



LOCATION MAP PROJECT LOCATION

MULTIFAMILY RENOVATION TASK ORDER 2 - RICHMAR MANOR

3433 WEST ALEXIS ROAD, SYLVANIA, OH 43623
LUCAS METROPOLITAN HOUSING

Hooker DeJong Inc
ARCHITECTS • ENGINEERS • PLANNERS
316 Morris Avenue
Suite 410
Muskegon, MI 49440
P 231.722.3407
F 231.722.2589

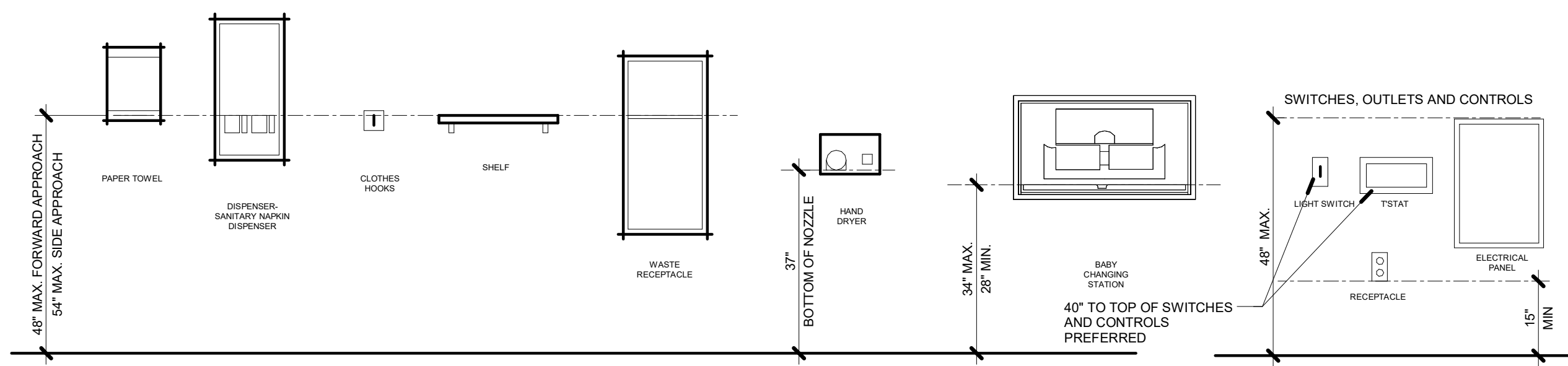
SHEET #	SHEET NAME	ISSUED FOR BID & PERMIT	PLAN REVIEW RESPONSE	PERMIT REVISIONS	PERMIT REVISIONS 2	CURRENT ISSUANCE DATE	CURRENT ISSUANCE DESCRIPTION
COVER							
CS.1A	COVERSHEET	X	X	X	X	2024.03.29	PERMIT REVISIONS 2
ARCHITECTURAL							
A0.1	ACCESSIBILITY REQUIREMENTS - ANSI 2009 COMMON AREA	X		X		2024.01.29	PERMIT REVISIONS
A0.2	CODE COMPLIANCE PLAN - COMMUNITY BUILDING	X	X			2024.01.29	PERMIT REVISIONS
AS1.0	ARCHITECTURAL SITE PLAN	X	X	X	X	2024.03.29	PERMIT REVISIONS 2
A1.1	FLOOR PLANS	X				2024.01.29	PERMIT REVISIONS
A2.1	ENLARGED PLANS - COMMUNITY BUILDING	X	X	X		2024.01.29	PERMIT REVISIONS
A2.2	ENLARGED PLANS AND DETAILS			X		2024.01.29	PERMIT REVISIONS
A2.3	ENLARGED PLANS AND DETAILS	X		X		2024.01.29	PERMIT REVISIONS
A2.4	ENLARGED PLANS - LAUNDRY ROOM 2	X	X	X		2024.01.29	PERMIT REVISIONS
A3.1	DOOR SCHEDULE, TYPES AND DETAILS	X	X	X		2024.01.29	PERMIT REVISIONS
A7.1	INTERIOR ELEVATIONS	X	X	X		2024.01.29	PERMIT REVISIONS
INTERIORS							
I2.1	ROOM FINISH SCHEDULE AND SPECIFICATIONS	X	X	X		2024.01.29	PERMIT REVISIONS
MECHANICAL							
M2.1	ENLARGED MECHANICAL PLANS - COMMUNITY BUILDING	X	X	X		2024.01.29	PERMIT REVISIONS
M3.1	MECHANICAL DETAILS AND SCHEDULES	X	X	X		2024.01.29	PERMIT REVISIONS
ELECTRICAL							
E2.1	ENLARGED ELECTRICAL PLANS	X	X	X	X	2024.03.29	PERMIT REVISIONS 2
E2.2	ELECTRICAL DETAILS AND SCHEDULES	X		X		2024.01.29	PERMIT REVISIONS
SHEET TOTAL: 16							

PROJECT TEAM
ARCHITECT: HOOKER DEJONG, INC 316 MORRIS AVE., SUITE 410 MUSKEGON, MI 49440 P. 231-722-3407
MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION ENGINEER: HOOKER DEJONG, INC 316 MORRIS AVE., SUITE 410 MUSKEGON, MI 49440 P. 231-722-3407

GENERAL NOTES

- REVIEW CONTRACT DOCUMENTS (DRAWINGS AND SPECIFICATIONS) PRIOR TO COMMENCING WORK. INFORMATION REGARDING THE COMPLETE WORK IS DISPERSED THROUGHOUT THE DOCUMENTS AND CANNOT BE ACCURATELY DETERMINED WITHOUT REFERENCE TO THE COMPLETE SET OF CONTRACT DOCUMENTS.
- WORK SHALL CONFORM TO THE INDICATED CODES AND LOCAL ORDINANCES IN EFFECT AT THE TIME OF ISSUANCE OF BUILDING PERMITS.
- DO NOT SCALE DRAWINGS
- IF DISCREPANCIES EXIST IN THE DRAWINGS AND SPECIFICATIONS, THE MOST EXPENSIVE OPTION SHALL TAKE PRECEDENCE. IMMEDIATELY NOTIFY THE ARCHITECT OF DISCREPANCIES.
- WHERE NO SPECIFIC DETAIL IS SHOWN, THE CONSTRUCTION SHALL BE ASSUMED TO BE SIMILAR TO THAT INDICATED OR NOTED FOR SIMILAR CONDITIONS OF CONSTRUCTION.
- FURNISH AND INSTALL, WITHOUT ADDITIONAL COST, MATERIAL OR LABOR NOT SHOWN ON DRAWINGS OR SPECIFIED THAT IS NECESSARY TO COMPLETE THE WORK AND COMPLY WITH APPLICABLE CODES.
- FIELD VERIFY EXISTING CONDITIONS TO DETAILS AND SPECIFICATIONS PRIOR TO ORDERING MATERIALS, FABRICATING, OR PERFORMING MODIFICATIONS.
- SUBCONTRACTOR COMMUNICATION TO THE ARCHITECT INSTEAD OF THROUGH THE GENERAL CONTRACTOR WILL BE NON-RESPONSIVE AND THE GENERAL CONTRACTOR WILL BE NOTIFIED.
- UNFORSEEN CONDITIONS MAY EXIST. VISIT THE SITE TO BECOME FAMILIAR WITH WORK EXTENTS PRIOR TO BID AND NOTIFY THE ARCHITECT FOR CLARIFICATION OF CONFLICTS OR INCONSISTENCIES TO THE CONTRACT DOCUMENTS.
- MEANS AND METHODS ARE NOT THE RESPONSIBILITY OF THE ARCHITECT.

TASK ORDER 2 - RICHMAR MANOR
ISSUANCE DATE: 03/29/2024 PERMIT REVISIONS
2020.0072

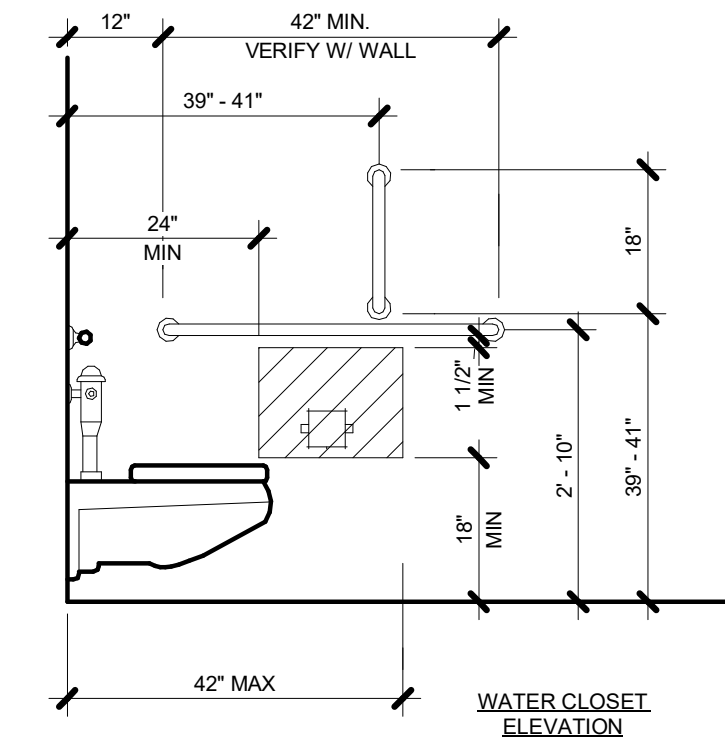
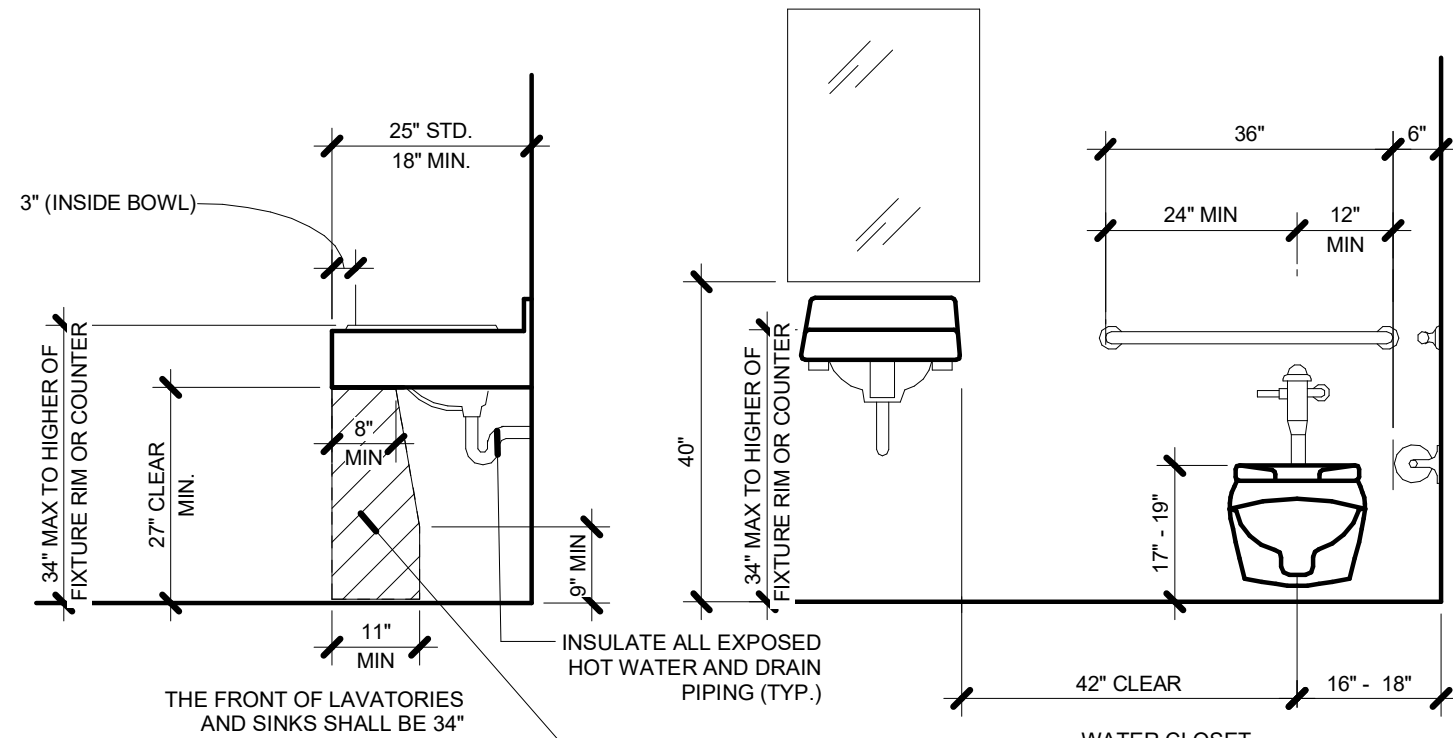
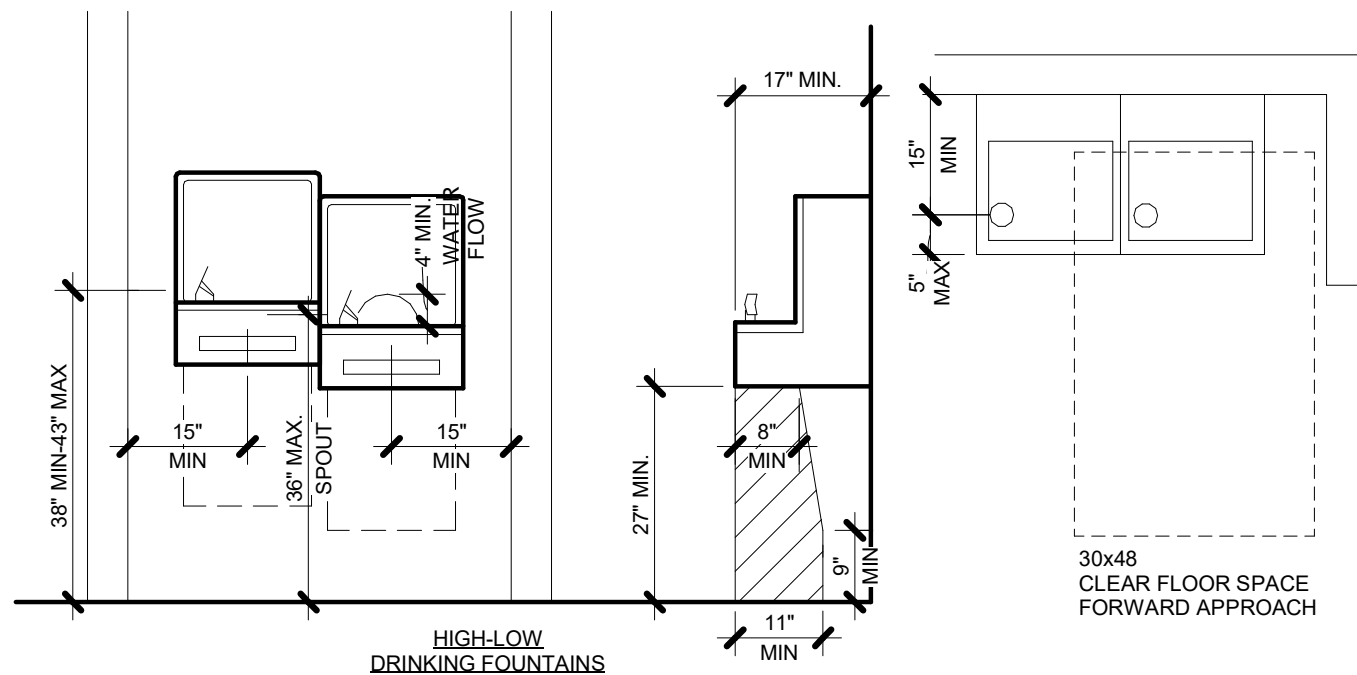


ANSI 2009 MOUNTING HEIGHTS

1. MOUNTING HEIGHTS ARE BASED ON OBSTRUCTED AND UNOBSTRUCTED REACH REQUIREMENTS AS OUTLINED IN ICC/ANSI 117.1-2009 IN SECTIONS 308 AND 309.
2. MOUNTING HEIGHTS SHOWN HEREIN ARE FOR ALL OPERABLE PARTS, CONTROLS, DEVICES, ETC WHICH REQUIRE THE USE OF A SINGLE HAND TO ACCESS/OPERATE.
3. PROVIDE CLEAR FLOOR SPACE OF 30x48 AT ALL CONTROLS, DEVICES, ETC TO BE ACCESSED BY A FORWARD OR PARALLEL APPROACH.
4. HEIGHT REQUIREMENTS SHOWN DO NOT APPLY TO RECEPTACLES NOT NORMALLY INTENDED FOR USE BY OCCUPANT.
5. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING OR TWISTING OF THE WRIST.
6. LIGHTING CONTROLS, ELECTRICAL SWITCHES AND RECEPTABLE OUTLETS, ENVIRONMENTAL CONTROLS, ELECTRICAL PANELBOARDS AND USER CONTROLS FOR SECURITY OR INTERCOM SYSTEMS SHALL COMPLY WITH ACCESSIBLE REACH RANGES (SECTIONS 308.2 AND 309.3).

ANSI 2009 DRINKING FOUNTAIN

1. ALL ACCESSIBLE DRINKING FOUNTAINS SHALL COMPLY WITH SECTION 602 AND 307.
2. A CLEAR FLOOR SPACE OF 30x48 POSITIONED IN THE FORWARD APPROACH SHALL BE PROVIDED. KNEE AND TOE SPACE SHALL COMPLY WITH SECTION 306. CLEAR FLOOR SPACE SHALL BE CENTERED ON THE DRINKING FOUNTAIN.
3. SPOUT OUTLET HEIGHT OF THE LOWER DRINKING FOUNTAIN SHALL BE 36 INCHES AFF. SPOUT OUTLET OF DRINKING FOUNTAINS FOR STANDING PERSON SHALL BE 38 INCHES MIN AND 43 INCHES MAX AFF.
4. SPOUT LOCATION SHALL BE LOCATED 15 INCHES MIN FROM THE VERTICAL SUPPORT AND 5 INCHES MAX FROM THE FRONT EDGE OF THE DRINKING FOUNTAIN.
5. DRINKING FOUNTAINS WHICH PROTRUDE INTO CIRCULATION PATHS SHALL COMPLY WITH 307. WIND WALLS SHALL SURROUND DRINKING FOUNTAIN 15 INCHES MIN OFF CENTER OF FOUNTAIN.



ANSI 2009 WATER CLOSETS

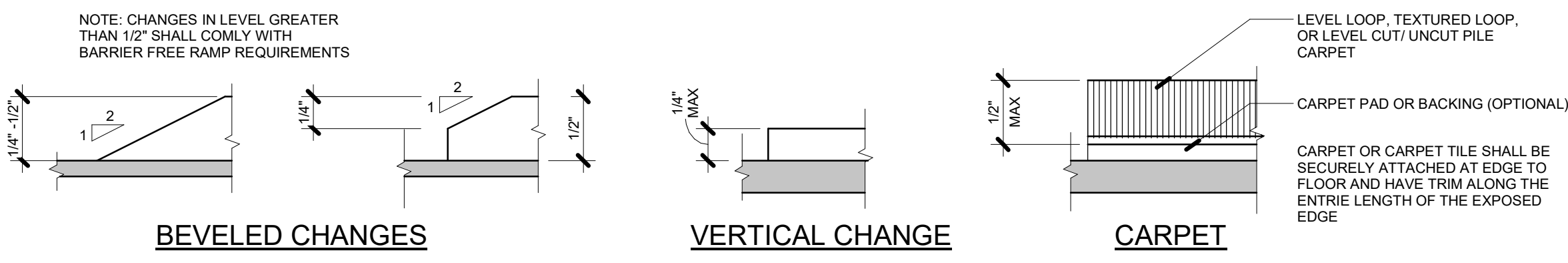
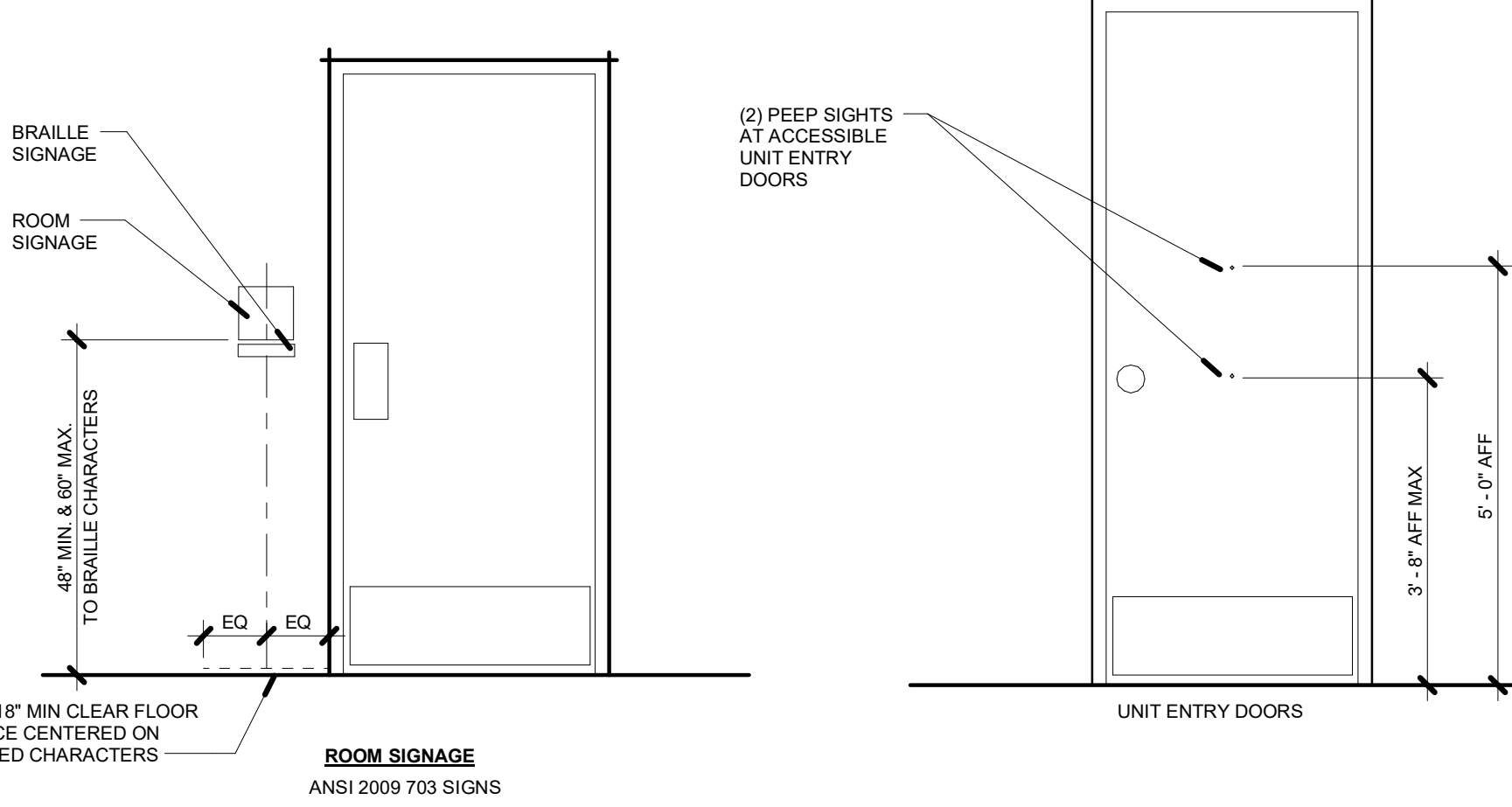
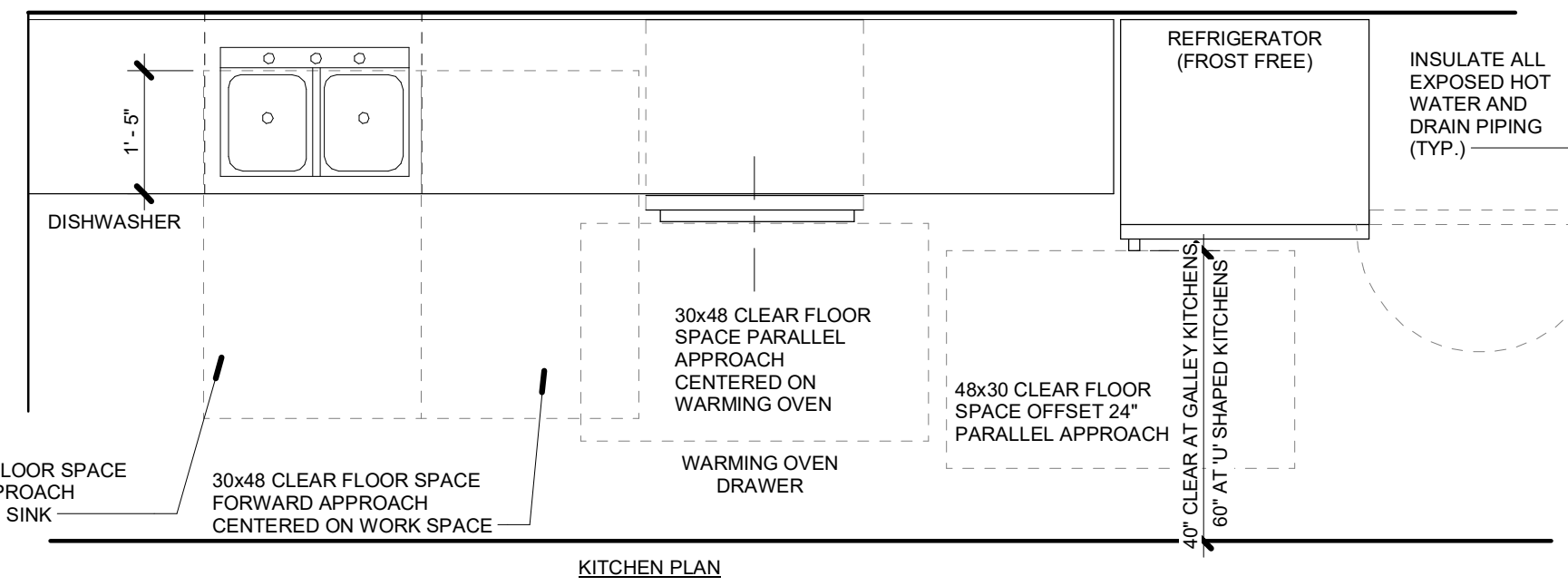
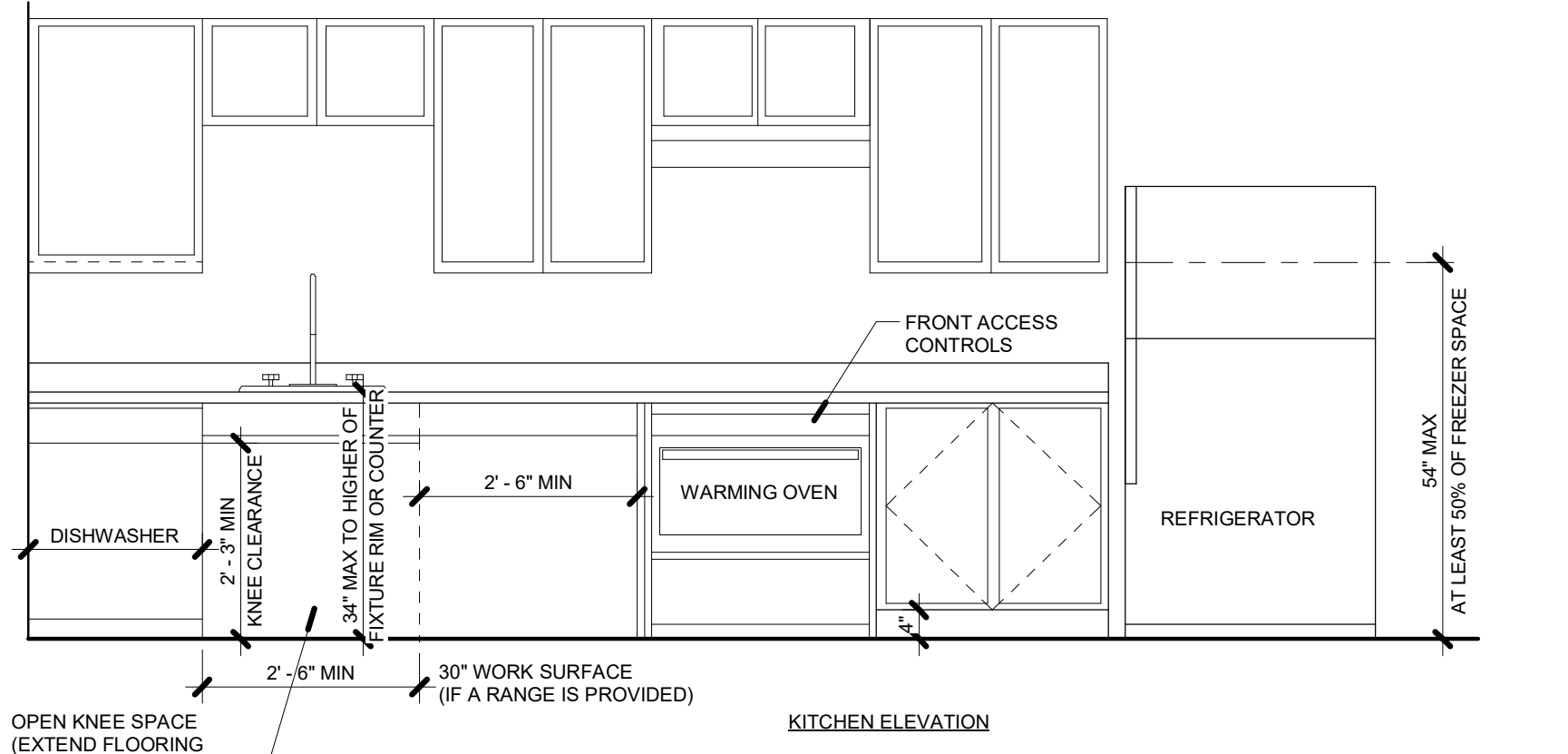
1. ACCESSIBLE WATER CLOSETS AND TOILET COMPARTMENTS SHALL COMPLY WITH SECTION 604. COMPARTMENTS CONTAINING MORE THAN ONE PLUMBING FIXTURE SHALL COMPLY WITH SECTION 603. WHEELCHAIR ACCESSIBLE COMPARTMENTS SHALL COMPLY WITH SECTION 604.3. AMBULATORY ACCESSIBLE COMPARTMENTS SHALL COMPLY WITH SECTION 604.10.
2. THE WATER CLOSET SHALL BE LOCATED WITH A WALL OR PARTITION TO THE REAR AND TO ONE SIDE. THE CENTERLINE OF THE WATER CLOSET SHALL BE 18 INCHES MINIMUM AND 18 INCHES MAXIMUM FROM THE SIDE WALL OR PARTITION.
3. CLEARANCE AROUND A WATER CLOSET SHALL BE 60 INCHES MINIMUM IN WIDTH, MEASURED PERPENDICULAR FROM THE SIDEWALL OR PARTITION.
4. CLEARANCE AROUND THE WATER CLOSET SHALL BE 56 INCHES MINIMUM IN DEPTH, MEASURED PERPENDICULAR FROM THE REAR WALL.
5. THE REQUIRED CLEARANCE AROUND THE WATER CLOSET SHALL BE PERMITTED TO OVERLAP THE WATER CLOSET, ASSOCIATED GRAB BARS, PAPER DISPENSERS, SANITARY NAPKIN RECEPTACLES, COAT HOOKS, SHELVES, ACCESSIBLE ROUTES, CLEAR FLOOR SPACE AT OTHER FIXTURES AND THE TURNING SPACE. NO OTHER FIXTURES OR OBSTRUCTIONS SHALL BE WITHIN THE REQUIRED WATER CLOSET CLEARANCE.
6. THE HEIGHT OF WATER CLOSET SEATS SHALL BE 17 INCHES MINIMUM AND 19 INCHES MAXIMUM ABOVE THE FLOOR, MEASURED TO THE TOP OF THE SEAT. SEATS SHALL NOT BE SPRUNG TO RETURN TO A LIFTED POSITION.
7. GRAB BARS FOR WATER CLOSETS SHALL COMPLY WITH SECTION 609 AND SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS 604.5.1 AND 604.5.2. GRAB BARS SHALL BE PROVIDED ON THE REAR WALL AND ON THE SIDE WALL CLOSEST TO THE WATER CLOSET.
8. FIXED SIDE-WALL GRAB BARS SHALL BE 42 INCHES MINIMUM IN LENGTH. LOCATED 12 INCHES MAXIMUM FROM THE REAR WALL AND EXTENDING 54 INCHES MINIMUM FROM THE REAR WALL. IN ADDITION, A VERTICAL GRAB BAR 18 INCHES MINIMUM IN LENGTH SHALL BE MOUNTED WITH THE BOTTOM OF THE BAR LOCATED 39 INCHES MINIMUM AND 41 INCHES MAXIMUM ABOVE THE FLOOR, AND WITH THE CENTER LINE OF THE BAR LOCATED 39 INCHES MINIMUM AND 41 INCHES MAXIMUM FROM THE REAR WALL. THE REAR WALL GRAB BAR SHALL BE 36 INCHES MINIMUM IN LENGTH. AND EXTEND FROM THE CENTERLINE OF THE WATER CLOSET 12 INCHES MINIMUM ON THE SIDE CLOSEST TO THE WALL, AND 24 INCHES MINIMUM ON THE TRANSFER SIDE.
9. FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED FLUSH CONTROLS SHALL COMPLY WITH SECTION 309. FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET.
10. TOILET PAPER DISPENSERS SHALL COMPLY WITH SECTION 309.4. WHERE THE DISPENSER IS LOCATED ABOVE THE GRAB BAR, THE OUTLET OF THE DISPENSER SHALL BE LOCATED WITHIN AN AREA 24 INCHES MINIMUM AND 36 INCHES MAXIMUM FROM THE REAR WALL. WHERE THE DISPENSER IS LOCATED BELOW THE GRAB BAR, THE OUTLET OF THE DISPENSER SHALL BE LOCATED WITHIN AN AREA 24 INCHES (610 MM) MINIMUM AND 42 INCHES MAXIMUM FROM THE REAR WALL. THE OUTLET OF THE DISPENSER SHALL BE LOCATED 18 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FLOOR. DISPENSERS SHALL COMPLY WITH SECTION 609.3. DISPENSERS SHALL NOT BE OF A TYPE THAT CONTROL DELIVERY, OR DO NOT ALLOW CONTINUOUS PAPER FLOW.

ANSI 2009 LAVATORIES

1. ACCESSIBLE LAVATORIES AND SINKS SHALL COMPLY WITH SECTION 606.
2. A CLEAR FLOOR SPACE COMPLYING WITH SECTION 305.3, POSITIONED FOR FORWARD APPROACH, SHALL BE PROVIDED. KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 306 SHALL BE PROVIDED. THE DIP OF THE OVERFLOW SHALL NOT BE CONSIDERED IN DETERMINING KNEE AND TOE CLEARANCES.
3. THE FRONT OF LAVATORIES AND SINKS SHALL BE 34 INCHES MAXIMUM ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
4. FAUCETS SHALL COMPLY WITH SECTION 309. HAND-OPERATED METERING FAUCETS SHALL REMAIN OPEN FOR 10 SECONDS MINIMUM.
5. WATER SUPPLY AND DRAINPIPPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.

ANSI 2009 KITCHENS

1. ACCESSIBLE KITCHENS AND KITCHENETTES TO MET ICC/ANSI A117.1-2009 SECTION 304.
2. ACCESSIBLE KITCHENS AND KITCHENETTES ARE DESIGNED WITH CLEAR FLOOR SPACES IN ACCORDANCE WITH ICC/ANSI REQUIREMENTS.
3. THERE IS NO REQUIREMENT FOR KITCHENS TO COMPLY WITH SECTION 905 FOR ACCESSIBLE STORAGE ELEMENTS. UPPER CABINETS DO NOT NEED TO BE WITHIN REACH RANGE.
4. PROVIDE REMOVABLE CABINET UNDER 30" MIN WORK SURFACE AND KITCHEN SINK. EXTEND UNDER CABINETRY AND THE WALLS BEHIND AND SURROUNDING THE CABINETRY ARE FINISHED.
5. EXPOSED PIPES UNDER SINK SHALL BE PROTECTED OR INSULATED AGAINST CONTACT. NO SHARP/ABRASIVE SURFACES ALLOWED.
6. PROVIDE RANGE/OVEN WITH FRONT PANEL CONTROLS.
7. REFRIGERATOR/FREEZERS SHALL HAVE AT LEAST 50% OR THE FREEZER SPACE WITHIN 54" MAX ABOVE FLOOR.
8. MICROWAVES TO BE COUNTERTOP MODELS. DO NOT INSTALL OVER THE RANGE.
9. REMOTE LOCATION OF EXHAUST FAN, FAN LIGHT, GARBAGE DISPOSAL SWITCHES TO LOCATION WITHIN REACH RANGE.
10. PROVIDE D TYPE WIRE PULL HANDLES AT ALL CABINETS.



