. @ PUSH SIDE

DOOR HARDWARE NOTES:

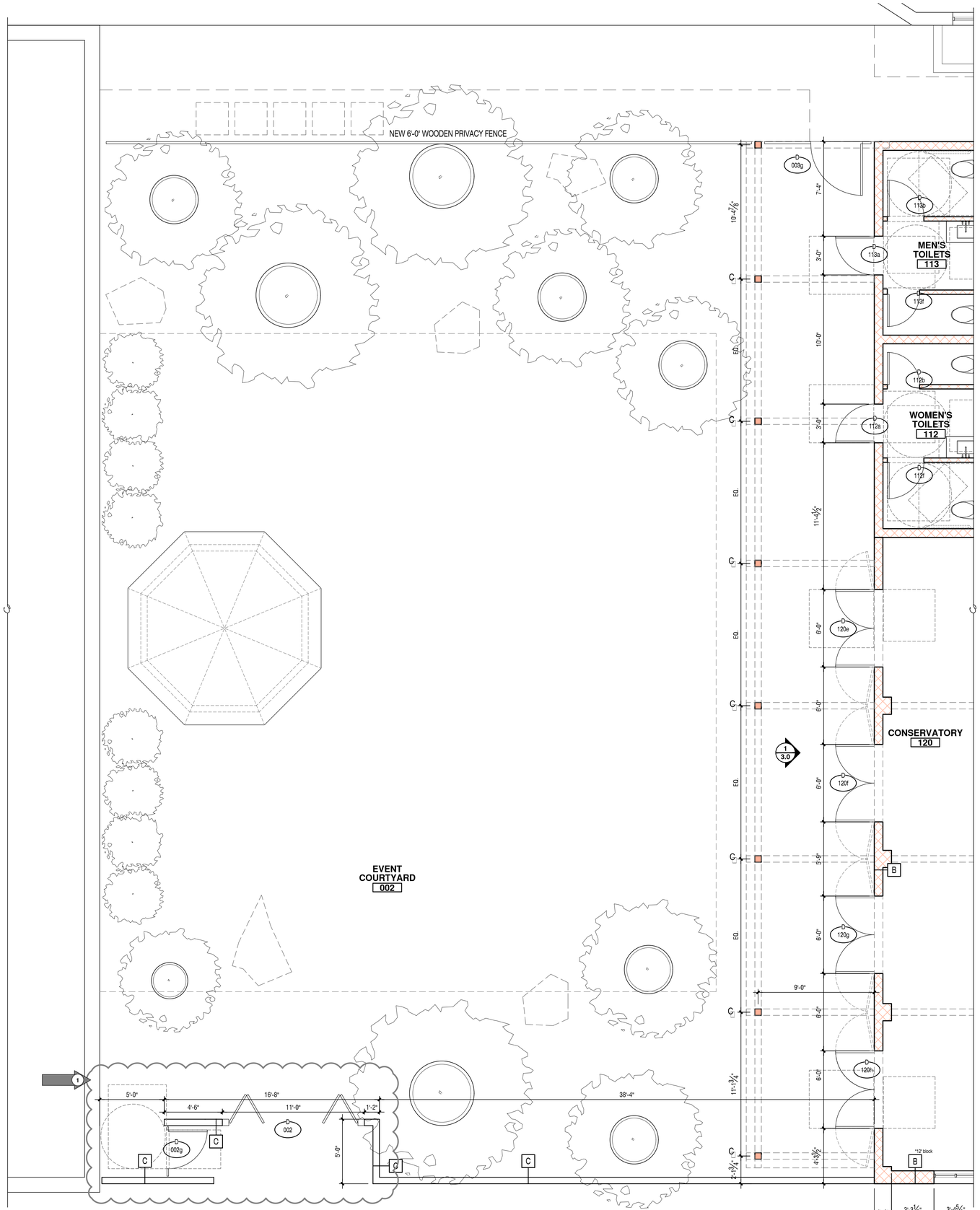
DOOR HARDWARE	
PASSAGE LATCH	ANSI F75
PRIVACY	ANSI F76
ENTRY	ANSI F109
OFFICE	ANSI F84
STOREROOM	ANSI F86
DOOR STOP: FLOOR MOUNTED	
CLOSER - ALUMINUM FINISH	
COORD. w/ CLIENT & CONTRACTOR	

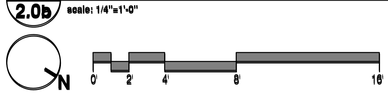
DOOR HARDWARE SETS:

(A)	PASSAGE
(B)	PUSH/PULL (NO LATCH)
(C)	PRIVACY
(D)	ENTRY
(E)	OFFICE
(F)	STOREROOM
(G)	FLOOR MOUNT DOOR STOP
(H)	WALL MOUNT DOOR STOP
(I)	POCKET DOOR
(J)	PANIC HARDWARE



A B c





1 / 2.0b ARCHITECTURAL PLAN

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

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STATE OF OHIO ROBERT M. BUSCH 10392 REGISTERED ARCHITECT

Robert M. Busch
License #: 10392
Exp. Date: 12/31/2019

SOMERSET
131 East McMicken Avenue
Cincinnati, Ohio 45202

A2.0b
Architectural Plan
6 May 2019 - revision 1

GENERAL CONSTRUCTION NOTES:

a. THIS SHEET IS INTENDED TO SHOW ARRANGEMENT OF ALL MAJOR CEILING DEVICES. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF SEPARATE TRADES AND RESOLVING POTENTIAL CEILING CONFLICTS. COORDINATE w/ MEP DRAWINGS.

b. ALL LIGHT FIXTURE & DEVICE LOCATIONS & SPECIFICATIONS SHOWN ON ARCHITECTURAL DRAWINGS TAKE PRECEDENT OVER ELECTRICAL SHEETS. IF CONFLICTS EXIST, CONTACT ARCHITECT FOR RESOLUTION BEFORE INSTALLATION.

c. ALL CEILINGS AND SOFFITS ARE INTENDED TO BE FRAMED w/ USG SUSPENDED CEILING SYSTEM AND/OR METAL CHANNELS, T-BARS, ETC.

d. CEILING TILES TO BE CENTERED BOTH WAYS IN ROOM OR SPACE UNLESS NOTED OTHERWISE.

e. ALL DIMENSIONS ARE TO CENTER OF LIGHT FIXTURE U.N.O.

f. LIGHT FIXTURES LOCATED IN CEILING GRID ARE NOT NECESSARILY CENTERED IN EACH CEILING TILE (ALTHOUGH PREFERRED). FOLLOW DIMENSIONS ON PLAN. IF NO DIMENSIONS PRESENT CONTACT ARCHITECT TO VERIFY LOCATION.

g. LIGHT FIXTURES TO BE LOCATED AS INDICATED ON THIS PLAN. REFER TO ELECTRICAL DRAWINGS FOR MORE INFORMATION - CONTACT ARCHITECT/ENGINEER IMMEDIATELY IF THERE ARE ANY DISCREPANCIES.

h. ALL ELECTRICAL WORK SHALL COMPLY WITH ALL BUILDING CODES AND N.E.C. AND SHALL BE PERFORMED BY LICENSED ELECTRICIANS.

i. REFER TO MECHANICAL DRAWINGS FOR MECHANICAL DUCT DISTRIBUTION SYSTEM. ALL AIR DEVICE TYPES AND COLORS SHALL BE COORDINATED WITH SURROUNDING CEILING FINISH. SUBMIT TO ARCHITECT AND MECHANICAL ENGINEER FOR REVIEW.

j. THE G.C. SHALL SET ALL CEILING AND SOFFITS TO ACHIEVE A SURFACE THAT IS PLUMB, LEVEL AND SQUARE TO ALL WALLS AND SOFFITS.

k. ALL NOTED CEILING DIMENSIONS ARE INDICATED AS CLEAR ABOVE FINISHED FLOOR DIMENSIONS. VERIFY THICKNESS OF FINISHED FLOOR AND SUBSTRATE REPAIRS/OVERLAYMENT WITH CONTRACTORS PRIOR TO THE INSTALLATION OF ANY NEW CEILING CONSTRUCTION TO ACHIEVE NOTED REQUIRED DIMENSIONS.

l. ALL SOFFIT DIMENSIONS ARE TO FINISHED FACE - U.N.O

m. G.C. TO PROVIDE ADEQUATE CLEARANCE FOR FIXTURES, DUCTS, CEILING TO MAINTAIN SPECIFIC HEIGHTS. COORDINATE MECHANICAL, ELECTRICAL AND PLUMBING - REPORT ANY DISCREPANCIES TO ARCHITECT/ENGINEER IMMEDIATELY.

n. ADDITIONAL HANGER AND SAFETY WIRES FOR LIGHT FIXTURES, SPEAKERS AND AIR SUPPLY/RETURN DIFFUSERS AS REQUIRED BY LOCAL CODES TO BE THE RESPONSIBILITY OF THE SUB-CONTRACTOR.

FIXTURE LEGEND:

- ACOUSTICAL CEILING (2x2 or 2x4 AS INDICATED)
- GYP. BOARD CEILING
- CEILING FAN
- X'-XX" — CEILING HEIGHT
- 12" — DUPLEX OUTLET (NOTE HEIGHT IF MARKED)
- QUADRUPLEX OUTLET
- LED TAPE LIGHT
- CEILING MOUNTED RECESSED CAN LIGHT
- CEILING MOUNTED ADJUSTABLE ACCENT LIGHT
- CEILING MOUNTED LIGHT
- CEILING MOUNTED PENDANT OR CHANDELIER
- WALL MOUNTED LIGHT
- S — CEILING MOUNTED SPEAKER
- FLOOR OUTLET
- TV — TV LOCATION

NOTES TO SPRINKLER CONTRACTOR:
- EXPOSED HEADS AT EXPOSED STRUCTURE/OPEN CEILING AREAS
- RECESSED HEADS AT LAY-IN CEILINGS
- FLUSH HEADS AT HARD FINISH CEILINGS

NOTE: ALL FIXTURES ARE REPRESENTATIVE OF LIGHTING TYPE, BUT SELECTIONS ARE NOT FINAL
ELECTRICIAN SHALL REFER TO ARCHITECTURAL RCP FOR MOST CURRENT FIXTURE SCHEDULE

LIGHT FIXTURE SCHEDULE

★ DENOTES FIXTURE TO BE CIRCUITED FOR EGRESS

ITEM	DESCRIPTION	FIXTURE MAKE	FIXTURE MODEL#	LAMP TYPE	DIM	REMARKS
A	4" RECESSED (LOW VOLTAGE)					
B	2" GIMBAL (LOW VOLT)					
C	CEILING FIXTURE					
D	CEILING FIXTURE					
E	WALL SCONCE					
F	CEILING FAN					
K1	LED ROPE LIGHT					
K2	RGB LED TAPE LIGHT					
X1	EXIT SIGN		BASIC, INEXPENSIVE		-	
XL1	EMERGENCY LIGHT (CEILING MOUNT)		LOW PROFILE, WHITE		-	
XLC1	EXIT SIGN / EMERG LIGHT COMBO		BASIC, INEXPENSIVE		-	

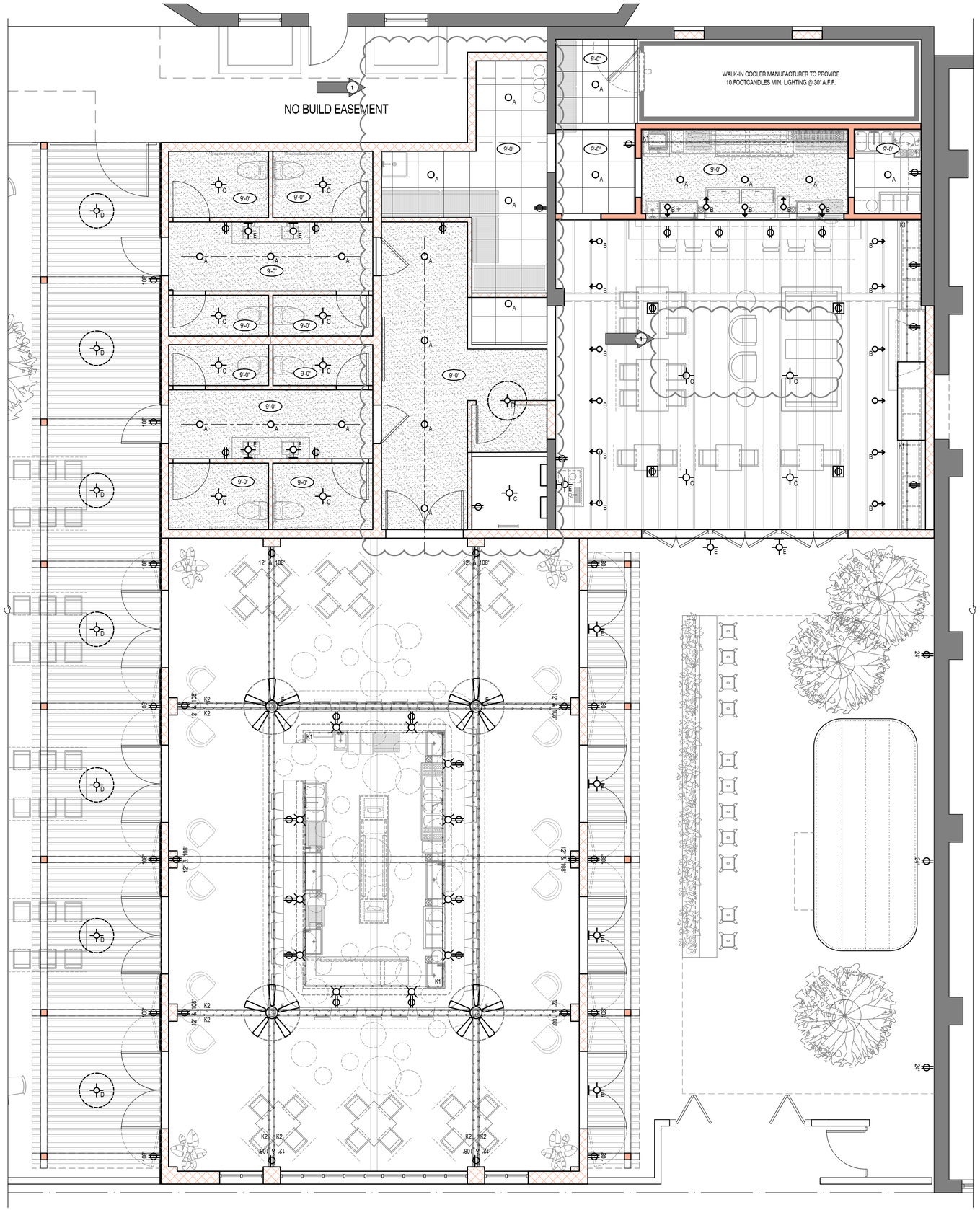
LIGHT FIXTURE NOTES
1. REFER TO MANUFACTURERS SPECIFICATIONS FOR ELECTRICAL REQUIREMENTS
2. REFER TO LIGHTING SUPPLIERS SCHEDULE AND CUT SHEETS FOR MORE INFORMATION AND ALL LAMP SELECTIONS.
3. RUBBER COATED OR LENSED LAMPS MAY BE NEEDED IN FOOD PREP AREAS. COORDINATE W/ ELECTRICIAN.
4. A/V & SECURITY NOT SHOWN - REVIEW SPEAKER, CAMERA & SECURITY SYSTEM ACCESSORIES BY LOCATION WITH CLIENT.
5. COORDINATE ANY DIMMING LOCATIONS WITH LAMP SELECTIONS.
6. REFER TO ENGINEERING DRAWINGS FOR SWITCHING/CONTROL SYSTEM LOCATIONS.
7. CONTRACTOR TO COORDINATE DIMMERS w/ FIXTURE AND/OR LAMP MANUFACTURERS APPROVED LIST.

LED LAMP NOTES:
a. PROVIDE SUBMITTALS OF ALL LED LAMPS FOR OWNER AND ARCHITECT APPROVAL PRIOR TO ORDERING
b. NOTE DIMMING REQUIREMENTS PER SCHEDULE AND CONFIRM SUITABILITY OF DIMMING DEVICE WITH LIGHTING CIRCUIT.
c. LED LAMP SPECS ARE PROVIDED FOR DESIGN BASIS - MATCH ALL LINE ITEMS AS CLOSE AS POSSIBLE ON SUBMITTAL CALLING ATTENTION TO ANY DISCREPANCIES FOR OWNER AND ARCHITECT REVIEW.

ELECTRICAL DEVICE COLORS:
OWNER TO PROVIDE FINAL APPROVAL ON ALL ELECTRICAL DEVICES PRIOR TO ORDERING PER DESIGN BASIS BELOW

1 / 2.1a **REFLECTED CEILING PLAN**
scale: 1/4"=1'-0"

N 0' 2' 4' 8' 16'



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Robert M. Busch
License #: 10392
Exp. Date: 12/31/2019

SOMERSET
131 East McMicken Avenue
Cincinnati, Ohio 45202

A2.1a
reflected ceiling plan
6 May 2019 - revision 1

Dwg Date: 5/6/2019 4:08:08 PM Last Saved By: James Vail

GENERAL CONSTRUCTION NOTES:

a. THIS SHEET IS INTENDED TO SHOW ARRANGEMENT OF ALL MAJOR CEILING DEVICES. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF SEPARATE TRADES AND RESOLVING POTENTIAL CEILING CONFLICTS. COORDINATE w/ MEP DRAWINGS.

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d. CEILING TILES TO BE CENTERED BOTH WAYS IN ROOM OR SPACE UNLESS NOTED OTHERWISE.

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f. LIGHT FIXTURES LOCATED IN CEILING GRID ARE NOT NECESSARILY CENTERED IN EACH CEILING TILE (ALTHOUGH PREFERRED). FOLLOW DIMENSIONS ON PLAN. IF NO DIMENSIONS PRESENT CONTACT ARCHITECT TO VERIFY LOCATION.

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m. G.C. TO PROVIDE ADEQUATE CLEARANCE FOR FIXTURES, DUCTS, CEILING TO MAINTAIN SPECIFIC HEIGHTS. COORDINATE MECHANICAL, ELECTRICAL AND PLUMBING - REPORT ANY DISCREPANCIES TO ARCHITECT/ENGINEER IMMEDIATELY.

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FIXTURE LEGEND:

ACOUSTICAL CEILING (2x2 or 2x4 AS INDICATED)

GYP. BOARD CEILING

CEILING FAN

X'-XX" CEILING HEIGHT

'12" DUPLEX OUTLET (NOTE HEIGHT IF MARKED)

QUADRUPLEX OUTLET

LED TAPE LIGHT

CEILING MOUNTED RECESSED CAN LIGHT

CEILING MOUNTED ADJUSTABLE ACCENT LIGHT

CEILING MOUNTED LIGHT

CEILING MOUNTED PENDANT OR CHANDELIER

WALL MOUNTED LIGHT

S CEILING MOUNTED SPEAKER

FLOOR OUTLET

TV TV LOCATION

NOTES TO SPRINKLER CONTRACTOR:
- EXPOSED HEADS AT EXPOSED STRUCTURE/OPEN CEILING AREAS
- RECESSED HEADS AT LAY-IN CEILINGS
- FLUSH HEADS AT HARD FINISH CEILINGS

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LIGHT FIXTURE SCHEDULE

★ **DENOTES FIXTURE TO BE CIRCUITED FOR EGRESS**

ITEM	DESCRIPTION	FIXTURE MAKE	FIXTURE MODEL#	LAMP TYPE	DIM	REMARKS
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D	CEILING FIXTURE					
E	WALL SCONCE					
F	CEILING FAN					
K1	LED ROPE LIGHT					
K2	RGB LED TAPE LIGHT					
X1	EXIT SIGN		BASIC, INEXPENSIVE		-	
XL1	EMERGENCY LIGHT (CEILING MOUNT)		LOW PROFILE, WHITE		-	
					-	
XLC1	EXIT SIGN / EMERG LIGHT COMBO		BASIC, INEXPENSIVE		-	

LIGHT FIXTURE NOTES
1. REFER TO MANUFACTURER'S SPECIFICATIONS FOR ELECTRICAL REQUIREMENTS
2. REFER TO LIGHTING SUPPLIER'S SCHEDULE AND CUT SHEETS FOR MORE INFORMATION AND ALL LAMP SELECTIONS.
3. RUBBER COATED OR LENSED LAMPS MAY BE NEEDED IN FOOD PREP AREAS. COORDINATE W/ ELECTRICIAN.
4. A/V & SECURITY NOT SHOWN - REVIEW SPEAKER, CAMERA & SECURITY SYSTEM ACCESSORIES BY LOCATION WITH CLIENT.
5. COORDINATE ANY DIMMING LOCATIONS WITH LAMP SELECTIONS.
6. REFER TO ENGINEERING DRAWINGS FOR SWITCHING/CONTROL SYSTEM LOCATIONS.
7. CONTRACTOR TO COORDINATE DIMMERS w/ FIXTURE AND/OR LAMP MANUFACTURER'S APPROVED LIST.

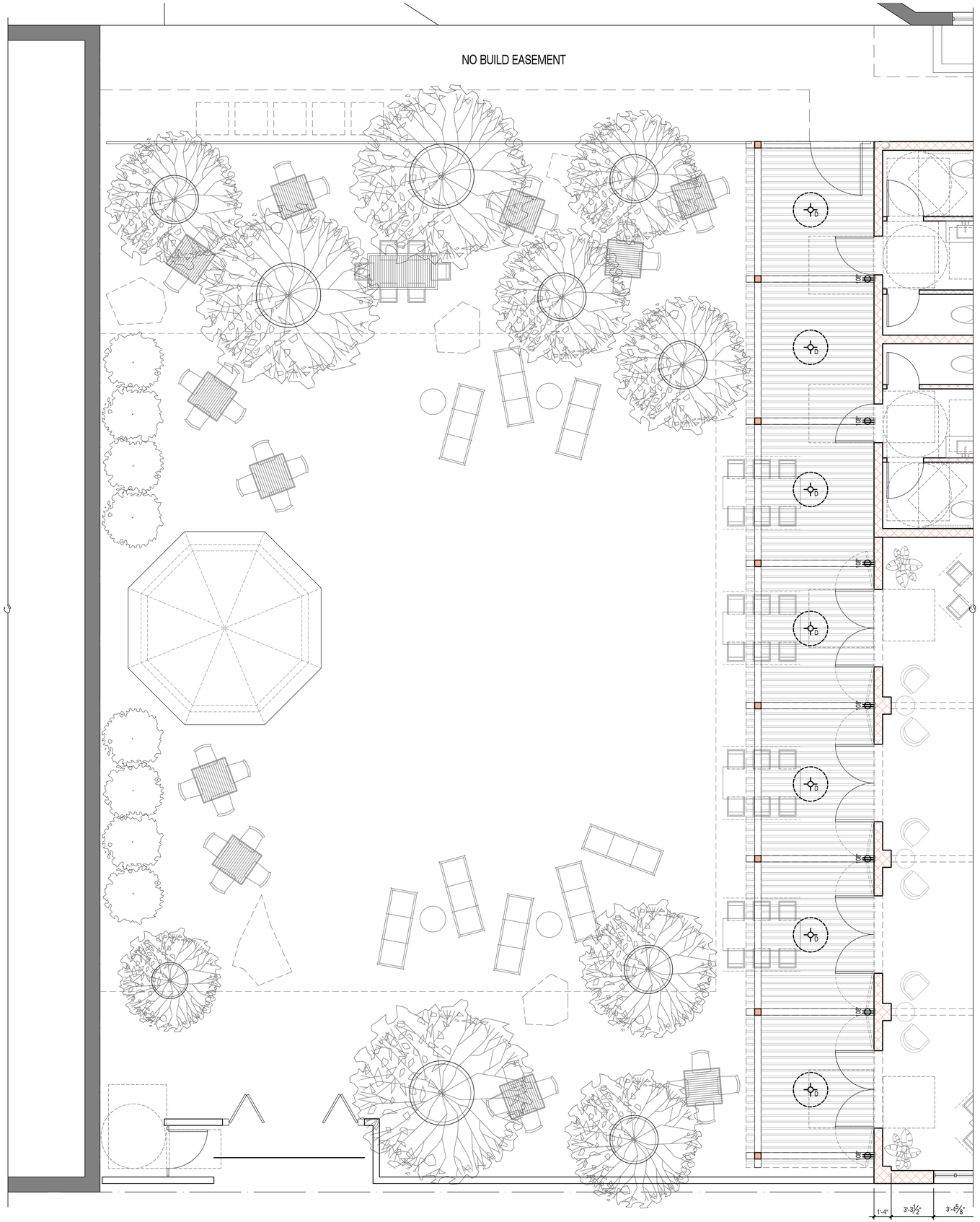
LED LAMP NOTES:
a. PROVIDE SUBMITTALS OF ALL LED LAMPS FOR OWNER AND ARCHITECT APPROVAL PRIOR TO ORDERING
b. NOTE DIMMING REQUIREMENTS PER SCHEDULE AND CONFIRM SUITABILITY OF DIMMING DEVICE WITH LIGHTING CIRCUIT.
c. LED LAMP SPECS ARE PROVIDED FOR DESIGN BASIS - MATCH ALL LINE ITEMS AS CLOSE AS POSSIBLE ON SUBMITTAL CALLING ATTENTION TO ANY DISCREPANCIES FOR OWNER AND ARCHITECT REVIEW.

ELECTRICAL DEVICE COLORS:
OWNER TO PROVIDE FINAL APPROVAL ON ALL ELECTRICAL DEVICES PRIOR TO ORDERING PER DESIGN BASIS BELOW

1 / 2.1b **REFLECTED CEILING PLAN**

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

N 0' 2' 4' 8' 16'



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Robert M. Busch
License #: 10392
Exp. Date: 12/31/2019

SOMERSET
131 East McMicken Avenue
Cincinnati, Ohio 45202

A2.1b
reflected ceiling plan
6 May 2019 - revision 1

Dwg #19-0018 Somerset Apartments 131 E McMicken Ave Cincinnati, Ohio 45202 Dwg Date: 6 May 2019

INTERIOR FINISH NOTES:

a. REFER TO INTERIOR ELEVATIONS FOR SPECIFIC FINISH LOCATIONS, MATERIAL ORIENTATION, PATTERNS, AND LAYOUTS.

b. ALL WALL SURFACES TO BE PAINTED TYPE "A" GYP. BOARD U.N.O.

c. TYPICAL FINISHES INDICATED WITHIN ROOM U.N.O. - REFER TO FINISH SCHEDULE.

d. ALL INTERIOR WALL CEILING FINISHES SPECIFIED SHALL NOT BE LESS THAN CLASS 'C'

e. ALL JOINTS BETWEEN MATERIALS TO BE TIGHT AND CONSTRUCTED IN A NEAT, WORKMAN-LIKE MANNER.

f. ABSOLUTELY NO SUBSTITUTIONS WILL BE PERMITTED FOR SPECIFIED MATERIALS UNLESS WRITTEN APPROVAL IS OBTAINED FROM OWNER OR DESIGNER.

g. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER PREPARATION OF ALL NEW AND EXISTING SURFACES IN A SATISFACTORY MANNER TO RECEIVE NEW FINISHES. THIS INCLUDES THE DEMOLITION AND REMOVAL OF NECESSARY ITEMS. TOUCH-UP AND/OR REFINISH OF SURFACES DAMAGED BY SUBSEQUENT WORK SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL WORK SHALL BE PREFORMED IN CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDED INSTALLATION METHODS. THE GENERAL CONTRACTOR SHALL PREPARE THE EXISTING FLOOR PRIOR TO THE APPLICATION OF FINISH FLOORING.

h. THE FLOORING SUB-CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT THE CONDITION OF THE BASE FLOOR MEETS THE INSTALLATION SPECIFICATIONS PRIOR TO THE INSTALLATION OF NEW FLOORING MATERIAL.

i. ALL FLOOR COVERING MATERIALS TO BE INSTALLED PER MANUFACTURER'S STANDARD DETAILS AND SPECIFICATIONS. VERIFY W/ MANUFACTURER PRIOR TO INSTALLATION.

j. FINISH FLOORING APPLICATION SHALL BE IN CONFORMANCE WITH MANUFACTURER'S RECOMMENDED INSTALLATION GUIDELINES.

k. ALL FLOOR MATERIAL TRANSITIONS AT DOOR THRESHOLDS TO TAKE PLACE AT DOOR CENTERLINE.

l. THE G.C. IS RESPONSIBLE FOR PROVIDING A SMOOTH LEVEL FLOOR SURFACE THAT MEETS THE MANUFACTURERS INSTALLATION SPECIFICATIONS PRIOR TO THE INSTALLATION OF ALL FLOORING MATERIALS. USE LEVELING COMPOUND UNDER TILE AND CARPET AREAS. PATCH/SHIM ALL AREAS AS NECESSARY SO THAT NEW FLOORING MEETS LEVEL WITH ALL OTHER FLOORING SURFACES MAX SLOPE OF 1:20.

m. GENERAL CONTRACTOR TO MAINTAIN EXISTING FINISH OF ALL EXPOSED STRUCTURE THAT WILL NOT HAVE AN ENCLOSED CEILING CONSTRUCTED.

n. ALL JOINTS IN GYPSUM BOARD WALLS SHALL BE FINISHED WITH PAPER TAPE 2" WIDE AND THREE COATS OF JOINT COMPOUND. ALL OUTSIDE CORNERS SHALL BE FINISHED WITH METAL CORNER BEADS, TAPED AND SPACKLED. ALL AREAS TO BE PAINTED SHALL BE SANDED SMOOTH. JUST PRIOR TO THE APPLICATION OF PAINT, WIPE SANDED SURFACES WITH A DAMP CLOTH IN ORDER TO LAY FLAT ANY NAP WHICH MAY HAVE FORMED IN SANDING.

o. GYPSUM WALLBOARD: INDICATED THICKNESS(ES) BY 48 IN. WIDTH BY LENGTHS AS REQUIRED, TAPERED EDGE, PAPER FINISH, CONFORMING TO ASTM C36. WHERE USED IN FIRE RATED ASSEMBLIES, TYPE X FIRE RESISTANT TYPE SHALL BE USED. MOISTURE RESISTANT GYPSUM WALL BOARD SHALL BE USED AT TOILET ROOMS AND KITCHEN AREAS AS INDICATED ON DRAWINGS.

p. ALL FINISHES SHALL BE TOUCHED UP TO CORRECT ANY IMPERFECTIONS AFTER INSTALLATION.

q. THE PAINT CONTRACTOR SHALL REMOVE ALL HARDWARE, SWITCH COVERS, ETC. PRIOR TO PAINTING AND BE RESPONSIBLE FOR THE REINSTALLATION AFTER PAINTING IS COMPLETED.

r. ALL SURFACES WHICH ARE TO RECEIVE A PAINT FINISH SHALL BE PRIMED.

s. PAINT TO BE AS SPECIFIED, NO EXCEPTIONS.

t. FLAT PAINT FINISH TO BE USED ON CEILINGS ONLY.

u. EGGSHELL PAINT FINISH TO BE USED ON ALL DINING AREAS, TOILET ROOMS, AND KITCHEN AREA WALLS.

v. SEMI-GLOSS PAINT FINISH TO BE USED ON ALL DOORS, DOOR FRAMES, AND PAINTED WOOD WALL BASE.

w. INSTALL CLEAR SEALANT AROUND ALL FOOD SERVICE EQUIPMENT AND AT ANY MISCELLANEOUS GAPS TO MEET HEALTH DEPARTMENT INSPECTION.

x. WOOD BLOCKING FOR SUPPORT OF FIXTURES, ACCESSORIES ETC. SHALL BE CONSTRUCTION AND/ OR STANDARD GRADE SPF.

y. CONTRACTOR TO COORDINATE ALL EQUIPMENT RELATED PLUMBING AND FLOOR DRAIN LOCATIONS WITH CABINETRY DESIGN AND EQUIPMENT REQUIREMENTS.

z. PROVIDE WOOD BASE IN ALL AREAS VISIBLE TO CUSTOMERS. REVIEW EXTENT OF WOOD BASE w/ ARCHITECT AND TENANT IF QUESTIONS ARISE.

aa. PROVIDE SUBMITTAL FOR BASE MATERIAL WHERE WALL FINISH IS FRP.

ab. AREAS WITH WALL TILE SHALL BE INSTALLED/SEALED TIGHT TO FINISH FLOOR SURFACE

FINISH LEGEND

ACC	=	ACCESSORIES	M	=	METAL
ACR	=	ACRYLIC	MIR	=	MIRROR
ACT	=	ACOUSTIC CEILING TILE	P	=	PAINT
BA	=	BASE	SF	=	SPECIAL FINISH
BR	=	BRICK	SS	=	STAINLESS STEEL
CNT	=	COUNTERTOP	SSU	=	SOLID SURFACE
CO	=	CONCRETE	ST	=	STONE
CA	=	CASING	T	=	TILE
EF	=	EXTERIOR FURNITURE	TB	=	TILE BASE
F	=	FABRIC	TT	=	TABLE TOP
FRP	=	FIBERGLASS REINFORCED PANEL	TTB	=	TABLE TOP BASE
GL	=	GLASS	VB	=	VINYL OR RUBBER BASE
GR	=	GROUT	VCT	=	VINYL COMPOSITION TILE
HW	=	HARDWARE	WC	=	WALL COVERING
IF	=	INTERIOR FURNITURE	WD	=	WOOD

MATERIAL LEGEND

CO-1
EXISTING CONCRETE FLOOR TO REMAIN
- PROVIDE NEW CLEAR POLYURETHANE TOP COAT TO SEAL AND FILL EXISTING SURFACE

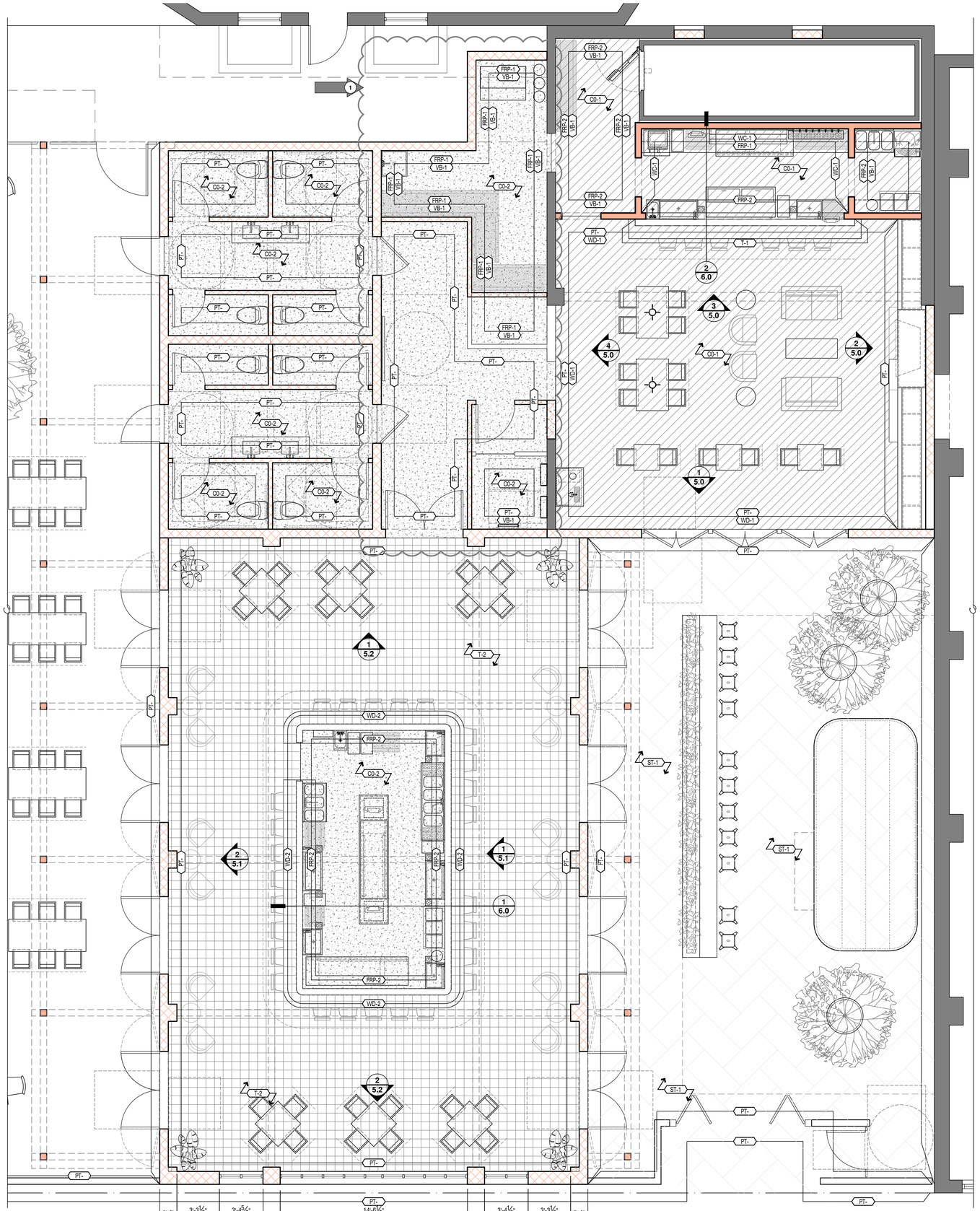
CO-2
NEW CONCRETE FLOOR
- PROVIDE NEW CLEAR POLYURETHANE TOP COAT TO SEAL AND FILL EXISTING SURFACE

T-2
NEW MOSAIC TILE FLOOR

GRVL-1
STABILIZED AGGREGATE PATHWAY
-BRASSFIELD/LIMESTONE MIX (COORD. WITH ARCHITECT)

FINISH SCHEDULE

	KEY	MANUFACTURER	DESCRIPTION
ACT	ACT-1	USG	SIZE: 24" X 24" X 1/2", SCRUBBABLE, SHEETROCK LAY-IN CEILING PANEL CLIMAPLUS #3260, FLAT WHITE 050, USG DX/DXL ALUMINUM 15/16" SUSPENSION GRID, FLAT WHITE 050 (CLEANABLE AND SCRUBBABLE)
BASE	B-1		WOOD BASE: 1x6 w/ CAP (KOETTER #2244-B-Cap OR EQUAL)
	VB-1		4" RUBBER COVE BASE, WHITE
CONCRETE	CO-1		EXISTING CONCRETE FLOOR TO REMAIN - PROVIDE NEW CLEAR POLYURETHANE TOP COAT TO SEAL AND FILL EXISTING SURFACE
	CO-2		NEW CONCRETE FLOOR - PROVIDE NEW CLEAR POLYURETHANE TOP COAT TO SEAL AND FILL EXISTING SURFACE
	CO-3		NEW CONCRETE SIDEWALK, MAX. 1:40 SLOPE
FRP	FRP-1		MARLITE CLASS III/C, COLOR P-100 WHITE or EQUAL - INSTALL FULL HEIGHT WHERE APPLIED TO WALLS
	FRP-2		MARLITE CLASS III/C, COLOR P-807 BLACK or EQUAL - INSTALL FULL HEIGHT WHERE APPLIED TO WALLS
GRAVEL	GRV-1		STABILIZED AGGREGATE PATHWAY -BRASSFIELD/LIMESTONE MIX (COORD. WITH ARCHITECT)
METAL	SS-1		STAINLESS STEEL COUNTERTOP
PAINT	P-1	SHERWIN WILLIAMS	COLOR TO BE SELECTED
	P-2	SHERWIN WILLIAMS	COLOR TO BE SELECTED
	P-3	SHERWIN WILLIAMS	COLOR TO BE SELECTED
	P-4	SHERWIN WILLIAMS	COLOR TO BE SELECTED
STONE	ST-1	-	FLAGSTONE PAVERS
	-		
TILE	T-1	-	6x6 DECORATIVE WALL TILE (BAR FRONT)
	T-2	-	6x6 DECORATIVE FLOOR TILE (CONSERVATORY)
WOOD	WD-1	-	WOOD WAINSCOTING
	WD-2	-	WOOD BAR FRONT
	WD-3	-	WOOD BAR TOP



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Robert M. Busch
License #: 10392
Exp. Date: 12/31/2019

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Cincinnati, Ohio 45202

A2.2a
finish plan
6 May 2019 - revision 1

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INTERIOR FINISH NOTES:

a. REFER TO INTERIOR ELEVATIONS FOR SPECIFIC FINISH LOCATIONS, MATERIAL ORIENTATION, PATTERNS, AND LAYOUTS.

b. ALL WALL SURFACES TO BE PAINTED TYPE "A" GYP. BOARD U.N.O.

c. TYPICAL FINISHES INDICATED WITHIN ROOM U.N.O. - REFER TO FINISH SCHEDULE.

d. ALL INTERIOR WALL CEILING FINISHES SPECIFIED SHALL NOT BE LESS THAN CLASS 'C'

e. ALL JOINTS BETWEEN MATERIALS TO BE TIGHT AND CONSTRUCTED IN A NEAT, WORKMAN-LIKE MANNER.

f. ABSOLUTELY NO SUBSTITUTIONS WILL BE PERMITTED FOR SPECIFIED MATERIALS UNLESS WRITTEN APPROVAL IS OBTAINED FROM OWNER OR DESIGNER.

g. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER PREPARATION OF ALL NEW AND EXISTING SURFACES IN A SATISFACTORY MANNER TO RECEIVE NEW FINISHES. THIS INCLUDES THE DEMOLITION AND REMOVAL OF NECESSARY ITEMS. TOUCH-UP AND/OR REFINISH OF SURFACES DAMAGED BY SUBSEQUENT WORK SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL WORK SHALL BE PREFORMED IN CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDED INSTALLATION METHODS. THE GENERAL CONTRACTOR SHALL PREPARE THE EXISTING FLOOR PRIOR TO THE APPLICATION OF FINISH FLOORING.

h. THE FLOORING SUB-CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT THE CONDITION OF THE BASE FLOOR MEETS THE INSTALLATION SPECIFICATIONS PRIOR TO THE INSTALLATION OF NEW FLOORING MATERIAL.

i. ALL FLOOR COVERING MATERIALS TO BE INSTALLED PER MANUFACTURER'S STANDARD DETAILS AND SPECIFICATIONS. VERIFY W/ MANUFACTURER PRIOR TO INSTALLATION.

j. FINISH FLOORING APPLICATION SHALL BE IN CONFORMANCE WITH MANUFACTURER'S RECOMMENDED INSTALLATION GUIDELINES.

k. ALL FLOOR MATERIAL TRANSITIONS AT DOOR THRESHOLDS TO TAKE PLACE AT DOOR CENTERLINE.

l. THE G.C. IS RESPONSIBLE FOR PROVIDING A SMOOTH LEVEL FLOOR SURFACE THAT MEETS THE MANUFACTURERS INSTALLATION SPECIFICATIONS PRIOR TO THE INSTALLATION OF ALL FLOORING MATERIALS. USE LEVELING COMPOUND UNDER TILE AND CARPET AREAS. PATCH/SHIM ALL AREAS AS NECESSARY SO THAT NEW FLOORING MEETS LEVEL WITH ALL OTHER FLOORING SURFACES MAX SLOPE OF 1:20.

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EXISTING CONCRETE FLOOR TO REMAIN
- PROVIDE NEW CLEAR POLYURETHANE TOP COAT TO SEAL AND FILL EXISTING SURFACE

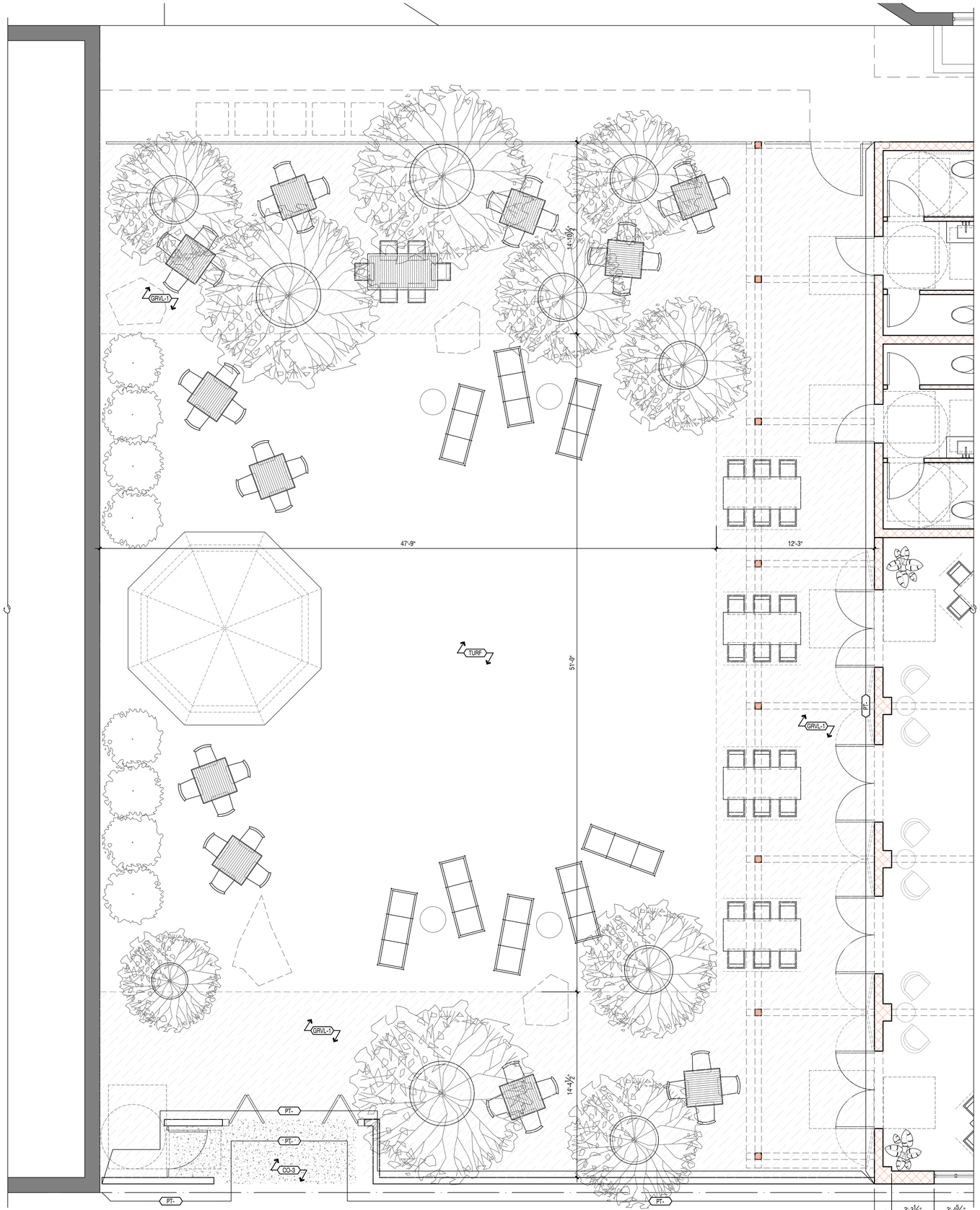
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NEW MOSAIC TILE FLOOR

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-BRASSFIELD/LIMESTONE MIX (COORD. WITH ARCHITECT)

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		-	
TILE	T-1	-	6x6 DECORATIVE WALL TILE (BAR FRONT)
	T-2	-	6x6 DECORATIVE FLOOR TILE (CONSERVATORY)
WOOD	WD-1	-	WOOD WAINSCOTING
	WD-2	-	WOOD BAR FRONT
	WD-3	-	WOOD BAR TOP



1 / 2.2b **FINISH PLAN**
scale: 1/4"=1'-0"

N 0' 2' 4' 8' 16'

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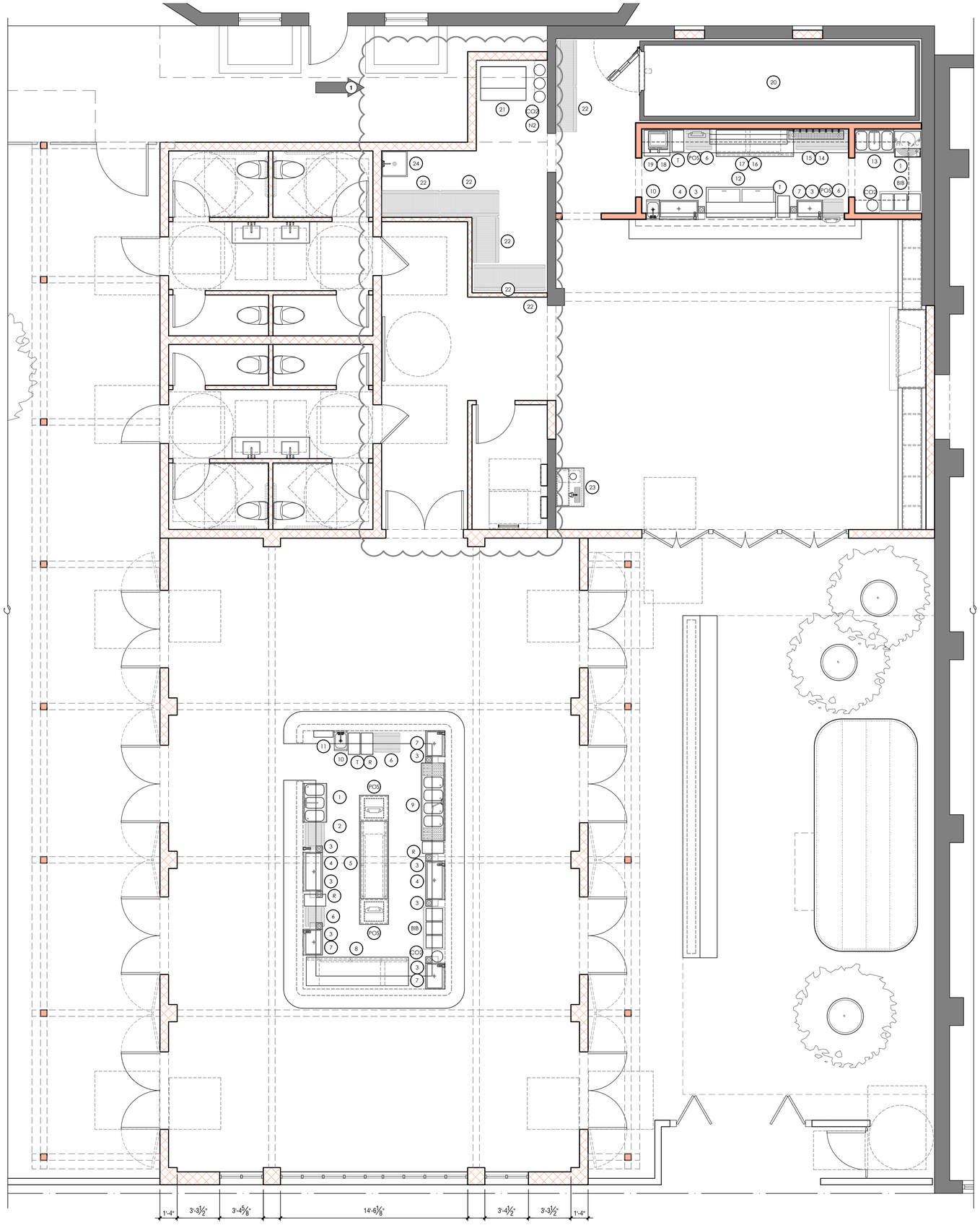
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EQUIPMENT SCHEDULE

ITEM	QTY.	ITEM DESCRIPTION	MANUFACTURER	MODEL#	COMMENT
1	2	GLASS WASHER			
2	1	24" x 24" DISH RACK			
3	9	WATER SPRAYER			
4	3	18" x 36" ICE BIN			
5	1	DOUBLE SIDED GLASS DOOR COOLER			
6	3	18" x 24" METRO RACK			
7	3	18" x 24" ICE BIN			
8	1	3-DOOR BEER COOLER			
9	2	4-COMPARTMENT SINK			
10	2	HAND SINK			
11	1	SOAP + PAPER TOWEL DISPENSER			
12	1	REACH-IN BEER COOLER			
13	1	3-COMPARTMENT SINK			
14	1	18" x 48" METRO RACK			
15	1	BEER DRAFT SYSTEM			
16	1	72" GLASS DOOR BACKBAR FRIDGE			
17	1	72" 3-TIER LIQUOR DISPLAY SHELVES			
18	1	MINI-FRIDGE			
19	1	ESPRESSO MACHINE			
20	1	WALK-IN COOLER AND BEER COOLER			
21		ICE MACHINE AND BIN			
22		18" x 60" METRO RACK			
23		WATER FILLING STATION			
24		MOP BASIN			
BIB		BAG-IN-BOX SODA SYSTEM	PROVIDED BY SODA VENDOR (SYRUP, RACK, CARBONATOR, ETC.)		
CO2		CARBON DIOXIDE CANISTER			
N2		NITROGEN CANISTER			
POS		POS SYSTEM TERMINAL			
S1		SODA GUN	PROVIDED BY SODA VENDOR - COORDINATE INSTALLATION IN FIELD		
T		TRASH CAN			
R		RECYCLING CAN			

2603.4.1.2 Cooler and freezer walls. Foam plastic installed in a maximum thickness of 10 inches (254 mm) in cooler and freezer walls shall:

1. Have a flame spread index of 25 or less and a smoke-developed index of not more than 450, where tested in a minimum 4-inch (102 mm) thickness.
2. Have flash ignition and self-ignition temperatures of not less than 600°F and 800°F (316°C and 427°C), respectively.
3. Have a covering of not less than 0.032-inch (0.8 mm) aluminum or corrosion-resistant steel having a base metal thickness not less than 0.0160 inch (0.4 mm) at any point.
4. Be protected by an automatic sprinkler system in accordance with Section 903.3.1.1. Where the cooler or freezer is within a building, both the cooler or freezer and that part of the building in which it is located shall be sprinklered.



1/2.3 **EQUIPMENT PLAN**

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

N 0' 2' 4' 8' 16'

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A2.3
EQUIPMENT PLAN
6 May 2019 - revision 1

GENERAL ROOF NOTES:

A. PROVIDE LEVEL ROOF CURB FOR ALL ROOFTOP MECHANICAL EQUIPMENT

B. CRICKET ALL AREAS WHERE WATER FLOW IS INTERRUPTED - MIN. SLOPE FOR CRICKETS IS 1/2" PER FOOT

C. REFER TO MECHANICAL DRAWINGS FOR THE LOCATION AND SPECIFICATIONS OF ALL ROOFTOP-MOUNTED EQUIPMENT

D. REFER TO STRUCTURAL DRAWINGS FOR FRAMING AND BLOCKING MODIFICATIONS

E. REFER TO MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR ANY ADDITIONAL ROOF PENETRATIONS

F. ROOFING SYSTEM AND ACCESSORIES INSTALLATION AND DETAILS SHALL BE IN STRICT CONFORMANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDATIONS

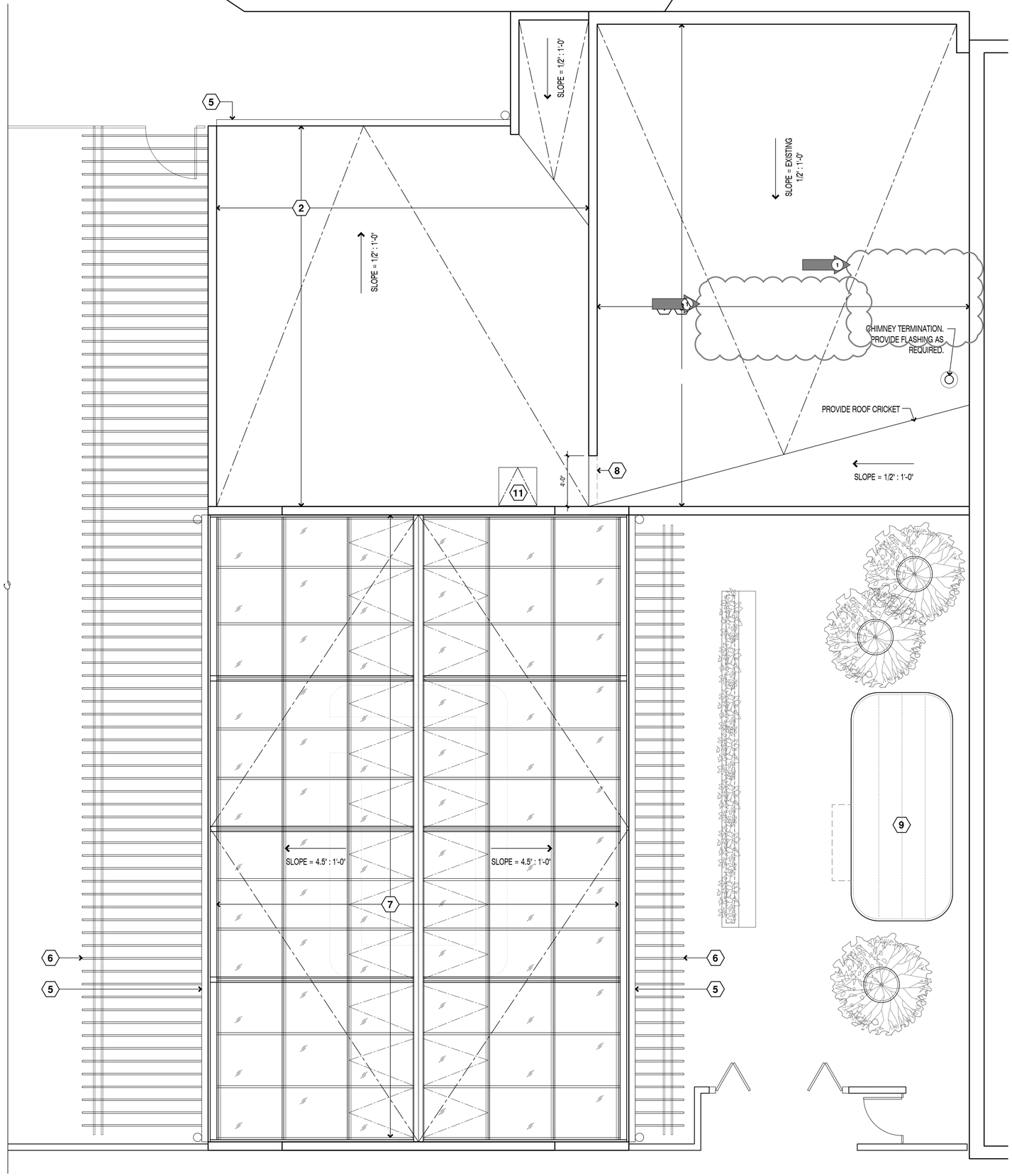
G. ROOFING CONTRACTOR SHALL COMPLY WITH ALL WARRANTY REQUIREMENTS SET FORTH BY MANUFACTURER; CONTACT ARCHITECT FOR ANY "NON-STANDARD" DETAILS

H. REPAIR EXISTING MASONRY AS REQUIRED; REMOVE ANY DAMAGED MORTAR AND BRICK; MATCH NEW MASONRY TO EXISTING; NEW MORTAR TO MATCH HISTORIC COLOR AND COMPOSITION

J. ALL RATED SHAFTS TO TERMINATE 18" ABOVE FINISHED ROOF SURFACE

KEYNOTES: -

1. CONTRACTOR TO PATCH / REPAIR ROOF PENETRATIONS AT LOCATIONS OF REMOVED CONSTRUCTION OR MECHANICAL EQUIPMENT
2. PROVIDE NEW ROOF ASSEMBLY : REINFORCED EPDM OVER 1/4" DENSDECK PRIME ROOF BOARD OVER 3" RIGID INSULATION OVER 5/8" DENSDECK PRIME ROOF BOARD, OVER 3" STEEL ROOF DECKING - INSTALL PER MANUFACTURER'S SPECIFICATION - PROVIDE FLASHING @ ALL PARAPET AND MASONRY WALLS ADJACENT.
3. REMOVE EXISTING ROOFING SUBSTRATE AS REQUIRED TO INSTALL NEW ROOF ASSEMBLY: REINFORCED EPDM OVER 1/4" DENSDECK PRIME ROOF BOARD OVER 3" RIGID INSULATION OVER 1/4" DENSDECK PRIME ROOF BOARD, OVER 7/8 " ADVANTECH DECKING - INSTALL PER MANUFACTURER'S SPECIFICATION. REPAIR/ REPLACE ALL FLASHING @ PARAPET WALLS.
4. NOT USED
5. PROVIDE PRE-FINISHED ALUMINUM GUTTER AND DOWNSPOUT(S). TIE INTO STORM LINES.
6. NEW WOODEN PERGOLA STRUCTURE. SEE DETAILS FOR CONSTRUCTION.
7. PROVIDE NEW GLASS CONSERVATORY ROOF ASSEMBLY : ENGINEERED ROOF SYSTEM DRAWINGS BEARING THE DESIGNERS SEAL, DESIGN FABRICATION DATA, TEMPORARY AND PERMANENT BRACING REQUIREMENTS, HANDLING AND ERECTION REQUIREMENTS, AND SPECIFICATIONS WILL BE SUBMITTED TO THE BUILDING DEPARTMENT PRIOR TO FRAMING CONSTRUCTION. INSTALL PER MANUFACTURER'S SPECIFICATION - PROVIDE FLASHING @ ALL PARAPET AND MASONRY WALLS ADJACENT.
8. REMOVE PORTION OF EXISTING CMU WALL TO ALLOW FLOW OF WATER TO NEIGHBORING ROOF. PATCH AND FLASH EXISTING WALL.
9. AIRSTREAM FOOD TRUCK, BY OTHERS.
10. NEW 5'-0"x13'-0" STEEL FRAMED SKYLIGHT GLAZING SYSTEM WITH INSULATED GLAZING UNITS. INSTALL PER MANUFACTURER'S SPECIFICATION - PROVIDE FLASHING @ ROOF OPENING.
11. NEW 3'x 3' ROOF ACCESS HATCH AND WALL-MOUNTED STEEL ACCESS LADDER WITH CAGE.



