

LEAD HAZARD ELIMINATION LMHA - PULLEY HOMES

VARIOUS STREET ADDRESSES
TOLEDO, OH 43607

CONSULTANTS:

BHI
Brumbaugh-Herrick, Inc.

SEAL:

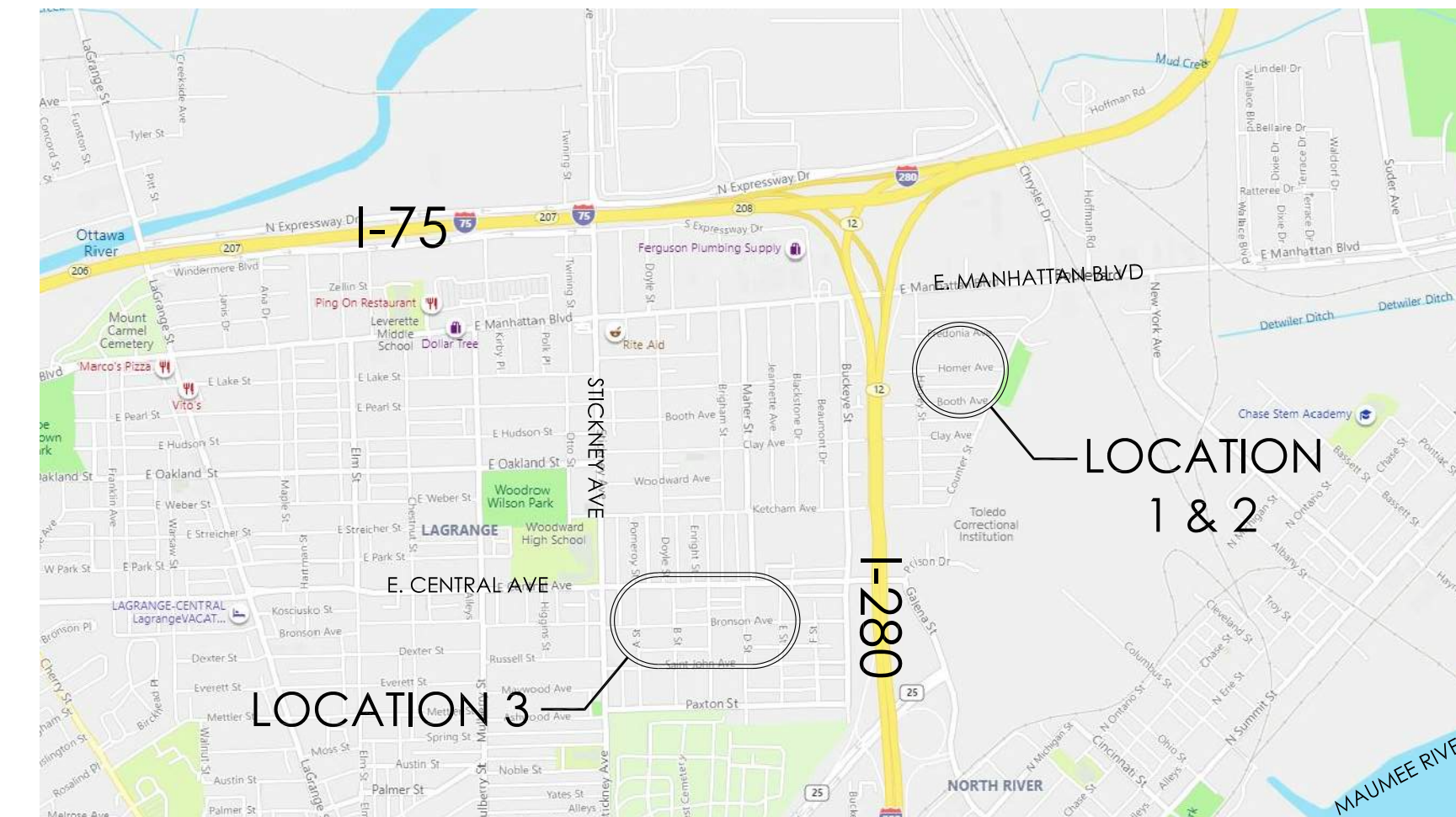


Andrew R. Knopp License #1817352
Expiration Date 12/31/2023
NOT FOR CONSTRUCTION UNLESS SIGNED & SEALED



PULLEY HOMES
LEAD HAZARD ELIMINATION
LMHA

VARIOUS STREET ADDRESSES
TOLEDO, OHIO 43605



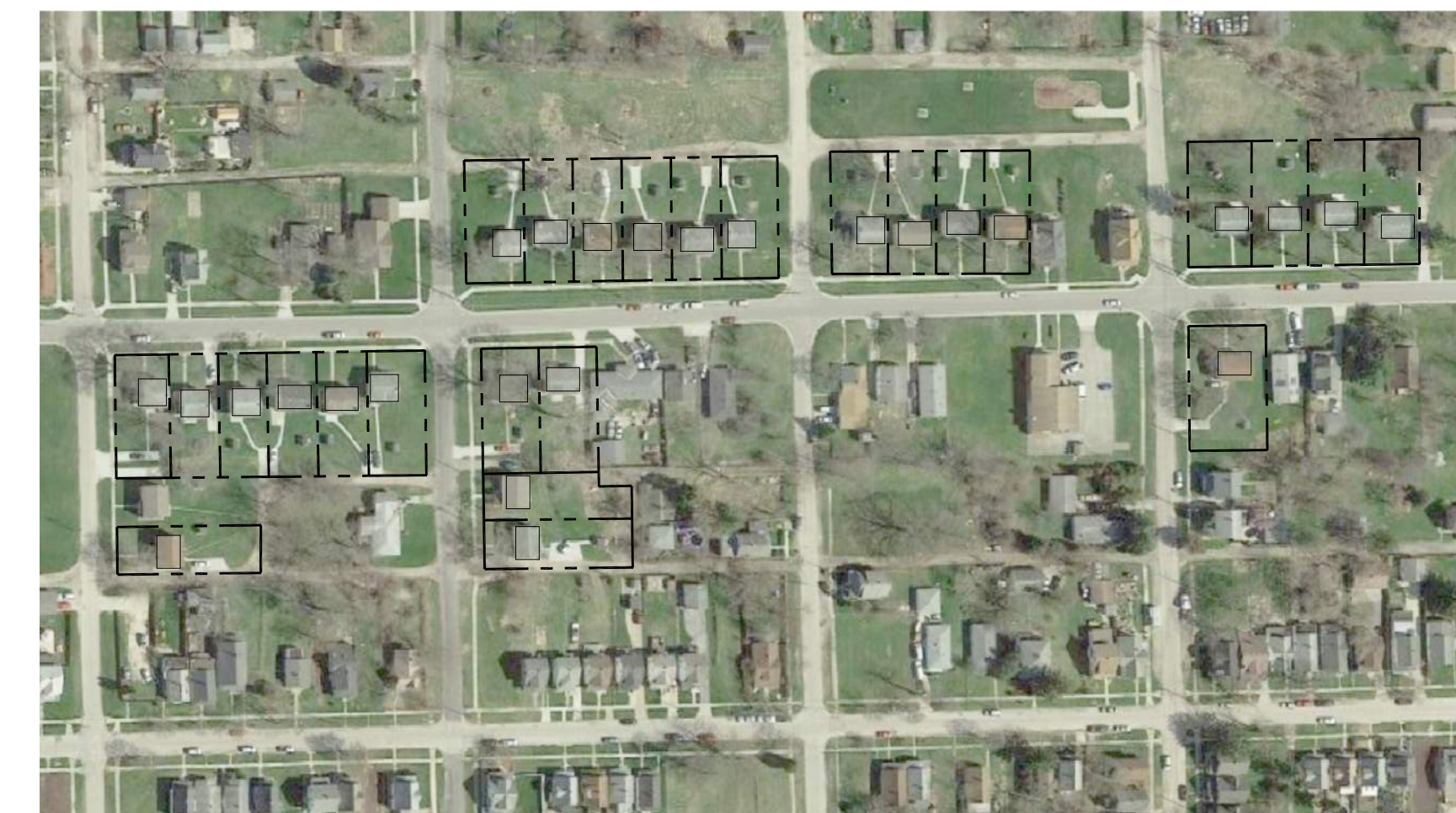
LOCATION MAP

NO SCALE



EXISTING AERIAL - LOCATION 1 & 2

NO SCALE



EXISTING AERIAL - LOCATION 3

NO SCALE



INDEX OF DRAWINGS

ISSUED:	ISSUED:	ISSUED: 05.5.2022	ARCHITECTURAL
□ □ ■ T1.0	□ □ ■ A1.0	□ □ ■ A1.1	TITLE SHEET
□ □ ■ A2.0	□ □ ■ A2.1		SITE PLAN - LOCATION 1 & 2
			SITE PLAN - LOCATION 3 & NOTES
			FLOOR PLANS & EXISTING PHOTOS
			SECTION DETAILS

