



# COLUMBUS METROPOLITAN HOUSING AUTHORITY

## **Request for Qualifications (RFQ) For Construction Manager at Risk (CMAR) Services for: Demorest Townhomes**

**Project Owner:** Columbus Metropolitan Housing Authority

**Project Name:** Demorest Townhomes Phase II

**Project Location:** 4329 Demorest Cove CT

**Delivery Method:** Construction Manager at Risk with Guaranteed Maximum Price (GMP)

### **Introduction**

Columbus Metropolitan Housing Authority (the Owner) intends to contract for Construction Manager at Risk (CMR) services in connection with the new construction of Demorest Townhomes (the Project).

The Owner requests statements of qualifications from experienced firms to provide CMR services to the Owner in connection with the work for the project. This Request for Qualifications (RFQ) includes criteria against which qualifications submitted will be reviewed and evaluated to develop the short-list of firms from which proposals will be requested in the second phase of the selection process. The short-listed firms will be asked to provide GMP pricing proposals, which will be reviewed and evaluated to determine the firm that will provide the best value to the Owner for the Project.

### **Project Overview and Information**

Demorest Townhomes Phase II is 102 units with 13 townhome-style buildings and a clubhouse. The exteriors will include a mix of vinyl siding and cultured stone, vinyl window systems, and shingled roofs. The clubhouse will include an outdoor amenity space, offices, restrooms, package room, community space with a kitchenette, and a gym.

Refer to the attached progress drawings and rendering as a reference point when compiling proposals.

#### **EXHIBIT A.**

Preliminary Construction Budget:       \$15,500,000

Preliminary Construction Schedule:    14 months

This project will be sales tax-exempt.

Standard wage rates will apply.

Any significant modifications made to this design prior to the proposal due date will be added as addenda to this RFP.

### **Scope of Services**

CMR services will be defined in an agreement with the Owner; the form of agreement, including general conditions of the contract for construction, will be provided to the short-listed firms during the RFP phase. The scope of the selected firm's services will likely include, but may not be limited to the following:

1. Coordinate with the Owner, the Design Professional, and other stakeholders, as necessary.
2. Develop a detailed, open-book cost model for the Guaranteed Maximum Price (GMP) proposal based on the construction documents.
3. Develop constructability and value engineering suggestions.
4. Ensure the construction per Ohio law and the contract documents, including builders risk.
5. Procure materials.
6. Schedule and manage construction operations.
7. Bid, award (with Owner input, per Ohio law), and manage all construction-related subcontracts.
8. Provide quality control and construction supervision.
9. Provide progress scheduling, monitor/enforce compliance with the schedule.
10. Conduct regular progress meetings.
11. Address all construction-related permitting requirements.
12. Maintain a safe work site.

Post-Construction Services:

1. Fulfill warranty obligations.
2. Fulfill owner training obligations.
3. Provide lien releases.
4. Provide as-built drawings and OM manuals.
5. Complete all other close-out documentation.
6. Perform other post-construction services.

### **Owner/Construction Manager at Risk Agreement**

The Construction Manager at Risk (CMAR) will be under contract to perform construction services under the **Consensus Docs 500 agreement** to complete the project and place the Owner in occupancy of the project in a "turnkey" fashion. The Owner has contracted with the Architect separately from the CMAR. The CMAR shall hold all trade contracts and trade supplier contracts.

### **Compensation**

Compensation for Construction Services shall be included in the CM's Guaranteed Maximum Price. The GMP proposal shall include (but limited to) All General Conditions Costs, Costs associated with materials, supplies, temporary facilities rentals, etc. Personnel Costs. permit and inspection fees, costs associated with insurance including builders risk, all Costs of Construction, sub-contract costs, and costs associated with the general and supplemental conditions.

Shared savings below the guaranteed maximum price shall be allowable and divided 75% to the owner and 25% to the construction manager.

## **Builders Risk Insurance**

In addition to the other insurance required, Contractor shall maintain, Builders Risk Insurance written on an "All Risk"/Special Causes of Loss form, with respect to the Project, which shall insure the full replacement value. A certificate of insurance evidencing such insurance shall be provided to CMHA prior to commencement of the Work.

## **Section 3 Compliance**

HUD has made Section 3 Compliance a requirement. The Columbus Metropolitan Housing Authority is committed to ensuring that the economic opportunities generated by this project also benefit Section 3 Residents and Section 3 Business Concerns. For guidance related to Section 3 Compliance, refer to **Exhibit B**.

## **Minority Business Enterprises (MBE) Participation**

Columbus Metropolitan Housing Authority is committed to ensuring economic opportunities for minority business enterprises (MBEs). For guidance related to MBE, refer to **Exhibit C**.

## **Proposal Process**

The selection process will be conducted in two phases.

1. **RFQ.** The first phase includes review and evaluation of qualifications submitted by firms interested in providing the CMR services. An owner's evaluation committee will review and evaluate the qualifications received. Up to three short-listed firms that are deemed qualified to provide the required CMR services will be identified, unless it is determined that there are less than three qualified firms.
2. **RFP.** Pricing proposals will be requested from the short-listed firms. The proposals received will be reviewed and evaluated, considering both qualifications and pricing information to provide the best value for the project.

CMHA will not accept any submittal by facsimile, electronic submission, or any other method other than required by this RFQ.

Receipt of all Addenda to this RFQ, if any, must be acknowledged. Refer to addenda form **EXHIBIT B**. All Addenda shall become part of the requirements of this RFQ. Failure to acknowledge receipt of an Addendum may result in rejection of the Proposal.

Respondents are solely responsible for any costs incurred in preparing or submitting Proposals for the project.

When received, all responses, inquiries, or correspondence relating to this RFQ and subsequent RFP will become the property of CMHA and shall be regarded as public record.

CMHA reserves the right to:

1. Refuse any or all submittals received.
2. Cancel or modify this RFP at any time.
3. Request further documentation or information and discuss an RFP submittal for any purpose in order to answer questions or to provide clarification.

## **Proposal Schedule**

A Pre-submission meeting will be held on **Monday, September 22, 2025, at 10:00 AM** at CMHA headquarters located at 880 East 11<sup>th</sup> Avenue, Columbus, Ohio 43211

Final questions regarding this project are due no later than **Monday, September 29, 2025, at 12:00 PM**. Late submissions will not be accepted. Address questions to:

Mike Wagner [mwagner@cmhanet.com](mailto:mwagner@cmhanet.com)  
Chris Belcastro [cbelcastro@cmhanet.com](mailto:cbelcastro@cmhanet.com)  
David Blair [dblair@shremshock.com](mailto:dblair@shremshock.com)  
Brian Grosklos [bgrosklos@shremshock.com](mailto:bgrosklos@shremshock.com)

Deliver sealed RFQ's to 880 East 11<sup>th</sup> Ave Columbus, Ohio 43211 no later than **Thursday, October 16, 2025, at 10:00 AM**. Late submissions will not be accepted.

RFQ ward notifications will be announced by close of business on **Wednesday, October 22, 2025**.

Short-listed firms deliver sealed RFPs to 880 East 11<sup>th</sup> Ave Columbus, Ohio 43211 no later than **Thursday, December 18, 2025, at 10:00 AM**. Late submissions will not be accepted.

Attention: Michael Wagner, Vice President of Construction  
Chris Belcastro, Assistant Vice President of Construction

All dates are subject to change at Owner's sole discretion.

## **RFQ Submission Requirements**

The instructions below provide guidance for preparing and submitting responses, along with information on the Evaluation Criteria. The purpose is to establish the requirements, format, and content of responses so that they are complete, contain all essential information, and can be evaluated fairly.

The Title Page should include the Request for Proposal subject, the firm's name, address, telephone number, e-mail address of the contact person, and the date of the proposal.

The submission package must be signed by an officer of the respondent who is legally authorized to enter a contractual relationship on behalf of the respondent. All RFQ submission packages should be bound (a 3-ring binder is acceptable) and tabbed by sections as follows:

1. Firm Qualifications
  - a. State the brief history of the firm, size, and the location of the office from which the work on this project is to be performed.
  - b. List all Columbus, Ohio construction license numbers, classifications, limits, and expiration dates.
  - c. Provide information relating to the firm's experience in working with CMHA and Affordable Housing.
  - d. Provide EMR score relating to job site safety.

- e. List any claims, disputes ending in mediation, arbitration, or litigation associated with any project (initiated either by your company or against your company) in the past five (5) years that has not been settled/adjudicated in your favor. State whether your firm has been terminated for cause on any project within the past ten (10) years and, if so, attach a description of each instance.

2. Project team and staff experience

Identify the principal supervisory and management staff, including partners, managers, other supervisors, and specialists, who would be assigned to the project. Indicate whether each such person is registered or licensed to practice in Ohio. Provide information on the experience of each person and longevity with the firm.

3. Project Experience

List the most comparable projects (maximum of 3) performed in the last five (5) years that are similar to the project described in this RFQ. Respondents who fail to demonstrate experience in the construction of three (3) similar projects, consisting of 75 or more units, will be deemed non-responsive.

Indicate the scope of work, date, engagement partners, original budget versus final contract amount, original project duration versus time to completion, and the name and telephone number of the principal client contact.

4. Specific Project Approach and Schedule

The proposal should set forth a work plan that describes in detail how you propose to accomplish the tasks outlined in the scope of services. Each key point of the process should be addressed. The work plan should be addressed at a minimum:

- a. A quality assurance program or quality management plan would be proposed to be incorporated.
- b. Project management methods, including staffing.
- c. Project progress reporting.
- d. Project schedule management and approach.
- e. Project milestone schedule should be a part of the proposal. This schedule should indicate the number of calendar days the project will require from start to completion.

**RFQ Selection Process**

The Selection Committee will review all RFQ proposals received in accordance with the following criteria:

- a. **Firm Qualifications (Subjective) 20 points.**
- b. **Project team and staff experience (Subjective) 20 points.**
- c. **Previous experience (Subjective) 40 points.**
- d. **Proposed approach and schedule (Subjective) 20 points.**

The Selection Committee reserves the right to interview all qualified firms.

The Selection Committee will recommend up to three (3) top ranked firms for the subsequent RFP.

**List of Exhibits**

**EXHIBIT A**

Progress plans

**EXHIBIT B**

Section 3 requirements.

**EXHIBIT C**

Minority Business Enterprise requirements.

**EXHIBIT D**

Addendum Acknowledgement.

# DEMOREST TOWNHOMES

4230 DEMOREST COVE CT.  
GROVE CITY, OH 43123

FOR:  
VAS - PRIMAS



ARCHITECT:

# SHREMSHOCK

SHREMSHOCK ARCHITECTS, INC.  
7775 Walton Parkway, Suite 250 New Albany, OH 43054 www.shremshock.com  
t 614 545 4550 f 614 545 4555 info@shremshock.com

**SYSTEMS ENGINEER**

POINT ONE DESIGN, LTD.  
2800 CORPORATE EXCHANGE DR.  
COLUMBUS, OH 43231

**STRUCTURAL ENGINEER**

JEZERINAC GEERS & ASSOCIATES, INC.  
5640 FRANTZ RD.  
DUBLIN, OH 43017

**CIVIL ENGINEER**

AMERICAN STRUCTUREPOINT, INC.  
2550 CORPORATE EXCHANGE DR.  
COLUMBUS, OH 43231

**SHREMSHOCK**



TIMOTHY J. SHREMSHOCK  
NO. 15664  
EXPIRES 12.31.2022

**DEMOREST TOWNHOMES**  
4230 DEMOREST COVE CT.  
GROVE CITY, OH 43123  
PERMIT - PHASE II

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12/15/21

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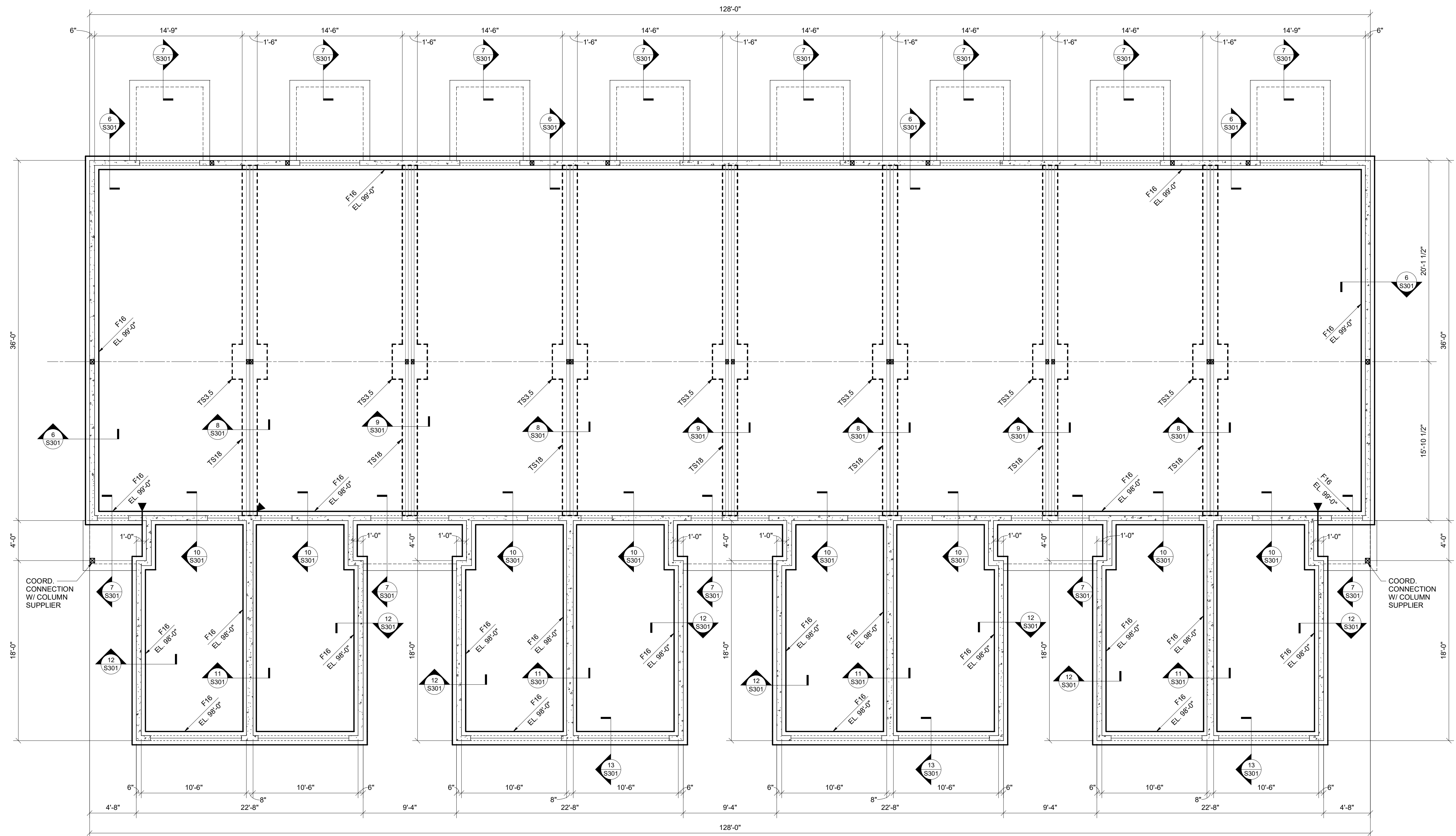
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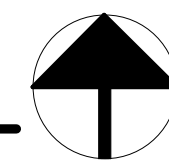






### FOUNDATION PLAN

3/16" = 1'-0"

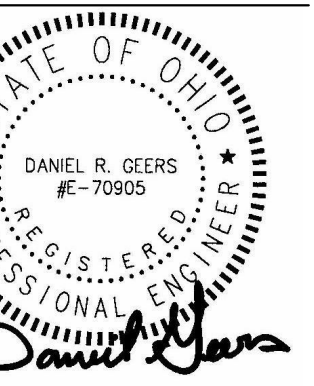


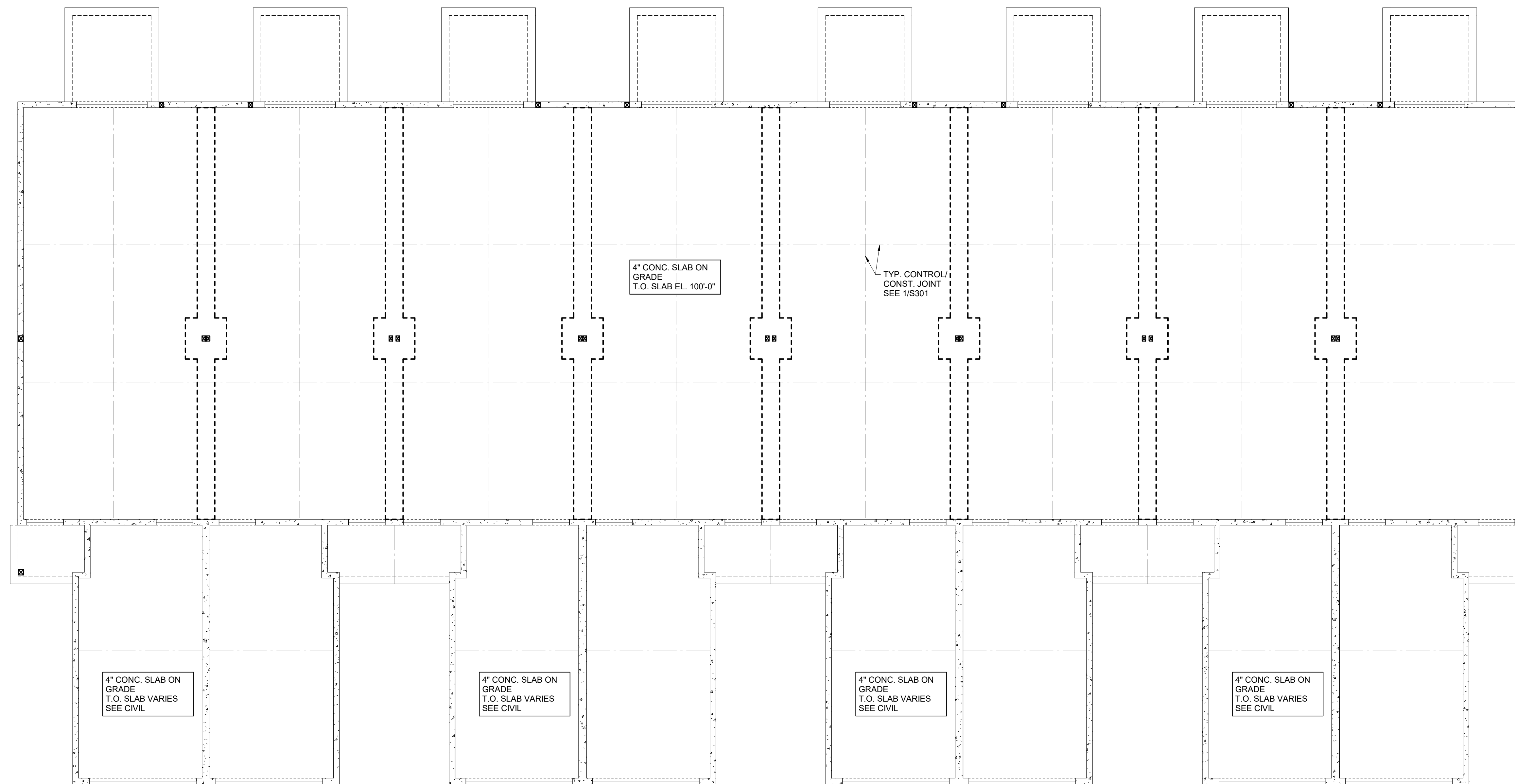
#### FOUNDATION NOTES

- ASSUMED DESIGN SOIL BEARING CAPACITY = 1,000 PSF. GEOTECHNICAL ENGINEER IS TO BE RETAINED PRIOR TO CONSTRUCTION TO DETERMINE THE ACTUAL ALLOWABLE BEARING CAPACITY. DO NOT BEGIN FOUNDATION CONSTRUCTION UNTIL SOILS REPORT HAS BEEN REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER. FOUNDATIONS MAY REQUIRE REDESIGN BASED ON FINDINGS OF GEOTECHNICAL ENGINEER. ADDITIONAL COSTS ASSOCIATED WITH REDESIGN ARE TO BE THE RESPONSIBILITY OF THE CONTRACTOR. PLACE NO CONCRETE PRIOR TO INSPECTION AND APPROVAL OF BEARING SURFACES BY SOILS ENGINEER.
- KEEP FOUNDATIONS FREE OF WATER AT ALL TIMES. REPLACE WEAKENED SOIL WITH LEAN CONCRETE OR FLOWABLE FILL.
- BOTTOM OF FOOTINGS ARE TO BE AT LEAST 36 INCHES BELOW THE ADJACENT EXTERIOR FINISHED GRADE FOR FROST PROTECTION.
- ELEVATIONS SHOWN ON FOOTINGS INDICATE ELEVATION AT TOP OF FOOTING. REFERENCE ELEVATION TOP OF CONCRETE SLAB ELEVATION AS NOTED ON PLANS. COORDINATE ABSOLUTE ELEVATION OF TOP OF SLAB WITH SITE DRAWINGS.
- PROVIDE CORNER BARS AT ALL FOOTING AND CONCRETE WALL INTERSECTIONS.

CONT. WALL FOOTING SCHEDULE		
MARK	SIZE	REINFORCING
F16	1'-4" x 2'-6" DP.	(2) #5 CONT. T.&B. #4 TIES @ 48" O.C.
TS18	1'-6" x 1'-0" DP.	(2) #5 CONT. T.&B

SPREAD FOOTING SCHEDULE		
MARK	SIZE	REINFORCING
TS3.5	3'-6" x 3'-6" x 1'-0" DP.	(3) #5 E.W.





**SLAB ON GRADE PLAN**

3/16" = 1'-0"




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4230 DEMAREST COVE CT.  
GROVE CITY, OH 43123  
PERMIT SET - PHASE II

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SLAB ON GRADE PLAN

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

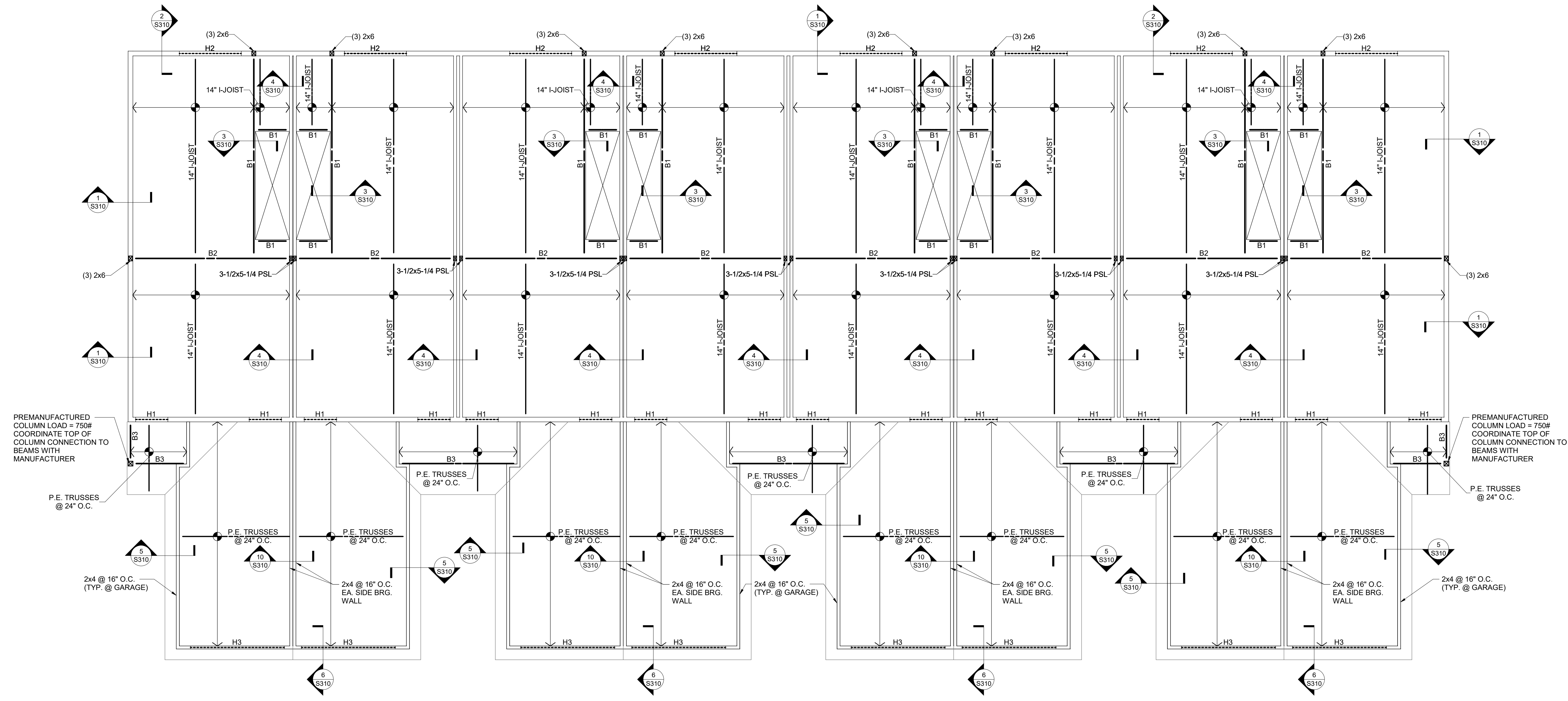
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## SECOND FLOOR FRAMING PLAN

3/16" = 1'-0"

### FLOOR FRAMING NOTES

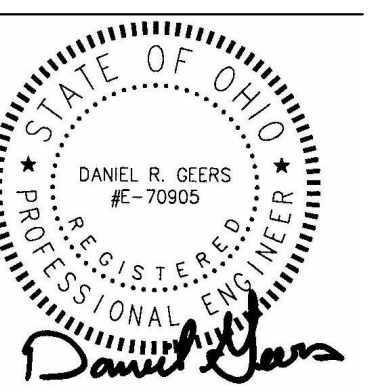
- DESIGN LIVE LOADS: APARTMENTS 40 PSF
- FLOOR CONSTRUCTION:  
 3/4" NOMINAL TONGUE-AND-GROOVE, APA RATED STURD-I-FLOOR, EXPOSURE 1, WITH A 48/24 MINIMUM SPAN RATING. GLUE AND NAIL WITH ADHESIVES MEETING APA SPECIFICATIONS APG-01 AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. PROVIDE 10# COMMON NAILS AT 6" O.C. AT ALL PANEL EDGES AND 12" O.C. AT ALL INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE. PANEL EDGES NEED NOT BE BLOCKED UNLESS NOTED OR DETAILED OTHERWISE.  
 REFERENCE ELEVATION IS 100'-0". TOP OF STEEL/TRUSS BEARING ELEVATION FOR EACH LEVEL IS AS FOLLOWS:  
 2ND FLOOR TRUSS BEARING: EL. = 109' 1-1/8"
- B# INDICATES WOOD BEAM PER SCHEDULE.
- H# INDICATES WOOD HEADER FOR WALL OPENINGS PER SCHEDULE.
- INDICATES WOOD COLUMN/POST.
- # INDICATES THE NUMBER OF 2x WOOD STUDS REQUIRED TO CREATE A STUD COLUMN SUPPORT UNDER BEAM OR GIRDER BEARING. PROVIDE A MINIMUM OF (2) 2x STUDS AT ALL BEAMS AND GIRDER TRUSSES, UNLESS NOTED OTHERWISE.
- SW# INDICATES WOOD FRAMED SHEARWALL.
- HDF INDICATES WOOD FRAMED SHEARWALL HOLDDOWN.
- SEE ARCHITECTURAL DRAWINGS FOR ANY DIMENSIONS NOT INDICATED HEREIN.
- SEE SHEET 8001 FOR GENERAL STRUCTURAL INFORMATION.

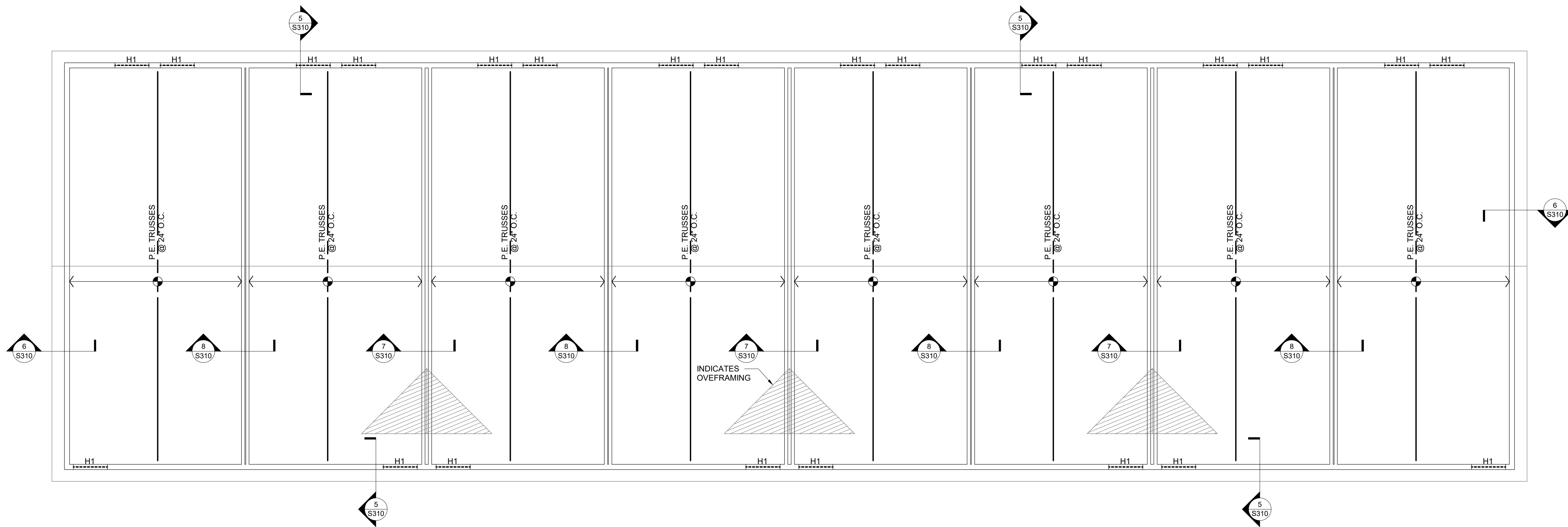
WOOD HEADER SCHEDULE			
MARK	SIZE	JACK STUDS	KING STUDS
H1	(3) 2x6	(1) 2x	(2) 2x
H2	(3) 2x10	(2) 2x	(2) 2x
H3	(2) 2x10	(2) 2x	(3) 2x

- HEADER SCHEDULE NOTES:**
- JACK AND KING STUDS SHALL MATCH WALL FRAMING SIZE AND SPECIES OF DESIGNATED STUD WALLS THEY ARE INTEGRAL WITH, U.N.O.
  - SEE GENERAL STRUCTURAL NOTES FOR MINIMUM LUMBER GRADES FOR HEADER FRAMING, U.N.O.
  - SEE GENERAL STRUCTURAL NOTES FOR MINIMUM STRUCTURAL COMPOSITE LUMBER DESIGN VALUES.
  - PROVIDE 'H1' HEADER FOR ALL OPENINGS NOT DESIGNATED ON THE FRAMING PLANS.
  - ALL HEADERS IN EXTERIOR WALL TO BE SOUTHERN PINE #2, FIRE RETARDANT TREATED.

WOOD BEAM SCHEDULE		
MARK	SIZE	REMARKS
B1	(2) 1-3/4" x 14" LVL	
B2	(3) 1-3/4" x 14" LVL	
B3	(3) 2 x 8 (P.T.)	

- WOOD BEAM SCHEDULE NOTES:**
- SEE PLAN FOR COLUMN/SUPPORT POST SIZE.
  - BEAMS SHALL BEAR FULLY ON SUPPORT POSTS WITH POST CAP OR BLOCK ENDS TO RESTRAIN BEAM FROM ROTATION.
  - SEE GENERAL STRUCTURAL NOTES FOR MINIMUM LUMBER GRADES FOR BEAM FRAMING, U.N.O.
  - SEE GENERAL STRUCTURAL NOTES FOR MINIMUM STRUCTURAL COMPOSITE LUMBER DESIGN VALUES.





### ROOF FRAMING PLAN

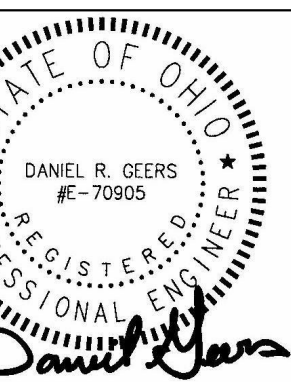
3/16" = 1'-0"

#### ROOF FRAMING NOTES

1. DESIGN LIVE LOADS:
 

ROOF LIVE	20 PSF
-----------	--------
2. ROOF CONSTRUCTION:
 

5/8" NOMINAL APA RATED SHEATHING ON PRE-ENGINEERED WOOD TRUSSES OR 2x FRAMING, UNLESS NOTED OTHERWISE. FASTEN SHEATHING TO SUPPORTS AS INDICATED IN THE GENERAL STRUCTURAL NOTES.
3. TRUSS BEARING ELEVATION = 118'-5"
4. SEE ARCHITECTURAL DRAWINGS FOR ANY DIMENSIONS NOT INDICATED HEREIN.
5. SEE SHEET S001 FOR GENERAL STRUCTURAL INFORMATION.



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ROOF FRAMING PLAN

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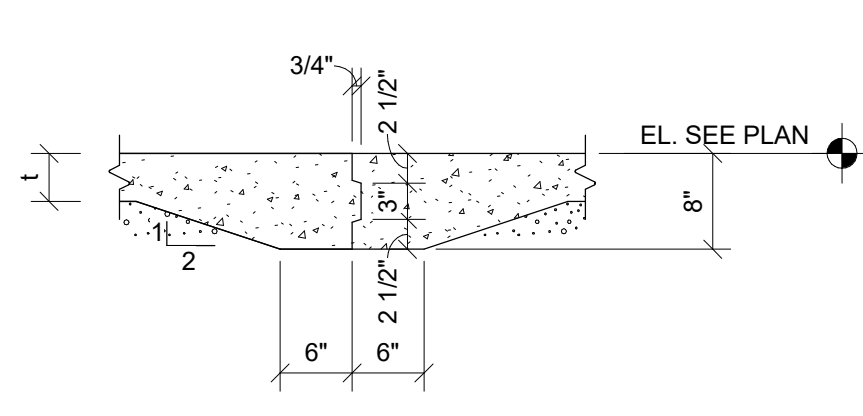
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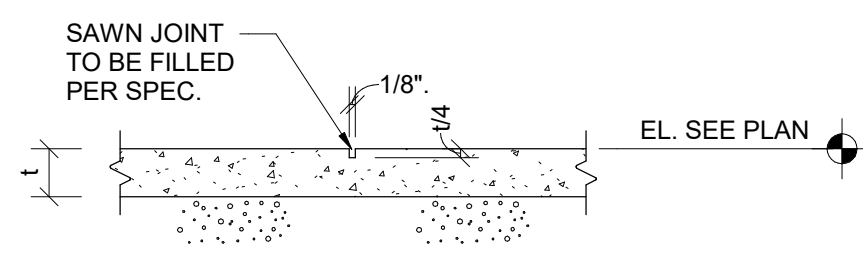
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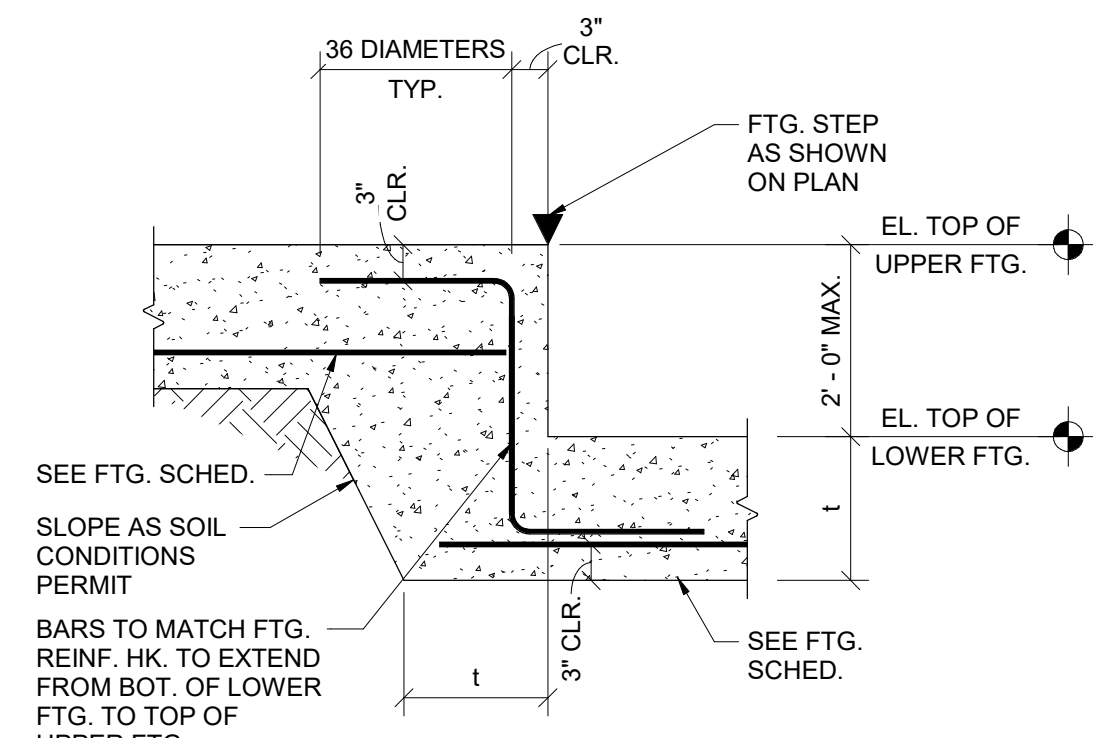


TYPICAL FLOOR CONSTRUCTION JOINT



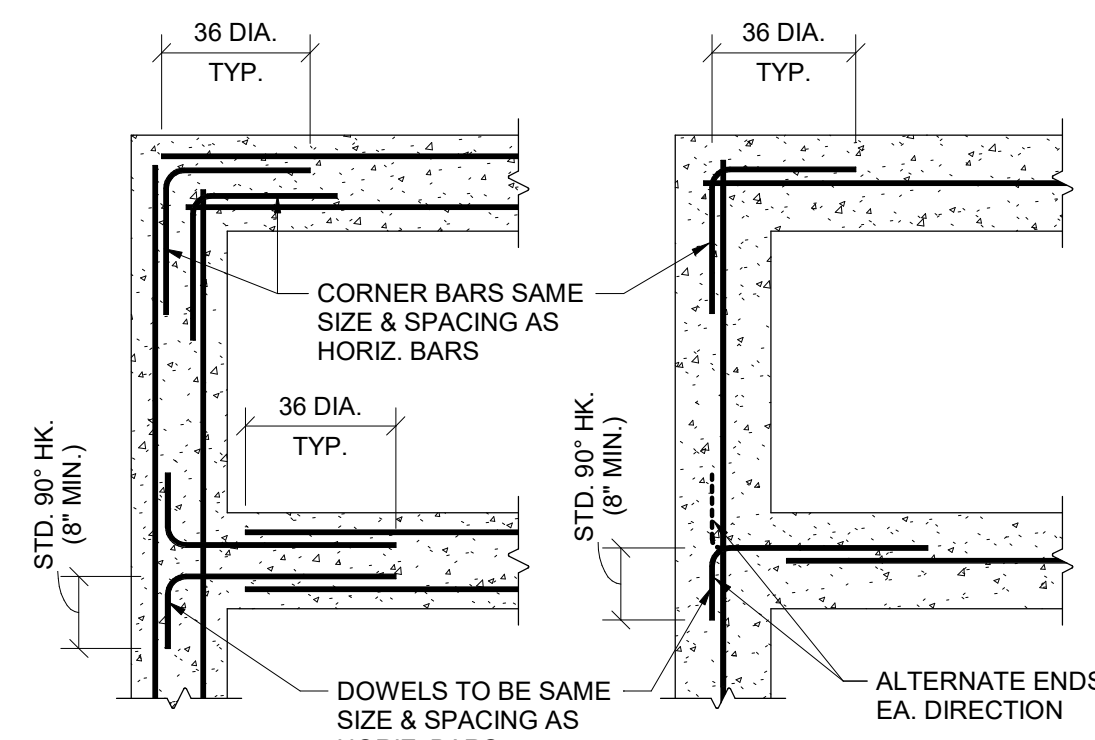
TYPICAL FLOOR CONTROL JOINT

SECTION 1  
3/4" = 1'-0"



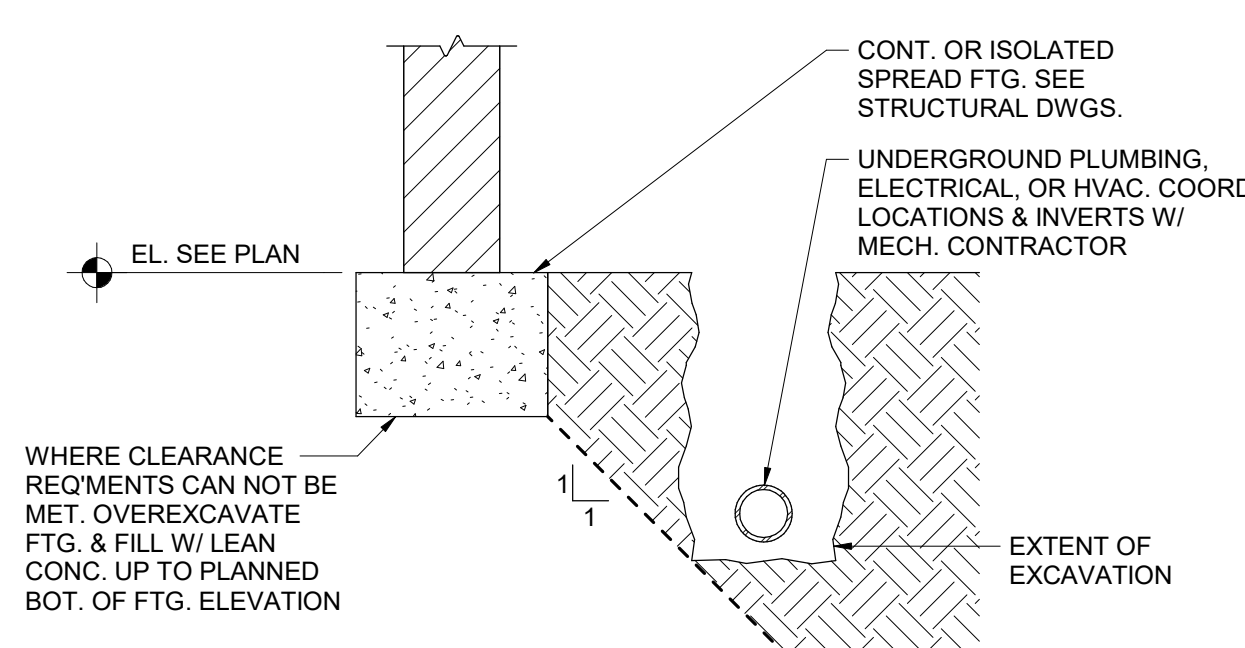
TYPICAL FOOTING STEP

SECTION 2  
3/4" = 1'-0"



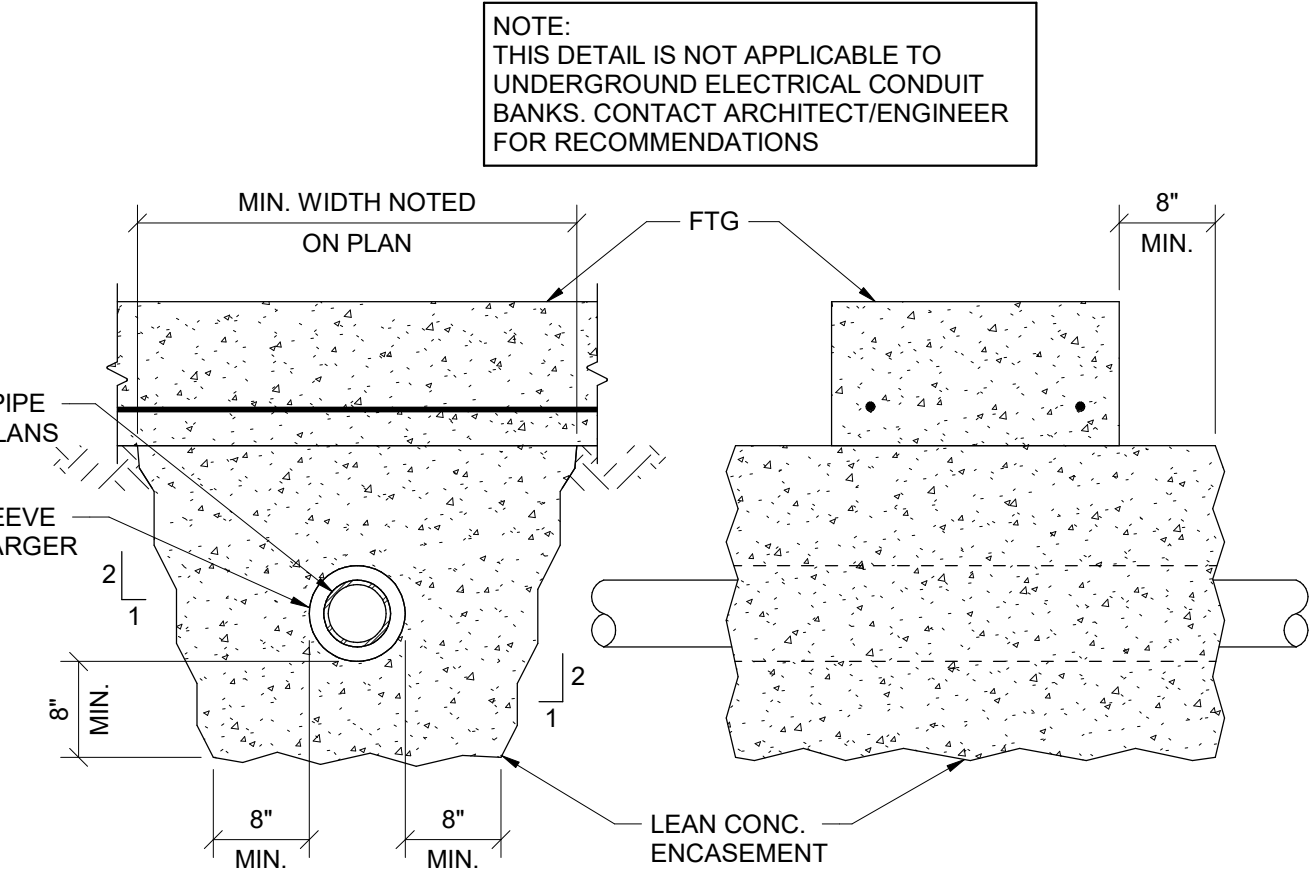
TYPICAL CORNER BARS FOR CONCRETE WALL AND FOOTING CONSTRUCTION

SECTION 3  
3/4" = 1'-0"



TYPICAL EXCAVATION CLEARANCE REQUIREMENTS

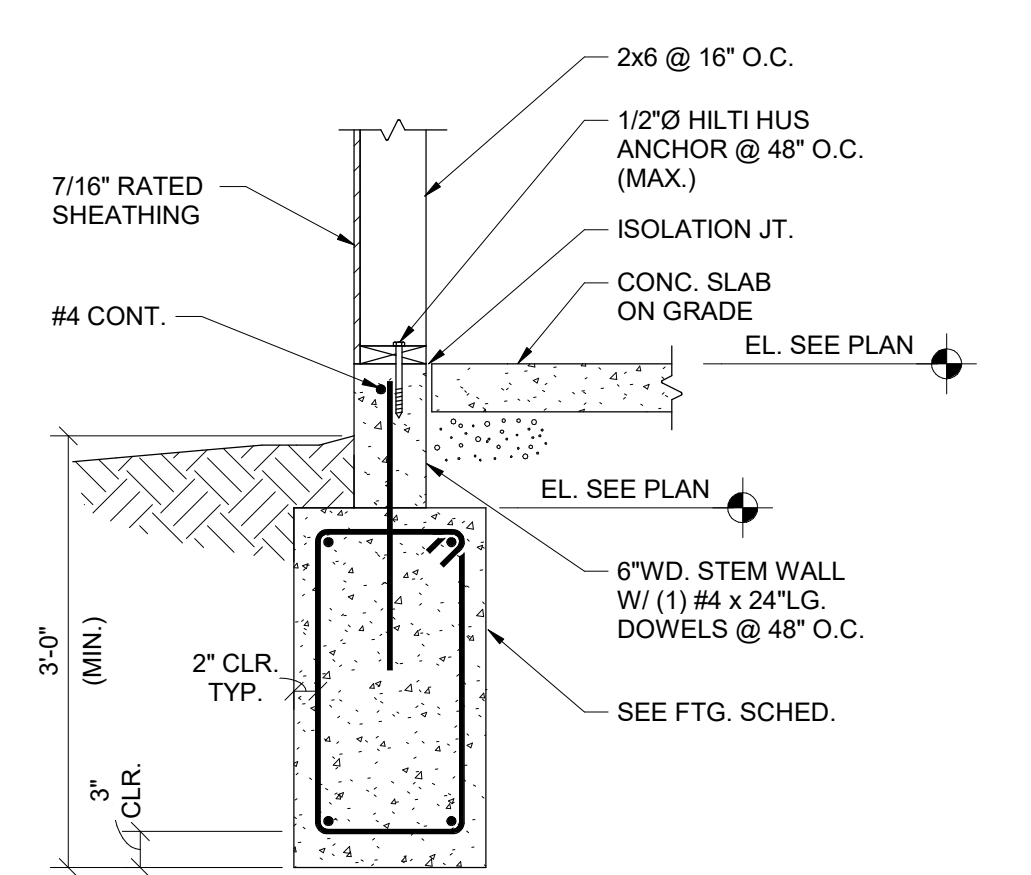
SECTION 4  
3/4" = 1'-0"



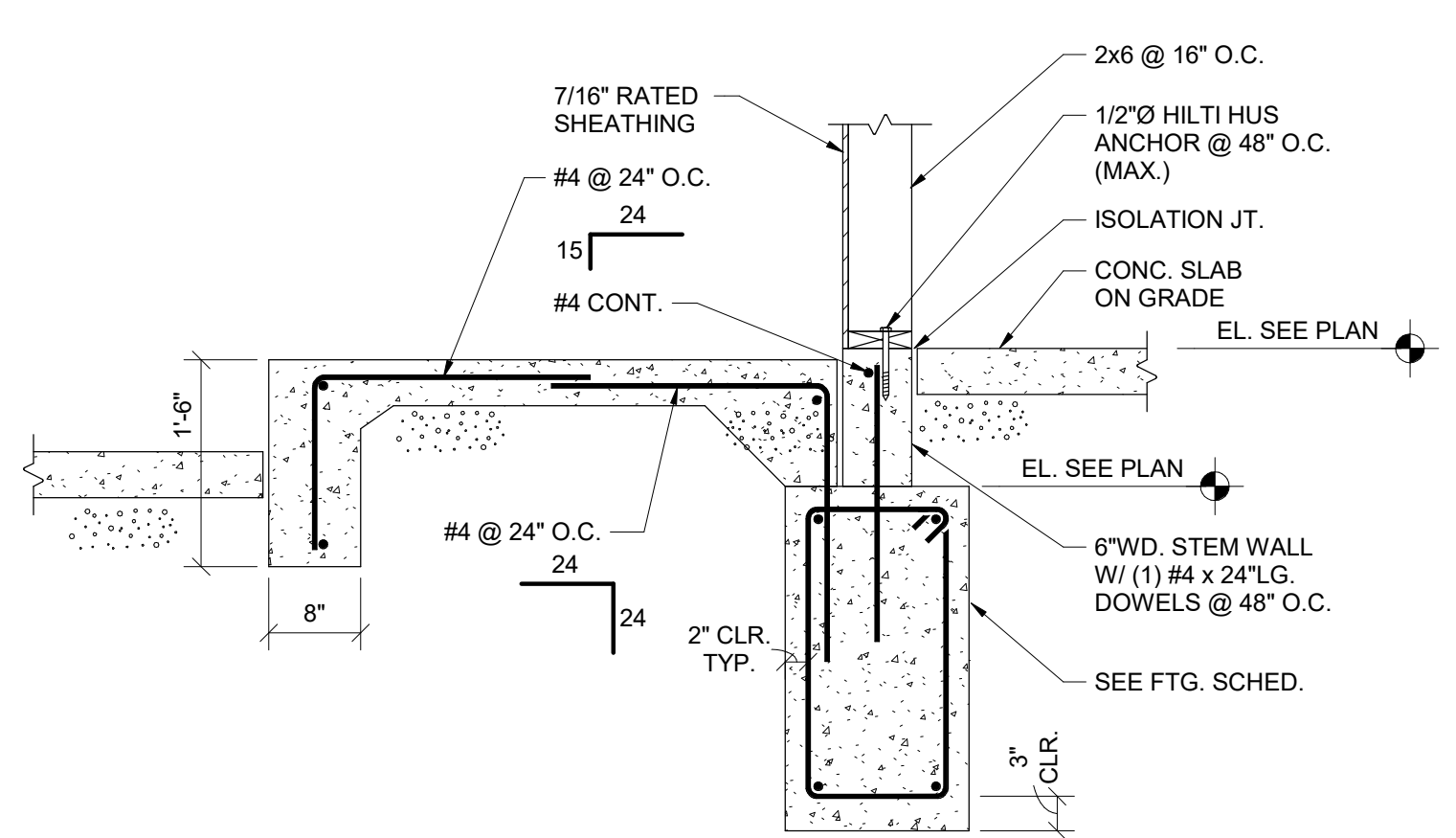
TYPICAL PLUMBING UNDER FOOTING

SECTION 5  
3/4" = 1'-0"

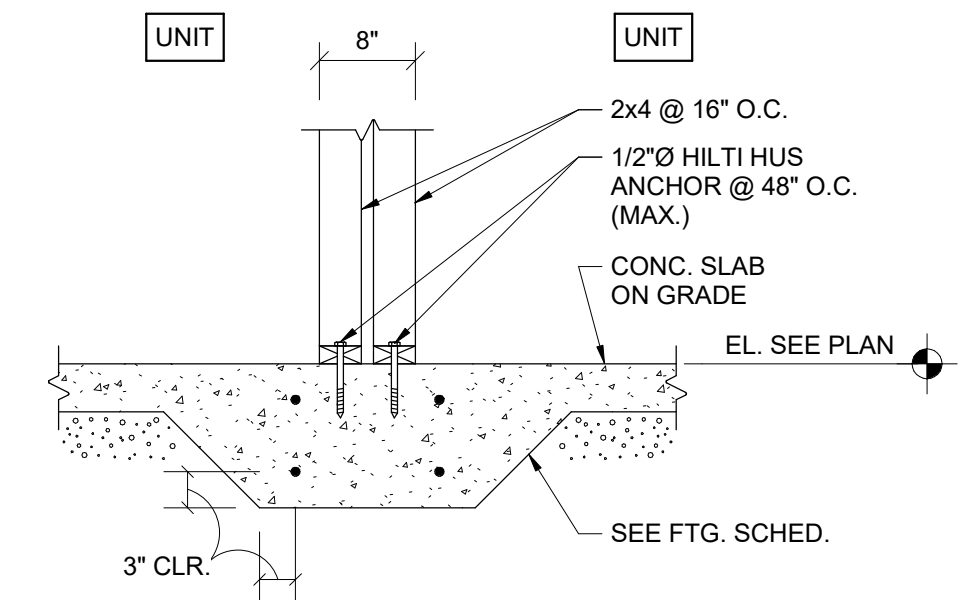
NOTE: THIS DETAIL IS NOT APPLICABLE TO UNDERGROUND ELECTRICAL CONDUIT BANKS. CONTACT ARCHITECT/ENGINEER FOR RECOMMENDATIONS



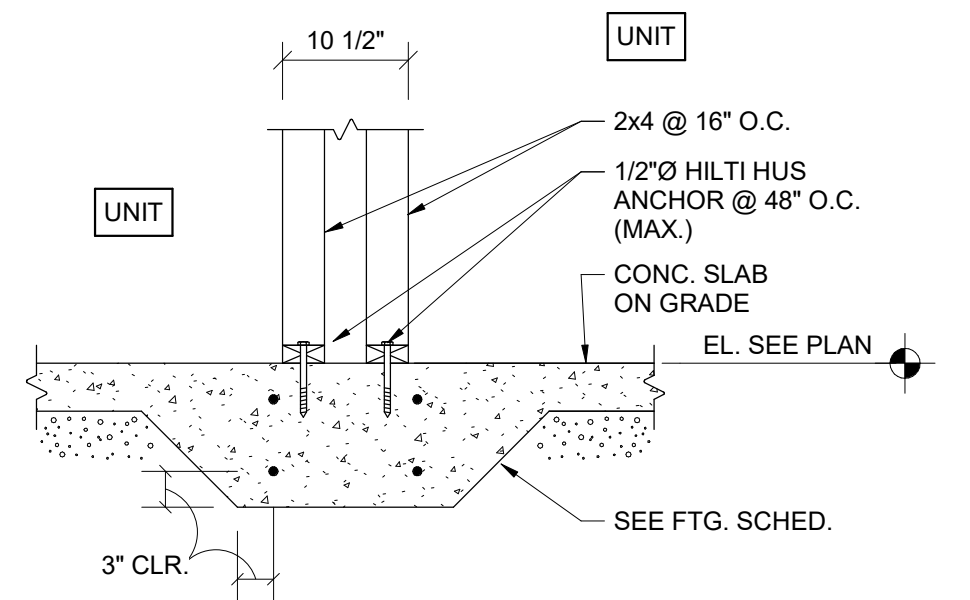
SECTION 6  
3/4" = 1'-0"



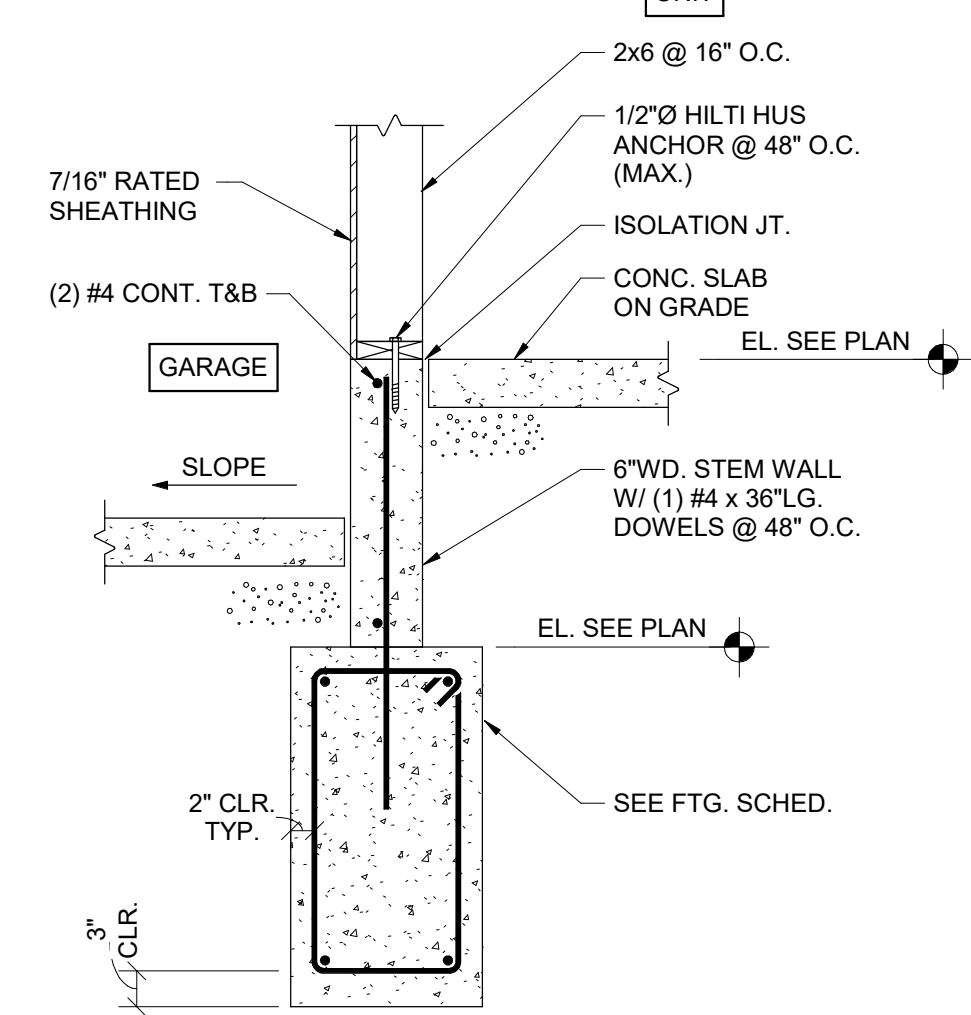
SECTION 7  
3/4" = 1'-0"



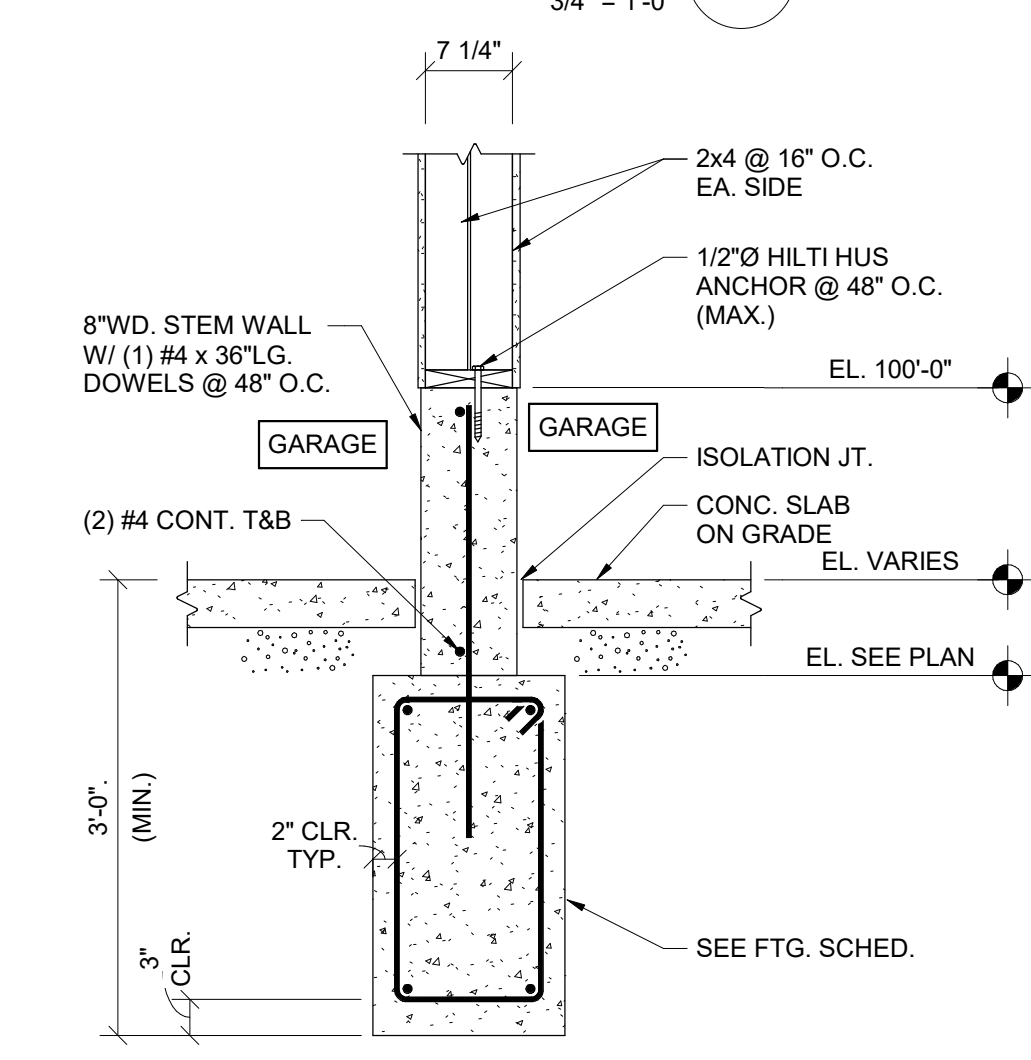
SECTION 8  
3/4" = 1'-0"



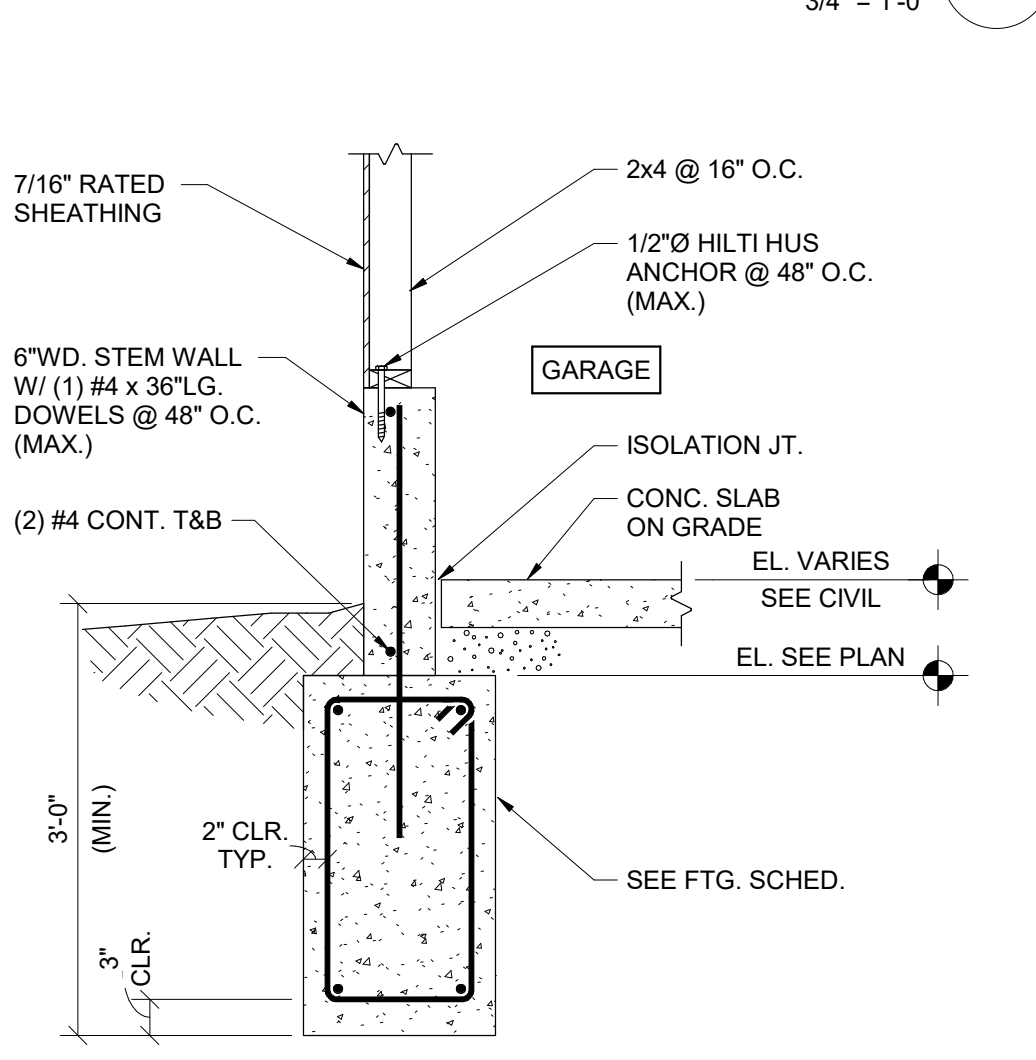
SECTION 9  
3/4" = 1'-0"



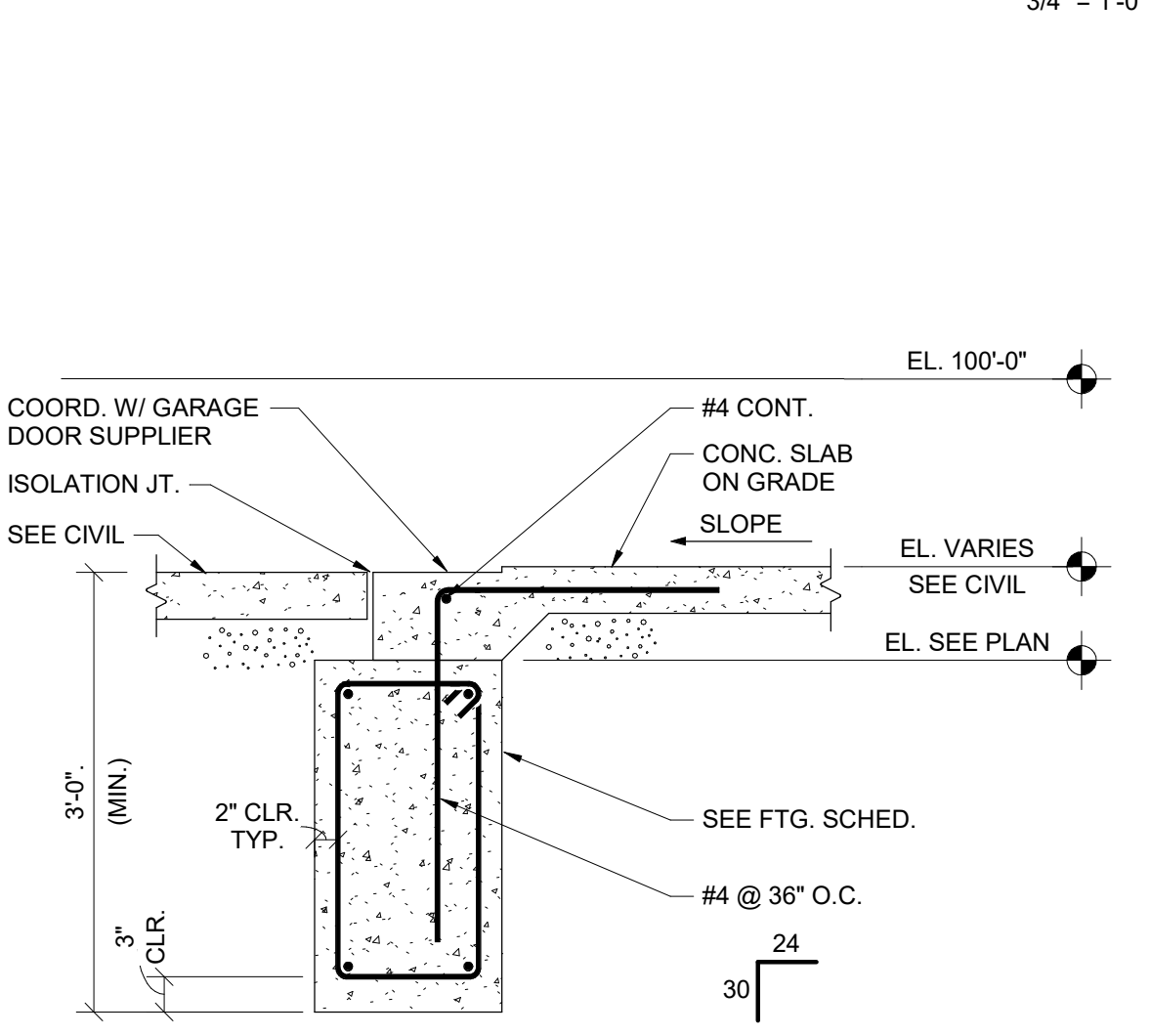
SECTION 10  
3/4" = 1'-0"



SECTION 11  
3/4" = 1'-0"



SECTION 12  
3/4" = 1'-0"



SECTION 13  
3/4" = 1'-0"



**DEMAREST TOWNHOMES**  
4230 DEMAREST COVE CT.  
GROVE CITY, OH 43123  
PERMIT SET - PHASE II

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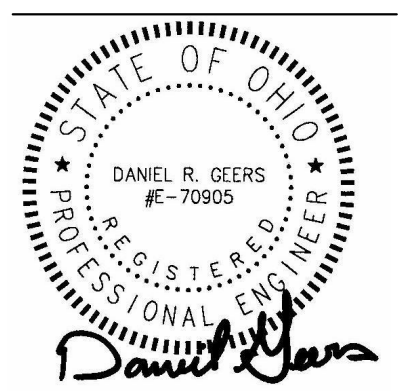
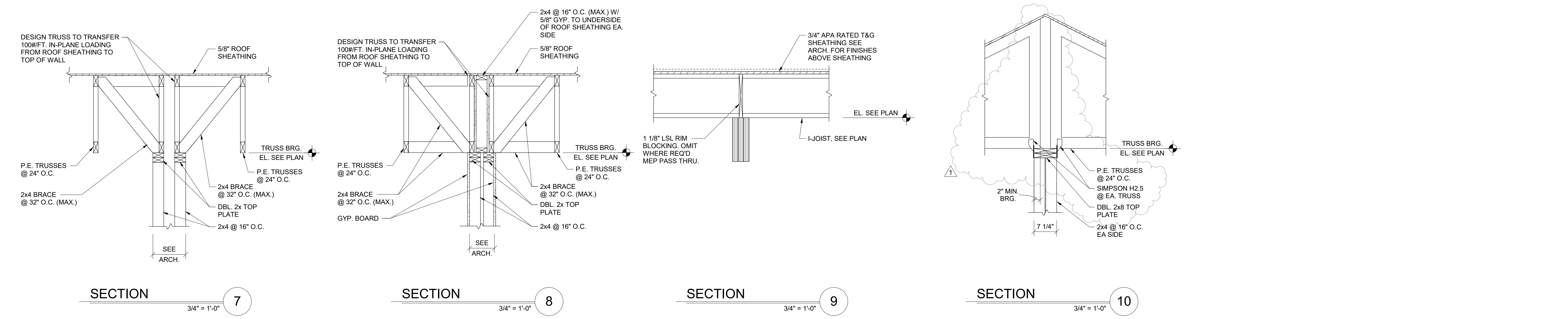
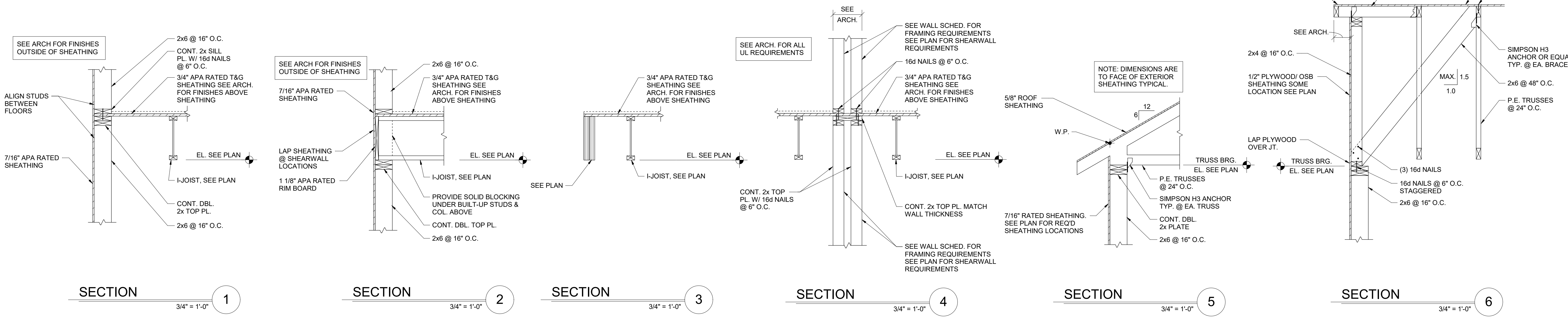
SAI # 190274

DRAWING NUMBER:

**S301**

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CURRENT ISSUE:  
 12/15/2021  
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 1 REV #1 02/03/2022

TITLE:  
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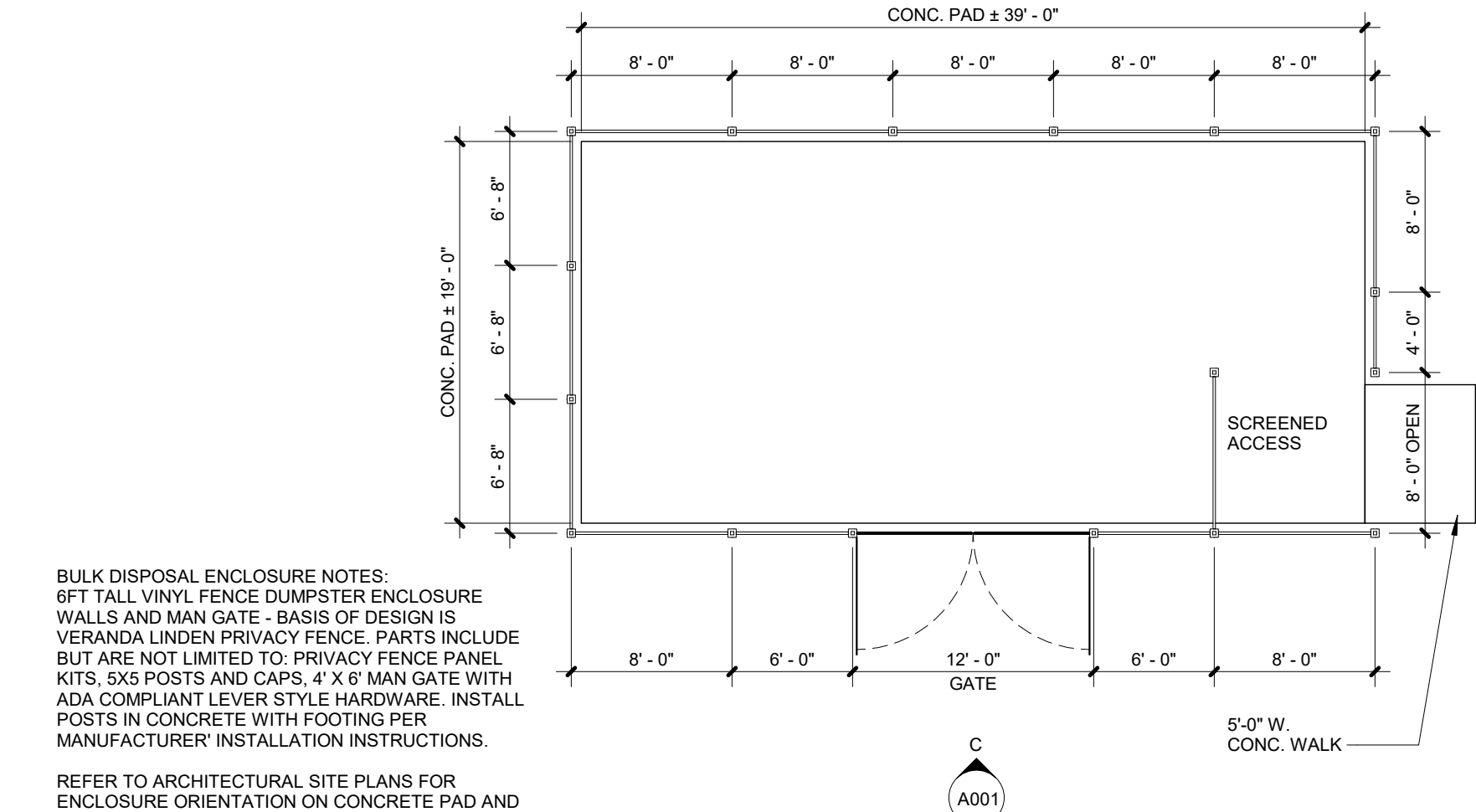
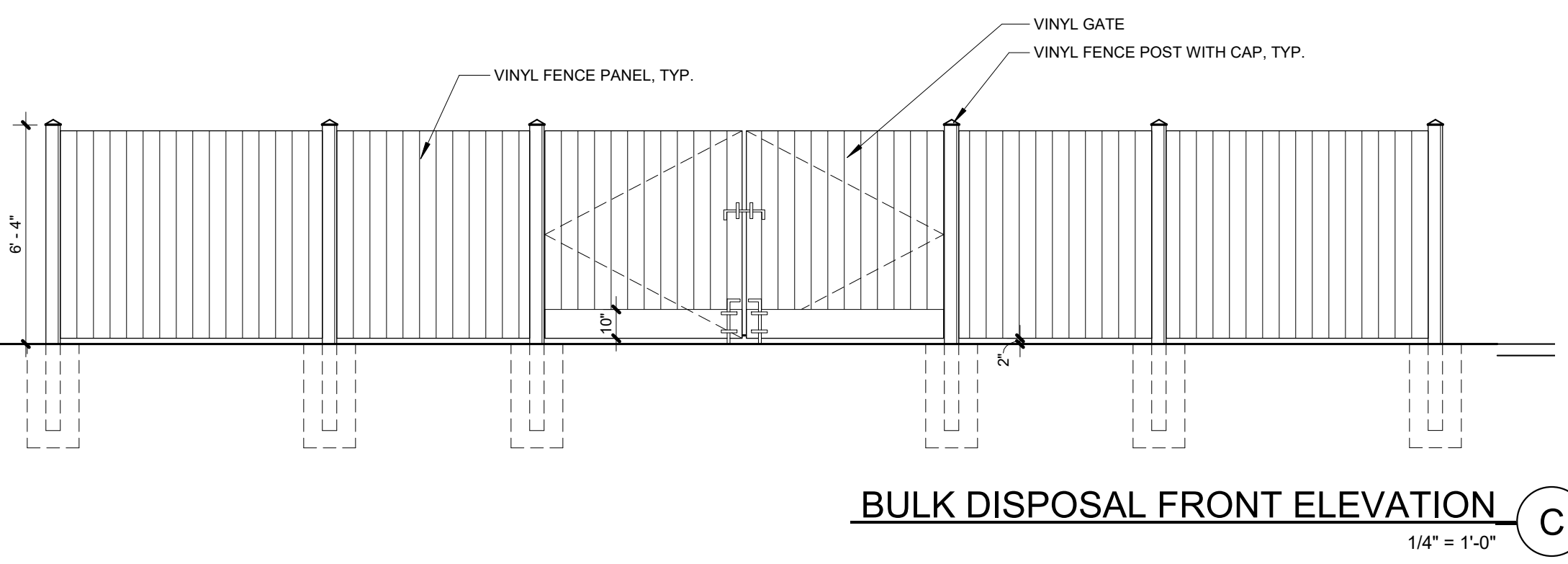
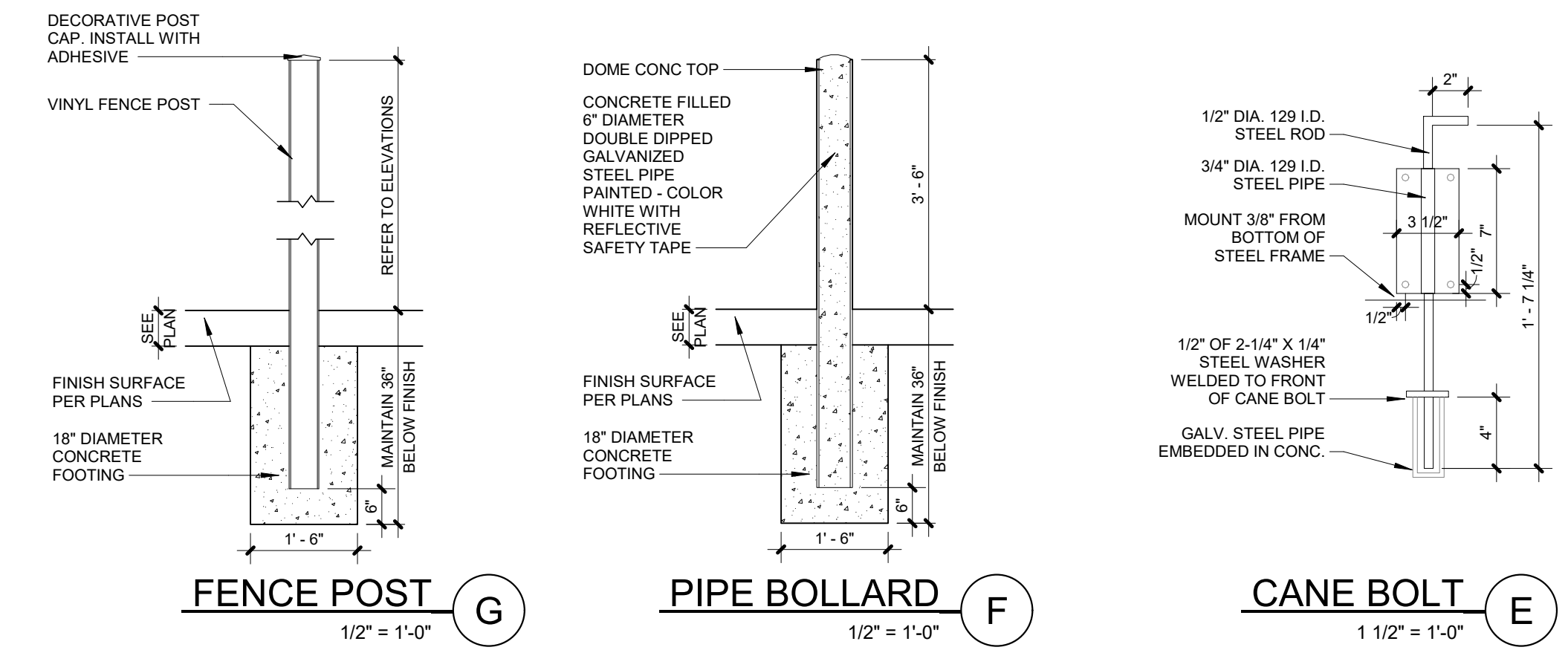
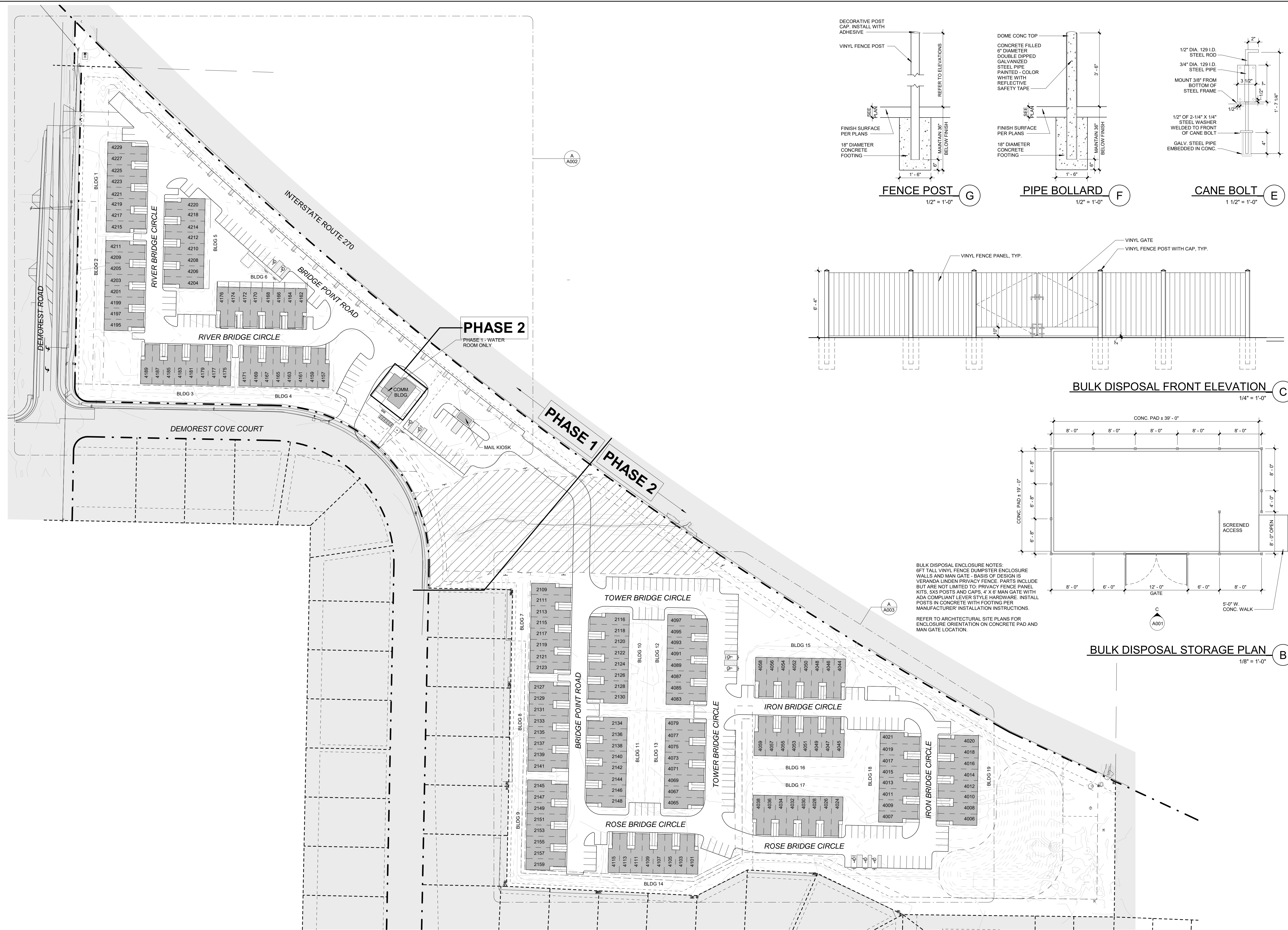
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**BULK DISPOSAL ENCLOSURE NOTES:**  
 8FT TALL VINYL FENCE DUMPSTER ENCLOSURE WALLS AND MAN GATE - BASIS OF DESIGN IS VERANDA LINDEN PRIVACY FENCE, PARTS INCLUDE BUT ARE NOT LIMITED TO: PRIVACY FENCE PANEL KITS, 5X5 POSTS AND CAPS, 4' X 6' MAN GATE WITH ADA COMPLIANT LEVER STYLE HARDWARE. INSTALL POSTS IN CONCRETE WITH FOOTING PER MANUFACTURER INSTALLATION INSTRUCTIONS.  
 REFER TO ARCHITECTURAL SITE PLANS FOR ENCLOSURE ORIENTATION ON CONCRETE PAD AND MAN GATE LOCATION.



**ARCHITECTURAL SITE PLAN** (A)

**SHREMSHOCK**  
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 7400 West Campus Road Suite 150 New Albany, OH 43054  
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STATE OF OHIO  
 TIMOTHY J. SHREMSHOCK  
 15664  
 REGISTERED ARCHITECT

TIMOTHY J. SHREMSHOCK  
 NO. 15664  
 EXPIRES 12.31.2022

**DEMOREST TOWNHOMES**  
 4230 DEMOREST COVE CT.  
 GROVE CITY, OH 43123  
 PERMIT - PHASE II

CURRENT ISSUE: 12/15/21  
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TITLE: ARCHITECTURAL SITE PLAN AND DUMPSTER ENCLOSURE DETAILS

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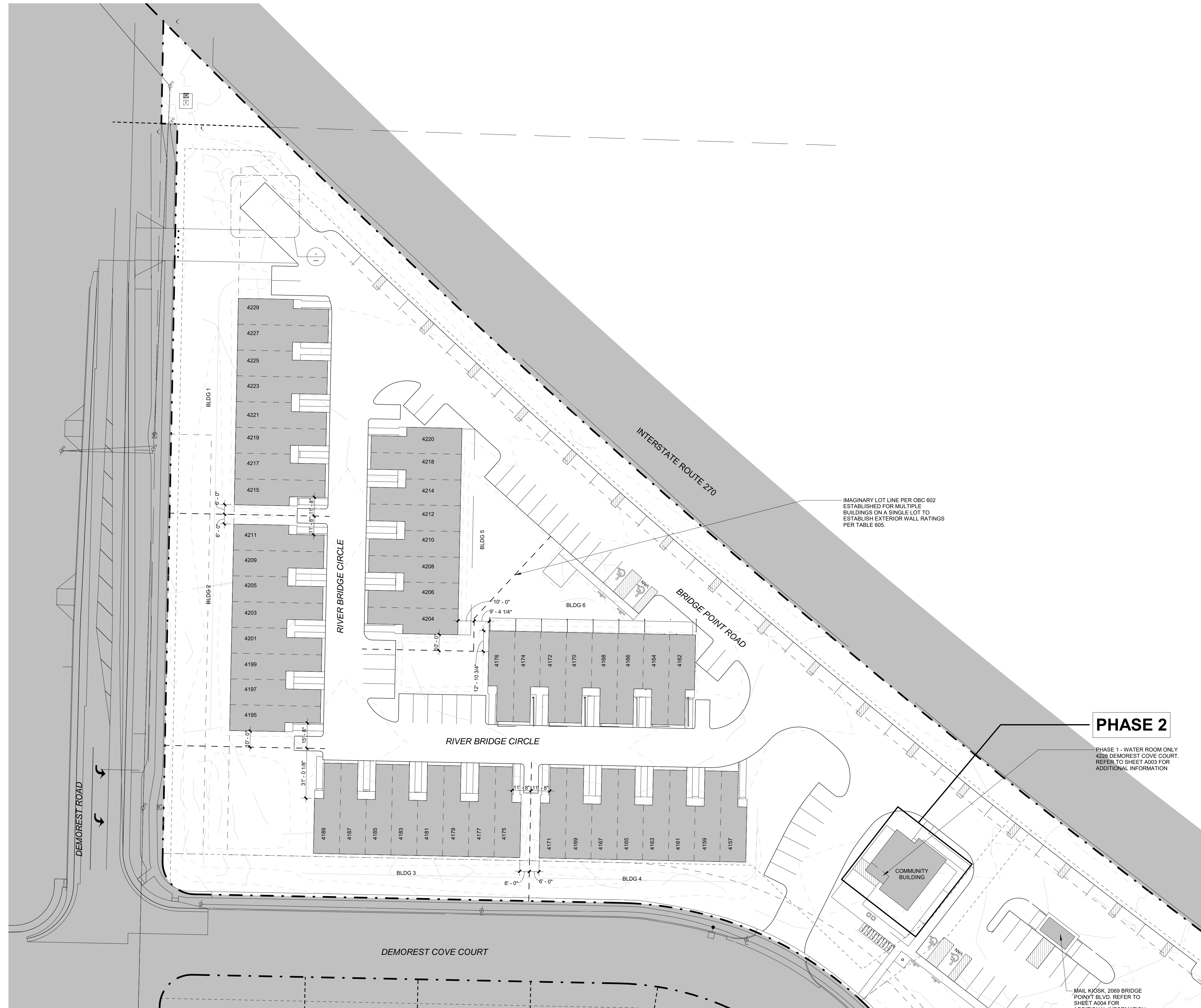
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**A001**

PLOTTED: 12/17/2021 10:39:12 AM





IMAGINARY LOT LINE PER OBC 602  
ESTABLISHED FOR MULTIPLE  
BUILDINGS ON A SINGLE LOT TO  
ESTABLISH EXTERIOR WALL RATINGS  
PER TABLE 605.

**PHASE 2**

PHASE 1 - WATER ROOM ONLY  
4228 DEMOREST COVE COURT.  
REFER TO SHEET A003 FOR  
ADDITIONAL INFORMATION

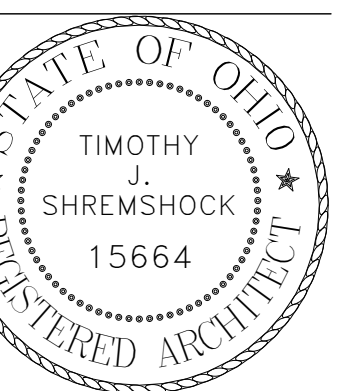
MAIL KIOSK, 2069 BRIDGE  
POINT BLVD. REFER TO  
SHEET A004 FOR  
ADDITIONAL INFORMATION



**ARCHITECTURAL SITE PLAN** A

PHASE 1 1" = 30'-0"

**SHREMSHOCK**



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TITLE:  
**ARCHITECTURAL SITE  
PLAN - PHASE I**

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**A002**

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SEE SITE CIVIL DRAWINGS FOR PARKING AND ROADWAY WORK. SHEET PROVIDED FOR UNIT FINISH REFERENCE ONLY.

LETTER REFERENCES 'A' & 'B' INDICATE COLOR SCHEME FOR EACH BUILDING. REFER TO SHEET A201, EXTERIOR ELEVATIONS FOR EXTERIOR CLADDING COLOR KEY AND ADDITIONAL INFORMATION

B  
A001



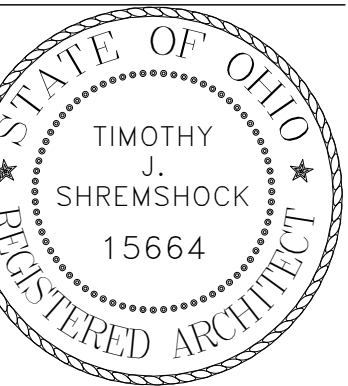
ARCHITECTURAL SITE PLAN

PHASE II 1" = 30'-0"



**SHREMSHOCK**

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TIMOTHY J SHREMSHOCK  
NO. 15664  
EXPIRES 12.31.2020

**DEMOREST TOWNHOMES**  
4230 DEMOREST COVE CT.  
GROVE CITY, OH 43123  
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CURRENT ISSUE:  
12/15/21

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TITLE:  
ARCHITECTURAL SITE PLAN - PHASE II

SCALE: 1" = 30'-0"

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DRAWING NUMBER:

**A003**

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**WALLS**

ASSEMBLY DESIGNATION AND RATING	DESCRIPTION	ASSEMBLY DETAILS												
<b>EXTERIOR WALLS NON-RATED</b>  <b>W1A</b> <b>W1B</b> <b>W1C</b>	<b>WALL STRUCTURE AND INSULATION:</b> <b>W1</b> - 2x6 WOOD STUDS SPACED 16" O.C. MAX WITH TWO TOP PLATES AND A MINIMUM OF ONE BOTTOM PLATE AND EFFECTIVELY FIRESTOPPED AT TOP AND BOTTOM OF WALL. - LATERALLY BRACED WITH SHEATHING. INSTALL 5-1/2" R-21 HD KRAFT FACED BATT INSULATION FACE STAPLED TO STUDS IN ALL CAVITIES.  <b>INTERIOR SHEATHING:</b> <b>A &amp; B</b> - (1) LAYER OF ANY CLASS 1/2" OR 5/8" GYPSUM WALLBOARD APPLIED VERTICALLY OR HORIZONTALLY APPLIED BOTH SIDES - ALL SEAMS TAPED AND FINISHED - THICKNESS SHALL COORDINATE WITH ALIGNING WALLS AND WALL ASSEMBLIES.  <b>EXTERIOR SHEATHING:</b> <b>A, B &amp; C</b> - STRUCTURAL PANEL SHEATHING MIN. 7/16" APA RATED INSTALLED LONG DIMENSION PERPENDICULAR TO STUDS WITH EDGES CENTERED ON STUD OR BLOCKING WITH 6D C.C. NAILS 6" O.C. - EXTERIOR CLADDING TO BE ATTACHED THROUGH SHEATHING TO STUDS.  <b>EXTERIOR FINISH:</b> <b>A</b> - 4" EXPOSURE VINYL SIDING W/ CORNER, STORY AND TRIMS - (DESIGN INTENT: ROYAL BUILDING PRODUCTS PARKVIEW D4 SIDING). STRICTLY ADHERE TO MANUFACTURERS INSTALLATION INSTRUCTIONS AND REQUIREMENTS. <b>B</b> - STUCCO <b>C</b> - ADHEARED STONE OR BRICK - FINAL MATERIAL TBD - OVER LATH STUCCO													
<b>EXTERIOR WALLS (PROTECTED FROM INSIDE ONLY)</b>  <b>W2A</b> <b>W2B</b>	<b>WALL STRUCTURE AND INSULATION:</b> <b>W2</b> - 2x6 WOOD STUDS SPACED 16" O.C. MAX. WITH TWO TOP PLATES AND A MINIMUM OF ONE BOTTOM PLATE AND EFFECTIVELY FIRESTOPPED AT TOP AND BOTTOM OF WALL. - LATERALLY BRACED WITH SHEATHING. INSTALL 5-1/2" R-21 HD KRAFT FACED BATT INSULATION FACE STAPLED TO STUDS IN ALL CAVITIES.  <b>INTERIOR SHEATHING:</b> <b>A &amp; B</b> - 48" WIDE 5/8" THICK TYPE X GYPSUM BOARD APPLIED VERTICALLY OR HORIZONTALLY TO STUDS WITH 6D COATED NAILS, 1-7/8" LONG, 0.915" SHANK, 1/4" HEADS AT 7" O.C.  <b>EXTERIOR SHEATHING:</b> <b>A &amp; B</b> - STRUCTURAL PANEL SHEATHING MIN. 7/16" APA RATED INSTALLED LONG DIMENSION PERPENDICULAR TO STUDS WITH EDGES CENTERED ON STUD OR BLOCKING WITH 6D C.C. NAILS 6" O.C. - EXTERIOR CLADDING TO BE ATTACHED THROUGH SHEATHING TO STUDS.  <b>EXTERIOR FINISH:</b> <b>A</b> - 4" EXPOSURE VINYL SIDING W/ CORNER, STORY AND TRIMS - (DESIGN INTENT: ROYAL BUILDING PRODUCTS PARKVIEW D4 SIDING). STRICTLY ADHERE TO MANUFACTURERS INSTALLATION INSTRUCTIONS AND REQUIREMENTS. <b>B</b> - STUCCO													
<b>EXTERIOR WALLS NON-RATED UNINSULATED</b>  <b>W3A</b> <b>W3B</b>	<b>WALL STRUCTURE AND INSULATION:</b> <b>W3</b> - 2x4 WOOD STUDS SPACED 16" O.C. MAX WITH TWO TOP PLATES AND A MINIMUM OF ONE BOTTOM PLATE AND EFFECTIVELY FIRESTOPPED AT TOP AND BOTTOM OF WALL. - LATERALLY BRACED WITH SHEATHING.  <b>INTERIOR SHEATHING:</b> <b>A, B</b> - (1) LAYER OF ANY CLASS 1/2" OR 5/8" GYPSUM WALLBOARD APPLIED VERTICALLY OR HORIZONTALLY APPLIED BOTH SIDES - ALL SEAMS TAPED AND FINISHED - THICKNESS SHALL COORDINATE WITH ALIGNING WALLS AND WALL ASSEMBLIES.  <b>EXTERIOR SHEATHING:</b> <b>A &amp; B</b> - STRUCTURAL PANEL SHEATHING MIN. 7/16" APA RATED INSTALLED LONG DIMENSION PERPENDICULAR TO STUDS WITH EDGES CENTERED ON STUD OR BLOCKING WITH 6D C.C. NAILS 6" O.C. - EXTERIOR CLADDING TO BE ATTACHED THROUGH SHEATHING TO STUDS.  <b>EXTERIOR FINISH:</b> <b>A</b> - 4" EXPOSURE VINYL SIDING W/ CORNER, STORY AND TRIMS - (DESIGN INTENT: ROYAL BUILDING PRODUCTS PARKVIEW D4 SIDING). STRICTLY ADHERE TO MANUFACTURERS INSTALLATION INSTRUCTIONS AND REQUIREMENTS. <b>B</b> - STUCCO													
<b>DWELLING UNIT TO GARAGE SEPARATION WALL</b>  <b>W4A</b>	<b>WALL STRUCTURE AND INSULATION:</b> <b>W4</b> - 2x4 WOOD STUDS AT 16" O.C. WITH COORDINATING TOP AND BOTTOM PLATES. BOTTOM PLATES INSTALLED ON CONCRETE WALLS OR SLABS SHOULD BE PRESSURE TREATED. INSTALL 5-1/2" R-21 HD KRAFT FACED BATT INSULATION FACE STAPLED TO STUDS IN ALL CAVITIES.  <b>SHEATHING:</b> <b>A</b> - GARAGE SIDE - (1) LAYER 5/8" THICK TYPE X GYPSUM BOARD APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF STUDS WITH 1 1/4" TYPE W DRYWALL SCREWS 12" O.C. UP TO GARAGE ROOF SHEATHING. <b>DWELLING SIDE</b> - (1) LAYER OF ANY CLASS 1/2" OR 5/8" GYPSUM WALLBOARD APPLIED VERTICALLY OR HORIZONTALLY APPLIED BOTH SIDES - ALL SEAMS TAPED AND FINISHED - THICKNESS SHALL COORDINATE WITH ALIGNING WALLS AND WALL ASSEMBLIES.													
<b>2 HOUR DWELLING SEPARATION</b>  <b>W5A</b>	<b>WALL STRUCTURE AND INSULATION:</b> <b>W5A</b> - TWO LAYERS 1" GYPSUM BOARD SHAFTLINER. INSERTED IN H-STUDS @ 24" O.C. MIN 3/4" AIR SPACE ON BOTH SIDES MUST BE MAINTAINED BETWEEN LINER PANELS AND ADJACENT FRAMING. - TWO ROWS OF 2x4 WOOD STUDS AT 16" O.C. ON SEPARATE PLATES SPACED 3-1/2" APART - HORIZONTAL BRACING REQUIRED AT MID-HEIGHT. 3 1/2" THICK GLASS FIBER INSULATION (MIN. R-11). FACE STAPLE TO STUDS - INSTALL IN ALL CAVITIES. SEE PLAN FOR WALL THICKNESS  <b>INTERIOR SHEATHING (EACH SIDE):</b> <b>A</b> - SINGLE LAYER OF ANY CLASS 1/2" OR 5/8" GYPSUM WALLBOARD APPLIED VERTICALLY OR HORIZONTALLY APPLIED TO ONE SIDE OF STUDS - ALL SEAMS TAPED AND FINISHED - THICKNESS SHALL COORDINATE WITH ALIGNING WALLS AND WALL ASSEMBLIES.  NOTE: REFER TO UL 263 ATTACHED TO DRAWINGS													
<b>1 HOUR DWELLING SEPARATION</b>  <b>W5B</b>	<b>WALL STRUCTURE AND INSULATION:</b> <b>W5B</b> - DOUBLE ROW OF 2x4 WOOD STUDS AT 16" O.C. ON SEPARATE PLATES SPACED 1" APART (SUBSTITUTE 2x6 AT PLUMBING LOCATIONS ON (1) OR BOTH SIDE WHERE SHOWN IN PLAN) - HORIZONTAL BRACING REQUIRED AT MID-HEIGHT. 3-1/2" GLASS FIBER INSULATION (MIN. R-11). FACE STAPLE TO STUDS - INSTALL IN ALL CAVITIES.  <b>SHEATHING (BOTH SIDES):</b> <b>B</b> - 5/8" TYPE X GYPSUM WALLBOARD APPLIED PARALLEL TO EACH SIDE WITH 3/8" BEADS OF ADHESIVE 16" O.C. AND 5D COATED NAILS, 1-3/4" LONG, 0.999" SHANK, 1/4" HEADS, 16" O.C. AT TOP AND BOTTOM PLATES. 4D FINISH NAILS, 1-1/2" LONG, 0.872" SHANK, 0.165" HEADS DRIVEN AT A 45 DEGREE ANGLE 16" O.C. HORIZONTALLY AND 24" O.C. VERTICALLY. JOINTS OFFSET 24" FROM BASE LAYER JOINTS.	<table border="1"> <thead> <tr> <th>GA FILE NO. WP 5508</th> <th>PROPRIETARY*</th> <th>1 HOUR FIRE</th> <th>55 to 59 STC SOUND</th> </tr> </thead> <tbody> <tr> <td colspan="4"> <b>GYPSUM WALLBOARD, WOOD STUDS</b>            One layer 5/8" proprietary type X gypsum wallboard applied parallel or at right angles to each side of double row of 2 x 4 wood studs 24" o.c. on separate plates with 1 1/4" drywall screws 8" o.c. No minimum airspace between rows of studs.            Joints staggered 16" on opposite sides.            Sound tested with 1" air space between rows of studs and 3/16" glass fiber insulation in stud cavity on both sides. (LOAD-BEARING)         </td> </tr> <tr> <td colspan="4"> <b>PROPRIETARY GYPSUM BOARD</b>            American Gypsum Company LLC            5/8" FireBloc® Type X            FIRESTOP CAVITY @ 10" MAX SPACING            Thickness: 5/8"            Approx. Weight: 10 psf            Fire Test: UL R14196, 06N07241, 5-13-06            UL Design U341            Sound Test: RAL TL11-160, 7-11-11         </td> </tr> </tbody> </table>	GA FILE NO. WP 5508	PROPRIETARY*	1 HOUR FIRE	55 to 59 STC SOUND	<b>GYPSUM WALLBOARD, WOOD STUDS</b> One layer 5/8" proprietary type X gypsum wallboard applied parallel or at right angles to each side of double row of 2 x 4 wood studs 24" o.c. on separate plates with 1 1/4" drywall screws 8" o.c. No minimum airspace between rows of studs. Joints staggered 16" on opposite sides. Sound tested with 1" air space between rows of studs and 3/16" glass fiber insulation in stud cavity on both sides. (LOAD-BEARING)				<b>PROPRIETARY GYPSUM BOARD</b> American Gypsum Company LLC 5/8" FireBloc® Type X FIRESTOP CAVITY @ 10" MAX SPACING Thickness: 5/8" Approx. Weight: 10 psf Fire Test: UL R14196, 06N07241, 5-13-06 UL Design U341 Sound Test: RAL TL11-160, 7-11-11			
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<b>GARAGE SEPARATION WALL</b>  <b>W5D</b>	<b>WALL STRUCTURE AND INSULATION:</b> <b>W5</b> - 2x4 WOOD STUDS AT 16" O.C. WITH COORDINATING TOP AND BOTTOM PLATES. BOTTOM PLATES INSTALLED ON CONCRETE WALLS OR SLABS SHOULD BE PRESSURE TREATED. INSTALL 3 1/2" SOUND BATT IN ALL CAVITIES.  <b>SHEATHING:</b> <b>D</b> - (1) LAYER 5/8" THICK TYPE X GYPSUM BOARD APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF STUDS WITH 1 1/4" TYPE W DRYWALL SCREWS 12" O.C.	<table border="1"> <thead> <tr> <th>GA FILE NO. WP 3614</th> <th>GENERIC</th> <th>1 HOUR FIRE</th> <th>30 to 34 STC SOUND</th> </tr> </thead> <tbody> <tr> <td colspan="4"> <b>GYPSUM WALLBOARD, WOOD STUDS</b>            One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of 2 x 4 wood studs 16" o.c. with 1 1/4" Type W drywall screws 12" o.c.            Joints staggered 16" on opposite sides. (LOAD-BEARING)         </td> </tr> <tr> <td colspan="4">           Thickness: 5/8"            Approx. Weight: 7 psf            Fire Test: SWR: D1-4511-619[1] 3-94            See WP 3520            Sound Test: (GM) NG-248FT 7-2-65         </td> </tr> </tbody> </table>	GA FILE NO. WP 3614	GENERIC	1 HOUR FIRE	30 to 34 STC SOUND	<b>GYPSUM WALLBOARD, WOOD STUDS</b> One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of 2 x 4 wood studs 16" o.c. with 1 1/4" Type W drywall screws 12" o.c. Joints staggered 16" on opposite sides. (LOAD-BEARING)				Thickness: 5/8" Approx. Weight: 7 psf Fire Test: SWR: D1-4511-619[1] 3-94 See WP 3520 Sound Test: (GM) NG-248FT 7-2-65			
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<b>INTERIOR WALL (NON-RATED)</b>  <b>W6A / W6B</b> <b>W6C / W6D</b>	<b>WALL STRUCTURE AND INSULATION:</b> <b>W6</b> - A & B - 2x4 OR B & D - 2x6 WOOD STUDS AT 16" O.C. WITH COORDINATING TOP AND BOTTOM PLATES. BOTTOM PLATES INSTALLED ON CONCRETE WALLS OR SLABS SHOULD BE PRESSURE TREATED AND INSTALLED ON SILL SEALER (WHEN USED AS EXTERIOR WALL FURRING - USE 5 1/2" THICK R-21 HD. KRAFT FACED BATT INSULATION: FACE STAPLE TO STUDS - INSTALL IN ALL CAVITIES.)  <b>SHEATHING:</b> (1) LAYER OF ANY CLASS 1/2" OR 5/8" GYPSUM WALLBOARD APPLIED VERTICALLY OR HORIZONTALLY APPLIED BOTH SIDES (A & B) OR (1) SIDE (C & D) OF STUDS - ALL SEAMS TAPED AND FINISHED - THICKNESS SHALL COORDINATE WITH ALIGNING WALLS AND WALL ASSEMBLIES.													

