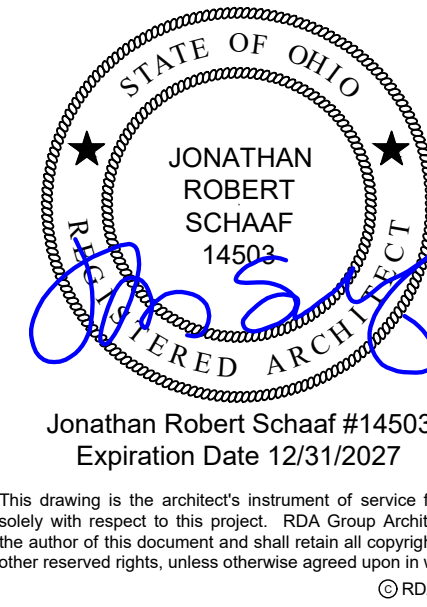


Modernization Project 2026 at:

Grayhill Apartments

220 Montgomery Avenue
Springfield, Ohio 45506



Jonathan Robert Schaaf #14503
Expiration Date 12/31/2027

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Modernization Project 2026 at:

Grayhill Apartments
220 Montgomery Avenue
Springfield, Ohio 45506

Prepared for: Springfield Metropolitan Housing Authority

OWNER



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THE BUILDING CONTAINS AN EXISTING FIRE ALARM SYSTEM WHICH IS TO REMAIN ACTIVE DURING THE PROJECT. CONTRACTOR TO COORDINATE WITH OWNERS VENDOR (SILCO) AND INCLUDE ANY & ALL MODIFICATIONS, REMOVAL & REINSTALLATION OF DEVICES, ETC. THAT MAY BE REQUIRED AS A RESULT OF THE WORK OF THIS PROJECT. SYSTEM DESIGN PER NFPA 72, SYSTEM DESIGN, PERMIT DRAWINGS, ETC. IS A DELEGATED DESIGN BY OTHERS. UNDER CONTRACTOR'S SCOPE.

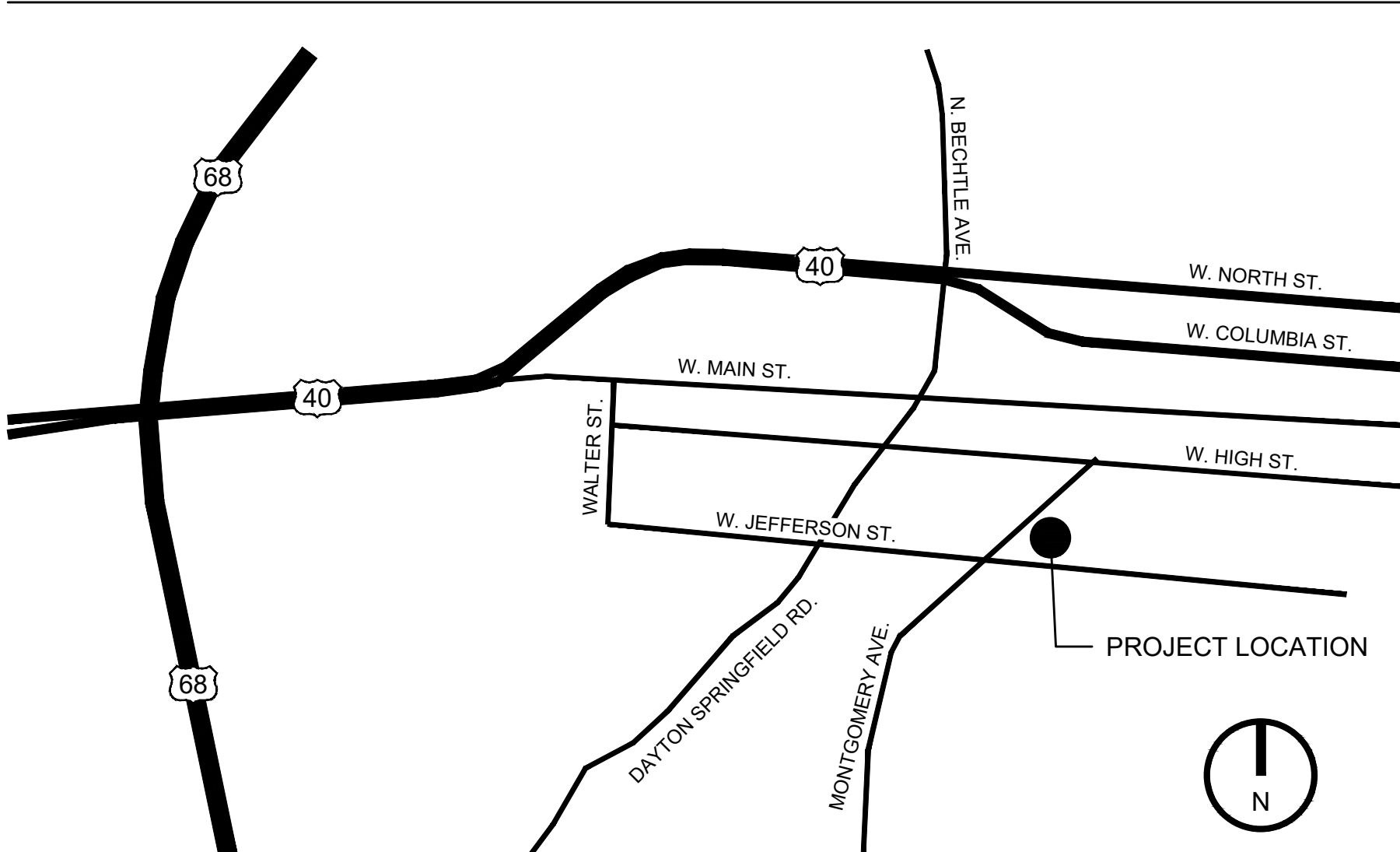
THE BUILDING CONTAINS AN EXISTING FIRE SUPPRESSION / SPRINKLER SYSTEM WHICH IS TO REMAIN ACTIVE DURING THE PROJECT. CONTRACTOR TO COORDINATE WITH OWNERS VENDOR (SILCO) AND INCLUDE ANY & ALL MODIFICATIONS, REMOVAL & REINSTALLATION OF DEVICES, ETC. THAT MAY BE REQUIRED AS A RESULT OF THE WORK OF THIS PROJECT. SYSTEM DESIGN PER NFPA 13R, SYSTEM DESIGN, PERMIT DRAWINGS, ETC. IS A DELEGATED DESIGN BY OTHERS. UNDER CONTRACTOR'S SCOPE.

THE BUILDING CONTAINS AN EXISTING CCTV CAMERA SYSTEM WHICH IS TO REMAIN ACTIVE DURING THE PROJECT. CONTRACTOR TO COORDINATE WITH OWNERS VENDOR AND INCLUDE ANY & ALL MODIFICATIONS, REMOVAL & REINSTALLATION OF DEVICES, ETC. THAT MAY BE REQUIRED AS A RESULT OF THE WORK OF THIS PROJECT. SYSTEM DESIGN, PERMIT DRAWINGS, ETC. IS A DELEGATED DESIGN BY OTHERS. UNDER CONTRACTOR'S SCOPE.

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VICINITY MAP



CODE REVIEW

PROJECT DESCRIPTION:
LIMITED SCOPE MODERNIZATION OF GRAYHILL HOMES. WORK GENERALLY INCLUDES THE FOLLOWING:
-INTERIOR FINISH REPLACEMENT / UPGRADES IN THE COMMON AREAS (GENERALLY IN LIKE KIND REPLACEMENT)
-SPATIAL RECONFIGURATION OF THE OFFICES AT THE FIRST FLOOR
-REPLACEMENT OF DWELLING UNIT WINDOWS IN LIKE KIND REPLACEMENT
-COMMON AREA PLUMBING, MECHANICAL AND ELECTRICAL IMPROVEMENTS
-REPLACEMENT OF THE STEEP SLOPE ROOF SYSTEMS
-REPLACEMENT OF THE LOW SLOPE ROOF SYSTEMS

AUTHORITY HAVING JURISDICTION:
ZONING PERMIT - CITY OF SPRINGFIELD
BUILDING PERMIT - CITY OF SPRINGFIELD

ZONING CODE:
CITY OF SPRINGFIELD ZONING CODE

BUILDING CODE:
2024 OBC [OHIO EXISTING BUILDING CODE]
2024 OBC [OHIO BUILDING CODE]
2021 INTERNATIONAL ENERGY CONSERVATION CODE [IECC 2021]

2024 OHIO EXISTING BUILDING CODE
OBC CHAPTER 5: PROVISIONS FOR ALL COMPLIANCE METHODS
301.3 ALTERATION, ADDITION, OR CHANGE OF OCCUPANCY - MUST COMPLY WITH ONE OF THE METHODS IN SECTIONS 301.3.1, 301.3.2, OR 301.3.3
301.3.2 WORK AREA COMPLIANCE METHOD: ALTERATIONS, ADDITIONS, AND CHANGES OF OCCUPANCY COMPLYING WITH SECTIONS 302 THROUGH 309 AND THE APPLICABLE REQUIREMENTS OF CHAPTERS 8 THROUGH 12 OF THIS CODE ARE TO BE CONSIDERED IN COMPLIANCE WITH THE PROVISIONS OF THIS CODE.
302.3 EXISTING MATERIALS ALREADY IN USE IN A BUILDING IN COMPLIANCE WITH REQUIREMENTS OR APPROVALS IN EFFECT AT THE TIME OF THEIR ERECTION OR INSTALLATION SHALL BE PERMITTED TO REMAIN IN USE UNLESS DETERMINED BY THE CODE OFFICIAL TO BE UNSAFE.
302.5 OCCUPANCY AND USE - DETERMINED PER OBC CHAPTER 3 [SEE NOTES]
303 STORM SHELTERS: NOT APPLICABLE
304 STRUCTURAL DESIGN LOADS: NOT APPLICABLE [NO CHANGE TO EXISTING STRUCTURAL LOADS]
305 IN-SITU LOAD TESTS: NOT APPLICABLE
306 ACCESSIBILITY FOR EXISTING BUILDINGS: NOT APPLICABLE. NO CHANGE TO BUILDING ACCESSIBILITY, ACCESSIBLE ROUTE, ACCESSIBLE TOILET ROOMS, ETC.
307 SMOKE ALARMS: NOT APPLICABLE. NO CHANGE TO DWELLING UNIT / SLEEPING ROOMS - EXCEPTION 1 - WINDOW REPLACEMENT DOES NOT REQUIRE SMOKE ALARM UPGRADES.
308 CARBON MONOXIDE DETECTION - NOT APPLICABLE
309 EXTERIOR WALL COVERINGS / ENVELOPES - NOT APPLICABLE - THE REPLACEMENT OF SIDING IS LESS THAN 2 STORIES, AND LESS THAN 15% OF THE TOTAL WALL AREA ON ANY SIDE OF THE BUILDING.

OBC CHAPTER 6: CLASSIFICATION OF WORK
602.1 ALTERATION - LEVEL 1
LEVEL 1 ALTERATIONS INCLUDE THE REMOVAL AND REPLACEMENT OR COVERINGS OF EXISTING MATERIALS, ELEMENTS, EQUIPMENT OR FIXTURES UNITS NEW THAT SERVE THE SAME PURPOSE
602.2 APPLICATION: LEVEL 1 ALTERATIONS SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 7.
603.1 ALTERATION - LEVEL 2
SCOPE: LEVEL 2 ALTERATIONS INCLUDE THE RECONFIGURATION OR EXTENSION OF ANY SYSTEMS, THE INSTALLATION OF ANY ADDITIONAL EQUIPMENT, WHERE THE WORK AREA IS EQUAL TO OR LESS THAN 50% OF THE BUILDING AREA.
603.2 APPLICATION: LEVEL 2 ALTERATIONS SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 8.

OBC CHAPTER 7: ALTERATIONS-LEVEL 1
705.1 RE-ROOFING - REFER TO CHAPTER 15 OF OHIO BUILDING CODE
ROOF REPLACEMENT OR ROOF RECOVER OF EXISTING LOW SLOPE ROOF COVERINGS SHALL NOT BE REQUIRED TO MEET MINIMUM DESIGN SLOPE OF 1/4" PER 12". FOR ROOFS WHICH PROVIDE POSITIVE DRAINAGE
RECOVERING OR REPLACING AN EXISTING ROOF COVERING SHALL NOT BE REQUIRED TO MEET THE REQUIREMENT FOR SECONDARY [EMERGENCY OVERFLOW] DRAINS OR SCUPPERS FOR ROOFS WHICH PROVIDE FOR POSITIVE ROOF DRAINAGE. EXISTING SECONDARY DRAINS OR SCUPPERS SHALL NOT BE REMOVED.

OBC CHAPTER 8: ALTERATIONS-LEVEL 2
801.3 SYSTEM INSTALLATIONS - REQUIREMENTS RELATED TO WORK AREA ARE NOT APPLICABLE WHERE THE LEVEL 2 ALTERATIONS ARE LIMITED SOLELY TO ONE OR MORE OF THE FOLLOWING: MECHANICAL SYSTEMS, ELECTRICAL SYSTEMS
801.4 COMPLIANCE - NEW CONSTRUCTION ELEMENTS, COMPONENTS, SYSTEMS, AND SPACES SHALL COMPLY WITH THE BUILDING CODE.
802.2 VERTICAL OPENINGS - NOT APPLICABLE
802.3 SMOKE COMPARTMENTS - NOT APPLICABLE
802.4 INTERIOR FINISH - INTERIOR FINISH AND TRIM OF WALLS AND CEILINGS IN EXITS AND CORRIDORS IN ANY WORK AREA TO COMPLY WITH BUILDING CODE. EXISTING MATERIALS THAT DO NOT COMPLETE SHALL BE PERMITTED TO BE TREATED WITH AN APPROVED FIRE-RETARDANT COATING TO ACHIEVE THE REQUIRED CLASSIFICATION.
802.5 GUARDS - NOT APPLICABLE
803.2 FIRE PROTECTION - THE BUILDING HAS A SPRINKLER SYSTEM. WILL REMAIN IN OPERATION. MODIFICATIONS PER DELEGATED DESIGN SUBMITTAL BY SPRINKLER SYSTEM DESIGNER.
803.2.2 FIRE PROTECTION - BUILDING HAS A SPRINKLER SYSTEM.
803.2.6 FIRE SPRINKLER SYSTEMS ARE CURRENTLY MONITORED - NO CHANGE.
803.3 STANDPIPES - EXISTING. NO CHANGE AS PART OF THIS PROJECT.
803.4 FIRE ALARM AND DETECTION - BUILDING HAS A FIRE ALARM SYSTEM. WILL REMAIN IN OPERATION. MODIFICATIONS PER DELEGATED DESIGN SUBMITTAL BY FIRE ALARM DESIGNER.
804.1 MEANS OF EGRESS - NO CHANGE BY THE WORK OF THIS PERMIT.
804.6.1 CORRIDOR DOORS - ALL DOORS OPENING ONTO AN EXIT PASSAGEWAY SHALL HAVE CLOSERS. CLOSERS ARE BEING ADDED TO EXISTING DOORS FROM THE CORRIDOR.
804.6.3 OTHER CORRIDOR OPENINGS - ANY OTHER GRILLE OR OPENING IN A CORRIDOR, SEALED WITH MATERIALS CONSISTENT WITH CORRIDOR CONSTRUCTION.
804.8 MEANS OF EGRESS LIGHTING - PROVIDED [ON GENERATOR]
804.9 EXIT SIGNS - PROVIDED
805.1 STRUCTURAL - NO IMPACT / CHANGE BY THE WORK OF THIS PERMIT.
806.1 ELECTRICAL - COMPLY WITH NFPA 70 FOR NEW WORK.
807.1 MECHANICAL - COMPLY WITH OMC.
808.1 PLUMBING - COMPLY WITH OBC
809.1 ENERGY CONSERVATION - NOT APPLICABLE WITH THE EXCEPTION OF THE NEW SYSTEMS BEING INSTALLED.

2024 OHIO BUILDING CODE
OBC CHAPTER 9: USE AND OCCUPANCY CLASSIFICATION
304.1 USE GROUP B - FIRST FLOOR OFFICES / COMMUNITY ROOM
310.1 USE GROUP R-2 - APARTMENTS
311.1.1 ACCESSORY STORAGE SPACE - CLASSIFY AS PART OF THE MAIN OCCUPANCY
OBC CHAPTER 4: SPECIAL DETAILED REIGNTS BASED ON USE/OCCUPANCY
420.2 SEPARATION WALLS - CONSTRUCT AS FIRE PARTITIONS PER OBC 708
420.3 HORIZONTAL SEPARATION - CONSTRUCT AT HORIZONTAL ASSEMBLIES PER OBC 711
420.4 SPRINKLER SYSTEM - REQUIRED [PROVIDED]
420.5 FIRE ALARM SYSTEM - REQUIRED [PROVIDED]

OBC CHAPTER 5: GENERAL BUILDING HEIGHT AND AREA
TABLE 504.3: ALLOWABLE HEIGHT:
USE 'B', SPRINKLERED, TYPE III B = 75'
USE 'R-2', SPRINKLERED, TYPE III B = 75'
EXISTING HEIGHT = 36' = OK
TABLE 504.4: ALLOWABLE STORIES:
USE 'B', SPRINKLER, TYPE III B = 4 STORIES
USE 'R-2', SPRINKLERED, TYPE III B = 5 STORIES
EXISTING STORIES = 4 STORIES = OK
TABLE 506.2: ALLOWABLE AREA:
USE 'B', SPRINKLERED, TYPE III B = 57,000 SF PER STORY
USE 'R-2', SPRINKLERED, TYPE III B = 48,000 SF PER STORY
EXISTING BUILDING AREA:

	BUILDING AREA	WORK AREA
GROUND FLOOR	+/- 18,340 SF	+/-4,578 SF
FIRST FLOOR	+/- 25,562 SF	+/-7,844 SF
SECOND FLOOR	+/- 22,298 SF	+/-4,578 SF
THIRD FLOOR	+/- 10,170 SF	+/-2,885 SF
TOTAL BUILDING AREA	+/- 76,368 SF	+/-19,885 SF
	[OK W/ ALLOWABLE AREA]	

506.3 FRONTAGE INCREASE - NONE CALCULATED
508.2 ACCESSORY OCCUPANCIES
ASSEMBLY [COMMUNITY ROOM] = 180 SF
508.2.4 SEPARATION OF OCCUPANCIES - NONE REQUIRED AT ACCESSORY OCCUPANCIES
508.3 NON-SEPARATED OCCUPANCIES
MOST RESTRICTIVE USE SHALL GOVERN FOR CHAPTER 9
509.1 INCIDENTAL USE AREAS - NO CHANGE TO EXISTING

OBC CHAPTER 6: TYPES OF CONSTRUCTION
TABLE 601:
PRIMARY STRUCTURAL FRAME = 0 HOUR
EXTERIOR BEARING WALLS = 2 HOUR
EXTERIOR BEARING WALLS = 0 HOUR
NON-BEARING WALLS = 0 HOUR
FLOOR CONSTRUCTION = 0 HOUR
ROOF CONSTRUCTION = 0 HOUR
602.3 CONSTRUCTION TYPE: II B [NON-COMBUSTIBLE EXTERIOR, WOOD INTERIOR]

OBC CHAPTER 7: FIRE-RESISTANCE RATED CONSTRUCTION
708.1 FIRE PARTITIONS - CORRIDOR WALLS, DWELLING SEPARATION WALLS - 1 HOUR REQUIRED [PROVIDED]
708.4 CONTINUITY OF FIRE PARTITIONS - EXCEPTION 2 FIRE PARTITIONS SERVING AS A CORRIDOR WALL SHALL NOT BE REQUIRED TO EXCEED ABOVE THE LOWER MEMBRANE OF A CORRIDOR CEILING PROVIDED THE CORRIDOR CEILING MEMBRANE IS EQUIVALENT TO THE CORRIDOR WALL MEMBRANE AND [EITHER OF] THE FOLLOWING CONDITIONS IS MET: THE BUILDING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM THROUGHOUT PER OBC 903.3.1.1 INCLUDING AUTOMATIC SPRINKLERS INSTALL IN THE SPACE BETWEEN THE TOP OF THE FIRE PARTITION AND THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, DECK OR SLAB ABOVE
708.4.2 FIREBLOCKS AND DRAFTSTOPS - IN COMBUSTIBLE CONSTRUCTION WHERE FIRE PARTITIONS DO NOT EXTEND TO THE UNDERSIDE OF THE ROOF OR ROOF SHEATHING, DECK OR SLAB ABOVE, THE SPACE ABOVE AND ALONG THE LINE OF THE FIRE PARTITION SHALL BE PROVIDED WITH [ONE OF] THE FOLLOWING: FIREBLOCKING / DRAFTSTOPS - EXCEPTION 1 - BUILDINGS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED THROUGHOUT PER OBC 903.3.1.1 AND THAT THE PROTECTION IS PROVIDED IN THE SPACE BETWEEN THE TOP OF THE FIRE PARTITION AND THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, DECK, OR SLAB ABOVE.
708.6 OPENINGS IN FIRE PARTITIONS - PER OBC 716
708.7 PENETRATIONS IN FIRE PARTITIONS - PER OBC 714
708.8 JOINTS MADE IN FIRE PARTITIONS - PER OBC 715
711.2.4.3 HORIZONTAL ASSEMBLIES SEPARATING DWELLING UNITS - 1 HOUR RATED [PROVIDED]
714.4.1.2 THROUGH PENETRATIONS PROTECTED BY APPROVED PENETRATION FIRE STOP SYSTEM IN ACCORDANCE WITH ASTM E814 OR UL 1479 WITH A MIN. POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH OF WATER AND HAVE AN F-RATING OF NOT LESS THAN THE FIRE-RESISTANCE RATING OF THE WALL
714.4.2 MEMBRANE PENETRATIONS - RECESSED FIXTURES INSTALLED SUCH THAT THE REQUIRED FIRE-RESISTANCE RATING WILL NOT BE REDUCED
714.5.1.2 THROUGH PENETRATIONS PROTECTED BY APPROVED THROUGH PENETRATION FIRE STOP SYSTEM IN ACCORDANCE WITH ASTM E814 OR UL 1449 WITH A MIN. POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH OF WATER AND HAVE AN F-RATING / T-RATING OF NOT LESS THAN 1-HOUR, BUT NOT LESS THAN THE RATING OF THE FLOOR PENETRATED.
715.3 JOINTS IN FIRE-RESISTANCE RATED WALLS / FLOOR CEILING ASSEMBLIES PROVIDED BY APPROVED FIRE-RESISTANT JOINT SYSTEM DESIGNED TO RESIST PASSAGE OF FIRE FOR NOT LESS THAN THE FIRE-RESISTANCE RATING OF THE WALL / FLOOR / CEILING - EXCEPTION 9 - CONTROL JOINTS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263.

OBC CHAPTER 8: INTERIOR FINISHES
803.1.2 INTERIOR WALL AND CEILING FINISH MATERIALS
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CLASS B = FLAME SPREAD INDEX 26-75, SMOKE DEVELOPED INDEX 460-600
CLASS C = FLAME SPREAD INDEX 76-200, SMOKE DEVELOPED INDEX 0-450
TABLE 803.13: INTERIOR WALL AND CEILING FINISH REQUIREMENTS
USE
EXIT ENCLOSURES AND PASSAGEWAYS: CLASS B CLASS C
CORRIDORS: CLASS C CLASS C
ROOMS AND ENCLOSED SPACES: CLASS C CLASS C
804.2.4 FLOOR FINISH - MINIMUM CRITICAL RADIANT FLUX
USE GROUP 'B' AND 'R-2' = CLASS II

OBC CHAPTER 9: FIRE PROTECTION SYSTEMS
903.2.6 USE GROUP R-2: AUTOMATIC FIRE SPRINKLER SYSTEM REQUIRED - PROVIDED - NFPA 13
905.3.1 STANDPIPE SYSTEM - CLASS III REQUIRED - PROVIDED
906.1 PORTABLE FIRE EXTINGUISHERS - REQUIRED - PROVIDED, COORDINATE WITH OHIO FIRE CODE AND FIRE DEPT.
907.2.9 FIRE ALARM SYSTEMS - REQUIRED - PROVIDED

OBC CHAPTER 10: MEANS OF EGRESS
TABLE 1004.5: REFER TO CODE REVIEW FLOOR PLANS FOR OCCUPANT LOAD BY SPACE
BUSINESS / OFFICE: 1/150 SF GROSS 423 SF 3 OCC.
ASSEMBLY: 1/15 SF NET 1,343 SF 90 OCC.
RESIDENTIAL: 1/200 SF GROSS 74,602 SF 373 OCC.
OCCUPANT LOAD: 466 OCC.
OCCUPANT LOAD INDICATED FOR REFERENCE - NOT INTENDED TO ALTER PERMITTED OCCUPANCY OF THE BUILDING AS PART OF THIS PROJECT
1005.2 EGRESS WIDTH - NO CHANGE IN CORRIDOR, STAIRWAY, OR EXIT WIDTH AS PART OF THIS PROJECT
TABLE 1006.2.1 SPACES WITH 1 EXIT OR 1 EXIT ACCESS DOORWAY
B USE - 49 OCCUPANTS - 75 MAX. COMMON PATH OF TRAVEL
R-2 USE - 20 OCCUPANTS - 125 MAX. COMMON PATH OF TRAVEL
NO CHANGE IN EXITS OR TRAVEL DISTANCE AS PART OF THIS PROJECT
TABLE 1006.3.3 MIN. NUMBER OF EXITS PER STORY -
R-2 USE - 2 EXITS REQUIRED, 4 PROVIDED
1009.1 ACCESSIBLE MEANS OF EGRESS - PROVIDED / EXISTING CONDITION.
1011.1 STAIRWAYS - NO CHANGE
TABLE 1011.2 EXIT ACCESS TRAVEL DISTANCE:
B USE W/ SPRINKLER = 300' TRAVEL DISTANCE
R-2 USE W/ SPRINKLER = 250' TRAVEL DISTANCE
NO CHANGE TO EXISTING TRAVEL DISTANCE AS PART OF THIS PROJECT
TABLE 1020.2 CORRIDORS SERVING MORE THAN 30 PERSONS -
B USE - 0 HOUR REQUIRED
R-2 USE - 1/2 HOUR REQUIRED
TABLE 1020.3 CORRIDOR WIDTH: MIN. 44"

OBC CHAPTER 11: ACCESSIBILITY
SAFE HARBOR - ANSI ICC A117.1-2009
1104 ACCESSIBLE ROUTE PROVIDED TO FRONT ENTRANCE
1105 ACCESSIBLE ENTRANCE PROVIDED TO FRONT ENTRANCE
1106 ACCESSIBLE PARKING PROVIDED
1110.2 ACCESSIBLE TOILET ROOMS PROVIDED.
1112 ACCESSIBLE SIGNAGE - PROVIDED FOR TOILET ROOMS, AND OTHER AREAS REQUIRED BY ANSIDAAG.

OBC CHAPTER 16: ROOF ASSEMBLIES
TABLE 1505.1: FIRE CLASSIFICATION - III B CONSTRUCTION - MIN. CLASS C, ACTUAL CLASS A [LOW SLOPE ROOFS]

OBC CHAPTER 16: STRUCTURAL DESIGN
TABLE 1604.3: DEFLECTION LIMITS
INTERIOR PARTITIONS = H/180
FLOOR JOISTS/BEAMS = L/360
OTHER STRUCTURAL COMPONENTS = L/240
EXTERIOR WALL W/ PLASTER/STUCCO = L/360
EXTERIOR WALLS W/ BRITTLE FINISH = H/240
EXTERIOR WALL W/ FLEXIBLE FINISH = H/180
[H/180 PREVAILS DUE TO INTERIOR GYPSUM BOARD]
LINTELS SUPPORTING MASONRY VENEER = L/600

TABLE 1607.1: LIVE LOADS
RESIDENTIAL AREAS = 40 PSF
ASSEMBLY AREAS = 100 PSF
CORRIDORS = 100 PSF
OFFICES = 50 PSF
STAIRS AND EXITS = 100 PSF
ROOF LIVE LOAD = 20 PSF

1607.9.1: CONCENTRATED LOADS
HANDRAILS & GUARDS = 200 PLF
1608.2: GROUND SNOW LOADS
GROUND SNOW LOAD = 20 PSF
ICE ON SNOW = 5 PSF
SNOW EXPOSURE FACTOR = 0.7
SNOW LOAD IMPORTANCE FACTOR = 1.0
THERMAL FACTOR = 1.0

1609: WIND LOADS
ULTIMATE DESIGN WIND SPEED = 115 MPH, 3 SEC. GUST
EXPOSURE = C
WIND IMPORTANCE FACTOR = 1.0
BUILDING CATEGORY = II
INTERNAL PRESSURE COEFFICIENT = +/- 0.18

1612: FLOOD LOADS
SITE IS NOT LOCATED IN FLOOD PRONE AREA, PER CORP. OF ENGINEERS.
OBC CHAPTER 29: PLUMBING SYSTEMS
NO CHANGE TO EXISTING COMMON AREA TOILET ROOMS - EXISTING TOILET ROOMS HAVE [2] FIXTURES - [1] LAVATORY - EACH TOILET ROOM IS ACCESSIBLE

NO CHANGE TO EXISTING DWELLING UNIT TOILET ROOMS, EACH DWELLING UNIT CONTAINS A FULL BATHROOM

INTERNATIONAL ENERGY CONSERVATION CODE
TABLE C402.1.3: THERMAL ENVELOPE INSULATION R-VALUE METHOD
INSULATION ABOVE ROOF DECK, CLIMATE ZONE 4 = R-30 CI
BUILDING A:
EXISTING = R-19 [ASSUMED - BELOW DECK]
PROPOSED = R-19 EXISTING + R-26 [NEW ABOVE DECK]
BUILDING F:
EXISTING = R-18.6 [CONTINUOUS ABOVE DECK]
PROPOSED = R-18.6 + R-11.4 [NEW ABOVE DECK] = R-30

C402.1.4.1.1: TAPERED, ABOVE DECK INSULATION BASED ON THICKNESS: WHERE USED AS A COMPONENT OF MAXIMUM ROOF ASSEMBLY U-FACTOR CALCULATION, THE SLOPED ROOF INSULATION R-VALUE CONTRIBUTION TO THAT CALCULATION TO USE THE AVERAGE THICKNESS IN INCHES ALONG WITH THE MATERIAL R-VALUE PER INCH.

C402.1.2: MINIMUM THICKNESS: THE MINIMUM THICKNESS OF ABOVE DECK ROOF INSULATION AT ITS LOWEST POINT, GUTTER EDGE, ROOF DRAIN, OR SCUPPER SHALL NOT BE LESS THAN 1".
C503.2.1: ROOF REPLACEMENT: COMPLY WITH C402.1.3, C402.1.4, C402.1.5, OR C402.1.6 WHERE THE EXISTING ROOF ASSEMBLY IS PART OF THE THERMAL ENVELOPE AND CONTAINS INSULATION ENTIRELY ABOVE THE ROOF DECK. IN NO CASE SHALL THE R-VALUE OF THE ROOF INSULATION BE REDUCED AS PART OF THE ROOF REPLACEMENT.

RDA CONTRACT ADMINISTRATION

- RDA IS PROVIDING CONTRACT ADMINISTRATION SERVICES FOR THIS PROJECT. CONTRACTOR AND CLIENT / OWNER ARE RESPONSIBLE TO COORDINATE THE PROPOSED WORK, SCHEDULES, INSTALLATIONS, PERMITS, INSPECTIONS, ETC.
- CONTACT ARCHITECT FOR CLARIFICATION SHOULD THERE BE QUESTIONS REGARDING THE INTERPRETATION OR INTENT OF THE DOCUMENTS, FIELD DISCOVERY, ETC. THAT WOULD IMPACT OR AFFECT THE WORK AS PROPOSED. RDA IS NOT BE LIABLE FOR DEVIATIONS, FIELD CHANGES, AND CLIENT / OWNER CHANGES DURING CONSTRUCTION.
- FIELD CONFIRM ALL EXISTING CONDITIONS, PROPOSED INSTALLATIONS AND HOW THEY INTERFACE TO ENSURE THE SYSTEMS CAN BE INSTALLED PER THE INTENT OF THE DOCUMENTS AND TO MEET APPLICABLE BUILDING AND ZONING CODES, LOCAL REQUIREMENTS, CLIENT / OWNER REQUIREMENTS, ETC.
- MEET ALL APPLICABLE BUILDING AND ZONING CODES REQUIREMENTS WHETHER SPECIFICALLY NOTED HEREIN OR NOT. BUILDING CODES REPRESENT THE MINIMUM ACCEPTABLE STANDARD.
- INSTALL ALL PRODUCTS, MATERIALS, INSTALLATIONS, AND THE LIKE IN ACCORDANCE WITH APPLICABLE INDUSTRY STANDARDS, APPLICABLE MANUFACTURER'S DETAILS AND INSTRUCTIONS, IN ACCORDANCE WITH BEST PRACTICES, AND BUILDING CODE PROVISIONS.

THE PLANS AND SPECIFICATIONS ARE INTENDED TO DEPICT THE GENERAL SCOPE, LAYOUT AND QUALITY OF WORKMANSHIP REQUIRED. THE DOCUMENTS ARE NOT AN INSTRUCTION MANUAL TO EXECUTE THE WORK NOR ARE THEY INTENDED TO SHOW OR DESCRIBE IN DETAIL EVERY ITEM NECESSARY FOR THE PROPER INSTALLATION OF THE WORK. THE MEANS AND METHODS REQUIRED TO EXECUTE THE WORK DESCRIBED IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL INCLUDE THE ANCILLARY WORK REQUIRED, WHETHER EXPLICITLY STATED OR NOT, FOR THE PROPER COMPLETION OF THE WORK AS INTENDED. THE CONTRACTOR IS REQUIRED TO MEET OR EXCEED BUILDING CODE REQUIREMENTS, ADDITIONAL BUILDING STANDARDS, ASTM STANDARDS, AND/OR MANUFACTURER INSTALLATION REQUIREMENTS AS THEY RELATE TO THE WORK.
THE PLANS AND SPECIFICATIONS REPRESENT A SINGLE COMPLETE DESIGN PACKAGE INDICATING THE INTENDED SCOPE OF THE PROJECT IN ITS ENTIRETY. AS SUCH, THE PROJECT IS STRUCTURED TO BE AWARDED TO A SINGLE PRIME CONTRACTOR. THE CONTRACTOR DOES NOT DELINEATE BID PACKAGES OR ASSIGN RESPONSIBILITIES TO ANY SUBSEQUENT SUBCONTRACTORS, DICTATE CONSTRUCTION SEQUENCING, NOR PROVIDE COORDINATION BETWEEN ANY TRADES. SUCH ACTIVITIES ARE THE RESPONSIBILITY OF THE HOLDER OF THE CONSTRUCTION CONTRACT. IN THE EVENT OF A DISCREPANCY WITHIN THE DRAWINGS OR BETWEEN THE DRAWINGS AND THE SPECIFICATIONS, THE MORE STRINGENT REQUIREMENT REPRESENTED IN THE DOCUMENTS SHALL PREVAIL.

ALL PRODUCTS & MATERIALS TO COMPLY WITH BUILD AMERICA BUY AMERICA REQUIREMENTS - REFER TO HUD.

THIS PROJECT CONSISTS OF SELECTIVE ALTERATIONS / RENOVATION OF THE COMMON AREAS OF GRAYHILL TO BE COMPLETED IN ACCORDANCE WITH ALL LOCAL CODES FOR SPRINGFIELD METROPOLITAN HOUSING AUTHORITY. THE PROJECT WILL BE AWARDED TO [1] GENERAL CONTRACTOR FOR ALL WORK OUTLINED IN THESE DOCUMENTS. THE BUILDING WILL REMAIN OCCUPIED DURING THE CONSTRUCTION. CONTRACTOR TO PROVIDE ALL REQUIRED COORDINATION, ADDITIONAL PROTECTION PROVISIONS, SITE SUPERVISION TO FACILITATE CONTINUED OCCUPANCY OF THE BUILDING.

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

INSULATION ABOVE ROOF DECK, CLIMATE ZONE 4 = R-30 CI
BUILDING A:
EXISTING = R-19 [ASSUMED - BELOW DECK]
PROPOSED = R-19 EXISTING + R-26 [NEW ABOVE DECK]
BUILDING F:
EXISTING = R-18.6 [CONTINUOUS ABOVE DECK]
PROPOSED = R-18.6 + R-11.4 [NEW ABOVE DECK] = R-30

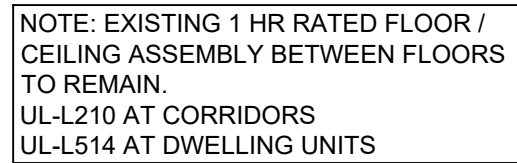
C402.1.4.1.1: TAPERED, ABOVE DECK INSULATION BASED ON THICKNESS: WHERE USED AS A COMPONENT OF MAXIMUM ROOF ASSEMBLY U-FACTOR CALCULATION, THE SLOPED ROOF INSULATION R-VALUE CONTRIBUTION TO THAT CALCULATION TO USE THE AVERAGE THICKNESS IN INCHES ALONG WITH THE MATERIAL R-VALUE PER INCH.

C402.1.2: MINIMUM THICKNESS: THE MINIMUM THICKNESS OF ABOVE DECK ROOF INSULATION AT ITS LOWEST POINT, GUTTER EDGE, ROOF DRAIN, OR SCUPPER SHALL NOT BE LESS THAN 1".

C503.2.1: ROOF REPLACEMENT: COMPLY WITH C402.1.3, C402.1.4, C402.1.5, OR C402.1.6 WHERE THE EXISTING ROOF ASSEMBLY IS PART OF THE THERMAL ENVELOPE AND CONTAINS INSULATION ENTIRELY ABOVE THE ROOF DECK. IN NO CASE SHALL THE R-VALUE OF THE ROOF INSULATION BE REDUCED AS PART OF THE ROOF REPLACEMENT.

ALTERNATES

- ADD ALTERNATE 01 - REMOVE EXISTING, INSTALL NEW SHINGLE ROOF SYSTEM, GUTTERS AND DOWNSPOUTS, AND ALUMINUM WRAP FASCIA, RAKE, AND FRIEZE TRIM. [LOW AREAS B-1 AND B-2]
- ADD ALTERNATE 02 - REMOVE EXISTING, INSTALL NEW LOW SLOPE ROOF SYSTEM, EDGE METAL, SCUPPERS, CONDUCTOR HEADS, AND DOWNSPOUTS. REMOVE EXISTING VINYL SIDING AND INSTALL NEW METAL SIDING PANELS AT UPPER FACADES AT ONE STORY PORTION OF THE BUILDING. [ROOF AREA A-1]
- ADD ALTERNATE 03



CODE PLAN SYMBOL LEGEND

- | | | |
|---|-------------|---|
|  | 1 HR | 1 HOUR RATED FIRE PARTITION |
|  | 2 HR | 2 HOUR RATED FIRE BARRIER |
|  | | FIRE EXTINGUISHER |
|  | | FIRE EXTINGUISHER / CABINET |
|  | | EXIT SIGN |
|  | | EXIT SIGN / EMERGENCY LIGHT COMBO |
|  | | EMERGENCY EGRESS LIGHT |
|  | | TACTILE EXIT SIGN
(ADJACENT TO ALL EGRESS DOORS) |
|  | | EMERGENCY ESCAPE AND RESCUE OPENING |
|  | | TRAVEL DISTANCE / ROUTE |

CODE PLAN NOTES

1. NO CHANGE TO EXISTING FIRE RESISTANCE RATINGS / SEPARATIONS.
2. NO CHANGE TO MEANS OF EGRESS, TRAVEL DISTANCE, OR EXITS.
3. NO CHANGE IN UNIT CONFIGURATION OR UNIT CLASSIFICATION.
4. EXISTING FIRE ALARM SYSTEM (B-72) TO REMAIN ACTIVE. EXISTING FIRE ALARM SYSTEM COORDINATE ALL DAILY EFFORTS TO HAVE SYSTEM IN "TEST MODE".
5. EXISTING FIRE SUPPRESSION SYSTEM (NPPA 13) TO REMAIN ACTIVE. DURING CONSTRUCTION, COORDINATE ALL DAILY EFFORTS TO HAVE SYSTEM IN "TEST MODE".
6. BUILDINGS CONTAINS AN EMERGENCY GENERATOR - NO CHANGES.
7. ALL CORRIDOR & STAIR / EMERGENCY EGRESS LIGHTING IS CONNECTED TO THE EMERGENCY GENERATOR. (SEPARATE EMERGENCY LIGHTS NOT REQUIRED).
8. BUILDINGS WILL REMAIN OCCUPIED DURING CONSTRUCTION. PROVIDE ALL REQUIRED TEMPORARY SAFEGUARDS DURING CONSTRUCTION IN ACCORDANCE WITH OHIO EXISTING BUILDING CODE CHAPTER 15.

SAFEGUARDS DURING CONSTRUCTION

OEB 1501.2 STORAGE AND PLACEMENT: CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED AND PLACED SO AS NOT TO ENDANGER THE PUBLIC, WORKERS, OR ADJOINING PROPERTIES FOR THE DURATION OF THE PROJECT.

OEBC 1501.3 ALTERATIONS, REPAIRS: REQUIRED EXITS, EXISTING STRUCTURAL ELEMENTS, FIRE PROTECTION DEVICES AND SANITARY SAFEGUARDS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.

OEB 1501.4 MANNER OF REMOVAL: WASTE MATERIALS SHALL BE REMOVED IN A MANNER THAT PREVENTS INJURY TO PERSONS, ADJOINING PROPERTIES AND PUBLIC RIGHTS OF WAY.

OEBc 1501.5 FIRE SAFETY DURING CONSTRUCTION: COMPLY WITH OHIO BUILDING CODE AND OHIO FIRE CODE REQUIREMENTS

OEBc 1501.6 PROTECTION OF PEDESTRIANS: PROVIDE WALKWAYS FOR PEDESTRIAN TRAVEL IN FRONT / ADJACENT TO ALL

OEBC 1501.6.4 BARRIERS: PROVIDE BARRIERS AS APPLICABLE TO THE CONSTRUCTION ACTIVITIES.

OEBC 1504.1 FIRE EXTINGUISHERS: STRUCTURES UNDER CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL BE PROVIDED WITH NOT FEWER THAN ONE APPROVED PORTABLE FIRE

EXTINGUISHER PER OBC 906, LOCATE AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE CONSTRUCTION MATERIALS

ARE STORED, MATERIAL STORAGE AREAS / SHEDS, AT ALL SPECIAL HAZARD LOCATIONS. NOTE: MAINTAIN EXISTING FIRE EXTINGUISHERS THROUGHOUT THE BUILDING DURING CONSTRUCTION.

OEBC 1505.2 MAINTENANCE OF MEANS OF EGRESS: MAINTAIN EXISTING MEANS OF EGRESS AT ALL TIMES DURING CONSTRUCTION. PROVIDE TEMPORARY MEANS OF EGRESS WHERE REQUIRED.

OEBE 1506.1 STANDPIPES: MAINTAIN EXISTING STANDPIPES AS OPERATIONAL DURING CONSTRUCTION.

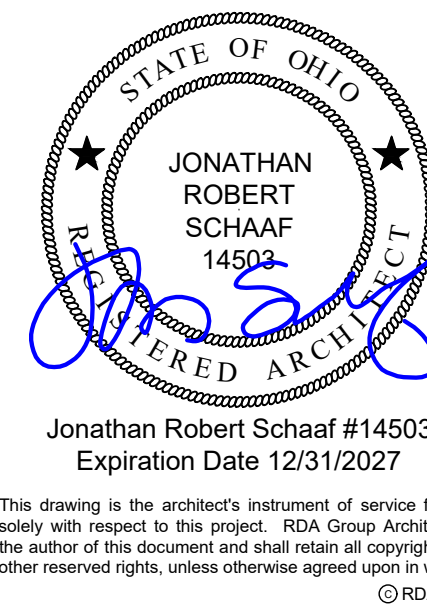
OEB 1507.1 AUTOMATIC SPRINKLER SYSTEM: MAINTAIN EXISTING SPRINKLER SYSTEM AS OPERATIONS DURING CONSTRUCTION. PROVIDE FIRE WATCH IN ACCORDANCE WITH FIRE DEPARTMENT REQUIREMENTS AT ANY TIME WHEN THE EXISTING SYSTEM IS OUT OF SERVICE

TYPICAL UL ASSEMBLIES

- | | |
|---------------------------------------|------|
| 1 HR RATED CORRIDOR WALLS - | U305 |
| 1 HR RATED CORRIDOR WALLS [FURRED] - | U385 |
| 1 HR RATED UNIT DEMISING WALLS - | U305 |
| 2 HR RATED COMPARTMENT WALLS - | U905 |
| 2 HR RATED STAIR / VERTICAL SHAFTS - | U905 |
| 2 HR RATED EXTERIOR WALLS - | U902 |
| 2 HR RATED TRASH CHUTE INFILL - | U415 |
| 1 HR RATED CORRIDOR FLOOR / CEILING - | L210 |
| 1 HR RATED UNIT FLOOR / CEILING - | L514 |
| 1 HR RATED CEILING / ROOF - | P533 |

NOTE: ORIGINAL BUILDING DRAWINGS DID NOT INDICATE SPECIFIC RATINGS OR ASSEMBLY TYPES. ARCHITECT HAS REVIEWED ORIGINAL DRAWINGS AND HAS SELECTED THE UL ASSEMBLIES NOTED AS MEETING THE INTENT FOR THE APPLICABLE RATINGS REQUIRED.

UNIT COUNT		
BEDROOMS	DESCRIPTION	TOTAL UNITS
ONE BEDROOM	ALL UNITS EXCEPT UNIT 007	104
TWO BEDROOM	UNIT 007 ONLY	1
TOTAL		105



RDA GROUP ARCHITECTS
7662 PARAGON ROAD | DAYTON, OH 45459 | 937.610.3440



Modernization Project 2026 at:
Grayhill Apartments
220 Montgomery Avenue
Springfield, Ohio 45506

Prepared for: Springfield Metropolitan Housing Authority

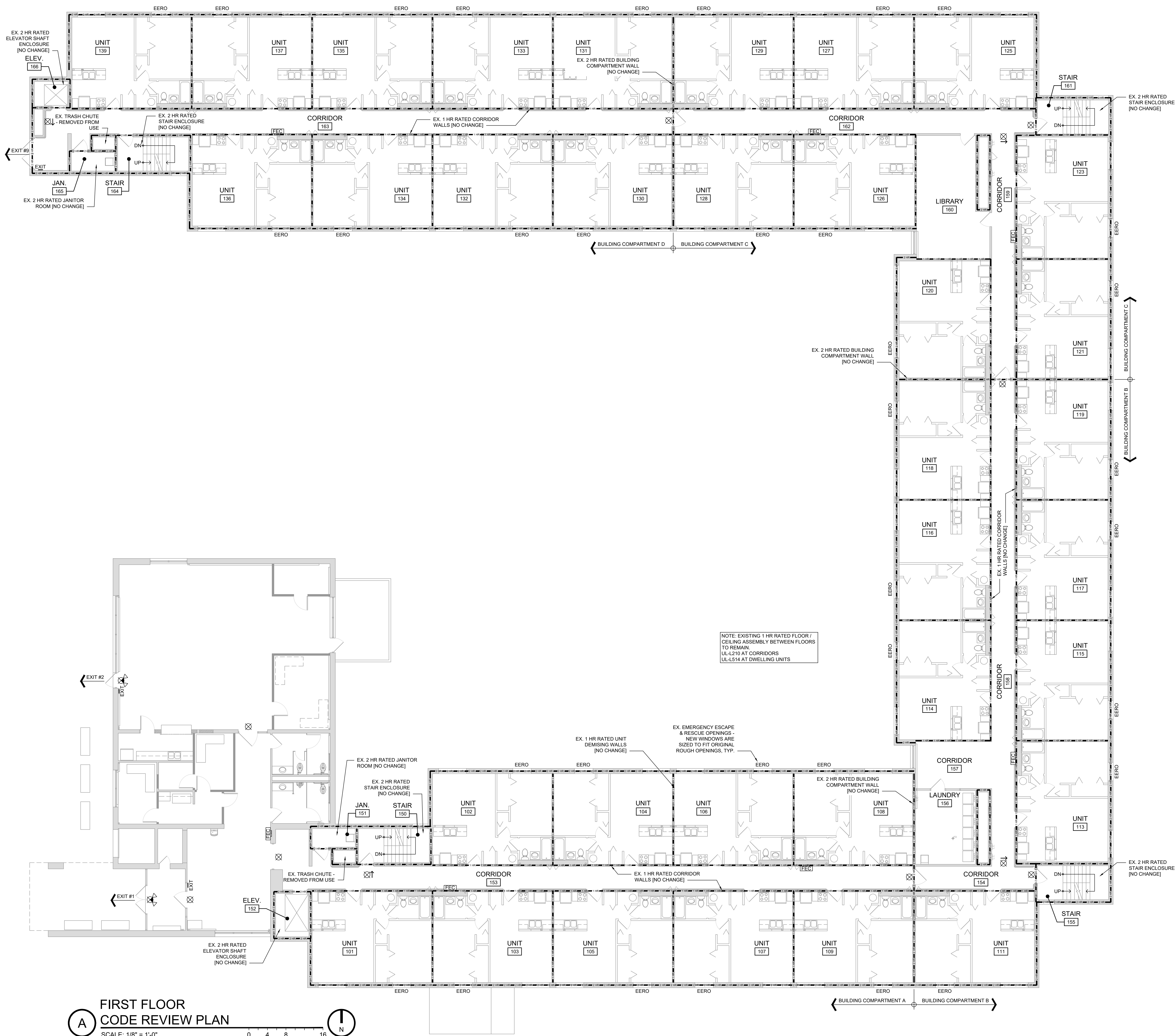
Prepared for: Springfield Metropolitan Housing Authority

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Sheet Title
Ground Floor Code Review Plan

Sheet Number

G1.01

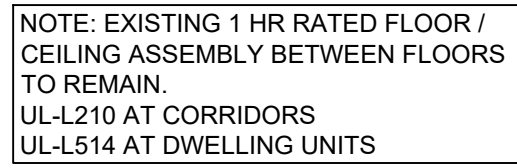


CODE PLAN SYMBOL LEGEND	
	1 HOUR RATED FIRE PARTITION
	2 HOUR RATED FIRE BARRIER
	FIRE EXTINGUISHER
	FIRE EXTINGUISHER / CABINET
	EXIT SIGN
	EXIT SIGN / EMERGENCY LIGHT COMBO
	EMERGENCY EGRESS LIGHT
	TACTILE EXIT SIGN (ADJACENT TO ALL EGRESS DOORS)
	EMERGENCY ESCAPE AND RESCUE OPENING
	TRAVEL DISTANCE / ROUTE



Modernization Project 2026 at:
Grayhill Apartments
220 Montgomery Avenue
Springfield, Ohio 45506
Prepared for: Springfield Metropolitan Housing Authority

Project Number	
2024-112	
Date	
February 10, 2026	
Date	Issue
12.19.25	Review Set
01.12.26	Progress
02.02.26	90% Review Set
02.10.26	Bid / Construction Set
Sheet Title	
First Floor Code Review Plan	
Sheet Number	
G1.02	



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

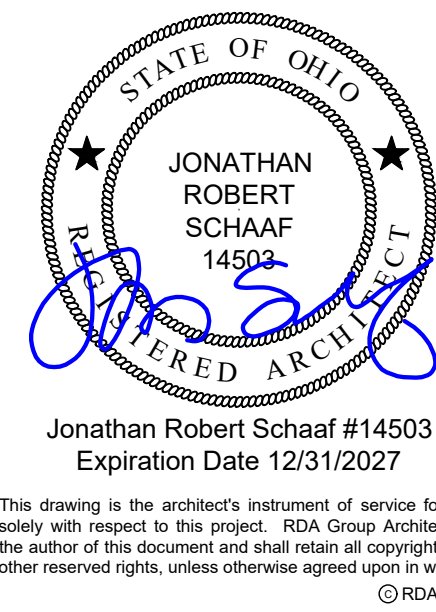
Prepared for: Springfield Metropolitan Housing Authority

Sheet Number

G1.03

CODE PLAN SYMBOL LEGEND

	1 HR	1 HOUR RATED FIRE PARTITION
	2 HR	2 HOUR RATED FIRE BARRIER
		FIRE EXTINGUISHER
		FIRE EXTINGUISHER / CABINET
		EXIT SIGN
		EXIT SIGN / EMERGENCY LIGHT COMBO
		EMERGENCY EGRESS LIGHT
		TACTILE EXIT SIGN (ADJACENT TO ALL EGRESS DOORS)
		EMERGENCY ESCAPE AND RESCUE OPENING
		TRAVEL DISTANCE / ROUTE



RDA GROUP ARCHITECTS
7662 PARAGON ROAD | DAYTON, OH 45459 | 937.610.3440

GENERAL SPECIFICATIONS

SECTION 01 00 00: GENERAL REQUIREMENTS

1. PERMITS:
- 1.1. CONFORM TO THE 2024 OHIO EXISTING BUILDING CODE AND 2024 OHIO BUILDING CODE, AND ALL OTHER LOCAL GOVERNING CODES AND ORDINANCES HAVING THE AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK.
- 1.2. VERIFY ALL PERMITS HAVE BEEN APPROVED BY APPROPRIATE AGENCIES PRIOR TO START OF CONSTRUCTION. NO CONSTRUCTION OR FABRICATION OF ANY ITEMS SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND ANY DOCUMENTATION FROM ALL OF THE PERMITTING AND REGULATORY AUTHORITIES. FAILURE OF THE CONTRACTOR TO FOLLOW THIS PROCEDURE SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATION OF THE WORK MANIATED BY AN REGULATORY AUTHORITY.
- 1.3. PAY FOR ALL REQUIRED PERMITS. WORK SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS ARE OBTAINED.
- 1.4. ARCHITECT IS NOT RESPONSIBLE FOR ANY ADDITIONAL COSTS RESULTING FROM WORK STARTED PRIOR TO OBTAINING ALL PERMITS / GOVERNING AGENCIES APPROVALS.
- 1.5. MAINTAIN A COPY OF APPROVED PERMIT DRAWINGS ON-SITE FOR INSPECTION PURPOSES. COORDINATE WITH BUILDING DEPARTMENT.
- 1.6. NOTIFY THE BUILDING DEPARTMENT WHEN WORK IS READY FOR INSPECTION. FOLLOW ALL REQUIREMENTS OF BUILDING DEPARTMENT. PROVIDE ACCESS FOR ALL INSPECTORS.
- 1.7. MAINTAIN RECORDS OF INSPECTIONS ON THE JOB SITE IN ACCORDANCE WITH REQUIREMENTS OF BUILDING DEPARTMENT.
- 1.8. PAY ALL FEES REQUIRED BY INSPECTIONS, EXCEPT FOR INSPECTIONS MADE BY OWNER OR ITS AGENTS.
- 1.9. COMPLETE ALL WORK TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY EACH RESPECTIVE TRADE.
2. TESTING / INSPECTION ALLOWANCES: CLIENT / OWNER WILL PROCURE TESTING AND SPECIAL INSPECTION FIRM AS REQUIRED BY CONDITIONS AND INTENT INDICATED ON DRAWINGS. CONTRACTOR TO COORDINATE ALL INSPECTIONS.
3. TRASH / DEBRIS: PROVIDE ALL REQUIRED TRASH DUMPSTERS, HAULING, ETC. AS REQ'D FOR THE PROJECT. KEEP JOB SITE CLEAN DURING CONSTRUCTION. PERIODICALLY AND PROMPTLY REMOVE ALL DEBRIS FROM SITE IN A LEGAL MANNER.
4. FINAL CLEANING: PROVIDE FINAL CLEANING PRIOR TO FINAL INSPECTION AND TURN OVER OF THE PROJECT.
5. CONSTRUCTION SAFETY: CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SAFETY; COMPLIANCE TO BE IN ACCORDANCE WITH ALL STATE, FEDERAL, AND O.S.H.A. REGULATIONS.
- 5.1. ALL FIRE EXITS ARE TO REMAIN CLEAR AND OPEN DURING ALL PHASES OF CONSTRUCTION IF APPLICABLE.
- 5.2. TEMPORARY PROTECTION / BARRICADES: ERECT ALL REQ'D TEMPORARY PROTECTION AND BARRICADES TO ALLOW CONTINUED USE OF THE FACILITY. COORDINATE WITH CLIENT / OWNER AS REQ'D.
- 5.3. ARCHITECT IS NOT RESPONSIBLE FOR ANY DAMAGES RESULTING FROM THE NEGLECT OF TIMELY AND RESPONSIBLE MAINTENANCE OF THE PROJECT BY THE OWNER AFTER PROJECT COMPLETION.
6. FIRE PREVENTION: PROVIDE FIRE EXTINGUISHERS AT THE JOBSITE. PROVIDE FIRE WATCH FOR ALL HOT WORK ACTIVITIES INCLUDING CUTTING, WELDING, AND OTHER CONSTRUCTION OPERATIONS THAT ARE CAPABLE OF STARTING FIRES.
7. TEMPORARY UTILITIES:
- 7.1. UTILIZE EXISTING ELECTRIC SERVICE, WATER, AND HVAC IF AVAILABLE.
- 7.2. PROVIDE TEMPORARY LIGHTING FOR CONSTRUCTION PURPOSES.
- 7.3. PROVIDE TEMPORARY VENTILATION, FILTRATION MEDIA, ETC. AS REQ'D TO PROPERLY VENTILATE THE CONSTRUCTION AREA AS WELL AS TO PREVENT DUST, DIRT, DEBRIS FROM ENTERING OTHER PORTIONS OF THE FACILITY.
- 7.4. PROVIDE PORTABLE TOILET FACILITIES FOR CONSTRUCTION PURPOSES.
8. PRODUCTS:
- 8.1. INSTALL ALL MATERIALS, EQUIPMENT, APPLIANCES, ETC. ACCORDING TO MANUFACTURERS SPECIFICATIONS, RECOMMENDATIONS, AND INSTRUCTIONS, WHETHER A COMPLETE SYSTEM OR A COMPONENT PART OF A COMPLETE CONSTRUCTION SYSTEM.
- 8.2. OWNER TO COORDINATE AND SELECT ALL FINAL FINISHES / SELECTIONS. COORDINATE ALL REQUIREMENTS OF FINISH SELECTIONS, AND CORRELATION BETWEEN FINISHES, TRIM COMPONENTS, ETC. PROVIDE MOCKUPS OF WORK/FINISHES AS APPLICABLE TO ENSURE CONFORMANCE WITH THE DESIGN INTENT.
- 8.3. COMPLY WITH ALL ACCESSIBILITY / ADA REQUIREMENTS AS IS APPLICABLE TO THE WORK. ENSURE ALL WORK, FINISHES, FIXTURES, AND ACCESSORIES ARE PROVIDED AND INSTALLED TO ENSURE COMPLIANCE.
- 8.4. ITEMS MAY BE REFERRED TO AS SINGULAR, OR PLURAL ON THE DRAWINGS AND SPECIFICATIONS. CONTRACTOR TO DETERMINE QUANTITY OF EACH ITEM REQUIRED.
9. COORDINATION:
- 9.1. COORDINATE ALL SPECIFIC WORK / SCOPE ITEMS WITH OWNER. NOTE THAT CONDITIONS MAY VARY IN DIFFERENT LOCATIONS WITHIN THE PROJECT / BUILDING(S) OR UNIT(S).
- 9.2. COORDINATE ALL WORK / SCOPE BETWEEN SUB-CONTRACTORS, SUPPLIERS, AND VENDORS BASED ON THE ENTIRE SET OF DOCUMENTS. PROVIDE ANY REQ'D ADAPTATIONS TO ACCOMMODATE FIELD CONDITIONS PRIOR TO ORDERING, FABRICATION, OR INSTALLATION.
- 9.3. PROVIDE FULL SET OF CONSTRUCTION DOCUMENTS TO ALL SUB-CONTRACTORS.
- 9.4. NO ADDITIONAL COMPENSATION TO CONTRACTOR FOR ISSUES RESULTING FROM THE USE OF AN INCOMPLETE SET OF CONSTRUCTION DOCUMENTS.
- 9.5. NOTIFY ARCHITECT IMMEDIATELY IN WRITING OF ERRORS, OMISSIONS, INCONSISTENCIES, OR DISCREPANCIES BETWEEN CONTRACT DOCUMENTS, DRAWINGS, SPECIFICATIONS, ETC. PRIOR TO PROCEEDING WITH WORK. ANY SITE / JOB CONDITIONS THAT ARISE AND CAUSE CONTRACTOR TO VARY FROM CONTRACT DOCUMENTS IS THE RESPONSIBILITY OF THE CONTRACTOR IF NOT REPORTED TO ARCHITECT PRIOR TO PROCEEDING.
- 9.6. DO NOT SCALE DRAWINGS
- 9.7. "N.I.C." INDICATES WORK AND / OR MATERIALS NOT IN THE CONTRACT OF THE CONTRACTOR. THIS DOES NOT RELIEVE THE CONTRACTOR OF ALL ASPECTS OF COORDINATION.
- 9.8. EXAMINE AND BECOME FAMILIAR WITH SITE AND JOB CONDITIONS PRIOR TO START OF WORK. VERIFY ALL DIMENSIONS, EXISTING CONDITIONS, INFORMATION IN THE DRAWINGS, AVAILABLE UTILITIES, ETC. GOVERNING THEIR SCOPE OF THE WORK. NOTIFY ARCHITECT IN WRITING OF ANY AND ALL DISCREPANCIES BETWEEN EXISTING CONDITIONS AND CONTRACT DOCUMENTS. COMMENCEMENT OF WORK IMPLIES ACCEPTANCE OF CONDITIONS.
- 9.9. CONTACT OWNER OR ARCHITECT REGARDING ALL QUESTIONS OR DISCREPANCIES. COMMUNICATION WITH ARCHITECT'S CONSULTANTS OR OTHERS, IS NOT CONSIDERED VALID AND ANY RESULTANT CHANGES IN WORK, ADDITIONAL COSTS, APPROVALS, PERMITS, ETC. IS THE CONTRACTOR'S RESPONSIBILITY.
- 9.10. ARCHITECT IS NOT RESPONSIBLE FOR QUALITY OR QUANTITY OF WORK, FIELD INSPECTIONS, REVIEWING CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCING, PROCEDURES, PAYMENT APPLICATIONS, OR TO DETERMINE THE DISTRIBUTIONS OF FUNDS, ETC.
- 9.11. CONTRACT DOCUMENTS, DRAWINGS, OR DETAILS IN THIS SET MAY INDICATE TYPICAL CONDITIONS WHICH MAY VARY FROM ACTUAL CONSTRUCTION. COORDINATE CONDITIONS / DETAILS WITH CLIENT.
10. CLOSEOUT REQUIREMENTS
- 10.1. AS-BUILT / RECORD DRAWINGS: MAINTAIN A RED-LINE COPY OF AS-BUILT / RECORD DRAWINGS INDICATING FIELD CHANGES, HIDDEN/CONCEALED UTILITIES, AND OTHER PERTINENT DEVIATIONS FROM THE APPROVED CONSTRUCTION DOCUMENTS.
- 10.2. OPERATIONS AND MAINTENANCE DATA: PROVIDE O+M MANUAL TO OWNER WITH ALL PERTINENT SELECTIONS, SYSTEMS, PROJECT DOCUMENTS, AND CERTIFICATES.
- 10.3. STARTING OF SYSTEMS / DEMONSTRATION: DEMONSTRATE THE OPERATION AND MAINTENANCE OF INSTALLED PRODUCTS AND SYSTEMS TO OWNER PRIOR TO TURN OVER OF THE PROJECT.
- 10.4. TESTING, ADJUSTING, BALANCING: TEST AND BALANCE SYSTEMS AS REQUIRED FOR SMOOTH AND UNHINDERED OPERATION.

SECTION 02 41 19 EXISTING CONDITIONS / SELECTIVE DEMOLITION

1. NOTIFY ARCHITECT AND CLIENT / OWNER IF ANY PART OR PARTS OF THE EXISTING BUILDING STRUCTURE SHOW SIGNS OF ROTTING, VANDALISM, WATER DAMAGE, PEST DAMAGE, OR OTHER DAMAGE / FAILURE / DETERIORATION WHICH MAY CAUSE THE PART / PARTS / BUILDING TO NOT MEET APPLICABLE BUILDING CODES, COMPROMISE SAFETY, CREATE RISK OF FAILURE, OR NOT MEET STANDARD BUILDING PRACTICES.
2. VERIFY EXISTING STRUCTURE HAS CAPACITY TO SUPPORT NEW NEW CONSTRUCTION WHERE INDICATED TO BE SUSPENDED FROM THE EXISTING STRUCTURE.
3. PROTECTION / CUTTING AND PATCHING
- 3.1. PROTECT EXISTING CONSTRUCTION AND RESTORE ALL FINISH SURFACES TO THEIR ORIGINAL CONDITION WHERE DAMAGED BY WORK.
- 3.2. VERIFY & COORDINATE EXTENT OF SLAB CUT AND TRENCHING FOR NEW PLUMBING AND ELECTRICAL WITH PROPOSED WORK. SAWCUT AND / OR CORE AND REMOVE CONCRETE SLAB AS REQUIRED FOR INSTALLATION OF ELECTRIC AND PLUMBING. COMPACT SUB-GRADE AND FILL FLUSH TO EXISTING SURFACE. PROVIDE SMOOTH, LEVEL, STEEL, TROWELED SURFACE READY TO RECEIVE NEW FINISHES.
- 3.3. PROVIDE ALL FLOOR LEVELING, PATCHING, AND REMEDIAL REPAIRS AS REQUIRED BY THE SCOPE OF WORK. REPAIRS INCLUDE, BUT ARE NOT LIMITED TO, WORK REQUIRED TO PROVIDE A SMOOTH AND EVEN TRANSITION BETWEEN NEW AND EXISTING SPACES AND TO PREPARE EXISTING SURFACES FOR NEW FINISHES.
- 3.4. FIT WORK TIGHT TO ADJACENT ELEMENTS. MAINTAIN INTEGRITY OF WALL, CEILING, AND/OR FLOOR CONSTRUCTION. COMPLETELY SEAL VOIDS.
- 3.5. FINISH SURFACES TO MATCH ADJACENT FINISHES, UNLESS NOTED OTHERWISE.
- 3.6. PROVIDE ANY AND ALL ACCESS PANELS AS REQUIRED.
- 3.7. MAINTAIN FIRE RATED ASSEMBLIES WHERE SHOWN, OR AS REQUIRED.
4. SALVAGED ITEMS: COORDINATE W/ OWNER.

SECTION 02 50 00 HAZARDOUS MATERIALS

1. HAZARDOUS MATERIALS MAY EXIST ON THIS PROJECT. IF ANY WORK PERSON ENCOUNTERS ANY MATERIAL WHICH THEY SUSPECT MAY BE HAZARDOUS OR TOXIC, THEY SHALL IMMEDIATELY ADVISE THE OWNER. TAKE IMMEDIATE AND APPROPRIATE ACTION TO PROTECT THE BUILDING USERS AND WORKERS IN ACCORDANCE W/ FEDERAL, STATE, AND LOCAL LAWS, CODES AND REGULATIONS. THE ARCHITECT AND ARCHITECTS CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL OR DISPOSAL OF OR EXPOSURE OF HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECTS SITE, INCLUDING BUT NOT LIMITED TO ASBESTOS, ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB) OR OTHER TOXIC SUBSTANCES.
2. THE CONTRACTOR IS HEREBY ADVISED THAT RDA GROUP ARCHITECTS, LLC IS NOT A DESIGN PROFESSIONAL IN THE DETERMINATION OF THE PRESENCE OF HAZARDOUS MATERIALS, NOR IS THE ARCHITECT A DESIGN PROFESSIONAL INVOLVED IN MAKING RECOMMENDATIONS REGARDING THE TESTING, REMOVAL, ENCAPSULATION OR OTHER CORRECTIVE MEASURES PERTAINING TO HAZARDOUS MATERIALS.
3. CONTACT OWNER'S ENVIRONMENTAL CONSULTANT REGARDING THE PROPER MEANS AND METHODS TO BE UTILIZED IN ADDRESSING HAZARDOUS MATERIALS IF THE WORK WHICH IS TO BE PERFORMED UNDER THE CONTRACT INTERFACES IN ANY WAY W/ THE EXISTING COMPONENTS WHICH CONTAIN HAZARDOUS MATERIALS.
4. BY EXECUTION OF THE CONTRACT FOR CONSTRUCTION, THE CONTRACTOR HEREBY AGREES TO BRING NO CLAIM FOR NEGLIGENCE, BREACH OF CONTRACT, INDEMNIFY OR OTHERWISE AGAINST THE ARCHITECT, HIS PRINCIPALS, EMPLOYEES, AGENTS OR CONSULTANTS IF SUCH A CLAIM IN ANY WAY WOULD INVOLVE THE INVESTIGATION OF OR REMEDIAL WORK RELATED TO HAZARDOUS MATERIALS IN THE PROJECT.
5. BY EXECUTION OF THE CONTRACT FOR CONSTRUCTION, THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD THE ARCHITECT, HIS PRINCIPALS, EMPLOYEES, AGENTS OR CONSULTANTS HARMLESS FROM ANY SUCH ASBESTOS OR OTHER HAZARDOUS MATERIALS RELATED CLAIMS THAT MAY BE BROUGHT BY THE CONTRACTOR'S SUBCONTRACTORS, SUPPLIERS OR OTHER THIRD PARTIES WHO MAY BE ACTING UNDER THE DIRECTION OF THE CONTRACTOR PURSUANT TO THIS PROJECT.
6. LEAD BASED PAINT: CONTRACTOR TO FOLLOW ALL APPLICABLE EPA REQUIREMENTS RELATED TO LEAD BASED PAINT FOR RENOVATION, REPAIR, AND PAINTING. MAINTAIN ALL REQUIRED CERTIFICATIONS.
7. REFER TO APPLICABLE ENVIRONMENTAL REPORTS AS PREPARED BY MACPARRAN CONSULTING. PROVIDE ALL ABATEMENT & REMEDIATION REQUIRED FOR PROJECT EXECUTION IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS.

DIMENSIONING CONVENTIONS / STANDARDS

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

ABBREVIATIONS

-	DEGREES	INT	INTERIOR
+	PLUS OR MINUS		
#	NOT EQUAL	JB	JUNCTION BOX
Ø	DIAMETER		
∠	ANGLE	LL	LIVE / LOAD
↔	CENTERLINE	LLH	LONG LEG HORIZONTAL
⊥	PROPERTY LINE	LLV	LONG LEG VERTICAL
		LT	LINTEL
ABV	ABOVE	MAX	MAXIMUM
ADA	ACCESSIBLE / HANDICAP	MECH	MECHANICAL
	ACCESSIBLY /	MFR	MANUFACTURER
	ACCESSIBILITY -	MIN	MINIMUM
ANSI ICC-117.1		MISC	MISCELLANEOUS
AFF	ABOVE FINISH FLOOR	MO	MASONRY OPENING
ALT	ALTERNATE	MS	METAL STUD
ALUM	ALUMINUM	MTD	MOUNTED
APPROX	APPROXIMATE	MTL	METAL
ATC	ACOUSTIC TILE CEILING		
BET/BETWN	BETWEEN	NIC	NOT IN CONTRACT
BLKG	BLOCKING	NOM	NOMINAL
BRG	BEARING	NTS	NOT TO SCALE
BSMT	BASEMENT		
BTM	BOTTOM	OC	ON CENTER
		OBS	OBSCURE GLAZING
CIP	CAST IN PLACE	OH	OVERHEAD
CJ	CONTROL JOINT	OPG	OPENING
CL	CENTERLINE	OPP	OPPOSITE
CLG	CEILING		
CLR	CLEAR	PEMB	PRE-ENGINEERED METAL
CMU	CONCRETE MASONRY	PL	PLATE / PROPERTY LINE
		PTD	PAINTED
COL	COLUMN		
CONC	CONCRETE	QT	QUARRY TILE
CONT	CONTINUOUS	QTY	QUANTITY
CPT	CARPET		
CT	CERAMIC TILE	R / RAD	RADIUS
		RA	RETURN AIR
DEMO	DEMOLISH / DEMOLITION	RB	RUBBER BASE
DF	DRINKING FOUNTAIN	RD	ROOF DRAIN
DIA	DIAMETER	REF	REFRIGERATOR
DIM	DIMENSION	RENF	REINFORCE
DIV	DIVISION	REQD	REQUIRED
DP	DEEP	REQD	REQUIRED
ELEC	ELECTRIC / ELECTRICAL	REQD	REQUIRED
ELEV	ELEVATION / ELEVATOR	REQD	REQUIRED
EQ	EQUAL	REQD	REQUIRED
EQUIP	EQUIPMENT	REQD	REQUIRED
EX	EXISTING	T	TEMPERED
EXP	EXPANSION	T&B	TO BE DETERMINED
FD	FLOOR DRAIN	T&B	TOP AND BOTTOM
FDN	FOUNDATION	T&G	TONGUE AND GROOVE
FE	FIRE EXTINGUISHER	TOP OF	TOP OF
FEC	FIRE EXTINGUISHER CABINET	TR	TREATED
		TYP	TYPICAL
FF	FINISH FLOOR		
FIN	FINISH / FINISHED	UFAS	UNIFORM FEDERAL
FRT	FIRE RETARDANT		
	TREATED		
FSE	FOOD SERVICE EQUIPMENT	UNO	UNLESS NOTED OTHERWISE
FTG	FOOTING	UL	UNDERWRITER'S
FV	FIELD VERIFY		
GA	GAUGE	VB	VAPOR BARRIER
GALV	GALVANIZED	VERT	VERTICAL
GC	GENERAL CONTRACTOR		
GYP	GYPSPUM	WI	WITH
GYP BD	GYPSPUM BOARD	WO	WITHOUT
		WO	WOOD
HB	HOSE BIBB	W/P	WORK POINT
HM	HOLLOW METAL	WRB	WEATHER RESISTIVE
HOR	HORIZONTAL		
HT	HEIGHT	WWF	WELDED WIRE FABRIC
HVAC	HEATING, VENTILATION, AIR CONDITIONING		

WALL / SYMBOL LEGEND

---	EXISTING WALLS/FINISHES TO BE REMOVED
---	EXISTING WALL TO REMAIN
---	NEW CMU WALL
---	NEW METAL OR WOOD STUD WALL [REFER TO WALL TYPES]
⬢	DEMOLITION KEY NOTE
⬢	NEW CONSTRUCTION KEY NOTE
⬢	REFLECTED CEILING KEY NOTE
⬢	WINDOW TYPE KEY
⬢	DOOR TYPE KEY
⬢	WALL TYPE KEY
ROOM	ROOM TAG
000	ROOM TAG
⬢	SECTION TAG
⬢	ELEVATION TAG
⬢	FLOOR DRAIN
⬢	FIRE EXTINGUISHER CABINET



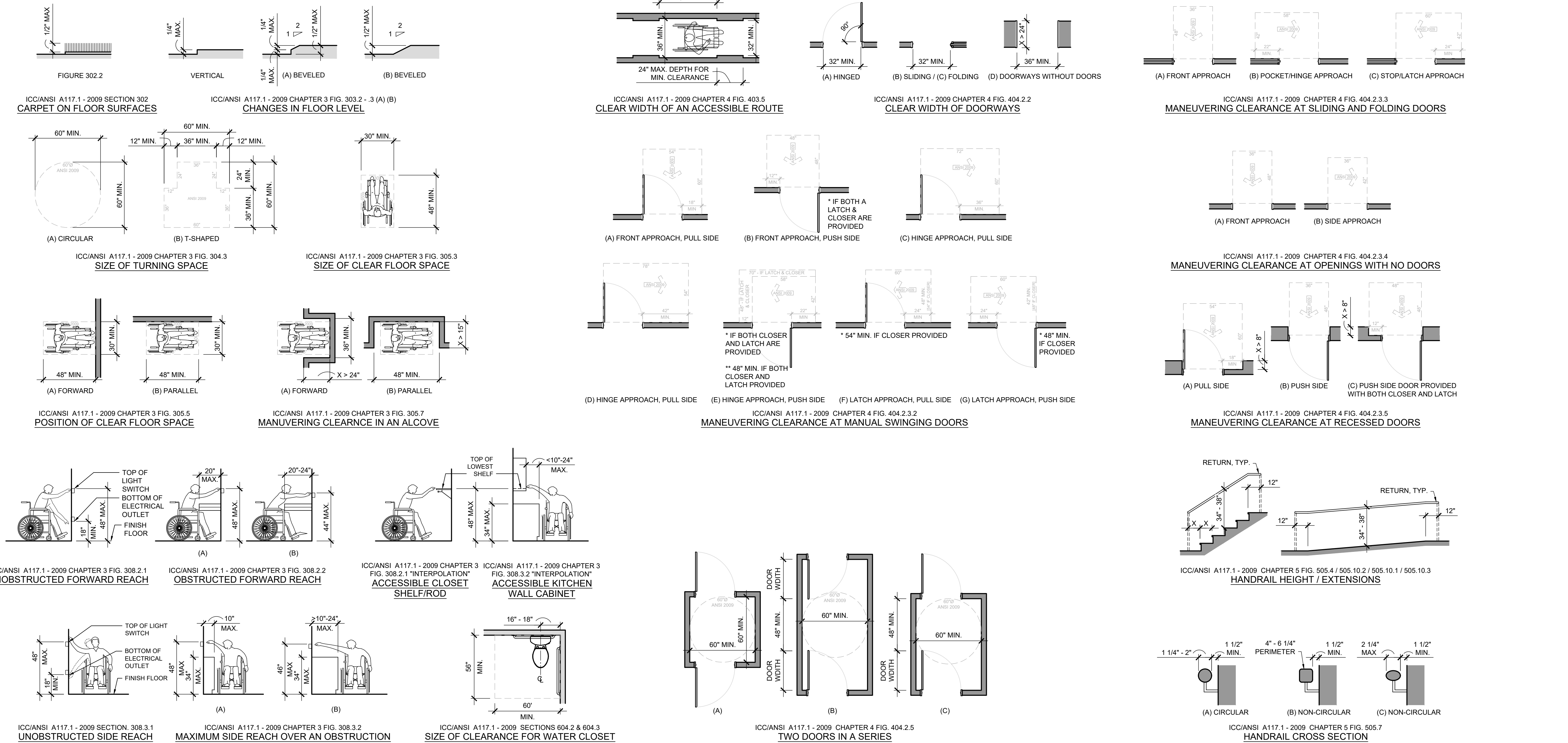
Modernization Project 2026 at:
Grayhill Apartments
220 Montgomery Avenue
Springfield, Ohio 45506

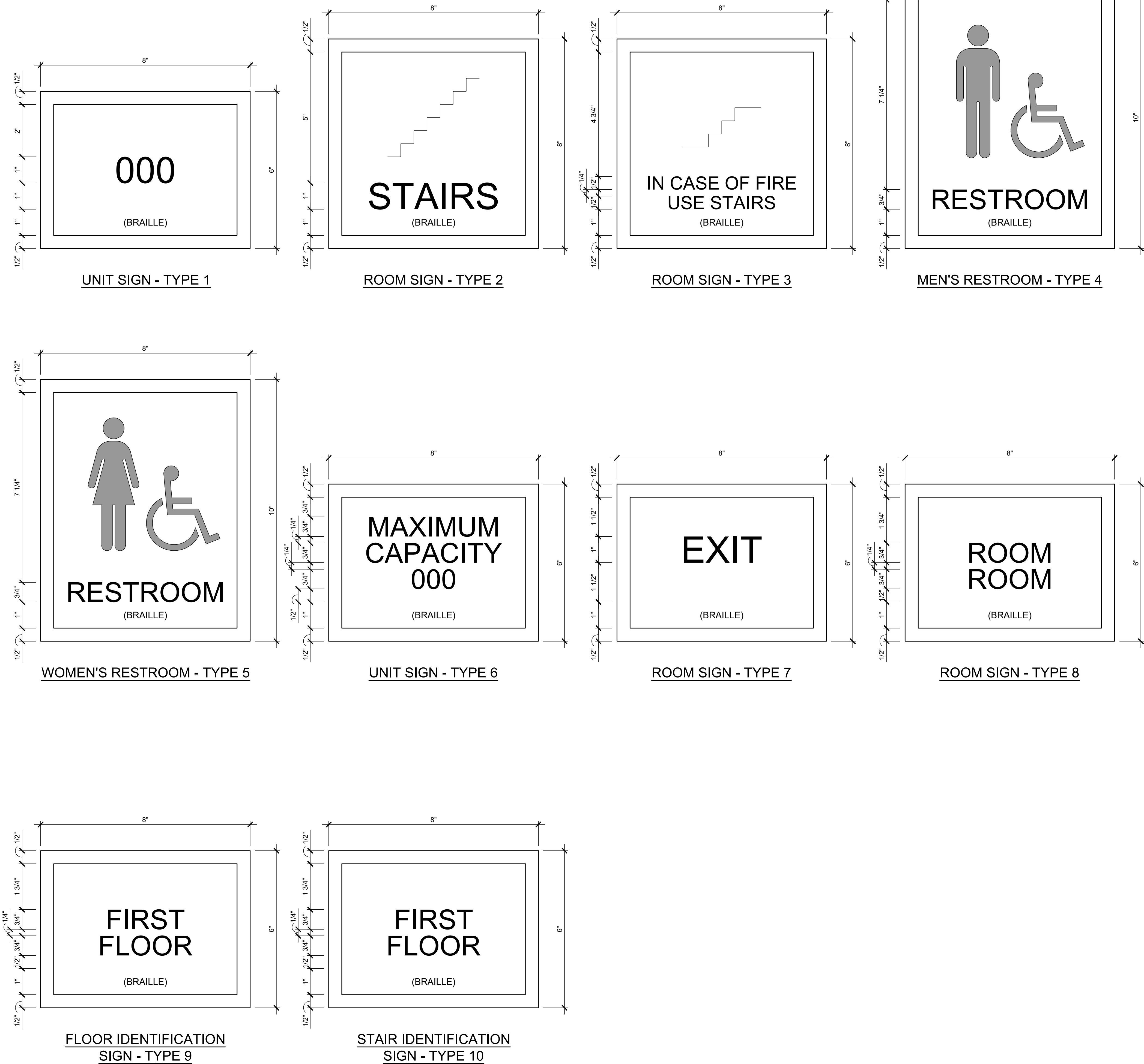
Prepared for: Springfield Metropolitan Housing Authority

Project Number	2024-112
Date	February 10, 2026
Date	Issue
12.19.25	Review Set
01.12.26	Progress
02.02.26	90% Review Set
02.10.26	Bid / Construction Set

Sheet Title
General Project Notes

Sheet Number
G1.05





- SIGNAGE GENERAL NOTES**
- BASIS OF DESIGN: INPRO - ASPEN COLLECTION
- SIGNAGE FACE PLATE TO BE PEBBLE GRAY 0387.
 - SIGNAGE BACK PLATE TO BE AMERICAN TEAK 0553.
 - FONT TO BE ADA AVENIR, WITH TEXT COLOR TO BE BLACK 0152.
 - REFER TO FINISH PLANS FOR SIGNAGE LOCATIONS.
 - SIGNAGE CONTRACTOR / VENDOR SHALL MEET WITH THE OWNER TO FINALIZE ALL ROOM NUMBERS AND ROOM DESIGNATIONS / NAMES PRIOR TO SUBMISSION OF SHOP DRAWINGS.
 - REFER TO PROJECT MANUAL FOR ADDITIONAL INFORMATION.
 - ALL DIMENSIONS INDICATED ARE TYPICAL PER SIGN TYPE, UNLESS NOTED OTHERWISE.

CHARACTER PROPORTION:

LETTERS AND NUMERALS ON SIGNS SHALL HAVE A WIDTH-TO-HEIGHT RATIO BETWEEN 3.5 AND 1:1 AND A STROKE-WIDTH-TO-HEIGHT RATIO BETWEEN 1:5 & 1:10.

RAISED & BRAILLE CHARACTERS & PICTORIAL SYMBOL SIGNS (PICTOGRAMS):

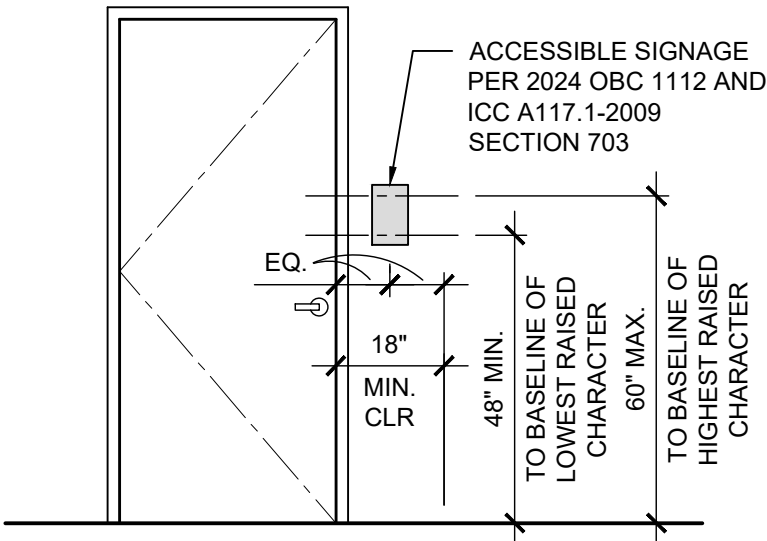
LETTERS AND NUMERALS SHALL BE RAISED 1/32", UPPER CASE, SANS SERIF STYLE AND SHALL BE ACCOMPANIED WITH (GRADE 2) BRAILLE. RAISED CHARACTERS SHALL BE AT LEAST 5/8" (16 MM) HIGH, BUT NO HIGHER THAN 2" (51 MM). PICTOGRAMS SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE BORDER DIMENSION OF THE PICTOGRAM SHALL BE 6" (152 MM) MINIMUM OF HEIGHT.

FINISH AND CONTRAST:

THE CHARACTERS AND BACKGROUND OF SIGNS SHALL BE EGGSHELL, MATTE, OR OTHER NON-GLARE FINISH. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.

MOUNTING LOCATION AND HEIGHT:

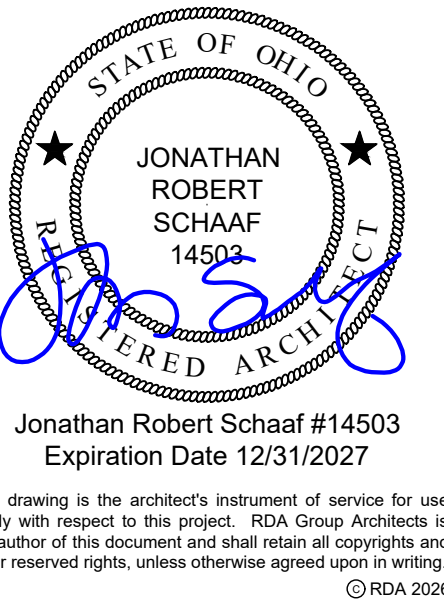
WHERE PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE TO THE LATCH SIDE OF THE DOOR, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL. MOUNTING LOCATION FOR SUCH SIGNAGE SHALL BE SO THAT A PERSON MAY APPROACH WITHIN 3" (76 MM) OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF THE DOOR. MOUNTING HEIGHT SHALL BE 60" (1525 MM) ABOVE THE FINISH FLOOR TO THE CENTERLINE OF THE SIGN.



