



Project	CMHA Meadows RAD Renovations	Addendum Number	2
Project Number	18076.04	Date	06/23/2026
To	All Bidders		
<i>This addendum contains changes to the requirements of the bidding Documents, Project Manual and Construction Drawings which have been issued to date. Such changes are to be incorporated into the Construction Documents and shall apply to the work in the same meaning and force as if they had been included in the original documents. Wherever this Addendum modifies a portion of a paragraph of the Project Manual or a portion of any Drawing, the remainder of the paragraph or Drawing shall remain in force.</i>			
Q&A	1. In regard to the new backflow preventer, is the water service currently routed correctly? The water lines are shown per record plan and correct to our knowledge. They are shown per the water service plan that was reviewed and approved through division of water.		
Specifications	REVISED UNIT PRICE on BID FORM. - DELETED UNIT PRICE #3 - ADDED UNIT PRICE #6 & 7. Section 01 21 13 Allowance - ADDED Section. Section 01 22 00 Unit Price - REMOVED Section 3.01 C. - ADDED Section 3.01 F and G. Section 06 16 00 Sheathing - ADDED Section Section 09 51 13 Acoustical Panel Ceiling - ADDED Section		
Civil	Sheet C102 – FINAL SITE COMPLIANCE PLAN REVISE Coded Note 10 to “REMOVE MULCH AND REPLACE. COORDINATING EVENTS WITH EQUIPMENT PROVIDER. PROVIDE NEW POURED PLAY SURFACE AND PROVIDE AND INSTALL NEW TRASH RECEPTACLE TO MATCH EXISTING BENCHES”		
Architectural	Sheet G003 - SITE INFORMATION - Under CODED NOTES – SITE PLAN, REMOVED “FENCING &” in coded note no.1. Sheet A101 – OVERALL FLOOR PLANS – TYPE I & II - REVISED Coded Note 14 - EXISTING MIRROR/MEDICINE CABINET, VANITY, TOWEL BARS & TOILET PAPER DISPENSER TO BE REMOVED & REPLACED WITH NEW IN TYPICAL UNIT. MIRROR/ MEDICINE CABINET IN ANSI TYPE A UNITS TO BE LOWERED, CLEAN & RECAULK. NEW CULTURED MARBLE VANITY COUNTERTOP WITH INTEGRAL BOWL & BACKSPLASH. EXISTING WATER CLOSET, TUB & SURROUND TO REMAIN, CLEAN & RECAULK. SEE PROJECT DETAILS & SPECS.		



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- b. Note applies to all Overall Floor Plans (A101 through A103).

Sheet A105 – OVERALL PLAN – COMMUNITY CENTER

1. REVISED General Note E to “NOT USED”.

Sheet A810 – ENLARGED PLANS – UNIT TYPE 2A, 2B (ANSI-A) & 3A

1. REVISED General Note I to “NOT USED”.
2. Under GENERAL NOTES – UNIT PLANS, ADDED TT. PROVIDE 1/4” THICK LUAN UNDERLAYMENT AT ALL AREAS IN ALL SECOND FLOOR UNITS.
3. REVISED GENERAL NOTES – UNIT PLANS P.
- a. EXISTING TUBS AND SURROUND TO REMAIN. **MIRRORED MEDICINE CABINETS TO BE REPLACED.** UNO. CLEAN ALL TUBS, SURROUND & RE-CAULK ALL JOINT, TYP.
4. REVISED Coded Note 5
- a. EXISTING MIRROR/MEDICINE CABINET TO BE **REMOVED & REPLACED** IN TYPICAL UNITS. **NEW MIRROR/MEDICINE CABINET IN ANSI TYPE A UNIT TO BE INSTALLED LOWER.** REFER TO TYPICAL PROJECT DETAILS FOR ADDITIONAL INFO.
5. Note applies to all Enlarged Plans (A810 through A811)

Sheet A820 – TYPICAL PROJECT DETAILS

1. REVISED General Note 13.
- a. EXISTING MIRRORED MEDICINE CABINET TO BE **REMOVED & REPLACED** IN TYPICAL UNITS, CLEAN AND RECAULK. ANSI TYPE A UNIT: **NEW MIRRORED MEDICINE CABINET TO BE INSTALLED LOWER.** PATCH WALL AS REQUIRED.
2. REVISED note on Detail 6.
- a. EXISTING MIRRORED MEDICINE CABINET TO BE REMOVED & REPLACED IN TYPICAL UNITS, CLEAN AND RECAULK. ANSI TYPE A UNIT: NEW MIRRORED MEDICINE CABINET TO BE INSTALLED LOWER. PATCH WALL AS REQUIRED.

Sheet A823 – INTERIOR ELEVATIONS

1. REVISED General Note 13.
- a. EXISTING MIRRORED MEDICINE CABINET TO BE **REMOVED & REPLACED** IN TYPICAL UNITS, CLEAN AND RECAULK. ANSI TYPE A UNIT: **NEW MIRRORED MEDICINE CABINET TO BE INSTALLED LOWER.** PATCH WALL AS REQUIRED.

Plumbing

Domestic water heater Thermal Expansion Tanks are not required to be ASME certified in all dwelling units. Standard non-ASME Amtrol ST-5 or equal are acceptable. Provide ASME certified tank in common area/office only.

Attachments

Specifications:

SECTION C – BIDDING DOCUMENTS, BID FORM

01 21 13 Allowances

01 22 00 Unit Price



06 16 00 Sheathing

09 51 13 Acoustical Panel Ceiling

Drawings:

G003, A101, A102, A103, A105, A810, A811, A820, and A823.

Cutsheets:

Surface Mounted Mirror / Medicine Cabinet Cutsheet – T60M221AS

SECTION 01 21 13

CASH ALLOWANCES

PART 1 GENERAL

1.01 SUMMARY

- A. Include in the bid, the cost allowances specified below for the various items.
- B. Section includes:
 - 1. Schedule of allowances.
 - 2. Selection of products.
 - 3. Adjustment of costs.

1.02 ALLOWANCES FOR PRODUCTS

- A. The amount of each allowance includes:
 - 1. The cost of the product to the Contractor, less any applicable trade discounts.
 - 2. Delivery to the site.
 - 3. Labor required under the allowance when labor is specified to be included in the allowance.
- B. In addition to the amount of each allowance, include in the Contract Sum (bid price) the Contractor's cost for the following. These items are NOT a part of the allowance.
 - 1. Handling at the site; including unloading, uncrating and storage.
 - 2. Protection from the elements and from damage.
 - 3. Labor for installation and finishing, except where labor is specified to be a part of the allowance.
 - 4. Other expenses required to complete the installation.
 - 5. Contractor's and subcontractor's overhead and profit (mark-up).

1.03 SELECTION OF PRODUCTS UNDER ALLOWANCES

- A. Architect's Duties
 - 1. Consult with the Contractor in consideration of products and suppliers or installers.
 - 2. Make selection in consultation with Owner designating:
 - a. Product, model and finish.
 - b. Accessories and attachments.
 - c. Supplier and installer as applicable.
 - d. Cost to Contractor, delivered to the site or installed as applicable.

- e. Manufacturer's warranties.
- 3. Prepare Change Orders.

B. Contractor's Duties

- 1. Assist Architect and Owner in determining qualified suppliers and installers.
- 2. Obtain proposals from specific suppliers and installers when requested by Architect.
- 3. Make appropriate recommendations for consideration to the Architect.
- 4. Notify Architect promptly of:
 - a. Any reasonable objections Contractor may have against supplier, or party under consideration of the Architect.
 - b. Any effect on the construction schedule anticipated by selections under consideration.

1.04 CONTRACTOR RESPONSIBILITY FOR PURCHASE, DELIVERY AND INSTALLATION

- A. On notification of selection, execute purchase agreement with designated supplier.
- B. Arrange for and process Shop Drawings, Product Data and Samples, as required.
- C. Make all arrangements for delivery.
- D. Upon delivery, promptly inspect products for damage or defects.
- E. Submit claims for transportation damage.
- F. Install and finish products in compliance with requirements of referenced specification sections.

1.05 ADJUSTMENT OF COSTS

- A. Should the net cost be more or less than the specified amount of the allowance, the Contract Sum will be adjusted accordingly by Change Order.
 - 1. The amount of the Change Order will recognize any changes in handling costs at the site, labor, installation costs, overhead, profit and other expenses caused by the selection under the allowance.
 - 2. For products specified under a unit cost allowance, the unit cost shall apply to the quantities actually used with a nominal allowance for waste, as determined by receipted invoices, or by field measurement.
- B. Submit any claims for anticipated additional costs at the site, or other expenses caused by the selection under the allowance, prior to execution of the work.
- C. Failure to submit claims will constitute a waiver of claims for additional costs.
- D. At contract closeout, reflect all approved changes in contract amounts in the final

state of accounting.

1.06 SCHEDULE OF ALLOWANCES

- A. Playground Area: Amount: See Bid Form
 - 1. New poured surface
 - 2. Expanded playground equipment
 - 3. New trash receptacle to match existing playground benches, final location to be coordinated with owner

END OF SECTION

SECTION 01 22 00

UNIT PRICES

PART 1 GENERAL

1.01 SUMMARY

- A. Section includes administrative requirements and criteria applicable to portions of the work performed under a unit price payment method.

1.02 DEFINITIONS

- A. A unit price is an amount proposed by a bidder and stated on the Bid Form as a price per unit of measurement for materials or services that will be added to or deducted from the Contract Sum by Change Order to the extent that the quantities of work required by the Contract Documents are increased or decreased. In the event greater or lesser quantities of materials are required by the Contract Documents, the Unit Price will be used as the basis for adjustment by Change Order, for the duration of the Contract.
- B. Unit prices are indicated on the Bid Form. Where indicated, refer to individual specification sections for specific information regarding unit prices. A Unit Price schedule is included at the end of this Section. Specification sections referenced in this section contain the specifications for materials and methods described under each unit price.

1.03 DESCRIPTION OF REQUIREMENTS

- [A. Include in the total bid amount all unit prices stated in the Contract Documents.]
- B. Requirements of the Work related to Unit Prices are specified in the Contract Documents and indicated on the Bid Form. The work associated with unit prices is over and above that which is identified on the Contract Documents which is base bid or alternate work.
- C. Work associated with unit prices is to be performed only with the prior approval of the Architect. No credit will be given for work performed under a unit price without such prior approval and verification of actual quantity of work completed.

1.04 MEASUREMENT AND PAYMENT OF UNIT PRICES

- A. Take all measurements and compute quantities. The Architect will verify measurements and quantities. Provide necessary equipment and assist in the verification of measurements and quantities.
 - 1. Measurement by Weight: Measured by handbook or scaled weight.

2. Measurement by Volume: Measured by cubic dimension using mean length, width and height or thickness.
 3. Measurement by Area: Measured by square dimension using mean length and width or radius.
 4. Linear Measurement: Measured by linear dimension, at the item centerline or mean chord.
- B. Unit Quantities: Quantities and measurements indicated in the Form of Proposal are for bidding and contract purposes only. Quantities and measurements supplied or placed in the work and verified by the Architect shall determine payment.
- C. Unit Price Includes: Full compensation for all required labor, products, tools, equipment, plant, transportation, services and incidentals; erection, application or installation of an item of the Work; and including overhead and profit.
- D. Payment will not be made for materials wasted or disposed of in a manner that is not acceptable, materials remaining on hand after completion of the work, or installation of materials beyond the lines and levels of the required work.

PART 2 PRODUCTS

Not Used

PART 3 EXECUTION

3.01 UNIT PRICES

- A. Gypsum Board Patching. Provide areas requiring replacement to include damaged areas and as required for new.
1. Description: Cost includes removal of loose, broken delaminated, water damaged and deteriorating gypsum wall board as required for new.
 2. Unit Cost: Include material and labor.
 3. Unit of Measure: Square foot.
 4. Specification Reference: Section 09 29 00.
 5. Quantity of Work: Base 32 SF/unit
- B. New Sub-Flooring. Provide at new flooring areas as required for new installation.
1. Description: Cost includes removal of loose, broken delaminated, water damaged and deteriorating sub-floor.
 2. Unit Cost: Include material and labor.
 3. Unit of Measure: Square foot.
 4. Specification Reference: Section 06 10 00.
- C. ~~New Underlayment. Provide at new flooring areas as required for new installation.~~
- ~~1. Description: Cost includes removal of loose, broken delaminated, water damaged and deteriorating underlayment.~~
 - ~~2. Unit Cost: Include material and labor.~~

3. ~~Unit of Measure: Square foot.~~
4. ~~Specification Reference: Section 06 10 00.~~

D. New Interior Doors. Provide at new locations as required for new doors (assume 36" x 80").. Provide new wood casing and frames.

1. Description: Cost includes removal of damaged and deteriorating doors.
2. Unit Cost: Include material and labor.
3. Unit of Measure: Each.
4. Specification Reference: Section 08 19 00.
5. Quantity of Work – Base Bid: 95 doors.

E. New Steel Doors at Exterior Storage Rooms. Provide at new locations as required for new doors.

1. Description: Cost includes removal of damaged and deteriorating doors. Existing frame to remain.
2. Unit Cost: Include material and labor.
3. Unit of Measure: Each.
4. Specification Reference: Section 08 16 13.
5. Quantity of Work – Base Bid: 20 doors.

F. **Roof Sheathing patching. Provide areas requiring replacement to include damaged and as required for new.**

1. **Description: Cost includes removal of loose, broken delaminated, water damaged and deteriorating sheathing as required for new.**
2. **Unit Cost: Include material and labor.**
3. **Unit of Measure: Square foot**
4. **Specification Reference: Section 06 16 00 Sheathing**
5. **Quantity of Work – Base Bid: 32 SF/Unit**

G. **Exterior Sheathing Patching. Provide areas requiring replacement to include damaged and as required for new.**

1. **Description: Cost includes removal of loose, broken delaminated, water damaged and deteriorating sheathing as required for new.**
2. **Unit Cost: Include material and labor.**
3. **Unit of Measure: Square foot**
4. **Specification Reference: Section 06 16 00 Sheathing**
5. **Quantity of Work – Base Bid: 64 SF/Unit**

END OF SECTION

SECTION 06 16 00

SHEATHING

PART 1 GENERAL

1.01 WORK INCLUDED

A. Provide sheathing work as shown and specified. Work includes:

1. Exterior wall sheathing.
 - a. Plywood
2. Wood roof sheathing.
 - a. Plywood
 - b. Oriented-Strand-Board (OSB)

1.02 REFERENCES

A. Standards

1. American Plywood Association (APA): Grades and Standards
 - a. APA Plywood Design Specification, Form No. Y510T.
 - b. APA Engineered Wood Construction Guide, Form No. E30R.
2. American Wood Protection Association (AWPA): Treatment Standards.
 - a. AWPA U1 - Use Category System: User Specification for Treated Wood
3. PS - U.S. Product Standard: Softwood Lumber and Plywood Standards
 - a. PS-1 - Construction and Industrial Plywood.
4. American Society for Testing and Materials (ASTM)
 - a. A153 - Standard Specification for Zinc Coating (Hot-Dip) on Iron and Steel Hardware
 - b. D3498 - Standard Specification for Adhesives for Field-Gluing Plywood to Lumber Framing for Floor Systems
 - c. D2898 - Standard Practice for Accelerated Weathering of Fire-Retardant-Treated Wood for Fire Testing
 - d. E84 - Standard Test Method for Surface Burning Characteristics of Building Materials]

1.04 SUBMITTALS

- A. Shop Drawings: Submit shop drawings indicating framing connection details, fastener connections and dimensions.
- B. Product Data: For each type of process and factory-fabricated product. Indicate component materials and dimensions and include construction and application details.

- C. Preservative Treated Wood: Submit certification by treating plant stating chemical and process used and conformance with applicable standards.
- D. Fire-Retardant Treatment: Submit certification by treating plant that fire retardant treatment materials comply with governing ordinances and that treatment will not bleed through finished surfaces.
- E. Submit manufacturer's certification that fire-rated assemblies proposed meet project requirements, including evidence of approved test reports acceptable to governing building code enforcing authorities, that assemblies when installed with proposed materials, will meet or exceed fire ratings required.

1.05 QUALITY ASSURANCE

- A. Softwood Plywood: Grading rules and wood species shall conform with Product Standard PS 1.
- B. Grade Marks
 - 1. General: Identify all lumber and plywood by official grade mark.
 - 2. Softwood Plywood: Appropriate grade trademark of the American Plywood Association.
 - a. Type, grade, class and identification index.
 - b. Inspection and testing agency mark.

1.06 STORAGE AND HANDLING

- A. Store off the ground.
- B. Protect from direct contact with the weather.
- C. Provide proper ventilation.

1.07 JOB CONDITIONS

- A. Time delivery and installation of carpentry work to avoid delaying trades whose work is dependent on, or affected by, the carpentry work and to comply with protection and storage requirements.
- B. Installer must examine the surfaces and supporting structure and the conditions under which the carpentry work is to be installed, and notify the Contractor in writing of conditions detrimental to the work. Do not proceed with the installation until unsatisfactory conditions have been corrected in a manner acceptable to the installer.
- C. Correlate location of furring, nailers, blocking, grounds and similar supports so that attached work will comply with design requirements.

PART 2 PRODUCTS

2.01 WOOD SHEATHING

- A. Plywood: Provide exterior grade plywood for exterior use and interior type with exterior glue for interior use. Formaldahyde free.
 - 1. Exterior Concealed Use: APA-CD-EXT.
 - 2. Roof Sheathing: APA RATED SHEATHING EXT, square edge.
 - 3. Subfloor: APA RATED STURD-I-FLOOR EXP 1 or 2.
- B. OSB Panels (Oriented Strand Board): Conform to PS-2 and HUD/FHA Materials Bulletin 40C. Formaldahyde free.
 - 1. Roof Sheathing
 - a. Thickness: 9/16".
 - b. Exposure Durability Classification: Exposure 1.
 - 2. Wall Sheathing
 - a. Thickness: 7/16".
 - b. Exposure Durability Classification: Exposure 1.

2.02 PRESERVATIVE WOOD TREATMENT

- A. Preservative Treatment by Pressure Process: AWWPA U1; Use Category UC3b.
 - 1. Preservative Chemicals: Acceptable to authorities having jurisdiction and containing no arsenic or chromium.
 - 2. For exposed items indicated to receive a stained or natural finish, use chemical formulations that do not require incising, contain colorants, bleed through, or otherwise adversely affect finishes.

2.03 HARDWARE AND ACCESSORIES

- A. Provide all necessary screws, nails, bolts and other hardware for satisfactory installation of work.
 - 1. Fasteners, General: Size and type complying with manufacturer's written instructions for Project conditions and requirements of authorities having jurisdiction.

PART 3 EXECUTION

3.01 INSTALLATION

- A. Examine substrates and installation conditions. Do not proceed with sheathing work until unsatisfactory conditions have been corrected.
 - 1. Protrusions of framing, twisted framing members, or unaligned members must be repaired before installation of sheathing is started.
- B. Installation constitutes acceptance of existing conditions and responsibility for

satisfactory performance.

3.02 WOOD WALL SHEATHING, ROOF SHEATHING

- A. General Comply with applicable recommendations contained in Form No. E30R "APA Engineered Wood Construction Guide", for types of plywood products and applications indicated.
 - 1. General
 - a. Install panels across supports, using panels continuous over two or more spans, with end joints staggered and located over center of supports. Provide 1/8" space at edges for expansion/contraction.
 - b. Nail at 6" on center along panel ends and 12" on center at intermediate supports.
 - 2. Nail to comply with the recommendations of the American Plywood Association and OBC 2304.9.
 - 3. Subflooring
 - a. Use adhesives complying with APA Specification AFG-01, applied in accordance with manufacturers' recommendations. Apply to all framing member/plywood panel joints.
 - b. Provide ply-clips or similar Architect approved support methods at unsupported panel edges.

END OF SECTION

SECTION 09 51 13

ACOUSTICAL PANEL CEILINGS

PART 1 GENERAL

1.01 WORK INCLUDED

- A. Provide acoustical lay-in panel ceiling system as shown and specified.

