

| NO. | DATE       | REVISION DESCRIPTION                                 |
|-----|------------|--|
| 1   | 01/17/2022 | REVISED PERMITS AND MARKING FIRE DEPARTMENT COMMENTS |
| 2   | 04/13/2022 | REVISED FOR WANS GRADING PERMITS                     |



REDWOOD  
**MIAMISBURG**  
CITY OF MIAMISBURG, MONTGOMERY COUNTY, OHIO

**GRADING & DRAINAGE PLAN**

|                       |            |
|-----------------------|------------|
| ISSUE SUBMITTAL DATE: | 10/29/2021 |
| JOB NO.:              | 757730     |
| DESIGN:               | TPL        |
| DRAWN:                | JWH        |
| CHECKED:              | BAP        |
| SHEET NO.:            | C4.0       |



COPYRIGHT: THESE DRAWINGS ARE THE PROPERTY OF CESO, INC.

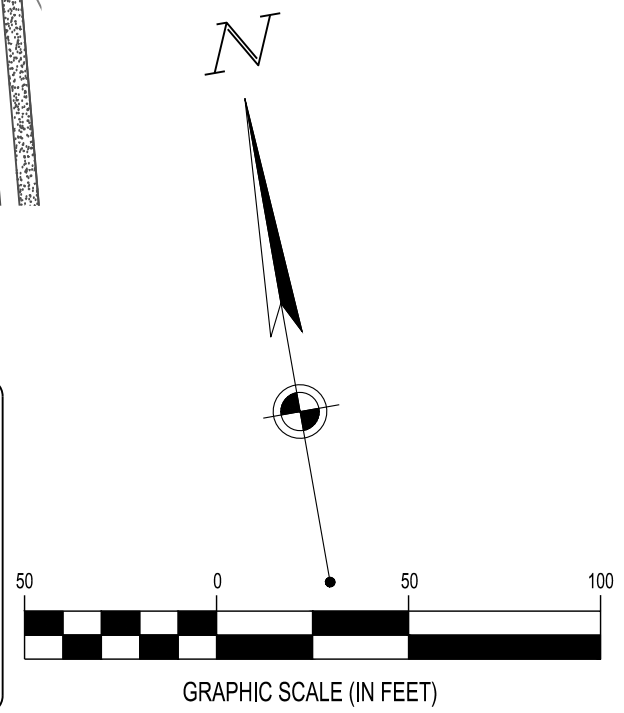
**LEGEND**

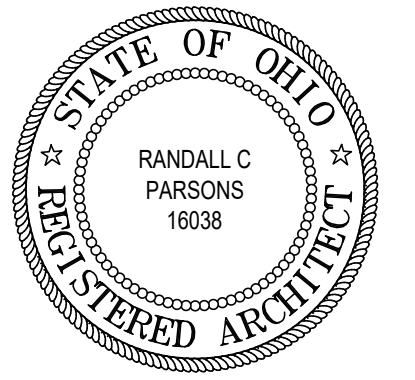
- SEE SHEET C1.5-C1.6 FOR EXISTING FEATURES
- 730 — PROPOSED MAJOR CONTOUR
- 728 — PROPOSED MINOR CONTOUR
- LOD — LIMITS OF DISTURBANCE
- FFE — FINISH FLOOR ELEVATION
- GFE — GARAGE FLOOR ELEVATION
- HP — HIGH POINT
- 8" FB — FOUNDATION BREAK
- > — PROPOSED SWALE
- — PROPOSED STORM SEWER
- — PROPOSED STORM MANHOLE/INLET
- — PROPOSED STORM CURB INLET
- — PROPOSED STORM OUTLET
- — FLOW ARROW
- ⊗ — STORM SEWER STRUCTURE NUMBER

**GENERAL NOTES:**

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY OF MIAMISBURG, MONTGOMERY COUNTY, ODOT, AND O.S.H.A. STANDARDS. THE CONTRACTOR SHALL OBTAIN FINAL PERMITTING AND APPROVAL/INSPECTIONS AS REQUIRED FROM THE LOCALITY.
2. STORM SEWER STRUCTURES SHALL CONFORM TO ODOT AND CITY OF MIAMISBURG STANDARD CONSTRUCTION DRAWINGS.
3. ALL ELECTRICAL, TELECOMMUNICATION, AND GAS TO BE DESIGNED BY OTHERS.
4. REFER TO GEOTECHNICAL REPORT FOR SITE PREPARATION RECOMMENDATIONS.
5. PROVIDE SPIDER DRAINS ON ALL PROPOSED INLET BASINS IN PAVEMENT.
6. PROVIDE UNDERDRAINS ALONG CENTER LINE OF THE PROPOSED INVERTED CROWN ROADS. SEE TYPICAL ROADWAY SECTION.

|  |                |
|--|----------------|
| <b>BENCHMARK</b>   | DATUM: NAVD 88 |
| BM "A": EAST ARROW BOLT ON HYDRANT 862.06                |                |
| BM "B": EAST ARROW BOLT ON HYDRANT 867.04                |                |
| *REFER TO COVER SHEET FOR COMPLETE BENCHMARK INFORMATION |                |





REVISIONS

phone 330.666.5770  
 fax 330.666.8812  
 3660 Embassy Parkway  
 Fairlawn, OH 44333

**MPG**  
 MANN • PARSONS • GRAY  
 ARCHITECTS  
 mpg-architects.com

OVERALL FOUNDATION BLDGS.: EE, FF

PROJECT #: 33521 DATE: JULY 27, 2022

REDWOOD MIAMISBURG

MIAMISBURG OH, 45449



**A1.39**  
 32 OF 137

- FLAG NOTES:**
- ELEVATION OF GARAGE SLAB AT GARAGE / UNIT WALL - SEE CIVIL.
  - ELEVATION OF GARAGE SLAB AT O.H. GARAGE DOOR - SEE CIVIL.
  - STEPPED FOOTING.
  - STEPPED SLAB - REFER TO CIVIL DRAWINGS.

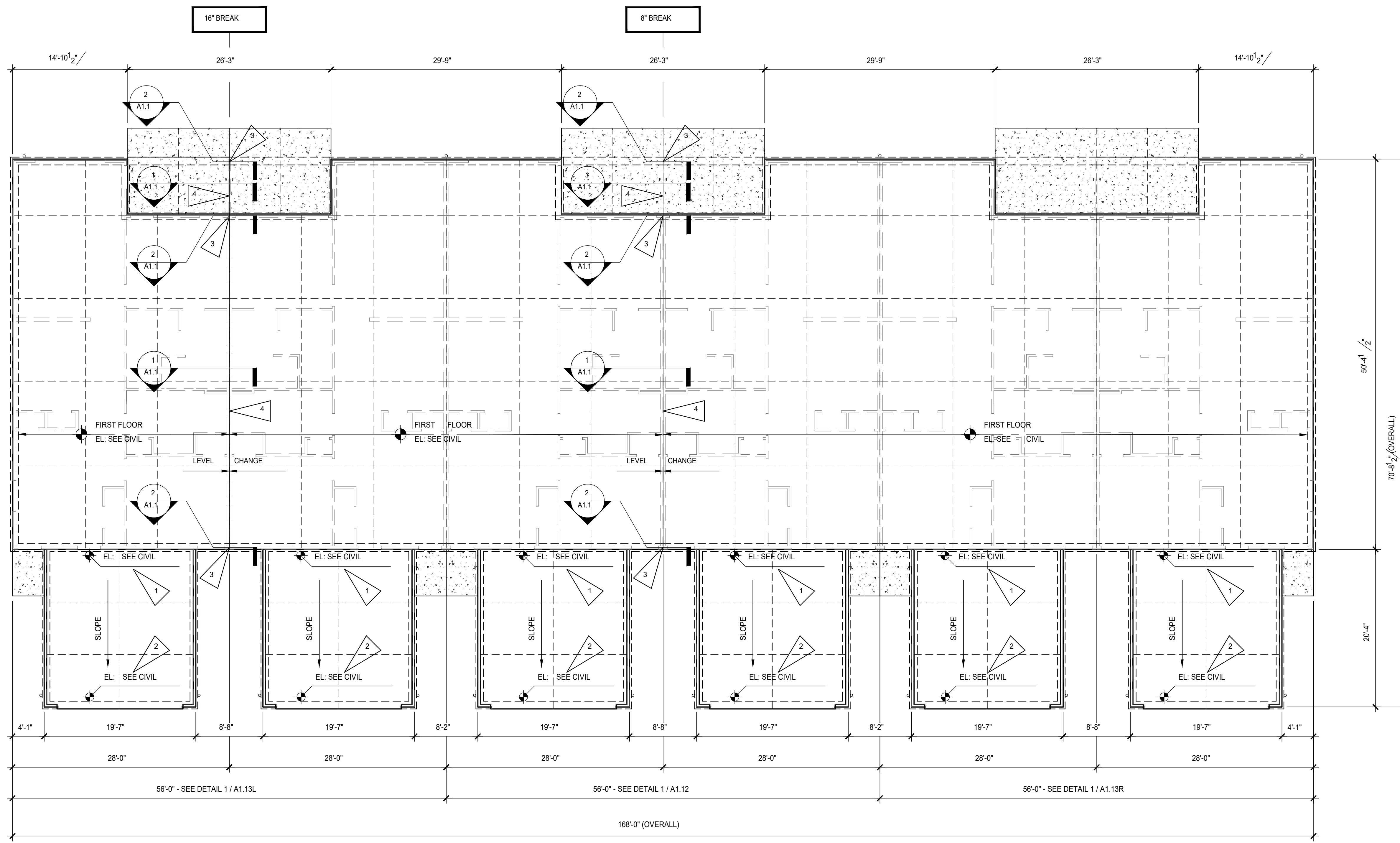
**NOTES:**

REFER TO ENLARGED FOUNDATION PLANS FOR CORRESPONDING PLANS FOR LABELED UNITS.

FINISHED FLOOR AND GARAGE FLOOR ELEVATION INFORMATION IS TO BE OBTAINED FROM THE CIVIL DRAWINGS.

**\*\* FOUNDATION NOTE: \*\***

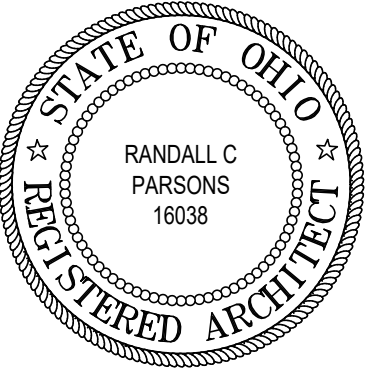
FOUNDATION DIMENSIONS SHOWN ARE TO THE OUTSIDE EDGE OF THE RIGID INSULATION AND STEM WALLS.



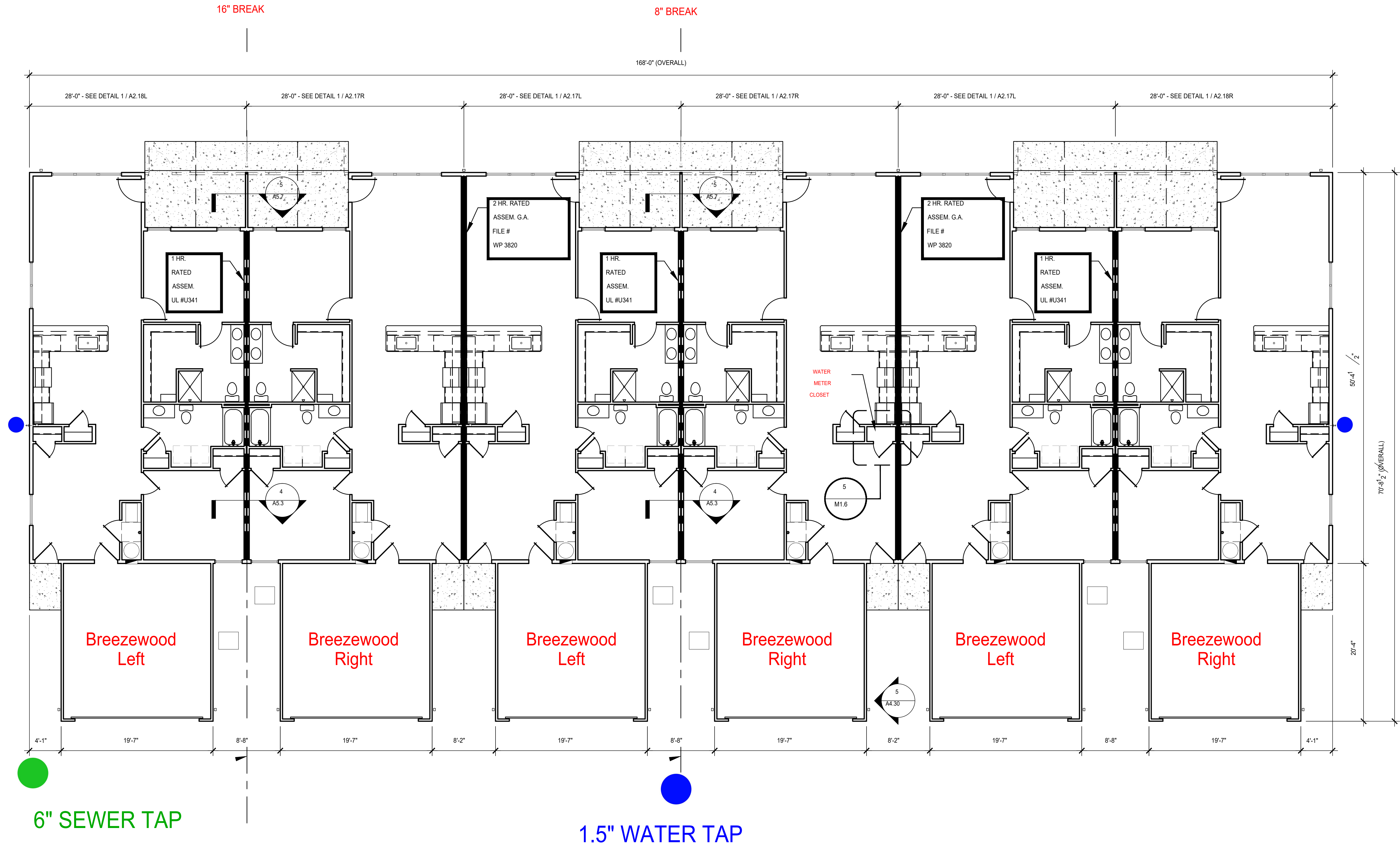
**OVERALL FOUNDATION PLAN**  
 SCALE : 3/32" = 1'-0" BUILDING: FF

# BUILDING FF

3 - Breezewood Right  
3 - Breezewood Left



REVISIONS



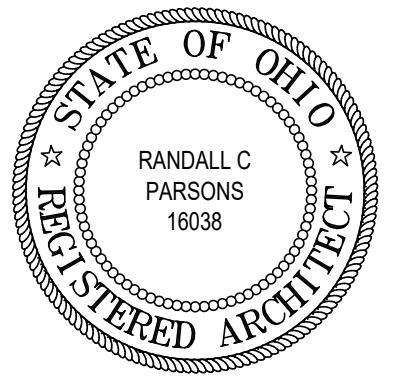
phone 330.666.5770  
fax 330.666.8812  
3660 Embassy Parkway  
Fairlawn, OH 44333  
mpg-architects.com



OVERALL FLOOR PLANS - BLDGS.; EE, FF  
DATE: JULY 27, 2022  
PROJECT #: 33521  
REDWOOD MIAMISBURG  
MIAMISBURG OH, 45449



A2.37  
68 OF 137



REVISIONS

phone 330.666.5770  
fax 330.666.8812  
3660 Embassy Parkway  
Fairlawn, OH 44333



BREEZEWOOD LEFT PLAN

DATE: JULY 27, 2022

PROJECT #: 33521

REDWOOD MIAMISBURG

MIAMISBURG OH, 45449

A2.17L

46 OF 137

FLAG NOTES:

- 1. PROVIDE WOOD BLOCKING IN WALLS AS REQUIRED FOR GRAB BAR MOUNTING. SEE INTERIOR ELEVATIONS SHEET A6.2 FOR MORE INFORMATION.
2. 30" x 30" CLEAR FLOOR SPACE FOR MAINTENANCE OF APPLIANCES
3. SAW CUT - SEE FOUNDATION SHEETS.
4. EXTEND DRYWALL TIGHT TO UNDERSIDE OF CEILING DRYWALL.
5. ELECTRICAL PANEL. SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION.
6. PROVIDE (1) 12" WIRE SHELF WITH INTEGRAL COAT ROD. MOUNT ROD AT +54" A.F.F.
7. REINFORCED CONCRETE ADA ACCESSIBLE WALK (1:20 SLOPE MAXIMUM). REFER TO CIVIL DRAWINGS FOR GRADES. RISE NOT TO EXCEED 6".
8. PROVIDE PLUMBING ACCESS PANEL.
9. 4" REINFORCED CONCRETE SLAB WITH FIBER MESH OVER 2" COMPACTED GRAVEL. SLOPE AWAY FROM UNIT.
10. FRAME DOWN AT VAULTED TRUSS TO MATCH BOTTOM CHORD OF STD TRUSS.
11. PROVIDE (4) WIRE SHELVES WITH SUPPORT BRACKETS.
12. HORIZONTAL SIDED PRIVACY WALL.
13. VINYL CLAD INSULATED WINDOWS ARE BASED ON SIMONTON STANDARD WINDOW SIZES. SUBMIT ALTERNATE WINDOWS BASED ON NEAREST AVAILABLE STANDARD SIZE. SUBJECT TO OWNERS APPROVAL. (MEETS OR EXCEEDS FIRST FLOOR OBC EGRESS REQUIREMENTS AT BEDROOM). WRAP (3) SIDES OF WINDOW OPENING WITH GYP. BD. INSTALL 1x TRIM WITH CASING ON SILL.
14. PROVIDE (1) 12" WIRE SHELF WITH LATERAL COAT ROD. MOUNT ROD AT +54" A.F.F. ON SIDE WALL AND (2) WIRE SHELVES/COAT RODS ON REAR WALL.
15. 4" STEP DOWN - SEE 12/A1.0.
16. DOWN SPOUT - REFER TO FOUNDATION AND CIVIL DRAWINGS.
17. NOT USED.
18. WASHER AND DRYER SUPPLIED BY TENANT PROVIDE PLUMBING CONNECTION BOX FOR WASHING MACHINE ON LEFT AND DRYER VENT ON RIGHT (VENT THROUGH ATTIC). SEE PLUMBING AND MECHANICAL DRAWINGS FOR MORE INFORMATION.
19. WASHER TO BE INSTALLED ON LEFT SIDE OF OPENING. DRYER TO BE INSTALLED ON RIGHT SIDE.
20. ICE MAKER WATER SOURCE.
21. 1'-0" STONE RETURN.
22. SCREENED IN PORCH WITH DOOR.

WALL TYPE LEGEND

- A 1/2" GYP. BD. EACH SIDE OF 2x4 WOOD STUDS AT 24" O.C. BUILD WALL TIGHT TO BOTTOM CHORD OF TRUSSES. USE MOISTURE RESISTANT GYP. BD. AT WET/RESTROOM SIDE OF WALL.
A1 1/2" GYP. BD. ON ONE SIDE OF 2x4 WOOD STUDS AT 24" O.C. BUILD WALL TIGHT TO BOTTOM CHORD OF TRUSSES. USE MOISTURE RESISTANT GYP. BD. AT WET/RESTROOM SIDE OF WALL.
A2 1/2" GYP. BD. EACH SIDE OF 2x6 WOOD STUDS AT 12" O.C. BUILD WALL TIGHT TO BOTTOM CHORD OF TRUSSES. USE MOISTURE RESISTANT GYP. BD. AT WET/RESTROOM SIDE OF WALL.
A3 1/2" GYP. BD. ON ONE SIDE OF 2x6 WOOD STUDS AT 24" O.C. WITH R-21 KRAFT FACED BATT INSULATION. BUILD WALL ABOVE WALL TYPE 'A'.
B 1/2" GYP. BD. EACH SIDE OF 2x4 WOOD STUDS AT 24" O.C. BUILD WALL TO 8'-1" A.F.F. CAP WITH 1/2" GYP. BD.
C LOW-WALL: 1/2" GYP. BD. EACH SIDE OF 2x6 WOOD STUDS AT 24" O.C. BUILD WALL TO UNDERSIDE OF COUNTERTOP, +/- 34 1/2" A.F.F.
D EXTERIOR WALL CONSTRUCTION - 2x4 AT 24" O.C. UPPER WALL: HORIZONTAL SIDING OVER TYVEK WRAP OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x4 WOOD STUDS AT 24" O.C. WITH 5/8" GYP. BD. INTERIOR. LOWER WALL: STONE VENEER OVER 1/16" PROSOCO R-GUARD SYSTEM (OR APPROVED EQUAL) OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x4 WOOD STUDS AT 24" O.C. WITH 5/8" GYP. BD. INTERIOR. REFER TO ELEVATIONS FOR STONE LOCATIONS.
D1 EXTERIOR WALL CONSTRUCTION - 2x6 AT 24" O.C. UPPER WALL: HORIZONTAL SIDING OVER TYVEK WRAP OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x6 WOOD STUDS AT 24" O.C. WITH R-21 KRAFT-FACED BATT INSULATION AND 5/8" GYP. BD. INTERIOR. LOWER WALL: STONE VENEER OVER 1/16" PROSOCO R-GUARD SYSTEM (OR APPROVED EQUAL) OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x6 WOOD STUDS AT 24" O.C. WITH R-21 KRAFT-FACED BATT INSULATION AND 5/8" GYP. BD. INTERIOR. REFER TO ELEVATIONS FOR STONE LOCATIONS.
D2 NOT USED.
D3 EXTERIOR WALL CONSTRUCTION - 2x6 AT 24" O.C. HORIZONTAL SIDING OVER TYVEK WRAP OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x6 WOOD STUDS AT 24" O.C. WITH R-21 KRAFT-FACED BATT INSULATION AND 5/8" GYP. BD. INTERIOR.
D4 EXTERIOR WALL CONSTRUCTION - 2x4 AT 24" O.C. HORIZONTAL SIDING OVER TYVEK WRAP OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x4 WOOD STUDS AT 24" O.C. WITH 5/8" GYP. BD. INTERIOR.
E ONE-HOUR RATED SEPARATION WALL - 2x4 AT 24" O.C. (1) LAYER 5/8" TYPE 'X' GYP. BD. ONE SIDE OF 2x4 WOOD STUDS AT 24" O.C. WITH 3 1/2" SOUND ATTENUATING BATT INSULATION, 1" AIR SPACE, 2x4 WOOD STUDS AT 24" O.C. WITH 3 1/2" SOUND ATTENUATING BATT INSULATION AND (1) LAYER 5/8" TYPE 'X' GYP. BD. 1 HOUR RATING PER U.L. 341. SEE 1/A5.1, 5/A5.1, AND SHEET A5.0.
E1 NOT USED.
F GARAGE / UNIT SEPARATION WALL - 2x6 AT 24" O.C. 2x6 WOOD STUDS AT 24" O.C. WITH 5/8" TYPE 'X' GYP. BD. EACH SIDE WITH R-21 KRAFT-FACED BATT INSULATION. BUILD WALL TIGHT TO TRUSS BOTTOM CHORD. SEE 3/A5.2.
G NOT USED.
H TWO-HOUR RATED SEPARATION WALL - 2x4 AT 16" O.C. (2) LAYERS 5/8" TYPE 'X' GYP. BD. ONE SIDE OF 2x4 WOOD STUDS AT 16" O.C. WITH 3 1/2" SOUND ATTENUATING BATT INSULATION, 1" AIR SPACE, 2x4 WOOD STUDS WITH 3 1/2" SOUND ATTENUATING BATT INSULATION AND (2) LAYERS 5/8" TYPE 'X' GYP. BD. ONE SIDE. BUILD WALL TIGHT TO UNDERSIDE OF ROOF SHEATHING. (GA FILE # WP3820) SEE 4/A5.1 AND SHEET A5.0.
J EXTERIOR SEPARATION WALL: SIDING OVER TYVEK WRAP OVER 7/16" O.S.B. SHEATHING BOTH SIDES OF 2x4 WOOD STUDS AT 24" O.C.