1/2.4 **ARCHITECTURAL ROOF PLAN**

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

N 0' 2' 4' 8' 16'

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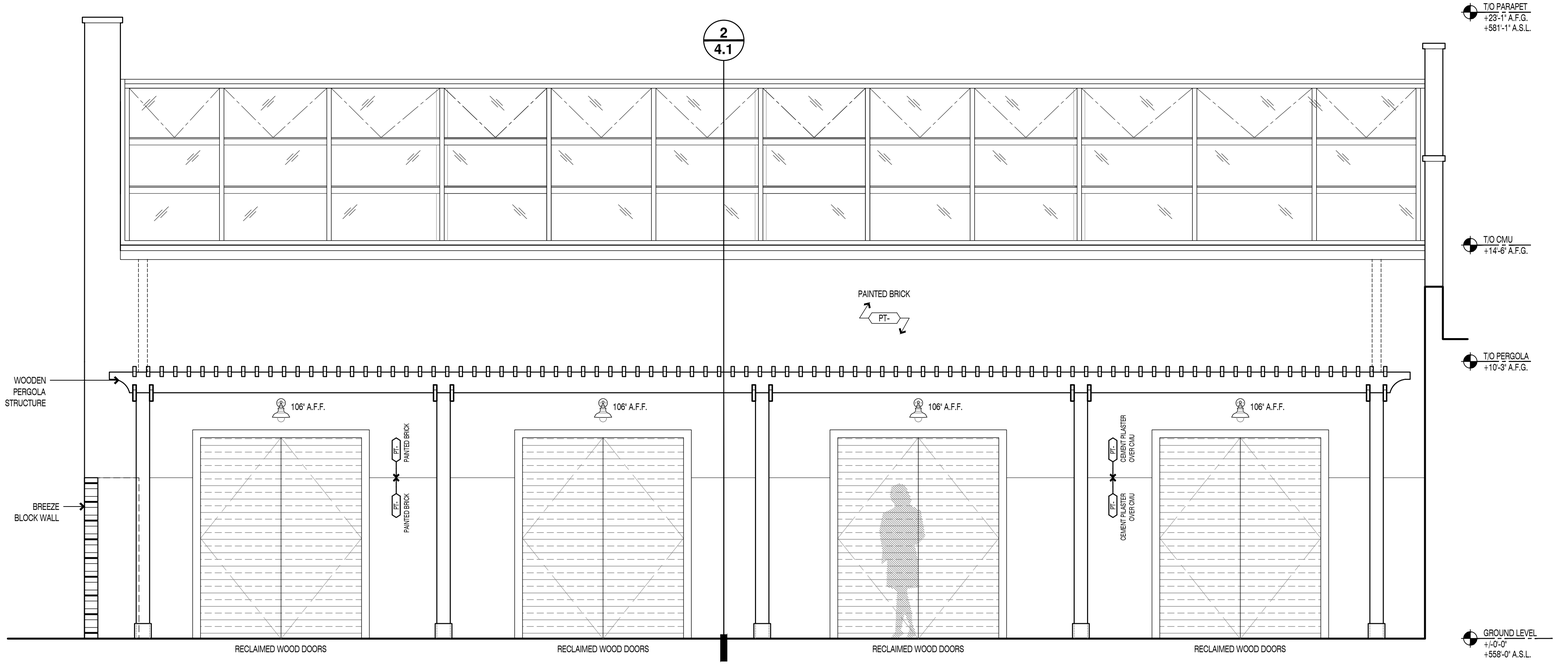
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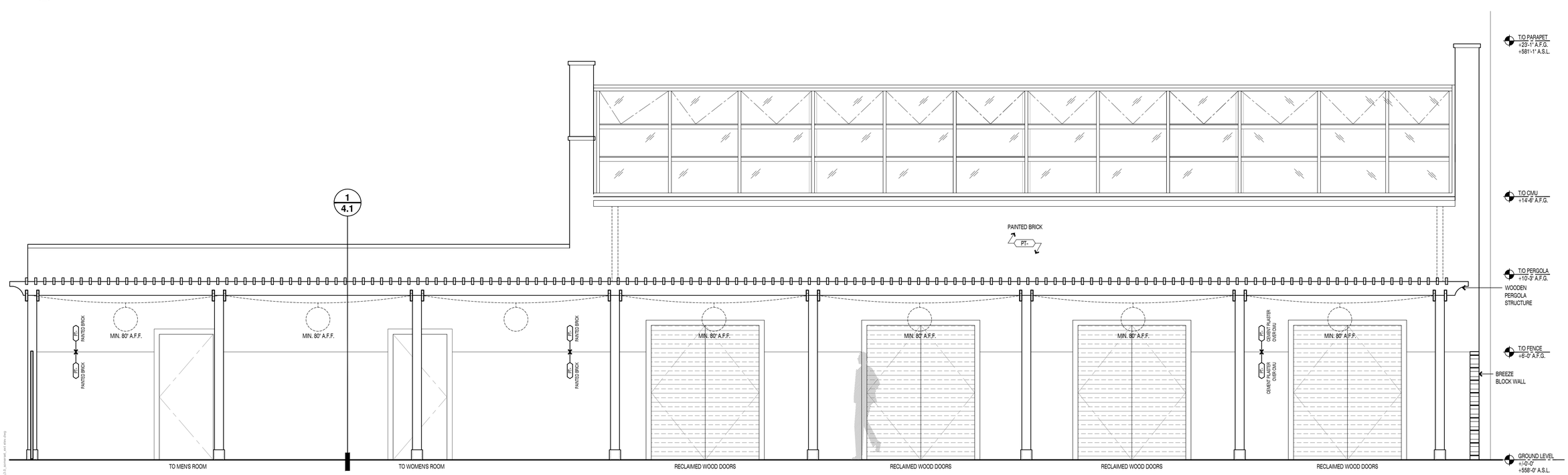
A2.4
Architectural Roof Plan
6 May 2019 - revision 1

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2 / 3.0 **EXTERIOR ELEVATION - NORTHWEST**

3/8" = 1'-0" *CONSERVATORY*



1 / 3.0 **EXTERIOR ELEVATION - SOUTHEAST**

3/8" = 1'-0" *CONSERVATORY*

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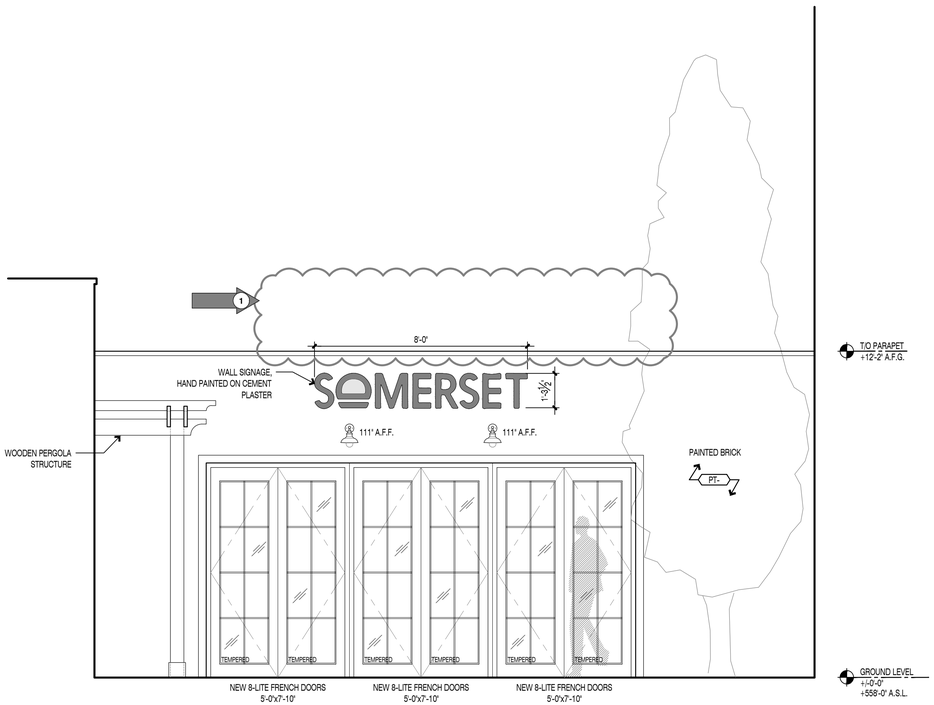
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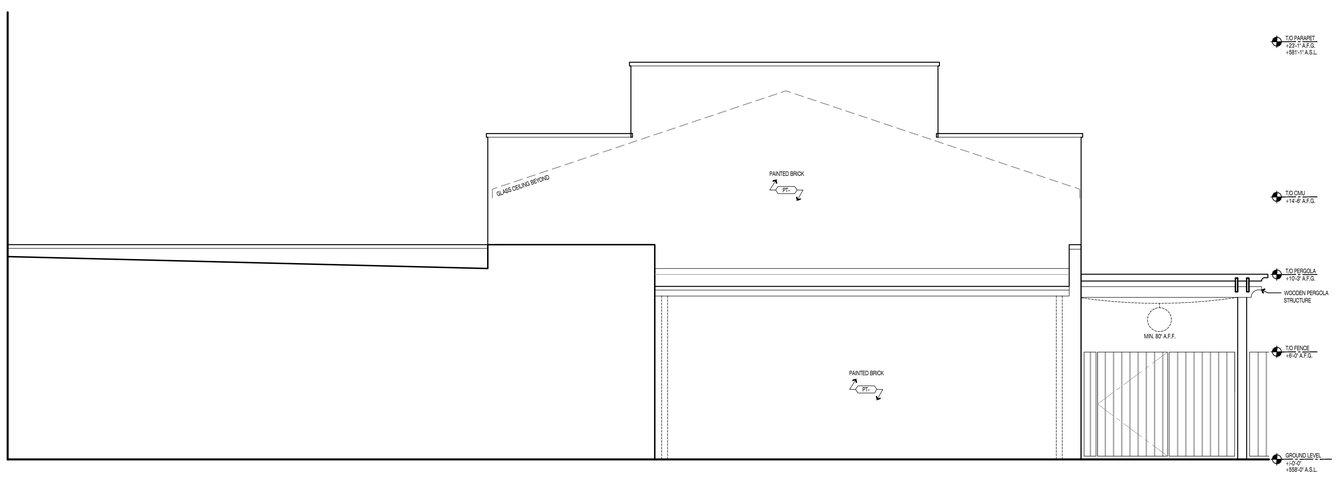
A3.0
exterior elevations
6 May 2019 - revision 1



2 / 3.1 EXTERIOR ELEVATION - NORTHEAST

3/8" = 1'-0"

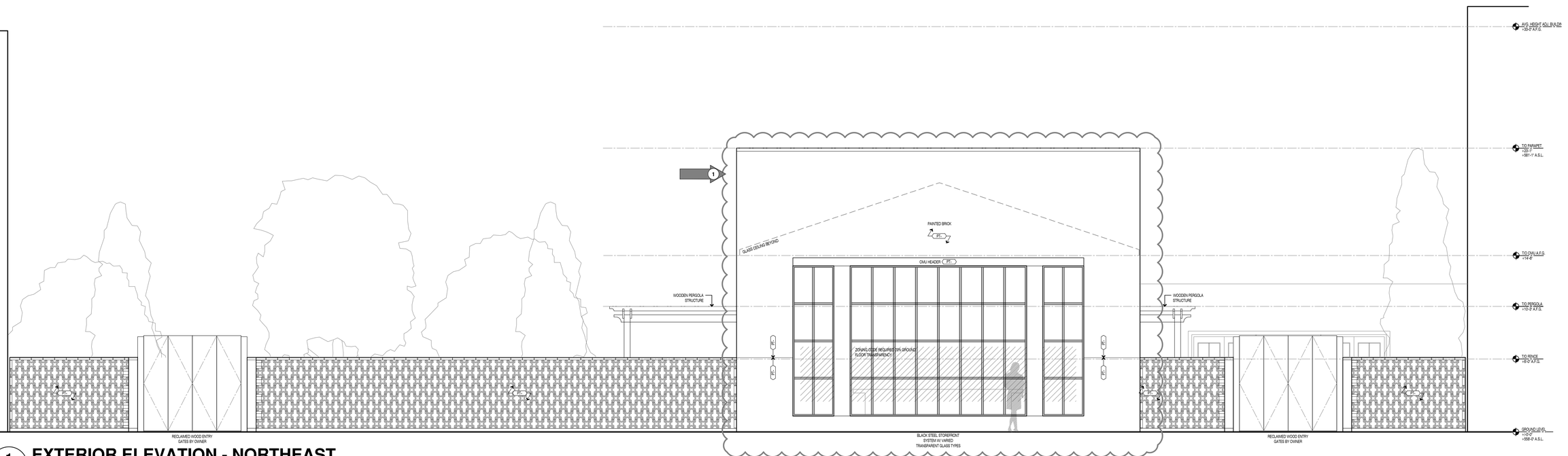
COURTYARD ENTRY



1 / 3.0 EXTERIOR ELEVATION - SOUTHWEST

1/4" = 1'-0"

CONSERVATORY



1 / 3.1 EXTERIOR ELEVATION - NORTHEAST

1/4" = 1'-0"

McMICKEN ELEVATION

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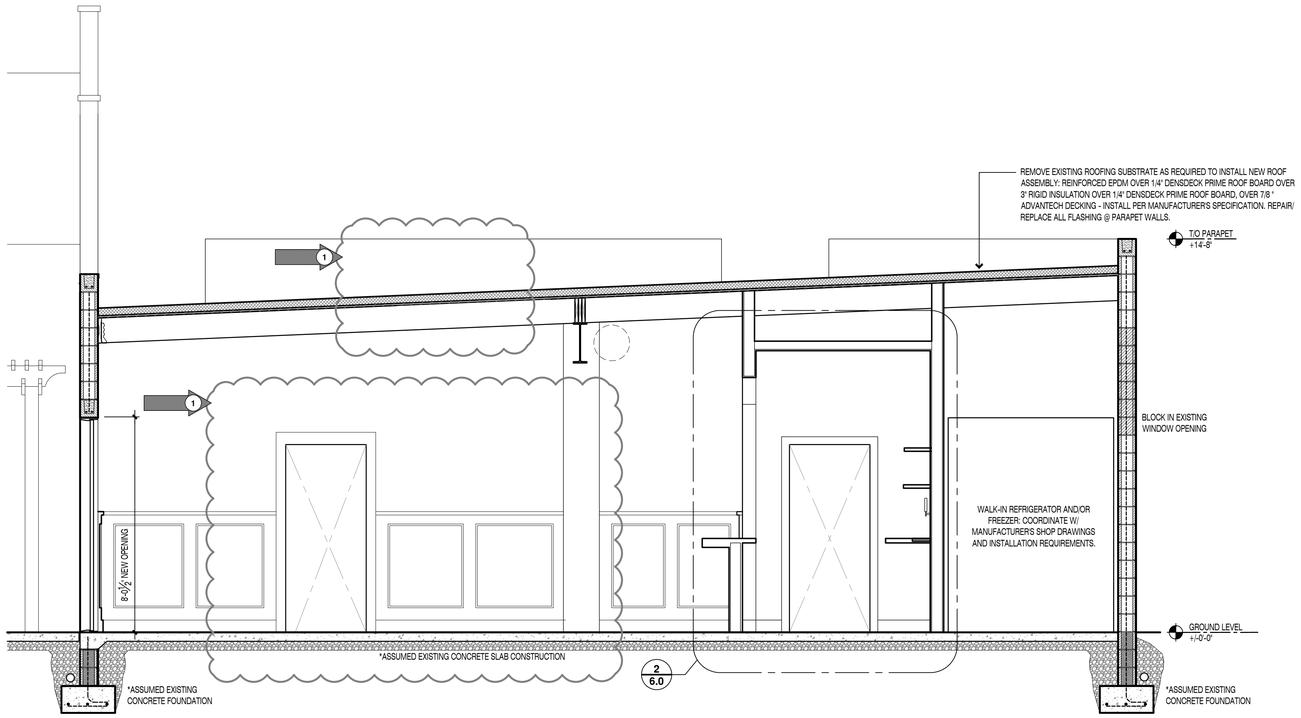
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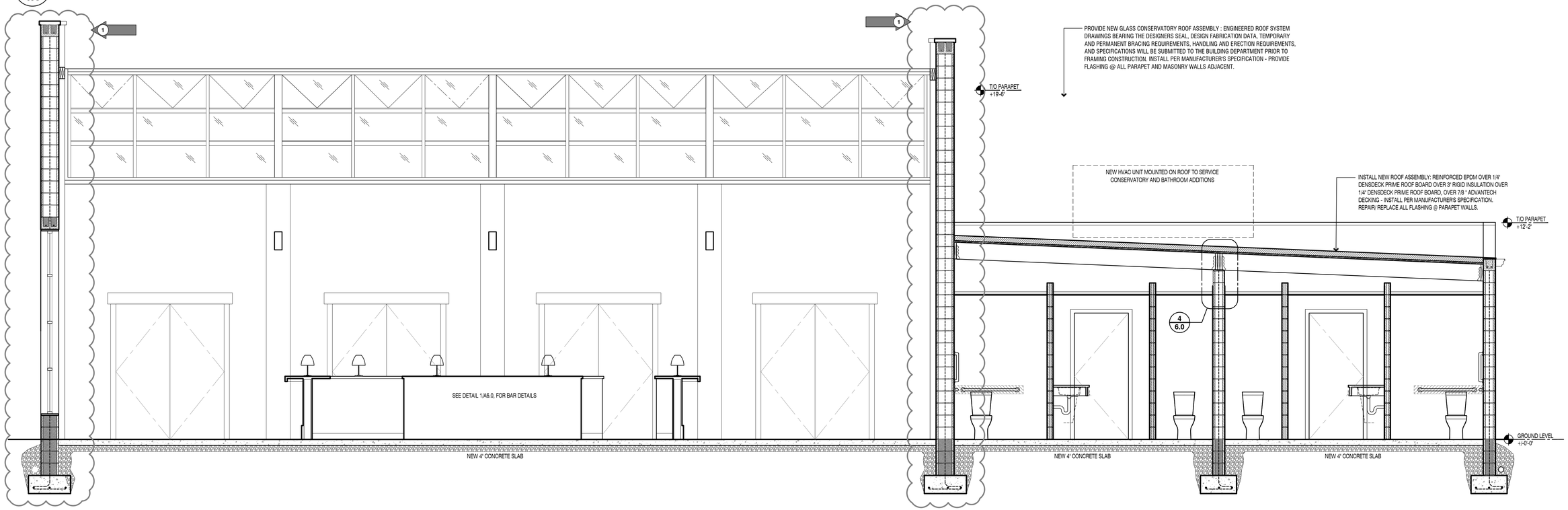
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exterior elevations
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2 4.0 BUILDING SECTION

3/8" = 1'-0"



1 4.0 BUILDING SECTION

3/8" = 1'-0"

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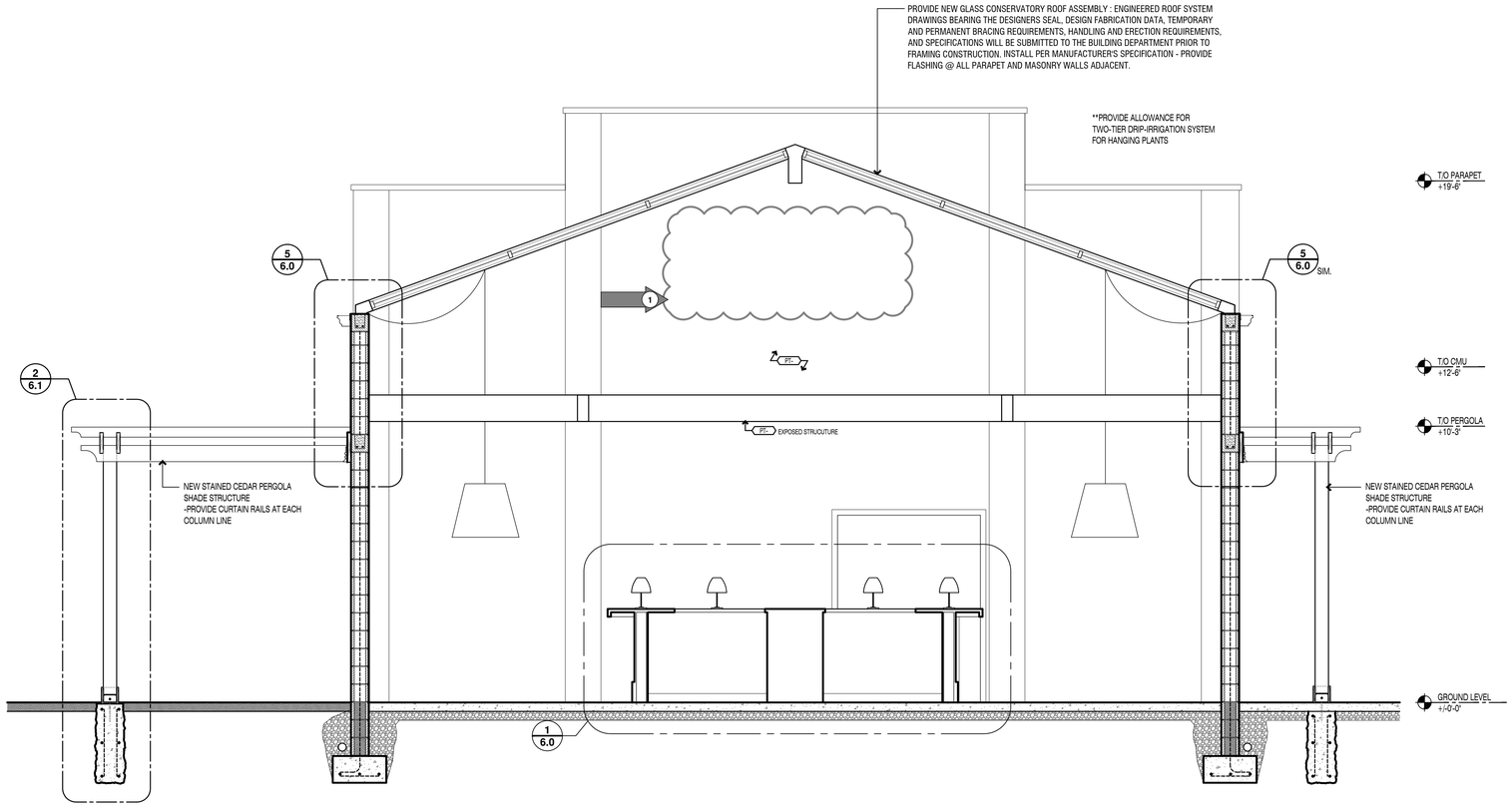
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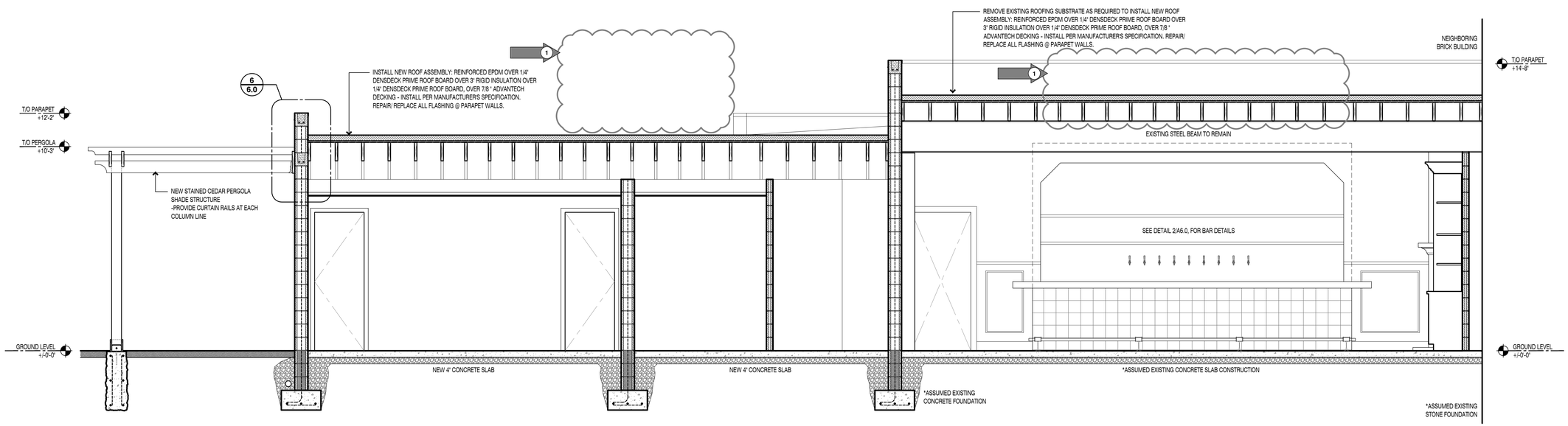
A4.0
Building Sections
6 May 2019 - revision 1

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2 4.1 BUILDING SECTION

3/8" = 1'-0"



1 4.1 BUILDING SECTION

3/8" = 1'-0"

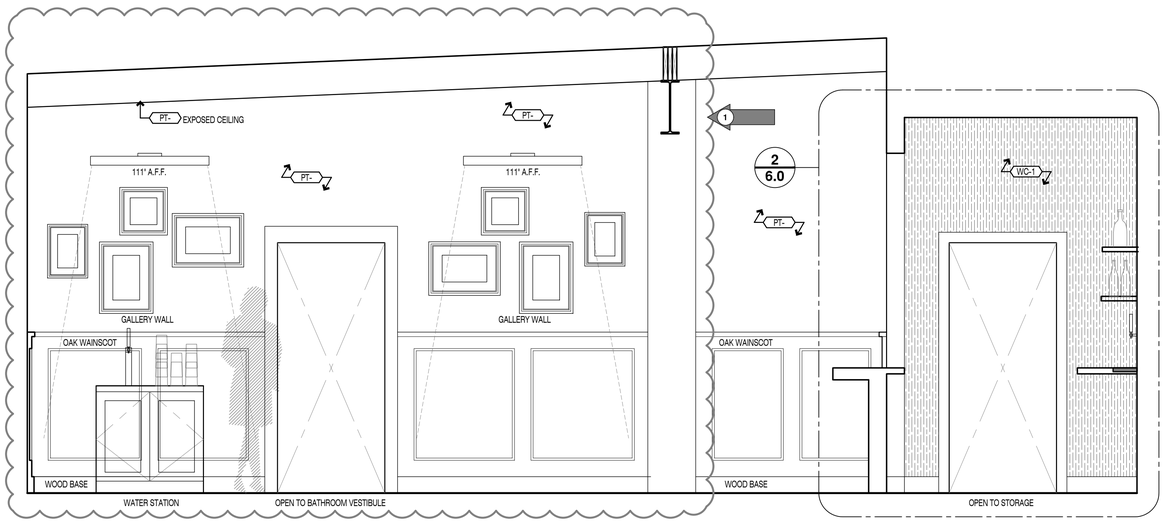
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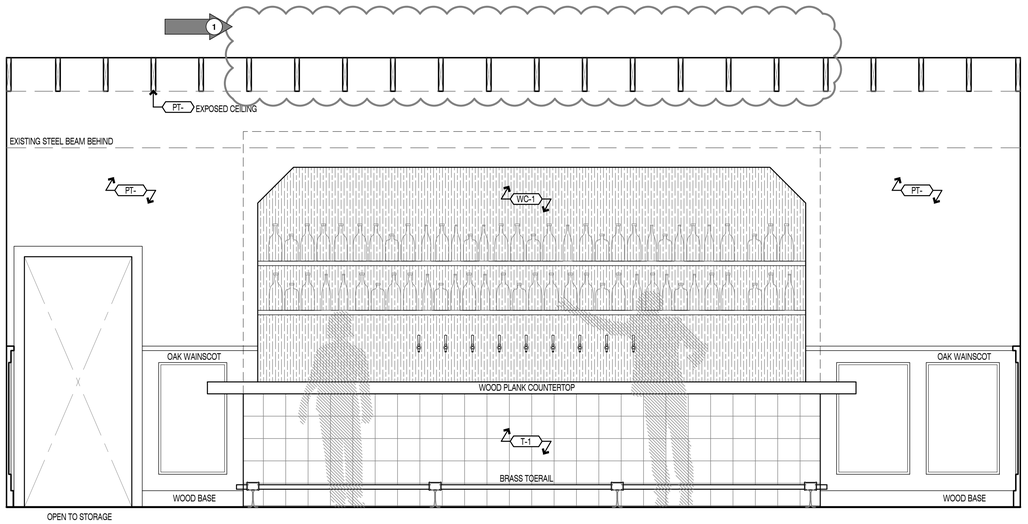
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Building Sections
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4 / 5.0 INTERIOR ELEVATION

1/2" = 1'-0"

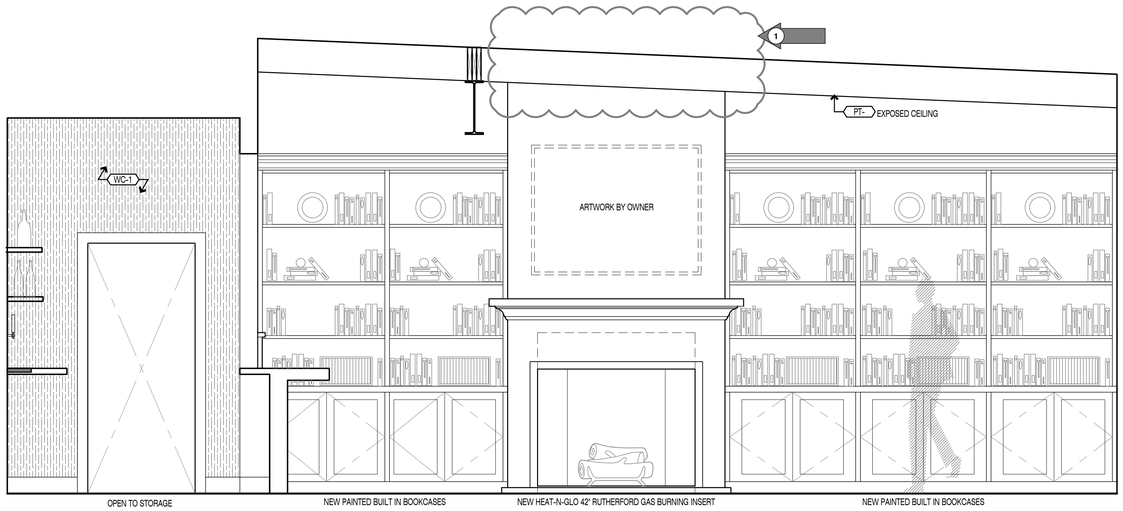
INTERIOR BAR



3 / 5.0 INTERIOR ELEVATION

1/2" = 1'-0"

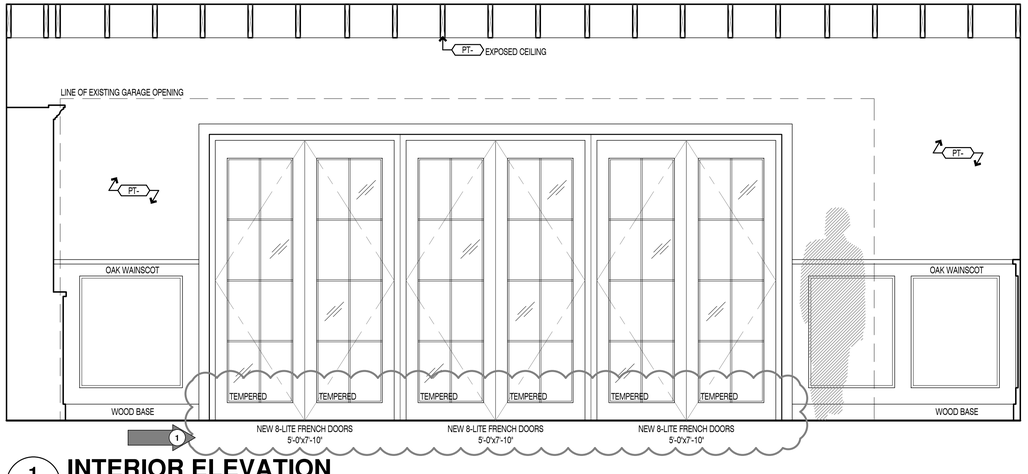
INTERIOR BAR



2 / 5.0 INTERIOR ELEVATION

1/2" = 1'-0"

INTERIOR BAR



1 / 5.0 INTERIOR ELEVATION

1/2" = 1'-0"

INTERIOR BAR

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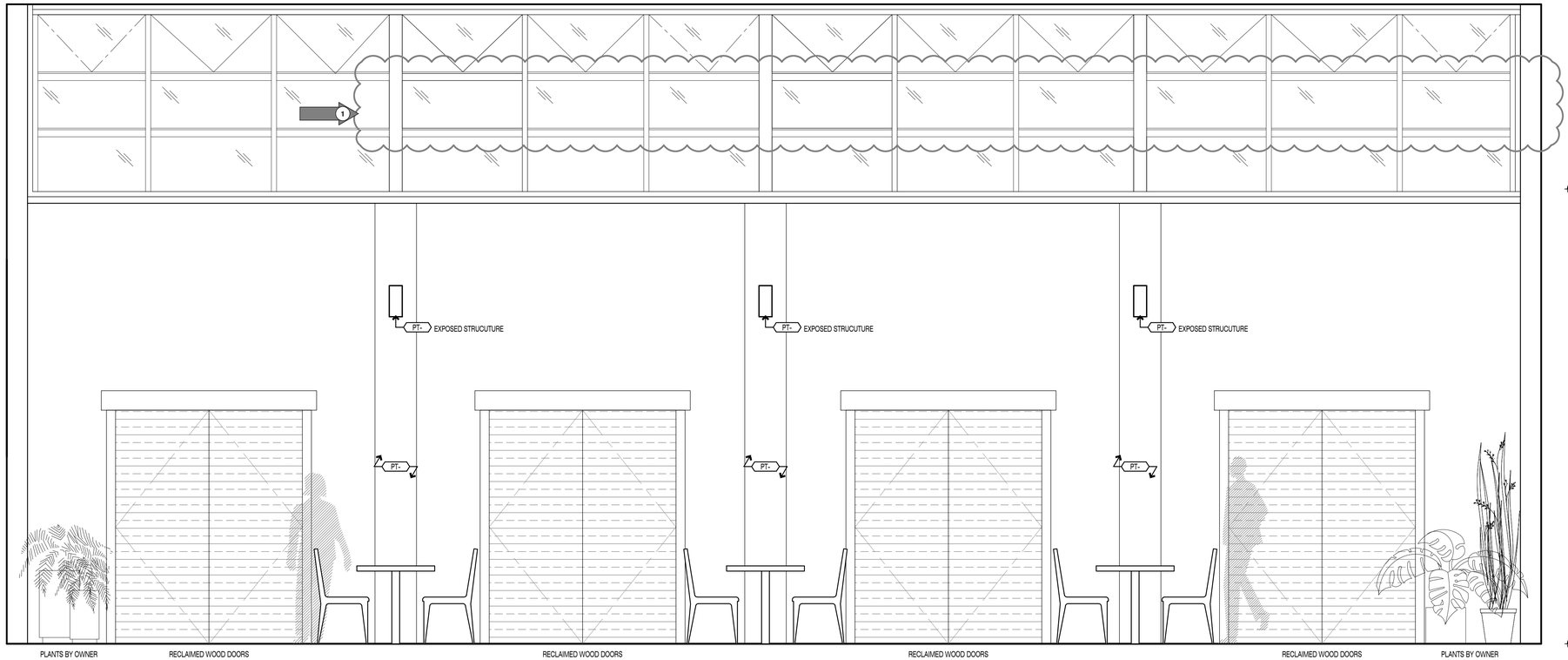
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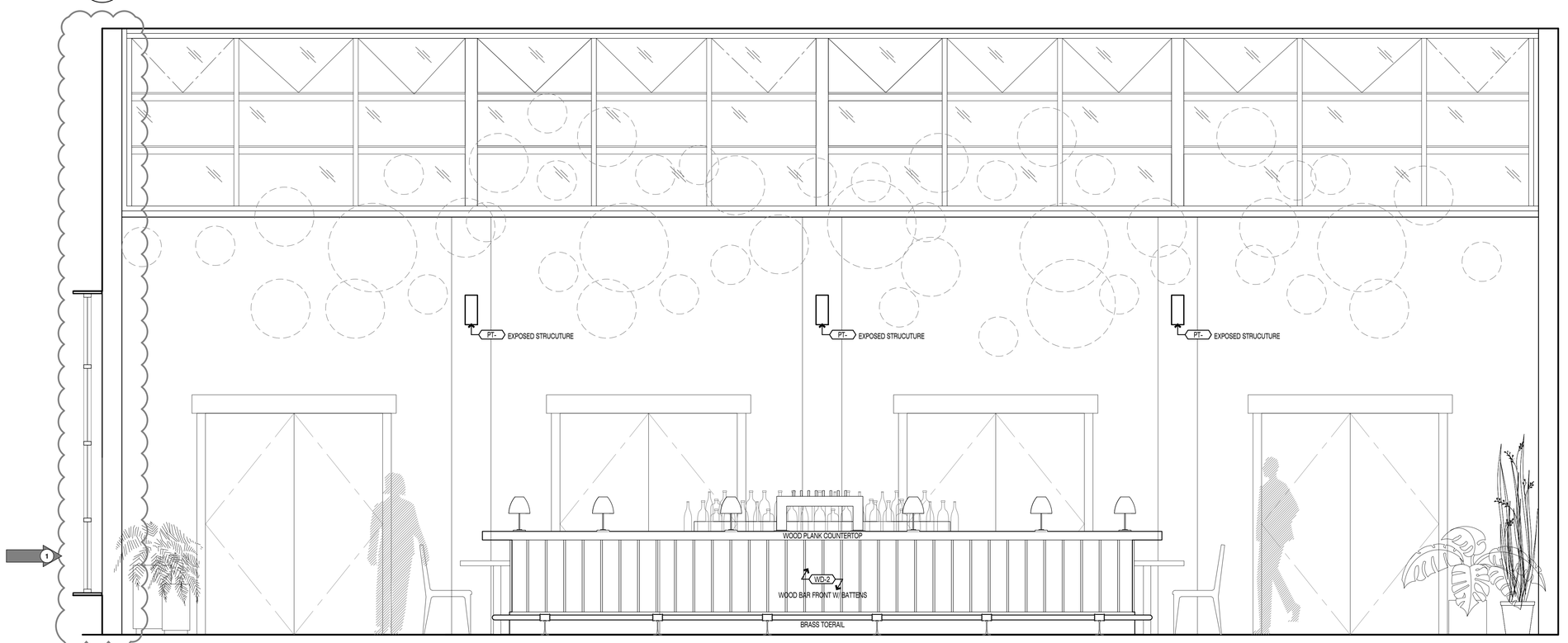
A5.0
Interior Elevations
6 May 2019 - revision 1



2 / 5.1 **INTERIOR ELEVATION**

1/2" = 1'-0"

CONSERVATORY



1 / 5.1 **INTERIOR ELEVATION**

1/2" = 1'-0"

CONSERVATORY

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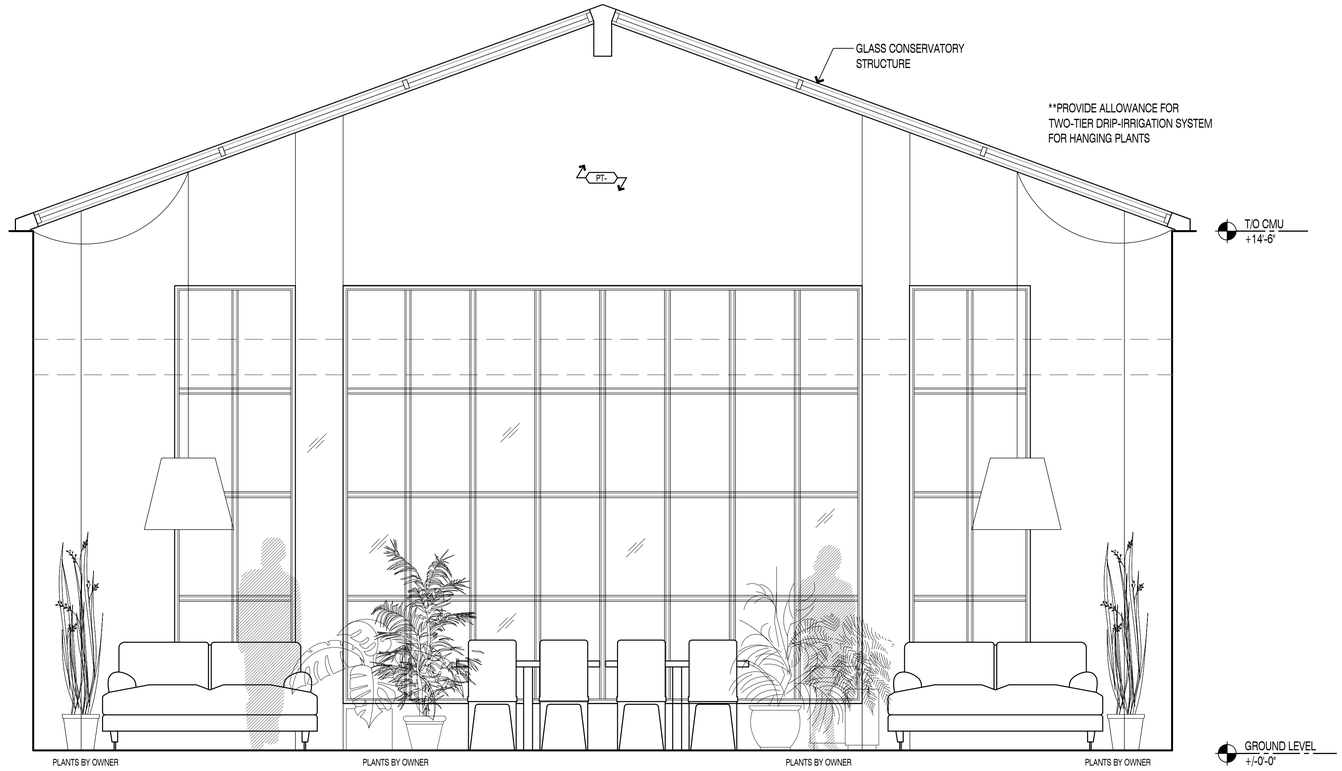
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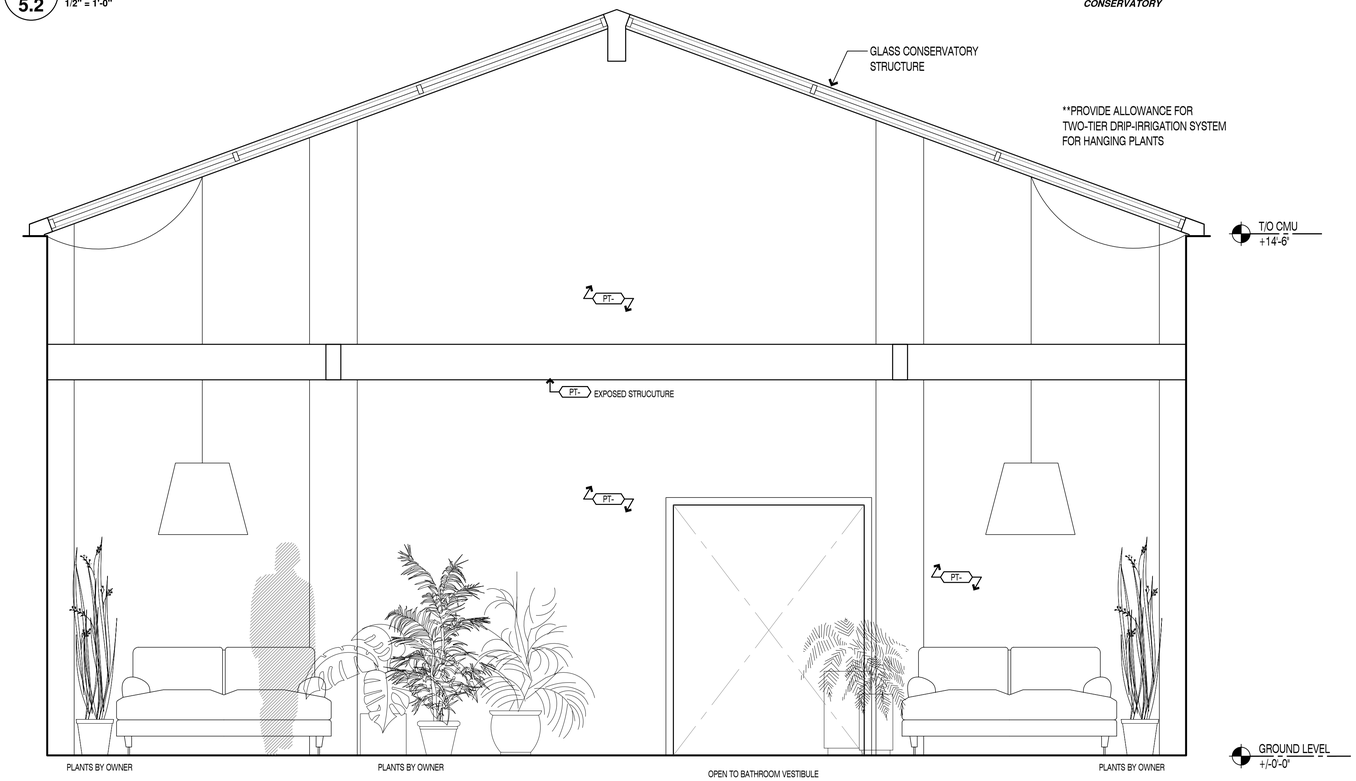
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2 5.2 **INTERIOR ELEVATION**

1/2" = 1'-0"

CONSERVATORY



1 5.2 **INTERIOR ELEVATION**

1/2" = 1'-0"

CONSERVATORY

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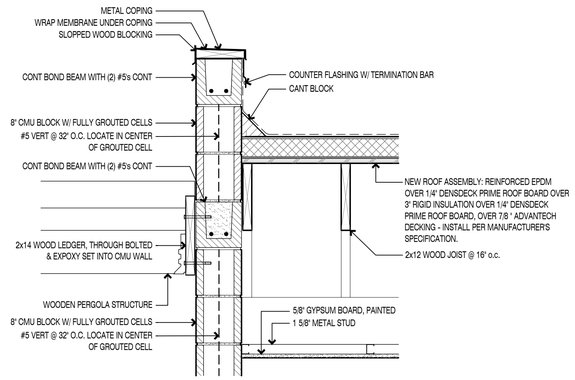
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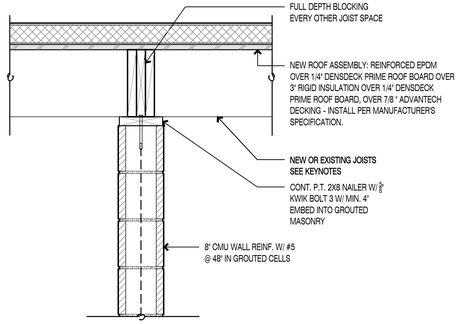
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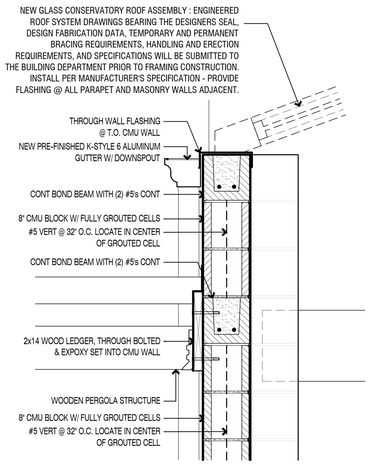
6 / 6.0 PARAPET DETAIL

1" = 1'-0"



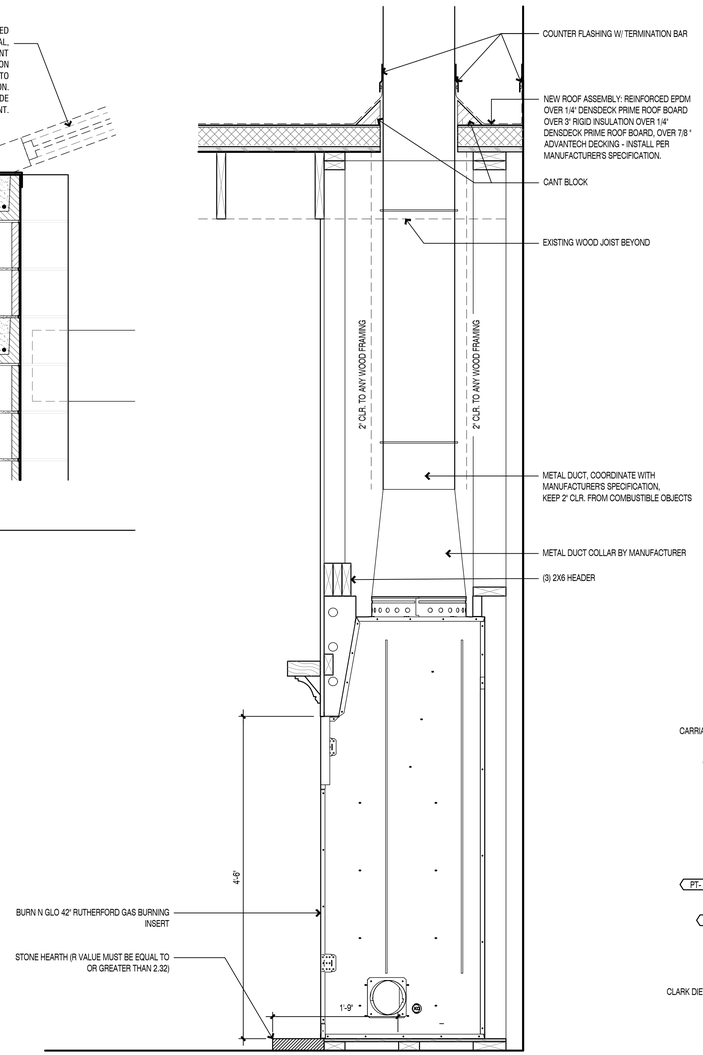
4 / A6.0 SECTION - DETAIL

3/4" = 1'-0"



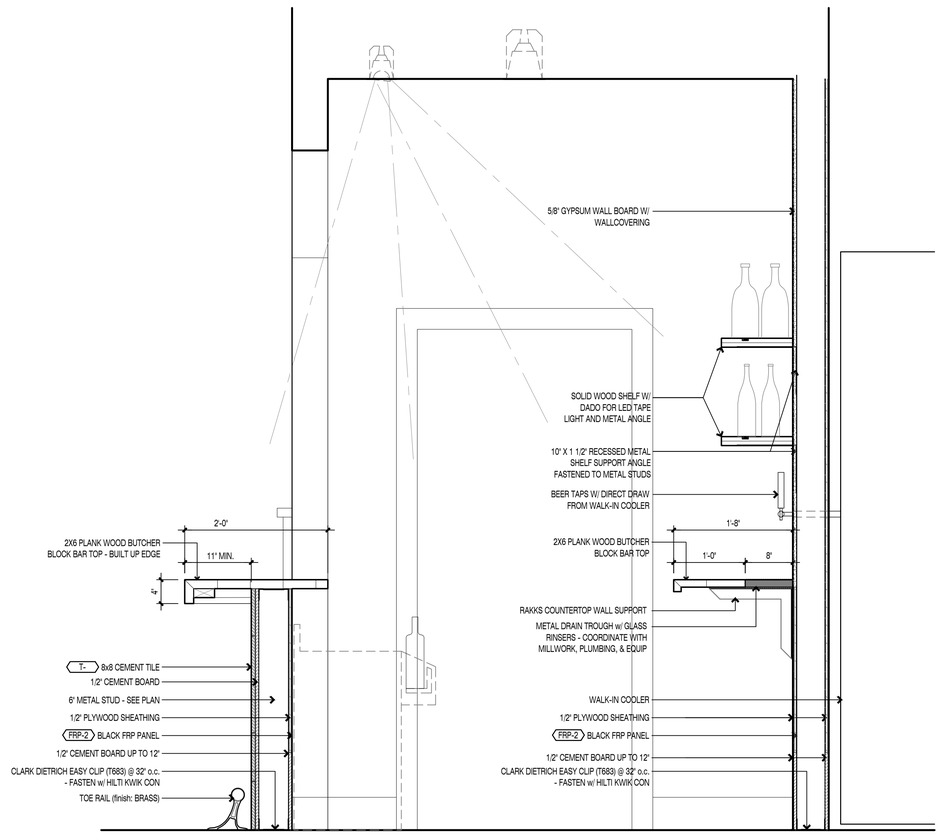
5 / 6.0 SILL DETAIL

1" = 1'-0"



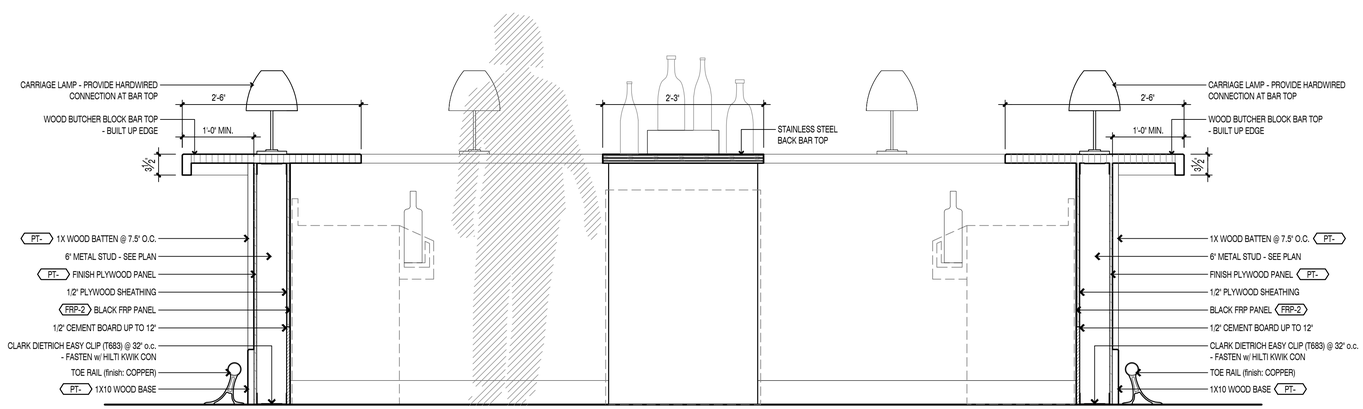
3 / 6.0 FIREPLACE SECTION

1" = 1'-0"



2 / 6.0 BAR SECTION

1" = 1'-0"



1 / 6.0 BAR SECTION

1" = 1'-0"

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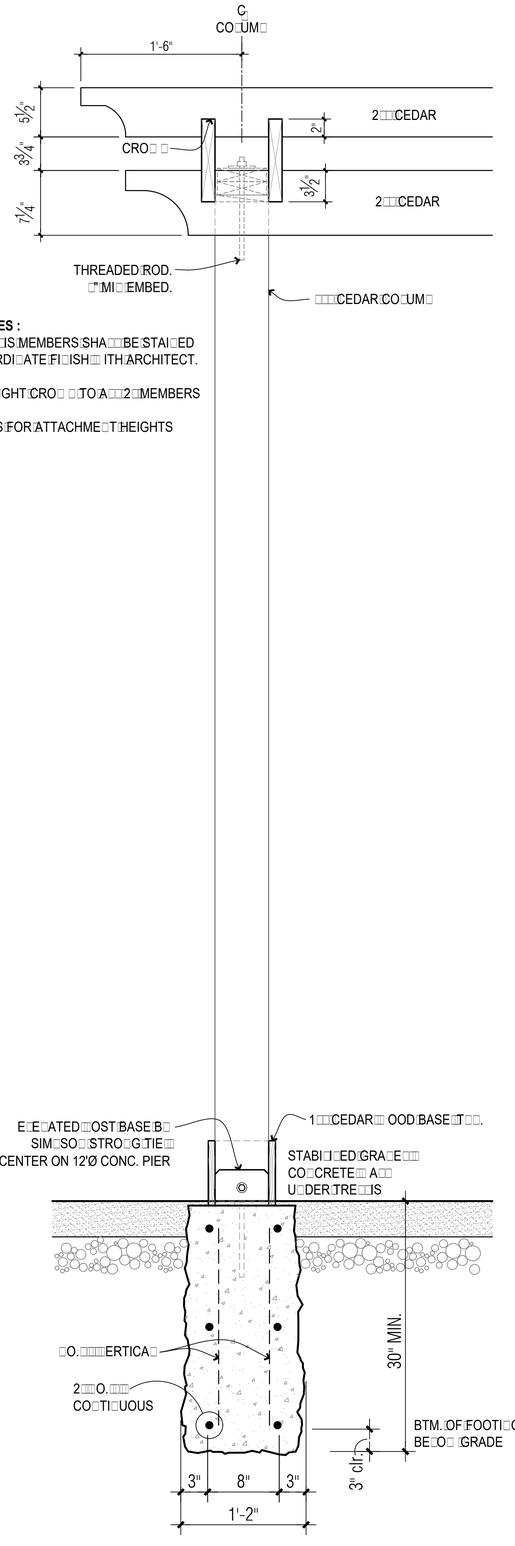
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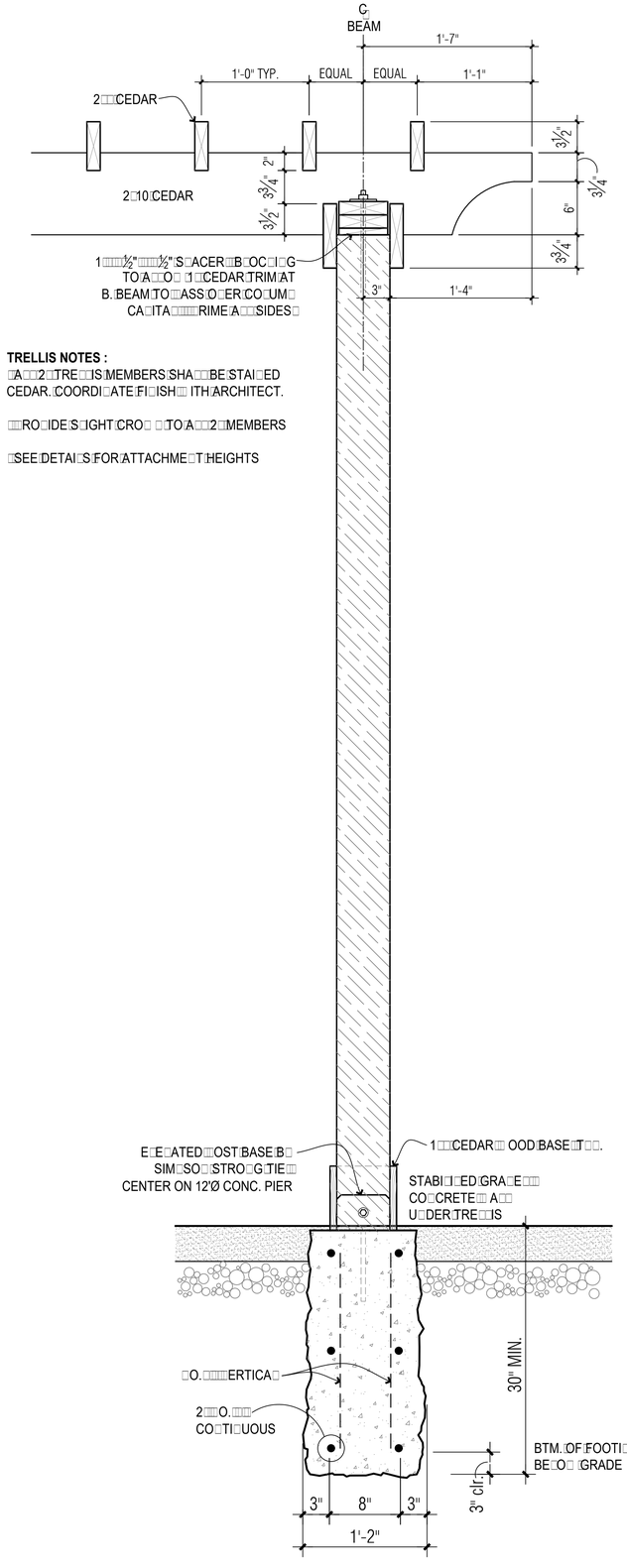


TRELLIS NOTES :

1. ALL 2x6 TRELLIS MEMBERS SHALL BE STAINED CEDAR. COORDINATE FINISH WITH ARCHITECT.
2. PROVIDE SLIGHT CROSS BEAM TO ALL 2x6 MEMBERS
3. SEE DETAILS FOR ATTACHMENT HEIGHTS

2 / 6.1 PERGOLA SECTION

1 1/2" = 1'-0"

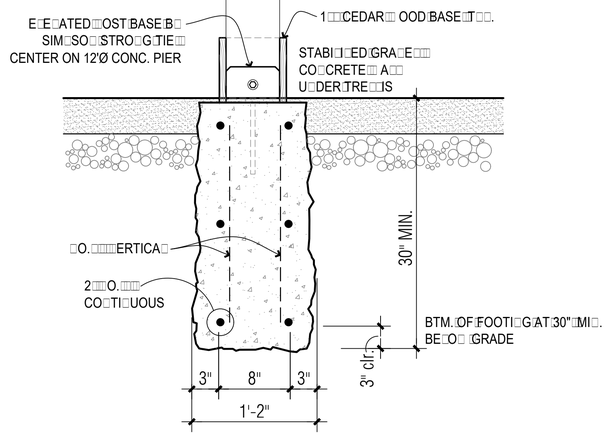


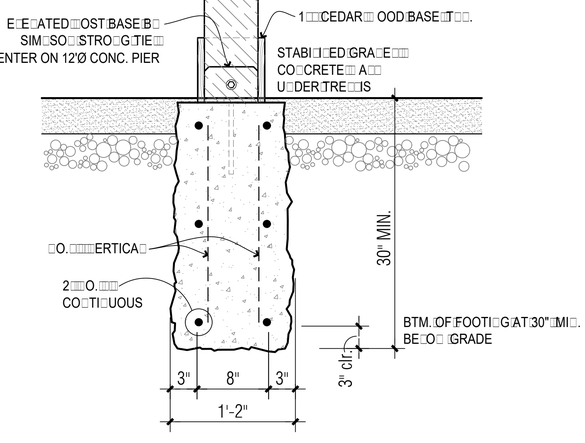
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3. SEE DETAILS FOR ATTACHMENT HEIGHTS

1 / 6.1 PERGOLA SECTION

1 1/2" = 1'-0"





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GENERAL STRUCTURAL NOTES

COPIES OF PUBLICATIONS REFERENCED IN THESE GENERAL STRUCTURAL NOTES ARE AVAILABLE FOR REVIEW AT ADVANTAGE GROUP ENGINEERS, INC. CONTRACTORS UNFAMILIAR WITH THESE PUBLICATIONS MUST REVIEW THEM PRIOR TO CONSTRUCTION.