TYPICAL SIGNAGE MOUNTING
ANSI 117.1-2009 SECTION 703 -
FIGURES 703.3.10 & 703.3.11

DETAIL FOR PLACEMENT OF INTERIOR SIGNAGE

SCALE: 3/8" = 1'-0"



Modernization Project 2026 at:
Grayhill Apartments
220 Montgomery Avenue
Springfield, Ohio 45506

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Interior Signage	
Sheet Number	

G2.02

FINISH SPECIFICATIONS

FINISH SELECTIONS				
FLOORING	DESCRIPTION:	MANUFACTURER:	STYLE:	COLOR:
LVT-1:	LUXURY VINYL TILE	SHAW CONTRACT	FUNCTION 2.5 - 4386V	COMPOSITE 86506
LVT-2:	LUXURY VINYL TILE	PAVORAFT	WOOD + WEALED	MAPLE 00755
T-1:	PORCELAIN TILE	DALTILE	VOLUME 1.0	INTENSITY PEBBLE VL72 12x24
WO-1	WALKOFF MAT	TARKETT	ABRASIVE ACTION II	WINTER GRAY 19103
FC-1	FLOOR COATING	SHERWIN WILLIAMS	TBD	TBD
ST-1	STAIR TREAD COVERS	ROFFE		DARK GRAY P150
BASE	DESCRIPTION:	MANUFACTURER:	STYLE:	COLOR:
RB-1:	RUBBER BASE	ROFFE	3 1/2" PINNACLE	DARK GRAY P150
T-1:	FLAT TOP COVE BASE	DALTILE	4x12 ASACIMOD	MATTE ARCTIC WHITE 790
PAINT	DESCRIPTION:	MANUFACTURER:	FINISH:	COLOR:
P-1:	GENERAL PAINT	SHERWIN WILLIAMS	SATIN	SW 7029 AGREEABLE GRAY
P-2:	CEILING/SOFFIT PAINT	SHERWIN WILLIAMS	SATIN	SW 7007 CEILING BRIGHT WHITE
P-3:	CORRIDOR DOOR & TRIM/CASING PAINT	SHERWIN WILLIAMS	SEMI-GLOSS	SW 6235 FOGGY DAY
P-4:	ELEVATOR DOOR & TRIM/CASING PAINT	SHERWIN WILLIAMS	SEMI-GLOSS	SW 6235 FOGGY DAY
P-5:	ACCENT PAINT	SHERWIN WILLIAMS	SATIN	SW 7619 BREEZY
P-6:	ACCENT PAINT	SHERWIN WILLIAMS	SATIN	SW 7611 TRANQUIL AQUA
P-7:	ACCENT PAINT	SHERWIN WILLIAMS	SATIN	SW 7619 LABRADORITE
P-8:	ACCENT PAINT	SHERWIN WILLIAMS	SATIN	SW 0048 BUNGLEHOUSE BLUE
P-9:	BRICK PAINT	SHERWIN WILLIAMS	EGG-SHELL	SW
P-10:	EXTERIOR DOORS	SHERWIN WILLIAMS	SEMI-GLOSS	SW 7084 URBANE BRONZE
CASEWORK	DESCRIPTION:	MANUFACTURER/MA1STYLE:	COLOR:	
PL-1:	LAMINATE COUNTERTOPS - KITCHEN	WILSONART	PEARL SOAPSTONE 4889-38	
PL-2:	LAMINATE CASEWORK - KITCHEN / BATH	WILSONART	SKYLINE WALNUT 7964K-12	
SS-1:	SOLID SURFACE COUNTERTOPS - BATH	CORIAN	RAIN CLOUD	
LIGHTING	DESCRIPTION:	MANUFACTURER:	STYLE:	COLOR:
L01	CORRIDOR LIGHTING 1			
L02	CORRIDOR LIGHTING 2			
L03	2x2 LIGHTING			
L04	SOFFIT CAN LIGHTING			
L05	EXTERIOR ENTRY LIGHTING			
WALL TILE	DESCRIPTION:	MANUFACTURER:	STYLE:	COLOR:
WT-1:	PUBLIC BATHROOM	DALTILE	COLOR WHEEL LINEAR	MATTE ARCTIC WHITE 790
MSC.	DESCRIPTION:	MANUFACTURER:	STYLE:	COLOR:
GT-1:	BATHROOM FLOOR GROUT	MAPEI		IRON 5107
GT-2:	BATHROOM WALL GROUT	MAPEI		WARM GRAY 5093
WP-1:	BATHROOM PARTITIONS	ASI	SOLID PLASTIC	METALLIC SILVER 9611
	WALL PROTECTION	INPRO	36x96 PALLADIUM RIGID SHEET	PEBBLE GRAY 0387
	HANDRAIL	INPRO	910FV SERIES HANDRAIL	BARREL OAK 0527
CG-1:	CORNER GUARDS	INPRO	130 HIGH IMPACT CORNER GUARD	PEBBLE GRAY 0387
	ELEVATOR CAB	WILSONART		SKYLINE WALNUT 7964K-12
	BASEBOARD HEATER COVERS	EZ SNAP COVERS		WHITE
ATC	ACOUSTICAL CEILINGS TILE	ARMSTRONG	824 CORTEGA FIRE GUARD	WHITE
EXTERIOR FINISHES	DESCRIPTION:	MANUFACTURER:	STYLE:	COLOR:
	WINDOWS	PELLA		EXTERIOR.FOSSIL PR7841
	METAL SIDING			BRONZE
	METAL EDGE			BRONZE
	METAL WRAP FASCIA / RAKE / FRIEZE			BRONZE
	GUTTERS & DOWNSPOUTS			BRONZE
	ROOF SHINGLES			

** COORDINATE ALL SELECTIONS WITH OWNER / ARCHITECT **

WINDOW SCHEDULE

#	SIZE	NEW	EXIST	SAV	EERO	TYPE/OPERATION	DETAILS	REMARKS
A1	± 4'-0" x 4'-0"	●			●	D.H.	A/A4 21	EX. EERO - W/ SECURITY SCREEN [ADD ALT # 06]
A2	± 4'-0" x 4'-0"	●			●	D.H.	A/A4 21	EX. EERO - W/ STANDARD SCREEN
B1	± [2] 3'-0" x 4'-8"	●				MULLED D.H.	A/A4 21	W/ SECURITY SCREEN [ADD ALT # 06]
B2	± [2] 3'-0" x 4'-8"	●				MULLED D.H.	A/A4 21	W/ STANDARD SCREEN

WINDOW NOTES

LEGEND:

EERO = EMERGENCY ESCAPE AND RESCUE OPENING

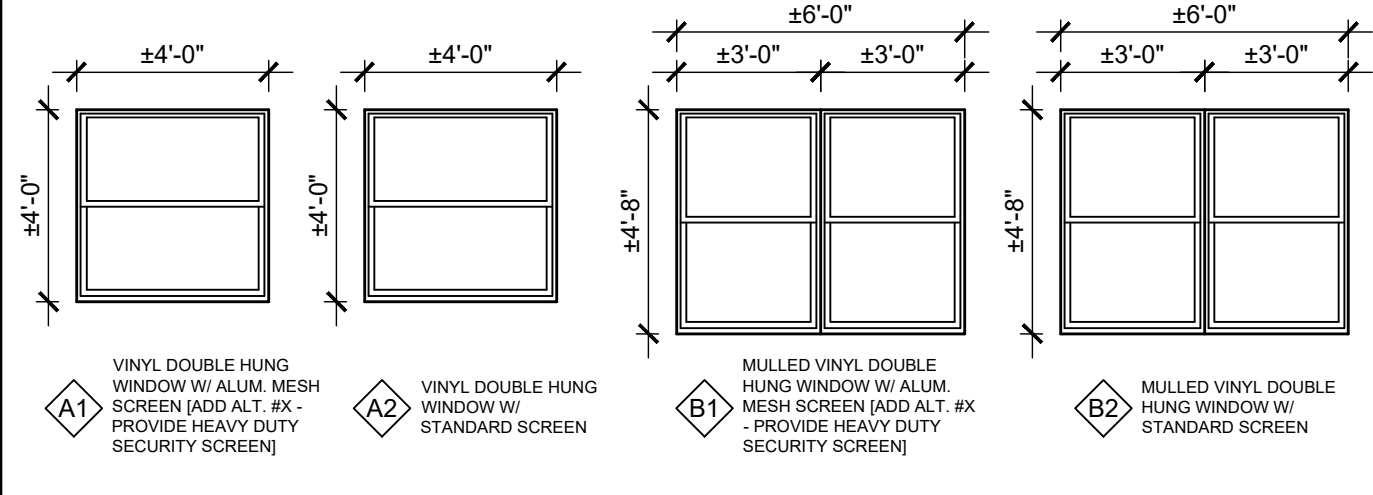
T = TEMPERED GLAZING [REFER TO PLANS FOR LOCATIONS]

D.H. = DOUBLE HUNG

GENERAL NOTES:

- FIELD VERIFY ALL EXISTING OPENING / WINDOW UNIT SIZES PRIOR TO ORDERING WINDOWS. SIZE NEW WINDOWS TO FIT EXISTING ROUGH OPENINGS (CUSTOM SIZED) UNLESS SPECIFICALLY NOTED OTHERWISE ON PLANS. DO NOT SIZE WINDOWS TO FIT WITHIN AN EXISTING / ORIGINAL WINDOW FRAME. DO NOT REDUCE "EERO" OPENINGS FROM THE ORIGINAL OPENING DIMENSIONS. COORDINATE ROUGH OPENING REQUIREMENTS WITH MANUFACTURER AS APPLICABLE.
- MATCH EXISTING WINDOW OPERATION.
- PROVIDE FRAME EXPANDERS AS APPLICABLE FOR WINDOW INSTALLATION AND AS REQ'D BY EXISTING CONDITIONS, TYP ALL WINDOWS, BY WINDOW MANUFACTURER.
- INSTALL NEW MINI-BLINDS AT ALL WINDOW OPENINGS.
- ALL OPERABLE WINDOWS TO HAVE 1/2 SCREENS.
- PROVIDE TEMPERED GLASS AT ALL LOCATIONS REQUIRED BY 2024 OBC.

WINDOW TYPES



TOILET ACCESSORIES SCHEDULE

MARK	DESCRIPTION	MFR	MODEL
T01	12" GRAB BAR	-	-
T02	18" GRAB BAR	ASI	3801-12
T03	24" GRAB BAR	-	-
T04	30" GRAB BAR	-	-
T05	36" GRAB BAR	ASI	3801-36
T06	42" GRAB BAR	ASI	3801-42
T07	48" GRAB BAR	-	-
T08	CORNER GRAB BAR	-	-
T11	18"x36" MIRROR	ASI	0620
T12	24"x36" MIRROR	-	-
T13	16"x26" MED. CAB. W/ MIRROR	-	-
T21	TOILET PAPER DISPENSER	ASI	0042
T22	PAPER TOWEL DISPENSER	ASI	0210
T23	SOAP DISPENSER	AFIA	4223
T24	SANITARY NAPKIN DISPOSAL	ASI	0852
T25	TOILET SEAT COVER DISPENSER	-	-
T26	ELECTRIC HAND DRYER	ASI	0192
T31	SUPPLY / DRAIN PIPING WRAP	TRU BRO	LAVGUARD
T41	SHOWER CURTAIN ROD	-	-
T42	FOLDING SHOWER SEAT	-	-
T43	REMOVABLE SHOWER SEAT	-	-
T51	18" TOWEL BAR	-	-
T52	24" TOWEL BAR	-	-
T53	ROBE HOOK	-	-
T61	BABY CHANGING STATION	-	-

- MANUFACTURER & MODEL INDICATED SERVE AS BASIS OF DESIGN.
- PROVIDE BLOCKING AS REQUIRED FOR TOILET ACCESSORIES.
- REMOVE / REPAIR FINISHES AS REQUIRED.

DOOR SCHEDULE

#	SIZE	NEW	EXISTING SAVED	FRAME TYPE	DOOR TYPE	HDWR SET #	FIRE RATG	REMARKS	DOOR ACCESS CONTROL
001A	3'-0" x 6'-8"			EX. F-1	EX. D-2	H-3	20	-	
001B	3'-0" x 6'-8"			EX. F-1	EX. D-2	H-3	20	-	
001C	3'-0" x 6'-8"			EX. F-1	EX. D-2	EX.	-	EX. HDWR	
005A	2'-6" x 6'-8"			EX. F-1	EX. D-8	EX.	-	EX. HDWR	
005B	3'-0" x 6'-8"			EX. F-1	EX. D-1	EX.	-	EX. HDWR	
050A	3'-0" x 6'-8"			EX. F-1	EX. D-4	EX.	90	EX. PANIC HDWR	
050B	3'-0" x 6'-8"			EX. F-1	EX. D-7	EX.	-	EX. PANIC HDWR	
051	3'-4" x 6'-8"			EX. F-1	EX. D-2	H-4	45	-	
054	3'-0" x 6'-8"			F-1	D-9	H-2	-	-	
055	3'-4" x 6'-8"			EX. F-1	EX. D-2	EX.	90	EX. PASSAGE HDWR, MAG HOLD OPEN	
056A	3'-0" x 6'-8"			EX. F-1	EX. D-4	EX.	90	EX. PANIC HDWR	
056B	3'-0" x 6'-8"			EX. F-1	EX. D-7	EX.	-	EX. PANIC HDWR	
057	3'-4" x 6'-8"			EX. F-1	EX. D-2	H-3	45	-	
058	3'-0" x 6'-8"			F-1	D-2	H-3	20	-	
059	3'-0" x 6'-8"			EX. F-1	EX. D-7	EX.	-	EX. PANIC HDWR	
061	3'-4" x 6'-8"			EX. F-1	EX. D-2	EX.	90	EX. PASSAGE HDWR, MAG HOLD OPEN	
062A	3'-0" x 6'-8"			EX. F-1	EX. D-1	EX.	-	EX. HDWR	
062B	3'-0" x 6'-8"			EX. F-1	EX. D-7	EX.	-	EX. PANIC HDWR	
063A	3'-0" x 6'-8"			EX. F-1	EX. D-4	EX.	90	EX. PANIC HDWR	
063B	3'-0" x 6'-8"			EX. F-1	EX. D-7	EX.	-	EX. PANIC HDWR	
064	3'-4" x 6'-8"			EX. F-1	EX. D-2	EX.	90	EX. PASSAGE HDWR, MAG HOLD OPEN	
066A	3'-0" x 6'-8"			EX. F-1	EX. D-4	EX.	90	EX. PANIC HDWR	
066B	3'-0" x 6'-8"			EX. F-1	EX. D-7	EX.	-	EX. PANIC HDWR	
067	3'-4" x 6'-8"			EX. F-1	EX. D-2	H-4	45	-	
069	3'-4" x 6'-8"			EX. F-1	EX. D-2	H-3	45	-	
150	3'-0" x 6'-8"			EX. F-1	EX. D-4	EX.	90	EX. PANIC HDWR	
151	3'-0" x 6'-8"			EX. F-1	EX. D-1	H-4	45	-	
154	3'-4" x 6'-8"			EX. F-1	EX. D-2	EX.	90	EX. PASSAGE HDWR, MAG HOLD OPEN	
155	3'-0" x 6'-8"			EX. F-1	EX. D-4	EX.	90	EX. PANIC HDWR	
156	3'-0" x 6'-8"			EX. F-1	EX. D-1	EX.	-	EX. HDWR	
159	3'-0" x 6'-8"			EX. F-1	EX. D-2	EX.	90	EX. PASSAGE HDWR, MAG HOLD OPEN	
160A	3'-0" x 6'-8"			EX. F-1	EX. D-8	H-5	-	-	
160B	3'-0" x 6'-8"			EX. F-1	EX. D-8	H-5	-	-	
161	3'-0" x 6'-8"			EX. F-1	EX. D-4	EX.	90	EX. PANIC HDWR	
162	3'-4" x 6'-8"			EX. F-1	EX. D-2	EX.	90	EX. PASSAGE HDWR, MAG HOLD OPEN	
163	[2] 3'-0" x 6'-8"			EX. F-1	EX. D-7	EX.	-	EX. PANIC HDWR, ELEC STRIKE	
164	3'-0" x 6'-8"			EX. F-1	EX. D-4	EX.	90	EX. PANIC HDWR	
165	3'-0" x 6'-8"			EX. F-1	EX. D-1	H-4	45	-	
170.1	[2] 3'-0" x 6'-8"			EX. F-4	EX. D-6	H-1	-	-	
170.2	3'-4" x 6'-8"			EX. F-1	EX. D-8	H-7	-	-	
170A	2'-4" x 6'-8"			EX. F-1	EX. D-1	EX.	-	EX. HDWR	
172	4'-0" x 6'-8"			EX. F-1	EX. D-1	EX.	-	EX. PANIC HDWR	
173	3'-0" x 6'-8"			EX. F-1	EX. D-3	H-8	-	-	
174	3'-0" x 6'-8"			EX. F-2	EX. D-1	H-5	-	-	
175	3'-0" x 6'-8"			EX. F-2	EX. D-1	H-3	-	-	
176	3'-0" x 6'-8"			EX. F-2	EX. D-1	H-5	-	-	
177A	3'-0" x 6'-8"			EX. F-1	EX. D-1	H-5	-	-	
177B	6'-6" x 3'-10"			F-3	D-5	-	-	-	
178A	3'-0" x 6'-8"			EX. F-4	EX. D-6	EX.	-	EX. PANIC HDWR	
178B	3'-0" x 6'-8"			EX. F-4	EX. D-6	EX.	-	EX. HDWR	
179	3'-0" x 6'-8"			EX. F-1	EX. D-1	H-3	-	-	
180	3'-0" x 6'-8"			EX. F-1	EX. D-1	H-3	-	-	
181	3'-0" x 6'-8"			EX. F-1	EX. D-1	EX.	-	EX. PUSH/PULL	
182	3'-0" x 6'-8"			EX. F-1	EX. D-1	EX.	-	EX. PUSH/PULL	
250	3'-0" x 6'-8"			EX. F-1	EX. D-4	EX.	90	EX. PANIC HDWR	
251	3'-0" x 6'-8"			EX. F-1	EX. D-1	H-4	45	-	
254	3'-4" x 6'-8"			EX. F-1	EX. D-2	EX.	90	EX. PASSAGE HDWR, MAG HOLD OPEN	
255	3'-0" x 6'-8"			EX. F-1	EX. D-4	EX.	-	EX. PANIC HDWR	
256	3'-0" x 6'-8"			EX. F-1	EX. D-1	EX.	-	EX. HDWR	
259	3'-4" x 6'-8"			EX. F-1	EX. D-2	EX.	90	EX. PASSAGE HDWR, MAG HOLD OPEN	
261	3'-0" x 6'-8"			EX. F-1	EX. D-4	EX.	-	EX. PANIC HDWR	
262	3'-4" x 6'-8"			EX. F-1	EX. D-2	EX.	-	EX. PUSH/PULL / CLOSER	
263	3'-4" x 6'-8"			EX. F-1	EX. D-2	EX.	90	EX. PASSAGE HDWR, MAG HOLD OPEN	
264	3'-0" x 6'-8"			EX. F-1	EX. D-4	EX.	-	EX. PANIC HDWR	
265	3'-0" x 6'-8"			EX. F-1	EX. D-1	H-4	45	-	
305	3'-0" x 6'-8"			F-1	D-2	H-6	20	REUSE EX. HDWR, ADD CLOSER	
350	3'-0" x 6'-8"			EX. F-1	EX. D-4	EX.	90	EX. PANIC HDWR	
351	3'-0" x 6'-8"			EX. F-1	EX. D-1	H-4	45	-	
352	3'-4" x 6'-8"			EX. F-1	EX. D-2	H-3	-	-	
354	3'-4" x 6'-8"			EX. F-1	EX. D-2	EX.	90	EX. PASSAGE HDWR, MAG HOLD OPEN	
355	3'-0" x 6'-8"			EX. F-1	EX. D-1	H-3	20	-	
356	3'-0" x 6'-8"			EX. F-1	EX. D-4	EX.	-	EX. PANIC HDWR	
357	3'-0" x 6'-8"			EX. F-1	EX. D-4	EX.	-	EX. PANIC HDWR	
358	3'-0" x 6'-8"			EX. F-1	EX. D-1	H-3	20	-	
359	3'-4" x 6'-8"			EX. F-1	EX. D-2	EX.	90	EX. PASSAGE HDWR, MAG HOLD OPEN	
360	3'-0" x 6'-8"			EX. F-1	EX. D-4	EX.	90	EX. PANIC HDWR	
361	3'-0" x 6'-8"			EX. F-1	EX. D-1	H-4	45	-	
362	3'-4" x 6'-8"			EX. F-1	EX. D-2	H-3	-	-	
364	3'-0" x 6'-8"			F-1	D-2	H-3	20	-	
365	3'-0" x 6'-8"			F-1	D-2	H-3	20	-	
A	3'-0" x 6'-8"			EX. F-1	EX. D-2	H-6	20	INSTALL CLOSER AT EX. DOOR	

1. RDA DID NOT ACCOMPLISH OR PROVIDE BOUNDARY, TOPOGRAPHY, OR UTILITY SURVEYS TO CREATE THESE ARCHITECTURAL SITE PLANS. CONTRACTOR SHALL BE CAUTIONED TO FIELD VERIFY ALL EXISTING SITE CONDITIONS INCLUDED EXISTING UNDERGROUND UTILITY LOCATIONS, ROUTING, STORM DRAIN COMPONENTS, INVERTS, ELEVATIONS, ETC.
2. FIELD VERIFY LOCATION OF ALL UTILITIES. COORDINATE ANY CONFLICTS WITH ARCHITECT/OWNER.
3. RESTORE LAWN AT ALL AREAS IMPACTED BY THE SCOPE OF WORK. INSTALL NEW SEED/SOD AT ALL IMPACTED SITE AREAS. MAINTAIN SEED/SOD UNTIL ESTABLISHED.

Jonathan Robert Schaaf #14503
Expiration Date 12/31/2027

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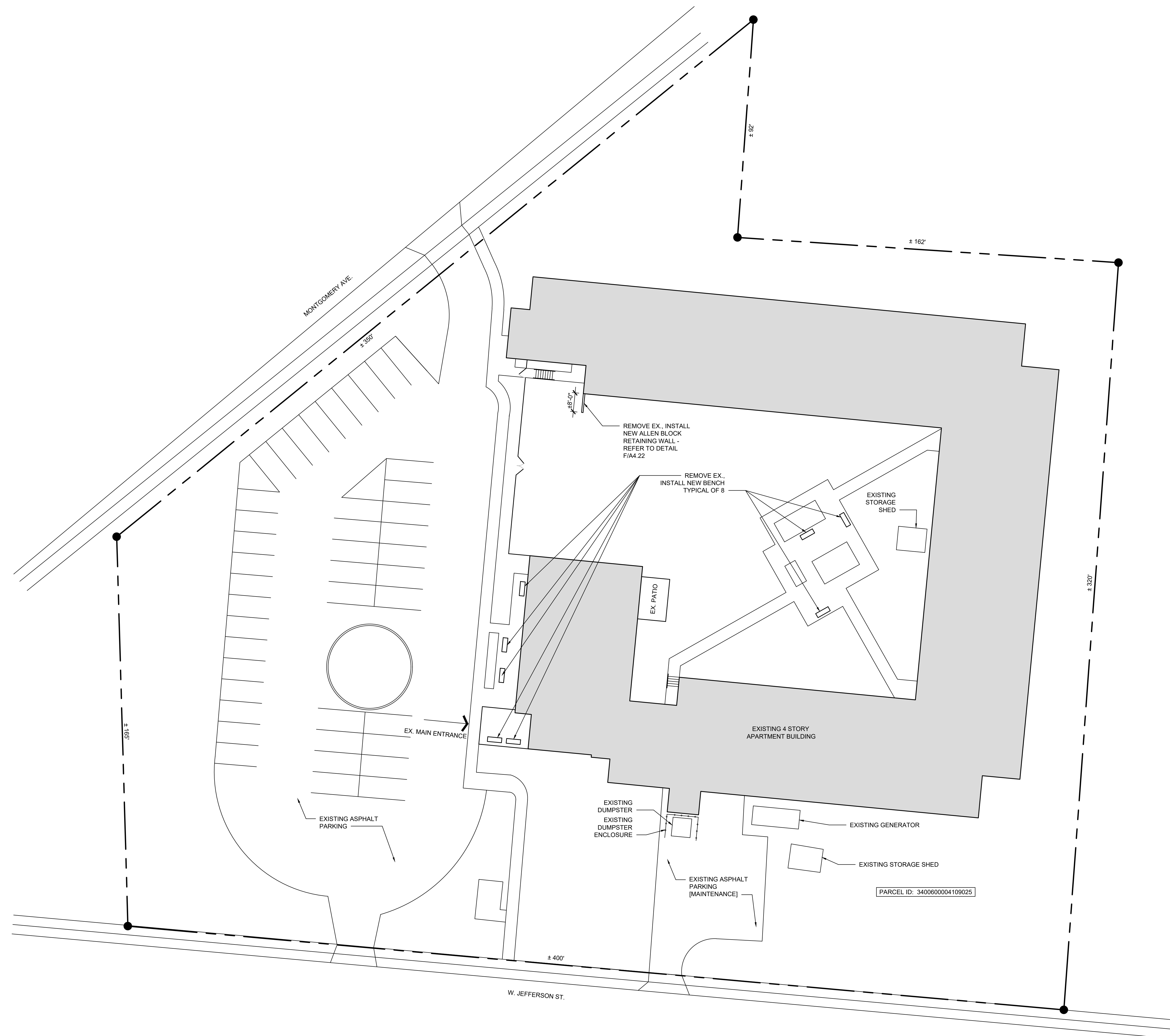


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02.10.26	Bid / Construction Set

Sheet Number

C1.01

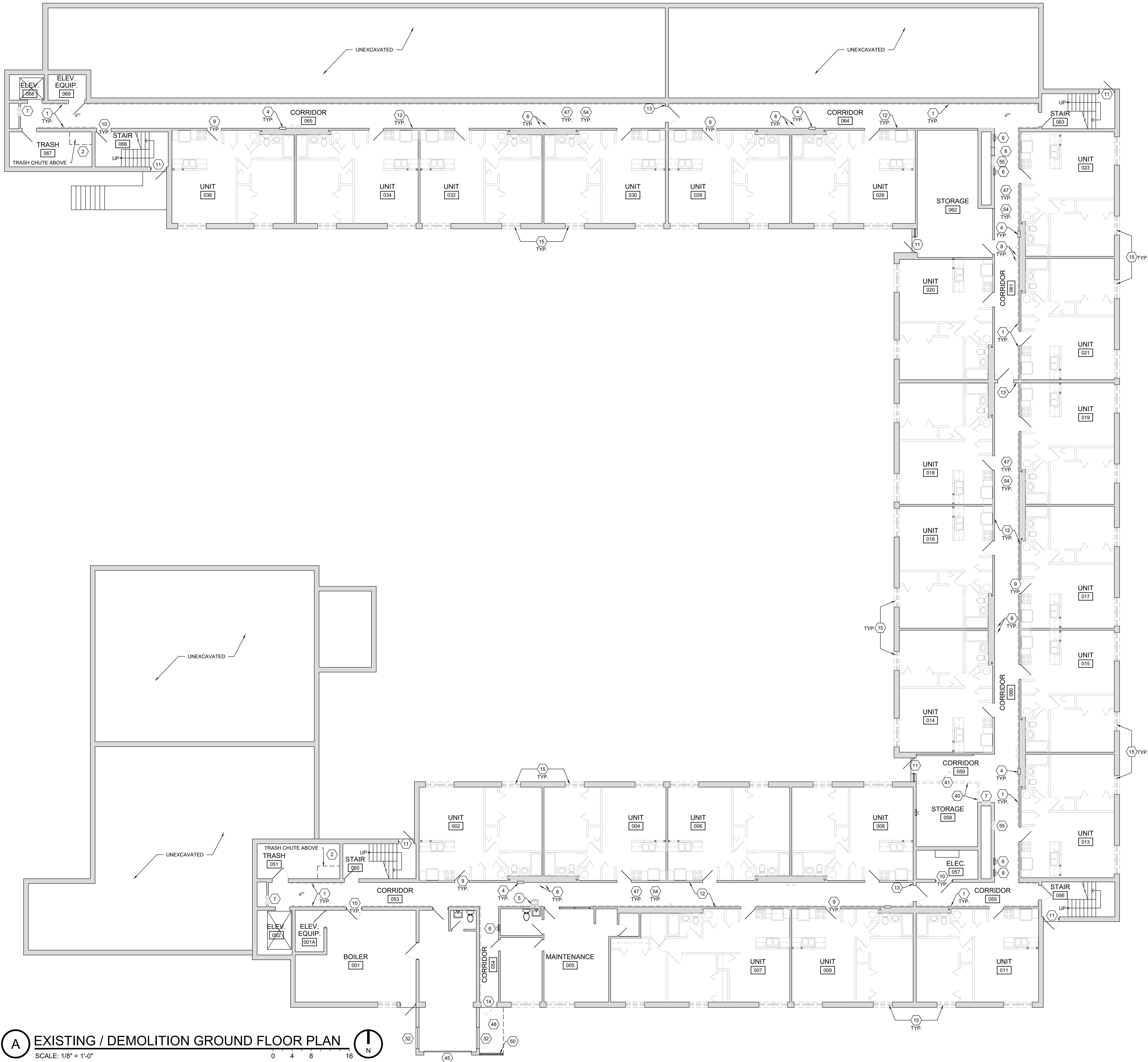


A ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

0 10 20 40

N



A EXISTING / DEMOLITION GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

- # DEMOLITION KEY NOTES**
1. REMOVE EXISTING HANDRAIL COMPLETE, INCLUDING SUPPORTS, BRACKETS, END CAPS, ETC. SALVAGE HANDRAIL COMPONENTS AND TURN OVER TO OWNER.
 2. REMOVE EXISTING TRASH COMPACTOR EQUIPMENT COMPLETE. TERMINATE ELECTRICAL ETC.
 3. EXISTING ELECTRICAL CONDUITS TO REMAIN.
 4. REMOVE EXISTING FIRE EXTINGUISHER CABINET. SALVAGE EXISTING FIRE EXTINGUISHER FOR REUSE.
 5. REMOVE EXISTING DRINKING FOUNTAIN. CAP / TERMINATE PLUMBING SUPPLY AND DRAIN PIPING.
 6. EXISTING ELECTRICAL PANEL TO REMAIN.
 7. REMOVE EXISTING HVAC WALL DIFFUSER COMPLETE. EXISTING DUCT WORK TO REMAIN. COORDINATE W/ MECHANICAL DRAWINGS.
 8. REMOVE EXISTING ACCESS PANEL COMPLETE.
 9. EXISTING HOLLOW METAL UNIT ENTRY DOORS / FRAMES TO REMAIN.
 10. EXISTING DOOR HARDWARE TO REMAIN. COORDINATE W/ DOOR SCHEDULE.
 11. EXISTING HOLLOW METAL COMMON AREA DOORS / FRAMES TO REMAIN.
 12. EXISTING DOOR HARDWARE TO REMAIN. COORDINATE W/ DOOR SCHEDULE.
 13. EXISTING EXTERIOR DOORS / FRAMES TO REMAIN, INCLUDING SIDELIGHTS / GLAZING WHERE APPLICABLE.
 14. EXISTING WOOD FRAME / GYPSUM BOARD DEMISING WALLS TO REMAIN.
 15. EXISTING CMU WALL TO REMAIN.
 16. REMOVE EXISTING EXTERIOR DOOR AND FRAME COMPLETE.
 17. REMOVE EXISTING DWELLING UNIT WINDOWS.
 18. REMOVE EXISTING SUSPENDED ATC CEILING PADS & GRID COMPLETE.
 19. REMOVE EXISTING WALL MOUNTED LIGHT FIXTURES COMPLETE.
 20. COORDINATE W/ ELECTRICAL DRAWINGS.
 21. REMOVE EXISTING EXIT SIGNS COMPLETE - EX BRANCH CIRCUITRY TO REMAIN. COORDINATE W/ ELECTRICAL DRAWINGS.
 22. REMOVE EXISTING HVAC CEILING DIFFUSER COMPLETE. EXISTING DUCT WORK TO REMAIN. SALVAGE EX AIR DEVICES FOR HIGH VELOCITY SYSTEM AT GROUND & FIRST FLOORS - REMOVE AT SECOND & THIRD FLOORS.
 23. EXISTING CAMERA TO REMAIN. REMOVE / REINSTALL AS REQ'D.
 24. EXISTING FIRE ALARM DEVICE / SMOKE DETECTOR TO REMAIN. REMOVE / REINSTALL AS REQ'D.
 25. REMOVE EXISTING SHINGLE ROOF, UNDERLAYMENT, AND ACCESSORIES COMPLETE DOWN TO EXISTING WOOD DECK. [ALL LAYERS - CONTRACTOR TO VERIFY PRIOR TO BIDDING]
 26. REMOVE EXISTING GUTTERS & DOWNSPOUTS COMPLETE.
 27. REMOVE EXISTING CONT. RIDGE VENT.
 28. REMOVE EXISTING EXHAUST VENT ROOF TERMINATION.
 29. REMOVE EXISTING LOW SLOPE ROOF SYSTEM COMPLETE DOWN TO EXISTING METAL DECK. REFER TO ROOF MATRIX.
 30. REMOVE EXISTING METAL EDGE COMPLETE AT RAISED PARAPET WALLS.
 31. EXISTING ROOF TOP HVAC EQUIPMENT TO REMAIN. REMOVE / REINSTALL AS REQ'D.
 32. REMOVE EXISTING SCUPPER COLLECTOR BOX & DOWNSPOUT COMPLETE.
 33. EXISTING GYP. BD. / PLASTER CEILING TO REMAIN.
 34. REMOVE EXISTING SURFACE MOUNTED LIGHT FIXTURES COMPLETE. EXISTING BRANCH CIRCUITRY TO REMAIN. COORDINATE W/ ELECTRICAL DRAWINGS.
 35. EXISTING THRU WALL LOUVER TO REMAIN.
 36. EXISTING EXPOSED BOILER PIPING TO REMAIN - REMOVE EXISTING INSULATION WRAP.
 37. EXISTING EXPOSED SPRINKLER PIPING TO REMAIN.
 38. EXISTING WATER SUPPLY PIPING TO REMAIN.
 39. EXISTING ELECTRICAL CONDUITS TO REMAIN.
 40. REMOVE EXISTING LOW SLOPE ROOF SADDLE THIS LOCATION. COMPLETE DOWN TO ROOF DECK.
 41. REMOVE EXISTING BOOKCASE COMPLETE.
 42. REMOVE EXISTING TRASH CHUTE DOOR COMPLETE. ABANDON EXISTING TRASH CHUTE.
 43. REMOVE EXISTING WOOD FRAME WALL AND FINISHES AS INDICATED.
 44. REMOVE EXISTING DOOR AND FRAME COMPLETE.
 45. REMOVE EXISTING WOOD DOORS COMPLETE. EXISTING FRAME TO REMAIN.
 46. EXISTING WINDOW UNIT / FRAME TO REMAIN.
 47. REMOVE EXISTING UNIT ENTRY DOOR AND FRAME AT THIS LOCATION. SALVAGE EXISTING HARDWARE. MODIFY / REPAIR EXISTING ROUGH OPENING TO ADDRESS CURRENT DEFICIENCIES.
 48. EXISTING OVERHEAD DOOR TO REMAIN.
 49. REMOVE EXISTING ACCESS PANEL IN WALL COMPLETE. MODIFY OPENING FOR NEW DOOR. REFER TO PROPOSED PLANS.
 50. REMOVE EXISTING FINISH FLOOR [AND UNDERLAYMENT AS APPLICABLE] AND FINISH BASE.
 51. REMOVE EXISTING AWNING FABRIC - EXISTING ALUMINUM FRAME TO REMAIN.
 52. REMOVE EXISTING ABANDONED FLUE TO BELOW DECK IF POSSIBLE. F.V. EXISTING CONDITIONS.
 53. EXISTING ALUMINUM STOREFRONT WIND BREAK TO REMAIN.
 54. EXISTING GAS PIPING TO REMAIN.
 55. EXISTING A/C UNIT TO REMAIN. SET ON PAD.
 56. EXISTING LIGHT FIXTURES TO REMAIN.
 57. REMOVE ALL EXISTING 8x8 COMBUSTION AIR DEVICES LOCATED HIGH ON WALL. FV ALL LOCATIONS.
 58. REMOVE EXISTING ABANDONED HVAC LOUVER THIS LOCATION. ABANDON EXISTING DUCT WORK. PREP OPENING FOR INFL.

- DEMOLITION GENERAL NOTES**
1. ACCOMPLISH ALL ABATEMENT OF ASBESTOS CONTAINING MATERIALS AS OUTLINED IN ENVIRONMENTAL REPORTS. PROVIDE ALL REQ'D AIR CLEARANCE TESTING.
 2. CONTACT ARCHITECT IF SUSPECTED HAZARDOUS MATERIALS ARE DISCOVERED OR ENCOUNTERED THAT HAVE NOT BEEN IDENTIFIED.
 3. FOLLOW ALL APPLICABLE EPA REQUIREMENTS RELATED TO LEAD BASED PAINT FOR RENOVATION, REPAIR, AND PAINTING. MAINTAIN ALL REQUIRED CERTIFICATIONS.
 4. PROVIDE ALL DEMOLITION REQUIRED BY WORK.
 5. REMOVE ALL MATERIALS AND FINISHES REQUIRED TO PERFORM SCHEDULED WORK INCLUDING ANY ANCILLARY ITEMS.
 6. REMOVE ANY RESIDENT ITEMS MOUNTED TO CORRIDOR WALLS. PROVIDE NOTIFICATION TO RESIDENT PRIOR TO REMOVAL.
 7. CONTACT ARCHITECT IF ANY PART / PARTS OF THE EXISTING BUILDING STRUCTURE SHOW SIGNS OF ROT, WATER DAMAGE, PEST DAMAGE, VANDALISM OR ANY OTHER DETERIORATION THAT MAY CAUSE THE PART / PARTS NOT TO COMPLY WITH APPLICABLE BUILDING CODE REQUIREMENTS OR STANDARD CONSTRUCTION INSTALLATION TECHNIQUES.
 8. SALVAGE ALL ITEMS AS DIRECTED BY OWNER OR AS NOTED IN THE DRAWINGS. COORDINATE ALL REQUIREMENTS FOR REINSTALLATION OF SALVAGED ITEMS. PROVIDE REPLACEMENT PARTS/COMPONENTS TO ALLOW COMPLETE INSTALLATION.
 9. PROTECT ALL FINISHES AND MATERIALS SCHEDULED TO REMAIN FROM DAMAGE DURING CONSTRUCTION. REPAIR ANY FINISHES DAMAGED DURING DEMOLITION / CONSTRUCTION TO LIKE NEW CONDITION.
 10. PROVIDE ALL NECESSARY TEMPORARY BRACING AND SHORING DURING DEMOLITION AND CONSTRUCTION WORK.
 11. REMOVE ALL MISCELLANEOUS ITEMS, CONDUITS, WIRES, ETC. FROM SURFACES AND WALL CAVITIES AS REQUIRED TO PERFORM WORK.
 12. REMOVE / TERMINATE / CAP / MODIFY / RELOCATE EXISTING UTILITIES AS REQUIRED BY WORK, INCLUDING BUT NOT LIMITED TO PLUMBING SUPPLY/SANITARY PIPING, GAS PIPING, HVAC DUCTWORK, CONTROLS, ELECTRICAL BRANCH CIRCUITRY, ETC. F.V. REQUIREMENTS AND EXISTING ROUTING.
 13. COORDINATE ALL EXISTING AND PROPOSED ROUTING OF PLUMBING, HVAC, AND ELECTRICAL WITH PME DRAWINGS, FIELD COORDINATE BETWEEN TRADES. REMOVE & REPAIR / CUT AND PATCH FINISHES AS REQUIRED TO ACCOMPLISH.
 14. COORDINATE WITH PME DRAWINGS FOR ADDITIONAL DEMOLITION REQUIREMENTS. PROPERLY TERMINATE / CAP EXISTING UTILITIES BACK TO NEAREST BRANCH AS APPLICABLE.
 15. FIRE ALARM SYSTEM: BUILDING CONTAINS AN ACTIVE FIRE ALARM SYSTEM. THE SYSTEM IS MONITORED BY SILCO, POC - AARON PARRISH, 937-919-7136.
 - 15.1. MAINTAIN FIRE ALARM SYSTEM OPERATIONAL THROUGHOUT THE DURATION OF THE PROJECT.
 - 15.2. CONTRACT WITH MONITORING COMPANY AS REQ'D TO ACCOMPLISH THE SCOPE OF WORK.
 - 15.3. COORDINATE SETTING SYSTEM IN "TEST" MODE AT ALL TIMES WHERE SYSTEM COULD BE COMPROMISED BY WORK. PROVIDE ANY / ALL REQ'D FIRE WATCH AS REQ'D BY OWNER OR FIRE DEPARTMENT.
 - 15.4. REMOVE / REINSTALL DEVICES AS REQ'D BY THE SCOPE OF THE PROJECT.
 - 15.5. ACCOMPLISH MODIFICATIONS TO THE FIRE ALARM SYSTEM AS REQ'D BY THE SCOPE OF WORK.
 16. FIRE SPRINKLER SYSTEM: BUILDING CONTAINS AN ACTIVE SPRINKLER SYSTEM. THE SYSTEM IS MONITORED BY SILCO, POC - AARON PARRISH, 937-919-7136.
 - 16.1. MAINTAIN FIRE SPRINKLER SYSTEM OPERATIONAL THROUGHOUT THE DURATION OF THE PROJECT.
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 - 16.4. REMOVE / REINSTALL DEVICES AS REQ'D BY THE SCOPE OF THE PROJECT.
 - 16.5. ACCOMPLISH MODIFICATIONS TO THE FIRE SPRINKLER SYSTEM AS REQ'D BY THE SCOPE OF WORK.

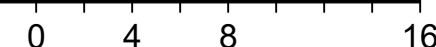


Modernization Project 2026 at:
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220 Montgomery Avenue
Springfield, Ohio 45506
Prepared for: Springfield Metropolitan Housing Authority

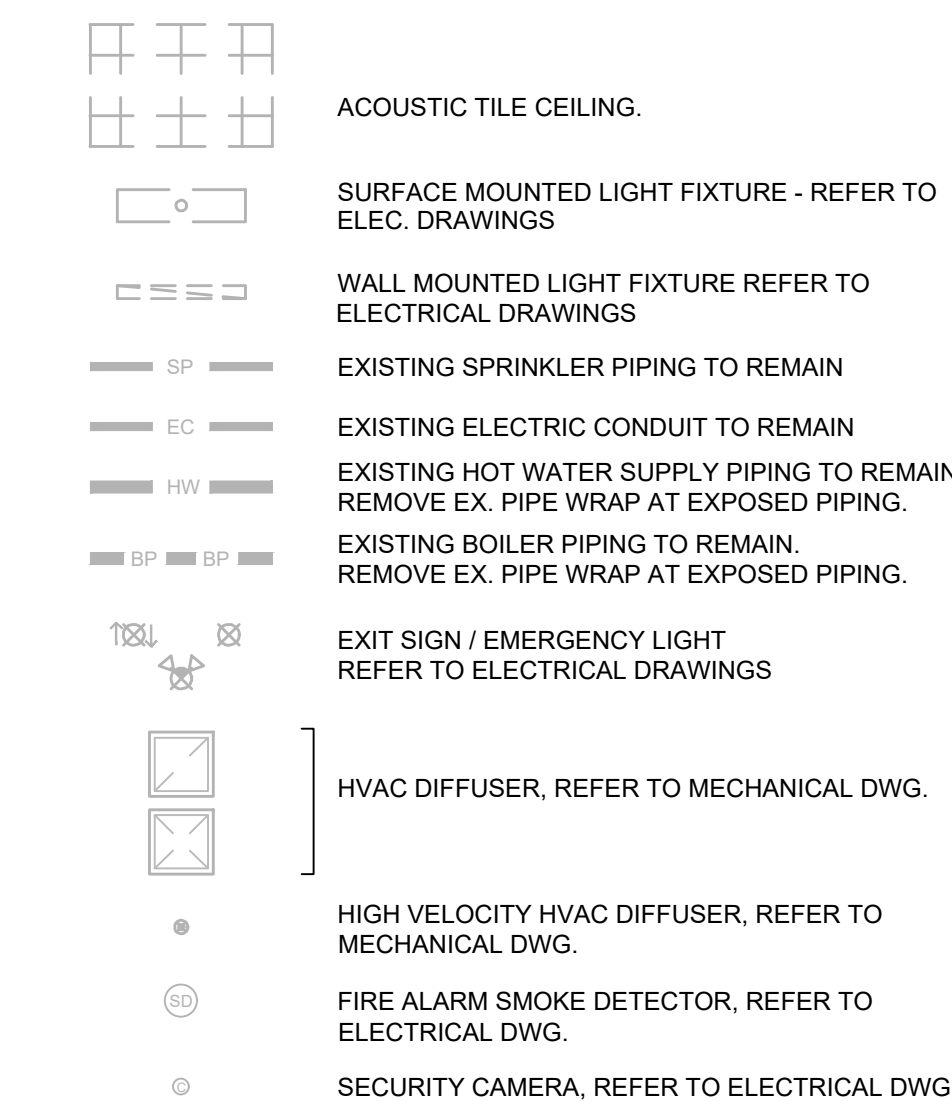
Project Number	
2024-112	
Date	
February 10, 2026	
Date	Issue
12.19.25	Review Set
01.12.26	Progress
02.02.26	90% Review Set
02.10.26	Bid / Construction Set
Sheet Title	
Existing / Demolition Ground Floor Plan	
Sheet Number	
D1.11	



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



- ### DEMOLITION RCP SYMBOL LEGEND



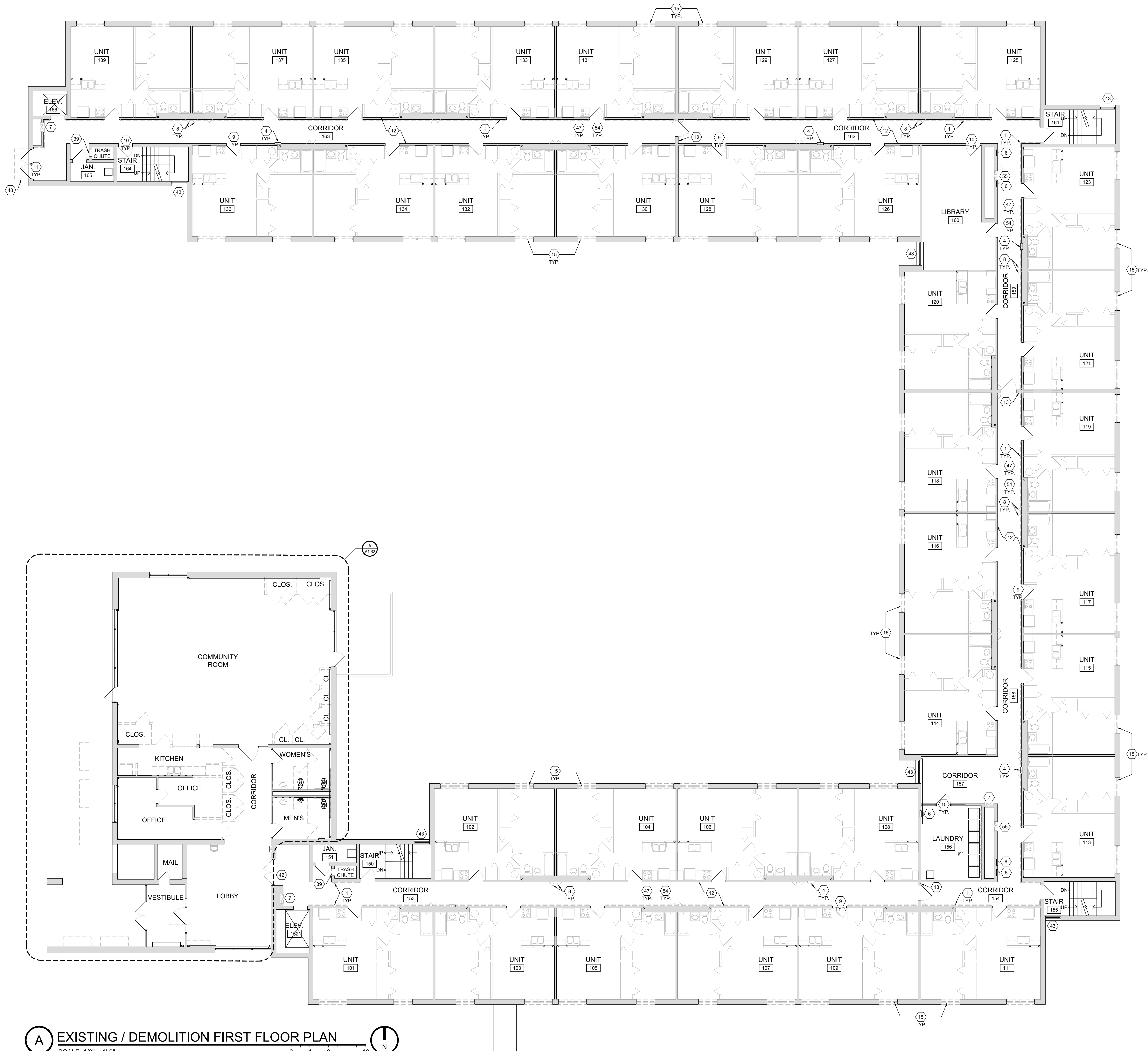
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02.10.26	Bid / Construction Set
Sheet Title	
Reflected Ceiling Demolition Floor Plan	
Sheet Number	

D1.12

D1.12



- # DEMOLITION KEY NOTES**
1. REMOVE EXISTING HANDRAIL COMPLETE, INCLUDING SUPPORTS, BRACKETS, END CAPS, ETC. SALVAGE HANDRAIL COMPONENTS AND TURN OVER TO OWNER.
 2. REMOVE EXISTING TRASH COMPACTOR EQUIPMENT COMPLETE. TERMINATE ELECTRICAL ETC.
 3. EXISTING ELECTRICAL CONDUITS TO REMAIN.
 4. REMOVE EXISTING FIRE EXTINGUISHER CABINET. SALVAGE EXISTING FIRE EXTINGUISHER FOR REUSE.
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Project Number
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Date Issue
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Sheet Title
Existing / Demolition
First Floor Plan

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Sheet Number
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Jonathan Robert Schaaf #14503
Expiration Date 12/31/2027

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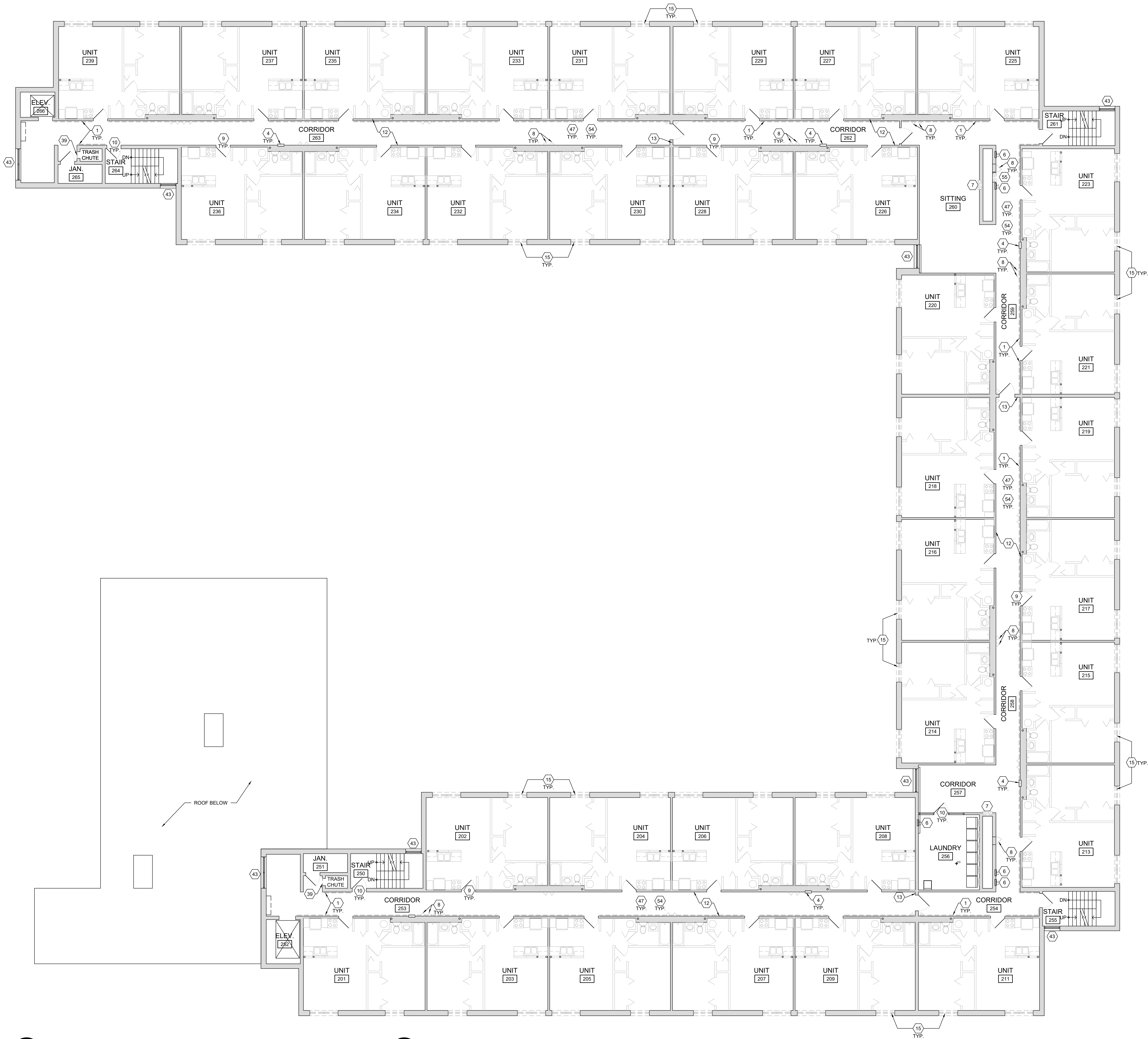
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Sheet Title Reflected Ceiling Demolition First Floor Plan	
Sheet Number	

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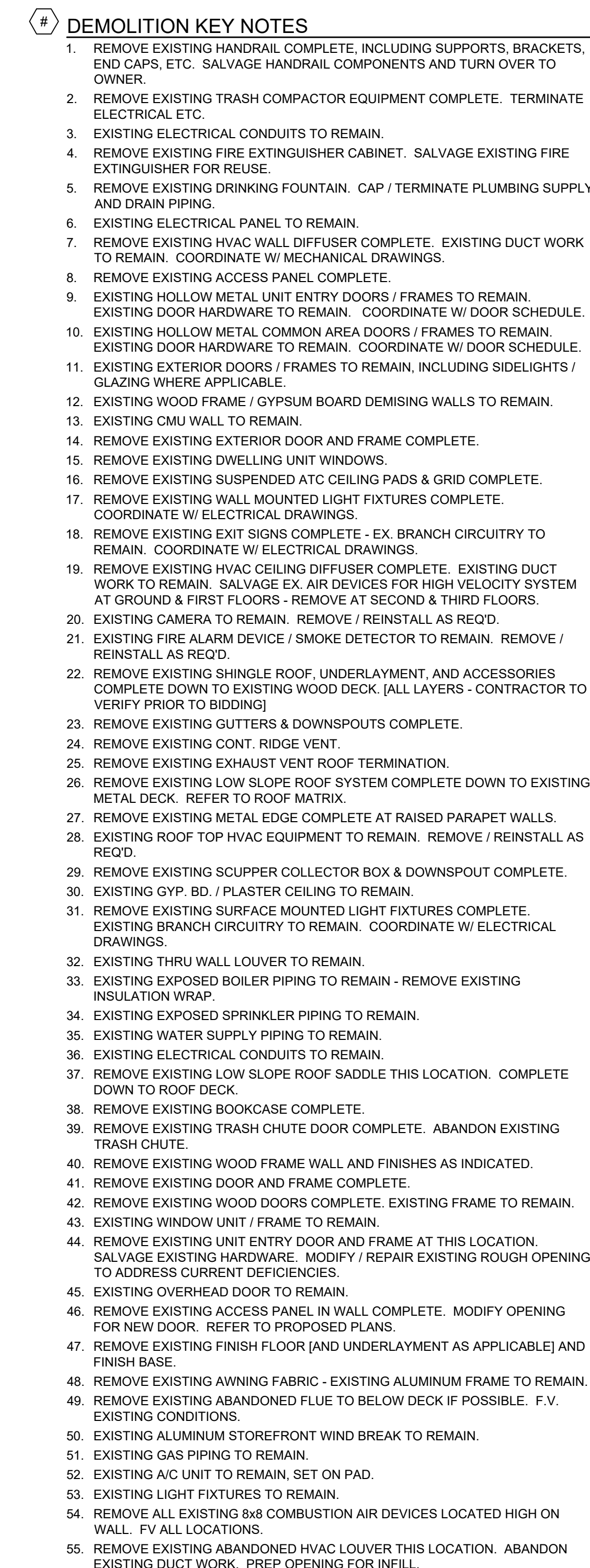


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 23. REMOVE EXISTING SHINGLE ROOF. UNDERLAYMENT, AND ACCESSORIES COMPLETE DOWN TO EXISTING WOOD DECK. [ALL LAYERS - CONTRACTOR TO VERIFY PRIOR TO BIDDING]
 24. REMOVE EXISTING GUTTERS & DOWNSPOUTS COMPLETE.
 25. REMOVE EXISTING CONT. RIDGE VENT.
 26. REMOVE EXISTING EXHAUST VENT ROOF TERMINATION.
 27. REMOVE EXISTING LOW SLOPE ROOF SYSTEM COMPLETE DOWN TO EXISTING METAL DECK. REFER TO ROOF MATRIX.
 28. REMOVE EXISTING METAL EDGE COMPLETE AT RAISED PARAPET WALLS.
 29. EXISTING ROOF TOP HVAC EQUIPMENT TO REMAIN. REMOVE / REINSTALL AS REQ'D.
 30. REMOVE EXISTING SCUPPER COLLECTOR BOX & DOWNSPOUT COMPLETE.
 31. EXISTING GYP. BD. / PLASTER CEILING TO REMAIN.
 32. REMOVE EXISTING SURFACE MOUNTED LIGHT FIXTURES COMPLETE. EXISTING BRANCH CIRCUITRY TO REMAIN. COORDINATE W/ ELECTRICAL DRAWINGS.
 33. EXISTING THRU WALL LOUVER TO REMAIN.
 34. EXISTING EXPOSED BOILER PIPING TO REMAIN - REMOVE EXISTING INSULATION WRAP.
 35. EXISTING EXPOSED SPRINKLER PIPING TO REMAIN.
 36. EXISTING WATER SUPPLY PIPING TO REMAIN.
 37. EXISTING ELECTRICAL CONDUITS TO REMAIN.
 38. REMOVE EXISTING LOW SLOPE ROOF SADDLE THIS LOCATION. COMPLETE DOWN TO ROOF DECK.
 39. REMOVE EXISTING BOOKCASE COMPLETE.
 40. REMOVE EXISTING TRASH CHUTE DOOR COMPLETE. ABANDON EXISTING TRASH CHUTE.
 41. REMOVE EXISTING WOOD FRAME WALL AND FINISHES AS INDICATED.
 42. REMOVE EXISTING DOOR AND FRAME COMPLETE.
 43. REMOVE EXISTING WOOD DOORS COMPLETE. EXISTING FRAME TO REMAIN.
 44. EXISTING WINDOW UNIT / FRAME TO REMAIN.
 45. REMOVE EXISTING UNIT ENTRY DOOR AND FRAME AT THIS LOCATION. SALVAGE EXISTING HARDWARE. MODIFY / REPAIR EXISTING ROUGH OPENING TO ADDRESS CURRENT DEFICIENCIES.
 46. EXISTING OVERHEAD DOOR TO REMAIN.
 47. REMOVE EXISTING ACCESS PANEL IN WALL COMPLETE. MODIFY OPENING FOR NEW DOOR. REFER TO PROPOSED PLANS.
 48. REMOVE EXISTING FINISH FLOOR [AND UNDERLAYMENT AS APPLICABLE] AND FINISH BASE.
 49. REMOVE EXISTING AWNING FABRIC - EXISTING ALUMINUM FRAME TO REMAIN.
 50. REMOVE EXISTING ABANDONED FLUE TO BELOW DECK IF POSSIBLE. F.V. EXISTING CONDITIONS.
 51. EXISTING ALUMINUM STOREFRONT WIND BREAK TO REMAIN.
 52. EXISTING GAS PIPING TO REMAIN.
 53. EXISTING A/C UNIT TO REMAIN. SET ON PAD.
 54. EXISTING LIGHT FIXTURES TO REMAIN.
 55. REMOVE ALL EXISTING 8x8 COMBUSTION AIR DEVICES LOCATED HIGH ON WALL. FV ALL LOCATIONS.
 56. REMOVE EXISTING ABANDONED HVAC LOUVER THIS LOCATION. ABANDON EXISTING DUCT WORK. PREP OPENING FOR INFILL.



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220 Montgomery Avenue
Springfield, Ohio 45506
Prepared for: Springfield Metropolitan Housing Authority

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02.02.26	90% Review Set
02.10.26	Bid / Construction Set
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Existing / Demolition Second Floor Plan	
Sheet Number	
D1.31	



Modernization Project 2026 at:
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Reflected Ceiling Demolition Second Floor Plan	
Sheet Number	

D1.32

D1.32



1. REMOVE EXISTING HANDRAIL COMPLETE, INCLUDING SUPPORTS, BRACKETS, END CAPS, ETC. SALVAGE HANDRAIL COMPONENTS AND TURN OVER TO OWNER.
2. REMOVE EXISTING TRASH COMPACTOR EQUIPMENT COMPLETE. TERMINATE ELECTRICAL ETC.
3. EXISTING ELECTRICAL CONDUITS TO REMAIN.
4. REMOVE EXISTING FIRE EXTINGUISHER CABINET. SALVAGE EXISTING FIRE EXTINGUISHER FOR FUTURE USE.
5. REMOVE EXISTING DRINKING FOUNTAIN. CAP / TERMINATE PLUMBING SUPPLY AND DRAIN PIPING.
6. EXISTING ELECTRICAL PANEL TO REMAIN.
7. REMOVE EXISTING HVAC WALL DIFFUSER COMPLETE. EXISTING DUCT WORK TO REMAIN. COORDINATE W/ MECHANICAL DRAWINGS.
8. REMOVE EXISTING ACCESS PANEL COMPLETE.
9. EXISTING HOLLOW METAL UNIT ENTRY DOORS / FRAMES TO REMAIN. EXISTING DOOR HARDWARE TO REMAIN. COORDINATE W/ DOOR SCHEDULE.
10. EXISTING HOLLOW METAL COMMON AREA DOORS / FRAMES TO REMAIN. EXISTING DOOR HARDWARE TO REMAIN. COORDINATE W/ DOOR SCHEDULE.
11. EXISTING EXTERIOR DOORS / FRAMES TO REMAIN, INCLUDING SIDELIGHTS / GLAZING WHERE APPLICABLE.
12. EXISTING WINDOW FRAME / ALUMINUM BOARD DEMISING WALLS TO REMAIN.
13. EXISTING CMU WALL TO REMAIN.
14. REMOVE EXISTING EXTERIOR DOOR AND FRAME COMPLETE.
15. REMOVE EXISTING DWELLING UNIT WINDOW SIDS.
16. REMOVE EXISTING SQUELLED AT CEILING PADS & GRID COMPLETE.
17. REMOVE EXISTING WALL MOUNTED LIGHT FIXTURES COMPLETE. COORDINATE W/ ELECTRICAL DRAWINGS.
18. REMOVE EXISTING EXIT SIGNS COMPLETE - EX. BRANCH CIRCUITRY TO REMAIN. COORDINATE W/ ELECTRICAL DRAWINGS.
19. REMOVE EXISTING HVAC CEILING DIFFUSER COMPLETE. EXISTING DUCT WORK TO REMAIN. SALVAGE CEILING GRID FOR HIGH VELOCITY SYSTEM AT GROUND & FIRST FLOORS. REMOVE AT SECOND & THIRD FLOORS.
20. EXISTING CAMERA TO REMAIN. REMOVE / REINSTALL AS REQUIRED.
21. EXISTING FIRE ALARM DEVICE / SMOKE DETECTOR TO REMAIN. REMOVE / REINSTALL AS REQUIRED.
22. REMOVE EXISTING SHINGLE ROOF. UNDERLAYMENT, AND ACCESSORIES COMPLETE DOWN TO EXISTING WOOD DECK. [ALL LAYERS - CONTRACTOR TO VERIFY PER TO BID DRAWING.]
23. REMOVE EXISTING GUTTERS & DOWNSPOUTS COMPLETE.
24. REMOVE EXISTING CONT. RIDGE VENT.
25. REMOVE EXISTING EXHAUST VENT ROOF TERMINATION.
26. REMOVE EXISTING LOW SLOPE ROOF SYSTEM COMPLETE DOWN TO EXISTING CONCRETE DECK. REPAIR / REPLACE MATRYX.
27. REMOVE EXISTING METAL EDGE COMPLETE AT RAISED PARAPET WALLS.
28. REMOVE EXISTING ROOF HVAC EQUIPMENT TO REMAIN. REMOVE / REINSTALL AS READ.
29. REMOVE EXISTING SQUAPER COLLECTOR BOX & DOWNSPOUT COMPLETE.
30. EXISTING GYP. BD. / PLASTER CEILING TO REMAIN.
31. EXISTING BRANCH CIRCUITRY MOUNTED LIGHT FIXTURES COMPLETE. EXISTING BRANCH CIRCUITRY TO REMAIN. COORDINATE W/ ELECTRICAL DRAWINGS.
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44. REMOVE EXISTING UNIT ENTRY DOOR AND FRAME AT THIS LOCATION. SALVAGE EXISTING HARDWARE. MODIFY / REPAIR EXISTING ROUGH OPENING TO ADDRESS CURRENT DEFICIENCIES.
45. EXISTING EXTERIOR DOOR TO REMAIN.
46. REMOVE EXISTING ACCESS PANEL IN WALL COMPLETE. MODIFY OPENING FOR NEW DOOR. REFER TO PROPOSED PLANS.
47. REMOVE EXISTING FINISH FLOOR (AND UNDERLAYMENT AS APPLICABLE) AND FINISH BASE.
48. REMOVE EXISTING ANVING FLAIR - EXISTING ALUMINUM FRAME TO REMAIN.
49. REMOVE EXISTING ABANDONED FLUE TO BELOW DECK IF POSSIBLE. F.V. EXISTING CONDITIONS.
50. EXISTING ALUMINUM STOREFRONT VENT BREAK TO REMAIN.
51. EXISTING GAS PIPING TO REMAIN.
52. EXISTING AC UNIT TO REMAIN, SET ON PAD.
53. EXISTING LIGHT FIXTURES TO REMAIN.
54. REMOVE ALL EXISTING GAS COMBUSTION AIR DEVICES LOCATED HIGH ON WALL. F.V. ALL LOCATIONS.
55. REMOVE EXISTING DUCTWORK / HVAC LOUVER THIS LOCATION. ABANDON EXISTING DUCT WORK. PREP OPENING FOR INFILL.

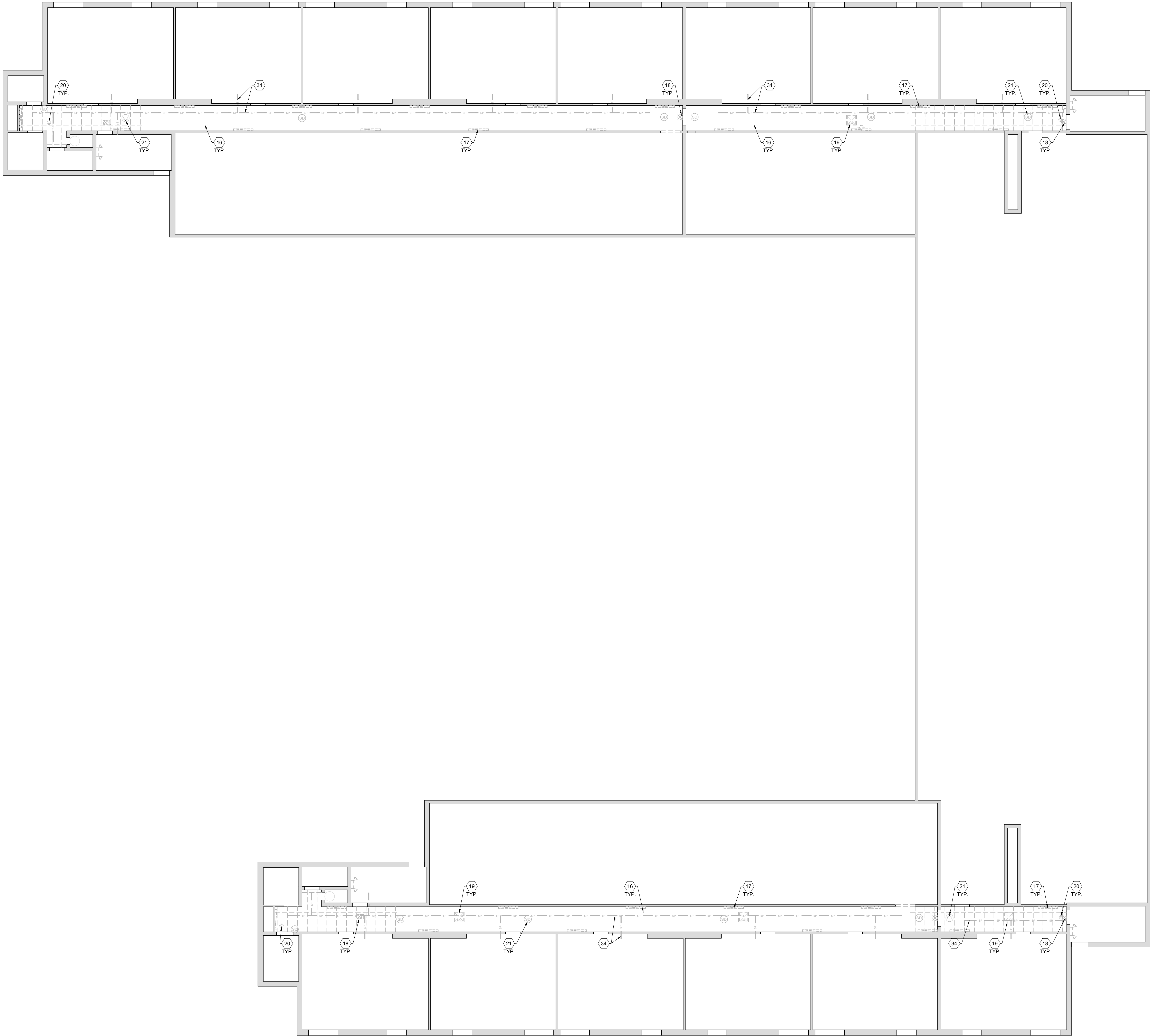


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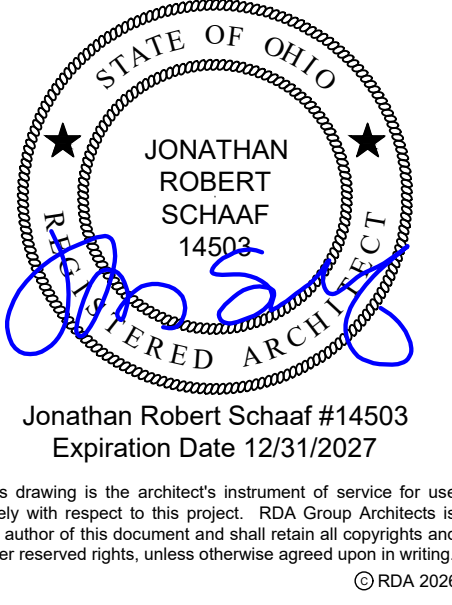
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Existing / Demolition Third Floor Plan	
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D1.41



- # DEMOLITION KEY NOTES
1. REMOVE EXISTING HANDRAIL COMPLETE, INCLUDING SUPPORTS, BRACKETS, END CAPS, ETC. SALVAGE HANDRAIL COMPONENTS AND TURN OVER TO OWNER.
 2. REMOVE EXISTING TRASH COMPACTOR EQUIPMENT COMPLETE. TERMINATE ELECTRICAL ETC.
 3. EXISTING ELECTRICAL CONDUITS TO REMAIN.
 4. REMOVE EXISTING FIRE EXTINGUISHER CABINET. SALVAGE EXISTING FIRE EXTINGUISHER FOR REUSE.
 5. REMOVE EXISTING DRINKING FOUNTAIN. CAP / TERMINATE PLUMBING SUPPLY AND DRAIN PIPING.
 6. EXISTING ELECTRICAL PANEL TO REMAIN.
 7. REMOVE EXISTING HVAC WALL DIFFUSER COMPLETE. EXISTING DUCT WORK TO REMAIN. COORDINATE W/ MECHANICAL DRAWINGS.
 8. REMOVE EXISTING ACCESS PANEL COMPLETE.
 9. EXISTING HOLLOW METAL UNIT ENTRY DOORS / FRAMES TO REMAIN. EXISTING DOOR HARDWARE TO REMAIN. COORDINATE W/ DOOR SCHEDULE.
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 12. EXISTING WOOD FRAME / GYPSUM BOARD DEMISING WALLS TO REMAIN.
 13. EXISTING CMU WALL TO REMAIN.
 14. REMOVE EXISTING EXTERIOR DOOR AND FRAME COMPLETE.
 15. REMOVE EXISTING DWELLING UNIT WINDOWS.
 16. REMOVE EXISTING SUSPENDED ATC CEILING PADS & GRID COMPLETE.
 17. REMOVE EXISTING WALL MOUNTED LIGHT FIXTURES COMPLETE. COORDINATE W/ ELECTRICAL DRAWINGS.
 18. REMOVE EXISTING EXIT SIGNS COMPLETE - EX. BRANCH CIRCUITRY TO REMAIN. COORDINATE W/ ELECTRICAL DRAWINGS.
 19. REMOVE EXISTING HVAC CEILING DIFFUSER COMPLETE. EXISTING DUCT WORK TO REMAIN. SALVAGE EX. AIR DEVICES FOR HIGH VELOCITY SYSTEM AT GROUND & FIRST FLOORS - REMOVE AT SECOND & THIRD FLOORS.
 20. EXISTING CAMERA TO REMAIN. REMOVE / REINSTALL AS REQ'D.
 21. EXISTING FIRE ALARM DEVICE / SMOKE DETECTOR TO REMAIN. REMOVE / REINSTALL AS REQ'D.
 22. REMOVE EXISTING SHINGLE ROOF. UNDERLAYMENT, AND ACCESSORIES COMPLETE DOWN TO EXISTING WOOD DECK. [ALL LAYERS - CONTRACTOR TO VERIFY PRIOR TO BIDDING]
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 26. REMOVE EXISTING LOW SLOPE ROOF SYSTEM COMPLETE DOWN TO EXISTING METAL DECK. REFER TO ROOF MATRIX.
 27. REMOVE EXISTING METAL EDGE COMPLETE AT RAISED PARAPET WALLS.
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 53. EXISTING LIGHT FIXTURES TO REMAIN.
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 55. REMOVE EXISTING ABANDONED HVAC LOUVER THIS LOCATION. ABANDON EXISTING DUCT WORK. PREP OPENING FOR INFILL.



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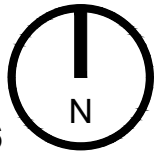
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Reflected Ceiling Demolition Third Floor Plan	
Sheet Number	

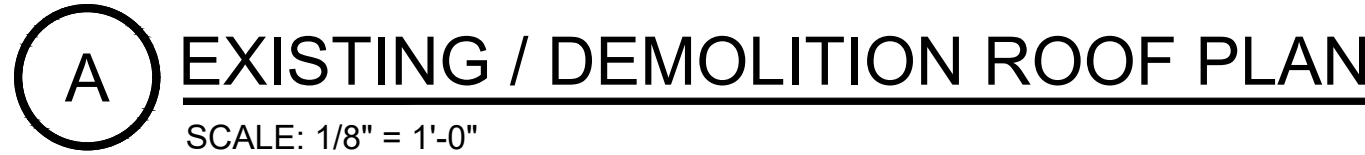
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REFLECTED CEILING
DEMOLITION THIRD FLOOR PLAN

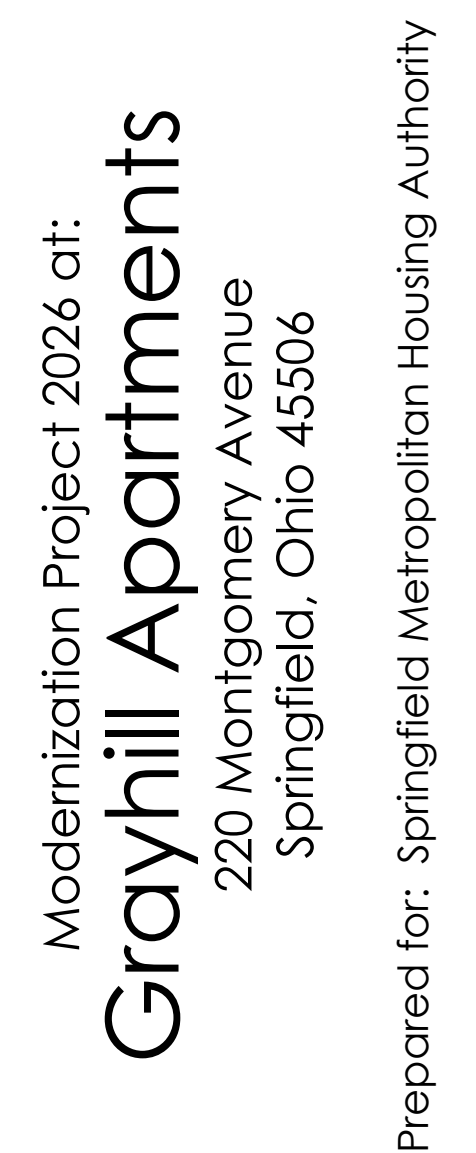
SCALE: 1/8" = 1'-0"

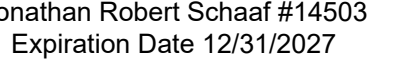
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REFER TO SHEET A1.51 FOR ROOF SYMBOL LEGEND.

D1.51



RDA GROUP ARCHITECTS
7662 PARAGON ROAD | DAYTON, OH 45459 | 937.610.3440

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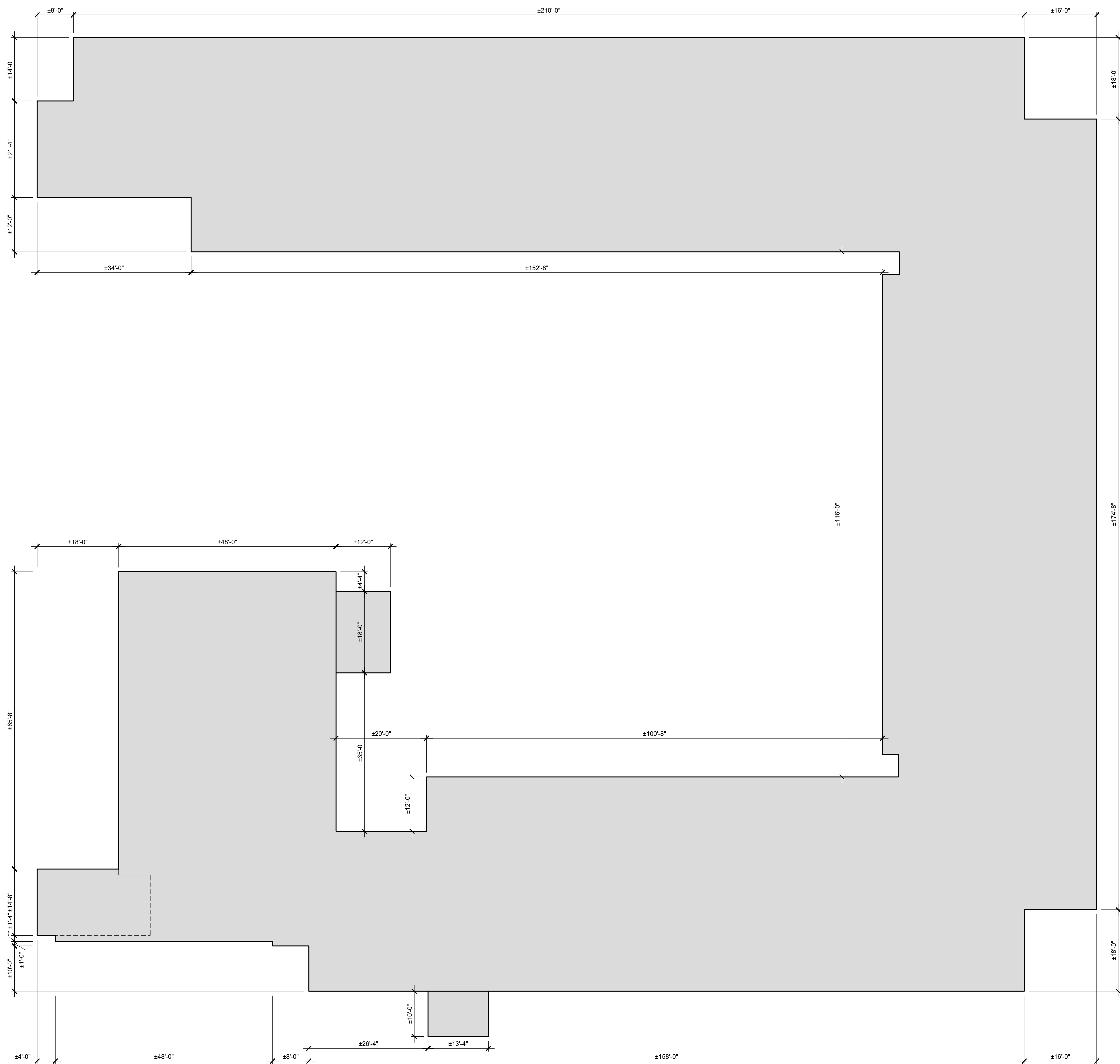
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Sheet Title

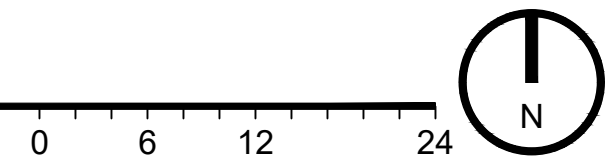
Dimensioned Building Footprint

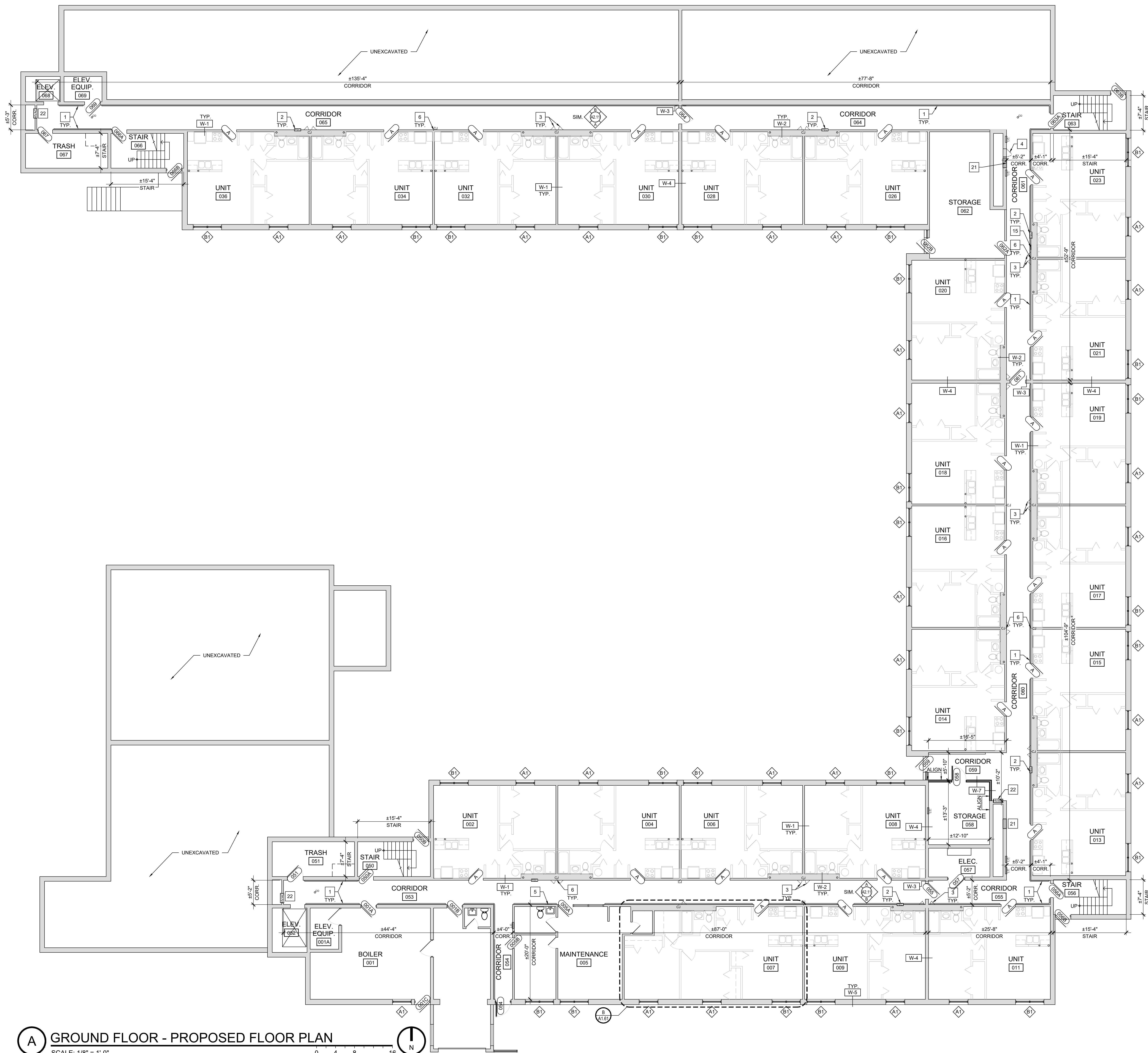
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A **DIMENSIONED BUILDING FOOTPRINT**
SCALE: 3/32" = 1'-0"





- NEW CONSTRUCTION KEY NOTES**
1. INSTALL NEW WALL MOUNTED HANDRAIL SYSTEM. REFER TO INTERIOR ELEVATIONS AND TYPICAL DETAILS ON SHEET A4.21.
 2. INSTALL NEW FIRE RATED FIRE EXTINGUISHER CABINET INTO EXISTING DEMISING WALL. MODIFY / REPAIR EXISTING WALL OPENING AS REQ'D. TO ACCOMMODATE NEW CABINET. INSTALL SALVAGED FIRE EXTINGUISHER. REFER TO TYPICAL DETAIL B/A4.22.
 3. INSTALL NEW FIRE RATED 12" x 18" PLUMBING ACCESS PANELS INTO EXISTING DEMISING WALL. MODIFY / REPAIR EXISTING WALL OPENING AS REQ'D.
 4. INSTALL NEW FIRE RATED 24" x 36" ACCESS PANELS INTO EXISTING WALL. MODIFY / REPAIR EXISTING WALL OPENING AS REQ'D.
 5. REPAIR EXISTING FINISHES AT AREA OF REMOVED DRINKING FOUNTAIN.
 6. INSTALL GYPSUM BOARD CONTROL JOINT AT INTERSECTION OF UNIT DEMISING WALLS. TYP. OF ALL LOCATIONS NOTED 'CJ' ON DRAWINGS. REFER TO TYPICAL DETAIL B/A4.21.
 7. INSTALL NEW ICE & WATER SHIELD, SYNTHETIC UNDERLAYMENT, AND SHINGLE ROOF SYSTEM COMPLETE WITH ALL FLASHINGS, TERMINATIONS, ETC.
 8. INSTALL NEW PRE-FINISHED ALUMINUM GUTTERS & DOWNSPOUTS.
 9. INSTALL NEW CONTINUOUS RIDGE VENT. [SHINGLE OVER STYLE]
 10. INSTALL NEW EXHAUST VENT ROOF CAP. CONNECT TO EX. DUCTWORK AT DECK.
 11. INSTALL NEW LOW SLOPE ROOF SYSTEM. REFER TO DETAILS.
 12. INSTALL NEW PRE-FINISHED ALUMINUM EDGE METAL. REFER TO DETAILS.
 13. EXISTING ROOF TOP HVAC EQUIPMENT TO REMAIN. REMOVE / REINSTALL AS REQ'D. FLASH TO NEW ROOF SYSTEM AS APPLICABLE.
 14. INSTALL NEW PRE-FINISHED ALUMINUM SCUPPER COLLECTOR BOX & DOWNSPOUT.
 15. REPAIR EXISTING FINISHES AT AREA OF REMOVED ACCESS PANEL.
 16. INFILL EXISTING WALL AS REQUIRED WHERE TRASH CHUTE DOOR PANEL WAS REMOVED. MATCH EX. ADJ. WALL CONSTRUCTION. REFER TO DETAIL L/A4.21.
 17. MODIFY EXISTING ACCESS PANEL OPENING AS REQUIRED FOR NEW DOOR OPENING.
 18. REMOVE / REPLACE DAMAGED VENT PIPE IN LIKE KIND.
 19. REMOVE EXISTING ROOF AT CRICKET BEHIND RAISED WALL. INSTALL NEW COVERBOARD OVER EXISTING PLYWOOD DECK. INSTALL NEW 60 MIL. SELF ADHERED EPDM ROOF SYSTEM.
 20. INSTALL NEW FABRIC AWNING OVER EXISTING ALUMINUM FRAME.
 21. INFILL EXISTING WALL AS REQUIRED WHERE LOUVER WAS REMOVED. MATCH EX. ADJ. WALL CONSTRUCTION. REFER TO DETAIL L/A4.21.
 22. INSTALL NEW HVAC WALL DIFFUSER AT EXISTING LOCATION. REFER TO MECHANICAL DRAWINGS.
 23. EXISTING GAS PIPING TO REMAIN. INSTALL NEW MOLDED PIPE SUPPORTS AT 8'-0" OC MAX.
 24. REMOVE AND RESET A/C UNIT ON FIBERGLASS PAD, SET ON SACRIFICIAL SHEET.

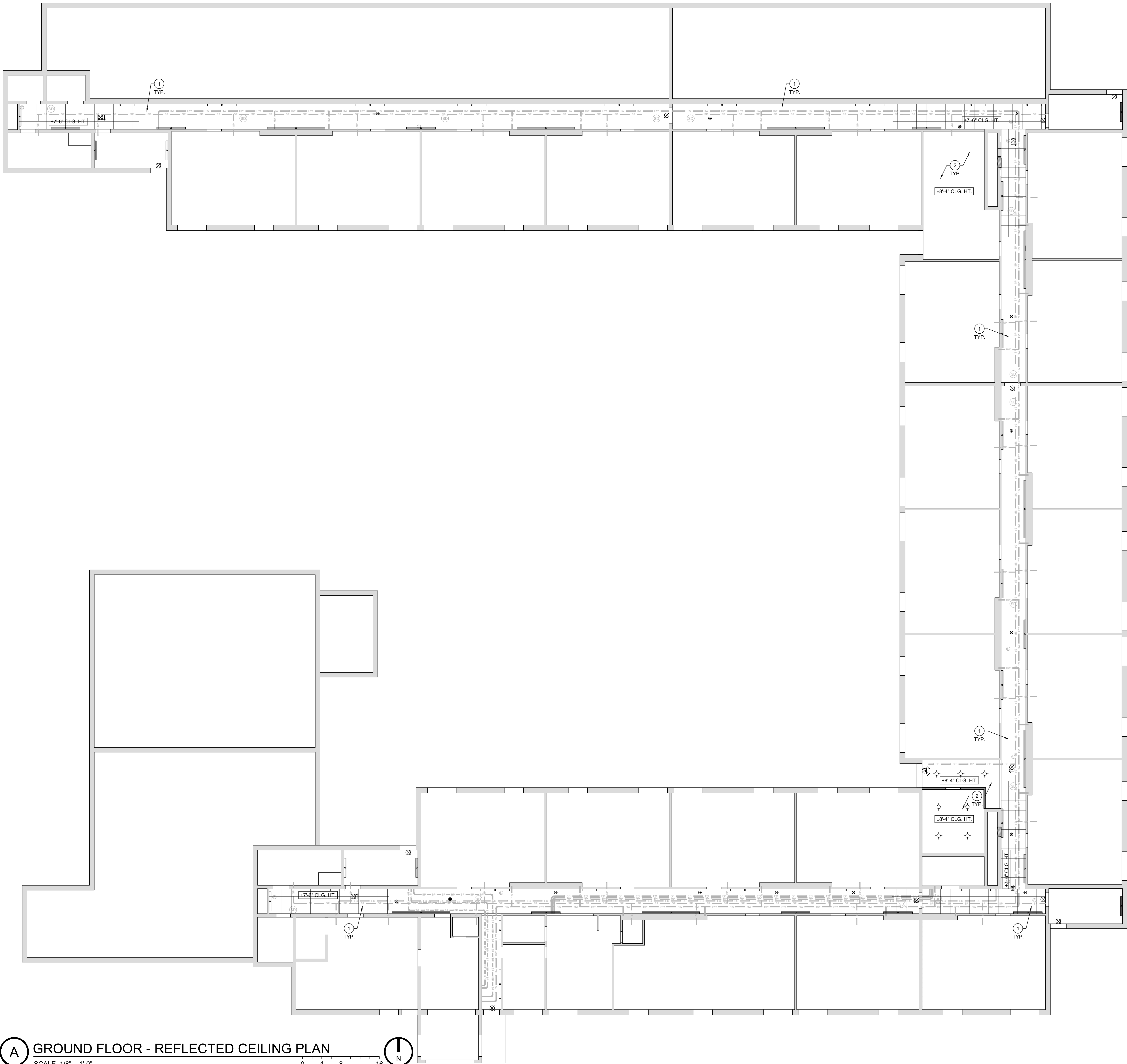
- GENERAL NOTES**
- TYPICAL AT ALL FLOORS
1. COORDINATE ALL ROUGH IN LOCATIONS WITH EQUIPMENT REQUIREMENTS, ETC.
 2. FIELD COORDINATE EX. FRAMING CONDITIONS & COORDINATE ANY DISCREPANCIES W/ ARCHITECT.
 3. FIELD VERIFY ALL DIMENSIONS & CONDITIONS.
 4. PROVIDE WOOD BLOCKING AS REQUIRED TO SUPPORT WALL MOUNTED ITEMS: CASEWORK, COUNTERTOPS, TOILET ACCESSORIES, DOOR STOPS, AND AS SPECIFICALLY NOTED. CONCEAL ALL BLOCKING IN WALLS. BLOCKING SHALL BE A MINIMUM OF 2x8. FIELD COORDINATE.
 5. INSTALL FIRESTOP BLOCKING AT ALL LOCATIONS REQUIRED BY FRAMING, SOFFITS, ETC. TO ELIMINATE ALL OPEN STUD CAVITIES. PROVIDE FIRESTOP BLOCKING AT CEILING LINE AS REQ'D TYPICAL.
 6. COORDINATE WORK WITH APPLICABLE PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS. PROVIDE ANY REQUIRED ACCESS PANELS, ETC. TO ACCESS CONCEALED WORK.
 7. FRAMING / LAYOUT.
 - 7.1. LOCATE JAMBS A MIN. OF 4" FROM CORNER TO OUTSIDE EDGE OF FRAME WHERE POSSIBLE, EXCEPT WHERE NOTED OTHERWISE.
 - 7.2. MAINTAIN ALL MANEUVERING CLEARANCE FOR ALL DOORS PER "MANEUVERING CLEARANCES AT DOORS" DIAGRAM BASED UPON FIGURE 404.2.3.2 ANSI. COORDINATE ALL CONFLICTS WITH THE ARCHITECT.
 8. ADJUSTMENTS
 - 8.1. LUBRICATE AND ADJUST ALL OPERATING MECHANISMS, INCLUDING DOOR HARDWARE, WINDOW HARDWARE, ETC. FOR SMOOTH OPERATION.