ASSEMBLY DESIGNATION AND RATING	ASSEMBLY CONSTRUCTION DESCRIPTIONS	ASSEMBLY DETAILS
<b>FLOOR/CEILING</b>  <b>FW1</b>	<b>FLOOR STRUCTURE AND INSULATION:</b> <b>WF</b> - 14" DEEP ENGINEERED OPEN WEB FLOOR JOISTS @ 24" O.C. (SEE PLANS FOR DIRECTION).  <b>FLOOR SURFACE:</b> <b>1</b> - TOP - 3/4" T&G WOOD STRUCTURAL PANEL SUBFLOOR APPLIED AT RIGHT ANGLES TO TRUSSES WITH CONSTRUCTION ADHESIVE AND 6D RING SHANK NAILS 12" O.C.  <b>CEILING ASSEMBLY:</b> <b>1</b> - ANY CLASS GYPSUM WALL BOARD INSTALLED AT RIGHT ANGLES TO JOISTS WITH 1 1/4" TYPE W OR S DRYWALL SCREWS 24" O.C.	
<b>ROOF NON-RATED</b>  <b>RW1</b>	<b>WOOD TRUSS ROOF:</b> 2x NOMINAL WIDTH TRUSSES. (SEE STRUCTURAL PLANS FOR SIZE AND SPACING). ADEQUATE VENTILATION OF THE ROOF CAVITY IS REQUIRED PER OBC SECTION 1203.2 AND IS ACHIEVED BY A COMBINATION OF FREE VENTILATING AREA AND VENTILATORS. M - MINIMUM R-38 BLOWN CELLULOSE INSULATION.  <b>SHEATHING:</b> 5/8" EXTERIOR GRADE T&G PLYWOOD SHEATHING. ATTACH PERPENDICULAR TO TRUSSES W/ END JOINTS STAGGERED 4'-0". SECURE TO TRUSSES W/ CONSTRUCTION ADHESIVE AND NO. 6D SHANK NAILS - SPACED 3/8" O.C. USE 25 YEAR 3-TAB ASPHALT SHINGLES ON 15# FELT (PROVIDE SUBMITTAL FOR INTENDED PRODUCT WITH BIDS).  <b>CEILING ASSEMBLY:</b> 1 LAYER ANY CLASS 1/2" GWB APPLIED AT RIGHT ANGLES TO WOOD ROOF TRUSSES 24" O.C. WITH 1-1/4" TYPE 'W' OR 'S' DRYWALL SCREWS 24" O.C. INSTALL 4 MIL VAPOR BARRIER ON UNDERSIDE OF TRUSSES PRIOR TO INSTALLATION OF GYPSUM WALLBOARD.	
<b>ROOF NON-RATED UNINSULATED</b>  <b>RW2</b>	<b>WOOD TRUSS ROOF:</b> 2x NOMINAL WIDTH TRUSSES. (SEE STRUCTURAL PLANS FOR SIZE AND SPACING). ADEQUATE VENTILATION OF THE ROOF CAVITY IS REQUIRED PER OBC SECTION 1203.2 AND IS ACHIEVED BY A COMBINATION OF FREE VENTILATING AREA AND VENTILATORS. ROOF IS UNINSULATED.  <b>SHEATHING:</b> 5/8" EXTERIOR GRADE T&G PLYWOOD SHEATHING. ATTACH PERPENDICULAR TO TRUSSES W/ END JOINTS STAGGERED 4'-0". SECURE TO TRUSSES W/ CONSTRUCTION ADHESIVE AND NO. 6D SHANK NAILS - SPACED 3/8" O.C. USE 25 YEAR 3-TAB ASPHALT SHINGLES ON 15# FELT (PROVIDE SUBMITTAL FOR INTENDED PRODUCT WITH BIDS).  <b>CEILING ASSEMBLY:</b> 1 LAYER ANY CLASS 1/2" GWB APPLIED AT RIGHT ANGLES TO WOOD ROOF TRUSSES 24" O.C. WITH 1-1/4" TYPE 'W' OR 'S' DRYWALL SCREWS 24" O.C. INSTALL 4 MIL VAPOR BARRIER ON UNDERSIDE OF TRUSSES PRIOR TO INSTALLATION OF GYPSUM WALLBOARD.	
<b>ROOF NON-RATED UNINSULATED</b>  <b>RW3</b>	<b>WOOD TRUSS ROOF:</b> 2x NOMINAL WIDTH TRUSSES. (SEE STRUCTURAL PLANS FOR SIZE AND SPACING). ADEQUATE VENTILATION OF THE ROOF CAVITY IS REQUIRED PER OBC SECTION 1203.2 AND IS ACHIEVED BY A COMBINATION OF FREE VENTILATING AREA AND VENTILATORS. ROOF IS UNINSULATED.  <b>SHEATHING:</b> 5/8" EXTERIOR GRADE T&G PLYWOOD SHEATHING. ATTACH PERPENDICULAR TO TRUSSES W/ END JOINTS STAGGERED 4'-0". SECURE TO TRUSSES W/ CONSTRUCTION ADHESIVE AND NO. 6D SHANK NAILS - SPACED 3/8" O.C. USE 25 YEAR 3-TAB ASPHALT SHINGLES ON 15# FELT (PROVIDE SUBMITTAL FOR INTENDED PRODUCT WITH BIDS).  <b>CEILING ASSEMBLY:</b> VINYL VENTILATED SOFFIT - ATTACH PER MANUFACTURERS INSTALLATION INSTRUCTIONS	
<b>ATTIC</b>  <b>A1A</b>	<b>1 HOUR GARAGE ATTIC TENANT SEPARATION</b>  <b>WALL STRUCTURE AND INSULATION:</b> <b>W5A</b> - TWO LAYERS 1" GYPSUM BOARD LINER PANELS INSERTED IN H-STUDS @ 24" O.C. MIN 3/4" AIR SPACE ON BOTH SIDES MUST BE MAINTAINED BETWEEN LINER PANELS AND ADJACENT ROOF TRUSS FRAMING.  LINER WALL CENTERED ON GARAGE BEARING WALL W/ 5/8" TRUSSES AT 24" O.C. ON SEPARATE PLATES SPACED 3-1/2" APART - HORIZONTAL BRACING REQUIRED AT MID-HEIGHT.  <b>RATING:</b> 1 HR REQUIRED (2 HR ACTUAL) UL U336 STC: NA	

<b>CORE MATERIAL DESIGNATION (WOOD/STEEL/CONC./MASONRY, ETC.)</b> <b>FIRE RATING IN HRS. (IF APPLICABLE)</b> <b>SPECIFIC ASSEMBLY</b> <b>USE DESIGNATION</b> <b>WALL ASSEMBLY LEGEND</b>		<b>ASSEMBLY TYPE DESIGNATION (ROOF/FLOOR)</b> <b>FIRE RATING IN HRS. (IF APPLICABLE)</b> <b>SPECIFIC ASSEMBLY</b> <b>CORE MATERIAL DESIGNATION (WOOD/STEEL/CONC. ETC.)</b> <b>HORIZONTAL ASSEMBLY LEGEND</b>	
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**SHREMSHOCK**

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STATE OF OHIO

TIMOTHY J. SHREMSHOCK

REGISTERED ARCHITECT

15664

TIMOTHY J SHREMSHOCK  
 NO. 15664  
 EXPIRES 12.31.2022

**DEMAREST TOWNHOMES**  
 4230 DEMAREST COVE CT.  
 GROVE CITY, OH 43123  
 PERMIT - PHASE II

CURRENT ISSUE: 12/15/21

DRAWINGS ISSUED: 1 02/03/2022 Correction Ltr Response

TITLE: CONSTRUCTION ASSEMBLIES

SCALE: 1" = 1'-0"

SAI # 190274

DRAWING NUMBER: **A010**

PLOTTED: 3/10/2022 10:24:32 AM

**System No. F-C-2404**  
F Rating — 1 Hr  
T Rating — 1/4 Hr

**1. Floor-Ceiling Assembly** — The 1 hr fire-rated solid or trussed lumber joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Floor-Ceiling Designs in the UL Fire Resistance Directory. The general construction details of the floor-ceiling assembly are summarized below:  
**A. Flooring System** — Lumber or plywood subfloor with finish floor of lumber, plywood or Floor Topping Mixture\* as specified in the individual Floor-Ceiling Design. Diam of opening shall max 1/8 in. (3 mm) larger than actual outside pipe diam.  
**B. Wood Joists** — Nom 10 in. (254 mm) deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or Structural Wood Members\* with bridging as required and with ends firestopped.  
**C. Gypsum Board** — Nom 4 ft (1219 mm) wide by 5/8 in. (16 mm) thick as specified in the individual Floor-Ceiling Design.  
**2. Chase Wall** — The through penetrant (item no. 3) shall be routed through a single, double or staggered wood stud/gypsum board chase wall and shall include the following:  
**A. Studs** — Nom 2 by 4 in. (51 by 102 mm) or nom 2 by 6 in. (51 by 152 mm) lumber studs.  
**B. Top Plate** — A double 2 by 4 (51 by 102 mm) or 2 by 6 (51 by 152 mm) top plate shall be installed to the underside of the joists. Diam of opening shall be 1/8 in. (3 mm) larger than actual outside pipe diameter.  
**C. Gypsum Board** — Min 1/2 in. (13 mm) rated or non-rated gypsum board.

**Hilti Firestop Systems** Reproduced by HILTI, Inc. Courtesy of Underwriters Laboratories, Inc. January 20, 2015 Page: 1 of 2

**System No. F-C-2404**  
F Rating — 1 Hr  
T Rating — 1/4 Hr

**3. Through Penetrants** — One nonmetallic pipe or conduit installed concentrically within opening. Annular space between penetrant and periphery of opening to be min 1/16 in. (1.6 mm). Penetrant to be rigidly supported on both sides of wall. The following types and sizes of penetrants may be used:  
**A. Polyvinyl Chloride (PVC) Pipe** — Nom 4 in. (102 mm) diam (or smaller) Schedule 40 solid core or cellular core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.  
**B. Chlorinated Polyvinyl Chloride (CPVC) Pipe** — Nom 4 in. (102 mm) diam (or smaller) SDR13.5 CPVC pipe for use in closed (process or supply) piping systems.  
**4. Firestop System** — The details of the firestop system shall be as follows:  
**A. Firestop Device\*** — Firestop collar shall be installed in accordance with the accompanying installation instructions. Collar to be installed and latched around the pipe and secured to the top of the top plate using two anchor tabs provided. The anchor tabs are secured using 1/2 in. (13 mm) wood screws and washers.  
**B. Fill, Void or Cavity Material\*** — Sealant — Min 1/2 in. (12 mm) bead of sealant shall be applied at bottom surface of lower top plate. In addition, at the top of floor, a min 1/2 in. (12 mm) bead of sealant shall be applied at the top of sole plate or subfloor.  
**HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC. — FS-One Sealant or FS-ONE MAX Intumescent Sealant**

\*Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

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**System No. W-L-2284**  
F Rating — 1 Hr  
T Rating — 1 Hr

**1. Wall Assembly** — The 1 hr fire-rated gypsum board/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300 or U400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:  
**A. Studs** — Wall framing shall consist of wood studs or steel channel studs. Wood studs to consist of 2 by 4 in. lumber spaced 16 in. OC. Steel studs to be min 3-1/2 in. wide and spaced max 24 in. OC.  
**B. Gypsum Board** — Min 5/8 in. thick, 4 ft wide with square or tapered edges. The gypsum wallboard type, thickness, number of layers and orientation shall be as specified in the individual U300 or U400 Wall and Partition Design. Max diam of opening is 4 in.  
**2. Through Penetrants** — One nonmetallic pipe to be centered within the firestop system. An annular space of 3/16 to 1/4 in. is required within the firestop system. Pipe to be rigidly supported on both sides of wall assembly. The following types and sizes of nonmetallic pipes may be used:  
**A. Polyvinyl Chloride (PVC) Pipe** — Nom 3 in. diam (or smaller) Schedule 40 solid or cellular core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.  
**B. Chlorinated Polyvinyl Chloride (CPVC) Pipe** — Nom 3 in. diam (or smaller) SDR 13.5 CPVC pipe for use in closed (process or supply) piping systems.  
**3. Fill, Void or Cavity Material\*** — Wrap Strip — Layers of intumescent wrap strip are continuously wrapped around the pipe with ends held in place with tape. Wrap strip installed such that ends protrude nom. 1/8 in. beyond both surfaces of wall. Size of wrap strip and number of layers are shown in table below.  
**HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC. — CP648-E W251\* or CP648-E W451-3M\* Firestop Wrap Strip**

Product/Designation	Pipe Diameter (in.)	Number of Layers	Nom. Wrap Strip Width (in.)
CP648-E-W251*	1-1/2 and 2	1	1
CP648-E-W451-3M*	1-1/2, 2 and 3	1	1-3/4

**A. Fill, Void or Cavity Material\*** — Wrap Strip — (As an alternate to the wrap strip in Item 3) — One layer of intumescent wrap strip is tightly wrapped around the pipe with ends butted and held in place with integrated tape. Wrap strip installed such that ends protrude nom. 1/8 in. beyond both surfaces of wall.  
**HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC. — CP648-S-1\* US, CP648-S-2\* US, CP648-S-3\* US**  
 \*Bearing the UL Classification Mark

**Hilti Firestop Systems** Reproduced by HILTI, Inc. Courtesy of Underwriters Laboratories, Inc. April 22, 2005 Page: 2 of 2

**System No. W-L-1465**  
F Rating — 1 or 2 Hr  
T Rating — 0 and 1/4 Hr (See Item 1)

ANSI/UL 1475 (ASTM E814)	CANULC S115
F Rating — 1 or 2 Hr (See Item 1)	F Ratings — 1 or 2 Hr (See Item 1)
T Rating — 0 and 1/4 Hr (See Item 1)	FT Rating — 0 and 1/4 Hr (See Item 1)
L Rating At Ambient — Less Than 1 CFM/Sq Ft	FH Rating — 1 or 2 Hr (See Item 1)
L Rating At 400 F — Less Than 1 CFM/Sq Ft	FTH Rating — 0 and 1/4 Hr (See Item 1)
	L Rating At Ambient — Less Than 1 CFM/Sq Ft
	L Rating At 400 F — Less Than 1 CFM/Sq Ft

**1. Wall Assembly** — The 1 or 2 hr fire-rated gypsum board/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300, U400, U400 or W400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:  
**A. Studs** — Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced max 16 in. (406 mm) OC. Steel studs to be min 3-1/2 in. (89 mm) wide and spaced max 24 in. (610 mm) OC.  
**B. Gypsum Board** — Thickness, type, number of layers and orientation shall be as specified in the individual Wall and Partition Design. Max diam of opening is 10 in. (254 mm).  
 The hourly F, FH Ratings of the firestop system are equal to the hourly fire rating of the wall assembly in which it is installed. The T, FT, FTH Ratings are 0 and 1/4 hr for 1 and 2 hr rated wall assemblies, respectively.  
**2. Steel Sleeve** — Cylindrical sleeve fabricated from min 0.016 in. (0.41 mm) thick galv sheet steel and having a min 1 in. (25 mm) lap along the longitudinal seam. Sleeve installed by coiling the sheet steel to a diam smaller than the through opening, inserting the coil through the opening and releasing the coil to let it uncoil against the circular cutouts in the gypsum board layers. The ends of the steel sleeve shall be flush with or extend max 1 in. (25 mm) beyond each surface of the wall.

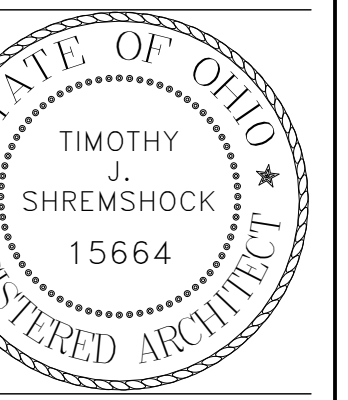
**Hilti Firestop Systems** Reproduced by HILTI, Inc. Courtesy of Underwriters Laboratories, Inc. January 28, 2015 Page: 1 of 2

**System No. W-L-1465**  
F Rating — 1 or 2 Hr  
T Rating — 0 and 1/4 Hr (See Item 1)

**3. Through Penetrants** — One metallic pipe, conduit or tubing installed either concentrically or eccentrically within the firestop system. The annular space between pipe, conduit or tubing and periphery of sleeve shall be min 0 in. (point contact) to max 1-7/8 in. (46 mm). Pipe, conduit or tubing to be rigidly supported on both sides of wall assembly. The following types and sizes of metallic pipes, conduits or tubing may be used:  
**A. Steel Pipe** — Nom 8 in. (203 mm) diam (or smaller) Schedule 10 (or heavier) steel pipe.  
**B. Iron Pipe** — Nom 8 in. (203 mm) diam (or smaller) cast or ductile iron pipe.  
**C. Conduit** — Nom 4 in. (102 mm) diam (or smaller) steel electrical metallic tubing or nom 6 in. (152 mm) steel conduit.  
**D. Copper Tubing** — Nom 4 in. (102 mm) diam (or smaller) Type L (or heavier) copper tubing.  
**E. Copper Pipe** — Nom 4 in. (102 mm) diam (or smaller) Regular (or heavier) copper pipe.  
**Configuration A**  
**4. Fill, Void or Cavity Material\*** — Sealant — Min 1 in. (25 mm) thickness of sealant applied within annulus, flush with both ends of sleeve. A min 1/4 in. (6 mm) bead of sealant to be applied at the tubing/sleeve interface at the point contact location and around the entire perimeter of the sleeve at the sleeve/gypsum board interface when the sleeve extends beyond the wall surface.  
**HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC. — CP 606 Sealant, FS ONE Sealant or FS-ONE MAX Intumescent Sealant**

**Configuration B**  
**4. Firestop System** — The firestop system shall consist of the following items:  
**A. Packing Material** — Min 5/8 in. (16 mm) thickness of min 4 pd Mineral wool bat insulation compressed and tightly and packed in to each end of the sleeve. Packing material is to be recessed from each end of the sleeve to accommodate fill material.  
**A1. Packing Material\*** — Strips — (As an alternate to Config. B Item 4A) — Nom 5/8 in. in. (16 mm) wide pre-cut mineral wool strips. The strips are firmly packed into the gap between penetrant and the steel sleeve Item 2 on both sides of the wall. Packing material is to be recessed from each end of the sleeve to accommodate fill material.  
**HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC. — CP 767 Speed Strips**  
**B. Fill, Void or Cavity Material\*** — Sealant — Min 1/2 in. (13 mm) thickness of sealant applied within annulus, flush with both ends of sleeve.  
**A. min 1/4 in. (6 mm) bead of sealant to be applied at the tubing/sleeve interface at the point contact location and around the entire perimeter of the sleeve at the sleeve/gypsum board interface when the sleeve extends beyond the wall surface.**  
**HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC. — CP 606 Sealant or FS ONE Sealant or FS-ONE MAX Intumescent Sealant**  
 \*Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

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TIMOTHY J SHREMSHOCK  
NO. 15664  
EXPIRES 12.31.2022

**DEMAREST TOWNHOMES**  
4230 DEMAREST COVE CT.  
GROVE CITY, OH 43123  
PERMIT - PHASE II

CURRENT ISSUE:  
12/15/21  
DRAWINGS ISSUED:  
1 02/03/2022 Correction Ltr Response

TITLE:  
UL PENETRATIONS

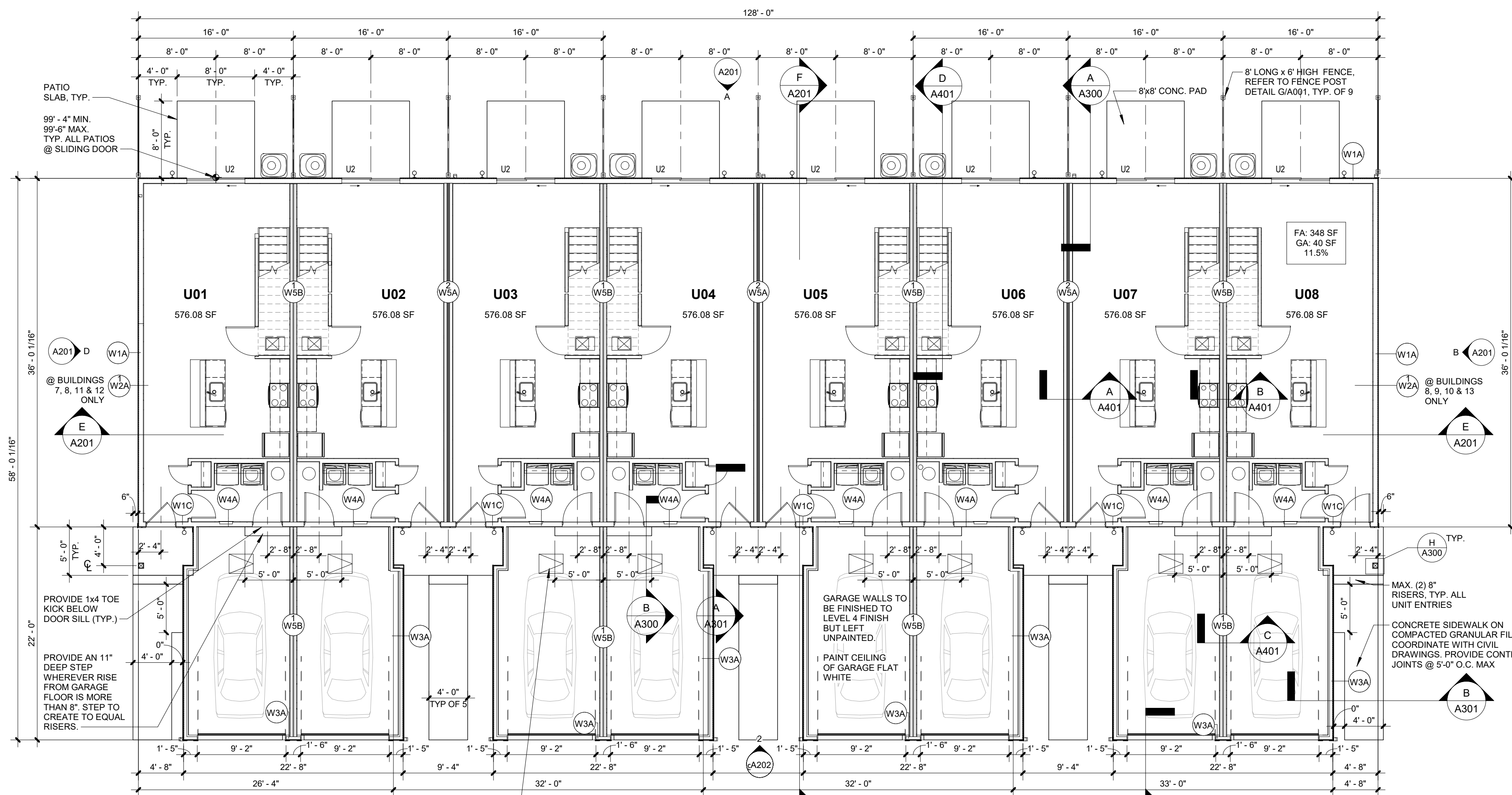
SCALE:  
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SAI # 190274

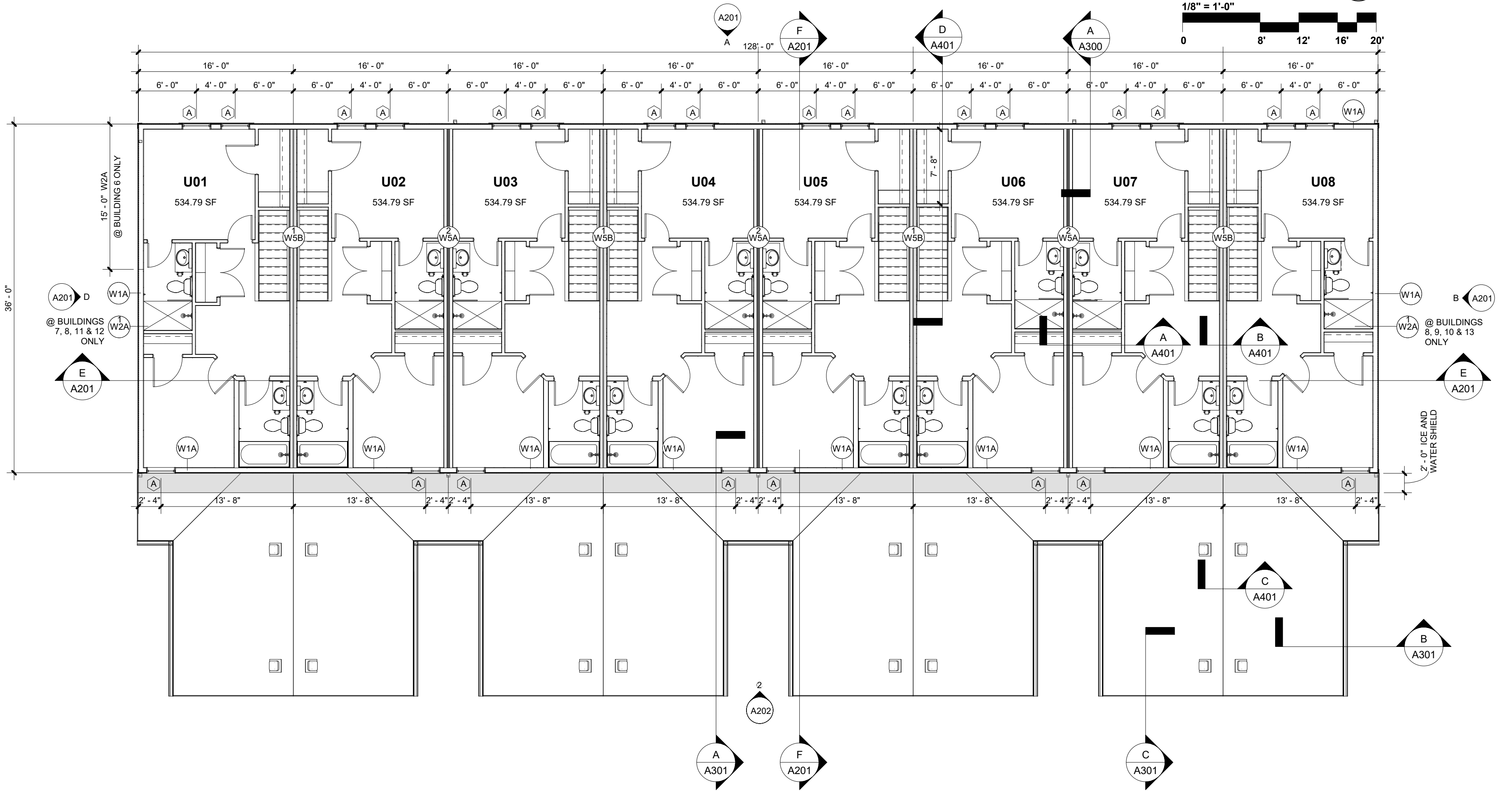
DRAWING NUMBER:

**A020**

PLOTTED: 3/10/2022 10:24:33 AM



**1ST FLOOR**  
1/8" = 1'-0"



**2ND FLOOR**  
1/8" = 1'-0"

TOTAL BUILDING AREA		
UNIT	LEVEL	GROSS AREA
U01	1ST FLOOR	576 SF
U01	2ND FLOOR	535 SF
U01	GARAGE	227 SF
U01		1338 SF
U02	1ST FLOOR	576 SF
U02	2ND FLOOR	535 SF
U02	GARAGE	227 SF
U02		1338 SF
U03	1ST FLOOR	576 SF
U03	2ND FLOOR	535 SF
U03	GARAGE	227 SF
U03		1338 SF
U04	1ST FLOOR	576 SF
U04	2ND FLOOR	535 SF
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U05	1ST FLOOR	576 SF
U05	2ND FLOOR	535 SF
U05	GARAGE	227 SF
U05		1338 SF
U06	1ST FLOOR	576 SF
U06	2ND FLOOR	535 SF
U06	GARAGE	227 SF
U06		1338 SF
U07	1ST FLOOR	576 SF
U07	2ND FLOOR	535 SF
U07	GARAGE	227 SF
U07		1338 SF
U08	1ST FLOOR	576 SF
U08	2ND FLOOR	535 SF
U08	GARAGE	227 SF
U08		1338 SF
<b>UNIT COUNT / GROSS SF</b>		<b>10706 SF</b>

**GENERAL NOTES: FLOOR PLANS**

- REFER TO G102 SHEET FOR ALL ABBREVIATIONS AND SYMBOLS.
- DOOR JAMBS ARE 4" FROM NEAREST ADJACENT INTERSECTING PARTITION UNLESS NOTED OTHERWISE.
- G.C. TO PROVIDE & INSTALL ALL IN-WALL OR IN-CEILING BLOCKING/BRACING AS REQUIRED FOR ALL MILLWORK ITEMS, EQUIPMENT, SHELVING, AND ACCESSORIES WHENEVER ITEMS ARE BY G.C. OR OTHERS.
- G.C. SHALL BE RESPONSIBLE FOR LAYING OUT THE SPACE PRIOR TO COMMENCING WORK AND SHALL NOTIFY THE ARCHITECT AND OWNER OF ANY DISCREPANCIES.
- ALL LOCATIONS OF MECHANICAL, ELECTRICAL AND PLUMBING CONTROL COMPONENTS, PANELS EQUIPMENT ETC. SHALL BE COORDINATED AND APPROVED BY OWNER PRIOR TO INSTALLATION. PERFORM AN ELECTRICAL ROUGH MOCK UP AND WALK THROUGH OF ONE UNIT WITH OWNER AND ARCHITECT PRIOR TO COMMENCING ELECTRICAL ROUGH IN. KITCHEN PLAN SHOWN IS FOR GENERAL LAYOUT PURPOSES ONLY AND MAY DIFFER FROM FINAL DESIGN. COORDINATE KITCHEN REQUIREMENTS WITH FINAL CASEWORK LAYOUT.
- PROVIDE PRESSURE TREATED SILL PLATES WITH TWO ROWS OF ACOUSTIC SEALANT ON ALL PARTITIONS LOCATED ON CONCRETE SLABS.
- ALL COLORS AND FINISHES SHALL BE APPROVED BY OWNER PRIOR TO INSTALLATION.
- INTERIOR WALL AND CEILING SHEATHING ON ALL WALLS IN ROOMS WITH A PLUMBING FIXTURE SHALL BE DENS ARMOR PLUS FIBERGLASS MAT INTERIOR PANEL (OR EQUAL) - COORDINATE WITH REQUIRED FIRE RATED ASSEMBLIES.
- ALL OPENINGS, SUCH AS DOORS AND WINDOWS (INCLUDING ALL SILL PANNING AS REQUIRED), TO BE FLASHED.
- ALL CEILING INSULATION TO BE EVEN DEPTH (REACH A MINIMUM OF R-38).
- INTERIOR SHEATHING OF EXTERIOR AND DWELLING UNIT SEPARATION WALLS MUST BE CONTINUOUS BEHIND SOFFITS.
- PROVIDE 1" FACED FIBERGLASS INSULATION - INSTALL INSULATION PER ENERGY STAR INSULATION INSTALLATION GUIDE (GRADE 1) FACE STAPLED TO STUDS - FILL ALL CAVITIES - ALL INSULATION TO BE GUARANTEED FOR ONE (1) YEAR.
- PROVIDE A CONTINUOUS WEATHER BARRIER CONTINUOUSLY SEAL ALL EXTERIOR SHEATHING JOINTS, INCLUDING THE TOP AND BOTTOM EDGES - PROVIDE HOUSE WRAP, TAPING ALL SEAMS, INCLUDING TOP AND BOTTOM EDGES.
- SEAL ALL RECESSED CAN LIPS, UTILITY BOXES AND DOOR JAMBS.
- GLUE DRYWALL TO TOP PLATE ON ALL WALLS ADJACENT TO COLD SPACES ABOVE.
- TUBS/SHOWERS, STAIRS ENCLOSURES REQUIRE EXTERIOR WALLS TO BE PRE-INSULATED AND BOARDED BEFORE BEING BUILT AGAINST.
- COORDINATE ALL SHOWER AND TUB DIMENSIONS WITH PLUMBING FIXTURE DIMENSIONS PRIOR TO THE START OF CONSTRUCTION.
- ALL RATED WALL ASSEMBLIES MUST BE COMPLETE BEHIND ALL SIDES OF SHOWERS AND TUBS.
- JOIST MANUFACTURER TO PROVIDE JOIST FRAMING PLAN OVERLAYED WITH PLUMBING TO AVOID PLUMBING CONFLICTS AND SUBMIT TO G.C. AND ARCHITECT FOR REVIEW.

**GENERAL NOTES: DIMENSIONS**

- THE GENERAL CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND EXISTING FIELD CONDITIONS WITH THE ARCHITECT, IN PARTICULAR OVERALL DIMENSIONS, SOIL CONDITIONS, INCOMING UTILITIES, ETC. THE GENERAL CONTRACTOR IS TO REPORT IMMEDIATELY TO THE ARCHITECT, ANY VARIANCES OR FIELD CONDITIONS THAT MAY CAUSE CONSTRUCTION PROBLEMS PRIOR TO COMMENCING WORK.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS, ALL DOOR AND WINDOW LOCATIONS SHALL BE SHOWN ON FLOOR PLAN. IN CASE OF CONFLICT NOTIFY THE ARCHITECT. FLOOR PLAN BY ARCHITECT SUPERSEDES ALL OTHER PLANS. ALL DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES INCLUDING CARPET, PAD, CERAMIC TILE, ETC.
- ALL INTERIOR DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF STUD UNLESS SPECIFICALLY NOTED OTHERWISE.
- ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING AND ARE EQUAL TO FACE OF FOUNDATION, UNLESS SPECIFICALLY NOTED OTHERWISE.
- ALL DIMENSIONS SHOWN LOCATING EXTERIOR WINDOWS & DOORS ARE TO CENTER OF ROUGH OPENING, UNLESS SPECIFICALLY NOTED OTHERWISE. G.C. SHALL VERIFY AND PROVIDE APPROPRIATE ROUGH OPENINGS AS REQUIRED BY WINDOW MANUFACTURER. REFER TO WINDOW/DOOR SCHEDULE FOR WINDOW AND DOOR SIZES.
- ALL INTERIOR STUD WALLS ARE 2x4" UNLESS NOTED OTHERWISE ON THE FLOOR PLAN.

**GENERAL NOTES: AIR LEAKAGE**

- IN ACCORDANCE WITH ASHREA 90.1-04 (5.4.3.1) BUILDING ENVELOPE SEALING, THE FOLLOWING AREAS OF THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED, OR WEATHER-STRIPPED TO MINIMIZE AIR LEAKAGE:
- JOINTS AROUND FENESTRATION AND DOOR FRAMES.
  - JUNCTIONS BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AT BUILDING CORNERS, BETWEEN WALLS AND STRUCTURAL FLOORS OR ROOFS, AND BETWEEN WALLS AND ROOF OR WALL PANELS.
  - OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH ROOFS, WALLS, AND FLOORS.
  - SITE-BUILT FENESTRATION AND DOORS.
  - BUILDING ASSEMBLIES USED AS DUCTS OR PLENUMS.
  - JOINTS, SEAMS, AND PENETRATIONS OF VAPOR RETARDERS.
  - ALL OTHER OPENINGS IN THE BUILDING ENVELOPE.

**GENERAL NOTES: DRAWING SCOPE**

DRAWING SCOPE STATEMENT: THESE DRAWINGS PROVIDE FOR THE GENERAL INTENT AND SCOPE OF THE PROJECT, AND PROVIDE INFORMATION THAT IS PERTINENT TO THE ADHERENCE OF THE APPLICABLE BUILDING CODES. BUILDING SYSTEM COMPONENTS ON THESE DRAWINGS ARE NOTED FOR REFERENCE AND COORDINATION ONLY - SEE MEP DRAWINGS FOR DESIGN AND CONSTRUCTION REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE THE WORK AND WITH THE OWNER TO VERIFY FINAL FINISH AND FIXTURE SELECTIONS PRIOR TO THE INSTALLATION OF ANY COMPONENTS.

**GENERAL NOTES: LIGHT AND VENT.**

- PER ORC 303.1:
- ARTIFICIAL LIGHT PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOTCANDLES (65 LUX) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30" ABOVE FLOOR LEVEL PROVIDED IN ROOMS WITH GLAZING AREAS LESS THAN 8 PERCENT OF THE FLOOR AREA. APPROVED MECHANICAL VENTILATION SYSTEM CAPABLE OF PRODUCING 0.35 AIR CHANGE PER HOUR PROVIDED IN ROOMS WITH OPENABLE AREAS LESS THAN 4 PERCENT OF THE FLOOR AREA.
  - MECHANICAL CONTRACTOR TO PROVIDE AN APPROVED MECHANICAL VENTILATION SYSTEM CAPABLE OF PRODUCING 0.35 AIR CHANGE PER HOUR IN ROOMS WITH OPENABLE AREAS LESS THAN 4 PERCENT OF THE FLOOR AREA.

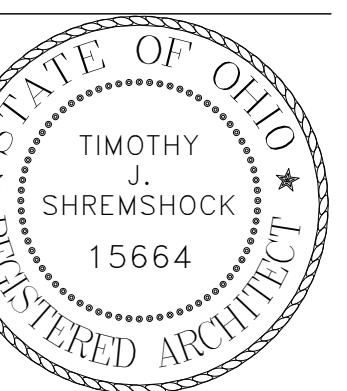
**WINDOW SCHEDULE**

Mark	Description	Level	Sill Height	Height	Width	Comments	Count
A	SINGLE HUNG	2ND FLOOR	2'-0"	5'-4"	3'-0"	EGRESS WINDOW*	24
L3	LOUVER	1ST FLOOR	9'-9"	2'-4"	2'-4"		4

WINDOW NOTES:  
SEE WINDOW FLASHING DIAGRAM ON SHEET

\*EGRESS OPENING REQUIREMENTS PER SECTION 310.1:  
 1. MINIMUM NET CLEAR OPENING 5'7" SF  
 2. MINIMUM NET CLEAR HEIGHT IS 24"  
 3. MINIMUM NET CLEAR WIDTH IS 20"  
 4. MAXIMUM OPENING SILL HEIGHT IS 44"

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CURRENT ISSUE: 12/15/21

DRAWINGS ISSUED: 1

TITLE: FLOOR PLANS

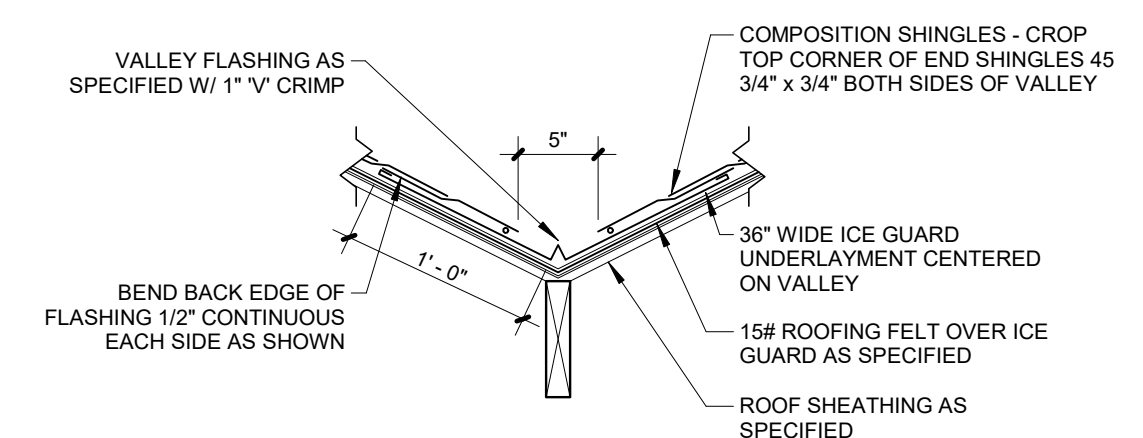
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SAI # 190274

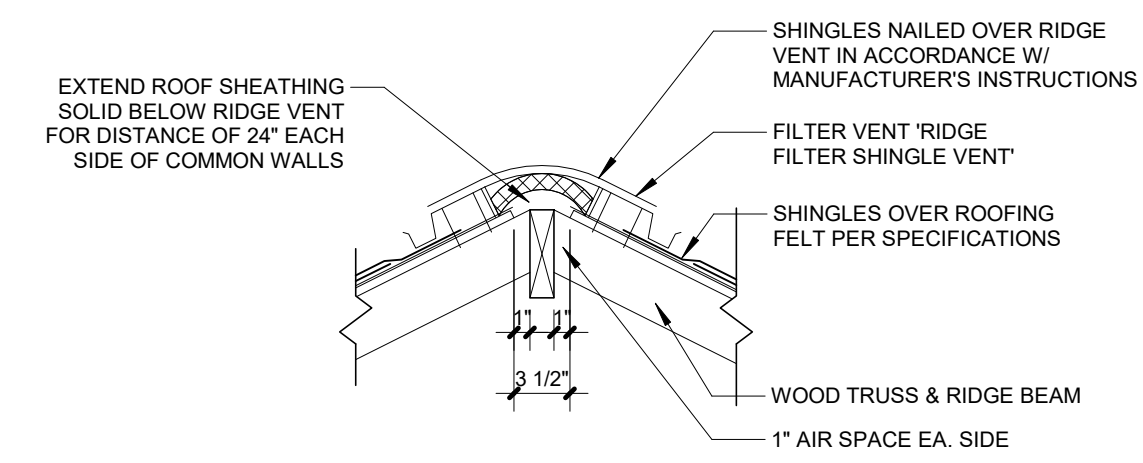
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**A101**

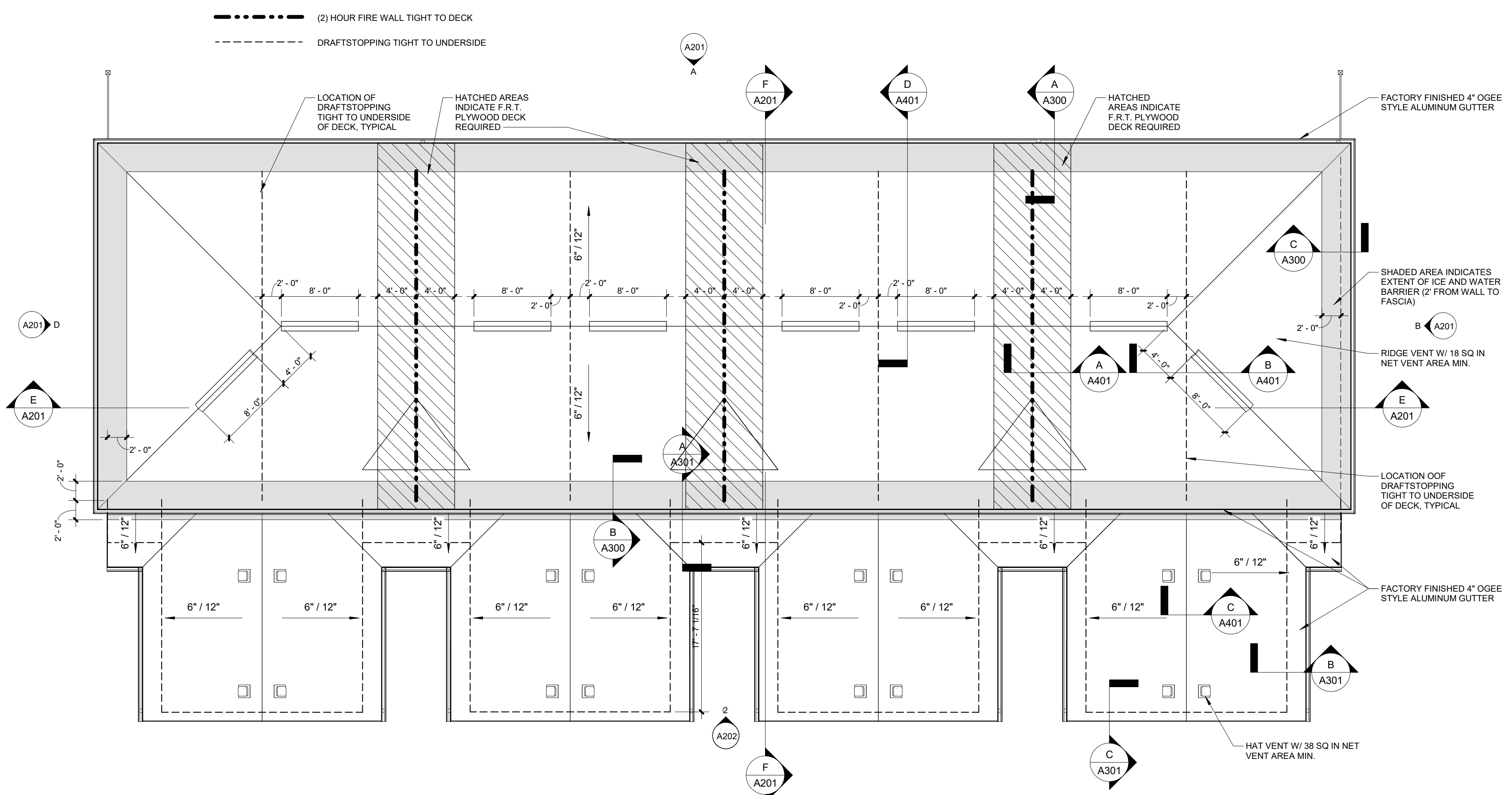
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**VALLEY FLASHING** (C)  
1" = 1'-0"



**RIDGE AND VENT** (B)  
1" = 1'-0"



**ROOF PLAN** (A)  
1/8" = 1'-0"  
0 8' 12' 16' 20'

**GENERAL NOTES: ROOF PLAN**

1. ALL VENT STACKS AND ROOF PENETRATIONS TO BE PAINTED TO MATCH ROOFING MATERIAL COLOR. PROVIDE ROOFING MANUFACTURER'S STANDARD DETAILS UNLESS OTHERWISE NOTED.
2. ALL GUTTERS, DOWNSPOUTS, FLASHINGS, LOUVERS AND SCREENS ARE TO BE FABRICATED PER ARCHITECTURAL METAL SHEET MANUAL AS PUBLISHED BY S.M.A.C.N.A.
3. COORDINATE EXACT LOCATIONS OF ALL MECHANICAL EQUIPMENT, VENTS, EXHAUST FANS AND/OR PIPING WITH HVAC AND PLUMBING SHEETS. (ALL PENETRATIONS MAY NOT BE SHOWN, COORDINATE AS REQUIRED)
4. PROVIDE SELF-ADHERING SHEET UNDERLAYMENT MEMBRANE. EXTEND 2'-0" INSIDE INTERIOR FACE OF WALL FROM ALL EAVES AND RAKES, 3'-0" EITHER SIDE OF VALLEYS, RIDGES AND HIPS.
5. ALL EXPOSED FLASHINGS, COPINGS, FASCIA, GUTTERS AND DOWNSPOUTS SHALL BE PRE-FINISHED IN WHITE.

**GENERAL NOTES: AIR LEAKAGE**

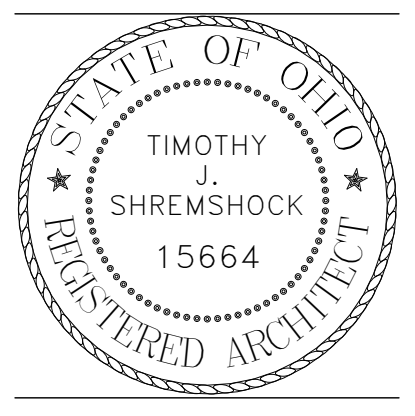
IN ACCORDANCE WITH ASHREA 90.1-04 (5.4.3.1) BUILDING ENVELOPE SEALING, THE FOLLOWING AREAS OF THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED, OR WEATHER-STRIPPED TO MINIMIZE AIR LEAKAGE:

- A. JOINTS AROUND FENESTRATION AND DOOR FRAMES.
- B. JUNCTIONS BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AT BUILDING CORNERS, BETWEEN WALLS AND STRUCTURAL FLOORS OR ROOFS, AND BETWEEN WALLS AND ROOF OR WALL PANELS.
- C. OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH ROOFS, WALLS, AND FLOORS.
- D. SITE-BUILT FENESTRATION AND DOORS.
- E. BUILDING ASSEMBLIES USED AS DUCTS OR PLENUMS.
- F. JOINTS, SEAMS, AND PENETRATIONS OF VAPOR RETARDERS.
- G. ALL OTHER OPENINGS IN THE BUILDING ENVELOPE.

**ATTIC VENTILATION CALCULATIONS**

**UNIT ROOF VENTING CALCULATION:**  
REQUIRED: 547 SF / 300SF = 1.82 SF OR 262 SQ IN (131 SQ IN HIGH & 131 Q IN LOW)  
PROVIDED: 144 SQ IN (RIDGE VENT) & 306 SQ IN (PERFORATED SOFFIT)  
(CALCULATIONS ARE BASED ON SOFFIT AND RIDGE VENTS HAVING A MIN. 18 SQ IN NET VENTING AREA PER LINEAR FOOT)

**GARAGE ROOF VENTING CALCULATION:**  
REQUIRED: 230 SF / 300SF = .76 SF OR 110 SQ IN (55 SQ IN HIGH & 55 SQ IN LOW)  
PROVIDED: 76 SQ IN (2 HAT VENTS) & 306 SQ IN (PERFORATED SOFFIT)  
(CALCULATIONS ARE BASED SOFFIT VENTS HAVING 18 SQ IN NET VENTING AREA PER LINEAR FOOT & 2 HAT VENTS WITH NET VENTING AREA OF 38 SQ IN EACH)



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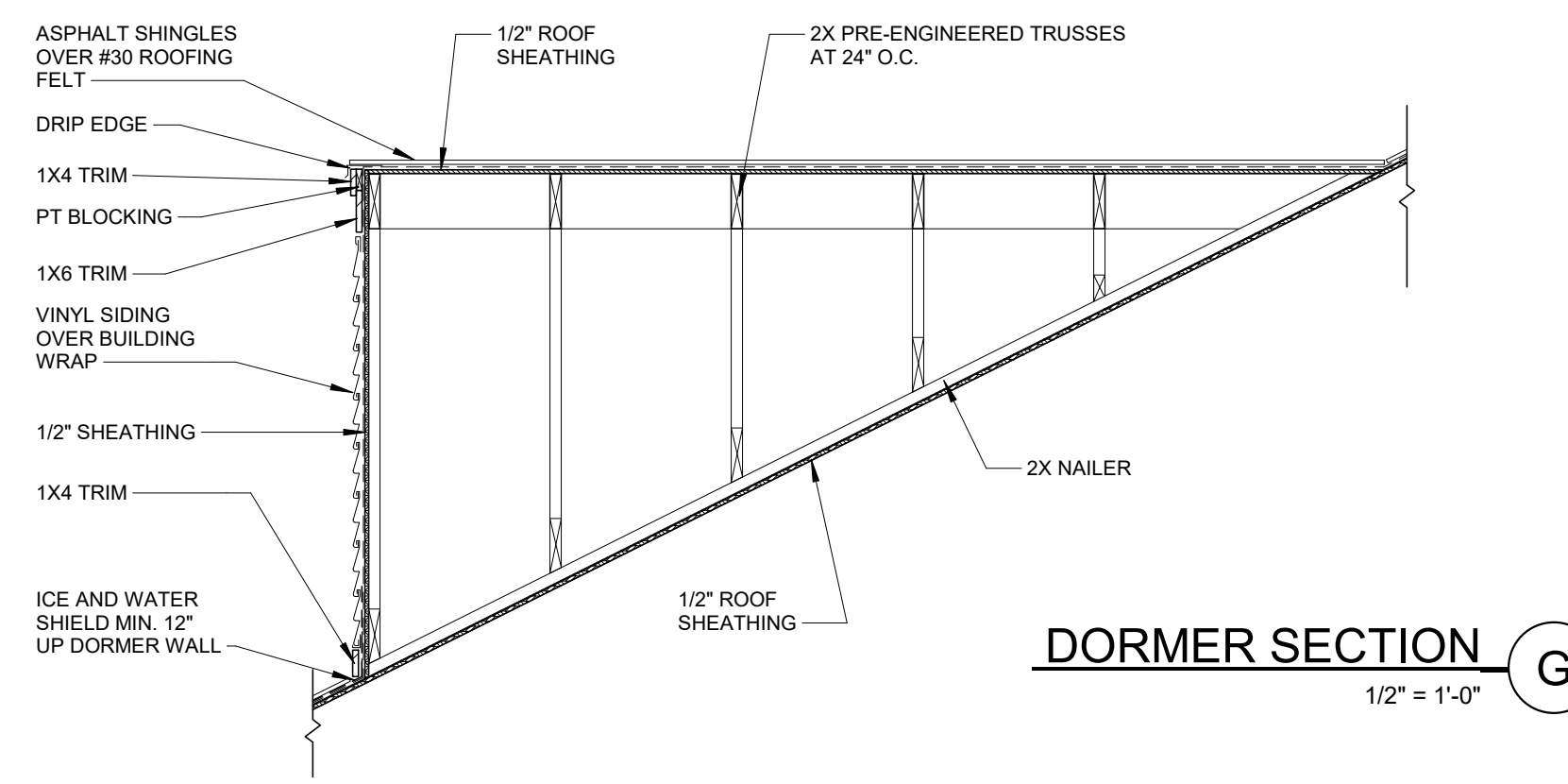
CURRENT ISSUE: 12/15/21  
DRAWINGS ISSUED:

TITLE: ROOF PLAN AND DETAILS

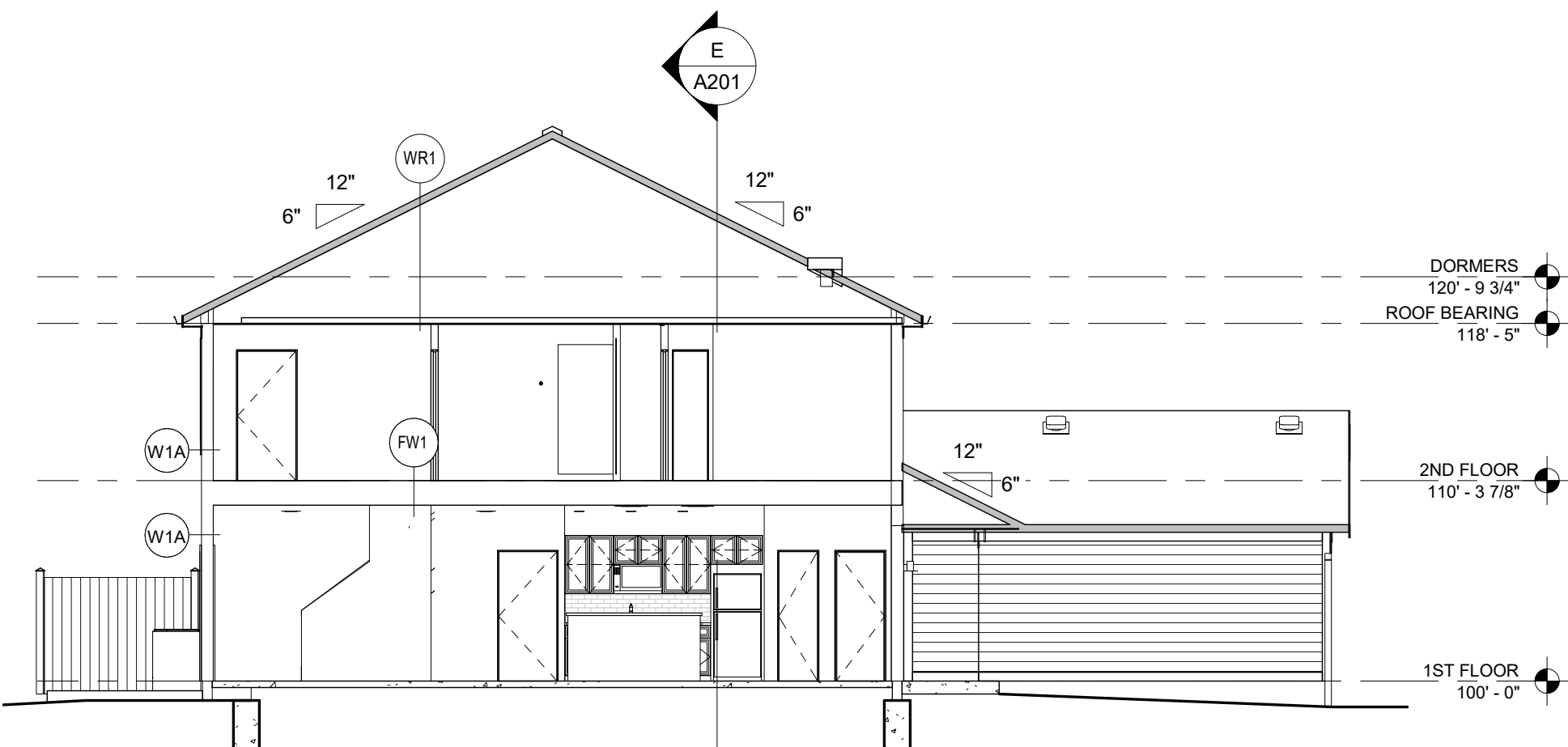
SCALE: As indicated  
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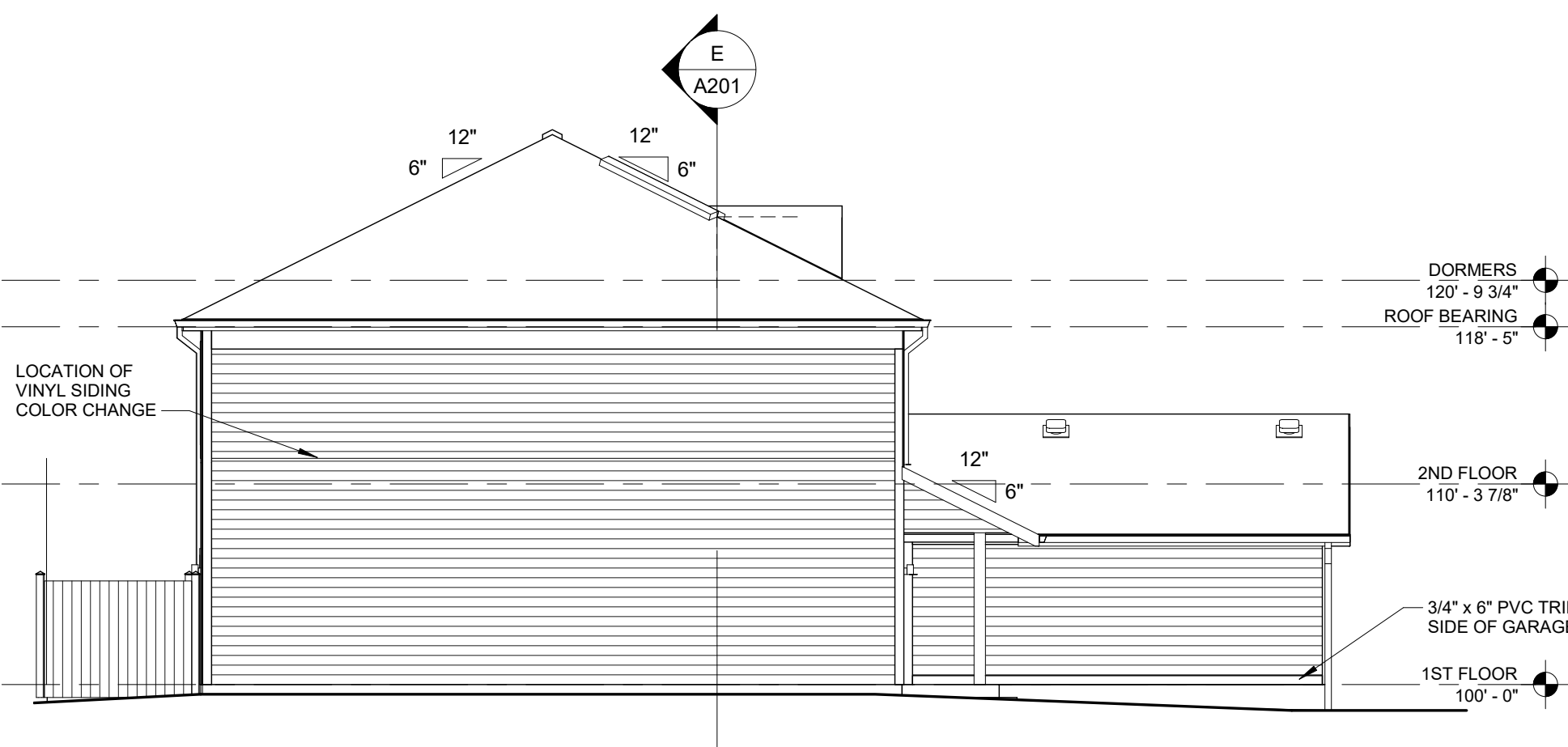
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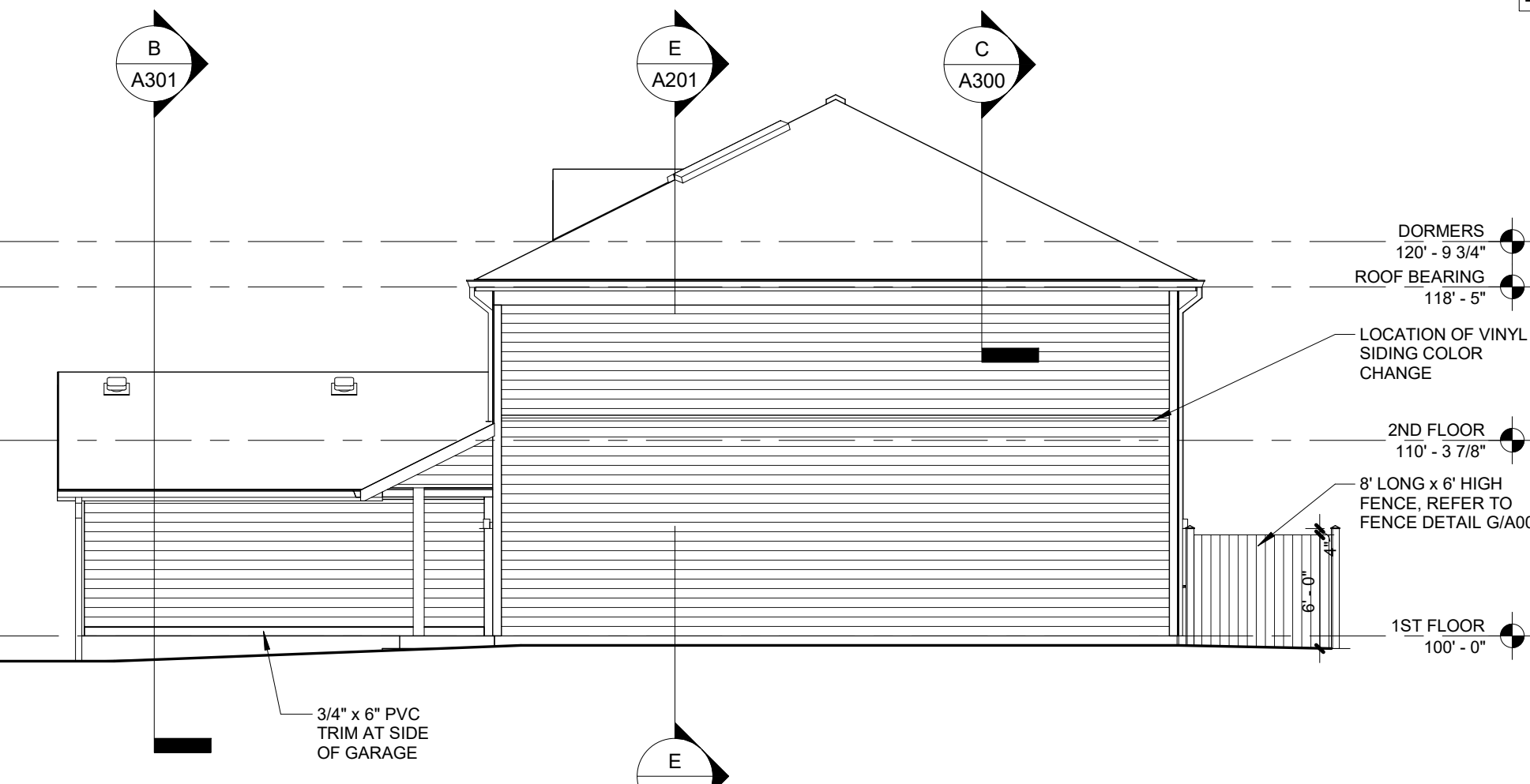
**DORMER SECTION G**  
1/2" = 1'-0"



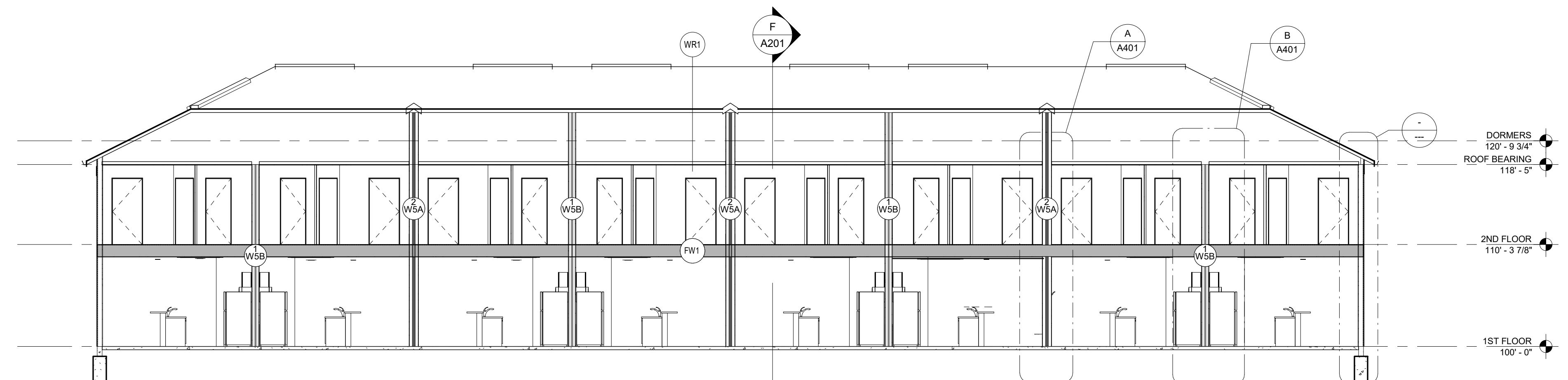
**BUILDING CROSS SECTION F**  
1/8" = 1'-0"



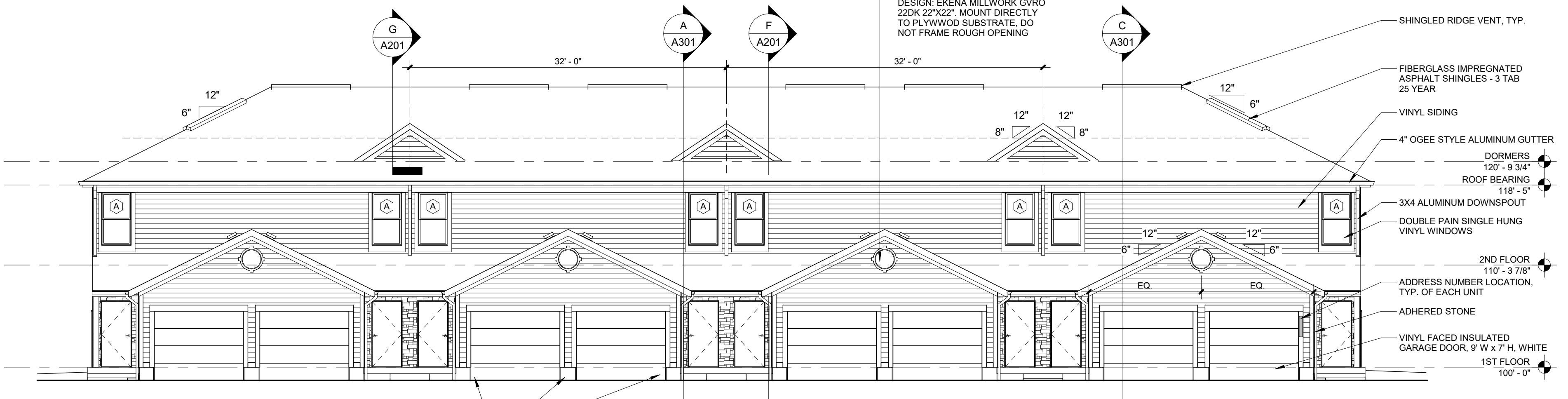
**LEFT ELEVATION D**  
1/8" = 1'-0"



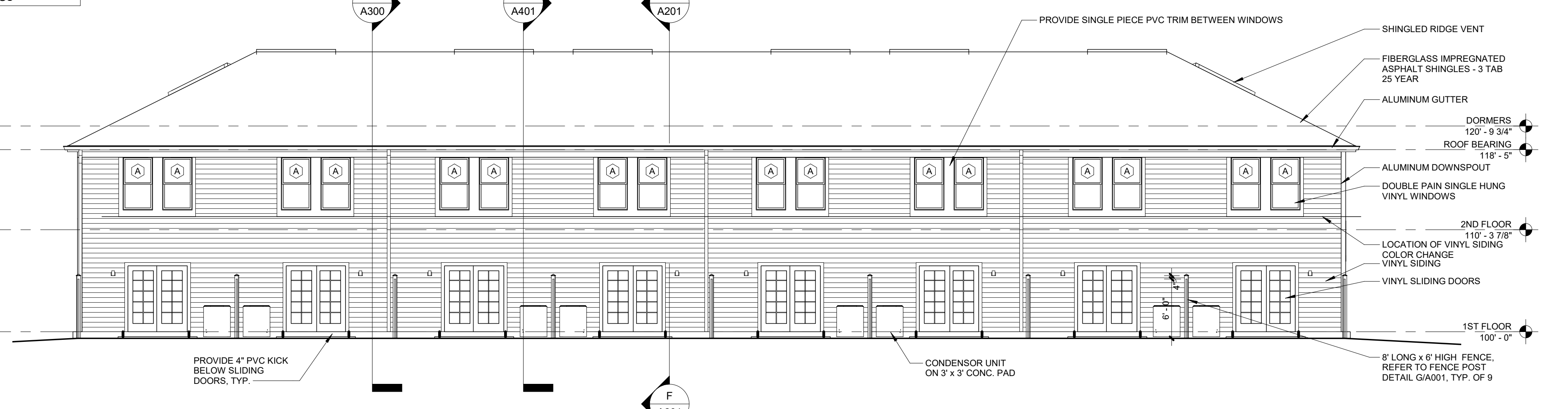
**RIGHT ELEVATION B**  
1/8" = 1'-0"



**BUILDING LONG SECTION E**  
1/8" = 1'-0"



**FRONT ELEVATION C**  
1/8" = 1'-0"



**REAR ELEVATION A**  
1/8" = 1'-0"

**EXTERIOR CLADDING COLOR KEY**

VINYL SIDING BASIS OF DESIGN: PLYGEM, MASTIC, ECLIPSE, DOUBLE 4"  
 MANUFACTURER'S COLORS:  
 COLOR 1 HARBOR GREY  
 COLOR 2 VICTORIAN GREY  
 COLOR 3 EVEREST  
 COLOR 4 SILVER GREY  
 TRIM COLOR: WHITE, TYP. ALL BUILDINGS  
 SOFFITS: WHITE, TYP. ALL BUILDINGS  
 COLOR SCHEME A: (BUILDINGS 1, 2, 5)  
 BOTTOM HALF AND GARAGES: COLOR 1  
 TOP HALF AND GABLE: COLOR 2  
 COLOR SCHEME B: (BUILDINGS 3, 4, 6)  
 BOTTOM HALF AND GARAGES: COLOR 3  
 TOP HALF AND GABLE: COLOR 4  
 REFER TO SITE PLAN FOR CORRESPONDING BUILDING NUMBERS.  
 ADHERED STONE BASIS OF DESIGN: PROVIA; EURO LEDGE STONE: BRIGHTON W/ BROWN GROUT, TYP. ALL BUILDINGS

FINAL TRIM DECISIONS ARE NOT REFLECTED ON THESE ELEVATION DRAWINGS

**EXTERIOR STUCCO COLOR KEY**

THE FOLLOWING ELEVATIONS WILL HAVE STUCCO IN PLACE OF VINYL SIDING:  
 REAR: BUILDINGS 1, 2, 3, 4, 7, 8, 9, 14  
 FRONT: BUILDING 17  
 LEFT SIDE: BUILDING 18  
 RIGHT SIDE: BUILDING 19  
 STUCCO SHALL BE PAINTED TO MATCH VINYL SIDING COLOR IN CORRESPONDING COLOR SCHEME  
 MAINTAIN ALL PVC TRIMS. REFER TO TYPICAL STUCCO DETAILS ON SHEET A300 AND WALL TYPES W1B, W2B, AND W3B IN THE CONSTRUCTION ASSEMBLY SCHEDULE.

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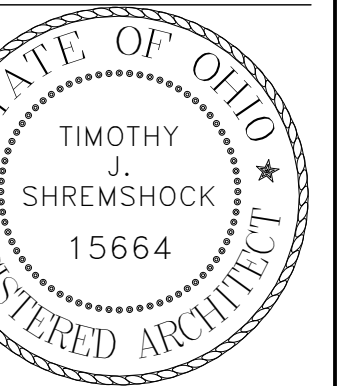
TITLE: EXTERIOR ELEVATIONS

SCALE: As indicated  
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**A201**

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CURRENT ISSUE:  
12/15/21

DRAWINGS ISSUED:

TITLE:  
EXTERIOR ELEVATIONS  
(OPTIONAL STUCCO FINISH)

SCALE: 1/8" = 1'-0"  
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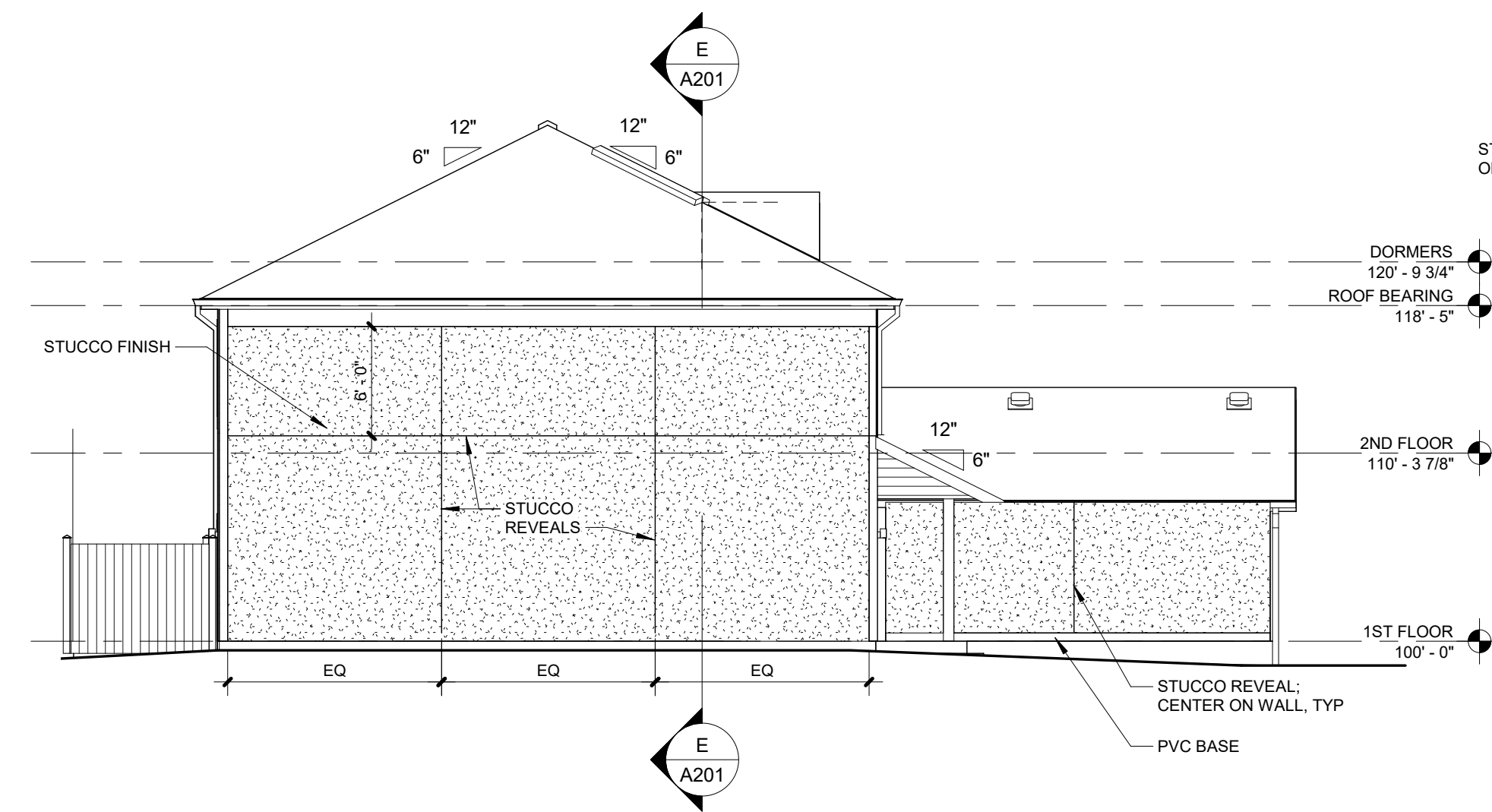
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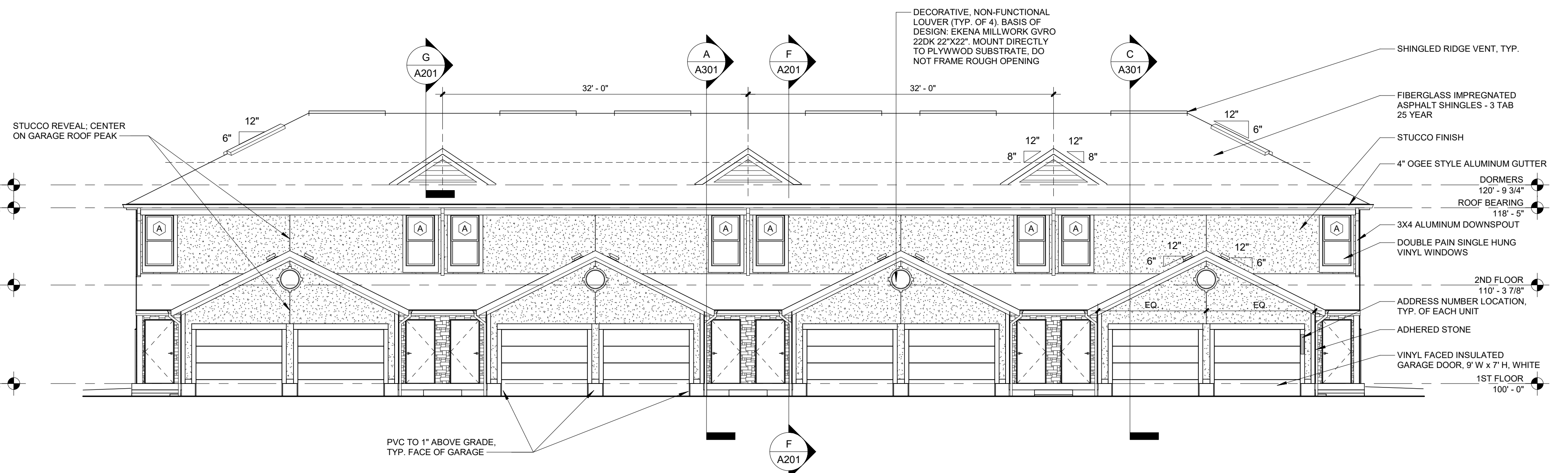
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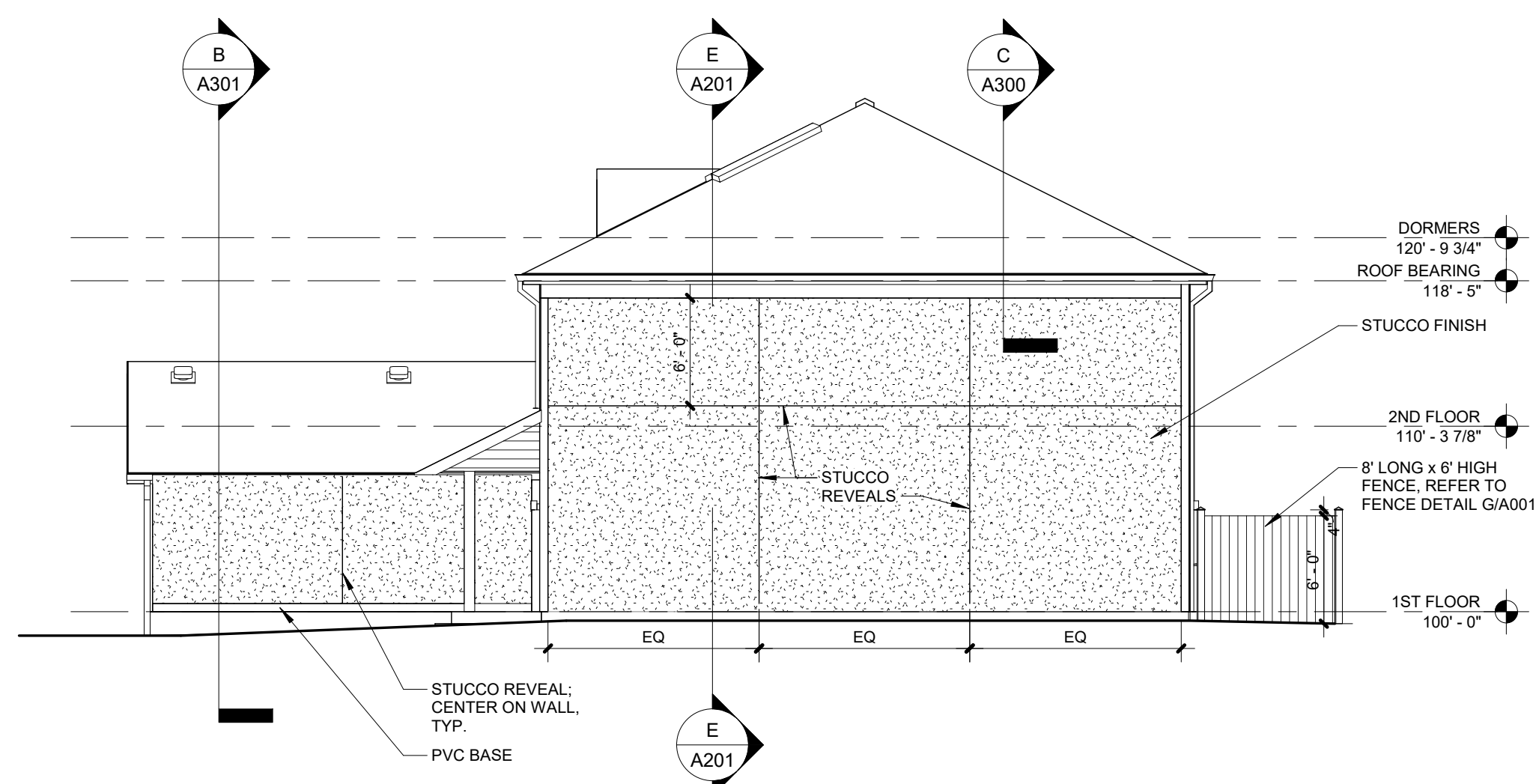
NOTE:  
SEE SHEET A201 FOR  
STUCCO FINISH KEY



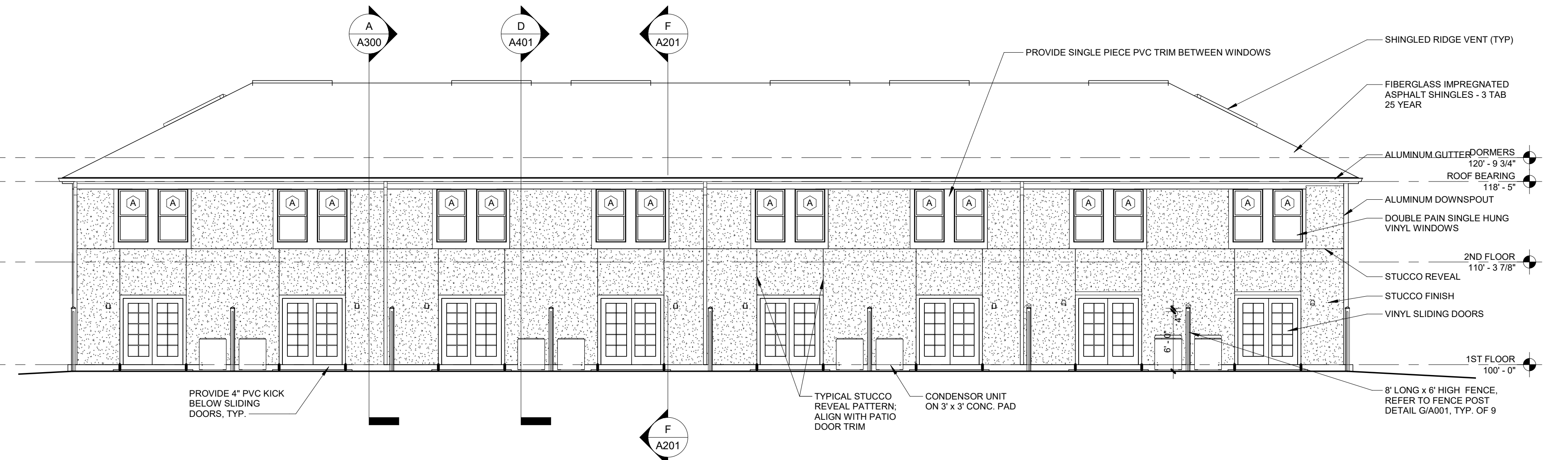
**LEFT ELEVATION OPT 1** 4  
1/8" = 1'-0"



**FRONT ELEVATION OPT 1** 2  
1/8" = 1'-0"

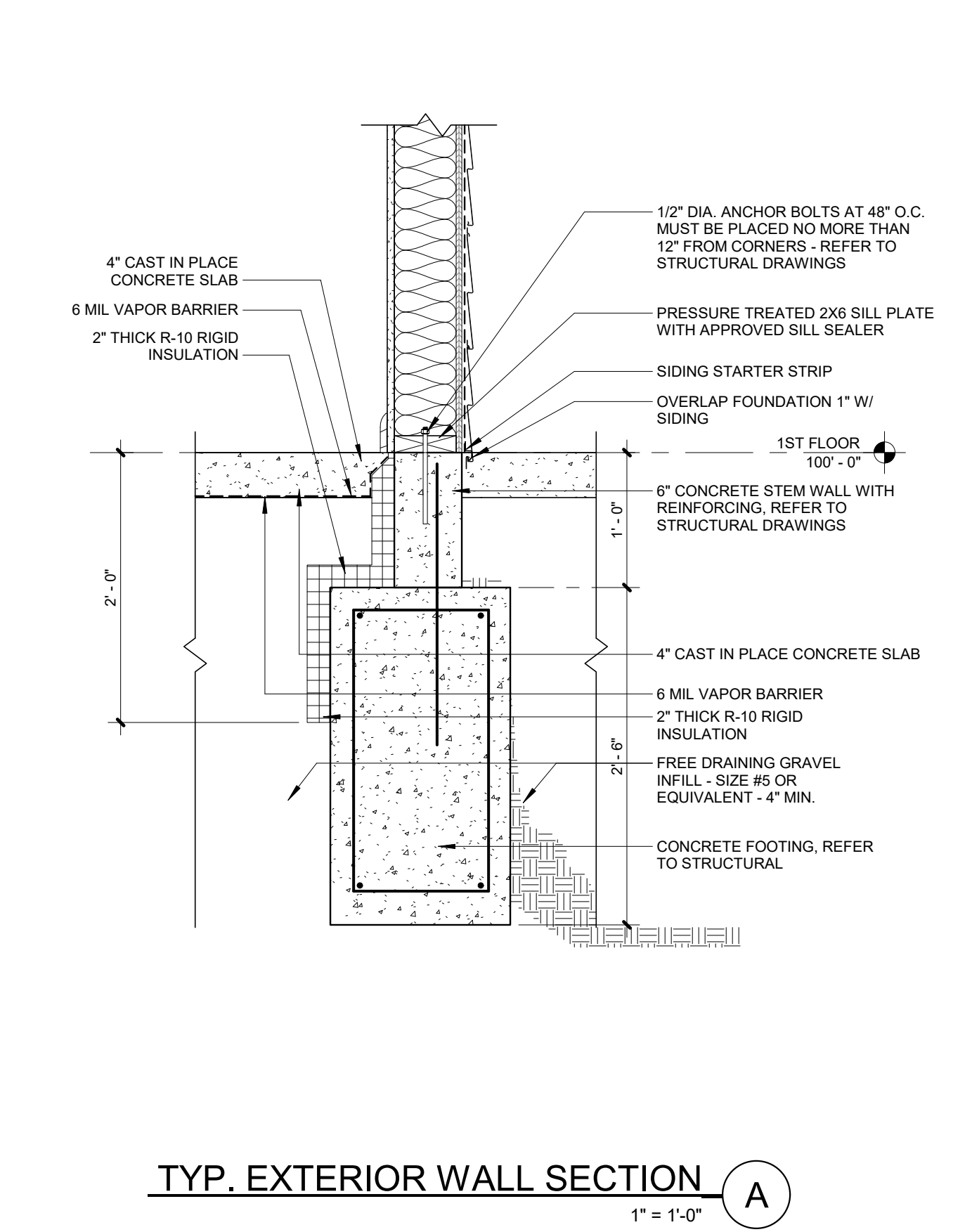
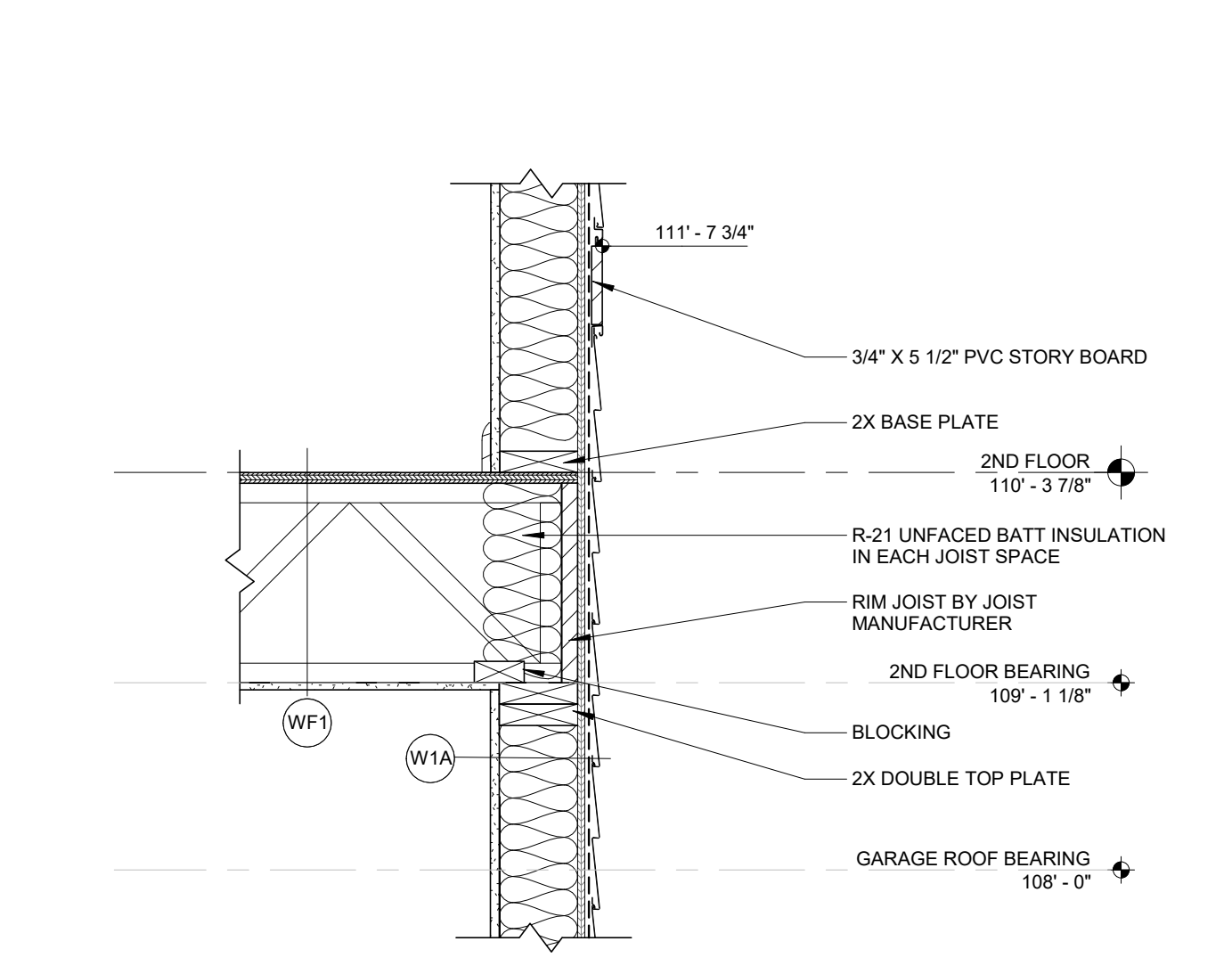
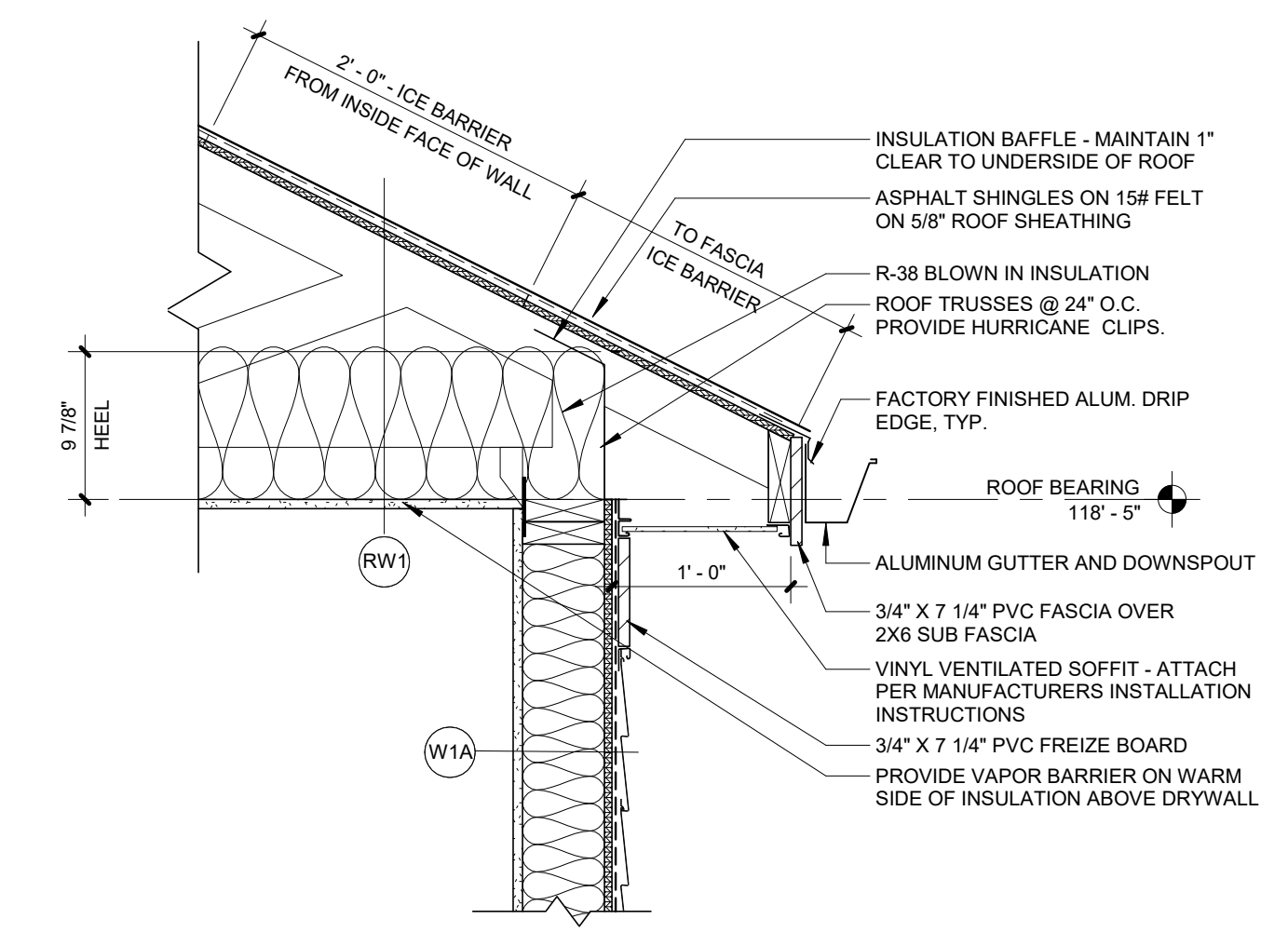
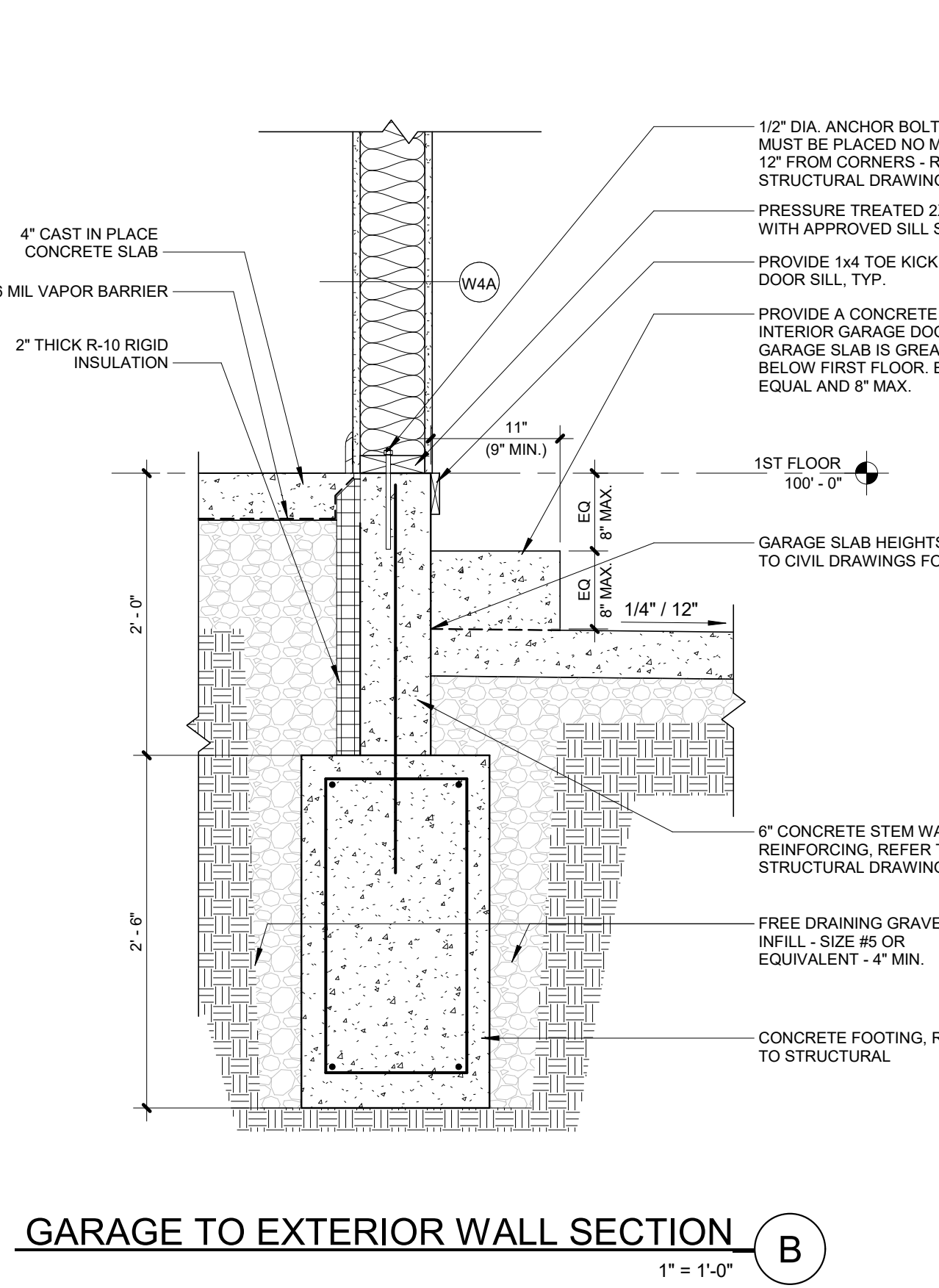
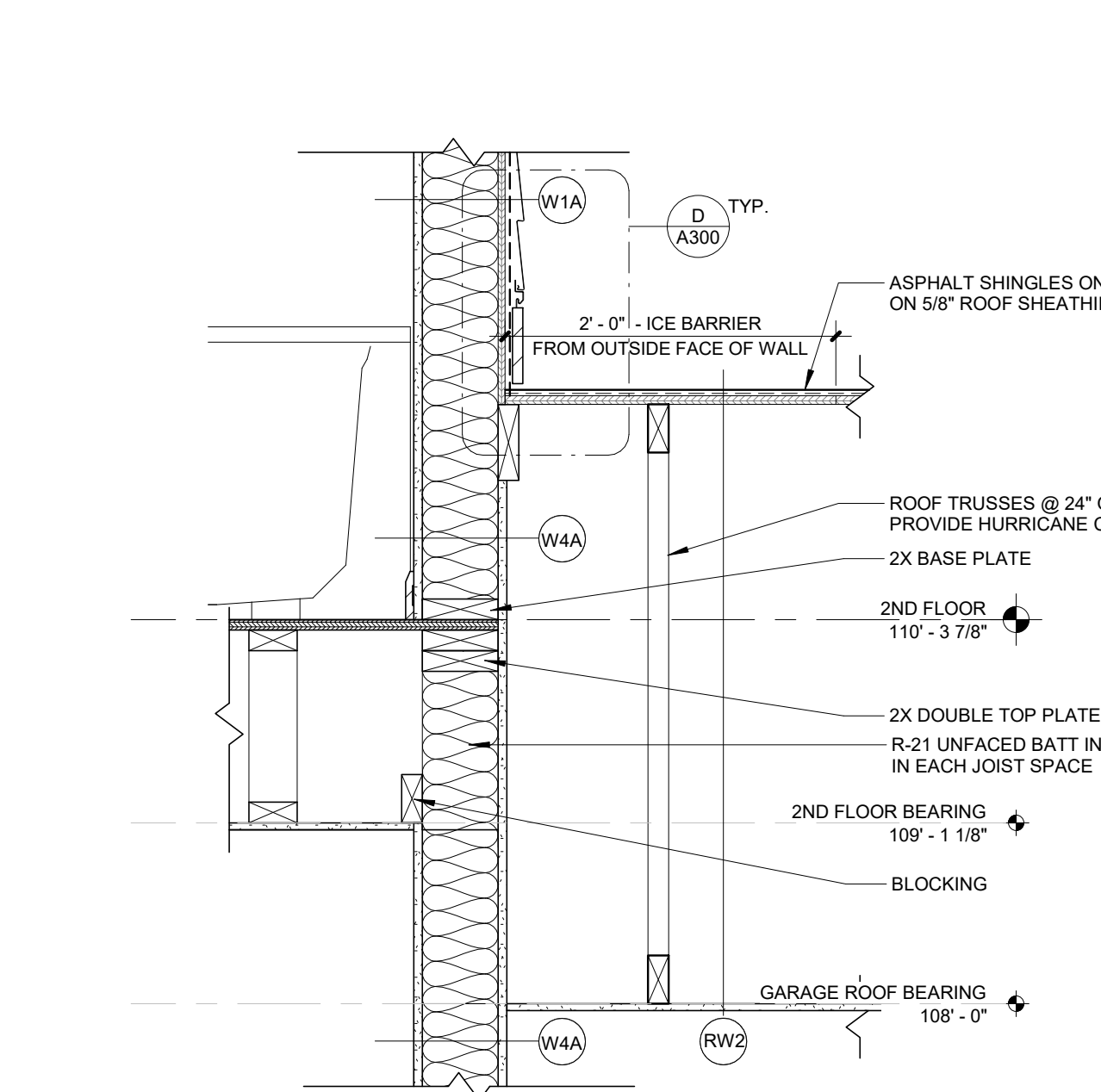
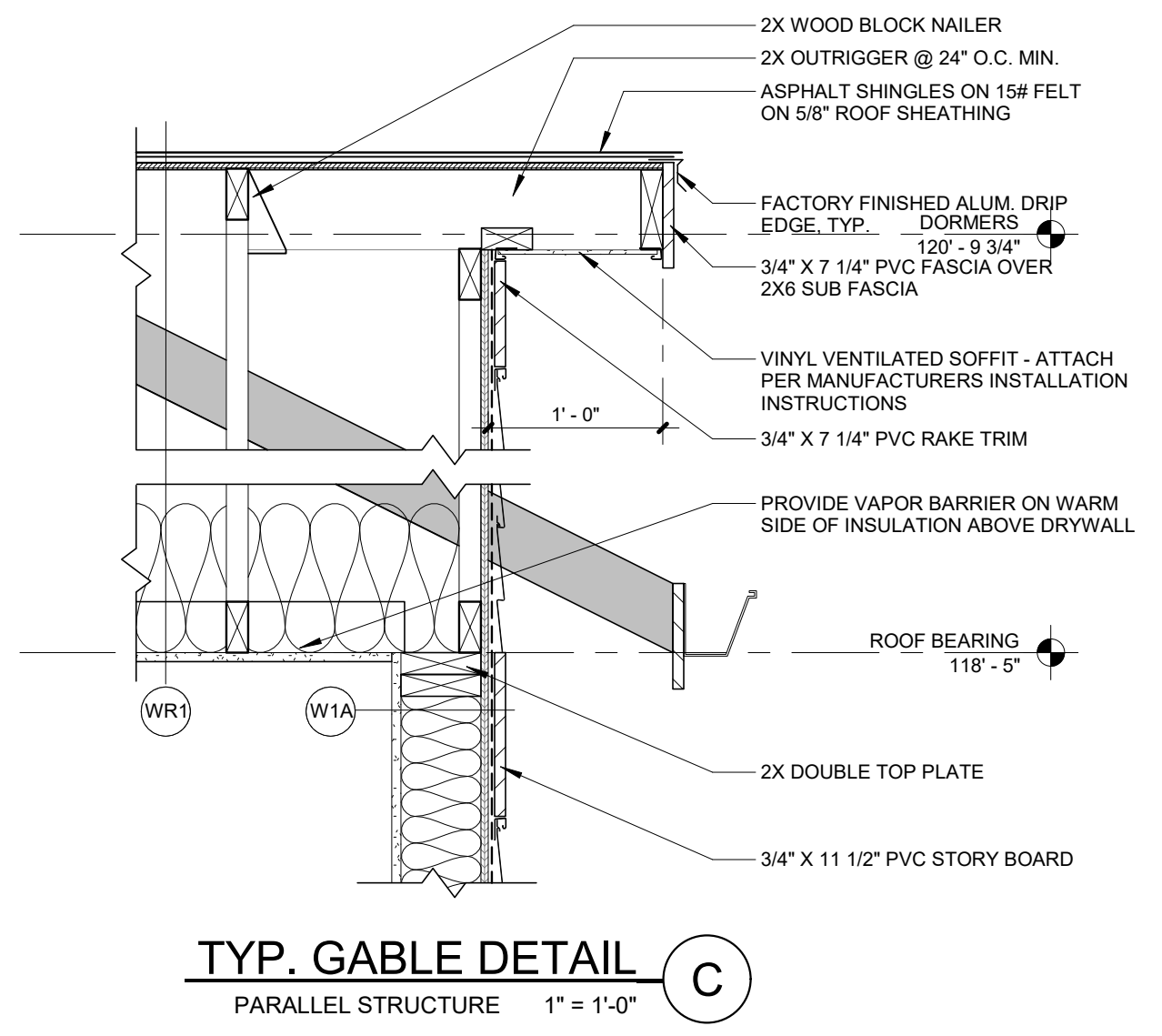
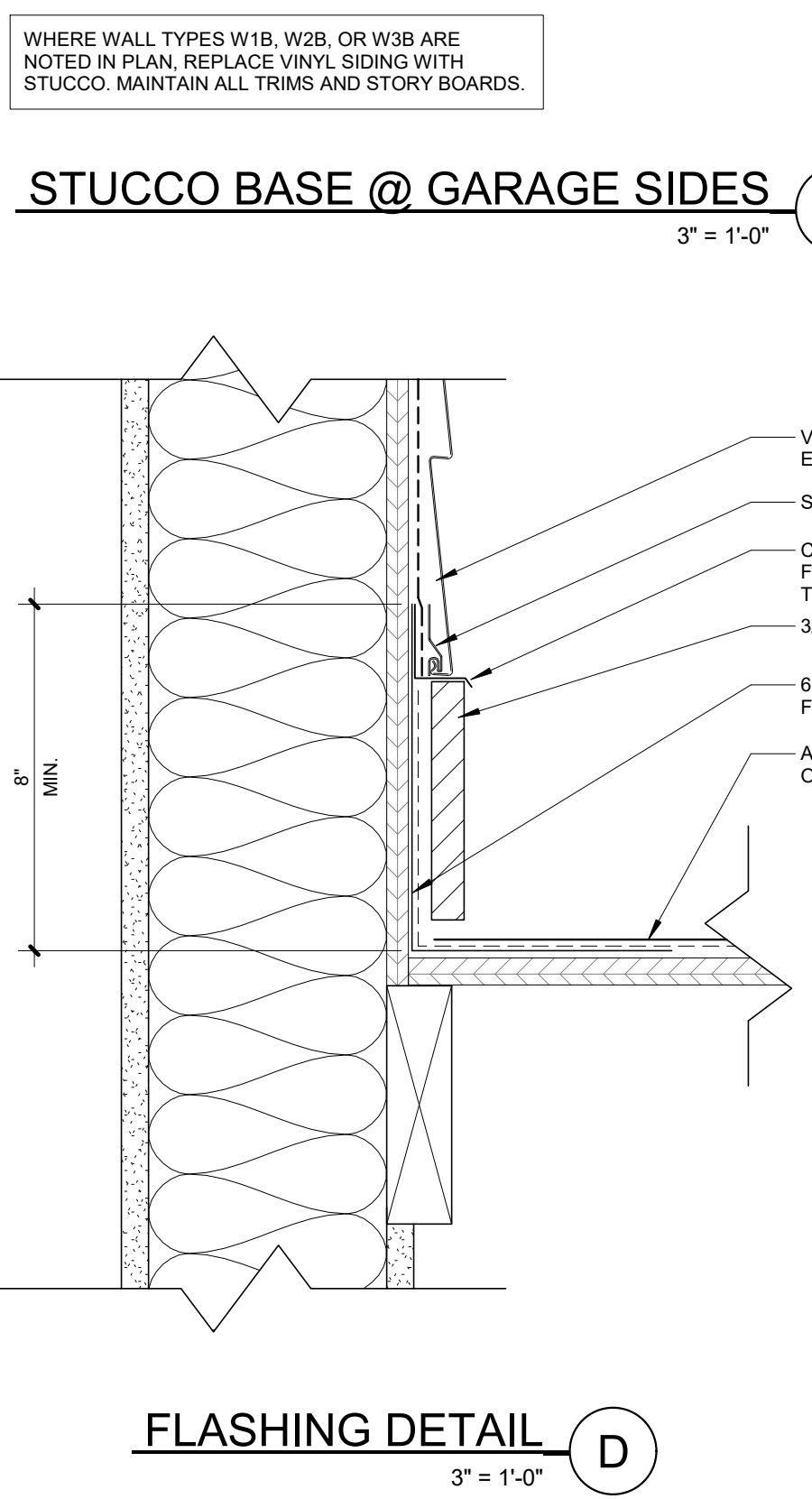
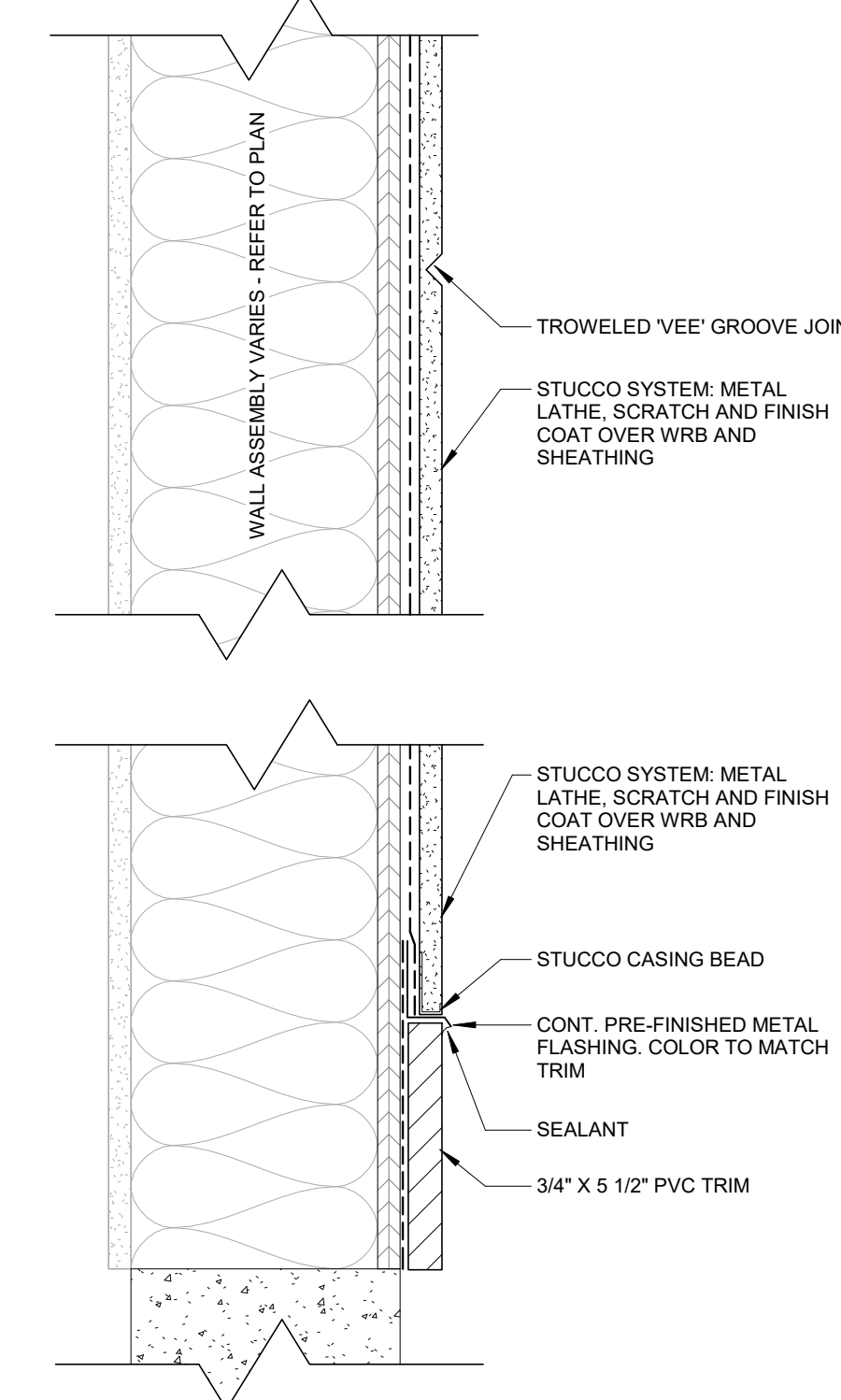
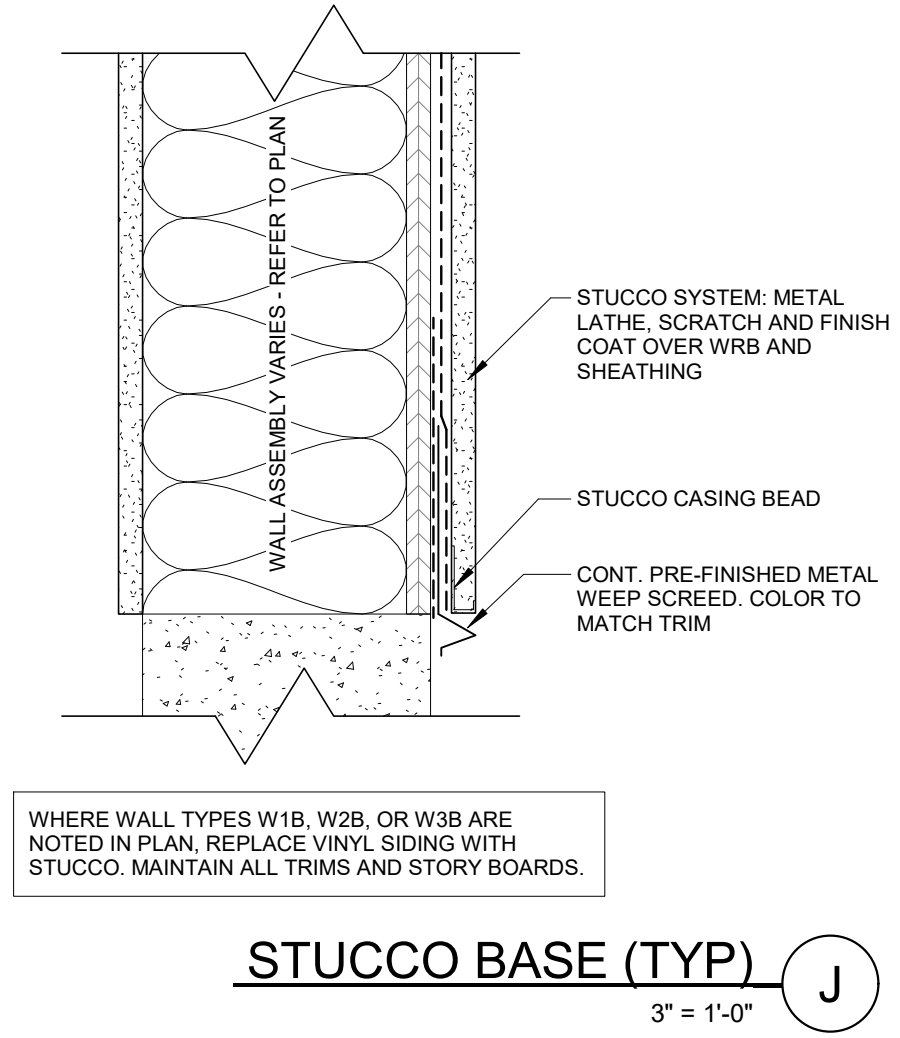
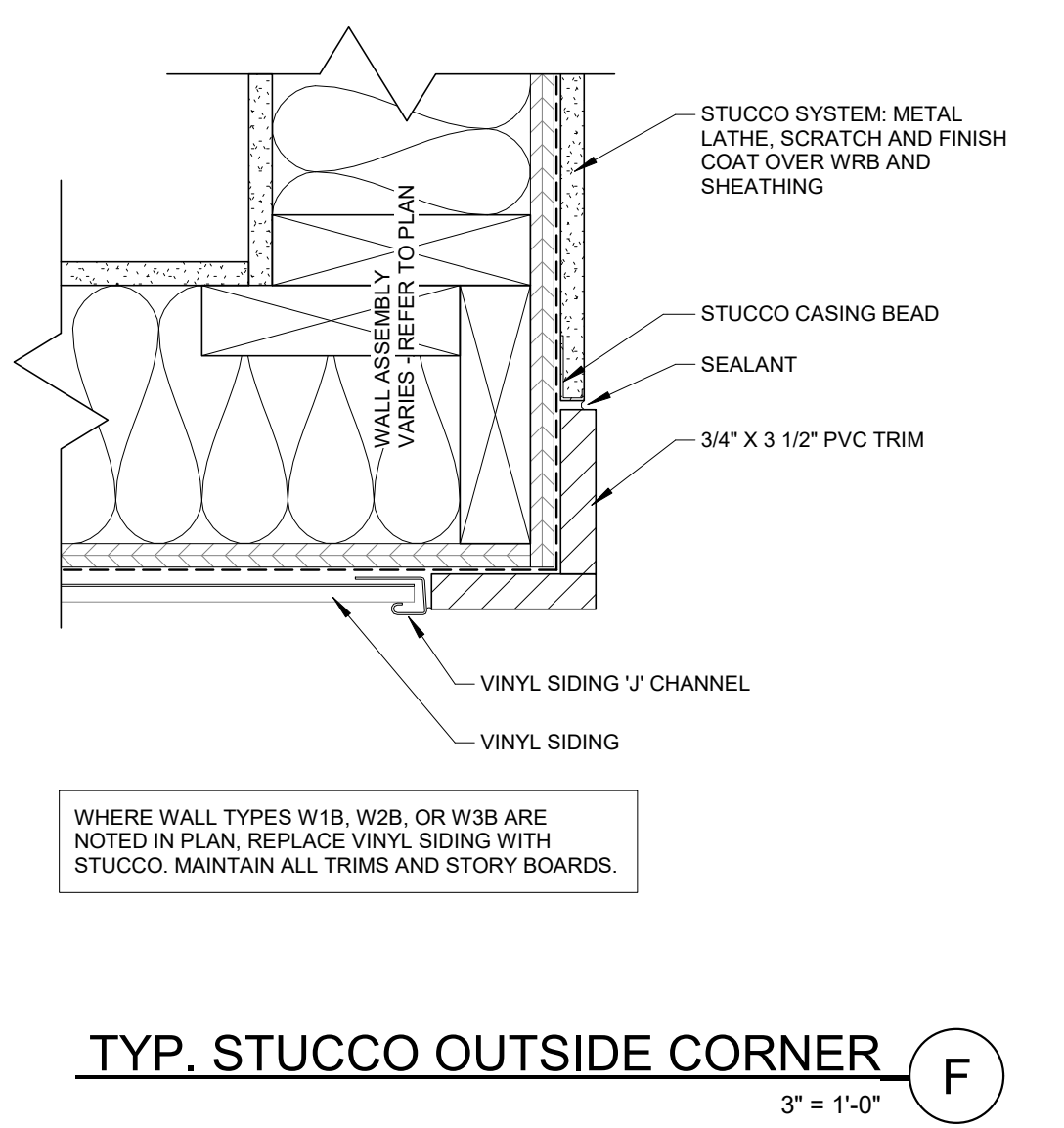
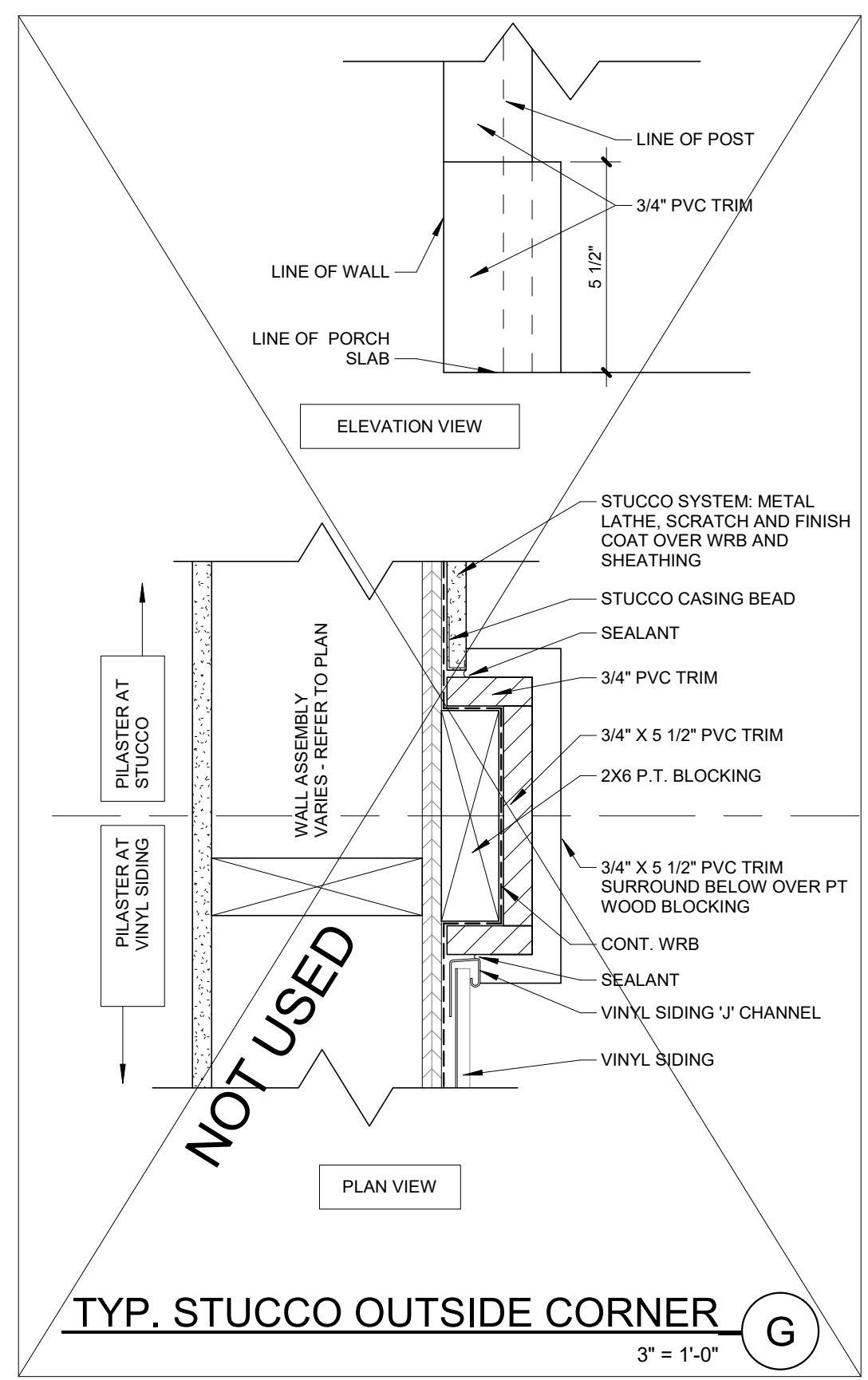
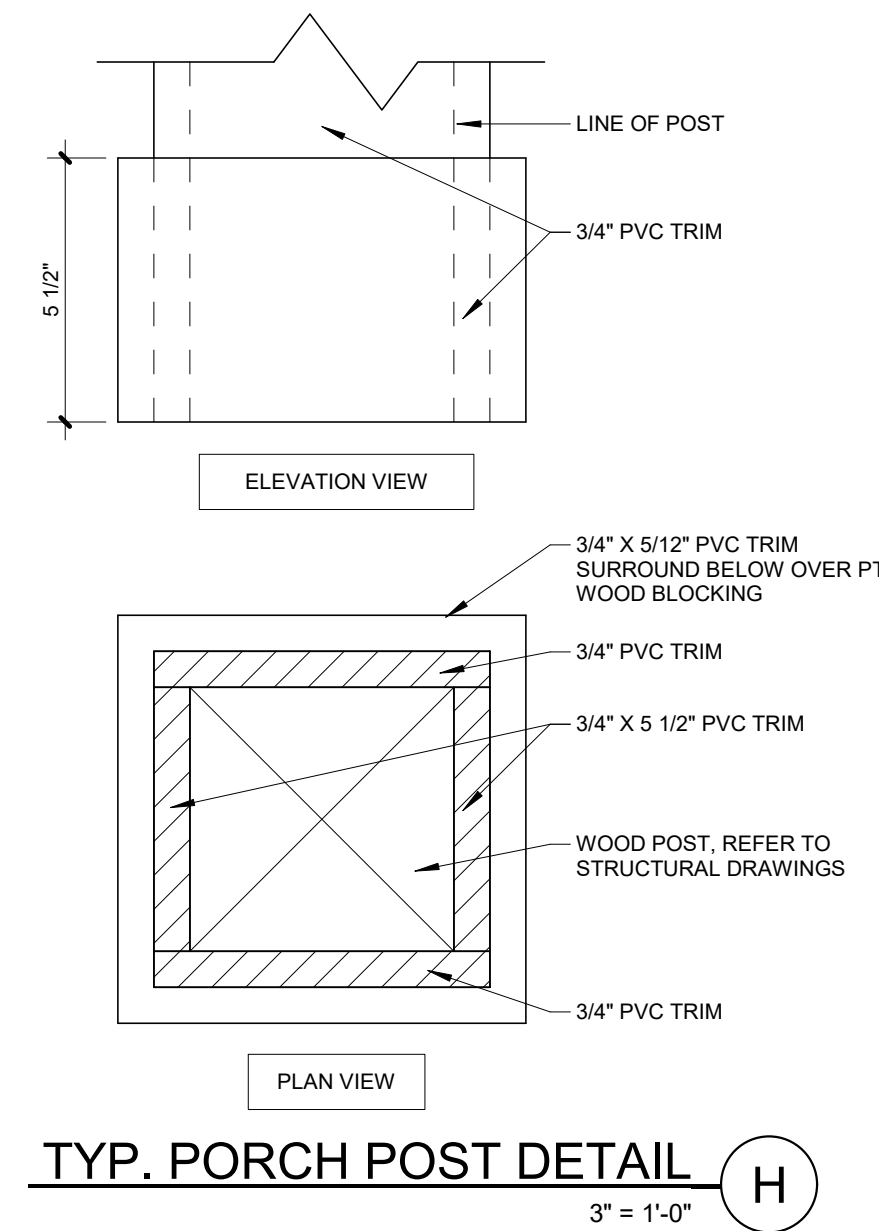


