

TC ARCHITECTS
430 GRANT STREET
AKRON, OH 44311

ADDENDUM NO. 03

April 2, 2021

To the Plans and Specifications for:

**Stark Metropolitan Housing Authority
Gage Gardens Rehabilitation
TC Project No.: 37-A-20**

TO ALL BIDDERS:

This Addendum supplements and amends the original Plans and Specifications and shall be taken into account in preparing proposals and shall become a part of the Contract Documents.

CHANGES TO SPECIFICATIONS

1. 01 1000 Summary of Work

Item 1.6 Work Sequence: For bidding purposes, assume sequencing as stated in the specification section. Further clarification will be provided by the Owner to the successful bidder.

2. 01 2200 Allowances and Unit Prices

Add the following Unit Prices:

U3: In the submitted bid, state the unit cost per square foot to be used to calculate the amount to be added to the Base Bid for interior drywall wall patches to match adjacent surfaces.

U4: In the submitted bid, state the unit cost per square foot to be used to calculate the amount to be added to the Base Bid for ceiling patches.

Bid Fee Sheet has been revised and attached.

3. 11 3100 Residential Appliances

Revise Item 2.1 C to read: "Gas, Freestanding, self-cleaning" in lieu of "electric"

Revise Item 2.1 C.3 to read: "Basis of Design: GE Appliances #JGB450DEKWW"

CHANGES TO DRAWINGS

1. A001 – Title Sheet

Use group and construction type for the community building have been added to the code data.

2. A601 – Schedules and Details

Handrails are to return to the wall at the top and bottom of the stairs. Detail 3/A601 has been revised.

3. A602 – Door, Window and Stair Details

Handrails are to return to the wall at the top and bottom of the stairs and the handrail mounting height has been revised in detail 14/A602.

4. D105B – Building 5: 2401-2411 Gage Ave. Demo Floor Plans (Electrical)
The drawing number should be E105B. (Drawing not reissued)
5. D107B – Building 7: 1863-1873 Gage Ave. Demo Floor Plans (Electrical)
The drawing number should be E107B. (Drawing not reissued)
6. P107A – Building 7 Plumbing First Floor Plan
Gas line piping for the UFAS unit has been revised.
7. P108A – Building 8 Plumbing First Floor Plan
Gas line piping for the UFAS unit has been revised.
8. P601 – Plumbing Schedules and Details
Shower and tub surround specifications have been added.
Wall hung lavatories have been revised.
9. M601 – Mechanical Schedules and Details
Furnace and condensing unit schedules have been revised.
10. E502 – Schedules and Details
Panel schedules have been revised.

BIDDING QUESTIONS

1. The demolition plans show only select units where VCT is to be removed. During our walk-through in unit 2319, you indicated that all floor tile will be removed. Please verify that all floor tile in all units will be removed.

Response: Clarification - Information shown on the unit plans on drawings A501 and A502, including, but not limited to floor finishes is to be considered typical for all units of that type. Where existing conditions deviate from those typical conditions those deviations are shown on the overall floor plans (D101A-D109B).

2. Page 8 of the Asbestos survey: Since the result of the joint compound is greater than 1% shouldn't the finished drywall systems be identified and quantified as asbestos-containing materials? And if so, wouldn't all of 29 CFR 1926.1101 apply to the disturbances of those materials?

Response: EPA Requirements: The finished drywall systems (i.e. drywall & joint compound) were reported to contain concentrations of asbestos less than 1% via composite sample analysis. Materials with concentrations of asbestos equal to or less than 1% do not meet the definition of an asbestos-containing material per the Asbestos NESHAPS, and are not regulated by the EPA.

Based on the point-count result, the EPA Asbestos NESHAP (40 CFR Part 61) will not apply to the removal and disposal of this material, i.e., the material does not have to be listed on the EPA 10 day notification form, EPA notification fees do not apply to the material, a licensed abatement contractor is not required to remove the material, and the material does not have to be disposed of as asbestos-containing waste material.

OSHA Requirements: However, portions of the OSHA Asbestos in Construction Standard for Class II Asbestos work as defined in 29 CFR 1926.1101, still apply to the management of these materials.

All contractors who will be involved in the renovation project must be notified of the presence of these materials. It is the Contractor's responsibility to observe all required OSHA work practices and prohibitions for working with materials that contain asbestos in concentrations of 1% or less. Requirements for Class II asbestos work include, but are not limited to, training for supervisors and workers, establishing a regulated work area prior to beginning removal,

the use of respiratory protection and personal air monitoring to determine employee exposures, the use of wet methods and HEPA-filtered vacuums and the prompt clean-up and disposal of asbestos-containing waste in leak-tight containers.

3. Specs (F1 and F2) are York TM8E040A12MP11 Model furnaces which shows only move 800 cfm of Air but CU1 & CU2 AC Units need to move 1000 & 1200 cfm of air to work - Are these the Correct Furnaces ? Also - M702 shows these are other approved furnace. Can you clarify this?
Response: Refer to drawing M601 for revised condensing unit and coil sizes. The York TM8E040A12MP11 is the correct furnace. At 0.5" ESP, the furnace can produce between 575 and 1,227 CFM depending on fan speed setting. York is the Owner's preferred furnace and condensing units manufacturer and the basis of design. If approved by the Owner, other listed manufacturers would be acceptable if the contractor demonstrates via shop drawings that the unit construction and performance is equivalent to the scheduled units, and confirms all dimensions and manufacturer required clearances can be met.
4. The print doesn't show any existing AC units - Are they just heat only now?
Response: Yes, the existing systems are heating only.
5. Which apartment units get wall hung Lavatories in the bathrooms and which units get vanities?
Response: All typical units are to receive floor mounted vanities with a solid surface top and integral sink. All accessible units are to receive wall hung vanities with a valance, solid surface tops and integral sinks. Refer to drawing P601 for revised lavatory schedule. Contractor shall provide faucet and sanitary, vent and domestic water connections.
6. On drawing E502, please clarify which circuit breakers are to have arc-fault protection.
Response: All 20 amp and 15 amp circuit breakers in panels "A", "B", "C", "X" and "Y" shall be Arc Fault Circuit Interrupter type.
7. On E501 mechanical equipment schedule there is a note 5 for the furnaces. Please define this note.
Response: Note 5 should read, "Provide a 30 amp manual motor starter with overload protection and lockout capability."
8. All over the drawings there are notes about making a field visit to every apartment to field-verify the extent of the work. Due to the large number of apartments and the COVID-19 issues, I don't see how that is possible. Can you issue a clarification for this to take this off the contractors for site conditions that cannot be verified prior to the bid?
Response: The construction documents represent the existing conditions as they were at the time of the site visits prior to construction documentation production. It is the responsibility of the contractor to verify existing conditions prior to the start of work. Any differing conditions must be brought to the Owner and the Architects attention before starting work in that unit or area.
9. Where are the One Line Power Riser Diagrams for units A & B?
Response: No one line power riser diagram is needed. Reuse the existing meter and use SER Aluminum cable for the 100 amp feeder to the panel.
10. 1871 is an "E" type unit & 1873 is an "F" type unit. The One Line Power Riser Diagrams for these 2 types do not work together, since they currently have 2-unit meter bases. Please clarify what you want to do for these.
Response: All four of the units (1871, 1873, 2307 and 2309) will use existing meters and circuit breakers. See item 9 response for the feeder type.

11. Same question for 2307/2309.
Response: Both units will use existing meters and circuit breakers. See item 9 response for the feeder type.
12. It looks like the existing smoke detectors are not interconnected. Please clarify, since the detail on E502 requires them to all be wired together.
Response: The smoke detectors shall be new and interconnected per the details on the electrical drawings.
13. Regarding the Gage Gardens Rehabilitation project, is the Builder's Risk insurance covered by the Owner or the GC? Please let me know.
Response: The contractor is responsible to provide the builders risk insurance.
14. For bonding purposes please provide estimated breakdowns for each trade (i.e. General Construction, Electrical, HVAC, & Plumbing).
Response: An estimated breakdown is the bidder's responsibility to determine.
15. Confirm the Davis Bacon Residential rate is the correct wage rate provided in the wage decision section of the specifications.
Response: Confirmed.
16. Are equal/substitutions acceptable for materials specified or listed in the finish schedule?
Response: Finishes listed in the finish schedule and the specification are the Owner's standard. Specifications state "substitutions are not permitted" when the Owner's standards are specified.
17. Note: many vendors are not holding pricing on materials due to the still ongoing pandemic, how are bidder's to handle the very volatile markets, and pricing increases between bidding and project start?
Response: Bid prices shall be held for 90 days as specified in Attachment E: Bidders Certification. The Owner will review any documented COVID-19 related price increases after the bid due date with the successful low bidder.
18. I did not see an asbestos survey for the community center and it looks like there is floor tile removal?
Response: There is no asbestos survey of the community building and there is carpet and VCT removal shown on Drawing D110. If contractor observes items of concern, notify the Owner and the Architect prior to beginning work.
19. The walls have asbestos content so does SMHA want the abatement contractor to perform demolition of cabinets? Or removal of attached items?
Response: The finished drywall systems (i.e. drywall & joint compound) were reported to contain concentrations of asbestos less than 1% via composite sample analysis. Materials with concentrations of asbestos equal to or less than 1% do not meet the definition of an asbestos-containing material per the Asbestos NESHAPS, and are not regulated by the EPA. The abatement contractor does not need to remove the cabinets but can if the Contractor contracts with them to do so.
20. Will SMHA be performing final clearances on the units after completion of abatement? Who will pay for those services if performed?
Response: Per Specification Section 02 4119 Selective Demolition, the contractor is responsible to "engage a separate Abatement Contractor for all hazardous material abatement work on this project." This is to include the clearance testing.

21. Do you want the mastic removed or just the floor tile?
Response: The contractor is responsible for the removal of all materials required to ensure proper installation of new flooring per the manufacturer's installation requirements.
22. Do they want us to install Line Hide on the exposed refrigerant piping on the outside of the building?
Response: Refer to HVAC Piping Insulation Schedule on M001. Outdoor refrigerant piping requires a PVC jacket. Line Hide would be acceptable.
23. Some of the floor drains are in the middle of the mechanical room doorway, possibly causing a trip hazard. Will this need to be addressed?
Response: Mechanical room floor drains are not being relocated. Where a potential trip hazard exists, the floor should be built up and feathered out around the floor drain to eliminate the hazard.
24. Would we meet clearance requirements between the air conditioners and gas and electrical meters?
Response: Contractor shall locate new condensing units to maintain all manufacturer and code required clearances.
25. They have 3-ton air conditioners spec'd for the end units and 2 1/2-ton air conditioners for all other apartments. The 2-bedroom apartments are approximately 900 sq ft and the 3-bedroom apartments and approximately 1044 sq ft. In our limited assessment and without doing a Manual J is this air conditioning equipment grossly oversized?
Response: Refer to drawing M601 for revised condensing unit model numbers and coil sizes.
26. CD101 demolition site plan calls for removal of concrete squares. L101 Landscaping plan does not call out replacement grass seed.
Response: See specification section 32 9120 Lawn Restoration for seed mix to be installed and drawing L101 indicates locations of required seeding.
27. Are we adding smoke alarms to all the bedrooms?
Response: Yes, smoke Detectors are to be installed in each bedroom, in the hall outside the bedrooms, and on the first level in the living areas. See electrical drawings for smoke detector type and interconnecting wiring.
28. Specs call for electric installation of an electric stove. There is also mention of installing gas stoves. Please clarify which for proper pricing.
Response: Gas ranges will be utilized in all units except the UFAS units. The ranges in the UFAS will be drop-in electric as specified. See specification revisions identified in this addendum. Also, refer to drawings P107A, P108A and E502 for revised gas piping and electrical in the UFAS units.
29. Required bid submittals list a CD that should be created and copied with the bid forms. As we will be receiving bids up until the cutoff bid date/time, can the CD and backup be submitted hard copy within 24 hrs of the bid date, or by mail if low bidder? Our bid delivery person cannot burn a CD while out of the office.
Response: This is acceptable.
30. Plumbing Drawing P-601 Plumbing Fixtures Schedule SH-1 shows tub only with no tub walls and SH-2 shows shower base with no shower walls. Can you clarify that SH-1 is getting manufactured tub walls and SH-2 is getting manufactured shower walls and what brand and model numbers they are ?
Response: Refer to revised Shower Schedule on drawing P601 indicating tub and shower walls to be provided.

31. Can equal plumbing fixture substitutes be used for plumbing fixtures in lieu of what is specified on plumbing drawing P-601 ?
Response: "Equal plumbing fixtures" are only acceptable with Owner approval post-bid.
32. Demolition plans D101 through D109B show select items that are to be removed/demolished on a per unit basis, including some damaged drywall, and damaged flooring/joists. However, plans A501 through A504 show typical 1st and 2nd floor demolition to include a complete gutting of each unit down to the drywall, including all flooring, all MEP fixtures, all cabinets, all appliances, all wood trim, bathroom and utility room ceilings, bathroom floor and joists.
Question: Which series of drawings should be used as a basis for the demolition costs? Does the spot demo on the D101 through D109 plans run in conjunction with the work described on sheets A502 – A504?
Response: Clarification - Information shown on the unit plans on drawings A501 and A502, including, but not limited to floor finishes is to be considered typical for all units of that type. Where existing conditions deviate from those typical conditions those deviations are shown on the overall floor plans (D101A-D109B). Drawings A503 and A504 are specific to the UFAS unit renovations only.
33. The asbestos survey results indicate ACBM's have been identified in all units, some abatement will be necessary.
- A) Will the floor tile/mastic need to be removed by a licensed asbestos abatement contractor?
Response: Per Specification section 02 4119 Selective Demolition, the contractor is responsible to "engage a separate Abatement Contractor for all hazardous material abatement work on this project." The contractor is responsible for the removal of all materials required to ensure proper installation of new flooring.
- B) Will all ceiling texturing in areas to be repaired be removed in it's entirety throughout the room, throughout the unit, or will the contractor attempt to match the existing finish?
Response: It is the intent of the construction documents that the areas shown to be patched match the exiting ceiling texture.
- C) To what extent is the floor tile mastic to be removed? Is the intent to grind and remove the mastic fully?
Response: The contractor is responsible for the removal of all materials required to ensure proper installation of new flooring.
34. There are appliances in each of the units.
- A) Will the GC be responsible for the removal/disposal of the appliances and purchase of new appliances?
Response: Contractor is responsible to remove and replace all appliances.
- B) Where should appliances that are to be salvaged be stored during construction?
Response: The location of any items that are identified to be salvaged are to be stored and reinstalled is the responsibility of the contractor and can be coordinated with the Owner once the project begins.
35. The downspouts on each building are currently 4" and discharge to the ground surface. The plans call for the new 6" downspouts with a clean-out at the base.
Question: Are the new downspouts to also discharge to the ground surface, or is a new underground lateral to be installed, as suggested by the installation of a cleanout?
Response: The drawings call for new 4" downspouts that connect into a 6" PVC boot with a cleanout. See detail 11/C102. These new downspouts/boots are to connect to existing underground laterals.

36. Suppliers & Manufacturers are not providing lead times, and many are changing daily (i.e. windows, doors, siding, and appliances).

Question: It was stated that liquidated damages we would be removed due to this, please confirm.

Response: Liquidated damages are not being removed from the project requirements. The Owner may re-evaluate any documented COVID-19 related lead time issues after the bid due date with the successful low bidder.