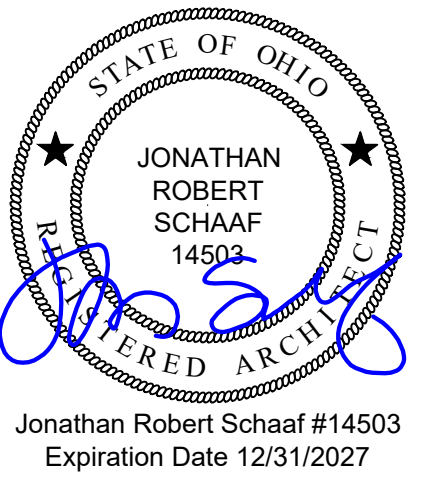
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Ground Floor Proposed Floor Plan	
Sheet Number	
A1.11	



- # REFLECTED CEILING PLAN KEY NOTES**
1. INSTALL NEW ACOUSTICAL TILE CEILING [ATC-1] [MATCH ORIGINAL HEIGHT]. INSTALL NEW / SALVAGED CEILING DEVICES INTO NEW CEILING AS INDICATED.
 2. EXISTING GYPSUM BOARD / PLASTER CEILING TO REMAIN. PATCH / REPAIR AS REQD BY WORK. PREP & PAINT.
 3. INSTALL NEW GYPSUM BOARD BULKHEAD AT HEIGHT INDICATED.
 4. INSTALL NEW GYPSUM BOARD BULKHEAD OVER NEW METAL STUD FRAMING, ALIGN WITH EX. ADJ. BULKHEAD TO REMAIN.
- RCP SYMBOL LEGEND**
- | | |
|--|--|
| | NEW 2x2 ACOUSTIC TILE CEILING, HEIGHT AS INDICATED - FIELD COORDINATE LAYOUT & PROVIDE TWO-PIECE TILES WHERE REQUIRED FOR EX. PIPING / UTILITIES. |
| | NEW 2x2 / 2x4 LAY-IN LIGHT FIXTURE - REFER TO ELECTRICAL DRAWINGS |
| | NEW RECESSED LIGHT FIXTURE - REFER TO ELECTRICAL DRAWINGS |
| | NEW SEMI-RECESSED LIGHT FIXTURE - REFER TO ELECTRICAL DRAWINGS |
| | NEW SURFACE MOUNTED LIGHT FIXTURE - REFER TO ELECTRICAL DRAWINGS |
| | NEW WALL MOUNTED STRIP LIGHT FIXTURE REFER TO ELECTRICAL DRAWINGS |
| | EXISTING SPRINKLER PIPING TO REMAIN [PREP & PAINT EXPOSED SPRINKLER PIPING, PROTECT SPRINKLER HEADS FROM DAMAGE / PAINT OVERSPRAY] NOTE: TYP. SPRINKLER HEAD IS UP & DOWN AT EACH LOCATION. COLOR: P-2 |
| | EXISTING ELECTRIC CONDUIT TO REMAIN. [PREP & PAINT EXPOSED CONDUITS] COLOR: P-2 |
| | EXISTING COLD WATER PIPING TO REMAIN. INSTALL NEW PIPE WRAP AT EXPOSED PIPING. |
| | EXISTING HOT WATER PIPING TO REMAIN. INSTALL NEW PIPE WRAP AT EXPOSED PIPING. |
| | EXISTING BOILER PIPING TO REMAIN. INSTALL NEW PIPE WRAP AT EXPOSED PIPING. |
| | NEW EXIT SIGN / EMERGENCY LIGHT REFER TO ELECTRICAL DRAWINGS |
| | NEW HVAC DIFFUSER, REFER TO MECHANICAL DRAWINGS |
| | EXISTING HIGH VELOCITY HVAC DIFFUSER, REFER TO MECHANICAL DRAWINGS |
| | FIRE ALARM SMOKE DETECTOR, REFER TO ELECTRICAL DRAWINGS |
| | SECURITY CAMERA, REFER TO ELECTRICAL DWG. |
- REFLECTED CEILING GENERAL NOTES** TYPICAL AT ALL FLOORS
1. REFER TO WALL TYPES ON FLOOR PLAN.
 2. REFER TO PLAN FOR CEILING HEIGHTS, TYP.
 3. COORDINATE THE ACOUSTICAL TILE CEILING LAYOUT AND ORIENTATION WITH THE ELECTRICAL/LIGHTING/FIRE SUPPRESSION DRAWINGS AND HVAC SUPPLY / RETURN DIFFUSER LOCATIONS. COORDINATE CONFLICTS WITH THE ARCHITECT.
 4. COORDINATE ANY LIGHTING INDICATED ON THE REFLECTED CEILING PLAN AND ELSEWHERE ON THE ARCHITECTURAL DRAWINGS WITH THE ELECTRICAL DRAWINGS. ELECTRICAL AND MECHANICAL DRAWINGS TAKE PRECEDENCE OVER THE ARCHITECTURAL DRAWINGS.
 5. COORDINATE LIGHT FIXTURES TO BE CONNECTED TO EMERGENCY LIGHTING CIRCUIT.
 6. ALL SWITCHING SHALL BE COORDINATED WITH ELECTRICAL DRAWINGS. COORDINATE REQUIRED SWITCH LOCATIONS.
 7. PROVIDE EMERGENCY LIGHT FIXTURES CONNECTED TO EM / GENERATOR CIRCUITS. COORDINATE WITH ELECTRICAL DRAWINGS.
- REFER TO PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION



Jonathan Robert Schaaf #14503
Expiration Date 12/31/2027

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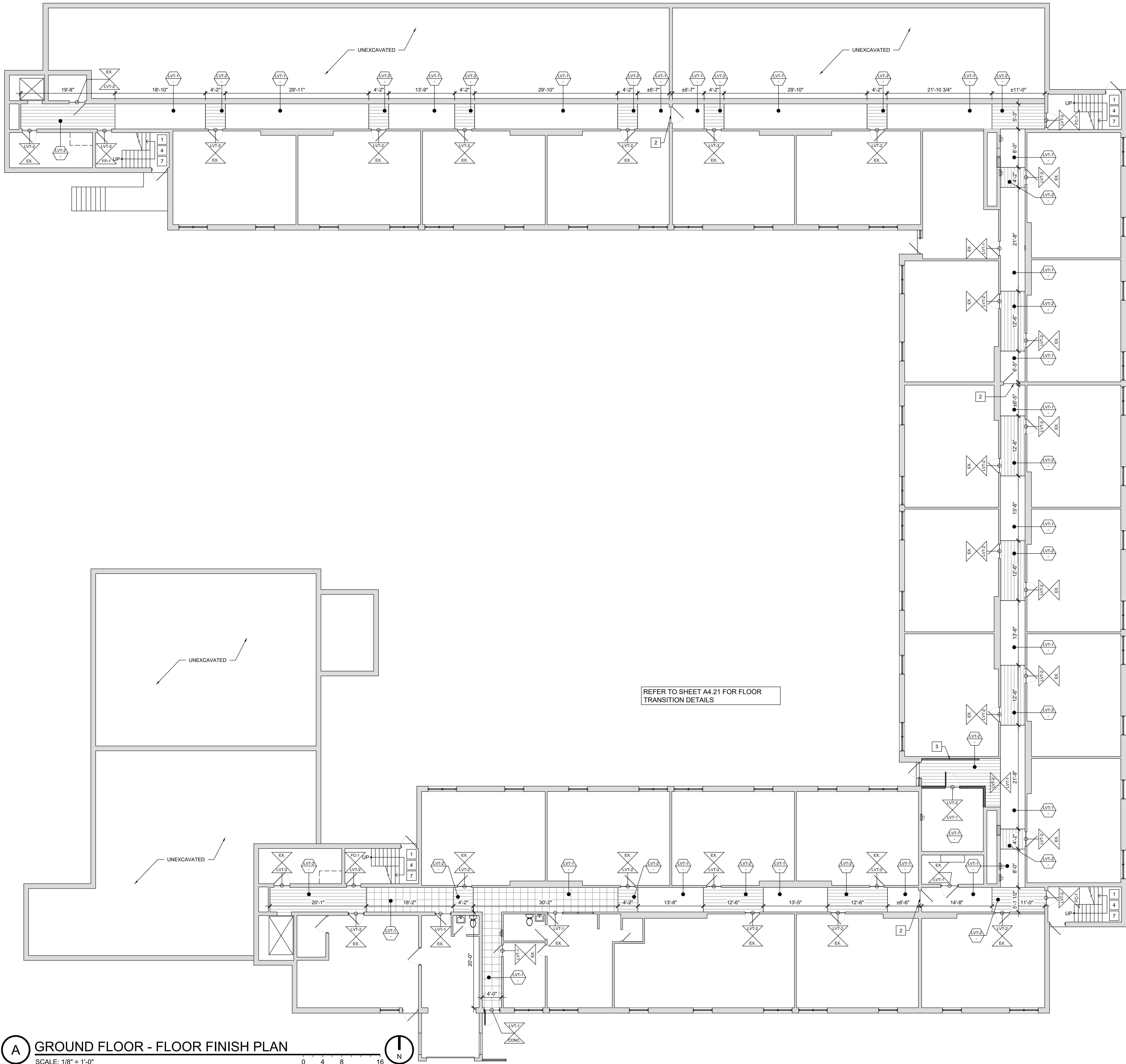
Modernization Project 2026 at:
Grayhill Apartments
220 Montgomery Avenue
Springfield, Ohio 45506

Prepared for: Springfield Metropolitan Housing Authority

Project Number	2024-112
Date	February 10, 2026
Date	Issue
12.19.25	Review Set
01.12.26	Progress
02.02.26	90% Review Set
02.10.26	Bid / Construction Set

Sheet Title
Ground Floor
Reflected Ceiling Plan

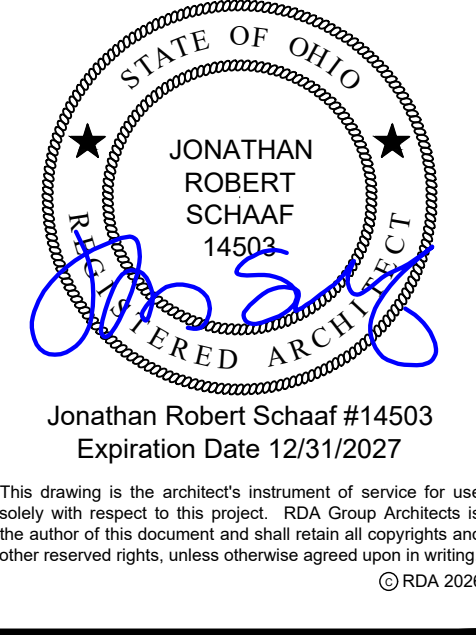
Sheet Number
A1.12



- # FINISH PLAN KEY NOTES**
1. REMOVE EXISTING, INSTALL NEW VINYL RISER & TREAD COVERS AT EXISTING STAIR. [ADD ALT. #03] EXISTING CONCRETE AT FLOOR LEVEL & INTERMEDIATE LANDINGS TO REMAIN.
 2. REMOVE EXISTING THRESHOLD, INSTALL NEW ACCESSIBLE SADDLE THRESHOLD.
 3. INSTALL NEW COVER OVER EXISTING RADIANT BASEBOARD HEATER. REFER TO TYPICAL DETAIL A4M.21 & MECHANICAL DRAWINGS.
 4. PREP & PAINT EXISTING WALLS, STAIR STRUCTURE, STRINGERS, HANDRAIL COMPONENTS, DOORS & FRAMES TYPICAL THIS AREA. PREP & PAINT EXPOSED PIPING. REMOVE EXISTING, INSTALL NEW PIPE INSULATION. REFER TO DETAIL A4M.22. [ADD ALT. #04]
 5. ALIGN FLOOR TRANSITION WITH SOFFIT ABOVE.
 6. LINE OF FACE OF SOFFIT ABOVE.
 7. PREP & PAINT STAIR LANDINGS & INTERMEDIATE LANDINGS FC-1. [ADD ALT. #04]

- FINISH PLAN DRAWING KEY**
- WALL FINISH TYPE
 - WALL COVERING TYPE
 - FLOOR FINISH
 - LOCATION OF FLOORING TRANSITION
 - FLOOR FINISH
 - FLOOR FINISH TYPE
 - FLOOR FINISH # SPECIFICATION
 - CORNER GUARD
 - ROOM / IDENTIFICATION SIGNAGE
 - LOCATION - REFER TO SHEET G2.02

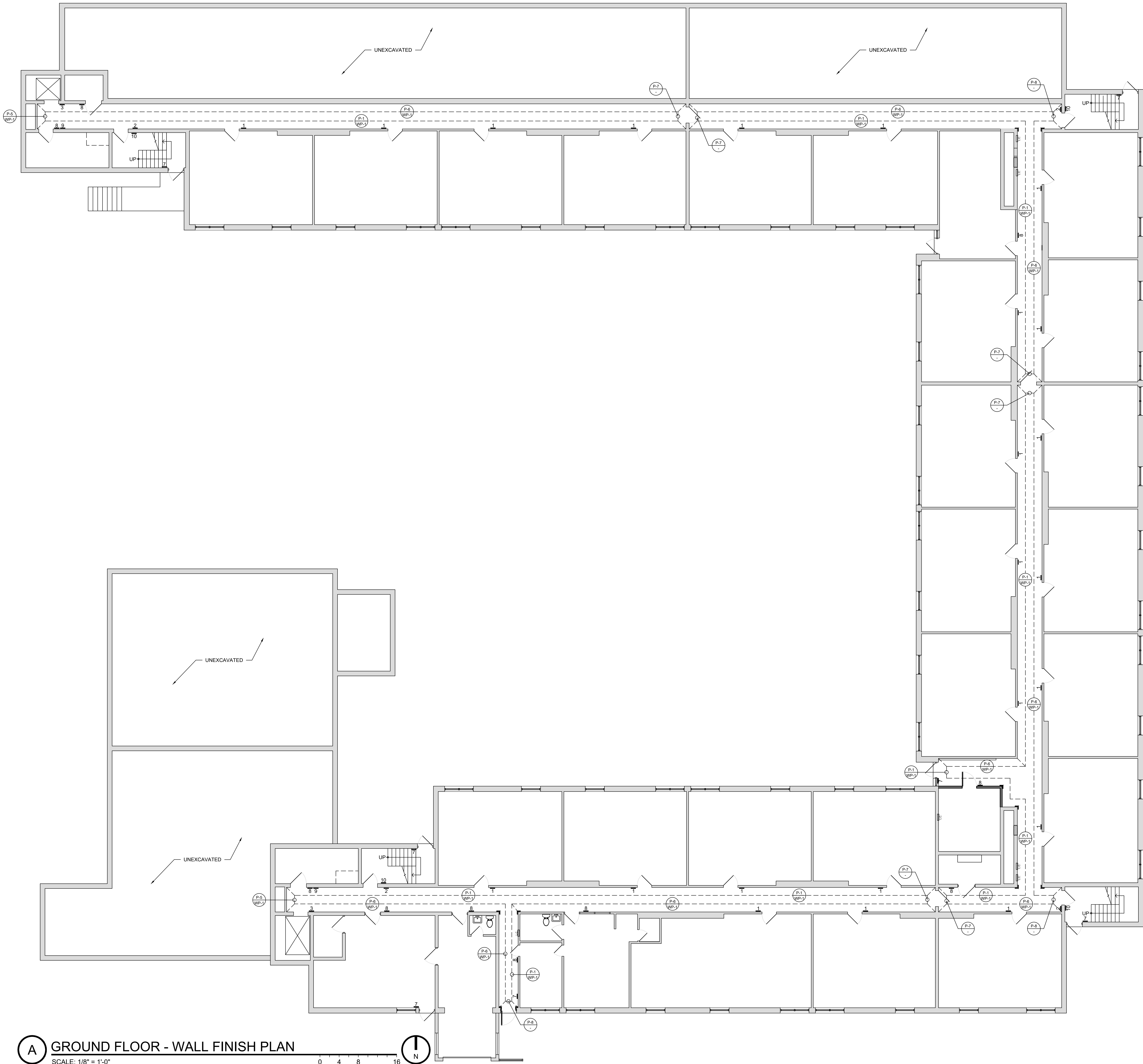
- FLOOR & WALL FINISH PLANS GENERAL NOTES** TYPICAL AT ALL FLOORS
1. COORDINATE ALL APPLICABLE FINISHES WITH BUILDING STANDARDS.
 2. INSTALL NEW FINISH FLOOR AT ALL AREAS IDENTIFIED. COORDINATE AND PROVIDE ALL REQ'D PREP WORK. PROVIDE FLOOR LEVELER AS REQ'D. INSTALL NEW ADA COMPLIANT TRANSITIONS AND THRESHOLDS AS INDICATED. INSTALL ALL FLOORING USING THE TOOLS, ADHESIVES, INSTALLATION AND SEAMING METHODS RECOMMENDED BY MFR. INSTRUCTIONS. TYPICAL AT ALL AREAS OF WORK.
 3. TRANSITION STRIPS: PROVIDE SMOOTH AND LEVEL TRANSITION BETWEEN ADJACENT FLOORING SURFACES. VERIFY AND CONFIRM THAT APPROPRIATE TRANSITIONS ARE USED AT THE INTENDED LOCATIONS.
 - 3.1. INSTALL VINYL TRANSITION STRIP WHEN TRANSITIONING BETWEEN LVT AND VCT (IF REQUIRED)
 - 3.2. INSTALL METAL SCHLUTER STRIP WHEN TRANSITIONING BETWEEN LVT AND PORCELAIN TILE
 - 3.3. INSTALL STAINLESS STEEL SLOPED SCHLUTER TRANSITION STRIPS FROM CORRIDOR INTO THE TOILET ROOMS.
 4. INSTALL NEW FINISH BASE AT ALL AREAS IDENTIFIED. TYPICAL AT ALL AREAS OF WORK.
 5. REPAIR, SKIM COAT, AND REFINISH EXISTING WALL / CEILING GYPSUM BOARD FINISHES WHICH ARE SCHEDULED TO REMAIN INCLUDING SCARS / DAMAGE CREATED FROM DEMOLITION AND CUT / PATCH WORK. FINISH TO LEVEL 4 QUALITY FINISH. PREP FOR NEW FINISHES AS SCHEDULED. COORDINATE WITH FINISH PLANS. TYPICAL AT ALL AREAS OF WORK.
 6. REPAIR, PREP, AND PAINT EXISTING EXPOSED CMU WALL FINISHES. TYPICAL AT ALL AREAS OF WORK.
 7. PREP AND PAINT EXISTING UNPAINTED BRICK AT INTERIOR OF THE BUILDING. TYPICAL AT ALL AREAS OF WORK.
 8. PREP AND PAINT ALL EXISTING AND NEW HOLLOW METAL DOORS AND FRAMES. TYPICAL AT ALL AREAS OF WORK.
 9. PREP AND REFINISH EXISTING SOLID CORE STAINED OAK DOORS WHERE REQ'D TO RETURN TO LIKE NEW CONDITION. STAIN NEW SOLID CORE STAINED OAK DOORS TO MATCH EXISTING DOORS. [ANTICIPATE CUSTOM MIX STAIN]
 10. PREP AND PAINT ALL NON-PREFINISHED TRIM, MISC. COMPONENTS, ACCESS PANELS, ETC. TYPICAL AT ALL AREAS OF WORK. STAIN INTERIOR FINISH CARPENTRY WHERE NOTED ON DRAWINGS, MATCH EXISTING STAINED OAK DOORS.
 11. DO NOT PAINT PRE-FINISHED BUILDING ELEMENTS, MATERIALS, OR FINISHES UNLESS DIRECTED OTHERWISE. THIS WOULD INCLUDE FACTORY PRE-FINISHED FIRE EXTINGUISHER CABINETS, PREFINISHED ALUMINUM FRAME EXTERIOR WINDOW / DOOR / STOREFRONT SYSTEMS, ETC.
 12. PAINT:
 - 12.1. ALL PAINTS TO BE NO-VOC IN NATURE.
 - 12.2. ALL PAINTS TO BE PURCHASED/MANUFACTURED AS SPECIFIED [IE- PURCHASE SHERWIN WILLIAMS PAINTS FROM SHERWIN WILLIAMS SUPPLIERS, ETC.]
 - 12.3. FIRE EXTINGUISHER CABINETS TO REMAIN FACTORY WHITE FINISH UNLESS OTHERWISE NOTED.
 - 12.4. PAINT ALL ACCESS PANELS A SEMI-GLOSS FINISH TO MATCH ADJACENT WALL FINISH UNLESS OTHERWISE NOTED.
 - 12.5. PAINT ALL GYPSUM BOARD CEILINGS 'CEILING WHITE', P-2.
 - 12.6. PAINT ALL GYPSUM BOARD SURFACES NOT INDICATED ON THE PLANS P-1 UNLESS OTHERWISE NOTED.
 - 12.7. PAINT FACE OF BULKHEAD TO MATCH BELOW WALL FINISH. PAINT UNDERSIDE OF BULKHEAD 'CEILING WHITE', P-2.
 - 12.8. PAINT ELECTRICAL PANEL A SEMI-GLOSS FINISH TO MATCH ADJACENT WALL FINISH UNLESS OTHERWISE NOTED.
 - 12.9. PAINT WALL HVAC DIFFUSERS A SEMI-GLOSS FINISH TO MATCH ADJACENT WALL FINISH UNLESS OTHERWISE NOTED.
 - 12.10. PAINT EXPOSED CONDUITS & SURFACE MOUNTED BACK BOXES TO MATCH ADJACENT WALL COLOR.
 13. INSTALL NEW JOINT SEALANT AT ALL APPLICABLE BUILDING JOINTS, INCLUDING AT DISSIMILAR MATERIALS, TRANSITIONS, ETC. SEAL ALL OPEN JOINTS, INCLUDING GAPS BETWEEN COUNTERTOPS, CABINETS, FRAMES, TRIM, AND WALLS. FILL ALL JOINTS SLIGHTLY CONCAVE.
 14. USE MFR. RECOMMENDED ADHESIVES THAT ARE NON-TOXIC. INSTALL ANTIMICROBIAL, LOW ODOR, AND SOLVENT-FREE ADHESIVES WITH NO HAZARDOUS VAPORS AND CONTAIN NO CARCINOGENIC MATERIAL. PER CURRENT OSHA REGULATIONS. TYPICAL FOR ALL APPLICATIONS.
 15. INSTALL ALL FINISH MATERIALS AND SYSTEMS PER MFG. RECOMMENDATIONS FOR THE TYPE OF INSTALLATION, INCLUDING THOSE RECOMMENDATIONS FOR A WARRANTY TO BE IN EFFECT.
 16. INSTALL FINISH PRODUCTS FROM THE SAME DYE LOT. FIELD COORDINATE / DOCUMENT AS APPLICABLE. TYPICAL FOR ALL FINISH PRODUCTS.
 17. REMOVE EXISTING, INSTALL NEW INTERIOR SIGNAGE AT ALL UNIT ENTRANCE DOORS, COMMON AREA DOORS, STAIR DOORS, EXITS, ETC.
 18. WALL PROTECTION / CORNER GUARDS:
 - 18.1. INSTALL WALL PROTECTION WHERE INDICATED ON DRAWINGS.
 - 18.2. INSTALL CORNER GUARDS AT ALL OUTSIDE CORNERS, REFER TO TYPICAL DETAIL G4M.21
 19. INSTALL NEW ACOUSTIC TILE CEILINGS WHERE INDICATED. REFER TO REFLECTED CEILING PLANS.



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Ground Floor Floor Finish Plan	
Sheet Number	
A1.13	



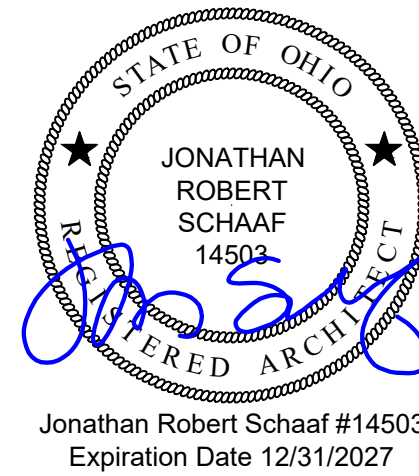
FINISH PLAN KEY NOTES

1. REMOVE EXISTING, INSTALL NEW VINYL RISER & TREAD COVERS AT EXISTING STAIR. [ADD ALT. #03] EXISTING CONCRETE AT FLOOR LEVEL & INTERMEDIATE LANDINGS TO REMAIN.
2. REMOVE EXISTING THRESHOLD, INSTALL NEW ACCESSIBLE SADDLE THRESHOLD.
3. INSTALL NEW COVER OVER EXISTING RADANT BASEBOARD HEATER. REFER TO TYPICAL DETAIL M/A4.21 & MECHANICAL DRAWINGS.
4. PREP & PAINT EXISTING WALLS, STAIR STRUCTURE, STRINGERS, HANDRAIL COMPONENTS, DOORS & FRAMES TYPICAL THIS AREA. PREP & PAINT EXPOSED PIPING. REMOVE EXISTING, INSTALL NEW PIPE INSULATION. REFER TO DETAIL A/M.22. [ADD ALT. #04]
5. ALIGN FLOOR TRANSITION WITH SOFFIT ABOVE.
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FINISH PLAN DRAWING KEY

- WALL FINISH TYPE
- WALL COVERING TYPE
- FLOOR FINISH
- LOCATION OF FLOORING TRANSITION
- FLOOR FINISH
- FLOOR FINISH TYPE
- FLOOR FINISH # SPECIFICATION
- CORNER GUARD
- ROOM / IDENTIFICATION SIGNAGE
- LOCATION - REFER TO SHEET G2.02

ADD ALTERNATE 05 - INSTALL WALL PROTECTION AT THE CORRIDOR IN LIEU OF PAINTED GYPSUM BOARD AT LOWER PORTIONS OF THE WALLS. TYPICAL AT ALL CORRIDORS, ALL FLOORS.



Jonathan Robert Schaaf #14503
Expiration Date 12/31/2027

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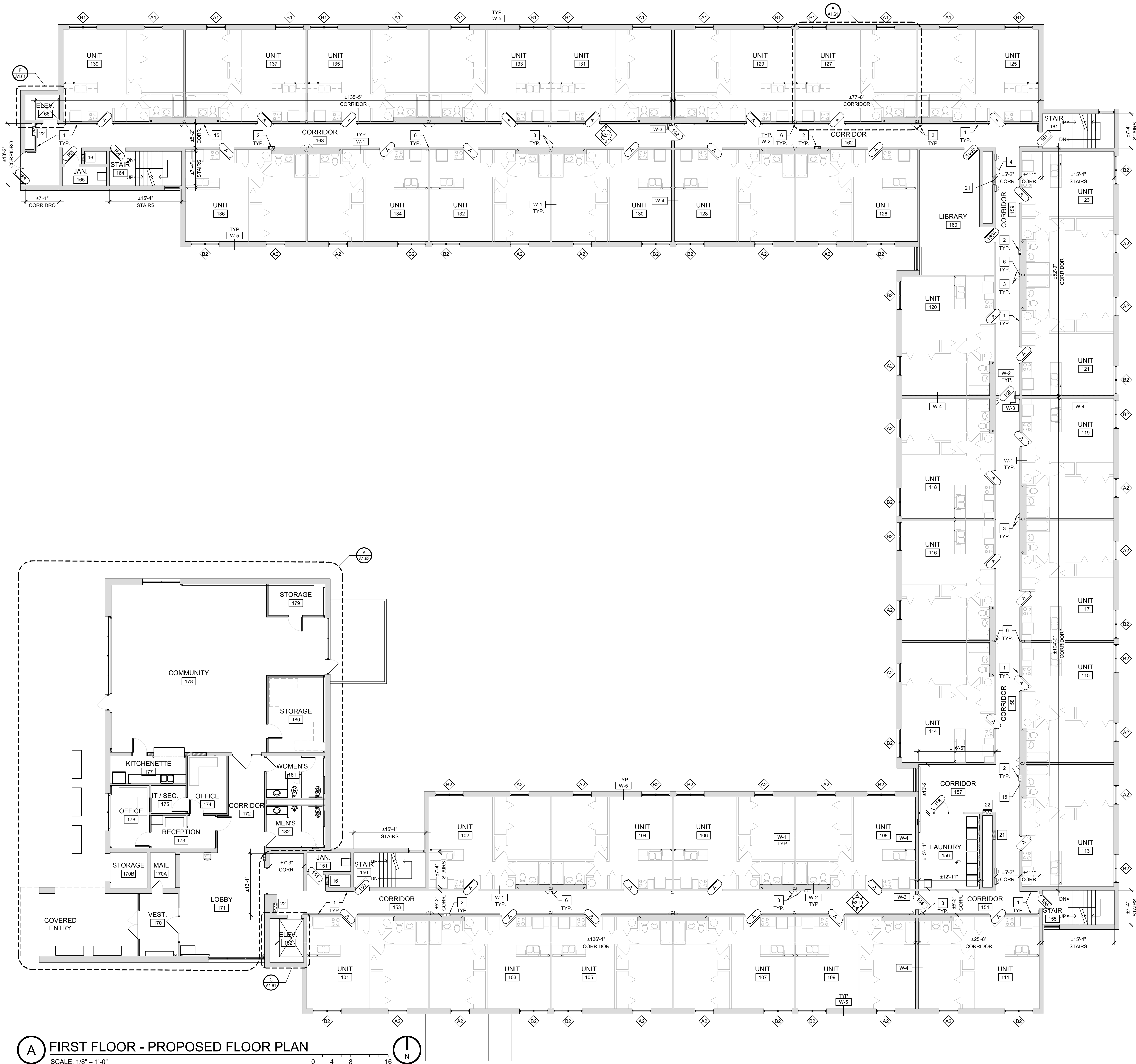
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Sheet Title
Ground Floor
Wall Finish Plan

Sheet Number

A1.14



- # NEW CONSTRUCTION KEY NOTES**
1. INSTALL NEW WALL MOUNTED HANDRAIL SYSTEM. REFER TO INTERIOR ELEVATIONS AND TYPICAL DETAILS ON SHEET A4.21.
 2. INSTALL NEW FIRE RATED FIRE EXTINGUISHER CABINET INTO EXISTING DEMISING WALL. MODIFY / REPAIR EXISTING WALL OPENING AS REQ'D. TO ACCOMMODATE NEW CABINET. INSTALL SALVAGED FIRE EXTINGUISHER. REFER TO TYPICAL DETAIL B/A4.22.
 3. INSTALL NEW FIRE RATED 12" x 18" PLUMBING ACCESS PANELS INTO EXISTING DEMISING WALL. MODIFY / REPAIR EXISTING WALL OPENING AS REQ'D.
 4. INSTALL NEW FIRE RATED 24" x 36" ACCESS PANELS INTO EXISTING WALL. MODIFY / REPAIR EXISTING WALL OPENING AS REQ'D.
 5. REPAIR EXISTING FINISHES AT AREA OF REMOVED DRINKING FOUNTAIN.
 6. INSTALL GYPSUM BOARD CONTROL JOINT AT INTERSECTION OF UNIT DEMISING WALLS. TYP. OF ALL LOCATIONS NOTED 'CJ' ON DRAWINGS. REFER TO TYPICAL DETAIL B/A4.21.
 7. INSTALL NEW ICE & WATER SHIELD, SYNTHETIC UNDERLAYMENT, AND SHINGLE ROOF SYSTEM COMPLETE WITH ALL FLASHINGS, TERMINATIONS, ETC.
 8. INSTALL NEW PRE-FINISHED ALUMINUM GUTTERS & DOWNSPOUTS.
 9. INSTALL NEW CONTINUOUS RIDGE VENT. (SHINGLE OVER STYLE)
 10. INSTALL NEW EXHAUST VENT ROOF CAP. CONNECT TO EX. DUCTWORK AT DECK.
 11. INSTALL NEW LOW SLOPE ROOF SYSTEM. REFER TO DETAILS.
 12. INSTALL NEW PRE-FINISHED ALUMINUM EDGE METAL. REFER TO DETAILS.
 13. EXISTING ROOF TOP HVAC EQUIPMENT TO REMAIN. REMOVE / REINSTALL AS REQ'D. FLASH TO NEW ROOF SYSTEM AS APPLICABLE.
 14. INSTALL NEW PRE-FINISHED ALUMINUM SCUPPER COLLECTOR BOX & DOWNSPOUT.
 15. REPAIR EXISTING FINISHES AT AREA OF REMOVED ACCESS PANEL.
 16. INFILL EXISTING WALL AS REQUIRED WHERE TRASH CHUTE DOOR PANEL WAS REMOVED. MATCH EX. ADJ. WALL CONSTRUCTION. REFER TO DETAIL L/A4.21.
 17. MODIFY EXISTING ACCESS PANEL OPENING AS REQUIRED FOR NEW DOOR OPENING.
 18. REMOVE / REPLACE DAMAGED VENT PIPE IN LIKE KIND.
 19. REMOVE EXISTING ROOF AT CRICKET BEHIND RAISED WALL. INSTALL NEW COVERBOARD OVER EXISTING PLYWOOD DECK. INSTALL NEW 60 MIL. SELF ADHERED EPDM ROOF SYSTEM.
 20. INSTALL NEW FABRIC AWNING OVER EXISTING ALUMINUM FRAME.
 21. INFILL EXISTING WALL AS REQUIRED WHERE LOUVER WAS REMOVED. MATCH EX. ADJ. WALL CONSTRUCTION. REFER TO DETAIL L/A4.21.
 22. INSTALL NEW HVAC WALL DIFFUSER AT EXISTING LOCATION. REFER TO MECHANICAL DRAWINGS.
 23. EXISTING GAS PIPING TO REMAIN. INSTALL NEW MOLDED PIPE SUPPORTS AT 6'-0" OC MAX.
 24. REMOVE AND RESET A/C UNIT ON FIBERGLASS PAD. SET ON SACRIFICIAL SHEET.



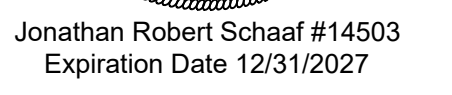
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Sheet Title	
First Floor Proposed Floor Plan	
Sheet Number	

A1.21



1. INSTALL NEW ACOUSTICAL TILE CEILING [NOTES-1] [MATCH ORIGINAL HEIGHT]. INSTALL NEW / SALVAGED CEILING DEVICES INTO NEW CEILING AS INDICATED.
2. EXISTING GYPSUM BOARD / PLASTER CEILING TO REMAIN. PATCH / REPAIR AS REQ'D BY WORK. PREP & PAINT.
3. INSTALL NEW GYPSUM BOARD BULKHEAD AT HEIGHT INDICATED.
4. INSTALL NEW GYPSUM BOARD BULKHEAD OVER NEW METAL STUD FRAMING, ALIGN WITH EX. ADJ. BULKHEAD TO REMAIN.



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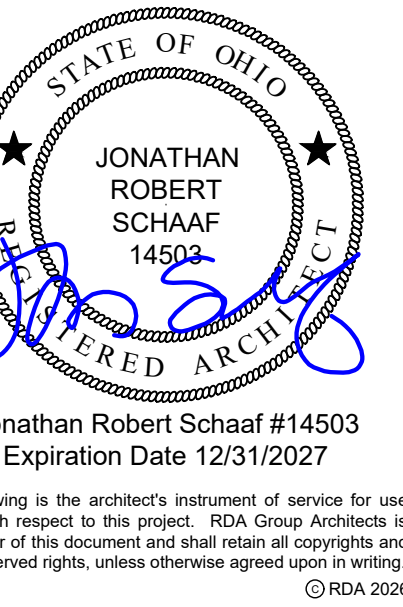
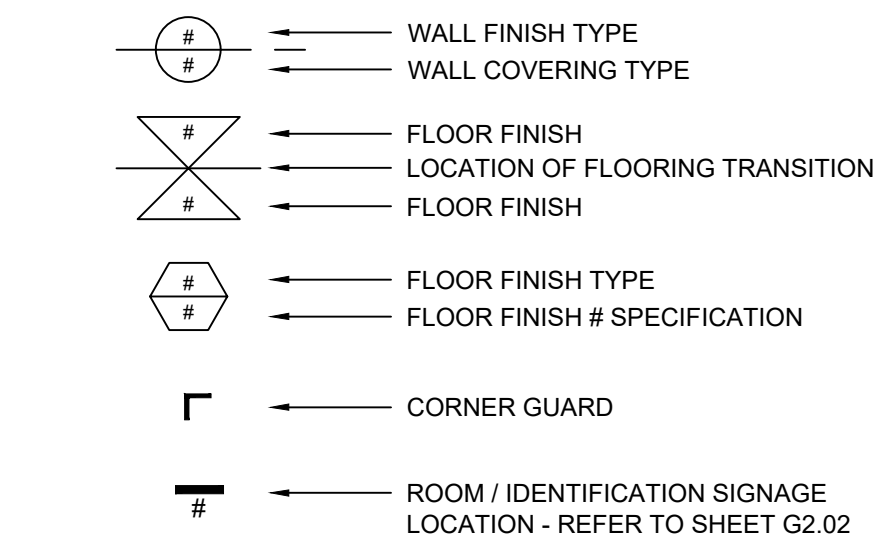
Sheet Number

A1.22



1. REMOVE EXISTING, INSTALL NEW VINYL RISER & TREAD COVERS AT EXISTING STAIR. [ADD ALT. #03] EXISTING CONCRETE AT FLOOR LEVEL & INTERMEDIATE LANDINGS TO REMAIN.
2. REMOVE EXISTING THRESHOLD, INSTALL NEW ACCESSIBLE SADDLE THRESHOLD.
3. INSTALL NEW COVER OVER EXISTING RADIANT BASEBOARD HEATER. REFER TO TYPICAL DETAIL: MM-21 & MECHANICAL DRAWINGS.
4. PREP & PAINT EXISTING WALLS, STAIR STRUCTURE, STRINGERS, HANDRAIL COMPONENTS, DOORS & FRAMES TYPICAL THIS AREA. PREP & PAINT EXPOSED PIPING. REMOVE EXISTING, INSTALL NEW PIPE INSULATION. REFER TO DETAIL A4-22. [ADD ALT. #04]
5. ALIGN FLOOR TRANSITION WITH SOFFIT ABOVE.
6. LINE OF FACE OF SOFFIT ABOVE.
7. PREP & PAINT STAIR LANDINGS & INTERMEDIATE LANDINGS FC-1. [ADD ALT. #04]

FINISH PLAN DRAWING KEY



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Set Title	
First Floor	
Floor Finish Plan	
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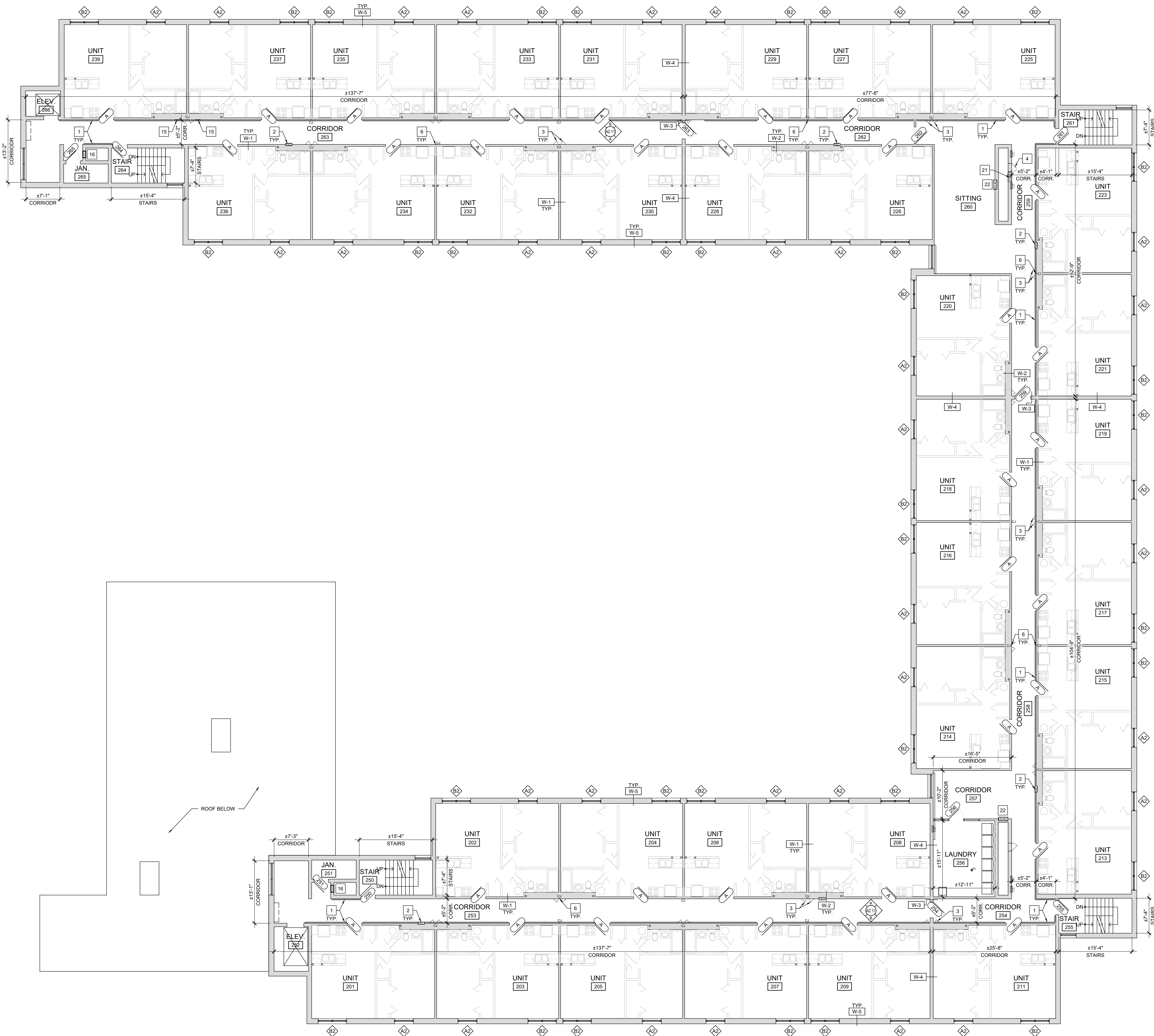
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ADD ALTERNATE 05 - INSTALL WALL PROTECTION AT THE CORRIDOR IN LIEU OF PAINTED GYPSUM BOARD AT LOWER PORTIONS OF THE WALLS, TYPICAL AT ALL CORRIDORS, ALL FLOORS.



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First Floor	
Wall Finish Plan	
Sheet Number	

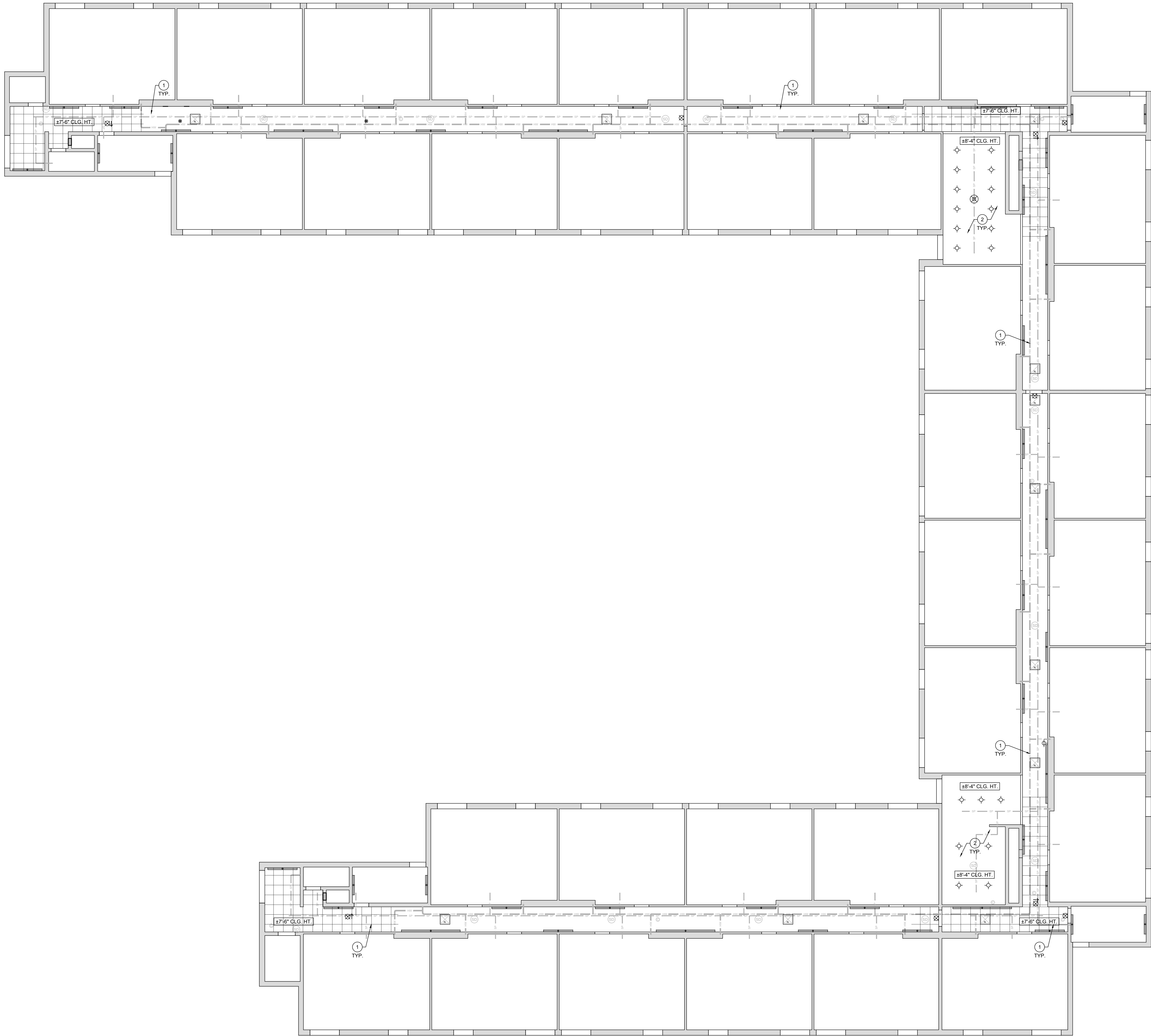


- # NEW CONSTRUCTION KEY NOTES
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 2. INSTALL NEW FIRE RATED FIRE EXTINGUISHER CABINET INTO EXISTING DEMISING WALL. MODIFY / REPAIR EXISTING WALL OPENING AS REQ'D. TO ACCOMMODATE NEW CABINET. INSTALL SALVAGED FIRE EXTINGUISHER. REFER TO TYPICAL DETAIL B/A4.22.
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Second Floor Proposed Floor Plan	
Sheet Number	
A1.31	

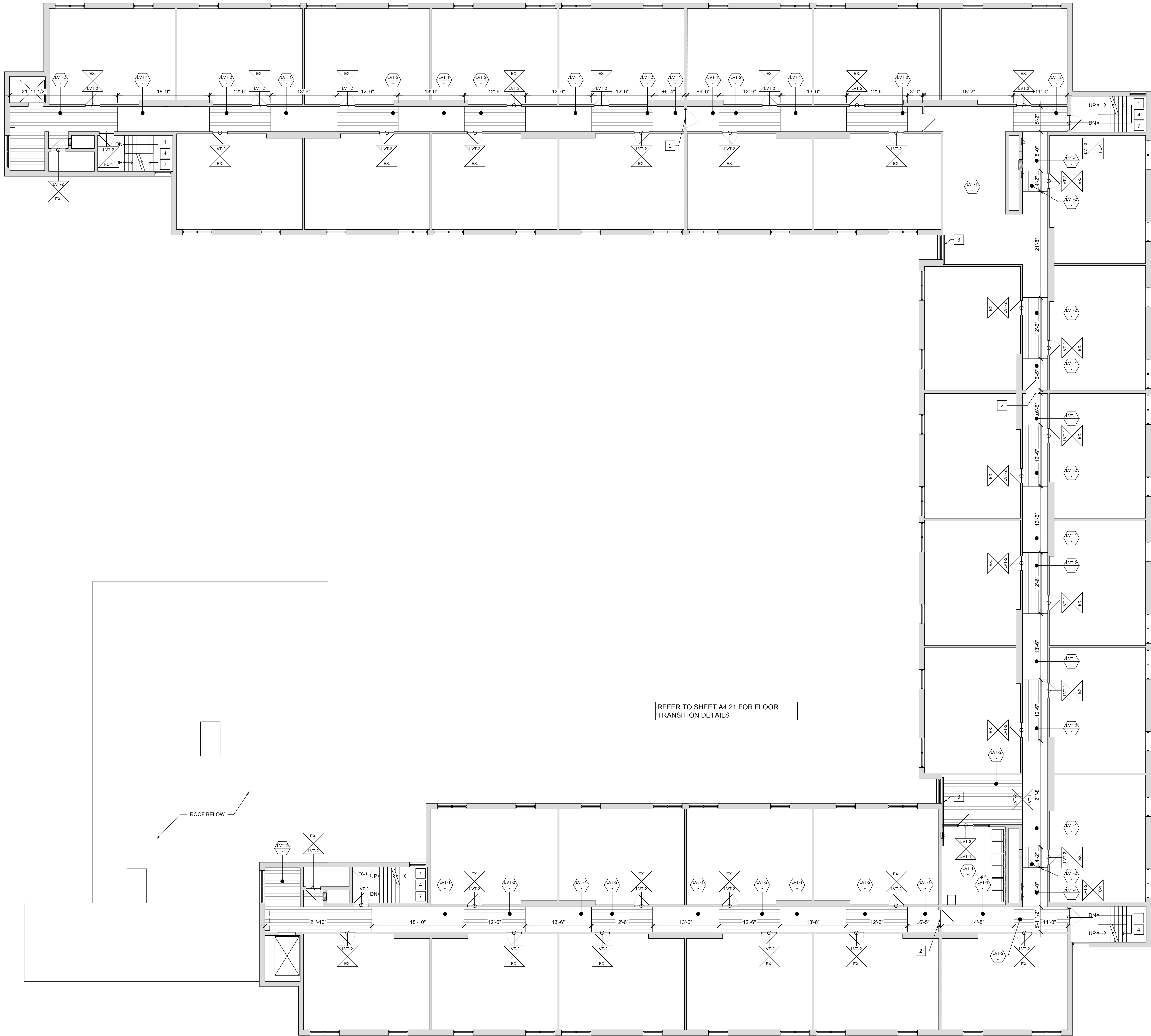


- # REFLECTED CEILING PLAN KEY NOTES
1. INSTALL NEW ACOUSTICAL TILE CEILING (ATC-1) [MATCH ORIGINAL HEIGHT]. INSTALL NEW / SALVAGED CEILING DEVICES INTO NEW CEILING AS INDICATED.
 2. EXISTING GYPSUM BOARD / PLASTER CEILING TO REMAIN. PATCH / REPAIR AS REQ'D BY WORK. PREP & PAINT.
 3. INSTALL NEW GYPSUM BOARD BULKHEAD AT HEIGHT INDICATED.
 4. INSTALL NEW GYPSUM BOARD BULKHEAD OVER NEW METAL STUD FRAMING, ALIGN WITH EX. ADJ. BULKHEAD TO REMAIN.



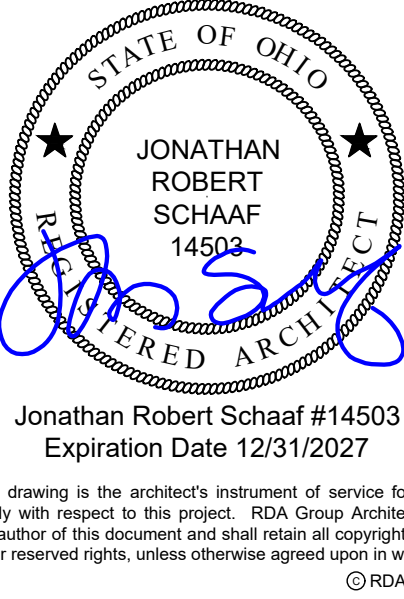
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Sheet Number	
A1.32	



- # FINISH PLAN KEY NOTES
1. REMOVE EXISTING, INSTALL NEW VINYL RISER & TREAD COVERS AT EXISTING STAIR. [ADD ALT. #03] EXISTING CONCRETE AT FLOOR LEVEL & INTERMEDIATE LANDINGS TO REMAIN.
 2. REMOVE EXISTING THRESHOLD, INSTALL NEW ACCESSIBLE SADDLE THRESHOLD.
 3. INSTALL NEW COVER OVER EXISTING RADIANT BASEBOARD HEATER. REFER TO TYPICAL DETAIL M/A4.21 & MECHANICAL DRAWINGS.
 4. PREP & PAINT EXISTING WALLS, STAIR STRUCTURE, STRINGERS, HANDRAIL COMPONENTS, DOORS & FRAMES TYPICAL THIS AREA. PREP & PAINT EXPOSED PIPING. REMOVE EXISTING, INSTALL NEW PIPE INSULATION. REFER TO DETAIL A/A4.22. [ADD ALT. #04]
 5. ALIGN FLOOR TRANSITION WITH SOFFIT ABOVE.
 6. LINE OF FACE OF SOFFIT ABOVE.
 7. PREP & PAINT STAIR LANDINGS & INTERMEDIATE LANDINGS FC-1. [ADD ALT. #04]

- FINISH PLAN DRAWING KEY
- WALL FINISH TYPE
 - WALL COVERING TYPE
 - FLOOR FINISH
 - LOCATION OF FLOORING TRANSITION
 - FLOOR FINISH
 - FLOOR FINISH TYPE
 - FLOOR FINISH # SPECIFICATION
 - CORNER GUARD
 - ROOM / IDENTIFICATION SIGNAGE
 - LOCATION - REFER TO SHEET G2.02



Jonathan Robert SchAAF #14503
Expiration Date 12/31/2027
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7662 PARAGON ROAD | DAYTON, OH 45424 | 937.610.3440

Modernization Project 2026 at:
Grayhill Apartments
220 Montgomery Avenue
Springfield, Ohio 45506

Prepared for: Springfield Metropolitan Housing Authority

Project Number	2024-112
Date	February 10, 2026
Date	12.19.25
Issue	Review Set
Date	01.12.26
Progress	90% Review Set
Date	02.02.26
Bid / Construction Set	

Sheet Title
Second Floor
Floor Finish Plan

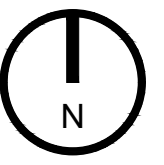
Sheet Number

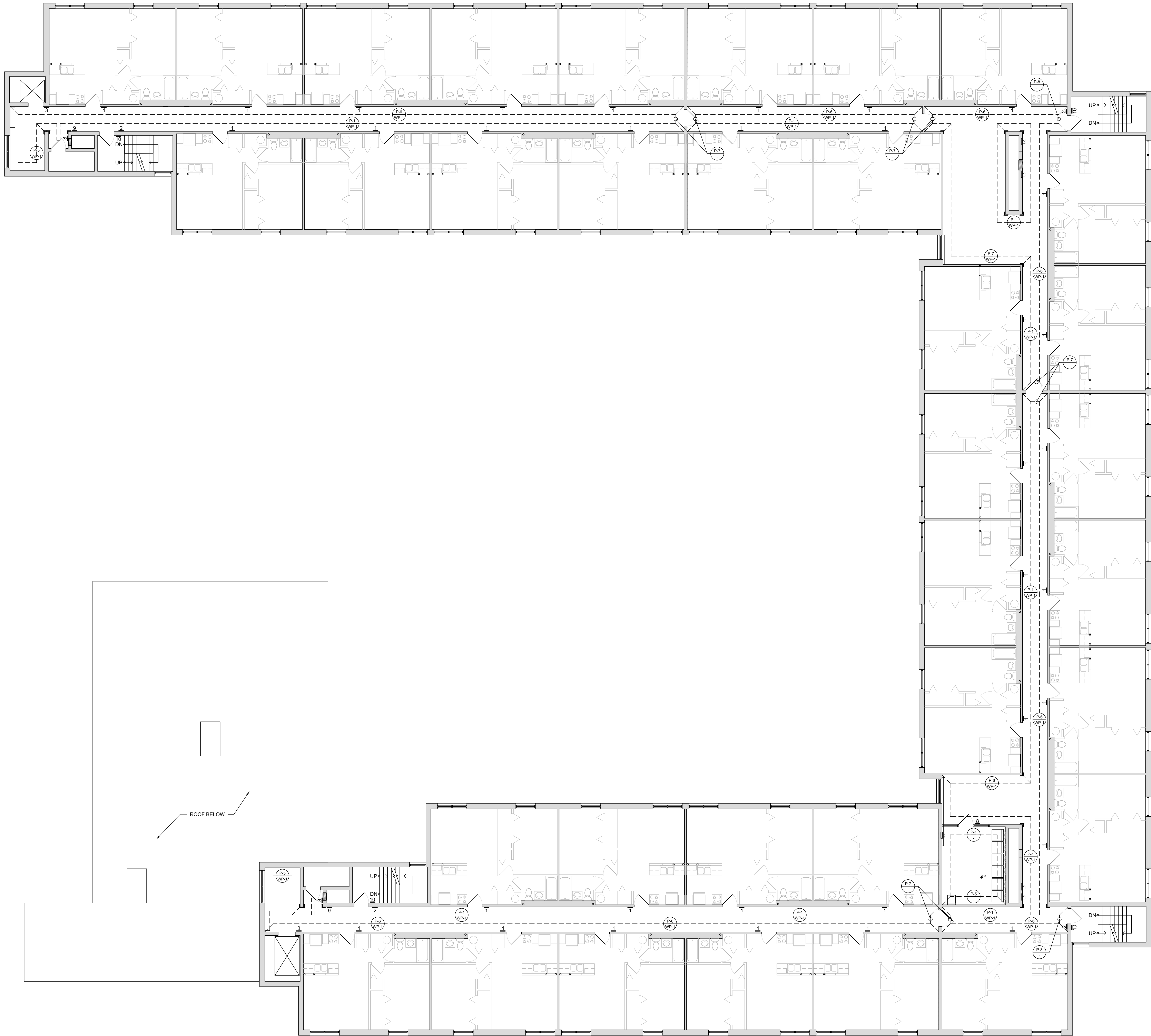
A1.33

A SECOND FLOOR - FLOOR FINISH PLAN

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

0 4 8 16

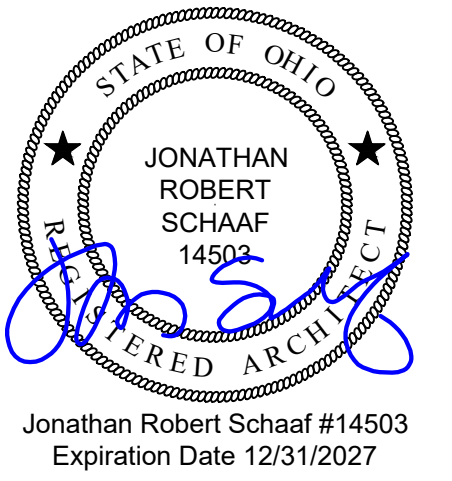




- # FINISH PLAN KEY NOTES
1. REMOVE EXISTING. INSTALL NEW VINYL RISER & TREAD COVERS AT EXISTING STAIR. [ADD ALT. #03] EXISTING CONCRETE AT FLOOR LEVEL & INTERMEDIATE LANDINGS TO REMAIN.
 2. REMOVE EXISTING THRESHOLD. INSTALL NEW ACCESSIBLE SADDLE THRESHOLD.
 3. INSTALL NEW COVER OVER EXISTING RADIANT BASEBOARD HEATER. REFER TO TYPICAL DETAIL M/A4.21 & MECHANICAL DRAWINGS.
 4. PREP & PAINT EXISTING WALLS, STAIR STRUCTURE, STRINGERS, HANDRAIL COMPONENTS, DOORS & FRAMES TYPICAL THIS AREA. PREP & PAINT EXPOSED PIPING. REMOVE EXISTING. INSTALL NEW PIPE INSULATION. REFER TO DETAIL A/M.22. [ADD ALT. #04]
 5. ALIGN FLOOR TRANSITION WITH SOFFIT ABOVE.
 6. LINE OF FACE OF SOFFIT ABOVE.
 7. PREP & PAINT STAIR LANDINGS & INTERMEDIATE LANDINGS FC-1. [ADD ALT. #04]

- FINISH PLAN DRAWING KEY
- WALL FINISH TYPE
 - WALL COVERING TYPE
 - FLOOR FINISH
 - LOCATION OF FLOORING TRANSITION
 - FLOOR FINISH
 - FLOOR FINISH TYPE
 - FLOOR FINISH # SPECIFICATION
 - CORNER GUARD
 - ROOM / IDENTIFICATION SIGNAGE
 - LOCATION - REFER TO SHEET G2.02

ADD ALTERNATE 05 - INSTALL WALL PROTECTION AT THE CORRIDOR IN LIEU OF PAINTED GYPSUM BOARD AT LOWER PORTIONS OF THE WALLS. TYPICAL AT ALL CORRIDORS, ALL FLOORS.



Jonathan Robert Schaaf #14503
Expiration Date 12/31/2027

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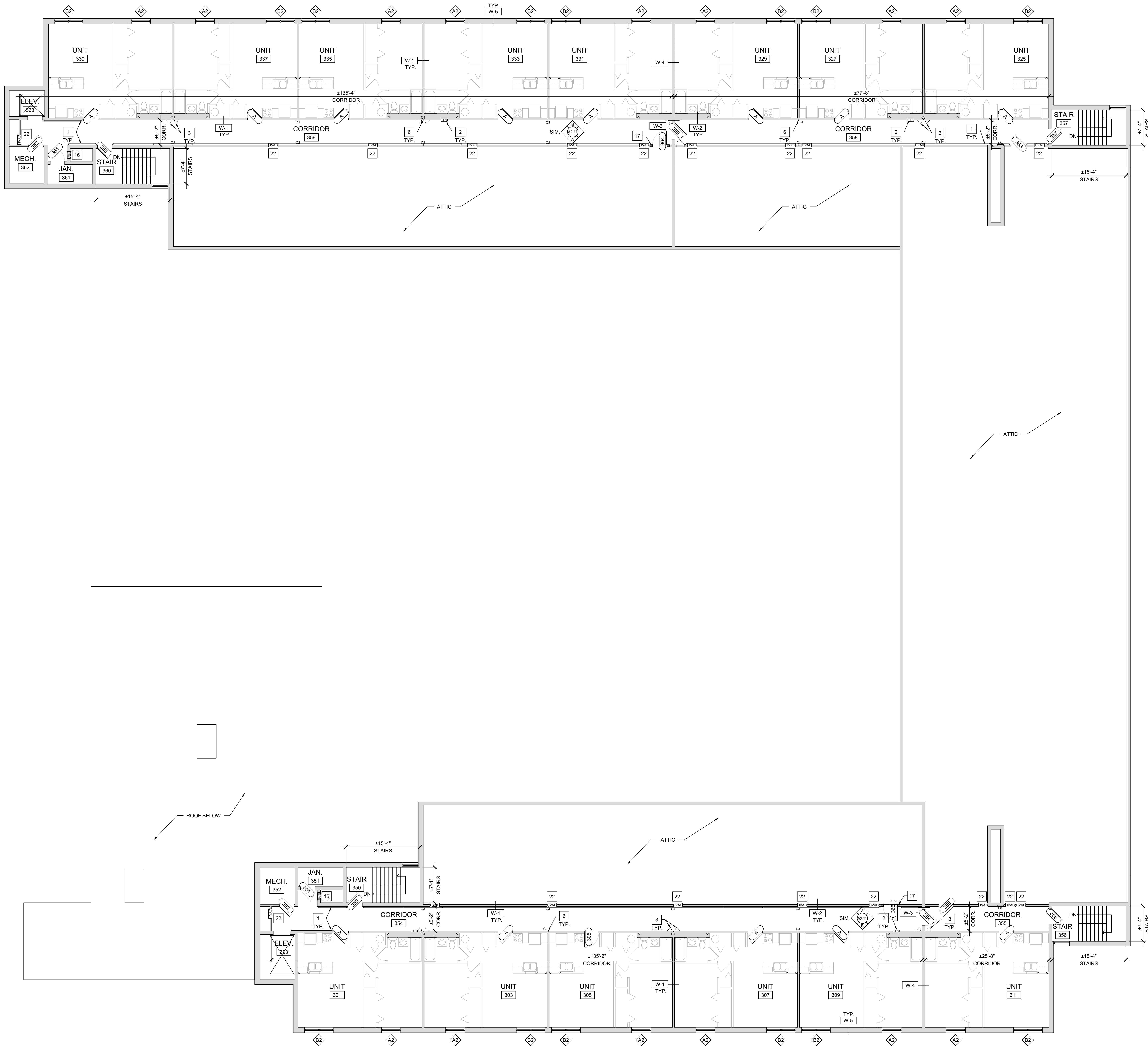


Modernization Project 2026 at:
Grayhill Apartments
220 Montgomery Avenue
Springfield, Ohio 45506
Prepared for: Springfield Metropolitan Housing Authority

Project Number	2024-112
Date	February 10, 2026
Date	Issue
12.19.25	Review Set
01.12.26	Progress
02.02.26	90% Review Set
02.10.26	Bid / Construction Set

Sheet Title
Second Floor
Wall Finish Plan

Sheet Number
A1.34



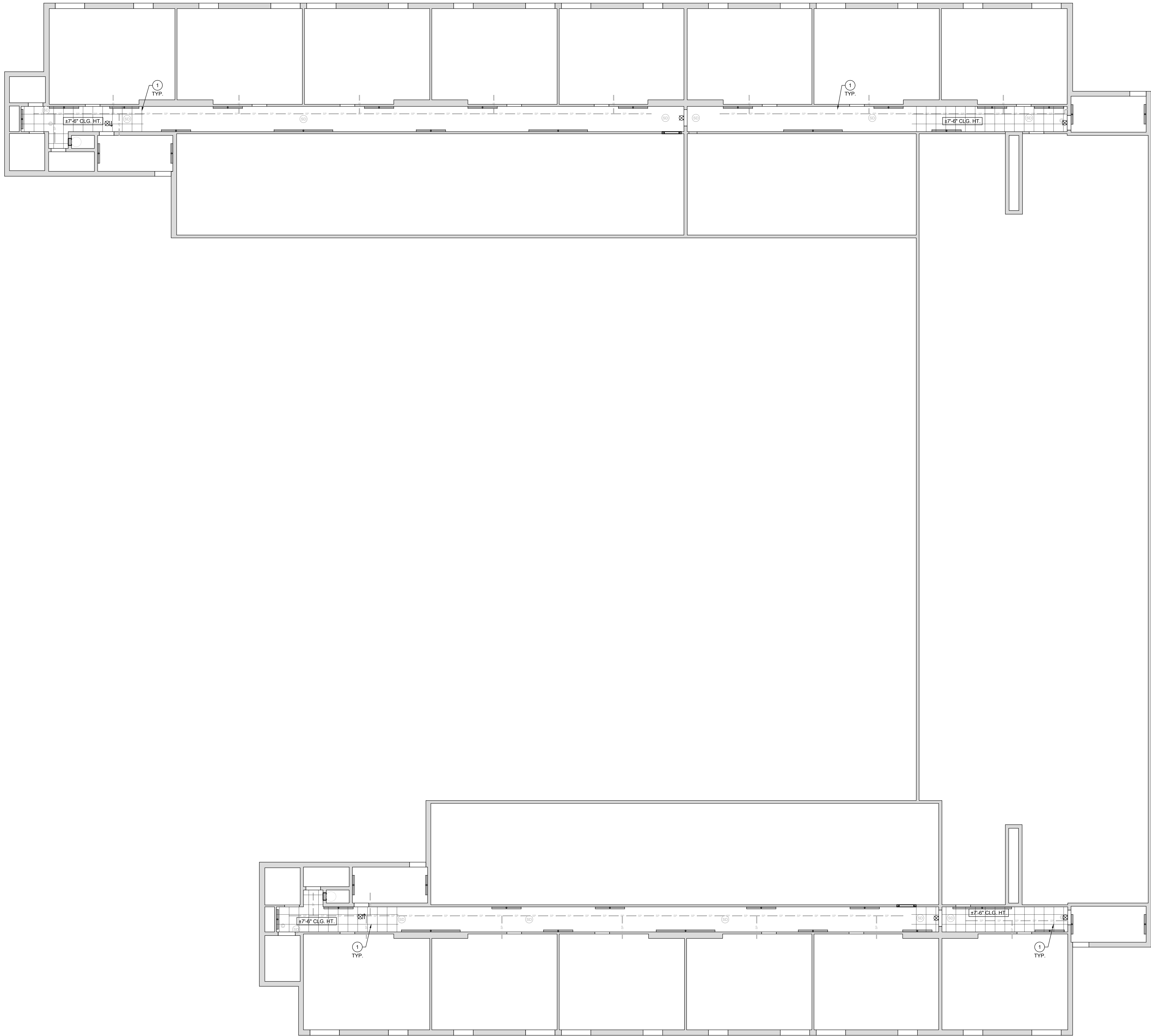
- # NEW CONSTRUCTION KEY NOTES
1. INSTALL NEW WALL MOUNTED HANDRAIL SYSTEM. REFER TO INTERIOR ELEVATIONS AND TYPICAL DETAILS ON SHEET A4.21.
 2. INSTALL NEW FIRE RATED FIRE EXTINGUISHER CABINET INTO EXISTING DEMISING WALL. MODIFY / REPAIR EXISTING WALL OPENING AS REQ'D. TO ACCOMMODATE NEW CABINET. INSTALL SALVAGED FIRE EXTINGUISHER. REFER TO TYPICAL DETAIL B/A4.22.
 3. INSTALL NEW FIRE RATED 12" x 18" PLUMBING ACCESS PANELS INTO EXISTING DEMISING WALL. MODIFY / REPAIR EXISTING WALL OPENING AS REQ'D.
 4. INSTALL NEW FIRE RATED 24" x 36" ACCESS PANELS INTO EXISTING WALL. MODIFY / REPAIR EXISTING WALL OPENING AS REQ'D.
 5. REPAIR EXISTING FINISHES AT AREA OF REMOVED DRINKING FOUNTAIN.
 6. INSTALL GYPSUM BOARD CONTROL JOINT AT INTERSECTION OF UNIT DEMISING WALLS. TYP. OF ALL LOCATIONS NOTED 'CJ' ON DRAWINGS. REFER TO TYPICAL DETAIL B/A4.21
 7. INSTALL NEW ICE & WATER SHIELD, SYNTHETIC UNDERLAYMENT, AND SHINGLE ROOF SYSTEM COMPLETE WITH ALL FLASHINGS, TERMINATIONS, ETC.
 8. INSTALL NEW PRE-FINISHED ALUMINUM GUTTERS & DOWNSPOUTS.
 9. INSTALL NEW CONTINUOUS RIDGE VENT. (SHINGLE OVER STYLE)
 10. INSTALL NEW EXHAUST VENT ROOF CAP. CONNECT TO EX. DUCTWORK AT DECK.
 11. INSTALL NEW LOW SLOPE ROOF SYSTEM. REFER TO DETAILS.
 12. INSTALL NEW PRE-FINISHED ALUMINUM EDGE METAL. REFER TO DETAILS.
 13. EXISTING ROOF TOP HVAC EQUIPMENT TO REMAIN. REMOVE / REINSTALL AS REQ'D. FLASH TO NEW ROOF SYSTEM AS APPLICABLE.
 14. INSTALL NEW PRE-FINISHED ALUMINUM SCUPPER COLLECTOR BOX & DOWNSPOUT.
 15. REPAIR EXISTING FINISHES AT AREA OF REMOVED ACCESS PANEL.
 16. INFILL EXISTING WALL AS REQUIRED WHERE TRASH CHUTE DOOR PANEL WAS REMOVED. MATCH EX. ADJ. WALL CONSTRUCTION. REFER TO DETAIL L/A4.21
 17. MODIFY EXISTING ACCESS PANEL OPENING AS REQUIRED FOR NEW DOOR OPENING.
 18. REMOVE / REPLACE DAMAGED VENT PIPE IN LIKE KIND.
 19. REMOVE EXISTING ROOF AT CRICKET BEHIND RAISED WALL. INSTALL NEW COVERBOARD OVER EXISTING PLYWOOD DECK. INSTALL NEW 60 MIL. SELF ADHERED EPDM ROOF SYSTEM.
 20. INSTALL NEW FABRIC AWNING OVER EXISTING ALUMINUM FRAME.
 21. INFILL EXISTING WALL AS REQUIRED WHERE LOUVER WAS REMOVED. MATCH EX. ADJ. WALL CONSTRUCTION. REFER TO DETAIL L/A4.21.
 22. INSTALL NEW HVAC WALL DIFFUSER AT EXISTING LOCATION. REFER TO MECHANICAL DRAWINGS.
 23. EXISTING GAS PIPING TO REMAIN. INSTALL NEW MOLDED PIPE SUPPORTS AT 6'-0" OC MAX.
 24. REMOVE AND RESET A/C UNIT ON FIBERGLASS PAD. SET ON SACRIFICIAL SHEET.



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Date	Issue
12.19.25	Review Set
01.12.26	Progress
02.02.26	90% Review Set
02.10.26	Bid / Construction Set
Sheet Title	
Third Floor Proposed Floor Plan	
Sheet Number	

A1.41



- # REFLECTED CEILING PLAN KEY NOTES
1. INSTALL NEW ACOUSTICAL TILE CEILING (ATC-1) [MATCH ORIGINAL HEIGHT]. INSTALL NEW / SALVAGED CEILING DEVICES INTO NEW CEILING AS INDICATED.
 2. EXISTING GYPSUM BOARD / PLASTER CEILING TO REMAIN. PATCH / REPAIR AS REQ'D BY WORK. PREP & PAINT.
 3. INSTALL NEW GYPSUM BOARD BULKHEAD AT HEIGHT INDICATED.
 4. INSTALL NEW GYPSUM BOARD BULKHEAD OVER NEW METAL STUD FRAMING, ALIGN WITH EX. ADJ. BULKHEAD TO REMAIN.

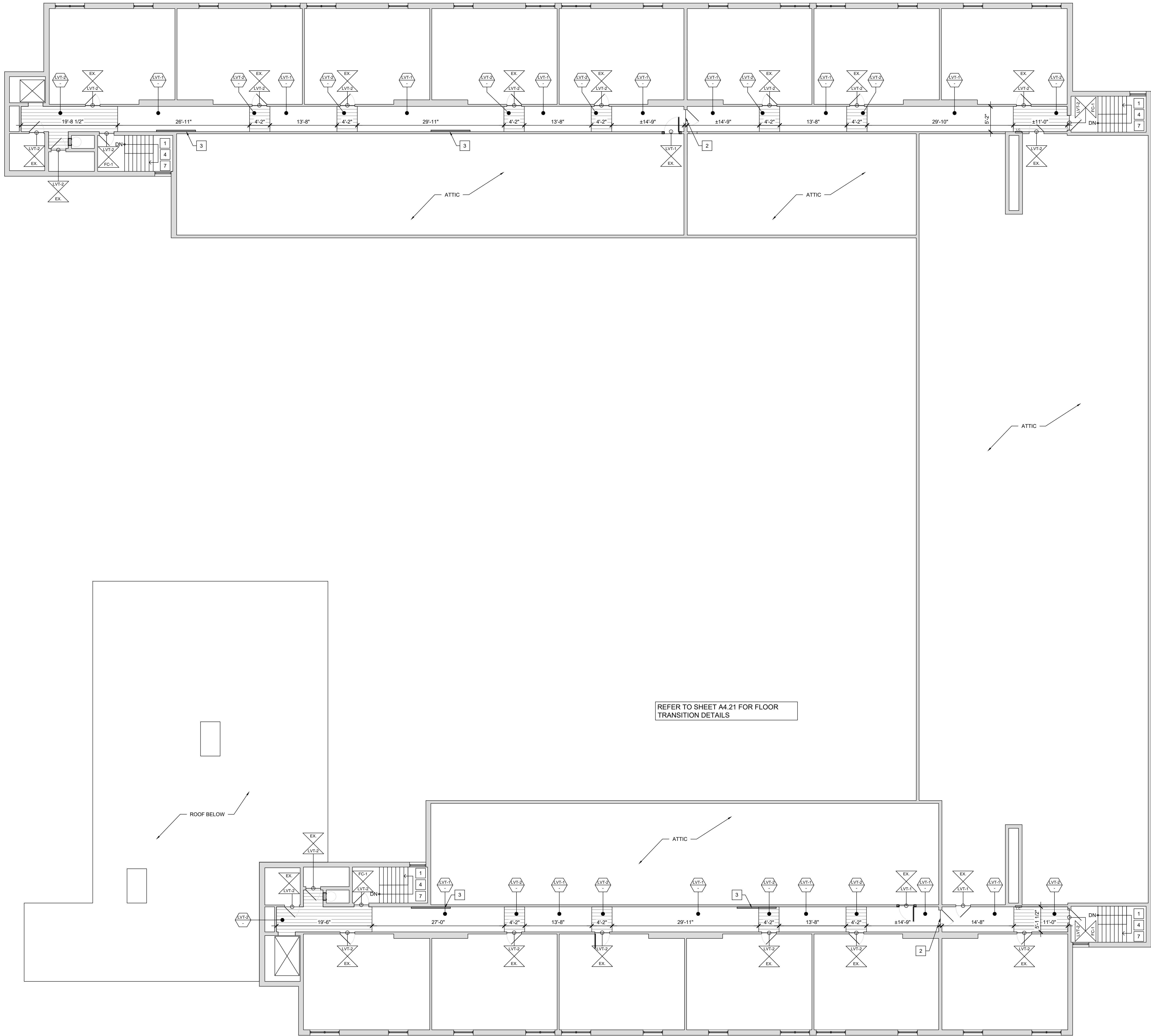


Modernization Project 2026 at:
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Prepared for: Springfield Metropolitan Housing Authority

Project Number	
2024-112	
Date	
February 10, 2026	
Date	Issue
12.19.25	Review Set
01.12.26	Progress
02.02.26	90% Review Set
02.10.26	Bid / Construction Set

Sheet Title
Third Floor
Reflected Ceiling Plan

Sheet Number
A1.42



- # FINISH PLAN KEY NOTES
1. REMOVE EXISTING, INSTALL NEW VINYL RISER & TREAD COVERS AT EXISTING STAIR. [ADD ALT. #03] EXISTING CONCRETE AT FLOOR LEVEL & INTERMEDIATE LANDINGS TO REMAIN.
 2. REMOVE EXISTING THRESHOLD, INSTALL NEW ACCESSIBLE SADDLE THRESHOLD.
 3. INSTALL NEW COVER OVER EXISTING RADIANT BASEBOARD HEATER. REFER TO TYPICAL DETAIL M/A4.21 & MECHANICAL DRAWINGS.
 4. PREP & PAINT EXISTING WALLS, STAIR STRUCTURE, STRINGERS, HANDRAIL COMPONENTS, DOORS & FRAMES TYPICAL THIS AREA. PREP & PAINT EXPOSED PIPING. REMOVE EXISTING, INSTALL NEW PIPE INSULATION. REFER TO DETAIL A/A4.22. [ADD ALT. #04]
 5. ALIGN FLOOR TRANSITION WITH SOFFIT ABOVE.
 6. LINE OF FACE OF SOFFIT ABOVE.
 7. PREP & PAINT STAIR LANDINGS & INTERMEDIATE LANDINGS FC-1. [ADD ALT. #04]

- FINISH PLAN DRAWING KEY
- WALL FINISH TYPE
 - WALL COVERING TYPE
 - FLOOR FINISH
 - LOCATION OF FLOORING TRANSITION
 - FLOOR FINISH
 - FLOOR FINISH TYPE
 - FLOOR FINISH # SPECIFICATION
 - CORNER GUARD
 - ROOM / IDENTIFICATION SIGNAGE LOCATION - REFER TO SHEET G2.02



Jonathan Robert Schaaf #14503
Expiration Date 12/31/2027
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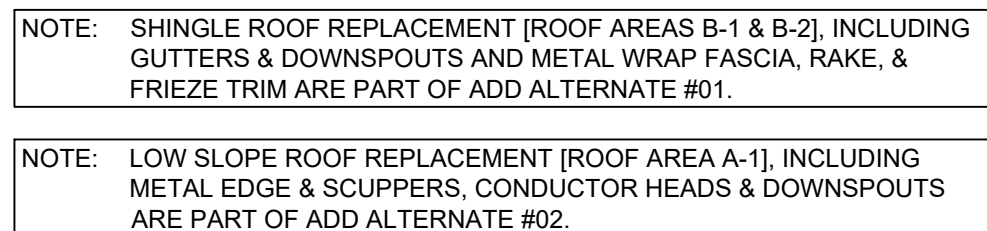
Modernization Project 2026 at:
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220 Montgomery Avenue
Springfield, Ohio 45506
Prepared for: Springfield Metropolitan Housing Authority

Project Number	
2024-112	
Date	
February 10, 2026	
Date	Issue
12.19.25	Review Set
01.12.26	Progress
02.02.26	90% Review Set
02.10.26	Bid / Construction Set
Sheet Title	
Third Floor Floor Finish Plan	
Sheet Number	

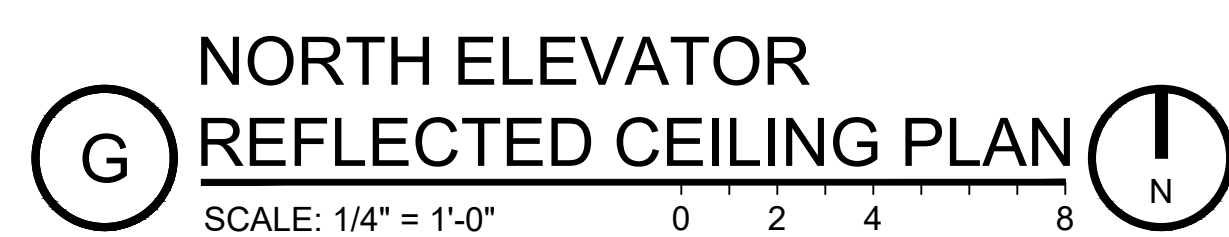
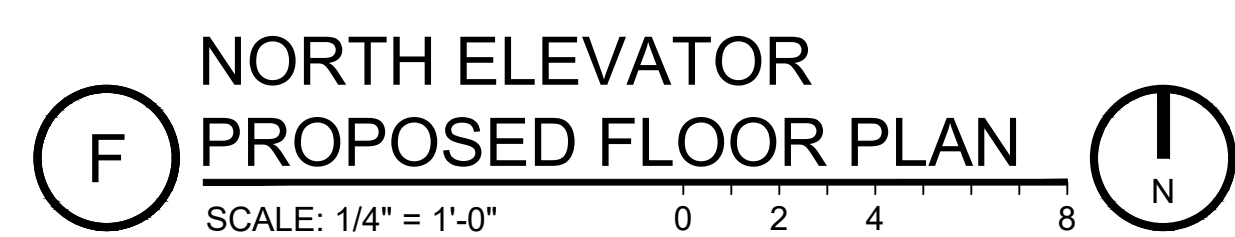
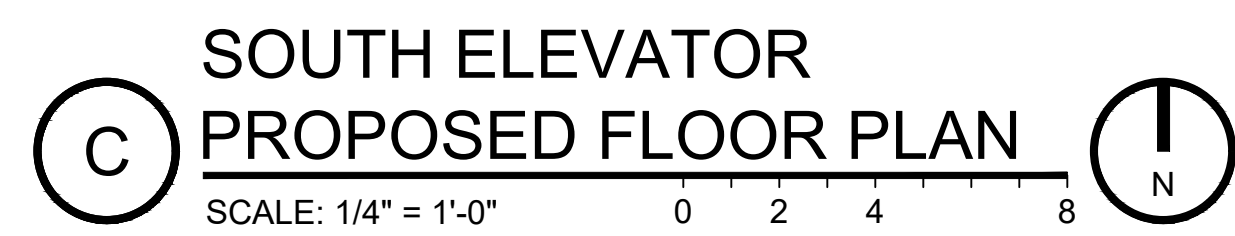
A1.43



A1.44



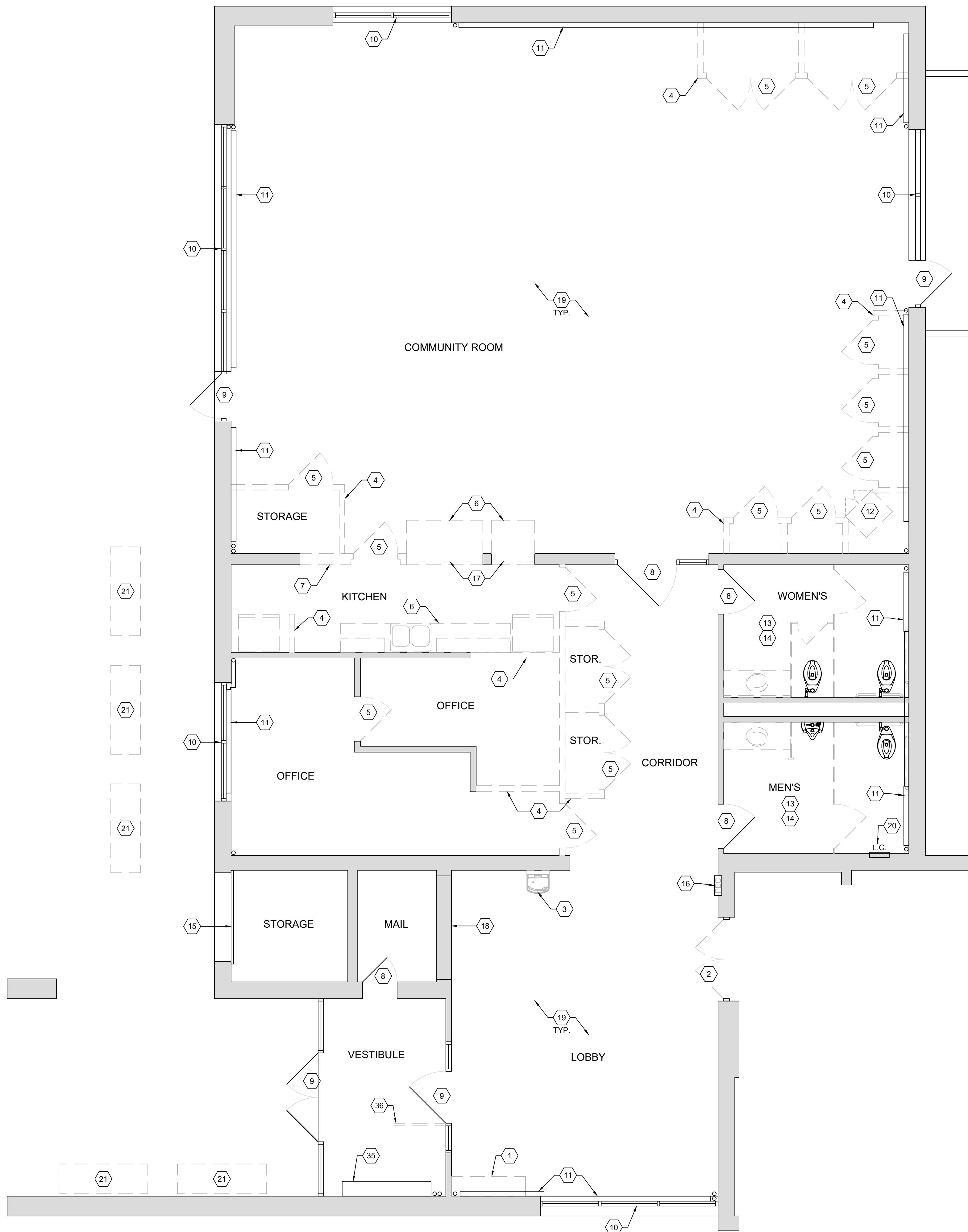
REFER TO SHEETS A4.31 & A4.32 FOR LOW SLOPE ROOF MATRIX & SYSTEM DETAILS.