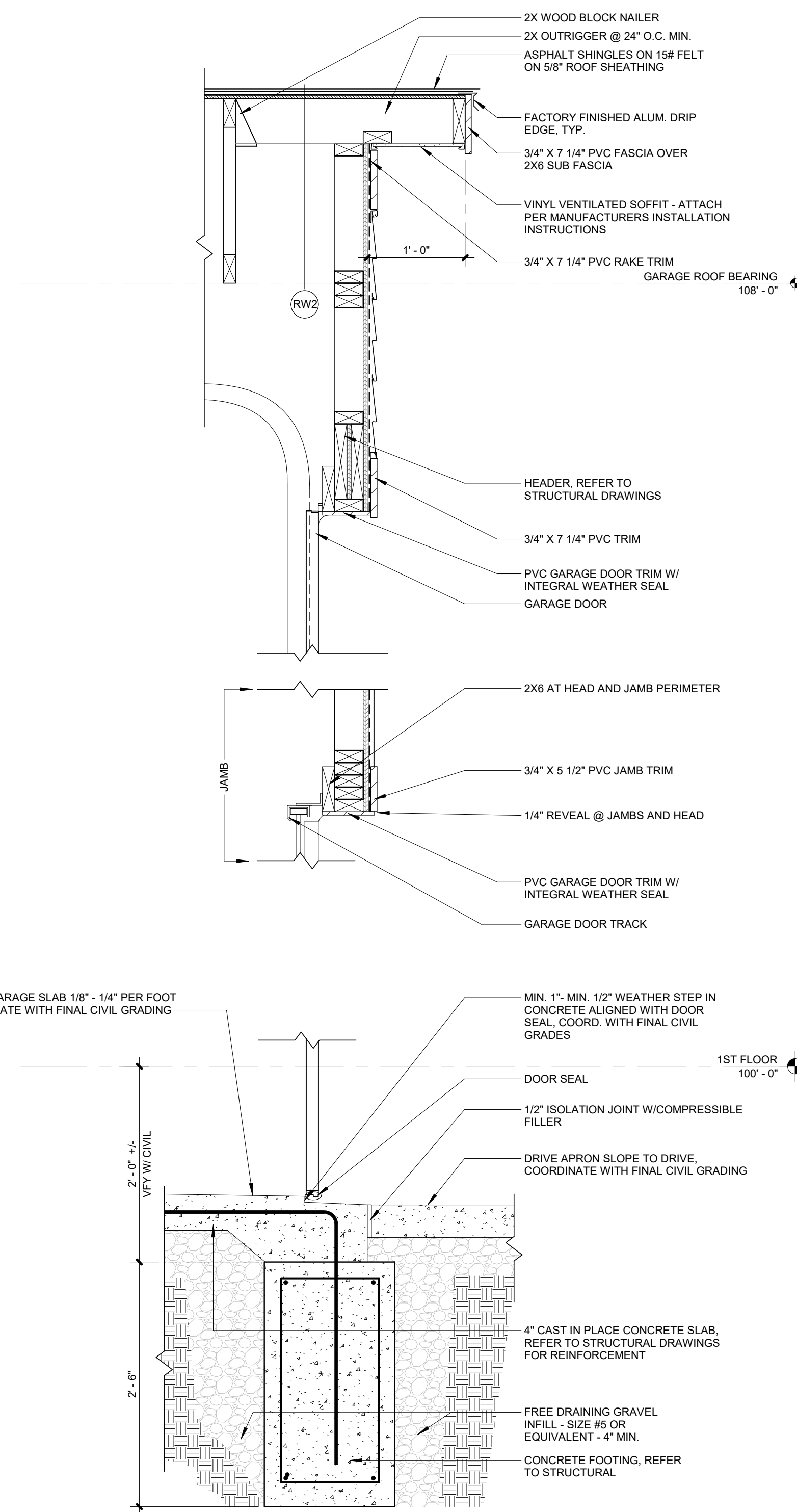
**RIGHT ELEVATION OPT 1** 3  
1/8" = 1'-0"



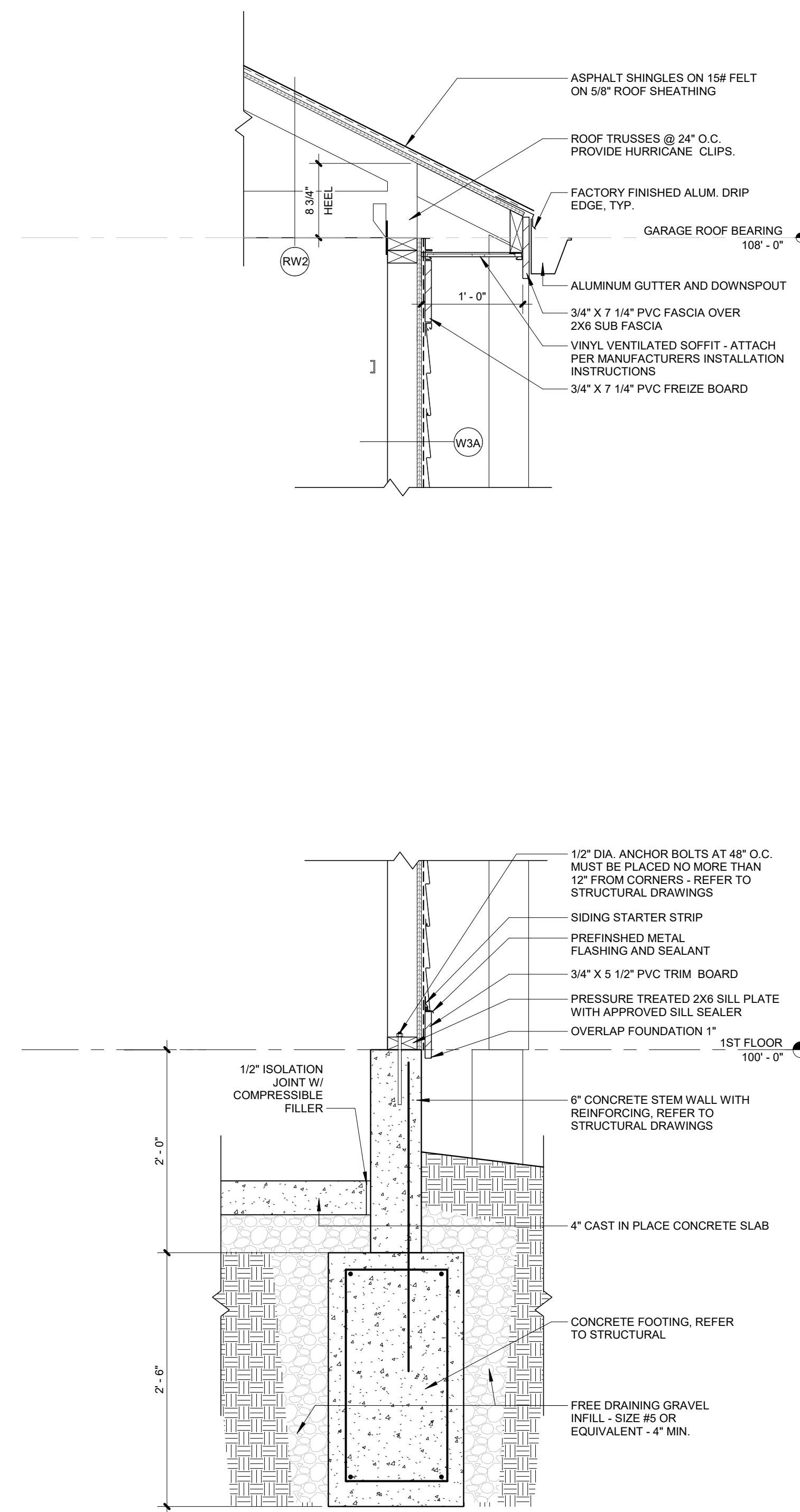
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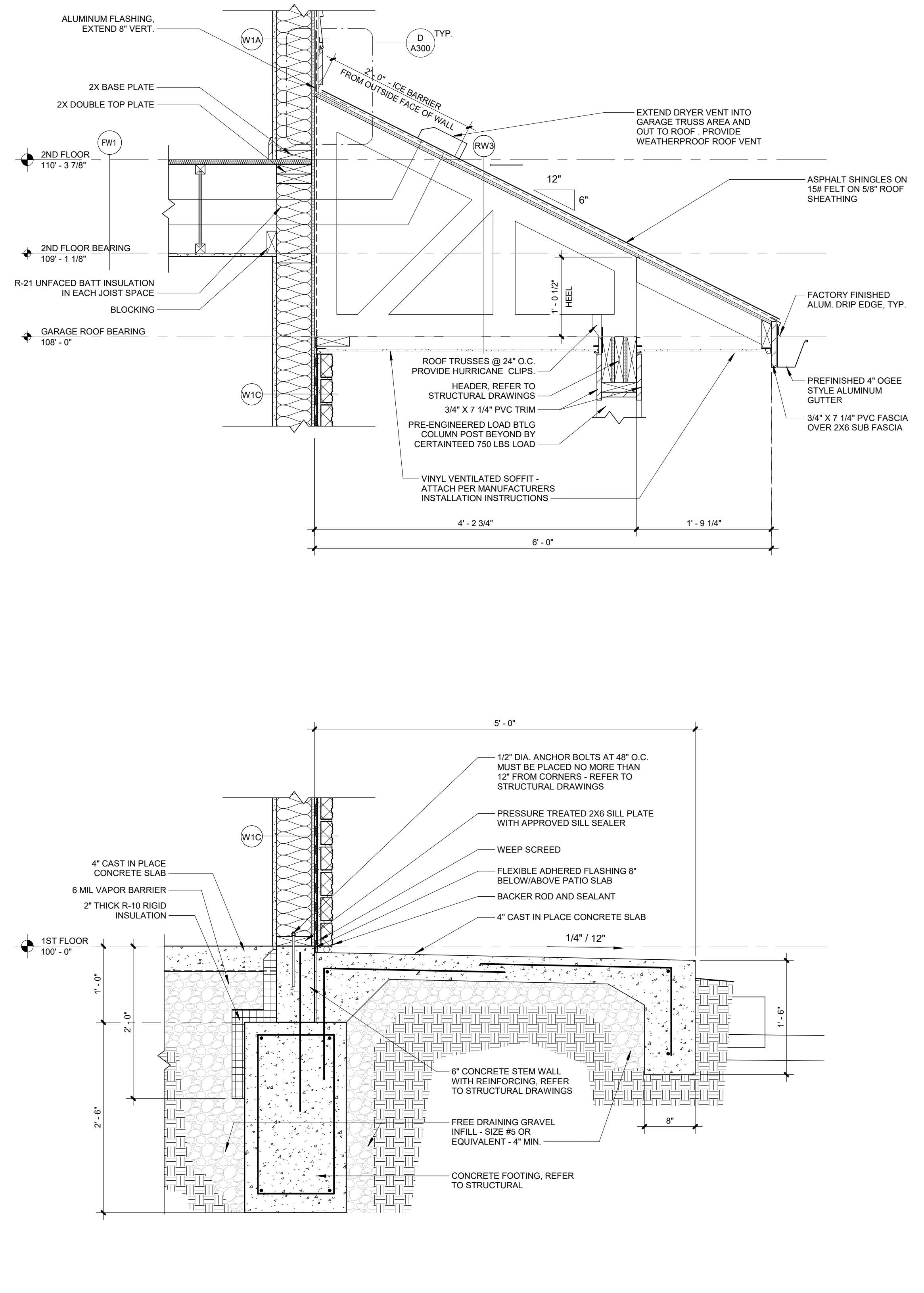




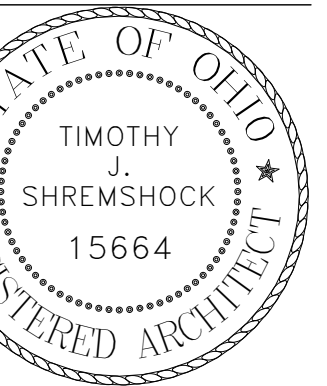
**GARAGE DOOR OPENING** (C)  
1" = 1'-0"



**GARAGE SIDE WALL SECTION** (B)  
1" = 1'-0"



**FRONT PORCH SECTION** (A)  
1" = 1'-0"



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CURRENT ISSUE: 12/15/21  
DRAWINGS ISSUED:

TITLE: EXTERIOR SECTIONS & DETAILS

SCALE: 1" = 1'-0"  
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# INTERIOR MATERIAL LEGEND

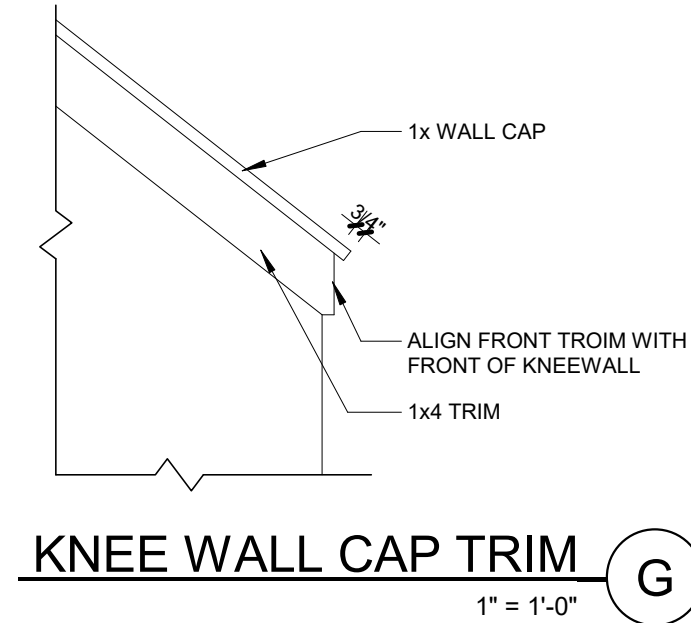
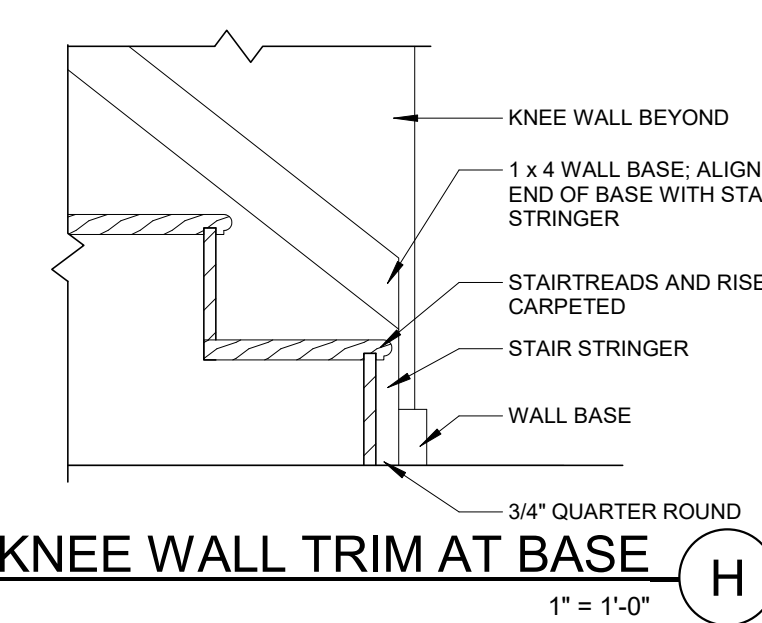
FLOOR	LOCATION		
LVP-1	LUXURY VINYL PLANK	PATCRAFT, TIMBER GROVE II, ASTER-V2 NOTE: PROVIDE BULLNOSE EDGE AT TOP OF STAIR NOTE: GLUE DOWN LVT IN MECHANICAL ROOM	THROUGHOUT, UNO
CPT-1	CARPET	DREMWEAVER, CHERRY CREEK, CCE 125, 339 DESERT JASPER	STAIRS & BOTTOM LANDING
WALL			
PT-1	PAINT	SW 9165 GOSSAMER VEIL, EGG-SHELL	THROUGHOUT, UNO
PT-4	PAINT	SW 9165 GOSSAMER VEIL, SEMI-GLOSS	BATHROOM WALLS
PORC-1	PORCELAIN TILE	3" X 6" WHITE SUBWAY TILE (DAL TILE OR EQ.) IN A RUNNING BOND PATTERN W/ DARK GREY GROUT	KITCHEN BACKSPLASH, INCLUDING ISLAND
SS-1	4" BACKSPLASH	TO MATCH BATHROOM COUNTER - INSTALL ON BACK AND SIDE WALLS	BATHROOMS
CEILING			
PT-2	PAINTED GYPSUM WALLBOARD	SW 7007 'CEILING BRIGHT WHITE', FLAT	THROUGHOUT, UNO
COUNTER			
SS-1	GRANITE	VALLE NEVADO NOTE: ALL SINKS TO BE UNDERMOUNT	KITCHEN AND BATHROOM COUNTERS
CASEWORK			
CB-1	SOLID PLYWOOD WOOD CABINERY	SHAKER STYLE CABINET DOORS WITH FLAT PANEL DRAWER FRONTS, PAINTED WHITE	KITCHEN AND BATHROOMS
	HARDWARE	DRAWERS - AMEROCK BAR PULLS SERIES 3" C/C, STERLING NICKEL DOORS - AMEROCK BAR PULLS 1 1/2" BAR CABINET KNOB, STERLING NICKEL	
WOOD TRIM/DOORS			
PT-3	WOOD TRIM AND DOORS	SW 7006, EXTRA WHITE, SEMI-GLOSS	THROUGHOUT, UNO

# ACCESSORY LEGEND

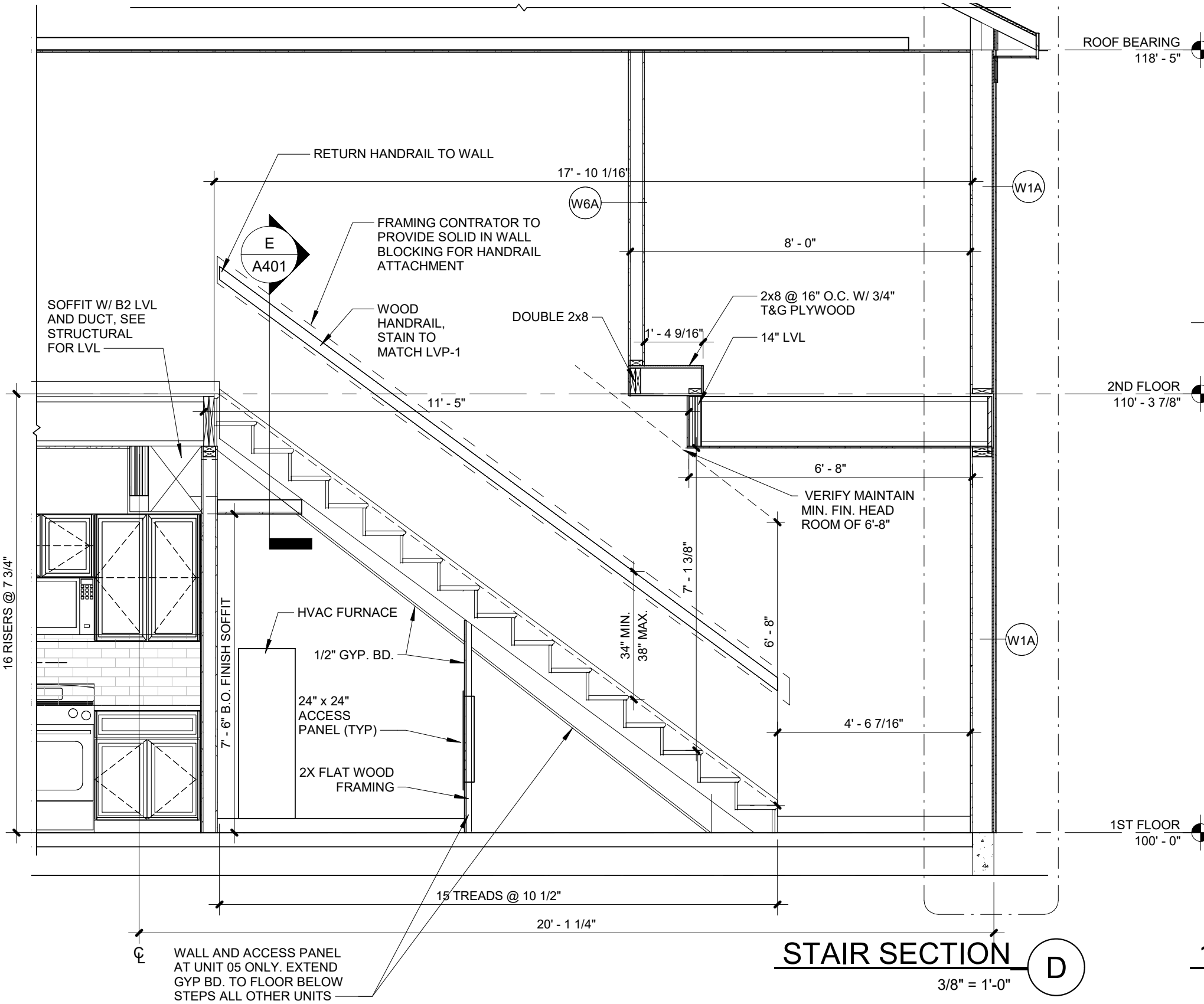
## GENERAL NOTES- ACCESSORIES

- ALL ITEMS ARE CONTRACTOR FURNISHED AND INSTALLED.
- PROVIDE WOOD BLOCKING FOR ALL WALL MOUNTED ACCESSORIES AND COUNTERTOPS. REFER TO FLOOR PLANS (A100 & A500 SERIES) AND INTERIOR ELEVATIONS (A400 & A500 SERIES) FOR WALL MOUNTED ITEMS SPECIFIC TO EACH ROOM OR AREA.
- REFER TO PLUMBING DRAWINGS FOR PLUMBING FIXTURES.

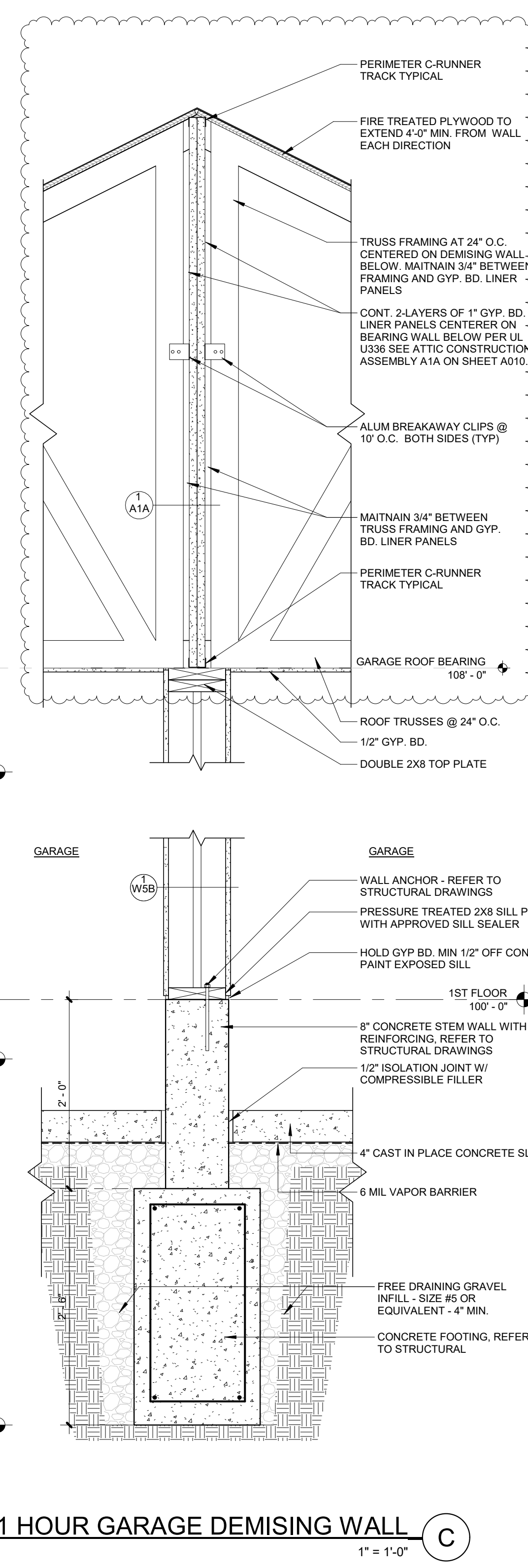
DESCRIPTION	MANUFACTURER	PRODUCT
TOILET PAPER HOLDER	TBD	TBD
ROBE HOOK	TBD	TBD
MIRROR	TBD	TBD
TOWEL BAR	TBD	TBD
SHOWER CURTAIN ROD	TBD	TBD



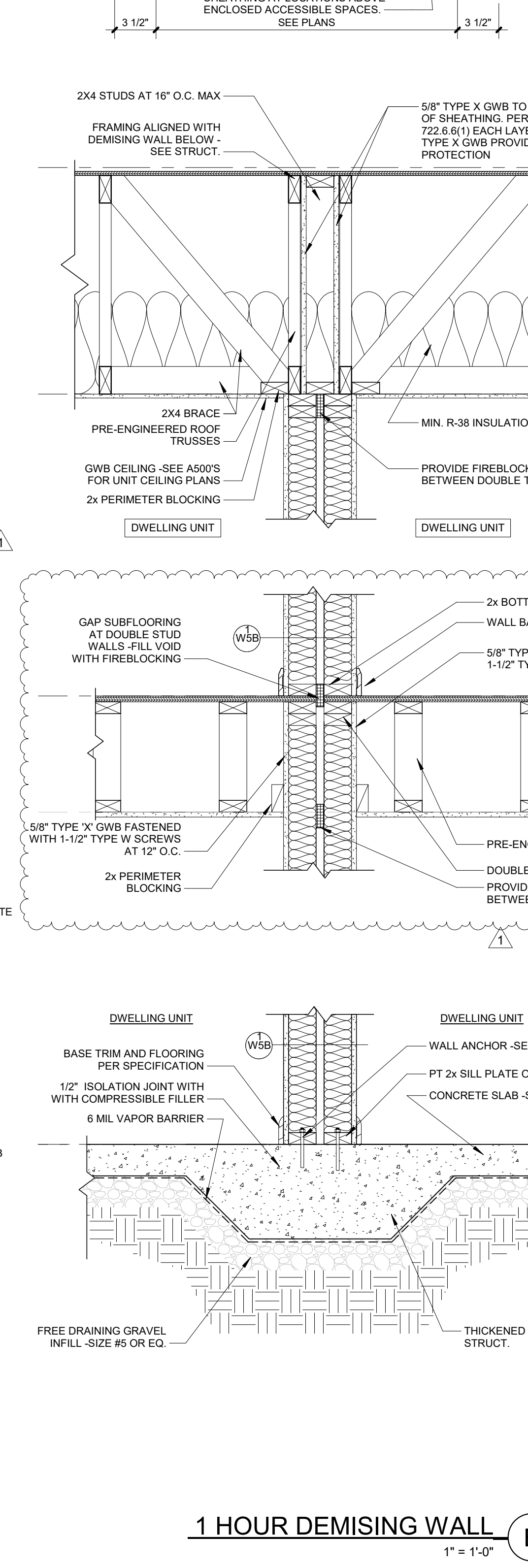
RELOCATED BEAM IN PHASE II AND ALL UNFRAMED UNITS  
ADD CLOSET PLATFORM FRAMING IN ALL UNITS, AND IN PHASE II  
VERIFY WITH OWNER



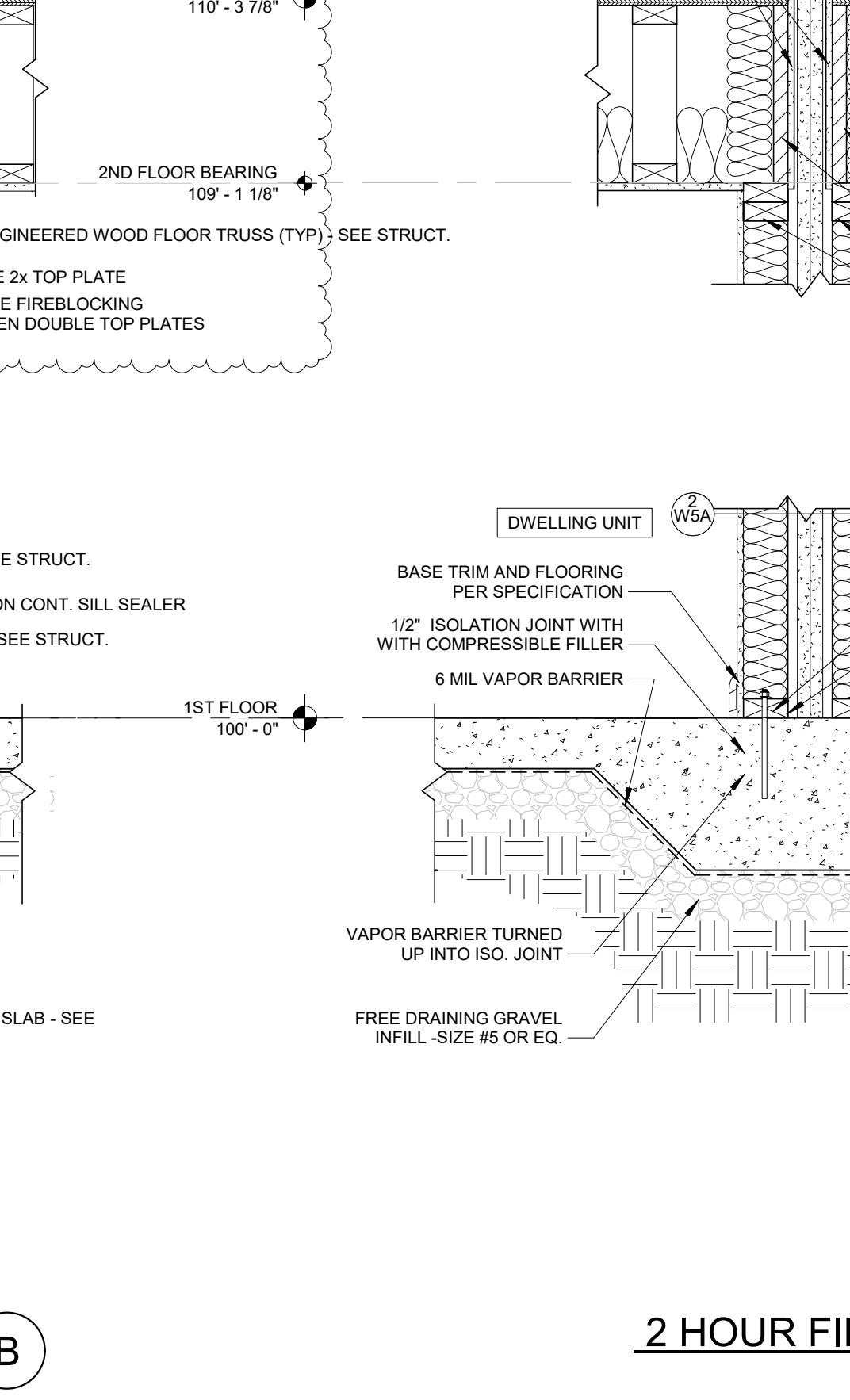
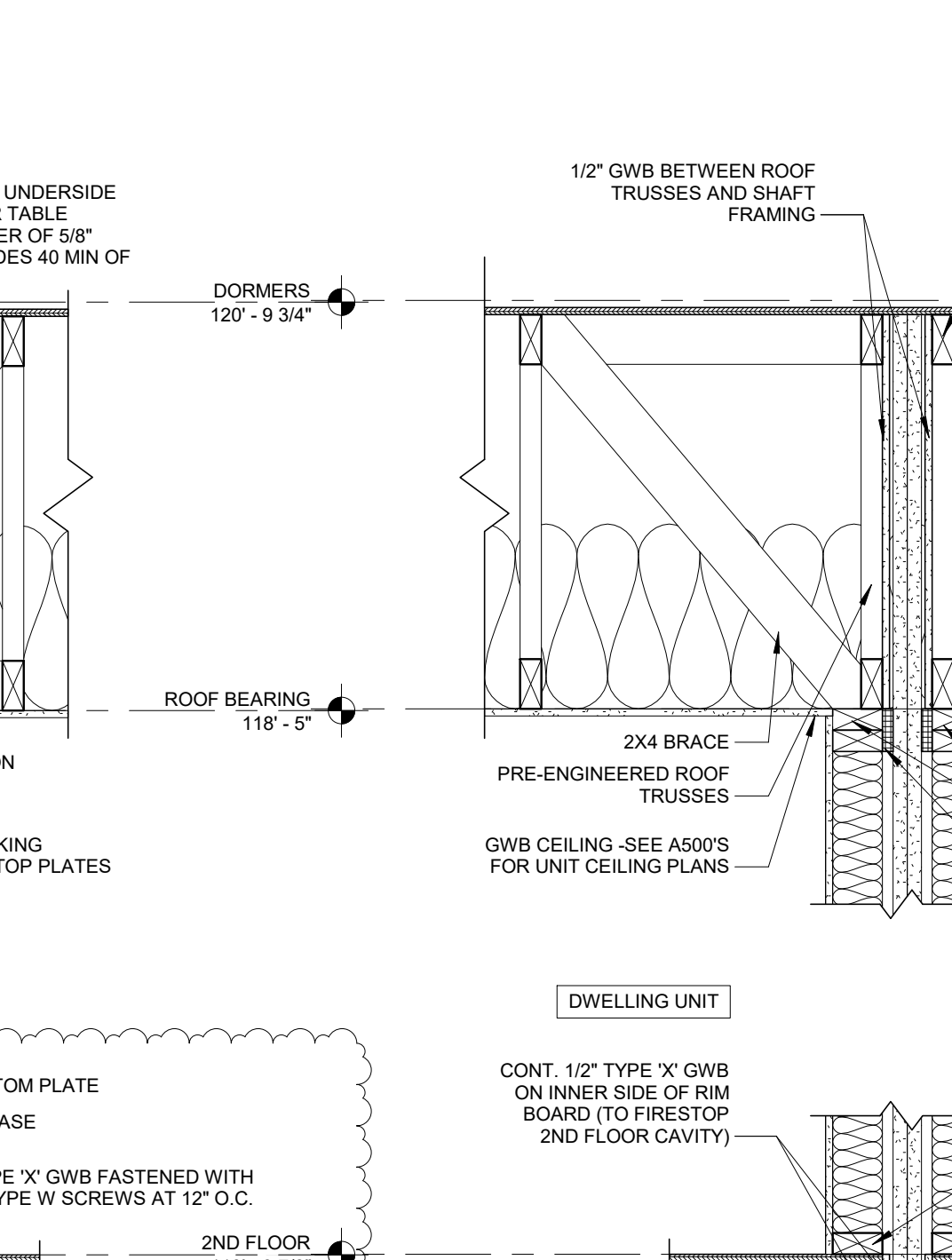
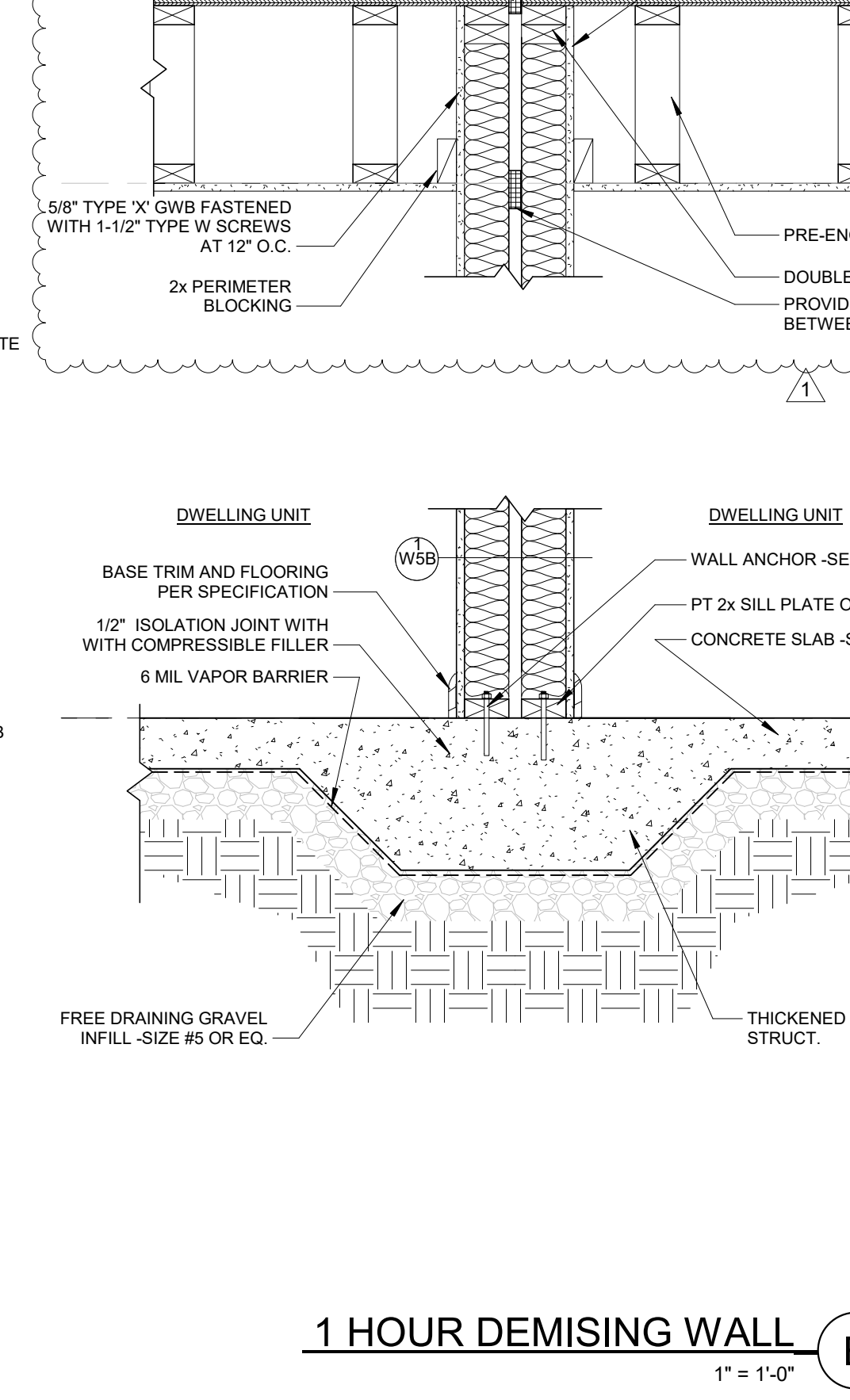
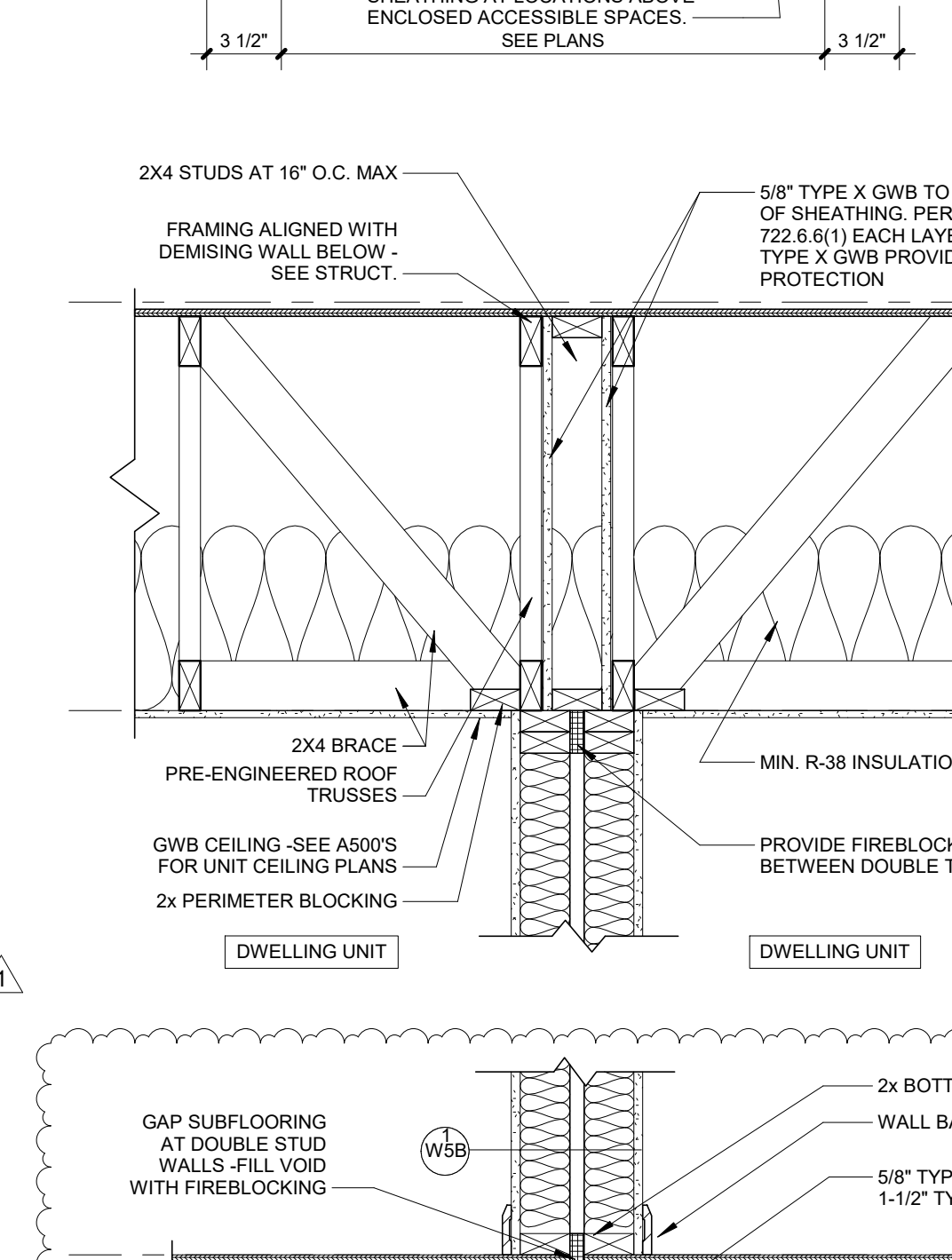
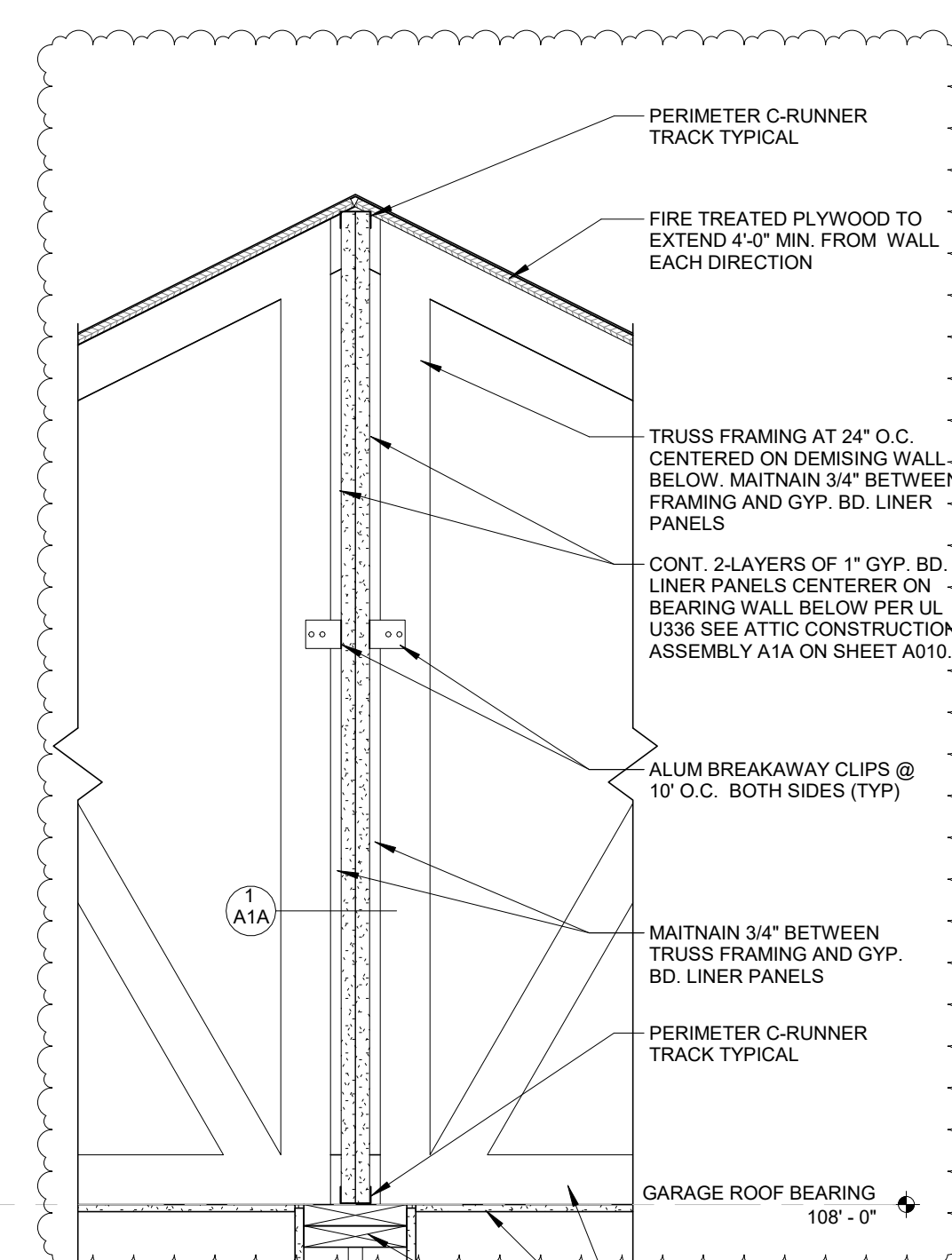
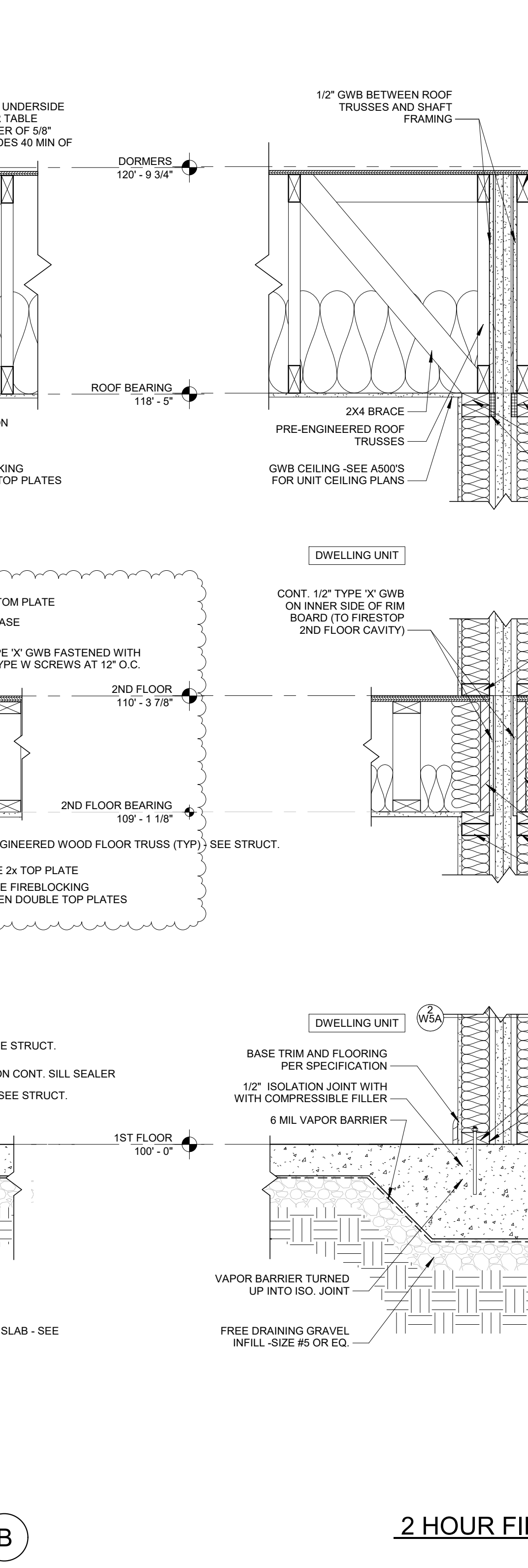
**ISLAND SECTION 1**  
1" = 1'-0" (F)



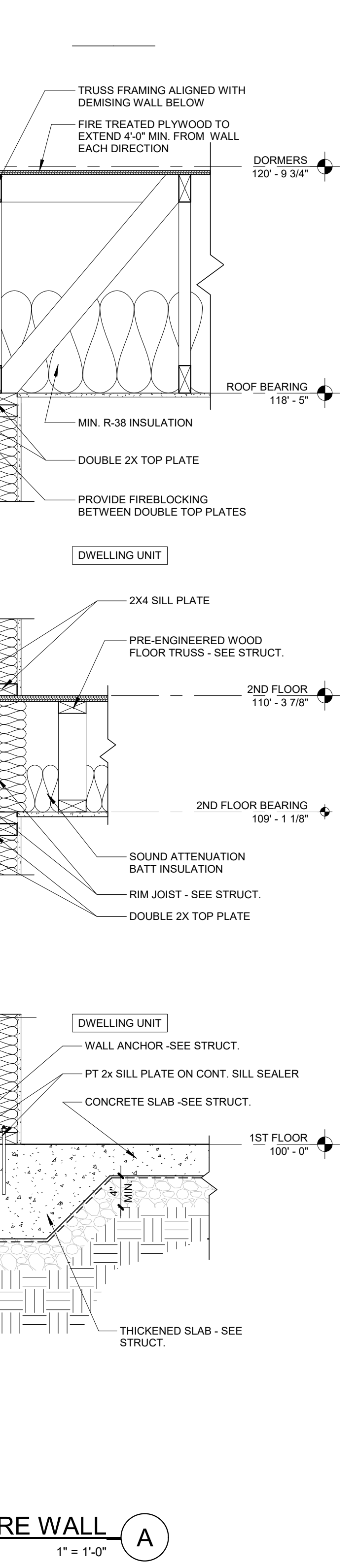
**1 HOUR DEMISING WALL**  
1" = 1'-0" (B)



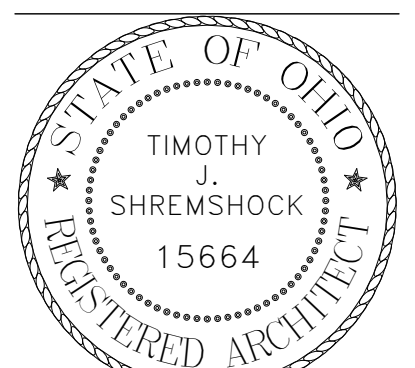
**2 HOUR FIRE WALL**  
1" = 1'-0" (A)



**NOSING DETAIL**  
3" = 1'-0" (E1)



**SHREMESHOCK**  
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t 614 545 4550 f 614 545 4555 www.shremeshock.com



TIMOTHY J SHREMESHOCK  
NO. 15664  
EXPIRES 12.31.2020

**DEMAREST TOWNHOMES**  
4230 DEMAREST COVE CT.  
GROVE CITY, OH 43123  
PERMIT - PHASE II

CURRENT ISSUE: 12/15/21  
DRAWINGS ISSUED: 1 02/03/2022 Correction Ltr Response

TITLE: INTERIOR SECTIONS AND DETAILS

SCALE: As indicated  
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SAI # 190274  
DRAWING NUMBER:

**A401**  
PLOTTED: 3/10/2022 10:24:37 AM

**GENERAL NOTES: UNIT PLANS**

NOTE: SOME UNITS OCCUR IN THE BUILDING MULTIPLE TIMES AND THEIR ORIENTATION IN PLAN MAY VARY. SEE A100'S FOR UNIT TYPE, LOCATION AND ORIENTATION. THE EXTERIOR WALLS AND BUILDING ELEMENTS SHOWN IN THE UNIT LAYOUTS SHOULD BE USED AS A REFERENCE ONLY, AND MAY VARY AT DIFFERENT UNIT LOCATIONS. DO NOT USE THIS SHEET FOR THE CONSTRUCTION OF EXTERIOR WALLS AND BUILDING ELEMENTS.

DRAWING SCOPE STATEMENT:  
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- SEE G102 SHEET FOR SYMBOLS, GENERAL REQUIREMENTS, AND ADDITIONAL NOTES.
- SEE SHEET A010 FOR WALL AND FLOOR TYPES.
- DWELLING UNIT INTERIOR PARTITIONS ARE WALL TYPE W6A UNLESS NOTED OTHERWISE.
- SEE STRUCTURAL DRAWINGS FOR ALL FOUNDATION AND FRAMING REQUIREMENTS AND DETAILS INCLUDING SHEAR WALL CONDITIONS.
- COORDINATE ALL SHOWER AND TUB DIMENSIONS WITH OWNER'S SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION.
- ALL RATED WALL ASSEMBLIES MUST BE COMPLETE AT STAIR CONSTRUCTION AND ALL SIDES OF SHOWERS AND TUBS.
- COORDINATE ALL FINISHES WITH OWNER'S SELECTIONS.
- ALL DIMENSIONS ARE TO THE EXTERIOR FACE OF THE STUDS, UNLESS NOTED OTHERWISE.
- ALL DWELLING UNIT ENTRY DOORS SHALL BE 36" WIDE.
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- INSTALL BASE TRIM BEHIND ALL APPLIANCES.
- PROVIDE WHITE SILICON SEALANT @ ALL GRANITE JOINTS TO WALL.
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- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS, ALL DOOR AND OPENING LOCATIONS SHALL BE SHOWN ON FLOOR PLAN. IN CASE OF CONFLICT NOTIFY THE ARCHITECT. FLOOR PLAN BY ARCHITECT SUPERSEDES ALL OTHER PLANS. ALL DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES INCLUDING CARPET, PAD, CERAMIC TILE, ETC.
- ALL DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF STUD UNLESS SPECIFICALLY NOTED OTHERWISE.
- ALL EXTERIOR DIMENSIONS ARE TO FACE OF FRAMING AND ARE EQUAL TO FACE OF FOUNDATION, UNLESS SPECIFICALLY NOTED OTHERWISE.
- ALL DIMENSIONS SHOWN LOCATING EXTERIOR WINDOWS & DOORS ARE TO CENTER OF ROUGH OPENING, UNLESS SPECIFICALLY NOTED OTHERWISE. G.C. SHALL VERIFY AND PROVIDE APPROPRIATE ROUGH OPENINGS AS REQUIRED BY WINDOW AND DOOR MANUFACTURER. REFER TO WINDOW/DOOR SCHEDULE FOR WINDOW AND DOOR SIZES.
- ALL INTERIOR STUD WALLS ARE 2x4" UNLESS NOTED OTHERWISE ON THE FLOOR PLAN.

**GENERAL NOTES: REFLECTED CEILING PLANS**

- ALL HEIGHTS GIVEN ARE FROM FINISHED FLOOR.
- ALL CEILING HEIGHTS ARE TO UNDERSIDE OF STRUCTURE, UNLESS OTHERWISE NOTED.
- DROPPED SOFFITS AND CEILING AREAS ARE SHOWN SHADED ON CEILING PLANS. SOFFITS ARE 12" DEEP UNLESS NOTED OTHERWISE.
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**MEP LEGEND**

	RETURN AIR		CEILING JUNCTION BOX
	SUPPLY AIR		PENDANT LIGHT FIXTURE
	EXHAUST FAN		WALL SCONCE @ 5'-6" A.F.F. TO CENTER OF FIXTURE U.N.O.
	SURFACE MOUNTED LIGHT FIXTURE		DOOR HEAD STRIP LIGHT
	PENDANT LIGHT FIXTURE		CEILING LIGHT - LINEAR BOX

**KEYNOTE LEGEND**

06.20E	1X WOOD WALL CAP. PAINT TO MATCH INTERIOR TRIM
06.20F	MIN. 3" FOR DOOR TRIM
08.10F	PROVIDE JAMB AND WOOD CASING AT SLIDING DOORS
08.30A	22" X 30" ATTIC ACCESS PANEL
09.30C	3" X 6" SUBWAY TILE IN RUNNING BOND PATTERN - SEE INTERIOR MATERIAL LEGEND
09.60J	PROVIDE 3/4" QUARTER ROUND AT BASE ON CARPET-PAINT TO MATCH TRIM.
10.28B	24" TOWEL BAR - MOUNTED @ 66" - SEE ACCESSORY LEGEND
10.28D	TOILET PAPER HOLDER
10.28E	BOWED SHOWER CURTAIN ROD
10.28G	ROBE HOOK - MOUNTED @ 60"
10.28J	36"W X 36"T PLATE GLASS MIRROR
10.28S	OPTIONAL RECESSED MEDICINE CABINET; 21" TO BOTTOM ABOVE COUNTER
10.28U	GLASS SHOWER PARTITION; 30"L - TYP.
10.28Z	CHROME RING TOWEL HOOK MOUNTED @ 52"
10.57A	SINGLE SHELF AND ROD PER SPECIFICATIONS - MOUNTED @ 66" (UNO)
10.57E	FIVE (5) WOOD LAMINATE SHELVES EQUALLY SPACED AT 24" O.C. PROVIDE HEAVY DUTY KV STANDARDS ANCHORED TO WOOD STUDS (DOUBLE WOOD STUDS IN THIS AREA)
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11.30B	REFRIGERATOR - FRIGIDAIRE MODEL FFSS2315TS (SIDE BY SIDE W/ WATER LINE & ICE MAKER HOOKUP)
11.30C	30" ELECTRIC RANGE
11.30D	24" DISHWASHER
11.30K	MICROWAVE OVER-THE-RANGE
11.30Q	WASHER CONNECTION ONLY. REFER TO MEP DRAWINGS
11.30R	DRYER CONNECTION ONLY. REFER TO MEP DRAWINGS
12.30A	KITCHEN CASEWORK; SHAKER STYLE CABINETRY, BLACK FINISH
12.30B	PLASTIC LAMINATE COUNTERTOP
12.30B	ELECTRIC DOMESTIC WATER HEATER - SEE PLUMBING DRAWINGS
22.40A	ACCESSIBLE HEIGHT TOILET - SEE PLUMBING DRAWINGS
22.40B	VANITY COUNTER WITH INTEGRAL SINK
22.40E	SHOWER HEAD, TUB FAUCET, AND CONTROLS - SEE PLUMBING DRAWINGS
22.40G	SHOWER HEAD AND CONTROLS - SEE PLUMBING DRAWINGS
22.40Q	4 PIECE UNIT STANDING SHOWER-SHOWER PAN AND SURROUNDS - SEE PLUMBING DRAWINGS. SIZES: 36"x60" TYP.
23.80A	RESIDENTIAL AC CONDENSING UNIT - SEE MECHANICAL DRAWINGS
26.24A	ELECTRICAL PANEL - SEE ELECTRICAL DRAWINGS
26.51D	BATHROOM VANITY LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS

**SHREMSHOCK**  
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REGISTERED ARCHITECT  
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TITLE:  
**LIVING UNIT PLANS AND ELEVATIONS**

CURRENT ISSUE:  
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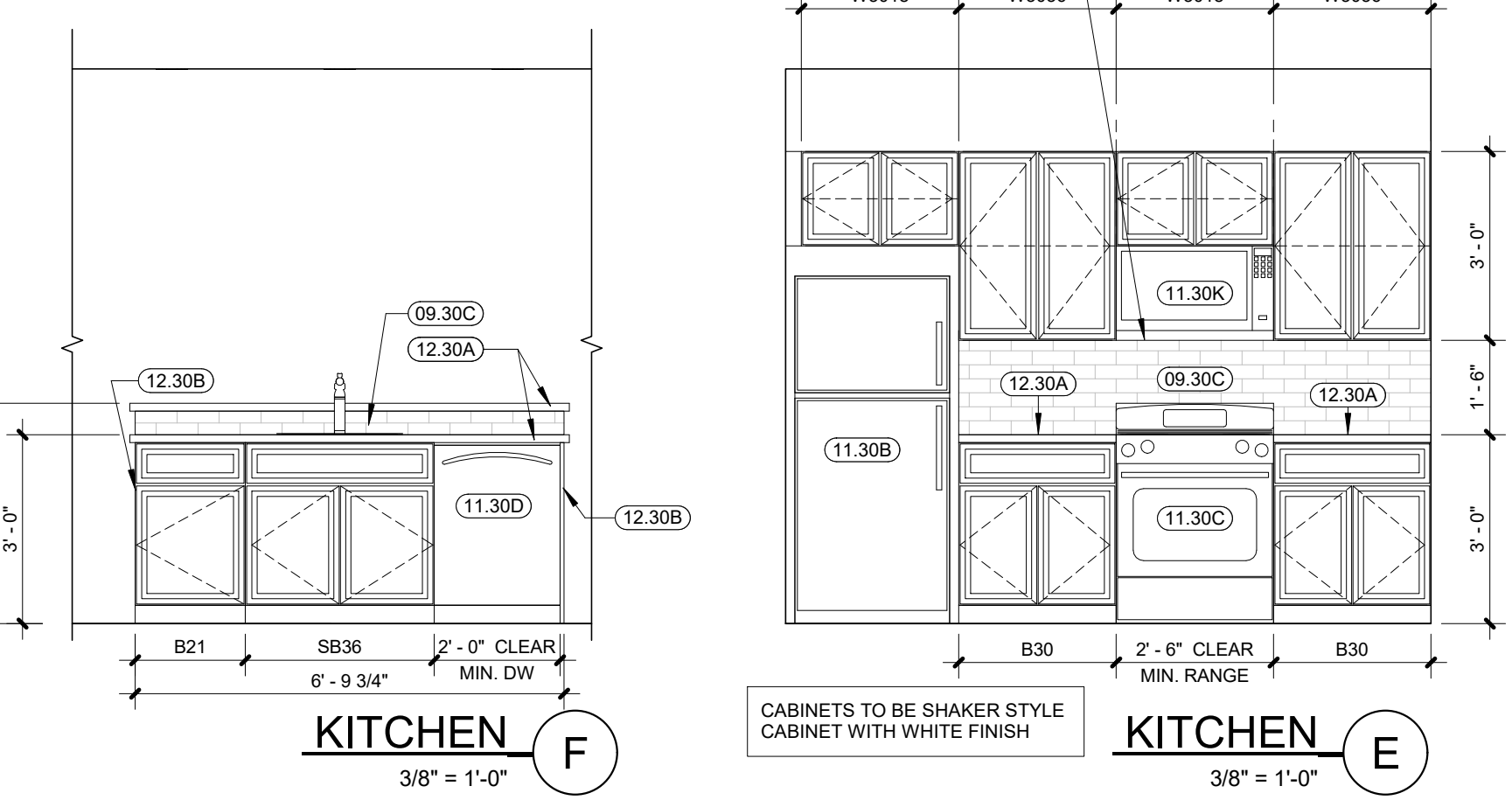
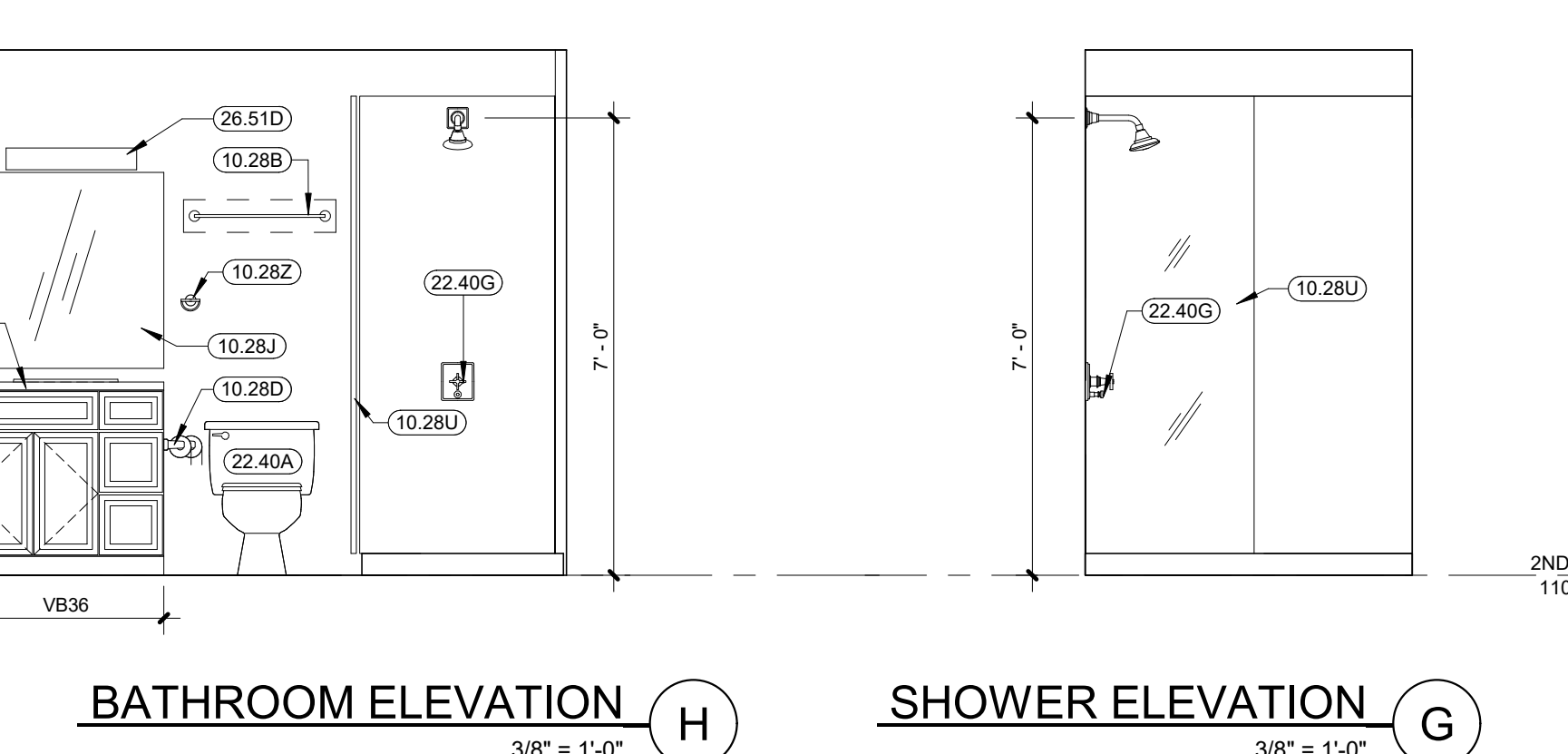
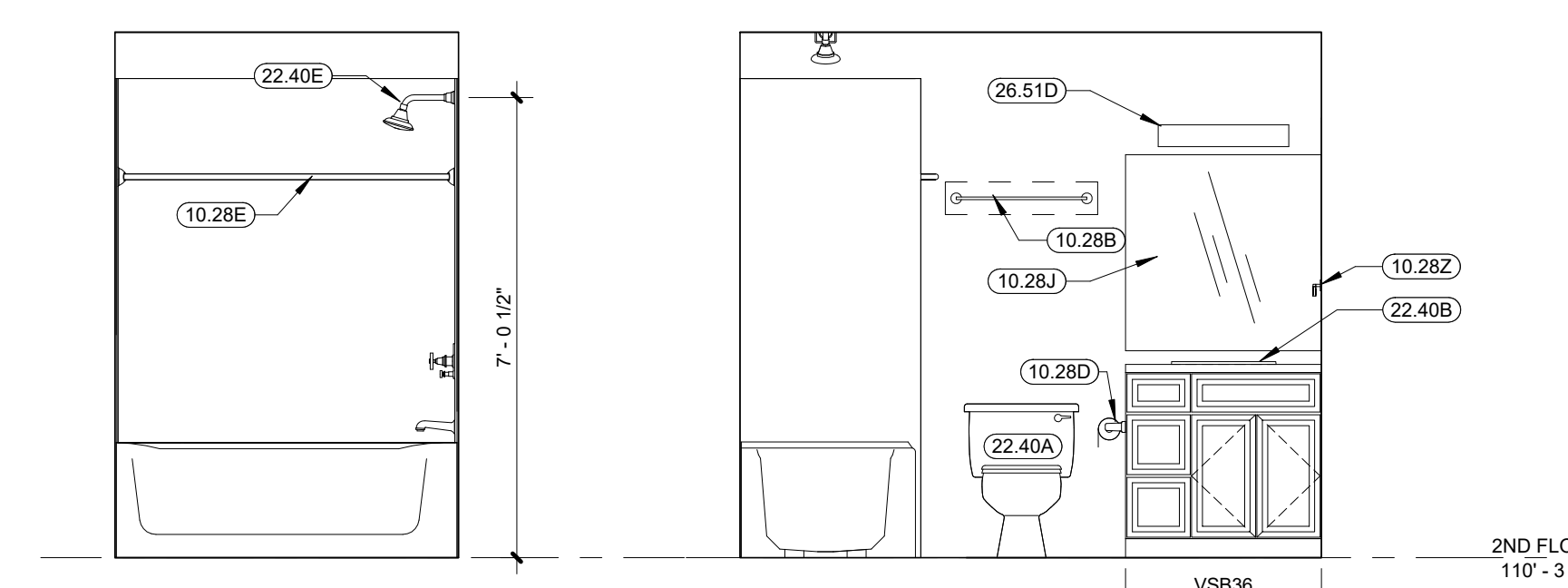
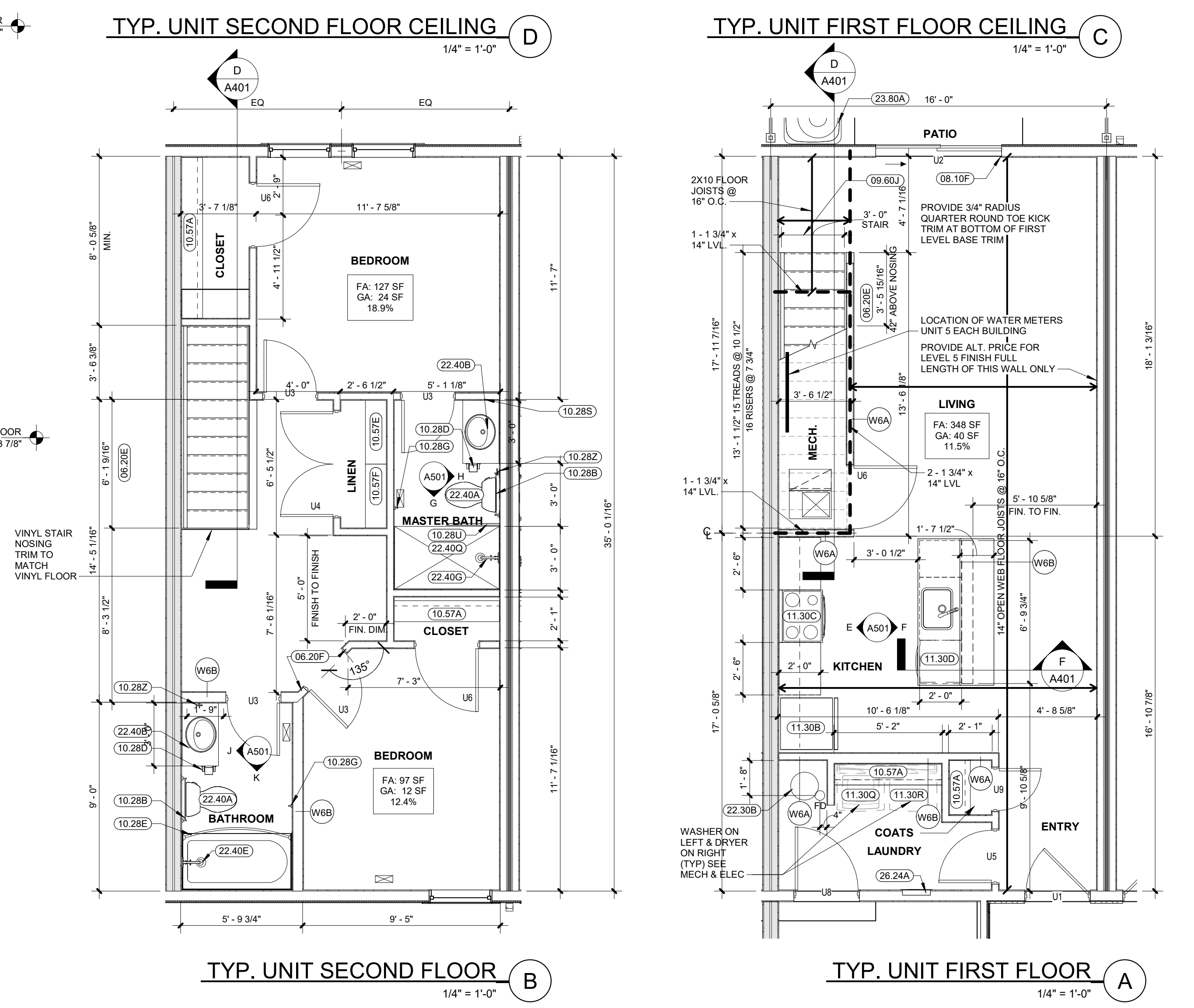
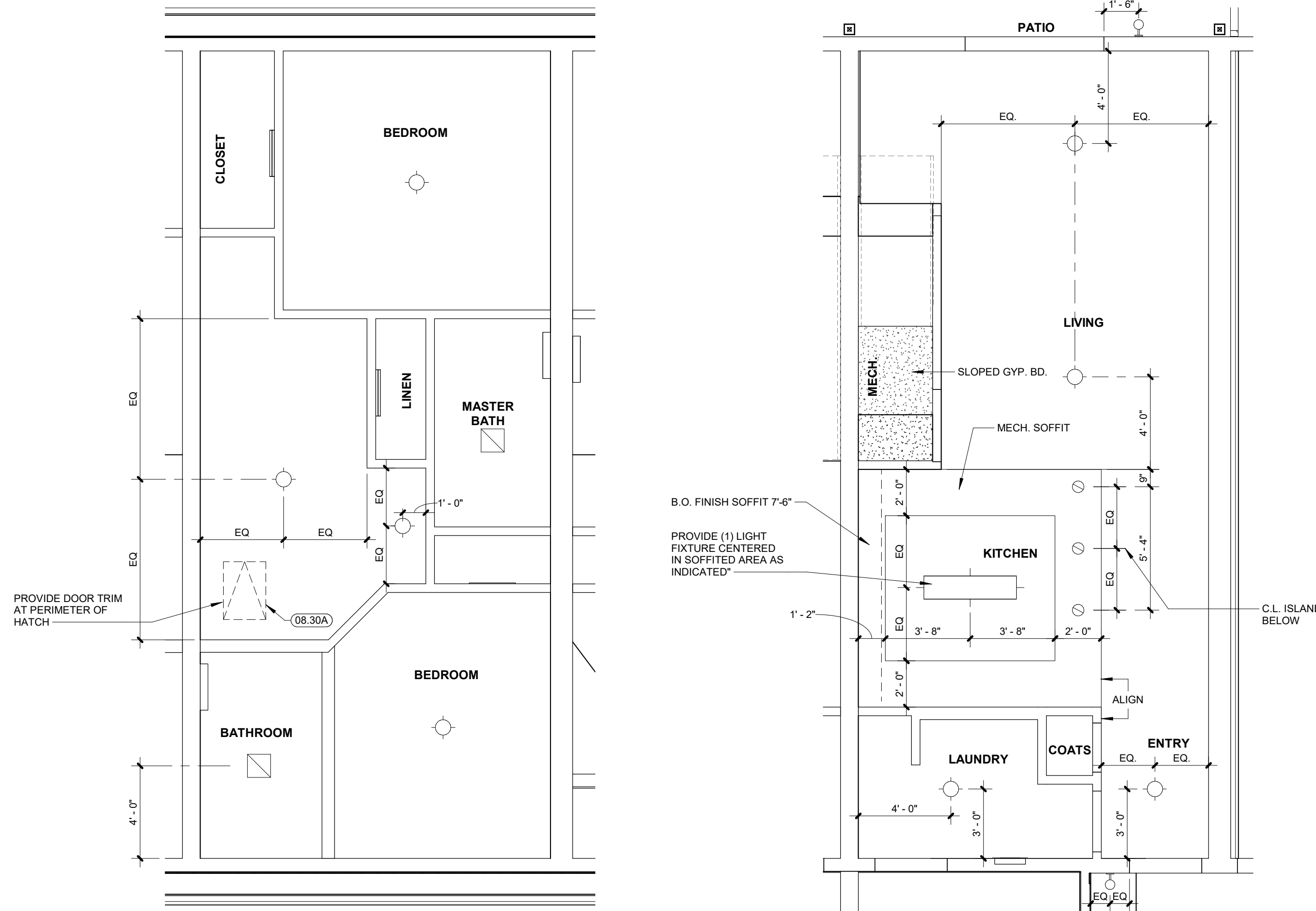
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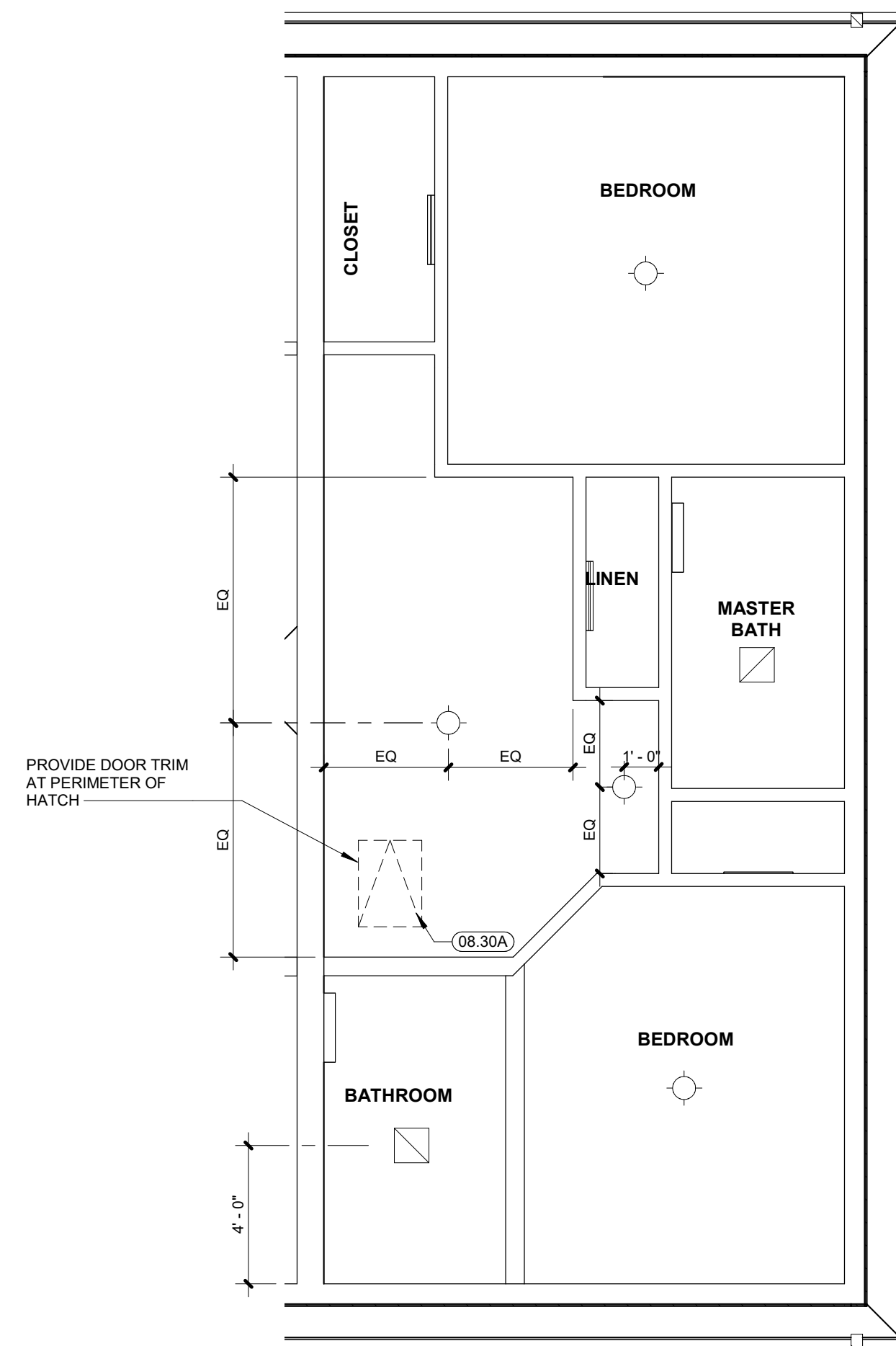
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SAI # 190274

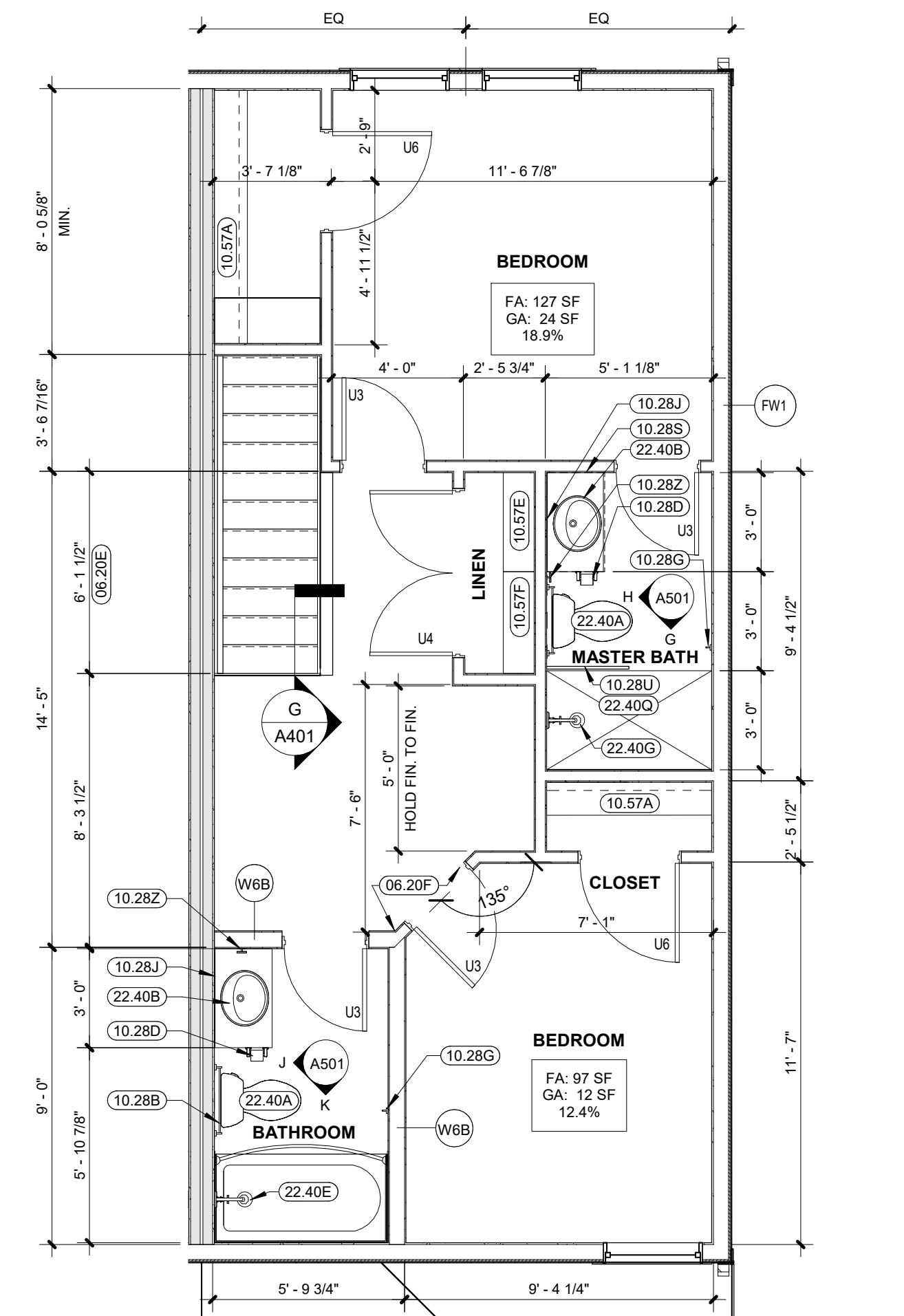
DRAWING NUMBER:  
**A501**

PLOTTED: 12/17/2021 10:39:54 AM





**END UNIT SECOND FLOOR CEILING** (B)  
1/4" = 1'-0"



**TYP. END UNIT SECOND FLOOR** (A)  
1/4" = 1'-0"

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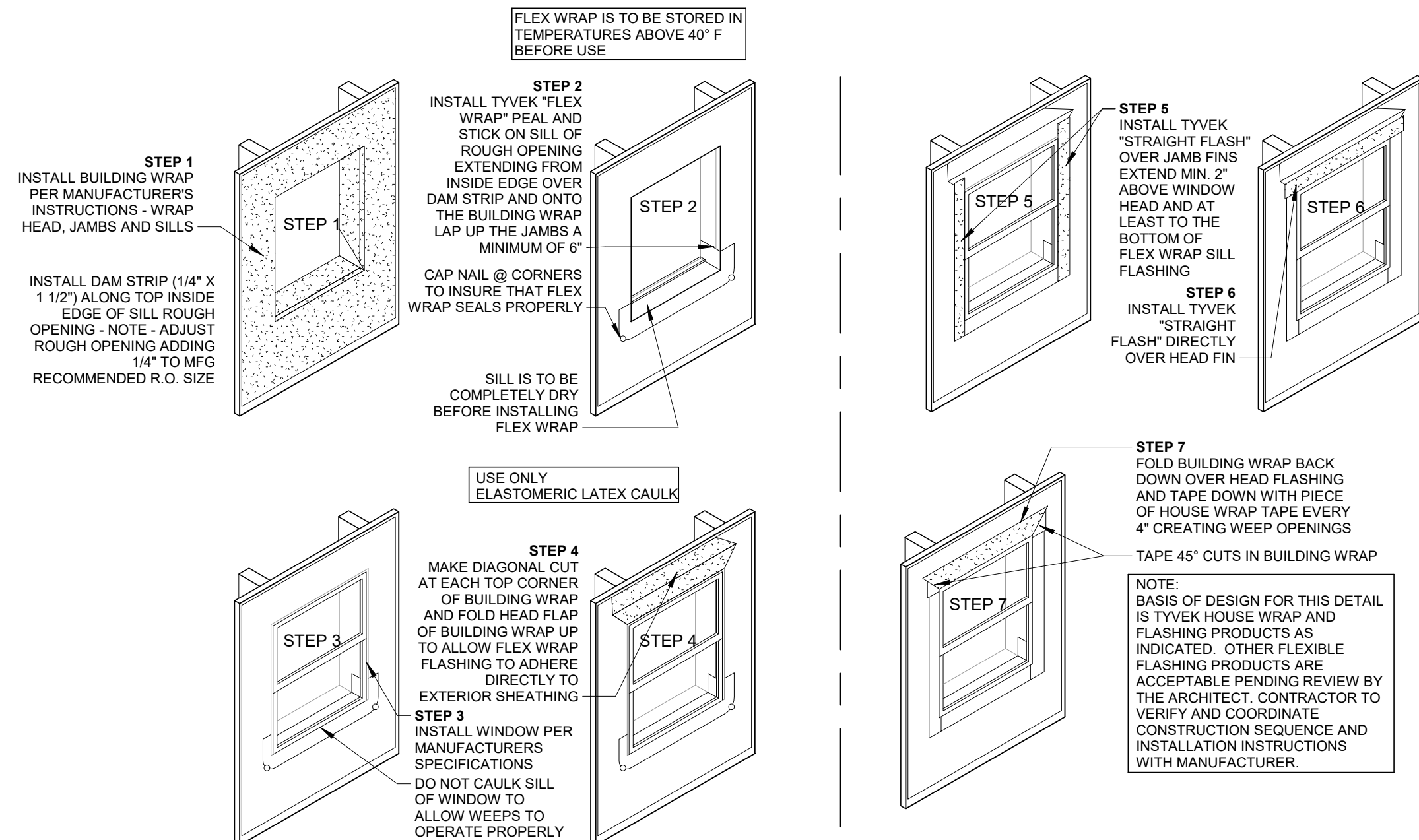
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SAI # 190274

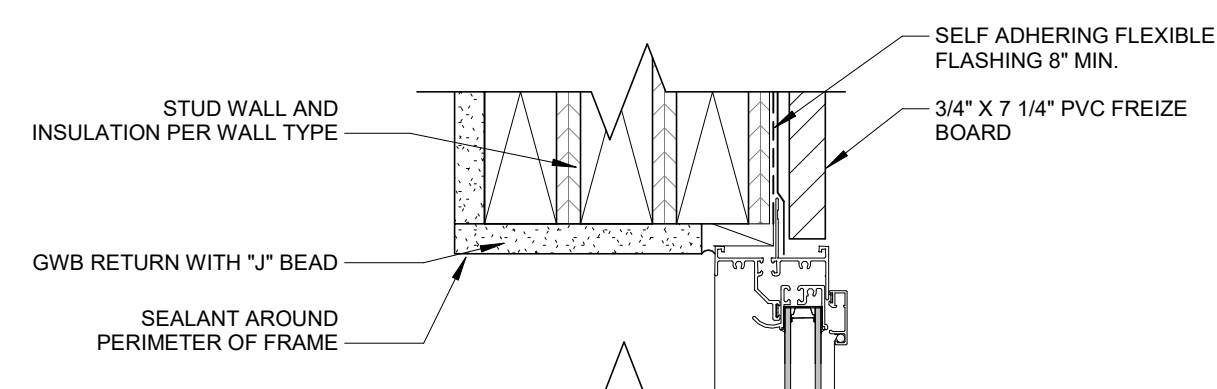
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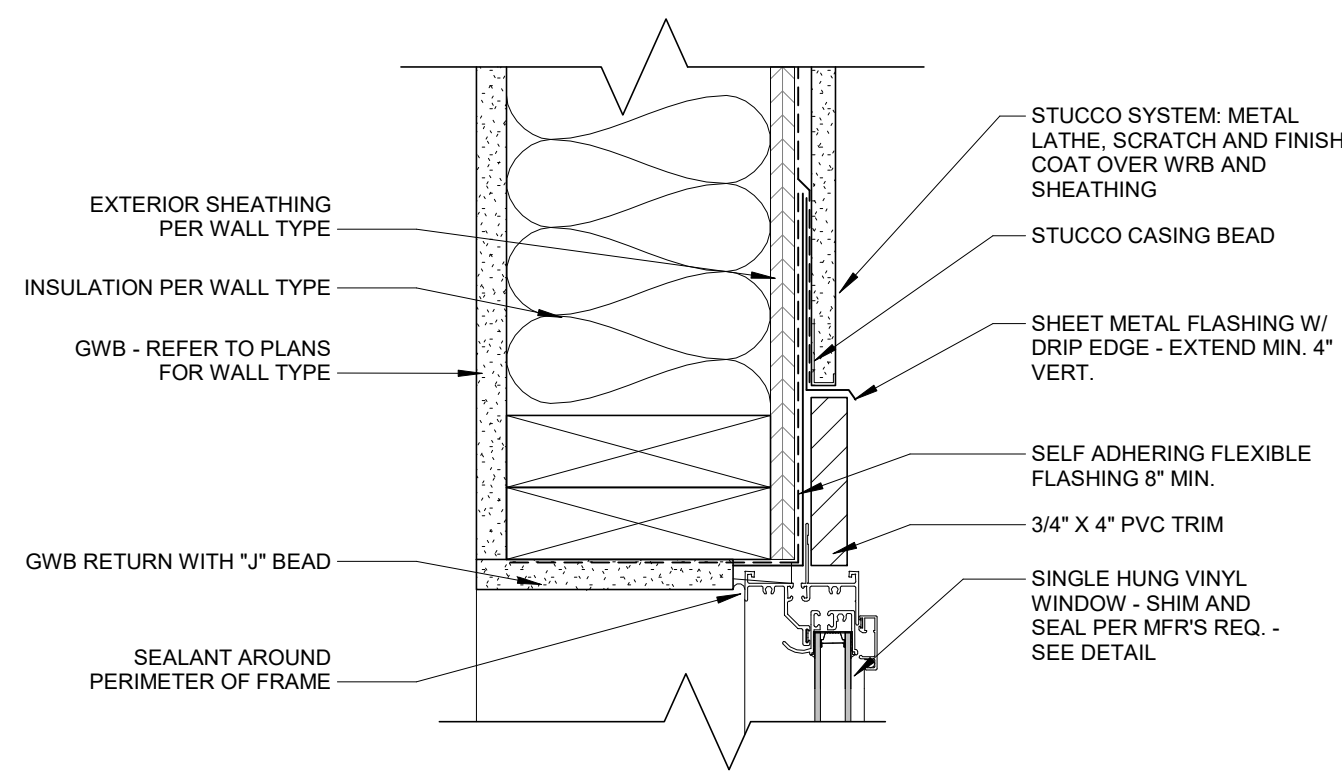
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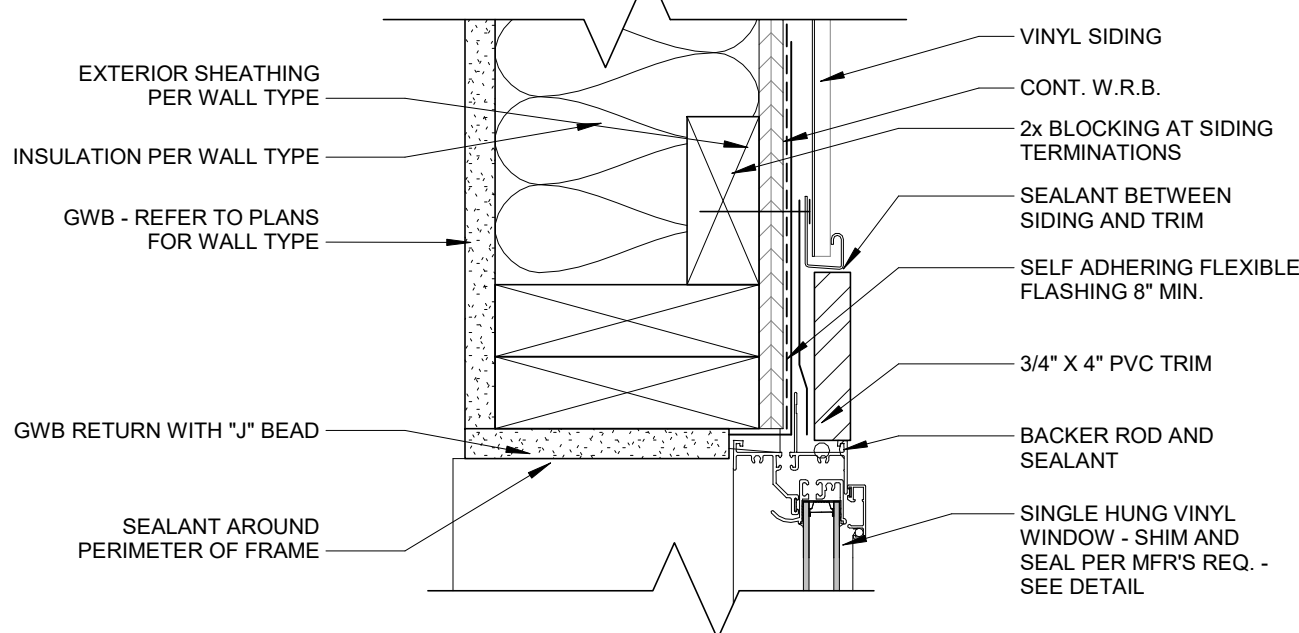
**WINDOW FLASHING DIAGRAM** (L)  
3/8" = 1'-0"



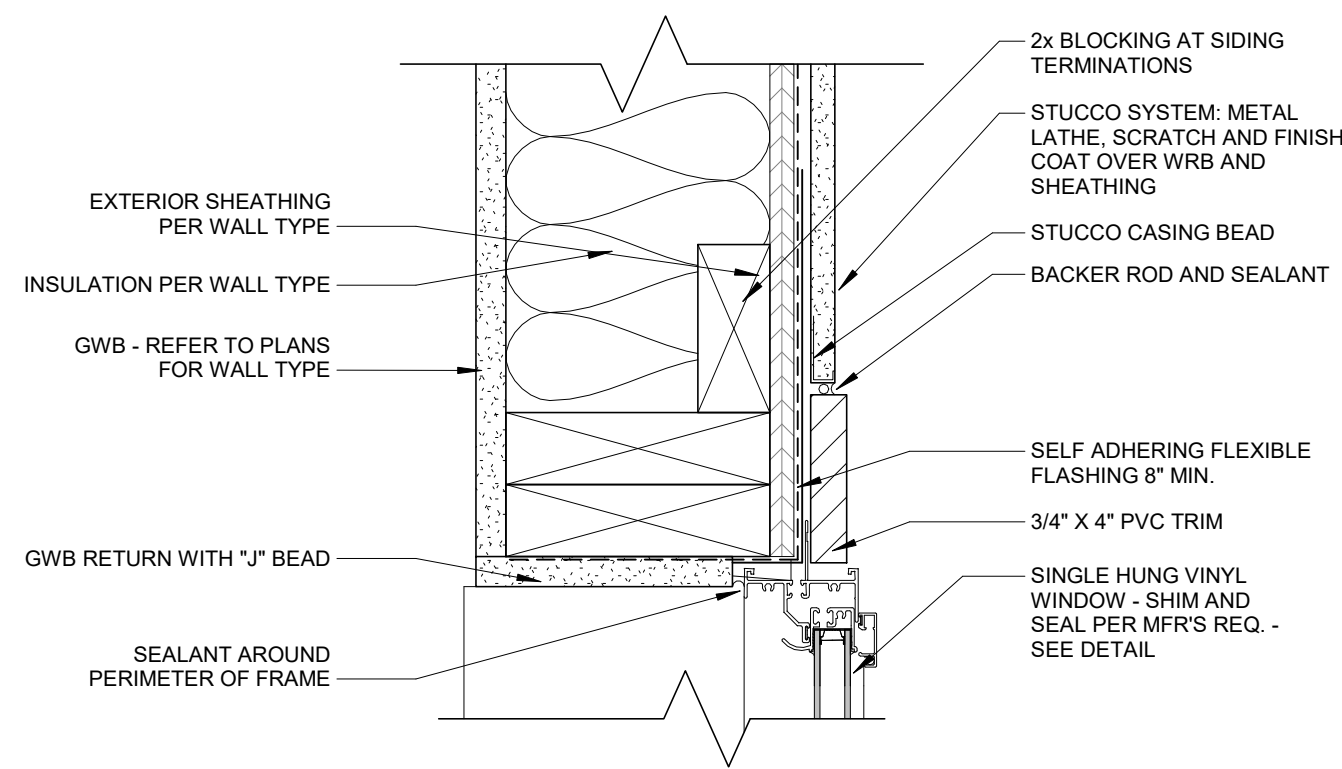
**WINDOW HEAD @ VINYL SIDING** (J)  
3" = 1'-0"