ANSI 2009 GENERAL NOTES

1. ACCESSIBLE TOILET AND BATHING ROOMS SHALL COMPLY WITH SECTION 603.
2. A TURNING SPACE COMPLYING WITH SECTION 304 SHALL BE PROVIDED WITHIN THE ROOM. THE REQUIRED TURNING SPACE SHALL NOT BE PROVIDED WITHIN A TOILET COMPARTMENT.
3. DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE FOR ANY FIXTURE. EXCEPTIONS: 1. DOORS TO A TOILET OR BATHING ROOM FOR A SINGLE OCCUPANT. ACCESSED ONLY THROUGH A PRIVATE OFFICE AND NOT FOR COMMON USE OR PUBLIC USE SHALL BE PERMITTED TO SWING INTO THE CLEAR FLOOR SPACE. PROVIDED THE SWING OF THE DOOR.
4. WHERE MIRRORS ARE LOCATED ABOVE LAVATORIES, A MIRROR SHALL BE LOCATED OVER THE ACCESSIBLE LAVATORY AND SHALL BE MOUNTED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 40 INCHES (1015 MM) MAXIMUM OPERABLE PARTS ON TOWEL DISPENSERS AND HAND DRYERS SERVING ACCESSIBLE LAVATORIES SHALL COMPLY WITH TABLE 603.6.
5. OPERABLE PARTS ON TOWEL DISPENSERS AND HAND DRYERS SERVING ACCESSIBLE LAVATORIES SHALL COMPLY WITH TABLE 603.6.
6. ACCESSIBLE LAVATORIES SHALL COMPLY WITH TABLE 603.6.
7. ACCESSIBLE KITCHENS AND KITCHENETTES SHALL COMPLY WITH SECTION 804. SEE AC0.4 ACCESSIBILITY REQUIREMENTS FOR KITCHEN DETAIL.



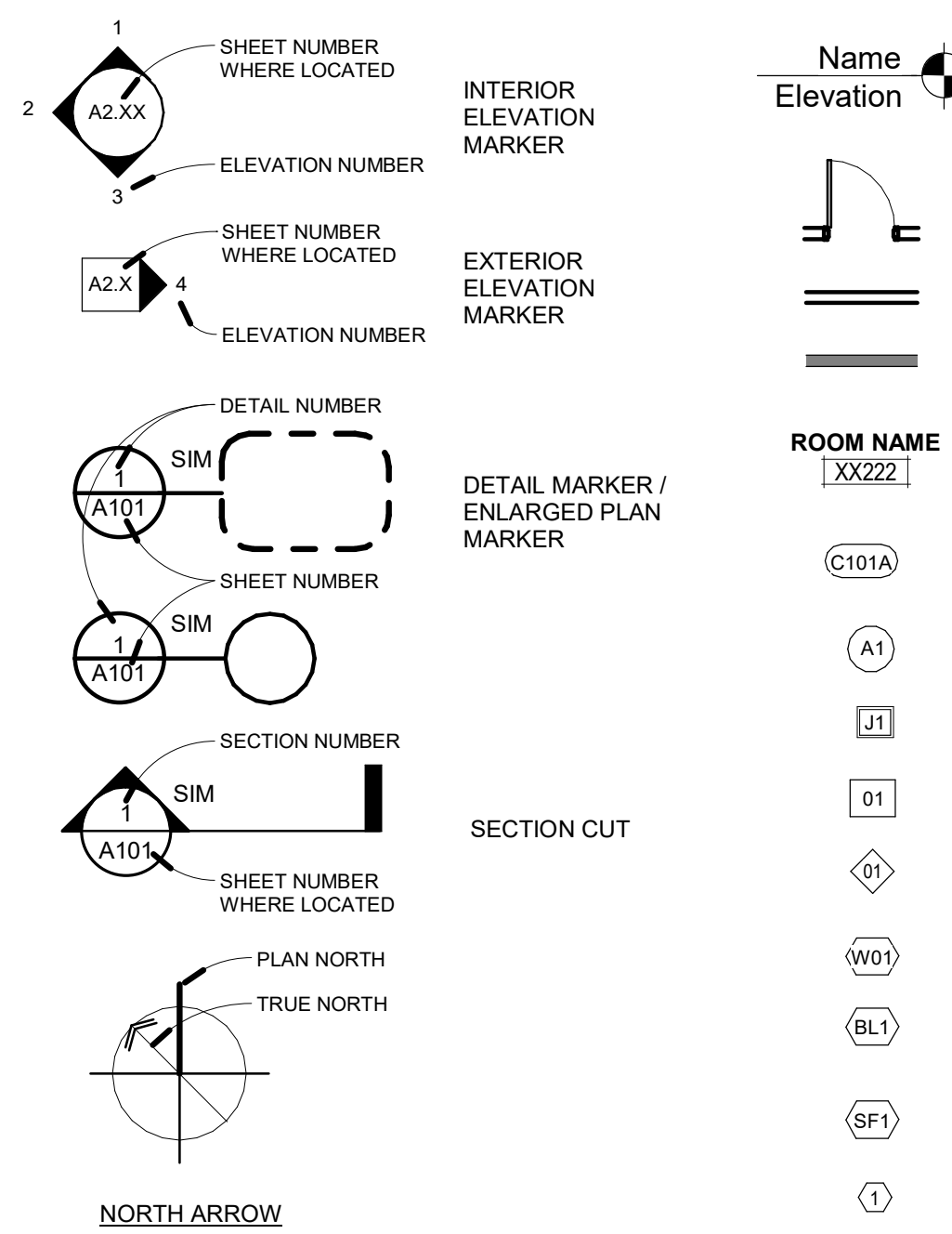
Hooker DeJong Inc
ARCHITECTS • ENGINEERS • PLANNERS
316 Morris Avenue
Suite 410
Muskegon, MI 49440
P 231.722.3407
F 231.722.2589

MULTIFAMILY RENOVATION
TASK ORDER 2 - RICHMAR MANOR
3433 WEST ALEXIS ROAD, SYLVANIA, OH 43023
LUCAS METROPOLITAN HOUSING

Project Number	2020.0072	
ISSUANCE		
No.	Date	Description
1	2023.09.01	ISSUED FOR BID & PERMIT
3	2024.01.29	PERMIT REVISIONS

Copyright © 2020 HDJ Inc. All Rights Reserved
ACCESSIBILITY REQUIREMENTS - ANSI 2009 COMMON AREA
AC0.1

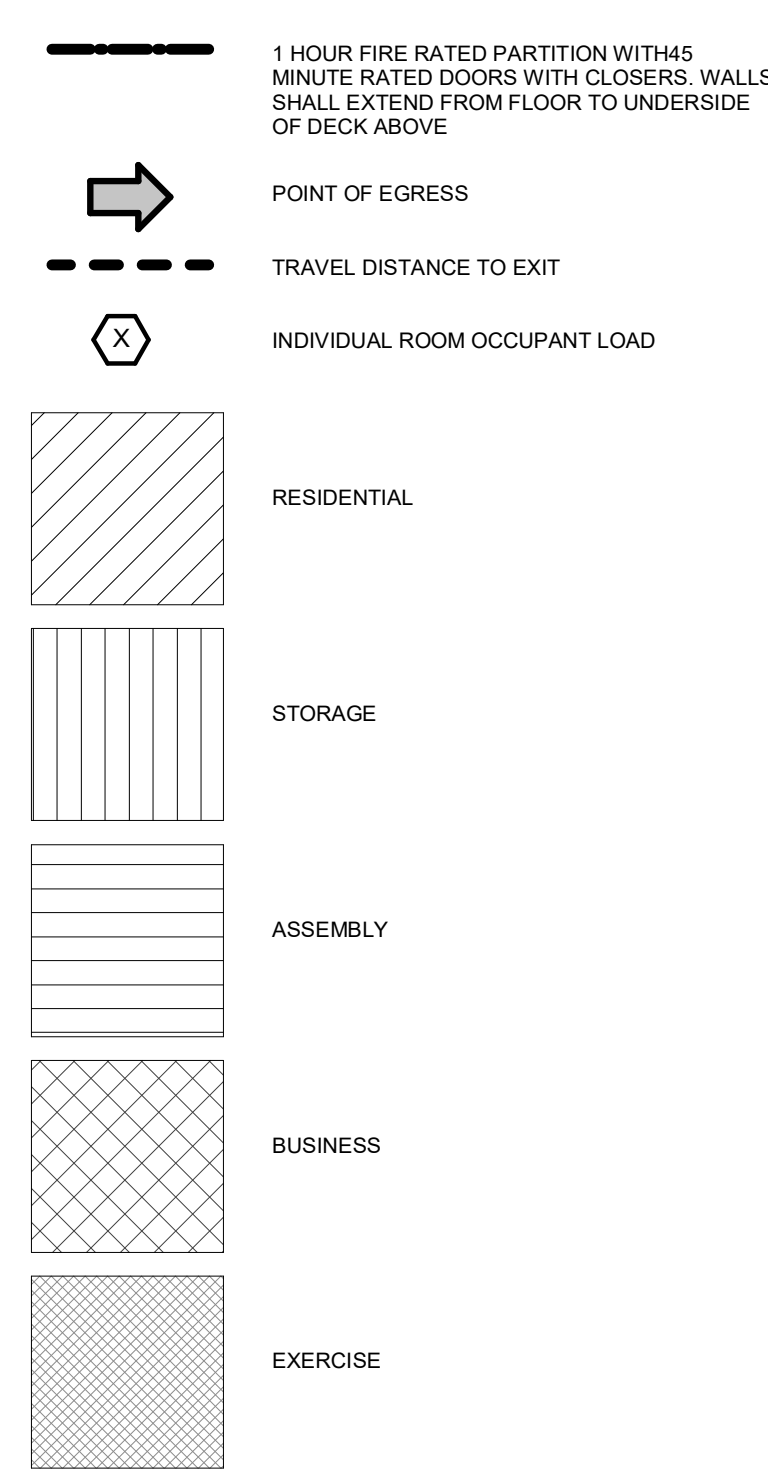
SYMBOLS



ARCHITECTURAL / INTERIORS ABBREVIATIONS

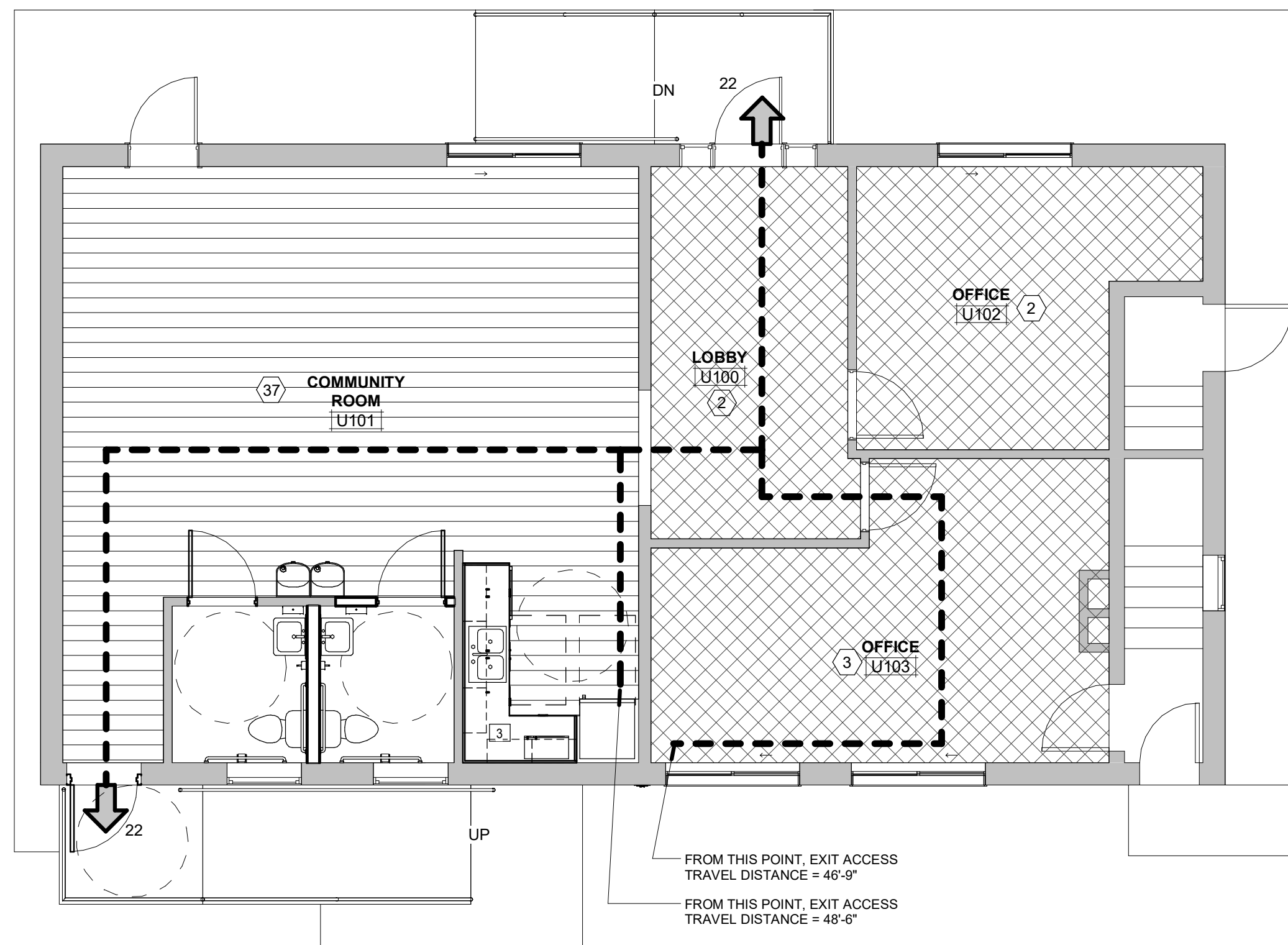
ACP	ACOUSTICAL CEILING PANELS	MB	MARKER BOARD
AF	AGOVE FINISHED FLOOR	MECH	MECHANICAL
ALUM	ALUMINUM	MFR	MANUFACTURER
ANOD	ANODIZED	MO	MASONRY OPENING
		MTD	MOUNTED
BF	BARRIER FREE	PCT	PORCELAIN CERAMIC TILE
BO	BOTTOM OF	PLAM	PLASTIC LAMINATE
BOS	BOTTOM OF STEEL	PNT	PAINT
BRG	BEARING	PR	PAIR
BSMT	BASEMENT	PRE-ENG	PRE-ENGINEERED
		PRE-FIN	PRE-FINISHED
CG	CORNER GUARD	PT	PRESSURE TREATED
CJ	CONTROL JOINT	QT	QUARRY TILE
CLG	CEILING		
CMU	CONCRETE MASONRY UNIT	R	RISER
COL	COLUMN	RB	RUBBER BASE
COMB	COMBUSTIBLE	RD	ROOF DRAIN
CONC	CONCRETE	REF	REFRIGERATOR
CPT	CARPET	REIN	REINFORCED, REINFORCING, REINFORCEMENT
D	DRYER	REIN	REINFORCED, REINFORCING, REINFORCEMENT
DF	DRINKING FOUNTAIN	RF	RUBBER FLOORING
DIV	DIVISION	RFT	RUBBER FLOOR TILE
DS	DOWNSPOUT	RO	ROUGH OPENING
		SB	SMART BOARD
EJ	EXPANSION JOINT	SC	SOLID CORE
ELEC	ELECTRICAL	SCONC	SEALED CONCRETE
ELEV	ELEVATION	SQ	SQUARE
EM	ENTRANCE MAT	SS	SOLID SURFACE
EP	ELECTRICAL PANEL	SSTL	STAINLESS STEEL
EPT	EPOXY PAINT	ST	STAIN
EQUIP	EQUIPMENT	SV	SHEET VINYL
EWIC	ELECTRIC WATER COOLER	T	TREAD
EXIST	EXISTING	T&G	TONGUE AND GROOVE
EXP	EXPANSION	TB	TACKBOARD
EXT	EXTERIOR	TC	TRAFFIC COATING
FD	FLOOR DRAIN	TEMP	TEMPERED
FE	FIRE EXTINGUISHER	TERR	TERRAZZO
FEC	FIRE EXTINGUISHER CABINET	TOB	TOP OF BEAM
FF	FINISHED FLOOR	TOF	TOP OF FOUNDATION, TOP OF FOOTING
FHC	FIRE HOSE CABINET	TOJ	TOP OF JOIST
FND	FOUNDATION	TOS	TOP OF STEEL
FTG	FOOTING	TOW	TOP OF WALL
GA	GAUGE	UL	UNDERWRITER'S LABORATORY
GALV	GALVANIZED	VB	VINYL BASE
GMU	GLAZED MASONRY UNIT	VCT	VINYL COMPOSITION TILE
GWB	GYPSPUM WALLBOARD	VERT	VERTICAL
HC	HOLLOW CORE	VEST	VESTIBULE
HDCP	HANDICAP, HANDICAPPED	VTR	VENT THRU ROOF
HDWD	HARDWOOD	VWC	VINYL WALLCOVERING
HM	HOLLOW METAL	W	WASHER
HORIZ	HORIZONTAL	WR	WATER RESISTANT
HTG	HEATING	WWF	WELDED WIRE FABRIC
HVAC	HEATING, VENTILATION, AND AIR CONDITIONING	WWM	WELDED WIRE MESH
INSUL	INSULATING, INSULATION		
JC	JANITOR CLOSET		
LIN	LINOLEUM		
LLV	LONG LEG VERTICAL		
LP	LOW POINT		

CODE COMPLIANCE PLAN LEGEND



COMMUNITY BUILDING CODE SUMMARY

PROJECT DESCRIPTION:	OFFICE; COMMON LAUNDRY ROOM TO BE USED BY RESIDENTS, LEASING NUMBER OF BUILDINGS AND NUMBER OF STORIES: ONE 1-STORY RESIDENTIAL BUILDING, ONE 2-STORY COMMUNITY BUILDING OVERALL BUILDING AREA(S): 5,139 GROSS SQUARE FEET (ALL STRUCTURES ON PROPERTY) CONSTRUCTION MATERIALS FLOORS/WALLS/ROOF FRAMING: EXISTING CONSTRUCTION TO REMAIN EXTERIOR WALL MATERIALS: BRICK VENEER AND SIDING TO REMAIN ROOFING MATERIALS: ASPHALT SHINGLES TO REMAIN FIRE PROTECTION: SPRINKLER SYSTEM DOES NOT EXIST AND NONE IS PROPOSED SUSTAINABILITY GOALS: NONE HISTORIC STATUS/GOALS: NONE
APPLICABLE CODES:	2017 OHIO BUILDING CODE 2017 OHIO MECHANICAL CODE 2017 OHIO PLUMBING CODE 2017 NATIONAL ELECTRICAL CODE 2015 ICC INTERNATIONAL FUEL GAS CODE 2017 NFPA 70 NATIONAL ELECTRICAL CODE 2017 OHIO FIRE CODE 2016 NFPA 72 NATIONAL FIRE ALARM AND SIGNALING CODE 2009 ICC/ANSI A117.1 2012 INTERNATIONAL ENERGY CONSERVATION CODE; ASHRAE 90-2010 w/AMENDMENTS 2009 ICC A117.1-09 ACCESSIBILITY AND USABLE BUILDINGS AND FACILITIES; ADAAG UNIFORM FEDERAL ACCESSIBILITY STANDARDS
USE AND OCCUPANCY CLASSIFICATION (SECTION 304)	COMMUNITY BUILDING: OFFICES; BUSINESS B COMMUNITY ROOM ASSEMBLY A LAUNDRY; BUSINESS B
CONSTRUCTION TYPE:	TYPE 5B CONSTRUCTION (TABLE 601)
AUTOMATIC SPRINKLER SYSTEM:	BUILDING IS NOT SPRINKLERED; A SPRINKLER SYSTEM WILL NOT BE ADDED
ALLOWABLE BUILDING HEIGHT AND NUMBER OF STORIES:	40'-0" ABOVE GRADE PLANE AND 2-STORIES ABOVE GRADE PLANE (504.3) (EXISTING TO REMAIN)
BUILDING AREA:	26'-6" ABOVE GRADE PLANE AND 2 STORIES ABOVE GRADE PLANE (EXISTING BUILDINGS ARE WITHIN LIMITS)
FLOOR AREA TOTALS:	COMMUNITY BUILDING: 1,269 SQUARE FEET LAUNDRY ROOM: 114 SQUARE FEET EXISTING AREAS WILL NOT BE ALTERED
SEPARATION OF OCCUPANCIES (508.4)	NON-SEPARATED COMMUNITY BUILDING ASSEMBLY - NON-SPRINKLERED BUSINESS - NON-SPRINKLERED 2-HOUR SEPARATION REQUIRED BETWEEN FIRST FLOOR OCCUPANCIES AND SECOND FLOOR RESIDENTIAL UNITS
INCIDENTAL USES (TABLE 509):	LAUNDRY ROOM BUSINESS - NON-SPRINKLERED (OVER 100 SQUARE FEET) 1-HOUR SEPARATION REQUIRED (TABLE 509)
FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (TABLE 601):	PRIMARY STRUCTURAL FRAME: 0 HOUR BEARING WALLS: 0 HOUR EXTERIOR: 0 HOUR INTERIOR: 0 HOUR ROOF CONSTRUCTION: 0 HOUR
FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCES (TABLE 602):	DISTANCE TO NEAREST STRUCTURE: 21'-0" EXTERIOR WALLS: 0 HOUR WHEN SEPARATION DISTANCE IS GREATER THAN 10 FEET, BUT LESS THAN 30 FEET EXISTING EXTERIOR WALL RATINGS AND WALL OPENING SIZE AND QUANTITY WILL NOT BE ALTERED EXISTING BUILDING COMPLIES
FIRE WALLS (TABLE 706.4):	N/A
FIRE BARRIERS (SECTION 707):	SHAFT ENCLOSURES (707.3.1/713.4): N/A INTERIOR EXIT STAIRWAY AND RAMP CONSTRUCTION (707.3.2/1023): N/A EXIT ACCESS STAIRWAY ENCLOSURE (707.3.3/1023): N/A EXIT PASSAGEWAY (707.3.4/1024.3): N/A HORIZONTAL EXIT (707.3.5): N/A ATRIUMS (707.3.6): N/A INCIDENTAL USES (707.3.7/TABLE 509): N/A CONTROL AREAS (707.3.8/414.2.4): N/A SEPARATED OCCUPANCIES (707.3.9/TABLE 508.4): N/A FIRE AREAS (707.3.10/TABLE 707.3.10):
FIRE PARTITIONS (708):	SEPARATION WALLS REQUIRED BY 402.2: N/A WALLS SEPARATING TENANT SPACES REQUIRED BY 402.4.2.1: N/A CORRIDOR WALLS (TABLE 1020.1): N/A ELEVATOR LOBBY SEPARATIONS REQUIRED BY 3006.2: N/A EGRESS BALCONIES REQUIRED BY 1019.2: N/A
SMOKE BARRIERS (709.3):	N/A
SMOKE PARTITIONS (710.3):	N/A
FIRE-RESISTIVE JOINT SYSTEMS (715.1):	JOINTS INSTALLED IN OR BETWEEN FIRE-RESISTANCE-RATED WALLS AND ASSEMBLIES SHALL BE PROTECTED BY AN APPROVED FIRE-RESISTIVE JOINT SYSTEM DESIGNED TO RESIST THE PASSAGE OF FIRE FOR A TIME PERIOD NOT LESS THAN THE REQUIRED FIRE-RESISTANCE RATING OF THE WALL, IN OR BETWEEN WHICH THE SYSTEM IS INSTALLED. FIRE-RESISTIVE JOINT SYSTEMS SHALL BE TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF EITHER ASTM E1966 OR UL 2079.
FIRE-RESISTIVE JOINT SYSTEMS IN SMOKE BARRIERS (715.6):	N/A
INTERIOR FINISHES (803.11):	FLAME SPREAD: B - BUSINESS: N/A A - ASSEMBLY: N/A
	VERTICAL EXITS AND EXIT PASSAGEWAYS: N/A
	EXIT ACCESS CORRIDORS: CLASS B
	ROOMS & ENCLOSED SPACES: CLASS C
AUTOMATIC SPRINKLER SYSTEM (903.3.1.1):	N/A
FIRE ALARM AND DETECTION SYSTEMS (907):	REFER TO ELECTRICAL DRAWINGS FOR SMOKE AND CARBON MONOXIDE DETECTORS
OCCUPANT LOAD (TABLE 1004.1.2):	COMMUNITY BUILDING: BUSINESS: 551/100 = 6 OCCUPANTS ASSEMBLY: 554/15 = 37 OCCUPANTS TOTAL OCCUPANT LOAD: 43 OCCUPANTS
MINIMUM WIDTH AT STAIRWAYS (1005.3.1):	REQUIRED: N/A PROVIDED: N/A
MINIMUM WIDTH AT OTHER EGRESS COMPONENTS (DOORS) (1005.3.2):	REQUIRED: 2 X (186) = 37.2 INCHES PROVIDED: 36 INCHES AT DOORS
MINIMUM NUMBER OF EXITS (1006):	COMMUNITY BUILDING: REQUIRED: 1 PROVIDED: 2 LAUNDRY ROOM: REQUIRED: 1 PROVIDED: 1 EXISTING IS WITHIN LIMITS
COMMON PATH OF TRAVEL (TABLE 1006.2.1):	REQUIRED: 75 FEET PROVIDED: MAX OF 48 FEET 6 INCHES, EXISTING IS WITHIN LIMITS
EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2):	REQUIRED: 200 FEET PROVIDED: VARIES, EXISTING IS WITHIN LIMITS
MINIMUM CORRIDOR WIDTH (TABLE 1020.2):	REQUIRED: 44 INCHES PROVIDED: VARIES - EXISTING IS WITHIN LIMITS
DEAD END CORRIDORS (1020.4):	REQUIRED: 20 FEET PROVIDED: EXISTING IS WITHIN LIMITS
TOILET FIXTURE COUNT: (PER ORC - TABLE 403.1) COUNTS ARE BASED FOR WATER CLOSETS	PROVIDED: 2 - NO CHANGE



CODE COMPLIANCE PLAN - COMMUNITY BUILDING



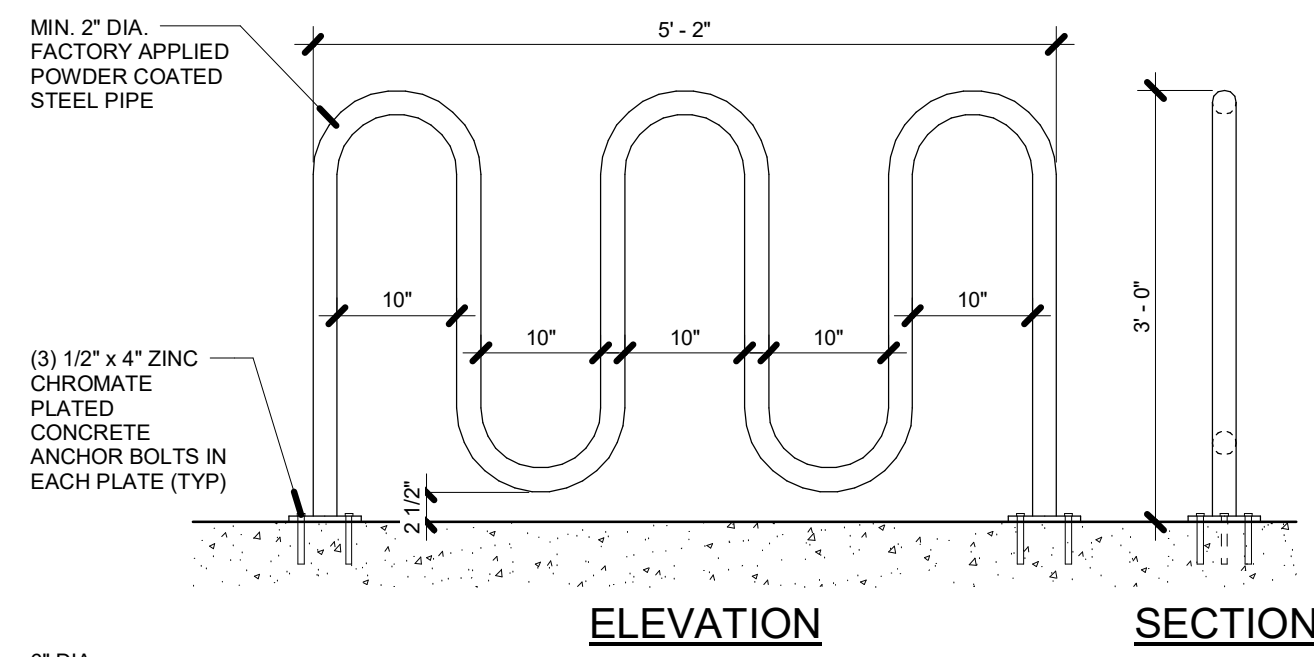
Hooker DeJong Inc
 ARCHITECTS • ENGINEERS • PLANNERS
 316 Morris Avenue
 Suite 410
 Muskegon, MI 49440
 P 231.722.3407
 F 231.722.2589

MULTIFAMILY RENOVATION
TASK ORDER 2 - RICHMAR MANOR
 3433 WEST ALEXIS ROAD, SYLVANIA, OH 43023
 LUCAS METROPOLITAN HOUSING

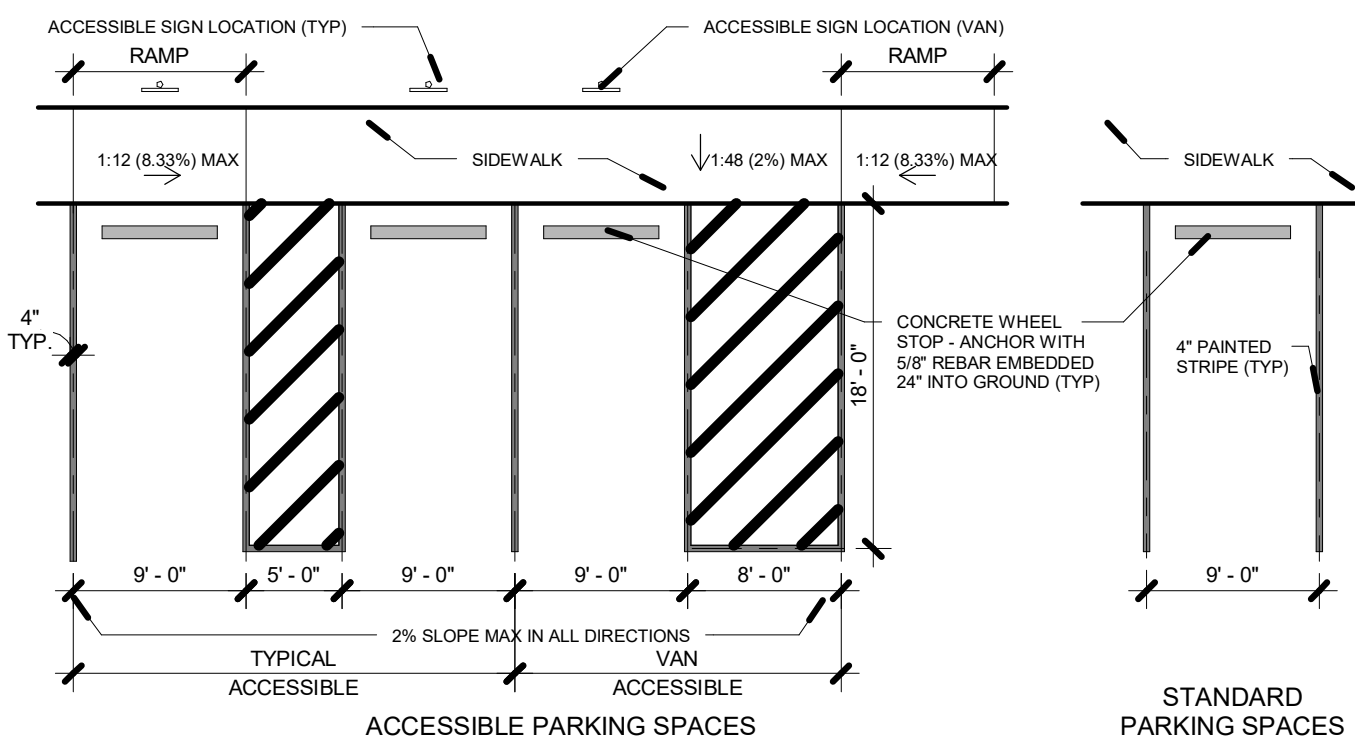
Project Number	2020.0072	
ISSUANCE		
No.	Date	Description
1	2023.09.01	ISSUED FOR BID & PERMIT
3	2024.01.29	PERMIT REVISIONS

Copyright © 2020 HDJ Inc. All Rights Reserved
CODE COMPLIANCE PLAN - COMMUNITY BUILDING

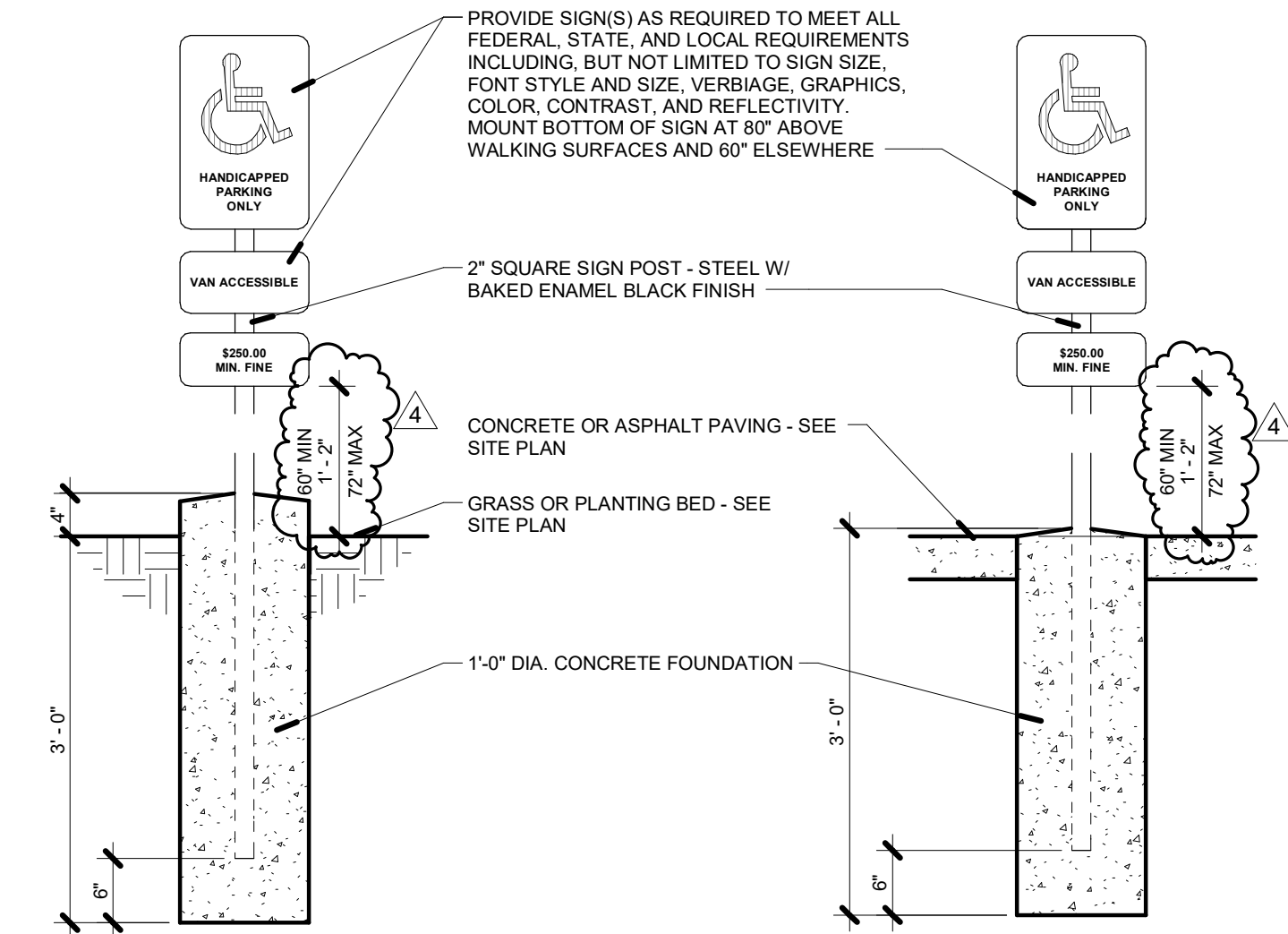
AC0.2



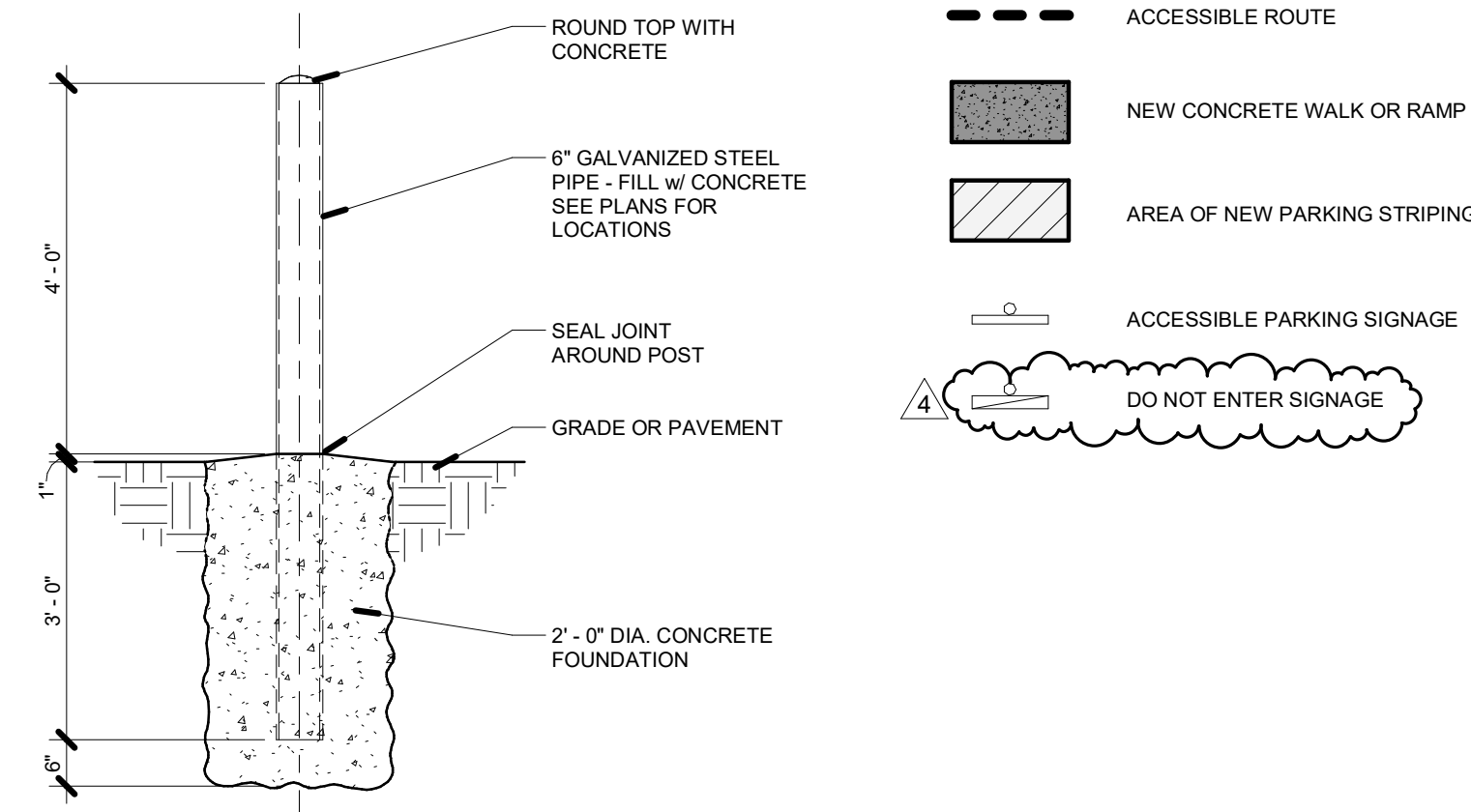
2 BIKE RACK DETAIL
AS1.0 3/4" = 1'-0"