1.02 QUALITY ASSURANCE

- A. Workmanship: Comply with Ceilings & Interior Systems Contractors Association (CISCA) "Ceiling Systems Handbook".
- B. Installation: Performed by an experienced authorized installer approved by acoustical material manufacturer.
- C. Fire Hazard Classification: Provide acoustical materials which have been UL tested, listed and labeled Class 0-25, when tested in accordance with ASTM E84, Class A flame spread rating in accordance with ASTM E1264 requirements.
- D. Reference Standards: Wherever the following abbreviations are used herein, they shall refer to the corresponding standards.
 - 1. AIMA: Acoustical and Insulating Materials Association.
 - 2. ASTM: American Society for Testing and Materials.
 - 3. CISCA: Ceilings and Interior Systems Contractors Association.
- E. Coordination Between Trades: Quality assurance includes the cooperation with HVAC, Plumbing and Electrical Contractors in regards to ceiling grid layout.
 - 1. Procedures for submitting coordination drawings for ceiling work is included in Section 01 33 23 - Shop Drawings, Product Data and Samples.

1.04 SUBMITTALS

- A. Product Data
 - 1. Submit manufacturer's product data and installation instructions for each type of acoustical material and suspension system required.
 - 2. Submit manufacturer's written instructions for recommended maintenance practices for each type of acoustical ceiling system required. Include recommendations for cleaning and refinishing acoustical units and precautions against materials and methods that may be detrimental to finishes and acoustical performances.

- B. Samples: Submit 12" square acoustical panel samples for each type of acoustical unit required. Provide 12" long suspension system and edge molding samples.
- C. Certification: Submit manufacturer's certification of acoustical units fire hazard classification rating and performance requirements.

1.05 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Deliver materials in original, unopened protective packaging, with manufacturer's labels indicating brand name, pattern size, thickness and fire rating as applicable, legible and intact.
- B. Store materials in original protective packaging to prevent soiling, physical damage or wetting.
- C. Store cartons open at each end to stabilize moisture content and temperature.
- D. Do not begin installation until sufficient materials to complete a room are received.

1.06 PROJECT CONDITIONS

- A. Environmental Limitations: Do not install acoustical panel ceilings until spaces are enclosed and weatherproof, wet work in spaces is complete and dry, work above ceilings is complete, and ambient temperature and humidity conditions are maintained at the levels indicated for Project when occupied for its intended use.

1.07 EXTRA MATERIALS

- A. Maintenance Stock: Under this Section furnish to the Owner prior to final acceptance, extra maintenance stock of acoustical materials, consisting of a minimum of one percent of area of each size, type, thickness installed on the job, and 4% if the area is under 5,000 sq. ft.

PART 2 PRODUCTS

2.01 SUSPENSION SYSTEM

- A. Exposed "Tee" Grid System
 - 1. Description: Cold-rolled electrogalvanized steel, factory applied white finish paint to match ceiling tile.
 - a. 15/16" exposed face; DONN (USG INTERIORS) Model DX; ROCKFON Chicago Metallic 200 Snap Grid System; ARMSTRONG Prelude.
 - 2. Description: Comply with ASTM C635. Provide systems adequate to support light fixtures, ceiling diffusers, and other normal accessories. Maximum deflection 1/360 of the span. All components of system from one manufacturer, die cut, and interlocking.
 - a. Structural Class: Intermediate duty.

- b. Type of System: Direct Hung.
 - c. Attachment Devices: Size for five times design load indicated in ASTM C635, Table 1 direct hung.
 - d. Hanger Wires: ASTM A641 galvanized carbon steel, soft temper, prestretched not less than 12 gauge.
 - e. Carrying Channels: 1-1/2" steel channels, hot-rolled or cold-rolled, not less than 0.475 lbs per linear foot, standard finish.
 - f. Members: Provide manufacturer's standard exposed runners, cross runners and accessories of type and profiles indicated, with exposed cross runners coped to lay flush with main runners.
 - g. Hold Down Clips: Manufacturer's standard; provide in areas not scheduled to receive retention clips].
3. Edge Moldings: Hemmed edge wall angles, cold-rolled electrogalvanized steel, factory applied finish to match grid system.

2.02 ACOUSTICAL UNITS

- A. Acceptable Manufacturers: The following models listed are by ARMSTRONG. Equal products by CERTAINTEED or U.S. GYPSUM are acceptable.
- B. Type ACT-1: Georgian #794, 24" x 24" x 5/8", square edge, CAC 33, light reflectance LR-.88, with white, washable finish; 15/16" grid.

PART 3 EXECUTION

3.01 INSPECTION

- A. Examine substrates, structure and installation conditions. Do not proceed with acoustical ceiling systems work until unsatisfactory conditions have been corrected.
- B. Installation constitutes acceptance of existing conditions and responsibility for satisfactory performance.

3.02 PREPARATION

- A. Measure each ceiling area and establish layout of acoustical units to balance border widths at opposite edges of each ceiling.
 - 1. Avoid use of less than half widths units at borders.
- B. Coordinate with ceiling layout on drawings.
- C. Notify Architect of discrepancies between ceiling layout on drawings and ceiling layout proposed. Do not proceed until approved by Architect.

3.03 INSTALLATION

- A. Suspension System: Comply with ASTM C636 requirements and be water or laser

leveled, maximum deflection of 1/360 of span and maximum surface leveling tolerance 1/8" in 12'-0".

B. Rough Suspension

1. Hangers: Ceiling suspension systems shall not be supported from ductwork, electrical conduit, heating or plumbing lines or any other utility lines. Each utility and the ceiling suspension system shall be a separate installation and each shall be independently supported from the building structure. Where interferences occur, employ trapeze hangers or supports to avoid interferences with appurtenances requiring servicing. Support all four corners of suspension systems at fluorescent light fixtures.
2. Wall Molding
 - a. Provide edge trim molding at perimeter of acoustical ceiling installation and intermediate vertical surfaces. Use maximum lengths. Miter trim corners to provide tight, accurate joint. Connect moldings securely to substrate surfaces.
 - b. Connect moldings to substrate at intervals not over 16" on center and not more than 3" from ends, leveling with ceiling suspension system to tolerance of 1/8" in 12'-0".

C. Acoustical Units

1. Install acoustical lay-in panels level, in uniform plane, with joints accurately cut to ensure a snug and square fit. All panel faces and edges to be free from damage or soiling.
 - a. Fit border units accurately at borders and penetrations.
 - b. Recreate tegular and decorative edges at wall cuts and other cuts.
 - c. For square-edged panels, install panels with edges fully hidden from view by flanges of suspension-system runners and perimeter moldings.
 - d. For reveal-edged panels on suspension-system runners, install panels with bottom of reveal in firm contact with top surface of runner flanges.
 - e. For reveal-edged panels on suspension-system members with box-shaped flanges, install panels with reveal surfaces in firm contact with suspension-system surfaces and panel faces flush with bottom face of runners.
2. Coordinate suspension systems grid layout with electrical lighting fixture lay-out and installation.

3.04 CLEANING

- A. After installation, clean soiled or discolored surfaces of acoustical units and exposed suspension members. Comply with manufacturer's recommendations for cleaning and touch-up of minor finish damage.
- B. Adjust all sags and twists which develop in ceiling systems. Remove and replace units which are improperly installed and damaged units which cannot be

successfully cleaned and repaired to eliminate evidence of damage.

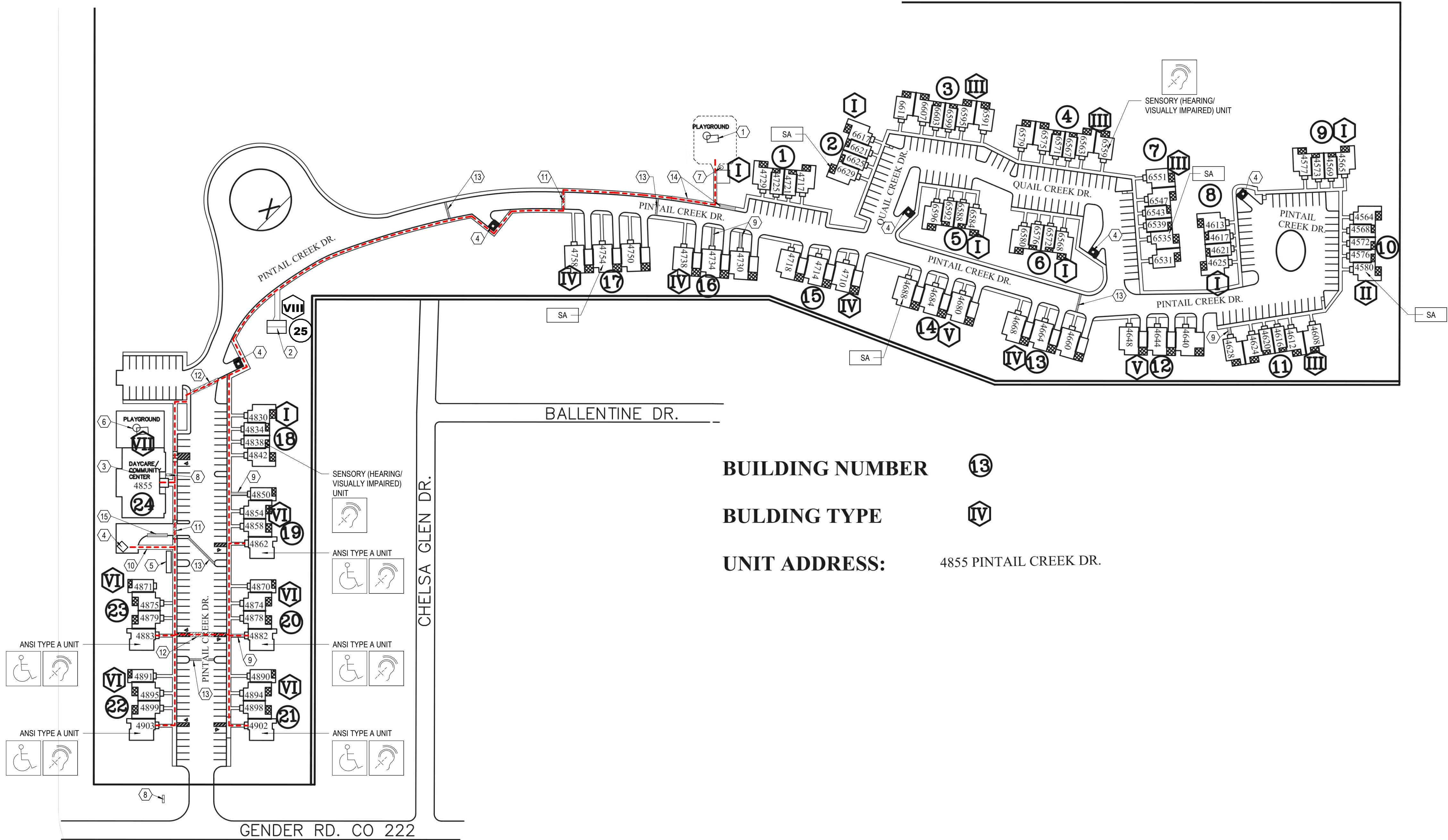
END OF SECTION



NOTE: EXISTING LANDSCAPE PLAN IS SHOWN FOR REFERENCE ONLY. THE PROPOSED WORK DOES NOT ADD OR DELETE ANY LANDSCAPE OR LANDSCAPE ELEMENTS. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.

2 PLAN LANDSCAPE PLAN

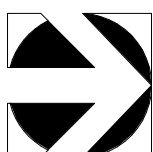
N.T.S.



BUILDING NUMBER 13
BULDING TYPE IV
UNIT ADDRESS: 4855 PINTAIL CREEK DR.

1 PLAN SITE PLAN

N.T.S.



GENERAL NOTES - SITE PLAN

- REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- FIELD VERIFY EXISTING AND PROPOSED GRADE ELEVATIONS BEFORE PROCEEDING WITH WORK.
- EXISTING TREES NOT SHOWN ON SITE PLAN ARE TO BE MAINTAINED.
- ALL DEFECTIVE CONCRETE WALKS, SIDEWALKS, AND CURBS AT SITE SHALL BE REPLACED WHERE NOTED ON SITE PLAN. CONCRETE IN THE RIGHT-OF-WAY SHALL BE REPLACED WHERE NOTED. CONCRETE IN THE RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CITY OF COLUMBUS SPECIFICATIONS. CONTACT THE TRANSPORTATION DIVISION, CITY OF COLUMBUS (614-645-8370) FOR INSPECTION.
- THE METHODS OF CONSTRUCTION SHALL CONFORM TO THE CITY OF COLUMBUS CONSTRUCTION AND MATERIALS SPECIFICATIONS AND THE CITY OF COLUMBUS RULES AND REGULATIONS FOR MAKING OPENINGS IN THE PUBLIC WAY.
- ALL MAINTENANCE OF TRAFFIC IN ASSOCIATION WITH THIS PROJECT SHALL BE IN CONFORMANCE WITH THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, AND THAT APPROPRIATE PERMITS SHALL BE OBTAINED FOR ANY LANE CLOSURES OR SIDEWALK CLOSURES.
- RESEED ALL FRONT YARDS, SIDE YARDS FACING STREETS, AND ALL GRASS AREAS DISRUPTED BY ANY AND ALL CONSTRUCTION.
- ALL DISTURBED EXISTING LANDSCAPE AREAS SHOULD BE RE-SEED WITH NATIVE GROUNDCOVER PLANTS AND MULCH.
- MULCH OVERLAY ASPHALT DRIVE AND PARKING AREAS AND RESTRIPE THE PARKING STALLS. SEAL COAT DRIVEWAYS TO RESIDENTIAL GARAGES.
- CONNECT DOWNSPOUTS AT THE FRONT OF THE RESIDENTIAL BUILDINGS TO A NEW UNDERGROUND DRAINAGE SYSTEM. DRAINING THE UNDERGROUND SYSTEM TO CURB BY GOING UNDER THROUGH SIDEWALKS WITH NEW SPLASH BLOCKS AT ALL OTHER LOCATIONS.
- ANY NEW EXTERIOR SITE BUILDING SIGNAGE WILL BE EASY TO READ WITH HIGH CONTRAST LETTERS/NUMBERS AND BACKGROUND.

CODED NOTES - SITE PLAN

- EXISTING PLAY AREA TO BE REVISED. REMOVE EXISTING MULCH AT PLAY AREA. EXPAND PLAY AREA TO ACCOMMODATE NEW EQUIPMENT. ONE ADDITIONAL PLAYGROUND EQUIPMENT SET, AND POURED PLAY SURFACE AREA.
- EXISTING MAINTENANCE BUILDING
- EXISTING COMMUNITY CENTER
- EXISTING DUMPSTER, TYP.
- EXISTING MAIL KIOSK LOCATION TO REMAIN (66 POST AND 12 PARCEL BOXES). PATCH AND REPAIR ANY DAMAGE TO CONCRETE SIDEWALK AS REQUIRED TO MAINTAIN PROPER ACCESSIBILITY CLEARANCES.
- EXISTING PLAYGROUND AT EARLY LEARNING CENTER NOT IN CONTRACT.
- NEW TRASH RECEPTACLE AT PLAY AREA. RECEPTACLE TO MATCH ADJACENT BENCH SEATING. VERIFY FINAL LOCATION WITH OWNER. SEE SPECS.
- EXISTING SIGNAGE TO REMAIN.
- REPAIR CONCRETE SIDEWALK APPROACH TO FRONT DOOR AT UNITS #4028, 4730, 4734, 4850, 4882.
- NEW CONCRETE WALK TO DUMPSTER. MAINTAIN PROPER ACCESSIBILITY CLEARANCES AS REQUIRED.
- NEW CONCRETE SIDEWALK, RAMP AND APPROACH CROSSOVER STRIPES ON ACCESSIBLE ROUTE. REPLACED SIDEWALK ALONG ACCESSIBLE ROUTE TO BE MIN. 5'-0" WIDE. ADD CURB BARRIERS ALONG ACCESSIBLE ROUTE AS SHOWN ON CIVIL DRAWINGS.
- NEW CROSSOVER STRIPING ON ACCESSIBLE ROUTE.
- REPAIR AND PAINT EXISTING SPEED BUMPS.
- REPLACE CONCRETE SIDEWALK (6 PANELS).
- REPLACE APPROXIMATELY 25 FEET OF CONCRETE CURB. FIELD VERIFY EXACT EXTENTS.

SITE PLAN LEGEND

- CONCRETE SIDEWALK OR CURB - SEE CODED NOTES FOR ADDITIONAL INFORMATION
- NEW CROSSOVER STRIPES ON ACCESSIBLE ROUTE
- EXISTING SPEED BUMP TO BE REPAIRED AND PAINTED
- ANSI TYPE A UNIT (5 TOTAL) - SEE BUILDING TYPE VI OVERALL FLOOR PLANS AND ENLARGED UNIT PLANS FOR ADDITIONAL INFORMATION. ANSI TYPE A UNITS TO ALSO PROVIDE SENSORY UNIT FEATURES.
- SENSORY (HEARING / VISUALLY IMPAIRED) UNIT (2 TOTAL) - SEE BUILDING TYPES I AND III OVERALL FLOOR PLANS AND ENLARGED UNIT PLANS FOR ADDITIONAL INFORMATION. ANSI TYPE A UNITS TO ALSO PROVIDE SENSORY UNIT FEATURES.
- SEMI-AMBULATORY (SA) UNIT (5 TOTAL) - SEE BUILDING TYPES I TO V OVERALL FLOOR PLANS AND ENLARGED UNIT PLANS FOR ADDITIONAL INFORMATION.
- SITE ACCESSIBLE ROUTE
- PERIMETER FENCING TO BE REMOVED AT CHILDREN'S PLAY AREA

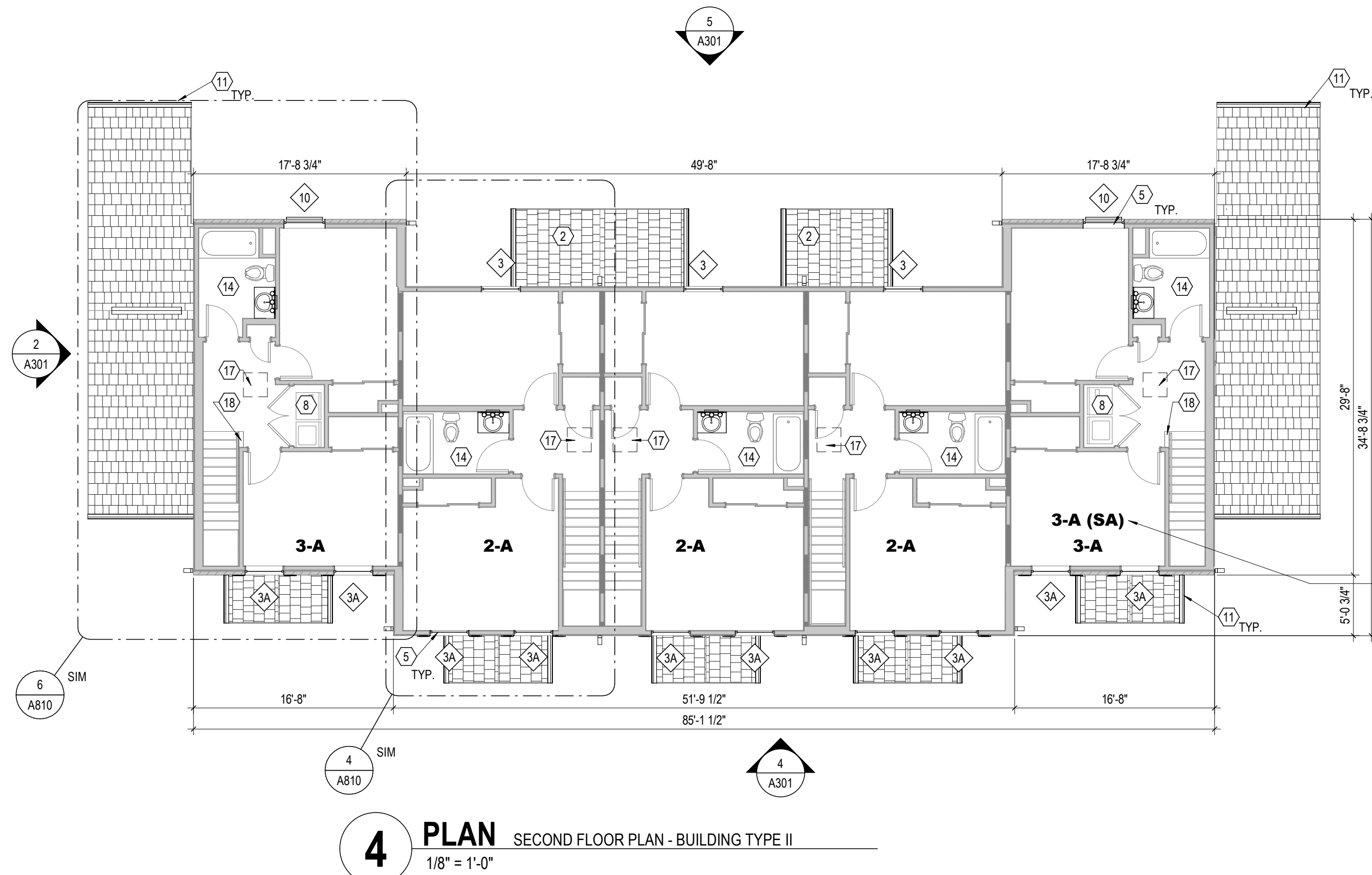
#	DATE	CHANGE DESCRIPTION
1	6/23/2026	Addendum 2