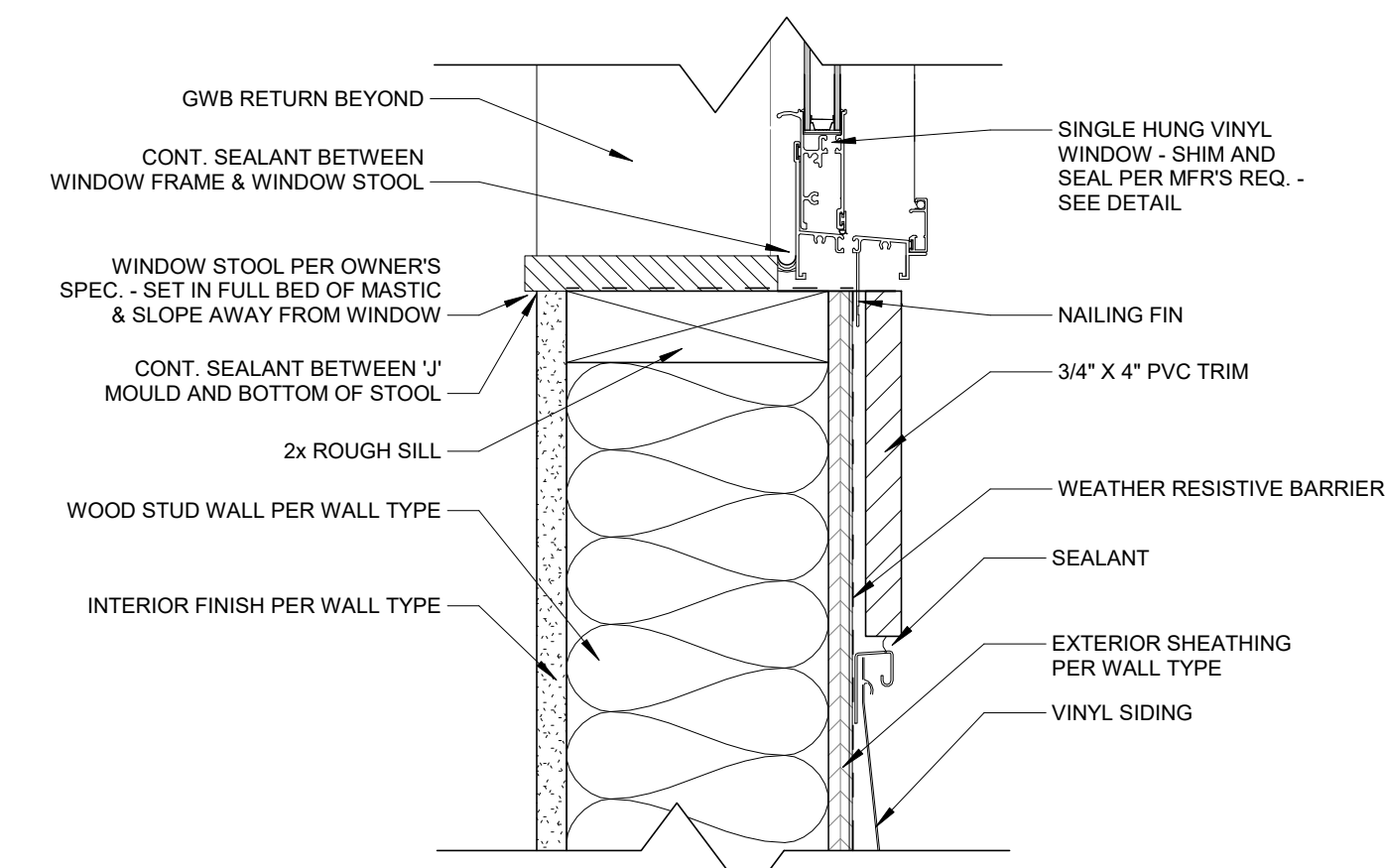
**STUCCO SIDING WIN/DOOR HEAD** (K)  
3" = 1'-0"



**VINYL SIDING WIN JAMB** (H)  
3" = 1'-0"



**STUCCO SIDING WIN/DOOR JAMB** (G)  
3" = 1'-0"



**FIBER CEMENT SIDING WINDOW SILL** (F)  
3" = 1'-0"

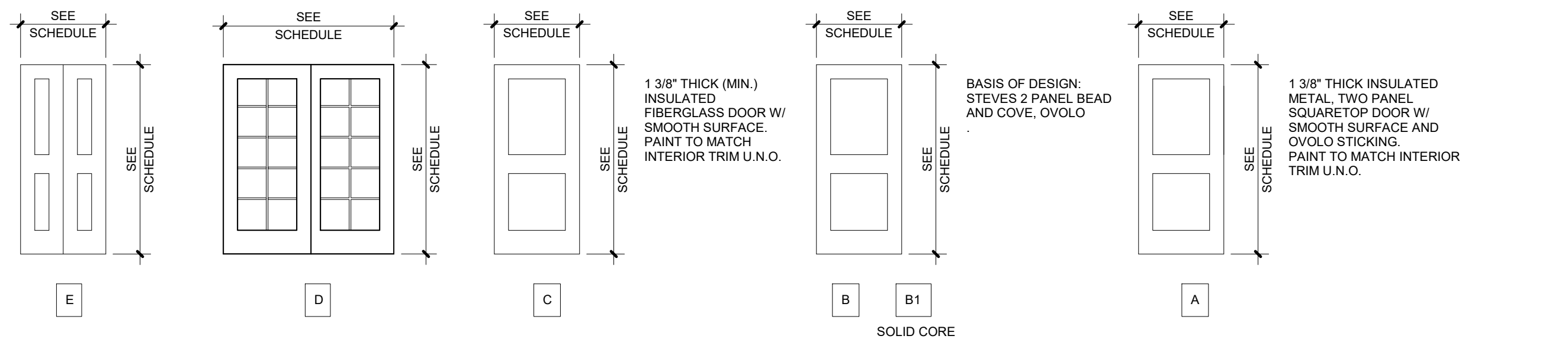
**UNIT DOOR SCHEDULE**

Unit Door Mark	Location	Width	Height	Frame	Door Elevation	Head	Jamb	Remarks
U1	ENTRY	3' - 0"	6' - 8"	FG	C	C/A601	A/A601	
U2	PATIO	6' - 0"	6' - 8"	VY	D	D/A601	B/A601	
U3	BED/BATH	2' - 6"	6' - 8"	WD	B	E/A601	E/A601	
U4	LINEN	5' - 0"	6' - 8"	WD	E	E/A601	E/A601	A, B
U5	LAUNDRY	2' - 6"	6' - 8"	WD	B	E/A601	E/A601	
U6	MECH	3' - 0"	6' - 8"	WD	B	E/A601	E/A601	C
U8	GARAGE	3' - 0"	6' - 8"	HMI	A	E/A601	E/A601	
U9	COATS/LINEN	2' - 0"	6' - 8"	WD	B	E/A601	E/A601	

DOOR KEY:  
WD: WOOD, VY: VINYL, FG: FIBERGLASS,  
HMI: HOLLOW METAL INSULATED

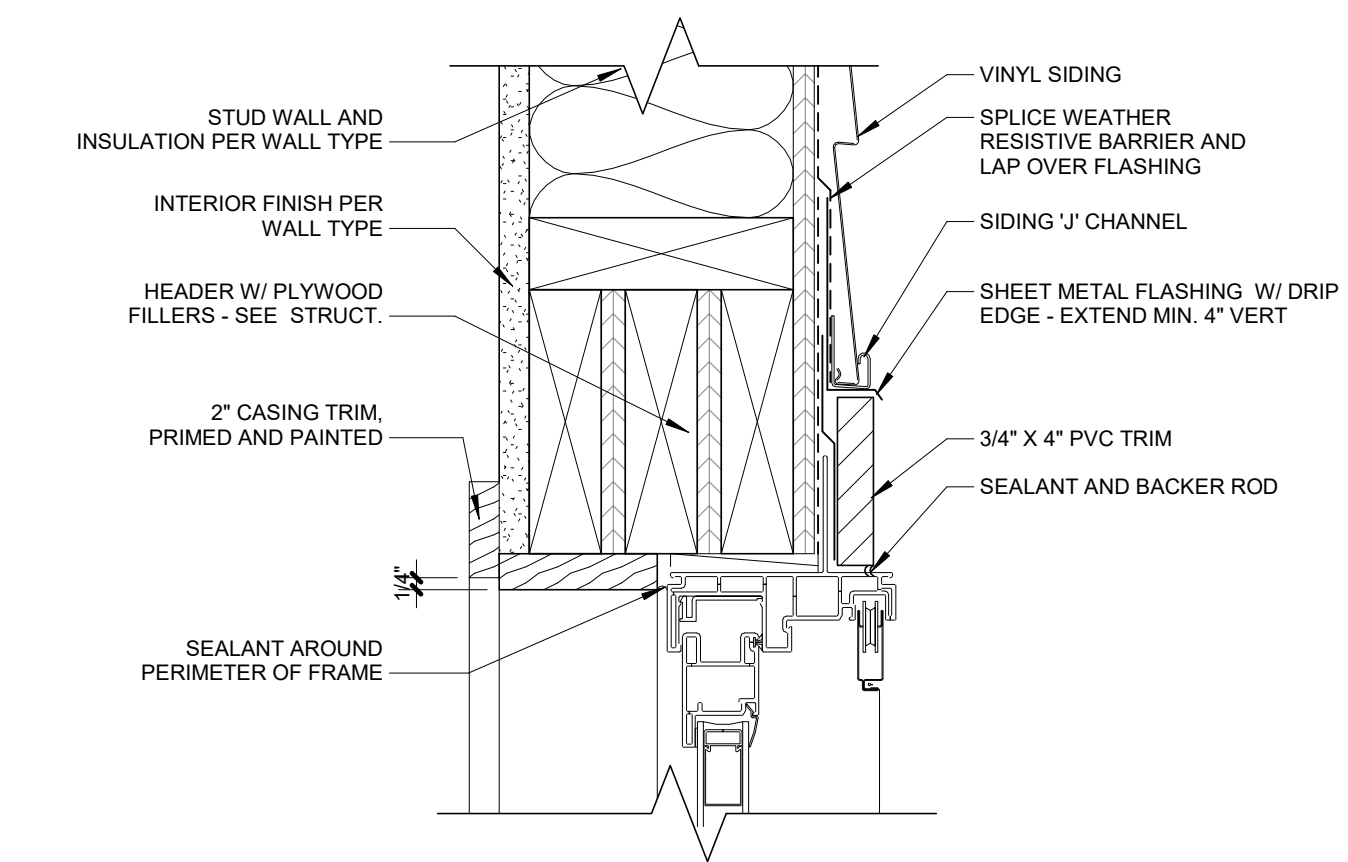
REMARKS:  
A: FLUSH BOLTS ON INACTIVE LEAF, TOP AND BOTTOM INSIDE OF DOOR  
B: LEVERHANDLE W/ KEY STORAGE LOCKSET TO INACTIVE LEAF  
C: B1 AT MECH. CLOSET BENEATH STAIR

**DOOR ELEVATIONS**

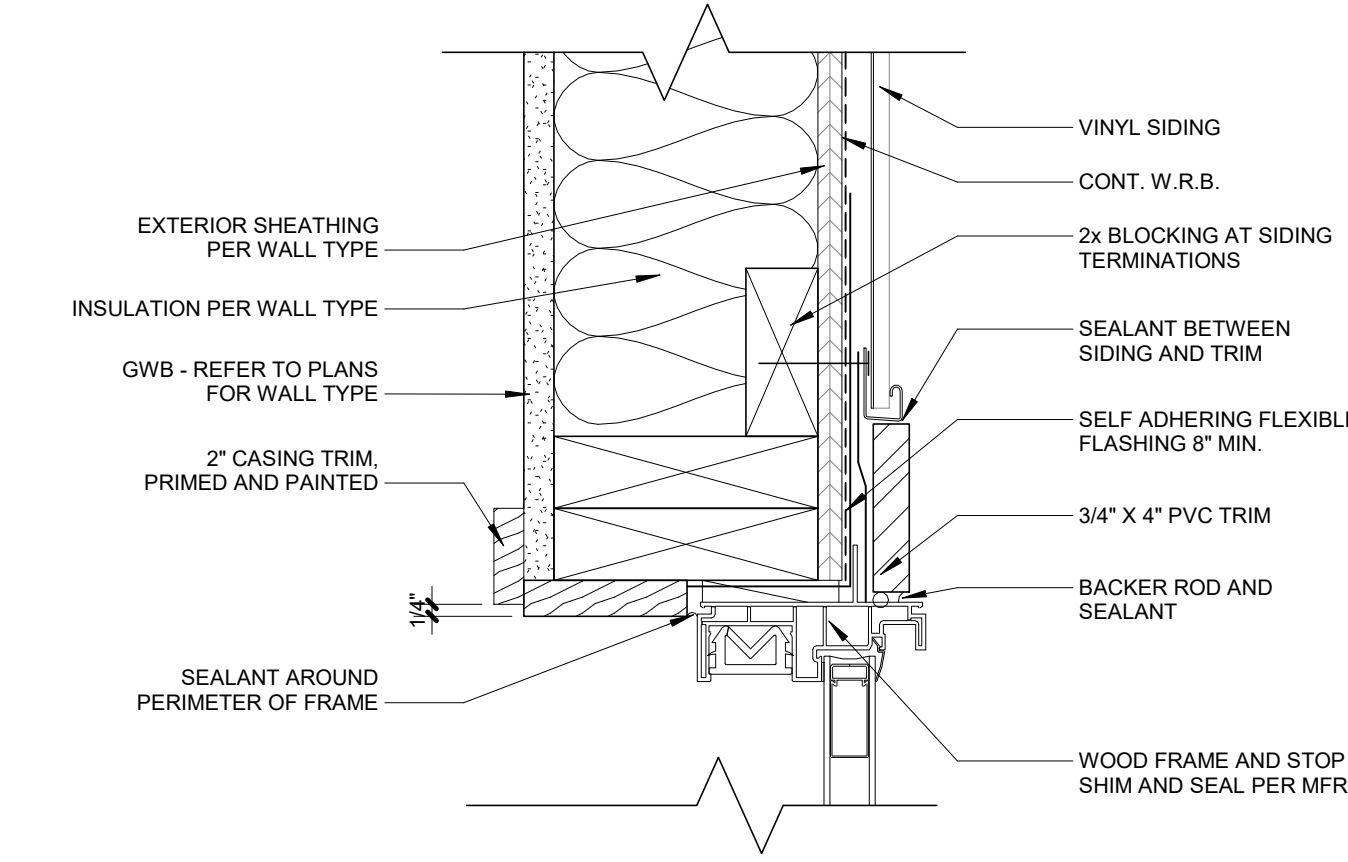


**DOOR HARDWARE**

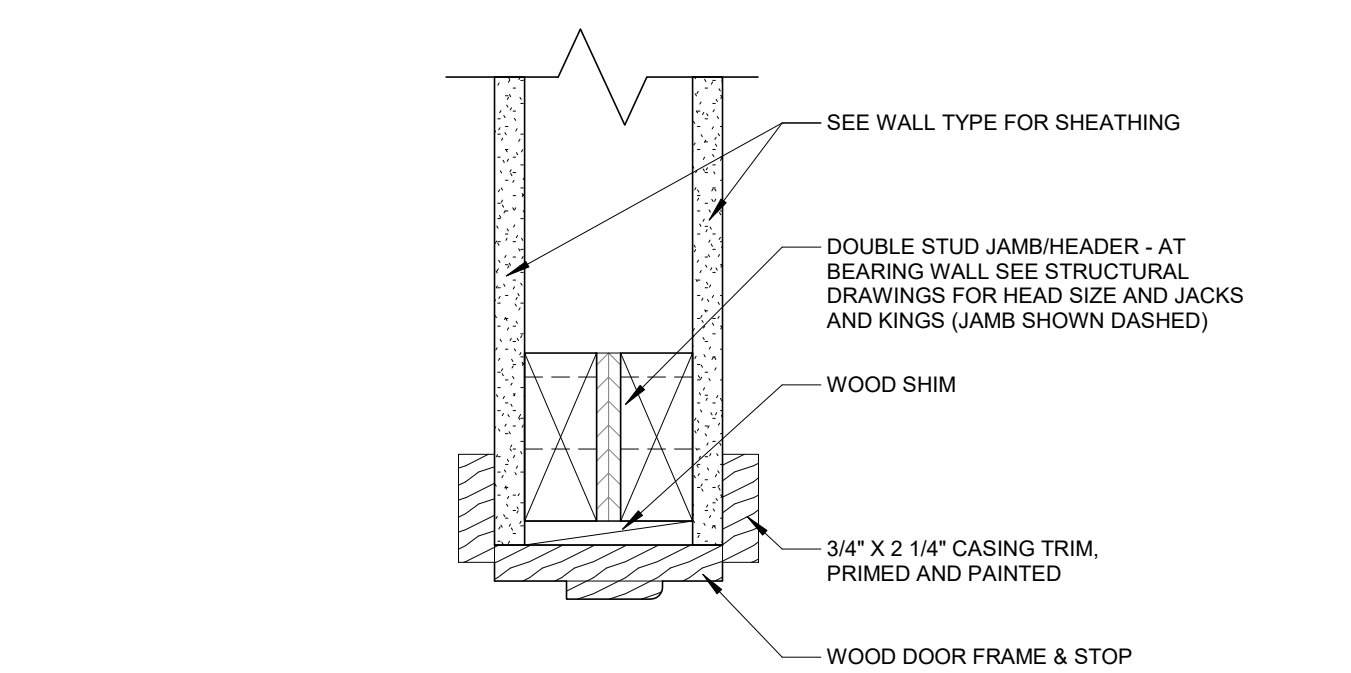
- A. 1-1/2 PR. HINGES, LEVER W/ PRIVACY LOCKSET - DOOR: U3
  - B. 1-1/2 PR. HINGES, LEVER W/ PASSAGE LOCKSET - DOORS: U4, U5, U6, U9
  - C. SLIDING DOOR HARDWARE BY OWNER SELECTED DOOR MANUFACTURER - DOOR U2
  - D. 1-1/2 PR. HINGES, THRESHOLD, WEATHERSTRIPPING, KEYED KNOB, KWIKSET CIRCARKNOB, KEYED WITH SMARTKEY - DOOR U8
  - E. 1-1/2 PR. HINGES, THRESHOLD, WEATHERSTRIPPING, LEVER AND DEADBOLT, KWIKSET METAL INTERCONNECT 780 DEADBOLT WITH TUSTIN KEYED LEVER FEATURING SMARTKEY - DOOR U1
- HARDWARE NOTES:  
1. ALL DOOR HARDWARE TO BE GRADE 1 LIGHT DUTY LEVER SETS. DOOR LEVER BASIS OF DESIGN IS: KWIKSET TUSTIN LEVER - SATIN CHROME  
2. ALL HARDWARE TO BE SATIN CHROME



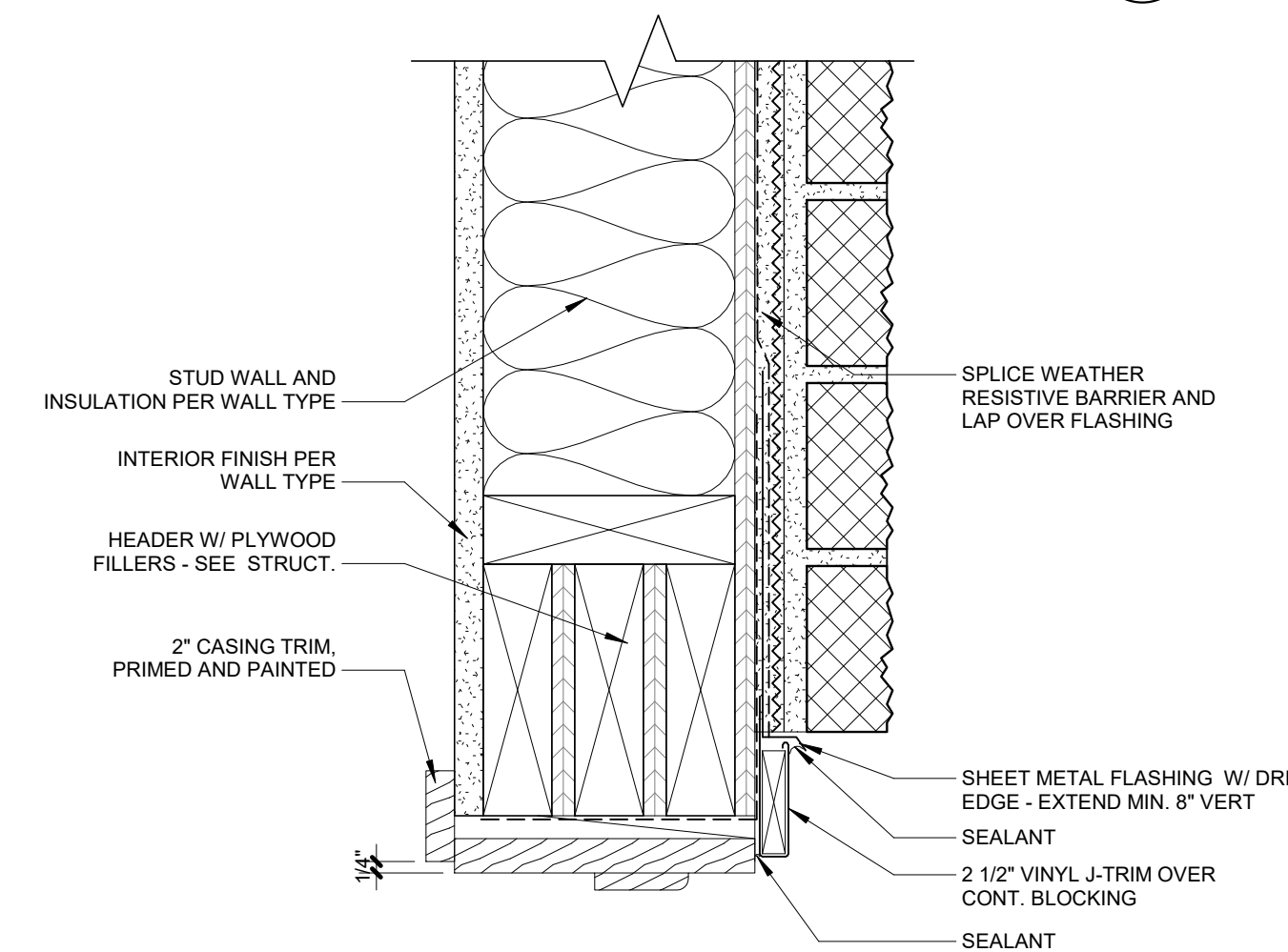
**PATIO DOOR HEAD @ VINYL SIDING** (D)  
3" = 1'-0"



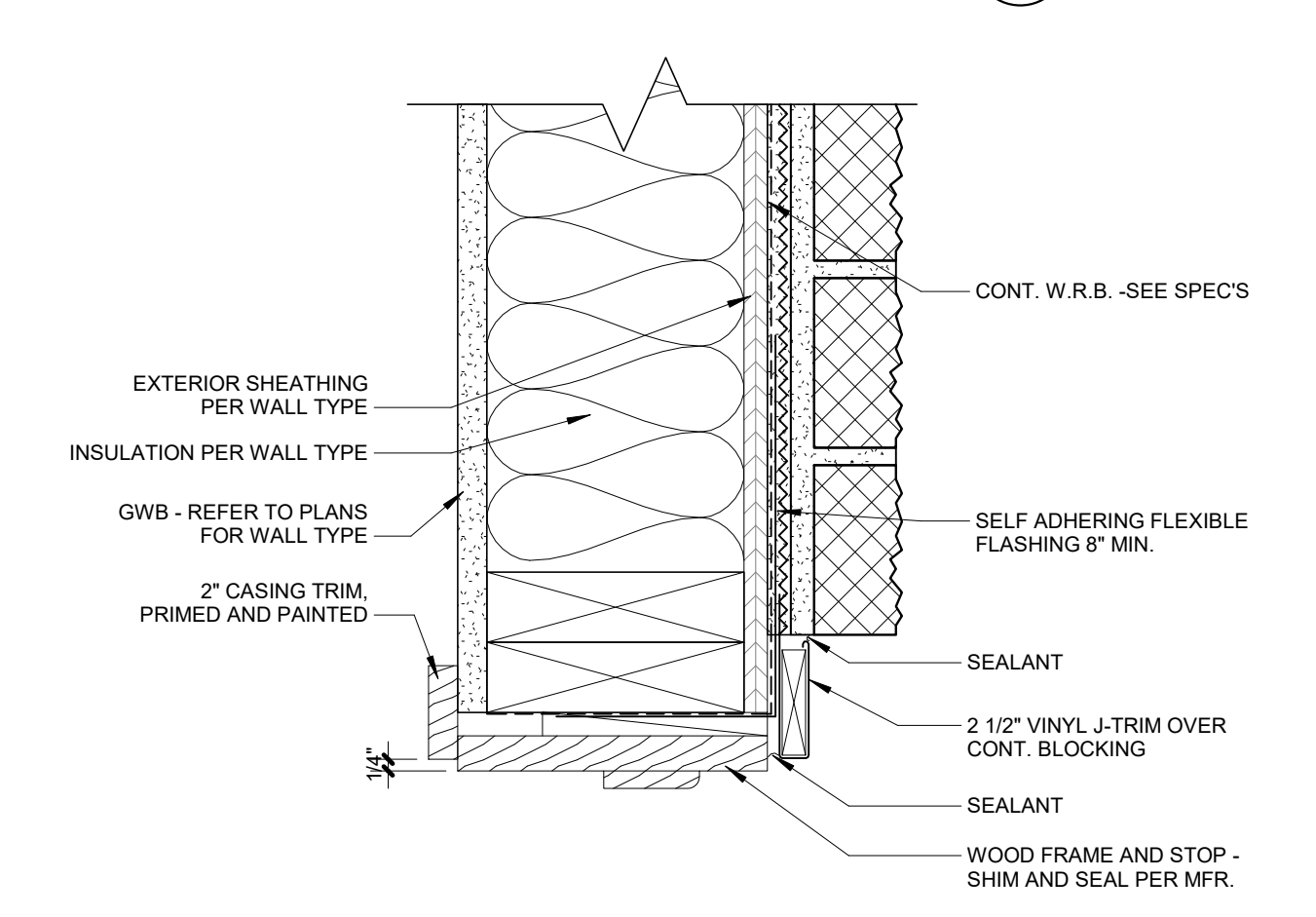
**SLIDING DOOR JAMB @ VINYL SIDING** (B)  
3" = 1'-0"



**WD INT FRAMED JAMB/HEAD** (E)  
3" = 1'-0"



**DOOR HEAD @ THIN BRICK** (C)  
3" = 1'-0"



**DOOR JAMB @ THIN BRICK** (A)  
3" = 1'-0"



TIMOTHY J. SHREMSHOCK  
NO. 15664  
EXPIRES 12.31.2022

**DEMAREST TOWNHOMES**  
4230 DEMAREST COVE CT.  
GROVE CITY, OH 43123  
PERMIT - PHASE II

CURRENT ISSUE: 12/15/21  
DRAWINGS ISSUED: 1

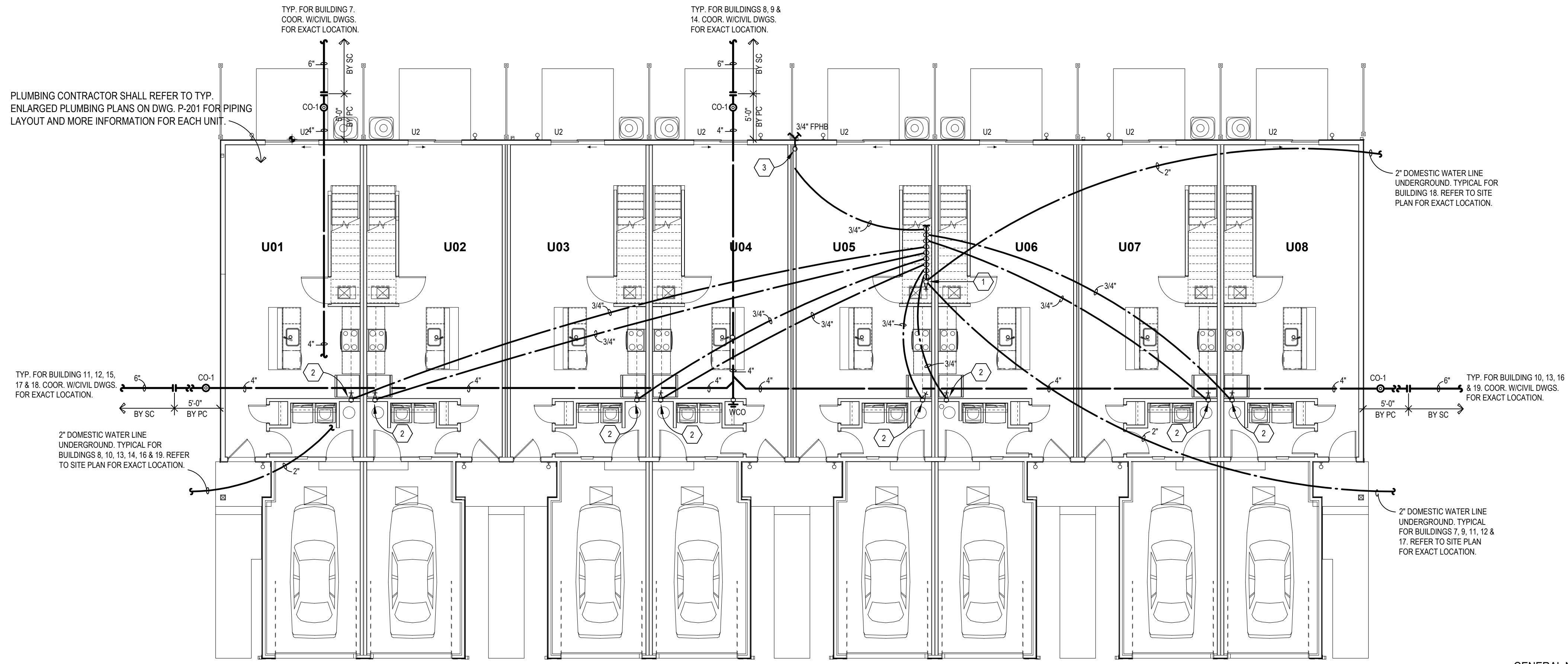
TITLE: DOOR SCHEDULE AND DOOR AND WINDOW DETAILS

SCALE: As indicated  
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SAI # 190274  
DRAWING NUMBER:

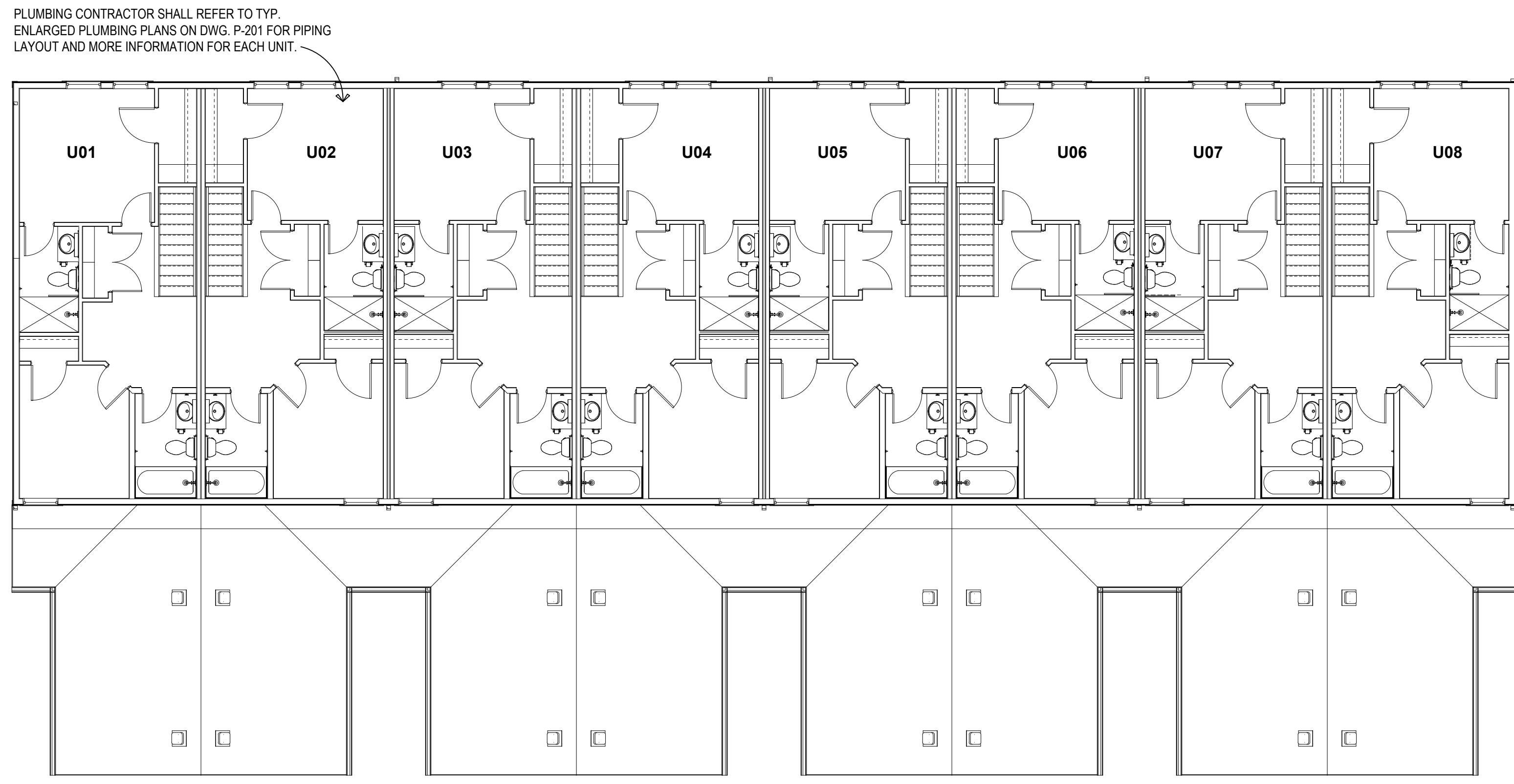
**A601**  
PLOTTED: 12/17/2021 10:39:58 AM

**SHREMSHOCK**  
SHREMSHOCK ARCHITECTS, INC.  
7400 West Campus Road Suite 150 Albany, OH 43054  
t 614 545 4550 f 614 545 4555 www.shremshock.com



**FIRST FLOOR PLUMBING PLAN**

SCALE: 1/8" = 1'-0"



**SECOND FLOOR PLUMBING PLAN**

SCALE: 1/8" = 1'-0"

**UTILITY NOTE:**  
PLUMBING CONTRACTOR SHALL COORDINATE EXACT LOCATIONS OF DOMESTIC WATER AND SANITARY SEWER SERVICE LOCATIONS WITH CIVIL DRAWINGS.

PLUMBING LEGEND	
SYMBOL	DESCRIPTION
---	COLD WATER PIPING
---	HOT WATER PIPING
---	SANITARY SEWER (ABOVE GRADE)
---	SANITARY SEWER (BELOW GRADE)
FD	FLOOR DRAIN
CO	FLOOR CLEANOUT
WCO	WALL CLEANOUT
---	SANITARY VENT PIPING
---	SHUT-OFF VALVE
---	CHECK VALVE
---	SHUT-OFF VALVE IN RISER
---	RISER DOWN (ELBOW)
---	RISER UP (ELBOW)
---	BRANCH-TOP CONNECTION
---	BRANCH-BOTTOM CONNECTION
---	TEE
---	ELBOW
WC	WATER CLOSET
LAV	LAVATORY
BT	BATH TUB
SHWR	SHOWER
KS	KITCHEN SINK
TP	TRAP PRIMER
W	WASHER
D	DRYER
DW	DISHWASHER
TP	TRAP PRIMER
PC	PLUMBING CONTRACTOR
SC	SITE CONTRACTOR
GC	GENERAL CONTRACTOR
EC	ELECTRICAL CONTRACTOR
MC	MECHANICAL CONTRACTOR

**GENERAL NOTES:**

1. THE LOCATIONS OF PIPING AND EQUIPMENT AS SHOWN ON THE DRAWING ARE GENERAL ONLY. THE PLUMBING CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL PIPING AND EQUIPMENT IN THE FIELD PRIOR TO EXECUTING ANY WORK.
2. PLUMBING CONTRACTOR SHALL COORDINATE EXACT LOCATION OF SERVICES IN BUILDING PRIOR TO STARTING ANY WORK.
3. ALL ITEMS PROJECTING THROUGH THE ROOF SHALL BE FLASHED A MINIMUM OF 12" ABOVE THE ROOF. ALL VENTS SHALL BE A MINIMUM OF 10'-0" FROM ANY OUTSIDE AIR INTAKE. ROOF PENETRATIONS FOR VENT LINES SHALL BE BY THE PLUMBING CONTRACTOR, FLASHING FOR ROOF PENETRATIONS SHALL BE BY THE ROOFING CONTRACTOR.
4. ALL WATER PIPING TO RUN ON WARM SIDE OF THE BUILDING INSULATION. PLUMBING CONTRACTOR TO AVOID RUNNING PIPING IN EXTERIOR WALLS IF AT ALL POSSIBLE. PLUMBING CONTRACTOR TO COORDINATE WITH GENERAL CONTRACTOR.
5. THE PLUMBING CONTRACTOR TO COORDINATE ALL CUTTING OF ROOF, WALLS AND FLOORS WITH GENERAL CONTRACTOR PRIOR TO EXECUTING ANY WORK.
6. SEAL PENETRATIONS THRU FIRE-RATED WALLS WITH THE PROPER FIRE STOPPING MATERIAL TO MAINTAIN FIRE RATING.
7. PLUMBING CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES (MECHANICAL, FIRE PROTECTION, ELECTRICAL, ETC.).
8. PLUMBING CONTRACTOR SHALL VERIFY AND COORDINATE WITH STRUCTURAL DRAWINGS FOR EXACT LOCATIONS OF FOOTERS.
9. PLUMBING CONTRACTOR SHALL REFER TO ENLARGED PLUMBING PLANS ON DWG. P-201 & P-202 FOR MORE INFORMATION.
10. PLUMBING CONTRACTOR SHALL VERIFY WITH LOCAL JURISDICTION IF A BACKFLOW PREVENTER IS REQUIRED. INSTALL ANY REQUIRED BACKFLOW PREVENTERS PER LOCAL WATER DEPARTMENT REQUIREMENTS.
11. RUN MAIN WATER PIPING BELOW FLOOR. NO JOINTS OR FITTINGS ALLOWED BELOW FLOOR. PC TO COORDINATE WITH SLAB & FOOTINGS PRIOR TO STARTING ANY WORK.
12. PLUMBING CONTRACTOR SHALL REFER TO DWG. M-301 FOR SPECIFICATIONS.

**PLUMBING TAG NOTES:**

- 1 2" INCOMING WATER SERVICE W/ MANIFOLD. PROVIDE 3/4" CW UNDERGROUND TO SERVE EACH UNIT & 3/4" CW LINE UNDERGROUND TO FPHB. COORDINATE EXACT LOCATION AND REQUIREMENTS.
- 2 3/4" CW THRU FLOOR TO SERVE UNIT.
- 3 3/4" CW LINE UP THRU FLOOR IN WALL TO FPHB. MOUNT FPHB AT 30" ABOVE FINISH GRADE.



CURRENT ISSUE: 12/15/21

DRAWING ISSUES:

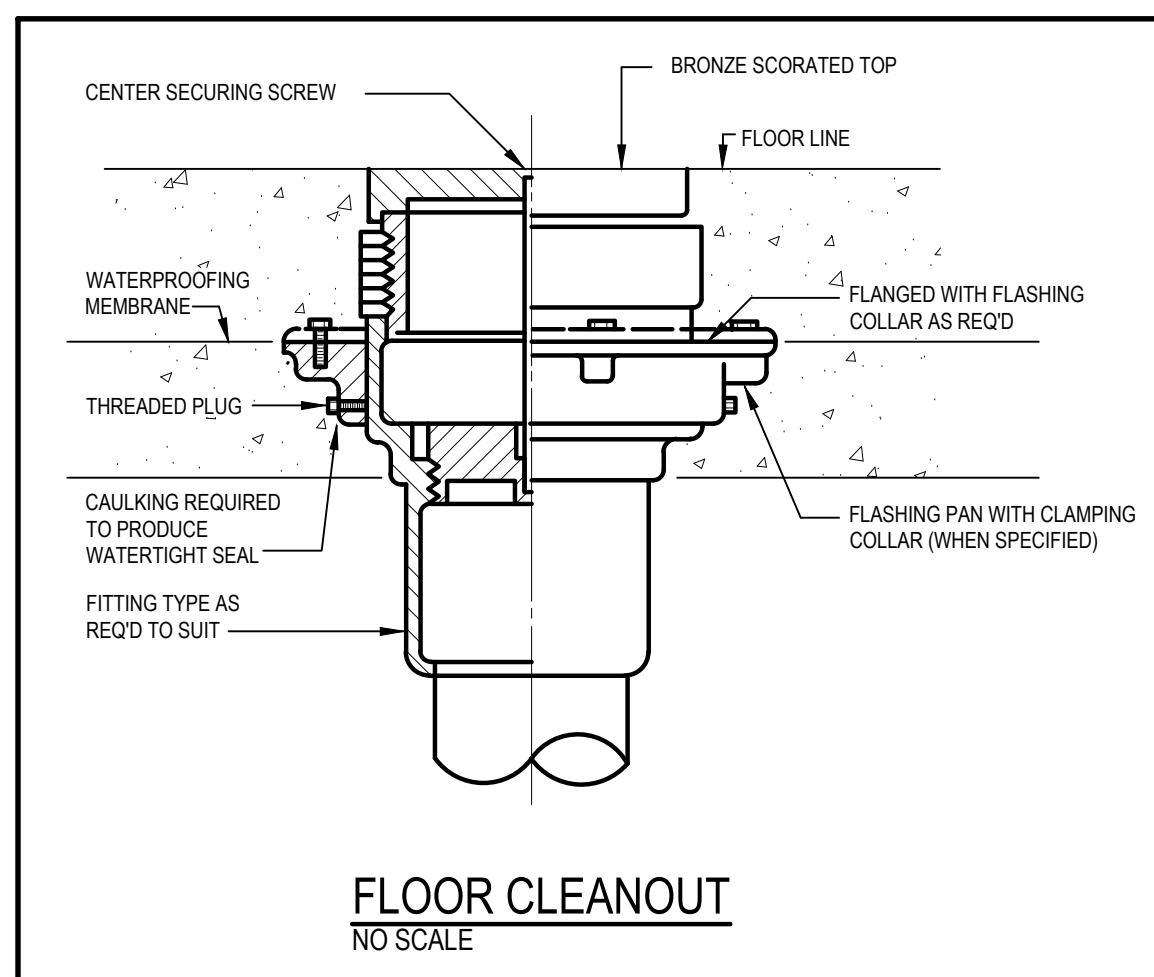
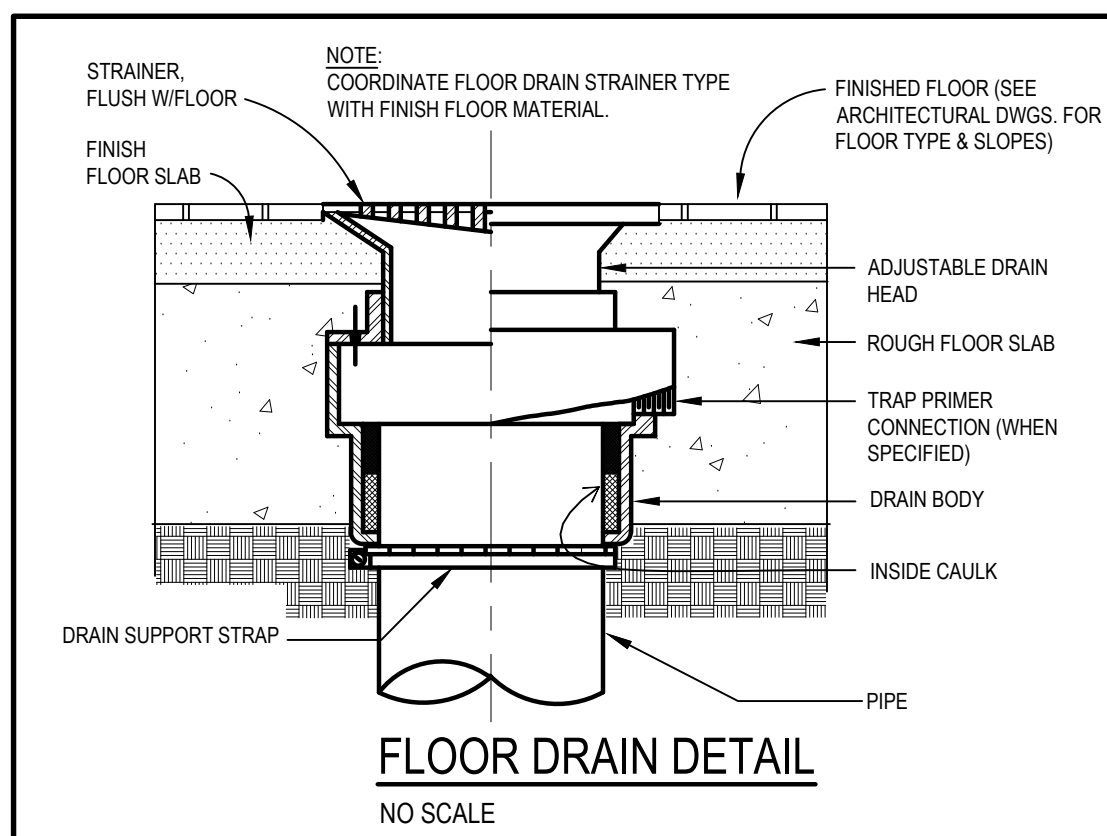
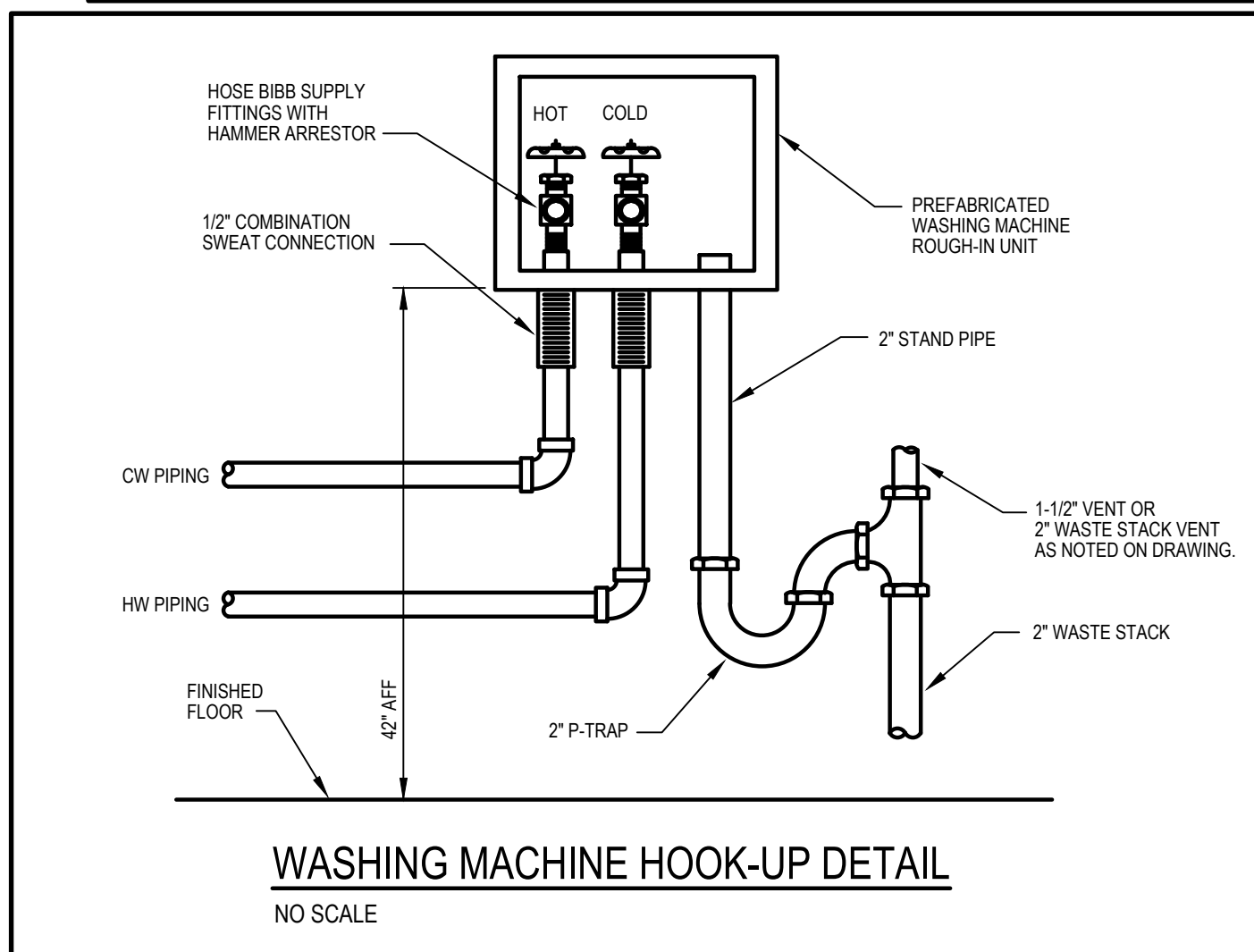
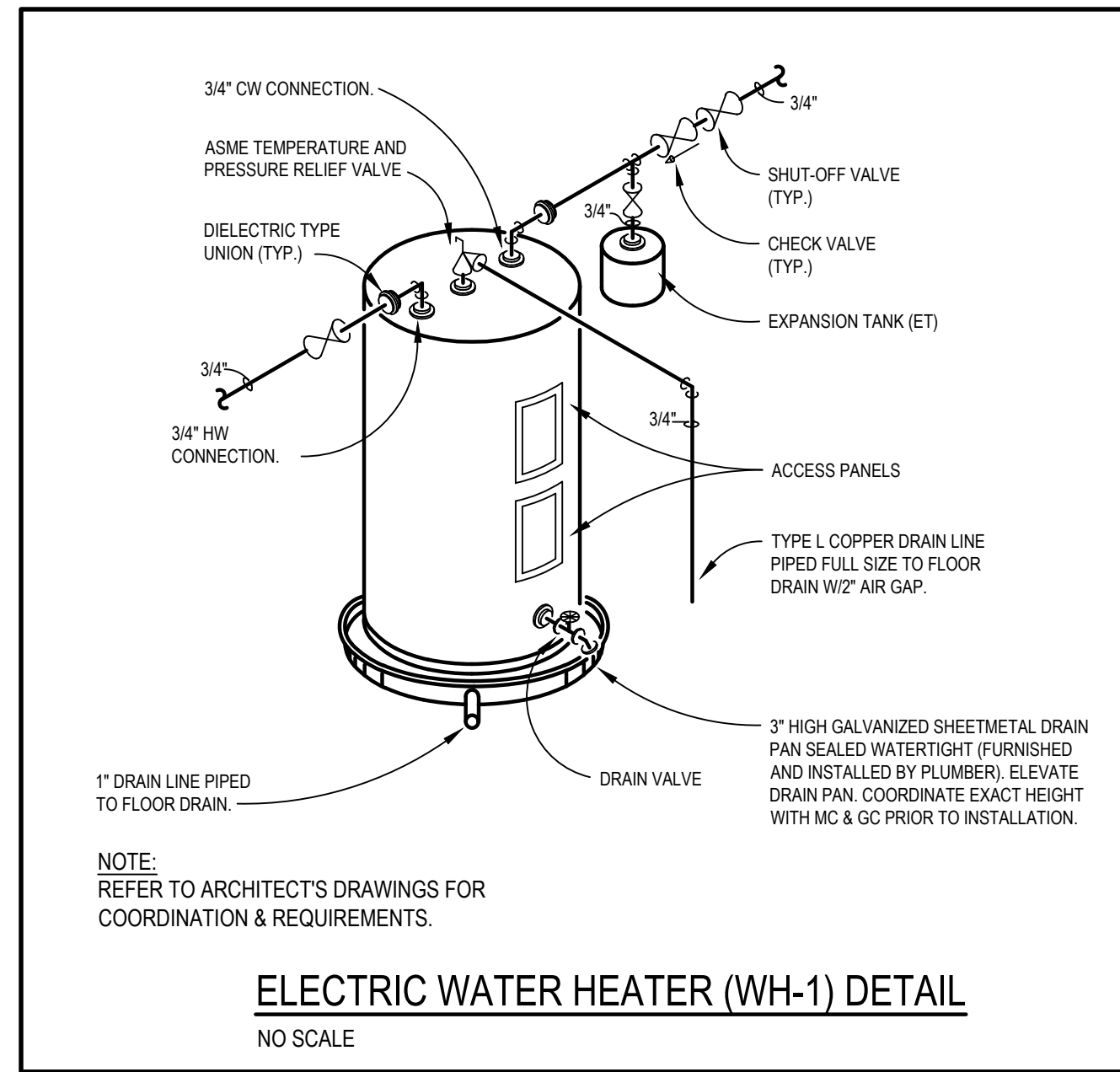
TITLE: OVERALL PLUMBING PLANS

SCALE: AS INDICATED

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SAI # 190274  
DRAWING NUMBER:

**P101**  
PLOTED:



PLUMBING FIXTURE SCHEDULE								
MARK	ITEM	FIXTURE	FAUCET	MTG. HT.	CW	HW	TRAP	ACCESSORIES
WC	WATER CLOSET	MANSFIELD 130-160	-	16-1/2"	1/2"	-	INTEG.	NOTE-1
LAV	LAVATORY	MANSFIELD 239	WHITEFALLS 201377	COUNTERTOP	1/2"	1/2"	1-1/2"	NOTE-2
BT	BATH TUB	STERLING 71370110	WHITEFALLS 201391	-	1/2"	1/2"	1-1/2"	NOTE-3
SHWR	SHOWER	STERLING 72130100	WHITEFALLS 201391	-	1/2"	1/2"	1-1/2"	NOTE-4
KS	S.S. SINK SINGLE BOWL	STERLING 20023 LUDINGTON	WHITEFALLS 201365	COUNTERTOP	1/2"	1/2"	1-1/2"	NOTE-5

- NOTES: FIXTURE SELECTIONS ARE BASIS OF DESIGN, FINAL SELECTION BY OWNER.
- FLOOR MOUNTED, ELONGATED BOWL, 1.6 GPF, 12" ROUGH-IN, GRAVITY FED FLUSHING TECHNOLOGY, WHITE, FURNISH WITH CHURCH #8383S CLOSED FRONT SEAT WITH COVER. (NOTE: WC-A MOUNT LEVER OPPOSITE OF WALL)
  - ROUND VITREOUS CHINA, FRONT OVERFLOW, SELF-RIMMING, FURNISH WITH POP-UP DRAIN, 5 AERATOR WASTE DRAIN & TRAP, SUPPLIES & STOPS.
  - BATH TUB, 60"W x 30"D x 16"H ROUGH-IN DIMENSIONS, WHITE. PROVIDE WITH PRESSURE BALANCE BATH/SHOWER FITTING.
  - THREE-PIECE SOLID VIKRELL MATERIAL SHOWER, 60"W x 35-1/4"D x 76-1/2"H ROUGH-IN DIMENSIONS, DURABLE HIGH-GLOSS FINISH, WHITE. PROVIDE WITH DELTA MODEL #R10000-UNWS PRESSURE BALANCE BATH/SHOWER FITTING.
  - UNDERMOUNT 24"x18"x9" ID NOMINAL SIZE, SINGLE BOWL, STAINLESS STEEL, SELF-RIMMING, FURNISH WITH BASKET STRAINER, WASTE DRAIN AND TRAP, SUPPLIES & STOPS, IN-SINK-ERATOR MODEL #BADGER #1 FOOD WASTE DISPOSER, 1/3 H.P., 120 VOLT, 1 PHASE.

**PLUMBING EQUIPMENT SCHEDULE:**

**WATER HEATER (WH-1):**  
A.O. SMITH MODEL ENT-50 (OR SIMILAR-OWNER APPROVED), ELECTRIC TYPE, 50 GALLON STORAGE CAPACITY, (2) 4500 ELEMENT WATTAGE, NON-SIMULTANEOUS, 240V, 1 PHASE, 21 GPH RECOVERY AT 90 DEG TEMPERATURE RISE, .92 ENERGY FACTOR. FURNISH WITH ASME TEMPERATURE/PRESSURE RELIEF VALVE.

**EXPANSION TANK (ET):**  
AMTROL "THERM-X-TROL" MODEL #ST-5, 2.1 GALLON TANK VOLUME, NON-ASME CONSTRUCTION, 3/4" SYSTEM CONNECTION (OR SIMILAR-OWNER APPROVED).

**CLEANOUT (CO):**  
SIOUX CHIEF MODEL 834-4PNR ABS/PVC BASE ADAPTER WITH POLYPRO CLEANOUT PLUG, ABS CORING SLEEVE AND HEAD ADAPTER. POLY CORING PLUG WITH ADJUSTABLE SECURED NICKEL BRONZE TOP.

**CLEANOUT (CO-1):**  
ZURN MODEL NO. Z1474DC-N-SG HEAVY-DUTY CLEANOUT HOUSING, DURA-COATED CAST IRON BODY WITH INTEGRAL ANCHOR FLANGE, SECURED SCORATED COVER WITH LIFTING DEVICE, COMPLETE W/URESIIST COVER, INTERNAL Z1440 CLEANOUT (FULL SIZE PER SEWER SIZE), SOLID GASKETED COVER.

**WALL CLEANOUT (WCO):**  
SIOUX CHIEF MODEL NO. 870 TAPER THREAD PLUG WITH STAINLESS STEEL ROUND COVER PLATE AND SCREW.

**FLOOR DRAIN (FD):**  
SIOUX CHIEF MODEL 840-3P WITH ROUND STRAINER, TRAP PRIMER CONNECTION (WHERE INDICATED) AND STAINLESS TOP ON PVC BODY. FURNISH AND INSTALL FLASHING FLANGE FOR MEMBRANE TYPE FLOORS.

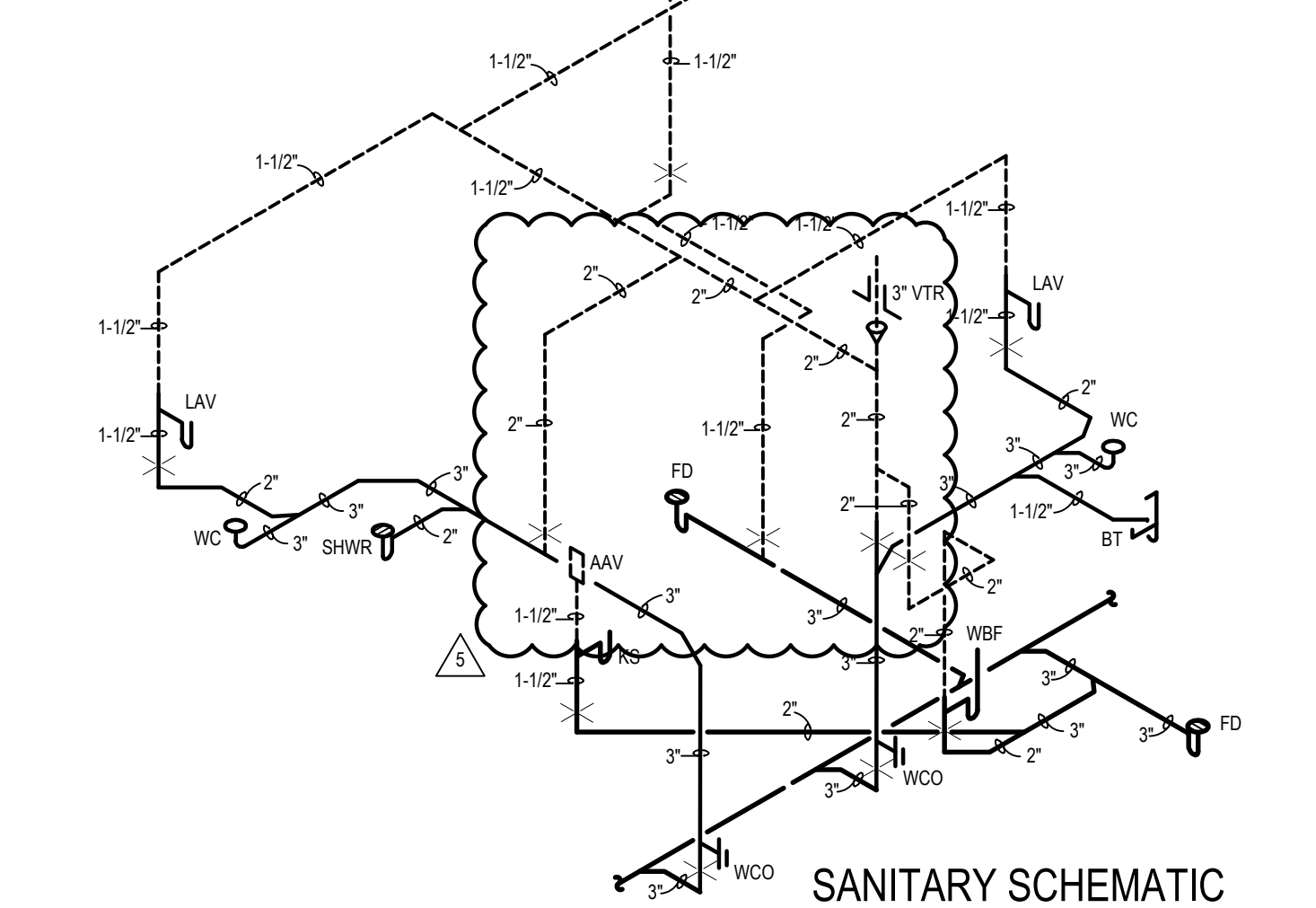
**FLOOR SINK (FS) - UTILITY ROOM:**  
SIOUX CHIEF "SQUAREMAX" MODEL NO. 861-4P-51 PVC DRAIN WITH 1/2 PLASTIC GRATE.

**TRAP PRIMER (TP) - UTILITY ROOM:**  
SHALL BE PRECISION PLUMBING PRODUCTS MODEL PR-500 PRESSURE DROP ACTIVATED BRASS TRAP SEAL PRIMER, WITH INLET OPENING OF 1/2" MALE N.P.T. AND OUTLET OPENING OF FEMALE 1/2" N.P.T. COMPLETE WITH FOUR VIEW HOLES AND REMOVABLE FILTER SCREEN (OR SIMILAR-OWNER APPROVED).

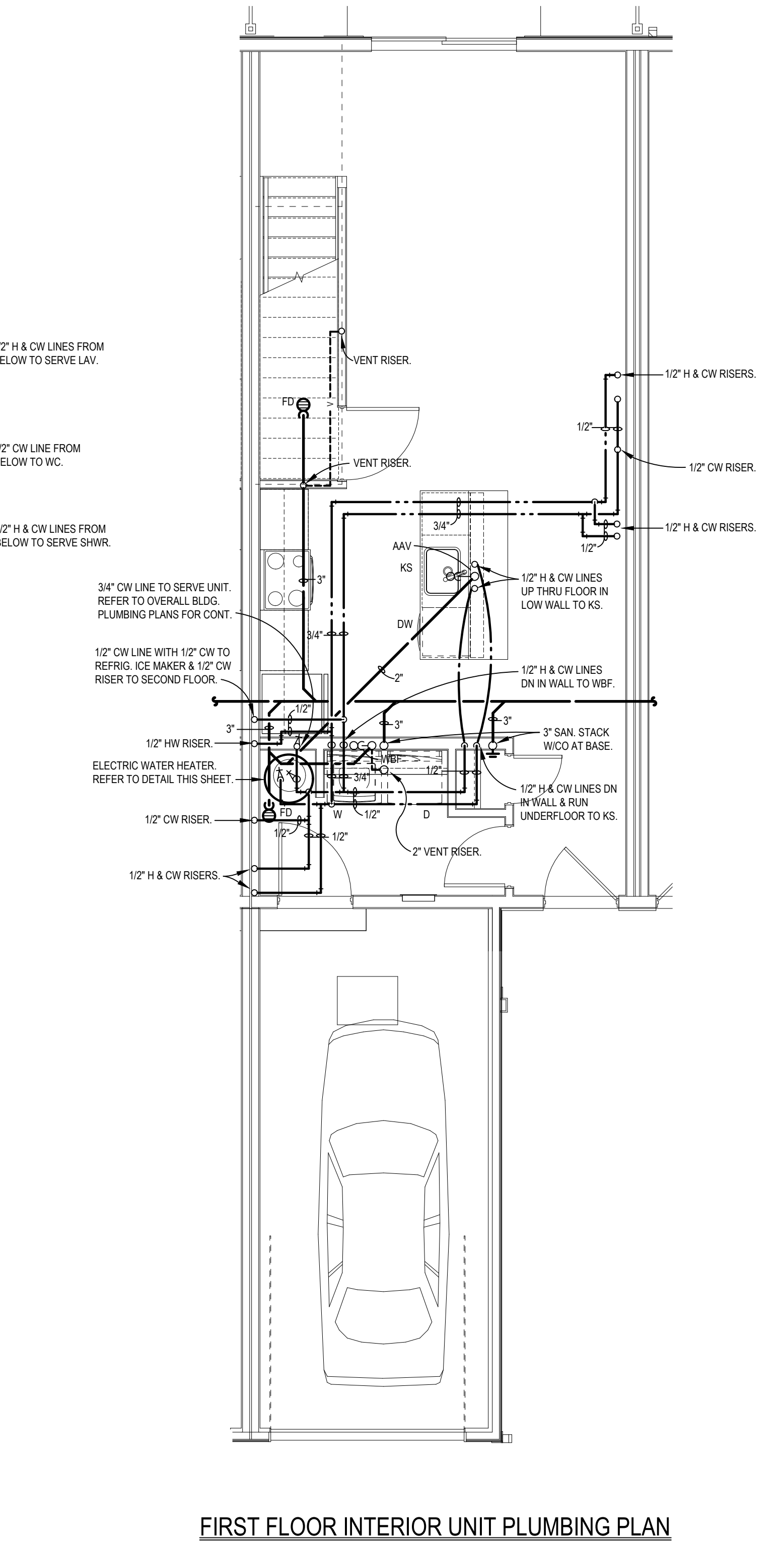
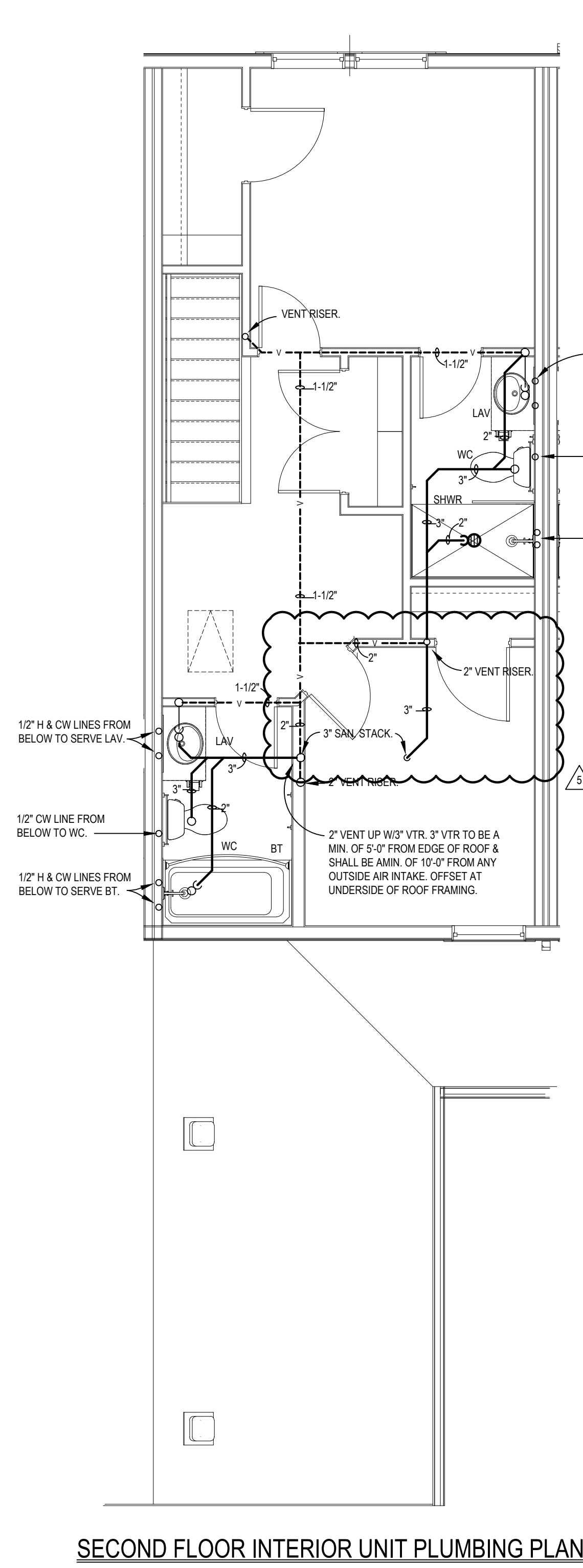
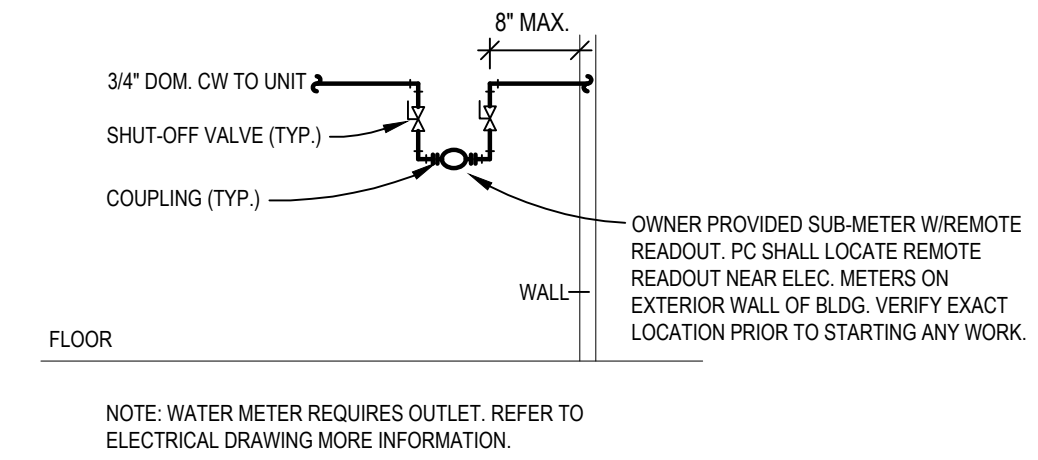
**WASHER BOX FITTING (WBF):**  
GUY GREY MODEL MWB, IN WALL SUPPLY AND DRAIN FIXTURE FOR 1/2" COPPER TUBING AND 2" DRAIN (OR SIMILAR-OWNER APPROVED).

**FROST PROOF HOSE BIBB (FPHB):**  
WOODFORD MODEL NO. 65 ANTI-SIPHON NON-FREEZE WALL HYDRANT WITH 3/4" HOSE CONNECTION, INTEGRAL VACUUM BREAKER, 3/4" INLET & LOOSE KEY TO OPERATE HYDRANT (OR SIMILAR-OWNER APPROVED).

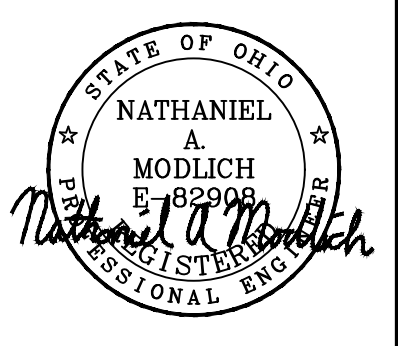
**SHOWER DRAIN (SD-1):**  
J.R. SMITH MODEL 2005-A FLOOR DRAIN WITH FLASHING COLLAR, ADJUSTABLE STRAINER HEAD TOP SET FLUSH WITH FINISH FLOOR, WITH ROUND STRAINER AND NICKEL BRONZE TOP ON DUCCO CAST IRON BODY, SEDIMENT BUCKET.



- GENERAL PLUMBING NOTES:**
- REFER TO 1/8" SCALE PLANS FOR ROUTING OF SANITARY SEWERS BELOW FLOOR, COLD WATER MAIN PIPING AND VENT MAINS.
  - CLEANOUTS SHOWN ON THIS PLAN OCCUR AT BASE OF STACK (FIRST FLOOR) ONLY.
  - NO WATER PIPING SHALL BE RUN IN THE ATTIC. RUN ALL WATER PIPING BETWEEN JOISTS.
  - PLUMBING CONTRACTOR SHALL ROUGH-IN FOR DISHWASHER UNDER COUNTER. PROVIDE 1/2" HW FROM KITCHEN SINK AND 1" DRAIN FROM DISHWASHER TO BE EXTENDED AND TIED INTO KITCHEN SINK. VERIFY EXACT CONNECTIONS ON DISHWASHER.
  - PLUMBING CONTRACTOR SHALL PROVIDE SPACER & SHUT-OFF VALVE AFTER SHUT-OFF VALVE AT EACH UNIT FOR POSSIBLE FUTURE SUBMETER.
  - PLUMBING CONTRACTOR SHALL PROVIDE SHOCK STOPS AT EACH WASHER AND AT EACH DISHWASHER, EQUAL TO SOUX CHIEF.
  - WATER PIPING SERVING THIRD FLOOR TO BE RUN IN SECOND FLOOR CEILING/JOIST SPACE.
  - PLUMBING CONTRACTOR TO MAKE ALL WET CONNECTIONS FOR ALL APPLIANCES.



**SHREMSHOCK**  
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**DEMAREST TOWNHOMES**  
4230 DEMAREST COVE CT.  
GROVE CITY, OH 43123  
PERMIT - PHASE II

CURRENT ISSUE:  
12/11/20

DRAWING ISSUES:  
1 03/29/2020 REVISION 1  
2 11/05/2021 REVISION 2  
3 11/23/2021 REVISION 3  
4 12/14/2021 REVISION 4  
5 02/03/2022 REVISION 5

TITLE:  
TYP. INTERIOR UNIT  
PLUMBING PLANS

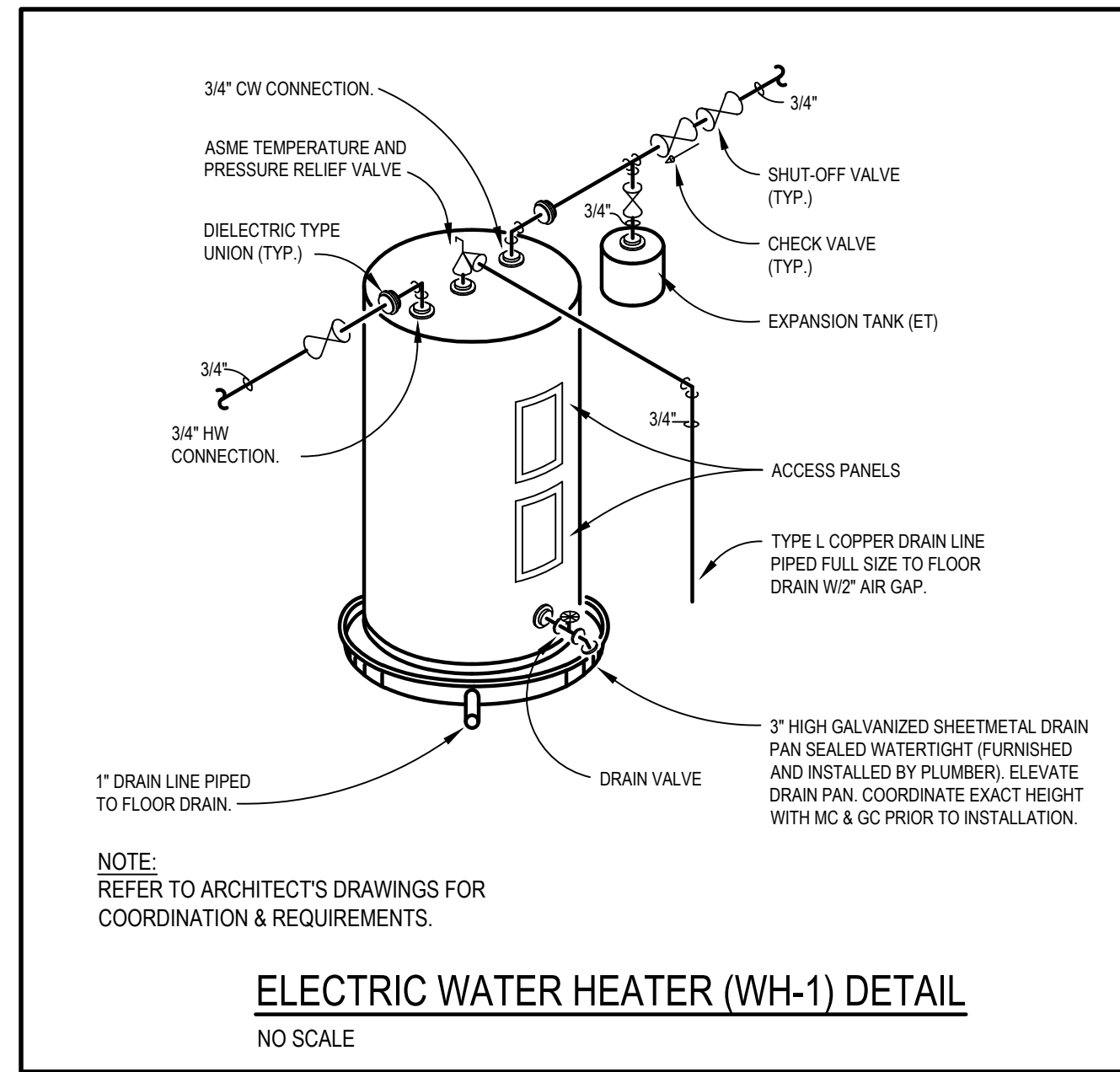
SCALE AS INDICATED

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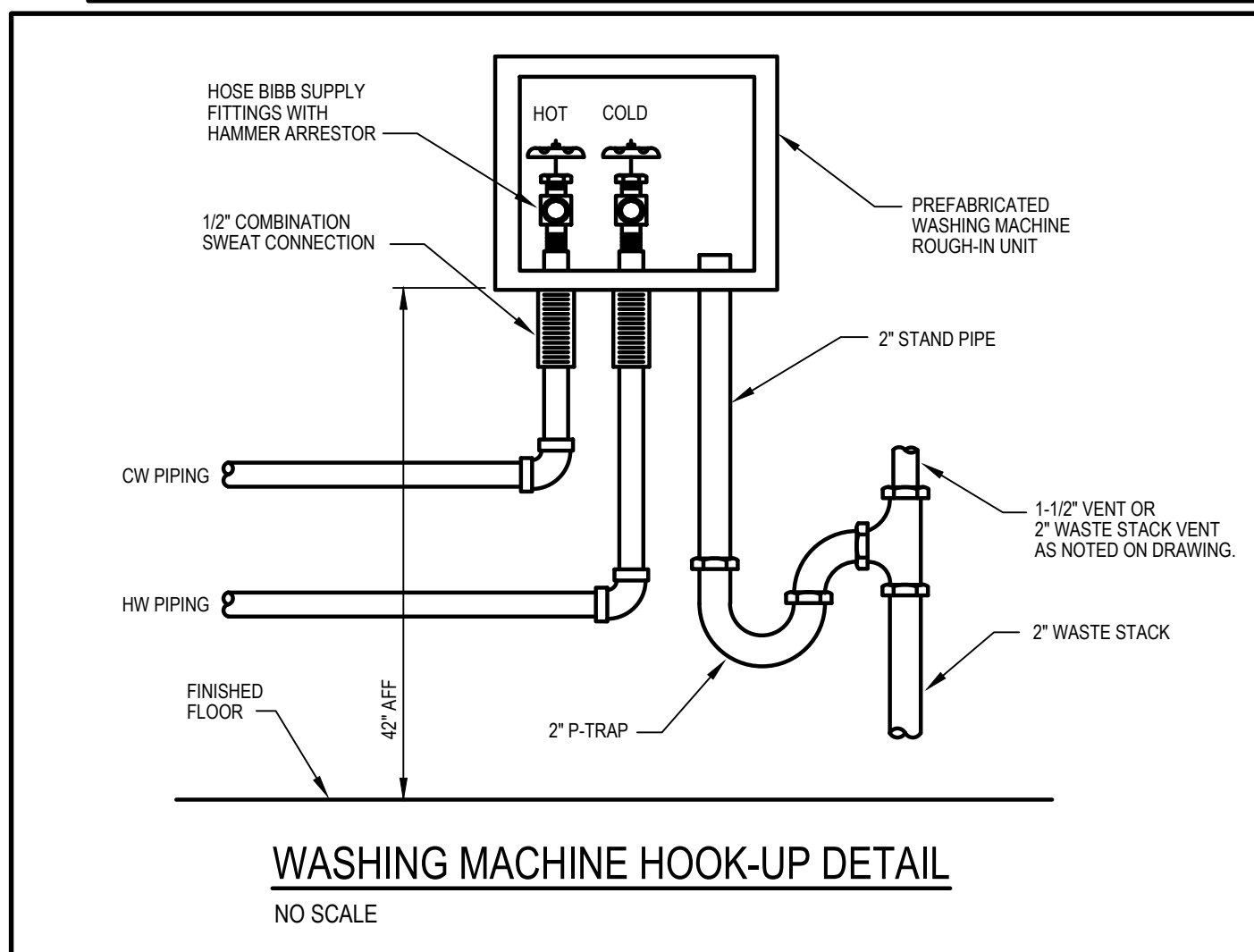
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DRAWING NUMBER:

**P201**  
PLOTTED:

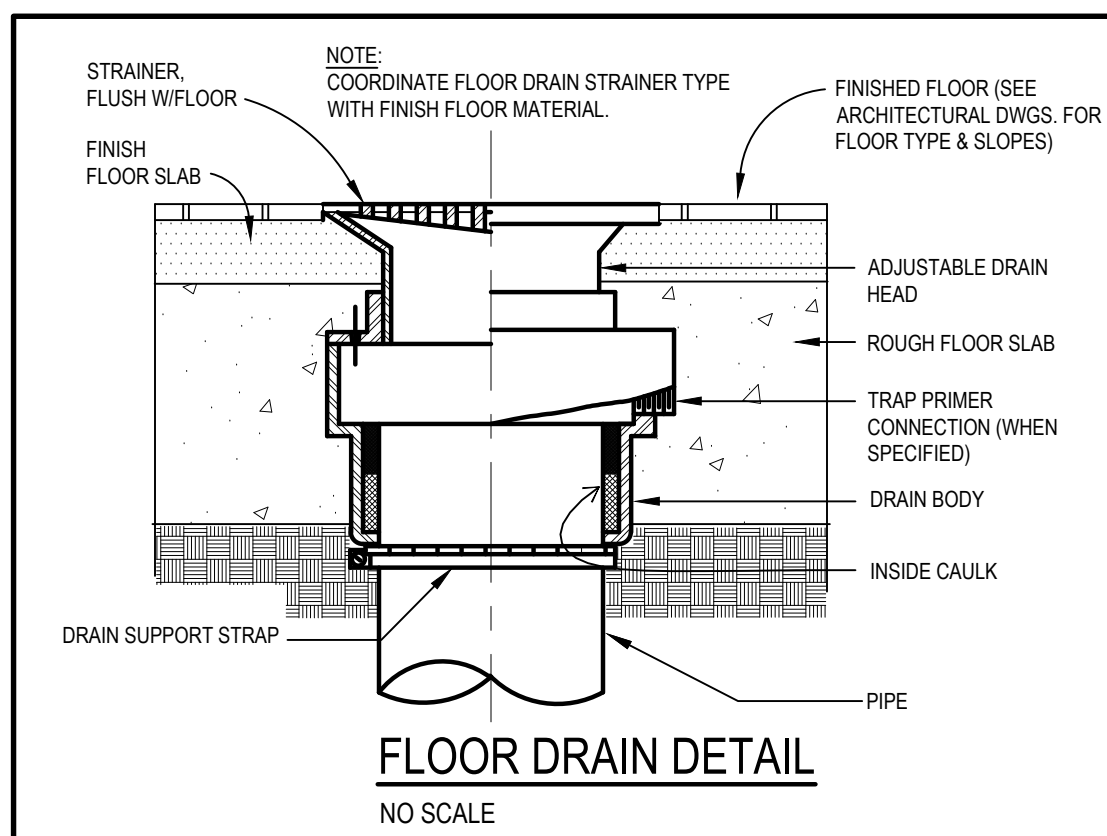




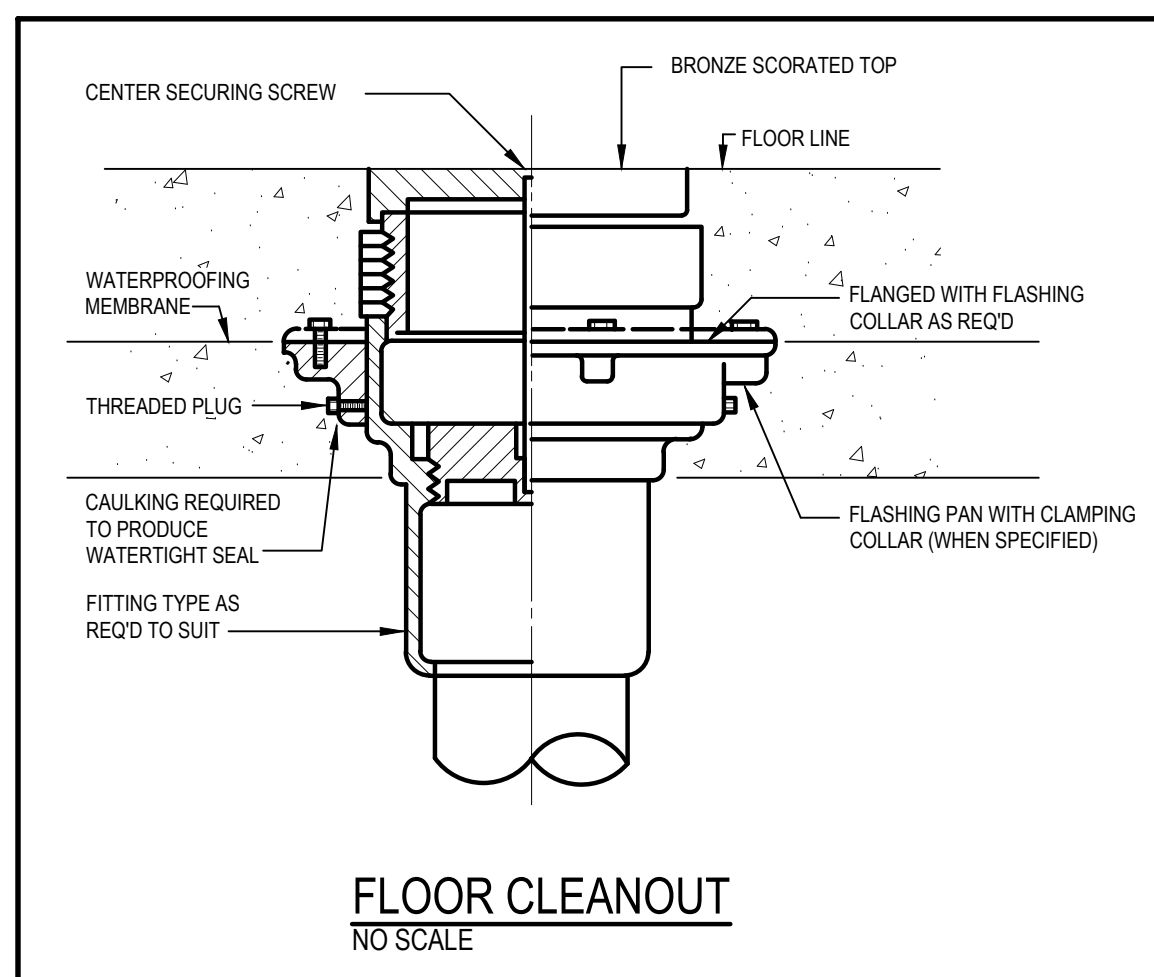
**ELECTRIC WATER HEATER (WH-1) DETAIL**  
NO SCALE



**WASHING MACHINE HOOK-UP DETAIL**  
NO SCALE



**FLOOR DRAIN DETAIL**  
NO SCALE



**FLOOR CLEANOUT**  
NO SCALE

PLUMBING FIXTURE SCHEDULE								
MARK	ITEM	FIXTURE	FAUCET	MTG. HT.	CW	HW	TRAP	ACCESSORIES
WC	WATER CLOSET	MANSFIELD 130-160	-	16-1/2"	1/2"	-	INTEG.	NOTE-1
LAV	LAVATORY	MANSFIELD 239	WHITEFALLS 201377	COUNTERTOP	1/2"	1/2"	1-1/2"	NOTE-2
BT	BATH TUB	STERLING 71370110	WHITEFALLS 201381	-	1/2"	1/2"	1-1/2"	NOTE-3
SHWR	SHOWER	STERLING 72130100	WHITEFALLS 201381	-	1/2"	1/2"	1-1/2"	NOTE-4
KS	S.S. SINK SINGLE BOWL	STERLING 20023 LUDINGTON	WHITEFALLS 201365	COUNTERTOP	1/2"	1/2"	1-1/2"	NOTE-5

- NOTES: FIXTURE SELECTIONS ARE BASIS OF DESIGN, FINAL SELECTION BY OWNER.
- FLOOR MOUNTED, ELONGATED BOWL, 1.6 GPF, 12" ROUGH-IN, GRAVITY FED FLUSHING TECHNOLOGY, WHITE, FURNISH WITH CHURCH #83835 CLOSED FRONT SEAT WITH COVER. (NOTE: WC-A MOUNT LEVER OPPOSITE OF WALL)
  - ROUND VITREOUS CHINA, FRONT OVERFLOW, SELF-RIMMING, FURNISH WITH POP-UP DRAIN, 5 AERATOR WASTE DRAIN & TRAP, SUPPLIES & STOPS.
  - BATH TUB, 60"W x 30"D x 16"H ROUGH-IN DIMENSIONS, WHITE. PROVIDE WITH PRESSURE BALANCE BATH/SHOWER FITTING.
  - THREE-PIECE SOLID VIKRELL MATERIAL SHOWER, 60"W x 35-1/4"D x 76-1/2"H ROUGH-IN DIMENSIONS, DURABLE HIGH-GLOSS FINISH, WHITE, PROVIDE WITH DELTA MODEL WR1000-UNWS PRESSURE BALANCE BATH/SHOWER FITTING.
  - UNDERMOUNT 24"x18"x9" ID NOMINAL SIZE, SINGLE BOWL, STAINLESS STEEL, SELF-RIMMING, FURNISH WITH BASKET STRAINER, WASTE DRAIN AND TRAP, SUPPLIES & STOPS, IN-SINK-ERATOR MODEL #BADGER #1 FOOD WASTE DISPOSER, 1/3 H.P., 120 VOLT, 1 PHASE.

**PLUMBING EQUIPMENT SCHEDULE:**

WATER HEATER (WH-1):  
A.O. SMITH MODEL ENT-50 (OR SIMILAR-OWNER APPROVED), ELECTRIC TYPE, 50 GALLON STORAGE CAPACITY, (2) 4500 ELEMENT WATTAGE, NON-SIMULTANEOUS, 240V, 1 PHASE, 21 GPH RECOVERY AT 90 DEG TEMPERATURE RISE, .92 ENERGY FACTOR. FURNISH WITH ASME TEMPERATURE/PRESSURE RELIEF VALVE.

EXPANSION TANK (ET):  
AMTROL "THERM-X-TROL" MODEL #ST-5, 2.1 GALLON TANK VOLUME, NON-ASME CONSTRUCTION, 3/4" SYSTEM CONNECTION (OR SIMILAR-OWNER APPROVED).

CLEANOUT (CO):  
SIOUX CHIEF MODEL 834-4P NR ABS/PVC BASE ADAPTER WITH POLYPRO CLEANOUT PLUG, ABS CORING SLEEVE AND HEAD ADAPTER. POLY CORING PLUG WITH ADJUSTABLE SECURED NICKEL BRONZE TOP.

CLEANOUT (CO-1):  
ZURN MODEL NO. Z1474DC-N-SG HEAVY-DUTY CLEANOUT HOUSING, DURA-COATED CAST IRON BODY W/INTEGRAL ANCHOR FLANGE, SECURED SCORATED COVER WITH LIFTING DEVICE, COMPLETE W/DURRESIST COVER, INTERNAL Z1440 CLEANOUT (FULL SIZE PER SEWER SIZE), SOLID GASKETED COVER.

WALL CLEANOUT (WCO):  
SIOUX CHIEF MODEL NO. 870 TAPER THREAD PLUG WITH STAINLESS STEEL ROUND COVER PLATE AND SCREW.

FLOOR DRAIN (FD):  
SIOUX CHIEF MODEL 840-3P WITH ROUND STRAINER, TRAP PRIMER CONNECTION (WHERE INDICATED) AND STAINLESS TOP ON PVC BODY. FURNISH AND INSTALL FLASHING FLANGE FOR MEMBRANE TYPE FLOORS.

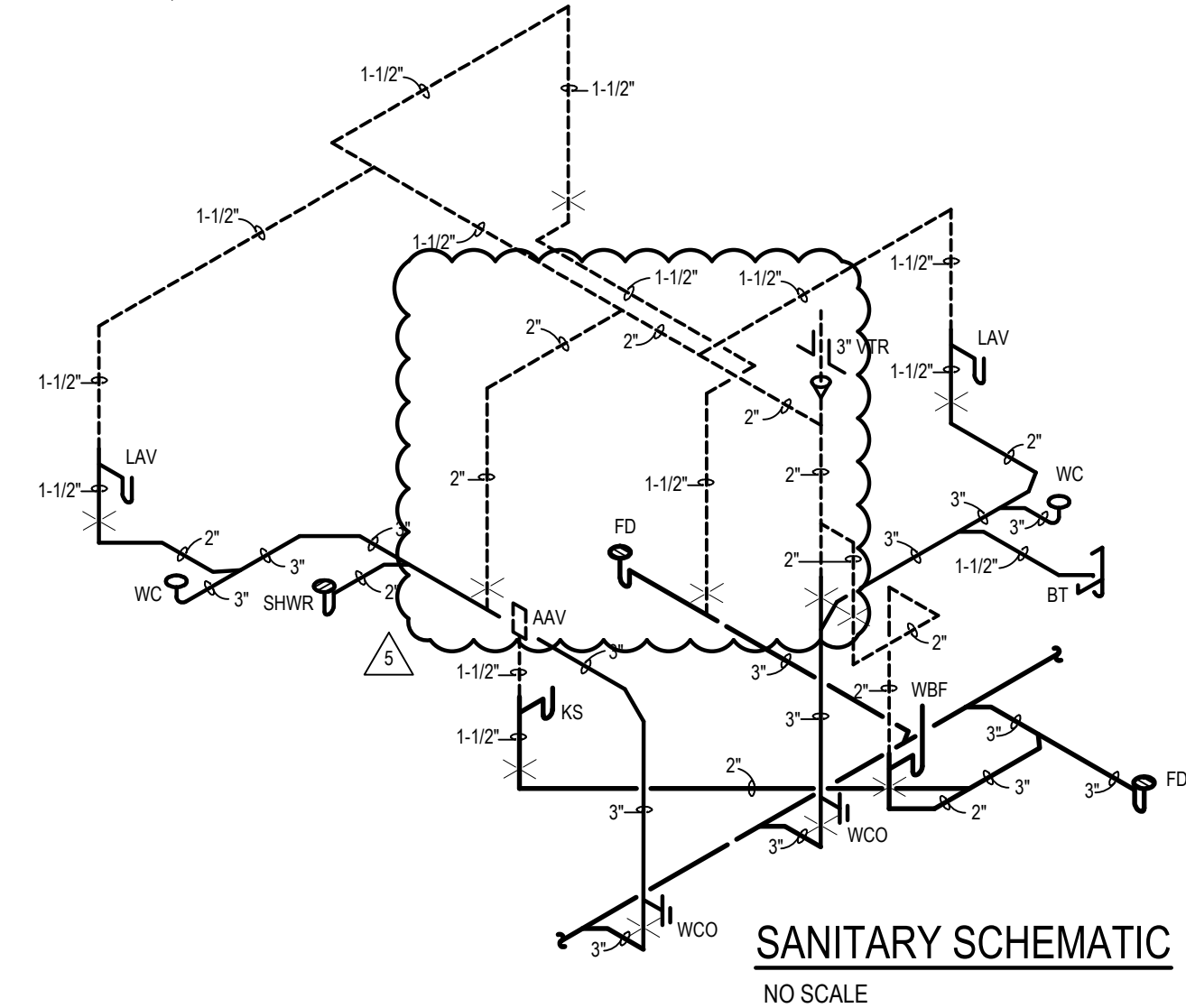
FLOOR SINK (FS) - UTILITY ROOM:  
SIOUX CHIEF "SQUAREMAX" MODEL NO. 861-4P-51 PVC DRAIN WITH 1/2 PLASTIC GATE.

TRAP PRIMER (TP) - UTILITY ROOM:  
SHALL BE PRECISION PLUMBING PRODUCTS MODEL PR-500 PRESSURE DROP ACTIVATED BRASS TRAP SEAL PRIMER, WITH INLET OPENING OF 1/2" MALE N.P.T. AND OUTLET OPENING OF FEMALE 1/2" N.P.T. COMPLETE WITH FOUR VIEW HOLES AND REMOVABLE FILTER SCREEN (OR SIMILAR-OWNER APPROVED).

WASHER BOX FITTING (WBF):  
GUY GREY MODEL MWB, IN WALL SUPPLY AND DRAIN FIXTURE FOR 1/2" COPPER TUBING AND 2" DRAIN (OR SIMILAR-OWNER APPROVED).

FROST PROOF HOSE BIBB (FPHB):  
WOODFORD MODEL NO. 65 ANTI-SIPHON NON-FREEZE WALL HYDRANT WITH 3/4" HOSE CONNECTION, INTEGRAL VACUUM BREAKER, 3/4" INLET & LOOSE KEY TO OPERATE HYDRANT (OR SIMILAR-OWNER APPROVED).

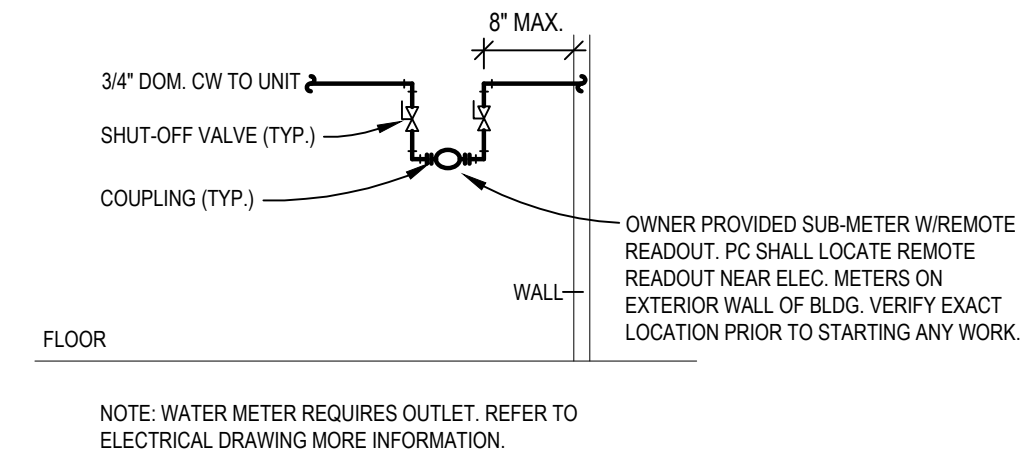
SHOWER DRAIN (SD-1):  
J.R. SMITH MODEL 2005-A FLOOR DRAIN WITH FLASHING COLLAR, ADJUSTABLE STRAINER HEAD TOP SET FLUSH WITH FINISH FLOOR, WITH ROUND STRAINER AND NICKEL BRONZE TOP ON DUCO CAST IRON BODY, SEDIMENT BUCKET.



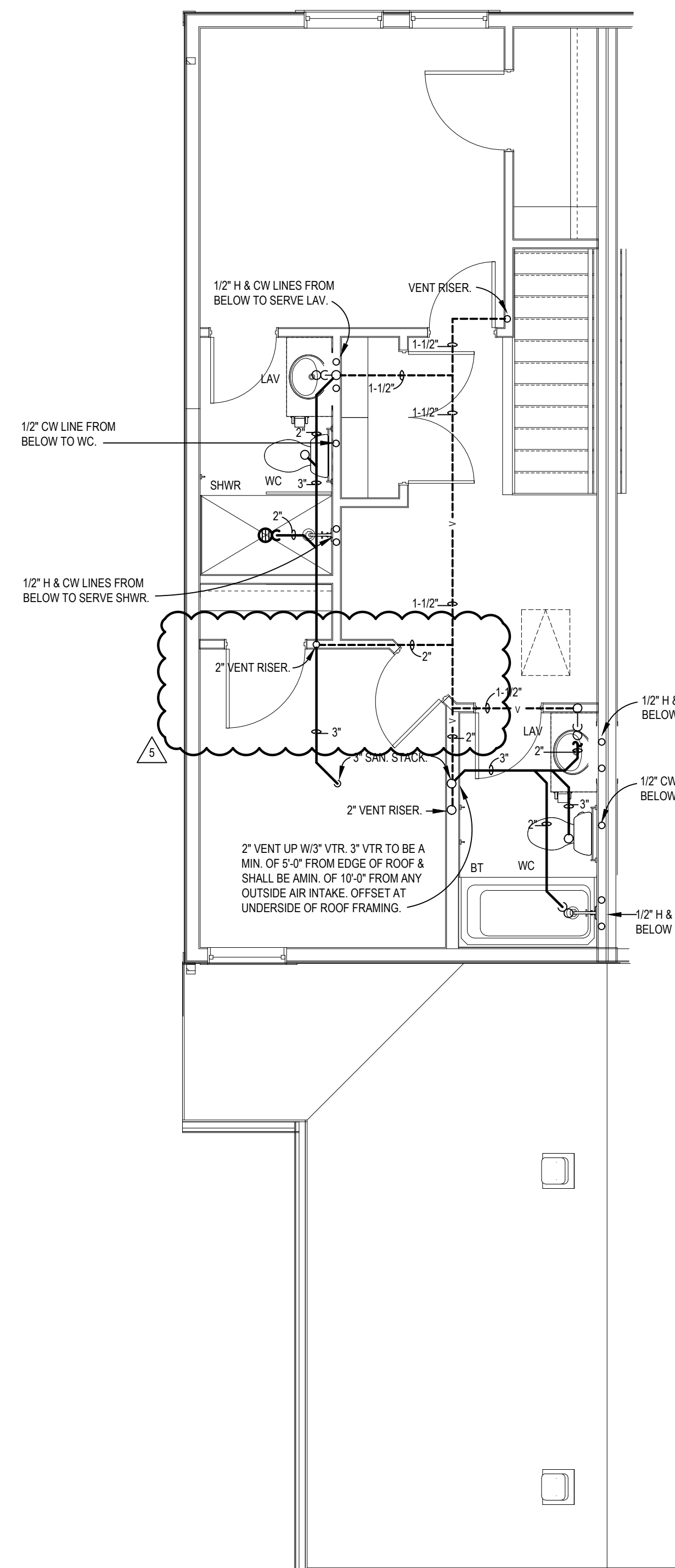
**SANITARY SCHEMATIC**  
NO SCALE

**GENERAL PLUMBING NOTES:**

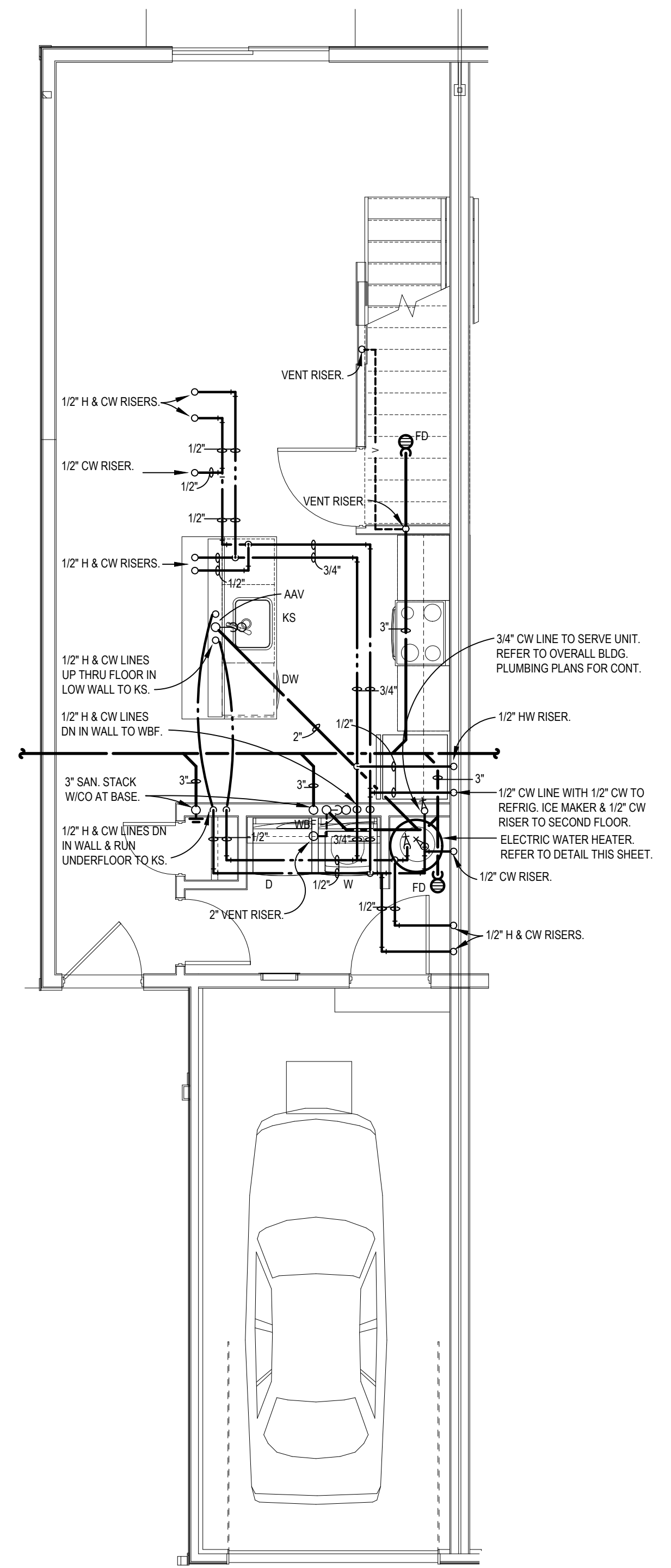
- REFER TO 1/8" SCALE PLANS FOR ROUTING OF SANITARY SEWERS BELOW FLOOR, COLD WATER MAIN PIPING AND VENT MAINS.
- CLEANOUTS SHOWN ON THIS PLAN OCCUR AT BASE OF STACK (FIRST FLOOR) ONLY.
- NO WATER PIPING SHALL BE RUN IN THE ATTIC. RUN ALL WATER PIPING BETWEEN JOISTS.
- PLUMBING CONTRACTOR SHALL ROUGH-IN FOR DISHWASHER UNDER COUNTER. PROVIDE 1/2" HW FROM KITCHEN SINK AND 1" DRAIN FROM DISHWASHER TO BE EXTENDED AND TIED INTO KITCHEN SINK. VERIFY EXACT CONNECTIONS ON DISHWASHER.
- PLUMBING CONTRACTOR SHALL PROVIDE SPACER & SHUT-OFF VALVE AFTER SHUT-OFF VALVE AT EACH UNIT FOR POSSIBLE FUTURE SUBMETER.
- PLUMBING CONTRACTOR SHALL PROVIDE SHOCK STOPS AT EACH WASHER AND AT EACH DISHWASHER, EQUAL TO SIOUX CHIEF.
- WATER PIPING SERVING THIRD FLOOR TO BE RUN IN SECOND FLOOR CEILING/JOIST SPACE.
- PLUMBING CONTRACTOR TO MAKE ALL WET CONNECTIONS FOR ALL APPLIANCES.



**TYP. UNIT WATER ENTRANCE**  
NO SCALE



**SECOND FLOOR EXTERIOR UNIT PLUMBING PLAN**  
SCALE: 1/4" = 1'-0"



**FIRST FLOOR EXTERIOR UNIT PLUMBING PLAN**  
SCALE: 1/4" = 1'-0"

**SHREMSHOCK**



**DEMAREST TOWNHOMES**  
4230 DEMAREST COVE CT.  
GROVE CITY, OH 43123  
PERMIT - PHASE II

CURRENT ISSUE:  
12/11/20

DRAWING ISSUES:

1	03/29/2020	REVISION 1
2	11/06/2021	REVISION 2
3	11/23/2021	REVISION 3
4	12/14/2021	REVISION 4
5	02/03/2022	REVISION 5

TITLE:  
**TYP. EXTERIOR UNIT PLUMBING PLANS**

SCALE AS INDICATED

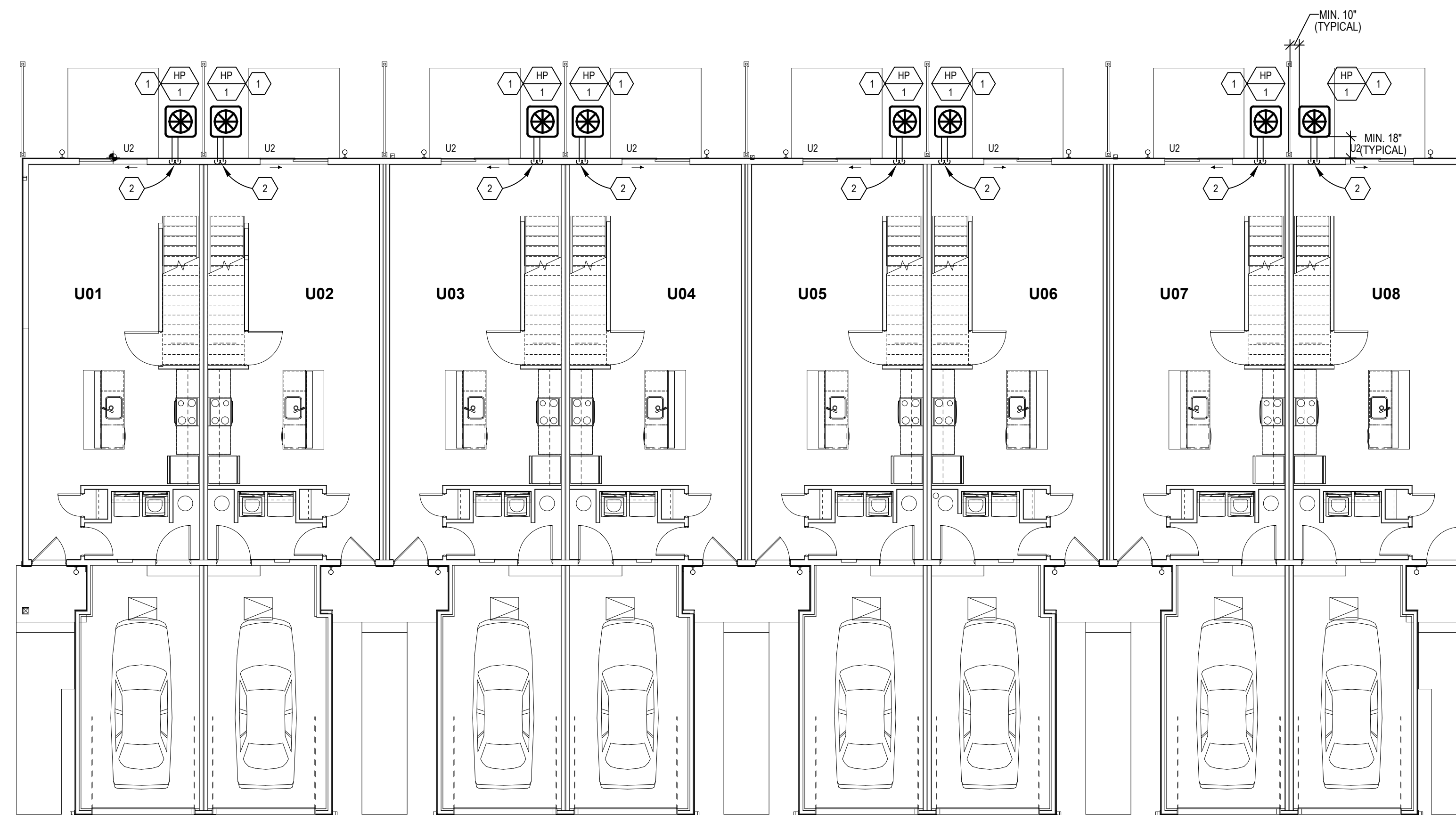
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SAI # 190274  
DRAWING NUMBER:

**P202**

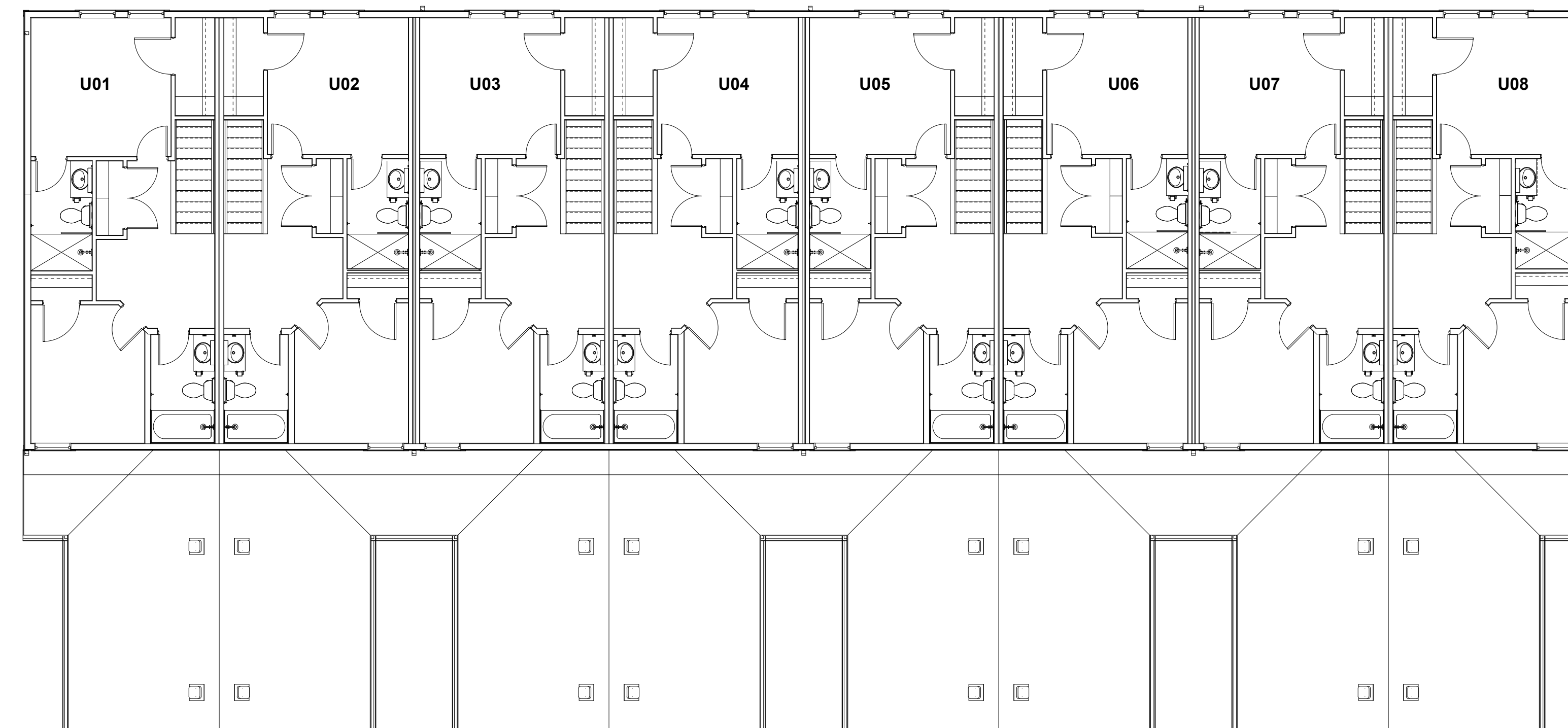
PLOTTED:

SHREMSHOCK ARCHITECTS, INC.  
7400 West Campus Road Suite 150 New Albany, OH 43054  
t 614 545 4555 www.shremshock.com



**FIRST FLOOR MECHANICAL PLAN**

SCALE: 1/8" = 1'-0"



**SECOND FLOOR MECHANICAL PLAN**

SCALE: 1/8" = 1'-0"

MECHANICAL LEGEND	
SYMBOL	DESCRIPTION
SA	SUPPLY AIR
SF	SUPPLY FAN
SR	SUPPLY REGISTER
EA	EXHAUST AIR
EF	EXHAUST FAN
EG	EXHAUST GRILLE
RR	RETURN REGISTER
RA	RETURN AIR
RG	RETURN GRILLE
TA	TRANSFER AIR
FC	FAN COIL UNIT
AD	ACCESS DOOR
MC	MECHANICAL CONTRACTOR
GC	GENERAL CONTRACTOR
⊖	THERMOSTAT (ELECTRIC)
TOD	TOP OF DUCT
BOD	BOTTOM OF DUCT
▬	FLEXIBLE DUCT
▬	FLEXIBLE DUCT CONNECTOR
▬	DUCT W/ INTERNAL LINING
▬	MANUAL VOLUME DAMPER
▬	CHANGE IN ELEVATION RISE (R) OR DROP (D)
▬	ELBOW W/ DBL THICKNESS TURNING VANES
▬	FRESH/RETURN/EXHAUST AIR DUCT
▬	SUPPLY AIR DUCT

**GENERAL NOTE:**

- MECHANICAL CONTRACTOR SHALL REFER TO TYP. ENLARGED MECHANICAL PLANS FOR MORE INFORMATION.