SYMBOLS LEGEND

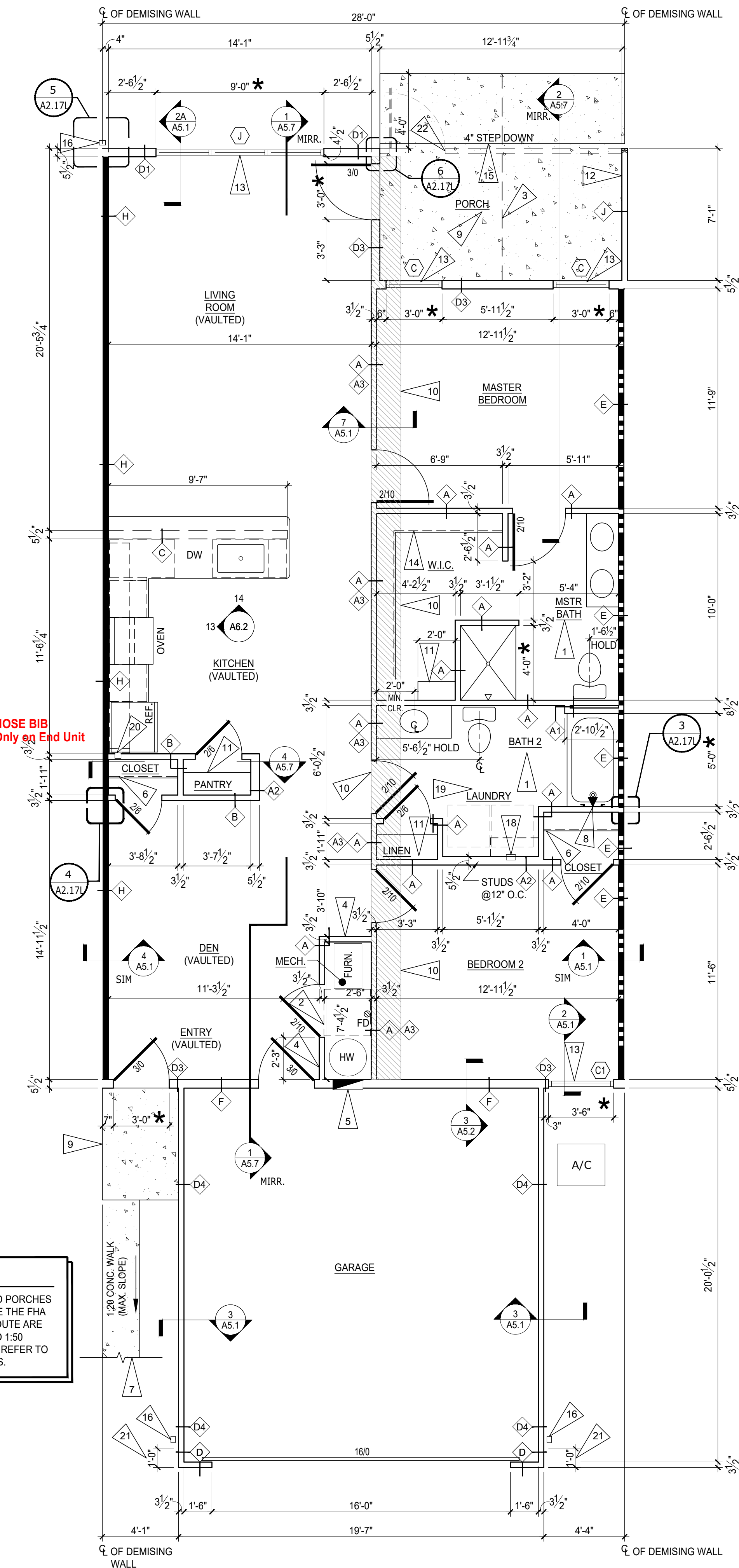
- W INDICATES WALL CONSTRUCTION TYPE. REFER TO THIS SHEET FOR DETAILED ASSEMBLY DESCRIPTIONS
ROOM NAME INDICATES ROOM NAME REFER TO SHEET A6.8 FOR ROOM FINISH MATERIALS
TYPICAL SECTION AND DETAIL FLAGS: REFERS TO SECTION OR ELEVATION NUMBER REFERS TO DRAWING SHEET NUMBER
A INDICATES WINDOW TYPES- REFER TO SHEET A6.8 FOR WINDOW SCHEDULE
2/10 INDICATES DOOR SIZES- REFER TO SHEET A6.8 FOR DOOR AND FRAME MATERIALS AND ELEVATIONS
INDICATES RATED SEPARATION WALL, 1 HOUR: UL RATING #U-341 OR GA FILE NO. WP3370. RUN TIGHT TO UNDERSIDE OF ROOF SHEATHING
INDICATES RATED SEPARATION WALL, 2 HOUR: G.A. FILE NO. WP-3820. RUN TIGHT TO UNDERSIDE OF ROOF SHEATHING.

NOTES:

- 1. ALL SINGLE STORY UNITS MUST MEET FAIR HOUSING ACT ACCESSIBILITY GUIDELINES FOR ADAPTABILITY.
2. THESE ARE TYPE 'B' DWELLING UNITS AS PER ICC A117.1-2009, SECTION 1004.
\* VERIFY ROUGH OPENING WITH DOOR, WINDOW OR FIXTURE MANUFACTURER PRIOR TO WOOD FRAMING.
\*\* WALL SECTION NOTE: REFER TO EXTERIOR ELEVATION SHEETS FOR EXTERIOR FINISHES.

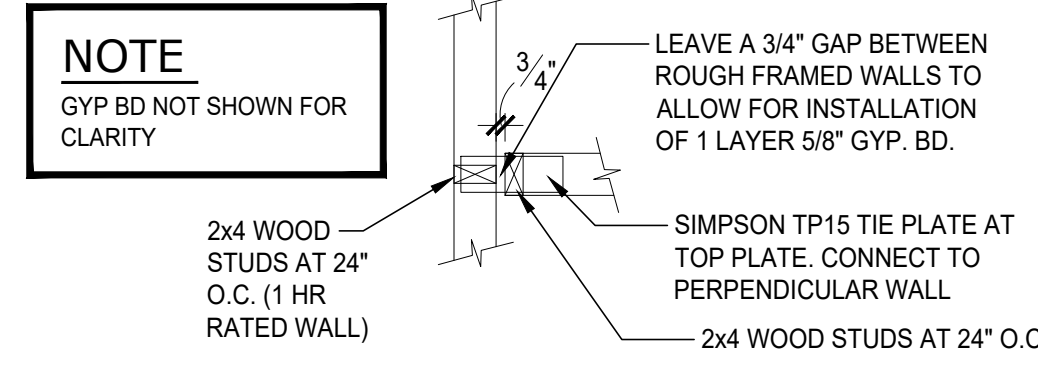
GENERAL FLOOR PLAN NOTES:

- 1. ALL PARTITION DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD, AND/OR FACE OF MASONRY, UNLESS NOTED OTHERWISE.
2. VERIFY ALL DIMENSIONED CONDITIONS IN THE FIELD. WHEN DIMENSIONS AND/OR CONDITIONS AS INDICATED ON THE DRAWINGS CONFLICT WITH ACTUAL, CONTACT THE ARCHITECT FOR CLARIFICATION.
3. WALL THICKNESS INDICATED ON FLOOR PLAN(S) SHALL BE CONSTANT FOR THE ENTIRE LENGTH OF WALL (U.N.O.)
4. PROVIDE BEHIND WALL REINFORCING AND BLOCKING AS REQUIRED BEHIND DOOR STOPS, ATTACHMENT OF MILLWORK, CASEWORK, TOILET ACCESSORIES, ETC. SEE SHEET A6.2 FOR MORE INFORMATION.
5. ALL EXTERIOR CORNERS THROUGHOUT SPACE TO HAVE METAL CORNER BEADS.

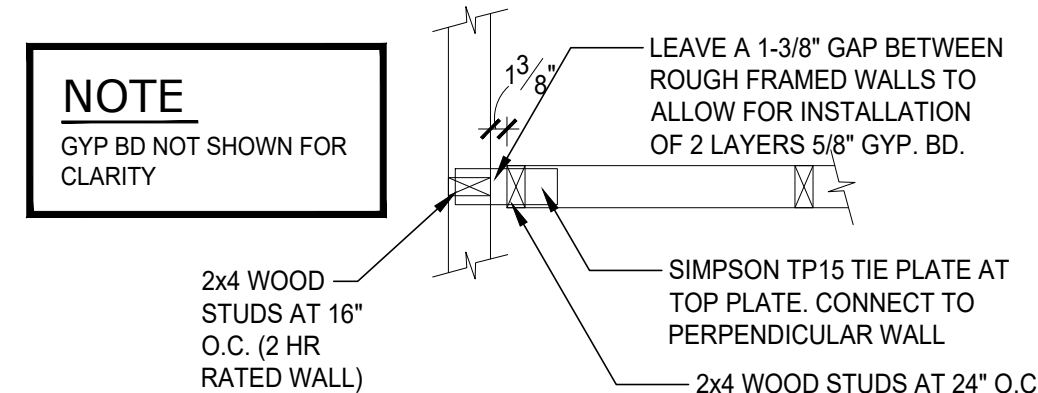


1 BREEZEWOOD - LEFT PLAN SCALE: 1/4" = 1'-0"

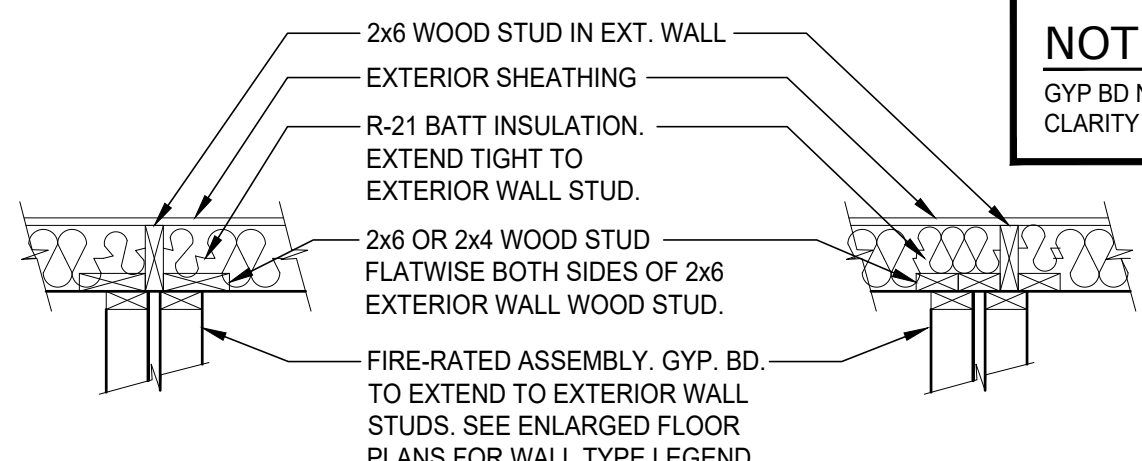
2 NOT USED SCALE: 3/4" = 1'-0"



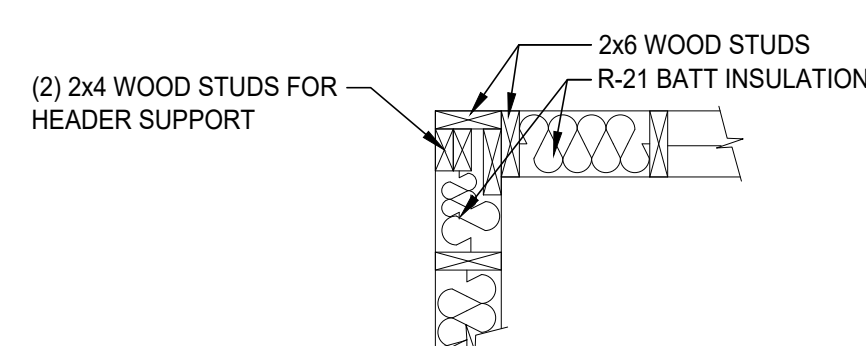
3 TYP. FRAMING - 1 HR WALL SCALE: 3/4" = 1'-0"



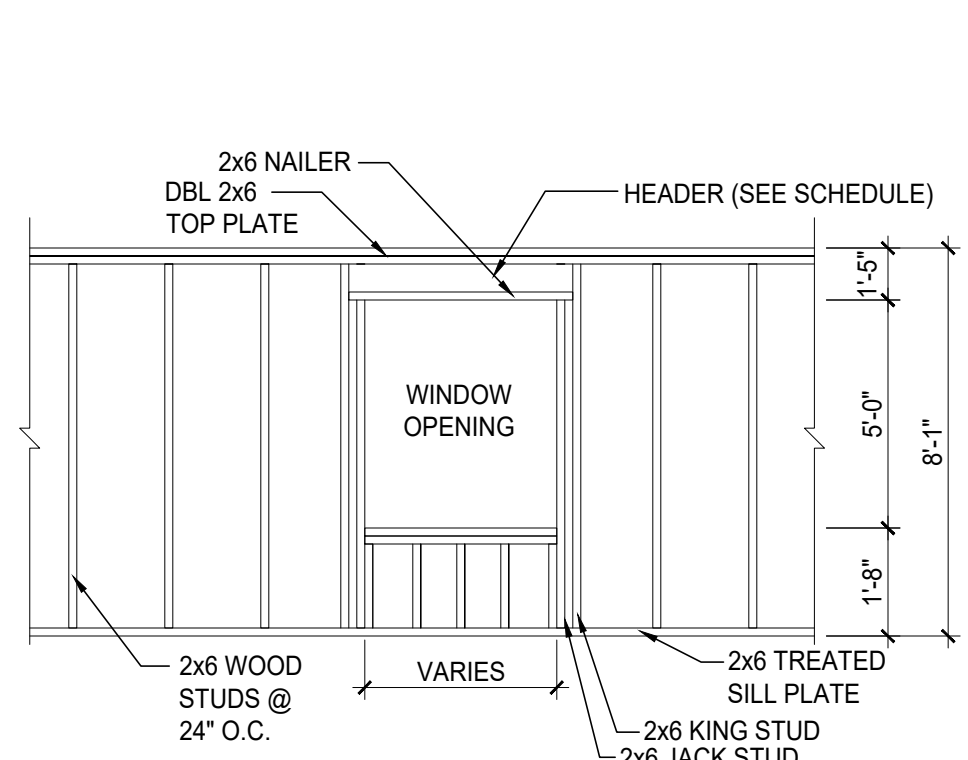
4 TYP. FRAMING - 2 HR WALL SCALE: 3/4" = 1'-0"



5 FRAMING - EXTERIOR WALL (CENTERED & OFFSET) SCALE: 3/4" = 1'-0"



6 FRAMING - HEADER SUPPORT SCALE: 3/4" = 1'-0"



7 TYP. WALL FRAME SCALE: 1/4" = 1'-0"

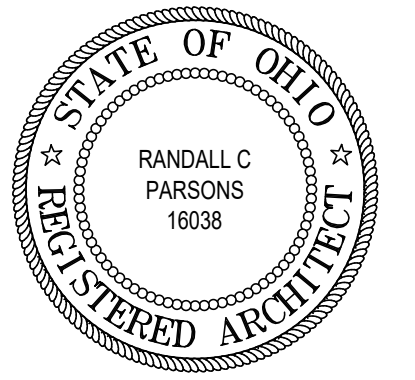
NOTE WALKWAYS AND PORCHES THAT COMPRISE THE FHA ACCESSIBLE ROUTE ARE NOT TO EXCEED 1:50 CROSS SLOPE. REFER TO CIVIL DRAWINGS.

NOTE GYP BD NOT SHOWN FOR CLARITY

NOTE SHEATHING AND GYP. BD. NOT SHOWN FOR CLARITY

NOTE ORIENT WOOD STUDS SO AS TO ALLOW MAXIMUM AMOUNT OF INSULATION IN CORNER.

HOSE BIB Only on End Unit



REVISIONS

phone 330.666.5770  
 fax 330.666.8812  
 3660 Embassy Parkway  
 Fairlawn, OH 44333  
**MPG ARCHITECTS**  
 MANN • PARSONS • GRAY

**BREEZEWOOD RIGHT PLAN**  
 DATE: JULY 27, 2022

PROJECT #: 33521  
**REDWOOD MIAMISBURG**  
 MIAMISBURG OH, 45449

**A2.17R**  
 47 OF 137

FLAG NOTES:

- PROVIDE WOOD BLOCKING IN WALLS AS REQUIRED FOR GRAB BAR MOUNTING. SEE INTERIOR ELEVATIONS SHEET A6.2 FOR MORE INFORMATION.
- 30" x 30" CLEAR FLOOR SPACE FOR MAINTENANCE OF APPLIANCES
- SAW CUT - SEE FOUNDATION SHEETS.
- EXTEND DRYWALL TIGHT TO UNDERSIDE OF CEILING DRYWALL.
- ELECTRICAL PANEL. SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- PROVIDE (1) 12" WIRE SHELF WITH INTEGRAL COAT ROD. MOUNT ROD AT +54" A.F.F.
- REINFORCED CONCRETE ADA ACCESSIBLE WALK (1:20 SLOPE MAXIMUM). REFER TO CIVIL DRAWINGS FOR GRADES. RISE NOT TO EXCEED 6".
- PROVIDE PLUMBING ACCESS PANEL.
- 4" REINFORCED CONCRETE SLAB WITH FIBER MESH OVER 2" COMPACTED GRAVEL. SLOPE AWAY FROM UNIT.
- FRAME DOWN AT VAULTED TRUSS TO MATCH BOTTOM CHORD OF STD TRUSS.
- PROVIDE (4) WIRE SHELVES WITH SUPPORT BRACKETS.
- HORIZONTAL SIDED PRIVACY WALL.
- VINYL CLAD INSULATED WINDOWS ARE BASED ON SIMONTON STANDARD WINDOW SIZES. SUBMIT ALTERNATE WINDOWS BASED ON NEAREST AVAILABLE STANDARD SIZE. SUBJECT TO OWNERS APPROVAL. (MEETS OR EXCEEDS FIRST FLOOR OBC EGRESS REQUIREMENTS AT BEDROOM). WRAP (3) SIDES OF WINDOW OPENING WITH GYP. BD. INSTALL 1x TRIM WITH CASING ON SILL.
- PROVIDE (1) 12" WIRE SHELF WITH LATERAL COAT ROD. MOUNT ROD AT +54" A.F.F. ON SIDE WALL AND (2) WIRE SHELVES/COAT RODS ON REAR WALL.
- 4" STEP DOWN - SEE 12/A1.0.
- DOWN SPOUT - REFER TO FOUNDATION AND CIVIL DRAWINGS.
- NOT USED.
- WASHER AND DRYER SUPPLIED BY TENANT PROVIDE PLUMBING CONNECTION BOX FOR WASHING MACHINE ON LEFT AND DRYER VENT ON RIGHT (VENT THROUGH ATTIC). SEE PLUMBING AND MECHANICAL DRAWINGS FOR MORE INFORMATION.
- WASHER TO BE INSTALLED ON LEFT SIDE OF OPENING. DRYER TO BE INSTALLED ON RIGHT SIDE.
- ICE MAKER WATER SOURCE.
- 1'-0" STONE RETURN.
- SCREENED IN PORCH WITH DOOR.

WALL TYPE LEGEND

- A 1/2" GYP. BD. EACH SIDE OF 2x4 WOOD STUDS AT 24" O.C. BUILD WALL TIGHT TO BOTTOM CHORD OF TRUSSES. USE MOISTURE RESISTANT GYP. BD. AT WET/RESTROOM SIDE OF WALL.
- A1 1/2" GYP. BD. ON ONE SIDE OF 2x4 WOOD STUDS AT 24" O.C. BUILD WALL TIGHT TO BOTTOM CHORD OF TRUSSES. USE MOISTURE RESISTANT GYP. BD. AT WET/RESTROOM SIDE OF WALL.
- A2 1/2" GYP. BD. EACH SIDE OF 2x6 WOOD STUDS AT 12" O.C. BUILD WALL TIGHT TO BOTTOM CHORD OF TRUSSES. USE MOISTURE RESISTANT GYP. BD. AT WET/RESTROOM SIDE OF WALL.
- A3 1/2" GYP. BD. ON ONE SIDE OF 2x6 WOOD STUDS AT 24" O.C. WITH R-21 KRAFT FACED BATT INSULATION. BUILD WALL ABOVE WALL TYPE 'A'.
- B 1/2" GYP. BD. EACH SIDE OF 2x4 WOOD STUDS AT 24" O.C. BUILD WALL TO 8'-1" A.F.F. CAP WITH 1/2" GYP. BD.
- C LOW-WALL: 1/2" GYP. BD. EACH SIDE OF 2x6 WOOD STUDS AT 24" O.C. BUILD WALL TO UNDERSIDE OF COUNTERTOP, +34 1/2" A.F.F.
- D EXTERIOR WALL CONSTRUCTION - 2x4 AT 24" O.C. UPPER WALL: HORIZONTAL SIDING OVER TYVEK WRAP OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x4 WOOD STUDS AT 24" O.C. WITH 5/8" GYP. BD. INTERIOR. LOWER WALL: STONE VENEER OVER 1/16" PROSOCO R-GUARD SYSTEM (OR APPROVED EQUAL) OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x4 WOOD STUDS AT 24" O.C. WITH 5/8" GYP. BD. INTERIOR. REFER TO ELEVATIONS FOR STONE LOCATIONS.
- D1 EXTERIOR WALL CONSTRUCTION - 2x6 AT 24" O.C. UPPER WALL: HORIZONTAL SIDING OVER TYVEK WRAP OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x6 WOOD STUDS AT 24" O.C. WITH R-21 KRAFT-FACED BATT INSULATION AND 5/8" GYP. BD. INTERIOR. LOWER WALL: STONE VENEER OVER 1/16" PROSOCO R-GUARD SYSTEM (OR APPROVED EQUAL) OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x6 WOOD STUDS AT 24" O.C. WITH R-21 KRAFT-FACED BATT INSULATION AND 5/8" GYP. BD. INTERIOR. REFER TO ELEVATIONS FOR STONE LOCATIONS.
- D2 NOT USED.
- D3 EXTERIOR WALL CONSTRUCTION - 2x6 AT 24" O.C. HORIZONTAL SIDING OVER TYVEK WRAP OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x6 WOOD STUDS AT 24" O.C. WITH R-21 KRAFT-FACED BATT INSULATION AND 5/8" GYP. BD. INTERIOR.
- D4 EXTERIOR WALL CONSTRUCTION - 2x4 AT 24" O.C. HORIZONTAL SIDING OVER TYVEK WRAP OVER 7/16" O.S.B. EXT. GRADE SHEATHING OVER 2x4 WOOD STUDS AT 24" O.C. WITH 5/8" GYP. BD. INTERIOR.
- E ONE-HOUR RATED SEPARATION WALL - 2x4 AT 24" O.C. (1) LAYER 5/8" TYPE 'X' GYP. BD. ONE SIDE OF 2x4 WOOD STUDS AT 24" O.C. WITH 3 1/2" SOUND ATTENUATING BATT INSULATION, 1" AIR SPACE, 2x4 WOOD STUDS WITH 3 1/2" SOUND ATTENUATING BATT INSULATION AND (1) LAYER 5/8" TYPE 'X' GYP. BD. 1 HOUR RATING PER U.L. 341. SEE 1/A5.1, 5/A5.1, AND SHEET A5.0.
- E1 NOT USED.
- F GARAGE / UNIT SEPARATION WALL - 2x6 AT 24" O.C. 2x6 WOOD STUDS AT 24" O.C. WITH 5/8" TYPE 'X' GYP. BD. EACH SIDE WITH R-21 KRAFT-FACED BATT INSULATION. BUILD WALL TIGHT TO TRUSS BOTTOM CHORD. SEE 3/A5.2.
- G NOT USED.
- H TWO-HOUR RATED SEPARATION WALL - 2x4 AT 16" O.C. (2) LAYERS 5/8" TYPE 'X' GYP. BD. ONE SIDE OF 2x4 WOOD STUDS AT 16" O.C. WITH 3 1/2" SOUND ATTENUATING BATT INSULATION, 1" AIR SPACE, 2x4 WOOD STUDS WITH 3 1/2" SOUND ATTENUATING BATT INSULATION AND (2) LAYERS 5/8" TYPE 'X' GYP. BD. ONE SIDE. BUILD WALL TIGHT TO UNDERSIDE OF ROOF SHEATHING. (GA FILE # WP3820) SEE 4/A5.1 AND SHEET A5.0.
- J EXTERIOR SEPARATION WALL: SIDING OVER TYVEK WRAP OVER 7/16" O.S.B. SHEATHING BOTH SIDES OF 2x4 WOOD STUDS AT 24" O.C.

