## Project Summary

### Project:
GDPM - REVERE
2531 Revere Dayton, Ohio 45420

### Owner:
Greater Dayton Premier Management
400 Wayne Ave, Dayton, Ohio 45410

### BUD Project Number:
TBD

### General Contractor:
TBD

### Architect / Engineer:
Berardi + Partners, Inc.
Architects / Engineers
Columbus, Ohio, 43212

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### Drawing Index

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### Site Map

[Site Map Image]
EXISTING 8 UNIT 2 STORY BUILDING

+/- 73'-0" TYP.
+/- 49'-0" TYP.
+/- 84'-0"

9'-0" 9'-0" 9'-0" 8'-0" 8'-0" 9'-0"

+/- 11'-10" +/- 2'-2" 4'-0"
3'-0" 18'-0" 36'-0"

+/- 5'-5" +/- 4'-0" 4'-0" 4'-6" +/- 1'-0" 10'-0" 10'-0"

NOTE: FOOTING WIDTH TO BE (3)X POST WIDTH WITH MINIMUM DEPTH OF 30"

3/4" x 6" PREMIUM TREATED DOG-EAR PICKET FENCE

4"X4" PRESSURE TREATED WOOD POST

2"X4" PRESSURE TREATED WOOD

CONCRETE FOOTING

10 1/2" 3 1/2"

ARCHITECTURAL SITE PLAN AND ELEVATIONS

C101

north
1. The contractor shall review and be familiar with all site utilities and take adequate protective measures.
2. Final grade and drainage shall be the responsibility of the landscape contractor. The landscape contractor shall stake all plant locations and receive approval from the project supervisor before excavation of planting pits.
3. Plants shall be tagged prior to delivery and shall remain tagged through the project completion and inspection.
4. Zoning requirements/restrictions may affect the end result of site elements/features. It is the responsibility of the contractor to be familiar with said requirements and comply/secure all necessary permits, variances, etc. to perform the required work.
5. Topographical, boundary information, and structural location are approximate. Information provided by the "development plan." Materia
6. Mulch as per detail.
7. Plant substitution is permissible only following review and written approval by the project architect.
8. Major plant location adjustments may be made in the field to ensure good access to utility boxes, prevent conflicts with site lighting, and permit uninhibited pedestrian and vehicular circulation.
9. Minor plant location adjustments may be made in the field to ensure good access to utility boxes, prevent conflicts with site lighting, and permit uninhibited pedestrian and vehicular circulation.
10. All grouped plantings shall be contained within a 3" deep mulched bed with cut edge.
11. All individual trees and shrubs (not in a bed situation) shall be saucer mulched 3" deep.
12. All disturbed areas on the site shall be seeded.
13. See specifications for more detailed information and additional requirements.

**Sod Notes**
1. Extent of sod areas shown on plan.
2. G.C. to provide maintenance and watering until a full acceptable stand of grass is achieved.
3. Soil mixture as specified.
4. Fill to proper height to receive plant and thoroughly tamp before setting plant - see detail.
5. Set plant in the center of the hole and backfill and compact around the ball until the hole is 2/3 full.
6. Build up a watering basin around the base of each plant.
7. Achieve a full acceptable stand of grass is achieved.
8. Fireworks Fountain Grass
9. Penisetum Setaceum
10. Daylily Baby
11. Lullaby Baby Daylily
12. Armstrong Red Maple
13. Green Velvet Boxwood

**Legend**
- **Plot**
- **Existing Building Structure**
- **Property Line**
- **MULCH**
- **Concrete Sidewalk on compacted stone**
- **Concrete Stairs**
- **Concrete Walk**

**Bid Set**
- **DATE:** 12/13/19
- **PROJECT #:** 19116
- **COPYRIGHT:** 2019
- **REVISIONS:**

**ARCHITECTURAL LANDSCAPE PLAN**
- **AS101**

**Greater Dayton Premiere Management**
- **Revere**
- **Dayton, OH**
THROUGH-PENETRATION SYSTEM AND FIRESTOPPING REQUIREMENTS:

1. Devices penetrate fire rated floor/ceiling assemblies, walls and floors. Through-penetration systems used may be selected by the index letter.

   - Adj. sheet number
   - Room number
   - Approval of an approved system as listed in the latest Underwriters Laboratories Inc. Fire Resistance Volume II Directory.