35. Is the playground equipment included in this bid? It was stated to be future work during the walk through onsite.

Response: TC Architects did not state that the playground equipment is to be future during the pre-bid walk through. The playground equipment, fall protection, curbing, etc. is to be included in the project and included in the bid.

37. We propose extending the question deadline as to get further clarifications from the Architect and SMHA over the next week prior to bid due date.

Response: There are no pre-bid extensions at this time.

Attachments:

Bid Fee Sheet

A001 Title Sheet, Revision 1, Dated 3/29/2021

A601 Schedules and Details, Revision 1, Dated 3/29/2021

A602 Door and Window Details, Revision 1, Dated 3/29/2021

P107A Building 7 Plumbing First Floor Plan, Revision 1, Dated 3/29/2021

P108A Building 8 Plumbing First Floor Plan, Revision 1, Dated 3/29/2021

P601 Plumbing Schedules and Details, Revision 1, Dated 3/29/2021

M601 Mechanical Schedules and Details, Revision 1, Dated 3/29/2021

E502 Schedules and Details, Revision 1, Dated 3/29/2021

END OF ADDENDUM 03

BID FEE SHEET

C1.0 Costs to perform work (as detailed in the **Attachment A**). Costs shall be fully burdened.

Material _____

Labor _____

Total Cost _____

C2.0 Unit Pricing

Unit Price U1: Roof Sheathing \$ _____ /sheet

Unit Price U2: Wall Sheathing \$ _____ /sheet

Unit Price U3: Wall Patching \$ _____ /SF

Unit Price U4: Ceiling Patching \$ _____ /SF

C3.0 Discount

C2.1 Discount offered for early payment: _____ % if invoice paid within _____ days of properly submitted invoice as stated in the IFB.

C4.0 Section 3 Priority: Bidders shall identify below with an "x" any and all applicable Section 3 Priorities for their company, as defined in **Attachment H**. If no Priority applies, mark "NONE".

C4.1 _____ **Priority I**

C4.2 _____ **Priority II**

C4.3 _____ **Priority III**

C4.4 _____ **Priority IV**

C4.5 _____ **Priority V**

C4.6 _____ **Priority VI**

C4.7 _____ **Priority VII**

C4.8 _____ **NONE**

C5.0 HUD Form Acknowledgements: The HUD Forms referenced below shall be acknowledged with a signature and date. These Forms are included herein as **Attachment N**. It is the responsibility of the Bidder to read and acknowledge these Forms as they will be incorporated as part of any resulting contract.

HUD forms: Please note that the Authority has no legal right or ability to (and will not) at any time negotiate any clauses contained within ANY of the HUD forms included as part of this IFB

C5.1 HUD 5369 _____ **Date** _____

C5.2 HUD 5369-A _____ Date _____

C5.3 HUD 5370 _____ Date _____

C6.0 Allowance Acknowledgements: Any allowances issued by SMHA shall be acknowledged with a signature and date. All allowances are to be included in full in Item C1.0. the undersigned acknowledges the following allowances:

C6.1 Allowance #1 Trash Removal \$7,500 _____ Date _____

C7.0 Addenda Acknowledgements: Any addenda issued by SMHA shall be acknowledged with a signature and date. All addenda will be posted on the SMHA website. It is the responsibility of the Bidder to find, read, and acknowledge these addenda as they will be incorporated here as a part of this solicitation and any resulting contract.

C7.1 Addendum #1 _____ Date _____

C7.2 Addendum #2 _____ Date _____

C7.3 Addendum #3 _____ Date _____

C7.4 Addendum #4 _____ Date _____

C8.0 Company Name/Contact Information

C8.1 Company Name: _____

C8.2 Address: _____

C8.3 Phone: _____

C8.4 Email: _____

C8.5 Authorize Agent Signature: _____

C8.6 Authorize Agent Name (Printed): _____

DOOR SCHEDULE: UNIT TYPE A

DOOR NO.	ROOM NAME	SIZE	DOOR				FRAMES		DETAILS			HARDWARE SET	NOTES:
			THICK.	HEIGHT	TYPE	MATERIAL	TYPE	MAT.	HEAD	JAMB	SILL		
UNIT 'A'													
A1	LIVING ROOM	3'-0"	1 3/4"	6'-8"	B	INSULATED STEEL	1	HM	3/A602	2/A602	1/A602		
A2	CLOSET	2'-6"	1 3/8"	6'-8"	A	MCD	1	HM	7/A602	6/A602	-		
A3	LAUNDRY	PR 2'-6"	1 3/8"	6'-8"	A	MCD	1	HM	7/A602	6/A602	-		
A5	KITCHEN / DINING	2'-8"	1 3/4"	6'-8"	B	INSULATED STEEL	1	HM	3/A602	2/A602	1/A602		
A6	EQUIPMENT	2'-0"	1 3/8"	6'-8"	A	MCD	1	HM	7/A602	6/A602	-		
A8	LINEN	2'-6"	1 3/8"	6'-8"	A	MCD	1	HM	7/A602	6/A602	-		
A9	CLOSET	3'-0"	1 3/8"	6'-8"	A	MCD	1	HM	5/A602	4/A602	-		
A10	BEDROOM #1	2'-6"	1 3/8"	6'-8"	A	MCD	1	HM	7/A602	6/A602	-		
A11	BATHROOM	2'-4"	1 3/8"	6'-8"	A	MCD	1	HM	7/A602	6/A602	-		
A13	BEDROOM #2	2'-6"	1 3/8"	6'-8"	A	MCD	1	HM	7/A602	6/A602	-		
A14	CLOSET	3'-0"	1 3/8"	6'-8"	A	MCD	1	HM	5/A602	4/A602	-		

DOOR SCHEDULE: UNIT TYPE B

DOOR NO.	ROOM NAME	SIZE	DOOR				FRAMES		DETAILS			HARDWARE SET	NOTES:
			THICK.	HEIGHT	TYPE	MATERIAL	TYPE	MAT.	HEAD	JAMB	SILL		
UNIT 'B'													
B1	LIVING ROOM	3'-0"	1 3/4"	6'-8"	B	INSULATED STEEL	1	HM	3/A602	2/A602	1/A602		
B2	CLOSET	2'-6"	1 3/8"	6'-8"	A	MCD	1	HM	7/A602	6/A602	-		
B3	LAUNDRY	PR 2'-6"	1 3/8"	6'-8"	A	MCD	1	HM	7/A602	6/A602	-		
B5	KITCHEN / DINING	2'-8"	1 3/4"	6'-8"	B	INSULATED STEEL	1	HM	3/A602	2/A602	1/A602		
B6	EQUIPMENT	2'-0"	1 3/8"	6'-8"	A	MCD	1	HM	7/A602	6/A602	-		
B8	LINEN	2'-6"	1 3/8"	6'-8"	A	MCD	1	HM	7/A602	6/A602	-		
B9	BEDROOM #1	2'-6"	1 3/8"	6'-8"	A	MCD	1	HM	7/A602	6/A602	-		
B10	CLOSET	3'-0"	1 3/8"	6'-8"	A	MCD	1	HM	5/A602	4/A602	-		
B11	BATHROOM	2'-4"	1 3/8"	6'-8"	A	MCD	1	HM	7/A602	6/A602	-		
B12	BEDROOM #2	2'-6"	1 3/8"	6'-8"	A	MCD	1	HM	7/A602	6/A602	-		
B13	CLOSET	3'-0"	1 3/8"	6'-8"	A	MCD	1	HM	5/A602	4/A602	-		
B14	BEDROOM #3	2'-6"	1 3/8"	6'-8"	A	MCD	1	HM	7/A602	6/A602	-		
B15	CLOSET	3'-0"	1 3/8"	6'-8"	A	MCD	1	HM	5/A602	4/A602	-		

DOOR SCHEDULE: UNIT TYPE C

DOOR NO.	ROOM NAME	SIZE	DOOR				FRAMES		DETAILS			HARDWARE SET	NOTES:
			THICK.	HEIGHT	TYPE	MATERIAL	TYPE	MAT.	HEAD	JAMB	SILL		
UNIT 'C'													
C1	LIVING ROOM	3'-0"	1 3/4"	6'-8"	B	INSULATED STEEL	1	HM	3/A602	2/A602	1/A602		
C2	COATS	3'-0"	1 3/8"	6'-8"	A	MCD	1	HM	5/A602	4/A602	-		
C3	KITCHEN	2'-8"	1 3/4"	6'-8"	B	INSULATED STEEL	1	HM	3/A602	2/A602	1/A602		
C4	LINEN	1'-4"	1 3/8"	6'-8"	A	MCD	1	HM	5/A602	4/A602	-		
C5	BEDROOM #2	3'-0"	1 3/8"	6'-8"	A	MCD	1	HM	5/A602	4/A602	-		
C6	MECHANICAL	2'-8"	1 3/4"	6'-8"	B	INSULATED STEEL	1	HM	3/A602	2/A602	1/A602		
C7	CLOSET	3'-0"	1 3/8"	6'-8"	A	MCD	1	HM	5/A602	4/A602	-		
C8	BATHROOM	3'-0"	1 3/8"	6'-8"	A	MCD	1	HM	5/A602	4/A602	-		
C11	BEDROOM #1	3'-0"	1 3/8"	6'-8"	A	MCD	1	HM	5/A602	4/A602	-		
C12	CLOSET	3'-0"	1 3/8"	6'-8"	A	MCD	1	HM	5/A602	4/A602	-		

WINDOW SCHEDULE: VERIFY EXISTING OPENING

SIZE (H X W)	MATERIAL	HEAD	JAMB	SILL	REMARKS	
EXTERIOR						
A	5'-0" X 6'-10"	VINYL	13/A602	12/A602	11/A602	DOUBLE HUNG
B	3'-0" X 4'-0"	VINYL	13/A602	12/A602	11/A602	DOUBLE HUNG
C	4'-0" X 4'-0"	VINYL	10/A602	8/A602	9/A602	DOUBLE HUNG
D	4'-0" X 3'-0"	VINYL	10/A602	8/A602	9/A602	DOUBLE HUNG
E	5'-0" X 4'-0"	VINYL	10/A602	8/A602	9/A602	DOUBLE HUNG

GLASS TYPES

① SEALED INSULATING GLASS UNIT

LEGEND

MCD = SOLID CORE MOLDED COMPOSITE DOOR

DOOR SCHEDULE: UNIT TYPE D

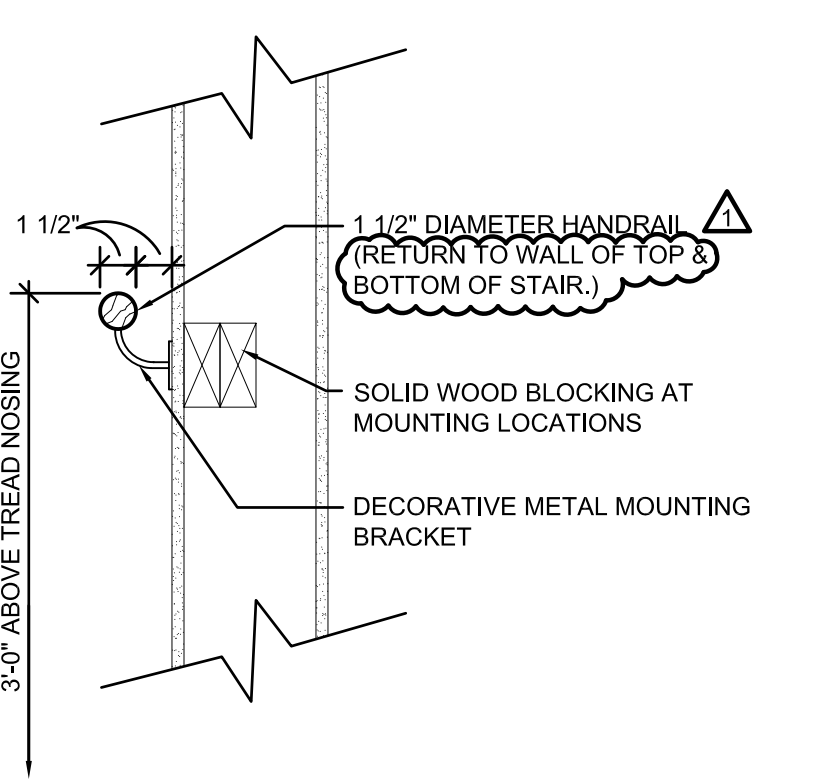
DOOR NO.	ROOM NAME	SIZE	DOOR				FRAMES		DETAILS			HARDWARE SET	NOTES:
			THICK.	HEIGHT	TYPE	MATERIAL	TYPE	MAT.	HEAD	JAMB	SILL		
UNIT 'D'													
D1	FOYER	3'-0"	1 3/4"	6'-8"	B	INSULATED STEEL	1	HM	3/A602	2/A602	1/A602		
D3	EQUIPMENT	3'-0"	1 3/8"	6'-8"	A	MCD	1	HM	5/A602	4/A602	-		
D5	LAUNDRY	PR 2'-6"	1 3/8"	6'-8"	A	MCD	1	HM	5/A602	4/A602	-		
D6	BEDROOM #1	3'-0"	1 3/8"	6'-8"	A	MCD	1	HM	5/A602	4/A602	-		
D7	CLOSET	3'-0"	1 3/8"	6'-8"	A	MCD	1	HM	5/A602	4/A602	-		
D8	COATS	3'-0"	1 3/8"	6'-8"	A	MCD	1	HM	5/A602	4/A602	-		
D10	CLOSET	3'-0"	1 3/8"	6'-8"	A	MCD	1	HM	5/A602	4/A602	-		
D11	BEDROOM	3'-0"	1 3/8"	6'-8"	A	MCD	1	HM	5/A602	4/A602	-		
D12	BATHROOM	3'-0"	1 3/8"	6'-8"	A	MCD	1	HM	5/A602	4/A602	-		