GOVERNING CODE

OHIO BUILDING CODE – 2017, BASED ON 2015 IBC

CLASSIFICATION OF BUILDING STRUCTURE
RISK CATEGORY II, TABLE 1604.5

DESIGN LOADS

1. ROOF LOAD:

   A. MINIMUM LIVE LOAD OR SNOW LOAD (Pf): 20 PSF*
   B. ROOF MEMBRANE: 1 PSF
   C. INSULATION: 3 PSF
   D. METAL DECK: 2 PSF
   E. JOIST FRAMING LOAD: 3 PSF
   F. CEILING (5/8" DRYWALL): 3 PSF
   G. DUCTS, LIGHTS, MISC. MECHANICAL ALLOWANCE: 5 PSF

* MINIMUM SNOW LOAD GOVERNED BY Pf = 20 * I (PSF)

2. SNOW LOAD:

   A. GROUND SNOW LOAD, Pg = 20 PSF MODIFIED BY APPLICABLE DRIFT COEFFICIENTS.

   B. FLAT ROOF SNOW LOAD, Pf = 17 PSF MODIFIED BY APPLICABLE BUILDING COEFFICIENTS.

   C. SNOW LOAD IMPORTANCE FACTOR I = 1.00

   D. SNOW EXPOSURE FACTOR Ce = 1.0
   E. THERMAL FACTOR, Ct = 1.00

   F. COORDINATE ROOF FRAMING WITH FINAL SELECTION OF ROOF SUPPORTED MECHANICAL EQUIPMENT AND ASSOCIATED OPENINGS. ITEMS TO BE COORDINATED INCLUDE SIZE, LOCATION, TOTAL WEIGHT, WEIGHT DISTRIBUTION, AND SUPPORT FRAME REQUIREMENTS.

3. WIND LOAD:

   A. MAIN WINDFORCE - RESISTING SYSTEM: 115 MPH PER ASCE 7-10 (3-SECOND GUST- LOAD RESISTANCE FACTORED DESIGN).

   B. WIND EXPOSURE B

   C. BASIC WIND VELOCITY PRESSURE, q_h= 17.4 PSF (ULTIMATE LOAD RESISTANCE)

   a. q_h= 17.4 PSF (ULTIMATE LOAD FACTOR LOADING)
   b. q_h= 10.8 PSF (ALLOWABLE STRESS LOADING)

   D. INTERNAL GUST PRESSURE COEFFICIENT GCp = 0.18, ENCLOSED BUILDING.

4. SEISMIC LOAD:

   A. COUNTY = HAMILTON
   B. BUILDING SITE CLASSIFICATION = D, ASSUMED
   C. SPECTRAL RESPONSE ACCELERATION, S_s = **18.1%**
   D. SPECTRAL RESPONSE ACCELERATION, S_1 = 8.8%
   E. SEISMIC DESIGN CATEGORY, SDC = B
   F. SEISMIC IMPORTANCE FACTOR = 1.0
   G. SEISMIC FORCE RESISTING SYSTEM = INTERMEDIATE REINFORCED MASONRY WALLS
   H. RESPONSE MODIFICATION FACTOR, R = 3.5, TABLE 12.2-1 ASCE 7
   I. ANALYSIS PROCEDURE = ELFP
   J. DESIGN BASE SHEAR, V = Cs * W MAXIMUM

5. SPECIAL INSPECTION REQUIREMENTS PER SECTION 1704. SEE CONSTRUCTION SPECIFICATIONS AND OR SPECIAL INSPECTION BOOKLET ADDENDUM REQUIREMENTS.

SPECIAL INSPECTIONS

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

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

CONSTRUCTION AND SAFETY

1. CONTRACTOR SHALL BRACE ENTIRE STRUCTURE AS REQUIRED DURING DEMOLITION AND CONSTRUCTION TO MAINTAIN STABILITY UNTIL THE STRUCTURE IS COMPLETE AND FUNCTIONING AS THE DESIGNED UNIT.

2. ENGINEER SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION SELECTED BY CONTRACTOR.

3. THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. WHEN ON SITE, THE ENGINEER IS RESPONSIBLE FOR HIS OWN SAFETY BUT HAS NO RESPONSIBILITY FOR THE SAFETY OF OTHER PERSONNEL OR SAFETY CONDITIONS AT THE SITE.

4. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. SHOULD ANY DISCREPANCY BE FOUND, CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER IMMEDIATELY OF THE CONDITION.

FOUNDATIONS

1. SOIL CONDITIONS

   A. PER CLIENT'S REQUEST, THE FOUNDATION DESIGN AND GENERAL FOUNDATION NOTES ARE BASED ON THE ASSUMPTION OF FAVORABLE SOIL CONDITIONS. THE OWNER SHALL RETAIN A GEOTECHNICAL ENGINEER TO VERIFY DESIGN ASSUMPTIONS PRIOR TO FOUNDATION INSTALLATION. THE OWNER SHALL SUBMIT COPIES OF THE GEOTECHNICAL ENGINEER'S REPORT TO ADVANTAGE GROUP ENGINEERS. IT IS ANTICIPATED THAT A PORTION OF THE SITE WILL NEED SOIL REMEDIATION TO REMOVE CONSTRUCTION DEBRIS FROM PRIOR BUIDLINGS ON SITE. THE OWNER IS REQUIRED TO CONTRACT WITH AN ON SITE GEOTECHNICAL CONSULTANT TO DO TEST PIT BORINGS AND DIRECT THE CONTRACTOR AS TO THE NEED FOR OVER EXCAVATIONS AND REPLACMENT OR THE NEED TO UTILIZED A DEEP FOUNDATION SYSTEM PRIOR TO CONSTRUCTION. THE CONCRETE GRADE BEAMS UTILIZED IN THIS DESIGN ARE CAPABLE OF BEING ADAPTIVE TO SUCH DEEP PILE FOUNDATION WHERE NEEDED.

2. BOTTOM OF FOUNDATION ELEVATION INDICATED ARE FOR BIDDING PURPOSES AND MAY BE LOWERED TO SUIT SUB-SURFACE SOIL CONDITION. BEARING STRATA SHALL BE APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE. PROVIDE ENGINEERED FILL OR FLOWABLE FILL CONCRETE (500 PSI) UNDER FOUNDATIONS AT SOFT SPOTS AND FOR EXTENDING EXCAVATION TO ADEQUATE BEARING MATERIAL. INSTALL FOUNDATIONS AT DESIGNED ELEVATIONS.

3. FOOTINGS AND GRADE BEAMS MAY BE PLACED WITHOUT SIDE FORMS IF EXCAVATED WALLS STAND APPROXIMATELY VERTICAL.

4. ALL FOOTINGS SHALL BEAR ON LEVEL (WITHIN 1 IN 12) UNDISTURBED SOIL OR APPROVED ENGINEERED FILL. FOUNDATIONS HAVE BEEN DESIGNED FOR A MAXIMUM SOIL BEARING PRESSURE OF 2500 PSF BELOW STRIP FOOTINGS AND 2500 PSF BELOW ISOLATED COLUMN FOOTINGS.

5. CONTRACTOR SHALL CONTACT UTILITY COMPANIES FOR LOCATING UNDERGROUND SERVICES AND IS RESPONSIBLE FOR THEIR PROTECTION AND SUPPORT.

6. COMPACTION:

   A. ALL FILL MATERIALS SHALL BE APPROVED BY A GEOTECHNICAL CONSULTANT.

   B. ENGINEERED FILL BENEATH FOOTINGS: MINIMUM COMPACTION 98% STANDARD PROCTOR DENSITY AT THE OPTIMUM MOISTURE CONTENT.

   C. FILL BELOW FLOOR SLABS TOP 12" OF SUBBASE BELOW INTERIOR FLOOR SLAB TO BE PROOF ROLLED TO 98% STANDARD PROCTOR DENSITY PRIOR TO PLACEMENT OF SLAB.

7. ALL AREAS WITHIN THE FOOTPRINT OF THE BUILDING, INCLUDING UTILITY TRENCHES, MUST BE FREE OF ANY WET AND/OR SOFT AREAS PRIOR TO PLACEMENT OF FILL MATERIAL OR SLAB.

8. SEAL UTILITY TRENCH AT THE EXTERIOR FOUNDATION WALL BY USING A COMPACTED CLAYEY BACKFILL OR LEAN CONCRETE TO CREATE A DAM TO PREVENT ENTRY OF WATER.

9. FINISHED GRADE SHALL SLOPE AWAY FROM THE PERIMETER FOUNDATION.

CONCRETE

1. CONCRETE WORK AND TESTING SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS", EXCEPT AS MODIFIED BY THE SUPPLEMENTAL REQUIREMENTS BELOW. REPORTS FROM TESTS REQUIRED BY SECTION 1.6 OF ACI 301 SHALL BE SUBMITTED TO STRUCTURAL ENGINEER, ARCHITECT, OWNER, CONTRACTOR, CONCRETE SUPPLIER, AND BUILDING OFFICIAL.

2. CONCRETE WORK IN COLD WEATHER SHALL CONFORM TO ALL REQUIREMENTS OF ACI 306.1 "STANDARD SPECIFICATION FOR COLD WEATHER CONCRETING"AND ACI 306R "COLD WEATHER CONCRETING".

3. CONCRETE WORK IN HOT WEATHER SHALL CONFORM TO ALL REQUIREMENTS OF ACI 305R "HOT WEATHER CONCRETING". THE AIR TEMPERATURE, RELATIVE HUMIDITY, CONCRETE TEMPERATURE, AND WIND VELOCITY SHALL BE ENTERED INTO THE NOMOGRAPH OF THIS REFERENCE TO DETERMINE IF PRECAUTIONS AGAINST PLASTIC SHRINKAGE ARE REQUIRED.

4. CONCRETE MIX DESIGNS SHALL BE SUBMITTED FOR EACH TYPE OF CONCRETE TO THE STRUCTURAL ENGINEER FOR APPROVAL IN ACCORDANCE WITH ACI 301 SECTION 4.2.3.4 FIELD TEST DATA OR TRIAL MIXTURES.

5. SUBMIT SHOP DRAWINGS OF REINFORCING STEEL.

6. MATERIALS: (f'_c BASED ON 28 DAY UNLESS NOTED)

   A. CONCRETE UNLESS NOTED: f'_c = 4000 PSI., NORMAL AGGREGATE.

   B. CONCRETE FOR INTERIOR FLOOR SLABS: f'_c = 4000 PSI AT 28 DAYS, 1800 PSI AT 3 DAYS, NORMAL WEIGHT AGGREGATE, MINIMUM PORTLAND CEMENT CONTENT PER ACI 301 TABLE 4.2.2.1, WATER NOT PERMITTED TO BE ADDED AT THE SITE, HRWR ADMIXTURE REQUIRED, MAXIMUM WATER/CEMENTITIOUS RATIO = 0.50.

   C. CONCRETE FOR EXTERIOR FLAT WORK, WALKS, ETC.: f'_c = 4500 PSI, (4.5% TO 7.5% ENTRAINED AIR), MINIMUM PORTLAND CEMENT CONTENT = 520 #/CY, MAXIMUM WATER/CEMENTITIOUS RATIO = 0.45.

   D. CONCRETE FOR FOUNDATION WALLS AND RETAINING WALLS WITH EXTERIOR EXPOSURE: f'_c = 4000 PSI, (4.5% TO 7.5% ENTRAINED AIR), MAXIMUM WATER/CEMENTITIOUS RATIO = 0.50.

   E. CONCRETE FOR FOOTINGS: f'_c = 3000 PSI.

   F. CONCRETE FOR DRILLED PIERS: f'_c = 3000 PSI.

   G. REINFORCING STEEL: ASTM A615 OR ASTM 996 (AXLE ONLY) 60 KSI YIELD DEFORMED BARS AND ASTM A185 MESH, FLAT SHEETS ONLY.

   H. CHLORIDE CONTENT OF CONCRETE: LIMIT TOTAL CHLORIDE ION CONTENT TO AMOUNT INDICATED IN TABLE 4.2.2.6 OF ACI 318. ADMIXTURES CONTAINING CHLORIDE ARE NOT PERMITTED IN REINFORCED CONCRETE OR CONCRETE CONTAINING METALS.

7. SLUMP SHALL BE MEASURED PRIOR TO THE ADDITION OF HRWR.

8. LAP SPLICE REINFORCING BARS 48 BAR DIAMETERS UNLESS NOTED OTHERWISE:

9. BAR CLEARANCES BETWEEN ADJACENT BARS AND FORMWORK SHALL BE AS NOTED ON THE DRAWINGS OR A MINIMUM AS PER ACI REQUIREMENTS.

10.AT CORNERS AND INTERSECTIONS OF FOOTINGS, WALLS AND GRADE BEAMS, PROVIDE BENT BARS OF EQUAL SIZE AND AT SAME SPACING AS TYPICAL REINFORCING AROUND CORNER AND/OR INTO ABUTTING WALL OR GRADE BEAM. BARS SHALL HAVE EMBEDMENT OF 30 DIAMETERS (18" MIN.).

11.MACHINE TROWEL FINISH FLOOR SLAB AND CURE USING A METHOD RECOMMENDED BY ACI 302.1R (GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION) INCLUDING WATER CURING, WET COVERING, APPLICATION OF IMPERVIOUS SHEETING OR APPLICATION OF "CURE AND SEAL" TYPE CURING COMPOUND MEETING ASTM C-1315. FOR APPLICATIONS EXPOSED TO SUNLIGHT USE CLASS A (NON-YELLOWING) CURING COMPOUND. COORDINATE CURING METHOD WITH ARCHITECTURAL FLOOR FINISHES THAT REQUIRE ADHESION TO THE SLAB (SUCH AS TILE) TO INSURE PROPER BOND.

12.FLOOR SLAB-ON-GRADE SHALL CONFORM TO THE FOLLOWING SURFACE PROFILE TOLERANCES PER ASTM E-1155 AND ACI 117:
F(FLATNESS) F(LEVELNESS)

   A. SPECIFIED OVERALL VALUE: 25 / 20

   B. MINIMUM LOCAL VALUE: 18 / 13

   C. MAXIMUM GAP UNDER 10 FT. UNLEVELED STRAIGHTEDGE = 1/4".

13.SEE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR VAPOR BARRIER REQUIREMENTS. VAPOR BARRIER, WHERE REQUIRED, SHALL BE PLACED OVER COMPACTED GRANULAR SUBBASE.

14.AT SLAB AND WALL OPENING CORNERS AND REENTRANT CORNERS, PROVIDE (1) #5 BAR IN EACH FACE PARALLEL TO EACH EDGE EXTENDING A MINIMUM OF 2'-0" PAST EDGE OF OPENING. THIS STEEL MAY BE OMITTED IF TYPICAL REINFORCING STEEL EXCEEDS THIS MINIMUM REQUIREMENT.

15.REINFORCE ALL INTERIOR SLABS ON GROUND WITH PER NOTES ON THE CONSTRUCTION DRAWINGS. THE UES OF FIBER MESH AND WELDED WIRE MESH IS APPROPRIATE AT CONTRACTORS OPTION. SPACE CONTROL JOINTS ACCORDINGLY.

16.LAP WELDED WIRE FABRIC MINIMUM 1 FULL SPACE PLUS 2".

17.FINISH OF CONCRETE HANDICAP RAMPS TO CONFORM TO THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA). COORDINATE LOCATION AND PATTERN WITH ARCHITECTURAL DRAWINGS.

18.CONTROL JOINTS IN SLABS ON GROUND SHALL BE LOCATED AT 12'-0" MAXIMUM SPACING AND SHALL CREATE SECTIONS OF SLAB WITH A MAXIMUM ASPECT RATIO OF 1½ TO 1. CONTROL JOINTS SHALL BE SAWN AND SHALL BE A MINIMUM OF ¼ OF THE SLAB THICKNESS DEEP. THE CONTROL JOINT SHALL BE SAWN AS SOON AS THE SAW BLADE CAN CUT THE CONCRETE WITHOUT DISPLACING THE AGGREGATE. CUT EVERY OTHER MESH WIRE AT THE CONTROL JOINT LOCATION PRIOR TO PLACING CONCRETE. IF AN EARLY-CUTTING SAW IS BE USED AND A SHALLOWER DEPTH OF THE CUT IS DESIRED, CONTACT THE ENGINEER IN ADVANCE FOR APPROVAL.

19.CONSTRUCTION JOINTS IN SLABS ON GROUND MAY BE LOCATED AT ANY CONTROL JOINT LOCATION. CONSTRUCTION JOINTS SHALL HAVE A KEY FORMED AT MID-DEPTH OF THE FIRST CAST SECTION. THE KEY SHALL BE 1½ " DEEP AND SHALL BE 1/3 OF THE SLAB THICKNESS HIGH. THE TOP AND BOTTOM OF THE KEY SHALL HAVE 1 VERTICAL TO 3 HORIZONTAL SLOPE.

20.WHERE BRITTLE FLOOR FINISHES ARE TO BE APPLIED TO FLOOR SLABS, COORDINATE CONTROL JOINT LOCATIONS WITH FLOOR FINISH JOINT LOCATIONS AND ARCHITECT.

SION AND EPOXY ADHESIVE ANCHORS

EXPANSION ANCHORS:

1. EXPANSION ANCHORS SHALL BE MANUFACTURED BY ITW Ramset/RedHead AND SHALL BE THE TYPE, SIZE, AND EMBEDMENT INDICATED ON DRAWINGS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. SUBSTITUTES MAY BE CONSIDERED; SUBMIT MANUFACTURER'S DATA PRIOR TO INSTALLATION.

EPOXY ADHESIVE ANCHORS:

1. EPOXY ADHESIVE SHALL BE EPCON "CERAMIC 6+" EPOXY MANUFACTURED BY ITW Ramset / Red Head. OR HIT RE 500 V3 EPOXY ADHESIVE MANUFACTURED BY THE HILTI COMPANY. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. SUBSTITUTES MAY BE CONSIDERED; SUBMIT MANUFACTURER'S DATA PRIOR TO INSTALLATION.

2. THREADED RODS SHALL BE ASTM A36. SIZES AND EMBEDMENT AS INDICATED ON THE DRAWINGS.

3. CONDUCT JOB-SITE TRAINING OF ALL CONTRACTOR'S PERSONNEL INSTALLING THIS PRODUCT FOR SAFE AND PROPER INSTALLATION, HANDLING, AND STORAGE OF THE EPOXY SYSTEM.

MASONRY

1. MASONRY CONSTRUCTION AND MATERIALS SHALL CONFORM TO ALL REQUIREMENTS OF "SPECIFICATION FOR MASONRY STRUCTURES (ACI 530.1/ASCE 6/TMS 602)" EXCEPT AS MODIFIED BY THE REQUIREMENTS OF THESE CONTRACT DOCUMENTS.

2. COMPRESSIVE STRENGTH SHALL BE DETERMINED FOR EACH TYPE OF MASONRY BY THE UNIT STRENGTH METHOD.

   A. CONCRETE MASONRY: f'_m = 1500 PSI AT 28 DAYS.
3. SUBMITTALS SHALL BE MADE FOR THE FOLLOWING:

   A. COLD WEATHER CONSTRUCTION PROCEDURE.

   B. HOT WEATHER CONSTRUCTION PROCEDURE.

   C. MANUFACTURERS LITERATURE FOR: HORIZONTAL JOINT REINFORCING,REINFORCING STEEL POSITIONERS, MOVEMENT JOINT MATERIALS, TIES & ANCHORS.

   D. SHOP DRAWINGS SHOWING: DETAILS OF STEEL REINFORCING,AND LINTELS.

   E. MANUFACTURER'S CERTIFICATE OF COMPLIANCE FOR SPECIFIED MASONRY UNIT, AND REINFORCING STEEL.

   F. PROPORTIONS OF MATERIAL IN ACCORDANCE WITH REFERENCED SPECIFICATIONS OF MORTAR AND GROUT.

4. MATERIALS

   A. CONCRETE MASONRY UNITS: ASTM C90 TYPE I.BELOW GRADE: NORMAL WEIGHT AGGREGATE PER ASTM C33.

   B. CONCRETE MASONRY UNITS: ASTM C90 TYPE I. ABOVE GRADE: LIGHTWEIGHT AGGREGATE PER ASTM C331 OR NORMAL WEIGHT.

   C. MORTAR: ASTM C270 TYPE N

   D. PORTLAND CEMENT-LIME MORTAR: PORTLAND CEMENT: TYPE I HYDRATED LIME:

   E. MASONRY CEMENT MORTAR: AT CONTRACTOR'S OPTION.

   F. GROUT: ASTM C476. f'_c = 2000 psi, SLUMP 8" TO 10".

   G. REINFORCING STEEL: ASTM A615, 60 KSI YIELD.

   H. HORIZONTAL JOINT REINFORCING FOR SINGLE WYTHE CONCRETE MASONRY: 9 GAUGE LADDER TYPE. HOT DIPPED GALVANIZED PER ASTM A153 CLASS B. PLACE HORIZONTAL JOINT REINFORCING AT 16" CENTERS VERTICALLY FOR CONCRETE MASONRY. LAP HORIZONTAL JOINT REINFORCING 6" MINIMUM. HORIZONTAL JOINT REINFORCING SHALL BE DISCONTINUOUS ACROSS MOVEMENT JOINTS.

5. MORTAR PROPORTIONS MUST BE ACCURATELY MEASURED PRIOR TO MIXING. ADD CEMENT TO MIX IN FULL BAG QUANTITIES. MEASURE SAND IN BOX WITH VOLUME OF ONE CUBIC FOOT AS OFTEN AS NECESSARY TO MAINTAIN CONSISTENT PROPORTIONS AND AT LEAST ONCE DAILY AND EVERY 4 HOURS OF MIXING.

6. MINIMUM VERTICAL REINFORCEMENT REQUIREMENTS FOR ALL MASONRY WALLS.

   A. AS A MINIMUM, ALL MASONRY SHALL BE REINFORCED PER SECTION ACI 530 1.14.2.2.2.1

   B. #5 VERTICAL BARS SHALL BE PLACED AT ALL CORNERS, WITHIN 16 INCHES OF EACH WALL OPENINGS, WITHIN 8 INCHES OF EACH WALL MOVEMENT JOINT AND WITHIN 8 INCHES OF THE END OF THE WALL.

   C. HORIZONTAL JOINT REINFORCEMENT SHALL BE SPACED AT 16" MAX . WALL OPENINGS SHALL BE REINFORCED TOP AND BOTTOM OF OPENINGS AND SHALL EXTEND NOT LESS THAN 24 INCHES BEYOND PAST THE ROUGH OPENING.

   D. SPACING OF VERTICAL REINFORCEMENT SHALL NOT EXCEED 4'-0"

7. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS AND SPECIFICATIONS OF FIRE RATED MASONRY.

8. PROVIDE PREFABRICATED "L" AND "T" SHAPED HORIZONTAL JOINT REINFORCING AT WALL INTERSECTIONS. ALTERNATE MESH TIES REINFORCEMENT TO BE SUBMITTED FOR REVIEW CONSIDERATION PRIOR TO CONSTRUCTION.

9. RUNNING BOND PATTERN SHALL BE USED FOR ALL MASONRY WORK UNLESS OTHERWISE NOTED.

10.PROVIDE MOVEMENT (CONTROL AND EXPANSION) JOINTS IN WALLS WHERE INDICATED ON ARCHITECTURAL DRAWINGS. BOND BEAMS SHALL BE DISCONTINUOUS ACROSS MOVEMENT JOINTS UNLESS NOTED OTHERWISE:

   A. MOVEMENT JOINTS IN CONCRETE BLOCK: SASH BLOCK UNIT WITH PREFORMED SHEAR KEY. CAULK BOTH FACES. ALTERNATE DETAILS FOR CONTROL JOINTS MAY BE ACCEPTABLE -- SUBMIT DETAILS FOR APPROVAL.

   B. MOVEMENT JOINTS IN BRICK: 3/8" WIDE CLEAN JOINT FILLED WITH EXPANSION JOINT MATERIAL PER ASTM D1056, CLASS RE 41. CAULK EXTERIOR FACE.

11.UNLESS NOTED OTHERWISE ON PLANS, UNDER LINTELS, BEARING PLATES, BEAMS, ETC.; FILL CELLS WITH GROUT, 3 COURSES MINIMUM BELOW BEARING.

12.ALL REINFORCING STEEL SHALL BE SUPPORTED AND FASTENED TO APPROVED POSITIONERS LOCATED AT 192 BAR DIAMETERS MAXIMUM SPACING AND WITH A MINIMUM OF TWO POSITIONERS PER GROUT POUR (ONE NEAR THE BOTTOM AND ONE NEAR THE TOP) TO PREVENT DISPLACEMENT DURING THE PLACEMENT OF GROUT. ALL REINFORCING BARS MUST BE FULLY GROUTED IN PLACE IN LIFTS NOT TO EXCEED 60 INCHES.

13.BAR LAPS ARE AS FOLLOWS UNLESS OTHERWISE NOTED. MINIMUM BAR LAPS SHALL NOT BE LESS THAN 48" x (BAR DIAMETER).

#4 BAR – 24" MINIMUM LAP
#5 BAR – 30" MINIMUM LAP
#6 BAR – 36" MINIMUM LAP

14.GROUT ALL CELLS BELOW GRADE SOLID.

STRUCTURAL STEEL

1. ALL DETAILING, FABRICATION, AND ERECTION SHALL CONFORM TO AISC SPECIFICATIONS FOR "DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS", AND THE AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES", LATEST EDITION.

2. FABRICATOR SHALL DESIGN CONNECTIONS AND, WHEN REQUESTED, SUBMIT CALCULATIONS TO AID THE ENGINEER IN REVIEW. UNLESS SPECIFIC END MOMENTS AND REACTIONS ARE INDICATED ON DRAWINGS, DESIGN AND FABRICATE CONNECTIONS TO RESIST SHEAR BASED ON THE MAXIMUM UNIFORM LOAD CAPACITY OF THE MEMBER FOR THE SPAN INCREASED BY 15%, BUT NO MORE THAN THE SHEAR CAPACITY OF THE MEMBER.

3. NO OPENING OR HOLE SHALL BE PLACED IN ANY STRUCTURAL MEMBER (OTHER THAT WHAT IS INDICATED ON THE DRAWINGS) UNLESS THE LOCATION HAS BEEN APPROVED IN WRITING BY THE STRUCTURAL ENGINEER.

4. ALL FLOOR OR ROOF BEAMS SHALL BE FABRICATED WITH THE NATURAL CAMBER UP.

5. FIELD CONNECTIONS SHALL BE BOLTED EXCEPT WHERE WELDED CONNECTIONS ARE INDICATED ON THE STRUCTURAL DRAWINGS.

6. WELDING SHALL BE IN ACCORDANCE WITH THE AMERICAN WELDING SOCIETY (AWS D1.1).

7. MATERIALS:

   A. ROLLED **WIDE FLANGE** SHAPES UNLESS NOTED: ASTM A992 DUAL GRADE, Fy = 50 ksi.

   B. ROLLED SHAPES AND PLATES UNLESS NOTED: ASTM A-36.

   C. TUBULAR SHAPES: ASTM A500, GRADE B.

   D. PIPE SHAPES: ASTM A53, TYPES E OR S GRADE B.

   E. BOLTS: ASTM A325-N, 3/4" DIAMETER UNLESS NOTED.

   F. ANCHOR RODS: ASTM F1554 – GRADE 36 KSI MATERIAL FULLY THREADED RODS HAVING A NUT TACK WELDED IN PLACE ON BOTTOM. MINIMUM EMBEDMENT AS NOTED ON THE DRAWINGS.

G. FIELD WELDS: AWS E70XX, LOW HYDROGEN ELECTRODES.

H. NON-SHRINK NON-METALLIC GROUT: CRD-C-621 AND ASTM C1107 FOR INTERIOR AND EXTERIOR APPLICATIONS.

8. PAINT AND PROTECTION:

   A. STRUCTURAL STEEL UNLESS NOTED: FABRICATOR'S STANDARD PRIME COAT. TOUCH UP AFTER ERECTION.

   B. MEMBERS TO BE ENCASED IN CONCRETE, MEMBERS TO RECEIVE SPRAY-ON FIREPROOFING AND THE TOP FLANGES OF BEAMS TO RECEIVE COMPOSITE SHEAR CONNECTORS SHALL HAVE NO PAINT. COORDINATE ALL FIREPROOFING REQUIREMENT WITH THE PROJECT SPECIFICATIONS AND ARCHITECTURAL DRAWINGS.

   C. PROVIDE MINIMUM 3" CONCRETE COVER FOR ALL STEEL BELOW GRADE.

   D. LINTELS SUPPORTING EXTERIOR MASONRY WYTHES AND MEMBERS EXPOSED TO WEATHER IN FINISHED STRUCTURES:HOT DIP GALVANIZE PER ASTM A123 AFTER FABRICATION. COATING WEIGHT PER PARAGRAPH 5.1 OF ASTM A123 AND A153. FABRICATE ASSEMBLIES PER ASTM A143, A384, AND A385. TOUCH UP AFTER ERECTION WITH ORGANIC ZINC RICH PAINT COMPLYING WITH DOP-P-21035 OR MIL-P-26915, MULTIPLE COATS TO DRY FILM THICKNESS OF 8 MILS.

9. CONTRACTOR SHALL SUBMIT ERECTION AND SHOP DRAWINGS FOR REVIEW BY ENGINEER PRIOR TO FABRICATION. ANY DEVIATIONS FROM THE ORIGINAL DESIGN INTENT SHALL BE APPROVED PRIOR TO SUBMITTING ANY SHOP SUBMITTALS. SUCH DRAWINGS WILL BE REJECTED.

10.CONTRACTOR SHALL SUBMIT MISCELLANEOUS STEEL SHOP DRAWINGS FOR REVIEW BY ENGINEER PRIOR TO FABRICATION. MISCELLANEOUS STEEL SHOP DRAWINGS SHALL INCLUDE STAIRS AND GUARDRAILS. MISCELLANEOUS STEEL SHOP DRAWINGS SHALL BEAR THE SEAL OF A REGISTERED PROFESSIONAL ENGINEER WHO IS PROVIDING SERVICES AS A SPECIALTY ENGINEER.

WOOD

1. MATERIALS:

   A. FRAMING LUMBER:

      1. 2 x 8 AND LARGER: NO. 1 GRADE OR BETTER SOUTHERN PINE KILN DRIED.

      2. 2 x 4: STUD GRADE OR BETTER SPRUCE PINE FIR KILN DRIED.

      3. 2 x 6: NO. 2 GRADE OR BETTER SPRUCE PINE FIR KILN DRIED.

      4. ACQ-C **(ALT CA-B OR SBX-DOT)** PRESSURE TREAT PIECES IN CONTACT WITH FOUNDATION OR EXPOSED TO WEATHER.

2. SHEATHING & SUBFLOORING: 32/16 APA RATED ROOF SHEATHING EXPOSURE 1. 24/16 APA RATED STRUCTURAL WALL SHEATHING EXPOSURE 1. ALL SHEATHING TO BE NAILED WITH 8d NAILS AT 6" ON CENTER AT PANEL EDGES AND 12" ON CENTER AT INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE. ROOF AND WALL SHEATHING SHALL BE SPACED A MINIMUM 1/8" AT PANEL EDGES AND ENDS OF SHEETS. USE APPROPRIATE PLYWOOD CLIPS AS RECOMMENDED BY THE APA.

3. LVL (LAMINATED VENEER LUMBER) BEAMS: DISTRIBUTED AS TRUSS JOIST MACMILLAN, MICRO-LAM OR GEORGIA–PACIFIC CORPORATION, G-P LAM INSTALL PER MANUFACTURER'S RECOMMENDATIONS. LVL BEAMS SHALL HAVE MINIMUM DESIGN STRESS VALUES AS FOLLOWS:

   F_b = 2600 PSI BENDING
   F_v = 285 PSI HORIZONTAL SHEAR
   $F_{c^\perp}$ = 750 PSI COMPRESSION PERPENDICULAR TO GRAIN
   E = 1,900,000 PSI MODULUS OF ELASTICITY

4. INSTALL TYPICAL ROOF RAFTER CROSS BRIDGING AT 8'-0" MAXIMUM INTERVALS IN EVERY JOIST SPACE TO AID IN LOAD SHARE DISTRIBUTION AND CONTROL POTENTIAL VIBRATION PROBLEMS. BRIDGING SHALL BE 1"X3" CROSS BRIDGING (DOUBLE NAILED) AT 8'-0" ON CENTER MAXIMUM

5. UNLESS NOTED OTHERWISE, CONNECTORS SHALL BE MADE PER TABLE 2304.9.1, "RECOMMENDED FASTENING SCHEDULE", IN REFERENCED BUILDING CODE. STAPLES NOT PERMITTED FOR FASTENING APA RATED SHEATHING AND SUBFLOORING.

6. ALL CONNECTION HARDWARE SPECIFIED ON THE STRUCTURAL DRAWINGS SHALL BE MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY AND SHALL BE FASTENED AS SPECIFIED IN THE SIMPSON PRODUCT AND INSTRUCTION MANUAL.

7. FOR WOOD ROOF RAFTERS AND TRUSSES, INSTALL ONE SIMPSON HURRICANE TIE AT EACH MEMBER AT EACH BEARING LOCATION IN ADDITION TO THE TYPICAL NAILING REQUIREMENT IN THE "RECOMMENDED FASTENING SCHEDULE".

TYPICAL ABBREVIATION LIST

AEF	= Alternate Each Face	LG	= Long
ARCH	= Architect	LL	= Live Load
BLDG	= Building	LLH	= Long Leg Horizontal
BM	= Beam	LLV	= Long Leg Vertical
B/FTG	= Bottom of Footing	LVL	= Laminated Veneer Lumber
B/DECK	= Bottom of Deck	MAX	= Maximum
BRG	= Bearing	MECH	= Mechanical
CIP	= Cast In Place	MIN	= Minimum
CJ	= Control Joint	ML	= Micro Laminated
CL	= Center Line	NS	= Non Shrink
CLR	= Clear	NTS	= Not to Scale
CMU	= Concrete Masonry Unit	o.c.	= On Center
CONC	= Concrete	PAF	= Powder Actuated Fastener
CONT	= Continuous	PC	= Piece
DL	= Dead Load	PEMB	= Pre-Engineered Metal Building
DWG	= Drawings	PL	= Plate
EJ	= Expansion Joint	psf	= Pounds Per Square Foot
EL	= Elevation	RD	= Roof Drain
EMBD	= Embedment	REINF	= Reinforcement
ENGR	= Engineer	RTU

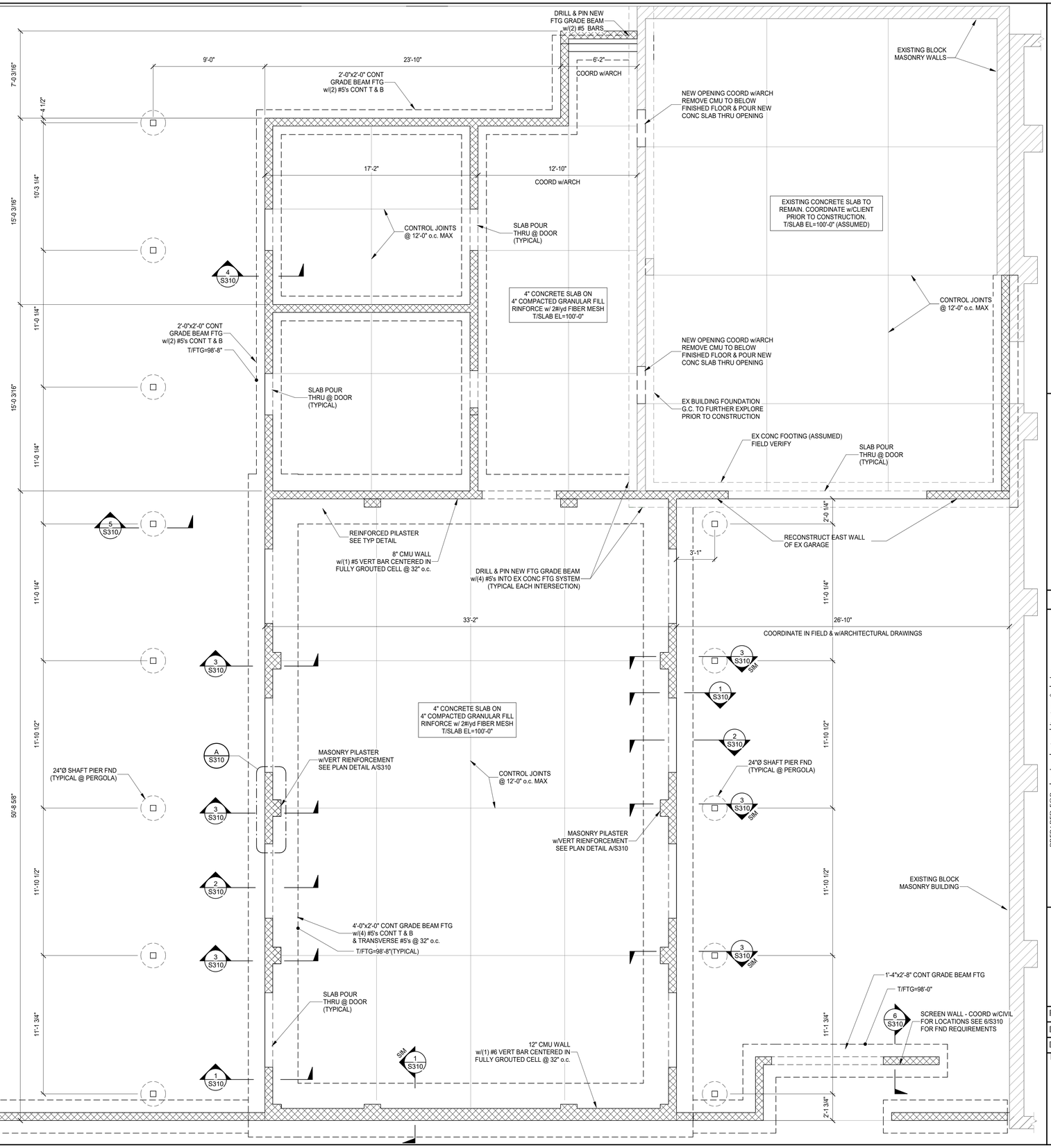
PLAN NOTES:

1. COORDINATE ALL DIMENSIONS, DOOR AND WINDOW LOCATIONS WITH ARCHITECTURAL DRAWINGS.
2. T/FTG ELEVATION = 98'-0" UNLESS NOTED OTHERWISE ON PLAN.
3. ALL FOOTINGS TO BE INSPECTED BY GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION. REPORT ANY ISSUES TO ARCHITECT AND ADVANTAGE GROUP ENGINEERS.

NORTH

FOUNDATION PLAN

SCALE 1/4" = 1'-0"



1527 Madison Road
Cincinnati, Ohio 45206
Ph: (513)396-8900

Structural Consultants
ADVANTAGE GROUP
ENGINEERS, INC.

#	REV/ISION/SUBMISSION	Date
	FOR PERMIT	4/26/2019

PREPARED FOR: drawing dept architecture & design

SOMERSET
131 East McMicken Avenue
Cincinnati, Ohio 45202

DRAWING TITLE: FOUNDATION PLAN

Seal:

STATE OF OHIO
RAYMOND J. BRAKE
E-54452
REGISTERED
PROFESSIONAL ENGINEER
4/26/2019

Proj. No.: 19138.01 R19
Design Team: RJB/BSR
Date: 4/26/2019
Drawing No.

S110

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MASONRY (CMU) LINTEL SCHEDULE	
ML#	DESCRIPTION
L1	LINTEL/MASONRY BEAM w/(2) #5's BARS + GROUT IN CONJUNCTION w/#3 STIRRUPS TIEING UPPER WALL BOND BEAM
L2	MASONRY BEAM HEADER OVER PROPOSED OPENING SEE APPLICABLE SECTIONS
L3	L6x4x3/8 (LLV) w/8" BEARING EACH END. SHORE ABOVE PRIOR TO INSTALLING.
L4	WT9x36 W/ 3/8" SIDE PLATES W/ REINFORCED MASONRY BEAM. SEE SECTION ###/S320

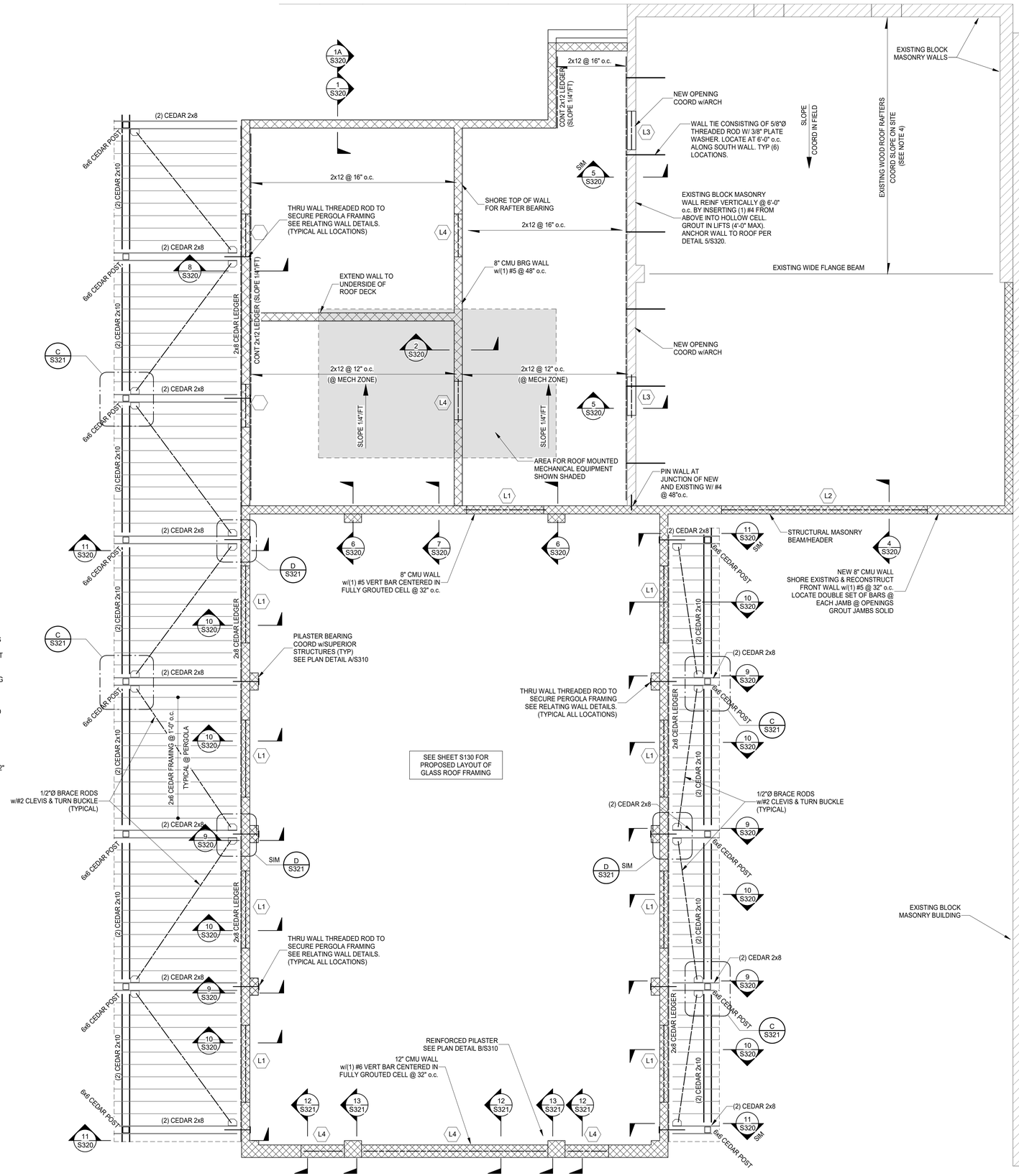
PLAN NOTES:

1. COORDINATE ALL DIMENSIONS, DOOR AND WINDOW LOCATIONS WITH ARCHITECTURAL DRAWINGS
2. COORDINATE W/ ARCH FOR DEMOLITION REQUIREMENTS OF EXISTING EXTERIOR STAIRS AND EAST GARAGE WALL .
3. ENGINEERING FOR "GREENHOUSE" ROOF STRUCTURE TO BE BY SUPERIOR STRUCTURES. FRAMING AND LAYOUT SHOWN ARE FOR REFERENCE PURPOSES. ENGINEERED DRAWINGS OF PROPOSED FRAMING TO BE SUPPLIED FOR REVIEW PRIOR TO CONSTRUCTION AND PERMIT SUBMITTAL.
4. AT EXISTING GARAGE ROOF DECK/FRAMING, REPLACE WOOD DECKING IN ISOLATED AREAS FOUND TO BE WET, CRACKED, OR COMPROMISED IN ANY WALL. SECURE ALL NEW REPLACEMENT SHEATHING TO EXISTING RAFTERS W/ 10d NAILS @ 6"o.c. SISTER EXISTING 2x12 RAFTERS WHERE FOUND TO BE COMPROMISED W/ NEW 2x12 MEMBER FULL LENGTH. FASTEN W/ (2) 16d NAILS @ 12"o.c. ALONG ENTIRE LENGTH.
5. LOCATION OF ROOF SUPPORTED MECHANICAL EQUIPMENT SHOWN IS APPROXAMATE. GENERAL CONTRACTOR SHALL CONFIRM PRIOR TO CONSTRUCTION W/ FRAMERS. RAFTER SPACING TO BE 12" THROUGHOUT THIS ZONE.

ROOF FRAMING PLAN

SCALE 1/4" = 1'-0"

NORTH



1527 Madison Road
Cincinnati, Ohio 45206
Ph: (513)396-8900

Structural Consultants
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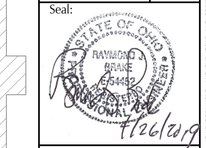
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PREPARED FOR: drawing dept architecture & design

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Cincinnati, Ohio 45202

DRAWING TITLE: ROOF FRAMING PLAN

Seal:



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PLAN NOTES:

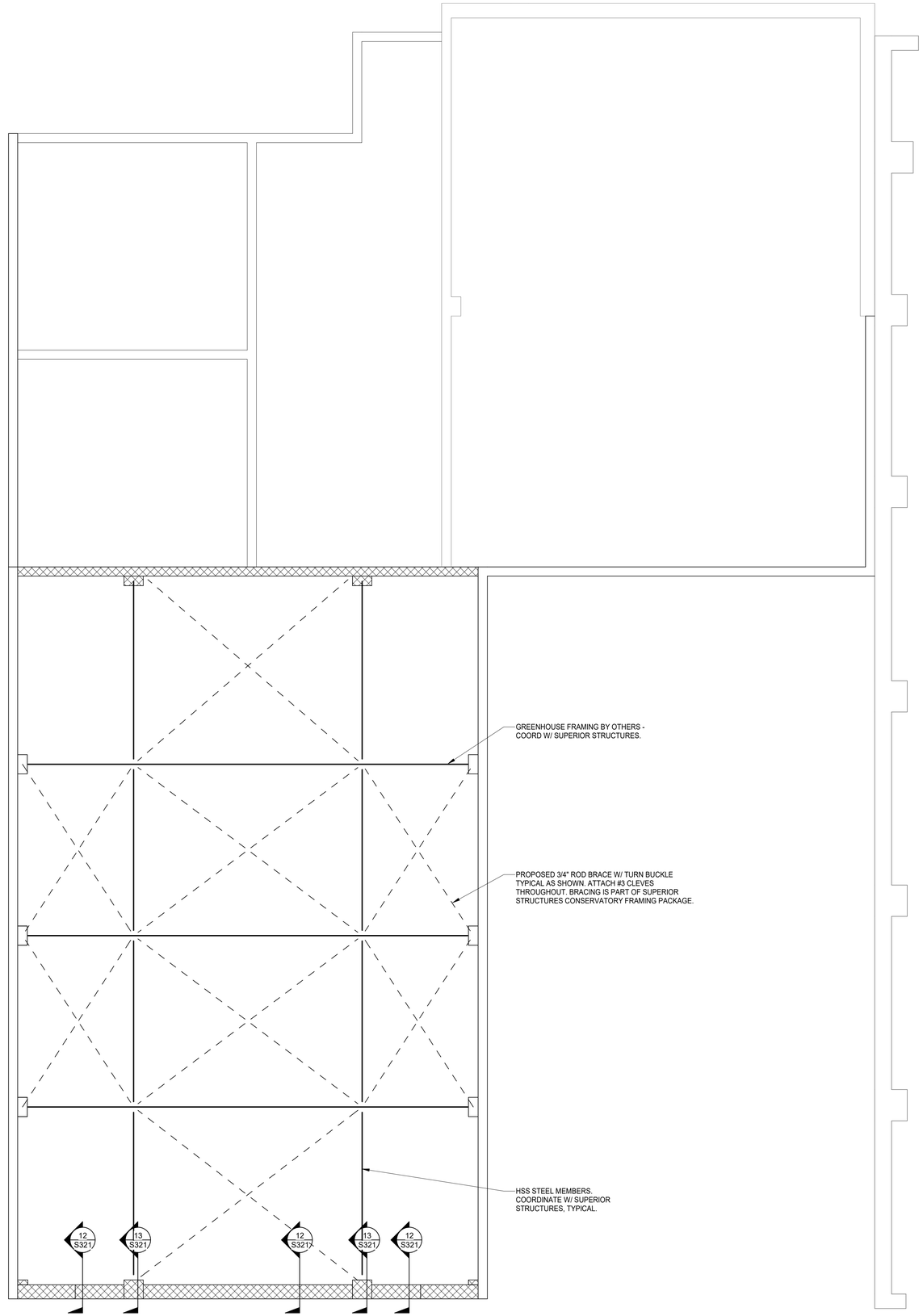
1. COORDINATE ALL DIMENSIONS, DOOR AND WINDOW LOCATIONS WITH ARCHITECTURAL DRAWINGS
2. COORDINATE W/ ARCH FOR DEMOLITION REQUIREMENTS OF EXISTING EXTERIOR STAIRS AND EAST GARAGE WALL .
3. ENGINEERING FOR "GREENHOUSE" ROOF STRUCTURE TO BE BY SUPERIOR STRUCTURES. FRAMING AND LAYOUT SHOWN ARE FOR REFERENCE PURPOSES. ENGINEERED DRAWINGS OF PROPOSED FRAMING TO BE SUPPLIED FOR REVIEW PRIOR TO CONSTRUCTION AND PERMIT SUBMITTAL.
4. AT EXISTING GARAGE ROOF DECK/FRAMING, REPLACE WOOD DECKING IN ISOLATED AREAS FOUND TO BE WET, CRACKED, OR COMPROMISED IN ANY WALL. SECURE ALL NEW REPLACEMENT SHEATHING TO EXISTING RAFTERS W/ 10d NAILS @ 6"o.c. SISTER EXISTING 2x12 RAFTERS WHERE FOUND TO BE COMPROMISED W/ NEW 2x12 MEMBER FULL LENGTH. FASTEN W/ (2) 16d NAILS @ 12"o.c. ALONG ENTIRE LENGTH.
5. LOCATION OF ROOF SUPPORTED MECHANICAL EQUIPMENT SHOWN IS APPROXAMATE. GENERAL CONTRACTOR SHALL CONFIRM PRIOR TO CONSTRUCTION W/ FRAMERS. RAFTER SPACING TO BE 12" THROUGHOUT THIS ZONE.

