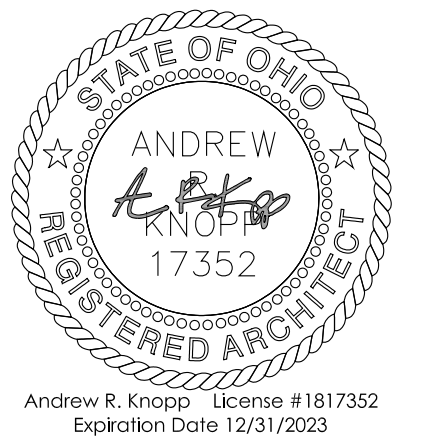


UNIT REPAIRS AND RENOVATIONS MCCLINTON NUNN HOMES

360 DENNIS COURT, TOLEDO, OH 43604

CONSULTANTS:

SEAL:



Andrew R. Knopp License #1817352
Expiration Date 12/31/2023

NOT FOR CONSTRUCTION UNLESS SIGNED & SEALED



MCCLINTON NUNN HOMES
UNIT REPAIRS AND RENOVATIONS
LMHA

360 DENNIS COURT
TOLEDO, OHIO 43604

PROJECT TITLE:

ISSUE OR REVISION:

02.09.2023 ISSUE FOR PERMIT

DATE ISSUE / REVISION

DESIGNED: ACH

DRAWN: BLK

CHECKED: ARK

TPA COMMISSION NUMBER: 22022

DRAWING TITLE:

TITLE SHEET

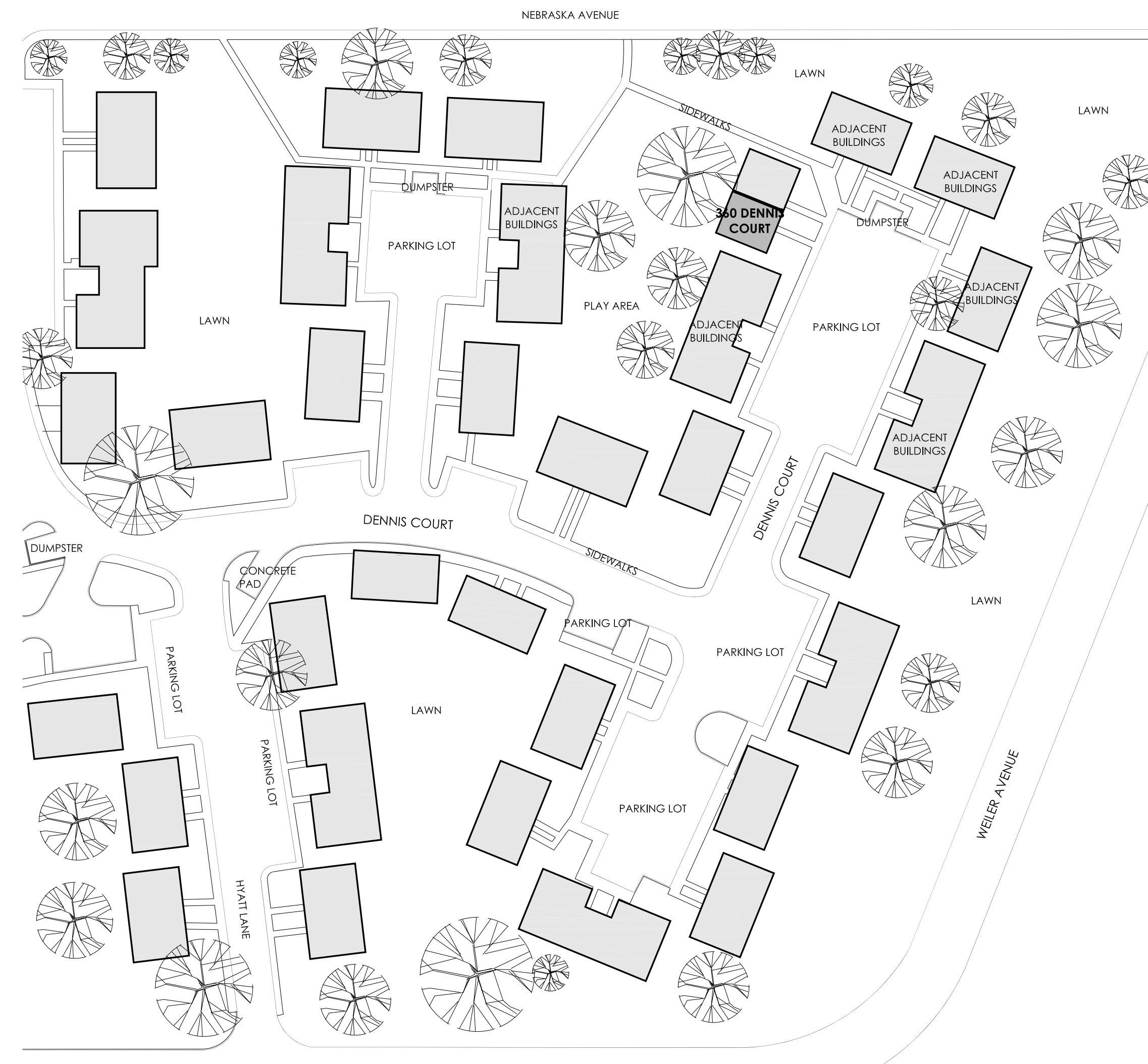
DRAWING NUMBER:

T1.0

INDEX OF DRAWINGS

ISSUED: 02-09-2023

Symbol	Category
□ □ □ ■ T1.0	ARCHITECTURAL TITLE SHEET
□ □ □ ■ D2.0	ARCHITECTURAL DEMO PLANS AND NOTES
□ □ □ ■ D2.1	ARCHITECTURAL EXISTING PHOTOS
□ □ □ ■ A2.0	ARCHITECTURAL FLOOR PLANS AND NOTES
□ □ □ ■ A3.0	ARCHITECTURAL REFLECTED CEILING PLAN
□ □ □ ■ A5.0	ARCHITECTURAL EXTERIOR ELEV., DOOR/WINDOW TYPES
□ □ □ ■ A8.0	ARCHITECTURAL INTERIOR ELEVATIONS & FINISH SCHEDULE
□ □ □ ■ A9.0	ARCHITECTURAL DOOR SCHEDULE, DOOR AND WINDOW DETAILS
□ □ □ ■ P1.0	ARCHITECTURAL PLUMBING FLOOR PLANS
□ □ □ ■ M1.0	ARCHITECTURAL HVAC FLOOR PLANS
□ □ □ ■ E1.0	ELECTRICAL SCHEDULES AND SPECIFICATIONS
□ □ □ ■ E2.0	ELECTRICAL FLOOR PLANS



SITE PLAN

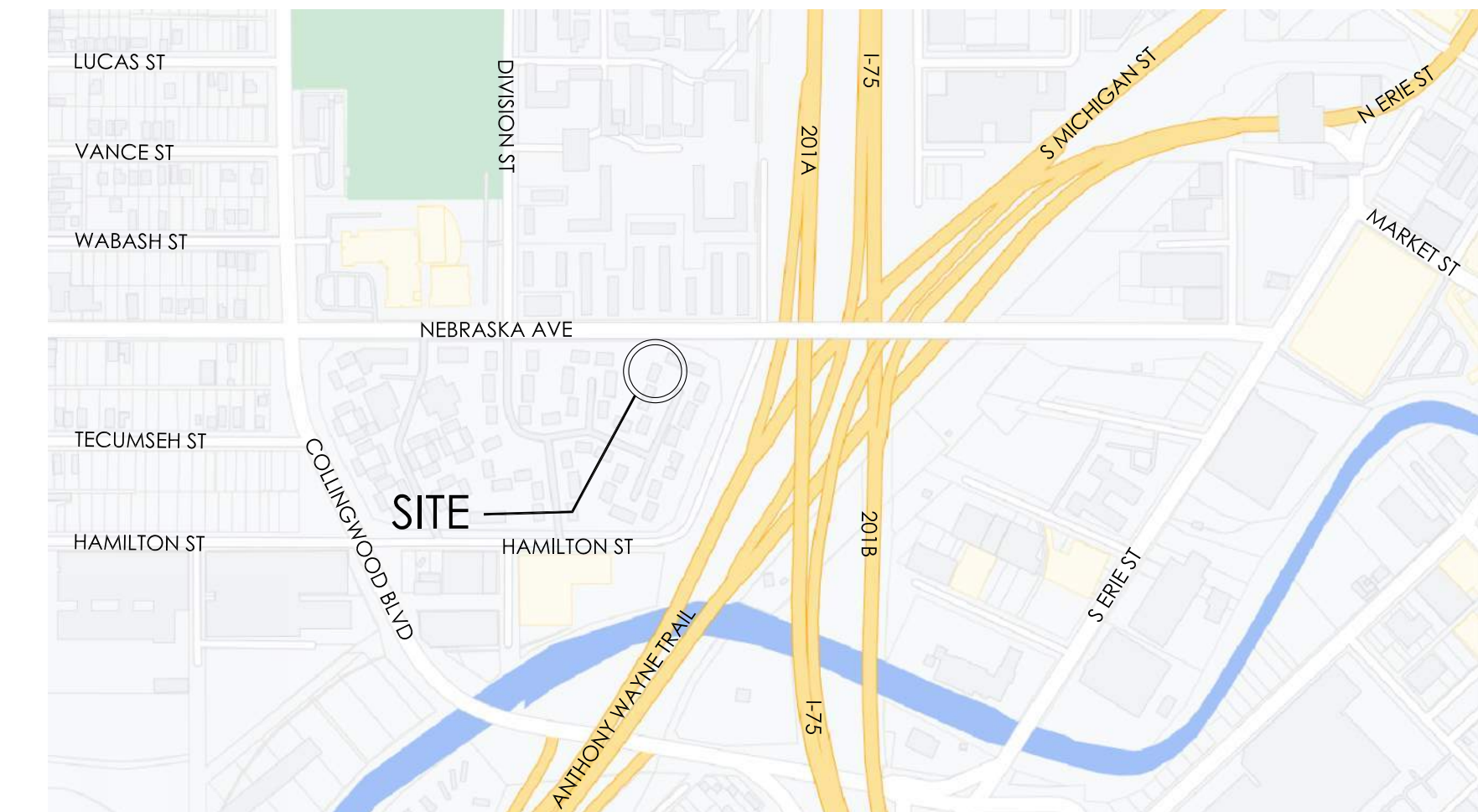
SCALE: NTS

DRAWING SYMBOLS

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

CODE REVIEW

BUILDING OFFICIAL JURISDICTION:	2019 OHIO RESIDENTIAL CODE
PROJECT DESCRIPTION:	PROJECT SCOPE OF WORK INVOLVES: RENOVATIONS/REPAIR DUE TO FIRE AND SMOKE DAMAGE OF ONE EXISTING UNIT IN A TWO-FAMILY TWO STORY APARTMENT BUILDING. SCOPE OF WORK INVOLVES A COMPLETE FIRST FLOOR INTERIOR GUT WITH REPLACEMENT OF FINISHES, FIXTURES AND SYSTEMS AS WELL AS GENERAL CLEANING AND PAINTING THROUGHOUT.
PROJECT ADDRESS:	MCCLINTON NUNN HOMES 360 DENNIS COURT TOLEDO, OHIO 43604
OBC-CHAPTER 3, USE AND OCCUPANCY: SECTION 310:	RESIDENTIAL GROUP R-3 EXISTING STRUCTURE MULTI-FAMILY DWELLING
310.1.1	
GENERAL BUILDING INFORMATION	CONSTRUCTION TYPE 5B
FIRST FLOOR	MASONRY/CONCRETE WALLS AND FOOTINGS CONCRETE SLAB ON GRADE
SECOND FLOOR	WOOD SUB-FLOOR ON WOOD JOISTS
EXTERIOR BEARING WALLS	BRICK VENEER OR VINYL SIDING ON WOOD STUD
INTERIOR PARTITIONS	GWB ON WOOD STUD
ROOF STRUCTURE	MANUFACTURED WOOD TRUSSES
AREA (360 DENNIS CT)	1,036 SQUARE FEET - AREA OF WORK
BEDROOMS	THREE



LOCATION MAP

NO SCALE



EXISTING AERIAL

NO SCALE

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	GW	GYP	RA	RETURN AIR
BLKG	BLOCKING	GWB	GYP	RAD	RADIUS
BOTT	BOTTOM	HM	HOLLOW METAL	RB	RESILIENT BASE
CBF	CATCH BASIN (NUMBER)	HOR	HORIZONTAL	RD	ROOF DRAIN
CJ	CONTROL JOINT	HT	HEIGHT	REF	REFERENCE
CL	CEILING	INSUL	INSULATION	REIN	REINFORCING (MENT)
CLG	CEILING HEIGHT	INT	INTERIOR	REQ D	REQUIRED
CMU	CONCRETE MASONRY UNIT	INV	INVERT	REV	REVISION
COL	COLUMN	JAN	JANITOR	RM	ROOM
CONC	CONCRETE	JOINT	JOINT	SCH	SCHEDULE
CONT	CONTINUOUS	LD	LAVATORY	SCONC	SEALED CONCRETE
CORR	CORRIDOR	LOC	LOCATE AS DIRECTED	SIM	SIMILAR
CT	CERAMIC TILE	MAT	MATERIAL	SP	SIGNAGE
DET	DETAIL	MAX	MAXIMUM	SPCS	SPECIFICATIONS
DIA	DIAMETER	MBR	MEMBRANE	SQ	SQUARE
DIM	DIMENSION	MECH	MECHANICAL	SS	STAINLESS STEEL
DN	DOWN	MFG	MANUFACTURER	STD	STANDARD
DS	DOWNSPOUT	MH	MANHOLE	STL	STEEL
EACH	EACH	MIN	MINIMUM	TILT	TOILET
EJ	EXPANSION JOINT	MISC	MISCELLANEOUS	TYP	TYPICAL
ELEV	ELEVATION	MO	MASONRY OPENING	UNO	UNLESS NOTED OTHERWISE
ELEC	ELECTRIC	MR	MOISTURE RESISTANT	UR	URINAL
EQ	EQUAL	MNT	MOUNTING	VCT	VINYL COMPOSITION TILE
EXP	EXPOSED	MTG	MOUNTING	VERT	VERTICAL
EXT	EXTERIOR	NIC	NOT IN CONTRACT	VR	VANDAL RESISTANT
EXT	EXTERIOR	NTS	NOT TO SCALE	WD	WOOD
FWC	FLOOR WATER COOLER	O/C	ON CENTER	WP	WATERPROOFING
FD	FLOOR DRAIN	OD	OUTSIDE DIAMETER	WT	WEIGHT
FE	FIRE EXTINGUISHER (WALL MOUNT)	OPG	OPENING	WWF	WELDED WIRE FABRIC
FEC	FIRE EXTINGUISHER & CABINET	OPP	OPPOSITE	W/	WITH
FIN	FINISH	PART	PARTITION	W/O	WITHOUT
FL	FLOOR	PLAM	PLASTIC LAMINATE	WOM	WALK OFF MAT
FT	FLOOR/FEET	PLT	PLATE		
FIG	FOOTING	PLAS	PLASTER		
		PLBG	PLUMBING		
		PNL	PANEL		

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1"=30"

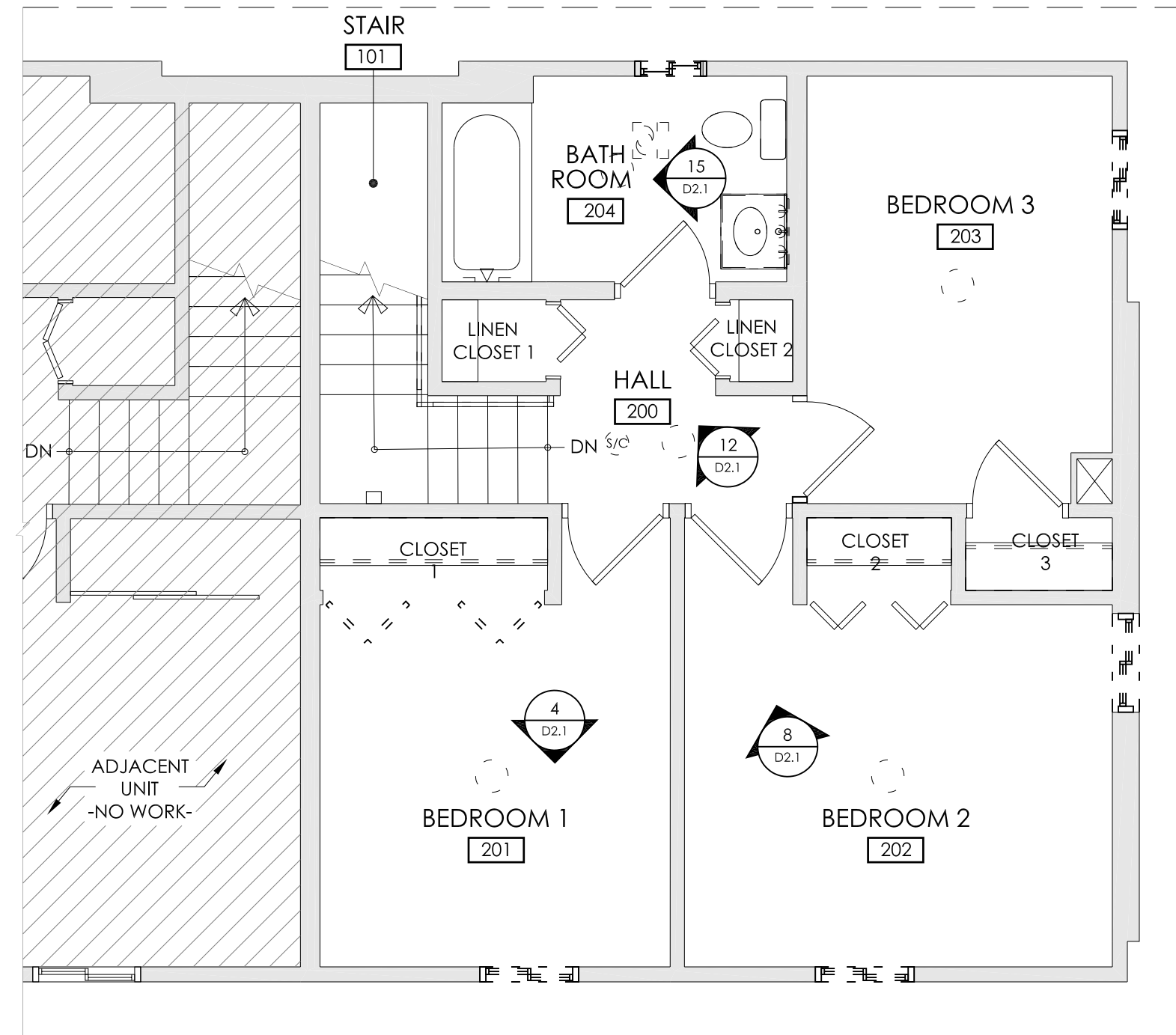
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1"=20"

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3/8"=1'-0"



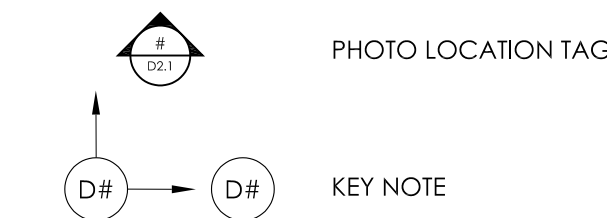
SECOND FLOOR PHOTO KEY PLAN
1/4" = 1'-0"

GENERAL DEMOLITION NOTES

1. THE STRUCTURAL INTEGRITY OF THE BUILDINGS SHALL BE MAINTAINED DURING THE ENTIRE PROJECT. PROVIDE ANY & ALL SHORING AS REQUIRED.
2. THE SITE SHALL BE KEPT CLEAN AND CLEAR OF MISCELLANEOUS CONSTRUCTION DEBRIS AT THE END OF EACH WORKING DAY.
3. CONTRACTOR SHALL PROVIDE TEMPORARY BARRIERS/ENCLOSURES AT THE LIMITS OF CONSTRUCTION TO ASSURE PUBLIC SAFETY DURING CONSTRUCTION.
4. CONTRACTOR TO COORDINATE WHETHER DEMOLITION MATERIAL IS TO BE DISPOSED OR TO BE TURNED OVER TO OWNER. IF DEMOLITION MATERIAL IS TO BE DISPOSED, ALL DEMOLITION MATERIAL SHALL BE DISPOSED OF LEGALLY, OFF SITE.
5. NEW GWB SURFACES TO MEET FLUSH WITH EXISTING GWB SURFACES. AREAS BETWEEN NEW AND EXISTING SHALL BE VISIBLY UNNOTICEABLE. MATCH EXISTING SURFACE TEXTURES. SQUARE UP EXISTING DRYWALL EDGES AS NECESSARY.
6. ONCE MATERIALS HAVE BEEN REMOVED AS NOTED, COVER ALL SMOKE DAMAGED STUDS/FRAMING, SHEATHING/DECKING, CEILING/FLOOR JOISTS, EXISTING TO REMAIN WALLS, CEILINGS, DOORS AND TRIM WITH SHELLAC BASED ZINSSER B-I-N WHITE SEALANT TO PERMANENTLY SEAL ANY RESIDUAL SMOKE ODOR.
7. REFER TO SPEC. SECTION 02 82 00 FOR LOCATIONS OF THE ASBESTOS CONTAINING MATERIALS TO BE REMOVED IN ACCORDANCE TO THE SPECIFICATIONS AND ALL APPLICABLE EPA AND OSHA WORK PRACTICES. **DO NOT DISTURB SECOND-FLOOR FLOORING.**
8. ADJACENT UNITS ARE OCCUPIED. MAINTAIN SYSTEMS AND COMPONENTS OF ADJACENT UNITS IN THEIR ENTIRETY. PROVIDE 10 DAY NOTICE TO OWNER FOR ANY PLANNED DISRUPTIONS.
9. ABATEMENT CONTRACTOR TO REMOVE CONTAMINATED LOOSE CONTENTS.