THE MEADOWS RAD RENOVATIONS
4855 PINTAIL CREEK DRIVE
COLUMBUS, OH 43110
FOR
COLUMBUS METROPOLITAN HOUSING AUTHORITY

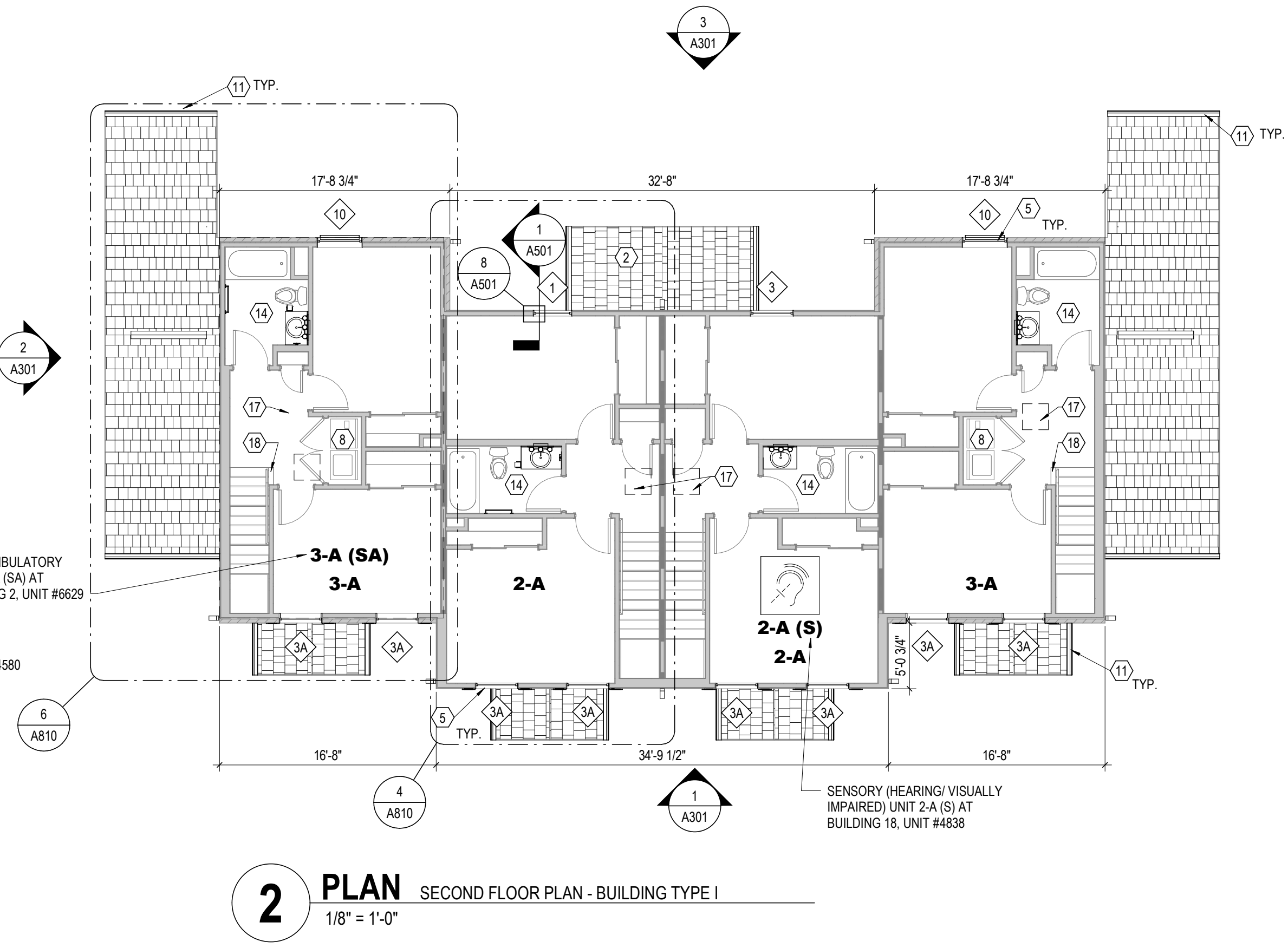
Moody Nolan CERTIFICATE NO: FIRM 00197475

SITE INFORMATION

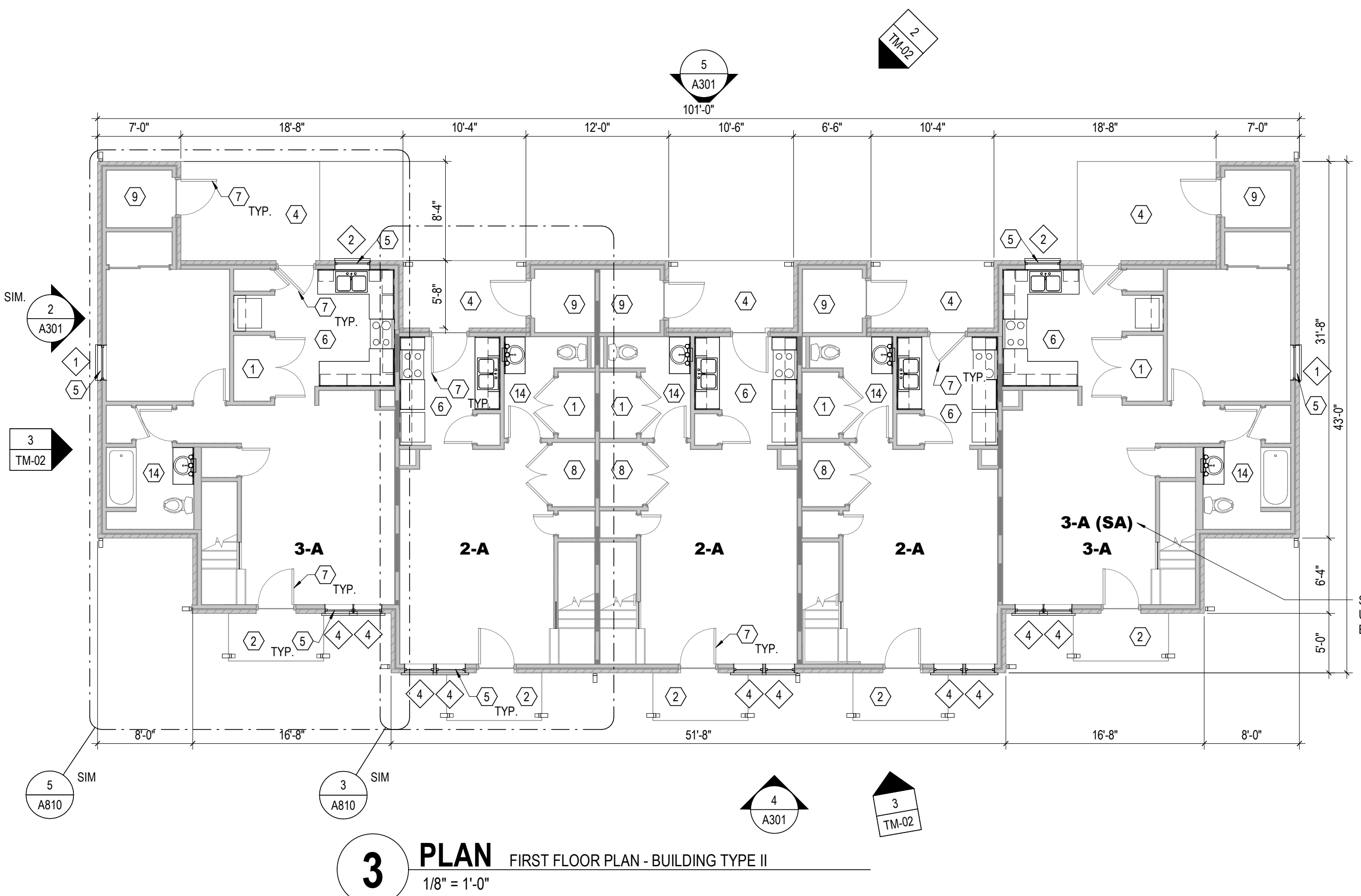
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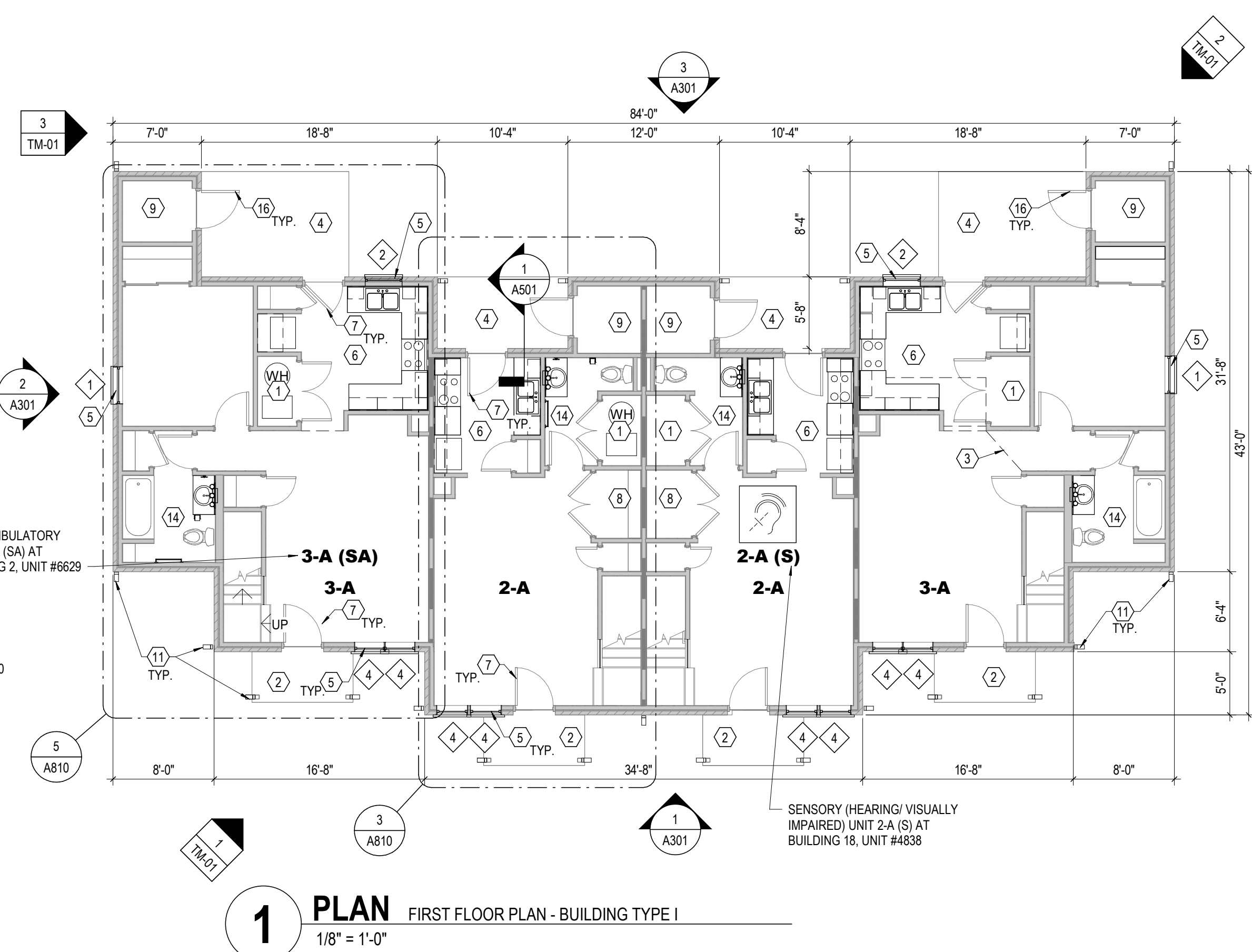
4 PLAN SECOND FLOOR PLAN - BUILDING TYPE II
1/8" = 1'-0"



2 PLAN SECOND FLOOR PLAN - BUILDING TYPE I
1/8" = 1'-0"



3 PLAN FIRST FLOOR PLAN - BUILDING TYPE II
1/8" = 1'-0"



1 PLAN FIRST FLOOR PLAN - BUILDING TYPE I
1/8" = 1'-0"

- GENERAL NOTES - DEMOLITION**
- THE FOLLOWING GENERAL NOTES APPLY TO ALL DWELLING UNITS IN THE PROJECT, U.N.O. (95 UNITS).
 - REFER TO MEP DRAWINGS FOR ADDITIONAL SCOPE OF DEMOLITION WORK.
 - CONTRACTOR SHALL VERIFY ALL CONDITIONS/ DIMENSIONS PRIOR TO WORK. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND CONTRACT DOCUMENTS.
 - EXISTING VCT FLOOR FINISH IS TO REMAIN U.N.O. CLEAN AND PREPARE SURFACE TO RECEIVE NEW FLOOR FINISH OVER EXISTING.
 - REMOVE EXISTING RUBBER BASE IN UNITS WITHOUT DAMAGE TO SUBSTRATE AND PREPARE SURFACE TO RECEIVE NEW BASE. SEE FINISH SCHEDULE.
 - ANY DAMAGE TO EXISTING WORK TO REMAIN SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR TO MATCH EXISTING SIMILAR WORK IN PLACE WHEN NEW. REPAIR ALL DAMAGED WORK IN CONNECTION WITH DEMOLITION WORK INCLUDING DAMAGE CAUSED BY REMOVAL OR INSTALLATION OF MECHANICAL OR ELECTRICAL ITEMS OR EQUIPMENT.
 - WHERE WALLS ARE BEING REMOVED, FILL ALL VOIDS IN FLOORING WITH CEMENTITIOUS INFILL. FINISH FLOOR TO BE LEVEL WITH ANY ADJACENT FLOOR FINISHES.
 - U.N.O. REMOVE ALL EXISTING WALL FINISHES (WALL COVERINGS, BASES, ETC.) FROM EXISTING WALLS. SEE PLANS FOR LOCATION AND FINISH SCHEDULE FOR ADDITIONAL INFORMATION ON NEW FINISHES.
 - DO NOT CUT INTO, REMOVE OR ALTER ANY STRUCTURAL MEMBER OR PORTION OF THE FLOOR, WALL OR ROOF SYSTEM UNLESS SPECIFICALLY NOTED OR INDICATED ON THE DRAWINGS. IF UNCLEAR, CONSULT THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
 - MAINTAIN & PROTECT EXISTING LAUNDRY EQUIPMENT (TENANT FURNISHED) IN UNITS. REMOVE & REINSTALL FOR FINISH WORK INSTALLATION.
 - REMOVE EXISTING WINDOW TREATMENTS AT ALL BUILDINGS.
 - AT ALL RESIDENTIAL BUILDINGS, REMOVE EXISTING WINDOWS AND PREPARE FOR INSTALLATION OF NEW WINDOW.
 - REMOVE ALL EXISTING UNIT ENTRY DOORS, STORM DOORS.
 - REMOVE GYPSUM BD. AT KITCHEN WALL CABINETS AND BACKSPLASH AREAS.
 - REMOVE GYPSUM BD. BEHIND BATH VANITIES, WALL SINKS AND WHERE TUBS/SHOWERS ARE BEING REPLACED.
 - AT ALL UNITS WITH GARAGES, REMOVE EXISTING GARAGE DOOR, ALL ATTACHMENTS AND OPERATOR AND PREPARE FOR NEW DOOR AND OPERATOR.
 - AT ALL DWELLING UNITS, REMOVE EXISTING CARPET FROM LIVING ROOMS AND BEDROOMS, AND PREPARE FLOOR TO RECEIVE NEW FLOOR FINISH.

- FLOOR PLAN LEGEND**
- REFERENCE ELEVATION (SEE PROJECT MANUAL FOR PHOTOS)
VIEW NUMBER
SHEET NUMBER
- 3-A** UNIT DESIGNATION, SEE ENLARGED UNIT PLAN SHEETS
- W** WINDOW TYPE (NEW WINDOWS - SEE SCHEDULE SHEET A701)
- DIR** FLOORING TYPE AND DIRECTION, REFER TO ENLARGED UNIT PLANS AND FINISH SCHEDULE
- X** DOOR TYPE
- ANSI TYPE A UNIT- ALL ANSI TYPE A UNITS TO ALSO INCLUDE SENSORY UNIT FEATURES. REFER TO SITE PLAN FOR LOCATIONS. LOCATE MEP EQUIPMENT AND DEVICES TO MAINTAIN CLEARANCES AS NOTED AND AS DASHED IN FLOOR PLANS. SEE MEP INFO FOR ADDITIONAL REQUIREMENTS.
- HEARING/VISUALLY IMPAIRED (SENSORY) UNIT- ALL ANSI TYPE A UNITS TO ALSO INCLUDE SENSORY UNIT FEATURES. REFER TO SITE PLAN FOR LOCATIONS. LOCATE MEP EQUIPMENT AND DEVICES TO MAINTAIN CLEARANCES AS NOTED AND AS DASHED IN FLOOR PLANS. SEE MEP INFO FOR ADDITIONAL REQUIREMENTS.
- SA SEMI-AMBULATORY (SA) UNIT- REFER TO SITE PLAN FOR LOCATIONS. LOCATE MEP EQUIPMENT AND DEVICES TO MAINTAIN CLEARANCES AS NOTED AND AS DASHED IN FLOOR PLANS. SEE MEP INFORMATION FOR ADDITIONAL REQUIREMENTS.
- REQUIRED CLEAR FLOOR AREA, CENTER AT SINKS & APPLIANCES
- UNOBSTRUCTED CLEARANCE FOR PATH OF ACCESSIBLE MEANS OF EGRESS (MIN. 36" REQUIRED)
- GYPSUM CEILING SOFFIT - EXACT SOFFIT SIZE / LOCATION MAY VARY, FIELD VERIFY EXISTING CONDITIONS PER UNIT
- EXISTING 1 HOUR FIRE RATED WALL
- NOTE: THE INTEGRITY OF THE EXISTING FIRE PARTITIONS HAVE NOT BEEN VERIFIED. THE LOCATIONS FOR FIRE-RATED WALLS SHOWN ON THE PLANS INDICATES WHERE WALL WOULD BE REQUIRED TO BE FIRE-RATED BASED UPON CURRENT CODE REQUIREMENTS. ALL NEW PENETRATIONS MADE THROUGH THESE WALLS ARE TO BE FIRESTOPPED.