DOOR SCHEDULE: UNIT TYPE E

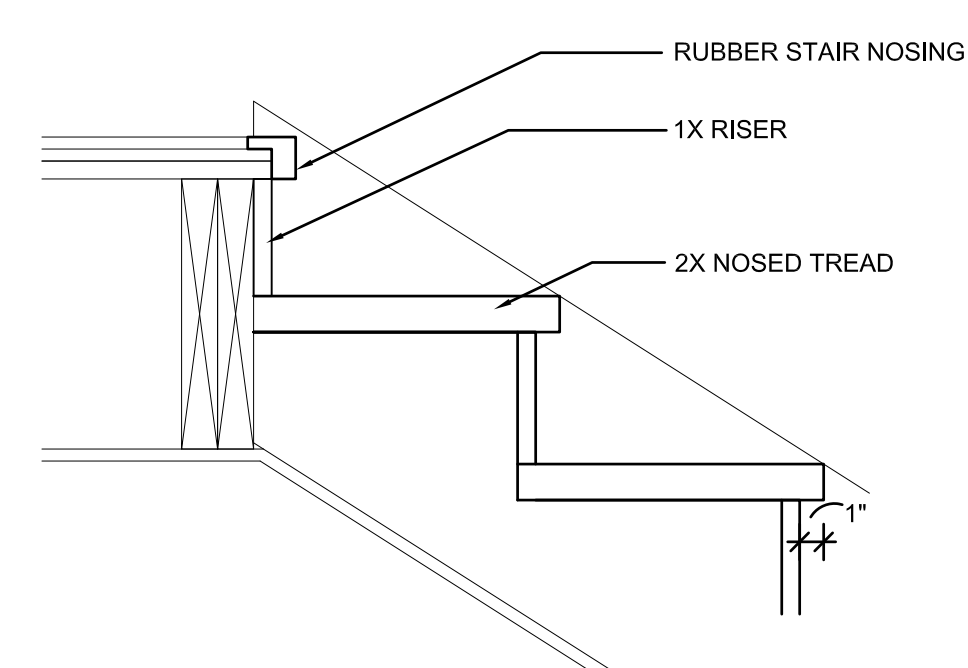
DOOR NO.	ROOM NAME	SIZE	DOOR				FRAMES		DETAILS			HARDWARE SET	NOTES:
			THICK.	HEIGHT	TYPE	MATERIAL	TYPE	MAT.	HEAD	JAMB	SILL		
UNIT 'E'													
E1	LIVING ROOM	3'-0"	1 3/4"	6'-8"	B	INSULATED STEEL	1	HM	3/A602	2/A602	1/A602		
E3	KITCHEN	2'-8"	1 3/4"	6'-8"	B	INSULATED STEEL	1	HM	3/A602	2/A602	1/A602		
E5	BEDROOM #1	3'-0"	1 3/8"	6'-8"	A	MCD	1	HM	5/A602	4/A602	-		
E6	CLOSET	3'-0"	1 3/8"	6'-8"	A	MCD	1	HM	5/A602	4/A602	-		
E7	MECHANICAL	2'-8"	1 3/4"	6'-8"	B	INSULATED STEEL	1	HM	3/A602	2/A602	1/A602		
E8	LINEN	1'-6"	1 3/8"	6'-8"	A	MCD	1	HM	5/A602	4/A602	-		
E9	BATHROOM	3'-0"	1 3/8"	6'-8"	A	MCD	1	HM	5/A602	4/A602	-		
E10	CLOSET	3'-0"	1 3/8"	6'-8"	A	MCD	1	HM	5/A602	4/A602	-		
E11	BEDROOM #2	3'-0"	1 3/8"	6'-8"	A	MCD	1	HM	5/A602	4/A602	-		
E12	BEDROOM #3	3'-0"	1 3/8"	6'-8"	A	MCD	1	HM	5/A602	4/A602	-		
E13	CLOSET	3'-0"	1 3/8"	6'-8"	A	MCD	1	HM	5/A602	4/A602	-		

DOOR SCHEDULE: UNIT TYPE F

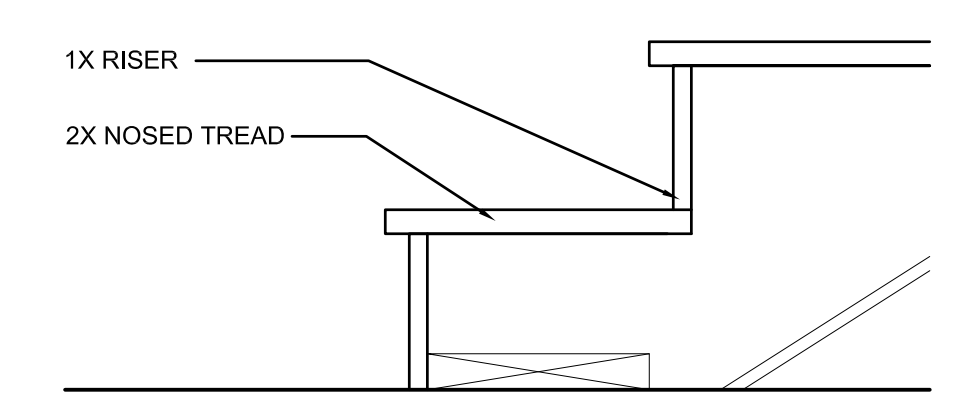
DOOR NO.	ROOM NAME	SIZE	DOOR				FRAMES		DETAILS			HARDWARE SET	NOTES:
			THICK.	HEIGHT	TYPE	MATERIAL	TYPE	MAT.	HEAD	JAMB	SILL		
UNIT 'F'													
F1	FOYER	3'-0"	1 3/4"	6'-8"	B	INSULATED STEEL	1	HM	3/A602	2/A602	1/A602		
F4	BATHROOM	3'-0"	1 3/8"	6'-8"	A	MCD	1	HM	7/A602	6/A602	-		
F5	BEDROOM #1	3'-0"	1 3/8"	6'-8"	A	MCD	1	HM	5/A602	4/A602	-		
F6	CLOSET	3'-0"	1 3/8"	6'-8"	A	MCD	1	HM	5/A602	4/A602	-		
F7	CLOSET	3'-0"	1 3/8"	6'-8"	A	MCD	1	HM	5/A602	4/A602	-		
F8	BEDROOM #2	3'-0"	1 3/8"	6'-8"	A	MCD	1	HM	5/A602	4/A602	-		
F10	BEDROOM #3	3'-0"	1 3/8"	6'-8"	A	MCD	1	HM	5/A602	4/A602	-		
F11	CLOSET	3'-0"	1 3/8"	6'-8"	A	MCD	1	HM	5/A602	4/A602	-		
F12	CLOSET	2'-0"	1 3/8"	6'-8"	A	MCD	1	HM	5/A602	4/A602	-		
F14	LAUNDRY	PR 2'-3"	1 3/8"	6'-8"	A	MCD	1	HM	5/A602	4/A602	-		



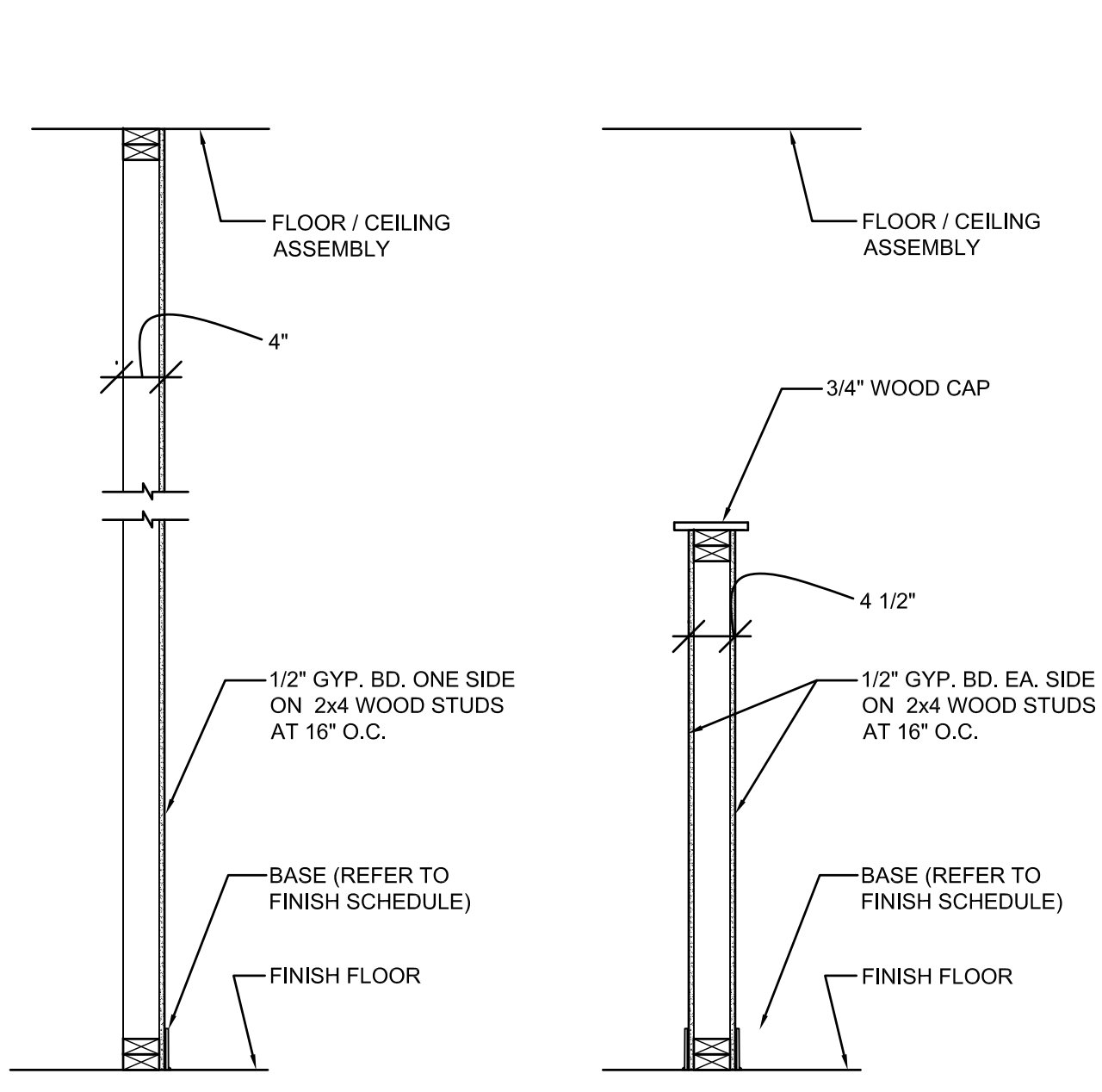
3 STAIR TOP DETAIL
A601 SCALE: 1 1/2" = 1'-0"



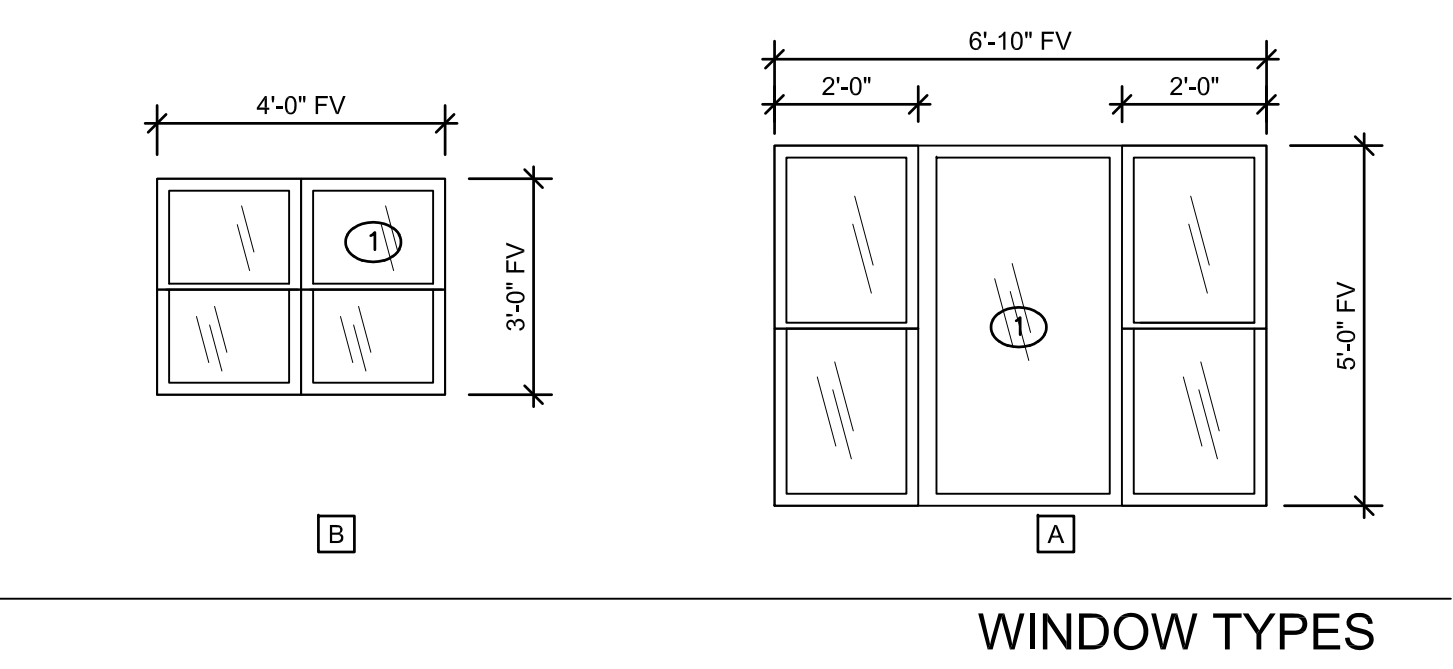
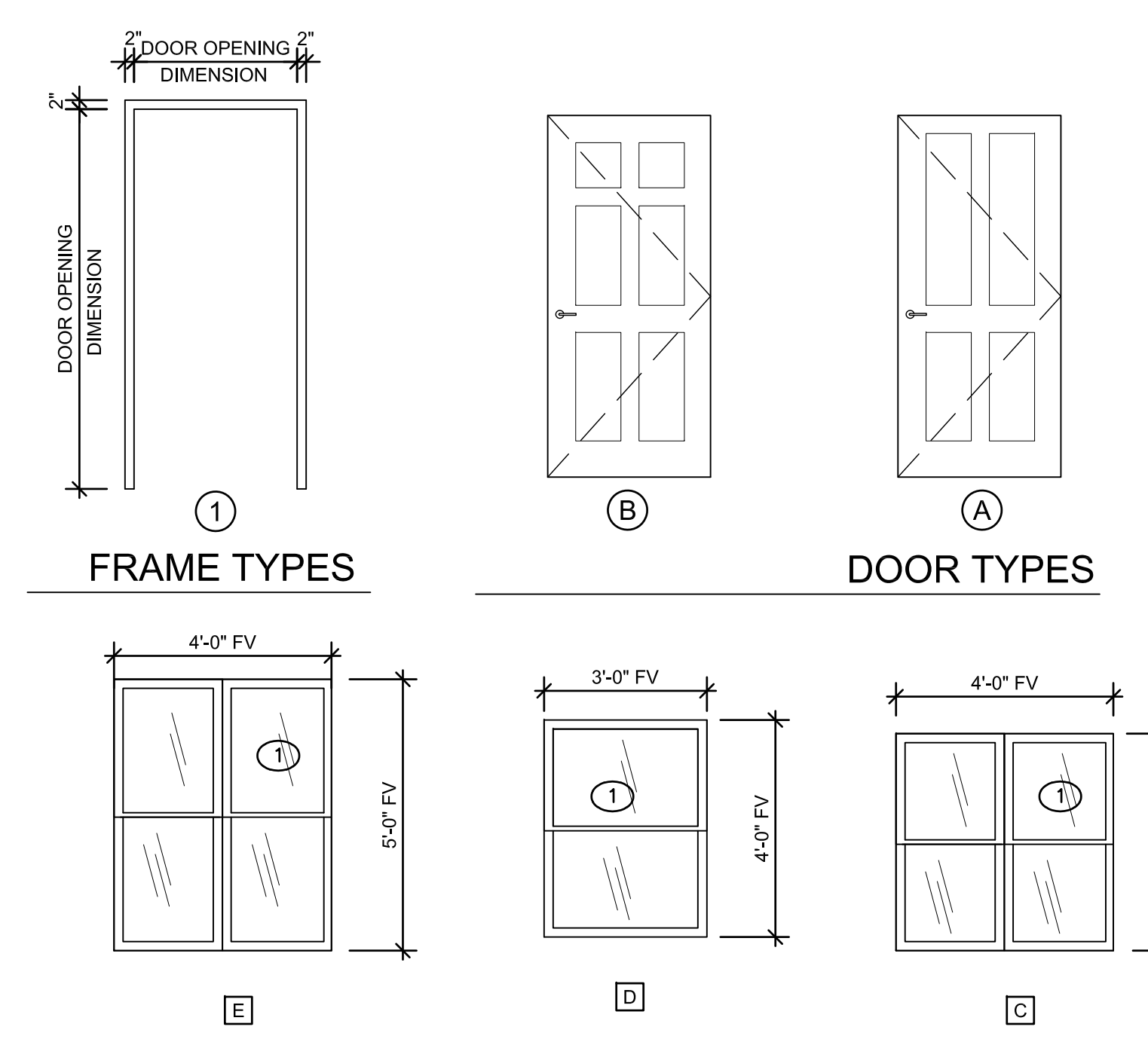
2 STAIR TOP DETAIL
A601 SCALE: 1 1/2" = 1'-0"