TYPICAL PARKING SPACE DETAILS



3 ACCESSIBLE PARKING SIGNAGE DETAILS
AS1.0 3/4" = 1'-0"



4 PIPE BOLLARD DETAIL
AS1.0 1/2" = 1'-0"

SITE PLAN LEGEND

- ACCESSIBLE ROUTE
- NEW CONCRETE WALK OR RAMP
- ▨ AREA OF NEW PARKING STRIPING
- ACCESSIBLE PARKING SIGNAGE
- ⚠ DO NOT ENTER SIGNAGE

GENERAL NOTES

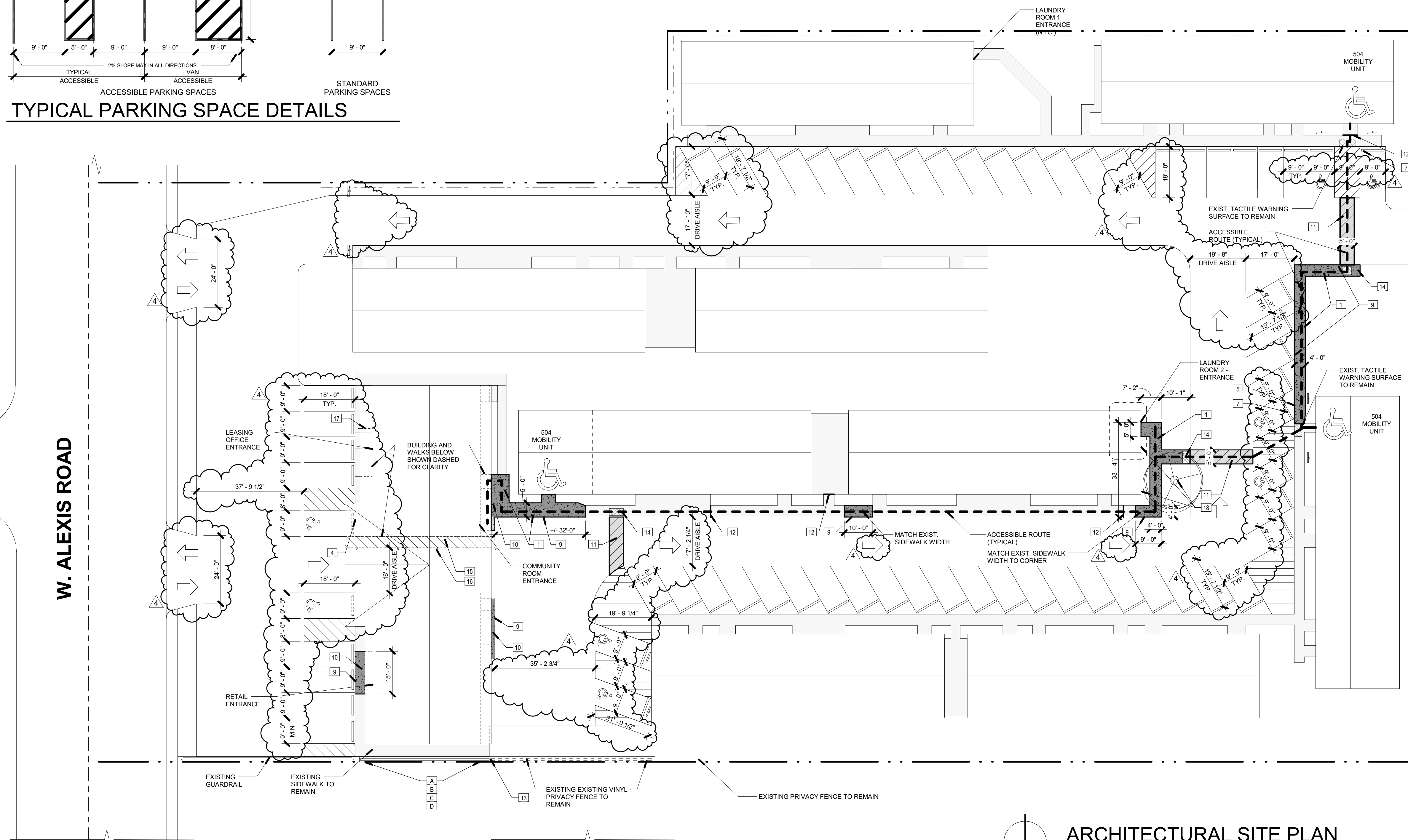
- (APPLIES TO ALL SITE PLAN DRAWINGS)
- PROTECT SITE FROM DAMAGE DURING CONSTRUCTION AND RESTORE TO ORIGINAL CONDITION ACCEPTABLE TO OWNER
 - PREPARE PLANS AND COORDINATE WITH OWNER FOR STAGING AREAS AND SITE SECURITY
 - SIDEWALK RUNNING SLOPES SHALL NOT EXCEED 5% AND CROSS-SLOPE SHALL NOT EXCEED 2%
 - GRIND ANY CHANGE IN ELEVATION ALONG THE ACCESSIBLE ROUTE SO THAT IT IS LEVEL WITH THE ADJACENT CONCRETE OR NO MORE THAN 1/4" BETWEEN EACH ELEVATION. CAULK OR APPROPRIATELY FILL ANY GAPS ALONG THE ACCESSIBLE ROUTE SO THAT GAPS ARE LESS THAN 1/2"

SITE PLAN KEYNOTES

- NEW 4" CONCRETE WALK ON COMPACTED GRANULAR FILL. VERIFY EXISTING GRADES IN FIELD. RE-GRADE SLOPES TO PROVIDE NEW SIDEWALK RUNNING SLOPE NOT EXCEEDING 5% IN DIRECTION OF TRAVEL AND CROSS SLOPE NOT EXCEEDING 2%.
- PROVIDE NEW ADA PARKING SIGN
- PROVIDE NEW PARKING STRIPING AS SHOWN
- REMOVE EXISTING ADA PARKING SIGN AND PROVIDE NEW VAN-ACCESSIBLE SIGNAGE TO BE MINIMUM OF 80" ABOVE GRADE. RE-INSTALL ACCESSIBLE PARKING SIGN TO BE 80" ABOVE GRADE. PROVIDE STATE OF OHIO FINE AMOUNT TO EXISTING ADA PARKING SIGN
- REMOVE EXISTING DAMAGED, AND PROVIDE NEW PRE-CAST CONCRETE WHEEL STOPS
- PAINT NEW ADA WHEELCHAIR PARKING SYMBOL
- PROVIDE ASPHALT PATCHING ALONG AREA OF NEW CONCRETE WALK AND RAMP WORK. REPAIR ANY DAMAGED SUB-BASE AND PREP FOR NEW ASPHALT TO MATCH EXISTING PAVEMENT GRADE
- NEW CONCRETE RAMP - SEE DETAILS ON SHEET A2.2
- NEW DIAGONAL PAINT STRIPING FOR CROSSWALK
- CHANGE IN ELEVATION BETWEEN EXISTING WALK SLABS - GRIND DOWN EDGES TO BE NO GREATER THAN 1/4" DIFFERENCE IN ELEVATION
- REMOVE AND REPLACE EXISTING VINYL FENCE END POST TO MATCH EXISTING
- PROVIDE NEW TACTILE WARNING SURFACE AT CROSS WALKS
- PROVIDE PEDESTRIAN WALK-WAY STRIPING
- PROVIDE CONCRETE FILLED PIPE BOLLARDS, PAINTED SAFETY YELLOW
- PROVIDE BIKE RACK - MIN. 3 BIKE SPOTS - SEE DETAIL 2/AS1.0
- REMOVE EXISTING TREE AND PLANTINGS ALONG BUILDING TO ALLOW FOR NEW SIDEWALK LOCATION - GRADE AND SEED

RETAINING WALL/ CURB KEYNOTES

- INSPECT CONCRETE CURB AND PREP FOR REPAIR
- COMPLETELY REMOVE EXISTING GUARDRAIL - CORE DRILL EXISTING POST EMBEDMENTS AND PREP FOR RECEIVING NEW CONCRETE FILL
- SCRAPE OR WIRE BRUSH ANY AREAS OF PEELING PAINT OR SPALLING EXISTING CONCRETE ON VERTICAL FACE AND PREP FOR REPAIR OR NEW FINISHES
- INSTALL NEW 1-1/2" DIAMETER STEEL HANDRAIL ON 14" MOUNTING PLATES WITH 3/8"x4" BOLTS EPOXIED INTO EXISTING WALL CONSTRUCTION



ARCHITECTURAL SITE PLAN
1" = 20'-0"



Hooker DeJong Inc.
ARCHITECTS • ENGINEERS • PLANNERS
316 Morris Avenue
Suite 410
Muskegon, MI 49440
P 231.722.3407
F 231.722.2589

MULTIFAMILY RENOVATION
TASK ORDER 2 - RICHMAR MANOR
3433 WEST ALEXIS ROAD, SYLVANIA, OH 43023
LUCAS METROPOLITAN HOUSING

Project Number		2020.0072
ISSUANCE		
No.	Date	Description
1	2023.09.01	ISSUED FOR BID & PERMIT
2	2023.10.20	PLAN REVIEW RESPONSE
3	2024.01.29	PERMIT REVISIONS
4	2024.03.29	PERMIT REVISIONS 2

Copyright © 2020 HDJ Inc. All Rights Reserved

ARCHITECTURAL SITE PLAN

AS1.0

Project Number 2020.0072

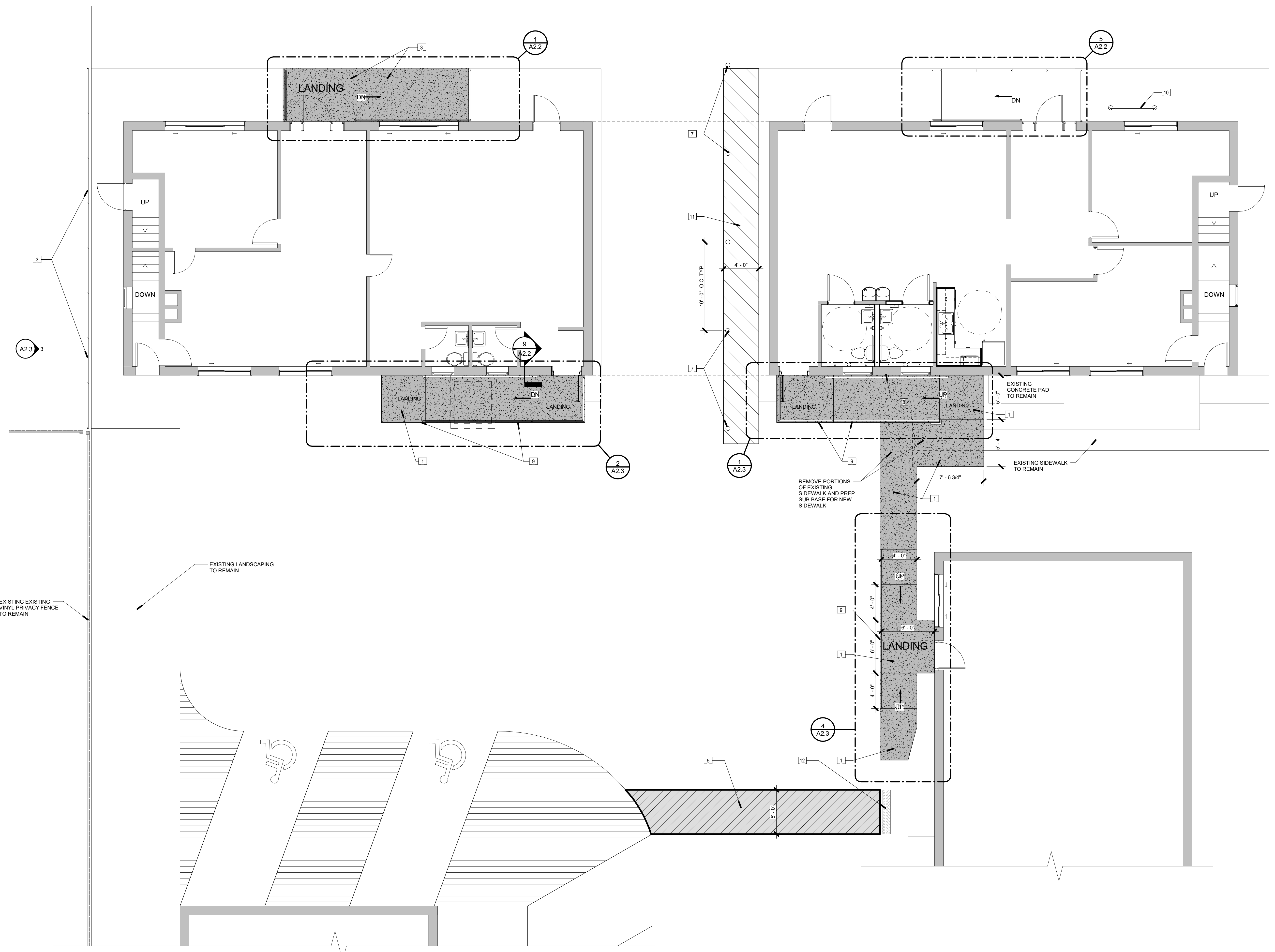
ISSUANCE		
No.	Date	Description
1	2023.09.01	ISSUED FOR BID & PERMIT
3	2024.01.29	PERMIT REVISIONS

GENERAL NOTES

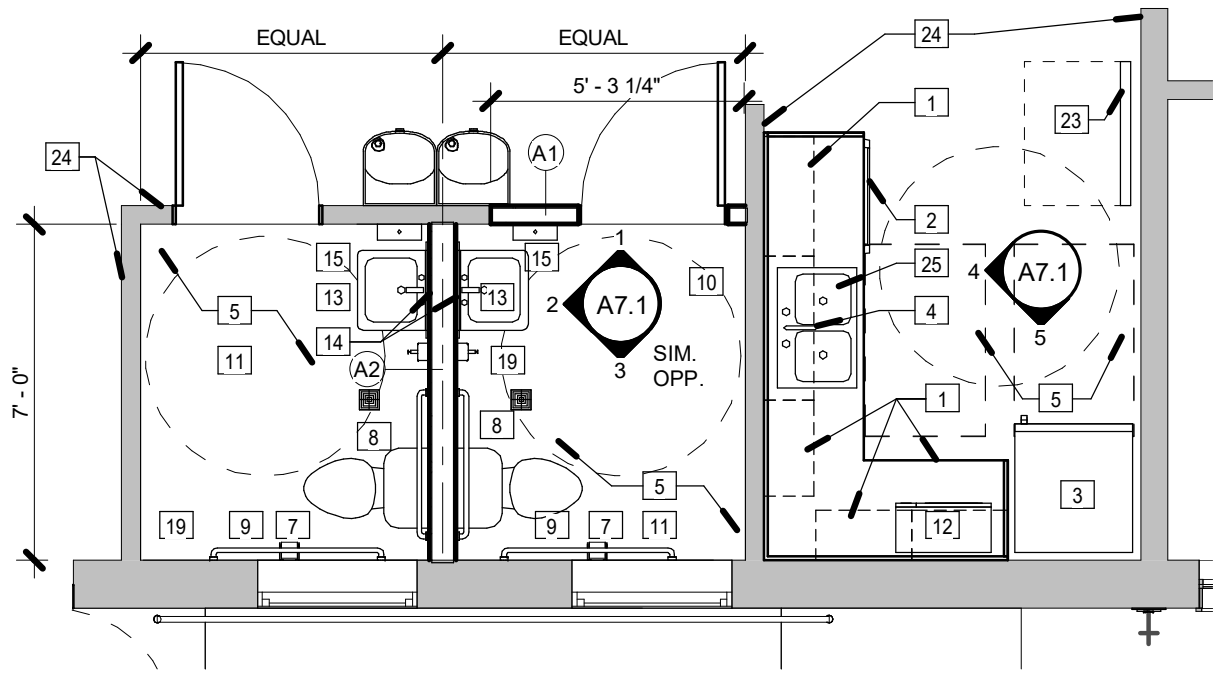
- (APPLIES TO ALL FLOOR PLAN DRAWINGS)
- ALL DIMENSIONS ARE TO FACE OF CMU BRICK, AND STUDS AND/OR TO COLUMN CENTERLINES UNLESS OTHERWISE NOTED.
 - REFER TO SHEET A3.1 FOR DOOR SCHEDULE, TYPES AND DETAIL INFORMATION.
 - REFER TO A3.1 FOR ALL WALL TYPES, UNLESS OTHERWISE NOTED. ALL PARTITION TYPES SHALL BE A1.
 - REFER TO SHEET A7.1 FOR INTERIOR ELEVATIONS.
 - REFER TO INTERIOR DRAWINGS FOR ROOM FINISHES.
 - PROVIDE SOLID BLOCKING FOR ALL WALL HUNG EQUIPMENT, CABINETS, ACCESSORIES, ETC.
 - NOT USED
 - ALL DOOR FRAMES ARE TO BE 4" FROM ADJACENT WALL UNLESS NOTED OTHERWISE.
 - REFER TO SHEET A7.1 FOR TOILET ACCESSORY SCHEDULE.
 - "FD" INDICATES A FLOOR DRAIN - SEE PLUMBING DRAWINGS.
 - REFER TO SHEET A20.2 FOR TYPICAL SYMBOLS USED ON ALL DRAWINGS.
 - ALIGN NEW WALLS WITH EXISTING AS SHOWN.
 - CONTRACTOR SHALL PATCH AND REPAIR ALL EXISTING WALL FINISHES TO REMAIN DUE TO DEMOLITION OPERATIONS, INCLUDING, BUT NOT LIMITED TO, WALL OR DOOR FRAME REMOVAL, WALL COVERING REMOVAL, PLUMBING FIXTURE REMOVAL, ACCESSORY AND EQUIPMENT REMOVAL.
 - ALL DIMENSIONS SHOWN TO EXISTING CONSTRUCTION IS APPROXIMATE AND SHALL BE FIELD VERIFIED.
 - CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING OF WORK.

FLOOR PLAN KEYNOTES

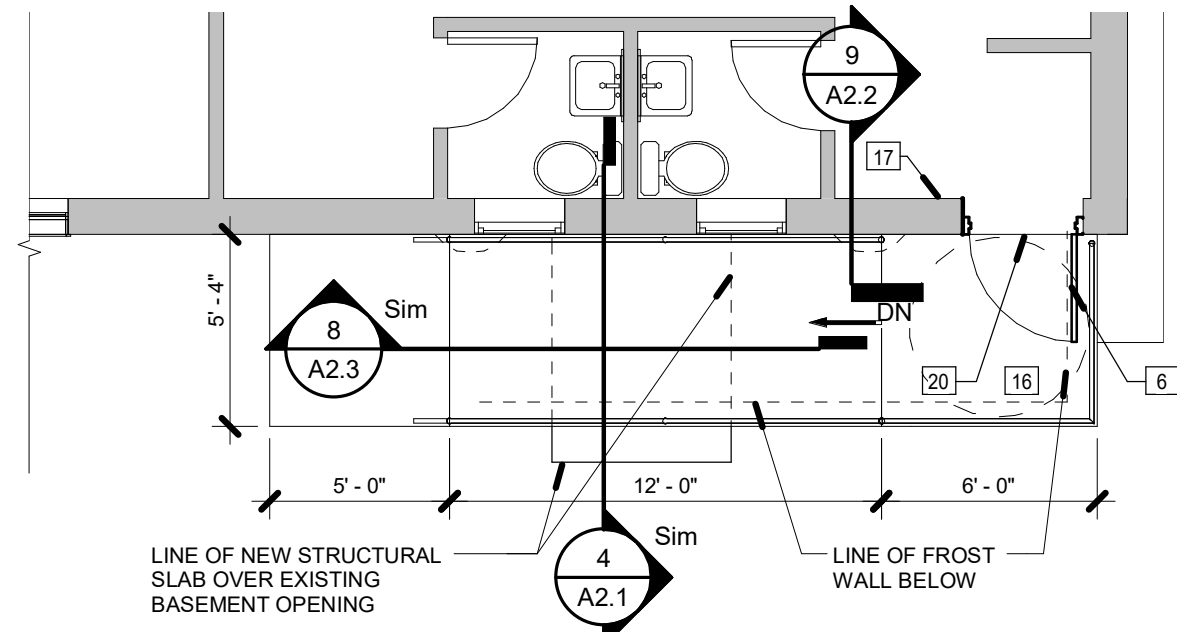
- NEW 4" MIN. 4000 PSI AIR ENTRAINED CONCRETE, LIGHT BROOM FINISH ON 4" SAND SUBBASE, AASHTO SIZE NO. 10 OVER EXISTING SUBGRADE; PROVIDE CONTROL JOINTS AT 5'-0" O.C.
- NEW CONCRETE SIDEWALKS AND LANDINGS - LANDING TO BE MAX 5.00% LONGITUDINAL AND MAX 2.00% CROSS SLOPE RAMP SLOPE TO BE MAX 1:12 IN DIRECTION OF TRAVEL AND MAX 2.00% CROSS SLOPE
- 1 1/2" DIAMETER SCHEDULE 40 GALVANIZED STEEL PIPE RAILINGS SET IN PREFORMED 3" DIAMETER POST HOLES; SET POSTS IN NON-SHRINK, NON-METALLIC GROUT
- NEW CONCRETE SIDEWALKS AND LANDINGS - LANDINGS TO BE MAX 5.00% LONGITUDINAL AND MAX 2.00% CROSS SLOPE RAMP SLOPE TO BE MAX 1:12 IN DIRECTION OF TRAVEL AND MAX 2.00% CROSS SLOPE
- NEW PAINT STRIPING FOR CROSSWALK - MAINTAIN 2% CROSS SLOPE
- CHANGE IN ELEVATION BETWEEN EXISTING WALK SLABS - GRIND DOWN EDGES TO BE NO GREATER THAN 1/4" DIFFERENCE IN ELEVATION
- PROVIDE STEEL PIPE BOLLARDS, CONCRETE FILLED AND PAINTED SAFETY YELLOW
- RELOCATE EXISTING HOSE BIB, SEE PLUMBING
- ASPHALT PATCHING AT NEW RAMPS WHERE ADJACENT TO PARKING LOT PAVEMENT
- FURNISH NEW POWDER COATED STEEL WAVE-STYLE THREE-LOOP BIKE RACK
- PROVIDE PAVEMENT STRIPING AT PEDESTRIAN WALKWAY
- PROVIDE NEW TACTILE WARNING SURFACE IN EXISTING SIDEWALK AT NEW CROSSWALK



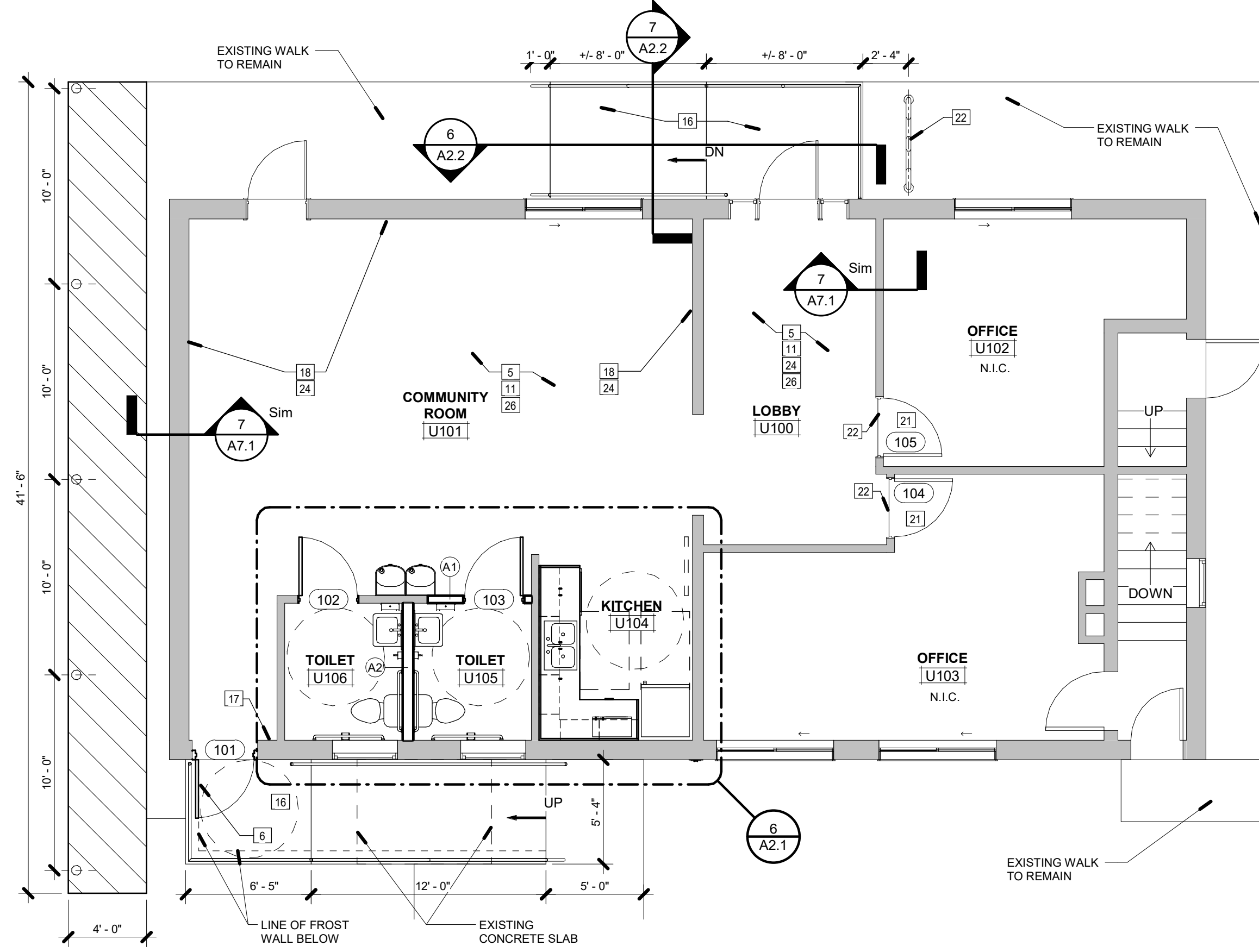
1 FIRST FLOOR PLAN
A1.1 3/16" = 1'-0"



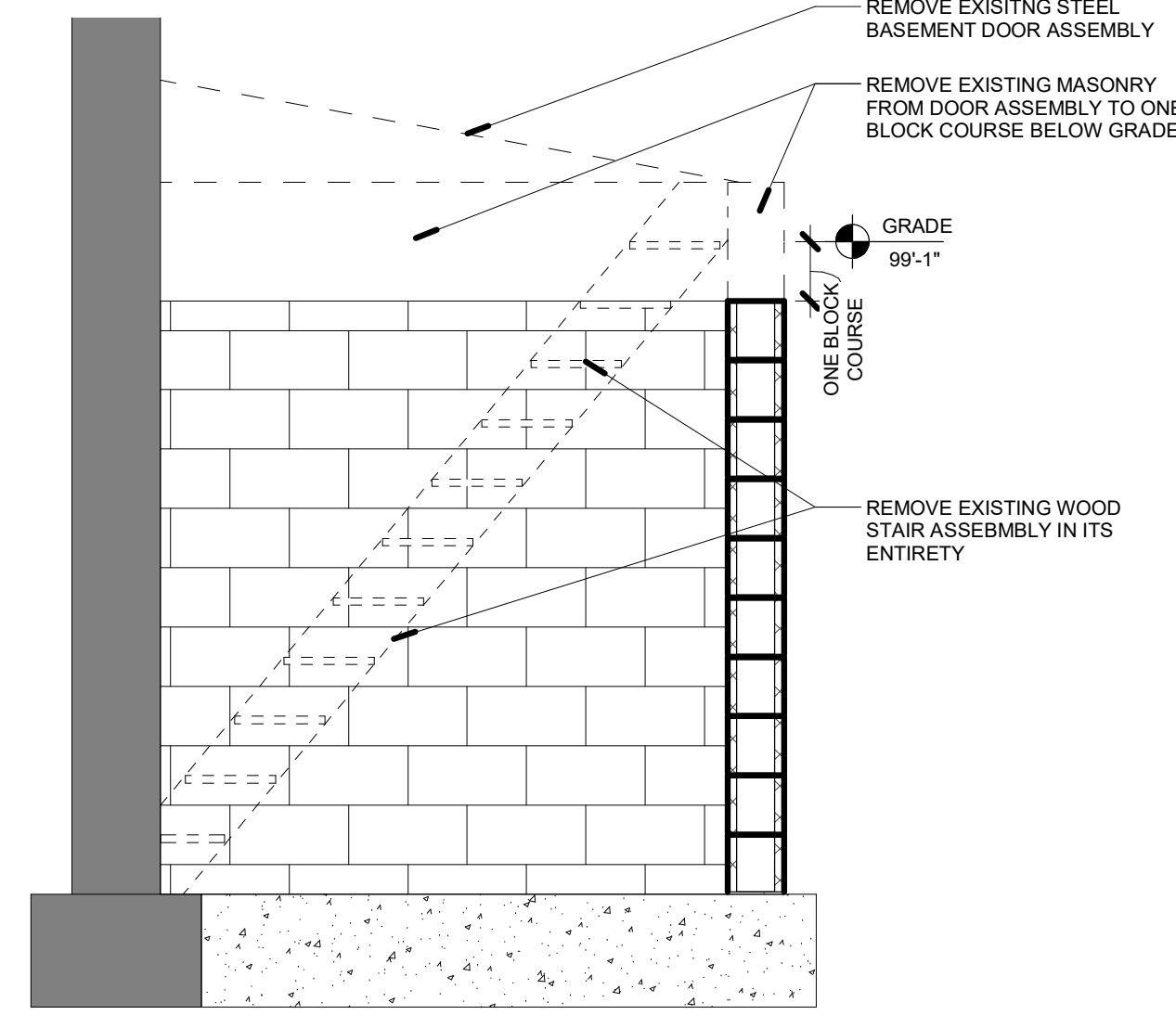
6 COMMUNITY ROOM ENLARGED PLAN
A2.1 1/4" = 1'-0"



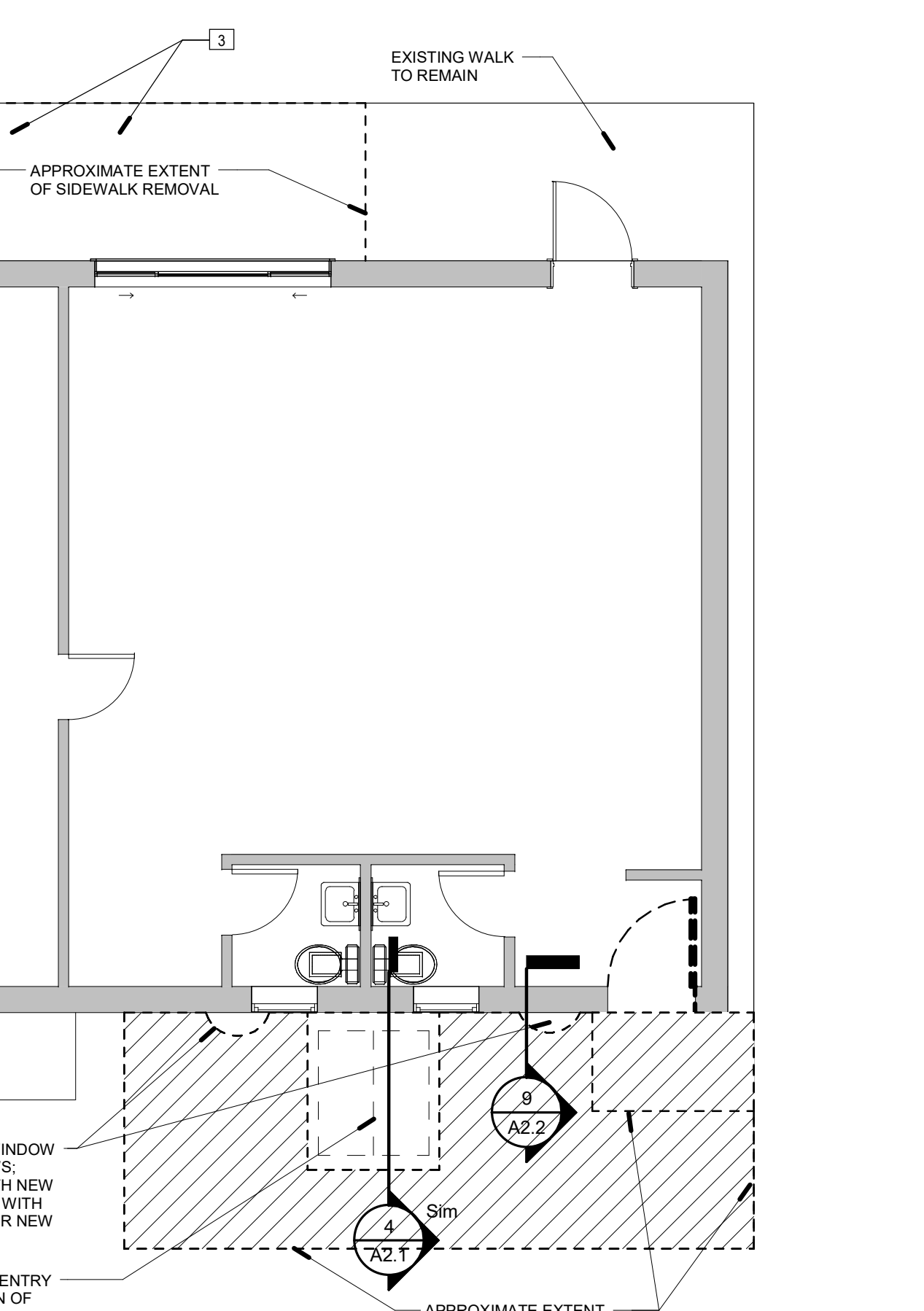
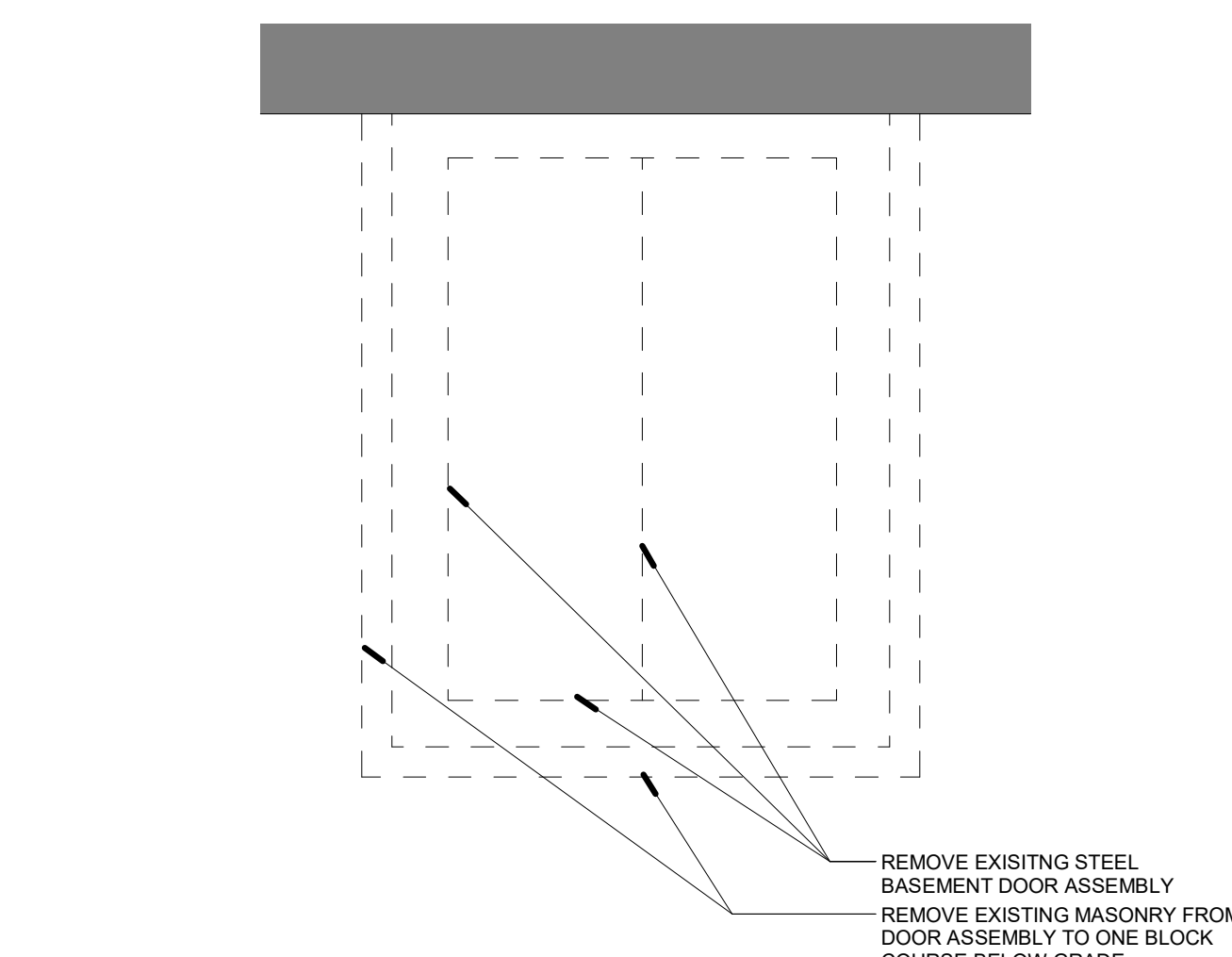
5 RETAIL SPACE REAR ENTRY RAMP
A2.1 3/16" = 1'-0"