- CODED NOTES - FLOOR PLAN**
- NOTE: SEE ENLARGED UNIT PLAN SHEETS, SPECIFICATIONS AND PROJECT DETAILS SHEETS FOR ADDITIONAL INFORMATION.
- EXISTING MECHANICAL ROOM. REFER TO MEP DRAWINGS FOR WORK IN MECHANICAL ROOMS.
 - EXISTING COVERED ENTRY WITH CONCRETE SLAB ON GRADE TO REMAIN.
 - LINE OF CEILING STRUCTURE ABOVE, TYP.
 - EXISTING PATIO WITH CONCRETE SLAB ON GRADE, TYP.
 - NEW VINYL WINDOW SYSTEM AT ALL RESIDENTIAL BUILDINGS. PROVIDE AND INSTALL NEW WINDOW TREATMENTS. SEE ELEVATIONS & SPECIFICATIONS.
 - NEW ENERGY-EFFICIENT KITCHEN APPLIANCES (REFRIGERATOR, STOVE, ETC.), NEW COUNTERTOPS, BACKSPLASH & CASEWORK. SEE SPECIFICATIONS & ENLARGED UNIT PLANS. TYPICAL ALL UNITS.
 - NEW STEEL, INSULATED EXTERIOR DOORS & FRAMES AT ALL RESIDENTIAL BUILDINGS. PAINT ALL DOORS & FRAMES, TYP. AT ALL UNITS. FIELD VERIFY EXACT QUANTITY AND LOCATIONS.
 - LOCATION OF EXISTING WASHER DRYER HOOKUP. EQUIPMENT PROVIDED BY TENANT. CLEAN DRYER VENTS, TYP.
 - TENANT SHED/STORAGE ROOM. NO INTERIOR WORK IN ROOM.
 - NOT USED.
 - NEW GUTTERS, DOWNSPOUTS AND ALUMINUM SOFFITS SYSTEM ON ALL BUILDINGS. ADD LEAF GUARDS TO ALL GUTTERS.
 - NOT USED.
 - PATCH/REPAIR EXISTING SURFACES AFTER INSTALLATION OF PIPING.
 - EXISTING MIRROR/MEDICINE CABINET, VANITY, TOWEL BARS & TOILET PAPER DISPENSER TO BE REMOVED & REPLACED WITH NEW IN TYPICAL UNIT. MIRROR/MEDICINE CABINET IN ANSI TYPE A UNITS TO BE LOWERED, CLEAN & RECAULK. NEW CULTURED MARBLE VANITY COUNTERTOP WITH INTEGRAL SINK & BACKSPLASH. EXISTING WATER CLOSET, TUB & SURROUND TO REMAIN. CLEAN & RECAULK. SEE PROJECT DETAILS & SPECS.
 - NEW GARAGE DOORS & FRAMES AT RESIDENTIAL BUILDINGS. FIELD VERIFY EXACT QUANTITY AND LOCATIONS.
 - PAINT EXISTING DOORS AND FRAME AT EXTERIOR SHED STORAGE, TYP.
 - EXISTING ATTIC ACCESS PANEL.
 - PAINT WD. CAP.

- GENERAL NOTES - FLOOR PLAN**
- THESE DRAWINGS ARE TO BE USED IN CONJUNCTION WITH EXTERIOR CONSTRUCTION DOCUMENT PHOTOGRAPHS & SPECIFICATIONS INCLUDED IN PROJECT MANUAL. THE EXTERIOR PHOTOGRAPHS AND NOTES ILLUSTRATE THE SCOPE OF WORK REQUIRED FOR THE EXTERIOR OF THE BUILDING ALONG WITH NOTES & DETAILS INCLUDED IN THE DRAWINGS. SEE EXTERIOR ELEVATIONS FOR EXTENT OF EXTERIOR WORK AT BUILDINGS.
 - THE FOLLOWING GENERAL NOTES APPLY TO ALL UNITS IN ALL BUILDINGS (95 UNITS), UNLESS NOTED OTHERWISE.
 - ALL DIMENSIONS ARE TO FACE OF GYPSUM BOARD SHEATHING, U.N.O. ALL EXTERIOR DIMENSIONS ARE TO THE OUTSIDE OF THE STRUCTURE. CONTRACTOR IS TO FIELD VERIFY ALL DIMENSIONS.
 - REFER TO SHEET G001 FOR UNIVERSAL DESIGN FEATURES THAT HAVE BEEN INCORPORATED IN THE PROJECT.
 - REFER TO SPECIFICATIONS FOR UNIT PRICE INFORMATION.
 - ALL CONSTRUCTION TO OCCUR IN UNOCCUPIED EMPTY UNITS. TENANTS WILL BE PERMANENTLY RELOCATED FROM THE UNITS IN A MULTI-PHASED PATH DURING THE DURATION OF CONSTRUCTION. TENANT FURNITURE AND BELONGINGS WILL BE MOVED PRIOR TO WORK IN ANY UNIT. CONTRACTOR IS RESPONSIBLE FOR PHASING CONSTRUCTION IN COORDINATION WITH OWNER. ALL UNITS TO BE "RENT READY" AT THE END OF CONSTRUCTION.
 - NEW WORK INSTALLED INVOLVES DEMOLITION & REMOVAL OF ALL EXISTING LIKE MATERIALS NECESSARY FOR THE INSTALLATION OF NEW WORK, U.N.O., INCLUDING BUT NOT LIMITED TO KITCHEN CABINETS, BATH VANITIES, DOORS & FRAMES, PLUMBING FIXTURES, PLUMBING & ELECTRICAL DEVICES.
 - SEE MEP DRAWINGS FOR ADDITIONAL INFORMATION. WORK IS TO BE COORDINATED THROUGH THE GENERAL TRADES CONTRACTOR.
 - ADD AUDIOVISUAL ALARM NOTIFICATION IN TWO PERCENT OF EXISTING UNITS THAT ARE DESIGNATED FOR PERSONS WITH SENSORY IMPAIRMENTS; ADDITIONALLY, ADD SENSORY UNIT FEATURES TO THE FIVE PERCENT OF UNITS DESIGNATED AS ANSI TYPE A UNITS. SEE SITE PLAN FOR LOCATIONS.
 - LOCATION OF EXISTING MOBILITY UNITS (S) TO REMAIN AND WILL BE DESIGNATED AS ANSI TYPE A UNITS. SEE SITE PLAN FOR LOCATIONS AND ENLARGED UNIT PLAN FOR SCOPE OF WORK IN ANSI TYPE A UNITS.
 - PROVIDE SEMI-AMBULATORY UNITS IN FIVE PERCENT OF EXISTING UNITS THAT ARE DESIGNATED AS SA. SEE SITE PLAN FOR LOCATIONS AND ENLARGED UNIT PLAN FOR SCOPE OF WORK IN SA UNITS.
 - IN BASE BID, EXISTING SHINGLE ROOF SYSTEM IS TO REMAIN AT ALL BUILDINGS. SEE MEP DRAWINGS FOR NEW PIPE PENETRATIONS THROUGH EXISTING ROOF SYSTEM AND WORK IN ATTIC SPACE. CONTRACTOR TO FLASH AND SEAL ALL PENETRATIONS PER MFR RECOMMENDATIONS. ROOF PENETRATIONS NOT SHOWN IN DRAWINGS. SEE ROOF PLANS FOR ADDITIONAL INFORMATION.
 - INTEGRITY OF EXISTING FIRE SEPARATION WALLS IS TO BE MAINTAINED DURING CONSTRUCTION. ALL NEW PENETRATIONS THROUGH FLOOR CEILING ASSEMBLY AT UNITS ARE TO BE FIRESTOPPED. SEAL ALL MEP PENETRATIONS IN EXTERIOR AND DEMISING WALLS.
 - ALL EXISTING UNIT ENTRY DOORS AND FRAMES (FRONT & REAR) TO BE REPLACED WITH NEW, INSULATED STEEL DOORS INCLUDING NEW LEVER-TYPE HARDWARE AT ALL DOORS (LOCKSET, HINGES, SEALS, ETC.) AND WALL MOUNTED DOOR STOPS AT ALL DWELLING UNITS. REFER TO DOOR SCHEDULE AND SPECS FOR ADDITIONAL INFO. NEW ENTRY DOORS TO HAVE ONE DOOR VIEWER. AT ANSI TYPE A UNITS AND SECOND DOOR VIEWER AT 48" AT F.
 - IN BASE BID, INCLUDE UNIT COST FOR REPLACING 20 EXTERIOR INSULATED STEEL DOORS AND FRAMES AT SHED ROOM ATTACHED TO RESIDENTIAL BUILDINGS. EXISTING GARAGES TO REMAIN. PAINT NEW DOORS & ASSOCIATED FRAMES.
 - ALL EXISTING WINDOW SYSTEMS ARE TO BE REPLACED AT ALL RESIDENTIAL BUILDINGS. U.N.O. REPLACE WITH NEW ENERGY-STAR RATED WINDOW SYSTEM PER SPECS AND DETAILS. CAULK STRIP ALL WINDOW INSTALLATIONS.
 - WHERE GYPSUM WALL BOARD INSTALLATION, PATCHING OR REPAIR WORK IS BEING DONE, PROVIDE PAPERLESS GYPSUM BOARD (PGB) BEHIND TOILETS, THE SPACE BETWEEN THE SHOWER ENCLOSURE, AND TO THE TOP OF TOILET TANKS. PROVIDE PGB AT SHOWER WALLS WHERE THE PGB WILL NOT HAVE AN EXPOSED FINISH EXCEPT 6 INCHES BEYOND SHOWER JAMBS (6 INCHES ABOVE SHOWER NIPPLE). PROVIDE PAPER-FACED MOISTURE-RESISTANT GYPSUM BOARD ON CEILINGS WHERE BATHROOMS ARE ABOVE AND WITHIN FOUR (4) FEET HORIZONTALLY AND VERTICALLY OF ANY WATER SOURCES, EXCEPT AT TOILET LOCATIONS WITH PGB. CONTRACTOR TO INSTALL ANY NEW DRYWALL TO ALIGN WITH FACE OF ADJACENT EXISTING DRYWALL PARTITIONS, TYP.
 - SEE FINISH SCHEDULE FOR ADDITIONAL INFORMATION ON LOCATIONS AND TYPES OF FINISH MATERIALS. SEE ENLARGED PLANS FOR ADDITIONAL FINISH INFORMATION AND EXTENT OF INTERIOR WORK.
 - NEW WINDOW TREATMENT (BLINDS) & HEAVY-DUTY WINDOW SCREENS AT ALL WINDOWS. FIELD VERIFY EXACT SIZE & QUANTITY.
 - SEAL ALL ACCESSIBLE CRACKS IN CONCRETE FLOOR SLAB WITH POLYURETHANE CAULKING.
 - CLEAN CONCRETE FLOOR SLAB AT MECH/UTILITY CLOSET. CLEAN ANY CLOGGED FLOOR DRAIN, DRAIN LINE, AND CONDENSATE LINE.
 - SEAL ALL ACCESSIBLE CRACKS, GAPS AND HOLES IN BUILDING ENVELOPE. SEAL ALL WALL, FLOOR & JOINT PENETRATIONS CREATED BY PLUMBING, GAS LINES, ELECTRICAL BOXES & OUTLETS, ETC. W/ LOW VOC CAULKING. ALL HOLES INTO STUD & JOIST CAVITIES MUST BE SEALED.
 - SEAL JOINTS BETWEEN WALLS AND FOUNDATION, BETWEEN CONDITIONED SPACES AND ATTICS, AND AT DEMISING WALLS.
 - SEAL AT ALL JOINTS AROUND EXTERIOR DOORS AND WINDOWS.
 - GASKET ATTIC ACCESS PANELS. SEAL DRYWALL TO FRAME OF PANEL.
 - SEAL AT EXTERIOR SHEATHING AND HOUSE WRAP.
 - AA. SEAL ALL MEP PENETRATIONS IN EXTERIOR AND DEMISING WALLS.
 - BB. SEAL ALL SUPPLY BOOTS TO REGISTER TO REDUCE OUTSIDE DUCT LEAKAGE.
 - CC. REFER TO ROOF PLAN FOR FULL SCOPE OF WORK.
 - DD. IN BASE BID, INCLUDE COST FOR REPLACING 95 UNIT INTERIOR DOORS (36" X 80" SWING DOORS) AND FRAMES IN ADDITION TO THE DOORS BEING CALLED OUT TO BE REPLACED IN DOOR SCHEDULE AND NOTES.
 - EE. POWER WASH ALL REAR CONCRETE PATIOS AND PORCH SLABS.

#	DATE	CHANGE DESCRIPTION
1	6/23/2026	Addendum 2

THE MEADOWS RAD RENOVATIONS
COLUMBUS METROPOLITAN HOUSING AUTHORITY
COMMUNITY. COMPASSION. COLLABORATION.

4855 PINTAL CREEK DRIVE
COLUMBUS, OH 43110
FOR
COLUMBUS METROPOLITAN HOUSING AUTHORITY

Moody Nolan CERTIFICATE NO: FIRM 00197475

300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: (614) 461-4664
FAX: (614) 280-8881

DRAWING TITLE:
OVERALL FLOOR PLANS - TYPE - I & II

05/12/2026
DRAWN BY: XXXX CHECKED BY: XXXX
18076.04
A101
BID SET

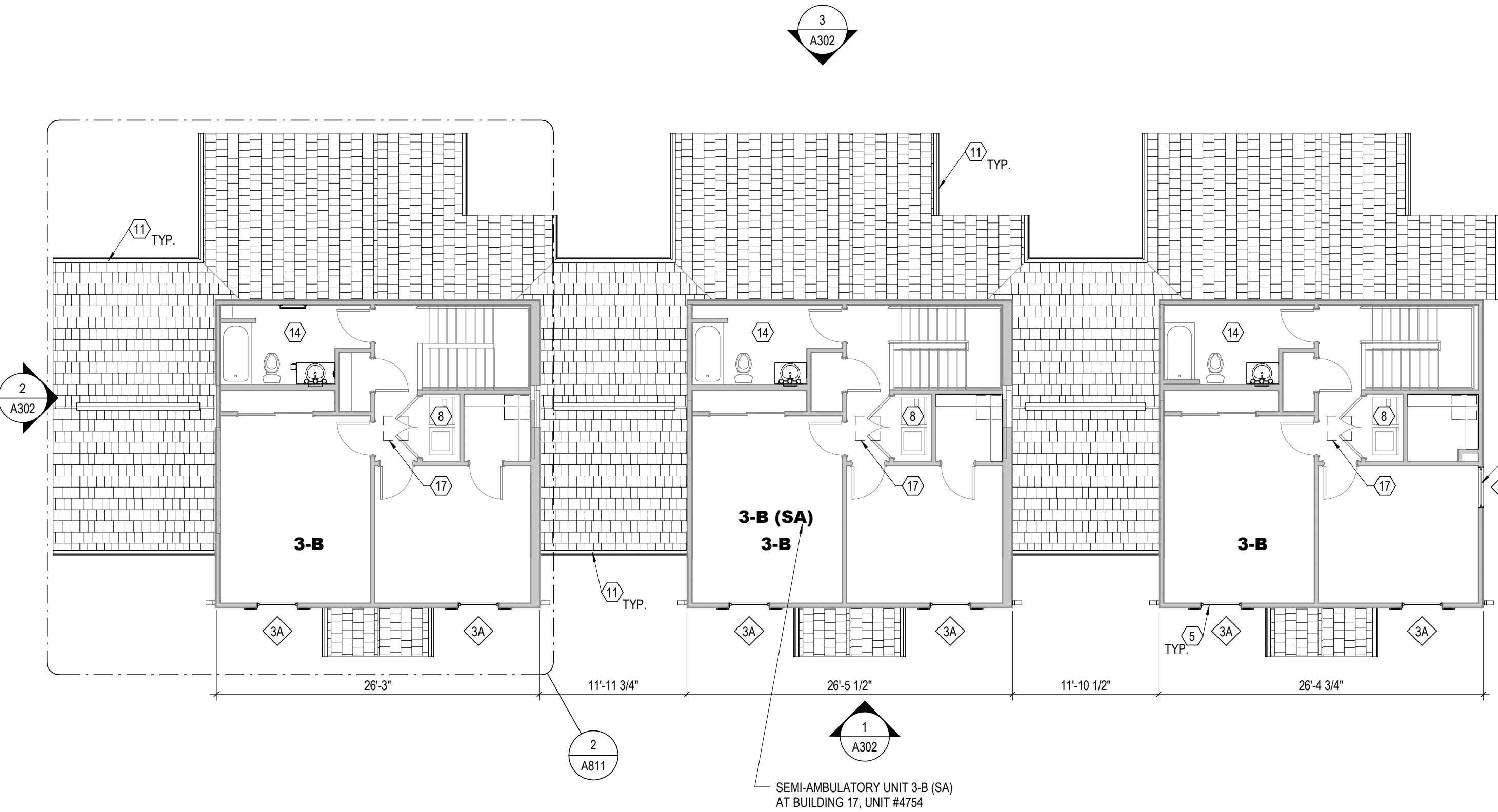
STATE OF OHIO
JAY W. BOONE, LIC. # 10740
REGISTERED ARCHITECT
EXP. DATE: 12/31/2027

CODED NOTES - FLOOR PLAN
NOTE: SEE ENLARGED UNIT PLAN SHEETS, SPECIFICATIONS AND PROJECT DETAILS SHEETS FOR ADDITIONAL INFORMATION. 1. EXISTING MECHANICAL ROOM. REFER TO MEP DRAWINGS FOR WORK IN MECHANICAL ROOMS. 2. EXISTING COVERED ENTRY WITH CONCRETE SLAB ON GRADE TO REMAIN. 3. LINE OF CEILING STRUCTURE ABOVE. TYP. 4. EXISTING PATIO WITH CONCRETE SLAB ON GRADE. TYP. 5. NEW VINYL WINDOW SYSTEM AT ALL RESIDENTIAL BUILDINGS. PROVIDE AND INSTALL NEW WINDOW TREATMENTS. SEE ELEVATIONS & SPECIFICATIONS. 6. NEW ENERGY-EFFICIENT KITCHEN APPLIANCES (REFRIGERATOR, STOVE, ETC.). NEW COUNTERTOPS, BACKSPLASH & CASEWORK. SEE SPECIFICATIONS & ENLARGED UNIT PLANS. TYPICAL ALL UNITS. 7. NEW STEEL, INSULATED EXTERIOR DOORS & FRAMES AT ALL RESIDENTIAL BUILDINGS. PAINT ALL DOORS & FRAMES. TYP. AT ALL UNITS. FIELD VERIFY EXACT QUANTITY AND LOCATIONS. 8. LOCATION OF EXISTING WASHER DRYER HOOKUP. EQUIPMENT PROVIDED BY TENANT. CLEAN DRYER VENTS. TYP. 9. TENANT SHED/ STORAGE ROOM. NO INTERIOR WORK IN ROOM. 10. NOT USED. 11. NEW GUTTERS, DOWNSPOUTS AND ALUMINUM SOFFITS SYSTEM ON ALL BUILDINGS. ADD LEAF GUARDS TO ALL GUTTERS. 12. NOT USED. 13. PATCH/ REPAIR EXISTING SURFACES AFTER INSTALLATION OF PIPING. 14. EXISTING MIRROR/MEDICINE CABINET, VANITY, TOWEL BARS & TOILET PAPER DISPENSER TO BE REMOVED & REPLACED WITH NEW IN TYPICAL UNIT. MIRROR/MEDICINE CABINET IN ANSI TYPE A UNITS TO BE LOWERED, CLEAN & RECAULK. NEW CULTURED MARBLE VANITY COUNTERTOP WITH INTEGRAL SINK & BACKSPLASH. EXISTING WATER CLOSET, TUB & SURROUND TO REMAIN. CLEAN & RECAULK. SEE PROJECT DETAILS & SPECS. 15. NEW GARAGE DOORS & FRAMES AT RESIDENTIAL BUILDINGS. FIELD VERIFY EXACT QUANTITY AND LOCATIONS. 16. PAINT EXISTING DOORS AND FRAME AT EXTERIOR SHED/ STORAGE. TYP. 17. EXISTING ATTIC ACCESS PANEL. 18. PAINT WD. CAP.