Modernization Project 2026 at:
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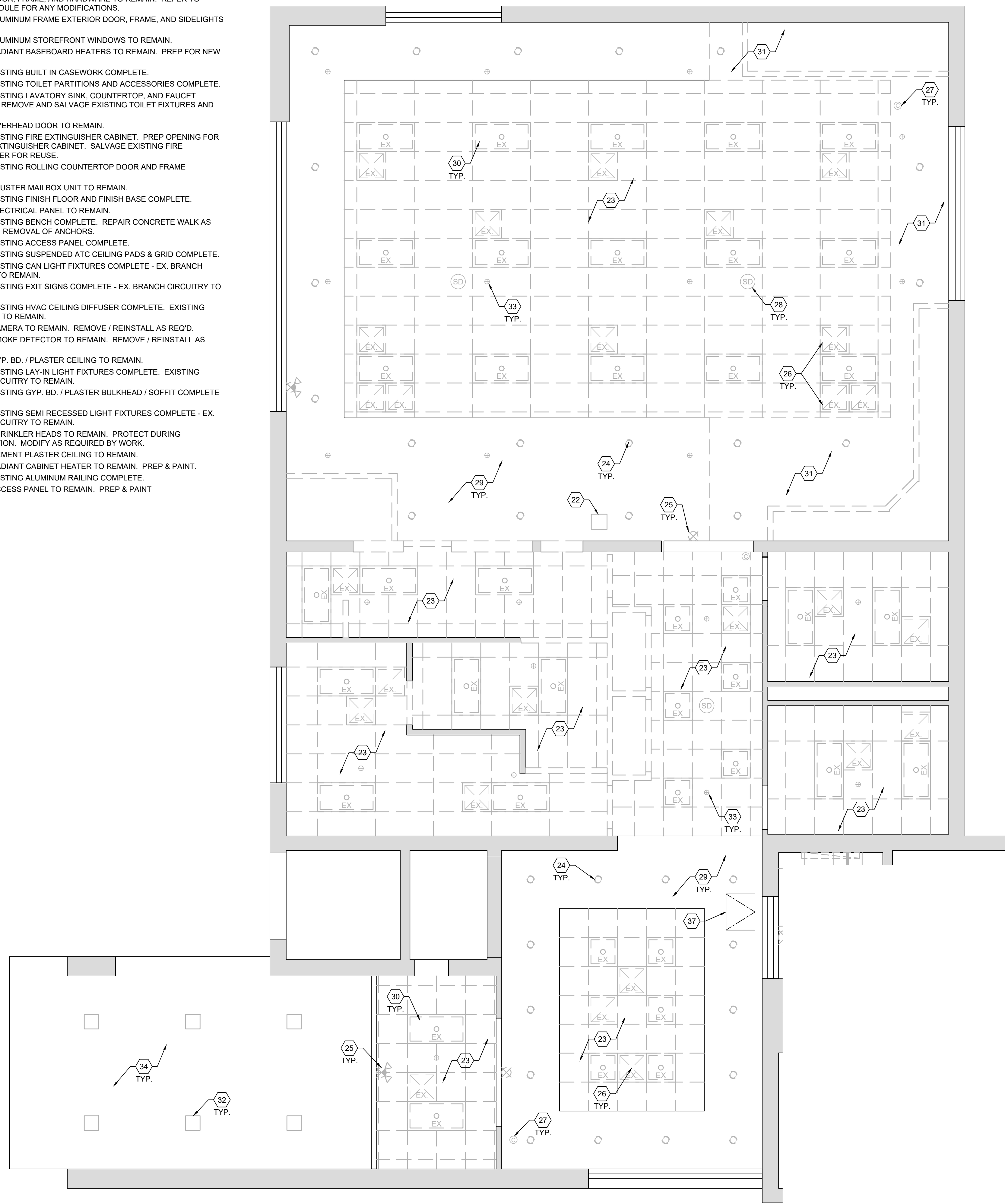
Prepared for: Springfield Metropolitan Housing Authority

Project Number	
2024-112	
Date	
February 10, 2026	
Date	Issue
19.25	Review Set
12.26	Progress
02.26	90% Review Set
10.26	Bid / Construction Set
Sheet Title	
Enlarged Floor Plans	
Sheet Number	
A1.61	



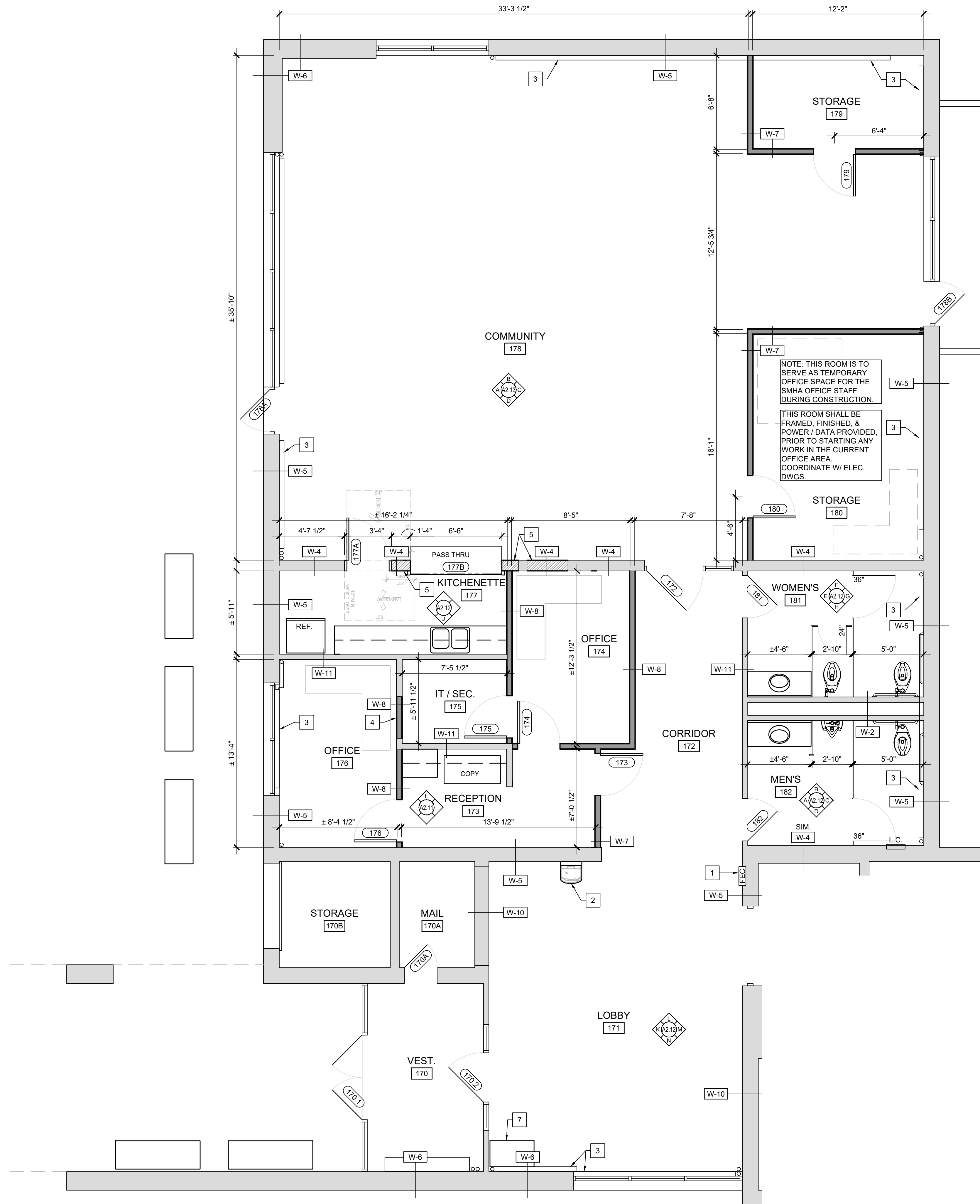
A COMMON AREA
EXISTING / DEMOLITION FLOOR PLAN
SCALE: 1/4" = 1'-0"

- # DEMOLITION KEY NOTES
1. REMOVE EXISTING WOOD BOOKCASE COMPLETE.
 2. REMOVE EXISTING WOOD FRENCH DOORS COMPLETE. PREP FOR NEW CASED OPENING.
 3. REMOVE EXISTING DRINKING FOUNTAIN COMPLETE.
 4. REMOVE EXISTING WALLS / FINISHES COMPLETE.
 5. REMOVE EXISTING INTERIOR DOORS, FRAMES, AND HARDWARE COMPLETE. COORDINATE DOORS / FRAMES TO BE SALVAGED WITH OWNER AND AS INDICATED ON DRAWINGS.
 6. REMOVE EXISTING CASEWORK, COUNTERTOPS, FIXTURES, AND APPLIANCES COMPLETE. COORDINATE ANY ITEMS TO BE SALVAGED WITH OWNER.
 7. MODIFY / REMOVE PORTION OF EXISTING CMU WALL WITH FURRING / GYPSUM BOARD FINISHES TO ACCOMMODATE PROPOSED PLAN.
 8. EXISTING DOOR, FRAME, AND HARDWARE TO REMAIN. REFER TO DOOR SCHEDULE FOR ANY MODIFICATIONS.
 9. EXISTING ALUMINUM FRAME EXTERIOR DOOR, FRAME, AND SIDELIGHTS TO REMAIN.
 10. EXISTING ALUMINUM STOREFRONT WINDOWS TO REMAIN.
 11. EXISTING RADIANT BASEBOARD HEATERS TO REMAIN. PREP FOR NEW COVERS.
 12. REMOVE EXISTING BUILT IN CASEWORK COMPLETE.
 13. REMOVE EXISTING TOILET PARTITIONS AND ACCESSORIES COMPLETE.
 14. REMOVE EXISTING LAVATORY SINK, COUNTERTOP, AND FAUCET COMPLETE. REMOVE AND SALVAGE EXISTING TOILET FIXTURES AND URINAL.
 15. EXISTING OVERHEAD DOOR TO REMAIN.
 16. REMOVE EXISTING FIRE EXTINGUISHER CABINET. PREP OPENING FOR NEW FIRE EXTINGUISHER CABINET. SALVAGE EXISTING FIRE EXTINGUISHER FOR REUSE.
 17. REMOVE EXISTING ROLLING COUNTERTOP DOOR AND FRAME COMPLETE.
 18. EXISTING CLUSTER MAILBOX UNIT TO REMAIN.
 19. REMOVE EXISTING FINISH FLOOR AND FINISH BASE COMPLETE.
 20. EXISTING ELECTRICAL PANEL TO REMAIN.
 21. REMOVE EXISTING BENCH COMPLETE. REPAIR CONCRETE WALK AS REQ'D FROM REMOVAL OF ANCHORS.
 22. REMOVE EXISTING ACCESS PANEL COMPLETE.
 23. REMOVE EXISTING SUSPENDED ATC CEILING PADS & GRID COMPLETE.
 24. REMOVE EXISTING CAN LIGHT FIXTURES COMPLETE - EX. BRANCH CIRCUITRY TO REMAIN.
 25. REMOVE EXISTING EXIT SIGNS COMPLETE - EX. BRANCH CIRCUITRY TO REMAIN.
 26. REMOVE EXISTING HVAC CEILING DIFFUSER COMPLETE. EXISTING DUCT WORK TO REMAIN.
 27. EXISTING CAMERA TO REMAIN. REMOVE / REINSTALL AS REQ'D.
 28. EXISTING SMOKE DETECTOR TO REMAIN. REMOVE / REINSTALL AS REQ'D.
 29. EXISTING GYP. BD. / PLASTER CEILING TO REMAIN.
 30. REMOVE EXISTING LAY-IN LIGHT FIXTURES COMPLETE. EXISTING BRANCH CIRCUITRY TO REMAIN.
 31. REMOVE EXISTING GYP. BD. / PLASTER BULKHEAD / SOFFIT COMPLETE THIS AREA.
 32. REMOVE EXISTING SEMI RECESSED LIGHT FIXTURES COMPLETE - EX. BRANCH CIRCUITRY TO REMAIN.
 33. EXISTING SPRINKLER HEADS TO REMAIN. PROTECT DURING CONSTRUCTION. MODIFY AS REQUIRED BY WORK.
 34. EXISTING CEMENT PLASTER CEILING TO REMAIN.
 35. EXISTING RADIANT CABINET HEATER TO REMAIN. PREP & PAINT.
 36. REMOVE EXISTING ALUMINUM RAILING COMPLETE.
 37. EXISTING ACCESS PANEL TO REMAIN. PREP & PAINT.



B COMMON AREA
EXISTING / DEMOLITION REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

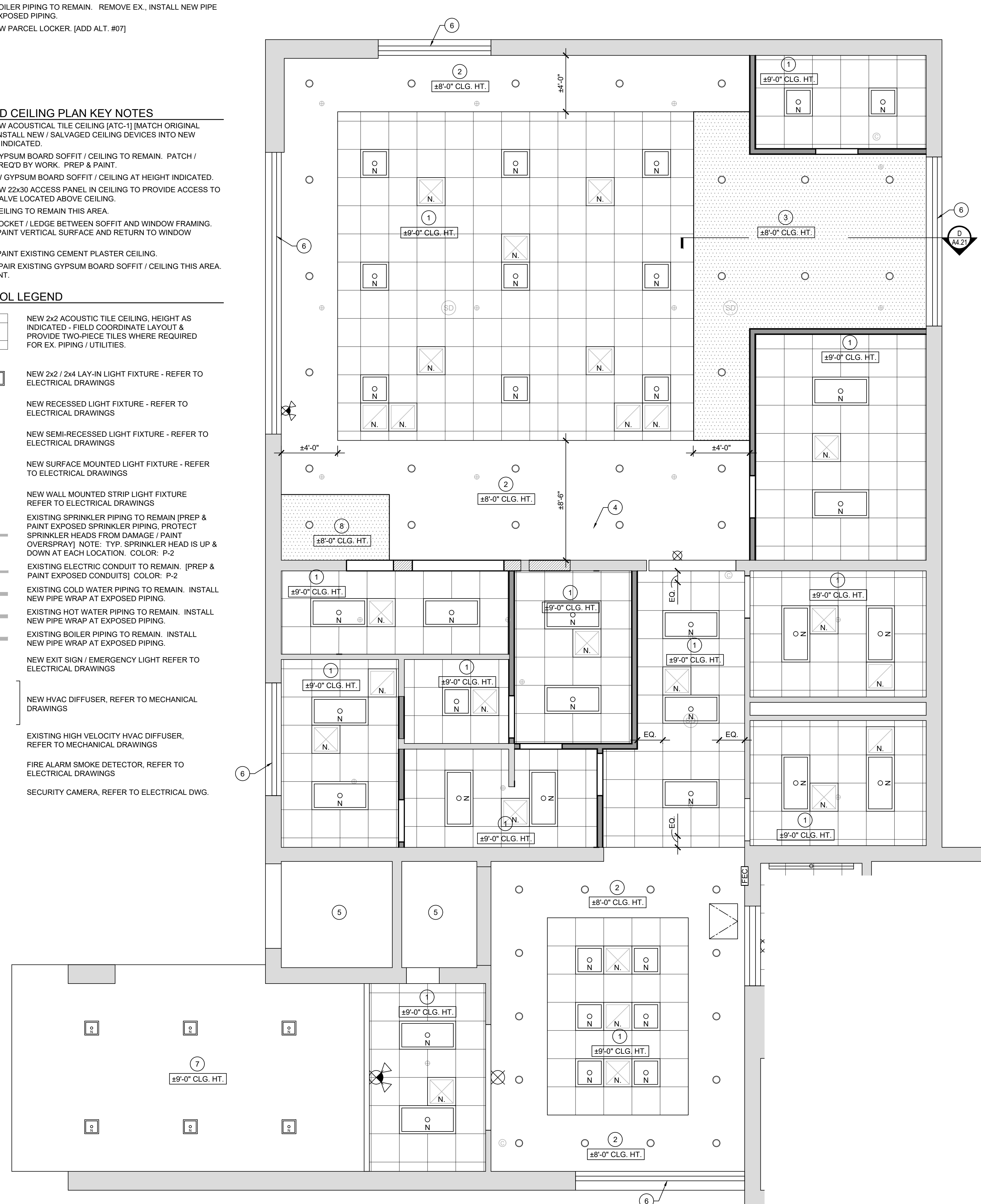
Project Number	
2024-112	
Date	
February 10, 2026	
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02.02.26	90% Review Set
02.10.26	Bid / Construction Set
Sheet Title	
Common Area Existing / Demolition Plans	
Sheet Number	

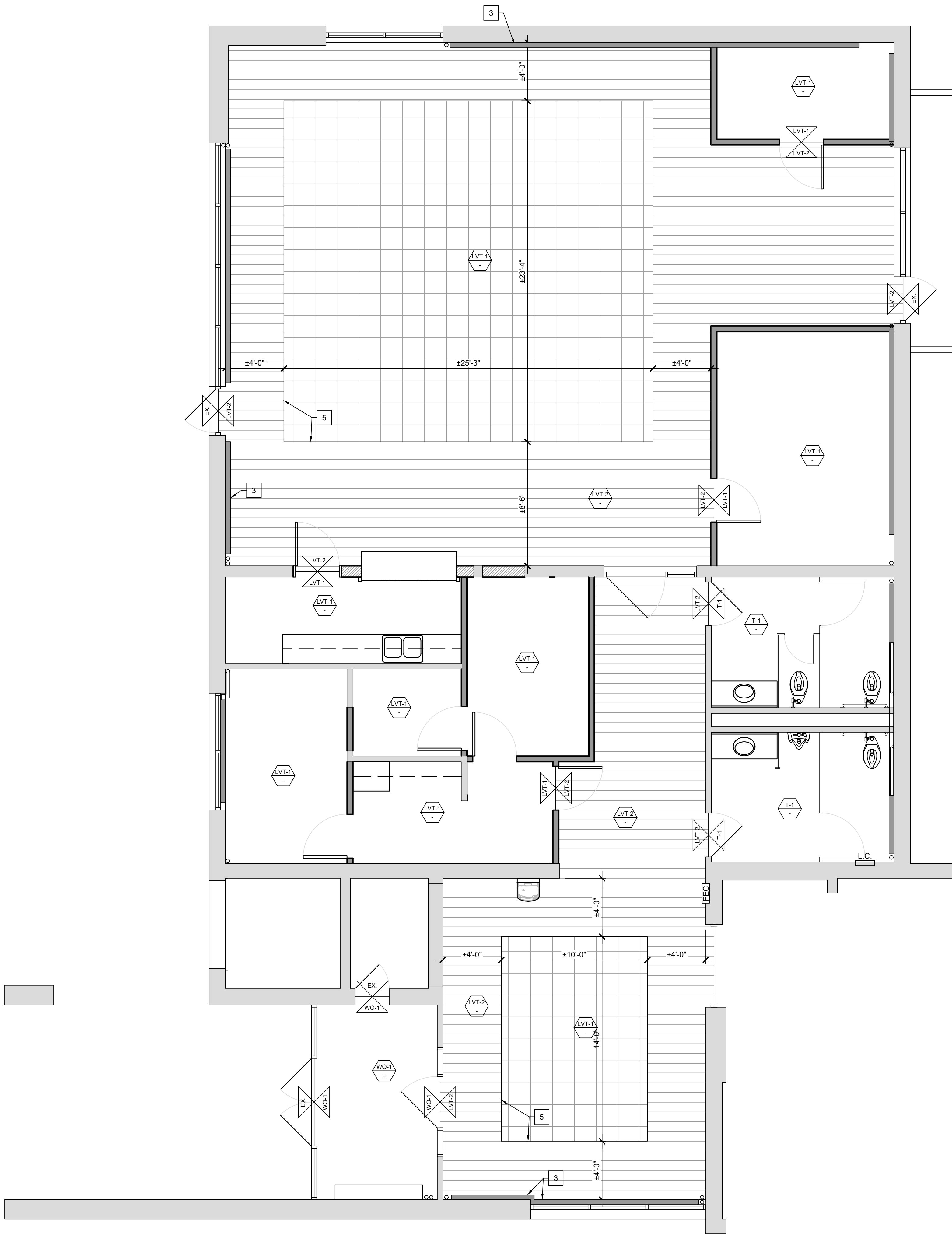


- # NEW CONSTRUCTION KEY NOTES**
1. INSTALL NEW FIRE EXTINGUISHER CABINET. MODIFY / REPAIR EXISTING WALL OPENING AS REQD. TO ACCOMMODATE NEW CABINET. INSTALL SALVAGED FIRE EXTINGUISHER.
 2. INSTALL NEW DRINKING FOUNTAIN WITH BOTTLE FILLER.
 3. INSTALL NEW COVERS AT EXISTING RADIANT HEATERS.
 4. INFILL EXISTING DOOR OPENING TO MATCH ADJACENT. FINISH FLUSH EACH SIDE OF WALL.
 5. MODIFY / INFILL / REPAIR OPENINGS IN EXISTING CMU WALL / FURRING / GYPSUM BOARD FINISHES TO SUIT NEW WORK. MATCH EXISTING / ADJACENT CONDITIONS AND FINISH FLUSH EACH SIDE OF WALL.
 6. EXISTING BOILER PIPING TO REMAIN. REMOVE EX., INSTALL NEW PIPE WRAP AT EXPOSED PIPING.
 7. INSTALL NEW PARCEL LOCKER. [ADD ALT. #07]

- # REFLECTED CEILING PLAN KEY NOTES**
1. INSTALL NEW ACOUSTICAL TILE CEILING [ATC-1] [MATCH ORIGINAL HEIGHT]. INSTALL NEW / SALVAGED CEILING DEVICES INTO NEW CEILING AS INDICATED.
 2. EXISTING GYPSUM BOARD SOFFIT / CEILING TO REMAIN. PATCH / REPAIR AS REQD BY WORK. PREP & PAINT.
 3. FRAME NEW GYPSUM BOARD SOFFIT / CEILING AT HEIGHT INDICATED.
 4. INSTALL NEW 22x30 ACCESS PANEL IN CEILING TO PROVIDE ACCESS TO SHUTOFF VALVE LOCATED ABOVE CEILING.
 5. EXISTING CEILING TO REMAIN THIS AREA.
 6. EXISTING POCKET / LEDGE BETWEEN SOFFIT AND WINDOW FRAMING. PREP AND PAINT VERTICAL SURFACE AND RETURN TO WINDOW FRAMING.
 7. PREP AND PAINT EXISTING CEMENT PLASTER CEILING.
 8. PATCH / REPAIR EXISTING GYPSUM BOARD SOFFIT / CEILING THIS AREA. PREP & PAINT.

- RCP SYMBOL LEGEND**
- NEW 2x2 ACOUSTICAL TILE CEILING, HEIGHT AS INDICATED - FIELD COORDINATE LAYOUT & PROVIDE TWO-PIECE TILES WHERE REQUIRED FOR EX. PIPING / UTILITIES.
 - NEW 2x2 / 2x4 LAY-IN LIGHT FIXTURE - REFER TO ELECTRICAL DRAWINGS
 - NEW RECESSED LIGHT FIXTURE - REFER TO ELECTRICAL DRAWINGS
 - NEW SEMI-RECESSED LIGHT FIXTURE - REFER TO ELECTRICAL DRAWINGS
 - NEW SURFACE MOUNTED LIGHT FIXTURE - REFER TO ELECTRICAL DRAWINGS
 - NEW WALL MOUNTED STRIP LIGHT FIXTURE REFER TO ELECTRICAL DRAWINGS
 - EXISTING SPRINKLER PIPING TO REMAIN [PREP & PAINT EXPOSED SPRINKLER PIPING. PROTECT SPRINKLER HEADS FROM DAMAGE / PAINT OVERSPRAY] NOTE: TYP. SPRINKLER HEAD IS UP & DOWN AT EACH LOCATION. COLOR: P-2
 - EXISTING ELECTRIC CONDUIT TO REMAIN. [PREP & PAINT EXPOSED CONDUITS] COLOR: P-2
 - EXISTING COLD WATER PIPING TO REMAIN. INSTALL NEW PIPE WRAP AT EXPOSED PIPING.
 - EXISTING HOT WATER PIPING TO REMAIN. INSTALL NEW PIPE WRAP AT EXPOSED PIPING.
 - EXISTING BOILER PIPING TO REMAIN. INSTALL NEW PIPE WRAP AT EXPOSED PIPING.
 - NEW EXIT SIGN / EMERGENCY LIGHT REFER TO ELECTRICAL DRAWINGS
 - NEW HVAC DIFFUSER, REFER TO MECHANICAL DRAWINGS
 - EXISTING HIGH VELOCITY HVAC DIFFUSER, REFER TO MECHANICAL DRAWINGS
 - FIRE ALARM SMOKE DETECTOR, REFER TO ELECTRICAL DRAWINGS
 - SECURITY CAMERA, REFER TO ELECTRICAL DWG.
- INSTALL NEW ESCUTCHION AT WALLS / PENETRATIONS AS APPLICABLE [TWO-PIECE WHERE REQUIRED]



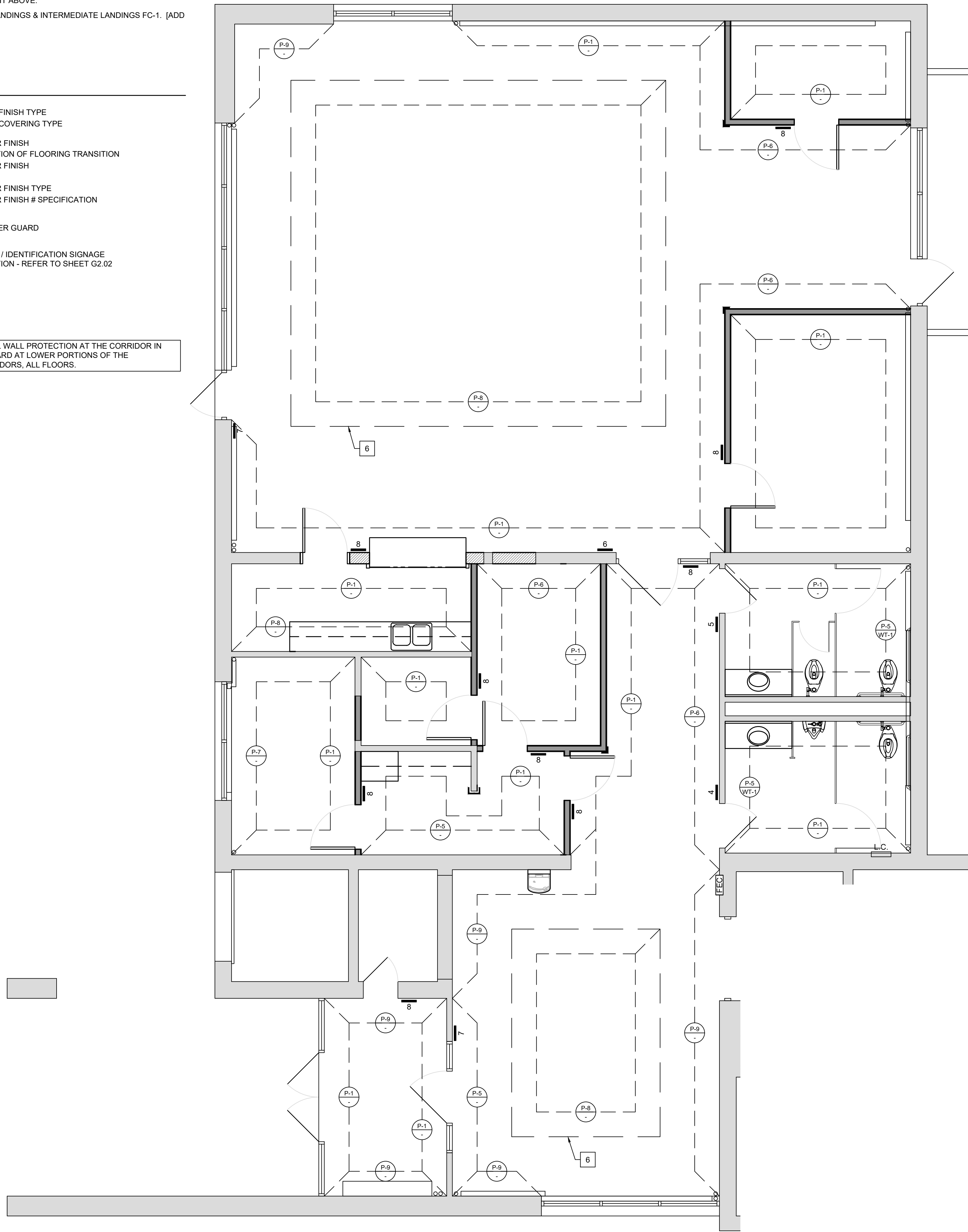


A COMMON AREA FLOOR FINISH PLAN
SCALE: 1/4" = 1'-0"

- # FINISH PLAN KEY NOTES
1. REMOVE EXISTING, INSTALL NEW VINYL RISER & TREAD COVERS AT EXISTING STAIR, [ADD ALT. #03] EXISTING CONCRETE AT FLOOR LEVEL & INTERMEDIATE LANDINGS TO REMAIN.
 2. REMOVE EXISTING THRESHOLD, INSTALL NEW ACCESSIBLE SADDLE THRESHOLD.
 3. INSTALL NEW COVER OVER EXISTING RADIANT BASEBOARD HEATER. REFER TO TYPICAL DETAIL M/A4.21 & MECHANICAL DRAWINGS.
 4. PREP & PAINT EXISTING WALLS, STAIR STRUCTURE, STRINGERS, HANDRAIL COMPONENTS, DOORS & FRAMES TYPICAL THIS AREA. PREP & PAINT EXPOSED PIPING. REMOVE EXISTING, INSTALL NEW PIPE INSULATION. REFER TO DETAIL A/A4.22, [ADD ALT. #04]
 5. ALIGN FLOOR TRANSITION WITH SOFFIT ABOVE.
 6. LINE OF FACE OF SOFFIT ABOVE.
 7. PREP & PAINT STAIR LANDINGS & INTERMEDIATE LANDINGS FC-1. [ADD ALT. #04]

- FINISH PLAN KEY
- WALL FINISH TYPE
 - WALL COVERING TYPE
 - FLOOR FINISH
 - LOCATION OF FLOORING TRANSITION
 - FLOOR FINISH
 - FLOOR FINISH TYPE
 - FLOOR FINISH # SPECIFICATION
 - CORNER GUARD
 - ROOM / IDENTIFICATION SIGNAGE
LOCATION - REFER TO SHEET G2.02

ADD ALTERNATE 05 - INSTALL WALL PROTECTION AT THE CORRIDOR IN LIEU OF PAINTED GYPSUM BOARD AT LOWER PORTIONS OF THE WALLS, TYPICAL AT ALL CORRIDORS, ALL FLOORS.



A COMMON AREA WALL FINISH PLAN
SCALE: 1/4" = 1'-0"



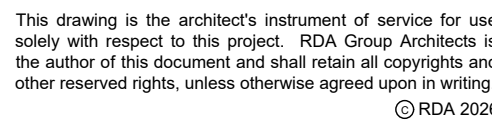
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02.10.26	Bid / Construction Set

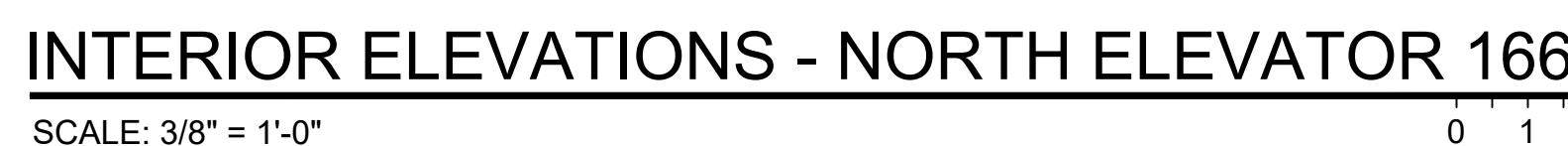
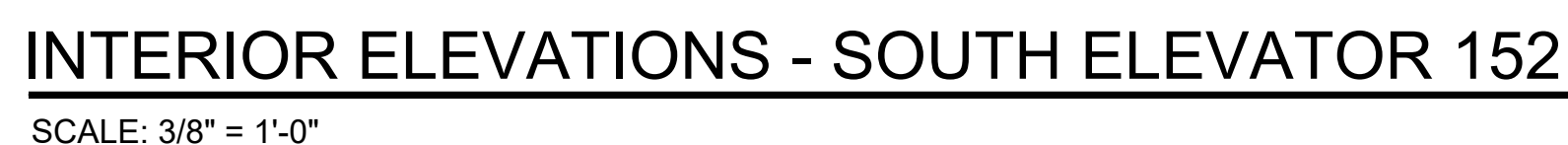
Sheet Title
Common Area
Finish Plans

Sheet Number

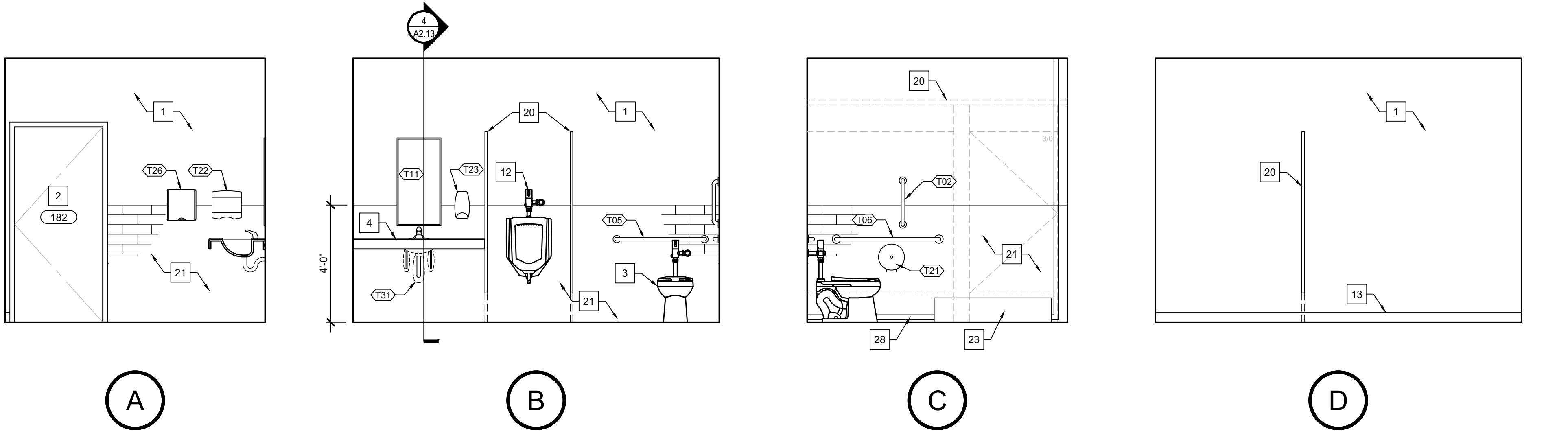
A1.64



1. PAINTED GYPSUM BOARD FINISHES. REFER TO FINISH PLANS.
2. DOOR / FRAME - REFER TO DOOR SCHEDULE.
3. EXISTING ACCESSIBLE WALL CLOSET TO REMAIN - REFER TO PLUMBING DRAWINGS. INSTALL NEW TOUCHFREE FLUSH VALVE.
4. INSTALL NEW TOILET SEAT.
5. ACCESSIBLE 22" DP. SOLID SURFACE COUNTER [SS-1] AND INTEGRAL SINK W/ TURNED DOWN FRONT / SIDE FACE. CONSTRUCT OVER A SOLID WOOD FRAME. INSTALL NEW TOUCHFREE FAUCET. ALL OUTSIDE CORNERS OF COUNTER TO BE RADIOUSD. PROVIDE CONCEALED SUPPORTS AS REQUIRED.
6. PLASTIC LAMINATE BASE AND / OR CABINETS W/ ADJUSTABLE SHELVING. WHITE MELAMINE INTERIOR [PL-2]
7. 4" WIRE PULLS AT ALL DOORS & DRAWERS. TYP.
8. STAINLESS STEEL SINK/FAUCET. REFER TO PLUMBING DRAWINGS
9. PLASTIC LAMINATE COUNTERTOP AND 4" BACKSLAPPINGENDSPASH [PL-1]
10. TIE KICK. BASE AS SCHEDULED
11. BATHROOM ACCESSORIES, TYP. REFER TO SCHEDULE
12. REFRIGERATOR, BY OWNER
13. EXISTING ACCESSIBLE URINAL TO REMAIN. REFER TO PLUMBING DRAWINGS. INSTALL NEW TOUCHFREE FLUSH VALVE.
14. WALL BASE, AS SCHEDULED
15. PLASTIC LAMINATE REMOVABLE PRIVACY PANEL TO MATCH CABINETS [ADA] [PL-2]
16. FILLERS/SCRIBE CUT TO FIT. PLASTIC LAMINATE TO MATCH CABINETS.
17. PLASTIC LAMINATE PASS THRU COUNTERTOP [PL-1] W/ COUNTERTOP SUPPORTS @ 36" O.C MAX
18. PLASTIC LAMINATE FINISHED END PANEL [PL-2]
19. EQUIPMENT, BY OWNER
20. WALL COVERING LOCATION, REFER TO FINISHES PLAN.
21. FLOOR SEET TOILET PARTITIONS [TP-1]
22. WALL TILE, AS SCHEDULED.
23. EXISTING BRICK TO REMAIN. PREP & PAINT. REFER TO FINISH PLANS.
24. INSTALL NEW OVER THE TOP EXISTING RADIANT BASEBOARD HEATER. REFER TO TYPICAL DETAIL & MECHANICAL DRAWINGS.
25. SIGNAGE. REFER TO FINISH PLANS
26. CORNER GUARD. REFER TO FINISH PLANS.
27. REMOVE EX. INSTALL NEW FIRE EXTINGUISHER CABINET. MODIFY / REPAIR EXISTING WALL OVER EX. AS REQD. TO ACCOMMODATE NEW CABINET. INSTALL SALVAGED FIRE EXTINGUISHER.
28. REMOVE EX. INSTALL NEW DRINKING FOUNTAIN WITH BOTTLE FILLER.
29. EXISTING BOILER PIPING TO REMAIN. REMOVE EX. INSTALL NEW PIPE [P-1] AT EXPOSED RISER. INSTALL NEW FABRICATE 20 GA. CS STEEL SHROUD RECTANGULAR IN SHAPE TO CONCEAL EX. EXPOSED PIPING. PREP & PAINT TO MATCH ADJACENT WALL.
30. EXISTING CON MACHINE TO REMAIN.
31. EXISTING CLUSTER MAILBOXES TO REMAIN.
32. REMOVE EXISTING, INSTALL NEW PLASTIC LAMINATE WALL PANELS AT INTERIOR OF ELEVATOR CAB. [PL-2]
33. REMOVE EXISTING, INSTALL NEW LIGHT FIXTURES. REFER TO ELECTRICAL DRAWINGS.
34. REMOVE EXISTING, INSTALL NEW EGGRORATE GRILLES.
35. REMOVE & REINSTALL EXISTING HANDRAIL.
36. REMOVE EXISTING, INSTALL NEW FINISH FLOOR AS SCHEDULED.
37. EXISTING ELEVATOR CONTROLS TO REMAIN.
38. EXISTING STAINLESS STEEL ELEVATOR DOOR TO REMAIN. CLEAN EXISTING STAINLESS STEEL.
39. DOOR OPERNER CONTROLS.
40. EXISTING ALUMINUM STOREFRONT SYSTEM TO REMAIN.
41. PACKAGE LOCKER. REFER TO SPECIFICATIONS [ADD ALT. #07]

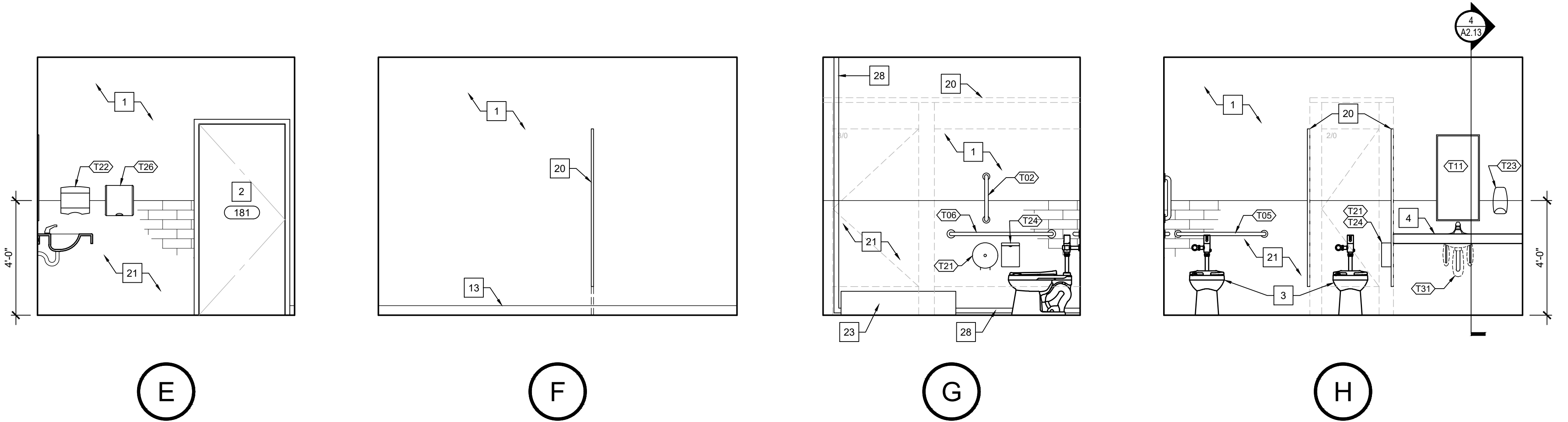


Project Number	
2024-112	
Date	
February 10, 2026	
Date	Issue
12.19.25	Review Set
01.12.26	Progress
02.02.26	90% Review Set
02.10.26	Bid / Construction Set
Sheet Title	
Typical Interior Elevations	
Sheet Number	



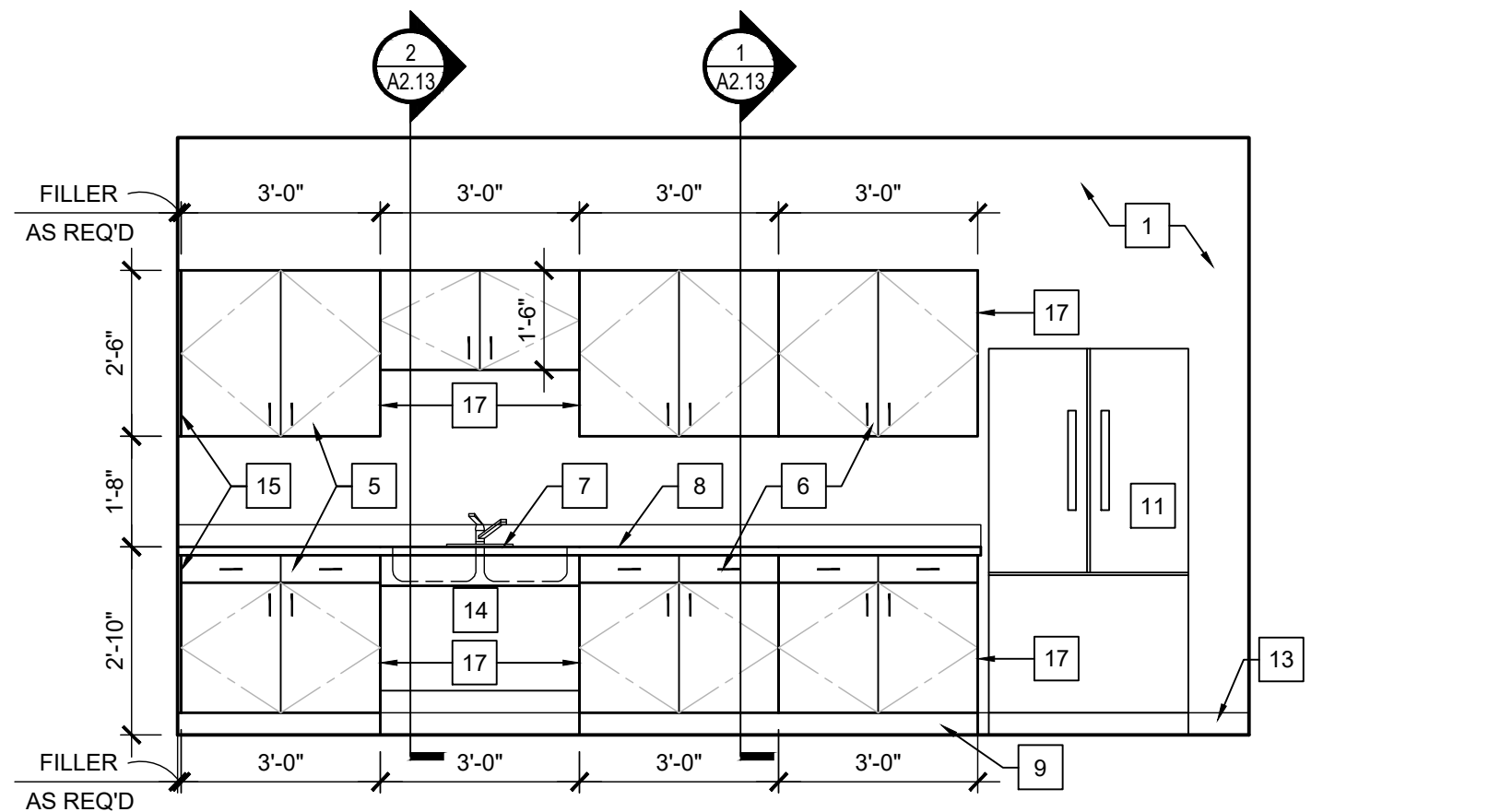
INTERIOR ELEVATIONS - MEN'S TOILET ROOM 182

SCALE: 3/8" = 1'-0"



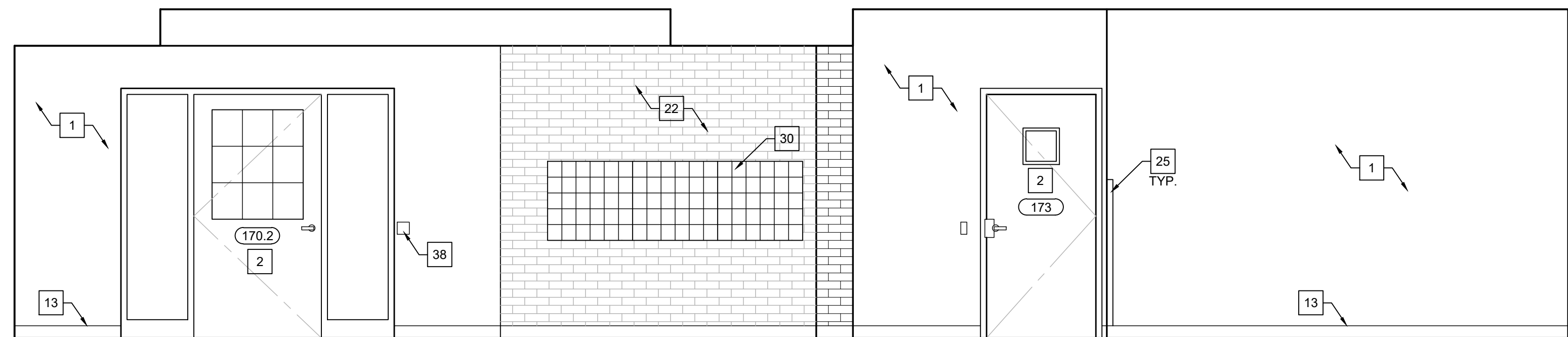
INTERIOR ELEVATIONS - WOMEN'S TOILET ROOM 181

SCALE: 3/8" = 1'-0"



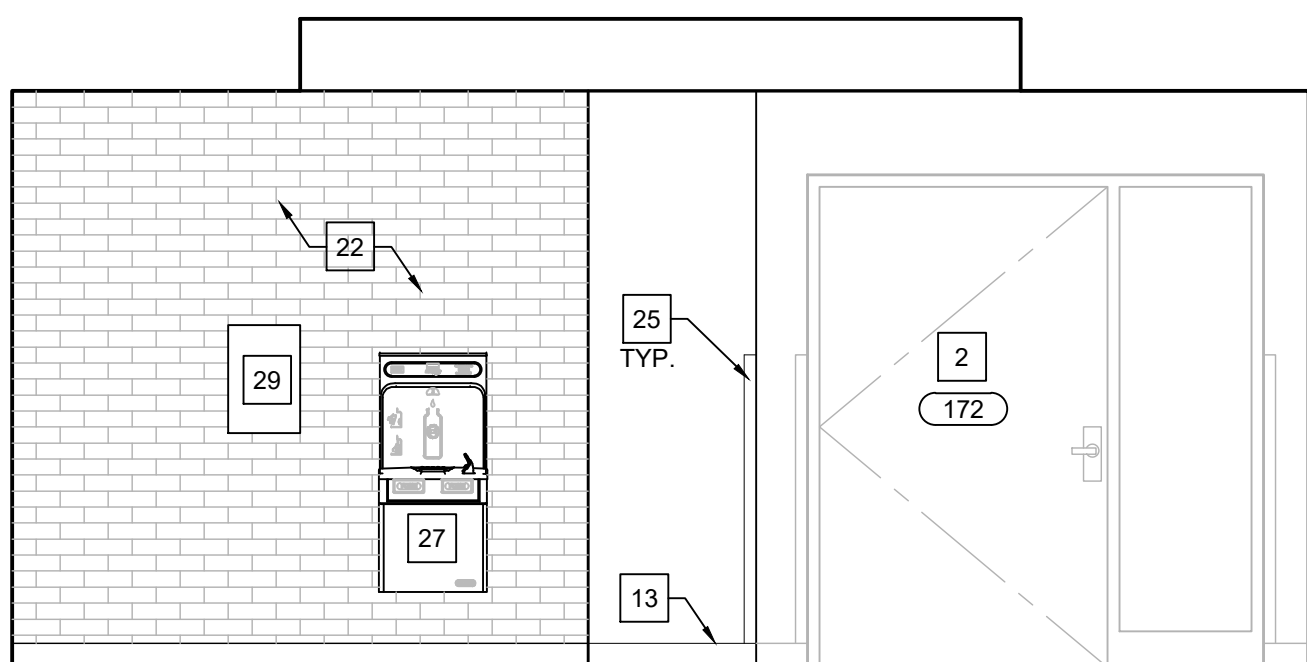
INTERIOR ELEVATION - KITCHENETTE 177

SCALE: 3/8" = 1'-0"



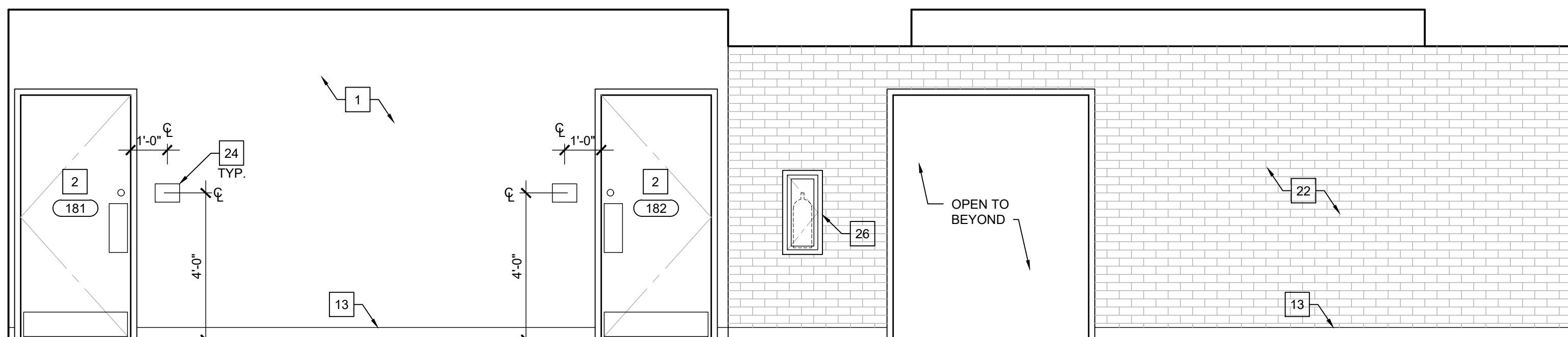
INTERIOR ELEVATION - LOBBY 171

SCALE: 3/8" = 1'-0"



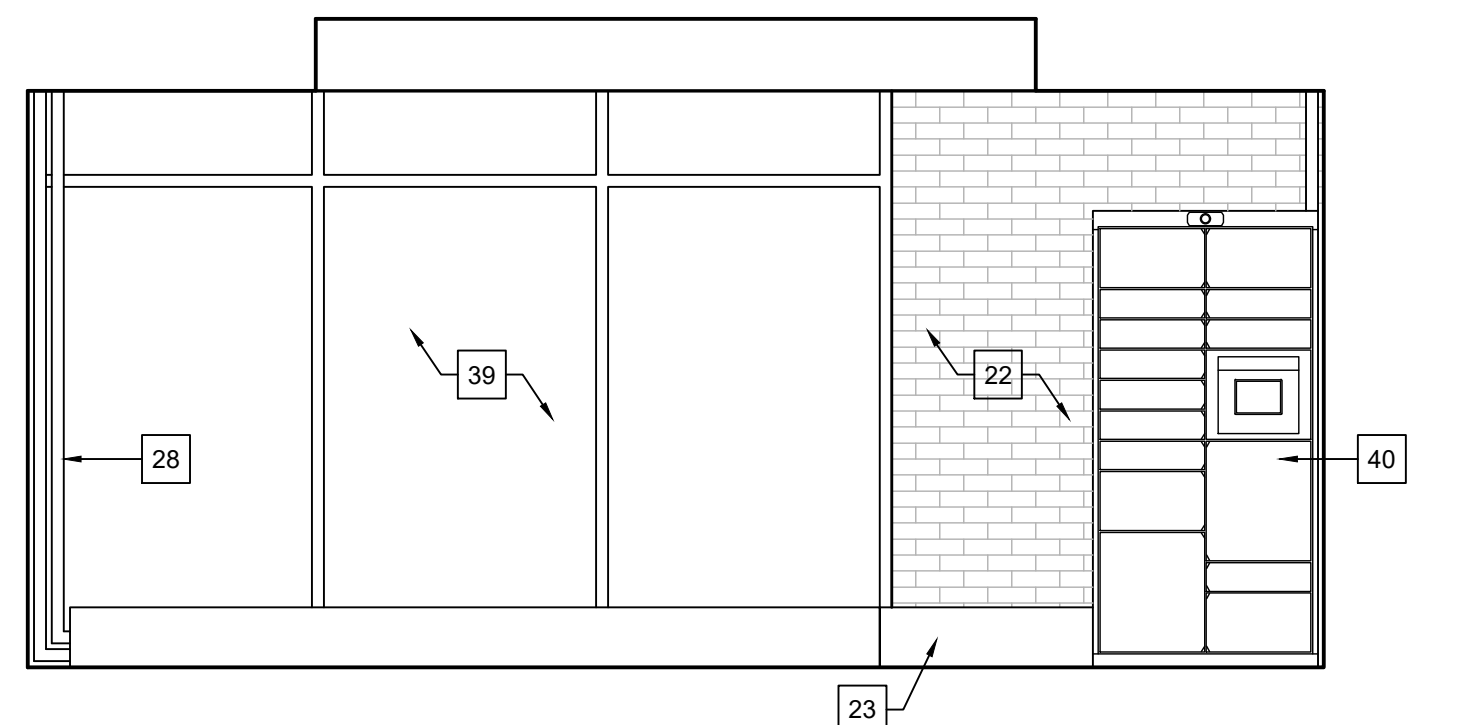
INTERIOR ELEVATION - LOBBY 171

SCALE: 3/8" = 1'-0"



INTERIOR ELEVATION - LOBBY 171

SCALE: 3/8" = 1'-0"



INTERIOR ELEVATION - LOBBY 171

SCALE: 3/8" = 1'-0"

INTERIOR ELEVATION KEY NOTES

1. PAINTED GYPSUM BOARD FINISHES. REFER TO FINISH PLANS.
2. DOOR / FRAME - REFER TO DOOR SCHEDULE.
3. EXISTING ACCESSIBLE WATER CLOSET TO REMAIN - REFER TO PLUMBING DRAWINGS. INSTALL NEW TOUCHFREE FLUSH VALVE. INSTALL NEW TOILET SEAT.
4. ACCESSIBLE 22" DP. SOLID SURFACE COUNTER [SS-1] AND INTEGRAL SINK W/ TURNED DOWN FRONT / SIDE FACE. CONSTRUCT OVER A SOLID WOOD FRAME. INSTALL NEW TOUCHFREE FAUCET. ALL OUTSIDE CORNERS OF COUNTER TO BE RADISED. PROVIDE CONCEALED SUPPORTS AS REQUIRED.
5. PLASTIC LAMINATE BASE / WALL CABINETS W/ ADJUSTABLE SHELVING. WHITE MELAMINE INTERIOR [PL-2].
6. 4" WIRE PULLS AT ALL DOORS & DRAWERS. TYP.
7. STAINLESS STEEL SINK/FAUCET. REFER TO PLUMBING DRAWINGS.
8. PLASTIC LAMINATE COUNTERTOP AND 4" BACKSPLASH/ENDSPLASH [PL-1].
9. TOE KICK, BASE AS SCHEDULED.
10. BATHROOM ACCESSORIES. TYP. REFER TO SCHEDULE.
11. REFRIGERATOR. BY OWNER.
12. EXISTING ACCESSIBLE URINAL TO REMAIN. REFER TO PLUMBING DRAWINGS. INSTALL NEW TOUCHFREE FLUSH VALVE.
13. WALL BASE, AS SCHEDULED.
14. PLASTIC LAMINATE REMOVABLE PRIVACY PANEL TO MATCH CABINETS [ADA] [PL-2].
15. FILLERS/SCRIBE CUT TO FIT. PLASTIC LAMINATE TO MATCH CABINETS.
16. PLASTIC LAMINATE PASS THRU COUNTERTOP [PL-1] W/ COUNTERTOP SUPPORTS AT 36" O.C. MAX.
17. PLASTIC LAMINATE FINISHED END PANEL [PL-2].
18. EQUIPMENT. BY OWNER.
19. WALL COVERING LOCATION, REFER TO FINISHES PLAN.
20. FLOOR SET TOILET PARTITIONS [TP-1].
21. WALL TILE. AS SCHEDULED.
22. EXISTING BRICK TO REMAIN. PREP & PAINT. REFER TO FINISH PLANS.
23. INSTALL NEW COVER OVER EXISTING RADIANT BASEBOARD HEATER. REFER TO TYPICAL DETAIL & MECHANICAL DRAWINGS.
24. SIGNAGE. REFER TO FINISH PLANS.
25. CORNER GUARD. REFER TO FINISH PLANS.
26. REMOVE EX. INSTALL NEW FIRE EXTINGUISHER CABINET. MODIFY / REPAIR EXISTING WALL OPENING AS REQD. TO ACCOMMODATE NEW CABINET. INSTALL SALVAGED FIRE EXTINGUISHER.
27. REMOVE EX. INSTALL NEW DRINKING FOUNTAIN WITH BOTTLE FILLER.
28. EXISTING BOILER PIPING TO REMAIN. REMOVE EX. INSTALL NEW PIPE WRAP AT EXPOSED PIPING. INSTALL NEW FABRICATE 20 GA. GALV. STEEL SHROUD RECTANGULAR IN SHAPE TO CONCEAL EX. EXPOSED PIPING. PREP & PAINT TO MATCH ADJACENT WALL.
29. EXISTING COIN MACHINE TO REMAIN.
30. EXISTING CLUSTER MAILBOXES TO REMAIN.
31. REMOVE EXISTING, INSTALL NEW PLASTIC LAMINATE WALL PANELS AT INTERIOR OF ELEVATOR CAB. [PL-2].
32. REMOVE EXISTING, INSTALL NEW LIGHT FIXTURES. REFER TO ELECTRICAL DRAWINGS.
33. REMOVE EXISTING, INSTALL NEW EGGRATE GRILLES.
34. REMOVE & REINSTALL EXISTING HANDRAIL.
35. REMOVE EXISTING, INSTALL NEW FINISH FLOOR AS SCHEDULED.
36. EXISTING ELEVATOR CONTROLS TO REMAIN.
37. EXISTING STAINLESS STEEL ELEVATOR DOOR TO REMAIN. CLEAN EXISTING STAINLESS STEEL.
38. DOOR OPENER CONTROLS.
39. EXISTING ALUMINUM STOREFRONT SYSTEM TO REMAIN.
40. PACKAGE LOCKER. REFER TO SPECIFICATIONS. [ADD ALT. #07].



Modernization Project 2026 at:
Grayhill Apartments
220 Montgomery Avenue
Springfield, Ohio 45506
Prepared for: Springfield Metropolitan Housing Authority

Project Number	
2024-112	
Date	
February 10, 2026	
Date	Issue
12.19.25	Review Set
01.12.26	Progress
02.02.26	90% Review Set
02.10.26	Bid / Construction Set

Sheet Title
Common Area Interior Elevations

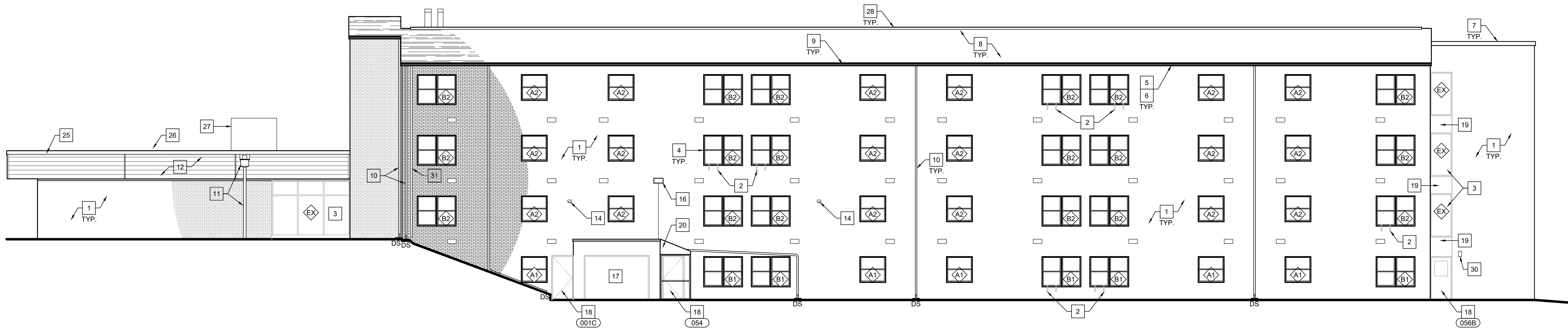
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A2.12

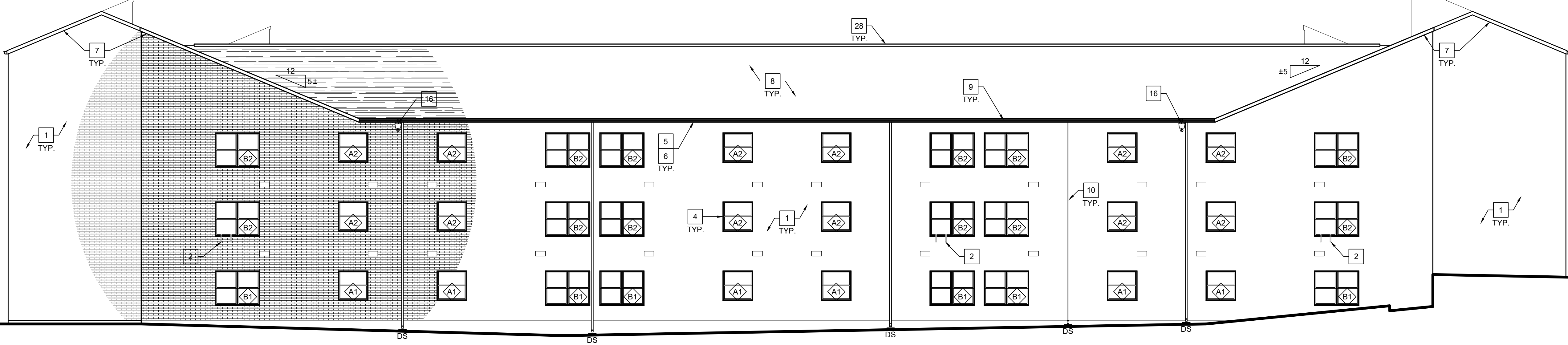


-
- 1**
- 1'-0"
- 2'-6"
- 7'-0"
- 2'-0"
- 2'-10"
- INSTALL PLASTIC LAMINATE SCRIBE MOLD AT JOINT BETWEEN CABINET AND WALL, TYP.
- PLASTIC LAMINATE WALL CABINET [PL-2]
- 4" WIRE PULLS AT ALL DOORS/DRAWERS
- SEALANT, TYP. ALL APPLICABLE JOINTS
- PLASTIC LAMINATE COUNTERTOP W/ BULLNOSE EDGE AND 4" BACKSPASH, CONSTRUCT OVER A SOLID WOOD FRAME [PL-1]
- PLASTIC LAMINATE BASE CABINET [PL-2]
- RUBBER BASE AT TOE/KICK
- FINISH FLOOR PER SCHEDULE
- 2**
- 1'-0"
- 2'-0"
- 7'-0"
- 2'-10"
- 1'-0"
- 3"
- 8"
- MAX.
- MIN. HOLD
- PLASTIC LAMINATE WALL CABINET [PL-2]
- 4" WIRE PULLS AT ALL DOORS/DRAWERS
- SEALANT, TYP. ALL APPLICABLE JOINTS
- PLASTIC LAMINATE COUNTERTOP W/ BULLNOSE EDGE AND 4" BACKSPASH, CONSTRUCT OVER A SOLID WOOD FRAME [PL-1]
- ACCESSIBLE STAINLESS STEEL SINK
- PLASTIC LAMINATE SKIRT AT FRONT OF COUNTERTOP [PL-2]
- INSTALL SUPPLY AND DRAIN PIPING TO MAINTAIN REQD CLEARANCES
- PRIVACY PANEL W/ CLEATS TO ALLOW REMOVAL [PL-2]
- FINISH FLOOR PER SCHEDULE
- BASE PER SCHEDULE
- 3**
- EX STEEL BEAM & CMU TO REMAIN
- INSTALL NEW 2x BLOCKING & GYP. BD. FINISHES
- O.H. COILING DOOR HOUSING - ANCHOR TO WALL PER MFR.
- NEW O.H. COILING DOOR - REFER TO DOOR SCHEDULE
- TRACK BEYOND - REFER TO DETAILS
- PLASTIC LAMINATE COUNTERTOP W/ BULLNOSE EDGE [PL-1]
- [3] 4"W x 18'L 1/4" STEEL PLATE SUPPORTS
- TR. 2x BLOCKING ANCHORED TO CMU
- SOLID CMU CAP BLOCK
- 1/2" GYP. BD. EA. SIDE - ALIGN W/ EX. ADJ.
- 1x FURRING EA. SIDE - ALIGN W/ EX. ADJ.
- 8" CMU KNEEWALL - ALIGN W/ EX. ADJ.
- FINISH FLOOR PER SCHEDULE
- BASE PER SCHEDULE
- 46'-0"
- 2'-10"
- 1'-0"
- 12'-1"
- 4**
- SEALANT, TYP. ALL APPLICABLE JOINTS
- SOLID SURFACE COUNTERTOP AND INTEGRAL SINK W/ TUB DOWN FRONT / SIDE CONSTRUCT OVER A WOOD FRAME [SS-1]
- INSTALL SUPPLY AND DRAIN PIPING TO MAINTAIN REQD CLEARANCES
- TRAP WRAP AT ALL EXPOSED PIPING
- FINISH FLOOR PER SCHEDULE
- BASE PER SCHEDULE
- 3'-4" TO BOTTOM
- 2'-10"
- 2'-3" MIN.
- 22"
- OF MIRROR REFLECTIVE SURFACE

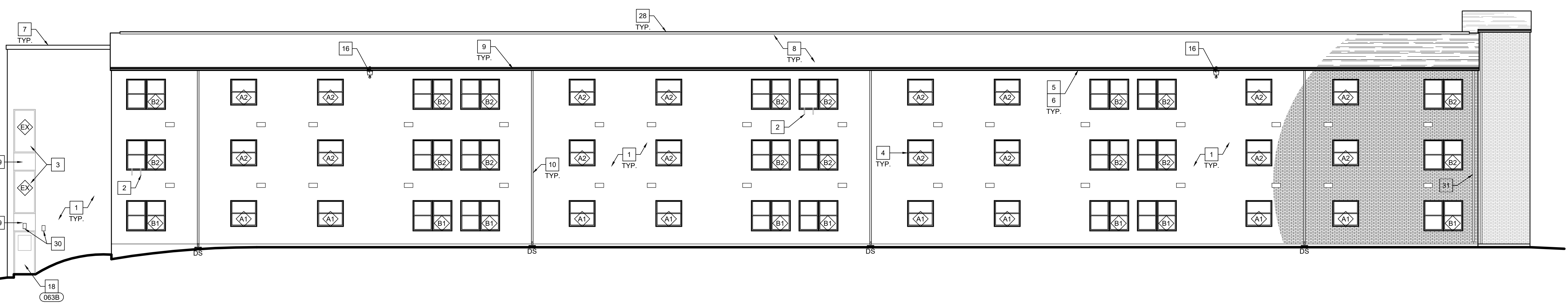
SCALE: 3/4" = 1'-0"



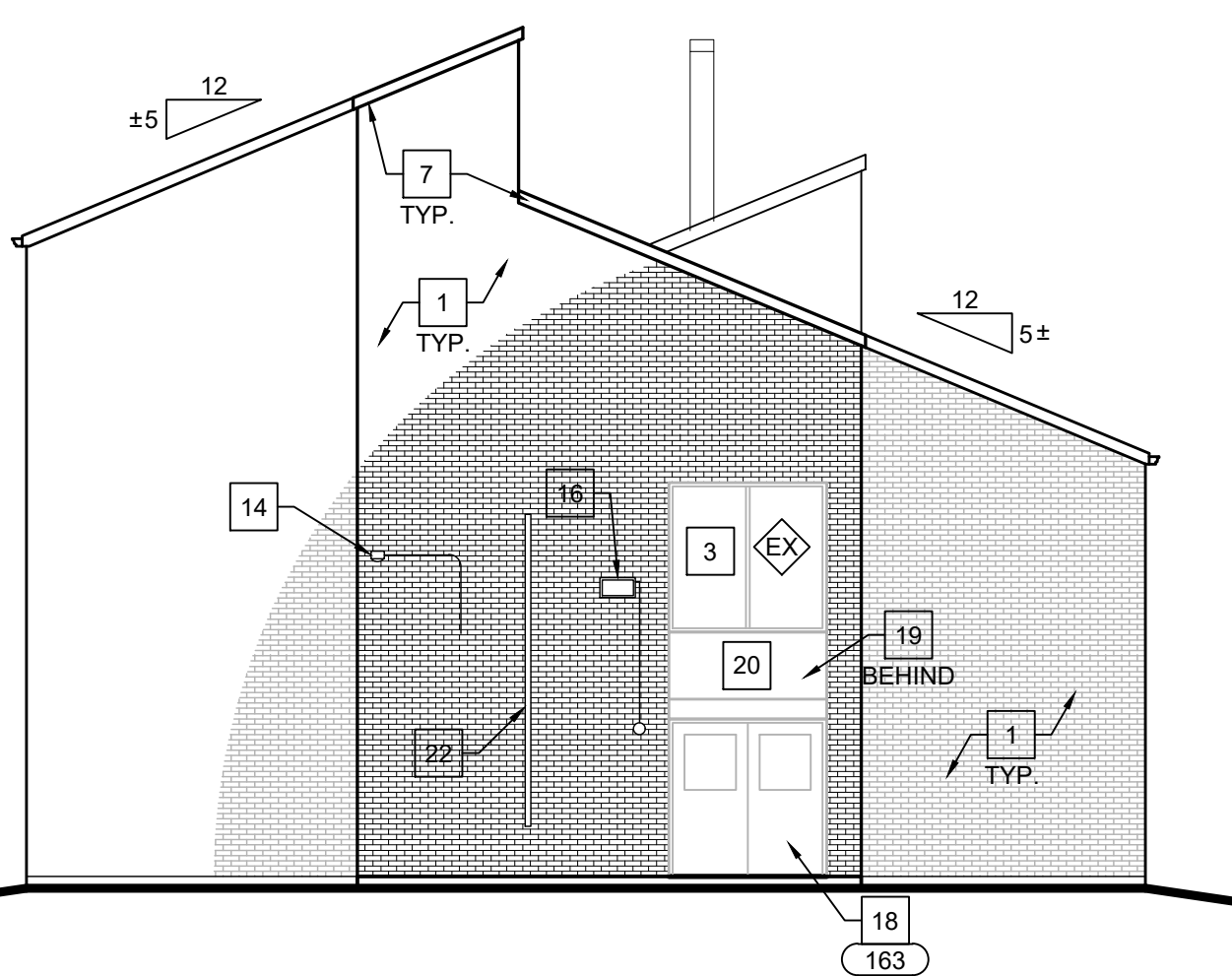
A SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



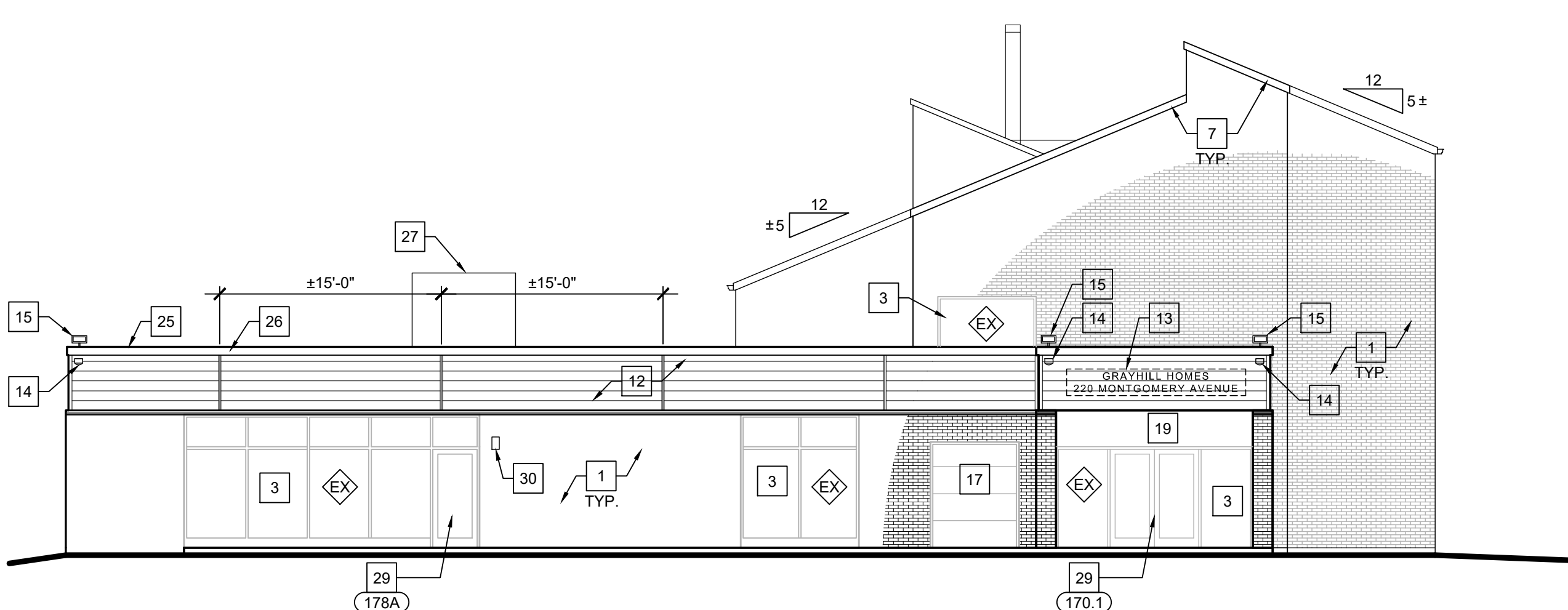
B EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



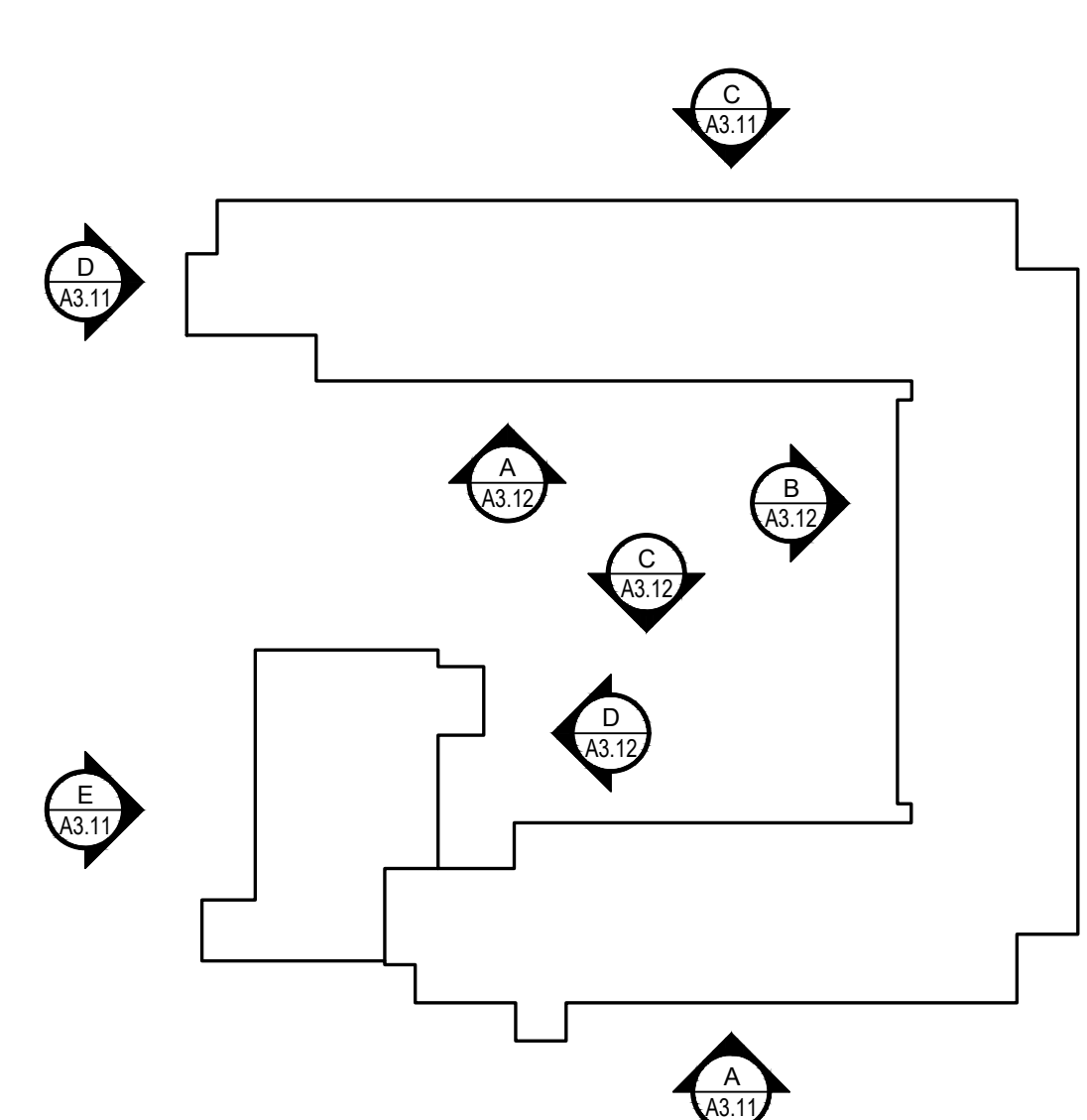
C NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



D WEST EXTERIOR ELEVATION - NORTH WING
SCALE: 1/8" = 1'-0"



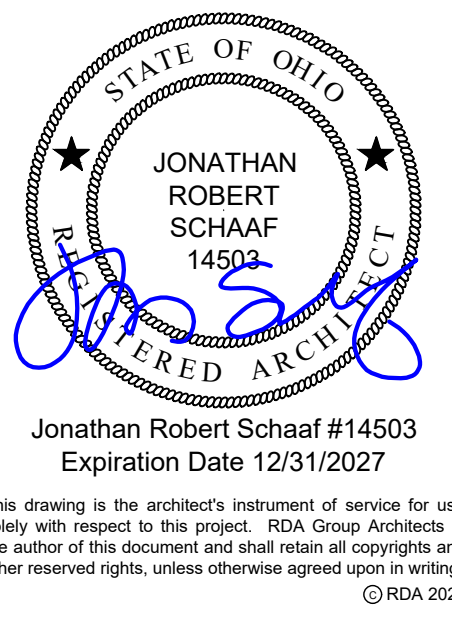
E WEST EXTERIOR ELEVATION - SOUTH WING
SCALE: 1/8" = 1'-0"



KEY PLAN
SCALE: N.T.S.

- # EXTERIOR ELEVATION KEY NOTES**
- EXISTING BRICK TO REMAIN. PRESSURE WASH / CLEAN BRICK TO REMOVE ANY ATMOSPHERIC STAINING, ALGAE GROWTH, ETC.
 - REMOVE EXISTING WINDOW A/C UNIT SUPPORTS, INCLUDING ANCHORS INTO THE BRICK. TUCK POINT BRICK TO ADDRESS REMOVED ANCHORS.
 - EXISTING WINDOWS TO REMAIN.
 - REMOVE EXISTING, INSTALL NEW DWELLING UNIT WINDOWS INTO EXISTING ROUGH OPENINGS.
 - REMOVE EXISTING, INSTALL NEW PRE-FINISHED ALUMINUM WRAP OVER EXISTING 1x WOOD FASCIA TRIM.
 - REMOVE EXISTING, INSTALL NEW PRE-FINISHED ALUMINUM WRAP OVER EXISTING 1x WOOD FRIEZE TRIM.
 - REMOVE EXISTING, INSTALL NEW PRE-FINISHED ALUMINUM WRAP OVER EXISTING 1x WOOD RAKE TRIM.
 - REMOVE EXISTING, INSTALL NEW SHINGLE ROOF SYSTEM, COMPLETE WITH ALL FLASHINGS, TERMINATIONS, ETC.
 - REMOVE EXISTING, INSTALL NEW 6" PRE-FINISHED ALUMINUM GUTTERS.
 - REMOVE EXISTING, INSTALL NEW 3"x4" PRE-FINISHED ALUMINUM DOWNSPOUTS. DISCHARGE DOWNSPOUTS INTO NEW PRECAST CONCRETE SPLASHBLOCKS AT GRADE.
 - REMOVE EXISTING, INSTALL NEW PREFINISHED ALUMINUM FACE PLATE, CONDUCTOR HEAD, AND 5" Ø DOWNSPOUT. DISCHARGE DOWNSPOUT INTO NEW PRECAST CONCRETE SPLASHBLOCKS AT GRADE.
 - REMOVE EXISTING VINYL SIDING. INSTALL NEW PRE-FINISHED ALUMINUM SIDING PANELS.
 - REMOVE EXISTING, INSTALL NEW BUILDING SIGNAGE.
 - REMOVE AND REINSTALL EXISTING CCTV CAMERAS.
 - REMOVE AND REINSTALL EXISTING SECURITY LIGHT FIXTURES.
 - REMOVE EXISTING, INSTALL NEW WALL MOUNTED SECURITY LIGHT FIXTURES. REFER TO ELECTRICAL DRAWINGS.
 - PREP AND PAINT EXISTING OVERHEAD DOOR. REMOVE EXISTING, INSTALL NEW PRE-FINISHED ALUMINUM WRAP OVER EXISTING WOOD TRIM AT JAMBS & HEAD OF OPENING. INSTALL NEW WEATHERSTRIPPING.
 - PREP AND PAINT EXISTING EXTERIOR DOOR AND FRAME.
 - PREP AND PAINT EXISTING INFILL / SPANDREL PANELS.
 - REMOVE EXISTING, INSTALL NEW FABRIC AWNING OVER EXISTING ALUMINUM FRAMING.
 - EXISTING STAINLESS STEEL LINESSET COVER TO REMAIN.
 - EXISTING PLASTIC LINESSET COVER TO REMAIN.
 - REMOVE EXISTING, INSTALL NEW PREFINISHED ALUMINUM WRAP AT EXISTING COLUMNS.
 - EXISTING STEEL GUARDRAIL TO REMAIN. PREP AND PAINT.
 - REMOVE EXISTING, INSTALL NEW LOW SLOPE ROOF SYSTEM. REFER TO ROOF PLAN AND DETAILS.
 - REMOVE EXISTING, INSTALL NEW PRE-FINISHED WIND RATED ALUMINUM EDGE.
 - EXISTING ALUMINUM STOREFRONT DOOR TO REMAIN.
 - REMOVE EXISTING, INSTALL NEW EXTERIOR WALL MOUNTED LIGHT FIXTURES. REFER TO ELECTRICAL DRAWINGS.
 - REMOVE EXISTING, INSTALL NEW PRE-FINISHED ALUMINUM LINESSET / CABLE CONDUIT COVER.
 - REMOVE EX, INSTALL NEW ALLEN BLOCK RETAINING WALL - REFER TO DETAIL F/A4.22

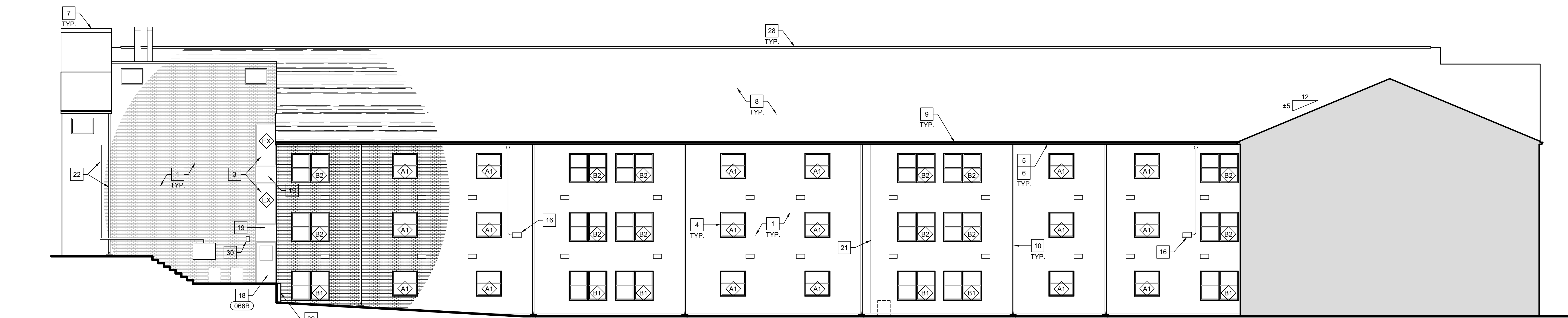
- EXTERIOR ELEVATION GENERAL NOTES**
- REMOVE EXISTING, INSTALL NEW JOINT SEALANT AT ALL APPLICABLE JOINTS IN EXTERIOR ENVELOPE. SEAL ALL PENETRATIONS OF ELECTRICAL/PLUMBING/MECHANICAL ITEMS, ETC.
 - FLASH WINDOWS AS APPLICABLE TO THE CONDITIONS AND INSTALL JOINT SEALANT AS APPLICABLE AGAINST ADJACENT BUILDING JOINTS.
 - PREP & PAINT ALL NEW AND EXISTING ROOF PENETRATIONS TO MATCH ROOF COLOR.
 - PROVIDE POSITIVE DRAINAGE AWAY FROM THE BLDG AS APPLICABLE TO CONDITIONS AND DISTURBED SITE AREAS.
 - REMOVE EXISTING WIRES / CABLEING / SATELLITE DISHES, ETC. FROM THE FACE OF THE BUILDING WHERE THEY IMPACT THE SCHEDULED WORK.
 - PREP AND PAINT EXTERIOR EXPOSED WOOD TRIM / EXTERIOR COMPONENTS THAT REQUIRE PAINTING.
 - PREP AND PAINT EXISTING STEEL LINTELS ABOVE WINDOW / DOOR OPENINGS.
 - ALLOWANCES:
 - REMOVE / REPLACE DAMAGED BRICK IN LIKE KIND - QUANTITY 50 IN SCATTERED LOCATIONS T.B.D.
 - TUCKPOINT MORTAR JOINTS AT LOCATIONS OF FAILED / CRACKED / OPEN JOINTS - 500 L.F.



Modernization Project 2026 at:
Grayhill Apartments
220 Montgomery Avenue
Springfield, Ohio 45506

Prepared for: Springfield Metropolitan Housing Authority

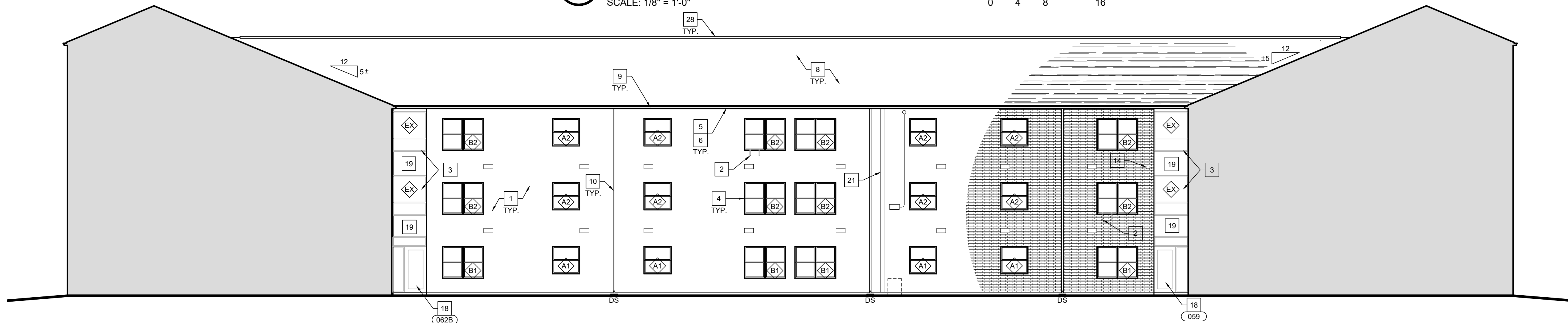
Project Number	2024-112
Date	February 10, 2026
Date	12.19.25
Issue	Review Set
Date	01.12.26
Progress	90% Review Set
Date	02.02.26
Bid / Construction Set	
Sheet Title	Exterior Elevations
Sheet Number	A3.11



A NORTH COURTYARD EXTERIOR ELEVATION

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

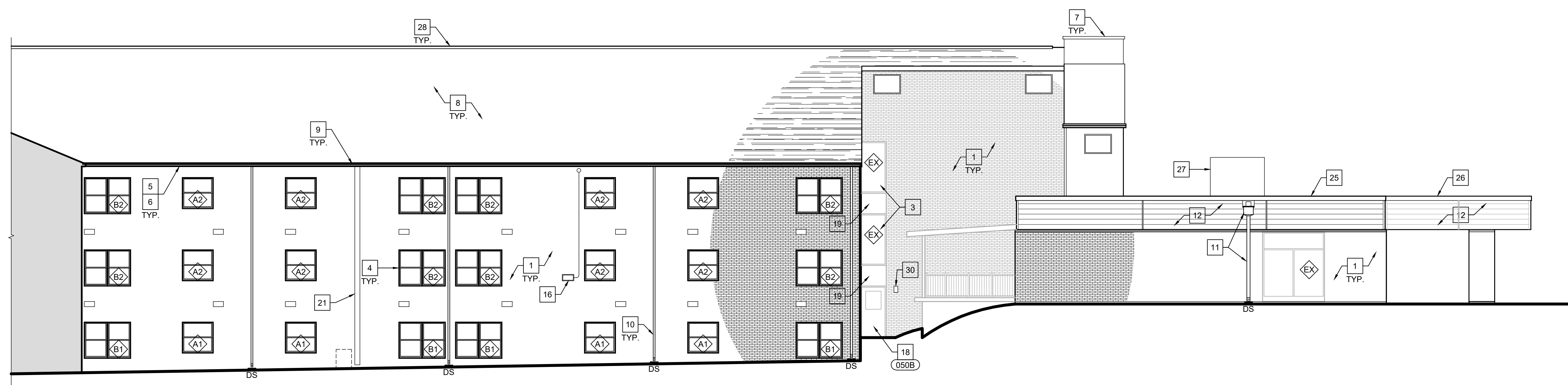
0 4 8 16



B EAST COURTYARD EXTERIOR ELEVATION

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

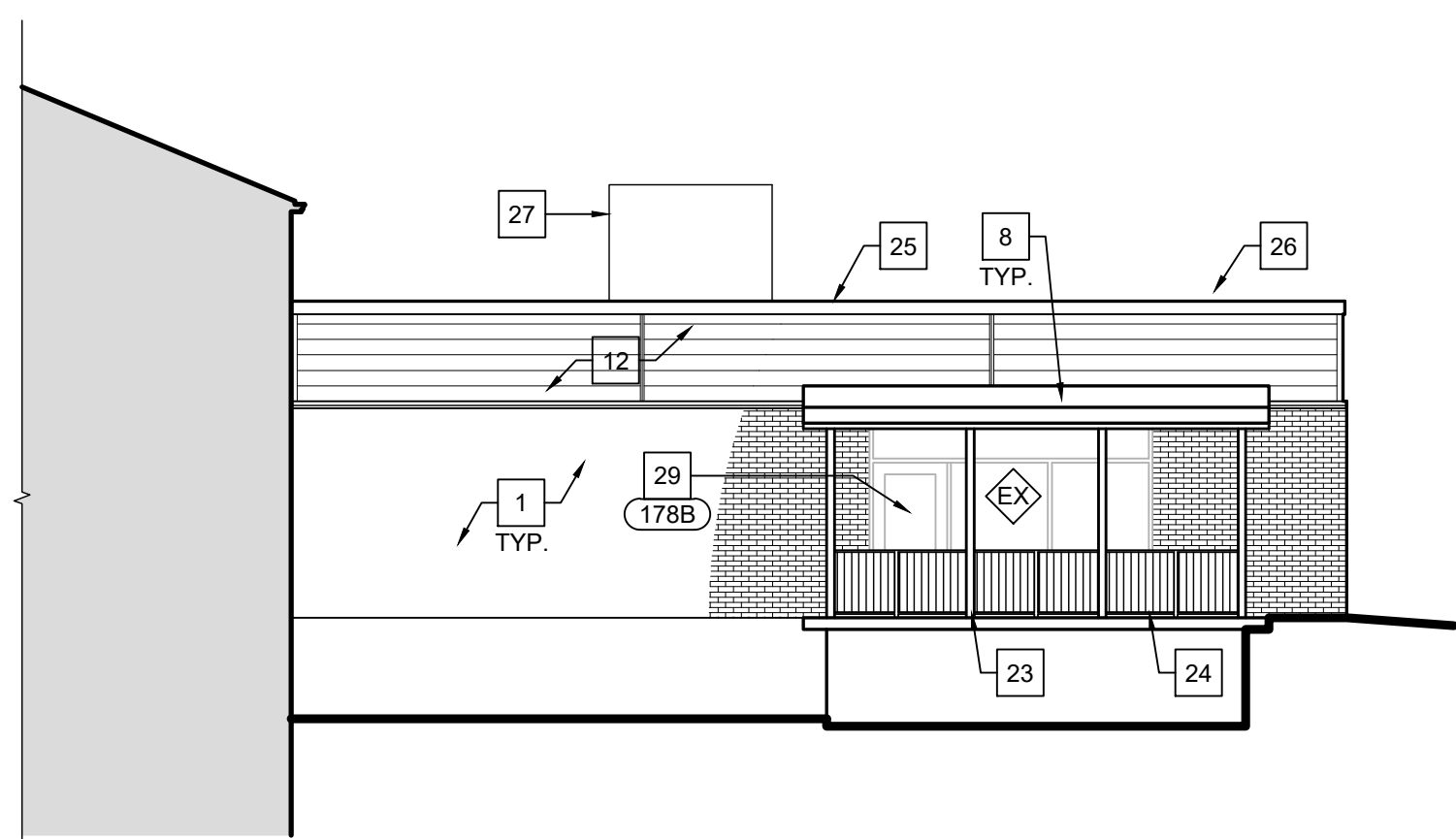
0 4 8 16



C SOUTH COURTYARD EXTERIOR ELEVATION

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

0 4 8 16



D WEST COURTYARD EXTERIOR ELEVATION

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

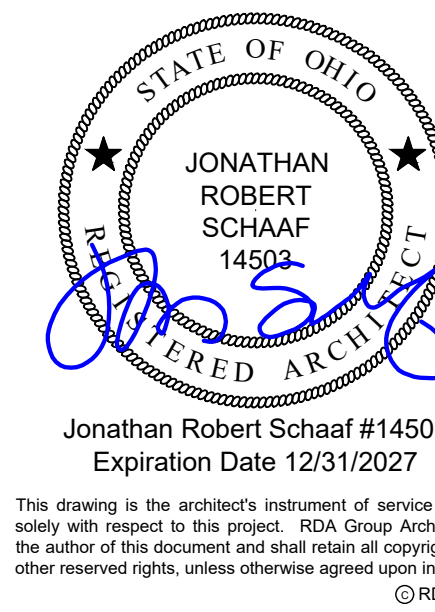
0 4 8 16

EXTERIOR ELEVATION KEY NOTES

- EXISTING BRICK TO REMAIN. PRESSURE WASH / CLEAN BRICK TO REMOVE ANY ATMOSPHERIC STAINING, ALGAE GROWTH, ETC.
- REMOVE EXISTING WINDOW A/C UNIT SUPPORTS, INCLUDING ANCHORS INTO THE BRICK. TUCK POINT BRICK TO ADDRESS REMOVED ANCHORS.
- EXISTING WINDOWS TO REMAIN.
- REMOVE EXISTING, INSTALL NEW DWELLING UNIT WINDOWS INTO EXISTING ROUGH OPENINGS.
- REMOVE EXISTING, INSTALL NEW PRE-FINISHED ALUMINUM WRAP OVER EXISTING 1x WOOD FASCIA TRIM.
- REMOVE EXISTING, INSTALL NEW PRE-FINISHED ALUMINUM WRAP OVER EXISTING 1x WOOD FRIEZE TRIM.
- REMOVE EXISTING, INSTALL NEW PRE-FINISHED ALUMINUM WRAP OVER EXISTING 1x WOOD RAKE TRIM.
- REMOVE EXISTING, INSTALL NEW SHINGLE ROOF SYSTEM, COMPLETE WITH ALL FLASHINGS, TERMINATIONS, ETC.
- REMOVE EXISTING, INSTALL NEW 6" PRE-FINISHED ALUMINUM GUTTERS.
- REMOVE EXISTING, INSTALL NEW 3"x4" PRE-FINISHED ALUMINUM DOWNSPOUTS. DISCHARGE DOWNSPOUTS INTO NEW PRECAST CONCRETE SPLASHBLOCKS AT GRADE.
- REMOVE EXISTING, INSTALL NEW PREFINISHED ALUMINUM FACE PLATE, CONDUCTOR HEAD, AND 5" Ø DOWNSPOUT. DISCHARGE DOWNSPOUT INTO NEW PRECAST CONCRETE SPLASHBLOCKS AT GRADE.
- REMOVE EXISTING VINYL SIDING, INSTALL NEW PRE-FINISHED ALUMINUM SIDING PANELS.
- REMOVE EXISTING, INSTALL NEW BUILDING SIGNAGE.
- REMOVE AND REINSTALL EXISTING CCTV CAMERAS.
- REMOVE AND REINSTALL EXISTING SECURITY LIGHT FIXTURES.
- REMOVE EXISTING, INSTALL NEW WALL MOUNTED SECURITY LIGHT FIXTURES. REFER TO ELECTRICAL DRAWINGS.
- PREP AND PAINT EXISTING OVERHEAD DOOR. REMOVE EXISTING, INSTALL NEW PRE-FINISHED ALUMINUM WRAP OVER EXISTING WOOD TRIM AT JAMBS & HEAD OF OPENING. INSTALL NEW WEATHERSTRIPPING.
- PREP AND PAINT EXISTING EXTERIOR DOOR AND FRAME.
- PREP AND PAINT EXISTING INFILL / SPANDREL PANELS.
- REMOVE EXISTING, INSTALL NEW FABRIC AWNING OVER EXISTING ALUMINUM FRAMING.
- EXISTING STAINLESS STEEL LINESSET COVER TO REMAIN.
- EXISTING PLASTIC LINESSET COVER TO REMAIN.
- REMOVE EXISTING, INSTALL NEW PRE-FINISHED ALUMINUM WRAP AT EXISTING COLUMNS.
- EXISTING STEEL GUARDRAIL TO REMAIN. PREP AND PAINT.
- REMOVE EXISTING, INSTALL NEW LOW SLOPE ROOF SYSTEM. REFER TO ROOF PLAN AND DETAILS.
- REMOVE EXISTING, INSTALL NEW PRE-FINISHED WIND RATED ALUMINUM EDGE.
- EXISTING ROOF TOP HVAC EQUIPMENT TO REMAIN. REMOVE / REINSTALL AS REQ'D.
- REMOVE EXISTING, INSTALL NEW SHINGLE OVER TYPE CONTINUOUS RIDGE VENT.
- EXISTING ALUMINUM STOREFRONT DOOR TO REMAIN.
- REMOVE EXISTING, INSTALL NEW EXTERIOR WALL MOUNTED LIGHT FIXTURES. REFER TO ELECTRICAL DRAWINGS.
- REMOVE EXISTING, INSTALL NEW PRE-FINISHED ALUMINUM LINESSET / CABLE CONDUIT COVER.
- REMOVE EX., INSTALL NEW ALLEN BLOCK RETAINING WALL - REFER TO DETAIL F/A4.22

EXTERIOR ELEVATION GENERAL NOTES

- REMOVE EXISTING, INSTALL NEW JOINT SEALANT AT ALL APPLICABLE JOINTS IN EXTERIOR ENVELOPE. SEAL ALL PENETRATIONS OF ELECTRICAL/PLUMBING/MECHANICAL ITEMS, ETC.
- FLASH WINDOWS AS APPLICABLE TO THE CONDITIONS AND INSTALL JOINT SEALANT AS APPLICABLE AGAINST ADJACENT BUILDING JOINTS.
- PREP & PAINT ALL NEW AND EXISTING ROOF PENETRATIONS TO MATCH ROOF COLOR.
- PROVIDE POSITIVE DRAINAGE AWAY FROM THE BLDG AS APPLICABLE TO CONDITIONS AND DISTURBED SITE AREAS.
- REMOVE EXISTING WIRES / CABLEING / SATELLITE DISHES, ETC. FROM THE FACE OF THE BUILDING WHERE THEY IMPACT THE SCHEDULED WORK.
- PREP AND PAINT EXTERIOR EXPOSED WOOD TRIM / EXTERIOR COMPONENTS THAT REQUIRE PAINTING.
- PREP AND PAINT EXISTING STEEL LINTELS ABOVE WINDOW / DOOR OPENINGS.
- ALLOWANCES:
 - REMOVE / REPLACE DAMAGED BRICK IN LIKE KIND - QUANTITY 50 IN SCATTERED LOCATIONS T.B.D.
 - TUCKPOINT MORTAR JOINTS AT LOCATIONS OF FAILED / CRACKED / OPEN JOINTS - 500 L.F.