**MECHANICAL CODED NOTES**

- HOUSEKEEPING PAD BY OTHERS THAT IS SIX INCHES LARGER THAN CONDENSING UNIT. INSTALL CONDENSING UNIT LEVEL AND PER MANUFACTURER'S GUIDELINES AND RECOMMENDATIONS. SEE INSTALLATION MANUAL FOR RECOMMENDED CLEARANCES.
- MC TO ROUTE REFRIGERANT LIQUID & SUCTION LINES FROM CONDENSING UNIT UP IN WALL. ROUTE PIPING IN CEILING SPACE BACK TO INDOOR FAN COIL IN MECHANICAL CLOSET. PROVIDE LONG LINE APPLICATIONS IF REQUIRED. MAKE FINAL CONNECTION AND TEST SYSTEM FOR REFRIGERANT FLOW. INSULATE PIPING WITH 1" BLACK ARMAFLEX INSULATION. WALL SLEEVE BY OTHERS.



CURRENT ISSUE: 12/15/21

DRAWING ISSUES:

TITLE:  
**OVERALL MECHANICAL PLANS**

SCALE AS INDICATED

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PROHIBITION OF REUSE: THESE DRAWINGS AND SPECS WERE PREPARED FOR USE ON A SPECIFIC SITE. COTTAGE IMPROVEMENTS WITH THEIR ISSUE DATE. THEY ARE NOT INTENDED FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. REUSE OF THESE DRAWINGS AND SPECS ON ANY PROJECT IS PROHIBITED AND CONTRARY TO LAW UNLESS EXPRESSLY AUTHORIZED IN WRITING BY SHREMSHOCK ARCHITECTS, INC.

SAI # 190274

DRAWING NUMBER:

**M101**

PLOTTED:

**MECHANICAL GENERAL NOTES:**

- MECHANICAL CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR FOR ALL POWER AND VOLTAGE REQUIREMENTS.
- 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.
- ALL DUCTWORK DIMENSIONS NOTED ON PLAN REFERS TO THE CLEAR INSIDE OPENING REQUIRED.
- ALL WALL, FLOOR AND ROOF CUTTING, PATCHING AND FLASHING REQUIRED TO INSTALL THE MECHANICAL SYSTEMS SHALL BE MADE BY THE MECHANICAL CONTRACTOR.
- 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.
- ALL DUCTWORK JOINTS SHALL BE SECURELY FASTENED AND SEALED WITH MASTICS.
- REGISTERS, GRILLES AND DIFFUSERS SHALL BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- 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.
- 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.
- PERFORM ALL WORK IN ACCORDANCE WITH THE RULES & REGULATIONS OF THE APPROPRIATE STATE AND LOCAL BUILDING CODES AND SUBTITLES.
- QUESTIONS REGARDING THESE DRAWINGS SHALL BE ADDRESSED TO THE ENGINEER PRIOR TO THE AWARDED OF THE CONTRACT. OTHERWISE THE ENGINEER'S INTERPRETATION OF THE MEANING AND INTENT OF THE DRAWINGS SHALL BE FINAL.
- MECHANICAL CONTRACTOR TO PROVIDE TO THE OWNER A (1) ONE YEAR SERVICE PLAN SEPARATE FROM THE (1) ONE YEAR EQUIPMENT WARRANTY, ON ALL MECHANICAL HVAC EQUIPMENT, TO INCLUDE FURNACES, CONDENSING UNITS.
- MECHANICAL CONTRACTOR TO ENSURE A MINIMUM OF 10' CLEARANCE BETWEEN FRESH AIR INTAKES AND EXHAUST VENTS, PLUMBING VENTS AND GAS FLUES.
- ALL MECHANICAL RUNS TO BE FLEXIBLE DUCT UNLESS NOTED OTHERWISE.

**MECHANICAL CODED NOTES:**

- BATHROOM EXHAUST DUCT WITH SOFFIT CAP. COORDINATE EXACT ROUTING AND FINAL CAP LOCATION WITH GENERAL CONTRACTOR PRIOR TO ROUTING ANY DUCTWORK AND MAKING ANY WALL PENETRATIONS.
- DUCTWORK TO BE ROUTED AS HIGH AS POSSIBLE IN JOIST SPACE TO ELIMINATE DUCTWORK CONFLICTS. ROUTE THROUGH TRUSS WEB. OFFSET AS NEEDED TO AVOID JOISTS.
- MC TO PROVIDE 1" FILTER SECTION ON RETURN DUCT AT ACCESSIBLE LOCATION. PROVIDE 2 SETS 1" DISPOSABLE FILTERS AFTER FINAL CONSTRUCTION IS COMPLETE.
- GC TO UNDERCUT DOOR 1" FOR TRANSFER OF MAKE-UP AIR.
- THERMOSTAT TO BE 7 DAY PROGRAMMABLE. MC TO PROVIDE CONTROL WIRING BACK TO FAN COIL UNIT. MOUNT 48" ABOVE FINISHED FLOOR.
- MC TO ROUTE REFRIGERANT LIQUID & SUCTION LINES FROM FAN COIL (FC) IN MECHANICAL CLOSET. ROUTE PIPING IN CEILING SPACE BACK TO EXTERIOR HEAT PUMP (HP). MAKE FINAL CONNECTION AND TEST SYSTEM FOR REFRIGERANT FLOW. SEAL WALL PENETRATION WEATHER TIGHT. INSULATE PIPING WITH 1" BLACK ARMAFLEX INSULATION (TYPICAL).
- 3/4" PVC CONDENSATE DRAIN FROM DX COIL TO BE ROUTED TO NEAREST FLOOR DRAIN AND TERMINATED WITH 2" AIR GAP.
- DRYER EXHAUST VENT CAP ON ROOF. MC TO PROVIDE ROOF JACK. COORDINATE COLOR WITH ARCHITECT PRIOR TO CONSTRUCTION.
- OVER RANGE RE-CIRCULATION STYLE RESIDENTIAL FUME HOOD BY OWNER.
- DRYER VENT BOX BY THE DRYER BOX COMPANY BASED ON MODEL 480 FOR 6" WALL STUD AND MODEL 350 FOR 4" STUD WALL. ALTERNATE MANUFACTURER TO BE APPROVED BY ARCHITECT/ENGINEER. DRYER DUCT ROUTED UP IN WALL THROUGH TOP PLATE INTO CEILING SPACE.
- 4"Ø OR 7"Ø UP TO FLOOR REGISTERS ON 2ND FLOOR. COORDINATE EXACT LOCATIONS PRIOR TO CUTTING FLOOR/CEILING ASSEMBLY. SEE SECOND FLOOR PLAN FOR GRILLE SIZE AND AIRFLOW.
- REMOVED FROM PROJECT.
- FULL SIZE RETURN AIR PLENUM WITH FILTER SECTION.
- REMOVED FROM PROJECT.
- FAN COIL TO BE MOUNTED IN UPFLOW POSITION.

DUCTWORK SCHEDULE			
DUCT SYSTEM	SMACNA PRESSURE CLASS	SMACNA SEAL CLASS	DUCT MATERIAL
SUPPLY AIR DUCTWORK	2"	B	GALVANIZED STEEL
RETURN AIR DUCTWORK	1"	B	GALVANIZED STEEL
EXHAUST AIR	1"	B	GALVANIZED STEEL
DRYER VENT DUCTWORK	-	-	26-GAUGE RIGID SMOOTH WALL ALUMINUM

**NOTE:**

- ALL DUCTWORK SIZES ARE AIRWAY DIMENSIONS.
- CONEALED DUCTWORK SHALL BE INSULATED WITH A MINIMUM R-6.0 DUCT WRAP.
- ANY DUCTWORK ROUTED IN ATTIC SPACE (OUTSIDE OF THERMO ENVELOPE) SHALL BE INSULATED WITH A MINIMUM R-8 DUCT WRAP.
- NO SHEET METAL SCREWS OR DAMPERS PERMITTED IN DRYER VENT DUCTWORK.
- DRYER VENT EQUIVALENT LENGTH SHALL NOT EXCEED MAXIMUM LENGTH ALLOWED PER 2012 IMC 504.6.4.1.
- EQUIVALENT LENGTH OF DRYER VENT SHALL BE IDENTIFIED ON PERMANENT LABEL OR TAG WITHIN 6 FEET OF VENT CONNECTION PER 2012 IMC 504.6.5

**DRYER VENT NOTES:**

- OWNER TO PROVIDE DRYER MANUFACTURER'S VENT LENGTH DATA.
  - THE DRYER AND VENT REQUIRED SHALL MEET THE FOLLOWING CONDITIONS:
    - DRYER MANUFACTURER SHALL ALLOW VENT LENGTH OF UP TO 35 FEET WITH THREE 90 DEGREE ELBOWS.
    - CONTRACTOR TO PROVIDE MANUFACTURER'S CONFIRMATION CUT SHEET TO THE BUILDING DEPARTMENT.
  - DRYER VENT SHALL BE RIGID SMOOTH WALL (26 GAUGE) 020 WALL ALUMINUM DUCT. NO SHEET METAL SCREWS WILL BE PERMITTED. NO FIRE DAMPERS WILL BE PERMITTED.

ALL DUCTWORK LOCATED IN ATTIC SPACE TO HAVE A MINIMUM R-8 INSULATION.

SPLIT SYSTEM SCHEDULE (APARTMENT / UNITS)																				
TAG	MANUFACTURER & MODEL NUMBER		NOMINAL TONNAGE	CFM	ESP (IN.)	GROSS COOLING CAPACITY			INDOOR UNIT				OUTDOOR UNIT		UNIT WEIGHT (LBS.) W/O ACCESSORIES INDOOR / OUTDOOR	REMARKS				
	INDOOR UNIT	OUTDOOR UNIT				EAT (MBH)	TOTAL (MBH)	SENSIBLE (MBH)	S/A FAN HP	AUX. ELEC. HEAT (KW)	VOLTAGE	MCA	MOC	VOLTAGE			MCA	MOC	AMB. TEMP.	SEER
FC 1	GOODMAN ARUF25B14AA	GOODMAN GSK130241E	2.0	800	.5	80/67	23.0	17.1	1/3	10	240V 1 PH	46	50	240V 1 PH	10.3	15	95°F	13	103/120	SEE NOTES BELOW

**FURNISH WITH THE FOLLOWING:**

**INDOOR UNIT:**

- PROGRAMMABLE HT/COOL T/STAT
- TWO SETS OF 1" PLEATED (MERV 8) THROWAWAY FILTERS
- DRAINABLE CONDENSATE PANS WITH TRAP KIT
- INSULATED CABINET (R-4.2)
- FILTER RACK WITH 00009
- SINGLE POINT POWER CONNECTION

**OUTDOOR UNIT:**

- BALL BEARING FAN MOTOR
- CRANKCASE HEATER
- STANDARD CONTROL TO 55°F (SUMMER)
- INSULATED CABINET (R-4.2)
- EVAPORATOR FREEZE THERMOSTAT
- FILTER DRYER
- HIGH & LOW PRESSURE SWITCH
- OUTDOOR AIR TEMPERATURE SENSOR
- R-410A REFRIGERANT
- INTERNAL THERMAL OVERLOAD
- SOUND SHIELD
- LOCKING REFRIGERANT CAP. (SIMILAR TO 'NOVENT' BY RECTORSEAL)

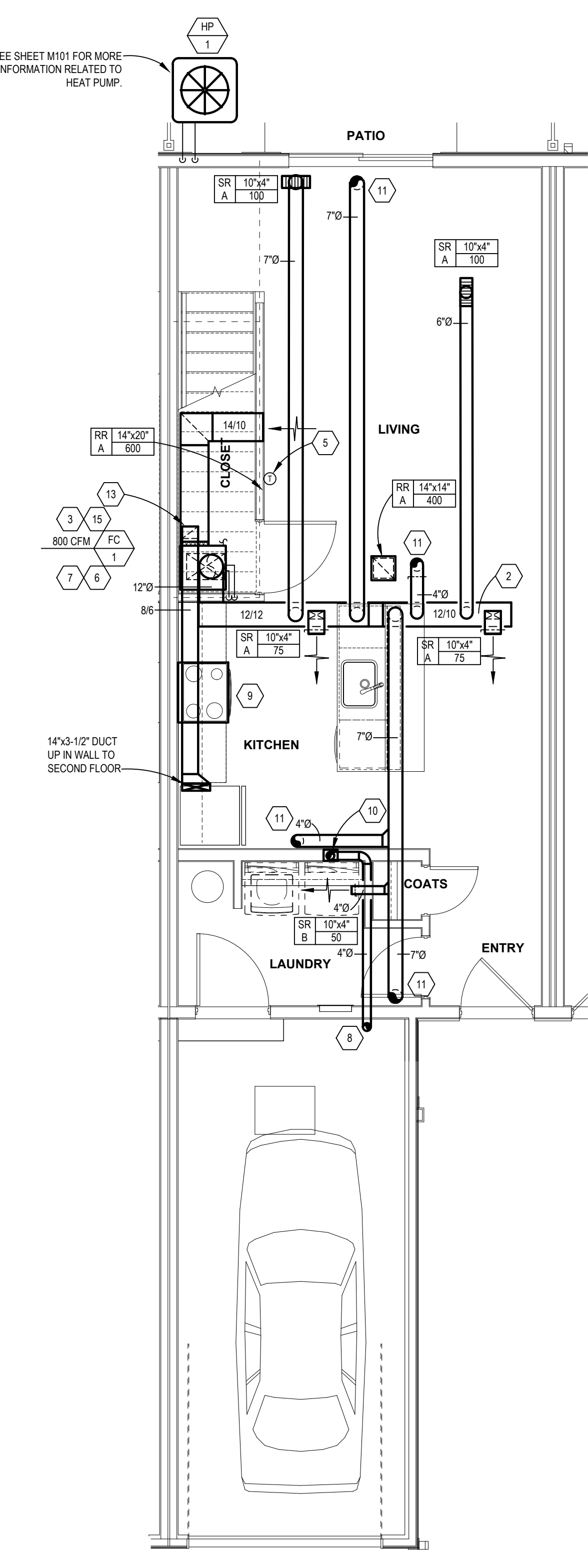
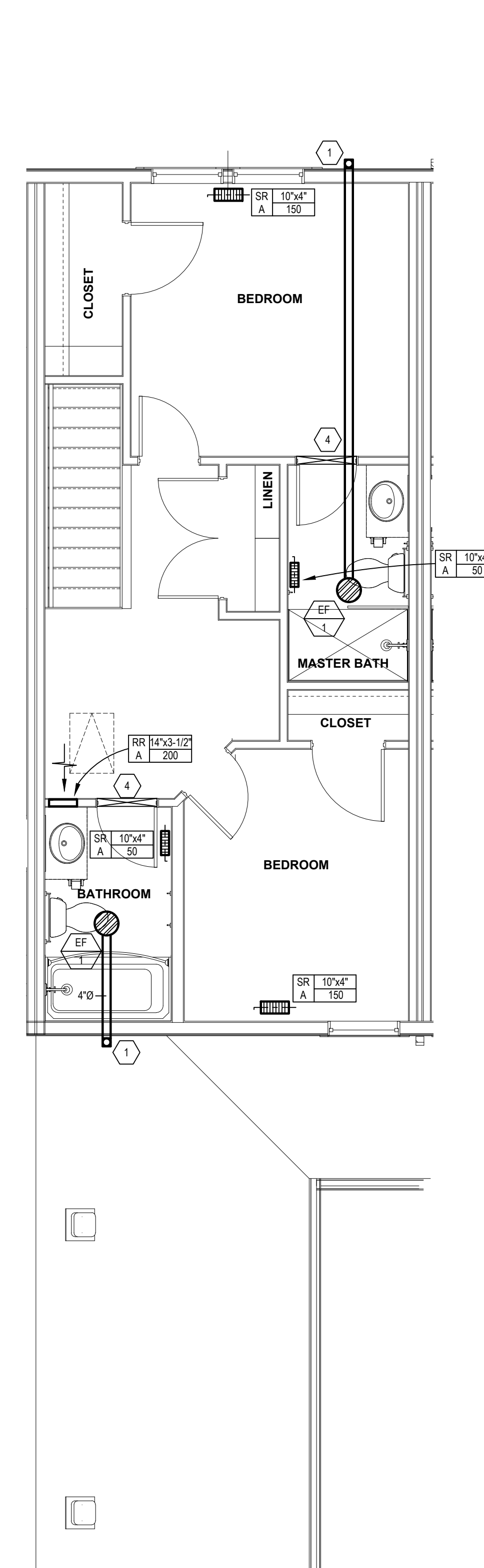
FAN SCHEDULE											
TAG	MANUFACTURER & MODEL NUMBER	AREA SERVED	SERVICE	CFM	ESP	MOTOR AMPS/WATTS & VOLTAGE	FAN RPM	FAN TYPE	MAX. SOUND LEVEL	WEIGHT (LBS)	REMARKS
EF 1	BROAN AE80LK	UNIT BATHROOMS	TOILET EXHAUST	80	0.25"	43.1 WATTS(0.37 AMPS) 120V/1 PH	700	CEILING	2.0	10	SEE NOTES BELOW.

**NOTES: PROVIDE WITH THE FOLLOWING ITEMS:**

- INTEGRAL INLET GRILLE
- CAP WITH BIRD SCREEN, SEE CODED NOTE #8.
- AUTOMATIC BACKDRAFT DAMPER
- OUTLET DUCT FLANGE CONNECTION

GRILLE, REGISTER AND DIFFUSER SCHEDULE											
TAG	MANUFACTURER & MODEL NUMBER	CFM	AIR PATTERN	NECK SIZE	DAMPER	FRAME STYLE	PANEL SIZE	MAXIMUM NO. LEVEL	FINISH	MATERIAL	REMARKS
SR A	HART & COOLEY A618MS	AS NOTED	AS SHOWN	AS NOTED	MULTI-SHUTTER VALVE	SURFACE MOUNTED	10"x4"	25	WHITE	STEEL	
RR A	HART & COOLEY A-650	AS NOTED	RETURN	AS NOTED	OPPOSED BLADE	SURFACE MOUNTED	AS NOTED	25	WHITE	ALUMINUM	TAG: _____ NECK SIZE _____ CFM

NATURAL VENTILATION FRESH AIR CALCULATIONS	
EXTERIOR DOOR	
(1) 3'-0" x 7'-0" OPENING	21.0 SQ. FT. OPENING
OPERABLE WINDOWS	
(1) 3'-0" x 5'-6" OPENING	16.5 SQ. FT. OPENING (50% OPERABLE = 8.25 PER WINDOW)
LIVING AREA - 384 SQ. FT.	
384 SQ. FT. x 4% = 15.4 SQ. FT. OPENING REQ'D	(3) DOORS - 3 x 21 SQ. FT. = 63 SQ. FT. OPENING
BEDROOM 1 - 125 SQ. FT.	
125 SQ. FT. x 4% = 5.0 SQ. FT. OPENING REQ'D	(2) WINDOWS - 2 x 8.25 SQ. FT. = 16.5 SQ. FT. OPENING
BEDROOM 2 - 93 SQ. FT.	
93 SQ. FT. x 4% = 4.0 SQ. FT. OPENING REQ'D	(1) WINDOW - 1 x 8.25 SQ. FT. = 8.25 SQ. FT. OPENING



SECOND FLOOR INTERIOR UNIT MECHANICAL PLAN  
SCALE: 1/4" = 1'-0"

FIRST FLOOR INTERIOR UNIT MECHANICAL PLAN  
SCALE: 1/4" = 1'-0"



CURRENT ISSUE: 12/15/21  
DRAWING ISSUES:

TITLE: TYP. INTERIOR UNIT MECHANICAL PLANS

SCALE: AS INDICATED

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SAI # 190274  
DRAWING NUMBER:

**M201**

PLOTTED:

**MECHANICAL GENERAL NOTES:**

- MECHANICAL CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR FOR ALL POWER AND VOLTAGE REQUIREMENTS.
- 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.
- ALL DUCTWORK DIMENSIONS NOTED ON PLAN REFERS TO THE CLEAR INSIDE OPENING REQUIRED.
- ALL WALL, FLOOR AND ROOF CUTTING, PATCHING AND FLASHING REQUIRED TO INSTALL THE MECHANICAL SYSTEMS SHALL BE MADE BY THE MECHANICAL CONTRACTOR.
- 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.
- ALL DUCTWORK JOINTS SHALL BE SECURELY FASTENED AND SEALED WITH MASTICS.
- REGISTERS, GRILLES AND DIFFUSERS SHALL BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- 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.
- 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.
- PERFORM ALL WORK IN ACCORDANCE WITH THE RULES & REGULATIONS OF THE APPROPRIATE STATE AND LOCAL BUILDING CODES AND SUBTITLES.
- QUESTIONS REGARDING THESE DRAWINGS SHALL BE ADDRESSED TO THE ENGINEER PRIOR TO THE AWARDED OF THE CONTRACT. OTHERWISE THE ENGINEER'S INTERPRETATION OF THE MEANING AND INTENT OF THE DRAWINGS SHALL BE FINAL.
- MECHANICAL CONTRACTOR TO PROVIDE TO THE OWNER A (1) ONE YEAR SERVICE PLAN SEPARATE FROM THE (1) ONE YEAR EQUIPMENT WARRANTY, ON ALL MECHANICAL HVAC EQUIPMENT, TO INCLUDE FURNACES, CONDENSING UNITS.
- MECHANICAL CONTRACTOR TO ENSURE A MINIMUM OF 10' CLEARANCE BETWEEN FRESH AIR INTAKES AND EXHAUST VENTS, PLUMBING VENTS AND GAS FLUES.
- ALL MECHANICAL RUNS TO BE FLEXIBLE DUCT UNLESS NOTED OTHERWISE.

**MECHANICAL CODED NOTES:**

- BATHROOM EXHAUST DUCT WITH SOFFIT CAP. COORDINATE EXACT ROUTING AND FINAL CAP LOCATION WITH GENERAL CONTRACTOR PRIOR TO ROUTING ANY DUCTWORK AND MAKING ANY WALL PENETRATIONS.
- DUCTWORK TO BE ROUTED AS HIGH AS POSSIBLE IN JOIST SPACE TO ELIMINATE DUCTWORK CONFLICTS. ROUTE THROUGH TRUSS WEB. OFFSET AS NEEDED TO AVOID JOISTS.
- MC TO PROVIDE 1" FILTER SECTION ON RETURN DUCT AT ACCESSIBLE LOCATION. PROVIDE 2 SETS 1" DISPOSABLE FILTERS AFTER FINAL CONSTRUCTION IS COMPLETE.
- GC TO UNDERCUT DOOR 1" FOR TRANSFER OF MAKE-UP AIR.
- THERMOSTAT TO BE 7 DAY PROGRAMMABLE. MC TO PROVIDE CONTROL WIRING BACK TO FAN COIL UNIT. MOUNT 48" ABOVE FINISHED FLOOR.
- MC TO ROUTE REFRIGERANT LIQUID & SUCTION LINES FROM FAN COIL (FC) IN MECHANICAL CLOSET. ROUTE PIPING IN CEILING SPACE BACK TO EXTERIOR HEAT PUMP (HP). MAKE FINAL CONNECTION AND TEST SYSTEM FOR REFRIGERANT FLOW. SEAL WALL PENETRATION WEATHER TIGHT. INSULATE PIPING WITH 1" BLACK ARMAFLEX INSULATION (TYPICAL).
- 3/4" PVC CONDENSATE DRAIN FROM DX COIL TO BE ROUTED TO NEAREST FLOOR DRAIN AND TERMINATED WITH 2" AIR GAP.
- DRYER EXHAUST VENT CAP ON ROOF. MC TO PROVIDE ROOF JACK. COORDINATE COLOR WITH ARCHITECT PRIOR TO CONSTRUCTION.
- OVER RANGE RE-CIRCULATION STYLE RESIDENTIAL FUME HOOD BY OWNER.
- DRYER VENT BOX BY THE DRYER BOX COMPANY BASED ON MODEL 480 FOR 6" WALL STUD AND MODEL 350 FOR 4" STUD WALL. ALTERNATE MANUFACTURER'S TO BE APPROVED BY ARCHITECT/ENGINEER. DRYER DUCT ROUTED UP IN WALL THROUGH TOP PLATE INTO CEILING SPACE.
- 4"Ø OR 7"Ø UP TO FLOOR REGISTERS ON 2ND FLOOR. COORDINATE EXACT LOCATIONS PRIOR TO CUTTING FLOOR/CEILING ASSEMBLY. SEE SECOND FLOOR PLAN FOR GRILLE SIZE AND AIRFLOW.
- 10"Ø DUCT DOWN THROUGH FLOOR TO CEILING MOUNTED RETURN AIR GRILLE. 14"x14" DUCT UP TO CEILING AND TO TURN 90°. PROVIDE RETURN REGISTER ABOVE DOOR.
- FULL SIZE RETURN AIR PLENUM WITH FILTER SECTION.
- 10"Ø SUPPLY DUCT FROM DOWNFLOW FAN COIL UNIT DOWN THROUGH FLOOR TO RUN IN SOFFIT SPACE. SEE FIRST FLOOR PLAN ON THIS SHEET FOR CONTINUATION.
- FAN COIL TO BE MOUNTED IN DOWNFLOW POSITION.

DUCTWORK SCHEDULE			
DUCT SYSTEM	SMACNA PRESSURE CLASS	SMACNA SEAL CLASS	DUCT MATERIAL
SUPPLY AIR DUCTWORK	2"	B	GALVANIZED STEEL
RETURN AIR DUCTWORK	1"	B	GALVANIZED STEEL
EXHAUST AIR	1"	B	GALVANIZED STEEL
DRYER VENT DUCTWORK	-	-	26-GAUGE RIGID SMOOTH WALL ALUMINUM

**NOTE:**

- ALL DUCTWORK SIZES ARE AIRWAY DIMENSIONS.
- CONEALED DUCTWORK SHALL BE INSULATED WITH A MINIMUM R-6.0 DUCT WRAP.
- ANY DUCTWORK ROUTED IN ATTIC SPACE (OUTSIDE OF THERMO ENVELOPE) SHALL BE INSULATED WITH A MINIMUM R-8 DUCT WRAP.
- NO SHEET METAL SCREWS OR DAMPERS PERMITTED IN DRYER VENT DUCTWORK.
- DRYER VENT EQUIVALENT LENGTH SHALL NOT EXCEED MAXIMUM LENGTH ALLOWED PER 2012 IMC 504.6.4.1.
- EQUIVALENT LENGTH OF DRYER VENT SHALL BE IDENTIFIED ON PERMANENT LABEL OR TAG WITHIN 6 FEET OF VENT CONNECTION PER 2012 IMC 504.6.5

**DRYER VENT NOTES:**

- OWNER TO PROVIDE DRYER MANUFACTURER'S VENT LENGTH DATA.
  - THE DRYER AND VENT REQUIRED SHALL MEET THE FOLLOWING CONDITIONS:
    - DRYER MANUFACTURER SHALL ALLOW VENT LENGTH OF UP TO 35 FEET WITH THREE 90 DEGREE ELBOWS.
    - CONTRACTOR TO PROVIDE MANUFACTURER'S CONFIRMATION CUT SHEET TO THE BUILDING DEPARTMENT.
  - DRYER VENT SHALL BE RIGID SMOOTH WALL (26 GAUGE) 020 WALL ALUMINUM DUCT. NO SHEET METAL SCREWS WILL BE PERMITTED. NO FIRE DAMPERS WILL BE PERMITTED.

ALL DUCTWORK LOCATED IN ATTIC SPACE TO HAVE A MINIMUM R-8 INSULATION.

SPLIT SYSTEM SCHEDULE (APARTMENT / UNITS)																				
TAG	MANUFACTURER & MODEL NUMBER		NOMINAL TONNAGE	CFM	ESP (IN.)	GROSS COOLING CAPACITY				INDOOR UNIT				OUTDOOR UNIT		UNIT WEIGHT (LBS.) W/ ACCESSORIES INDOOR / OUTDOOR	REMARKS			
	INDOOR UNIT	OUTDOOR UNIT				EAT (MBH)	TOTAL (MBH)	SENSIBLE (MBH)	S/A FAN HP	AUX. ELEC. HEAT (KW)	VOLTAGE	MCA	MOC	VOLTAGE	MCA			MOC	AMB. TEMP.	SEER
FC 1	GOODMAN ARUF25B14AA	GOODMAN GSK130241E	2.0	800	.5	80/67	23.0	17.1	1/3	10	240V 1 PH	46	50	240V 1 PH	10.3	15	95°F	13	103/120	SEE NOTES BELOW

**FURNISH WITH THE FOLLOWING:**

**INDOOR UNIT:**

- PROGRAMMABLE HT/COOL T/STAT
- TWO SETS OF 1" PLEATED (MERV 8) THROWAWAY FILTERS
- DRAINABLE CONDENSATE PANS WITH TRAP KIT
- INSULATED CABINET (R-4.2)
- FILTER RACK WITH 0009
- SINGLE POINT POWER CONNECTION

**OUTDOOR UNIT:**

- BALL BEARING FAN MOTOR
- CRANKCASE HEATER
- STANDARD CONTROL TO 55°F (SUMMER)
- CYCLE PROTECTION (DELAY)
- EVAPORATOR FREEZE THERMOSTAT
- FILTER DRYER
- HIGH & LOW PRESSURE SWITCH

**8. OUTDOOR AIR TEMPERATURE SENSOR**

**9. R-410A REFRIGERANT**

**10. INTERNAL THERMAL OVERLOAD**

**11. SOUND SHIELD**

**12. LOCKING REFRIGERANT CAP. (SIMILAR TO 'NOVENT' BY RECTORSEAL)**

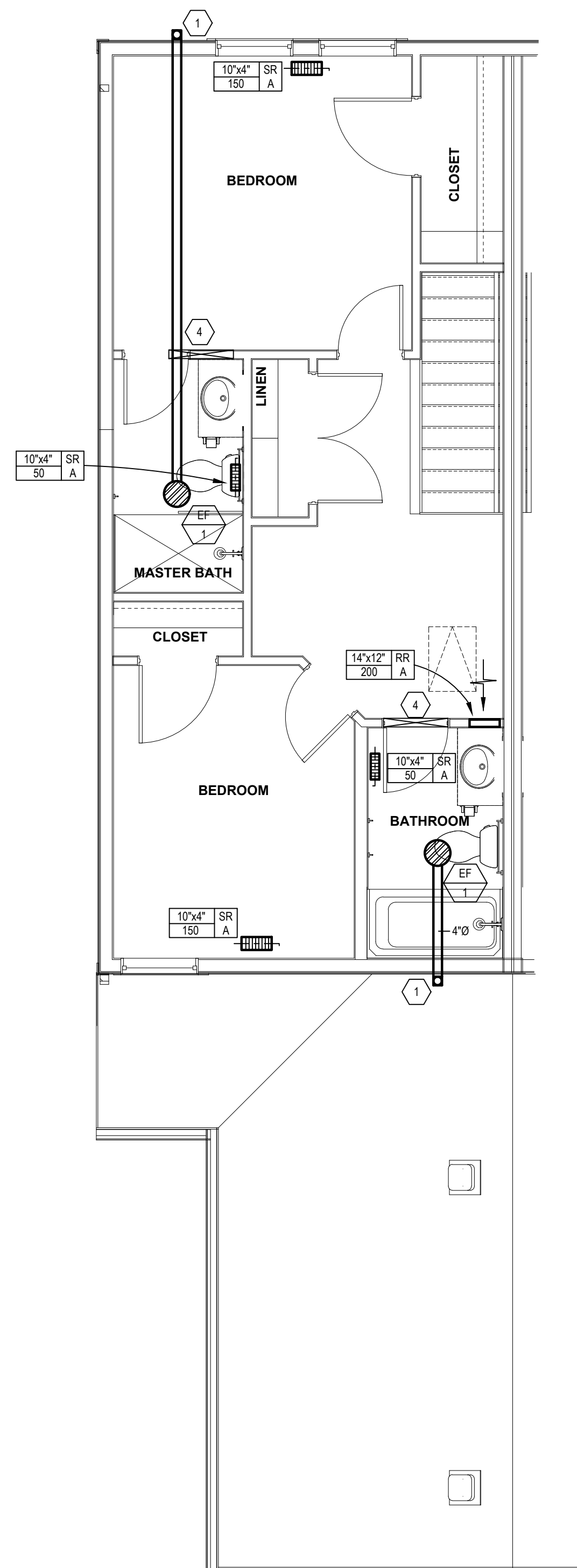
FAN SCHEDULE											
TAG	MANUFACTURER & MODEL NUMBER	AREA SERVED	SERVICE	CFM	ESP	MOTOR AMPS/WATTS & VOLTAGE	FAN RPM	FAN TYPE	MAX. SOUND LEVEL	WEIGHT (LBS)	REMARKS
EF 1	BROAN AE80LK	UNIT BATHROOMS	TOILET EXHAUST	80	0.25"	43.1 WATTS(0.37 AMPS) 120V/1 PH	700	CEILING	2.0	10	SEE NOTES BELOW.

**NOTES: PROVIDE WITH THE FOLLOWING ITEMS:**

- INTEGRAL INLET GRILLE
- CAP WITH BIRD SCREEN, SEE CODED NOTE #8.
- AUTOMATIC BACKDRAFT DAMPER
- OUTLET DUCT FLANGE CONNECTION

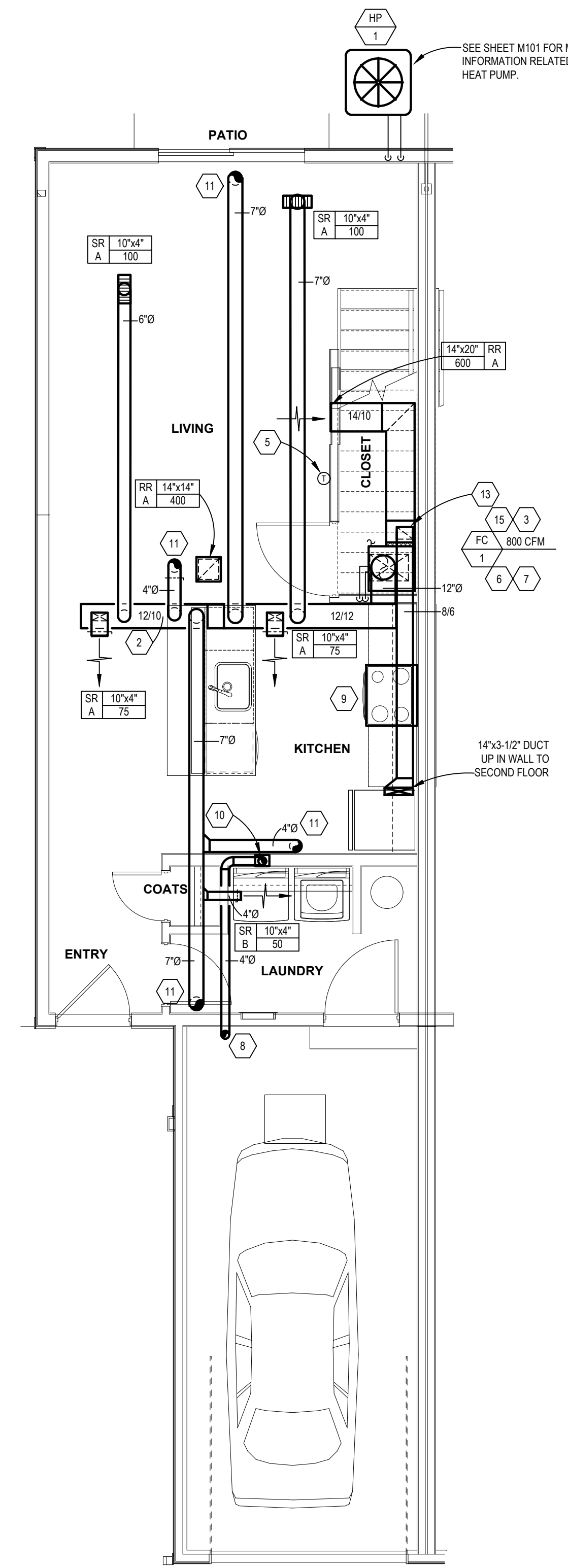
GRILLE, REGISTER AND DIFFUSER SCHEDULE											
TAG	MANUFACTURER & MODEL NUMBER	CFM	AIR PATTERN	NECK SIZE	DAMPER	FRAME STYLE	PANEL SIZE	MAXIMUM NO. LEVEL	FINISH	MATERIAL	REMARKS
SR A	HART & COOLEY A618MS	AS NOTED	AS SHOWN	AS NOTED	MULTI-SHUTTER VALVE	SURFACE MOUNTED	10"x4"	25	WHITE	STEEL	
RR A	HART & COOLEY A-650	AS NOTED	RETURN	AS NOTED	OPPOSED BLADE	SURFACE MOUNTED	AS NOTED	25	WHITE	ALUMINUM	TAG:  NECK SIZE: _____ CFM: _____

NATURAL VENTILATION FRESH AIR CALCULATIONS	
EXTERIOR DOOR	(1) 3'-0" x 7'-0" OPENING = 21.0 SQ.FT. OPENING
OPERABLE WINDOWS	(1) 3'-0" x 5'-6" OPENING = 16.5 SQ.FT. OPENING (50% OPERABLE = 8.25 PER WINDOW)
LIVING AREA - 384 SQ.FT.	384 SQ.FT. x 4% = 15.4 SQ.FT. OPENING REQ'D   (3) DOORS - 3 x 21 SQ.FT. = 63 SQ.FT. OPENING
BEDROOM 1 - 125 SQ.FT.	125 SQ.FT. x 4% = 5.0 SQ.FT. OPENING REQ'D   (2) WINDOWS - 2 x 8.25 SQ.FT. = 16.5 SQ.FT. OPENING
BEDROOM 2 - 93 SQ.FT.	93 SQ.FT. x 4% = 3.7 SQ.FT. OPENING REQ'D   (1) WINDOW - 1 x 8.25 SQ.FT. = 8.25 SQ.FT. OPENING



**SECOND FLOOR EXTERIOR UNIT MECHANICAL PLAN**

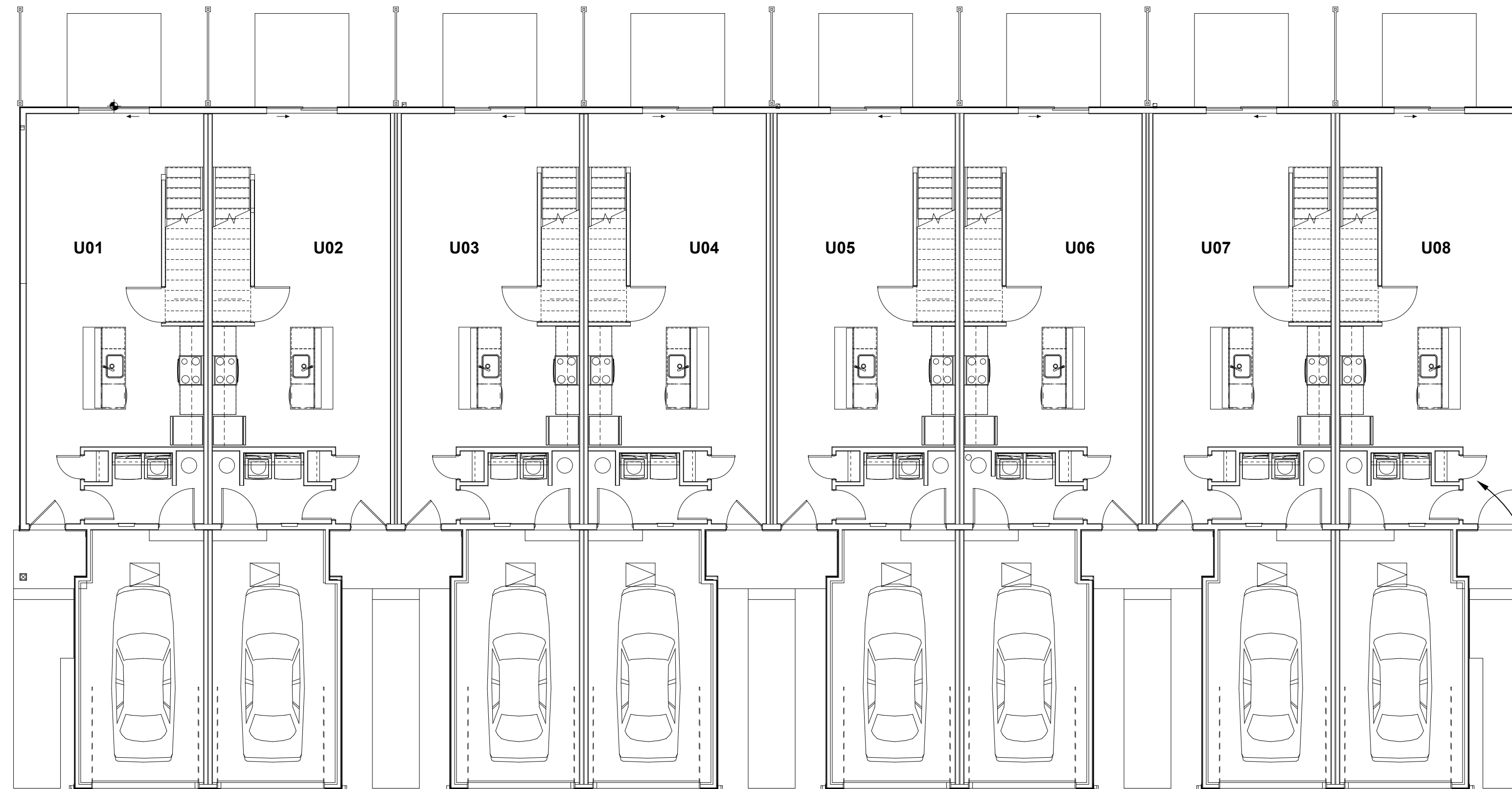
SCALE: 1/4" = 1'-0"



**FIRST FLOOR EXTERIOR UNIT MECHANICAL PLAN**

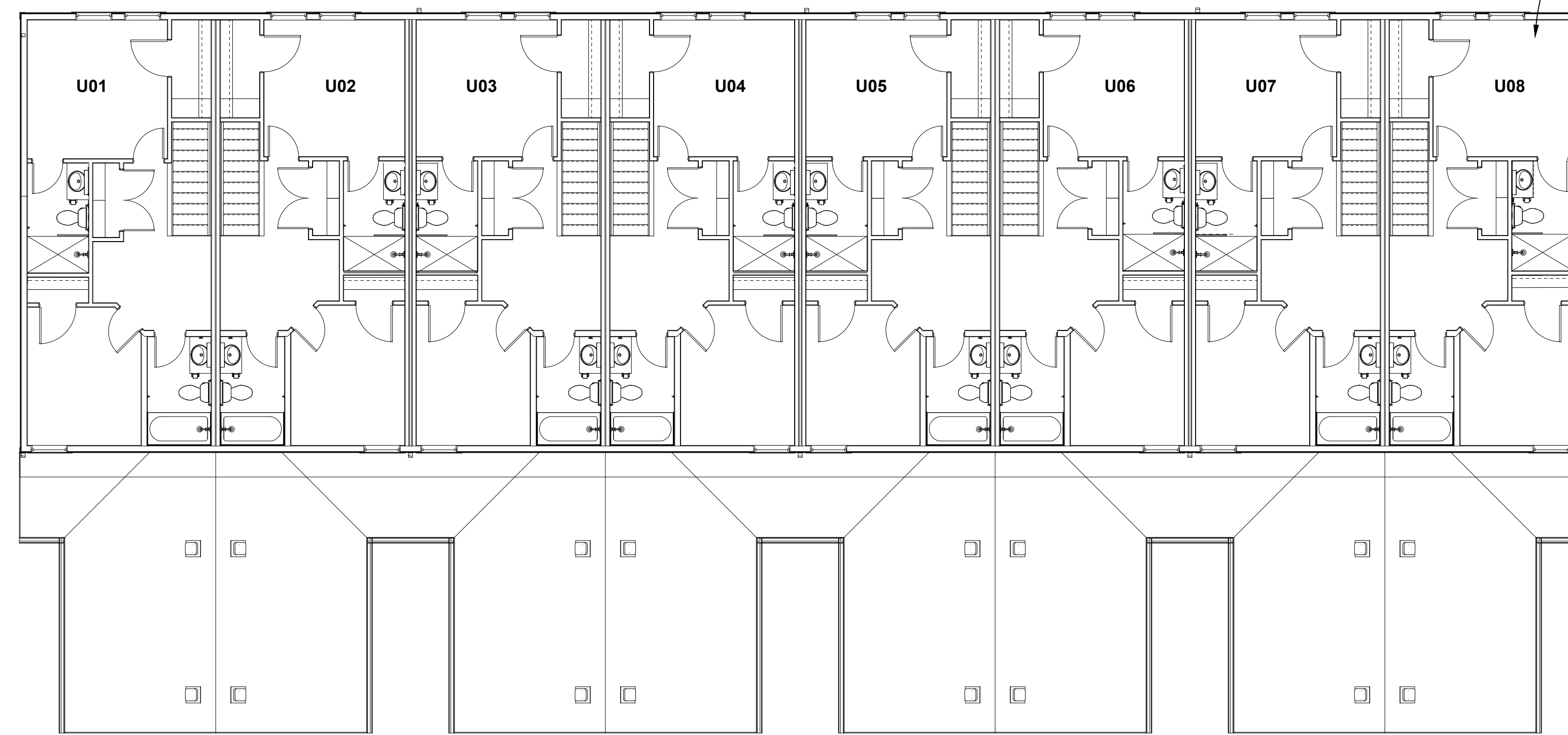
SCALE: 1/4" = 1'-0"





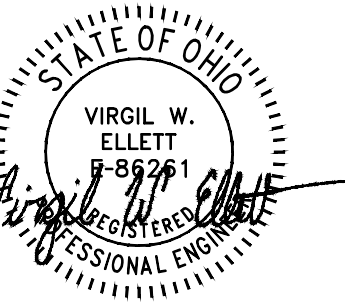
**FIRST FLOOR ELECTRICAL PLAN**

SCALE: 1/8" = 1'-0"



**SECOND FLOOR ELECTRICAL PLAN**

SCALE: 1/8" = 1'-0"



**DEMOREST TOWNHOMES**  
 4230 DEMOREST COVE CT.  
 GROVE CITY, OH 43123  
 PERMIT - PHASE II

CURRENT ISSUE: 12/15/21

DRAWING ISSUES:

TITLE:  
**OVERALL ELECTRICAL PLANS**

SCALE AS INDICATED

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SAI # 190274  
 DRAWING NUMBER:

**E101**

PLOTTED:

### LIGHTING FIXTURE SCHEDULE

MARK	DESCRIPTION	VOLT	LAMP	MOUNT	MANUFACTURER
W1	26" LINEAR LED VANITY LIGHT, BRUSHED NICKEL	120	19W LED 1440 LUM 3000K	WALL AB. MIRROR	KICHLER 11149N1LED
W2	EXTERIOR LED WALL SCONCE, FRONT ENTRY, BLACK HOUSING	120	20W LED A-19 (MAX) 3000K	EXT. WALL @6'-0"	KICHLER "TOMAN" 49686 BK
W3	EXTERIOR LED CYLINDER WALL SCONCE, BLACK HOUSING	120	15W LED (MAX) BR-30 3000K	EXT. WALL @6'-0"	KICHLER 9234BK
W4	2' LED CLOSET LED STRIP LIGHT	120	24W LED 1680 LUM 4000K	WALL AB. DOOR	NUVO LIGHTING 65-1103
CL1	7" DIA. FOYER CEILING MOUNTED LED, BRUSHED NICKEL	120	16.5W LED 1000 LUM 3000K	CLG. SURFACE	NUVO LIGHTING 62-1262
CL2	14" DIA. LIVING ROOM LED PENDANT SHADE, BRUSHED NICKEL	120	(3) 20W LED MAX A19	CLG. SURFACE	KICHLER "SHAILENE" 43675N1
CL4	KITCHEN SURFACE MOUNTED LED	120	-	CLG. SURFACE	-
CL5	10" DIA. BEDROOM CEILING MOUNTED LED BRUSHED NICKEL	120	21.5W LED 1200 LUM 3000K	CLG. SURFACE	NUVO LIGHTING 62-1266
CL6	KEYLESS LAMPHOLDER, WHITE PHENOLIC	120	20W LED MAX A19 3000K	CLG.	SATCO 90-1502
P1	LED PENDANT, BRUSHED NICKEL	120	10W LED (MAX) A19 3000K	CLG. PENDANT	KICHLER VALSERRANO 44380N1
R1	6" RECESSED CAN LIGHT	120	-	CLG. RECESSED	-

- NOTES:  
 1. CONNECT ALL EXIT & EMERGENCY LIGHTS TO LOCAL AREA LIGHTING CIRCUIT AHEAD OF ANY SWITCHING.  
 2. PROVIDE BALLAST DISCONNECT IN ALL LINEAR FLUORESCENT LIGHT FIXTURES PER 2011 N.E.C. 410.130 (G).  
 3. EQUAL FIXTURES BY COOPER, HUBBELL, LSI, PHILLIPS OR LITHONIA.

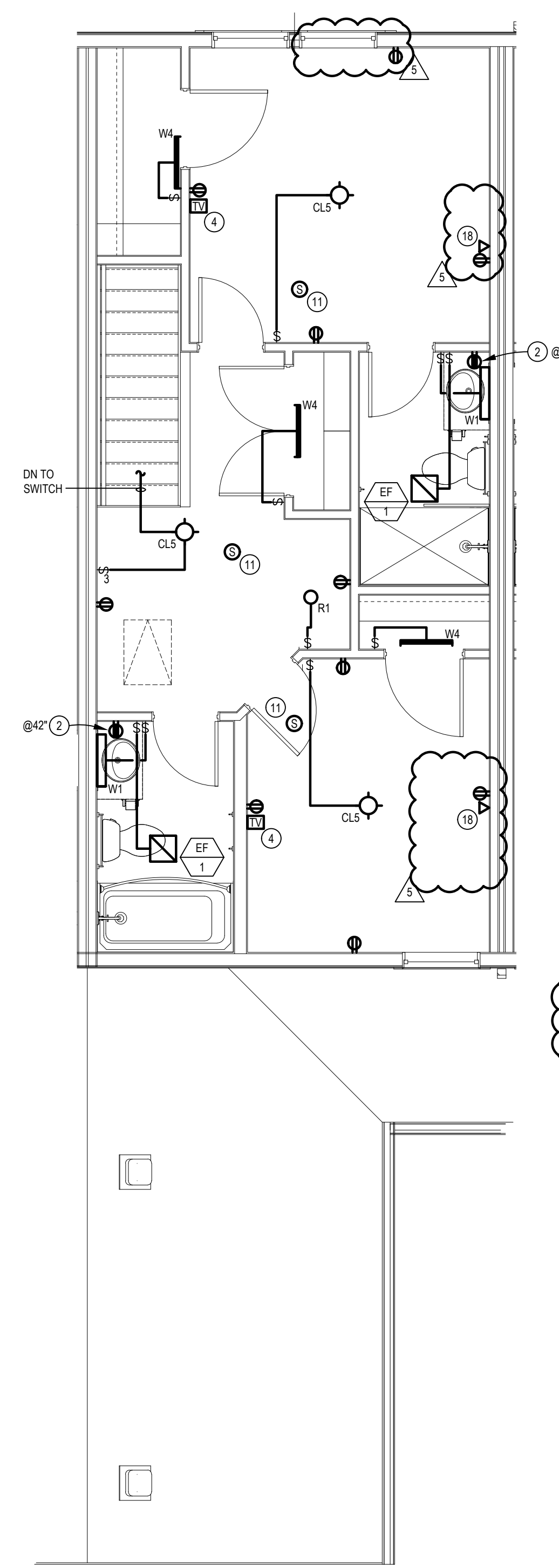
### ELECTRICAL CODED NOTES:

- OVER THE RANGE MICROWAVE, FURNISHED AND INSTALLED BY EC, 120V. MAKE ALL FINAL CONNECTIONS. RUN 2 #12 & #12 GRD TO A GROUND FAULT 20A-1P CIRCUIT BREAKER.
- DUPLEX RECEPTACLE WITH GROUND FAULT CIRCUIT PROTECTION PER NATIONAL ELECTRIC CODE. MOUNT @ 44" A.F.F. OR AT HEIGHT AS NOTED. NOTE: SEE ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHTS IN ISLAND.
- REFRIGERATOR, 120 VOLT, @ 60" A.F.F. RUN 2 #12 & #12 GRD FROM DUPLEX RECEPTACLE TO A 20A-1P CIRCUIT BREAKER.
- CABLE TELEVISION OUTLET. RUN COAX FROM THIS LOCATION TO DEMARK IN CLOSET. PROVIDE STANDARD CABLE COVERPLATE AND TERMINATE. VERIFY EXACT LOCATION.
- DRYER, 5.0 KW, 240 VOLT, 1 PHASE. RUN 3 #10 & #10 GRD TO A 30A-2P BREAKER. FURNISH AND INSTALL NEMA 10-30R RECEPTACLE. VERIFY MOUNTING HEIGHT.
- WASHER, 120 VOLT, 1 PHASE. ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL A G.F.C.I. DUPLEX OUTLET ON A SEPARATE 20A-1P CIRCUIT.
- DISHWASHER, 120V, 1PH. RUN 2 #12 & #12 GRD FROM DUPLEX RECEPTACLE TO A 20A-1P GROUND FAULT CIRCUIT BREAKER.
- FAN COIL UNIT, 10.0 KW AUX HEAT, 1/3 HP, 240V 1Ø. RUN 2 #6 & #10 GRD FROM UNIT FURNISHED DISC. SW. TO A 50A-2P BRKR. MAKE ALL FINAL CONNECTIONS.
- CONDENSING UNIT, 240V 1Ø. RUN 2 #12 & #12 GRD FROM A WP 30A-2P DISC. SWITCH AT UNIT (BY E.C.) TO A 15A-2P HACR BREAKER. MAKE ALL FINAL CONNECTIONS. SEE OVERALL PLAN FOR LOCATIONS.
- UNIT PANELBOARD, 100 AMP MAIN LUGS, 120/240V, 1 PHASE, THREE WIRE, RECESSED. PROVIDE CIRCUIT DIRECTORY. COORDINATE ELECTRICAL PANEL AND FEEDER ROUTE & LOCATION TO ACCOMMODATE LOW VOLTAGE WIRING PANEL RECESSED IN WALL BELOW ELECTRICAL PANEL.
- CEILING MOUNTED SINGLE STATION SMOKE DETECTOR, GENTEX MODEL 7109-CS OR SIMILAR, 120 VOLT WITH STROBE AND BATTERY BACK-UP. FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR. DIRECT WIRE DETECTORS TO THE LIGHTING CIRCUIT IN THE ROOM WHERE IT IS LOCATED. INTERWIRE DETECTORS SO THAT ACTIVATION OF ONE DEVICE WILL ACTIVATE ALL OTHER ALARMS WITHIN THE INDIVIDUAL UNIT. WIRING SYSTEMS AND POWER SOURCES SHALL COMPLY WITH STATE AND LOCAL CODE.
- ELECTRIC WATER HEATER, (2) 4500W (NON-SIMULTANEOUS) ELEMENTS, 240V, 1Ø. RUN 2 #10 AND #10 GRD. FROM A 30A/2P DISCONNECT TO A 30A/2P BREAKER. MAKE ALL FINAL CONNECTIONS.
- DISPOSAL, 120V, 1PH. RUN 2 #12 & #12 GRD TO A 20A-1P GROUND FAULT CIRCUIT BREAKER. PROVIDE RECEPTACLE IN ACCESSIBLE LOCATION IF REQUIRED BY LOCAL JURISDICTION.
- ELECTRIC RANGE, 240V 1Ø. RUN 3 #6 & #10 GRD FROM A 50A-2P RANGE OUTLET TO A 50A-2P BRKR. PROVIDE DEDICATED CIRCUIT.
- EXTERIOR GFCI RECEPTACLE WITH WEATHERPROOF WHILE-IN-USE CLEAR COVER. MOUNT @ 24" ABOVE FINISHED GROUND.
- DEMARK LOCATION FOR INTERNET/CABLE/TELEPHONE. PROVIDE RECEPTACLE @6'-0". VERIFY EXACT LOCATION AND MOUNTING HEIGHT IN FIELD. PROVIDE CAT6 CABLE TO TELEPHONE OUTLET AND COAX TO TV OUTLETS FROM THIS LOCATION. COORDINATE EXACT LOCATION WITH OWNER PRIOR TO ROUGH-IN.
- TELEPHONE OUTLET LOCATION. RUN CAT6 CABLE FROM THIS LOCATION TO DEMARK IN CLOSET. VERIFY EXACT LOCATION. LEAVE SLACK CABLE @ BACK END FOR TERMINATION BY OTHERS.
- PROVIDE J-BOX WITH BLANK COVER @48" A.F.F. FOR FUTURE EV CHARGER. RUN 2 #4 & #10 GRD BACK TO A 60A-2P BRKR.
- GARAGE DOOR OPERATOR BUTTON MOUNTED @48" A.F.F.

LOAD DESCRIPTION	CB/P	CIRCUIT	PH	CIRCUIT	CB/P	LOAD DESCRIPTION
GARAGE DOOR OPENER	20/1	1	A	2	50/2	FAN COIL UNIT
DRYER	30/2	3	B	4		
APPLIANCE CIRC.	20/1	5	A	6	15/1	LIGHTS/RECEPT.
APPLIANCE CIRC.	20/1	7	B	8	15/1	RECEPTACLES
REFRIGERATOR	20/1*	9	A	10	15/1	LIGHTS/RECEPT.
WASHER	20/1*	11	B	12	15/1	RECEPTACLES
CONDENSING UNIT	15/2	13	A	14	15/1	RECEPTACLES
DISPOSAL	20/1*	15	B	16	20/1	GARAGE RECEPTACLE
MICROWAVE/HOOD	20/1*	17	A	18	20/1	EXT. GFI RECEPT.
DISHWASHER	20/1*	19	B	20	20/1	BATHROOM GFI RECEPT
FUTURE EV CHARGER	60/2	21	A	22	20/1	BATHROOM GFI RECEPT
SPACE	-	23	B	24	30/2	WATER HEATER
		25	B	26		
		27	A	28	50/2	RANGE
		29	B	30		

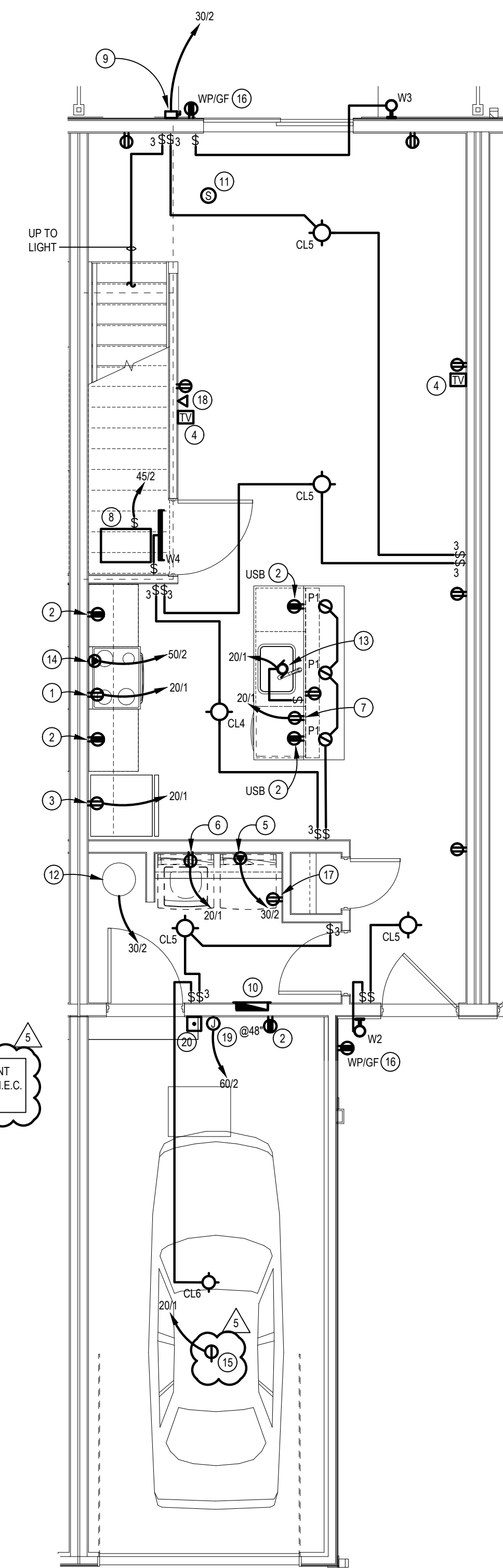
\* GROUND FAULT BREAKER  
 1. MINIMUM WIRE #12 FOR 20 AMP CIRCUITS, #14 FOR 15 AMP CIRCUITS  
 2. PROVIDE ARC-FAULT BREAKER FOR CIRCUITS SERVING LIGHTS & DEVICES IN ALL APPLICABLE AREAS INCLUDING KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, DEN'S, BEDROOMS, CLOSETS, HALLWAYS OR LAUNDRY ROOMS TO COMPLY WITH SECTION 210.12 OF THE NEC.  
 3. PANEL SHALL BE LISTED FOR CONTINUOUS USE AT 100% OF RATING.

TYPICAL UNIT (1088 SF)	
LTG/RECEPTACLES 3W/5F	3.264 KW
DISHWASHER	1.0 KW
FURNACE/FANCOIL	10.832 KW
DRYER	5.0 KW
WATER HEATER	4.5 KW
WASHER	1.0 KW
APPLIANCE CIRCUITS	3.0 KW
DISPOSER	0.5 KW
GARAGE DOOR	1.8 KW
MICROWAVE	1.0 KW
REFRIGERATOR	0.6 KW
TOTAL CONNECTED	32.526 KW
TOTAL DEMAND	19.010 KW
HVAC (COOLING) (100%)	2.472 KW
NEC LOAD	21.482 KW
21,482 / 240 = 89.5A	



SECOND FLOOR INTERIOR UNIT ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"



FIRST FLOOR INTERIOR UNIT ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"

CURRENT ISSUE:  
 12/11/20

DRAWING ISSUES:  
 1 03/29/2020 REVISION 1  
 2 11/05/2021 REVISION 2  
 3 11/23/2021 REVISION 3  
 4 12/14/2021 REVISION 4  
 5 02/03/2022 REVISION 5

TITLE:  
 UNIT ELECTRICAL PLANS

SCALE AS INDICATED

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SAI # 190274

DRAWING NUMBER:

**E201**

PLOTTED:

LIGHTING FIXTURE SCHEDULE					
MARK	DESCRIPTION	VOLT	LAMP	MOUNT	MANUFACTURER
W1	26" LINEAR LED VANITY LIGHT, BRUSHED NICKEL	120	19W LED 1440 LUM 3000K	WALL AB. MIRROR	KICHLER 11149N1LED
W2	EXTERIOR LED WALL SCONCE, FRONT ENTRY, BLACK HOUSING	120	20W LED A-19 (MAX) 3000K	EXT. WALL @6'-0"	KICHLER "TOMAN" 49686 BK
W3	EXTERIOR LED CYLINDER WALL SCONCE, BLACK HOUSING	120	15W LED (MAX) BR-30 3000K	EXT. WALL @6'-0"	KICHLER 9234BK
W4	2' LED CLOSET LED STRIP LIGHT	120	24W LED 1680 LUM 4000K	WALL AB. DOOR	NUVO LIGHTING 65-1103
CL1	7" DIA. FOYER CEILING MOUNTED LED, BRUSHED NICKEL	120	16.5W LED 1000 LUM 3000K	CLG. SURFACE	NUVO LIGHTING 62-1262
CL2	14" DIA. LIVING ROOM LED PENDANT SHADE, BRUSHED NICKEL	120	(3) 20W LED MAX A19	CLG. SURFACE	KICHLER "SHAILENE" 43675N1
CL3	NOT USED-	-	-	-	NOT USED
CL4	1x2' KITCHEN SURFACE MOUNTED LED	120	22W LED 1500 LUM 5000K	CLG. SURFACE	NUVO LIGHTING 62-1152
CL5	10" DIA. BEDROOM CEILING MOUNTED LED BRUSHED NICKEL	120	21.5W LED 1200 LUM 3000K	CLG. SURFACE	NUVO LIGHTING 62-1266
CL6	KEYLESS LAMPHOLDER, WHITE PHENOLIC	120	20W LED MAX A19 3000K	CLG.	SATCO 90-1502
P1	LED PENDANT, BRUSHED NICKEL	120	10W LED (MAX) A19 3000K	CLG. PENDANT	KICHLER VALSERRANO 44380N1

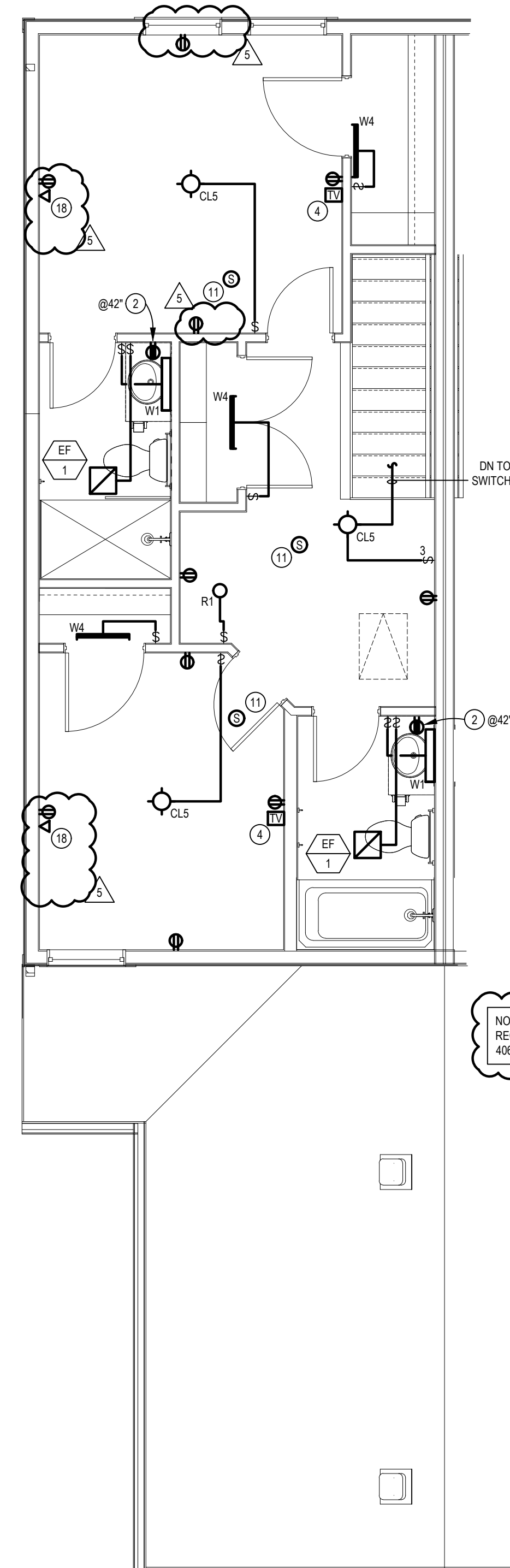
NOTES:  
1. CONNECT ALL EXIT & EMERGENCY LIGHTS TO LOCAL AREA LIGHTING CIRCUIT AHEAD OF ANY SWITCHING.  
2. PROVIDE BALLAST DISCONNECT IN ALL LINEAR FLUORESCENT LIGHT FIXTURES PER 2011 N.E.C. 410.130 (G).  
3. EQUAL FIXTURES BY COOPER, HUBBELL, LSI, PHILLIPS OR LITHONIA.

- ELECTRICAL CODED NOTES:**
- OVER THE RANGE MICROWAVE, FURNISHED AND INSTALLED BY EC, 120V. MAKE ALL FINAL CONNECTIONS. RUN 2 #12 & #12 GRD TO A GROUND FAULT 20A-1P CIRCUIT BREAKER.
  - DUPLEX RECEPTACLE WITH GROUND FAULT CIRCUIT PROTECTION PER NATIONAL ELECTRIC CODE. MOUNT @ 44" A.F.F. OR AT HEIGHT AS NOTED. NOTE: SEE ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHTS IN ISLAND.
  - REFRIGERATOR, 120 VOLT, @ 60" A.F.F. RUN 2 #12 & #12 GRD FROM DUPLEX RECEPTACLE TO A 20A-1P CIRCUIT BREAKER.
  - CABLE TELEVISION OUTLET. RUN COAX FROM THIS LOCATION TO DEMARK IN CLOSET. PROVIDE STANDARD CABLE COVERPLATE AND TERMINATE. VERIFY EXACT LOCATION.
  - DRYER, 5.0 KW, 240 VOLT, 1 PHASE. RUN 3 #10 & 1#10 GRD TO A 30A-2P BREAKER. FURNISH AND INSTALL NEMA 10-30R RECEPTACLE. VERIFY MOUNTING HEIGHT.
  - WASHER, 120 VOLT, 1 PHASE. ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL A G.F.C.I. DUPLEX OUTLET ON A SEPARATE 20A-1P CIRCUIT.
  - DISHWASHER, 120V, 1PH. RUN 2 #12 & #12 GRD FROM DUPLEX RECEPTACLE TO A 20A-1P GROUND FAULT CIRCUIT BREAKER.
  - FAN COIL UNIT, 10.0 KW AUX HEAT, 1/3 HP, 240V 1Ø. RUN 2 #6 & #10 GRD FROM UNIT FURNISHED DISC. SW. TO A 50A-2P BRKR. MAKE ALL FINAL CONNECTIONS.
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  - CEILING MOUNTED SINGLE STATION SMOKE DETECTOR, GENTEX MODEL 7109-CS OR SIMILAR, 120 VOLT WITH STROBE AND BATTERY BACK-UP, FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR. DIRECT WIRE DETECTORS TO THE LIGHTING CIRCUIT IN THE ROOM WHERE IT IS LOCATED. INTERWIRE DETECTORS SO THAT ACTIVATION OF ONE DEVICE WILL ACTIVATE ALL OTHER ALARMS WITHIN THE INDIVIDUAL UNIT. WIRING SYSTEMS AND POWER SOURCES SHALL COMPLY WITH STATE AND LOCAL CODE.
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  - EXTERIOR GFCI RECEPTACLE WITH WEATHERPROOF WHILE-IN-USE CLEAR COVER. MOUNT @ 24" ABOVE FINISHED GROUND.
  - DEMARK LOCATION FOR INTERNET/CABLE/TELEPHONE. PROVIDE RECEPTACLE @5'-0". VERIFY EXACT LOCATION AND MOUNTING HEIGHT IN FIELD. PROVIDE CAT6 CABLE TO TELEPHONE OUTLET AND COAX TO TV OUTLETS FROM THIS LOCATION. COORDINATE EXACT LOCATION WITH OWNER PRIOR TO ROUGH-IN.
  - TELEPHONE OUTLET LOCATION. RUN CAT6 CABLE FROM THIS LOCATION TO DEMARK IN CLOSET. VERIFY EXACT LOCATION. LEAVE SLACK CABLE @ BACK END FOR TERMINATION BY OTHERS.
  - PROVIDE J-BOX WITH BLANK COVER @48" A.F.F. FOR FUTURE EV CHARGER. RUN 2 #4 & #10 GRD BACK TO A 60A-2P BRKR.
  - GARAGE DOOR OPERATOR BUTTON MOUNTED @48" A.F.F.

UNIT LOAD CENTER		VOLTAGE: 120/240 VOLT, 1 PHASE, 3 WIRE			
LOCATION: AS SHOWN ON FLOOR PLAN		MAINS: 125 AMP M.L.O.			
MOUNTING: RECESSED		FEEDER: 3#1 & #6 GRD (OR 3 #20 ALUMINUM AND #4 ALUMINUM GRD.)			
		NOTE: 10,000 AIC			
LOAD DESCRIPTION	CB/FP	CIRCUIT	PH	CIRCUIT	LOAD DESCRIPTION
GARAGE DOOR OPENER	20/1	1	A	2	50/2 FAN COIL UNIT
DRYER	30/2	3	B	4	
		5	A	6	15/1 LIGHTS/RECEPT.
APPLIANCE CIRC.	20/1	7	B	8	15/1 RECEPTACLES
APPLIANCE CIRC.	20/1	9	A	10	15/1 LIGHTS/RECEPT.
REFRIGERATOR	20/1*	11	B	12	15/1 RECEPTACLES
WASHER	20/1	13	A	14	15/1 RECEPTACLES
CONDENSING UNIT	15/2	15	B	16	20/1 GARAGE RECEPTACLE
		17	A	18	EXT. GFI RECEPT.
DISPOSAL	20/1*	19	B	20	20/1 BATHROOM GFI RECEPT
MICROWAVE/HOOD	20/1*	21	A	22	20/1 BATHROOM GFI RECEPT
DISHWASHER	20/1*	23	B	24	30/2 WATER HEATER
FUTURE EV CHARGER	60/2	25	B	26	
		27	A	28	50/2 RANGE
SPACE	-	29	B	30	

\* GROUND FAULT BREAKER  
1. MINIMUM WIRE #12 FOR 20 AMP CIRCUITS, #14 FOR 15 AMP CIRCUITS  
2. PROVIDE ARC-FAULT BREAKER FOR CIRCUITS SERVING LIGHTS & DEVICES IN ALL APPLICABLE AREAS INCLUDING KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, DEN'S, BEDROOMS, CLOSETS, HALLWAYS OR LAUNDRY ROOMS TO COMPLY WITH SECTION 210.12 OF THE NEC.  
3. PANEL SHALL BE LISTED FOR CONTINUOUS USE AT 100% OF RATING.

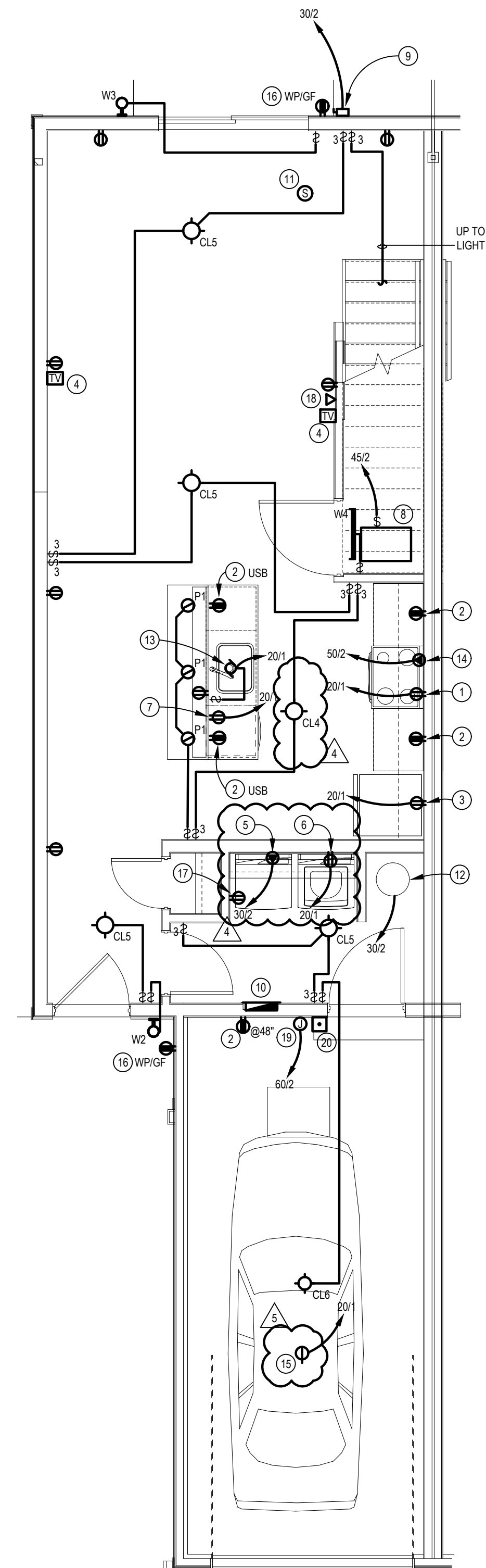
TYPICAL UNIT (1088 SF)	
LTR/RECEPTACLES 3W/5F	3.264 KW
DISHWASHER	1.0 KW
FURNACE/FANCOIL	10.832 KW
DRYER	5.0 KW
WATER HEATER	4.5 KW
WASHER	1.0 KW
APPLIANCE CIRCUITS	3.0 KW
DISPOSER	0.5 KW
GARAGE DOOR	1.8 KW
MICROWAVE	1.0 KW
REFRIGERATOR	0.6 KW
TOTAL CONNECTED	32.526 KW
TOTAL DEMAND	19.010 KW
HVAC (COOLING) (100%)	2.472 KW
NEC LOAD	21.482 KW
21,482 / 240 = 89.5A	



NOTE: PROVIDE TAMPER-RESISTANT RECEPTACLES TO COMPLY WITH N.E.C. 406.12 (REFERENCE N.E.C. 210.52)

SECOND FLOOR EXTERIOR UNIT ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"



FIRST FLOOR EXTERIOR UNIT ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"

CURRENT ISSUE:  
12/11/20

DRAWING ISSUES:  
1 03/29/2020 REVISION 1  
2 11/05/2021 REVISION 2  
3 11/23/2021 REVISION 3  
4 12/14/2021 REVISION 4  
5 02/03/2022 REVISION 5

TITLE:  
UNIT ELECTRICAL PLANS

SCALE AS INDICATED

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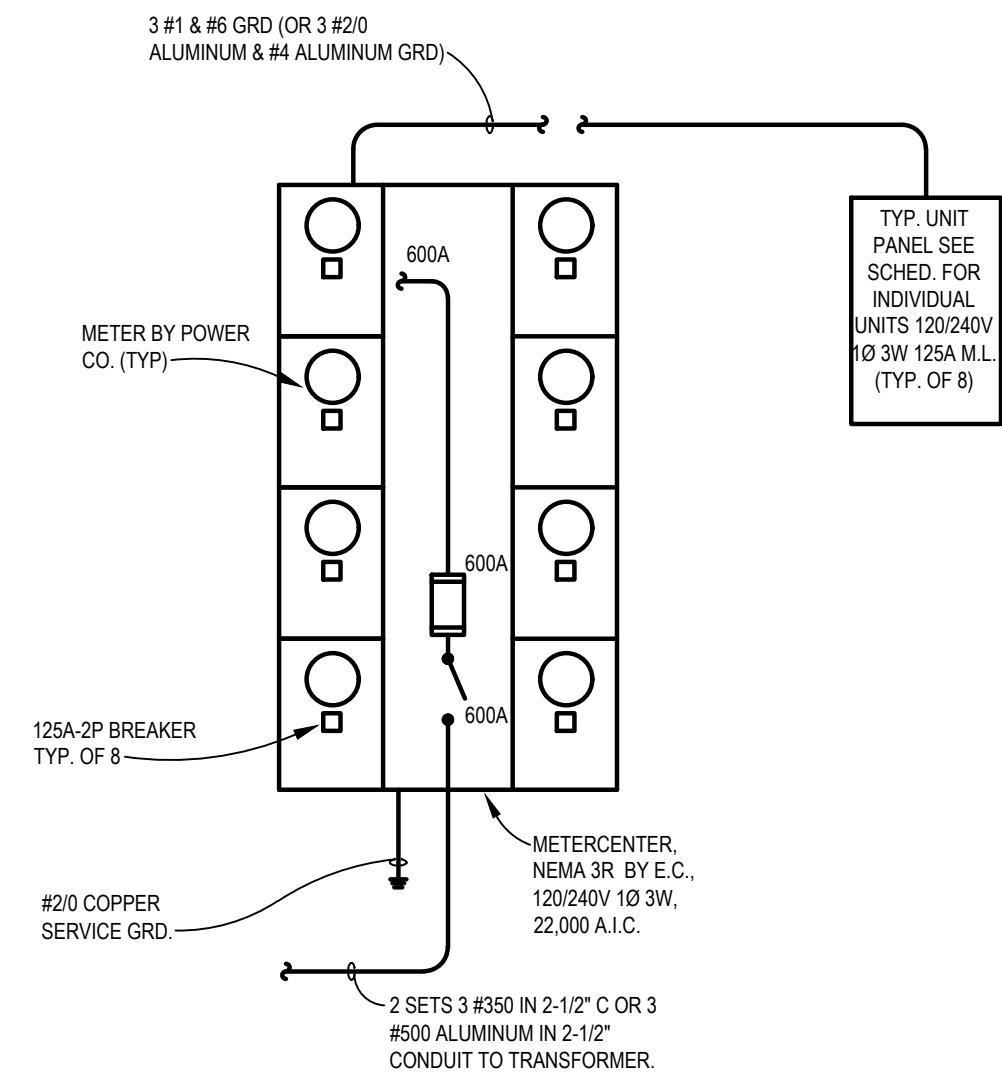
SAI # 190274

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**E202**

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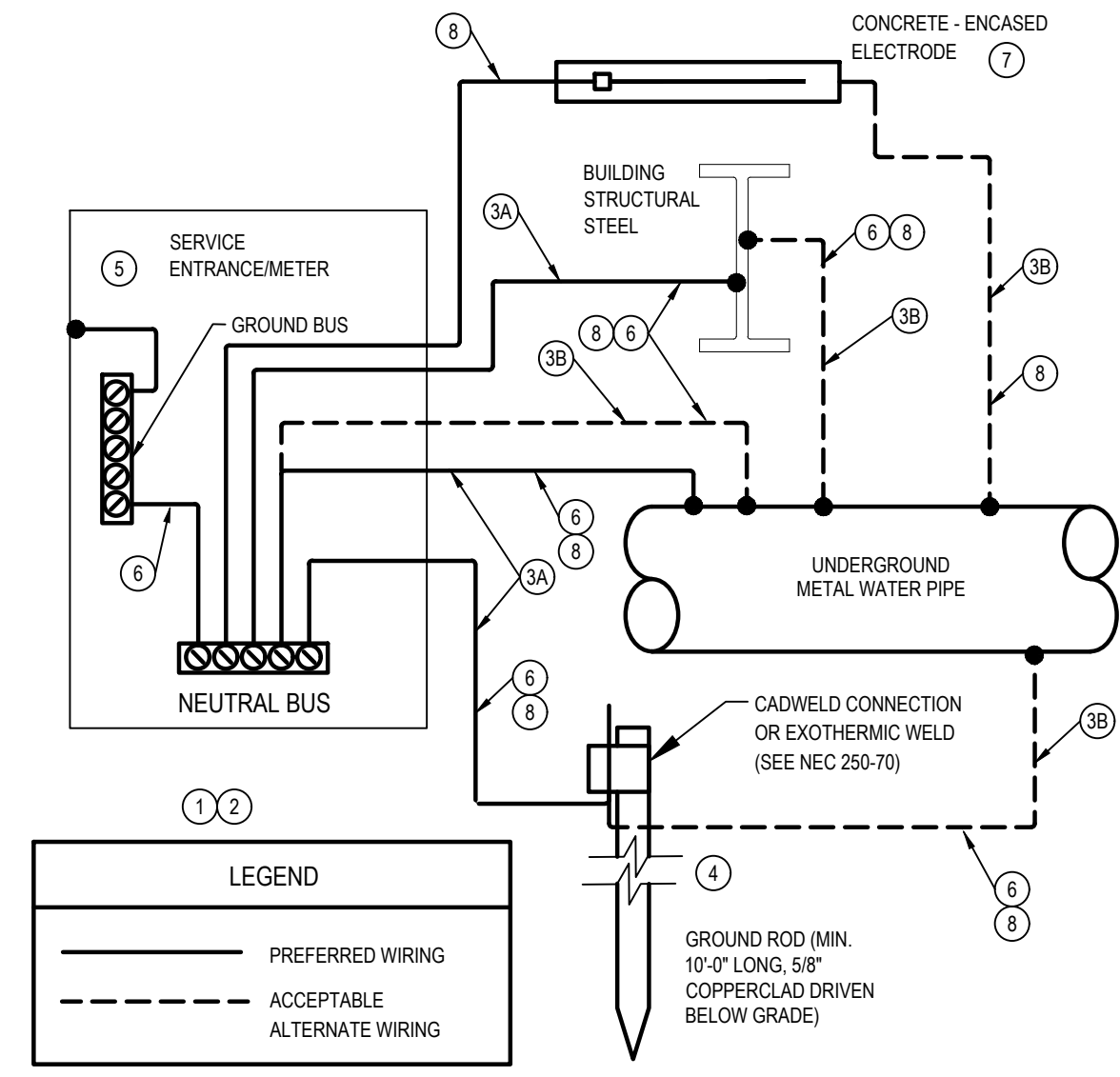


**BUILDING METERCENTER**

NTS

BUILDING LOAD SUMMARY	
(8) NORTH UNIT @ 34,998	
279,985 TOTAL CONNECTED (43 NEC DEMAND FACTOR)	
126,090 TOTAL DEMAND	
126,090 / 240 = 525.4 AMPS	

ELECTRICAL LEGEND			
<b>ELECTRICAL LEGEND NOTES:</b>			
1. MOUNTING HEIGHTS INDICATED ARE TO THE TOP OF THE DEVICE OR FIXTURE.			
2. MOUNTING HEIGHTS ARE TYPICAL UNLESS NOTED OTHERWISE ON THE FLOOR PLANS.			
3. REFER TO ARCHITECTURAL ELEVATIONS FOR ADDITIONAL INFORMATION ON EXACT DEVICE AND FIXTURE LOCATIONS, MOUNTING HEIGHTS AND COORDINATION WITH ARCHITECTURAL HARDWARE AND FIXTURES.			
4. NOT ALL SYMBOLS APPLY.			
LIGHTING		POWER	
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
⌘	WALL SWITCH @48" A.F.F. 20A, 120V	⌘	DUPLEX RECEPTACLE @20" A.F.F. 20A, 125V
⌘ <sup>3</sup>	THREE-WAY SWITCH @48" A.F.F., 20A, 120V	⌘	DUPLEX RECEPTACLE WITH GROUND FAULT CIRCUIT INTERRUPTER @20" A.F.F., 20A, 125V
⌘	OCCUPANCY SENSOR WALL MOUNTED @48" A.F.F.	⌘ WP	DUPLEX RECEPTACLE WITH WEATHERPROOF WHILE-IN-USE COVER @18" A.F.F. OR A.F.G. 20A, 125V
⌘	OCCUPANCY SENSOR CEILING MOUNTED	⌘	DOUBLE DUPLEX RECEPTACLE @ 20" A.F.F. 20A, 125V
⌘	LIGHTING OUTLET, RECESSED OR SURFACE MOUNTED PER FIXTURE SCHEDULE.	⌘	SPECIAL RECEPTACLE AMPERAGE, @20" A.F.F. COORDINATE NEMA CONFIG. WITH EQUIPMENT FED.
⌘ NL	LIGHT FIXTURE ON NIGHT LIGHT	⌘	JUNCTION BOX MOUNTED AS NOTED.
⌘	CEILING LIGHTING OUTLET, RECESSED OR SURFACE MOUNTED PER FIXTURE SCHEDULE	⌘	SAFETY DISCONNECT SWITCH @60" A.F.F. TO TOP
⌘	WALL LIGHTING OUTLET @ HEIGHT PER FIXTURE SCHEDULE OF ARCHITECTURAL ELEVATIONS.	⌘	PANELBOARD, SURFACE MOUNTED @6'-0" A.F.F. TO TOP
⌘	EMERGENCY EXIT LIGHT, SINGLE FACE, CLG. MOUNTED.	⌘	PANELBOARD, FLUSH MOUNTED @6'-0" A.F.F. TO TOP
⌘	EMERGENCY EXIT LIGHT, SINGLE FACE, WALL MOUNTED	⌘ EF	CEILING EXHAUST FAN BY M.C. WIRED BY (FURN E.C.) MAKE ALL CONNECTIONS AS INDICATED ON DRAWING.
⌘	COMBINATION EMERGENCY EXIT/EGRESS LIGHT, SINGLE FACE, CEILING MOUNTED	⌘	4" SQ. BOX W/IG PINGER RING @20" A.F.F. FOR TELEPHONE OUTLET COVER/PLATE WIRING & TERMINATION BY OWNER RUN 3/4" C. FROM BOX UP IN WALL TO ABOVE ACCESSIBLE CEILING
⌘	EMERGENCY EGRESS LIGHT @90" A.F.F. WALL MOUNTED	⌘	COMBINATION OCCUPANCY DIMMER(ON)/SENSOR(OFF) @48" AFF
⌘	EMERGENCY REMOTE HEAD FOR EXIT DISCHARGE	⌘ U	DUPLEX RECEPTACLE WITH (2) USB PORTS
⌘	SINGLE 20A RECEPTACLE CEILING MOUNTED FOR GARAGE DOOR		

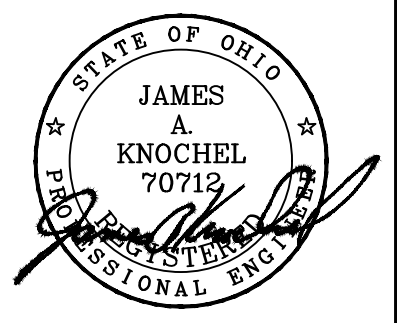


**SERVICE ENTRANCE GROUNDING DETAIL**

NO SCALE

**CODED NOTES:**

- ALL GROUNDING AND BONDING MUST COMPLY WITH NEC ARTICLE 250 AND/ OR LOCAL ORDINANCES.
- USE NEC TABLE 250-66 TO SIZE BONDING CONDUCTORS/JUMPERS, BONDING JUMPERS MUST BE INSTALLED IN ACCORDANCE WITH NEC ARTICLE 250-68.
- BOND GROUND ROD, METAL WATER PIPE, BUILDING STEEL OR METAL (WHERE EFFECTIVELY GROUND) 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).
- ALTERNATE BONDING SCHEME: BOND GROUND ROD, BUILDING STEEL OR METAL (WHERE EFFECTIVELY GROUND) 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).
- 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).
- PROTECT GROUNDING AND BONDING CONDUCTORS WHERE THEY PENETRATE CONCRETE FOUNDATIONS.
- SIZE CONDUCTOR PER NEC TABLE 250.66 AND NEC ARTICLE 250.66.
- 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).
- SEE ELECTRICAL RISER FOR MINIMUM SIZE AWG COPPER - PER NEC 250.52 (A) (3).



**DEMAREST TOWNHOMES**  
 4230 DEMAREST COVE CT.  
 GROVE CITY, OH 43123  
 PERMIT - PHASE II

CURRENT ISSUE:

12/11/20

DRAWING ISSUES:

1	03/29/2020	REVISION 1
2	11/02/2021	REVISION 2
3	11/23/2021	REVISION 3
4	12/14/2021	REVISION 4
5	02/03/2022	REVISION 5

TITLE:  
**ELECTRICAL SCHEDULES & DETAILS**

SCALE AS INDICATED

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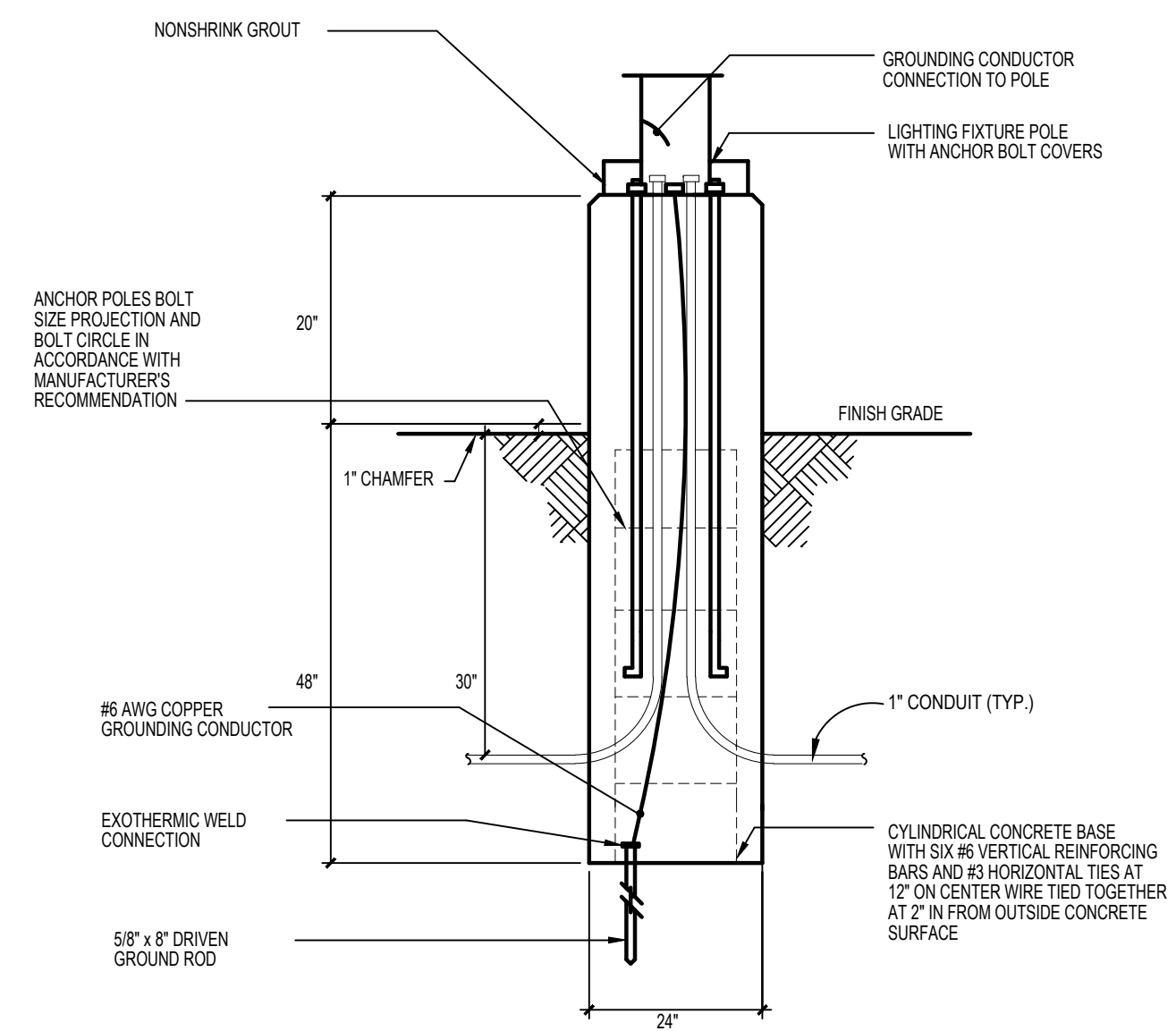
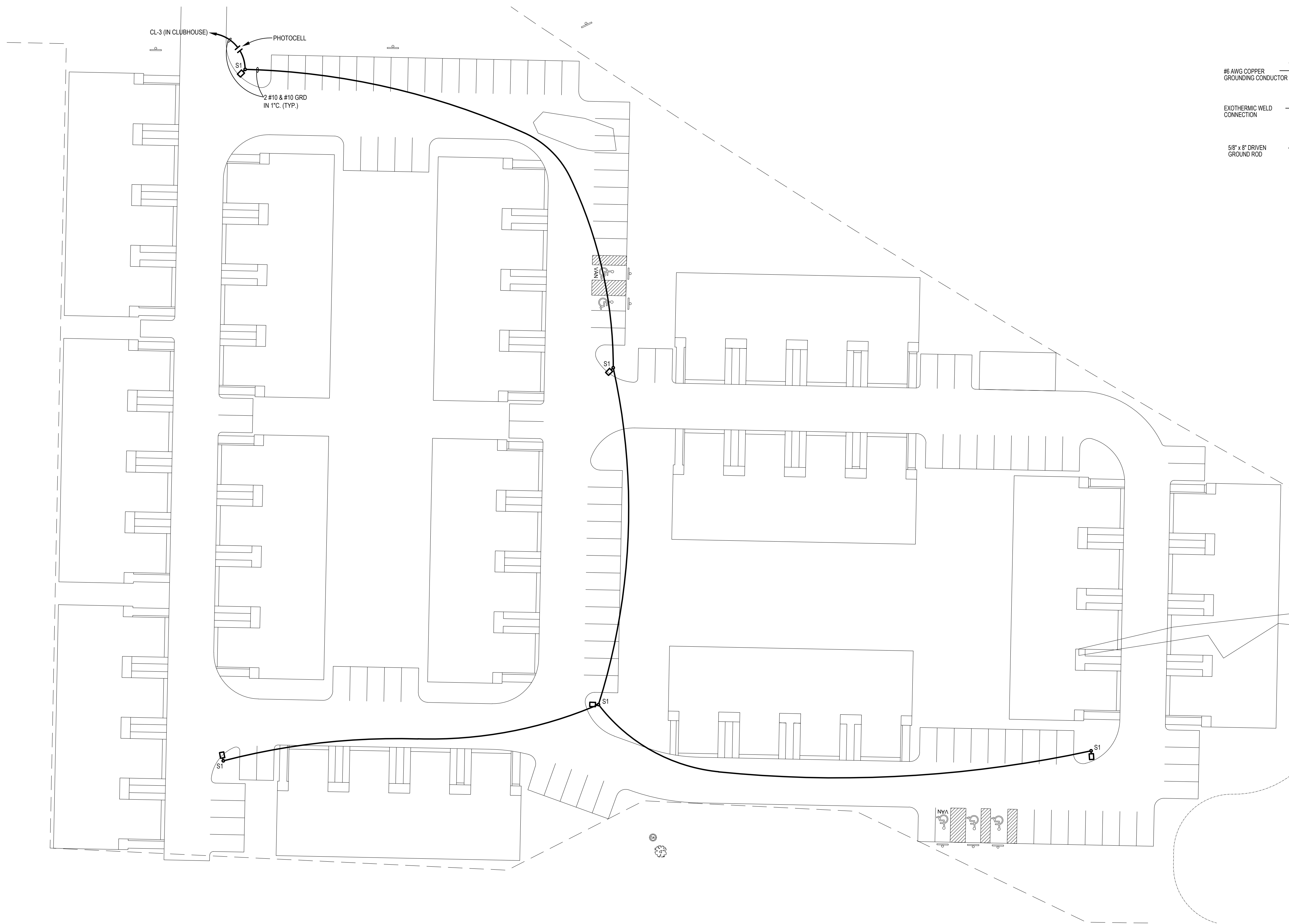
**E301**

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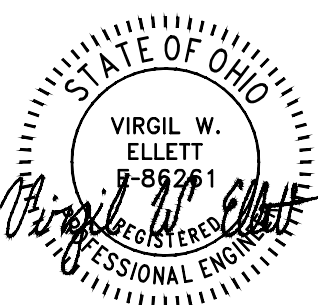


LIGHTING FIXTURE SCHEDULE					
MARK	DESCRIPTION	VOLT	LAMP	MOUNT	MANUFACTURER
S1	POLE MOUNTED LED FIXTURE	120	32W LED 4000K 10,256 LUM	MOUNTED ON 20'-0" POLE	LITHONIA DSX0 LED-P4-40K-T3S-MVOLT-SPA-DBLXD

NOTES:  
 1. CONNECT ALL EXIT & EMERGENCY LIGHTS TO LOCAL AREA LIGHTING CIRCUIT AHEAD OF ANY SWITCHING.  
 3. EQUAL FIXTURES BY COOPER, HUBBELL, LSI, PHILLIPS OR LITHONIA.



**POLE BASE DETAIL**  
SCALE: NTS



**DEMOREST TOWNHOMES**  
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 GROVE CITY, OH 43123  
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CURRENT ISSUE:  
12/15/21

DRAWING ISSUES:

TITLE:  
SITE LIGHTING PLAN

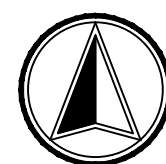
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# DEMOREST CLUBHOUSE

4230 DEMOREST COVE CT.  
GROVE CITY, OH 43123

FOR:  
VAS - PRIMAS



ARCHITECT:

 SHREMSHOCK

SHREMSHOCK ARCHITECTS, INC.  
7400 West Campus Rd., Suite 150 New Albany, OH 43054 www.shremshock.com  
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**SYSTEMS ENGINEER**

POINT ONE DESIGN, LTD.  
2800 CORPORATE EXCHANGE DR.  
COLUMBUS, OH 43231

**STRUCTURAL ENGINEER**

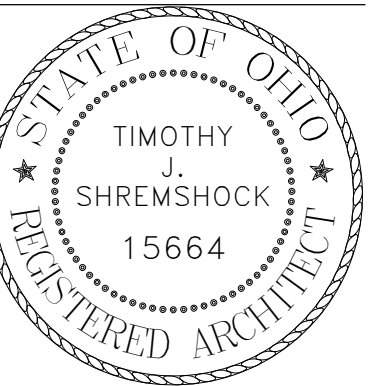
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TIMOTHY J. SHREMSHOCK  
NO. 15664  
EXPIRES 12.31.2020

DEMOREST CLUBHOUSE  
4230 DEMOREST COVE CT.  
GROVE CITY, OH 43123  
PERMIT

CURRENT ISSUE:  
02/08/2021

DRAWINGS ISSUED:  
1 02/08/2021 BID SET

TITLE:  
COVER SHEET

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SAI # 190274

DRAWING NUMBER:

**G101**

PLOTTED: 2/8/2021 8:39:23 AM

ABBREVIATIONS

Table of abbreviations for architectural symbols, including terms like AFF ABOVE FINISH FLOOR, ALM ALTERNATE, and various material and structural notations.

SYMBOLS LEGEND

Table of symbols legend defining symbols for center lines, room numbers, column designations, wall sections, building sections, elevations, window types, glazing walls, building stories, keynotes, revisions, enlarged plans, construction assemblies, doors, and drawing titles.

GENERAL PROJECT DESCRIPTION

THE BUILDING IS TO BE XXX
THIS BUILDING SHALL COMPLY WITH THE FOLLOWING CODES (LATEST EDITION IF YEAR NOT SPECIFIED): (CODE LIST IS NOT NECESSARILY EXHAUSTIVE OF ALL CODES HAVING JURISDICTION)
OBC - OHIO BUILDING CODE
RCO - RESIDENTIAL CODE OF OHIO
N.F.P.A. (APPLICABLE SECTIONS)
N.E.C.
CITY OF COLUMBUS BUILDING AND ZONING CODES
THE BUILDING IS SUBJECT TO THE ARCHITECTURAL REVIEW OF XXX

CONTRACT DOCUMENTS

THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS, PROJECT MANUAL (SPECIFICATIONS), ADDENDA, AND ANY MODIFICATION TO THE CONTRACT DOCUMENTS ISSUED BY THE ARCHITECT AS BULLETINS. THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK THAT CONSTITUTES THE PROJECT. THE CONTRACT DOCUMENTS AS DESCRIBED ABOVE ARE COMPLEMENTARY OF EACH OTHER, AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. SEPARATION OF ANY PART OR PORTION OF THE CONTRACT DOCUMENTS IS NOT PERMITTED.

PROJECT COORDINATION

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL WORK AND FOR THE MEANS, METHODS, PROCEDURES, TECHNIQUES, AND SEQUENCE OF CONSTRUCTION. COORDINATION SHALL INCLUDE ALL COMPONENTS AND THEIR CONNECTION TO OTHER COMPONENTS INCLUDING BUT NOT LIMITED TO: STRUCTURAL FRAMING, STAIRS, WINDOWS, DOORS, ROOFING SYSTEMS AND PENETRATIONS, AND MECHANICAL, PLUMBING, FIRE PROTECTION, LOW VOLTAGE AND ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL NECESSARY BLOCKING, FRAMING OR GENERAL CONSTRUCTION TO FACILITATE INSTALLATION OF ALL TRADES AND SYSTEMS. THE GENERAL CONTRACTOR AND SUB- CONTRACTORS SHALL COORDINATE THE WORK AND DETERMINE DURING THE BID PROCESS ANY ADDITIONAL CONSTRUCTION AND COSTS RELATED TO VARIATIONS IN THE WORK TO ACCOMMODATE THE COORDINATION AND SHALL NOTIFY THE ARCHITECT ACCORDINGLY.

GENERAL INSULATION NOTES

- 1. INSULATION: ON WALLS WITH INSULATION PROVIDE INSULATION BEHIND ALL OUTLETS, PLUMBING STACKS AND WATER SUPPLY LINES.
2. INSULATION THAT IS EXPOSED TO ROOMS, ATTICS OR CRAWL SPACES SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPED RATING OF 450 OR LESS.
3. INSULATION IN CONCEALED SPACES SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPED RATING OF 450 OR LESS. INSULATION FACING IS NOT REQUIRED TO HAVE A FLAME SPREAD RATING IF IT IS IN A CONCEALED SPACE AND THE FACING IS IN CONTACT WITH A WALL OR CEILING.
4. ALL FOAM PLASTIC INSULATION SHALL BE PROTECTED IN ACCORDANCE WITH THE BUILDING CODE.

CASEWORK AND MILLWORK NOTES

- 1. SHOP DRAWINGS FOR ALL CASEWORK (SHELVING, CABINETRY, COUNTERTOPS) SHALL BE SUBMITTED TO THE OWNER FOR REVIEW.
2. THE SUB-CONTRACTOR RESPONSIBLE FOR THE INSTALLATION OF CASEWORK SHALL FIELD VERIFY ALL DIMENSIONS, AND COORDINATE ALL CASEWORK AND MILLWORK INSTALLATION AND OPERATION WITH ADJACENT BUILDING COMPONENTS INCLUDING HARDWARE, PLUMBING FIXTURES, ELECTRICAL FIXTURES AND SYSTEMS, AND EQUIPMENT AND APPLIANCES PRIOR TO INSTALLATION. ANY DISCREPANCIES SHALL BE REFLECTED IN THE SHOP DRAWINGS AND REPORTED TO THE OWNER. CABINETS SHALL BE NKCA CERTIFICATION TO MEET ANSI A16.6 AND CARRY A FACTORY APPLIED LABEL AND SHALL BE FORMALDEHYDE FREE.
3. COUNTERTOPS SHALL BE COMPLIANT WITH CALIFORNIA 93120 REQUIREMENTS FOR FORMALDEHYDE OFF GASSING.
4. ALL CASEWORK INSTALLATIONS SHALL BE CONTINUOUS AND INSTALLED TIGHT TO THE SURROUNDING CONSTRUCTION USING TRIMS, MOULDING, FILLER PANELS AND/OR CAULKING AS APPLICABLE. PROVIDE BLOCKING AT ALL CASEWORK INSTALLATIONS - COORDINATE BLOCKING REQUIREMENTS WITH PRODUCT MANUFACTURERS INSTALLATION INSTRUCTIONS.

REQUIRED PLAN SUBMITTALS

- 1. PRE-ENGINEERED TRUSS SHOP DRAWINGS AND CALCULATIONS
2. FIRE SUPPRESSION SYSTEM DRAWINGS
3. FIRE ALARM SYSTEM DRAWINGS
4. TRUSS JOIST FLOOR FRAMING SHOP DRAWINGS AND CALCULATIONS
5. BELOW GRADE STORM STORAGE SYSTEMS
6. ROOF MEMBRANE SUBMITTAL AND WARRANTY REQUIREMENTS

CODE SUMMARY

OBC CHAPTER 3 - USE AND OCCUPANCY
THE FIRST PROPOSED USE GROUP SHALL BE A2
A2 - ASSEMBLY USES INTENDED FOR FOOD AND/OR DRINK CONSUMPTION INCLUDING, BUT NOT LIMITED TO: RESTAURANTS
THE SECOND PROPOSED USE GROUP SHALL BE R2
R2 - RESIDENTIAL OCCUPANCIES CONTAINING SLEEPING UNITS OR MORE THAN THREE DWELLING UNITS WHERE THE OCCUPANTS ARE PRIMARILY PERMANENT IN NATURE IN STRUCTURES WITH SHARED EXITS (SECTION 310.1)
CONGREGATE LIVING FACILITIES WITH 16 OR FEWER OCCUPANTS ARE PERMITTED TO COMPLY WITH THE CONSTRUCTION REQUIREMENTS FOUND IN CHAPTERS 4-34 OF THE OBC FOR GROUP R-3

OBC CHAPTER 4 - SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY
SECTION 420 - GROUPS F1, R-1, R-2, R-3
420.3 SEPARATION WALLS: WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 709 - 1 HOUR
420.3 HORIZONTAL SEPARATION: FLOOR ASSEMBLIES SEPARATING DWELLING UNITS IN THE SAME BUILDING SHALL BE CONSTRUCTED AS HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH SECTION 712. - 1 HOUR

OBC CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS
ALLOWABLE HEIGHT, AREA, AND NUMBER OF STORIES PER OBC TABLE 503:
A2 USE TYPE IIB CONSTRUCTION: 2 STORY; 9,500 SQ. FT. HEIGHT 55'
R2 USE TYPE VB CONSTRUCTION: 2 STORY; 7,000 SQ. FT. HEIGHT 40'

REQUIRED SEPARATION OF OCCUPANCIES (HOURS) PER OBC TABLE 508.4
'A' USE SEPARATION: NON-SPRINKLERED: 2 HOUR

Table with columns: AREA SUMMARY, FIRE AREA, LEVEL, USE GROUP, AREA. Rows include Not Placed, EAST, and TOTAL GROSS BUILDING AREA.

OBC CHAPTER 6 - TYPES OF CONSTRUCTION

RATING REQUIREMENTS PER OBC TABLE 601:
PRIMARY STRUCTURAL FRAME: IIB: 0 HOUR VB: 0 HOUR
BEARING WALLS: IIB: 0 HOUR VB: 0 HOUR
INTERIOR: IIB: 0 HOUR VB: 0 HOUR
EXTERIOR: IIB: 0 HOUR VB: 0 HOUR
NON-BEARING WALLS AND PARTITIONS: INTERIOR: IIB: 0 HOUR VB: 0 HOUR EXTERIOR: IIB: 0 HOUR VB: 0 HOUR
FLOOR CONSTRUCTION AND SECONDARY MEMBERS: IIB: 0 HOUR VB: 0 HOUR
ROOF CONSTRUCTION AND SECONDARY MEMBERS: IIB: 0 HOUR VB: 0 HOUR

Table with columns: USE GROUP, AREA, SF PER OCCUPANT, OCCUPANT S PER USE, EGRESS CAPACITY FACTOR, REQUIRED WIDTH (INCHES). Rows include B and TOTAL OCCUPANTS.