INDEX OF BUILDINGS/ADDRESSES

BUILDING TYPE	UNIT NUMBER	STREET
I	1854	BOOTH STREET
I	1860	BOOTH STREET
I	1865	BOOTH STREET
I	1866	BOOTH STREET
J	1911	HOMER AVENUE
J	1919	HOMER AVENUE
J	1925	HOMER AVENUE
I	1733	FREDONIA AVENUE
I	1803	FREDONIA AVENUE
I	1809	FREDONIA AVENUE
I	1815	FREDONIA AVENUE
I	1814	FREDONIA AVENUE
I	1820	FREDONIA AVENUE
I	1826	FREDONIA AVENUE
J	1826	FREDONIA AVENUE
I	1828	FREDONIA AVENUE
I	1834	FREDONIA AVENUE
I	1902	FREDONIA AVENUE
I	1906	FREDONIA AVENUE
J	2916	A STREET
J	2922	B STREET
J	2916	B STREET
I	904	BRONSON AVENUE
I	910	BRONSON AVENUE
I	916	BRONSON AVENUE
J	920	BRONSON AVENUE
J	928	BRONSON AVENUE
I	932	BRONSON AVENUE
I	1003	BRONSON AVENUE
I	1004	BRONSON AVENUE
J	1007	BRONSON AVENUE
J	1010	BRONSON AVENUE
I	1013	BRONSON AVENUE
I	1017	BRONSON AVENUE
J	1023	BRONSON AVENUE
I	1029	BRONSON AVENUE
I	1103	BRONSON AVENUE
J	1109	BRONSON AVENUE
J	1113	BRONSON AVENUE
J	1119	BRONSON AVENUE
J	1203	BRONSON AVENUE
J	1204	BRONSON AVENUE
J	1209	BRONSON AVENUE
J	1215	BRONSON AVENUE
J	1221	BRONSON AVENUE

CODE REVIEW

BUILDING OFFICIAL JURISDICTION:	2019 OHIO RESIDENTIAL CODE
PROJECT DESCRIPTION:	PROJECT SCOPE OF WORK INVOLVES LEAD BASED PAINT REMEDIATION AS DETAILED AND SPECIFIED THROUGHOUT THE RESIDENTIAL PROPERTIES:
PROJECT ADDRESS:	VARIOUS STREET ADDRESSES - SEE INDEX THIS SHEET TOLEDO, OHIO 43605
OBCC-CHAPTER 3, USE AND OCCUPANCY:	RESIDENTIAL GROUP R-3
SECTION 310:	EXISTING STRUCTURES MULTIPLE DETACHED ONE-FAMILY DWELLINGS
310.1.1	
GENERAL BUILDING INFORMATION	CONSTRUCTION TYPE 5B BUILDING TYPE 'T' 1,302 SF BUILDING TYPE 'J' 1,491 SF
	-FOUNDATIONS -FIRST FLOOR -SECOND FLOOR -EXTERIOR BEARING WALLS -INTERIOR PARTITIONS -ROOF STRUCTURE -BEDROOMS PER UNIT
	CONCRETE BLOCK ON FOOTINGS CONCRETE SLAB ON GRADE WOOD DECK ON WOOD JOIST BRICK VENEER/SIDING ON WOOD STUDS GWB/PLASTER ON WOOD STUDS WOOD TRUSSES FOUR (SEE PLANS)

ABBREVIATIONS

ACT	ACOUSTICAL CEILING TILE	FUR	FURRING	PR	PAIR
ANG	ANGLE	GA	GAGE	PNT	PAINT
AFF	ABOVE FINISH FLOOR	GL	GLASS	QT	QUARRY TILE
BLDG	BUILDING	GWB	GYPSON WALL BOARD	QT	QUARRY TILE
BLKG	BLOCKING	GYP	GYPSON	RA	RETURN AIR
BOIT	BOTTOM	HM	HOLLOW METAL	RAD	RADIUS
CB#	CATCH BASIN (NUMBER)	HCW	HOLLOW CORE WOOD VENEER	RB	RESILIENT BASE
CJ	CONTROL JOINT	HOR	HORIZONTAL	RD	ROOF DRAIN
CL	CLOSET	HT	HEIGHT	REF	REFERENCE
CLG	CEILING	INSUL	INSULATION	REIN	REINFORCING (MENT)
CLG.HT.	CEILING HEIGHT	INT	INTERIOR	REQD	REQUIRED
CMU	CONCRETE MASONRY UNIT	INV	INVERT	REV	REVISION
COL	COLUMN	JAN	JANITOR	RM	ROOM
CONC	CONCRETE	JT	JOINT	SCH	SCHEDULE
CONTC	CONTINUOUS	LAV	LAVATORY	SCWC	SEALED CORE WOOD
CORR	CORRIDOR	LD	LOCATE AS DIRECTED	SCONC	SOLID CORE CONCRETE
CPT	CARPET	MAT	MATERIAL	SIM	SIMILAR
CT	CERAMIC TILE	MAX	MAXIMUM	SN	SIGNAGE
DET	DETAIL	MBR	MEMBRANE	SPECS	SPECIFICATIONS
DIA.	DIAMETER	MECH	MECHANICAL	SQ	SQUARE
DIM	DIMENSION	MFG	MANUFACTURER	SS	STAINLESS STEEL
DN	DOWN	MH	MANHOLE	STD	STANDARD
DS	DOWNSPOUT	MIN	MINIMUM	STL	STEEL
EA	EACH	MISC	MISCELLANEOUS	T/LT	TOILET
EJ	EXPANSION JOINT	MO	MASONRY OPENING	T/C	TOP OF CURB
EL	ELEVATION	MR	MOISTURE RESISTANT	TEL	TELEPHONE
ELEC	ELECTRIC (AL)	MTG	MOUNTING	TOM	TOP OF MASONRY
EQ	EQUAL	MTL	METAL	TOS	TOP OF STEEL
E/W	EACH WAY	NIC	NOT IN CONTRACT	TOW	TOP OF WALL
EXP	EXPOSED	NIS	NOT TO SCALE	TV	TELEVISION
EXT	EXTERIOR	OC/C	ON CENTER	TYP	TYPICAL
FWC	FLOOR WATER COOLER	OD	OUTSIDE DIAMETER	UNO	UNLESS NOTED OTHERWISE
FD	FLOOR DRAIN	OPG	OPENING	URV	URINAL
FE	FIRE EXTINGUISHER (WALL MOUNT)	OPP	OPPOSITE	VCT	VINYL COMPOSITION TILE
FE	FIRE EXTINGUISHER & CABINET	PART	PARTITION	VERT	VERTICAL
FF	FACTORY FINISH	PLAM	PLASTIC LAMINATE	VR	VANDAL RESISTANT
FIN	FINISH	PLT	PLATE	WD	WOOD
FL	FLOOR	PLAS	PLASTER	WP	WATERPROOFING
FT	FOOT/FEET	PLBG	PLUMBING	WT	WEIGHT
FTG	FOOTING	PNL	PANEL	WWF	WELDED WIRE FABRIC
				W/	WITH
				W/O	WITHOUT
				WOM	WALK OFF MAT

DRAWING SYMBOLS

DRAWING SYMBOL:	DESCRIPTION:	DRAWING SYMBOL:	DESCRIPTION:
(ACT-1) 8'-6"	INDICATES FINISHED CEILING HEIGHT ABOVE FLOOR.	(X) XXX	STANDARD DETAIL SYMBOL: INDICATES DETAIL NUMBER
P-1	INDICATES DESIRED FINISH MATERIAL	(X) XXX	INDICATES SHEET NUMBER
1	INDICATES EQUIPMENT NUMBER	XX	STANDARD INTERIOR ELEVATION SYMBOL: INDICATES ELEVATION NUMBER
XX	STANDARD WALL TYPE SYMBOL	XX AX.X XX	INDICATES SHEET NUMBER
⊙	INDICATES ELEVATION CHANGE OR BEARING HEIGHT	XX	INDICATES SHEET NUMBER
△	INDICATES REVISION NUMBER	(X) XXX	STANDARD SECTION SYMBOL: INDICATES SECTION NUMBER
☁	REVISION CLOUD	(X) XXX	INDICATES SHEET NUMBER
---	INDICATES CENTER LINE OF ITEM OR AREA	(107)	DOOR IDENTIFICATION NUMBER
↖	STANDARD NORTH ARROW (TRUE NORTH)	(A)	WINDOW IDENTIFICATION LETTER
↖	STANDARD NORTH ARROW (PROJECT NORTH)	(X)	PLAN KEY NOTE
		(X)	DEMOLITION KEY NOTE

PROJECT TITLE:

ISSUE OR REVISION:

05.05.2022	ISSUE FOR BID
DATE	ISSUE / REVISION

DESIGNED: ACH

DRAWN: ACH

CHECKED: ARK

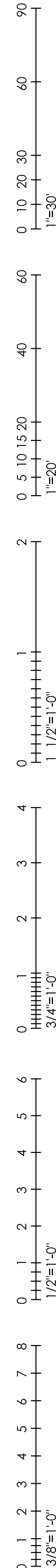
TPA COMMISSION NUMBER: 19082

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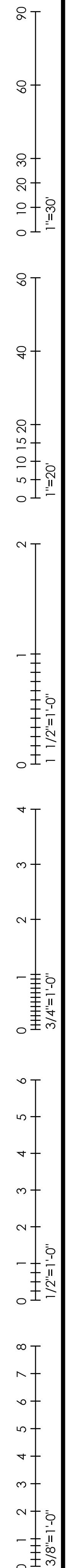
TITLE SHEET

DRAWING NUMBER:

T1.0



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GENERAL NOTES

1. EACH CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE AND ARCHITECT IMMEDIATELY IF A DISCREPANCY IS FOUND BETWEEN THE DIMENSIONS GIVEN AND THE ACTUAL DIMENSIONS IN THE FIELD. CONTRACTOR IS TO FIELD VERIFY ALL DIMENSIONS PRIOR TO WORK AND ORDERING OF MATERIALS.
2. CONTRACTOR SHALL PROVIDE TEMPORARY BARRIERS/ENCLOSURES AT THE LIMITS OF CONSTRUCTION TO ASSURE PUBLIC SAFETY DURING CONSTRUCTION. CONTRACTOR MUST MAINTAIN ACCESS TO OTHER AREAS OF THE EXISTING STRUCTURE STILL IN USE, PUBLIC STREETS AND EXISTING DRIVES / ENTRANCES AT ALL TIMES.
3. ALL DEMOLITION MATERIAL TO BE DISPOSED OF LEGALLY, OFF SITE. UNLESS SPECIFICALLY NOTED OTHERWISE.
4. DIMENSIONS SHOWN ON PLAN ARE TO FACE OF EXISTING WALL AND TO STUD OF NEW WALL UNLESS NOTED OTHERWISE. SEE GENERAL NOTE 1 THIS SHEET.
5. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITIES, PAVEMENTS, LANDSCAPING AND TREES WHICH ARE TO REMAIN.
6. CONTRACTOR TO COORDINATE STAGING AREA WITH OWNER'S REPRESENTATIVE PRIOR TO MOBILIZING.
7. CONTRACTOR TO PERFORM WORK WHILE RESIDENT BELONGINGS ARE PRESENT. COORDINATE DAY-TO-DAY ACTIVITIES WITH OWNER'S REPRESENTATIVE. PROTECT ALL RESIDENT BELONGINGS.

SCOPE OF WORK OVERVIEW

THIS SECTION INCLUDES A BRIEF DESCRIPTION OF THE WORK. IT IS ISSUED AS A GUIDE TO AID THE BIDDER IN UNDERSTANDING THE SCOPE OF WORK, BUT SHALL NOT BE CONSIDERED AS BEING ALL INCLUSIVE OR LIMITED TO THE SCOPE OF THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS.

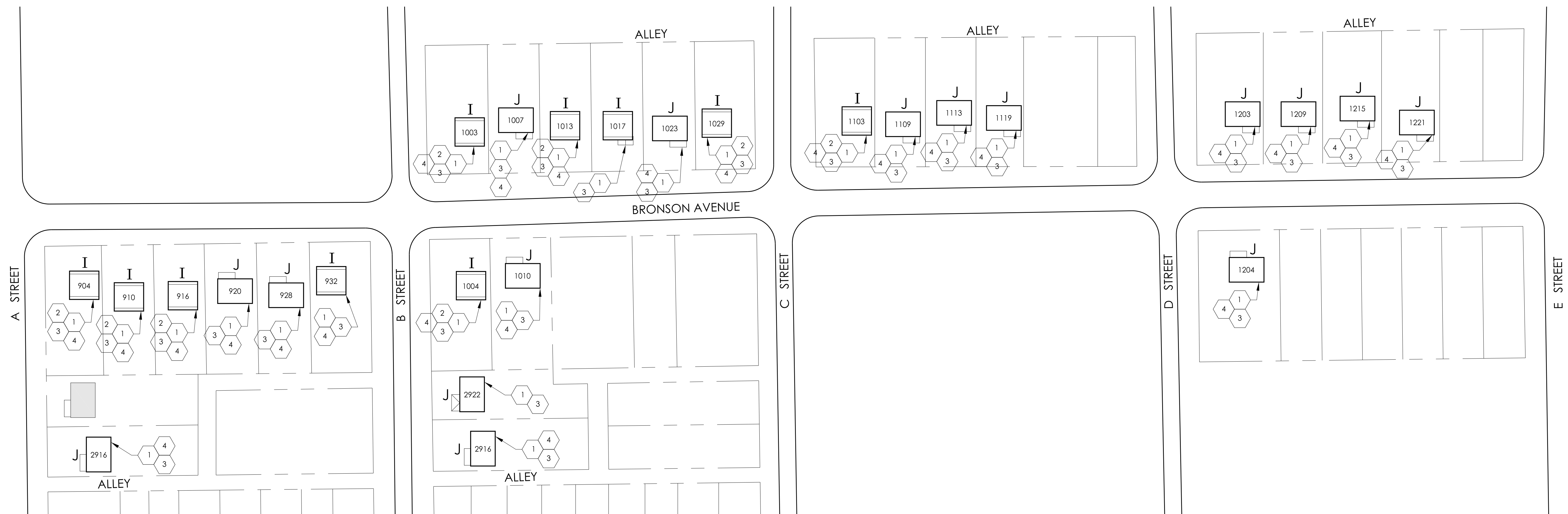
BASE BID: STATE THE DOLLAR AMOUNT TO FURNISH ALL MATERIAL, LABOR AND EQUIPMENT NECESSARY FOR THE COMPLETE INSTALLATION/RENOVATIONS IN THE AREA OF WORK:

1. REMOVAL AND REPLACEMENT OF EXISTING EXTERIOR WALL LOUVERS.
2. STABILIZATION, PREPPING AND PAINTING OF EXISTING STEEL LINTELS AT MASONRY OPENINGS.
3. REMOVAL AND REPLACEMENT EXISTING EXTERIOR SOFFITS.

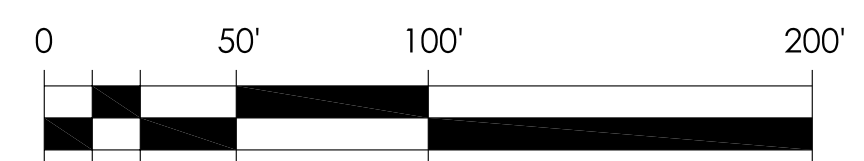
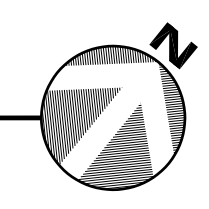
REFER TO DRAWINGS AND SPECIFICATIONS FOR COMPLETE SCOPE OF WORK.

KEYED NOTES

- 1 INDICATES BUILDING OR BUILDINGS ENCOMPASSED BY THE LEAD HAZARD ELIMINATION CONTRACT.
- 2 REMOVE EXISTING INTERIOR INSECT SCREEN AND WOOD CASING. REMOVE EXISTING METAL LOUVER AND FRAME. PREPARE FOR REPLACEMENT. SEE LOUVER REPLACEMENT DETAIL. TYPICAL OF (19) UNITS AS INDICATED ON SITE PLANS.
- 3 SCRAPE, CLEAN, AND PAINT EXTERIOR MASONRY LINTEL. REMOVE DETERIORATED CAULK/SEALANT AND INSTALL NEW EXTERIOR CAULKING/SEALANT PRIOR TO PAINTING. TYPICAL OF ALL UNITS ENCOMPASSED BY THE LEAD HAZARD ELIMINATION CONTRACT. FIELD VERIFY LOCATIONS. AS ONE OR MORE OPENING SHOWN ON PLANS MAY NOT EXIST AT ONE OR MORE UNITS.
- 4 REMOVE EXISTING SOFFIT AND PAINTED SOFFIT TRIMS. PREPARE FOR REPLACEMENT. SEE DETAILS SHEET A2.1. TYPICAL OF ALL UNITS ENCOMPASSED BY THE LEAD HAZARD ELIMINATION CONTRACT EXCEPT 1017 BRONSON STREET AND 2292 B STREET



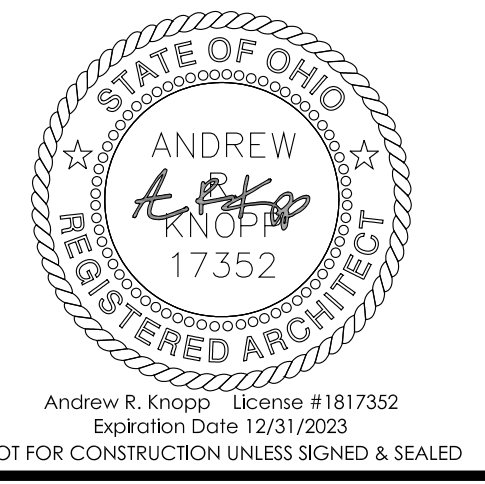
SITE PLAN - PULLEY HOMES - LOCATION #3
SCALE: 1:40