SYMBOLS LEGEND

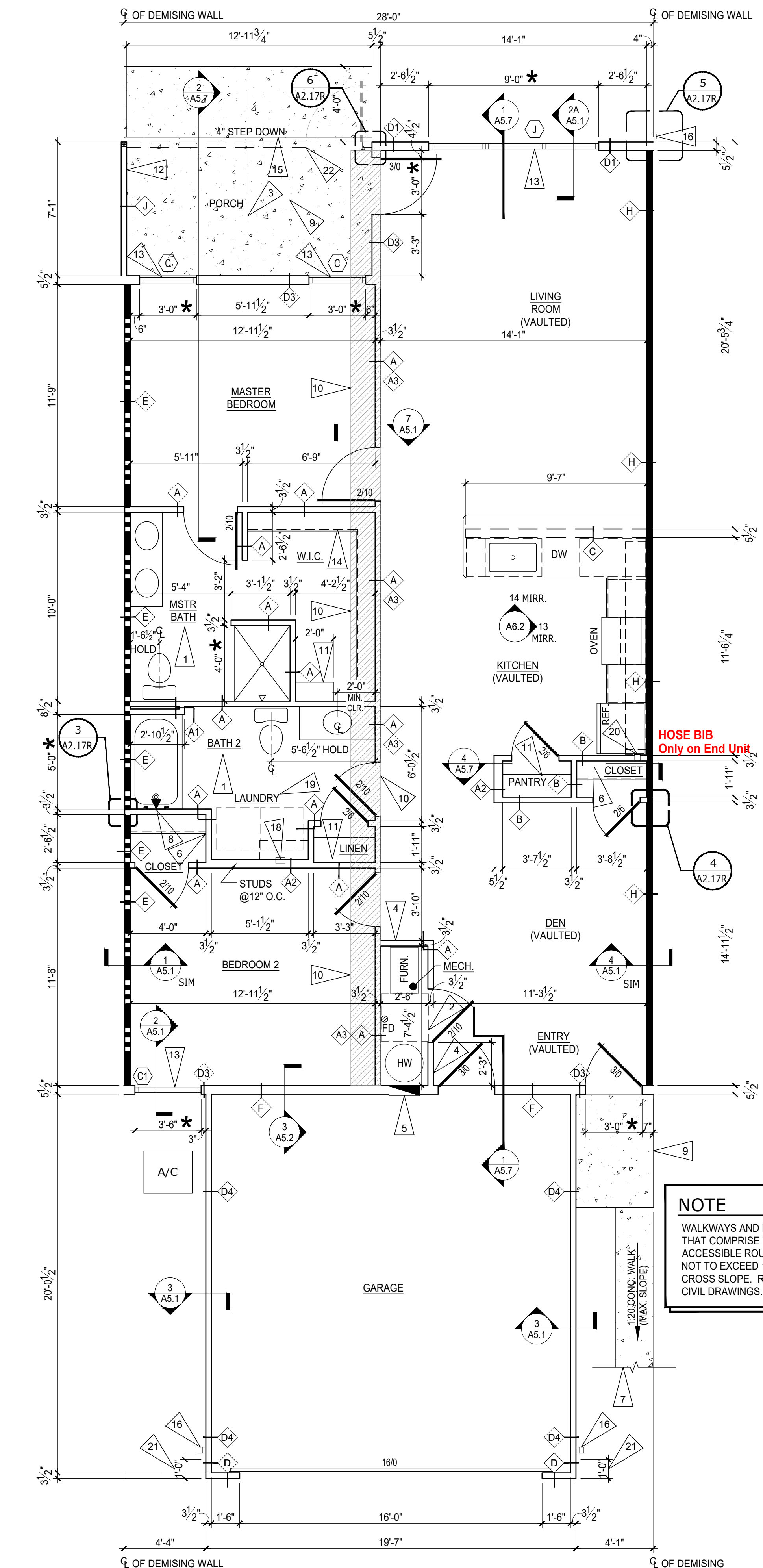
- W INDICATES WALL CONSTRUCTION TYPE. REFER TO THIS SHEET FOR DETAILED ASSEMBLY DESCRIPTIONS
- ROOM NAME INDICATES ROOM NAME REFER TO SHEET A6.8 FOR ROOM FINISH MATERIALS
- TYPICAL SECTION AND DETAIL FLAGS: REFERS TO SECTION OR ELEVATION NUMBER
- REFERS TO DRAWING SHEET NUMBER
- A INDICATES WINDOW TYPES- REFER TO SHEET A6.8 FOR WINDOW SCHEDULE
- 2/10 INDICATES DOOR SIZES- REFER TO SHEET A6.8 FOR DOOR AND FRAME MATERIALS AND ELEVATIONS
- INDICATES RATED SEPARATION WALL, 1 HOUR: UL RATING #U-341 OR GA FILE NO. WP3370. RUN TIGHT TO UNDERSIDE OF ROOF SHEATHING
- INDICATES RATED SEPARATION WALL, 2 HOUR: G.A. FILE NO. WP-3820. RUN TIGHT TO UNDERSIDE OF ROOF SHEATHING.

NOTES:

- ALL SINGLE STORY UNITS MUST MEET FAIR HOUSING ACT ACCESSIBILITY GUIDELINES FOR ADAPTABILITY.
  - THESE ARE TYPE 'B' DWELLING UNITS AS PER ICC A117.1-2009, SECTION 1004.
- \* VERIFY ROUGH OPENING WITH DOOR, WINDOW OR FIXTURE MANUFACTURER PRIOR TO WOOD FRAMING.
- \*\* WALL SECTION NOTE : REFER TO EXTERIOR ELEVATION SHEETS FOR EXTERIOR FINISHES.

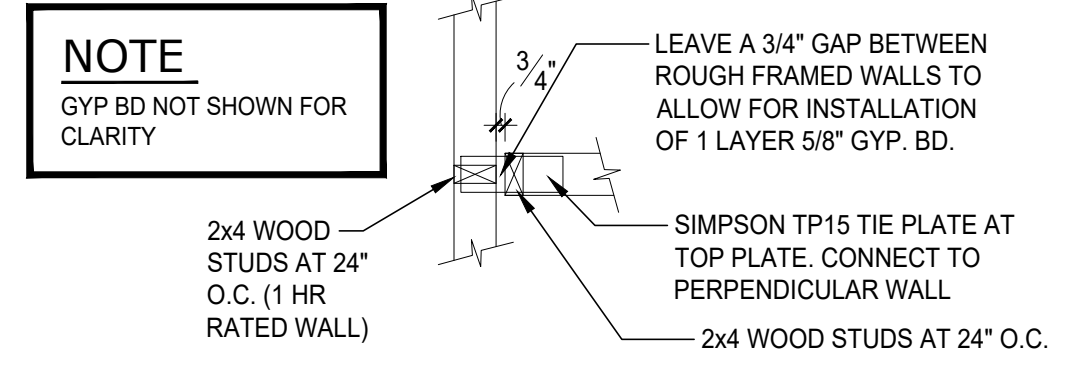
GENERAL FLOOR PLAN NOTES:

- ALL PARTITION DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD, AND/OR FACE OF MASONRY, UNLESS NOTED OTHERWISE.
- VERIFY ALL DIMENSIONED CONDITIONS IN THE FIELD. WHEN DIMENSIONS AND/OR CONDITIONS AS INDICATED ON THE DRAWINGS CONFLICT WITH ACTUAL, CONTACT THE ARCHITECT FOR CLARIFICATION.
- WALL THICKNESS INDICATED ON FLOOR PLAN(S) SHALL BE CONSTANT FOR THE ENTIRE LENGTH OF WALL (U.N.O.)
- PROVIDE BEHIND WALL REINFORCING AND BLOCKING AS REQUIRED BEHIND DOOR STOPS, ATTACHMENT OF MILLWORK, CASEWORK, TOILET ACCESSORIES, ETC. SEE SHEET A6.2 FOR MORE INFORMATION.
- ALL EXTERIOR CORNERS THROUGHOUT SPACE TO HAVE METAL CORNER BEADS.

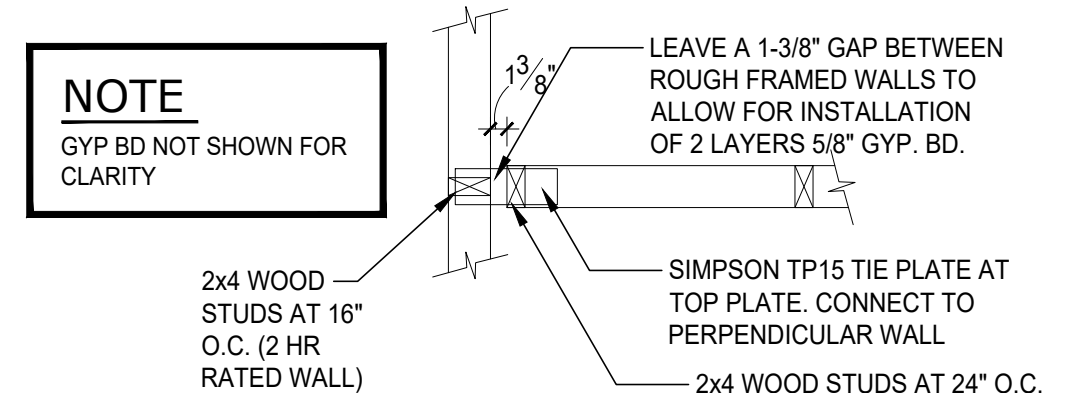


**1 BREEZEWOOD - RIGHT PLAN**  
 SCALE: 1/4" = 1'-0"

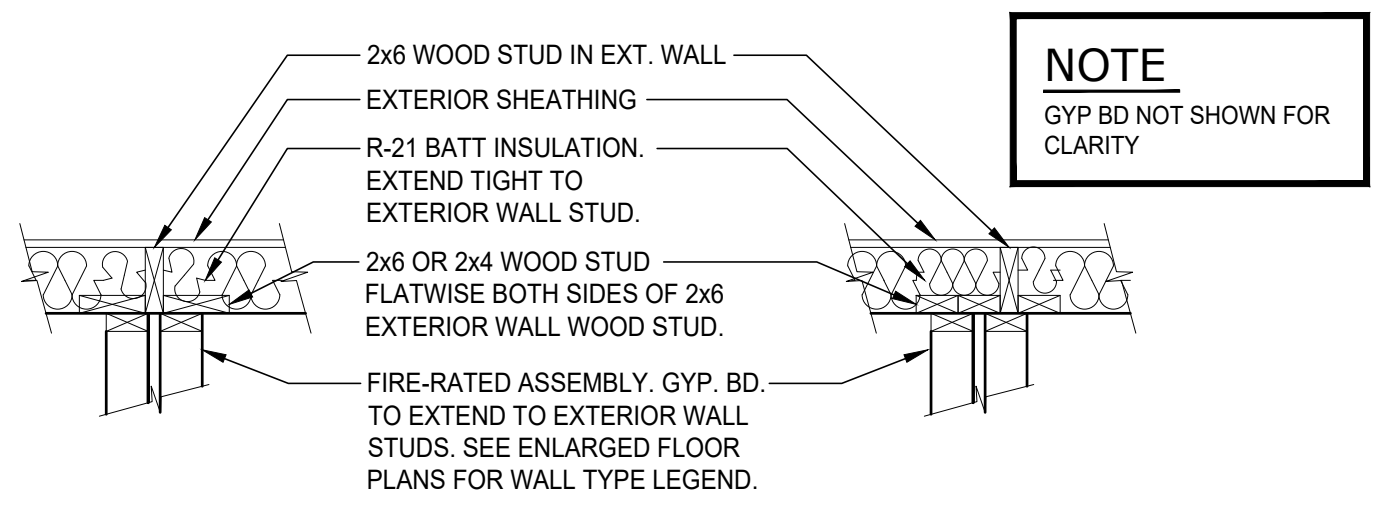
**2 NOT USED**  
 SCALE: 3/4" = 1'-0"



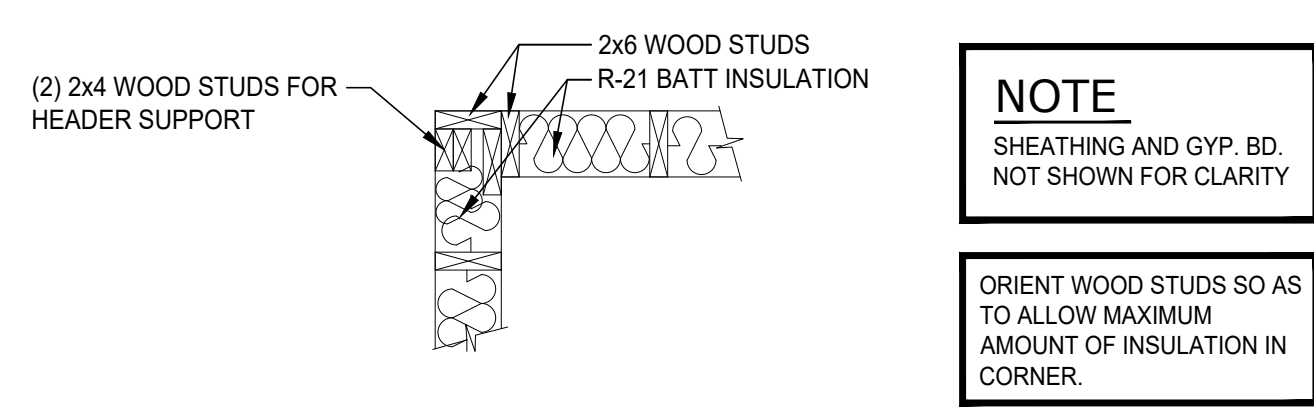
**3 TYP. FRAMING - 1 HR WALL**  
 SCALE: 3/4" = 1'-0"



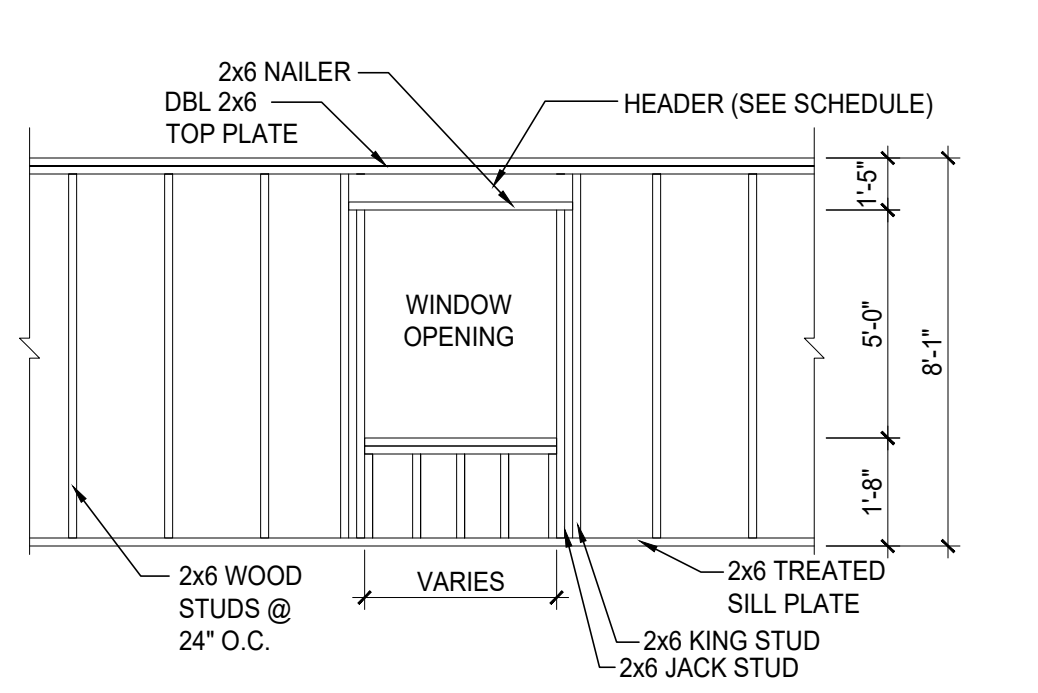
**4 TYP. FRAMING - 2 HR WALL**  
 SCALE: 3/4" = 1'-0"



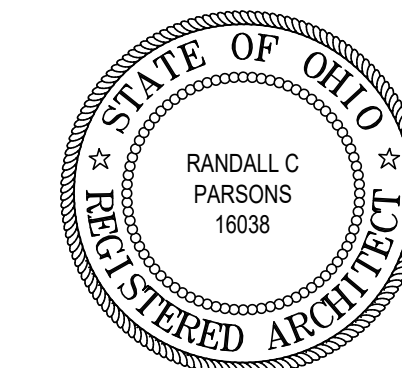
**5 FRAMING - EXTERIOR WALL**  
 SCALE: 3/4" = 1'-0" (CENTERED & OFFSET)



**6 FRAMING - HEADER SUPPORT**  
 SCALE: 3/4" = 1'-0"



**7 TYP. WALL FRAME**  
 SCALE: 1/4" = 1'-0"



**All Redwood Contractors and Subcontractors**

The construction of all Redwood apartments and site improvements must comply with all FHA (Fair Housing Act) standards and accessibility requirements. All contractors are required to build Redwood apartment units based on site specific plans and follow the FHA details as described on all of the items noted on these three FHA sheets. Construction that does not follow FHA accessibility requirements will not be accepted by Redwood.

phone 330.666.5770  
 fax 330.666.8812  
 3660 Embassy Parkway  
 Fairlawn, OH 44333

