The Grant Home Sites - the Tannery

300 E Grant Ave, Georgetown, Ohio

Prepared for:

The Ohio History Connection
800 E 17th Ave, Columbus, Ohio 43211

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Structural Engineering
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MEP Engineering
Point One Design
2800 Corporate Exchange Dr #270
Columbus, OH 43231

Drawing Issue Dates

Schematic Design Submittal
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Design Development Submittal
5/2/2025

90% Construction Documents
6/20/2025

Bid Set / Permit Set
7/9/2025

Revision Schedule		
#	Description	Date

Grant Home Sites
- Tannery

300 E Grant Ave,
Georgetown, OH 45121

STATE OF OHIO
Kalpa
Baghasingh
1516341
REGISTERED ARCHITECT

Kalpa Baghasingh, License #1516341
Expiration Date 12/31/2025

Cover Sheet

General

G000

Issue Date

24240

Abbreviations

&	And
∠	Angle
@	At
∅	Diameter
#	Pound(s)
A/C	Air Conditioning
ACT	Acoustic Ceiling Tile
ADD'L	Additional
ADJ	Adjacent
A/E	Architect And/ Or Engineer
AFF	Above Finished Floor
ALUM	Aluminum
ALT	Alternate
ARCH	Architectural
ASPH	Asphalt
B/	Bottom of
BD	Board
BLDG	Building
BOT	Bottom
C	Center
C/C	Center to Center
CAB	Cabinet
CJ ℄	Control Joint
CL /	Center Line
CLG	Ceiling
CLR	Clear
CMU	Concrete Masonry Unit
COL	Column
CONC	Concrete
CONT	Continuous
CONSTR	Construction
COORD	Coordinate
CT	Ceramic Tile
CTR	Center
CU FT	Cubic Foot
CU YD	Cubic Yard
DEMO	Demolish
DET	Detail
DF	Drinking Fountain
DIA	Diameter
DIM	Dimension
DIV	Division
DS	Down Spout
DWG	Drawing
EA	Each
EL	Elevation
ELEC	Electrical
EQ	Equal
EXIST	Existing
EXP	Expansion or Exposed
EXT	Exterior
FA	Fire Alarm
FD	Floor Drain
FE	Fire Extinguisher.
FEC	Fire Extinguisher Cabinet
F.F.	Finished Floor
FF EL	Finish Floor Elevation
FIN	Finish
FLR	Floor
FTG	Footing
GA	Gauge
GB	Grab Bar
GYP	Gypsum
HM	Hollow Metal
HORIZ	Horizontal
HSS	Tube Steel
HT	Height
HVAC	Heating/Ventilating/Air Conditioning
INSUL	Insulation
INT	Interior
JC	Janitor's Closet
JT	Joint
LAM	Laminate
LAV	Lavatory
LB / Lbs.	Pound(s)
LG	Long
LH	Left Hand
MATL	Material
MAX	Maximum
MECH	Mechanical
MFR	Manufacturer / Supplier
MIN	Minimum
MO	Masonry Opening
MTL	Metal
NA / N/A	Not Applicable
NIC	Not in Contract
NO / #	Number
NOM	Nominal
NRC	Noise Reduction Coefficient
NTS	Not to Scale
O.C.	On Center
OH	Opposite Hand
OPP	Opposite
PLAM	Plastic Laminate
PLYWD	Plywood
PSF	Pounds per Square Foot
PSI	Pounds per Square Inch
PT / PTD	Paint / Painted
PVC	Poly Vinyl Chloride
QT	Quarry Tile
R	Radius
RCP	Reflected Ceiling Plan
RD	Roof Drain
REINF	Reinforced / Reinforcing
REQD	Required
RR	Rest Room
REV	Revision
RM	Room
RO	Rough Opening
SCHED	Schedule
SD	Storm Drain
SECT	Section
SF	Square Feet
SHT	Sheet
SIM	Similar
SPEC	Specifications
SQ	Square
STD	Standard
STL	Steel
STOR	Storage
STR	Stair
STRUCT	Structural
SUSP	Suspended
T/	Top of (T/STL, T/CONC)
THK	Thickness
THRU	Through
TOC	Top of Concrete
TOM	Top of Masonry
TOS	Top of Steel
TYP	Typical
UNO	Unless Noted Otherwise
VERT	Vertical
VB	Vinyl Base
VCT	Vinyl Composition Tile
VIF	Verify in Field
W/	With
WC	Water Closet
WD	Wood
WF	Wide Flange
W/O	Without

Symbols

SITE

+481.0 — Point Elevation

130 — Existing Contours

130 — New Contours

Property / Boundary Line

ARCHITECTURAL

MATCH LINE — Match Line

A / 1 — Column Grid
Use letters in horizontal direction
Use numbers in vertical direction

ROOM 104 — Room Number & Name

D000 — Door Number
See door schedule in A600 series

E-1 — Window / Louver Type
See window & louver schedules in A600 series

XX-XX-XX — Partition Type
See partition schedule in A000 series

Exst Basement EL. 139'-1" — Datum Point

1 / A101 — Building / Wall Section
Detail number
Sheet number

1 /A101 — Elevation
Detail number
Sheet number

1 / A101 — Detail
Detail number
Sheet number

1/A101 — Photograph Call-out

Coded Note

Alternate Tag

Wall Finish / Base Finish / Floor Finish — Finish Tag

℄ — Center Line

1 — Revision Mark

North Arrow

Material Indications

- **Brick (elevation)**
- **Brick (section)**
- **Concrete**
- **Concrete Block (section)**
- **Earth**
- **Existing Construction, U.N.O.**
- **Finish wood (section)**
- **Gravel fill**
- **Gypsum Board**
- **Marble**
- **Metal 1/2" and larger**
- **Metal 1/2" and smaller**
- **Plaster**
- **Plywood**
- **Rigid insulation**
- **Rough wood**

Drawing Index

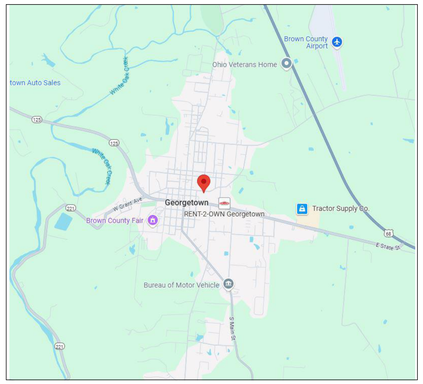
General Notes

1. Schedules:
   Partition Type Schedule see drawing A020.
   Exterior and Interior Window and Louver Schedule see drawing A600.
   Door and Frame Schedule see drawing A610.
2. All dimensions shall be verified at the job by the General Contractor and each Sub-Contractor and the Architect must be notified of any discrepancies before proceeding with the work.
3. All dimensions are to the face of finish, face of concrete, face of masonry, to centerlines of columns and other grid points, and to centerlines of doors and other scheduled openings unless otherwise noted.
4. All door locations not dimensioned are located by details * /A800 and * /A800 respectively for framed and masonry walls.
5. Access door locations are noted on the drawings. Actual size, location, and quantity may vary upon field conditions. Verify and coordinate locations and quantity required with the appropriate contractor(s).
6. Offset studs and/or shim as required to align finish material.
7. All housekeeping pads and curbs shall be furnished and installed by the general (lead) contractor. Verify with appropriate contractor(s) for required size and location.
8. All floor drain (F.D.) elevations are 1/2" lower than finished floor elevation unless otherwise noted.
9. All vertical elevations and working points are given with reference to level one finish floor elevation 100'-0" datum.
10. The drawings are the graphic portion of the contract documents showing the design, location, and dimensions of the work. Do not scale the drawings to determine a dimension in question, consult the architect for clarification.
11. Contractor(s) are to investigate and verify location, condition, and capacity of all existing utilities within the limits of work, prior to beginning construction. See site utility, mechanical and electrical drawings for further information.
12. The structure is designed to be self-supporting and stable after the building is fully completed. It is solely the contractor(s) responsibility to determine erection procedures and sequences and to ensure the safety of the building and its component parts during erection, including the addition of shoring, sheathing, temporary enclosure, etc. It is the contractor(s) sole responsibility to follow all applicable safety and construction regulations, ordinances and codes during the course of construction.

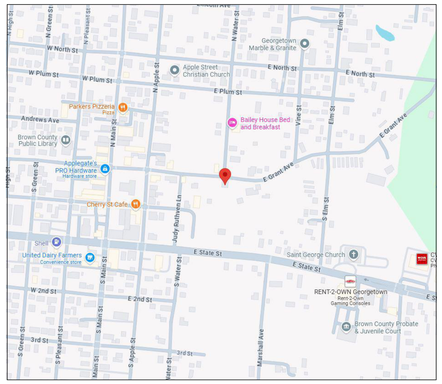
REMODELING NOTES

1. The coursing of all masonry to match that in existing building.
2. Contractor to verify all dimensions and profiles of stone at the site.
3. Fill any masonry voids with mortar or concrete where anchors occur.
4. Provide lintels over all openings including those req'd for ductwork, pipes, louvers, grilles, dampers, etc.
5. Coordinate locations and/or elevations of floor drain, registers, access panels, grilles, louvers, convectors, cabinet unit heaters, panels, etc., with mechanical and electrical contractors. Size and location of all floor openings to be verified with trade affected before proceeding with work.
6. Bolting of wood to structural members or masonry shall be in general with a minimum of 1/2" bolts @ 4'-0" O.C. except where shown otherwise. Situations requiring special bolting shall be with the size and spacing of bolts to suit the conditions.
7. In any room in which plumbing, heating, or electrical alterations are made: the General Contractor shall make proper repairs to other building items affected; i.e. floors, walls, ceilings, base, chair rail, trim, etc. In general, new materials and materials for repair conditions shall match similar items in quality, detail, profile and finish as those already built into the work.
8. All shaded walls appearing on reflected ceiling plans are to extend to underside of structure above.
9. All walls of all rooms with exposed structure ceilings to extend and seal to the structure.
10. All concrete curbs and equipment pads shall be furnished by the General Contractor and sized and located by the contractor installing the equipment.

Vicinity Map



Area Map



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Index and Symbols

General

G001

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FLOOR AREA AND OCCUPANCY

	AREA, USE, AND OCCUPANCY		
LEVEL	GROSS AREA	USE GROUP	CALCULATED OCCUPANCY
FIRST FLOOR	320 SF	B	10
SECOND FLOOR	605 SF	UNOCCUPIED	-
	582 SF	UNOCCUPIED	-
TOTAL	1,607 SF	B	10

TOTAL BUILDING GROSS SQUARE FOOTAGE: 925 SF
DESIGN OCCUPANT LOAD (PER OBC TABLE 1004.1.1): 10 OCCUPANTS

CODE DATA - SYMBOL LEGEND

HFB HOUR FIRE BARRIER

HFW HOUR FIRE WALL

HFS HOUR FIRE SEPARATION

USE AND OCCUPANCY: B, BUSINESS
100 GROSS SQ FT PER OCCUPANT

EGRESS

ONE (1) HOUR FIRE BARRIER (HFB)
COMPLY WITH UL FIRE ASSEMBLIES

TWO (2) HOUR FIRE BARRIER (HFB)
COMPLY WITH UL FIRE ASSEMBLIES

TWO (2) HOUR FIRE SEPARATION (HFS)
COMPLY WITH UL FIRE ASSEMBLIES

THREE (3) HOUR FIRE WALL (HFW)
COMPLY WITH UL FIRE ASSEMBLIES

PATH OF EGRESS

COMMON PATH OF TRAVEL

EGRESS EXIT

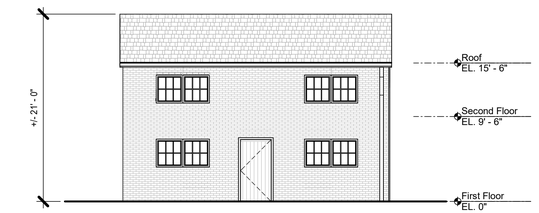
ADA ACCESS OR ADA DWELLING UNIT

OCCUPANT LOAD SIGNAGE

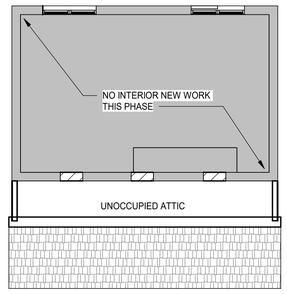
FE NEW FIRE EXTINGUISHER

FEC NEW FIRE EXTINGUISHER CABINET, RECESSED IN WALL

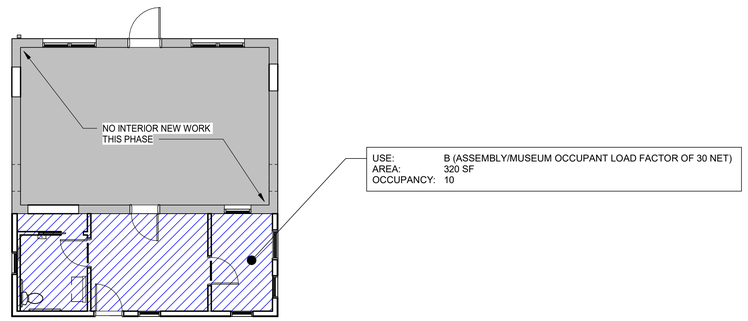
T TOLIET



3 North Elevation - Code Analysis
1/8" = 1'-0"



4 Tannery - 2nd Floor Plan - Code Analysis
1/8" = 1'-0"



2 Tannery - First Floor Plan - Code Analysis
1/8" = 1'-0"

CODE DATA - 2024 OHIO BUILDING CODE

PROJECT SUMMARY:

Base Bid:
THE PROJECT IS THE RESTORATION OF THE HISTORIC GRANT TANNERY FOR THE USE AS A 19TH CENTURY TANNERY MUSEUM. ALTERATIONS INCLUDE THE REMOVAL OF THE 1920's REAR ADDITION INCLUDING LOWER ROOF OVERHANG, EXTERIOR RESTORATION OF THE HISTORIC TANNERY BUILDING, AND THE RECONSTRUCTION OF THE REAR LEAN-TO STRUCTURE. EXTERIOR RESTORATION TO INCLUDE MASONRY REPAIRS, INFILL OF NON-HISTORIC OPENINGS, INSTALL HISTORIC REPRODUCTION WINDOWS AND DOORS, REWORK AND SHINGLE EXISTING ROOF. THE ATTIC OF THE ADDITION IS TO BE USED AS AN UNOCCUPIED MECHANICAL SPACE. THE INTERIOR OF THE HISTORIC TANNERY IS TO BE RESTORED IN A FUTURE PHASE.

Alternate:
ALTERNATE 1 - FOUNDATIONS AND FRAMEWORK FOR EXTERIOR INTERPRETATION KIOSK

ALTERNATE 2 - OUTFIT INTERIOR OF NEW ADDITION WITH ONE SMALL OFFICE, ADA/ANSI COMPLIANT RESTROOM, GIFT SHOP AND EXHIBIT SPACE.

ALTERNATE 3 - DEMOLISH MODERN ADDITIONS OF THE HISTORIC TANNERY INTERIOR.

APPLICABLE CODES:

ZONING:	Village of Georgetown – Chapter 150 Base Zoning: MIXED USE	
	Parcel ID's: 33-068936.0000	
FLOOD ZONE:	Flood Zone X – F.E.M.A. Map Number 39015C0350D – (September 29, 2010)	
FIRE CODE:	OAC 1301:7 (1-7)	2024 – Ohio Fire Code (2021 IFC with Ohio amendments)
BUILDING CODE:	OAC 4101:1 (1-35)	2024 – Ohio Building Code (2021 IBC with Ohio amendments)
ACCESSIBILITY:	OAC 4101:1 (11)	2024 – OBC Chapter 11 and ICC A117.1 - 2017 new construction, 2009 for alterations / change of use
ENERGY CODE:	OAC 4101:1 (13)	2021 – IECC and ASHRAE 90.1-2019 (with Ohio amendments)
ELECTRICAL CODE:	OAC 4101:1 (27)	2024 – OBC Chapter 27 and National Electrical Code NFPA 70-23
MECHANICAL CODE:	OAC 4101:2 (1-15)	2024 – Ohio Mechanical Code (2021 IMC with Ohio amendments)
PLUMBING CODE:	OAC 4101:3 (1-15)	2024 – Ohio Plumbing Code (2021 IPC with Ohio amendments)

Additional Referenced Standards frequently requested are as follows:

NFPA 13 – Standard for the Installation of Sprinkler Systems (2016 edition)
NFPA 14 – Installation of Standpipe and Hose System (2016 edition)
NFPA 72 – National Fire Alarm and Signaling Code (2016 edition)

CLIMATE ZONE (IECC C301.1):
4A Brown County

USE AND OCCUPANCY CLASSIFICATION:
OBC 303.1.1: B, BUSINESS (MUSEUM/ASSEMBLY USE WITH OCCUPANT LOAD OF LESS THAN 50 PERSONS)

GENERAL BUILDING HEIGHTS AND AREAS:
OBC TABLE 504.3: ALLOWABLE HEIGHT:
TYPE V-B CONSTRUCTION
2 STORIES ALLOWABLE AND 40' HEIGHT
2 STORIES ACTUAL AND 21'-6" HEIGHT ACTUAL

OBC TABLE 506.2: BUILDING AREA:
TYPE V-B CONSTRUCTION
9,000 SF FLOOR ALLOWABLE
1,607 SF FLOOR ACTUAL

TYPE OF CONSTRUCTION:
OBC TABLE 601:

TYPE V-B CONSTRUCTION

STRUCTURAL FRAME:	0-HOURS
BEARING WALLS, EXTERIOR:	0-HOURS
BEARING WALLS, INTERIOR:	0-HOURS
NON-BEARING WALLS AND PARTITIONS:	0-HOUR
FLOOR CONSTRUCTION:	0-HOURS
ROOF CONSTRUCTION:	0-HOURS

PLUMBING:
OBC TABLE 2902.1 / OPC 403: REQUIRED MINIMUM PLUMBING FACILITIES

WATER CLOSETS
REQUIRED:1 PER DWELLING UNIT

LAVATORIES
REQUIRED:1 PER DWELLING UNIT

DRINKING FOUNTAINS
REQUIRED:1 PER 100 OCCUPANTS

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Code Analysis

General

G002

Issue Date

24240

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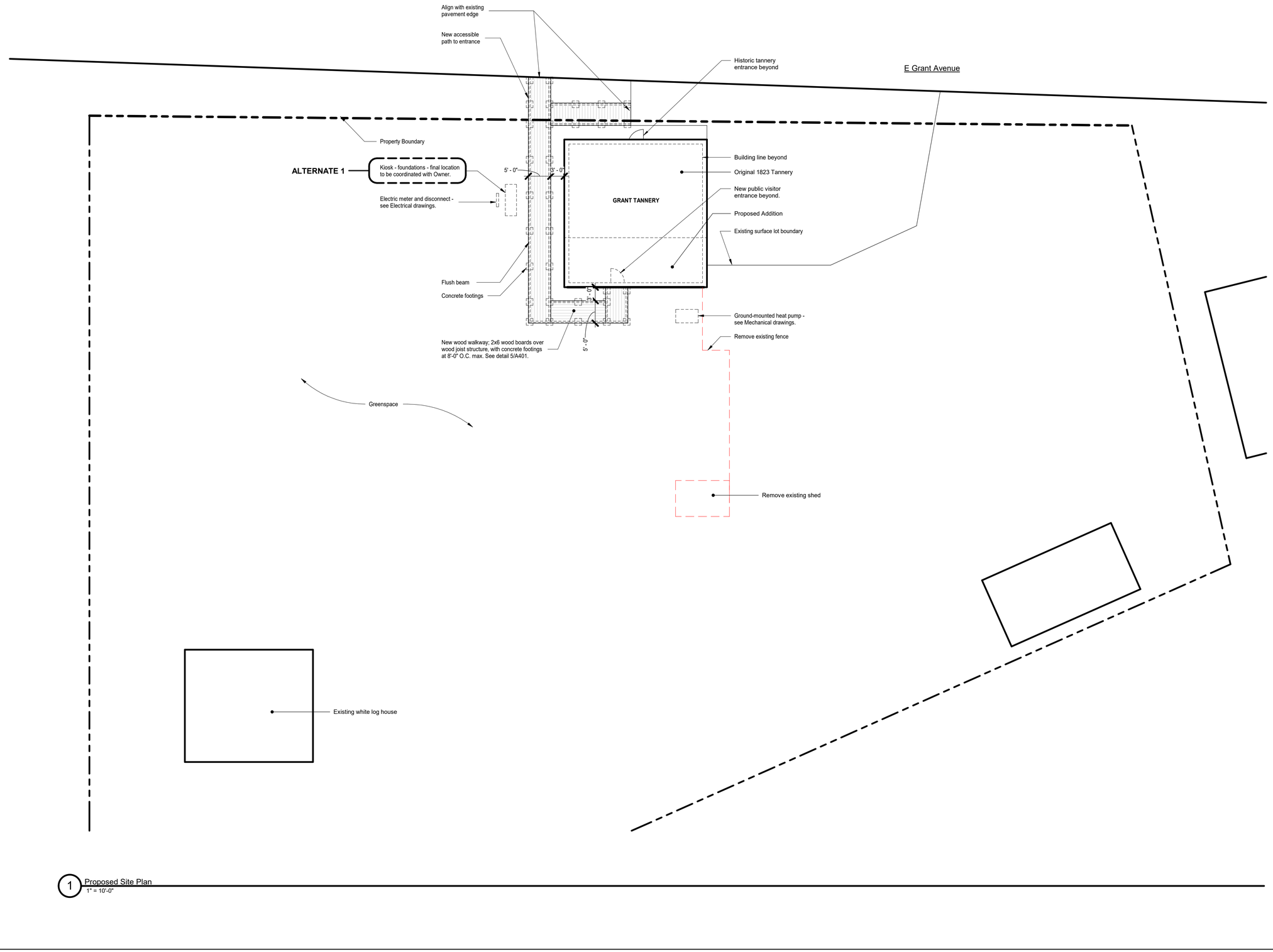

1 Proposed Site Plan
1" = 10'-0"

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Architectural Site Plan

General

G003

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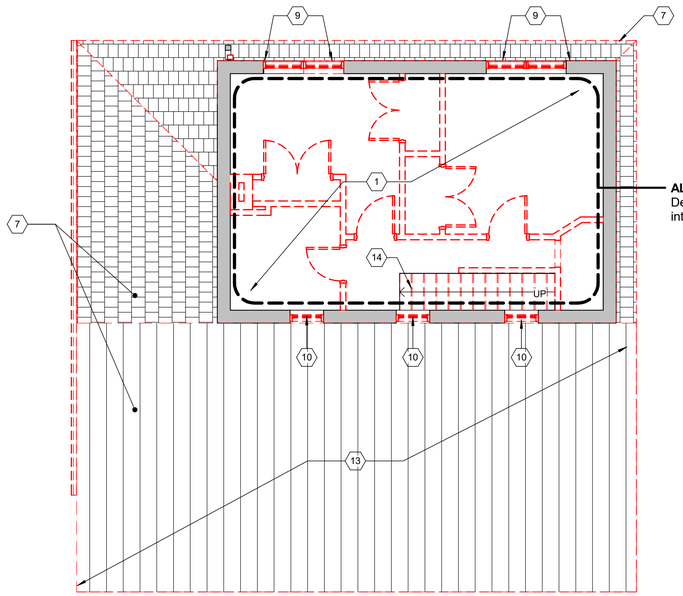
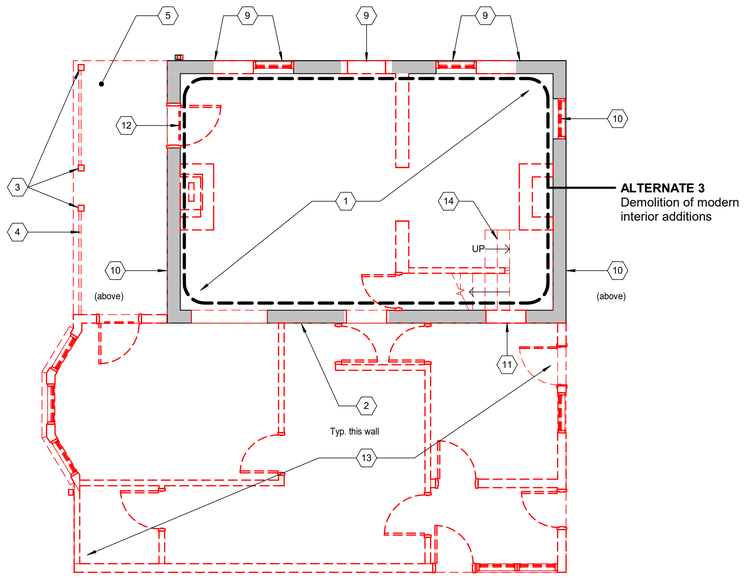
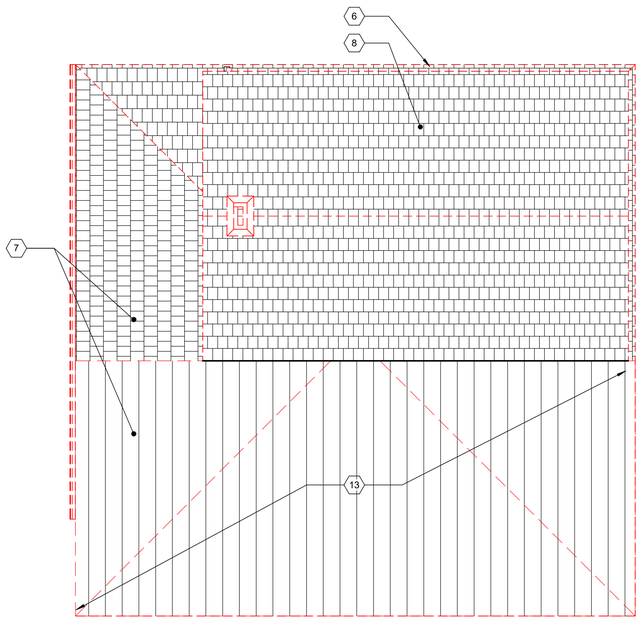


2 Tannery - 2nd Floor Demolition Plan
3/16" = 1'-0"



1 Tannery - 1st Floor Demolition Plan
3/16" = 1'-0"



3 Tannery - Roof Demolition Plan
3/16" = 1'-0"

DEMOLITION - GENERAL NOTES

A. Refer to G001 for all general notes.

B. The purpose of the Demolition Work is to selectively demolish and/or remove existing building assemblies to accommodate the new work.

C. The demolition plans represent general sizes, locations, and configurations of building elements. The drawing scale indicated is approximate and must be field verified.

D. Extreme care shall be taken to ensure that all remaining building fabric shall not be damaged during the work. Protect all items including plaster, glass, floor, walls and decorative elements.

E. Remove all ties, connections or support systems to be removed or that have already been removed, unless noted otherwise.

F. Cover, protect, and clear free of debris all historic flooring.

G. Refer to specifications and hazardous material report for information regarding hazardous materials abatement.

H. Objects shown as dashed lines on this sheet are to be removed and disposed of per Construction Waste Management Plan, UNO.

I. Consult Owner before discarding removed doors and hardware. Store or discard as directed by Owner.

J. All shaded walls are to remain.

K. Where masonry construction is to be removed from construction to remain, separation of the two must be saw-cut.

L. Where walls are removed from floor slab to remain, remaining slab shall be made flat, smooth, clean and ready to receive new finishes.

M. Repair/patch openings in walls, partitions, floors and ceilings that are existing or where demolition occurs as necessary to maintain code and fire rating requirements.

N. Remove all acoustical tile ceilings and finishes. The removal of these ceilings shall also entail the removal of all associated MEP components.

O. All interior wood trim to remain unless noted otherwise.

P. All doors shown as dashed are to be removed.

Q. Remove existing window coverings from all windows including curtain rods, tracks, support devices or other hardware.

R. Protect all remaining surfaces (floor, wall and ceilings) and finishes (including trim, moldings and fixtures) during demolition and construction.

S. Contractor to perform a walk-through of the building prior to work commencing to determine extent of building clean-out required.

T. Restrooms and all toilet fixtures, accessories, etc., are to be removed unless noted otherwise.

Items to be demolished: = = = = = = = = = = = = = = = = = =

DEMOLITION - CODED NOTES

1. **ALTERNATE 3 SCOPE:** Remove interior walls in their entirety.
2. Remove all plaster & wall covering from south face of exterior wall.
3. Remove support posts in conjunction with lower roof structure.
4. Remove porch rail.
5. Remove slab-on-grade porch.
6. Remove existing gutters and downspouts.
7. Remove entire lower roof and associated items.
8. Remove existing asphalt shingles.
9. Remove existing window as well as brick infill in preparation to restore historic opening. See New Work.
10. Remove existing window. Coordinate opening infill with New Work.
11. Remove existing infill.
12. Remove existing door. Coordinate opening infill with New Work.
13. Remove entire 1920's addition, roof and associated items. The addition is to be demolished to grade with exterior walls saw cut, to allow for geophysical scanning prior to the full demolition of the foundations. Full demolition of below grade structure may only commence following the Owner's archaeologists' approval.
14. **ALTERNATE 3 SCOPE:** Remove existing staircase and associated items.

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Floor Plan
Demolition

Architectural

AD101

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Key for Wood & Metal Stud Partitions

Construction Type:
(CSI Spec Division)

5 Cold Formed Metal Framing
6 Wood Framing
9 Non-Structural Metal Framing

90-X-X

Sheathing Designation:

Size:

	Steel Construction		Wood Construction	
0	7/8"	Furring Channel	-	
1	1 1/2"	C-Stud	3/4"	Furring
2	2 1/2"	C-Stud	4x2	Stud
3	3 5/8'	C-Stud	-	
4	4"	C-Stud	2x4	Stud
5	5 1/2"	C-Stud	-	
6	6"	C-Stud	2x6	Stud
8	8"	C-Stud	2x8	Stud
S2	2 1/2"	CH-Shaftwall	-	
S4	4"	CH-Shaftwall	-	
V	varies	C-Stud	2x4	Stud

Head Condition:

	Stud Height	Finish Height
1	Underside of Ceiling	Underside of Ceiling
2	6" Above Ceiling	6" Above Ceiling
3	Structure Above	Underside of Ceiling
4	Structure Above	6" Above Ceiling

***If no condition is noted, stud and finish extend to structure above**

Sheathing Designation

	# of Layers	Material Thickness	Material(s)
A	1	5/8"	Gypsum board on one side, no finish on other side
B	1	5/8"	Gypsum board on each side
C	2	5/8"	Gypsum board on each side
D	1 1	5/8" 5/8"	Gypsum board on one side Gypsum board on 1/2" resilient channels other side
E	2 2	5/8" 5/8"	Gypsum board on one side Gypsum board on 1/2" resilient channels other side
F	1 1	5/8" 1"	Gypsum board on one side Gypsum shaftliner in CH stud
G	2 1	5/8" 1"	Gypsum board on one side Gypsum shaftliner in CH stud
H	1 1	5/8" 5/8"	Gypsum board on 1/2" OSB on one side Gypsum board on 1/2" resilient channels other side
J	2 2	5/8" 5/8"	Gypsum board on 1/2" OSB on one side Gypsum board on 1/2" resilient channels other side

Partition General Notes

1. Interior partitions shall utilize wall board types in accordance with the table "Board Types by Location".

4. Extend all walls to the underside of the structure unless noted otherwise.

5. Wall assemblies that allow horizontal travel within the concealed wall space shall be fire-blocked at 10'-0" O.C. maximum, in accordance with O.B.C. Section 717.2, including assemblies utilizing resilient channels.