CONSULTANTS:



SEAL:



**PULLEY HOMES
LEAD HAZARD ELIMINATION**
LMHA
VARIOUS STREET ADDRESSES
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TPA COMMISSION NUMBER: 19082

**SITE PLAN -
LOCATION 3
& NOTES**

DRAWING NUMBER:
A1.1

90
60
30
1"=30"

60
40
20
10
5
1"=20"

2
1
0.5
0.1
1"=20"

2
1
0
1
1/2
1'-0"

4
3
2
1
0
1
1/2
1'-0"

6
5
4
3
2
1
0
1
1/2
1'-0"

8
7
6
5
4
3
2
1
0
1
1/2
1'-0"

3/8"=1'-0"



1 TYPICAL EXTERIOR PHOTO
A2.0 NOT TO SCALE TYPE "I"



2 TYPICAL LINTEL @ DOOR
A2.0 NOT TO SCALE



3 TYPICAL EXTERIOR PHOTO
A2.0 NOT TO SCALE TYPE "I"



4 TYPICAL WALL LOUVER - EXTERIOR
A2.0 NOT TO SCALE



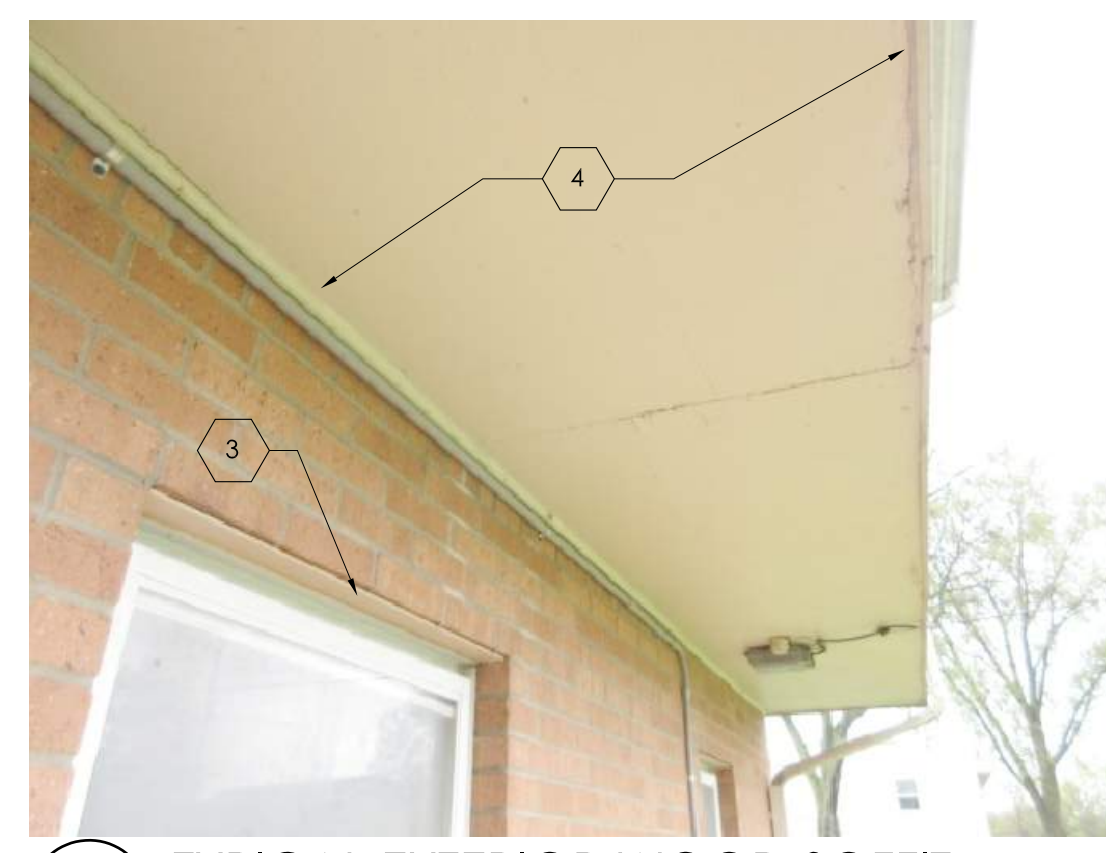
5 TYPICAL WALL LOUVER - INTERIOR
A2.0 NOT TO SCALE



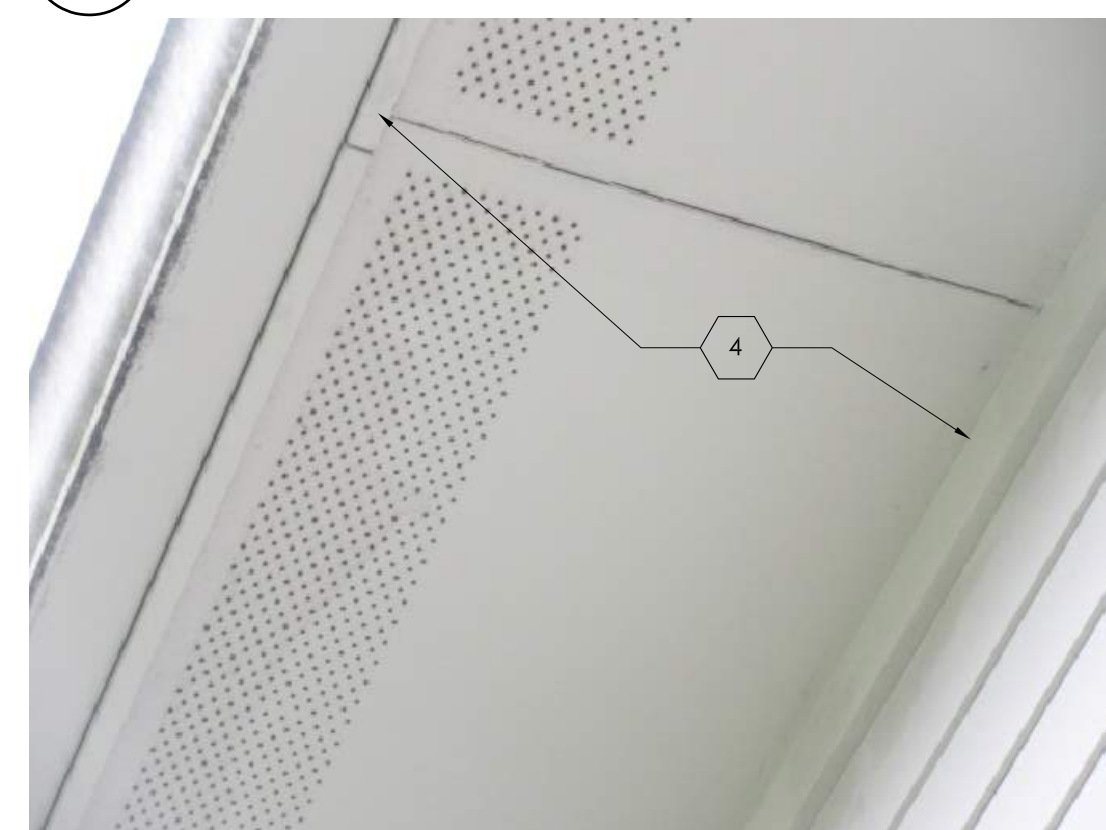
6 TYPICAL LINTEL @ WALL LOUVER
A2.0 NOT TO SCALE