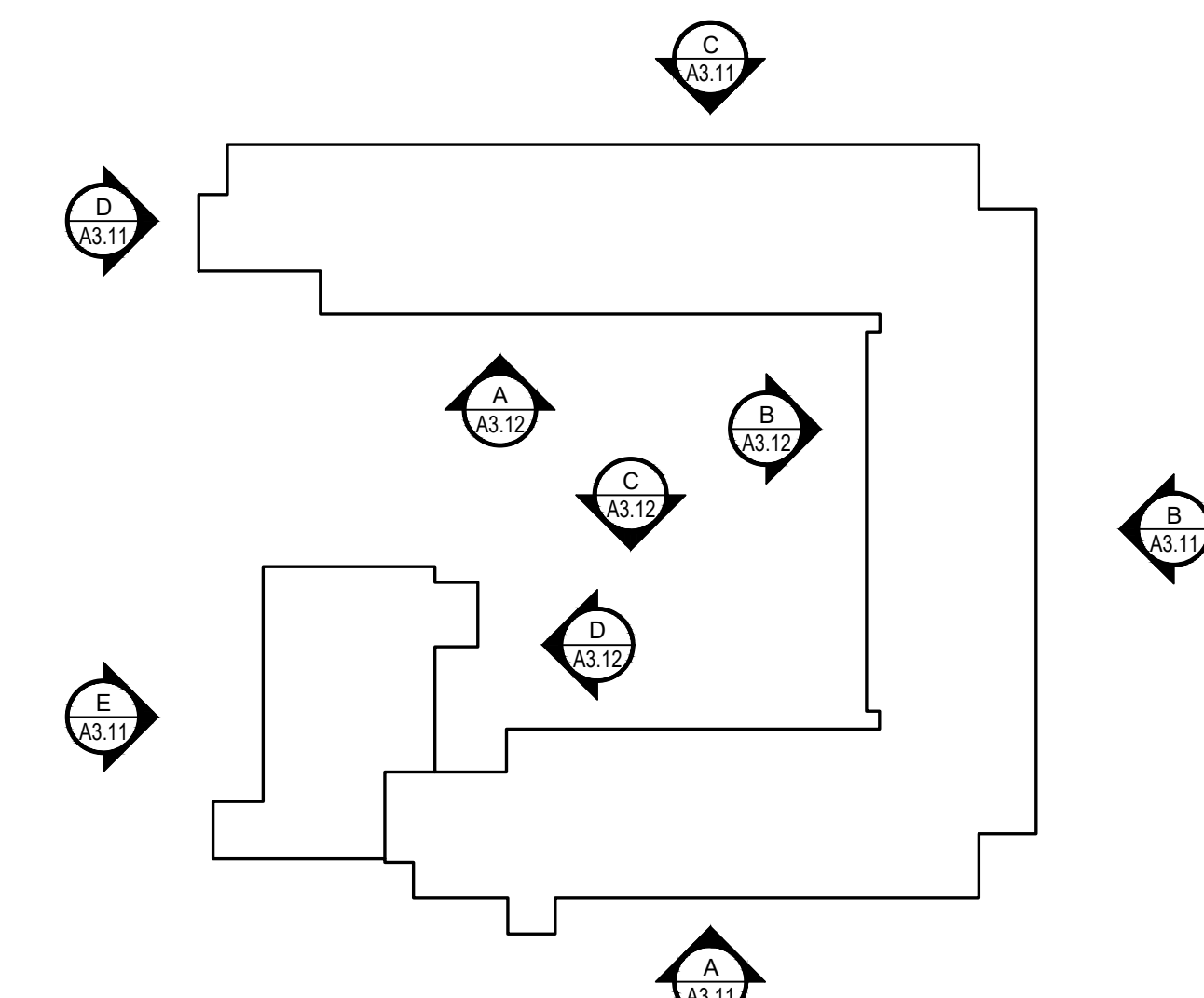


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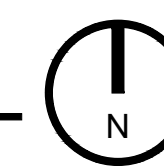


Modernization Project 2026 at:
Grayhill Apartments
220 Montgomery Avenue
Springfield, Ohio 45506
Prepared for: Springfield Metropolitan Housing Authority



KEY PLAN

SCALE: N.T.S.

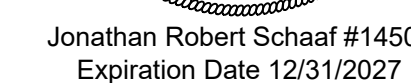


Project Number	2024-112
Date	February 10, 2026
Date	Issue
12.19.25	Review Set
01.12.26	Progress
02.02.26	90% Review Set
02.10.26	Bid / Construction Set

Sheet Title
Courtyard Exterior Elevations

Sheet Number

A3.12



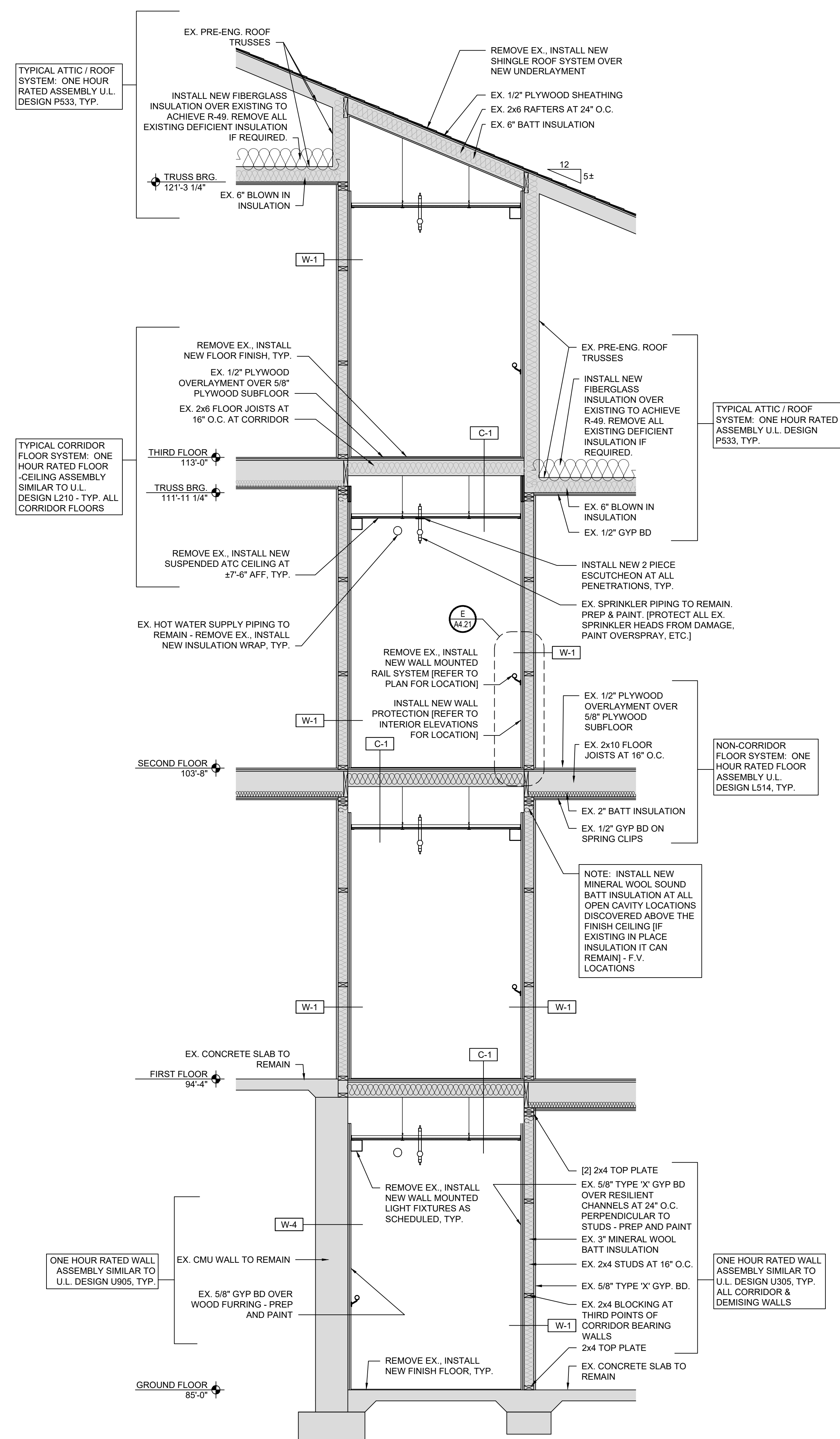
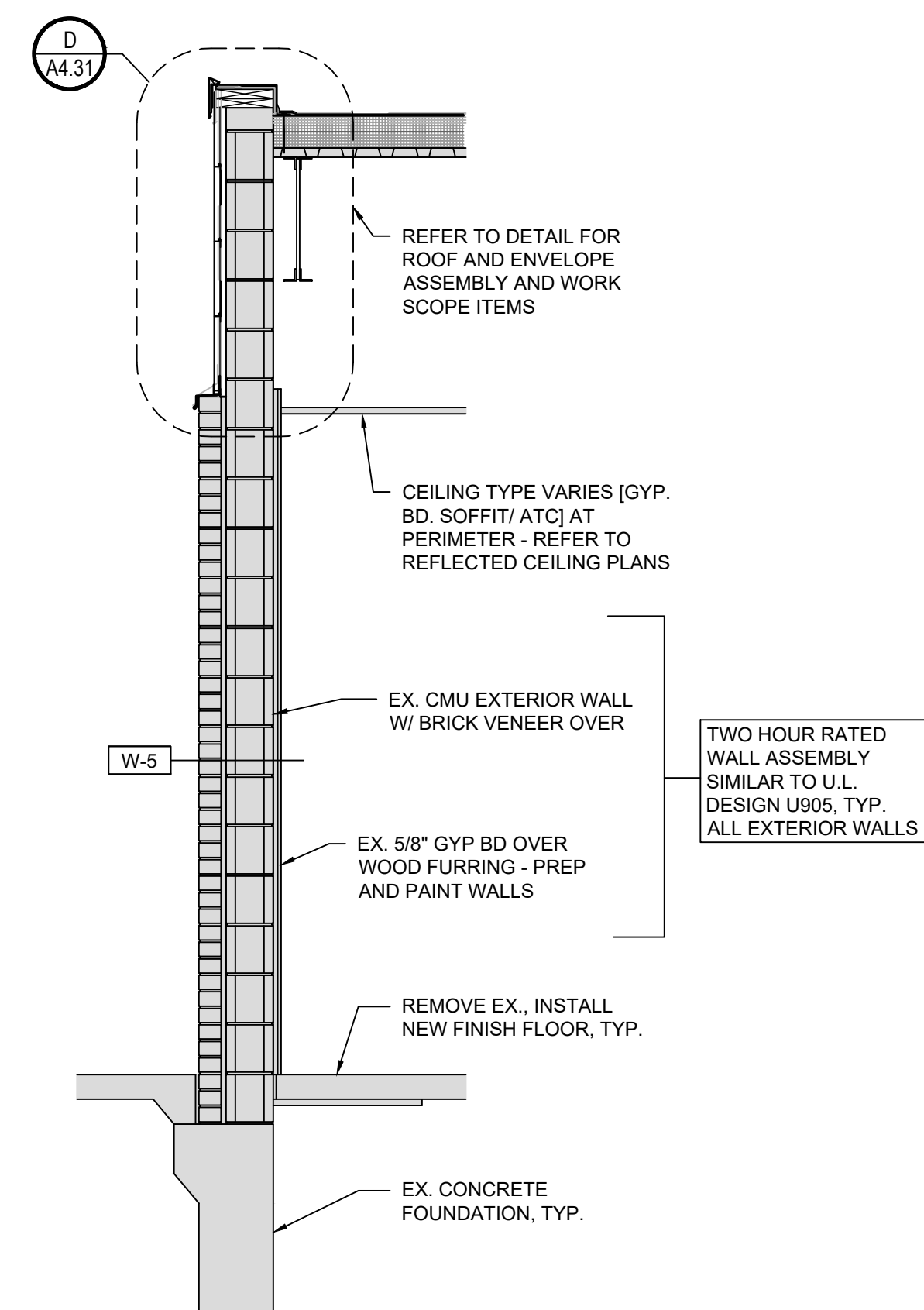
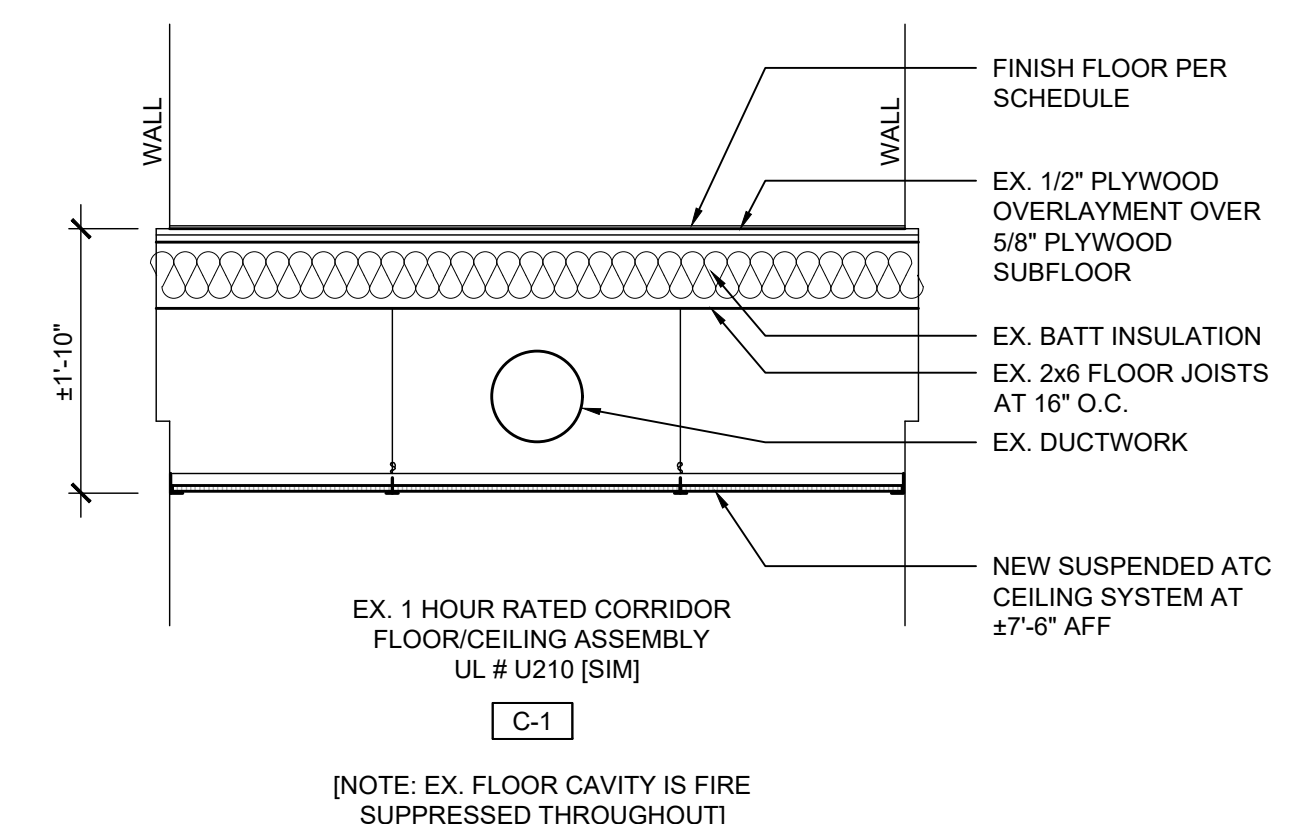
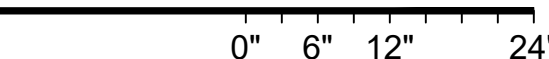
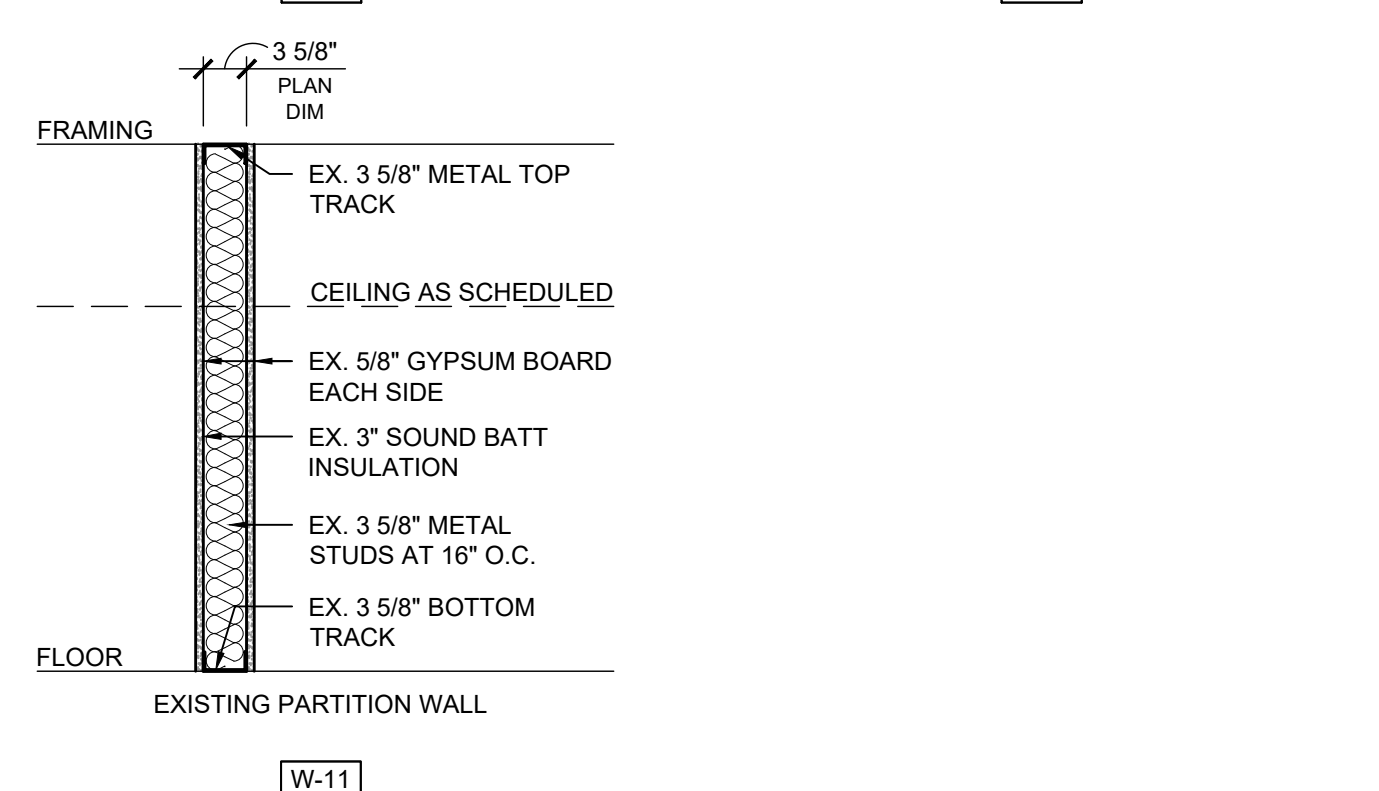
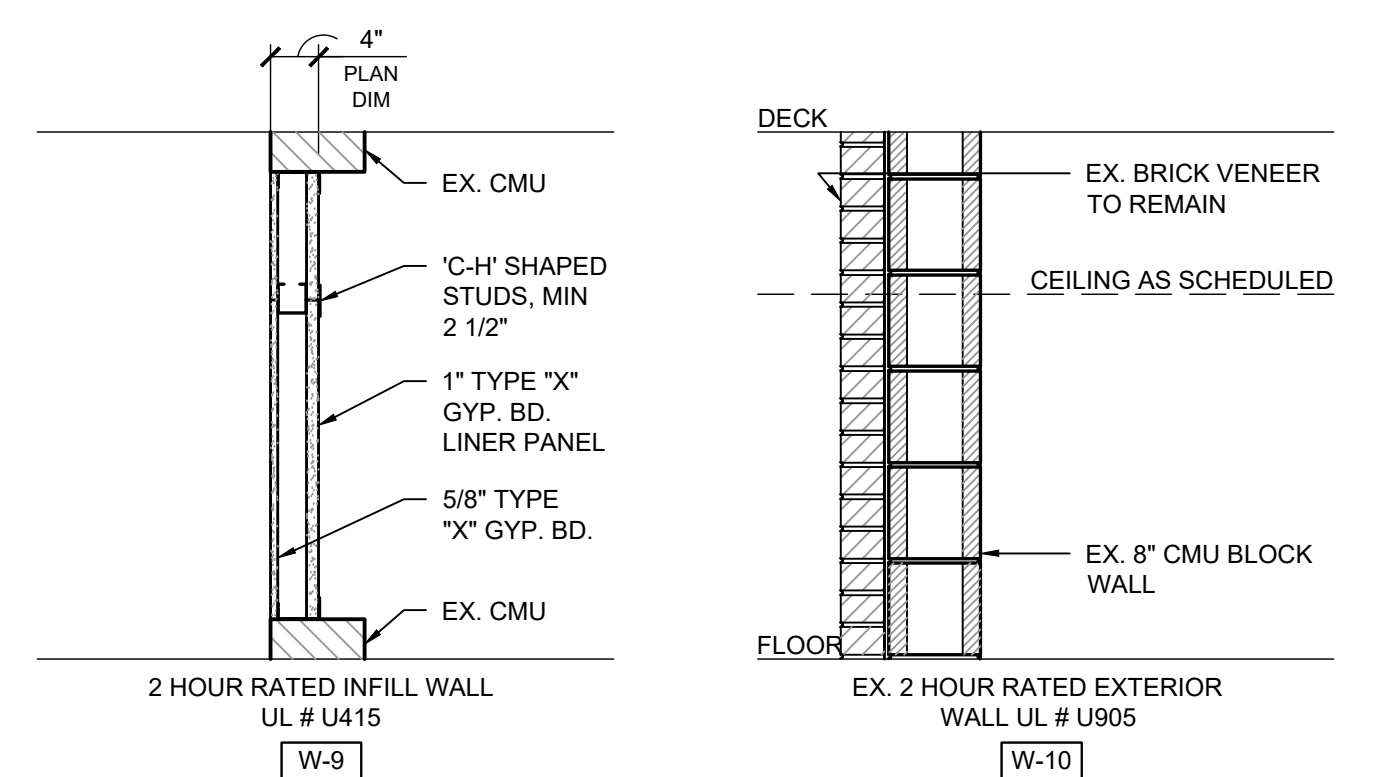
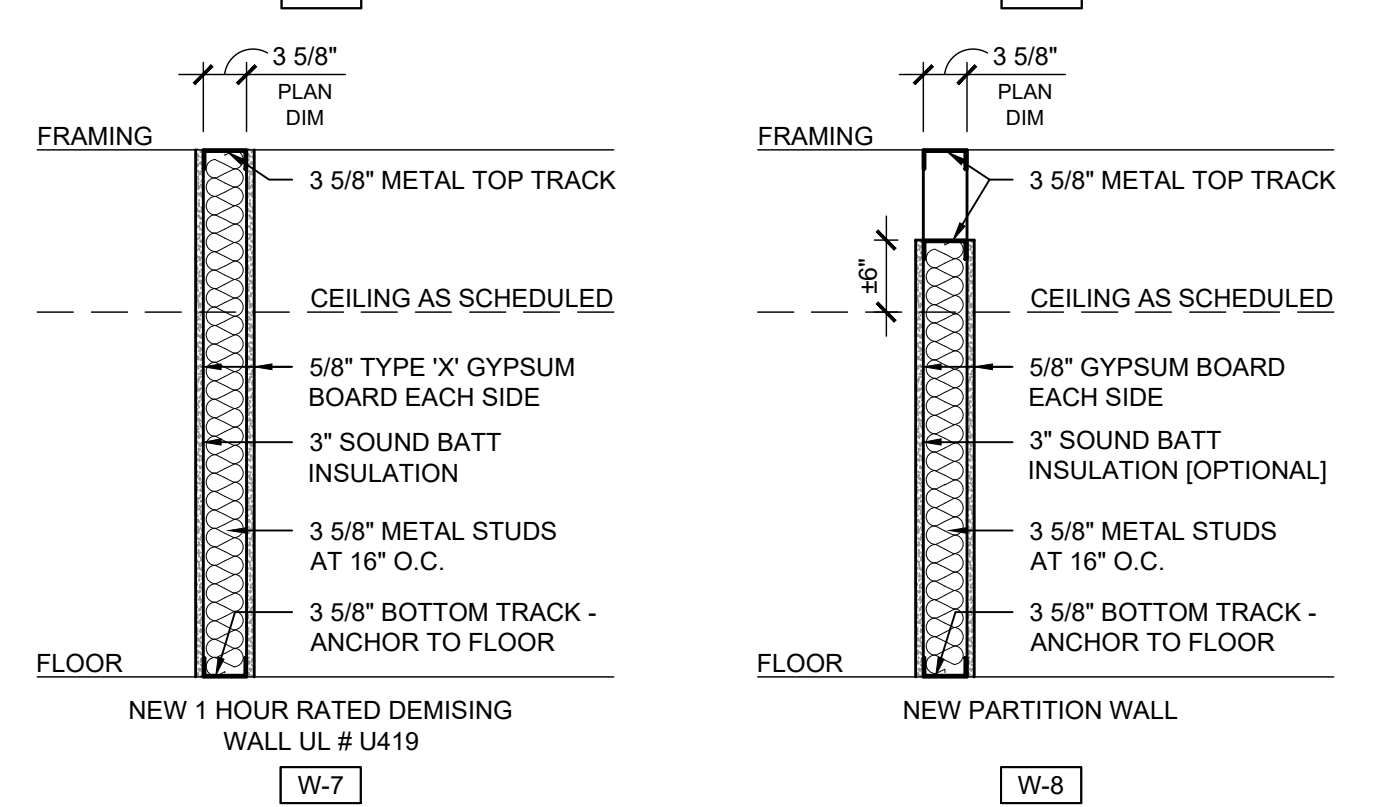
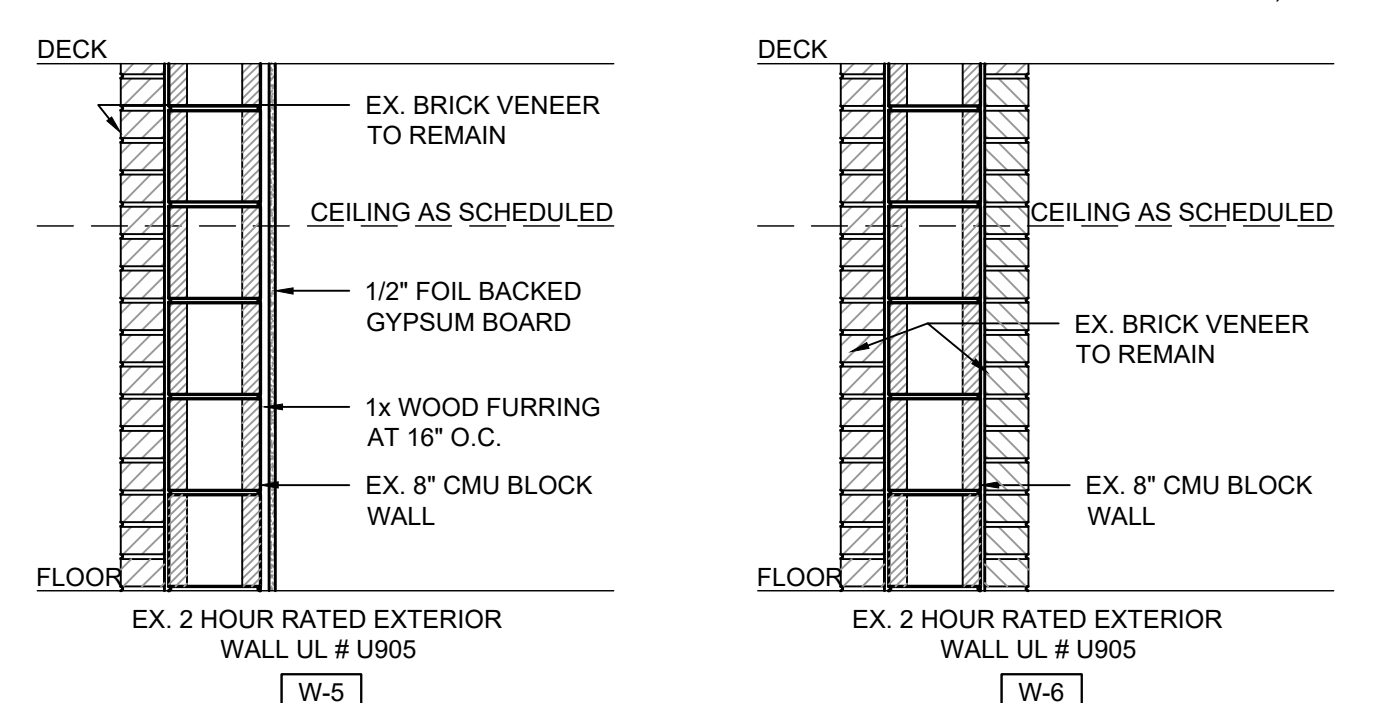
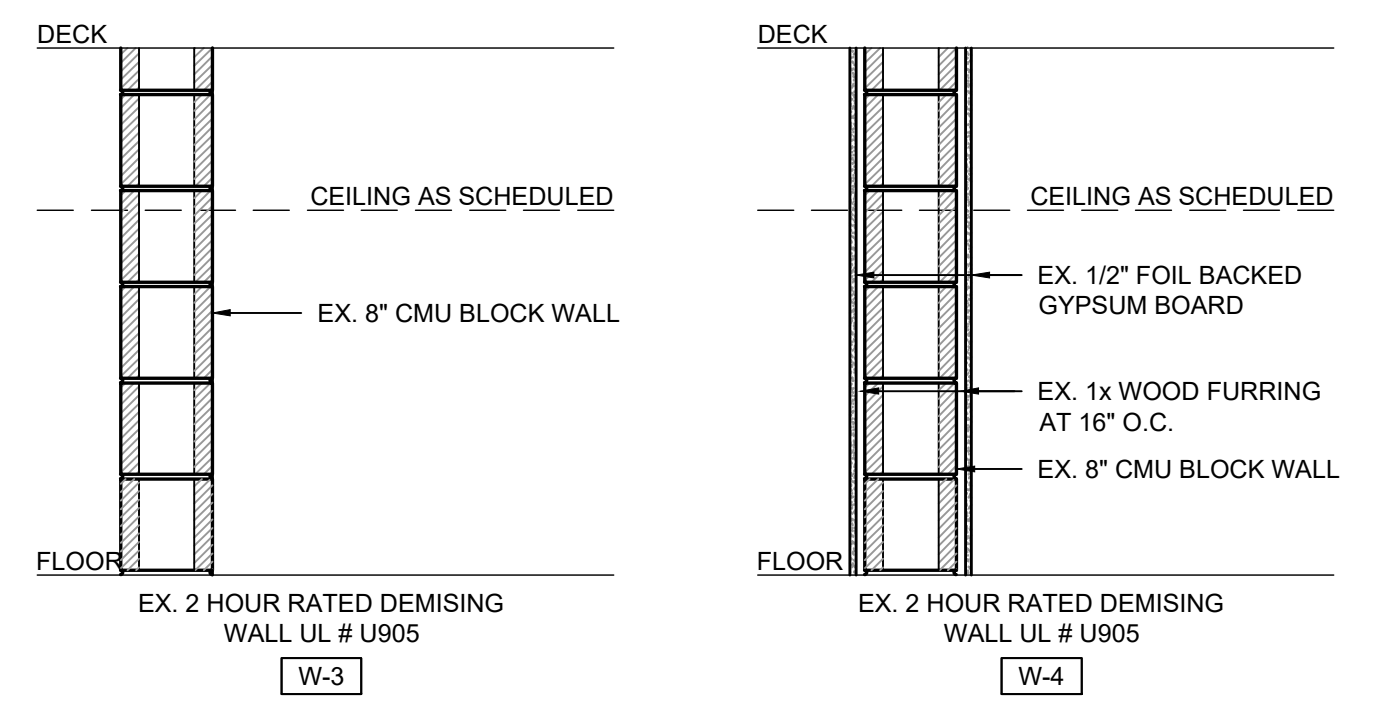
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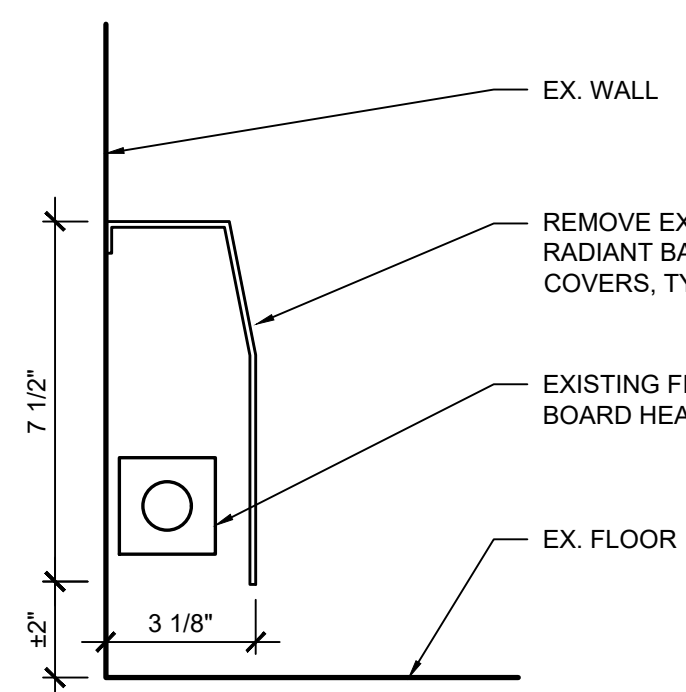


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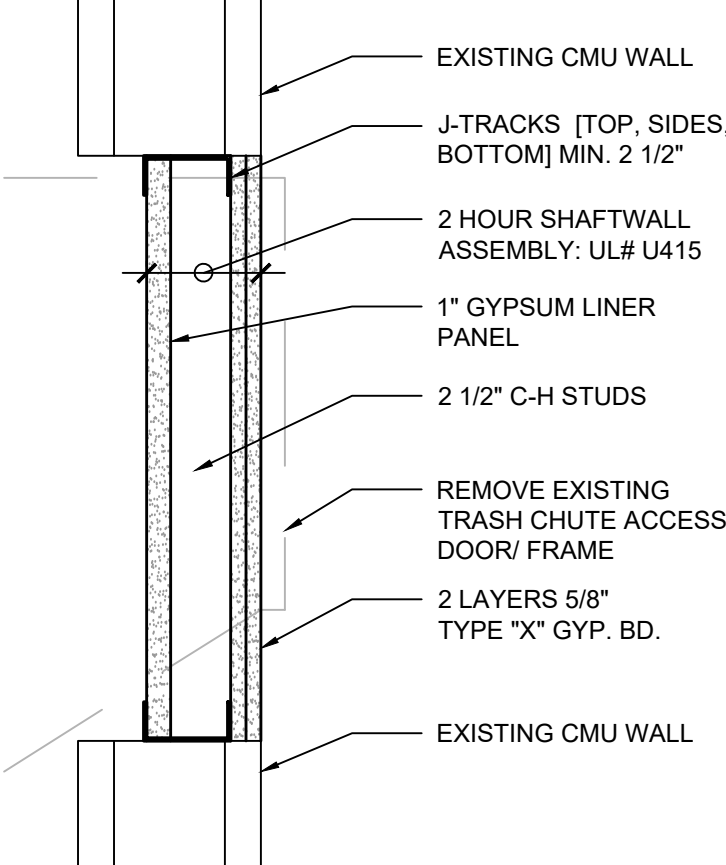
Sheet Title
Typical Sections /
Wall Types

Sheet Number

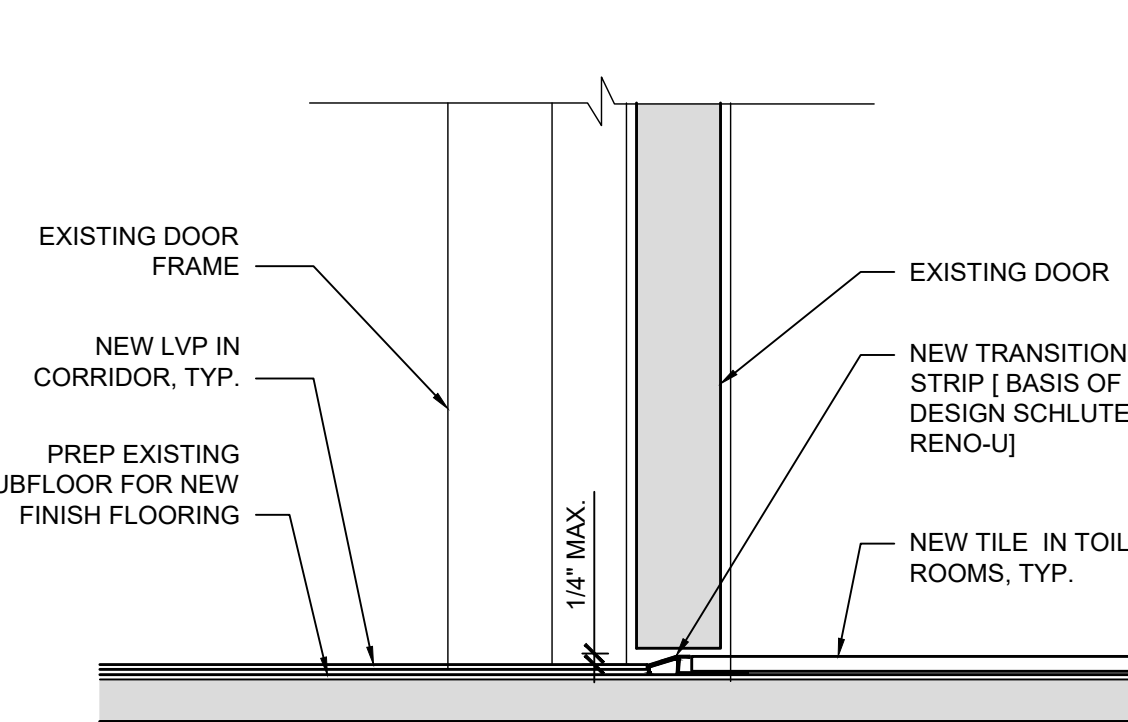




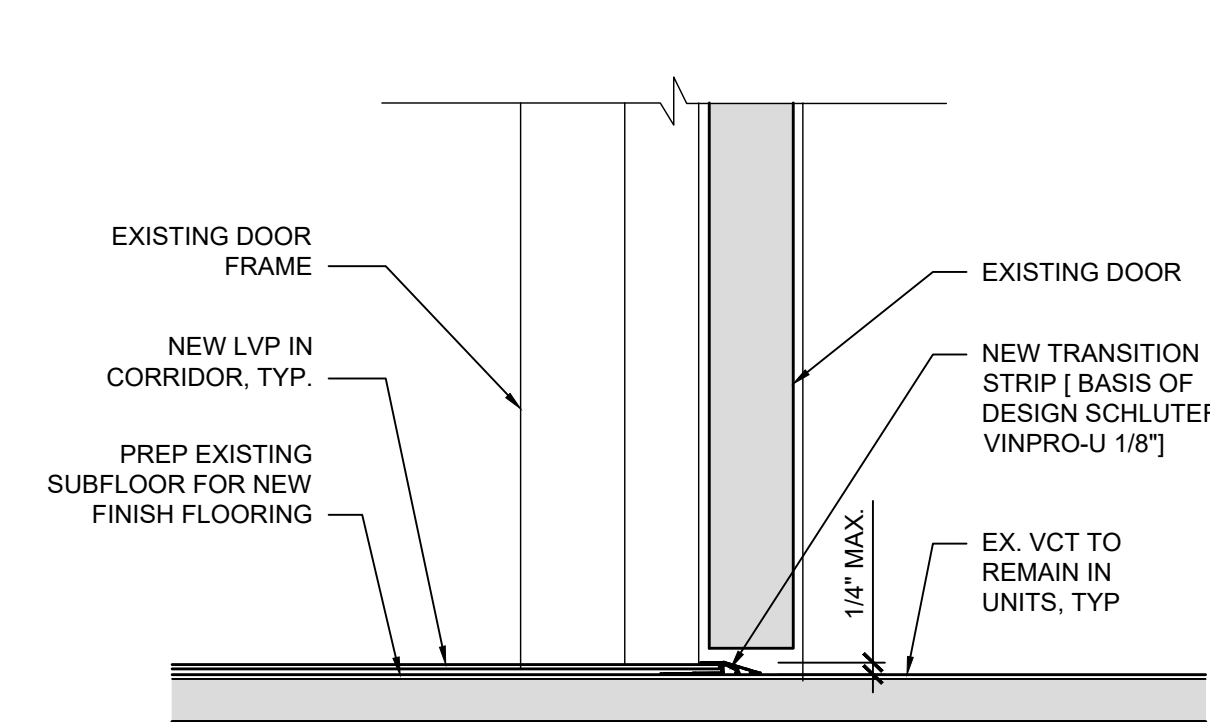
M BASEBOARD HEATER DETAIL
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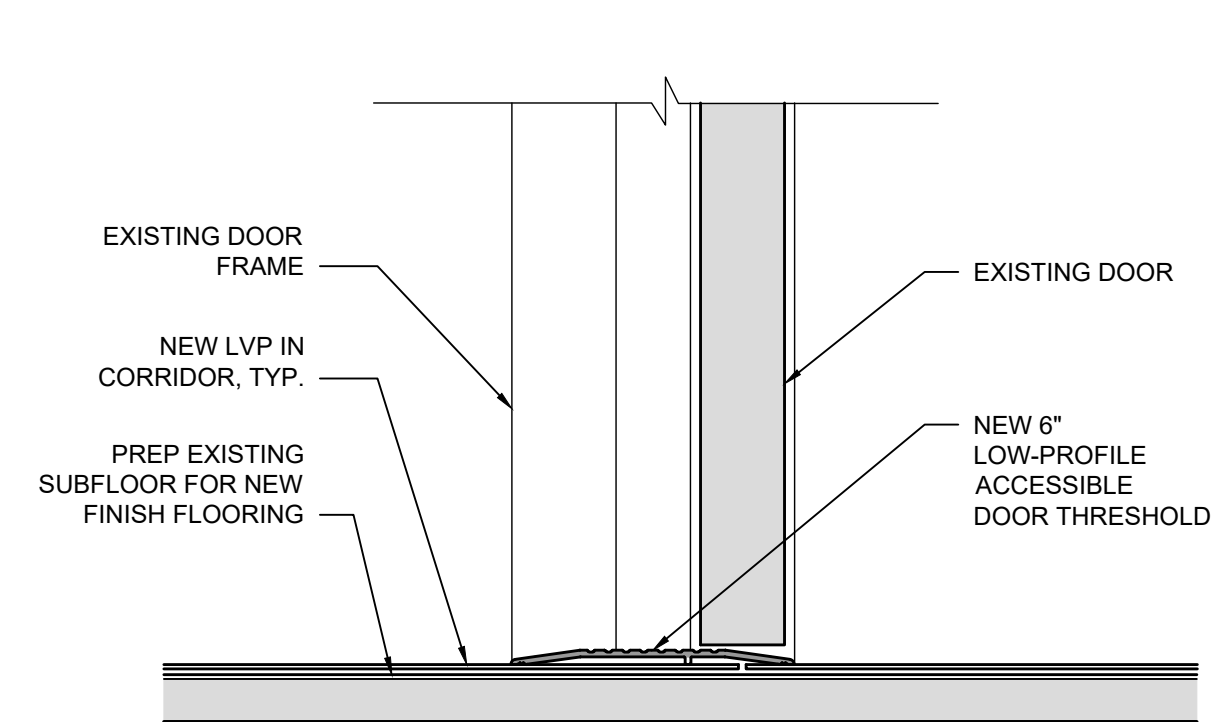
L TRASH CHUTE INFILL DETAIL
SCALE: 1 1/2" = 1'-0"



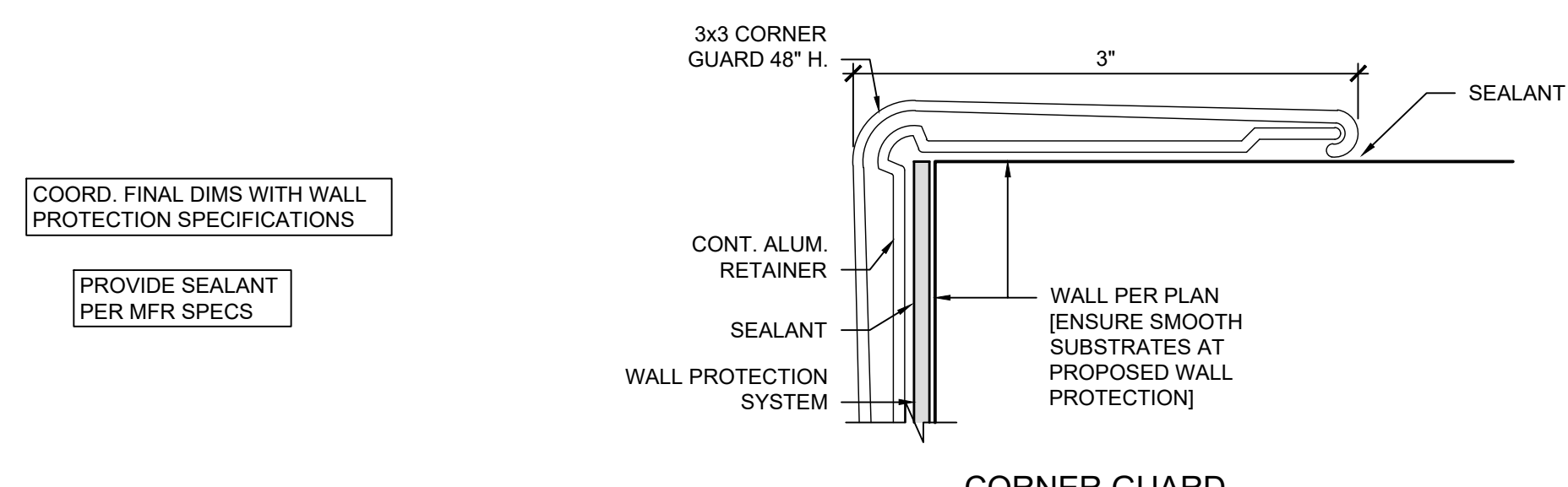
K NEW LVP / NEW TILE TRANSITION / THRESHOLD DETAIL
SCALE: 3" = 1'-0"



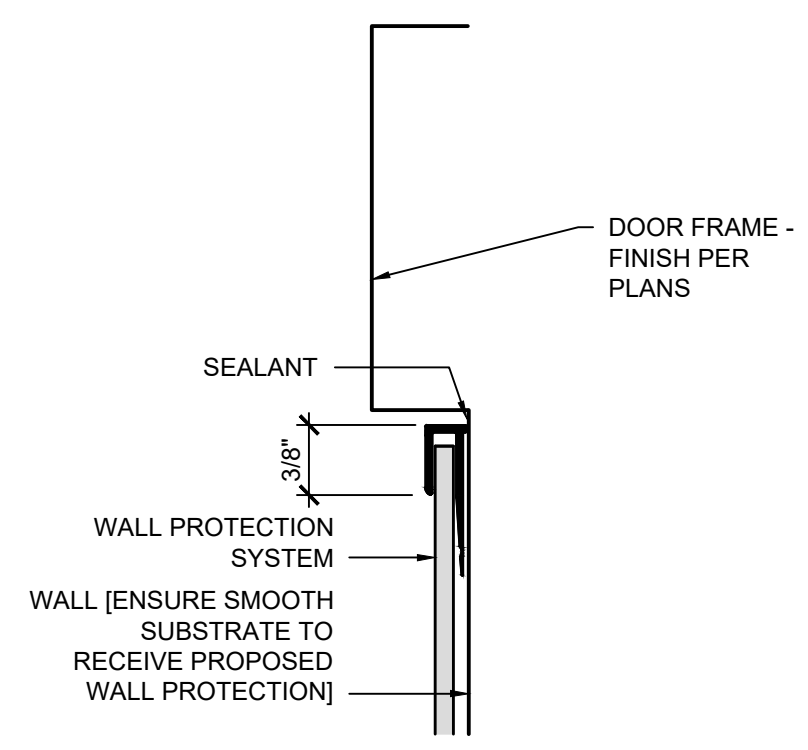
J NEW LVP / EX. VCT TRANSITION / THRESHOLD DETAIL
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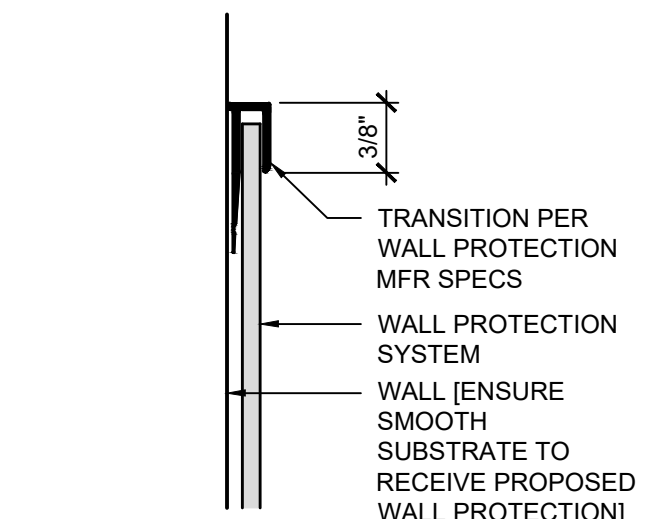
H NEW LVP / NEW LVP TRANSITION / THRESHOLD DETAIL
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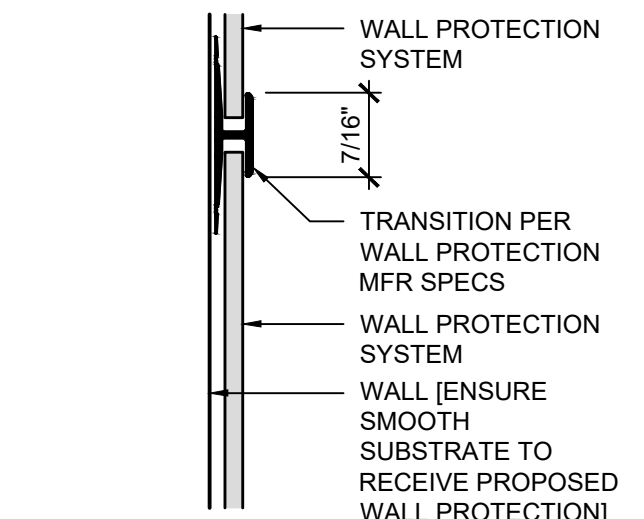
CORNER GUARD



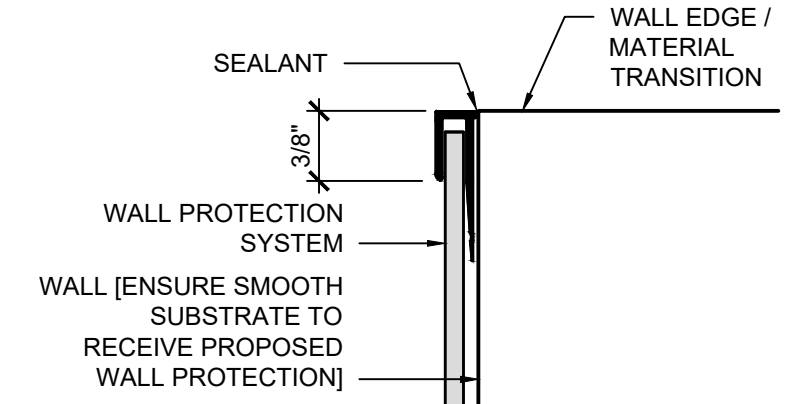
CORNER / EDGE AT DOOR FRAME [MFR TRANSITION]



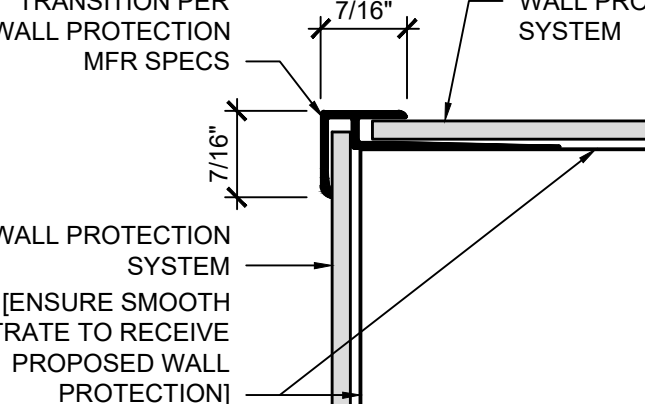
EDGE / END [MFR TRANSITION]



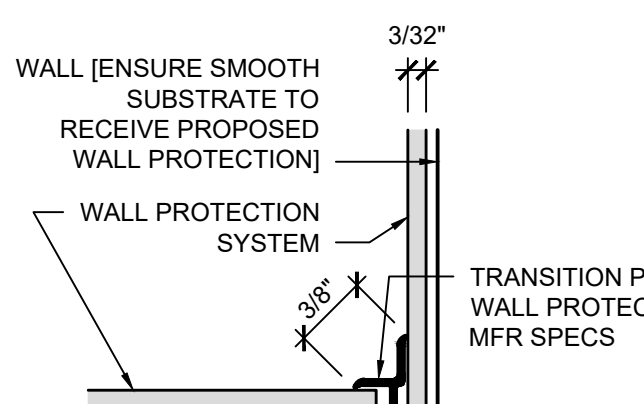
SPLINE [MFR TRANSITION]



CORNER / EDGE [MFR TRANSITION]

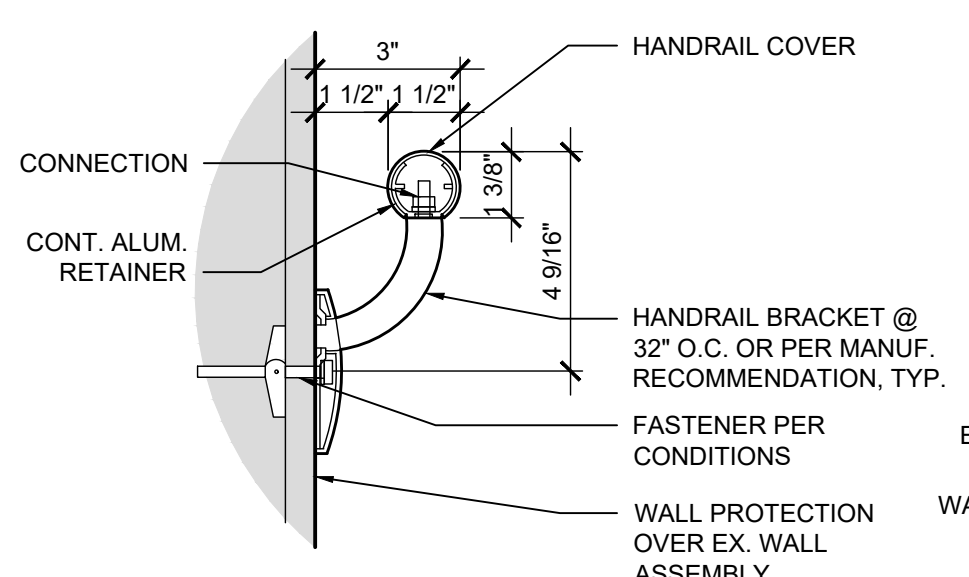


OUTSIDE CORNER [MFR TRANSITION]

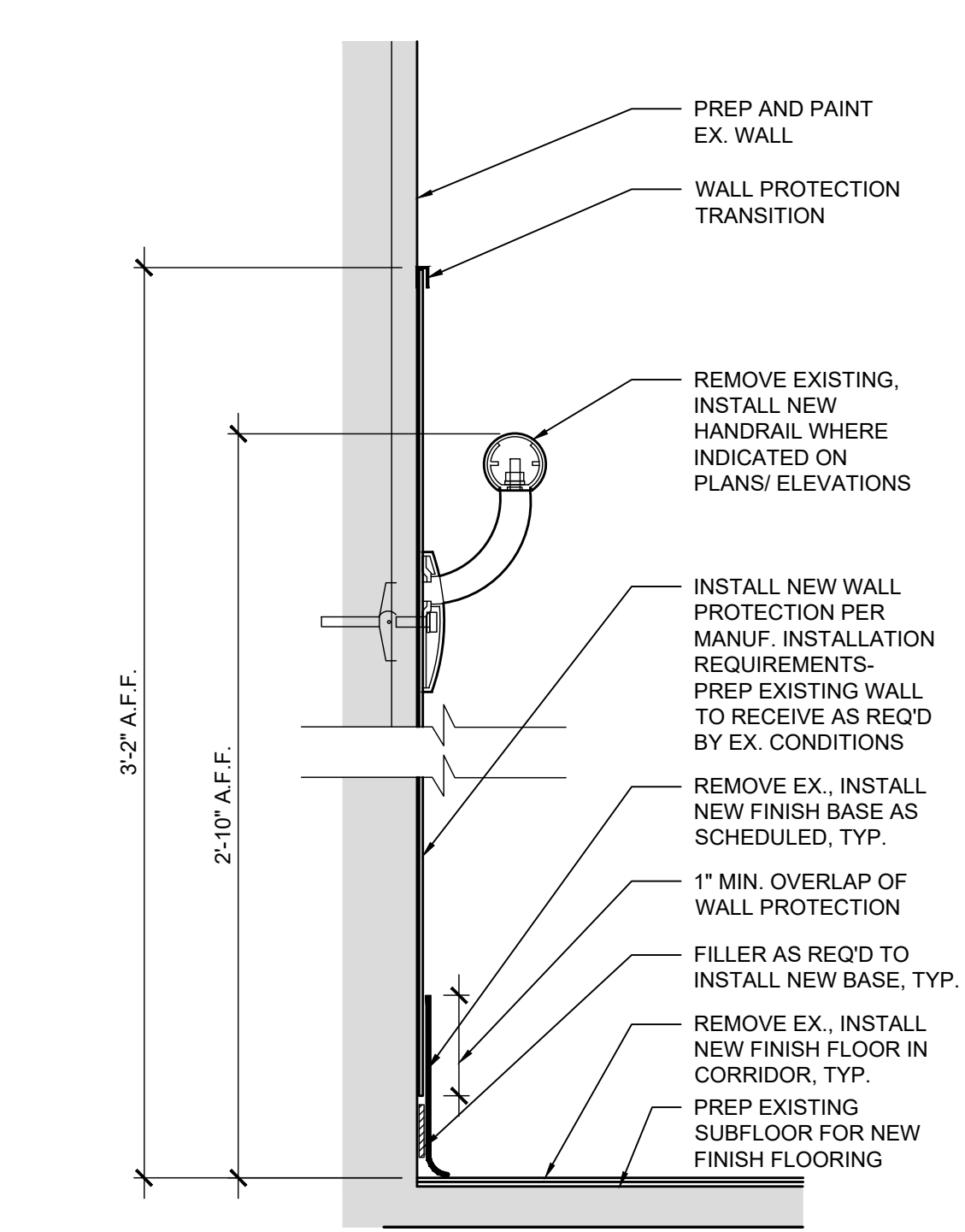
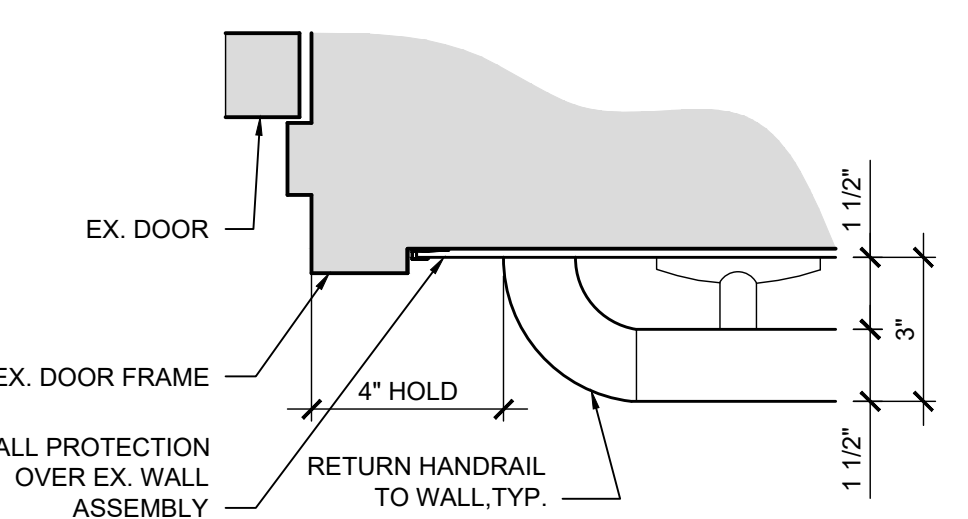


INSIDE CORNER [MFR TRANSITION]

G WALL PROTECTION TRANSITION DETAILS
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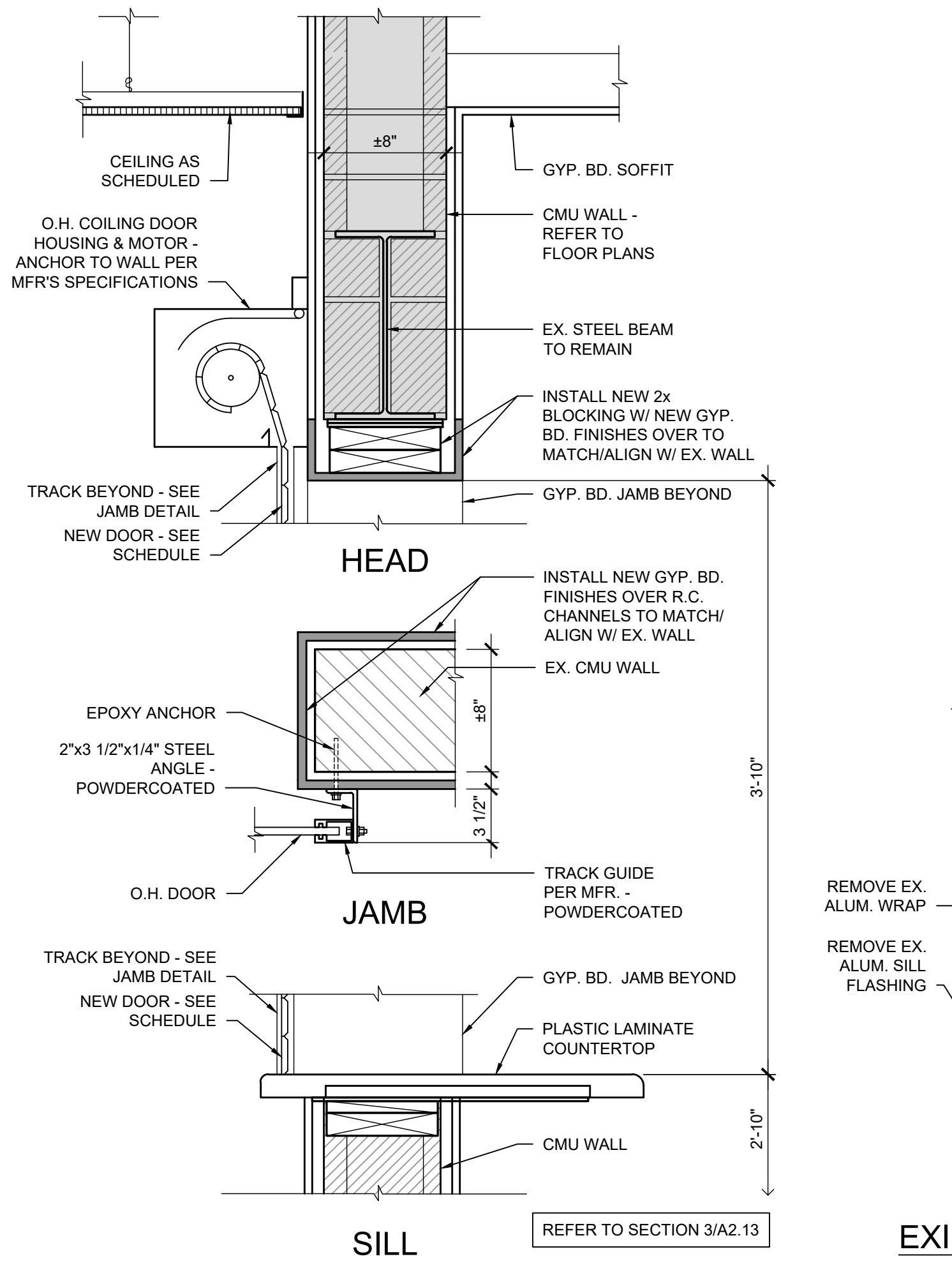


F TYPICAL HAND RAIL DETAILS
SCALE: 3" = 1'-0"



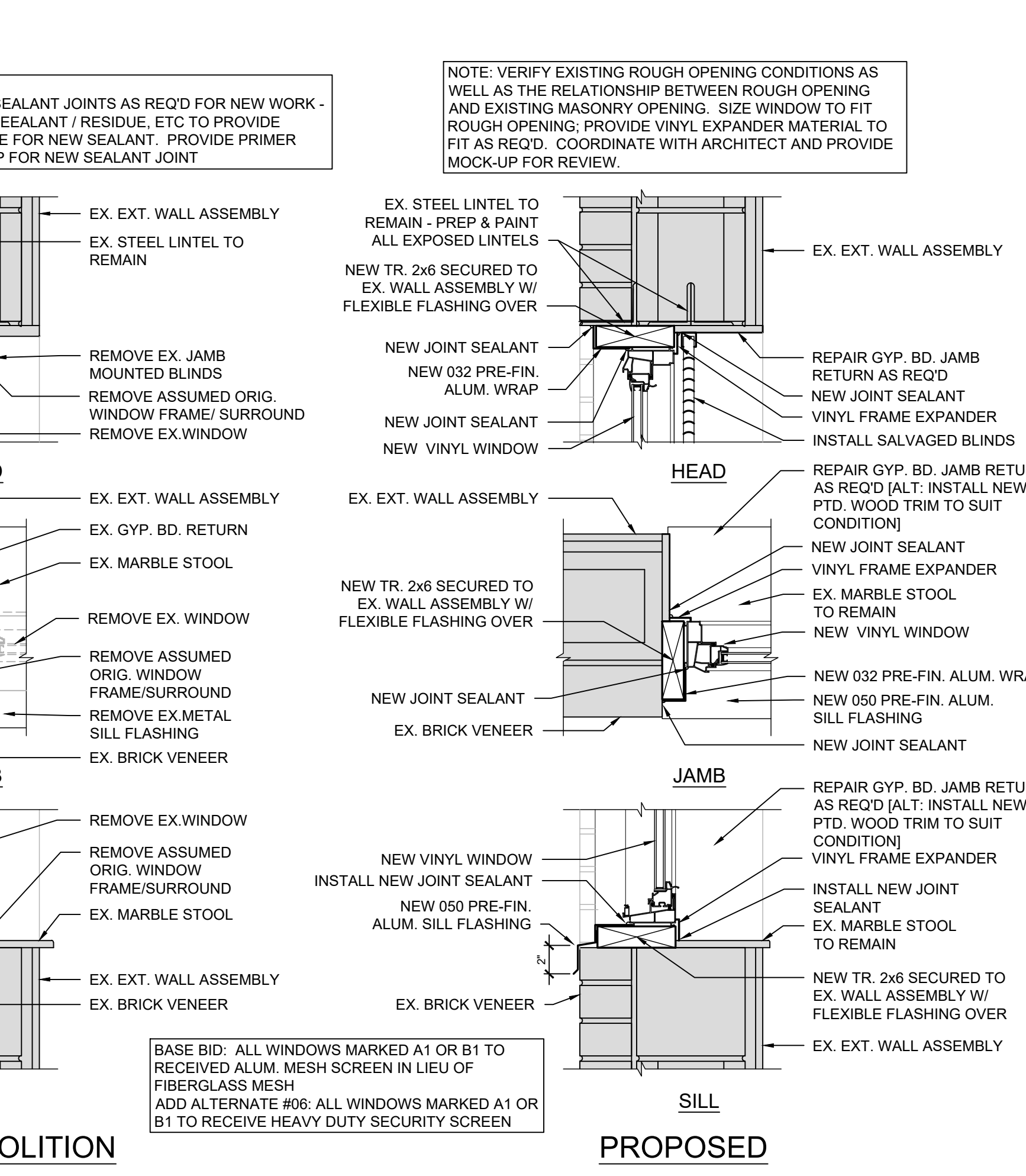
E CORRIDOR WALL FINISH SECTION
SCALE: 3" = 1'-0"

D BULKHEAD DETAIL
SCALE: 3/4" = 1'-0"



C COILING DOOR DETAILS
SCALE: 1 1/2" = 1'-0"

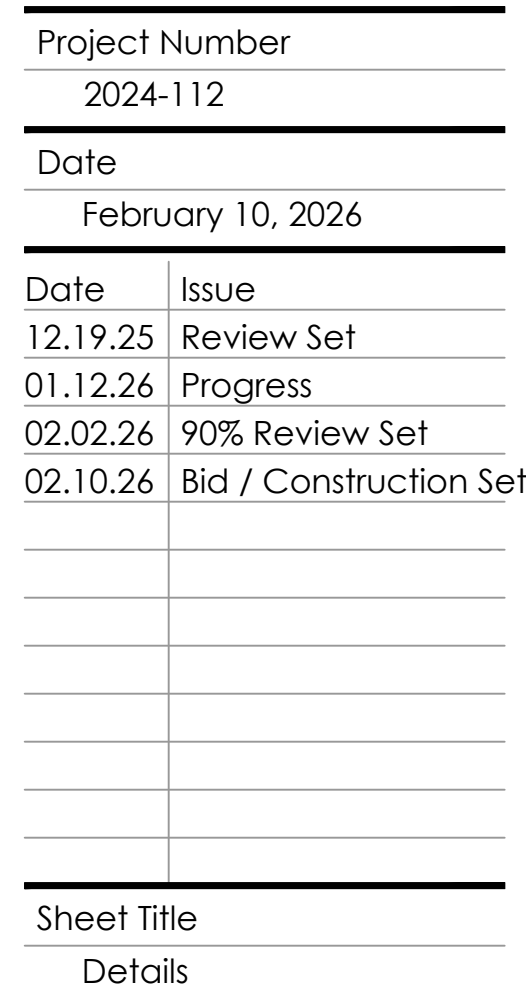
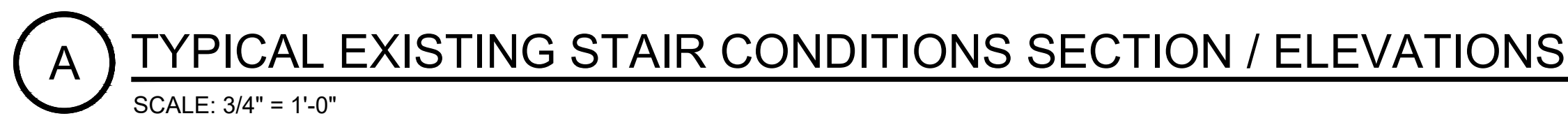
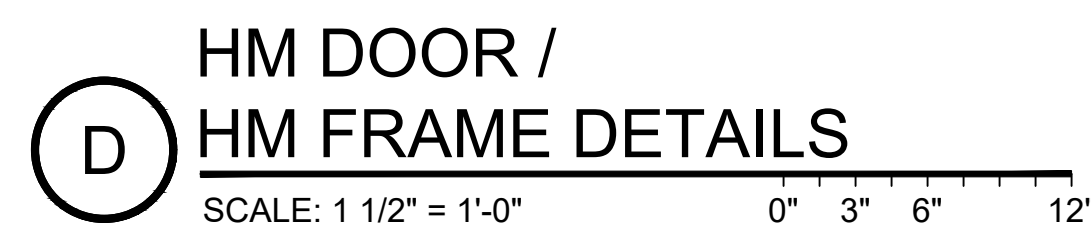
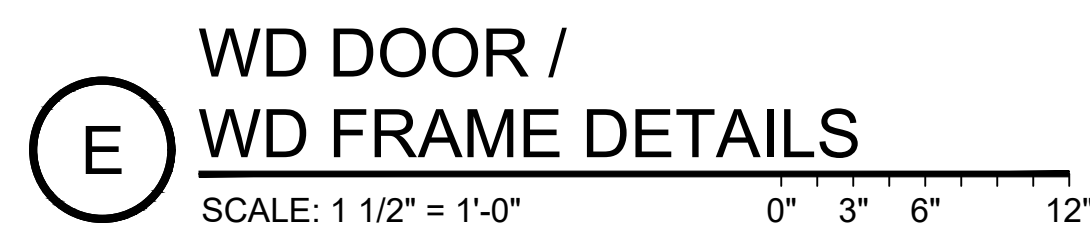
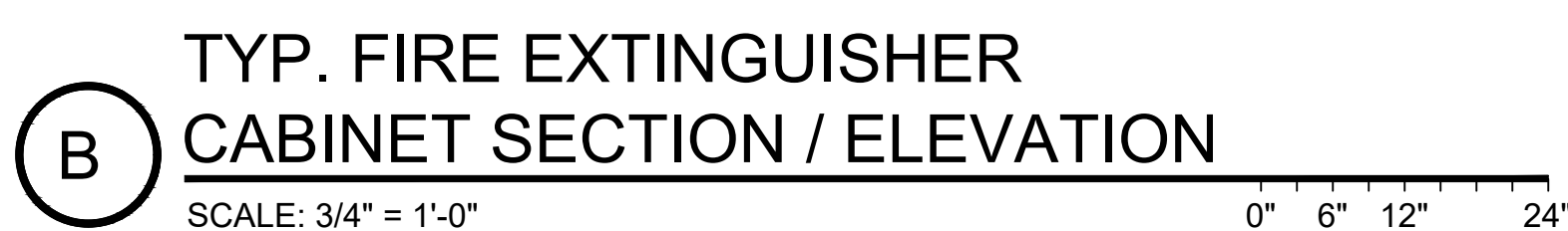
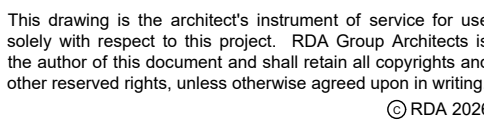
B CONTROL JOINT DETAIL
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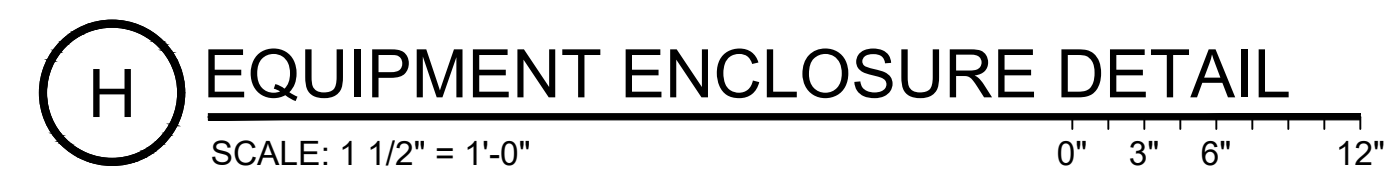
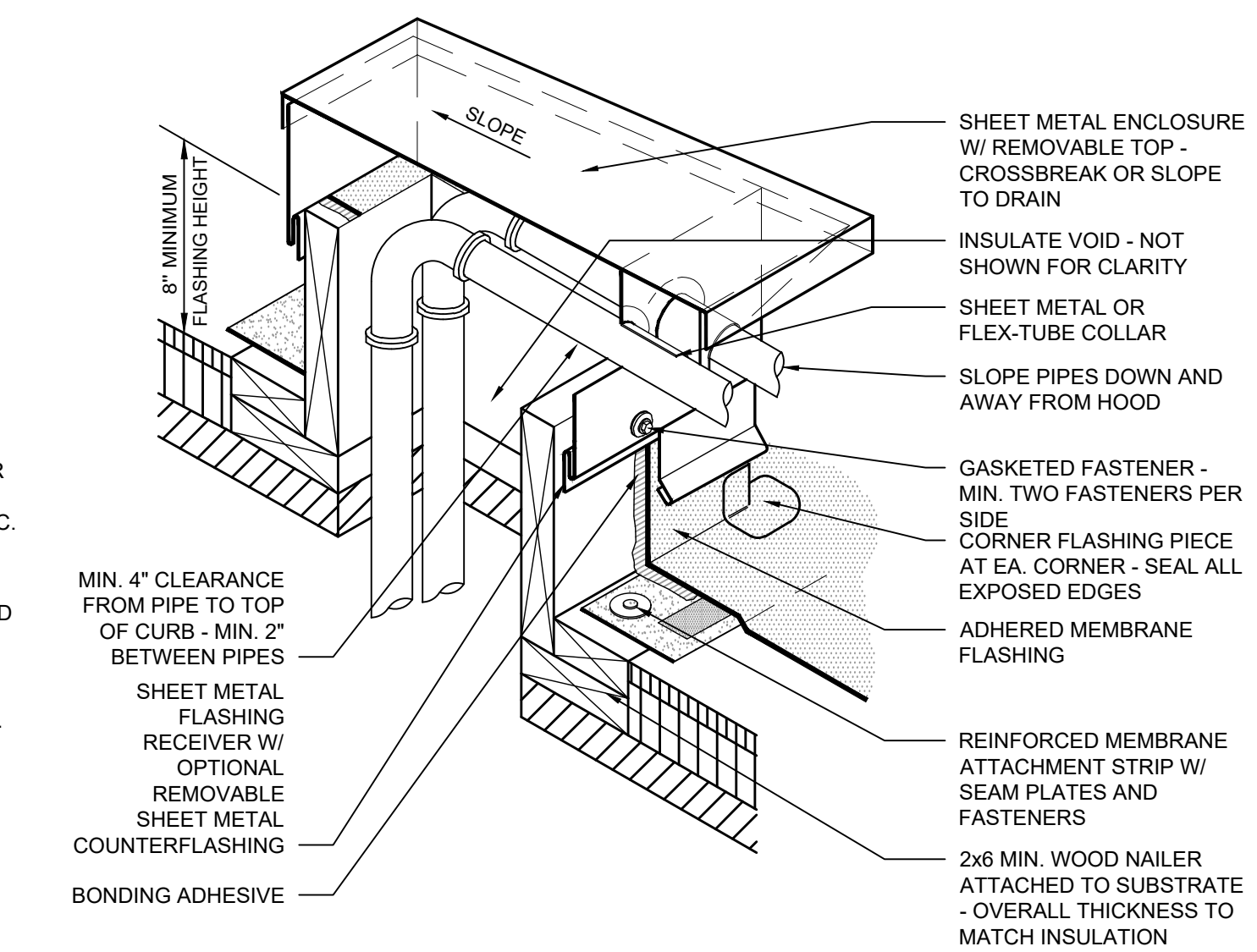
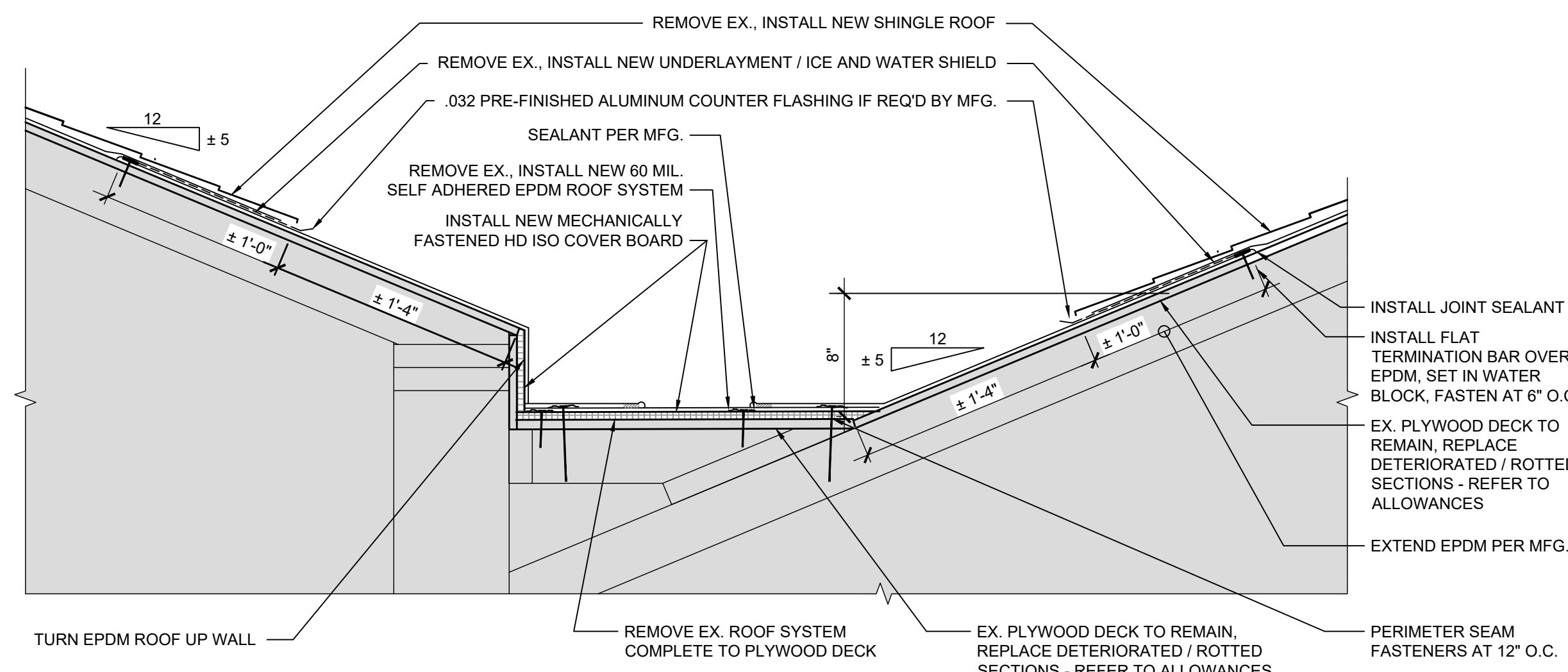
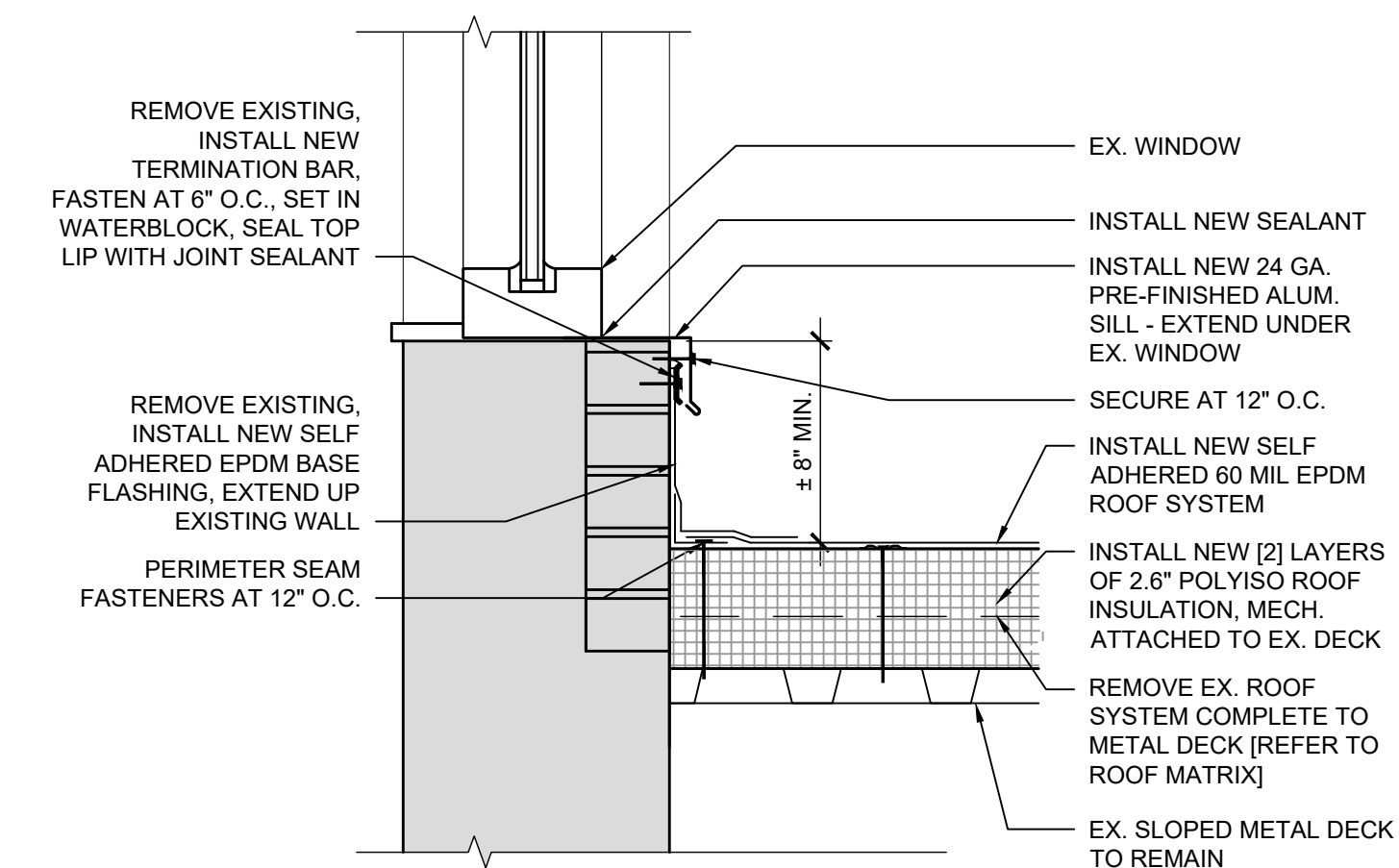
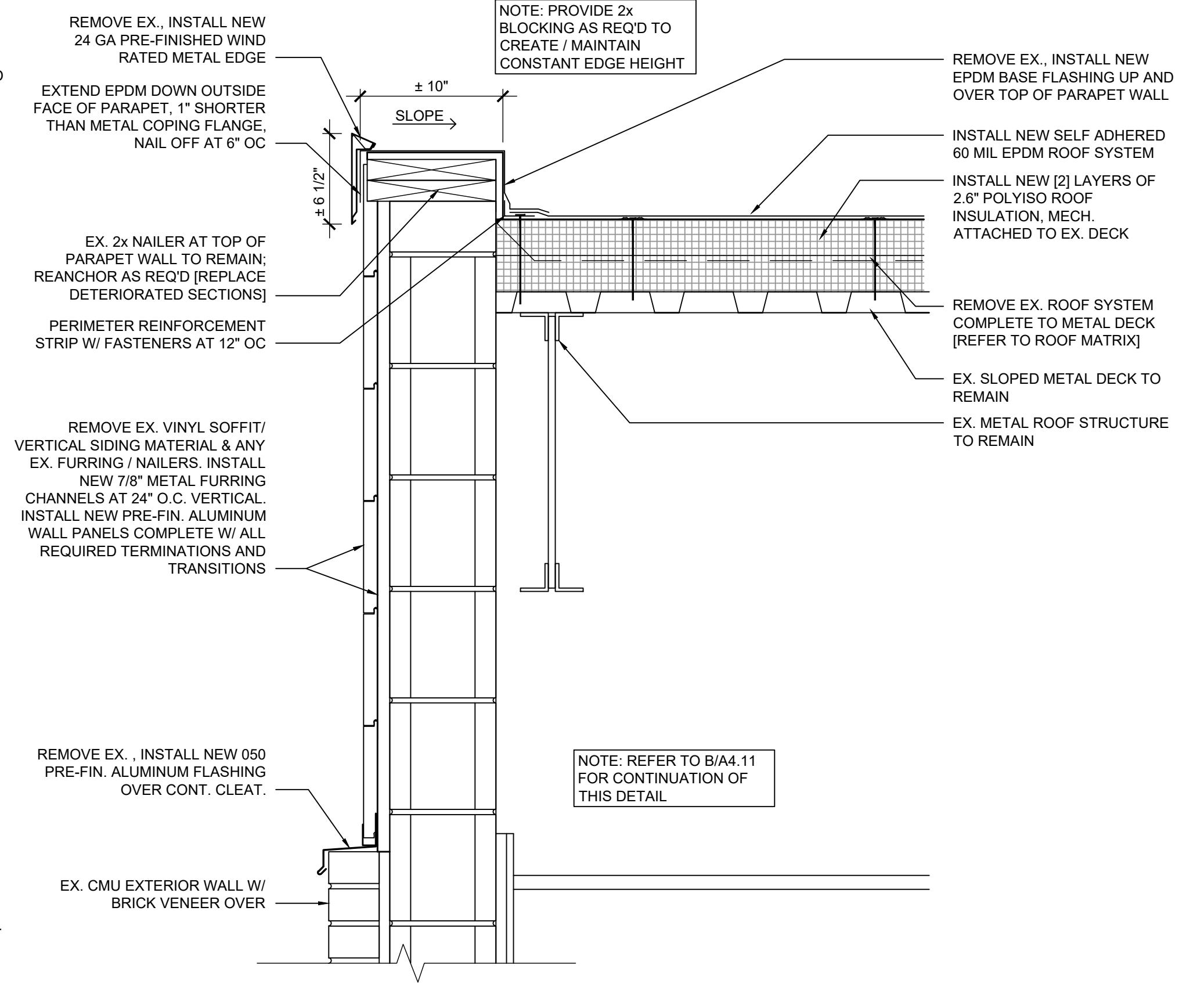
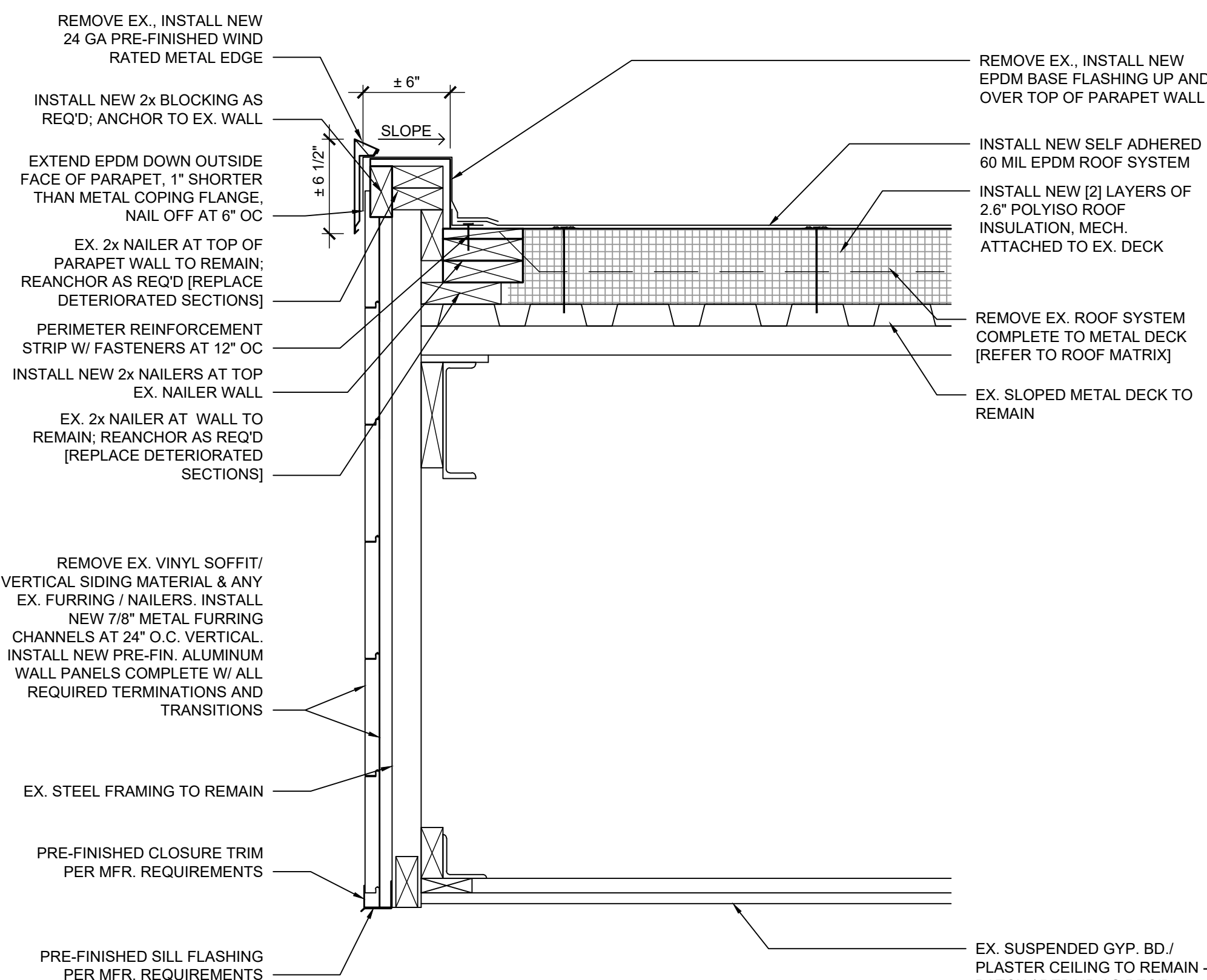


A TYPICAL WINDOW DETAILS
SCALE: 1 1/2" = 1'-0"



Project Number	2024-112
Date	February 10, 2026
Date	12.19.25
Issue	Review Set
Date	01.12.26
Progress	90% Review Set
Date	02.02.26
Progress	90% Review Set
Date	02.10.26
Progress	Bid / Construction Set
Sheet Title	Details





NOTE: LOW SLOPE ROOF REPLACEMENT [ROOF AREA A-1], INCLUDING METAL EDGE & SCUPPERS, CONDUCTOR HEADS & DOWNSPOUTS ARE PART OF ADD ALTERNATE #02.