6. Acoustic partitions to be located at restroom. Note, all acoustic partitions shall have acoustical sealant at all perimeter joints and penetration joints for both sides of the wall. Openings in the finish membrane for opposite sides of the wall shall be offset at least 16".

Board Types by Location

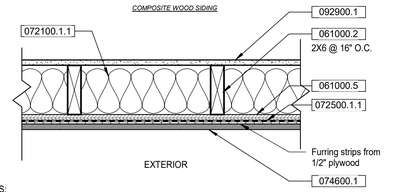
Regular Duty Gypsum Board Locations
1. Office 104
2. Gift Shop 101
3. Janitor's Closet 103

Mold and Moisture Resistant Gypsum Board Locations
1. Bathrooms (unless noted otherwise), including ceilings

Keynote Legend

061000.2	DIMENSIONAL WOOD FRAMING
061000.5	PLYWOOD/OSB WALL SHEATHING
072100.1.1	FIBERGLASS BATT INSULATION
072500.1.1	WATER & AIR BARRIER
074600.1	SIDING
092900.1	GYPSUM BOARD

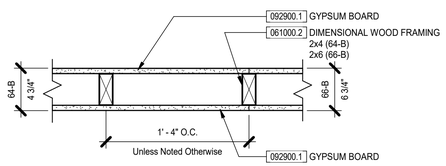
EXTERIOR WALL ASSEMBLY EWA-1



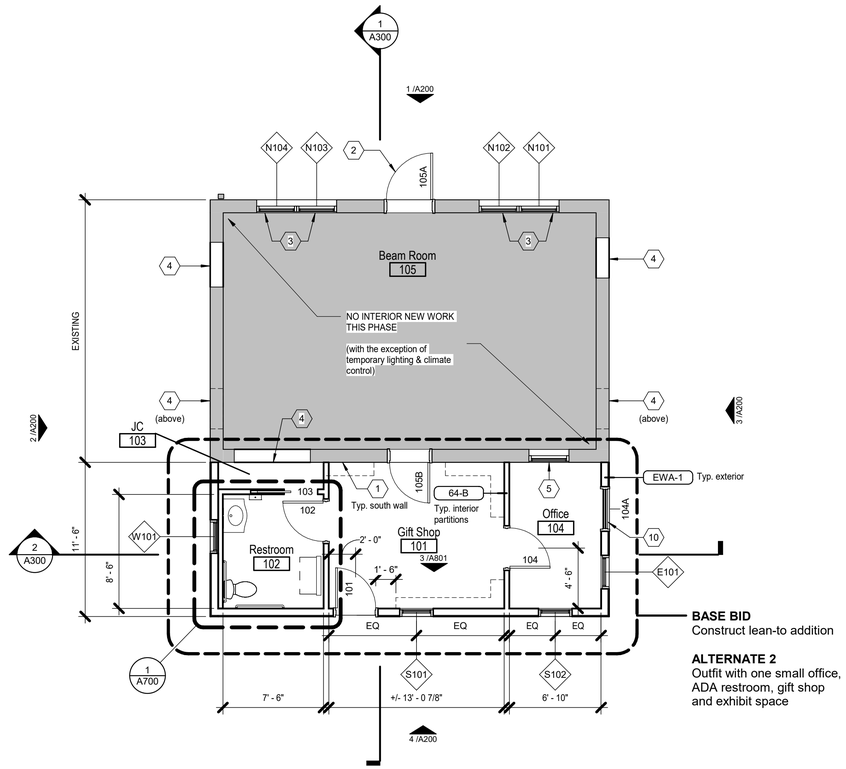
NOTES:
- May be utilized for either Bearing or Non-Load Bearing applications - Refer To Structural Drawings for usage
- Fire Resistive Rating of up to 1-hour if indicated on plans.
- Fire Resistive Rating shall be constructed in accordance with ASTM E119 Intertek Design No. LPB WPPS 60-01, if required

PARTITION TYPES: 64-B & 66-B

Interior Partitions



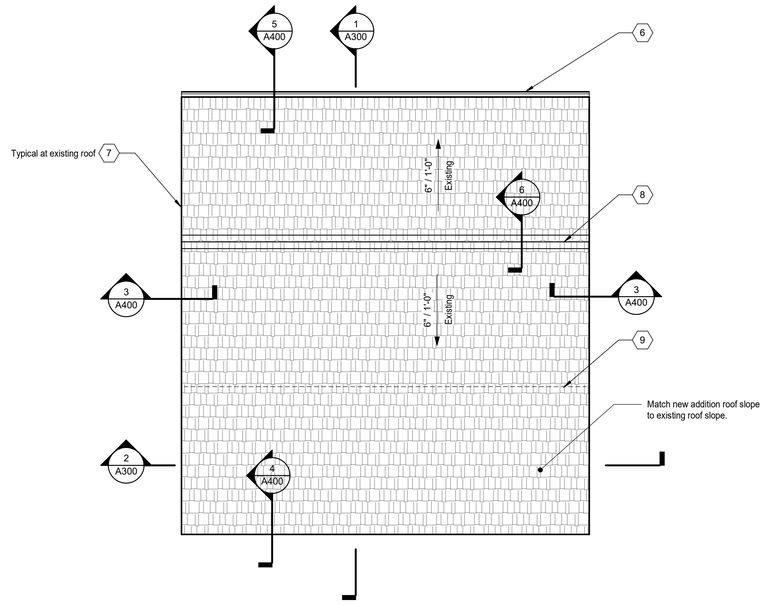
NOTES:
- Fire resistive rating of up to 1-hour as indicated on the plans
- Construct rated assemblies in accordance with ANSI/UL 263 design BXUV.U305
- May be utilized for bearing or non-loadbearing applications - refer to structural drawings



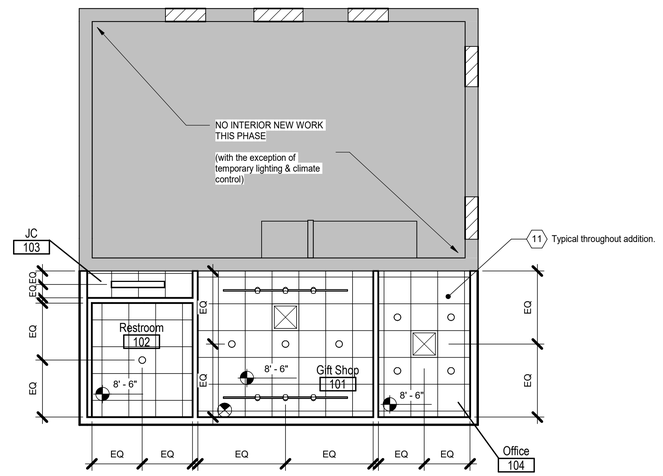
BASE BID
Construct lean-to addition

ALTERNATE 2
Outfit with one small office, ADA restroom, gift shop and exhibit space

1 Tannery - New Work First Floor Plan
3/16" = 1'-0"



2 Tannery - New Work Roof Plan
3/16" = 1'-0"



3 First Floor Reflected Ceiling Plan
3/16" = 1'-0"

NEW WORK - GENERAL NOTES

A. In any room where alterations are made, including MEP, the general trades contractor shall make proper repairs to other building items affected i.e., patch holes, cracks, voids, or other damage to floors, walls, ceilings, base, trim, etc.

B. All vertical elevations and working points are given with reference to the First Floor elevations of 100'-0".

C. In general, new materials and materials for repair conditions shall match similar items in quality, detail, profile, and finish as those already built into the work.

D. Provide blocking in all new metal stud or furred out walls as required for wall mounted equipment. Coordinate with Owner provided equipment.

E. Coordinate locations and/or elevations of floor drains, registers, access panels, grilles, louvers, convectors, electric unit heaters, fan coil units, radiators, radiant ceiling panels, electrical panels etc., prior to starting work.

F. Size and locations of all floor openings to be verified before proceeding with work.

G. Offset studs based on wall type to ensure face of finish is continuous and uninterrupted.

H. In the case of minor discrepencies between the MEP and Architectural drawings in the location of ceiling mounted components, the Architectural Reflected Ceiling Plan shall govern. In the case of major discrepencies, the Architect shall be notified of the discrepency when the issue is discovered before proceeding with the work.

I. Unless noted otherwise, all fixtures and ceiling mounted equipment to be mounted in the center of the building.

J. All ceiling heights to be coordinated with window head heights. In no instance shall a ceiling be dropped below the windows.

K. All new partitions to be 64-B unless noted otherwise.

L. Existing walls are shaded.

M. Refer to Door and Frame Schedule for all door requirements and opening details.

N. All dimensions are to face of finish or to centerline of column unless noted otherwise.

NEW WORK - GENERAL NOTES ROOF

A. SCOPE: All roof areas to receive a new wood shingle in the color X. Where roof is existing, remove existing roof completely down to wood deck, including flashings, gutters and downspouts.

B. Refer to Detail 3/A400 for typical new wood shingle Roof System.

C. Remove damaged sheathing and replace with new. Historic 1x sheathing to remain.

D. All dimensions are to face of finish unless noted otherwise.

E. The roof and ceiling at the Tannery contain repurposed materials of historic importance. Contractor to remove deck materials and roof and ceiling structural members by hand, under the supervision of the Owner's Representative, and set aside materials to be saved at the direction of the Owner's Representative.

F. Salvaged original ceiling rafters from the addition roof structure should be sistered on to the new rafters using a minimum number of fasteners. The sistered rafters will be non-structural and do not necessarily need to reach the bearing points at both ends.

NEW WORK - CODED NOTES

1. Repair masonry where addition was removed.
2. Restore to historic opening; see Door Schedule.
3. Restore to historic opening; see Window Schedule.
4. Infill non-original opening with salvaged brick to match adjacent. Tooth-in to surrounding masonry. See sheet A400 for typical masonry restoration details.
5. Restore to historic opening; infill area below window opening with salvaged brick to match adjacent. Tooth-in to surrounding masonry.
6. Replace existing gutter and downspout.
7. Remove overhanging soffit eaves and rafter tails on side. Replace with rake boads flush with brick. Refer to Boyhood Home.
8. Wood shingle ridge cap to match roof system.
9. Tie new addition roof structure into existing gable roof structure; match slope of existing roof.
10. Fix new door in place; fur-out wall on interior side.
11. New acoustical ceiling at height indicated on plan. See Ceiling Assembly detail 4/A801.

ROOF LEGEND

NEW WOOD SHINGLE ROOF SYSTEM

ROOF SLOPE

SYMBOL	DESCRIPTION
⊗	EXIT SIGN LOCATION
⊖	6" RECESSED CAN
▭	2' LED STRIP
▭	TRACK LIGHT

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MEP Engineering
Point One Design
2800 Corporate Exchange Dr #270
Columbus, OH 43231

Drawing Issue Dates

Schematic Design Submittal
2/28/2025

Design Development Submittal
5/2/2025

90% Construction Documents
6/20/2025

Bid Set / Permit Set
7/9/2025

Revision Schedule

#	Description	Date

Grant Home Sites - Tannery

300 E Grant Ave,
Georgetown, OH 45121

STATE OF OHIO
Kalpa Baghasingh
1516341
REGISTERED ARCHITECT

Kalpa Baghasingh, License #1516341
Expiration Date 12/31/2025

Floor Plan, Roof Plan & Reflected Ceiling Plan

Architectural

A101

Issue Date

24240

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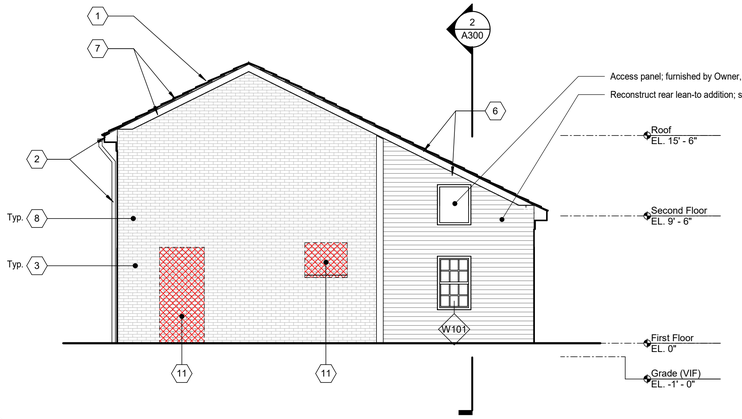
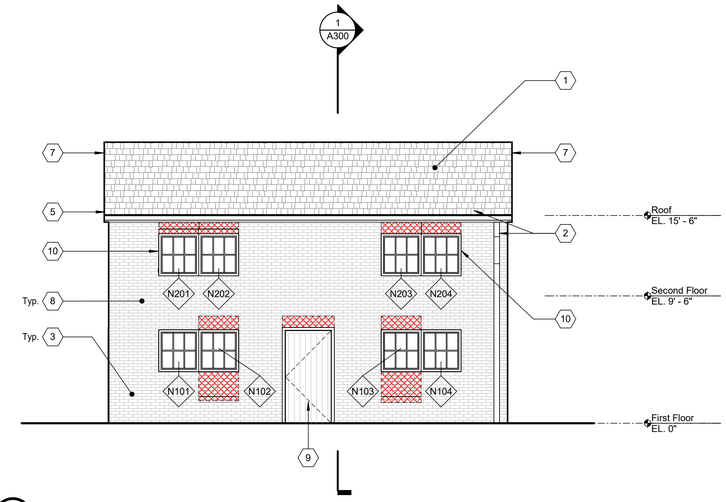
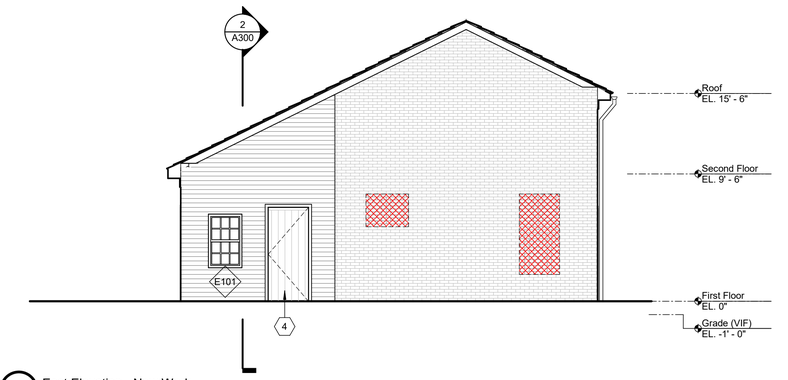


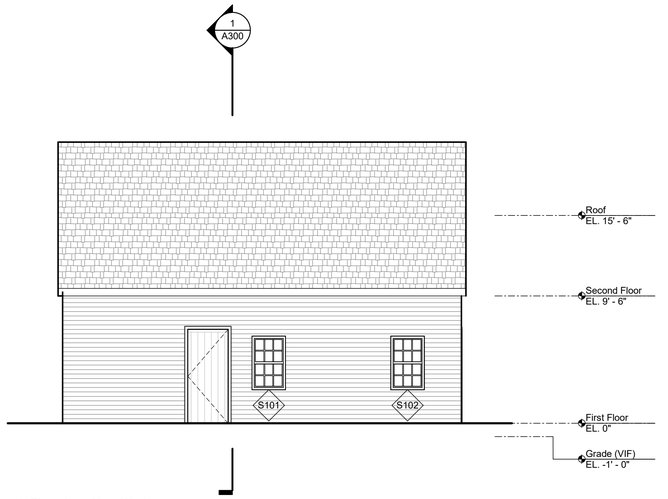
2 West Elevation - New Work
3/16" = 1'-0"



1 North Elevation - New Work
3/16" = 1'-0"



3 East Elevation - New Work
3/16" = 1'-0"



4 South Elevation - New Work
3/16" = 1'-0"

NEW WORK - GENERAL NOTES

A. The restoration work described in these General Notes and Coded Notes pertains to all exterior wall surfaces.

B. The elevations are drawn to represent general sizes, locations and configurations of building elements. The drawing scale and dimensions indicated are approximate and must be field verified.

C. All brick and stone masonry surfaces are to be cleaned. This is to include spot cleaning rust stains, biological growth, gypsum deposits, and other foreign matter. Cleaning shall be accomplished with water soaking to the greatest extent possible. Low to medium pressure wash as well as hot water should be tried before chemicals are introduced. At all water soak locations, provide plastic sheeting taped to lower wall with restoration tape to direct water away from the building foundation. Direct water to catch basins. Do not flood sidewalk or other paved areas. If water alone is insufficient, chemicals may be introduced. Contractor to test chemical cleaners to determine the most effective products. Protect all non-masonry items from damage due to overspray.

D. At all brick masonry surfaces, the paint will be removed to expose the brick with no damage to historic material.

E. The contractor shall provide temporary weather protection at all exterior openings where glass, windows, or doors are removed from their openings.

F. Wherever mortar joints have been repaired with sealant, remove sealant, rake joint, and repoint with mortar.

G. All new masonry used in areas that require rebuilding should match existing masonry.

H. Assume 10% of repointing in areas not shown to be 100% repointed.

I. Assume 5% of brick replacement in areas not shown to be 100% replacement.

J. In general, new materials and materials for repair conditions shall match similar items in quality, detail, profile, and finish as those already built into the work.

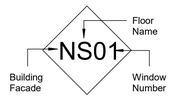
K. Refer to Door and Frame Schedule for all door requirements and opening details.

L. Refer to Window Schedule for all window requirements and details.

NEW WORK - CODED NOTES

1. Repair underlying roof structure and install new wood shingle or composite shingle roof system.
2. New half-round gutter system & downspouts.
3. Spot remove and replace brick where broken, loose and eroding with salvaged brick. Salvaged brick must be approved by Owner.
4. Fix new door in place; fur-out wall on interior side.
5. Repair existing frieze board and fascia board.
6. New rake boards flush with siding. Refer to Boyhood Home.
7. Remove overhanging soffit eaves and rafter tails on side. Replace with rake boards flush with brick. Refer to Boyhood Home.
8. Infill open joist pockets where lower roof was removed, with salvaged brick, toothed-in to match adjacent.
9. Restore to historic opening; install reproduction door provided by Owner.
10. Restore to historic opening; install reproduction windows provided by Owner.
11. Infill non-original opening with salvaged brick toothed-in to match adjacent.
12. New 6-over-6 double-hung wood window to match historic.

WINDOW MARK NOTES



MASONRY RESTORATION LEGEND

Refer to Sheet A400 for typical masonry restoration details

Rake and repoint brick or stone masonry. 100% of joints. (coordinate locations with Structural in DD).

Where door/window was removed, infill with salvaged brick masonry to match adjacent historic brick. Tooth-in to surrounding masonry.

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MEP Engineering
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Drawing Issue Dates

Schematic Design Submittal
2/28/2025

Design Development Submittal
5/2/2025

90% Construction Documents
6/20/2025

Bid Set / Permit Set
7/9/2025

Revision Schedule

#	Description	Date

Grant Home Sites - Tannery

300 E Grant Ave,
Georgetown, OH 45121

STATE OF OHIO · Kalpa Baghasingh · 1516341 · REGISTERED ARCHITECT

Kalpa Baghasingh, License #1516341
Expiration Date 12/31/2025

Exterior Elevations

Architectural

A200

Issue Date

24240

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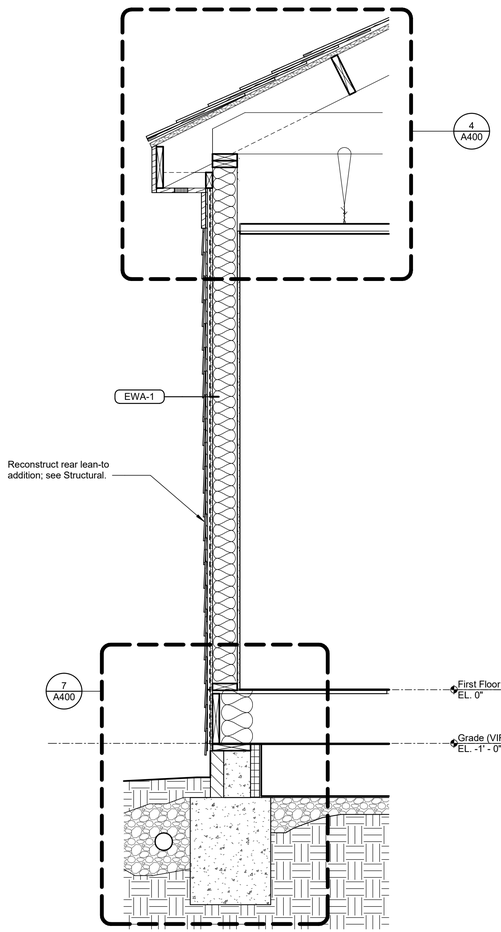
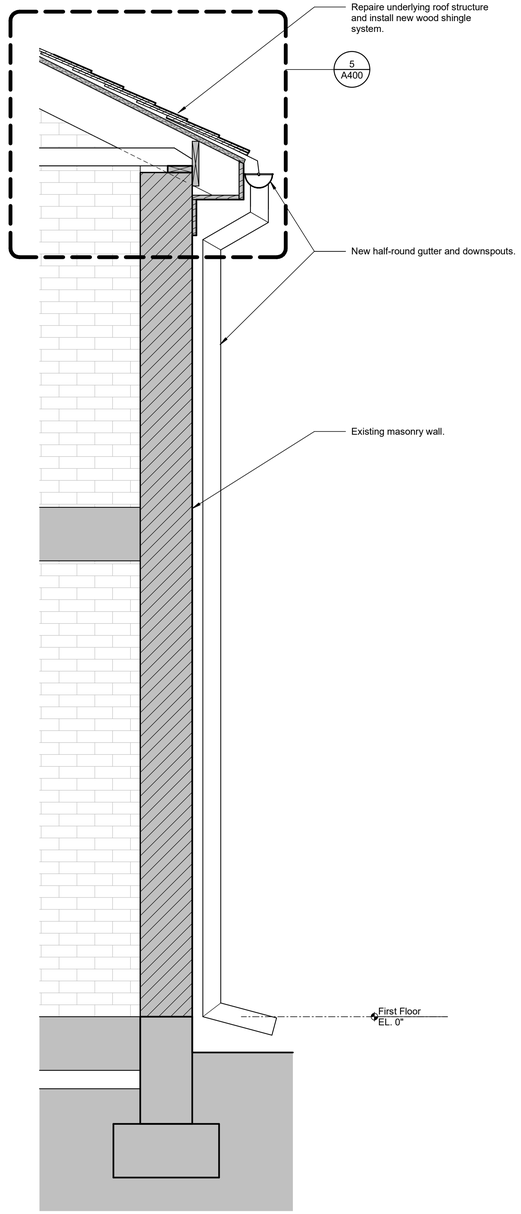
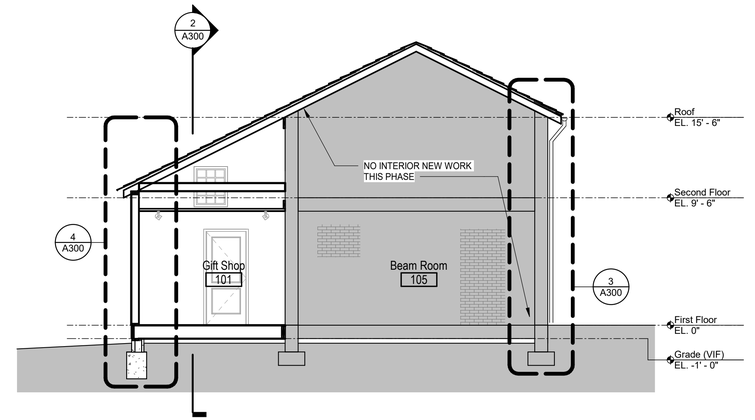


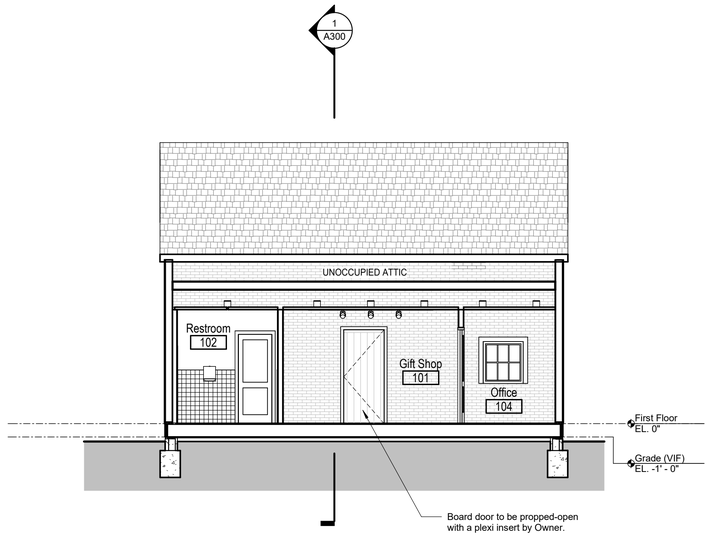
4 Wall Section at Addition
3/4" = 1'-0"



3 Wall Section at Historic Tannery
3/4" = 1'-0"



1 Section Looking West
3/16" = 1'-0"



2 Section Looking North
3/16" = 1'-0"

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MEP Engineering
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Columbus, OH 43231

Drawing Issue Dates

Schematic Design Submittal
2/28/2025

Design Development Submittal
5/2/2025

90% Construction Documents
6/20/2025

Bid Set / Permit Set
7/9/2025

Revision Schedule		
#	Description	Date

Grant Home Sites - Tannery

300 E Grant Ave,
Georgetown, OH 45121

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Kalpa Baghasingh, License #1516341
Expiration Date 12/31/2025

Building Sections

Architectural

A300

Issue Date

24240

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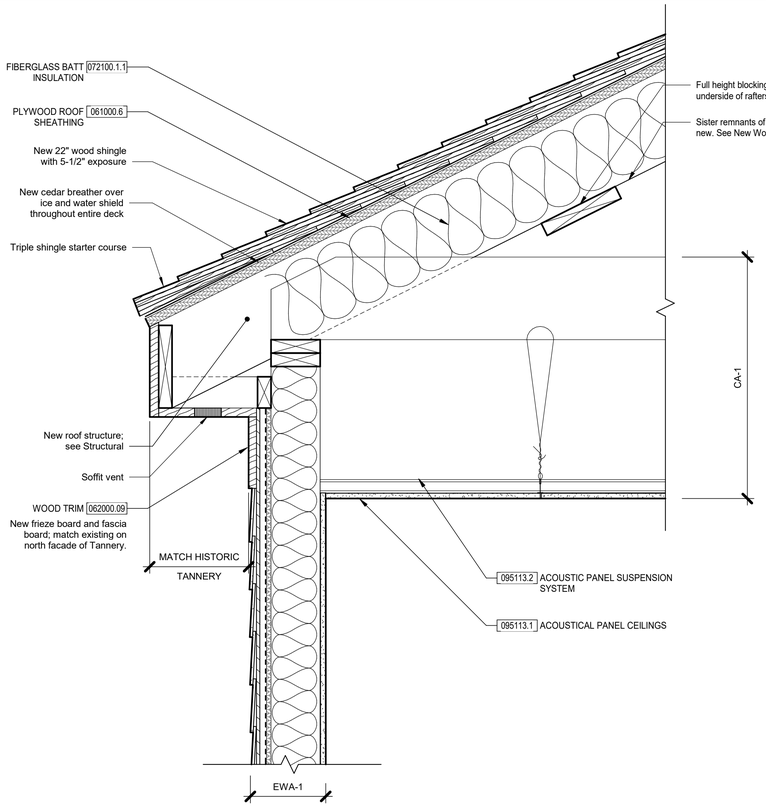
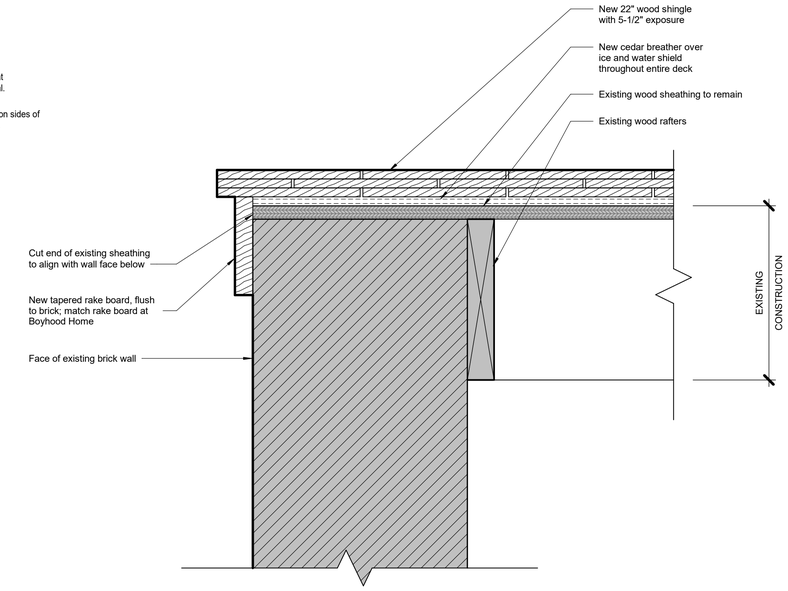
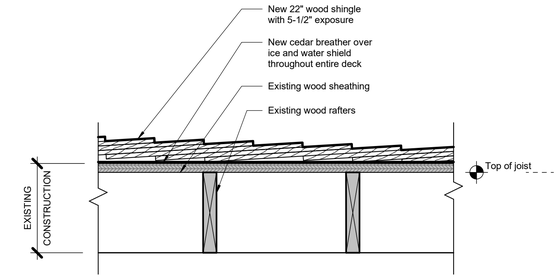