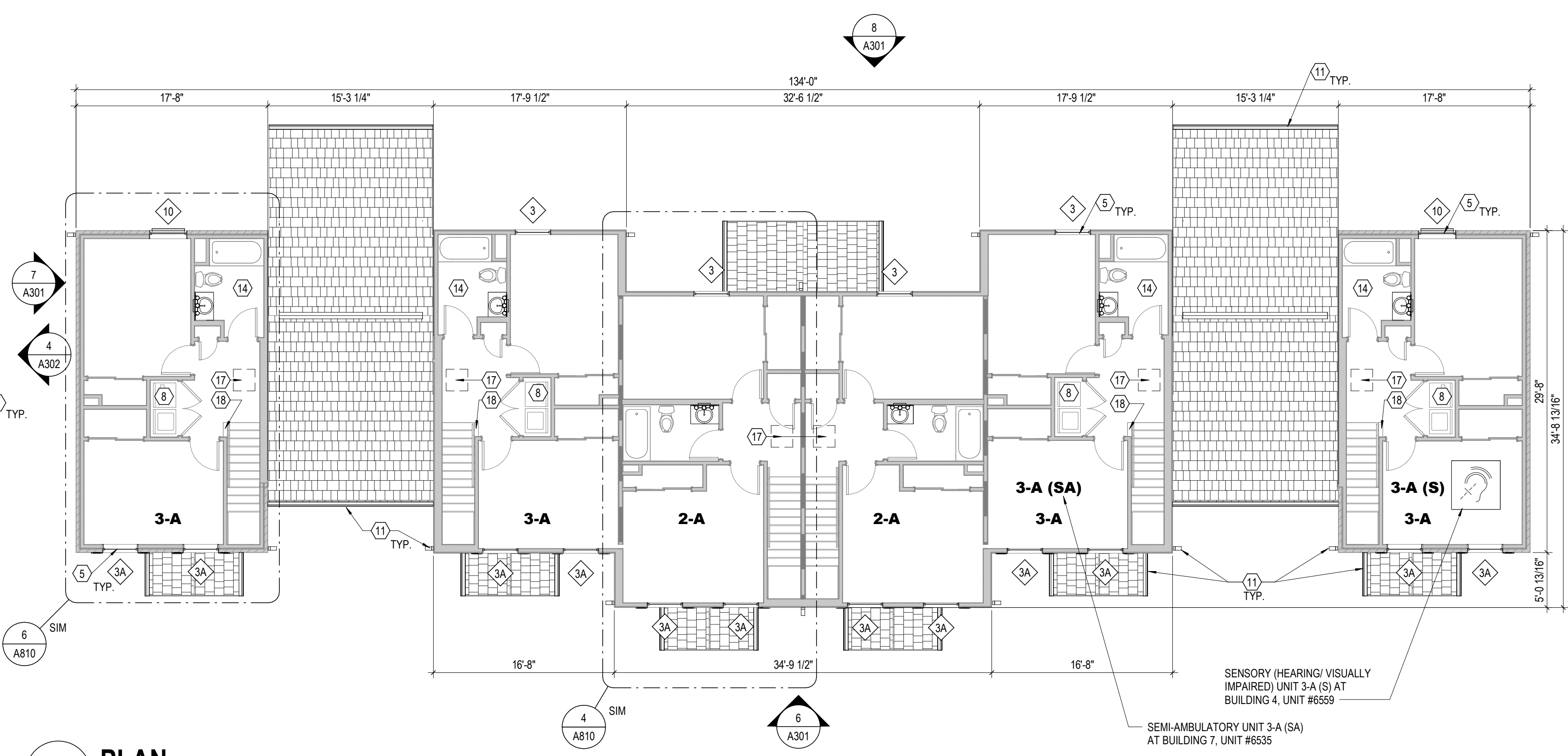
FLOOR PLAN LEGEND
REFERENCE ELEVATION (SEE PROJECT MANUAL FOR PHOTOS) VIEW NUMBER XX-XX 3-A UNIT DESIGNATION, SEE ENLARGED UNIT PLAN SHEETS WINDOW TYPE (NEW WINDOWS - SEE SCHEDULE SHEET A701) FLOORING TYPE AND DIRECTION. REFER TO ENLARGED UNIT PLANS AND FINISH SCHEDULE DOOR TYPE ANSI TYPE A UNIT - ALL ANSI TYPE A UNITS TO ALSO INCLUDE SENSORY UNIT FEATURES. REFER TO SITE PLAN FOR LOCATIONS. LOCATE MEP EQUIPMENT AND DEVICES TO MAINTAIN CLEARANCES AS NOTED AND AS DASHED IN FLOOR PLANS. SEE MEP INFO FOR ADDITIONAL REQUIREMENTS. HEARING/VISUALLY IMPAIRED (SENSORY) UNIT - ALL ANSI TYPE A UNITS TO ALSO INCLUDE SENSORY UNIT FEATURES. REFER TO SITE PLAN FOR LOCATIONS. LOCATE MEP EQUIPMENT AND DEVICES TO MAINTAIN CLEARANCES AS NOTED AND AS DASHED IN FLOOR PLANS. SEE MEP INFORMATION FOR ADDITIONAL REQUIREMENTS. SEMI-AMBULATORY (SA) UNIT - REFER TO SITE PLAN FOR LOCATIONS. LOCATE MEP EQUIPMENT AND DEVICES TO MAINTAIN CLEARANCES AS NOTED AND AS DASHED IN FLOOR PLANS. SEE MEP INFORMATION FOR ADDITIONAL REQUIREMENTS. REQUIRED CLEAR FLOOR AREA, CENTER AT SINKS & APPLIANCES UNOBSTRUCTED CLEARANCE FOR PATH OF ACCESSIBLE MEANS OF EGRESS (MIN. 36" REQUIRED) GYPSUM CEILING SOFFIT - EXACT SOFFIT SIZE / LOCATION MAY VARY. FIELD VERIFY EXISTING CONDITIONS PER UNIT EXISTING 1 HOUR FIRE RATED WALL NOTE: THE INTEGRITY OF THE EXISTING FIRE PARTITIONS HAVE NOT BEEN VERIFIED. THE LOCATIONS FOR FIRE-RATED WALLS SHOWN ON THE PLANS INDICATES WHERE WALL WOULD BE REQUIRED TO BE FIRE-RATED BASED UPON CURRENT CODE REQUIREMENTS. ALL NEW PENETRATIONS MADE THROUGH THESE WALLS ARE TO BE FIRESTOPPED.

GENERAL NOTES - DEMOLITION
A. THE FOLLOWING GENERAL NOTES APPLY TO ALL DWELLING UNITS IN THE PROJECT, U.N.O. (95 UNITS). B. REFER TO MEP DRAWINGS FOR ADDITIONAL SCOPE OF DEMOLITION WORK. C. CONTRACTOR SHALL VERIFY ALL CONDITIONS/ DIMENSIONS PRIOR TO WORK. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND CONTRACT DOCUMENTS. D. EXISTING VCT FLOOR FINISH IS TO REMAIN U.N.O. CLEAN AND PREPARE SURFACE TO RECEIVE NEW FLOOR FINISH OVER EXISTING. E. REMOVE EXISTING RUBBER BASE IN UNITS WITHOUT DAMAGE TO SUBSTRATE AND PREPARE SURFACE TO RECEIVE NEW BASE. SEE FINISH SCHEDULE. F. ANY DAMAGE TO EXISTING WORK TO REMAIN SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR TO MATCH EXISTING SIMILAR WORK IN PLACE WHEN NEW. REPAIR ALL DAMAGED WORK IN CONNECTION WITH DEMOLITION WORK INCLUDING DAMAGE CAUSED BY REMOVAL OR INSTALLATION OF MECHANICAL OR ELECTRICAL ITEMS OR EQUIPMENT. G. WHERE WALLS ARE BEING REMOVED, FILL ALL VOIDS IN FLOORING WITH CEMENTITIOUS INFILL. FINISH FLOOR TO BE LEVEL WITH ANY ADJACENT FLOOR FINISHES. H. U.N.O. REMOVE ALL EXISTING WALL FINISHES (WALL COVERINGS, BASES, ETC.) FROM EXISTING WALLS. SEE PLANS FOR LOCATION AND FINISH SCHEDULE FOR ADDITIONAL INFORMATION ON NEW FINISHES. I. DO NOT CUT INTO, REMOVE OR ALTER ANY STRUCTURAL MEMBER OR PORTION OF THE FLOOR, WALL OR ROOF SYSTEM UNLESS SPECIFICALLY NOTED OR INDICATED ON THE DRAWINGS. IF UNCLEAR, CONSULT THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. J. MAINTAIN & PROTECT EXISTING LAUNDRY EQUIPMENT (TENANT FURNISHED) IN UNITS. REMOVE & REINSTALL FOR FINISH WORK INSTALLATION. K. REMOVE EXISTING WINDOW TREATMENTS AT ALL BUILDINGS. L. AT ALL RESIDENTIAL BUILDINGS, REMOVE EXISTING WINDOWS AND PREPARE FOR INSTALLATION OF NEW WINDOW. M. REMOVE ALL EXISTING UNIT ENTRY DOORS, STORM DOORS. N. REMOVE GYPSUM BD. AT KITCHEN WALL CABINETS AND BACKSPLASH AREAS. O. REMOVE GYPSUM BD. BEHIND BATH VANITIES, WALL SINKS AND WHERE TUBS/SHOWERS ARE BEING REPLACED. P. AT ALL UNITS WITH GARAGES, REMOVE EXISTING GARAGE DOOR, ALL ATTACHMENTS AND OPERATOR AND PREPARE FOR NEW DOOR AND OPERATOR. Q. AT ALL DWELLING UNITS, REMOVE EXISTING CARPET FROM LIVING ROOMS AND BEDROOMS, AND PREPARE FLOOR TO RECEIVE NEW FLOOR FINISH.

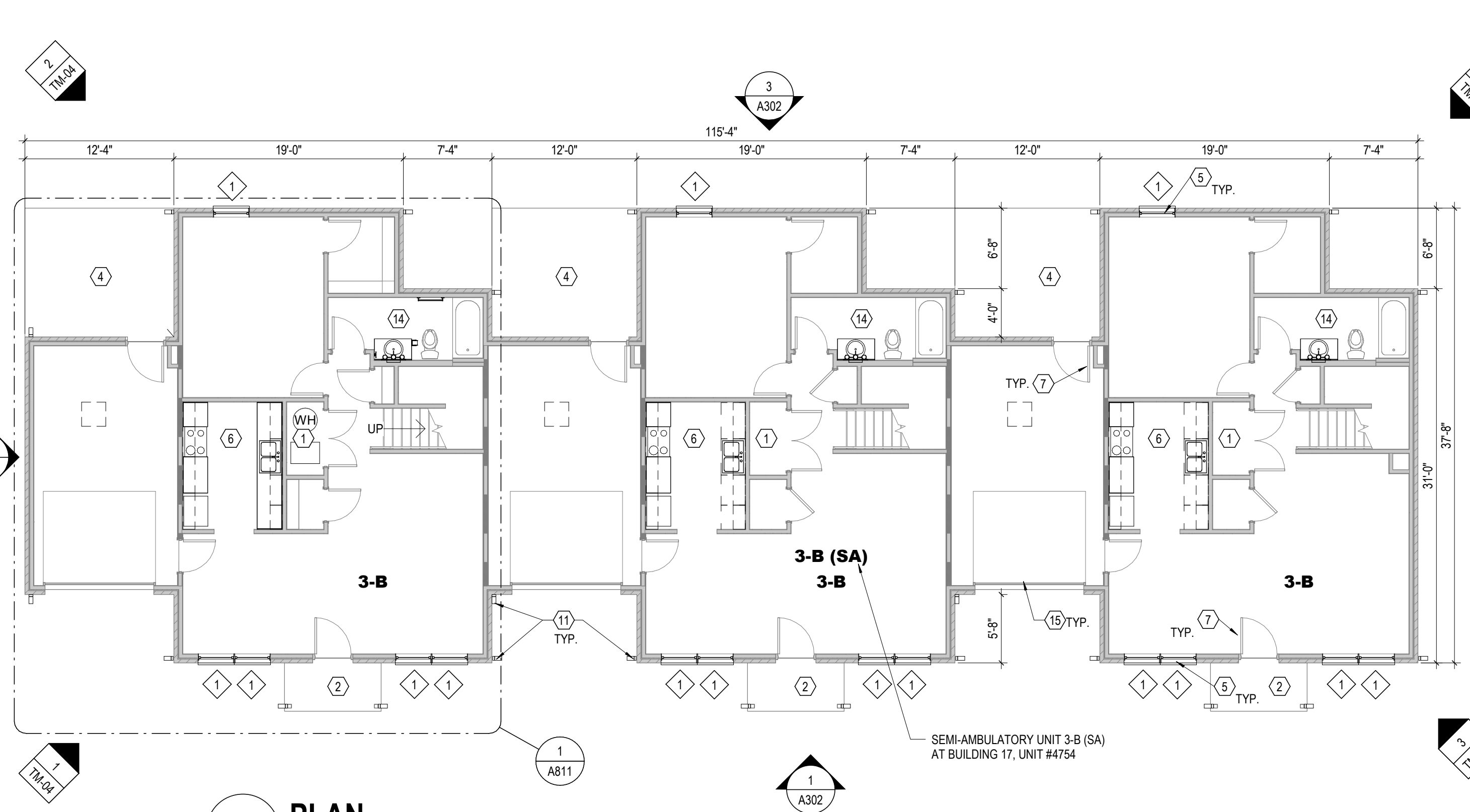
GENERAL NOTES - FLOOR PLAN
A. THESE DRAWINGS ARE TO BE USED IN CONJUNCTION WITH EXTERIOR CONSTRUCTION DOCUMENT PHOTOGRAPHS & SPECIFICATIONS INCLUDED IN PROJECT MANUAL. THE EXTERIOR PHOTOGRAPHS AND NOTES ILLUSTRATE THE SCOPE OF WORK REQUIRED FOR THE EXTERIOR OF THE BUILDING ALONG WITH NOTES & DETAILS INCLUDED IN THE DRAWINGS. SEE EXTERIOR ELEVATIONS FOR EXTENT OF EXTERIOR WORK AT BUILDINGS. B. THE FOLLOWING GENERAL NOTES APPLY TO ALL UNITS IN ALL BUILDINGS (95 UNITS), UNLESS NOTED OTHERWISE. C. ALL DIMENSIONS ARE TO FACE OF GYPSUM BOARD SHEATHING, U.N.O. ALL EXTERIOR DIMENSIONS ARE TO THE OUTSIDE OF THE STRUCTURE. CONTRACTOR IS TO FIELD VERIFY ALL DIMENSIONS. D. REFER TO SHEET 0001 FOR UNIVERSAL DESIGN FEATURES THAT HAVE BEEN INCORPORATED IN THE PROJECT. E. REFER TO SPECIFICATIONS FOR UNIT PRICE INFORMATION. F. ALL CONSTRUCTION TO OCCUR IN UNOCCUPIED EMPTY UNITS. TENANTS WILL BE PERMANENTLY RELOCATED FROM THE UNITS IN A MULTI-PHASED PATH DURING THE DURATION OF CONSTRUCTION. TENANT FURNITURE AND BELONGINGS WILL BE MOVED PRIOR TO WORK IN ANY UNIT. CONTRACTOR IS RESPONSIBLE FOR PHASING CONSTRUCTION IN COORDINATION WITH OWNER. ALL UNITS TO BE "RENT READY" AT THE END OF CONSTRUCTION. G. NEW WORK INSTALLED INVOLVES DEMOLITION & REMOVAL OF ALL EXISTING LIKE MATERIALS NECESSARY FOR THE INSTALLATION OF NEW WORK, U.N.O., INCLUDING BUT NOT LIMITED TO KITCHEN CABINETS, BATH VANITIES, DOORS & FRAMES, PLUMBING FIXTURES, PLUMBING & ELECTRICAL DEVICES. H. SEE MEP DRAWINGS FOR ADDITIONAL INFORMATION. WORK IS TO BE COORDINATED THROUGH THE GENERAL TRADES CONTRACTOR. I. ADD AUDIOVISUAL ALARM NOTIFICATION IN TWO PERCENT OF EXISTING UNITS THAT ARE DESIGNATED FOR PERSONS WITH SENSORY IMPAIRMENTS; ADDITIONALLY, ADD SENSORY UNIT FEATURES TO THE FIVE PERCENT OF UNITS DESIGNATED AS ANSI TYPE A UNITS. SEE SITE PLAN FOR LOCATIONS. J. LOCATION OF EXISTING MOBILITY UNITS (S) TO REMAIN AND WILL BE DESIGNATED AS ANSI TYPE A UNITS. SEE SITE PLAN FOR LOCATIONS AND ENLARGED UNIT PLAN FOR SCOPE OF WORK IN ANSI TYPE A UNITS. K. PROVIDE SEMI-AMBULATORY UNITS IN FIVE PERCENT OF EXISTING UNITS THAT ARE DESIGNATED AS SA. SEE SITE PLAN FOR LOCATIONS AND ENLARGED UNIT PLAN FOR SCOPE OF WORK IN SA UNITS. L. IN BASE BID, EXISTING SHINGLE ROOF SYSTEM IS TO REMAIN AT ALL BUILDINGS. SEE MEP DRAWINGS FOR NEW PIPE PENETRATIONS THROUGH EXISTING ROOF SYSTEM AND WORK IN ATTIC SPACE. CONTRACTOR TO FLASH AND SEAL ALL PENETRATIONS PER MFR RECOMMENDATIONS. ROOF PENETRATIONS NOT SHOWN ON DRAWINGS. SEE ROOF PLANS FOR ADDITIONAL INFORMATION. M. INTEGRITY OF EXISTING FIRE SEPARATION WALLS IS TO BE MAINTAINED DURING CONSTRUCTION. ALL NEW PENETRATIONS THROUGH FLOOR CEILING ASSEMBLY AT UNITS ARE TO BE FIRESTOPPED. SEAL ALL MEP PENETRATIONS IN EXTERIOR AND DEMISING WALLS. N. 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THE SPACE BETWEEN THE SHOWER ENCLOSURE, AND TO THE TOP OF TOILET TANKS, PROVIDE PGB AT SHOWER WALLS WHERE THE PGB WILL NOT HAVE AN EXPOSED FINISH EXCEPT 6 INCHES BEYOND SHOWER JAMBS (6 INCHES ABOVE SHOWER NIPPLE). PROVIDE PAPER-FACED MOISTURE-RESISTANT GYPSUM BOARD ON CEILINGS WHERE BATHROOMS ARE ABOVE AND WITHIN FOUR (4) FEET HORIZONTALLY AND VERTICALLY OF ANY WATER SOURCES, EXCEPT AT TOILET LOCATIONS WITH PGB. CONTRACTOR TO INSTALL ANY NEW DRYWALL TO ALIGN WITH FACE OF ADJACENT EXISTING DRYWALL PARTITIONS. TYP. R. SEE FINISH SCHEDULE FOR ADDITIONAL INFORMATION ON LOCATIONS AND TYPES OF FINISH MATERIALS. SEE ENLARGED PLANS FOR ADDITIONAL FINISH INFORMATION AND EXTENT OF INTERIOR WORK. S. NEW WINDOW TREATMENT (BLINDS) & HEAVY-DUTY WINDOW SCREENS AT ALL WINDOWS. FIELD VERIFY EXACT SIZE & QUANTITY. T. SEAL ALL ACCESSIBLE CRACKS IN CONCRETE FLOOR SLAB WITH POLYURETHANE CAULKING. U. CLEAN CONCRETE FLOOR SLAB AT MECH/ UTILITY CLOSET. CLEAN ANY CLOGGED FLOOR DRAIN, DRAIN LINE, AND CONDENSATE LINE. V. SEAL ALL ACCESSIBLE CRACKS, GAPS AND HOLES IN BUILDING ENVELOPE. SEAL ALL WALL, FLOOR & JOINT PENETRATIONS CREATED BY PLUMBING, GAS LINES, ELECTRICAL BOXES & OUTLETS, ETC. W/ LOW VOC CAULKING. ALL HOLES INTO STUD & JOIST CAVITIES MUST BE SEALED. W. SEAL JOINTS BETWEEN WALLS AND FOUNDATION, BETWEEN CONDITIONED SPACES AND ATTICS, AND AT DEMISING WALLS. X. SEAL AT ALL JOINTS AROUND EXTERIOR DOORS AND WINDOWS. Y. GASKET ATTIC ACCESS PANELS. SEAL DRYWALL TO FRAME OF PANEL. Z. SEAL AT EXTERIOR SHEATHING AND HOUSE WRAP. AA. SEAL ALL MEP PENETRATIONS IN EXTERIOR AND DEMISING WALLS. BB. SEAL ALL SUPPLY BOOTS TO REGISTER TO REDUCE OUTSIDE DUCT LEAKAGE. CC. REFER TO ROOF PLAN FOR FULL SCOPE OF WORK. DD. IN BASE BID, INCLUDE COST FOR REPLACING 95 UNIT INTERIOR DOORS (36" X 80" SWING DOORS) AND FRAMES IN ADDITION TO THE DOORS BEING CALLED OUT TO BE REPLACED IN DOOR SCHEDULE AND NOTES. EE. POWER WASH ALL REAR CONCRETE PATIOS AND PORCH SLABS.