OBC CHAPTER 11 - ACCESSIBILITY

ACCESSIBILITY FOR THIS BUILDING CONSISTING OF EIGHT DWELLING UNITS IS GOVERNED BY THE OHIO BUILDING CODE (OBC) CHAPTER 11:
PER OBC SECTION 1107.6.2 - 1107.6.2.1 THIS BUILDING HAS FEWER THAN 20 DWELLING UNITS AND IS NOT REQUIRED TO PROVIDE TYPE A DWELLING UNITS.
PER OBC SECTION 1107.6.2.1.2 - IN STRUCTURES WITH FOUR OR MORE DWELLING UNITS ALL DWELLING UNITS SHALL BE OF TYPE B.
PER OBC SECTION 1107.7.2 - MULTI-STORY DWELLING UNITS (NOT PROVIDED WITH ELEVATOR SERVICE) ARE NOT REQUIRED TO BE TYPE B UNITS.

THIS BUILDING IS NOT REQUIRED TO PROVIDE DWELLING UNITS THAT MEET ANY CLASS OF ACCESSIBLE DWELLING UNITS. NONE ARE PROVIDED.

THE FAIR HOUSING ACT DESIGN AND CONSTRUCTION REQUIREMENTS APPLY TO BUILDINGS DESIGNED AND CONSTRUCTED FOR FIRST OCCUPANCY AFTER MARCH 13TH, 1991 AND CONSIST OF FOUR OR MORE DWELLING UNITS THAT ARE SINGLE STORY DWELLING UNITS OR SERVED BY AN ELEVATOR.

THIS BUILDING DOES NOT HAVE AN ELEVATOR AND CONSISTS OF MULTIPLE STORY UNITS, AND IS NOT REQUIRED TO MEET THE REQUIREMENTS OF THE FAIR HOUSING ACT.

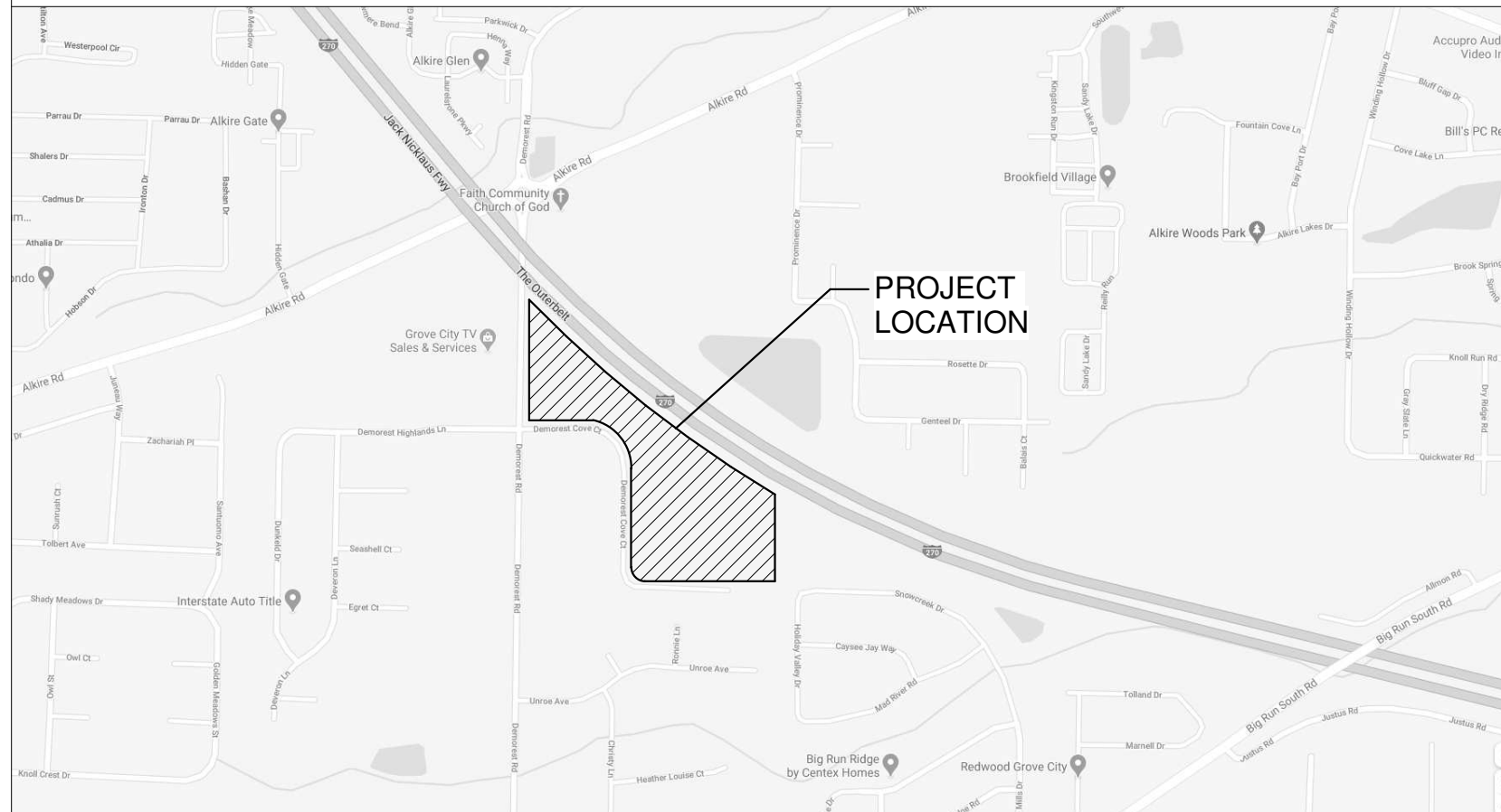
OBC CHAPTER 29 - PLUMBING SYSTEMS

Table with columns: WATER CLOSETS, LAVATORIES, DRINKING FOUNTAIN, SERVICE SINK, # MALES, # FEMALES. Rows include A2 OCCUPANCY - ENTER SF / 2 and B OCCUPANCY - ENTER SF / 2.

SHEET INDEX

- GENERAL
G101 COVER SHEET
G102 INDEX SHEET
STRUCTURAL
S001 GENERAL STRUCTURE INFORMATION
S101 FOUNDATION PLAN
S102 ROOF FRAMING PLAN
S301 FOUNDATION DETAILS
S310 FRAMING DETAILS
ARCHITECTURAL
A002 ARCHITECTURAL SITE PLAN
A004 MAIL KIOSK
A010 CONSTRUCTION ASSEMBLIES
A101 FLOOR PLAN
A110 ROOF PLAN AND DETAILS
A121 ENLARGED FLOOR PLANS & ELEVATIONS
A181 REFLECTED CEILING PLAN
A201 EXTERIOR ELEVATIONS
A202 EXTERIOR ELEVATIONS
A300 EXTERIOR SECTIONS & DETAILS
A601 DOOR SCHEDULE AND DETAILS
A610 WINDOW SCHEDULE AND DETAILS
PLUMBING
P101 CLUBHOUSE PLUMBING PLAN
P201 CLUBHOUSE PLUMBING SCHEDULES & DETAILS
MECHANICAL
M101 CLUBHOUSE MECHANICAL PLAN
M201 CLUBHOUSE MECHANICAL SCHEDULES & DETAILS
M301 MECHANICAL SPECIFICATIONS
ELECTRICAL
E101 CLUBHOUSE LIGHTING PLAN
E102 CLUBHOUSE POWER PLAN

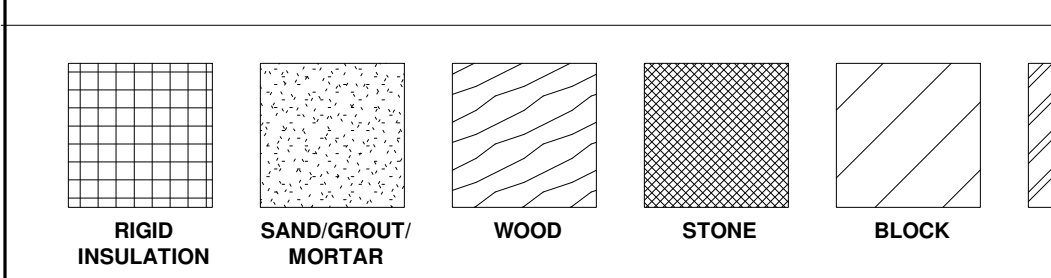
PROJECT LOCATION



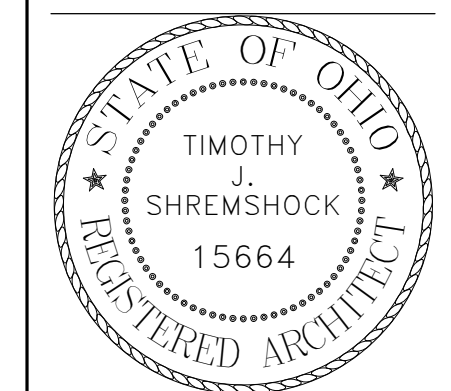
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3. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS, INCLUDING EMPLOYEES AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK DURING ALL PHASES OF CONSTRUCTION. PRIOR TO SUBMITTING A BID, ALL CONTRACTORS AND SUBCONTRACTORS SHALL VISIT THE PROJECT SITE & BECOME FAMILIAR WITH EXISTING CONDITIONS, COMPARE & CONFIRM THE CONTRACT DOCUMENTS, ANY SUBSEQUENT REQUIREMENTS & ALL REGULATORY AGENCY REQUIREMENTS APPLICABLE FOR COMPLETION OF THE PROPOSED WORK. IF VARIATIONS OR DISCREPANCIES ARE FOUND, SAME INFORMATION SHALL BE FURNISHED IMMEDIATELY & IN WRITTEN FORMAT TO THE DEVELOPER & TO THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
4. THE GENERAL CONTRACTOR SHALL OBTAIN AND DISPLAY ALL REQUIRED PERMITS, AND PROVIDE ALL FEES, AND INSPECTIONS AS REQUIRED BY THE GOVERNING BODIES HAVING LEGAL JURISDICTION OVER THE PREMISES. PRIOR TO COMMENCEMENT OF ANY WORK, ALL PERMITS SHALL BE APPLIED FOR AND OBTAINED.
5. THE GENERAL CONTRACTOR WILL HAVE A JOB PHONE ON PREMISES DURING ENTIRE CONSTRUCTION PERIOD.
6. THE GENERAL CONTRACTOR IS TO HAVE A QUALIFIED SUPERVISOR RESPONSIBLE FOR THE SITE AT ALL TIMES WHILE WORK IS BEING PERFORMED.
7. THE GENERAL CONTRACTOR SHALL MAINTAIN, FOR THE ENTIRE DURATION OF THE WORK, ALL EXITS, EXIT LIGHTING, FIRE PROTECTION DEVICES, AND ALARMS IN CONFORMANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
8. IF A CONTRACTOR BEGINS INSTALLATION OF THEIR WORK OVER ANY SUBSTRATE INSTALLED BY ANOTHER CONTRACTOR THEN THE SECOND CONTRACTOR WILL BE DEEMED TO HAVE ACCEPTED THE WORK OF THE SUBSTRATE CONTRACTORS. IF THE WORK OF THE SUBSTRATE CONTRACTOR WILL NOT PERMIT THE SECOND CONTRACTOR TO COMPLETE HIS WORK ACCORDING TO INDUSTRY STANDARDS, THEN IT IS THE SECOND CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE GENERAL CONTRACTOR AND/OR CONSTRUCTION MANAGER TO ESTABLISH CONFLICT RESOLUTION. INDUSTRY STANDARDS SHALL BE DETERMINED SOLELY BY THE ARCHITECT.
9. ALL SUBCONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO COMMENCING WORK. SHOULD DIMENSIONAL DISCREPANCIES EXIST, OR IF NOTED DIMENSIONS DO NOT COORDINATE WITH SPACE REQUIREMENTS OF EQUIPMENT, ETC., SAME INFORMATION SHALL BE FURNISHED IMMEDIATELY AND IN WRITTEN FORMAT TO THE DEVELOPER AND TO THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
10. ALL CONSTRUCTION MATERIALS SHALL BE PERFORMED AND INSTALLED IN STRICT COMPLIANCE WITH ALL LOCAL AND STATE BUILDING CODES AND REGULATIONS, AS WELL AS ANY OTHER SPECIFIC OR IMPLIED APPLICABLE REGULATIONS, INCLUDING HEALTH AND SAFETY REQUIREMENTS, AS MAY BE IMPLIED OR STATED WITH ISSUANCE OF THE BUILDING PERMIT.
11. EACH STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS SOLELY THE GENERAL CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE, AND TO ENSURE THE SAFETY OF THE BUILDINGS AND THEIR COMPONENT PARTS DURING ERECTION. THIS INCLUDES THE ADDITION OF SHORING, SHEETING, TEMPORARY BRACING, GUYRS OR TE DOWNS, WHICH MIGHT BE NECESSARY TO COMPLETE THE WORK. FOLLOWING THE COMPLETION OF THE PROJECT, REDISTRIBUTION OF SUCH MATERIAL SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
12. BLOCKING: PROVIDE SOLID BLOCKING BEHIND ALL HANDRAILS, GRAB BARS, WALL CABINETS, WALL HUNG SINKS, SHELVES, RODS AND ACCESSORIES.
13. SPECIFICATIONS - MATERIAL AND FIXTURE SELECTIONS AND SPECIFICATIONS SHALL BE PROVIDED BY THE OWNER. CONSTRUCTION MATERIALS NOT SHOWN IN DRAWINGS SHALL BE PROVIDED IN STRICT ACCORDANCE TO THE COMPONENT INDUSTRY MATERIAL AND INSTALLATION STANDARDS.

DRAWING PATTERNS LEGEND



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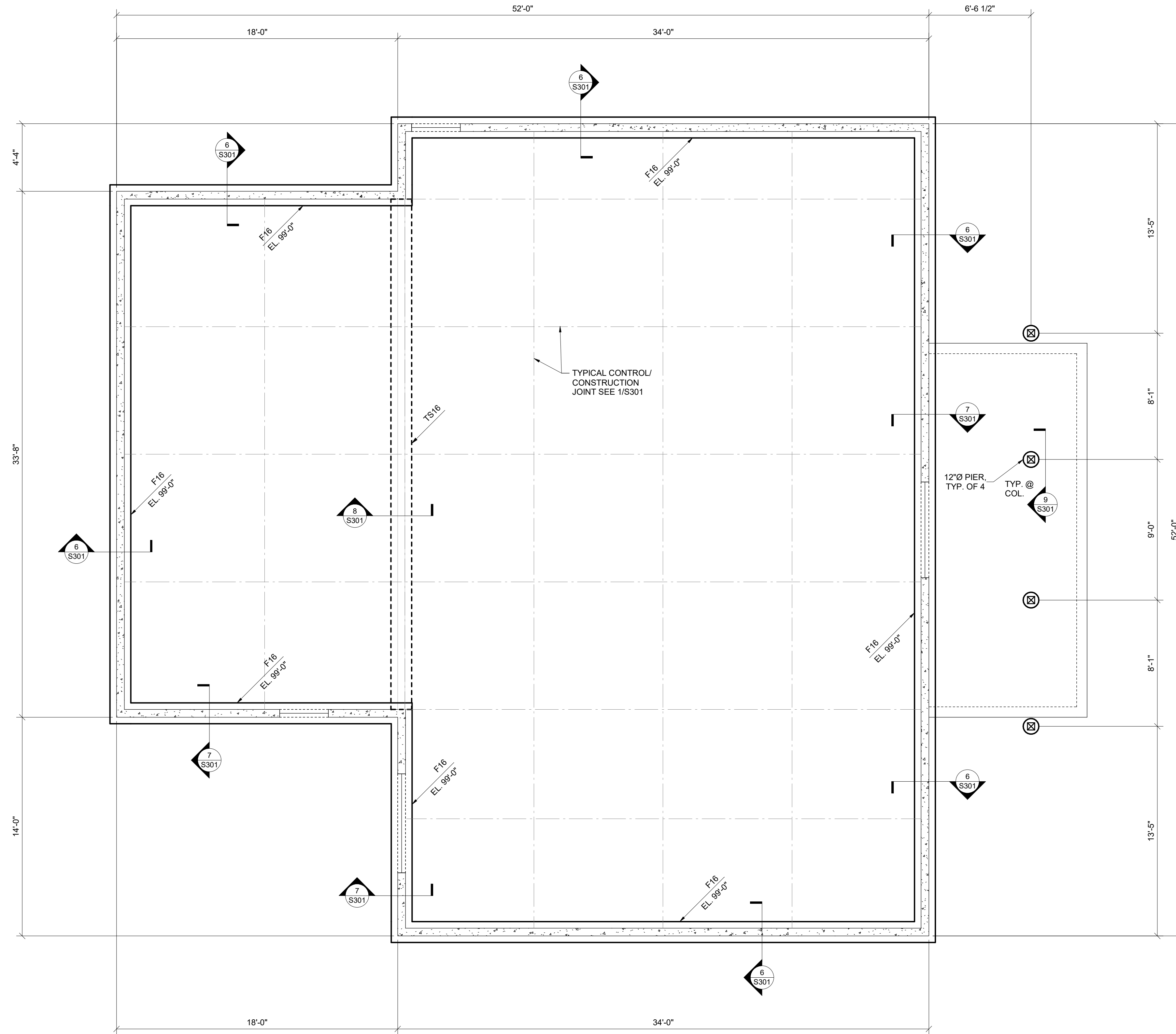
INDEX SHEET

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

SAI # 190274
DRAWING NUMBER:

G102
PLOTTED: 2/8/2021 8:39:23 AM





### FOUNDATION PLAN

1/4" = 1'-0"

#### FOUNDATION NOTES

- ASSUMED DESIGN SOIL BEARING PRESSURE = 1,500 PSF. GEOTECHNICAL ENGINEER IS TO BE RETAINED PRIOR TO CONSTRUCTION TO DETERMINE THE ACTUAL ALLOWABLE BEARING PRESSURE. DO NOT BEGIN FOUNDATION CONSTRUCTION UNTIL SOILS REPORT HAS BEEN REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER. FOUNDATIONS MAY REQUIRE REDESIGN BASED ON FINDINGS OF GEOTECHNICAL ENGINEER. ADDITIONAL COSTS ASSOCIATED WITH REDESIGN ARE TO BE THE RESPONSIBILITY OF THE CONTRACTOR. PLACE NO CONCRETE PRIOR TO INSPECTION AND APPROVAL OF BEARING SURFACES BY SOILS ENGINEER.
- KEEP FOUNDATIONS FREE OF WATER AT ALL TIMES. REPLACE WEAKENED SOIL WITH LEAN CONCRETE OR FLOWABLE FILL.
- BOTTOM OF FOOTINGS ARE TO BE AT LEAST 36 INCHES BELOW THE ADJACENT EXTERIOR FINISHED GRADE FOR FROST PROTECTION.
- ELEVATIONS SHOWN ON FOOTINGS INDICATE ELEVATION AT TOP OF FOOTING. REFERENCE ELEVATION/TOP OF CONCRETE SLAB ELEVATION AS NOTED ON PLANS. COORDINATE ABSOLUTE ELEVATION OF TOP OF SLAB WITH SITE DRAWINGS.
- PROVIDE CORNER BARS AT ALL FOOTING AND CONCRETE WALL INTERSECTIONS.

#### CONT. WALL FOOTING SCHEDULE

MARK	SIZE	REINFORCING
F16	1'-4" x 2'-6" DP.	(2) #5 CONT. T&B; #4 TIES @ 48" O.C.
TS16	1'-4" x 1'-0" DP.	

#### SPREAD FOOTING SCHEDULE

MARK	SIZE	REINFORCING

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FOUNDATION PLAN

SCALE: As indicated

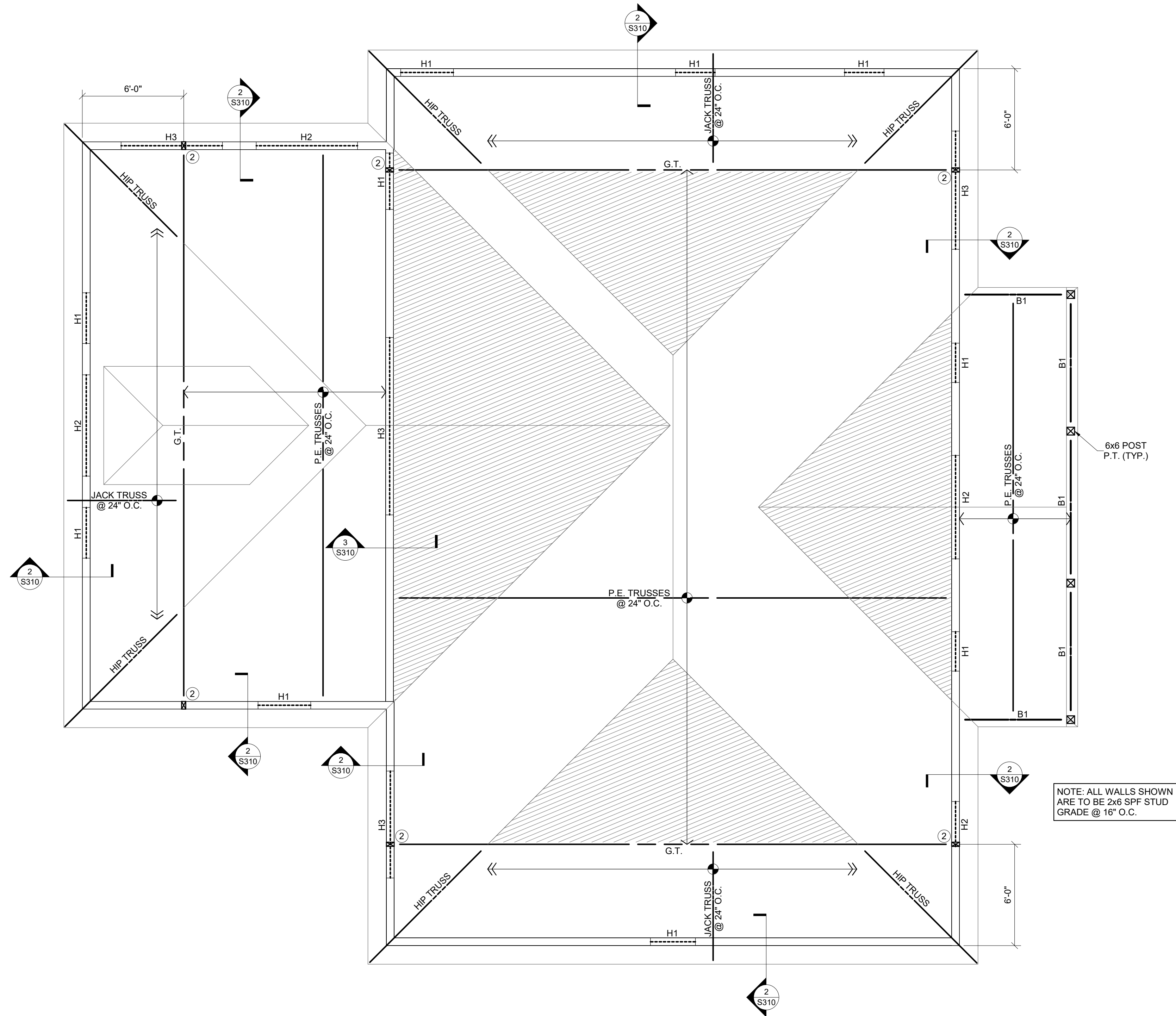
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NOTE: ALL WALLS SHOWN ARE TO BE 2x6 SPF STUD GRADE @ 16" O.C.

### ROOF FRAMING PLAN

1/4" = 1'-0"

- ROOF FRAMING NOTES**
- DESIGN LIVE LOADS:
    - FLAT ROOF LIVE 20 PSF
    - SLOPED ROOF LIVE 15 PSF
    - FLAT ROOF SNOW 20 PSF + DRIFT
    - SLOPED ROOF SNOW 15 PSF
    - WIND (ASD/NET UPLIFT) 15 PSF
  - ROOF CONSTRUCTION:
    - 5/8" NOMINAL APA RATED SHEATHING ON PRE-ENGINEERED WOOD TRUSSES OR 2x FRAMING UNLESS NOTED OTHERWISE. FASTEN SHEATHING TO SUPPORTS AS INDICATED IN THE GENERAL STRUCTURAL NOTES.
  - INDICATES INFILL FRAMING LOCATION. VALLEY SET TRUSSES MAY BE SUBSTITUTED AT CONTRACTOR'S OPTION. INFILL FRAMING IS TO UNIFORMLY DISTRIBUTE LOADING TO UNDERLYING ROOF WITH A MAXIMUM SUPPORT SPACING OF 2'-0". DO NOT STICK-BUILD WITH RIDGE BEAM AND RAFTERS.
  - TRUSS BEARING ELEVATION + 110'-1 1/8" UNLESS NOTED OTHERWISE. REFERENCE ELEVATION 100'-0" = TOP OF FIRST FLOOR SLAB ON GRADE.
  - B# INDICATES WOOD BEAM PER SCHEDULE.
  - H# INDICATES WOOD HEADER FOR WALL OPENINGS PER SCHEDULE.
  - # INDICATES THE NUMBER OF 2x WOOD STUDS REQUIRED TO CREATE A STUD COLUMN SUPPORT UNDER BEAM OR GIRDER BEARING. PROVIDE A MINIMUM OF (2) 2x STUDS AT ALL BEAMS AND GIRDER TRUSSES. UNLESS NOTED OTHERWISE.
  - SEE ARCHITECTURAL DRAWINGS FOR ANY DIMENSIONS NOT INDICATED HEREIN.

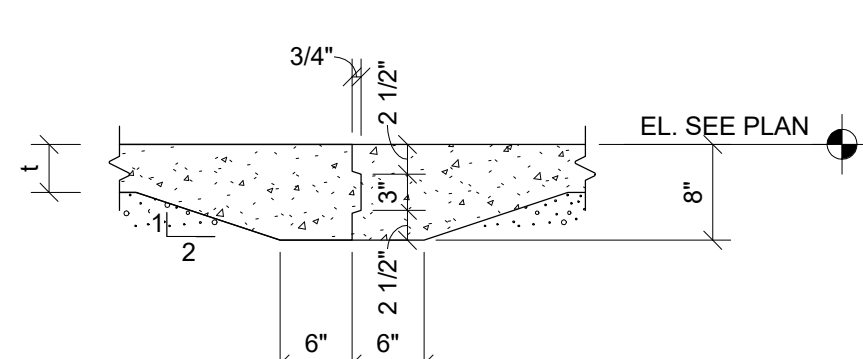
WOOD HEADER SCHEDULE				
MARK	SIZE	JACK STUDS	KING STUDS	Remarks
H1	(3) 2x6	(1) 2x	(2) 2x	
H2	(3) 2x6	(2) 2x	(2) 2x	
H3	(3) 1-3/4" x 9-1/4" LVL	(2) 2x	(3) 2x	

- HEADER SCHEDULE NOTES:**
- JACK AND KING STUDS SHALL MATCH WALL FRAMING SIZE AND SPECIES OF DESIGNATED STUD WALLS THEY ARE INTEGRAL WITH, U.N.O.
  - SEE GENERAL STRUCTURAL NOTES FOR MINIMUM LUMBER GRADES FOR HEADER FRAMING, U.N.O.
  - SEE GENERAL STRUCTURAL NOTES FOR MINIMUM STRUCTURAL COMPOSITE LUMBER DESIGN VALUES.
  - PROVIDE 'H1' HEADER FOR ALL OPENINGS NOT DESIGNATED ON THE FRAMING PLANS.
  - ALL HEADERS IN EXTERIOR WALL TO BE SOUTHERN PINE #2, FIRE RETARDANT TREATED.

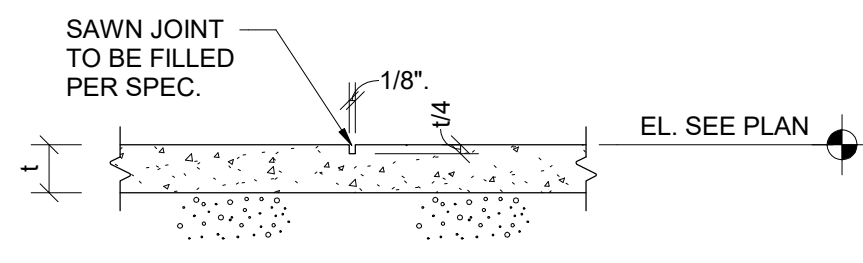
WOOD BEAM SCHEDULE		
MARK	SIZE	REMARKS
B1	(3) 2 x 8	P.T. @ EXTERIOR

- WOOD BEAM SCHEDULE NOTES:**
- SEE PLAN FOR COLUMN/SUPPORT POST SIZE.
  - BEAMS SHALL BEAR FULLY ON SUPPORT POSTS WITH POST CAP OR BLOCK ENDS TO RESTRAIN BEAM FROM ROTATION.
  - SEE GENERAL STRUCTURAL NOTES FOR MINIMUM LUMBER GRADES FOR BEAM FRAMING, U.N.O.
  - SEE GENERAL STRUCTURAL NOTES FOR MINIMUM STRUCTURAL COMPOSITE LUMBER DESIGN VALUES.



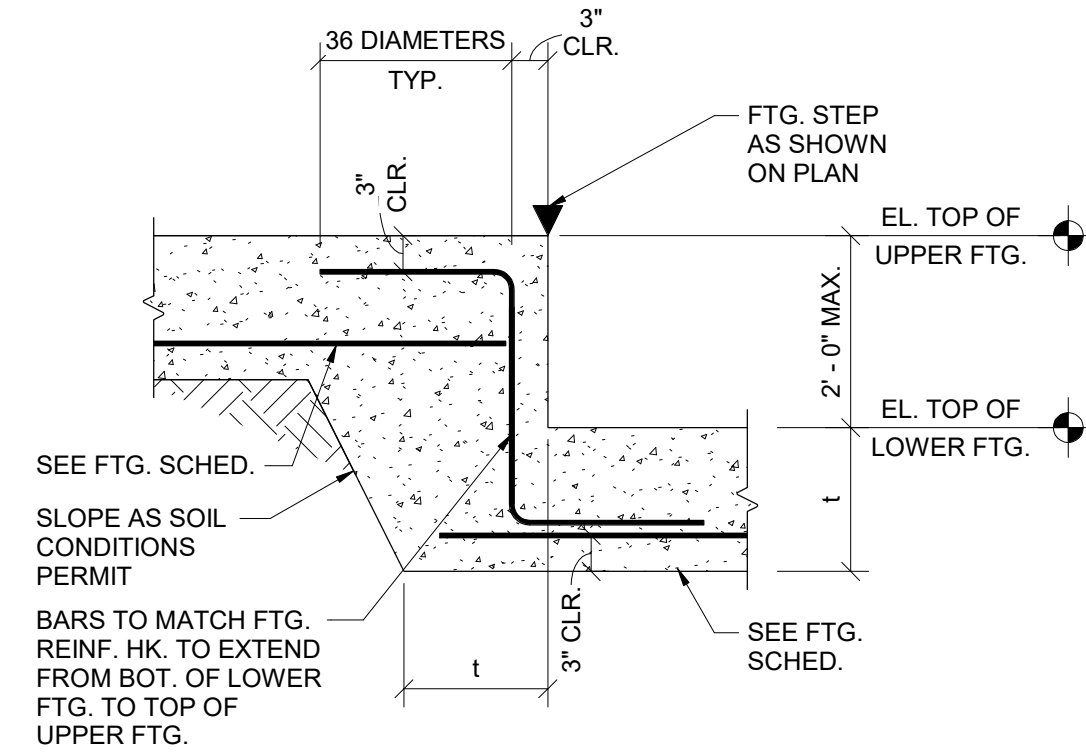


TYPICAL FLOOR CONSTRUCTION JOINT



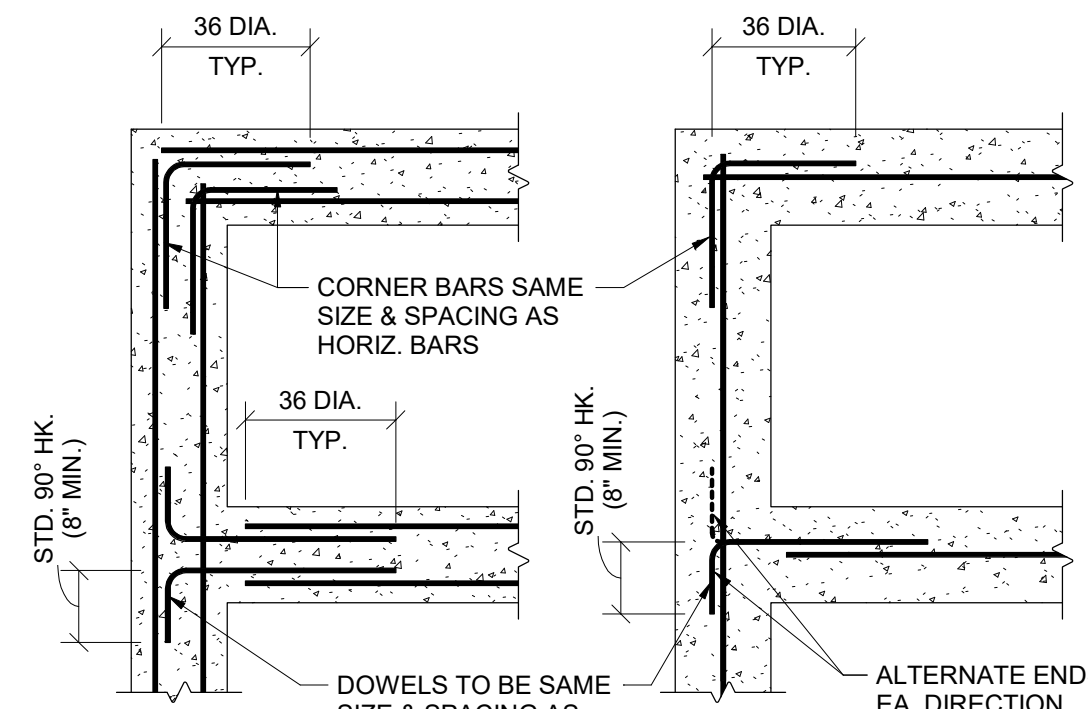
TYPICAL FLOOR CONTROL JOINT

SECTION 1  
3/4" = 1'-0"



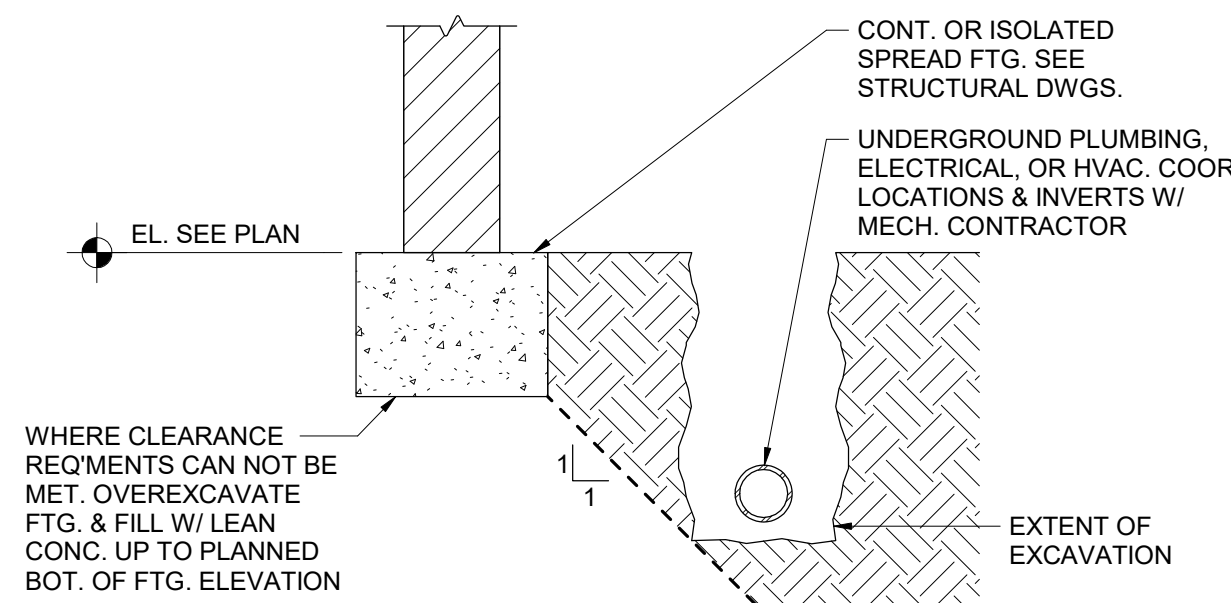
TYPICAL FOOTING STEP

SECTION 2  
3/4" = 1'-0"



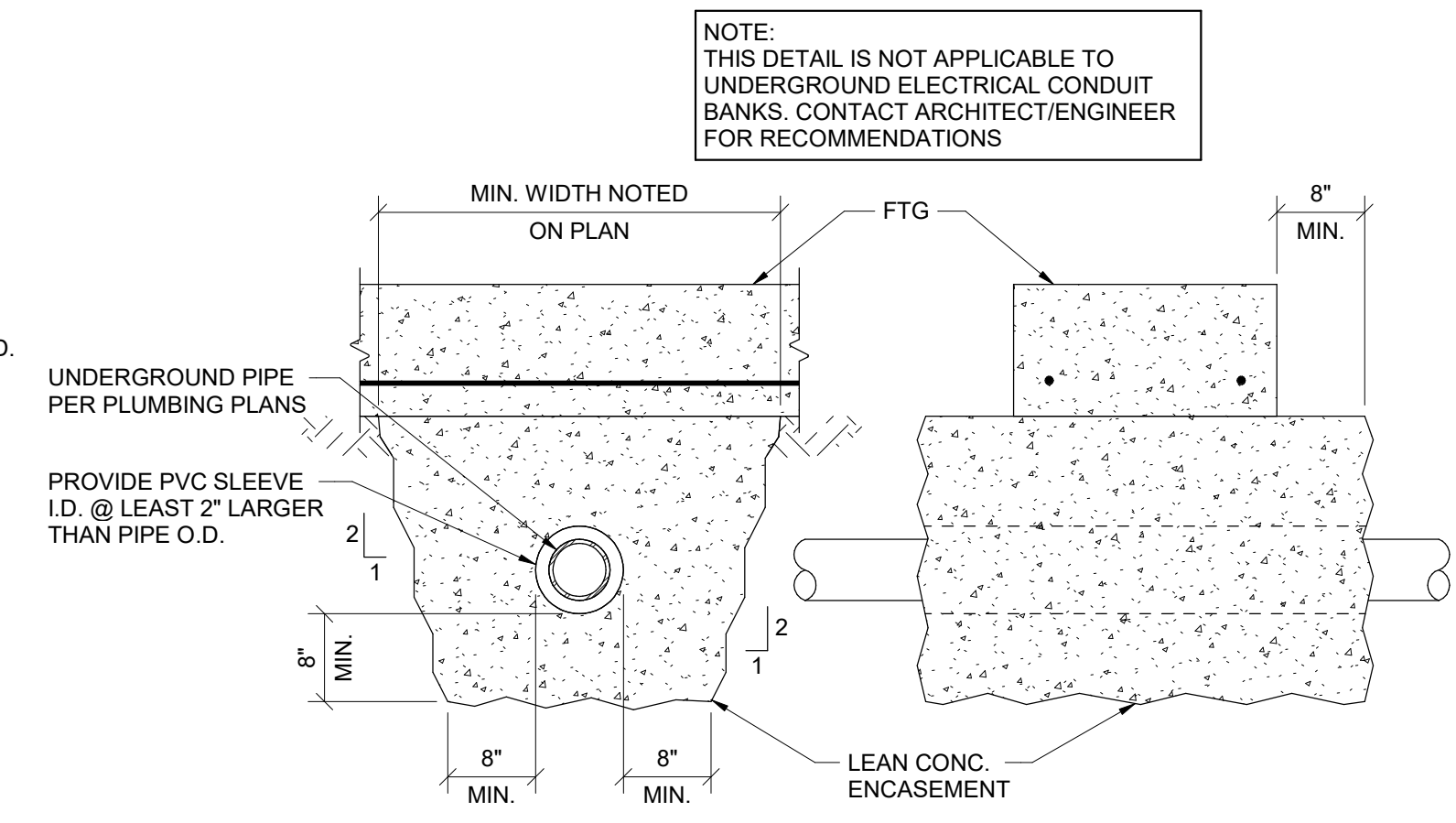
TYPICAL CORNER BARS FOR CONCRETE WALL AND FOOTING CONSTRUCTION

SECTION 3  
3/4" = 1'-0"



TYPICAL EXCAVATION CLEARANCE REQUIREMENTS

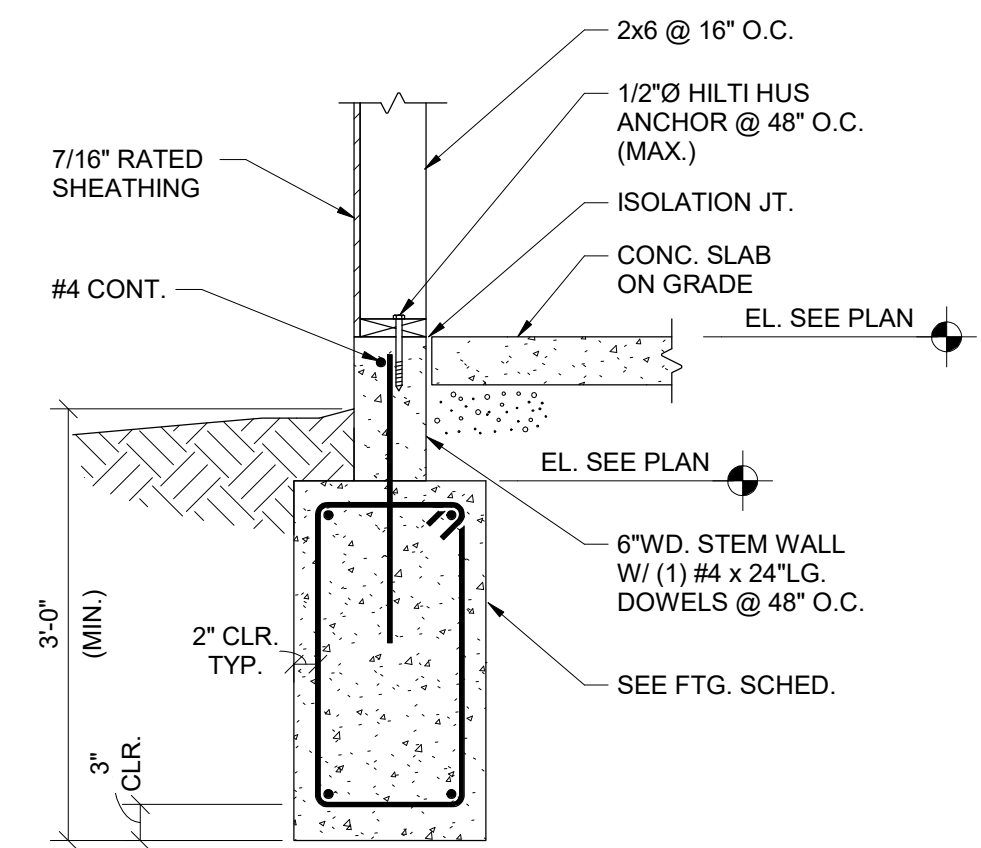
SECTION 4  
3/4" = 1'-0"



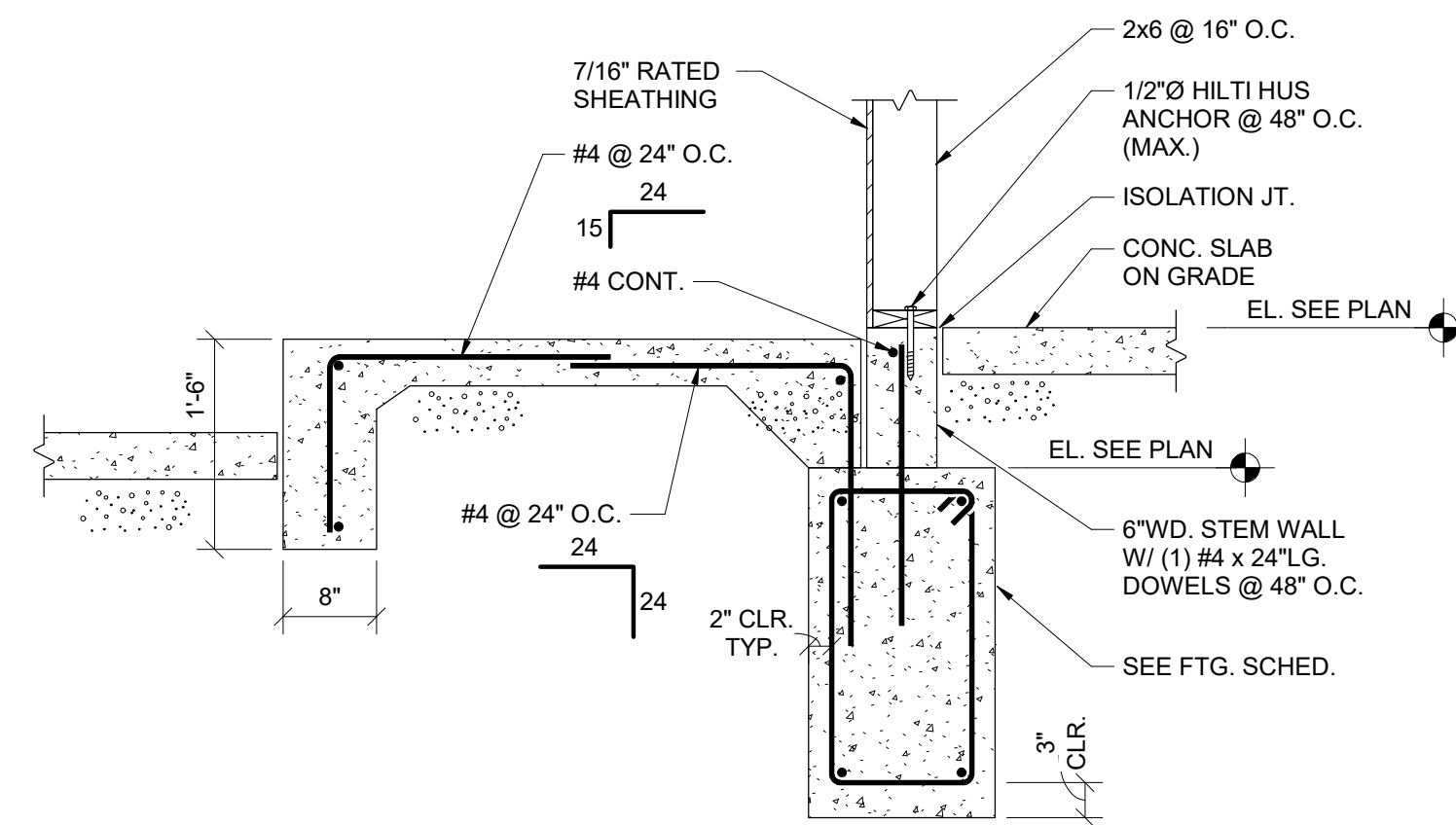
TYPICAL PLUMBING UNDER FOOTING

SECTION 5  
3/4" = 1'-0"

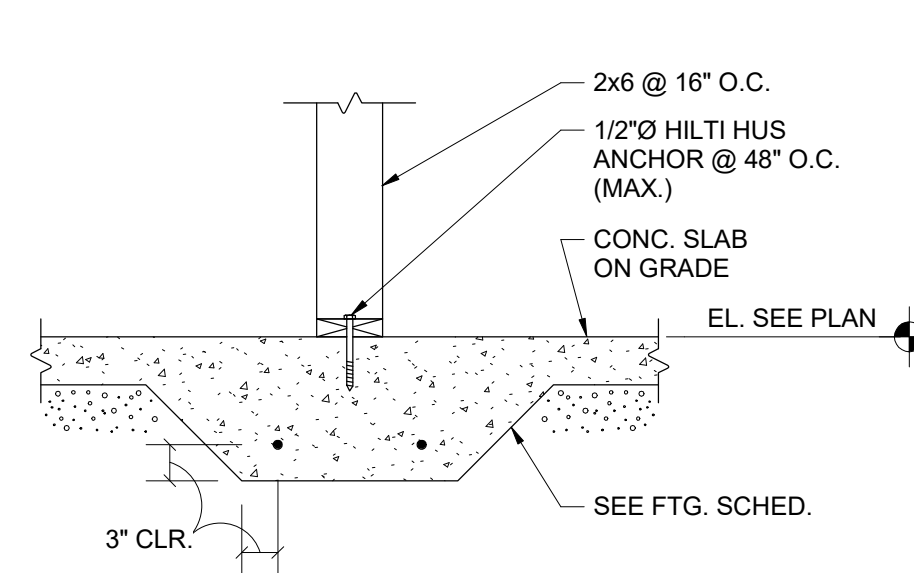
NOTE:  
THIS DETAIL IS NOT APPLICABLE TO  
UNDERGROUND ELECTRICAL CONDUIT  
BANKS. CONTACT ARCHITECT/ENGINEER  
FOR RECOMMENDATIONS



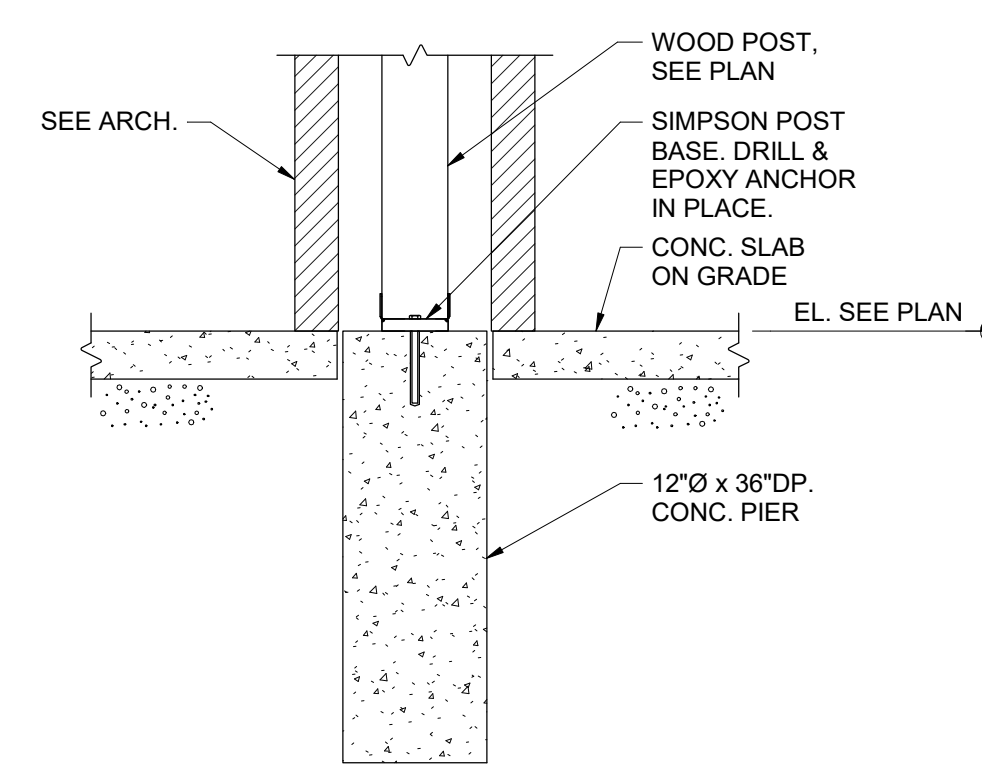
SECTION 6  
3/4" = 1'-0"



SECTION 7  
3/4" = 1'-0"



SECTION 8  
3/4" = 1'-0"



SECTION 9  
3/4" = 1'-0"

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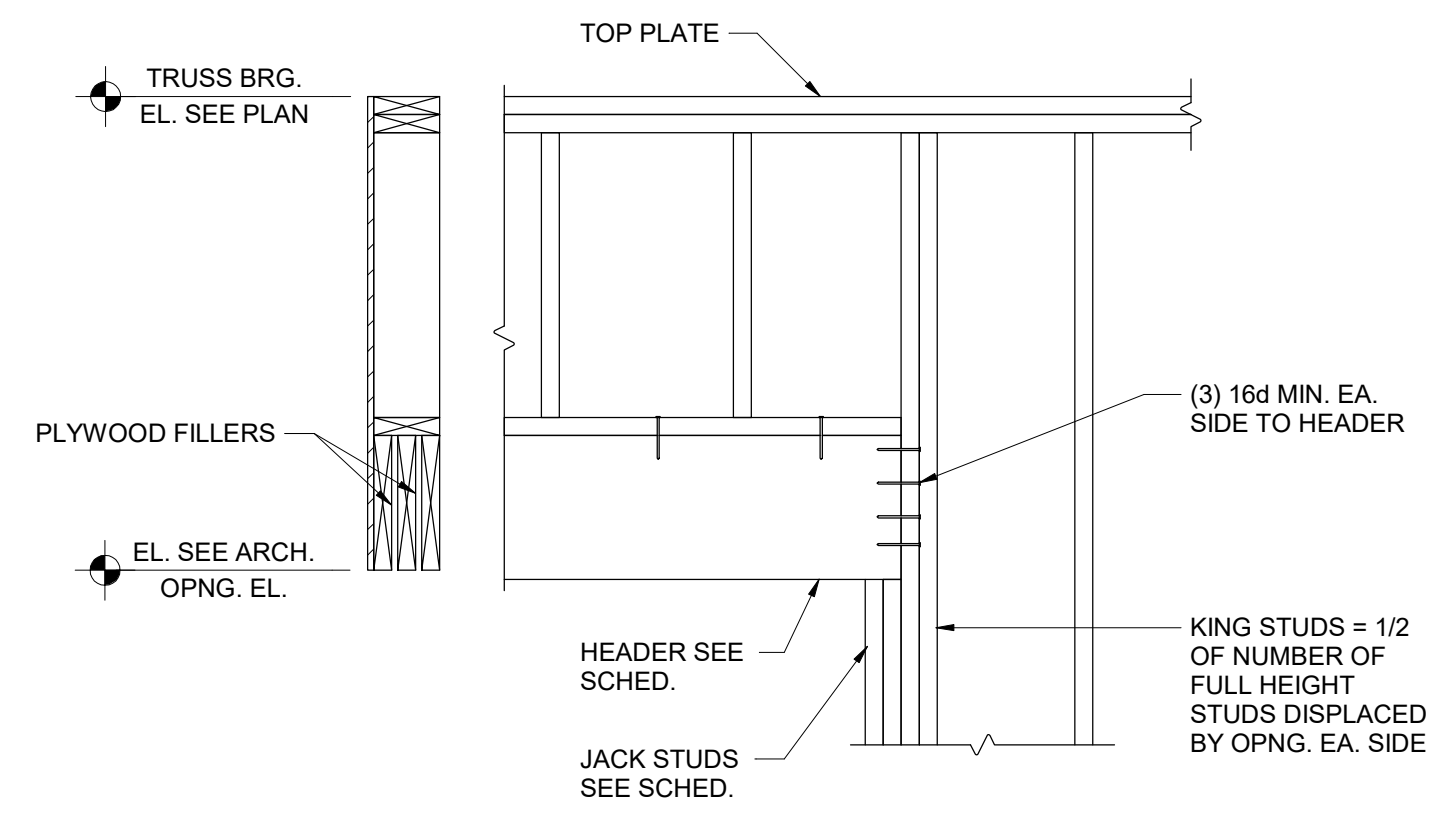
SCALE: 3/4" = 1'-0"  
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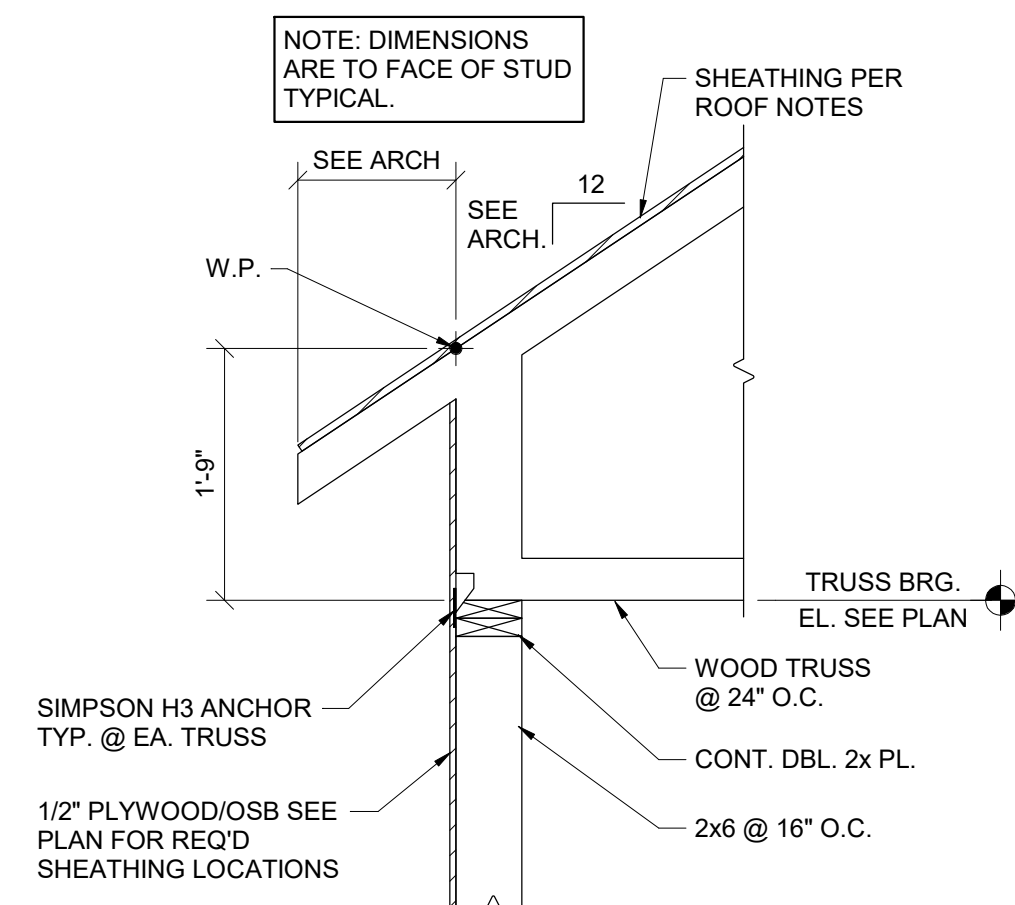
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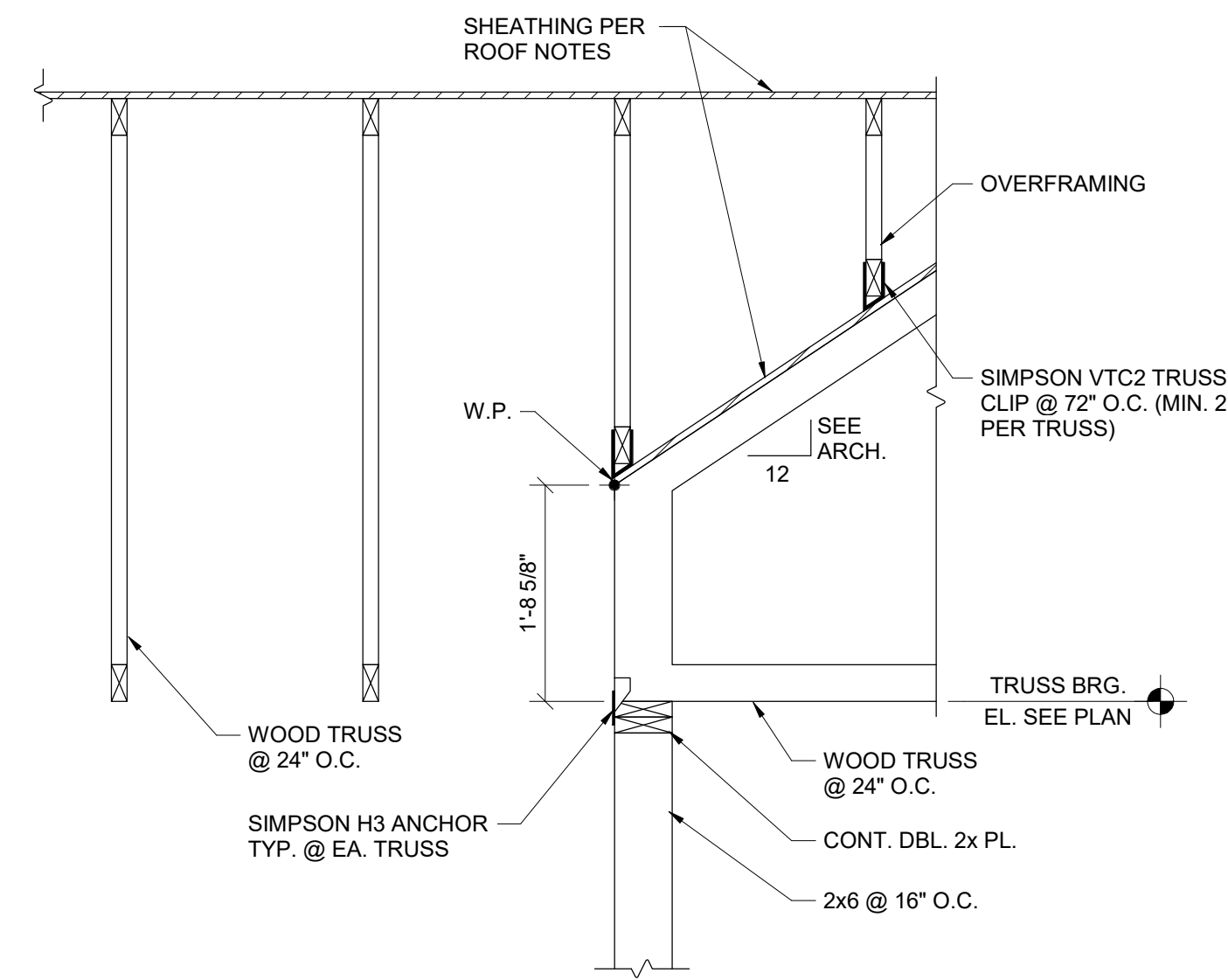


**TYPICAL WOOD HEADER CONSTRUCTION**

SECTION 1  
3/4" = 1'-0"



SECTION 2  
3/4" = 1'-0"

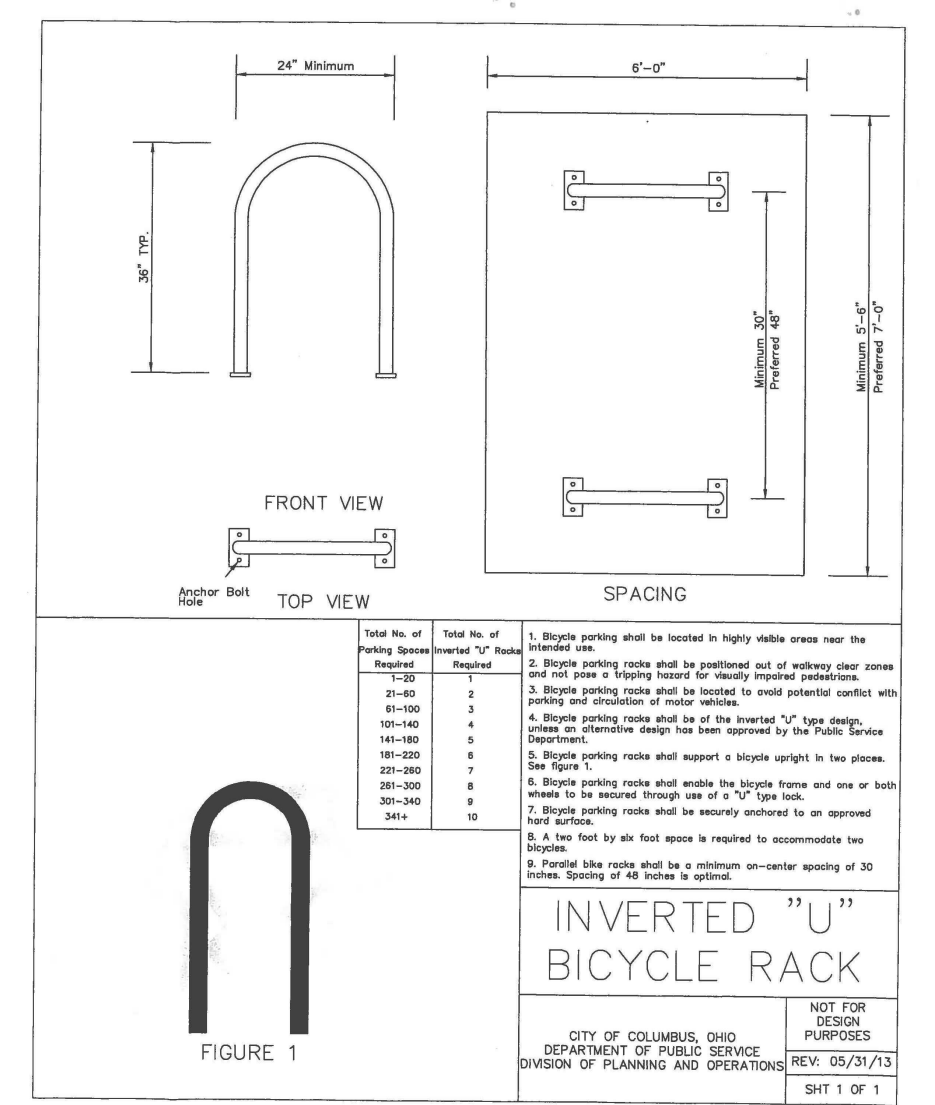


SECTION 3  
3/4" = 1'-0"

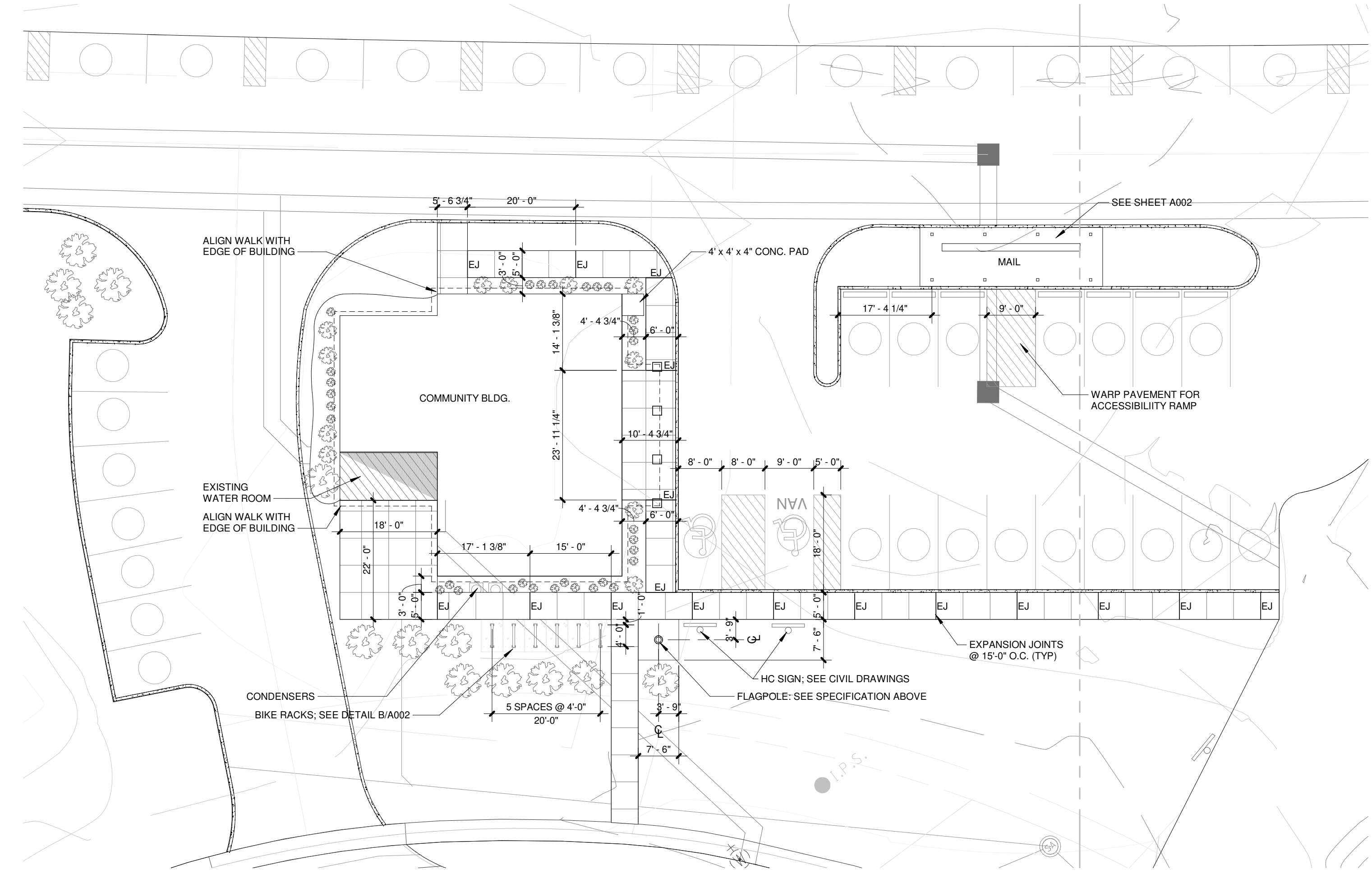
**GENERAL NOTES:**

1. SPACE CONTROL JOINTS EQUALLY BETWEEN EXPANSION JOINTS
2. SEE CIVIL DRAWINGS FOR ADDITIONAL INFO
3. MAXIMUM DISTANCE BETWEEN SIDEWALK CONTROL JOINTS NOT TO EXCEED 5'-6"

- FLAGPOLE:** 20' HIGH, ALUMINUM, MIN. 125" WALL THICKNESS
- 100 MPH WIND SPEED
  - GOLD ROUND FINIAL TOP
  - FLASH BASE COLLAR
  - FLAGPOLE STRAP COVERS
  - INCLUDE ALL POST MOUNTING HARDWARE
  - SUBMIT MANUFACTURER'S BASE / FOUNDATION DESIGN TO ARCHITECT FOR APPROVAL



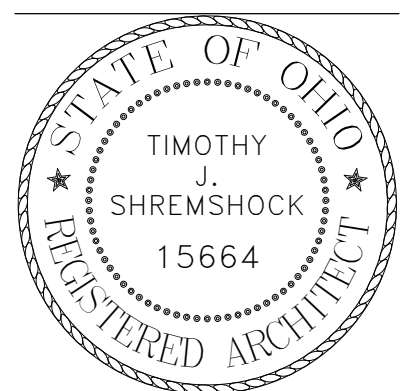
**BICYCLE RACK** (B) NTS



**COMMUNITY BLDG. SITE PLAN** (A) NTS



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## GENERAL NOTES: DRAWING SCOPE

DRAWING SCOPE STATEMENT:  
THESE DRAWINGS PROVIDE FOR THE GENERAL INTENT AND SCOPE OF THE PROJECT, AND PROVIDE INFORMATION THAT IS PERTINENT TO THE ADHERENCE OF THE APPLICABLE BUILDING CODES. BUILDING SYSTEM COMPONENTS ON THESE DRAWINGS ARE NOTED FOR REFERENCE AND COORDINATION ONLY - SEE MEP DRAWINGS FOR DESIGN AND CONSTRUCTION REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SUB-CONTRACTORS TO COORDINATE THEIR TRADE WITH OTHER SUB-CONTRACTORS AND TO VERIFY THE FINAL SELECTIONS OF FIXTURES THAT EFFECT THEIR WORK PRIOR TO THE START OF CONSTRUCTION.

## GENERAL NOTES:

- G.C. TO PROVIDE & INSTALL ALL IN-WALL OR IN-CEILING BLOCKING/BRACING AS REQUIRED FOR ALL MILLWORK ITEMS, EQUIPMENT, SHELVING, AND ACCESSORIES WHETHER ITEMS ARE BY G.C. OR OTHERS.
- G.C. SHALL BE RESPONSIBLE FOR LAYING OUT THE SPACE PRIOR TO COMMENCING WORK AND SHALL NOTIFY THE ARCHITECT AND OWNER OF ANY DISCREPANCIES.
- ALL LOCATIONS OF MECHANICAL, ELECTRICAL AND PLUMBING CONTROL COMPONENTS, PANELS EQUIPMENT ETC. SHALL BE COORDINATED AND APPROVED BY OWNER PRIOR TO INSTALLATION.
- ALL COLORS AND FINISHES SHALL BE SELECTED AND APPROVED BY OWNER. FINISHES SHOWN ON PLAN ARE FOR GENERAL BIDDING PURPOSES.
- PROVIDE A CONTINUOUS AIR BARRIER: CONTINUOUSLY SEAL ALL EXTERIOR SHEATHING JOINTS, INCLUDING THE TOP AND BOTTOM EDGES - PROVIDE HOUSE WRAP, TAPING ALL SEAMS, INCLUDING TOP AND BOTTOM EDGES.
- SEAL ALL RECESSED CAN LIPS, UTILITY BOXES AND DOOR JAMBS. GLUE DRYWALL TO TOP PLATE ON ALL WALLS ADJACENT TO COLD SPACES ABOVE.
- COORDINATE ALL CONSTRUCTION WITH ALL OWNERS SELECTED FINISHES AND FIXTURES.
- REFER TO MEP SHEETS FOR ALL MEP RELATED WORK.

## GENERAL NOTES: DIMENSIONS

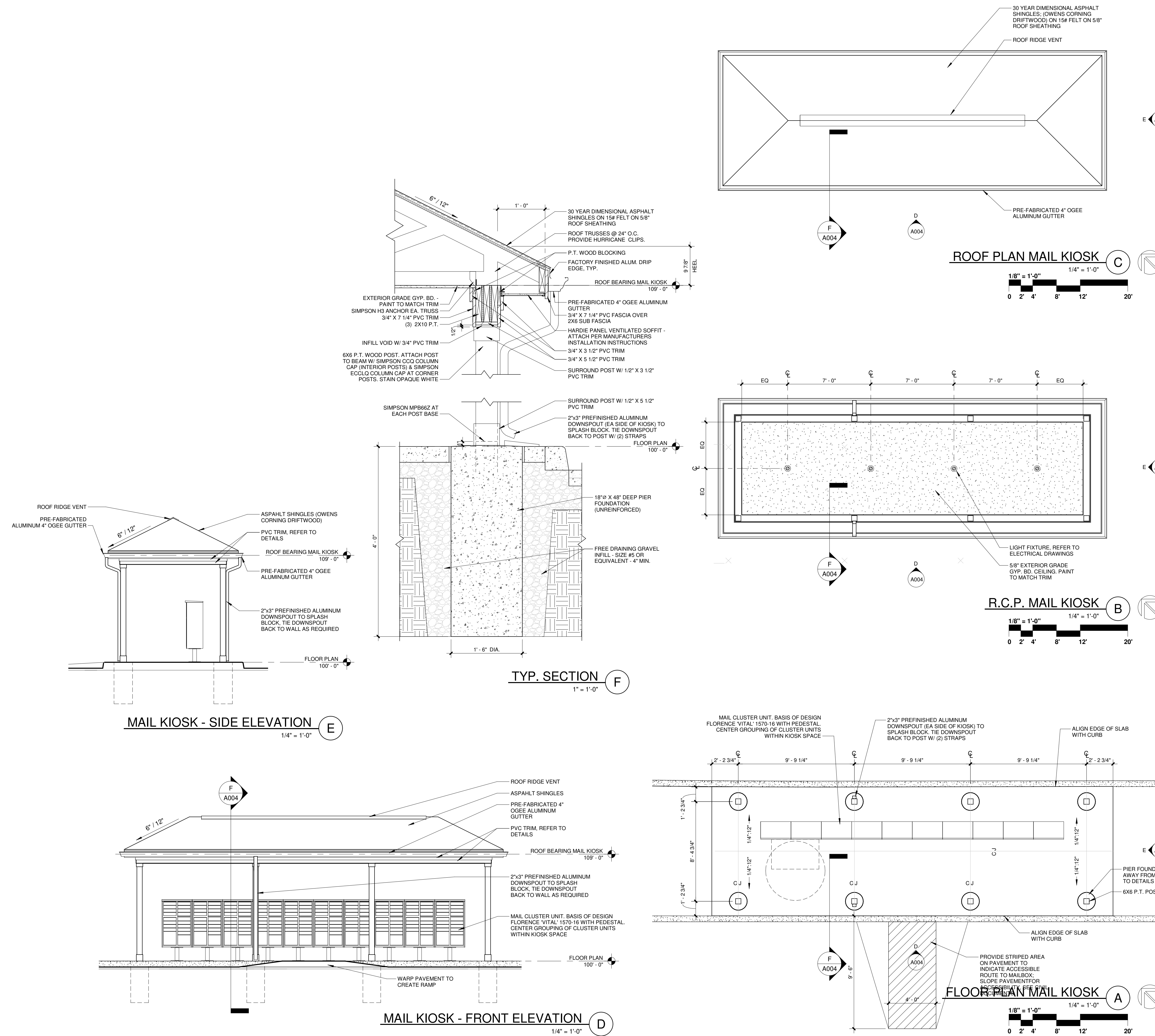
- THE GENERAL CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND EXISTING FIELD CONDITIONS WITH THE DRAWINGS. IN PARTICULAR OVERALL WALL DIMENSIONS, SOIL CONDITIONS, INCOMING UTILITIES, ETC. THE GENERAL CONTRACTOR IS TO REPORT IMMEDIATELY TO THE ARCHITECT, ANY VARIANCES OR FIELD CONDITIONS THAT MAY CAUSE CONSTRUCTION PROBLEMS PRIOR TO COMMENCING WORK.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS, ALL DOOR AND OPENING LOCATIONS SHALL BE SHOWN ON FLOOR PLAN. IN CASE OF CONFLICT NOTIFY THE ARCHITECT. FLOOR PLAN BY ARCHITECT SUPERSEDES ALL OTHER PLANS. ALL DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES INCLUDING CARPET, PAD, CERAMIC TILE, ETC.
- ALL EXTERIOR DIMENSIONS ARE TO FACE OF OR CENTERLINE OF POSTS, UNLESS SPECIFICALLY NOTED OTHERWISE.

## GENERAL NOTES: DIMENSIONS

- THE GENERAL CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND EXISTING FIELD CONDITIONS WITH THE DRAWINGS. IN PARTICULAR OVERALL WALL DIMENSIONS, SOIL CONDITIONS, INCOMING UTILITIES, ETC. THE GENERAL CONTRACTOR IS TO REPORT IMMEDIATELY TO THE ARCHITECT, ANY VARIANCES OR FIELD CONDITIONS THAT MAY CAUSE CONSTRUCTION PROBLEMS PRIOR TO COMMENCING WORK.
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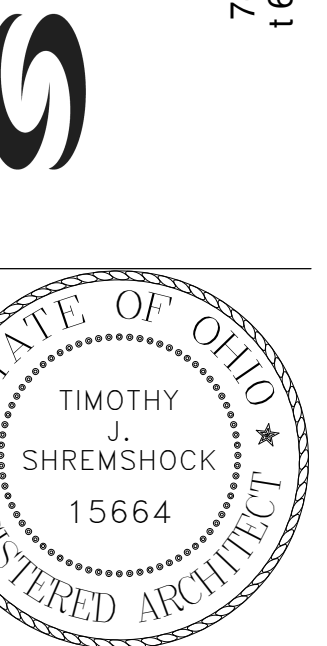
## EXTERIOR FINISHES

PVC TRIM: COLOR - WHITE  
MISC. TRIM, ROUGH CARPENTRY, CEILINGS: WHITE  
SOFFIT PANEL - WHITE  
POSTS - STAIN OPAQUE WHITE  
SIDING - PAINT TO MATCH VINYL; HARBOR GREY



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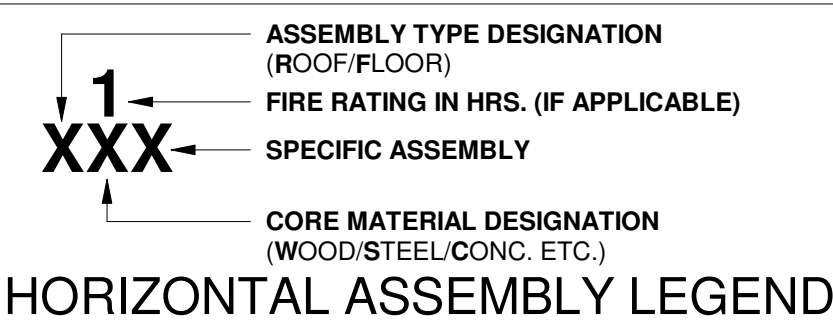
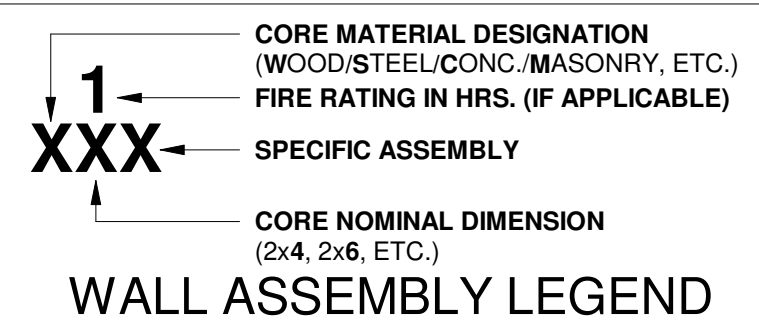
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SAI # 190274  
DRAWING NUMBER: A004  
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ASSEMBLY DESIGNATION AND RATING	DESCRIPTION	ASSEMBLY DETAILS
<b>W1A</b> <b>W1B</b>	<b>WALL STRUCTURE AND INSULATION:</b> <b>W1</b> - 2x6 WOOD STUDS SPACED 16" O.C. MAX WITH TWO TOP PLATES AND A MINIMUM OF ONE BOTTOM PLATE AND EFFECTIVELY FIRESTOPPED AT TOP AND BOTTOM OF WALL. - LATERALLY BRACED WITH SHEATHING. INSTALL 5-1/2" R-21 HD KRAFT FACED BATT INSULATION FACE STAPLED TO STUDS IN ALL CAVITIES.  <b>INTERIOR SHEATHING:</b> <b>A &amp; B</b> - (1) LAYER OF ANY CLASS 1/2" OR 5/8" GYPSUM WALLBOARD APPLIED VERTICALLY OR HORIZONTALLY APPLIED BOTH SIDES - ALL SEAMS TAPED AND FINISHED - THICKNESS SHALL COORDINATE WITH ALIGNING WALLS AND WALL ASSEMBLIES.  <b>EXTERIOR SHEATHING:</b> <b>A &amp; B</b> - STRUCTURAL PANEL SHEATHING MIN. 7/16" APA RATED INSTALLED LONG DIMENSION PERPENDICULAR TO STUDS WITH EDGES CENTERED ON STUD OR BLOCKING WITH 6D C.C. NAILS 6" O.C. - EXTERIOR CLADDING TO BE ATTACHED THROUGH SHEATHING TO STUDS.  <b>EXTERIOR FINISH:</b> <b>A</b> - 4" EXPOSURE VINYL SIDING W/ CORNER, STORY AND TRIMS - (DESIGN INTENT: ROYAL BUILDING PRODUCTS PARKVIEW D4 SIDING). STRICTLY ADHERE TO MANUFACTURERS INSTALLATION INSTRUCTIONS AND REQUIREMENTS. <b>B</b> - ADHERED MANUFACTURED STONE VENEER AND WATERTABLE INSTALLED PER MANUFACTURER SPECIFICATIONS AND AS SPECIFIED BY THE INSTALLATION GUIDE FOR ADHERED MANUFACTURED STONE VENEER, 5TH EDITION, 4TH PRINTING, REVISED AUGUST 2020	
	<b>W3A</b> <b>W3B</b>	<b>WALL STRUCTURE AND INSULATION:</b> <b>W3</b> - A-2x4 OR B-2x6 WOOD STUDS SPACED 16" O.C. MAX WITH TWO TOP PLATES AND A MINIMUM OF ONE BOTTOM PLATE AND EFFECTIVELY FIRESTOPPED AT TOP AND BOTTOM OF WALL. - LATERALLY BRACED WITH SHEATHING.  <b>INTERIOR SHEATHING:</b> <b>A &amp; B</b> - (1) LAYER OF ANY CLASS 1/2" OR 5/8" GYPSUM WALLBOARD APPLIED VERTICALLY OR HORIZONTALLY APPLIED BOTH SIDES - ALL SEAMS TAPED AND FINISHED - THICKNESS SHALL COORDINATE WITH ALIGNING WALLS AND WALL ASSEMBLIES.  <b>EXTERIOR SHEATHING:</b> <b>A &amp; B</b> - STRUCTURAL PANEL SHEATHING MIN. 7/16" APA RATED INSTALLED LONG DIMENSION PERPENDICULAR TO STUDS WITH EDGES CENTERED ON STUD OR BLOCKING WITH 6D C.C. NAILS 6" O.C. - EXTERIOR CLADDING TO BE ATTACHED THROUGH SHEATHING TO STUDS.  <b>EXTERIOR FINISH:</b> <b>A</b> - 4" EXPOSURE VINYL SIDING W/ CORNER, STORY AND TRIMS - (DESIGN INTENT: ROYAL BUILDING PRODUCTS PARKVIEW D4 SIDING). STRICTLY ADHERE TO MANUFACTURERS INSTALLATION INSTRUCTIONS AND REQUIREMENTS. <b>B</b> - STUCCO
<b>W6A / W6B</b> <b>W6C / W6D</b>	<b>WALL STRUCTURE AND INSULATION:</b> <b>W6</b> - A & C - 2x4 OR B & D - 2x6 WOOD STUDS AT 16" O.C. WITH COORDINATING TOP AND BOTTOM PLATES. BOTTOM PLATES INSTALLED ON CONCRETE WALLS OR SLABS SHOULD BE PRESSURE TREATED AND INSTALLED ON SILL SEALER. (WHEN USED AS EXTERIOR WALL FURRING - USE 5 1/2" THICK R-21 HD. KRAFT FACED BATT INSULATION - FACE STAPLE TO STUDS - INSTALL IN ALL CAVITIES.)  <b>SHEATHING:</b> <b>(1)</b> LAYER OF ANY CLASS 1/2" OR 5/8" GYPSUM WALLBOARD APPLIED VERTICALLY OR HORIZONTALLY APPLIED BOTH SIDES ( <b>A &amp; B</b> ) OR (1) SIDE ( <b>C &amp; D</b> ) OF STUDS - ALL SEAMS TAPED AND FINISHED - THICKNESS SHALL COORDINATE WITH ALIGNING WALLS AND WALL ASSEMBLIES.	
<b>RW1</b> <b>RW3</b>	<b>WOOD TRUSS ROOF:</b> <b>2x</b> NOMINAL WIDTH TRUSSES. (SEE STRUCTURAL PLANS FOR SIZE AND SPACING). ADEQUATE VENTILATION OF THE ROOF CAVITY IS REQUIRED PER OBC SECTION 1203.2 AND IS ACHIEVED BY A COMBINATION OF FREE VENTILATING AREA AND VENTILATORS. M - MINIMUM R-38 BLOWN CELLULOSE INSULATION.  <b>SHEATHING:</b> <b>5/8"</b> EXTERIOR GRADE T&G PLYWOOD SHEATHING. ATTACH PERPENDICULAR TO TRUSSES W/ END JOINTS STAGGERED 4'-0". SECURE TO TRUSSES W/ CONSTRUCTION ADHESIVE AND NO. 6D SHANK NAILS - SPACED 3/8" O.C. USE 25 YEAR 3-TAB ASPHALT SHINGLES ON 15# FELT (PROVIDE SUBMITTAL FOR INTENDED PRODUCT WITH BIDS).  <b>CEILING ASSEMBLY:</b> <b>1</b> LAYER ANY CLASS 1/2" GWB APPLIED AT RIGHT ANGLES TO WOOD ROOF TRUSSES 24" O.C. WITH 1-1/4" TYPE "W" OR "S" DRYWALL SCREWS 24" O.C. INSTALL 4 MIL VAPOR BARRIER ON UNDERSIDE OF TRUSSES PRIOR TO INSTALLATION OF GYPSUM WALLBOARD.	
	<b>WOOD TRUSS ROOF:</b> <b>2x</b> NOMINAL WIDTH TRUSSES. (SEE STRUCTURAL PLANS FOR SIZE AND SPACING). ADEQUATE VENTILATION OF THE ROOF CAVITY IS REQUIRED PER OBC SECTION 1203.2 AND IS ACHIEVED BY A COMBINATION OF FREE VENTILATING AREA AND VENTILATORS. ROOF IS UNINSULATED.  <b>SHEATHING:</b> <b>5/8"</b> EXTERIOR GRADE T&G PLYWOOD SHEATHING. ATTACH PERPENDICULAR TO TRUSSES W/ END JOINTS STAGGERED 4'-0". SECURE TO TRUSSES W/ CONSTRUCTION ADHESIVE AND NO. 6D SHANK NAILS - SPACED 3/8" O.C. USE 25 YEAR 3-TAB ASPHALT SHINGLES ON 15# FELT (PROVIDE SUBMITTAL FOR INTENDED PRODUCT WITH BIDS).  <b>CEILING ASSEMBLY:</b> VINYL VENTILATED SOFFIT - ATTACH PER MANUFACTURERS INSTALLATION INSTRUCTIONS	

WALLS

ROOF



NOTE:  
 THE ASSEMBLY DESCRIPTIONS AND DIAGRAMS ON THIS PAGE ARE PROVIDED FOR THE PURPOSE OF GENERAL CONSTRUCTION COMPONENT DESIGNATION AND SELECTION. FOR ASSEMBLIES DESIGNATED WITH A FIRE RATING REQUIREMENT THE GENERAL CONTRACTOR IS REQUIRED TO ADHERE TO THE REQUIREMENTS OF EACH ASSEMBLY AS IT HAS BEEN TESTED BY THE LISTED TESTING AGENCY, OR THE REFERENCED CODE SECTION. ALL RATED ASSEMBLIES MUST BE CONSTRUCTED CONTINUOUS TO OTHER RATED ASSEMBLIES. MEMBRANE AND THROUGH PENETRATIONS OF RATED ASSEMBLIES MUST BE PROTECTED BY LISTED PENETRATION CONSTRUCTION. CHANGES TO THESE ASSEMBLIES THAT ARE CONSTRUCTED IN THE FIELD WITHOUT NOTIFICATION TO THE ARCHITECT AND REVISIONS TO THE DRAWINGS WILL NOT BE ACCEPTED, AND MAY RESULT FAILED INSPECTIONS AND THE REQUIREMENT TO REMEDY THE CONSTRUCTION AND POTENTIAL CONSTRUCTION DELAYS.



TIMOTHY J SHREMSHOCK  
 NO. 15664  
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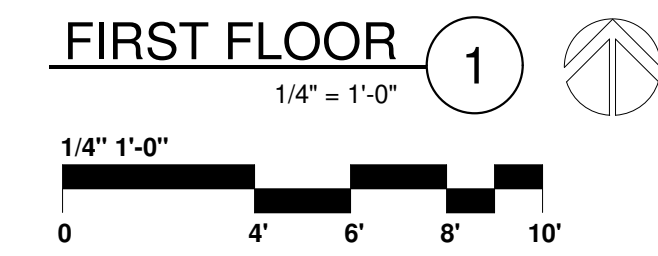
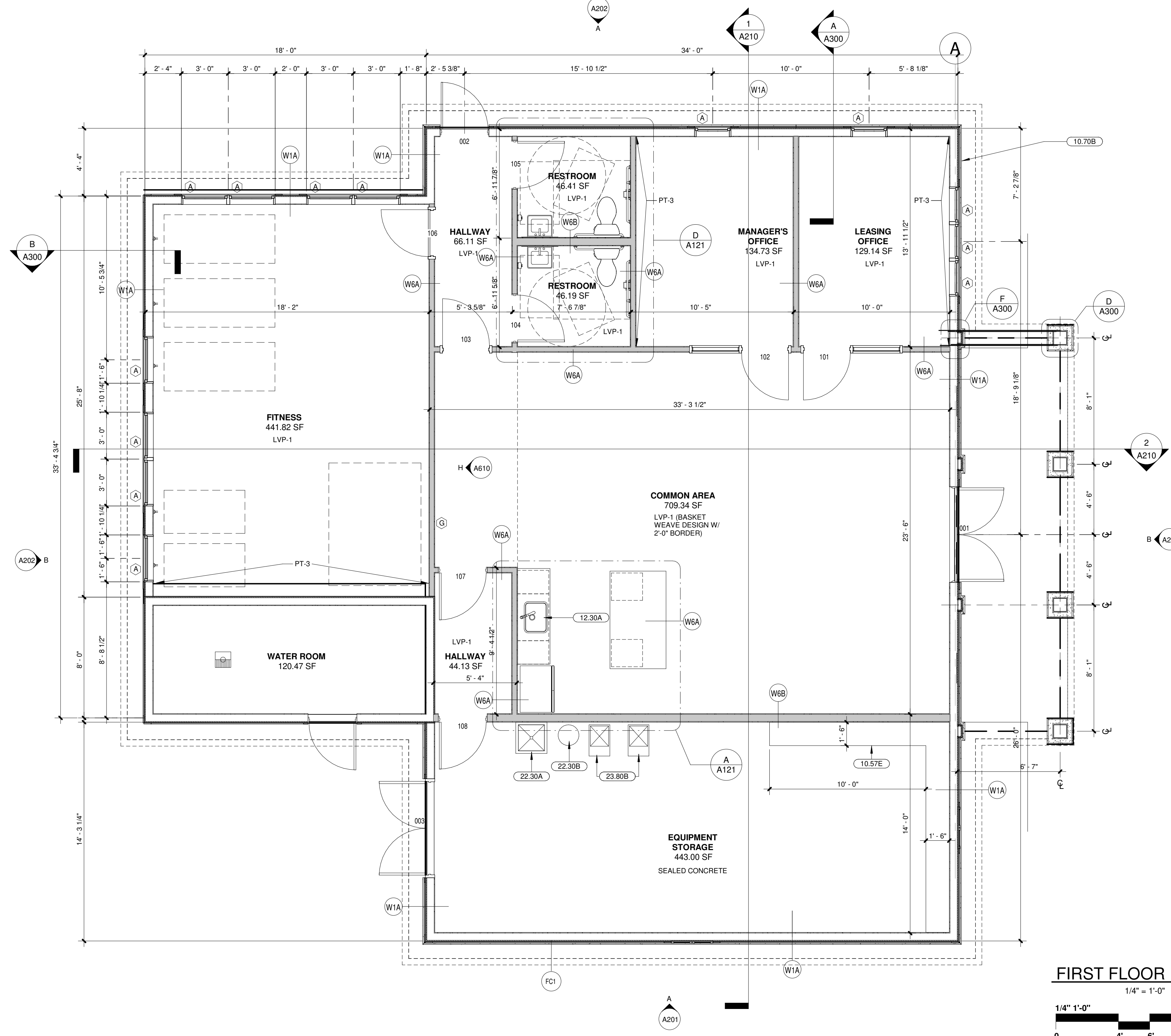
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 DRAWINGS ISSUED: 1 02/08/2021 BID SET

TITLE:  
**CONSTRUCTION ASSEMBLIES**

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## INTERIOR MATERIAL LEGEND

FLOOR		LOCATION	
LVP-1	LUXURY VINYL PLANK	PATCRAFT, TIMBER GROVE II, ASTER-V2 NOTE: PROVIDE BULLNOSE EDGE AT TOP OF STAIR	
WALL			
PT-1	PAINT	SW 9165 GOSSAMER VEIL, EGG-SHELL	THROUGHOUT, UNO
PT-3	PAINT	ACCENT COLOR BY ARCHITECT, EGGSHELL	ACCENT WALLS
PT-4	PAINT	SW 9165 GOSSAMER VEIL, SEMI-GLOSS	BATHROOM WALLS
PORC-1	PORCELAIN TILE	3" X 6" WHITE SUBWAY TILE (DALTILE OR EQ.) IN A RUNNING BOND PATTERN W/ DARK GREY GROUT	RESTROOMS: SEE ELEVATIONS
CEILING			
PT-2	PAINTED GYPSUM WALLBOARD	SW 7007 'CEILING BRIGHT WHITE', FLAT	THROUGHOUT, UNO
COUNTER			
SS-1	GRANITE	VALLE NEVADO	KITCHEN COUNTERS / ISLAND & BACKSPLASH
CASEWORK			
CB-1	SOLID PLYWOOD WOOD CABINETRY	SHAKER STYLE CABINET DOORS WITH FLAT PANEL DRAWER FRONTS, PAINTED WHITE	KITCHEN
	HARDWARE	DRAWERS - AMEROCK BAR PULLS SERIES 3" C/C, STERLING NICKEL DOORS - AMEROCK BAR PULLS 1 1/2" 15/16" BAR CABINET KNOB, STERLING NICKEL	
WOOD TRIM/DOORS			
PT-5	WOOD TRIM AND DOORS	SW 7006, EXTRA WHITE, SEMI-GLOSS	THROUGHOUT, UNO



## GENERAL NOTES: FLOOR PLANS

- REFER TO G102 SHEET FOR ALL ABBREVIATIONS AND SYMBOLS.
- DOOR JAMBS ARE 4" FROM NEAREST ADJACENT INTERSECTING PARTITION UNLESS NOTED OTHERWISE.
- G.C. TO PROVIDE & INSTALL ALL IN-WALL OR IN-CEILING BLOCKING/BRACING AS REQUIRED FOR ALL MILLWORK ITEMS, EQUIPMENT, SHELVING, AND ACCESSORIES WHETHER ITEMS ARE BY G.C. OR OTHERS.
- G.C. SHALL BE RESPONSIBLE FOR LAYING OUT THE SPACE PRIOR TO COMMENCING WORK AND SHALL NOTIFY THE ARCHITECT AND OWNER OF ANY DISCREPANCIES.
- ALL LOCATIONS OF MECHANICAL, ELECTRICAL AND PLUMBING CONTROL COMPONENTS, PANELS EQUIPMENT ETC. SHALL BE COORDINATED AND APPROVED BY OWNER PRIOR TO INSTALLATION. PERFORM AN ELECTRICAL ROUGH MOCK UP AND WALK THROUGH OF ONE UNIT WITH OWNER AND ARCHITECT PRIOR TO COMMENCING ELECTRICAL ROUGH IN.
- KITCHEN PLAN SHOWN IS FOR GENERAL LAYOUT PURPOSES ONLY AND MAY DIFFER FROM FINAL DESIGN. COORDINATE KITCHEN REQUIREMENTS WITH FINAL CASEWORK LAYOUT.
- PROVIDE PRESSURE TREATED SILL PLATES WITH TWO ROWS OF ACOUSTIC SEALANT ON ALL PARTITIONS LOCATED ON CONCRETE SLABS.
- ALL COLORS AND FINISHES SHALL BE APPROVED BY OWNER PRIOR TO INSTALLATION.
- INTERIOR WALL AND CEILING SHEATHING ON ALL WALLS IN ROOMS WITH A PLUMBING FIXTURE SHALL BE DENS ARMOR PLUS FIBERGLASS MAT INTERIOR PANEL (OR EQUAL) - COORDINATE WITH REQUIRED FIRE RATED ASSEMBLIES.
- ALL OPENINGS, SUCH AS DOORS AND WINDOWS (INCLUDING ALL SILL PANNING AS REQUIRED), TO BE FLASHED.
- ALL CEILING INSULATION TO BE EVEN DEPTH (REACH A MINIMUM OF R-38).
- INTERIOR SHEATHING OF EXTERIOR AND DWELLING UNIT SEPARATION WALLS MUST BE CONTINUOUS BEHIND SOFFITS.
- PROVIDE "KRAFT" FACED FIBERGLASS INSULATION - INSTALL INSULATION PER ENERGY STAR INSULATION INSTALLATION GUIDE (GRADE 1) FACE STAPLED TO STUDS - FILL ALL CAVITIES - ALL INSULATION TO BE GUARANTEED FOR ONE (1) YEAR.
- PROVIDE A CONTINUOUS WEATHER BARRIER: CONTINUOUSLY SEAL ALL EXTERIOR SHEATHING JOINTS, INCLUDING THE TOP AND BOTTOM EDGES - PROVIDE HOUSE WRAP, TAPING ALL SEAMS, INCLUDING TOP AND BOTTOM EDGES.
- SEAL ALL RECESSED CAN LIPS, UTILITY BOXES AND DOOR JAMBS.
- GLUE DRYWALL TO TOP PLATE ON ALL WALLS ADJACENT TO COLD SPACES ABOVE.
- TUBS/SHOWERS, STAIRS ENCLOSURES REQUIRE EXTERIOR WALLS TO BE PRE-INSULATED AND BOARDED BEFORE BEING BUILT AGAINST.
- COORDINATE ALL SHOWER AND TUB DIMENSIONS WITH PLUMBING FIXTURE DIMENSIONS PRIOR TO THE START OF CONSTRUCTION.
- ALL RATED WALL ASSEMBLIES MUST BE COMPLETE BEHIND ALL SIDES OF SHOWERS AND TUBS.

## GENERAL NOTES: DIMENSIONS

- THE GENERAL CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND EXISTING FIELD CONDITIONS WITH THE DRAWINGS. IN PARTICULAR OVERALL WALL DIMENSIONS, SOIL CONDITIONS, INCOMING UTILITIES, ETC. THE GENERAL CONTRACTOR IS TO REPORT IMMEDIATELY TO THE ARCHITECT ANY VARIANCES OR FIELD CONDITIONS THAT MAY CAUSE CONSTRUCTION PROBLEMS PRIOR TO COMMENCING WORK.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS, ALL DOOR AND OPENING LOCATIONS SHALL BE SHOWN ON FLOOR PLAN. IN CASE OF CONFLICT NOTIFY ARCHITECT. FLOOR PLAN BY ARCHITECT SUPERSEDES ALL OTHER PLANS. ALL DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES INCLUDING CARPET, PAD, CERAMIC TILE, ETC. ALL INTERIOR DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF STUD UNLESS SPECIFICALLY NOTED OTHERWISE.
- ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING AND ARE EQUAL TO FACE OF FOUNDATION, UNLESS SPECIFICALLY NOTED OTHERWISE.
- ALL DIMENSIONS SHOWN LOCATING EXTERIOR WINDOWS & DOORS ARE TO CENTER OF ROUGH OPENING, UNLESS SPECIFICALLY NOTED OTHERWISE. G.C. SHALL VERIFY AND PROVIDE APPROPRIATE ROUGH OPENINGS AS REQUIRED BY WINDOW MANUFACTURER. REFER TO WINDOW/DOOR SCHEDULE FOR WINDOW AND DOOR SIZES.

## GENERAL NOTES: AIR LEAKAGE

- IN ACCORDANCE WITH ASHRAE 90.1-04 (5.4.3.1) BUILDING ENVELOPE SEALING, THE FOLLOWING AREAS OF THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED, OR WEATHER-STRIPPED TO MINIMIZE AIR LEAKAGE:
- JOINTS AROUND FENESTRATION AND DOOR FRAMES.
  - JUNCTIONS BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AT BUILDING CORNERS, BETWEEN WALLS AND STRUCTURAL FLOORS OR ROOFS, AND BETWEEN WALLS AND ROOF OR WALL PANELS.
  - OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH ROOFS, WALLS, AND FLOORS.
  - SITE-BUILT FENESTRATION AND DOORS.
  - BUILDING ASSEMBLIES USED AS DUCTS OR PLENUMS.
  - JOINTS, SEAMS, AND PENETRATIONS OF VAPOR RETARDERS.
  - ALL OTHER OPENINGS IN THE BUILDING ENVELOPE.

## GENERAL NOTES: DRAWING SCOPE

DRAWING SCOPE STATEMENT: THESE DRAWINGS PROVIDE FOR THE GENERAL INTENT AND SCOPE OF THE PROJECT, AND PROVIDE INFORMATION THAT IS PERTINENT TO THE ADHERENCE OF THE APPLICABLE BUILDING CODES. BUILDING SYSTEM COMPONENTS ON THESE DRAWINGS ARE NOTED FOR REFERENCE AND COORDINATION ONLY - SEE MEP DRAWINGS FOR DESIGN AND CONSTRUCTION REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE THE WORK AND WITH THE OWNER TO VERIFY FINAL FINISH AND FIXTURE SELECTIONS PRIOR TO THE INSTALLATION OF ANY COMPONENTS.

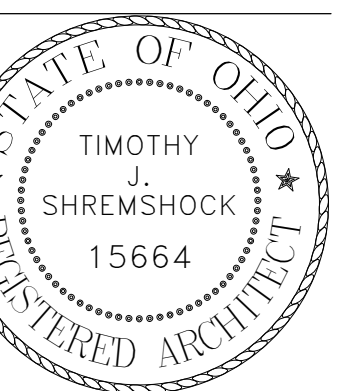
## GENERAL NOTES: LIGHT AND VENT.

- PER ORC 303.1:
- ARTIFICIAL LIGHT PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOTCANDLES (65 LUX) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30" ABOVE FLOOR LEVEL PROVIDED IN ROOMS WITH GLAZING AREAS LESS THAN 8 PERCENT OF THE FLOOR AREA. APPROVED MECHANICAL VENTILATION SYSTEM CAPABLE OF PRODUCING 0.35 AIR CHANGE PER HOUR PROVIDED IN ROOMS WITH OPENABLE AREAS LESS THAN 4 PERCENT OF THE FLOOR AREA.
  - MECHANICAL CONTRACTOR TO PROVIDE AN APPROVED MECHANICAL VENTILATION SYSTEM CAPABLE OF PRODUCING 0.35 AIR CHANGE PER HOUR IN ROOMS WITH OPENABLE AREAS LESS THAN 4 PERCENT OF THE FLOOR AREA.

## KEYNOTE LEGEND

- |        |   |
|--------|---|
| 10.57E | FOUR (4) WOOD LAMINATE SHELVES EQUALLY SPACED AT 20" O.C. FIRST SHELF AT 36" A.F.F. PROVIDE HEAVY DUTY KV STANDARDS ANCHORED TO WOOD STUDS (DOUBLE WOOD STUDS IN THIS AREA) |
| 10.70B | THROUGH-WALL LOCKABLE DROP BOX BY ADIROFFICE OR EQUAL, TO FIT 6" WALL FRAMING. MOUNT SLOT AT 48" A.F.G.   |
| 12.30A | KITCHEN CASEWORK; SHAKER STYLE CABINETRY, BLACK FINISH  |
| 22.30A | 24"X24" SERVICE SINK - SEE PLUMBING DRAWINGS  |
| 22.30B | ELECTRIC DOMESTIC WATER HEATER - SEE PLUMBING DRAWINGS  |
| 23.80B | RESIDENTIAL GAS FURNACE - SEE MECHANICAL DRAWINGS   |

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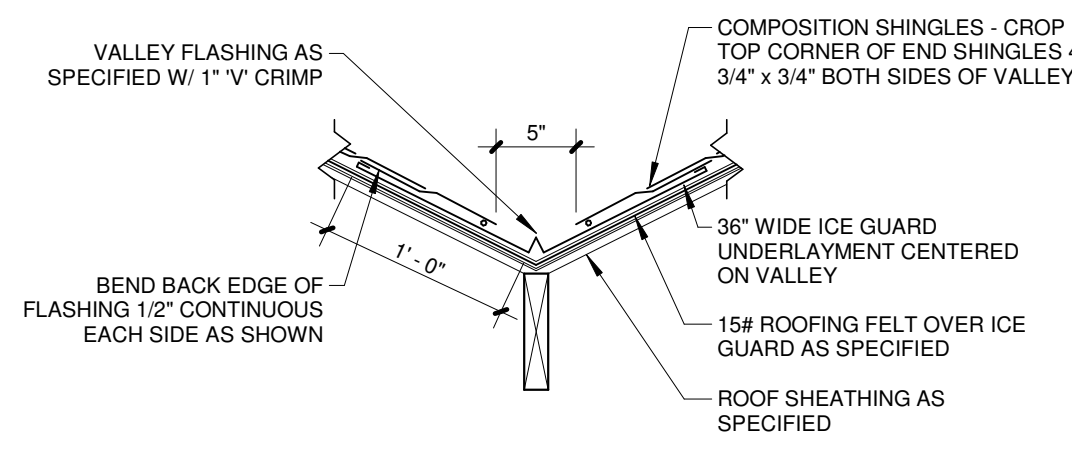
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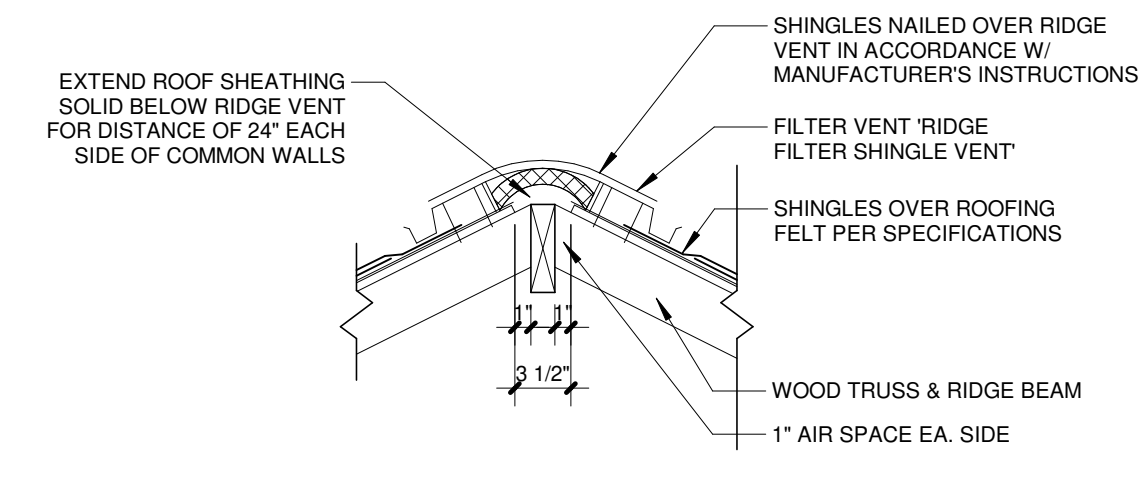
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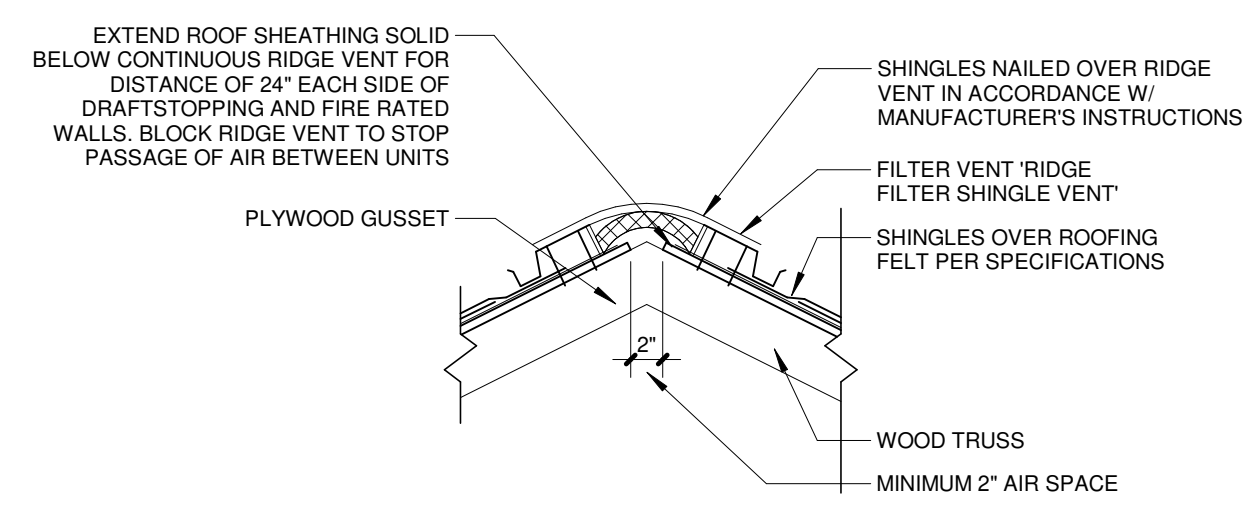
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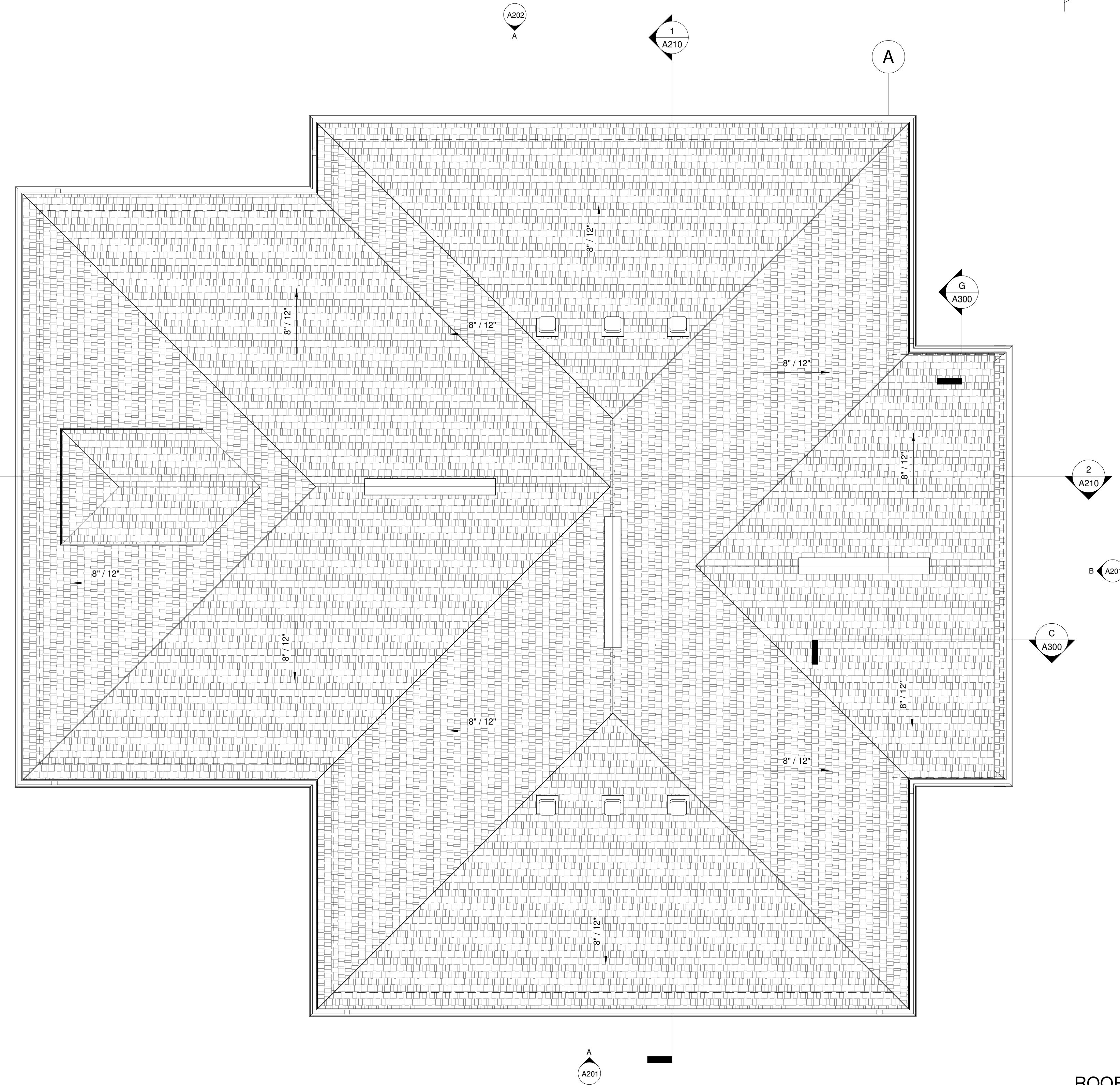
**VALLEY FLASHING** (C)  
1" = 1'-0"



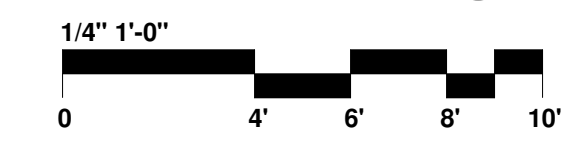
**RIDGE AND VENT** (B)  
1" = 1'-0"



**RIDGE AND VENT** (B)  
1" = 1'-0"



**ROOF PLAN** (1)  
1/4" = 1'-0"



**GENERAL NOTES: ROOF PLAN**

- ALL VENT STACKS AND ROOF PENETRATIONS TO BE PAINTED TO MATCH ROOFING MATERIAL COLOR. PROVIDE ROOFING MANUFACTURER'S STANDARD DETAILS UNLESS OTHERWISE NOTED.
- ALL GUTTERS, DOWNSPOUTS, FLASHINGS, LOUVERS AND SCREENS ARE TO BE FABRICATED PER ARCHITECTURAL METAL SHEET METAL MANUAL AS PUBLISHED BY S.M.A.C.N.A.
- COORDINATE EXACT LOCATIONS OF ALL MECHANICAL EQUIPMENT, VENTS, EXHAUST FANS AND/OR PIPING WITH HVAC AND PLUMBING SHEETS. (ALL PENETRATIONS MAY NOT BE SHOWN, COORDINATE AS REQUIRED)
- PROVIDE SELF-ADHERING SHEET UNDERLAYMENT MEMBRANE. EXTEND 2'-0" INSIDE INTERIOR FACE OF WALL FROM ALL EAVES AND RAKES, 3'-0" EITHER SIDE OF VALLEYS, RIDGES AND HIP.
- ALL EXPOSED FLASHINGS, COPINGS, FASCIAS, GUTTERS AND DOWNSPOUTS SHALL BE PRE-FINISHED IN WHITE.