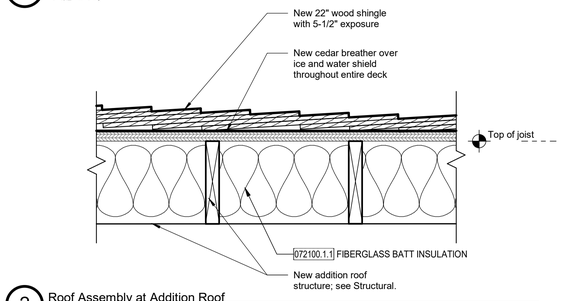
4 Roof Edge Detail at Eaves - Addition
1 1/2" = 1'-0"



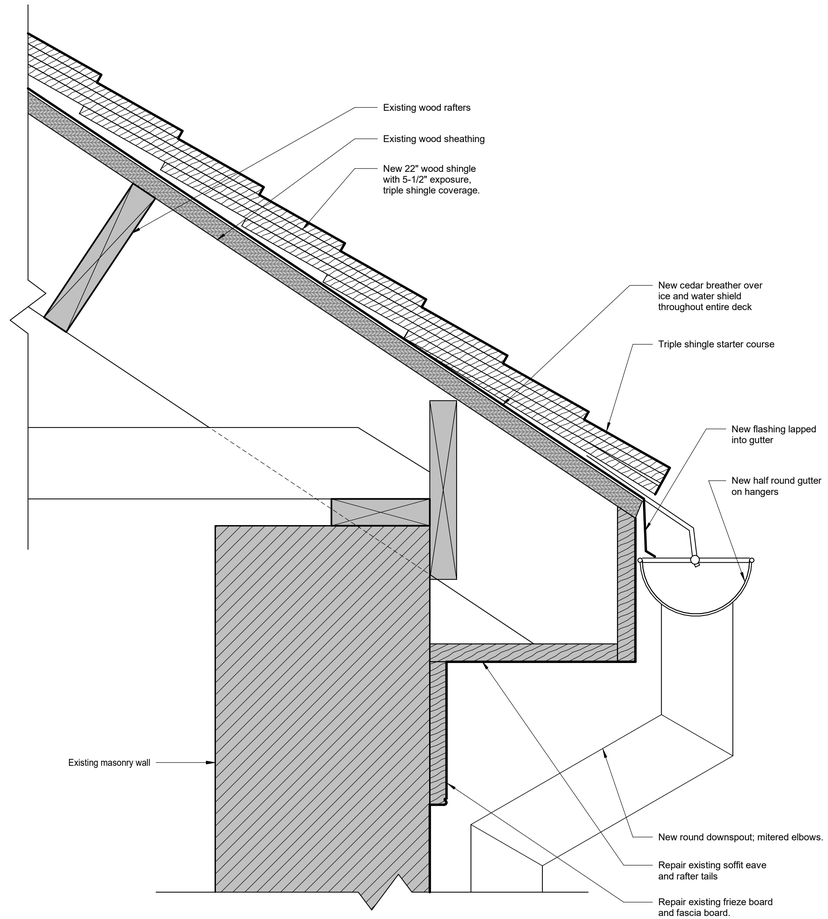
3 Roof Edge Detail
3" = 1'-0"



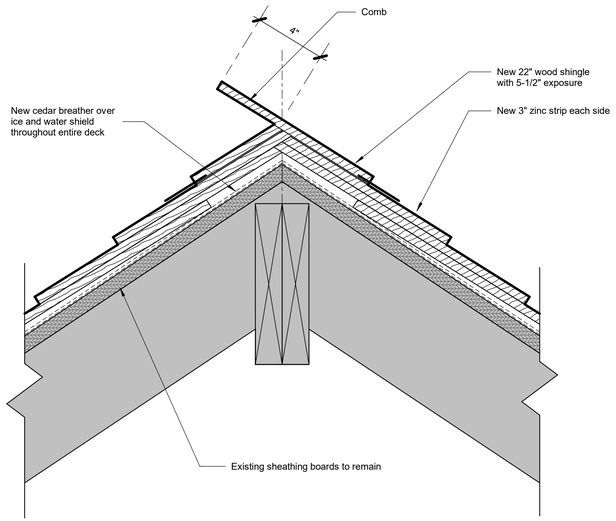
1 Roof Assembly - at Existing Roof
1 1/2" = 1'-0"



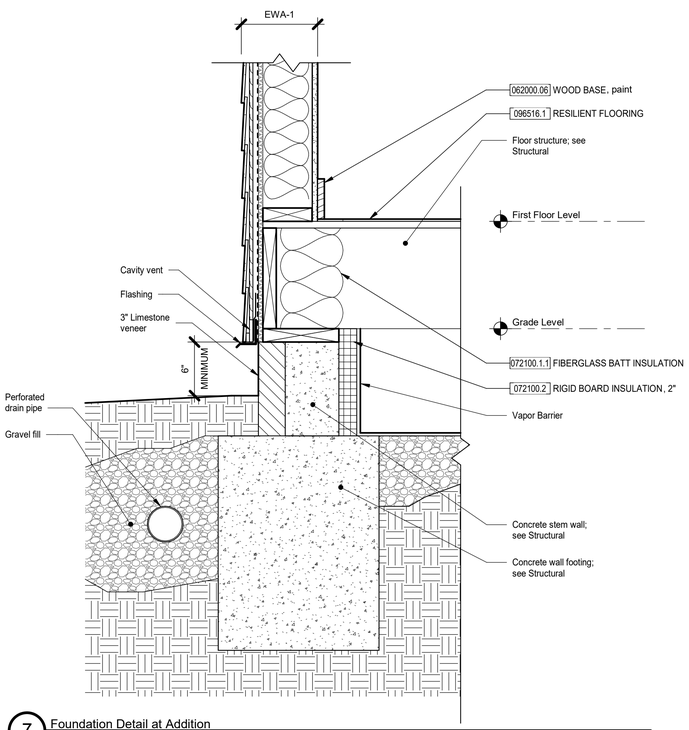
2 Roof Assembly at Addition Roof
1 1/2" = 1'-0"



5 Roof Edge Detail at Eaves
3" = 1'-0"



6 Roof Ridge Detail
3" = 1'-0"



7 Foundation Detail at Addition
1 1/2" = 1'-0"

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MEP Engineering
Point One Design
2800 Corporate Exchange Dr #270
Columbus, OH 43231

Drawing Issue Dates

Schematic Design Submittal
2/28/2025

Design Development Submittal
5/2/2025

90% Construction Documents
6/20/2025

Bid Set / Permit Set
7/9/2025

Revision Schedule		
#	Description	Date

Grant Home Sites - Tannery

300 E Grant Ave,
Georgetown, OH 45121

STATE OF OHIO
Kalpa Baghasingh
1516341
REGISTERED ARCHITECT

Kalpa Baghasingh, License #1516341
Expiration Date 12/31/2025

Exterior Details

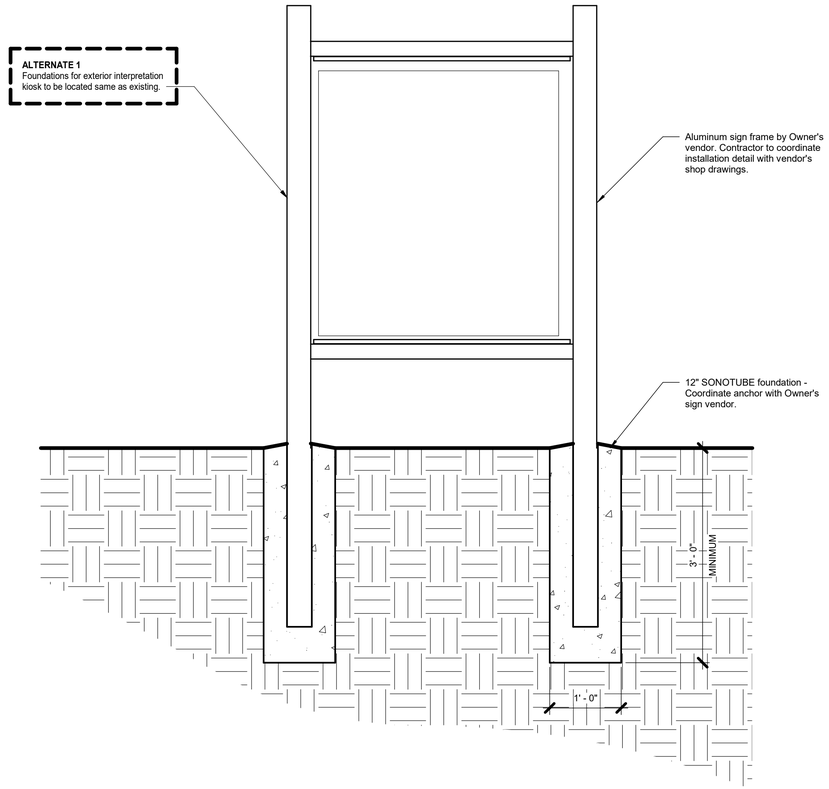
Architectural

A400

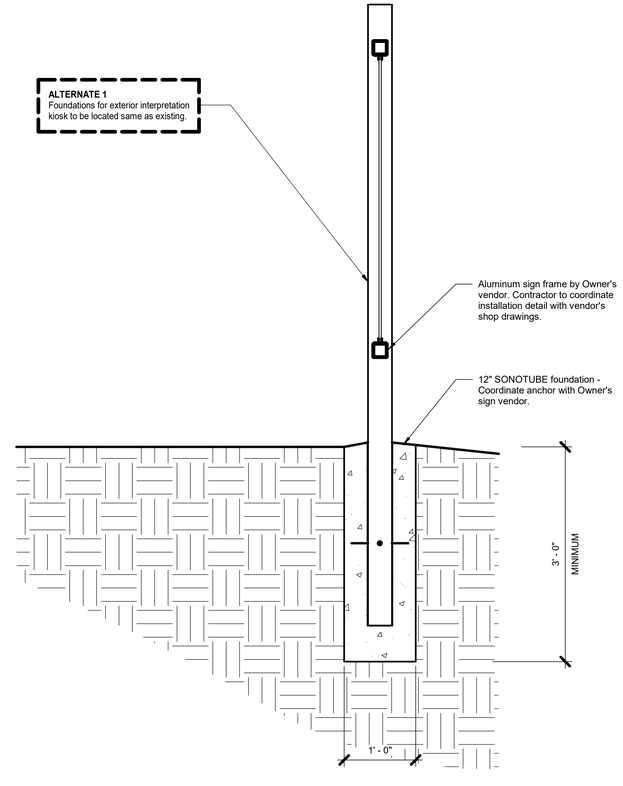
Issue Date

24240

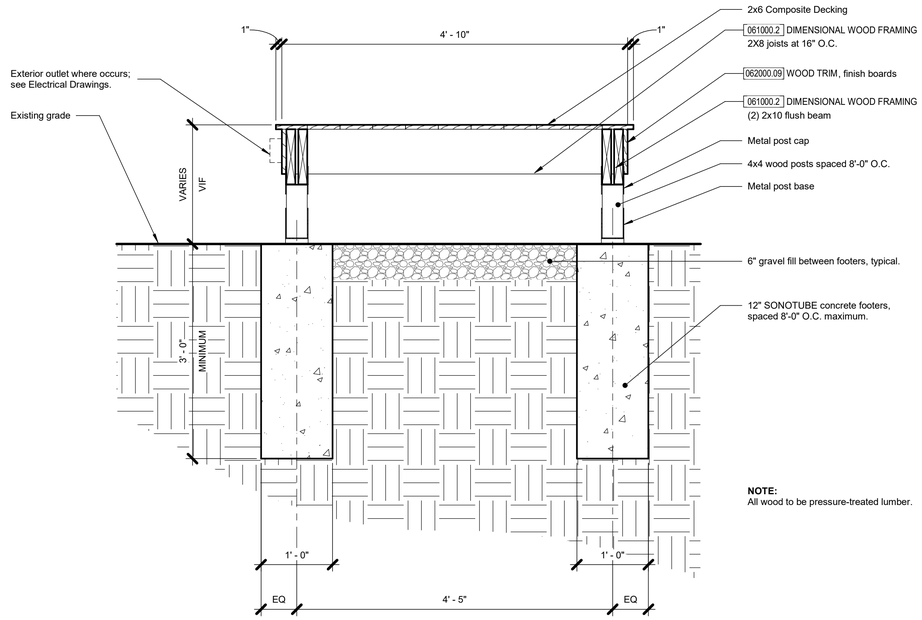
Keynote Legend	
061000.2	DIMENSIONAL WOOD FRAMING
062000.09	WOOD TRIM



2 Kiosk Elevation
1" = 1'-0"

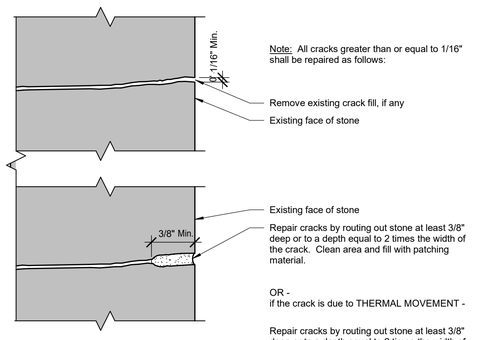


1 Kiosk Section Detail
1" = 1'-0"

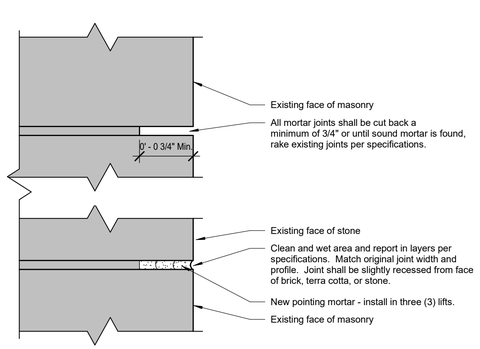


NOTE:
All wood to be pressure-treated lumber.

5 Raised Wood Sidewalk Detail
1" = 1'-0"



3 Masonry Crack Repair Detail
12" = 1'-0"



4 Masonry Repointing Detail
12" = 1'-0"

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Columbus, OH 43231

Drawing Issue Dates

Schematic Design Submittal
2/28/2025

Design Development Submittal
5/2/2025

90% Construction Documents
6/20/2025

Bid Set / Permit Set
7/9/2025

Revision Schedule		
#	Description	Date

Grant Home Sites - Tannery

300 E Grant Ave,
Georgetown, OH 45121

STATE OF OHIO
Kalpa
Baghasingh
1516341
REGISTERED ARCHITECT

Kalpa Baghasingh, License #1516341
Expiration Date 12/31/2025

Exterior Details

A401

Issue Date

24240

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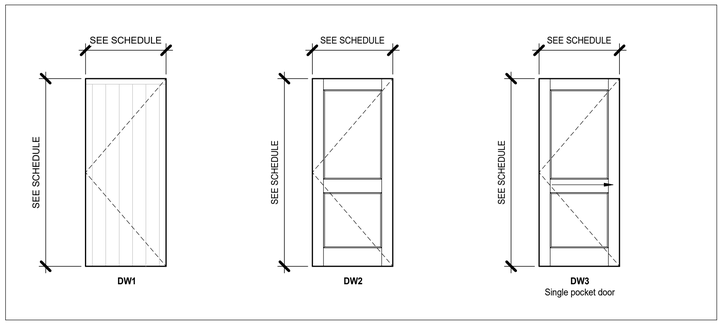
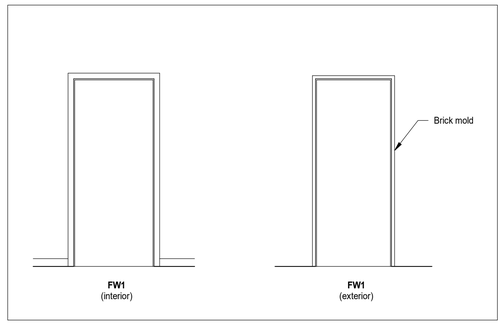
Door & Frame Schedule

DOOR MARK	DOOR TYPE	SIZE W	SIZE H	SIZE THK	STATUS	MATERIAL	FINISH	M.O. HEIGHT	M.O. WIDTH	FRAME TYPE	FRAME STATUS	FRAME MATERIAL	FRAME FINISH	DETAIL HEAD	DETAIL JAMB	DETAIL SILL	FIRE RATING	HARDWARE SET NO	HARDWARE ELECTRICAL	REMARKS
First Floor																				
101	DW1	3' - 0"	7' - 0"	1 3/4"	N	WD	PT			FW1	N	WD	PT	-	-	-	-	-	-	1
102	DW2	3' - 0"	7' - 0"	1 3/4"	N	WD	PT			FW1	N	WD	PT	1/A600	1/A600	-	-	1	-	3
103	DW3	2' - 6"	6' - 8"	1 1/2"	N	WD	PT			FW1	N	WD	PT	3/A600	2/A600	-	-	3	-	3
104	DW2	3' - 0"	7' - 0"	1 3/4"	N	WD	PT			FW1	N	WD	PT	1/A600	1/A600	-	-	2	-	3
104A	DW1	3' - 0"	7' - 0"	1 3/4"	N	WD	PT			FW1	N	WD	PT	-	-	-	-	-	-	1, 2
105A	DW37	3' - 5 1/2"	6' - 11 1/4"	1 3/4"	N	WD	PT	7' - 0 1/4"	3' - 8"	FW2	N	WD	PT	-	-	-	-	-	-	1
105B	DW1	3' - 0"	7' - 0"	1 3/4"	N	WD	PT			FW1	N	WD	PT	-	-	-	-	-	-	1

081433.1 - WOOD DOOR TYPES



081433.2 - WOOD FRAME TYPES



DOOR NOTES

A. NUMBER:
The door number matches the room number. When more than one door exists per room, the first door is followed with "A", the second door "B", etc.

B. All doors are to have a 3/4" undercut U.N.O.

C. STATUS:
N - New

D. MATERIAL:
WD - Wood

E. FINISH:
PT - Paint - Shop Prime Only

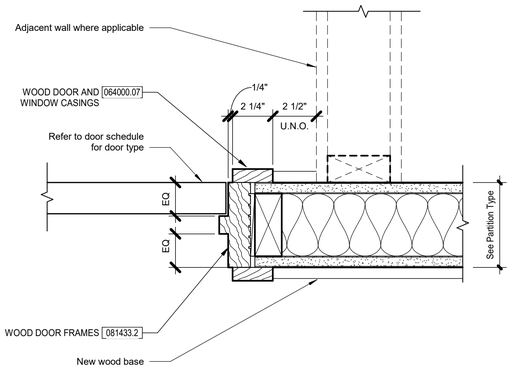
F. GLAZING: N/A

G. FIRE RATING: N/A

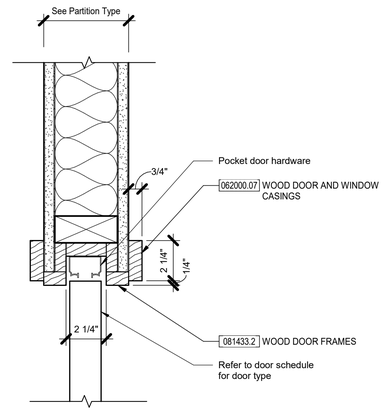
H. HARDWARE SET:
See specifications for description of hardware sets.

J. ELECTRICAL: N/A

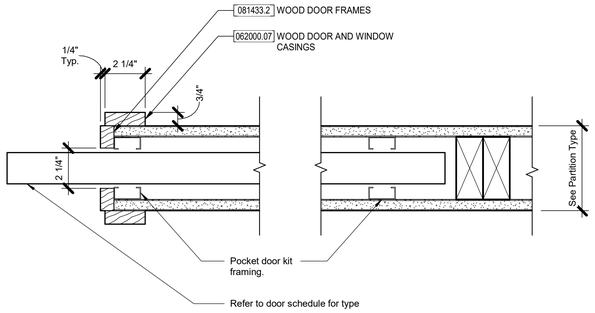
K. REMARKS:
1. Doors, hardware and frames furnished by Owner, installed by Contractor.
2. Fix door in place and fur-out on interior side.
3. Doors, hardware and frames furnished and installed by Contractor.



1 New Wood Door and Frame in New Wall - Jamb Detail, Head Detail Similar
3" = 1'-0"



3 Pocket Door - Head Detail
3" = 1'-0"

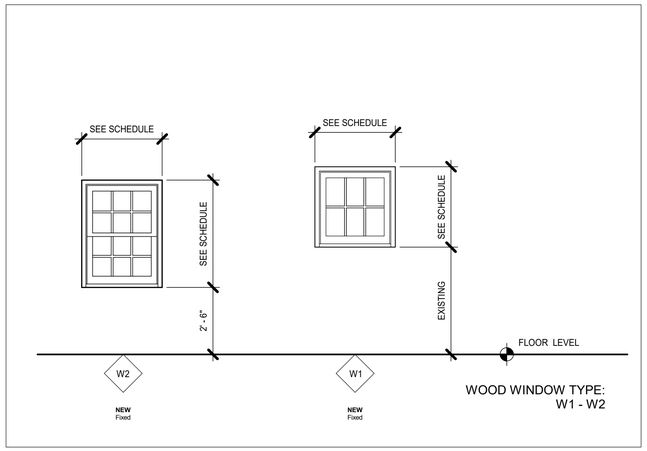


2 Pocket Door - Jamb Detail
3" = 1'-0"

Window Schedule

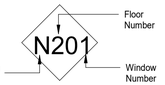
Mark	Type Mark	Height	Width	Sill Height	M.O. Height	M.O. Width	Level	Comments
E101	W2	4' - 0"	2' - 6"	2' - 6"			First Floor	
N101	W1	3' - 1 1/2"	2' - 11 3/4"	3' - 10 1/4"	3' - 2"	6' - 0"	First Floor	Masonry Opening width is the full width of a pair of W1 window types
N102	W1	3' - 1 1/2"	2' - 11 3/4"	3' - 10 1/4"	3' - 2"	6' - 0"	First Floor	Masonry Opening width is the full width of a pair of W1 window types
N103	W1	3' - 1 1/2"	2' - 11 3/4"	3' - 10 1/4"	3' - 2"	6' - 0"	First Floor	Masonry Opening width is the full width of a pair of W1 window types
N104	W1	3' - 1 1/2"	2' - 11 3/4"	3' - 10 1/4"	3' - 2"	6' - 0"	First Floor	Masonry Opening width is the full width of a pair of W1 window types
S101	W2	4' - 0"	2' - 6"	2' - 6"			First Floor	
S102	W2	4' - 0"	2' - 6"	2' - 6"			First Floor	
W101	W2	4' - 0"	2' - 6"	2' - 6"			First Floor	
W203	W1	3' - 1 1/2"	2' - 11 3/4"	3' - 0"	3' - 2"	6' - 0"	First Floor	
N201	W1	3' - 1 1/2"	2' - 11 3/4"	1' - 6 1/8"	3' - 2"	6' - 0"	Second Floor	Masonry Opening width is the full width of a pair of W1 window types
N202	W1	3' - 1 1/2"	2' - 11 3/4"	1' - 6 1/8"	3' - 2"	6' - 0"	Second Floor	Masonry Opening width is the full width of a pair of W1 window types
N203	W1	3' - 1 1/2"	2' - 11 3/4"	1' - 6 1/8"	3' - 2"	6' - 0"	Second Floor	Masonry Opening width is the full width of a pair of W1 window types
N204	W1	3' - 1 1/2"	2' - 11 3/4"	1' - 6 1/8"	3' - 2"	6' - 0"	Second Floor	Masonry Opening width is the full width of a pair of W1 window types

085200.1 - WOOD WINDOW TYPES



EXTERIOR NOTES FOR WINDOWS

1. NUMBER: see exterior elevations.
2. TYPE: see window types below.
3. HARDWARE SET: see specifications.
4. WINDOW DESIGNATION: Windows are generally numbered per floor and facade. Example:



5. SCOPE: All windows are to be removed and new wood windows installed. New wood windows are to be fixed and sealed shut. Windows furnished by Owner; contractor install only.
6. GLAZING: SELECT
7. While performing work, take care not to damage historic surfaces, such as brick masonry, stone sills, interior plaster, wood floor, etc. Patch and repair as required, any damaged surfaces to match existing.
8. Contractor to verify existing conditions at head, jamb and sill prior to planning or beginning any work.
9. Provide necessary anchors/fasteners/shims/blocking/reinforcing as required for safe installation of windows.
10. Achor/fastener heads at sill must be covered with sealant to ensure a water-tight seal.
11. Fill any masonry voids with mortar or concrete where anchors occur.

GENERAL NOTES FOR WINDOWS

A. Contractor to field verify exact configuration of window frames, sahs, and trim.

B. Details shown in these drawings represent the general configurations of the windows based on field observation.

C. Sizes of window members are approximate. Field measurements were not always possible.

D. Window details sometimes represent more than one window condition. Slight variations may occur between the actual windows and what is shown in the details.

E. Window openings shall have protection installed to keep weather out of the building.

F. Refer to specifications for window hardware schedule.

Finish Legend

LEGEND	KEYNOTE	ITEM	BASIS OF DESIGN MANUFACTURER	BASIS OF DESIGN PRODUCT	COLOR/FINISH	SIZE	EDGE/PROFILE	NOTES
06 40 23 - Interior Architectural Woodwork								
WB1	06 41 00.06.1	Wood Base	Keim Lumber	Stock Baseboard	KL16269/Poplar	4-1/2" H	-	Painted PT2
09 30 13 - Tiling								
WT1	09 30 13.1	Ceramic Wall Tile & Base	Daltile	Color Wheel Classic	0190 Arctic White	4" Square	-	White grout, with Schluter trim in Nickel at top edge
09 51 13 - Acoustical Panel Ceilings								
ACT1	095113.1.1	Acoustical Panels	Armstrong Ceiling	Tegular	White	2x2	-	
09 65 13 - Resilient Flooing and Accessories								
LVT	09 65 16.1	LVT	Patcraft	Timber Grove II 30 mil	-	-	-	to be selected by Owner
09 91 00 - Painting								
PT1	09 91 00.1.1	Interior Wall Paint	Sherwin Williams	-	SW6371/ Vanillin	-	-	Eggshell
PT2	09 91 00.1.2	Interior Trim Paint	Sherwin Williams	-	SW6385/Dover White	-	-	Satin

Room Finish Schedule

ROOM #	ROOM NAME	FLOOR FINISH	BASE FINISH	CEILING FINISH	WALL FINISHES NORTH	WALL FINISHES EAST	WALL FINISHES SOUTH	WALL FINISHES WEST	REMARKS
First Floor									
101	Gift Shop	LVT	WB1	ACT1	PT1	PT1	PT1	PT1	
102	Restroom	LVT	WT1	ACT1	WT1/PT1	WT1/PT1	WT1/PT1	WT1/PT1	
103	JC	LVT	WB1	ACT1	PT1	PT1	PT1	PT1	
104	Office	LVT	WB1	ACT1	PT1	PT1	PT1	PT1	

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Columbus, OH 43229

MEP Engineering
Point One Design
2800 Corporate Exchange Dr #270
Columbus, OH 43231

Drawing Issue Dates

Schematic Design Submittal
2/28/2025

Design Development Submittal
5/2/2025

90% Construction Documents
6/20/2025

Bid Set / Permit Set
7/9/2025

Revision Schedule		
#	Description	Date

Grant Home Sites - Tannery

300 E Grant Ave,
Georgetown, OH 45121

STATE OF OHIO
Kalpa
Baghasingh
1516341
REGISTERED ARCHITECT

Kalpa Baghasingh, License #1516341
Expiration Date 12/31/2025

Window, Door and Finish Schedules

Architectural

A600

Issue Date

24240

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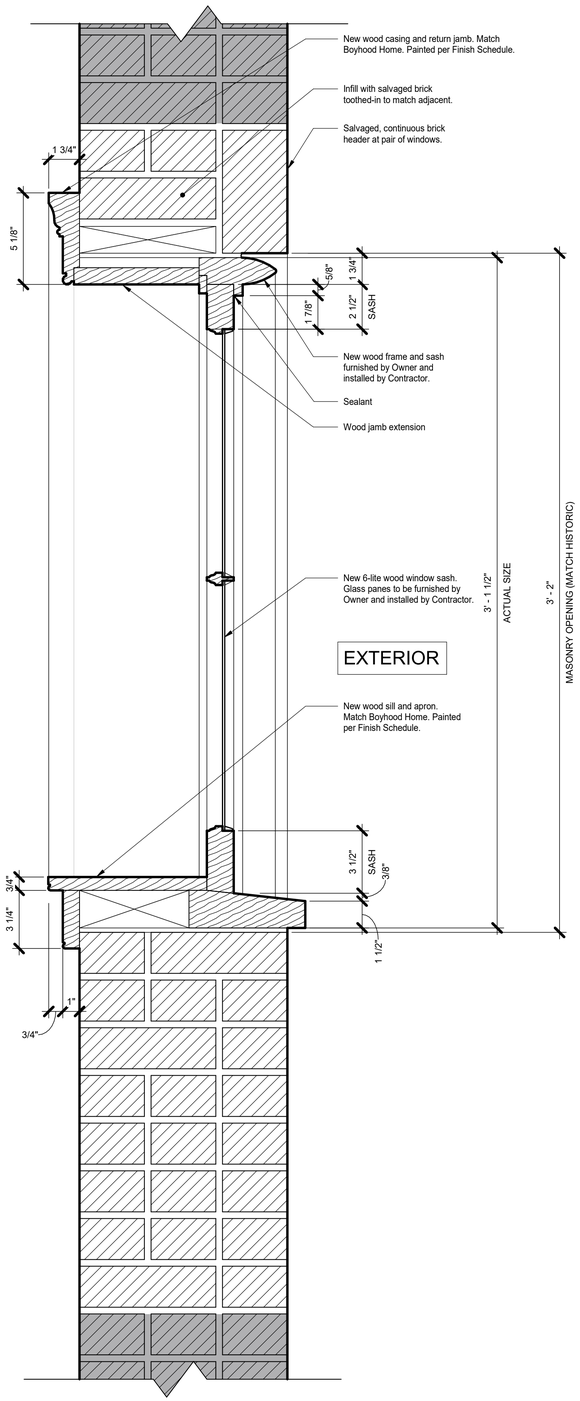
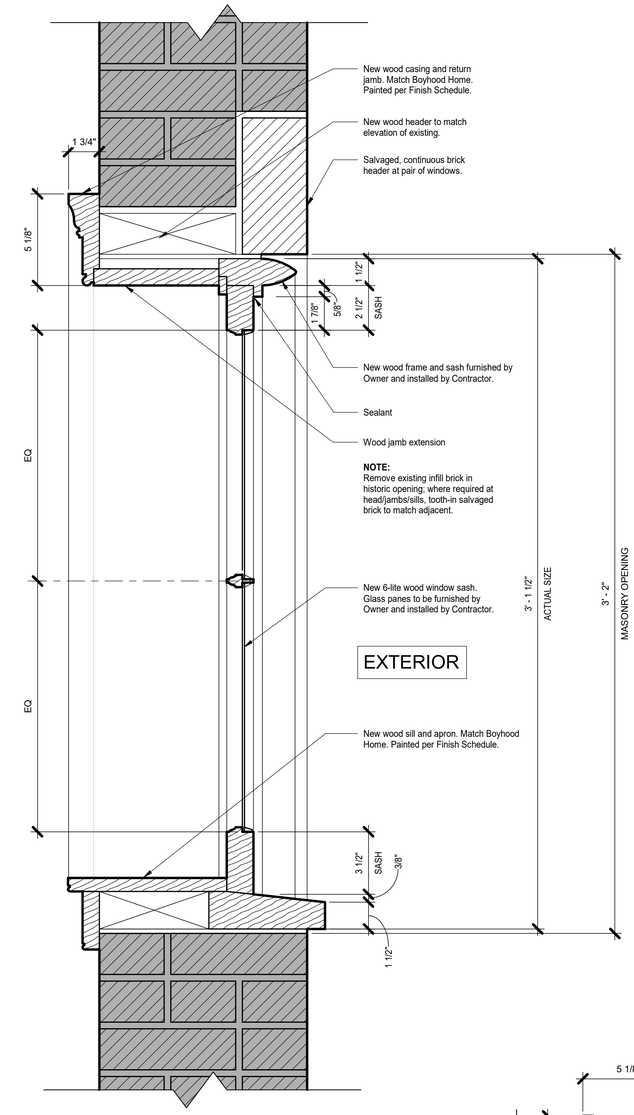
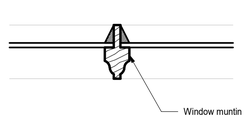