**MPG**  
 MANN • PARSONS • GRAY  
 ARCHITECTS  
 mpg-architects.com



FHA DESIGN STANDARDS

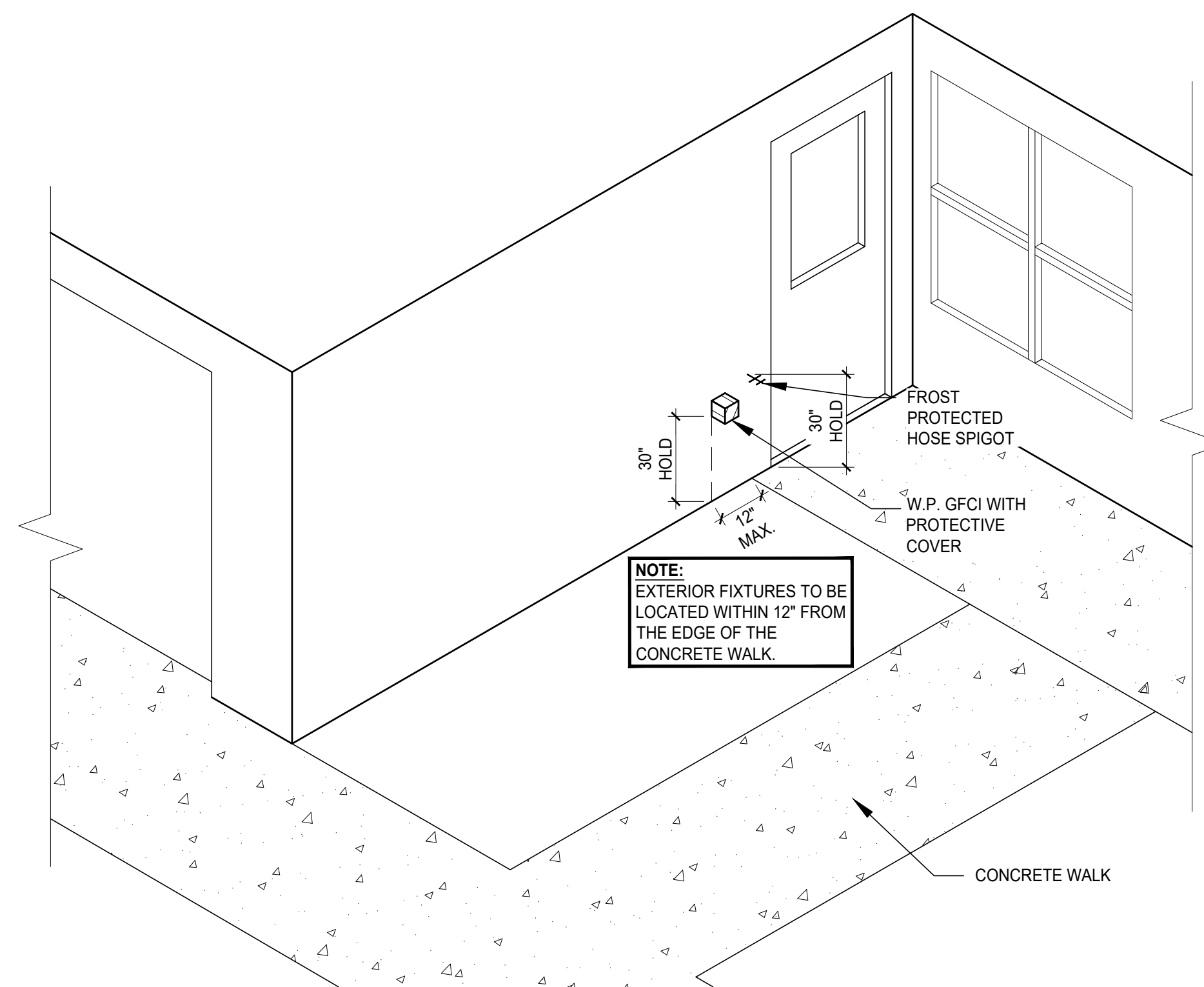
DATE: JULY 27, 2022

PROJECT #: 33521

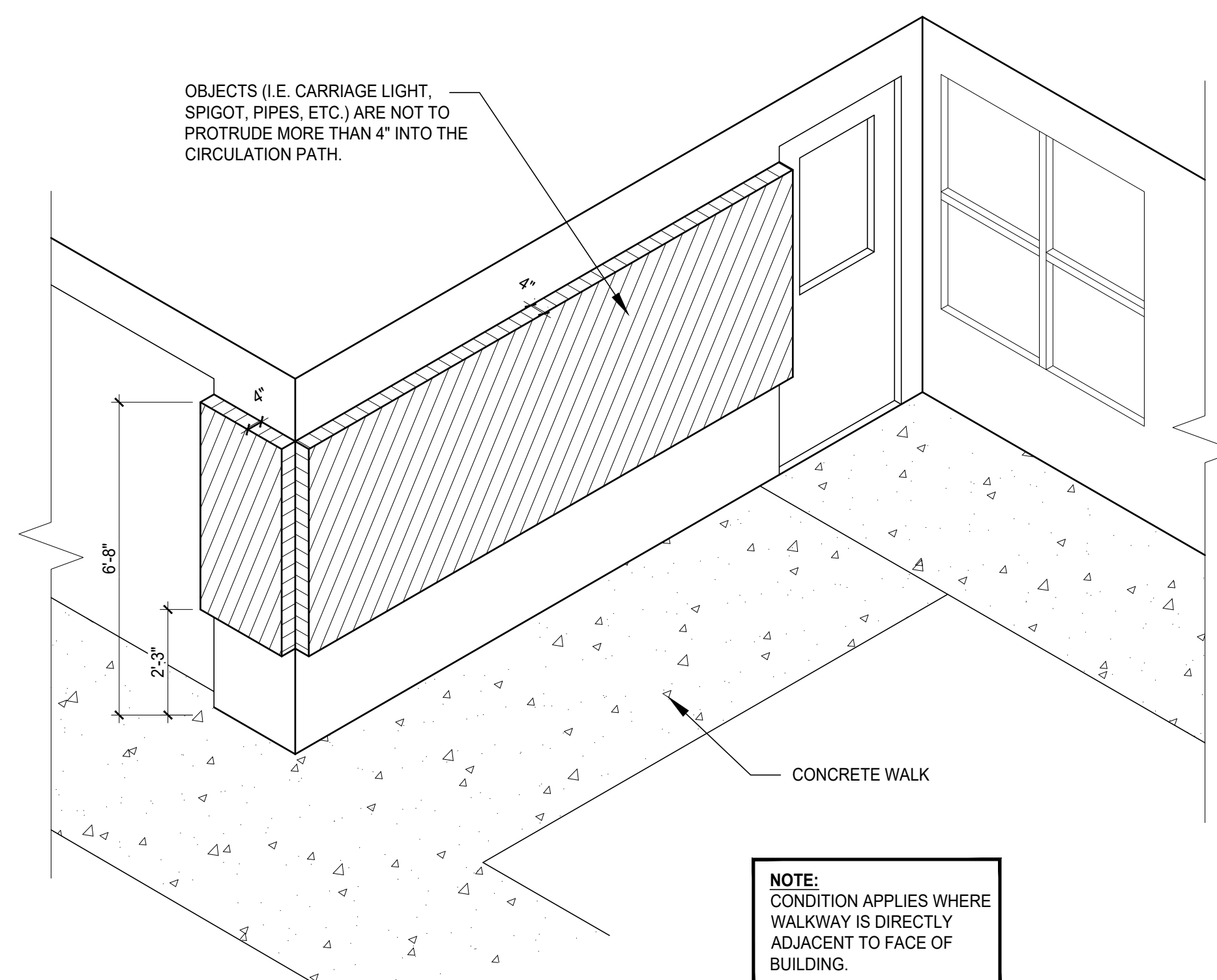
REDWOOD MIAMISBURG

MIAMISBURG OH, 45449

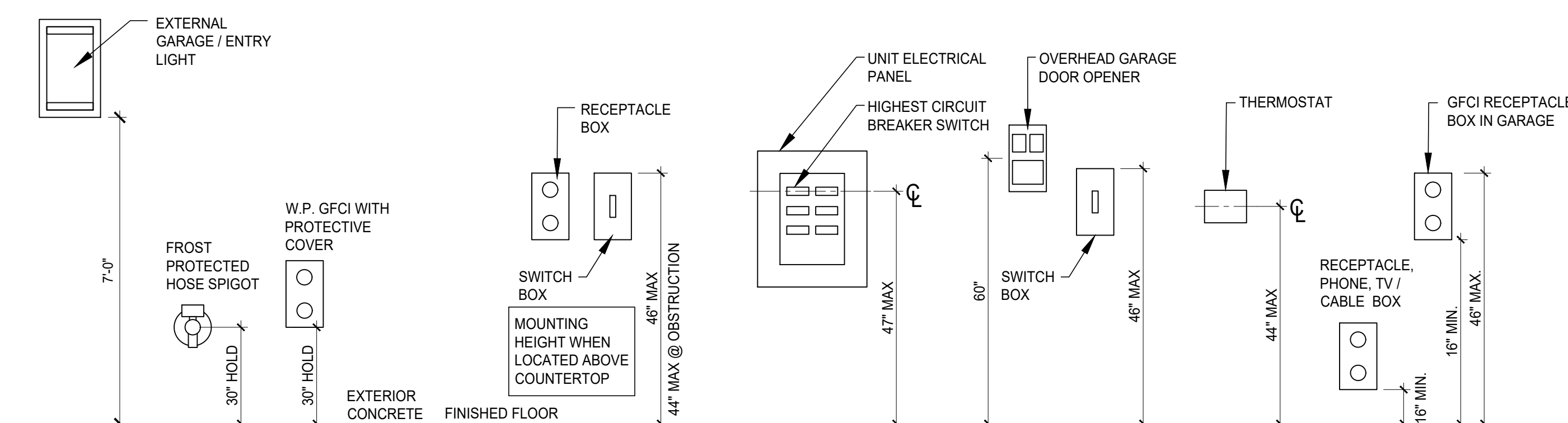
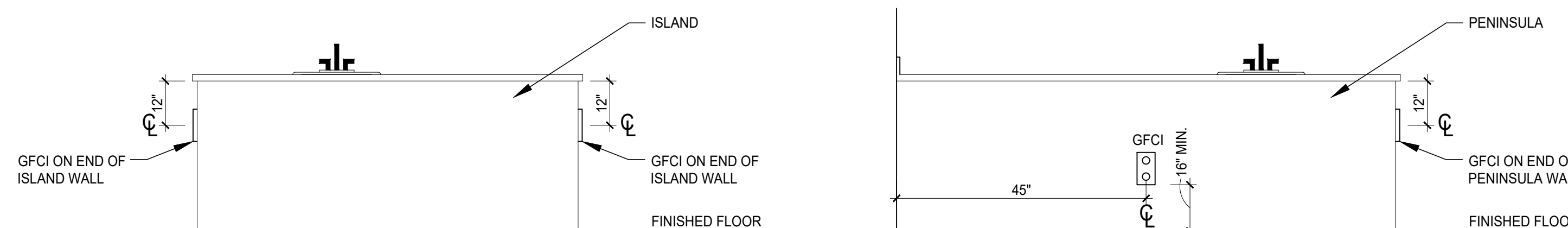
**FHA 1.1**  
 2 OF 3



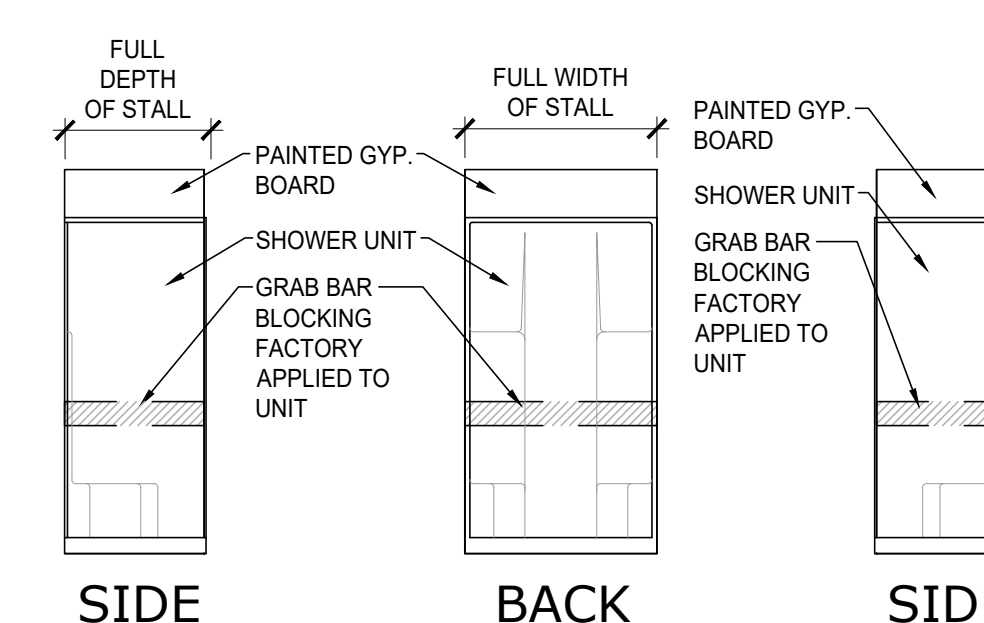
**EXTERIOR FIXTURE LOCATIONS**  
 NO SCALE



**PROTRUDING OBJECT LIMITS**  
 NO SCALE

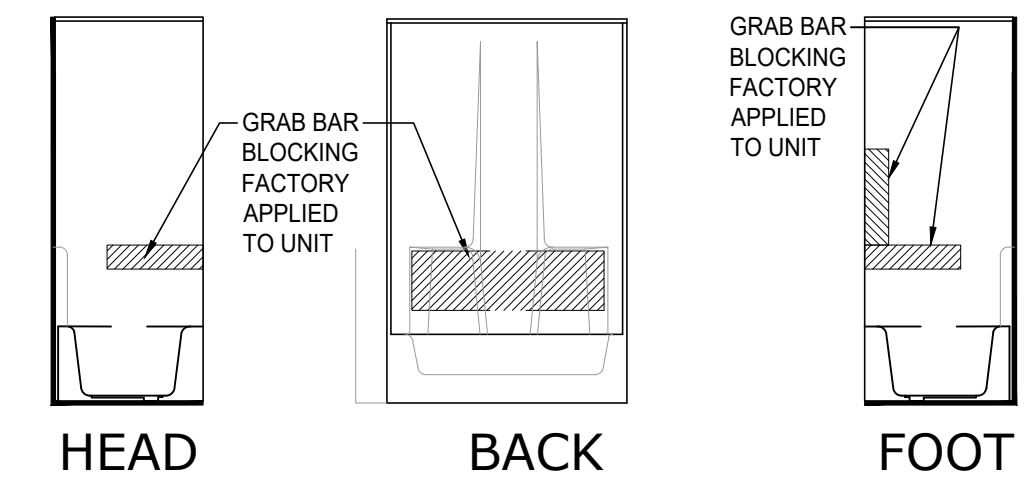


**1 MOUNTING HEIGHTS**  
 SCALE: NOT TO SCALE

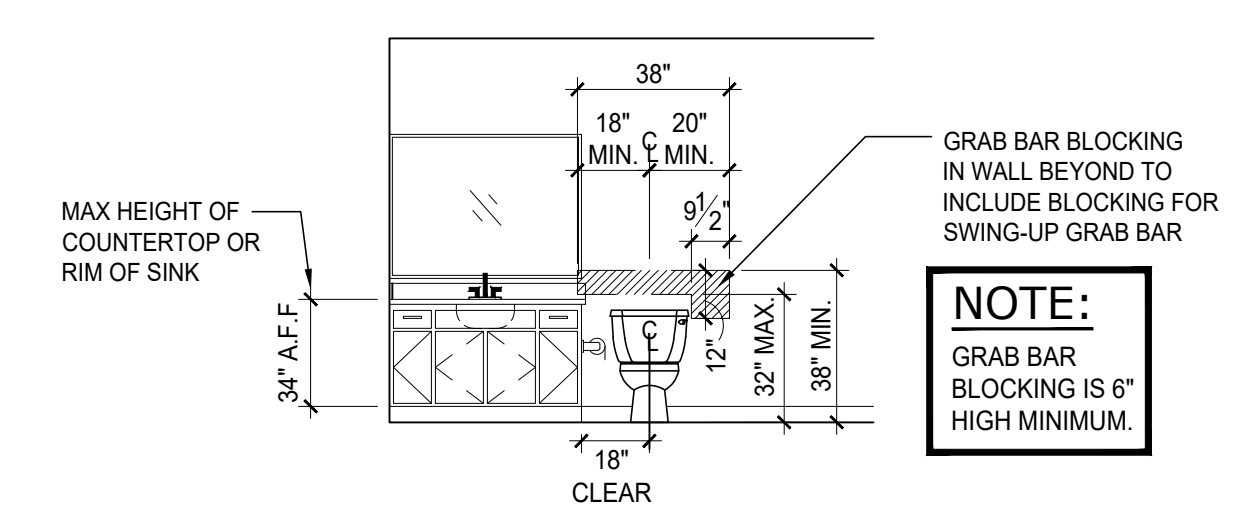


**4 TYPICAL BLOCKING**  
 SCALE: 1/4" = 1'-0" FHA COMPLIANT SHOWER

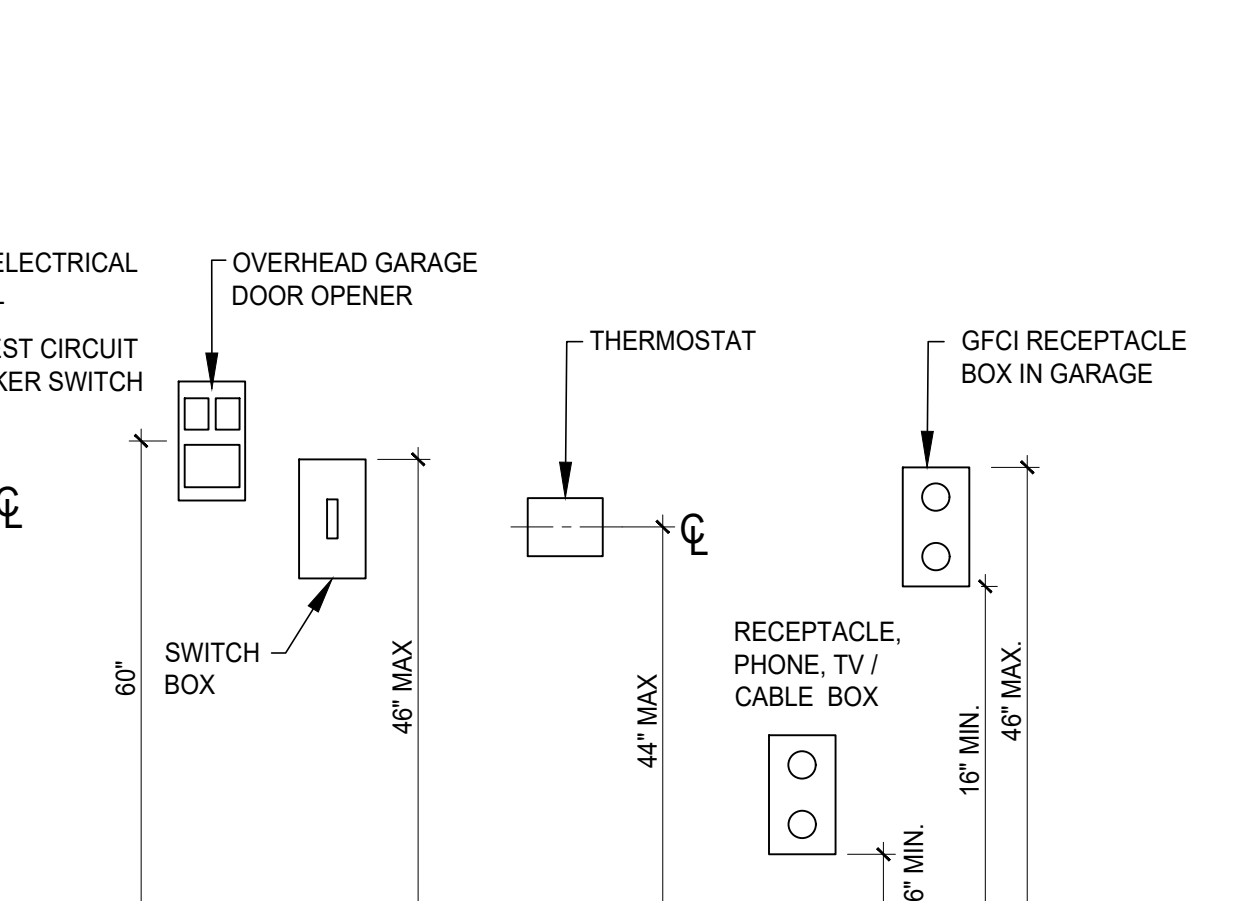
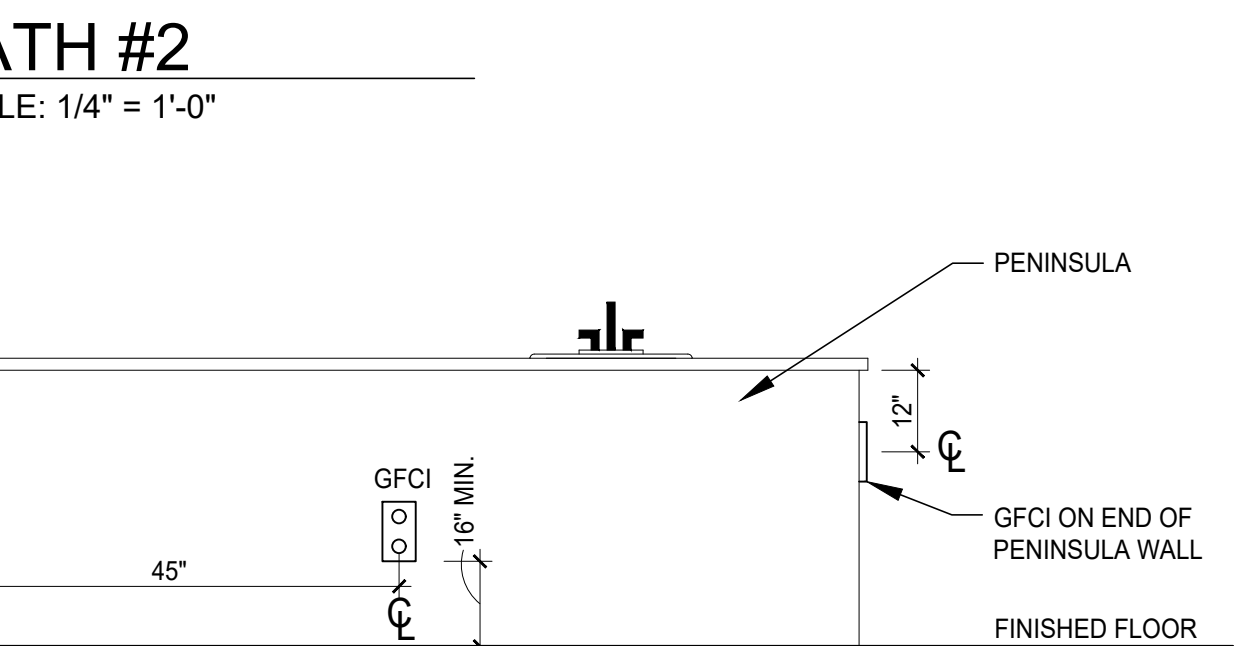
**NOTE:**  
 BLOCKING FOR FUTURE INSTALLATION OF GRAB BARS IS TO BE FACTORY INSTALLED BY THE MANUFACTURER OF THE FIXTURE. BLOCKING IS TO MEET ALL REQUIREMENTS OF THE RESIDENTIAL CODE INCLUDING SIZE & LOCATION AS WELL AS LOAD REQUIREMENTS



**3 TYPICAL BLOCKING**  
 SCALE: 1/4" = 1'-0" FHA COMPLIANT TUB



**2 BATH #2**  
 SCALE: 1/4" = 1'-0"



**1 MOUNTING HEIGHTS**  
 SCALE: NOT TO SCALE

REVISIONS

phone 330.666.5770  
 fax 330.666.8812  
 3660 Embassy Parkway  
 Fairlawn, OH 44333

**MPG**  
 ARCHITECTS  
 MANN • PARSONS • GRAY

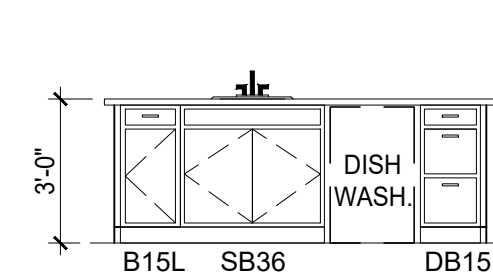
**Redwood**  
 APARTMENT NEIGHBORHOODS

INTERIOR ELEVATIONS

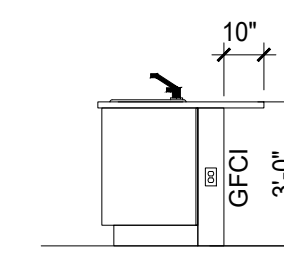
DATE: JULY 27, 2022

PROJECT #: 33521  
**REDWOOD MIAMISBURG**  
 MIAMISBURG OH, 45449

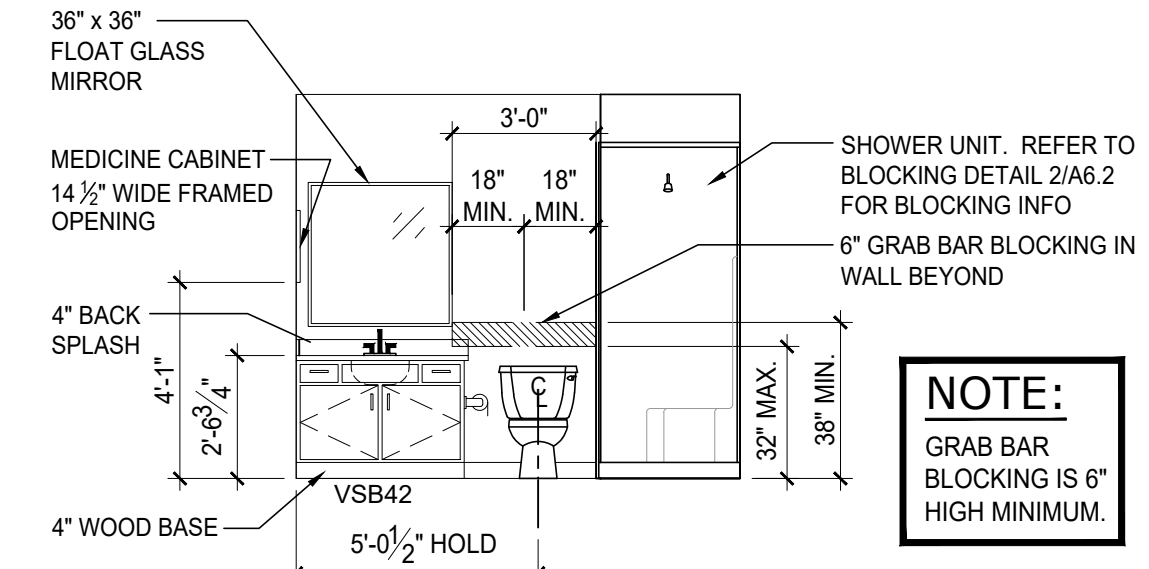
**A6.2**  
 131 OF 137



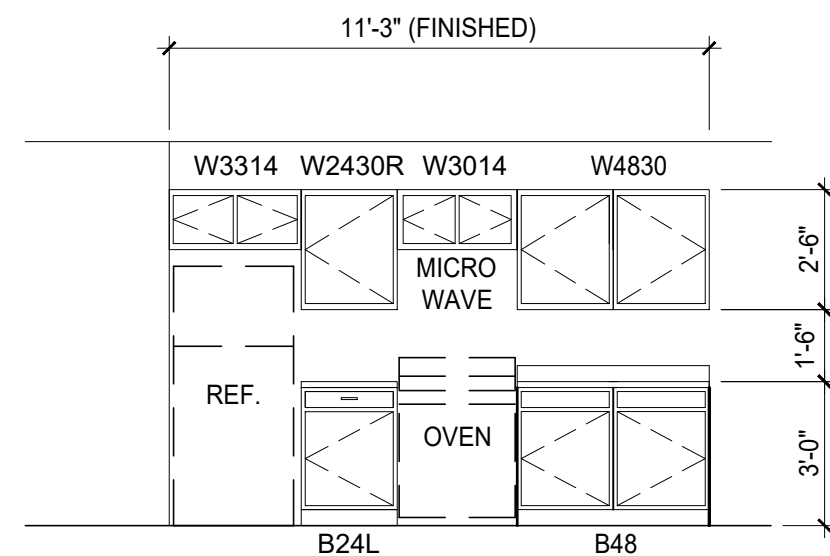
**17 KITCHEN**  
 SCALE: 1/4" = 1'-0"  
 CAPEWOOD, WILLOWOOD,  
 BREEZEWOOD SUNROOM