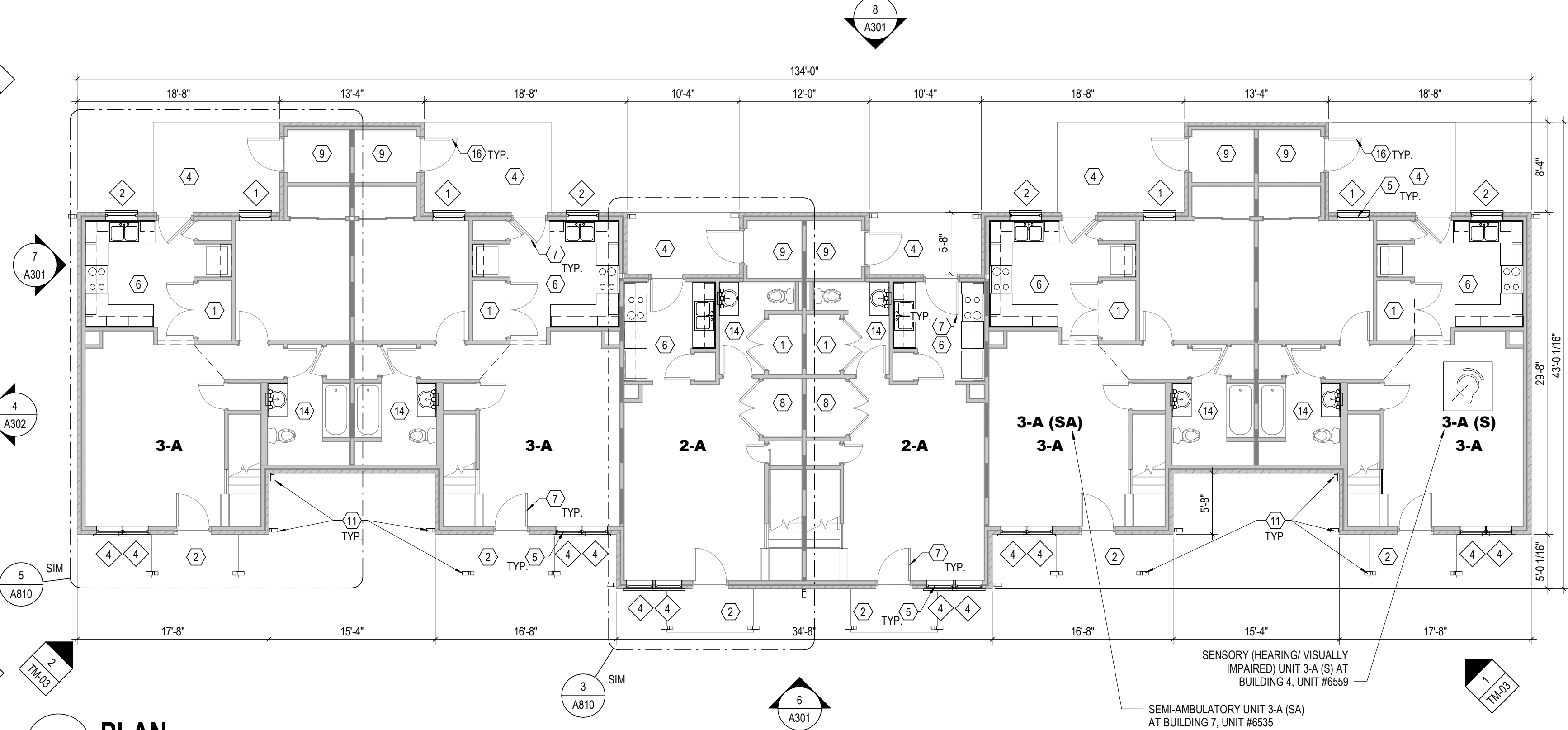
4 PLAN SECOND FLOOR PLAN - BUILDING TYPE IV
1/8" = 1'-0"



2 PLAN SECOND FLOOR PLAN - BUILDING TYPE III
1/8" = 1'-0"



3 PLAN FIRST FLOOR PLAN - BUILDING TYPE IV
1/8" = 1'-0"



1 PLAN FIRST FLOOR PLAN - BUILDING TYPE III
1/8" = 1'-0"

#	DATE	CHANGE DESCRIPTION
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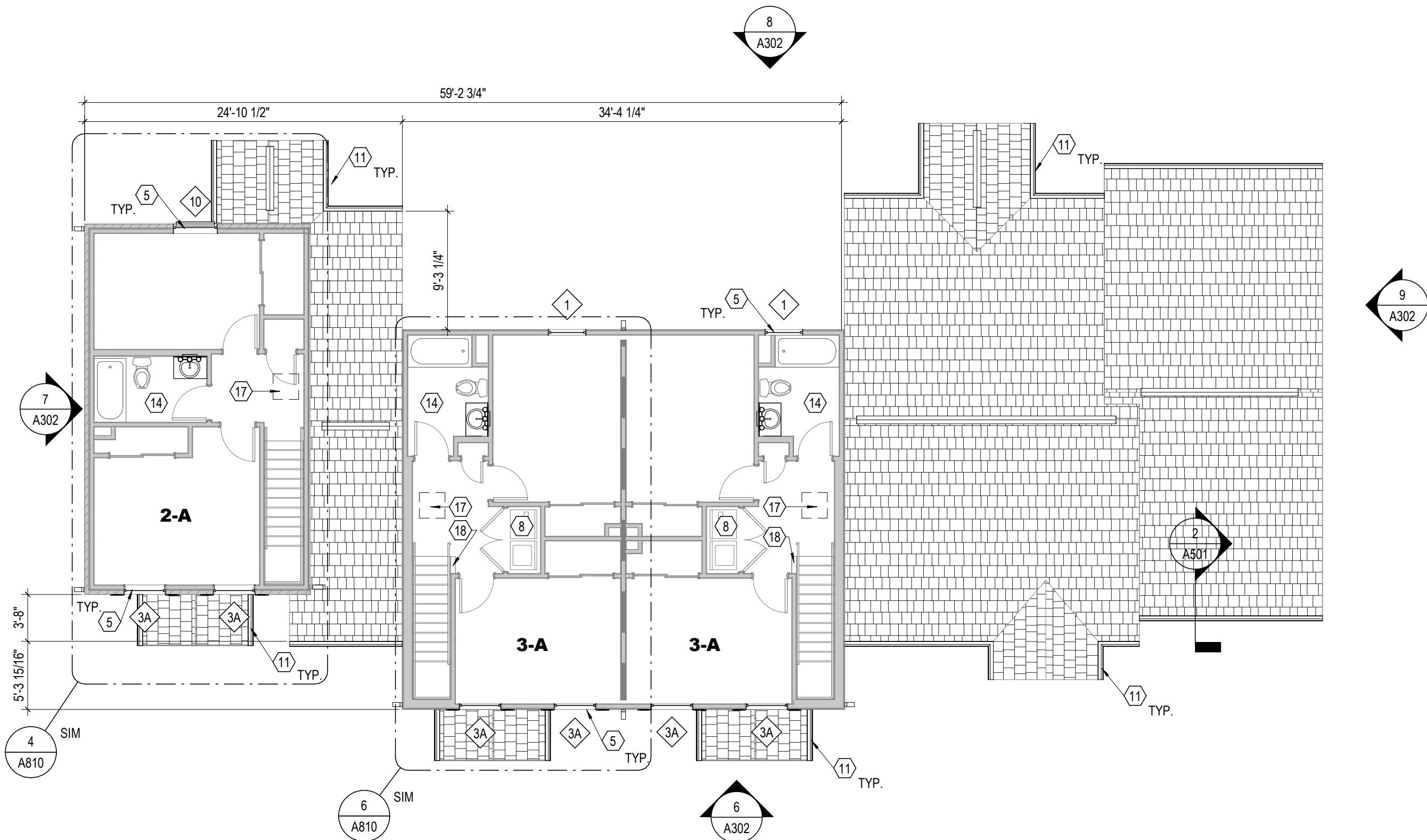
THE MEADOWS RAD RENOVATIONS
COLUMBUS METROPOLITAN HOUSING AUTHORITY
4855 PINTAL CREEK DRIVE
COLUMBUS, OH 43110
FOR COLUMBUS METROPOLITAN HOUSING AUTHORITY

Moody Nolan CERTIFICATE NO: FIRM 00197475
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: (614) 461-4664
FAX: (614) 280-8881

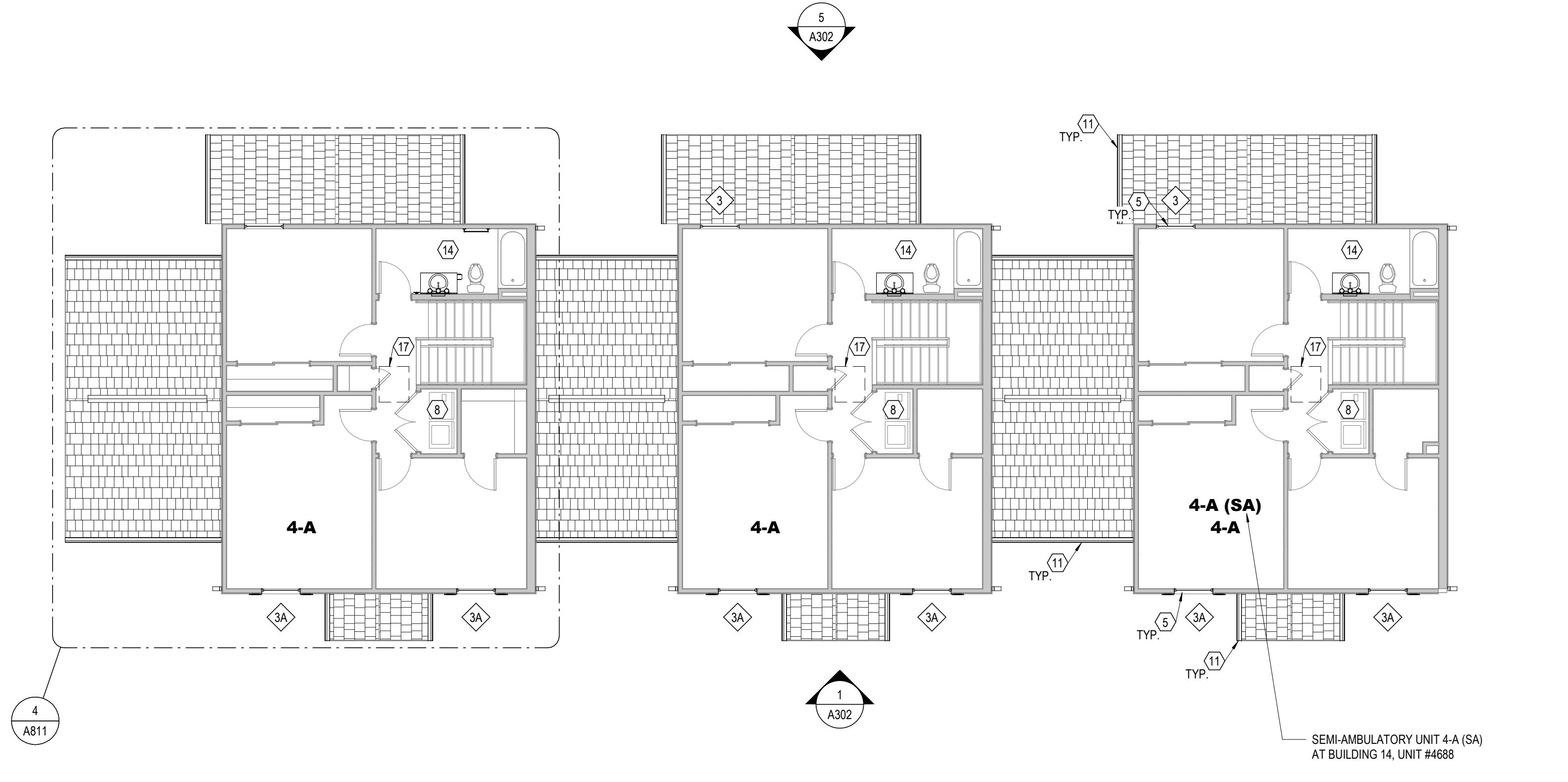
DRAWING TITLE:
OVERALL FLOOR PLANS - TYPE - III & IV