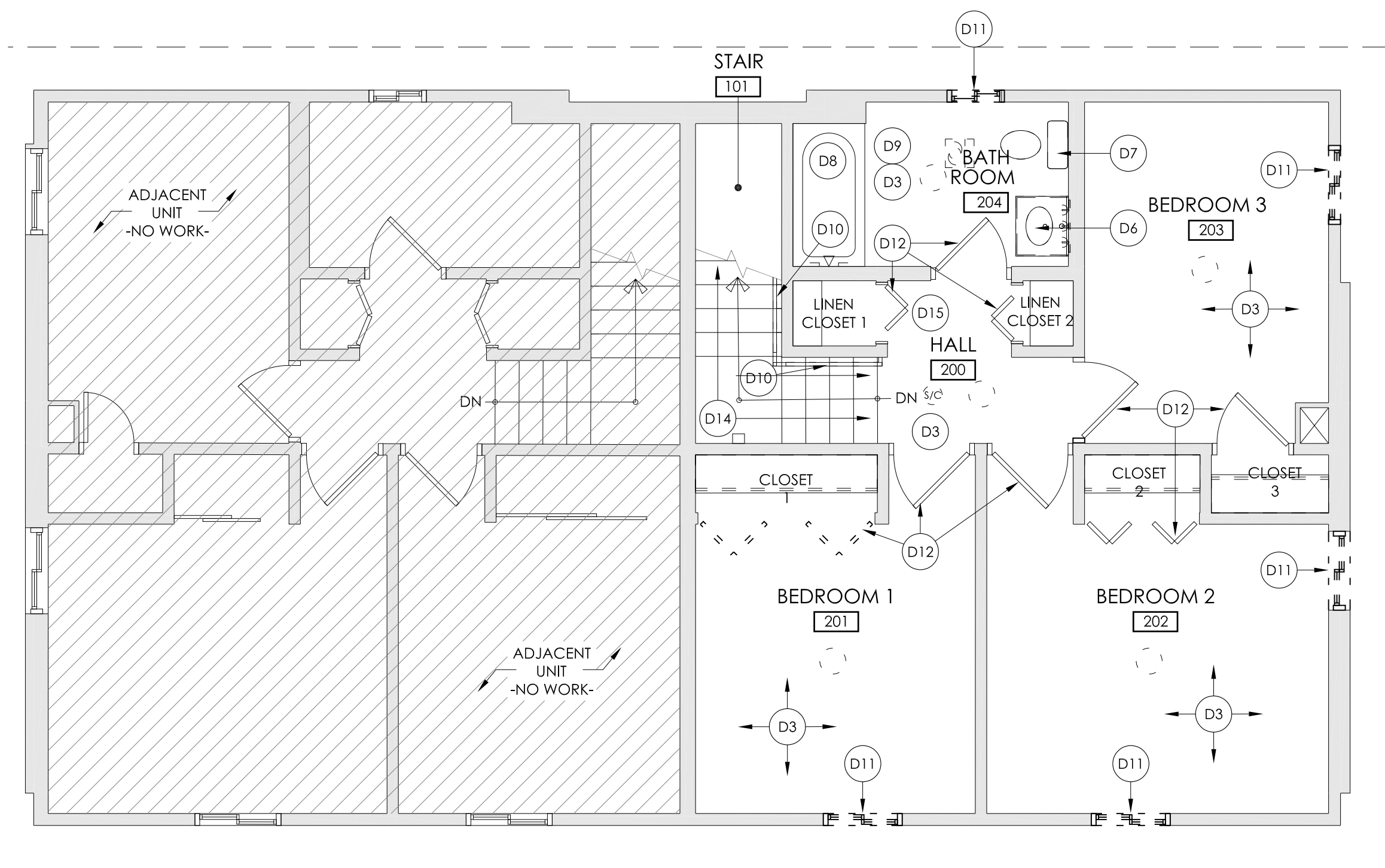
DEMOLITION LEGEND

- - - - - ITEM OR AREA TO BE REMOVED AS SHOWN AND NOTED.
- DASHED OUTLINE ON EXISTING WALL INDICATES REMOVAL OF GWB ON ONE OR BOTH SIDES. FRAMING TO REMAIN U.N.O. REMOVE BATT INSULATION IN EXISTING EXTERIOR WALLS OR DEMISING WALLS.

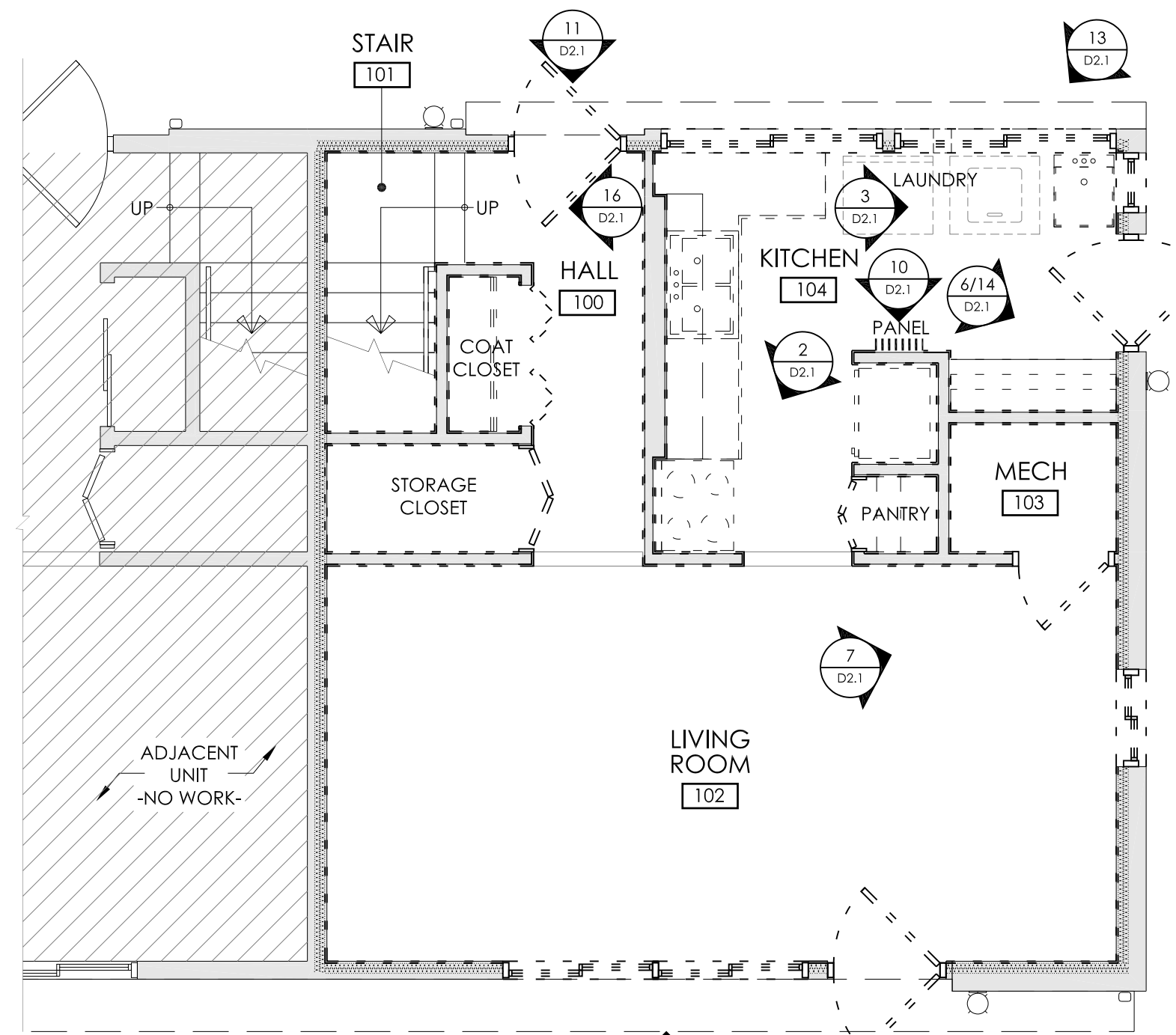


DEMOLITION KEYED NOTES

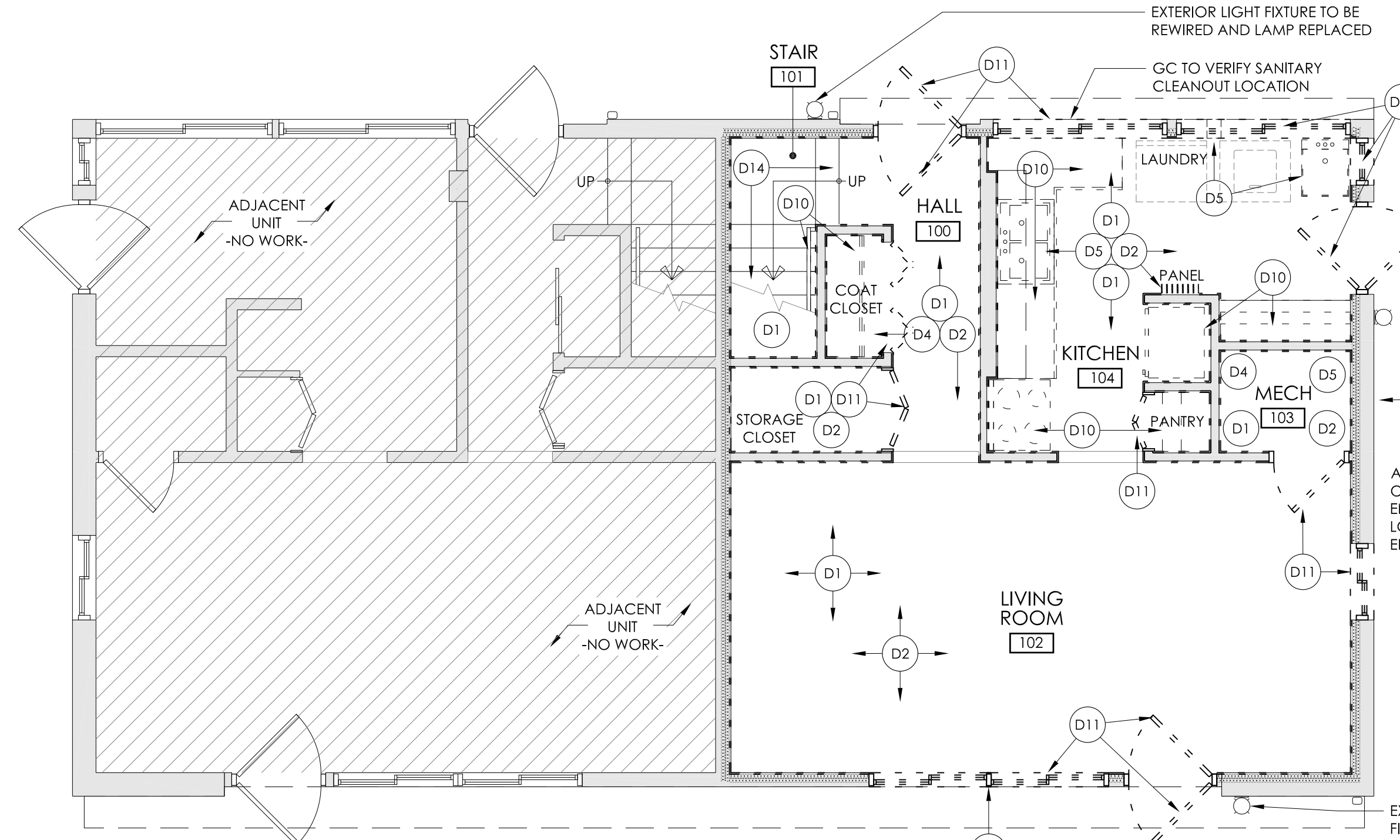
- D1** TYP. REMOVE EXISTING GWB ON ALL WALLS AND CEILINGS THROUGHOUT THE **FIRST FLOOR** OF THE UNIT INCLUDING INSULATION IN ITS ENTIRETY. REMOVE ALL FASTENERS AND OTHER SURFACE MOUNTED COMPONENTS AND PREPARE FOR SEALING, NEW INSULATION, NEW VAPOR BARRIER AND GWB INSTALLATION AS DETAILED AND SPECIFIED.
- D2** TYP. DISCONNECT AND REMOVE EXISTING **FIRST FLOOR** ELECTRICAL COMPONENTS IN THEIR ENTIRETY INCLUDING RANGE HOOD, SMOKE DETECTORS, DOORBELL, LIGHT FIXTURES, BOXES, WIRING, SWITCHES AND RECEPTACLES. PREPARE FOR INSTALLATION OF NEW ELECTRICAL SYSTEM. SEE ELECTRICAL DRAWINGS FOR COMPLETE SCOPE OF WORK. REPLACE EXISTING PANEL.
- D3** TYP. REMOVE EXISTING **SECOND FLOOR** ELECTRICAL COMPONENTS INCLUDING LIGHTING FIXTURES, FANS, SMOKE DETECTORS, SWITCHES, RECEPTACLES, AND WIRING. PREPARE FOR REPLACEMENT. WIRE SPlicing IS NOT PERMITTED. EXISTING UNDAMAGED JUNCTION BOXES MAY REMAIN IF PROPERLY LOCATED. SEE ELECTRICAL DRAWINGS FOR COMPLETE SCOPE OF WORK.
- D4** REMOVE EXISTING FURNACE AND PREPARE TO REPLACE WITH NEW HIGH EFFICIENCY FURNACE. REMOVE EXISTING SUPPLY DIFFUSERS AND RETURN GRILLES. PREPARE TO REPLACE. EXISTING UNDAMAGED RIGID DUCTS MAY REMAIN PROVIDED THEY ARE PROFESSIONALLY CLEANED INSIDE AND OUT. SEE HVAC DRAWINGS FOR COMPLETE SCOPE OF WORK.
DEDUCT ALT: DETACH, CLEAN, SERVICE, AND RESET EXISTING FURNACE IN LIEU OF FURNACE REPLACEMENT.
- D5** TYP. REMOVE EXISTING PLUMBING FIXTURES ON **FIRST FLOOR** (WATER HEATER, SINK, UTILITY TUB, WASHER BOX), P-TRAPS, WATER SUPPLY AND STOPS AND OTHER FITTINGS IN THEIR ENTIRETY. UNDAMAGED IN-WALL OR IN-FLOOR PIPING MAY REMAIN IF PROPERLY FUNCTIONING. PREPARE FOR INSTALLATION OF NEW PLUMBING AND FIXTURES AS DETAILED AND SPECIFIED.
DEDUCT ALT: DETACH, CLEAN AND RESET EXISTING WATER HEATER IN LIEU OF WATER HEATER REPLACEMENT.
- D6** CAREFULLY REMOVE EXISTING LAVATORY TOP AND BACKSPLASH AND RETAIN FOR REINSTALLATION AFTER CLEANING. REMOVE VANITY CABINET, FAUCET, DRAIN, P-TRAP AND WATER SUPPLY LINE AND PREPARE FOR REPLACEMENT.
- D7** DETACH, CLEAN, AND RESET EXISTING WATER CLOSET. REPLACE WAX RING AND WATER SUPPLY LINE.
- D8** EXISTING TUB/SURROUND AND VALVE KIT TO REMAIN IN PLACE. CLEAN THOROUGHLY. PROTECT DURING CONSTRUCTION.
- D9** REMOVE ALL BATHROOM ACCESSORIES AND PREPARE FOR REPLACEMENT. ACCESSORIES INCLUDE A MEDICINE CABINET AND MIRROR, SHOWER CURTAIN ROD, (2) TOWEL BARS, AND A TOILET PAPER DISPENSER.
- D10** REMOVE EXISTING BASE/WALL CABINETS, KITCHEN APPLIANCES, STAIR RAILING, CLOSET SHELVING/RODS AND DISPOSE. PREPARE FOR INSTALLATION OF NEW ITEMS.
- D11** REMOVE EXISTING WINDOWS, EXTERIOR DOORS, INTERIOR **FIRST-FLOOR** DOORS AND FRAMES IN THEIR ENTIRETY. REMOVE ALL INTERIOR SOLID SURFACE WINDOW STOOLS. EXTERIOR STONE/BRICK SILLS TO REMAIN. PROTECT. EXISTING LINTELS/HEADERS TO REMAIN U.N.O. PREPARE OPENINGS FOR INSTALLATION OF NEW DOORS AND WINDOWS. **SECOND-FLOOR** INTERIOR DOORS TO REMAIN.
- D12** TYP. CAREFULLY DETACH **SECOND-FLOOR** DOOR SLABS. RETAIN AND PROTECT FOR LATER REINSTALLATION. ENSURE EXISTING DOOR HARDWARES (HINGES/LATCH PLATES) ARE NOT SEALED/PAINTED OVER. EXISTING DAMAGED DOOR CASING AND DOOR STOPS TO BE REPLACED.
- D13** REMOVE DAMAGED EXTERIOR VINYL SIDING AND ACCESSORIES BELOW WINDOW. PREPARE FOR REPLACEMENT WITH MATCHING MATERIAL AND WEATHER BARRIER.
- D14** ABATEMENT CONTRACTOR REMOVE WOOD/RUBBER STAIR TREADS. PREPARE FOR REPLACEMENT. WOOD RISERS/STINGERS/SKIRTING TO REMAIN. **PAINT. DO NOT DISTURB SECOND-FLOOR FLOORING.**



SECOND FLOOR DEMO PLAN
1/4" = 1'-0"



FIRST FLOOR PHOTO KEY PLAN
1/4" = 1'-0"



FIRST FLOOR DEMO PLAN
1/4" = 1'-0"



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DRAWING TITLE:
DEMO PLANS AND NOTES

DRAWING NUMBER:
D2.0

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1 EXISTING PHOTO
D2.1 NOT TO SCALE



5 EXISTING PHOTO
D2.1 NOT TO SCALE



9 EXISTING PHOTO
D2.1 NOT TO SCALE



13 EXISTING PHOTO
D2.1 NOT TO SCALE



2 EXISTING PHOTO
D2.1 NOT TO SCALE



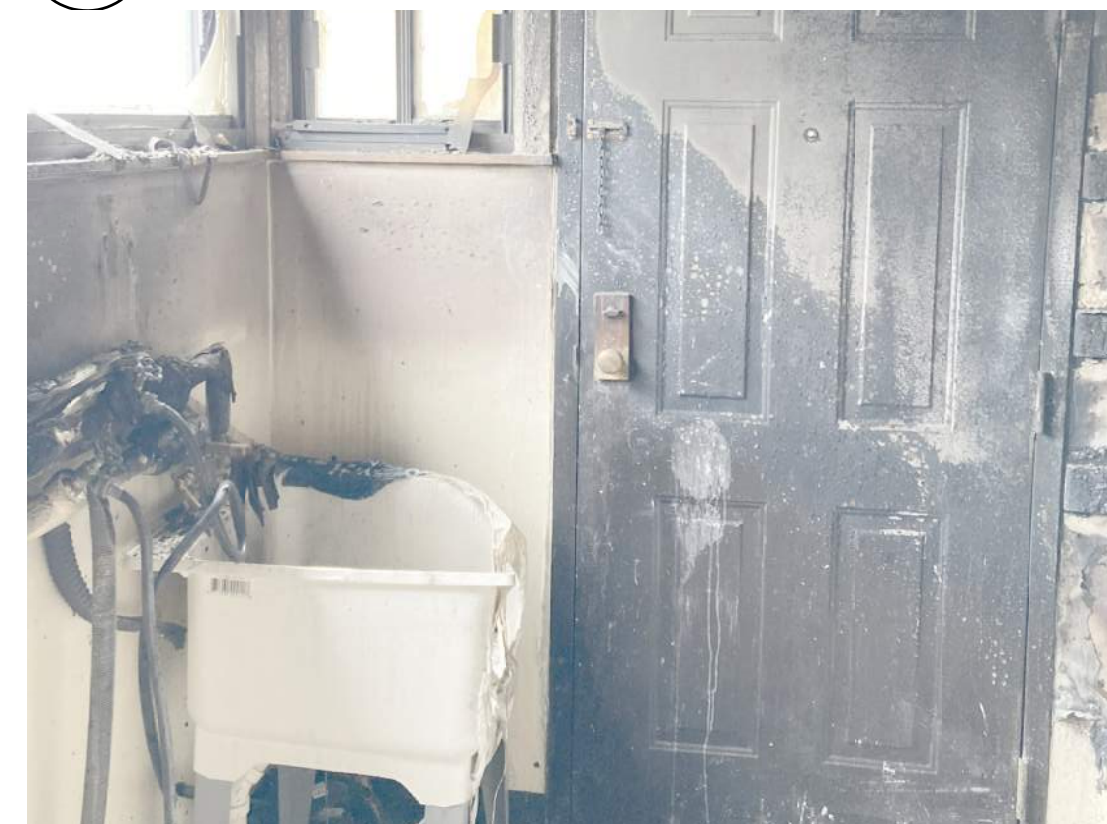
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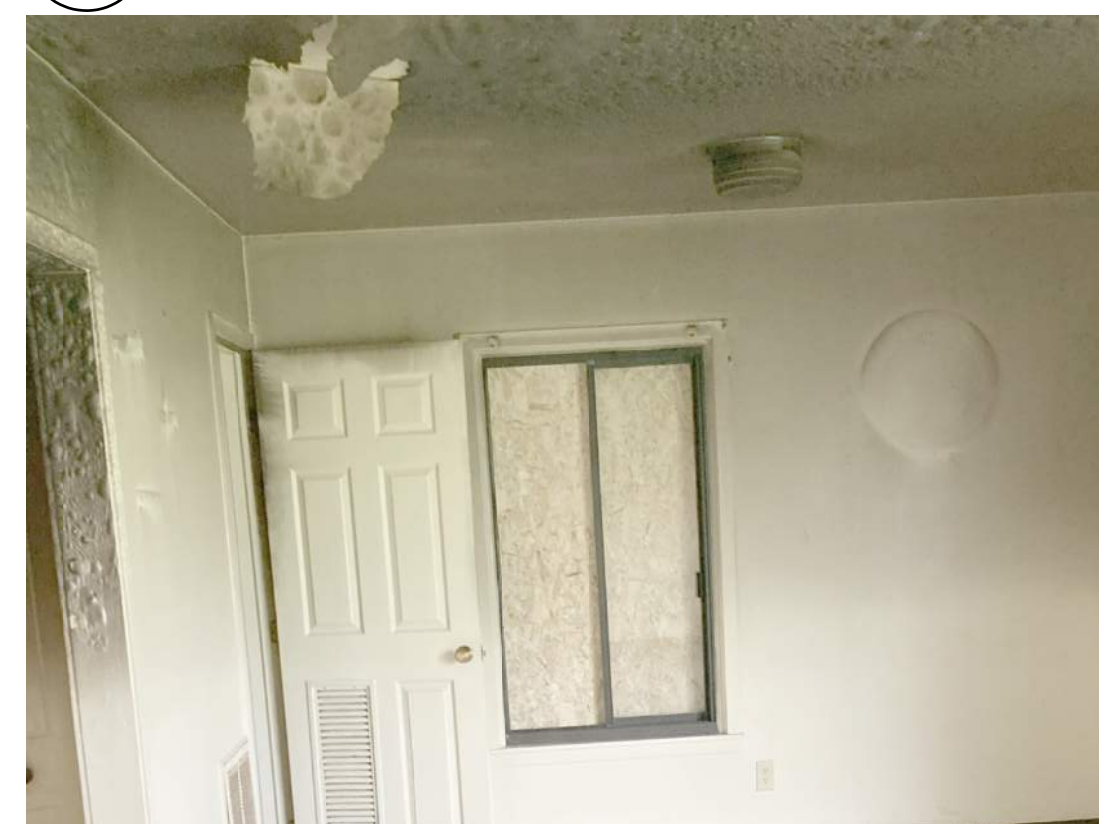
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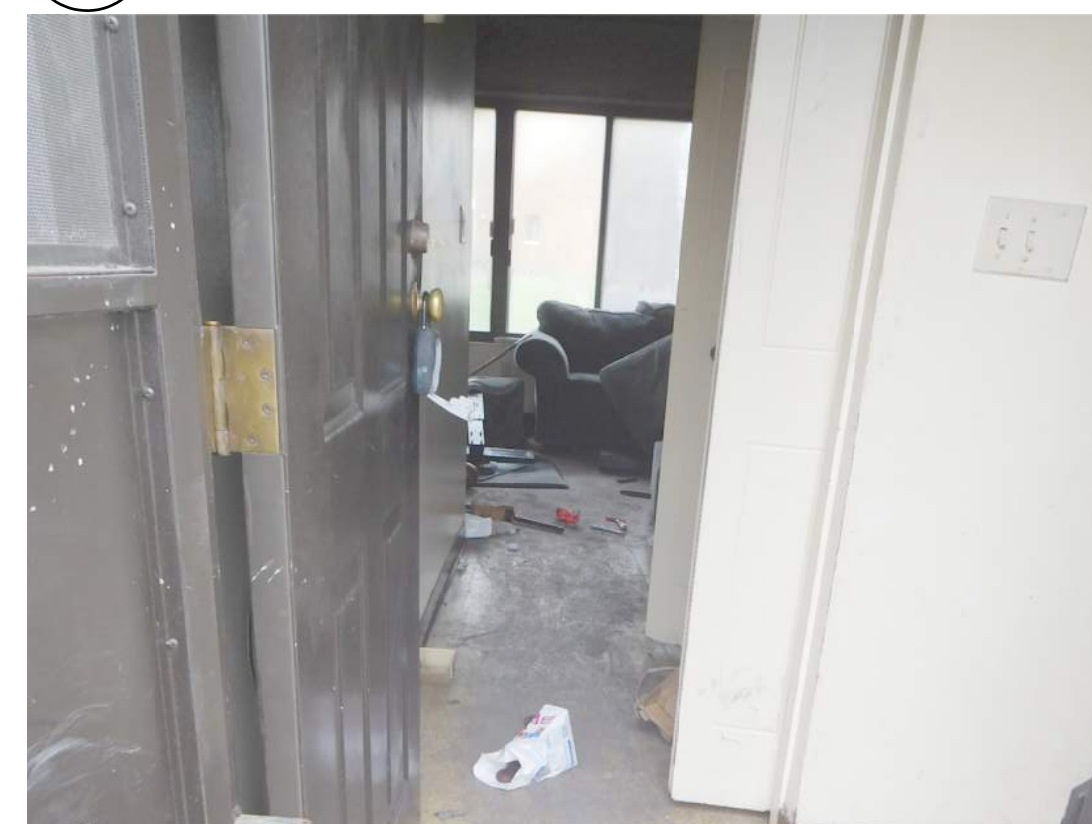
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7 EXISTING PHOTO
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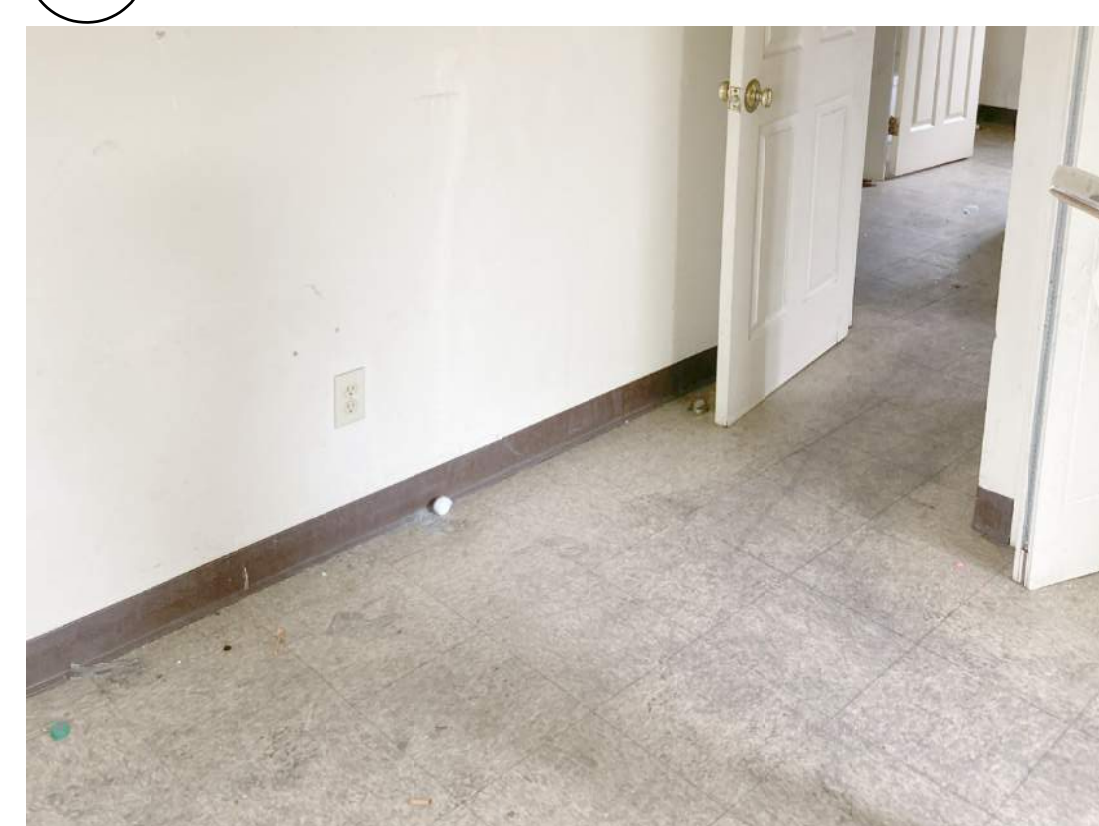
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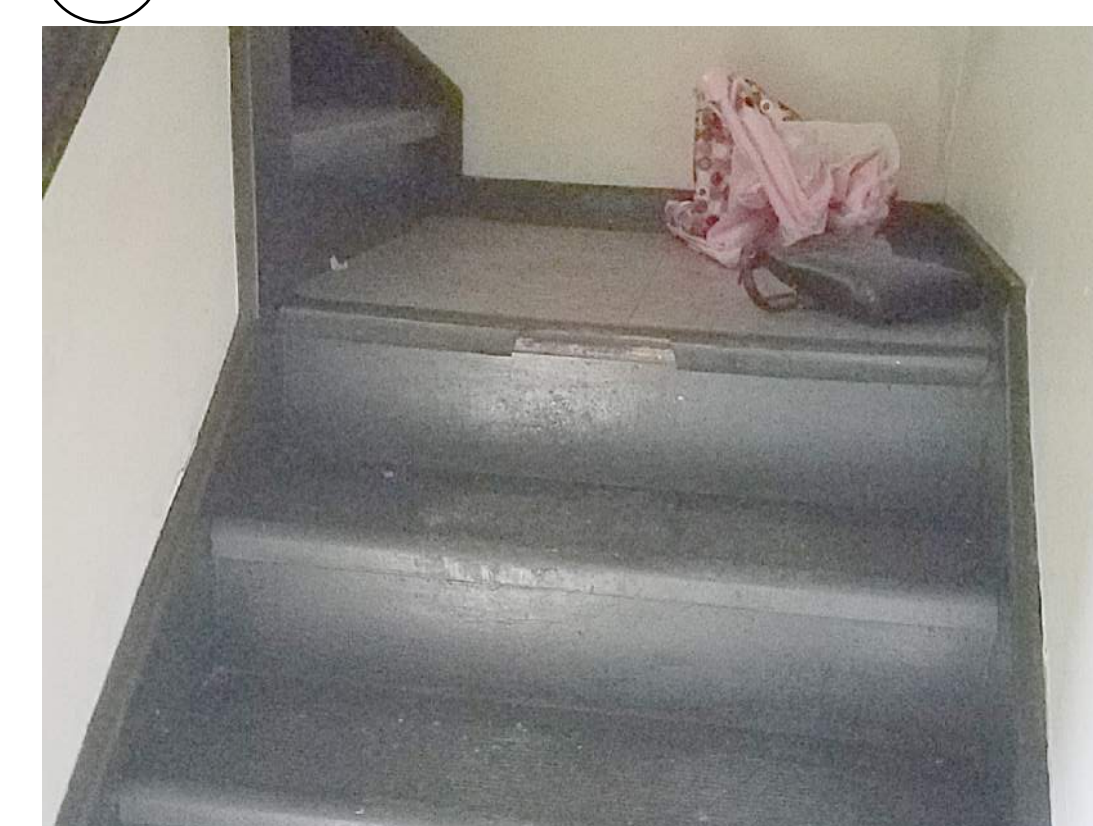
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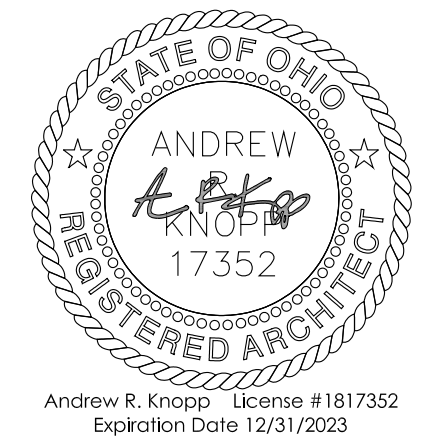