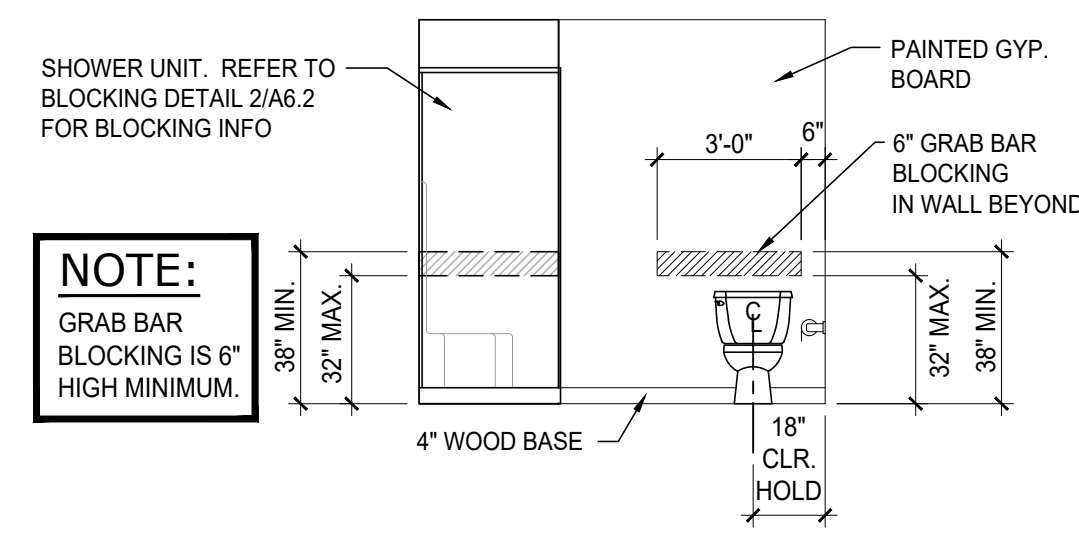
**12 KITCHEN**  
 SCALE: 1/4" = 1'-0"



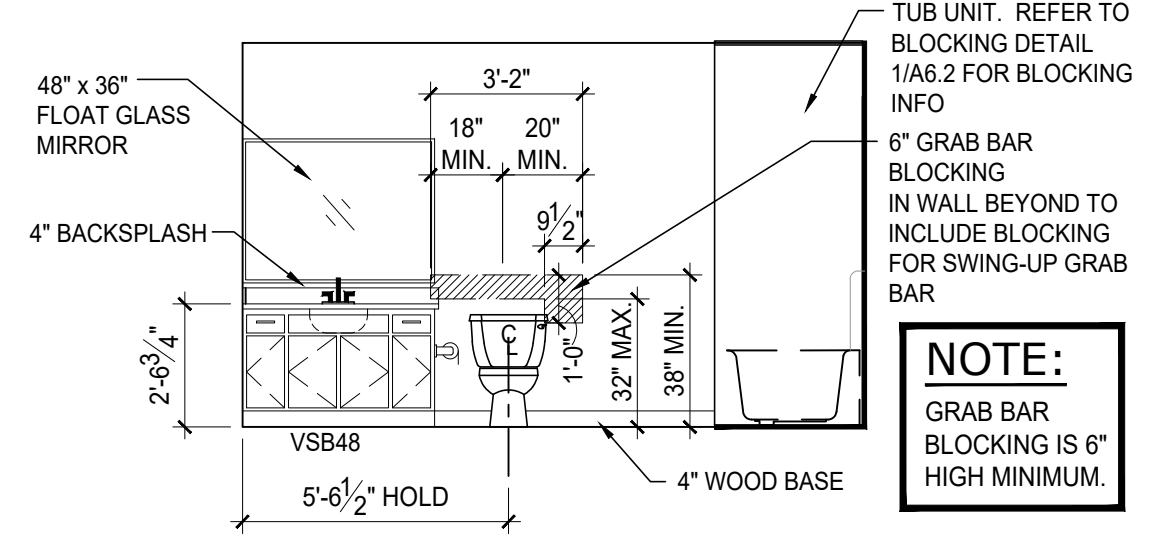
**5 MASTER BATH**  
 SCALE: 1/4" = 1'-0"  
 FORESTWOOD



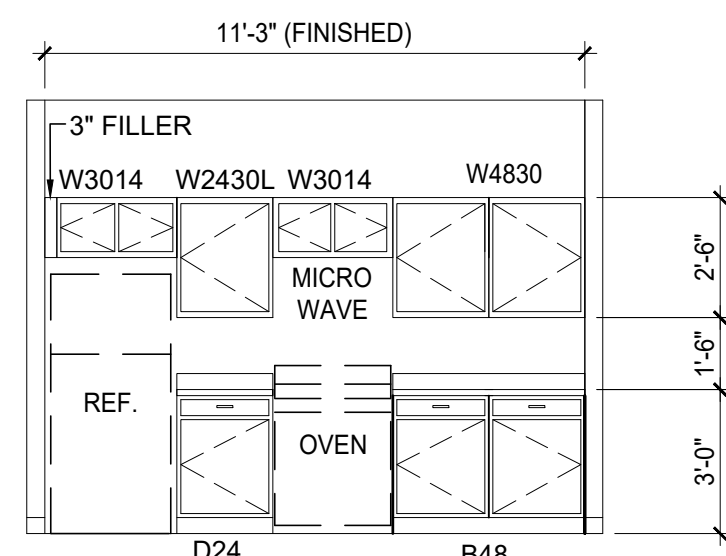
**16 KITCHEN**  
 SCALE: 1/4" = 1'-0"  
 WILLOWOOD



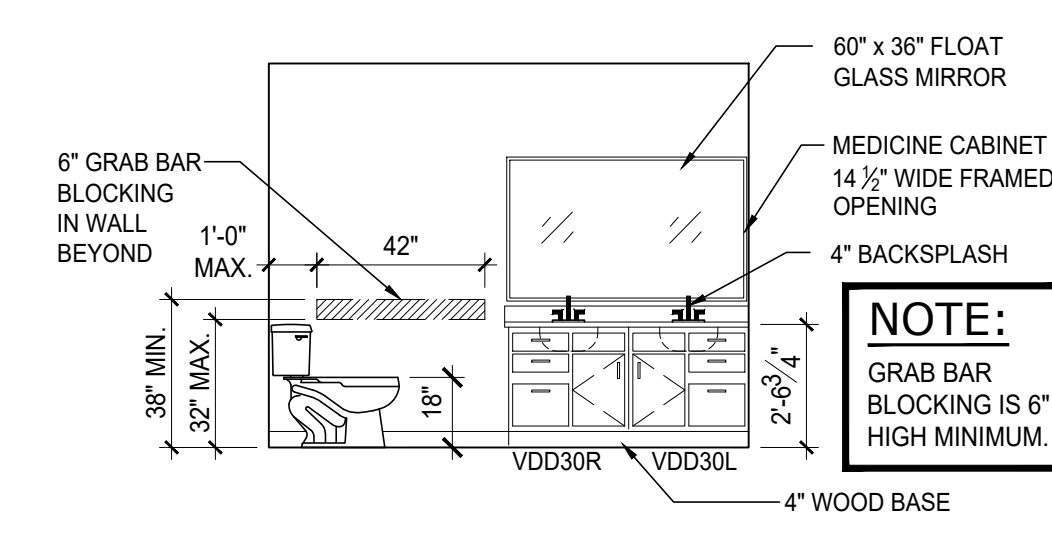
**11 MASTER BATH**  
 SCALE: 1/4" = 1'-0"  
 BREEZEWOOD



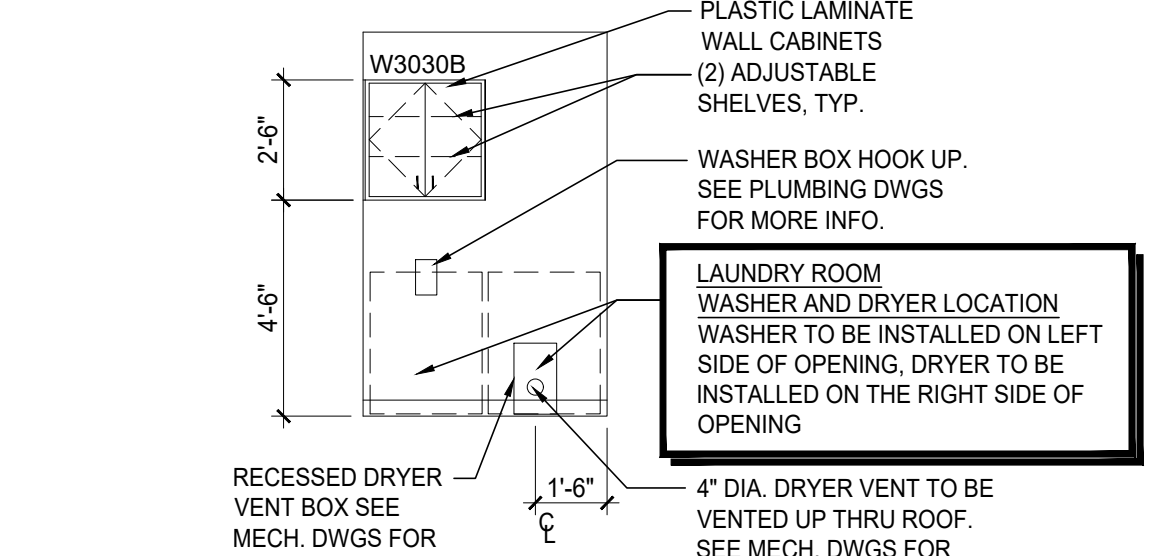
**4 BATH #2**  
 SCALE: 1/4" = 1'-0"  
 FORESTWOOD, CAPEWOOD, MEADOWOOD,  
 WILLOWOOD, BREEZEWOOD, BREEZEWOOD SUNROOM



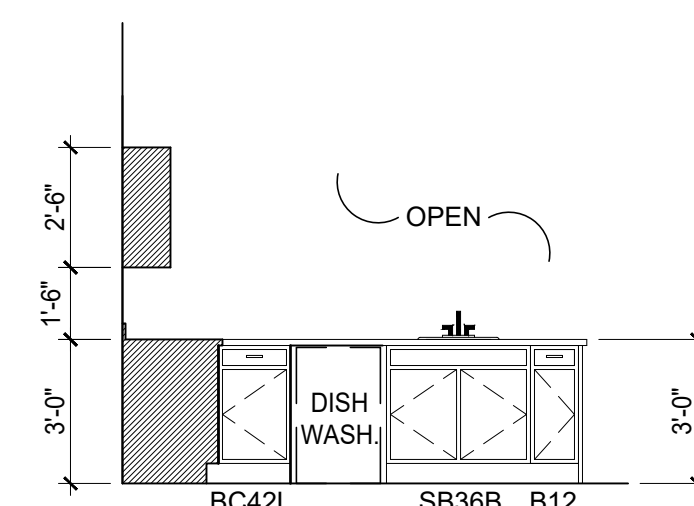
**15 KITCHEN**  
 SCALE: 1/4" = 1'-0"  
 CAPEWOOD, BREEZEWOOD SUNROOM



**10 MASTER BATH**  
 SCALE: 1/4" = 1'-0"  
 BREEZEWOOD



**3 LAUNDRY - ALL UNITS**  
 SCALE: 1/4" = 1'-0"

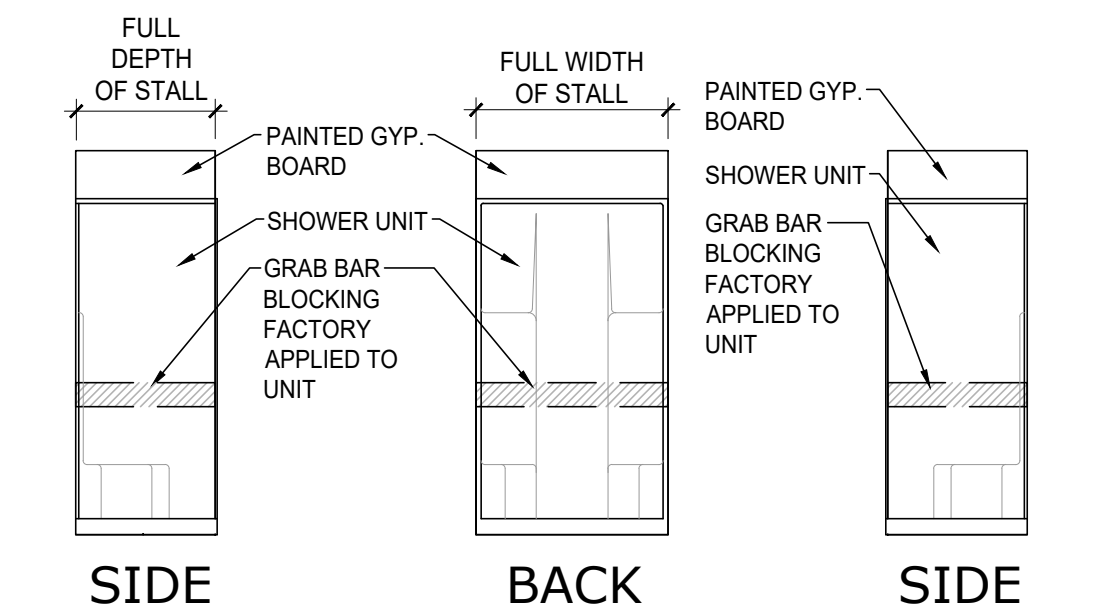


**14 KITCHEN**  
 SCALE: 1/4" = 1'-0"  
 TYPICAL ALL PENINSULA KITCHEN TYPES

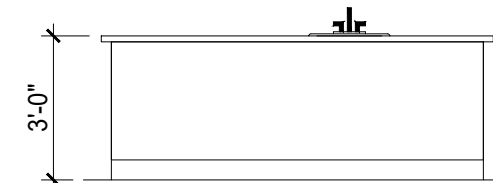
**9 NOT USED**  
 SCALE: 1/4" = 1'-0"

**8 NOT USED**  
 SCALE: 1/4" = 1'-0"

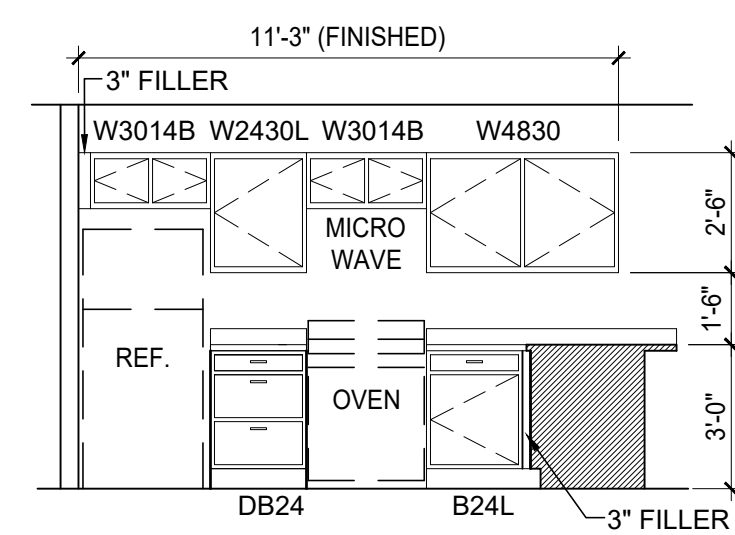
**7 NOT USED**  
 SCALE: 1/4" = 1'-0"



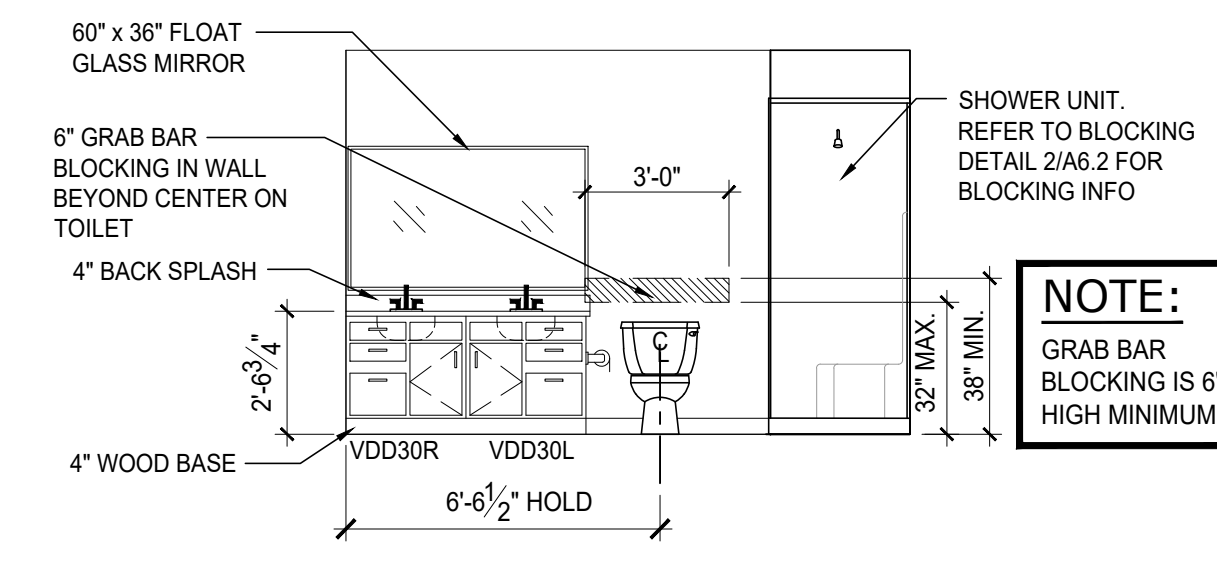
**2 TYPICAL BLOCKING**  
 SCALE: 1/4" = 1'-0"  
 FHA COMPLIANT SHOWER



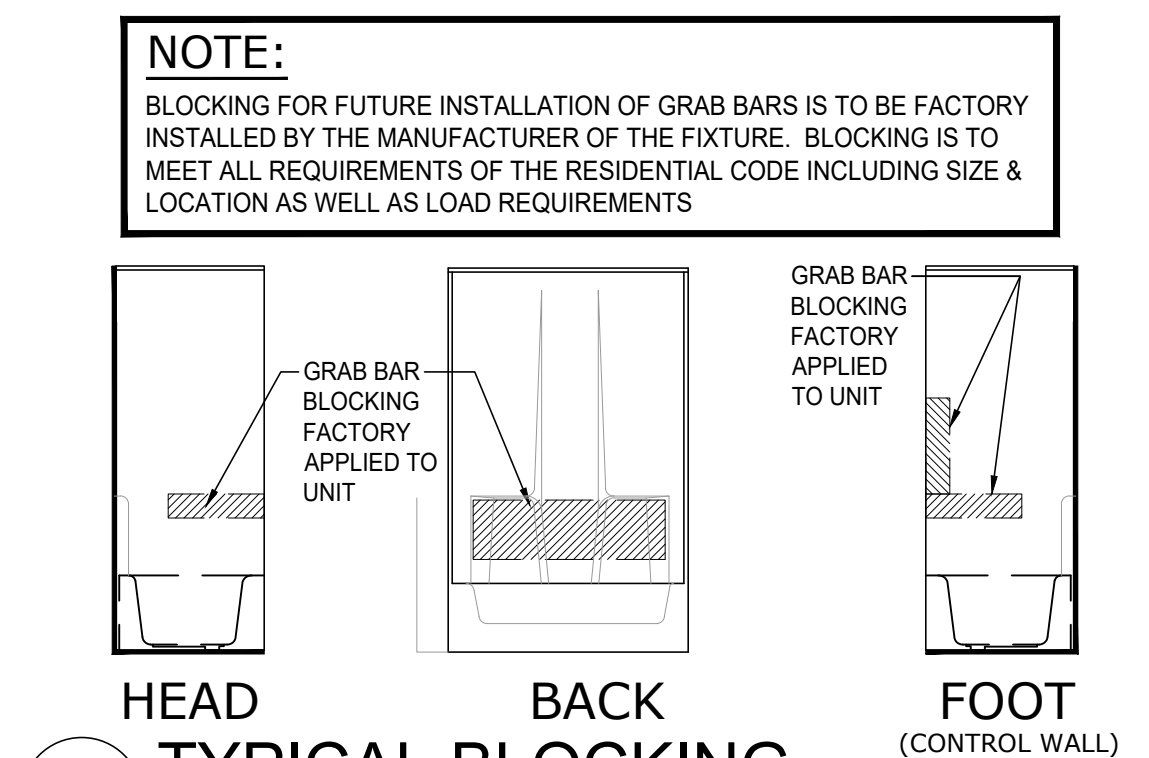
**18 KITCHEN**  
 SCALE: 1/4" = 1'-0"  
 CAPEWOOD, WILLOWOOD,  
 BREEZEWOOD SUNROOM



**13 KITCHEN**  
 SCALE: 1/4" = 1'-0"  
 FORESTWOOD, MEADOWOOD,  
 BREEZEWOOD



**6 MASTER BATH**  
 SCALE: 1/4" = 1'-0"  
 MEADOWOOD, CAPEWOOD, WILLOWOOD,  
 BREEZEWOOD SUNROOM



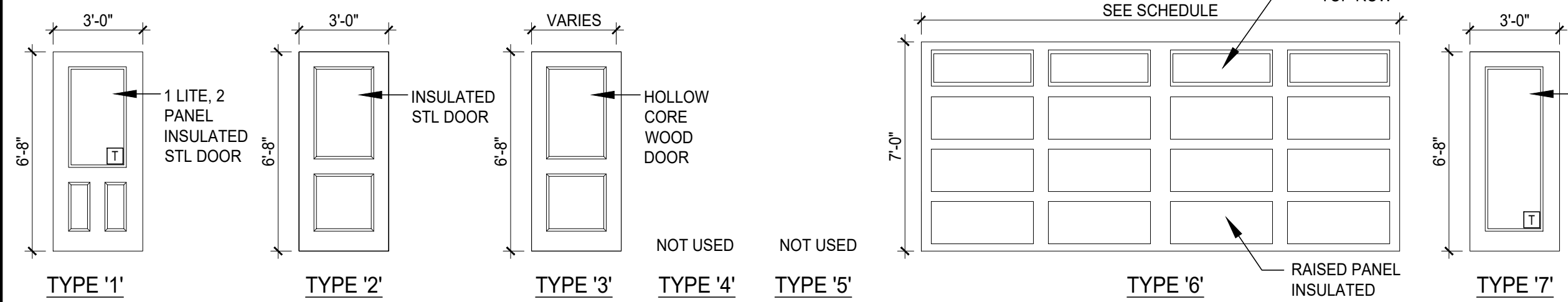
**1 TYPICAL BLOCKING**  
 SCALE: 1/4" = 1'-0"  
 FHA COMPLIANT TUB