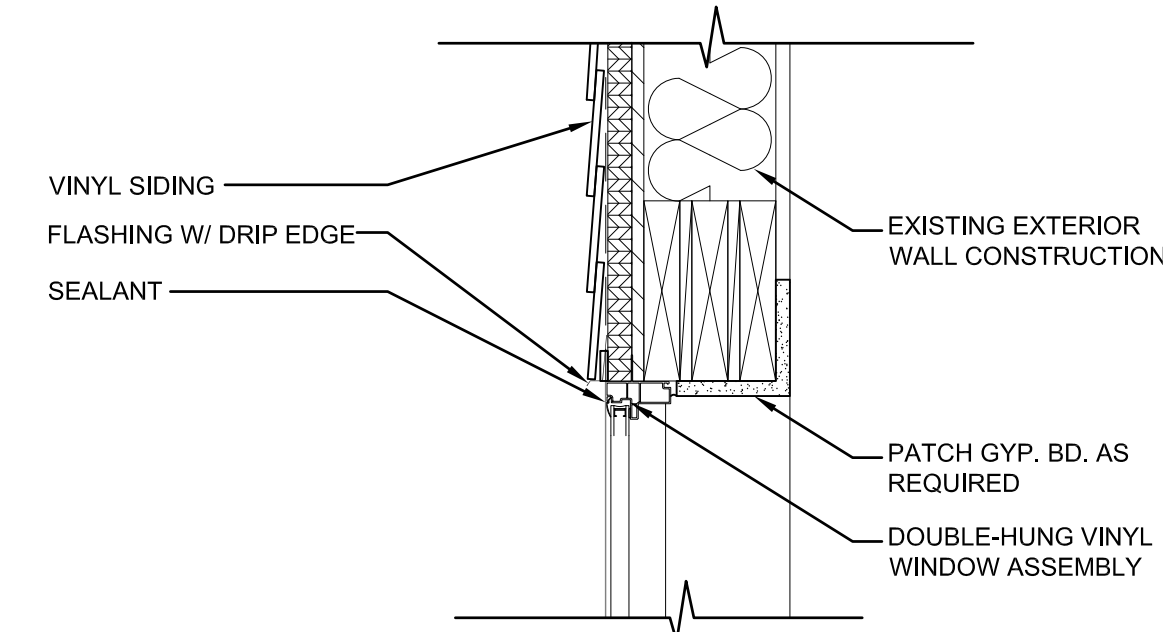
1 STAIR BOTTOM DETAIL
A601 SCALE: 1 1/2" = 1'-0"



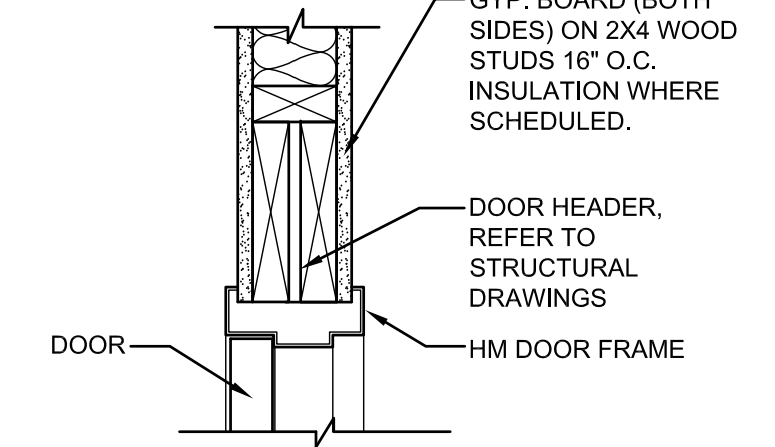
P3 PARTITION TYPE SCALE 3/4" = 1'-0"
P2 PARTITION TYPE SCALE 3/4" = 1'-0"
P1 PARTITION TYPE SCALE 3/4" = 1'-0"



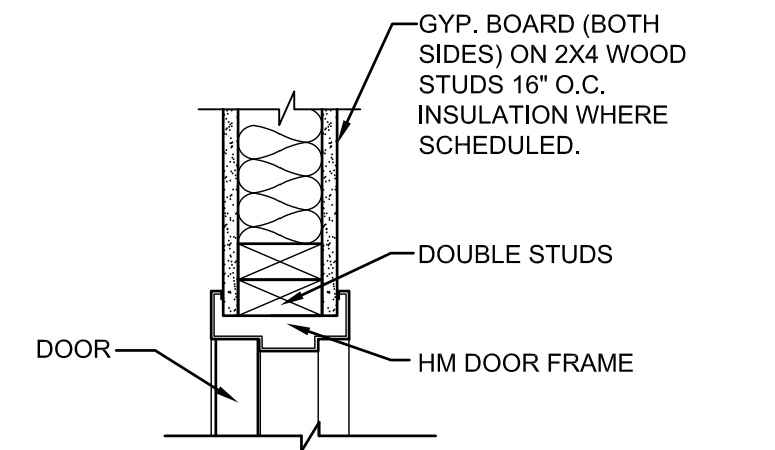
WINDOW TYPES



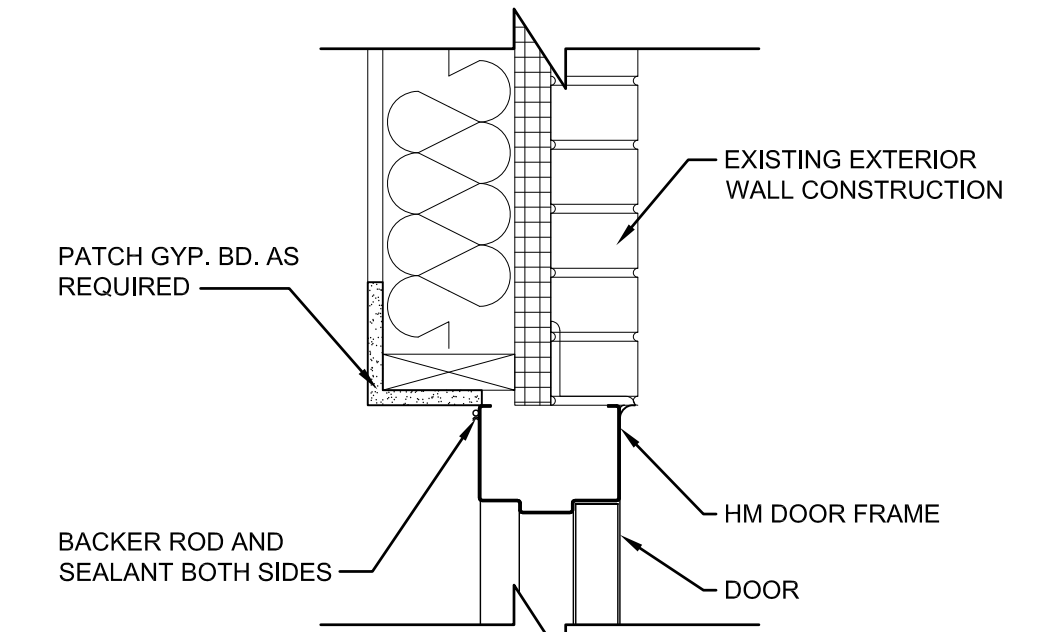
10 HEAD DETAIL
A602 SCALE: 1 1/2" = 1'-0"



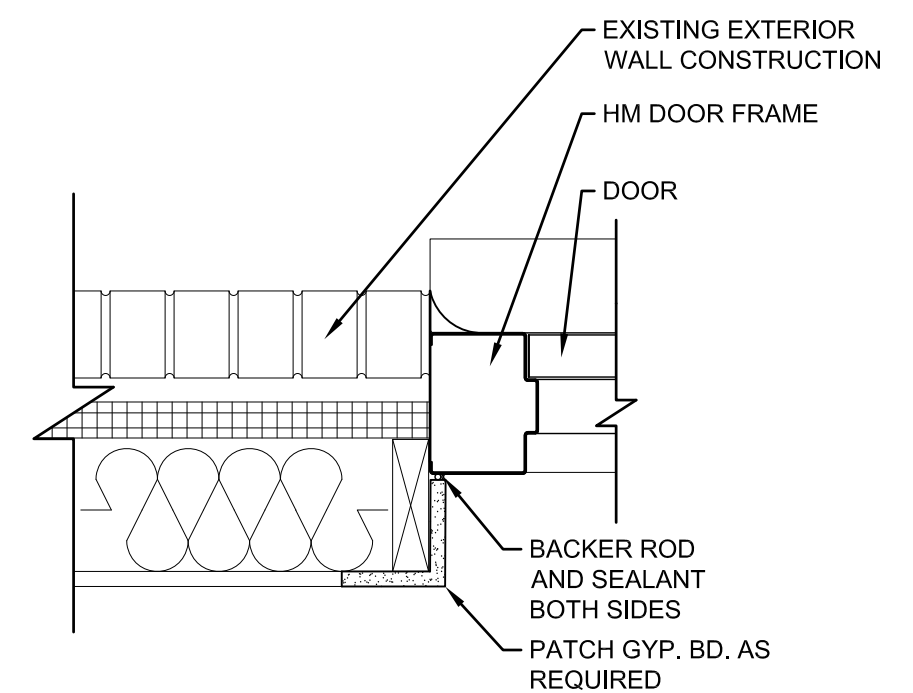
5 HEAD DETAIL
A602 SCALE: 1 1/2" = 1'-0"



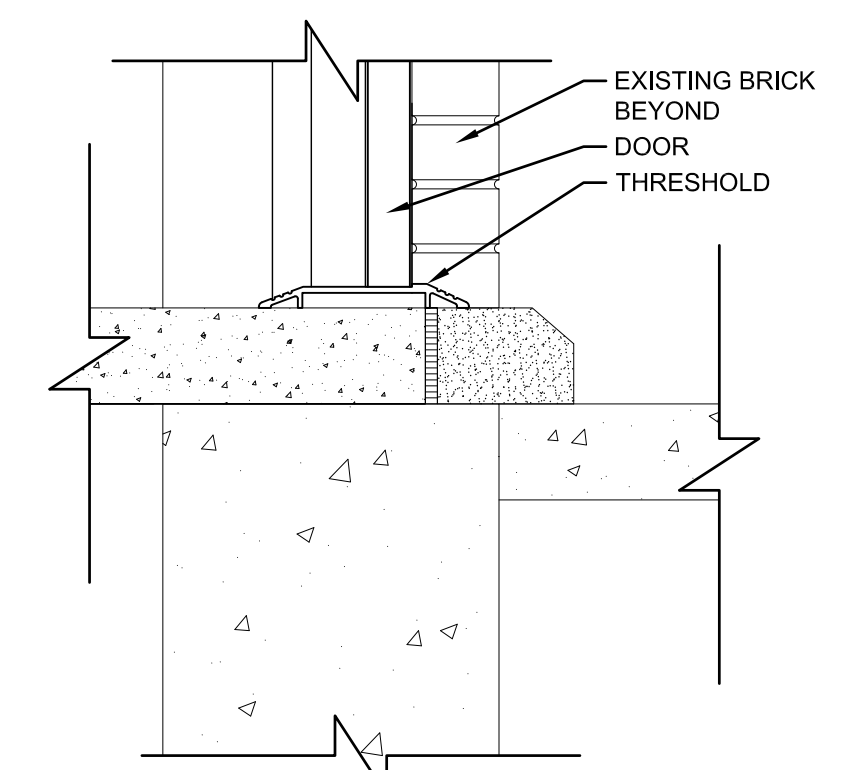
4 JAMB DETAIL
A602 SCALE: 1 1/2" = 1'-0"



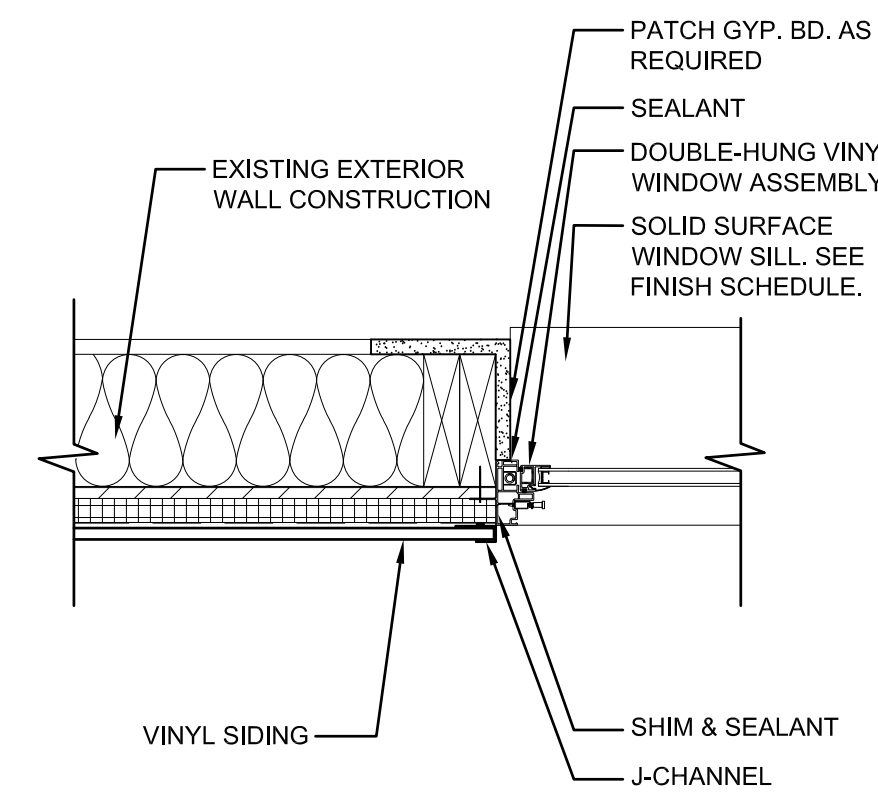
3 HEAD DETAIL
A602 SCALE: 1 1/2" = 1'-0"