UPPER ROOF BOTTOM CHORD FRAMING PLAN

SCALE 1/4" = 1'-0"

(BOTTOM CHORD FRAMING OF PROPOSED CONSERVATORY ROOF)

NORTH



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1527 Madison Road
Cincinnati, Ohio 45206
Ph: (513)396-8900

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DRAWING TITLE: UPPER ROOF FRAMING PLAN

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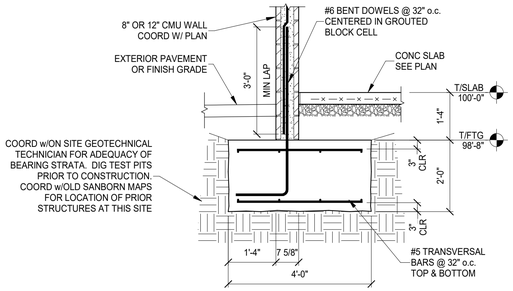
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E-54432
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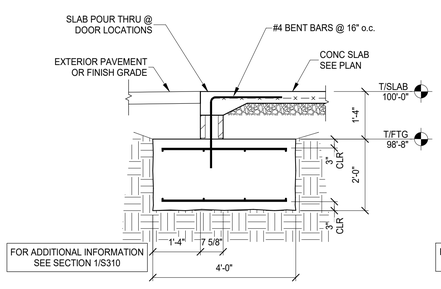
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S130

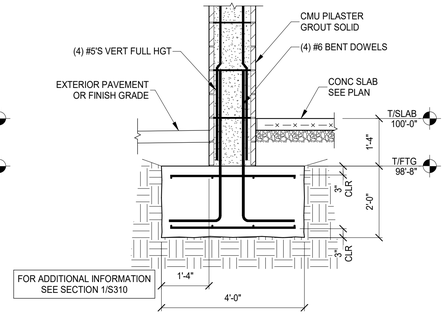
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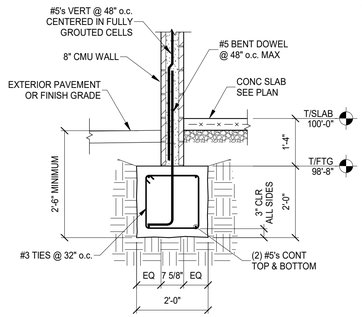
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SCALE 1/2" = 1'-0" S310



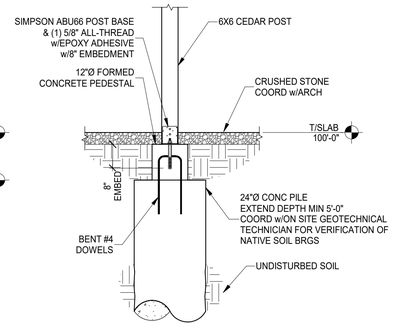
SECTION 2
SCALE 1/2" = 1'-0" S310



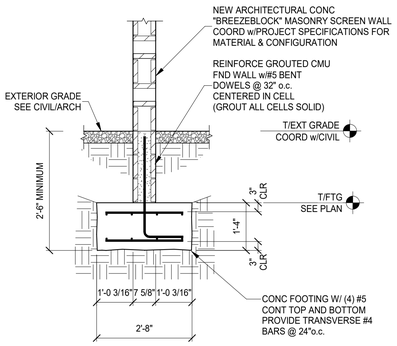
SECTION 3
SCALE 1/2" = 1'-0" S310



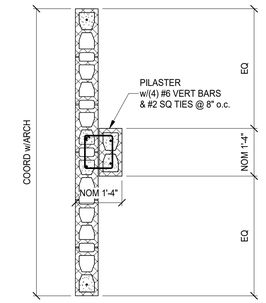
SECTION 4
SCALE 1/2" = 1'-0" S310



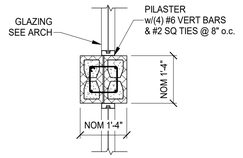
SECTION 5
SCALE 1/2" = 1'-0" S310



SECTION 6
SCALE 1/2" = 1'-0" S310



PLAN DETAIL A
SCALE 1/2" = 1'-0" S310



PLAN DETAIL B
SCALE 1/2" = 1'-0" S310

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Cincinnati, Ohio 45206
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DRAWING TITLE: FOUNDATION SECTIONS

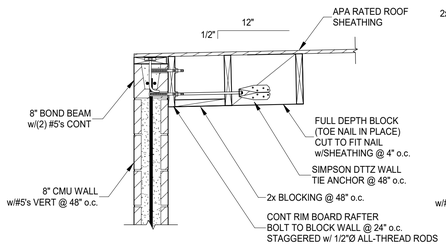
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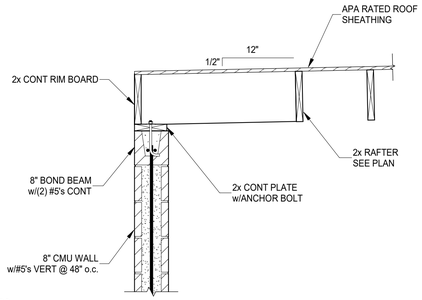
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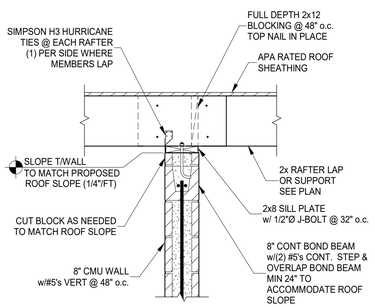
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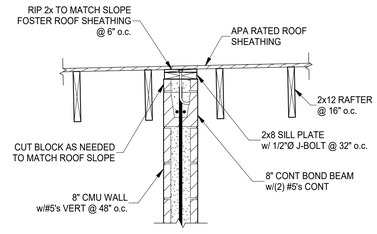
SECTION 1 — SCALE 3/4" = 1'-0" — S320



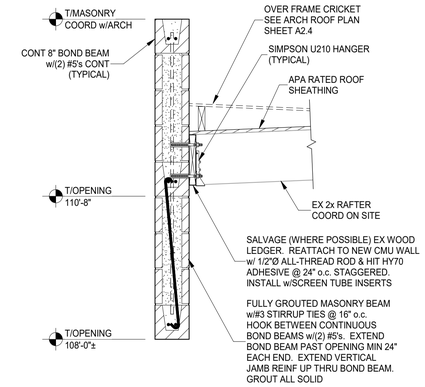
SECTION 1A — SCALE 3/4" = 1'-0" — S320
ALTERNATE SECTION 1/S320



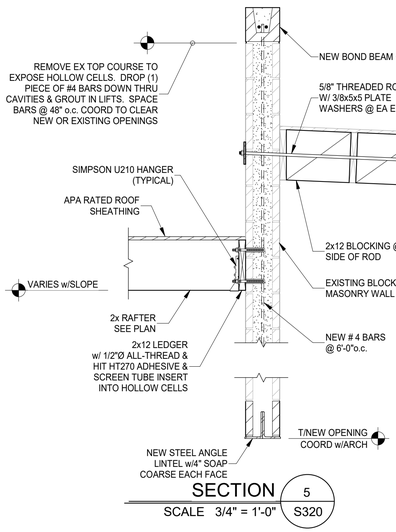
SECTION 2 — SCALE 3/4" = 1'-0" — S320



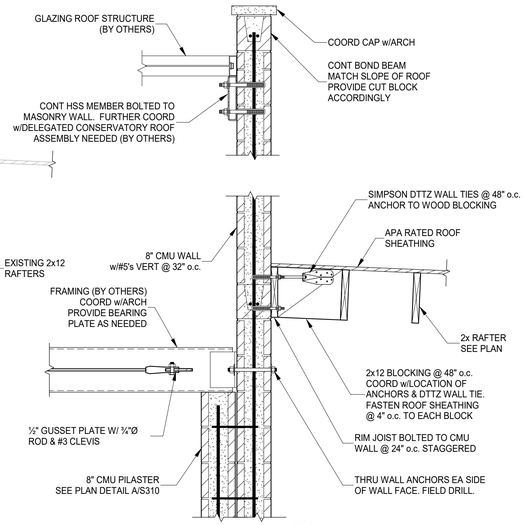
SECTION 3 — SCALE 3/4" = 1'-0" — S320



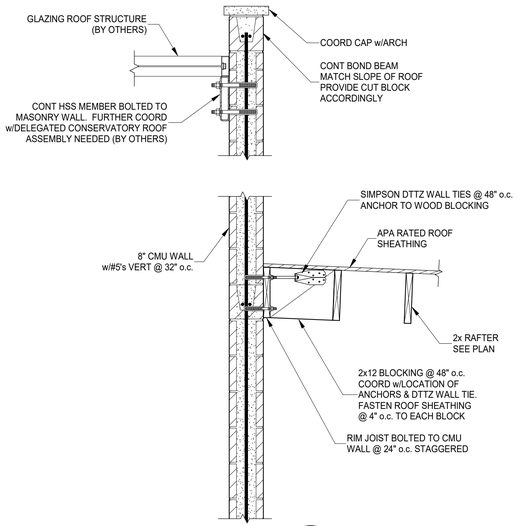
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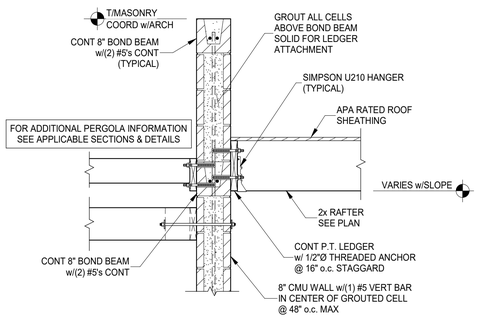
SECTION 5 — SCALE 3/4" = 1'-0" — S320



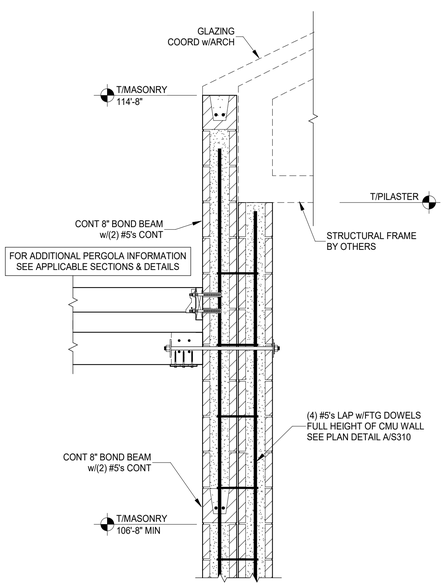
SECTION 6 — SCALE 3/4" = 1'-0" — S320



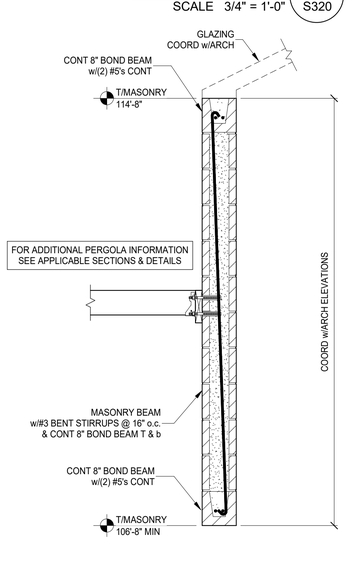
SECTION 7 — SCALE 3/4" = 1'-0" — S320



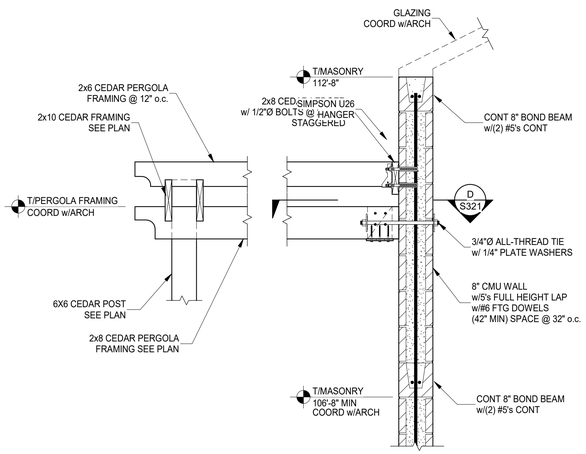
SECTION 8 — SCALE 3/4" = 1'-0" — S320



SECTION 9 — SCALE 3/4" = 1'-0" — S320



SECTION 10 — SCALE 3/4" = 1'-0" — S320



SECTION 11 — SCALE 3/4" = 1'-0" — S320

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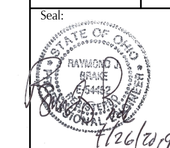
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DRAWING TITLE: ROOF FRAMING SECTIONS

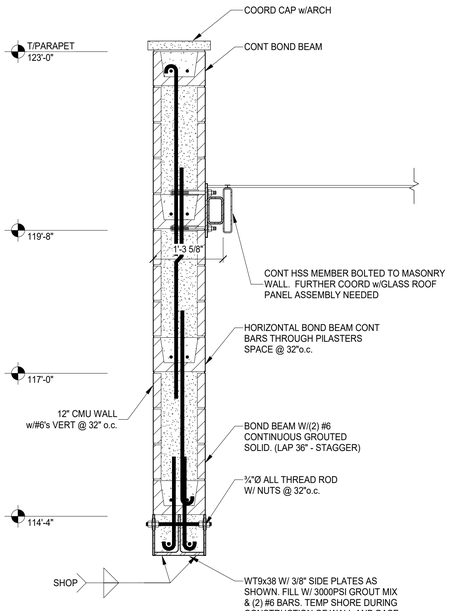
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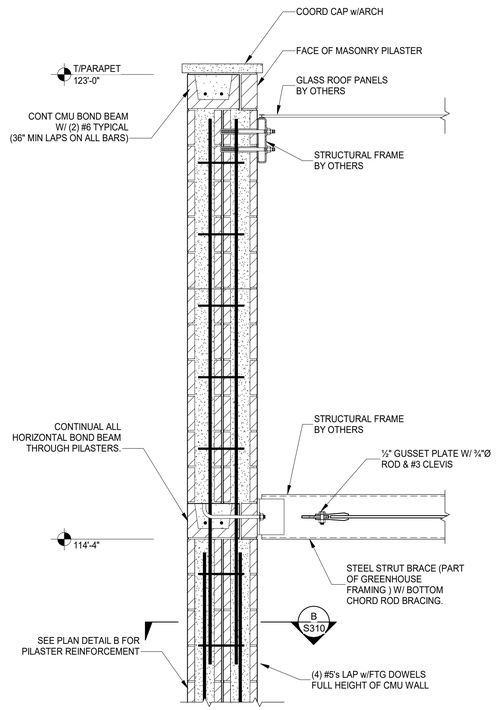
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Date: 4/26/2019
Drawing No.

S320

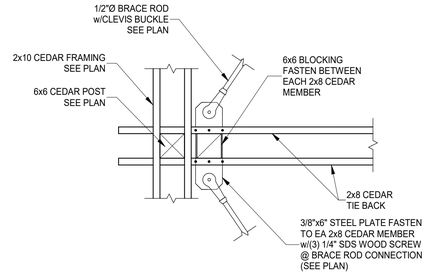
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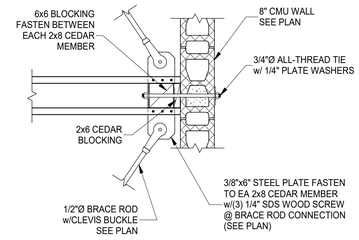
SECTION 12 / S321
SCALE 3/4" = 1'-0"



SECTION 13 / S321
SCALE 3/4" = 1'-0"



PLAN DETAIL C / S321
SCALE 3/4" = 1'-0"



PLAN DETAIL D / S321
SCALE 3/4" = 1'-0"

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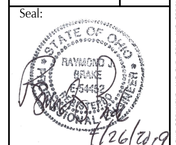
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KEYED NOTES

1. COORDINATE FLOOR DRAIN LOCATION WITH BACKFLOW PREVENTER LOCATION.
2. PROVIDE NEW WATER HEATER LOCATED ABOVE MOP SINK. ROUTE RELIEF PIPING TO MOP SINK BELOW. ROUTE COMBUSTION AIR AND FLUE PIPING UP THROUGH ROOF. COORDINATE ROOF PENETRATION LOCATION WITH ROOFTOP UNIT OUTDOOR AIR HOOD.
3. PROVIDE ASSE 1024 BACKFLOW PREVENTER ON COLD WATER LINE.
4. ROUTE COLD AND HOT WATER LINES DOWN WALL AND IN FLOOR SPACE OVER TO BAR AREA.
5. PROVIDE AIR ADMITTANCE VALVE (AAV) FOR SINK.
6. ROUTE 3/4" INSULATED CONDENSATE LINE FROM WALK-IN TO HUB DRAIN. TERMINATE WITH AIR GAP.
7. NEW GAS SERVICE AND GAS METER.
8. PROVIDE CAPPED WATER LINE FOR IRRIGATION SYSTEM WITH TAB METER. COORDINATE REQUIREMENTS WITH IRRIGATION SYSTEM MANUFACTURE.
9. NOT USED.
10. PROVIDE SHUT OFF VALVE ON GAS LINE FOR FIRE PLACE.
11. SEE CIVIL UTILITY PLAN FOR CONTINUATION.

GENERAL NOTES

A. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK. VERIFY ALL DIMENSIONS. DRAWINGS ARE ILLUSTRATIVE AND MAY NOT REFLECT EXACT CONDITIONS OR DIMENSIONS.

B. DO NOT SCALE THE DRAWINGS. DRAWINGS ARE DIAGRAMMATIC AND SHOW THE GENERAL ARRANGEMENT OF EQUIPMENT AND SYSTEMS. THEY ARE NOT INTENDED TO SHOW EVERY OFFSET, FITTING AND COMPONENT. DO NOT USE THE PLANS FOR EXACT LOCATION OF EQUIPMENT, FIXTURES OR ARCHITECTURAL ITEMS SUCH AS WALLS, WINDOWS, SOFFITS, AND PILASTERS. SPECIFIC LOCATIONS, MOUNTING HEIGHTS AND OVERALL DIMENSIONS OF DEVICES AND FIXTURES ARE TO BE OBTAINED FROM THE ARCHITECTURAL DRAWINGS AND DETAILS WHEN AVAILABLE.

C. DRAWINGS SPECIFIC TO THIS TRADE DO NOT LIMIT THE RESPONSIBILITY OR WORK REQUIRED BY THE CONTRACT DOCUMENTS REFER TO DRAWINGS AND SPECIFICATIONS OF OTHER TRADES FOR COMPLETE INFORMATION PRIOR TO BID.

D. WHERE CONFLICTS EXIST AMONG DRAWINGS, SPECIFICATIONS AND EQUIPMENT SCHEDULES, THE MORE STRINGENT SHALL APPLY. NOTIFY THE ENGINEER OF ALL CONFLICTS FOR RESOLUTION OR INTERPRETATION.

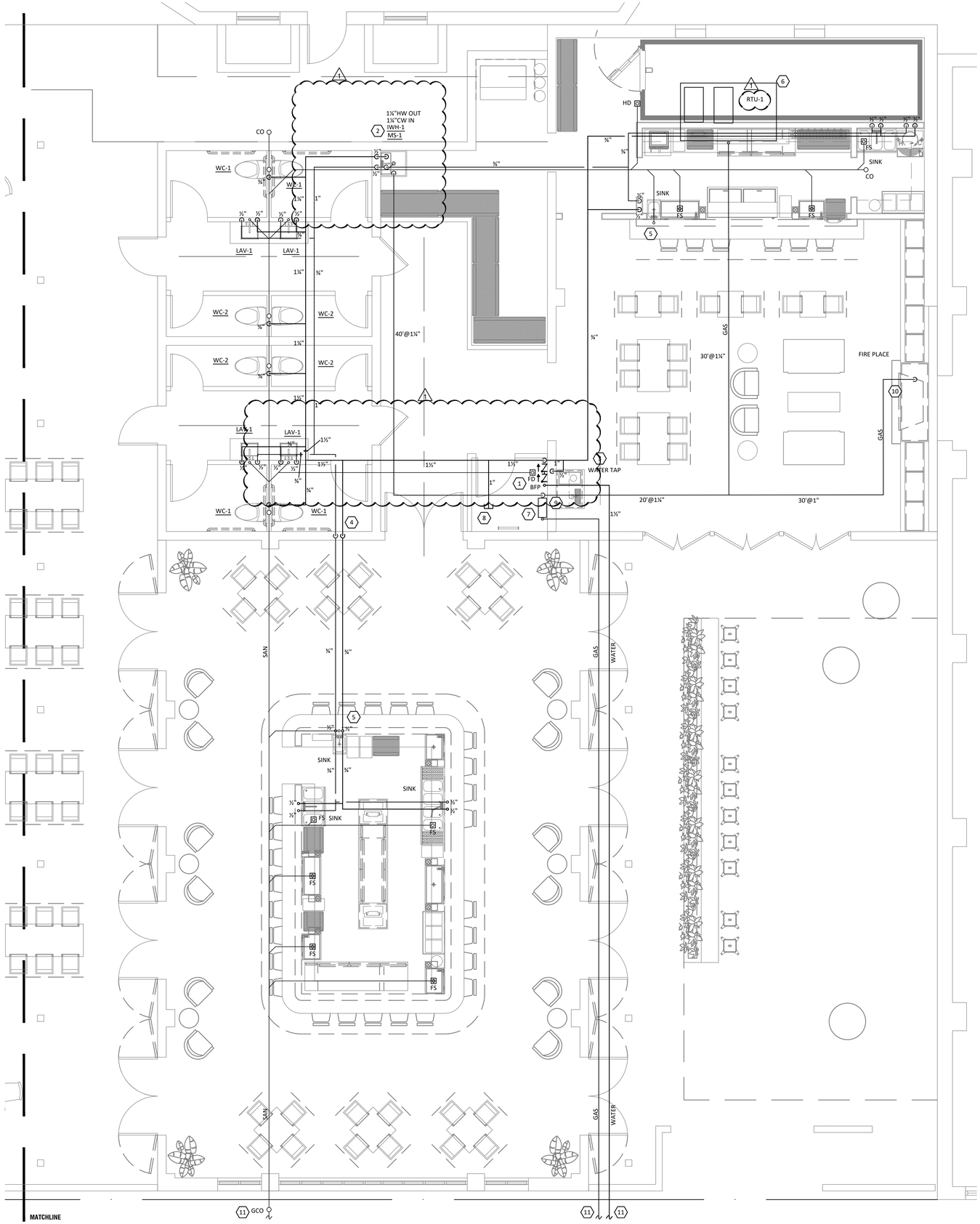
E. NOTIFY THE OWNER IN WRITING AND FIELD VERIFY CONDITIONS BEFORE PERFORMING ANY SAWCUTTING, TRENCHING, CORING OR ANY OTHER STRUCTURAL MODIFICATIONS. INSURE THAT NO ADVERSE EFFECT TO THE BUILDING'S STRUCTURAL INTEGRITY WILL OCCUR.

F. ANY EXISTING CONDITION DISCOVERED DURING THE DEMOLITION OR CONSTRUCTION PROCESS WHICH, BY GENERALLY ACCEPTED CONSTRUCTION PRACTICES, SHOULD BE REMEDIED, SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER/ARCHITECT IMMEDIATELY, IN WRITING.

G. OBTAIN WRITTEN APPROVAL FROM THE ENGINEER BEFORE REUSING ANY EXISTING EQUIPMENT, COMPONENTS OR OPENINGS.

H. INSULATE PLUMBING LINES IN EXTERIOR WALLS TO PREVENT FREEZING.

I. COORDINATE ROOF WORK WITH ROOFING CONTRACTOR TO ASSURE THAT THE ROOF WARRANTY IS NOT VOIDED.



1 / 1.0a **PLUMBING FLOOR PLAN**
1/4" = 1'-0"

MARQUE ENGINEERING
2055 READING ROAD, STE. 280, CINCINNATI, OH 45202
513.457.7131 - WWW.MARQUEENG.COM

STATE OF OHIO
John W. Quimby
70006
REGISTERED PROFESSIONAL ENGINEER

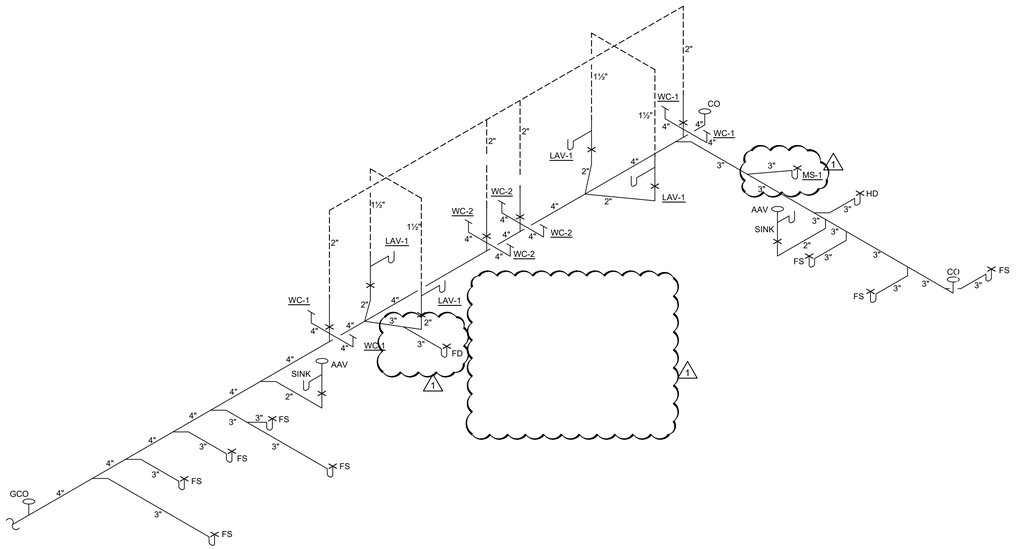
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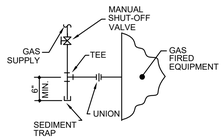
P1.0a
PLUMBING FLOOR PLAN
24 April 2019 - revision 1

PLUMBING FIXTURE SCHEDULE

MARK	DESCRIPTION	SAN	VENT	CW	HW
WC-1	TANK TYPE WATER CLOSET FURNISHED BY OTHERS AND INSTALLED BY PLUMBING CONTRACTOR. MEETS ADA GUIDELINES. 1.6 GPF.	4"	2"	1/2"	-
WC-2	TANK TYPE WATER CLOSET FURNISHED BY OTHERS AND INSTALLED BY PLUMBING CONTRACTOR. 1.6 GPF.	4"	2"	1/2"	-
LAV-1	LAVATORY FURNISHED BY OTHERS AND INSTALLED BY PLUMBING CONTRACTOR. 0.5 GPM.	1-1/2"	1-1/2"	1/2"	1/2"
MS-1	MOP SINK FURNISHED BY OTHERS AND INSTALLED BY PLUMBING CONTRACTOR.	1-1/2"	1-1/2"	1/2"	1/2"
FS	FLOOR SINK: ZURN FD-2370-PV3-H-Y 12 X12 X 6 DEEP PVC BODY. 1/2 GRATE. SEDIMENT BUCKET.	3"	-	-	-
CO	CLEAN OUT: SIOUX CHIEF 834 SERIES FINISH LINE ADJUSTABLE ON-GRADE CLEANOUT.	-	-	-	-
IWH-1	INSTANTANEOUS WATER HEATER: NAVIEN NPE-240. 199 MBH INPUT, 120 VOLT CONNECTION. WATER HEATER SHALL BE MOUNTED ON WALL ABOVE MOP SINK AND SET TO 140° OUTLET TEMPERATURE. EXTEND 3" PVC FLUE AND INTAKE UP THROUGH ROOF WITH MAXIMUM CLEARANCE TO ROOFTOP UNIT AIR INTAKES (MAINTAIN A MINIMUM OF 10' CLEARANCE). 1" COLD WATER IN, 1" HOT WATER OUT. PIPE DRAIN AND PRESSURE RELIEF VALVE INDEPENDENTLY AND INDIRECTLY TO MOP SINK.	-	-	-	-
AAV	AIR ADMITTANCE VALVE: SIOUX CHIEF 250 SERIES TURBOVENT.	-	-	-	-



1 SANITARY ISOMETRIC
SCALE: NONE



EQUIPMENT GAS PIPING
NOT TO SCALE

GAS NOTES:

A. GAS LINE SIZING BASED ON INLET PRESSURE OF LESS THAN 2 PSI AND PRESSURE DROP OF 0.3" WC. 2015 IFGC TABLE 402.4(1) SCHEDULE 40 METALLIC PIPE.

B. INDICATED LENGTHS OF PIPE ARE EQUIVALENT DEVELOPED LENGTHS. MAXIMUM DEVELOPED LENGTH IS 50'.

C. ALL GAS PIPING OTHER THAN BLACK STEEL SHALL BE PERMANENTLY IDENTIFIED BY A YELLOW LABEL AT INTERVALS OF NOT MORE THAN 5'-0" .

D. ALL OUTSIDE EXPOSED GAS PIPING SHALL BE COATED WITH A RUST INHIBITOR TO PREVENT ATMOSPHERIC CORROSION.

E. GAS PIPING SHALL BE INSPECTED AND TESTED IN ACCORDANCE WITH THE REQUIREMENTS PER IFGC 406.1, NFPA 54 AND ANSI B 31.2.

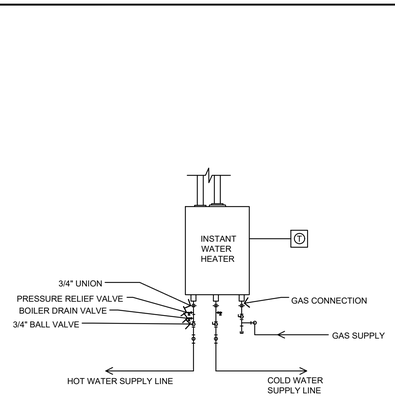
F. MAINTAIN 3 FEET AWAY FROM ELECTRIC LINE.

GAS LOADS

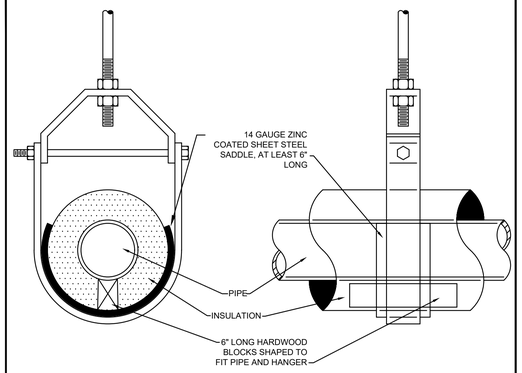
EQUIPMENT	MBH
IWH-1	199
FIRE PLACE	120
RTU-1	300
-	-
-	-
-	-
TOTAL	619

PLUMBING LEGEND

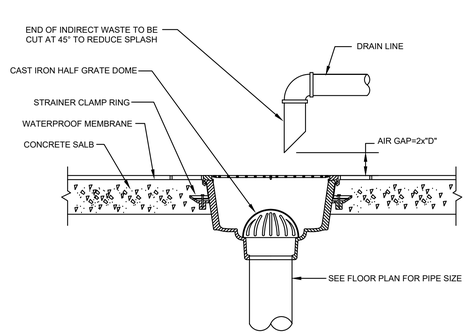
SAN	SANITARY PIPING
	SANITARY VENT PIPING
	UNDERGROUND WATER PIPING
	DOMESTIC COLD WATER PIPING
	DOMESTIC HOT WATER PIPING
GAS	NATURAL GAS
	GATE VALVE
	CHECK VALVE
CO	CLEAN OUT
WCO	WALL CLEAN OUT
FD	FLOOR DRAIN
FS	FLOOR SINK
FWH	FROSTPROOF WALL HYDRANT
VTR	VENT THROUGH ROOF
8	DRAWING NOTE SYMBOL
	THRUST BLOCK
	ELBOW DOWN
IWH	INSTANT WATER HEATER
BFP	BACKFLOW PREVENTER
HB	HOSE BIBB
B.F.F.	BELOW FINISH FLOOR



2 WATER HEATER DETAIL
SCALE: NONE



3 PIPE HANGER DETAIL
SCALE: NONE



4 INDIRECT WASTE DETAIL
SCALE: NONE

MARQUE ENGINEERING
2055 READING ROAD, STE. 280, CINCINNATI, OH 45202
513.457.7131 - WWW.MARQUEENG.COM

STATE OF OHIO
John W. Quigley
10006
REGISTERED PROFESSIONAL ENGINEER

04/24/2019

SOMERSET
131 East McMicken Avenue
Cincinnati, Ohio 45202

P2.0
PLUMBING ISOMETRICS
24 April 2019 - revision 1

DIVISION 22 - PLUMBING SPECIFICATION

22 05 00 COMMON WORK RESULTS FOR PLUMBING

ALL PLUMBING WORK AND TESTS SHALL BE DONE IN STRICT ACCORDANCE WITH THE LATEST STATE, COUNTY, AND LOCAL REGULATIONS, LAWS, AND ORDINANCES WHICH MAY BE APPLICABLE.

BEFORE SUBMITTING A BID, EXAMINE DOCUMENTS OF ALL OTHER TRADES, VISIT THE SITE AND GET ACQUAINTED WITH ALL CONDITIONS THAT MAY IN ANY WAY AFFECT THE EXECUTION OF THIS CONTRACT. TAKE MEASUREMENTS AND BE RESPONSIBLE FOR EXACT SIZE AND LOCATIONS OF ALL OPENINGS REQUIRED. VERIFY INSTALLATION MAY BE MADE IN COMPLETE ACCORDANCE WITH ALL PERTINENT CODES AND REGULATIONS. IN THE EVENT OF DISCREPANCY, IMMEDIATELY NOTIFY THE PROFESSIONAL ENGINEER OF RECORD. DO NOT PROCEED WITH THE INSTALLATION IN AREAS OF DISCREPANCY UNTIL ALL SUCH DISCREPANCIES HAVE BEEN FULLY RESOLVED.

IT IS NOT THE INTENT OF THE DRAWINGS THAT EXISTING CONDITIONS BE ACCURATELY SHOWN. EXISTING PLUMBING WORK IS SHOWN TO LIMITED EXTENT ON DRAWINGS AND IS SHOWN FOR GENERAL REFERENCE ONLY. LOCATIONS AND INFORMATION WERE DERIVED FROM CURSORY SITE VISUAL OBSERVATIONS OR FROM DOCUMENTS THAT WERE PREPARED FOR PREVIOUSLY INSTALLED WORK WHEN AVAILABLE.

THE WORK COVERED BY THESE SPECIFICATIONS SHALL CONSIST OF PROVIDING ALL NEW MATERIAL, LABOR, EQUIPMENT, AND SERVICES NECESSARY FOR A COMPLETE PLUMBING INSTALLATION AS SPECIFIED HEREIN. WORK IN THIS SECTION INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING ITEMS:

- PLUMBING FIXTURES
- WATER HEATERS

WHENEVER THE WORDS "CONTRACTOR" APPEAR ON PLUMBING DRAWINGS OR IN THESE SPECIFICATIONS, IT SHALL REFER TO THE PLUMBING SUB-CONTRACTOR. WHENEVER THE WORD "PROVIDE" APPEARS IN THESE DOCUMENTS, IT SHALL BE INTERPRETED TO MEAN "FURNISH AND INSTALL".

COORDINATE ALL WORK WITH THE OWNER TO MINIMIZE INTERRUPTION OF BUILDING OPERATION.

COORDINATE THE INSTALLATION OF PLUMBING ITEMS WITH THE SCHEDULES FOR WORK OF ALL OTHER TRADES TO PREVENT UNNECESSARY DELAYS IN THE TOTAL WORK.

THIS CONTRACTOR SHALL VERIFY AND SATISFY HIMSELF THAT ALL EQUIPMENT FURNISHED WILL PROPERLY FIT IN THE SPACE PROVIDED, THAT IT WILL FUNCTION PROPERLY, AND THAT ALL PARTS OF EQUIPMENT REQUIRING SERVICE ARE READILY ACCESSIBLE.

ALL PIPING SHALL BE RUN PARALLEL OR PERPENDICULAR TO BUILDING WALLS AND FRAMING SYSTEM. ALL VERTICAL RUNS SHALL BE HELD AGAINST WALLS, COLUMNS, ETC., AS POSSIBLE TO PERMIT MAKING OF PIPE JOINTS.

CONTRACTOR SHALL PROVIDE A GUARANTEE IN WRITTEN FORM STATING THAT ALL WORK SHALL BE FREE OF DEFECTS OR ERRORS, AND ALL EQUIPMENT, MATERIALS, OR PARTS FOR A PERIOD OF ONE YEAR FROM THE DATE OF OWNER'S FINAL ACCEPTANCE AND SHALL REPAIR, REVISE OR REPLACE AT NO COST TO THE OWNER ANY SUCH DEFECTS OCCURRING WITHIN THE GUARANTEE PERIOD.

CONTRACTOR SHALL ALSO STATE IN WRITTEN FORM THAT ANY ITEMS OR OCCURRENCES ARISING DURING THE GUARANTEE PERIOD WILL BE ATTENDED TO IN A TIMELY MANNER AND WILL IN NO CASE EXCEED THREE (3) WORKING DAYS FROM DATE OF NOTIFICATION BY OWNER.

PROVIDE A COMPLETE INSTALLATION IN CONFORMANCE WITH THE FOLLOWING STANDARDS:
AGA: AMERICAN GAS ASSOCIATION
ASPE: AMERICAN SOCIETY OF PLUMBING ENGINEERS
NFPA: NATIONAL FIRE PROTECTION ASSOCIATION
STATEWIDE BUILDING CODE
INTERNATIONAL PLUMBING CODE

- WATER HEATERS

MAINTENANCE MANUALS: FURNISH THREE FINAL COPIES, INCLUDING WIRING DIAGRAMS, MAINTENANCE AND OPERATING INSTRUCTIONS, PARTS LISTINGS, AND COPIES OF OTHER SUBMITTALS INDICATED FOR INCLUSION.

ANY CHANGES TO ITEMS SPECIFIED MUST BE SUBMITTED AS A SUBSTITUTION, WITH COMPLETE DOCUMENTATION OF PRICE DIFFERENTIAL AND EQUIPMENT DETAILS.

1. CERTAIN MAKES OF MATERIALS AND EQUIPMENT ARE SPECIFIED AND DRAWINGS ARE DETAILED ACCORDING TO THIS MATERIAL. CONTRACTOR SHALL BASE HIS BID ON FURNISHINGS AND INSTALLING THE SPECIFIED MAKE AND MODEL OR THE "EQUIVALENT" MODEL OF ANOTHER OF THE SPECIFIED MANUFACTURERS WHICH MEETS ALL THE QUALIFICATIONS OF THE SPECIFIED ITEMS.

2. WHERE MORE THAN ONE MAKE OF MATERIAL OR EQUIPMENT IS SPECIFIED, THE CONTRACTOR SHALL STATE IN HIS BID WHICH MAKE HE PROPOSES TO FURNISH. SHOP DRAWING APPROVAL SHALL BE OBTAINED PRIOR TO SHIPMENT OF EQUIPMENT.

3. "EQUIVALENT" MATERIALS AND EQUIPMENT ARE THOSE OF MANUFACTURER WHICH MEET THE SAME STANDARDS OF PERFORMANCE, HAVE EQUAL OR BETTER MATERIALS OF CONSTRUCTION, AND EQUAL OR BETTER MAINTENANCE CHARACTERISTICS. ALL EQUIVALENTS MUST FIT THE SPACE PROVIDED IN THE BUILDING STRUCTURE. WHERE THE USE OF EQUIVALENTS RESULTS IN CHANGES, THIS CONTRACTOR SHALL BE RESPONSIBLE FOR SUCH CHANGES AND ANY COSTS RESULTING FROM THEM.

4. IF THE CONTRACTOR INTENDS TO USE EQUIPMENT OR MATERIALS NOT SPECIFIED, HE MUST RECEIVE APPROVAL FROM THE ENGINEER/ARCHITECT PRIOR TO THE AWARD OF THE CONTRACT. THIS PRIOR APPROVAL ONLY PERMITS SUBMITTAL OF A PARTICULAR MANUFACTURER'S EQUIPMENT IN GENERAL. THE SPECIFIED ITEM TO BE USED MUST AGAIN BE SUBMITTED FOR FINAL REVIEW AS SPECIFIED UNDER "SHOP DRAWINGS".

22 05 23 GENERAL DUTY VALVES

GENERAL
PROVIDE STOPS OR ISOLATION VALVES ON DOMESTIC WATER SUPPLIES TO ISOLATE HOT AND COLD WATER TO EACH FIXTURE, INCLUDING ALL EQUIPMENT AND EQUIPMENT PROVIDED BY OTHERS.
FIXTURES, ITEM OR UNITS FURNISHED BY THE MANUFACTURER WITH INTEGRAL STOPS OR STOPS SPECIFIED WITH THE FIXTURE ARE CONSIDERED TO BE PROPERLY VALVED AT THE FIXTURES.
ACCESS SHALL BE PROVIDED TO ALL VALVES.
VALVES ON DOMESTIC WATER PIPING SHALL BE BALL VALVES.
[BALL VALVES - 1 INCH AND SMALLER: 2-PIECE BODY, 600 PSI CWP, 150 PSI SWP, CAST BRONZE BODY, FULL PORT, TEFLON SEATS, BLOWOUT-PROOF STEM, ADJUSTABLE PACKING GLAND, CHROME PLATED BRONZE BALL, WITH SCREWED ENDS, AND VINYL-COVERED STEEL HANDLE. PROVIDE SOLDER ENDS. PROVIDE EXTENDED VALVE STEMS FOR VALVES USED ON INSULATED LINES. PROVIDE NIBCO SERIES 585-70-NS.]
[BALL VALVES: 1-1/4 INCH TO 3 INCH: 3-PIECE BODY, 600 PSI CWP, 150 PSI SWP, CAST BRONZE BODY, CONVENTIONAL PORT, TEFLON SEATS, BLOWOUT-PROOF STEM, ADJUSTABLE PACKING GLAND, CHROME PLATED BRONZE BALL, SCREWED ENDS, AND VINYL-COVERED STEEL HANDLE. PROVIDE SOLDER ENDS. PROVIDE EXTENDED VALVE STEMS FOR VALVES USED ON INSULATED LINES. PROVIDE TO NIBCO SERIES 590-Y.]
MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, AND ARE LIMITED TO, THE FOLLOWING:
AMERICAN VALVE, INC.
CONBRACO INDUSTRIES, INC.; APOLLO VALVES.
CRANE CO.; CRANE VALVE GROUP; CRANE VALVES.
HAMMOND VALVE.
MILWAUKEE VALVE COMPANY.
NIBCO INC.
RED-WHITE VALVE CORPORATION.
WATTS REGULATOR CO.; A DIVISION OF WATTS WATER TECHNOLOGIES, INC

CHECK VALVES
SWING CHECK VALVES - CLASS 125, CAST BRONZE BODY AND CAP, HORIZONTAL SWING, Y-PATTERN, WITH A BRONZE DISC, AND HAVING THREADED OR SOLDER ENDS. PROVIDE SOLDER ENDS FOR DOMESTIC HOT AND COLD WATER SERVICE. PROVIDE NIBCO S-413.

22 05 29 HANGERS AND SUPPORTS FOR PLUMBING PIPING AND EQUIPMENT

GENERAL
SUPPORT ALL PIPING AND EQUIPMENT BY HANGERS OR BRACKETS. PROVIDE STRUCTURAL STEEL MEMBERS WHERE REQUIRED TO SUPPORT PIPING AND EQUIPMENT. NO PORTION OF PIPING OR VALVES SHALL BE SUPPORTED BY EQUIPMENT.

DELEGATED DESIGN
FOR EQUIPMENT SUPPORTS, THIS CONTRACTOR SHALL RETAIN A QUALIFIED PROFESSIONAL ENGINEER TO PROVIDE SUPPORT CALCULATIONS OF STATIC AND DYNAMIC LOADING DUE TO OPERATING EQUIPMENT WEIGHT, SEISMIC AND WIND FORCES. THE SIGNED AND SEALED CALCULATIONS AND DETAILS SHALL BE SUBMITTED BY THE RETAINED PROFESSIONAL ENGINEER.

PIPING
PROVIDE HANGERS, SUPPORTS, CLAMPS AND ATTACHMENTS TO SUPPORT PIPING PROPERLY FROM BUILDING STRUCTURE. ARRANGE FOR GROUPING OF PARALLEL RUNS OF HORIZONTAL PIPING SUPPORTED TOGETHER ON FIELD-FABRICATED, HEAVY-DUTY TRAPEZE HANGERS WHERE POSSIBLE. WHERE PIPING OF VARIOUS SIZES IS SUPPORTED TOGETHER BY TRAPEZE HANGERS, SPACE HANGERS FOR SMALLEST PIPE SIZE OR PROVIDE INTERMEDIATE SUPPORTS FOR SMALLER DIAMETER PIPE AS SPECIFIED ABOVE FOR INDIVIDUAL PIPE HANGERS.
INDIVIDUAL PIPE HANGERS TO BE ANVIL INTERNATIONAL CLEVIS HANGER FIG. 260, ELCEN.
ROD SIZES TO CONFORM TO THE FOLLOWING: 3/8" RODS FOR 3/4" TO 2" PIPE; 1/2" RODS FOR 2-1/2" TO 3" PIPE; 5/8" RODS FOR 4" TO 5" PIPE; 3/4" RODS FOR 6" PIPE.
HANGERS SHALL BE SIZED TO ALLOW INSULATION TO PASS THROUGH UNOBSTRUCTED, PROVIDE SADDLE SUPPORT FOR INSULATION AT ALL HANGERS.
HANGER SPACING FOR STEEL PIPING UNLESS OTHERWISE NOTED IS TO BE AS FOLLOWS: 1-1/4" OR SMALLER TO BE 8' ON CENTER; 1-1/2" TO 2" TO BE 10' ON CENTER; 2-1/2" AND LARGER TO BE 12' ON CENTER AND AT EACH CHANGE OF DIRECTION. HANGER SPACING FOR COPPER PIPE TO BE AS FOLLOWS: 1" OR SMALLER 6' ON CENTER; 1-1/4" OR LARGER 8' ON CENTER.
HANGER SPACE FOR CPVC AND PVC PIPE TO BE AS FOLLOWS: 1" AND SMALLER TO BE 3' ON CENTER; 1-1/4" OR LARGER TO BE 4' ON CENTER.
PIPING SHALL ALSO BE SUPPORTED AT EACH CHANGE IN DIRECTION, VALVES AND EQUIPMENT.

22 05 53 IDENTIFICATION FOR PLUMBING PIPING AND EQUIPMENT

PIPING
PROVIDE SELF-ADHESIVE PIPE LABELS WITH WHITE BACKGROUND AND BLACK LETTERING, CONTACT TYPE WITH PERMANENT ADHESIVE BACKING. INCLUDE IDENTIFICATION OF PIPING SERVICE USING SAME DESIGNATIONS OR ABBREVIATIONS AS USED ON THE DRAWINGS AND AN ARROW INDICATING FLOW DIRECTION.

EQUIPMENT
PROVIDE SELF-ADHESIVE PLASTIC EQUIPMENT LABELS WITH WHITE BACKGROUND AND BLACK LETTERING, CONTACT TYPE WITH PERMANENT ADHESIVE BACKING. 160 DEGREE F TEMPERATURE. INCLUDE EQUIPMENT'S DRAWING DESIGNATION AND SPECIFICATION SECTION NUMBER WHERE EQUIPMENT IS SPECIFIED.

22 07 19 PLUMBING SYSTEM INSULATION

GENERAL
INSULATION SHALL BE LISTED AND LABELED PER ASTM E 84 FOR PLENUM INSTALLATIONS EMPLOYING SLIP ON TECHNIQUES.
PROVIDE INSULATION MATERIALS, ACCESSORIES, AND FINISHES WITH SMOOTH, STRAIGHT, AND EVEN SURFACES; FREE OF VOIDS THROUGHOUT THE LENGTH OF PIPING INCLUDING FITTINGS, VALVES, AND SPECIALTIES.
SURFACE PREPARATION: CLEAN AND DRY SURFACES TO RECEIVE INSULATION. REMOVE MATERIALS THAT WILL ADVERSELY AFFECT INSULATION APPLICATION.

PIPING SYSTEMS REQUIRING INSULATION
INSULATE DOMESTIC COLD WATER PIPING, ASSOCIATED FITTINGS AND VALVES WITH FLEXIBLE ELASTOMERIC 1/2" WALL THICKNESS INSULATION.
INSULATE DOMESTIC HOT WATER PIPING, ASSOCIATED FITTINGS AND VALVES WITH 1" THICK FLEXIBLE ELASTOMERIC, 1" THICK MINERAL WOOL, 1-1/2" THICK FIBERGLASS INSULATION OR PER LOCAL ENERGY CODE, WHICHEVER GREATER.
INSULATE DOMESTIC HOT WATER RETURN PIPING, ASSOCIATED FITTINGS AND VALVES WITH 1" WALL THICKNESS INSULATION OR PER LOCAL ENERGY CODE, WHICHEVER GREATER.
INSULATE WASTE PIPING ABOVE CEILINGS THAT RECEIVE CONDENSATE WITH 1/2" WALL THICKNESS INSULATION.
INSULATE EXPOSED SANITARY DRAINS, DOMESTIC WATER, DOMESTIC HOT WATER, AND STOPS FOR PLUMBING FIXTURES FOR PEOPLE WITH DISABILITIES.

FLEXIBLE ELASTOMERIC INSULATION
CLOSED-CELL, SPONGE- OR EXPANDED-RUBBER MATERIALS. COMPLY WITH ASTM C 534, TYPE I FOR TUBULAR MATERIALS AND TYPE II FOR SHEET MATERIALS.
ADHESIVES, SEALERS, AND PROTECTIVE FINISHES: AS RECOMMENDED BY INSULATION MANUFACTURER FOR APPLICATIONS INDICATED.
MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, AND ARE LIMITED TO, THE FOLLOWING:
AEROFLEX USA, INC.; AEROCEL.
ARMACELL LLC; ARMAFLEX.
K-FLEX USA; INSUL-LOCK, INSUL-TUBE, AND K-FLEX LS.

FIBERGLASS INSULATION
FIBERGLASS PIPING INSULATION: ASTM C 547, CLASS 1
ENCASE PIPE FITTINGS INSULATION WITH ONE-PIECE PRE-MOLDED PVC FITTING COVERS.
VAPOR BARRIER MATERIAL: PAPER-BACKED ALUMINUM FOIL, EXCEPT AS OTHERWISE INDICATED, STRENGTH AND PERMEABILITY RATING EQUIVALENT TO ADJOINING PIPE INSULATION JACKETING.
STAPLES, BANDS, WIRES, AND CEMENT: AS RECOMMENDED BY INSULATION MANUFACTURER FOR APPLICATIONS INDICATED.
ADHESIVES, SEALERS, AND PROTECTIVE FINISHES: AS RECOMMENDED BY INSULATION MANUFACTURER FOR APPLICATIONS INDICATED.
MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, AND ARE LIMITED TO, THE FOLLOWING:
ARMSTRONG WORLD INDUSTRIES, INC.
OWENS-CORNING FIBERGLASS CORP.
KEENE CORP.
CERTAINTEED.
JOHNS MANVILLE.

ADHESIVES
MATERIALS SHALL BE COMPATIBLE WITH INSULATION MATERIALS, JACKETS, AND SUBSTRATES AND FOR BONDING INSULATION TO ITSELF AND TO SURFACES TO BE INSULATED, UNLESS OTHERWISE INDICATED.
INSULATION FOR HANDICAP ACCESSIBLE FIXTURES
ALL HANDICAP LAVATORY P-TRAP AND ANGLE STOP ASSEMBLIES SHALL BE INSULATED WITH TRAP WRAP PROTECTIVE KIT MANUFACTURED BY PROFLO MODEL PF202WH. ABRASION RESISTANT, ANTI-MICROBIAL VINYL EXTERIOR COVER SHALL BE SMOOTH. FOR TRAPS, THE INSULATION SHALL HAVE A CLEANOUT NUT CAP TO ALLOW SERVICE TO THE TRAP WITHOUT DISASSEMBLY. FOR STOPS, THE INSULATION SHALL HAVE A LOCK LID THAT PREVENTS TAMPERING BUT ALLOWS ACCESS WITHOUT REMOVAL OF THE INSULATION. FASTENERS SHALL REMAIN SUBSTANTIALLY OUT OF SIGHT.
MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS:
PROFLO
TRUEBRO
PLUMBEREX

22 11 16 DOMESTIC WATER PIPING

GENERAL
INSTALL PIPING CONCEALED FROM VIEW UNLESS NOTED OTHERWISE, FREE OF SAGS AND BENDS. DO NOT ENCLOSE, COVER, OR PUT PIPING INTO OPERATION UNTIL IT HAS BEEN INSPECTED AND APPROVED BY AUTHORITIES HAVING JURISDICTION. CLEAN AND DISINFECT POTABLE DOMESTIC WATER PIPING USING APPROVED PROCEDURES BY AUTHORITIES HAVING JURISDICTION.
INSTALL AT RIGHT ANGLES; DIAGONAL RUNS ARE PROHIBITED UNLESS OTHERWISE SHOWN. INSTALL PIPING ABOVE ACCESSIBLE CEILINGS TO ALLOW SUFFICIENT SPACE FOR CEILING PANEL REMOVAL. COORDINATE ALL PIPING WITH ALL OTHER TRADES.
PROVIDE WATER PRESSURE REGULATORS WHERE NECESSARY TO LIMIT THE INCOMING WATER PRESSURE TO 80 PSI INSIDE THE BUILDING.

DOMESTIC WATER PIPING ABOVE GROUND:
HARD COPPER TUBE, ASTM B 88, TYPE L; WROUGHT-COPPER, SOLDER-JOINT FITTINGS; AND SOLDERED JOINTS.
SOLDER FILLER METALS: ASTM B 32, LEAD-FREE ALLOYS.
FLUX: ASTM B 813, WATER FLUSHABLE.
TYPE "L"; COPPER PRESSURE-SEAL JOINT; AND PRESSURE-SEAL JOINT SYSTEMS.

CATHODIC PROTECTION
PROVIDE DIELECTRIC INSULATION AT POINTS WHERE COPPER OR BRASS PIPE COMES IN CONTACT WITH FERROUS PIPING, REINFORCING STEEL OR OTHER DISSIMILAR METAL IN STRUCTURE.

22 11 19 DOMESTIC WATER PIPING SPECIALTIES

REDUCED PRESSURE BACKFLOW PREVENTERS
BACKFLOW PREVENTER (2" AND SMALLER) - PROVIDE A REDUCED PRESSURE BACKFLOW PREVENTER ON WATER SERVICE MAIN WHERE THE WATER SERVICE ENTERS THE BUILDING. REDUCED PRESSURE BACKFLOW PREVENTER SHALL BE SIZED EQUAL TO THE SIZE OF THE WATER SERVICE AND CONFORM TO ASSE 1013. PIPE BACKFLOW PREVENTER DISCHARGE TO APPROVED PLACE OF DISPOSAL.

DUAL CHECK VALVE BACKFLOW PREVENTER
PROVIDE A DUAL CHECK VALVE BACKFLOW PREVENTER THAT COMPLIES WITH ASSE 1022 AT CONNECTION OF DOMESTIC WATER SUPPLY TO ANY PERMANENTLY CONNECTED CARBONATED BEVERAGE DISPENSER OR WHERE INDICATED IN THE CONTRACT DOCUMENTS.
PROVIDE A DUAL CHECK VALVE BACKFLOW PREVENTER THAT COMPLIES WITH ASSE 1024 AT CONNECTION OF DOMESTIC WATER SUPPLY TO ANY POTABLE WATER DISPENSING EQUIPMENT SUCH AS ICE MAKERS, COFFEE MACHINES, TEA MACHINES, ESPRESSO MACHINES OR WHERE INDICATED IN THE CONTRACT DOCUMENTS.
MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, AND ARE LIMITED TO, THE FOLLOWING:
AMES FIRE & WATERWORKS; A DIVISION OF WATTS WATER TECHNOLOGIES, INC.
CONBRACO INDUSTRIES, INC.
FEBCO; A DIVISION OF WATTS WATER TECHNOLOGIES, INC.
FLOMATIC CORPORATION.
WATTS; A DIVISION OF WATTS WATER TECHNOLOGIES, INC.; WATTS REGULATOR COMPANY.
ZURN INDUSTRIES, LLC; PLUMBING PRODUCTS GROUP; WILKINS WATER CONTROL PRODUCTS.

BALANCING VALVES
PROVIDE BALANCING VALVES WHERE REQUIRED FOR PROPER BALANCING OF WATER SYSTEMS AS SHOWN ON THE CONTRACT DOCUMENTS.
BALANCING VALVES SHALL BE RED-WHITE VALVE CORPORATION MODEL 9517AB (NPT) OR MODEL 9519 (SOLDER). VALVE SHALL HAVE BRASS BODY, GLOBE VALVE REGULATION AND ISOLATION PROPERTIES, FIXED ORIFICE DESIGN FOR PRECISE MEASUREMENT, INTEGRAL MEMORY STOP TO ENSURE REPEATABLE SETTING, FULL SHUTOFF WITHOUT AFFECTING MEMORY SETTINGS, HIGH AND LOW PRESSURE METERING POINTS, PRECISION INDICATOR WINDOWS, RUGGED TOP SET HAND-WHEEL ASSEMBLY, PRESSURE RATING OF 300 PSI, AND TEMPERATURE RATING OF 15 DEG. F TO 260 DEG. F.
MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, AND ARE LIMITED TO, THE FOLLOWING:
CRANE CO.; CRANE VALVE GROUP; CRANE VALVES.
HAMMOND VALVE.
MILWAUKEE VALVE COMPANY.
NIBCO INC.
WATTS
RED-WHITE VALVE CORP.

VACUUM BREAKERS
VACUUM BREAKERS SHALL BE WATTS MODEL LF288A FOR PIPING CONNECTIONS OR WATTS LF8 SERIES FOR HOSE CONNECTIONS. VACUUM BREAKERS SHALL COMPLY WITH ASSE 1001 FOR PIPED CONNECTIONS, ASSE 1011 FOR HOSE CONNECTIONS, BRONZE BODY AND THREADED CONNECTIONS WITH ROUGH BRONZE FINISH.
MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, AND LIMITED TO, THE FOLLOWING:
MIFAB, INC.
PRIER PRODUCTS, INC.
WATTS; A DIVISION OF WATTS WATER TECHNOLOGIES, INC.; WATTS REGULATOR COMPANY.
ZURN INDUSTRIES, LLC; PLUMBING PRODUCTS GROUP; LIGHT COMMERCIAL PRODUCTS.
ZURN INDUSTRIES, LLC; PLUMBING PRODUCTS GROUP; WILKINS WATER CONTROL PRODUCTS

PRESSURE REDUCING VALVES
PROVIDE PRESSURE REDUCING VALVE TO REGULATE INCOMING DOMESTIC WATER PRESSURE IN EXCESSIVE OF 80 PSIG. PRESSURE REDUCING VALVE SHALL BE WATTS MODEL LF223S, COMPLY WITH ASSE 1003, INITIAL WORKING PRESSURE OF 300 PSIG, INTEGRAL STRAINER, LEAD-FREE BRASS BODY WITH THREADED CONNECTIONS.
MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, AND LIMITED TO, THE FOLLOWING:
CASH ACME; A DIVISION OF RELIANCE WORLDWIDE CORPORATION.
CONBRACO INDUSTRIES, INC.
HONEYWELL INTERNATIONAL INC.
WATTS; A DIVISION OF WATTS WATER TECHNOLOGIES, INC.; WATTS REGULATOR COMPANY.
ZURN INDUSTRIES, LLC; PLUMBING PRODUCTS GROUP; WILKINS WATER CONTROL PRODUCTS.