## DOOR SCHEDULE - LEASING OFFICE / STORAGE

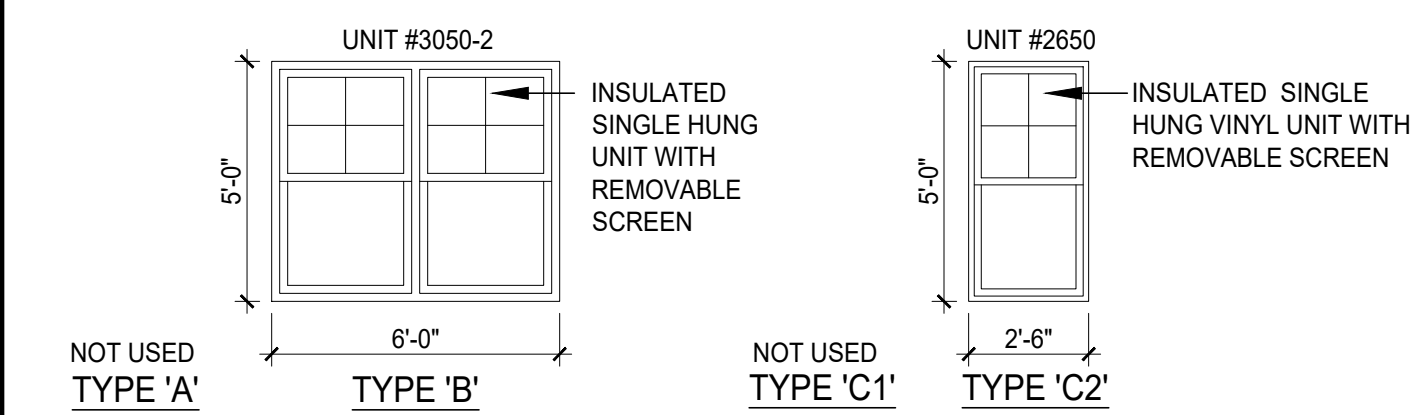
| ROOM NAME               | DOOR |                        | FRAME    |          | HARDWARE | REMARKS  |
|-------------------------|------|------------------------|----------|----------|----------|--|
|                         | TYPE | SIZE                   | MATERIAL | MATERIAL |          |  |
| ENTRY                   | 7    | 3'-0" x 6'-8" x 1 3/4" | STL/GL   | WPH      | 5        | THRESHOLD, WEATHER STRIPPING, SELF-CLOSING SPRING HINGES                     |
| PETWASH                 | 1    | 3'-0" x 6'-8" x 1 3/4" | STL/GL   | WPH      | 5        | THRESHOLD, WEATHER STRIPPING, SELF-CLOSING SPRING HINGES                     |
| RESTROOM                | 3    | 3'-0" x 6'-8" x 1 3/8" | HCWD     | WPH      | 1        | -  |
| WATER HEATER CLOSET     | 3    | 2'-8" x 6'-8" x 1 3/8" | HCWD     | WPH      | 8        | -  |
| OFFICE                  | 3    | 3'-0" x 6'-8" x 1 3/4" | HCWD     | WPH      | 4        | -  |
| STORAGE - ENTRY         | 2    | 3'-0" x 6'-8" x 1 3/4" | STL      | WPH      | 2        | THRESHOLD, WEATHER STRIPPING, SELF-CLOSING SPRING HINGES                     |
| STORAGE - KITCHEN ENTRY | 3    | 3'-0" x 6'-8" x 1 3/4" | STL      | WPH      | 7        | THRESHOLD, WEATHER STRIPPING, SELF-CLOSING SPRING HINGES, JAMBS FOR 2x4 WALL |
| STORAGE                 | 6    | 16'-0" x 7'-0"         | STL      | -        | 3        | INSULATED STEEL OVERHEAD DOOR  |

## ROOM FINISH SCHEDULE - LEASING OFFICE / STORAGE

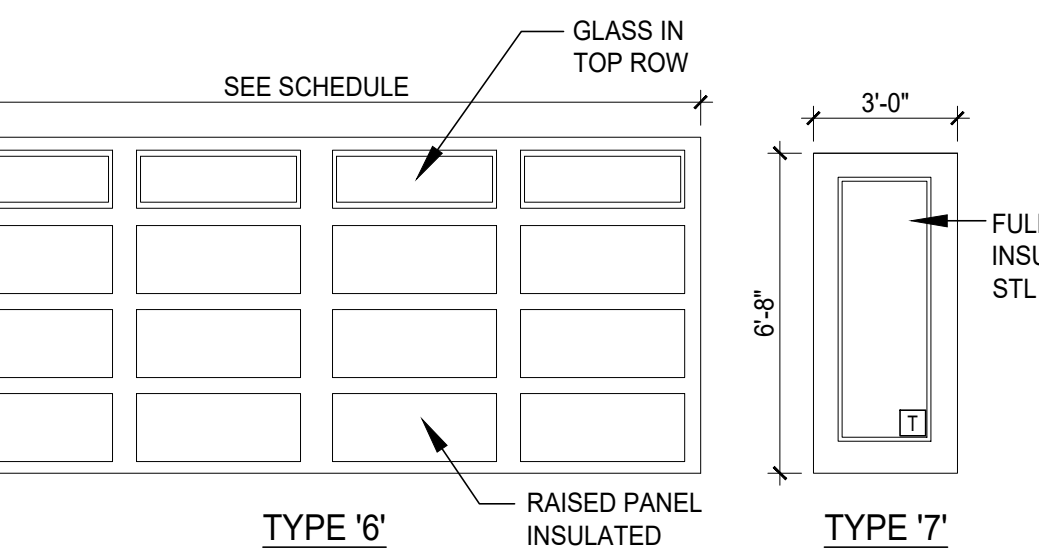
| ROOM NAME           | FLOOR | BASE | WALLS |      |       |       | CEILING MATL. | CEILING HT. | REMARKS                             |
|---------------------|-------|------|-------|------|-------|-------|---------------|-------------|-------------------------------------|
|                     |       |      | NORTH | EAST | SOUTH | WEST  |               |             |                                     |
| ENTRY               | VP    | B1   | W1    | W1   | W1    | W1    | C1            | 8'-0"       | -                                   |
| LEASING             | VP    | B1   | W1    | W1   | W1    | W1    | C1            | 8'-0"       | -                                   |
| PET WASH            | CONC  | B5   | W3    | W3   | W3    | W3    | C1            | 8'-0"       | FULL HEIGHT FIBER REINFORCED PANELS |
| OFFICE              | VP    | B1   | W1    | W1   | W1    | W1    | C1            | 8'-0"       | -                                   |
| RESTROOM            | VP    | B4   | W1/W2 | W1   | W1/W2 | W1/W2 | C1            | 8'-0"       | -                                   |
| KITCHEN             | VP    | B1   | W1    | W1   | W1    | W1    | C1            | 8'-0"       | -                                   |
| STORAGE             | CONC  | B5   | W1    | W1   | W1    | W1/W2 | C1            | 8'-0"       | FRP BEHIND AND TO SIDE OF MOP SINK  |
| WATER HEATER CLOSET | CONC  | B3   | W1    | W1   | W1    | W1    | C1            | 8'-0"       | -                                   |



**DOOR TYPES**  
SCALE: 1/4" = 1'-0"  
DOOR ELEVATIONS TYPICALLY DO NOT SHOW HARDWARE



**WINDOW TYPES (INSULATED GLASS)**  
SCALE: 1/4" = 1'-0"



**4 KITCHEN - LEASING OFFICE**  
SCALE: 1/4" = 1'-0"

## ROOM FINISH NOTES

1. THE TRANSITION BETWEEN DIFFERENT FLOOR FINISHES BETWEEN ROOMS SHALL OCCUR DIRECTLY BELOW THE CENTERLINE OF ALL DOORS IN THEIR CLOSED POSITION.

### FINISH LEGEND:

- FLOORS:**  
VP VINYL PLANK (PER SPECIFICATION)  
CONC SEALED CONCRETE
- BASE:**  
B1 3" PAINTED BASE (MDF)  
B2 NOT USED.  
B3 EXPOSED  
B4 6" RUBBER COVE BASE (GRAY) COLOR TO BE COORDINATED BY CONTRACTOR WITH OWNER/INTERIOR DESIGNER.  
B5 4" AZEK TRIM, COLOR: WHITE.

- WALLS:**  
W1 PAINTED GYPSUM BOARD, (1) COAT LATEX PRIMER, (2) COAT LATEX, FLAT - COLOR TO BE COORDINATED BY CONTRACTOR WITH OWNER/INTERIOR DESIGNER.  
W2 FIBER REINFORCED PANEL (WHITE) TO + 48" A.F.F.  
W3 FIBER REINFORCED PANEL (WHITE) FULL WALL HEIGHT, OVER WATER RESISTANT GYPSUM BOARD (GREEN-BOARD)
- CEILING:**  
C1 KNOCK-DOWN PLASTER FINISH.

### FLAME & SMOKE RATING INDEX

#### ENCLOSED AREAS, SPACES, OR ROOMS

INTERIOR FINISH OF WALLS AND CEILINGS SHALL HAVE A FLAME SPREAD RATING NOT GREATER THAN THE FOLLOWING FOR USE GROUPS:

|                   |               |               |
|-------------------|---------------|---------------|
| WALLS & CEILINGS: | B             | S-1           |
| FLOORS:           | CLASS C       | CLASS C       |
|                   | CLASS DOC FF1 | CLASS DOC FF1 |

#### EXIT ACCESS CORRIDORS

INTERIOR FINISH OF INTERIOR ACCESS CORRIDORS SHALL HAVE A FLAME SPREAD RATING NOT GREATER THAN THE FOLLOWING FOR USE GROUPS:

|           |          |          |
|-----------|----------|----------|
| WALLS:    | B        | S-1      |
| CEILINGS: | CLASS A  | CLASS B  |
| FLOORS:   | CLASS A  | CLASS B  |
|           | CLASS II | CLASS II |

ALL OTHER AREAS SHALL COMPLY WITH THE DOC FF1 "PILL TEST" INCLUDING CARPET.

#### VERTICAL EXITS, EXITWAYS

INTERIOR FINISH OF WALLS AND CEILINGS SHALL HAVE A FLAME SPREAD RATING NOT GREATER THAN THE FOLLOWING FOR USE GROUPS:

|           |          |          |
|-----------|----------|----------|
| WALLS:    | B        | S-1      |
| CEILINGS: | CLASS B  | CLASS B  |
| FLOORS:   | CLASS B  | CLASS B  |
|           | CLASS II | CLASS II |

## GENERAL DOOR, FRAME & HARDWARE NOTES

- CONTRACTOR & SUPPLIER SHALL COORDINATE ALL ASPECTS OF HARDWARE SCHEDULE WITH FABRICATION & INSTALLATION OF DOORS & FRAMES.
- ALL DOORS (UNLESS NOTED OTHERWISE) SHALL HAVE LEVER-OPERATED HARDWARE PER SECTION 404.2.6 I.C.C. A117.1 - 2009. AND SHALL MEET THE REQUIREMENTS OF OBC 1010.1.9 AND BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE.
- IT SHALL BE THE RESPONSIBILITY OF THE SUCCESSFUL HARDWARE SUPPLIER TO PROPERLY SIZE ALL HARDWARE.
- SEE FLOOR PLANS FOR ALL DOOR SWING DIRECTIONS.

### ABBREVIATIONS

- HCWD WOOD (DOORS) - HOLLOW CORE WOOD DOOR(S), STAINED BY CONTRACTOR, COLOR BY OWNER
- STL INSULATED PREMIUM STEEL PANEL STYLE (DOORS)
- WPH WOOD PRE-HUNG (FRAMES)
- [ ] TEMPERED GLAZING (INSULATED GLASS)

### DOOR HARDWARE SETS

- SET 1 (PRIVACY)**  
3 BUTT HINGES  
1 PRIVACY LOCKSET  
1 HINGE STOP
- SET 2 (ENTRANCE)**  
3 BUTT HINGES  
SELF-CLOSING, SPRING TYPE  
1 ENTRANCE LOCKSET  
1 DEAD BOLT  
1 ALUM. ADA THRESHOLD  
1 WEATHER STRIP  
1 HINGE STOP
- SET 3 (PATIO / CLOSET / GARAGE)**  
MANUFACTURERS HARDWARE
- SET 4 (PASSAGE)**  
3 BUTT HINGES  
1 PASSAGE SET  
1 HINGE STOP
- SET 5 (OFFICE)**  
3 BUTT HINGES  
SELF-CLOSING, SPRING TYPE  
1 ENTRANCE LOCKSET  
1 DEAD BOLT (THUMB TURN INSIDE)  
1 ALUM. ADA THRESHOLD  
1 WEATHER STRIP  
1 HINGE STOP
- SET 6 (PASSAGE)**  
NOT USED
- SET 7**  
3 BUTT HINGES  
SELF-CLOSING, SPRING TYPE  
1 ENTRANCE LOCKSET  
1 ALUM. ADA THRESHOLD  
1 WEATHER STRIP  
1 HINGE STOP
- SET 8**  
3 BUTT HINGES  
1 ENTRANCE LOCKSET  
1 HINGE STOP

### DOOR SCHEDULE NOTES:

CONTRACTOR & SUPPLIER SHALL COORDINATE ALL ASPECTS OF HARDWARE SCHEDULE WITH FABRICATION & INSTALLATION OF DOORS AND FRAMES.

### DOOR AND WINDOW NOTES

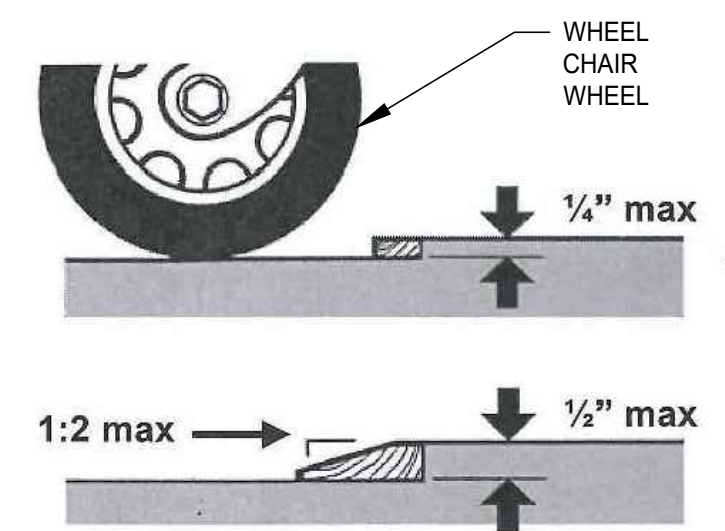
- WINDOWS ARE BASED ON SIMONTON STANDARD WINDOW SIZES. SUBMIT ALTERNATE WINDOWS BASED ON NEAREST AVAILABLE STANDARD SIZE. SUBJECT TO OWNERS APPROVAL.
- NOT USED.
- DOORS ARE TO BE UNDERCUT 1" ABOVE FLOORING FOR RETURN AIR.

## LEASING OFFICE - RESTROOM FIXTURE SCHEDULE

(COORDINATE ALL SPECIFIED HEIGHTS BELOW WITH INT. ELEVATIONS)

- H.C. TOILET W/ ELONGATED OPEN FRONT SEAT (FLOOR MTD. W/ RIM HEIGHT AT 17" A.F.F.). SEE PLUMBING DRAWINGS FOR TOILET MODEL NUMBER.
  - TOILET TISSUE DISPENSER (MTD. 36" FROM PLUMBING WALL. SEE ELEV. FOR MOUNTING HEIGHT). MODEL: AS SELECTED BY OWNER
  - STAINLESS STEEL H.C. TOILET GRAB BAR SET W/ SATIN FINISHED SURFACE: ONE 36"L BEHIND WATER CLOSET (MTD. MAX 6" FROM SIDE WALL AND 36" A.F.F. TO  $\epsilon$ ), ONE 42"L GRAB BAR ON SIDE WALL (MTD. 12" MIN. FROM BACK OF WATER CLOSET AND 36" A.F.F. TO  $\epsilon$ ), ONE 18"L VERTICAL GRAB BAR ON SIDE WALL (MTD. 41" MAX. FROM BACK OF WATER CLOSET AND 41" A.F.F. TO  $\epsilon$ ). MODEL: BOBRICK B-6806, STAINLESS STEEL, SATIN FINISH (0.05" THICK), CONCEALED MOUNTING. GRAB BARS TO WITHSTAND A DOWNWARD LOAD OF AT LEAST 250 LBF, WHEN TESTED IN ACCORDANCE WITH ASTM F446.
  - WALL MOUNTED LAVATORY, PROVIDE SUPPORT BRACKETS AS REQUIRED (MTD. TOP OF LAVATORY 34" A.F.F.). SEE PLUMBING DRAWINGS FOR LAVATORY MODEL NUMBER. PLUMBER TO PROVIDE UNDER LAVATORY GUARD FOR EACH HANDICAP LAVATORY.
  - MIRROR: MOUNT BOTTOM OF MIRROR @ 40" A.F.F. MAX. SHALL BE 1/4" FLOAT/PLATE GLASS WITH CONCEALED MOUNTING ASSEMBLY. PROVIDED BY LOCAL GLASS AND MIRROR COMPANY.
- \* PROVIDE FRTW BLOCKING BEHIND ALL ACCESSORIES BEING ATTACHED TO THE WALL. MOUNT WITH CONCEALED FASTENERS WHENEVER POSSIBLE.
- \* INSTALL ACCESSORIES USING FASTENERS APPROPRIATE TO SUBSTRATE INDICATED AND RECOMMENDED BY UNIT MANUFACTURER. INSTALL UNITS LEVEL, PLUMB, AND FIRMLY ANCHORED IN LOCATIONS AND AT HEIGHTS INDICATED.
- \* ADJUST ACCESSORIES FOR UNENCUMBERED, SMOOTH OPERATION AND VERIFY THAT MECHANISMS FUNCTION PROPERLY. REPLACE DAMAGED OR DEFECTIVE ITEMS. REMOVE TEMPORARY LABELS AND PROTECTIVE COATINGS.
- \* CONTRACTOR SHALL REFER TO PLUMBING DRAWINGS AND SPECIFICATIONS FOR SPECIFIC INFORMATION ON THE ABOVE PLUMBING FIXTURES.

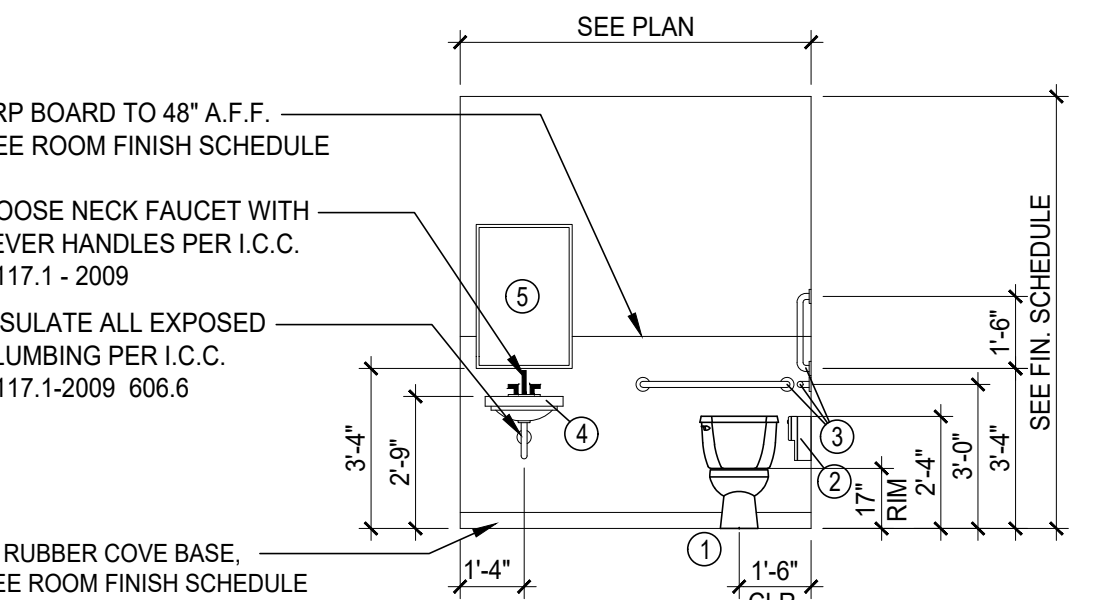
## Small Level Changes within the Unit



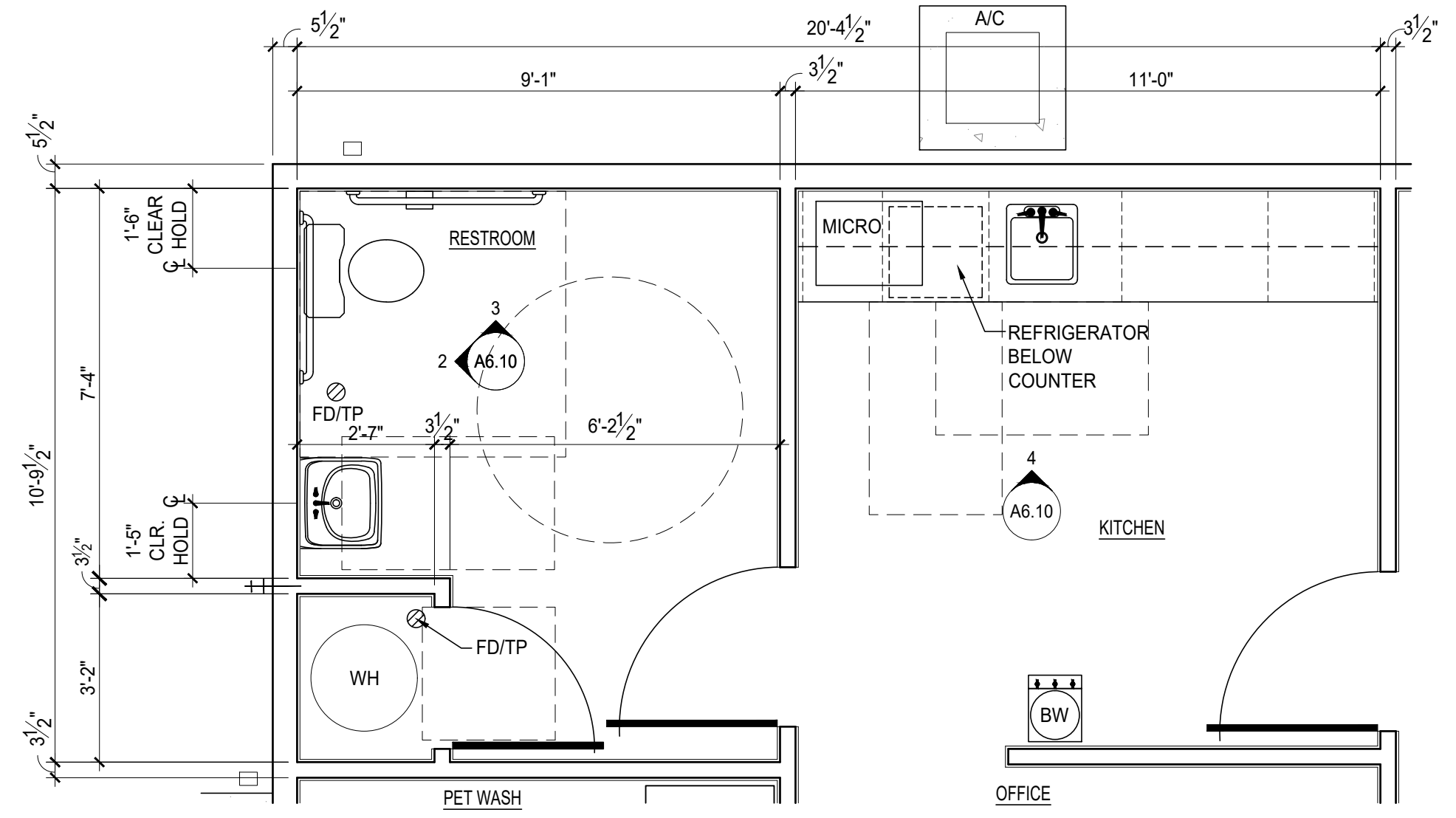
## CARPET/SHEET VINYL/PLANK FLOOR TRANSITION STRIP DETAIL