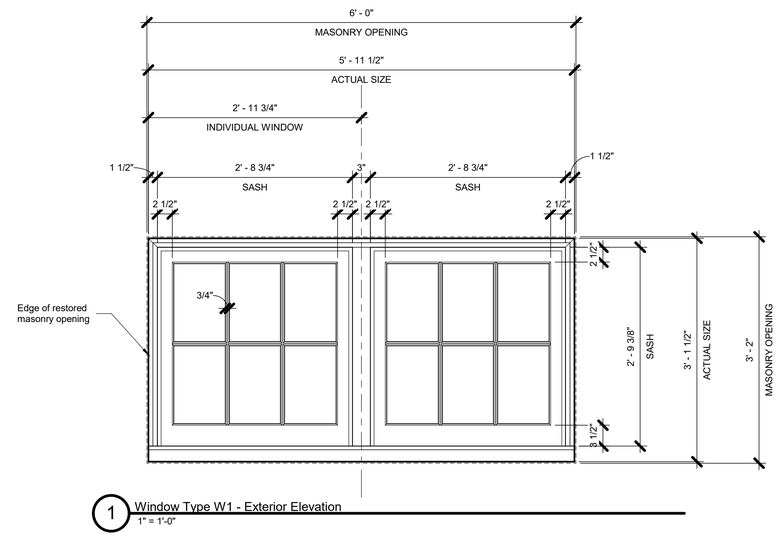
6 Fixed Window Section Detail - at modified masonry opening
3" = 1'-0"



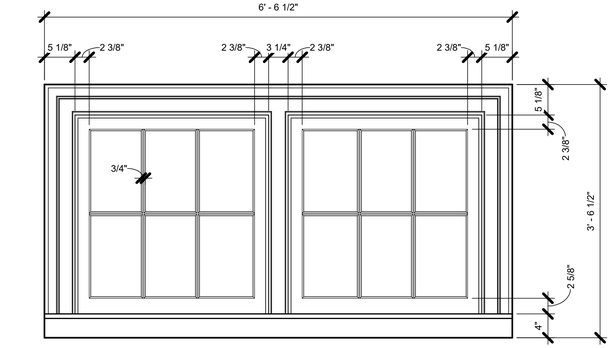
4 Fixed Window Section Detail - at existing masonry opening
3" = 1'-0"



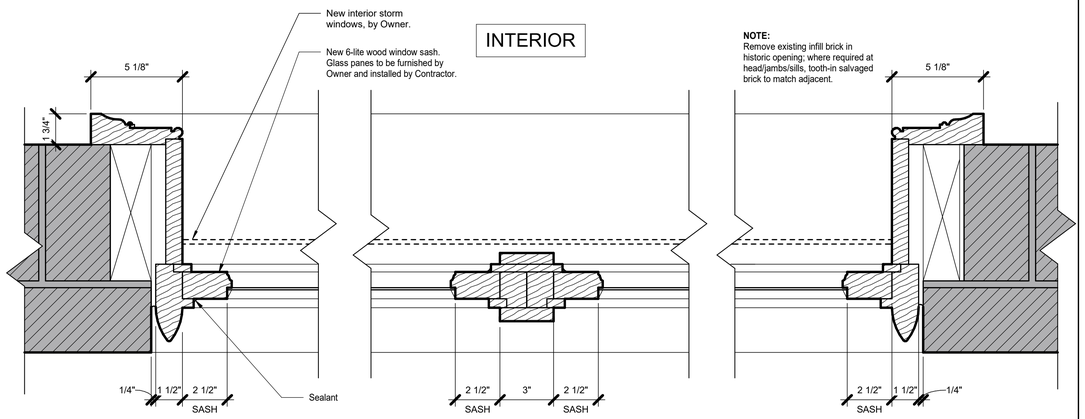
5 Muntin Detail
6" = 1'-0"



1 Window Type W1 - Exterior Elevation
1" = 1'-0"



2 Window Type W1 - Interior Elevation
1" = 1'-0"



3 Wood Window Jamb Detail - Type W2
3" = 1'-0"

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MEP Engineering
Point One Design
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Columbus, OH 43231

Drawing Issue Dates

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Design Development Submittal
5/2/2025

90% Construction Documents
6/20/2025

Bid Set / Permit Set
7/9/2025

Revision Schedule

#	Description	Date

Grant Home Sites - Tannery

300 E Grant Ave,
Georgetown, OH 45121

STATE OF OHIO
Kalpa
Baghasingh
1516341
REGISTERED ARCHITECT

Kalpa Baghasingh, License #1516341
Expiration Date 12/31/2025

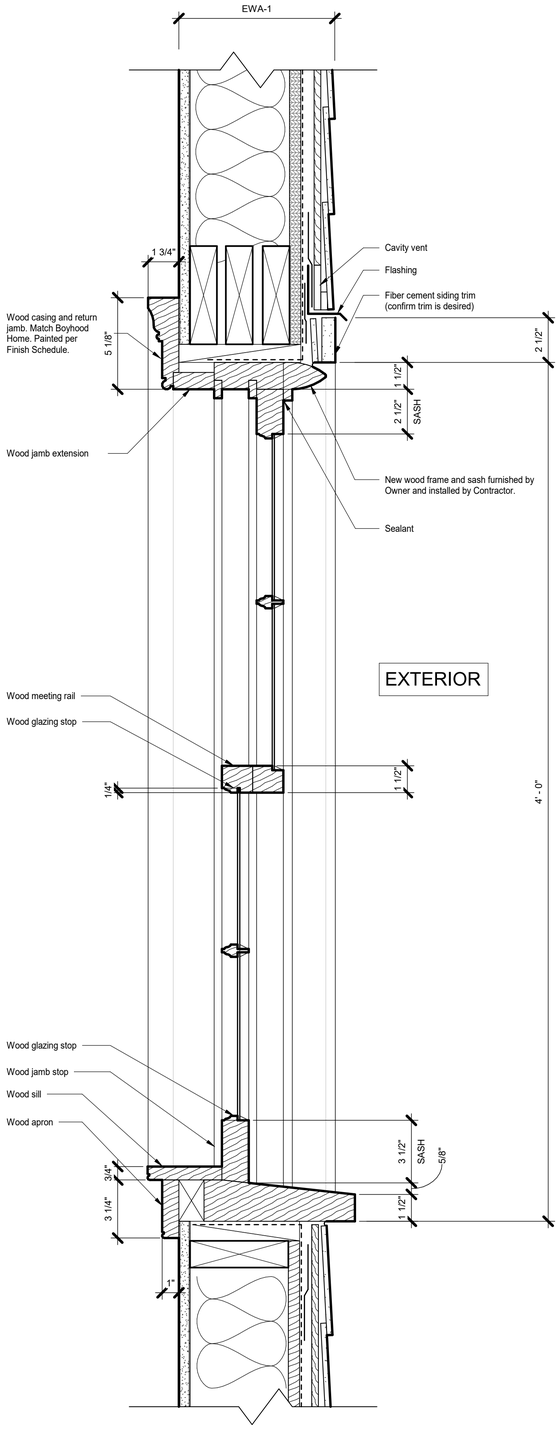
Window Details

Architectural

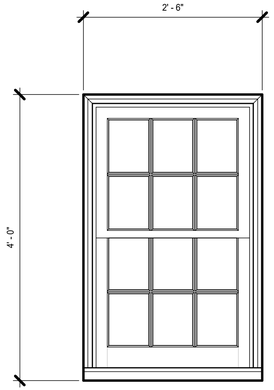
A611

Issue Date

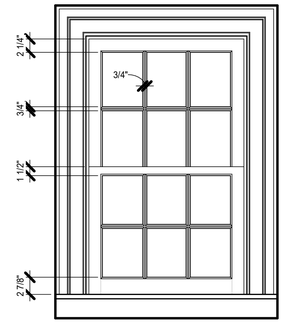
24240



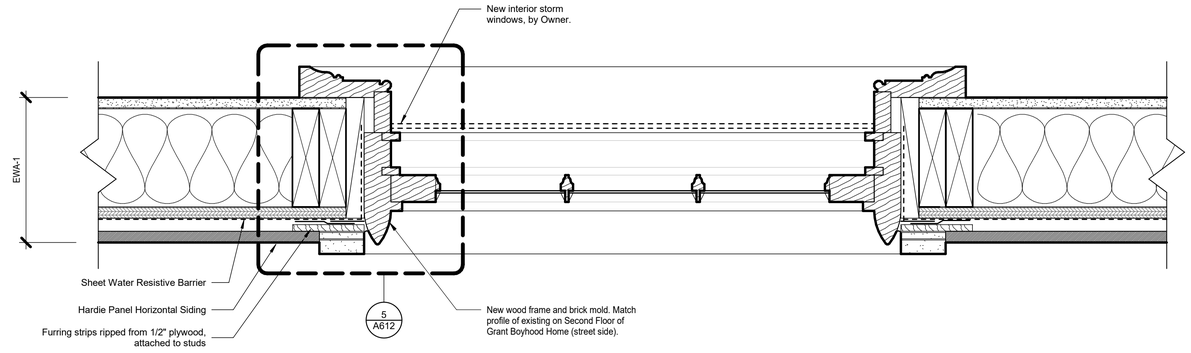
6 Window Section Detail - Double Hung
3" = 1'-0"



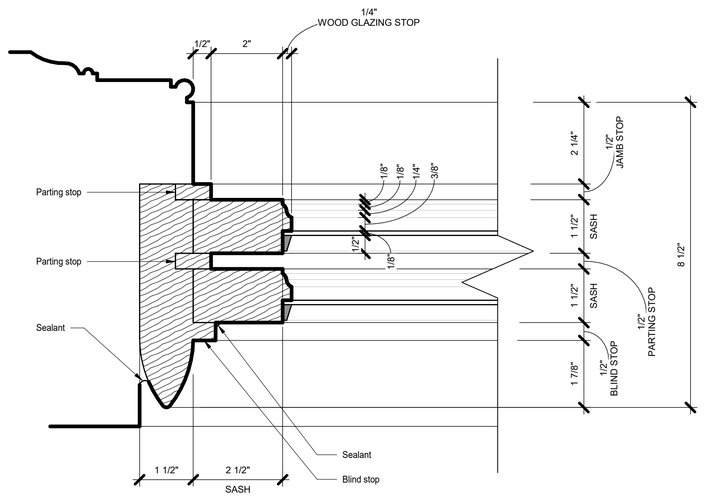
2 Window Type W2 - Exterior Elevation
1" = 1'-0"



1 Window Type W2 - Interior Elevation
1" = 1'-0"



3 Window Jamb Detail - Double Hung
3" = 1'-0"



5 Jamb Detail Enlarged - Double Hung
6" = 1'-0"

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MEP Engineering
Point One Design
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Columbus, OH 43231

Drawing Issue Dates

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2/28/2025

Design Development Submittal
5/2/2025

90% Construction Documents
6/20/2025

Bid Set / Permit Set
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STATE OF OHIO
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1516341
REGISTERED ARCHITECT

Kalpa Baghasingh, License #1516341
Expiration Date 12/31/2025

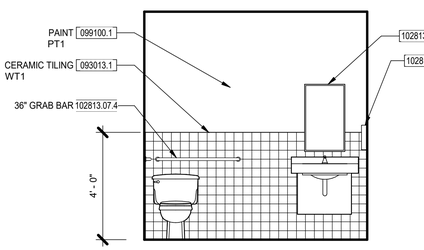
Window Details

A612

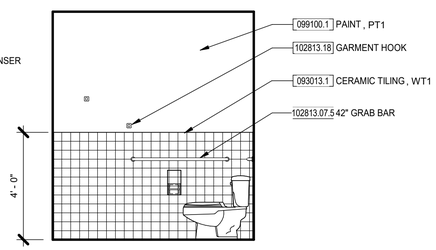
Issue Date

24240

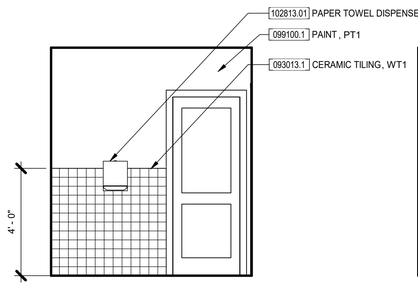
Keynote Legend	
093013.1	CERAMIC TILING
099100.1	PAINT
102813.01	PAPER TOWEL DISPENSER
102813.02	WASTE RECEPTACLE
102813.03	FRAMED MIRROR
102813.04	SOAP DISPENSER
102813.05	TOILET TISSUE DISPENSER
102813.06	CHANGING TABLE
102813.07.4	36" GRAB BAR
102813.07.5	42" GRAB BAR
102813.07.6	18" VERTICAL GRAB BAR
102813.18	GARMENT HOOK
102813.20	UNDERLAVATORY GUARDS



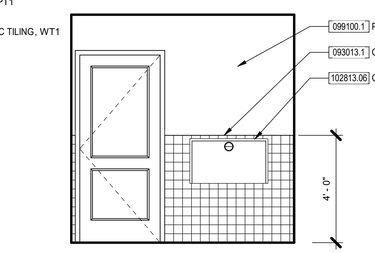
5 Restroom - West Elevation
3/8" = 1'-0"



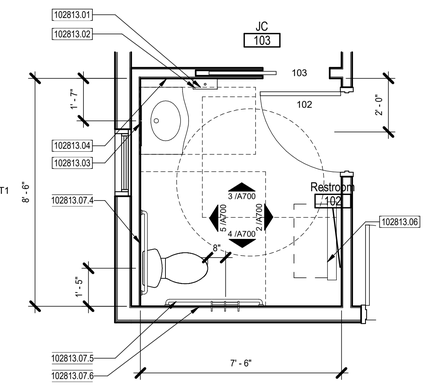
4 Restroom - South Elevation
3/8" = 1'-0"



3 Restroom - North Elevation
3/8" = 1'-0"

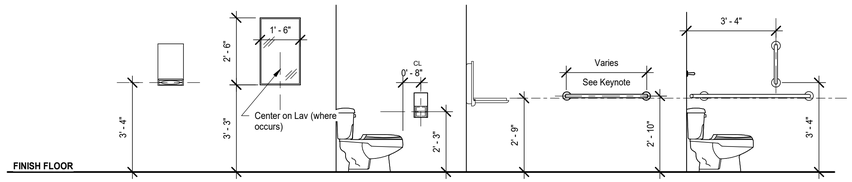


2 Restroom - East Elevation
3/8" = 1'-0"



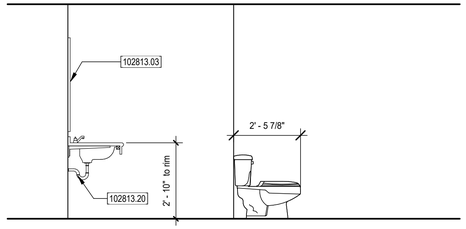
1 Enlarged Floor Plan - Restroom
3/8" = 1'-0"

TOILET ACCESSORY MOUNTING DIAGRAM



KEYNOTE	102813.01	102813.03	102813.05	102813.06	102813.07.4 / 102813.07.5	102813.07.6
TOILET ACCESSORY TYPE	Paper Towel Dispenser	Mirror (over counter)	Toilet Tissue Dispenser - Vertical	Changing Table	Horizontal Grab Bars	Vertical Grab Bar
MOUNTING TYPE	Surface mounted	Surface mounted	Surface mounted	Surface mounted	Surface mounted	Surface mounted / partition mounted
MODEL	Bobrick B-262	Bobrick B-290-1830	Bobrick B-2882	Koala KB200-HWM	Bobrick B-6806-36 / Bobrick B-6806-42	Bobrick B-5806

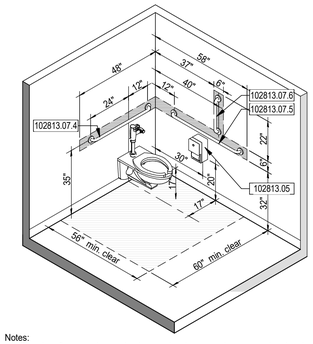
FIXTURE AND PARTITION MOUNTING DIAGRAM



UNDERMOUNT LAVATORY

FLOOR MOUNTED TOILET

ACCESSIBLE TOILET STALLS & ROOMS



Notes:
- The clear floor area is permitted to overlap the water closet, associated grab bars, paper dispensers, sanitary napkin receptacles, coat hooks, shelves, clear floor space at other fixtures and the turning space.
- No other fixture shall be within the required water closet clearance.
- Flush controls shall be located on the open side of the water closet.
- Hatched zone at walls indicates minimum extent of continuous in-wall reinforcement.
- Combination L-shaped grab bars (Item 1028G8) may be utilized in lieu of items 1028G4 and 1028G5.

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Columbus, OH 43229

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Drawing Issue Dates

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Revision Schedule		
#	Description	Date

Grant Home Sites - Tannery

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Georgetown, OH 45121

STATE OF OHIO
Kalpa
Baghasingh
1516341
REGISTERED ARCHITECT

Kalpa Baghasingh, License #1516341
Expiration Date 12/31/2025

Enlarged Plans & Interior Elevations

Architectural

A700

Issue Date

24240

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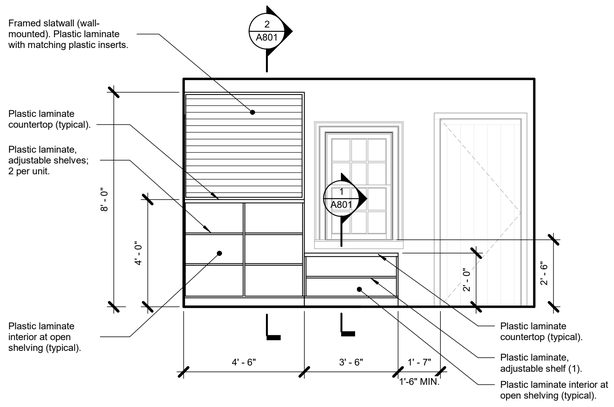
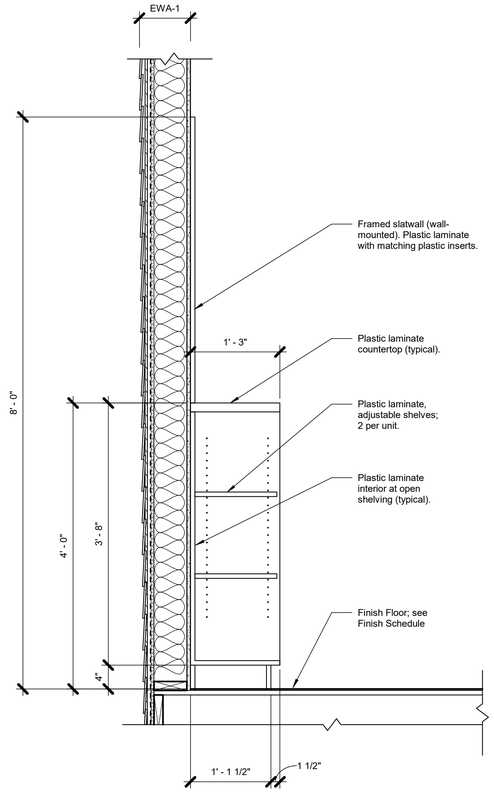
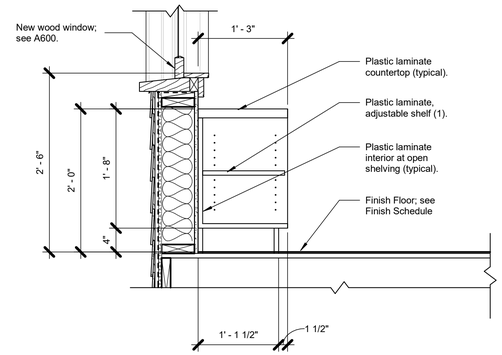
Keynote Legend	
061000.2	DIMENSIONAL WOOD FRAMING
095113.1	ACOUSTICAL PANEL CEILINGS
095113.2	ACOUSTIC PANEL SUSPENSION SYSTEM



3 South Elevation - Casework
3/8" = 1'-0"

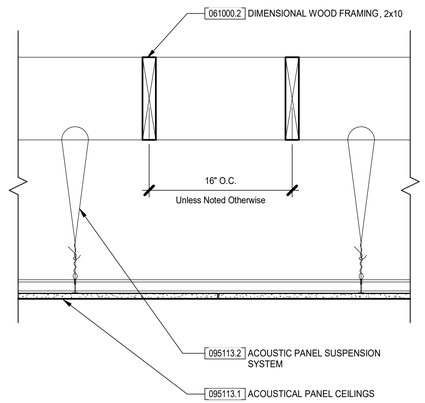


2 Casework Section - A
1" = 1'-0"



1 Casework Section - B
1" = 1'-0"

CEILING ASSEMBLY CA-1



NOTES:
- Non-rated ceiling assembly

4 Ceiling Assembly
1 1/2" = 1'-0"

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#	Description	Date

Grant Home Sites - Tannery

300 E Grant Ave,
Georgetown, OH 45121

STATE OF OHIO
Kalpa Baghasingh
1516341
REGISTERED ARCHITECT

Kalpa Baghasingh, License #1516341
Expiration Date 12/31/2025

Interior Details

Architectural

A801

Issue Date

24240

STRUCTURAL NOTES:

GENERAL STRUCTURAL NOTES:

GOVERNING CODE

OHIO BUILDING CODE 2024

CLASSIFICATION OF BUILDING STRUCTURE
CATEGORY II, TABLE 1604.5

DESIGN LOADS

1. ROOF LOAD
   A. MINIMUM LIVE LOAD OR SNOW LOAD (Pf): = 20 PSF

2. SNOW LOAD
   A. GROUND SNOW LOAD, P/G = 20 PSF MODIFIED BY APPLICABLE DRIFT COEFFICIENTS
   B. FLAT ROOF SNOW LOAD, P/F = 20 PSF MODIFIED BY APPLICABLE BUILDING COEFFICIENTS
   C. SNOW LOAD IMPORTANCE FACTOR I = 1.0
   D. SNOW EXPOSURE FACTOR Ce = 1.0
   E. THERMAL FACTOR, Ct = 1.00

3. FLOOR LOAD:
   A. FIRST FLOOR LIVE LOAD: = 100 PSF

4. WIND LOAD:
   A. MAIN WINDFORCE-RESISTING SYSTEM: 115 MPH PER ASCE 7 (3-SECOND GUST)
   B. WIND EXPOSURE C
   C. WIND LOAD IMPORTANCE FACTOR Ie =1.0
   D. BASIC WIND VELOCITY PRESSURE, qh = 19.5 PSF
   E. INTERNAL GUST PRESSURE COEFFICIENT GCP = 0.18, ENCLOSED BUILDING

5. SEISMIC LOAD
   A. COUNTY = BROWN
   B. BUILDING SITE CLASSIFICATION = C, ASSUMED
   C. SPECTRAL RESPONSE ACCELERATION, Ss = 23.0%
      Sds (EQUATION 16-19) = 16.0%
   D. SPECTRAL RESPONSE ACCELERATION, S1 = 8.6%
      Sd/1 (EQUATION 16-18) = 7.6%
   E. SEISMIC DESIGN CATEGORY, SDC = B
   F. SEISMIC IMPORTANCE FACTOR = 1.0
   G. SEISMIC FORCE RESISTING SYSTEM = LIGHT FRAMED WALLS OF OTHER MATERIALS
   H. ANALYSIS PROCEDURE = ELFP
   I. SEISMIC RESPONSE COEFFICIENT, Cs = 0.064
   J. DESIGN BASE SHEAR, V = Cs*W MAX

6. SPECIAL LOADS
   A. INTERIOR FINISH: 5 PSF HORIZONTAL LOAD
   B. HANDRAILS: 200 POUNDS CONCENTRATED LOAD AT ANY POINT IN ANY DIRECTION OR 50 PLF UNIFORM LOAD IN ANY DIRECTION.

MISCELLANEOUS CONSTRUCTION REQUIREMENTS:

1. MINIMUM EMBEDMENT LENGTH OF AN EPOXY DOWEL SHALL BE:
   #3 REBAR - 3" LG EMBEDMENT
   #4 REBAR - 4" LG EMBEDMENT
   #5 REBAR - 6" LG EMBEDMENT

2. ALL STEEL EXPOSED TO WEATHER SHALL BE GALVANIZED (OR STAINLESS STEEL). OTHER STEEL MEMBERS SHALL HAVE ONE COAT OF SHOP PRIMER. TOUCH UP ALL DAMAGED GALVANIZING OR PAINT AFTER INSTALLATION IS COMPLETED.

CONNECTIONS, FASTENERS AND ACCESSORIES:

UNLESS SPECIFICALLY NOTED OTHERWISE PROVIDE FASTENERS AND ACCESSORIES AS INDICATED HEREIN:

1. PROVIDE TYPE 304 OR 316 STAINLESS-STEEL FASTENERS FOR EXPOSED TO EXTERIOR AND ZINC-PLATED FASTENERS WITH COATING COMPLYING WITH ASTM B 633, CLASS FE/ZN 5, WHERE BUILT INTO EXTERIOR WALLS. SELECT FASTENERS FOR TYPE, GRADE AND CLASS REQUIRED.

2. ANCHOR BOLTS: ASTM F 1554, GRADE 36.
   MACHINE SCREWS: ASME B18.6.3
   LAG BOLTS: ASME B18.2.1
   PLAIN WASHERS: ROUND, CARBON L, ASME B18.22.1
   LOCK WASHERS: HELICAL, SPRING TYPE, CARBON STEEL, ASME B18.21.1

3. EXPANSION ANCHORS: ANCHOR BOLT AND SLEEVE ASSEMBLE MATERIAL INDICATED BELOW WITH CAPABILITY TO SUSTAIN, WITHOUT FAILURE, A LOAD EQUAL TO SIX TIMES THE LOAD IMPOSED WHEN INSTALLED IN UNIT MASONRY AND EQUAL TO FOUR TIMES THE LOAD IMPOSED WHEN INSTALLED IN UNIT MASONRY AND DETERMINED BY TESTING PER ASTM E 488, CONDUCTED BY A QUALIFIED INDEPENDENT TESTING AGENCY. MATERIAL: ALLOY GROUP 1 & 2 STAINLESS-STEEL BOLTS COMPLYING WITH ASTM F 594 AND NUTS COMPLYING WITH ASTM F594.

4. GROUT:
   NONSHRINK, NONMETALLIC GROUT: FACTORY-PACKAGED, NONSTAINING, NONCORROSIVE, NONGASEOUS GROUT COMPLYING WITH ASTM C 1107. PROVIDE GROUT SPECIFICALLY RECOMMENDED BY MANUFACTURER FOR INTERIOR AND EXTERIOR APPLICATIONS.

5. THREADED OR WEDGE TYPE; GALVANIZED FERROUS CASTINGS, ASTM A47 MALLEABLE IRON OR ASTM A27 CAST STEEL. PROVIDE BOLTS, WASHERS, AND SHIMS AS NEEDED, HOT-DIP GALVANIZED PER ASTM A153.

6. WELDING RODS AND BARE ELECTRODES: SELECT ACCORDING TO AWS SPECIFICATIONS FOR METAL ALLOY WELDED.

CONCRETE:

1. CAST-IN-PLACE CONCRETE WORK SHALL CONFORM TO THE LATEST EDITIONS OF:
   A. AMERICAN CONCRETE INSTITUTE CODES AND STANDARDS, INCLUDING, BUT NOT LIMITED TO ACI 310 (AS MODIFIED IN THE PROJECT MANUAL), ACI 305.1, ACI 306, ACI 315, ACI 318 AND SP-15.
   B. CONCRETE REINFORCING STEEL INSTITUTE (CRSI) "MANUAL OF STANDARD PRACTICE."