Modernization Project 2026 at:
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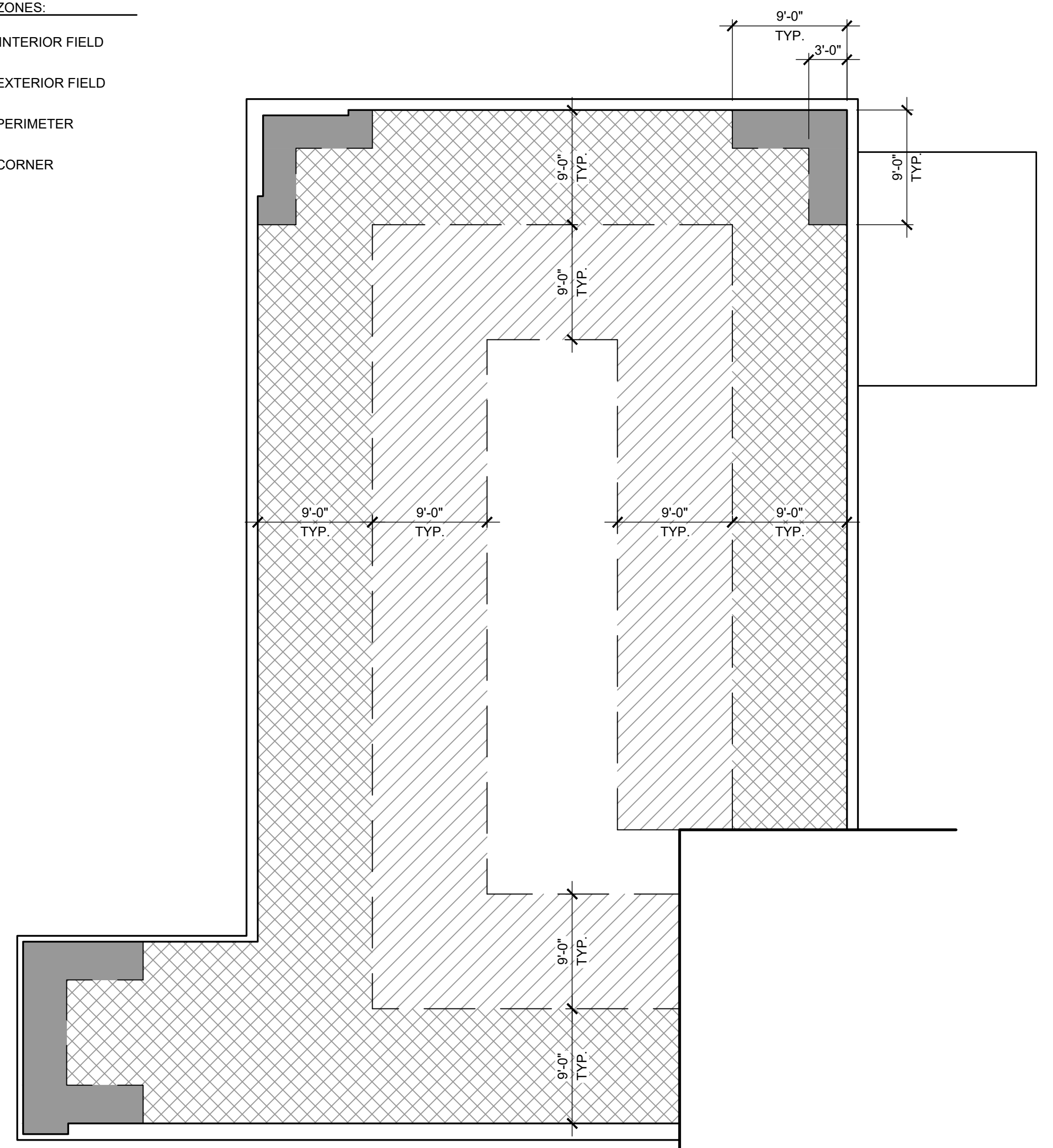
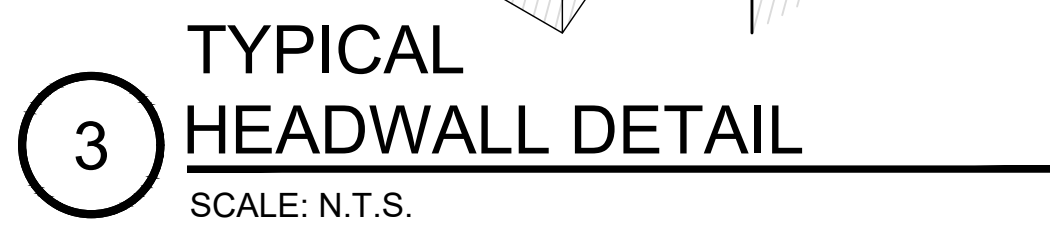
Prepared for: Springfield Metropolitan Housing Authority

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Project Number	
2024-112	
Date	
February 10, 2026	
Date	Issue
12.19.25	Review Set
01.12.26	Progress
02.02.26	90% Review Set
02.10.26	Bid / Construction Set
Sheet Title	Roof Details
Sheet Number	

Sheet Number

A4.31



ROOF A-1:

DESIGN WIND UPLIFT LOADS (ASD)	
ZONE 1 (INTERIOR FLOOR)	-13.2 PSF
ZONE 1 (EXTERIOR FLOOR)	-22.8 PSF
ZONE 2 (PERIMETER)	-30.2 PSF
ZONE 3 (CORNERS)	-41.2 PSF

DESIGN UPLIFT RESISTANCE CAPACITY
(FACTOR OF SAFETY OF 1.6 FROM [ASD] INDICATED ABOVE)

ZONE 1 (INTERIOR FLOOR)	-26.4 PSF
ZONE 1 (EXTERIOR FLOOR)	-45.9 PSF
ZONE 2 (PERIMETER)	-60.5 PSF
ZONE 3 (CORNERS)	-82.5 PSF

NAILER ATTACHMENT: ANSIPRUFM-4435/ECS-1 SEE SPECIFICATIONS

METAL CORING / EDGE: SEE SPECIFICATIONS

DESIGN WIND-RESISTANCE CAPACITY	
ZONE 2 (PERIMETER, VERTICAL)	-60.5 PSF
ZONE 3 (CORNERS, VERTICAL)	-82.5 PSF
ZONE 4 (PERIMETER, HORIZONTAL)	-31.2 PSF
ZONE 5 (CORNERS, HORIZONTAL)	-38.6 PSF

NOTE:
THE INDICATED MECHANICAL ATTACHMENT RATES ARE THE MINIMUM REQUIREMENTS PER MANUFACTURER TESTING RESULTS. THE CONTRACTOR SHALL CONFORM WITH THE MANUFACTURER AND FACTORY MUTUAL GLOBAL SYSTEM ASSEMBLY (IF APPLICABLE) TO ENSURE THE ACTUAL SYSTEM BEING INSTALLED PER THEIR REQUIREMENTS TO MEET THE SPECIFIED WARRANTY (INCLUDING WIND) REQUIREMENTS. THIS SHALL BE ACCOMPLISHED PRIOR TO SUBMITTING FOR BIDS AND ANY DEVIATION SHALL BE INCLUDED IN THE BID AMOUNT.

NOTE:
THE INDICATED ADHESION RATES ARE THE MINIMUM REQUIREMENTS PER MANUFACTURER TESTING RESULTS. THE CONTRACTOR SHALL CONFIRM WITH THE MANUFACTURER AND FACTORY MUTUAL GLOBAL SYSTEM ASSEMBLY (IF APPLICABLE) TO ENSURE THE ACTUAL SYSTEM BEING INSTALLED PER THEIR REQUIREMENTS TO MEET THE SPECIFIED WARRANTY (INCLUDING WIND) REQUIREMENTS. THIS SHALL BE ACCOMPLISHED PRIOR TO SUBMITTING FOR BIDS AND ANY DEVIATION SHALL BE INCLUDED IN THE BID AMOUNT.

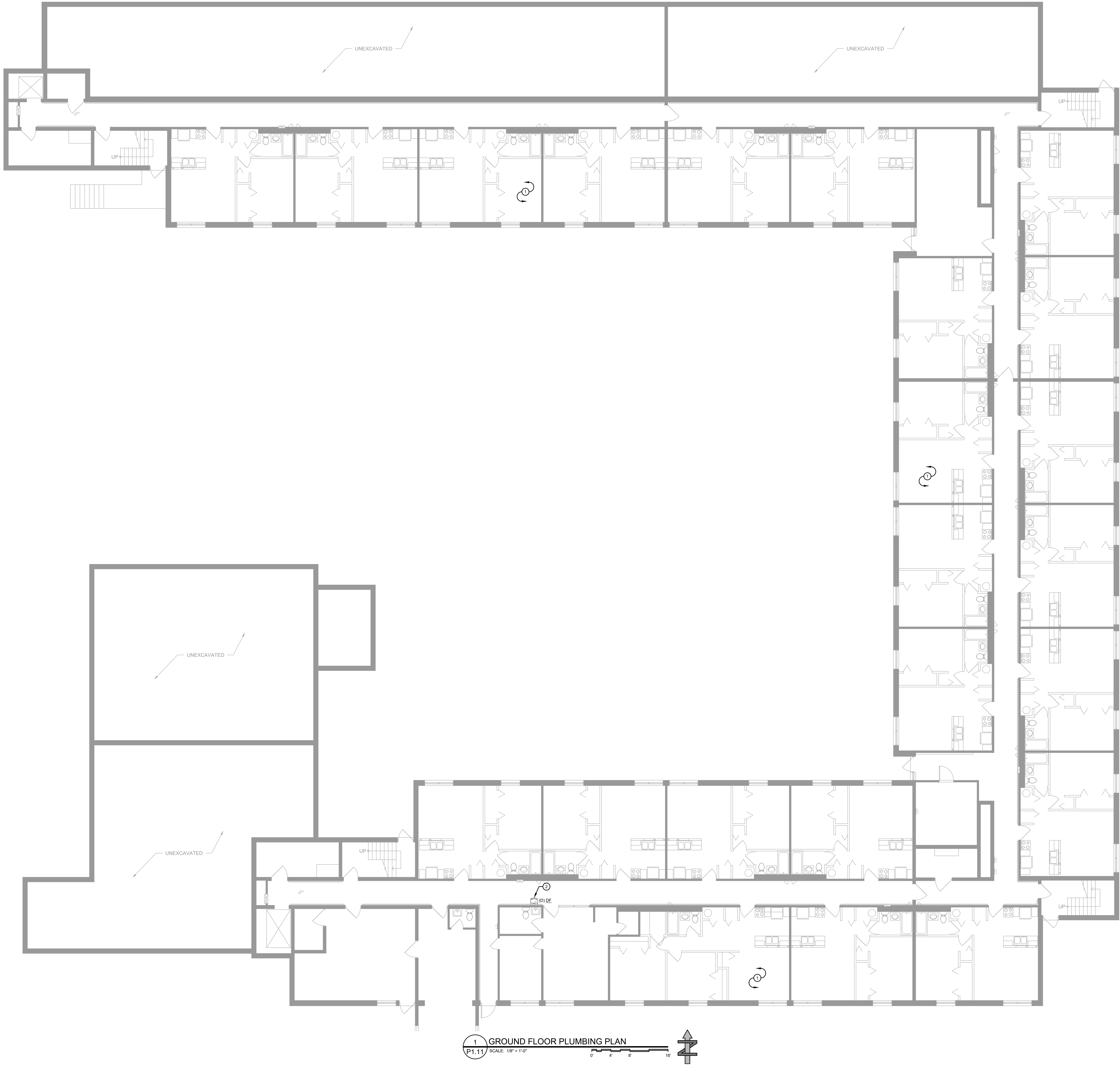


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Sheet Number

A4.32



1 GROUND FLOOR PLUMBING PLAN
P1.11 SCALE: 1/8" = 1'-0"

GENERAL NOTES

A. ALL CEILINGS IN CORRIDORS TO BE REPLACED WITH FIRE RATED ASSEMBLY. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION. ALL NEW WORK SHALL COMPLY WITH ALL FIRE RATING REQUIREMENTS WHETHER SPECIFICALLY NOTED OR NOT. CONTRACTOR SHALL PROVIDE AND INSTALL ALL COMPONENTS, MATERIALS, AND ACCESSORIES NECESSARY TO COMPLY WITH THE FIRE RATING REQUIREMENTS.

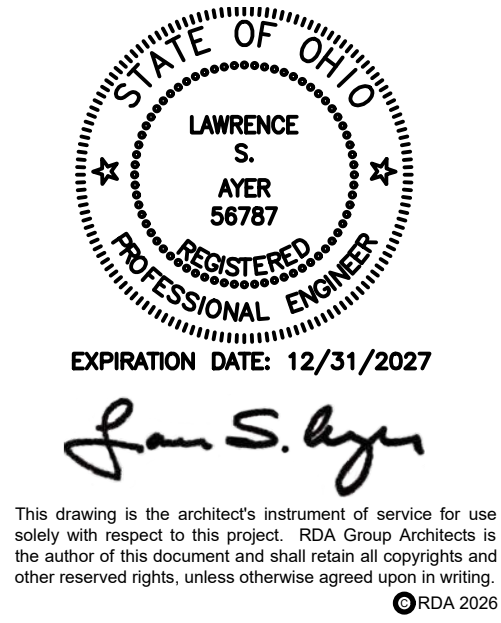
B. CONTRACTOR SHALL NOTE ALL EXISTING AND NEW COMPONENTS THAT NEED ACCESS/MAINTENANCE INCLUDING BUT NOT LIMITED TO VALVES, SHUT-OFFS, DISCONNECTS, JUNCTION BOXES, ETC. CONTRACTOR SHALL MARK OR APPLY COLOR CODED STICKERS TO THE NEW CEILING GRID TO NOTE ALL THESE COMPONENTS. COORDINATE FINAL REQUIREMENTS WITH OWNER/ARCHITECT.

C. ALL EXPOSED PIPING (EXCEPT IN PRIVATE UNITS) WITH MISSING OR DAMAGED INSULATION WRAP IS TO BE PROVIDED WITH NEW INSULATION WRAP. FIELD VERIFY EXACT LOCATION(S) AND QUANTITIES.

PLAN NOTES

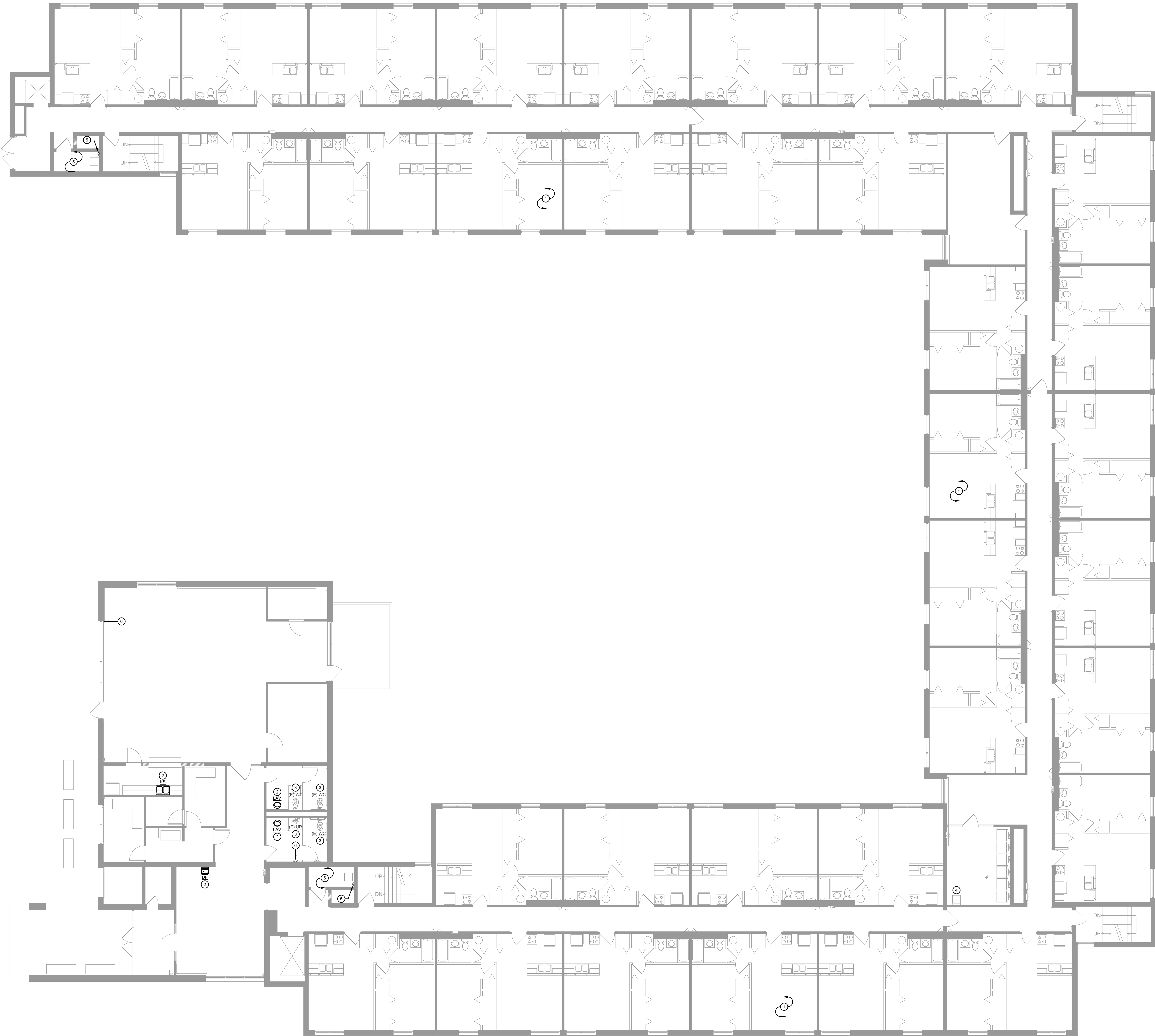
① NO PLUMBING WORK IN UNITS. TYPICAL OF ALL UNITS.

② EXISTING DRINKING FOUNTAIN AT THIS LOCATION TO BE REMOVED. DEMO WATER LINES BACK TO NEAREST TEE AND CAP. DEMO DRAIN LIKE BACK INSIDE WALL AND CAP. PROVIDE ANY CUTTING AND PATCHING REQUIRED.



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Project Number	
2024-112	
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January 12, 2026	
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12.19.25	Progress
01.12.26	Progress
02.02.26	90% Review Set
02.12.26	Bid/Construction Set
Sheet Title	
GROUND FLOOR PLUMBING PLAN	
Sheet Number	
P1.11	



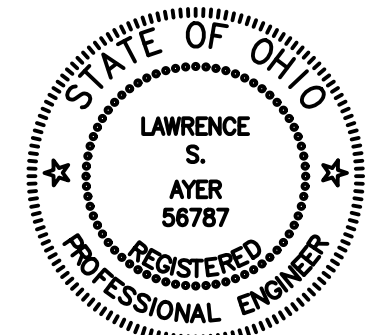
1 FIRST FLOOR PLUMBING PLAN
P1.21 SCALE: 1/8" = 1'-0"

GENERAL NOTES

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- C. ALL EXPOSED PIPING (EXCEPT IN PRIVATE UNITS) WITH MISSING OR DAMAGED INSULATION WRAP IS TO BE PROVIDED WITH NEW INSULATION WRAP. FIELD VERIFY EXACT LOCATION(S) AND QUANTITIES.

PLAN NOTES

- ① NO PLUMBING WORK IN UNITS. TYPICAL OF ALL UNITS.
- ② EXISTING PLUMBING FIXTURE TO BE REMOVED AND REPLACED WITH NEW. CAPTURE AND RECONNECT TO EXISTING WATER AND DRAIN LINES. EXTEND AND REWORK PIPING AS NEEDED. PROVIDE ANY CUTTING AND PATCHING REQUIRED. REFER TO PLUMBING FIXTURE SCHEDULE FOR SPECIFICATIONS.
- ③ EXISTING WATER CLOSET (WC) TO REMAIN. EXISTING MANUAL FLUSH VALVE TO BE REMOVED AND REPLACED WITH NEW SENSOR FLUSH VALVE. REFER TO PLUMBING FIXTURE SCHEDULE FOR SPECIFICATIONS.
- ④ EXISTING LAUNDRY SINK TO BE PROVIDED WITH HOT WATER CONNECTION. EXTEND PIPING FROM BELOW ELECTRICAL ROOM. SHUTOFF VALVES SERVING LAUNDRY SINK(S) IN ELECTRICAL ROOM TO BE REMOVED AND REPLACED WITH NEW. EXTEND AND REWORK PIPING AS NEEDED.
- ⑤ PROVIDE PIPING INSULATION WRAP ON ALL EXPOSED WATER LINES IN JANITOR'S CLOSET.
- ⑥ REPLACE DAMAGED PIPING INSULATION WRAP WITH NEW.



EXPIRATION DATE: 12/31/2027

Lawrence S. Ayer

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Modernization Project 2026 at:
Grayhill Apartments
220 Montgomery Avenue
Springfield, Ohio 45506

Prepared for: Springfield Metropolitan Housing Authority

Project Number

2024-112

Date

January 12, 2026

Date Issue

12.19.25 Progress

01.12.26 Progress

02.02.26 90% Review Set

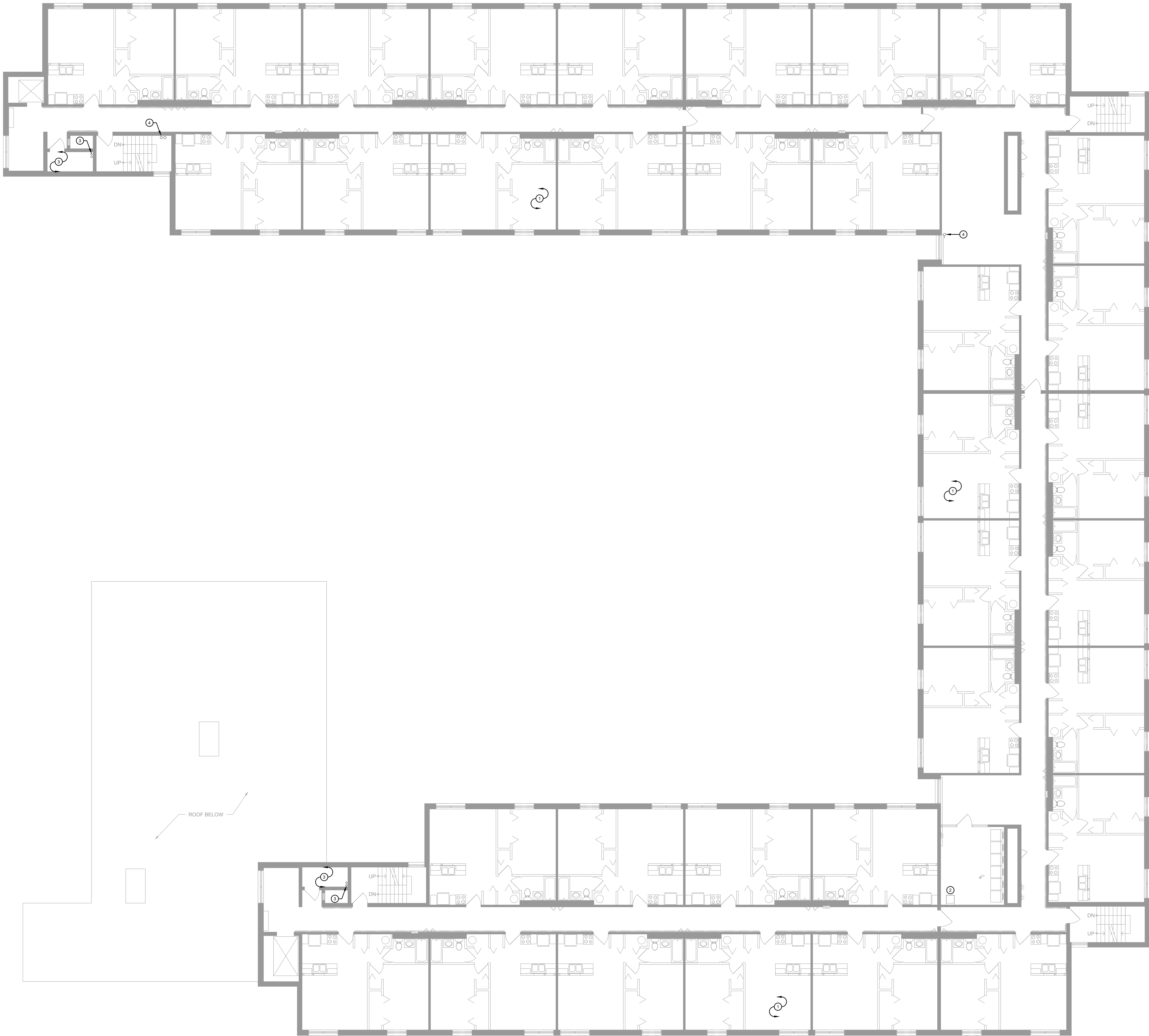
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Sheet Title

FIRST FLOOR PLUMBING PLAN

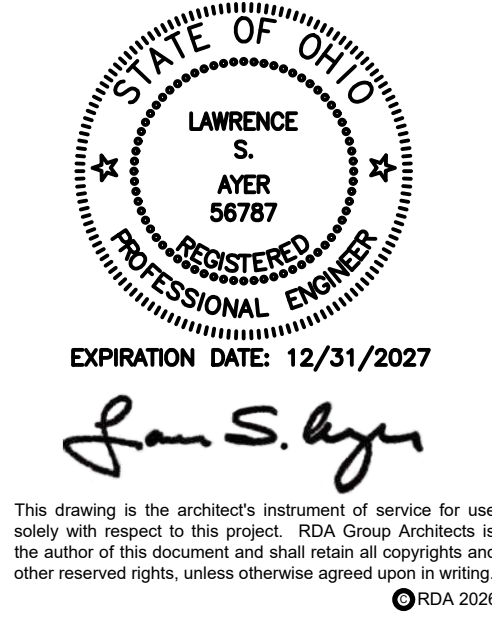
Sheet Number

P1.21



- GENERAL NOTES**
- A. ALL CEILINGS IN CORRIDORS TO BE REPLACED WITH FIRE RATED ASSEMBLY. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION. ALL NEW WORK SHALL COMPLY WITH ALL FIRE RATING REQUIREMENTS WHETHER SPECIFICALLY NOTED OR NOT. CONTRACTOR SHALL PROVIDE AND INSTALL ALL COMPONENTS, MATERIALS, AND ACCESSORIES NECESSARY TO COMPLY WITH THE FIRE RATING REQUIREMENTS.
- B. CONTRACTOR SHALL NOTE ALL EXISTING AND NEW COMPONENTS THAT NEED ACCESS/MAINTENANCE INCLUDING BUT NOT LIMITED TO VALVES, SHUT-OFFS, DISCONNECTS, JUNCTION BOXES, ETC. CONTRACTOR SHALL MARK OR APPLY COLOR CODED STICKERS TO THE NEW CEILING GRID TO NOTE ALL THESE COMPONENTS. COORDINATE FINAL REQUIREMENTS WITH OWNER/ARCHITECT.
- C. ALL EXPOSED PIPING (EXCEPT IN PRIVATE UNITS) WITH MISSING OR DAMAGED INSULATION WRAP IS TO BE PROVIDED WITH NEW INSULATION WRAP. FIELD VERIFY EXACT LOCATION(S) AND QUANTITIES.

- PLAN NOTES**
- ① NO PLUMBING WORK IN UNITS. TYPICAL OF ALL UNITS.
- ② EXISTING LAUNDRY SINK TO BE PROVIDED WITH HOT WATER CONNECTION. EXTEND PIPING FROM BELOW ELECTRICAL ROOM. SHUTOFF VALVES SERVING LAUNDRY SINK(S) IN ELECTRICAL ROOM TO BE REMOVED AND REPLACED WITH NEW. EXTEND AND REWORK PIPING AS NEEDED.
- ③ PROVIDE PIPING INSULATION WRAP ON ALL EXPOSED WATER LINES IN JANITOR'S CLOSET.
- ④ REPLACE DAMAGED PIPING INSULATION WRAP WITH NEW.



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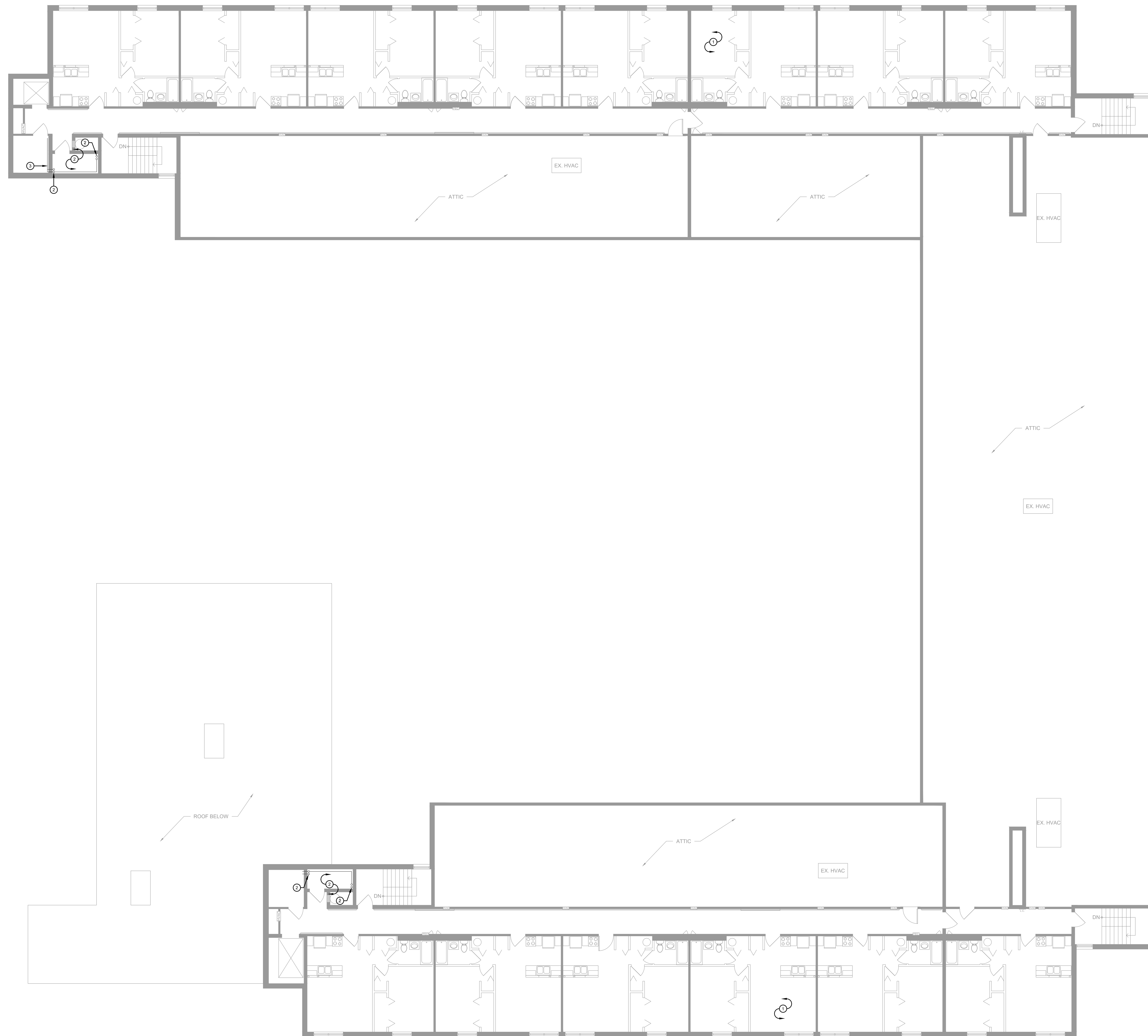
Modernization Project 2026 at:
Grayhill Apartments
220 Montgomery Avenue
Springfield, Ohio 45506
Prepared for: Springfield Metropolitan Housing Authority

Project Number	
2024-112	
Date	
January 12, 2026	
Date	Issue
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01.12.26	Progress
02.02.26	90% Review Set
02.12.26	Bid/Construction Set

Sheet Title
SECOND FLOOR PLUMBING PLAN

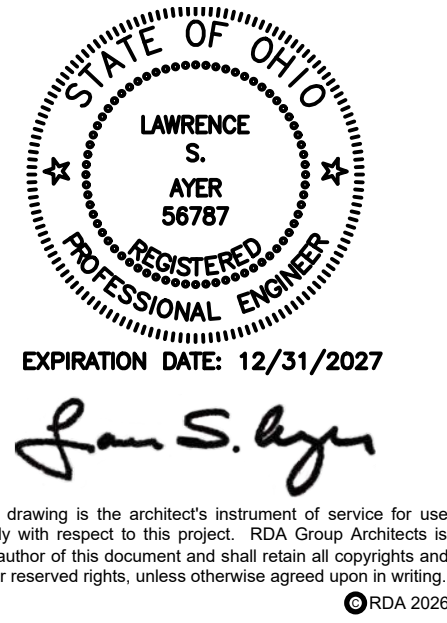
Sheet Number

P1.31



GENERAL NOTES	
A.	ALL CEILINGS IN CORRIDORS TO BE REPLACED WITH FIRE RATED ASSEMBLY. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION. ALL NEW WORK SHALL COMPLY WITH ALL FIRE RATING REQUIREMENTS WHETHER SPECIFICALLY NOTED OR NOT. CONTRACTOR SHALL VERIFY ALL FIRE RATED COMPONENTS, MATERIALS, AND ACCESSORIES NECESSARY TO COMPLY WITH THE FIRE RATING REQUIREMENTS.
B.	CONTRACTOR SHALL NOTE ALL EXISTING AND NEW COMPONENTS THAT NEED ACCESS/MANIPULATION INCLUDING BUT NOT LIMITED TO VALVES, SHUT-OFFS, DISCONNECTS, JUNCTION BOXES, ETC. CONTRACTOR SHALL MARK OR APPLY COLOR CODED STICKERS TO THE NEW CEILING GRID TO NOTE ALL THESE COMPONENTS. COORDINATE FINAL REQUIREMENTS WITH OWNER/ARCHITECT.
C.	ALL EXPOSED PIPING (EXCEPT IN PRIVATE UNITS) WITH MISSING OR DAMAGED INSULATION SHALL BE REPLACED WITH NEW INSULATION WRAP. FIELD VERIFY EXACT LOCATION(S) AND QUANTITIES.

PLAN NOTES	
①	NO PLUMBING WORK IN UNITS, TYPICAL OF ALL UNITS.
②	PROVIDE PIPING INSULATION WRAP ON ALL EXPOSED WATER LINES IN JANITOR'S CLOSET.
③	REPLACE DAMAGED PIPING INSULATION WRAP WITH NEW.



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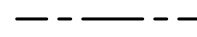
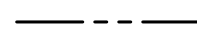
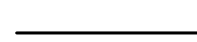
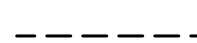
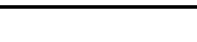
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Sheet Title	
THIRD FLOOR PLUMBING PLAN	
Sheet Number	

PLUMBING FIXTURE AND EQUIPMENT SCHEDULE									
ID	DESCRIPTION	MANUFACTURER	MODEL NUMBER	SUPPLY		SANITARY		REQD COMP	NOTES
				HOT	COLD	WASTE	VENT		
DB	BOTTLE FILLING STATION	ELKAY	LZS68WYSLK	---	3/8"	1-1/4"	1-1/4"	5	C,E
KS	KITCHEN SINK - DOUBLE BOWL	ELKAY	LRAG332262SD	1/2"	1/2"	1-1/2"	1-1/2"	4	A,E
LAV	WATER CLOSET - INOGEN BOWL	INTEGRAL BOWL	INTEGRAL BOWL	1/2"	1/2"	1-1/2"	1-1/2"	1	A,B
TV	TEMPERING VALVE	LEONARD	270	---	---	---	---	2	D
UR	URINAL	EXISTING	EXISTING	---	---	---	---	2	F
WC	WATER CLOSET - FLUSH VALVE	EXISTING	EXISTING	---	---	---	---	3	D

REQUIRED COMPONENTS AND SERVICES			
1. TYPE: MISC:	INTEGRAL BOWL CHICAGO FAUCETS: 116 700 AB 1.0 GPM. HARDWARE PRICE WITH IN-GRADE TRIM, SUPPLY STOPS, 1-1/4" P-TRAP AND C/D	4. MATERIAL: Faucet: MISC:	18GA. TYPE 304 18-8 STAINLESS STEEL SLIP BERMING, THREE-HOLE 37" X 22" X 1-1/2" PEERLESS P1862001 PROVIDE WITH 1/2-KR CRUMB CUP AND STRAINER 1-1/2" CHROME P-TRAP AND SUPPLY STOPS EXE-EXISTING
2. FLUSH VALVE:	SLOAN: ECOS 1805-05-CP, 0.5 GPF, HARDWARE	DISPOSAL:	
3. FLUSH VALVE: SEAT:	SLOAN: ECOS 1111-28-CP, 1.28 GPF. HARDWARE PROVIDE NEW SEAT. AMERICAN STANDARD #59010 020	5. FILTERED AND REFRIGERATED BOTTLE FILLING STATION	COORDINATE REQUIREMENTS WITH ELECTRICAL CONTRACTOR.

NOTES:

- A. INSULATE PIPING BELOW LAVATORY.
- B. INSTALL AT ADA COMPLIANT HEIGHT.
- C. INSTALL FIXTURE WITH ORIFICE HEIGHT AT 32-7/8" AFF.
- D. SET OUTPUT FOR 110°F
- E. VERIFY SELECTION WITH ARCHITECT PRIOR TO ORDERING
- F. VERIFY SELECTION IS COMPATIBLE WITH EXISTING FIXTURE PRIOR TO WORK.

PLUMBING PIPE LEGEND	
	DOMESTIC COLD WATER
	DOMESTIC HOT WATER
	SANITARY WASTE LINE
	VENT LINE
	GAS LINE
	PIPE TURNED DOWN
	PIPE TURNED UP
	PIPE TEE DOWN
	PIPE TEE UP
	METER
	CLEAN OUT
	FLOOR DRAIN
	POINT OF CONNECTION TO EXISTING SYSTEM ELEMENTS.

PLUMBING ISOMETRIC LEGEND	
X" VTR 	VENT THRU ROOF
	TRAPPED FIXTURE
	NON-TRAPPED FIXTURE
	FLOOR DRAIN

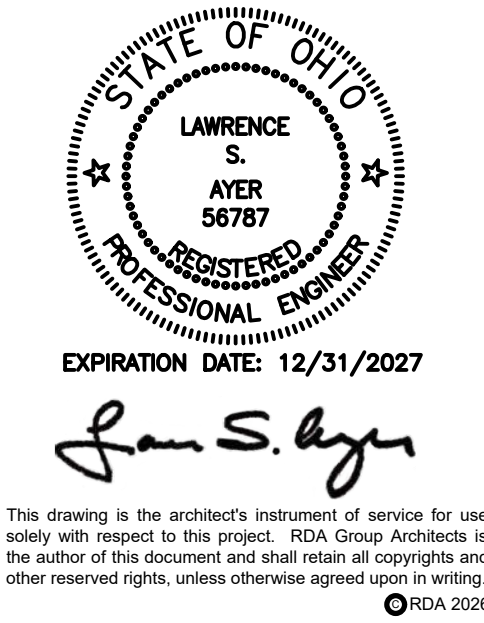
PLUMBING FIXTURE ABBREVIATIONS			
XXXX FUTURE DESIGNATION- SEE PLUMBING FIXTURE SCHEDULE FOR EQUIPMENT SPECIFICATIONS			
AD	AREA DRAIN	RD	ROUGH ONLY
AF	AREA FINISHED FLOOR	RO	ROUGH, NOT TO CONNECT
BFP	BACK FLOW PREVENTER	RELOC	RELOCATED
C	CLOSET	S	SINK
CD	CASE	SANIT	SANITARY
CO	CLEAN OUT	SH	SHOWER DRAIN
CS	CORRUGATED	SC	SCOURING
DF	DRINKING FOUNTAIN	S	SHOWER
DE	DEPOSIT	SP	SPRING
ELEV	ELEVATION	SPR	SPRING, HEAD TUB
EWC	ELECTRIC WATER COOLER	T	TUB
FL	FLOOR DRAIN	TRAP	TRAP PRIMER
FP	FLOOR PORT	TR	TEMPERING VALVE
HB	HOT WATER	UR	URINAL
INV	INVERT	V	VENT THRU ROOF
LD	LAUNDRY	WALL	WALL TUB
KS	KITCHEN SINK	WU	WASHER UNIT
LA	LAVATORY	W	WATER CLOSURE
RD	ROUGH DRAIN	WF	WASH FOUNTAIN

PROJECT GENERAL NOTES

1. THE DRAWINGS ARE DIAGRAMMATIC ONLY AND INDICATE THE GENERAL ARRANGEMENT OF THE SYSTEMS AND ARE TO BE FOLLOWED INsofar AS POSSIBLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONNECTIONS, DETAILED LAYOUTS OF THE PROPOSED DEVICES SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW BEFORE PROCEEDING WITH THE WORK.
2. THE PLUMBING CONTRACTOR SHALL REVIEW ALL DRAWINGS IN DETAIL AS THEY MAY RELY ON THEM FOR THEIR OWN PROTECTION.
3. EACH CONTRACTOR SHALL INSPECT THE SITE ON WHICH THE WORK IS TO BE PERFORMED, AND THE OBSTACLES THAT MAY BE ENCOUNTERED, AND ALL RELEVANT MATTERS CONCERNING THE WORK.
4. THE CONTRACTOR SHALL FILE ALL NECESSARY NOTICES, ORDINANCES AND PAY FOR ALL PERMITS, AND OBTAIN ALL NECESSARY UTILITY CONNECTIONS AND/OR EXTENSION, IN CONNECTION WITH HIS WORK. AS NECESSARY, HE SHALL FILE ALL NECESSARY PERMITS, ORDINANCES AND PAY FOR ALL NECESSARY APPROVALS OF ALL UTILITY AND GOVERNMENTAL DEPARTMENTS HAVING JURISDICTION OVER THE PROJECT.
5. IGNORANCE OF CODES, RULES AND REGULATIONS, UTILITY COMPANY REQUIREMENTS, LAWS, ETC. SHALL NOT DIMINISH OR ABSOLVE CONTRACTOR'S RESPONSIBILITIES TO PROVIDE AND COMPLETE ALL WORK IN COMPLIANCE WITH ALL SUCH.
6. ALL MATERIALS FURNISHED AND ALL WORK INSTALLED SHALL COMPLY WITH THE CURRENT EDITIONS OF THE NATIONAL FIRE PROTECTION ASSOCIATION'S NATIONAL FIRE PROTECTION ASSOCIATION AND WITH THE REQUIREMENTS OF ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE PROJECT.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE EXACT EXTENTS OF WORK, COORDINATION, DEMOLITION, TEMPORARY CONSTRUCTION, TEMPORARY FACILITIES, UTILITIES, ETC. NECESSARY TO COMPLETE THE PROJECT AS INDICATED ON THE DRAWINGS.

PLUMBING SPECIFICATIONS

1.	<u>SCOPE OF WORK</u>
1.1.	THE CONTRACTOR IS RESPONSIBLE FOR ALL WORK, MATERIALS, AND LABOR TO SATISFY A COMPLETE WORKING SYSTEM WHETHER SPECIFIED OR IMPLIED.
1.2.	ALL WORK IS TO BE PERFORMED IN STRICT COMPLIANCE WITH THE NATIONAL STANDARD PLUMBING CODE (LATEST EDITION), ALL LOCAL CODES, AND ALL OTHER REGULATIONS GOVERNING WORK OF THIS NATURE.
1.3.	THE CONTRACTOR SHALL, BEFORE SUBMITTING ANY PROPOSAL, EXAMINE THE PROPOSED SITE AND SHALL DETERMINE FOR HIMSELF THE CONDITIONS THAT MAY AFFECT THE WORK. NO CLAIMS OR DAMAGES SHALL BE MADE IF THE CONTRACTOR FAILS TO MAKE SUCH EXAMINATIONS.
1.4.	EQUIPMENT AND MATERIALS SHALL BE AS SPECIFIED OR "APPROVED EQUAL" BY ENGINEER OR ARCHITECT.
2.	<u>PERMITS</u>
2.1.	THE CONTRACTOR SHALL SECURE ALL PERMITS OR APPLICATIONS AND PAY ANY AND ALL FEES.
3.	<u>SHOP DRAWINGS</u>
3.1.	SUBMIT MATERIAL LIST AND SHOP DRAWINGS FOR MAJOR ALL EQUIPMENT SUBJECTS TO THE ARCHITECT OR ENGINEER FOR APPROVAL. THE CONTRACTOR SHALL SUBMIT THREE SETS OF SHOP DRAWINGS AND THEY SHALL BE CLEARLY LABELED.
4.	<u>DOMESTIC WATER SUPPLY PIPING</u>
4.1.	UNDERGROUND: PROVIDE TYPE "K" SOFT DRAWN COPPER TUBING WITH BRASZED CONNECTIONS.
4.2.	ABOVEGROUND: PROVIDE TYPE "H" HARD DRAWN COPPER TUBING WITH 125 PSI SOLDER JOINTS. COPPER OR BRASS FITTINGS. ALL SOLDER TO BE "NO LEAD" TYPE, OR PEX PIPING.
4.3.	ALL COPPER HOT WATER PIPING TO BE INSULATED WITH "FIBERGLASS INSULATION".
4.4.	ALL COPPER COLD WATER PIPING TO BE INSULATED WITH "FIBERGLASS INSULATION".
5.	<u>SANITARY/RAW/STORM DRAINAGE AND VENT PIPING</u>
5.1.	ABOVE GRADE: 2" AND BELOW: 3/4" OD PVC WITH SOLVENT JOINTS OR DWV COPPER WITH SOLDER JOINTS. ALL SOLDER TO BE "NO LEAD" TYPE.
5.2.	3" AND ABOVE: SCH. 40 PVC WITH SOLVENT JOINTS.
5.3.	BELOW GRADE: SCH. 40 PVC WITH SOLVENT JOINTS.
5.4.	PVC PIPING SHALL NOT BE USED IN AIR PLENUM CEILINGS AND SHALL NOT CROSS FIRE RATED WALLS, CEILINGS, OR FLOORS.
5.5.	DRAINAGE PIPING SHALL BE RUN AS STRAIGHT AS POSSIBLE AND SHALL HAVE LONG RAN FITTINGS.
5.6.	DRAINAGE PIPING 3" SIZE AND SMALLER SHALL RUN AT A "UNIFORM GRADE" OF AT LEAST 1" PER FOOT, AND PIPING LARGER THAN 3" SHALL BE RUN AT A GRADE OF NO LESS THAN 1/8" PER FOOT.
5.7.	ALL VENT PIPING SHALL BE SLOPED TO DRAIN BACK TO FIXTURES.
5.8.	CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FLASHING OF THE VENT PIPING RUN THROUGH THE ROOF.
5.9.	ALL STUD-BY AND/OR SLAB AND WALL PENETRATION TO BE 6" PER NATIONAL STANDARD PLUMBING CODE. ALL PIPING: PENETRATIONS OF BUILDING FOUNDATIONS OR FOOTINGS SHALL BE SLEEVED.
6.	<u>PIPE SUPPORTS</u>
6.1.	ABOVE GRADE
6.1.1.	ALL PIPE SHALL BE SUPPORTED FROM THE BUILDING STRUCTURE IN A NEAT AND WORKMANLIKE MANNER. THE USE OF WIRE AND PERFORMED TO SUPPORT PIPES SHALL NOT BE PERMITTED. BRACING OF PIPE SUPPORTS SHALL BE AS SPECIFIED IN CHAPTER 8 OF THE NATIONAL STANDARD PLUMBING CODE.
6.2.	BELOW GRADE
6.2.1.	EARTH SHALL BE EXCAVATED TO A MINIMUM DEPTH WITH AN EVEN COMPACT TO INSURE SOLID BEARING OF PIPE FOR ITS ENTIRE LENGTH.
6.2.2.	INTERIOR: THE PIPE SHALL BE INSTALLED UNLESS OTHERWISE SPECIFIED) A MINIMUM OF 4 INCHES BELOW THE BOTTOM OF THE SLAB AND SHALL NOT BE IN ANY DIRECT CONTACT WITH THE CONCRETE AT ANY JOINT.
6.2.3.	EXTERIOR: THE WATER PIPE SHALL HAVE A MINIMUM OF 42" OF COVER AND THE SANITARY WASTE PIPE SHALL HAVE A MINIMUM OF 24" OF COVER.
7.	<u>GAS PIPING</u>
7.1.	SHALL BE SCHEDULE 40 BLACK STEEL PIPE WITH MALLEABLE IRON FITTINGS. WELDING GAS PIPE CONNECTIONS TO EQUIPMENT, IT SHALL BE PROVIDED WITH A DRIED LEAD FREE SIZE OF THE RUN OUT, A 100% SHUT-OFF VALVE AND A SHUT-OFF PIPING CONNECTION. ALL PIPING: PENETRATIONS OF BUILDING FOUNDATIONS OR FOOTINGS SHALL BE SLEEVED. ALL 1/2" AND 3/4" W.G. SHALL BE SCHEDULE 40 BLACK STEEL PIPE WITH WELDED JOINTS.
7.2.	PROVIDE GAS PIPING SUPPORT EQUIPMENT TO MEFAB C-PORT SERIES, MODEL "C10". SPACING SHALL BE IN ACCORDANCE IFGC 415.1.
7.3.	GAS PIPING SHALL BE PAINTED IN ACCORDANCE WITH IFGC 404.8. PAINT COAT SHALL BE YELLOW.
7.4.	GAS PIPING SHUT-OFF VALVES SHALL BE IN COMPLIANCE WITH INTERNATIONAL FLUE GAS CODE SECTION 409.1
8.	<u>MISCELLANEOUS</u>
8.1.	COORDINATE INSTALLATION OF ALL ROOF FLASHING AT A ROOF PENETRATION.
8.2.	DO NOT SCALE THIS DRAWING FOR EXACT DIMENSIONS. VERIFY ALL FIGURES, CONDITIONS, AND DIMENSIONS AT THE JOB SITE.
8.3.	THE PLUMBING PLANS ARE INTENDED TO BE DIAGRAMATIC AND ARE BASED ON MANUFACTURER'S EQUIPMENT. THE CONTRACTOR IS NOT INTENDED TO SHOW EVERY ITEM IN ITS EXACT LOCATION, THE EXACT DIMENSIONS, OR ALL THE DETAILS OF THE EQUIPMENT.
8.4.	THE CONTRACTOR SHALL VERIFY THE ACTUAL DIMENSIONS OF THE EQUIPMENT PROPOSED TO ENSURE THAT THE EQUIPMENT WILL FIT IN THE AVAILABLE SPACE.
9.	<u>TESTING</u>
9.1.	PLUMBING SYSTEMS SHALL BE FLOW AND PRESSURE TESTED IN ACCORDANCE WITH STANDARD PRACTICE AND THE NATIONAL STANDARD PLUMBING CODE.
10.	<u>GUARANTEE</u>
10.1.	MATERIALS, EQUIPMENT AND INSTALLATION SHALL BE GUARANTEED FOR A PERIOD OF (ONE) YEAR FROM DATE OF ACCEPTANCE. DEFECTS WHICH APPEAR DURING THAT PERIOD SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
10.2.	FOR THE SAME PERIOD, THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO PREMISES CAUSED BY DEFECTS IN WORKMANSHIP OR IN THE WORK OR EQUIPMENT FURNISHED AND/OR INSTALLED BY HIM.



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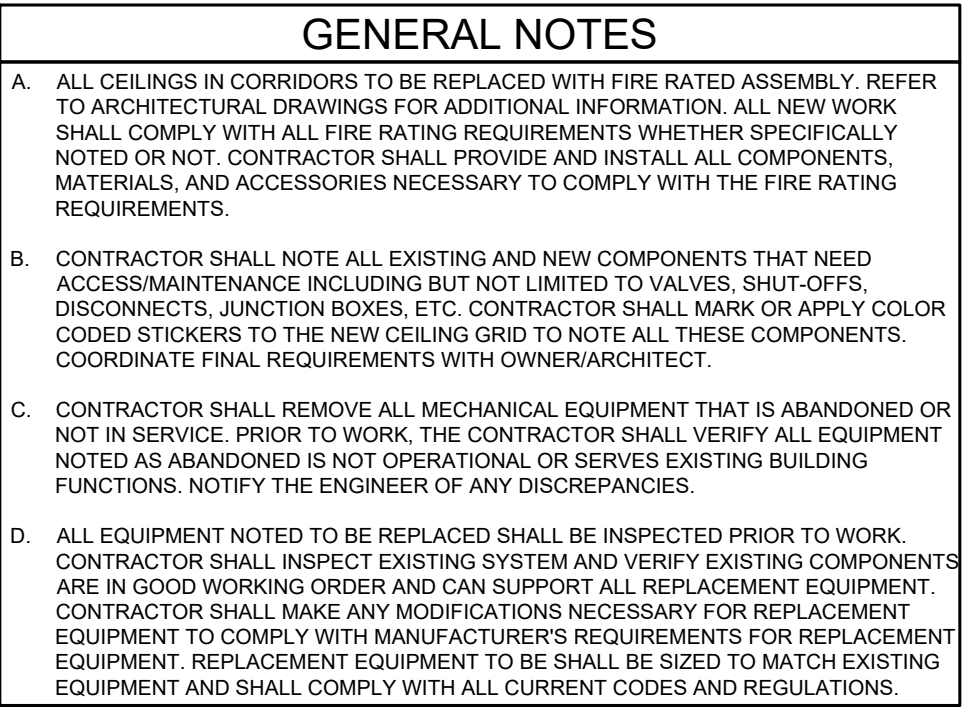
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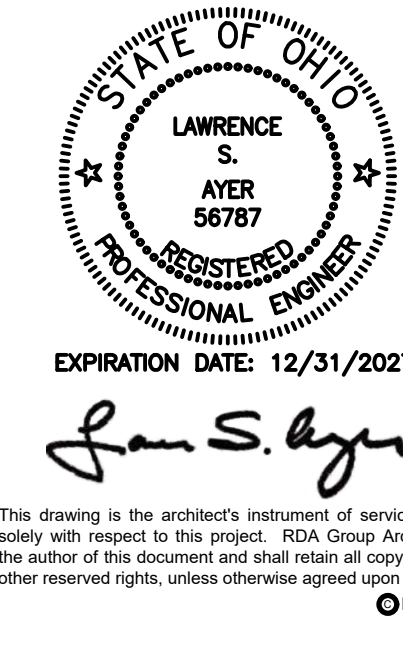
PLUMBING SCHEDULES & NOTES

Sheet Number

P5.01



PLAN NOTES	
①	NO MECHANICAL WORK IN UNITS. TYPICAL OF ALL UNITS.
②	EXISTING CEILING DIFFUSERS AND AIR TERMINALS IN CORRIDORS TO BE REMOVED AND REPLACED. ASSOCIATED EXISTING DUCTWORK TO REMAIN. FIELD VERIFY EXACT LOCATIONS AND QUANTITIES.
③	EXISTING HEAT PUMP TO REMAIN. NO WORK REQUIRED.
④	REMOVE COVERS FROM EXISTING BASEBOARD HEATER AND PREPARE FOR REPLACEMENT COVERS. EXISTING BASEBOARD HEATER TO REMAIN OPERATIONAL.
⑤	EXISTING WALL CASSETTE TO REMAIN. NO WORK REQUIRED.
⑥	EXISTING THERMOSTAT TO REMAIN. REMOVE EXISTING THERMOSTAT COVER.
⑦	REMOVE EXISTING WALL GRILLE IN CORRIDOR. FIELD VERIFY EXACT LOCATIONS AND QUANTITIES.
⑧	REMOVE EXISTING WALL GRILLE IN CORRIDOR AND PREPARE FOR REPLACEMENT. FIELD VERIFY EXACT LOCATIONS AND QUANTITIES.
⑨	REPLACE CONDENSING UNIT FOR HIGH VELOCITY SYSTEM TO BE REPLACED. REMOVE EXISTING SYSTEM AND RELATED LINE SETS. PREPARE FOR NEW WORK.
⑩	EXISTING HIGH VELOCITY SYSTEM BLOWER, COIL, AND DUCT HEATER TO BE REPLACED. REMOVE EXISTING BLOWER, COIL, DUCT HEATER, AND RELATED LINE SETS. PREPARE FOR NEW WORK. TYPICAL FOR (2) SYSTEMS.



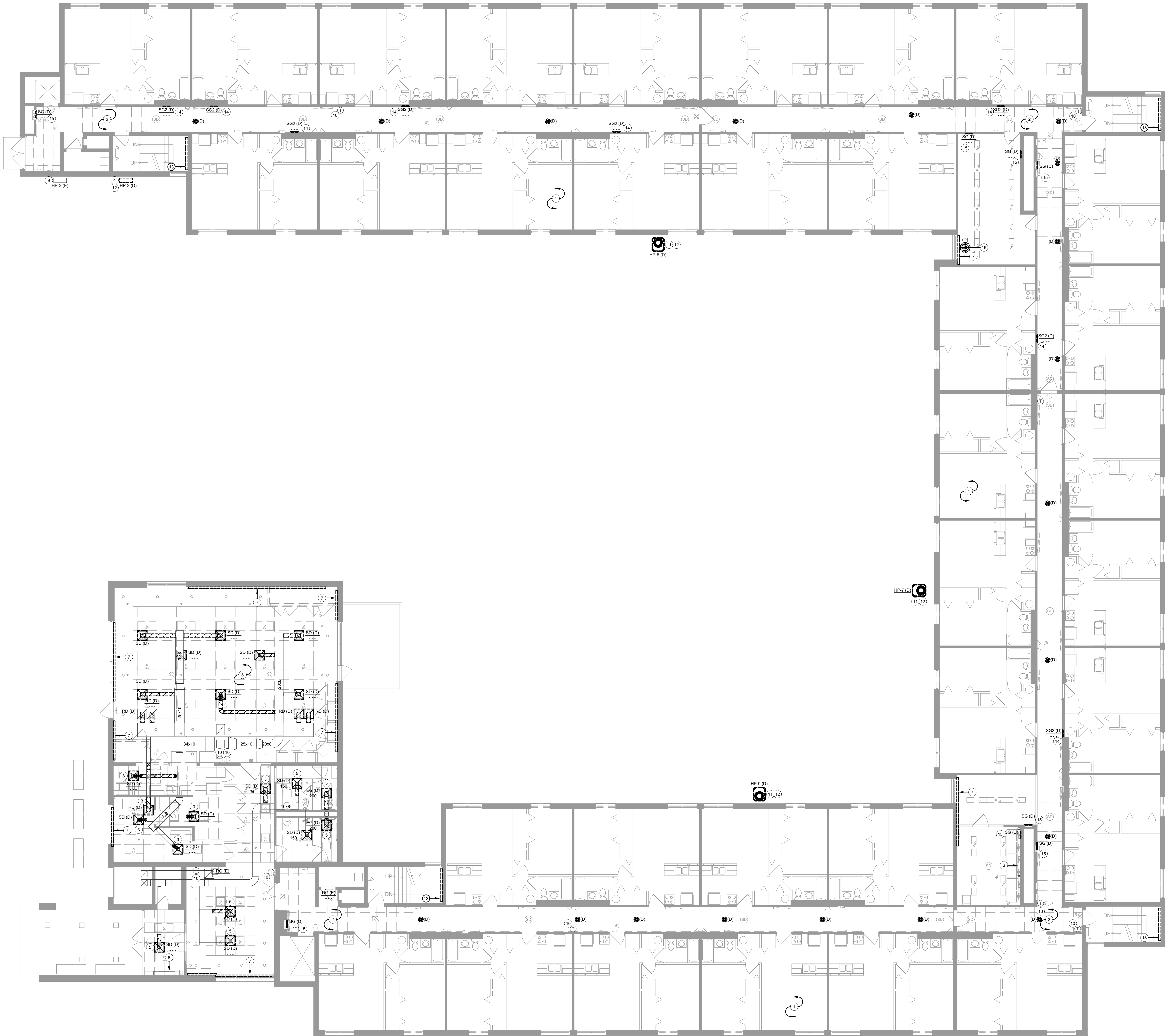
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GROUND FLOOR MECHANICAL DEMO PLAN	
Sheet Number	

MD1.11



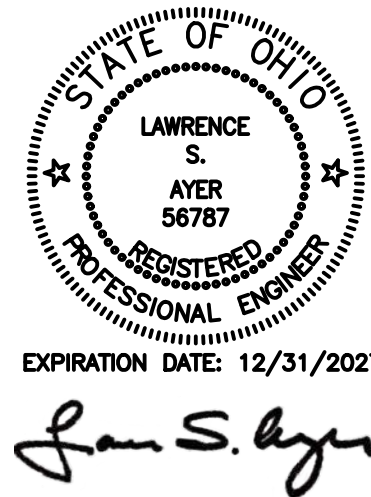
1 FIRST FLOOR MECHANICAL DEMO PLAN
MD1.21 SCALE: 1/8" = 1'-0"

GENERAL NOTES

- A. ALL CEILINGS IN CORRIDORS TO BE REPLACED WITH FIRE RATED ASSEMBLY. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION. ALL NEW WORK SHALL COMPLY WITH ALL FIRE RATING REQUIREMENTS WHETHER SPECIFICALLY NOTED OR NOT. CONTRACTOR SHALL PROVIDE AND INSTALL ALL COMPONENTS, MATERIALS, AND ACCESSORIES NECESSARY TO COMPLY WITH THE FIRE RATING REQUIREMENTS.
- B. CONTRACTOR SHALL NOTE ALL EXISTING AND NEW COMPONENTS THAT NEED ACCESS/MAINTENANCE INCLUDING BUT NOT LIMITED TO VALVES, SHUT-OFFS, DISCONNECTS, JUNCTION BOXES, ETC. CONTRACTOR SHALL MARK OR APPLY COLOR CODED STICKERS TO THE NEW CEILING GRID TO NOTE ALL THESE COMPONENTS. COORDINATE FINAL REQUIREMENTS WITH OWNER/ARCHITECT.
- C. CONTRACTOR SHALL REMOVE ALL MECHANICAL EQUIPMENT THAT IS ABANDONED OR NOT IN SERVICE. PRIOR TO WORK, THE CONTRACTOR SHALL VERIFY ALL EQUIPMENT NOTED AS ABANDONED IS NOT OPERATIONAL OR SERVES EXISTING BUILDING FUNCTIONS. NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- D. ALL EQUIPMENT NOTED TO BE REPLACED SHALL BE INSPECTED PRIOR TO WORK. CONTRACTOR SHALL INSPECT EXISTING SYSTEM AND VERIFY EXISTING COMPONENTS ARE IN GOOD WORKING ORDER AND CAN SUPPORT ALL REPLACEMENT EQUIPMENT. CONTRACTOR SHALL MAKE ANY MODIFICATIONS NECESSARY FOR REPLACEMENT EQUIPMENT TO COMPLY WITH MANUFACTURER'S REQUIREMENTS FOR REPLACEMENT EQUIPMENT. REPLACEMENT EQUIPMENT TO BE SHALL BE SIZED TO MATCH EXISTING EQUIPMENT AND SHALL COMPLY WITH ALL CURRENT CODES AND REGULATIONS.

PLAN NOTES

- 1 NO MECHANICAL WORK IN UNITS. TYPICAL OF ALL UNITS.
- 2 EXISTING CEILING DIFFUSERS AND AIR TERMINALS IN CORRIDORS TO BE REMOVED AND REPLACED. ASSOCIATED EXISTING DUCTWORK TO REMAIN. FIELD VERIFY EXACT LOCATIONS AND QUANTITIES.
- 3 REMOVE EXISTING DIFFUSERS. EXISTING DUCTWORK TO REMAIN AS REQUIRED FOR NEW WORK. REFER TO M1.21 FOR ADDITIONAL INFORMATION. FIELD VERIFY EXISTING CONDITIONS PRIOR TO WORK.
- 4 EXISTING HEAT PUMP TO BE REPLACED. REMOVE EXISTING SYSTEM AND RELATED LINE SETS. PREPARE FOR NEW WORK.
- 5 EXISTING DIFFUSER TO BE REMOVED AND REPLACED. EXISTING DUCTWORK TO REMAIN. FIELD VERIFY EXISTING DIFFUSER SIZE AND AIR FLOW PRIOR TO WORK.
- 6 EXISTING DRYER DUCTS TO REMAIN. CLEAN ALL EXISTING DRYER DUCTS. FIELD VERIFY EXISTING SIZE AND ROUTING PRIOR TO WORK.
- 7 REMOVE COVERS FROM EXISTING BASEBOARD HEATER AND PREPARE FOR REPLACEMENT COVERS. EXISTING BASEBOARD HEATER TO REMAIN OPERATIONAL.
- 8 EXISTING CABINET HEATER TO REMAIN. NO WORK REQUIRED.
- 9 EXISTING HEAT PUMP TO REMAIN. NO WORK REQUIRED.
- 10 EXISTING THERMOSTAT TO REMAIN. REMOVE EXISTING THERMOSTAT COVER.
- 11 REMOVE EXISTING HEAT PUMP THAT SERVES AIR HANDLER TO BE REPLACED ON THIRD FLOOR. HEAT TO BE REPLACED AND SHALL MATCH EXISTING UNLESS NOTED OTHERWISE. FIELD VERIFY EXISTING EQUIPMENT.
- 12 REFRIGERANT LINES ASSOCIATED WITH HEAT PUMP TO BE REMOVED.
- 13 REMOVE EXISTING CABINET HEATER COVERS. EXISTING HEATER TO REMAIN AND SHALL REMAIN FUNCTIONAL. FIELD VERIFY SIZE AND LOCATION OF EXISTING HEATER PRIOR TO WORK. PREPARE FOR REPLACEMENT COVER.
- 14 REMOVE EXISTING WALL GRILLE IN CORRIDOR. FIELD VERIFY EXACT LOCATIONS AND QUANTITIES.
- 15 REMOVE EXISTING WALL GRILLE IN CORRIDOR AND PREPARE FOR REPLACEMENT. FIELD VERIFY EXACT LOCATIONS AND QUANTITIES.
- 16 EXISTING CEILING DIFFUSER TO BE REMOVED AND REPLACED. ASSOCIATED EXISTING DUCTWORK TO REMAIN. FIELD VERIFY EXACT LOCATIONS AND QUANTITIES.



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Sheet Title

FIRST FLOOR MECHANICAL DEMO
PLAN

Sheet Number

MD1.21



PLAN NOTES	
①	NO MECHANICAL WORK IN UNITS. TYPICAL OF ALL UNITS.
②	EXISTING CEILING DIFFUSERS AND AIR TERMINALS IN CORRIDORS TO BE REMOVED AND REPLACED. ASSOCIATED EXISTING DUCTWORK TO REMAIN. FIELD VERIFY EXISTING LOCATIONS AND QUANTITIES.
③	EXISTING HEAT PUMP TO BE REPLACED. REMOVE EXISTING SYSTEM AND RELATED LINE SETS. PREPARE FOR NEW WORK.
④	EXISTING WALL CASSETTE TO BE REPLACED. REMOVE EXISTING SYSTEM AND RELATED LINE SETS. PREPARE FOR NEW WORK.
⑤	EXISTING DRYER DUCTS TO REMAIN. CLEAN ALL EXISTING DRYER DUCTS. FIELD VERIFY EXISTING SIZE AND ROUTING PRIOR TO WORK.
⑥	EXISTING RTU TO REMAIN.
⑦	REMOVE COVERS FROM EXISTING BASEBOARD HEATER AND PREPARE FOR REPLACEMENT COVERS. EXISTING BASEBOARD HEATER TO REMAIN OPERATIONAL.
⑧	EXISTING THERMOSTAT TO REMAIN. REMOVE EXISTING THERMOSTAT COVER.
⑨	REMOVE EXISTING WALL GRILLE IN CORRIDOR. FIELD VERIFY EXIST LOCATIONS AND QUANTITIES.
⑩	REMOVE EXISTING WALL GRILLE IN CORRIDOR AND PREPARE FOR REPLACEMENT. FIELD VERIFY EXIST LOCATIONS AND QUANTITIES.
⑪	EXISTING CEILING DIFFUSER TO BE REMOVED AND REPLACED. ASSOCIATED EXISTING DUCTWORK TO REMAIN. FIELD VERIFY EXIST LOCATIONS AND QUANTITIES.



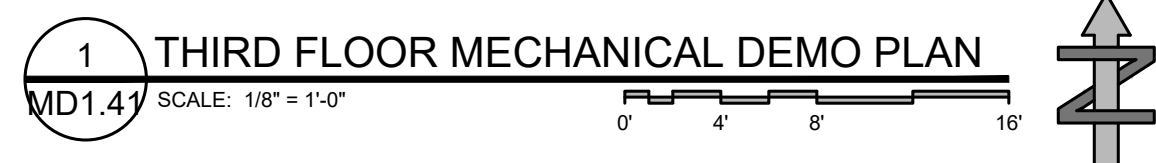
Prepared for: Springfield Metropolitan Housing Authority

Sheet Title

SECOND FLOOR MECHANICAL
DEMO PLAN

Sheet Number

MD1.31



PLAN NOTES	
①	NO MECHANICAL WORK IN UNITS. TYPICAL OF ALL UNITS.
②	EXISTING CEILING DIFFUSERS AND AIR TERMINALS IN CORRIDORS TO BE REMOVED AND REPLACED. ASSOCIATED EXISTING DUCTWORK TO REMAIN. FIELD VERIFY EXACT LOCATIONS AND QUANTITIES.
③	EXISTING HEAT PUMP TO BE REPLACED. REMOVE EXISTING SYSTEM AND RELATED LINE SETS. PREPARE FOR NEW WORK.
④	EXISTING WALL CASSETTE TO BE REPLACED. REMOVE EXISTING SYSTEM AND RELATED LINE SETS. PREPARE FOR NEW WORK.
⑤	EXISTING DRYER DUCTS TO REMAIN. FIELD VERIFY EXISTING SIZE AND ROUTING PRIOR TO WORK.
⑥	EXISTING RTU TO REMAIN. NO WORK REQUIRED.
⑦	REMOVE EXISTING AIR HANDLING UNIT. EXISTING DUCTWORK TO REMAIN. AIR HANDLER TO BE REPLACED AND SHALL MATCH EXISTING UNLESS NOTED OTHERWISE. FIELD VERIFY EXISTING EQUIPMENT.
⑧	EXISTING THERMOSTAT TO REMAIN. REMOVE EXISTING THERMOSTAT COVER.
⑨	REMOVE EXISTING REFRIGERANT LINE SETS FOR FAN COIL UNIT TO BE REMOVED.
⑩	THREE (3) EXISTING DUCT HEATERS AND RELATED DUCTWORK TO BE ABANDONED. REMOVE EXISTING DUCT HEATER SYSTEM AND ALL RELATED COMPONENTS. FIELD VERIFY EXISTING CONDITIONS.
⑪	REMOVE EXISTING CABINET HEATER COVERS. EXISTING DUCT TO REMAIN AND SHALL REMAIN FUNCTIONAL. FIELD VERIFY SIZE AND LOCATION OF EXISTING HEATER PRIOR TO WORK. PREPARE FOR REPLACEMENT COVER.
⑫	REMOVE EXISTING BASEBOARD HEATER. BASEBOARD HEATER TO BE REPLACED WITH EQUAL. FIELD VERIFY EXISTING EQUIPMENT.
⑬	REMOVE EXISTING WALL GRILLE IN CORRIDOR. FIELD VERIFY EXACT LOCATIONS AND QUANTITIES.
⑭	REMOVE EXISTING WALL GRILLE IN CORRIDORS AND PREPARE FOR REPLACEMENT. FIELD VERIFY EXACT LOCATIONS AND QUANTITIES.
⑮	EXISTING DRYER DUCT BOOSTER FAN TO BE REPLACED. REMOVE EXISTING BOOSTER FAN. EXISTING DUCT WORK TO REMAIN. PREPARE FOR NEW WORK.
⑯	EXISTING DUCT HEATER AND SYSTEM HAS BEEN ABANDONED. REMOVE EXISTING DUCT HEATER SYSTEM AND ALL RELATED COMPONENTS. FIELD VERIFY EXISTING CONDITIONS.
⑰	EXISTING BASEBOARD HEATER HAS BEEN ABANDONED. REMOVE EXISTING BASEBOARD HEATER AND ALL RELATED COMPONENTS. FIELD VERIFY EXISTING CONDITIONS.

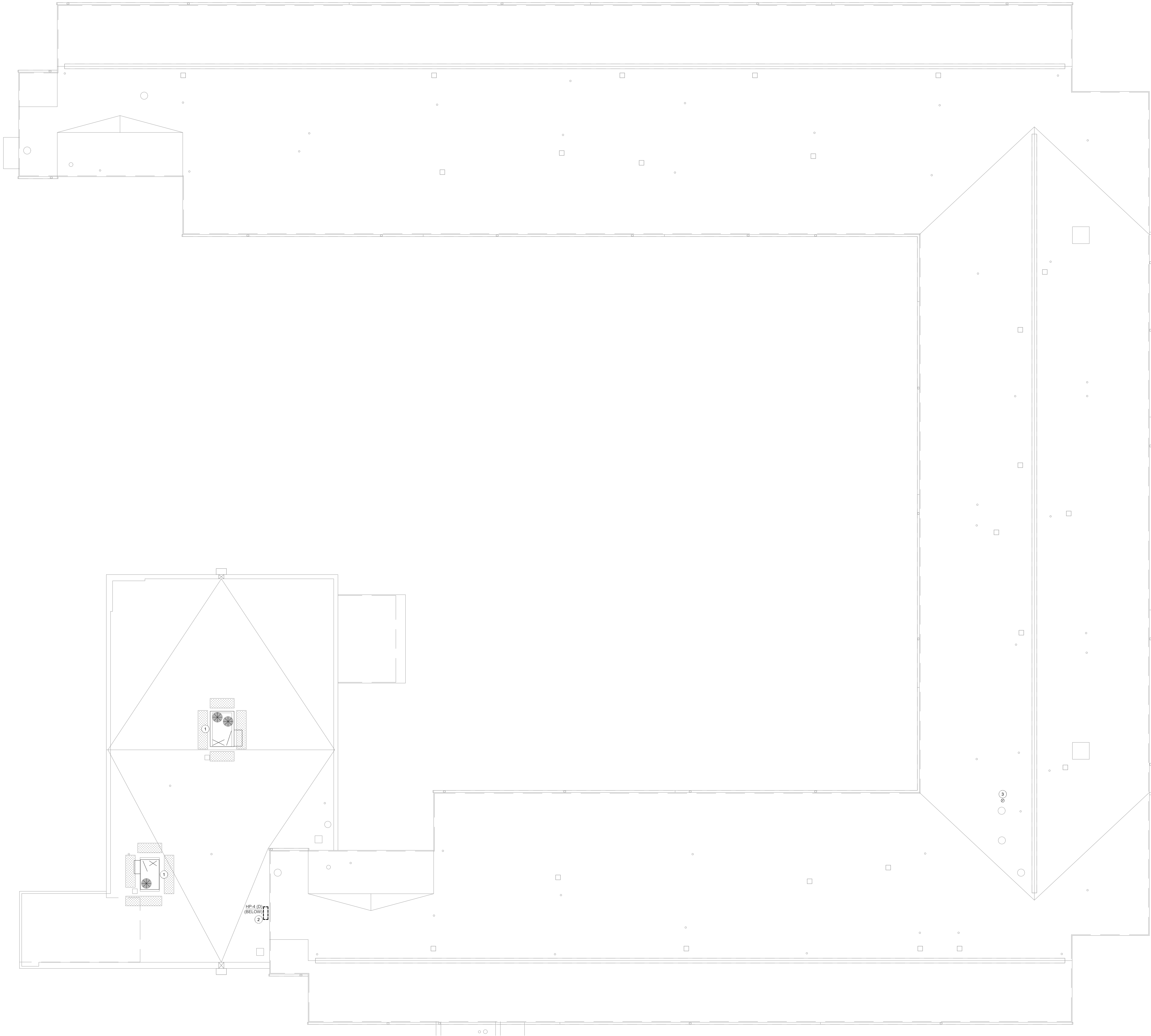


Modernization Project 2026 at:
Grayhill Apartments
220 Montgomery Avenue
Springfield, Ohio 45506

Prepared for: Springfield Metropolitan Housing Authority

Project Number 2024-112	
Date January 12, 2026	
Date	Issue
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01.12.26	Progress
02.02.26	90% Review Set
02.12.26	Bid/Construction Set
Sheet Title	
THIRD FLOOR MECHANICAL DEMO PLAN	
Sheet Number	

MD1.41



GENERAL NOTES	
A.	ALL CEILINGS IN CORRIDORS TO BE REPLACED WITH FIRE RATED ASSEMBLY. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION. ALL NEW WORK SHALL COMPLY WITH ALL FIRE RATING REQUIREMENTS WHETHER SPECIFICALLY NOTED OR NOT. CONTRACTOR SHALL PROVIDE AND INSTALL ALL COMPONENTS, MATERIALS, AND ACCESSORIES NECESSARY TO COMPLY WITH THE FIRE RATING REQUIREMENTS.
B.	CONTRACTOR SHALL NOTE ALL EXISTING AND NEW COMPONENTS THAT NEED ACCESS/MAINTENANCE INCLUDING BUT NOT LIMITED TO VALVES, SHUT-OFFS, DISCONNECTS, JUNCTION BOXES, ETC. CONTRACTOR SHALL MARK OR APPLY COLOR CODED STICKERS TO THE NEW CEILING GRID TO NOTE ALL THESE COMPONENTS. COORDINATE FINAL REQUIREMENTS WITH OWNER/ARCHITECT.
C.	CONTRACTOR SHALL REMOVE ALL MECHANICAL EQUIPMENT THAT IS ABANDONED OR NOT IN SERVICE. PRIOR TO WORK, THE CONTRACTOR SHALL VERIFY ALL EQUIPMENT NOTED AS ABANDONED IS NOT OPERATIONAL OR SERVES EXISTING BUILDING FUNCTIONS. NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
D.	ALL EQUIPMENT NOTED TO BE REPLACED SHALL BE INSPECTED PRIOR TO WORK. CONTRACTOR SHALL INSPECT EXISTING SYSTEM AND VERIFY EXISTING COMPONENTS ARE IN GOOD WORKING ORDER AND CAN SUPPORT ALL REPLACEMENT EQUIPMENT. CONTRACTOR SHALL MAKE ANY MODIFICATIONS NECESSARY FOR REPLACEMENT EQUIPMENT TO COMPLY WITH MANUFACTURER'S REQUIREMENTS FOR REPLACEMENT EQUIPMENT. REPLACEMENT EQUIPMENT TO BE SHALL BE SIZED TO MATCH EXISTING EQUIPMENT AND SHALL COMPLY WITH ALL CURRENT CODES AND REGULATIONS.

PLAN NOTES	
①	EXISTING RTU TO REMAIN.
②	EXISTING HEAT PUMP TO BE REPLACED. REMOVE EXISTING SYSTEM AND RELATED LINE SETS. PREPARE FOR NEW WORK.