NO SCALE

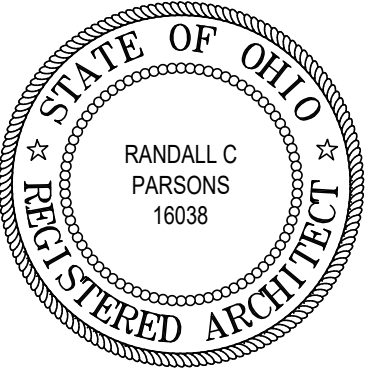
**3 RESTROOM - LEASING OFFICE**  
SCALE: 1/4" = 1'-0"



**2 RESTROOM - LEASING OFFICE**  
SCALE: 1/4" = 1'-0"



**1 LEASING OFFICE PLAN**  
SCALE: 3/8" = 1'-0"



## REVISIONS

phone 330.666.5770  
fax 330.666.8812  
3660 Embassy Parkway  
Fairlawn, OH 44333



ENLARGED PLAN, INTERIOR ELEVATIONS

PROJECT #: 33521 DATE: JULY 27, 2022

REDWOOD MIAMISBURG

MIAMISBURG OH, 45449



**A6.10**  
137 OF 137



| PLUMBING FIXTURE SCHEDULE |  |        |        |      |      |   |
|---------------------------|--|--------|--------|------|------|---|
| MARK                      | FIXTURE  | WASTE  | VENT   | H.W. | C.W. | MANUFACTURER & MODEL NUMBER   |
| WC1                       | FLOOR MOUNTED WATER CLOSET (ELONGATED) TANK TYPE | 3"     | 2"     | -    | 1/2" | "MANSFIELD" #137-160 "ALTO" SMARTHEIGHT GRAVITY FLUSH TOILET, VIT CHINA, 1.6 GALLON FLUSH, FLOOR MOUNTED W/CLOSE COUPLED TANK AND ELONGATED FRONT SIPHON JET BOWL WITH SOLID PLASTIC OR MOLDED WOOD ELONGATED CLOSED FRONT SEAT W/COVER, WATER CONTROL W/211 FLUSH VALVE AND 88 ANTI-SIPHON BALLCOCK, 16-3/4" HIGH BOWL (OR EQUAL).       |
| LAV                       | UNDER COUNTER MOUNTED LAVATORY                   | 1-1/2" | 1-1/2" | 1/2" | 1/2" | UNDERCOUNTER MOUNTED LAVATORY "GERBER" LUXOVAL19"x15" OVAL BASIN, FRONT OVERFLOWS, 4" FAUCET CENTERS WITH "MOEN" #L-4621 FAUCET WITH 4" CENTERS, SINGLE LEVER HANDLE AERATOR, W/1.5 GPM FLOW RESTRICTOR, DRAIN W/ 1-1/4" TAILPIECE AND ADJUSTABLE P-TRAP, 3/8" ANGLE SUPPLY COCK AND RISERS, CHINA WHITE (OR EQUAL).                      |
| SK-1                      | SINGLE COMPART. SINK                             | 1-1/2" | 1-1/2" | 1/2" | 1/2" | STAINLESS STEEL UNDER MOUNT SINK, PRIMO MODEL "LARGE SINGLE", 33" OD X 18" OD X 9" DEEP, PROVIDE WITH PERFORATED GRID STRAINER, "CFG" CAPSTONE MODEL #CA40519SL DECK MOUNTED FAUCET WITH SINGLE HANDLE LEVER AND 59" PULLOUT SPRAY, CHROME PLATED, P-TRAP, AND STOPS WITH SUPPLIES, INSINKERATOR BADGER 1 FOOD WASTE DISPOSER (OR EQUAL). |
| TUB                       | TUB/SHOWER                                       | 1-1/2" | 1-1/2" | 1/2" | 1/2" | "HAMILTON" TUB/SHOWER UNIT #G6032TSCS WITH "CFG" #4031C TUB/SHOWER TRIM WITH SLIP FIT TUB SPOUT, "CFG" MODEL #45311 VALVE (OR EQUAL).   |
| SHWR                      | SHOWER   | 1-1/2" | 1-1/2" | 1/2" | 1/2" | "HAMILTON" #G4895SH2S SHOWER UNIT w/ "CFG" #4031C SHOWER ONLY TRIM AND "CFG" MODEL #45311 VALVE (SINGLE LEVER), (OR EQUAL).   |
| ET-1                      | EXPANSION TANK                                   | -      | -      | -    | -    | "EXTROL" #5 EXPANSION TANK (OR EQUAL).  |
| HB                        | HOSE BIB   | -      | -      | -    | -    | "WOODFORD" CP-17 (OR EQUAL) WITH VACUUM BREAKER.  |
| WB                        | WASHER BOX                                       | -      | -      | -    | -    | "OATEY" #38530 PVC (OR EQUAL).  |
| WH                        | WATER HEATER                                     | -      | -      | -    | -    | "BRADFORD WHITE" #RE350S6 50 GALLON CAPACITY ELECTRIC WATER HEATER w/ 28" ALUMINUM DRIP PAN WITH DRAIN (OR EQUAL).  |
| IMB-1                     | ICE MAKER BOX                                    | -      | -      | -    | 1/2" | "OATEY" #391361 2K, 1/4 TURN, F1807, LOW LEAD - STANDARD PACK (OR EQUAL).   |

- NOTES:  
1. TOILET PAPER HOLDERS: PROVIDE TOILET PAPER HOLDER AT EACH WATER CLOSET.

| PLUMBING SPECIFICATIONS   |  |
|---|--|
| I. SCOPE OF WORK  | D. ALL UNDERGROUND SOIL, AND WASTE DRAINAGE PIPING INSIDE THE BUILDING AND TO A POINT 5'-0" OUTSIDE THE BUILDING SHALL BE CENTRIFUGALLY CAST SERVICE WEIGHT, BELL AND SPIGOT CAST IRON SOIL PIPE WITH SERVICE WEIGHT CAST IRON FITTINGS AND NEOPRENE GASKETS CONFORMING TO ASTM C-564, OR PLASTIC PVC SCHEDULE 40 CONFORMING TO ASTM D-2665 OR ABS PIPE.               |
| A. FURNISH AND INSTALL SANITARY SEWER, STORM, STORM SEWER, VENT SYSTEM, DOMESTIC HOT AND COLD WATER AND NATURAL GAS SYSTEM AS SHOWN ON DRAWINGS.  | E. DRAIN, WASTE AND VENT PIPING (ABOVE GROUND) MAY BE SERVICE WEIGHT CAST IRON PIPE WITH BELL AND SPIGOT OR "NO-HUB" JOINTS, WITH NEOPRENE GASKETS, GALVANIZED STEEL PIPE WITH CAST IRON DRAINAGE FITTINGS, COPPER DRAINAGE TUBE (DWV) CONFORMING TO ASTM B-306 OR WHERE APPROVED BY LOCAL AUTHORITY, PLASTIC (PVC) SCHEDULE 40 CONFORMING TO ASTM D-2665 OR ABS PIPE. |
| B. INSTALL ALL FIXTURES AND TRIM AS SHOWN ON DRAWINGS   | III. FIXTURES<br>SEE FIXTURE SCHEDULE  |
| II. PLUMBING MATERIALS AND INSTALLATION   | NOTE:<br>1. IGNITION SOURCE SHALL BE LOCATED AS PER OMC 304.3.<br>2. MAXIMUM LENGTH OF DRYER VENTS SHALL COMPLY WITH OMC 504.8.4.  |
| A. INSTALL THE OWNER FURNISHED FIXTURES SHOWN ON THE PLANS.   |  |
| B. CITY WATER AND DOMESTIC HOT WATER - PLASTIC PIPE. INSTALLATION SHALL BE IN ACCORDANCE WITH THE LOCAL WATER UTILITY REQUIREMENTS. INSULATE ALL ABOVE GRADE HOT AND COLD WATER PIPING WITH ONE-HALF (1/2") INCH THICK MOLDED FIBERGLASS HAVING TYPE ASJ JACKET AND MANUFACTURED BY OWENS-CORNING FIBERGLASS COMPANY. |  |
| C. CITY WATER (UNDERGROUND) - K COPPER FOR 50' UP TO THE BUILDING. REMAINDER - PLASTIC PIPE   |  |

**NOTE:**  
DRYER EXHAUST LENGTH IS TO BE DETERMINED BY THE MANUFACTURER'S SPECIFICATIONS, BUT IS NOT TO EXCEED THE MAXIMUM LENGTH AS DETERMINED BY RCO SECTION 1502.4.5 AND TABLE 1502.4.5.1

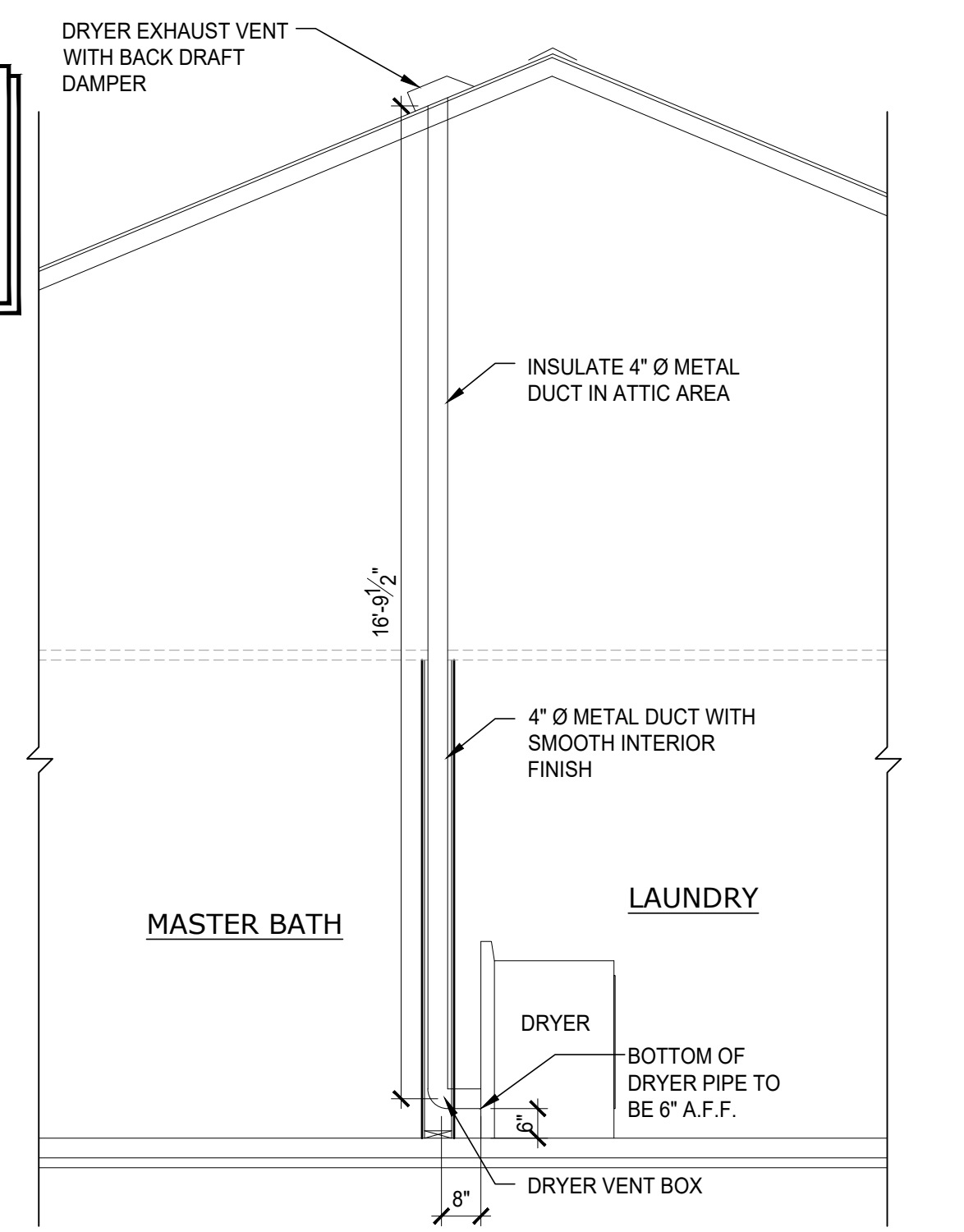
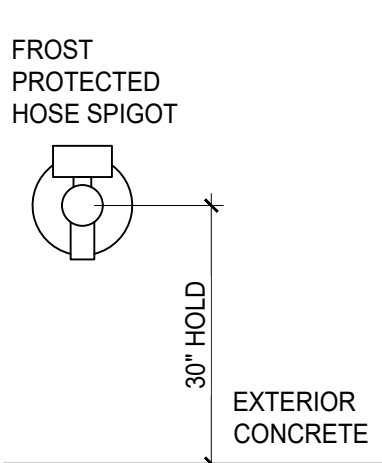
**NOTE:**  
NO PLUMBING OR HVAC EQUIPMENT IS TO BE INSTALLED WITHIN FIRE RATED WALLS.

**NOTE:**  
PLUMBING CONTRACTOR TO FOLLOW AND COMPLY WITH ALL OSHA TRENCHING AND EXCAVATION SAFETY REGULATIONS

**NOTE:**  
TOTAL DRYER EXHAUST LENGTH ALLOWED (PER RCO 1502.4.5) IS 35'-0"  
TOTAL DRYER EXHAUST DUCT LENGTH PROVIDED:  
8' + 5'-0" (90° ELBOW) + 16'-9 1/2" = 22'-5 1/2"

**NOTE:**  
INSTALL AN AUXILIARY CONDENSATE AND SECONDARY DRAIN SYSTEM PER RCO 1411.3.1 OR A WATER-LEVEL MONITORING DEVICE PER RCO 1411.3.1.1

**NOTE:**  
DO NOT INSTALL ANY VENTS OR PROVIDE ANY ROOF PENETRATIONS WITHIN FIRE RATED SHEATHING AREA 4'-0" EACH SIDE OF (2) HOUR FIRE RATED WALL ASSEMBLIES



**2 MOUNTING DETAIL**  
SCALE: 3/8" = 1'-0"

**1 DRYER EXHAUST SECTION**  
SCALE: 3/8" = 1'-0"

| PLUMBING LEGEND |                                     |
|-----------------|-------------------------------------|
| ABBREVIATION    | DESCRIPTION                         |
|                 | BACKFLOW PREVENTER                  |
|                 | CHECK VALVE                         |
|                 | SHUT OFF VALVE                      |
|                 | UNION                               |
|                 | CLEANOUT AT FLOOR                   |
|                 | FLOOR DRAIN                         |
|                 | BRANCH PIPING OFF BOTTOM            |
|                 | BRANCH PIPING OFF TOP               |
|                 | PIPE DROP                           |
|                 | PIPE RISE                           |
|                 | HOSE BIB                            |
|                 | CONDENSATE DRAIN PIPING             |
|                 | COLD WATER PIPING                   |
|                 | GAS PIPING                          |
|                 | HOT WATER PIPING                    |
|                 | SANITARY SEWER                      |
|                 | SANITARY SEWER BELOW                |
|                 | VENT PIPING                         |
|                 | BACKFLOW PREVENTER                  |
|                 | BATHTUB                             |
|                 | CLEANOUT                            |
|                 | DOMESTIC WATER HEATER               |
|                 | ELECTRICAL CONTRACTOR               |
|                 | ELEVATION                           |
|                 | FURNACE                             |
|                 | FLOOR DRAIN WITH TRAP PRIMER        |
|                 | INVERT                              |
|                 | LAVATORY                            |
|                 | LAUNDRY BOX                         |
|                 | MECHANICAL CONTRACTOR               |
|                 | PLUMBING CONTRACTOR                 |
|                 | REDUCED PRESSURE BACKFLOW PREVENTER |
|                 | SINK                                |
|                 | VENT THRU ROOF                      |
|                 | WATER CLOSET                        |

| HVAC SPECIFICATIONS                  |   |
|--------------------------------------|---|
| I. SCOPE OF WORK                     | A. INSTALL ALL HEATING, VENTILATING AND AIR CONDITIONING SYSTEMS AS SHOWN ON THE DRAWINGS INCLUDING CONTROLS AND CONTROL WIRING.  |
| II. INSULATION                       | A. REFRIGERANT SUCTION LINES TO BE INSULATED WITH 3/8" THICK ARMSTRONG AP ARMAFLEX INSULATION.<br>B. PIPE INSULATION INSTALLED OUTSIDE TO BE PROTECTED PER MANUFACTURER'S INSTRUCTIONS.<br>C. DUCTWORK<br>1. DUCTWORK THROUGH UNCONDITIONED SPACES SHALL BE R-8 FLEX DUCT.  |
| III. HVAC MATERIALS AND INSTALLATION | A. PROVIDE PVC PLASTIC TRAPPED CONDENSATE DRAIN FROM COOLING COIL DRAIN PANS TO FLOOR DRAIN.<br>B. REFRIGERANT PIPING SHALL BE TYPE "ACR" COPPER. JOINTS TO BE BRAZED WITH HIGH TEMPERATURE SOLDER.<br>C. FURNISH AND INSTALL DUCTWORK SPECIFIED AND SHOWN ON THE PLAN.<br>D. THE CONTRACTOR SHALL REPLACE ALL THROWAWAY OR CLEAN ALL PERMANENT FILTERS AT THE COMPLETION OF AND PRIOR TO ACCEPTANCE OF THE WORK. |
| IV. TEMPERATURE CONTROLS             | A. ALL CONTROLS AND ELECTRICAL INTERLOCKS AS DESCRIBED BELOW ARE TO BE INCLUDED IN THE MECHANICAL CONTRACT:<br>1. FURNACE/CONDENSING UNIT - A PROGRAMMABLE HEATING/COOLING THERMOSTAT SHALL CYCLE GAS VALVE OR THE CONDENSING UNIT TO MAINTAIN SPACE TEMPERATURE. WIRE IN ACCORDANCE WITH MANUFACTURER'S WIRING DIAGRAMS.   |

| HVAC FIXTURE SCHEDULE |                           |  |
|-----------------------|---------------------------|--|
| MARK                  | FIXTURE                   | MANUFACTURER & MODEL NUMBER  |
| FURN                  | FURNACE                   | CARRIER 96% AFUE 40,000 BTU FURNACE. MODEL: COMFORT SERIES: 59SC5B040E17"12 - FORESTWOOD, MEADOWOOD, WILLOWOOD, BREEZEWOOD, HAYDENWOOD.<br>CARRIER 96% AFUE 60,000 BTU FURNACE. MODEL: COMFORT SERIES: 59SC5B060E17"14 - CAPEWOOD HAYDENWOOD SUNROOM, BREEZEWOOD SUNROOM |
| CU                    | AIR CONDITIONER           | CARRIER 14 SEER R-410A 1 1/2 TON AIR CONDITIONER - FORESTWOOD, MEADOWOOD, WILLOWOOD, BREEZEWOOD, HAYDENWOOD.<br>CARRIER 14 SEER R-410A 2 TON AIR CONDITIONER - CAPEWOOD, HAYDENWOOD SUNROOM, BREEZEWOOD SUNROOM.   |
| EF/LIGHT              | EXHAUST FAN / LIGHT COMBO | PANASONIC WHISPERGREEN SELECT FAN/LIGHT COMBO: FV-08VRE2 80 CFM 1.0 SONES - ENERGY STAR RATED (OR EQUAL)   |
| EF-1                  | EXHAUST FAN               | PANASONIC FV-05-11VKS1 WHISPERGREEN SELECT FAN ONLY, VARIABLE SPEED 50, 80, 110 CFM ENERGY STAR (OR EQUAL)   |

| LEASING OFFICE HVAC FIXTURE SCHEDULE |                 |   |
|--------------------------------------|-----------------|---|
| MARK                                 | FIXTURE         | MANUFACTURER & MODEL NUMBER   |
| FURN                                 | FURNACE         | CARRIER 96% AFUE 40,000 BTU FURNACE. MODEL: COMFORT SERIES: 59SC5B040E17"12. PROVIDE FILTER BOX AND O/A INLET WITH MANUAL DAMPER AND OUTSIDE AIR LOUVER WITH INSECT SCREEN. COLOR TO BE NEAREST STANDARD COLOR TO ADJACENT EXTERIOR FINISH. |
| CU                                   | AIR CONDITIONER | CARRIER 14 SEER R-410A 1 1/2 TON AIR CONDITIONER  |
| EF-1                                 | EXHAUST FAN     | PANASONIC FV-05-11VKS1 WHISPERGREEN SELECT FAN ONLY, VARIABLE SPEED 50, 80, 110 CFM ENERGY STAR (OR EQUAL)  |

| PLUMBING NOTES |   |
|----------------|---|
| 1.             | ALL PLUMBING MATERIALS AND METHODS SHALL COMPLY WITH THE LATEST EDITION OF THE OHIO PLUMBING CODE, REFERENCED CODES AND STANDARDS.  |
| 2.             | ALL FIXTURES SHALL BE SECURELY BOLTED TO THE WALLS AND FLOOR IN ACCORDANCE WITH MANUFACTURER'S ROUGH-IN AND SETTING REQUIREMENTS.   |
| 3.             | COORDINATE WATER AND SANITARY SERVICES WITH THE LOCAL UTILITY COMPANIES.  |
| 4.             | PLUMBING CONTRACTOR SHALL FIELD VERIFY ALL INVERTS PRIOR TO START OF WORK.  |
| 5.             | ALL NON-VENTED FLOOR DRAINS TO BE WITHIN 10'-0" OF MAIN VENTED WASTE LINE.  |
| 6.             | ALL SANITARY WASTE AND VENT PIPE SHALL BE PVC SCHEDULE 40 ASTM D2665-82 ABOVE GRADE AND SCH. 40 ASTM D-1785-83 BELOW GRADE  |
| 7.             | PROVIDE VACUUM BREAKERS ON ALL SERVICE SINKS AND WATER HYDRANTS.  |
| 8.             | PLUMBING SHOWN IS DIAGRAMMATIC IN NATURE AND MAY BE ROUTED DIFFERENTLY BY THE PLUMBING CONTRACTOR DUE TO EXISTING FIELD CONDITIONS PROVIDING LOCATIONS OF ALL FIXTURES REMAIN AND ALLOWED WORK COMPLIES WITH THE OHIO PLUMBING CODE |
| 9.             | ALL WASTE PIPE TO HAVE MINIMUM SLOPE OF 1.04%   |
| 10.            | CONTRACTOR SHALL SIZE ALL SUPPLY LINES IN ACCORDANCE WITH FIXTURE DEMAND. MINIMUM SINGLE FIXTURE SUPPLY SHALL BE 1/2" LINE. MINIMUM DOUBLE FIXTURE SUPPLY LINE SHALL BE 3/4" LINE.  |
| 11.            | CONTRACTOR SHALL PROVIDE SHUT OFF VALVES FOR EACH FIXTURE.  |
| 12.            | CUTTING AND PATCHING FOR PLUMBING WORK SHALL BE BY THE PLUMBING CONTRACTOR UNLESS REASSIGNED BY THE GENERAL CONTRACTOR.   |
| 13.            | INSTALL OWNER FURNISHED FIXTURES SHOWN ON THE PLANS AND SPECIFIED IN THE FIXTURE LIST. ALL METAL TRIM ON FIXTURES AND EXPOSED PIPING AT THE FIXTURES SHALL BE CHROMIUM PLATED, COMPLETE WITH CHROMIUM PLATED ESCUTCHEONS.           |
| 14.            | AFTER FIXTURES HAVE BEEN SET, THEY SHALL BE CAREFULLY PROTECTED UNTIL THE BUILDING HAS BEEN ACCEPTED. ANY DAMAGE OR DEFECTS DEVELOPING BEFORE ACCEPTANCE SHALL BE REPAIRED AT THE PLUMBING CONTRACTOR'S EXPENSE.                    |
| 15.            | COORDINATE ALL WORK WITH OTHER TRADES.  |
| 16.            | PROVIDE BLOCKING FOR ALL PLUMBING - ROUGH-IN AS REQUIRED  |
| 17.            | PROVIDE PLASTIC ISOLATION SEPARATORS FOR ALL COPPER PIPING RUNNING THROUGH STUD WALLS. INSULATE PIPING BETWEEN STUDS.   |
| 18.            | ALL WALL AND SLAB PENETRATIONS OF MASONRY CONSTRUCTION TO BE SLEEVED.   |
| 19.            | ALL ROOF DOWNSPOUTS SHALL TIE INTO UNDERGROUND PIPED STORM SEWER SYSTEM.  |