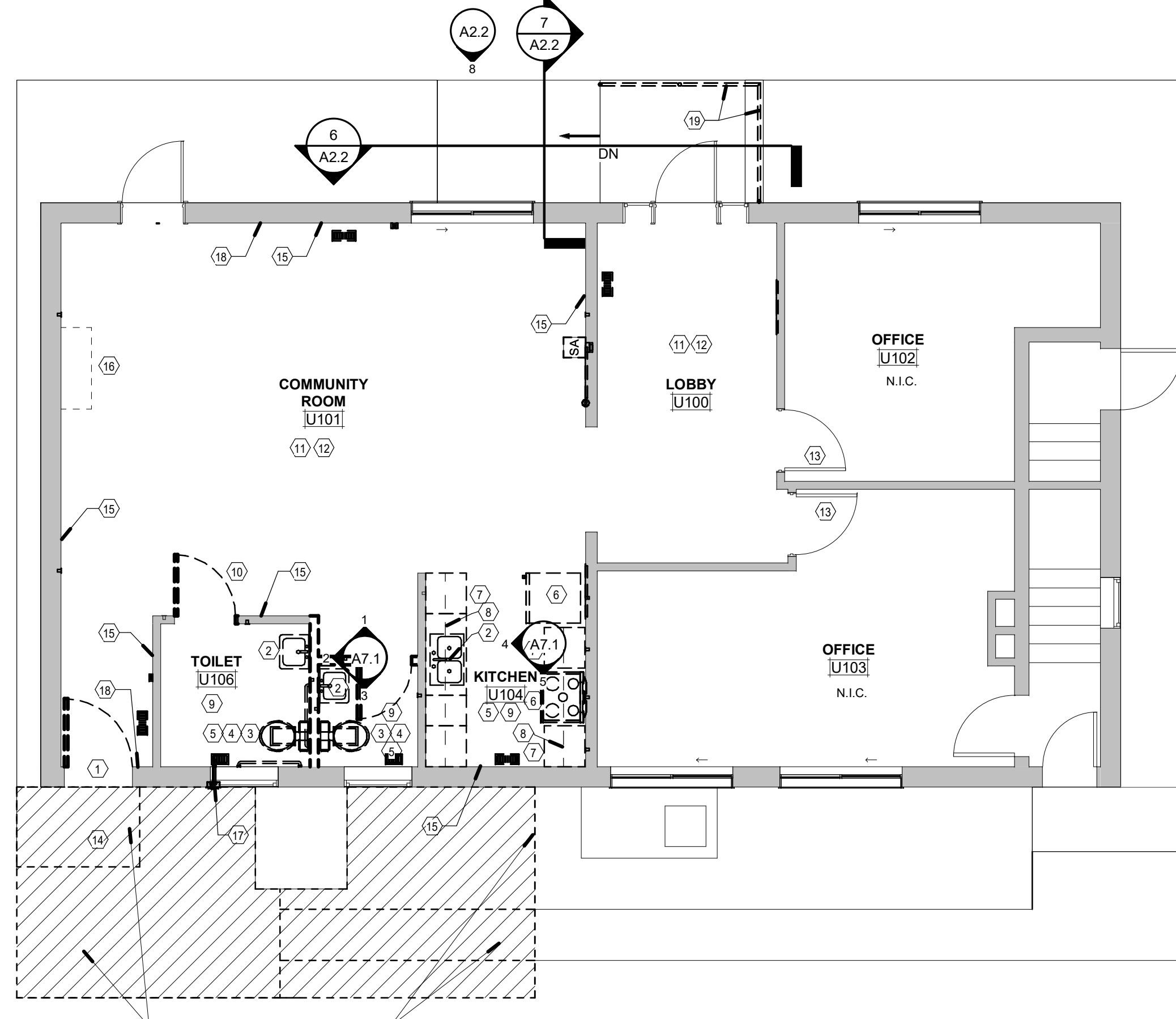
2 COMMUNITY BUILDING FLOOR PLAN
A2.1 3/16" = 1'-0"



4 BASEMENT DOOR DEMOLITION DETAIL
A2.1 1/2" = 1'-0"



3 RETAIL BUILDING FIRST FLOOR DEMOLITION PLAN
A2.1 3/16" = 1'-0"



1 COMMUNITY BUILDING DEMOLITION PLAN
A2.1 3/16" = 1'-0"

GENERAL NOTES

- 1. ALL DIMENSIONS ARE TO FACE OF CMU BRICK, AND STUDS AND/OR TO COLUMN CENTERLINES UNLESS OTHERWISE NOTED.
- 2. REFER TO SHEET A3.1 FOR DOOR SCHEDULE, TYPES AND DETAIL INFORMATION.
- 3. REFER TO A3.1 FOR ALL WALL TYPES, UNLESS OTHERWISE NOTED. ALL PARTITION TYPES SHALL BE A1.
- 4. REFER TO SHEET A7.1 FOR INTERIOR ELEVATIONS.
- 5. REFER TO INTERIOR DRAWINGS FOR ROOM FINISHES.
- 6. PROVIDE SOLID BLOCKING FOR ALL WALL HUNG EQUIPMENT, CABINETS, ACCESSORIES, ETC.
- 7. NOT USED.
- 8. ALL DOOR FRAMES ARE TO BE 4" FROM ADJACENT WALL UNLESS NOTED OTHERWISE.
- 9. REFER TO SHEET A7.1 FOR TOILET ACCESSORY SCHEDULE.
- 10. "TD" INDICATES A FLOOR DRAIN - SEE PLUMBING DRAWINGS.
- 11. REFER TO SHEET AC0.2 FOR TYPICAL SYMBOLS USED ON ALL DRAWINGS.
- 12. ALIGN NEW WALLS WITH EXISTING AS SHOWN.
- 13. CONTRACTOR SHALL PATCH AND REPAIR ALL EXISTING WALL FINISHES TO REMAIN DUE TO DEMOLITION OPERATIONS, INCLUDING, BUT NOT LIMITED TO, WALL OR DOOR FRAME REMOVAL, WALL COVERING REMOVAL, PLUMBING FIXTURE REMOVAL, ACCESSORY AND EQUIPMENT REMOVAL.
- 14. ALL DIMENSIONS SHOWN TO EXISTING CONSTRUCTION IS APPROXIMATE AND SHALL BE FIELD VERIFIED.
- 15. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING OF WORK.

COMMUNITY BUILDING KEYNOTES

- 1. PROVIDE HUD SEVERE-USE CERTIFIED BASE AND WALL CABINETS AND LAMINATE COUNTERTOP W/ BACK AND SIDE SPLASHES
- 2. PROVIDE WARMING OVEN
- 3. PROVIDE REFRIGERATOR
- 4. PROVIDE NEW SINK AND FAUCET - REFER TO PLUMBING DRAWINGS
- 5. PROVIDE NEW FLOORING, INCLUDING BASE. REFER TO FINISH SCHEDULE. NEW FLOORING DESIGNATED AS FLOOR SCORE CERTIFIED PRODUCT
- 6. PROVIDE NEW ENTRY DOOR, FRAME AND DOOR HARDWARE
- 7. PROVIDE TOILET. REFER TO PLUMBING SHEETS AND SPECIFICATIONS
- 8. PROVIDE TOILET ACCESSORIES
- 9. PROVIDE GRAB BAR W/ BLOCKING
- 10. PATCH AREAS OF GYPSUM BOARD CEILING AT LOCATIONS OF EXISTING WALL REMOVAL TO MATCH EXISTING ADJACENT
- 11. PAINT ENTIRE ROOM (TYP ALL INTERIOR SPACES)
- 12. PROVIDE COUNTERTOP, MICROWAVE
- 13. PROVIDE NEW WALL-MOUNTED SINK - REFER TO PLUMBING
- 14. INSTALL NEW LIGHT FIXTURE - SEE ELECTRICAL - LIGHT FIXTURE OVER VANITIES SHALL BE CENTERED OVER SINK AND LOCATED 3'-4" FROM THE TOP OF MIRROR TO BOTTOM OF FIXTURE.
- 15. PROVIDE PIPE INSULATION ON EXPOSED PIPES
- 16. EXISTING CONCRETE LANDING AND WALK AT BUILDING ENTRY TO REMAIN
- 17. PROVIDE ANSI A117.1 COMPLIANT WALL MOUNTED EXIT SIGN WITH VISUAL, RAISED AND BRAILLE CHARACTERS
- 18. EXISTING WOOD PANELING TO BE REMOVED, REMOVE AND REPLACE ELECTRICAL CONDUIT AND JUNCTION BOXES AND INSTALL NEW 1/2" GYP BOARD OVER EXISTING SUBSTRATE
- 19. PROVIDE 8'-0" GYP BOARD CEILING
- 20. REMOVE AND REPLACE EXISTING MOISTURE DAMAGED WOOD AT DOOR OPENING, REPLACE THRESHOLD
- 21. PROVIDE NEW SLAB DOOR AND HARDWARE
- 22. PROVIDE TRANSITION STRIPS AT OFFICE DOORS FOR EXISTING CARPET TO LV1 TRANSITION
- 23. PROVIDE 36" WIDE BY 24" DEEP LAMINATE COUNTER WITH TILT-UP HARDWARE
- 24. PROVIDE CROWN MOULDING - SEE DETAIL 4/A7.1
- 25. PROVIDE MINIMUM 2.5LB NFPA 2-A-10-B-C RATED FIRE EXTINGUISHER FOR BASE CABINET STORAGE
- 26. SCRAPE AREAS OF FLOORING TO MATCH EXISTING ADJACENT AND PAINT CEILING TEXTURE TO MATCH EXISTING ADJACENT AND PAINT CEILING
- 27. PROVIDE WAVE STYLE POWDER COATED STEEL BIKE RACK (5 BIKE RACK) - BASIS OF DESIGN: DERO RRH

COMMUNITY BUILDING DEMOLITION KEYNOTES

- 1. REMOVE EXISTING DOOR, FRAME AND HARDWARE. PREP FOR NEW INSTALLATION.
- 2. REMOVE EXISTING SINK, FAUCET, SUPPLY AND DRAIN PIPING AND STOPS
- 3. REMOVE EXISTING TOILET.
- 4. REMOVE EXISTING TOILET ACCESSORIES. REPAIR WALLS AND PREP FOR NEW FINISH
- 5. REMOVE EXISTING FLOORING AND WALL BASE. REMOVE ALL FLOORING ADHESIVE. PREP SUBSTRATE FOR NEW FINISH.
- 6. REMOVE EXISTING APPLIANCES AND DISPOSE OF ACCORDING TO STATE AND LOCAL ORDINANCES.
- 7. REMOVE EXISTING BASE AND WALL CABINETS, COUNTERTOPS, AND ALL ASSOCIATED BLOCKING AND FASTENERS. PREP AREA FOR NEW WORK.
- 8. REMOVE KITCHEN WALL CABINETS AND COUNTERTOPS
- 9. ENCAPSULATE ANY EXISTING ASBESTOS-BASED FLOORING MATERIALS AS NECESSARY
- 10. REMOVE EXISTING DOOR AND ASSOCIATED HARDWARE. PREP FRAME FOR NEW DOOR
- 11. PREP EXISTING FLOOR FOR OVERLAY OF NEW FLOOR FINISHES
- 12. PREP EXISTING WALLS FOR NEW PAINT
- 13. REMOVE EXISTING DOOR AND DOOR HARDWARE AND PREP FRAME FOR NEW DOOR
- 14. REMOVE EXISTING CONCRETE PAD AND PREP SUB BASE FOR NEW CONCRETE LANDING
- 15. REMOVE EXISTING WALL PANELING AND PREP TO RECEIVE NEW 1/2" GYPSUM BOARD
- 16. REMOVE EXISTING WALL-MOUNTED COAT RACK
- 17. REMOVE EXISTING HOSE BIB AND CUT BACK WATER SERVICE LINE FOR RELOCATION - SEE MECHANICAL
- 18. REMOVE EXISTING WALL MOUNTED CONDUIT, SIGNAGE AND JUNCTION BOXES AND PREP FOR REPLACEMENT
- 19. REMOVE EXISTING STEEL HANDGUARD RAILING - CORE DRILL EXISTING SUPPORT POST EMBEDMENT AND FILL WITH NONSHRINKING GROUT



Hooker DeJong Inc.
ARCHITECTS • ENGINEERS • PLANNERS
316 Morris Avenue
Suite 410
Muskegon, MI 49440
P 231.722.3407
F 231.722.2589

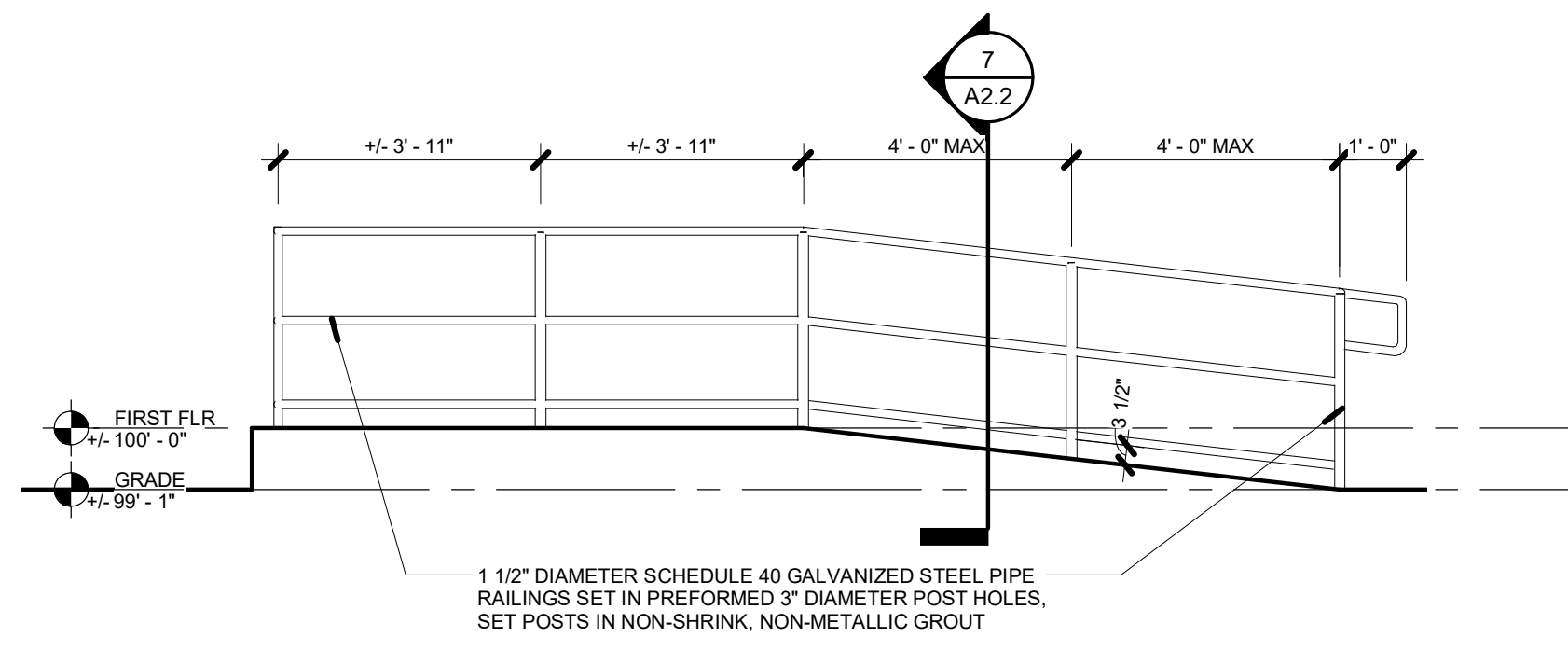
MULTIFAMILY RENOVATION
TASK ORDER 2 - RICHMAR MANOR
3433 WEST ALEXIS ROAD, SYLVANIA, OH 43082
LUCAS METROPOLITAN HOUSING

Project Number 2020.0072		
ISSUANCE		
No.	Date	Description
1	2023.09.01	ISSUED FOR BID & PERMIT
2	2023.10.20	PLAN REVIEW RESPONSE
3	2024.01.29	PERMIT REVISIONS

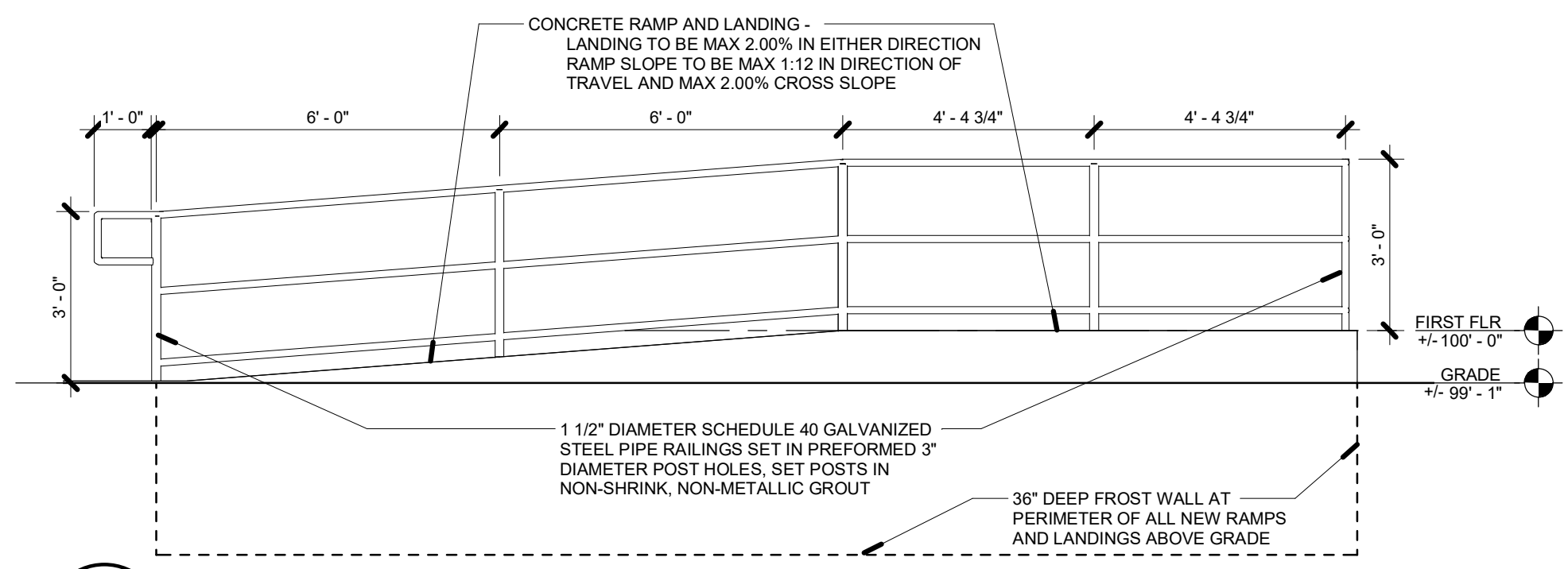
Copyright © 2020 HDJ Inc. All Rights Reserved

ENLARGED PLANS
- COMMUNITY BUILDING

A2.1



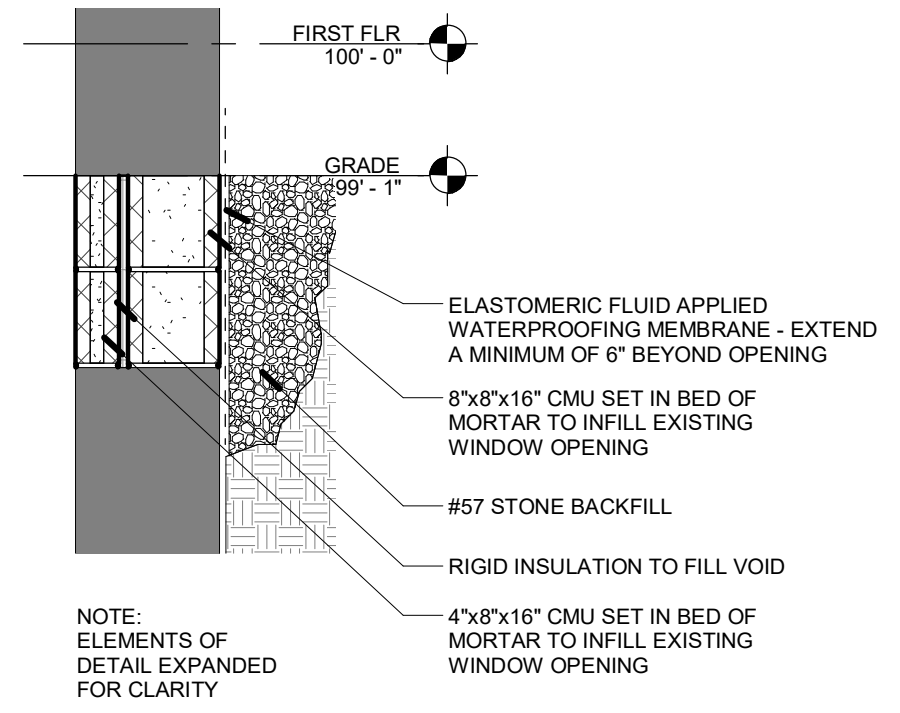
8 LEASING OFFICE HANDRAIL ELEVATION
A2.2 3/8" = 1'-0"



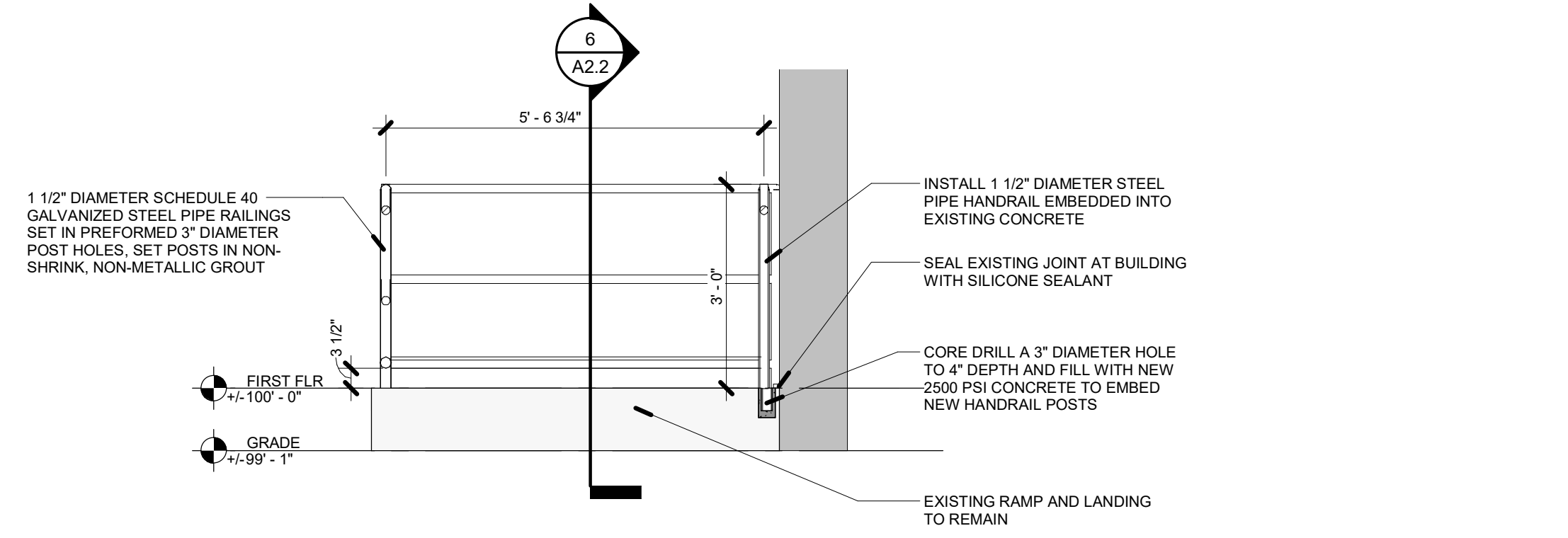
4 RETAIL MAIN ENTRY HANDRAIL ELEVATION
A2.2 3/8" = 1'-0"

EXTERIOR HANDRAIL & GUARDRAIL NOTES

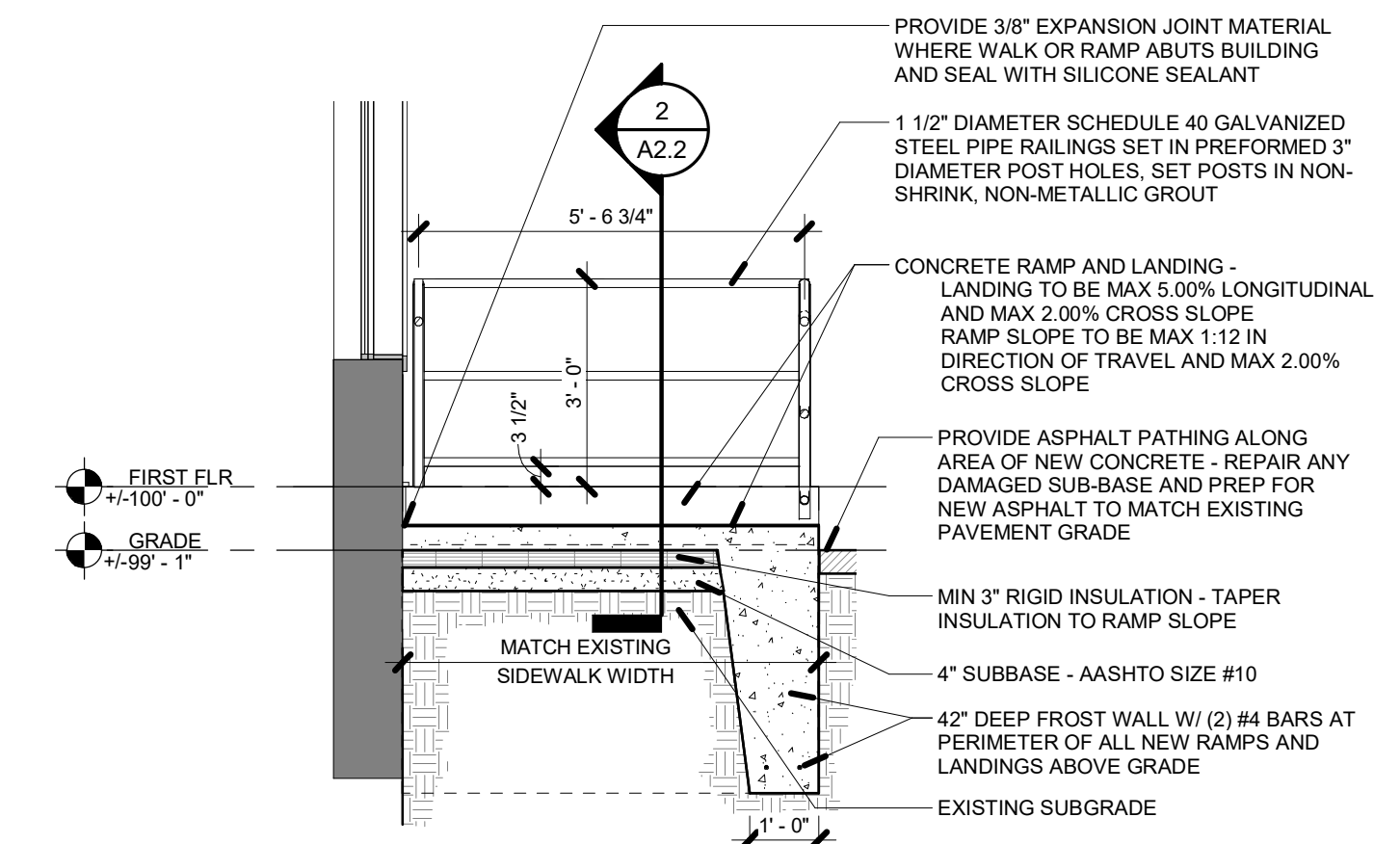
1. PROVIDE POSTS AT 6'-0" O.C. MAXIMUM AND GRIND SMOOTH
2. COPE JOINTS, FULL RADIAL WELD CONNECTIONS AND GRIND SMOOTH
3. REMOVE ALL BURS AND BUMPS; HOT DIP GALVANIZE AS A SINGLE UNIT
4. ALL UNITS TO BE SHOP PRIMED AND FIELD PAINTED; COLOR TO BE BLACK



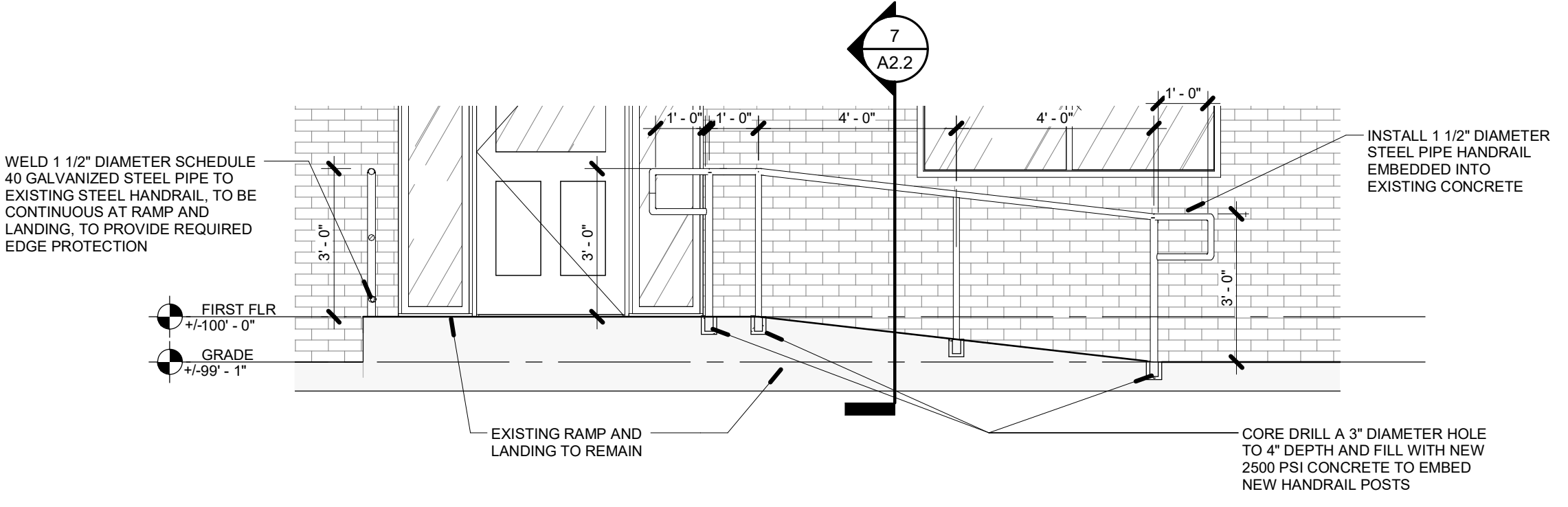
9 BASEMENT WINDOW INFILL DETAIL
A2.2 3/4" = 1'-0"



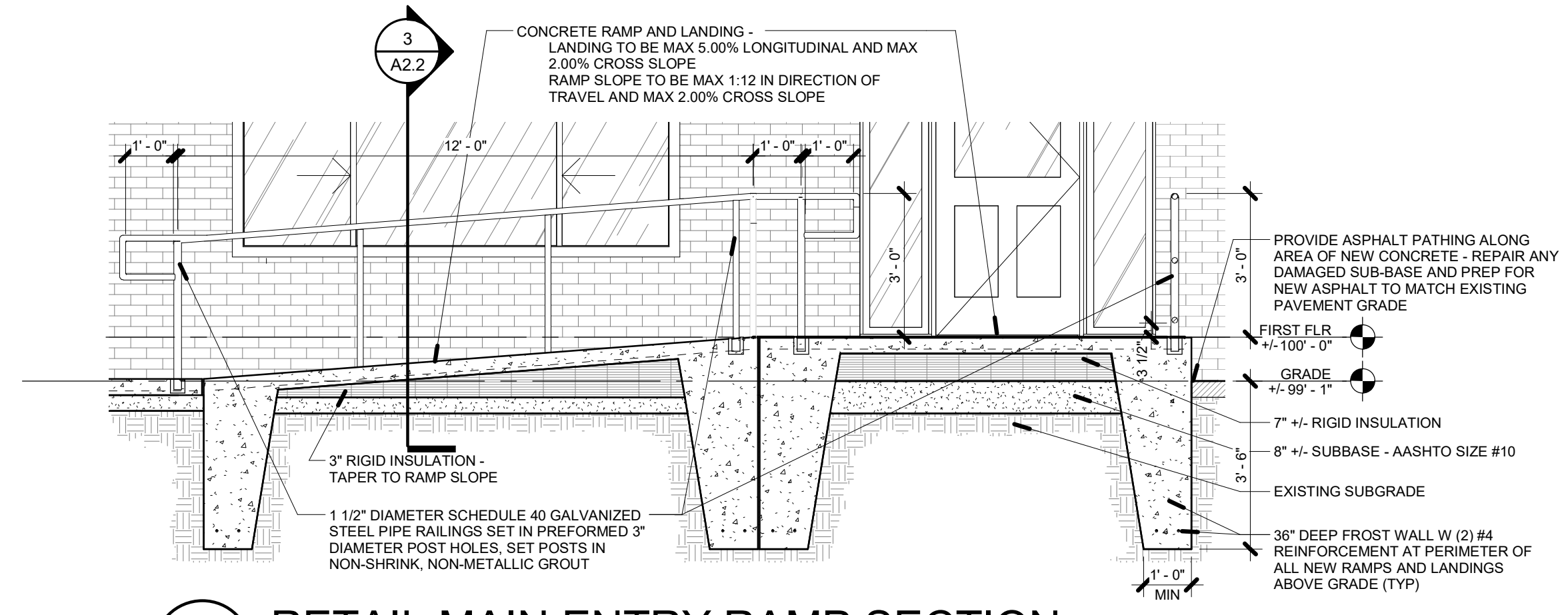
7 LEASING OFFICE RAMP SECTION
A2.2 1/2" = 1'-0"