   - Alternate laboratories
   - Anchor bolt
   - Bearing
   - See room finish schedules
   - Large scale plan locator
   - Bearing
   - Elevator/elevation detail locator
   - Finish information
   - Block
   - Cleaning out
   - Column
   - See large scale plan or building.

2. Selecting the correct through-penetration system and annular sheet number:

   - Block
   - Bottom
   - Through-penetration systems: Where cables, cable trays, penetration shall be protected with an approved through-penetration protection system tested in accordance with ASTM E814.

   - Positive pressure differential between the exposed part of the penetration and the fire-resistance rated assembly.
   - The required fire-resistance rating of the assembly being penetrated shall be maintained without a ceiling or roof/ceiling assembly.

3. Exceptions:

   - Outlet boxes and fittings are permitted, provided that connecting more than two stories are permitted, provided that the aggregate area of the penetrating items shall not exceed 1 net square feet.

   - The assembly shall be protected in accordance with paragraph 13.

4. Fire-resistance rated floor/ceiling or roof/ceiling assemblies:

   - Where permitted by paragraphs 6, 7, and 8, penetrations are permitted, provided that the annular spaces between the penetrating item and the adjacent wall shall conform to paragraphs 11, 12, and 13.

   - All penetrations through the ceiling membrane of a roof assembly without a required fire-resistance rating shall be firestopped with noncombustible materials.

   - Noncombustible penetrations: Penetrations by noncombustible materials are permitted provided that the penetrations are protected with noncombustible material.

   - The ceiling area of a penetration shall be firestopped with noncombustible material.

5. Additional details:

   - Fire-resistance rated assemblies are maintained without a ceiling assembly.
   - The details listed in a fire-resistance rated design shall be provided.

   - Outlet/inlet penetrations in the ceiling of a fire-resistance rated assembly.

   - The annular space around the penetrating element shall be firestopped with noncombustible material.

   - The ceiling membrane of a roof assembly without a required fire-resistance rating shall be firestopped with noncombustible materials.

6. Exception:

   - Outlet boxes and fittings are permitted, provided that the aggregate area of the penetrating items shall not exceed 1 net square feet.

   - The assembly shall be protected in accordance with paragraph 13.
4.13 Doors

4.13.1 General.

4.13.2 Revolving Doors and Turnstiles.

4.13.3 Gates.

4.13.4 Double-Leaf Doorways

4.13.5 Clear Width.

4.13.6 Maneuvering Clearances at Doors

4.13.7 Two Doors in Series.

4.13.8 Thresholds at Doorways

4.13.9 Door Hardware

4.13.10 Door Closers

4.13.11 Door Opening Force.


4.5.1 General

4.5.2 Changes in Level

4.5.3 Carpet

4.5.4 Gratings

4.30.1 General

4.30.2 Character Proportion

4.30.3 Character Height

4.30.4 Raised and Brailled Characters and Pictorial Symbol Signs (Pictograms)

4.30.5 Finish and Contrast

4.30.6 Mounting Location and Height

4.16 Water Closets

4.16.1 General

4.16.2 Clear Floor Space

4.16.3 Height

4.16.4 Grab Bars

4.16.5 Flush Controls

4.16.6 Dispensers

4.16.7 Water Closets for Children

4.24 Sinks

4.24.1 General

4.24.2 Height

4.24.3 Knee Clearance

4.24.4 Depth

4.24.5 Clear Floor Space

4.24.6 Exposed Pipes and Surfaces

4.24.7 Faucets

accessibility guidelines
1. REMOVE EXISTING WATER CLOSET.
2. REMOVE EXISTING KITCHEN CABINETS AND COUNTERTOPS. SALVAGE EXISTING CABINETS AND SINKS FOR REUSE.
3. REMOVE EXISTING VANITY CABINET AND SINK.
4. REMOVE ALL BATHROOM ACCESSORIES.
5. REMOVE EXISTING DOOR AND SALVAGE FOR REUSE.
6. REMOVE REFRIGERATOR.
7. REMOVE EXISTING BATHTUB.
8. REMOVE EXISTING FLOORING AND BASE.
9. REMOVE RANGE AND RANGE HOOD.
10. REMOVE EXISTING HYDRONIC BASEBOARD HEATER AND THERMOSTAT. SEE MECHANICAL SHEETS.
11. REMOVE EXISTING SUBFLOORING.
2'-0" +/- 1'-4" +/

ALIGN

EXISTING EXTERIOR WALL ASSEMBLY

MULTI-INDOOR INVERTER HEAT-PUMP SYSTEM. SEE MECHANICAL SHEETS.