16 EXISTING PHOTO
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EXISTING
PHOTOS

DRAWING NUMBER:

D2.1

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WALL TYPE LEGEND		
TAG #	PLAN VIEW	DESCRIPTION
W1		EXISTING INTERIOR DEMISING WALL OR EXTERIOR WALL - THICKNESS VARIES - NEW MIN. R-13 BATT INSUL, NEW 4 MIL. VAPOR BARRIER (WARM SIDE OF WALL), & (1) LAYER NEW 5/8" TYPE X GYPSUM WALL BOARD ONE SIDE AS INDICATED.
W2		EXISTING INTERIOR 2X STUD WALL - THICKNESS VARIES - (1) LAYER NEW 5/8" TYPE X GYPSUM WALL BOARD EACH SIDE.
EX		EXISTING WALL - THICKNESS VARIES - SEAL WITH SHELLAC BASED ZINSSER B-I-N WHITE SEALANT AND PAINT AS INDICATED.

GENERAL NOTES

- 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.
- 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.
- ALL DEMOLITION MATERIAL TO BE DISPOSED OF LEGALLY, OFF SITE, UNLESS SPECIFICALLY NOTED OTHERWISE.
- 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.
- THE LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL CONTACT THE OHIO UTILITIES PROTECTION SERVICE (OUPS 1-800-362-2764) AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCING WORK. NON-MEMBERS MUST BE CALLED DIRECTLY.
- THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITIES, PAVEMENTS, LANDSCAPING AND TREES WHICH ARE TO REMAIN.
- CONTRACTOR TO COORDINATE STAGING AREA WITH OWNER'S REPRESENTATIVE PRIOR TO MOBILIZING.
- AFTER DEMOLITION, SEAL ALL EXPOSED WOOD FRAMING W/ZINSSER B-I-N SHELLAC PRIOR TO NEW GWB.

SCOPE OF WORK OVERVIEW

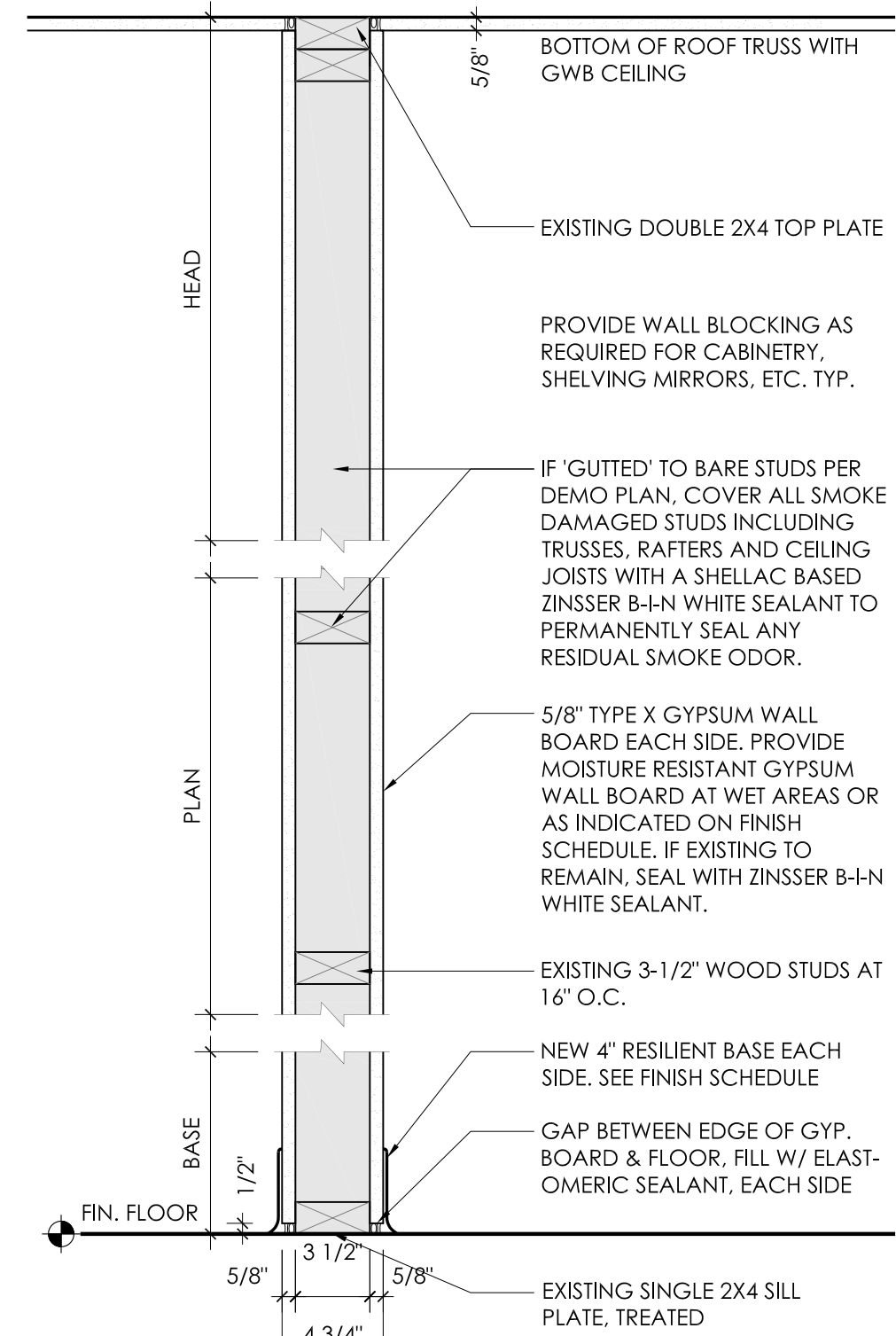
THIS SECTION INCLUDES A BRIEF DESCRIPTION OF THE WORK. IT IS ISSUED AS A GUIDE TO AID THE BIDDER IN UNDERSTANDING THE SCOPE OF WORK, BUT SHALL NOT BE CONSIDERED AS BEING ALL INCLUSIVE OR LIMITED TO THE SCOPE OF THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS.

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

- ABATEMENT AS INDICATED. AIR CLEARANCE TESTING WILL BE BY OWNER.
- REMOVAL AND REPLACEMENT OF EXISTING FINISHES (GYPSUM WALL BOARD, WALL BASE, GYPSUM CEILING, DOOR/WINDOW TRIM) AS INDICATED. LIMITED SCOPE OF WORK AS NOTED. ABATEMENT OF 1ST FLOOR FLOORING AND STAIR TREADS. PROTECT SECOND FLOOR FLOORING.
- REMOVAL AND REPLACEMENT OF EXISTING ELECTRICAL SYSTEMS AND COMPONENTS IN THEIR ENTIRETY INCLUDING RANGE HOOD, SMOKE DETECTORS, DOORBELL, LIGHT FIXTURES, WIRING DEVICES AND WIRING.
- REMOVE AND REPLACE EXISTING N.G. FURNACE, THERMOSTAT, SUPPLY DIFFUSERS, RETURN GRILLES, AND OTHER HVAC COMPONENTS. THOROUGH PROFESSIONAL CLEANING UTILIZING VACUUM COLLECTION & ROTARY BRUSH/AIR WHIPS INSIDE AND OUT OF EXISTING UNDAMAGED DUCTS IN THEIR ENTIRETY. SEE HVAC DRAWINGS FOR COMPLETE SCOPE OF WORK
- REMOVAL AND REPLACEMENT OF NOTED PLUMBING FIXTURES (SINKS, WATER HEATER), P-TRAPS, WATER STOPS AND OTHER FITTINGS IN THEIR ENTIRETY. DETACH AND RESET OF NOTED PLUMBING FIXTURES (WATER CLOSET, LAV BASIN ON NEW VANITY). SELECT PLUMBING FIXTURES MAY REQUIRE REPLACEMENT OF PIPING BACK TO MAIN WHILE OTHER UNDAMAGED AND CONCEALED PIPING MAY REMAIN U.N.O. SEE PLUMBING DRAWINGS FOR COMPLETE SCOPE OF WORK.
- THOROUGH CLEANING OF INTERIOR SURFACES AND FIXTURES THROUGHOUT THE BUILDING INCLUDING EXISTING WATER CLOSET, LAVATORY BASIN, TUB AND WALL SURROUND.
- REMOVAL AND REPLACEMENT OF CASEWORK (RESTROOM VANITY BASE & KITCHEN CABINETS), COUNTERTOPS, AND PANTRY/CLOSET SHELVING/RODS.

KEYED PLAN NOTES

- | | |
|---|---|
| 1 | NEW KITCHEN BASE AND WALL CABINETS, COUNTERTOPS AND BACKSPLASH. NEW KITCHEN SINK, UTILITY TUB AND FAUCETS. SEE SHEET P1.0 AND INTERIOR ELEVATIONS. |
| 2 | NEW BATHROOM VANITY BASE, FAUCET, AND DRAIN. DETACH AND RESET EXISTING LAVATORY BOWL AND BACKSPLASH. NEW BASE TO MATCH SIZE OF EXISTING. SEE SHEET P1.0 AND INTERIOR ELEVATIONS. |
| 3 | NEW MEDICINE CABINET, TOILET PAPER DISPENSER, TOWEL BARS AND OTHER WALL MOUNTED OR VANITY MOUNTED RESTROOM ACCESSORIES ONE FOR ONE. SEE INTERIOR ELEVATIONS AND FINISH LEGEND. |
| 4 | NEW CLOSET SHELVING & ROD OR LINEN SHELVING. SEE DETAIL ON SHEET A3.0 FOR SECOND-FLOOR ONLY; CLEAN, SEAL AND PAINT. |
| 5 | NEW EXTERIOR PVC WINDOWS AND INTERIOR BLINDS. NEW DOOR, FRAME, AND HARDWARE. |
| 6 | SHELLAC SEAL AND PAINT EXISTING DOOR SLAB/FRAME. REMOVE AND RESET EXISTING DOOR SLABS. REPAIR EXISTING FRAME/STOP IF DAMAGED. PROTECT HARDWARE FROM SEALING AND PAINTING. |
| 7 | PROVIDE NEW CONT. WOOD HANDRAIL AND MOUNTING HARDWARE FULL LENGTH OF STAIRS. RETURN TO WALLS. PRE-FINISHED CLEAR POLYURETHANE MOUNTING HARDWARE SHALL BE UNIFORMLY SPACED AND SHALL BE SECURED TO STUDS OR BLOCKING. PATCH ANY EXISTING HOLES IN DRYWALL FROM PREVIOUS RAILING. |



W2 INTERIOR PARTITION WALL
1-1/2" = 1'-0"

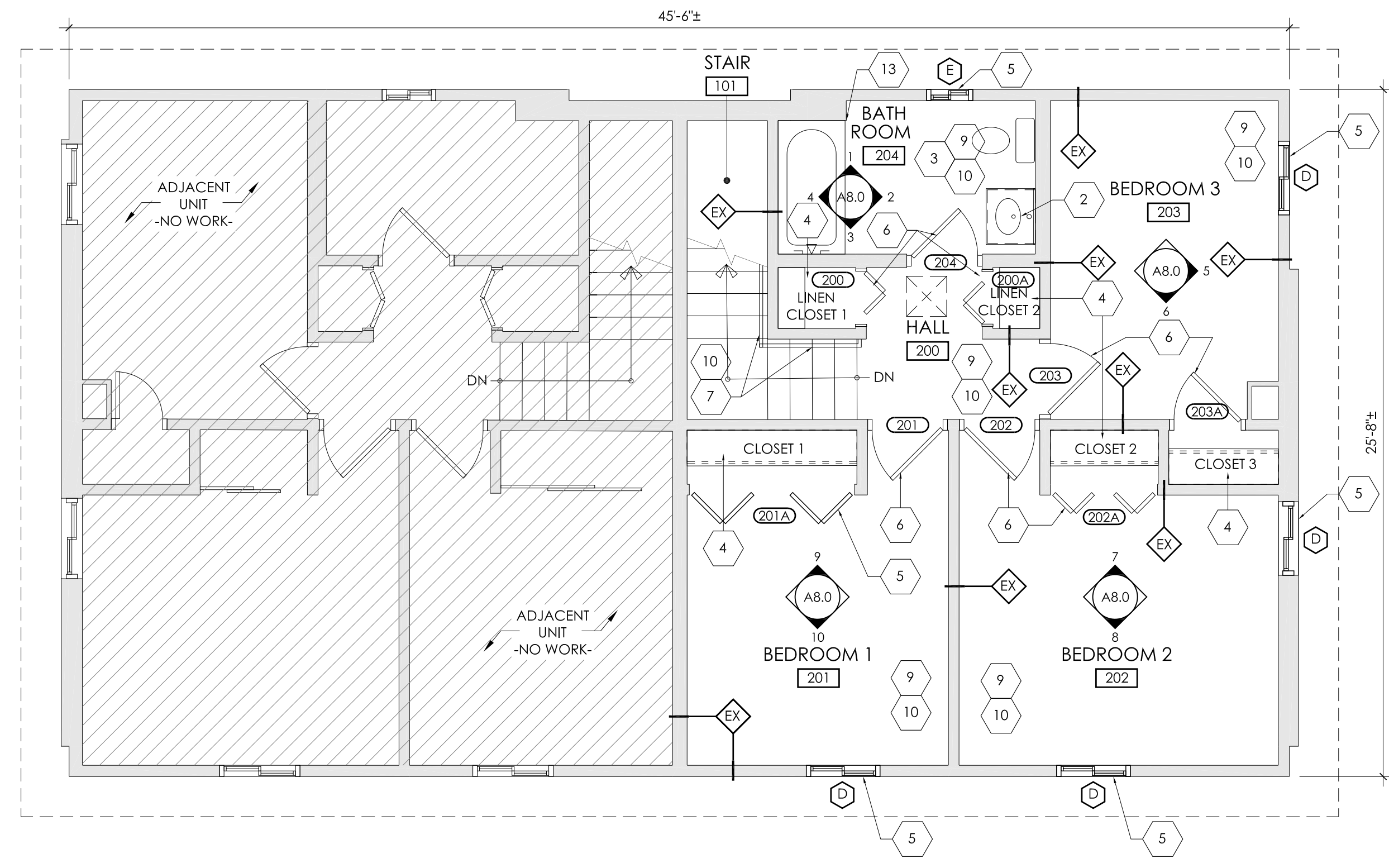
- REMOVAL AND REPLACEMENT OF RESTROOM, CLOSET, AND KITCHEN ACCESSORIES, SUCH AS RECESSED MEDICINE CABINET, MIRROR, SHOWER CURTAIN ROD, CLOTHS RODS, TOWEL RACKS, TOILET PAPER AND CABINET MOUNTED PAPER TOWEL DISPENSERS.
- REMOVAL AND REPLACEMENT OF NOTED DOORS & HARDWARE. REMOVE AND REPLACE ALL WINDOWS AND WINDOW TREATMENTS (BLINDS). DETACH AND RESET NOTED SECOND-FLOOR DOOR SLABS AND REPAIR EXISTING FRAMES/STOPS.
- REMOVAL AND REPLACEMENT OF ALL DEMISING WALL & EXTERIOR WALL INSULATION INCLUDING IN FLOOR JOISTS AT PERIMETER OF UNIT.
- SMOKE AND ODOR ELIMINATION. SEAL ALL EXISTING TO REMAIN SURFACES INCLUDING WALLS, TRIM, DOORS, JOISTS, ETC WITH SHELLAC BASED WHITE SEALANT. PROTECT EXISTING TO REMAIN COMPONENTS (DOOR HARDWARE/PLUMBING FIXTURES).
- INTERIOR PRIMING/PAINTING THROUGHOUT THE UNIT.
- WAX STRIPPING, CLEANING, & RE-WAXING EXISTING TO REMAIN FLOORING
- PERFORM SANITARY PIPE SCOPING FROM ALL EXISTING PLUMBING FIXTURES TO THE EXTERIOR OF THE UNIT AND, IF OBSTRUCTIONS OR DAMAGES EXIST, REMOVE SAID OBSTRUCTIONS OR REPAIR AND CLEAN SANITARY LINES.
- REPLACE DAMAGED EXTERIOR SIDING AS NOTED.

REFER TO DRAWINGS AND SPECIFICATIONS FOR COMPLETE SCOPE OF WORK.