STRAINERS
PROVIDE LEAD-FREE WYE-PATTERN STRAINER WATTS MODEL LFS777S RATED FOR 125 PSIG MINIMUM, BRONZE BODY, THREADED CONNECTIONS, STAINLESS STEEL SCREEN WITH ROUND PERFORATIONS OF 0.020 INCH AND PIPE PLUG DRAIN. PROVIDE STRAINERS ON SUPPLY SIDE OF EACH PRESSURE REDUCING VALVE, SOLENOID VALVE AND PUMP.
MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, AND LIMITED TO, THE FOLLOWING:
MIFAB, INC.
PRIER PRODUCTS, INC.
WATTS; A DIVISION OF WATTS WATER TECHNOLOGIES, INC.; WATTS REGULATOR COMPANY.
ZURN INDUSTRIES, LLC; PLUMBING PRODUCTS GROUP; LIGHT COMMERCIAL PRODUCTS.
ZURN INDUSTRIES, LLC; PLUMBING PRODUCTS GROUP; WILKINS WATER CONTROL PRODUCTS

WATER HAMMER ARRESTERS
PROVIDE WATER-HAMMER ARRESTERS IN WATER PIPING ACCORDING TO PDI-WH 201.
STANDARD: ASSE 1010 OR PDI-WH 201.
TYPE: METAL BELLOWS OR COPPER TUBE WITH PISTON.
SIZE: ASSE 1010, SIZES AA AND A THROUGH F, OR PDI-WH 201, SIZES A THROUGH F.
MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, AND ARE LIMITED TO, THE FOLLOWING:
AMTROL, INC.
JOSAM COMPANY.
PRECISION PLUMBING PRODUCTS, INC.
SIOUX CHIEF MANUFACTURING COMPANY, INC.
SMITH, JAY R. MFG. CO.; DIVISION OF SMITH INDUSTRIES, INC.
WATTS DRAINAGE

22 16 13 NATURAL GAS PIPING SYSTEMS

GENERAL
PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING GAS PIPING RUN-OUTS TO ALL GAS-FIRED EQUIPMENT, INCLUDING EQUIPMENT SUPPLIED BY THE HVAC AND ELECTRIC CONTRACTORS. PIPING SHALL BE INSTALLED FULL-SIZE (AS INDICATED ON THE DRAWINGS) TO EACH UNITS' GAS INLET CONNECTION, BURNER, REGULATOR, ETC. PLUMBING SUBCONTRACTOR SHALL PROVIDE GAS COCK AND MAKE FINAL CONNECTIONS. CONNECTIONS TO EACH GAS-FIRED EQUIPMENT ITEM SHALL INCLUDE A DRIP LEG AND SHUTOFF GAS COCK. COMPLY WITH EQUIPMENT MANUFACTURER'S INSTRUCTION. FOR CONNECTIONS TO GAS-FIRED ROOFTOP EQUIPMENT, PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR THE ROOF PENETRATION AND SHALL INSTALL THE GAS PIPING THROUGH THE ROOF IN A LOCATION THAT HAS BEEN COORDINATED WITH THE HVAC CONTRACTOR.

BUILDING DISTRIBUTION PIPING:
ALL PIPING FROM METER/REGULATOR TO GAS FIRED EQUIPMENT CONNECTIONS SHALL BE BLACK STEEL.
STEEL PIPE: ASTM A 53/A 53M, BLACK STEEL, SCHEDULE 40, TYPE E OR S, GRADE B.
PIPE SIZE 2" AND SMALLER: MALLEABLE-IRON THREADED FITTINGS
MALLEABLE-IRON THREADED FITTINGS: ASME B16.3, CLASS 150, STANDARD PATTERN.
PIPE SIZE 2-1/2" AND LARGER: WROUGHT-STEEL WELDING FITTINGS FOR BUTT WELDING AND SOCKET WELDING.
WROUGHT-STEEL WELDING FITTINGS: ASTM A 234/A 234M FOR BUTT WELDING AND SOCKET WELDING.
FIELD PREPARE AND PAINT EXTERIOR NATURAL GAS PIPING, FITTINGS, ETC... WITH ALKYD ANTICORROSIVE METAL PRIMER AND TOPCOAT WITH EXTERIOR ALKYD ENAMEL FLAT. COLOR TO MATCH BUILDING EXTERIOR AND APPROVED BY THE ARCHITECT

GENERAL DUTY VALVES:
METALLIC VALVES 2 INCHES AND SMALLER SHALL COMPLY WITH ASME B16.33, COLD WORKING PRESSURE OF 125 PSIG.
METALLIC VALVES LARGER THAN 2 INCHES SHALL COMPLY WITH ASME B16.38, COLD WORKING PRESSURE OF 125 PSIG.
PROVIDE ONE-PIECE BALL VALVES WITH BRONZE BODY, CHROME-PLATED BRASS BALL, BLOWOUT PROOF STEM AND SEAT, AND BRONZE TRIM COMPLYING WITH MSS SP-110.
MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, AND LIMITED TO, THE FOLLOWING:
BRASSCRAFT MANUFACTURING COMPANY; A MASCO COMPANY.
CONBRACO INDUSTRIES, INC.; APOLLO DIV.
LYALL, R. W. & COMPANY, INC.
MCDONALD, A. Y. MFG. CO.
PERFECTION CORPORATION; A SUBSIDIARY OF AMERICAN METER COMPANY.

PRESSURE REGULATORS:
PROVIDE PRESSURE REGULATORS TO CONFORM WITH ANSI Z21.80, CAST IRON OR DIE-CAST ALUMINUM BODY, INTERCHANGEABLE ZINC-PLATED STEEL SPRINGS AND DIAPHRAGM PLATE, SINGLE PORT, SELF-CONTAINED REGULATOR WITH ORIFICE NO LARGER THAN REQUIRED AT MAXIMUM PRESSURE INLET AND NO PRESSURE SENSING PIPING EXTERNAL TO THE REGULATOR.
PRESSURE REGULATOR SHALL MAINTAIN DISCHARGE PRESSURE SETTING DOWNSTREAM, AND NOT EXCEED 150 PERCENT OF DESIGN DISCHARGE PRESSURE AT SHUTOFF.
OVERPRESSURE PROTECTION DEVICE: FACTORY MOUNTED ON PRESSURE REGULATOR.
REGULATOR SHALL INCLUDE VENT LIMITING DEVICE, INSTEAD OF VENT CONNECTION AND PIPING, IF APPROVED BY AUTHORITIES HAVING JURISDICTION.

NATURAL GAS METERS:
SERVICE METERS SHALL COMPLY WITH THE REQUIREMENTS OF THE UTILITY SUPPLYING GAS TO THE FACILITY.

22 13 16 SANITARY, WASTE AND VENT PIPING SYSTEM

GENERAL
PROVIDE A COMPLETE SOIL, WASTE AND VENT SYSTEM IN THE BUILDING AND ON THE SITE AS INDICATED ON THE DRAWINGS AND AS SPECIFIED HEREIN.
ABOVE GROUND SOIL, WASTE AND VENT PIPING WITHIN BUILDINGS INCLUDING SOIL STACKS, VENT STACKS, HORIZONTAL BRANCHES, TRAPS, AND CONNECTIONS TO FIXTURES AND DRAINS.
UNDERGROUND BUILDING DRAIN PIPING INCLUDING MAINS, BRANCHES, TRAPS, CONNECTIONS TO FIXTURES AND DRAINS, AND CONNECTIONS TO STACKS, TERMINATING AT CONNECTION TO EXISTING SANITARY SEWER.

INTERIOR PIPING
LINE SHALL BE SCHEDULE 40 CELLULAR-CORE PVC PIPE. ASTM F891, WITH ALL COMPATIBLE PVC SOCKET FITTINGS. MAKE TO ASTM D3311, DRAIN, WASTE, AND VENT PATTERNS.
PIPING ALIGNMENT SHALL BE AS INDICATED ON THE DRAWINGS USING APPROVED WYE BRANCHES OR EIGHT BANDS FOR DIRECTION CHANGES AND SHALL BE SURELY SUPPORTED OR SECURED TO MAINTAIN SUCH ALIGNMENT.
PITCH OF SANITARY PIPING SHALL BE UNIFORM AT A MINIMUM OF 1/8" PER FOOT FOR BUILDING DRAINS, DRAINAGE PIPING GREATER THAN 2" AND AS INDICATED ON THE DRAWINGS. PITCH OF SANITARY PIPING SHALL BE UNIFORM AT A MINIMUM OF 1/4" PER FOOT FOR DRAINAGE PIPING 2" AND SMALLER AND AS INDICATED ON THE DRAWINGS.
PROTECTION SHALL BE GIVEN ALL FOOTINGS, OTHER STRUCTURAL ELEMENTS DURING UNDERGROUND WORK ADJACENT TO SUCH ITEMS. REFER TO ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS FOR LOCATIONS.
VENT ALL FIXTURES, CONNECT BRANCH VENTS TO MAIN VENT RISERS AT LEAST SIX INCHES

KEYED NOTES

1. DUCT MOUNTED SMOKE DETECTOR, AND COMPATIBLE REMOTE ANNUNCIATOR/TEST SWITCH FURNISHED BY EC. MC TO INSTALL SMOKE DETECTOR IN RETURN DUCT, PRIOR TO ANY OUTDOOR AIR CONNECTIONS. MC TO PROVIDE INTERLOCK WIRING BETWEEN SMOKE DETECTOR AND UNIT TO SHUT DOWN UNIT UPON DETECTION OF SMOKE. EC SHALL PROVIDE WIRING FOR FINAL CONNECTION TO CENTRAL FIRE ALARM SYSTEM, IF APPLICABLE, AND WIRING TO REMOTE ANNUNCIATOR/TEST SWITCH.
2. PROVIDE NEW ROOFTOP UNIT AND CURB. ROUTE SUPPLY/RETURN DROPS DOWN THROUGH ROOF. COORDINATE ROOF TOP UNIT LOCATION WITH STRUCTURE BELOW. ROUTE CONDENSATE TO MOP SINK. BALANCE SUPPLY AND OUTSIDE AIRFLOW AS SCHEDULED.
3. PROVIDE THERMOSTAT AND MOUNT ON WALL 5 FEET A.F.F.
4. NOT USED.
5. INTERNALLY LINE FIRST 10 FEET OF SUPPLY AND RETURN AIR DUCTWORK WITH JOHN'S MANVILLE, OR EQUIVALENT, 1 INCH THICK SPIRACOUSTIC FIBERGLASS DUCT LINER. DUCT SIZES SHOWN ARE CLEAR INSIDE DIMENSIONS.
6. NOT USED
7. GC TO PROVIDE RAILING, IN ACCORDANCE WITH IBC, TO MAINTAIN REQUIREMENTS FOR EQUIPMENT LOCATED WITHIN 10' OF BUILDING EDGE.
8. NOT USED
9. NOT USED.
10. PROVIDE INLINE EXHAUST FAN. ROUTE EXHAUST DUCT TO MANUFACTURER'S STANDARD VENT CAP.
11. NOT USED.
12. NOT USED.
13. PROVIDE NEW B-VENT WHICH IS LISTED FOR CONNECTION TO FIREPLACE AND CONNECT TO FIREPLACE FLUE, IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES. COORDINATE B-VENT SIZE WITH VENT SIZE OFF OF FIREPLACE AND TERMINATE WITH MANUFACTURER'S STANDARD B-VENT CAP. FLASH B-VENT AS IT PENETRATES ROOF. DISCHARGE HEIGHT OF B-VENT SHALL BE MINIMUM 12" ABOVE ROOF, IN ACCORDANCE WITH SECTION 503.6.4 OF INTERNATIONAL FUEL GAS CODE.
14. GENERAL CONTRACTOR TO PROVIDE DOOR GRILLE TO PROVIDE MAKEUP AIR FOR BATHROOM EXHAUST.

GENERAL NOTES

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

B. ALL EXPOSED MATERIALS AND EQUIPMENT SHALL BE INSTALLED AND SUPPORTED IN A FIRST-CLASS AND WORKMANLIKE FASHION. DUCTWORK SHALL RUN PARALLEL AND/ OR PERPENDICULAR TO MAIN BUILDING STRUCTURE. ANY WORK THAT IS NOT DONE IN A FIRST-CLASS OR WORKMANLIKE FASHION, IN THE ARCHITECTS OPINION, SHALL BE REDONE AT THE CONTRACTORS EXPENSE.

C. ALL DUCT JOINTS, SEAMS AND CONNECTIONS SHALL BE SECURELY FASTENED AND SEALED. DUCTS SHALL BE SUPPORTED WITH APPROVED HANGERS AT INTERVALS NOT EXCEEDING TEN FEET. DUCT COVERINGS AND LININGS SHALL HAVE A FLAME-SPREAD INDEX NOT MORE THAN 25 AND A SMOKE DEVELOPED INDEX NOT MORE THAN 50.

D. PROVIDE VOLUME DAMPERS AT ALL ROUND BRANCH DUCT TAKE-OFFS THAT ARE ACCESSIBLE. PROVIDE TURNING VANES AT ALL 90 DEGREE SQUARE ELBOWS IN SUPPLY AIR DUCTS. PROVIDE 45 DEGREE HEEL AT ALL RECTANGULAR SUPPLY AND RETURN BRANCH DUCT TAKE-OFFS.

E. OUTDOOR AIR INTAKES SHALL BE 10'-0" MINIMUM AWAY FROM ANY EXHAUST AND PLUMBING VENT OUTLET.

F. WIRE UP ALL LOW VOLTAGE (24V) THERMOSTATS.

G. CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL PIPES, DUCTWORK, UNITS, ETC. WITH ALL OTHER TRADES AND SHIFT LOCATION OR OFFSET WHERE NECESSARY. PROVIDE TRANSITIONS IN DUCTWORK TO AVOID CONFLICT WITH EXISTING DUCTWORK AND OTHER STRUCTURES.

H. CONTRACTOR SHALL COORDINATE ALL AIR DEVICES WITH ELECTRICAL AND ARCHITECTURAL REFLECTED CEILING PLANS.

I. COORDINATE LOCATION OF ALL EXTERIOR LOUVER OR OUTLET WITH ARCHITECTURAL ELEVATION PLAN.

J. COORDINATE ROOF WORK WITH BUILDING OWNER'S ROOFING CONTRACTOR TO ASSURE THAT THE ROOF WARRANTY IS NOT VOIDED.

K. INSTALL DUCTWORK AS HIGH AS POSSIBLE.

L. EXHAUST AIR DUCTS SHALL BE EQUIPPED WITH BACKDRAFT DAMPERS.

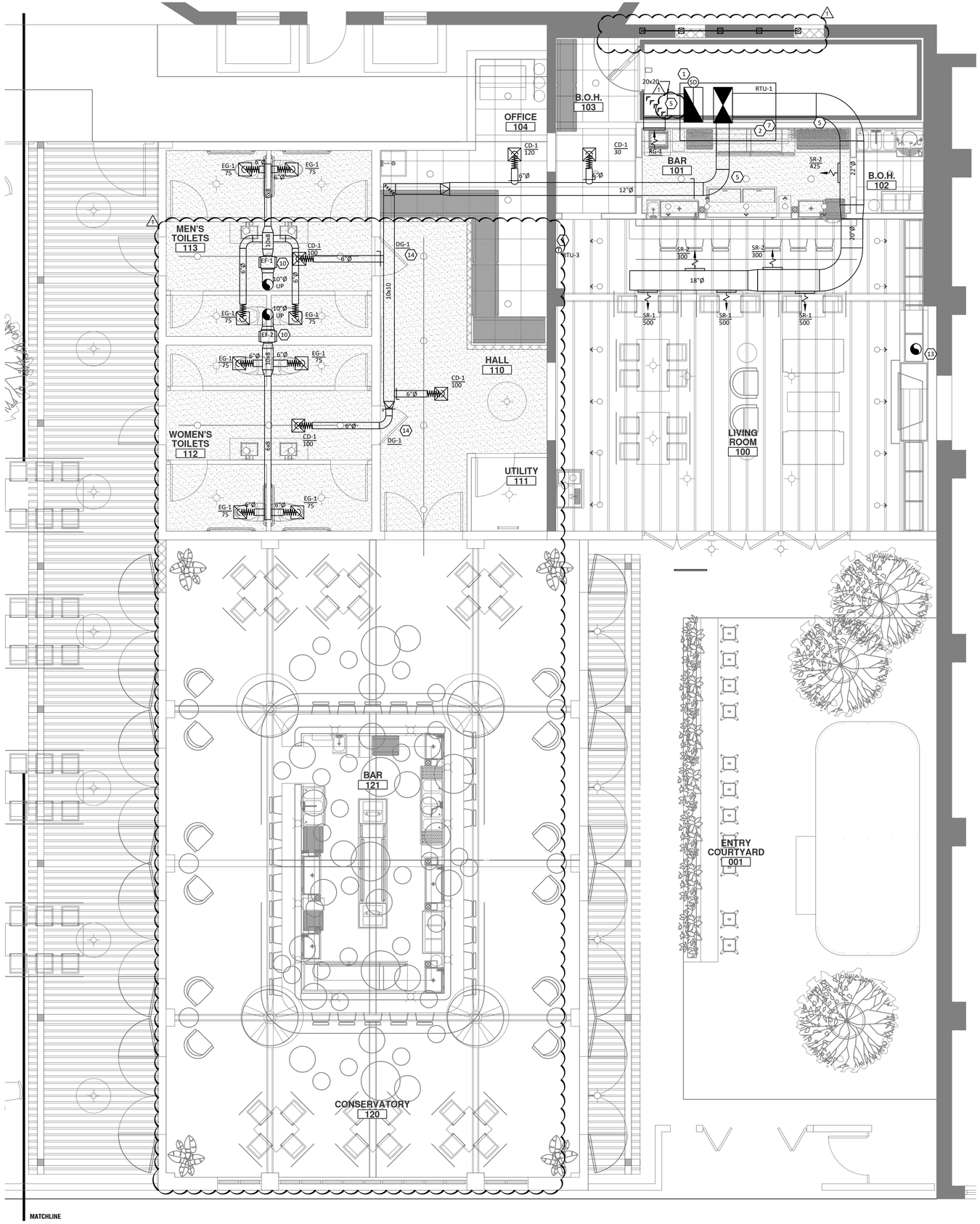
M. ALL DUCT OPENINGS AND OTHER AIR DISTRIBUTION OPENINGS SHALL BE COVERED DURING CONSTRUCTION EXCEPT FOR TESTING AND INSPECTION.

N. PROVIDE BUILDING OWNER OR REPRESENTATIVE WITH DETAILED OPERATING AND MAINTENANCE INSTRUCTIONS AND WARRANTIES /WRITTEN GUARANTEE FOR EACH SYSTEM. O&M INSTRUCTIONS SHALL BE CONSISTENT WITH OSHA REQUIREMENTS IN CCR TITLE 8 , SECTION 5142 AND OTHER RELATED REGULATIONS.

O. ALL DUCT ELBOWS SHALL BE LONG RADIUS OR MITERED.

HVAC LEGEND

1	DRAWING NOTE SYMBOL
26x16	NEW RECTANGULAR DUCTWORK AND SIZE
10"Ø	NEW ROUND DUCTWORK AND SIZE
	BALANCING/VOLUME DAMPER
	FLEX DUCT
T	THERMOSTAT
SR-1 300	NEW SUPPLY AIR REGISTER AND CFM
CD-1 240	NEW SUPPLY AIR DIFFUSER AND CFM
RG-1	NEW RETURN GRILLE
EG-1 300	NEW EXHAUST GRILLE AND CFM
	NEW EXHAUST FAN
	AIR FLOW DIRECTION
SD	SMOKE DETECTOR
	SUPPLY DUCT UP THROUGH ROOF
	RETURN/EXHAUST DUCT UP THROUGH ROOF



1 / 1.0a **MECHANICAL FLOOR PLAN**
1/4" = 1'-0"

MARQUE ENGINEERING
2055 READING ROAD, STE. 280, CINCINNATI, OH 45202
513.457.7131 - WWW.MARQUEENG.COM

STATE OF OHIO
John W. Quinlivan
PROFESSIONAL ENGINEER
REGISTERED
70006

04/24/2019

SOMERSET
131 East McMicken Avenue
Cincinnati, Ohio 45202

M1.0a
MECHANICAL FLOOR PLAN
24 April 2019 - revision 1

ROOFTOP UNIT SCHEDULE

TAG	MANUFACTURER	MODEL	NOMINAL TONNAGE	SUPPLY CFM	OA CFM	ESP IN IN. W.C.	TOT BTUH	SENS BTUH	STAGE	EER	HTG IN BTUH	HTG OUT BTUH	STAGE	ELECTRICAL						WEIGHT	REMARKS
														BHP	VOLTAGE	PHASE	FLA	MCA	MOCP		
RTU-1	TRANE	YHC092F3RHA	7.5	3000	825	1.0	92,000	68,630	2	12.4	200,000/ 140,000	160,000/ 112,000	2	1.34	208	3	-	47.7	50	1291	A,B,C,D,E,F,G

REMARKS:
A. ALL HVAC EQUIPMENT TO BE FIELD LABELED TO IDENTIFY WHICH AREAS OF THE BUILDING THEY SERVE.
B. MERV 13 PLEATED FILTER.
C. DRY BULB ECONOMIZER WITH BAROMETRIC RELIEF.
D. SMOKE DETECTOR WITH REMOTE ANNUNCIATOR (BY EC)
E. 14" HIGH INSULATED ROOF CURB
F. NON POWERED CONVENIENCE OUTLET.
G. UNIT MOUNTED NON FUSED DISCONNECT SWITCH
H. HORIZONTAL DISCHARGE

VENTILATION SCHEDULE

Somerset Bar - Cincinnati, OH

							Vbz = Az x Ra + Rp x Pz										
				Table 6-1				PEOPLE	AREA	OA	AIR		SA	27%	Zp =		Vot =
			Az	OCCUPANCY	Rp	Ra	Pz	Rp x Pz	Az x Ra	CFM	Eff	Voz=	CFM	OA	Voz /		Vou /
	ROOM #	ROOM NAME	SQFT	CATEGORY	CFM/P	CFM/SQFT	people	CFM	CFM	Vbz	Ez	Vbz/Ez	Vpz		Vpz	Ev	Ev
	110	Hall	400	Hallway	0	0	0	0	0	0	0.8	0	100	27	0.00	0.90	0
	100	Living Room	570	Bar Lounge	7.5	0.18	40	300	103	403	0.8	503	2100	575	0.24	0.90	559
	101	Bar	571	Bar	7.5	0.12	2	15	69	84	0.8	104	425	116	0.25	0.90	116
	103	B.O.H	84	Storage	0	0	0	0	0	0	0.8	0	30	8	0.00	0.90	0
	113	Men's RR	227	Bathroom	0	0	0	0	0	0	0.8	0	100	27	0.00	0.90	0
	112	Women's RR	227	Bathroom	0	0	0	0	0	0	0.8	0	100	27	0.00	0.90	0
	111	Utility	67	Storage/Mechanical	0	0	0	0	0	0	1.8	0	25	7	0.00	0.90	0
	104	Office	130	Office	5	0.06	1	5	8	13	0.8	16	120	33	0.13	0.90	18
		RTU-1	2277				43					624	3000	822			693

AIR DEVICE SCHEDULE

TAG	MANUFACTURER	MODEL	FUNCTION	FACE SIZE	DUCT SIZE	BORDER TYPE	MATERIAL	FINISH	REMARKS
CD-1	PRICE	SPD	SUPPLY	12x12	-	LAY-IN/SURF	STEEL	WHITE	A,B,C
SR-1	PRICE	SDGE	SUPPLY	20x10	18x8	DUCT	ALUMINUM	ANODIZED ALUMINUM	D
SR-2	PRICE	SDGE	SUPPLY	16x10	14x6	DUCT	ALUMINUM	ANODIZED ALUMINUM	D
RG-1	PRICE	630L	RETURN	26x18	24x16	SURFACE	ALUMINUM	WHITE	B
EG-1	PRICE	630L	EXHAUST	12x12	-	SURFACE	ALUMINUM	WHITE	B
DG-1	PRICE	ATG	SUPPLY	20x16	-	SURFACE	ALUMINUM	WHITE	-

REMARKS:
A. PROVIDE VOLUME DAMPERS IN TAKEOFFS WHERE ACCESSIBLE. WHERE DAMPERS ARE NOT ACCESSIBLE, PROVIDE OPPOSED BLADE DAMPER AT DIFFUSER
B. COORDINATE FRAME TYPE WITH ARCHITECTURAL REFLECTED CEILING PLAN
C. PLAQUE DIFFUSER
D. SCOOP DAMPER

EXHAUST FAN SCHEDULE

TAG	MANUFACTURER	MODEL	CFM	ESP	RPM	VOLTAGE	PHASE	WATTS	MOCP	SONES	WEIGHT	REMARKS
EF-1	GREENHECK	CSP-A390	300	0.375"	1350	115	1	147.3	15	3	23	A,B,C
EF-2	GREENHECK	CSP-A390	300	0.375"	1350	115	1	147.3	15	3	23	A,B,C

REMARKS:
A. FAN TO BE ACTIVATED BY LIGHT SWITCH
B. BACKDRAFT DAMPER
C. HANGING VIBRATION ISOLATORS

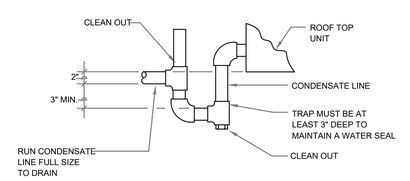
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2055 READING ROAD, STE. 280, CINCINNATI, OH 45202
513.457.7131 - WWW.MARQUEENG.COM

STATE OF OHIO
John W. Quillen, Jr.
PROFESSIONAL ENGINEER
REGISTERED
69006

04/24/2019

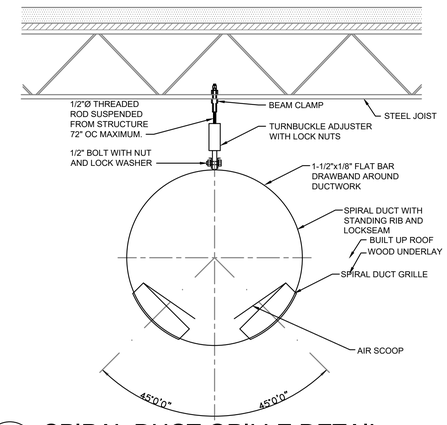
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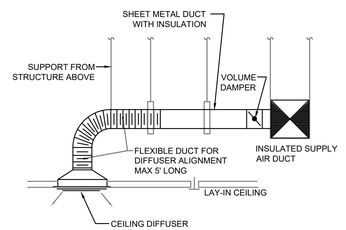
3 CONDENSATE DRAIN PIPING DETAIL

SCALE: NONE



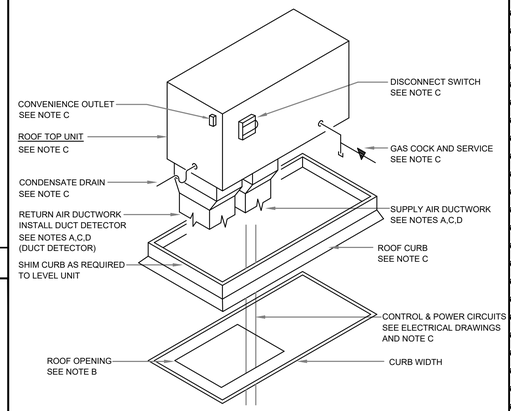
4 SPIRAL DUCT GRILLE DETAIL

SCALE: NONE



5 CEILING DIFFUSER DETAIL

SCALE: NONE



ROOF TOP UNIT NOTES

A. DUCT TRANSITION FROM RTU TO DUCT SIZE SHOWN ON MECHANICAL DRAWING SHALL BE MADE BETWEEN RTU & TOP OF ROOF WITH-IN CURB.

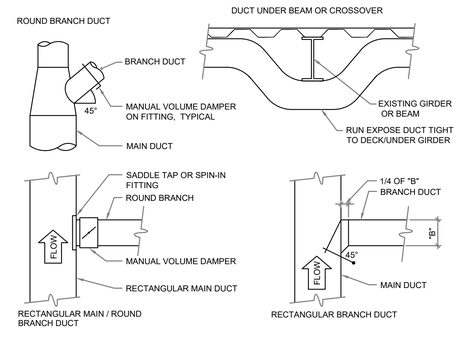
B. SIZE OF OPENING IN ROOF DECK TO BE AS SMALL AS POSSIBLE. COORDINATE WITH STRUCTURAL DRAWINGS (6" MIN. LARGER THAN DUCT SIZE SHOWN).

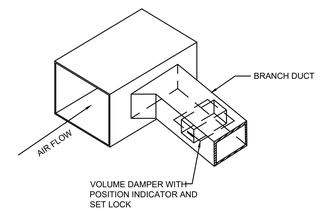
C. INSTALL PER MANUFACTURER'S RECOMMENDATION AND INSTALLATION MANUAL. PROVIDE TAPERED INSULATION SADDLE AT ROOF CURB. COORDINATE WITH ROOFING CONTRACTOR. SEE ARCHITECTS DETAIL.

D. NEOPRENE FLEXIBLE CONNECTOR.

1 ROOF TOP UNIT DETAIL

SCALE: NONE





2 BRANCH DUCT TAKEOFF DETAIL

SCALE: NONE

MARQUE ENGINEERING
2055 READING ROAD, STE. 280, CINCINNATI, OH 45202
513.457.7131 - WWW.MARQUEENG.COM

STATE OF OHIO
John W. Quisenberry
70006
REGISTERED PROFESSIONAL ENGINEER

04/24/2019

SOMERSET
131 East McMicken Avenue
Cincinnati, Ohio 45202

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MECHANICAL DETAILS
24 April 2019 - revision 1

DIVISION 23 MECHANICAL SPECIFICATIONS

23 05 01 COMMON REQUIREMENTS FOR HVAC

ALL MECHANICAL WORK AND TESTS SHALL BE DONE IN STRICT ACCORDANCE WITH THE LATEST STATE, COUNTY, AND LOCAL REGULATIONS, LAWS, AND ORDINANCES WHICH MAY BE APPLICABLE.

BEFORE SUBMITTING A BID, EXAMINE DOCUMENTS OF ALL OTHER TRADES, VISIT THE SITE AND GET ACQUAINTED WITH ALL CONDITIONS THAT MAY IN ANY WAY AFFECT THE EXECUTION OF THIS CONTRACT. TAKE MEASUREMENTS AND BE RESPONSIBLE FOR EXACT SIZE AND LOCATIONS OF ALL OPENINGS REQUIRED. VERIFY INSTALLATION MAY BE MADE IN COMPLETE ACCORDANCE WITH ALL PERTINENT CODES AND REGULATIONS. IN THE EVENT OF DISCREPANCY, IMMEDIATELY NOTIFY THE PROFESSIONAL ENGINEER OF RECORD. DO NOT PROCEED WITH THE INSTALLATION IN AREAS OF DISCREPANCY UNTIL ALL SUCH DISCREPANCIES HAVE BEEN FULLY RESOLVED.

IT IS NOT THE INTENT OF THE DRAWINGS THAT EXISTING CONDITIONS BE ACCURATELY SHOWN. EXISTING MECHANICAL WORK IS SHOWN TO LIMITED EXTENT ON DRAWINGS AND IS SHOWN FOR GENERAL REFERENCE ONLY. LOCATIONS AND INFORMATION WERE DERIVED FROM CURSORY SITE VISUAL OBSERVATIONS OR FROM DOCUMENTS THAT WERE PREPARED FOR PREVIOUSLY INSTALLED WORK WHEN AVAILABLE.

THE WORK COVERED BY THESE SPECIFICATIONS SHALL CONSIST OF PROVIDING ALL NEW MATERIAL, LABOR, EQUIPMENT, AND SERVICES NECESSARY FOR A COMPLETE MECHANICAL INSTALLATION AS SPECIFIED HEREIN. WORK IN THIS SECTION INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING ITEMS:

- PACKAGED ROOF TOP UNITS
- TOILET EXHAUST FANS
- LOW VOLTAGE THERMOSTATS
- DUCT
- DAMPERS
- DIFFUSERS, REGISTERS, AND LOUVERS

WHENEVER THE WORDS "CONTRACTOR" APPEAR ON MECHANICAL DRAWINGS OR IN THESE SPECIFICATIONS, IT SHALL REFER TO THE MECHANICAL SUB-CONTRACTOR. WHENEVER THE WORD "PROVIDE" APPEARS IN THESE DOCUMENTS, IT SHALL BE INTERPRETED TO MEAN "FURNISH AND INSTALL".

COORDINATE ALL WORK WITH THE OWNER TO MINIMIZE INTERRUPTION OF BUILDING OPERATION.

COORDINATE THE INSTALLATION OF MECHANICAL ITEMS WITH THE SCHEDULES FOR WORK OF ALL OTHER TRADES TO PREVENT UNNECESSARY DELAYS IN THE TOTAL WORK.

THIS CONTRACTOR SHALL VERIFY AND SATISFY HIMSELF THAT ALL EQUIPMENT FURNISHED WILL PROPERLY FIT IN THE SPACE PROVIDED, THAT IT WILL FUNCTION PROPERLY, AND THAT ALL PARTS OF EQUIPMENT REQUIRING SERVICE ARE READILY ACCESSIBLE.

ALL PIPING SHALL BE RUN PARALLEL OR PERPENDICULAR TO BUILDING WALLS AND FRAMING SYSTEM. ALL VERTICAL RUNS SHALL BE HELD AGAINST WALLS, COLUMNS, ETC., AS POSSIBLE TO PERMIT MAKING OF PIPE JOINTS.

CONTRACTOR SHALL PROVIDE A GUARANTEE IN WRITTEN FORM STATING THAT ALL WORK SHALL BE FREE OF DEFECTS OR ERRORS, AND ALL EQUIPMENT, MATERIALS, OR PARTS FOR A PERIOD OF ONE YEAR FROM THE DATE OF OWNER'S FINAL ACCEPTANCE AND SHALL REPAIR, REVISE OR REPLACE AT NO COST TO THE OWNER ANY SUCH DEFECTS OCCURRING WITHIN THE GUARANTEE PERIOD.

CONTRACTOR SHALL ALSO STATE IN WRITTEN FORM THAT ANY ITEMS OR OCCURRENCES ARISING DURING THE GUARANTEE PERIOD WILL BE ATTENDED TO IN A TIMELY MANNER AND WILL IN NO CASE EXCEED THREE (3) WORKING DAYS FROM DATE OF NOTIFICATION BY OWNER.

PROVIDE A COMPLETE INSTALLATION IN CONFORMANCE WITH THE FOLLOWING STANDARDS.
AGA: AMERICAN GAS ASSOCIATION
ASHRAE: AMERICAN SOCIETY OF HEATING, REFRIGERATING AND AIR CONDITIONING ENGINEERS
NFPA: NATIONAL FIRE PROTECTION ASSOCIATION
SMACNA: SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION.
STATEWIDE BUILDING CODE
INTERNATIONAL MECHANICAL CODE

CONTRACTOR SHALL DO ALL CUTTING AND PATCHING REQUIRED FOR INSTALLATION OF THIS WORK. ALL OPENINGS IN WALLS, FLOORS OR CEILINGS SHALL BE PROPERLY SEALED AND RESTORED IN KIND. FLASH AND COUNTERFLASH AT ROOF OPENINGS.

ALL EQUIPMENT SHALL BE LISTED AND LABELED, UNLESS OTHERWISE APPROVED.

ALL WIRING SHALL MEET THE REQUIREMENTS LISTED IN THE ELECTRICAL SPECIFICATIONS. ALL CONTROL AND INTERLOCK WIRING AND CONDUIT (120V OR 24V) SHALL BE BY THE MECHANICAL CONTRACTOR.

EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE CONDITIONS OF LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND THIS CODE.

CLEANING: THIS CONTRACTOR SHALL REMOVE FROM THE PREMISES ALL ACCUMULATION OF DIRT, DEBRIS, WASTE MATERIALS AND RUBBISH CAUSED BY HIS EMPLOYEES OR WORK, AT LEAST ONCE A WEEK, EXCEPT THAT COMBUSTIBLE MATERIALS SHALL BE REMOVED DAILY.

DURING PROGRESS OF THE WORK, MAINTAIN ON DRAWINGS AT THE SITE, AN ACCURATE RECORD OF THE INSTALLATION OF THE MECHANICAL SYSTEM, INDICATING ALL ITEMS WHICH HAVE BEEN CHANGED OR ADDED.

APPLY FOR AND PAY FOR ALL PERMITS AND INSPECTIONS REQUIRED BY LOCAL AUTHORITY, FOR THE APPROVAL OF WORK.

A CERTIFICATE OF FINAL INSPECTION AND APPROVAL SHALL BE SUBMITTED WITH THE CONTRACTOR'S REQUEST FOR FINAL PAYMENT. NO FINAL PAYMENT WILL BE APPROVED WITHOUT THIS CERTIFICATE.

GUARANTEE ALL WORKMANSHIP, MATERIAL, AND EQUIPMENT AND REPLACE ANY FOUND DEFECTIVE WORK WITHOUT COST TO THE OWNER, FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE.

EXISTING CONDITIONS

DO NOT REUSE REMOVED MECHANICAL MATERIALS UNLESS SPECIFICALLY INDICATED ON DRAWINGS. EXISTING SYSTEMS MAY BE UTILIZED ONLY TO THE EXTENT INDICATED ON DRAWINGS.

IF REQUIRED TO ACCOMMODATE CONSTRUCTION RELATED ACTIVITIES TEMPORARILY REMOVE, STORE IN PROTECTED LOCATION ON SITE, AND REINSTALL CONFLICTING MECHANICAL EQUIPMENT, OR DEVICES THAT ARE TO REMAIN OR TO BE RELOCATED.

WHERE THE TERM "DEMOLITION" IS USED HEREIN, INTERPRET IT TO MEAN "DEMOLITION" OR "SELECTIVE DEMOLITION" WHERE APPLICABLE.

PROVIDE MECHANICAL DEMOLITION WORK AS REQUIRED TO ACCOMMODATE PROJECT DEMOLITION AND AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION. DISCONNECT AND REMOVE WORK TO BE ABANDONED, AND AS REQUIRED TO ACCOMMODATE WORK OF OTHER TRADES, IN AREAS AFFECTED BY THIS PROJECT.

LEGALLY DISPOSE OF MATERIALS TO SALVAGED OR RETAINED.

23 05 03 SUBMITTALS FOR MECHANICAL SYSTEMS

DESIGN BASIS MANUFACTURERS OF MATERIAL AND EQUIPMENT ARE SPECIFIED AND PLANS ARE DETAILED ACCORDING TO THIS MATERIAL. CONTRACTOR SHALL BASE HIS BID ON FURNISHING AND INSTALLING THIS MAKE OF MATERIAL AND EQUIPMENT.

AN ACCEPTABLE MANUFACTURER'S NAME AND MODEL NUMBER OF A PRODUCT MAY BE PROVIDED IN THESE DOCUMENTS. THIS IS THE EQUIPMENT INCLUDED DURING THE DESIGN PROCESS AND FORMS THE BASIS OF A STANDARD OF QUALITY. WHERE MORE THAN ONE MAKE OF MATERIAL OR EQUIPMENT IS SPECIFIED, THE CONTRACTOR SHALL STATE IN HIS BID WHICH MAKE HE PROPOSES TO FURNISH AND INSTALL. SHOP DRAWING APPROVAL SHALL BE OBTAINED PRIOR TO SHIPMENT OF EQUIPMENT.

VERIFY THE MODEL NUMBER OR PRODUCT IS STILL ACCURATE AND MEETS ALL REQUIREMENTS SHOWN ON THE DRAWINGS. IF THERE IS A DISCREPANCY BETWEEN THE REQUIREMENTS AND THE PRODUCT OR MODEL NUMBER, THE STRICTER OF THE TWO SHALL GOVERN.

SUBMIT SHOP DRAWINGS AND/OR PRODUCT DATA (ELECTRONIC COPIES) ON THE FOLLOWING ITEMS FOR REVIEW BEFORE FABRICATION OR SHIPMENT:

- PACKAGED ROOF TOP UNITS
- TOILET EXHAUST FANS
- LOW VOLTAGE THERMOSTATS
- DAMPERS
- DIFFUSERS, REGISTERS, AND LOUVERS

MAINTENANCE MANUALS: THE MANUALS SHALL INCLUDE WIRING DIAGRAMS, MAINTENANCE AND OPERATING INSTRUCTIONS, PARTS LISTINGS, AND COPIES OF OTHER SUBMITTALS INDICATED FOR INCLUSION.

REVIEW AND CORRECTIONS OR COMMENTS MADE ON SHOP DRAWINGS, PRODUCT DATA: CATALOGS, CUT SHEETS, CHARTS, AND OTHER ITEMS DURING CONSTRUCTION PHASE SUBMITTAL REVIEW DO NOT RELIEVE CONTRACTOR FROM COMPLIANCE WITH REQUIREMENTS OF THE CONTRACT DOCUMENTS, FOR PROVIDING A COMPLETE AND FUNCTIONING PROJECT, NOR SHALL THEY RELIEVE CONTRACTOR FROM RESPONSIBILITY FOR DEVIATIONS OR ERRORS OF ANY SORT. THIS REVIEW IS FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH INFORMATION GIVEN AND THE DESIGN CONCEPT EXPRESSED IN THE CONTRACT DOCUMENTS. CONTRACTOR REMAINS RESPONSIBLE FOR DETERMINING THE ACCURACY AND COMPLETENESS OF OTHER DETAILS SUCH AS DIMENSIONS AND QUANTITIES, FOR SUBSTANTIATING INSTRUCTIONS FOR INSTALLATIONS, VERIFYING MATERIALS REQUIRED, OBTAINING FIELD MEASUREMENTS AND RELATED CRITERIA, COORDINATING WORK WITH OTHER DISCIPLINES AND PERFORMING WORK IN COMPLIANCE WITH THE CONTRACT DOCUMENTS.

ANY CHANGES TO ITEMS SPECIFIED MUST BE SUBMITTED IN WRITING AS A SUBSTITUTION, WITH COMPLETE DOCUMENTATION OF PRICE DIFFERENTIAL AND EQUIPMENT DETAILS. ANY SUBSTITUTIONS PROVIDED SHALL BE REVIEWED AT MARQUE ENGINEERING'S HOURLY RATES. REVIEW SHALL BE PAID FOR BY THE CONTRACTOR TO MARQUE ENGINEERING AT NO COST TO THE OWNER. BY USING PRE-APPROVED SUBSTITUTIONS, THE CONTRACTOR ACCEPTS ALL RESPONSIBILITY AND ASSOCIATED COSTS FOR ALL REQUIRED MODIFICATIONS TO THE CONTRACT DOCUMENTS TO INCLUDE BUT NOT LIMITED TO MATERIAL OR EQUIPMENT COSTS FOR THEIR OR OTHER TRADES, AND ENSURING THAT SUBSTITUTED MATERIALS AND EQUIPMENT TO BE FURNISHED FIT INTO SPACE AVAILABLE.

EXTENSIVE REVISIONS NECESSITATED TO THE CONTRACT DOCUMENTS, OR SUBSTITUTION ACTIONS RELATED TO ANY SPECIFIED PRODUCT NOT ABLE TO BE PROVIDED DUE TO A FAILURE TO COMMENCE WORK, RELEASE PRODUCT OR COORDINATE CONSTRUCTION ACTIVITIES SHALL BE PROVIDED AT MARQUE ENGINEERING'S HOURLY RATES. COSTS SHALL BE BORN BY THE CONTRACTOR AT NO COST TO THE OWNER.

23 05 29 HANGERS AND SUPPORTS

SUPPORT ALL PIPING, DUCTWORK AND EQUIPMENT BY HANGERS OR BRACKETS. FURNISH STRUCTURAL STEEL MEMBERS WHERE REQUIRED TO SUPPORT PIPING AND EQUIPMENT. NO PORTION OF PIPING OR VALVES SHALL BE SUPPORTED BY EQUIPMENT.
DUCTWORK - SUPPORT BY MEANS OF HANGERS AS FOLLOWS:

DUCT WIDTH	30 OR LESS
HANGER SIZE	(16 GAUGE)
TYPE MAX. SPACING	8

A PAIR OF HANGERS SHALL BE LOCATED AT EVERY TRANSVERSE JOINT AND ELSEWHERE ACCORDING TO THE TABLE.

23 05 93 HVAC SYSTEM TESTING , ADJUSTING AND BALANCING FOR HVAC

ALL SYSTEMS AND EQUIPMENT SHALL BE CAREFULLY ADJUSTED TO PROVIDE COMFORTABLE AND UNIFORM CONDITIONS IN EACH AND EVERY SPACE TO THE OWNER'S SATISFACTION. PROVIDE ANY REQUIRED DRIVES TO SATISFY QUANTITIES INDICATED. PROVIDE A CERTIFIED AIR BALANCE OF THE DIFFUSERS AND AIR HANDLERS.

AIR SYSTEM:

AIR BALANCE AND TESTING SHALL NOT BEGIN UNTIL THE SYSTEM HAS BEEN COMPLETED AND IS IN FULL WORKING ORDER. CONTRACTOR SHALL PUT ALL HEATING, VENTILATING AND AIR CONDITIONING SYSTEM AND EQUIPMENT INTO FULL OPERATION AND SHALL CONTINUE THE OPERATION OF SAME DURING EACH WORKING DAY OF TESTING AND BALANCING. CONTRACTOR SHALL SUBMIT WITHIN 30 DAYS AFTER RECEIPT OF CONTRACT, COPIES OF SUBMITTAL DATA FOR THE TESTING AND BALANCING OF THE AIR CONDITIONING, HEATING, AND VENTILATING SYSTEMS. THE AIR BALANCE AND TESTING AGENCY SHALL PROVIDE PROOF OF HAVING SUCCESSFULLY COMPLETED AT LAST FIVE PROJECTS OF SIMILAR SIZE AND SCOPE.

CONTRACTOR SHALL PROCURE THE SERVICES OF AN INDEPENDENT AIR BALANCE AND TESTING AGENCY, APPROVED BY THE ENGINEER, AND A MEMBER OF AABC OR NEBB, WHICH SPECIALIZES IN THE BALANCING AND TESTING OF HEATING VENTILATION AND AIR CONDITIONING SYSTEMS, TO BALANCE, ADJUST AND TEST AIR MOVING EQUIPMENT AND AIR DISTRIBUTION OR EXHAUST SYSTEMS AS HEREIN SPECIFIED.

ALL WORK BY THIS AGENCY SHALL BE DONE UNDER THE DIRECT SUPERVISION OF A QUALIFIED HEATING AND VENTILATING ENGINEER EMPLOYED BY THIS AGENCY. ALL INSTRUMENTS USED BY THIS AGENCY SHALL BE ACCURATELY CALIBRATED AND MAINTAINED IN GOOD WORKING ORDER.

23 07 13 DUCT INSTALLATION

INSULATE ALL SUPPLY, DIFFUSER PLENUMS, AND OUTSIDE AIR DUCTWORK OF ALL UNITS WITH OWENS CORNING "ALL SERVICE DUCT WRAP" TYPE 150 GLASS FIBER INSULATION UNLESS OTHERWISE NOTED. INSULATION SHALL BE 1-1/2" THICK (2" THICK FOR SUPPLY AND RETURN IN TRUSS SPACE). 1.5 PCF. DENSITY WITH FRK JACKET .002 THICK REINFORCED ALUMINUM FOIL VAPOR BARRIER. INSULATION SHALL CONFORM TO NFPA 90A AND 90B PER ASTM E-84 FOR FLAME SPREAD AND SMOKE DEVELOPED RATING.

INSULATE ALL EXTERIOR SUPPLY AND RETURN DUCTWORK WITH RIGID FIBERGLASS BOARD INSULATION WITH OUTDOOR JACKET. INSULATION SHALL BE 2" THICK WITH A 'K' VALUE OF 0.23 AT 75 F. INSTALL ON DUCTWORK USING IMPALE ANCHORS AND WIRES. SEAL VAPOR BARRIER WITH VAPOR BARRIER ADHESIVE.

PROVIDE INSULATION ON ALL CONCEALED SUPPLY, RETURN DUCTWORK. ALL LINERS, INSULATION AND ADHESIVES SHALL HAVE A FLAME SPREAD INDEX NOT MORE THAN 25 AND A SMOKE DEVELOPED INDEX OF NOT MORE THAN 50.

RIGID FIBERGLASS DUCTWORK INSULATION: GLASS FIBERS BONDED WITH A THERMOSETTING RESIN. COMPLY WITH ASTM C 612, TYPE IB, WITHOUT FACING AND WITH VAPOR BARRIER ALL-SERVICE JACKET MANUFACTURED FROM KRAFT PAPER, REINFORCING SCRIM, ALUMINUM FOIL, AND VINYL FILM. INSULATION SHALL HAVE A MINIMUM R VALUE AS REQUIRED BY CODE.

FLEXIBLE FIBERGLASS DUCTWORK INSULATION: GLASS FIBERS BONDED WITH A THERMOSETTING RESIN. COMPLY WITH ASTM C 553, TYPE II, WITHOUT FACING AND WITH VAPOR BARRIER ALL-SERVICE JACKET MANUFACTURED FROM KRAFT PAPER, REINFORCING SCRIM, ALUMINUM FOIL, AND VINYL FILM. INSULATION SHALL HAVE A MINIMUM R VALUE AS REQUIRED BY CODE.

VAPOR BARRIER MATERIAL FOR DUCTWORK: PAPER-BACKED ALUMINUM-FOIL, EXCEPT AS OTHERWISE INDICATED; STRENGTH AND PERMEABILITY RATING EQUIVALENT TO FACTORY-APPLIED VAPOR BARRIERS ON ADJOINING DUCTWORK INSULATION, WHERE AVAILABLE; WITH FOLLOWING ADDITIONAL CONSTRUCTION CHARACTERISTICS:

HIGH PUNCTURE RESISTANCE: LOW VAPOR TRANSMISSION (FOR DUCTS IN EXPOSED AREAS: MECH. ROOMS, ETC.)
MODERATE PUNCTURE RESISTANCE: MEDIUM VAPOR TRANSMISSION (FOR DUCTS IN CONCEALED AREAS).

INSTALLATION IS NOT PERMITTED ABOVE DRYWALL CEILINGS AND INACCESSIBLE CEILINGS.

23 09 93 SEQUENCE OF OPERATION

PACKAGED ROOFTOP UNIT
STARTUP
THE UNIT SHALL OPERATE ON A 7 DAY/NIGHT PROGRAMMABLE THERMOSTAT. DURING STARTUP, THE FAN SHALL RUN WITH THE DAMPERS IN THE FULL RECIRCULATION POSITION. PROVIDE OCCUPIED CHANGEOVER SEQUENCE WITH OPTIMUM START FUNCTION. WHEN THE RETURN AIR TEMPERATURE REACHES OCCUPIED SETPOINT (ADJUSTABLE), THE MINIMUM OUTSIDE AIR DAMPER SHALL OPEN TO THE CONTROLLED MINIMUM OUTDOOR AIR POSITION.

SUPPLY FAN CONTROL
THE SUPPLY FAN SPEED SHALL BE CONSTANT AND SET TO THE REQUIRED CFM.

SPACE TEMPERATURE CONTROL
PROVIDE LOCAL WALL MOUNTED ROOM TEMPERATURE THERMOSTAT WITH DIGITAL DISPLAY OFROOMTEMPERATURE AND SETPOINT (+/- DEG. F. ADJUSTABLE), AND OVERRIDE FEATURE. PROVIDE REMOTE SENSOR TO MONITOR SPACE TEMPERATURE AND MAINTAIN THERMOSTAT SETPOINT.

MINIMUM OUTSIDE AIR CONTROL
DURING OCCUPIED MODE THE MINIMUM OUTSIDE AIR DAMPER SHALL BE OPEN. PROVIDE MOTORIZED OUTDOOR AIR DAMPER.

ECONOMIZER CONTROL
DRY BULB CONTROLLED ECONOMIZER: OPERATED TO AUTOMATICALLY USE OUTDOOR AIR FOR "FREE COOLING" WHEN OUTDOOR AIR TEMPERATURE IS AT ACCEPTABLE LEVELS. AUTOMATICALLY MODULATED OUTDOOR AND RETURN AIR DAMPERS MAINTAIN PROPER DISCHARGE AIR TEMPERATURE INTO THE CONDITIONED SPACE. ADJUSTABLE MINIMUM POSITION CONTROL IS STANDARD. ECONOMIZER SHALL HAVE POWERED OR BAROMETRIC RELIEF, AS SCHEDULED.

COOLING CONTROL
COOLING SHALL BE CONTROLLED TO MAINTAIN SPACE TEMPERATURE SETPOINT. ON A CALL FOR COOLING THE HEATING SHALL BE OFF. ON A FURTHER CALL FOR COOLING, ENABLE THE ECONOMIZER MODE. ON A FURTHER CALL FOR COOLING, DISABLE THE ECONOMIZER MODE AND THE MECHANICAL COOLING SHALL BE STAGED ON.

HEATING CONTROL
HEATING SHALL BE CONTROLLED TO MAINTAIN SPACE TEMPERATURE SETPOINT. ON A CALL FOR HEATING, THE MECHANICAL COOLING SHALL BE OFF. ON A FURTHER CALL FOR HEATING, THE ECONOMIZER MODE SHALL BE DISABLED. ON A FURTHER CALL FOR HEATING THE GAS HEATING SHALL BE STAGED ON.

SMOKE DETECTOR
WHEN THE SMOKE DETECTOR IS ALARMED, THE SYSTEM SHALL BE ALARMED AND THE AIR HANDLER SHALL FAIL SAFE WITH MANUAL RESET. ELECTRICAL CONTRACTOR SHALL FURNISH, HVAC CONTRACTOR SHALL MOUNT & ELECTRICAL CONTRACTOR SHALL WIRE A UL LISTED PHOTOELECTRIC SMOKE DETECTOR PER LOCAL CODE AUTHORITY HAVING JURISDICTION.

UNOCCUPIED MODE
DURING THE UNOCCUPIED MODE OF OPERATION, THE RTU CONDENSING FURNACE SHALL GO INTO NIGHT SETBACK MODE. AT NIGHT SETBACK/SHUTDOWN THE RTU CONDENSING FURNACESHALL GO TO FAIL SAFE POSITION. FAIL SAFE POSITION IS DEFINED BY THE FOLLOWING: THE SUPPLY FAN IS OFF, THE OUTDOOR AIR INTAKE DAMPER IS CLOSED, THE HEATING IS OFF AND THE MECHANICAL COOLING IS OFF. THE SUPPLY FAN SHALL CYCLE IN CONJUNCTION WITH EITHER THE HEATING OR COOLING SYSTEM TO MAINTAIN A MINIMUM/MAXIMUM SPACE TEMPERATURE DEPENDING ON THE SEASON.

LOW VOLTAGE THERMOSTATS SHALL BE PROVIDED AND WIRED BY THE HVAC CONTRACTOR. ELECTRICAL CONTRACTOR SHALL PROVIDE 4" SQUARE X 1- 1/2" DEEP WALL OUTLET BOXES (WITH SINGLE-GANG RINGS) FOR ALL THERMOSTATS/SENSORS. ELECTRICAL CONTRACTOR SHALL PROVIDE ONE 3/4" EMPTY CONDUIT FROM EACH THERMOSTAT/SENSOR LOCATION, TURNED OUT ABOVE ACCESSIBLE CEILINGS (IN JOIST SPACE OR AGAINST OVERHEAD SLAB/DECK). HVAC/TEMPERATURE CONTROL CONTRACTOR SHALL PROVIDE ALL OTHER NECESSARY CONDUIT, RACEWAY AND WIRING RELATED WORK. CONDUIT SHALL BE IDENTIFIED IN CEILING CAVITY AND SHALL BE PROVIDED WITH SWEEP BENDS, BUSHINGS AND DRAGLINE.

EXHAUST FANS SHALL BE TIED TO LIGHT SWITCH, WHICH SHALL BE FURNISHED, INSTALLED AND WIRED BY ELECTRICAL CONTRACTOR. WHEN ACTIVATED, EXHAUST FAN MOTOR DAMPER SHALL OPEN AND FAN SHALL START.

ALL DUCT SMOKE DETECTORS WILL BE FURNISHED BY ELECTRICAL CONTRACTOR, INSTALLED BY THE HVAC CONTRACTOR, AND WIRED BY THE ELECTRICAL CONTRACTOR PER LOCAL CODES. HVAC CONTRACTOR WILL INTERLOCK FAN WITH SMOKE DETECTOR.

MOTOR OPERATED DAMPERS: ALL FRESH AIR INTAKES AND EXHAUST LOUVERS SHALL HAVE MOTOR OPERATED DAMPERS. DAMPERS SHALL BE LOW LEAK WITH BLADE AND EDGE SEALS. MOTOR OPERATED DAMPERS SHALL BW PROVIDED, INSTALLED AND WIRED BY THE MECHANICAL CONTRACTOR UNLESS OTHERWISE NOTED. PROVIDE ALL NECESSARY TRANSFORMERS, CONTACTORS, CONTROLS AND WIRING FOR INTERLOCKING EQUIPMENT TO MOTOR OPERATED DAMPERS.

23 22 00 CONDENSATE DRAIN PIPING

INSTALL TRAP AT EVAPORATOR COIL DRAIN. EXTEND DRAIN LINE FROM COIL TRAP TO DRAIN. PIPING SHALL BE STANDARD WEIGHT, PVC PIPE AND FITTINGS AND WITH JOINTS OF PVC SOLVENT CEMENT. PROVIDE CLEANOUTS THROUGHOUT RUN AND AT TOPS OF TRAPS.

23 30 00 AIR DISTRIBUTION SYSTEM

CEILING AIR DIFFUSERS:
SQUARE: SQUARE HOUSING, CORE OF SQUARE CONCENTRIC LOUVERS, SQUARE OR ROUND DUCT CONNECTION.

LINEAR: EXTRUDED ALUMINUM CONTINUOUS SLOT, SINGLE OR MULTIPLE.

DIFFUSER MOUNTINGS:
SURFACE MOUNT: DIFFUSER SHALL HAVE ROLLED EDGE BELOW FINISHED CEILING FOR SURFACE MOUNTING OR DIFFUSER SHALL BE FURNISHED WITH ACCESSORY PLASTER FRAME.

LAY-IN: DIFFUSER HOUSING SIZED TO FIT BETWEEN CEILING EXPOSED SUSPENSION TEE BARS AND REST ON TOP SURFACE OF TEE BAR.

DIFFUSER ACOUSTIC PERFORMANCE: NC LESS THAN OR EQUAL TO 30

DIFFUSER ACCESSORIES: PLASTER RING: PERIMETER RING DESIGNED TO ACT AS PLASTER STOP AND DIFFUSER ANCHOR.

DIFFUSER FINISHES: WHITE ENAMEL: SEMI-GLOSS WHITE ENAMEL PRIME FINISH.

CEILING AND WALL REGISTERS & GRILLES:
STEEL CONSTRUCTION: MANUFACTURER'S STANDARD STAMPED SHEET STEEL FRAME AND ADJUSTABLE BLADES.