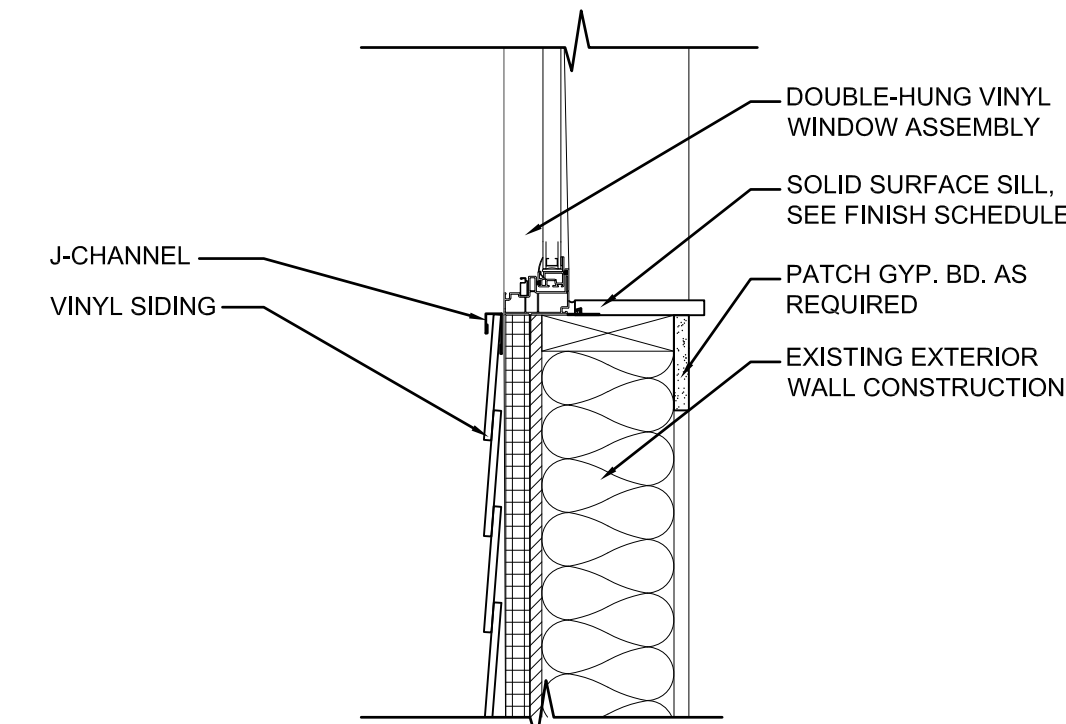
2 JAMB DETAIL
A602 SCALE: 1 1/2" = 1'-0"



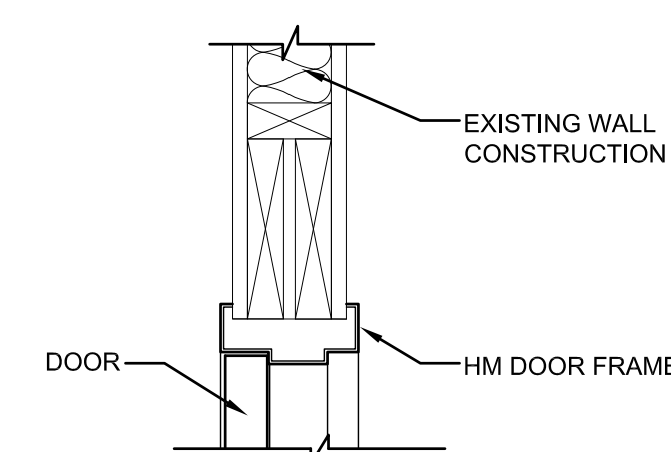
1 SILL DETAIL
A602 SCALE: 1 1/2" = 1'-0"



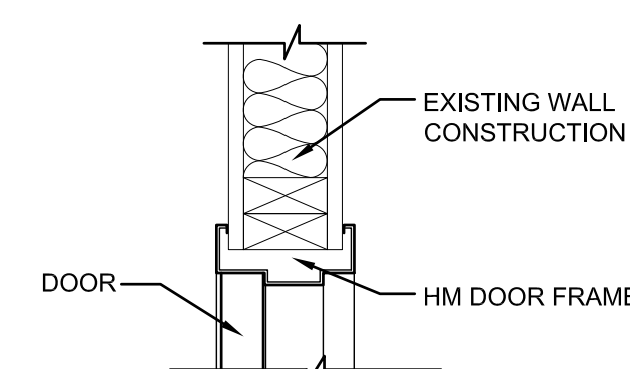
9 JAMB DETAIL
A602 SCALE: 1 1/2" = 1'-0"



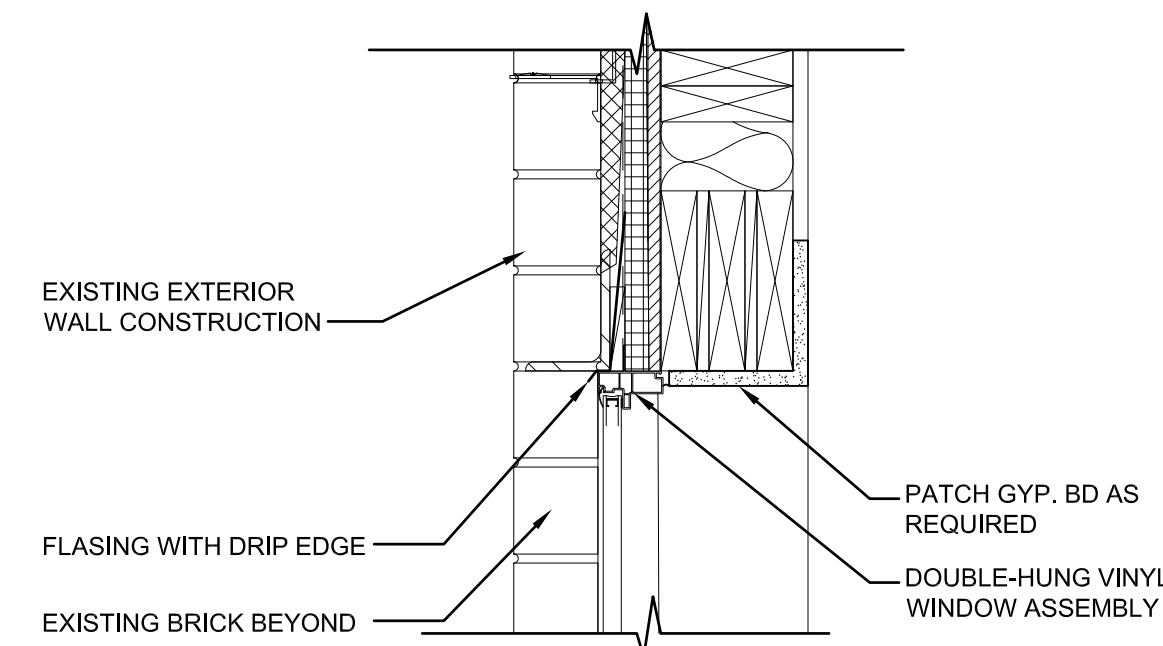
8 SILL DETAIL
A605 SCALE: 1 1/2" = 1'-0"



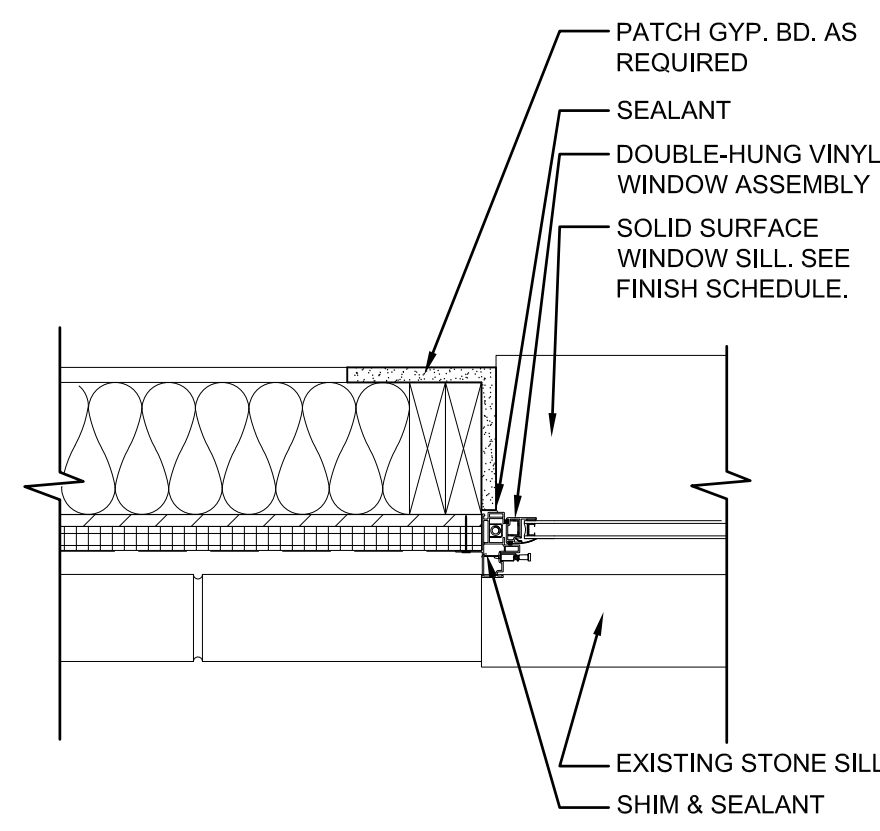
7 HEAD DETAIL
A602 SCALE: 1 1/2" = 1'-0"



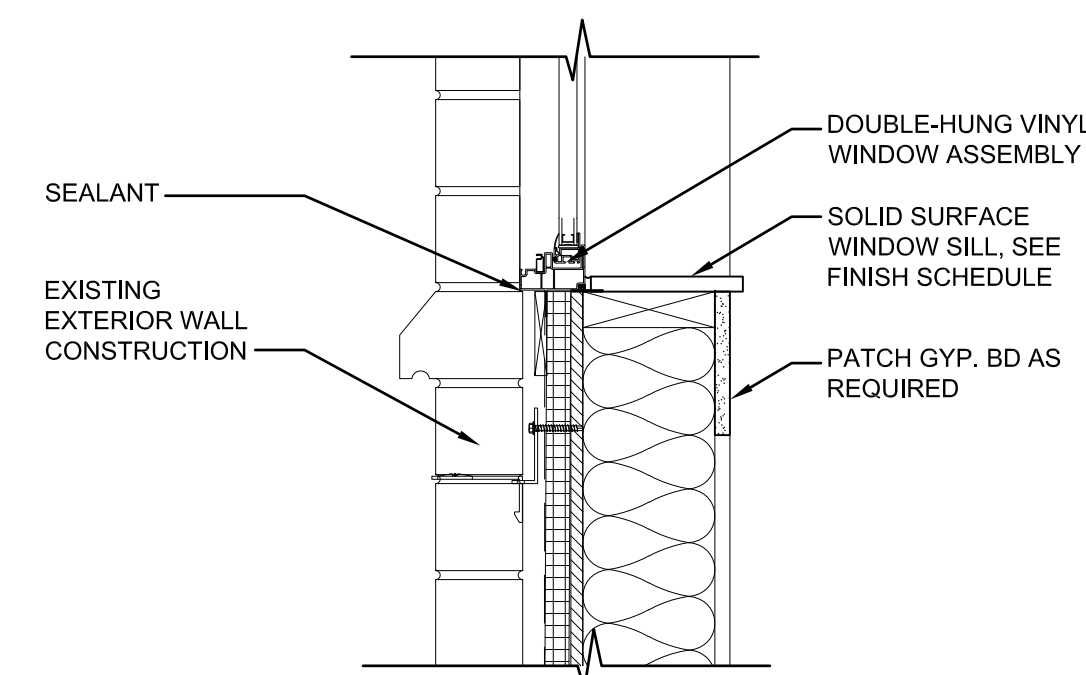
6 JAMB DETAIL
A602 SCALE: 1 1/2" = 1'-0"



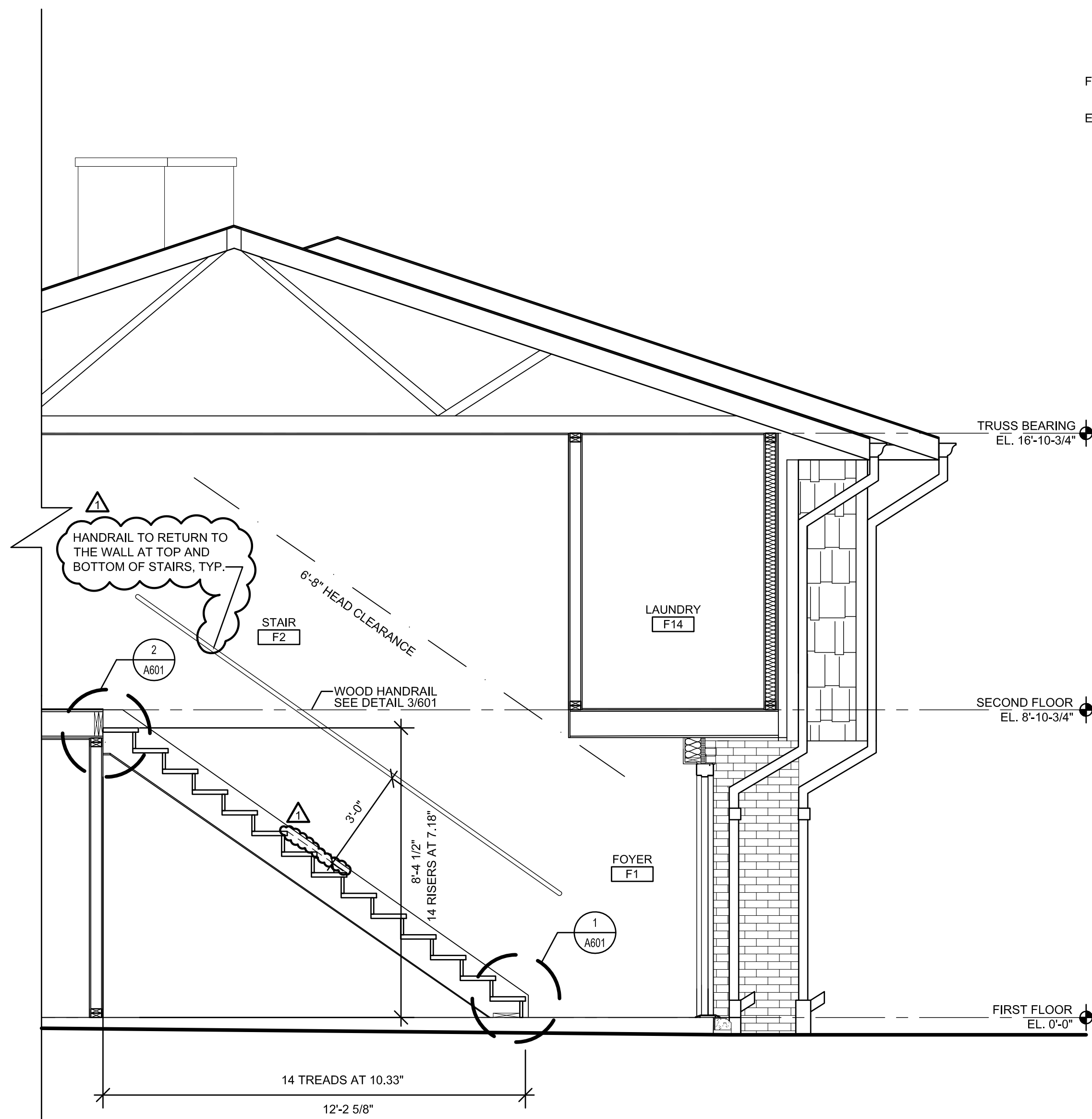
13 HEAD DETAIL
A602 SCALE: 1 1/2" = 1'-0"