7 TYPICAL LINTEL @ DOOR
A2.0 NOT TO SCALE



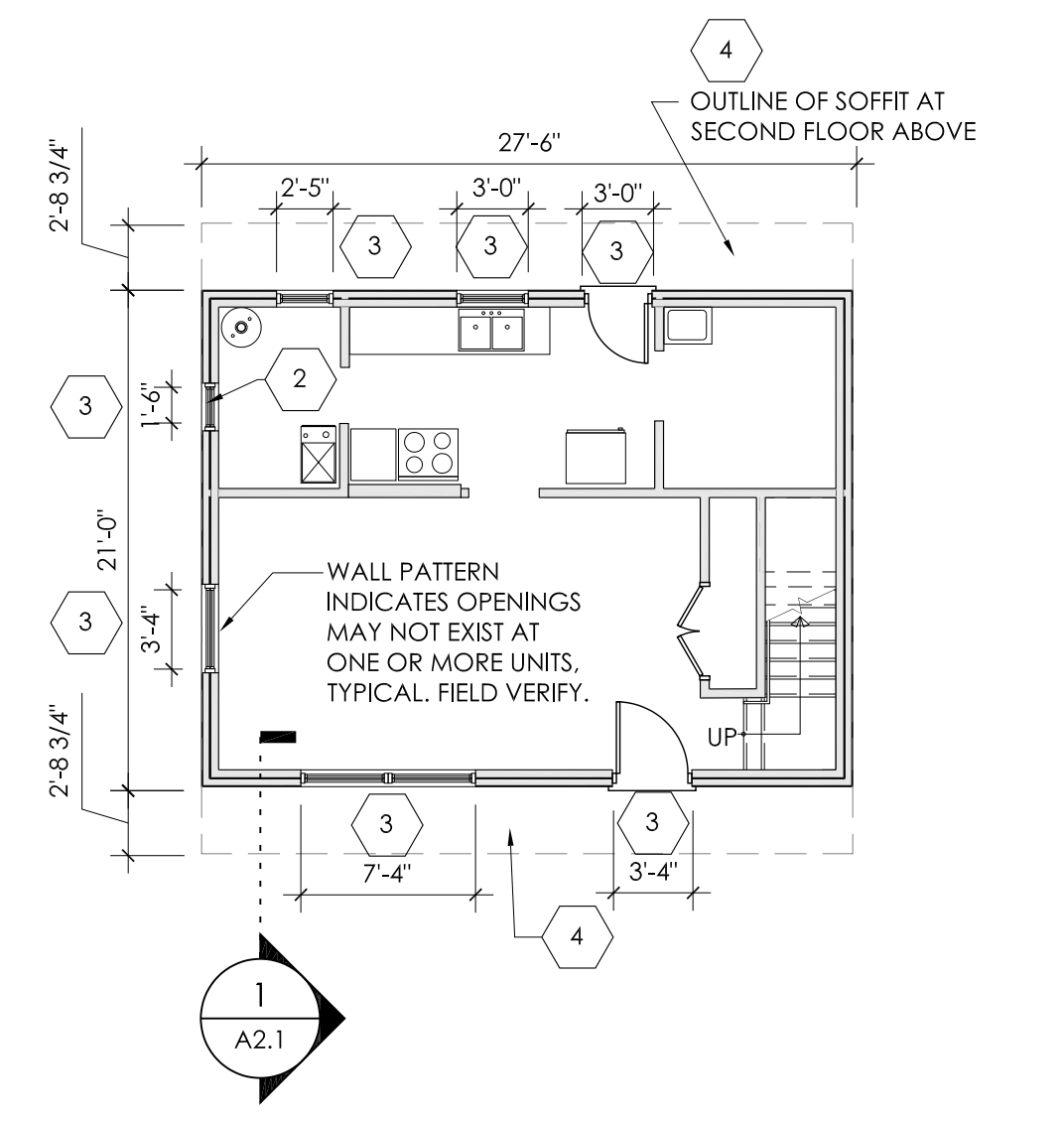
8 TYPICAL EXTERIOR WOOD SOFFIT
A2.0 NOT TO SCALE



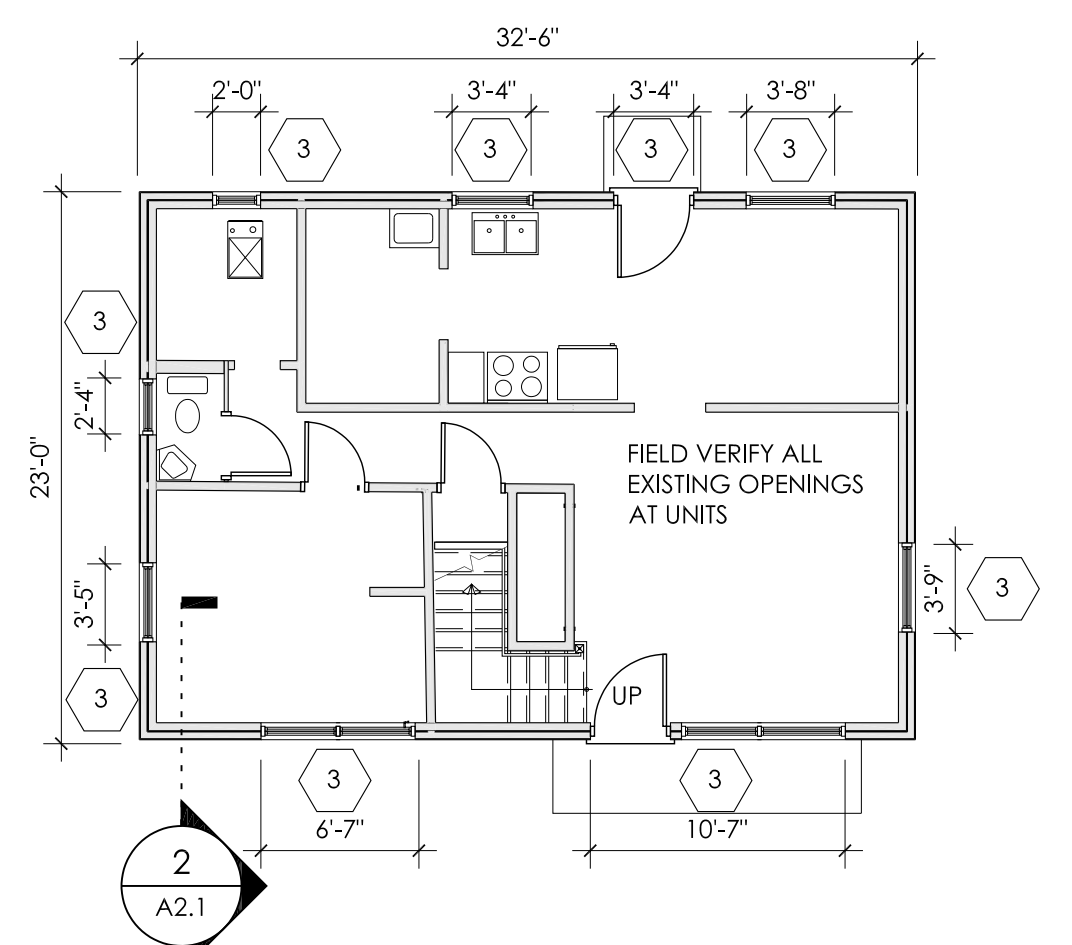
9 TYPICAL EXT. CEMENT BOARD SOFFIT
A2.0 NOT TO SCALE



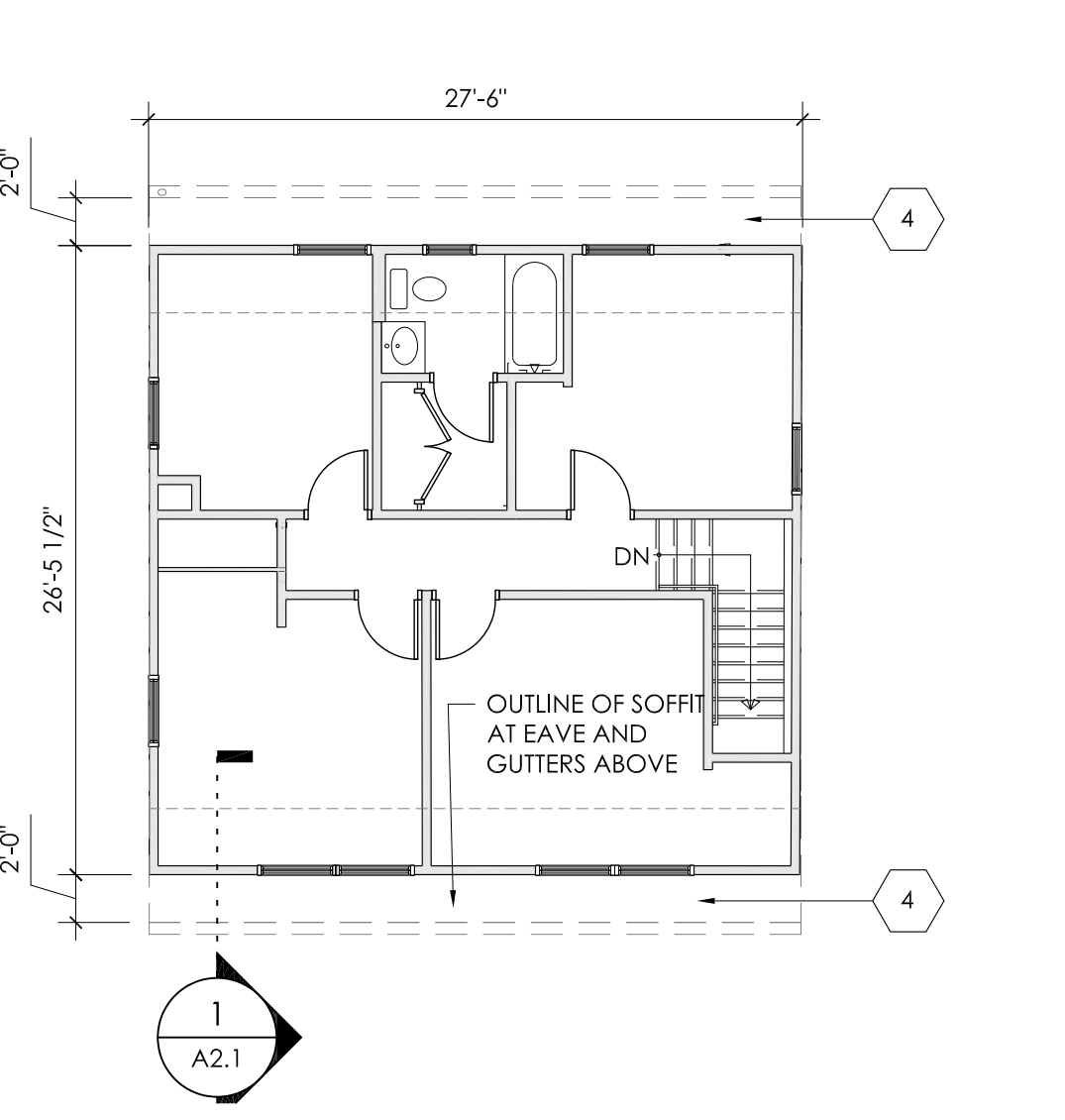
10 TYP. EXT. PERF/CORRUGATED SOFFIT
A2.0 NOT TO SCALE