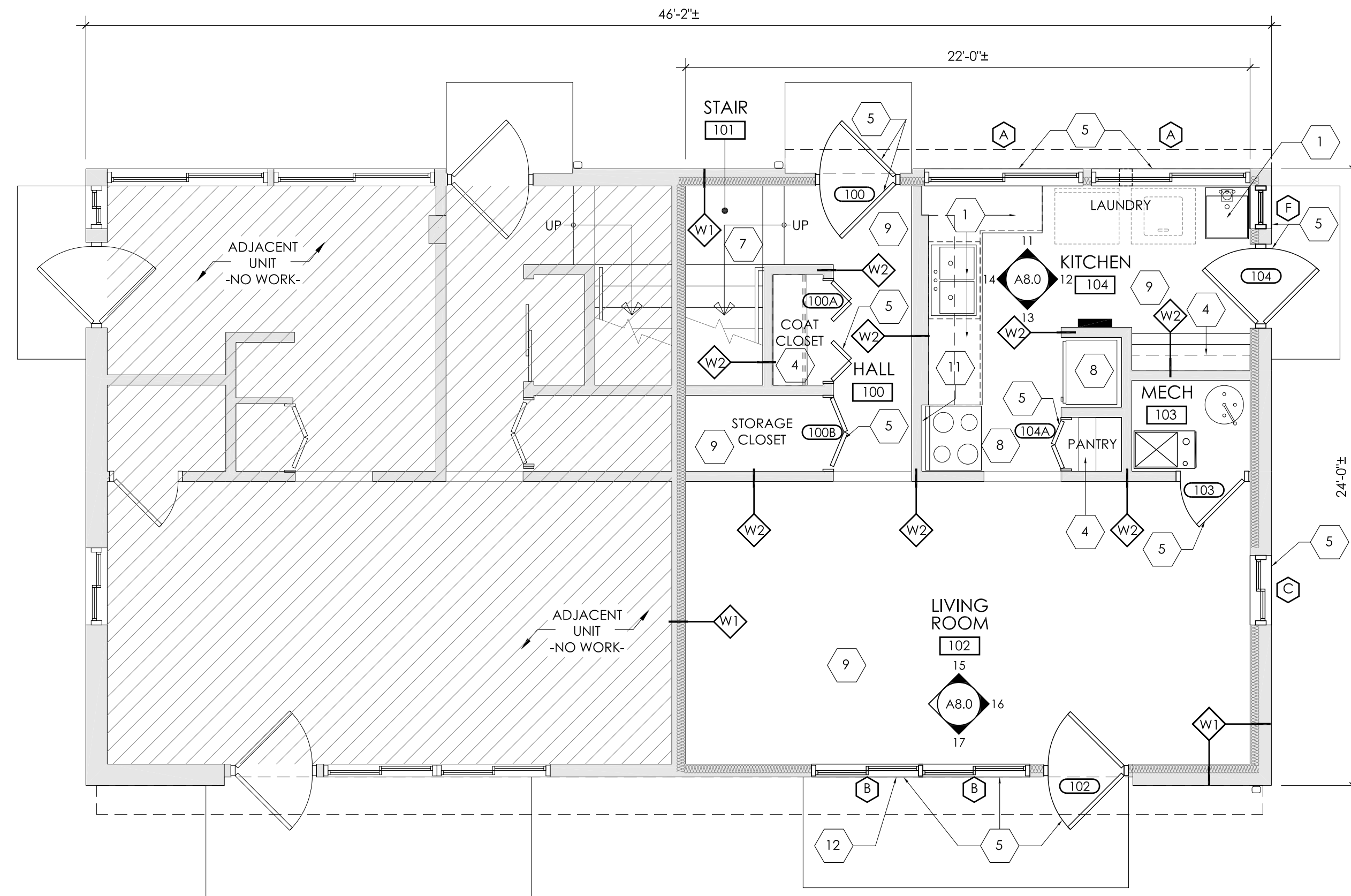
DEDUCT ALTERNATE: STATE THE DOLLAR AMOUNT TO BE DEDUCTED FROM THE BASE BID TO FURNISH ALL MATERIAL, LABOR AND EQUIPMENT NECESSARY FOR THE COMPLETE INSTALLATION/RENOVATIONS IN THE AREA OR WORK TO A PRE-INCIDENT CONDITION:

- DEDUCT COST TO PROVIDE A NEW HIGH EFFICIENCY FURNACE WITH NEW CONCENTRIC INTAKE/EXHAUST. INCLUDE THE COST TO DETACH AND RESET EXISTING FURNACE WITH PROFESSIONAL CLEANING AND SERVICE.
- DEDUCT COST TO PROVIDE NEW WATER HEATER. INCLUDE COST TO DETACH AND RESET EXISTING WATER HEATER WITH PROFESSIONAL CLEANING AND SERVICE.

- | | |
|----|---|
| 8 | EXISTING APPLIANCES (REFRIGERATOR AND RANGE) WILL BE REPLACED. OWNER TO REMOVE EXISTING ITEMS. OWNER TO PURCHASE AND DELIVER ITEMS TO UNIT. CONTRACTOR SHALL COORDINATE DELIVERY AND INSTALL ITEMS AND PROVIDE ANY AND ALL REQUIRED ELECTRICAL/MECHANICAL CONNECTIONS (SUCH AS GAS LINE OR ELECTRICAL EXTENSIONS) THAT ARE NOT PROVIDED WITH APPLIANCE. |
| 9 | CLEAN ALL FLOORS. STRIP AND TWO (2) COATS OF WAX IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION. INCLUDE ALL RUBBER BASE TRIMS. |
| 10 | DEEP CLEAN WALLS, CEILINGS, TRIM, BASE. PREPARE FOR NEW FINISHES OR SHELLAC SEALING & PAINTING AS INDICATED. |
| 11 | NEW STAINLESS STEEL RANGE WALL COVERING. SEE FINISH LEGEND AND INTERIOR ELEVATIONS. |
| 12 | PROVIDE, INSTALL APPROX. 11 SF NEW VINYL SIDING WITH CORRESPONDING ACCESSORIES AND WEATHER BARRIER. EXISTING SHEATHING TO REMAIN. NOTIFY OWNER/ARCHITECT OF ANY ADDITIONAL DAMAGED MATERIAL DISCOVERED. |
| 13 | REPAIR MOISTURE RESISTANT DRYWALL NEAR BATHTUB. REMOVE AND REPLACE CORNER BEAD. |



SECOND FLOOR PLAN
1/4" = 1'-0"

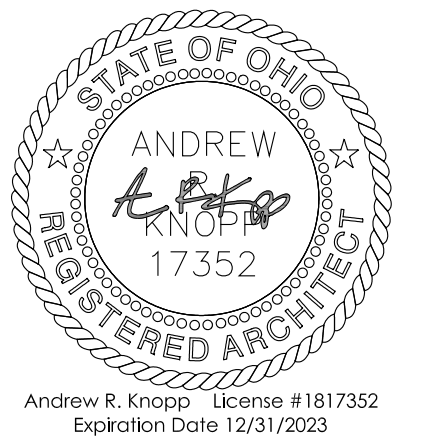


FIRST FLOOR PLAN
1/4" = 1'-0"

CONSULTANTS:



SEAL:



NOT FOR CONSTRUCTION UNLESS SIGNED & SEALED



**MCCLINTON NUNN HOMES
UNIT REPAIRS AND RENOVATIONS**

LMHA

360 DENNIS COURT
TOLEDO, OHIO 43604

PROJECT TITLE:

ISSUE OR REVISION:

02.09.2023 ISSUE FOR PERMIT

DATE ISSUE / REVISION

DESIGNED: ACH

DRAWN: BLK

CHECKED: ARK

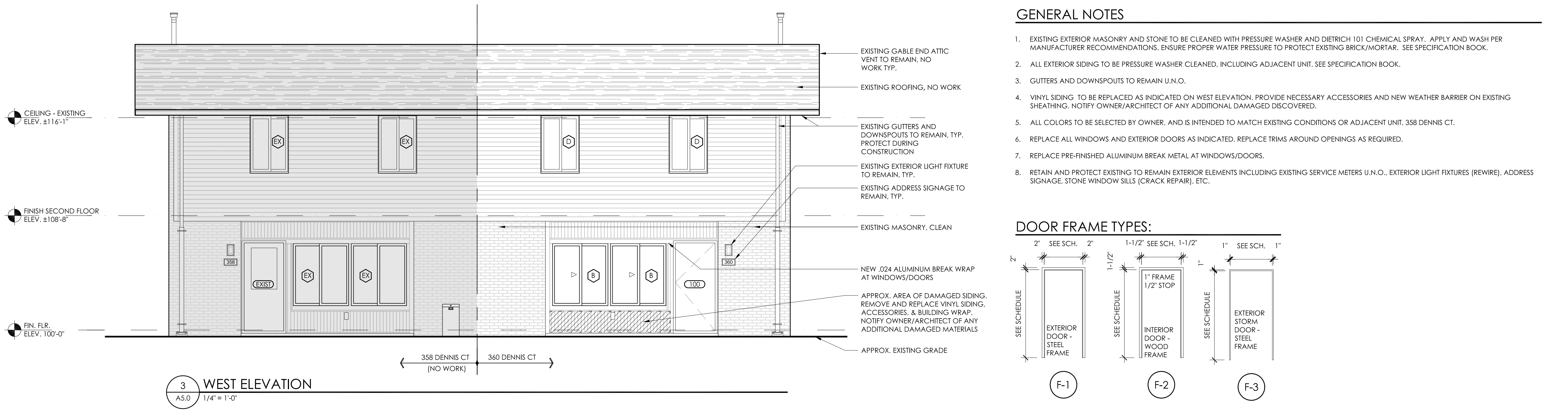
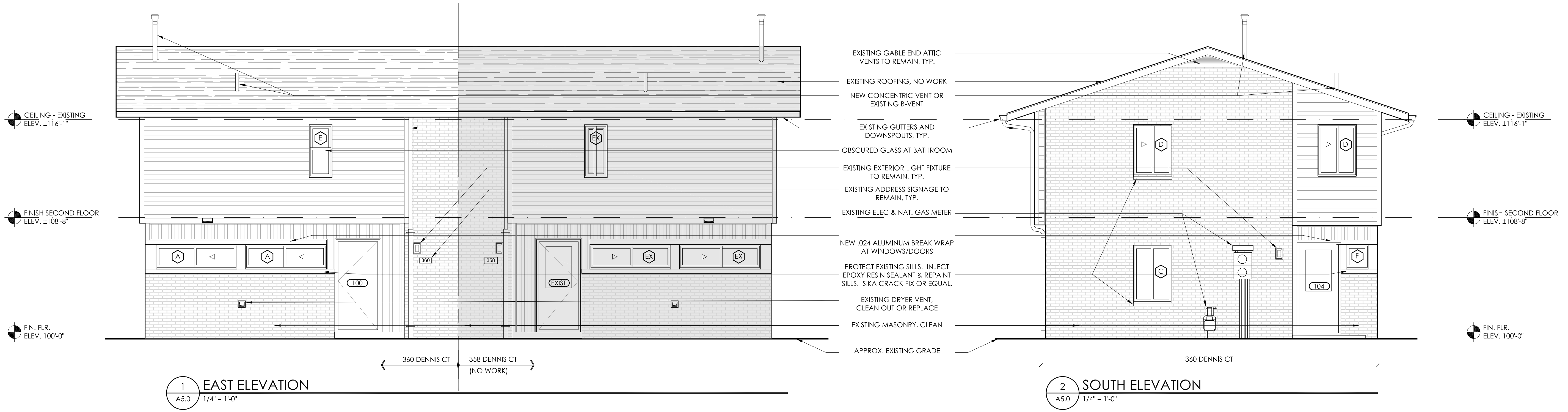
TPA COMMISSION NUMBER: 22022

DRAWING TITLE:

**EXTERIOR ELEV,
DOOR/WINDOW
TYPES**

DRAWING NUMBER:

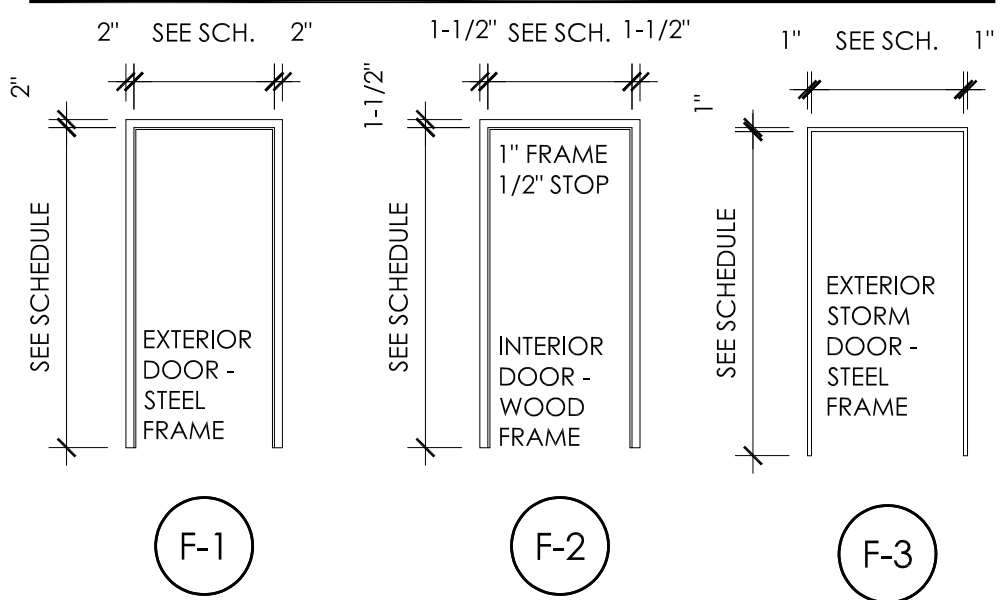
A5.0



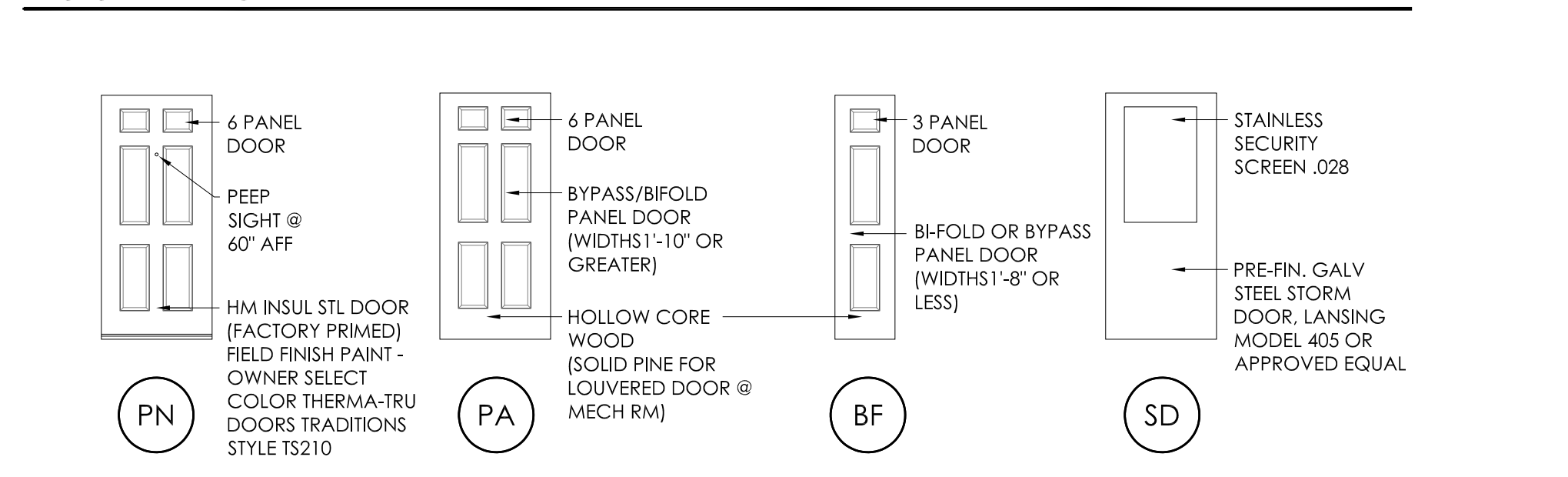
GENERAL NOTES

- EXISTING EXTERIOR MASONRY AND STONE TO BE CLEANED WITH PRESSURE WASHER AND DIETRICH 101 CHEMICAL SPRAY. APPLY AND WASH PER MANUFACTURER RECOMMENDATIONS. ENSURE PROPER WATER PRESSURE TO PROTECT EXISTING BRICK/MORTAR. SEE SPECIFICATION BOOK.
- ALL EXTERIOR SIDING TO BE PRESSURE WASHER CLEANED, INCLUDING ADJACENT UNIT. SEE SPECIFICATION BOOK.
- GUTTERS AND DOWNSPOUTS TO REMAIN U.N.O.
- VINYL SIDING TO BE REPLACED AS INDICATED ON WEST ELEVATION. PROVIDE NECESSARY ACCESSORIES AND NEW WEATHER BARRIER ON EXISTING SHEATHING. NOTIFY OWNER/ARCHITECT OF ANY ADDITIONAL DAMAGED DISCOVERED.
- ALL COLORS TO BE SELECTED BY OWNER, AND IS INTENDED TO MATCH EXISTING CONDITIONS OR ADJACENT UNIT, 358 DENNIS CT.
- REPLACE ALL WINDOWS AND EXTERIOR DOORS AS INDICATED. REPLACE TRIMS AROUND OPENINGS AS REQUIRED.
- REPLACE PRE-FINISHED ALUMINUM BREAK METAL AT WINDOWS/DOORS.
- RETAIN AND PROTECT EXISTING TO REMAIN EXTERIOR ELEMENTS INCLUDING EXISTING SERVICE METERS U.N.O., EXTERIOR LIGHT FIXTURES (REWIRE), ADDRESS SIGNAGE, STONE WINDOW SILLS (CRACK REPAIR), ETC.

DOOR FRAME TYPES:

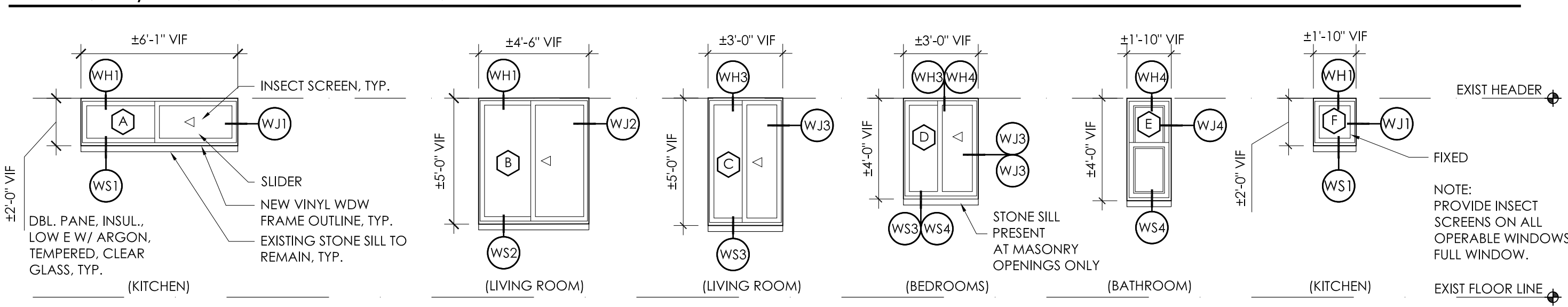


DOOR TYPES:



WINDOW / WINDOW FRAME TYPES:

SEE SHEET A5.0 FOR WINDOW DETAILS



NOTE: REFER TO EXTERIOR, AND INTERIOR ELEVATIONS, ROOM FINISH SCHEDULES, SECTIONS AND DETAILS FOR ADDITIONAL REQUIREMENTS, EXISTING ROUGH OPENINGS TO REMAIN. REPLACE EXISTING TRIMS AS REQUIRED FOR A COMPLETE AND PROPER WINDOW REPLACEMENT SYSTEM. PATCH AND REPAIR ADJACENT SURFACES WITH MATCHING MATERIALS AS NOTED AND PER NEW SCHEDULED FINISHES.

REPLACEMENT WINDOWS SHALL COMPLY WITH RCO 310.2.5 REPLACEMENT WINDOWS.

NOTE: CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO SUBMITTING WINDOW SHOP DRAWINGS

Vertical scale on the left side of the drawing, showing increments of 1/2" and 3/8".

90
60
30
1"=30'

40
15
10
5
1"=20'

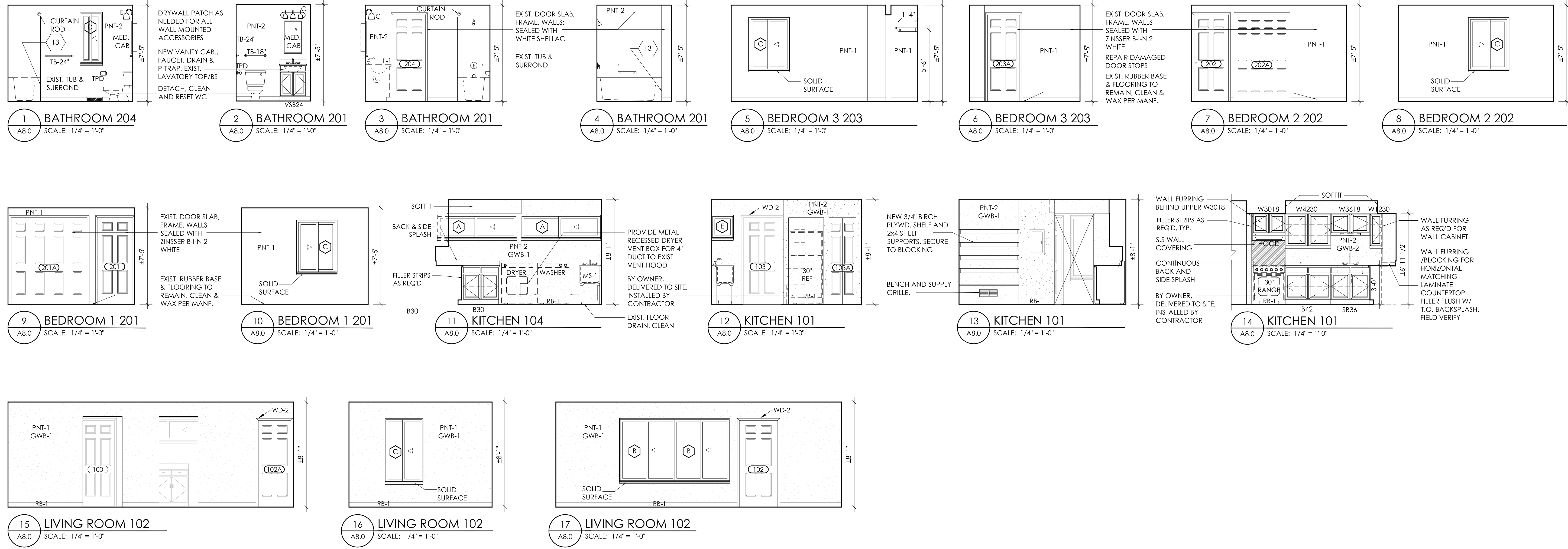
2
1
0
1 1/2"=1'-0"

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"

1
2
3
4
5
6
7
8
9
0
3/8"=1'-0"