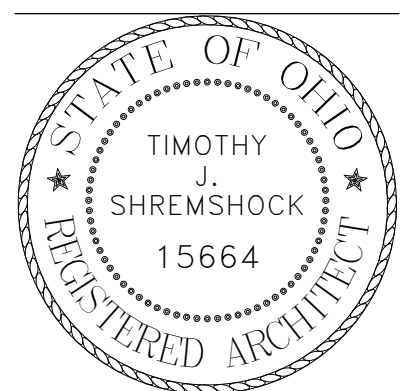
**GENERAL NOTES: AIR LEAKAGE**

- IN ACCORDANCE WITH ASHREA 90.1-04 (5.4.3.1) BUILDING ENVELOPE SEALING, THE FOLLOWING AREAS OF THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED, OR WEATHER-STRIPPED TO MINIMIZE AIR LEAKAGE:
- JOINTS AROUND FENESTRATION AND DOOR FRAMES.
  - JUNCTIONS BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AT BUILDING CORNERS, BETWEEN WALLS AND STRUCTURAL FLOORS OR ROOFS, AND BETWEEN WALLS AND ROOF OR WALL PANELS.
  - OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH ROOFS, WALLS, AND FLOORS.
  - SITE-BUILT FENESTRATION AND DOORS.
  - BUILDING ASSEMBLIES USED AS DUCTS OR PLENUMS.
  - JOINTS, SEAMS, AND PENETRATIONS OF VAPOR RETARDERS.
  - ALL OTHER OPENINGS IN THE BUILDING ENVELOPE.

**ATTIC VENTILATION CALCULATIONS**

**ROOF VENTING CALCULATION:**  
REQUIRED: 2,365 SF / 300 = 7.89 SF OR 1,136 SQ IN (568 SQ IN HIGH & 568 SQ IN LOW)  
PROVIDED: 432 SQ IN (RIDGE VENT) & 228 SQ. IN (6 HAT VENTS) HIGH AND 1,448 SQ IN (PERFORATED SOFFIT) LOW  
(CALCULATIONS ARE BASED ON SOFFIT AND RIDGE VENTS HAVING A MIN. 18 SQ IN NET VENTING AREA PER LINEAR FOOT)

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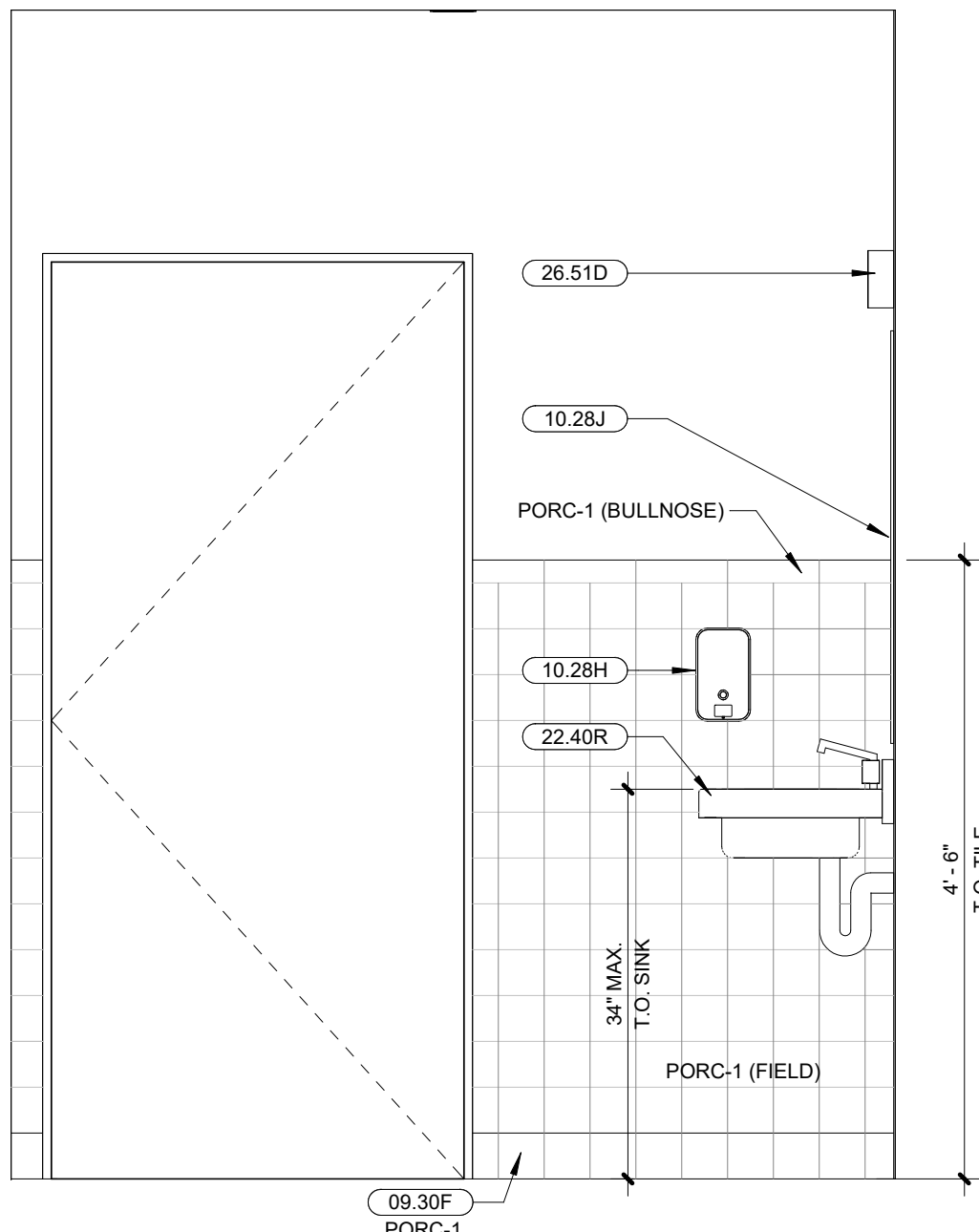
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**ROOF PLAN AND DETAILS**

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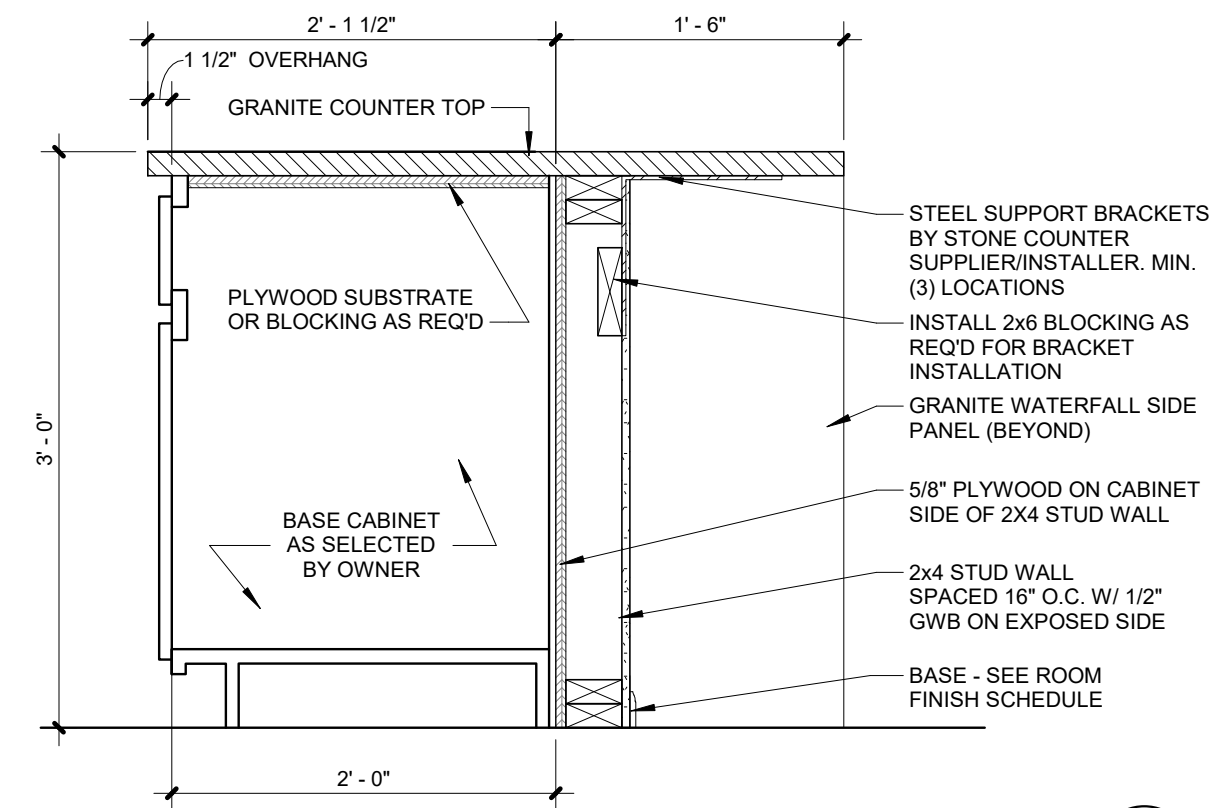
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DRAWING NUMBER:

**A110**

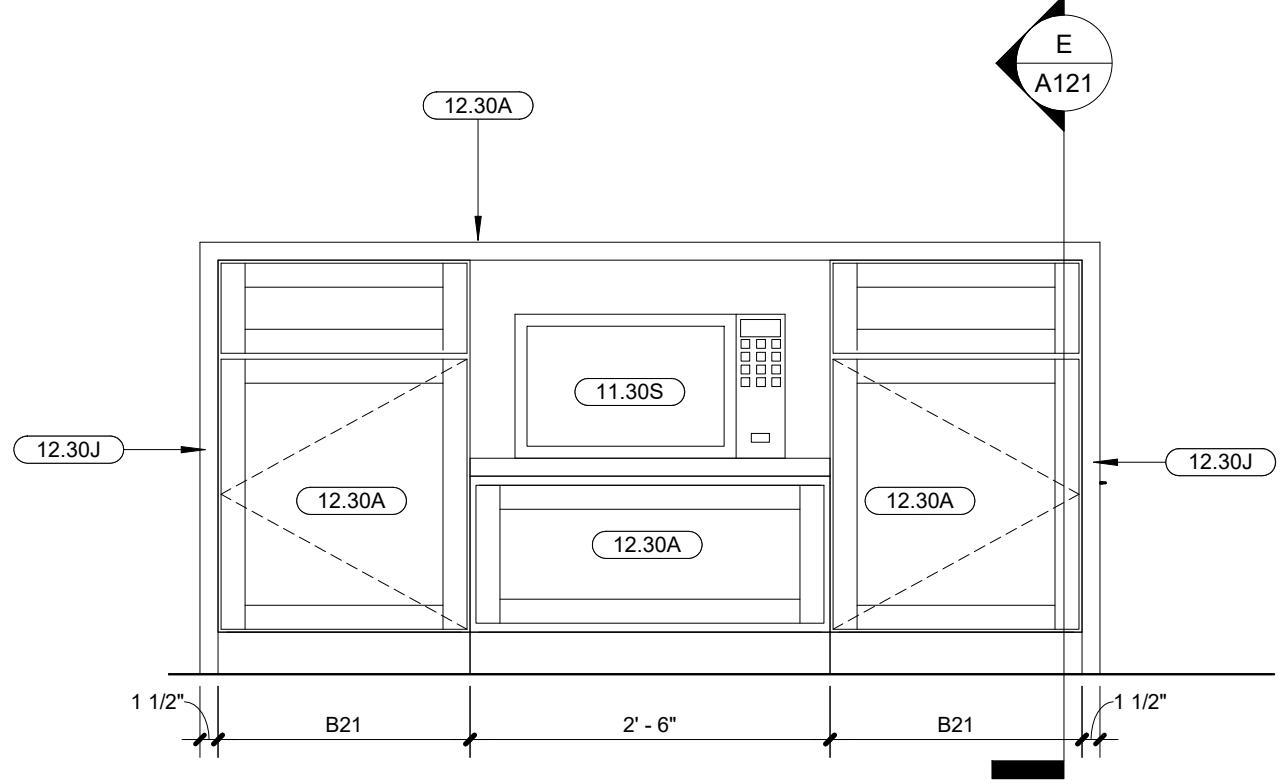
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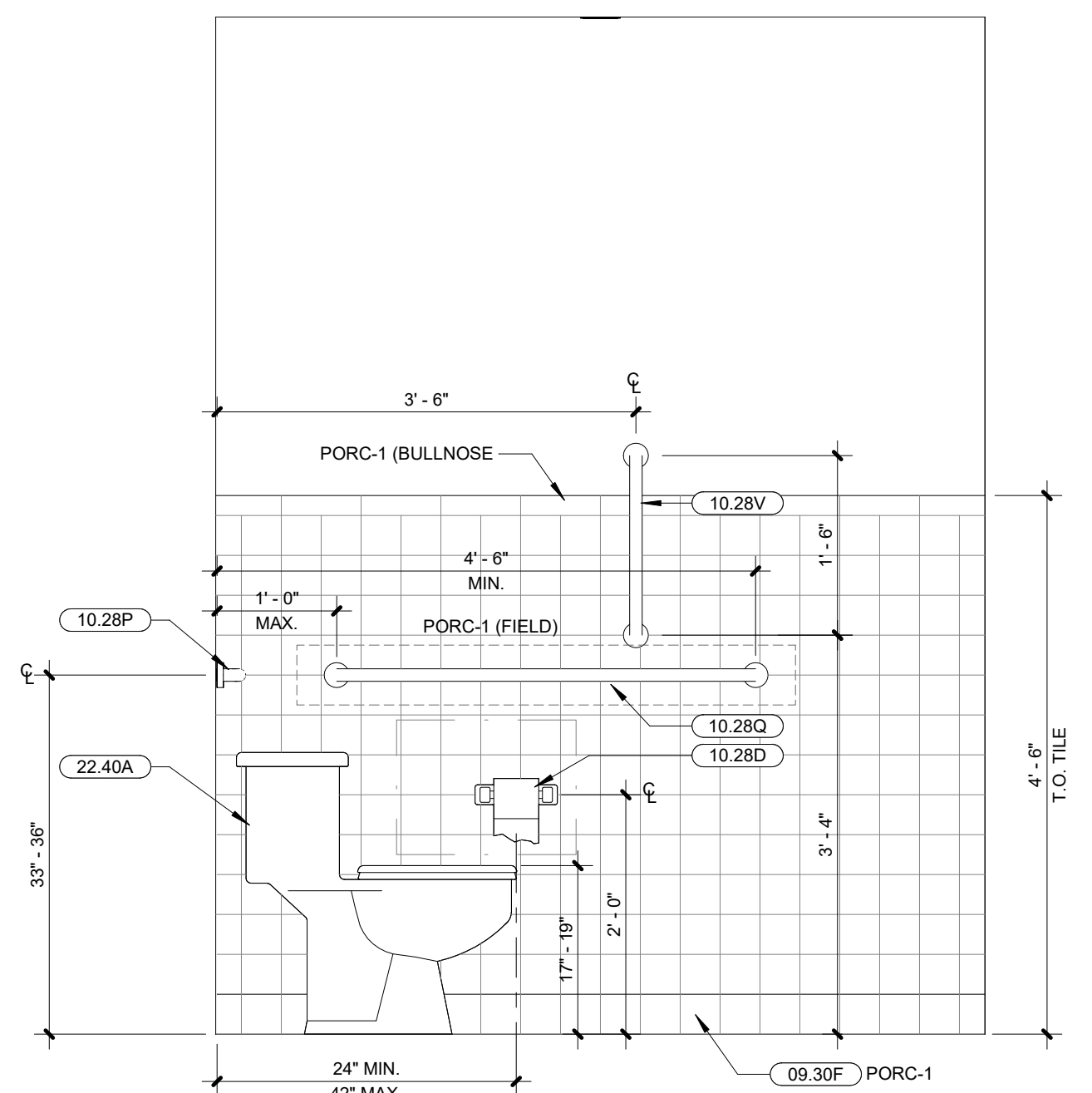
**RESTROOM ELEVATION H**  
3/4" = 1'-0"



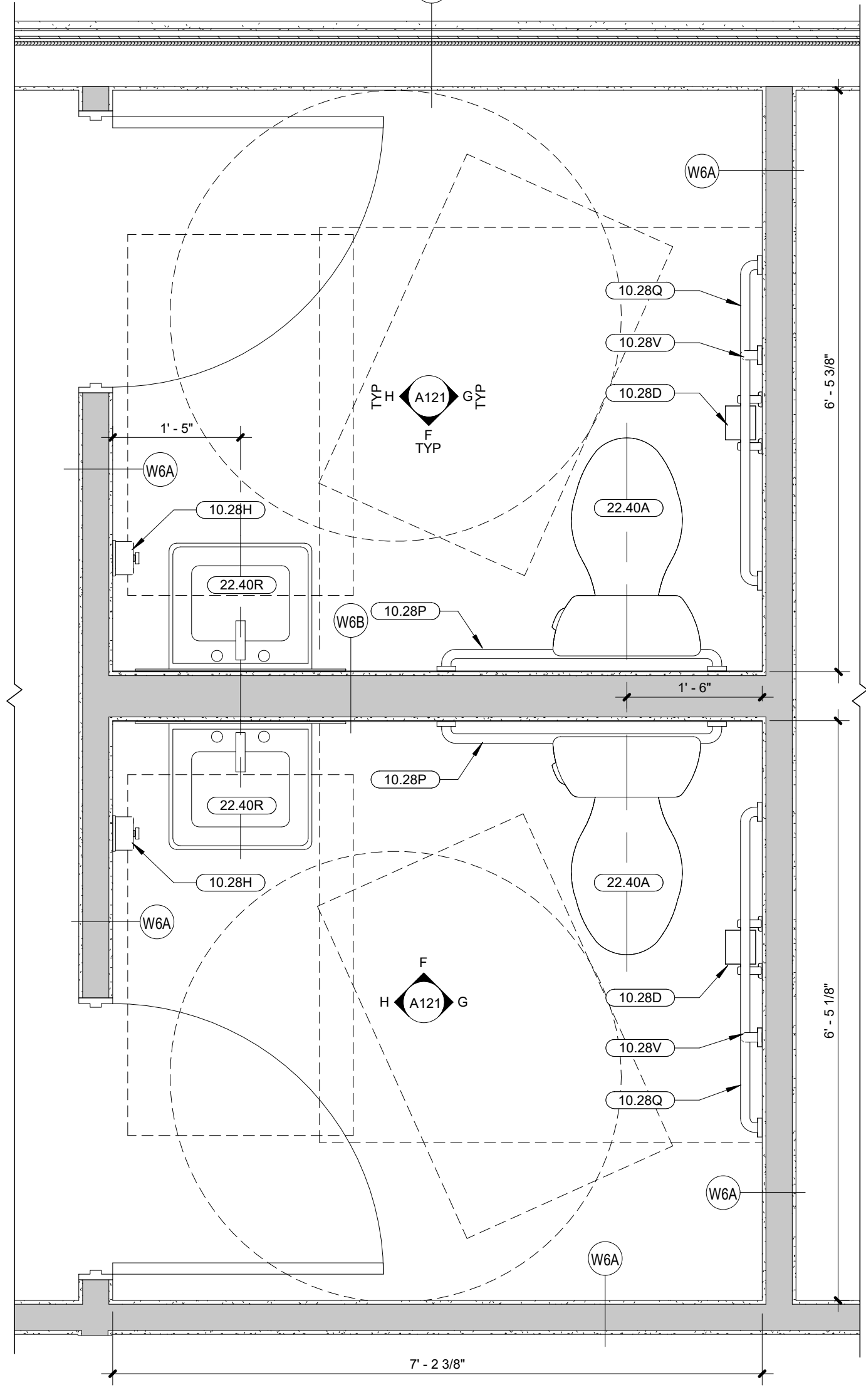
**ISLAND SECTION 1 E**  
1" = 1'-0"



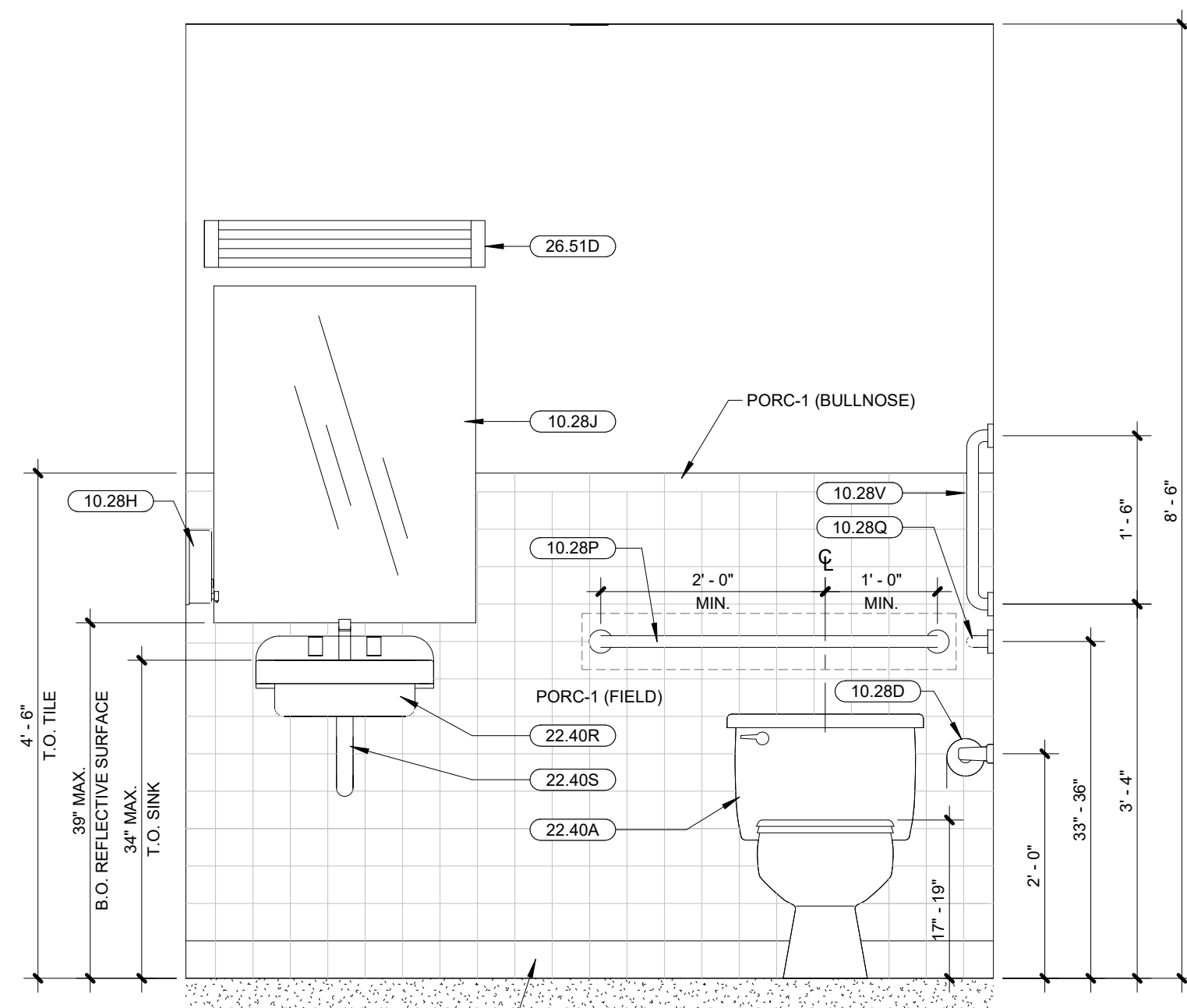
**KITCHEN ELEVATION C**  
3/4" = 1'-0"



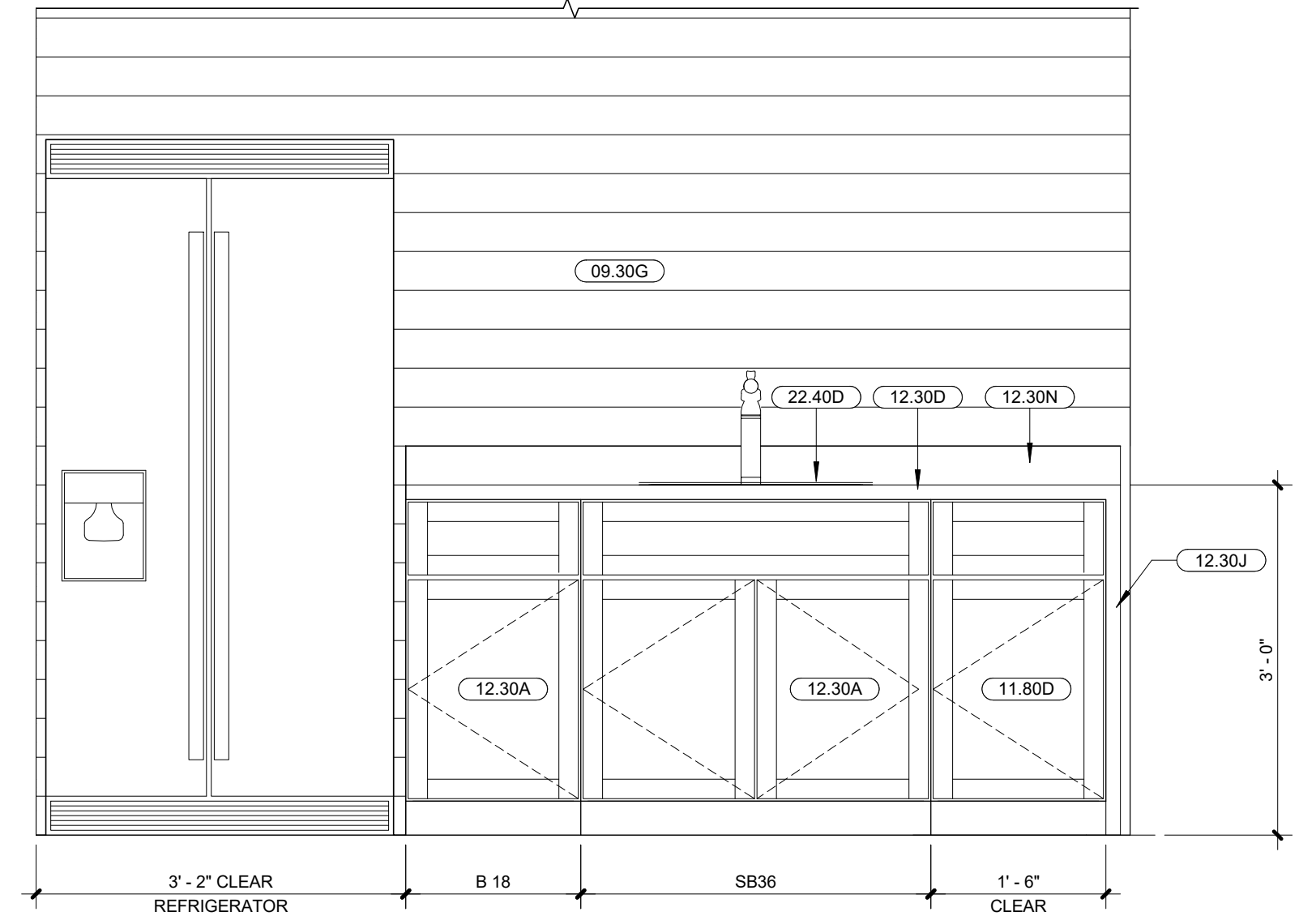
**RESTROOM ELEVATION G**  
3/4" = 1'-0"



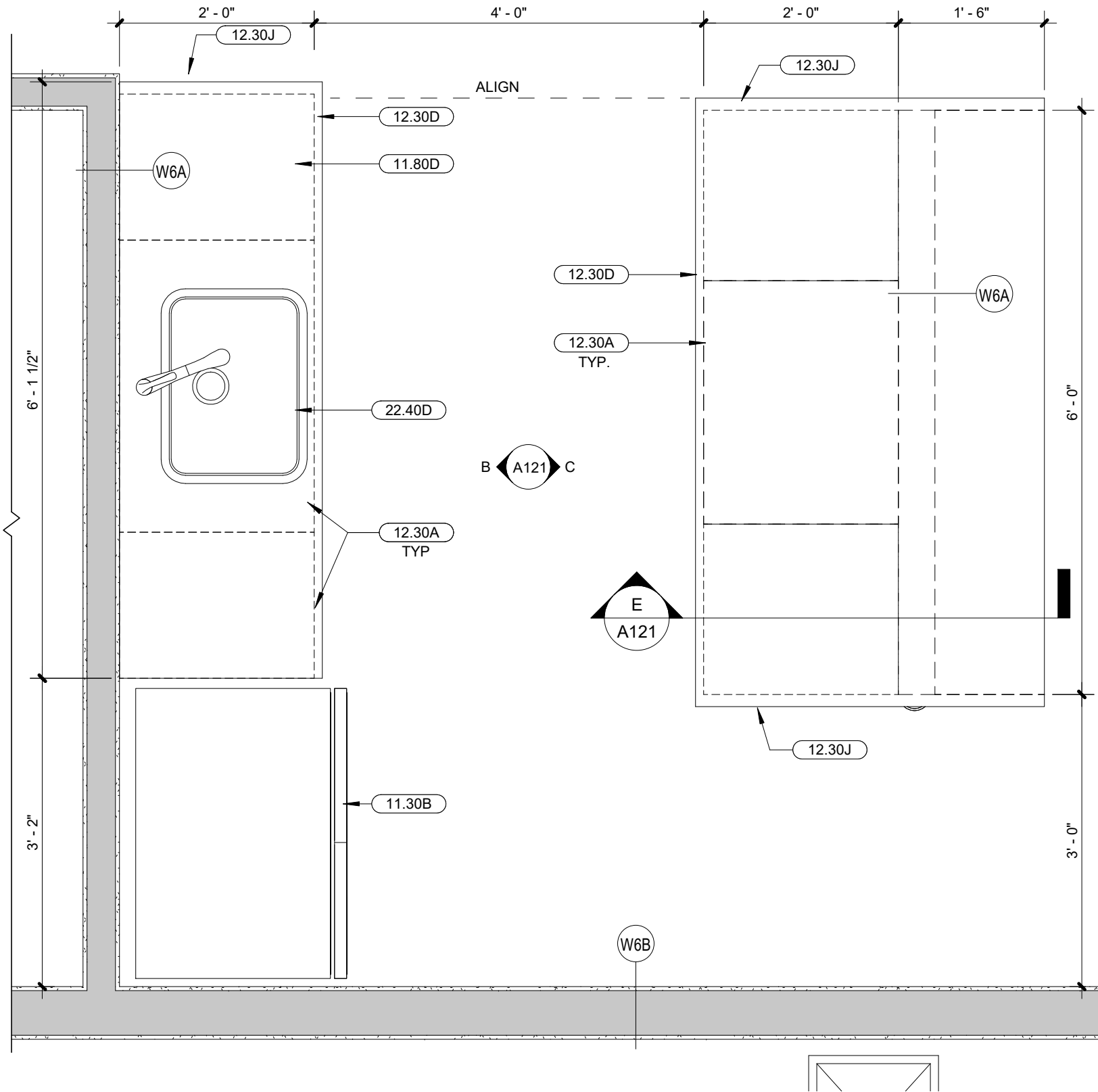
**RESTROOM FLOOR PLANS D**  
3/4" = 1'-0"



**RESTROOM ELEVATION F**  
3/4" = 1'-0"



**KITCHEN ELEVATION B**  
3/4" = 1'-0"



**KITCHEN FLOOR PLAN A**  
3/4" = 1'-0"

**GENERAL NOTES: DIMENSIONS**

1. THE GENERAL CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND EXISTING FIELD CONDITIONS WITH THE DRAWINGS. IN PARTICULAR OVERALL WALL DIMENSIONS, SOIL CONDITIONS, INCOMING UTILITIES, ETC. THE GENERAL CONTRACTOR IS TO REPORT IMMEDIATELY TO THE ARCHITECT, ANY VARIANCES OR FIELD CONDITIONS THAT MAY CAUSE CONSTRUCTION PROBLEMS PRIOR TO COMMENCING WORK.
2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS, ALL DOOR AND OPENING LOCATIONS SHALL BE SHOWN ON FLOOR PLAN. IN CASE OF CONFLICT NOTIFY THE ARCHITECT. FLOOR PLAN BY ARCHITECT SUPERSEDES ALL OTHER PLANS. ALL DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES INCLUDING CARPET, PAD, CERAMIC TILE, ETC.
3. ALL INTERIOR DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF STUD UNLESS SPECIFICALLY NOTED OTHERWISE.
4. ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING AND ARE EQUAL TO FACE OF FOUNDATION, UNLESS SPECIFICALLY NOTED OTHERWISE.
5. ALL DIMENSIONS SHOWN LOCATING EXTERIOR WINDOWS & DOORS ARE TO CENTER OF ROUGH OPENING, UNLESS SPECIFICALLY NOTED OTHERWISE. G.C. SHALL VERIFY AND PROVIDE APPROPRIATE ROUGH OPENINGS AS REQUIRED BY WINDOW MANUFACTURER. REFER TO WINDOW/DOOR SCHEDULE FOR WINDOW AND DOOR SIZES.

**GENERAL NOTES: FLOOR PLANS**

1. REFER TO G102 SHEET FOR ALL ABBREVIATIONS AND SYMBOLS.
2. DOOR JAMBS ARE 4" FROM NEAREST ADJACENT INTERSECTING PARTITION UNLESS NOTED OTHERWISE.
3. G.C. TO PROVIDE & INSTALL ALL IN-WALL OR IN-CEILING BLOCKING/BRACING AS REQUIRED FOR ALL MILLWORK ITEMS, EQUIPMENT, SHELVING, AND ACCESSORIES WHETHER ITEMS ARE BY G.C. OR OTHERS.
4. G.C. SHALL BE RESPONSIBLE FOR LAYING OUT THE SPACE PRIOR TO COMMENCING WORK AND SHALL NOTIFY THE ARCHITECT AND OWNER OF ANY DISCREPANCIES.
5. ALL LOCATIONS OF MECHANICAL, ELECTRICAL AND PLUMBING CONTROL COMPONENTS, PANELS EQUIPMENT ETC. SHALL BE COORDINATED AND APPROVED BY OWNER PRIOR TO INSTALLATION. PERFORM AN ELECTRICAL ROUGH MOCK UP AND WALK THROUGH OF ONE UNIT WITH OWNER AND ARCHITECT PRIOR TO COMMENCING ELECTRICAL ROUGH IN.
6. KITCHEN PLAN SHOWN IS FOR GENERAL LAYOUT PURPOSES ONLY AND MAY DIFFER FROM FINAL DESIGN. COORDINATE KITCHEN REQUIREMENTS WITH FINAL CASEWORK LAYOUT.
7. PROVIDE PRESSURE TREATED SILL PLATES WITH TWO ROWS OF ACOUSTIC SEALANT ON ALL PARTITIONS LOCATED ON CONCRETE SLABS.
8. ALL COLORS AND FINISHES SHALL BE APPROVED BY OWNER PRIOR TO INSTALLATION.
9. INTERIOR WALL AND CEILING SHEATHING ON ALL WALLS IN ROOMS WITH A PLUMBING FIXTURE SHALL BE DENS ARMOR PLUS FIBERGLASS MAT INTERIOR PANEL (OR EQUAL) - COORDINATE WITH REQUIRED FIRE RATED ASSEMBLIES.
10. ALL OPENINGS, SUCH AS DOORS AND WINDOWS (INCLUDING ALL SILL FINISHING AS REQUIRED), TO BE FLASHED.
11. ALL CEILING INSULATION TO BE EVEN DEPTH (REACH A MINIMUM OF R-38).
12. INTERIOR SHEATHING OF EXTERIOR DWELLING UNIT SEPARATION WALLS MUST BE CONTINUOUS BEHIND SOFFITS.
13. PROVIDE "KRAFT" FACED FIBERGLASS INSULATION - INSTALL INSULATION PER ENERGY STAR INSULATION INSTALLATION GUIDE (GRADE 1) FACE STAPLED TO STUDS - FILL ALL CAVITIES - ALL INSULATION TO BE GUARANTEED FOR ONE (1) YEAR.
14. PROVIDE A CONTINUOUS WEATHER BARRIER - CONTINUOUSLY SEAL ALL EXTERIOR SHEATHING JOINTS, INCLUDING THE TOP AND BOTTOM EDGES - PROVIDE HOUSE WRAP, TAPING ALL SEAMS, INCLUDING TOP AND BOTTOM EDGES.
15. SEAL ALL RECESSED CAN LIPS, UTILITY BOXES AND DOOR JAMBS.
16. GLUE DRYWALL TO TOP PLATE ON ALL WALLS ADJACENT TO COLD SPACES ABOVE.
17. TUBS SHOWERS, STAIRS ENCLOSURES REQUIRE EXTERIOR WALLS TO BE PRE-INSULATED AND BOARDED BEFORE BEING BUILT AGAINST.
18. COORDINATE ALL SHOWER AND TUB DIMENSIONS WITH PLUMBING FIXTURE DIMENSIONS PRIOR TO THE START OF CONSTRUCTION.
19. ALL RATED WALL ASSEMBLIES MUST BE COMPLETE BEHIND ALL SIDES OF SHOWERS AND TUBS.

**GENERAL NOTES: INTERIOR ELEV.**

1. SEE MOUNTING SCHEDULE FOR MOUNTING HEIGHTS, SYMBOLS, AND ADDITIONAL NOTES.
2. GRAB BAR BLOCKING IS REQUIRED AT ALL UNITS - SEE INTERIOR ELEVATIONS FOR REQUIRED GRAB BAR REINFORCEMENT LOCATIONS FOR ALL UNITS.
3. ALL APPLIANCES TO BE OWNER SELECTED AND SUPPLIED.
4. G.C. TO PROVIDE & INSTALL ALL IN-WALL OR IN-CEILING BLOCKING/BRACING AS REQUIRED FOR ALL MILLWORK ITEMS, EQUIPMENT, SHELVING, AND ACCESSORIES WHETHER ITEMS ARE BY G.C. OR OTHERS.
5. G.C. SHALL BE RESPONSIBLE FOR LAYING OUT THE SPACE PRIOR TO COMMENCING WORK AND SHALL NOTIFY THE ARCHITECT AND OWNER OF ANY DISCREPANCIES.
6. ALL LOCATIONS OF MECHANICAL, ELECTRICAL AND PLUMBING CONTROL COMPONENTS, PANELS EQUIPMENT ETC. SHALL BE COORDINATED AND APPROVED BY OWNER PRIOR TO INSTALLATION.
7. KITCHEN PLAN SHOWN IS FOR GENERAL LAYOUT PURPOSES ONLY AND MAY DIFFER FROM FINAL DESIGN. COORDINATE KITCHEN REQUIREMENTS WITH OWNER AND CUSTOM CABINET SUPPLIER.
8. COORDINATE ALL SHOWER AND TUB DIMENSIONS WITH OWNERS SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION.
9. COORDINATE ALL CONSTRUCTION WITH ALL OWNERS SELECTED FINISHES AND FIXTURES.

GRAB BAR NOTES:  
1. BENDING STRESS IN A GRAB BAR OR SEAT INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF 250 LBF (112N) SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT.  
2. SHEAR STRESS INDUCED IN A GRAB BAR OR SEAT BY THE APPLICATION OF 250 LBF (112N) SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT. IF THE CONNECTION BETWEEN THE BAR OR SEAT AND ITS MOUNTING BRACKET OR OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED, THEN THE DIRECT AND TORSIONAL SHEAR STRESSES SHALL BE TOTALED FOR THE COMBINED SHEAR STRESS, WHICH SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS.  
3. SHEAR FORCE INDUCED IN A FASTENER OR MOUNTING DEVICE FROM THE SUPPORTING STRUCTURE WHICH IS THE SMALLER ALLOWABLE LOAD.  
4. TENSILE FORCE INDUCED IN A FASTENER BY A DIRECT TENSION FORCE OF 250 LBF (112N) PLUS THE MAXIMUM MOMENT FROM THE APPLICATION OF 250 LBF (112N) SHALL BE LESS THAN THE ALLOWABLE WITHDRAW AND THE SUPPORTING STRUCTURE.  
5. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

**KEYNOTE LEGEND**

- 09.30F 4" TILE COVERED BASE
- 09.30G PAINT GYP BD. WALL BLACK (PT-6) AND INSTALL RECLAIMED BARN SIDING (WD-1) ENTIRE EXPOSED WALL
- 10.28D TOILET PAPER HOLDER
- 10.28H SOAP DISPENSER - SEE ACCESSORY LEGEND
- 10.28J 36"W X 36"T PLATE GLASS MIRROR
- 10.28P 36" GRAB BAR - SEE ACCESSORY LEGEND
- 10.28Q 42" GRAB BAR - SEE ACCESSORY LEGEND
- 10.28V 18" VERTICAL GRAB BAR - SEE ACCESSORY LEGEND
- 11.30B REFRIGERATOR - FRIGIDAIRE MODEL FFSS2315TS (SIDE BY SIDE W/ WATER LINE & ICE MAKER HOOKUP)
- 11.30S COUNTERTOP MICROWAVE
- 11.80D UNDERCOUNTER TRASH COMPACTOR W/ FACE TO MATCH CABINERY
- 12.30A KITCHEN CASEWORK; SHAKER STYLE CABINERY, BLACK FINISH
- 12.30D GRANITE COUNTERTOP
- 12.30J GRANITE WATERFALL END PANEL
- 12.30N 4" GRANITE BACKSPASH TO MATCH COUNTERTOP
- 22.40A ACCESSIBLE HEIGHT TOILET - SEE PLUMBING DRAWINGS
- 22.40D KITCHEN SINK & GARBAGE DISPOSAL (BADGER 5, 1/2 HP) - SEE PLUMBING AND ELECTRICAL DRAWINGS
- 22.40R WALL MOUNTED BATHROOM SINK - SEE PLUMBING DRAWINGS
- 22.40S INSULATION WRAP AT EXPOSED PIPES BELOW SINK
- 26.51D BATHROOM VANITY LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS

NOTE: BLOCKING FOR GRAB BARS NOT REQUIRED AT TUB/SHOWER IF ENCLOSURES ARE FACTORY REINFORCED TO ACCEPT GRAB BARS.  
THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THIS COORDINATION.

**SHREMESHOCK**  
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7400 West Campus Road Suite 150 New Albany, OH 43054  
t 614 545 4550 f 614 545 4555 www.shremshock.com

**STATE OF OHIO**  
TIMOTHY J. SHREMESHOCK  
REGISTERED ARCHITECT  
NO. 15664  
EXPIRES 12.31.2020

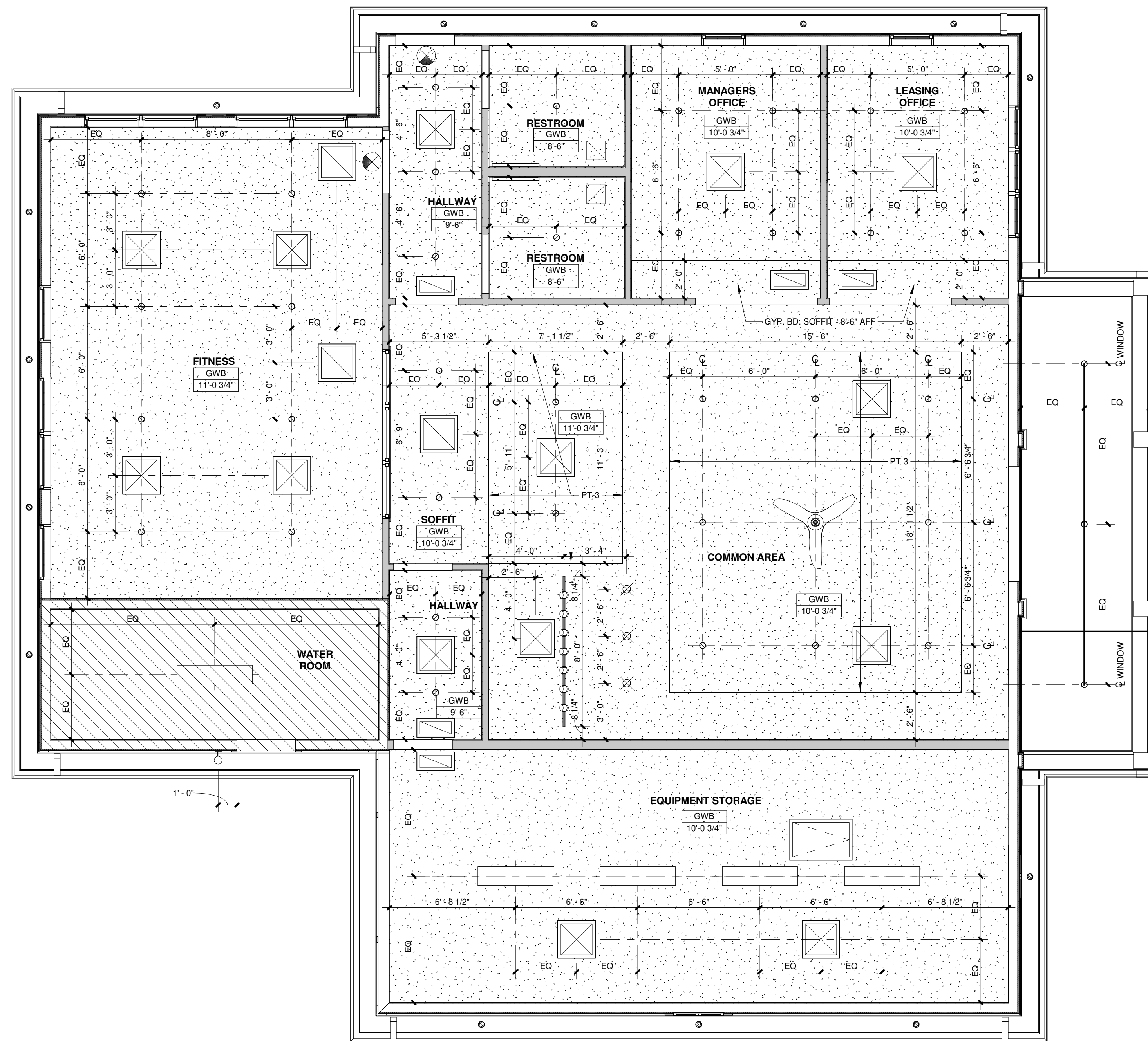
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DRAWINGS ISSUED: 1 02/08/2021 BID SET

TITLE: ENLARGED FLOOR PLANS & ELEVATIONS  
SCALE: As indicated  
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### GENERAL NOTES: REFLECTED CEILING PLANS

1. ALL HEIGHTS GIVEN ARE FROM FINISHED FLOOR
2. ALL CEILING HEIGHTS ARE TO UNDERSIDE OF STRUCTURE, UNLESS OTHERWISE NOTED.
3. DROPPED SOFFITS AND CEILING AREAS ARE SHOWN SHADED ON CEILING PLANS. SOFFITS ARE 12" DEEP UNLESS NOTED OTHERWISE.
4. ELECTRICAL CONTRACTOR SHALL COORDINATE AND MARK ALL LIGHT LOCATIONS FOR EACH UNIT TYPE IN THE FIELD, AND CONDUCT A FIELD REVIEW OF THE LOCATIONS WITH OWNER/ARCHITECT PRIOR TO ROUGH IN. GARAGE CEILING HEIGHTS ARE SHOWN FROM FIRST FLOOR LEVEL IN ARCHITECTURAL DRAWINGS. SHOULD CONFLICTS EXIST BETWEEN LIGHTING LOCATIONS SHOWN ON ARCHITECTURAL SHEETS AND ELECTRICAL SHEETS, ARCHITECTURAL LOCATIONS SHALL GOVERN.
5. LIGHT FIXTURE LOCATIONS ARE DIMENSIONED FROM FINISHED FACE OF WALL TO CENTER LINE OF FIXTURE. FIXTURES THAT ARE NOT DIMENSIONED SHALL BE CENTERED WITHIN THE ROOM OR OVER APPROPRIATE EQUIPMENT. MULTIPLE FIXTURES IN A SERIES SHALL BE EQUALLY SPACED TO CREATE A UNIFORM LIGHT LEVEL THROUGHOUT.

### GENERAL NOTES: DIMENSIONS

1. THE GENERAL CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND EXISTING FIELD CONDITIONS WITH THE DRAWINGS. IN PARTICULAR OVERALL WALL DIMENSIONS, SOIL CONDITIONS, INCOMING UTILITIES, ETC. THE GENERAL CONTRACTOR IS TO REPORT IMMEDIATELY TO THE ARCHITECT. ANY VARIANCES OR FIELD CONDITIONS THAT MAY CAUSE CONSTRUCTION PROBLEMS PRIOR TO COMMENCING WORK.
2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS, ALL DOOR AND OPENING LOCATIONS SHALL BE SHOWN ON FLOOR PLAN. IN CASE OF CONFLICT NOTIFY THE ARCHITECT. FLOOR PLAN BY ARCHITECT SUPERSEDES ALL OTHER PLANS. ALL DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES INCLUDING CARPET, PAD, CERAMIC TILE, ETC.
3. ALL DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF STUD UNLESS SPECIFICALLY NOTED OTHERWISE.
4. ALL EXTERIOR DIMENSIONS ARE TO FACE OF FRAMING AND ARE EQUAL TO FACE OF FOUNDATION, UNLESS SPECIFICALLY NOTED OTHERWISE.
5. ALL DIMENSIONS SHOWN LOCATING EXTERIOR WINDOWS & DOORS ARE TO CENTER OF ROUGH OPENING, UNLESS SPECIFICALLY NOTED OTHERWISE. G.C. SHALL VERIFY AND PROVIDE APPROPRIATE ROUGH OPENINGS AS REQUIRED BY WINDOW MANUFACTURER. REFER TO WINDOW/DOOR SCHEDULE FOR WINDOW AND DOOR SIZES.
6. ALL INTERIOR STUD WALLS ARE 2x4" UNLESS NOTED OTHERWISE ON THE FLOOR PLAN.

### KEYNOTE LEGEND

**SHREMSHOCK**



TIMOTHY J SHREMSHOCK  
NO. 15664  
EXPIRES 12.31.2020

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TITLE:  
REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"  
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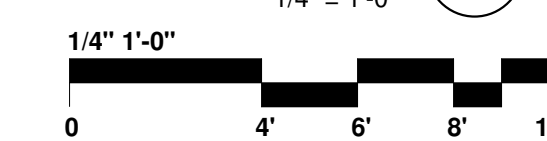
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**A181**

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### REFLECTED CEILING PLAN 1



# EXTERIOR CLADDING COLOR KEY

VINYL SIDING BASIS OF DESIGN: PLYGEM, MASTIC, ECLIPSE, DOUBLE 4"

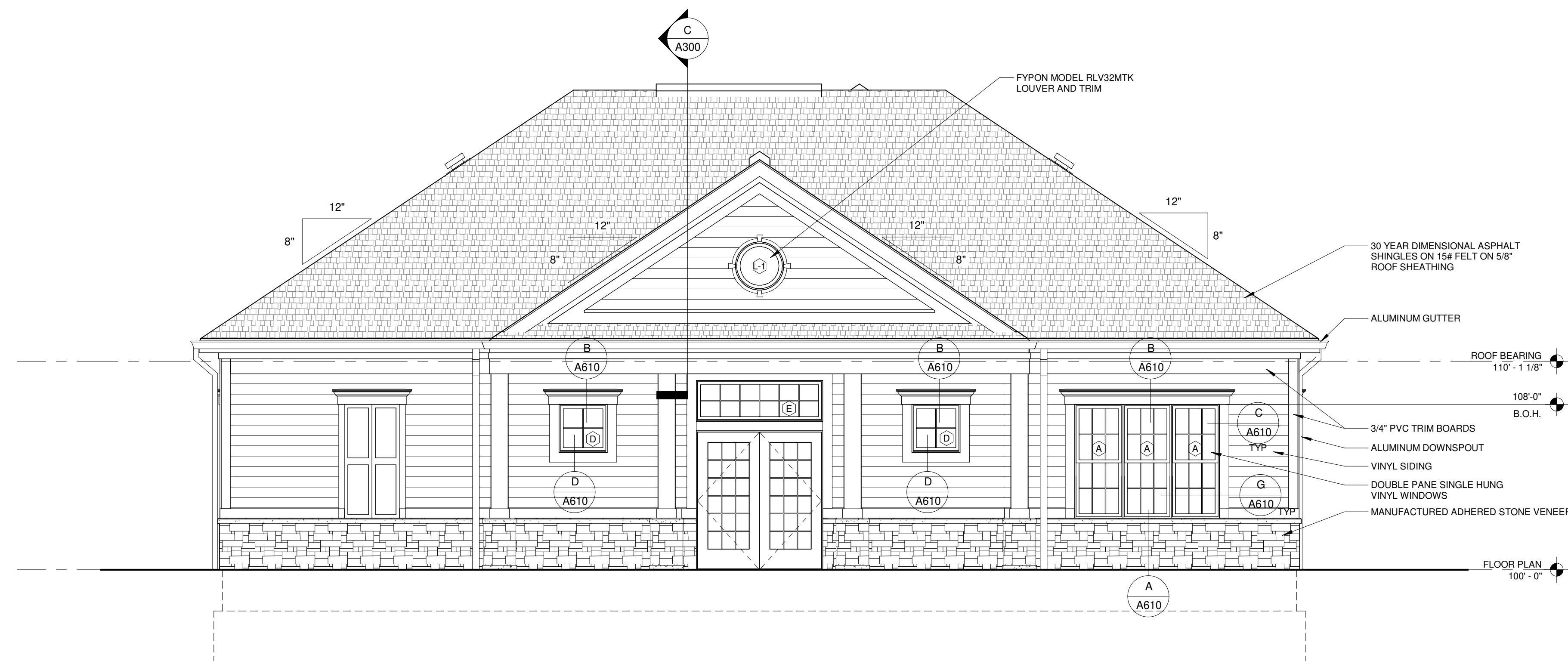
MANUFACTURER'S COLORS:  
COLOR 1 'HARBOR GREY'

TRIM COLOR: WHITE, TYP. ALL BUILDINGS

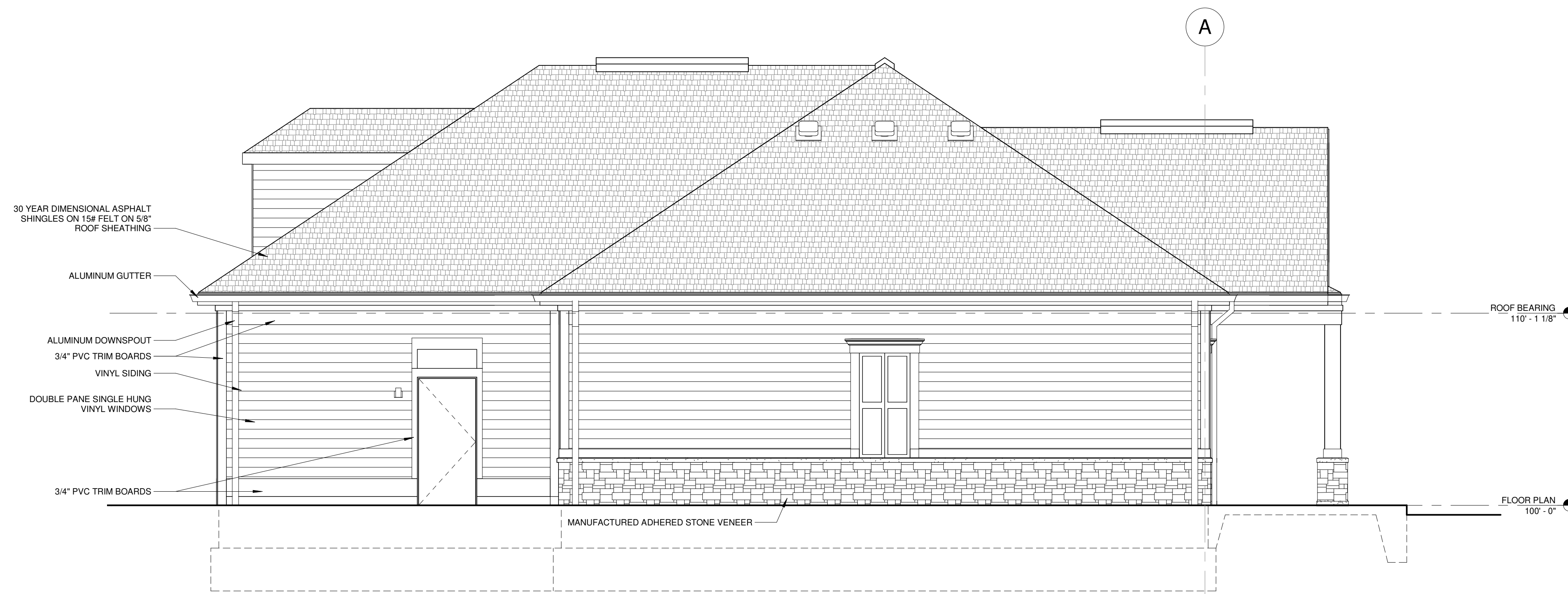
SOFFITS: WHITE, TYP. ALL BUILDINGS

ADHERED STONE BASIS OF DESIGN: PROVIA; EURO LEDGE STONE; BRIGHTON W/ BROWN GROUT, TYP. ALL BUILDINGS

FINAL TRIM DECISIONS  
ARE NOT REFLECTED  
ON THESE ELEVATION  
DRAWINGS



**EAST ELEVATION** (B)  
1/4" = 1'-0"



**SOUTH ELEVATION** (A)  
1/4" = 1'-0"

**SHREMSHOCK**



TIMOTHY J. SHREMSHOCK  
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02/08/2021

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1 02/08/2021 BID SET

TITLE:  
EXTERIOR  
ELEVATIONS

SCALE: 1/4" = 1'-0"

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FINAL TRIM DECISIONS ARE NOT REFLECTED ON THESE ELEVATION DRAWINGS

### EXTERIOR CLADDING COLOR KEY

VINYL SIDING BASIS OF DESIGN: PLYGEM, MASTIC, ECLIPSE, DOUBLE 4"

MANUFACTURER'S COLORS:

- COLOR 1 'HARBOR GREY'
- COLOR 2 'VICTORIAN GREY'
- COLOR 3 'EVEREST'
- COLOR 4 'SILVER GREY'

TRIM COLOR: WHITE, TYP. ALL BUILDINGS

SOFFITS: WHITE, TYP. ALL BUILDINGS

COLOR SCHEME A: (BUILDINGS 1, 2, 5)  
BOTTOM HALF AND GARAGES: COLOR 1  
TOP HALF AND GABLE: COLOR 2

COLOR SCHEME B: (BUILDINGS 3, 4, 6)  
BOTTOM HALF AND GARAGES: COLOR 3  
TOP HALF AND GABLE: COLOR 4

REFER TO SITE PLAN FOR CORRESPONDING BUILDING NUMBERS.

ADHERED STONE BASIS OF DESIGN: PROVIA; EURO LEDGE STONE; BRIGHTON W/ BROWN GROUT, TYP. ALL BUILDINGS

### EXTERIOR STUCCO COLOR KEY

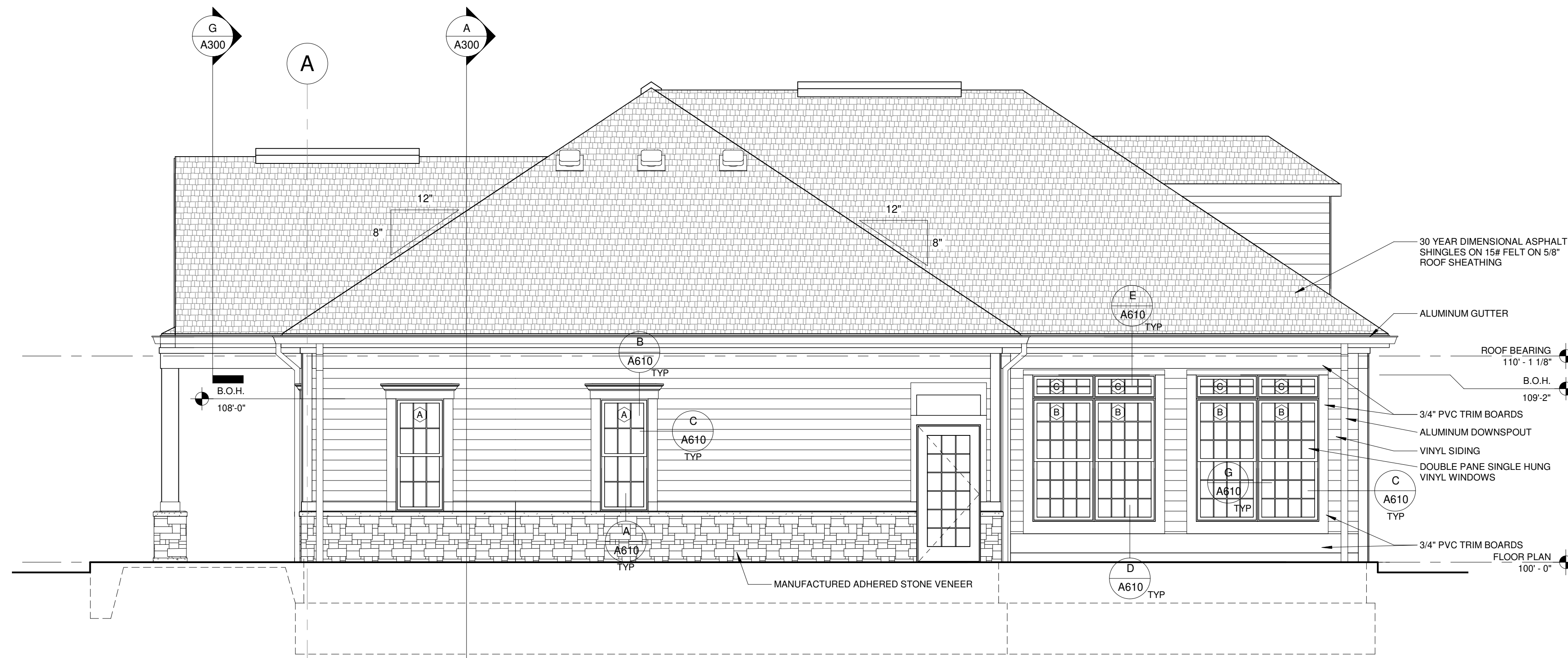
THE FOLLOWING ELEVATIONS WILL HAVE STUCCO IN PLACE OF VINYL SIDING:

- REAR: BUILDINGS 1, 2, 3, 4, 7, 8, 9, 14
- FRONT: BUILDING 17
- LEFT SIDE: BUILDING 18
- RIGHT SIDE: BUILDING 19

STUCCO SHALL BE PAINTED TO MATCH VINYL SIDING COLOR IN CORRESPONDING COLOR SCHEME  
MAINTAIN ALL PVC TRIMS. REFER TO TYPICAL STUCCO DETAILS ON SHEET A300 AND WALL TYPES W1B, W2B, AND W3B IN THE CONSTRUCTION ASSEMBLY SCHEDULE.

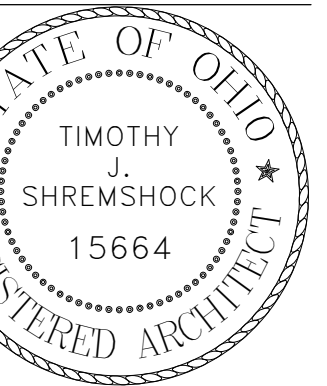


**WEST ELEVATION** (B)  
1/4" = 1'-0"



**NORTH ELEVATION** (A)  
1/4" = 1'-0"

**SHREMSHOCK**



TIMOTHY J. SHREMSHOCK  
NO. 15664  
EXPIRES 12.31.2020

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TITLE:  
EXTERIOR  
ELEVATIONS

SCALE: 1/4" = 1'-0"

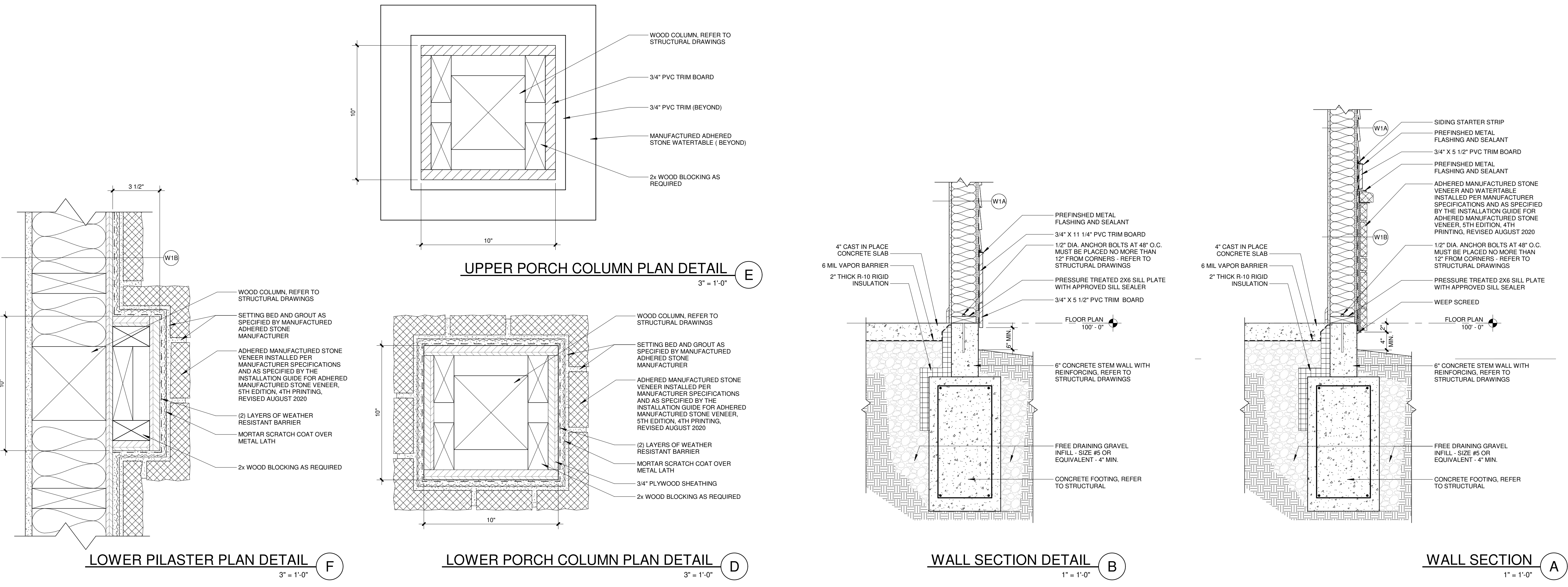
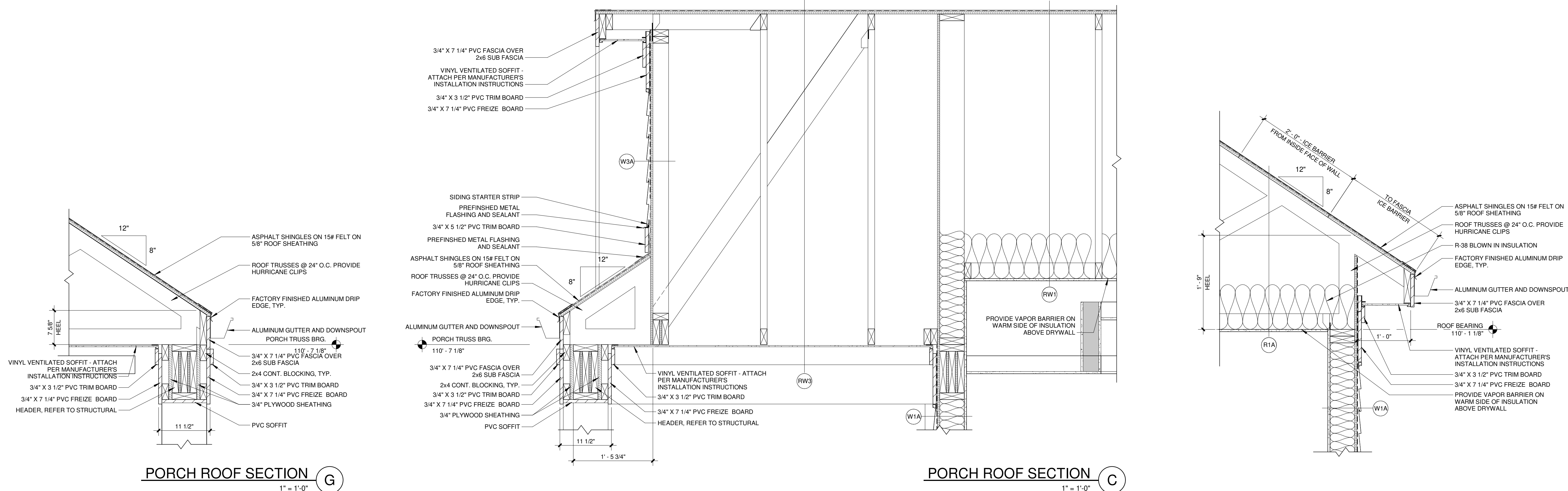
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# DOOR HARDWARE

QTY	ITEM	DESCRIPTION	FINISH	MFR
<b>SET 1: DOOR #001</b>				
6	HINGES	BB31 4.5 x 4.5	626	CAL-ROYAL
2	MANUAL FLUSH BOLT	WF6341	US26D	CAL-ROYAL
1	DUST PROOF STRIKE	DPSTRK1	US26D	CAL-ROYAL
1	ENTRY/OFFICE LOCKSET	AST00	626	CAL-ROYAL
1	THRESHOLD			
1	WEATHRSTRIPPING			
<b>SET 2: DOOR #002</b>				
3	HINGES	BB31 4.5 x 4.5	626	CAL-ROYAL
1	ENTRY/OFFICE LOCKSET	AST00	626	CAL-ROYAL
1	THRESHOLD			
1	WEATHRSTRIPPING			
<b>SET 3: DOOR #003</b>				
6	HINGES	BB31 4.5 x 4.5	626	CAL-ROYAL
2	MANUAL FLUSH BOLT	MF6341	US26D	CAL-ROYAL
1	DUST PROOF STRIKE	DPSTRK1	US26D	CAL-ROYAL
1	ENTRY/OFFICE LOCKSET	AST00	626	CAL-ROYAL
1	THRESHOLD			
1	WEATHRSTRIPPING			
<b>SET 4: DOOR #101, #102</b>				
3	HINGES	BB31 4.5 x 4.5	626	CAL-ROYAL
1	ENTRY/OFFICE LOCKSET	AST00	626	CAL-ROYAL
<b>SET 5: DOOR #106</b>				
3	HINGES	BB31 4.5 x 4.5	626	CAL-ROYAL
1	CLASSROOM LOCKSET	AST03	626	CAL-ROYAL
<b>SET 6: DOOR #104, #105</b>				
3	HINGES	BB31 4.5 x 4.5	626	CAL-ROYAL
1	PRIVACY LOCKSET	AST02	626	CAL-ROYAL
<b>SET 7: DOOR #103, #107</b>				
3	HINGES	BB31 4.5 x 4.5	626	CAL-ROYAL
1	PASSAGE SET	AST30	626	CAL-ROYAL
<b>SET 8: DOOR #108</b>				
3	HINGES	BB31 4.5 x 4.5	626	CAL-ROYAL
1	STOREROOM LOCKSET	AST05	626	CAL-ROYAL

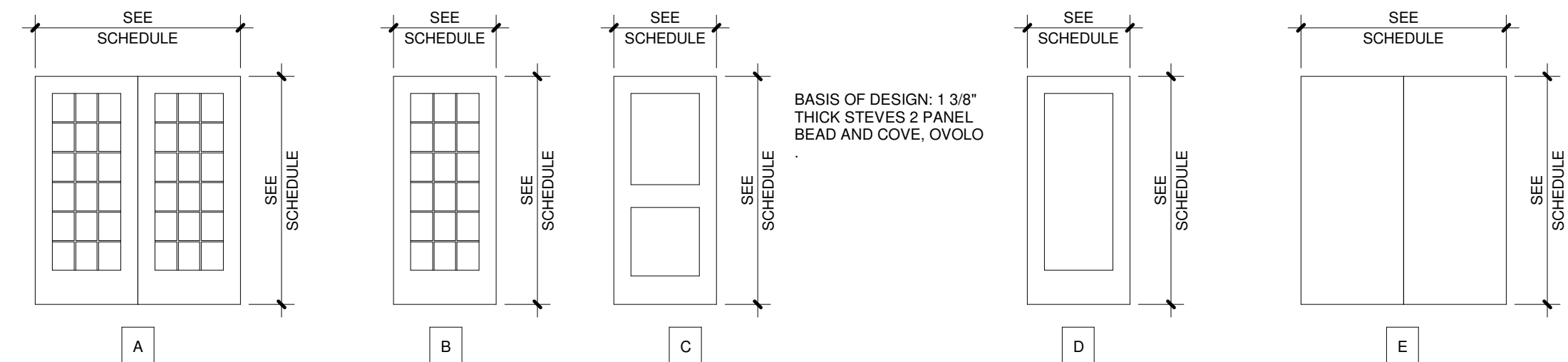
NOTE: DOOR LOCKSETS TO BE CAL-ROYAL CHALLENGER SERIES, ASTOR DESIGN W/ ROUND ROSE

# DOOR SCHEDULE

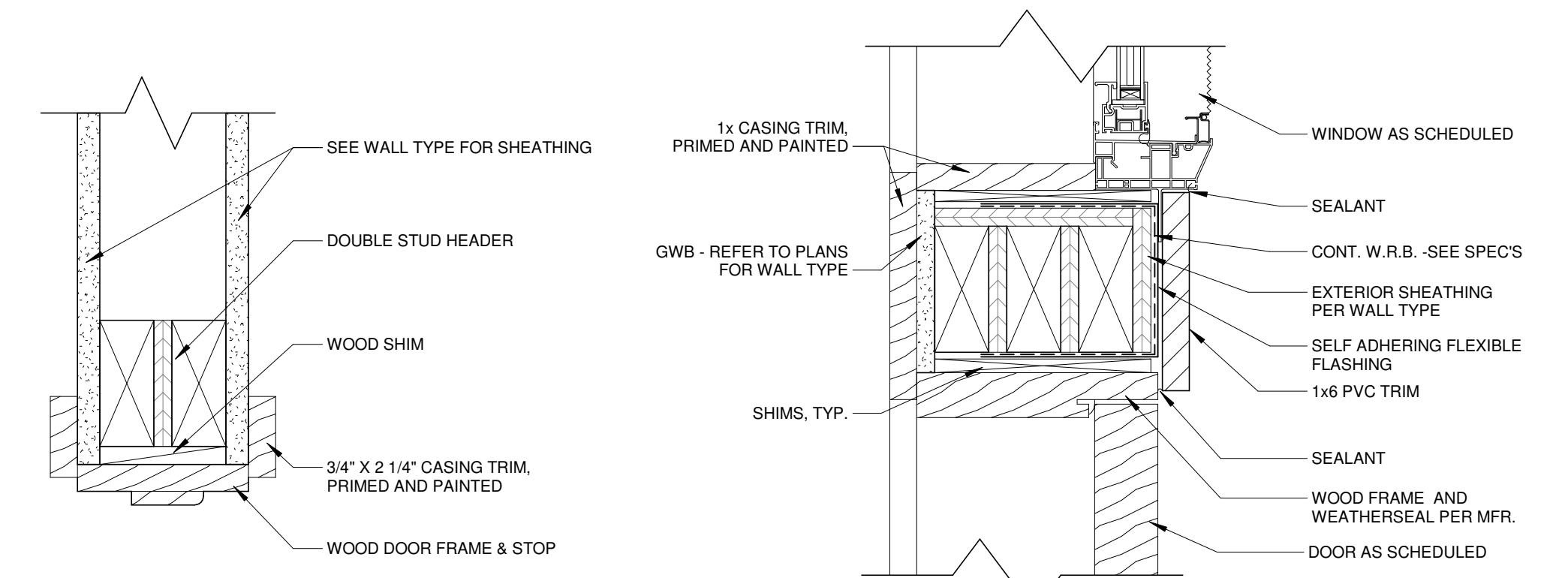
Mark	Location	Width	Height	Construction	Frame	Door Elevation	Head	Jamb	Hardware Set	Remarks
001	ENTRANCE	6'-0"	6'-8"	FG	WD	A	C/A601	A&B/A601	1	
002	SIDE ENTRANCE	3'-0"	6'-8"	FG	WD	B	D/A601	A&B/A601	2	
003	STORAGE ENTRANCE	6'-0"	6'-8"	HMI	HM	E	H/A601	F&G/A601	3	
101	LEASING OFFICE	3'-0"	6'-8"	WD/GL	WD	D	E/A601	J1.2&3/A601	4	1
102	MANAGER'S OFFICE	3'-0"	6'-8"	WD/GL	WD	D	E/A601	J1.2&3/A601	4	1
103	HALLWAY	3'-0"	6'-8"	WD/GL	WD	D	E/A601	J1/A601	7	
104	RESTROOM	3'-0"	6'-8"	SCW	WD	C	E/A601	J1/A601	6	
105	RESTROOM	3'-0"	6'-8"	SCW	WD	C	E/A601	J1/A601	6	
106	FITNESS	3'-0"	6'-8"	WD/GL	WD	D	E/A601	J1/A601	4	
107	HALLWAY	3'-0"	6'-8"	SCW	WD	C	E/A601	J1/A601	7	
108	EQUIPMENT STORAGE	3'-0"	6'-8"	SCW	WD	C	E/A601	J1/A601	8	
E-01	WATER ROOM	3'-0"	6'-8"	EXISTING	-	-	H/A601	F&G/A601	E	

DOOR KEY:  
 WD: WOOD  
 HMI: HOLLOW METAL INSULATED  
 GL: GLASS  
 SCW: SOLID CORE WOOD  
 HM: HOLLOW METAL  
 FG: FIBERGLASS

REMARKS:  
 1. SEE DETAIL J/A610 FOR DOOR FRAME / SIDELIGHT ELEVATION

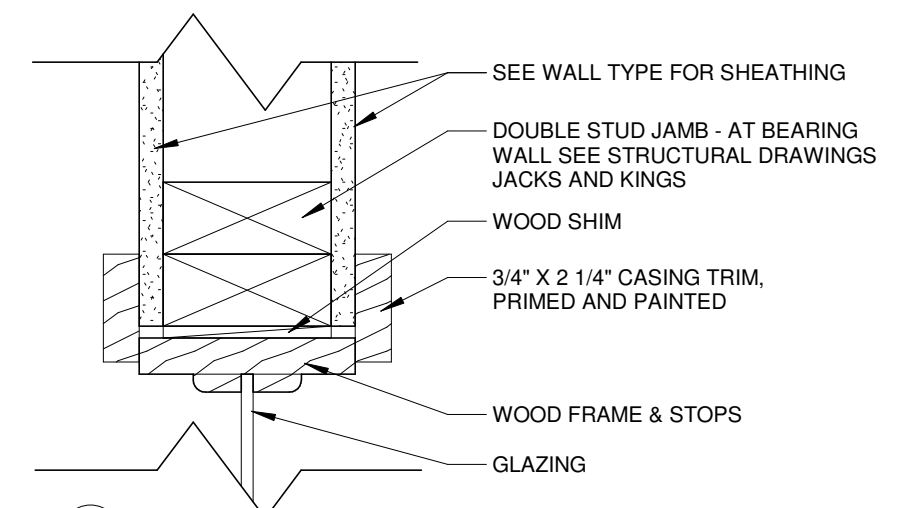


BASIS OF DESIGN: 1 3/8" THICK STEVES 2 PANEL BEAD AND COVE, OVOLO

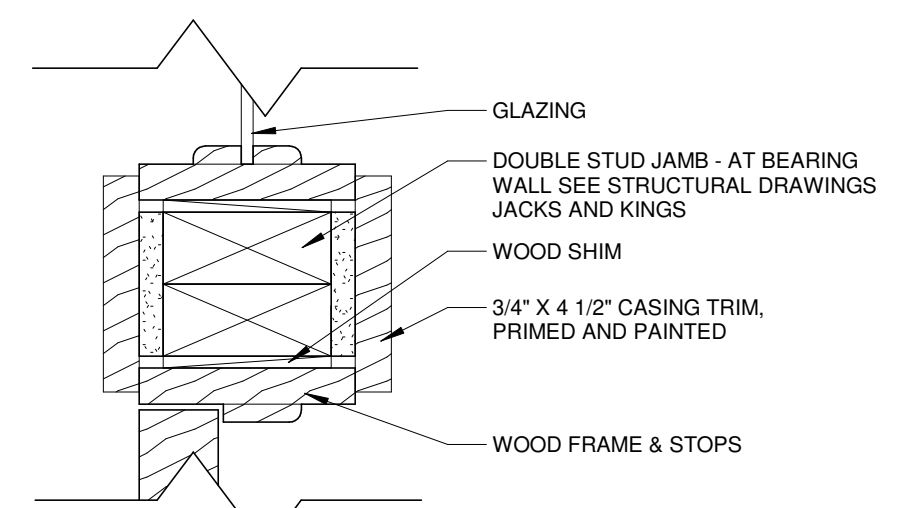


INT WD FRAMED DOOR HEAD (E) 3" = 1'-0"

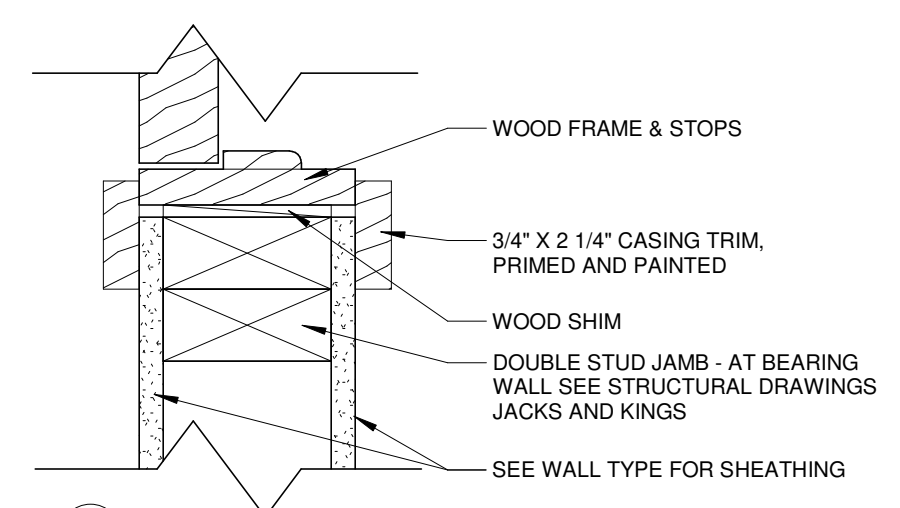
ENTRY DOOR HEAD (C) 3" = 1'-0"



3

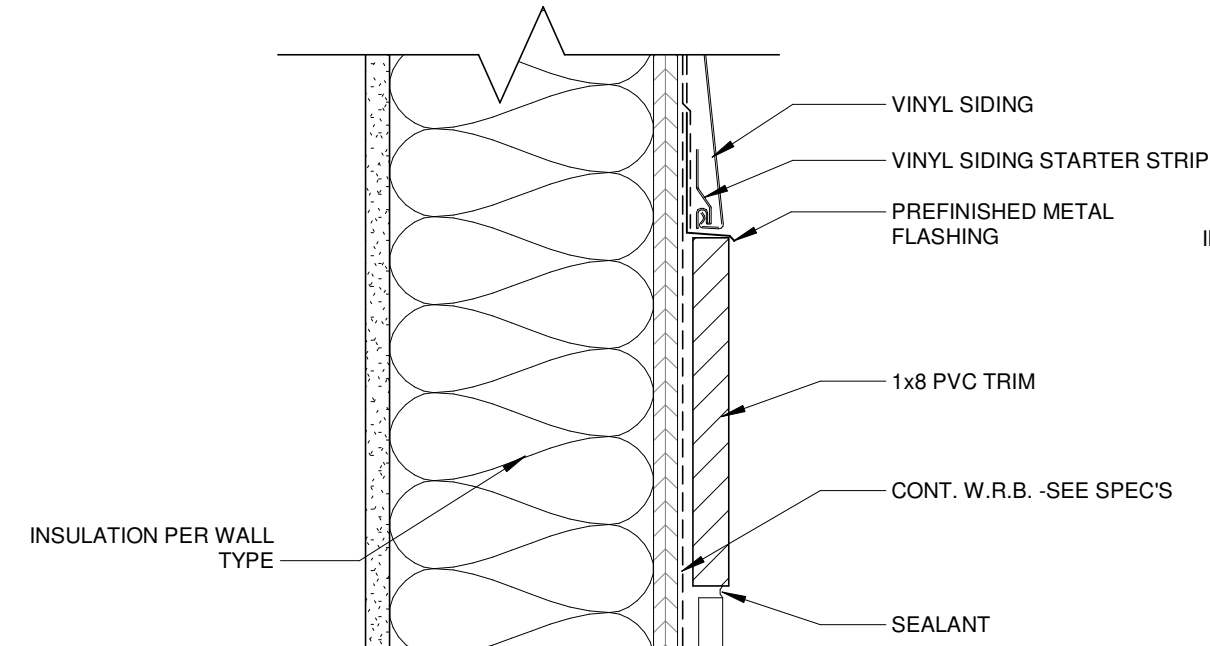


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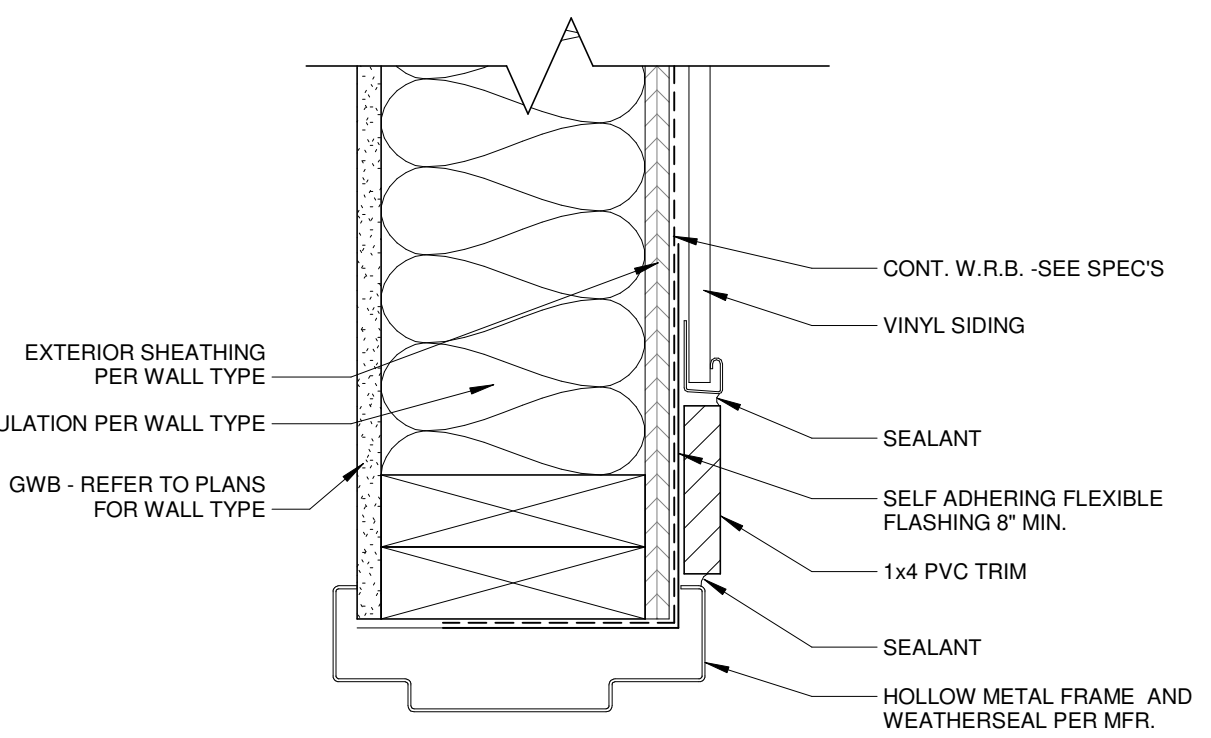


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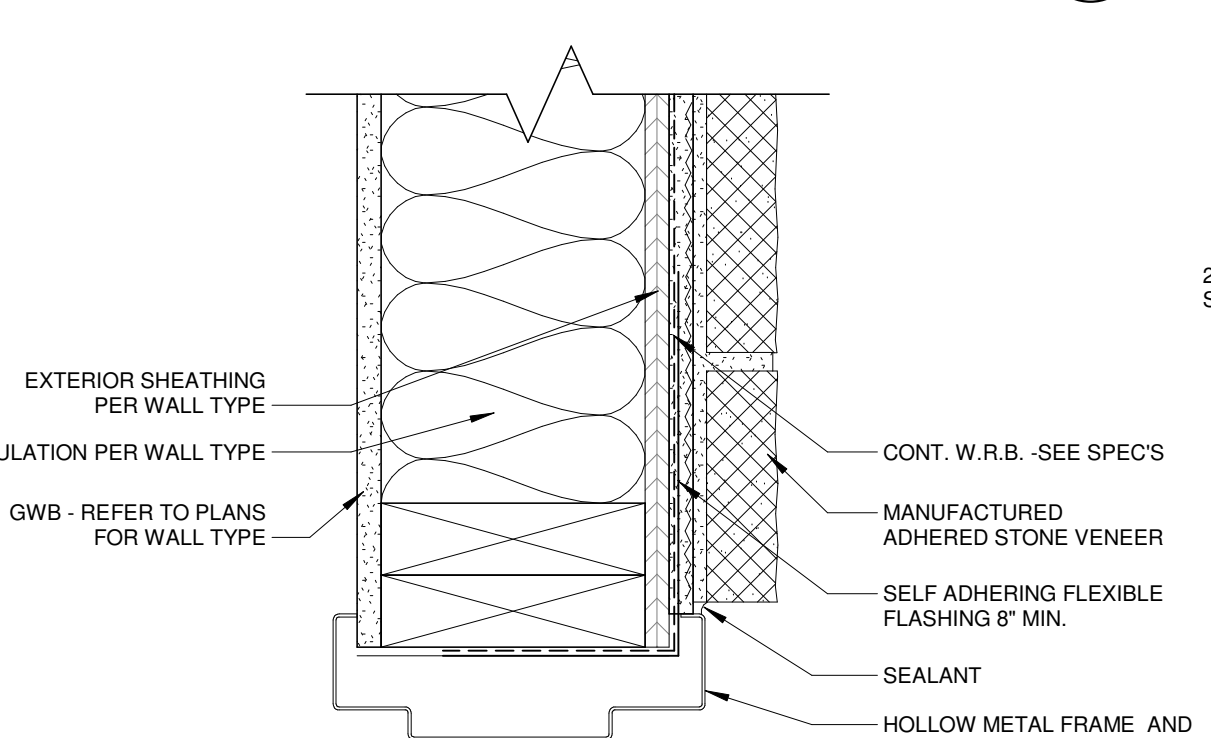
INTERIOR DOOR JAMBS (J) 3" = 1'-0"



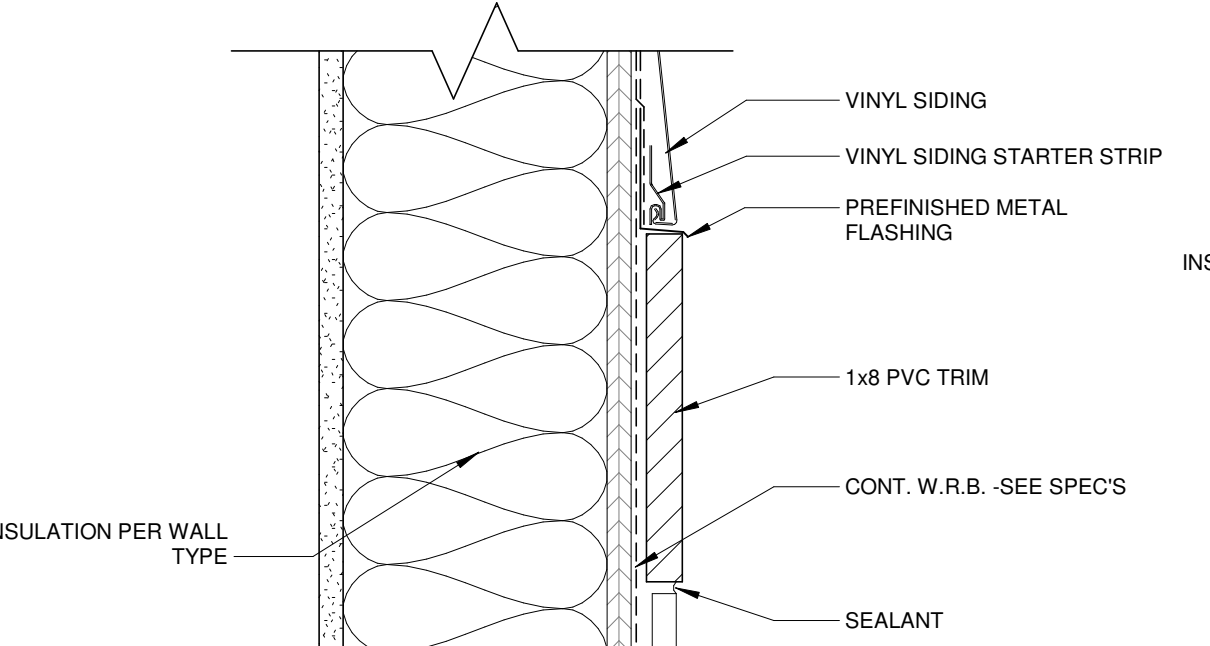
HM DOOR HEAD AT VINYL SIDING (H) 3" = 1'-0"



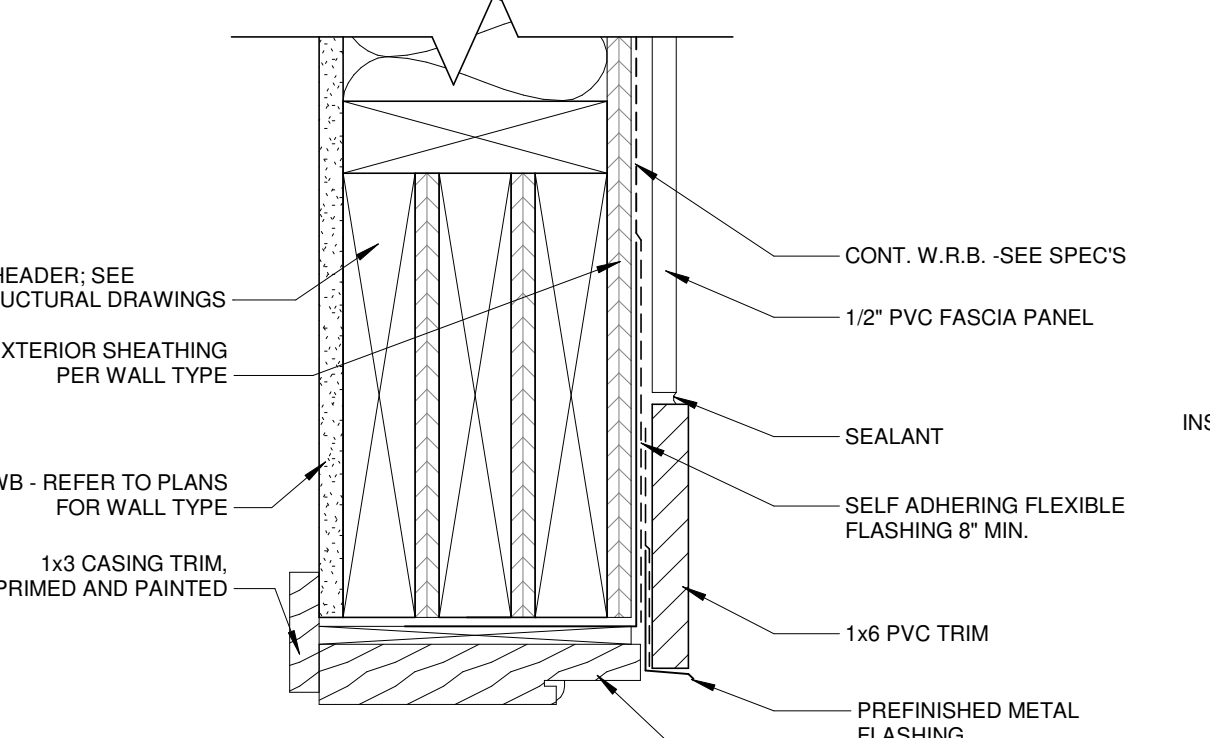
HM DOOR JAMB AT VINYL SIDING (G) 3" = 1'-0"



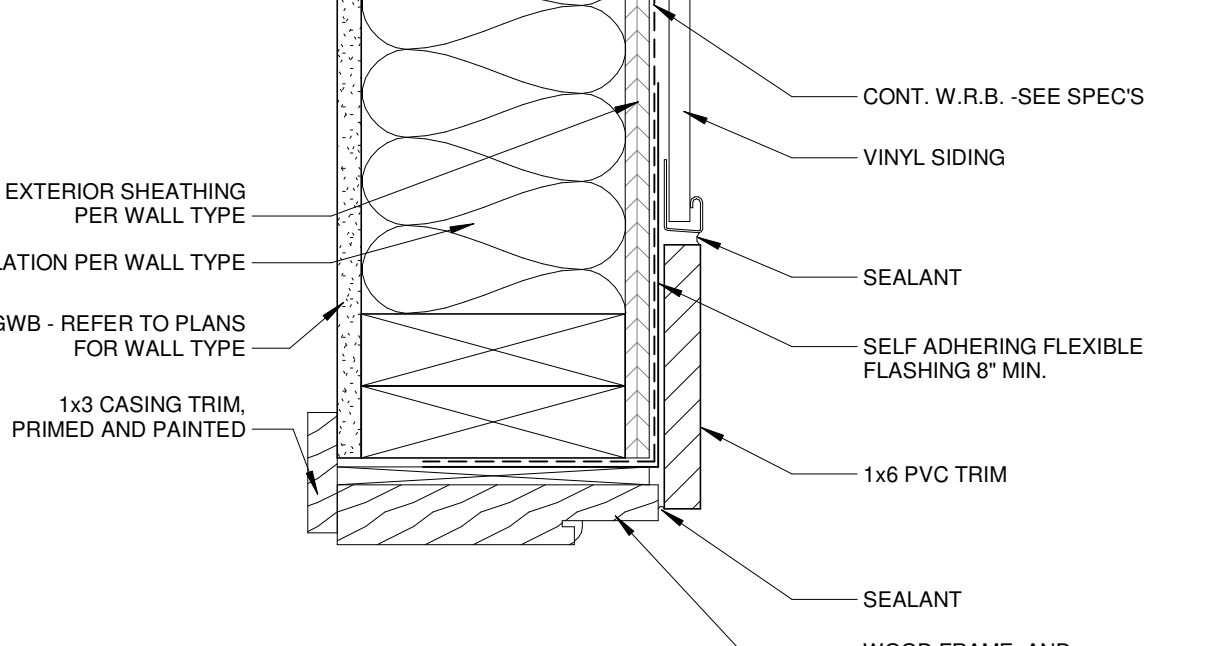
HM DOOR JAMB AT STONE VENEER (F) 3" = 1'-0"



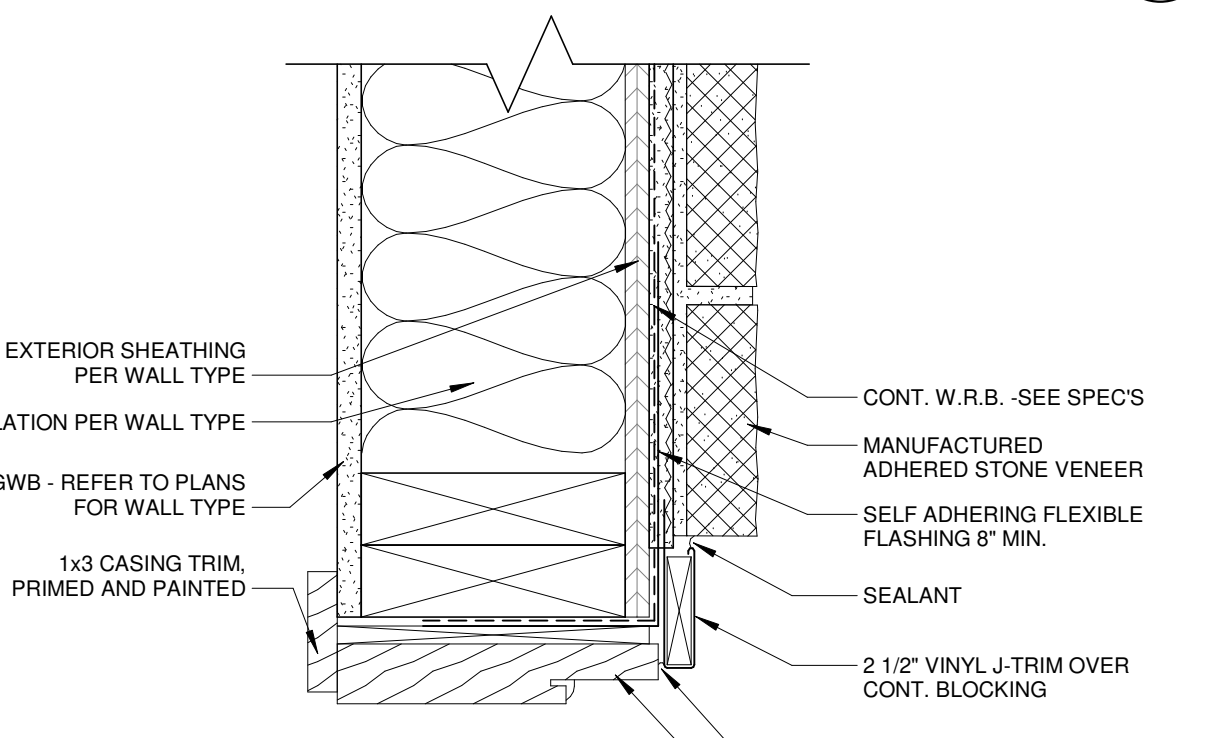
WOOD DOOR HEAD @ VINYL SIDING (D) 3" = 1'-0"



WOOD DOOR JAMB @ VINYL SIDING (B) 3" = 1'-0"



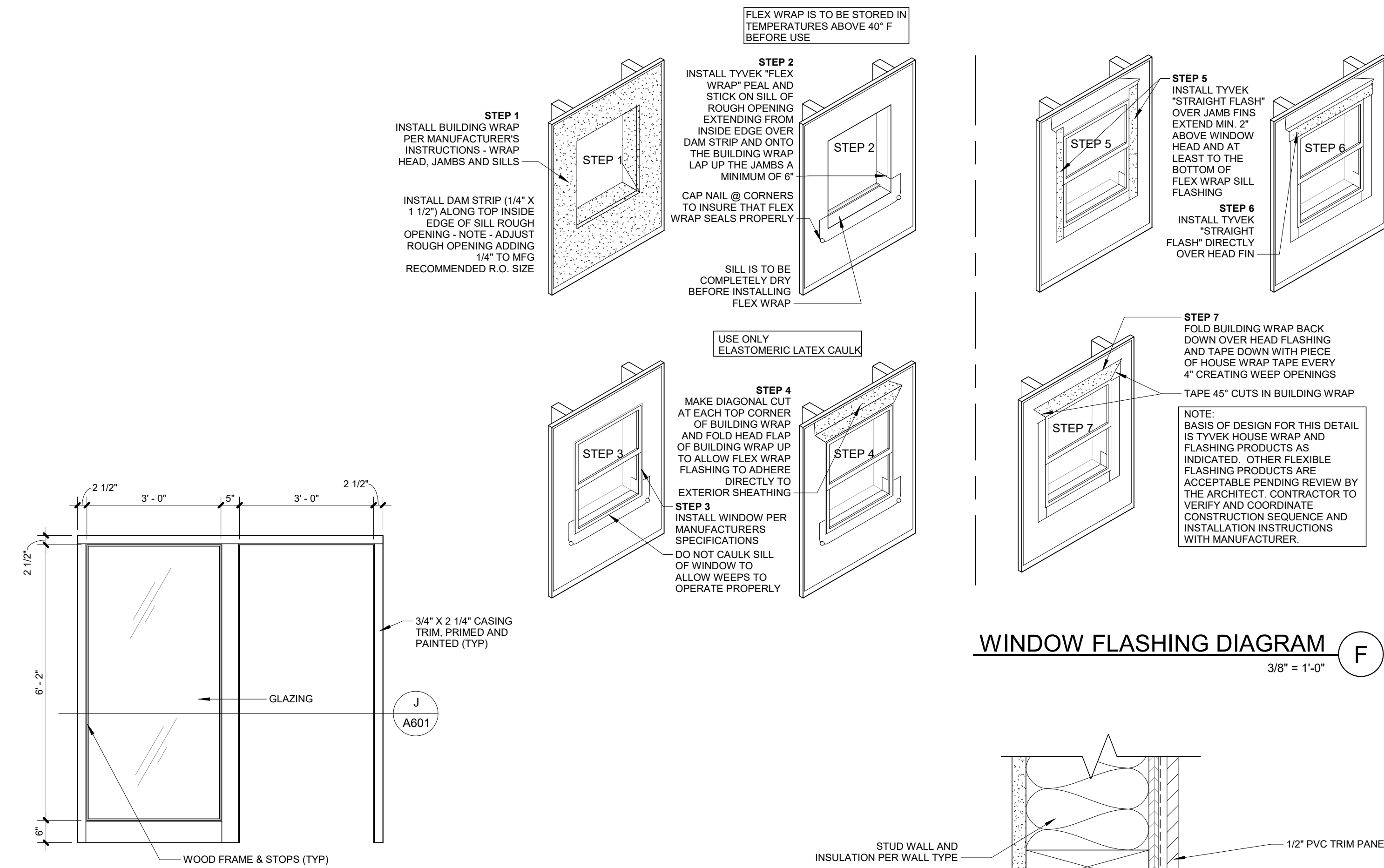
WOOD DOOR HEAD @ STONE VENEER (A) 3" = 1'-0"