3/8" x 2-1/2" MASONRY LAG BOLTS SET IN SEALANT

DIVERSITECH WALL BRACKET SYSTEM. SEE MECHANICAL SHEETS.

11 1/4" AT CONCRETE SIDEWALK MIN. 8'-0"

EXISTING ALUMINUM DRIP EDGE

EXISTING ASPHALT SHINGLE ROOF AND SHEATHING

1X4 CEMENTITIOUS SIDING TRIM BOARD

CEMENTITIOUS SIDING FLASHING STARTER STRIP

1X8 HORIZONTAL CEMENTITIOUS SIDING TRIM BOARD

EXISTING EXTERIOR WALL CONSTRUCTION

EXISTING WOOD TRUSSES

R49 BLOWN-IN INSULATION

ALUMINUM DRIP EDGE AND GUTTER

EXISTING ASPHALT SHINGLE ROOF AND SHEATHING

EXISTING 1X8 FASCIA BOARD

PERFORATED VINYL SOFFIT

3" ALUMINUM DOWNSPOUT, BEYOND PERFORATED VINYL SOFFIT

FLEXIBLE, BITUMINOUS WATERPROOF MEMBRANE & FLASHING.

OVERLAP JUNCTURE OF NEW AND EXISTING CONSTRUCTION

WALL INSULATION, FURRING AND FINISH. SEE WALL ASSEMBLY SHEET A-003.

WALL FLASHING.

PROVIDE CELL VENT WEEPS AT BRICK VENEER HEAD JOINTS AT NEW WALL INFILL LOCATIONS.

FLEXIBLE PVC BAFFLE

ALUMINUM VENT FLASHING SEALANT ALL AROUND THE TOP OF THE VENT FLASHING

EXIST. 2x10 WOOD JOIST

EXIST. 4" SLAB-ON-GRADE GRAVEL INFILL WRAPPED WITH GEOTEXTILE CLOTH

EXIST. GRAVEL NON-SHRINK MORTAR PVC PIPE SLEEVE SEALED TO PIPE AND WALL NON-SHRINK OR EPOXY GROUT

4" DIA. PVC PIPE BRACKET TO ATTACH PIPE TO FACE OF BUILDING RADON FAN

4" DIA. PERFORATED AND CORRUGATED PVC PIPE COVERED WITH GEOTEXTILE CLOTH

EXIST. 4" SLAB-ON-GRADE GRAVEL INFILL WRAPPED WITH GEOTEXTILE CLOTH

EXIST. 2x10 WOOD JOIST

EXIST. 2x10 WOOD JOIST

GRAVEL INFILL WRAPPED WITH GEOTEXTILE CLOTH

NON-SHRINK OR EPOXY GROUT

PVC PIPE SLEEVE WITH FLANGE SEALED TO PIPE AND WALL NON-SHRINK OR EPOXY GROUT

EXIST. GRAVEL NON-SHRINK MORTAR PVC PIPE SLEEVE SEALED TO PIPE AND WALL NON-SHRINK OR EPOXY GROUT

1'-0" MIN.

4" DIA. PERFORATED AND CORRUGATED PVC PIPE COVERED WITH GEOTEXTILE CLOTH

EXIST. 2x10 WOOD JOIST

EXIST. 2x10 WOOD JOIST

BASEMENT 1ST FLOOR

1'-9 1/8"

7'-7 5/8"

1'-7 1/2"

5'-11 1/2"

1'-9 1/8"
### General Door Notes

1. **Common Area Doors:**
   - Width and height to match existing door to be replaced.
   - Do not install pre-hung doors in common areas.
   - Hinges and handles must be painted to match existing door hardware.
   - All common area doors shall have non-removable pin.
   - All hinges at exterior doors shall have non-removable pin.
   - Thresholds at all doors shall be handicapped compliant with maximum height of 1/2".
   - It is the responsibility of the contractor to verify dimensions and wall types (see floor plans) and to coordinate doors and frames with such.
   - All egress doors shall be operable from the egress side without the use of special knowledge or key.
   - Field verify ratings on all existing doors to remain to receive new hardware prior to ordering.
   - Hardware to match door rating.
   - Door closer to be mounted on blind side of door in common areas.
   - Handles, pulls, latches, locks and other operating devices on living unit or public use doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching or twisting of the wrist to operate.