REGISTER AND GRILLE FINISHES: WHITE ENAMEL: SEMI-GLOSS WHITE ENAMEL PRIME FINISH.

REGISTER AND GRILLE ACOUSTIC PERFORMANCE: NC LESS THAN OR EQUAL TO 30

23 31 13 METAL DUCTS

CONSTRUCTION, INSTALLATION AND SUPPORT OF ALL DUCTWORK SHALL CONFORM TO THE LATEST EDITION OF SMACNA "HVAC DUCT CONSTRUCTION STANDARD -METAL AND FLEXIBLE".

ASSEMBLE AND INSTALL DUCTWORK IN ACCORDANCE WITH RECOGNIZED INDUSTRY PRACTICES TO ACHIEVE AIR-TIGHT (5% LEAKAGE FOR SYSTEMS RATED 3" AND UNDER; 1% FOR SYSTEMS RATED OVER 3") AND NOISELESS (NO OBJECTIONABLE NOISE) SYSTEMS. INSTALL EACH RUN WITH MINIMUM NUMBER OF JOINTS. ALIGN DUCTWORK ACCURATELY AT CONNECTIONS, WITHIN 1/8" MISALIGNMENT TOLERANCE AND WITH INTERNAL SURFACES SMOOTH.

SUPPORT VERTICAL DUCTS AT EVERY FLOOR. SUPPORT DUCT WITH APPROVED HANGERS AT INTERVALS NOT EXCEEDING 10 FEET.

DUCTS SHALL BE GALVANIZED SHEET METAL OF STANDARD GAUGES. DUCTWORK SHALL HAVE A MINIMUM THICKNESS OF 24 GAUGE. ALL DUCT ELBOWS SHALL BE EITHER FULL RADIUS OR WITH TURNING VANES.

WHERE DUCTWORK IS INDICATED TO BE EXPOSED IN OCCUPIED SPACES, PROVIDE MATERIALS WHICH ARE FREE FROM VISUAL IMPERFECTIONS INCLUDING PITTING, SEAM MARKS, ROLLER MARKS, STAINS AND DISCOLORATIONS, AND OTHER IMPERFECTIONS, INCLUDING THOSE WHICH WOULD IMPAIR PAINTING.

EXPOSED DUCTWORK WHICH IS TO BE PAINTED SHALL HAVE PAINT GRIP APPLIED.

PROVIDE VOLUME DAMPERS IN ALL BRANCH DUCTS OR AS REQUIRED FOR BALANCING TO REQUIRED AIR FLOWS.

PROVIDE RADIUS TYPE FITTINGS FABRICATED OF MULTIPLE SECTIONS WITH MAXIMUM 15 DEG. CHANGE OF DIRECTION PER SECTION. UNLESS DETAILED OTHERWISE, USE 45 DEG. LATERALS AND 45 DEG. ELBOWS FOR BRANCH TAKEOFF CONNECTIONS. WHERE 90 DEG. BRANCHES ARE INDICATED, PROVIDE CONICAL TYPE TEES.

PROVIDE DUCT SEALANT AND/OR CEMENT WHICH IS NON-HARDENING, NON-MIGRATING MASTIC OR OF LIQUID ELASTIC SEALANT, TYPE APPLICABLE FOR FABRICATION/INSTALLATION DETAIL, AS COMPOUNDED AND RECOMMENDED BY MANUFACTURER SPECIFICALLY FOR SEALING JOINTS AND SEAMS IN DUCTWORK.

FLEXIBLE DUCTS SHALL EITHER BE SPIRAL-WOUND SPRING STEEL WITH FLAMEPROOF VINYL SHEATHING OR CORRUGATED ALUMINUM. THE MAXIMUM LENGTH OF FLEX DUCT ON THE SUPPLY EQUALS 5 FEET. FLEX IS NOT ALLOWED FOR RETURN, RELIEF OR EXHAUST APPLICATIONS.

FLEXIBLE DUCTS SHALL CONFORM TO THE REQUIREMENTS OF UL 181 FOR CLASS 0 OR CLASS 1 FLEXIBLE AIR DUCTS AND SHALL BE SO IDENTIFIED.

WHERE INSTALLED IN UNCONDITIONED SPACES OTHER THAN RETURN AIR PLENUMS, PROVIDE 1" THICK 1-1/2 LB. CONTINUOUS FLEXIBLE FIBERGLASS SHEATH WITH VINYL VAPOR BARRIER JACKET.

SHOP FABRICATE DUCTWORK IN 4, 8, 10 OR 12-FT LENGTHS, OR REQUIRED TO COMPLETE RUNS.

FABRICATE DUCTWORK WITH DUCT LINER IN EACH SECTION OF DUCT WHERE INDICATED. LAMINATE LINER TO INTERNAL SURFACES OF DUCT IN ACCORDANCE WITH INSTRUCTIONS BY MANUFACTURERS OF LINING AND ADHESIVE, AND FASTEN WITH MECHANICAL FASTENERS. DUCT LINER TO BE 3-LB DENSITY FOR ACOUSTIC REQUIREMENTS 1" THICK OR AS NOTED. SIZE OF DUCTWORK SHOWN ON THE DRAWINGS IS FREE NET AREA, OUTSIDE DIMENSION OF DUCTS WILL NEED TO BE INCREASED IF LINED DUCT IS USED.

DUCT LINER SHALL BE OF FIBROUS GLASS OF THICKNESS INDICATED. 3-LB DENSITY. ALL LINERS, INSULATION AND ADHESIVES SHALL HAVE A FLAME SPREAD INDEX NOT MORE THAN 25 AND A SMOKE DEVELOPED INDEX OF NOT MORE THAN 50.

23 33 13 DAMPERS

DAMPERS WITH LOCKING DEVICE, WHERE ACCESSIBLE, SHALL BE RUSKIN MD-35. OPPOSED BLADE FOR RECTANGULAR DUCTS 12 INCHES AND ABOVE, AND MODEL MD-25 PARALLEL BLADE FOR DUCTS 10 INCHES AND BELOW, AND MODEL MDRS-25 FOR ROUND DUCTS. INSTALL PER MANUFACTURER'S INSTRUCTIONS. SINGLE BLADE ROUND DAMPERS WITH LOCKING DEVICE SHALL BE IN SPIN-IN COLLARS.

FIRE DAMPERS SHALL BE RUSKIN MODEL IBD, STYLE B WITH BLADE PACKAGE OUT OF AIR STREAM. HORIZONTAL, INSTALL WHERE INDICATED ON DRAWINGS AND AS REQUIRED BY AUTHORITY HAVING LOCAL JURISDICTION.

ELECTRIC MOTORIZED DAMPER SHALL BE SIZED TO OPERATE WITH SUFFICIENT RESERVE POWER TO PROVIDE SMOOTH MODULATING ACTION OR TWO-POSITION ACTION. INSTALL PER MANUFACTURER'S INSTRUCTIONS.

23 74 13 - ROOFTOP UNITS

GAS FIRED ROOFTOP UNIT WHICH MEETS ASHRAE 90.1 MINIMUM ENERGY EFFICIENCY REQUIREMENT. GAS HEATING WITH ELECTRIC COOLING. CAPACITIES SHALL BE AS LISTED. PROVIDE 2" PLEATED FILTER, ROOF CURB, PREWIRED CONTROL CENTER, ELECTRONIC PILOT, GAS VALVE, SAFETY LIMIT, MAX COOLING COIL PRESSURE DROP SHALL BE AS LISTED WHEN WET. SEE SCHEDULE ON DRAWING.

MARQUE ENGINEERING
2055 READING ROAD, STE. 280, CINCINNATI, OH 45202
513.457.7131 - WWW.MARQUEENG.COM

STATE OF OHIO
John W. Quinlivan
PROFESSIONAL ENGINEER
REGISTERED
70006

04/24/2019

SOMERSET
131 East McMicken Avenue
Cincinnati, Ohio 45202

M4.0
MECHANICAL SPECIFICATIONS
24 April 2019 - revision 1

COMcheck Software Version 4.1.1.0

Mechanical Compliance Certificate

Project Information

Energy Code:	2012 IECC
Project Title:	
Location:	Cincinnati, Ohio
Climate Zone:	4a
Project Type:	New Construction

Construction Site: Owner/Agent: Designer/Contractor:

Additional Efficiency Package(s)

Unspecified

Mechanical Systems List

Quantity	System Type & Description
1	RTU-1 (Single Zone): Heating: 1 each - Other, Gas, Capacity = 200 kBtu/h No minimum efficiency requirement applies Cooling: 1 each - Single Package DX Unit, Capacity = 92 kBtu/h, Air-Cooled Condenser, Air Economizer Proposed Efficiency = 12.40 EER, Required Efficiency: 11.00 EER + 11.2 IEER Fan System: None

Mechanical Compliance Statement

Compliance Statement: The proposed mechanical design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed mechanical systems have been designed to meet the 2012 IECC requirements in COM*check* Version 4.1.1.0 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name - Title Signature Date

COMcheck Software Version 4.1.1.0

Inspection Checklist

Energy Code: 2012 IECC

Requirements: 100.0% were addressed directly in the COM*check* software

Text in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Plan Review	Complies?	Comments/Assumptions
C103.2 [PR2][1]	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the mechanical systems and equipment and document where exceptions to the standard are claimed. Load calculations per acceptable engineering standards and handbooks.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. **Location on plans/spec:** M2.0
C406 [PR9][1]	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the additional energy efficiency package options.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Footing / Foundation Inspection	Complies?	Comments/Assumptions
C403.2.4.5 [FO9][3]	Freeze protection and snow/ice melting system sensors for future connection to controls.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. **Location on plans/spec:** M2.0

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Mechanical Rough-In Inspection	Complies?	Comments/Assumptions
C403.2.3 [ME55][2]	HVAC equipment efficiency verified.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Mechanical Systems list for values.*
C403.2.5.1 [ME59][1]	Demand control ventilation provided for spaces >500 sq.ft. and >25 people/1000 sq.ft. occupant density and served by systems with air side economizer, auto modulating outside air damper control, or design airflow >3,000 cfm.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. **Location on plans/spec:** M2.0
C403.2.7 [ME60][2]	HVAC ducts and plenums insulated. Where ducts or plenums are installed in or under a slab, verification may need to occur during Foundation Inspection.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. **Location on plans/spec:** M2.0
C403.2.8.1 [ME7][3]	Piping insulation exposed to weather is protected from damage (due to sun, moisture, wind, etc.).	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. **Location on plans/spec:** M2.0
C403.2.8 [ME41][3]	Thermally ineffective panel surfaces of sensible heating panels have insulation >= R-3.5.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. **Location on plans/spec:** M2.0
C403.2.7 [ME10][2]	Ducts and plenums sealed based on static pressure and location.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. **Location on plans/spec:** M2.0
C403.2.7.1.3 [ME11][3]	Ductwork operating >3 in. water column requires air leakage testing.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C403.3.1, C403.3.1.1 [ME62][1]	Air economizers provided where required, meet the requirements for design capacity, control signal, ventilation controls, high-limit shut-off, integrated economizer control, and provide a means to relieve excess outside air during operation.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. **Location on plans/spec:** M2.0
C408.2.2.1 [ME53][3]	Air outlets and zone terminal devices have means for air balancing.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. **Location on plans/spec:** M2.0
C403.4.2 [ME66][2]	VAV fan motors >=7.5 hp to be driven by variable speed drive, have a vane-axial fan with variable pitch blades, or have controls to limit fan motor demand.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C403.2.6 [ME57][1]	Exhaust air energy recovery on systems meeting Table C403.2.6	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.2.11 [ME71][2]	Unenclosed spaces that are heated use only radiant heat.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C403.2.4.1 [FI47][3]	Heating and cooling to each zone is controlled by a thermostat control. Minimum one humidity control device per installed humidification/dehumidification system.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. **Location on plans/spec:** M2.0
C403.2.4.2 [FI38][3]	Thermostatic controls have a 5 °F deadband.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. **Location on plans/spec:** M2.0
C403.2.4.2 [FI20][3]	Temperature controls have setpoint overlap restrictions.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. **Location on plans/spec:** M3.0
C403.2.4.3 [FI39][3]	Each zone equipped with setback controls using automatic time clock or programmable control system.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. **Location on plans/spec:** M3.0
C403.2.4.3 [FI40][3]	Automatic Controls: Setback to 55°F (heat) and 85°F (cool); 7-day clock, 2-hour occupant override, 10-hour backup	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. **Location on plans/spec:** M2.0
C408.2.5.1 [FI7][3]	Furnished HVAC as-built drawings submitted within 90 days of system acceptance.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C303.3, C408.2.5.3 [FI8][3]	Furnished O&M manuals for HVAC systems within 90 days of system acceptance.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C408.2.5.3 [FI43][1]	An air and/or hydronic system balancing report is provided for HVAC systems.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. **Location on plans/spec:** M3.0
C408.2.3.2 [FI10][1]	HVAC control systems have been tested to ensure proper operation, calibration and adjustment of controls.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. **Location on plans/spec:** M3.0
C403.2.2 [FI27][3]	HVAC systems and equipment capacity does not exceed calculated loads.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. **Location on plans/spec:** M2.0
C408.2.1 [FI28][1]	Commissioning plan developed by registered design professional or approved agency.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. **Location on plans/spec:** M3.0
C408.2.4 [FI29][1]	Preliminary commissioning report completed and certified by registered design professional or approved agency.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. **Location on plans/spec:** M3.0

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C408.2.5.4 [FI30][1]	Final commissioning report due to building owner within 90 days of receipt of certificate of occupancy.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. **Location on plans/spec:** M3.0
C408.2.3.1 [FI31][1]	HVAC equipment has been tested to ensure proper operation.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. **Location on plans/spec:** M3.0
C408.2.3.3 [FI32][1]	Economizers have been tested to ensure proper operation.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. **Location on plans/spec:** M3.0

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

MARQUE ENGINEERING
2055 READING ROAD, STE. 280, CINCINNATI, OH 45202
513.457.7131 - WWW.MARQUEENG.COM

STATE OF OHIO
John W. Quillen, Jr.
70006
REGISTERED PROFESSIONAL ENGINEER

04/24/2019

SOMERSET
131 East McMicken Avenue
Cincinnati, Ohio 45202

M5.0
MECHANICAL ENERGY COMPLIANCE
24 April 2019 - revision 1

KEYED NOTES

1. PROVIDE USB/RECEPTACLE WITH (2)120V, 20A RECEPTACLES AND (2) USB PORTS. VERIFY FINISH WITH ARCHITECT PRIOR TO ORDERING.
2. PROVIDE JUNCTION BOX AND FINAL CONNECTION FOR WALK-IN COOLER/FREEZER LIGHTS AND DOOR HEATER. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH KITCHEN EQUIPMENT INSTALLER. PROVIDE J-BOX AND MAKE FINAL CONNECTION TO CONDENSATE LINE HEAT TRACE TAPE.
3. NOT USED.
4. CONNECT EXHAUST FAN TO LOCAL LIGHTING BRANCH CIRCUIT AND INTERLOCK WITH ASSOCIATED CONTROLS.
5. COORDINATE EXACT LOCATION OF REMOTE MOUNTED CONDENSING UNIT WITH ROOF STRUCTURAL ZONE.
6. PROVIDE JUNCTION BOX, 20A/1P TOGGLE SWITCH FOR LED SIGN WITHIN 6'-0" OF LOCATION OF SIGN IN CONCEALED, WELL VENTILATED AREA. PROVIDE FINAL TERMINATIONS FOR SIGN BY OTHERS.
7. TRENCH AND PATCH FLOOR SLAB. PROVIDE (1)1" CONDUIT FOR POWER TO NEAREST FULL HEIGHT WALL.
8. TRENCH AND PATCH FLOOR SLAB. PROVIDE (1)1" CONDUIT OR POWER AND (1)1-1/2" CONDUIT FOR DATA TO NEAREST FULL HEIGHT WALL.
9. TRENCH AND PATCH FLOOR SLAB. PROVIDE (2)1" CONDUITS FOR POWER TO NEAREST FULL HEIGHT WALL.
10. NEMA 3R DISCONNECT SWITCH AND SERVICE RECEPTACLE FURNISHED BY MECHANICAL CONTRACTOR.
11. PROVIDE DUCT MOUNTED SMOKE DETECTOR AND REMOTE ANNUNCIATOR. MC TO INTERLOCK TO RTU FOR SHUT DOWN OPERATION.

GENERAL NOTES

A. ALL RECEPTACLES IN KITCHENS AND/OR WITHIN 6'-0" OF A WATER SOURCE MUST BE GFCI PROTECTED PER NEC. PROVIDE GFCI BREAKERS AS REQUIRED, REGARDLESS OF WHETHER OR NOT IT IS INDICATED ON PLANS. DO NOT PROVIDE GFCI OUTLETS WITHIN KITCHEN.

B. IT IS THE RESPONSIBILITY OF THE E.C. TO REVIEW ALL ARCHITECTURAL DRAWINGS, ELECTRICAL DRAWINGS AND NOTES TO INSURE THAT ALL ELECTRICAL REQUIREMENTS ARE MET.

C. COORDINATE LOCATIONS AND HEIGHTS OF ALL ELECTRICAL DEVICES WITH KITCHEN EQUIPMENT CONTRACTOR DRAWINGS PRIOR TO ROUGH-IN.

D. THE E.C. SHALL PROVIDE ALL SAW CUTTING AND PATCHING OF EXISTING FLOORS AND WALLS AS REQUIRED FOR INSTALLATION OF HIS WORK.

E. UNLESS SPECIFICALLY NOTED OTHERWISE, ALL BRANCH CIRCUITS SHALL BE PROVIDED WITH (2)#12 (CU) THHN AND (1)#12 (CU) THHN GND IN 3/4" EMT CONDUIT FOR EACH 20 AMP CIRCUIT.

F. E.C. IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL ELECTRICAL ROUGH-INS, OUTLETS, SWITCHES, DISCONNECTS, CORDS AND PLUGS, AND OTHER SIMILAR ITEMS NECESSARY TO MAKE FOOD SERVICE EQUIPMENT OPERATIONAL.

G. E.C. SHALL PROVIDE ALL ROUGH-IN AND FINAL CONNECTIONS AS THEY RELATE TO WALK-IN AND REMOTE REFRIGERATION SYSTEM INCLUDING: LIGHTS, BLOWER COIL, DEFROST COIL, DRAIN LINE HEATER, DOOR HEATER AND COMPRESSORS.

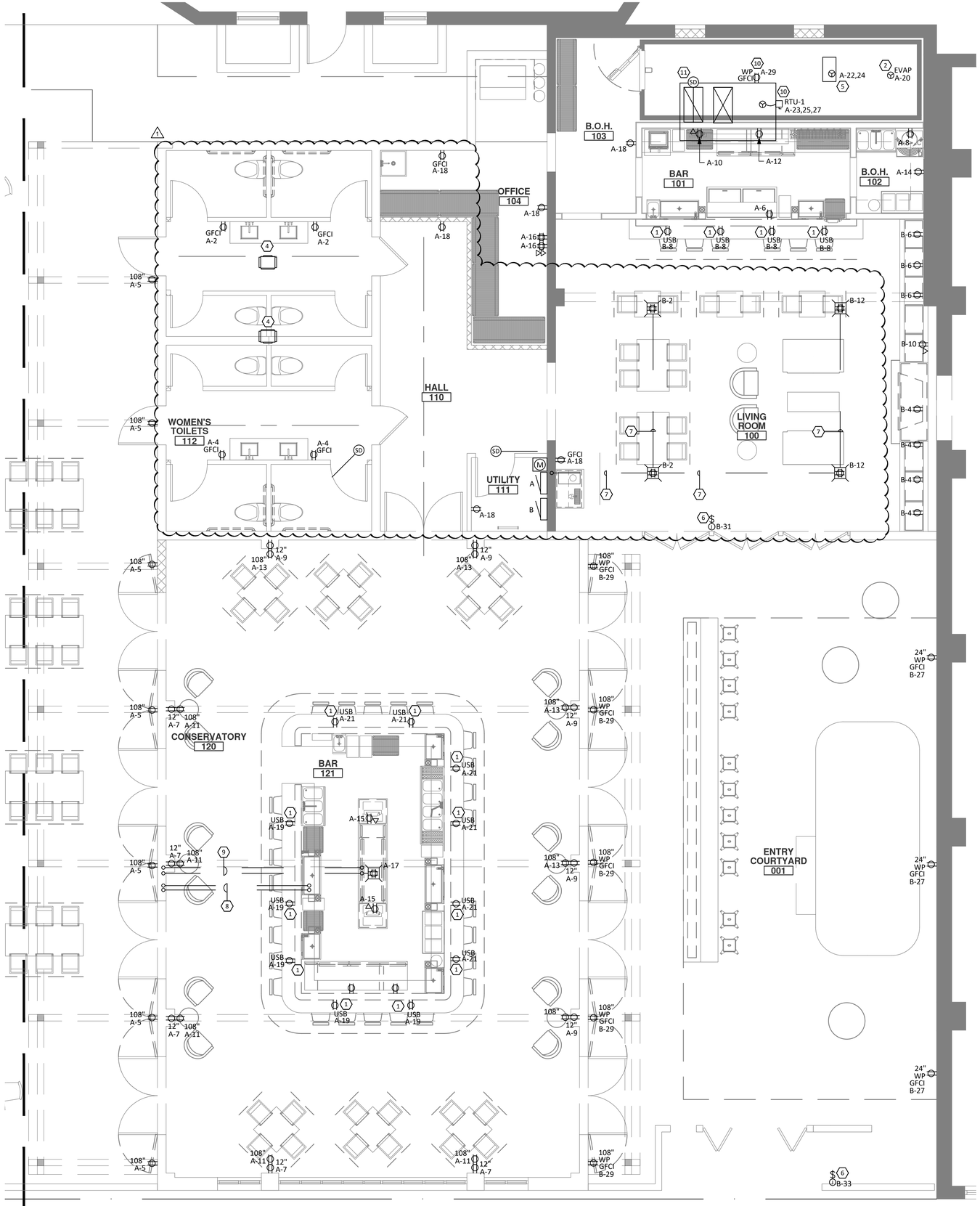
H. ANY PENETRATIONS THROUGH FIRE-RESISTANT/RATED WALLS, PARTITIONS, FLOORS, AND CEILINGS SHALL BE FIRESTOPPED USING APPROVED METHODS TO MAINTAIN THE FIRE RESISTANCE RATING.

I. REFER TO ELECTRICAL SPECIFICATIONS FOR ELECTRICAL DEVICE TYPES AND RATINGS.

J. ALL CONDUITS SHALL BE CONCEALED IN WALLS AND OUTLET BOXES SHALL BE FLUSH WITH FINISHED WALL UNLESS OTHERWISE NOTED.

K. RECEPTACLES TO BE MOUNTED AT 1'-6" ABOVE FINISHED FLOOR TO CENTER OF RECEPTACLE UNLESS NOTED OTHERWISE.

P. REFER TO ARCHITECTURAL DRAWINGS FOR DEVICE COLORS AND PART NUMBERS. IN THE CASE OF A CONFLICT BETWEEN LOCATIONS ON THE ELECTRICAL DRAWINGS AND LOCATIONS ON THE ARCHITECTURAL DRAWINGS, THE ARCHITECTURAL DRAWINGS SHALL TAKE PRIORITY.



1 / 1.0a **POWER FLOOR PLAN**
1/4" = 1'-0"

MARQUE ENGINEERING
2055 READING ROAD, STE. 280, CINCINNATI, OH 45202
513.457.7131 - WWW.MARQUEENG.COM

STATE OF OHIO
John W. Quinlan, P.E.
PROFESSIONAL ENGINEER
REGISTERED

04/24/2019

SOMERSET
131 East McMicken Avenue
Cincinnati, Ohio 45202

E1.0a
POWER FLOOR PLAN
24 April 2019 - revision 1

KEYED NOTES

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B. IT IS THE RESPONSIBILITY OF THE E.C. TO REVIEW ALL ARCHITECTURAL DRAWINGS, ELECTRICAL DRAWINGS AND NOTES TO INSURE THAT ALL ELECTRICAL REQUIREMENTS ARE MET.

C. COORDINATE LOCATIONS AND HEIGHTS OF ALL ELECTRICAL DEVICES WITH KITCHEN EQUIPMENT CONTRACTOR DRAWINGS PRIOR TO ROUGH-IN.

D. THE E.C. SHALL PROVIDE ALL SAW CUTTING AND PATCHING OF EXISTING FLOORS AND WALLS AS REQUIRED FOR INSTALLATION OF HIS WORK.

E. UNLESS SPECIFICALLY NOTED OTHERWISE, ALL BRANCH CIRCUITS SHALL BE PROVIDED WITH (2)#12 (CU) THHN AND (1)#12 (CU) THHN GND IN 3/4" EMT CONDUIT FOR EACH 20 AMP CIRCUIT.

F. E.C. IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL ELECTRICAL ROUGH-INS, OUTLETS, SWITCHES, DISCONNECTS, CORDS AND PLUGS, AND OTHER SIMILAR ITEMS NECESSARY TO MAKE FOOD SERVICE EQUIPMENT OPERATIONAL.

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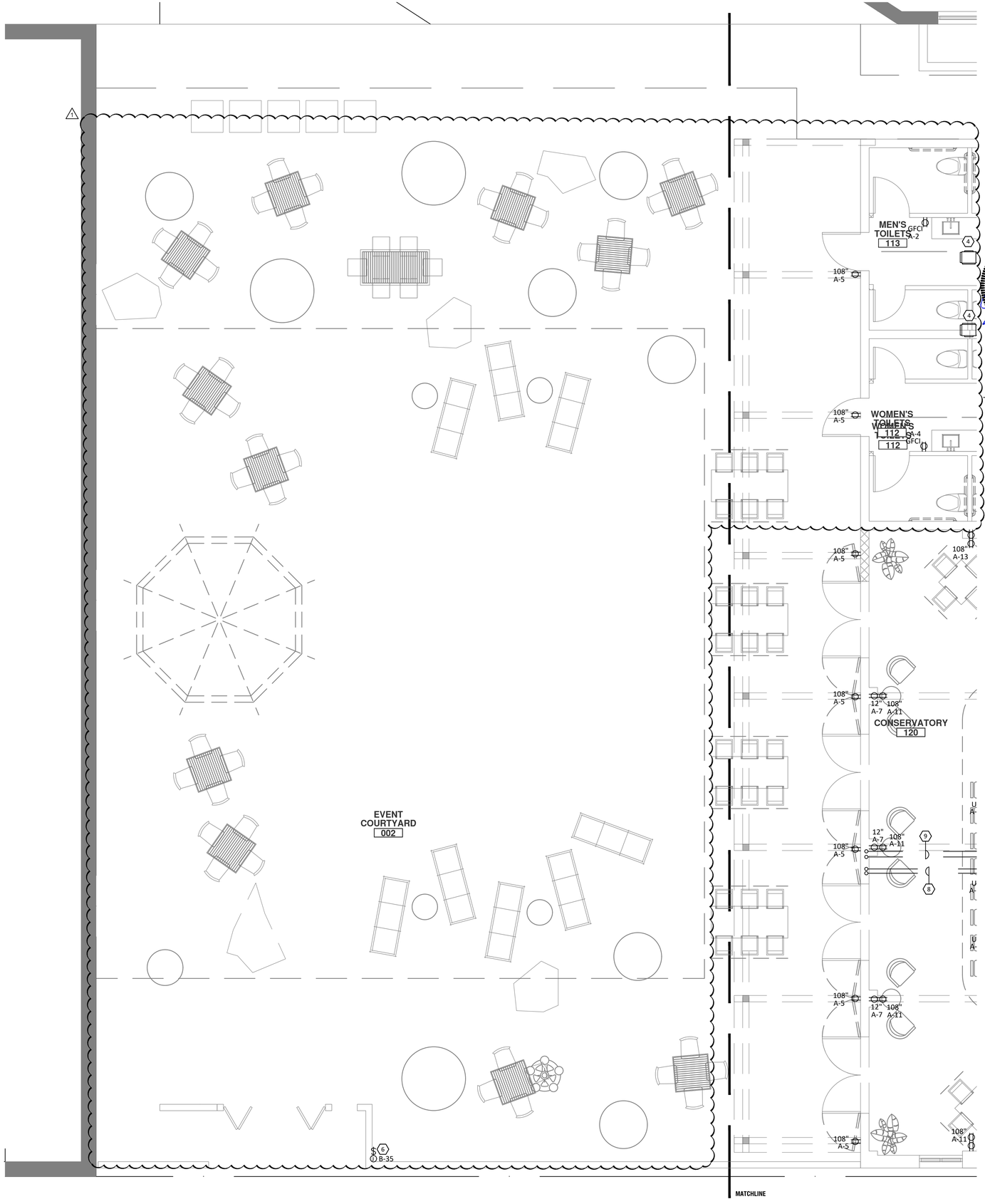
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1/4" = 1'-0"

MARQUE ENGINEERING
2055 READING ROAD, STE. 280, CINCINNATI, OH 45202
513.457.7131 - WWW.MARQUEENG.COM

STATE OF OHIO
John W. Quinlivan
70006
PROFESSIONAL ENGINEER
04/24/2019

SOMERSET
131 East McMicken Avenue
Cincinnati, Ohio 45202

E1.0b
POWER FLOOR PLAN
24 April 2019 - revision 1

KEYED NOTES

1. LOCATION OF DIMMER SWITCHBANK. PROVIDE DIMMERS COMPATIBLE WITH FINAL LIGHT FIXTURE SELECTIONS.

GENERAL NOTES

A. EMERGENCY AND EXIT FIXTURES SHALL BE INSTALLED AND CIRCUITED PER LOCAL AND LATEST NATIONAL ELECTRICAL CODES.

B. COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO ROUGH-IN. VERIFY EXACT LOCATIONS AND MOUNTING HEIGHTS FOR ALL DEVICES PRIOR TO ROUGH-IN.

C. UNLESS SPECIFICALLY NOTED OTHERWISE, ALL LIGHTING BRANCH CIRCUITS SHALL BE PROVIDED WITH (2)#12 (CU) THHN AND (1)#12 (CU) THHN GND IN 3/4" EMT CONDUIT FOR EACH 20 AMP CIRCUIT.

D. PROVIDE EMERGENCY LIGHTS TO PROVIDE A MINIMUM OF 1 FOOT CANDLE FOR 90 MINUTES AT FLOOR LEVEL FOR EMERGENCY EGRESS

E. PROVIDE DIMMABLE CIRCUITS WITH A DEDICATED NEUTRAL - NO SHARED NEUTRALS.

F. ALL NIGHT LIGHTS (SHOWN WITH "NL" DESIGNATION) SHALL BE WIRED AHEAD OF SWITCHING.

G. EMERGENCY DEVICES SHALL BE PROVIDED WITH AN UNSWITCHED "HOT" TO PROVIDE CONTINUOUS POWER TO DEVICE EVEN WHEN FIXTURE IS OFF.

H. LABEL JUNCTION BOXES OF THE PANEL AND CIRCUIT USED TO FEED THE LUMINARES. AS BUILTS SHALL REFLECT AND SHOW THE CIRCUIT USED BY EACH FIXTURE.

I. PROVIDE UPDATED PANEL SCHEDULES UPON COMPLETION OF WORK.

J. ALL LUMINAIRES, LIGHT SWITCH COVERPLATES, EXIT SIGNS SHALL MATCH ARCHITECTURAL DECOR. PROVIDE PRODUCT SUBMITTAL FOR ARCHITECT AND OWNER APPROVAL.

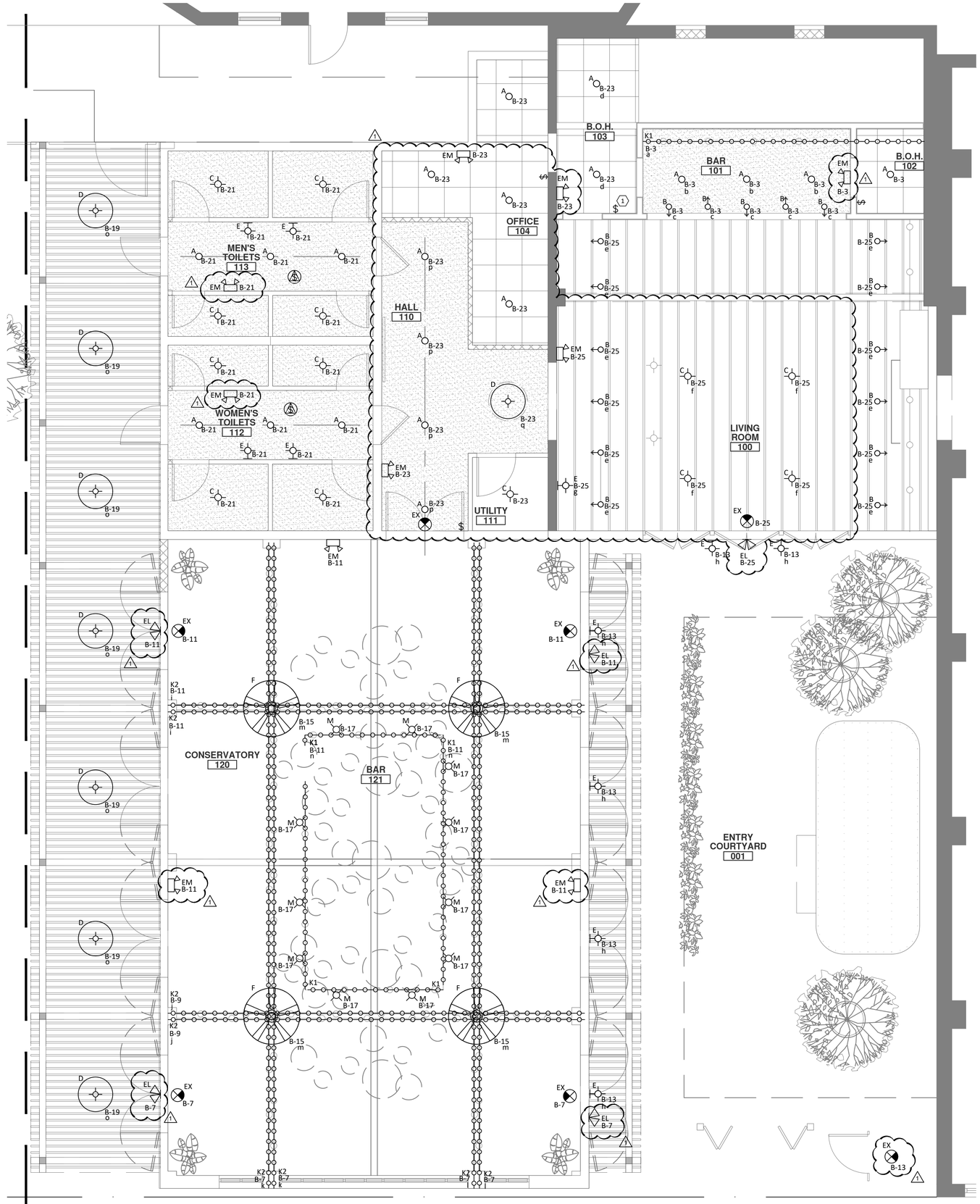
K. LUMINAIRES IN CONTACT WITH INSULATION SHALL BE U.L. LISTED FOR THERMAL BARRIER OR BE PROVIDED WITH 3" MINIMUM CLEARANCE.

L. LIGHTS AND PANELS SHALL NOT BE RECESSED IN FIRE RATED ASSEMBLIES UNLESS BOXED WITH EQUIVALENT CONSTRUCTION AS UTILIZED TO MAINTAINED INTEGRITY OF CEILING FIRE RATING.

M. ALL WIRING AND LAMPS INSTALLED IN HIGH TEMPERATURE HOOD OR IN OTHER AREAS SUBJECT TO HIGH TEMPERATURES SHALL BE RATED FOR THAT USAGE.

N. LIGHTING SHALL BE CIRCUITED AS SHOWN ON PLANS. CIRCUITING SHALL BE THRU-WIRING WHEREVER POSSIBLE. MULTIPLE CONNECTIONS TO A SINGLE LIGHT FIXTURE FOR VOLTAGE DROP CONDITIONS OR AS A RESULT OF A FIELD CONDITION ARE ACCEPTABLE. LIGHTING FIXTURES SHALL BE MANUFACTURED TO ACCOMMODATE THRU-WIRING, ANY RELATED COSTS FOR MULTIPLE CONNECTIONS SHALL BE INCLUDED IN BID.

O. ANY DIMMED EMERGENCY LIGHTING CIRCUITS ARE REQUIRED TO HAVE COMPATIBLE UL-924 DEVICE. COORDINATE AND PROVIDE AS REQUIRED.



1 / 2.0a **LIGHTING FLOOR PLAN**
1/4" = 1'-0"

MARQUE ENGINEERING
2055 READING ROAD, STE. 280, CINCINNATI, OH 45202
513.457.7131 - WWW.MARQUEENG.COM

STATE OF OHIO
John W. Quinlivan
70006
REGISTERED PROFESSIONAL ENGINEER

04/24/2019

SOMERSET
131 East McMicken Avenue
Cincinnati, Ohio 45202

E2.0a
LIGHTING FLOOR PLAN
24 April 2019 - revision 1

KEYED NOTES

1. LOCATION OF DIMMER SWITCHBANK. PROVIDE DIMMERS COMPATIBLE WITH FINAL LIGHT FIXTURE SELECTIONS.

GENERAL NOTES

A. EMERGENCY AND EXIT FIXTURES SHALL BE INSTALLED AND CIRCUITED PER LOCAL AND LATEST NATIONAL ELECTRICAL CODES.

B. COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO ROUGH-IN. VERIFY EXACT LOCATIONS AND MOUNTING HEIGHTS FOR ALL DEVICES PRIOR TO ROUGH-IN.

C. UNLESS SPECIFICALLY NOTED OTHERWISE, ALL LIGHTING BRANCH CIRCUITS SHALL BE PROVIDED WITH (2)#12 (CU) THHN AND (1)#12 (CU) THHN GND IN 3/4" EMT CONDUIT FOR EACH 20 AMP CIRCUIT.

D. PROVIDE EMERGENCY LIGHTS TO PROVIDE A MINIMUM OF 1 FOOT CANDLE FOR 90 MINUTES AT FLOOR LEVEL FOR EMERGENCY EGRESS

E. PROVIDE DIMMABLE CIRCUITS WITH A DEDICATED NEUTRAL - NO SHARED NEUTRALS.

F. ALL NIGHT LIGHTS (SHOWN WITH "NL" DESIGNATION) SHALL BE WIRED AHEAD OF SWITCHING.

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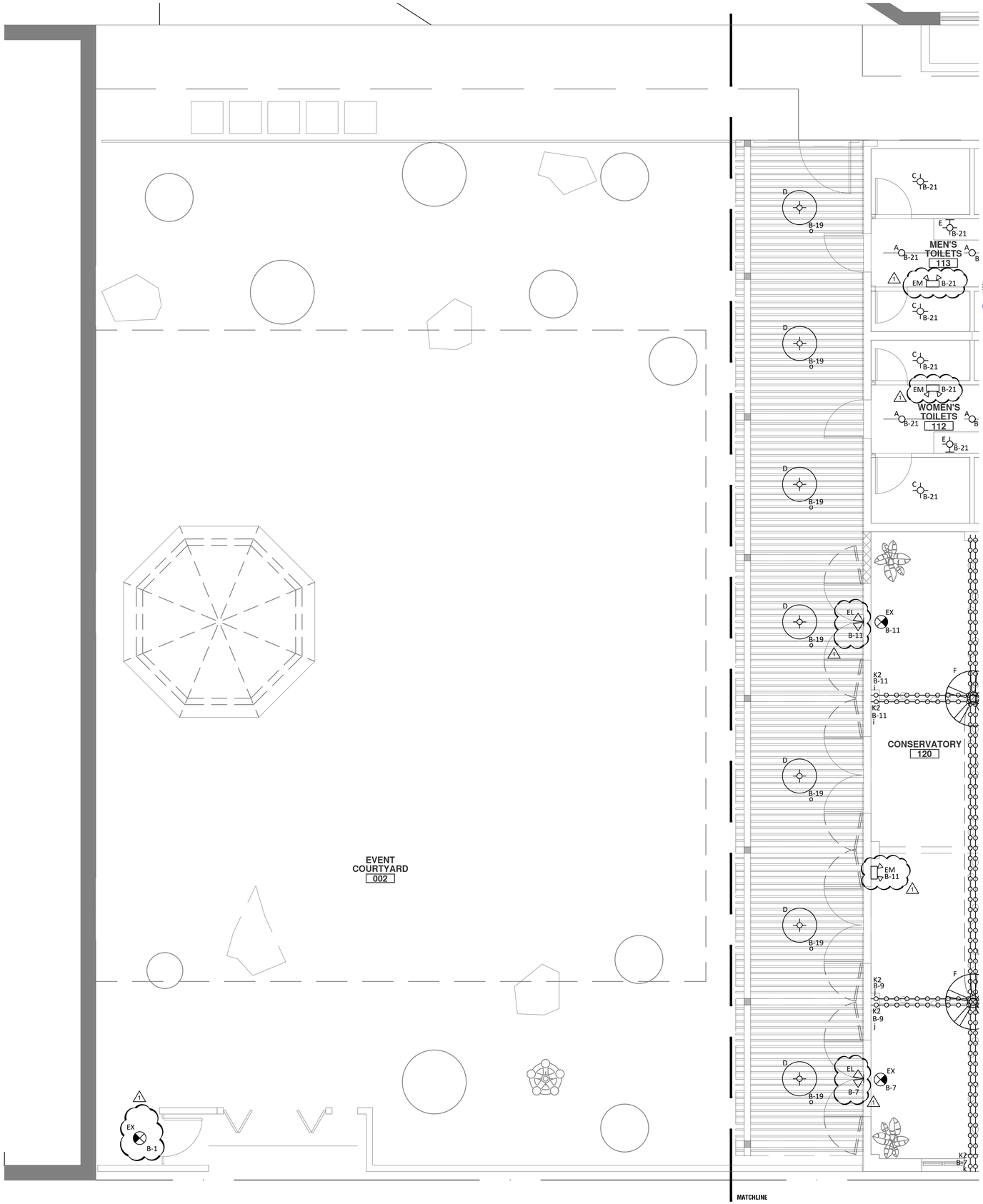
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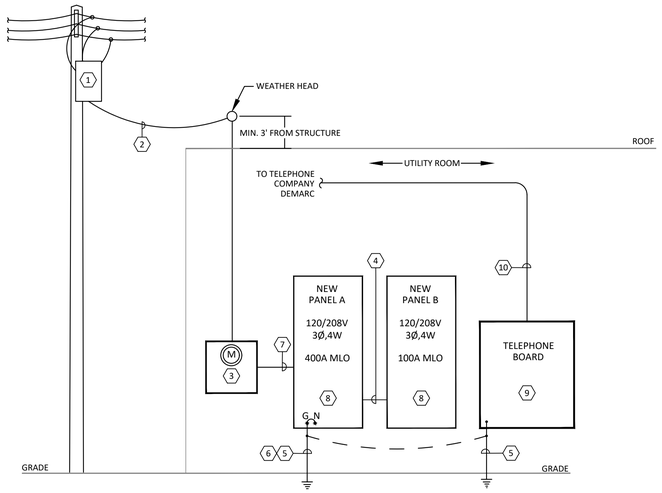
MARQUE ENGINEERING
2055 READING ROAD, STE. 280, CINCINNATI, OH 45202
513.457.7131 - WWW.MARQUEENG.COM

STATE OF OHIO
John W. Quinlivan, P.E.
70006
REGISTERED PROFESSIONAL ENGINEER

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SOMERSET
131 East McMicken Avenue
Cincinnati, Ohio 45202

E2.0b
LIGHTING FLOOR PLAN
24 April 2019 - revision 1



1 ELECTRICAL RISER DIAGRAM

SCALE: NONE

KEYED NOTES

1. COORDINATE WITH LOCAL UTILITY TO DETERMINE IF EXISTING UTILITY TRANSFORMER EXISTING CAN ACCOMMODATE ADDITIONAL LOAD. IF REQUIRED, COORDINATE WITH LOCAL UTILITY AND OWNER TO FACILITATE TRANSFORMER UPGRADE.
2. COORDINATE WITH THE UTILITY COMPANY TO ARRANGE FOR THE INSTALLATION OF NEW 400 AMP UTILITY FEEDERS OVERHEAD FROM UTILITY TRANSFORMER TO WEATHER HEAD ON BUILDING AND TO NEW METER. MAINTAIN MINIMUM OF 3' FROM STRUCTURE. COORDINATE PATH WITH UTILITY AND OWNER. PROVIDE ALL WORK ASSOCIATED WITH UTILITY COORDINATION, CUTTING AND PATCHING ROOF, ETC. AS REQUIRED TO FACILITATE THE INSTALLATION OF THE NEW SERVICE.
3. COORDINATE THE PURCHASE AND INSTALLATION OF CL320 METER SOCKET AND METER WITH UTILITY COMPANY.
4. PROVIDE (4)#1, (1)#8 GND IN 1-1/2" CONDUIT.
5. REFER TO GROUNDING DETAILS ON SHEET E4.0 FOR ADDITIONAL INFORMATION.
6. PROVIDE #3 (CU) GND. TO NEAREST GROUNDING ELECTRODE PER NEC.
7. PROVIDE (2) SETS OF (4)#3/0, (1)#3 GND. IN 2" CONDUIT EACH.
8. PROVIDE NEW PANELBOARD AT LOCATION SHOWN ON POWER PLAN. REFER TO PANELBOARD SCHEDULE ON THIS SHEET FOR MORE INFORMATION.
9. PROVIDE NEW TELEPHONE EQUIPMENT BOARD. TELEPHONE BOARD SHALL BE 4'Wx4'HX3/4"TH PLYWOOD AND SHALL BE PAINTED ON ALL SIDES WITH 2 COATS OF NONCONDUCTIVE, FIRE RETARDANT PAINT OR FIRE RETARDANT VIRGIN PLYWOOD. PROVIDE #6 (CU)M COILED GROUND WIRE CONNECTED TO BUILDING ELECTRIC SERVICE GROUND FOR PROPER GROUNDING OF TELEPHONE COMPANY CABLES, TERMINALS AND EQUIPMENT.
10. PROVIDE 1" TELEPHONE CONDUIT WITH PULL STRING FROM TELEPHONE COMPANY DEMARC TO NEW TELEPHONE BOARD. COORDINATE WITH TELEPHONE UTILITY COMPANY TO ARRANGE FOR SERVICE IN OWNERS NAME AND PROVIDE ALL WORK REQUIRED TO RENDER SYSTEM OPERATIONAL.

GENERAL NOTES

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

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

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

D. EQUIPMENT GROUNDING CONDUCTORS SHALL BE PROVIDED IN STRICT COMPLIANCE WITH N.E.C., INCLUDING N.E.C. ARTICLE 250 AND TABLE 250-122. THESE CONDUCTORS MAY NOT BE INDICATED ON RISERS OR SINGLE-LINES, BUT SHALL BE PROVIDED UNDER BASE BID NEVERTHELESS.

E. WORKING CLEARANCES SHALL BE PROVIDED FOR ALL ELECTRICAL EQUIPMENT (SWITCHBOARDS, PANELBOARDS, TRANSFORMERS, STARTERS, DISCONNECTS, ETC. AS APPLICABLE) IN STRICT COMPLIANCE WITH N.E.C. CHAPTER 1, PART B, SECTION 110-26(a). LOCATIONS SHOWN ON FLOOR PLANS ARE SCHEMATIC AND DIAGRAMMATIC IN NATURE. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE WITH THE ABOVE N.E.C. REFERENCE. THIS REQUIREMENT APPLIES TO EQUIPMENT ON FLOOR PLANS AS WELL AS TO EQUIPMENT SHOWN ON RISER.

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

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

H. BALANCE ALL PANEL LOADS SO PHASES ARE WITHIN 10% OF EACH OTHERS.

I. PROVIDE HACR CIRCUIT BREAKER FOR ALL MOTOR LOADS.

A

ROOM UTILITY ROOM | VOLTS 208Y/120V 3P 4W | AIC 22,000
MOUNTING SURFACE | BUS AMPS 400 | MAIN BKR MLO
FED FROM UTILITY | NEUTRAL 100% | LUGS STANDARD
NOTE

CKT #	CKT BKR	CIRCUIT DESCRIPTION	LOAD KVA A	LOAD KVA B	LOAD KVA C	CKT #	CKT BKR	CIRCUIT DESCRIPTION	LOAD KVA A	LOAD KVA B	LOAD KVA C
1	20/1	EVENT COURTYARD RECEPTACLE	0.72			2	20/1	RESTROOM RECEPTACLE	0.36		
3	20/1	EVENT COURTYARD RECEPTACLE		1.08		4	20/1	RESTROOM RECEPTACLE		0.36	
5	20/1	CONSERVATORY RECEPTACLE			1.26	6	20/1	BAR RECEPTACLE			0.18
7	20/1	CONSERVATORY RECEPTACLE	0.9			8	20/1	BAR RECEPTACLE	0.18		
9	20/1	CONSERVATORY RECEPTACLE		0.9		10	20/1	BAR RECEPTACLE		0.18	
11	20/1	CONSERVATORY RECEPTACLE			0.9	12	20/1	BAR RECEPTACLE			0.18
13	20/1	CONSERVATORY RECEPTACLE	0.72			14	20/1	BAR RECEPTACLE	0.18		
15	20/1	BAR RECEPTACLE		0.36		16	20/1	OFFICE RECEPTACLE		0.72	
17	20/1	BAR RECEPTACLE			0.18	18	20/1	CONVENIENCE RECEPTACLE			1.08
19	20/1	BAR RECEPTACLE	0.9			20	20/1	WALK IN EVAPORATOR	0.5		
21	20/1	BAR RECEPTACLE		1.08		22	20/2	WALK IN COOLER CONDENSER		1.04	
23	50/3	RTU-1			5.73	24	|	|			1.04
25	|	|	5.73			26	20/1	SPACE	0		
27	|	|		5.73		28	20/1	SPACE		0	
29	20/1	RTU SERVICE RECEPTACLE			0.18	30	20/1	SPACE			0
31	20/1	SPARE	0			32	20/1	SPACE	0		
33	20/1	SPARE		0		34	20/1	SPACE		0	
35	20/1	SPARE			0	36	20/1	SPACE			0
37	100/3	PANEL B	4.78			38	20/1	SPARE	0		
39	|	|		4.88		40	20/1	SPARE		0	
41	|	|			4.92	42	20/1	SPARE			0
								TOTAL CONNECTED KVA BY PHASE	15	16.3	15.6

	CONN KVA	CALC KVA			CONN KVA	CALC KVA	
LIGHTING	10.3	12.8	(125%)	CONTINUOUS	0	0	(125%)
LARGEST MOTOR	17.2	21.5	(125%)	HEATING	0	0	(N/A)
OTHER MOTORS	0	0	(100%)	COOLING	0	0	(N/A)
RECEPTACLES	16.9	13.5	(50%>10)	NONCONTINUOUS	0	0	(100%)
KITCHEN EQUIP	2.58	2.58	(100%)	DIVERSE	0	0	(N/A)
				METERED DEMAND	0	0	(125%)
				TOTAL KVA	46.9	50.3	
				BALANCED 3-PHASE AMPS		140	

B

ROOM UTILITY ROOM | VOLTS 208Y/120V 3P 4W | AIC 22,000
MOUNTING SURFACE | BUS AMPS 100 | MAIN BKR MLO
FED FROM A | NEUTRAL 100% | LUGS STANDARD
NOTE

CKT #	CKT BKR	CIRCUIT DESCRIPTION	LOAD KVA A	LOAD KVA B	LOAD KVA C	CKT #	CKT BKR	CIRCUIT DESCRIPTION	LOAD KVA A	LOAD KVA B	LOAD KVA C
1	20/1	LIGHTING	0.128			2	20/1	LIVING ROOM RECEPTACLE	0.36		
3	20/1	BAR LIGHTING		0.64		4	20/1	LIVING ROOM RECEPTACLE		0.72	
5	20/1	TAPE			0	6	20/1	LIVING ROOM RECEPTACLE			0.54
7	20/1	TAPE LIGHTING	0.512			8	20/1	LIVING ROOM RECEPTACLE	0.72		
9	20/1	TAPE LIGHTING		0.192		10	20/1	LIVING ROOM RECEPTACLE		0.18	
11	20/1	TAPE LIGHTING			0.448	12	20/1	RECEPTACLE			0.36
13	20/1	ENTRY COURTYARD LIGHTING	0.448			14	20/1	SPARE	0		
15	20/1	CEILING FANS		0.256		16	20/1	SPARE		0	
17	20/1	BAR LIGHTING			0.704	18	20/1	SPARE			0
19	20/1	EVENT COURTYARD LIGHTING	0.448			20	20/1	SPARE	0		
21	20/1	RESTROOM LIGHTING		1.15		22	20/1	SPARE		0	
23	20/1	BOH LIGHTING			0.768	24	20/1	SPARE			0
25	20/1	LIVING ROOM LIGHTING	0.96			26	20/1	SPARE	0		
27	20/1	ENTRY COURTYARD RECEPTACLE		0.54		28	20/1	SPARE		0	
29	20/1	ENTRY COURTYARD RECEPTACLE			0.9	30	20/1	SPARE			0
31	20/1	STOREFRONT SIGNAGE	1.2			32	20/1	SPARE	0		
33	20/1	STOREFRONT SIGNAGE		1.2		34	20/1	SPARE		0	
35	20/1	STOREFRONT SIGNAGE			1.2	36	20/1	SPARE			0
37	20/1	SPARE	0			38	-/1	SPACE	0		
39	20/1	SPARE		0		40	-/1	SPACE		0	
41	20/1	SPARE			0	42	-/1	SPACE			0
								TOTAL CONNECTED KVA BY PHASE	4.78	4.88	4.92

	CONN KVA	CALC KVA			CONN KVA	CALC KVA	
LIGHTING	10.3	12.8	(125%)	CONTINUOUS	0	0	(125%)
LARGEST MOTOR	0	0	(N/A)	HEATING	0	0	(N/A)
OTHER MOTORS	0	0	(100%)	COOLING	0	0	(N/A)
RECEPTACLES	4.32	4.32	(50%>10)	NONCONTINUOUS	0	0	(100%)
KITCHEN EQUIP	0	0	(N/A)	DIVERSE	0	0	(N/A)
				METERED DEMAND	0	0	(125%)
				TOTAL KVA	14.6	17.1	
				BALANCED 3-PHASE AMPS		47.6	

RECEPTACLE SCHEDULE

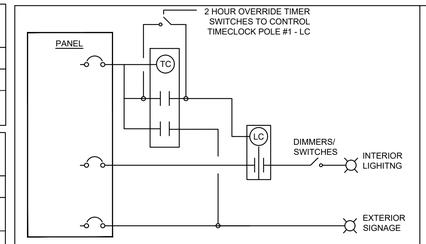
CALLOUT	SYMBOL
DUPLEX RECEPTACLE	
QUAD RECEPTACLE	

SWITCH SCHEDULE

CALLOUT	SYMBOL
OCCUPANCY SENSOR - CEILING	
OCCUPANCY SENSOR SWITCH	$ OS

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL
A	
B	
C	
D	
E	
EL	
EM	
EX	
F	
K1	
K2	
M	
P	



2 LIGHTING CONTROL

SCALE: NONE

LIGHTING CONTROL INTENT

EVENT: NORMAL BUSINESS HOURS (HOURS TO BE DETERMINED BY OWNER)
- LIGHT SWITCHES/DIMMERS AT THE LIGHTING SWITCH BANK SHALL CONTROL THE LIGHT FIXTURES.

EVENT: CONCLUSION OF BUSINESS DAY (TIME TO BE DETERMINED BY OWNER)
- TIMECLOCK SHALL SWEEP "OFF" ALL LIGHTS

EVENT: AFTER BUSINESS HOURS
- LIGHT FIXTURES SHALL REMAIN "OFF"
- IF AFTER HOURS CONTROL OF THE LIGHT FIXTURES IS DESIRED, THE OVERRIDE SWITCH SHALL SERVE AS AN OVERRIDE SIGNAL TO THE TIMECLOCK AND THE LIGHT SWITCHES SHALL BE CAPABLE OF CONTROLLING THE LIGHT FIXTURES AGAIN (2 HOUR OVERRIDE MAX).

LUMINAIRE SCHEDULE NOTES

A. REFER TO ARCHITECTURAL RCP(S), ELEVATIONS, AND DETAILS FOR LIGHTING SPECIFICATIONS. FULLY COORDINATE WITH ALL MATERIAL.

B. COORDINATE WITH ALL TRADES PRIOR TO INSTALLATION TO AVOID CONFLICTS AND ENSURE SUFFICIENT SPACE ABOVE CEILINGS.

C. ALL LUMINAIRES WITHIN A ROOM OR AREA SHALL BE CONTROLLED BY SWITCHES/OCCUPANCY SENSORS SHOWN IN THAT ROOM OR AREA U.N.O.

D. LUMINAIRES IDENTIFIED AS NIGHT LIGHT (NL) SHALL BE CONNECTED AHEAD OF ANY SWITCHING FOR CONTINUOUS OPERATION.

E. LOCATIONS OF LUMINAIRES WITHIN MECHANICAL EQUIPMENT ROOMS SHALL BE COORDINATED IN FIELD WITH INSTALLED EQUIPMENT. LUMINAIRES SHALL BE LOCATED OVER ACCESS PATHWAYS AROUND EQUIPMENT AND NOT OVER TOP OF DUCTWORK WHERE INACCESSIBLE.

F. DO NOT SUSPEND LUMINAIRES FROM PIPING OR DUCTWORK.

G. PROVIDE APPROPRIATE MOUNTING HARDWARE, UNISTRUT, ALL THREAD, ETC., AS REQUIRED TO SUPPORT ALL LUMINAIRES.

H. ALL LUMINAIRES SHALL BE U.L. LISTED.

I. INSTALL LUMINAIRES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

J. PROVIDE ALL EXIT SIGNAGE WITH APPROPRIATE MOUNTING HARDWARE AND DIRECTIONAL CHEVRONS.

K. WHERE DIMMERS ARE INDICATED ON PLAN, PROVIDE DIMMERS TESTED TO BE COMPATIBLE WITH THE FINAL FIXTURE SELECTION.

MOUNTING HEIGHTS

ALL MOUNTING HEIGHTS ARE BASED ON NECA-1, NATIONAL ELECTRICAL CONTRACTOR'S ASSOCIATION STANDARD PRACTICE OF GOOD WORKMANSHIP IN ELECTRICAL CONSTRUCTION, UNLESS OTHERWISE NOTED. ALL HEIGHTS ARE MEASURED FROM FINISHED FLOOR TO CENTERLINE OF DEVICE.