STATE OF OHIO
LAWRENCE S. AYER
56787
REGISTERED PROFESSIONAL ENGINEER

EXPIRATION DATE: 12/31/2027
Lawrence S. Ayer

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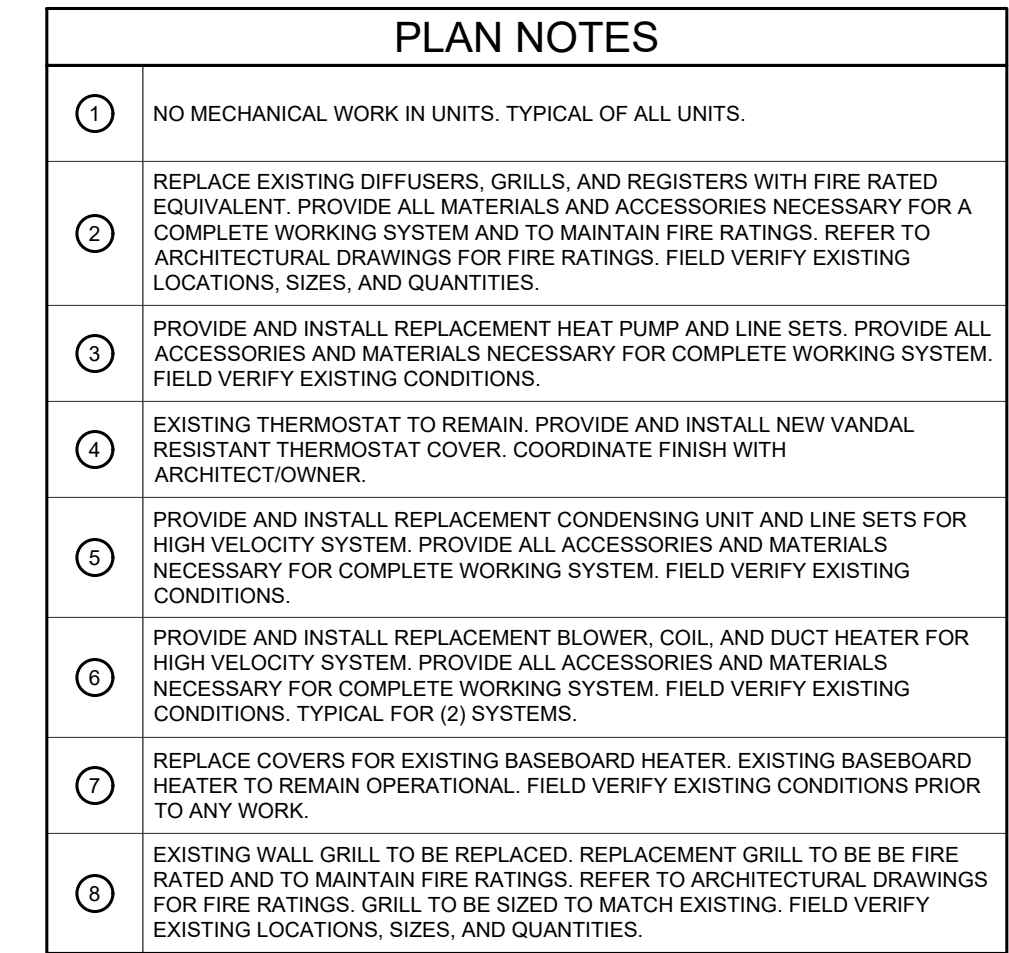
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Modernization Project 2026 at:
Grayhill Apartments
220 Montgomery Avenue
Springfield, Ohio 45506

Prepared for: Springfield Metropolitan Housing Authority

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02.02.26	90% Review Set
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Sheet Title	
ROOF MECHANICAL DEMO PLAN	
Sheet Number	

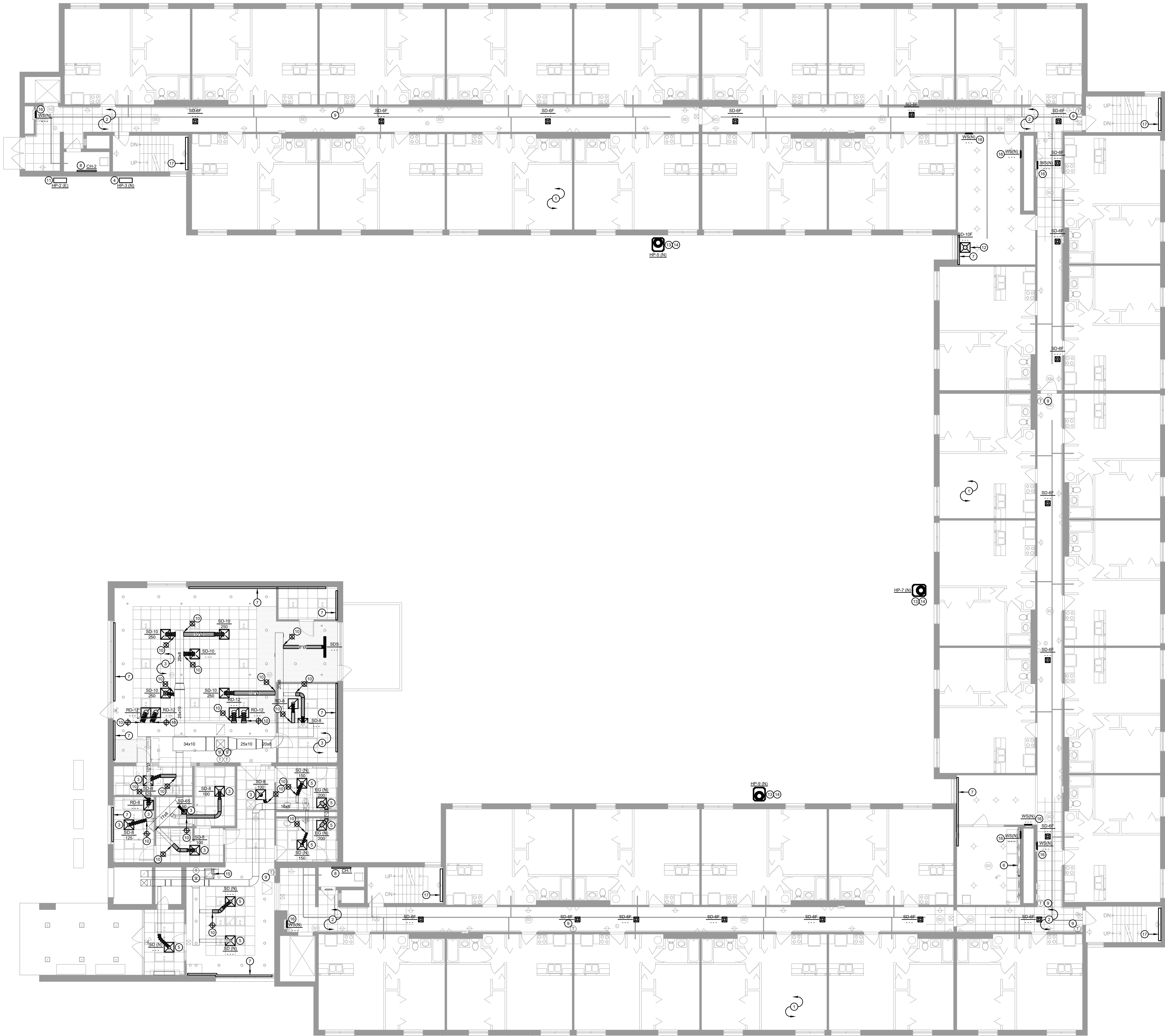
MD1.51



Modernization Project 2026 at:
Grayhill Apartments
220 Montgomery Avenue
Springfield, Ohio 45506

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GROUND FLOOR MECHANICAL PLAN	
Sheet Number	

M1.11



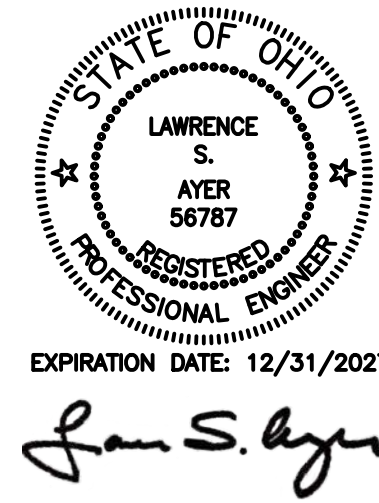
1 FIRST FLOOR MECHANICAL PLAN
M1.21 SCALE: 1/8" = 1'-0"

GENERAL NOTES

- ALL CEILINGS IN CORRIDORS TO BE REPLACED WITH FIRE RATED ASSEMBLY. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION. ALL NEW WORK SHALL COMPLY WITH ALL FIRE RATING REQUIREMENTS WHETHER SPECIFICALLY NOTED OR NOT. CONTRACTOR SHALL PROVIDE AND INSTALL ALL COMPONENTS, MATERIALS, AND ACCESSORIES NECESSARY TO COMPLY WITH THE FIRE RATING REQUIREMENTS.
- CONTRACTOR SHALL NOTE ALL EXISTING AND NEW COMPONENTS THAT NEED ACCESS/MAINTENANCE INCLUDING BUT NOT LIMITED TO VALVES, SHUT-OFFS, DISCONNECTS, JUNCTION BOXES, ETC. CONTRACTOR SHALL MARK OR APPLY COLOR CODED STICKERS TO THE NEW CEILING GRID TO NOTE ALL THESE COMPONENTS. COORDINATE FINAL REQUIREMENTS WITH OWNER/ARCHITECT.
- CONTRACTOR SHALL REMOVE ALL MECHANICAL EQUIPMENT THAT IS ABANDONED OR NOT IN SERVICE. PRIOR TO WORK, THE CONTRACTOR SHALL VERIFY ALL EQUIPMENT NOTED AS ABANDONED IS NOT OPERATIONAL OR SERVES EXISTING BUILDING FUNCTIONS. NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- ALL EQUIPMENT NOTED TO BE REPLACED SHALL BE INSPECTED PRIOR TO WORK. CONTRACTOR SHALL INSPECT EXISTING SYSTEM AND VERIFY EXISTING COMPONENTS ARE IN GOOD WORKING ORDER AND CAN SUPPORT ALL REPLACEMENT EQUIPMENT. CONTRACTOR SHALL MAKE ANY MODIFICATIONS NECESSARY FOR REPLACEMENT EQUIPMENT TO COMPLY WITH MANUFACTURERS REQUIREMENTS FOR REPLACEMENT EQUIPMENT. REPLACEMENT EQUIPMENT TO BE SHALL BE SIZED TO MATCH EXISTING EQUIPMENT AND SHALL COMPLY WITH ALL CURRENT CODES AND REGULATIONS.

PLAN NOTES

- NO MECHANICAL WORK IN UNITS. TYPICAL OF ALL UNITS.
- REPLACE EXISTING DIFFUSERS, GRILLES, AND REGISTERS IN CORRIDORS WITH FIRE RATED DIFFUSERS, GRILLES, AND REGISTERS. PROVIDE ALL MATERIALS AND ACCESSORIES NECESSARY FOR A COMPLETE WORKING SYSTEM AND TO MAINTAIN FIRE RATINGS. REFER TO ARCHITECTURAL DRAWINGS FOR FIRE RATINGS. FIELD VERIFY EXISTING LOCATIONS, SIZES, AND QUANTITIES.
- INSTALL NEW DIFFUSERS IN NEW CEILING. PROVIDE ALL ADDITIONAL DUCTWORK, TAKEOFF, AND TAPS AS NEEDED TO CONNECT TO NEW DIFFUSERS. FIELD VERIFY EXISTING CONDITIONS PRIOR TO WORK.
- PROVIDE AND INSTALL REPLACEMENT HEAT PUMP AND LINE SETS. PROVIDE ALL ACCESSORIES AND MATERIALS NECESSARY FOR COMPLETE WORKING SYSTEM. FIELD VERIFY EXISTING CONDITIONS.
- PROVIDE AND INSTALL REPLACEMENT DIFFUSER. PROVIDE ALL MODIFICATIONS NECESSARY FOR EXISTING DUCTWORK AS REQUIRED FOR A COMPLETE WORKING SYSTEM. REBALANCE DIFFUSER AS REQUIRED TO MATCH EXISTING AIR FLOW. FIELD VERIFY EXISTING CONDITIONS PRIOR TO WORK.
- EXISTING DRYER DUCTS TO REMAIN. FIELD VERIFY EXISTING SIZE AND ROUTING PRIOR TO WORK.
- REPLACE COVERS FOR EXISTING BASEBOARD HEATER. EXISTING BASEBOARD HEATER TO REMAIN OPERATIONAL. FIELD VERIFY EXISTING CONDITIONS PRIOR TO ANY WORK.
- INSTALL COVE HEATER AND ALL NECESSARY ACCESSORIES AND COMPONENTS FOR A COMPLETE INSTALL. FIELD VERIFY FINAL LOCATION.
- EXISTING THERMOSTAT TO REMAIN. PROVIDE AND INSTALL NEW VANDAL RESISTANT THERMOSTAT COVER. COORDINATE FINISH WITH ARCHITECT/OWNER.
- PROVIDE ALL MATERIALS AND TAKEOFFS TO MAKE COMPLETE CONNECTION TO EXISTING DUCTWORK AT POINT INDICATED. FIELD VERIFY EXISTING CONDITIONS.
- EXISTING HEAT PUMP TO REMAIN. FIELD VERIFY EXISTING CONDITIONS.
- REPLACE EXISTING DIFFUSER WITH NEW FIRE RATED DIFFUSER. PROVIDE ALL MATERIALS AND ACCESSORIES NECESSARY FOR A COMPLETE WORKING SYSTEM AND TO MAINTAIN FIRE RATINGS. REFER TO ARCHITECTURAL DRAWINGS FOR FIRE RATINGS. FIELD VERIFY EXISTING LOCATIONS, SIZES, AND QUANTITIES.
- REMOVE EXISTING HEAT PUMP THAT SERVES AIR HANDLER TO BE REPLACED ON THIRD FLOOR. HEAT TO BE REPLACED AND SHALL MATCH EXISTING UNLESS NOTED OTHERWISE. FIELD VERIFY EXISTING EQUIPMENT.
- REFRIGERANT LINES ASSOCIATED WITH HEAT PUMP TO BE REMOVED. REFRIGERANT LINES SHALL BE ROUTED TO COMPLY WITH ALL CURRENT CODES AND REGULATIONS.
- EXISTING RETURN GRILLE TO REMAIN. FIELD VERIFY EXISTING CONDITIONS.
- EXISTING WALL GRILLE TO BE REPLACED. REPLACEMENT GRILLE TO BE BE FIRE RATED AND TO MAINTAIN FIRE RATINGS. REFER TO ARCHITECTURAL DRAWINGS FOR FIRE RATINGS. GRILLE TO BE SIZED TO MATCH EXISTING. FIELD VERIFY EXISTING LOCATIONS, SIZES, AND QUANTITIES.
- EXISTING CABINET HEATER TO REMAIN AND SHALL REMAIN FUNCTIONAL. REPLACE EXISTING COVER. VERIFY SIZE AND LOCATION OF EXISTING HEATER PRIOR TO WORK. COORDINATE FINISH WITH ARCHITECT.



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Modernization Project 2026 at:
Grayhill Apartments
220 Montgomery Avenue
Springfield, Ohio 45506

Prepared for: Springfield Metropolitan Housing Authority

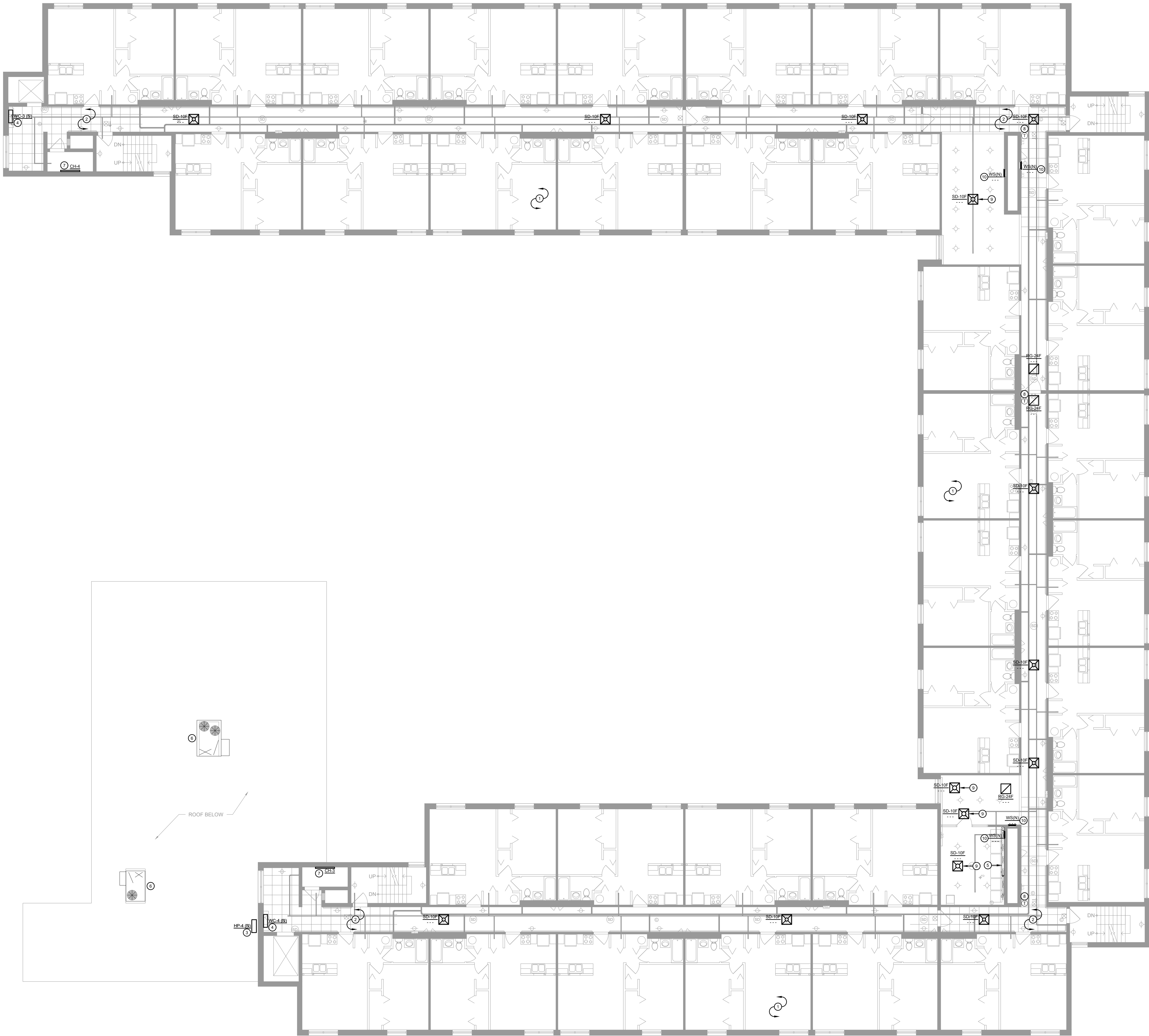
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January 12, 2026

Date Issue
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01.12.26 Progress
02.02.26 90% Review Set
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Sheet Title
FIRST FLOOR MECHANICAL PLAN

Sheet Number
M1.21



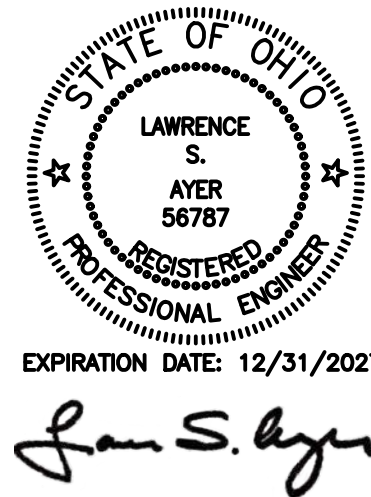
1 SECOND FLOOR MECHANICAL PLAN
M1.31 SCALE: 1/8" = 1'-0"

GENERAL NOTES

- ALL CEILINGS IN CORRIDORS TO BE REPLACED WITH FIRE RATED ASSEMBLY. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION. ALL NEW WORK SHALL COMPLY WITH ALL FIRE RATING REQUIREMENTS WHETHER SPECIFICALLY NOTED OR NOT. CONTRACTOR SHALL PROVIDE AND INSTALL ALL COMPONENTS, MATERIALS, AND ACCESSORIES NECESSARY TO COMPLY WITH THE FIRE RATING REQUIREMENTS.
- CONTRACTOR SHALL NOTE ALL EXISTING AND NEW COMPONENTS THAT NEED ACCESS/MAINTENANCE INCLUDING BUT NOT LIMITED TO VALVES, SHUT-OFFS, DISCONNECTS, JUNCTION BOXES, ETC. CONTRACTOR SHALL MARK OR APPLY COLOR CODED STICKERS TO THE NEW CEILING GRID TO NOTE ALL THESE COMPONENTS. COORDINATE FINAL REQUIREMENTS WITH OWNER/ARCHITECT.
- CONTRACTOR SHALL REMOVE ALL MECHANICAL EQUIPMENT THAT IS ABANDONED OR NOT IN SERVICE. PRIOR TO WORK, THE CONTRACTOR SHALL VERIFY ALL EQUIPMENT NOTED AS ABANDONED IS NOT OPERATIONAL OR SERVES EXISTING BUILDING FUNCTIONS. NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- ALL EQUIPMENT NOTED TO BE REPLACED SHALL BE INSPECTED PRIOR TO WORK. CONTRACTOR SHALL INSPECT EXISTING SYSTEM AND VERIFY EXISTING COMPONENTS ARE IN GOOD WORKING ORDER AND CAN SUPPORT ALL REPLACEMENT EQUIPMENT. CONTRACTOR SHALL MAKE ANY MODIFICATIONS NECESSARY FOR REPLACEMENT EQUIPMENT TO COMPLY WITH MANUFACTURER'S REQUIREMENTS FOR REPLACEMENT EQUIPMENT. REPLACEMENT EQUIPMENT TO BE SHALL BE SIZED TO MATCH EXISTING EQUIPMENT AND SHALL COMPLY WITH ALL CURRENT CODES AND REGULATIONS.

PLAN NOTES

- NO MECHANICAL WORK IN UNITS. TYPICAL OF ALL UNITS.
- REPLACE EXISTING DIFFUSERS, GRILLS, AND REGISTERS WITH FIRE RATED EQUIVALENT. PROVIDE ALL MATERIALS AND ACCESSORIES NECESSARY FOR A COMPLETE WORKING SYSTEM AND TO MAINTAIN FIRE RATINGS. REFER TO ARCHITECTURAL DRAWINGS FOR FIRE RATINGS. FIELD VERIFY EXISTING LOCATIONS, SIZES, AND QUANTITIES.
- PROVIDE AND INSTALL REPLACEMENT HEAT PUMP AND LINE SETS. PROVIDE ALL ACCESSORIES AND MATERIALS NECESSARY FOR COMPLETE WORKING SYSTEM. FIELD VERIFY EXISTING CONDITIONS.
- PROVIDE AND INSTALL REPLACEMENT WALL CASSETTE AND LINE SETS. PROVIDE ALL ACCESSORIES AND MATERIALS NECESSARY FOR COMPLETE WORKING SYSTEM. FIELD VERIFY EXISTING CONDITIONS.
- EXISTING DRYER DUCTS TO REMAIN. FIELD VERIFY EXISTING SIZE AND ROUTING PRIOR TO WORK.
- EXISTING RTU TO REMAIN.
- INSTALL COVE HEATER AND ALL NECESSARY ACCESSORIES AND COMPONENTS FOR A COMPLETE INSTALL. FIELD VERIFY FINAL LOCATION.
- EXISTING THERMOSTAT TO REMAIN. PROVIDE AND INSTALL NEW VANDAL RESISTANT THERMOSTAT COVER. COORDINATE FINISH WITH ARCHITECT/OWNER.
- REPLACE EXISTING DIFFUSER WITH NEW FIRE RATED DIFFUSER. PROVIDE ALL MATERIALS AND ACCESSORIES NECESSARY FOR A COMPLETE WORKING SYSTEM AND TO MAINTAIN FIRE RATINGS. REFER TO ARCHITECTURAL DRAWINGS FOR FIRE RATINGS. FIELD VERIFY EXISTING LOCATIONS, SIZES, AND QUANTITIES.
- EXISTING WALL GRILL TO BE REPLACED. REPLACEMENT GRILL TO BE BE FIRE RATED AND TO MAINTAIN FIRE RATINGS. REFER TO ARCHITECTURAL DRAWINGS FOR FIRE RATINGS. GRILL TO BE SIZED TO MATCH EXISTING. FIELD VERIFY EXISTING LOCATIONS, SIZES, AND QUANTITIES.



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Modernization Project 2026 at:
Grayhill Apartments
220 Montgomery Avenue
Springfield, Ohio 45506

Prepared for: Springfield Metropolitan Housing Authority

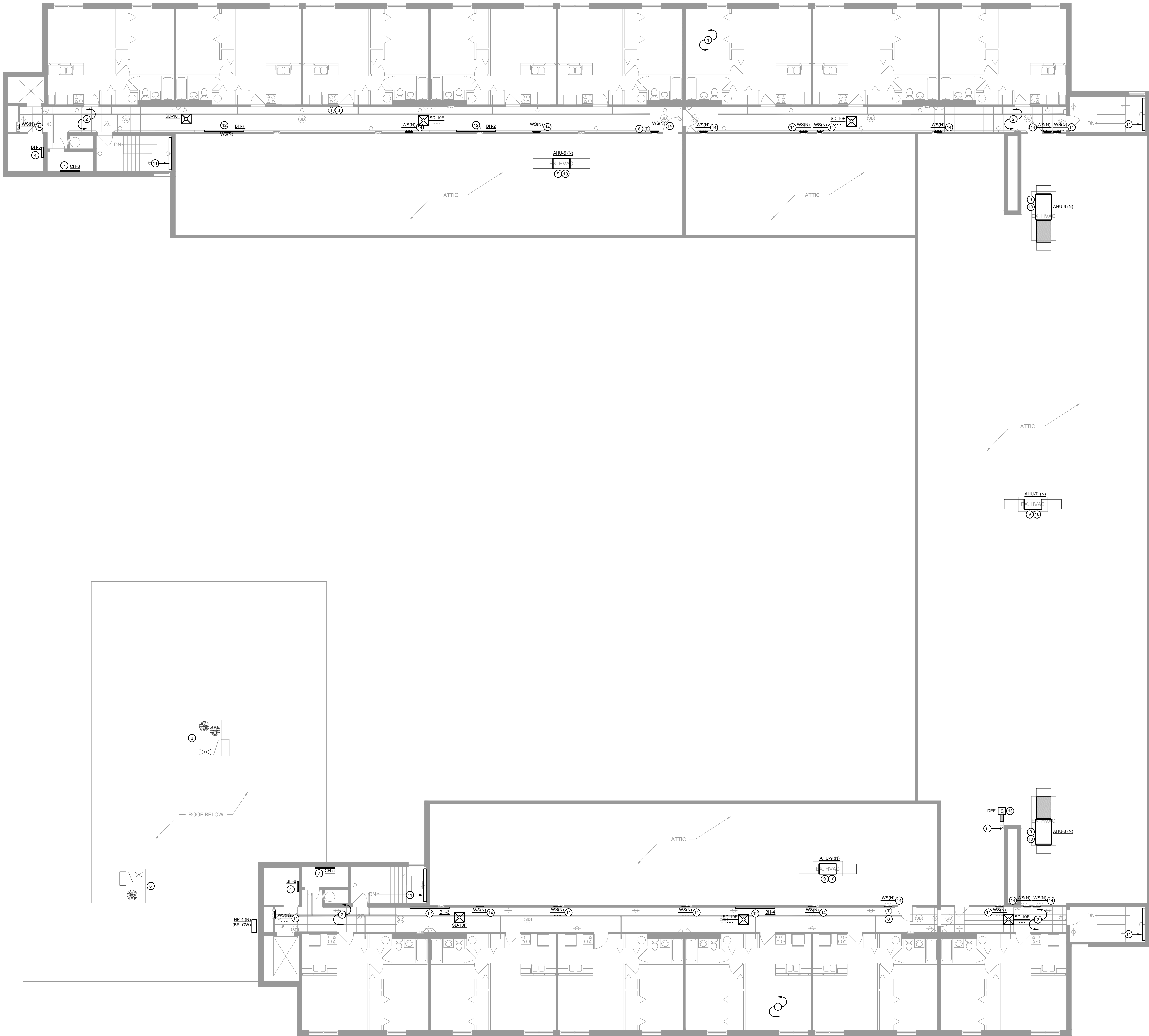
Project Number
2024-112
Date
January 12, 2026

Date	Issue
01.12.26	Progress
02.02.26	90% Review Set
02.12.26	Bid/Construction Set

Sheet Title
SECOND FLOOR MECHANICAL
PLAN

Sheet Number

M1.31



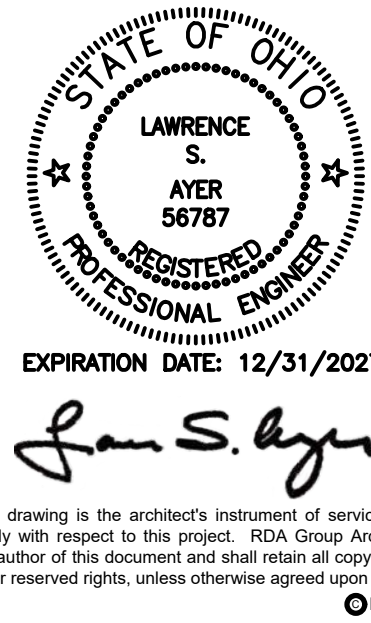
1 THIRD FLOOR MECHANICAL PLAN
M1.41 SCALE: 1/8" = 1'-0"

GENERAL NOTES

- ALL CEILINGS IN CORRIDORS TO BE REPLACED WITH FIRE RATED ASSEMBLY. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION. ALL NEW WORK SHALL COMPLY WITH ALL FIRE RATING REQUIREMENTS WHETHER SPECIFICALLY NOTED OR NOT. CONTRACTOR SHALL PROVIDE AND INSTALL ALL COMPONENTS, MATERIALS, AND ACCESSORIES NECESSARY TO COMPLY WITH THE FIRE RATING REQUIREMENTS.
- CONTRACTOR SHALL NOTE ALL EXISTING AND NEW COMPONENTS THAT NEED ACCESS/MAINTENANCE INCLUDING BUT NOT LIMITED TO VALVES, SHUT-OFFS, DISCONNECTS, JUNCTION BOXES, ETC. CONTRACTOR SHALL MARK OR APPLY COLOR CODED STICKERS TO THE NEW CEILING GRID TO NOTE ALL THESE COMPONENTS. COORDINATE FINAL REQUIREMENTS WITH OWNER/ARCHITECT.
- CONTRACTOR SHALL REMOVE ALL MECHANICAL EQUIPMENT THAT IS ABANDONED OR NOT IN SERVICE. PRIOR TO WORK, THE CONTRACTOR SHALL VERIFY ALL EQUIPMENT NOTED AS ABANDONED IS NOT OPERATIONAL OR SERVES EXISTING BUILDING FUNCTIONS. NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- ALL EQUIPMENT NOTED TO BE REPLACED SHALL BE INSPECTED PRIOR TO WORK. CONTRACTOR SHALL INSPECT EXISTING SYSTEM AND VERIFY EXISTING COMPONENTS ARE IN GOOD WORKING ORDER AND CAN SUPPORT ALL REPLACEMENT EQUIPMENT. CONTRACTOR SHALL MAKE ANY MODIFICATIONS NECESSARY FOR REPLACEMENT EQUIPMENT TO COMPLY WITH MANUFACTURER'S REQUIREMENTS FOR REPLACEMENT EQUIPMENT. REPLACEMENT EQUIPMENT TO BE SHOWN BE SIZED TO MATCH EXISTING EQUIPMENT AND SHALL COMPLY WITH ALL CURRENT CODES AND REGULATIONS.

PLAN NOTES

- NO MECHANICAL WORK IN UNITS. TYPICAL OF ALL UNITS.
- REPLACE EXISTING DIFFUSERS, GRILLS, AND REGISTERS WITH FIRE RATED EQUIVALENT. PROVIDE ALL MATERIALS AND ACCESSORIES NECESSARY FOR A COMPLETE WORKING SYSTEM AND TO MAINTAIN FIRE RATINGS. REFER TO ARCHITECTURAL DRAWINGS FOR FIRE RATINGS, FIELD VERIFY EXISTING LOCATIONS, SIZES, AND QUANTITIES.
- PROVIDE AND INSTALL REPLACEMENT HEAT PUMP AND LINE SETS. PROVIDE ALL ACCESSORIES AND MATERIALS NECESSARY FOR COMPLETE WORKING SYSTEM. FIELD VERIFY EXISTING CONDITIONS.
- PROVIDE AND INSTALL NEW BASEBOARD HEATER. PROVIDE ALL ACCESSORIES AND MATERIALS NECESSARY FOR COMPLETE WORKING SYSTEM. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
- EXISTING DRYER DUCTS TO REMAIN. FIELD VERIFY EXISTING SIZE AND ROUTING PRIOR TO WORK.
- EXISTING RTU (BELOW) TO REMAIN.
- INSTALL COVE HEATER AND ALL NECESSARY ACCESSORIES AND COMPONENTS FOR A COMPLETE INSTALL. FIELD VERIFY FINAL LOCATION.
- EXISTING THERMOSTAT TO REMAIN. PROVIDE AND INSTALL NEW VANDAL RESISTANT THERMOSTAT COVER. COORDINATE FINISH WITH ARCHITECT/OWNER.
- MECHANICAL CONTRACTOR TO INSTALL REPLACEMENT FAN COIL UNIT. FAN COIL UNIT TO USE R-454B REFRIGERANT. FAN COIL UNIT TO MATCH EXISTING FAN COIL UNIT UNLESS NOTED OTHERWISE. PROVIDE ALL CONNECTIONS TO EXISTING DUCTWORK. INSTALLATION SHALL INCLUDE ALL NECESSARY MATERIALS AND ACCESSORIES FOR A COMPLETE WORKING SYSTEM. FIELD VERIFY EXACT LOCATION.
- INSTALL NEW REFRIGERANT LINES SET TO NEW FAN COIL UNIT. INSTALL REFRIGERANT LINES PER MANUFACTURER'S INSTRUCTIONS. FIELD VERIFY EXISTING CONDITIONS AND LENGTHS PRIOR TO INSTALLING LINE SETS.
- EXISTING CABINET HEATER TO REMAIN AND SHALL REMAIN FUNCTIONAL. REPLACE EXISTING COVER. VERIFY SIZE AND LOCATION OF EXISTING HEATER PRIOR TO WORK. COORDINATE FINISH WITH ARCHITECT.
- INSTALL REPLACEMENT BASEBOARD HEATER. HEATER TO BE INSTALLED AT SAME LOCATION AND HEIGHT TO MATCH EXISTING. FIELD VERIFY EXISTING CONDITIONS.
- INSTALL NEW DRYER EXHAUST VENTILATION FAN PER MANUFACTURER'S INSTRUCTIONS. CONNECT TO EXISTING DUCTWORK. PROVIDE ALL MATERIALS AND ACCESSORIES TO MAKE COMPLETE WORKING SYSTEM.
- EXISTING WALL GRILL TO BE REPLACED. REPLACEMENT GRILL TO BE FIRE RATED AND TO MAINTAIN FIRE RATINGS. REFER TO ARCHITECTURAL DRAWINGS FOR FIRE RATINGS. GRILL TO BE SIZED TO MATCH EXISTING. FIELD VERIFY EXISTING LOCATIONS, SIZES, AND QUANTITIES.



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Modernization Project 2026 at:
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Prepared for: Springfield Metropolitan Housing Authority

Project Number
2024-112

Date
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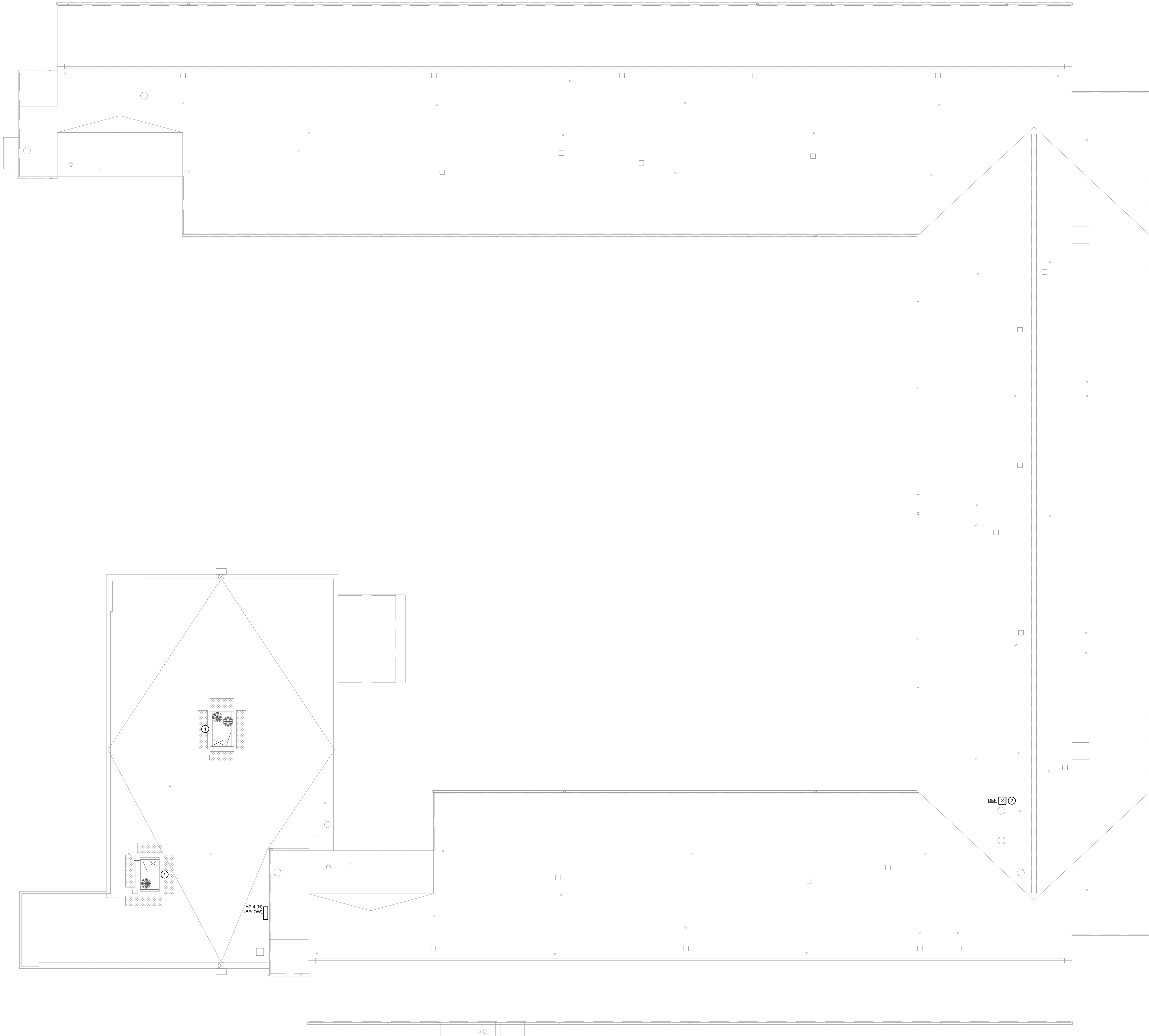
Date	Issue
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01.12.26	Progress
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Sheet Title

THIRD FLOOR MECHANICAL PLAN

Sheet Number

M1.41



1 ROOF MECHANICAL PLAN
M1.51 SCALE: 1/8" = 1'-0"

GENERAL NOTES

A. ALL CEILINGS IN CORRIDORS TO BE REPLACED WITH FIRE RATED ASSEMBLY. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION. ALL NEW WORK SHALL COMPLY WITH ALL FIRE RATING REQUIREMENTS WHETHER SPECIFICALLY NOTED OR NOT. CONTRACTOR SHALL PROVIDE AND INSTALL ALL COMPONENTS, MATERIALS, AND ACCESSORIES NECESSARY TO COMPLY WITH THE FIRE RATING REQUIREMENTS.

B. CONTRACTOR SHALL NOTE ALL EXISTING AND NEW COMPONENTS THAT NEED ACCESS/MAINTENANCE INCLUDING BUT NOT LIMITED TO VALVES, SHUT-OFFS, DISCONNECTS, JUNCTION BOXES, ETC. CONTRACTOR SHALL MARK OR APPLY COLOR CODED STICKERS TO THE NEW CEILING GRID TO NOTE ALL THESE COMPONENTS. COORDINATE FINAL REQUIREMENTS WITH OWNER/ARCHITECT.

C. CONTRACTOR SHALL REMOVE ALL MECHANICAL EQUIPMENT THAT IS ABANDONED OR NOT IN SERVICE. PRIOR TO WORK, THE CONTRACTOR SHALL VERIFY ALL EQUIPMENT NOTED AS ABANDONED IS NOT OPERATIONAL OR SERVES EXISTING BUILDING FUNCTIONS. NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

D. ALL EQUIPMENT NOTED TO BE REPLACED SHALL BE INSPECTED PRIOR TO WORK. CONTRACTOR SHALL INSPECT EXISTING SYSTEM AND VERIFY EXISTING COMPONENTS ARE IN GOOD WORKING ORDER AND CAN SUPPORT ALL REPLACEMENT EQUIPMENT. CONTRACTOR SHALL MAKE ANY MODIFICATIONS NECESSARY FOR REPLACEMENT EQUIPMENT TO COMPLY WITH MANUFACTURER'S REQUIREMENTS FOR REPLACEMENT EQUIPMENT. REPLACEMENT EQUIPMENT TO BE SHALL BE SIZED TO MATCH EXISTING EQUIPMENT AND SHALL COMPLY WITH ALL CURRENT CODES AND REGULATIONS.

PLAN NOTES

1 EXISTING RTU TO REMAIN.

2 INSTALL ROOFTOP EXHAUST FAN FOR DRYER EXHAUST. CONNECT TO EXISTING DRYER EXHAUST DUCTWORK. PROVIDE ALL MATERIALS, ACCESSORIES, SUPPORTS, FLASHING, AND MODIFICATIONS NECESSARY FOR REPLACEMENT EQUIPMENT. FOR ANY MODIFICATIONS AT ROOF COORDINATE WITH ARCHITECT/ROOFING CONTRACTOR PRIOR TO ANY WORK. FIELD VERIFY FINAL LOCATION AND ROUTING OF EXISTING DRYER EXHAUST DUCTWORK.

STATE OF OHIO

LAWRENCE S. AYER 56787

REGISTERED PROFESSIONAL ENGINEER

EXPIRATION DATE: 12/31/2027

Lawrence S. Ayer

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Modernization Project 2026 at:
Grayhill Apartments
220 Montgomery Avenue
Springfield, Ohio 45506

Prepared for: Springfield Metropolitan Housing Authority

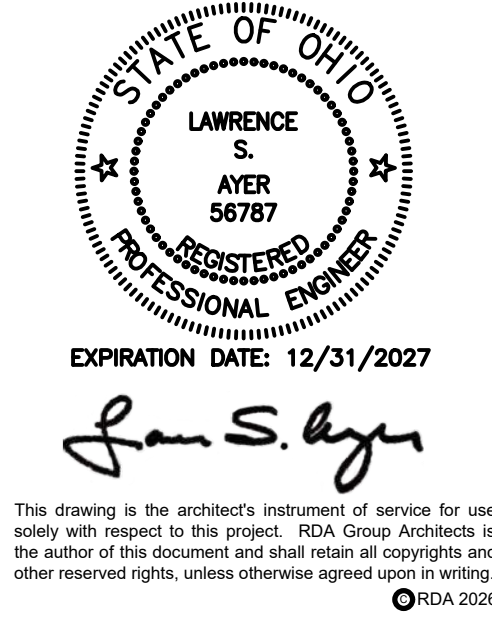
Project Number
2024-112

Date
January 12, 2026

Date	Issue
12.19.25	Progress
01.12.26	Progress
02.02.26	90% Review Set
02.12.26	Bid/Construction Set

Sheet Title
ROOF MECHANICAL PLAN

Sheet Number
M1.51



Modernization Project 2026 at:
Grayhill Apartments
220 Montgomery Avenue
Springfield, Ohio 45506

Prepared for: Springfield Metropolitan Housing Authority

Project Number	
2024-112	
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MECHANICAL NOTES AND SCHEDULES	
Sheet Number	

PROJECT GENERAL NOTES

- THE DRAWINGS ARE DIAGRAMMATIC ONLY AND INDICATE THE GENERAL ARRANGEMENT OF THE SYSTEMS AND ARE TO BE USED FOR LOWER LEVELS OF DETAIL. IF DEVIATIONS FROM THE LAYOUTS ARE NECESSITATED BY FIELD CONDITIONS, DETAILED LAYOUTS OF THE PROPOSED DEPARTURES SHALL BE SUBMITTED IN WRITING TO THE ENGINEER FOR REVIEW BEFORE PROCEEDING WITH THE WORK.
- THE MECHANICAL CONTRACTOR SHALL REVIEW ALL DRAWINGS IN DETAIL AS THEY MAY RELATE TO THEIR WORK.
- EACH CONTRACTOR SHALL INSPECT THE SITE ON WHICH THE WORK IS TO BE PERFORMED, AND THE OBSTACLES THAT MAY BE ENCOUNTERED, AND ALL RELEVANT MATTERS CONCERNING THE WORK.
- THE CONTRACTOR SHALL FILE ALL NECESSARY NOTICES, OBTAIN AND PAY FOR ALL PERMITS, FEES, AND OTHER COSTS INCLUDING UTILITY CONNECTIONS OR EXTENSION, IN CONNECTION WITH HIS WORK. AS NECESSARY, HE SHALL FILE ALL REQUIRED PLANS, PREPARE ALL DOCUMENTS AND OBTAIN ALL NECESSARY APPROVALS OF ALL UTILITY AND GOVERNMENTAL DEPARTMENTS HAVING JURISDICTION.
- IGNORANCE OF CODES, RULES, AND REGULATIONS, UTILITY COMPANY REQUIREMENTS, LAWS, ETC. SHALL NOT DIMINISH OR ABSOLVE CONTRACTORS RESPONSIBILITIES TO PROVIDE AND COMPLETE ALL WORK IN COMPLIANCE WITH SUCH.
- ALL MATERIALS FURNISHED AND ALL WORK INSTALLED SHALL COMPLY WITH THE CURRENT EDITION OF THE OHIO MECHANICAL CODES, NATIONAL FIRE CODES OF THE NATIONAL FIRE PROTECTION ASSOCIATION AND WITH THE REQUIREMENTS OF ALL GOVERNMENTAL AGENCIES OR DEPARTMENTS HAVING JURISDICTION.
- FIRE STOPPING SHALL BE PROVIDED AT ALL RATED WALLS.
- ALL CONDUIT, CABLE, PIPING, AND OTHER MECHANICAL/ELECTRICAL SYSTEMS NOT ASSOCIATED WITH SPECIFIC CRITICAL EQUIPMENT SPACES (E.G. SWITCH ROOM, TELECOM ROOM, CONTROL ROOMS, ETC.) SHALL BE ROUTE AROUND SUCH SPACES IN CORRIDORS OR UNDERSLAB AND NOT THROUGH THESE SPACES.
- ALL ROOM THERMOSTATS, HUMIDISTATS, SENSORS, ETC. SHALL BE MOUNTED 5'-0" A.F.F. OR SHALL MATCH EXISTING (UNLESS NOTED OTHERWISE) AND CLEAR OF ANY BLOCKAGE OR DAMAGE FROM DOORS.
- PROVIDE TURNING VANES IN ALL ELBOWS THAT CHANGE THE AIR FLOW DIRECTION MORE THAN 30 DEGREES OR USE RADIUS ELBOWS.
- ALL DUCTWORK SHALL BE SEALED IN ACCORDANCE WITH ASHRAE, INC. ETC.
- COORDINATE APPROPRIATE CORRESPONDING DAMPER SIZE WITH DUCT SIZE, SEE SPECIFICATIONS.
- ALL CONDENSATE PIPING SHALL BE SLOPED AT 1/8" PER 1'-0".
- VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. NOTIFY OWNER AND/OR ENGINEER OF ANY DISCREPANCIES. DRAWINGS ARE DIAGRAMMATIC DO NOT SHOW ALL OFFSETS, BENDS, ELBOWS, ETC., WHICH BE REQUIRED FOR PROPER INSTALLATION OF WORK. PROVIDE ADDITIONAL BENDS AND OFFSETS AS REQUIRED TO COMPLETE WORK AT NO ADDITIONAL COST.
- COORDINATION OF WORK WITH OTHER TRADES EMPLOYED IN THE PROJECT IS MANDATORY. CAREFULLY EXAMINE THE SPACE AVAILABLE TO DETERMINE FINAL ROUTING AND ELEVATIONS OF LINES OR PIPING BE NECESSARY. PROVIDE APPROVAL THE SIMPLEST LAYOUT POSSIBLE FOR THAT PARTICULAR PORTION OF THE WORK.
- THE EXISTENCE OF ANY PIPING, DUCTS, OR OTHER SERVICE FACILITIES ARE SHOWN IN A GENERAL WAY ONLY. THE CONTRACTOR SHALL VISIT THE SITE AND MAKE DETERMINATION OF THE EXISTENCE OF ANY SUCH FACILITIES PRIOR TO THE SUBMISSION OF HIS BID.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE EXACT EXTENT OF WORK, COORDINATION, DEMOLITION, TEMPORARY CONSTRUCTION, TEMPORARY FACILITIES, UTILITIES, ETC. NECESSARY TO COMPLETE THIS PROJECT AS INDICATED IN THE CONTRACT DOCUMENTS.
- THE MECHANICAL CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO PROCEEDING WITH ALL WORK. WHERE DISCREPANCIES OCCUR BETWEEN THESE DOCUMENTS AND EXISTING CONDITIONS, THE DISCREPANCY SHALL BE REPORTED TO THE OWNER AND/OR ENGINEER FOR RESOLUTION.
- PROVIDE ALL NECESSARY TEMPORARY OR PERMANENT CAPS OR PLUGS FOR DUCTS AND PIPING. DO NOT LEAVE DUCTS OR PIPING OPEN ENDED.
- THE MECHANICAL CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES PRIOR TO FABRICATION, PURCHASE AND/OR INSTALLATION OF ANY WORK.
- THE BALANCING CONTRACTOR SHALL TAKE AIRFLOW (CFM) AND PRESSURE READINGS PRIOR TO THE START OF WORK ON ALL DUCTWORK THAT SERVES AREAS NOT PART OF ITS PROJECT BUT WHERE AIRFLOW TO THOSE AREAS IS AFFECTED BY THIS PROJECT'S WORK. AFTER MODIFICATIONS TO AIR SYSTEMS COVERED UNDER THIS PROJECT ARE COMPLETED, THE BALANCING CONTRACTOR SHALL BALANCE THE NON-AFFECTED AREAS TO THEIR ORIGINAL AIRFLOW AND PRESSURE OR NEW AIRFLOW AND PRESSURE IF NOTED.

HVAC NOTES

- SCOPE OF WORK**
 - THE CONTRACTOR IS RESPONSIBLE FOR ALL WORK, MATERIALS, AND LABOR TO SATISFY A COMPLETE WORKING SYSTEM WHETHER SPECIFIED OR IMPLIED.
 - ALL WORK IS TO BE PERFORMED IN STRICT COMPLIANCE WITH THE INTERNATIONAL MECHANICAL CODE 2006, ALL LOCAL CODES AND ALL OTHER REGULATION GOVERNING WORK OF THIS NATURE.
 - THE CONTRACTOR SHALL, BEFORE SUBMITTING ANY PROPOSAL, EXAMINE THE PROPOSED SITE AND SHALL DETERMINE FOR HIMSELF THE CONDITIONS THAT MAY AFFECT THE WORK. NO ALLOWANCE SHALL BE MADE IF THE CONTRACTOR FAILS TO MAKE SUCH EXAMINATIONS OR ARCHITECT.
- SHOP DRAWINGS**
 - SUBMIT MATERIAL LIST AND SHOP DRAWINGS FOR MAJOR EQUIPMENT TO THE ARCHITECT/ENGINEER FOR APPROVAL. THE CONTRACTOR SHALL SUBMIT FIVE SETS OF SHOP DRAWINGS AND THEY SHALL BE CLEARLY LABELED.
- FLEXIBLE TYPE DUCT**
 - SHALL BE OF TWO ELEMENT SPIRAL CONSTRUCTION COMPOSED OF A CORROSION RESISTANT METAL SUPPORTING SPIRAL AND COATED FABRIC WITH A MINERAL BASE. FLEXIBLE DUCT CONNECTORS SHALL BE LISTED BY U.L. CLASS 1 DUCTS, AND SHALL HAVE A FLAME SPREAD RATING NOT EXCEEDING 50 AND A SMOKE DEVELOPED RATING NOT EXCEEDING 50. USE OF FLEXIBLE DUCTWORK SHALL BE LIMITED TO NO MORE THAN 8 LINEAR FEET PER RUN. CONTRACTOR SHALL BE CAREFUL SO AS NOT TO KINK OR COLLAPSE FLEXIBLE DUCT.
- REFRIGERANT PIPING**
 - CONTRACTOR SHALL PROVIDE AND INSTALL REFRIGERANT PIPING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND IN SUCH A WAY AS TO BE INCONSPICUOUS AND FREE FROM ANY POSSIBLE CONDENSATION. INSULATE REFRIGERANT LINES WITH ARMOFLEX TYPE INSULATION.
 - SHALL BE TYPE "K" COPPER TUBING, WITH WROUGHT COPPER SOLDER TYPE FITTINGS SUITABLE FOR CONNECTION WITH SILVER SOLDER DUCTWORK.
- SHEET METAL DUCT WORK**
 - THE DUCTWORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "SMACNA" APPLICABLE MANUALS. ALL DUCTWORK SHALL BE THE LOWEST PRACTICAL TYPE, UNLESS SPECIFIED OTHERWISE.
 - CONTRACTOR SHALL PROVIDE AND INSTALL APPROVED FIRE DAMPERS AND ACCESS PANELS IN ANY AND ALL DUCTWORK WHICH PENETRATES A HORIZONTAL OR VERTICAL FIRE PARTITION, OR AS OTHERWISE SHOWN ON DRAWINGS.
 - ALL BRANCH DUCTS TO HAVE VOLUME DAMPERS.
 - SMOOTH TURN RADIUS DUCTWORK OR TURNING VANES SHALL BE USED THROUGHOUT WHERE FLOW EXCEEDS 150 CFM.
 - ALL DUCT JOINTS TO BE SEALED IN ACCORDANCE WITH "SMACNA" STANDARDS AND ACCEPTED GOOD PRACTICE.
 - ALL DUCT DIMENSIONS SHOWN ARE NET INSIDE VALUES. DIMENSIONS MAY BE CHANGED SO LONG AS THE NET FREE FACE AREA IS MAINTAINED.
 - ALL CONCEALED DUCTWORK SHALL BE INSULATED WITH 1-1/2" FIBERGLASS INSULATING BLANKET WITH ALUMINUM FOIL FACING.
 - ALL SUPPLY AND RETURN DUCTWORK 15 FEET DOWNSTREAM OF THE HVAC UNIT SHALL BE INTERNALLY LINED WITH A 1/2" ACOUSTICAL DUCT LINER.
- DRAINAGE PIPING (CONDENSATE)**
 - SHALL BE SCHEDULE 40 PVC PIPE WITH SOLVENT JOINTS. PITCH HORIZONTAL LINES 1" IN 10'-0". CONDENSATE DRAINS SHALL BE ROUTED TO FLOOR DRAIN OR INDIRECT WASTE DRAIN.
- HVAC CONTROLS**
 - CONTRACTOR TO SUPPLY AND INSTALL ALL CONTROL WIRING AND THERMOSTATS AS REQUIRED.
- ELECTRICAL**
 - CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR FOR LOCATION OF WIRING FOR EACH HVAC UNIT.
- PIPE SUPPORTS**
 - ALL PIPE SHALL BE SUPPORTED FROM THE BUILDING STRUCTURE IN A NEAT AND WORKMANLIKE MANNER. THE USE OF WIRE OR METAL STRAP TO SUPPORT PIPES WILL NOT BE PERMITTED. SPACING OF PIPE SUPPORTS SHALL NOT EXCEED 6 FEET FOR ALL PIPING. PLASTIC PIPING TO BE SUPPORTED EVERY 4 FEET.
- MISCELLANEOUS**
 - ALL EXTERIOR OPENINGS TO BE PROPERLY CAULKED AND SEALED WITH A SEALANT OF HIGH QUALITY AND LONG LIFE, TO PREVENT INFILTRATION OF OUTSIDE AIR INTO CONDITIONED SPACE.
 - COORDINATE INSTALLATION OF ALL ROOF FLASHING AT ROOF PENETRATION.
 - DO NOT SCALE THIS DRAWING FOR EXACT DIMENSIONS. VERIFY ALL FIGURES, CONDITIONS, AND DIMENSIONS AT THE JOB SITE.
- THE MECHANICAL PLANS ARE INTENDED TO BE DIAGRAMMATIC AND ARE BASED ON ONE MANUFACTURER'S EQUIPMENT. THEY ARE NOT INTENDED TO SHOW EVERY ITEM IN ITS EXACT LOCATION. THE EXACT DIMENSIONS, OR ALL THE DETAILS OF THE EQUIPMENT, THE CONTRACTOR SHALL VERIFY THE ACTUAL DIMENSIONS OF THE EQUIPMENT PROPOSED TO ENSURE THAT THE EQUIPMENT WILL FIT IN THE AVAILABLE SPACE.**
- TESTING AND BALANCING**
 - THE HVAC SYSTEM SHALL BE TESTED AND BALANCED BY AN INDEPENDENT AGENCY, UNDER THE SUPERVISION OF A LICENSED SURVEILLANCE ENGINEER. A SEALED TYPE WRITTEN REPORT SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER FOR REVIEW AND APPROVAL.
- WARRANTY**
 - MATERIALS, EQUIPMENT AND INSTALLATION SHALL BE GUARANTEED FOR A PERIOD OF ONE(1) YEAR FROM DATE OF ACCEPTANCE. DEFECTS WHICH APPEAR DURING THAT PERIOD SHALL BE CORRECTED AT THIS CONTRACTOR'S EXPENSE.
 - FOR THE SAME PERIOD, THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO PREMISES CAUSED BY DEFECTS IN WORKMANSHIP OR IN THE WORK OR EQUIPMENT FURNISHED AND/OR INSTALLED BY HIM.

MECHANICAL PLAN SYMBOL LEGEND

DUCT LEGEND (NOT ALL SYMBOLS MAY BE USED)

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

DEVICE LEGEND (NOT ALL SYMBOLS MAY BE USED)

	NEW OR RELOCATED DIFFUSER. REFER TO SCHEDULE FOR MORE INFORMATION.
	LINEAR SLOT DIFFUSER EXISTING TO REMAIN.
	LINEAR SLOT DIFFUSER TO BE DEMOLISHED OR RELOCATED.
	NEW VAV BOX. REFER TO SPECIFICATIONS FOR MORE INFORMATION.
	VAV BOX EXISTING TO REMAIN.
	VAV BOX TO BE DEMOLISHED OR RELOCATED.
	SUPPLY AIR DIFFUSER.
	DUCTED RETURN AIR DIFFUSER/GRILLE.
	RETURN AIR GRILLE TO PLENUM ABOVE.
	EXHAUST AIR DIFFUSER/GRILLE.
	SIDWALL OR DUCTMOUNTED GRILLE.

MISCELLANEOUS LEGEND (NOT ALL SYMBOLS MAY BE USED)

	POINT OF CONNECTION TO EXISTING SYSTEM ELEMENTS.
	DEVICE IDENTIFIER. RELocate, EX-EXISTING BALANCE OR REBALANCE TO CFM SHOWN. SEE AIR DEVICE AND EQUIPMENT SCHEDULES.
	DUCT SMOKE DETECTOR. INTERLOCK TO SHUTOFF SUPPLY FAN UPON DETECTION OF SMOKE. INTERLOCK SIMILARLY WITH ALL OTHER DETECTORS.
	TEMPERATURE SENSOR, REFER TO SPECIFICATIONS.
	COD: 10'-6" CENTER OF DUCT. ELEVATION 10'-6" AFF.

SMACNA HVAC DUCTWORK SHEET METAL GAUGES

MAXIMUM DUCT DIMENSIONS	SMACNA PRESSURE CLASS													
	0.50 W.C.		1.00 W.C.		2.00 W.C.		3.00 W.C.		4.00 W.C.		6.00 W.C.		10.00 W.C.	
4"-8"	A	B	A	B	A	B	A	B	A	B	A	B	A	B
9"-10"	24	-	24	-	24	-	24	24	24	24	24	24	20	22
11"-12"	24	-	24	-	24	-	24	24	22	24	20	24	18	22
13"-14"	24	-	24	-	24	24	22	24	20	24	20	22	18	20
15"-16"	24	-	24	24	24	24	22	24	20	24	18	22	16	20
17"-18"	24	-	24	24	24	22	24	20	24	18	24	16	22	16
19"-20"	24	24	24	24	20	24	18	24	16	24	16	22	-	18
21"-22"	22	24	22	24	18	24	18	24	16	24	16	22	-	18
23"-24"	22	24	22	24	18	24	18	24	16	22	16	22	-	18
25"-26"	20	24	24	24	18	24	16	24	16	22	-	20	-	18
27"-28"	18	24	18	24	18	24	18	22	16	22	-	20	-	18
29"-30"	18	24	18	24	18	24	18	22	16	22	-	18	-	18
31"-36"	18	24	18	24	16	24	16	20	-	20	-	18	-	16
37"-42"	16	24	16	24	-	22	-	20	-	18	-	16	-	16
43"-46"	16	24	16	22	-	22	-	16	-	16	-	16	-	16
48"-54"	-	24	-	22	-	20	-	18	-	16	-	16	-	16
55"-60"	-	24	-	22	-	20	-	18	-	16	-	16	-	16
61"-72"	-	22	-	18	-	18	-	16	-	16	-	16	-	16
73"-84"	-	22	-	18	-	16	-	16	-	16	-	16	-	16
85"-96"	-	20	-	16	-	16	-	16	-	16	-	16	-	16
97"-108"	-	18	-	16	-	16	-	16	-	16	-	16	-	16
109"-120"	-	16	-	16	-	16	-	16	-	16	-	16	-	16

- NOTES:
- THIS TABLE IS BASED ON THE FOLLOWING:
 - COLUMN A: DUCT GAUGE REQUIREMENT WITH NO REINFORCEMENT.
 - COLUMN B: DUCT GAUGE REQUIREMENT AS INDICATED BELOW.
 - 0.50" W.C. PRESSURE CLASS: 5 FEET REINFORCING SPACING FOR SPACING 10" - 120"
 - 1.00" W.C. PRESSURE CLASS: 5 FEET REINFORCING SPACING FOR SPACING 17" - 108" AND 4 FEET SPACING FOR 109" - 120"
 - 2.00" W.C. PRESSURE CLASS: 4 FEET REINFORCING SPACING FOR SPACING 19" - 84" AND 4 FEET SPACING FOR 85" - 108" AND 3 FEET SPACING FOR 109" - 120"
 - 3.00" W.C. PRESSURE CLASS: 5 FEET REINFORCING SPACING FOR 21" - 102"
 - 4.00" W.C. PRESSURE CLASS: 5 FEET REINFORCING SPACING FOR 4" - 60", 4 FEET SPACING FOR 61" - 72" AND 3 FEET SPACING FOR 73" - 102"
 - 6.00" W.C. PRESSURE CLASS: 5 FEET REINFORCING SPACING FOR 4" - 48", 4 FEET SPACING FOR 49" - 60" AND 3 FEET SPACING FOR 61" - 102"
 - 10.00" W.C. PRESSURE CLASS: 5 FEET REINFORCING SPACING FOR 4" - 42", 4 FEET SPACING FOR 43" - 54", 3 FEET SPACING FOR 55" - 72" AND 2 FEET SPACING FOR 73" - 120"

MOLD AND MILDEW NOTES

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

REGISTER, DIFFUSER AND GRILLE SCHEDULE	MARK	SD(N)	SD-6S	SD-6F	SD-8	SD-10	SD-10F	SDS	RD-8	RD-12	RD-24F	EG(N)	WS(N)	WR(N)
	MANUFACTURER	PRICE	PRICE	PRICE	PRICE	PRICE	PRICE	PRICE	PRICE	PRICE	PRICE	PRICE	PRICE	PRICE
	MODEL NUMBER	SPD	SPD-FR	SPD-FR	SPD	SPD	SPD	SDS	SPD	SPD	S30-FR	PDR	S10-FR	S30-FR
	TYPE	FLAT PLAQUE	FLAT PLAQUE	FLAT PLAQUE	FLAT PLAQUE	FLAT PLAQUE	CONICAL	LINEAR SLOT	FLAT PLAQUE	FLAT PLAQUE	LOUVERED	PERFORATED	LOUVERED	LOUVERED
	DIRECTION	4-WAY	4-WAY	4-WAY	4-WAY	4-WAY	4-WAY	(2) 1" SLOTS	4-WAY	4-WAY	SINGLE DEFLECT	4-WAY	SINGLE DEFLECT	SINGLE DEFLECT
	MOUNTING	LAY-INDRYWALL	CEILINGDRYWALL	CEILINGDRYWALL	LAY-IN	LAY-IN	LAY-IN	DRYWALL	LAY-IN	LAY-IN	LAY-IN	LAY-IN	WALL MOUNT	WALL MOUNT
	G / R / D	D	D	D	D	D	D	D	D	D	D	D	D	D
	CFM	MATCH EXISTING	AS NOTED	AS NOTED	AS NOTED	AS NOTED	AS NOTED	AS NOTED	---	---	---	MATCH EXISTING	MATCH EXISTING	---
	NECK SIZE	MATCH EXISTING	0/0	0/0	0/0	0/0	0/0	0/0	1/8	1/8	1/8	MATCH EXISTING	MATCH EXISTING	MATCH EXISTING
	PANEL SIZE	MATCH EXISTING	12" x 12"	12" x 12"	24" x 24"	24" x 24"	24" x 24"	5" x 48"	24" x 24"	24" x 24"	24" x 24"	MATCH EXISTING	MATCH EXISTING	MATCH EXISTING
	MATERIAL	STEEL	STEEL	STEEL	STEEL	STEEL	STEEL	STEEL	STEEL	STEEL	STEEL	MATCH EXISTING	STEEL	STEEL
	FINISH	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE	WHITE
	DAMPER	YES	YES	YES	YES	YES	YES	YES	NO	NO	NO	NO	YES	NO
	SOUND (NC)	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20	<20
	REMARKS / NOTES	1.2.4	1.2.4	1.2.5	1.2	1.2	1.2.5	2.3	1.2	1.2	1.2.6	2.4	2.4.5	2.4.5

- NOTES:
- DIFFUSERS SHALL BE 4-WAY FLOW UNLESS OTHERWISE NOTED.
 - PROVIDE WITH DRYWALL WALL MOUNTING FRAME WHERE REQUIRED.
 - PROVIDE WITH SDB PLENUM.
 - DIFFUSER/REGISTER/GRILLE SHALL BE FIELD-RATED. PROVIDE ALL ACCESSORIES AND MATERIALS NECESSARY TO MAINTAIN FIRE RATINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - PROVIDE WITH 1/8" MOUNTING COMPATIBLE WITH NEW CEILING SYSTEM. REFER TO ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.

ELECTRIC HEATER SCHEDULE

MARK	MANUFACTURER	MODEL	TYPE	CAPACITY		CFM	ELECTRIC DATA			NOTES
				WATTS	BTU		VOLTS	PHASE	HERTZ	
CH-1	QMARK	RCOB012C	RADIANT	600	2,047	NA	120	1	60	1.2.3
CH-2	QMARK	RCOB012C	RADIANT	800	2,047	NA	120	1	60	1.2.3
CH-3	QMARK	RCOB012C	RADIANT	600	2,047	NA	120	1	60	1.2.3
CH-4	QMARK	RCOB012C	RADIANT	600	2,047	NA	120	1	60	1.2.3
CH-5	QMARK	RCOB012C	RADIANT	600	2,047	NA	120	1	60	1.2.3
CH-6	QMARK	RCOB012C	RADIANT	600	2,047	NA	120	1	60	1.2.3
BH-1	QMARK	QMKC2508W	RADIANT	2,000	6,824	NA	208	1	60	1.4
BH-2	QMARK	QMKC2508W	RADIANT	2,000	6,824	NA	208	1	60	1.4
BH-3	QMARK	QMKC2508W	RADIANT	2,000	6,824	NA	208	1	60	1.4
BH-4	QMARK	QMKC2508W	RADIANT	2,000	6,824	NA	208	1	60	1.4
BH-5	QMARK	QMKC25108W	RADIANT	500	1,706	NA	120	1	60	1.2.3
BH-6	QMARK	QMKC25108W	RADIANT	500	1,706	NA	120	1	60	1.2.3

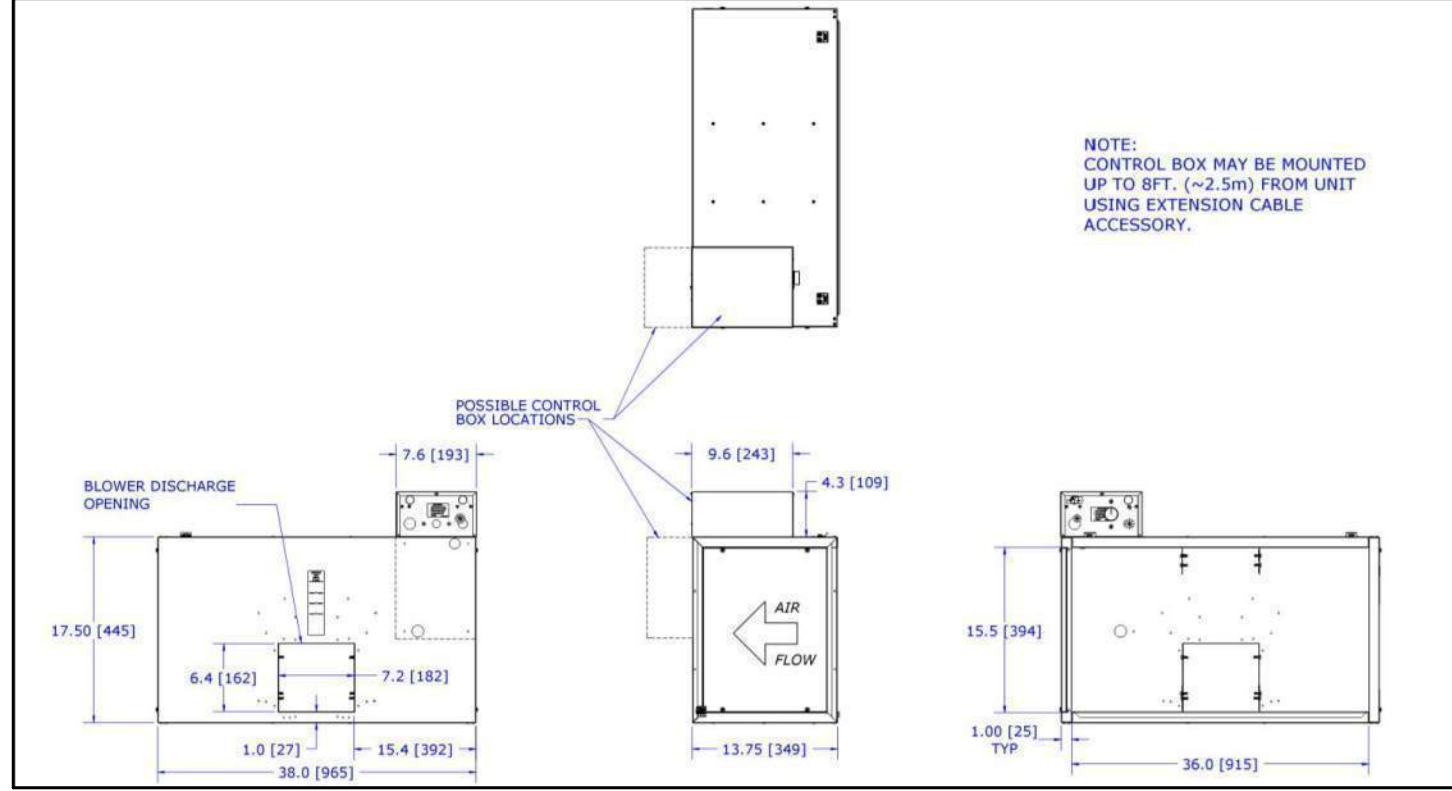
- NOTES:
- PROVIDE WITH INTEGRAL THERMOSTAT.
 - COLOR SELECTED BY ARCHITECT.
 - FIELD VERIFY FINAL LOCATION AND HEIGHT.
 - BASIS OF DESIGN: HEATER TO MATCH EXISTING. FIELD VERIFY EXISTING CONDITIONS.

DUCTLESS SPLIT SYSTEM SCHEDULE

MARK	SERVES	MANUFACTURER
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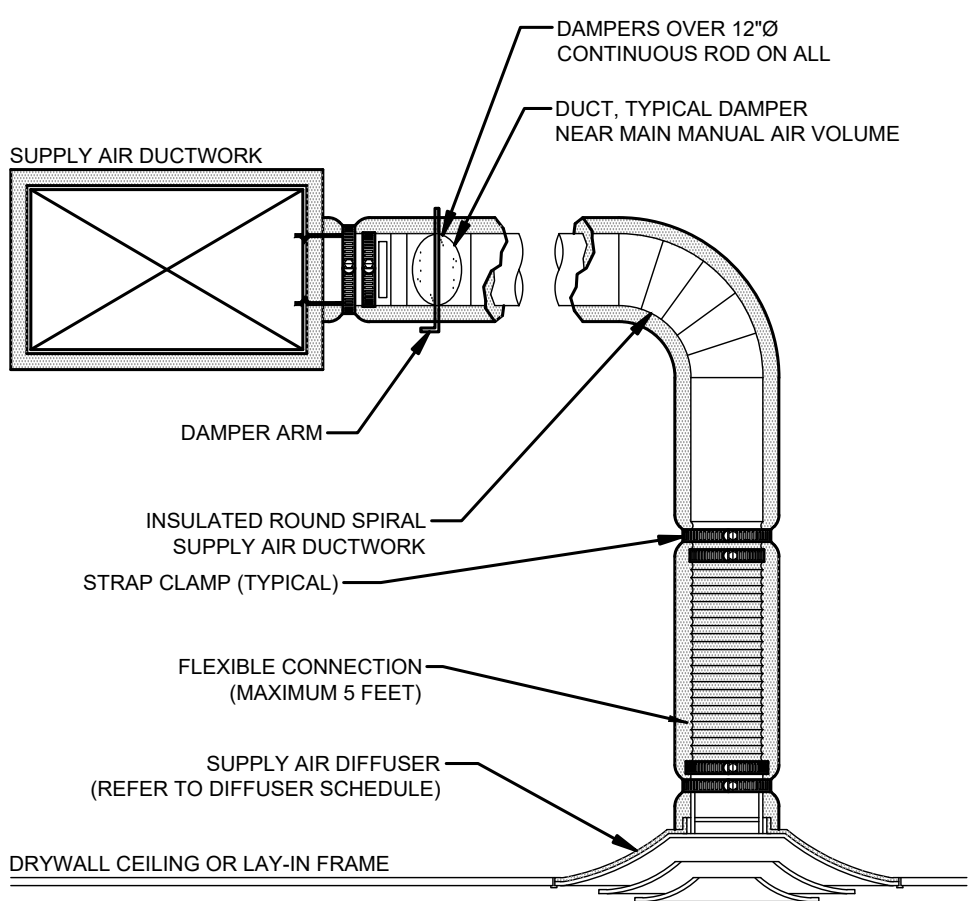
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BLOWER MODULE DIMENSIONS



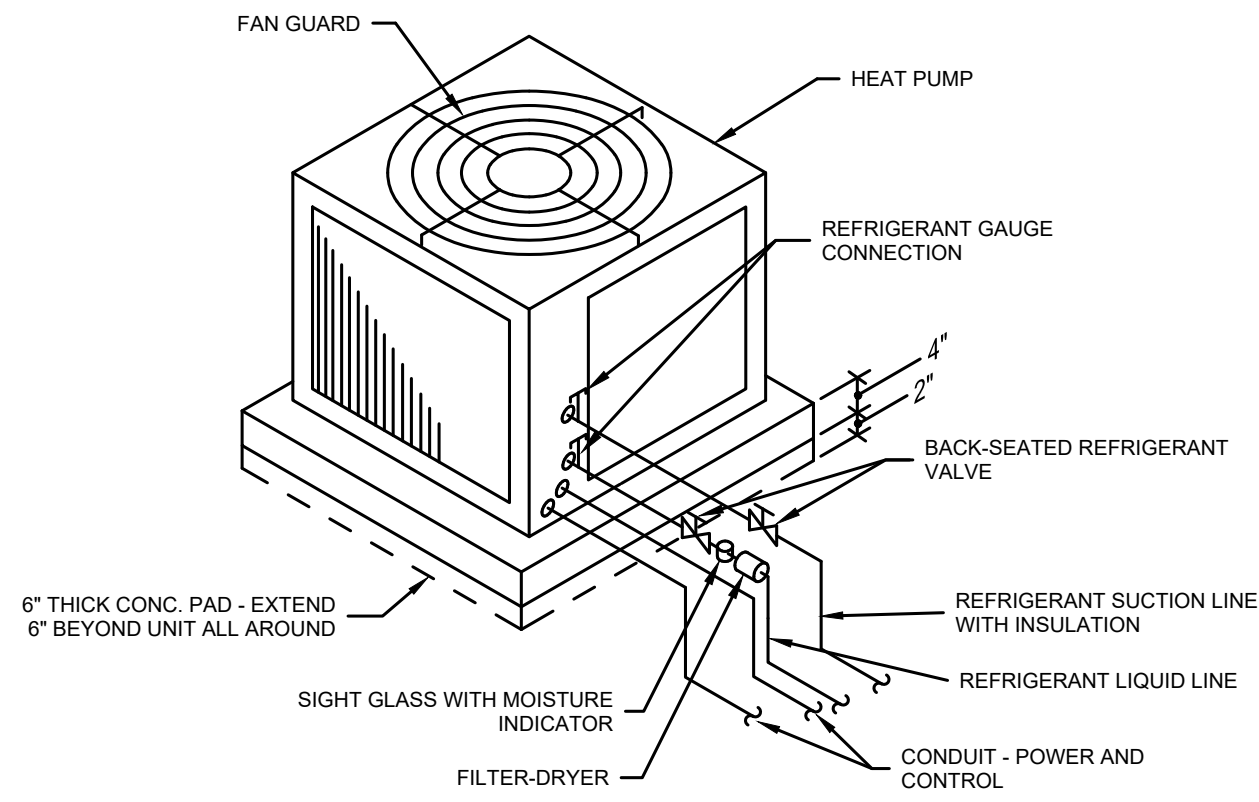
5 HIGH VELOCITY BLOWER DETAILS

M6.01 SCALE: NONE



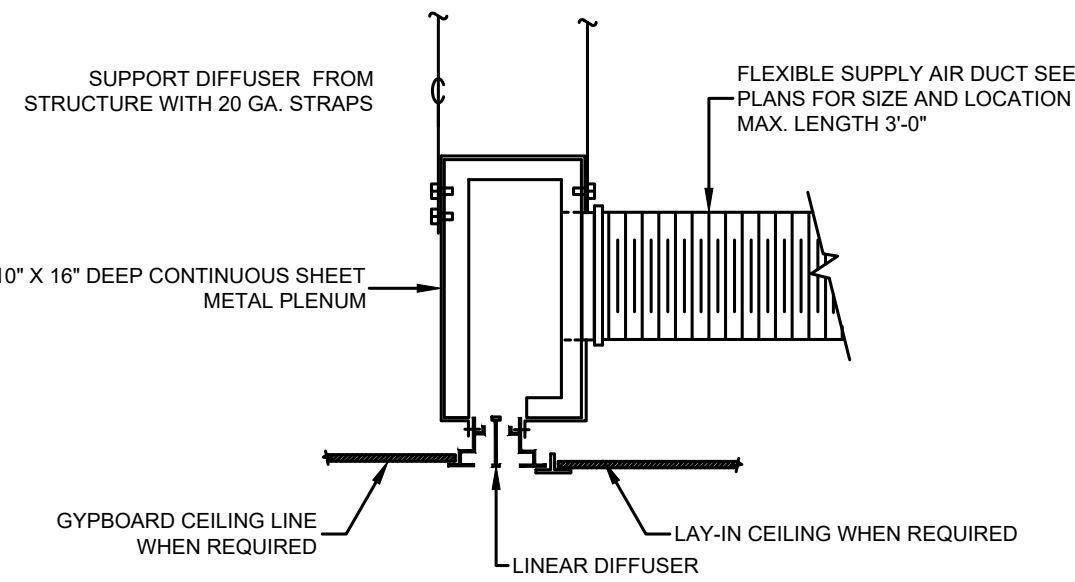
1 CEILING DIFFUSER INSTALLATION DETAILS

M6.01 SCALE: NONE



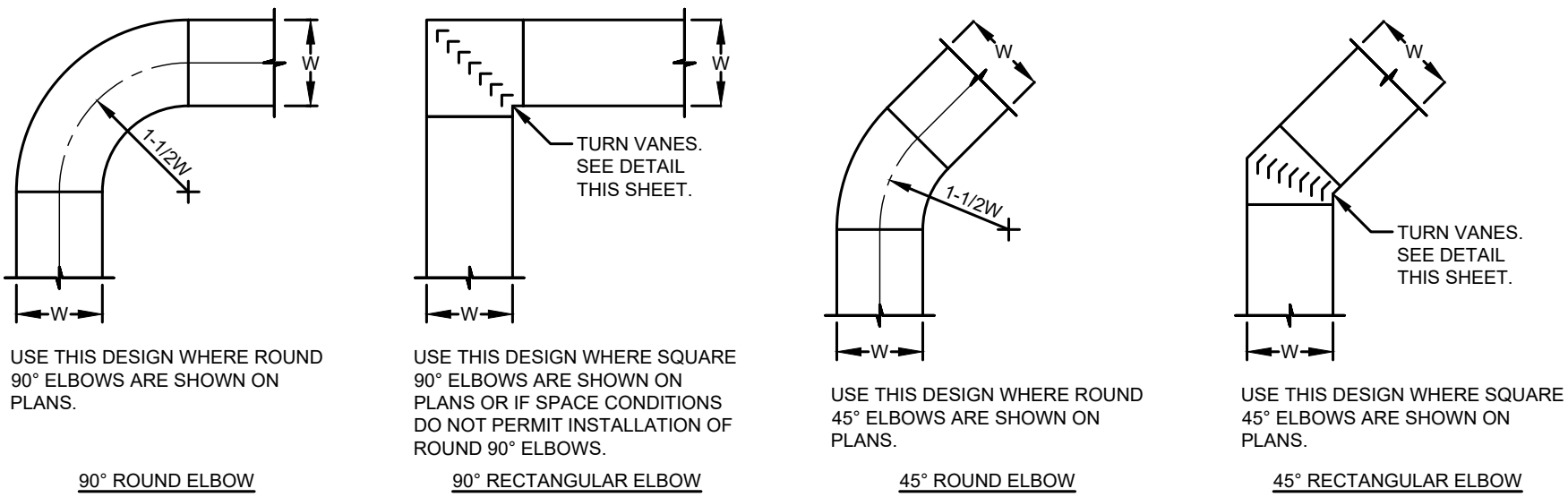
2 HEAT PUMP INSTALLATION DETAILS

M6.01 SCALE: NONE



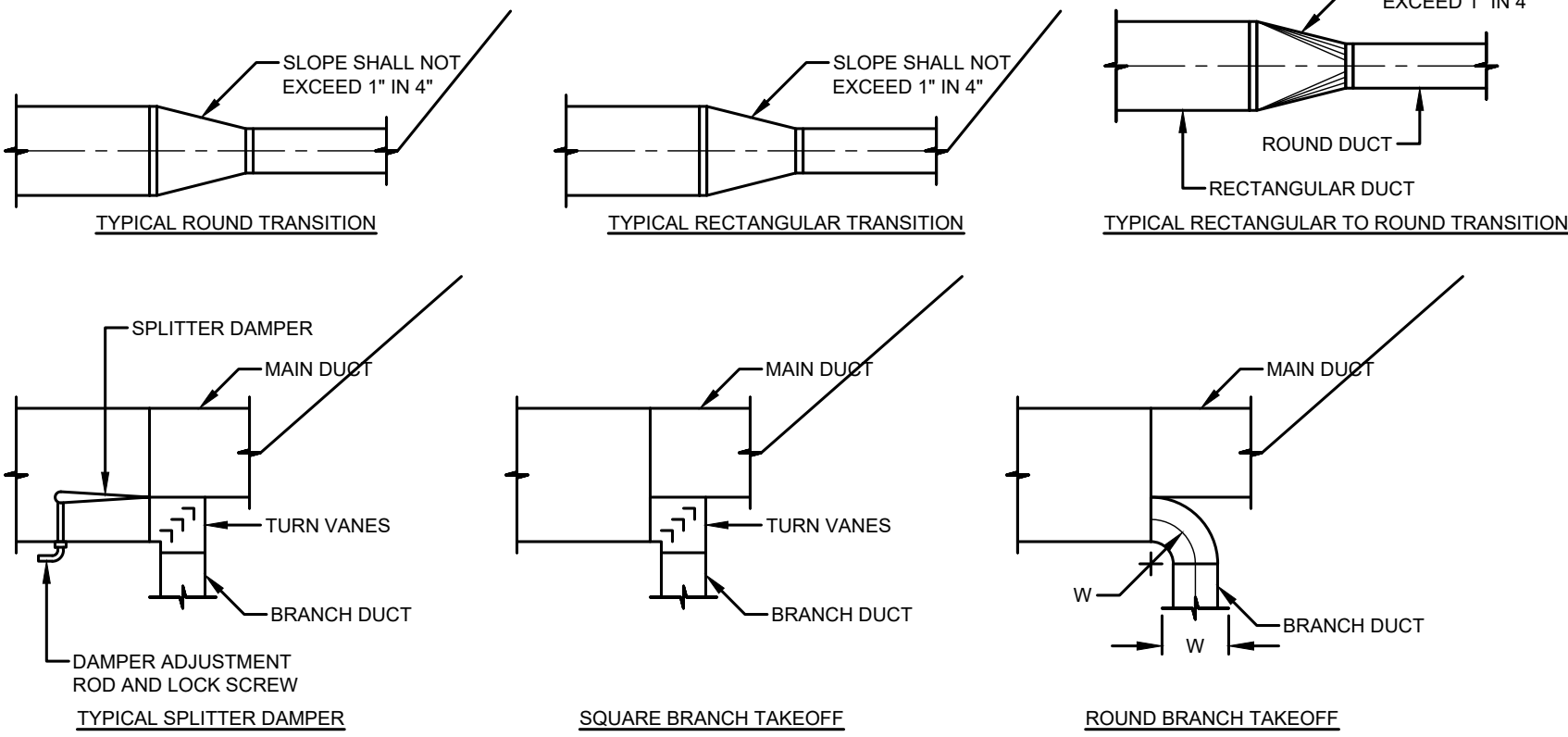
3 LINEAR SLOT DIFFUSER INSTALLATION DETAILS

M6.01 SCALE: NONE



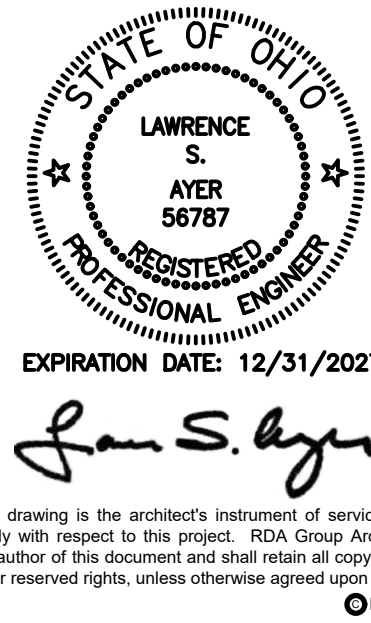
INSTALLATION NOTES

- ALL DUCTS SHALL BE CONSTRUCTED AND ERECTED IN A NEAT AND WORKMANLIKE MANNER.
- DUCTS SHALL BE CONSTRUCTED OF THE WEIGHTS, GAGES AND MATERIAL SHOWN IN THE SCHEDULE ON THESE DRAWINGS.
- THE DIMENSION SHOWN FOR ALL DUCTS SHOWN IN PLAN GIVE THE WIDTH FIRST AND THEN THE HEIGHT.
- DUCT RISERS SHOULD BE SUPPORTED BY ANGLES AT EVERY FLOOR.
- AIR TURN SHALL BE INSTALLED IN ALL ABRUPT ELBOWS TO PREVENT TURBULENCE.
- DUCTS SHALL BE SECURELY ATTACHED TO THE BUILDING CONSTRUCTION IN AN APPROVED MANNER.
- DIVERGING TRANSITION PIECES SHALL BE MADE AS GRADUAL AS POSSIBLE
- INSTALL FIRE DAMPERS IN ACCORDANCE WITH UL 555.
- ACCESS PANELS SHOULD BE PLACED BEFORE AND/OR AFTER EQUIPMENT INSTALLED IN THE DUCT.
- DUCT AREA SHOULD NOT BE DECREASED MORE THAN 10 PERCENT WHEN OBSTRUCTIONS CANNOT BE AVOIDED, AND THEN A STREAMLINED FITTING SHOULD BE USED.
- FLEXIBLE FABRIC CONNECTIONS (OR EQUAL) SHOULD BE USED ON BOTH INLETS AND OUTLETS OF ALL FANS AND AIR HANDLING UNITS.
- JOINTS AND SEAMS OF SUPPLY DUCTS SHALL BE FASTENED SECURELY AND MADE AIR TIGHT.



4 LOW VELOCITY DUCT INSTALLATION DETAILS

M6.01 SCALE: NONE



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Project Number
2024-112

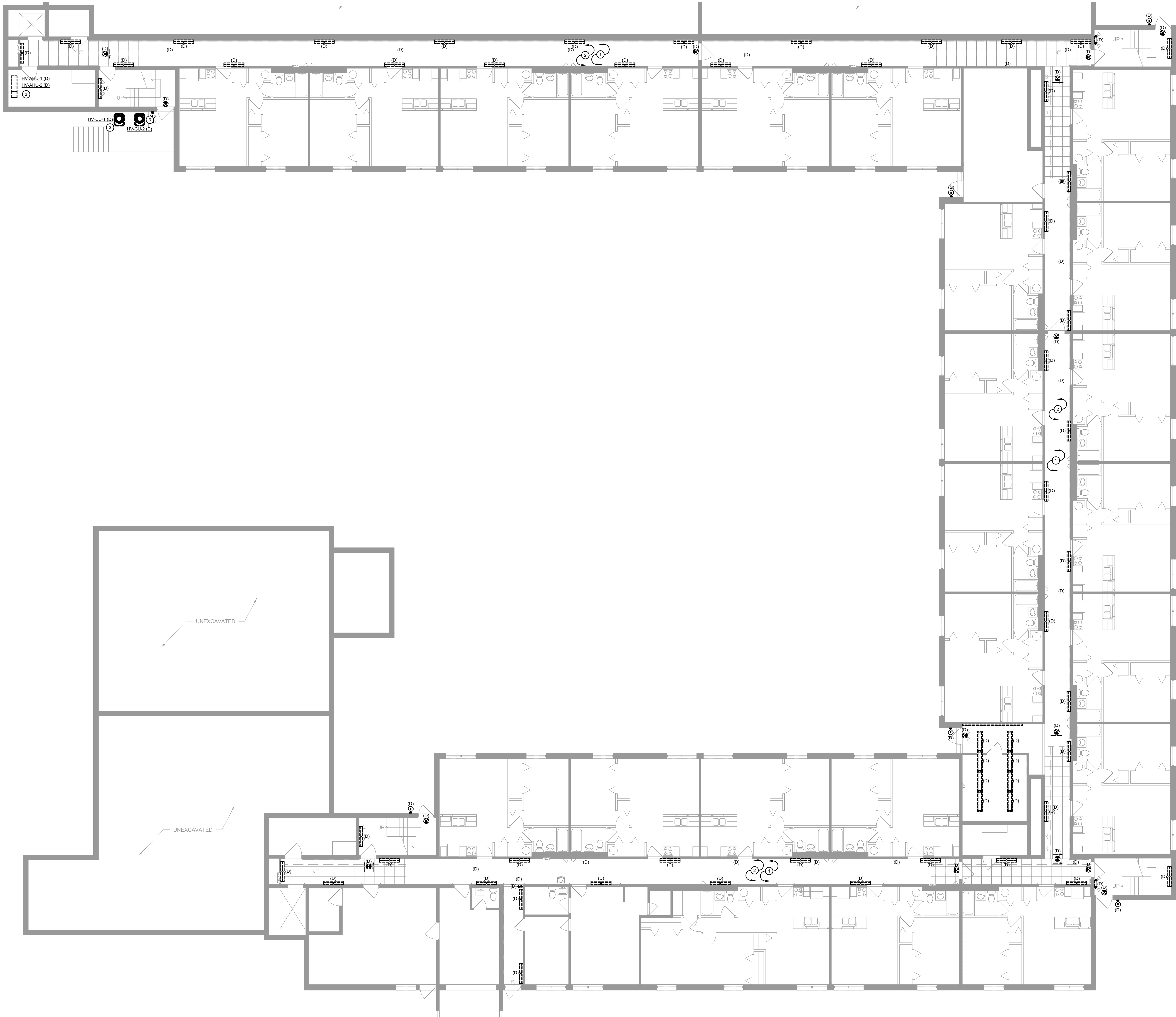
Date
January 12, 2026

Date	Issue
12.19.25	Progress
01.12.26	Progress
02.02.26	90% Review Set
02.12.26	Bid/Construction Set

Sheet Title
MECHANICAL DETAILS

Sheet Number

M6.01



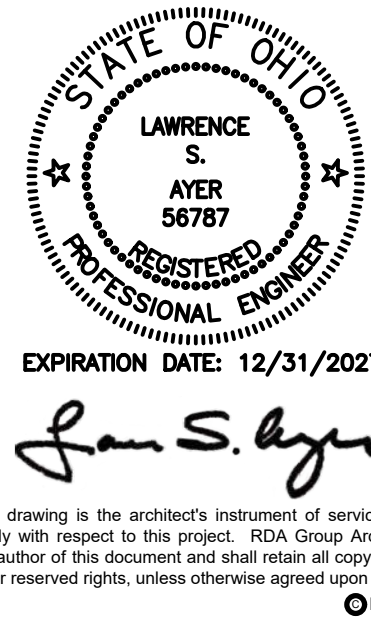
1 GROUND FLOOR ELECTRICAL DEMO PLAN
ED1.11 SCALE: 1/8" = 1'-0"

GENERAL NOTES

- A. ALL CEILINGS IN CORRIDORS TO BE REPLACED WITH FIRE RATED ASSEMBLY. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION. ALL NEW WORK SHALL COMPLY WITH ALL FIRE RATING REQUIREMENTS WHETHER SPECIFICALLY NOTED OR NOT. CONTRACTOR SHALL PROVIDE AND INSTALL ALL COMPONENTS, MATERIALS, AND ACCESSORIES NECESSARY TO COMPLY WITH THE FIRE RATING REQUIREMENTS.
- B. CONTRACTOR SHALL NOTE ALL EXISTING AND NEW COMPONENTS THAT NEED ACCESS/MAINTENANCE INCLUDING BUT NOT LIMITED TO VALVES, SHUT-OFFS, DISCONNECTS, JUNCTION BOXES, ETC. CONTRACTOR SHALL MARK OR APPLY COLOR CODED STICKERS TO THE NEW CEILING GRID TO NOTE ALL THESE COMPONENTS. COORDINATE FINAL REQUIREMENTS WITH OWNER/ARCHITECT.

PLAN NOTES

- 1 DEMOLISH EXISTING LIGHT FIXTURES. CAPTURE AND SAVE EXISTING CIRCUIT AND CONTROLS FOR REUSE.
- 2 ALL EXISTING FIRE ALARM DEVICES TO BE REINSTALLED IN NEW CEILING IN THEIR EXISTING LOCATIONS.
- 3 EXISTING MECHANICAL EQUIPMENT TO BE REMOVED AND REPLACED WITH NEW. EXISTING LOCAL CIRCUIT TO BE SAVED FOR RE-USE. REFER TO NEW POWER PLAN FOR MORE INFORMATION.