2. KEEP A COPY OF THE "FIELD REFERENCE MANUAL OF STANDARD PRACTICE."

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

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

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

6. SUBMIT SHOP DRAWINGS FOR REINFORCING STEEL.

7. MATERIALS: (f'c BASED ON 28 DAY UNLESS NOTED)
   A. CONCRETE UNLESS NOTED: f'c= 4000 PSI., NORMAL AGGREGATE.
   B. CONCRETE FOR EXTERIOR FLAT WORK, WALKS, ETC.: f'c=4500 PSI, 4.5% TO 7.5% ENTRAINED AIR), MINIMUM PORTLAND CEMENT CONTENT=520#/CY, MAXIMUM WATER/CEMENTITIOUS RATIO=0.45
   C. CONCRETE FOR FOUNDATION WALLS AND RETAINING WALLS WITH EXTERIOR EXPOSURE: f'c=4000 PSI, (4.5% TO 7.5% ENTRAINED AIR), MAXIMUM WATER/CEMENTITIOUS RATIO=0.50.
   D. CONCRETE FOR FOOTINGS: f'c=3000 PSI.
   E. LEAN CONCRETE BELOW FOOTINGS: f'c=1500 PSI, MINIMUM PORTLAND CEMENT 376 LB/CU. YD.
   F. REINFORCING STEEL: ASTM A615 60 KSI YIELD DEFORMED BARS AND ASTM A185 MESH, FLAT SHEETS ONLY.
   G. FLY ASH: ASTM C618, TYPE F OR C. FLY ASH-TO-TOTAL CEMENTITIOUS RATIO SHALL NOT EXCEED 25% MAXIMUM.
   H. GROUND GRANULATED BLAST FURNACE SLAG: ASTM C989. TOTAL GROUND GRANULATED BLAST FURNACE SLAG-TO-TOTAL CEMENTITIOUS RATIO SHALL NOT EXCEED 50% MAXIMUM.
   I. HIGH RANGE WATER REDUCER (HRWR) ADMIXTURE: ASTM C494.
   J. CHLORIDE CONTENT OF CONCRETE: LIMIT TOTAL CHLORIDE ION CONTENT TO AMOUNT INDICATED IN TABLE 4.2.2.6 OF ACI 318. ADMIXTURES CONTAINING CHLORIDE ARE NOT PERMITTED IN REINFORCED CONCRETE OR CONCRETE CONTAINING METALS.

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

9. LAP SPLICE REINFORCING BARS 48 BAR DIAMETERS UNLESS NOTED OTHERWISE.

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

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

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

STRUCTURAL STEEL:

1. STRUCTURAL STEEL SHALL CONFORM TO THE AISC "SPECIFICATIONS FOR DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS- ALLOWABLE STRESS DESIGN," LATEST EDITION.

2. WELDED CONNECTIONS SHALL CONFORM TO THE LATEST REVISED CODE OF THE AMERICAN WELDING SOCIETY, AWS D1.1 - LATEST EDITION.

3. BOLTS AND BOLTED CONNECTIONS SHALL CONFORM TO THE REQUIREMENTS OF THE "SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A-325 OR A-490 BOLTS - ALLOWABLE STRESS DESIGN" AS APPROVED BY THE COUNCIL ON REVERTED AND BOLTED JOINTS. USE BEARING-TYPE BOLTS WITH THREADS ALLOWED ACROSS THE SHEAR PLANE. ANCHOR BOLTS SHALL CONFORM TO ASTM A-307.

4. STRUCTURAL STEEL:
   A. USE ASTM A992 GRADE 50 STEEL FOR WIDE FLANGE SHAPES.
   B. ASTM A36, BARS AND RODS.
   C. ASTM A500, GRADE B; TUBING.
   D. ASTM A53, TYPE E OR S, GRADE B; STEEL PIPE.
   E. EXPANSION BOLTS: HILTI "KWIK-BOLTS" OR APPROVED EQUAL.
   F. EPOXY ANCHORS: HILTI OR APPROVED EQUAL.

5. WELDING ELECTRODES SHALL BE E-70 OR BETTER. FOR WELDING SYMBOLS WITH NO LENGTH DIMENSION GIVEN, THE WELDING SHALL BE CONTINUOUS BETWEEN ABRUPT CHANGES IN DIRECTION. WELDS NOT OTHERWISE NOTED SHALL BE 1/4" IN SIZE.

WOOD CONSTRUCTION:

1. WOOD CONSTRUCTION SHALL CONFORM TO THE AFPA "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION", LATEST EDITION.

2. COMPLY WITH AMERICAN TIMBER CONSTRUCTION MANUAL FOR CONNECTIONS, INSTALLATION, JOINTS AND BEARING REQUIREMENTS.

3. UNLESS OTHERWISE SHOWN ON DRAWINGS, STRUCTURAL LUMBER SHALL BE AS FOLLOWS:
   A. INTERIOR EXPOSURE: ALL STRUCTURAL WOOD PROTECTED FROM MOISTURE AND WEATHER SHALL BE HEM FIR #2 OR BETTER, UNLESS OTHERWISE NOTED ON DRAWINGS.
   B. EXTERIOR EXPOSURE: ALL STRUCTURAL WOOD EXPOSED TO MOISTURE, THE WEATHER, WITHIN 8 INCHES OF SOILS, OR LESS THAN 18 INCHES FROM THE FLOOR OF A CRAWLSPACE SHALL BE PRESSURE-TREATED SOUTHERN YELLOW PINE#2 OR BETTER, WITH MINIMUM RETENTION MEETING OR EXCEEDING THE REQUIREMENTS OF THE BUILDING CODE.
4. PROVIDE 1X3 BRIDGING IN ALL SPANS AT 8'-0" O.C. SOLID BRIDGING MAY BE SUBSTITUTED. SOLID BRIDGING TO CONSIST OF THE SAME MEMBERS AS JOISTS AND OFFSET NOT MORE THAN 6" BETWEEN BRIDGING SPANS.

5. PLACE A SINGLE PLATE AT THE BOTTOM AND A DOUBLE PLATE AT THE TOP OF ALL STUD WALLS. 2x4 SILL PLATES SHALL BE BOLTED OR STRAPPED TO FOUNDATION AT MAXIMUM OF 4'-0" O.C.

6. PLYWOOD:
   A. PLYWOOD SHALL BE IN ACCORDANCE WITH THE AMERICAN PLYWOOD ASSOCIATION (APA) SPECIFICATIONS (Y510).
   B. PLYWOOD FLOOR DECKING SHALL BE CONTINUOUS OVER TWO OR MORE SPANS WITH GRAIN OF FACE PLIES ACROSS SUPPORTS.

7. HOLES IN JOISTS OR RAFTERS SHALL OCCUR IN THE MIDDLE THIRD OF THE SPAN AND OF THE DEPTH. HOLES IN STUDS SHALL BE REINFORCED WITH METAL SHIELDS. HOLE DIAMETER SHALL NOT EXCEED 1/3RD OF THE JOIST DEPTH. HOLES IN TJI MEMBERS SHALL NOT BE MADE IN LOCATIONS OTHER THAN THOSE APPROVED BY THE MANUFACTURER.

8. PROVIDE SOLID BLOCKING AS REQUIRED TO SUPPORT FIXTURES, RAILINGS, SHELVES, CLEATS, TRIM, ETC., AND AS REQUIRED TO SUPPORT EDGES OF PLYWOOD AND WALL BOARD, IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND/OR GOOD CONSTRUCTION PRACTICE.

9. UNLESS NOTED OR DETAILED OTHERWISE, ALL WOOD BEARING WALL STUD SPACING IS 16" O.C. STUDS SHALL BE DOUBLED AT ALL ANGLES, CORNERS AND AROUND ALL OPENINGS.

10. PROVIDE APA RATED PLYWOOD DECK FOR ALL FLOOR AND ROOF FRAMING - MINIMUM THICKNESS IS 1/2".

WOOD LINTEL SCHEDULE:

1. UNLESS OTHERWISE SPECIFICALLY INDICATED ON THE DRAWINGS, PROVIDE FOLLOWING LINTELS FOR THE OPENINGS IN 2x4 WALLS:

OPENING	MEMBERS	BEARING
0'-3'	(2) 2x6 W/ 1/2" PLYWOOD	4" E.S.
3'-5'	(2) 2x8 W/ 1/2" PLYWOOD	4" E.S.
5'-6'	(2) 2x10 W/ 1/2" PLYWOOD	4" E.S.
6'-8'	(2) 2x12 W/ 1/2" PLYWOOD	4" E.S.
8'-12'	(2) 1 1/2"x12" MICROLAM W/ (2) 1/2" PLYWOOD	6" E.S.

2. UNLESS OTHERWISE SPECIFICALLY INDICATED ON THE DRAWINGS, PROVIDE FOLLOWING LINTELS FOR THE OPENINGS IN 2x6 WALLS:

OPENING	MEMBERS	BEARING
0'-5'	(3) 2x6 W/ (2) 1/2" PLYWOOD	4" E.S.
5'-6'	(3) 2x8 W/ (2) 1/2" PLYWOOD	4" E.S.
6'-8'	(3) 2x10 W/ (2) 1/2" PLYWOOD	4" E.S.
8'-12'	(3) 1 1/2"x12" MICROLAM W/ (2) 1/2" PLYWOOD	6" E.S.

3. ALL OPENINGS WITH BRICK VENEER SHALL BE W/ 5"x5"x5/16" ANGLE BOLTED TO WOOD LINTEL WITH 1/2" BOLTS AT 16" O.C. AS DETAILED. SHAPE ANGLE TO CONFORM WITH THE PROFILE OF THE OPENING. PROVIDE MINIMUM 6" BEARING EACH SIDE.

ROOF SHEATHING:

1. ALL ROOF PANELS SHALL BE 5/8" OSB, UNLESS NOTED OTHERWISE.

2. PANELS SHOULD BE SUPPORTED AT A MAXIMUM OF 24" O.C.

3. ALL PANELS SHOULD BE CONTINUOUS OVER TWO OR MORE SPANS. ALL END JOINTS MUST BE STAGGERED AND OVER SUPPORTS.

4. FASTENERS SHALL BE LOCATED A MINIMUM OF 3/8" FROM PANEL EDGES.

5. LEAVE 1/8" GAP AT PANEL ENDS AND EDGES TO ALLOW MOVEMENT AND PREVENTING ROOF PANEL RIDGING.

6. NAIL SPACING SHOULD BE NO MORE THAN 6" O.C. ALONG PANEL EDGES AND 12" O.C. ALONG INTERMEDIATE SUPPORTS.

7. ALL FASTENERS MUST PENETRATE A MINIMUM OF 1 1/2" INTO STRUCTURAL SUPPORTS AND WITH NAIL HEAD FLUSH WITH PANEL SURFACE.

8. PROVIDE A MINIMUM 8D NAIL SIZE. COMMON SMOOTH OR DEFORMED SHANK NAILS MAY BE USED. OTHER CODE APPROVED FASTENERS MAY BE USED, WITH APPROVAL.

WALL SHEATHING:

1. ALL WALL PANELS SHALL BE 5/8" OSB.

2. PROVIDE 1/8" SPACE BETWEEN PANEL ENDS AND EDGES.

3. EXTERIOR WALLS:NAIL PATTERN 2:
   A. EDGE SUPPORT: 6" O.C.
      INTERMEDIATE SUPPORTS: 12" O.C.
      USE 10d COMMON NAILS

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Grant Home Sites - Tannery

300 E Grant Ave,
Georgetown, OH 45121

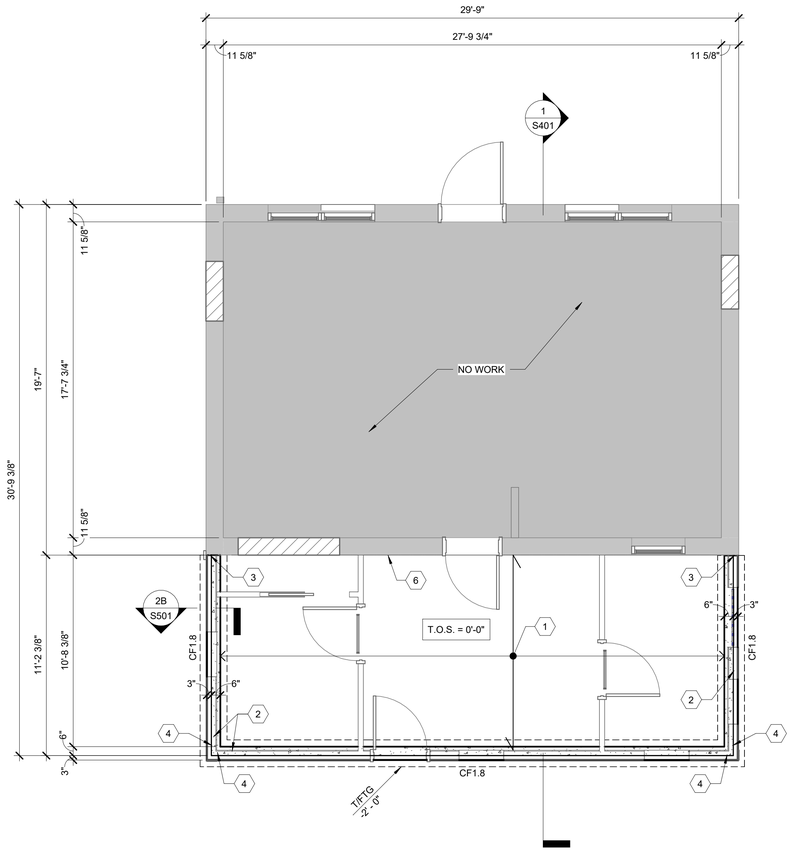
STRUCTURAL NOTES

Structural

S001

7/9/2025

24240



1 FOUNDATION PLAN
1/4" = 1'-0"

GENERAL NOTES:

1. EXISTING CONDITIONS:
   COLUMN, BEAM AND SLAB SIZES ARE BASED ON ORIGINAL CONSTRUCTION DOCUMENTS. CONTRACTORS SHALL VERIFY EXIST CONDITIONS AND SHALL REPORT ALL DISCREPANCIES TO A/E FOR RESOLUTION BEFORE PROCEEDING.
2. EXISTING CONDITIONS:
   DETAILS OF CONNECTIONS OF NEW TO EXIST ARE FOR GENERAL INTENT ONLY. CONTRACTORS SHALL VERIFY EXIST CONDITIONS. CONTRACTOR SHALL REPORT ALL DISCREPANCIES TO A/E FOR RESOLUTION BEFORE PROCEEDING.
3. ALL DIMENSIONS SHALL BE VERIFIED AT THE PROJECT SITE AND THE A/E SHALL BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.
4. DESIGN BEARING PRESSURE: 1,500 psf
5. DESIGN LIVE LOAD: 100 psf

CODED NOTES:

1. 2X12 @16" O.C. W/ (2) ROWS OF BRIDGING W/ 3/4" TNG PLYWOOD SUBFLOOR
2. 2x6 WOOD WALL @ 16" O.C. W/ OSB SHEATHING
3. VERT DOUBLE 2x6 BOLTED TO THE EXISTING WALL W/ 1/2" DIA x 10" LG ANCHORS SET WITH EPOXY
4. HOLD DOWN AT CORNER - SEE DETAIL **3 / S501**
5. 6" WIDE CONCRETE STEM WALL W/ LIMESTONE VENEER - COORD W/ ARCH DWGS - SEE DETAIL **2 / S501**
6. DOUBLE 2X12 LEDGER BOLTED TO EXIST WALL

TRENCH & WALL FOOTING SCHEDULE

MARK	WIDTH	THICKNESS	LENGTH	REINFORCING	TOP OF FOOTING
CF1.8	1' - 6"	✱ 2' - 0"	CONT	(3) #5 BARS	-2' - 0"

✱ BOTTOM OF FOOTING TO BE A MIN. OF 3'-0" BELOW GRADE.

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Georgetown, OH 45121

STATE OF OHIO
James F. Dixon
E-67705
REGISTERED PROFESSIONAL ENGINEER

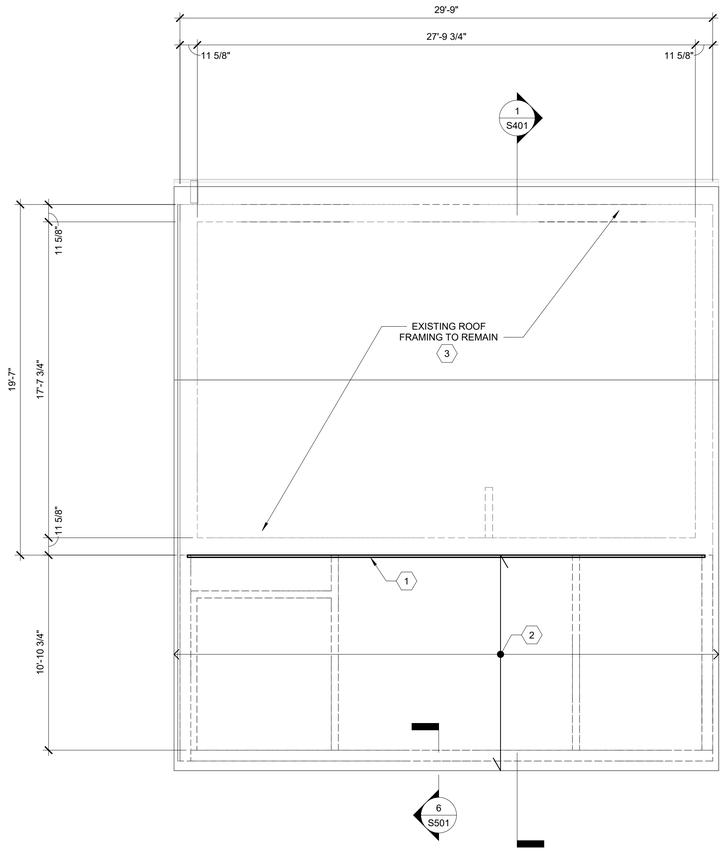
FOUNDATION PLAN

Structural

S101

7/9/2025

24240



1 **ROOF FRAMING PLAN**
1/4" = 1'-0"

ROOF SHEATHING NOTES:

1. ALL ROOF PANELS SHALL BE 5/8" OSB, UNLESS NOTED OTHERWISE.
2. PANELS SHOULD BE SUPPORTED AT A MAXIMUM OF 24 " O.C.
3. ALL PANELS SHOULD BE CONTINUOUS OVER TWO OR MORE SPANS. ALL END JOINTS MUST BE STAGGERED AND OVER SUPPORTS.
4. FASTENERS SHALL BE LOCATED A MINIMUM OF 3/8" FROM PANEL EDGES.
5. LEAVE 1/8" GAP AT PANEL ENDS AND EDGES TO ALLOW MOVEMENT AND PREVENTING ROOF PANEL RIDGING.
6. NAIL SPACING SHOULD BE NO MORE THAN 6 " O.C. ALONG PANEL EDGES AND 12" O.C. ALONG INTERMEDIATE SUPPORTS.
7. ALL FASTENERS MUST PENETRATE A MINIMUM OF 1 1/2 " INTO STRUCTURAL SUPPORTS AND WITH NAIL HEAD FLUSH WITH PANEL SURFACE.
8. PROVIDE A MINIMUM 8D NAIL SIZE. COMMON SMOOTH OR DEFORMED SHANK NAILS MAY BE USED. OTHER CODE APPROVED FASTENERS MAY BE USED, WITH APPROVAL.

GENERAL NOTES:

1. EXISTING CONDITIONS:
   COLUMN, BEAM AND SLAB SIZES ARE BASED ON ORIGINAL CONSTRUCTION DOCUMENTS. CONTRACTORS SHALL VERIFY EXIST CONDITIONS AND SHALL REPORT ALL DISCREPANCIES TO A/E FOR RESOLUTION BEFORE PROCEEDING.
2. EXISTING CONDITIONS:
   DETAILS OF CONNECTIONS OF NEW TO EXIST ARE FOR GENERAL INTENT ONLY. CONTRACTORS SHALL VERIFY EXIST CONDITIONS. CONTRACTOR SHALL REPORT ALL DISCREPANCIES TO A/E FOR RESOLUTION BEFORE PROCEEDING.
3. ALL DIMENSIONS SHALL BE VERIFIED AT THE PROJECT SITE AND THE A/E SHALL BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.
4. STRUCTURAL PLANS ARE AN EXTENSION OF ARCHITECTURAL PLANS. COORDINATE LOCATIONS OF COLUMNS, WALLS, OPENINGS, ETC W/ ARCH DWGS.
5. COORDINATE ROOF PENETRATIONS W/ ARCH/MEP DWGS
6. COORDINATE OVERHANG AND WALL/EAVE HEIGHTS W/ ARCH DWGS.
7. COORDINATE ROOF SLOPE W/ ARCH DWGS.
8. [- - - - -] - INDICATES STUD WALL BELOW

CODED NOTES:

1. CONT 2x10 LEDGER BOARD
2. 2x10 RAFTERS @16" O.C.
3. REMOVE AND REPLACE EXIST OSB SHEATHING - EXIST 1X BOARD DECKING TO REMAIN

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Bid Set / Permit Set
7/9/2025

Revision Schedule		
#	Description	Date

Grant Home Sites
- Tannery

300 E Grant Ave,
Georgetown, OH 45121

ROOF FRAMING PLAN

Structural

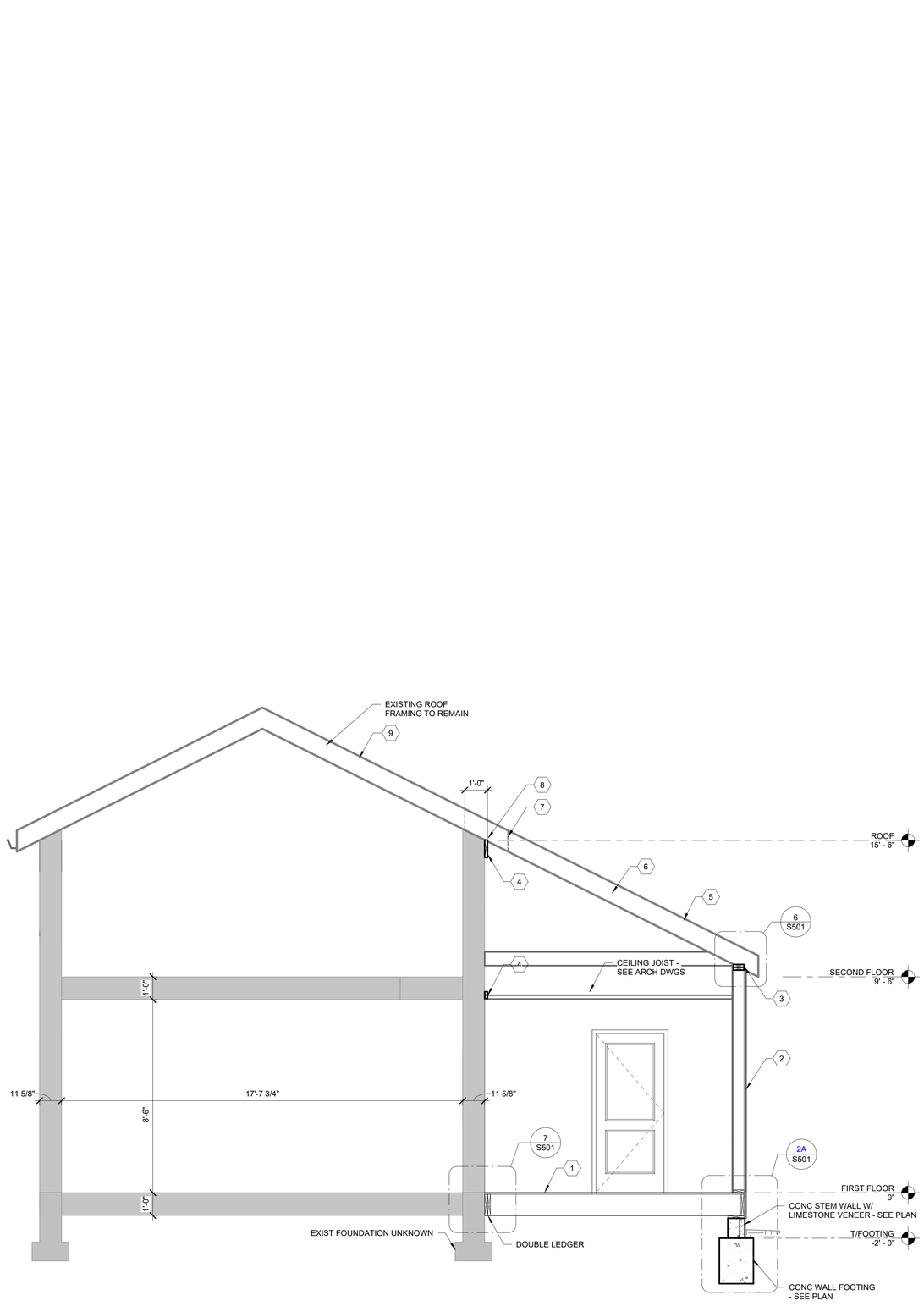
S102

7/9/2025

24240

GENERAL NOTES:

1. EXISTING CONDITIONS:
   COLUMN, BEAM AND SLAB SIZES ARE BASED ON ORIGINAL CONSTRUCTION DOCUMENTS. CONTRACTORS SHALL VERIFY EXIST CONDITIONS AND SHALL REPORT ALL DISCREPANCIES TO A/E FOR RESOLUTION BEFORE PROCEEDING.
2. EXISTING CONDITIONS:
   DETAILS OF CONNECTIONS OF NEW TO EXIST ARE FOR GENERAL INTENT ONLY. CONTRACTORS SHALL VERIFY EXIST CONDITIONS. CONTRACTOR SHALL REPORT ALL DISCREPANCIES TO A/E FOR RESOLUTION BEFORE PROCEEDING.
3. ALL DIMENSIONS SHALL BE VERIFIED AT THE PROJECT SITE AND THE A/E SHALL BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.



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

CODED NOTES:

1. 2X12 @16" O.C. W/ (2) ROWS OF BRIDGING W/ 3/4" TNG PLYWOOD SUBFLOOR
2. 2x6 @ 16" O.C.
3. DOUBLE 2x SILL
4. CONT LEDGER BOARD
5. NEW ROOF SHEATHING
6. 2x10 RAFTERS @ 16" O.C.
7. EDGE OF EXIST ROOF FRAMING
8. NOTCH 2x10 AND OVERLAP EXIST RAFTER BY 12"
9. REMOVE AND REPLACE EXIST OSB SHEATHING - EXIST 1X BOARD DECKING TO REMAIN

SCHOOLEY CALDWELL
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Consultants:
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Kabil Associates
5900 Sharon Woods Blvd #B
Columbus, OH 43229

MEP Engineering
Point One Design
2800 Corporate Exchange Dr #270
Columbus, OH 43231

Drawing Issue Dates

Schematic Design Submittal
2/28/2025

Design Development Submittal
5/2/2025

90% Construction Documents
6/20/2025

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Revision Schedule		
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- Tannery

300 E Grant Ave,
Georgetown, OH 45121

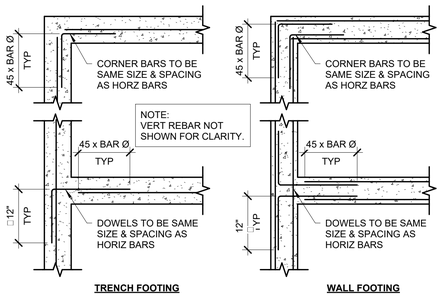
STRUCTURAL
SECTIONS

Structural

S401

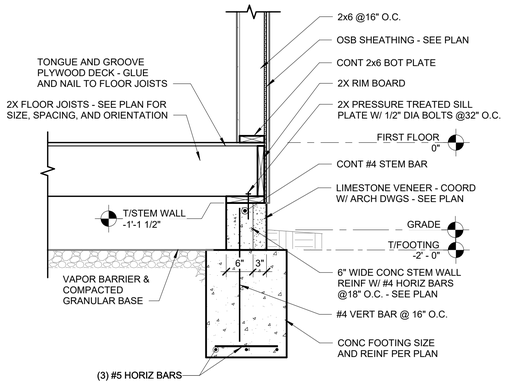
7/9/2025

24240

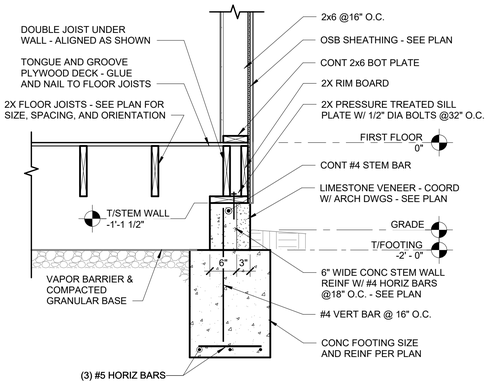


1 TYPICAL FOOTING CORNER REBAR

SCALE: N.T.S.



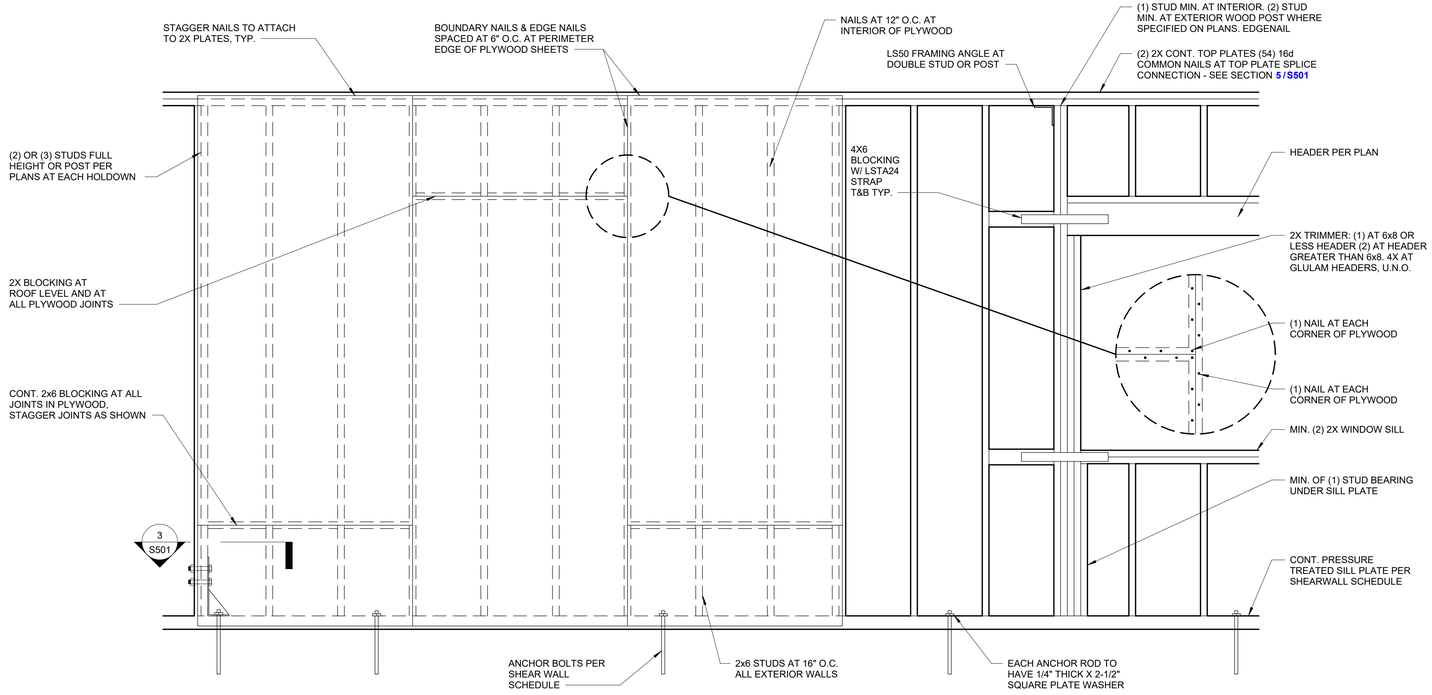
2A SECTION AT EXTERIOR WALL FOOTING



2B SECTION AT EXTERIOR WALL FOOTING

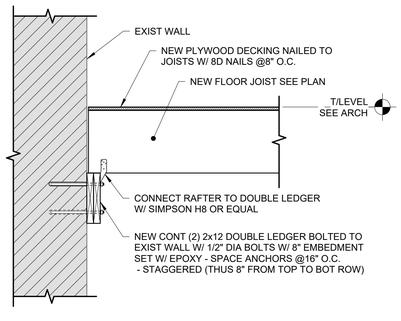
2 EXT WALL FOOTING - WOOD STUD

3/4" = 1'-0"



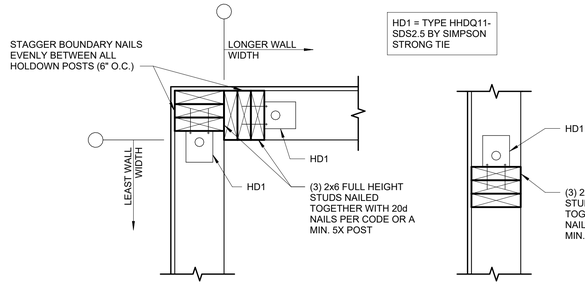
4 TYPICAL SHEAR WALL

SCALE: N.T.S.