NO.	NAME	FLR	BASE	WALL								CEILING			REMARKS		
				NORTH		EAST		SOUTH		WEST		MAT'L	FIN.	HGT.			
				MAT'L	FIN.	MAT'L	FIN.	MAT'L	FIN.	MAT'L	FIN.						
100	HALL	VC1-1	RB-1	GWB-1	PNT-1	GWB-1	PNT-1	GWB-1	PNT-1	GWB-1	PNT-1	GWB-1	PNT-1	GWB-1	PNT-1	± 8'-1"	INCLUDES COAT & STORAGE CLOSETS
101	STAIR	VC1-1/RB-2	RB-1	GWB-1	PNT-1	GWB-1	PNT-1	EXIST	PNT-1	EXIST	PNT-1	GWB-1	PNT-1	GWB-1	PNT-1	VARIES	PAINT RISERS/STINGERS/SKIRTING
102	LIVING ROOM	VC1-1	RB-1	GWB-1	PNT-1	GWB-1	PNT-1	GWB-1	PNT-1	GWB-1	PNT-1	GWB-1	PNT-1	GWB-1	PNT-1	± 8'-1"	
103	MECHANICAL	VC1-1	RB-1	GWB-2	PNT-2	GWB-2	PNT-2	GWB-2	PNT-2	GWB-2	PNT-2	GWB-2	PNT-2	GWB-2	PNT-2	± 8'-1"	
104	KITCHEN	VC1-1	RB-1	GWB-2	PNT-2	GWB-1	PNT-2	GWB-1	PNT-2	GWB-1	PNT-2	GWB-1	PNT-2	GWB-1	PNT-2	± 8'-1"	
200	HALL	EXIST	EXIST.	EXIST	PNT-1	EXIST	PNT-1	EXIST	PNT-1	EXIST	PNT-1	EXIST	PNT-1	± 7'-5"		INCLUDES LINEN CLOSETS 1 & 2	
201	BEDROOM 1	EXIST	EXIST.	EXIST	PNT-1	EXIST	PNT-1	EXIST	PNT-1	EXIST	PNT-1	EXIST	PNT-1	± 7'-5"		INCLUDES CLOSET 1	
202	BEDROOM 2	EXIST	EXIST.	EXIST	PNT-1	EXIST	PNT-1	EXIST	PNT-1	EXIST	PNT-1	EXIST	PNT-1	± 7'-5"		INCLUDES CLOSET 2	
203	BEDROOM 3	EXIST	EXIST.	EXIST	PNT-1	EXIST	PNT-1	EXIST	PNT-1	EXIST	PNT-1	EXIST	PNT-1	± 7'-5"		INCLUDES CLOSET 3	
204	BATHROOM	EXIST	RB-1	EXIST	PNT-2	EXIST	PNT-2	EXIST	PNT-2	EXIST	PNT-2	EXIST	PNT-2	± 7'-5"			

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 PRODUCTS, STYLES, COLORS, FINISHES, ETC. THROUGH THE SUBMITTAL PROCESS PRIOR TO ORDERING ANY MATERIALS. SUBMIT 5 SETS / COPIES OF PHYSICAL SHOP DRAWINGS FOR APPROVAL PRIOR TO ORDERING ANY MATERIAL. ELECTRONIC COPIES ARE ACCEPTABLE.
- CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO ORDERING ANY MATERIALS.
- CONTRACTOR TO INSTALL ALL FINISHES AND FIXTURES PER MANUFACTURER'S INSTRUCTIONS / SPECIFICATIONS.
- PAINT COATING REQUIREMENTS SHALL BE PER MANUF. RECOMMENDATIONS AS TO COVERAGE & QUALITY OF APPLICATION METHODS. ADDITIONAL COATINGS MAY BE REQUIRED BASED ON FIELD OBSERVATIONS AS DICATED BY OWNER OR ARCHITECT.
- PAINTING CONTRACTOR TO USE SHELLAC BASED WHITE PRIMER/SEALER ZINSSER BIN (SMK-1) OVER ALL EXISTING TO REMAIN PAINTED SURFACES AFTER DEEP CLEANING AND PRIOR TO FINISH COATS OF PAINT.
- CABINET FINISH TO CONSIST OF STAIN, ONE COAT CATALYZED SEALER, ONE CATALYZED TOP COAT. EACH COAT TO BE OVEN DRIED AND SEALER COAT SANDED. PLYWOOD IS UV FINISHED. CABINET FINISH MAY ALSO INCLUDE A FACTORY PAINTED FINISH.
- CABINERY CORNER BLOCKS @ TOE AND CROSS MEMBERS. STAPLES USED THRU FLOOR INTO CROSS MEMBERS & THRU BACKS.
- WHERE REPLACEMENT OF FLOORING IS REQUIRED OVER WOOD SUBFLOORS, CONTRACTOR TO INCLUDE NEW UNDERLAYMENT (1/4" PATRIOT SUREPLY), FOR NEW FLOORING OVER CONCRETE SLABS, CONTRACTOR UTILIZE ARDEX FEATHER FINISH AS REQUIRED TO ELIMINATE ANY UNEVEN TRANSLATIONS THROUGH FLOORING.
- WHERE REPLACEMENT OF FLOORING IS INDICATED, CONTRACTOR TO REMOVE AND REPLACE WALL BASE. WALL BASE SHALL BE APPLIED TO CABINET TOE-KICKS.
- FOR ALL COLOR SELECTIONS, OWNER TO SELECT FROM MANUFACTURER'S FULL RANGE.
- PROVIDE MIN 5% UNOPENED PACKAGES. OF "ATTC STOCK" MATERIAL. MATERIAL TO INCLUDE FLOORING (VC1-1), STAIR TREADS (RB-2), (1) PASSAGE LOCKSET & (1) PRIVACY LOCKSET.

FINISH / FIXTURE LEGEND

CABINERY	MEET ANSI/KCMA A161.1 & MIN. HUD (SEVERE USE), FHA & VA PROPERTY REQUIREMENTS	RANGE WALL COVERING
FACE FRAME: 3/4" x 1-3/4" MORT. & TEN. HDWD., GLUE & STAPLE	SHELF: 1/2" PLYWOOD W/ EDGE BANDING	ITEM: TYPE 304 STAINLESS STEEL, #4 FINISH
BACK: 1/4" PLYWOOD BACKS RABBETED TO ENDS	DRWRS: STD DEPTH, DADOED SIDES & ENDS, 75# RATED, DUAL STL. BALLBEARING, SIDE MOUNT GUIDES	RECESSED STAINLESS STEEL SCREWS @ 4 CORNERS & HEAT RESISTANT ADHESIVE (LIQUID NAILS FUZE IT OR APPROVED EQUAL)
FLR BRACE: 3/4" SOLID WOOD	HINGES: SEMI-CONC., WRAP-AROUND	NO PARTICLE BOARD/FIBER BOARD CONSTRUCTION
TOE KICK: (3) PIECE 3/4" TREAT. PINE	RAIL: SOLID WD 3/4" x 3-1/2", TOP/BOT	CONSTRUCTION
SUPPORTS: 3/4" x 1-3/4" SOLID WOOD	COLOR: OWNER TO SELECT (WHITE)	SIZE: AS INDICATED ON DWGS, F.V.
BASE	COUNTERTOPS	PAINT PRIMER
RB-1 MFR: ROPPE - 4" RUBBER BASE MODEL: PINNACLE WALL BASE COLOR: OWNER TO SELECT	KITCHEN (25" TOP DEPTH & 4" SPLASH) MFR: POST FORM LAMINATE TRU-RADIUS (180) FRONT EDGE, WHICH RETURNS BACK TO CAB FACE OR APPROVED EQUAL	WOOD / MDF PRIMER ALL AREAS MFR: BENJAMIN MOORE 'SUPER SPEC' INTERIOR LATEX PRIMER SEALER COLOR: TINT SAME AS PNT-1/ PNT-2
RB-2 MFR: ROPPE/JOHNSONITE TEXTURE: RIBBED NOSING: ROUND COLOR: OWNER TO SELECT	COLOR: OWNER TO SELECT	SMK-1: BARE WOOD FRAMING & ALL EXIST. TO REMAIN SURFACES SMOKE OR FIRE DAMAGED SHELLAC BASED MFR: ZINSSER B-I-N WHITE SEALANT
STAIR TREAD	GW-B	MEDICINE CABINETS
RB-2 MFR: ROPPE/JOHNSONITE TEXTURE: RIBBED NOSING: ROUND COLOR: OWNER TO SELECT	GW-B-1 (ALL RMS, EXCEPT NOTED BELOW) MFR: USG OR APPROVED EQUAL ITEM: 5/8" TYPE X INTERIOR PANELS	MED-1 BATHROOMS/POWDER ROOM MFR: BREY-KRAUSE MFG. RECESSED 16" X 26" (IN-WALL) COLOR: POWDER COAT WHITE & STAINLESS NOTES: (3) ADJUSTABLE METAL SHELVES
TRIM/DOOR CASING	WINDOW STOOLS	TOILET PAPER HOLDER
WD-2 MFR: EMPIRE PRIMED MDF PROFILE: MATCH EXISTING (CASING L-366 BASIS OF SPEC.) COLOR: OWNER TO SELECT PAINT	ALL ROOMS 1/2" SOLID SURFACE FORMICA OR APPROVED EQUAL	BATHROOM MFR: BREY-KRAUSE MODEL S-4950-SS STAINLESS STEEL
PROFILE: OWNER TO SELECT COLOR: OWNER TO SELECT	PROFILE: OWNER TO SELECT COLOR: OWNER TO SELECT	NOTES: S-4950 CHROMED ROLLER. BLOCKING REQUIRED AT ALL MOUNTING POINTS
FLOORING	CLOSET SHELVING	TOWEL BARS
VC1-1 MFR: ARMSTRONG STANDARD STYLE: EXCELON IMPERIAL TEXTURE COLOR: OWNER TO SELECT FLOOR PREP: ARDEX FEATHER FINISH MASTIC: RECOMMENDED BY MFG FINISH: (2) COATS POLISH/WAX	SEE SHEET A3.0 BEDROOM / LIVING / COAT CLOSETS, LINEN & PANTRY 3/4" BIRCH PLYWOOD W/ HARDWOOD VENEER FLUSH	BATHROOM MFR: BREY-KRAUSE MODEL S-4942-18" OR 24"-SS STAINLESS STEEL 3/4" DIA. BAR
	NOTES: CLOSETS - (1) 1/4" SHELF W/BAR NO BARS, SPACED EQUALLY INTERMEDIATE METAL SUPPORT BRACKETS @ SPANS > 5'-0" KV- 208 WH 300 OR APPRV. EQUAL	NOTES: S-4942 ROUND BAR BLOCKING REQUIRED AT ALL MOUNTING POINTS
		EXTERIOR DOORS
		DOOR TAG (SHOWN ON SCHEDULE) MFR: THERMA-TRU DOORS TRADITIONS STYLE TS210
		COLOR: PAINTED - COLOR TBD BY OWNER (WHITE)
		INTERIOR DOORS
		DOOR TAG MFR: JELD-WEN HOLLOW CORE TYPICAL SOLID PINE LOUVERED
		PROFILE: COLONIST SMOOTH ALL PANEL/ COLONIST TEXTURED BI-FOLD
		COLOR: PAINTED - COLOR TBD BY OWNER (WHITE)
		SHOWER CURTAIN ROD
		TUB/SH-1 MFR: BREY-KRAUSE MFG.
		MODEL: S-1034-SS CURVED ROD
		NOTES: 1" DIA. 18 GAUGE STAINLESS ADJUST. 58"-61" W/ END CAPS BLOCKING REQUIRED AT ALL MOUNTING POINTS
		PAINT FINISH COAT
		PNT-1 (GWB FINISH) MFR: BENJAMIN MOORE ULTRA-SPEC WALLS: EGG-SHELL LATEX ENAMEL CEILING: FLAT LATEX ENAMEL OR APPROVED EQUAL COLOR: AS SELECTED BY OWNER
		PNT-2 (GWB FINISH) BATHROOMS & MECH./LAUNDRY MFR: BENJAMIN MOORE SEMI-GLOSS LATEX OR APPROVED EQUAL COLOR: AS SELECTED BY OWNER
		PNT-4 (INTERIOR FINISH) WOOD/MDF BASE AND TRIM MFR: SEMI-GLOSS LATEX ENAMEL COLOR: AS SELECTED BY OWNER (WHITE)
		SIDING
		MFR: CERTAINTED PROFILE: REVERSE BOARD AND BATTEN REINFORCED VERTICAL SIDING (OR APPROVED EQUAL) COLOR: TBD BY OWNER (COL.WHTE)

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Expiration Date 12/31/2023

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Lucas

MCCLENTON NUNN HOMES
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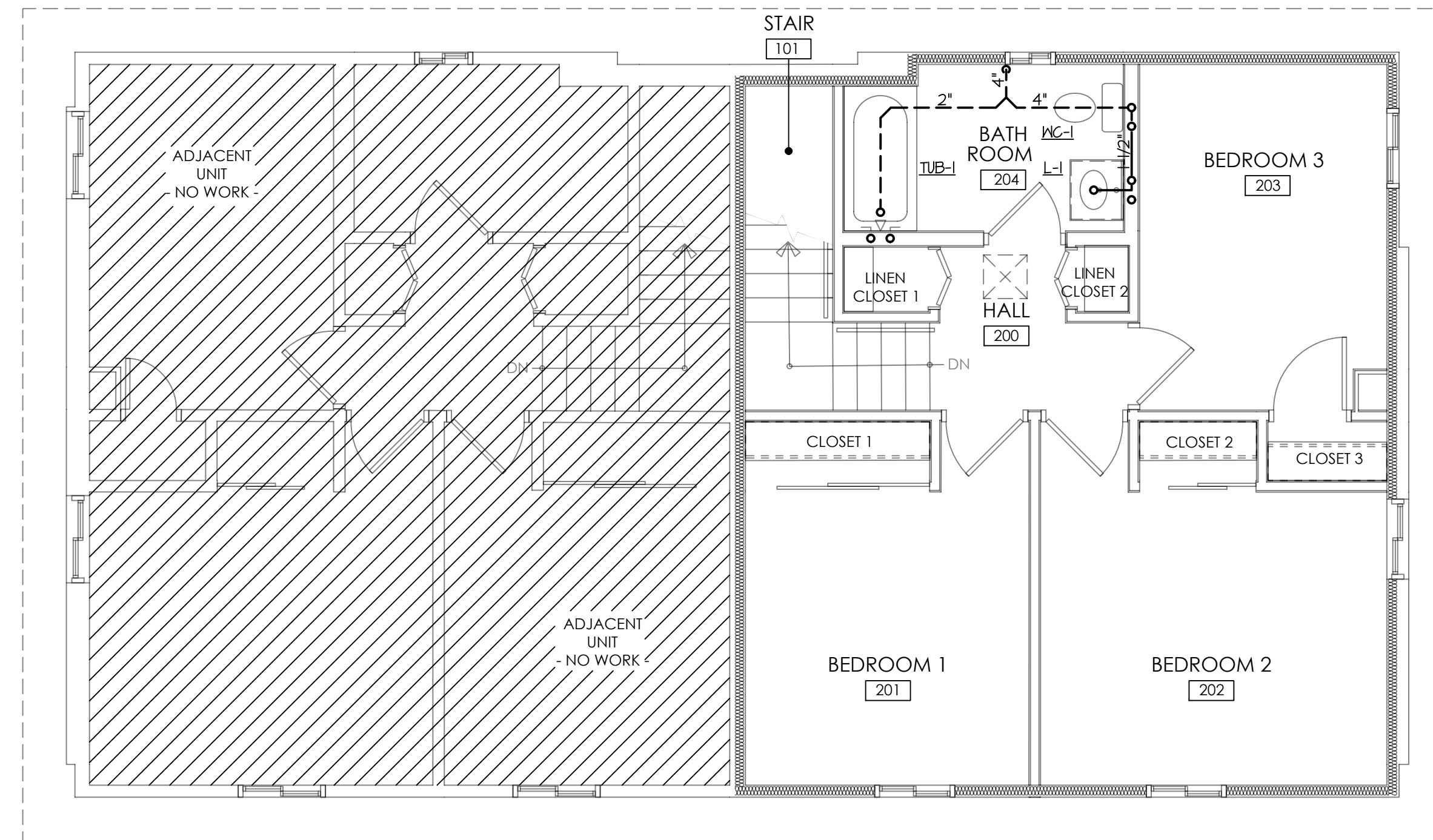
INTERIOR ELEVATIONS AND FINISH SCHEDULE

DRAWING NUMBER:

A8.0

PLUMBING FIXTURE SCHEDULE						
DESCRIPTION	SYMBOL	QTY	HW	WASTE	VENT	SPECIFICATIONS
WATER CLOSET FLOOR SET 128 GPF ADA TANK TYPE	PK-1	1/2"	---	4"	2"	TWO PIECE 'COMFORT HEIGHT' ELONGATED TOILET, 128 GPF W/PLASTIC SEAT, WHITE FINISH. POLISHED CHROME HANDLE (LEFT OR RIGHT), WATER SENSE RATING ICC/ANSI A11.1 COMPLIANT. KOHLER MODEL K-3514-Q, SEAT MODEL K-4774, EXISTING.
LAVATORY SEMI-COUNTER TOP	L-1	1/2"	1/2"	1 1/2"	1 1/2"	EXISTING LAVATORY AND COUNTER TO REMAIN. ONLY REPLACE FAUCET AND SUPPLIES AS SPECIFIED. CENTERSET SINK FAUCET; SINGLE HANDLE 4" CENTERS, 1.2 GPM FLOW RATE, POLISH CHROME FINISH WITH POP-UP DRAIN. MOLVERINE BRASS MODEL 85250. AREATOR: NIAGARA MODEL NB210N-PC NON TAMPER RESISTANT
SINK STAINLESS STEEL DOUBLE BOWL	SK-1	1/2"	1/2"	1-1/2"	1-1/2"	22"D X 33"W TOP MOUNT, 2 BOWL, 5" DEEP, HEAVY GAUGE SS SOLID BRASS STRAINER DELUXE DUO MACHINE THREADS, BRASS LOCK AND COUPLING, STAINLESS BASKET AND STOPPERS, SELF RIM STAINLESS STEEL, ROUNDED CORNERS, SEAMLESS, 3 HOLE PUNCH W/ STRAINER AND STOPPER, DAYTON/ELKAY MODEL D-23322. FAUCET; W/SINGLE HANDLE, 8-1/2" SWING REACH, 1.5 GPM FLOW RATE W/O SIDE SPRAY, POLISH CHROME FINISH, MOLVERINE BRASS 85050. AREATOR: NIAGARA MODEL NB104PC.
SOAKING TUB ADA	TUB-1	1/2"	1/2"	2"	1-1/2"	BATH TUB IS EXISTING AND TO REMAIN. ONLY REPLACE BATHTUB STRAINER ZORO MODEL 35271.
HOSE BIBB	HB-1	3/4"	---	---	---	EXISTING
FLOOR CLEANOUT	FCO	---	---	SEE DN/SS	---	EXISTING
CLEANOUT TO GRADE	COIG	---	---	SEE DN/SS	---	ZURN #Z-1406-HD-VP, EXTERIOR CLEANOUT, HEAVY DUTY WITH VANDAL PROOF SCREWED TOP.
FLOOR DRAIN	FD-1	---	---	3"	---	EXISTING TO REMAIN. PROVIDE NEW COVER PLATE GRATING ONLY.
LAUNDRY TUB	LT-1	1/2"	1/2"	1 1/2"	1 1/2"	FIAT #TATI, 20"x23-1/8" HEAVY DUTY LAUNDRY TUB-TO-GO. FURNISH COMPLETE WITH POLYETHYLENE TUB WITH LEGS, FAUCET, INTEGRAL DRAIN WITH PLUG, P-TRAP AND SUPPLY LINES

WATER HEATER SCHEDULE											
SYMBOL	MANUFACTURER	MODEL	BTU/HR	GALLONS STORAGE	RECOVERY GPM @ 30°F	WATER CONNECTION	DIMENSIONS	WATTS	VOLTS	ELECTRICAL	REMARKS
WH-1	RUD	PROU 630-40N	40,000	40	40.5	3/4" COLD 3/4" HOT	51-3/4" TALL 14-3/4" DIA.		120		PROVIDE POWER DAMPER AND VENT UP THROUGH ROOF.

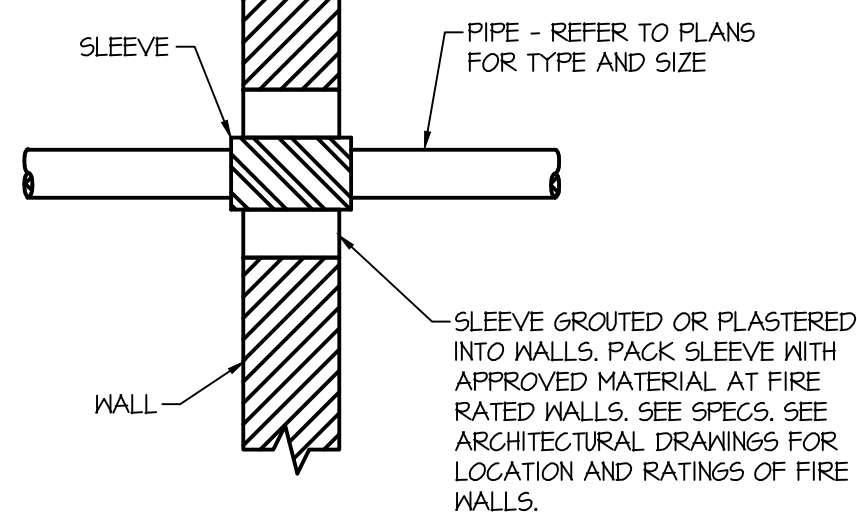
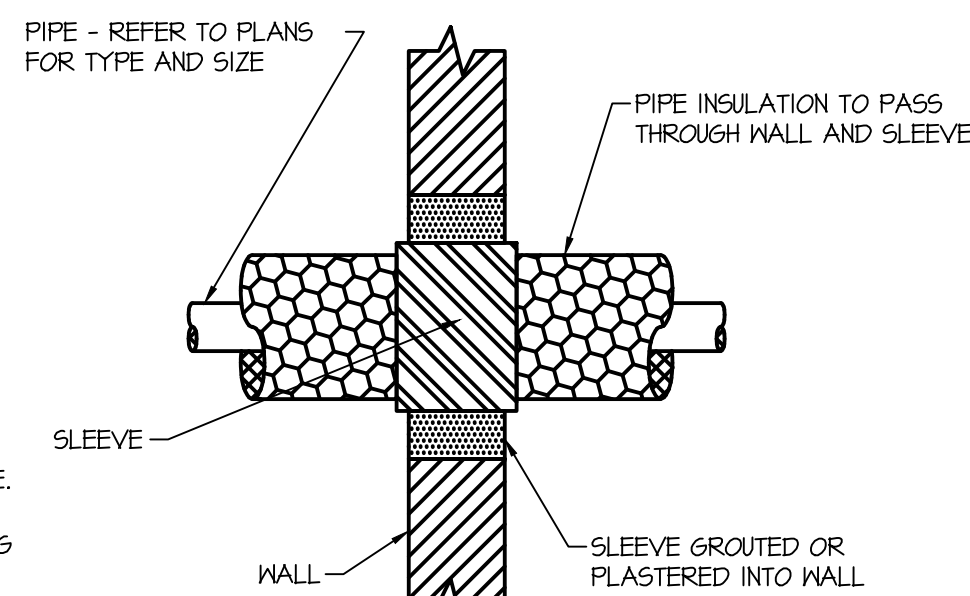


SECOND FLOOR PLAN

1/4" = 1'-0"

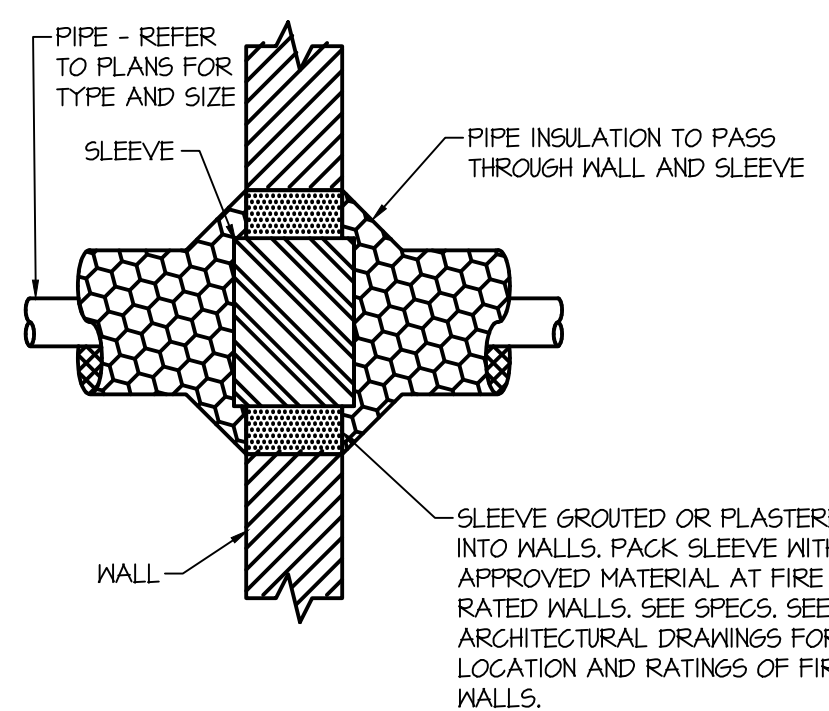
GENERAL PLUMBING NOTES:

- ALL DOMESTIC WATER VALVES TO BE BALL TYPE UNLESS NOTED OTHERWISE.
- CONTRACTOR TO INSTALL A SIZE "A" WATER HAMMER ARRESTOR AND A FULL SIZE ISOLATION BALL VALVES AS REQUIRED PER PLUMBING CODE.
- CONTRACTOR TO FIELD COORDINATE PLUMBING UTILITIES TO MISS ALL EXISTING AND NEW PIPING, ELECTRICAL, AND HVAC.
- SANITARY PIPING 2 1/2 INCHES AND BELOW TO MAINTAIN 1/4 INFT SLOPE. ALL OTHER SANITARY PIPING TO MAINTAIN A MINIMUM 1/8 INFT SLOPE.
- PRIOR TO INSTALLATION, CONTRACTOR TO FIELD VERIFY EXISTING TIE IN LOCATIONS AND SERVICE SIZES. UTILITIES INCLUDE: SANITARY, DOMESTIC COLD WATER, DOMESTIC HOT WATER, AND DOMESTIC HOT WATER RETURN.
- CONTRACTOR TO INSULATE ALL DOMESTIC HOT WATER MAINS WITH 1/2" THICK INSULATION.
- ALL FINAL CONNECTIONS AND PLUMBING ROUGH-ING TO BE PERFORMED BY PLUMBING CONTRACTOR IN FIELD.
- DOMESTIC WATER, SANITARY AND VENT PIPING SHALL BE TESTED PER THE PLUMBING CODE.
- DOMESTIC WATER PIPING SHALL BE CLEANED AND FLUSHED PER PLUMBING CODE.
- WATER HAMMER ARRESTOR SHALL BE MANUFACTURED BY "PRECISION DX-TRU-68 PLUMBING PRODUCTS, INC". SIZE & LOCATION TO CORRESPOND WITH PLUMBING & DRAINAGE INSTITUTE STANDARD PVI-WH201 & ASSE 1010 STANDARD.
- PROVIDE AND INSTALL POWERS TEMPERING VALVE ASSE 1070 AT ALL LAVATORIES, AND HAND SINKS.
- PLUMBING PIPING, MATERIALS, TESTING OF PIPE, PIPE CLEANING, DISINFECTING AND PIPE SUPPORTING SHALL BE PER THE OHIO PLUMBING CODE.
- NATURAL GAS PIPING SHALL BE BLACK STEEL SCH. 40, MALLEABLE IRON THREADED FITTINGS, AND THREADED JOINTS. SIZING IS BASED UPON 1/4 PSI DELIVERY PRESSURE.
- PROVIDE AND INSTALL FROST PROOF HOSE BIBB, WITH VACUUM BREAKER, STANDARD MALE HOSE THREADS, ZURN MODEL Z1945 WHERE SHOWN ON DRAWINGS.