A102
JAY W. BOONE, LIC. # 10740
EXP. DATE: 12/31/2027
05/12/2026
DRAWN BY: XXXX
CHECKED BY: XXXX
18076.04
BID SET

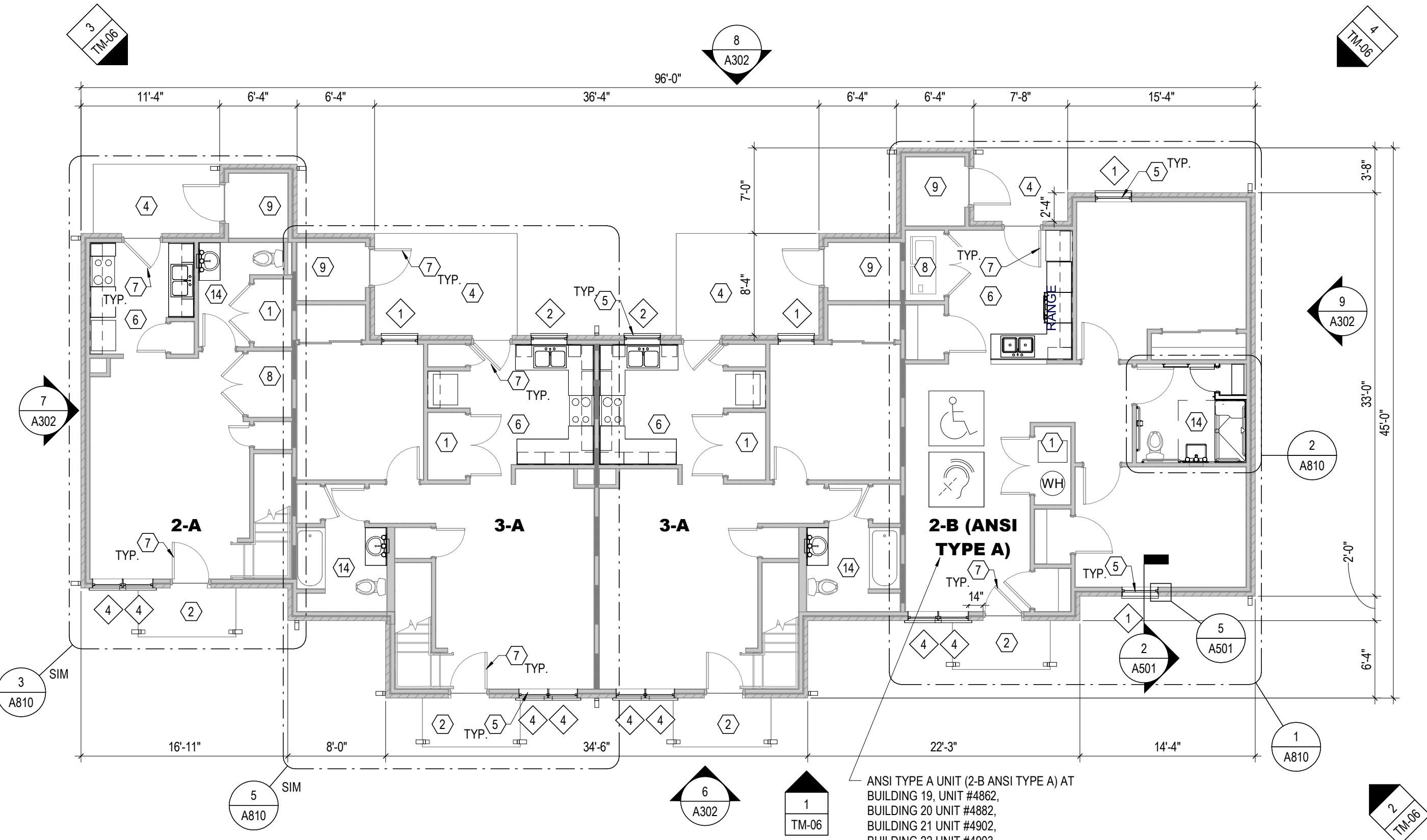
CODED NOTES - FLOOR PLAN	FLOOR PLAN LEGEND	GENERAL NOTES - DEMOLITION
NOTE: SEE ENLARGED UNIT PLAN SHEETS, SPECIFICATIONS AND PROJECT DETAILS SHEETS FOR ADDITIONAL INFORMATION. - EXISTING MECHANICAL ROOM. REFER TO MEP DRAWINGS FOR WORK IN MECHANICAL ROOMS. - EXISTING COVERED ENTRY WITH CONCRETE SLAB ON GRADE TO REMAIN. - LINE OF CEILING STRUCTURE ABOVE. TYP. - EXISTING PATIO WITH CONCRETE SLAB ON GRADE. TYP. - NEW VINYL WINDOW SYSTEM AT ALL RESIDENTIAL BUILDINGS. PROVIDE AND INSTALL NEW WINDOW TREATMENTS. SEE ELEVATIONS & SPECIFICATIONS. - NEW ENERGY-EFFICIENT KITCHEN APPLIANCES: REFRIGERATOR, STOVE, ETC.). NEW COUNTERTOPS, BACKSPLASH & CASEWORK. SEE SPECIFICATIONS & ENLARGED UNIT PLANS. TYPICAL ALL UNITS. - NEW STEEL, INSULATED EXTERIOR DOORS & FRAMES AT ALL RESIDENTIAL BUILDINGS. PAINT ALL DOORS & FRAMES. TYP. AT ALL UNITS. FIELD VERIFY EXACT QUANTITY AND LOCATIONS. - LOCATION OF EXISTING WASHER DRYER HOOKUP. EQUIPMENT PROVIDED BY TENANT. CLEAN DRYER VENTS. TYP. - NOT USED. - NEW GUTTERS, DOWNSPOUTS AND ALUMINUM SOFFITS SYSTEM ON ALL BUILDINGS. ADD LEAF GUARDS TO ALL GUTTERS. - NOT USED. - PATCH/REPAIR EXISTING SURFACES AFTER INSTALLATION OF PIPING. - EXISTING MIRROR/MEDICINE CABINET, VANITY, TOWEL BARS & TOILET PAPER DISPENSER TO BE REMOVED & REPLACED WITH NEW IN TYPICAL UNIT. MIRROR/MEDICINE CABINET IN ANSI TYPE A UNITS TO BE LOWERED, CLEAN & RECAULK. NEW CULTURED MARBLE VANITY COUNTERTOP WITH INTEGRAL SINK & BACKSPLASH. EXISTING WATER CLOSET, TUB & SURROUND TO REMAIN. CLEAN & RECAULK. SEE PROJECT DETAILS & SPECS. - NEW GARAGE DOORS & FRAMES AT RESIDENTIAL BUILDINGS. FIELD VERIFY EXACT QUANTITY AND LOCATIONS. - PAINT EXISTING DOORS AND FRAME AT EXTERIOR SHED STORAGE. TYP. - EXISTING ATTIC ACCESS PANEL. - PAINT WD. CAP.	REFERENCE ELEVATION (SEE PROJECT MANUAL FOR PHOTOS) X XX-XX 3-A UNIT DESIGNATION. SEE ENLARGED UNIT PLAN SHEETS WINDOW TYPE (NEW WINDOWS - SEE SCHEDULE SHEET A701) FLOORING TYPE AND DIRECTION. REFER TO ENLARGED UNIT PLANS AND FINISH SCHEDULE DOOR TYPE ANSI TYPE A UNIT-ALL ANSI TYPE A UNITS TO ALSO INCLUDE SENSORY UNIT FEATURES. REFER TO SITE PLAN FOR LOCATIONS. LOCATE MEP EQUIPMENT AND DEVICES TO MAINTAIN CLEARANCES AS NOTED AND AS DASHED IN FLOOR PLANS. SEE MEP INFO FOR ADDITIONAL REQUIREMENTS. HEARING/VISUALLY IMPAIRED (SENSORY) UNIT-ALL ANSI TYPE A UNITS TO ALSO INCLUDE SENSORY UNIT FEATURES. REFER TO SITE PLAN FOR LOCATIONS. LOCATE MEP EQUIPMENT AND DEVICES TO MAINTAIN CLEARANCES AS NOTED AND AS DASHED IN FLOOR PLANS. SEE MEP INFO FOR ADDITIONAL REQUIREMENTS. SA REQUIRED CLEAR FLOOR AREA, CENTER AT SINKS & APPLIANCES UNOBSTRUCTED CLEARANCE FOR PATH OF ACCESSIBLE MEANS OF EGRESS (MIN. 36" REQUIRED) GYPSUM CEILING SOFFIT - EXACT SOFFIT SIZE / LOCATION MAY VARY. FIELD VERIFY EXISTING CONDITIONS PER UNIT EXISTING 1 HOUR FIRE RATED WALL NOTE: THE INTEGRITY OF THE EXISTING FIRE PARTITIONS HAVE NOT BEEN VERIFIED. THE LOCATIONS FOR FIRE-RATED WALLS SHOWN ON THE PLANS INDICATES WHERE WALL WOULD BE REQUIRED TO BE FIRE-RATED BASED UPON CURRENT CODE REQUIREMENTS. ALL NEW PENETRATIONS MADE THROUGH THESE WALLS ARE TO BE FIRESTOPPED.	A. THE FOLLOWING GENERAL NOTES APPLY TO ALL DWELLING UNITS IN THE PROJECT, U.N.O. (95 UNITS). B. REFER TO MEP DRAWINGS FOR ADDITIONAL SCOPE OF DEMOLITION WORK. CONTRACTOR SHALL VERIFY ALL CONDITIONS/ DIMENSIONS PRIOR TO WORK. EXISTING CONDITIONS AND CONTRACT DOCUMENTS. C. EXISTING VCT FLOOR FINISH IS TO REMAIN U.N.O. CLEAN AND PREPARE SURFACE TO RECEIVE NEW FLOOR FINISH OVER EXISTING. D. REMOVE EXISTING RUBBER BASE IN UNITS WITHOUT DAMAGE TO SUBSTRATE AND PREPARE SURFACE TO RECEIVE NEW BASE. SEE FINISH SCHEDULE. E. ANY DAMAGE TO EXISTING WORK TO REMAIN SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR TO MATCH EXISTING SIMILAR WORK IN PLACE WHEN NEW. REPAIR ALL DAMAGED WORK IN CONNECTION WITH DEMOLITION WORK INCLUDING DAMAGE CAUSED BY REMOVAL OR INSTALLATION OF MECHANICAL OR ELECTRICAL ITEMS OR EQUIPMENT. F. WHERE WALLS ARE BEING REMOVED, FILL ALL VOIDS IN FLOORING WITH CEMENTITIOUS INFILL. FINISH FLOOR TO BE LEVEL WITH ANY ADJACENT FLOOR FINISHES. G. U.N.O. REMOVE ALL EXISTING WALL FINISHES (WALL COVERINGS, BASES, ETC.) FROM EXISTING WALLS. SEE PLANS FOR LOCATION AND FINISH SCHEDULE FOR ADDITIONAL INFORMATION ON NEW FINISHES. H. REMOVE EXISTING WINDOW TREATMENTS AT ALL BUILDINGS. I. DO NOT CUT INTO, REMOVE OR ALTER ANY STRUCTURAL MEMBER OR PORTION OF THE FLOOR, WALL OR ROOF SYSTEM UNLESS SPECIFICALLY NOTED OR INDICATED ON THE DRAWINGS. IF UNCLEAR, CONSULT THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. J. MAINTAIN & PROTECT EXISTING LAUNDRY EQUIPMENT (TENANT FURNISHED) IN UNITS. REMOVE & REINSTALL FOR FINISH WORK INSTALLATION. K. REMOVE EXISTING WINDOW TREATMENTS AT ALL BUILDINGS. L. 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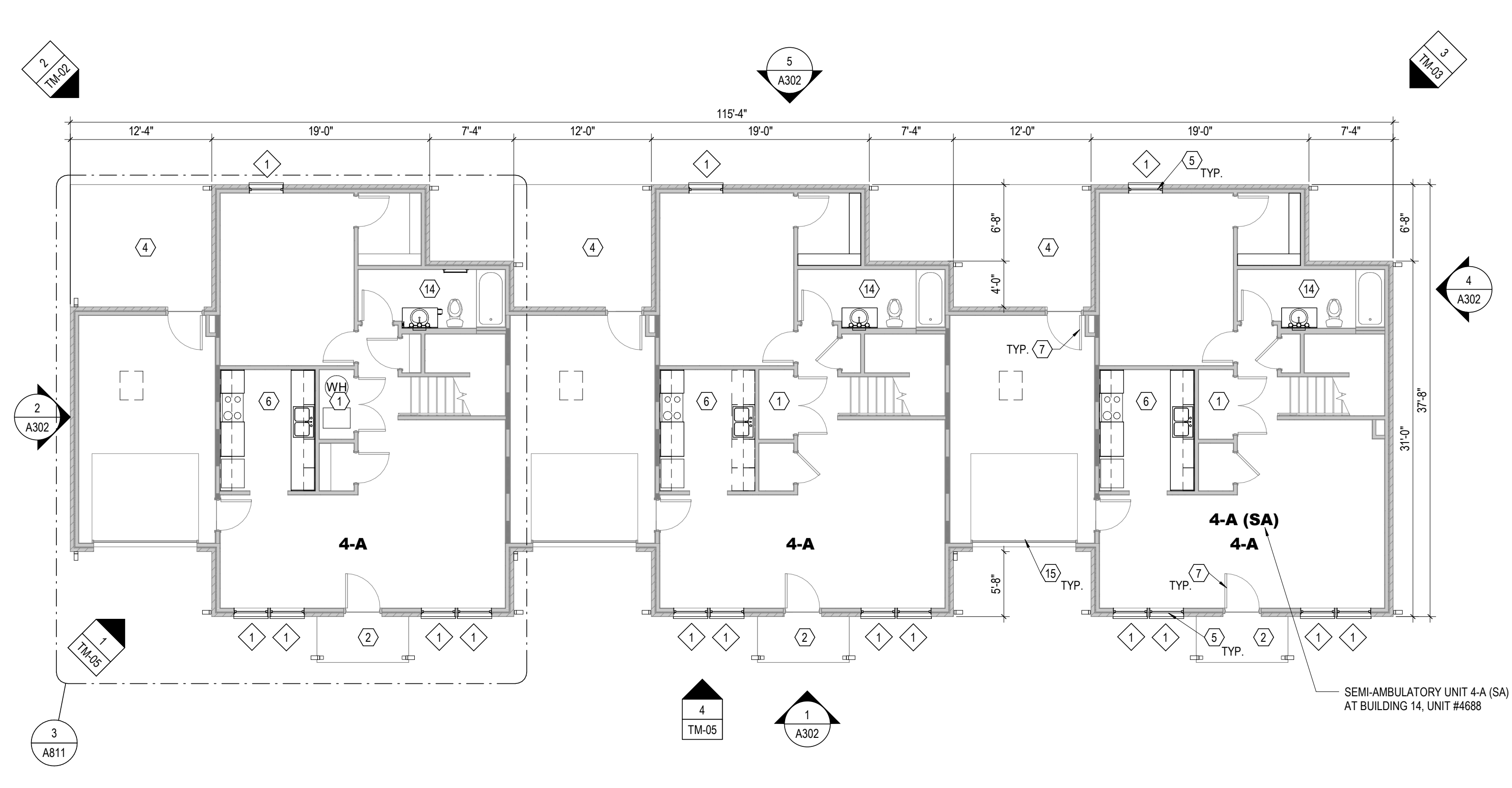
4 PLAN SECOND FLOOR PLAN - BUILDING TYPE VI
1/8" = 1'-0"



2 PLAN SECOND FLOOR PLAN - BUILDING TYPE V
1/8" = 1'-0"



3 PLAN FIRST FLOOR PLAN - BUILDING TYPE VI
1/8" = 1'-0"



1 PLAN FIRST FLOOR PLAN - BUILDING TYPE V
1/8" = 1'-0"

GENERAL NOTES - FLOOR PLAN
A. THESE DRAWINGS ARE TO BE USED IN CONJUNCTION WITH EXTERIOR CONSTRUCTION DOCUMENT PHOTOGRAPHS & SPECIFICATIONS INCLUDED IN PROJECT MANUAL. THE EXTERIOR PHOTOGRAPHS AND NOTES ILLUSTRATE THE SCOPE OF WORK REQUIRED FOR THE EXTERIOR OF THE BUILDING ALONG WITH NOTES & DETAILS INCLUDED IN THE DRAWINGS. SEE EXTERIOR ELEVATIONS FOR EXTENT OF EXTERIOR WORK AT BUILDINGS. B. THE FOLLOWING GENERAL NOTES APPLY TO ALL UNITS IN ALL BUILDINGS (95 UNITS). (UNLESS NOTED OTHERWISE) C. ALL DIMENSIONS ARE TO FACE OF GYPSUM BOARD SHEATHING, U.N.O. ALL EXTERIOR DIMENSIONS ARE TO THE OUTSIDE OF THE STRUCTURE. CONTRACTOR IS TO FIELD VERIFY ALL DIMENSIONS. D. REFER TO SHEET 6001 FOR UNIVERSAL DESIGN FEATURES THAT HAVE BEEN INCORPORATED IN THE PROJECT. E. REFER TO SPECIFICATIONS FOR UNIT PRICE INFORMATION. F. ALL CONSTRUCTION TO OCCUR IN UNOCCUPIED EMPTY UNITS. TENANTS WILL BE PERMANENTLY RELOCATED FROM THE UNITS IN A MULTI-PHASED PATH DURING THE DURATION OF CONSTRUCTION. 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THE SPACE BETWEEN THE SHOWER ENCLOSURE, AND TO THE TOP OF TOILET TANKS, PROVIDE PGB AT SHOWER WALLS WHERE THE PGB WILL NOT HAVE AN EXPOSED FINISH EXCEPT 6 INCHES BEYOND SHOWER JAMBS (6 INCHES ABOVE SHOWER NIPPLE). PROVIDE PAPER-FACED MOISTURE-RESISTANT GYPSUM BOARD ON CEILINGS WHERE BATHROOMS ARE ABOVE AND WITHIN FOUR (4) FEET HORIZONTALLY AND VERTICALLY OF ANY WATER SOURCES, EXCEPT AT TOILET LOCATIONS WITH PGB. CONTRACTOR TO INSTALL ANY NEW DRYWALL TO ALIGN WITH FACE OF ADJACENT EXISTING DRYWALL PARTITIONS. TYP. R. SEE FINISH SCHEDULE FOR ADDITIONAL INFORMATION ON LOCATIONS AND TYPES OF FINISH MATERIALS. SEE ENLARGED PLANS FOR ADDITIONAL FINISH INFORMATION AND EXTENT OF INTERIOR WORK. S. NEW WINDOW TREATMENT (BLINDS) & HEAVY-DUTY WINDOW SCREENS AT ALL WINDOWS. FIELD VERIFY EXACT SIZE & QUANTITY. T. SEAL ALL ACCESSIBLE CRACKS IN CONCRETE FLOOR SLAB WITH POLYURETHANE CAULKING. U. CLEAN CONCRETE FLOOR SLAB AT MECH/UTILITY CLOSET. 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POWER WASH ALL REAR CONCRETE PATIOS AND PORCH SLABS.

#	DATE	CHANGE DESCRIPTION
1	6/23/2026	Addendum 2

THE MEADOWS RAD RENOVATIONS
COLUMBUS METROPOLITAN HOUSING AUTHORITY
4855 PINTAL CREEK DRIVE
COLUMBUS, OH 43110
FOR COLUMBUS METROPOLITAN HOUSING AUTHORITY

Moody Nolan
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: (614) 461-4664
FAX: (614) 280-8881
CERTIFICATE NO: FIRM 00197475

DRAWING TITLE:
OVERALL FLOOR PLANS - TYPE - V & VI

STATE OF OHIO
JAY W. BOONE, LIC. # 10740
EXP. DATE: 12/31/2027

05/12/2026
DRAWN BY: XXX
CHECKED BY: XXX
18076.04
A103
BID SET



GENERAL NOTES - EXTERIOR ELEVATIONS

EXISTING 1 HOUR FIRE RATED WALL

K. ALL FURNITURE AND EQUIPMENT IN COMMUNITY BUILDING TO BE REMOVED

PREVENT ACCESS BY PESTS, INCLUDING PENETRATIONS TO THE BACK OF CASEWORK. ANY HOLES IN THE BACK OF CABINETS MUST BE SEALED.



NOTE: SEE PLANS, ELEVATIONS, SPECIFICATIONS AND PROJECT DETAILS SHEETS FOR ADDITIONAL INFORMATION.

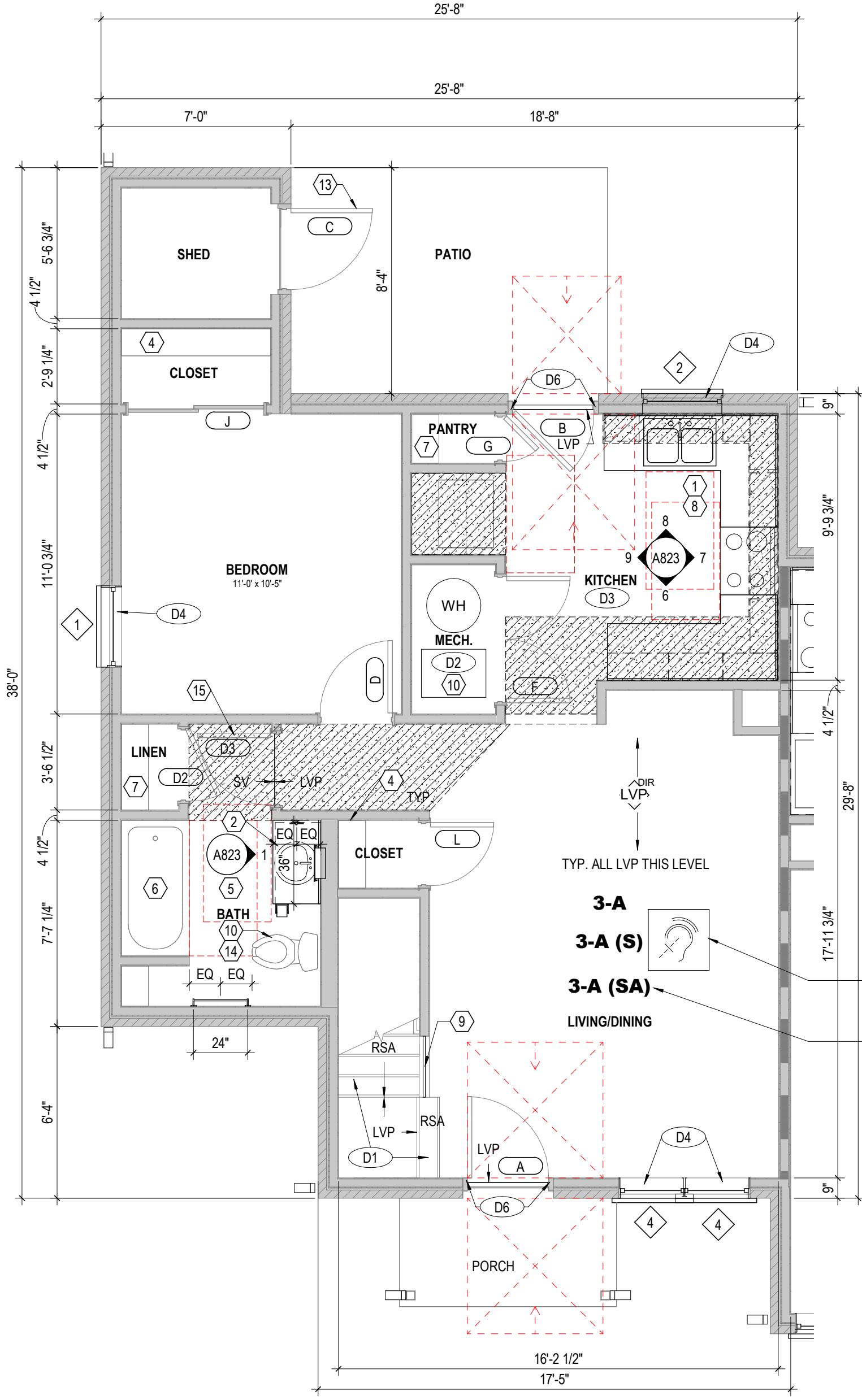
#	DATE	CHANGE DESCRIPTION
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THE MEADOWS RAD RENOVATIONS
 4855 PINTAIL CREEK DRIVE
 COLUMBUS, OH 43110
 614.622.3333

Moody Nolan FAX: (614) 280-8881
CERTIFICATE NO: FIRM 00197475

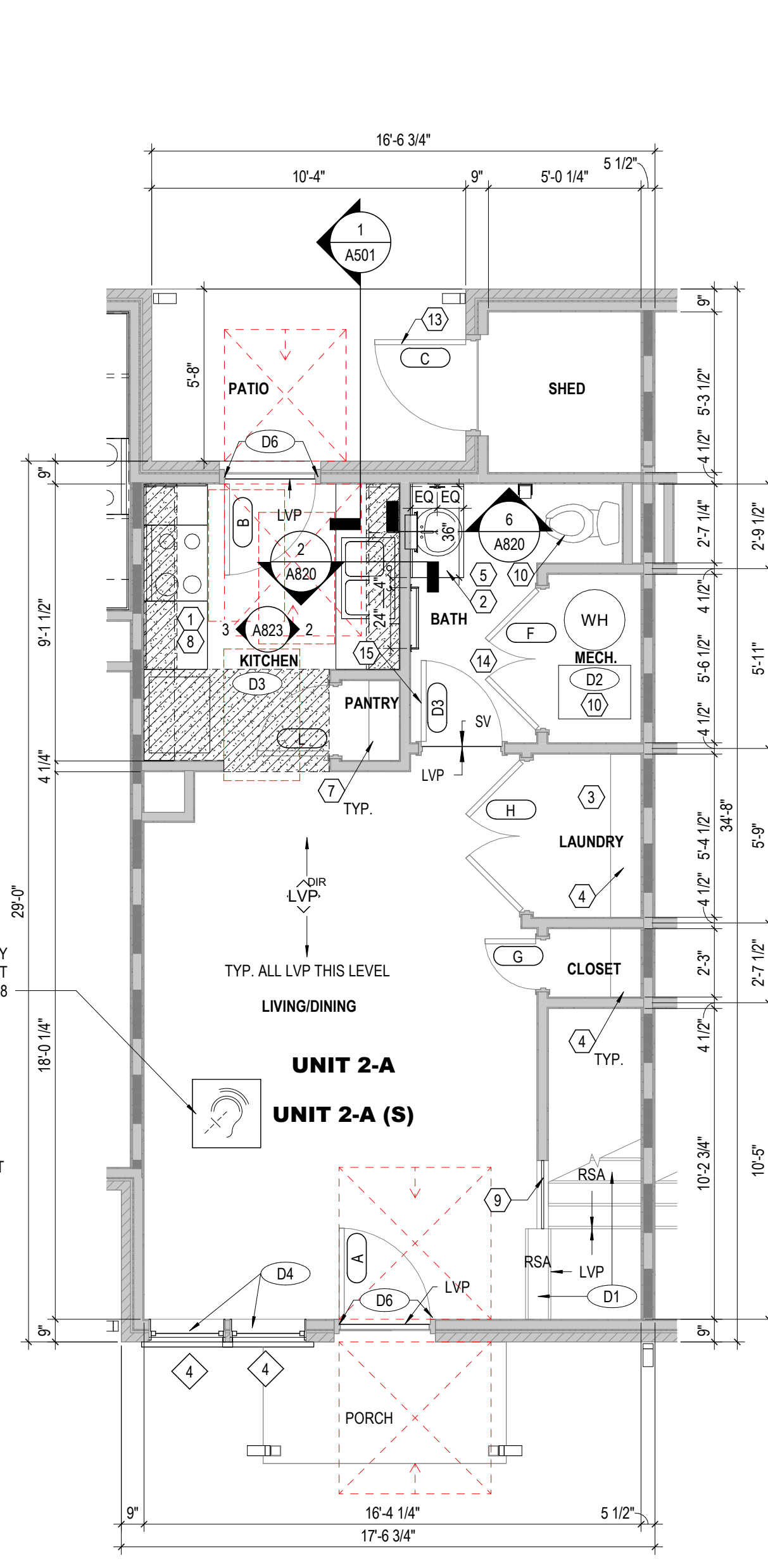
	05/10/2020
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JAY W. BOONE, LIC. # 10740
EXP. DATE: 12/31/2027