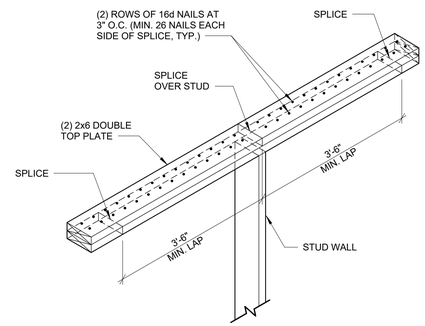
7 SECTION AT DOUBLE LEDGER

3/4" = 1'-0"



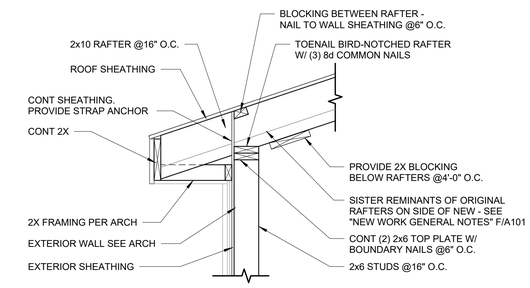
3 HOLDDOWN DETAILS

1 1/2" = 1'-0"



5 SPLICE CONNECTION

SCALE: N.T.S.



6 TYPICAL RAFTER BEARING

3/4" = 1'-0"

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Grant Home Sites - Tannery

300 E Grant Ave,
Georgetown, OH 45121

STATE OF OHIO
James F. Dixon
E-67705
REGISTERED PROFESSIONAL ENGINEER

STRUCTURAL DETAILS

Structural

S501

7/9/2025

24240

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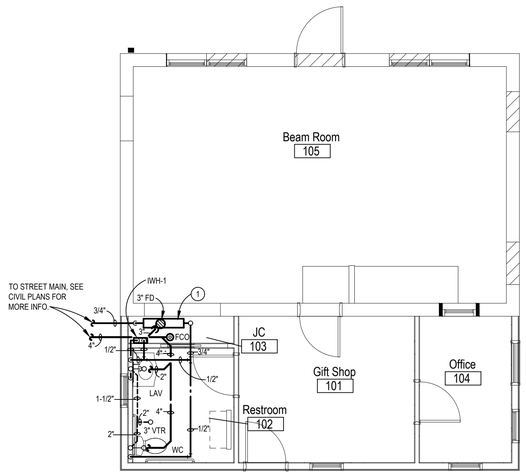


PLUMBING PLAN

SCALE: 3/16" = 1'-0"

PLUMBING FIXTURE SCHEDULE

MARK	ITEM	FIXTURE	FAUCET	MTG. HT.	CW	HW	TRAP	ACCESSORIES
WC	WATER CLOSET (HANDICAP)	AM. STD. 270AA.101	--	16-1/2"	1/2"	--	INTEG.	NOTE 1
LAV	LAVATORY	AQUADESIGN SOLIDWAVE ORIGINAL SWV01	SLOAN EAF-100	REFER TO ARCH. DWGS.	1/2"	1/2"	1-1/2"	NOTE 2

NOTE-1
FLOOR MOUNTED, VITREOUS CHINA, ELONGATED BOWL, SIPHON-JET FLUSHING ACTION, 1.28 GPF. FURNISH WITH CHURCH #9500C OPEN FRONT SEAT LESS COVER, SUPPLY AND STOP. MOUNT LEVER ON WC OPPOSITE OF WALL.

NOTE-2
WALL MOUNTED, SINGLE USE LAVATORY SYSTEM. 30"x21"x26" NOMINAL SIZE. ANTI-MICROBIAL SOLID SURFACE COUNTERTOP AND REAR OVERFLOW. FURNISH WITH 18 GA. STEEL SUPPORT FRAME AND 20 GA. 304 STAINLESS STEEL SKIRT. 6 VOLT PLUG-IN ADAPTER. CHROME PLATED GRID DRAIN AND 17 GA. TAILPIECE, BRASS TRAP WITH CLEANOUT PLUG AND 17 GA. DRAIN TO WALL. MCGUIRE FULL TURN CHROME PLATED BRASS SUPPLY. FAUCET TO HAVE HARD WIRED TRANSFORMER, INFRARED SENSOR WITH SINGLE SUPPLY CONNECTION. 120V/1PH. ADA COMPLIANT LAVATORY MOUNTING HEIGHT PER ICC A117.1; 606.3 FRONT OF LAVATORIES AND SINKS SHALL BE MAXIMUM 34" ABOVE FLOOR, MEASURED TO HIGHER OF THE RIM OR COUNTER SURFACE. SINGLE FAUCET HOLE CENTERED ON BACK DECK. PROVIDE 0.5 GPM VANDALL RESISTANT AERATOR AND WATTS #LFUSG-B MIXING VALVE.

PLUMBING EQUIPMENT SCHEDULE:

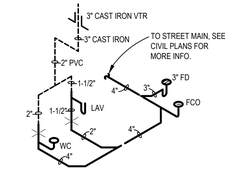
INSTANTANEOUS WATER HEATER (IWH-1):
CHRONOMITE INVIZIBLE C-MICRO THERMOSTATIC TANKLESS WATER HEATER, MODEL CM-20/120, 120V 1PH, 2.4KW 20 AMPS, WITH 47° TEMPERATURE RISE AT 0.5 GPM, 0.20 GPM ACTIVATION FLOW RATE, WALL SLEEVE AND PRE-WIRED DISCONNECT SWITCH.

CLEANOUT (FCO): SHALL BE J.R. SMITH NO. 4020 DUCO CAST IRON CLEANOUT WITH ADJUSTABLE SECURED NICKEL BRONZE TOP. COORDINATE WITH ARCHITECT FOR SQUARE OR ROUND TOP. NOTE: FURNISH AND INSTALL FLASHING FLANGE FOR MEMBRANE TYPE FLOORS.

FLOOR DRAIN (FD): SHALL BE J.R. SMITH MODEL 2010-A WITH ROUND STRAINER AND NICKEL BRONZE TOP ON DUCO CAST IRON BODY, COMPLETE WITH TRAP PRIMER CONNECTION. FURNISH AND INSTALL FLASHING FLANGE FOR MEMBRANE TYPE FLOORS. PC TO PROVIDE RECTORSEAL TRAP SEAL.

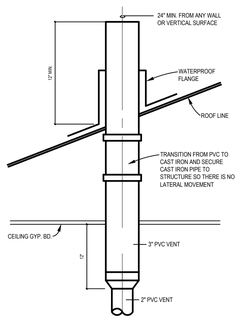
PLUMBING CODED NOTES:

(1) PC TO PROVIDE 3/4" BACKFLOW ASSEMBLY AND METER PER LOCAL AUTHORITY HAVING JURISDICTION. COORDINATE WITH GC FOR EXACT LOCATION IN JANITOR'S CLOSET.



SANITARY ISOMETRIC

SCALE: 3/16" = 1'-0"



VENT THRU ROOF DETAIL

NO SCALE

PLUMBING LEGEND

SYMBOL	DESCRIPTION
CW	COLD WATER PIPING
HW	HOT WATER PIPING
V	SANITARY VENT PIPING
	CAP ON END OF PIPE
	SHUT-OFF VALVE
	CHECK VALVE
	RISER DOWN (ELBOW)
	RISER UP (ELBOW)
	BRANCH-TOP CONNECTION
	BRANCH-BOTTOM CONNECTION
	TEE
	ELBOW
FD	FLOOR DRAIN
FCO	FLOOR CLEANOUT
LAV	LAVATORY
WC	WATER CLOSET
PC	PLUMBING CONTRACTOR
SC	SITE CONTRACTOR
GC	GENERAL CONTRACTOR
EC	ELECTRICAL CONTRACTOR
MC	MECHANICAL CONTRACTOR
A.F.F.	ABOVE FINISHED FLOOR
VTR	VENT THRU ROOF
	CONNECT TO EXISTING

GENERAL PLUMBING NOTES:

1. THE LOCATIONS OF PIPING AND EQUIPMENT AS SHOWN ON THE DRAWING ARE GENERAL ONLY. THE PLUMBING CONTRACTOR SHALL COORDINATE EXACT LOCATION OF SERVICES IN BUILDING PRIOR TO STARTING ANY WORK.
2. ALL WATER LINES INSTALLED IN EXTERIOR WALLS SHALL BE INSTALLED INSIDE OF WALL INSULATION AND INSULATED INDIVIDUALLY TO PROTECT FROM FREEZING.
3. THE PLUMBING CONTRACTOR TO MAKE ALL FINAL PLUMBING CONNECTIONS TO FIXTURES & EQUIPMENT.
4. EXISTING PIPING AND EQUIPMENT LOCATIONS ARE SCHEMATIC. VERIFY EXACT LOCATION AND ELEVATIONS IN FIELD.
5. SEAL PENETRATIONS THRU FIRE-RATED WALLS WITH THE PROPER FIRE STOPPING MATERIAL TO MAINTAIN FIRE RATING.
6. THE PLUMBING CONTRACTOR TO COORDINATE ALL CUTTING OF ROOF, WALLS AND FLOORS WITH GENERAL CONTRACTOR PRIOR TO EXECUTING HIS WORK.
7. REFER TO DRAWING M101 FOR SPECIFICATIONS.

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pointonedesign.com

Drawing Issue Dates
Permit Set 07/09/2025

Revision Schedule		
#	Description	Date

Grant Home Sites - Tannery

300 E Grant Ave,
Georgetown, OH 45121

STATE OF OHIO
KEVIN K. HERBERT
E-53288
REGISTERED PROFESSIONAL ENGINEER

PLUMBING PLAN, DETAILS, ISOMETRIC & NOTES
Architectural

P101

Issue Date 07/09/2025

24240

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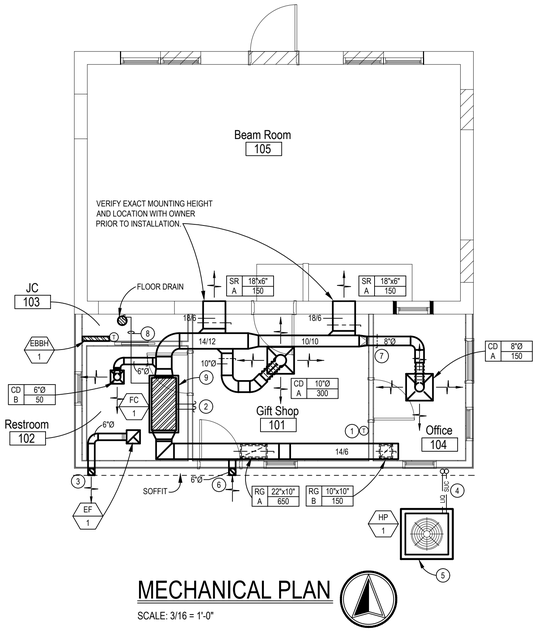


MECHANICAL PLAN

SCALE: 3/16 = 1'-0"

MECHANICAL CODED NOTES

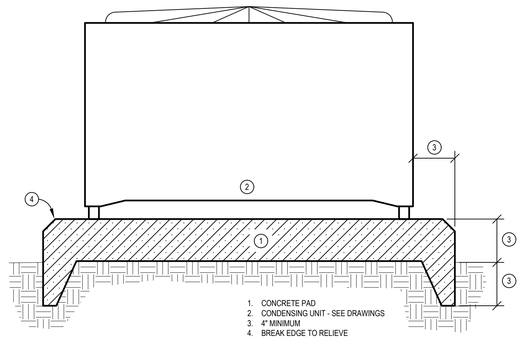
1. NEW 7-DAY PROGRAMMABLE, WALL MOUNTED THERMOSTAT. MC TO PROVIDE CONTROL WIRING FROM THERMOSTAT BACK TO FAN COIL UNIT LOCATED ABOVE CEILING. PROVIDE CLEAR LOCKABLE COVER AND TURN KEYS OVER TO OWNER.
2. MC TO ROUTE REFRIGERANT PIPING PER MANUFACTURER'S RECOMMENDATIONS AND GUIDELINES IN CEILING PLENUM SPACE TO EXTERIOR WALL.
3. 6"Ø EXHAUST AIR DUCT CONCEALED IN SOFFIT. PROVIDE BACK DRAFT DAMPER. MC TO COORDINATE PENETRATION WITH GC PRIOR TO THE START OF CONSTRUCTION. SEAL PENETRATION WEATHER TIGHT. LOUVER TO BE PAINTED TO MATCH SOFFIT.
4. MC TO ROUTE HEAT PUMP (HP) REFRIGERANT PIPING UP ALONG WALL TO ABOVE CEILING FAN COIL UNIT (FC) AND MAKE FINAL CONNECTIONS. INSTALL AND INSULATE PIPING PER MANUFACTURER'S RECOMMENDATIONS AND GUIDELINES. COORDINATE PIPE ROUTING IN FIELD PRIOR TO THE START OF CONSTRUCTION. COORDINATE WALL PENETRATION WITH GC AND SEAL PENETRATION WEATHER TIGHT AFTER PIPING INSTALLATION IS COMPLETE.
5. HEAT PUMP UNIT TO BE SET ON 4" THICK CONCRETE HOUSEKEEPING PAD. PAD TO BE 4" LARGER IN ALL DIRECTIONS THAN THE HEAT PUMP UNIT. SECURE HEAT PUMP TO CONCRETE PAD PER MANUFACTURER'S RECOMMENDATIONS AND GUIDELINES.
6. 6"Ø OUTSIDE AIR DUCT OUT THROUGH SOFFIT. IMPERIAL VT0503 R2 FRESH AIR INTAKE VENT. MC TO COORDINATE PENETRATION WITH GC PRIOR TO THE START OF CONSTRUCTION. SEAL PENETRATION WEATHER TIGHT. VENT CAP TO BE PAINTED TO MATCH SOFFIT.
7. MANUAL BALANCING DAMPER (TYPICAL).
8. MC TO ROUTE CONDENSATE DRAIN LINE FROM AUXILIARY DRAIN PAN TO JANITOR'S CLOSET, DOWN WALL AND TERMINATE AT FLOOR DRAIN WITH MINIMUM 2" AIR GAP. PC TO ENSURE GRAVITY FALL. PC TO SECURE CONDENSATE DRAIN LINE TO WALL.
9. AUXILIARY DRAIN PAN TO BE A MINIMUM 3" LARGER THAN FAN COIL UNIT IN ALL DIRECTIONS. PAN TO BE SHEET METAL WITH DRAIN. FAN COIL UNIT CONDENSATE DRAIN LINE TO TERMINATE IN AUXILIARY DRAIN PAN WITH 2" AIR GAP. COORDINATE ROUTING IN FIELD PRIOR TO START OF CONSTRUCTION.

FAN SCHEDULE

TAG	MANUFACTURER & MODEL NUMBER	AREA SERVED	SERVICE	CFM	ESP	MOTOR & VOLTAGE	FAN TYPE	MAX. SOUND LEVEL	WEIGHT (LBS)	REMARKS
EF 1	BROAN AE80K	RESTROOM 102	EXHAUST	80	.375	54 WATTS 120V, 1PH	CLG MTD	1.0	10	NOTES 1-4

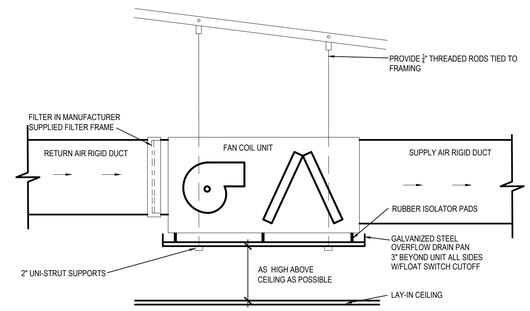
NOTES: PROVIDE WITH THE FOLLOWING ITEMS:
1. DISCONNECT SWITCH
2. AUTOMATIC BACKDRAFT DAMPER
3. 120V SOLID STATE SPEED CONTROL SWITCH (INTEGRAL MTD. FOR BALANCING ONLY)
4. WIRED TO SWITCH BY OCCUPANCY SENSOR

NOTE: ALTERNATE MANUFACTURER'S FOR MECHANICAL EQUIPMENT MAY BE SUBMITTED TO OWNER/ARCHITECT FOR REVIEW AND APPROVAL.



1. CONCRETE PAD
2. CONDENSING UNIT - SEE DRAWINGS
3. 4" MINIMUM
4. BREAK EDGE TO RELIEVE SHARP CORNERS

CONCRETE PAD FOR GROUND - MOUNTED HEAT PUMP



FAN COIL ELEVATION

NO SCALE

NOTES: 1.) COILS SHALL BE ACCESSIBLE AND CLEANABLE.

DUCTWORK SCHEDULE

DUCT SYSTEM	SMACNA PRESSURE CLASS	SMACNA SEAL CLASS	DUCT MATERIAL	INSULATION
SUPPLY AIR DUCTWORK	2"	B	GALVANIZED STEEL	2" DUCT WRAP
RETURN AIR DUCTWORK	1"	B	GALVANIZED STEEL	1" DUCT LINER
EXHAUST AIR DUCTWORK	1"	C	GALVANIZED STEEL	-
OUTSIDE AIR DUCTWORK	2"	B	GALVANIZED STEEL	2" DUCT WRAP

NOTE: 1. ALL DUCTWORK SIZES ARE AIRWAY DIMENSIONS
2. ALL DUCTWORK ROUTED IN ATTIC SPACE (OUTSIDE OF THERMAL ENVELOPE) SHALL BE INSULATED WITH A MINIMUM R-8 DUCT WRAP

MECHANICAL LEGEND

SYMBOL	DESCRIPTION
SA	SUPPLY AIR
FUR	FURNACE
CU	CONDENSING UNIT
EF	EXHAUST FAN
CD	CEILING DIFFUSER
(E)	EXISTING TO REMAIN
RA	RETURN AIR
RG	RETURN GRILLE
PC	PLUMBING CONTRACTOR
EC	ELECTRICAL CONTRACTOR
MC	MECHANICAL CONTRACTOR
GC	GENERAL CONTRACTOR
AFF	ABOVE FINISHED FLOOR
T	THERMOSTAT
TOD	TOP OF DUCT
RTU	ROOF TOP UNIT
	FLEXIBLE DUCT CONNECTOR
	DUCT W/ INTERNAL LINING
	MANUAL VOLUME DAMPER
	ELBOW W/ DBL THICKNESS TURNING VANES
	FRESH/RETURN/EXHAUST AIR DUCT
	SUPPLY AIR DUCT

MECHANICAL GENERAL NOTES:

1. MECHANICAL CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR FOR ALL POWER AND VOLTAGE REQUIREMENTS.
2. THE MECHANICAL CONTRACTOR SHALL ACCURATELY COORDINATE THE SIZES AND LOCATION OF ALL DUCTWORK, PIPING AND EQUIPMENT WITH THE LOCATION OF LIGHTING FIXTURES, STRUCTURAL MEMBERS AND WORK OF ALL OTHER TRADES TO PREVENT CONFLICT.
3. ALL DUCTWORK DIMENSIONS NOTED ON PLAN REFERS TO THE CLEAR INSIDE OPENING REQUIRED.
4. ALL WALL, FLOOR AND ROOF CUTTING, PATCHING AND FLASHING REQUIRED TO INSTALL THE MECHANICAL SYSTEMS SHALL BE MADE BY THE MECHANICAL CONTRACTOR.
5. HANGERS, ANCHORS AND SUPPORTS SHALL SUPPORT THE PIPING AND THE CONTENT OF THE PIPING. HANGERS AND STRAPPING MATERIALS SHALL BE OF APPROVED MATERIALS THAT WILL NOT PROMOTE GALVANIC ACTION.
6. ALL DUCTWORK JOINTS SHALL BE SECURELY FASTENED AND SEALED WITH MASTICS.
7. REGISTERS, GRILLES AND DIFFUSERS SHALL BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
8. DUCT INSULATION SHALL HAVE FLAME INDEX OF 25 OR LESS AND SMOKE INDEX OF 50 OR LESS. EXTERNAL DUCT INSULATION FACTORY INSULATED FLEXIBLE DUCT SHALL HAVE IDENTIFIED THE MANUFACTURER, R-VALUE, FLAME AND SMOKE INDEX.
9. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE, THE MECHANICAL CONTRACTOR SHALL INCLUDE ALL NEEDED OFFSETS, CHANGES IN DIRECTION, TRANSITIONS, ETC. NEEDED FOR COMPLETE AND OPERATIONAL SYSTEMS. EXISTING DUCTWORK LAYOUT IS BASED ON EXISTING DRAWINGS PROVIDED BY OWNER.
10. PERFORM ALL WORK IN ACCORDANCE WITH THE, RULES & REGULATIONS OF THE APPROPRIATE STATE AND LOCAL BUILDING CODES AND SUBTITLES.
11. QUESTIONS REGARDING THESE DRAWINGS SHALL BE ADDRESSED TO THE ENGINEER PRIOR TO THE AWARDING OF THE CONTRACT. OTHERWISE THE ENGINEER'S INTERPRETATION OF THE MEANING AND INTENT OF THE DRAWINGS SHALL BE FINAL.
12. MECHANICAL CONTRACTOR TO ENSURE A MINIMUM OF 10' CLEARANCE BETWEEN FRESH AIR INTAKES AND EXHAUST VENTS, PLUMBING VENTS AND GAS FLUES.

SPLIT SYSTEM HEAT PUMP SCHEDULE

TAG	MANUFACTURER & MODEL NUMBER		NOMINAL TONNAGE	CFM	ESP (IN.)	GROSS COOLING CAPACITY			HEATING CAPACITY				INDOOR UNIT			OUTDOOR UNIT					UNIT WEIGHT (LBS.) W/O ACCESSORIES	REMARKS
	INDOOR UNIT	OUTDOOR UNIT				EAT DB/WB	TOTAL (MBH)	SENSIBLE (MBH)	HIGH @ 47°F (MBH)	HIGH @ 47°F C.O.P.	LOW @ 17°F (MBH)	LOW @ 17°F C.O.P.	S/A FAN HP	AUX. ELEC. HEAT (KW)	VOLTAGE	MCA	MOCP	VOLTAGE	MCA	MFS	AMB. TEMP.	SEER2	INDOOR / OUTDOOR	
FC 1 / HP 1	CARRIER FX4DNF025L5	CARRIER 25HCC524A0031	2.0	800	.6	80/67	24.0	17.8	24.0	3.94	14.2	2.70	1/3	5	208V 1 PH	26.1	30	208V 1 PH	16.5	25	95°F	14.3	125 / 200	SEE NOTES BELOW

FURNISH WITH THE FOLLOWING:
INDOOR UNIT:
1. PROGRAMMABLE HT/COOL T'STAT
2. TWO SETS OF 1" PLEATED (MERV 8) THROWAWAY FILTERS
3. DRAINABLE CONDENSATE PANS WITH TRAP KIT
4. INSULATED CABINET (R-4.2)
5. FILTER RACK WITH DOOR
6. SINGLE POINT POWER CONNECTION
7. TXV VALVE
8. DISCONNECT SWITCH
9. REFRIGERANT ACC. AND LINE SIZE KIT SUCTION LINE TO BE INSULATED
10. FACTORY INSTALLED ELECTRIC HEAT

IF AVAILABLE:
11. OVERFLOW CONDENSATE DRAIN SENSOR.

OUTDOOR UNIT:
1. BALL BEARING FAN MOTOR
2. CRANKCASE HEATER
3. LOW AMBIENT CONTROL TO 0°F (SUMMER)
4. CYCLE PROTECTION (DELAY)
5. EVAPORATOR FREEZE THERMOSTAT
6. FILTER DRYER
7. HIGH & LOW PRESSURE SWITCH
8. OUTDOOR AIR TEMPERATURE SENSOR
9. R-410A REFRIGERANT
10. INTERNAL THERMAL OVERLOAD
11. LONG-LINE APPLICATION REQUIRED
12. SOUND SHIELD
13. LOCKING REFRIGERANT CAP. (SIMILAR TO 'NOVENT' BY RECTORSEAL)

SIMILAR MANUFACTURERS: GOODMAN, LENNOX & BRYANT

NOTE: R-454B EQUIPMENT WILL BE ACCEPTABLE IF MORE AVAILABLE TO CONTRACTOR. CONTRACTOR TO SUBMIT ALTERNATE R-454B FOR APPROVAL.

GRILLE, REGISTER AND DIFFUSER SCHEDULE

TAG	MANUFACTURER & MODEL NUMBER	CFM	AIR PATTERN	NECK SIZE	DAMPER	FRAME STYLE	PANEL SIZE	MAXIMUM NC LEVEL	FINISH	MATERIAL	REMARKS
CD A	TITUS OMNI	AS NOTED	AS SHOWN	AS NOTED	OPPOSED BLADE	LAY-IN	24"x24"	30	WHITE	STEEL	TAG / NECK SIZE / CFM
CD B	TITUS OMNI	AS NOTED	AS SHOWN	AS NOTED	OPPOSED BLADE	LAY-IN	12"x12"	30	WHITE	STEEL	
SR A	TITUS 272RL	AS NOTED	AS SHOWN	AS NOTED	OPPOSED BLADE	SURFACE MTD	12"x12"	30	WHITE	STEEL	
RG A	TITUS 50F	AS NOTED	RETURN	AS NOTED	NONE	LAY-IN	24"x12"	30	PER ARCHITECT	ALUMINUM	
RG B	TITUS 50F	AS NOTED	RETURN	AS NOTED	NONE	LAY-IN	12"x12"	30	PER ARCHITECT	ALUMINUM	

ELECTRIC BASEBOARD SCHEDULE

TAG	MANUFACTURER & MODEL NUMBER	HEATING CAPACITY WATTS	HEATING CAPACITY BTU/HR	VOLTAGE	AMPS	REMARKS
EBBH 1	MARLEY QMKC2512W	500	1705	120V 1PH	4.2	COORDINATE WITH EC FOR POWER REQUIREMENTS
PROVIDE WITH INTEGRAL THERMOSTAT AND MOUNTING KIT						

SCHOOLEY CALDWELL
ARCHITECTURE. INSPIRED.
300 Marconi Boulevard T 614-628-0300
Columbus OH 43215 F 614-628-0311
schooleycaldwell.com

Consultants:

POINT ONE Design LTD.
Consulting Engineers
Columbus, OH | Cleveland, OH
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pointonedesign.com

Drawing Issue Dates
Permit Set 07/09/2025

Revision Schedule

#	Description	Date

Grant Home Sites - Tannery

300 E Grant Ave,
Georgetown, OH 45121

STATE OF OHIO
KEVIN K. HERBERT
E-53288
REGISTERED PROFESSIONAL ENGINEER

MECHANICAL PLAN, SCHEDULES, DETAILS & NOTES
Architectural

M101

Issue Date 07/09/2025

24240

N:\Year 2025\C25231 SCA Grant Homestead - Georgetown, OH\Arch\Grant Boyhood Home - Models\24240_Grant Homestead Tannery_detached.rvt
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MECHANICAL GENERAL

A. THE CONTRACTOR FOR THIS WORK IS REFERRED TO "INSTRUCTIONS TO BIDDERS" AND "GENERAL CONDITIONS" AND "SPECIAL CONDITIONS" AS PART OF THIS CONTRACT.

B. CONTRACTOR ALSO REFERRED TO ALL ARCHITECTURAL, STRUCTURAL, ELECTRICAL AND OTHER OWNER DRAWINGS PERTAINING TO PROJECT . ALL OF ABOVE MENTIONED DRAWINGS, AS WELL AS THEIR RESPECTIVE SPECIFICATIONS, ARE A PART OF CONTRACT DOCUMENTS.

C. MECHANICAL DRAWINGS AND SPECIFICATIONS ARE INTENDED TO SUPPLEMENT EACH OTHER, FURNISH ANY MATERIAL OR LABOR CALLED FOR IN ONE EVEN THOUGH NOT SPECIFICALLY MENTIONED IN BOTH.

D. INSTALL AND CONNECT EQUIPMENT, SERVICES AND MATERIALS IN ACCORDANCE WITH BEST ENGINEERING PRACTICE AND ACCORDANCE WITH VARIOUS MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDATIONS. FURNISH AND INSTALL COMPLETE AUXILIARY PIPING, VALVES, WATER SEALS, ELECTRICAL CONNECTIONS, ETC., RECOMMENDED BY MANUFACTURER OR REQUIRED FOR PROPER OPERATION.