12 JAMB DETAIL
A605 SCALE: 1 1/2" = 1'-0"



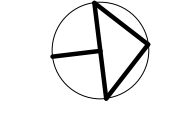
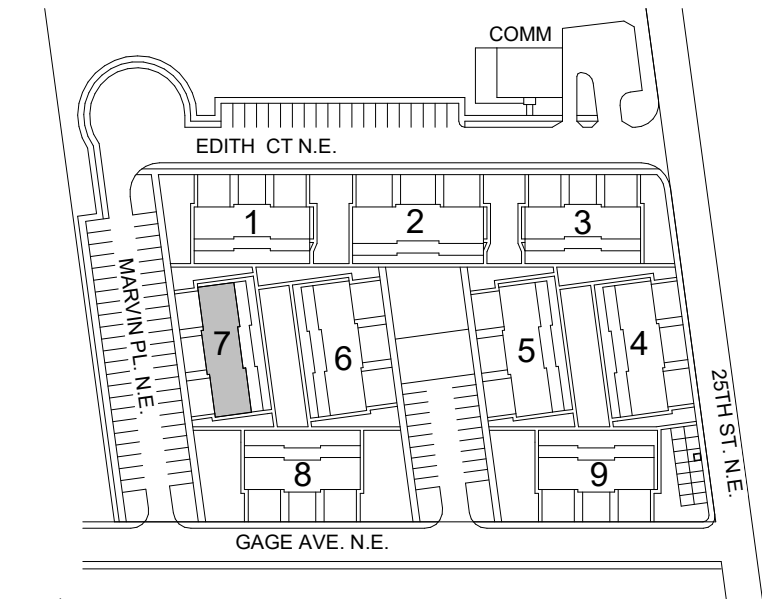
11 SILL DETAIL
A602 SCALE: 1 1/2" = 1'-0"



14 STAIR SECTION
A602 SCALE: 3/8" = 1'-0"

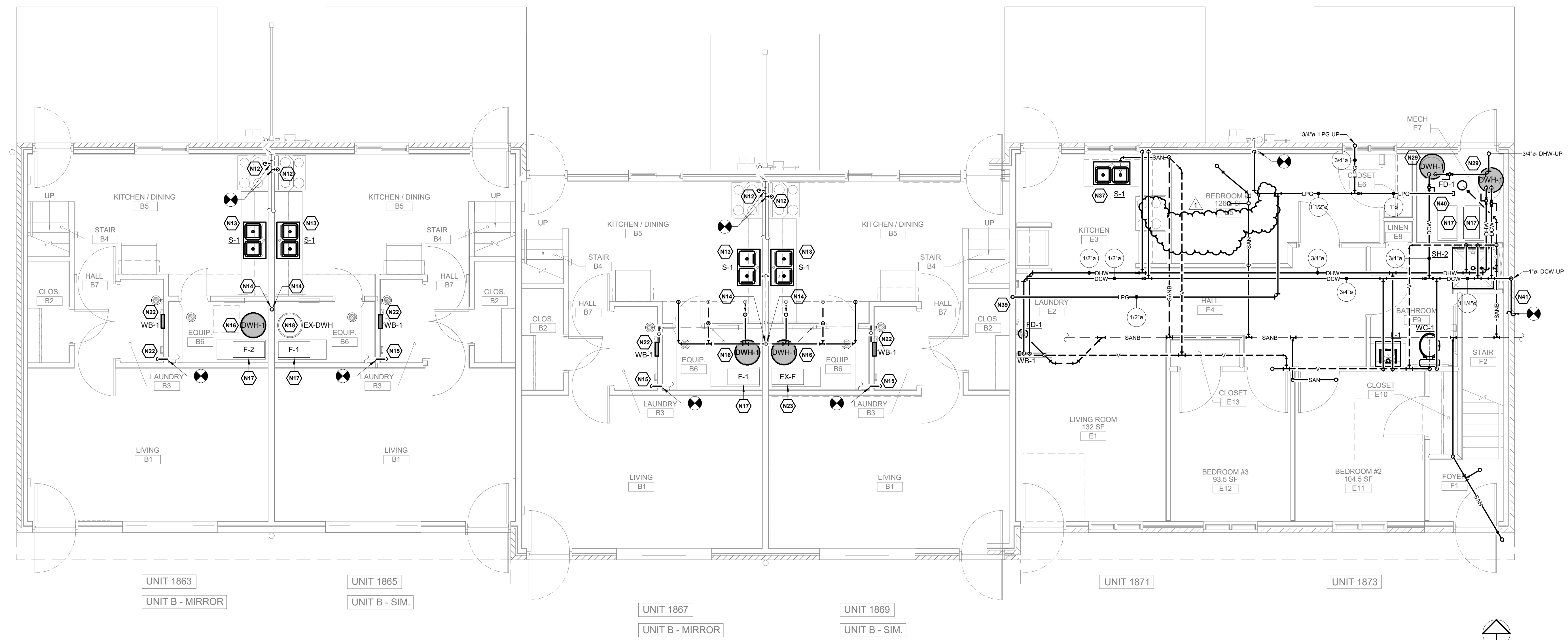


REVISIONS
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BUILDING 7 KEY PLAN
 NTS

KEYNOTES	
N12	EXTEND 1/2" NATURAL GAS PIPING FROM TIE-IN POINT SHOWN TO RANGE CONNECTION WITH SHUT-OFF VALVE.
N13	INSTALL NEW SINK. EXTEND ALL ASSOCIATED PIPING FROM EXISTING TO NEW FIXTURE.
N14	INSTALL NEW ABOVE GROUND SANITARY PIPING FROM GRADE TO NEW PLUMBING FIXTURES. FOLLOW SAME ROUTING AS EXISTING. REFER TO TYPICAL PLUMBING ISOMETRICS.
N15	EXTEND 1/2" NATURAL GAS PIPING FROM TIE-IN POINT SHOWN TO DRYER CONNECTION WITH SHUT-OFF VALVE.
N16	INSTALL NEW DOMESTIC WATER HEATER. EXTEND ALL ASSOCIATED PIPING AND FLUE DUCT FROM EXISTING TO NEW EQUIPMENT.
N17	EXTEND NATURAL GAS PIPING FROM EXISTING TO NEW EQUIPMENT.
N18	DOMESTIC WATER HEATER TO REMAIN.
N22	INSTALL NEW WASHING MACHINE WALL BOX. EXTEND ALL ASSOCIATED PIPING FROM EXISTING TO NEW FIXTURE.
N23	FURNACE TO REMAIN.
N29	INSTALL NEW DOMESTIC WATER HEATER. EXTEND 3/4" DCW AND DHW LINES TO / FROM WATER HEATER.
N37	INSTALL ALL NEW PLUMBING FIXTURES THIS UNIT. EXTEND SANITARY, VENT AND DOMESTIC WATER PIPING TO FIXTURE AS SHOWN. REFER TO SANITARY ISOMETRICS FOR SIZES AND ROUTING. REFER TO PLUMBING FIXTURE SCHEDULES FOR WATER CONNECTION SIZES.
N39	EXTEND 1/2" NATURAL GAS PIPING TO DRYER CONNECTION WITH SHUT-OFF VALVE.
N40	EXTEND 1/2" NATURAL GAS PIPING FROM LPG HEADER TO EACH FURNACE AND WATER HEATER THIS ROOM.
N41	TIE INTO EXISTING UNDERGROUND WATER MAIN WITH NEW 1-1/4" LINE AND NEW SHUT-OFF VALVE. EXTEND 1" LINE TO 1ST FLOOR UNIT AND 1" LINE TO 2ND FLOOR UNIT.



1 BUILDING 7 PLUMBING FIRST FLOOR PLAN
 P107A 1/4" = 1'-0"

BUILDING 7 PLUMBING FIRST FLOOR PLAN
 GAGE GARDENS REHABILITATION
 STARK METROPOLITAN HOUSING AUTHORITY



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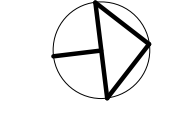
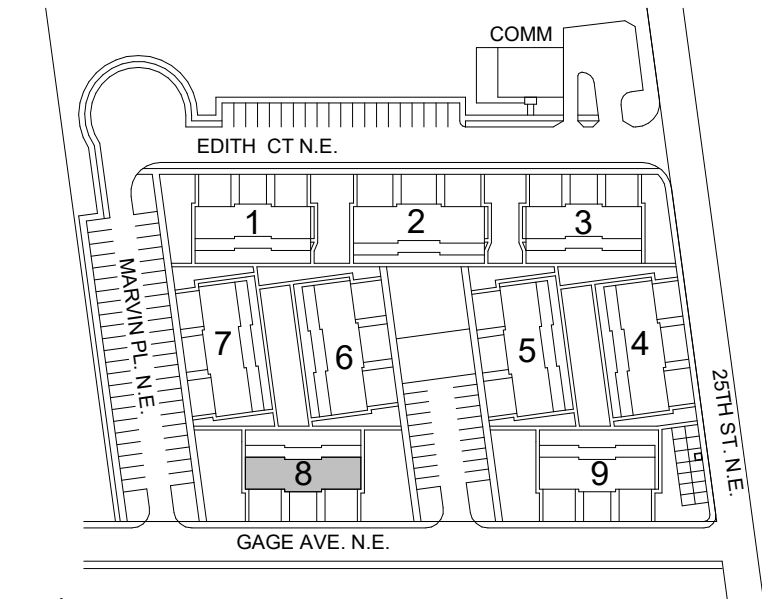
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02/08/2021
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P107A
 DRAWING NUMBER

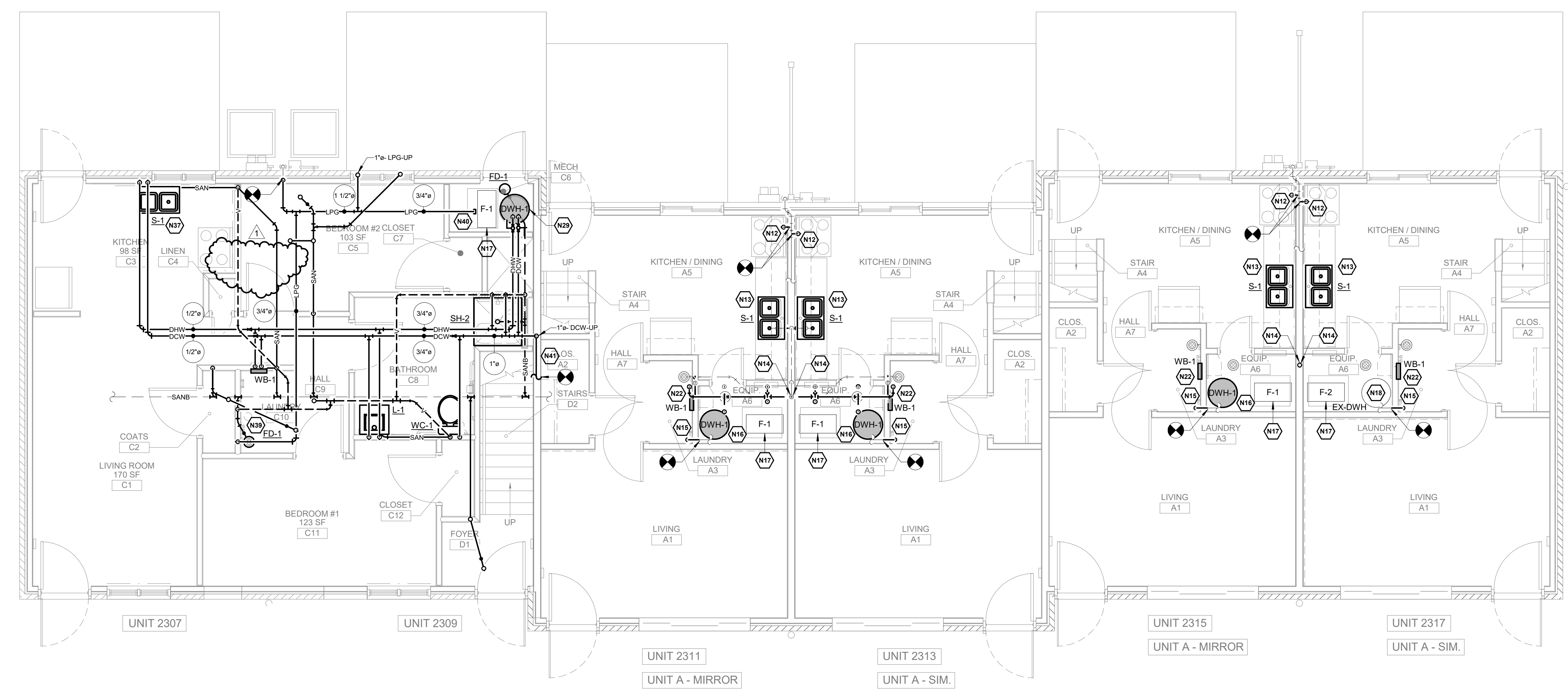


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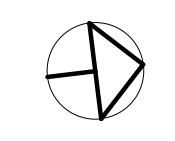


BUILDING 8 KEY PLAN
 NTS

KEYNOTES	
N12	EXTEND 1/2" NATURAL GAS PIPING FROM TIE-IN POINT SHOWN TO RANGE CONNECTION WITH SHUT-OFF VALVE.
N13	INSTALL NEW SINK. EXTEND ALL ASSOCIATED PIPING FROM EXISTING TO NEW FIXTURE.
N14	INSTALL NEW ABOVE GROUND SANITARY PIPING FROM GRADE TO NEW PLUMBING FIXTURES. FOLLOW SAME ROUTING AS EXISTING. REFER TO TYPICAL PLUMBING ISOMETRICS.
N15	EXTEND 1/2" NATURAL GAS PIPING FROM TIE-IN POINT SHOWN TO DRYER CONNECTION WITH SHUT-OFF VALVE.
N16	INSTALL NEW DOMESTIC WATER HEATER. EXTEND ALL ASSOCIATED PIPING AND FLUE DUCT FROM EXISTING TO NEW EQUIPMENT.
N17	EXTEND NATURAL GAS PIPING FROM EXISTING TO NEW EQUIPMENT.
N18	DOMESTIC WATER HEATER TO REMAIN.
N22	INSTALL NEW WASHING MACHINE WALL BOX. EXTEND ALL ASSOCIATED PIPING FROM EXISTING TO NEW FIXTURE.
N29	INSTALL NEW DOMESTIC WATER HEATER. EXTEND 3/4" DCW AND DHW LINES TO / FROM WATER HEATER.
N37	INSTALL ALL NEW PLUMBING FIXTURES THIS UNIT. EXTEND SANITARY, VENT AND DOMESTIC WATER PIPING TO FIXTURE AS SHOWN. REFER TO SANITARY ISOMETRICS FOR SIZES AND ROUTING. REFER TO PLUMBING FIXTURE SCHEDULES FOR WATER CONNECTION SIZES.
N39	EXTEND 1/2" NATURAL GAS PIPING TO DRYER CONNECTION WITH SHUT-OFF VALVE.
N40	EXTEND 1/2" NATURAL GAS PIPING FROM LPG HEADER TO EACH FURNACE AND WATER HEATER THIS ROOM.
N41	TIE INTO EXISTING UNDERGROUND WATER MAIN WITH NEW 1-1/4" LINE AND NEW SHUT-OFF VALVE. EXTEND 1" LINE TO 1ST FLOOR UNIT AND 1" LINE TO 2ND FLOOR UNIT.



1 BUILDING 8 PLUMBING FIRST FLOOR PLAN
 P108A 1/4" = 1'-0"



BUILDING 8 PLUMBING FIRST FLOOR PLAN
GAGE GARDENS REHABILITATION
STARK METROPOLITAN HOUSING AUTHORITY



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PLUMBING SCHEDULES AND DETAILS
 GAGE GARDENS REHABILITATION
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WATER HEATER (TANK) SCHEDULE

NOTES:
 1. INSTALL PER MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS.

MARK	MANUFACTURER	MODEL	TYPE	FUEL TYPE	INPUT CAPACITY MBH	STORAGE CAPACITY	MAX GPH	EWT	LWT	VOLTS/PHASE	DISCONNECT BY	ACCESSORIES
DWH-1	BRADFORD WHITE	RG240S6N	TANK	NATURAL GAS	40	40	69	55°F	145°F	120/1	EC	

SHOWER SCHEDULE

NOTES:
 1. COORDINATE DRAIN HANDING PRIOR TO ORDERING
 2. FIELD TRIM SURROUND PANELS AS REQUIRED FOR PROPER FITMET.