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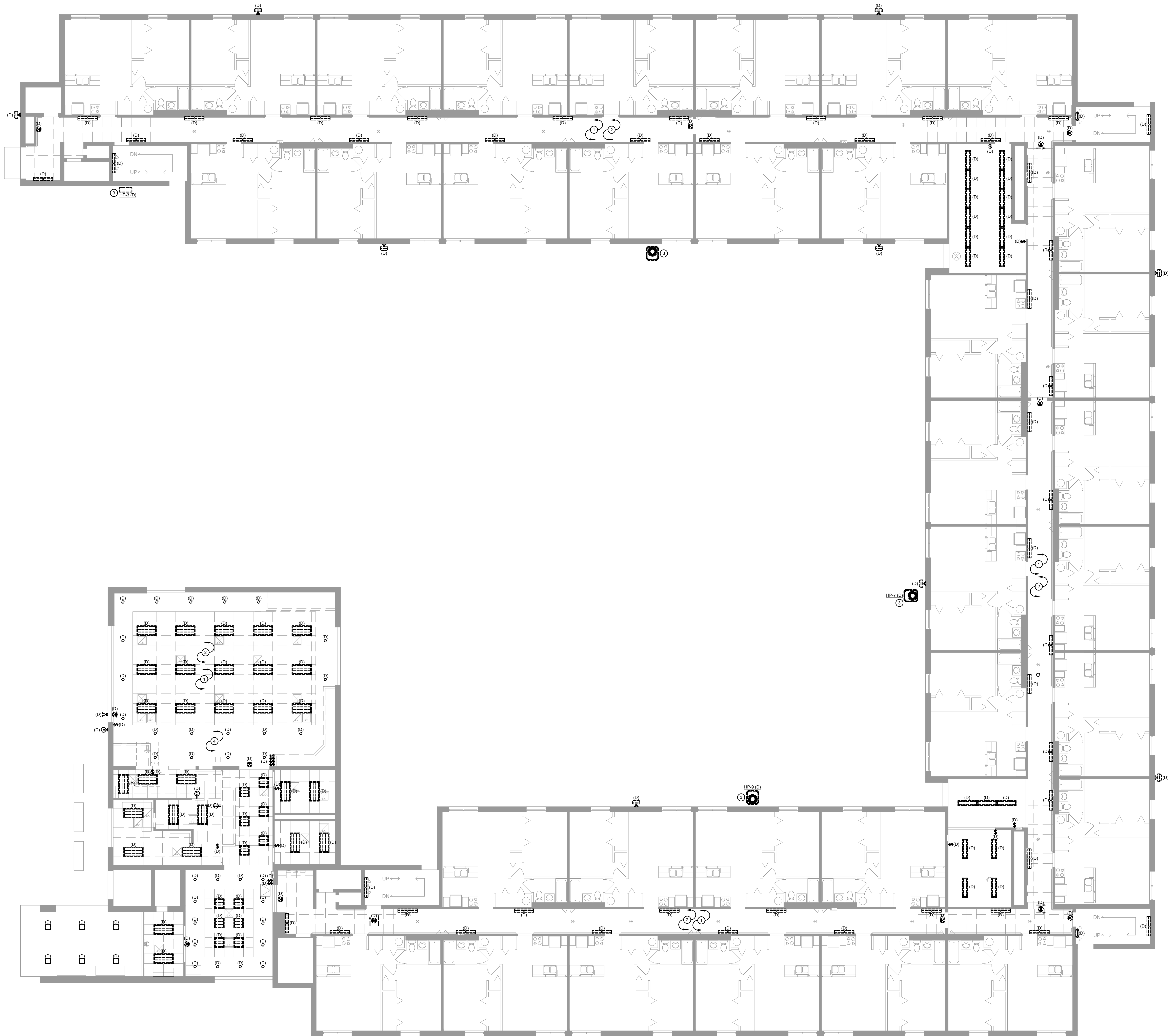
Prepared for: Springfield Metropolitan Housing Authority

Project Number	2024-112
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01.12.26	Progress
02.02.26	90% Review Set
02.12.26	Bid/Construction Set

Sheet Title
GROUND FLOOR ELECTRICAL
DEMO PLAN

Sheet Number

ED1.11

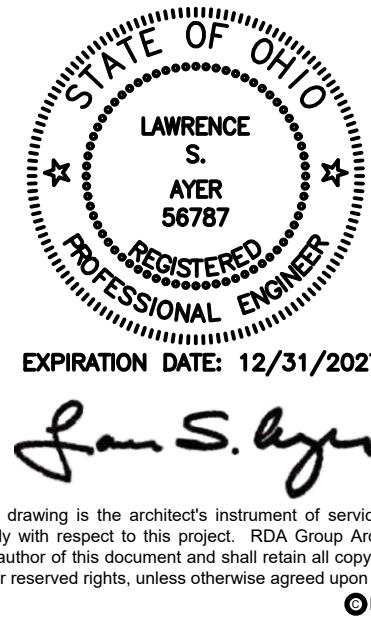


GENERAL NOTES

- A. ALL CEILINGS IN CORRIDORS TO BE REPLACED WITH FIRE RATED ASSEMBLY. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION. ALL NEW WORK SHALL COMPLY WITH ALL FIRE RATING REQUIREMENTS WHETHER SPECIFICALLY NOTED OR NOT. CONTRACTOR SHALL PROVIDE AND INSTALL ALL COMPONENTS, MATERIALS, AND ACCESSORIES NECESSARY TO COMPLY WITH THE FIRE RATING REQUIREMENTS.
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PLAN NOTES

1. EXISTING LIGHT FIXTURES IDENTIFIED AS DEMO TO BE REMOVED. EXISTING LOCAL LIGHTING CIRCUIT AND CONTROLS TO BE SAVED FOR RE-USE. REFER TO NEW LIGHTING PLAN FOR MORE INFORMATION.
2. ALL EXISTING FIRE ALARM DEVICES TO BE REMOVED AND REINSTALLED IN NEW CEILING IN THEIR EXISTING LOCATIONS.
3. EXISTING MECHANICAL EQUIPMENT TO BE REMOVED AND REPLACED WITH NEW. EXISTING LOCAL CIRCUIT TO BE SAVED FOR RE-USE. REFER TO NEW POWER PLAN FOR MORE INFORMATION.
4. EXISTING RECEPTACLES IDENTIFIED AS DEMO TO BE REMOVED TO NEAREST JUNCTION BOX.



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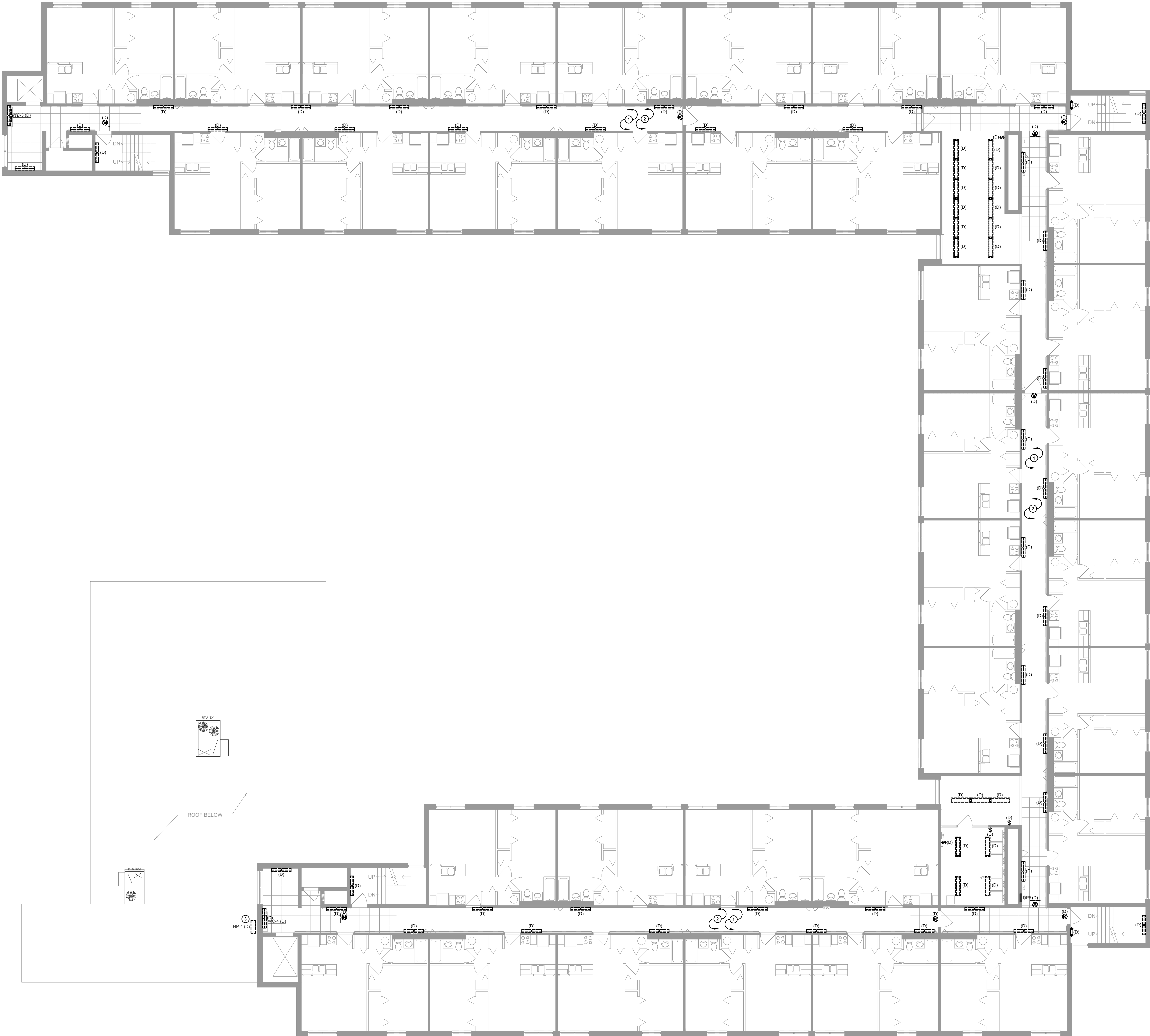
Date
January 12, 2026

Date Issue
12.19.25 Progress
01.12.26 Progress
02.02.26 90% Review Set
02.12.26 Bid/Construction Set

Sheet Title
FIRST FLOOR ELECTRICAL DEMO
PLAN

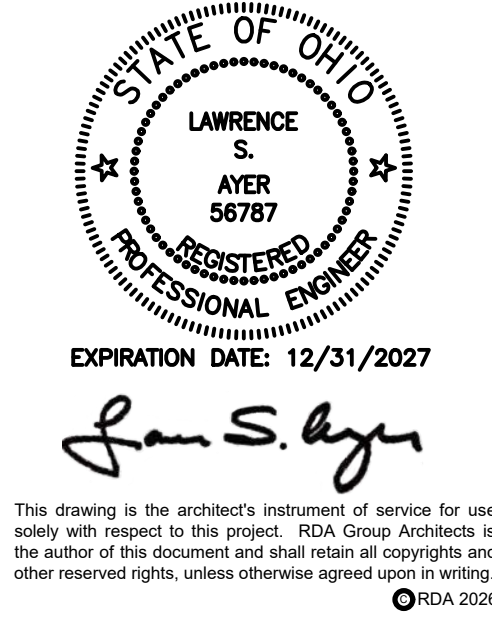
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ED1.21



GENERAL NOTES	
A.	ALL CEILINGS IN CORRIDORS TO BE REPLACED WITH FIRE RATED ASSEMBLY. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION. ALL NEW WORK SHALL COMPLY WITH ALL FIRE RATING REQUIREMENTS WHETHER SPECIFICALLY NOTED OR NOT. CONTRACTOR SHALL PROVIDE AND INSTALL ALL COMPONENTS, MATERIALS, AND ACCESSORIES NECESSARY TO COMPLY WITH THE FIRE RATING REQUIREMENTS.
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PLAN NOTES	
①	DEMOLISH EXISTING LIGHT FIXTURES. CAPTURE AND SAVE EXISTING CIRCUIT AND CONTROLS FOR REUSE.
②	ALL EXISTING FIRE ALARM DEVICES TO BE REINSTALLED IN NEW CEILING IN THEIR EXISTING LOCATIONS.
③	EXISTING MECHANICAL EQUIPMENT TO BE REMOVED AND REPLACED WITH NEW. EXISTING LOCAL CIRCUIT TO BE SAVED FOR RE-USE. REFER TO NEW POWER PLAN FOR MORE INFORMATION.



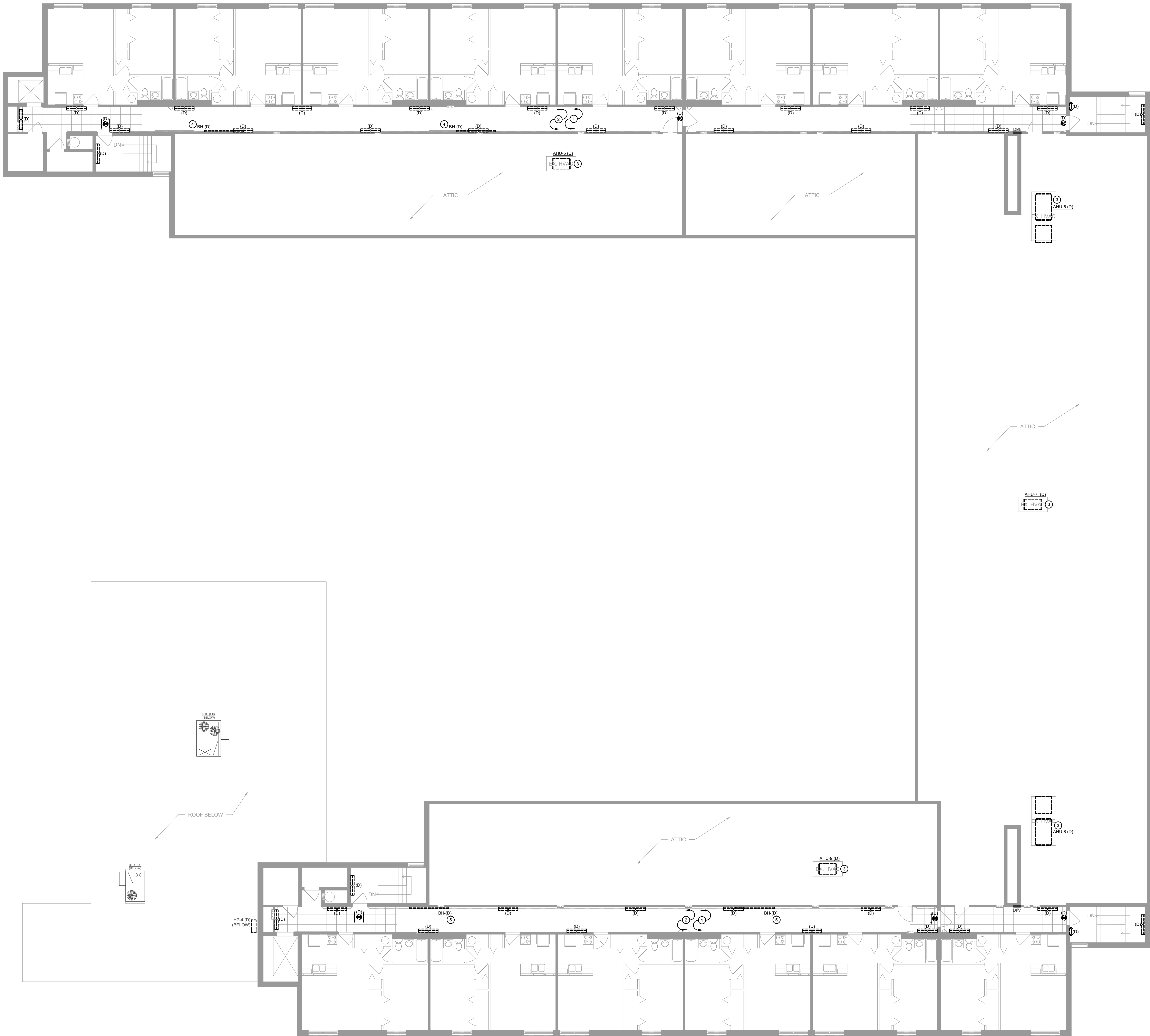
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01.12.26	Progress
02.02.26	90% Review Set
02.12.26	Bid/Construction Set
Sheet Title	
SECOND FLOOR ELECTRICAL DEMO PLAN	
Sheet Number	

ED1.31



GENERAL NOTES	
A.	ALL CEILINGS IN CORRIDORS TO BE REPLACED WITH FIRE RATED ASSEMBLY. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION. ALL NEW WORK SHALL COMPLY WITH ALL FIRE RATING REQUIREMENTS WHETHER SPECIFICALLY NOTED OR NOT. CONTRACTOR SHALL PROVIDE AND INSTALL ALL COMPONENTS, MATERIALS, AND ACCESSORIES NECESSARY TO COMPLY WITH THE FIRE RATING REQUIREMENTS.
B.	CONTRACTOR SHALL NOTE ALL EXISTING AND NEW COMPONENTS THAT NEED ACCESS/MAINTENANCE INCLUDING BUT NOT LIMITED TO VALVES, SHUT-OFFS, DISCONNECTS, JUNCTION BOXES, ETC. CONTRACTOR SHALL MARK OR APPLY COLOR CODED STICKERS TO THE NEW CEILING GRID TO NOTE ALL THESE COMPONENTS. COORDINATE FINAL REQUIREMENTS WITH OWNER/ARCHITECT.

PLAN NOTES	
①	DEMOLISH EXISTING LIGHT FIXTURES. CAPTURE AND SAVE EXISTING CIRCUIT AND CONTROLS FOR REUSE.
②	ALL EXISTING FIRE ALARM DEVICES TO BE REINSTALLED IN NEW CEILING IN THEIR EXISTING LOCATIONS.
③	EXISTING MECHANICAL EQUIPMENT TO BE REMOVED AND REPLACED WITH NEW. EXISTING LOCAL CIRCUIT TO BE SAVED FOR RE-USE. REFER TO NEW POWER PLAN FOR MORE INFORMATION.
④	EXISTING BASEBOARD HEATER TO BE REMOVED AND REPLACED WITH NEW. EXISTING LOCAL CIRCUIT TO BE SAVED FOR RE-USE. REFER TO NEW POWER PLAN FOR MORE INFORMATION.



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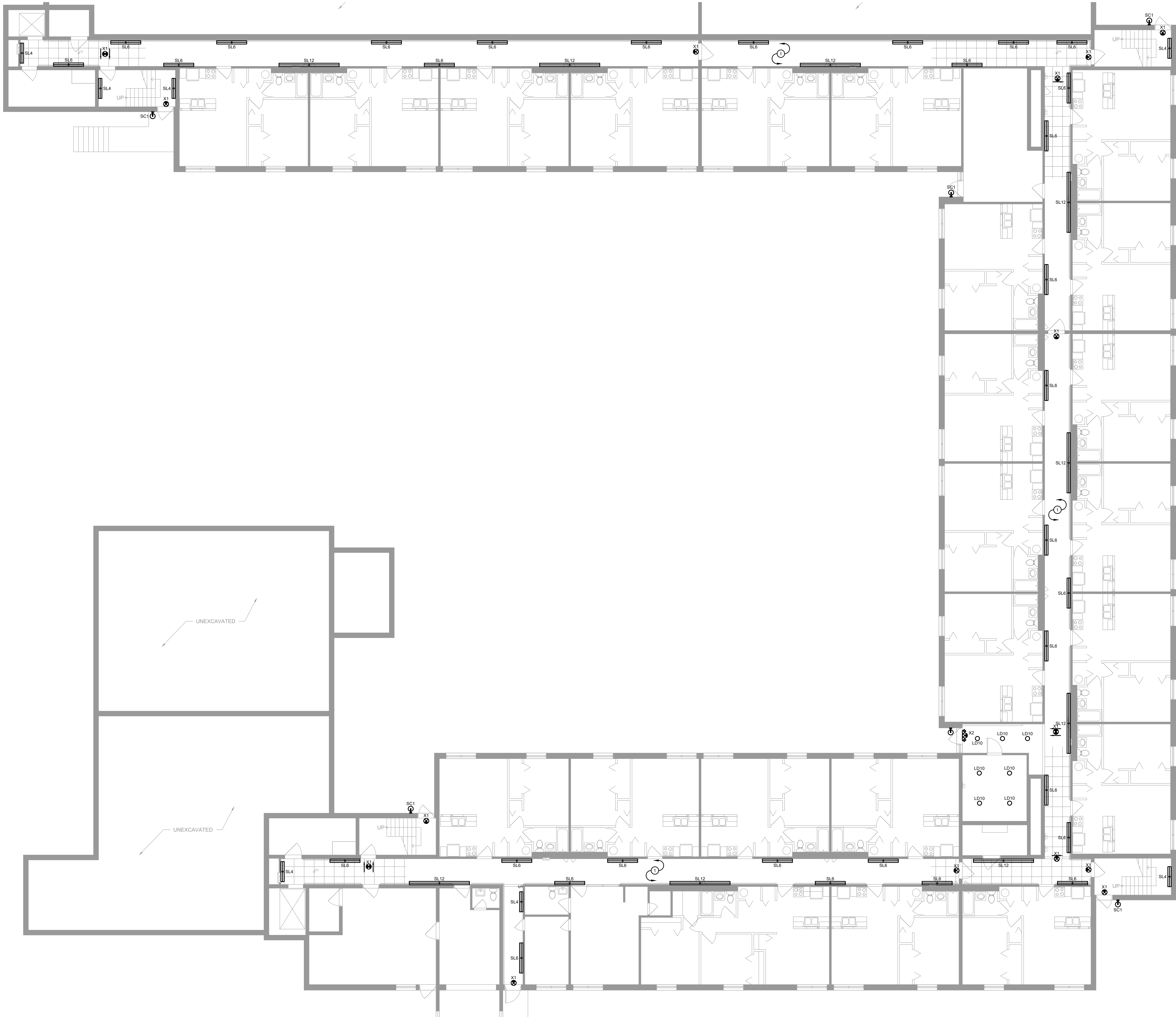
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Date	January 12, 2026
Date	Issue
12.19.25	Progress
01.12.26	Progress
02.02.26	90% Review Set
02.12.26	Bid/Construction Set

Sheet Title
THIRD FLOOR ELECTRICAL DEMO
PLAN

Sheet Number

ED1.41

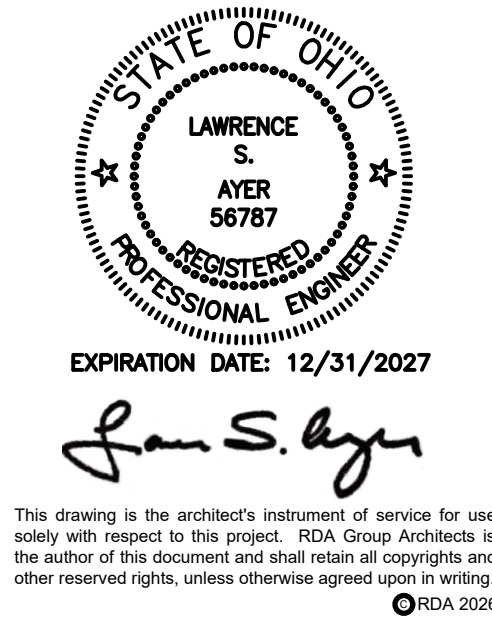
1 THIRD FLOOR ELECTRICAL DEMO PLAN
ED1.41 SCALE: 1/8" = 1'-0"
0' 4' 8' 16'



1 GROUND FLOOR LIGHTING PLAN
E1.11 SCALE: 1/8" = 1'-0"
0' 4' 8' 16'

GENERAL NOTES	
A.	ALL CEILINGS IN CORRIDORS TO BE REPLACED WITH FIRE RATED ASSEMBLY. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION. ALL NEW WORK SHALL COMPLY WITH ALL FIRE RATING REQUIREMENTS WHETHER SPECIFICALLY NOTED OR NOT. CONTRACTOR SHALL PROVIDE AND INSTALL ALL COMPONENTS, MATERIALS, AND ACCESSORIES NECESSARY TO COMPLY WITH THE FIRE RATING REQUIREMENTS.
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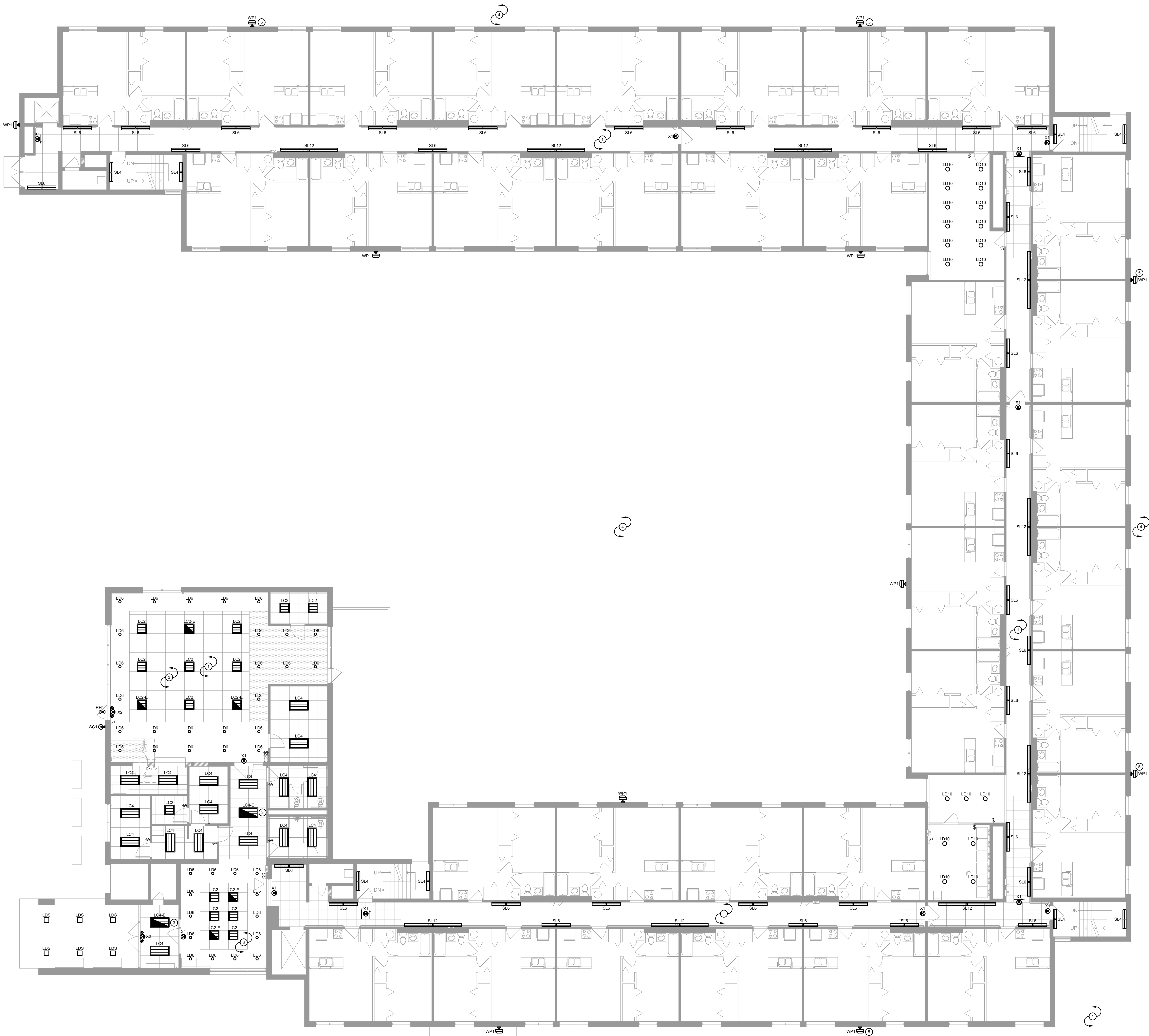
PLAN NOTES	
①	WIRE NEW LIGHT FIXTURES TO EXISTING LOCAL LIGHTING CIRCUITS SAVED DURING DEMOLITION.
②	ALL NIGHT LIGHTS, EXIT SIGNS, AND NOTED EMERGENCY LUMINAIRES TO BE WIRED TO LOCAL AREA LIGHTING CIRCUIT, AHEAD OF ANY SWITCHING.
③	---

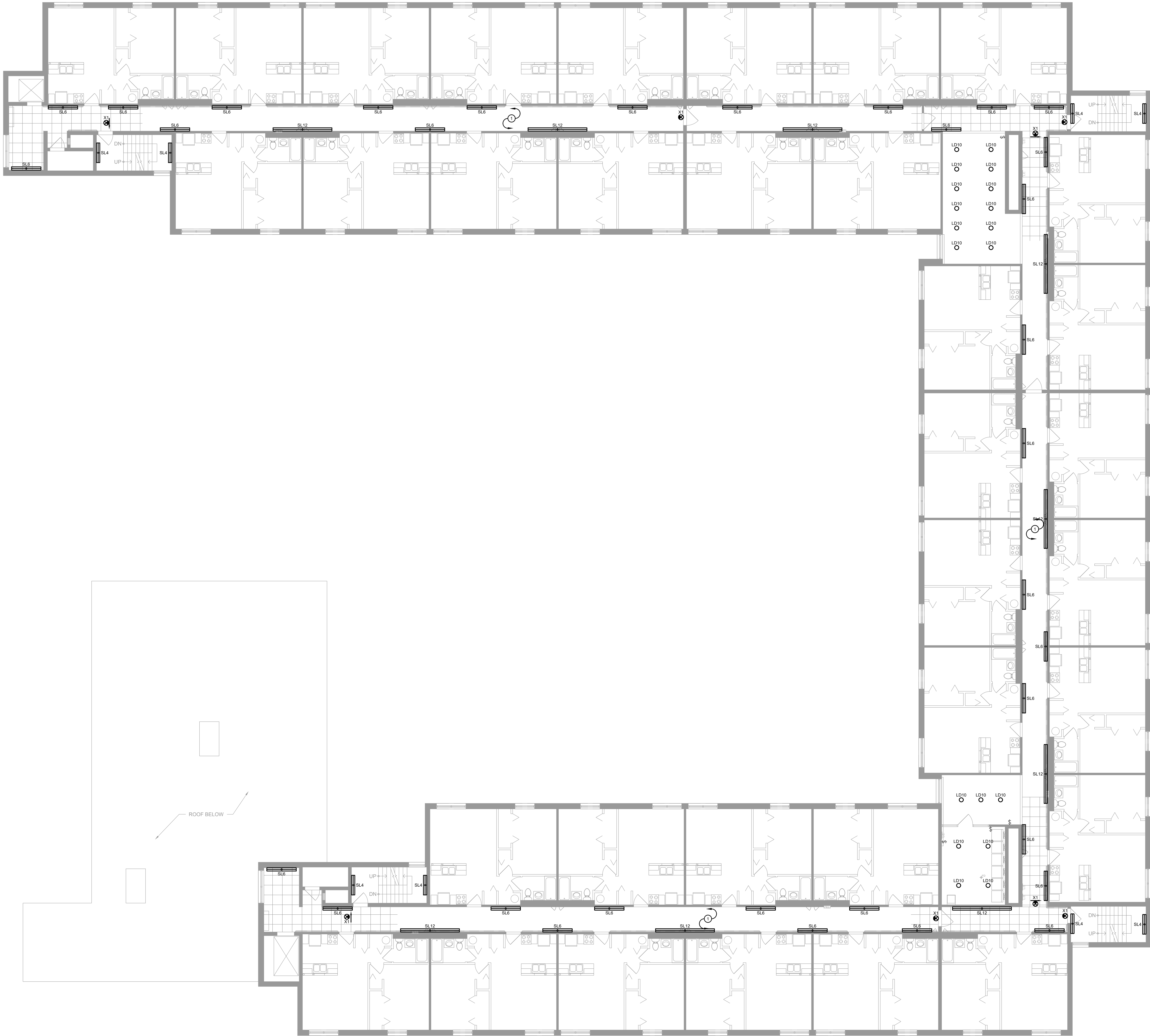


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12.19.25	Progress
01.12.26	Progress
02.02.26	90% Review Set
02.12.26	Bid/Construction Set
Sheet Title	
GROUND FLOOR LIGHTING PLAN	
Sheet Number	

E1.11





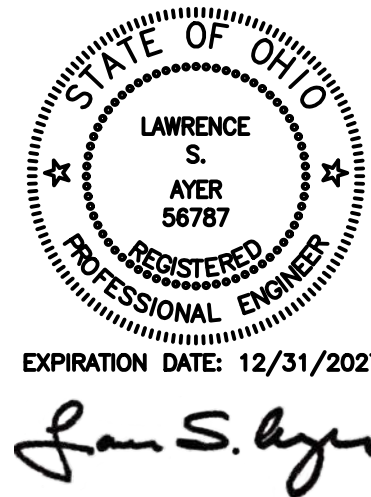
1 SECOND FLOOR LIGHTING PLAN
E1.31 SCALE: 1/8" = 1'-0"
0' 4' 8' 16'

GENERAL NOTES

- A. ALL CEILINGS IN CORRIDORS TO BE REPLACED WITH FIRE RATED ASSEMBLY. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION. ALL NEW WORK SHALL COMPLY WITH ALL FIRE RATING REQUIREMENTS WHETHER SPECIFICALLY NOTED OR NOT. CONTRACTOR SHALL PROVIDE AND INSTALL ALL COMPONENTS, MATERIALS, AND ACCESSORIES NECESSARY TO COMPLY WITH THE FIRE RATING REQUIREMENTS.
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PLAN NOTES

- ① WIRE NEW LIGHT FIXTURES TO EXISTING LOCAL LIGHTING CIRCUITS SAVED DURING DEMOLITION.
- ② ALL NIGHT LIGHTS, EXIT SIGNS, AND NOTED EMERGENCY LUMINAIRES TO BE WIRED TO LOCAL AREA LIGHTING CIRCUIT, AHEAD OF ANY SWITCHING.
- ③ ---



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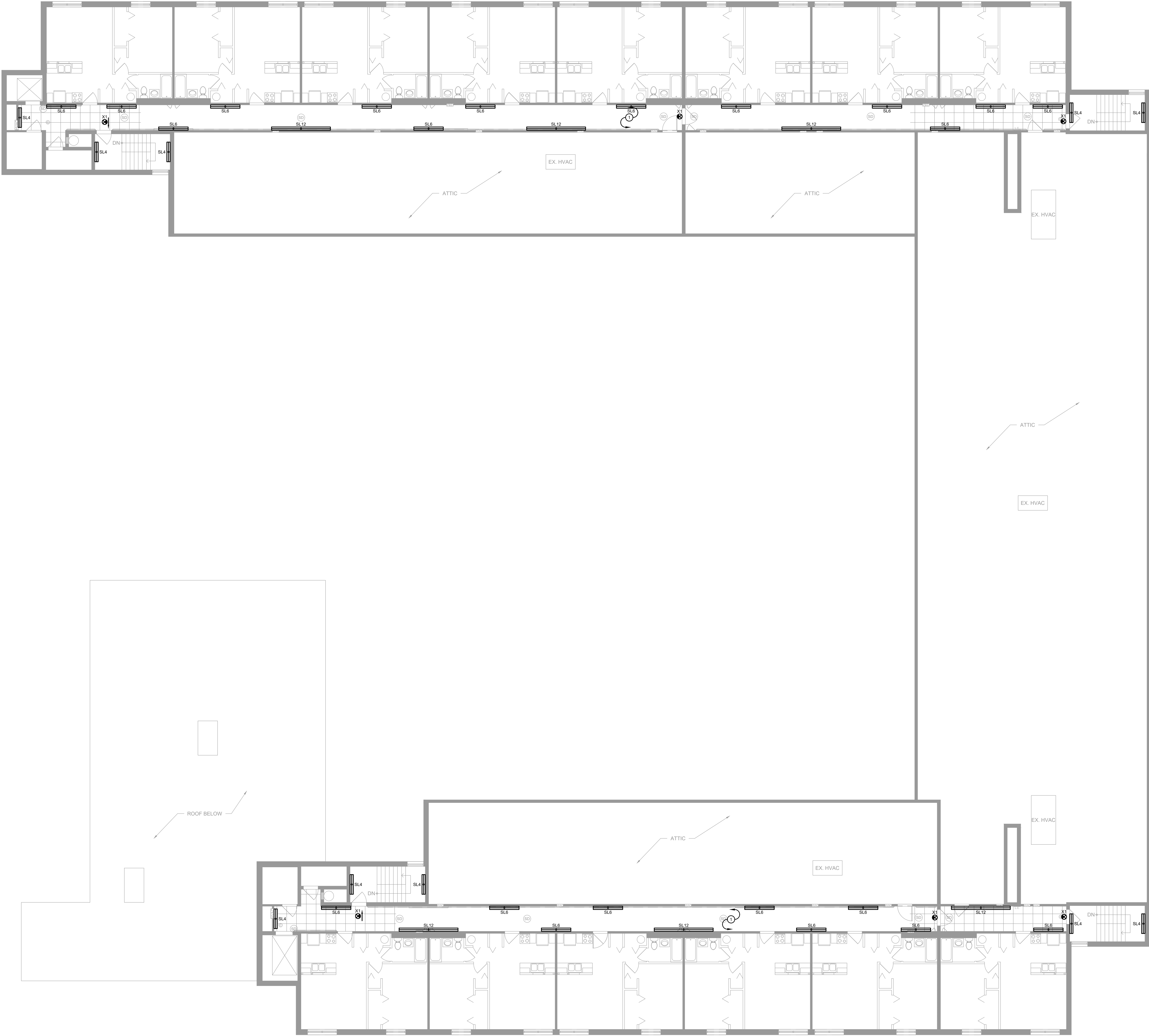
Prepared for: Springfield Metropolitan Housing Authority

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Date	January 12, 2026
Date	Issue
12.19.25	Progress
01.12.26	Progress
02.02.26	90% Review Set
02.12.26	Bid/Construction Set

Sheet Title
SECOND FLOOR LIGHTING PLAN

Sheet Number

E1.31



GENERAL NOTES	
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PLAN NOTES	
①	WIRE NEW LIGHT FIXTURES TO EXISTING LOCAL LIGHTING CIRCUITS SAVED DURING DEMOLITION.
②	ALL NIGHT LIGHTS, EXIT SIGNS, AND NOTED EMERGENCY LUMINAIRES TO BE WIRED TO LOCAL AREA LIGHTING CIRCUIT, AHEAD OF ANY SWITCHING.
③	---

STATE OF OHIO

LAWRENCE S. AYER

56787

REGISTERED PROFESSIONAL ENGINEER

EXPIRATION DATE: 12/31/2027

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682 TUXEDO PLACE

CINCINNATI, OH 45206

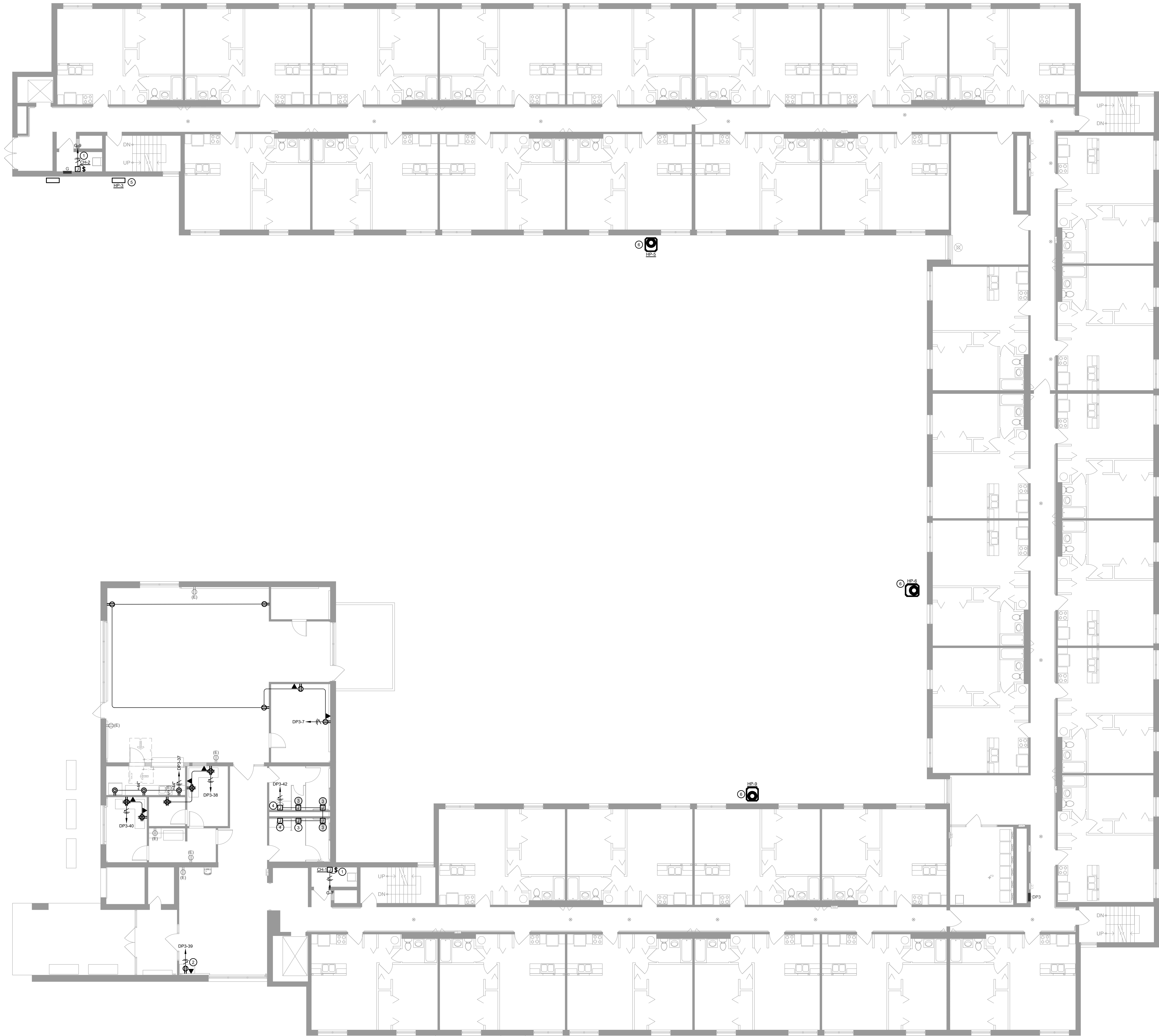
TEL: 513.357.1850

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THIRD FLOOR LIGHTING PLAN	
Sheet Number	
E1.41	

1 THIRD FLOOR LIGHTING PLAN
E1.41 SCALE: 1/8" = 1'-0"
0' 4' 8' 16'



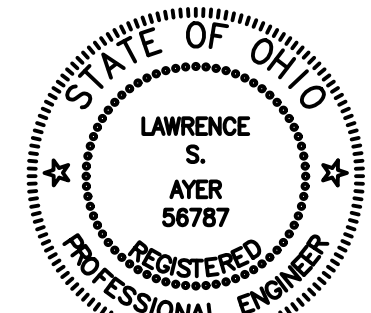
1 FIRST FLOOR POWER PLAN
E2.21 SCALE: 1/8" = 1'-0" 0' 4' 8' 16'

GENERAL NOTES

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PLAN NOTES

1. PROVIDE POWER AND LOCAL DISCONNECT TO COVE HEATER PER MANUFACTURER'S SPECIFICATIONS. COORDINATE AND VERIFY EXACT LOCATION WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH IN.
2. PROVIDE POWER AND DATA TO PACKAGE LOCKER SYSTEM UNIT. COORDINATE EXACT LOCATION AND ELECTRICAL REQUIREMENTS WITH ARCHITECT AND VENDOR PRIOR TO ROUGH-IN.
3. PROVIDE POWER TO AUTOMATIC FLUSH VALVE PER MANUFACTURER'S SPECIFICATIONS. COORDINATE AND VERIFY EXACT LOCATION WITH PLUMBING CONTRACTOR PRIOR TO ROUGH-IN.
4. PROVIDE POWER TO AUTOMATIC LAV FAUCET PER MANUFACTURER'S SPECIFICATIONS. COORDINATE AND VERIFY EXACT LOCATION WITH PLUMBING CONTRACTOR PRIOR TO ROUGH-IN.
5. NEW HEAT PUMP TO BE WIRED TO EXISTING LOCAL CIRCUIT CAPTURED DURING DEMO. VERIFY ELECTRICAL REQUIREMENTS WITH MECHANICAL CONTRACTOR PRIOR TO MAKING FINAL CONNECTION.
6. NEW CONDENSING UNIT TO BE WIRED TO EXISTING LOCAL CIRCUIT CAPTURED DURING DEMO. VERIFY ELECTRICAL REQUIREMENTS WITH MECHANICAL CONTRACTOR PRIOR TO MAKING FINAL CONNECTION.



EXPIRATION DATE: 12/31/2027

Lawrence S. Ayer

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Prepared for: Springfield Metropolitan Housing Authority

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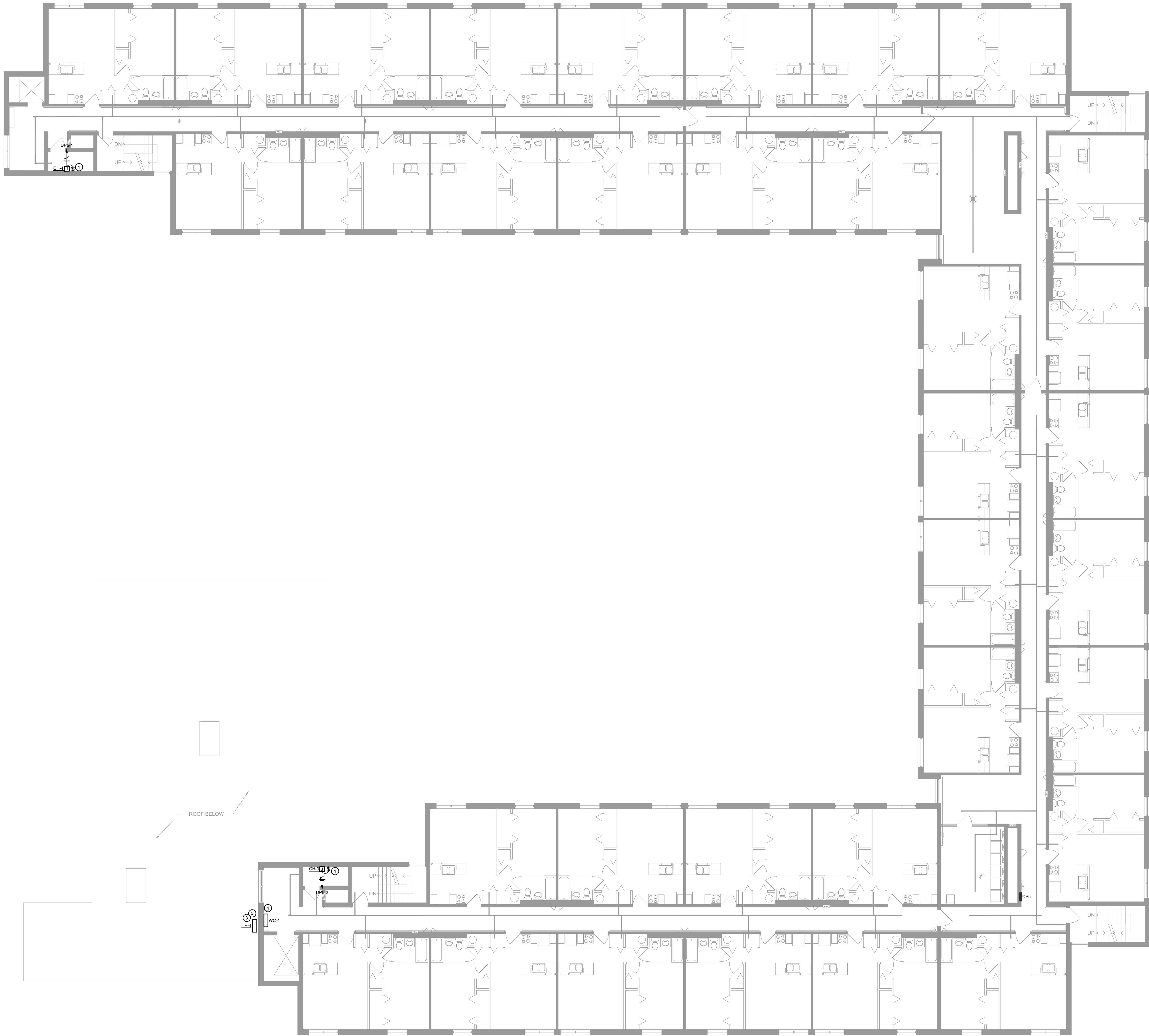
Date	Issue
12.19.25	Progress
01.12.26	Progress
02.02.26	90% Review Set
02.12.26	Bid/Construction Set

Sheet Title

FIRST FLOOR POWER PLAN

Sheet Number

E2.21



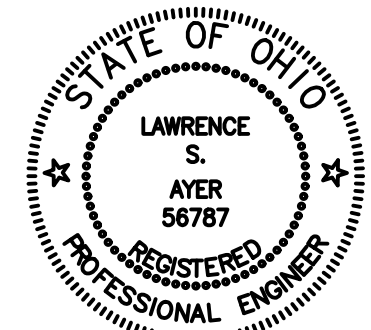
1 SECOND FLOOR POWER PLAN
E2.31 SCALE: 1/8" = 1'-0"
0' 4' 8' 16'

GENERAL NOTES

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PLAN NOTES

- ① PROVIDE POWER AND LOCAL DISCONNECT TO COVE HEATER PER MANUFACTURER'S SPECIFICATIONS. COORDINATE LOCATION WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH IN.
- ② PROVIDE WEATHER PROTECTED GFCI RECEPTACLES WITHIN 25'-0" OF MECHANICAL EQUIPMENT. VERIFY EXACT LOCATION IN FIELD. COORDINATE LOCATION WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH IN.
- ③ NEW HEAT PUMP TO BE WIRED TO EXISTING LOCAL CIRCUIT CAPTURED DURING DEMO. VERIFY ELECTRICAL REQUIREMENTS WITH MECHANICAL CONTRACTOR PRIOR TO MAKING FINAL CONNECTION.
- ④ NEW WALL CASSETTE TO BE POWERED BY NEW OUTDOOR UNIT. VERIFY ELECTRICAL REQUIREMENTS WITH MECHANICAL CONTRACTOR PRIOR TO MAKING FINAL CONNECTION.



EXPIRATION DATE: 12/31/2027

Lawrence S. Ayer

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Modernization Project 2026 at:
Grayhill Apartments
220 Montgomery Avenue
Springfield, Ohio 45506

Prepared for: Springfield Metropolitan Housing Authority

Project Number

2024-112

Date

January 12, 2026

Date Issue

12.19.25 Progress

01.12.26 Progress

02.02.26 90% Review Set

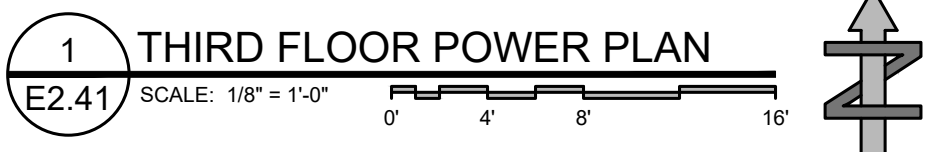
02.12.26 Bid/Construction Set

Sheet Title

SECOND FLOOR POWER PLAN

Sheet Number

E2.31



PLAN NOTES

1. PROVIDE POWER AND LOAD DISCONNECT TO COVE HEATER PER MANUFACTURER'S SPECIFICATIONS. COORDINATE LOCATION WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH IN.
2. PROVIDE HEATER PROTECTED GFCI RECEPTABLES WITHIN 25' OF MECHANICAL EQUIPMENT. VERIFY EXACT LOCATION IN FIELD. COORDINATE LOCATION WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH IN.
3. PROVIDE POWER AND LOAD DISCONNECT TO LAUNDRY EXHAUST FAN LOCATION IN ATTIC. COORDINATE AND VERIFY EXACT LOCATION AND ELECTRICAL REQUIREMENTS WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.
4. PROVIDE POWER AND LOAD DISCONNECT TO BASEBOARD HEATER PER MANUFACTURER'S SPECIFICATIONS. COORDINATE LOCATION WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH IN.
5. BASEBOARD HEATERS TO BE REPLACED WITH NEW. WIRE NEW HEATERS TO EXISTING CIRCUIT. SAVED DURING DEMO. VERIFY ELECTRICAL REQUIREMENTS PRIOR TO COMMENCING WORK.



Project Number	
2024-112	
Date	
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Sheet Title

THIRD FLOOR POWER PLAN

Sheet Number

E2.41

LIGHT FIXTURE SCHEDULE							
SYMBOL	ID	DESCRIPTION	FIXTURE INFORMATION		ELECTRIC INFORMATION	MISCELLANEOUS INFORMATION	
	LC2	24' X 24' LED TROFFER	MAKE LITHONIA	VOLTAGE	MVOLT	MOUNTING	RECESSED
			MODEL 2AVL2 40LHE ADP E21 LP835	LAMP QTY	LED	HEIGHT	
			ALTERNATE LAMP TYPE	LED	NOTES		
	LC2-E	24' X 24' LED TROFFER WITH EMERGENCY BATTERY BACKUP	OTHER	WATTS	27W		
			MAKE LITHONIA	VOLTAGE	MVOLT	MOUNTING	RECESSED
			MODEL 2AVL2 40LHE ADP E21 LP835 EL7L	LAMP QTY	LED	HEIGHT	
	LC4	24' X 48' LED TROFFER	OTHER	WATTS	27W		
			MAKE LITHONIA	VOLTAGE	MVOLT	MOUNTING	RECESSED
			MODEL 2AVL4 40LHE ADP E21 LP835	LAMP QTY	LED	HEIGHT	
	LC4-E	24' X 48' LED TROFFER WITH EMERGENCY BATTERY BACKUP	OTHER	WATTS	32W		
			MAKE LITHONIA	VOLTAGE	MVOLT	MOUNTING	RECESSED
			MODEL 2AVL4 40LHE ADP E21 LP835 EL7L	LAMP QTY	LED	HEIGHT	
	LD8	EXTERIOR CANOPY LIGHT FIXTURE	OTHER	WATTS	30W		
			MAKE TBD	VOLTAGE	MVOLT	MOUNTING	SURFACE
			MODEL TBD	LAMP QTY	LED	HEIGHT	
	LD8	8' RECESSED LED CAN LIGHT	ALTERNATE LAMP TYPE	LED	NOTES		
			OTHER	WATTS	40W		
			MAKE PRESCOLITE	VOLTAGE	UNV	MOUNTING	RECESSED
	LD10	SURFACE MOUNTED DOWNLIGHT	MODEL LBST 6RD M L S M CS9 WH	LAMP QTY	LED	HEIGHT	
			ALTERNATE LAMP TYPE	LED	NOTES		
			OTHER	WATTS	17.5W		
	SL4	48' LED STRIP LIGHT FIXTURE	MAKE LITHONIA	VOLTAGE	UNV	MOUNTING	SURFACE
			MODEL FMRL 11 14830	LAMP QTY	LED	HEIGHT	
			ALTERNATE LAMP TYPE	LED	NOTES		
	SL8	48' LED STRIP LIGHT FIXTURE	OTHER	WATTS	18W		
			MAKE FINELITE	VOLTAGE	120V	MOUNTING	SURFACE
			MODEL IP-4-48W-0-2-S-48S-DAC-R-8L-G-10-SC-PC-1V-ELD-DW-4BF-FE-SH	LAMP QTY	LED	HEIGHT	
	SL12	48' LED STRIP LIGHT FIXTURE	ALTERNATE LAMP TYPE	LED	NOTES		
			OTHER	WATTS	53.4W		
			MAKE FINELITE	VOLTAGE	120V	MOUNTING	SURFACE
	WP1	LED EXTERIOR WALL PACK	MODEL IP-4-48W-0-2-S-48S-DAC-R-8L-G-10-SC-PC-1V-ELD-DW-4BF-FE-SH	LAMP QTY	LED	HEIGHT	
			ALTERNATE LAMP TYPE	LED	NOTES		
			OTHER	WATTS	106.8W		
	X1	EXTERIOR SCONCE	MAKE LSI	VOLTAGE	120V	MOUNTING	SURFACE
			MODEL SHMLD 10L F7 0W 0M 4 0BZ	LAMP QTY	LED	HEIGHT	
			ALTERNATE LAMP TYPE	LED	NOTES		
	X1	SINGLE HEAD EMERGENCY EGRESS LIGHT	OTHER	WATTS	78W		
			MAKE LITHONIA	VOLTAGE	UNV	MOUNTING	SURFACE
			MODEL OLVTWM	LAMP QTY	LED	HEIGHT	
	X1	EMERGENCY EXIT SIGN	OTHER	WATTS	15W		
			MAKE LITHONIA	VOLTAGE	UNV	MOUNTING	SURFACE
			MODEL EXRG	LAMP QTY	LED	HEIGHT	
	X2	EMERGENCY EXIT SIGN WITH DUAL REMOTE HEADS	ALTERNATE LAMP TYPE	LED	NOTES		
			OTHER	WATTS	5W		
			MAKE LITHONIA	VOLTAGE	UNV	MOUNTING	SURFACE
	X2	EMERGENCY EXIT SIGN WITH DUAL REMOTE HEADS	MODEL LHGM	LAMP QTY	LED	HEIGHT	
			ALTERNATE LAMP TYPE	LED	NOTES		
			OTHER	WATTS	2W		
NOTES			DESIGNATIONS				
1. FIXTURES WITH THE SUFFIX "-EM" ATTACHED TO THE ID OR SHOWN HALF SHADED ARE EMERGENCY FIXTURES. SEE ELECTRICAL GENERAL NOTES FOR MORE INFORMATION.			-N- NEW				
			-E- EXISTING				
			-D- DEMO				
			-R- RELOCATED				
2. FIXTURES WITH THE SUFFIX "-NL" ARE NIGHT LIGHTS. SEE ELECTRICAL GENERAL NOTES FOR MORE INFORMATION.							

POWER PLAN SYMBOL LEGEND	
	DUPLEX RECEPTACLE MOUNT AT +18" A.F.F. UNLESS OTHERWISE NOTED
	SPECIAL USE DEDICATED RECEPTACLE MOUNT AT +18" A.F.F. UNLESS OTHERWISE NOTED REFER TO PANEL SCHEDULE FOR MORE INFORMATION
	GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE MOUNT AT +18" A.F.F. UNLESS OTHERWISE NOTED
	WEATHER PROOF RECEPTACLE MOUNT AT +18" A.F.F. UNLESS OTHERWISE NOTED
	QUADRUPLX RECEPTACLE MOUNT AT +18" A.F.F. UNLESS OTHERWISE NOTED
	DATA JACK MOUNT AT +18" A.F.F. UNLESS OTHERWISE NOTED
	TELEVISION JACK MOUNT AT +18" A.F.F. UNLESS OTHERWISE NOTED
	JUNCTION BOX
	NON-FUSED DISCONNECT
	FUSED DISCONNECT
	COMBINATION POWER/COMMUNICATIONS FLOOR BOX WITH DUPLEX RECEPTACLE AND (2) DATA JACKS.
	10' MOTOR CONNECTION
	30' MOTOR CONNECTION
	FLUSH MOUNTED PANEL A = PANEL DESIGNATION
	SURFACE MOUNTED PANEL A = PANEL DESIGNATION
	METER
	HOME RUN A = PANEL DESIGNATION B = CIRCUIT NUMBER
N = NEW E = EXISTING R = RELOCATED D = DEMO F = FUTURE 10' = MOUNTING HEIGHT OF THE DEVICE ABOVE FINISHED FLOOR	

SINGLE LINE SYMBOL LEGEND	
	CIRCUIT BREAKER
	FUSE
	UTILITY METER
	NON-FUSED DISCONNECT
	FUSIBLE DISCONNECT
	PANELBOARD, MAIN LUG ONLY WITH FEED THROUGH LUGS Y = MAIN LUGS RATING X = NAME
	PANELBOARD, MAIN LUGS ONLY Y = MAIN LUGS RATING X = NAME
	PANELBOARD, MAIN CIRCUIT BREAKER Y = MCB RATING X = NAME
	MOTOR - SINGLE PHASE Z = HP RATING
	MOTOR - THREE PHASE Z = HP RATING
	TRANSIENT VOLTAGE SURGE SUPPRESSION

ELECTRIC SERVICE LOAD CALCULATIONS			
LOAD CATEGORY	CONN. LOAD	DEMAND FACT.	EST. LOAD
ADDED LIGHTING	15.435 KW	125%	19.293 KW
ADDED RECEPTACLES	1.980 KW	100%	1.980 KW
ADDED ELECTRIC HEAT	3.600 KW	100%	3.600 KW
REMOVED LIGHTING	-22.128 KW	125%	-27.660 KW
REMOVED RECEPTACLES	-0.360 KW	100%	-0.360 KW
NET LOAD REDUCTION			-3.147 KW
			8.73 A

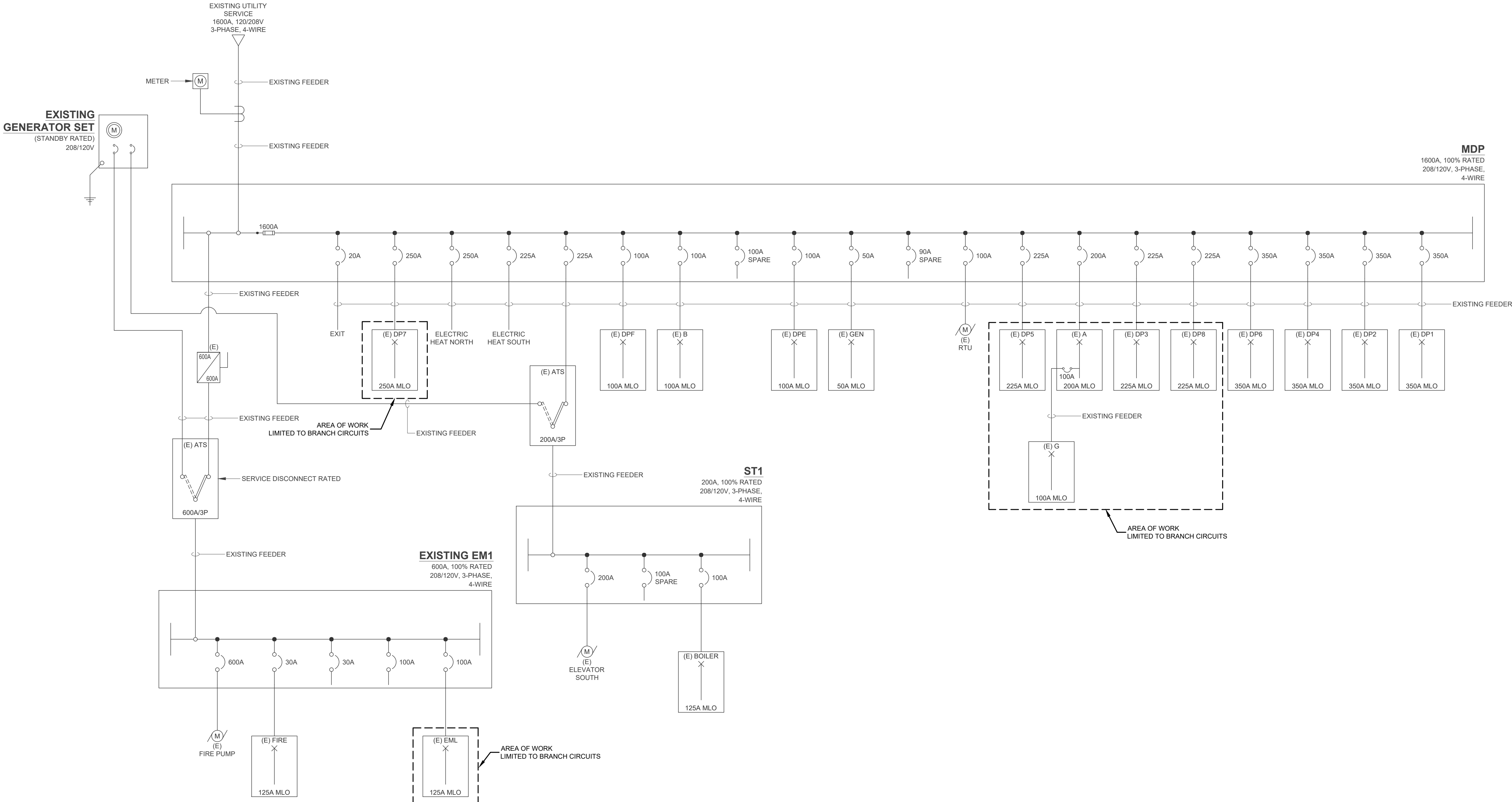
PROJECT GENERAL NOTES	
1.	THE DRAWINGS ARE DIAGRAMMATIC ONLY AND INDICATE THE GENERAL ARRANGEMENT OF THE SYSTEMS AND ARE TO BE FOLLOWED INsofar AS POSSIBLE. IF DEVIATIONS FROM THE LAYOUTS ARE NECESSITATED BY FIELD CONDITIONS, DETAILED LAYOUTS OF THE PROPOSED DEPARTURES SHALL BE SUBMITTED IN WRITING TO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

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

EXISTING CONDITIONS AND RELOCATION NOTES	
1.	THE CONTRACTOR SHALL INCLUDE ALL COSTS FOR REMOVALS AND RELOCATIONS IN THE CONTRACT. THESE COSTS SHALL INCLUDE WORK DESCRIBED IN THE SPECIFICATIONS AND SHOWN ON THE DRAWINGS WITH ALLOWANCES FOR NORMAL UNFORESEEN DIFFICULTIES WHEN CONCEALED WORK HAS BEEN OPENED. NO CLAIMS FOR ADDITIONAL WORK ASSOCIATED WITH DEMOLITION WILL BE ACCEPTED EXCEPT IN SPECIFIC CASES CONSIDERED JUSTIFIABLE BY THE ENGINEER.
2.	THE CONTRACTOR SHALL REMOVE AND/OR RELOCATE ALL EXISTING ELECTRICAL WORK WHICH INTERFERES WITH THE NEW LAYOUTS AND SCHEMES. ALL WORK WHICH IS NO LONGER REQUIRED TO FUNCTION SHALL BE DE-ENERGIZED AND DISCONNECTED AT THE SOURCE OF POWER SUPPLY. ALL DEVICES THAT ARE TO REMAIN SHALL BE CONNECTED TO THE EXISTING BRANCH CIRCUITS OR NEW ONES AS REQUIRED.
3.	ALL ELECTRICAL WORK IN ADJOINING AREAS WHICH IS REQUIRED TO FUNCTION BUT IS AFFECTED BY DEMOLITION WORK SHALL BE RECONNECTED AND RESTORED TO ITS PRESENT FUNCTION AS PART OF THE ELECTRICAL SYSTEM OF THE BUILDING.
4.	ALL PRESENT MATERIAL AND EQUIPMENT IN USABLE CONDITION, WHICH IS TO BE REMOVED UNDER THIS CONTRACT, SHALL REMAIN THE PROPERTY OF THE OWNER AND/OR SHALL BE DISPOSED OF BY THE ELECTRICAL CONTRACTOR AS DIRECTED.
5.	PORTIONS OF FEEDER LINES THAT HAVE TO BE REMOVED AS A RESULT OF DEMOLITION WORK, BUT ARE REQUIRED TO CONTINUE TO FUNCTION SHALL BE CUT AT CONVENIENT LOCATIONS, REROUTED AND RECONNECTED FOR CONTINUATION OF THEIR PRESENT FUNCTION. NEW FEEDER EXTENSIONS SHALL MATCH EXISTING ONES IN ALL RESPECTS: CONDUCTOR CAPACITY, CONDUIT SIZE, ETC.
6.	THE CONTRACTOR SHALL NOTIFY THE OWNER AT THE APPROPRIATE TIME OF THE PROJECTED DEMOLITION AND PHASING SCHEDULE SO THAT REMOVAL OR RELOCATION OF AFFECTED EQUIPMENT MAY BE CARRIED OUT IN COORDINATION WITH CONSTRUCTION SCHEDULES. THE CONTRACTOR SHALL FOLLOW THE ARCHITECT'S DEMOLITION AND PHASING SCHEDULE AND PROCEED IN THE SPECIFIED SEQUENCE.
7.	ON DEMOLITION AND NEW WORK DRAWINGS, CORRESPONDING ANNOTATION: E - EXISTING D - DEMO R - RELOCATED

PANEL SCHEDULE NOTES	
1.	NEW CIRCUIT BREAKERS ADDED TO EXISTING PANELS SHALL MATCH PANEL MANUFACTURER, VOLTAGE LEVEL AND FAULT CURRENT RATING OF EXISTING PROTECTIVES.
2.	IDENTIFY MAIN DISCONNECTS AND ALL UP AND DOWNSTREAM DISCONNECTING MEANS FOR ALL CIRCUITS AT PANEL.
3.	FILL OUT BRANCH CIRCUIT DIRECTORY INDICATING CIRCUIT NUMBERS, AREA(S) SERVED, AND LOAD TYPE. INDEX SHALL BE NEATLY TYPED. BRANCH CIRCUIT DIRECTORIES SHALL BE UPDATED OR REPLACED IN ALL AREAS OF ALTERATIONS. BLACK LAMINATED PHENOLIC NAMEPLATES SHALL BE PROVIDED ON ALL NEW AND EXISTING PANEL BOARDS SECURED BY #8-32 SCREWS, LOCK WASHERS AND NUTS ON EACH CORNER OF NAMEPLATE.
4.	CONTRACTOR MAY ARRANGE CIRCUITS TO SUIT FIELD CONDITIONS, BUT LOADING BETWEEN PHASES SHALL BE 11-10%.

LIGHTING PLAN SYMBOL LEGEND	
	LIGHTING FIXTURE EXISTING TO REMAIN
	LIGHTING FIXTURE TO BE REMOVED FROM LOCATION. SEE PLAN FOR NEW FIXTURE LOCATION (IF ANY).
	SHADING INDICATES THAT A FIXTURE IS WIRED TO A NIGHT LIGHT OR EMERGENCY TYPE CIRCUIT. FIXTURE SHALL BE WIRED IN ACCORDANCE WITH N.E.C. ARTICLE 700.
	"X" = FIXTURE TYPE A-B = SWITCH LEG A-B = CIRCUIT NUMBER
	TOGGLE SWITCH
	THREE-WAY TOGGLE SWITCH
	OCCUPANCY SENSOR
	LOW VOLTAGE DIMMER
	LIGHTING RELAY PANEL
	CEILING MOUNTED OCCUPANCY SENSOR
N = NEW E = EXISTING R = RELOCATED D = DEMO F = FUTURE 10' = MOUNTING HEIGHT OF THE DEVICE ABOVE FINISHED FLOOR	





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Sheet Title

PANEL SCHEDULES

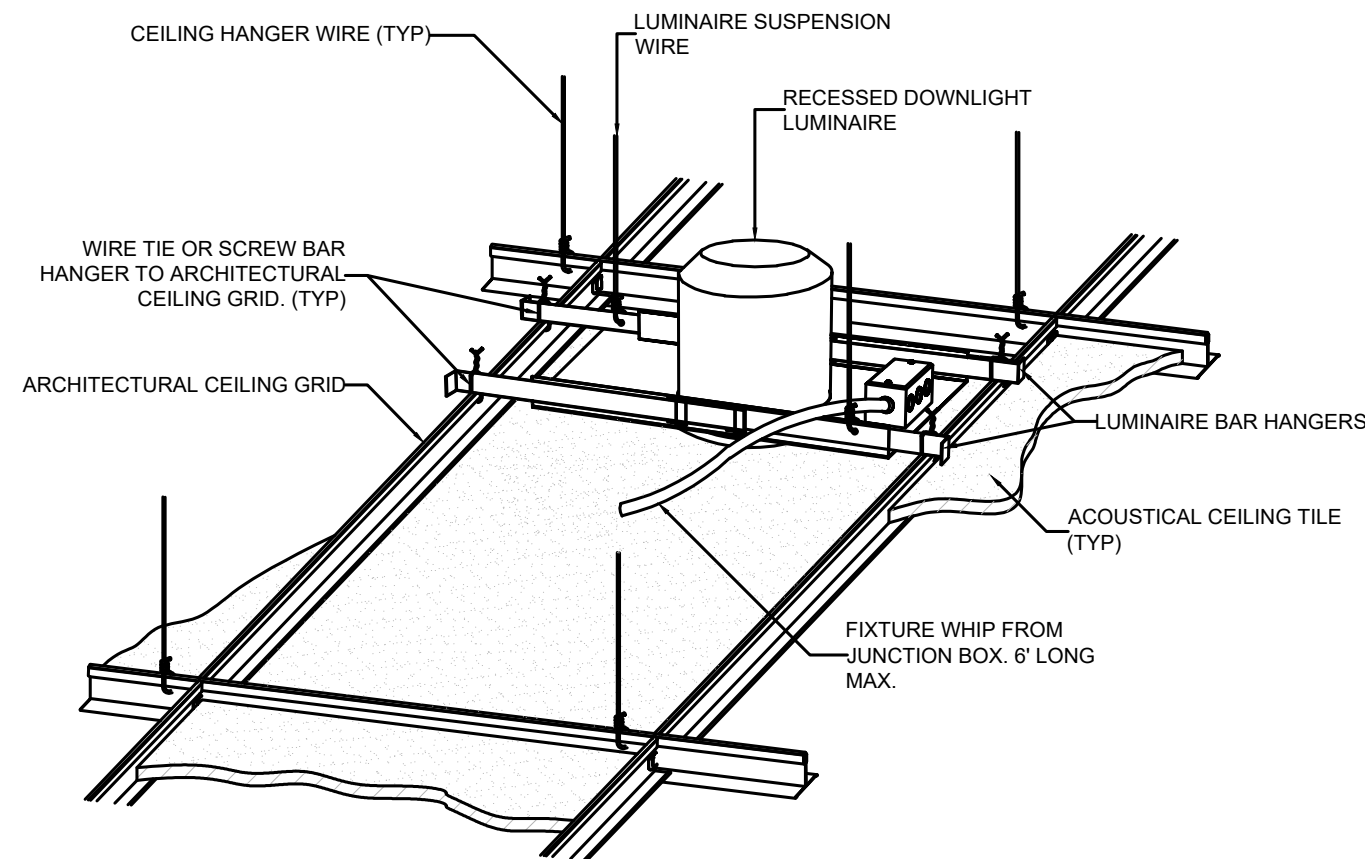
Sheet Number

E5.02

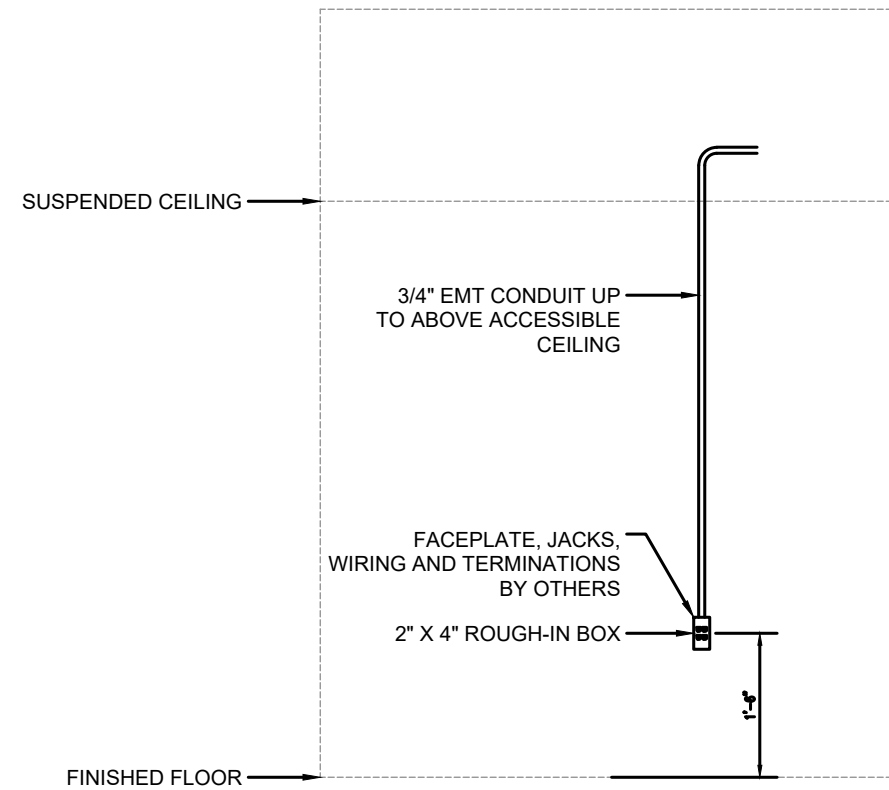
Volts	Phase	Wire	Panel Type	Electrical Panel Schedule A						Ampacity Provided	Mount	AIC	Fed From		
208/120	3Ø	4	Main Lug Only							200 Amps		Existing	MDP		
Circuit #	Breaker	Poles	Notes	Description	A	B	C	A	B	C	Description	Notes	Poles	Breaker	Circuit #
1	20	1		HP-4	1,560			1,664			CU-3		2	20	2
3						1,560			1,664						4
5	20	1		Roof Receptacle			180			1,664	CU-4		2	20	6
7	20	1		Ground Receptacle	180			1,664					3	30	8
9	20	1		EXISTING LOAD		1,920			2,882		EXISTING LOAD		3	30	10
11	20	1		EXISTING LOAD			1,920			2,882					12
13	20	1		EXISTING LOAD	1,920			2,882							14
15	20	1		EXISTING LOAD		1,920		2,882		2,882	EXISTING LOAD		3	30	16
17	20	1		EXISTING LOAD			1,920			2,882					18
19	20	1		EXISTING LOAD	1,920			2,882							20
21	20	1		EXISTING LOAD		1,920		1,920			EXISTING LOAD		1	20	22
23				Space						1,920	EXISTING LOAD		1	20	24
25				Space							Space		1	20	26
27				Space							Space				28
29				Space							Space				30
31				Space							Space				32
33				Space							Space				34
35				Space							Space				36
37	100	3		Panel G	7,172						Space				38
39						3,928					Space				40
41							3,424				Space				42
Total Connected Load Phase A:					21,954	Load Description					Watts	Factor	Total	Panel Schedule Notes:	
Total Connected Load Phase B:					20,616	Receptacles < 10,000					10,000	100%	10,000	New circuit breakers added to existing panels shall match panel manufacturer, voltage level and fault current rating of existing protectives.	
Total Connected Load Phase C:					16,792	Receptacles > 10,000					24,932	50%	12,466	Identify main disconnects and all up and downstream disconnecting means for all circuits at panel.	
Total Connected Load:					59,272	Watts					Lighting Loads	0	75% ¹	Identify main disconnects and all up and downstream disconnecting means for all circuits at panel.	
Notes:					AF					Track Lighting	0	125% ¹	Fill out branch circuit directory indicating circuit numbers, area(s) served, and load type. Index shall be neatly typed. Branch circuit directories shall be updated or replaced in all areas of alterations.		
GF					Ground Fault Circuit Interrupter					Motor Loads	0	100%	Black laminated phenolic nameplates shall be provided on all new and existing panel boards secured by #8-32 screws, lock washers, and nuts on each corner of nameplate.		
LO					Lock Out/Breaker					Largest Motor	0	125% ¹	Contractor may arrange circuits to suit field conditions, but loading between phases shall be +/- 10%.		
ST					Short Trip					Cooling Loads	0	100%			
PNF					Provide new, fuse in slot					Heating Loads	24,340	100%	24,340		
REF					Re-use existing spare fuse/tie					Continuous Loads	0	125% ¹			
EX					Blank panels or panels are unknown & shall be categorized under the existing panel demand (or existing building peak demand) calculated in the load calculations section. Engineer offers no warranty as to the condition or load information on unknown circuit breakers.					Non-Continuous Loads	0	100%	0		
										Kitchen Equipment Loads	0	100%	0		
										Existing Panel Demand		125% ¹	0		
										Sub-Total:			46,806		
										Total Connected Ampacity:			129.92		
										Total Connected Load %:			65%		

Volts	Phase	Wire	Panel Type	Electrical Panel Schedule DP3									Ampacity Provided	Mount	AIC	Fed From
208/120	3Ø	4	Main Lug Only										225 Amps	Flush	Existing	MDP
Circuit #	Breaker	Poles	Notes	Description	A	B	C	A	B	C	Description	Notes	Poles	Breaker	Circuit #	
1	20	1		Hall Lights	500						Space		1	20	2	
3	20	1		Space							Space		1	20	4	
5	20	1		Space						4,160	EXISTING LOAD		2	70	6	
7	20	1		Lobby Receptacles						4,160			2	70	8	
9	70	2		EXISTING LOAD	4,160					4,160	EXISTING LOAD		2	70	10	
11						4,160				4,160			2	70	12	
13	70	2		EXISTING LOAD	4,160			4,160			EXISTING LOAD		2	70	14	
15						4,160			4,160				2	70	16	
17	70	2		EXISTING LOAD		4,160			4,160		EXISTING LOAD		2	70	18	
19					4,160			4,160			EXISTING LOAD		2	70	20	
21	70	2		EXISTING LOAD			4,160		4,160				2	70	22	
23							4,160			4,160			2	70	24	
25	70	2		EXISTING LOAD	4,160			4,160			EXISTING LOAD		2	70	26	
27						4,160			4,160				2	70	28	
29	70	2		EXISTING LOAD		4,160			4,160		EXISTING LOAD		2	70	30	
31					4,160			4,160					2	70	32	
33	70	2		EXISTING LOAD		4,160			4,160		EXISTING LOAD		2	70	34	
35					4,160			4,160					2	70	36	
37	20	1		Receptacles - Kitchenette	540			1,080			Receptacles - Office 174		1	20	38	
39	20	1		Receptacle - Package Locker		500			720		Receptacles - Office 176		1	20	40	
41	20	1		Space							Automatic Flush Valve		1	20	42	
Total Connected Load Phase A:					39,560					Total						
Total Connected Load Phase B:					42,820					Total						
Total Connected Load Phase C:					46,380					Total						
Total Connected Load:					128,740 Watts					Total						
Notes:					Load Description					Panel Schedule Notes:						
					Receptacles < 10,000					10,000 100%					New circuit breakers added to existing panels shall match panel manufacturer, voltage level, and fault current rating of existing protectives.	
					Receptacles > 10,000					118,240 50% 59,120					Identify main disconnects and all up and downstream disconnecting means for all circuits at panel.	
					Lighting Loads					500 125% 625					Fill out branch circuit directory indicating circuit numbers, area(s) served, and load type. Index shall be neatly typed. Branch circuit directories shall be updated or replaced in all areas of alterations.	
					Track Lighting					071 700% 0						
					Motor Loads					0 100% 0						
					Largest Motor					0 125% 0					Fill out branch circuit directory indicating circuit numbers, area(s) served, and load type. Index shall be neatly typed. Branch circuit directories shall be updated or replaced in all areas of alterations.	
					Cooling Loads					0 100% 0						
					Heating Loads					0 100% 0						
					Continuous Loads					0 125% 0					Black laminated phenolic nameplates shall be provided on all new and existing panel boards secured by #8-32 screws, lock washers, and nuts on each corner of nameplate.	
					Non-Continuous Loads					0 0 0						
					Kitchen Equipment Loads					0 100% 0					Contractor may arrange circuits to suit field conditions, but loading between phases shall be +/- 10%.	
					Existing Panel Demand					125% 0						
					Sub-Total:					69,765						
					Total Connected Ampacity:					193.59						
					Total Connected Load %:					86%						

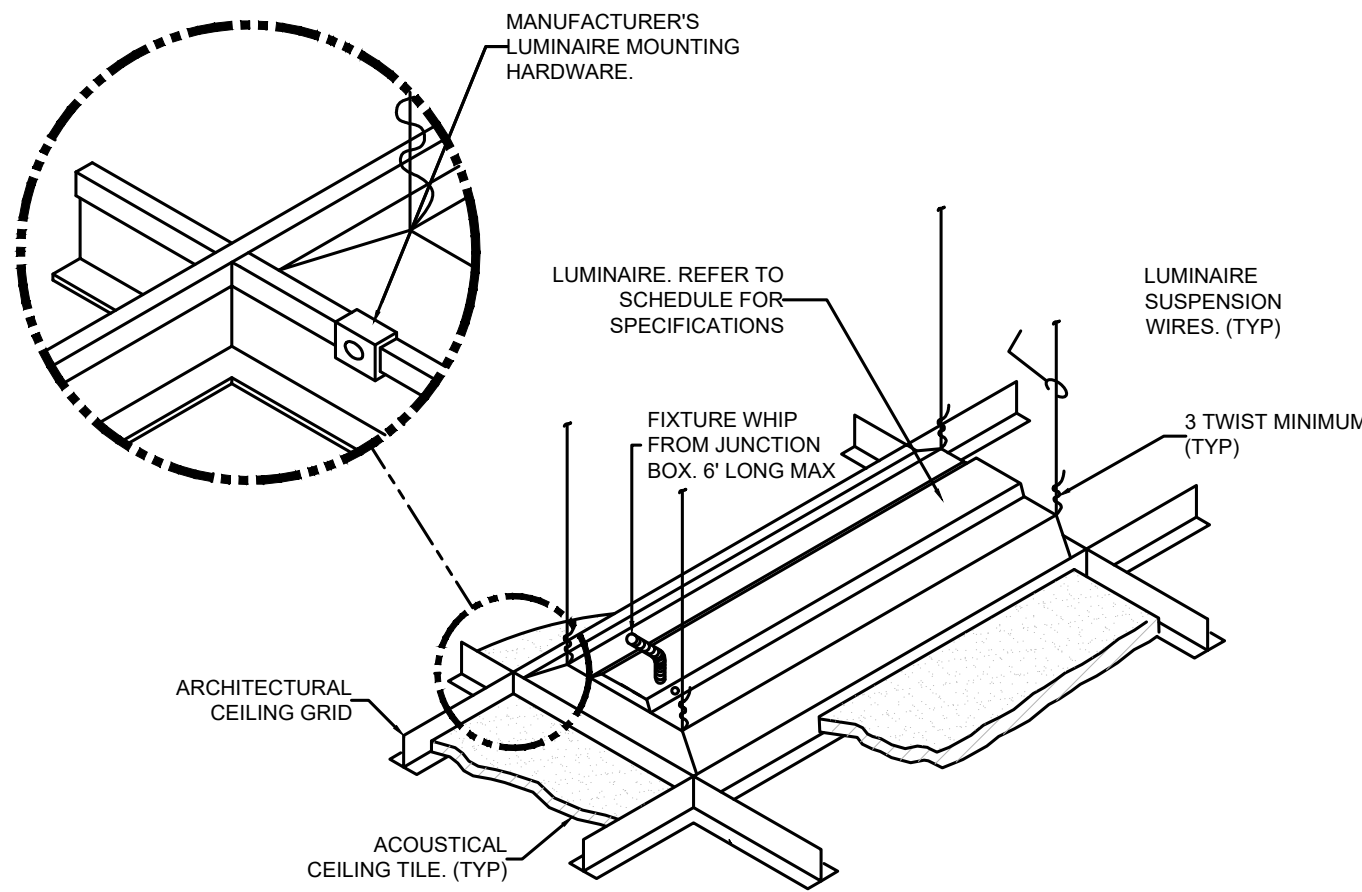
Volts	Phase	Wire	Panel Type	Electrical Panel Schedule DP7						Ampacity Provided			Mount	AIC	Fed From	
208/120	3Ø	4	Main Lug Only							250 Amps				Existing	MDP	
Circuit #	Breaker	Poles	Notes	Description	A	B	C	A	B	C	Description	Notes	Poles	Breaker	Circuit #	
1	20	1		Hallway Lights	500			1,920			Hall Heaters		1	20	2	
3	20	1		Hall Heaters		1,920			500		Airfo Lights		1	20	4	
5	20	1		TV Amplifier Receptacle			180			1,920	EXISTING LOAD		1	20	6	
7	20	1		Laundry Rm Fans	1,600			1,920			EXISTING LOAD		1	20	8	
9	20	1		Elect. Heater		1,920			1,664		EXISTING LOAD		2	20	10	
11	20	2		EXISTING LOAD			1,664			1,664			2	20	12	
13					1,664			5,200			EXISTING LOAD		2	70	14	
15	20	2		EXISTING LOAD		1,664			5,200				2	70	16	
17							1,664			5,200	EXISTING LOAD		2	70	18	
19	70	2		EXISTING LOAD	5,200			5,200					2	70	20	
21						5,200			5,200		EXISTING LOAD		2	70	22	
23	70	2		EXISTING LOAD			5,200			5,200			3	20	24	
25					5,200			1,921		1,921	EXISTING LOAD		3	20	26	
27	70	2		EXISTING LOAD		5,200				1,921			3	20	28	
29							5,200			1,921			3	20	30	
31	20	3		EXISTING LOAD	1,921			1,921			EXISTING LOAD		3	20	32	
33						1,921			1,921				3	20	34	
35							1,921			1,921			3	20	36	
37	30	2		EXISTING LOAD	2,496			1,664			EXISTING LOAD		2	20	38	
39					2,496				1,664						40	
41				CH-5			600			500	BH-5				42	
Total Connected Load Phase A:					Load Description					Panel Schedule Notes:						
Total Connected Load Phase B:					Receptacles > 10,000					New circuit breakers added to existing panels shall match panel manufacturer; voltage level, and full current rating of existing protectives.						
Total Connected Load Phase C:					Receptacles > 10,000					Identify main disconnects and all up and down stream disconnecting means for all circuits at alterations.						
Total Connected Load:					111,763 Watts											
Notes:																
AF	Arc Fault Circuit Interrupter															
GF	Ground Fault Circuit Interrupter															
LO	Lock Out Breaker															
ST	Short Trip															
PNF	Provide new fuse in slot															
RE	Re-use existing space fusible switch															
EX	Blank panels on panel are unknown and shall be calculated under the existing panel demand (or existing building peak demand) category in the load calculations section. Engineer offers no warranty as to the condition or load information on unknown circuit breakers.															
					Total Connected Load:					Sub-Total:						
					Total Connected Ampacity:					65,077						
					Total Connected Load %:					72%						



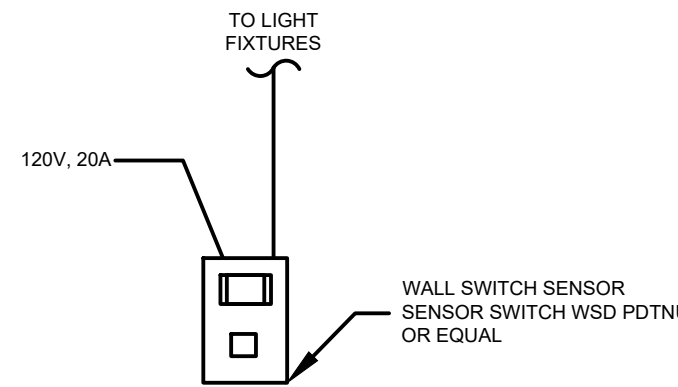
3 DOWNLIGHT MOUNTING DETAIL
E6.01 SCALE: NONE



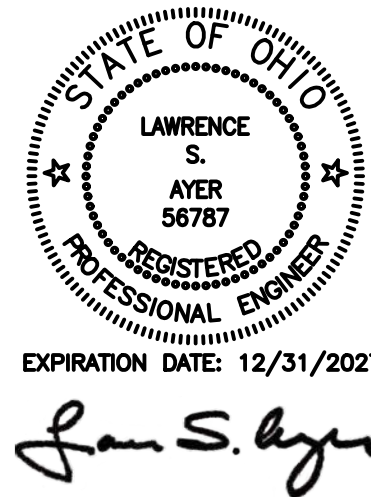
2 TYPICAL VOICE/DATA ROUGH-IN
E6.01 SCALE: NONE



1 TYPICAL LED RECESSED TROFFER DETAIL
E6.01 SCALE: NONE



4 OCCUPANCY SENSOR DETAIL
E6.01 SCALE: NONE



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Modernization Project 2026 at:
Grayhill Apartments
220 Montgomery Avenue
Springfield, Ohio 45506

Prepared for: Springfield Metropolitan Housing Authority

Project Number	2024-112
Date	January 12, 2026

Date	Issue
12.19.25	Progress
01.12.26	Progress
02.02.26	90% Review Set
02.12.26	Bid/Construction Set

Sheet Title
ELECTRICAL DETAILS

Sheet Number

E6.01