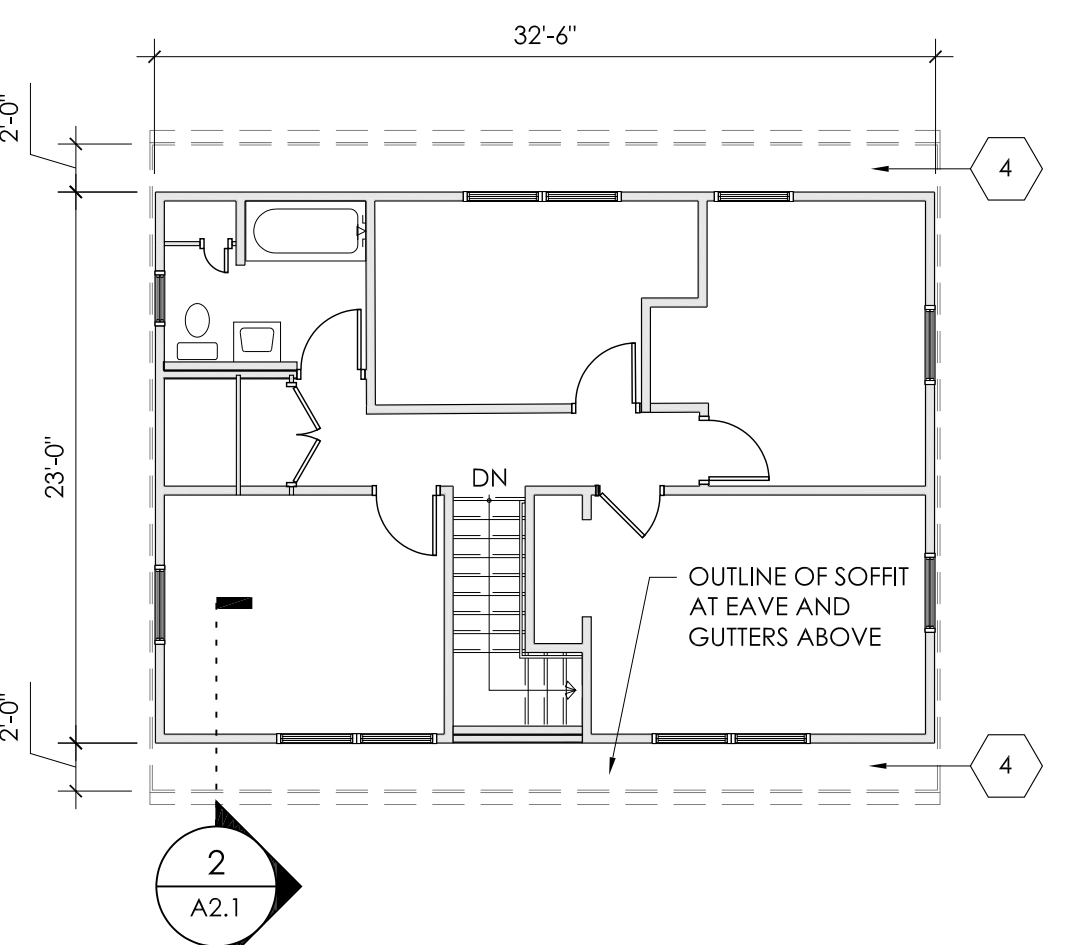
TYPICAL FIRST FLOOR PLAN - "TYPE I"
SCALE: 1/8" = 1'-0" DIRECTION NORTH VARIES - SEE SITE PLAN



TYPICAL FIRST FLOOR PLAN - "TYPE J"
SCALE: 1/8" = 1'-0" DIRECTION NORTH VARIES - SEE SITE PLAN



TYPICAL SECOND FLOOR PLAN - "TYPE I"
SCALE: 1/8" = 1'-0" DIRECTION NORTH VARIES - SEE SITE PLAN



TYPICAL SECOND FLOOR PLAN - "TYPE J"
SCALE: 1/8" = 1'-0" DIRECTION NORTH VARIES - SEE SITE PLAN

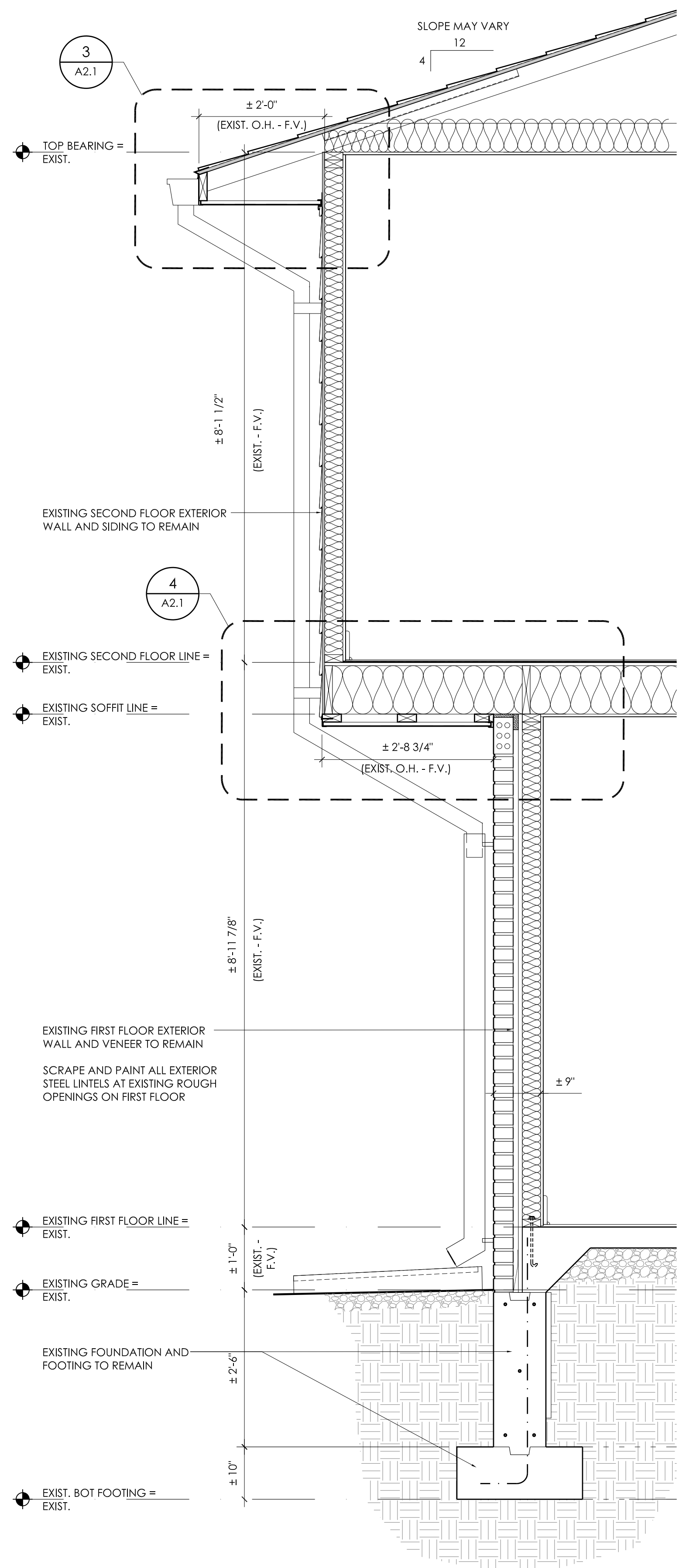
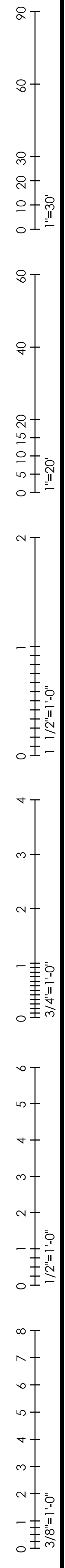
FINISH / FIXTURE LEGEND	
SOFFIT MFR: CERTAINTED CORP PERIMETER SOFFIT MODEL: TRIPLE 3-1/3 (VENTED OR UN-VENTED AS NOTED) COLOR: OWNER TO SELECT	PAINT FINISH COAT PNT-1 (GWB/PLASTER WALLS AND CEILINGS U.N.O.) MFR: SHERWIN-WILLIAMS INTERIOR ACRYLIC EGG-SHELL PROMAR 200 HP ZERO VOC COLOR: AS SELECTED BY OWNER
WALL LOUVER MFR: RUSKIN - EXTRUDED ANODIZED ALUMINUM MODEL: ELC445D - FLANGE MOUNT - DRAINABLE AND DRAFT DAMPER COLOR: OWNER TO SELECT	PNT-2 (DOORS/FRAMES/CASING/TRIM) (GWB/PLASTER WALLS AND CEILINGS IN RESTROOMS) MFR: SHERWIN-WILLIAMS INTERIOR ACRYLIC SEMI-GLOSS PROMAR 200 HP ZERO VOC COLOR: AS SELECTED BY OWNER
PAINT SKIM COAT AND PRIMER SKIM COAT (PATCH REPAIR AS REQ'D) MFR: 'USG' - SHEETROCK BRAND MODEL: TUFF HIDE	PNT-3 (EXTERIOR STEEL LINTELS) MFR: SHERWIN-WILLIAMS EXTERIOR ACRYLIC LATEX GLOSS SUPERPAINT COLOR: AS SELECTED BY OWNER
PRIMER ALL AREAS MFR: SHERWIN-WILLIAMS MULTI-PURPOSE PRIMER SEALER LOW VOC COLOR: TINT 2/3 FINISH COAT	INTERIOR TRIM/CASING WD-2 MFR: EMPIRE PRIMED MDF PROFILE: OWNER TO SELECT FROM MFG FULL RANGE, MATCH EXIST. COLOR: PAINT, OWNER TO SELECT