MARK	TYPE	MANUFACTURER	MODEL	SURROUND		HEAD		VALVE / SPOUT		CONNECTIONS			ACCESSORIES
				MANUFACTURER	MODEL	MANUFACTURER	MODEL	MANUFACTURER	MODEL	HW	CW	SAN	
SH-1	TUB / SHOWER	AMERICAN STANDARD	2973102	KOHLER	K-97618	NIAGARA CONSERVATION	N2945CH	MOEN	T3313NH	1/2"	1/2"	3"	
SH-2	SHOWER	AMERICAN STANDARD	3838AMFCOL	KOHLER	K-97613	NIAGARA CONSERVATION	N2945CH	MOEN	T3312NH	1/2"	1/2"	3"	

INTEGRAL COUNTER LAVATORIES

NOTES:
 1: PROVIDE ADA COMPLIANT MCQUIRE PRO-WRAP HW AND DCW SUPPLIES AND TRAP.

MARK	FIXTURE	MANUFACTURER	MODEL	FAUCET			CONNECTIONS				ACCESSORIES	
				MANUFACTURER	MODEL	HANDLES	OUTLET	HW	CW	SAN		VENT
L-1	BY GC	BY GC	BY GC	MOEN	CHATEAU	SINGLE LEVEL	1.2 GPM	1/2"	1/2"	1-1/2"	1-1/2"	

DOUBLE BOWL STAINLESS STEEL SINK

NOTES:
 1:

MARK	FIXTURE	MANUFACTURER	MODEL	FAUCET			CONNECTIONS				ACCESSORIES	
				MANUFACTURER	MODEL	HANDLES	OUTLET	HW	CW	SAN		VENT
S-1	DROP-IN	SEASONS	837445	MOEN	CHATEAU	SINGLE LEVER	1.5 GPM	1/2"	1/2"	1-1/2"	1-1/2"	

FLOOR MOUNTED WATER CLOSET - FLUSH TANK

NOTES:
 1: COORDINATE FLUSH VALVE HANDING WITH ARCHITECTURAL DRAWINGS.

MARK	FIXTURE	MANUFACTURER	MODEL	SEAT		CONNECTIONS			ADA COMPLIANT	RIM HEIGHT
				MANUFACTURER	MODEL	CW	SAN	VENT		
WC-1	KOHLER	HIGHLINE K-3519-TR	KOHLER	BREVIA K-20110	WHITE	1"	4"	2"	YES	17"

WASHING MACHINE WALL BOX

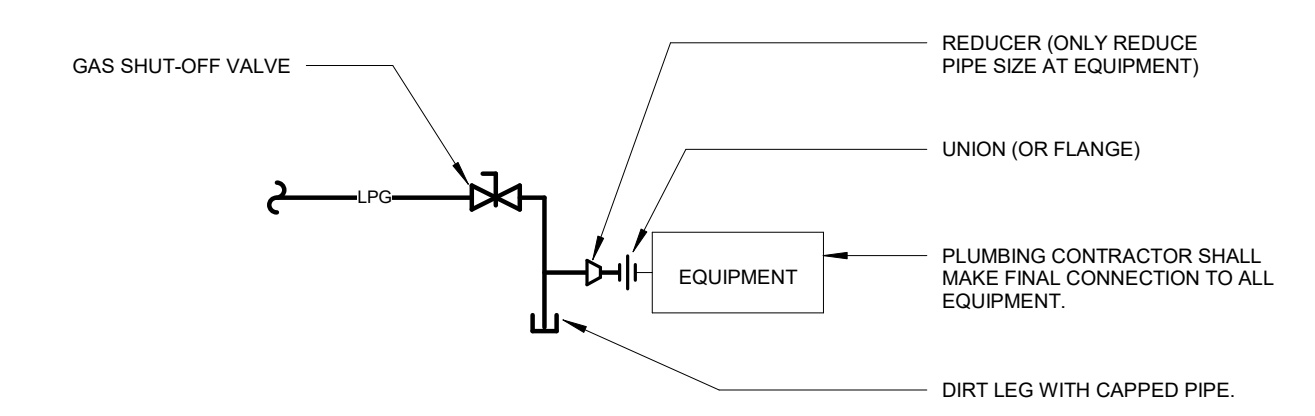
NOTES:
 1. FURNISH WITH INTEGRAL VALVES AND ARRESTERS.

MARK	MANUFACTURER	MODEL	CONNECTIONS			ACCESSORIES
			HW	CW	SAN	
WB-1	GUY GRAY	T200TPPVCCA	1/2"	1/2"	2"	

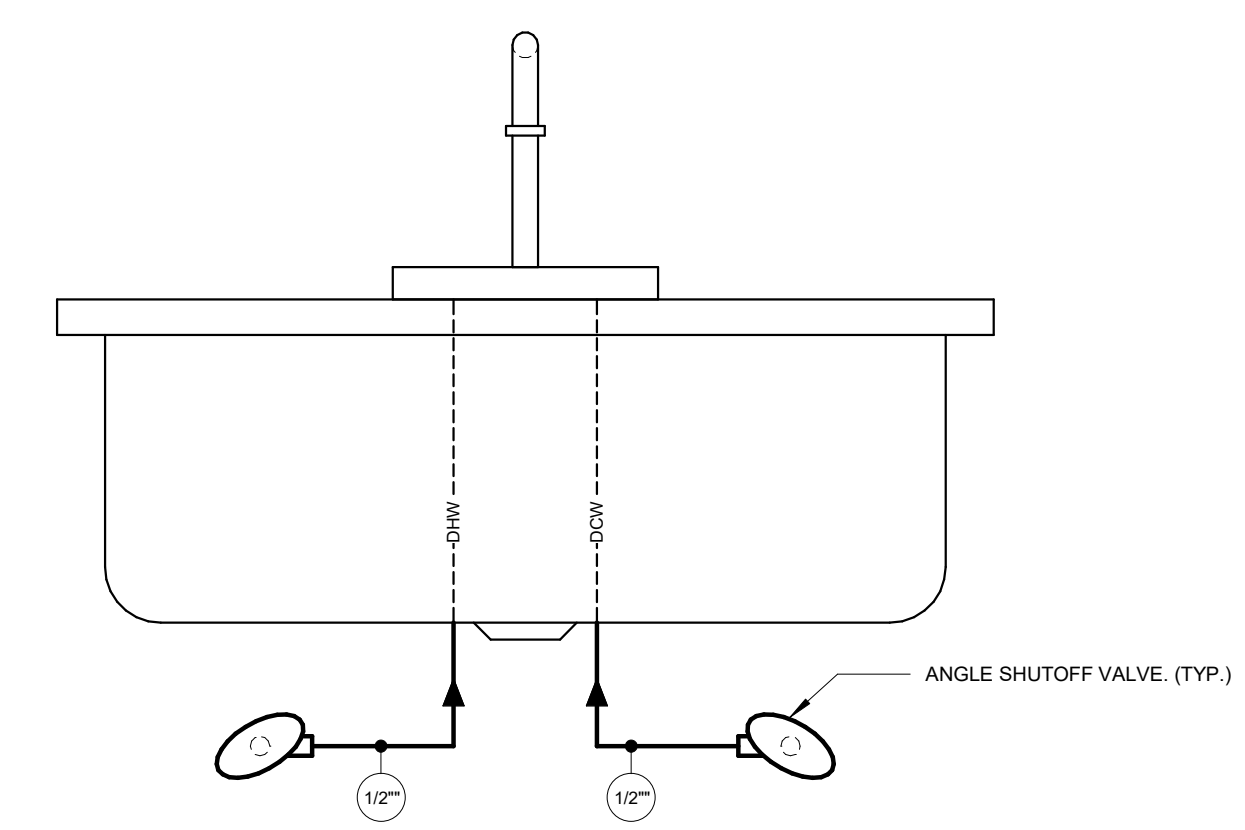
FLOOR DRAIN SCHEDULE

NOTES:
 1:

MARK	MANUFACTURER	MODEL	STRAINER SIZE	CONNECTION SIZE	
				SAN	CW
FD-1	JAY R SMITH	2050	9"	3"	-



4 NATURAL GAS EQUIPMENT CONNECTION DIAGRAM
 P601 NTS



3 LAVATORY / SINK PIPING DETAIL
 P601 NTS



FURNACE WITH AC SCHEDULE

NOTES:
1. FURNISH WITH WIFI-ENABLED THERMOSTAT.

MARK	MFR	MODEL	SUPPLY FAN		COOLING COIL - DX				GAS HEAT				FILTERS			ELECTRICAL		REMARKS			
			CFM	ESP	MODEL	EDB/EWB (°F)	LDB/LWB (°F)	SENS MBH	TOTAL MBH	TYPE	FUEL	INPUT MBH	OUTPUT MBH	EAT	LAT	TYPE	ACCESS		RACK	VOLTS/PH	MOC
F-1	YORK	TM8E040A12MP11	700	0.5	CF24B	78°F/65°F	55°F/54°F	15.0	18.0	DIRECT	NAT GAS	40	32	72°F	114°F	1" THROWAWAY	SIDE	S1-1SR0402	120/1	15	1
F-2	YORK	TM8E040A12MP11	775	0.5	CF36B	78°F/65°F	55°F/54°F	18.0	24.0	DIRECT	NAT GAS	40	32	72°F	110°F	1" THROWAWAY	SIDE	S1-1SR0402	120/1	15	1

CONDENSING UNIT SCHEDULE

MARK	MANUFACTURER	MODEL	COOLING MBH	AMBIENT TEMP (°F)		REFRIGERANT	SEER	ELECTRICAL			ASSOCIATED INDOOR UNIT	
				DESIGN	LOW			VOLTS/PHASE	MCA	MOC		DISCONNECT BY
CU-1	YORK	YFE30B21S	18	95	55	R-410A	14	240/1	11.8	20	EC	F-1
CU-2	YORK	YFE36B21S	24	95	55	R-410A	14	240/1	13.6	20	EC	F-2

GRILLE AND DIFFUSER SCHEDULE

REMARKS:
1. GRILLE COLOR SHALL BE COORDINATED WITH ARCHITECT.
2. GRILLE SHALL BE STEEL CONSTRUCTION.
3. FURNISH WITH INTEGRAL SMOOTHGLIDE DAMPER.

MARK	MANUFACTURER	MODEL	SERVICE	MOUNTING	INLET SIZE	OVERALL SIZE	REMARKS
EF24	TRUAIRE	120	SUPPLY	FLOOR	21"x2-1/2"	24"x2-3/4"	1, 2, 3
ES10	TRUAIRE	101	SUPPLY	SURFACE	12"x6"	14"x8"	1, 2, 3
PF24	TRUAIRE	120	RETURN	FLOOR	21"x2-1/2"	24"x2-3/4"	1, 2
PF24/12	TRUAIRE	154	RETURN	FLOOR	24"x12"	26"x14"	1, 2
PS10	TRUAIRE	101	RETURN	SURFACE	12"x6"	14"x8"	1, 2
PS18	TRUAIRE	101	RETURN	SURFACE	18"x18"	20"x20"	1, 2

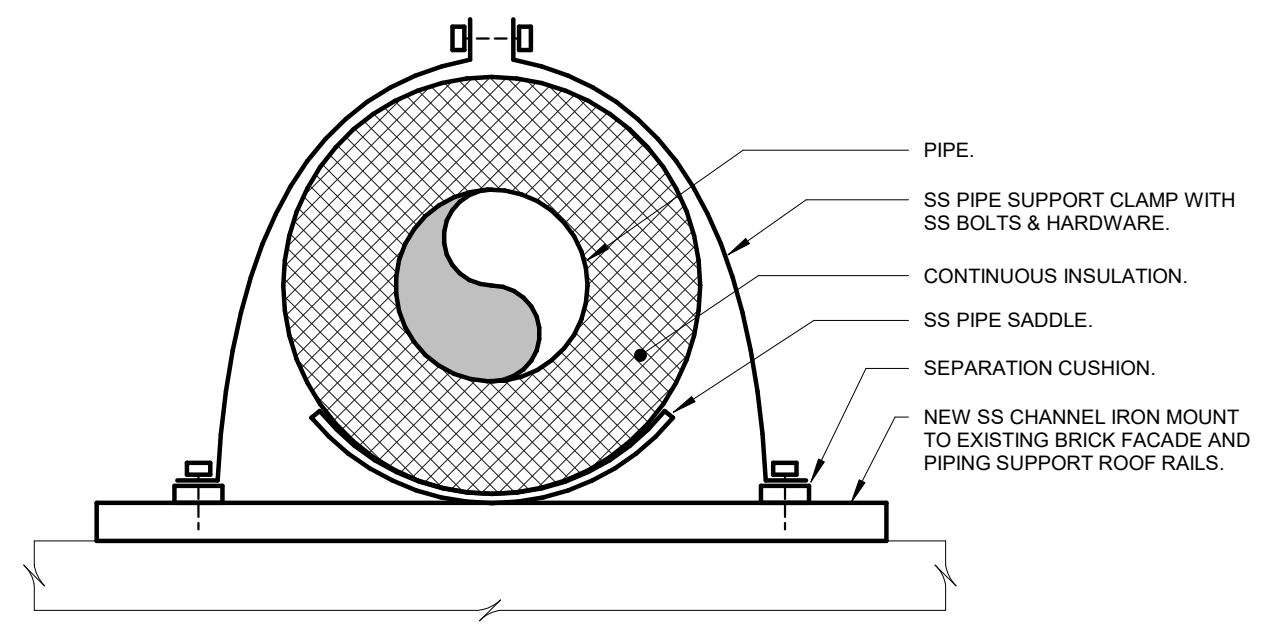
EXHAUST FAN SCHEDULE

REMARKS:
1. FURNISH WITH BACKDRAFT DAMPER.