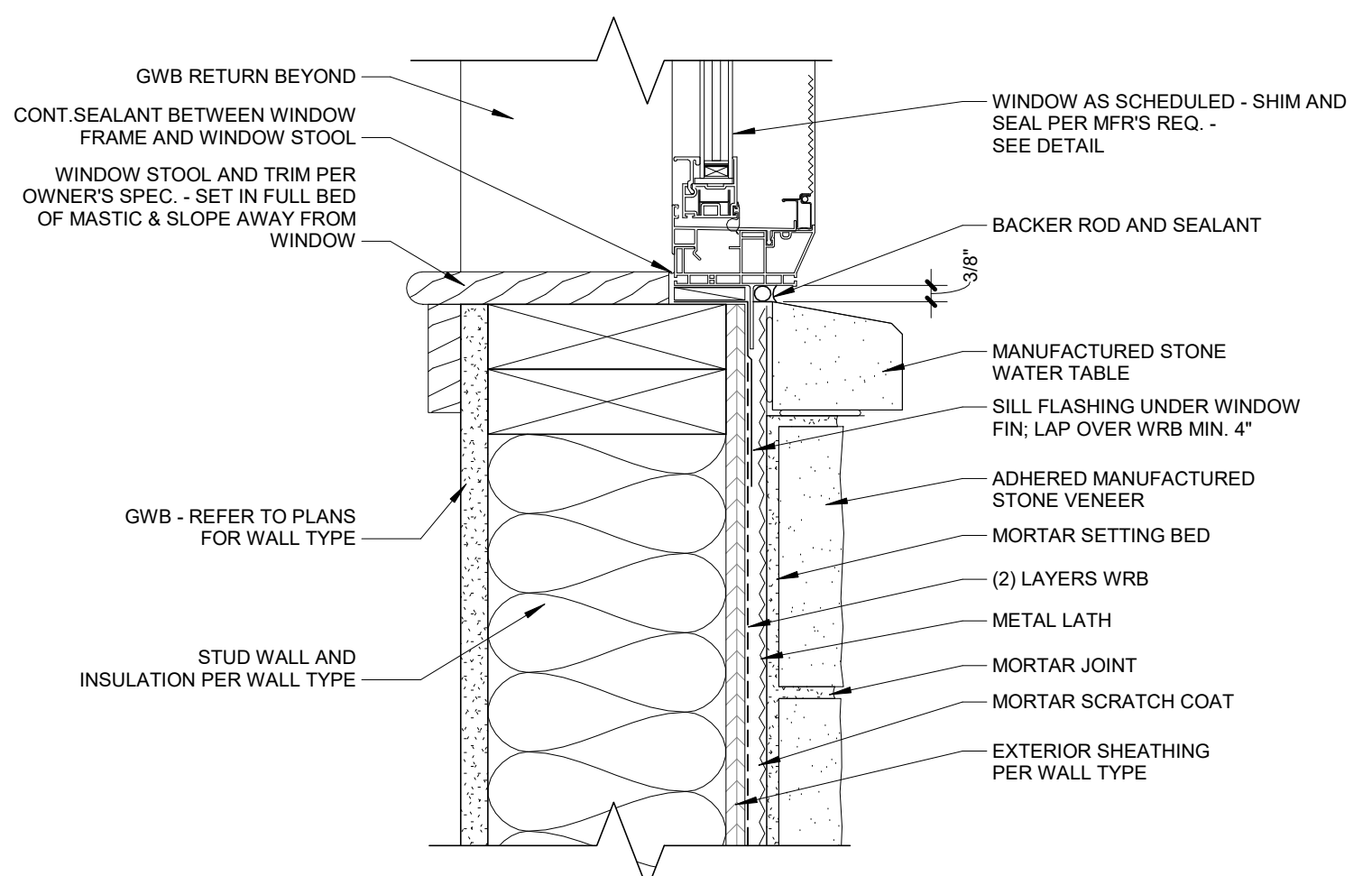
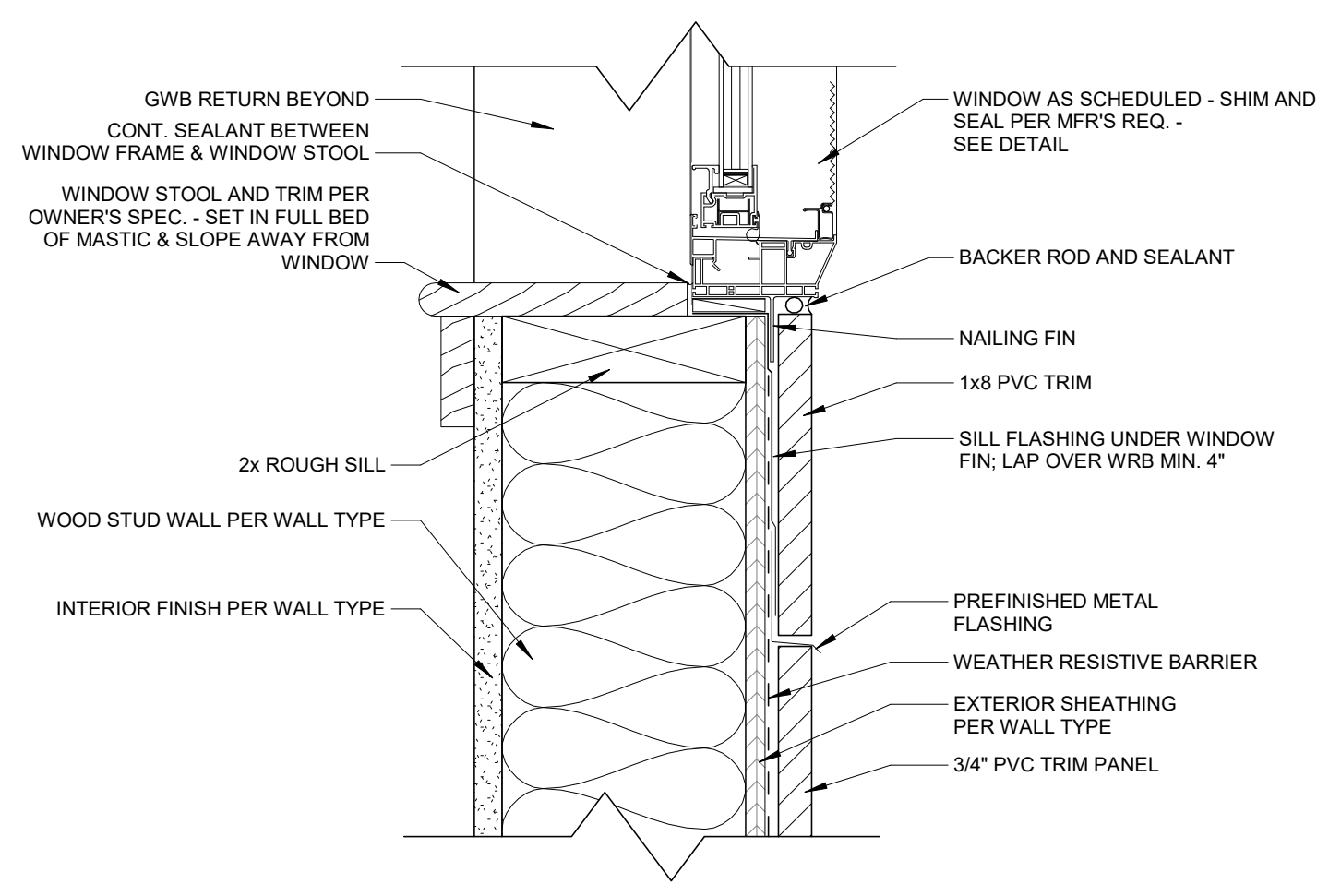
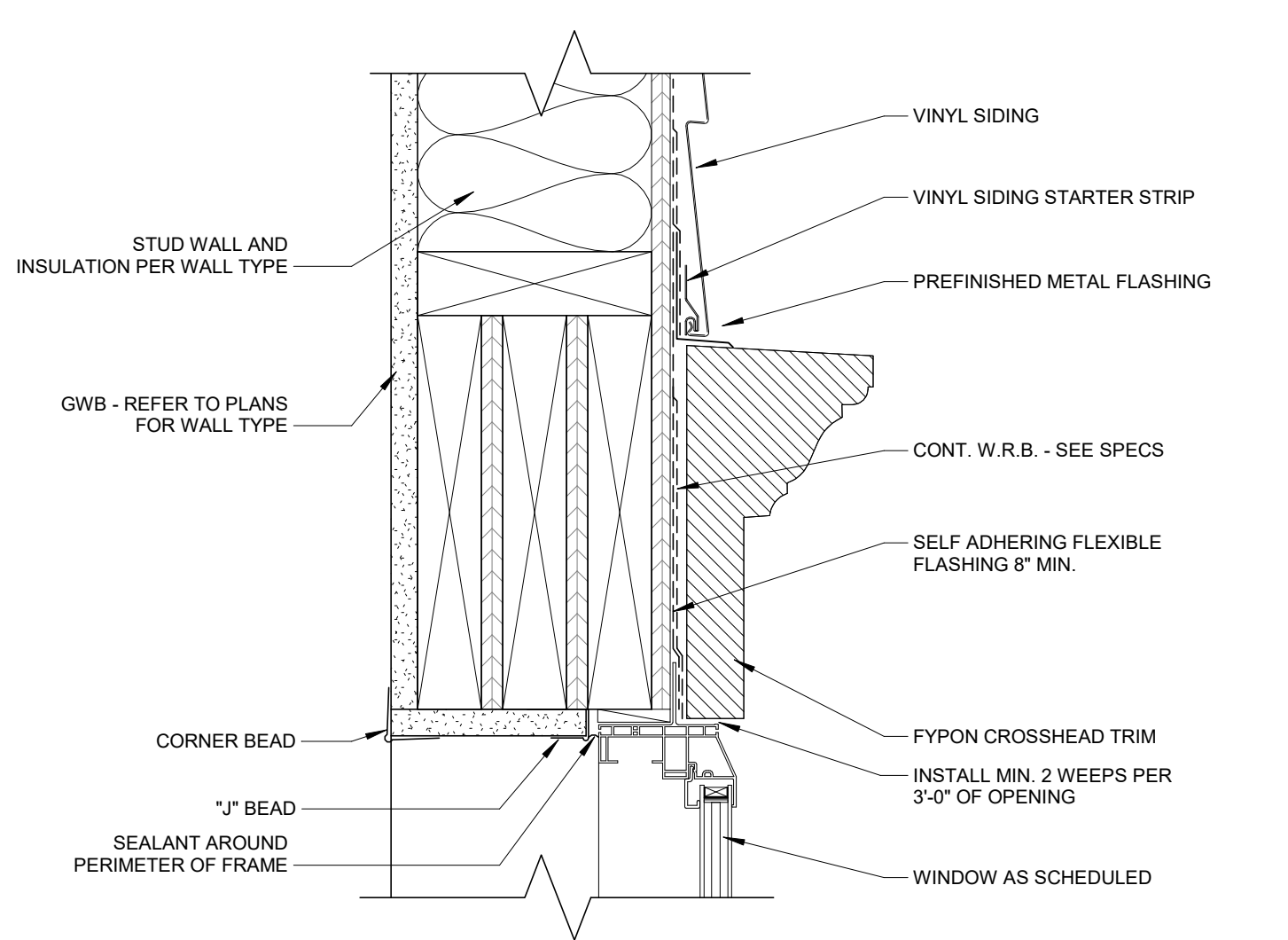
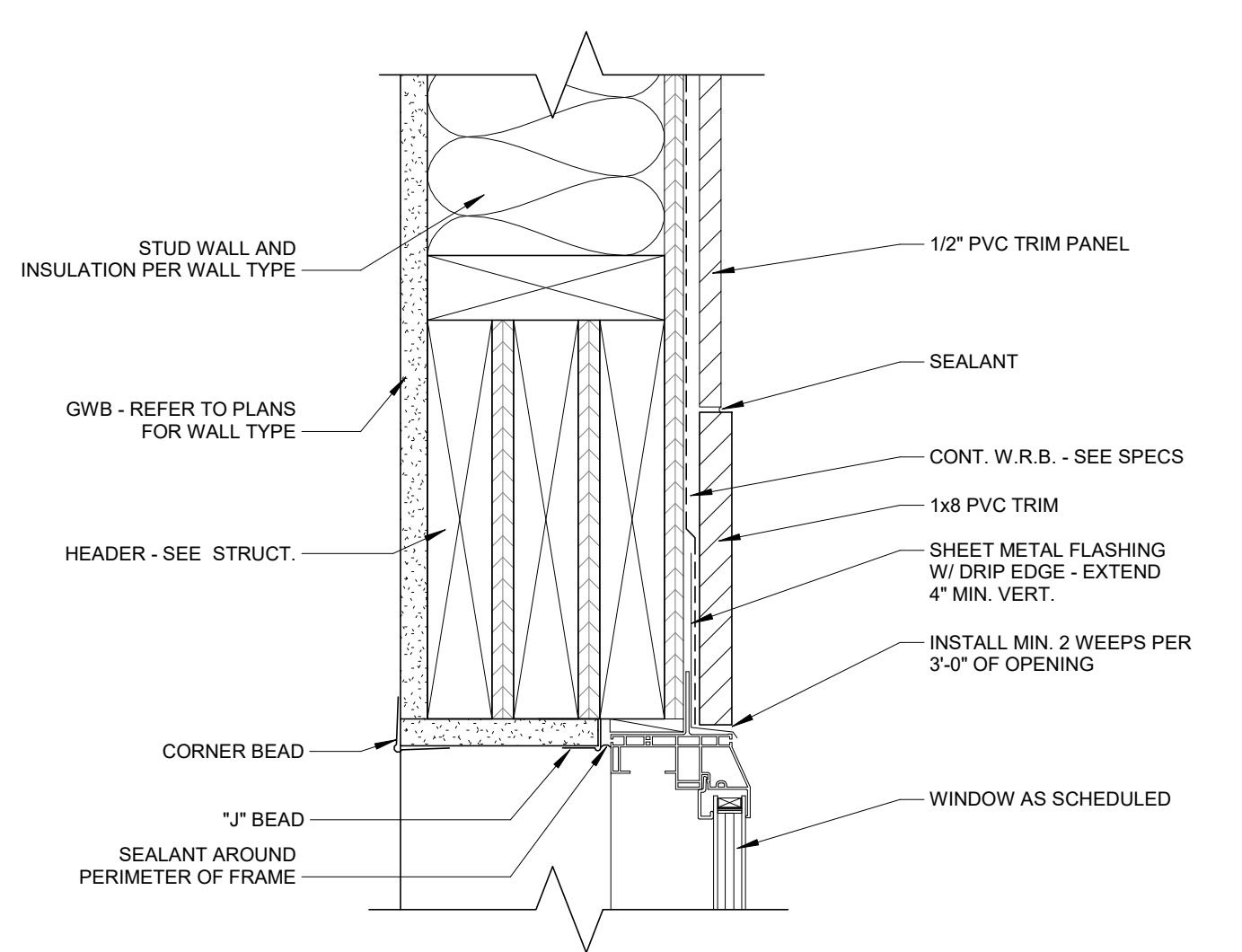
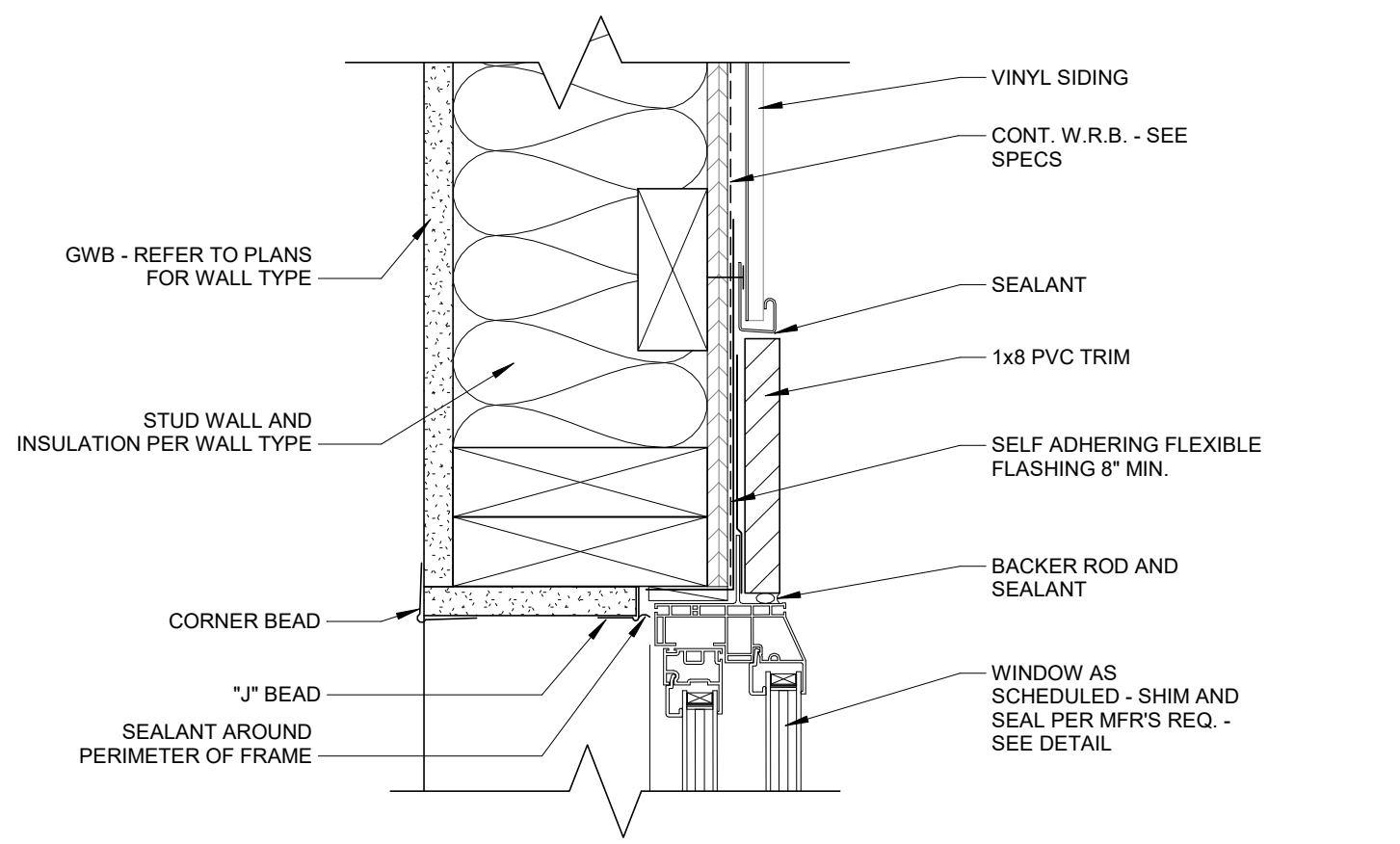
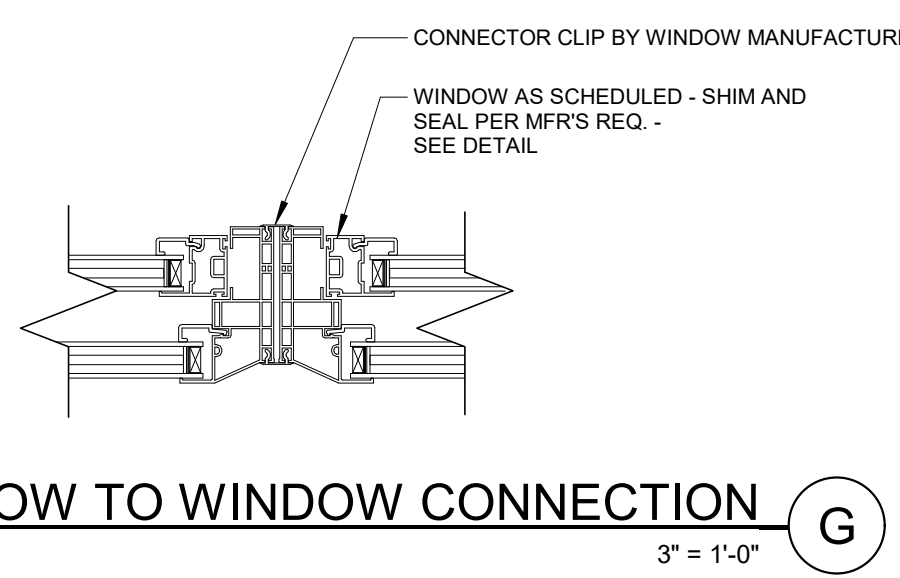
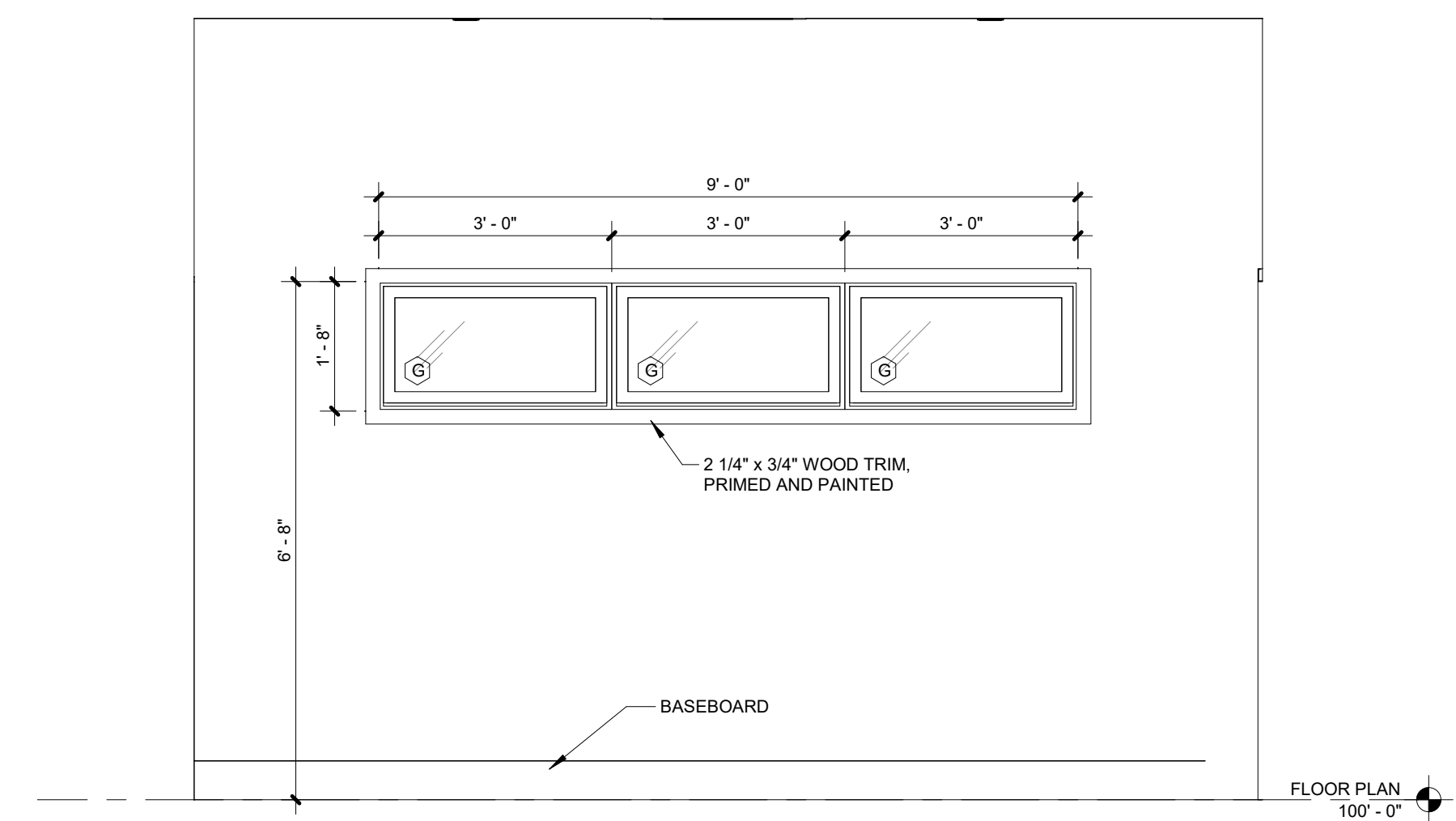
WOOD DOOR JAMB @ STONE VENEER (A) 3" = 1'-0"

WINDOW SCHEDULE						
Type Mark	Description	Sill Height	Height	Width	Comments	Count
A		2'-6"	5'-6"	2'-4"		5
B		2'-0"	6'-0"	3'-0"		8
C		8'-0"	11'-2"	3'-0"		8
D		5'-8"	2'-4"	2'-4"		2
E		7'-2"	2'-0"	6'-1 1/2"		1
F		3'-8"	3'-10"	3'-4"		1
G		5'-0"	1'-8"	3'-0"	INTERIOR	3
L-1		4'-6 1/2"	2'-4"	2'-4"		1

G.C. TO PROVIDE WINDOW BLINDS AS NOTED:  
 HORIZONTAL BLINDS @ ALL WINDOWS  
 ROYAL WINDOWS 2" CORDLESS FAUX WOOD BLINDS W/ DECORATIVE VALANCE AND WAND TILT MECHANISM.



**OFFICE DOOR SIDELIGHT ELEV. (J)**  
 1/2" = 1'-0"



**SHREMSHOCK**  
 SHREMSHOCK ARCHITECTS, INC.  
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STATE OF OHIO  
 TIMOTHY J. SHREMSHOCK  
 15664  
 REGISTERED ARCHITECT

TIMOTHY J SHREMSHOCK  
 NO. 15664  
 EXPIRES 12.31.2020

**DEMAREST CLUBHOUSE**  
 4230 DEMAREST COVE CT.  
 GROVE CITY, OH 43123  
 PERMIT

CURRENT ISSUE: 02/08/2021  
 DRAWINGS ISSUED: 1 02/08/2021 BID SET

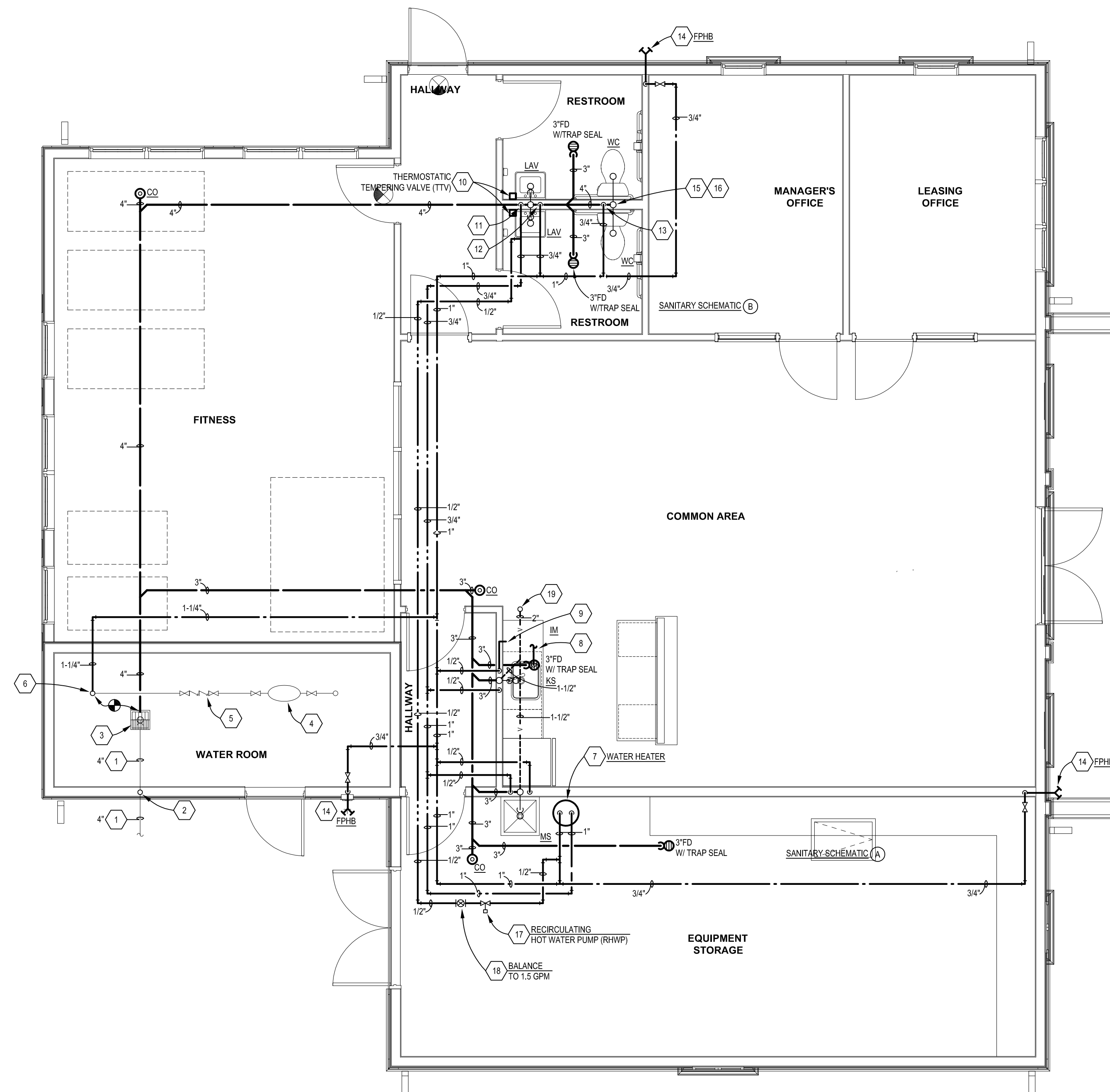
TITLE: WINDOW SCHEDULE AND DETAILS

SCALE: As indicated

SAI # 190274

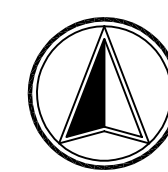
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**CLUBHOUSE PLUMBING PLAN**

SCALE: 1/4" = 1'-0"



**PLUMBING GENERAL NOTES:**

- A. THE LOCATIONS OF PIPING AND EQUIPMENT AS SHOWN ON THE DRAWING ARE GENERAL ONLY. THE PLUMBING CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL PIPING AND EQUIPMENT IN THE FIELD PRIOR TO EXECUTING ANY WORK.
- B. PLUMBING CONTRACTOR SHALL COORDINATE EXACT LOCATION OF SERVICES IN BUILDING PRIOR TO STARTING ANY WORK.
- C. ALL ITEMS PROJECTING THROUGH THE ROOF SHALL BE FLASHED A MINIMUM OF 12" ABOVE THE ROOF. ALL VENTS SHALL BE A MINIMUM OF 10'-0" FROM ANY OUTSIDE AIR INTAKE. ROOF PENETRATIONS FOR VENT LINES SHALL BE BY THE PLUMBING CONTRACTOR. FLASHING FOR ROOF PENETRATIONS SHALL BE BY THE ROOFING CONTRACTOR.
- D. ALL WATER PIPING TO RUN ON WARM SIDE OF THE BUILDING INSULATION. PLUMBING CONTRACTOR TO AVOID RUNNING PIPING IN EXTERIOR WALLS IF AT ALL POSSIBLE. PLUMBING CONTRACTOR TO COORDINATE WITH GENERAL CONTRACTOR.
- E. THE PLUMBING CONTRACTOR TO COORDINATE ALL CUTTING OF ROOF, WALLS AND FLOORS WITH GENERAL CONTRACTOR PRIOR TO EXECUTING ANY WORK.
- F. SEAL PENETRATIONS THRU FIRE-RATED WALLS WITH THE PROPER FIRE STOPPING MATERIAL TO MAINTAIN FIRE RATING.
- G. PLUMBING CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES (MECHANICAL, FIRE PROTECTION, ELECTRICAL, ETC.).
- H. PLUMBING CONTRACTOR SHALL VERIFY AND COORDINATE WITH STRUCTURAL DRAWINGS FOR EXACT LOCATIONS OF FOOTERS.
- I. PLUMBING CONTRACTOR SHALL REFER TO DWG. M-301 FOR SPECIFICATIONS.

**PLUMBING CODED NOTES:**

- 1 EXISTING UNDERGROUND SANITARY BUILDING DRAIN PIPE TO REMAIN AND BE REUSED. SIZE OF PIPE IS AS SHOWN ON DRAWING.
- 2 EXISTING SANITARY VENT AND VENT THRU ROOF TO REMAIN AND BE REUSED.
- 3 EXISTING FLOOR SINK TO REMAIN AND BE REUSED. CONNECT NEW UNDERGROUND SANITARY DRAIN PIPE TO EXISTING UNDERGROUND SANITARY DRAIN PIPE AT THIS LOCATION.
- 4 EXISTING DOMESTIC WATER SERVICE MASTER METER AND BY-PASS TO REMAIN AND BE REUSED.
- 5 EXISTING REDUCED PRESSURE ASSEMBLY BACKFLOW PREVENTION DEVICE TO REMAIN AND BE REUSED.
- 6 EXISTING DOMESTIC WATER SERVICE PIPE TO REMAIN AND BE REUSED. SIZE OF PIPE IS AS SHOWN ON DRAWING. CONNECT NEW DOMESTIC WATER SERVICE PIPE TO EXISTING DOMESTIC WATER SERVICE PIPE AS THIS LOCATION.
- 7 ELECTRIC WATER HEATER (WH) MOUNTED ON FLOOR. REFER TO DETAIL ON DWG P201 FOR ADDITIONAL INFORMATION.
- 8 ICE MACHINE - DRAIN LINE TO BE MANUFACTURER'S RECOMMENDED SIZE AND MATERIAL. ROUTE DRAIN LINE BELOW KITCHEN SINK TO FLOOR DRAIN AND TERMINATE WITH A MINIMUM 2" AIR GAP.
- 9 1/2" WATER LINE IN WALL TO ICE MACHINE. PROVIDE EXACT SIZE OF LINE RECOMMENDED BY ICE MACHINE MANUFACTURER. PROVIDE INTERNAL AIR GAP (WATTS MODEL SD-2).
- 10 THERMOSTATIC TEMPERING VALVE (TTV). EXTEND 1/2" HOT AND COLD WATER PIPING DOWN IN WALL WITH 1/2" DOMESTIC HOT AND COLD WATER PIPING TO THERMOSTATIC TEMPERING VALVE (TTV) AND 1/2" DOMESTIC TEMPERED HOT WATER LAVATORY. REFER TO DETAIL ON DWG P201 FOR ADDITIONAL INFORMATION.
- 11 3/4" DOMESTIC HOT WATER PIPE DOWN IN WALL WITH 1/2" BRANCH DOMESTIC HOT WATER PIPE TO EACH LAVATORY.
- 12 3/4" DOMESTIC COLD WATER PIPE DOWN IN WALL WITH 1/2" BRANCH DOMESTIC COLD WATER PIPE TO EACH LAVATORY.
- 13 3/4" DOMESTIC COLD WATER PIPE DOWN IN WALL WITH 1/2" BRANCH DOMESTIC COLD WATER PIPE TO EACH WATER CLOSET.
- 14 3/4" FROST PROOF HOSE BIBB (FPHB). MOUNT AT 30" ABOVE FINISH GRADE.
- 15 THE PLUMBING CONTRACTOR TO USE DOUBLE-TEE-WYE (OR COMBINATION FITTING) FOR BACK-TO-BACK WATER CLOSETS.
- 16 4" SANITARY VENT UP WITH 4" VTR.
- 17 RECIRCULATING HOT WATER PUMP (RHWP). REFER TO DWG P201 FOR ADDITIONAL INFORMATION.
- 18 THE PLUMBING CONTRACTOR TO BALANCE WATER FLOW AS INDICATED ON DRAWING.
- 19 2" SANITARY VENT UP WITH 3" VTR.

PLUMBING LEGEND	
SYMBOL	DESCRIPTION
---	COLD WATER PIPING
---	HOT WATER PIPING
---	HOT WATER RETURN PIPING
---	SANITARY SEWER (ABOVE GRADE)
---	SANITARY SEWER (BELOW GRADE)
FD	FLOOR DRAIN
CO	FLOOR CLEANOUT
WCO	WALL CLEANOUT
--- V ---	SANITARY VENT PIPING
---	SHUT-OFF VALVE
---	BALANCING VALVE
---	CHECK VALVE
---	SHUT-OFF VALVE IN RISER
---	RISER DOWN (ELBOW)
---	RISER UP (ELBOW)
---	BRANCH-TOP CONNECTION
---	BRANCH-BOTTOM CONNECTION
---	TEE
---	ELBOW
WC	WATER CLOSET
LAV	LAVATORY
KS	KITCHEN SINK
TP	TRAP PRIMER
FPHB	FROST PROOF HOSE BIBB
WH	WATER HEATER
RHWP	RECIRCULATING HOT WATER PUMP
---	CONNECT TO EXISTING
DW	DISHWASHER
TP	TRAP PRIMER
PC	PLUMBING CONTRACTOR
SC	SITE CONTRACTOR
GC	GENERAL CONTRACTOR
EC	ELECTRICAL CONTRACTOR
MC	MECHANICAL CONTRACTOR

CURRENT ISSUE: 1/14/2021

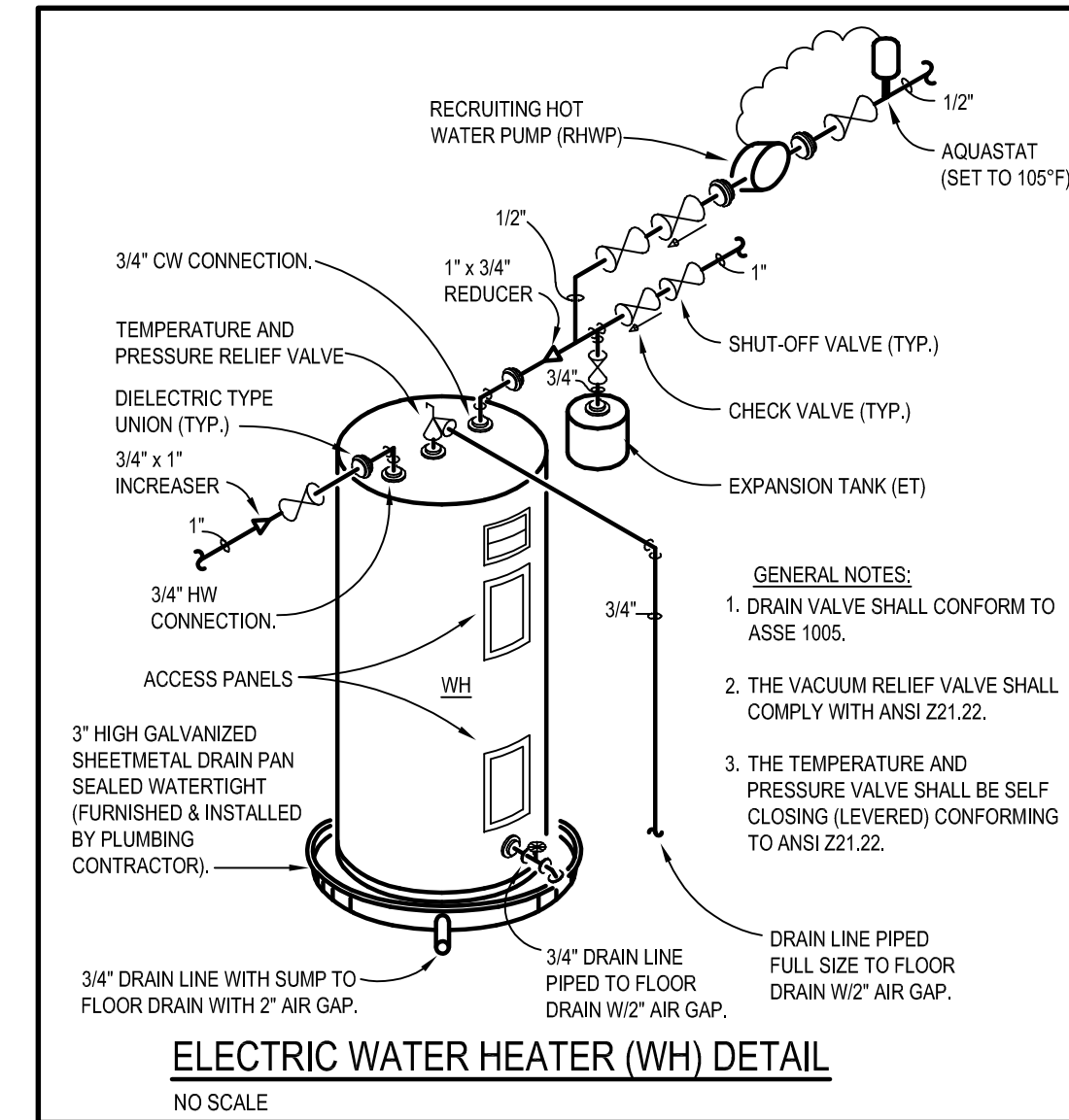
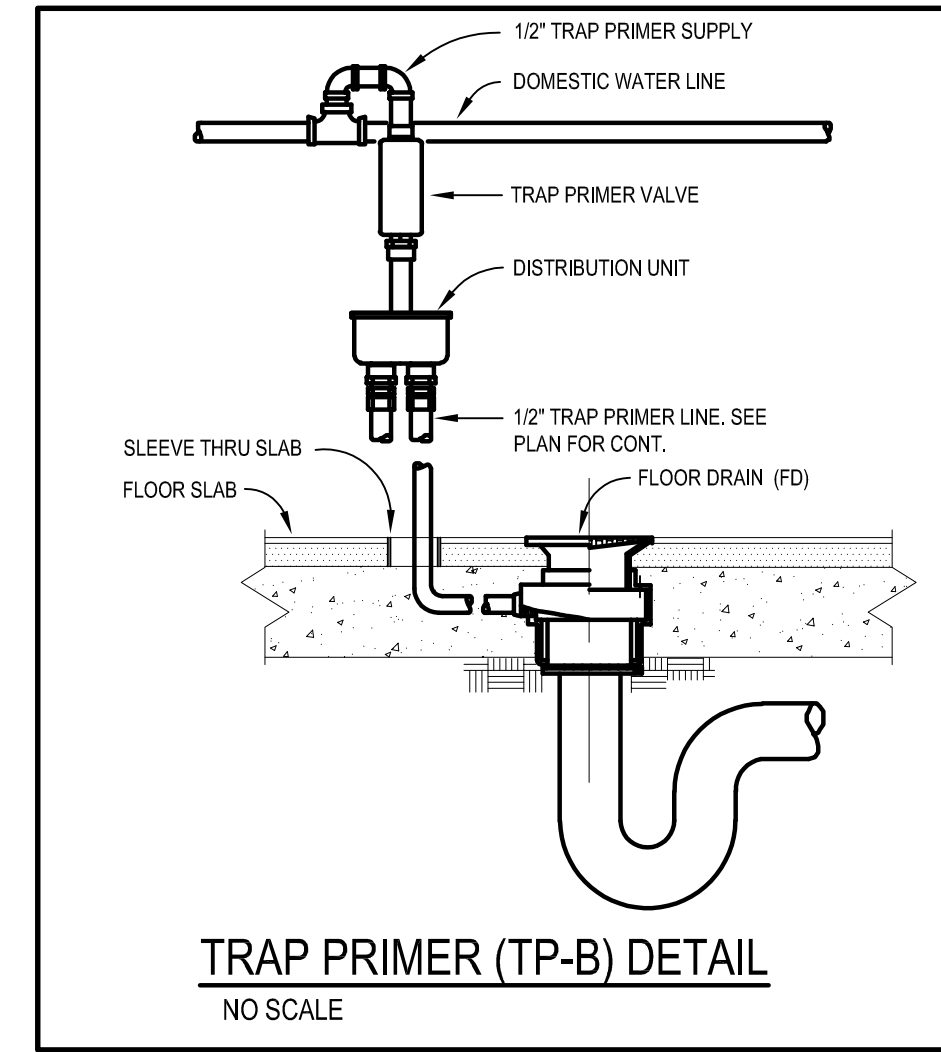
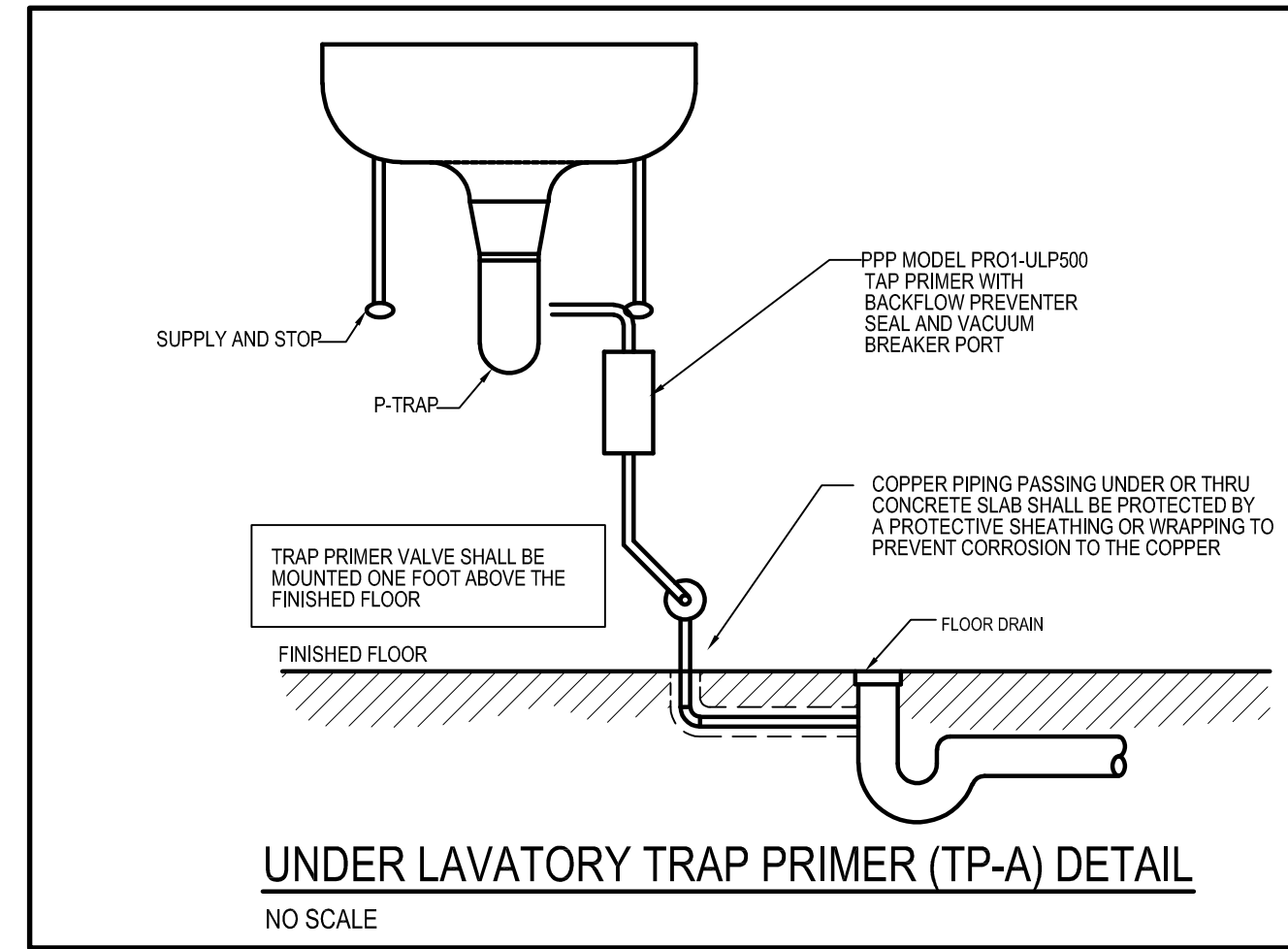
DRAWING ISSUES:

TITLE: CLUBHOUSE PLUMBING PLAN

SCALE AS INDICATED  
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**P101**  
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PLUMBING FIXTURE SCHEDULE								
MARK	ITEM	FIXTURE	FAUCET/VALVE	MTG. HT.	CW	HW	TRAP	ACCESSORIES
WC	WATER CLOSET (HANDICAP)	MANSFIELD 130-160	--	16-1/2" TO RIM	1/2"	--	INTEG.	NOTE-1
LAV	LAVATORY (HANDICAP)	AM. STD. 9141.011 WHEELCHAIR	AM. STD. 7545.170 MONTERREY	34" TO RIM	1/2"	1/2"	1-1/2"	NOTE-2
KS	KITCHEN SINK (SINGLE BOWL)	STERLING 20023 LUDINGTON	WHITEFALLS 201365	COUNTER	1/2"	1/2"	1-1/2"	NOTE-3
MS	MOP SINK	FIAT MSB2424	FIAT 830-AA	FLOOR MTD.	1/2"	1/2"	2"	NOTE-4

- NOTES:**
- FLOOR MOUNTED, ELONGATED BOWL, 1.6 GPF, 12" ROUGH-IN, GRAVITY FED FLUSHING TECHNOLOGY, WHITE, FURNISH WITH CHURCH #83SS CLOSED FRONT SEAT WITH COVER. (NOTE: WC-A MOUNT LEVER OPPOSITE OF WALL)
  - WALL MOUNTED VITREOUS CHINA, 20"x27" NOMINAL SIZE, FRONT OVERFLOW, SELF-RIMMING FURNISH WITH GRID DRAIN, 0.5 GPM AERATOR, FAUCET, WASTE DRAIN AND TRAP, SUPPLIES, STOPS AND WALL HANGER, INSULATE ALL EXPOSED SANITARY AND DOMESTIC WATER PIPING WITH LAV GUARD PROTECTIVE PIPE COVERS AS MANUFACTURED BY TRUEBRO TO CONFORM WITH ADA REQUIREMENTS.
  - UNDERMOUNT 24"x18"x9" ID NOMINAL SIZE, SINGLE BOWL, STAINLESS STEEL, SELF-RIMMING, FURNISH WITH BASKET STRAINER, WASTE DRAIN AND TRAP, SUPPLIES & STOPS, IN-SINK-ERATOR MODEL #BADGER #1 FOOD WASTE DISPOSER, 1/3 H.P., 120 VOLT, 1 PHASE.
  - FLOOR MOUNTED 24"x24" NOMINAL SIZE, MOLDED STONE, FURNISH WITH FIAT MODEL #3-77-AA VINYL BUMPER GUARDS, FIAT MODEL #832 HOSE AND BRACKET AND FIAT MODEL #889-CC MOP HANGER.

**PLUMBING EQUIPMENT SCHEDULE:**

WATER HEATER (WH)  
A.O. SMITH MODEL DEN-40, ELECTRIC TYPE, 40 GALLON STORAGE CAPACITY, 4.5KW TOTAL INPUT, (2) 4500 WATT HEATING ELEMENTS, NON-SIMULTANEOUS OPERATION, 240V, 1 PHASE, 18.8 FLA, 18 GPH RECOVERY AT 100 DEG. TEMPERATURE RISE. FURNISH WITH ASME TEMPERATURE PRESSURE RELIEF VALVE. UNIT WEIGHT IS APPROXIMATELY 113 LBS.

RE-CIRCULATING HOT WATER PUMP (RHWP)  
BELL & GOSSETT SERIES PR, 100% LEAD FREE, BRONZE ROTOR CIRCULATOR, 1.5 GPM @25 FT. HD, 1/8HP, 115V, 1 PHASE, 1.9 AMPS, 1725 RPM. PUMP TO BE IN-LINE TYPE WITH 3/4" INLET/OUTLET. WEIGHT IS 32 LBS.

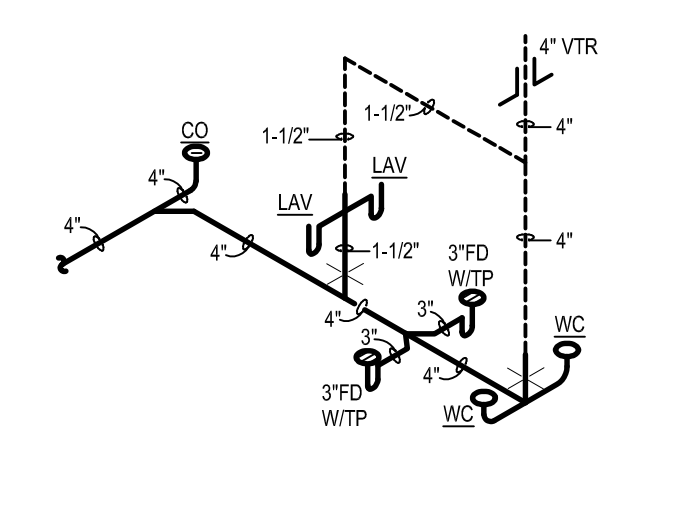
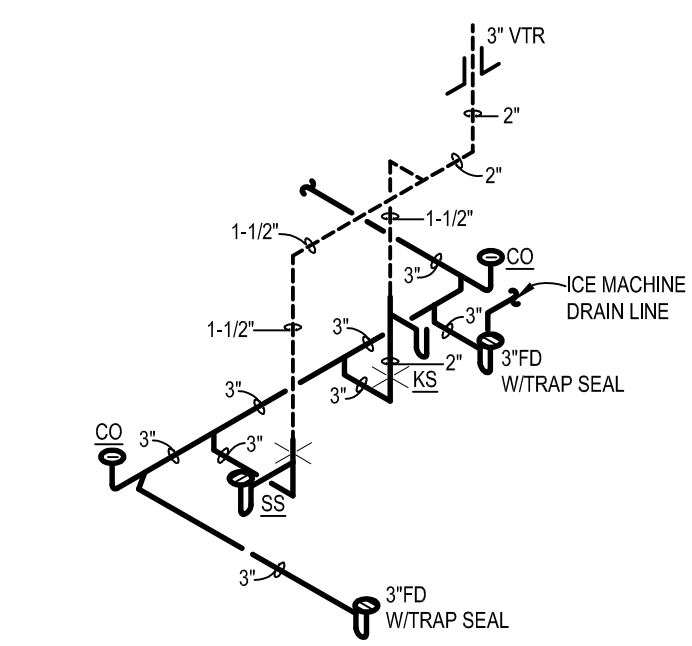
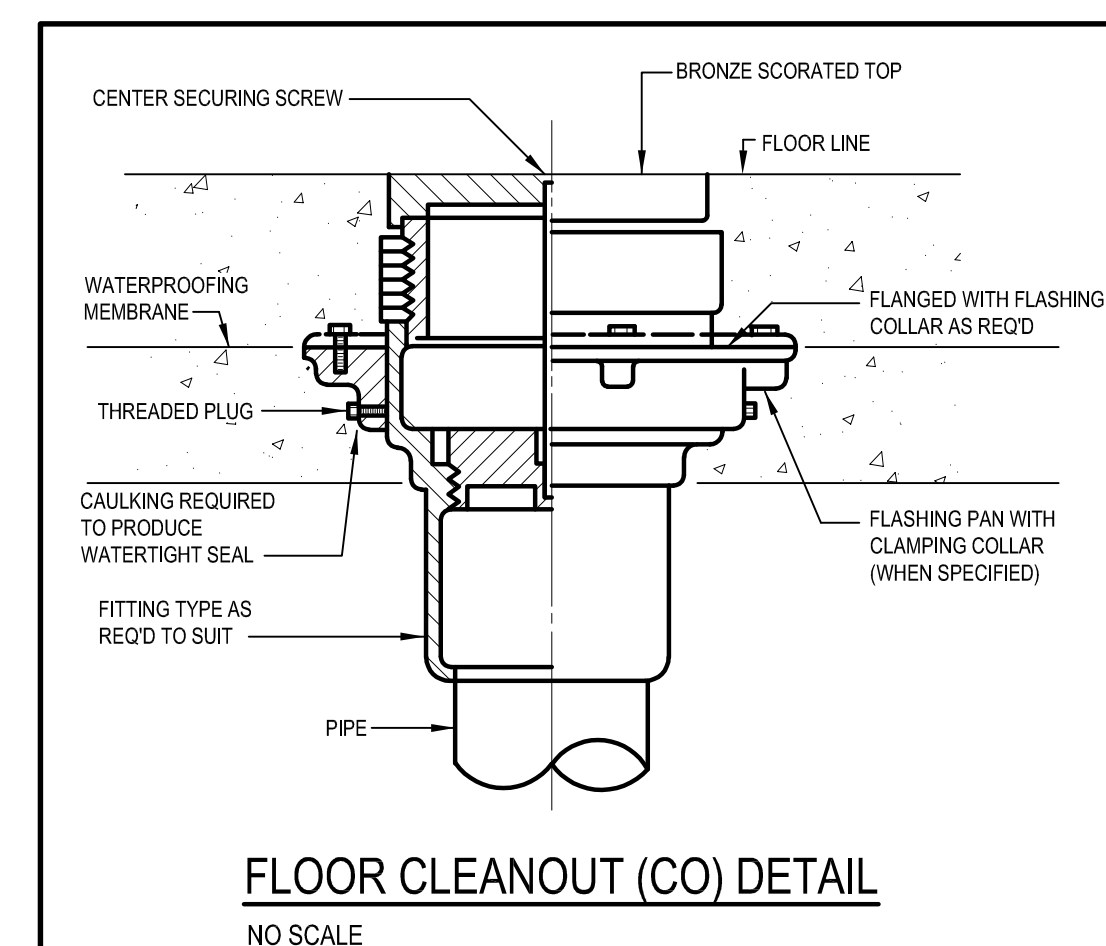
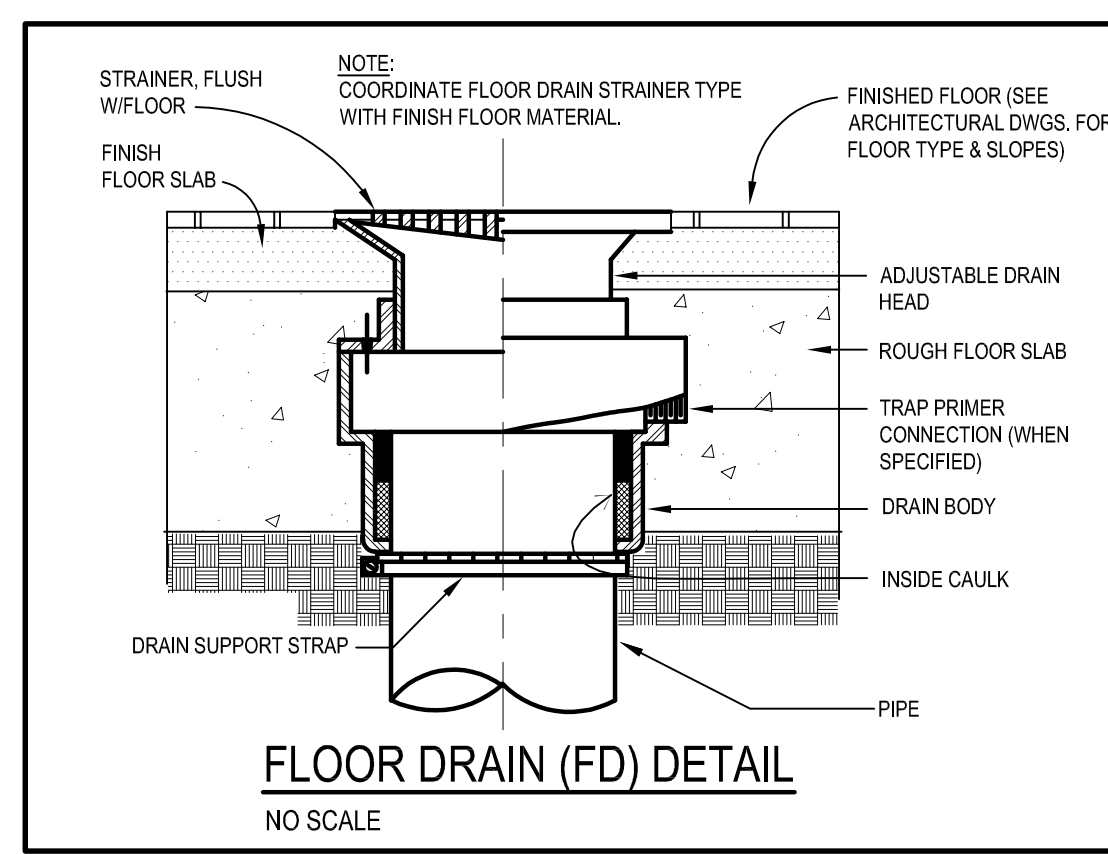
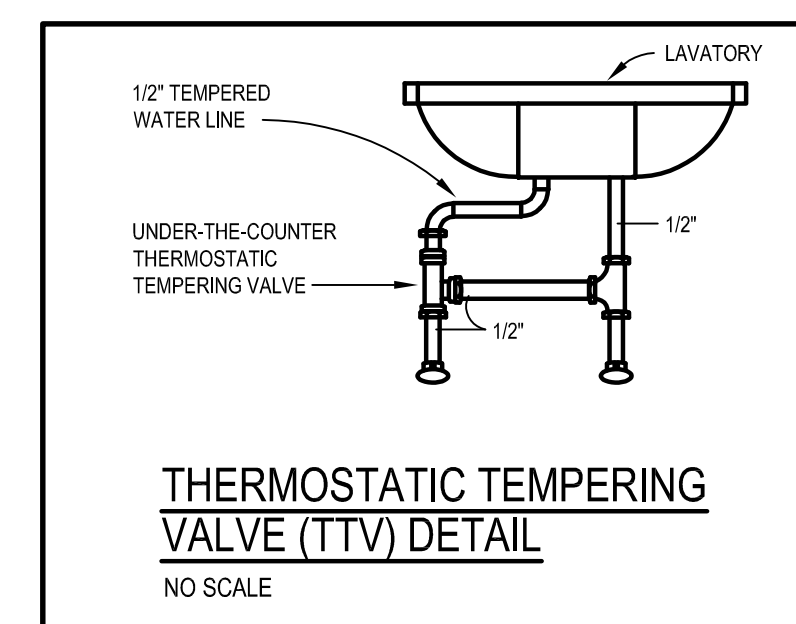
EXPANSION TANK (ET)  
AMTROL "THERM-X-TROL", MODEL ST-5, 2.1 GALLON TANK VOLUME, NON-ASME CONSTRUCTION, 3/4" SYSTEM CONNECTION.

FLOOR DRAIN (FD):  
JOSAM MODEL 3000-A, CAST IRON W/ FLANGE, INTEGRAL CLAMPING COLLAR, SEEDAGE OPENING, ADJUSTABLE 6" DIA. SERIES 'A' ROUND STRAINER WITH SATIN FINISH NIKALOY AND TRAP PRIMER CONNECTION.

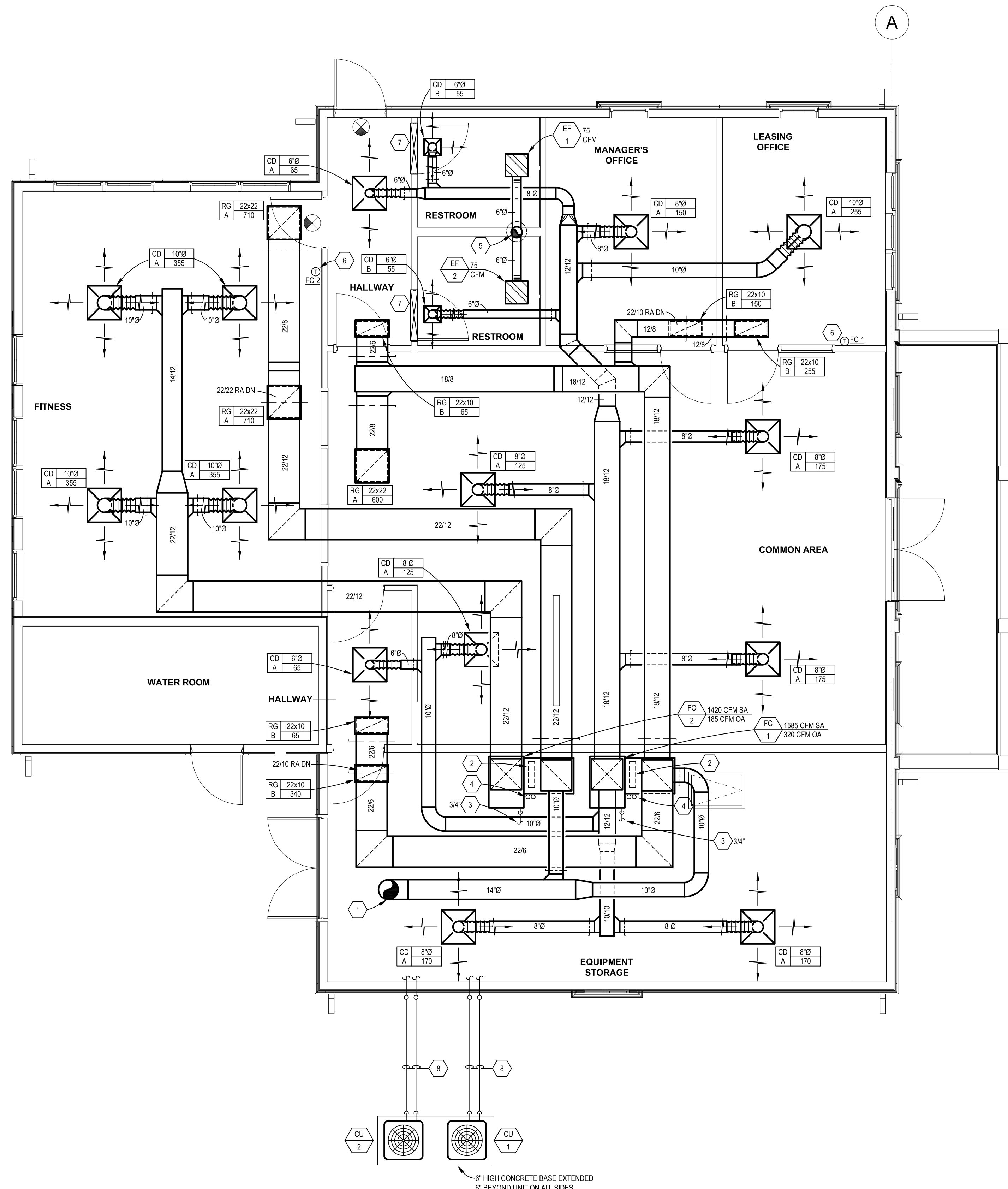
THERMOSTATIC TEMPERING VALVE (TTV)  
SYMONS "MAXLINE" MODEL 7-210-0K WITH A MINIMUM OF 5 GPM AND 2 GPM @ 10 PSI PRESSURE DIFFERENTIAL.  
NOTE: TEMPERING VALVE SHALL BE LISTED TO ASSE 1070 STANDARD AND SHALL LIMIT THE TEMPERED WATER TO A MAXIMUM OF 100 DEG. F.

FLOOR CLEANOUT (CO)  
JOSAM MODEL 5500-1 CAST IRON CLEANOUT WITH ROUND ADJUSTABLE SCORIATED SATIN NIKALOY COVER. NOTE: WHERE CLEANOUTS ARE INSTALLED IN CARPETED AREAS PROVIDE WITH CARPET CLAMPING FRAME (SUFFIX-CFC).

FROST PROOF HOSE BIBB (FPHB)  
WOODFORD MODEL NO. 65 WITH SIPHON NON-FREEZE WALL HYDRANT WITH 3/4" HOSE CONNECTION, INTEGRAL VACUUM BREAKER, 3/4" INLET & LOOSE KEY TO OPERATE HYDRANT (OR SIMILAR-OWNER APPROVED)







**MECHANICAL GENERAL NOTES:**

- A. 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 THE WORK OF ALL OTHER TRADES TO PREVENT CONFLICT.
- B. 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.
- C. MOUNT THERMOSTAT AT 4'-0" A.F.F. OR AS DIRECTED BY OWNER.
- D. ALL DUCTWORK DIMENSIONS NOTED ON PLANS REFER TO THE CLEAR INSIDE OPENING REQUIRED.
- E. MECHANICAL CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR FOR ALL POWER AND VOLTAGE REQUIREMENTS.
- F. ALL OUTSIDE AIR INTAKES FOR MECHANICAL EQUIPMENT SHALL BE LOCATED A MINIMUM OF 10'-0" AWAY FROM EXHAUST OUTLETS OF VENTILATION SYSTEMS, PLUMBING VENTS AND PROPERTY LINES.
- G. ALL FLOOR AND ROOF CUTTING, PATCHING, AND FLASHING REQUIRED TO INSTALL THE MECHANICAL SYSTEMS IS THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR.
- H. THE MECHANICAL CONTRACTOR SHALL EXTEND & CONNECT NEW REFRIGERANT PIPING FROM NEW CONDENSING UNIT TO DX COOLING COIL ON INTERIOR HVAC UNIT. MECHANICAL CONTRACTOR SHALL SEAL ALL WALL PENETRATIONS WEATHER-TIGHT (TYP.).
- I. THE MECHANICAL CONTRACTOR TO MOUNT CONDENSING UNIT LEVEL IN ALL DIRECTIONS.
- J. MECHANICAL CONTRACTOR SHALL REFER TO DWG M301 FOR SPECIFICATIONS.

**MECHANICAL CODED NOTES:**

- 1 EXTEND 14"Ø OUTSIDE AIR DUCT UP THRU ROOF IN PRE-FABRICATED INSULATED ROOF CURB TO WEATHER CAP.
- 2 FILTER BOX WITH DISPOSABLE MERV 8 FILTER.
- 3 EXTEND 3/4" SCHEDULE 40 PVC CONDENSATE DRAIN FROM DX COOLING COIL OF FAN COIL UNIT TO FLOOR DRAIN AND TERMINATE WITH 2" AIR GAP.
- 4 EXTEND REFRIGERANT PIPING FROM DX COOLING COIL OF INDOOR FAN COIL UNIT (FC-1 & FC-2) TO EXTERIOR CONDENSING UNIT (CU-1 & CU-2). SIZE PIPING PER MANUFACTURERS RECOMMENDATIONS AND INSULATE ALL PIPING WITH 1/2" ARMAFLEX INSULATION.
- 5 EXTEND 8"Ø EXHAUST AIR DUCT UP THRU ROOF IN PRE-FABRICATED INSULATED ROOF CURB TO WEATHER CAP.
- 6 MOUNT THERMOSTAT ON WALL AT 48" AFF. PROVIDE CLEAR, LOCKABLE COVER.
- 7 THE GENERAL CONTRACTOR TO UNDERCUT DOOR 1" TO ALLOW FOR TRANSFER OF SUPPLY AIR.
- 8 EXTEND REFRIGERANT PIPING FROM CONDENSING UNIT (CU-1 & CU-2) UNDER CONCRETE WALKWAY TO DX COOLING COIL OF INDOOR FAN COIL UNIT (FC-1 & FC-2) LOCATED IN "EQUIPMENT STORAGE" ROOM. SIZE PIPING PER MANUFACTURERS RECOMMENDATIONS AND INSULATE ALL PIPING WITH 1/2" THICK ARMAFLEX INSULATION.

MECHANICAL LEGEND	
SYMBOL	DESCRIPTION
SA	SUPPLY AIR
CD	CEILING DIFFUSER
OA	OUTSIDE AIR
RA	RETURN AIR
RG	RETURN GRILLE
FC	FAN COIL UNIT
HP	HEAT PUMP UNIT
EF	EXHAUST FAN
EA	EXHAUST AIR
GC	GC TO UNDERCUT DOOR 1"
D	CONDENSATE DRAIN
MC	MECHANICAL CONTRACTOR
GC	GENERAL CONTRACTOR
⊖	THERMOSTAT (ELECTRIC)
—	FLEXIBLE DUCT (4'-0" MAX. LENGTH)
—	FLEXIBLE DUCT CONNECTOR
—	DUCT W/ INTERNAL LINING
—	MANUAL VOLUME DAMPER
—	CHANGE IN ELEVATION RISE (R) OR DROP (D)
—	ELBOW W/ DBL THICKNESS TURNING VANES
—	FRESH/RETURN/EXHAUST AIR DUCT
—	SUPPLY AIR DUCT

**CLUBHOUSE MECHANICAL PLAN**

SCALE: 1/4" = 1'-0"



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CURRENT ISSUE: 1/14/2021

DRAWING ISSUES:

TITLE: CLUBHOUSE MECHANICAL PLAN

SCALE AS INDICATED

SAI # 190274

DRAWING NUMBER:

**M101**

PLOTTED:

**DEMAREST CLUBHOUSE**  
4230 DEMAREST COVE CT.  
GROVE CITY, OH 43123  
PERMIT

**SHREMSHOCK**

SHREMSHOCK ARCHITECTS, INC.  
7400 West Campus Road Suite 150 New Albany, OH 43054  
t 614 545 4550 f 614 545 4555 www.shremshock.com

VENTILATION AIR REQUIREMENTS												
HVAC UNIT	ZONE DESCRIPTION	ZONE FLOOR AREA (SQ. FT.) Az	AREA OUTDOOR AIR RATE (CFM/SQ.FT) Ra	PEOPLE OUTDOOR AIR RATE (CFM/PERSON) Rp	ZONE POPULATION (# OF PEOPLE) Pz	BREATHING ZONE OUTDOOR AIR FLOW (CFM) Vz	ZONE AIR DISTRIBUTION EFFECTIVENESS Ez	ZONE OUTDOOR AIR FLOW (CFM) Voz	SYSTEM VENTILATION EFFICIENCY Ev	MINIMUM OUTDOOR AIR INTAKE FLOW (CFM) Vct	DESIGN OUTDOOR AIR INTAKE FLOW (CFM)	REMARKS
FC-1	COMMON AREA	709	0.06	5	7	78	0.8	97	1	97	120	
FC-1	EQUIPMENT STORAGE	443	0.12	0	0	53	0.8	66	1	66	66	
FC-1	HALLWAY 1	66	0.08	0	0	4	0.8	5	1	5	13	
FC-1	HALLWAY 2	44	0.08	0	0	3	0.8	3	1	3	13	
FC-1	LEASING OFFICE	129	0.06	5	2	18	0.8	22	1	22	51	
FC-1	MANAGERS OFFICE	134	0.06	5	2	18	0.8	23	1	23	30	
<b>FC-1 TOTALS</b>		<b>1925</b>				<b>173</b>		<b>216</b>		<b>216</b>	<b>295</b>	
FC-2	FITNESS	442	0.06	20	6	147	0.8	183	1	183	185	
<b>FUR-2 TOTALS</b>		<b>442</b>				<b>147</b>		<b>183</b>		<b>183</b>	<b>185</b>	
EF-1	RESTROOM 1	46	1 WC	0	75 CFM EXH WC	75 CFM EXHAUST	0	75 CFM EXHAUST	0	75 CFM EXHAUST	75 CFM EXHAUST	SUPPLY AIR MAKE-UP FROM FC-1 AND THRU DOOR
EF-2	RESTROOM 2	46	1 WC	0	75 CFM EXH WC	75 CFM EXHAUST	0	75 CFM EXHAUST	0	75 CFM EXHAUST	75 CFM EXHAUST	SUPPLY AIR MAKE-UP FROM FC-1 AND THRU DOOR
<b>EF TOTALS</b>		<b>92</b>				<b>150 CFM EXHAUST</b>		<b>150 CFM EXHAUST</b>		<b>150 CFM EXHAUST</b>	<b>150 CFM EXHAUST</b>	

NOTES: 1. MECHANICAL AIR VENTILATION REQUIREMENTS BASED ON OHIO MECHANICAL CODE (OMC) - 2017 EDITION AND ASHRAE 90.1 - 2010 EDITION

SPLIT SYSTEM SCHEDULE (CLUBHOUSE)																						
TAG	MANUFACTURER & MODEL NUMBER		NOMINAL TONNAGE	CFM	ESP (IN.)	OUTSIDE AIR (CFM)	GROSS COOLING CAPACITY			INDOOR UNIT				OUTDOOR UNIT			UNIT WEIGHT (LBS.) W/O ACCESSORIES INDOOR / OUTDOOR	REMARKS				
	INDOOR UNIT	OUTDOOR UNIT					EAT DB/WB	TOTAL (MBH)	SENSIBLE (MBH)	S/A FAN HP	AUX. ELEC. HEAT (KW)	VOLTAGE	MCA	MOP	VOLTAGE	MCA			MOP	AMB. TEMP.	SEER	
FC 1	CU 1	GOODMAN ARPT49C14AA	GOODMAN GSX130482AA	4.0	1585	.5	320	80/67	45.0	35.5	1/2	15.0	240V 1 PH	79	80	240V 1 PH	26.3	45.0	95°F	13	145/175	SEE NOTES BELOW
FC 2	CU 2	GOODMAN ARPT49C14AA	GOODMAN GSX130422AA	3.5	1420	.5	185	80/67	41.0	30.3	1/3	10.0	240V 1 PH	54	60	240V 1 PH	23.8	40.0	95°F	13	130/171	SEE NOTES BELOW

FURNISH WITH THE FOLLOWING:

INDOOR UNIT:

- PROGRAMMABLE HT/COOL TSTAT
- TWO SETS OF 1" PLEATED (MERV 8) THROWAWAY FILTERS
- DRAINABLE CONDENSATE PANS WITH TRAP KIT
- INSULATED CABINET (R-4.2)
- FILTER RACK WITH DOOR
- SINGLE POINT POWER CONNECTION

OUTDOOR UNIT:

- TXV VALVE
- DISCONNECT SWITCH
- REFRIGERANT ACC. AND LINE SIZE KIT
- FACTORY INSTALLED ELECTRIC HEAT
7. HIGH & LOW PRESSURE SWITCH
- BALL BEARING FAN MOTOR
- CRANKCASE HEATER
- STANDARD CONTROL TO 55°F (SUMMER)
- CYCLE PROTECTION (DELAY)
- EVAPORATOR FREEZE THERMOSTAT
- FILTER DRYER
7. HIGH & LOW PRESSURE SWITCH
8. OUTDOOR AIR TEMPERATURE SENSOR
- R-410A REFRIGERANT
- INTERNAL THERMAL OVERLOAD
- SOUND SHIELD
12. LOCKING REFRIGERANT CAP. (SIMILAR TO NOVENT BY RECTORSEAL)

FAN SCHEDULE (CLUBHOUSE)											
TAG	MANUFACTURER & MODEL NUMBER	AREA SERVED	SERVICE	CFM	ESP	MOTOR AMPS/WATTS & VOLTAGE	FAN RPM	FAN TYPE	MAX. SOUND LEVEL	WEIGHT (LBS)	REMARKS
EF 1	BROAN AE80	RESTROOM 1	EXHAUST	80	0.25"	26.9 WATTS(0.20 AMPS) 120V/1 PH	700	CEILING	0.80	10	SEE NOTES BELOW.
EF 2	BROAN AE80	RESTROOM 2	EXHAUST	80	0.25"	26.9 WATTS(0.20 AMPS) 120V/1 PH	700	CEILING	0.80	10	SEE NOTES BELOW.

NOTES: PROVIDE WITH THE FOLLOWING ITEMS-

- INTEGRAL INLET GRILLE
- CAP WITH BIRD SCREEN, SEE CODED NOTE #5.
- AUTOMATIC BACKDRAFT DAMPER
- OUTLET DUCT FLANGE CONNECTION
- CONTROL WITH LIGHT SWITCH

GRILLE, REGISTER AND DIFFUSER SCHEDULE (CLUBHOUSE)											
TAG	MANUFACTURER & MODEL NUMBER	CFM	AIR PATTERN	NECK SIZE	DAMPER	FRAME STYLE	PANEL SIZE	MAXIMUM NC LEVEL	FINISH	MATERIAL	REMARKS
CD A	HART & COOLEY MCD	AS NOTED	AS SHOWN	AS NOTED	OPPOSED BLADE	SURFACE MOUNTED	24"x24"	30	WHITE	ALUMINUM	
CD B	HART & COOLEY MCD	AS NOTED	AS SHOWN	AS NOTED	OPPOSED BLADE	SURFACE MOUNTED	12"x12"	30	WHITE	ALUMINUM	
RG A	HART & COOLEY RES	AS NOTED	RETURN	AS NOTED	-	SURFACE MOUNTED	24"x24"	30	WHITE	ALUMINUM	
RG B	HART & COOLEY RES	AS NOTED	RETURN	AS NOTED	-	SURFACE MOUNTED	24"x12"	30	WHITE	ALUMINUM	

DUCTWORK SCHEDULE (CLUBHOUSE)			
DUCT SYSTEM	SMACNA PRESSURE CLASS	SMACNA SEAL CLASS	DUCT MATERIAL
SUPPLY AIR DUCTWORK	2"	B	GALVANIZED STEEL
RETURN AIR DUCTWORK	1"	B	GALVANIZED STEEL
EXHAUST AIR	1"	B	GALVANIZED STEEL
OUTSIDE AIR DUCTWORK	2"	B	GALVANIZED STEEL

NOTE:

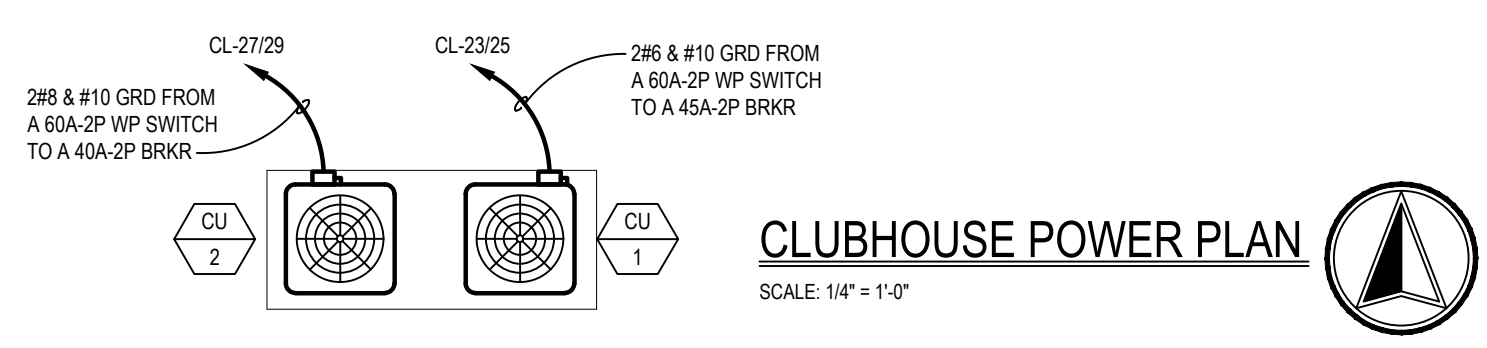
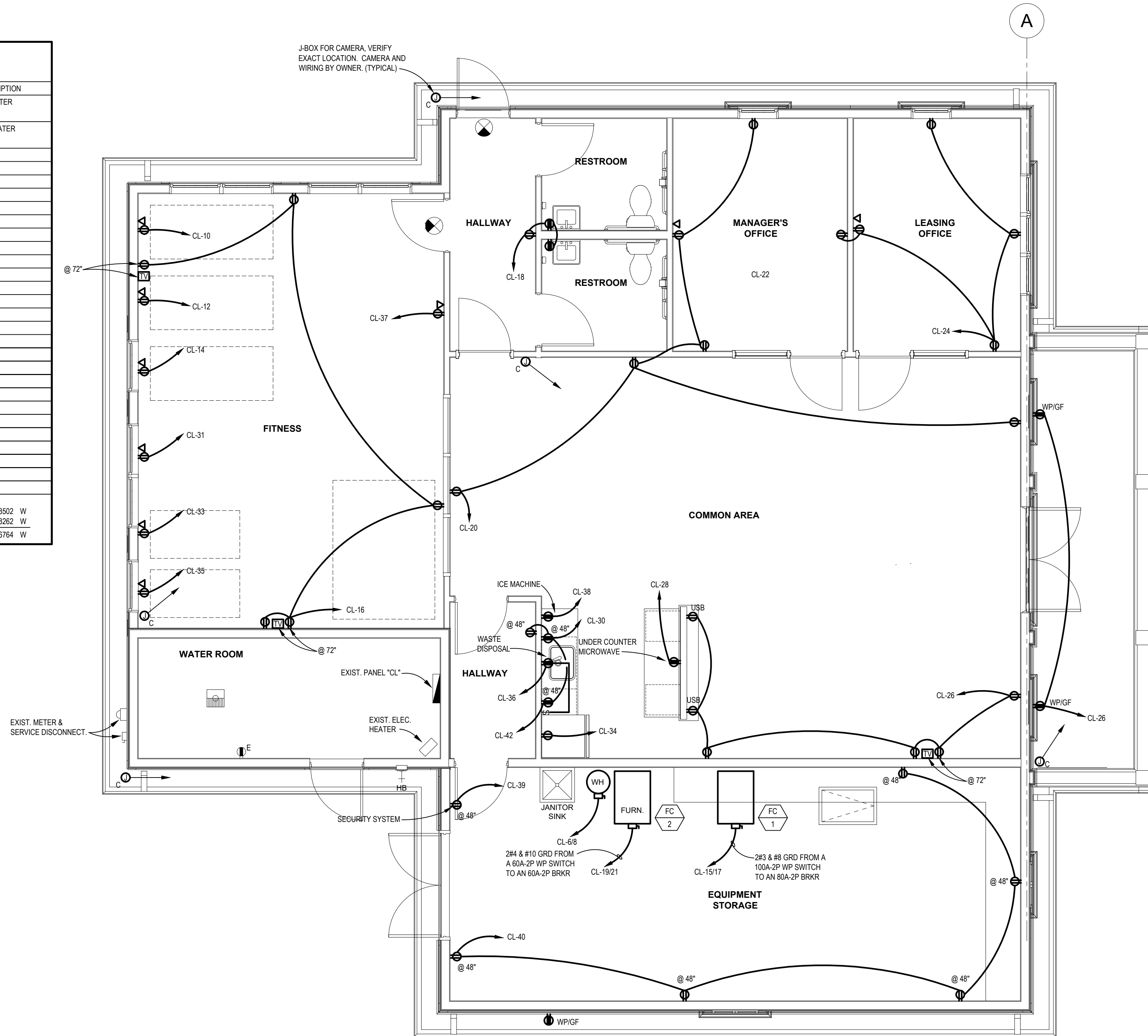
- ALL DUCTWORK SIZES ARE AIRWAY DIMENSIONS.
- CONEALED DUCTWORK SHALL BE INSULATED WITH A MINIMUM R-6.0 DUCT WRAP.
- ANY DUCTWORK ROUTED IN ATTIC SPACE (OUTSIDE OF THERMAL ENVELOPE) SHALL BE INSULATED WITH A MINIMUM R-8 DUCT WRAP.



LOAD DESCRIPTION	VA	CB/P	NO.	PH	NO.	CB/P	VA	LOAD DESCRIPTION
EXIST. LIGHTING/RECEPT	240	20/1	1	A	2	30/2	2500	EXIST. ELEC HEATER
EXIST. POLE LIGHTING	300	20/1	3	B	4		2500	
EXIST. MAIL KIOSK RECEPTACLE	180	20/1	5	A	6	30/2	2250	ELEC WATER HEATER
EXIST. MAIL KIOSK LIGHTING	100	20/1	7	B	8		2250	
LIGHTING	500	20/1	9	A	10	20/1	360	RECEPTACLES
LIGHTING	500	20/1	11	B	12	20/1	360	RECEPTACLES
EXT. LIGHTING	200	20/1	13	A	14	20/1	180	RECEPTACLE
FURNACE-1	9400	80/2	15	B	16	20/1	720	RECEPTACLES
	9400		17	A	18	20/1	540	RECEPTACLES
FURNACE-2	6400	60/2	19	B	20	20/1	1080	RECEPTACLES
	6400		21	A	22	20/1	720	RECEPTACLES
COND. UNIT-1	3156	45/2	23	B	24	20/1	900	RECEPTACLES
	3156		25	A	26	20/1	720	RECEPTACLES
COND. UNIT-2	2856	40/2	27	B	28	20/1	700	MICROWAVE
	2856		29	A	30	20/1	360	RECEPTACLES
MONUMENT SIGN	1200	20/1	31	B	32	20/1	360	RECEPTACLES
RECEPTACLES	180	20/1	33	A	34	20/1	400	REFRIGERATOR
RECEPTACLES	180	20/1	35	B	36	20/1	400	DISPOSAL
RECEPTACLES	180	20/1	37	A	38	20/1	800	ICE MAKER
SECURITY SYSTEM	200	20/1	39	B	40	20/1	720	RECEPTACLES
RECEPTACLES	180	20/1	41	A	42	20/1	180	RECEPTACLES
SPACE	-	-	43	B	44	-	-	SPACE
SPACE	-	-	45	A	46	-	-	SPACE
SPACE	-	-	47	B	48	-	-	SPACE
SPACE	-	-	49	A	50	-	-	SPACE
SPACE	-	-	51	B	52	-	-	SPACE
SPACE	-	-	53	A	54	-	-	SPACE
SPACE	-	-	55	B	56	-	-	SPACE
SPACE	-	-	57	A	58	-	-	SPACE
SPACE	-	-	59	B	60	-	-	SPACE

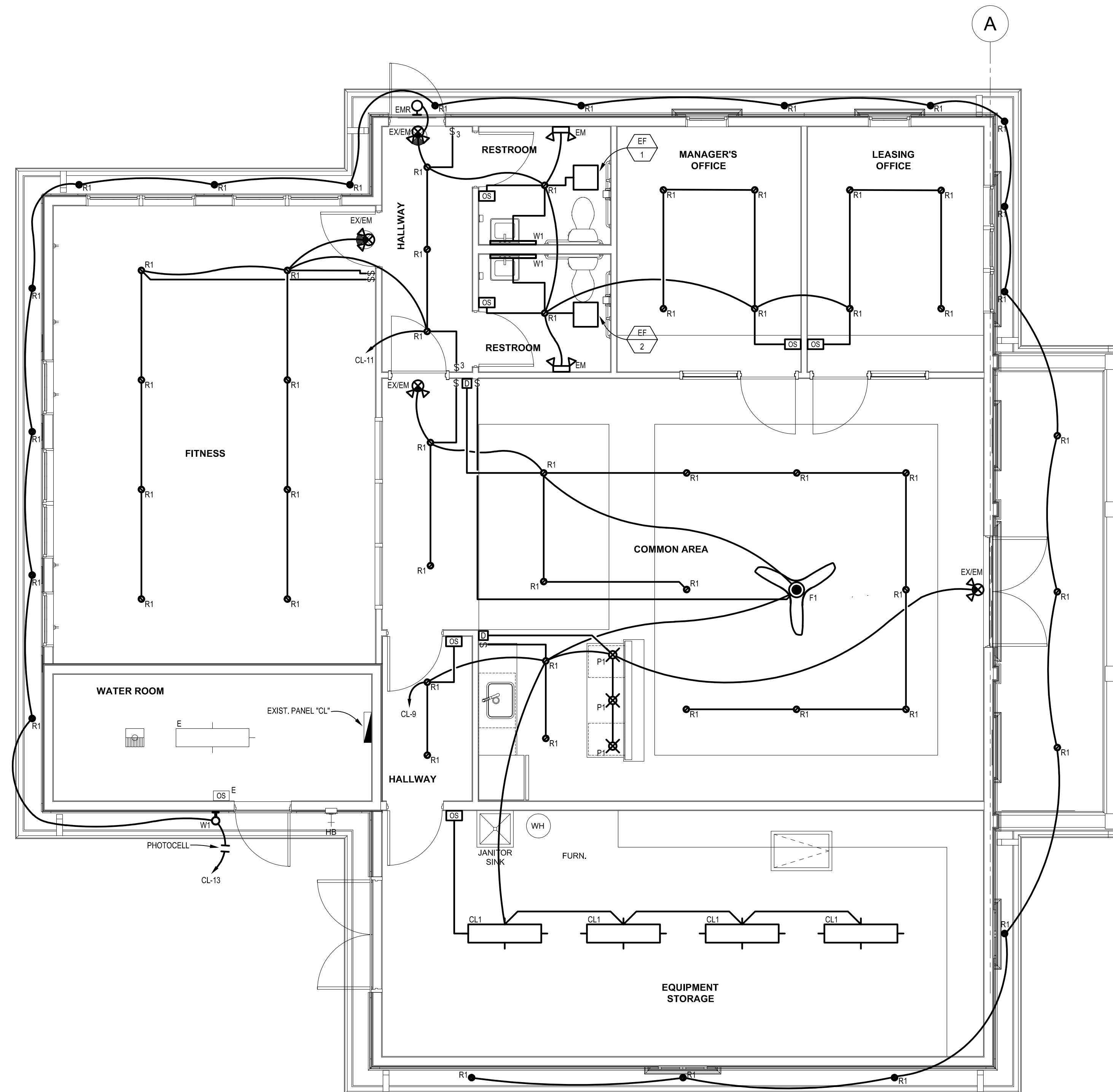
  

DEMAND LOAD:	50780 / 240 = 211.6 AMPS	CONNECTED LOAD:	PHASE A 33502 W
			PHASE B 33262 W
		TOTAL CONNECTED LOAD:	66764 W



LIGHTING FIXTURE SCHEDULE					
MARK	DESCRIPTION	VOLT	LAMP	MOUNT	MANUFACTURER
R1	6" RECESSED CAN LIGHT	120	-	CLG.	LITHONIA CSSL48-4800LM-MVOLT-40K-80CRI
CL1	4' LED STRIP LIGHT	120	34.2W LED 4000 LUM 4000K	CLG.	LITHONIA CSSL48-4800LM-MVOLT-40K-80CRI
F1	CEILING PADDLE FAN	120	-	CLG.	SELECTED BY OWNER
P1	PENDANT	120	-	CLG.	SELECTED BY OWNER
W1	LED COACH LIGHT	120	20W LED (MAX)	EXT. WALL	SELECTED BY OWNER
EXEM	-	120	FURN. W/ UNIT	UNIVERSAL	LITHONIA
EM	-	120	FURN. W/ UNIT	WALL @90°	LITHONIA EU2L

NOTES:  
 1. CONNECT ALL EXIT & EMERGENCY LIGHTS TO LOCAL AREA LIGHTING CIRCUIT AHEAD OF ANY SWITCHING.  
 2. EQUAL FIXTURES BY COOPER, HUBBELL, LSI, PHILLIPS OR LITHONIA.



CLUBHOUSE LIGHTING PLAN

SCALE: 1/4" = 1'-0"



CURRENT ISSUE:  
 1/14/2021

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TITLE:  
 CLUBHOUSE LIGHTING  
 PLAN

SCALE AS INDICATED

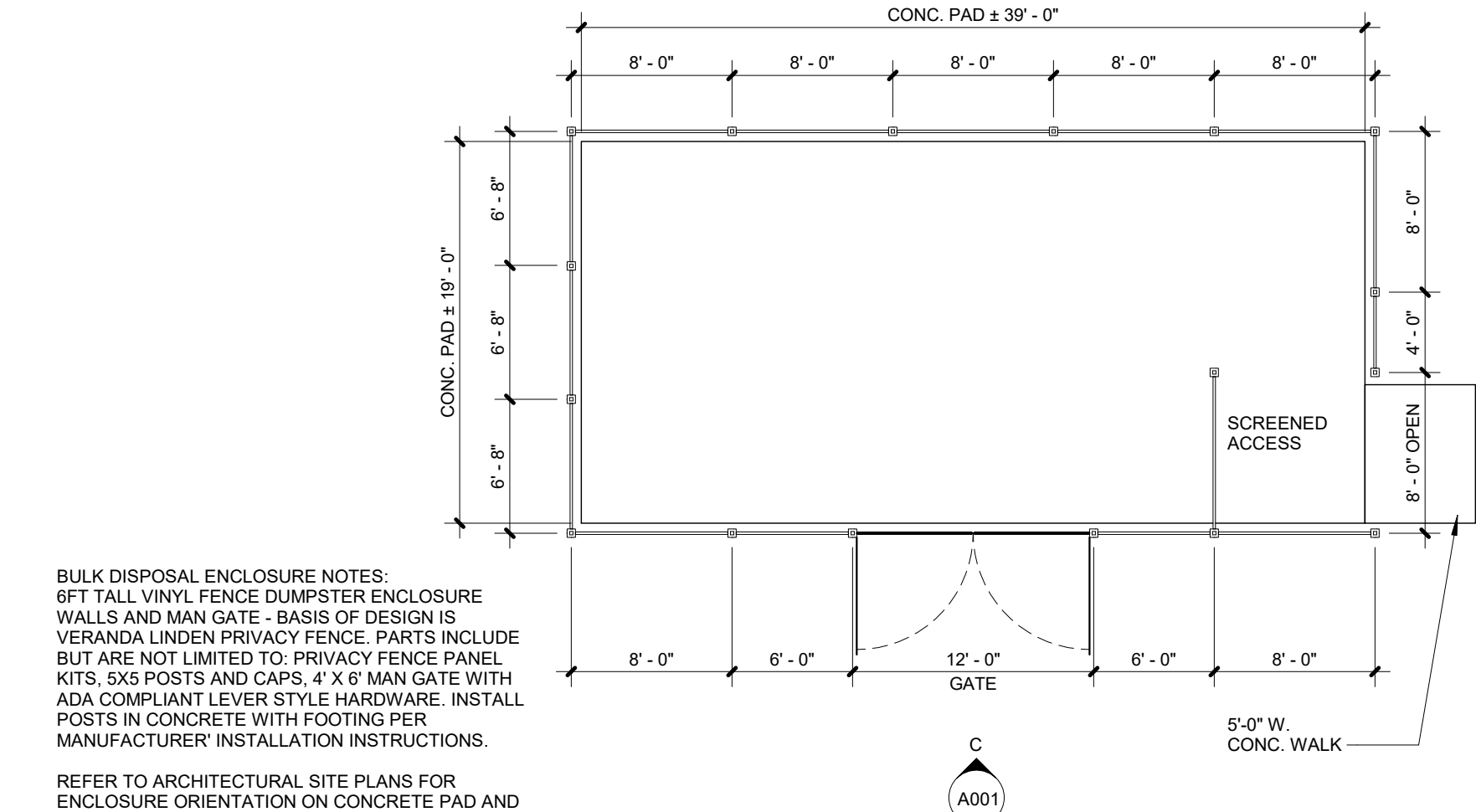
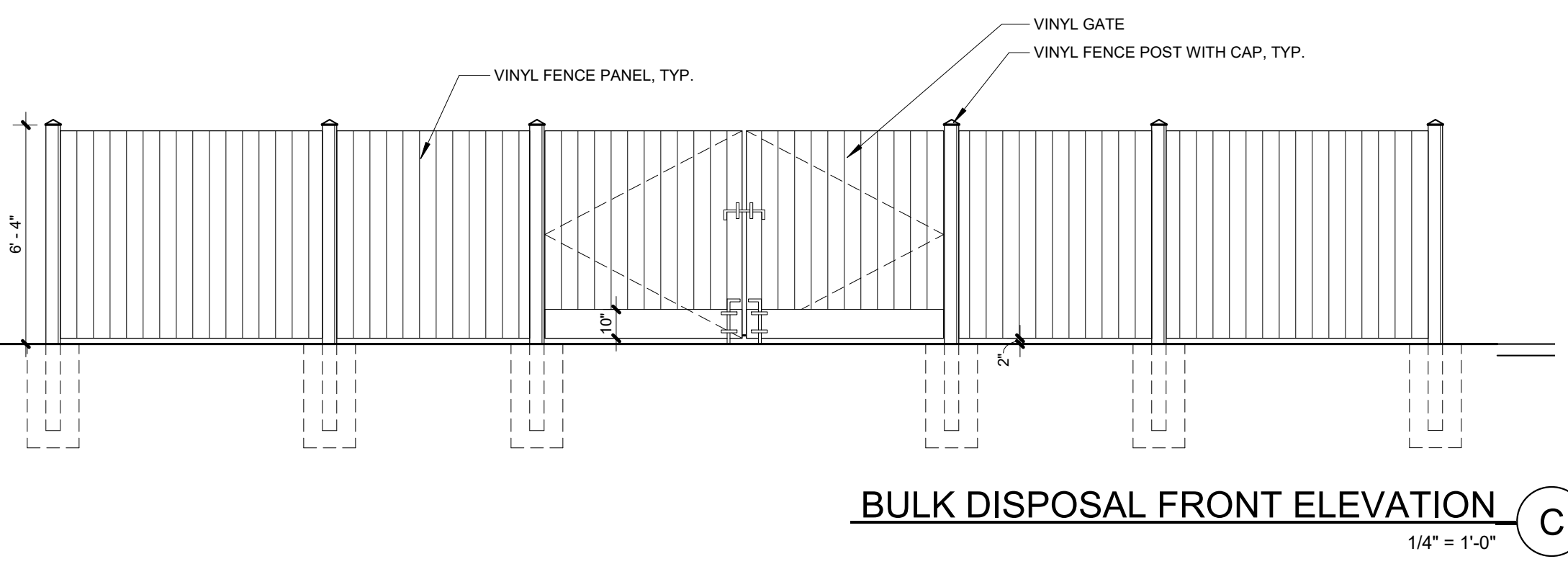
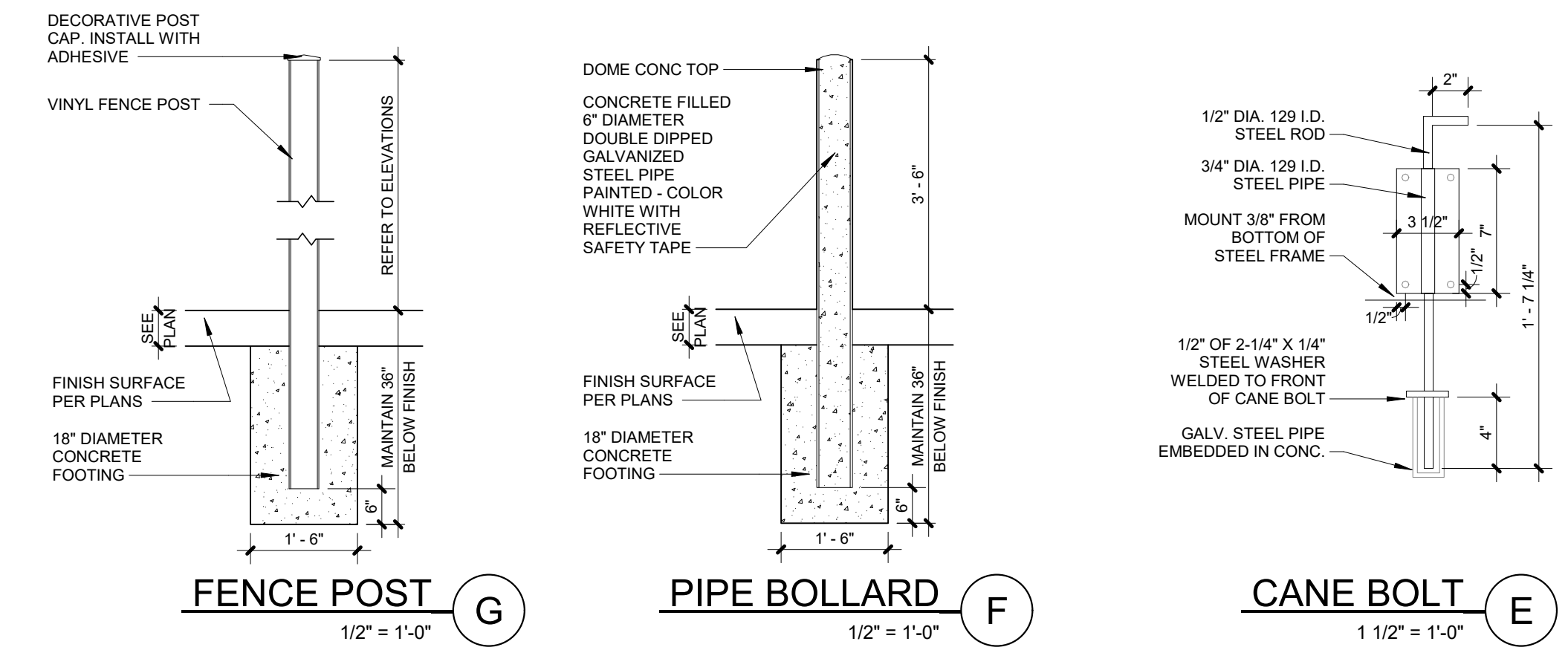
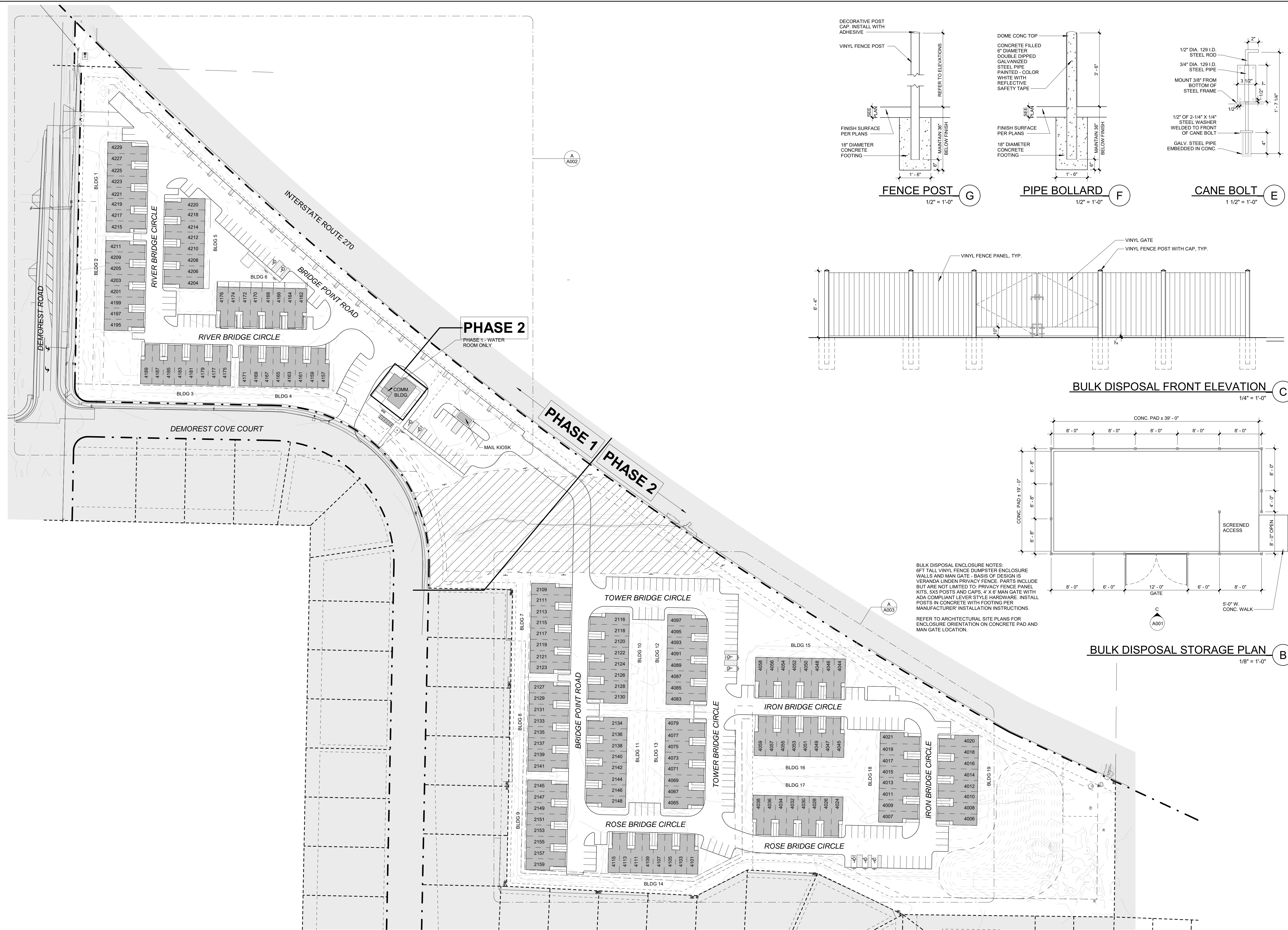
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SAI # 190274

DRAWING NUMBER:

**E101**

PLOTTED:



**BULK DISPOSAL ENCLOSURE NOTES:**  
 8FT TALL VINYL FENCE DUMPSTER ENCLOSURE WALLS AND MAN GATE - BASIS OF DESIGN IS VERANDA LINDEN PRIVACY FENCE, PARTS INCLUDE BUT ARE NOT LIMITED TO: PRIVACY FENCE PANEL KITS, 5X5 POSTS AND CAPS, 4' X 6' MAN GATE WITH ADA COMPLIANT LEVER STYLE HARDWARE. INSTALL POSTS IN CONCRETE WITH FOOTING PER MANUFACTURER INSTALLATION INSTRUCTIONS.  
 REFER TO ARCHITECTURAL SITE PLANS FOR ENCLOSURE ORIENTATION ON CONCRETE PAD AND MAN GATE LOCATION.



**ARCHITECTURAL SITE PLAN** (A)

**SHREMSHOCK**  
 SHREMSHOCK ARCHITECTS, INC.  
 7400 West Campus Road Suite 150 New Albany, OH 43054  
 t 614 545 4550 f 614 545 4555 www.shremshock.com

STATE OF OHIO  
 TIMOTHY J. SHREMSHOCK  
 15664  
 REGISTERED ARCHITECT

TIMOTHY J. SHREMSHOCK  
 NO. 15664  
 EXPIRES 12.31.2022

**DEMOREST TOWNHOMES**  
 4230 DEMOREST COVE CT.  
 GROVE CITY, OH 43123  
 PERMIT - PHASE II

CURRENT ISSUE: 12/15/21  
 DRAWINGS ISSUED:

TITLE: ARCHITECTURAL SITE PLAN AND DUMPSTER ENCLOSURE DETAILS

SCALE: As indicated  
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SAI # 190274

DRAWING NUMBER:

**A001**

PLOTTED: 12/17/2021 10:39:12 AM

## Section 3

Section 3 is a provision of the Housing and Urban Development Act of 1968. The purpose of Section 3 is to ensure that employment and other economic opportunities generated by certain HUD financial assistance shall, to the greatest extent feasible, and consistent with existing Federal, State, and local laws and regulations, be directed to low- and very low-income persons, particularly those who are recipients of government assistance for housing, and to business concerns which provide economic opportunities to low- and very low-income persons.

The Columbus Metropolitan Housing Authority (CMHA) is a recipient of HUD public housing financial assistance for which Section 3 requirements apply. All projects receiving public housing financial assistance, regardless of the amount of assistance, must comply with Section 3. There are no funding thresholds for public housing programs.

Public Housing Financial Assistance means:

- Development assistance provided pursuant to Section 5 of the United States Housing Act of 1937 (the 1937 Act)
- Operations and management assistance provided pursuant to Section 9(e) of the 1937 Act
- Development, modernization, and management assistance provided pursuant to Section 9(d) of the 1937 Act
- The entirety of a mixed-finance development project as described in 24 CFR 905.604, regardless of whether the project is fully or partially assisted with public housing financial assistance as defined in subsections (i) through (iii)

Section 3 applicability for public housing funding includes operation, maintenance and development construction, and rehabilitation. Maintenance activities include re-painting, pest control, landscaping, HVAC repair, etc.

Section 3 does not apply to:

Professional Services

- Contracts for, including but not limited to, legal services, accounting services, financial consulting, environmental assessment, architectural services, and civil engineering services
- Services that require an advanced degree or professional licensing and considered non-construction services

Material Supply Contracts

- Contracts for material supplies: commercially available materials and products (ex. lumber, drywall, wiring, concrete, pipes, toilets, sinks, carpet, office supplies)
- If delivery not included for material supplies, the contract for delivery is subject to Section 3 requirements

Organizations, developers, contractors, and subcontractors bidding on projects must demonstrate efforts to meet Section 3 requirements by submitting the required documents. Failure to submit the required documents may constitute a non-responsive bid.

It is the responsibility of contract award recipients to implement proactive and ongoing efforts to meet or exceed the Section 3 requirements and goals throughout the life of the project.

Section 3 requirements apply to contractors, subcontractors, and all contractors engaged on the project regardless of tier status.

### *Goals*

CMHA projects have the following Section 3 goals:

- 25 percent or more of the total number of labor hours worked by all workers are worked by Section 3 workers
- 5 percent or more of the total number of labor hours worked by all workers are worked by Targeted Section 3 workers

A CMHA Section 3 Worker Certification Form is required for all workers to determine their status as a Section 3 worker and a Targeted Section 3 worker. The information obtained will be used to document compliance performance against the Section 3 goals.

### *Employment and Training*

Section 3 requires that best efforts must be made to provide employment and training opportunities generated by the project to Section 3 Workers. Bidders are required to provide a list of employment and training opportunities anticipated for the project's scope of work. Contract award recipients are required to communicate opportunities as they become available through the life of the project and conduct outreach activities to identify and provide consideration to Section 3 workers.

Bidders (and contract award recipients) shall not fill new opportunities immediately before undertaking work to circumvent Section 3 requirements. **First consideration for employment or training opportunities shall be granted to Section 3 Workers in the following order of priority:**

1. CMHA residents of the public housing property for which the public housing financial assistance is expended
2. Residents of other CMHA properties or residents of Section 8-assisted housing managed by the CMHA
3. Participants in a YouthBuild program
4. Low- and very low-income persons residing in Columbus, OH or Franklin County, OH



In all cases, a Section 3 worker must meet the minimum qualifications for any new opportunity. In no instance shall it be construed that preference is given to a Section 3 Worker who does not meet the minimum qualifications.

Contract award recipients may be required to report on the number of new hires for the project. Details pertaining to reporting requirements and activities are provided at the project's pre-construction meeting.

### *Contracting*

Section 3 requires that best efforts must be made to award contracts and subcontracts to business concerns that provide economic opportunities to Section 3 workers (*this is a Section 3 business*).

### **Section 3 businesses shall be extended preference in contracting, purchasing, and servicing activities in the following order of priority:**

1. Section 3 business concerns that provide economic opportunities for CMHA residents of the public housing property for which the assistance is provided
2. Section 3 business concerns that provide economic opportunities for other CMHA residents or residents of Section 8-assisted housing managed by CMHA
3. YouthBuild programs
4. Section 3 business concerns that provide economic opportunities to Section 3 Workers residing in Columbus, OH or Franklin County, OH

Contractors must be confirmed by CMHA as a Section 3 business to meet the contracting requirements. To receive a list of Section 3 businesses or to be certified as a Section 3 business, please contact:

Andrea Quinichett, Purchasing Manager  
Columbus Metropolitan Housing Authority  
880 East 11<sup>th</sup> Avenue  
Columbus, Ohio 43211-2771  
Phone: (614) 421-4434  
Fax: (614) 421-6271  
Email: [aquinichett@cmhanet.com](mailto:aquinichett@cmhanet.com)

### *Definitions*

#### **Who is a Section 3 Worker?**

Any worker who currently fits or when hired within the past five years\* fit at least one of the following categories:

- Income for the previous or annualized calendar year is below the income limit established by HUD
- Employed by a Section 3 business concern

- A YouthBuild participant

### **Who is a Targeted Section 3 Worker?**

A Targeted Section 3 worker is a Section 3 worker who is:

- Employed by a Section 3 business concern; or
- Currently fits or when hired fit at least one of the following categories, as documented within the past five years\*:
  - Resident of CMHA public housing or CMHA Section 8-assisted housing for which the public housing financial assistance is expended; or
  - Resident of other CMHA public housing properties or Section 8-assisted housing managed by CMHA; or
  - A YouthBuild participant

*\*HUD Section 3 implementing regulations codified at 24 CFR Part 75 became effective November 30, 2020; as such, the five-year look-back period begins on this date and not before.*

### **What is a Section 3 business?**

A business concern meeting at least one of the following criteria, documented within the last six-month period:

- Is at least 51 percent owned and controlled by low- or very low-income persons; or
- Over 75 percent of the labor hours performed for the business over the prior three-month period are performed by Section 3 workers; or
- Is a business at least 51 percent owned and controlled by current public housing residents or residents who currently live in Section 8-assisted housing

### *Section 3 Clause*

All contracts awarded must include the CMHA Section 3 Clause (Attachment ). The CMHA Section 3 Clause should be among all binding contracts signed by award recipients, contractors, subcontractors, and all subcontractors engaged on the project regardless of tier status.

### *Monthly Reporting*

All contract award recipients will be required to submit monthly reports documenting performance toward meeting the Section 3 goals. Reports, instruction details, and due dates are provided during the project's pre-construction meeting. Failure to comply with the reporting requirements may result in a delay of contract draw payments.

For more Section 3 information, refer to the CMHA Section 3 Plan.

## MBE and FBE Business Utilization

CMHA projects have a combined minority business enterprise (MBE) and female business enterprise (FBE) participation goal of 20 percent (contractors and/or suppliers). Contract award recipients are required to adhere and actively work to achieve the goal throughout the life of the project.

Bidders will be required to demonstrate efforts to achieve the MBE and FBE participation goal by submitting documentation of outreach and engagement efforts. Failure to submit required documentation may constitute a non-responsive bid.

The business utilization requirements apply to contractors, subcontractors, and all contractors engaged on the project regardless of tier status.

Contractors should be certified as a minority business enterprise or women-owned business enterprise by one of the following CMHA approved certifying agencies to receive credit toward the MBE/FBE goal:

- The City of Columbus, Office of Diversity & Inclusion
- The Ohio Department of Development
- Ohio Minority Supplier Development Council

Proof of certification is required.

### *Monthly Reporting*

All contract award recipients will be required to submit monthly reports documenting performance toward meeting the MBE and FBE participation goals. Reports, instruction details, and due dates are provided during the project's pre-construction meeting. Failure to comply with the reporting requirements may result in a delay of contract draw payments.

**EXHIBIT D**

**Addendum Acknowledgement**

Number	Date	Number	Date
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

**Firm Signature**

Print: \_\_\_\_\_

Sign: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_