WALL SWITCHES:	48" (120 cm)
RECEPTACLE OUTLETS (GENERAL):	18" (45 cm)
RECEPTACLE OUTLETS: (KITCHEN, UTILITY ROOM, WORKBENCHES, ETC.)	42" (105 cm) OR 6" (15 cm) ABOVE COUNTERTOP
SPECIAL PURPOSE OUTLET	WITHIN 72" (180 cm) OF INTENDED USE
TELEPHONE OUTLETS	18" (45 cm)
WALL INTERCOM STATIONS	48" (120 cm)
WALL LIGHTING OUTLETS	84" (210 cm)
THERMOSTATS	48" (120 cm)

ELECTRIC ABBREVIATIONS

1Ø	SINGLE-PHASE	MC	METAL-CLAD
1P	SINGLE POLE	MCA	MINIMUM CIRCUIT AMPS
3Ø	THREE-PHASE	MCB	MAIN CIRCUIT BREAKER
4W	FOUR-WIRE	MDP	MAIN DISTRIBUTION PANEL
AF	AMPERE FRAME OR AMP FUSE	MOCP	MAXIMUM OVERCURRENT PROTECTION
AFF	ABOVE FINISHED FLOOR	MLO	MAIN LUGS ONLY
AHJ	AUTHORITY HAVING JURISDICTION	MTD	MOUNTED
AIC	AMPERE INTERRUPTING CAPACITY	MTG	MOUNTING
ALT	ALTERNATE	NA	NOT APPLICABLE
A	AMPERE	NEC	NATIONAL ELECTRICAL CODE
AT	AMPERE TRIP	NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
AV	AUDIO VISUAL		
C	CONDUIT	NEUT	NEUTRAL
cd	CANDELA	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
CD	CONSTRUCTION DOCUMENTS	NIC	NOT IN CONTRACT
CLG	CEILING	NL	NIGHT LIGHT
COMM	COMMUNICATION	NM	NON-METALLIC
CRI	COLOR RENDERING INDEX	NTS	NOT TO SCALE
CT	CURRENT TRANSFORMER	OC	ON CENTER
CU	COPPER	OD	OUTSIDE DIAMETER
DISC	DISCONNECT	PC	PHOTOCELL
EC	ELECTRICAL CONTRACTOR	PNL	PANEL
EG	EQUIPMENT GROUND	PWR	POWER
EMT	ELECTRICAL METALLIC TUBING	RCP	REFLECTED CEILING PLAN
EPO	EMERGENCY POWER OFF	RMC	RIGID METAL CONDUIT
ETR	EXISTING TO REMAIN	RMS	ROOT MEAN SQUARE
FA	FIRE ALARM	SE	SERVICE ENTRANCE
FAAP	FIRE ALARM ANNUNCIATOR PANEL	SER	SERVICE ENTRANCE RATED
FACP	FIRE ALARM CONTROL PANEL	SF	SQUARE FOOT (FEET)
FC	FOOTCANDLE	SW	SWITCH
FLA	FULL LOAD AMPS	SWBD	SWITCHBOARD
FMC	FLEXIBLE METALLIC CONDUIT	SWGR	SWITCHGEAR
GND	GROUND	TC	TIME CLOCK
GFI/GFCI	GROUND FAULT CIRCUIT INTERRUPTER	TV	TELEVISION AND/OR MONITOR
HP	HORSEPOWER	TYP	TYPICAL
IMC	INTERMEDIATE METAL CONDUIT	UL	UNDERWRITERS LABORATORY
IR	INFRARED	V	VOLT
JBOX	JUNCTION BOX	VA	VOLT AMPERE
kV	KILOVOLT	VOLT	VOLTAGE
kVA	KILOVOLT AMPERE	W	WATT
kW	KILOWATT	WH	WATER HEATER
kWH	KILOWATT HOUR	WP	WEATHERPROOF
LV	LOW VOLTAGE	XFMR	TRANSFORMER

GENERAL PROJECT NOTES

A. ALL DEVICES SHOWN ON THE EXTERIOR OF THE BUILDING SHALL BE WEATHER PROOF TYPE.

B. REFER TO ALL OTHER CONSTRUCTION TRADES' DRAWINGS' AND SPECIFICATIONS' FOR ADDITIONAL ELECTRICAL WORK THAT IS INCLUDED IN DIVISION 26'S SCOPE.

C. ALL CONDUITS RUN IN AREAS WITHOUT SUSPENDED CEILINGS SHALL BE RUN INCONSPICUOUSLY AS POSSIBLE, HIDDEN BEHIND BEAMS, TIGHT TO DECK, ETC. PAINT ALL CONDUIT TO MATCH FINISH OF EACH SPECIFIC AREA.

D. CONDUIT SHALL NOT TO BE INSTALLED WITHIN FIRE PROOFING. PROVIDE ALL REQUIRED DROP HANGERS.

E. BRANCH CIRCUIT CONDUCTORS SHALL BE SIZED FOR A MAXIMUM OF 3% VOLTAGE DROP.

F. PROVIDE ALL RACEWAY FOR HVAC THERMOSTATS AND SENSORS. THERMOSTAT AND SENSORS ARE FURNISHED AND INSTALLED UNDER MECHANICAL DIVISION 23 SCOPE.

G. PROVIDE ALL TELECOMMUNICATION, FIRE ALARM, SECURITY AND ACCESS CONTROL RACEWAYS. FIRE ALARM, SECURITY, ACCESS CONTROL AND/OR TELECOMMUNICATION SYSTEMS ARE UNDER DEFERRED SUBMITTAL UNLESS OTHERWISE NOTED.

MARQUE ENGINEERING
2055 READING ROAD, STE. 280, CINCINNATI, OH 45202
513.457.7131 - WWW.MARQUEENG.COM

STATE OF OHIO
John W. Quinlivan, P.E.
70006
REGISTERED PROFESSIONAL ENGINEER

04/24/2019

SOMERSET
131 East McMicken Avenue
Cincinnati, Ohio 45202

E3.0
ELECTRICAL SINGLE LINE DIAGRAM
24 April 2019 - revision 1

DIVISION 26 ELECTRICAL SPECIFICATIONS

26 05 01 COMMON REQUIREMENTS FOR ELECTRIC

ALL ELECTRICAL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF NFPA 70 AND ALL REGULATIONS, LAWS, AND ORDINANCES WHICH MAY BE APPLICABLE AND BY TRAINED AND LICENSED ELECTRICIANS.

BEFORE SUBMITTING A BID, EXAMINE DOCUMENTS OF ALL OTHER TRADES, VISIT THE SITE AND GET ACQUAINTED WITH ALL CONDITIONS THAT MAY IN ANY WAY AFFECT THE EXECUTION OF THIS CONTRACT. TAKE MEASUREMENTS AND BE RESPONSIBLE FOR EXACT SIZE AND LOCATIONS OF ALL OPENINGS REQUIRED. VERIFY INSTALLATION MAY BE MADE IN COMPLETE ACCORDANCE WITH ALL PERTINENT CODES AND REGULATIONS. IN THE EVENT OF DISCREPANCY, IMMEDIATELY NOTIFY THE PROFESSIONAL ENGINEER OF RECORD. DO NOT PROCEED WITH THE INSTALLATION IN AREAS OF DISCREPANCY UNTIL ALL SUCH DISCREPANCIES HAVE BEEN FULLY RESOLVED.

IT IS NOT THE INTENT OF THE DRAWINGS THAT EXISTING CONDITIONS BE ACCURATELY SHOWN. EXISTING ELECTRICAL WORK IS SHOWN TO LIMITED EXTENT ON DRAWINGS AND IS SHOWN FOR GENERAL REFERENCE ONLY. LOCATIONS AND INFORMATION WERE DERIVED FROM CURSORY SITE VISUAL OBSERVATIONS OR FROM DOCUMENTS THAT WERE PREPARED FOR PREVIOUSLY INSTALLED WORK WHEN AVAILABLE.

LIST OF EQUIPMENT, TABULATIONS OF DATA, SCHEDULES, ETC. APPEARING IN THE SPECIFICATIONS OR ON THE DRAWINGS ARE INCLUDED FOR REFERENCE BY THE CONTRACTOR IN ARRIVING AT A MORE COMPLETE UNDERSTANDING OF THE INTENDED INSTALLATION. THEY ARE NOT INTENDED OR TO BE CONSTRUED AS RELIEVING THE RESPONSIBILITY OF THE CONTRACTOR IN MAKING HIS/HER OWN TAKE-OFF AND PROVIDING ALL REQUIRED WORK.

THE WORK COVERED BY THESE SPECIFICATIONS SHALL CONSIST OF PROVIDING ALL NEW MATERIAL, LABOR, EQUIPMENT, AND SERVICES NECESSARY FOR A COMPLETE ELECTRICAL INSTALLATION AS SPECIFIED HEREIN. WORK IN THIS SECTION INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING ITEMS:

- TELEPHONE CONDUIT SYSTEM
- DATA COMMUNICATIONS CONDUIT SYSTEM
- WIRING DEVICES
- BRANCH CIRCUITING
- GROUNDING
- CONNECTION OF HVAC EQUIPMENT
- LIGHTING

WHENEVER THE WORDS "CONTRACTOR" APPEAR ON ELECTRICAL DRAWINGS OR IN THESE SPECIFICATIONS, IT SHALL REFER TO THE ELECTRICAL SUB-CONTRACTOR. WHENEVER THE WORD "PROVIDE" APPEARS IN THESE DOCUMENTS, IT SHALL BE INTERPRETED TO MEAN "FURNISH AND INSTALL".

COORDINATE ALL WORK WITH THE OWNER TO MINIMIZE INTERRUPTION OF BUILDING OPERATION. SCHEDULE OF ALL POWER OUTAGES MUST BE APPROVED BY THE OWNER PRIOR TO THE BEGINNING OF ANY WORK.

PRIOR TO ALL WORK, CAREFULLY INSPECT THE INSTALLED WORK OF ALL OTHER TRADES AND VERIFY THAT ALL SUCH WORK IS COMPLETE TO THE POINT WHERE THIS INSTALLATION MAY PROPERLY COMMENCE. COORDINATE THE INSTALLATION OF ELECTRICAL ITEMS WITH THE SCHEDULES FOR WORK OF ALL OTHER TRADES TO PREVENT UNNECESSARY DELAYS IN THE TOTAL WORK.

COORDINATE EXACT ELECTRICAL REQUIREMENTS (VOLTAGE, PHASE, AMPS, WIRING, CONNECTIONS, AND ETC.) OF EQUIPMENT FURNISHED BY OTHERS PRIOR TO PERFORMING WORK. COORDINATE MANUFACTURER'S ELECTRICAL WIRING AND CONNECTION REQUIREMENTS WITH PRODUCT DATA AND/OR SUBMITTAL DRAWINGS PRIOR TO ROUGH-IN AND FURNISHING EQUIPMENT'S OVER-CURRENT PROTECTIVE DEVICES. ALL WIRING REQUIREMENTS SHOWN ARE SCHEMATIC IN NATURE.

- COORDINATE SPECIALITY RECEPTACLE AND/OR OUTLET TYPES WITH EQUIPMENT REQUIREMENTS.
- WHEN LOOSE DISCONNECT SWITCHES ARE FURNISHED UNDER MECHANICAL CONTRACT, RECEIVE AND INSTALL AND PROVIDE ALL FINAL TERMINATIONS NECESSARY.

VERIFY ALL EQUIPMENT LOCATIONS, SWITCHES, RECEPTACLES, LIGHTING FIXTURES, ETC., IN FIELD. THE OWNER RESERVES THE RIGHT TO CHANGE LOCATION OF ANY OUTLET OR FIXTURE FOR A DISTANCE OF 15 FT. IN ANY DIRECTION FROM DRAWING LOCATION, BEFORE THE WORK IS ACTUALLY ROUGHED IN, AT NO EXTRA CHARGE.

WHERE LIGHT FIXTURE AND OTHER ELECTRICAL ITEMS ARE SHOWN IN CONFLICT WITH LOCATIONS OF STRUCTURAL MEMBERS AND MECHANICAL OR OTHER EQUIPMENT, PROVIDE ALL REQUIRED SUPPORTS AND WIRING TO CLEAR THE ENCROACHMENT.

PROVIDE ALL MISCELLANEOUS HARDWARE AND MATERIAL NOT SPECIFIED BUT NECESSARY TO PROVIDE A COMPLETE AND WORKING ELECTRICAL SYSTEM. THIS HARDWARE SHALL INCLUDE, BUT NOT BE LIMITED TO, ALL MISCELLANEOUS CONDUIT FITTINGS AND MOUNTING HARDWARE, LUMINAIRE MOUNTING HARDWARE, BRACKETS, CONNECTORS, CORDS AND PLUGS.

PROVIDE ACCESS DOORS TO PROVIDE ACCESS TO ALL J-BOXES, PULL BOXES, AND OTHER EQUIPMENT AS REQUIRED. ACCESS DOORS FOR INSTALLATION IN FIRE RATED CONSTRUCTION SHALL HAVE APPROPRIATE FIRE RATING.

DURING PROGRESS OF THE WORK, MAINTAIN ON DRAWINGS AT THE SITE, AN ACCURATE RECORD OF THE INSTALLATION OF THE ELECTRICAL SYSTEM, INDICATING ALL ITEMS WHICH HAVE BEEN CHANGED OR ADDED.

APPLY FOR AND PAY FOR ALL PERMITS AND INSPECTIONS REQUIRED BY LOCAL AUTHORITY, FOR THE APPROVAL OF WORK.

A CERTIFICATE OF FINAL INSPECTION AND APPROVAL SHALL BE SUBMITTED WITH THE CONTRACTOR'S REQUEST FOR FINAL PAYMENT. NO FINAL PAYMENT WILL BE APPROVED WITHOUT THIS CERTIFICATE.

GUARANTEE ALL WORKMANSHIP, MATERIAL, AND EQUIPMENT AND REPLACE ANY FOUND DEFECTIVE WORK WITHOUT COST TO THE OWNER, FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE.

ALL MATERIALS, APPARATUS AND EQUIPMENT SHALL BEAR THE SEAL OF UNDERWRITERS LABORATORIES INC. (UL) OR A SIMILAR CREDIBLE TESTING AGENCY. DESIGN BASIS MANUFACTURERS OF MATERIAL AND EQUIPMENT ARE SPECIFIED AND PLANS ARE DETAILED ACCORDING TO THIS MATERIAL. CONTRACTOR SHALL BASE HIS BID ON FURNISHING AND INSTALLING THIS MAKE OF MATERIAL AND EQUIPMENT.

AN ACCEPTABLE MANUFACTURER'S NAME AND MODEL NUMBER OF A PRODUCT MAY BE PROVIDED IN THESE DOCUMENTS. THIS IS THE EQUIPMENT INCLUDED DURING THE DESIGN PROCESS AND FORMS THE BASIS OF A STANDARD OF QUALITY. WHERE MORE THAN ONE MAKE OF MATERIAL OR EQUIPMENT IS SPECIFIED, THE CONTRACTOR SHALL STATE IN HIS BID WHICH MAKE HE PROPOSES TO FURNISH AND INSTALL. SHOP DRAWING APPROVAL SHALL BE OBTAINED PRIOR TO SHIPMENT OF EQUIPMENT.

VERIFY THE MODEL NUMBER OR PRODUCT IS STILL ACCURATE AND MEETS ALL REQUIREMENTS SHOWN ON THE DRAWINGS. IF THERE IS A DISCREPANCY BETWEEN THE REQUIREMENTS AND THE PRODUCT OR MODEL NUMBER, THE STRICTER OF THE TWO SHALL GOVERN.

26 05 03 SUBMITTALS FOR ELECTRICAL SYSTEMS

SUBMIT SHOP DRAWINGS AND/OR PRODUCT DATA (ELECTRONIC COPIES) ON THE FOLLOWING ITEMS FOR REVIEW BEFORE FABRICATION OR SHIPMENT:

- PANEL BOARDS AND CIRCUIT BREAKERS
- DISCONNECT SWITCHES
- WIRING DEVICES
- LIGHTING
- LIGHTING CONTROLS (SWITCHES - TOGGLE, DIMMER, OCCUPANT SENSORS, ETC.)
- DISTRIBUTION PANELS

MAINTENANCE MANUALS: THE MANUALS SHALL INCLUDE WIRING DIAGRAMS, MAINTENANCE AND OPERATING INSTRUCTIONS, PARTS LISTINGS, AND COPIES OF OTHER SUBMITTALS INDICATED FOR INCLUSION.

REVIEW AND CORRECTIONS OR COMMENTS MADE ON SHOP DRAWINGS, PRODUCT DATA: CATALOGS, CUT SHEETS, CHARTS, AND OTHER ITEMS DURING CONSTRUCTION PHASE SUBMITTAL REVIEW DO NOT RELIEVE CONTRACTOR FROM COMPLIANCE WITH REQUIREMENTS OF THE CONTRACT DOCUMENTS, FOR PROVIDING A COMPLETE AND FUNCTIONING PROJECT, NOR SHALL THEY RELIEVE CONTRACTOR FROM RESPONSIBILITY FOR DEVIATIONS OR ERRORS OF ANY SORT. THIS REVIEW IS FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH INFORMATION GIVEN AND THE DESIGN CONCEPT EXPRESSED IN THE CONTRACT DOCUMENTS. CONTRACTOR REMAINS RESPONSIBLE FOR DETERMINING THE ACCURACY AND COMPLETENESS OF OTHER DETAILS SUCH AS DIMENSIONS AND QUANTITIES, FOR SUBSTANTIATING INSTRUCTIONS FOR INSTALLATIONS, VERIFYING MATERIALS REQUIRED, OBTAINING FIELD MEASUREMENTS AND RELATED CRITERIA, COORDINATING WORK WITH OTHER DISCIPLINES AND PERFORMING WORK IN COMPLIANCE WITH THE CONTRACT DOCUMENTS.

ANY CHANGES TO ITEMS SPECIFIED MUST BE SUBMITTED IN WRITING AS A SUBSTITUTION, WITH COMPLETE DOCUMENTATION OF PRICE DIFFERENTIAL AND EQUIPMENT DETAILS.

26 05 05 - EXISTING CONDITIONS & DEMOLITION

DO NOT REUSE REMOVED ELECTRICAL MATERIALS UNLESS SPECIFICALLY INDICATED ON DRAWINGS. EXISTING WIRING SYSTEMS MAY BE UTILIZED ONLY TO THE EXTENT INDICATED ON DRAWINGS.

IF REQUIRED TO ACCOMMODATE CONSTRUCTION RELATED ACTIVITIES TEMPORARILY REMOVE, STORE IN PROTECTED LOCATION ON SITE, AND REINSTALL CONFLICTING ELECTRICAL EQUIPMENT, LUMINAIRES, OR DEVICES THAT ARE TO REMAIN OR TO BE RELOCATED.

WHERE THE TERM "DEMOLITION" IS USED HEREIN, INTERPRET IT TO MEAN "DEMOLITION" OR "SELECTIVE DEMOLITION" WHERE APPLICABLE.

PROVIDE ELECTRICAL DEMOLITION WORK AS REQUIRED TO ACCOMMODATE PROJECT DEMOLITION AND AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION. DISCONNECT AND REMOVE WORK TO BE ABANDONED, AND AS REQUIRED TO ACCOMMODATE WORK OF OTHER TRADES, IN AREAS AFFECTED BY THIS PROJECT.

MAINTAIN EXISTING ELECTRICAL SERVICE AND FEEDERS TO OCCUPIED AREAS AND OPERATIONAL FACILITIES, UNLESS OTHERWISE INDICATED, OR WHEN AUTHORIZED OTHERWISE IN WRITING BY OWNER'S REPRESENTATIVE. PROVIDE TEMPORARY SERVICE DURING INTERRUPTIONS TO EXISTING FACILITIES. SCHEDULE MOMENTARY OUTAGES WHEN NECESSARY FOR REPLACING EXISTING WIRING SYSTEMS WITH NEW WIRING SYSTEMS. WHEN THAT "CUTTING-OVER" HAS BEEN SUCCESSFULLY ACCOMPLISHED, REMOVE RELATED WIRING THAT HAS BEEN ABANDONED.

CAREFULLY COORDINATE WORK AND SYSTEM SHUTDOWNS IN ADVANCE WITH OWNER'S REPRESENTATIVE, AND WITH AFFECTED TRADES SO THAT NORMAL BUILDING ACTIVITIES AND OTHER CONSTRUCTION TRADES ARE MINIMALLY AFFECTED. PERFORM ELECTRICALLY RELATED CONSTRUCTION WORK, WHICH WILL AFFECT AN OCCUPIED AREA (INCLUDING THOSE WHICH ARE LOCATED OUTSIDE THE IMMEDIATE AREA OF PROJECT WORK) AT SPECIAL TIMES AS DIRECTED BY OWNER'S REPRESENTATIVE IN FIELD.

PROVIDE WORK IN A MANNER THAT ENSURES EXISTING SYSTEMS AND COMPONENTS REMAIN FULLY OPERATIONAL IN OCCUPIED SPACES DURING OCCUPIED PERIODS.

PROVIDE AND MAINTAIN TEMPORARY PARTITIONS AND DUST BARRIERS ADEQUATE TO PREVENT THE SPREAD OF DUST AND DIRT TO ADJACENT FINISHED AREAS AND OTHER SYSTEM COMPONENTS. PROTECT ADJACENT INSTALLATIONS DURING CUTTING AND PATCHING OPERATIONS. REMOVE PROTECTION AND BARRIERS AFTER DEMOLITION OPERATIONS ARE COMPLETE.

INSPECT EXISTING ELECTRICAL WORK IN AREAS ACCESSED UNDER THIS PROJECT AND BRING INTO COMPLIANCE WITH CURRENT NFPA 70. THIS APPLIES ONLY TO THE EXTENT THAT SUCH WORK IS UNCOVERED IN THE IMMEDIATE PROJECT AREAS AFFECTED BY CONSTRUCTION ACTIVITIES, AND ONLY TO THE LIMITED EXTENT THAT IT APPLIES TO PRE-EXISTING GENERAL INSTALLATION METHODS SUCH AS MISSING JUNCTION BOX PLATE, OPEN JUNCTION BOX KNOCKOUT, MINOR CONDUIT RE-ANCHORING AND MINOR EXPOSED WIRING/CONNECTIONS. IF MORE EXTENSIVE CODE OR SAFETY VIOLATIONS ARE DISCOVERED, IMMEDIATELY BRING THEM TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE (DETAILED IN WRITING) ALONG WITH PROPOSED COST FOR CORRECTIONS AND IMPACT (IF ANY) ON THE CONSTRUCTION SCHEDULE.

THE FOLLOWING APPLIES TO ELECTRICAL MATERIALS THAT WILL REMAIN OR BE REUSED UNDER THIS PROJECT: PROTECT DURING CONSTRUCTION ACTIVITIES:

- DETERMINE WHICH EXISTING BRANCH CIRCUITS MUST REMAIN ACTIVE. RECONNECT (OR MAINTAIN IN OPERATION WHERE APPLICABLE) AND SCHEDULE THEM IN THE PANELBOARD(S).
- EXISTING BRANCH CIRCUIT AND SYSTEMS CONDUIT, NOT CONFLICTING WITH NEW CONSTRUCTION AND NOT CONFLICTING WITH OVERHEAD OR CEILING CAVITY REQUIREMENTS, MAY BE RE-USED AT THE DISCRETION OF THE ELECTRICAL INSTALLER (AFTER ALL ABANDONED CONDUCTORS AND CABLES HAVE BEEN REMOVED FROM THEM). DO NOT EXCEED NFPA 70 REQUIRED CONDUIT FILL AND DO NOT INSTALL WIRING FED FROM DIFFERENT SOURCES IN COMMON CONDUIT.
- COMPLETELY RE-TYPE PANELBOARD DIRECTORIES FOR PANELBOARD(S) AFFECTED BY THIS PROJECT USING ACCURATE "AS-BUILT" INFORMATION.
- WHERE APPLICABLE ENSURE THAT RECONNECTED SHARED NEUTRALS ARE PROPERLY BALANCED WITH THE CORRECT PHASE CONDUCTORS.
- WHERE APPLICABLE, PROVIDE CORRECT COLOR-CODING FOR INSULATION OF RECONNECTED CONDUCTORS IN A MANNER COMPLIANT WITH NFPA 70.
- FOR ALL EXISTING LUMINAIRES SCHEDULED FOR REUSE, REMOVE FROM EXISTING CEILINGS DURING DEMOLITION; PROTECT DURING CONSTRUCTION; CLEAN, SERVICE (IF REQUIRED), RE-LAMP (WITH LAMPS TO MATCH BUILDING STANDARD OR PER THIS SECTION AS NOTED) AND REINSTALL AT LOCATIONS INDICATED. RE-LAMP LUMINAIRES IMMEDIATELY PRIOR TO OCCUPANCY OF THE FINISHED CONSTRUCTION AREA.
- CLEAN COMPONENTS TO BE REUSED INSIDE AND OUT, AND REINSTALL WHERE INDICATED ON DRAWINGS. MODIFY AND EXTEND RELATED EXISTING BRANCH WIRING AND/OR CONTROL WIRING ACCORDINGLY TO INCLUDE CONDUIT, CABLING, ETC.

DEMOLITION

DISCONNECT AND REMOVE WORK TO BE ABANDONED, AND AS REQUIRED TO ACCOMMODATE WORK OF OTHER TRADES, IN AREAS AFFECTED BY THIS PROJECT UNLESS SPECIFICALLY NOTED OTHERWISE ON PLANS OR DETERMINED OTHERWISE DURING PRE-DEMOLITION SURVEY.

REMOVE ACCESSIBLE ABANDONED, INACTIVE AND OBSOLETE RACEWAY SYSTEMS. REMOVE ABANDONED, INACTIVE AND OBSOLETE WIRING AND CONTROLS. REMOVE ABANDONED, INACTIVE AND OBSOLETE EQUIPMENT, LUMINAIRES AND DEVICES. ABANDONED RACEWAYS EMBEDDED IN FLOORS, WALLS, AND CEILINGS MAY REMAIN IF SUCH MATERIALS DO NOT INTERFERE WITH NEW INSTALLATIONS. REMOVE ABANDONED ELECTRICAL MATERIALS ABOVE ACCESSIBLE CEILINGS.

REMOVE RELATED ABANDONED UNUSED RACEWAY BACK TO THE NEAREST RESPECTIVE "UPSTREAM" JUNCTION BOX THAT REMAINS ACTIVE EVEN IF OUTSIDE OF THE CONFINES OF THE PROJECT AREA.

REMOVE ABANDONED UNUSED WIRING BACK TO ITS SOURCE EVEN IF SOURCES ARE OUTSIDE THE CONFINES OF THE PROJECT AREA.

EXTEND RACEWAY AND WIRING AS REQUIRED TO ACCOMMODATE NEW OR RELOCATED ELECTRICAL WORK.

LOCATE, IDENTIFY, AND PROTECT ELECTRICAL SERVICES PASSING THROUGH DEMOLITION AREAS AND SERVING OTHER AREAS OUTSIDE THE DEMOLITION LIMITS. MAINTAIN SERVICES TO AREAS OUTSIDE DEMOLITION LIMITS. WHEN SERVICES MUST BE INTERRUPTED, INSTALL TEMPORARY SERVICES FOR AFFECTED AREAS.

IT IS RECOGNIZED THAT THERE MAY BE SOME CONDUIT SYSTEMS RENDERED INACTIVE BY DEMOLITION, CAUSING DISCONNECTION OF "DOWNSTREAM" OUTLETS, ETC. INVESTIGATE THESE TYPES OF CONDITIONS (FOR ALL SYSTEMS) PRIOR TO DEMOLITION. PROVIDE NECESSARY CORRECTIVE ELECTRICAL WORK PRIOR TO DEMOLITION TO ENSURE THAT SUCH "DOWNSTREAM" DEVICES REMAIN PERMANENTLY ACTIVE THROUGHOUT DEMOLITION, DURING NEW CONSTRUCTION, AND AFTER PROJECT COMPLETION.

PERFORM CUTTING AND PATCHING REQUIRED FOR DEMOLITION.

COORDINATE WORK CAREFULLY WITH OWNER PRIOR TO BEGINNING ELECTRICAL DEMOLITION WORK.

MAINTAIN (OR RECONNECT IF APPLICABLE) REMAINING WIRING.

REMOVE AND RELOCATE WIRING, DEVICES, CONDUIT, ETC. THAT CONFLICT WITH CONSTRUCTION RELATED WORK OF OTHER TRADES AS NECESSARY TO ACCOMMODATE NEW WORK OF RESPECTIVE TRADE.

PROVIDE ELECTRICAL DISCONNECTIONS, AND RECONNECTIONS WHERE APPLICABLE, FOR EQUIPMENT TO BE REMOVED (OR RELOCATED) BY OTHER TRADES.

REFER TO OWNER'S REPRESENTATIVE FOR DISPOSAL INSTRUCTIONS FOR ABANDONED ELECTRICAL MATERIALS REMOVED DURING DEMOLITION AND THEREAFTER. NEATLY STORE ELECTRICAL MATERIALS THAT THE OWNER ELECTS TO RETAIN AT THE SITE AS DESIGNATED BY THE OWNER'S REPRESENTATIVE. LEGALLY DISPOSE OF MATERIALS THAT THE OWNER ELECTS NOT TO RETAIN.

DISCONNECT AND REMOVE ELECTRICAL MATERIALS DESIGNATED FOR SALVAGE (REMOVAL AND REUSE, OR FOR TURNING OVER TO OWNER) UNDAMAGED. DISCONNECT AND REMOVE WIRING AND "WHIPS" FROM EQUIPMENT TERMINAL POINTS.

CAREFULLY TRANSPORT SALVAGED ELECTRICAL MATERIALS TO A PROTECTED ON-SITE STORAGE LOCATION AS DIRECTED IN FIELD AND NEATLY STORE THEM GROUPED BY SYSTEM TYPE.

LEGALLY DISPOSE OF MATERIALS TO SALVAGED OR RETAINED.

26 05 19 LOW VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES

FURNISH AND INSTALL ALL NECESSARY CABLE OF THE SIZE AND TYPE INDICATED ON THE DRAWINGS. ALL WIRE SHALL BE COPPER UNLESS OTHERWISE SPECIFIED.

NO CONDUCTOR SMALLER THAN NO. 12 AWG SHALL BE USED UNLESS OTHERWISE INDICATED. IN GENERAL, CONDUCTORS SMALLER THAN NO. 12 WILL BE PERMITTED ONLY FOR COMMUNICATION, SIGNAL, OR CONTROL CIRCUITS.

PROVIDE THE FOLLOWING MINIMUM AWG CONDUCTOR SIZES FOR GENERAL BRANCH CIRCUITING AND GROUNDS THAT ARE NOT INDICATED ON DRAWINGS. ALL WIRING IS BASED ON USING COPPER CONDUCTORS UNLESS OTHERWISE INDICATED. WHERE APPLICABLE INCREASE AS REQUIRED TO ACCOMMODATE VOLTAGE DROP AND TO ACCOMMODATE SPECIAL CONDITIONS. DO NOT DERATE ANY GROUNDED (NEUTRAL) CONDUCTORS. TEMPERATURE RATINGS LISTED BELOW PERTAIN TO BOTH WIRE AND TERMINATIONS.

SOURCE BREAKER/FUSE	60 DEG. C RATING AWG WIRE SIZE	EQUIPMENT GROUNDING AWG WIRE SIZE
15 AMPERE	#12	#12
20 AMPERE	#12	#12
25 AMPERE	#10	#10
30 AMPERE	#10	#10
35 AMPERE	# 8	#10
40 AMPERE	# 8	#10
45 AMPERE	# 6	#10
50 AMPERE	# 6	#10
60 AMPERE	# 4	#10
70 AMPERE	# 4	#8
80 AMPERE	# 3	#8
90 AMPERE	# 2	#8
100 AMPERE	# 1	#8

CONDUCTORS SHALL BE CONTINUOUS FROM OUTLET TO OUTLET, NO SPLICES SHALL BE PERMITTED EXCEPT AT OUTLETS. ALL ELECTRICAL CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH NEC.

COLOR CODING IS REQUIRED FOR ALL SERVICE, FEEDER, BRANCH, CONTROL, AND SIGNALING CIRCUIT CONDUCTORS. INSULATION COLOR FOR NEUTRALS SHALL BE WHITE FOR 120 VOLT CIRCUITS. EQUIPMENT GROUNDING CONDUCTORS SHALL BE GREEN. THE COLOR OF THE INSULATION OF THE UNGROUNDED CONDUCTORS SHALL BE AS FOLLOWS:

208Y/120V SYSTEM: BLACK, RED, BLUE AND WHITE (NEUTRAL)
480Y/277V SYSTEM: BROWN, ORANGE, YELLOW AND GRAY (NEUTRAL)
EQUIPMENT GROUNDING: GREEN
ALL UNGROUNDED CONDUCTORS OF THE SAME COLOR SHALL BE CONNECTED TO THE SAME UNGROUNDED FEEDER CONDUCTOR.

USE NO WIRE SMALLER THAN NO. 12 AWG, RATED AT 600 VOLTS, FOR POWER AND LIGHTING CIRCUITS AND NO SMALLER THAN NO. 14 FOR CONTROL WIRING. BRANCH CIRCUIT CONDUCTORS FOR 20 AMPERE, 120 VOLT CIRCUITS SHALL BE NO. 12 AWG, WITH CONDUCTOR FROM PANEL BOARD TO THE FIRST OUTLET AS FOLLOWS:

0 - 75 FEET----------#12 AWG
75 -150 FEET----------#10 AWG
150-250 FEET----------# 8 AWG
250-350 FEET----------# 6 AWG

ALL JOINTS AND SPLICES SHALL BE MADE MECHANICALLY AND ELECTRICALLY SECURE. ALL SPLICES AND JOINTS SHALL BE MADE WITH APPROVED SOLDERLESS CONNECTORS, PROPERLY INSTALLED.

TYPE MC CABLE MAY MAY BE USED FOR SHORT (LESS THAN 6 FEET) FINAL CONNECTIONS ONLY.

26 05 26 GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS

ALL WIRE FOR GROUNDING PURPOSE SHALL BE STRANDED COPPER, OR COPPER CLAD STEEL AS REQUIRED FOR TYPE AND SIZES INDICATED ON DRAWINGS.

METAL RACEWAYS MAY NOT BE USED FOR EQUIPMENT GROUNDING CONDUCTOR.

PROPERLY GROUND ALL MOTORS, TRANSFORMERS, EQUIPMENT, CONDUITS, SWITCH GEAR, ETC.

GROUND ALL LUMINAIRES BY INSTALLING A SEPARATE GREEN GROUND WIRE IN ANY FLEXIBLE CONDUIT BETWEEN OUTLET BOX AND FIXTURE.

26 05 29 HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS

CONDUIT SHALL BE SUPPORTED BY APPROVED STRAPS, FASTENERS AND HANGERS. HANGERS SHALL BE SUSPENDED FROM RODS. PERFORATED STRAPS WILL NOT BE ACCEPTABLE. FASTENERS SHALL BE LEAD EXPANSION SHIELDS IN BLOCK OR CONCRETE, TOGGLE BOLTS IN HOLLOW WALLS, MACHINE SCREWS ON METAL SURFACES AND WOOD SCREWS ON WOOD CONSTRUCTION.

ALL CONDUIT SHALL BE SUPPORTED INDEPENDENTLY FROM ALL OTHER BUILDING SYSTEMS AND SHALL BE SUPPORTED DIRECTLY FROM STRUCTURAL COMPONENTS. AT BUILDING EXPANSION JOINTS AND WHERE DEFLECTION IS EXPECTED, CONDUITS SHALL BE PROVIDED WITH EXPANSION FITTINGS WITH BONDING JUMPERS. CONDUITS PASSING THROUGH STRUCTURAL MEMBERS SHALL BE PROVIDED WITH STUB AND COUPLING OR SLEEVE IN THE MEMBER. WHERE MOISTURE CONDITIONS ARE ENCOUNTERED, A HOLE SHALL BE DRILLED AT THE LOWEST POINT IN THE CONDUIT RUN.

26 05 33 RACEWAYS AND BOXES FOR ELECTRICAL SYSTEMS

CONCEAL CONDUIT AND EMT WITHIN FURNISHED WALLS, CEILINGS, AND FLOORS UNLESS OTHERWISE INDICATED. INSTALL CONDUITS PARALLEL OR PERPENDICULAR TO BUILDING LINES.

INTERIOR CONDUIT SHALL BE OF SUFFICIENT SIZE AND INSTALLED SO THE REQUIRED NUMBER OR CONDUCTORS CAN BE INSERTED OR REMOVED WITHOUT INJURY TO, OR EXCESSIVE STRAIN UPON, THE INSULATION. THE MINIMUM CONDUIT SIZE SHALL BE 3/4" UNLESS OTHERWISE NOTED.

CONDUITS SHALL BE RUN CONTINUOUS FROM OUTLET TO OUTLET AND SHALL BE FASTENED TO ALL BOXES AND CABINETS WITH DOUBLE LOCKOUTS, TO PROVIDE CONTINUITY OF GROUND, AND A BUSHING. THE FULL NUMBER OF THREADS MUST PROJECT BEYOND LOCKOUT IN BOXES AND CABINETS TO ALLOW THE BUSHING TO BUTT UP TIGHT AGAINST THE END OF THE CONDUIT.

CONDUIT RUN EXPOSED SHALL RUN PARALLEL, OR PERPENDICULAR TO WALLS, CEILINGS, OR PRINCIPAL FRAMING MEMBERS. IT IS REQUIRED THAT ALL CONDUIT BE INSTALLED TO REFLECT NEAT, CAREFUL WORKMANSHIP THROUGHOUT THE JOB. CONDUIT WHICH HAS BEEN CRUSHED, DAMAGED, OR DEFORMED IN ANY WAY SHALL NOT BE INSTALLED IN THE JOB. CONDUIT SHALL BE INSTALLED IN SUCH A MANNER AS TO INSURE AGAINST TROUBLE FROM COLLECTION OF TRAPPED CONDENSATE, AND ALL RUNS OF CONDUIT SHALL BE FREE OF SUCH TRAPS WHEREVER POSSIBLE.

ALL CONDUIT HANGERS AND SUPPORTS SHALL BE RIGIDLY FASTENED TO THE BUILDING STRUCTURE. NO CONDUIT SHALL BE SUPPORTED FROM DUCTWORK, PIPING, OR CEILING GRID SYSTEMS.

PROVIDE FIRE SEALS WHEREVER CONDUIT PENETRATES FIRE WALLS, CEILING OR RATED FLOOR SLABS.

RIGID STEEL CONDUIT SHALL BE USED FOR ALL CONDUIT RUNS INSTALLED IN CONCRETE SLABS, IN ALL POURED CONCRETE CONSTRUCTION AND ALL APPLICATIONS INSIDE BUILDING REQUIRING 2" OR LARGER IN SIZE. CONDUIT SHALL BE SUPPORTED AT INTERVALS NOT-TO-EXCEED 7 FEET FOR 3/4" CONDUIT, 8 FEET INTERVALS FOR CONDUIT ON 1" TO AND INCLUDING 2", AND 10 FEET FOR CONDUITS 2-1/2" OR LARGER.

RIGID CONDUIT (ALUMINUM) SHALL NOT BE INSTALLED IN POURED CONCRETE. ALUMINUM CONDUIT MAY BE USED FOR SWITCH LEGS AND BRANCH CIRCUITS IN PARTITIONS, ABOVE CEILING, AND WHERE CONDUIT RUN IS EXPOSED. CONDUIT SHALL BE SUPPORTED AT INTERVALS NOT-TO-EXCEED 7 FEET FOR 3/4" CONDUIT, 8 FEET INTERVALS FOR CONDUIT 1" TO AND INCLUDING 2".

ELECTRICAL METALLIC TUBING (THIN WALL) MAY BE USED FOR SWITCH LEGS (EXCEPT IN POURED CONCRETE WALLS) AND BRANCH CIRCUITS IN PARTITIONS, ABOVE CEILINGS, AND WHERE CONDUIT RUN IS EXPOSED. CONDUIT SHALL BE SUPPORTED AT INTERVALS NOT-TO-EXCEED 7 FEET FOR 3/4" CONDUIT, 8 FEET INTERVALS FOR CONDUIT 1" TO AND INCLUDING 1-1/2". EMT LARGER THAN 1-1/2" WILL NOT BE PERMITTED.

PLASTIC CONDUIT (PVC): PLASTIC CONDUIT MAY BE USED FOR UNDERGROUND CONDUIT RUNS OUTSIDE BUILDING AND BELOW FLOOR SLAB. UNDERGROUND CONDUIT RUNS OUTSIDE BUILDING SHALL BE A MINIMUM OF 2'-6" BELOW GRADE. CONDUIT RUN BELOW FLOOR SLAB SHALL BE A MINIMUM OF 12" BELOW FLOOR SLAB.

FLEXIBLE CONDUIT SHALL BE USED BETWEEN OUTLET BOXES IN HUNG OR FURRED CEILINGS AND RECESSED LIGHTING FIXTURES. FLEXIBLE CONDUIT SHALL NOT EXCEED 6 FEET IN LENGTH.

LIQUID TIGHT FLEXIBLE CONDUIT SHALL BE USED FOR FINAL CONNECTIONS TO ALL MOTORS. LIQUID TIGHT FLEXIBLE CONDUIT SHALL BE USED FOR FINAL CONNECTIONS TO ALL MOTORS OR DEVICES WHICH DO OR MAY VIBRATE. LIQUID TIGHT FLEXIBLE CONDUIT SHALL NOT EXCEED 3 FEET IN LENGTH.

PROVIDE SEALING BUSHINGS IN ALL UNDERGROUND CONDUITS AS REQUIRED TO PREVENT THE ENTRY OF MOISTURE INTO ELECTRICAL EQUIPMENT.

PROVIDE CONDUIT EXPANSION FITTINGS WHERE CONDUIT CROSSES A BUILDING EXPANSION JOINT, AND IN ALL STRAIGHT CONDUIT RUNS 200 FEET OR LONGER.

ALL OUTLET, SWITCH, JUNCTION AND PULL BOXES SHALL BE MADE OF CODE GALVANIZED STEEL COMPLETE WITH RINGS AND SCREW COVER PLATES AND LOCATED WHERE SHOWN AND NOTED ON DRAWINGS. WHERE CONDUIT IS CONCEALED, BOXES SHALL NOT BE LESS THAN 4" SQUARE X 1-1/2" DEEP. ALL BOXES SHALL BE EQUIPPED WITH PROPER COVERS TO BRING FLUSH WITH FINISHED WALL SURFACE.

USE GANG BOXES WHERE MORE THAN ONE DEVICE IS TO BE INSTALLED AT THE SAME LOCATION.

ALL BOXES FOR CONCRETE WORK SHALL BE OF TYPE ESPECIALLY DESIGNED FOR INSTALLATION IN CONCRETE.

PROVIDE OUTLET BOX ACCESSORIES AS REQUIRED FOR EACH INSTALLATION, INCLUDING MOUNTING BRACKETS, WALLBOARD HANGERS, EXTENSION RINGS, FIXTURE STUDS, CABLE CLAMPS, AND METAL STRAPS FOR SUPPORTING OUTLET BOXES, COMPATIBLE WITH OUTLET BOXES BEING USED AND MEETING REQUIREMENTS OF INDIVIDUAL WIRING SITUATIONS.

PULL BOXES (NOT SHOWN ON THE CONTRACT DRAWINGS) SHALL BE INSTALLED AS REQUIRED TO FACILITATE PULLING OF CONDUCTORS ON LONG RUNS. PULL BOXES LOCATED IN FLOORS SHALL BE FLUSH WITH FINISHED FL

SALE/PURCHASE AND DEVELOPMENT AGREEMENT

THIS SALE/PURCHASE AND DEVELOPMENT AGREEMENT ("Agreement") dated as of the latest date set forth on the attached signature pages ("Effective Date") is made by and between the **Hamilton County Land Reutilization Corporation**, an Ohio nonprofit community improvement corporation organized and existing under Ohio Revised Code ("R.C.") Chapters 1724 and 1702 ("Seller") and **Black Lodge LLC**, an Ohio limited liability company ("Purchaser") (Seller and Purchaser may jointly be referred to as the "Parties").

The Parties agree as follows:

1. Agreement to Purchase and Sell. Seller shall sell to Purchaser and Purchaser shall purchase from Seller, for the price and on the terms and conditions set forth in this Agreement, certain real estate located at **137, 139, and 141 East McMicken Avenue, Cincinnati, Ohio 45202**, and known as **Hamilton County Parcel Nos. 094-0007-0212-00, 094-0007-0211-00, and 094-0007-0210-00** (collectively, the "Property").

2. Representation and Warranties.

2.1. Purchaser. Purchaser represents and warrants to the following:

i. Purchaser does not own any real property that is in violation of state and/or local codes or has a history of code violations, unless such status may be attributed solely to a prior owner.

ii. Purchaser has not been the subject of criminal/civil prosecution for property maintenance code infractions within the last five years. Purchaser does not own real property with a history of chronic nuisance status, except if such status may be attributed solely to a prior owner.

iii. Purchaser does not own real property that is in a tax-delinquent status.

iv. Purchaser has not been the owner of real property on which any foreclosure filing has been commenced within the last five years.

v. Purchaser is a resident of Hamilton County or Purchaser has designated a local agent authorized to accept notice or service of process on behalf of Purchaser.

vi. Purchaser has the financial ability and expertise to successfully complete all of the property-specific redevelopment activities required in **Appendix A** ("Redevelopment Activities").

vii. The Property is not being acquired by Purchaser with any intent for re-sale before the full completion of all the Redevelopment Activities.

viii. Purchaser represents and warrants that no oral or written representations, covenants, or warranties have been made to Purchaser by Seller, or by any agent, real estate broker, or salesperson acting for Seller.

ix. Purchaser represents and warrants that Purchaser has not been represented and/or has not had any contact with any agent, real estate broker, or salesperson in connection with this Agreement or the Property other than NONE, and Purchaser agrees to indemnify and hold harmless Seller from any costs, claim, or expense by any other agent, real estate broker, or salesperson in connection with the purchase of the Property.

x. If Purchaser is an entity and not accepting title in an individual capacity, that Purchaser and its signatory has the full authority to enter into this Agreement and accept title to the Property.

3. Purchase Price. The price for the Property shall be $1,000.00 per parcel, for a total purchase price of **$3,000.00** (the "Purchase Price"), adjusted in accordance to the terms of this Agreement, paid in cash or certified funds by Purchaser at the closing. All checks shall be made payable to the Hamilton County Land Reutilization Corporation.

4. Closing Date. Upon payment by Purchaser of the Purchase Price, Seller agrees to deliver to Purchaser a quit-claim deed to the Property. The Parties agree to payment and delivery of the quit-claim deed on or before the **date that is 30 days from and after the Effective Date** ("Closing Date"). The Closing Date may be extended by mutual agreement of the Parties. Purchaser and Seller agree that time is of the essence.

5. Closing, Conveyance, and Recording of Deed. Within seven days of the Closing Date, Purchaser shall transfer the Property into Purchaser's name, record the deed for the Property, pay any associated fees or expenses, and take possession of the Property. If the Parties elect to use a vendor offering closing services, then Purchaser shall pay all associated closing costs.

6. Property Taxes. Purchaser assumes responsibility for property taxes incurred after the Closing Date on the Property. For as long as Purchaser owns or maintains control of the Property, Purchaser shall pay all property taxes and special assessments that become due in a timely manner.

7. Condition of Title. Purchaser acknowledges that the Property may have title defects or other conditions impacting the marketability of title and that Purchaser is accepting the Property via a quit-claim deed, without representation or warranty from Seller as to the condition of title, and in an as-is condition. Purchaser shall rely on Purchaser's own diligence and investigation in regards to the condition of title and hold Seller harmless from any and all claims arising from title defects. If Purchaser gives notice to Seller of an objection to the condition of title prior to the Closing Date, then Seller shall have a reasonable amount of time to cure such defect and the Closing Date shall be rescheduled accordingly. If Seller is not able to cure said defect after a reasonable amount of time, then Purchaser may terminate this Agreement.

8. Possession. Purchaser shall not take possession or begin work, in any form, to the Property or its grounds, prior to the Closing Date in the Agreement, unless specifically authorized in writing by Seller.

9. Inspection. Purchaser may inspect the Property within 20 days after the Effective Date ("Inspection Period") at Purchaser's sole cost. Seller agrees that Purchaser may take all reasonable steps necessary to gain adequate access to the Property, and Seller shall, upon request of Purchaser, make reasonable efforts to assist Purchaser in gaining access to the Property. Purchaser, upon written

notice via e-mail to Seller given within the Inspection Period, may terminate this Agreement if, upon inspection, Purchaser is unsatisfied with the condition of the Property. However, if Purchaser does not give notice to Seller within the Inspection Period, then Purchaser waives this contingency and shall be obligated to close on the Property.

10. "AS IS" Condition. Regardless of Purchaser's decisions regarding inspection, Purchaser agrees to purchase the Property "AS IS" and "WHERE IS" in its present condition without reliance on any warranties or representations of Seller and agrees to accept all risk of defects with the Property. Property's "as is" condition may include both patent and latent defects, including, but not limited to, various outstanding building or housing code violations, structural instability, major systems defects (electrical, heating, plumbing), basement moisture, leaks or flooding, etc.

11. Waiver and Indemnity. Neither Seller, nor any of its agents and employees, makes any representations whatsoever regarding the existence of any potential hazards, environmental or other, on the Property. Purchaser accepts any risk, during inspection or otherwise, and waives any claims or liability against Seller for any harmful effects from potential hazards. These potential environmental hazards include, but are not limited to: Lead Based Paint, Asbestos, Urea-Formaldehyde Foam Insulation, Radon Gas, Mold or Black Mold, or any other potentially toxic substances. Potential other hazards include, but are not limited to, unsafe floors, roofs, stairs, walls, etc.

12. Personal Property. Purchaser acknowledges that the items of personal property are not included in the sale. If personal property is left on or about the Property, Seller makes no warranty, expressed or implied, as to its condition or title.

13. Property-Specific Development Requirements. Purchaser shall timely fulfill all the Redevelopment Activities required in **Appendix A**. Purchaser shall notify Seller, verbally or via e-mail, when the Redevelopment Activities are complete.

14. Compliance with Applicable Law. This Agreement does not act as an exemption from any federal, state, or local law. Purchaser shall comply with all applicable laws during Purchaser's ownership of the Property and during all Redevelopment Activities. This includes, but is not limited to, the following: building code requirements, zoning code compliance, historic preservation requirements, and procedures required by local government entities for ownership and maintenance of vacant or blighted properties.

15. Termination by Seller before Closing Date. If at any time before the Closing Date Purchaser breaches this Agreement or Seller becomes aware that Purchaser does not have the ability or intent to fulfill the terms of this Agreement or has made a misrepresentation to Seller, then Seller may terminate the Agreement. The termination is effective immediately upon written notice via e-mail to Purchaser.

16. Default after Closing Date.

16.1 Notice and Opportunity to Cure. If, after the Closing Date, Purchaser fails to satisfy any of the requirements outlined on **Appendix A** of this Agreement, then Seller shall give notice to Purchaser of such default. The notice shall be in writing and sent via e-mail (with a hard copy sent in accordance with Section 17.1) to Purchaser. Purchaser, within 30 days of the notice being sent, shall remedy the default or shall present a plan to Seller to remedy such default. If Purchaser presents a plan in lieu of immediately remedying the default, to avoid a

default such plan must be accepted by Seller as a cure in a signed writing. If Seller specifically provides in the written notice of default for additional time to remedy, then the included time-frame shall control.

16.2. Remedy and Damages. If, under the preceding sub-section, Purchaser defaults and does not remedy the default within the given time, Purchaser shall be in breach of this Agreement. Then upon Seller's request, Purchaser shall re-convey the Property to Seller for $1.00. Seller shall be entitled to retain the Property and any improvements made without compensation to Purchaser. If Seller deems, given the circumstances, that this re-conveyance would be unreasonably burdensome or Purchaser is unable to re-convey the Property with clear, marketable title to Seller, then Seller may accept monetary damages in lieu of re-conveyance. The Parties agree that Seller is charging less than the fair market value for the Property in order to incentivize the Redevelopment Activities and their associated beneficial economic impact. Therefore, in the event of default, Seller shall be entitled to and Purchaser liable for the following damages:

(i) Seller's out-of-pocket costs that improved the condition of the Property before the Closing Date;

(ii) Seller's legal costs, including but not limited to reasonable attorney fees, incurred during any action to enforce any of Seller's rights under this Agreement.

17. General Provisions.

17.1 Notices. Unless this Agreement explicitly provides for notice via e-mail, any notice to be given under this Agreement shall be in writing, shall be addressed to the party to be notified at the address set forth below or at such other address as each party may designate for itself from time to time by notice hereunder, and shall be deemed to have been given upon the earliest of (i) three days following deposit in the U.S. Mail, with proper postage prepaid, certified or registered, with return receipt requested, or (ii) the next business day after delivery to a regularly scheduled overnight delivery carrier with delivery fees either prepaid or an arrangement, satisfactory with such carrier, made for the payment of such fees, or (iii) receipt of notice given by email or personal delivery:

If to Purchaser: Black Lodge LLC
Attn: James Fisher
131 E. McMicken Ave., Cincinnati, OH 45202
Email: james@roadtrippers.com
Phone: 917-688-9887

If to Seller: Hamilton County Land Reutilization Corporation
Attn: Megan Meyer
3 East 4th Street, Suite 300, Cincinnati, OH 45202
Email: mmeyer@cincinnatiport.org
Phone: 513-632-3755

17.2 Governing Law and Venue. This Agreement is governed under Ohio law, and any claim arising from this Agreement shall be brought in the appropriate Hamilton County, Ohio Court.

17.3 Assignment and Delegation. Purchaser may not assign any rights or delegate any performance under this Agreement without the prior written consent of Seller. Any prohibited assignment shall be void. Seller may assign any rights or delegate any obligations under the Agreement.

17.4 Successors and Assigns. This Agreement binds and benefits the Parties and their respective permitted successors or assigns.

17.5 Risk of loss. Risk of loss shall remain on Seller until the earlier of the Closing Date or Purchaser's possession.

17.6 Severability. If any provision of this Agreement is illegal or unenforceable, the other provisions of this Agreement remain in effect. The unenforceable provision shall be revised to reflect the original intent of the Parties to the maximum extent permitted by law.

17.7 Entire Agreement. This Agreement contains the complete and final understanding of the Parties and supersedes all other previous agreements between the Parties.

17.8 No Merger. This Agreement shall not be merged into the deed for the Property and will survive the delivery of that deed.

17.9 Amendment. Any amendments made to the terms contained within this Agreement must be in writing and executed by both parties.

17.10 Counterparts. This Agreement may be executed in counterparts, each shall be regarded as an original and all of which shall constitute but one and the same Agreement.

17.11 Affidavit of Title. Seller may, in its own discretion, record an affidavit of title with the Recorder of Hamilton County, Ohio stating Purchaser's contractual obligations under the Agreement.

17.12 Evidence of Value in Board of Revisions. Since this transaction includes non-monetary consideration to Seller, Purchaser shall not use the Purchase Price as evidence of the Property's fair market value to contest the Property's value in front of the Hamilton County Board of Revisions.

17.13 Lead-Based Paint Disclosure. N/a.

17.14 Evidence of Authority. If Purchaser's signatory of this Agreement is not accepting title in an individual capacity, upon request of Seller, Purchaser shall provide to Seller, prior to the Closing Date, adequate evidence that Purchaser is acting with proper authority to complete the transaction contemplated by this Agreement.

17.15 Waiver. The Parties agree that the failure by either party to enforce any term or provision of this Agreement against the other shall not be deemed a waiver of the party's right to enforce such term or provision against the other party.

Intending to be legally bound, the Parties have entered into this Agreement as of the Effective Date.

SELLER:

Hamilton County Land Reutilization Corporation

By: Port of Greater Cincinnati Development Authority
Its: Management Company

By: _____
Susan E. Thomas, Executive Vice President

Date: _____

PURCHASER:

Black Lodge LLC

By: _____
Print Name: _____
Title: _____

Date: _____

Appendix A
(Property-Specific Requirements)

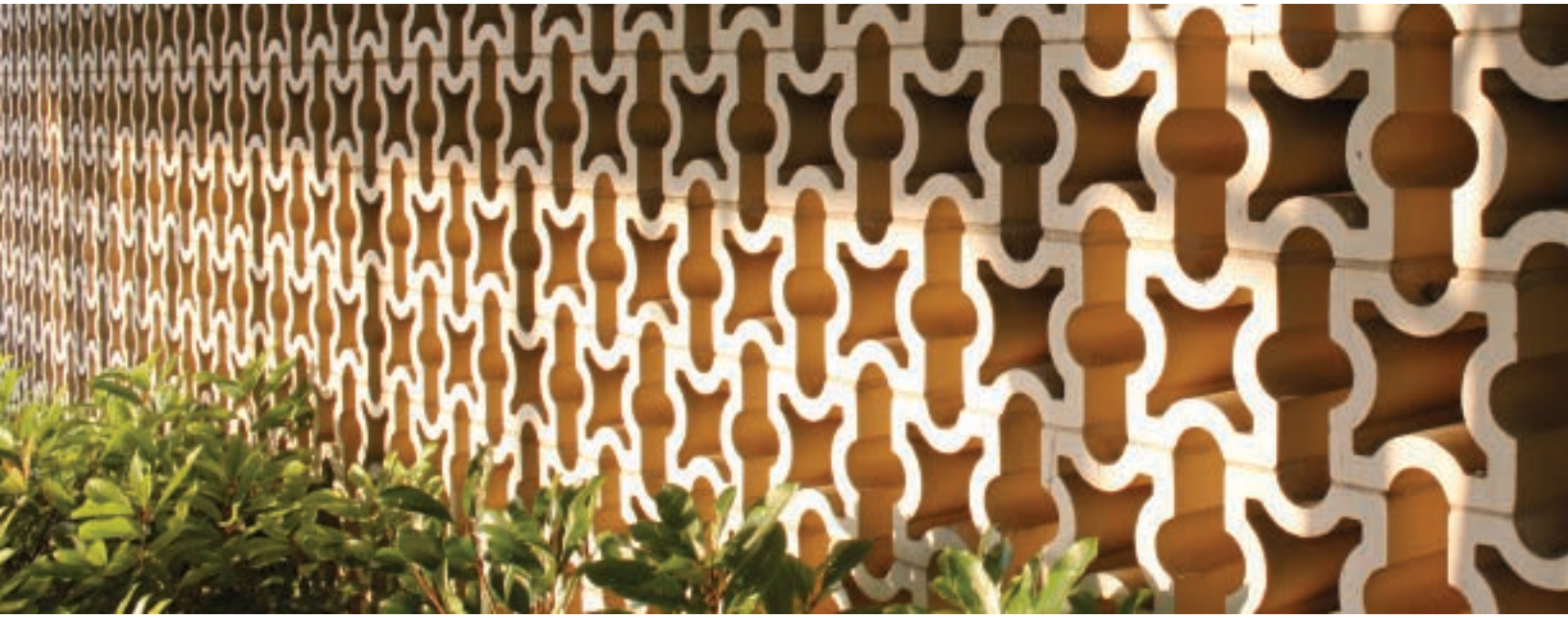
1. Property Taxes and Assessments. During the time that the Purchaser owns or maintains control of the Property, the Purchaser shall pay all property taxes and assessments levied on the Property by the Hamilton County Auditor in a timely manner and as they become due.