MARK	MANUFACTURER	MODEL	SERVICE	AIRFLOW (CFM)	ESP (IN W.C.)	FAN RPM	DRIVE TYPE	MOTOR RPM	ELECTRICAL			REMARKS	
									VOLTS/PHASE	BHP	MHP		
EF-1	PANASONIC	FV-0810VSSL1	BATHROOM EXHAUST	100	0.25	1,176	DIRECT	1,176	120/1	18W	1/16	EC	1

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MECHANICAL SCHEDULES AND DETAILS
GAGE GARDENS REHABILITATION
STARK METROPOLITAN HOUSING AUTHORITY



1 EXTERIOR REFRIGERANT PIPING SUPPORT DETAIL
M601 12" = 1'-0"



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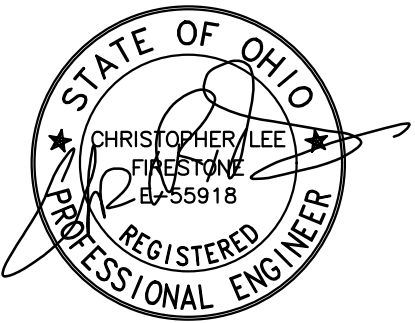
M601
DRAWING NUMBER

LOAD CALCULATION-PANEL A

DESCRIPTION	KVA
LIGHTING @ 1.25	0.5
RECEPTACLES	3.1
MECHANICAL	4.3
DRYER	5
SMALL APPLIANCE CIRCUIT	1.5
TOTAL LOAD	14.4KVA

LIGHTING FIXTURE SCHEDULE

MARK	DESCRIPTION	LAMPS	VOLTS	MOUNTING	REMARKS
A	PROGRESS P810012-028-30 SURFACE LED FIXTURE	1 - 60W LED	120	SURFACE	
B	PROGRESS P810013-028-30 SURFACE LED FIXTURE	LED	120	SURFACE	
C	LITHONIA VGR2C-40LED MVOLT-DNAT-TRS-LPI WALL EXTERIOR SCONCE - LED	LED	120	WALL	
D	WOLF LED MIRROR LIGHT - ADJUSTABLE OVER VANITY LED - 1200 LUMENS, 3000K	LED	120	WALL	
F	LITHONIA #MNSL-L46-ILL-MVOLT-40K-80CRI-M6 1 X 4 LED SURFACE	LED	120	SURFACE	
S1	LITHONIA #DSX1-LED-P1-40K-TFTM-MVOLT-HS-WITH POLE ADAPTER. MATCH EXISTING POLE COLOR LED LUMINAIRE ON EXISTING POLE	LED	120	POLE	EXISTING POLE-PROVIDE NEW LED HEAD



REVISIONS
 03-29-21 ADDENDUM #3

SCHEDULES AND DETAILS
 GAGE GARDENS REHABILITATION
 STARK METROPOLITAN HOUSING AUTHORITY



430 GRANT STREET
 AKRON, OH 44311
 PHONE: (330) 867-1093
 www.tcarchitects.com

TURNING VISIONS INTO REALITY

02/08/2021
 DATE
 37-A-20
 PROJECT NUMBER

E502

DRAWING NUMBER

PANEL B									
DESCRIPTION	CIR NO	LOAD	C.B. AMP	C.B. AMP	LOAD	CIR NO	DESCRIPTION	10K	AIC
LIGHTING	1	400	20	20	500	2	SERVICE RECEPTACLE		
RECEPTACLES	3	720	20	50	3000	4	RANGE		
RECEPTACLES	5	720	20	3000	6				
RECEPTACLES	7	720	20	30	2000	8	DRYER		
RECEPTACLES	9	720	20	2000	10				
KITCHEN RECEPTS	11	1000	20	20	1200	12	WASHER		
KITCHEN RECEPTS	13	1000	20	20	1800	14	CU		
KITCHEN RECEPTS	15	1000	20	1800	16				
SPARE	17	20	20	20	18	SPARE			
SPARE	19	20	20	1000	20	F-2			
SPARE	21	20	20	20	22	SPARE			
SPARE	23	20	20	20	24				

NOTES:
 1. LOAD CENTER CONSTRUCTION
 2. PROVIDE SERVICE GROUNDING PER 250 N.E.C.

PANEL C									
DESCRIPTION	CIR NO	LOAD	C.B. AMP	C.B. AMP	LOAD	CIR NO	DESCRIPTION	10K	AIC
LIGHTING	1	400	20	20	500	2	SERVICE RECEPTACLE		
EXT LIGHTS	3	300	20	50	3000	4	RANGE		
RECEPTACLES	5	720	20	3000	6				
RECEPTACLES	7	720	20	30	2000	8	DRYER		
RECEPTACLES	9	720	20	2000	10				
RECEPTACLES	11	720	20	20	1200	12	WASHER		
KITCHEN RECEPTS	13	1000	20	20	1800	14	CU		
KITCHEN RECEPTS	15	1000	20	1800	16				
KITCHEN RECEPTS	17	1000	20	20	18	SPARE			
SPARE	19	20	20	1000	20	F-1			
SPARE	21	20	20	20	22	SPARE			
SPARE	23	20	20	20	24				

NOTES:
 1. LOAD CENTER CONSTRUCTION
 2. PROVIDE SERVICE GROUNDING PER 250 N.E.C.

PANEL X									
DESCRIPTION	CIR NO	LOAD	C.B. AMP	C.B. AMP	LOAD	CIR NO	DESCRIPTION	10K	AIC
LIGHTING	1	400	20	20	500	2	SERVICE RECEPTACLE		
RECEPTACLES	3	720	20	50	3000	4	RANGE		
RECEPTACLES	5	720	20	3000	6				
RECEPTACLES	7	720	20	30	2000	8	DRYER		
RECEPTACLES	9	720	20	2000	10				
RECEPTACLES	11	720	20	20	1200	12	WASHER		
KITCHEN RECEPTS	13	1000	20	20	1800	14	CU		
KITCHEN RECEPTS	15	1000	20	1800	16				
KITCHEN RECEPTS	17	1000	20	20	18	KITCHEN RECEPTS			
KITCHEN RECEPTS	19	1000	20	1000	20	F-2			
SPARE	21	20	20	20	22	SPARE			
SPARE	23	20	20	20	24				

NOTES:
 1. LOAD CENTER CONSTRUCTION
 2. PROVIDE SERVICE GROUNDING PER 250 N.E.C.

PANEL Y									
DESCRIPTION	CIR NO	LOAD	C.B. AMP	C.B. AMP	LOAD	CIR NO	DESCRIPTION	10K	AIC
LIGHTING	1	400	20	20	500	2	SERVICE RECEPTACLE		
EXT LIGHTS	3	300	20	50	3000	4	RANGE		
RECEPTACLES	5	720	20	3000	6				
RECEPTACLES	7	720	20	30	2000	8	DRYER		
RECEPTACLES	9	720	20	2000	10				
RECEPTACLES	11	720	20	20	1200	12	WASHER		
RECEPTACLES	13	720	20	20	1800	14	CU		
KITCHEN RECEPTS	15	1000	20	1800	16				
KITCHEN RECEPTS	17	1000	20	20	18	SPARE			
KITCHEN RECEPTS	19	1000	20	1000	20	F-1			
SPARE	21	20	20	20	22	SPARE			
SPARE	23	20	20	20	24				

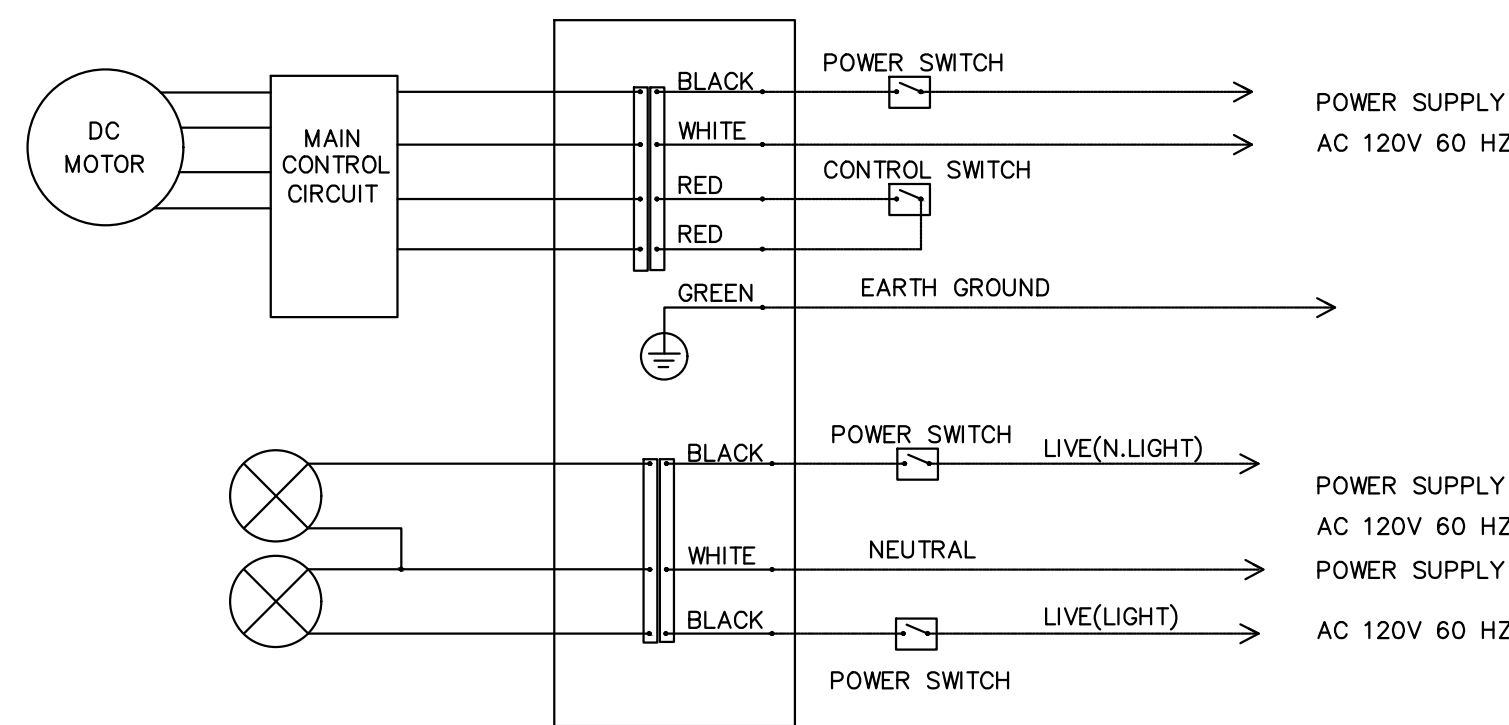
NOTES:
 1. LOAD CENTER CONSTRUCTION
 2. PROVIDE SERVICE GROUNDING PER 250 N.E.C.

PANEL A									
DESCRIPTION	CIR NO	LOAD	C.B. AMP	C.B. AMP	LOAD	CIR NO	DESCRIPTION	10K	AIC
LIGHTS	1	EX	20	20	EX	2	KITCHEN RECEPT		
LIGHTS	3	EX	20	20	EX	4	KITCHEN RECEPT		
LIGHTS	5	EX	20	20	EX	6	RECEPTS		
A/C	7	EX	20	20	EX	8	WASHER		
CU-1/2	9	200	20	30	2500	10	DRYER		
	11	200	20	20	2500	12			
	13	20	20	200	14	SMOKE DETECTORS			
	15	20	20	500	16	BATHROOM GFCI			
	17	20	20	20	18	SPARE			
	19	20	20	20	20				

NOTES:
 1. LOAD CENTER CONSTRUCTION
 2. "*" DENOTES EXISTING CIRCUIT TO BE REWORKED/RECONNECTED TO NEW PANEL A.
 3. PROVIDE SERVICE GROUNDING PER 250 N.E.C.
 4. REWORK EXISTING PANEL FEEDER TO NEW PANEL A.
 5. FOR CU-1 AND CU-2, PROVIDE #12 AWG CONDUCTORS.

NOTES

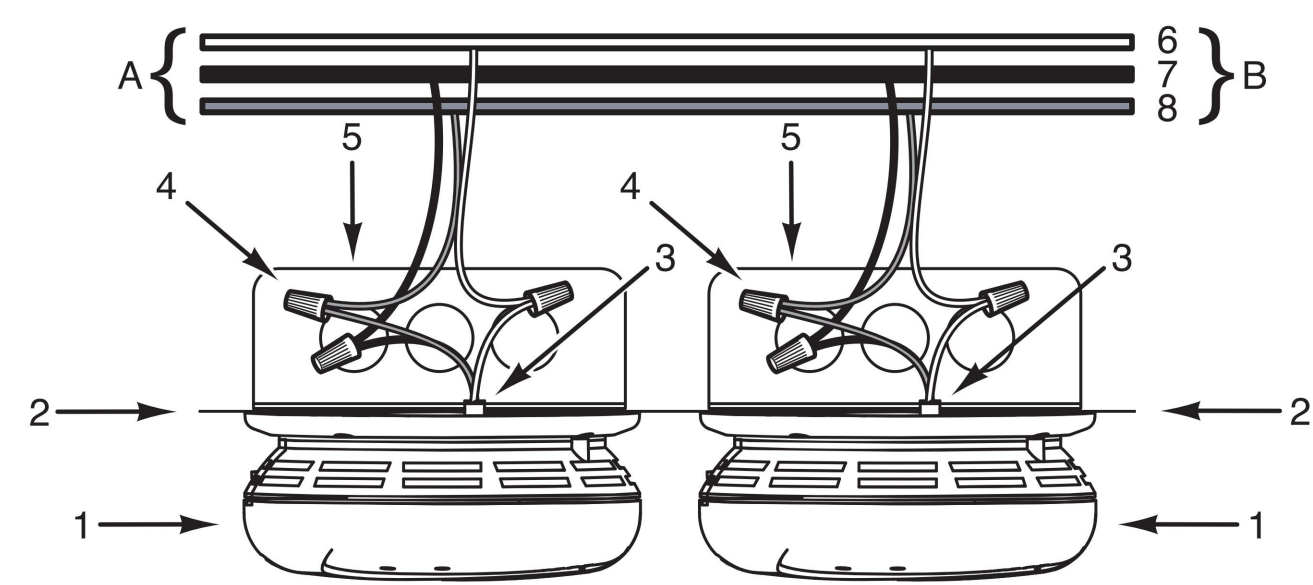
- ① IN VARIOUS UNITS, AS NOTED ON THE DRAWINGS A DRYER OUTLET IS BEING ADDED.



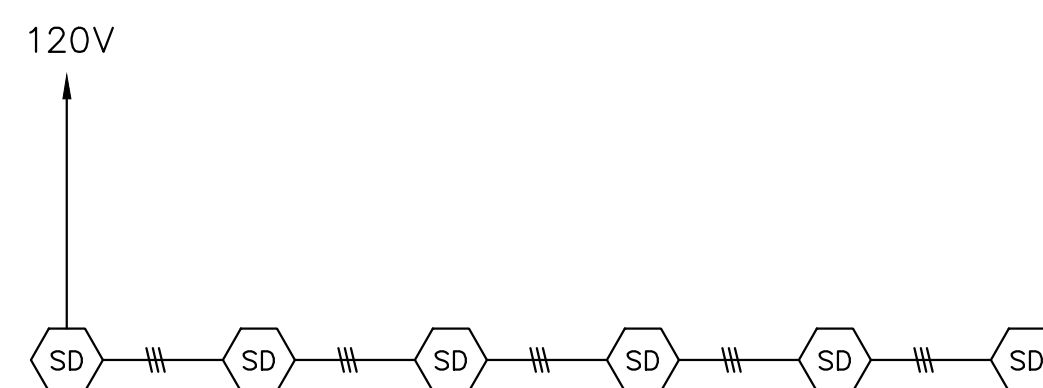
BATH ROOM EXHAUST FAN/LIGHT WIRING DIAGRAM
 N.T.S.

INTERCONNECTED UNITS MUST MEET ALL OF THE FOLLOWING REQUIREMENTS:

- A maximum of 18 compatible units may be interconnected (Maximum of 12 smoke alarms).
- The same fuse or circuit breaker must power all interconnected units.
- The total length of wire interconnecting the units should be less than 1000 feet (300 meters). This type of wire is commonly available at Hardware and Electrical Supply stores.
- All wiring must conform to all local electrical codes and NFPA 70 (NEC). Refer to NFPA 72, NFPA 101, and/or your local building code for further connection requirements.



A. Unswitched 120VAC 60 Hz source		B. To additional units; Maximum = 18 total (Maximum 12 smoke alarms)	
1. Smoke Alarm	2. Ceiling or Wall	3. Power Connector	
4. Wire Nut	5. Junction Box	6. Neutral Wire (Whit)	
7. Interconnect Wire (Orange)	8. Hot Wire (Blk)		



NOTE: FIRST ALERT 7030BSL-LED INTERCONNECTED SMOKE/CO DETECTORS, HARDWIRED. WITH BATTERY BACK-UP WITH STROBE.

SMOKE DETECTOR DETAILS

N.T.S.