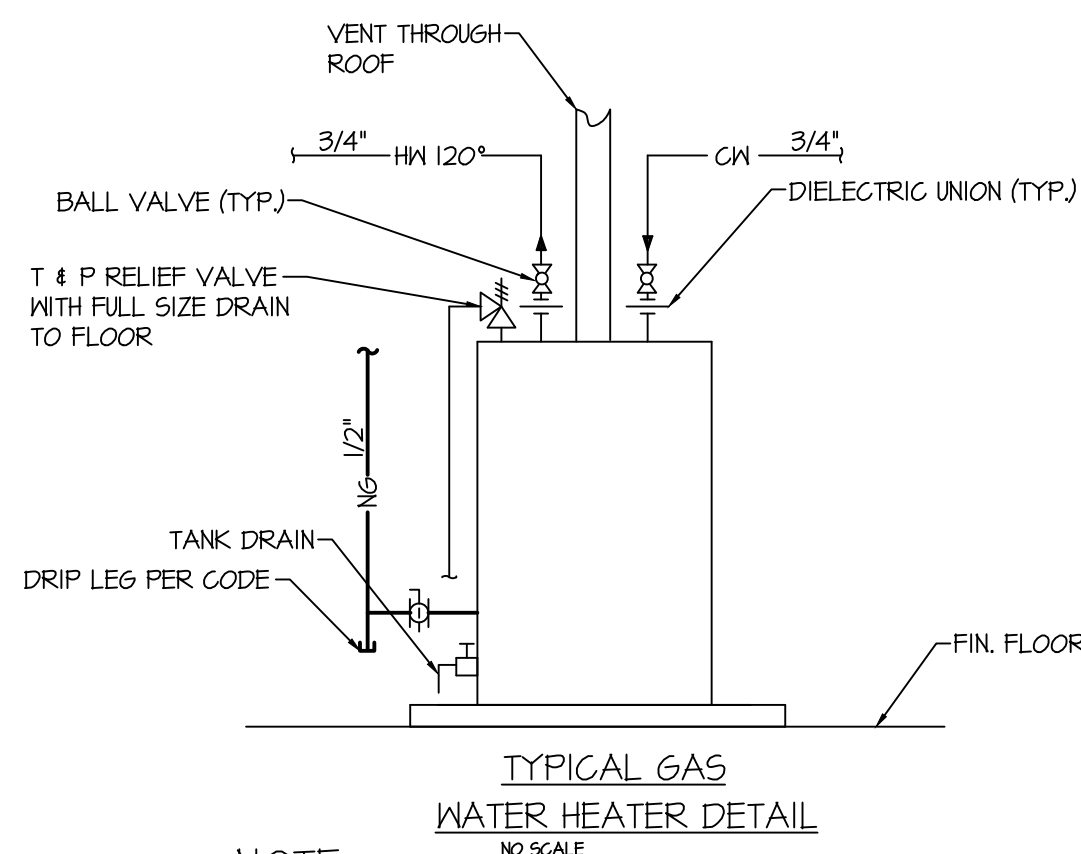


INSULATED PIPE THRU WALL DETAIL
NO SCALE

PIPE THRU FIRE WALL DETAIL
NO SCALE



INSULATED PIPE THRU FIRE WALL DETAIL
NO SCALE



TYPICAL GAS WATER HEATER DETAIL
NO SCALE

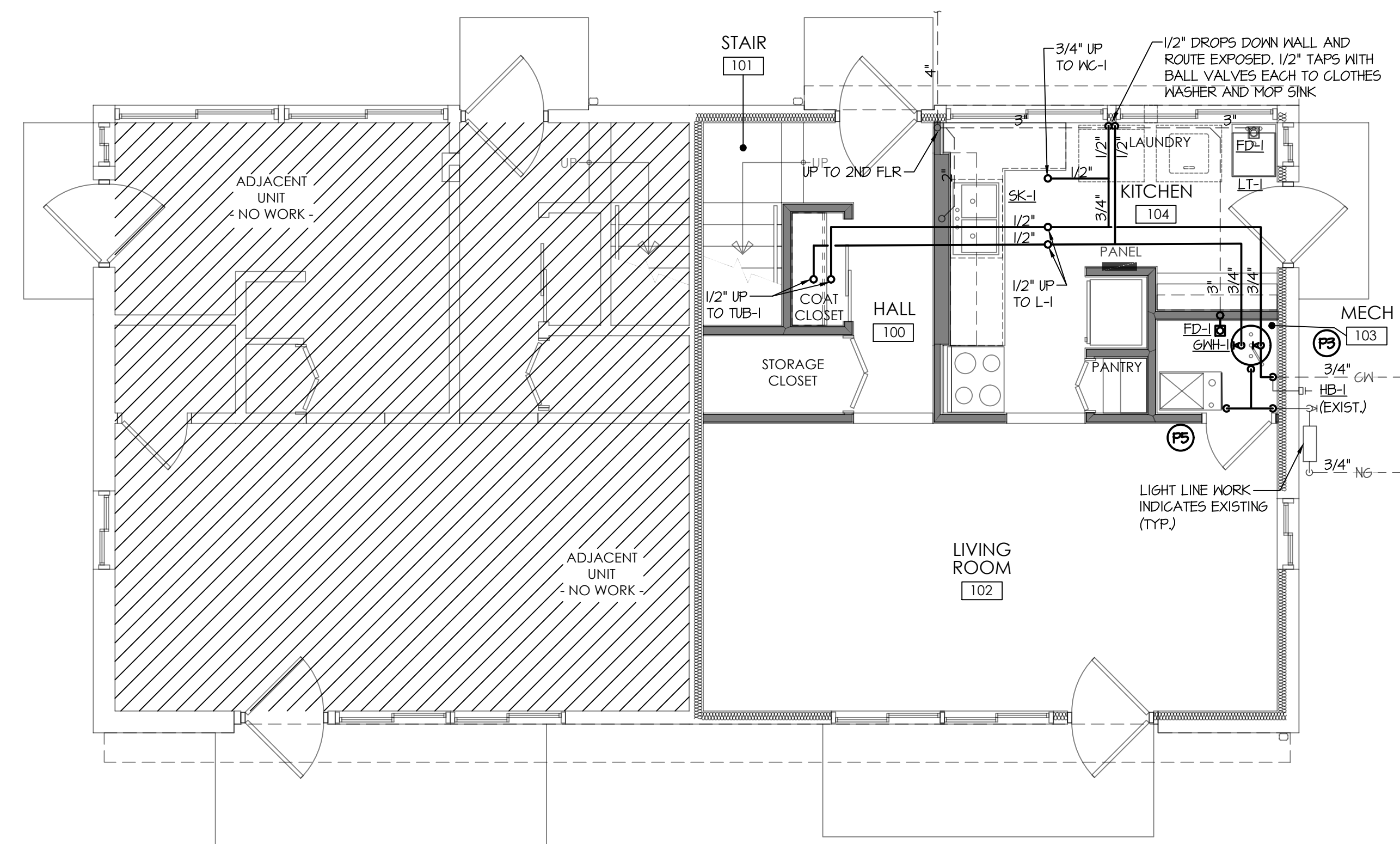
NOTE:

- PLUMBING CONTRACTOR SHALL SUPPLY AND INSTALL HEAT TRAP NIPPLES ON THE INLET AND OUTLET OF WATER HEATER.

PLUMBING LEGEND

— SAN —	SANITARY PIPING (ABOVE GROUND)
— SAN —	SANITARY PIPING (UNDER GROUND)
— HW —	HOT WATER PIPING (ABOVE GROUND)
— HW —	HOT WATER PIPING (UNDER GROUND)
— CW —	COLD WATER PIPING (ABOVE GROUND)
— CW —	COLD WATER PIPING (UNDER GROUND)
— NG —	NATURAL GAS (ABOVE GROUND)
— NG —	NATURAL GAS (UNDER GROUND)
— HWR —	HOT WATER RECIR (ABOVE GROUND)
— V —	VENT PIPING
— R —	SIZE REDUCER
— BV —	BALL VALVE
— Z —	BALL VALVE IN VERTICAL
— CV —	CHECK VALVE
— G —	GATE VALVE
— FD —	FLOOR DRAIN
— VTR —	VENT THROUGH ROOF
— NC —	NEW CONNECTION

NOTE: ALL LIGHT LINE WORK INDICATES EXISTING.



HVAC FIRST FLOOR PLAN

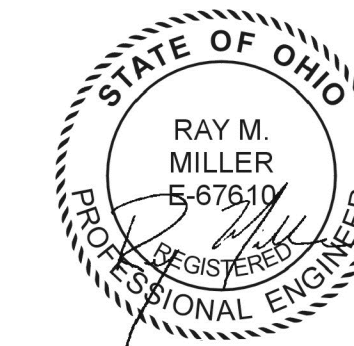
1/4" = 1'-0"

PLUMBING PLAN KEY NOTES:

- PROVIDE NEW PLUMBING FIXTURE AND NEW PIPING TO RECONNECT INTO EXISTING PLUMBING LOCATED AT WALL AND/OR FLOOR. PROVIDE NEW WATER STOPS ON ALL FIXTURES. DO NOT REUSE ANY EXPOSED PIPING THAT IS NOT CONCEALED WITHIN WALLS, FLOORS AND/OR CEILINGS.
- REPLACE EXISTING PIPING BACK TO MAIN FOR THIS FIXTURE OR EQUIPMENT WHERE FIRE DAMAGE WAS SEVERE.
- PROVIDE NEW MECHANICAL EQUIPMENT AND NEW PIPING TO RECONNECT INTO EXISTING PLUMBING LOCATED AT WALL, FLOOR AND/OR CEILING. PROVIDE NEW ISOLATION VALVES FOR ALL EQUIPMENT. DO NOT REUSE ANY EXPOSED PIPING THAT IS NOT CONCEALED WITHIN WALLS, FLOORS AND/OR CEILINGS.
- PROVIDE NEW DOMESTIC CITY WATER METER SETTINGS AND ISOLATION VALVES.
- PROVIDE PLUMBING PIPING TO NEW EQUIPMENT PROVIDED BY OTHERS AND RECONNECT INTO EXISTING PLUMBING LOCATED AT WALL, FLOOR AND/OR CEILING. PROVIDE NEW ISOLATION VALVES FOR ALL EQUIPMENT. DO NOT REUSE ANY EXPOSED PIPING THAT IS NOT CONCEALED WITHIN WALLS, FLOORS, CEILINGS AND/OR CEILINGS.

CONSULTANTS:

SEAL:



NOT FOR CONSTRUCTION UNLESS SIGNED & SEALED



MCCLINTON NUNN HOMES
UNIT REPAIRS AND RENOVATIONS
LMHA

360 DENNIS COURT
TOLEDO, OHIO 43604

PROJECT TITLE:

ISSUE OR REVISION:

02.09.2023 ISSUE FOR PERMIT

DATE ISSUE / REVISION

DESIGNED: VDG

DRAWN: VDG

CHECKED: VDG

TPA COMMISSION NUMBER: 22022

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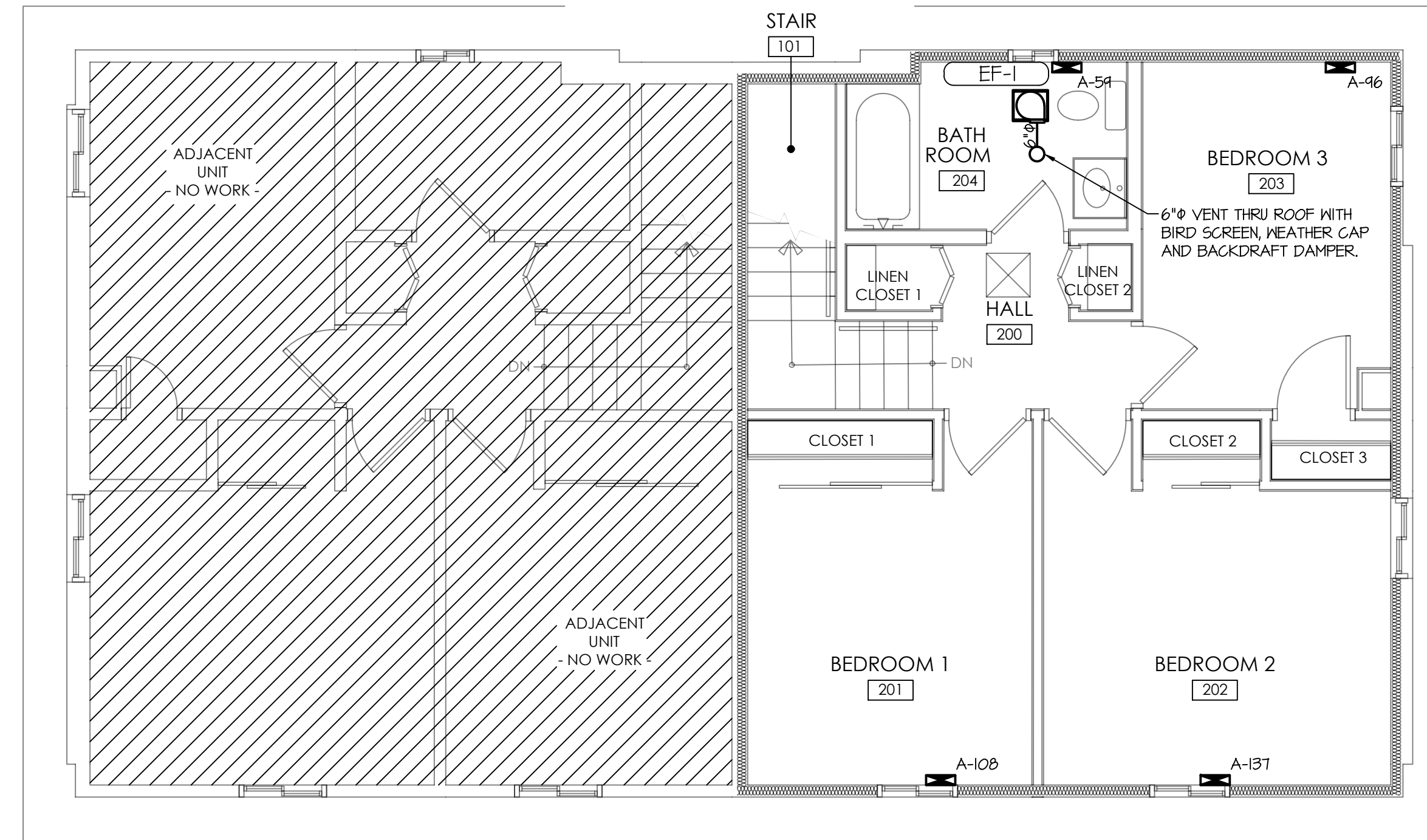
PLUMBING
FLOOR PLANS

DRAWING NUMBER:

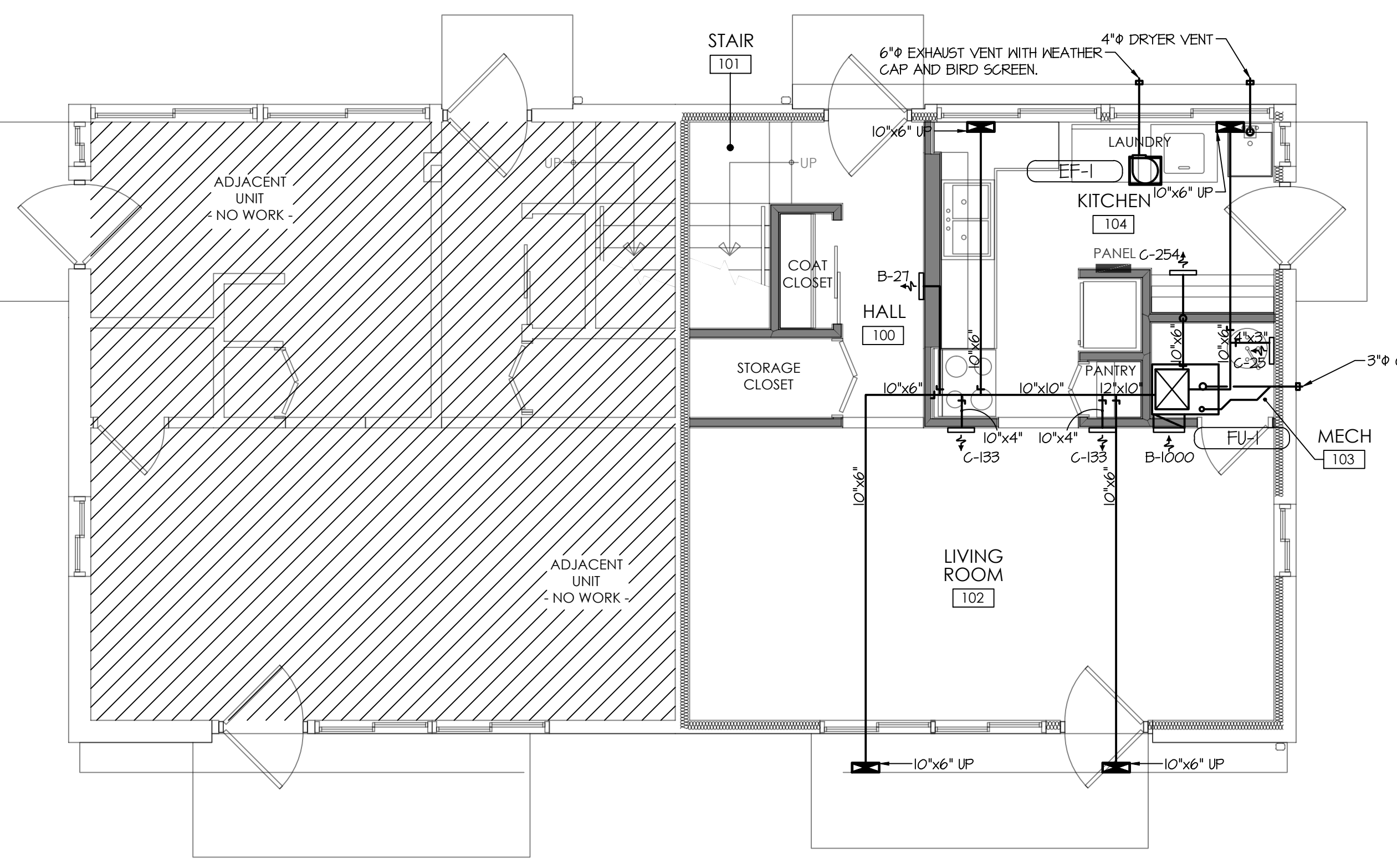
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GENERAL HVAC SPECIFICATIONS:

- A. CONTRACT DRAWINGS: IN GENERAL DRAWINGS ARE SCHEMATIC IN NATURE AND SHOW DESIGN INTENT TO MEET MECHANICAL BUILDING CODES, BUT DO NOT NECESSARILY SHOW ALL DETAILS, OFFSETS, ETC. ALL DRAWINGS ARE TO BE THOROUGHLY INSPECTED. THE CONTRACTORS WORK SHALL CONFORM TO THE INFORMATION CONTAINED IN THIS SPECIFICATION AND/OR AS INDICATED IN THE LATEST REVISION OF THE DRAWINGS REFERRED TO THEREIN. THE CONTRACTOR SHALL CONSULT WITH THE ENGINEER REGARDING ALL QUESTIONS ON WHICH HE MAY BE IN DOUBT BEFORE PROCEEDING WITH FABRICATION OF PARTS AFFECTED. THE CONTRACTOR SHALL PREPARE ALL ADDITIONAL DETAIL OR FIELD INSTALLATION DRAWINGS NECESSARY AT HIS OWN EXPENSE. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS INDICATED ON THE ENGINEER'S LAYOUT DRAWINGS AND DETERMINE IF ANY CHANGES ARE REQUIRED IN CONDUITS, PIPING RUNS, DRAINS, ETC. TO AVOID INTERFERENCE. MAJOR CHANGES SHALL NOT BE MADE WITHOUT THE APPROVAL OF THE ENGINEER. WHILE THE DRAWINGS ARE TO BE ADHERED TO AS CLOSELY AS POSSIBLE, THE CONTRACTOR HAS THE RIGHT TO VARY THE RUN OF CONDUITS, PIPING AND/OR DUCTS DURING PROGRESS OF THE WORK AS MAY BE FOUND NECESSARY OR DESIRABLE TO AVOID INTERFERENCES. MAJOR REVISIONS SHALL BE VERIFIED AND APPROVED BY THE ENGINEER.
- B. VERIFICATION: BEFORE RUNNING ANY CONDUITS, DUCT, PIPING, ETC. WITHIN THE BUILDING, THIS CONTRACTOR SHALL BE ASSURED THAT THEY CAN BE INSTALLED AS CONTEMPLATED WITHOUT TRAPPING OR INTERFERING WITH COLUMNS, BEAMS, FIXTURES, ETC. ANY NECESSARY MAJOR DEVIATION SHALL BE REFERRED TO THE ENGINEER FOR ADJUSTMENT BEFORE LINES ARE RUN. AT NO INCREASE IN CONTRACT PRICE OF NECESSITY, OPENINGS, SUPPORTING STEEL, FIELD BUILT CURBS, ELECTRICAL DATA, SPACE REQUIREMENTS, ETC. HERE DESIGNED AROUND SPECIFIC PARAMETERS. WHEN THE CONTRACTOR DETERMINES THE MAKE OF EQUIPMENT TO BE PROVIDED FOR THE JOB, IT SHALL BE HIS RESPONSIBILITY TO VERIFY AND COORDINATE UNIT DIMENSIONS WITH GENERAL CONTRACTOR AND ALL OTHER INTERESTED CONTRACTORS ON THE JOB. IT SHALL ALSO BECOME THE CONTRACTOR'S RESPONSIBILITY TO CHANGE AS NECESSARY, THROUGH THE ENGINEER, ALL REQUIRED DIMENSIONS SO THAT OPENINGS, SUPPORTING STEEL, CURBS, ELECTRICAL DATA, ETC. WILL FIT THE EQUIPMENT SUPPLIED. ANY ADDITIONAL COST WILL BE THE SOLE RESPONSIBILITY OF THIS CONTRACTOR. IN ADDITION, ELECTRICAL POWER, INTERLOCK, AND CONTROL DIAGRAMS AND PIPING ARRANGEMENTS WERE DESIGNED AROUND ONE SPECIFIC MANUFACTURER. IF ADDITIONAL WIRING, PIPING CONTROLS, ETC. ARE REQUIRED FOR OTHER EQUIPMENT, THIS CONTRACTOR SHALL INCLUDE THE COST OF THE SAME IN HIS PRICE. DIMENSIONS, ELEVATIONS AND RELATIVE LOCATIONS OF EXISTING EQUIPMENT, SEWERS, PIPES, DUCTS, CONDUITS, ETC. IN PLACES AS SHOWN ON THE DRAWINGS, ARE TAKEN FROM AS-BUILT AND RECORD DRAWINGS AND ARE DEEMED RELIABLE ONLY INsofar AS GENERAL LAYOUT IS CONCERNED. SUCH DIMENSIONS SHALL NOT BE USED FOR LAYOUT DRAWINGS NOR DETAILS OF COMPONENTS. THE RESPONSIBILITY FOR CHECKING IN PLACE ITEMS WILL BE THE CONTRACTORS. ALL MEASUREMENTS, THE EXACT DETERMINATION OF RELATIVE ELEVATIONS OR LOCATIONS, THE ASCERTAINING OF ACCURACY OF ALL GIVEN ELEVATIONS AND DIMENSIONS AND THE OBTAINING OF ALL NECESSARY ADDITIONAL INFORMATION TO INSURE THE PROPER FIT AND COORDINATION OF ALL CONDUIT EQUIPMENT, DUCTS, AND PIPING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- C. GUARANTEE: THE CONTRACTOR GUARANTEES BY HIS ACCEPTANCE OF THE CONTRACT THAT ALL WORK WILL BE FREE FROM DEFECTS IN WORKMANSHIP AND/OR MATERIALS AND THAT ALL APPARATUS WILL DEVELOP CAPACITIES AND CHARACTERISTICS SPECIFIED. SHOULD ANY DEFECTS IN WORKMANSHIP AND/OR MATERIAL REQUIRE REDESIGN OF ANY PART OF THE ELECTRICAL, MECHANICAL, HVAC, OR ARCHITECTURAL LAYOUT, ALL SUCH REDESIGN AND ALL NEW DRAWINGS AND DETAILING REQUIRED THERE OF SHALL, WITH THE APPROVAL OF THE ARCHITECT, BE PREPARED AT THE CONTRACTORS OWN EXPENSE. WHERE SUCH APPROVED DEVIATION REQUIRES A DIFFERENT QUANTITY AND ARRANGEMENT OF DUCTWORK, PIPING, WIRING, CONDUIT AND/OR EQUIPMENT FROM THAT SPECIFIED OR DETAILED ON THE DRAWINGS, WITH THE APPROVAL OF THE ARCHITECT, THE CONTRACTOR SHALL FURNISH AND INSTALL ALL SUCH MATERIALS AND/OR EQUIPMENT REQUIRED BY THE SYSTEM AT NO ADDITIONAL COST TO THE OWNER.
- D. SUBMITTALS: AFTER RECEIVING APPROVAL OF EQUIPMENT MANUFACTURERS AND PRIOR TO DELIVERY OF ANY MATERIAL TO THE JOB SITE AND SUFFICIENTLY IN ADVANCE OF THE REQUIREMENTS TO ALLOW THE ARCHITECT AMPLE TIME FOR CHECKING, SUBMIT FOR REVIEW DETAILED DIMENSIONED DRAWINGS AND/OR EQUIPMENT CUT SHEETS SHOWING CONSTRUCTION SIZE, ARRANGEMENT, OPERATING CLEARANCES, PERFORMANCE CHARACTERISTICS AND CAPACITY OF MATERIAL AND EQUIPMENT. SHOP DRAWINGS SHALL SHOW THE RATINGS OF ITEMS AND SYSTEMS AND HOW THE COMPONENTS OF AN ITEM AND SYSTEM ARE ASSEMBLED, FUNCTION TOGETHER AND HOW THEY WILL BE INSTALLED ON A PROJECT. DATA AND SHOP DRAWINGS FOR COMPONENT PARTS ON AN ITEM OR SYSTEM SHALL BE COORDINATED AND SUBMITTED AS UNIT. IT IS THE INTENT OF THESE CONTRACT DRAWINGS TO HAVE THE MECHANICAL CONTRACTOR PREPARE "AS-BUILT" RECORD DRAWINGS IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS.
- E. NEW WORK: UNLESS OTHERWISE NOTED, ALL WORK INDICATED THROUGHOUT THESE DRAWINGS SHALL BE CONSIDERED TO BE NEW WORK AND SHALL BE INCLUDED AS AN INTEGRAL PART OF THIS CONTRACT.
- F. TEMPERATURE CONTROL WIRING: MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPERATURE CONTROL WIRING REQUIRED FOR THE PROJECT. SYSTEM REQUIREMENTS.
- G. DUCTWORK CONSTRUCTION: ALL DUCTWORK SHALL BE CONSTRUCTED FOR THE STATIC PRESSURE CLASSIFICATION INDICATED IN THIS SPECIFICATION FURNISH TURNING VANES IN ALL SUPPLY AIR RECTANGULAR DUCTWORK ELBOWS AND T-SPLITS (REFER TO APPROPRIATE DETAIL FOR ADDITIONAL REQUIREMENTS). THE GENERAL ROUTING IN CEILING VOID SPACE SHALL BE DETERMINED BY THE JOB SITE CONDITIONS AND SHALL BE COORDINATED WITH ALL OTHER CONSTRUCTION TRADES. ALL DUCT SIZES ARE GIVEN IN INTERNAL CLEARANCES. DUCT LOCATED IN UNCONDITIONED SPACE TO CONSIST OF 1" INSULATION. DUCTWORK TO BE CONSIDERED AS LOW PRESSURE CLASS GALVANIZED SHEET METAL DUCT WITH MAXIMUM 1/2" W.G. STATIC PRESSURE CLASS AND SEAL CLASS C. INTERIOR EXPOSED DUCT TO HAVE FINISH TRIM COLLAR. DUCT LOCATED OUTSIDE TO BE WRAPPED WITH WEATHER PROOF INSULATION. CONTRACTOR TO CONNECT DUCT TO COOLING/HEATING UNIT WITH FLEXIBLE NEOPRENE DUCT CONNECTORS TO MINIMIZE DUCT VIBRATION AND NOISE. CONTRACTOR TO INSTALL A CONTROL DAMPER IN SUPPLY & RETURN BRANCH DUCT PRIOR TO EACH AND EVERY ROOM TERMINAL FOR AIR BALANCING. CONTRACTOR TO SEAL ALL DUCT PENETRATIONS THROUGH ROOF AND EXTERIOR WALLS. PROVIDE PROPER FLASHING, SLEEVES AND WEATHER PROOFING INCLUDING BIRD SCREENS AND RAIN CAPS. ALL ROOF CURBS TO BE PROPERLY INSTALLED AND SIZED FOR THE EQUIPMENT INTENDED. PROVIDE FLASHING AND WEATHER PROOFING AT CURB. ALL DUCTWORK TO BE INSTALLED AND CONSTRUCTED PER SMACNA STANDARDS.
- H. AIR DEVICE LOCATION: THE MECHANICAL CONTRACTOR SHALL REFER TO THE ARCHITECTURAL CEILING PLAN AND THE ELECTRICAL LIGHTING PLAN FOR ALL AIR DEVICE LOCATIONS. THE LOCATIONS INDICATED ON THE HVAC FLOOR PLAN ARE INTENDED FOR GENERAL POSITIONING PURPOSES ONLY.
- I. MECHANICAL COORDINATION DRAWINGS: THE MECHANICAL CONTRACTOR SHALL PROVIDE COMPLETE AND DETAILED MECHANICAL SYSTEM COORDINATION DRAWINGS WHICH SHALL BE SUBMITTED AND APPROVED BY THE ENGINEER BEFORE ANY MATERIALS OR EQUIPMENT ARE INSTALLED BY THE CONTRACTOR. (NOT APPLICABLE)
- J. PENETRATIONS: CONTRACTOR TO SEAL ALL DUCT PENETRATIONS THROUGH ROOF AND EXTERIOR WALLS PROVIDE PROPER FLASHING, SLEEVES AND WEATHER PROOFING INCLUDING BIRD SCREENS AND RAIN CAPS. ALL FRESH AIR INTAKE OPENINGS TO BE LOCATED A MINIMUM OF 10' HORIZONTAL OR 2' BELOW ANY HAZARDOUS OR NOXIOUS CONTAMINATES, SUCH AS COMBUSTION VENTS, CHIMNEYS, AND HVAC VENTS. CONTRACTOR TO PITCH ALL VENT/INTAKE PIPING AND CONDENSATE PIPING ACCORDING TO MANUFACTURERS SPECIFICATIONS FOR ALL FURNACES AND CONDENSER UNITS.
- K. EQUIPMENT CURBS AND PADS: ALL ROOF CURBS TO BE PROPERLY INSTALLED AND SIZED FOR THE EQUIPMENT INTENDED. PROVIDE FLASHING AND WEATHER PROOFING AT CURB.
- L. AIR BALANCE: CONTRACTOR TO AIR BALANCE HVAC SYSTEM FOR PROPER AIR DISTRIBUTION AT EACH ROOM TERMINAL.



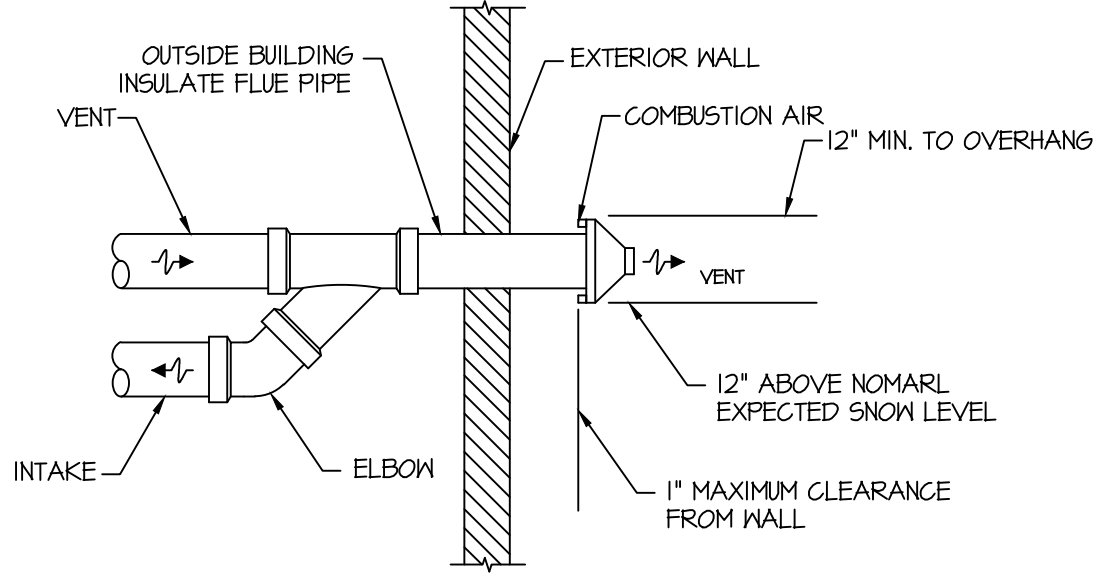
SECOND FLOOR PLAN
1/4" = 1'-0"



HVAC FIRST FLOOR PLAN
1/4" = 1'-0"

SYMBOL SCHEDULE

SYMBOL	DESCRIPTION
	CEILING SUPPLY AIR REGISTER
	RETURN GRILLE
	EXHAUST FAN
	AIR VOLUME CONTROL DAMPER
	T-DAY PROGRAMMABLE THERMOSTAT WITH NIGHT SET BACK (M41-48" TO TOP)
	UNIT HEATER
	FIRE DAMPER, 1 HR. RATED IN HORIZONTAL DUCT
	FIRE DAMPER, 1 HR. RATED IN VERTICAL DUCT



TYPICAL CONCENTRIC VENT DETAILS
NOT TO SCALE (SEE PER MANUFACTURERS RECOMMENDATIONS)

HEATING AND COOLING UNIT SCHEDULE

TAG	DESCRIPTION	MANUF.	MODEL NO.	POWER / MCA	TONNAGE	COIL	SEER	BTU INPUT	BTU OUTPUT	AFUE%	SUPPLY CFM	S.P.	O.A. CFM	REMARKS
FU-1	DOWNFLOW FURNACE	RHEEM	R6D6-0T4A4ER	115/1 12A	--	--	--	15,000	61,000	80%	1,000	1/2"	--	13,456

REMARKS:
 1) UNIT TO BE EQUIPPED WITH DISCONNECT SWITCH.
 2) BASE BID (ENERGY STAR COMPLIANT)
 3) DEDUCT ALTERNATE
 4) COMPLETE WITH CONCENTRIC VENT KIT.
 5) OUTSIDE AIR IS PROVIDED BY NATURAL VENTILATION.
 6) FIELD ROUTE CONDENSATE DRAIN TO NEAREST FLOOR DRAIN. PROVIDE 1/2" AIR GAP CONNECTION.
 7) MOUNT UNIT ON CONCRETE HOUSEKEEPING PAD.

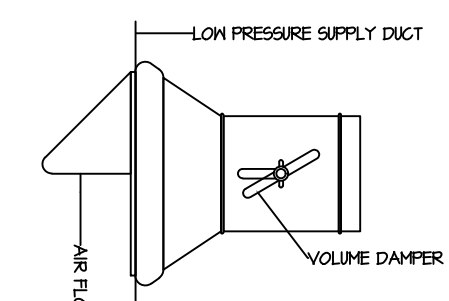
EXHAUST FAN SCHEDULE

TAG	MANUFACTURE	MODEL NO.	POWER	CFM	S.P.	FRPM	REMARKS
EF-1	PANASONIC	FV-051NKS52	120V/ 0.1A	110	1/10	1725	1, 2

REMARKS:
 1) VENT THROUGH ROOF FOR BATH ROOM, SIDE WALL VENT FOR ALL OTHER LOCATIONS. COMPLETE WITH WEATHER CAP & BIRD SCREEN.
 2) INTERLOCK WITH RESTROOM LIGHT SWITCH FOR BATH ROOM. PROVIDE WALL SWITCH FOR ALL OTHER LOCATIONS.

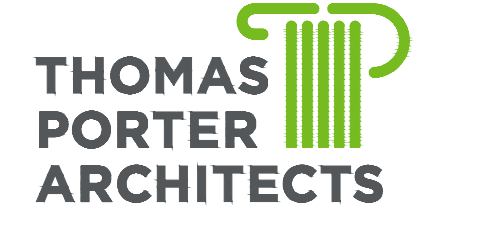
DIFFUSER, REGISTER, AND GRILLE SCHEDULE

REF.	SERVICE AND TYPE	MAKE AND MODEL	ACCESSORIES	MATERIAL	FINISH	COLOR	MISC.	REMARKS
A	SUPPLY REGISTER	HART & COOLEY 406	MIL T-SHITTER VALVE OFFSEED BLADE DAMPER SQ. TO ROUND ADAPTER SEPARATE PLASTER FRAME OTHER ADAPTER	STEEL ALUMINUM	STAINLESS STEEL BAKED ENAMEL LAGGER GOLDEN SAND	STANDARD GREY CLEAR OR LAGGER STANDARD OFF-WHITE	MATCH T-BAR MATCH CEILING DEFLECTION	18"x4.5" SUPPLY REGISTER (BASEBOARD MOUNT)
B	RETURN REGISTER	HART & COOLEY 650		X		X		16"x24" RETURN REGISTER (LOW SIDE WALL)
C	RETURN REGISTER	HART & COOLEY 661		X		X		14"x4" RETURN REGISTER

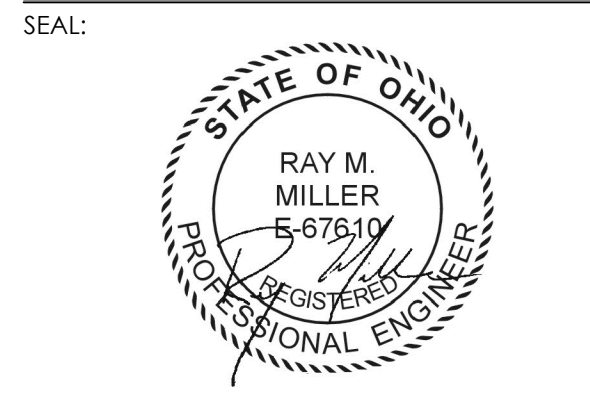


LOW PRESSURE SPININ FITTINGS DETAIL
NOT TO SCALE

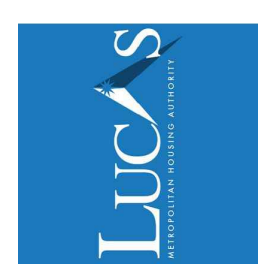
ALL ROUND DUCT FITTINGS SHALL BE THIS TYPE. VOLUME DAMPER NOT REQUIRED FOR PRIMARY BRANCHES TO FIVV BOXES.



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MCCLENTON NUNN HOMES
UNIT REPAIRS AND RENOVATIONS
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TOLEDO, OHIO 43604

PROJECT TITLE: _____

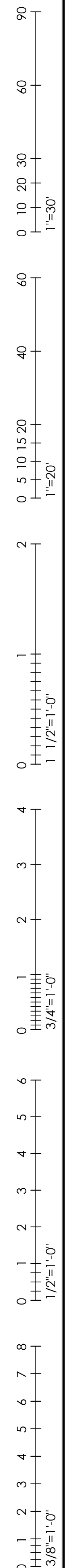
ISSUE OR REVISION:

02.09.2023	ISSUE FOR PERMIT
DATE	ISSUE / REVISION

DESIGNED: VDG
 DRAWN: VDG
 CHECKED: VDG

TPA COMMISSION NUMBER: 22022

DRAWING TITLE:
HVAC FLOOR PLANS
 -
 DRAWING NUMBER:
M1.0



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GENERAL SCOPE OF WORK AND ELECTRICAL SPECIFICATIONS:

- GENERAL SCOPE OF WORK: FURNISH AND INSTALL ALL LABOR, MATERIALS, TOOLS, ETC. TO PROVIDE A COMPLETE AND OPERATIONAL ELECTRICAL INSTALLATION, AS INDICATED ON THE PLANS. CONTRACTOR SHALL REFER TO THE WORK INDICATED ON THE ASSOCIATED MECHANICAL, ELECTRICAL, ARCHITECTURAL AND STRUCTURAL PLANS, ETC. AS WORK SHOWN THEREON MAY AFFECT OR INCLUDE ADDITIONAL ELECTRICAL WORK. ALL MATERIALS INCLUDED IN THE WORK SHALL BE NEW UNLESS SPECIFICALLY NOTED OTHERWISE. EACH ITEM SHALL BE U.L. LISTED OR LABELED TO ASSURE ITS SUITABILITY AND APPROVAL FOR THE PURPOSE SHOWN. ALL LABOR SHALL BE PERFORMED BY QUALIFIED AND SKILLED WORKERS, IN A NEAT AND WORKMANLIKE MANNER, AND IN ACCORDANCE WITH INDUSTRY STANDARDS AND PRACTICES.
- PRIOR TO RELEASING ANY ORDER FOR MATERIAL FOR THIS PROJECT, THE CONTRACTOR SHALL SUBMIT FOR REVIEW DETAILED DRAWINGS AND/OR EQUIPMENT CUT SHEETS, SHOWING DIMENSIONS, SIZES, WEIGHTS, ELECTRICAL RATINGS AND OPERATING CHARACTERISTICS, CAPACITIES, MATERIALS, COLORS AND FINISH REQUIREMENTS, FOR ALL MAJOR EQUIPMENT SUPPLIED. SUBMITTALS SHALL BE MADE SUFFICIENTLY IN ADVANCE OF THE REQUIRED ORDER RELEASE DATE TO ALLOW THE OWNER AMPLE TIME TO REVIEW SUCH INFORMATION. MULTIPLE COMPONENTS INTENDED TO FUNCTION TOGETHER, SHALL BE COORDINATED AND SUBMITTED AS A UNIT.
- CONTRACTOR SHALL COORDINATE HIS WORK WITH THAT OF THE OWNER AND THE OPERATIONS OF THE OWNER. ALL SHUTDOWN WORK SHALL BE PERFORMED AT TIMES WHICH WILL NOT INTERFERE WITH THE REGULAR OPERATION OF THE FACILITY AND THE OWNER. CONTRACTOR SHALL NOTIFY ALL AFFECTED PARTIES AT LEAST FOURTEEN DAYS PRIOR TO SHUTDOWNS AND CUT-OVERS.
- ELECTRICAL WORK SHALL COMPLY WITH REQUIREMENTS OF NATIONAL ELECTRICAL CODE, NATIONAL ELECTRICAL SAFETY CODE OF BUREAU OF STANDARDS, STATE BUILDING RULES AND REGULATIONS AND LOCAL ORDINANCES, AND SUCH OTHER STATUTORY PROVISIONS THAT PERTAIN TO THIS CLASS OF WORK.
- CONTRACTOR SHALL GUARANTEE THIS INSTALLATION AGAINST DEFECTS IN EQUIPMENT AND/OR WORKMANSHIP FOR A PERIOD OF TWELVE (12) MONTHS FROM DATE OF FINAL ACCEPTANCE.
- CONTRACTOR SHALL VISIT THE SITE AND EXAMINE THE PREMISES AND SHALL FULLY INFORM HIMSELF AS TO THE CONDITIONS UNDER WHICH WORK IS TO BE DONE. FAILURE TO DO SO SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FOR THE FULL PERFORMANCE OF THE CONTRACT.
- CONTRACTOR SHALL PROVIDE ALL MATERIALS NECESSARY FOR PROPER EXECUTION OF THE WORK. ALL MATERIALS SHALL BE NEW AND BEST OF THEIR RESPECTIVE KINDS FOR USE INTENDED. MATERIAL SHALL BE APPROVED BY U.L. INC. OF NATIONAL BOARD OF UNDERWRITERS.
- SUPPLY UPDATED PANELBOARD DIRECTORIES, NEATLY TYPED FOR ALL PANELS.
- CONDUCTORS FOR POWER SHALL BE 300 VOLT STRANDED COPPER THINWALL NO. 12 AWG MIN. (#14 AWG FOR CONTROL WIRINGS). CONDUIT SHALL BE 1/2" EMT MIN, (GRS AND PVC CONDUIT FOR OUTDOOR WORK).
- CONTRACTOR SHALL OBTAIN ALL NECESSARY ELECTRICAL PERMITS AND CERTIFICATES OF INSPECTION FOR CONSTRUCTION.
- WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE BEST PRACTICES OF THE TRADE. ELECTRICAL WORK SHALL BE INSTALLED BY JOURNEYMAN ELECTRICIANS, UNDER THE DIRECT SUPERVISION OF A COMPETENT FOREMAN. AT NO TIME SHALL ELECTRICAL WORK BE INSTALLED BY APPRENTICE ELECTRICIANS OR LABORERS WITHOUT THE IMMEDIATE, ON THE JOB SUPERVISION OF A JOURNEYMAN ELECTRICIAN.
- CONTRACTOR SHALL COORDINATE HIS WORK WITH BUILDING OWNER. CONTRACTOR SHALL DO ALL CUTTING, FITTING AND PATCHING THAT MAY BE REQUIRED.
- ELECTRICAL CONTRACTOR SHALL USE CONDUIT WHERE CALLED FOR ON DRAWINGS OR REQUIRED BY NATIONAL, STATE OR LOCAL CODES, MINIMUM SIZE SHALL BE 1/2".
- ELECTRICAL CONTRACTOR SHALL COORDINATE ALL POWER WIRINGS, SAFETY DISCONNECT MEANS, MOTOR CONTROL AND CONTROL WIRING FOR HEATING EQUIPMENT WITH THE EQUIPMENT SHOP DRAWINGS, MANUFACTURER RECOMMENDATIONS AND IN ACCORDANCE WITH THE N.E.C.
- NOT USED.
- ALL SINGLE POLE 15 AMP AND 20 AMP CIRCUITS SHALL HAVE INDIVIDUALS NEUTRALS TO COMPLY WITH THE NEC. EACH NEUTRAL SHALL BE IDENTIFIED AT EACH JUNCTION BOX AND TERMINALS THE SAME AS IT'S CORRESPONDING BRANCH CIRCUIT NUMBER.