E. FURNISH MATERIAL OR LABOR WHICH IS NEITHER SHOWN ON DRAWINGS OR CALLED FOR IN SPECIFICATIONS BUT WHICH IS OBVIOUSLY A COMPONENT PART OF AND NECESSARY TO COMPLETE WORK OF SIMILAR CHARACTER.

F. THIS CONTRACTOR SHALL PROCURE AND PAY FOR ALL PERMITS OR LICENSES REQUIRED TO CARRY OUT THIS WORK. HE SHALL PAY FOR ALL CHARGES MADE BY INSPECTION. NOTE: ALL CONTRACTORS SHALL BE LICENSED IN THE COUNTY, CITY, ETC. TO PERFORM ALL NEW WORK.

G. THIS CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES AND ALL LOCAL LEGAL REQUIREMENTS. ALL LAWS, RULES AND REGULATIONS OF STATE AND LOCAL GOVERNING AGENCIES SHALL BE CONSIDERED A PART OF THESE SPECIFICATIONS AS FULLY AS IF WRITTEN HEREIN. NO EXTRA COMPENSATION WILL BE ALLOWED FOR ANY CHANGES NECESSARY FOR CODE COMPLIANCE REGARDLESS OF THE METHOD OF INSTALLATION SHOWN ON THE DRAWINGS OR SPECIFIED.

H. THIS CONTRACTOR SHALL TAKE OUT PERMIT WITH PROVISIONS OF INSPECTION BEFORE STARTING ANY WORK. FEE FOR SAME SHALL BE PART OF THIS CONTRACT.

I. WHEN WORK IS COMPLETED, THIS CONTRACTOR SHALL FURNISH TO THE ARCHITECT CERTIFICATES OF APPROVAL FROM THE RESPONSIBLE INSPECTION AGENCIES BEFORE FINAL PAYMENT OF CONTRACT WILL BE ALLOWED.

J. TESTING OF ALL WORK UNDER THIS CONTRACT SHALL BE DONE BY THE CONTRACTOR IN THE PRESENCE OF THE OWNER OR HIS REPRESENTATIVE. ALL APPARATUS, EQUIPMENT, FIXTURES, ETC., SHALL FULLY MEET THE REQUIREMENTS OF THESE SPECIFICATIONS AND DRAWINGS.

K. THE BID SHALL CONTEMPLATE THE FURNISHING AND INSTALLING OF MATERIAL AND EQUIPMENT, EXACTLY AS SPECIFIED OR SHOWN AS SIMILAR BY THE CONTRACT DOCUMENTS. THE CONTRACTOR SUBMITTING ON SIMILAR EQUIPMENT WILL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH CHANGES IN ARCHITECTURAL, STRUCTURAL, MECHANICAL AND/OR ELECTRICAL TRADES DUE TO THE SIMILAR EQUIPMENT CHARACTERISTICS SUBMITTED. EACH BID SHALL LIST ANY ITEMS OF MATERIAL OR EQUIPMENT OTHER THAN SPECIFIED OR SIMILAR TO THE ONES CALLED FOR. SUBSTITUTIONS SHALL BE APPROVED SEVEN WORKING DAYS BEFORE BIDS ARE SUBMITTED; OTHERWISE, THIS CONTRACTOR SHALL COMPLY WITH SPECIFICATION REQUIREMENTS.

L. INSTALL FINAL APPLICATION OF LUBRICATION OIL, REFRIGERANT CHARGE, AND ALL OTHER SUPPLIES NECESSARY TO PLACE THE EQUIPMENT IN OPERATION.

M. CONTRACTOR SHALL GUARANTEE HIS WORK TO BE FREE FROM DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE.

N. ALL POWER WIRING OF MECHANICAL EQUIPMENT SHALL BE DONE BY THE ELECTRICAL CONTRACTOR. FURNISH THE ELECTRICAL CONTRACTOR WIRING DIAGRAMS FOR ALL ELECTRICALLY POWERED EQUIPMENT PROVIDED WITH THE CONTRACT WHICH SHALL INDICATE THE SERVICE REQUIRED AND ELECTRIC LOAD INVOLVED.

O. THIS CONTRACTOR SHALL VISIT SITE BEFORE SUBMITTING BID AND MAKE ALL NECESSARY OBSERVATIONS, MEASUREMENTS, AND NOTE CONDITIONS UNDER WHICH HIS WORK IS TO BE PERFORMED. NO EXTRA COMPENSATION WILL BE ALLOWED FOR FAILURE TO DO SO. THIS CONTRACT INVOLVES REMODELING OF EXISTING BUILDING AND THEREFORE SHALL FIELD LOCATE EXISTING DUCTWORK, PIPING AND SEWERS BEFORE STARTING WORK.

P. SUBMIT SHOP DRAWINGS, CATALOG SHEETS FOR EQUIPMENT, FIXTURES, DUCTWORK LAYOUT, WIRING DIAGRAMS, ETC., IN SIX (6) COPIES TO THE ARCHITECT FOR REVIEW. EACH CONTRACTOR IS RESPONSIBLE TO DISTRIBUTE APPROVED SHOP DRAWINGS TO ALL OTHER TRADES AFFECTED BY HIS WORK, EQUIPMENT, ETC., FOR COORDINATION.

Q. ASSEMBLE AND SUBMIT TO THE ARCHITECT FOR SUBSEQUENT SUBMISSION TO THE OWNER, THREE (3) COMPLETE SETS OF OPERATIONS MANUALS AND MAINTENANCE REQUIREMENTS, COPY OF FIXTURE CUTS WITH MANUFACTURER'S NAME AND MODEL NUMBER, EQUIPMENT WARRANTIES, ETC., FOR EACH ITEM FURNISHED.

R. ALL CONTRACTORS MUST COORDINATE EACH PIECE OF EQUIPMENT WITH ALL OTHER TRADES (GENERAL CONTRACTOR, PLUMBING CONTRACTOR, MECHANICAL CONTRACTOR, ELECTRICAL CONTRACTOR, ETC.) AFFECTED BY THAT PIECE OF EQUIPMENT (ROOF OPENINGS, WEIGHTS, POWER REQUIREMENTS, VOLTAGES, ETC.) PRIOR TO ORDERING EQUIPMENT AND AGAIN PRIOR TO INSTALLATION (ROOFTOP EQUIPMENT PRIOR TO LIFTING ONTO ROOF). NO EXTRA COMPENSATION WILL BE APPROVED IF COORDINATION IS NOT PERFORMED BY EACH RESPECTIVE CONTRACTOR AND SUBCONTRACTOR.

S. CONTRACTOR HAS EXAMINED THE CONTRACT DOCUMENTS AND REPRESENTS TO OWNER THAT THE CONTRACT DOCUMENTS ARE COMPLETE AND SUFFICIENT AND INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK FOR THE CONTRACT SUM. CONTRACTOR FURTHER REPRESENTS THAT THE CONTRACTOR HAS VISITED THE SITE AND HAS BECOME FAMILIAR WITH THE ACCESS REQUIREMENTS AND OTHER CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND HAS RECEIVED ALL CLARIFICATIONS NEEDED BY CONTRACTOR TO ASSURE ITSELF THAT THE WORK CAN BE PERFORMED FOR THE CONTRACT SUM. IF THERE IS ANY INCONSISTENCY IN THE QUALITY OR QUANTITY OF WORK REQUIRED UNDER THE CONTRACT DOCUMENTS, OR SHOULD THE DRAWINGS AND SPECIFICATIONS APPEAR TO BE IN DISAGREEMENT WITH EACH OTHER RELATIVE TO THE QUALITY OR QUANTITY OF WORK REQUIRED, THE CONTRACTOR SHALL PROVIDE THE BETTER QUALITY AND/OR GREATER QUANTITY UNLESS WRITTEN INSTRUCTIONS ARE OTHERWISE FURNISHED TO CONTRACTOR BY OWNER.

T. DEVIATIONS FROM THESE CONSTRUCTION DOCUMENTS WITHOUT WRITTEN OWNER OR ARCHITECT CONSENT WILL BE AT RISK TO THE G.C. ANY EFFORT MADE BY THE ARCHITECT AND/OR ENGINEER TO MODIFY THE CONSTRUCTION DOCUMENTS OR LETTERS OF RESPONSIBILITY FOR APPROVAL BY INSPECTORS DUE TO WORK PERFORMED BY CONTRACTOR OTHER THAN THE ORIGINAL DESIGN WILL BE BILLED TO CLIENT WHO WILL BACK CHARGE TO G.C. AS A DEDUCT FROM THEIR PAYMENTS.

U. NOTE: THE MECHANICAL AND PLUMBING CADD FILES OF THE CONSTRUCTION DOCUMENTS ARE THE INTELLECTUAL PROPERTY OF POINT ONE DESIGN, LLC, AND WILL NOT BE AVAILABLE FOR THE CONSTRUCTION PHASE UNLESS MET WITH A REDUCTION IN COST TO THE OWNER AND/OR PURCHASED AT A NOMINAL RATE PER DRAWING (TO BE NEGOTIATED).

V. FIRESTOPPING
1. MANUFACTURERS: DOW CORNING CORP., HILTI CORP., 3M FIRE PROTECTION PRODUCTS, SPECIFIED TECHNOLOGY INC., OR METRAFLEX.
2. PRODUCT DESCRIPTION: DIFFERENT TYPES OF PRODUCTS BY MULTIPLE MANUFACTURERS ARE ACCEPTABLE AS REQUIRED TO MEET SPECIFIED SYSTEM DESCRIPTION AND PERFORMANCE REQUIREMENTS; PROVIDE ONLY ONE TYPE FOR EACH SIMILAR APPLICATION.
   A) SILICONE FIRESTOPPING ELASTOMERIC FIRESTOPPING: SINGLE OR MULTIPLE COMPONENT SILICONE
   B) ELASTOMERIC COMPOUND AND COMPATIBLE SILICONE SEALANT.
   C) FOAM FIRESTOPPING COMPOUNDS: SINGLE OR MULTIPLE COMPONENT FOAM COMPOUND.
   D) FORMULATED FIRESTOPPING COMPOUND OF INCOMBUSTIBLE FIBERS: FORMULATED COMPOUND MIXED WITH INCOMBUSTIBLE NON-ASBESTOS FIBERS.
   E) FIBER STUFFING AND SEALANT FIRESTOPPING: COMPOSITE OF MINERAL FIBER STUFFING INSULATION WITH SILICONE ELASTOMER FOR SMOKE STOPPING.
   F) MECHANICAL FIRESTOPPING DEVICE WITH FILLERS: MECHANICAL DEVICE WITH INCOMBUSTIBLE FILLERS AND SILICONE ELASTOMER, COVERED WITH SHEET STAINLESS STEEL JACKET, JOINED WITH COLLARS, PENETRATION SEALED WITH FLANGED STOPS.
   G) INTUMESCENT FIRESTOPPING: INTUMESCENT PUTTY COMPOUND WHICH EXPANDS ON EXPOSURE TO SURFACE HEAT GAIN.
   H) FIRESTOP PILLOWS: FORMED MINERAL FIBER PILLOWS.

PLUMBING SPECIFICATIONS

A. CONNECT SEWER, STORM, GAS, VENTS AND WATER LINES AS INDICATED ON THE PLUMBING PLANS. DETERMINE THE EXACT LOCATION OF ALL EXISTING SERVICE CONNECTIONS BEFORE STARTING THE INSTALLATION OF ANY WORK. COORDINATE ALL WORK WITH OTHER TRADES, THE GENERAL CONTRACTOR AND THE OWNER'S FIELD REPRESENTATIVE.

B. PLUMBING WORK SHALL CONFORM TO GOOD ENGINEERING PRACTICE AND BE IN ACCORDANCE WITH THE APPLICABLE PLUMBING CODES AND OWNER'S REQUIREMENTS. PLUMBING CONTRACTOR SHALL BE LICENSED IN THIS AREA TO PERFORM THE NEW WORK.

C. SANITARY SEWERS, VENTS AND STORM INSIDE OF THE BUILDING SHALL BE SERVICE WEIGHT, CAST IRON, NO HUB WITH COMPRESSION TYPE NEOPRENE JOINTS. ABS OR PVC SCHEDULE 40 PIPING SHALL BE AS APPROVED BY THE LOCAL AUTHORITY AND OWNER IN CONCEALED (UNDERFLOOR) LOCATIONS.

D. ALL COLD AND HOT WATER LINES SHALL BE TYPE 'L' COPPER WITH 98-2 TIN ANTIMONY (NO LEAD) SOLDER.

E. GAS PIPING ABOVE GROUND SHALL BE SCHEDULE 40 BLACK STEEL WITH 125 POUND BLACK MALLEABLE IRON SCREWED FITTINGS. GAS PIPING COMPOUND AT JOINTS SHALL BE PER NFPA BULLETIN #54 AND LOCAL CODES. GAS VALVES SHALL BE UL LISTED FOR GAS SERVICE SUCH AS DEZURICK MODEL S-425 FOR 2" AND LESS.

F. INSULATE ALL NEW HOT AND COLD WATER PIPING WITH NONCOMBUSTIBLE ARMSTRONG "ARMAFLEX" TYPE II FOAM INSULATION WITH SEALED JOINTS OR WITH OWENS CORNING FIBERGLASS ASJ/SSL-II HEAVY DENSITY PIPE INSULATION WITH VAPOR BARRIER AND SEALED JOINTS. INSULATION THICKNESS SHALL BE AS FOLLOWS:

COLD WATER BRANCH PIPING UP TO 1"	1/2" THICKNESS
HOT & COLD WATER MAIN PIPING UP TO 1-1/2"	1" THICKNESS

ALL PIPING BELOW ROOF DECK TO BE INSULATED WITH NEXT SIZE PIPE THICKNESS.

G. PLUMBING CONTRACTOR SHALL INSTALL SHOCK ABSORBERS IN PIPING SYSTEM TO PREVENT NOISE AND DAMAGE DUE TO WATER HAMMER, WHERE NECESSARY. BRANCH PIPING SHALL HAVE ACCESSIBLE SERVICE VALVES. PROVIDE SHUT-OFF VALVES IN THE SUPPLY PIPING TO EVERY FIXTURE.

H. PLUMBING CONTRACTOR SHALL PROVIDE 1 SET OF "AS-BUILT" DRAWINGS TO THE OWNER.

I. CHLORINATION OF WATER PIPING: THE DOMESTIC WATER PIPING SYSTEM SHALL BE FLUSHED WITH CLEAN POTABLE WATER UNTIL CONTAMINATED WATER DOES NOT APPEAR AT THE OUTLET AND SHALL BE FILLED WITH A SOLUTION CONTAINING 50 PARTS PER MILLION OF CHLORINE AND ALLOWED TO STAND FOR A PERIOD (AS PRESCRIBED BY THE CODE) BEFORE FLUSHING. THE SYSTEM SHALL BE FLUSHED COMPLETELY WITH CLEAR WATER UNTIL ALL RESIDUAL CHLORINE CONTENT IS REMOVED. CHLORINATION SHALL BE PERFORMED AFTER ALL PIPING AND FINAL CONNECTIONS AND PRESSURE TESTING HAS BEEN COMPLETED. IF, AFTER THE PIPES HAVE BEEN CHLORINATED, THE PIPES HAVE TO BE DISMANTLED, THE CHLORINATION PROCESS MUST BE REPEATED.

J. LABOR SHALL BE PERFORMED IN A WORKMANLIKE MANNER BY MECHANICS SKILLED IN THEIR PARTICULAR TRADE. PIPE AND EQUIPMENT SHALL BE INSTALLED SQUARE AND PLUMB AND ACCESSIBLE FOR PROPER OPERATION AND SERVICE.

K. CUTTING OR PATCHING NECESSARY TO PERMIT THE INSTALLATION OF ANY WORK UNDER THIS CONTRACT SHALL BE THE RESPONSIBILITY OF THIS CONTRACTOR.

L. PROVIDE ANY NECESSARY EXCAVATING AND BACKFILLING FOR THE INSTALLATION OF WORK SPECIFIED IN THIS DIVISION. AFTER THE PIPE HAS BEEN INSTALLED, TESTED AND APPROVED, THE TRENCHES SHALL BE BACKFILLED AND WELL TAMPED TO GRADE WITH APPROVED MATERIAL.

M. PIPING
1. ALL PIPING SHALL BE RUN CONCEALED EXCEPT WHERE SHOWN OTHERWISE ON DRAWINGS.
2. VALVES, TRAPS, CLEANOUTS AND OTHER APPARATUS SHALL BE INSTALLED IN AN EASILY ACCESSIBLE LOCATION.
3. SOIL WASTE, STORM, VENT, OFFSETS AND HOUSE DRAINS SHALL BE INSTALLED WITH A MINIMUM UNIFORM GRADE OF 1/8" TO THE FOOT FOR 3" THRU 6" PIPE AND 1/4" TO THE FOOT FOR 2-1/2" AND LESS.
4. HOT AND COLD WATER LINES SHALL BE AT LEAST 12" APART WHERE PIPING IS PARALLEL.
5. ESCUTCHEON PLATES SHALL BE PROVIDED WHERE ALL PIPE PASSES THROUGH A FINISHED WALL.
6. CONNECTIONS FROM STEEL TO COPPER PIPING SHALL BE MADE WITH DIELECTRIC TYPE UNIONS, EPCO OR OTHER APPROVED TYPE.

N. COPPER PIPING SHALL BE SUPPORTED AT INTERVALS NOT TO EXCEED 7'-0" AND AT EACH CHANGE IN HORIZONTALS OF VERTICAL. HANGERS SHALL SUPPORT PIPING AT PIPE WITH INSULATION OVER TOP OR WITH METAL SLEEVE TO PROTECT INSULATION FROM BEING CRUSHED.

1. HANGER SHIELD: HANGERS FOR PIPING SHALL BE PLACED AROUND THE OUTSIDE OF THE INSULATION AND PROTECTIVE SHIELDS SHALL BE INSTALLED AT EVERY HANGER LOCATION. SHIELD SHALL NOT BE LESS THAN 2/3 THE CIRCUMFERENCE OF THE INSULATION AND WHERE SPEED CLIPS ARE USED, THE METAL SHIELD SHALL BE CONTINUOUS AROUND THE CIRCUMFERENCE OF THE PIPE INSULATION. SHIELDS SHALL BE FABRICATED OF THE FOLLOWING GAUGES:

NOMINAL PIPE SIZE	METAL GAUGE
0" - 1-1/2"	20
2" - 3"	16
3-1/2" AND UP	14

O. CLEAN OUT ALL LINES, ADJUST ALL VALVES AND CLEAN ALL PLUMBING FIXTURES AND EQUIPMENT. ROUT OUT ALL EXISTING SANITARY SEWERS BEING TIED INTO TO INSURE THE PROPER FLOW. PLUMBING CONTRACTOR TO FURNISH AND INSTALL CLEAR SILICONE CAULK AROUND PERIMETER OF PLUMBING FIXTURES.

P. AFTER THE PLUMBING PIPING HAS BEEN INSTALLED, INSPECTED AND APPROVED, THE PIPING SYSTEM SHALL BE FLUSHED TO REMOVE ANY FOREIGN MATTER FROM THE PIPES.

Q. ALL PARTS OF THE PLUMBING FIXTURES AND ASSOCIATED EQUIPMENT SHALL BE MAINTAINED BY THE CONTRACTOR THROUGHOUT THE GUARANTEE PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE OF THE BUILDING.

R. NOTE: ALL PIPE INSULATION (HOT AND COLD PIPE INSULATION, ROOF DRAIN SUMPS, STORM LEADERS AND DOWNSPOUTS) SHALL CONFORM TO THE FIRE AND SMOKE RATES BELOW:

FLAME SPREAD - 25 OR LESS
SMOKE DEVELOPED - 50 OR LESS

S. GENERAL REQUIREMENTS OF PLUMBING FIXTURES AND TRIM:

1. PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL ALL STOPS, TRAPS, ESCUTCHEONS, CONNECTIONS, ETC., AS NECESSARY FOR A COMPLETE INSTALLATION.
2. TERMINATE ALL WATER ROUGH-INS WITH SHUT-OFF VALVES BEFORE CONNECTING EQUIPMENT AND FIXTURES.
3. PURGE ALL WATER LINES BEFORE MAKING FINAL CONNECTIONS.
4. FLASH AND COUNTERFLASH ALL OPENINGS THRU ROOFS WITH APPROVED ROOFING MATERIALS BUILT A MINIMUM OF 10" INTO THE ROOFING IN ALL DIRECTIONS FROM THE OUTSIDE OF THE PIPE.
5. WATER AND WASTE LINES TO BE ROUGHED INSIDE WALLS: EXTEND WATER AND WASTE LINES OUT OF WALLS TO EQUIPMENT AND FIXTURES.
6. WHERE THE WORD "FURNISH" OR "INSTALL" APPEARS FOR THE PLUMBING CONTRACT, IT SHALL BE INTERPRETED TO MEAN THE PLUMBING CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT AND SUPPLIES NECESSARY TO INSTALL AND PLACE IN OPERATION CONDITION.
7. GENERAL WATER PRESSURE SHALL NOT EXCEED 60 PSI. PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL PRESSURE REDUCING VALVES FOR WATER AS REQUIRED.

DEMOLITION NOTES:

1. PLUMBING CONTRACTOR SHALL REMOVE ALL EXPOSED SANITARY, VENT, WATER PIPING, ETC. NOT REUSED FOR THE NEW SPACE LAYOUT.
2. PLUMBING CONTRACTOR SHALL PLUG AND ABANDON ALL EXISTING FLOOR DRAINS, TRENCH DRAINS, ETC., NOT REUSED FOR THE NEW SPACE LAYOUT.
3. PLUMBING CONTRACTOR SHALL REMOVE ANY AND ALL EXISTING PLUMBING FIXTURES COMPLETE WITH WASTE, VENTS AND WATER LINES NOT REUSED FOR THE NEW SPACE LAYOUT.
4. PLUMBING CONTRACTOR SHALL DISCONNECT AND REMOVE ANY AND ALL GAS PIPING FROM MECHANICAL EQUIPMENT TO EXISTING GAS METER, NOT REUSED FOR THE NEW SPACE LAYOUT.
5. SEE ARCHITECTURAL DEMOLITION DRAWINGS FOR ADDITIONAL DETAILS AND INFORMATION.

HEATING, VENTILATING & AIR CONDITIONING SPECIFICATIONS

A. IN RESPECT TO ALL MATERIALS REQUIRED, THE CONTRACTOR SHALL FURNISH MATERIALS MEETING AIEE, NEMA, NELA, ASME AND ASTM SPECIFICATIONS. THE INSTALLATION OF ALL WORK SHALL CONFORM TO ASHRAE GUIDE AND SHEET METAL PROMOTION PLAN STANDARDS. THE MECHANICAL CONTRACTOR IS RESPONSIBLE TO PAY ALL FEES FOR PERMITS PRIOR TO STARTING WORK.

B. MATERIALS SHALL BE NEW AND IN PERFECT CONDITION WHEN INSTALLED, AND SHALL BE PROTECTED FROM ALL INJURY UNTIL FINAL ACCEPTANCE OF THE SYSTEM. MECHANICAL CONTRACTOR SHALL BE LICENSED IN THIS AREA TO PERFORM THE NEW WORK.

C. THIS CONTRACTOR SHALL REMOVE ALL TOOLS, SURPLUS MATERIALS AND DEBRIS OF ALL KINDS FROM HIS WORK AND LEAVE ALL IN A CLEAN, PERFECT CONDITION, FULLY SATISFACTORY TO THE ARCHITECT.

D. CONTRACTOR SHALL PROVIDE OWNER WITH ONE (1) SET OF "AS-BUILT" DRAWINGS.

E. FURNISH ALL MATERIALS, TRANSPORTATION, RIGGING, HOISTING, ETC. TO PROVIDE A COMPLETE AND OPERABLE HEATING, AIR CONDITIONING AND VENTILATING SYSTEM.

F. ALL EQUIPMENT IS TO BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER, ACCORDING TO MANUFACTURERS RECOMMENDATIONS AND GOOD PRACTICES. COORDINATE ALL WORK WITH OTHER TRADES AND WITH THE GENERAL CONTRACTOR.

G. ALL TEMPERATURE CONTROL WIRING SHALL BE DONE BY THE MECHANICAL CONTRACTOR. THIS CONTRACTOR SHALL FURNISH ALL REQUIRED CONTROLS AND WIRING DIAGRAMS AND SHALL SUPERVISE INSTALLATION.

H. SYSTEM IS TO BE AIR BALANCED BY AN INDEPENDENT BALANCE COMPANY, TO INCLUDE DIFFUSER CFM, RETURN CFM AND EXHAUST CFM WITH THREE (3) REPORTS SUBMITTED TO THE OWNER AND THREE (3) MAINTENANCE MANUALS TURNED OVER TO OWNER BEFORE FINAL ACCEPTANCE. ALL SYSTEMS AND EQUIPMENT ARE TO BE GUARANTEED FOR PARTS AND LABOR FOR ONE YEAR (EXCEPT AIR CONDITIONING COMPRESSOR SHALL HAVE FIVE (5) YEAR WARRANTY).

I. DUCTWORK AND PLENUMS SHALL BE AS SCHEDULED ON THE DRAWINGS PER SMACNA "DUCT CONSTRUCTION" CLASSIFICATION.

J. SHEET METAL FABRICATION AND INSTALLATION SHALL BE AS FOLLOWS:

1. ALL DUCTWORK SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH STANDARDS SET FORTH IN LATEST EDITION OF THE ASHRAE GUIDE AND SMACNA STANDARDS UNLESS MODIFIED HEREIN.
2. DUCT DIMENSIONS ARE GROSS EXCEPT FOR LINED DUCTS WHERE DIMENSIONS ARE NET FREE AREA.
3. DUCT SIZES SHOWN ON THE PLANS ARE ACTUAL SHEET METAL INSIDE DIMENSIONS AND SHALL BE ADHERED TO UNLESS JOB CONDITIONS REQUIRE ALTERATIONS. REVISIONS TO DUCT SIZES SHALL BE BASED ON THE "EQUAL FRICTION" METHOD.
4. ALL ELBOWS IN THE DUCT SYSTEM SHALL BE MADE WITH CENTERLINE RADIUS OF ONE AND ONE-HALF (1 1/2) TIMES THE TURNING WIDTH OF THE DUCT. WHERE SPACE PROHIBITS THE SPECIFIED MINIMUM RADIUS, SQUARE ELBOWS WITH DOUBLE RADIUS TURNING VANES SHALL BE INSTALLED. CHANGES IN DUCT SIZES SHALL BE 15 DEG. DIVERGING AND 60 DEG. CONTRACTING, FLOW MAXIMUM ANGLES.
5. THE GENERAL ROUTE OF THE DUCTS IS SHOWN ON THE PLANS. THE EXACT ROUTE SHALL BE DETERMINED BY JOB CONDITIONS AND SHALL BE COORDINATED WITH ALL OTHER TRADES. ALL GRILLES, REGISTERS, DIFFUSERS, ETC., SHALL BE LOCATED SYMMETRICALLY WITH ELECTRIC LIGHT ARCHITECTURAL TREATMENT, ETC.
6. HANGERS TO BE 8 FT. CENTERS MAXIMUM WITH STRAPS FOR DUCTS (BENT UNDER BOTTOM OF DUCT AND ATTACHED). DUCTWORK SHALL BE SEALED.
7. INSTALL DUCTWORK TIGHT TO BOTTOM OF STRUCTURAL STEEL.
8. NO FIBERGLASS DUCTBOARD WILL BE PERMITTED.

K. FURNISH AND INSTALL ALL MANUAL SPLITTER DAMPERS AND DEFLECTORS INDICATED ON DRAWINGS OR NECESSARY TO PROPERLY DISTRIBUTE AND BALANCE AIR.

L. HVAC EQUIPMENT SHALL BE AS SCHEDULED ON DRAWING.

M. FLEXIBLE CONNECTION AT THE INLET AND OUTLET OF THE AIR MOVING UNIT, EXHAUST FANS AND HVAC UNIT CONNECTED TO DUCTWORK. MATERIALS SHALL BE NON-COMBUSTIBLE TWELVE (12) OUNCES PER SQUARE YARD, NFPA-90A APPROVED.

GENERAL NOTES:

1. THE MECHANICAL CONTRACTOR SHALL ALSO ARRANGE THE FINAL INSPECTIONS BY THE BUILDING AUTHORITIES.
2. NO PIPING, HANGERS, DUCTWORK, ETC., SHALL BE SUSPENDED FROM ROOF DECK. ALL ITEMS SHALL BE SUSPENDED FROM STRUCTURAL STEEL.
3. MECHANICAL CONTRACTOR TO MAINTAIN MINIMUM 10 FEET BETWEEN EXHAUST VENTS, FANS, ETC., AND OUTSIDE AIR INTAKES.
4. MECHANICAL CONTRACTOR SHALL VERIFY VOLTAGES WITH ELECTRICAL CONTRACTOR PRIOR TO ORDERING OF ANY AND ALL MECHANICAL EQUIPMENT.

REFRIGERANT PIPING NOTES:

1. A/C CONDENSATE DRAIN PIPING SHALL BE TYPE 'L' HARD DRAWN COPPER TUBING (ASTM B-88 LATEST REVISION) WITH WROUGHT COPPER FITTING AND SOLDERED JOINTS WITH 95-5 TIN ANTIMONY.
2. CONNECTION BETWEEN COPPER PIPING AND FERROUS PIPING OR EQUIPMENT SHALL BE MADE WITH DIELECTRIC UNION.
3. REFRIGERANT PIPING SHALL BE TYPE 'L' HARD DRAWN COPPER (REFRIGERATION GRADE ARC), WROUGHT COPPER FITTINGS (LONG RADIUS ELBOWS). COPPER TO BRASS OR STEEL JOINTS SHALL BE MADE USING A 45% SILVER ALLOY SUCH AS 'EASY-FLO' WITH FLUX. INERT NITROGEN SHALL BE PASSED THROUGH THE PIPING DURING BRAZING OPERATIONS TO PREVENT OXIDATION. PIPING SHALL BE CUT USING TUBING CUTTER ONLY, HACKSAW CUTS ARE PROHIBITED.
4. AFTER THE INSTALLATION IS COMPLETE, LEAK TEST THE COMPLETE SYSTEM USING A MIXTURE OF NITROGEN AND SYSTEM REFRIGERANT PRESSURIZED TO 75 PSIG.
5. AFTER LEAK TESTING, THE ENTIRE PIPING SYSTEM SHALL BE EVACUATED TO 1,500 MICRONS.
6. AFTER EVACUATION, THE SYSTEM SHALL BE CHARGED WITH THE PROPER AMOUNT OF REFRIGERANT FOR DESIGNED OPERATION.
7. THE REFRIGERANT LINES MAY BE PRE-ENGINEERED SYSTEM BY UNIT MANUFACTURER INSTEAD OF MATERIAL LISTED ABOVE.
8. PIPING INSULATION
   A) REFRIGERANT PIPING SUCTION LINE TO BE INSULATED WITH 1" THICK ARMAFLEX PIPE INSULATION.
   B) CONDENSATE DRAIN LINE FROM AHU TO BE INSULATED WITH 1" THICK ARMAFLEX PIPE INSULATION.