2. Property Site Nuisance Conditions. Purchaser shall remedy the Property's landscaping and yard of all Nuisance Conditions, as defined below, if any, within **6 months from the Closing Date**. Further, Purchaser will keep the Property's landscaping and yard free from any Nuisance Conditions during the time that Purchaser owns or maintains control of the Property. "Nuisance Conditions" for this provision means any violation of Chapter 731 of the City of Cincinnati's Municipal Code.

3. Property Redevelopment. Within **12 Months of the Closing Date**, the Purchaser shall extend Purchaser's adjacent garden onto the Property. Purchaser may conduct other greening and beautification activities on the Property such as, by way of example only, supplemental landscaping, planting of trees, or installation of a fence. The property shall remain landscaped green space for **at least five years** from and after the date of Closing.

Purchaser's Initials: _____ **Date: _____**

ELGIN | BUTLER



S-804-8 "Snowflake" in Buff (#9000)
SW Methodist Medical Center – San Antonio, TX

Solar Screen Tile

Extruded Clay Masonry

Designed for functional architecture, Elgin Butler Solar Screen Tile is a clay masonry screen wall system that combines privacy with security, day lighting with shade, and air flow for natural ventilation. The units are offered in a variety of patterns and designs, and in natural earth tones of unglazed and coated masonry. Custom patterns and colors are also available.

Decorative. Functional. Sustainable. Solar Screen Tile does not require refinishing, thus saving money and energy over the life of the project—an ideal solution for environment-friendly projects.

ELGIN | BUTLER
GREEN BUILDING

TYPICAL APPLICATIONS INCLUDE:

- Parking Garages
- Cooling Towers
- Screen Fencing
- Patio Screens
- Swimming Pool Screens
- Security Screen Walls for Exterior Stair Wells
- Building Chiller Plant Screens
- Refuse/Trash Collector Screens

ELGIN | BUTLER

Solar Screen Tile Product Information

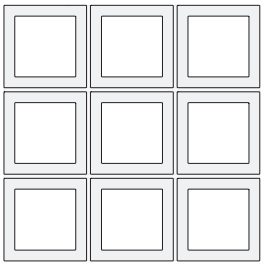


Contact manufacturer to discuss glaze options.

- 7-5/8" (194 mm) Height x 7-5/8" (194 mm) Length, with a bed depth of either 5-5/8" (143 mm) or 7-5/8" (194 mm), as specified
- All finishes regardless of color shall be fused to the body at temperatures in excess of 2000°F (1093°C)
- Standard color offerings include #9000 Buff, #9600 Gray, or #3300 Sonora Rose Coating
- Pattern to be selected from the manufacturers current standard offering: S-801 "Square," S-802 "Diamond-In-A-Square," S-804 "Snowflake," and S-811 "X"

SPECIFICATION

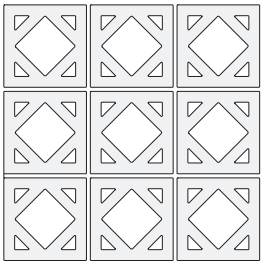
Solar Screen Tile shall be Quality Ceramic Fire Clay Units as manufactured by Elgin Butler Company or approved equal and conforming to the specifications ASTM C-530-99, Grade SE for durability, Type STA for dimensional tolerances maximum of 1/4" (7 mm). Non-loadbearing only; sized for 3/8" (10 mm) mortar joints.



Square Pattern

S-801-6
S-801-8

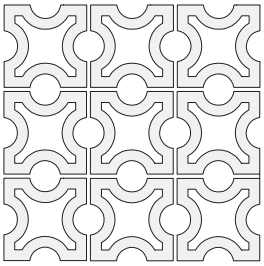
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Diamond-In-A-Square Pattern

S-802-6
S-802-8

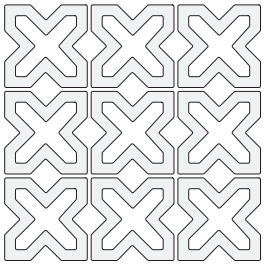
6" x 8" x 8"
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Snowflake Pattern

S-804-6
S-804-8

6" x 8" x 8"
8" x 8" x 8"



X Pattern

S-811-6
S-811-8

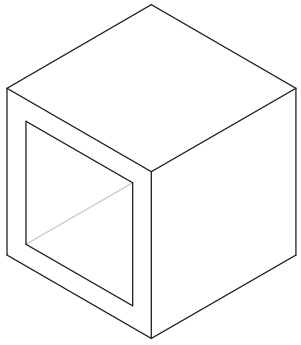
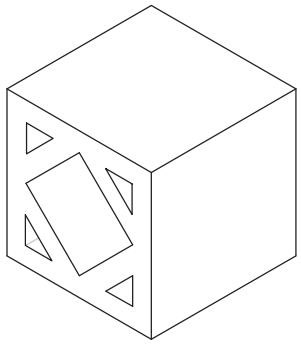
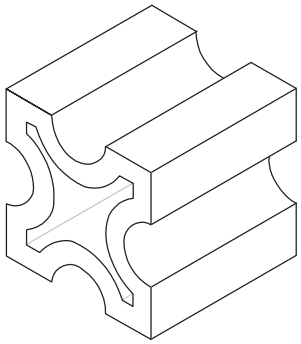
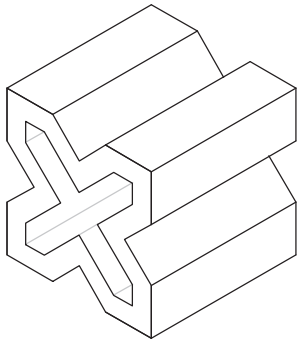
6" x 8" x 8"
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090610000-002

Designs shown in stack bond, a different effect is created when laid in different bonding patterns.

Elgin Butler Company
365 FM 696, Elgin, Texas 78621
p (512) 285-3356 f (512) 281-2487
contact@elginbutler.com
www.elginbutler.com

PRODUCTS FOR CREATIVE ARCHITECTURE .

Name	Unit Designation	Bed Depth	Shape (Nominal 8" x 8")	Cu. Ft. Mortar/100 SF
Square	S-801-6	6"		4.72
	S-801-8	8"		6.4
Diamond-In-A-Square	S-802-6	6"		4.72
	S-802-8	8"		6.4
Snowflake	S-804-6	6"		2.98
	S-804-8	8"		4.04
"X"	S-811-6	6"		3.66
	S-811-8	8"		4.9

ITEM 5 May 20, 2019

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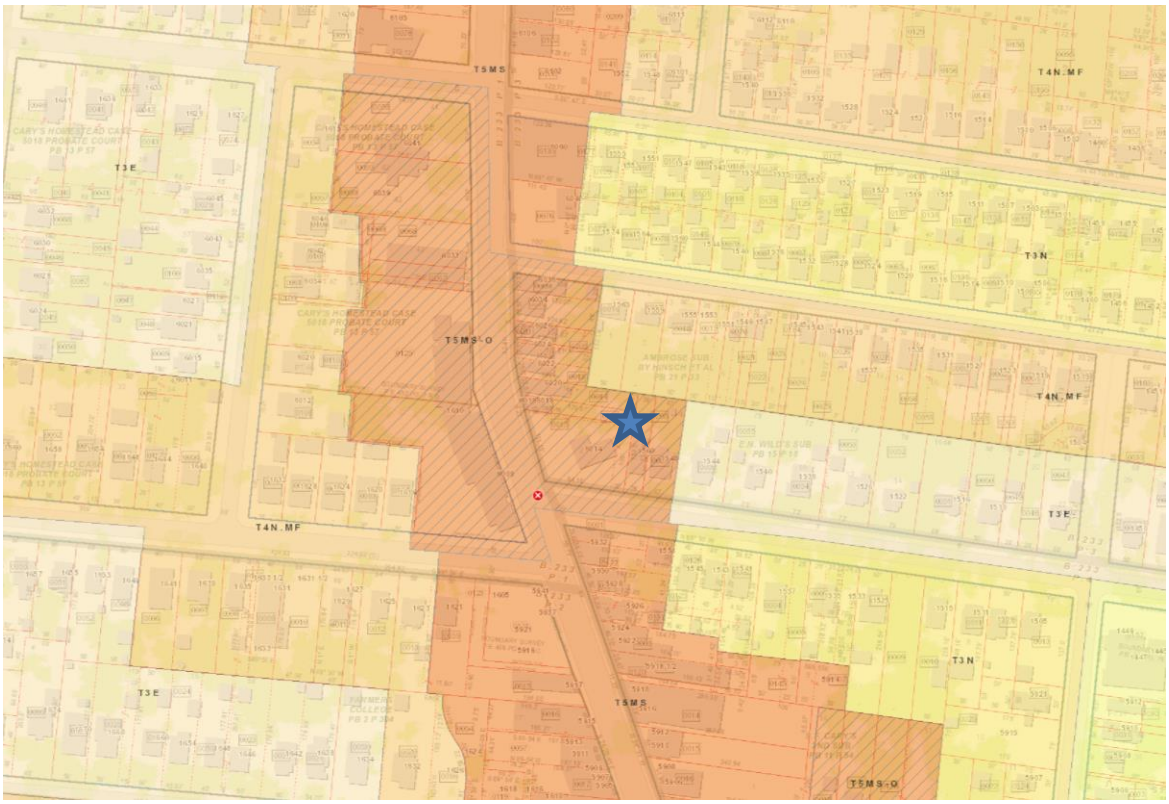
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Use Variance for the Fuel Sales

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T[illegible] [illegible]

(a) Can the property be put to any economically viable use under any of the permitted uses in the zoning district?

- T[illegible] R[illegible] F[illegible] S[illegible] [illegible] T[illegible] [illegible] 2013.
- T[illegible] 9[illegible] A[illegible] BUSTER [illegible] S[illegible] 1[illegible] 0[illegible] A[illegible] U[illegible]
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(c) The hardship condition is not created by actions of the applicant

- T[illegible] r[illegible] [illegible] r[illegible] d[illegible] d[illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] d r[illegible] 201[illegible]. T[illegible] [illegible] [illegible] d[illegible] r[illegible] d[illegible] [illegible] [illegible] r[illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [



(f) The variance will be consistent with the general spirit and intent of the Zoning Code

- The purpose of the MS-O Main Street Overlay District is to implement the Comprehensive Plan for the Bridge Corridor as "to provide a focal point for [illegible] and to encourage [illegible]. The [illegible]
  - Site [illegible]
  - Site [illegible]
  - Building [illegible]
  - Site [illegible]
  - Use [illegible]

The [illegible] Site [illegible]

(g) The variance sought is the minimum that will afford relief to the applicant

- The [illegible]

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city of CINCINNATI
BUILDINGS & INSPECTIONS

ADJUDICATION/DENIAL LETTER
Date: Feb 1, 2019
Location: 6014 Hamilton Ave
Request: Use Variance
Zoning District: T5 MS-O; College Hill Historic District

Applicant Name: Harry Pearce

The City of Cincinnati appreciates receiving your information regarding your proposed project. The purpose of this letter is to inform you that your proposed project will be required to get Zoning Use Variance from the Historic Conservation Board as it is within a Historic Conservation Overlay Zone.

All documents **that are checked** on the Documents Required for Historic Conservation Board Review are a required part of the submission and the submission will not be considered complete unless all of these documents are included. Please submit **only** 3 copies application and all documents that are required. You will be required to submit 10 copies of the packet closer to the date of the Historic Conservation Board meeting. When you submit the copies of the application, the Documents Required Sheet must be submitted as well. **A $900 fee is required with the submission as well.** The next deadline is February 8, 2019, 2018 for the March 25, 20198 Historic Conservation Board Meeting.

Your request also does not comply with the City of Cincinnati Zoning Code for the following reason(s):

1. As per the T5 MS-O zoning code Section 1703-2.80 a use variance approval is required as your proposed fuel sales/gas station use is prohibited in this zoning district. Please submit a use variance application to the Law Department.

The 3 copies of the applications and documents required will be turned into the *Law Department- Office of Administrative Boards*. Their office is located on the 5th floor of 805 Central Avenue in the Permit Center. It is highly encouraged that you make an appointment for submission to guarantee that your submission will be accepted by the deadline. Appointments can be made with Kasandra Maynes at 513-352-1559.

You may also contact me at the information listed below with historic conservation or zoning questions, concerns or to make an appointment.

Sincerely,

Beth Johnson

Beth Johnson
Urban Conservator
(p): 513-352-4848
(e): beth.johnson@cincinnati-oh.gov

or provide all information requested, your application may be denied.

☑	**Submit three (3) copies and one (1) digital copy of the documents listed below.** *A digital copy is a cd, thumb drive, etc... Do not email documents.
☑	**Denial letter from Zoning Department, or signed letter from a Zoning Plans Examiner.**
☑	Written statement required in Section 6 of application.
☐	Applications requesting development permission in a Hillside Overlay District must meet the additional requirements found in Cincinnati Municipal Code 1433-15. Please ensure your application meets these requirements.
☑	Survey plats, site plans, or other accurate drawings showing boundaries, dimensions, areas, topography, and frontage of the property involved, as well as the location and dimensions of all structures existing and proposed from the nearest property lines. When landscaping is required by the zoning code, a landscaping plan must also be provided.
☑	Plans, architectural drawings, photographs, elevations, specifications, and other detailed information fully depicting the exterior appearance of the existing and proposed construction, including parking and access, exterior lighting, landscaping, and signs involved in the application.
☐	If the Hamilton County Auditor's official records do not list the applicant or owner as the owner of the property, please provide a lease, contract to purchase, or other agreement demonstrating the applicant or owner's legal basis to seek the relief requested.
☑	Other documents or information you intend to introduce at the hearing on this application.
☐	A list of witnesses and expert witnesses who you expect to testify at the hearing on this application.
☐	A non-refundable application fee. The fee must be paid with a check made payable to "City of Cincinnati." Fees are as follows: **Use Variances - $900; Residential Projects (RCO) One -, Two -, and Three- Family Dwelling - $300; Non-residential Projects (Non-RCO) - $500.**

To help avoid delays, it is strongly suggested that you present your application to neighboring property owners and any interested neighborhood community groups prior to the hearing on your application. This will give you a prior opportunity to address your neighbors' concerns or objections and can facilitate the approval of your application.

Revised 07/01/2017

CINCINNATI'S HISTORIC CONSERVATION OFFICE
Documents Required for
Historic Conservation Board Review

The Historic Conservation Office will provide this list with the required items checked off once an Adjudication/Denial letter is issued.

- ☑ 3 complete hard copies at the time of application.
- ☑ All drawings formatted to 11x17 or 12x18.
- ☑ Digital copy in PDF format provided on CD, USB drive, or emailed to beth.johnson@cincinnati-oh.gov
- ☑ Adjudication/Denial Letter and this checklist
- ☐ Certificate of Appropriateness Application Form
- ☐ A letter/narrative statement of intent and how the project meets the applicable Historic Conservation Guidelines
- ☑ Zoning Hearing Examiner Application Form
- ☑ A letter/narrative statement required in Section 6 of the Zoning Hearing Examiner Application
- ☐ The Hamilton County Auditors record or other documentation showing property ownership
- ☐ A letter/email of permission from owners, lease, contract to purchase or other agreement demonstrating the applicant or owner's legal basis to seek the COA or Zoning Relief
- ☐ A list of the applicants' witnesses and expert witnesses who you expect to testify at the hearing or legal counsel, if any
- ☑ 8 business days before the hearing date 10 hard copies and a digital copy in one pdf or for the final board packet. Drawings must be formatted and retain the proper scale in 11x17 or 12x18.
- ☑ Other Documents or information applicant wants to present for their case
- ☑ Non-Refundable Application Fee. Checks made payable to the City of Cincinnati. $900.00

All Drawings and Plans must include the following

- ☑ A graphic scale required on all drawings
- ☑ North arrows on all site, context and floor plans
- ☑ Elevations labeled with North, South, East West, front, side and rear labels
- ☑ Street names labeled
- ☑ Date and/or revision dates

Architectural Drawings and Plans

- ☑ An index of drawings located on the first sheet
- ☑ Context Map showing the building within at least a block of context
- ☑ Existing and proposed site plans including
  - Parcel/boundary lines
  - Building footprints and dimensions labeled
  - Setback dimensions from all property lines labeled
  - Existing and proposed principal and accessory buildings, including location, dimensions, and height labeled;
  - All properties and their structures immediately adjacent to the site
- ☐ Existing and proposed elevation drawings
  - Total Height from grade to top of the building
  - Total height- ASL (Above Sea Level)
  - Materials labeled
- ☐ Existing and proposed floor plans and roof plans (with chimney locations)
  - Residential and Commercial Spaces labeled. Residential Spaces must be numbered.
  - Square feet of commercial spaces listed

- Location of trash storage and Utilities

☐ Site section and/or Site elevations including any adjacent properties
☑ Driveways, sidewalks, walkways, terraces, and other paved surfaces
☑ Existing and proposed accessory structures, including walls, fences, porches, lighting, signs, and other site improvements;
☑ Existing and proposed landscape areas and materials, if proposed to be altered;
☐ Proposed materials, textures, and colors. Include Make, model and series for proposed materials
☑ Labeled photos of all sides of the building and a 1 block streetscape context in all directions
☐ Site line drawings for any roof additions.
☐ A color rendering, axonometric drawings and/or perspective of the proposed construction (required on infill projects)

Required if applicable to the project

☐ Historic Sanborn Maps of the site
☐ Window brochures and cut sheet
☐ Roof product information (brochure)
☐ Garage door brochures
☐ Sample materials or color samples. _____
☐ Fence drawings of style, fence brochures or photo of a sample fence
☐ Signs; drawings, photo showing the sign on the building, mounting info, materials, colors and illumination
☐ Mature tree removal requires a letter from an arborist stating its poor health
☐ All written correspondence submitted by the applicant and other affected persons
☐ Tentative project schedule
☐ Egress Plan/Route to Building Code Compliance (roof decks, multi-family developments)
☐ _____
☐ _____
☐ _____

Demolition (full or partial) for Historic Conservation Districts and Landmarks

☐ Demolition Case Sheet and all required information listed on the sheet unless otherwise not required by the Urban Conservator in writing and provided with application.
☐ Statement of plans for the property after demolition.

Hillside Overlay Zone (CZC § 1433)

☐ A development plan, accompanied by a property survey, showing existing vegetation and proposed development, and where applicable, streets, drives, parking areas, walkways, heights of structure(s), location of structures, elevation and setback of proposed buildings, drainage, existing contours and proposed grading and new landscaping plans, proposed uses and square footage of uses and recreational facilities;
☐ A preliminary geotechnical evaluation;
☐ A determination of the maximum building envelope;
☐ Average slope/grade of the property; and
☐ Graphic illustrations demonstrating that the proposed improvement or new structure has not exceeded the maximum building envelope

For additional questions contact Beth Johnson, Urban Conservator at 513-352-4848 or beth.johnson@cincinnati-oh.gov

Note: The aforementioned information is general in nature. Additional information may be required by the Urban Conservator once the application is submitted. Please use this list to plan for the potential documents that could be required for a submission.

April 24th 2019

To: The Historic zoning board

From: Hank Pearce owner of the property at 6014 hamilton av.

Subject: Estimated cost of tank removal

Because of the age of the property, and it being a gas station for the last 83 years, estimates for tank removal could run anywhere from $55,000 to $95,000.

2/8/2019

To: Historical Zoning Hearing Board

Ladies and Gentelmen of The Board:

First let me introduce myself. I am Hank Pearce, a second generation owner of a family business that has been in College Hill since 1936 (83 yrs.} and as such, is the oldest business in the district. From the start, we were always a gas station and auto repair service station in this community. Many of our current customers have been doing business with us for over 50 years.

In the begining the building was so small that my dad and uncle could not fit in the orignal building at the same time. {See attached photo collage} Later it was expanded to a 4 bay garage with gas in the 1950's. Remodeled in the 60's. In 1984 I bought the property from my father who was retiring . From there I made a sizable investment in

modernization. New pumps, canopy and self serve gas to meet with the times. I also opened a small convenience store at that time. From 1984 to 2012 I operated these businesses. At this time, due to economic reasons, I decided to lease the gas and C-store to a tenant. In 2015 I terminated the lease and decided to look for a long term partner or buyer for the gas business, but I still operate the garage business. I put our tanks and pumps into temporary closure as required by the State of Ohio (BUSTER) and started looking for a long term partner or buyer for the gas business. Recently I have found a buyer only to discover the city had removed our gas sales zoning because they said it had been abandoned for several years. I have never received any notice of this change and only found this out by my own investigation. I want to emphasize that we were never closed down nor had we abanded gas but rather we were in a temporary state closure until we could secure a tenant or buyer.

My property is not a viable piece of property for anything other than that of a gas station. The tanks and pumps are there and meet all the state requirments (see state certificate asttached) and have been inspected and approved by the Cincinnati Fire Marshall's office for present standards(see letter attached) . If we are not

allowed to sell gasoline it would create an extreme hardship for myself financially and I would not be able to market this property.

At one time there where 9 gas stations in College Hill. Today Pearce's is the only one between North Side and North College Hill.

There are a number of senior living centers in College Hill and many older people. These citizens are not comforatable driving outside of their community. They would like the convenience of purchasing gas in their own neighborhood.

College Hill is undergoing a great revitalization and I would like to be part of it rather than be a vacant lot or something less desirable. My request has been supported by both the College Hil Forum and CHURC the urban redevelopment group.(see Letters Attached) It is for all these reasons that I ask you to reinstate my zoning, via my varience request, and allow me to sell gasoline once again.

Thank you.

Sincerely,

1936 HAMILTON AV AND PEARCE'S



THE 1950'S AND 60'S

1990 REMODEL



FACING EAST TOWARDS MARLOWE AV

FRONT AND SOUTH SIDE OF BUILDING



FACING NORTH TOWARDS HAMILTON AV

FRONT AND SOUTH SIDE OF BUILDING



FACING EAST 0F HAMILTON AV

FRONT AND NORTH SIDE OF BUILDING



FACING SOUTH TOWARDS MARLOWE

NORTH SIDE OF BUILDING



FACING WEST TOWARDS HAMILTON AV

REAR OF BUILDING



FACING WEST TOWARDS HAMILTON AV

REAR OF BUILDING

College Hill Forum - P.O. Box 24160 – Cincinnati, OH 45224 – 513-591-3777

April 25, 2019

Beth Johnson, Urban Conservator
Urban Conservation Permit Center
805 Central Avenue, Suite 500
Cincinnati, OH 45202

TO: Beth Johnson
FR: College Hill Forum community council
RE: Request for zoning variance for permit to pump gas at 6014 Hamilton Ave.

At the regular monthly meeting of the College Hill Forum community council meeting on April 23, 2019, designated as an open meeting, a majority of those in attendance and voting voted to support Mr. Hank Pearce's request for a letter of support in his efforts to regain a permit to pump gas at 6014 Hamilton Ave., the location of a business he has owned since 1984.

Mr. Pearce's gas station was grandfathered in when College Hill adopted (and has embraced) the Forum Based Code.

Sincerely,

Phyllis Slusher, President
College Hill Forum community council
Pslusher11@icloud.com
513-607-9672

city of CINCINNATI
FIRE & RESCUE

To Whom it May Concern:

The two 6,000-gallon gasoline tanks located at 6014 Hamilton Avenue have been pumped out and there is a ½ inch of remaining fluid in the tank. This is considered normal. An out of service permit has been taken out for these two tanks. The permit expires on March 5, 2020.
The two 6,000-gallon tanks are considered a temporary closure.

In addition, there is a 1,000-gallon used oil tank at 6014 Hamilton Avenue which is still showing as in service.

If you have any further questions, feel free to contact me.

Thank You,

Robert A. Hart
Cincinnati Fire Department
Fire Prevention Captain
513-352-7597 Office
513-240-1402 Cell
513-352-7579 Fax
robert.hart@cincinnati-oh.gov

MASTER CERTIFICATE OF COVERAGE

Master Certificate No. **4755**

The Petroleum Underground Storage Tank Release Compensation Board

pursuant to Ohio Revised Code (O.R.C.) section 3737.91, issues this Master Certificate of Coverage and statement of entitlement from the Ohio Financial Assurance Fund ("the Fund") to the following responsible person owning a petroleum underground storage tank ("UST"):

Harry Pearce
6014 Hamilton Avenue
Cincinnati, OH 45224

Period of Coverage: Effective Date: **03/06/2019** Expiration Date: June 30, 2019

Deductible Amount: $ **55,000.00** *USTs Assured in the Period of Coverage:* **3**

This Master Certificate of Coverage is in effect for the stated Period of Coverage for which the responsible person has made the required payment to the Fund and certified to the Board compliance with petroleum UST rules adopted by the State Fire Marshal under O.R.C. section 3737.88. Such coverage is limited to the USTs declared and assured pursuant to the facility information the responsible person provided to the Board on the 2018 Application for Certificate of Coverage.

The responsible person has demonstrated to the Board Financial Responsibility in compliance with O.A.C. 1301:7-9-05 promulgated by the State Fire Marshal for the following deductible amount:

$55,000.00

Subject to the condition that the responsible person issued this Master Certificate of Coverage pay any supplemental fee assessed by the Board under O.R.C. section 3737.91(C) during the Period of Coverage, the amount of coverage to which the responsible person is entitled pursuant to division (D)(3) of O.R.C. section 3737.91 is as follows:

any single release — $1,000,000.00 (minus the deductible amount)

maximum annual Fund disbursement — $ **1,000,000.00** (minus the deductible amount)

This Master Certificate of Coverage is subject to all limitations, exclusions, and conditions stated in Chapter 3737 of the Ohio Revised Code and the Rules of the Petroleum Underground Storage Tank Release Compensation Board and the State Fire Marshal as stated in the Ohio Administrative Code (O.A.C.). Such limitations, exclusions, and conditions include, but are not limited to, the limitations, exclusions, and conditions contained in the 2018 Coverage Addendum available on the Board's website, www.petroboard.org. To obtain a printed copy, contact the Board's office at 614-752-8963 or 800-224-4659.

James R. Rocco

James R. Rocco, Chairman
Petroleum Underground Storage Tank
Release Compensation Board

04/29/2019
Date of Issuance



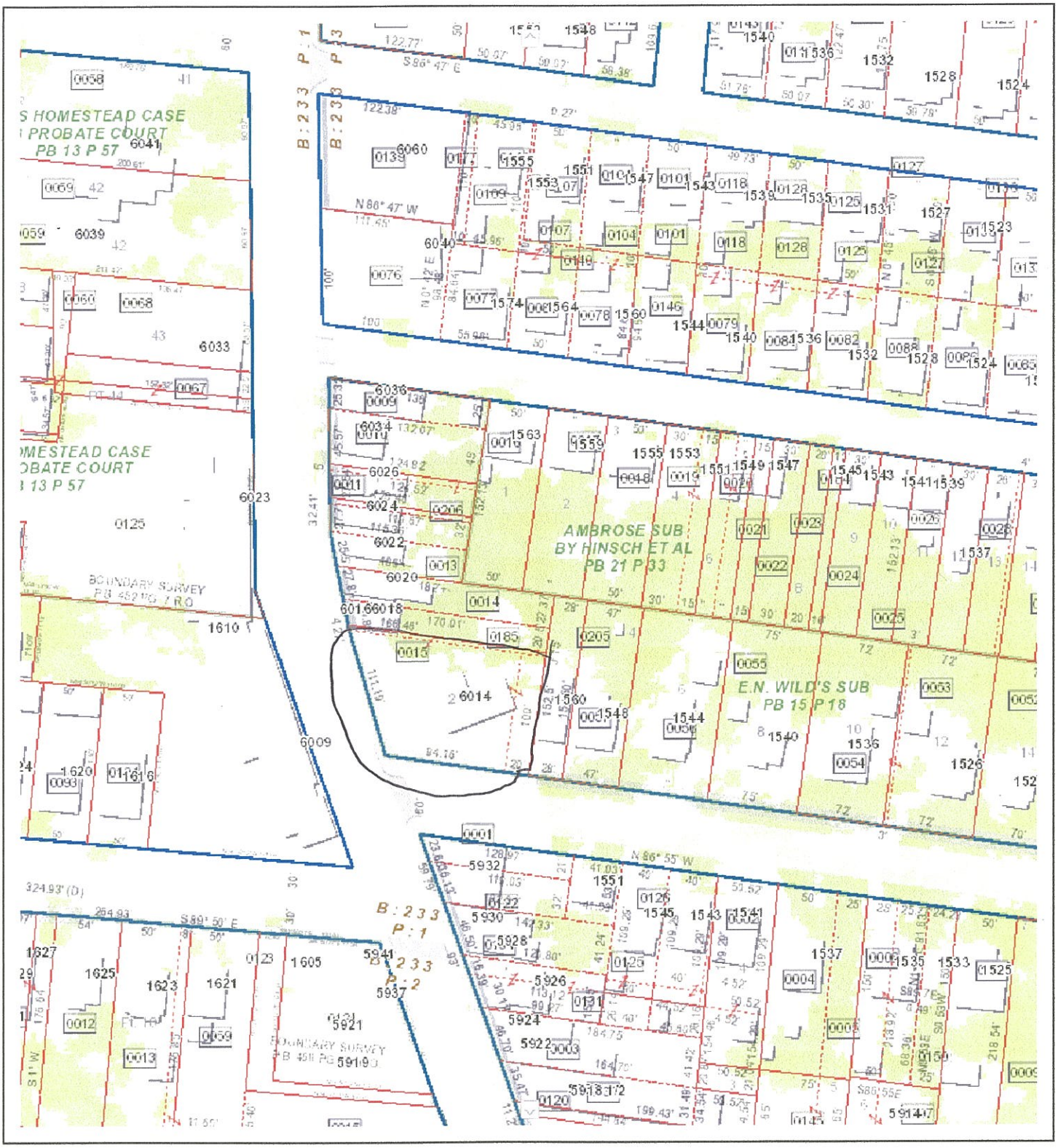
CAGIS Online Map

N
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S

city of CINCINNATI

Hamilton County Ohio

Printed:Mar 08, 2019 ©CAGIS



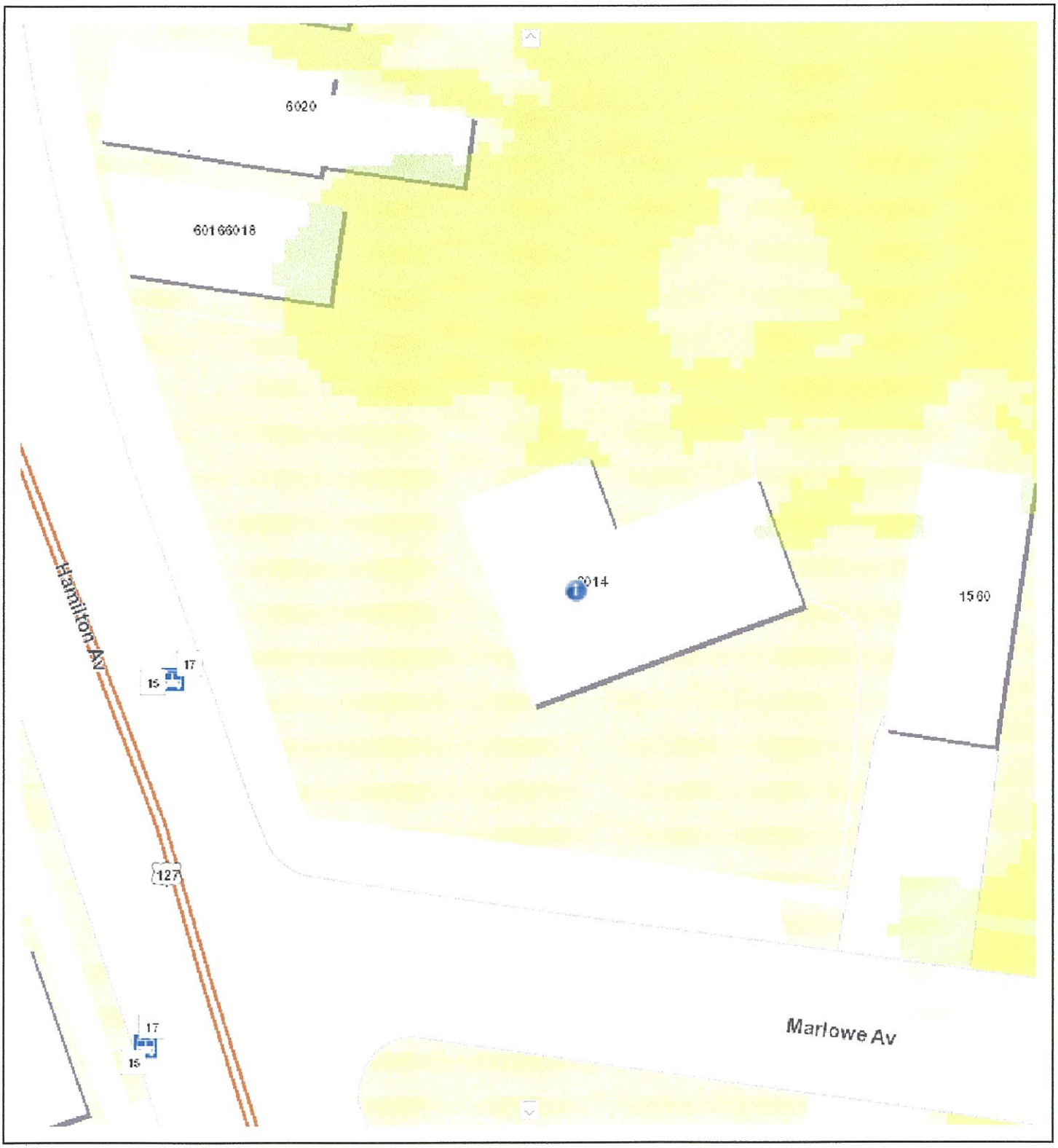
CAGIS Online Map

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city of CINCINNATI

Hamilton County Ohio

Printed:Mar 08, 2019 ©CAGIS



CAGIS Online Map

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city of CINCINNATI

Hamilton County Ohio

Printed:Mar 08, 2019 ©CAGIS

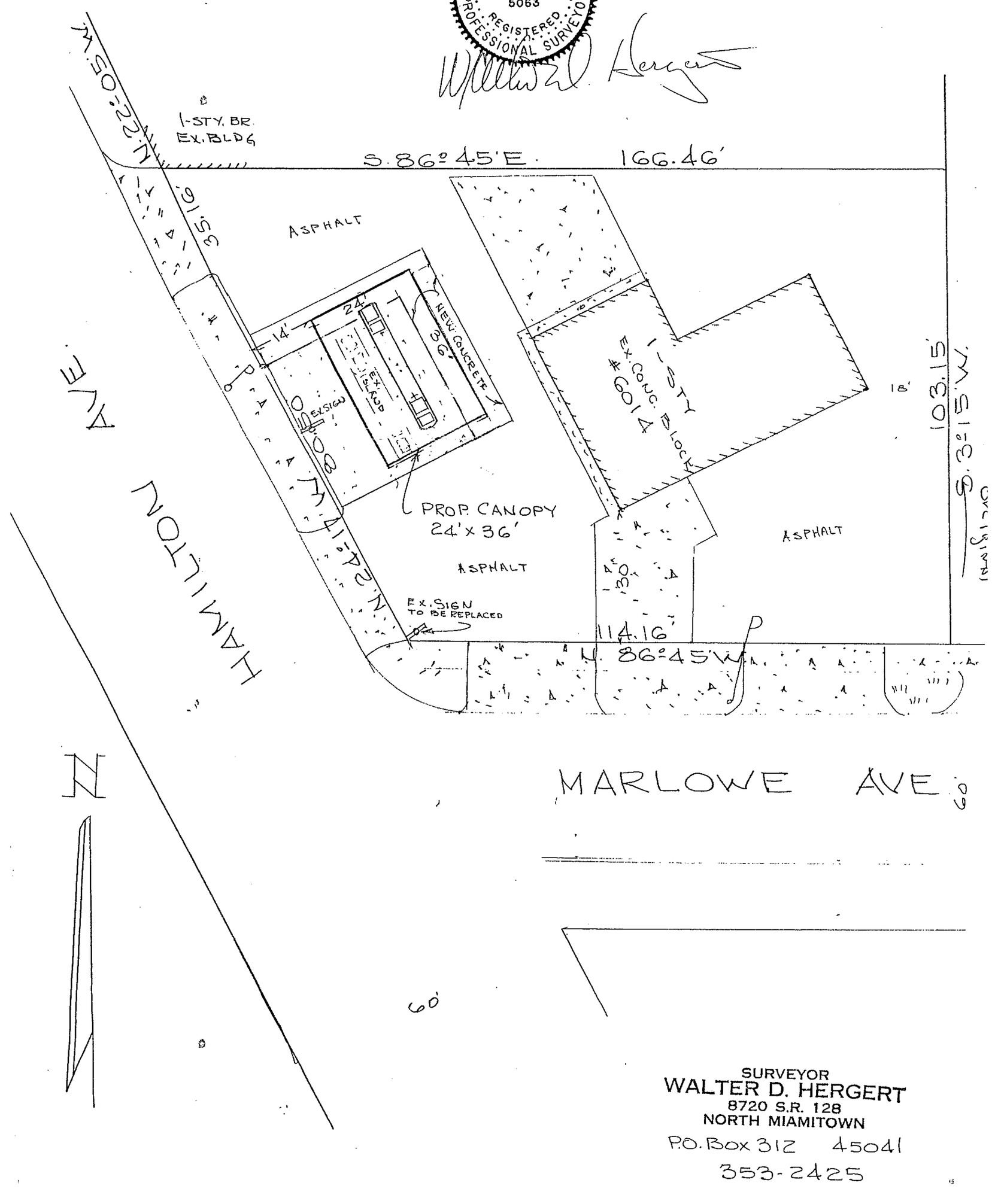
SURVEY

CINCINNATI, HAMILTON COUNTY, OHIO

SCALE 1" = 20' DEC. 1991

LOT AREA = 0.332 ACRE

STATE OF OHIO
WALTER D. HERGERT
5063
REGISTERED PROFESSIONAL SURVEYOR



SURVEYOR
WALTER D. HERGERT
8720 S.R. 128
NORTH MIAMITOWN
P.O. Box 312 45041
353-2425



PROPOSED RENOVATION FOR:

6014 HAMILTON AVENUE
CINCINNATI, OH

R S L COMMERCIAL ARCHITECTURE

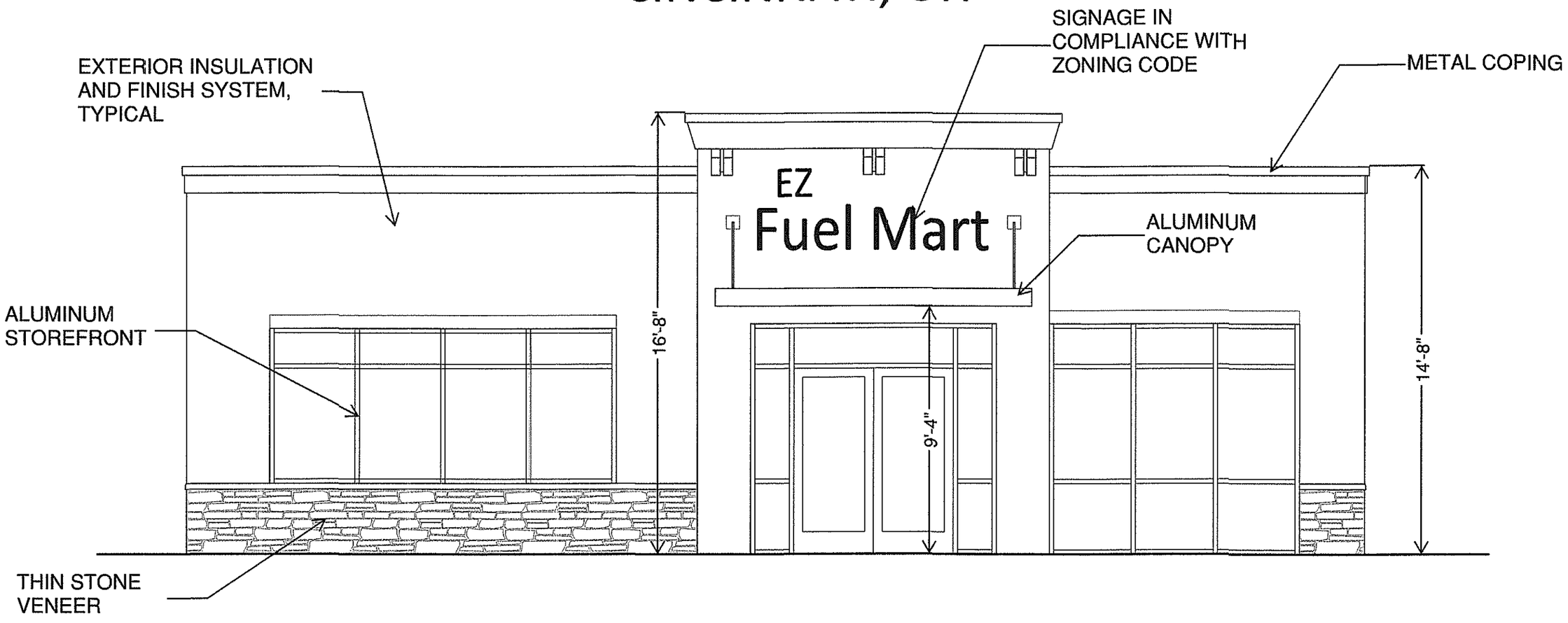
8927 Rossash Road
Cincinnati, OH 45236

513-891-9950 PHONE
513-891-9951 FAX

www.rslarch.com

PROPOSED RENOVATION FOR:

6014 HAMILTON AVENUE
CINCINNATI, OH



FRONT ELEVATION

SCALE 1/4" = 1'-0" 05-01-19

R S L COMMERCIAL ARCHITECTURE

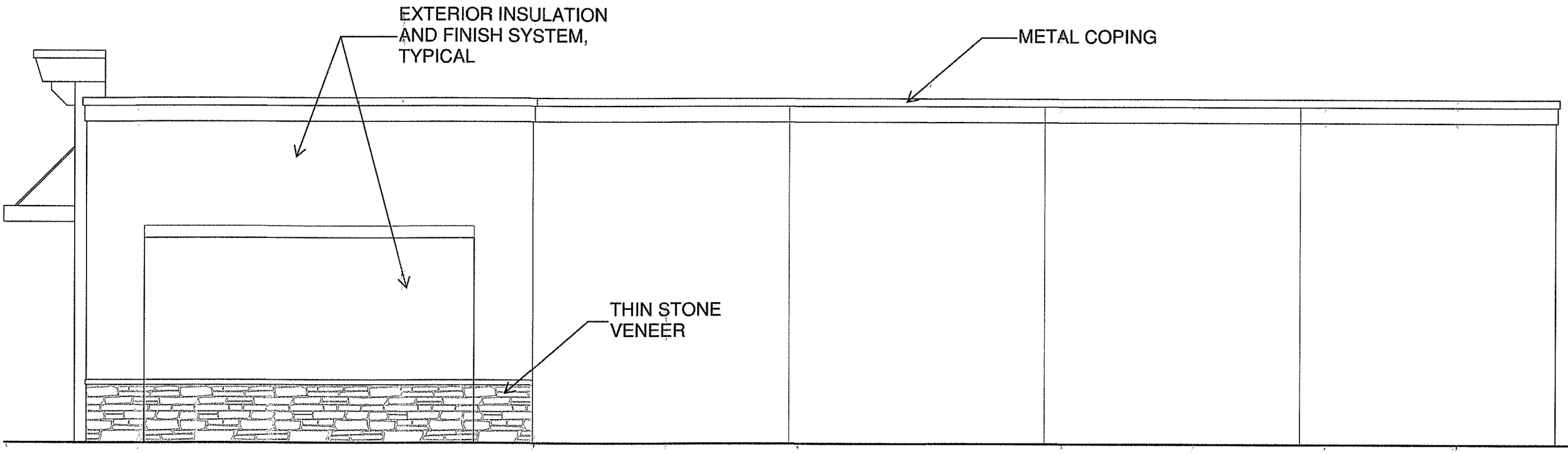
8927 Rossash Road
Cincinnati, OH 45236

513-891-9950 PHONE
513-891-9951 FAX

www.rslarch.com

PROPOSED RENOVATION FOR:

6014 HAMILTON AVENUE
CINCINNATI, OH



SIDE ELEVATION

SCALE 1/4" = 1'-0" 05-01-19

R S L COMMERCIAL ARCHITECTURE

8927 Rossash Road
Cincinnati, OH 45236

513-891-9950 PHONE
513-891-9951 FAX

www.rslarch.com

Beth Johnson
Urban Conservator
Permit Center
805 Central Avenue, Suite 500
Cincinnati, Ohio 45202

April 24, 2019

Dear Ms. Johnson,

My Name is Hideki Harada, new business owner for the restaurant Kiki located at 5932 Hamilton Avenue.

I am writing this letter to oppose granting a variance to the property located at 6014 Hamilton Avenue in order to open a gas station. I oppose the variance for the following reasons:

- Inadequate notice was given by the College Hill Forum that such a topic would be discussed and debated at the Forum meeting on April 23, 2019, leading to low attendance and a poor representation of the College Hill community.
- The community went through an incredibly thorough engagement process leading up to the adoption of the Form Base Code Zone Changes in 2014. As part of this, the community changed their zoning in order to prevent having gas stations in our business district in the future. Mr. Pearce was grandfathered in and only now want to change it so he can sell his property. I oppose this blatant disregard for the community's vision.
- Mr. Pearce, the owner of the property, said at the March 26, 2019 Forum meeting that he would provide for the community council full renderings of the property at the March 23rd meeting but ultimately did not bring and renderings or drawings to back up through any actual design drawings.

Mr. Pearce's family business has been a staple of the College Hill community for the past 70 years. I am certainly sympathetic to his desire to sell his property and retire, but it should not be at the expense of the communities expressed desires and the future redevelopment efforts that will occur in our business district.

Thank you for your time.

Sincerely,



Hideki Harada
Kiki College Hill
5932 Hamilton Avenue
Cincinnati, Ohio 45224

Johnson, Beth

From: Patrick Ewing <patrickewing51@gmail.com>
Sent: Thursday, April 25, 2019 12:57 PM
To: Johnson, Beth
Subject: [External Email] College Hill Zoning - 6014 Hamilton Ave.

External Email Communication

April 25, 2019

Beth Johnson
Urban Conservator
Permit Center
805 Central Avenue, Suite 500
Cincinnati, Ohio 45202

Dear Ms. Johnson,

I strongly oppose granting a variance to the property located at 6014 Hamilton Avenue in order to open a gas station. I oppose the variance for the following reasons:

- Inadequate notice was given by the College Hill Forum that such a topic would be discussed and debated at the Forum meeting on April 23, 2019, leading to low attendance and a poor representation of the College Hill community.

- The community went through an incredibly thorough engagement process leading up to the adoption of the Form Base Code Zone Changes in 2014. As part of this, the community changed their zoning in order to prevent having gas stations in our business district in the future. Mr. Pearce was grandfathered in and only now want to change it so he can sell his property. I oppose this blatant disregard for the community's vision.

- Mr. Pearce, the owner of the property, said at the March 26, 2019 Forum meeting that he would provide for the community council full renderings of the property at the March 23rd meeting but ultimately did not bring and renderings or drawings to back up through any actual design drawings.

The proposed re-use of the property is inappropriate and incompatible with surrounding new commercial and residential developments on Hamilton Avenue. The community vision seeks a higher and better use for the Pearce property; and our redevelopment group is working diligently to that end.

I strongly recommend that the requested variance be denied.

Sincerely,

Patrick W. Ewing
6262 Savannah Avenue
Cincinnati, OH 45224

Johnson, Beth

From: Timothy Sexton <sextongasads@gmail.com>
Sent: Monday, April 29, 2019 9:02 AM
To: Johnson, Beth
Subject: [External Email] Pearce's Repair Station request for a variance.

External Email Communication

Dear Ms. Johnson:

As a resident of College Hill for 62 years I know you have, in all probability, been inundated with letters concerning the aforementioned property. Therefore, I will make this quick--I am NOT in support of Hank's request for a variance. I'm sure there have been a lot of letters detailing the reasons for this so just attach those to this correspondence.

Thank you for your consideration

Timothy A. Sexton
1544 Larry Ave
Cin., Oh 45224

SHARLYN W. STARE
1506 Larry Avenue, Cincinnati OH 45224-2132
513-542-2442 + starecvg@aol.com

April 25, 2019

To: Beth Johnson, Urban Conservator
Urban Conservator Permit Center
805 Central Ave, Suite 500, Cincinnati OH 45202
513-352-4848; 513-352-3271
beth.johnson@cincinnati-oh.gov

RE: College Hill Forum & Request for a Variance on 6014 Hamilton Ave 45224

My husband Barry has been a resident of the College Hill area for 75 years. I have resided in College Hill since 1966. We have been active in the redevelopment of the community and attended major planning and decision-making events. These included the development in 2014 of the 'Form Based Code Zoning.' The development and adoption of this Code had broad participation by members the community. Therefore, Barry and I strongly disagree with the action taken by the College Hill Forum on Tuesday, April 23 to support an intentional violation the 2014 Code that has had such wide support.

I was present when Mr Pearce appeared before the CH Forum on Tues, March 26. He requested that the CH Forum support his 'variance to the property to allow pumping of gas.' He also introduced a potential user/buyer of the property for use as a gas station and convenience store. He also promised to appear at the April 23rd Forum meeting and to bring *artistic renderings* of what the site would look like under the potential user. He did not honor his commitment, nor did he address the zoning implications.

Rationale:
1. For over four years the Form Based Code Zoning has successfully guided the robust and coherent development of the 'Avenue' - the business district of College Hill. Businesses and individuals have made substantial investments and commitments based on the vision inherent in the Code.

2. The Pearce property is in the heart of the 'Avenue' and was a 'grandfathered exception' to the Form Based Code Zoning. The business is closed and no longer directly operated by a member of Pearce family. Mr Pearce is not an active participant in the redevelopment in the overall community. Under the Form Based Code Zoning, any *new* developer of the site as a gas station would not be allowed. Mr Pearce's variance request seem to be a means of misusing his 'grandfathered' status for his future financial gain.

3. The April 23rd Forum meeting had a full agenda and was poorly attended. The Pearce action was the last of the meeting. Mr Pearce attended alone and he brought none of the promised drawings. Ostensibly he was asking the Forum to support him 'to be able to pump gas.' Late in the discussion, Seth Walsh, Director of CHCURC —the College Hill Community Urban Redevelopment Corp — questioned the impact on the Form Based Code Zoning. By that time few people remained to vote.

4. The few who remained had been told the vote was about gasoline pumping and Mr Pearce's freedom to sell his property. In reality, it was an assault on College Hill's Form Based Code Zoning.
- An affirmative vote meant that the College Hill community would have no further say on what the property would look like, or what was done with or sold on the property.
- An affirmative vote meant abdicating community oversight of a key piece of the Avenue, across the street from a Senior residence facility, next door to a new restaurant and in the middle of an entertainment district.

5. The vote was far from representative of the College Hill community. I believe the count to support Mr Pearce's petition was 12 For, 8 Against, 8 Abstaining. Considering the effect on the community, the vote should be retaken when sufficient notice is given to the community of the real import of the vote.

Therefore, I ask that you copy the members of the Urban Conservator Permit Center reviewing Mr Pearce's request to inform them about of the real nature of the CH Forum's 'support.' I also ask that your group contact Mr Seth Walsh, Director of CHCURC [513.681.1551; seth.walsh@chcurc.com] to speak about the implications of approving Mr Pearce's request on the College Hill Community's Redevelopment.

Very truly yours,



Sharlyn W. Stare
1506 Larry Ave, Cincinnati OH 45224, 513.542.2442 or 513.382.5902

Beth Johnson
Urban Conservator
Permit Center
805 Central Avenue, Suite 500
Cincinnati, Ohio 45202

beth.johnson@cincinnati-oh.gov

April 25, 2019

Dear Ms. Johnson,

I am writing this letter to oppose granting a variance to the property located at 6014 Hamilton Avenue in order to open a gas station. I oppose the variance for the following reasons:

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- The community went through an incredibly thorough engagement process leading up to the adoption of the Form Base Code Zone Changes in 2014. As part of this, the community changed their zoning in order to prevent having gas stations in our business district in the future. Mr. Pearce was grandfathered in and only now want to change it so he can sell his property. I oppose this blatant disregard for the community's vision.

- Mr. Pearce, the owner of the property, said at the March 26, 2019 Forum meeting that he would provide for the community council full renderings of the property at the March 23rd meeting but ultimately did not bring and renderings or drawings to back up through any actual design drawings.

Mr. Pearce's family business has been a staple of the College Hill community for the past 70 years. I am certainly sympathetic to his desire to sell his property and retire, but it should not be at the expense of the communities expressed desires and the future redevelopment efforts that will occur in our business district.

Thank you for your time.

Sincerely,



Robert Tamm
5931 Belmont Ave
Cincinnati OH 45224

April 24, 2019

Beth Johnson
Urban Conservator
Permit Center
805 Central Avenue, Suite 500
Cincinnati, Ohio 45202

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Thank you for your time.

Sincerely,

Tony Thompson

Tony Thompson
5946 Belmont Ave
Cincinnati, Ohio 45224

WOLF
& ASSOCIATES P.C.
Attorneys

8498 Brookville Road, Suite 150 • PO Box 39566 • Indianapolis, IN 46239
(317) 554-9100 • Fax (317) 554-9102
www.wolfassoc.com

J. Greg Wolf, Attorney
Cynthia A. Brown, Paralegal

April 25, 2019

Beth Johnson
Urban Conservator, Permit Center
805 Central Avenue, Suite 500
Cincinnati, Ohio 45202

Dear Ms. Johnson,

I am writing this letter to oppose a zoning variance to the property located at 6014 Hamilton Avenue which would permit a gas station. We have worked long and hard to rebuild the crumbling, disreputable and dangerous business district in College Hill, and Mr. Pearson's gas station was one of the worst properties.

He is now seeking a variance to resuscitate his eyesore, but hasn't even had the courtesy submit proposed plans or drawings. This is exactly the kind of disregard for the community and the spirit of the zoning laws that caused the degradation of the business district in the first place. We don't intend to get fooled twice.

Incidentally, there are 6 gas stations within two miles of Mr. Pearce's location, so another one isn't going to fulfill a desperate need.

Sincerely,

Greg Wolf
4408 Hamilton Ave
Cincinnati, OH 45223

April 25, 2019

Beth Johnson
Urban Conservator
Permit Center
805 Central Avenue, Suite 500
Cincinnati, Ohio 45202

Dear Ms. Johnson,

I am writing this letter to oppose granting a variance to the property located at 6014 Hamilton Avenue in order to open a gas station. College Hill does not need another EZ-Mart to attract loiterers, especially one selling alcohol. I know Hank Pierce personally and am sure he wants to build a vibrant business on his corner, in line with our Form-Based Code Changes in 2014.

I oppose the variance for the following reasons:

- Inadequate notice was given by the College Hill Forum that such a topic would be discussed and debated at the Forum meeting on April 23, 2019, leading to low attendance and a poor representation of the College Hill community.
- The community went through an incredibly thorough engagement process leading up to the adoption of the Form Base Code Zone Changes in 2014. As part of this, the community changed their zoning in order to prevent having gas stations in our business district in the future. Mr. Pearce was grandfathered in and only now want to change it so he can sell his property. I oppose this blatant disregard for the community's vision.
- Mr. Pearce, the owner of the property, said at the March 26, 2019 Forum meeting that he would provide for the community council full renderings of the property at the March 23rd meeting but ultimately did not bring and renderings or drawings to back up through any actual design drawings.

Mr. Pearce's family business has been a staple of the College Hill community for the past 70 years. I am certainly sympathetic to his desire to sell his property and retire, but it should not be at the expense of the communities expressed desires and the future redevelopment efforts that will occur in our business district.,

Thank you, and may God bless College Hill.

Sincerely,

Charles A. Pittinger

Charles A. Pittinger, Ph.D LLC
6547 Edwood Avenue
Cincinnati OH 45224

College Hill Forum - P.O. Box 24160 – Cincinnati, OH 45224 – 513-591-3777

April 25, 2019

Beth Johnson, Urban Conservator
Urban Conservation Permit Center
805 Central Avenue, Suite 500
Cincinnati, OH 45202

TO: Beth Johnson
FR: College Hill Forum community council
RE: Request for zoning variance for permit to pump gas at 6014 Hamilton Ave.

At the regular monthly meeting of the College Hill Forum community council meeting on April 23, 2019, designated as an open meeting, a majority of those in attendance and voting voted to support Mr. Hank Pearce's request for a letter of support in his efforts to regain a permit to pump gas at 6014 Hamilton Ave., the location of a business he has owned since 1984.

Mr. Pearce's gas station was grandfathered in when College Hill adopted (and has embraced) the Forum Based Code.

Sincerely,

Phyllis Slusher, President
College Hill Forum community council
Pslusher11@icloud.com
513-607-9672

May 8, 2019

To Hamilton County Zoning Board:

We, the College Hill Ministerium, would like to voice our support of Pearce's Auto Care, 6014 Hamilton Ave., and Mr. Hank Pearce, owner. The College Hill Ministerium is a collection of many of the churches in the College Hill neighborhood of Cincinnati, OH. We understand that Mr. Pearce is seeking to have his license to pump gasoline reinstated. We have found Hank and Pearce's Auto Care to be a good neighbor in our community. We believe this business has made positive contributions to our neighborhood.

Thank you for your service.

Sincerely,

The College Hill Ministerium

Rev. Dan Weyand-Geise	First United Church of Christ, Pastor
Rev Michael Osladil	Ohio Living Llanfair, Chaplain
Mr. Ralph Williams	Christ's Community of College Hill, Executive Director
Bishop Todd O'Neal	House of Joy Christian Ministries, Pastor
Rev. Eugene Ellington	Consolation Baptist Church, Pastor
Fr. George Jacquemin	St. Clare Roman Catholic Church, Pastor
Rev. Drew Smith	College Hill Presbyterian Church, Pastor
Sister J White	Grace Episcopal Church, Church Representative
Rev. Daniel Nikolich	Twin Towers, Chaplain

city of CINCINNATI
FIRE & RESCUE

To Whom it May Concern:

The two 6,000-gallon gasoline tanks located at 6014 Hamilton Avenue have been pumped out and there is a ½ inch of remaining fluid in the tank. This is considered normal. An out of service permit has been taken out for these two tanks. The permit expires on March 5, 2020. The two 6,000-gallon tanks are considered a temporary closure.

In addition, there is a 1,000-gallon used oil tank at 6014 Hamilton Avenue which is still showing as in service.

If you have any further questions, feel free to contact me.

Thank You,

Robert A. Hart
Cincinnati Fire Department
Fire Prevention Captain
513-352-7597 Office
513-240-1402 Cell
513-352-7579 Fax
robert.hart@cincinnati-oh.gov