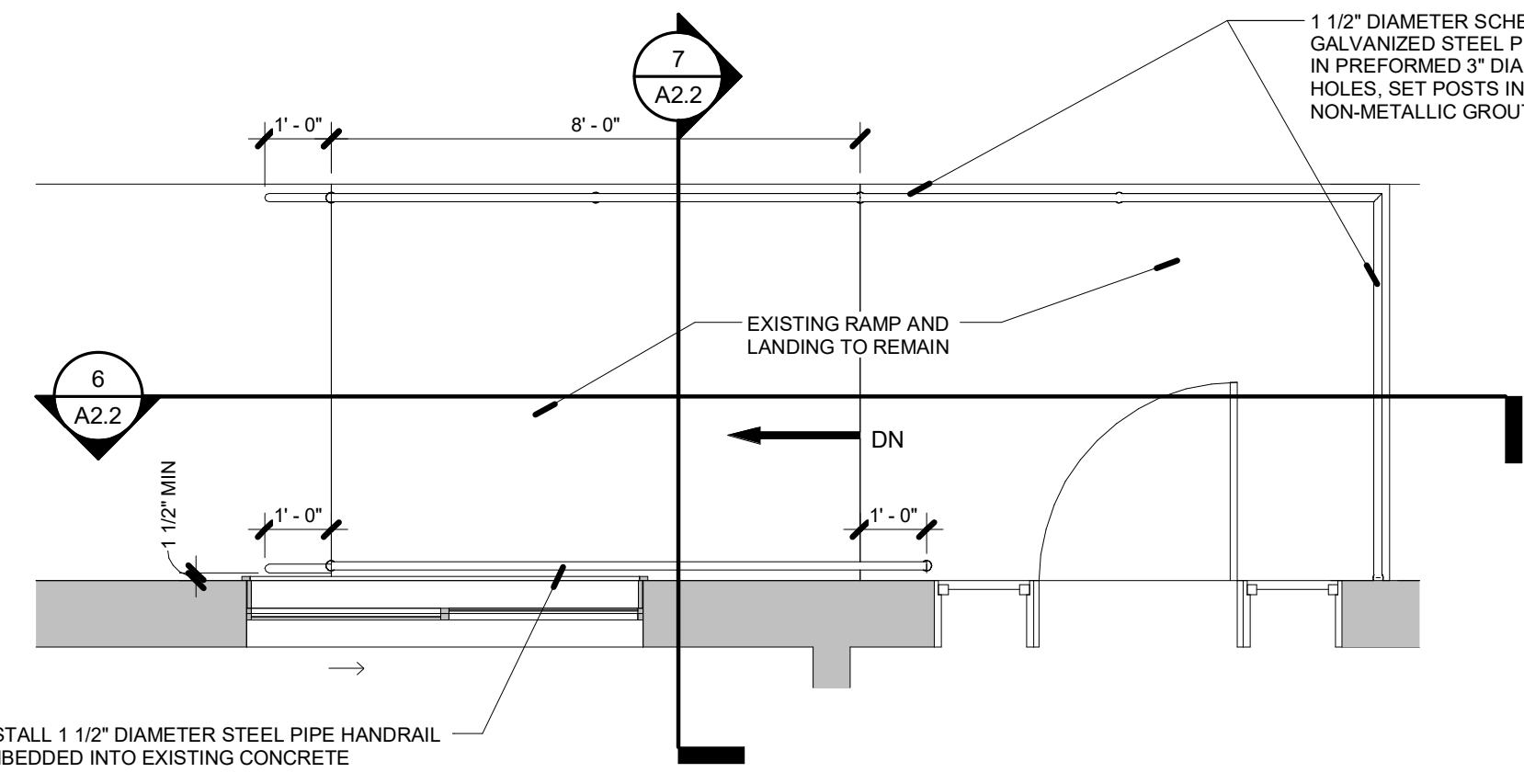
3 RETAIL MAIN ENTRY RAMP SECTION
A2.2 3/8" = 1'-0"



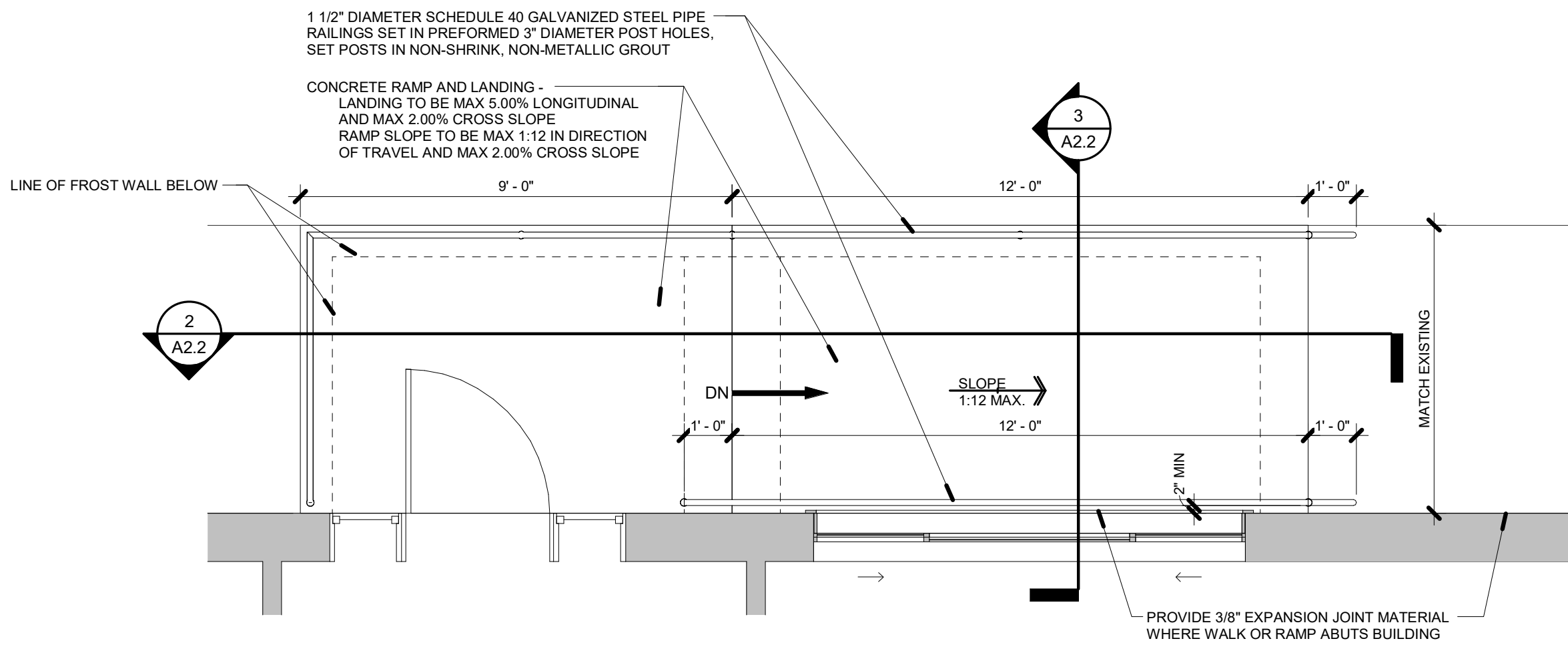
6 LEASING OFFICE RAMP SECTION
A2.2 3/8" = 1'-0"



2 RETAIL MAIN ENTRY RAMP SECTION
A2.2 3/8" = 1'-0"



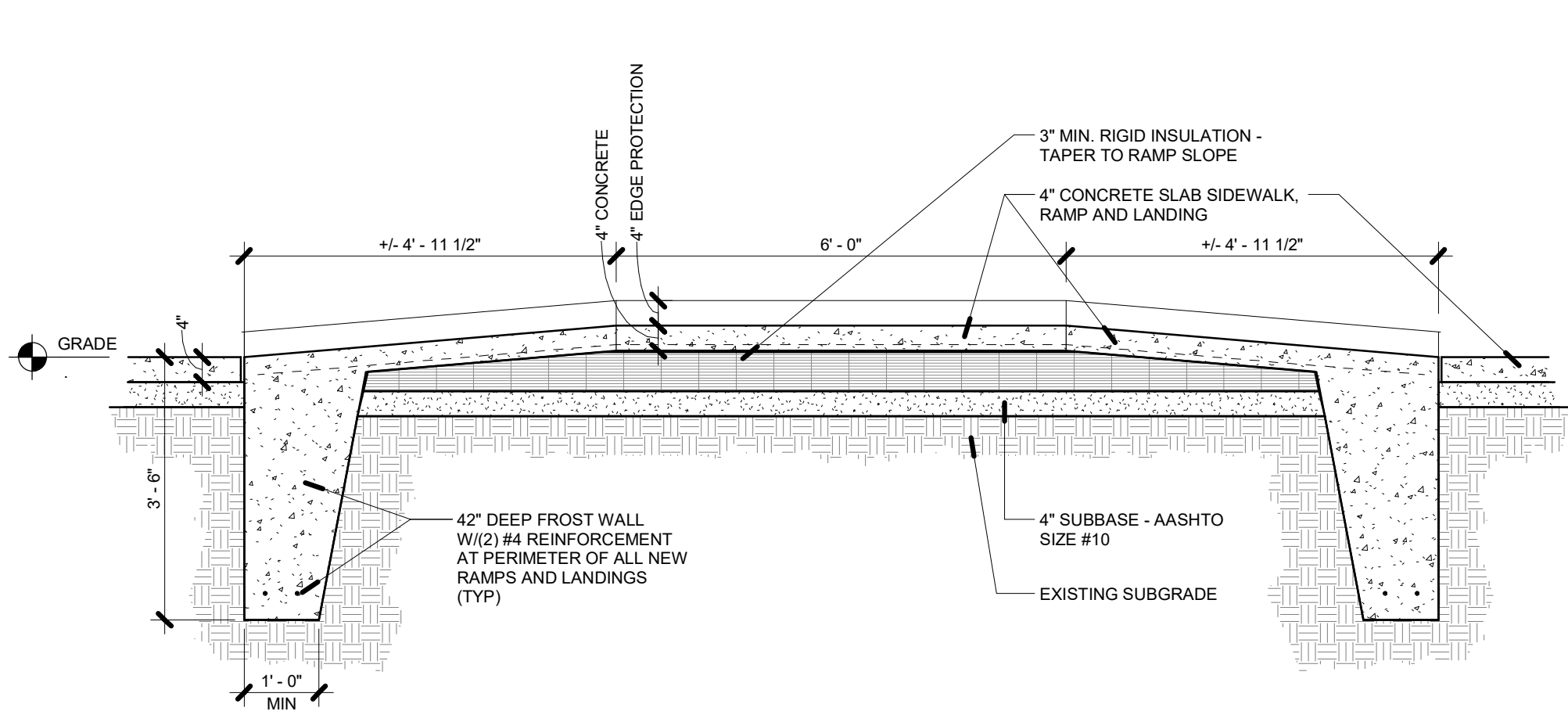
5 LEASING OFFICE ENTRANCE RAMP
A2.2 3/8" = 1'-0"



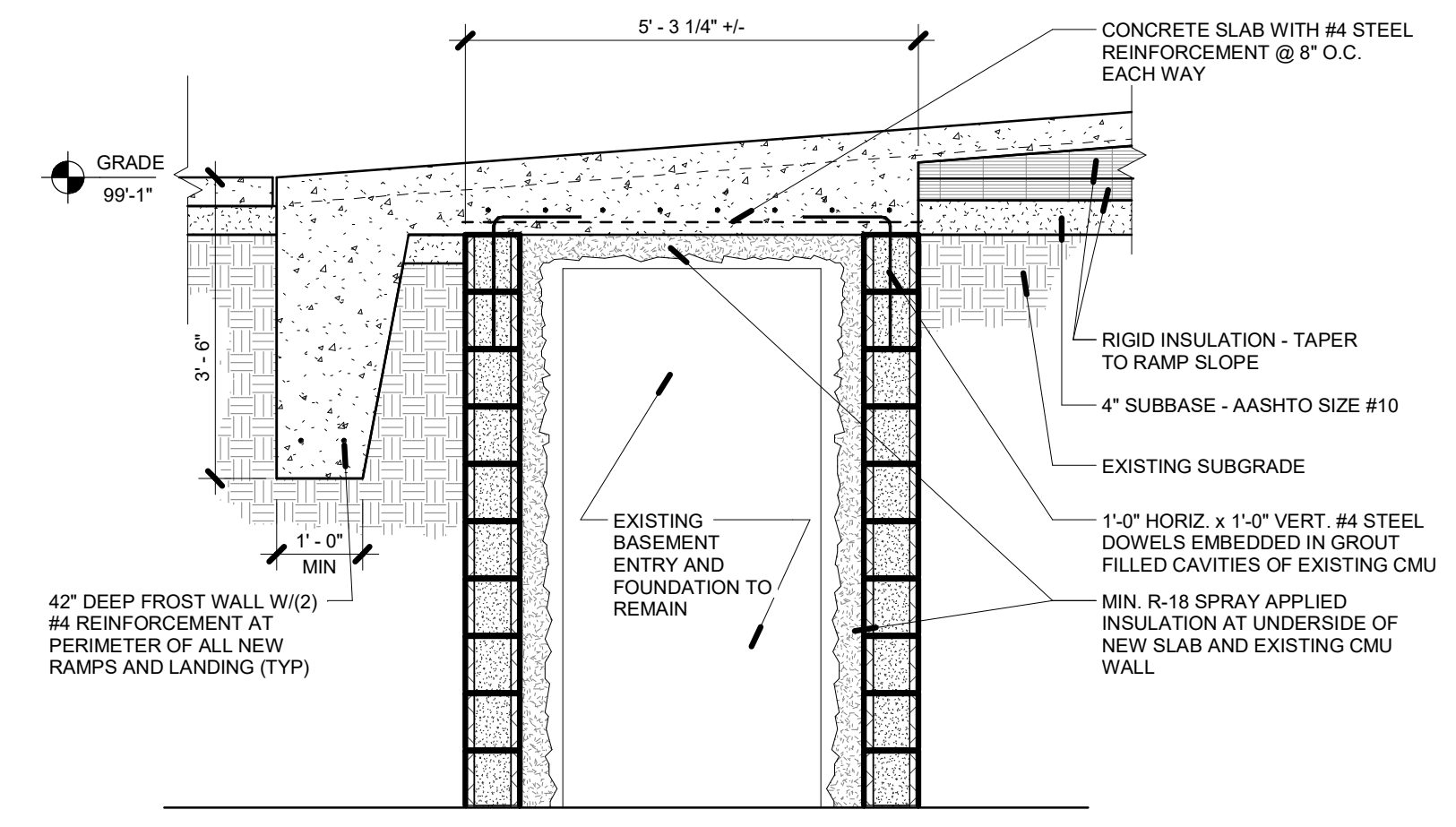
1 RETAIL MAIN ENTRY ENTRANCE RAMP
A2.2 3/8" = 1'-0"

Project Number		2020.0072
ISSUANCE		
No.	Date	Description
1	2023.09.01	ISSUED FOR BID & PERMIT
3	2024.01.29	PERMIT REVISIONS

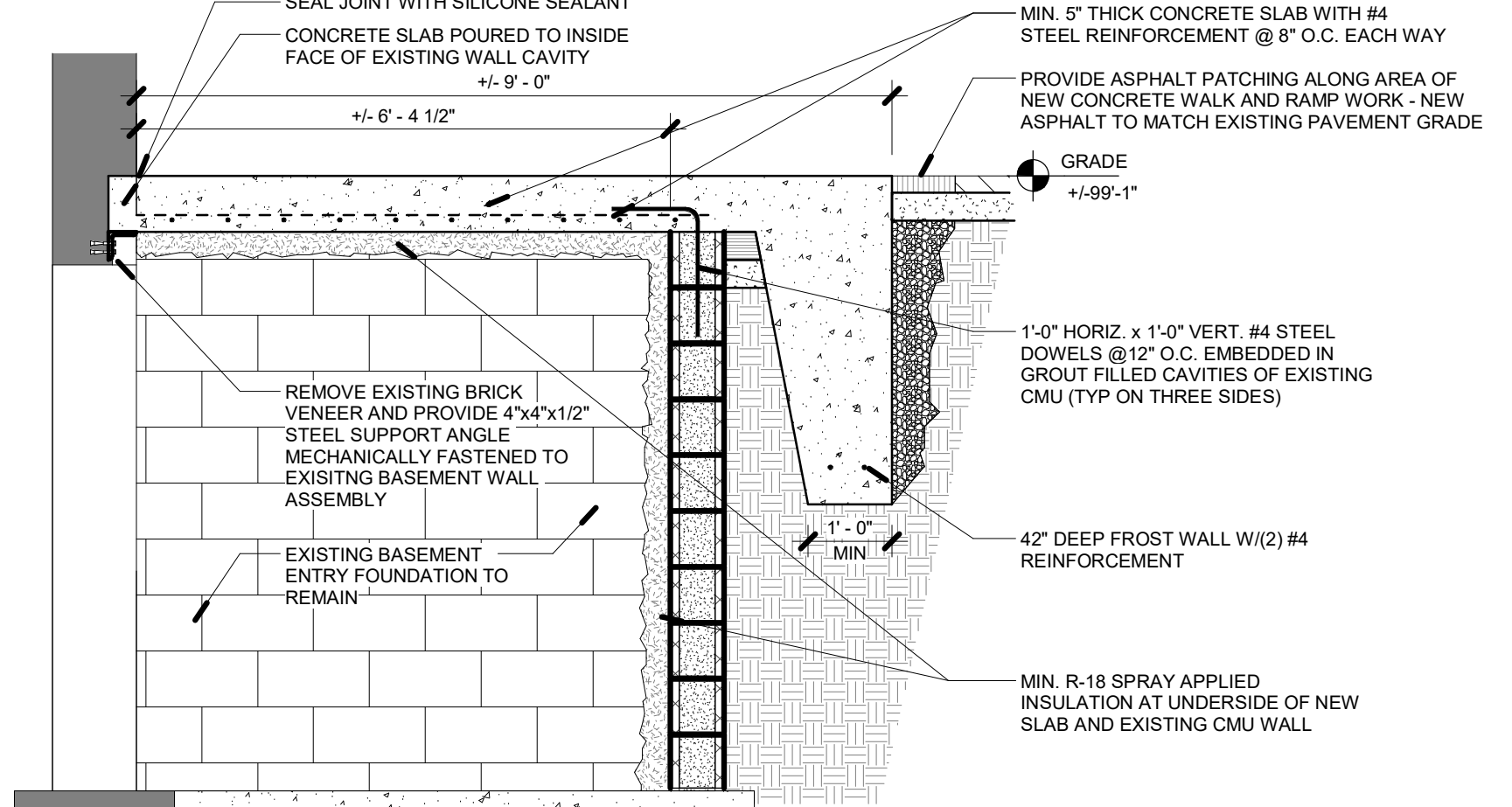
Project Number	2020.0072	
ISSUANCE		
No.	Date	Description
1	2023.09.01	ISSUED FOR BID & PERMIT
3	2024.01.29	PERMIT REVISIONS



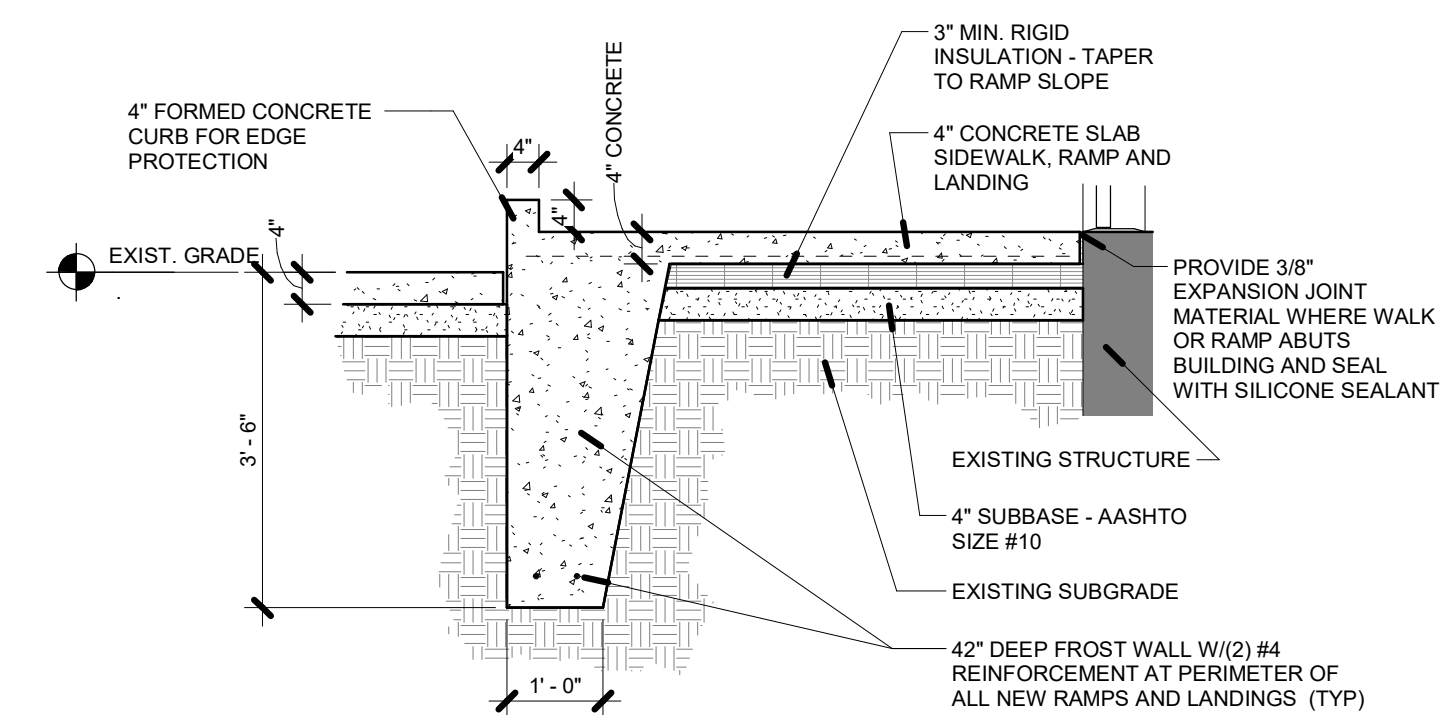
9 ACCESSIBLE UNIT ENTRY SECTION
A2.3 1/2" = 1'-0"



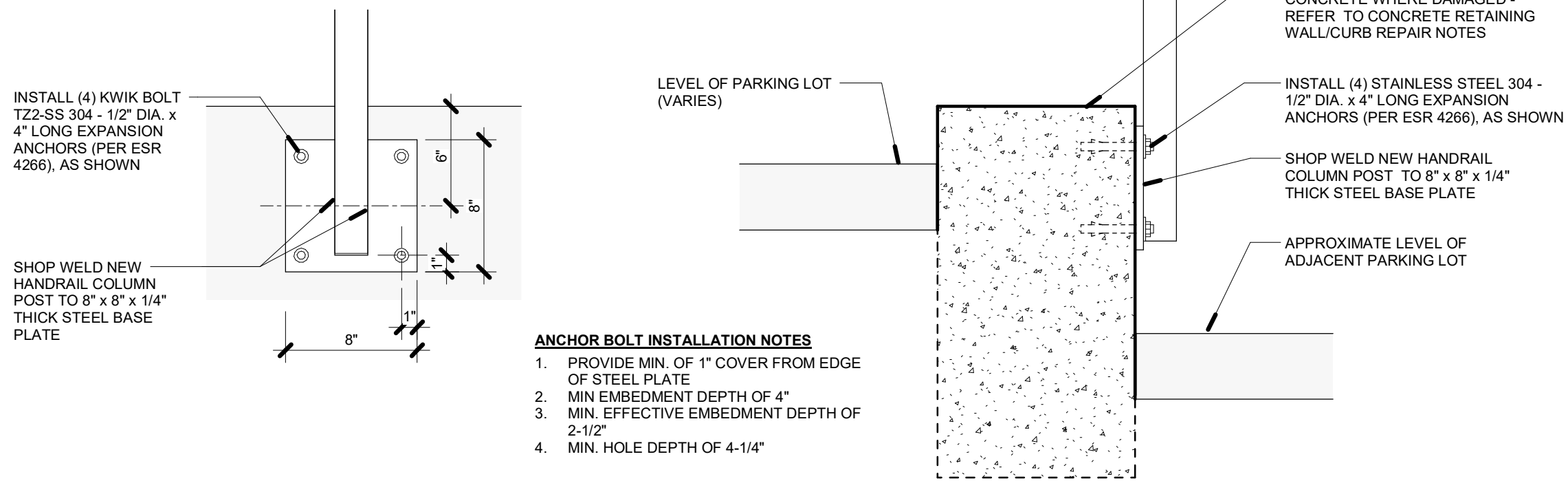
8 STRUCTURAL SLAB/RAMP SECTION
A2.3 1/2" = 1'-0"



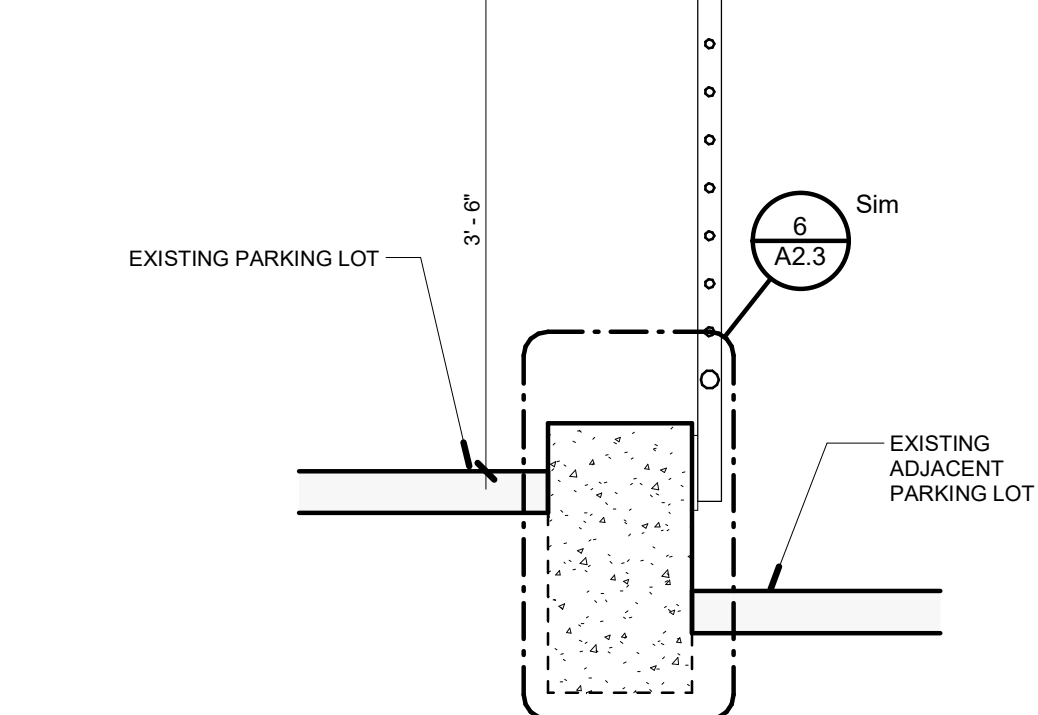
7 STRUCTURAL SLAB SECTION
A2.3 1/2" = 1'-0"



10 ACCESSIBLE UNIT ENTRY SECTION
A2.3 1/2" = 1'-0"



6 GUARDRAIL DETAILS
A2.3 1 1/2" = 1'-0"



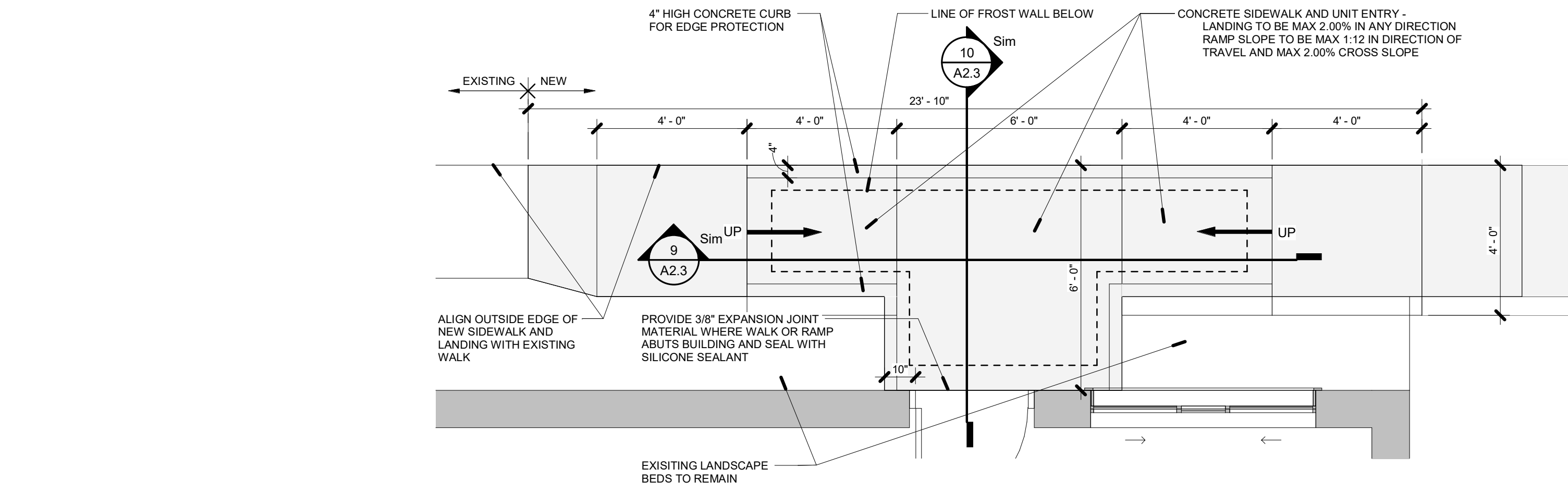
5 RETAINING WALL/CURB SECTION
A2.3 3/4" = 1'-0"

CONCRETE RETAINING WALL/CURB REPAIR NOTES

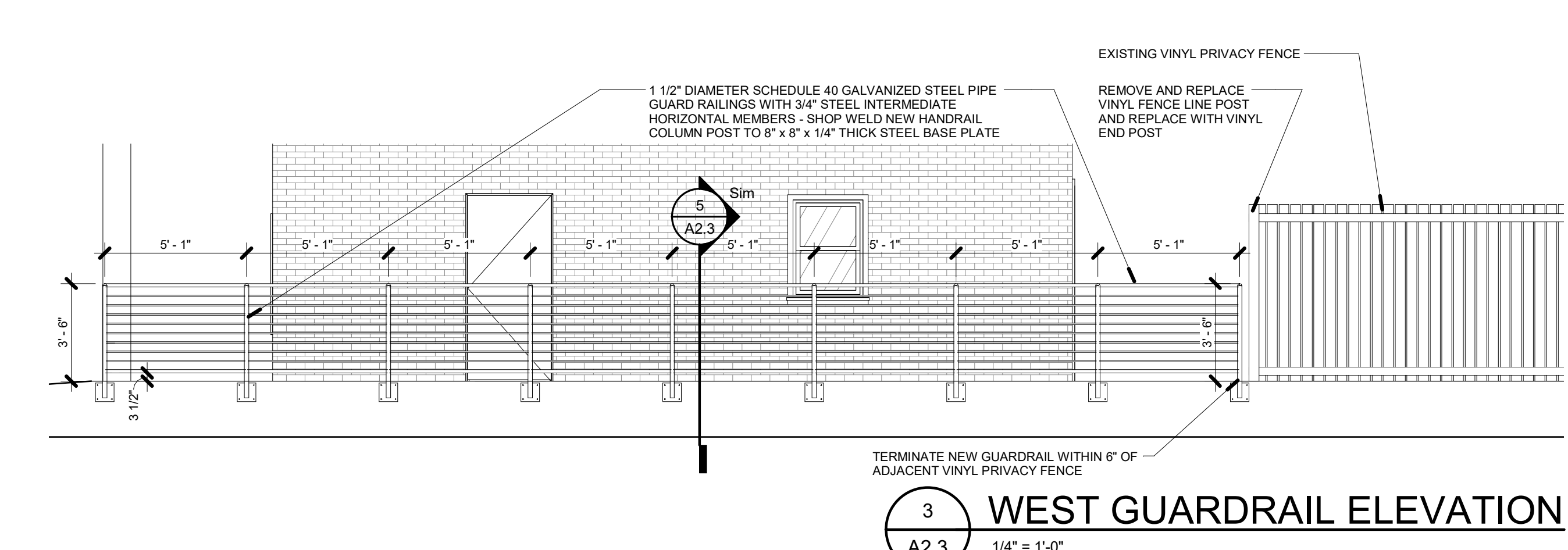
1. CHIP AND REMOVE LOOSE AND DAMAGED AREAS OF EXISTING CONCRETE WALL AND ROUGHEN CONCRETE SURFACE OVER THE REPAIR AREA
2. APPLY BONDING AGENT TO EXPOSED EXISTING CONCRETE SURFACE OVER THE REPAIR AREA
3. APPLY CORROSION INHIBITOR TO ANY EXPOSED STEEL REINFORCEMENT (BASIS OF DESIGN: SIKA FERROGARD)
4. APPLY NEW CONCRETE OVER DAMAGED AREA TO REFORM WALL/CURB (BASIS OF DESIGN: SIKA MONOTOP) AND MATCH EXISTING ADJACENT CONCRETE FINISH

EXTERIOR HANDRAIL & GUARDRAIL NOTES

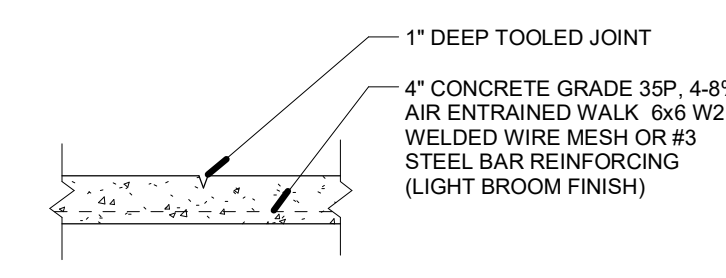
1. PROVIDE POSTS AT 6'-0" O.C. MAXIMUM
2. COPE JOINTS, FULL RADIAL WELD CONNECTIONS AND GRIND SMOOTH
3. REMOVE ALL BURS AND BUMPS; HOT DIP GALVANIZE AS A SINGLE UNIT
4. ALL UNITS TO BE SHOP PRIMED AND FIELD PAINTED; COLOR TO BE BLACK



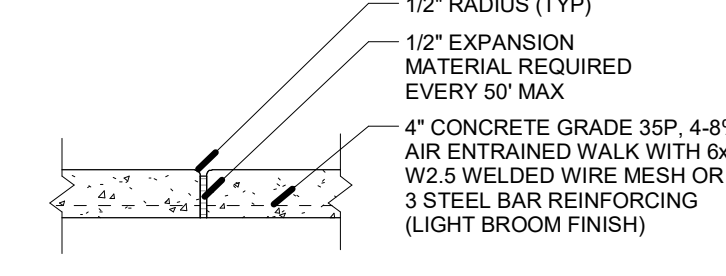
4 ACCESSIBLE UNIT #33 ENTRY
A2.3 3/8" = 1'-0"



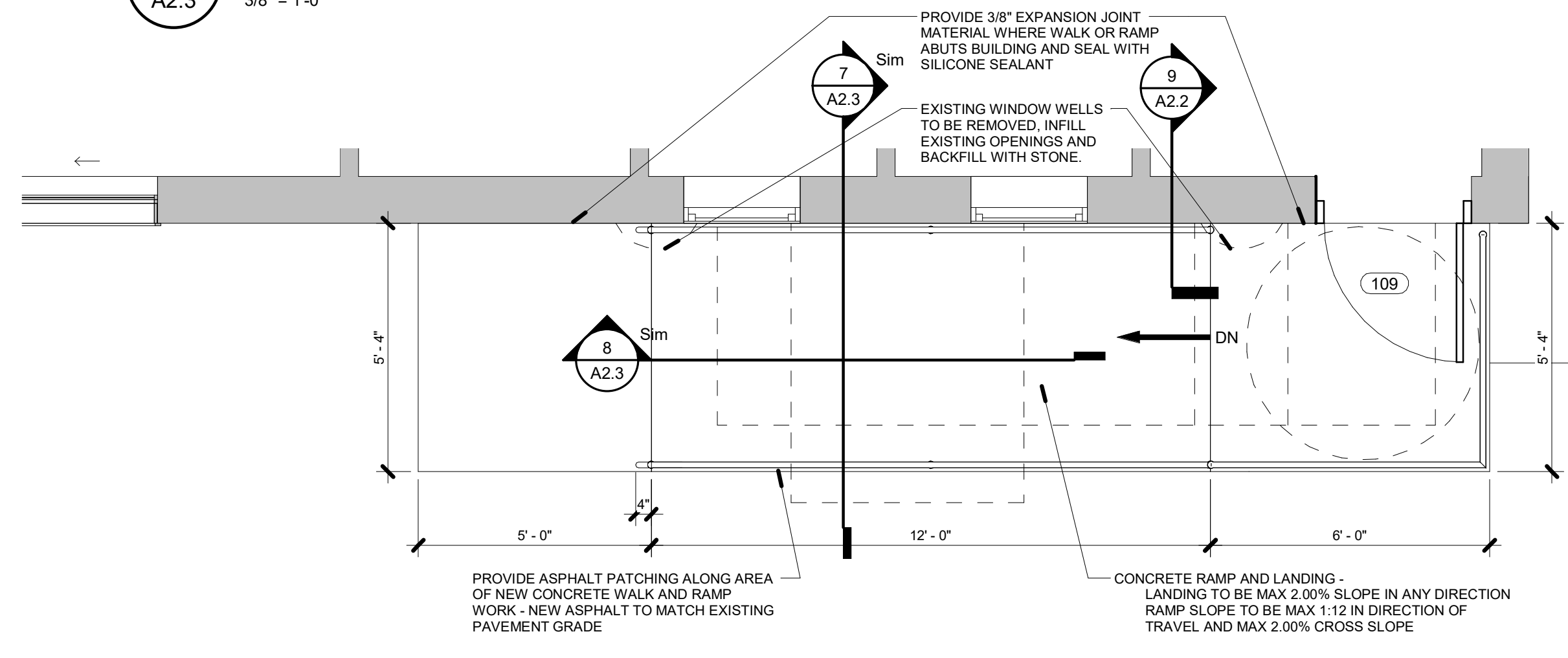
3 WEST GUARDRAIL ELEVATION
A2.3 1/4" = 1'-0"