2. **Hinges:**
   - 5PB1 4-1/2 x 4-1/2
   - Ives

3. **Privacy Sets:**
   - Depending on the hinge type selected.

4. **Passage Sets:**
   - 801 D

5. **Deadbolts:**
   - D241

6. **Doors:**
   - **U1 (Interior Unit Entry):**
     - 1 ea
     - Door Viewer
     - Flexible Door Stop
   - **U2, U3, U4, U5, U6, U7 (Unit Interior Bed/Bath):**
     - 1 ea
     - Door Viewer
     - Flexible Door Stop
     - Gasketing
   - **U3, U4:**
     - 3 ea
     - Hinges
     - Privacy Set
     - Passage Set
     - Deadbolt

7. **Unit Entry Doors:**
   - **U1:**
     - 1 ea
     - Door Viewer
     - Flexible Door Stop
   - **U2:**
     - 2 ea
     - Door Viewer
     - Flexible Door Stop
   - **U3:**
     - 1 ea
     - Door Viewer
     - Flexible Door Stop
   - **U4:**
     - 2 ea
     - Door Viewer
     - Flexible Door Stop
   - **U5:**
     - 1 ea
     - Door Viewer
     - Flexible Door Stop
   - **U6:**
     - 1 ea
     - Door Viewer
     - Flexible Door Stop

8. **Washroom Doors:**
   - **U1:**
     - 1 ea
     - Door Viewer
     - Flexible Door Stop
   - **U2:**
     - 2 ea
     - Door Viewer
     - Flexible Door Stop
   - **U3:**
     - 3 ea
     - Hinges
     - Privacy Set
     - Passage Set
     - Deadbolt
   - **U4:**
     - 3 ea
     - Hinges
     - Privacy Set
     - Passage Set
     - Deadbolt
   - **U5:**
     - 1 ea
     - Door Viewer
     - Flexible Door Stop
   - **U6:**
     - 1 ea
     - Door Viewer
     - Flexible Door Stop

9. **Revere Premiere Management:**
   - Dayton, OH

10. **Premiere Management:**
    - Greater Dayton

11. **Copyright:**
    - 2019

12. **Date:**
    - 12/13/19

13. **Project #:**
    - 19116

### Door Elevations/Types

- 3/8" = 1'-0"

### Common Area Door Schedule

<table>
<thead>
<tr>
<th>Door Type</th>
<th>Width</th>
<th>Height</th>
<th>Panel</th>
<th>Stile</th>
<th>Core</th>
<th>Notes</th>
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<td>6'-8&quot;</td>
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</table>

### Remarks

- "Let's do this!" - Susanita, 10/28/19
1. Contractor to field verify existing dimensions prior to order and manufacture of casework, attachments and installations.

2. See Sheet A001 for cabinetry notes.

- **2 Bedroom**
  - **Bedroom 1**: See Sheet A301
  - **Bedroom 2**: See Sheet A301
  - **Total Square Feet**: 870 S.F.

- **1 Bedroom**
  - **Bedroom 1**: See Sheet A302
  - **Bedroom 2**: See Sheet A304
  - **Total Square Feet**: 715 S.F.
### INTERIOR FINISH SCHEDULE