DEMOLITION NOTES:

1. MECHANICAL CONTRACTOR SHALL REMOVE ALL EXISTING SUPPLY AND EXHAUST AIR DUCTWORK INCLUDING HANGERS, GRILLES, INSULATION, ETC., NOT REUSED FOR THE NEW SPACE. FIELD VERIFY EXISTING CONDITIONS.
2. MECHANICAL CONTRACTOR SHALL REMOVE ALL EXISTING RETURN AIR DUCTWORK INCLUDING HANGERS, GRILLES, INSULATION, ETC., NOT REUSED FOR THE NEW SPACE. FIELD VERIFY EXISTING CONDITIONS.
3. MECHANICAL CONTRACTOR SHALL REMOVE ALL EXISTING MECHANICAL EQUIPMENT, FANS, AIR HANDLING UNITS, ROOFTOP EQUIPMENT, ETC., COMPLETE ASSOCIATED WITH NEW SPACE UNLESS OTHERWISE NOTED TO REMAIN. ELECTRICAL CONTRACTOR TO DISCONNECT POWER AND THE PLUMBING CONTRACTOR SHALL DISCONNECT ANY AND ALL GAS PIPING. COORDINATE WITH OWNER. SEE ARCHITECTURAL DEMOLITION DRAWINGS FOR FURTHER DETAILS AND INFORMATION.

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Drawing Issue Dates
Permit Set 07/09/2025

Revision Schedule		
#	Description	Date

Grant Home Sites - Tannery

300 E Grant Ave,
Georgetown, OH 45121

STATE OF OHIO
KEVIN K. HERBERT
E-53288
PROFESSIONAL ENGINEER

MECHANICAL SPECIFICATIONS

Architectural

M201

Issue Date 07/09/2025

24240

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Panel ID: A	Voltage: 240 / 120	Panel Type: WOOD OR EQUAL
Location: JC-103	Phase: 1	Encl. Type: NEMA-1
Mounting: SURFACE	Wire: 3	AIC: 10k AIC
Main Type: MAIN LUGS	Bus Amperage: 125 Amps	

All phases to be balanced to within 10% using actual connected loads.

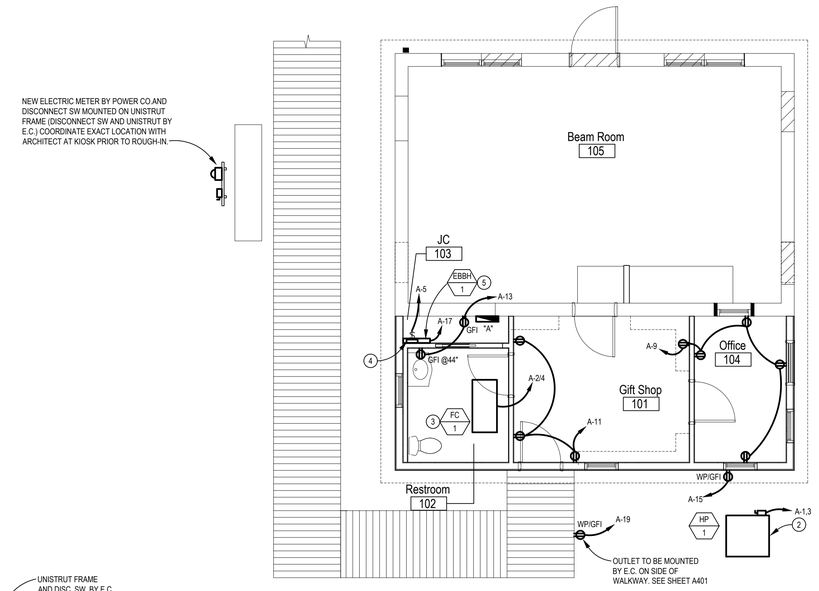
CKT NO.	WIRE SIZE	BRANCH CIRCUIT DESCRIPTION	CKT BKR SIZE	CKT BKR OPTION	N.E.C. LOAD (KVA)	ACTUAL LOAD (KVA)	PHASE	ACTUAL LOAD (KVA)	N.E.C. LOAD (KVA)	CKT BKR OPTION	CKT BKR SIZE	BRANCH CIRCUIT DESCRIPTION	WIRE SIZE	CKT NO.
1	10	HEAT PUMP	25/2		1.584	1.584	A	3.132	3.132		30/2	HEAT PUMP FANCOIL UNIT	10	2
3	10	----	--		1.584	1.584	B	3.132	3.132		--	----	10	4
5	12	WATER HEATER	25/1		2.400	2.400	A	0.000	0.000		20/1	SPARE		6
7	12	LIGHTS	20/1		0.500	0.500	B	0.000	0.000		20/1	SPARE		8
9	12	RECEPTS	20/1		0.900	0.900	A	0.000	0.000		20/1	SPARE		10
11	12	RECEPTS	20/1		0.540	0.540	B	0.000	0.000		20/1	SPARE		12
13	12	RECEPTS	20/1		0.360	0.360	A	0.000	0.000			SPACE		14
15	12	HP RECEPT	20/1		0.180	0.180	B	0.000	0.000			SPACE		16
17	12	BASEBOARD HEATER	15/1		0.500	0.500	A	0.000	0.000			SPACE		18
19	12	RECEPTS	20/1		0.180	0.180	B	0.000	0.000			SPACE		20
21					0.000	0.000	A	0.000	0.000			SPACE		22
23					0.000	0.000	B	0.000	0.000			SPACE		24
25					0.000	0.000	A	0.000	0.000			SPACE		26
27					0.000	0.000	B	0.000	0.000			SPACE		28
29					0.000	0.000	A	0.000	0.000			SPACE		30
31					0.000	0.000	B	0.000	0.000			SPACE		32
33					0.000	0.000	A	0.000	0.000			SPACE		34
35					0.000	0.000	B	0.000	0.000			SPACE		36
37					0.000	0.000	A	0.000	0.000			SPACE		38
39					0.000	0.000	B	0.000	0.000			SPACE		40
41					0.000	0.000	A	0.000	0.000			SPACE		42

Actual Load Panel Summary		N.E.C. Load Panel Summary		Breaker Options (If Used):
Phase A:	8.9 KVA	Phase A:	8.9 KVA	74.0 AMPS
Phase B:	6.1 KVA	Phase B:	6.1 KVA	51.0 AMPS
Total:	15.0 KVA	Total:	15.0 KVA	62.5 AMPS

LIGHTING FIXTURE SCHEDULE

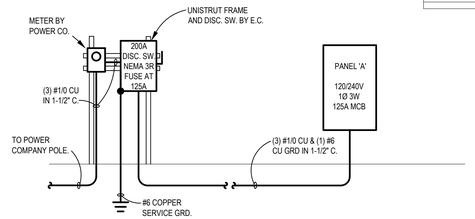
MARK	DESCRIPTION	VOLT	LAMP	MOUNT	MANUFACTURER
R1	6" LED DOWNLIGHT	120V	10.4 W LED 1000 LUM 3500 K	RECESSED CEILING	LITHONIA LDN6-35-10-L06-AR-LSS-TRW-MVOLT-GZ10
W1	VANITY LIGHT	120V	10 W LED	WALL MOUNT ABOVE MIRROR	SELECTED BY OWNER
W2	LED FLOODLIGHT, FURNISH ALL HARDWARE AND ACCESSORIES. MOUNT AND AIM FIXTURE TO MAXIMIZE COVERAGE IN THE SPACE.	120V	19 W LED 3000 LUM 3000 K	WALL VERIFY HEIGHT	LITHONIA ESXF1-ALO-SWW2-KY-DDB
CL1	2' LED STRIP	120V	26.1 W LED 2000 LUM 3500 K	CEILING SUSPENDED	LITHONIA CLX-L24-2000LM-SEF-L/LENS-GZ10 35K-80CRI-HC36-M12
TR1	SINGLE CIRCUIT TRACK LIGHT 2/ LED HEAD, WHITE FINISH. PROVIDE 1 A CURRENT LIMITER FOR EACH SECTION.	120V	7 W LED, PAR 20, 500 LUM, 3000 K	CEILING	HALO L1735P HALO POWER TRAC
EX	EDGE-LIT LED EMERGENCY EXIT LIGHT		LED FURNISHED W / UNIT	WALL ABOVE DOOR	LITHONIA LRP-B-1-RC-120/277-ELN
EMR	EXIT DISCHARGE REMOVE HEAD POWERED FROM "EX"		LED FURNISHED W / UNIT	EXT. WALL ADJACENT TO DOOR	LITHONIA ERE SERIES

NOTES:
1. EQUAL FIXTURES BY COOPER, HUBBELL, LSI, PHILLIPS OR LITHONIA.



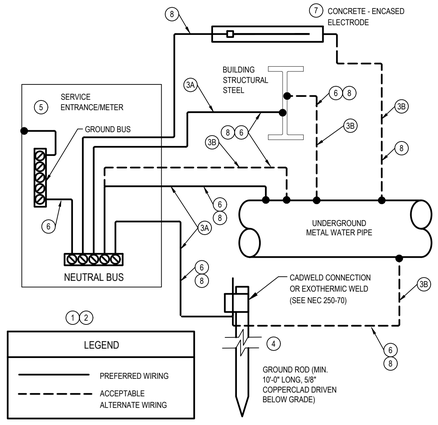
POWER PLAN

SCALE: 3/16 = 1'-0"



ELECTRICAL RISER DIAGRAM

NTS



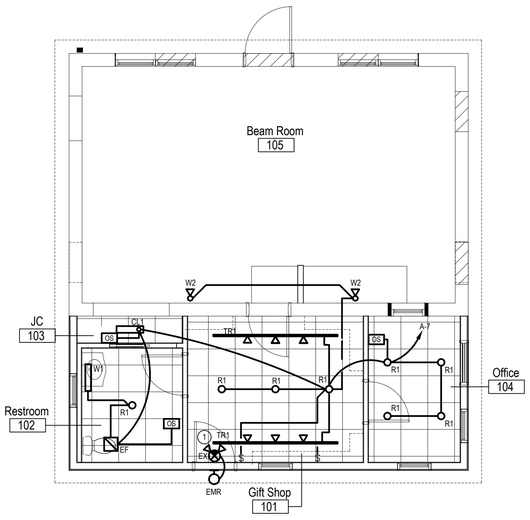
SERVICE ENTRANCE GROUNDING DETAIL

NO SCALE

GROUNDING CODED NOTES:

1. ALL GROUNDING AND BONDING MUST COMPLY WITH NEC ARTICLE 250 AND/ OR LOCAL ORDINANCES.
2. USE NEC TABLE 250-66 TO SIZE BONDING CONDUCTORS/JUMPERS, BONDING JUMPERS MUST BE INSTALLED IN ACCORDANCE WITH NEC ARTICLE 250-68.
3A. BOND GROUND ROD, METAL WATER PIPE, BUILDING STEEL OR METAL (WHERE EFFECTIVELY GROUNDED) AND CONCRETE-ENCASED ELECTRODE (SEE CODED NOTE 7). CONNECTION TO METAL WATER PIPE SHALL BE MADE WITHIN 5 FEET OF POINT OF ENTRANCE OF PIPE PER NEC 250.52 (A) (1).
3B. ALTERNATE BONDING SCHEME: BOND GROUND ROD, BUILDING STEEL OR METAL (WHERE EFFECTIVELY GROUNDED) AND CONCRETE-ENCASED ELECTRODE (SEE CODED NOTE 7) TO METAL WATER PIPE. CONNECTIONS TO METAL WATER PIPE SHALL BE MADE WITHIN 5 FEET OF POINT OF ENTRANCE OF PIPE PER NEC 250.52 (A) (1).
4. LOCATE GROUND ROD OUTSIDE BUILDING WALL NEAR SERVICE ENTRANCE. IF MEASURED RESISTANCE BETWEEN GROUND ROD AND EARTH IS 25 OHMS OR LESS, A SINGLE GROUND ROD IS REQUIRED. IF MEASURED RESISTANCE IS GREATER THAN 25 OHMS, INSTALL SUPPLEMENTAL ELECTRODE, NOT LESS THAN 6'-0" APART FROM ORIGINAL GROUND ROD, PER NEC 250.53 (A) (2) & (3).
5. PROTECT GROUNDING AND BONDING CONDUCTORS WHERE THEY PENETRATE CONCRETE FOUNDATIONS.
6. SIZE CONDUCTOR PER NEC TABLE 250.66 AND NEC ARTICLE 250.66.
7. CONCRETE-ENCASED ELECTRODE ENCASED WITHIN AT LEAST 2 INCHES OF CONCRETE, LOCATED WITHIN AND NEAR THE BOTTOM OF A CONCRETE FOUNDATION OR FOOTING IN DIRECT CONTACT WITH THE EARTH, MINIMUM 20 FOOT LENGTH OF ELECTRICALLY CONDUCTIVE MATERIAL. SEE NEC 250.52 (A) (3).
8. SEE ELECTRICAL RISER FOR MINIMUM SIZE AWG COPPER - PER NEC 250.52 (A) (3).

250.50 GROUNDING ELECTRODE SYSTEM - ALL GROUNDING ELECTRODES AS DESCRIBED IN 250.52(A)(1) THROUGH (A)(7) THAT ARE PRESENT AT EACH BUILDING OR STRUCTURE SERVED SHALL BE BONDED TOGETHER TO FORM THE GROUNDING ELECTRODE SYSTEM. WHERE NONE OF THESE GROUNDING ELECTRODES EXIST, ONE OR MORE OF THE GROUNDING ELECTRODES SPECIFIED IN 250.52(A)(4) THROUGH (A)(8) SHALL BE INSTALLED AND USED.



LIGHTING PLAN

SCALE: 3/16 = 1'-0"

ELECTRICAL CODED NOTES:

1. CONNECT ALL EXIT & EMERGENCY LIGHTS TO LOCAL AREA LIGHTING CIRCUIT AHEAD OF ANY SWITCHING AND AUTOMATIC CONTROLS.
2. HEAT PUMP CONDENSING UNIT, 240V 1Ø. RUN (2) #10 CU & (1) #10 CU GRD IN 3/4" C. FROM A 30A-2P WP. DISC. SW. AT UNIT (BY E.C) TO A 25A-2P BREAKER. MAKE ALL FINAL CONNECTIONS.
3. HEAT PUMP FAN COIL UNIT, 240V 1Ø, 5.0 KW AUX. HEAT. RUN (2) #10 CU & (1) #10 CU GRD FROM INTEGRAL DISCONNECT SWITCH AT UNIT TO A 30A-2P BREAKER IN PANEL. MAKE ALL FINAL CONNECTIONS.
4. INSTANTANEOUS ELECTRIC WATER HEATER, 2.4 KW, 120V 1Ø. RUN 2 #10 & #10 GRD IN 3/4" C. FROM A TOGGLE SWITCH AT UNIT (BY E.C.) TO A 25A-1P BREAKER. MAKE ALL FINAL CONNECTIONS.
5. ELECTRIC BASEBOARD HEATER, 500W 120V 1Ø. RUN 2 #12 & #12 GRD IN 3/4" C. FROM INTEGRAL DISC. SW. TO A 15A 1P BREAKER. CIRCUIT AS SHOWN.

ELECTRICAL SPECIFICATIONS

1. THE REQUIREMENTS AS SET FORTH UNDER GENERAL CONDITIONS, INSTRUCTIONS TO BIDDERS AND GENERAL REQUIREMENTS ARE A PART OF THIS CONTRACT. BIDS SHALL BE BASED ON A COMPLETE/FULL SET OF DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF WORK WITH WORK PERFORMED BY OTHER TRADES.
2. CONTRACTOR SHALL VISIT SITE PRIOR TO BIDDING. BIDS SHALL SERVE AS EVIDENCE OF KNOWLEDGE OF EXISTING CONDITIONS. FIELD VERIFY ALL EXISTING ELECTRICAL LOCATIONS, CONDITIONS ETC. FAILURE TO VISIT THE SITE SHALL NOT RELIEVE THE CONTRACTOR FROM ANY RESPONSIBILITY IN THE PERFORMANCE OF THE ELECTRICAL WORK. BEGINNING OF WORK INDICATES ACCEPTANCE OF EXISTING CONDITIONS.
3. FURNISH ALL LABOR, MATERIALS, TESTING, EQUIPMENT, INCIDENTALS AND TOOLS TO PERFORM ELECTRICAL WORK SHOWN, NOTED OR SCHEDULED FOR A COMPLETE AND FINISHED INSTALLATION. MATERIALS, PRODUCTS AND EQUIPMENT, INCLUDING ALL COMPONENTS THEREOF, SHALL BE NEW AND AS SUCH APPEAR ON THE UNDERWRITERS LABORATORIES LIST OF APPROVED ITEMS AND SHALL BE SIZED IN CONFORMITY WITH REQUIREMENTS OF THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE AND OTHER APPLICABLE CODES, WHICHEVER ARE MORE STRINGENT.
4. ALL WORK IS TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NEC AND ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES. ALL ELECTRICAL EQUIPMENT & MATERIALS SHALL BE U.L. LABELED AND LISTED PER NEC 110.3.
5. SECURE AND PAY FOR ALL REQUIRED PERMITS, FEES, ASSESSMENTS AND INSPECTION CERTIFICATES THAT RELATE TO THE ELECTRICAL CONTRACT. FURNISH APPROVED CERTIFICATE OF FINAL INSPECTION, AND TURN OVER TO OWNER AT COMPLETION OF PROJECT.
6. THESE ELECTRICAL PLANS ARE DIAGRAMMATIC, NOT SHOWING EVERY ITEM IN EXACT LOCATION OR DETAIL. MEASUREMENTS AND LOCATIONS MUST BE FIELD-VERIFIED AND COORDINATED WITH ARCHITECTURAL, PLUMBING, HVAC, FIRE PROTECTION, STRUCTURAL AND OTHER BUILDING DRAWINGS.
7. THE ELECTRICAL CONTRACTOR SHALL FURNISH SHOP DRAWINGS, REVIEWED AND STAMPED APPROVED BY THE CONTRACTOR, FOR APPROVAL BY THE ARCHITECT AND ENGINEER, PRIOR TO ORDERING EQUIPMENT SUCH AS LIGHT FIXTURES, DISTRIBUTION EQUIPMENT, AND FIRE ALARM SYSTEM.
8. CONDUIT SHALL BE STANDARD STEEL RIGID OR EMT (THIN WALL) ACCORDING TO LOCAL CODE REQUIREMENTS. CONDUIT SHALL BE CONCEALED IN FINISHED AREAS, EXCEPT AS OTHERWISE APPROVED BY THE ARCHITECT. THE USE OF SURFACE RACEWAY EXCEPT AS CALLED FOR ON DRAWINGS SHALL REQUIRE APPROVAL OF THE ARCHITECT. EMT CONNECTIONS SHALL BE COMPRESSION OR SET- SCREW TYPE. FLEXIBLE CONDUIT OR TYPE MC CABLE SHALL BE APPROVED FOR CONCEALED BRANCH CIRCUITING AND FOR FINAL CONNECTIONS TO LIGHT FIXTURES, MOTORS AND VIBRATING EQUIPMENT AND WHERE SO USED TO BE GROUNDED WITH A SEPARATE FULL SIZED GREEN GROUNDING CONDUCTOR. EXPOSED FINAL TYPE MC/FLEX CONNECTIONS SHALL BE LIMITED TO 10'-0" IN LENGTH. ARRANGE CIRCUITS SO AS TO AVOID THE USE OF JUNCTION BOXES ABOVE DRYWALL CEILING AREAS; JUNCTION BOXES LOCATED ABOVE LAY-IN CEILINGS ARE ACCEPTABLE.
9. MINIMUM SIZES OF CONDUITS SHALL BE 1/2". ALL CONDUIT AND WIRING SHALL BE RUN PARALLEL OR PERPENDICULAR TO BUILDING WALLS.
10. PROVIDE ALL CUTTING AND PATCHING REQUIRED FOR INSTALLATION OF ELECTRICAL WORK. ALL CORE DRILLING OR CUTTING OF FIRE-RATED FLOORS, SHAFTS AND WALLS SHALL BE FIRE-STOPPED PRIOR TO FINISH PATCHING. ALL PENETRATIONS SHALL BE FIRE SEALED TO MATCH THE FIRE RATING OF THE FLOOR, SHAFT OR WALL PENETRATED.
11. WIRE SHALL BE SINGLE CONDUCTOR COPPER WITH 600 VOLT INSULATION. MINIMUM WIRE SIZE SHALL BE #12 AWG, ALL WIRE AND CABLE SHALL BE NEW AND SHALL BE BROUGHT TO THE SITE IN UNBROKEN PACKAGES. INCREASE CONDUCTOR BY ONE SIZE FOR EVERY 150' INCREMENT OF DISTANCE FROM THE PANEL BOARD FOR 120 VOLT CIRCUITS. GENERAL WIRING SHALL BE THW, THWN, THHN, OR XHHW. ALUMINUM CONDUCTORS ARE NOT PERMITTED. TYPE "NM" WIRING IS APPROVED FOR CONCEALED BRANCH CIRCUIT WIRING.
12. FURNISH AND INSTALL A COMPLETE WIRED GROUNDING SYSTEM FOR ELECTRICAL SERVICE ENTRANCE, ELECTRICAL EQUIPMENT AND CIRCUITS AS SHOWN ON THE DRAWINGS AND REQUIRED PER N.E.C. ARTICLE 250. ALL GROUNDING CONDUCTORS SHALL BE GREEN, WHERE EXPOSED IN PANEL, OUTLETS, BOXES, ETC.
13. RECEPTACLES SHALL BE 20 AMP, 3-WIRE GROUNDING TYPE EQUAL TO HUBBELL 5362. WALL SWITCHES SHALL BE 20 AMP SPECIFICATION GRADE, RATED AT 120 VOLT OR 277 VOLT AS REQUIRED. ALL DEVICE COVERPLATES SHALL BE PASS AND SEYMOUR OR EQUAL.
14. PROVIDE BRANCH CIRCUIT PANELS WHICH SHALL BE OF THE BOLTED CIRCUIT BREAKER TYPE WITH SOLID COPPER BUSSING FULL SIZED NEUTRAL, 25% GROUND BUSSING, OVERALL HINGED/LOCKABLE DOOR, AND TYPEWRITTEN DIRECTORY INSIDE DOOR. ALL SERVICE ENTRANCE EQUIPMENT SHALL BEAR THE MANUFACTURER'S LABEL WHICH SHALL STATE THAT THE EQUIPMENT IS RATED FOR SERVICE ENTRANCE APPLICATION IN ACCORDANCE WITH N.E.C. #230-70. LOAD BALANCE ALL ELECTRICAL PHASES AT PANEL. TWO AND THREE POLE BREAKERS SHALL BE COMMON TRIP TYPE. SQUARE D OR EQUAL BY EATON, CUTLER-HAMMER, OR GENERAL ELECTRIC.
15. PROVIDE SAFETY AND DISCONNECT SWITCHES, FUSED OR NONFUSED, AS CALLED FOR ON DRAWINGS AND AS REQUIRED BY CODE. FUSES AS MANUFACTURED BY BUSSMAN OR EQUAL. DISCONNECT SWITCHES THAT ARE INSTALLED AT AIR CONDITIONING EQUIPMENT, HEAT PUMPS, ETC SHALL BE FUSED IN ACCORDANCE WITH THE EQUIPMENT'S NAME PLATE REQUIREMENTS PER N.E.C. 440-21 & 110-3B. SWITCHES SHALL BE GENERAL DUTY, QUICK MAKE/QUICK BREAK TYPE, FUSIBLE OR NON-FUSIBLE. LOAD AND HORSEPOWER RATED AS MANUFACTURED BY SQUARE D, EATON, CUTLER HAMMER, OR GENERAL ELECTRIC, WEATHERPROOF WHERE APPLICABLE.
16. PROVIDE ARC-FLASH HAZARD WARNING LABELS ON ALL ELECTRICAL EQUIPMENT INCLUDING SWITCHBOARDS, PANELBOARDS, MOTOR CONTROLLERS, AND ANY OTHER EQUIPMENT LIKELY TO REQUIRE EXAMINATION, ADJUSTMENT, SERVICING OR MAINTENANCE WHILE ENERGIZED. THE LABELS SHALL BE LOCATED SO AS TO BE CLEARLY VISIBLE TO QUALIFIED PERSONS BEFORE EXAMINATION.
17. OUTLET BOXES AND COVERS SHALL BE GALVANIZED, ONE-PIECE PRESSED STEEL KNOCKOUT. JUNCTION, PULL BOXES AND COVERS SHALL BE GALVANIZED STEEL, CODE GAUGE SIZE. INSTALL BOXES RIGIDLY ON BUILDING STRUCTURE AND SUPPORT INDEPENDENTLY OF THE CONDUIT SYSTEM. ALSO PROVIDE APPROPRIATE BOX EXTENSIONS TO EXTEND BOXES TO FINISHED FACES OF WALLS ETC. ALL OUTLET BOXES TO HAVE SUITABLE BLOCKING BEHIND THEM TO MINIMIZE THE DEFLECTION THAT OCCURS WHEN PLUGGING/UNPLUGGING INTO THESE DEVICES.
18. ELECTRICAL CONTRACTOR SHALL PROVIDE TEMPORARY SERVICE AND PROVIDE LIGHTING, POWER AND WIRING AS REQUIRED TO FACILITATE APPLICABLE TEMPORARY NEEDS FOR ALL TRADES. HE SHALL FURNISH EXTENSION CORDS FOR HIS OWN USE. ANY TEMPORARY WIRING, FUSES, ETC., SHALL BE REMOVED UPON COMPLETION OF THE PROJECT. PROVIDE GROUND FAULT PROTECTION AS REQUIRED BY N.E.C. AND LOCAL CODES.
19. PROVIDE ELECTRICAL SERVICE AS SHOWN ON THE DRAWINGS. FIELD VERIFY EXACT REQUIREMENTS PRIOR TO BIDS. ALL WORK NOT SPECIFICALLY NOTED AS BEING BY THE OWNER OR POWER COMPANY SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR. COORDINATE ENTIRE INSTALLATION WITH POWER COMPANY. PROVIDE EQUIPMENT THAT IS COMPATIBLE WITH AVAILABLE FAULT CURRENT LEVELS AND PROVIDE "CABLE LIMITERS" IF NECESSARY FOR SYSTEM COORDINATION. FIELD VERIFY EXACT TYPE, SIZE, LOCATION, ETC. OF EXISTING UTILITIES PRIOR TO BIDDING PROJECT.
20. SERVICE EQUIPMENT SHALL BE LEGIBLY MARKED IN THE FIELD WITH THE AVAILABLE FAULT CURRENT & CURRENT DATE.
21. ALL ELECTRIC WORK SHALL BE INSTALLED SO AS TO BE READILY ACCESSIBLE FOR OPERATING, SERVICING, MAINTAINING AND REPAIRING. HANGERS SHALL INCLUDE ALL MISCELLANEOUS STEEL SUCH AS CHANNELS, RODS, ETC., NECESSARY FOR THE INSTALLATION OF WORK AND SHALL BE FASTENED TO BUILDING STEEL, CONCRETE OR MASONRY, BUT NOT PIPING OR DUCTWORK. ALL CONDUIT SHALL BE CONCEALED WHEREVER POSSIBLE. CONDUITS SHALL BE IN STRAIGHT LINES PARALLEL WITH OR AT RIGHT ANGLES TO COLUMN LINES OR BEAMS AND SEPARATED AT LEAST 3 INCHES FROM WATER LINES WHEREVER THEY RUN ALONGSIDE OR ACROSS SUCH LINES. ALL CONDUCTORS SHALL BE IN CONDUIT, DUCTS OR OTHER CODE APPROVED RACEWAYS.
22. PANELBOARDS AND DISCONNECT SWITCHES SHALL BE IDENTIFIED WITH ENGRAVED BAKELITE NAMEPLATES AS TO DESIGNATION AND VOLTAGE.
23. MATERIALS, EQUIPMENT AND INSTALLATION SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM DATE OF ACCEPTANCE. DEFECTS APPEARING IN THAT PERIOD SHALL BE CORRECTED AT THE ELECTRICAL CONTRACTOR'S EXPENSE. FOR THE SAME PERIOD, ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO PREMISES CAUSED BY DEFECTS IN WORKMANSHIP OR IN THE WORK OR EQUIPMENT FURNISHED AND/OR INSTALLED BY THE ELECTRICAL CONTRACTOR.
24. IT IS THE INTENT THAT THE FOREGOING WORK SHALL BE COMPLETE IN EVERY RESPECT AND THAT ANY MATERIAL OR WORK NOT SPECIFICALLY MENTIONED OR SHOWN ON THE DRAWINGS, BUT NECESSARY TO FULLY COMPLETE THE WORK SHALL BE FURNISHED.
25. THE ELECTRICAL SERVICE SHOWN ON THE PLAN IS SHOWN FOR INTENT, ONLY. THE ELECTRICAL CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL COMMUNICATION AND COORDINATION WITH THE UTILITY COMPANY, INCLUDING THE EXACT LOCATION FOR CONNECTING TO THE INCOMING PRIMARY SERVICE AND THE REQUIREMENTS FOR PRIMARY ELECTRIC SERVICE. THE EXACT LOCATION OF THE TRANSFORMER AND CT ENCLOSURE, THE METER, GROUNDING REQUIREMENTS AND THE REQUIREMENTS FOR THE SECONDARY CONDUITS AND CONDUCTORS.
26. PROVIDE O & M MANUALS & AS-BUILT DRAWINGS TO THE OWNER WITH-IN 30 DAYS OF FINAL ACCEPTANCE.

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Drawing Issue Dates
Permit Set 07/09/2025

Revision Schedule		
#	Description	Date

Grant Home Sites - Tannery

300 E Grant Ave,
Georgetown, OH 45121

STATE OF OHIO
VIRGIL W. ELLETT
E-86261
REGISTERED PROFESSIONAL ENGINEER

ELECTRICAL PLAN

Architectural

E101

Issue Date 07/09/2025

24240

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