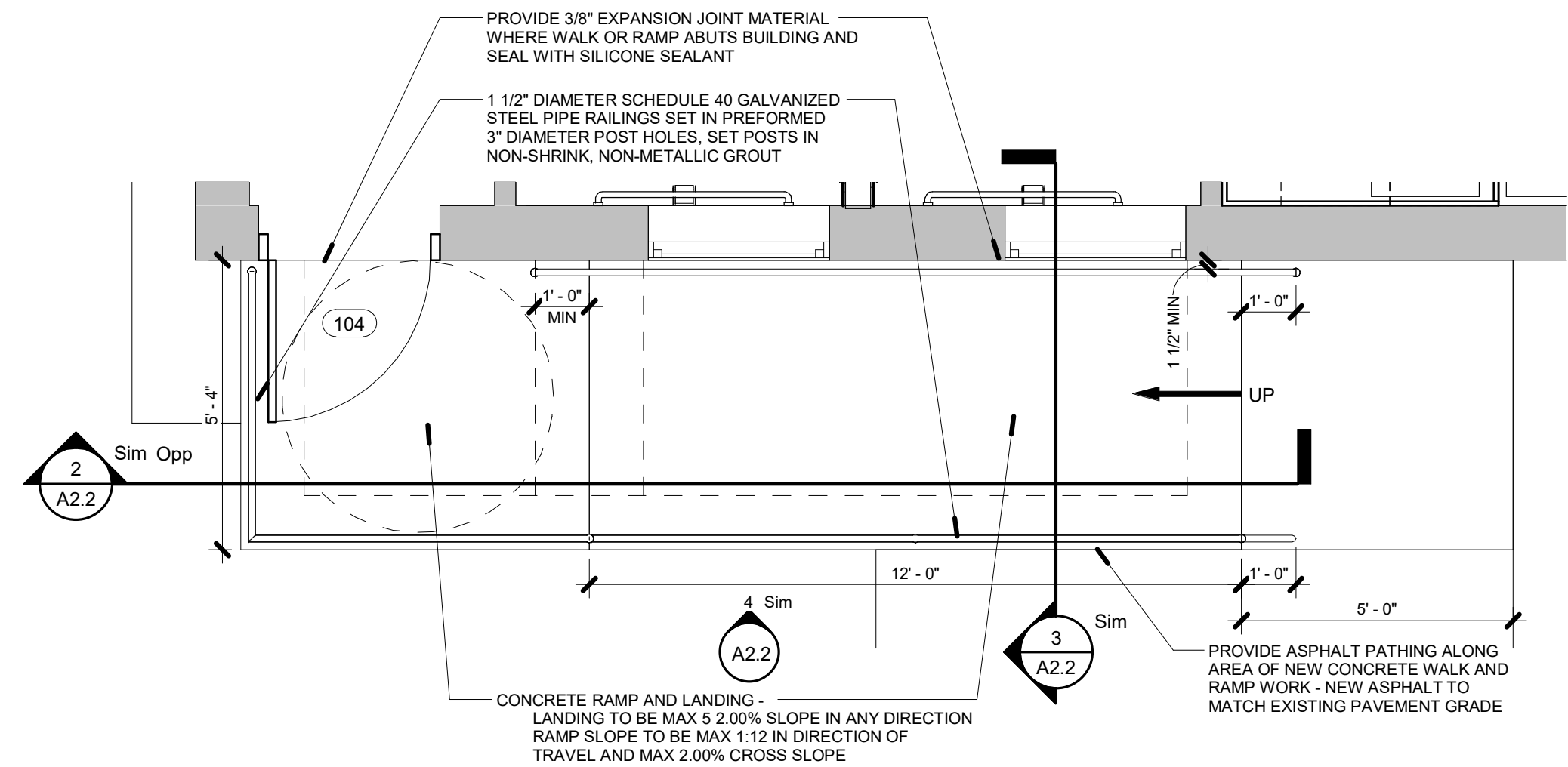
11 TYPICAL CONCRETE SIDEWALK CONTROL JOINT DETAIL
A2.3 3/4" = 1'-0"



12 TYPICAL CONCRETE SIDEWALK EXPANSION JOINT DETAIL
A2.3 3/4" = 1'-0"



2 RETAIL REAR ENTRANCE RAMP
A2.3 3/8" = 1'-0"



1 COMMUNITY BUILDING REAR ENTRANCE RAMP
A2.3 3/8" = 1'-0"

Project Number **2020.0072**

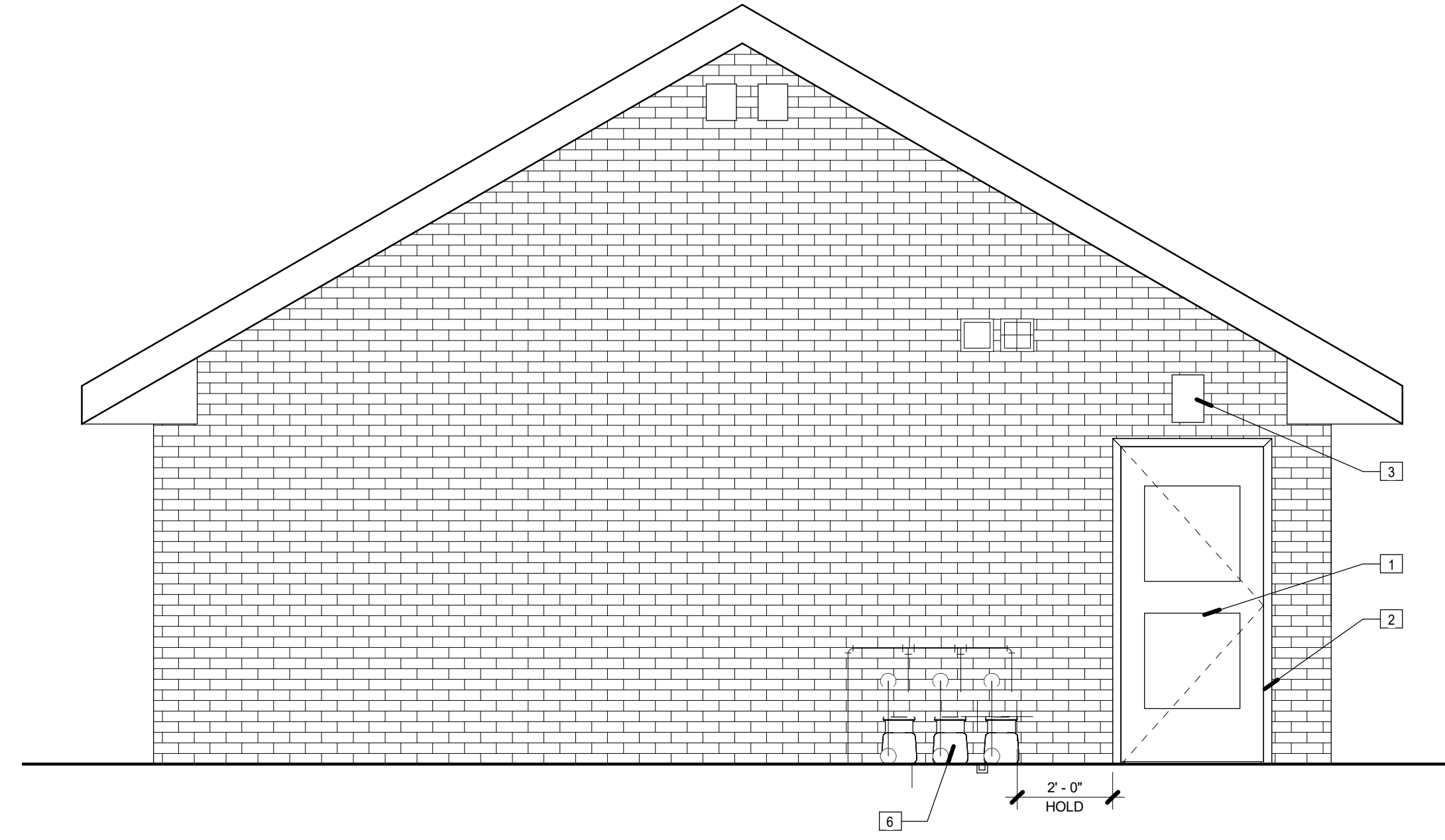
ISSUANCE		
No.	Date	Description
1	2023.09.01	ISSUED FOR BID & PERMIT
2	2023.10.20	PLAN REVIEW RESPONSE
3	2024.01.29	PERMIT REVISIONS

GENERAL NOTES

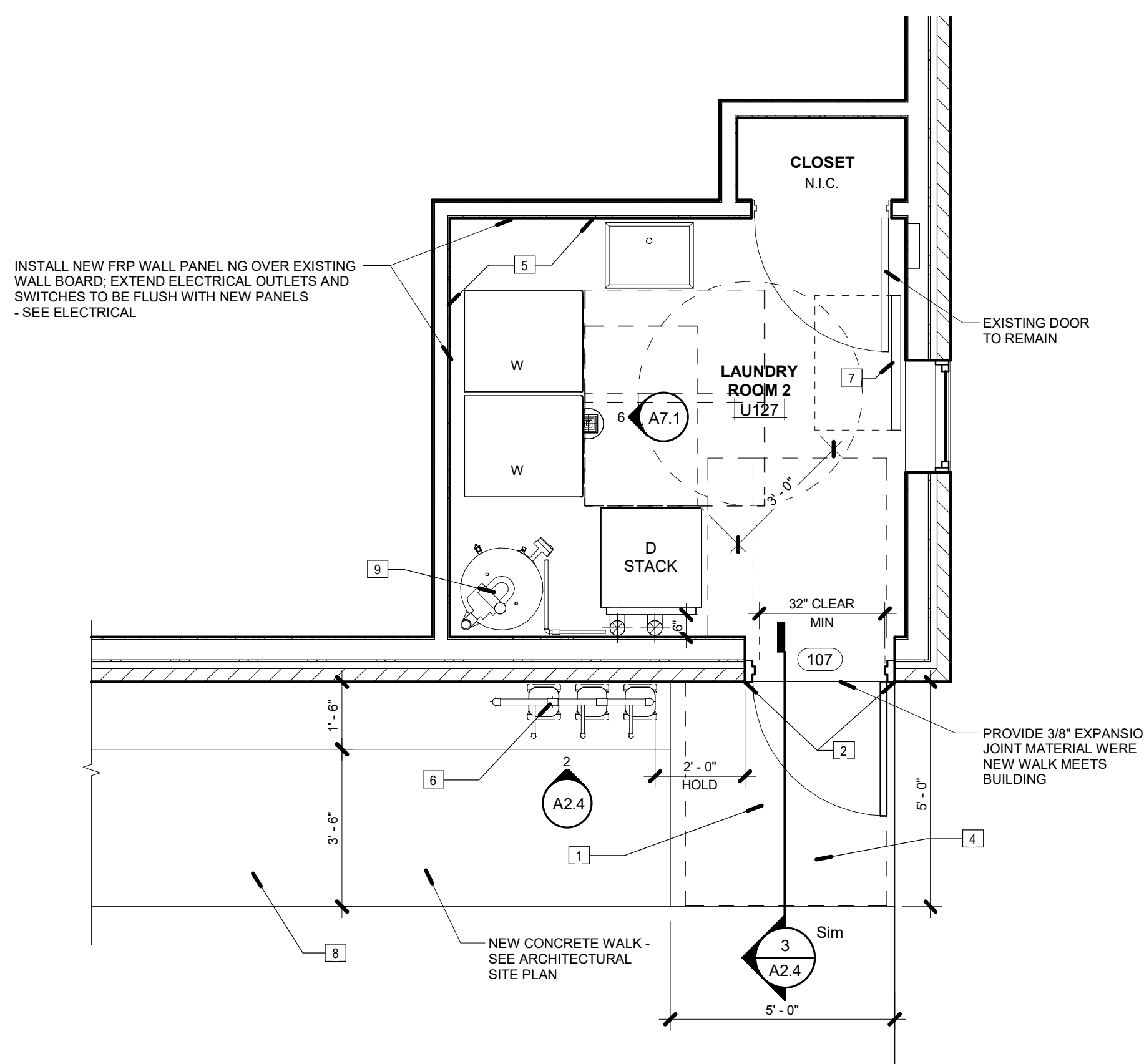
- (APPLIES TO ALL FLOOR PLAN DRAWINGS)
- ALL DIMENSIONS ARE TO FACE OF CMU, BRICK, AND STUDS AND/OR TO COLUMN CENTERLINES UNLESS OTHERWISE NOTED.
 - REFER TO SHEET A3.1 FOR DOOR SCHEDULE, TYPES AND DETAIL INFORMATION.
 - REFER TO A3.1 FOR ALL WALL TYPES, UNLESS OTHERWISE NOTED. ALL PARTITION TYPES SHALL BE A1.
 - REFER TO SHEET A7.1 FOR INTERIOR ELEVATIONS.
 - REFER TO INTERIOR DRAWINGS FOR ROOM FINISHES.
 - PROVIDE SOLID BLOCKING FOR ALL WALL HUNG EQUIPMENT, CABINETS, ACCESSORIES, ETC.
 - NOT USED.
 - ALL DOOR FRAMES ARE TO BE 4" FROM ADJACENT WALL UNLESS NOTED OTHERWISE.
 - REFER TO SHEET A7.1 FOR TOILET ACCESSORY SCHEDULE.
 - "FD" INDICATES A FLOOR DRAIN - SEE PLUMBING DRAWINGS.
 - REFER TO SHEET A03.2 FOR TYPICAL SYMBOLS USED ON ALL DRAWINGS.
 - ALIGN NEW WALLS WITH EXISTING AS SHOWN.
 - CONTRACTOR SHALL PATCH AND REPAIR ALL EXISTING WALL FINISHES TO REMAIN DUE TO DEMOLITION OPERATIONS, INCLUDING, BUT NOT LIMITED TO, WALL OR DOOR FRAME REMOVAL, WALL COVERING REMOVAL, PLUMBING FIXTURE REMOVAL, ACCESSORY AND EQUIPMENT REMOVAL.
 - ALL DIMENSIONS SHOWN TO EXISTING CONSTRUCTION IS APPROXIMATE AND SHALL BE FIELD VERIFIED.
 - CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING OF WORK.

ENLARGED PLAN & ELEVATION KEYNOTES

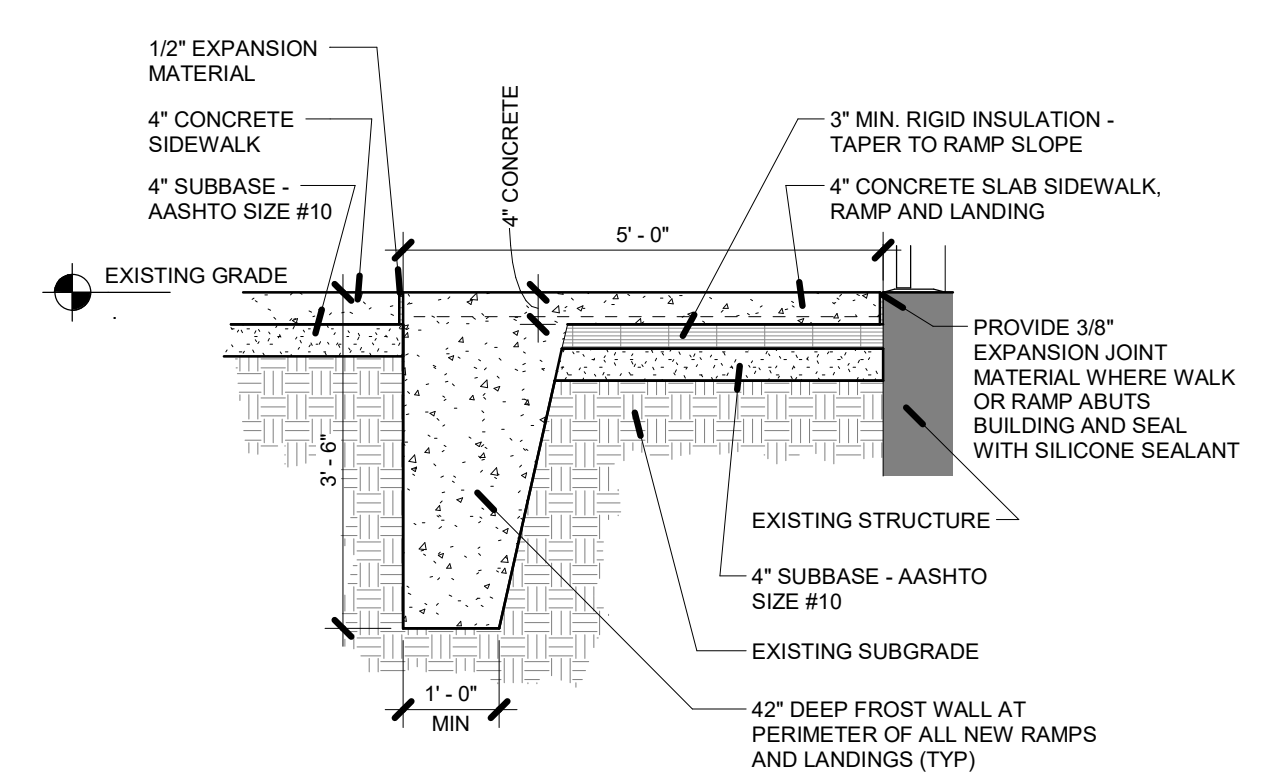
- REMOVE AND REPLACE EXISTING ENTRY DOOR AND DOOR HARDWARE WITH NEW INSULATED STEEL DOOR AND FRAME.
- REMOVE AND REPLACE EXISTING DOOR (REVERSE SWING OUTWARD) AND FRAME AND REPLACE THRESHOLD.
- NEW EXTERIOR LIGHT - SEE ELECTRICAL.
- NEW CONCRETE LANDING AT ENTRY - MAINTAIN 2% MAXIMUM SLOPE AND POUR TO FLOOR LEVEL OF LAUNDRY ROOM.
- PROVIDE GLASS FIBER REINFORCED WALL PANELING TO BE APPLIED WITH MANUFACTURER-RECOMMENDED ADHESIVE OVER EXISTING WALL FINISH; PROVIDE PVC EDGE AND CORNER TRIM.
- RELOCATE EXISTING GAS METERS TO ALLOW FOR ACCESSIBLE DOOR APPROACH - COORDINATE LOCATION WITH LOCAL NATURAL GAS UTILITY - FILL ALL ABANDONED PENETRATIONS AND HOLES.
- PROVIDE 36" WIDE BY 24" DEEP LAMINATE COUNTER WITH TILT-UP HARDWARE - MOUNTED SO THAT WORK SURFACE IN UP POSITION IS AT 28" AFF MINIMUM.
- NEW CONCRETE SIDEWALK.
- REMOVE AND REPLACE WATER HEATER - SEE MECHANICAL.



2 LAUNDRY ROOM 2
A2.4 3/8" = 1'-0"



1 LAUNDRY ROOM 2
A2.4 3/8" = 1'-0"



3 ACCESSIBLE LAUNDRY ROOM 2 ENTRY SECTION
A2.4 1/2" = 1'-0"

DOOR HARDWARE

Note: Refer to Specification Section 08 71 00 - 17 for further detail

Set No. 01 - (Common Area Entry Doors)

For use on Door #(s):

101, 109

QTY	DESCRIPTION	CATALOG NUMBER	FINISH	MFR
3	EA HINGE 5BB1	4.5 X 4.5 NRP	630	IVE
1	EA EXIT DEVICE	CD-25-R-ED	626	FAL
1	EA OFFICE/ENTRY LOCK	W501BDC LAT	626	FAL
1	EA MORT. CYL. HOUSING	C987 A12667-003 DOG - CAM & BLOCKING RING AS REQ'D	626	FAL
2	EA INTERCHANGABLE CORE	C807 SFC	626	FAL
1	EA DOOR CLOSER	SC71A SS - PARALLEL ARM	689	FAL
1	EA KICK PLATE	8400 10"x1 1/2" LDW B-CS	630	IVE
1	EA WEATHERSTRIP	188SBK PSA	BK	ZER
	COMPLETE WEATHERSTRIP, DOOR BOTTOM AND THRESHOLD PACKAGE			

OPERATIONAL DESCRIPTION:

- Lockset is normally secure.

Set No. 02 - (Laundry Room 2 Door)

For use on Door #(s):

107

Each To Have:

QTY	DESCRIPTION	CATALOG NUMBER	FINISH	MFR
3	EA HINGE	5BB1 4.5 X 4.5 NRP	652	IVE
1	EA OFFICE/ENTRY LOCK	W501BDC LAT	626	FAL
1	EA MORT. CYL. HOUSING	C987 A12667-003 DOG - CAM & BLOCKING RING AS REQ'D	626	FAL
2	EA INTERCHANGABLE CORE	C807 SFC	626	FAL
1	EA DOOR CLOSER	SC71A SS - PARALLEL ARM	689	FAL
1	EA KICK PLATE	8400 10"x1 1/2" LDW B-CS	630	IVE
1	EA WEATHERSTRIP	188SBK PSA	BK	ZER
	COMPLETE WEATHERSTRIP, DOOR BOTTOM AND THRESHOLD PACKAGE			

OPERATIONAL DESCRIPTION:

- Lockset is normally secure.

Set No. 03 - (Office Doors)

For use on Door #(s):

104, 105

QTY	DESCRIPTION	CATALOG NUMBER	FINISH	MFR
3	EA HINGE	5BB1 4.5 X 4.5 NRP	652	IVE
1	EA OFFICE/ENTRY LOCK	W501BDC LAT	626	FAL
1	EA INTERCHANGABLE CORE	C807 SFC	626	FAL
1	EA OH STOP & HOLDER	100HP	630	GLY
3	EA SILENCER	SR64	GRY	IVE

Set No. 04 - (Toilet Room Doors)

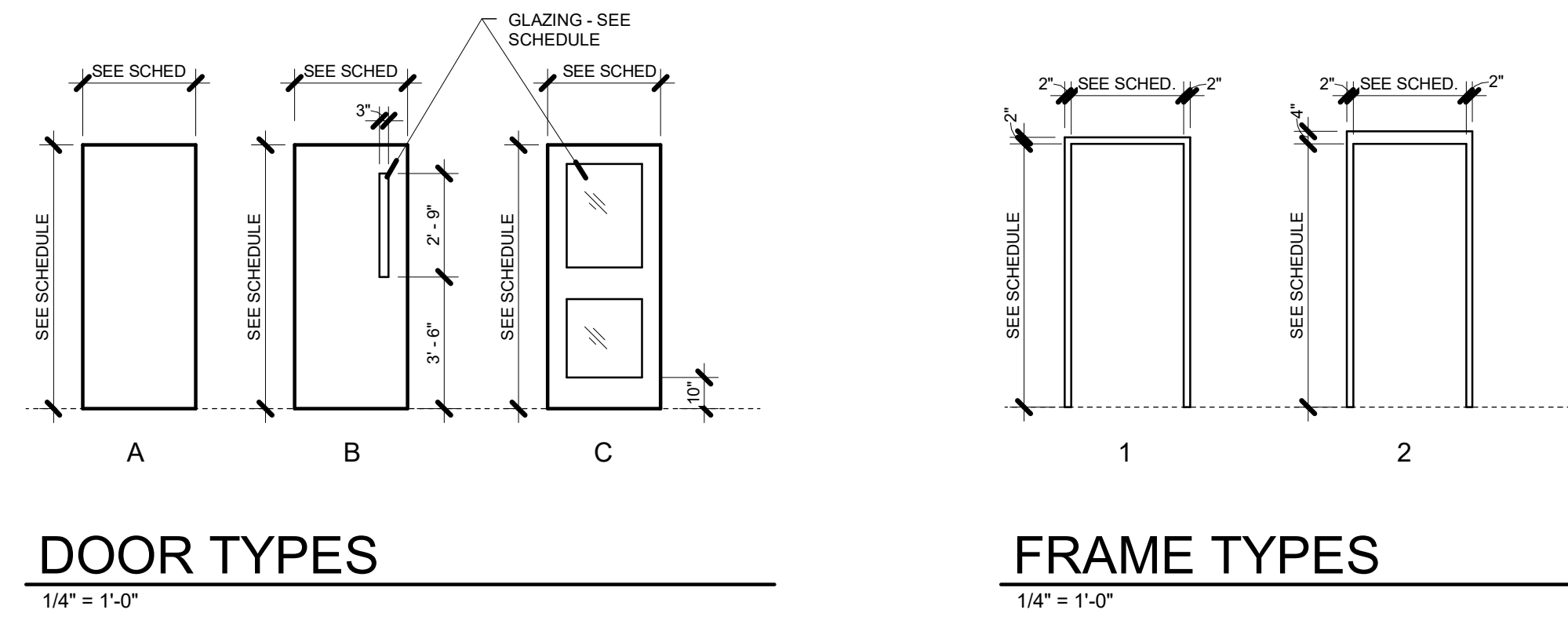
For use on Door #(s):

102, 103

QTY	DESCRIPTION	CATALOG NUMBER	FINISH	MFR
3	EA HINGE	5BB1 4.5 X 4.5 NRP	652	IVE
1	EA PRIVACY LOCK W/INDICATOR	H2-171-LAT	626	FAL
1	EA DOOR CLOSER	SC71A SS - PARALLEL ARM	689	FAL
1	EA KICK PLATE	8400 10"x1 1/2" LDW B-CS	630	IVE
1	EA WALL STOP	WS406/407 CVX	630	IVE
3	EA SILENCER	SR64	GRY	IVE

DOOR SCHEDULE - COMMON AREAS

DOOR NO.	LOCATION	DOOR TYPE	NO. OF LEAVES	WIDTH	HEIGHT	THICKNESS	DOOR			FRAME		DETAILS			REMARKS	DOOR NO.
							MATERIAL	FINISH	GLAZING	LABEL	TYPE	MATERIAL	FINISH	HEAD		
101	COMMUNITY ROOM REAR	B	1	3'-0"	6'-8"	1 3/4"	STL	PNT	Glass - Safety		2	HM	PNT		1	101
102	TOILET	A	1	3'-0"	6'-8"	1 3/4"	WD	PNT			1	WD	PNT		4	102
103	TOILET	A	1	3'-0"	6'-8"	1 3/4"	WD	PNT			1	WD	PNT		4	103
104	OFFICE	A	1	3'-0"	6'-8"	1 3/4"	WD	PNT			1	WD	PNT		3	104
105	OFFICE	A	1	3'-0"	6'-8"	1 3/4"	WD	PNT			1	WD	PNT		3	105
107	LAUNDRY ROOM 2	C	1	3'-0"	6'-8"	1 3/4"	STL	PNT	Glass - Safety		2	HM	PNT		2	107
109	RETAIL REAR	B	1	3'-0"	6'-8"	1 3/4"	STL	PNT	Glass - Safety		2	HM	PNT		1	109
Grand total: 7																

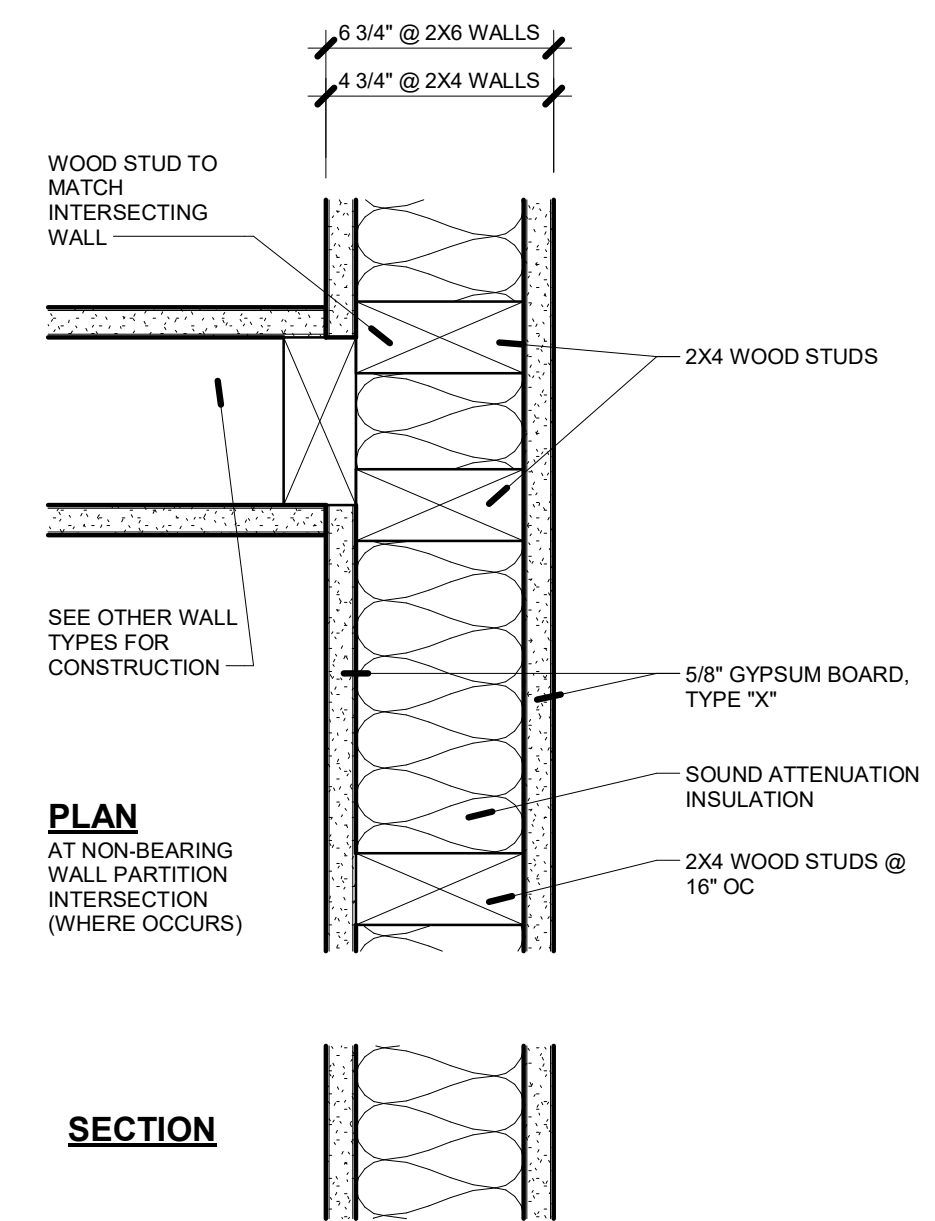


DOOR TYPES

1/4" = 1'-0"

FRAME TYPES

1/4" = 1'-0"



SECTION

A1 AS SHOWN, EXCEPT WITH SOUND BATT INSULATION AT BATHS ONLY

A2 SAME AS A1, EXCEPT WITH 2X6

NOTES:

- TERMINATE TOP OF WALL AT UNDERSIDE OF FLOOR OR ROOF TRUSS ABOVE
- PROVIDE MOISTURE AND MOLD RESISTANT DRYWALL AT WATER CLOSETS, LAVATORIES, AND DRINKING FOUNTAINS

PARTITION TYPES

3" = 1'-0"

Project Number **2020.0072**

ISSUANCE

No.	Date	Description
1	2023.09.01	ISSUED FOR BID & PERMIT
2	2023.10.20	PLAN REVIEW RESPONSE
3	2024.01.29	PERMIT REVISIONS

Copyright © 2020 HDJ Inc. All Rights Reserved

COMMON AREA ROOM FINISH SCHEDULE																		
#	ROOMS	FLOOR		WALLS								CEILING		CASEWORK		REMARKS	ROOM #	COMMENTS
		FINISH	BASE	NORTH		EAST		SOUTH		WEST		MATERIAL	FINISH	CASE	COUNTERTOP			
	NAME			MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	FINISH	FINISH			
FIRST FLR																		
U100	LOBBY	LVT-1	VB-1	EXIST	PNT-1	EXIST	PNT-1	EXIST	PNT-1	EXIST	PNT-1	EXIST	PNT-2				U100	
U101	COMMUNITY ROOM	LVT-1	VB-1	EXIST	PNT-1	EXIST	PNT-1	EXIST	PNT-1	EXIST	PNT-1	EXIST	PNT-2	CAB-1	PLAM-1		U101	
U102	OFFICE	LVT-1	VB-1	EXIST	PNT-3	EXIST	PNT-3	EXIST	PNT-3	EXIST	PNT-3	EXIST	PNT-2				U102	
U103	OFFICE	LVT-1	VB-1	EXIST	PNT-3	EXIST	PNT-3	EXIST	PNT-3	EXIST	PNT-3	EXIST	PNT-2				U103	
U105	TOILET	LVT-1	VB-1	GWB	PNT-1	GWB	PNT-1	GWB	PNT-1	GWB	PNT-1	GWB	PNT-2				U105	
U106	TOILET	LVT-1	VB-1	GWB	PNT-1	GWB	PNT-1	GWB	PNT-1	GWB	PNT-1	GWB	PNT-2				U106	
U127	LAUNDRY ROOM 2	LVT-1	VB-1	FRP-1		GWB	PNT-1	FRP-1		FRP-1		EXIST	PNT-1				U127	

INTERIOR FINISH SCHEDULE SELECTIONS

CAB-1	PRODUCT: CABINETS MFR: KITCHEN KOMPACT COLOR: GLENWOOD BEACH	PLAM-1	MFR: FORMICA PRODUCT: 180X LAMINATE COLOR: BLUE FLOWER GRANITE
LVT-1	MFR: SHAW PROPERTY SOLUTIONS PRODUCT: LUXURY VINYL PLANK FLOORING STYLE: BRIO PLUS VE285 SIZE: 7x48 COLOR: HIGHLIGHT OAK 07061 REP: CAMERON LIPPERT e: CAMERON.LIPPERT@SHAWINC.COM	PNT-1	PRODUCT: PAINT MFR: SHERWIN WILLIAMS COLOR: SW7661 REFLECTION FINISH: FLAT, EG-SHEL, SEMI-GLOSS KITCHENS: EG-SHEL TOILET ROOMS & LAUNDRY: SEMI-GLOSS ALL OTHER ROOMS: EG-SHEL
FRP-1	MFR: MARLITE PRODUCT: GLASS FIBER REINFORCED PANELS SIZE: 48" x 96" COLOR: WHITE	PNT-2	PRODUCT: PAINT MFR: SHERWIN WILLIAMS COLOR: SW7005 PURE WHITE FINISH: FLAT, EG-SHEL
VB-1	MFR: JOHNSONITE PRODUCT: VINYL BASE SIZE: 4" TRADITIONAL COLOR: PEWTER - 38 REP: JOHN ARENDS 616-291-1811 JARENDS@BISHOPDISTRIBUTING.COM	PNT-4	PRODUCT: PAINT MFR: SHERWIN WILLIAMS COLOR: SW6245 QUICKSILVER FINISH: FLAT, EG-SHEL

CABINETS REQUIREMENTS

ALL CASEWORK SHALL MEET HUD SEVERE USE AND ANS/KCMA A161.1

- ALL CABINETS MUST BE FULLY ENCLOSED WITH BACKS, BOTTOMS, SIDES AND TOPS ON WALL CABINETS, AND BACKS, BOTTOMS AND SIDES ON BASE CABINETS, WITH CERTAIN SPECIFIED EXCEPTIONS ON KITCHEN SINK FRONTS, SINK BASES, OVEN CABINETS, AND REFRIGERATOR CABINETS
- ALL CABINETS DESIGNED TO REST ON THE FLOOR MUST BE PROVIDED WITH A TOE SPACE AT LEAST TWO INCHES DEEP AND FOUR INCHES HIGH
- ALL UTILITY CABINETS MUST MEET THE SAME CONSTRUCTION REQUIREMENTS AS BASE AND WALL CABINETS
- DOORS AND DRAWERS MUST BE PROPERLY ALIGNED, HAVE MEANS OF CLOSURE AND CLOSE WITHOUT EXCESSIVE BINDING OR LOOSENESS
- ALL MATERIALS MUST ENSURE RIGIDITY IN COMPLIANCE WITH PERFORMANCE STANDARDS
- FACE FRAMES, WHEN USED, MUST PROVIDE RIGID CONSTRUCTION
- FOR FRAMELESS CABINETS, THE ENDS, TOPS/BOTTOMS AND BACK SHALL BE OF THICKNESS NECESSARY TO PROVIDE RIGID CONSTRUCTION
- CORNER OR LINEAL BRACING MUST BE PROVIDED AT POINTS WHERE NECESSARY TO ENSURE RIGIDITY AND PROPER JOINING OF VARIOUS COMPONENTS
- ALL WOOD PARTS MUST BE DRIED TO A MOISTURE CONTENT OF 10 PERCENT OR LESS AT TIME OF FABRICATION
- ALL MATERIALS USED IN CABINETS MUST BE SUITABLE FOR USE IN THE KITCHEN AND BATH ENVIRONMENT WHERE THEY MAY BE EXPOSED TO GREASE, SOLVENTS, WATER, DETERGENT, STEAM AND OTHER SUBSTANCES USUALLY FOUND IN THESE ROOMS
- ALL EXTERIOR EXPOSED SURFACES AND EDGES EXCEPT THE EDGES OF END PANELS AND THE EDGES OF BACK PANELS, SHALL BE FREE OF SAW MARKS AND OTHER IMPERFECTIONS AND SHALL BE FILLED AND SANDED, EDGE-BANDED OR OTHERWISE FINISHED TO ENSURE COMPLIANCE WITH THE PERFORMANCE STANDARDS
- ALL EXTERIOR EXPOSED PARTS OF CABINETS MUST HAVE NAILS AND STAPLES SET AND HOLES FILLED
- ALL EXPOSED CONSTRUCTION JOINTS MUST BE FITTED IN A WORKMAN-LIKE MANNER CONSISTENT WITH SPECIFICATIONS
- EXPOSED CABINET HARDWARE MUST COMPLY WITH BUILDERS HARDWARE MANUFACTURING ASSOCIATION FINISHING STANDARDS