- KEYED NOTES**
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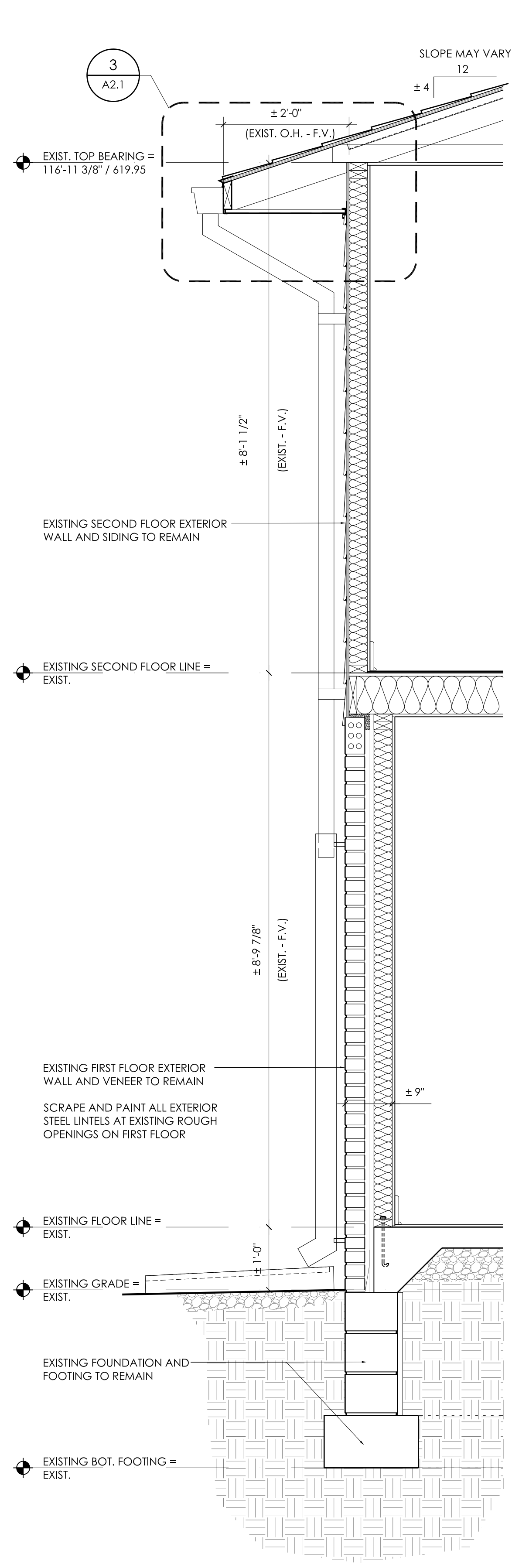
- SPECIFICATION NOTES:**
- MANUFACTURER AND CATALOG/SERIES NUMBERS SHOWN ARE A BASIS OF SPECIFICATION. ALTERNATES OR SUBSTITUTIONS MUST BE SUBMITTED TO OWNER/ARCHITECT 10 DAYS PRIOR TO BID FOR CONSIDERATION.
 - CONTRACTOR TO VERIFY ALL STYLES, COLORS, FINISHES, ETC. WITH OWNER PRIOR TO ORDERING ANY MATERIALS. SUBMIT 5 SETS / COPIES OF SHOP DRAWINGS FOR APPROVAL PRIOR TO ORDERING ANY MATERIAL. ELECTRONIC SHOP DRAWING FORMAT IS ACCEPTABLE.
 - CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO ORDERING ANY MATERIALS.
 - CONTRACTOR TO INSTALL ALL FINISHES PER MANUFACTURER'S INSTRUCTIONS / SPECIFICATIONS.
 - PAINT COATING REQUIREMENTS SHALL BE PER MANUF. RECOMMENDATIONS AS TO COVERAGE & QUALITY OF APPLICATION METHODS.
 - CONTRACTOR TO REFERENCE LMHA PROJECT SPECIFICATIONS MANUAL FOR ADDITIONAL FINISH REQUIREMENTS, NOTES, ETC.