SYMBOL LEGEND

SYMBOLS	DESCRIPTION
LED OR H.I.D. LIGHTING FIXTURE, LETTER INDICATES TYPE SEE LIGHTING FIXTURE SCHEDULE	
WALL MOUNTED LIGHTING FIXTURE, LETTER INDICATES TYPE SEE LIGHTING FIXTURE SCHEDULE	
S SINGLE POLE SWITCH, 20A, 120V, MH - 4'-0" UNLESS NOTED.	
S ₃ 3-WAY SWITCH, 20A, 120V, MH - 4'-0" UNLESS NOTED.	
S ₄ 4-WAY SWITCH, 20A, 120V, MH - 4'-0" UNLESS NOTED.	
SP PILOT SWITCH, 20A, 120V, MH - 4'-0" UNLESS NOTED.	
⊖ SINGLE RECEPTACLE, 30A, 125V, 2-POLE, 3-WIRE GROUNDING TYPE, UNLESS OTHERWISE NOTED	
⊖= TAMPER PROOF DUPLEX RECEPTACLE, 20A, 125VOLT, 2 POLE, 3 WIRE, GROUNDING TYPE, MH = 12" UNO.	
S _F FUSED SWITCH UNIT, 15A, 120V UNO	
⊖= TAMPER PROOF GFI TYPE RECEPTACLE 20A, 125V, 2-POLE, 3 WIRE GROUNDING TYPE, MH = 12" UNO	
----- CONDUIT CONCEALED IN OR UNDER FLOOR OR BURIED.	
----- CONDUIT EXPOSED OR ABOVE CEILING	
⊖ 40A NON-FUSIBLE DISCONNECT SWITCH 300V, 2 POLE UNO, SWITCH SIZE AS INDICATED	
⊖ 20A FUSIBLE DISCONNECT SWITCH 300V, 2 POLE UNO, SWITCH SIZE AND FUSE SIZE AS INDICATED	
MH MOUNTED HEIGHT - FROM FINISHED FLOOR TO BOTTOM OF EQUIPMENT	
WP WEATHERPROOF	
AFF ABOVE FINISHED FLOOR	
AFFG ABOVE FINISHED GRADE	
GFI GROUND FAULT INTERRUPTER	
EC ELECTRICAL CONTRACTOR	
MC MECHANICAL CONTRACTOR	
⊖ COMBINATION FIRE ALARM SMOKE/CARBON MONOXIDE DETECTOR 120V, WITH BATTERY BACKUP & DUAL SENSOR SMOKE (IONIZATION AND PHOTOELECTRIC) TECHNOLOGY. DETECTORS SHALL ALSO HAVE DUAL CONTACTS FOR INTERCONNECT WIRING WITH-IN EACH DWELLING UNIT.	
⊖ CARBON MONOXIDE DETECTOR, 120V, WITH BATTERY BACK-UP, AND COMPLY WITH UL2034.	
⊖ SPECIAL RECEPTACLE 40A, 240V, 1P, 3W, GROUNDING TYPE, MH = 12" UNO.	
▬ ELECTRICAL SERVICE PANEL	
⊖ 20AMP COMBINATION MAGNETIC MOTOR STARTER- FULL VOLTAGE TYPE WITH FUSIBLE DISCONNECT SWITCH, NEMA STARTER SIZE AND FUSE SIZE AS INDICATED	
⊖ 40 & 60 AMP INDICATES QUANTITY AND SIZE OF POWER CONDUCTORS, SIZE OF GROUNDING CONDUCTOR (IF ANY) AND CONDUIT SIZE.	
⊖ JUNCTION BOX SPECIFICALLY REQUIRED AT LOCATION SHOWN	
⊖ MOTOR, HOSEPOWER AS INDICATED	
M MANUAL MOTOR STARTER, MOUNTED TO UNIT, UNO.	
T TRANSFORMER KVA AS INDICATED	
⊖ TIME CLOCK - 120V, 24 HOUR, ASTRONOMICAL TYPE, TORC OR APPROVED EQUAL	
ES EQUIPMENT SUPPLIER	
NTS NOT TO SCALE	
FBO FURNISHED BY OTHERS	
UNO UNLESS NOTED OTHERWISE	
⊖ CONTROL PANEL, FBO	
→ CONDUIT TURNING UP	
→ CONDUIT TURNING DOWN	
--- INDICATES CIRCUITS TO PANEL, UNLESS NOTED.	
◀ TELEPHONE SYSTEM FLUSH WALL OUTLET, MH=12" UNO. (4" SQ. J-BOX I-GANG PLASTER RING)	
◁ COMPUTER SYSTEM WALL OUTLET, MH=12" UNO. (4" SQ. J-BOX I-GANG PLASTER RING) STUBBED ABOVE CEILING)	
⊖ SURFACE MOUNTED DOOR CHIME, NITONE OR OWNER APPROVED EQUAL	
⊖ DOOR CHIME PUSHBUTTON	
⊖ 44" 44" NEXT TO SYMBOL INDICATES SYMBOL MH. = 44" AFF	
⊖ SURFACE MOUNTED GARAGE DOOR OPENER	
▬ SURFACE MOUNTED LIGHT FIXTURE	
○ RECESSED CAN LIGHT	
⊖ DECORATIVE EXTERIOR GOOSENECK WALL SCONCE	
▬ GARAGE DOOR PUSH BUTTON	
⊖ EXTERIOR COACH LIGHT	
⊖ FLOOR DUPLEX RECEPTACLE 20A, 125V, 2P, 3W, FLUSH PL. TYPE	
A.H.J. AUTHORITY HAVING JURISDICTION	

NOTE: NOT ALL SYMBOLS ARE USED.

EQUIPMENT & LIGHTING FIXTURE SCHEDULE					
TYPE	LAMPS	DESCRIPTION	VOLTS	MFR. CAT. NO.	
A	(2) 10W LED	18" CEILING MOUNTED FIXTURE WITH LED LAMPS IN WHITE FINISH.	120	SEAGULL T5942EN8-15	
B	(1) 10W LED	11.5" CEILING MOUNTED FIXTURE WITH LED LAMP IN WHITE FINISH.	120	SEAGULL T5940EN8-15	
C	(3) 10W LED	24" BATH VANITY FIXTURE WITH LED LAMPS IN CHROME FINISH.	120	SEAGULL 4440303EN8-05	
D	(2) 10W LED	15.25" CEILING MOUNTED FIXTURE WITH LED LAMPS IN WHITE FINISH.	120	SEAGULL 4485EN-782-WHITE	
F	(1) 10W LED	CEILING MOUNTED PORCELAIN LAMP HOLDER WITH PULL CHAIN AND WHITE FINISH, GE LED ENERGY STAR CERTIFIED BULB.	120	LEVITON OR EQUAL	
G	(1) 10W LED	4.5" EXTERIOR WALL MOUNTED LED FIXTURE IN BLACK FINISH.	120	PROGRESS P5600712-031-30	
H	(1) 10W LED	24" LED LINKABLE UNDERCABINET LIGHT WITH RUGGED POST-PAINTED LOW PROFILE STEEL HOUSING AND WHITE ACRYLIC DIFFUSER, WHITE FINISH, ON/OFF ROCKER SWITCH.	120	LITHONIA #UCEL-24IN-30K-40CRI-5WR-1H OR OWNER APPROVED EQUAL	
S/C	SUPPLIED WITH UNIT	COMBINATION SMOKE/CO DETECTOR, 9V BATTERY BACK-UP, LED INDICATOR, 85DB @ 10'-0" TEST RESET MEMORY (120V HARDWIRED & INTERCONNECTED)	120	GENTEX GN-503 SERIES	
EF-1	(1) 12W LED	BATH EXHAUST FAN 110 CFM	120	PANASONIC FV-05V1K2	
HOOD	(1) 13.5W LED	RECALCULATING NON-DUCTED WALL MOUNT HOOD, THERMALLY PROTECTED, 6' X 30" W/3" X 10" DAMPER, 13.5W LED A19, 2-SPEED ROCKER SWITCH.	120	NITONE 43000 SERIES-WHITE OR STAINLESS STEEL SELECTED BY OWNER	

- NOTE:
- COORDINATE ALL MOUNTING HEIGHTS AND LOCATIONS WITH OWNER/ARCHITECT PRIOR TO ROUGH-IN ELECTRICAL.
 - ALL LIGHTING FIXTURES, CEILING FANS AND BATH/EXHAUST FANS MUST BEAR THE EPA ENERGY STAR LABEL.
 - MANUFACTURER AND CATALOG NUMBER SHOWN ARE A BASIS OF SPECIFICATION. ALTERNATIVES OR SUBSTITUTIONS MUST BE SUBMITTED TO OWNER/ARCHITECT 10 DAYS PRIOR TO BID FOR CONSIDERATION.
 - ALL LED LAMPS SHALL BE WARM WHITE (2700° K) AS MANUFACTURED BY CREE OR SATCO LAMPS.
 - FAN-1/FAN-2 AND HOOD SUPPLIED BY ELEC. CONTRACTOR AND COORDINATED WITH HVAC CONTRACTOR FOR DUCT TO OUTSIDE.

NEW ELECTRICAL PANEL SCHEDULE													
PANEL # P-1 TYPE 120/240V 1PH 3W SURFACE OR FLUSH SURFACE MAIN LUGS 100A M.C.B. RATING 22,000								BLDS -- DATE 12/16/2022 LOCATION KITCHEN FEEDER #3 & #86 - 11/4" C TOP OR BOTTOM BOTTOM FED FROM TOLEDO EDISON ON SITE NOTES -					
CIRCUIT	DESCRIPTION	WIRE SIZE	VA	C.B.		A	B	C.B.		VA	WIRE SIZE	DESCRIPTION	CIRCUIT
				AMP	P			AMP	P				
⊖	BEDROOM 1 RECEPTALS/TG.	12	140	20	1	2040		20	1	1300	12	LIVING & KITCH. LTG./PWR	⊖
⊖	BEDROOM 2 RECEPTALS/TG.	12	140	20	1	1840		20	1	1200	12	KITCH. COUNTER RECEPT	⊖
⊖	REFRIGERATOR	12	800	20	1	1800		20	1	1000	12	KITCH. COUNTER RECEPT	⊖
⊖	KITCHEN COUNTER RECEPT	12	1000	20	1	1600		20	1	600	12	MECH/STORAGE/HALL	⊖
9a	DRYER	10	2250	30	2	3750		20	1	1500	12	WASHER	⊖
11a	↓	-	2250	-	-			20	1	1224	12	FH-1	12b
13a	BATHROOM LTG./PWR	12	400	20	1	1100		20	1	700	12	OVEN/HOOD	⊖
⊖	BEDROOM 3 RECEPTALS/TG.	12	140	20	1	450		20	1	210	12	EXTERIOR RECEPT/TG	⊖
⊖	SPARE	12	-	20	1	-		20	1	-	12	SPARE	⊖
8640											7964		
TOTAL CONN. LOAD: 16654 VA											TOTAL AMPS: 61.4 AMPS		
DEMAND LOAD: 13223.2 VA											TOTAL AMPS: 55.5 AMPS		

⊖ = DENOTES ARC-FAULT, CIRCUIT INTERRUPTER COMBINATION TYPE BREAKER

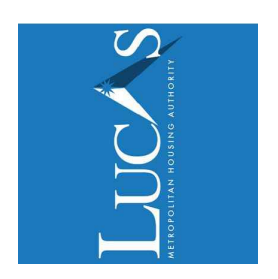
NOTE: ALL BRANCH CIRCUITS FEEDING RECEPTACLES INSTALLED IN KITCHENS, BEDROOMS, LIVING ROOMS, DINING ROOMS, CLOSETS, HALLWAYS AND LAUNDRY AREAS SHALL BE ARC-FAULT, CIRCUIT INTERRUPTING COMBINATION TYPE PER N.E.C. 210.12.



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PROJECT TITLE:
MCCLENTON NUNN HOMES
UNIT REPAIRS AND RENOVATIONS
LMHA
360 DENNIS COURT
TOLEDO, OHIO 43604

ISSUE OR REVISION:	
02.09.2023	ISSUE FOR PERMIT
DATE	ISSUE / REVISION
DESIGNED:	VDG
DRAWN:	VDG
CHECKED:	VDG

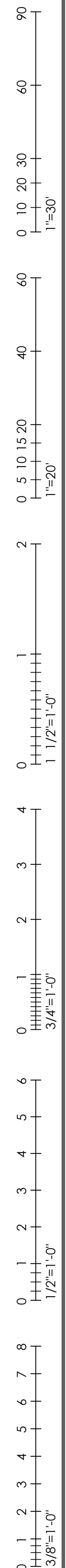
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ELECTRICAL
SCHEDULES AND
SPECIFICATIONS

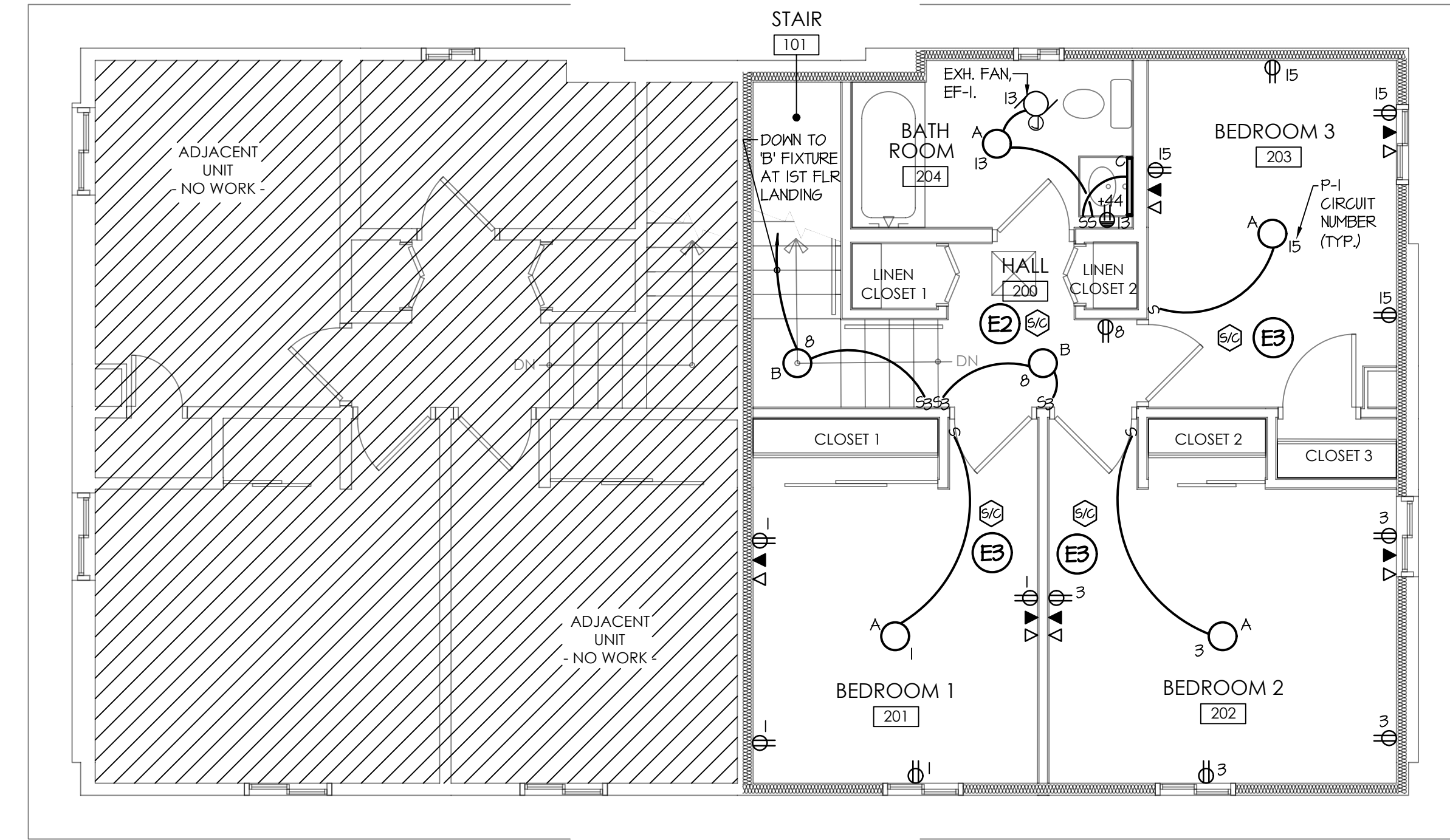
DRAWING NUMBER:
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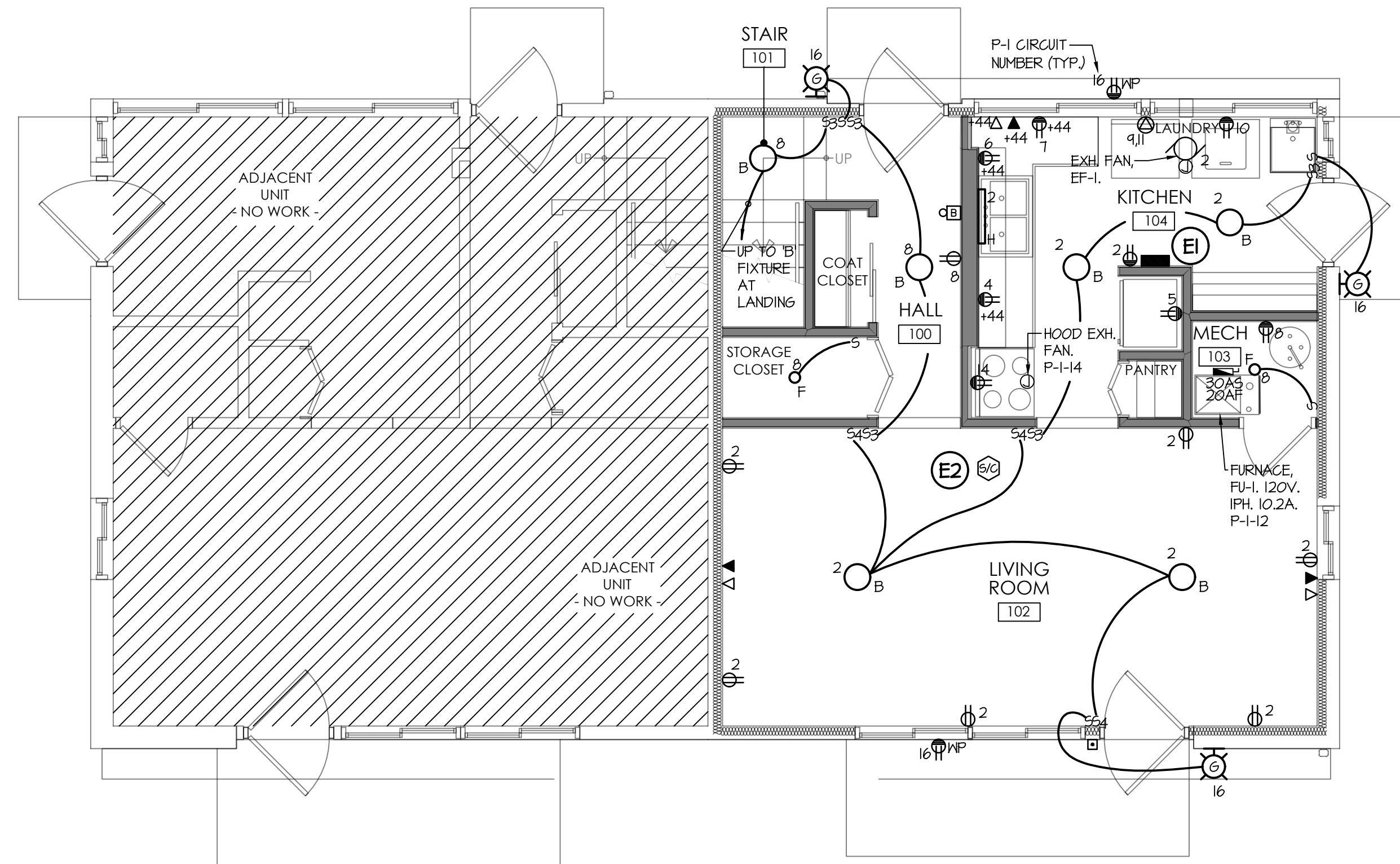
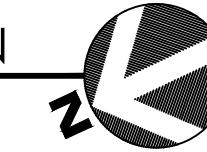
ELECTRICAL PLAN KEY NOTES:

- ⓑ - REMOVE THE EXISTING 120/240V, 1PH, 100A PANELBOARD AND ASSOCIATED BREAKERS AND REPLACE WITH A NEW 120/240V, 1PH, 100A PANELBOARD AND RE-ENERGIZED VIA THE EXISTING ELECTRICAL METER SERVICE PROVIDED BY TOLEDO EDISON. MAINTAIN ALL EXISTING CIRCUITS, CONDUITS AND WIRING. THE E.G. SHALL UPDATE THE PANELBOARD SCHEDULE LISTING WITH THE DESCRIPTION OF EACH EXISTING CIRCUIT DETAILING WHAT IS POWERED BY THEIR RESPECTIVE BREAKER. DISCARD ALL ITEMS DEMOLISHED AND/OR REMOVED AT THE OWNER'S DISCRETION.
- ⓔ2 - REMOVE EXISTING SMOKE DETECTOR, IF ANY, AND REPLACE WITH A NEW SMOKE/CARBON MONOXIDE COMBINATION DETECTOR TO BE POWERED BY THE NEAREST EXISTING BRANCH CIRCUIT. ALL SMOKE DETECTORS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT, PER O.B.C. 907.2.11.5. DISCARD ALL ITEMS DEMOLISHED AND/OR REMOVED AT THE OWNER'S DISCRETION.
- ⓔ3 - PROVIDE NEW SMOKE/CARBON MONOXIDE DETECTOR AND POWER NEW SMOKE/CARBON MONOXIDE DETECTOR VIA NEAREST LOCAL AVAILABLE 120V CIRCUIT. DO NOT OVERLOAD EXISTING CIRCUITS. ALL DETECTORS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT, PER O.B.C. 907.2.11.5.



ELECTRICAL SECOND FLOOR PLAN

1/4" = 1'-0"



ELECTRICAL FIRST FLOOR PLAN

1/4" = 1'-0"



CONSULTANTS:

SEAL:



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ELECTRICAL FLOOR PLANS

DRAWING NUMBER:

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