GENERAL CASEWORK NOTES

- KITCHEN BASE CABINETS ARE 24" DEEP WITH 25" DEEP COUNTERTOP, UNLESS OTHERWISE INDICATED
- WALL CABINETS ARE 12" DEEP, UNLESS OTHERWISE INDICATED
- BASE CABINET TOEKICKS ARE 4", COUNTERTOPS SHALL OVERRANG THE SIDES OF THE CABINET 1", UNLESS OTHERWISE INDICATED
- UNLESS OTHERWISE INDICATED, COUNTERTOPS HEIGHTS SHALL BE:
 - KITCHENS AND ALL COMMON AREAS: 2'-10" TO HIGHER OF SINK RIM OR COUNTERTOP DIMENSIONS SHOWN FROM FLOOR TO BOTTOM OF WALL CABINETS AT COMMON AREAS ARE TO THE TOP OF THE BOTTOM SHELF OF THE WALL CABINET
- VERIFY SIZES OF APPLIANCES AND REQUIRED CLEARANCES ON ALL SIDES PRIOR TO FABRICATION AND/OR ORDERING OF CABINETS
- CABINET AND FILLER PANEL SIZES SHOWN ARE BASED ON THE FOLLOWING ASSUMPTIONS:
 - THE DIMENSION FROM FACE OF WALL TO FRONT FACE OF RANGE (FURTHEST PROTRUDING COMPONENT) IS 2'-6" OR LESS
 - DRAWER PULLS ARE 1 1/4" DEEP
 - CABINETS ARE STANDARD OVERLAY (1" FROM EDGE OF DOOR/DRAWER TO EDGE OF CABINET)
- SEE ENLARGED FLOOR PLANS AND INTERIOR ELEVATIONS FOR ORIENTATION OF CABINETS
- PROVIDE FINISHED PANELS ON ALL EXPOSED ENDS AND BACKS OF CABINETS
- DRILL HOLES IN CABINET BACKS AS REQUIRED FOR PENETRATIONS. SEAL AND COVER WITH ESCUTCHEON PLATES
- SCRAPE, REPAIR DAMAGED AREAS OF TEXTURE AND PAINT COMMUNITY ROOM CEILING



Hooker DeJong Inc
ARCHITECTS * ENGINEERS * PLANNERS
316 Morris Avenue
Suite 410
Muskegon, MI 49440
P 231.722.3407
F 231.722.2589

MULTIFAMILY RENOVATION
TASK ORDER 2 - RICHMAR MANOR
3433 WEST ALEXIS ROAD, SYLVANIA, OH 43023
LUCAS METROPOLITAN HOUSING

Project Number **2020.0072**

ISSUANCE		
No.	Date	Description
1	2023.09.01	ISSUED FOR BID & PERMIT
2	2023.10.20	PLAN REVIEW RESPONSE
3	2024.01.29	PERMIT REVISIONS

Copyright © 2020 HDJ Inc. All Rights Reserved

ROOM FINISH
SCHEDULE AND
SPECIFICATIONS

12.1

Project Number	2020.0072	
ISSUANCE		
No.	Date	Description
1	2023.09.01	ISSUED FOR BID & PERMIT
2	2023.10.20	PLAN REVIEW RESPONSE
3	2024.01.29	PERMIT REVISIONS

MECHANICAL NEW KEYNOTES

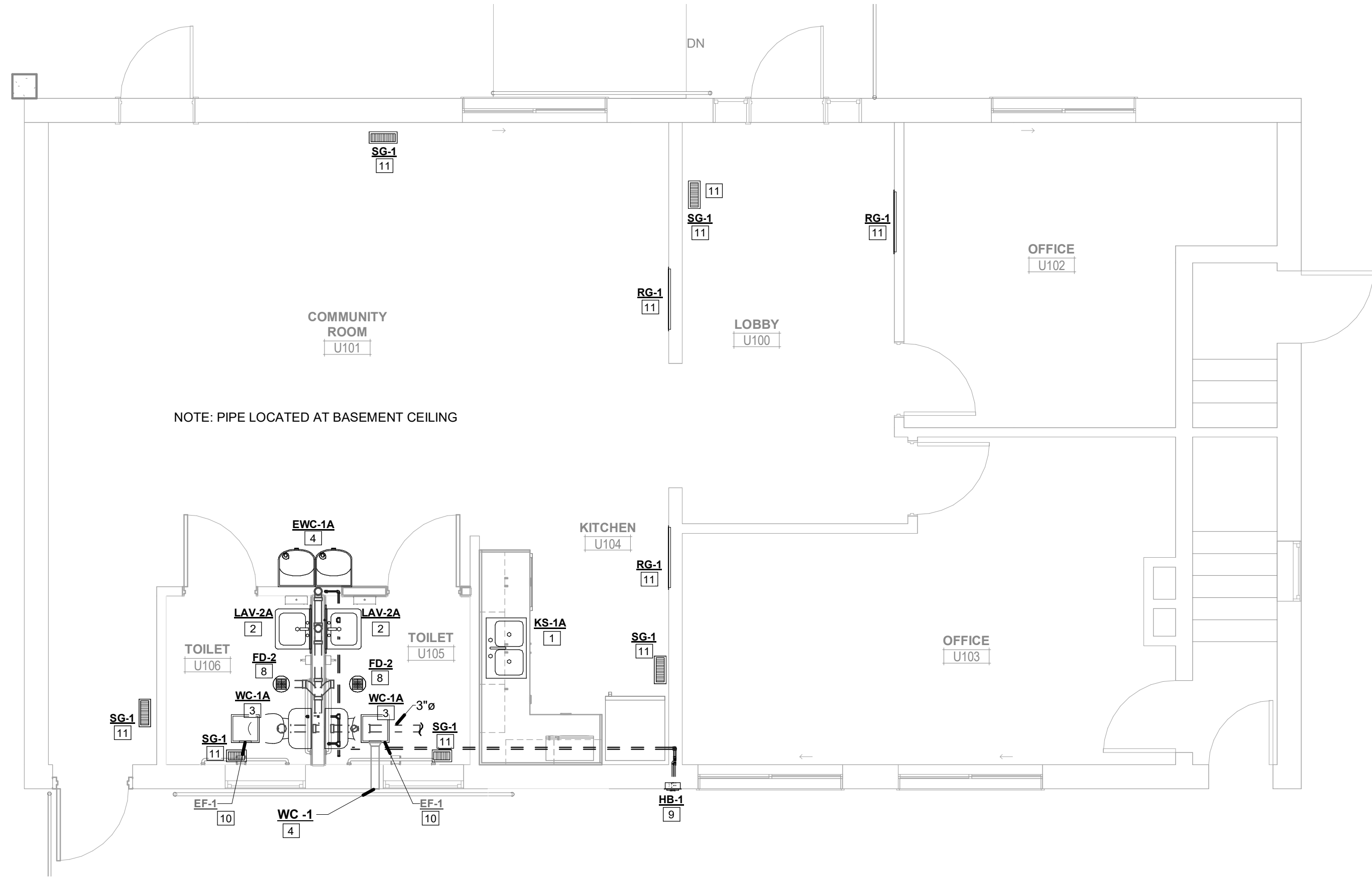
- FURNISH AND INSTALL KITCHEN SINK AND FAUCET. RECONNECT TO EXISTING HCW AND SAN LINES.
- FURNISH AND INSTALL LAVATORY, FAUCET, AND WALL CARRIER. ROUTE 1/2" HCW AND 2" SAN FROM FIXTURE TO CONNECT TO EXISTING HCW AND SAN LINES. VERIFY LOCATION IN FIELD.
- FURNISH AND INSTALL WATER CLOSET. ROUTE 1/2" CW AND 3" SAN FROM FIXTURE TO CONNECT TO EXISTING CW AND SAN LINES. VERIFY LOCATION IN FIELD.
- INSTALL WALL CAP WITH BACKDRAFT DAMPER. MAINTAIN 3'-0" CLEARANCE FROM ANY OPERABLE OPENING.
- ROUTE 4" EA DUCT FROM DRYER TO THE EXTERIOR.
- RECONNECT 1/2" HCW SUPPLY LINES TO NEW WASHER.
- PROVIDE WATER HEATER AND DRAIN PAN. CONNECT TO EXISTING HCW SUPPLY LINES. ROUTE NEW COMBUSTION INTAKE AND FLUE GAS VENTING UP EXISTING OPENING THRU ROOF. TERMINATE 3/4" RELIEF VENT PIPING NO LESS THAN 2" AND NO MORE THAN 6" ABOVE DRAIN PAN. REWORK EXISTING GAS LINE TO NEW CONNECTION LOCATION.
- FURNISH AND INSTALL FLOOR DRAIN. ROUTE 3" SAN TO NEARBY SANITARY BRANCH.
- PROVIDE HOSE BIBB. REWORK EXISTING SUPPLY LINE TO NEW LOCATION. SEAL AND PATCH EXISTING AND NEW WORK TO MATCH EXISTING ADJACENT IN COLOR/FINISH.
- PROVIDE EXHAUST FAN. RECONNECT TO EXISTING DUCTWORK.
- PROVIDE GRILLE/REGISTER. VERIFY LOCATION, SIZE, AND QUANTITY PRIOR TO PURCHASE.

MECHANICAL DEMO KEYNOTES

- DISCONNECT AND REMOVE KITCHEN SINK. EXISTING HCW AND SAN LINES TO BE REUSED.
- DISCONNECT AND REMOVE LAVATORY. EXISTING HCW AND SAN LINES TO BE REWORKED TO NEW FIXTURE LOCATION.
- DISCONNECT AND REMOVE WATER CLOSET. EXISTING CW AND SAN LINE TO BE REWORKED TO NEW FIXTURE LOCATION.
- DISCONNECT AND REMOVE EXHAUST FAN. EXISTING DUCTWORK TO BE REUSED.
- DISCONNECT AND REMOVE HOSE BIBB. EXISTING CW LINE TO BE REWORKED TO NEW FIXTURE LOCATION.
- DISCONNECT AND REMOVE GRILLE/REGISTER.

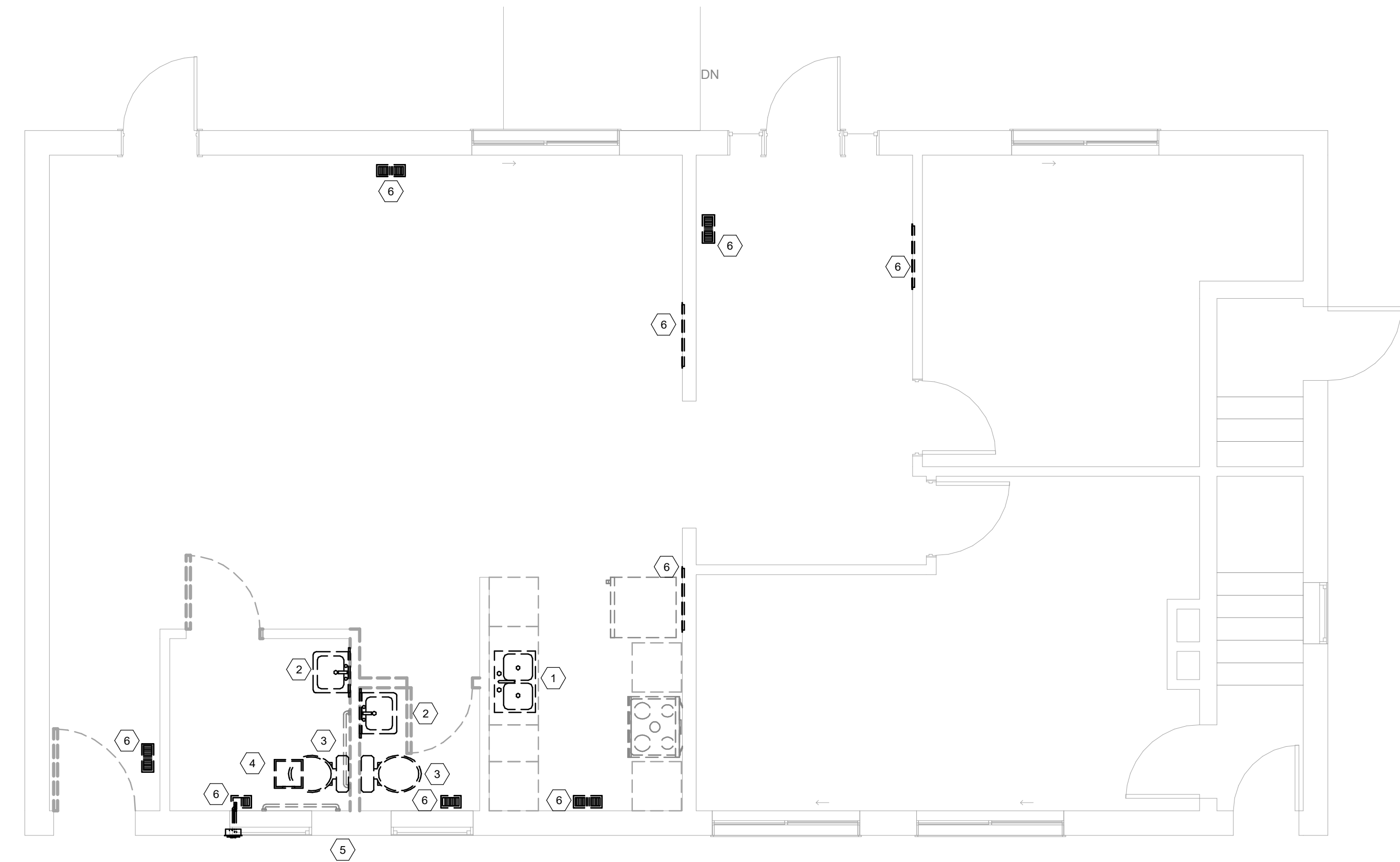
MECHANICAL PLAN NOTES

- SEE ARCHITECTURAL SITE PLAN FOR BUILDING LOCATIONS



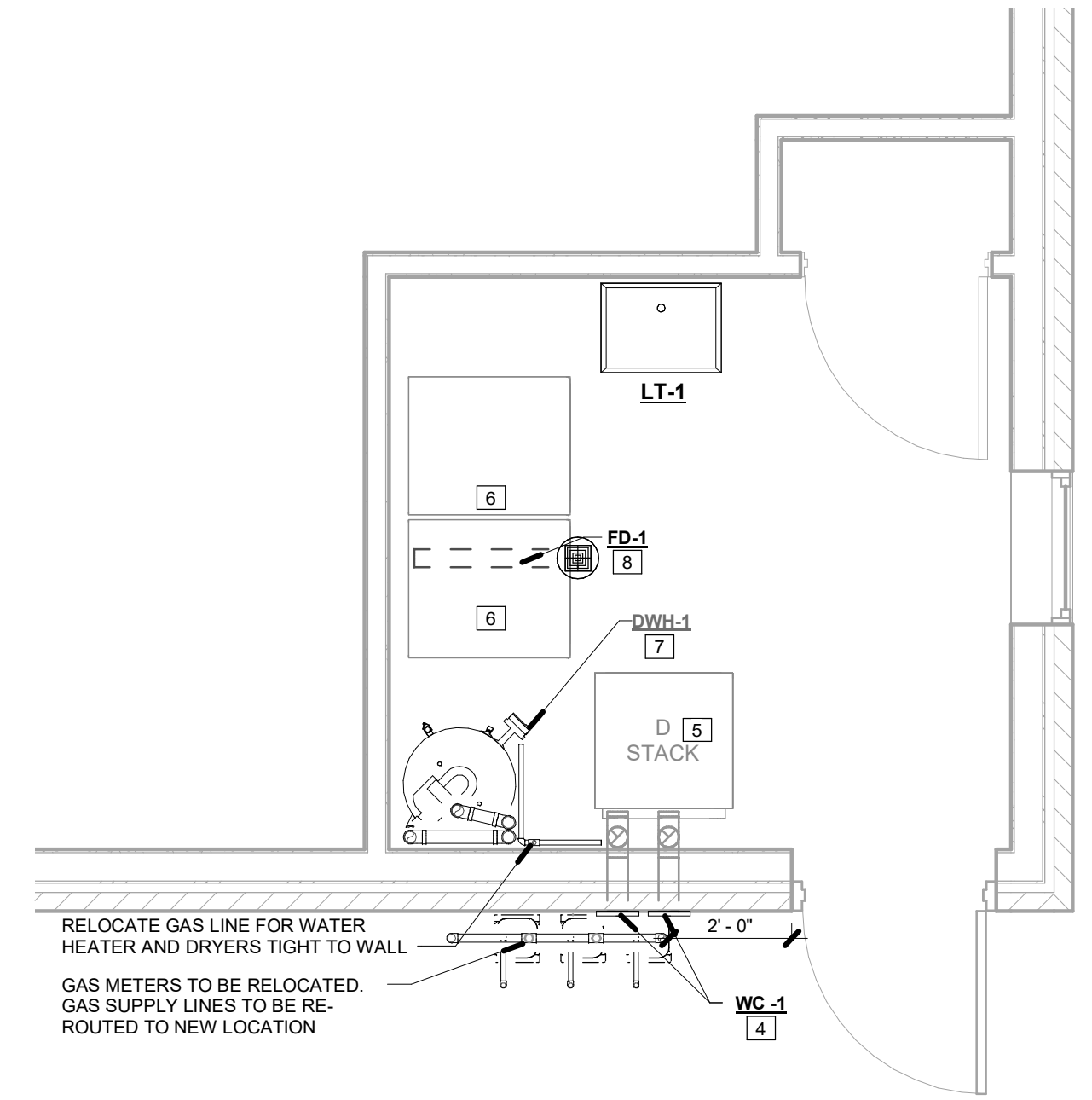
4 COMMUNITY BUILDING FIRST FLOOR MECHANICAL PLAN

M2.1 1/4" = 1'-0"



1 COMMUNITY BUILDING FIRST FLOOR MECHANICAL DEMOLITION PLAN

M2.1 1/4" = 1'-0"



3 LAUNDRY ROOM 2 - MECHANICAL PLAN

M2.1 3/8" = 1'-0"

PLUMBING FIXTURE SCHEDULE						
SYMBOL	FIXTURE	CONNECTION SIZE			REMARKS	BASIS OF DESIGN
		SAN	CW	HW		
FD-1	FLOOR DRAIN	3"	-	-	FURNISH IN-LINE DRAIN TRAP SEALER	ZURN MODEL Z415S
FD-2	FLOOR DRAIN	3"	-	-	FURNISH IN-LINE DRAIN TRAP SEALER	ZURN MODEL Z415S-DP
HB-1	HOSE BIBB	-	3/4"	-	-	WOODFORD MODEL 865
KS-1A	KITCHEN SINK ACCESSIBLE	1 1/2"	1/2"	1/2"	DOUBLE BOWL, 1.5 GPM, ASSE LISTED MIXING VALVE	DAYTON MODEL GE23322 WITH WOLVERINE BRASS FAUCET MODEL 85061
LAV-2A	LAVATORY ACCESSIBLE	1 1/4"	1/2"	1/2"	WALL MOUNTED, 0.5 GPM, WATER SENSE LABELED, PROVIDE WALL CARRIER, ASSE LISTED MIXING VALVE	AMERICAN STANDARD MODEL 0355.012 WITH WOLVERINE BRASS FAUCET MODEL 85290
LT-1	LAUNDRY TUB	2"	1/2"	1/2"	-	MUSTEE MODEL 15F WITH WOLVERINE BRASS FAUCET MODEL ESL0340
WC-1A	WATER CLOSET ACCESSIBLE	3"	1/2"	-	FLOOR MOUNTED FLUSH TANK, 1.00 GPF, 1,000g MaP SCORE, WATERSENSE LABELED, 16" SEAT HEIGHT	KOHLER MODEL HIGHLINE PRESSURE LITE K-3519

ELECTRIC WATER COOLER SCHEDULE									
SYMBOL	CONNECTION		GPH	POWER (VOLTAGE)	POWER (PHASE)	POWER (WATTS)	FLA	REMARKS	BASIS OF DESIGN
	SAN	CW							
EW-1A	1-1/2"	3/8"	8.0	115	1	370	6	PROVIDE CANE DETECTION SKIRT	ELKAY MODEL EZSTLWBLK

WALL CAP SCHEDULE			
SYMBOL	BASIS OF DESIGN	APPLICATION	REMARKS
WC-1	XVENT MODEL 4-ILS-8F	EXHAUST	PAINT TO MATCH BRICK COLOR, PROVIDE COLOR SAMPLES WITH SUBMITTAL FOR ARCHITECTURAL APPROVAL

PIPE INSULATION SCHEDULE			
PIPE SIZE	PIPE TYPE	INSULATION THICKNESS	INSULATION MATERIAL
UP TO 1-1/2"	DOMESTIC HOT WATER	1"	GLASS FIBER
UP TO 1-1/2"	DOMESTIC COLD WATER	1/2"	ELASTOMERIC CELLULAR

GAS FIRED DOMESTIC WATER HEATER SCHEDULE								
SYMBOL	INPUT (MBH)	RECOVERY RATE (GPH @ 90° RISE)	UNIFORM ENERGY FACTOR	TANK SIZE (GALLON)	REMARKS	BASIS OF DESIGN	ELECTRICAL	
							POWER (VOLTAGE)	POWER (PHASE)
DWH-1	50	64	0.90	40	PROVIDE DRAIN PAN, CONDENSATE NEUTRALIZATION KIT	RHEEM PRO+G40-50U RH HE ECL	115	1

EXHAUST FAN SCHEDULE												
SYMBOL	AIRFLOW (CFM)	ESP (IN WC)	SOUND (SONES)	BACK DRAFT DAMPER	EFFICACY (CFM/WATT)	ENERGY STAR	CONTROLS	REMARKS	BASIS OF DESIGN	ELECTRICAL		
										POWER (VOLTAGE)	POWER (PHASE)	POWER (WATTS)
EF-1	80	0.1	0.3	YES	10.5	YES	WALL SWITCH	PROVIDE RADIATION DAMPER AT RATED ASSEMBLIES	BROAN XB80	115	1	7.6

GRILLE, REGISTER, AND DIFFUSER SCHEDULE			
SYMBOL	NECK SIZE	DESCRIPTION	BASIS OF DESIGN
RG-1	30"x6"	BASEBOARD RETURN GRILLE MADE OF STEEL CONSTRUCTION, 1/3" FIN SPACING SET AT 20 DEGREES, WHITE ENAMEL FINISH	HART AND COOLEY 657
SG-1	12"x4"	FLOOR SUPPLY REGISTER MADE OF STEEL CONSTRUCTION, DAMPER, WHITE ENAMEL FINISH	HART AND COOLEY

GENERAL MECHANICAL NOTES

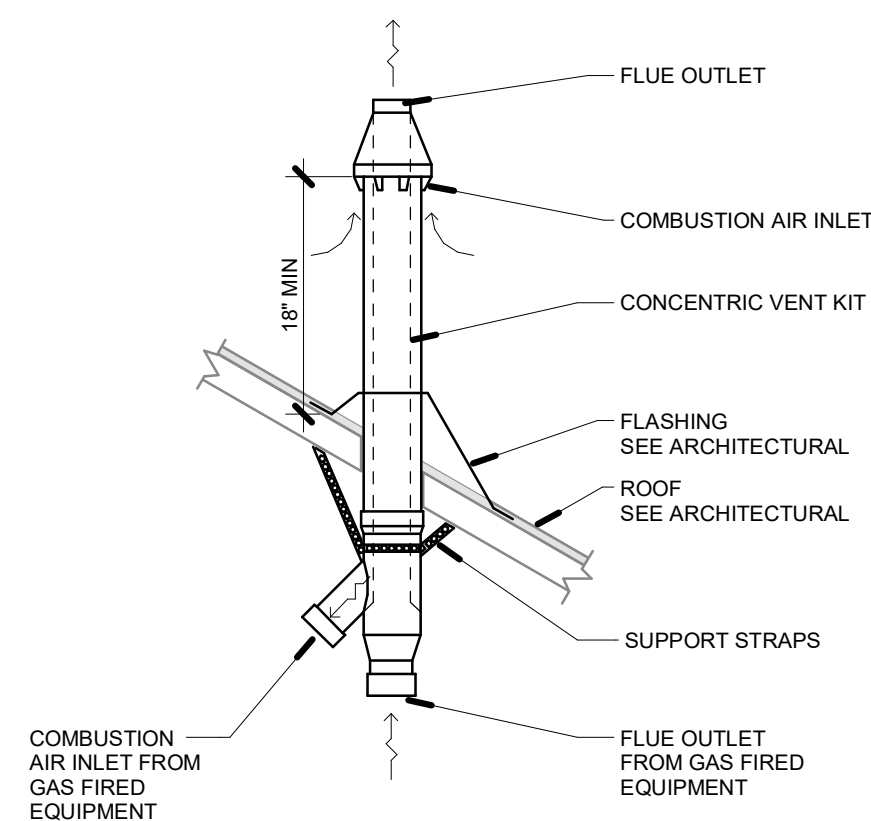
- (THESE NOTES APPLY TO ALL MECHANICAL DRAWINGS)
- CAREFULLY REVIEW THE CONSTRUCTION DOCUMENTS. INFORMATION REGARDING THE COMPLETE WORK IS DISPERSED THROUGHOUT THE DOCUMENT SET AND CANNOT BE ACCURATELY DETERMINED WITHOUT REFERENCE TO THE COMPLETE DOCUMENT SET.
 - SITE AND BUILDING DOCUMENTS ARE BASED ON THE BEST AVAILABLE RECORDS AND ARE NOT GUARANTEED TO BE COMPLETE OR CORRECT. THEY ARE A GRAPHIC REPRESENTATION OF THIS PROJECT AND MERELY TO ASSIST THE CONTRACTOR IN DETERMINING THE SCOPE OF WORK.
 - COORDINATE WITH THE WORK OF OTHER SECTIONS. EQUIPMENT FURNISHED BY OTHERS, REQUIREMENTS OF THE OWNER.
 - PROVIDE DUCT RISERS AND DROPS AS REQUIRED FOR FIELD INSTALLATION AND TRADE COORDINATION. NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE STARTING WORK.
 - DRAWINGS FOR HVAC AND PLUMBING WORK ARE DIAGRAMMATIC, SHOWING THE GENERAL LOCATION, TYPE, LAYOUT, AND EQUIPMENT REQUIRED. THE DRAWINGS SHALL NOT BE SCALED FOR EXACT MEASUREMENT. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS. REFER TO MANUFACTURER'S STANDARD INSTALLATION DRAWINGS FOR EQUIPMENT CONNECTIONS AND INSTALLATION REQUIREMENTS. PROVIDE DUCTWORK, CONNECTIONS, ACCESSORIES, OFFSETS, TRANSITIONS AND MATERIALS, NECESSARY FOR A COMPLETE SYSTEM.
 - ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODE, REQUIREMENTS AS APPROVED AND AMENDED BY THE GOVERNING CITY. OBTAIN ALL INSPECTIONS REQUIRED BY CODE.
 - FIELD VERIFY ALL QUANTITIES OF PRODUCTS.
 - VERIFY ALL MECHANICAL AND PLUMBING WORK WITH ARCHITECTURAL SHEETS. COORDINATE WORK REQUIRED IN CONJUNCTION WITH ALL OTHER TRADES.
 - VERIFY ALL EXISTING CONDITIONS IN FIELD PRIOR TO START OF CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
 - FIELD VERIFY ALL DIMENSIONS BEFORE ANY DEMOLITION OR INSTALLATION OF MATERIALS.
 - PROVIDE FIRESTOPPING AT ALL PENETRATIONS IN FIRE RATED WALLS AND FLOORS. REFER TO ARCHITECTURAL PLANS FOR LOCATIONS.
 - PROPERLY SEAL AND INSULATE ALL SHEET METAL DUCTS/VENTS AND PIPE PER THE INSULATION SCHEDULE.
 - SEE PLUMBING PLANS FOR GAS PIPE ROUTING.
 - ALL DUCTWORK MUST BE A MINIMUM OF 26 GAUGE GALVANIZED STEEL.
 - DOMESTIC PIPING SIZED BASED ON COPPER PIPING. CONTRACTOR TO VERIFY PIPE SIZE IF PEX IS DESIRED TO BE USED INSTEAD OF COPPER.

MECHANICAL ABBREVIATIONS

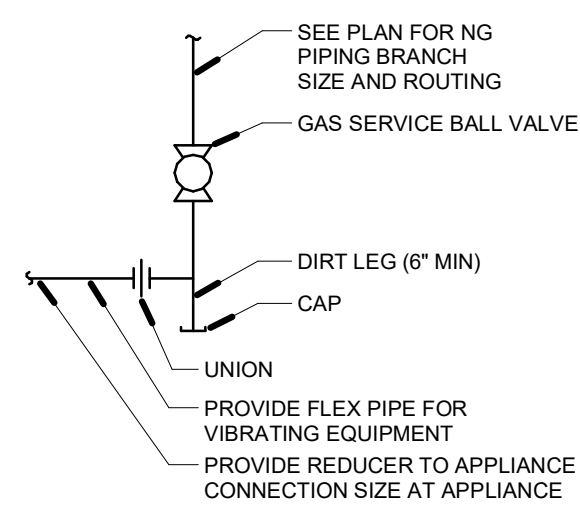
- (THESE NOTES APPLY TO ALL MECHANICAL DRAWINGS)
- CW DOMESTIC COLD WATER
 - EA EXHAUST AIR
 - ETR EXISTING TO REMAIN
 - FLA FULL LOAD AMPS
 - GPF GALLONS PER FLUSH
 - GPH GALLONS PER HOUR
 - GPM GALLONS PER MINUTE
 - HCW DOMESTIC HOT AND COLD WATER
 - SAN SANITARY
 - TYP TYPICAL

PLUMBING PIPING LEGEND

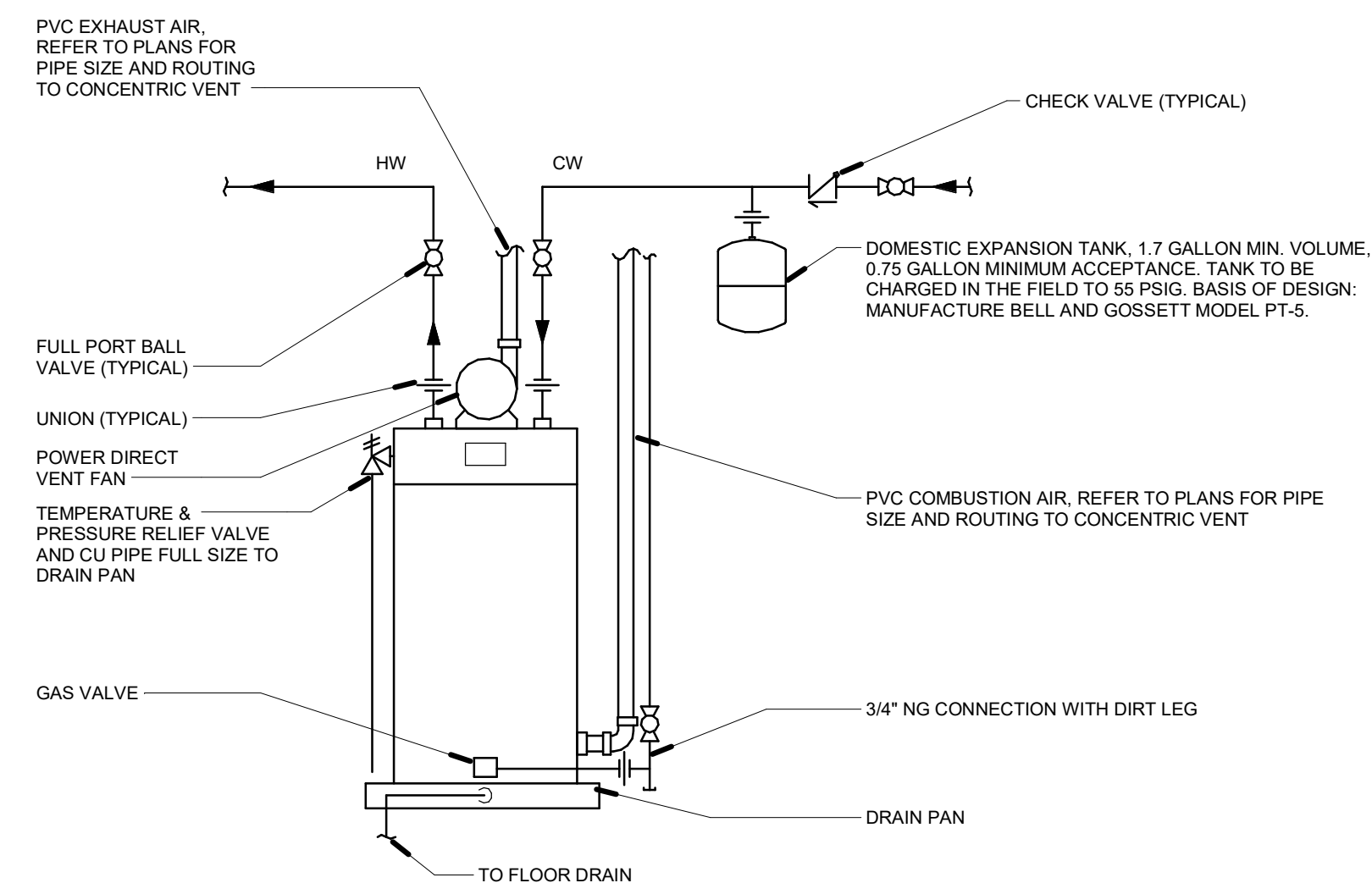
- (THESE APPLY TO ALL PLUMBING DRAWINGS)
- DOMESTIC COLD WATER
 - DOMESTIC HOT WATER
 - SANITARY (ABOVE GROUND)
 - SANITARY (UNDER GROUND)



3 CONCENTRIC VENT THRU ROOF DETAIL
M3.1 NOT TO SCALE



2 GAS PIPING DETAIL
M3.1 NOT TO SCALE



1 TYPICAL GAS FIRED WATER HEATER DETAIL
M3.1 NOT TO SCALE



Hooker DeJong Inc.
ARCHITECTS * ENGINEERS * PLANNERS
316 Morris Avenue
Suite 410
Muskegon, MI 49440
P 231.722.3407
F 231.722.2589

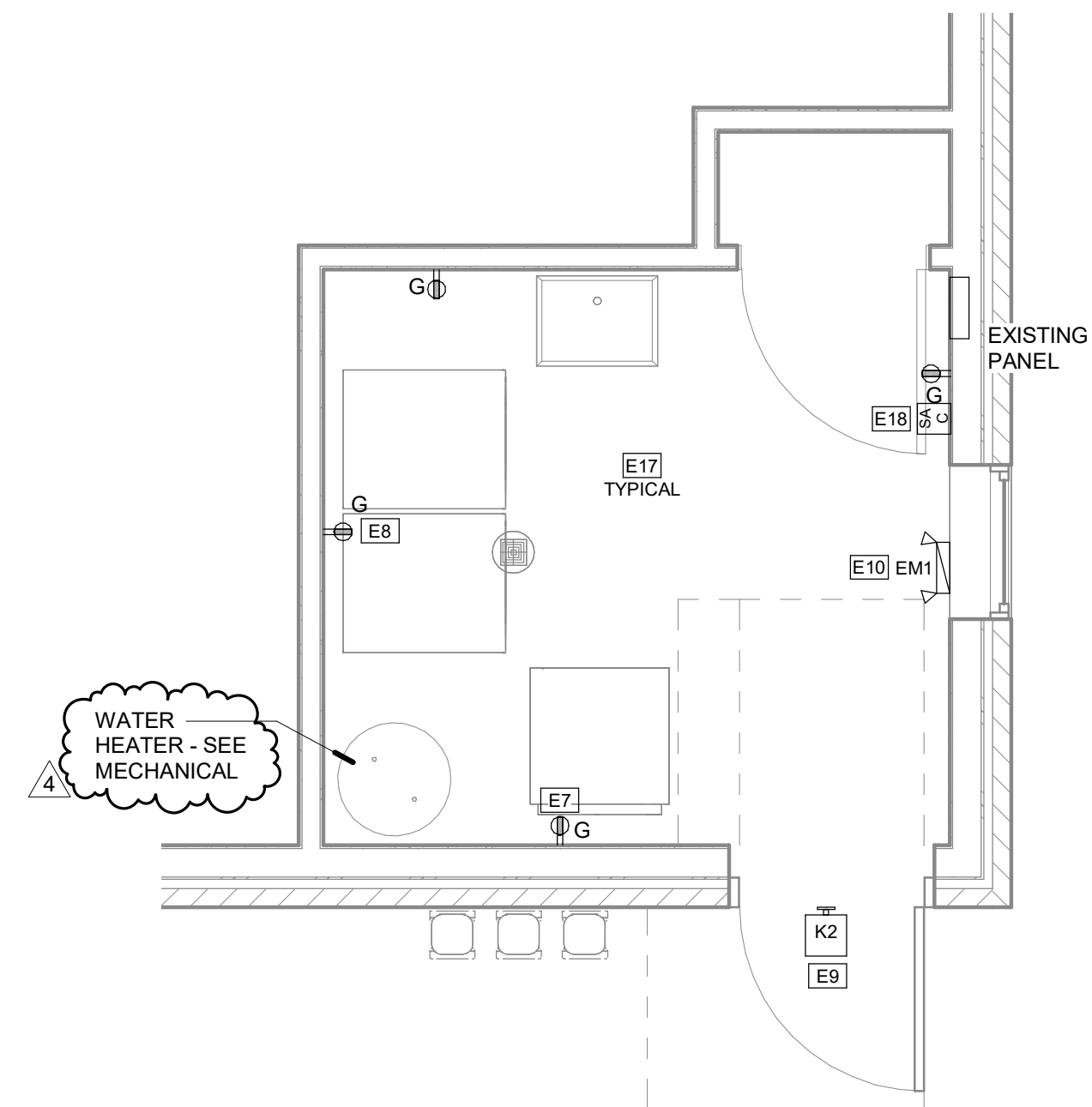
MULTIFAMILY RENOVATION
TASK ORDER 2 - RICHMAR MANOR
3433 WEST ALEXIS ROAD, SYLVANIA, OH 43023
LUCAS METROPOLITAN HOUSING