*SEE PLANS FOR PHOTO LOCATION TAGS

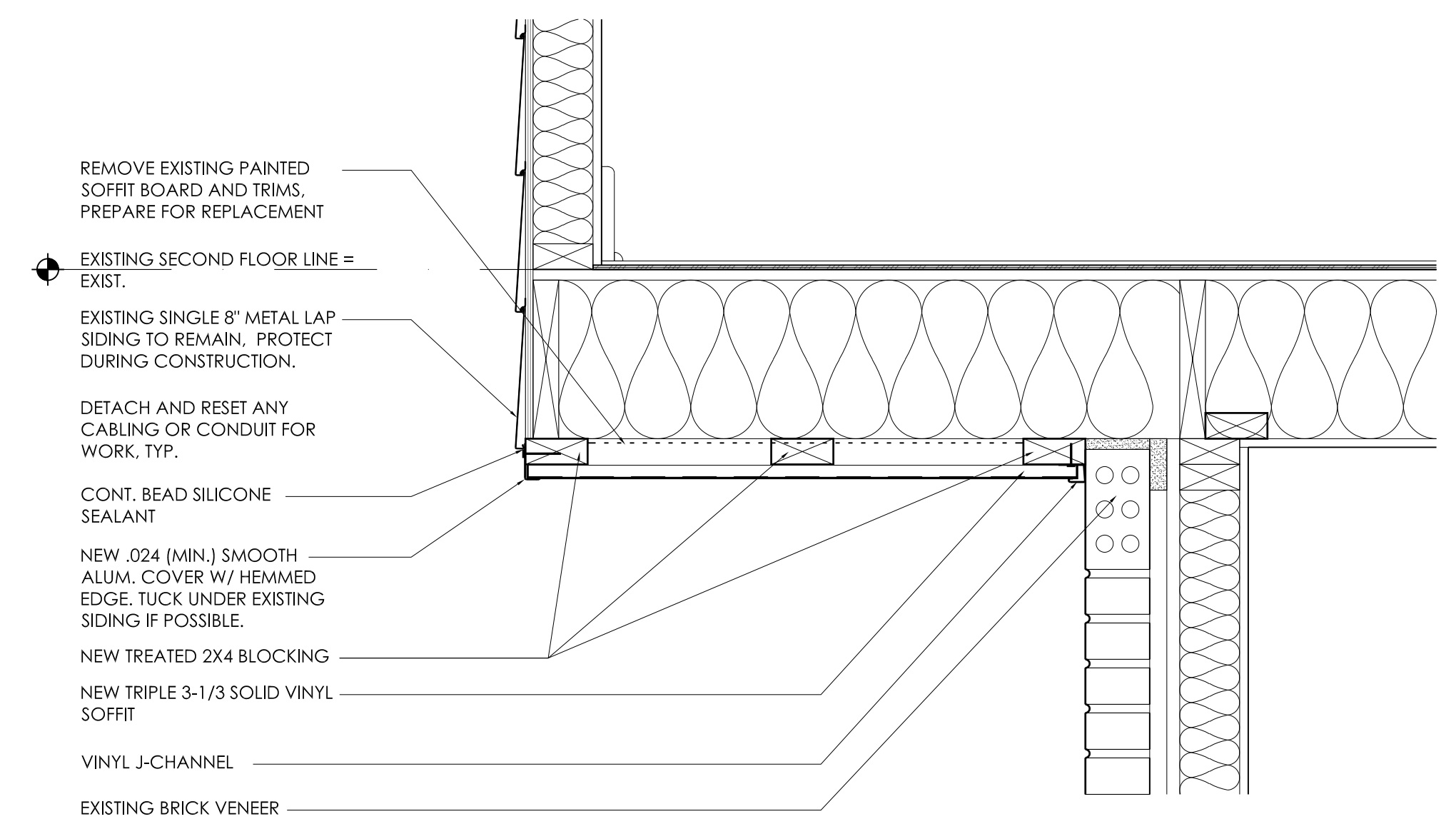
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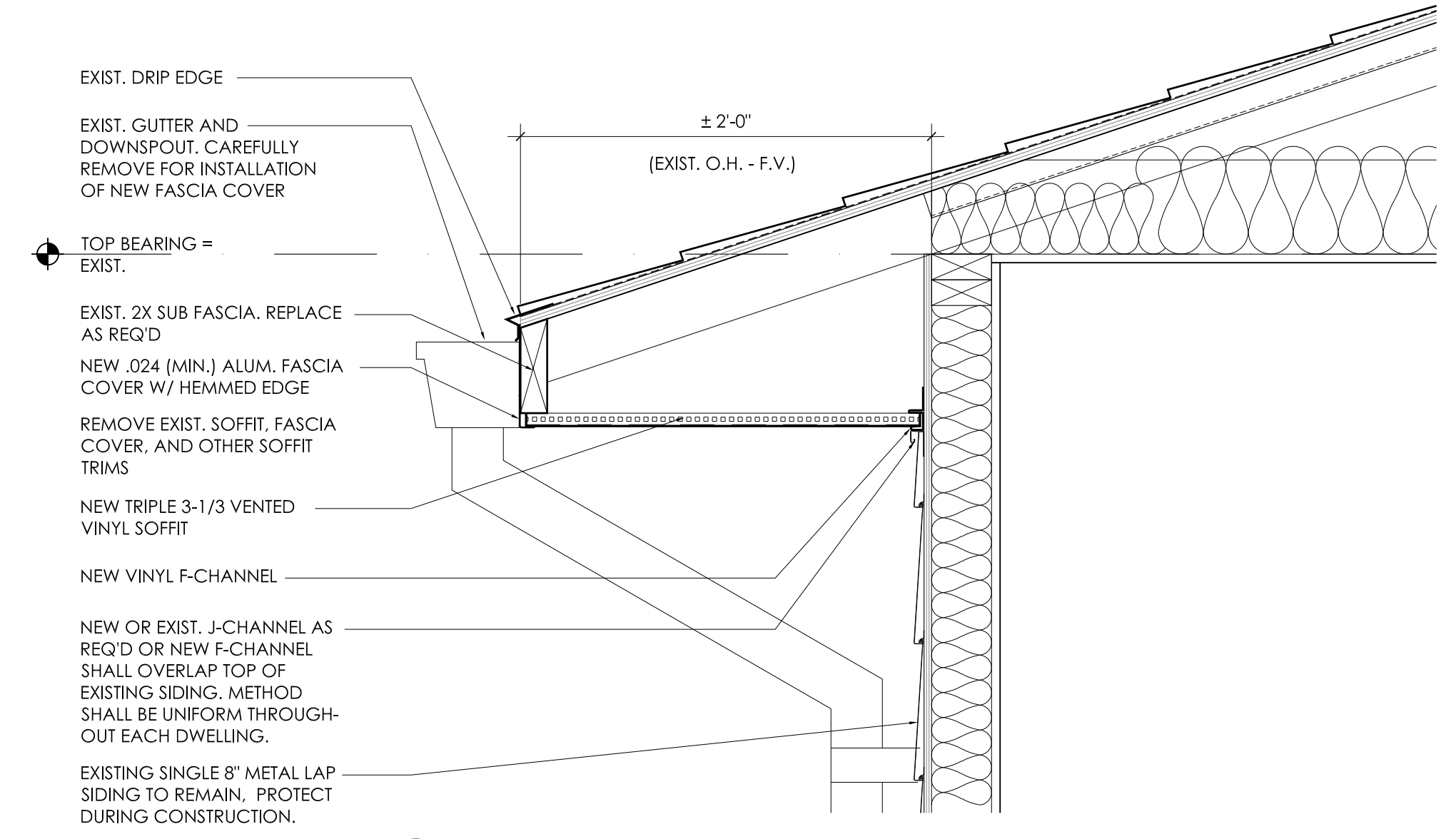
1 TYPICAL WALL SECTION - "TYPE I" UNITS
A2.1 3/4" = 1'-0"



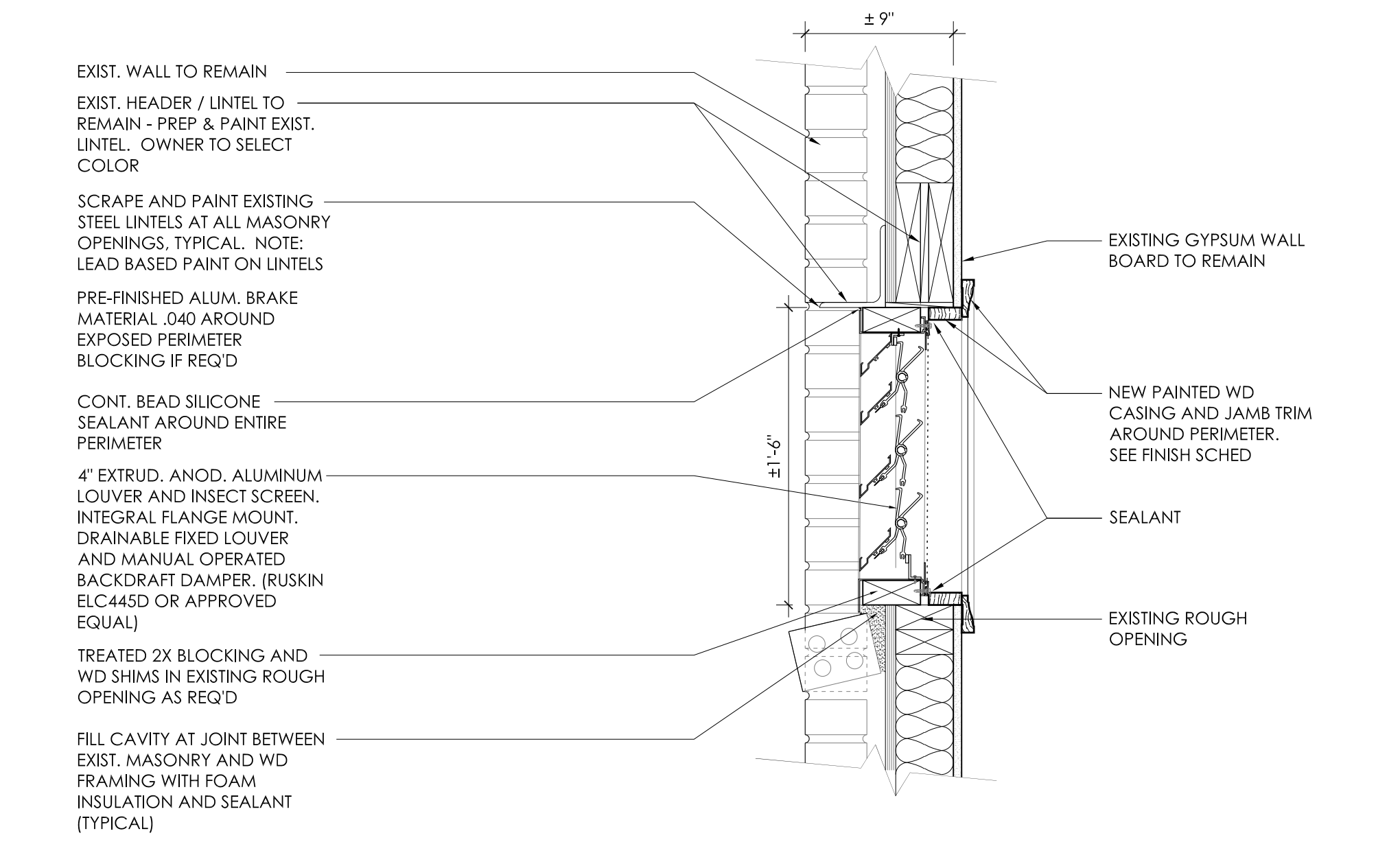
2 TYPICAL WALL SECTION - "TYPE J" UNITS
A2.1 3/4" = 1'-0"



3 TYPICAL SOFFIT DETAIL
A2.1 1-1/2\"/>



4 TYPICAL SOFFIT DETAIL
A2.1 1-1/2\"/>



5 TYPICAL WALL LOUVER REPLACEMENT DETAIL
A2.1 1-1/2\"/>

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DATE	ISSUE / REVISION
05.05.2022	ISSUE FOR BID
DESIGNED:	ACH
DRAWN:	ACH
CHECKED:	ARK
TPA COMMISSION NUMBER:	19082