**COMMON AREAS**

<table>
<thead>
<tr>
<th>UNIT</th>
<th>ROOM NAME</th>
<th>BASE</th>
<th>FLOOR</th>
<th>CABINETS - SMART CABINETRY, CAMBRIDGE MAPLE, WHITE FINISH</th>
<th>CAB-1</th>
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<tbody>
<tr>
<td>UNIT 1</td>
<td>LIVING ROOM</td>
<td>VCT-1</td>
<td>VCT-1</td>
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<td>GROUT - MAPEI 02 PEWTER</td>
<td>PT-3</td>
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<td>PAINT - SHERWIN WILLIAMS, DOVETAIL SW7018, SEMI-GLOSS</td>
<td>PT-1</td>
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<tr>
<td>UNIT 2</td>
<td>CLOSET</td>
<td>VCT-1</td>
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<td>UNIT 3</td>
<td>CORRIDOR</td>
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<td>PAINT - SHERWIN WILLIAMS, DOVETAIL SW7018, SEMI-GLOSS</td>
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<td>CM-2</td>
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<td>CM-2 CROWN MOULD</td>
<td>PT-11</td>
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<td>UNIT 4</td>
<td>BEDROOM 1</td>
<td>VCT-1</td>
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<td>UNIT 7</td>
<td>KITCHEN/DINING</td>
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<td>CM-2</td>
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<td>CM-2 CROWN MOULD</td>
<td>PT-11</td>
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**FINISH KEY**

**REMARKS**

- For all smooth finish, see general notes.
- For all glass and mirror see general notes.
- For all metal and wood see general notes.
- For all custom millwork see general notes.
- For all painted surfaces see general notes.
- For all grout and tile see general notes.
- For all vinyl floors see general notes.
- For all resilient floors see general notes.
- For all wall/floor transitions see general notes.

**GENERAL NOTES**

1. All electrical outlets and switches shall be covered with matching metal covers as shown on the electrical plans.
2. All millwork shall be of solid construction and shall be finished in the same manner as the corresponding wall/floor finish.
3. All cabinets shall be supplied by the manufacturer specified in the construction documents.
4. All fixtures shall be installed in accordance with the manufacturer's instructions.
5. All doors shall be supplied by the manufacturer specified in the construction documents.
6. All hardware shall be supplied by the manufacturer specified in the construction documents.
7. All plumbing fixtures shall be supplied by the manufacturer specified in the construction documents.
8. All mechanical systems shall be installed in accordance with the manufacturer's instructions.
9. All HVAC systems shall be installed in accordance with the manufacturer's instructions.
10. All lighting fixtures shall be supplied by the manufacturer specified in the construction documents.

**FLOORING TRANSITION**

- MS-2 CROWN MOULD
- CM-1 UNIT DOOR CASE

**DATE:** 2019

**ISSUE DATE:** 2019

**INTERIOR FINISH SCHEDULE AND DETAILS**

**A-901**
### Schedules of through penetration firestop systems

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<th>Schedule</th>
<th>Type</th>
<th>Material</th>
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<td>Schedule A</td>
<td>Wood Framing</td>
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<td>Living Room</td>
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<td>Schedule B</td>
<td>Metal Studs</td>
<td>Foam</td>
<td>Kitchen</td>
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<tr>
<td>Schedule C</td>
<td>Concrete Block</td>
<td>Cement</td>
<td>Garage</td>
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### Plumbing Calculations

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<th>Calculation</th>
<th>Result</th>
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<tr>
<td>Flow Rate</td>
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<td>Pressure</td>
<td>120 kPa</td>
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<tr>
<td>Temperature</td>
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### Plumbing Demolition Notes

- **CAUTION**: Demolition work must be performed by a licensed plumber. Unauthorized personnel are strictly prohibited from entering the area. Any damage to existing plumbing systems will result in additional costs. 
- Ensure all water supply valves are turned off before work begins. 
- Use proper protective gear to avoid injury. 

### Plumbing General Notes

- All plumbing pipes must be insulated to prevent freezing. 
- Electrical conduits should be kept separate from plumbing runs to prevent electrical failures. 
- Regular maintenance checks are required to ensure system efficiency. 

---

**Abbreviations**

- **W**: Water Pipe
- **G**: Gas Pipe
- **E**: Electrical Conduit

---

**NOTES, SYMBOLS AND ABBREVIATIONS**

- **P.000**: Bid Set
- **DATE**: 12/13/19
- **PROJECT #:**: 1312
- **COPYRIGHT**: 2019
- **ISSUE DATE**: 12/13/19
- **REVISIONS**: 1
### Electrical Symbols Legend

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### Electrical General Notes

NOTES, SYMBOLS AND ABBREVIATIONS

**Abbreviations**

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**Bid Set**

Date: 12/13/19
Project #: 6015
Issue Date: 12/13/19

Greater Dayton
Premiere Management
Revere
Dayton, OH