Project Number	2020.0072	
ISSUANCE		
No.	Date	Description
1	2023.09.01	ISSUED FOR BID & PERMIT
2	2023.10.20	PLAN REVIEW RESPONSE
3	2024.01.29	PERMIT REVISIONS

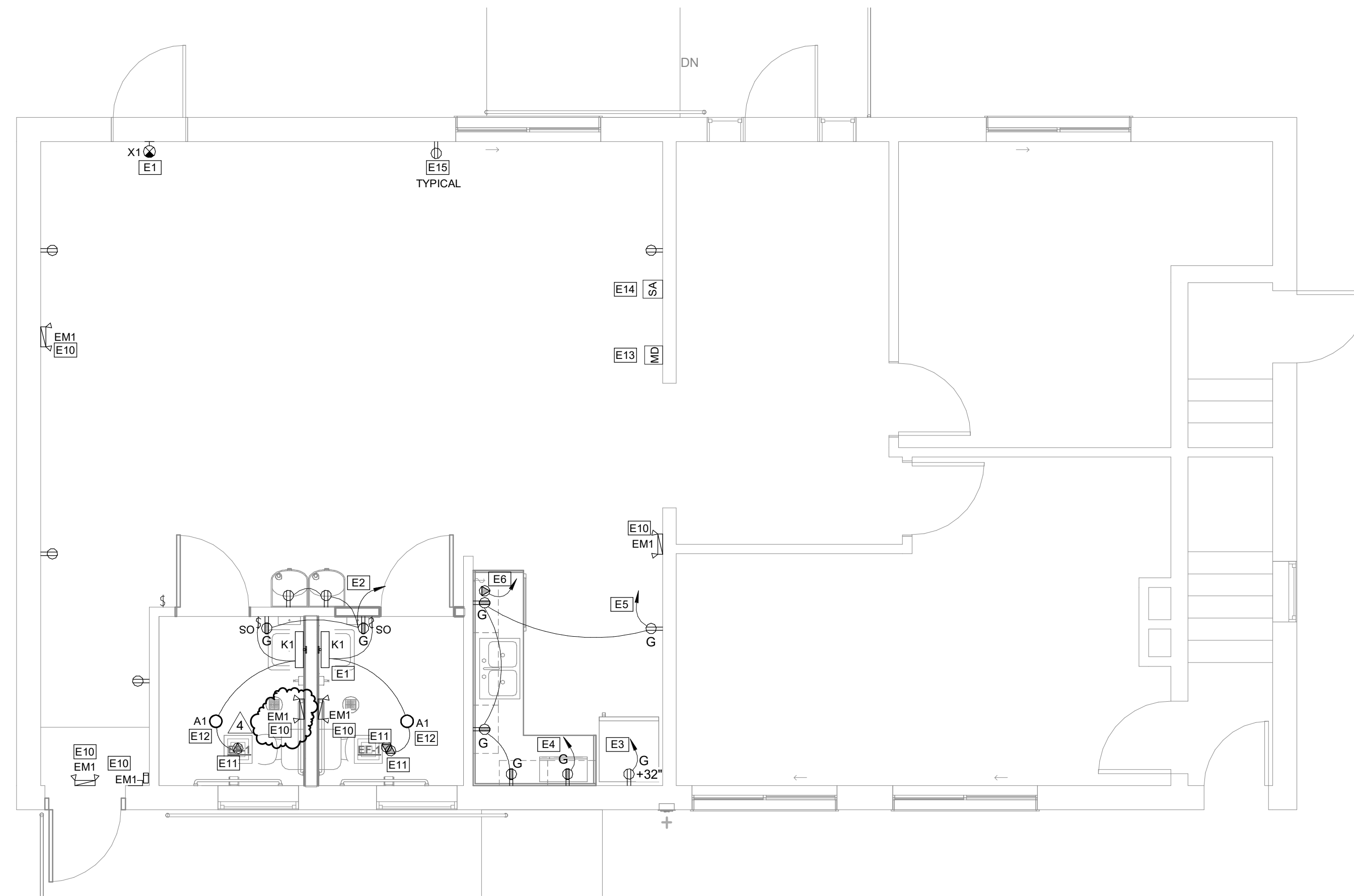
Copyright © 2020 HDJ Inc. All Rights Reserved

MECHANICAL
DETAILS AND
SCHEDULES

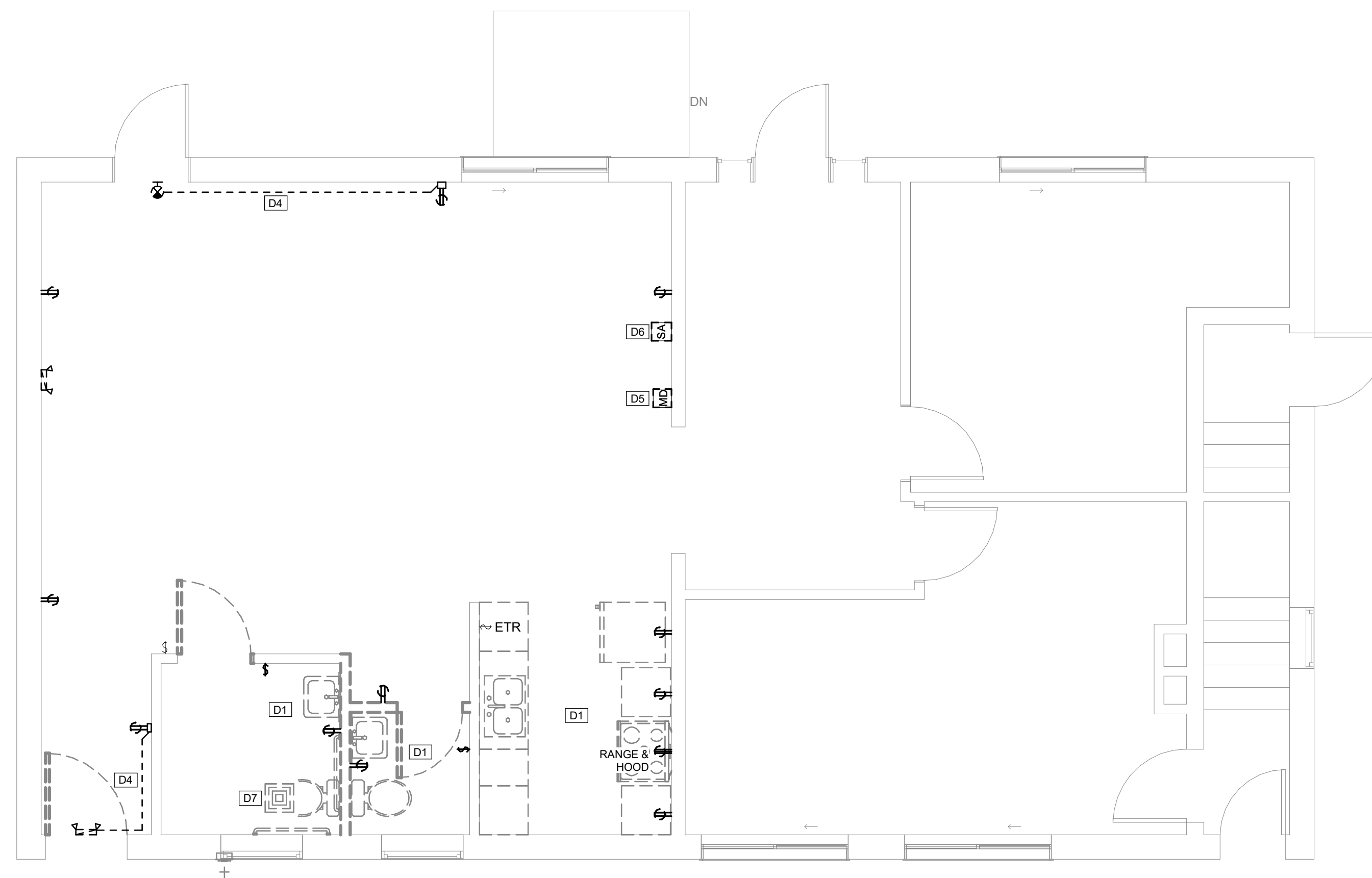
M3.1



4 LAUNDRY ROOM 2 - ELECTRICAL PLAN
E2.1 3/8" = 1'-0"



2 COMMUNITY BUILDING ELECTRICAL PLAN
E2.1 1/4" = 1'-0"



1 COMMUNITY BUILDING ELECTRICAL DEMOLITION PLAN
E2.1 1/4" = 1'-0"

ELECTRICAL KEYED NOTES

#	KEYED NOTE
D1	FOR ALL ELECTRICAL DEVICES TO BE DEMOLISHED, PRESERVE EXISTING OUTLET AND WIRING FOR REUSE.
D4	DEMOLISH SURFACE MOUNT RACEWAYS
D5	DISCONNECT MOTION DETECTOR, PRESERVE SECURITY CIRCUIT AND DEVICE FOR REINSTALLATION AT SAME LOCATION.
D6	DISCONNECT SMOKE DETECTOR, PRESERVE CIRCUIT AND DEVICE FOR REINSTALLATION AT SAME LOCATION.
D7	DISCONNECT EXHAUST FAN, PRESERVE CIRCUIT FOR REUSE.
E1	FURNISH AND INSTALL NEW LIGHTING FIXTURE. MAINTAIN EXISTING CIRCUITING AND EXTEND WIRING TO NEW LOCATION.
E2	PROVIDE RECEPTACLES FOR NEW WATER COOLER. COORDINATE MOUNTING HEIGHT WITH EQUIPMENT PROVIDER. WIRE "DOWNSTREAM" OF BATHROOM GFCI RECEPTACLE SO AS TO MAINTAIN GFCI PROTECTION.
E3	PROVIDE DEDICATED 15A/1P CIRCUIT FOR REFRIGERATOR RECEPTACLE.
E4	PROVIDE DEDICATED 20A/1P CIRCUIT FOR MICROWAVE RECEPTACLE.
E5	PROVIDE 20A/1P CIRCUIT TO KITCHEN AND COUNTERTOP RECEPTACLES.
E6	PROVIDE DEDICATED 20A/1P CIRCUIT FOR BELOW COUNTER WARMING TRAY. COORDINATE INSTALLATION REQUIREMENTS WITH MANUFACTURER PRIOR TO ROUGH-IN.
E7	FURNISH AND INSTALL NEW GFCI RECEPTACLE TO SERVE DRYERS. REUSE EXISTING CIRCUIT.
E8	FURNISH AND INSTALL NEW GFCI RECEPTACLE TO SERVE WASHERS. REUSE EXISTING CIRCUIT.
E9	FURNISH AND INSTALL NEW EXTERIOR SCONCE. PROVIDE CONNECTION FROM NEARBY EXISTING LIGHTING CIRCUIT. PROVIDE NON-SWITCHED, NON-CONTACTED HOT CONDUCTOR FROM NEARBY LIGHTING CIRCUIT FOR NEW EMERGENCY LIGHTING FIXTURE. BASIS OF DESIGN: LITHONIA #ELCC. MOUNT 84" AFF.
E10	PROVIDE CONNECTION TO NEW EXHAUST FAN. CONNECT TO LIGHTING CIRCUIT AND CONTROL VIA OCCUPANCY SENSOR.
E12	PROVIDE NEW LIGHT FIXTURE. CONNECT TO LIGHTING CIRCUIT AND CONTROL VIA OCCUPANCY SENSOR.
E13	RECONNECT MOTION DETECTOR.
E14	RECONNECT SMOKE DETECTOR.
E15	PROVIDE NEW FLUSH MOUNT RECEPTACLE. CONNECT TO EXISTING CIRCUIT.
E17	FOR ALL WALL MOUNTED ELECTRICAL OUTLETS, PROVIDE EXTENSION RING SO THAT DEVICE AND FACEPLATE ARE FLUSH WITH WALL SURFACE.
E18	REMOVE EXISTING SMOKE ALARM DEVICE. PROVIDE NEW COMBINATION CO/SMOKE ALARM DEVICE WITH 10-YEAR BATTERY.



Hooker DeJong Inc.
ARCHITECTS + ENGINEERS + PLANNERS
316 Morris Avenue
Suite 410
Muskegon, MI 49440
P 231.722.3407
F 231.722.2589

MULTIFAMILY RENOVATION
TASK ORDER 2 - RICHMAR MANOR
3433 WEST ALEXIS ROAD, SYLVANIA, OH 43023
LUCAS METROPOLITAN HOUSING

Project Number	2020.0072	
ISSUANCE		
No.	Date	Description
1	2023.09.01	ISSUED FOR BID & PERMIT
2	2023.10.20	PLAN REVIEW RESPONSE
3	2024.01.29	PERMIT REVISIONS
4	2024.03.29	PERMIT REVISIONS 2

Copyright © 2020 HDJ Inc. All Rights Reserved

ENLARGED ELECTRICAL PLANS

E2.1

ELECTRICAL SYMBOL KEY

§ § ^{xx}	SWITCH: TAG 3 4 D K T OS LV F VS	NOTES 3-WAY 4-WAY DIMMER, 1-POLE, 3-WAY OR 4-WAY AS INDICATED KEYED TIMER OCCUPANCY LOW VOLTAGE FAN VACANCY	MTG. HT. 48" TO TOP OF BOX, U.N.O.
	RECEPTACLE TAGS: TAG G U WP XXX	NOTES GFCI USB WEATHER PROOF GFCI INCHES ABOVE FINISHED FLOOR OR GRADE	
Φ ^x	DUPLICATE RECEPTACLE		MTG. HT. 18" TO TOP OF BOX, U.N.O.
Φ ^x	DUPLICATE RECEPTACLE MTD. ABOVE COUNTER HEIGHT:		MTG. HT. 48" TO TOP OF BOX, U.N.O. OR MTD. ABOVE BACK SPLASH, REFER TO ARCH. DETAILS.
Φ ^x	HALF SWITCHED RECEPTACLE		MTG. HT. 18" TO TOP OF BOX, U.N.O.
Φ ^x	DOUBLE DUPLICATE RECEPTACLE OUTLET IN DOUBLE- GANG BOX, AND IN METAL OR PLASTIC DIVIDED RECEPTACLE		MTG. HT. 18" TO TOP OF BOX, U.N.O.
Φ ^x	DOUBLE DUPLICATE RECEPTACLE OUTLET MTD. ABOVE COUNTER - VERIFY PER EACH LOCATION INDICATED ON THE FLOOR PLANS		MTG. HT. 48" TO TOP OF BOX, U.N.O. OR MTD. ABOVE BACK SPLASH, REFER TO ARCH. DETAILS.
Φ ^x	240V OR 208V RECEPTACLE W/ NEMA CONFIGURATION AS NOTED		MTG. HT. 18" TO TOP OF BOX, U.N.O.
Φ ^x	SIMPLEX RECEPTACLE		MTG. HT. 18" TO TOP OF BOX, U.N.O.
⊙	SPECIAL CONNECTION AS NOTED		REFER TO DRAWING
⊙	SINGLE PHASE MOTOR VOLTAGE AND HP AS SCHEDULED		REFER TO DRAWING
⊙	THREE PHASE MOTOR VOLTAGE AND HP AS SCHEDULED		REFER TO DRAWING
⊙	HEAVY-DUTY NON-FUSED DISCONNECT SWITCH		REFER TO DRAWING
⊙	HEAVY-DUTY FUSED DISCONNECT SWITCH		REFER TO DRAWING
⊙	COMBINATION STARTER FUSED DISCONNECT SWITCH		REFER TO DRAWING
VFD	VFD WITH DISCONNECT (EITHER INSTALLED ON EQUIPMENT OF FURNISHED LOOSE AND INSTALLED BY CONTRACTOR)		REFER TO DRAWING
⊙	CONTROL STATION OR PUSHBUTTON AS NOTED		MTG. HT. 48" TO TOP OF BOX, U.N.O.
⊙	EMERGENCY DISCONNECT DEVICE		MTG. HT. 48" TO TOP OF BOX, U.N.O.
⊙	BUSMANN FUSE HOLDER/SWITCH - SINGLE POLE 'SSU' OR DOUBLE POLE 'STY' WITH FUSETRON EDISON BASE FUSE(S)		INSTALL AT EQUIPMENT
⊙	ELECTRIC PANELBOARD - SURFACE MOUNTED		MTG. HT. 72" TO TOP OF ENCLOSURE
⊙	ELECTRIC PANELBOARD - RECESS MOUNTED		MTG. HT. 72" TO TOP OF ENCLOSURE
HH	HANDHOLE AS NOTED		REFER TO DRAWING
FB	FLOOR BOX - SIZE AND TYPE AS INDICATED (POWER / PHONE / DATA / AV AS NOTED)		REFER TO DRAWING
⊙	ELECTRIC METER		REFER TO DRAWING
T	DRY-TYPE TRANSFORMER - FLOOR MOUNTED AND SUSPENDED		REFER TO DRAWING
OS	OCCUPANCY SENSOR - CEILING MOUNTED		SURFACE CEILING MOUNTED WITH BACKBOX
VS	VACANCY SENSOR - CEILING MOUNTED		SURFACE CEILING MOUNTED WITH BACKBOX
PP	OCCUPANCY SENSOR - INTELLIGENT POWER PACK		REFER TO DRAWINGS
LS	DAYLIGHT SENSOR - CEILING MOUNTED		SURFACE CEILING MOUNTED WITH BACKBOX
BT	BALLAST TRANSFER DEVICE - CEILING MOUNTED		SURFACE CEILING MOUNTED WITH BACKBOX
TC	TIME CLOCK		REFER TO DRAWING
LC	LIGHTING CONTACTOR		REFER TO DRAWING
ACCESS CONTROL & SECURITY SYSTEM			
DC	DOOR CONTACT (CONCEALED IN DOOR FRAME)		REFER TO DRAWING
ES	ELECTRIC STRIKE - BY DOOR HARDWARE SUPPLIER (CONCEALED IN DOOR FRAME)		REFER TO DRAWING
EL	ELECTRIC LATCH - BY DOOR HARDWARE SUPPLIER		REFER TO DRAWING
CR	CARD OR KEY FOB READER - INSTALLED IN MULLION		MTG. HT. 42" TO CENTER
PS	POWER SUPPLY - PROVIDE DEDICATED 120-VOLT POWER		REFER TO DRAWING
SSP	SECURITY SYSTEM PANEL - PROVIDE DEDICATED 120-VOLT POWER		REFER TO DRAWING
PB	PANIC BUTTON		MTG. HT. 42" TO CENTER
KP	KEYPAD - FOR SECURITY ENTRY / EXIT		MTG. HT. 42" TO CENTER
MD	MOTION DETECTOR - WALL OR CEILING MOUNTED		REFER TO DRAWING
BG	BREAK GLASS DETECTOR		REFER TO DRAWING
XA	PANIC ALARM		REFER TO DRAWING

CCTV SYSTEM		
CAM	CCTV CAMERA	REFER TO DRAWING
FIRE ALARM - SYSTEM		
FAP	FIRE ALARM CONTROL PANEL - WALL MOUNTED - PROVIDE DEDICATED 120-VOLT POWER AND DATA/PHONE CONNECTION	REFER TO DRAWINGS
FAA	FIRE ALARM - ANNUNCIATOR - WALL MOUNTED	REFER TO DRAWING
F	FIRE ALARM - PULL STATION	MTG. HT. 42" TO CENTER OF BOX
AV	FIRE ALARM - AUDIO / VISUAL DEVICE - WALL AND CEILING MOUNTED	MTG. HT. 80" TO BOTTOM OF BOX (VERIFY BOTTOM OF STROBE LENS IS NOT LESS THAN 80" A.F.F.)
V	FIRE ALARM - VISUAL DEVICE - WALL AND CEILING MOUNTED	MTG. HT. 80" TO BOTTOM OF BOX (VERIFY BOTTOM OF STROBE LENS IS NOT LESS THAN 80" A.F.F.)
SD	FIRE ALARM - SMOKE DETECTOR	CEILING MTD.
SA	SMOKE ALARM, SINGLE STATION, C INDICATES CO, V INDICATES VISUAL	CEILING MTD.
SA	WALL MOUNTED SMOKE ALARM, SINGLE STATION, C INDICATES CO, V INDICATES VISUAL	REFER TO DRAWING
SD	FIRE ALARM - CO DETECTOR	CEILING MTD.
HD	FIRE ALARM - HEAT DETECTOR	CEILING MTD.
DD	FIRE ALARM - DUCT DETECTOR - PHOTOELECTRIC	REFER TO DRAWING
RT	FIRE ALARM - DUCT DETECTOR REMOTE TEST STATION	REFER TO DRAWING
DH	FIRE ALARM - MAGNETIC DOOR HOLDER	REFER TO DRAWING
FS	FIRE PROTECTION FLOW SWITCH	REFER TO DRAWING
TS	FIRE PROTECTION TAMPER SWITCH	REFER TO DRAWING
PIV	FIRE PROTECTION SPRINKLER POST INDICATOR VALVE - FIELD VERIFY LOCATION	REFER TO DRAWING
NURSE CALL		
SS	STAFF STATION	REFER TO DRAWING
M	MASTER STATION	REFER TO DRAWING
N	NURSE'S CALL PULL STATION	MTG. HT PER ADA AND HEALTHCARE REQUIREMENTS
N	NURSE'S CALL - DOME LIGHT	CEILING MOUNTED
LOW VOLTAGE		
XX	DATA OUTLET, BASIS OF DESIGN IS 1 DATA DROP, FOR ADDITIONAL DATA X.D. FOR ADDITIONAL TELEPHONE XT	MTG. HT. 18" TO TOP OF BOX, U.N.O.
TV2	TV OUTLET, PROVIDE COMBINATION 120V POWER, COAX & DATA, RECESSED MULTI-GANG DIVIDED OUTLET BOXES	MTG. HT. 18" TO TOP OF BOX, U.N.O.
LIGHTING		
⊙	TROFFER FIXTURE, DIAGONAL LINE INDICATES RECESSED, HALF FILLED INDICATES EMERGENCY	CEILING MOUNTED
⊙	LINEAR FIXTURE, DIAGONAL LINE INDICATES RECESSED, HALF FILLED INDICATES EMERGENCY	CEILING MOUNTED
⊙	RECESSED FIXTURE, HALF FILLED INDICATES EMERGENCY	CEILING MOUNTED
⊙	SURFACE MOUNTED FIXTURE, HALF FILLED INDICATES EMERGENCY	CEILING MOUNTED
⊙	PENDANT FIXTURE	CEILING MOUNTED
⊙	WALL SCONCE	WALL MOUNTED, REFER TO SCHEDULES AND PLANS FOR MOUNTING HEIGHT
⊙	EXTERIOR POLE MOUNTED	
⊙	EXIT SIGN, CEILING MOUNTED AND WALL MOUNTED, SHADING INDICATE FACE, ARROWS INDICATE PATH OF EGRESS	
⊙	EMERGENCY EGRESS LIGHT FIXTURE	WALL MOUNTED
CEILING FAN		
⊙	TRACK LIGHTING	

ELECTRICAL ABBREVIATIONS:
(THESE NOTES APPLY TO ALL ELECTRICAL DRAWINGS)

A	AMPS
AFG	ABOVE FINISHED GRADE
AFV	AUDIO / VISUAL
AFCI	ARC-FAULT CIRCUIT INTERRUPTER
AWG	AMERICAN WIRE GAGE
ATS	AUTOMATIC TRANSFER SWITCH
BUILD	BUILDING
BF	BARRIER-FREE
BT	BALLAST TRANSFER DEVICE
C	CONDUIT
CCTV	CLOSED CIRCUIT TELEVISION
CU	COPPER
CAM	CAMERA
CIB	CIRCUIT BREAKER
CS	CHILD SAFE
DC	DOOR CONTROL PANEL
DIA	DIAMETER
DD	DUCT DETECTOR
DISC	DISCONNECT
DISP	DISPOSAL
DW	DISHWASHER
DWH	DOMESTIC WATER HEATER
DWG	DRAWING
EF	EXHAUST FAN
EXP	EXPLOSION-PROOF
EM	ELECTROMAGNETIC INTERFERENCE
EWC	ELECTRIC WATER COOLER
EP	ELECTRIC PANEL
FA	FIRE ALARM
FO	FIBER OPTIC
FUSE	FUSE
FACP	FIRE ALARM CONTROL PANEL
FAA	FIRE ALARM ANNUNCIATOR
FTL	FEED-THRU LUGS
GAP	GENERATOR ANNUNCIATOR PANEL
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GND	GROUND
HZ	HERTZ
HH	HAND HOLE
HD	HEAT DETECTOR
HP	HORSEPOWER
KVA	KILOVOLT-AMPS
KW	KILOWATTS
LA	LIGHTING ARRESTOR
LTG	LIGHTING
LTS	LIGHTS
LDP	LIGHTING DISTRIBUTION PANEL
MB	MAIN BREAKER
MDP	MAIN DISTRIBUTION PANEL
MON	MONITOR
MD	MOTION DETECTOR
MH	MOUNTING HEIGHT
MCA	MINIMUM CIRCUIT AMPS
MH	MAN HOLE
MFD	MANUFACTURED
MFG	MANUFACTURE
MLO	MAIN LUGS ONLY
MISC	MISCELLANEOUS
MIN	MINUTES
MW	MICROWAVE
N	NEUTRAL
NEC	NATIONAL ELECTRIC CODE
NEMA	NATIONAL ELECTRICAL MANUFACTURES ASSOCIATION
OCC	OCCUPANCY SENSOR
POLE	POLE
PP	POWER PANEL
PLYWD	PLYWOOD
PB	PUSHBUTTON
PEC	PHOTOELECTRIC CONTROL
PWR	POWER
PDP	POWER DISTRIBUTION PANEL
PH	PHASE
PVC	POLYVINYL CHLORIDE
REF	REFRIGERATOR
RT	RAIN-TIGHT
RF	RADIO FREQUENCY
RM	ROOM
SFL	SUB-FEED LUGS
SS	STAINLESS-STEEL
SD	SMOKE DETECTOR
STR	STARTER
SW	SWITCH
TV	TELEVISION
TSTAT	THERMOSTAT
TYP	TYPICAL
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSOR
UL	UL SERVICE ENTRANCE
VS	VACANCY SENSOR
V	VOLTS
VAC	VOLTS ALTERNATING CURRENT
VDC	VOLTS DIRECT CURRENT
VFD	VARIABLE FREQUENCY DRIVE
W	WATTS
W	WIRE
WP	WEATHERPROOF
XFMR	TRANSFORMER

GENERAL ELECTRICAL NOTES:
(THESE NOTES APPLY TO ALL DRAWINGS)

- SITE AND BUILDING DOCUMENTS ARE BASED ON THE BEST AVAILABLE RECORDS AND ARE NOT GUARANTEED TO BE COMPLETE OR CORRECT. THEY ARE A GRAPHIC REPRESENTATION OF THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY THE LOCATIONS OF ALL NEW AND EXISTING LIGHTING FIXTURES, OUTLETS, WIRING DEVICES, ETC. THE LOCATIONS INDICATED ON THE DRAWINGS ARE FOR REFERENCE ONLY AND INTENDED TO BE A GUIDE TO THE CONTRACTOR IN ESTABLISHING A SCOPE OF THE WORK REQUIRED BY THE OWNER AND ARE FOR BIDDING PURPOSES ONLY.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS BEFORE ANY DEMOLITION OR INSTALLATION OF MATERIALS.
- CONTRACTOR SHALL REUSE EXISTING CIRCUITS, UP SIZE CIRCUITS FOR NEW MECHANICAL EQUIPMENT, NEW CIRCUITS FOR NEW LIGHTING AND OUTLETS SHALL BE FROM LOCAL AREA ELECTRICAL PANELS.
- PROVIDE ARC-FLASH LABELING ON ALL ELECTRICAL GEAR & EQUIPMENT REQUIRED BY NEC.
- CONTRACTOR SHALL FIELD VERIFY EXACT FEEDER, FUSE OR CIRCUIT BREAKER SIZE FOR EACH ITEM OR EQUIPMENT FROM CERTIFIED MFG'S SHOP DRAWINGS AND INSTALLATION DRAWINGS FOR THIS PROJECT.
- ALL NEW REPLACEMENT ELECTRICAL PANELS SHALL BONDED AND GROUNDED IN ACCORDANCE WITH THE LATEST ACCEPTED EDITION OF THE NEC, ART. 250 & STATE AND LOCAL ELECTRICAL CODES.
- CONTRACTOR SHALL INSTALL "FIRE-RATED" DEVICE BOXES IN SHARED RATED WALLS BETWEEN APARTMENTS AND ATTICS.
- ALL NEW ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH NATIONAL, STATE AND LOCAL ELECTRICAL CODES, LATEST ACCEPTED EDITION.
- FOR NEW CONSTRUCTION OR REMODEL WHERE THE ELECTRICAL DEVICE IS BEING ADDED OR REPLACED, REFER TO N.E.C. ART. 408.12 TAMPER-RESISTANT RECEPTACLES IN DWELLING UNITS ARE REQUIRED FOR ALL 120-VOLT, 15 AND 20-AMP RECEPTACLES AS REQUIRED IN 210.52. (NOTE THAT THIS WILL BE REQUIRED WHETHER INDICATED ON THE DRAWINGS OR NOT).
- "THE 2003 LIFE SAFETY CODE (NFPA), PARAGRAPH 31.3.4.5.1 "... SMOKE ALARMS SHALL BE INSTALLED OUTSIDE EVERY SLEEPING AREA IN IMMEDIATE VICINITY OF THE BEDROOMS AND ON ALL LEVELS OF THE DWELLING UNIT, INCLUDING BASEMENTS." IN ADDITION TO THE NFPA REQUIREMENTS, THE REGULATION IN 24 CFR 3200.76 REQUIRES THAT SMOKE ALARMS SHALL ALSO BE INSTALLED IN EACH SLEEPING AREA. SMOKE ALARMS IN BARRIER-FREE / HEARING IMPAIRED UNITS SHALL ALSO HAVE INTEGRAL VISUAL DEVICES.
- ALL REPLACEMENT APARTMENT LIGHTING FIXTURES SHALL BE FULL "ENERGY-STAR" RATED WITH ELECTRONIC BALLASTS AND SHALL NOT BE CAPABLE OF ACCEPTING "INCANDESCENT" LAMPS.
- REFER TO LARGE SCALE DRAWINGS FOR WORK REQUIRED IN APARTMENTS.
- REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- FURNISH AND INSTALL BREAKERS AND/OR DEVICES TO MEET REQUIREMENTS OF N.E.C. ART. 210.12. ARC FAULT-CIRCUIT INTERRUPTER PROTECTION IS REQUIRED FOR ALL 120-VOLT, 15 & 20-AMP BRANCH CIRCUITS SUPPLYING OUTLETS IN FAMILY ROOMS, DINING RMS, LIVING RMS, PARLORS, LIBRARIES, DEN, BEDRMS, SUNRMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS. (THIS INCLUDES SMOKE ALARMS AND LIGHTING). NOTE AFCI REQUIRES A SEPARATE DEDICATED NEUTRAL CONDUCTOR.
- ALL RECESSED LIGHTING FIXTURES AND ELECTRICAL ITEMS RECESSED INTO ATTIC SPACE WHERE INSULATION IS INSTALLED SHALL BE PROVIDED WITH FIRE RATED ENCLOSURES OF ADEQUATE SIZE TO ALLOW PROPER COOLING OF ELECTRICAL COMPONENTS SUCH AS LAMPS AND BALLASTS. USE PRODUCTS BY FIRE RATED PRODUCT SPECIALTIES.
- CIRCUITS SHALL NOT SHARE NEUTRAL S. PROVIDE A SEPARATE NEUTRAL CONDUCTOR FOR EACH CIRCUIT (NEW WORK ONLY).
- BRANCH CIRCUITS, 20-AMP, 120-VOLT, THAT EXCEED 75 FT. TO THE FIRST OUTLET SHALL BE INCREASED TO #10 AWG CU.
- ARCHITECTURAL TRADES SHALL PATCH OPENINGS FOR ALL ELECTRICAL ITEMS THAT ARE DEMOLISHED SUCH AS LIGHTING, RECEPTACLES, SWITCHES, MISCELLANEOUS DEVICES, ETC. AND FINISH TO MATCH NEW AND EXISTING CONSTRUCTION.
- CONTRACTOR SHALL FIELD VERIFY THE EXACT ELECTRICAL REQUIREMENTS, ROUGH-IN LOCATIONS, BOX TYPES, CONDUIT AND WIRING REQUIREMENTS FROM APPROVED EQUIPMENT INSTALLATION DRAWINGS FOR THIS PROJECT PRIOR TO ROUGH-IN OF AN ELECTRICAL ITEMS ASSOCIATED WITH THE EQUIPMENT. FAILURE TO DO SO IS AT THE CONTRACTORS EXPENSE AND DOES NOT CONSTITUTE AND EXTRA.
- SELECTION, QUANTITIES, LOCATION AND POSITIONING OF ALL OCCUPANCY SENSORS SHALL BE PER MANUFACTURERS INSTALLATION INSTRUCTIONS.
- ALL CONDUIT SHALL BE INSTALLED CONCEALED AND OUTLETS INSTALLED FLUSH IN FINISHED AREAS.
- CONTRACTOR MAY UTILIZE EXISTING CONDUITS, OUTLETS, ETC. FROM EXISTING PANELS WHERE PRACTICAL. WHERE WALLS, CEILINGS, ETC. ARE DEMOED, EXISTING CIRCUITS SHALL BE EXTENDED TO REMAIN CONTINUOUS AND OPERATIONAL.
- PROVIDE A PULL WIRING IN ALL CONDUITS FURNISHED FOR WORK TO BE INSTALLED BY OTHER CONTRACTORS. TAG PULL WIRES AND CONDUITS INDICATING START & END POINTS.
- DO NOT INSTALL OUTLET BOXES BACK-TO-BACK TO HELP ELIMINATE SOUND TRANSMISSION THROUGH THE WALLS.
- FOR THE ADA ACCESSIBLE UNITS - PROVIDE SEPARATE, REDUNDANT SWITCH CONTROL OF THE KITCHEN RANGE HOOD EXHAUST FAN AND LIGHT. CONTRACTOR SHALL LOCATE AND MOUNT THE REDUNDANT SWITCHES AT ADA ACCESSIBLE LOCATION ABOVE THE COUNTER ADJACENT THE RANGE.
- FOR THE ADA ACCESSIBLE UNITS - INSTALL THE CIRCUIT BREAKER PANEL TO COMPLY WITH ACCESSIBLE "SIDE REACH" REQUIREMENTS OF MAXIMUM OF 48" REACH.
- PROVIDE EMPTY BOX ROUGH-IN LOCATIONS FOR TELEPHONE / INTERNET AND CABLE TV WHERE INDICATED ON THE PLANS. THE TELEPHONE / INTERNET / CABLE TV SERVICE ENTRANCES, WIRING DEVICES, PLATES, ETC. SHALL BE FURNISHED AND INSTALLED BY THE OWNER'S SERVICE PROVIDER DURING CONSTRUCTION AS COORDINATED BY THE OWNER. ALL PHONE / INTERNET / CABLE TV WIRING SHALL BE INSTALLED PROPERLY CONCEALED INSIDE OF WALLS.
- REFER TO ARCHITECTURAL PLANS FOR LOCATIONS OF ALL UNITS THAT ARE DESIGNATED AS BARRIER-FREE / HEARING IMPAIRED.
- CONTRACTOR SHALL TEMPORARILY REMOVE AND REINSTALL ANY FIRE ALARM DEVICES, SMOKE DETECTORS, CCTV CAMERAS IN CEILINGS WHERE NEW LAY-IN CEILINGS WILL BE INSTALLED.
- MATERIAL WITHIN PLENUMS SHALL BE NONCOMBUSTIBLE OR SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE DEVELOPED INDEX OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E84 (UL 723).

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	LIGHTING FIXTURE		LAMP	VOLTAGE	FINISH	MOUNTING	REMARKS
		MANUFACTURER	CATALOG NUMBER					
A1	6" SURFACE MOUNT ROUND	RP LIGHTING	8536-1WH-80-3K	LED	120	WHITE	SURFACE	
EM1	2-HEAD, WALL MOUNTED L.E.D. EMERGENCY LIGHT	LITHONIA	EU2C	LED	120	WHITE	SURFACE	
K1	VANITY FIXTURE	ROYAL PACIFIC	4906BN-18	LED	120	BRUSHED NICKEL	SURFACE	
K2	EXTERIOR SCONCE	ROYAL PACIFIC	4401BK	LED	120	BLACK	SURFACE	
X1	EXIT FIXTURE SINGLE FACE - WALL MOUNTED	LITHONIA	LGM S W 3 R 120/277 EL N	LED	120	WHITE	SURFACE	COORDINATE EXACT MOUNTING AND ARROW WITH LOCATION, EXTRA CAPACITY BATTERY WITH REMOTE HEAD IF NOTED.



Hooker DeJong Inc.
ARCHITECTS • ENGINEERS • PLANNERS
316 Morris Avenue
Suite 410
Muskegon, MI 49440
P 231.722.3407
F 231.722.2589

MULTIFAMILY RENOVATION
TASK ORDER 2 - RICHMAR MANOR
3433 WEST ALEXIS ROAD, SYLVANIA, OH 43083
LUCAS METROPOLITAN HOUSING

Project Number	2020.0072	
ISSUANCE		
No.	Date	Description
1	2023.09.01	ISSUED FOR BID & PERMIT
3	2024.01.29	PERMIT REVISIONS

Copyright © 2020 HDJ Inc. All Rights Reserved

**ELECTRICAL
DETAILS AND
SCHEDULES**

E2.2