| MECHANICAL NOTES |   |
|------------------|---|
| 1.               | THE CONTRACTOR SHALL SECURE AND PAY FOR ALL NECESSARY PERMITS AND INSPECTIONS.  |
| 2.               | ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE OHIO MECHANICAL CODE, REFERENCED CODES AND STANDARDS, MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS AND GOOD ENGINEERING PRACTICES.   |
| 3.               | ALL MATERIALS SHALL BE NEW AND OF THE FINEST QUALITY.   |
| 4.               | ALL WORK SHALL BE INSTALLED BY TRADESMEN THAT ARE TRAINED AND HIGHLY SKILLED IN THE WORK THAT THEY ARE TO PERFORM.  |
| 5.               | ALL EQUIPMENT, MATERIALS, AND LABOR FURNISHED BY THIS CONTRACTOR SHALL BE WARRANTED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.   |
| 6.               | DUCTWORK SHALL BE HUNG LEVEL AND FREE OF BENDS, CRIMPS, AND SAGS.   |
| 7.               | DUCTWORK SHALL BE FLEX DUCT AND INSTALLED PER OMC SECTION 603.6. SIZE OF DUCT IS SHOWN ON MECHANICAL PLANS.   |
| 8.               | ROUND SUPPLY AIR DUCT TAKE OFFS SHALL BE SCREW IN TYPE, TAKE-OFFS SHALL BE EQUIPPED WITH FOAM GASKETS AND LOCKABLE DAMPERS.   |
| 9.               | CONSTRUCT ALL SUPPLY AIR DUCTWORK IN ACCORDANCE WITH OMC SECTION 603 AND 604 AND SMACNA STANDARDS FOR 2" PRESSURE CATEGORY. CONSTRUCT ALL RETURN AIR DUCTWORK IN ACCORDANCE WITH OMC SECTIONS 603 AND 604 AND SMACNA STANDARDS FOR 1" PRESSURE CATEGORY. ALL DUCT TO BE SEALED TO SEAL CLASS "CC" CONSTRUCT ALL EXHAUST AIR DUCTWORK IN ACCORDANCE WITH SMACNA STANDARDS FOR 1" PRESSURE CATEGORY, SEALED TO SEAL CLASS "CC".                           |
| 10.              | BALANCE ALL SYSTEMS TO CFM'S AS INDICATED, PROVIDE OWNER WITH REPORT.   |
| 11.              | ALL CONTROL WIRING TO THERMOSTATS SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE.   |
| 12.              | PRIOR TO ORDERING ANY ELECTRICAL EQUIPMENT THE HVAC CONTRACTOR SHALL VERIFY THE ELECTRICAL VOLTAGE AND PHASE AVAILABLE WITHIN THE BUILDING.   |
| 13.              | THE DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL ARRANGEMENT OF WORK INCLUDED IN THE PROJECT. DO NOT SCALE THE DRAWING. THE CONTRACTOR SHALL ESTABLISH FINAL DIMENSIONS FROM FIELD MEASUREMENTS PRIOR TO STARTING WORK. THE WORD "PROVIDE" AS USED IN THE PROJECT SHALL BE DEFINED AS "FURNISH AND INSTALL".  |
| 14.              | THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS FOR POINTS OF CONNECTIONS, CAPACITIES AND ELEVATIONS OF SYSTEMS, IN ALL AREAS AFFECTED BY THE PROJECT, CUT, PATCH, REPAIR AND/OR REPLACE ALL MATERIALS REQUIRED TO INCORPORATE WORK. FINISHES DAMAGED AS A RESULT OF WORK SHALL BE REPAIRED TO MATCH APPROPRIATE ADJACENT FINISHES. FILL VOIDS AROUND DUCTWORK AND TUBING PENETRATING WALLS AND FLOORS WITH FIRE STOPPING MATERIAL (THERMA-FIBER OR EQUAL) |
| 15.              | MECHANICAL EQUIPMENT AND PRODUCTS SHALL BE LISTED AND/OR LABELED BY AN APPROVED TESTING OR INSPECTION AGENCY IN ACCORDANCE WITH OMC AND GOVERNING CODE REQUIREMENTS.  |
| 16.              | MECHANICAL WORK SHALL BE COORDINATED WITH THE WORK OF ALL OTHER TRADES PRIOR TO INSTALLATION TO AVOID CONFLICTS AND ALLOCATE SPACE REQUIREMENTS.  |

| GENERAL NOTES                |  |
|------------------------------|--|
| AIR FILTER NOTE:             | CENTRAL HEATING AND AIR CONDITIONING SHALL BE PROVIDED WITH APPROVED AIR FILTERS, INSTALLED IN THE RETURN AIR SYSTEM, UPSTREAM FROM ANY HEAT EXCHANGER OR COIL.  |
| CLOTHES DRYER EXHAUST NOTES: | CLOTHES DRYERS SHALL BE EXHAUSTED AS PER THE MANUFACTURER'S INSTRUCTIONS. DRYER EXHAUST SHALL BE INDEPENDENT OF ALL OTHER SYSTEMS.<br>CLOTHES DRYER DUCTS SHALL NOT PENETRATE OR BE LOCATED WITHIN ANY FIREBLOCKING OR FIRE-RATED WALLS.<br>EACH VERTICAL RISER SHALL BE PROVIDED WITH A MEANS FOR CLEANOUT.<br>DRYER EXHAUST DUCTS SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING AND SHALL BE EQUIPPED WITH A BACKDRAFT DAMPER.<br>EXHAUST DUCTS SHALL BE CONSTRUCTED OF METAL WITH A SMOOTH INTERIOR FINISH AND SHALL BE A MINIMUM OF 4" IN DIAMETER.<br>DRYER EXHAUST LENGTH NOT TO EXCEED 35'. EACH 90° ELBOW = 5'. EACH 45° ELBOW = 2'-6". |

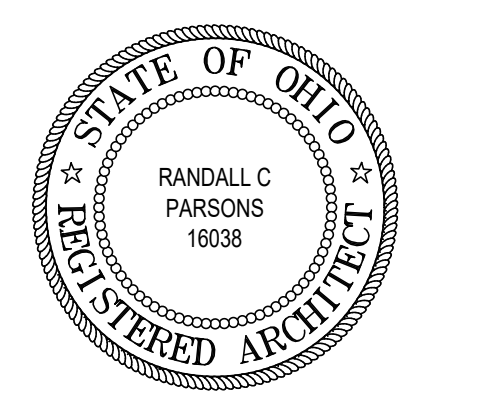
| SANITARY LINE SIZING - IPC 709.2 |             |                              |
|----------------------------------|-------------|------------------------------|
| PIPE SIZE                        | SLOPE       | NUMBER OF UNITS PER BUILDING |
| 4" Ø                             | 1/8" / FOOT | 1 UP TO AND INCLUDING 8      |
| 6" Ø                             | 1/8" / FOOT | 9 AND UP                     |

\*\*NOTE: FOR BUILDINGS WITH SANITARY LINE EXITING AT THE END OF THE BUILDING.

**PIPING INSULATION NOTE**  
MECHANICAL SYSTEM PIPING CARRYING FLUIDS ABOVE 105° OR BELOW 55° SHALL BE INSULATED TO A MINIMUM OF R-3.

| MECHANICALLY-VENTILATED O/A SCHEDULE |             |     |    |    |      |     |           |
|--------------------------------------|-------------|-----|----|----|------|-----|-----------|
| ROOM                                 | DESCRIPTION | Az  | Pz | Rp | Ra   | Ez  | CFM (Voz) |
| -                                    | OFFICE      | 368 | 3  | 5  | 0.06 | 0.8 | 47        |
| -                                    | KITCHEN     | 114 | 1  | 5  | 0.06 | 0.8 | 17        |
| -                                    | STORAGE     | 677 | -  | -  | 0.06 | 0.8 | 51        |
| -                                    | PET WASH    | 57  | 1  | 20 | 0.06 | 0.8 | 30        |

OUTDOOR AIRFLOW CALCULATIONS PER OMC 403.3.1.1 - 403.3.1.3 EQUATIONS 4-1 & 4-2  
Vbz = (Rp)(Pz) + (Ra)(Az)  
Voz = Vbz / Ez = CFM TO BE SUPPLIED  
NOTE: ENTRY, LEASING, STORAGE, PET WASH PROVIDED WITH NATURAL VENTILATION BY USE OF OPERABLE WINDOWS AND/OR DOORS THAT MEET OMC REQUIREMENTS.  
TOTAL: 145 CFM



REVISIONS

phone 330.666.5770 fax 330.666.8812  
3660 Embassy Parkway Fairlawn, OH 44333  
MANN - PARSONS - GRAY ARCHITECTS mpg-architects.com

MECHANICAL AND PLUMBING NOTES AND SPECS  
DATE: JULY 27, 2022  
PROJECT #: 33521  
REDWOOD MIAMISBURG  
MIAMISBURG OH, 45449  
Redwood APARTMENT NEIGHBORHOODS



REVISIONS

phone 330.666.5770 fax 330.666.8812  
3660 Embassy Parkway Fairlawn, OH 44333  
MANN • PARSONS • GRAY ARCHITECTS mpg-architects.com



ELECTRICAL SPECS. AND NOTES  
PROJECT #: 33521 DATE: JULY 27, 2022  
REDWOOD MIAMISBURG  
MIAMISBURG OH, 45449

E1.0  
1 OF 8

ELECTRICAL SPECIFICATIONS

- 1. SCOPE OF WORK: A. IN GENERAL, THE WORK CONSISTS OF FURNISHING AND INSTALLING THE EQUIPMENT, SERVICE, AND ALL OTHER MATERIALS NECESSARY TO PROVIDE THE COMPLETE ELECTRICAL SYSTEMS AND ALL WORK IN CONNECTION WITH SUCH SYSTEMS INCLUDING MATERIALS, LABOR, TRANSPORTATION, ETC., COMPLETE IN EVERY RESPECT AND READY FOR USE.
2. GENERAL REQUIREMENTS: A. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE PROVISIONS OF THE CURRENT NATIONAL ELECTRICAL CODE, THE 2019 RESIDENTIAL CODE OF OHIO, AND ALL PROVISIONS OF ANY LOCAL ELECTRICAL CODES AND ORDINANCES IN EFFECT IN THE CITY, TOWNSHIP, OR COUNTY WHERE THIS WORK TAKES PLACE.
3. CONDUCTORS AND WIRE: A. FEEDER WIRING SHALL BE URD-USE-2. FEEDERS MAY BE COPPER OR ALUMINUM.
4. MATERIALS: A. STANDARD RECEPTACLES SHALL BE 15 AMP, DUPLEX, 125 VOLT, GROUNDING TYPE, COMMERCIAL GRADE.

GENERAL ELECTRICAL NOTES

- 1. ELECTRICAL CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND INSPECTION REQUIRED AND SHALL ALSO SECURE AND PAY ALL FEES REQUIRED BY THE UTILITY COMPANIES IN CONNECTION WITH THE WORK.
2. ALL ELECTRICAL UNDERGROUND WIRING ON THE EXTERIOR OF THE BUILDINGS SHALL BE INSTALLED A MINIMUM OF 2'-6" DEEP, AND IN ACCORDANCE WITH THE GOVERNING JURISDICTION AND REQUIRED STANDARDS.
3. ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL SUPPORTS FOR METERS, ELECTRICAL PANELS AND SUPPORTS AS REQUIRED BY EQUIPMENT.

FAULT CURRENT NOTE

THE ELECTRICAL CONTRACTOR IS TO OBTAIN THE MAXIMUM AVAILABLE UTILITY SHORT CIRCUIT CURRENT. THIS INFORMATION SHALL BE LEGIBLY FIELD-MARKED WITH THE MAXIMUM AVAILABLE FAULT CURRENT, INCLUDING THE DATE THE FAULT CURRENT INFORMATION WAS OBTAINED, AND BE OF SUFFICIENT DURABILITY TO WITHSTAND THE ENVIRONMENT INVOLVED (PER NEC ARTICLE 110.24(A)).

ENERGY STATEMENT CERTIFICATE NOTE

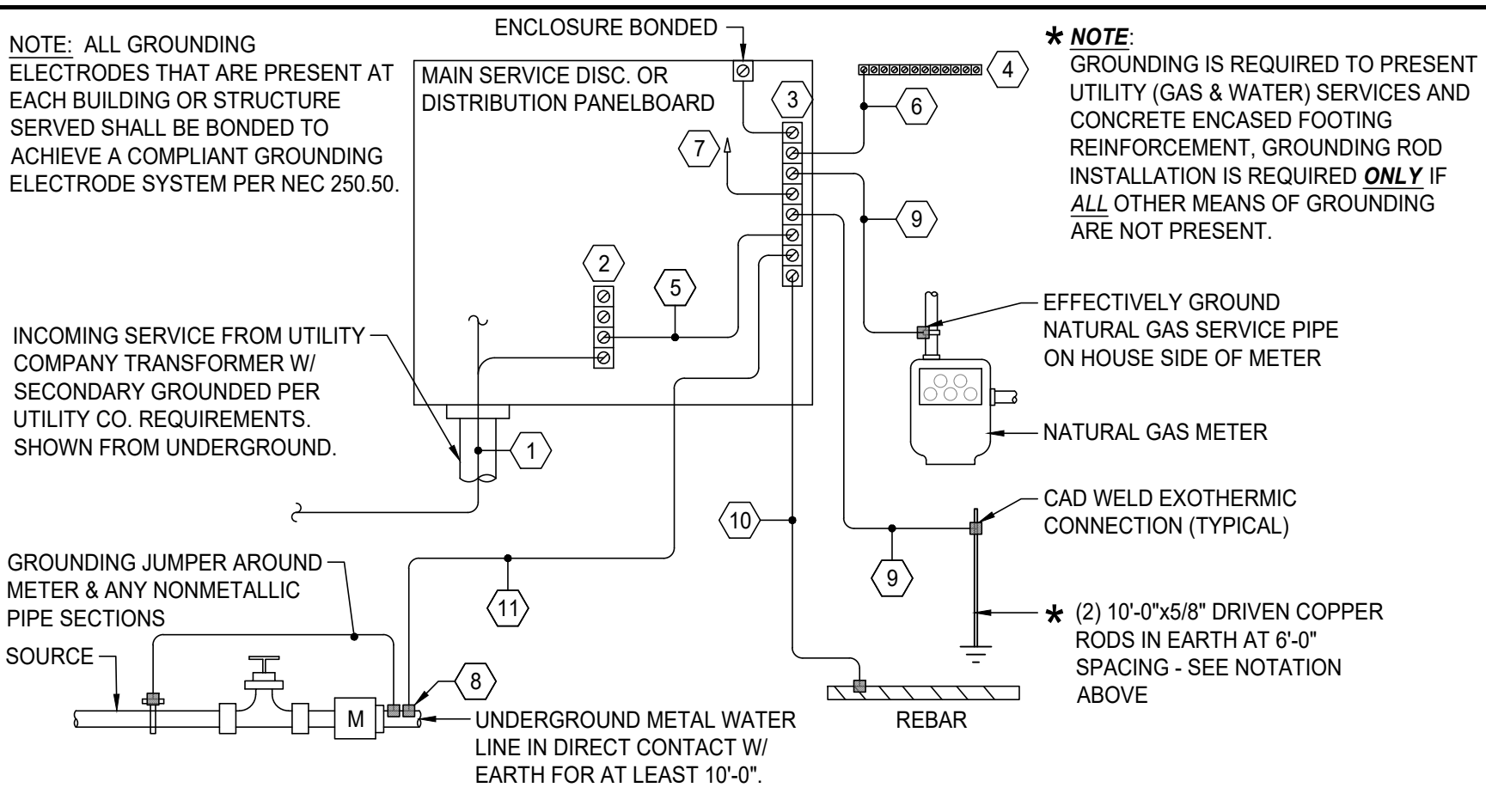
ELECTRICAL CONTRACTOR TO PROVIDE A PERMANENT ENERGY STATEMENT CERTIFICATE, CERTIFIED BY THE BUILDER OR OWNER, ON OR IN THE UNITS ELECTRICAL PANEL.

ARC-CIRCUIT-INTERRUPTER PROTECTION

PER NEC 210.12(A), ALL 120-VOLT, SINGLE PHASE, 15- AND 20- AMPERE BRANCH CIRCUITS SUPPLYING RECEPTACLES OR DEVICES INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY ANY OF THE MEANS DESCRIBED IN NEC 210.12(A)(1) THROUGH (6).

GROUNDING DIAGRAM NOTES: (SYMBOL #)

- 1. SERVICE-ENTRANCE CONDUCTORS WITH GROUNDED NEUTRAL CONDUCTOR.
2. NEUTRAL BUS.
3. GROUNDING BUS.
4. INTERSYSTEM BONDING TERMINATION WITH STAINLESS STEEL MOUNTING HARDWARE AND IMPACT-RESISTANT COVER FOR LOW-VOLTAGE BONDING, PER NEC 250.94.
5. MAIN BONDING JUMPER.
6. INTERSYSTEM BONDING JUMPER PER NEC 250.94.
7. ADDITIONAL GROUNDING CONDUCTORS AS REQUIRED BY NEC ARTICLE 250.
8. CONNECTION SHALL BE MADE WITHIN 5'-0" OF WATER ENTRANCE TO BUILDING.
9. #6 AWG CU ROD, PIPE, OR PLATE GROUNDING ELECTRODE CONDUCTOR, PER NEC 250.66(A).
10. #4 AWG CU CONCRETE-ENCASED GROUNDING ELECTRODE CONDUCTOR, PER NEC 250.66(B).
11. GROUNDING ELECTRODE CONDUCTOR PER NEC TABLE 250.66.



SERVICE GROUNDING ELECTRODE SYSTEM WIRING DIAGRAM NOT TO SCALE

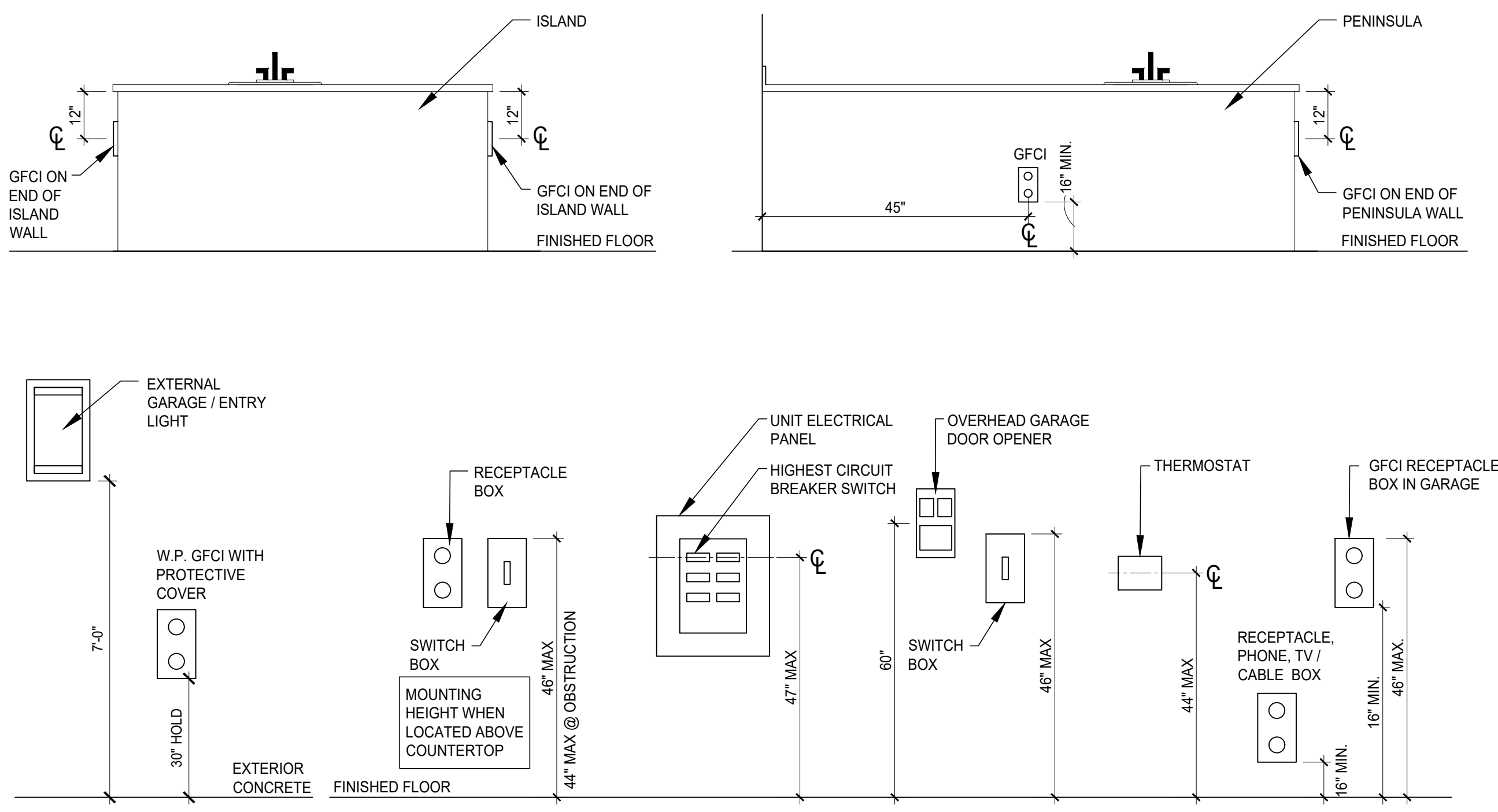
CONDUCTOR WIRE SIZE TABLE

Table with columns: OVERCURRENT DEVICE RATING, MINIMUM WIRE SIZES (COPPER, ALUMINUM). Rows include Light Circuits, 20-50 Amp Breakers, 100 Amp Dwelling Panel, and Unit Meter Centers.

NOTE: METER CENTER CONDUCTORS ARE SIZED BASED ON TOTAL DEMAND AMPS OF METER CENTER PER NEC 220.84. SEE DEMAND CALCULATIONS, SHEET E1.1. NOT ALL METER CENTER COMBINATIONS MAY BE PRESENT; SEE RISER DIAGRAMS, SHEET 'E1.1'.

SYMBOL LEGEND: (SEE MOUNTING HEIGHTS, DETAIL 1 THIS SHEET)

- ① JUNCTION BOX
\$ LIGHT SWITCH, SINGLE POLE, LOCATE PER DETAIL
\$3 3-WAY LIGHT SWITCH, SINGLE POLE, LOCATE PER DETAIL
DISTRIBUTION PANELBOARD, SEE RISER DIAGRAM FOR DETAILS.
HOME RUN CIRCUIT (CKT)
CONDUCTORS 3 - #12 AWG CU U.N.O.
HOT WIRE
NEUTRAL WIRE
GROUND WIRE
U.N.O. UNLESS NOTED OTHERWISE
E.C. ELECTRICAL CONTRACTOR
DUPLX RECEPTACLE, GROUNDING TYPE, 15AMP, 125V, LOCATE PER MOUNTING HEIGHTS DETAIL THIS SHEET, UNLESS NOTED OTHERWISE.



1 MOUNTING HEIGHTS SCALE: NOT TO SCALE