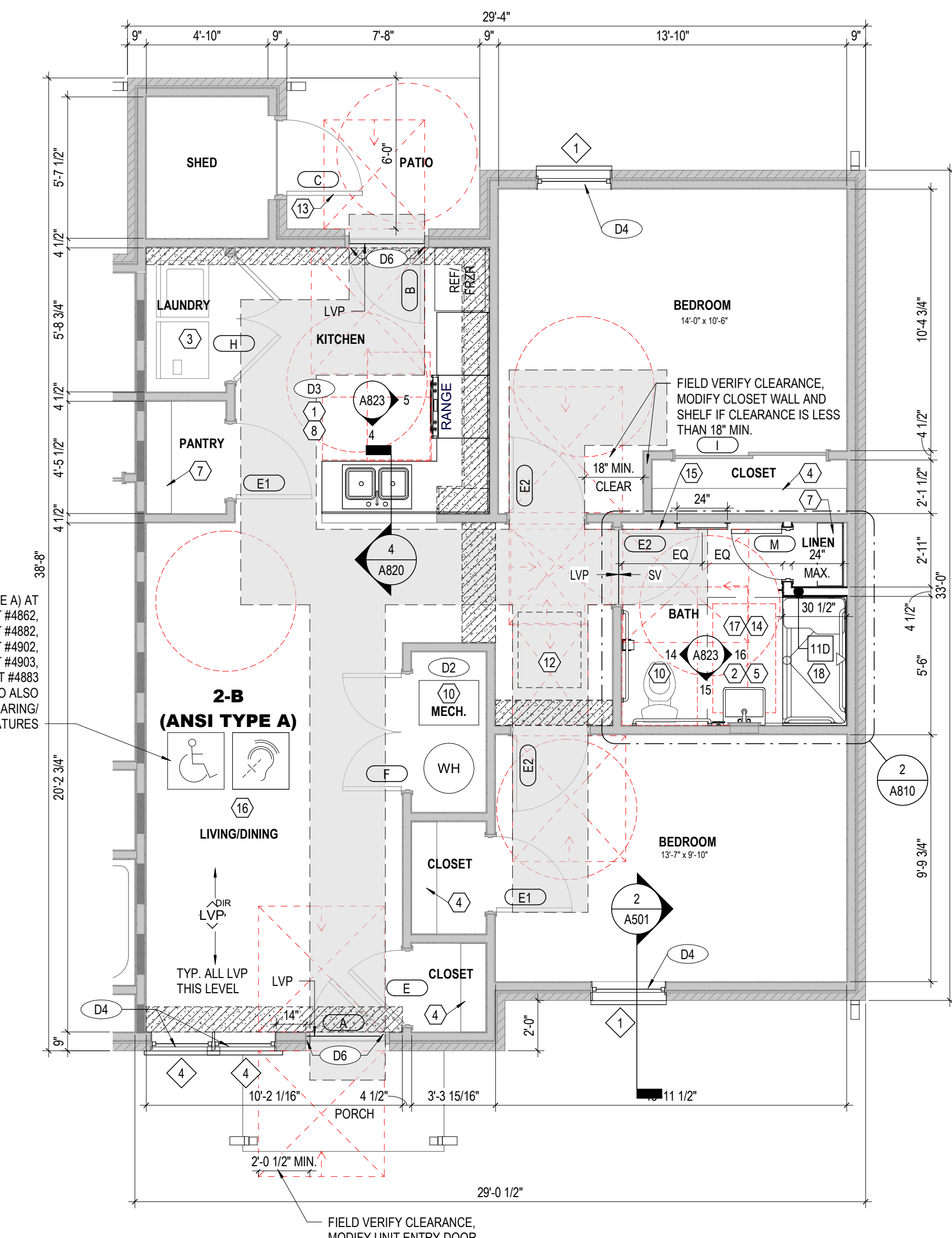
5 PLAN FIRST FLOOR PLAN - UNIT 3-A - (BLDG. TYPES I, II, III, VI)
 1/4" = 1'-0"

6 PLAN SECOND FLOOR PLAN - UNIT 3-A - (BLDG. TYPES I, II, III, VI)
 1/4" = 1'-0"



3 PLAN FIRST FLOOR PLAN - UNIT 2-A - (BLDG. TYPES I, II, III, VI)
 1/4" = 1'-0"

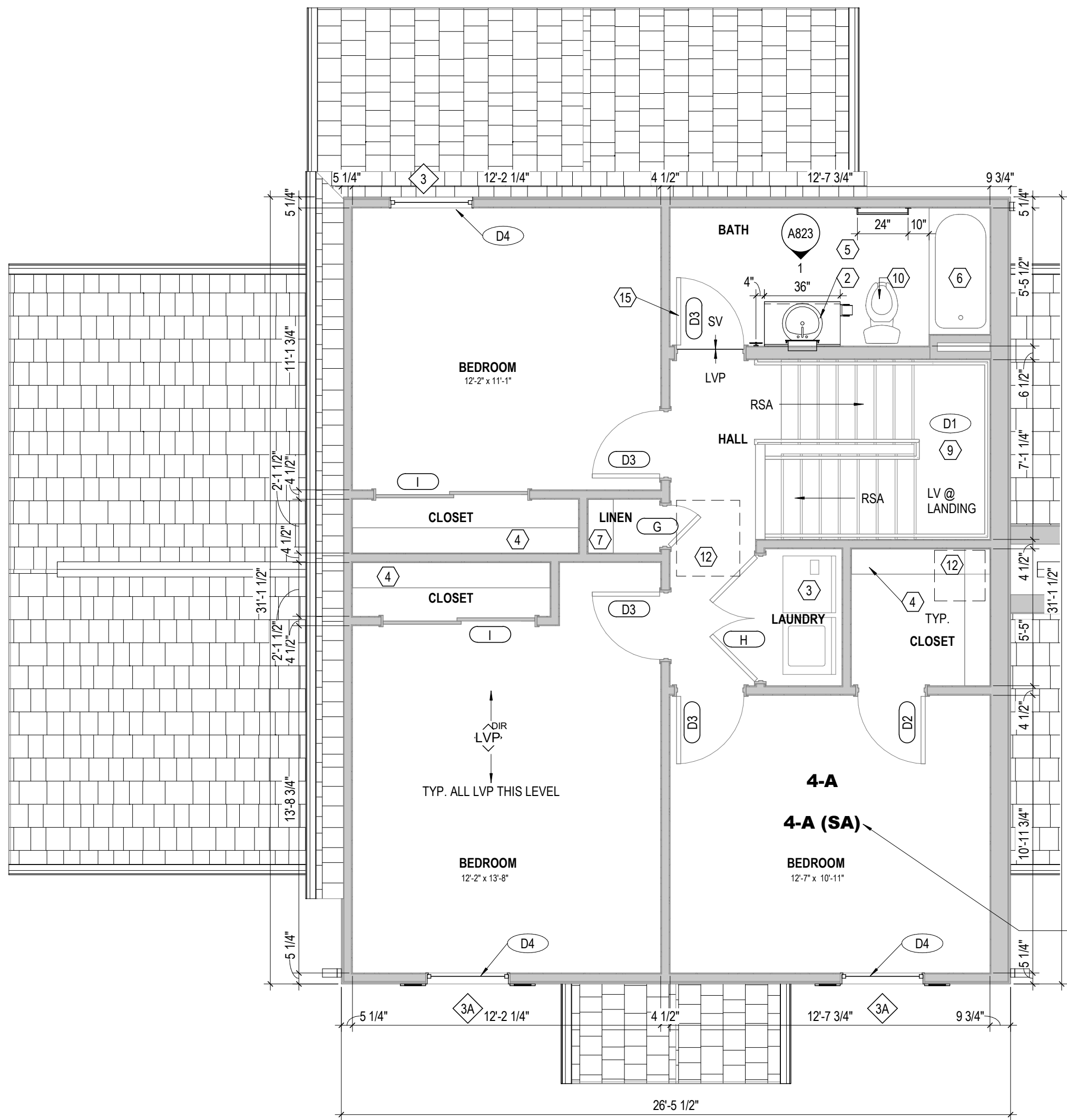
4 PLAN SECOND FLOOR PLAN - UNIT 2-A - (BLDG. TYPES I, II, III, VI)
 1/4" = 1'-0"



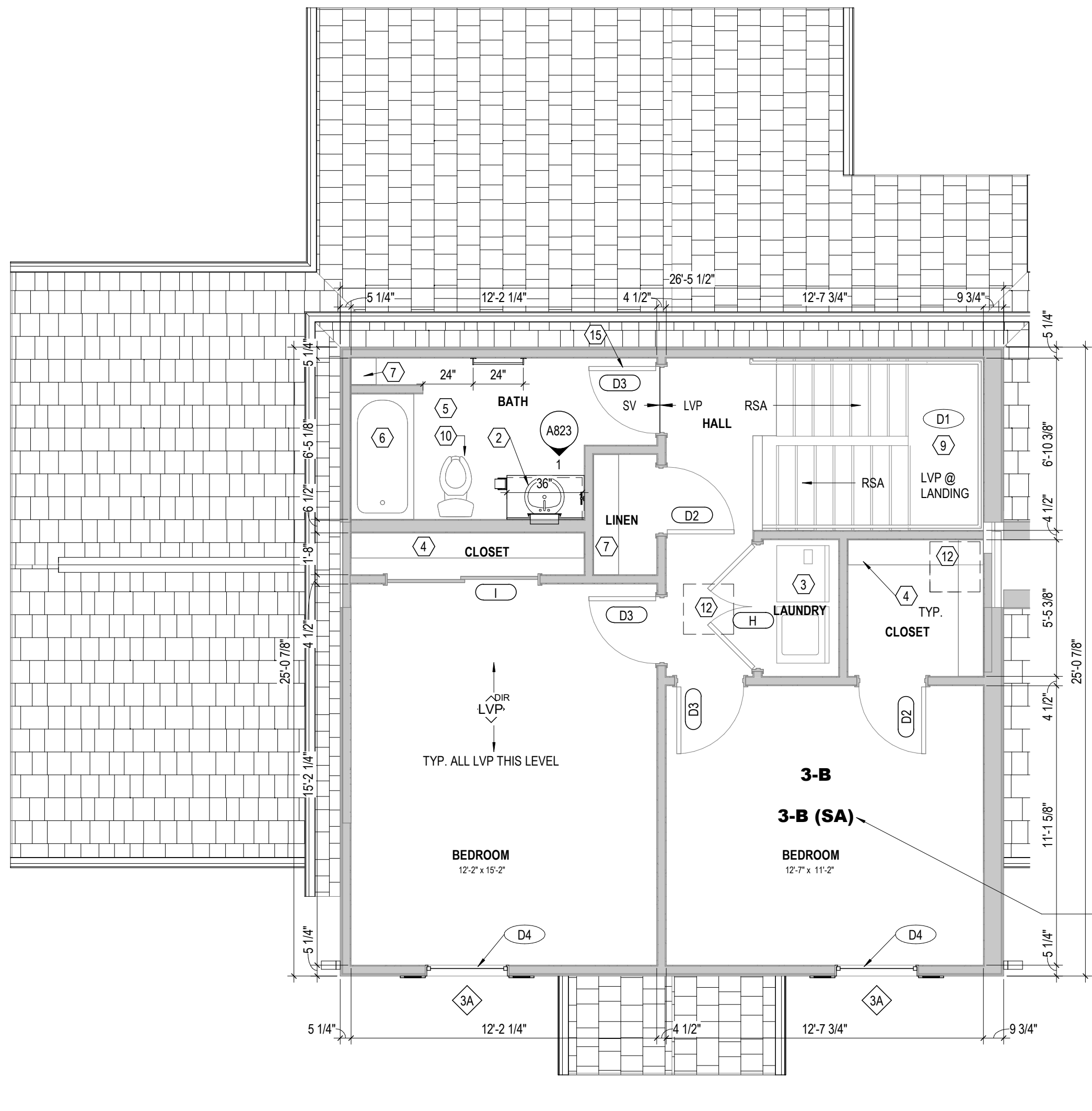
1 PLAN FIRST FLOOR PLAN - UNIT 2-B (ANSI TYPE A) - (BLDG. TYPE VI)
 1/4" = 1'-0"

2 PLAN FIRST FLOOR DEMO PLAN - UNIT 2-B (ANSI TYPE A) - (BLDG. TYPE VI)
 1/4" = 1'-0"

GENERAL NOTES - UNIT PLANS		
A.	THE FOLLOWING GENERAL NOTES APPLY TO ALL DWELLING UNITS IN ALL RESIDENTIAL BUILDINGS (95 UNITS). U.N.O. REFER TO OVERALL FLOOR PLANS FOR GENERAL NOTES AND ADDITIONAL INFORMATION. UNIT ORIENTATION MAY VARY DEPENDING ON LOCATION OF UNIT ON SITE. REFER TO SITE PLAN FOR ADDITIONAL INFORMATION.	
B.	REFER TO MEP DRAWINGS FOR ADDITIONAL INFORMATION.	
C.	ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD WHERE NEW WALL CONSTRUCTION IS NOTED. U.N.O.	
D.	REFER TO SHEET G001 FOR UNIVERSAL DESIGN FEATURES THAT HAVE BEEN INCORPORATED IN THE PROJECT.	
E.	NEW WALLS ARE 2X4 WOOD FRAMING U.N.O. REFER TO SHEET G001 FOR WALL TYPE SCHEDULE.	
F.	AT ALL BASEBOARDS IN EVERY ROOM, SEAL ALONG EXTERIOR WALLS TO REDUCE AIR LEAKAGE.	
G.	IN BASE BID, CONTRACTOR IS TO INCLUDE UNIT COST FOR PATCH & REPAIR OF 32.5% OF GYPSUM BOARD PER UNIT. SEE SPECIFICATIONS.	
H.	IN BASE BID, INCLUDE UNIT COST FOR REPLACING SUBFLOOR. SEE SPECIFICATIONS.	
I.	IN BASE BID, INCLUDE UNIT COST FOR REPLACING INTERIOR DOORS IN UNITS. SEE SPECIFICATIONS.	
J.	AT ALL UNITS, CONTRACTOR TO REVIEW ATTACHMENT OF EXISTING HANDRAILS AT INTERIOR STAIRS. SECURELY ATTACH ANY LOOSE RAILS.	
K.	ADD 1X6 WOOD BLOCKING BEHIND BRACKETS SUPPORTING INTERIOR STAIR HANDRAILS. REINSTALL RAILS.	
L.	CONTRACTOR TO WALK ENTIRE UNIT TO IDENTIFY AREAS W/ SQUEAKY FLOOR, LOOSE TREADS, ETC. IN AREAS IDENTIFIED, WOOD SUBFLOORING TO BE SCREWED TO JOISTS BEFORE FINISHED FLOOR IS INSTALLED.	
M.	IN ANSI TYPE A BATHS, WHERE SHOWERS AND WATER CLOSETS ARE REPLACED, PROVIDE AND INSTALL IN-WALL WOOD BLOCKING FOR INSTALLATION OF GRAB BARS. GRAB BARS WILL BE INSTALLED AT ANSI TYPE A UNITS AS A PART OF THIS PROJECT. REFER TO TYPICAL PROJECT DETAILS FOR ADDITIONAL INFORMATION. COORDINATE LOCATION OF BLOCKING WITH GRAB BAR REQUIREMENTS OF ICC A117.1-2017. REFER TO MEP DRAWINGS. SEE DETAILS FOR EXACT LAYOUT OF SHOWER BLOCKING.	
N.	PROVIDE WOOD BLOCKING NOT SHOWN OR SHOWN AS REQUIRED TO MOUNT MILLWORK, MEP DEVICES AND ALL FIXTURES.	
O.	EXISTING TUBS AND SURROUND TO REMAIN. MIRRORRED MEDICINE CABINETS TO BE REPLACED. UNO. CLEAN ALL TUBS. SURROUND & RE-CAULK ALL JOINT. TYP.	
P.	SEAL ALL CRACKS, HOLES, CREVICES ON INTERIOR & EXTERIOR SURFACES TO PREVENT ACCESS OF PESTS. INCLUDING ANY CRACKS IN THE BACK OF CASEWORK. HOLES IN THE BACK OF CABINETS MUST BE SEALED.	
Q.	ALL EXISTING WINDOW SYSTEMS IN RESIDENTIAL BUILDINGS TO BE REPLACED. U.N.O. REPLACE WITH NEW ENERGY-STAR RATED WINDOW SYSTEM PER SPECS & DETAILS. CAULK STRIP ALL WINDOW INSTALLATIONS.	
R.	EXISTING UNIT ENTRY DOORS (FRONT & REAR) TO BE REPLACED WITH NEW. INSULATED STEEL DOORS. NO INSULATION AT GARAGE MAIN DOORS. ALL NEW FRONT ENTRY DOORS TO HAVE ONE DOOR VIEWER. AT ANSI TYPE A UNITS, PROVIDE ADDITIONAL SECOND DOOR VIEWER AT 48" A.F.F. ALL EXISTING UNIT INTERIOR BED & BATH DOORS, FRAMES TO BE REPLACED W/ NEW SOLID CORE DOORS. PROVIDE DOOR STOPS OF MATCHING SIZE, U.N.O. EXISTING SECONDARY CLOSET DOORS TO REMAIN. PAINT ALL DOORS & FRAMES. PROVIDE NEW LEVER-TYPE HARDWARE AT ALL DOORS (LOCKSET, HINGES, SEALS, ETC.). PROVIDE WALL MOUNTED DOOR STOPS AT ALL SWING DOORS. SEE TO DOOR SCHEDULE & SPECS FOR ADDITIONAL INFO.	
T.	REFER TO TYPICAL PROJECT DETAILS SHEETS FOR FIXTURE MOUNTING HEIGHT SCHEDULE AND ACCESSIBILITY DETAILS.	
U.	UNIT KITCHEN BASE BID: NEW KITCHEN BACKSPLASH AT KITCHEN WALL. FULL HEIGHT BETWEEN TOP OF BACKSPLASH TO UNDERSIDE OF WALL CABINET. TYP. SEE KITCHEN ELEVATIONS. FIELD VERIFY EXACT SIZES.	
V.	UNIT KITCHEN ALTERNATE: NEW KITCHEN BACKSPLASH AT KITCHEN WALL. FULL HEIGHT BETWEEN TOP OF BACKSPLASH TO UNDERSIDE OF WALL CABINET. TYP. FIELD VERIFY EXACT SIZES.	
W.	PROVIDE 2" X 12" HIGH COVE BASE AT ALL BATHTUB FLOORING INTERFACE. INSTALL AFTER FLOORING IS IN PLACE.	
X.	REMOVE EXISTING BATH ACCESSORIES AND REPLACE WITH NEW PER DRAWINGS AND SPECS. TYPICAL AT UNIT BATHS.	
Y.	ADD 1X6 PAINTED WOOD TRIM WITH BEVELED EDGES ON OUTSIDE OF WALL AT ALL TOWEL BAR AND TOILET PAPER HOLDER LOCATIONS.	
Z.	IN ALL UNITS, PAINT EXISTING CROWN MOULDING AT ALL CLOSETS. PAINT ALL SHELVES AT LINEN CLOSETS. TYP. WHERE NEW SHELVEING IS NOTED ON PLAN, PROVIDE WIRE SHELVEING PER SPECS. SEE MOUNTING HEIGHTS SCHEDULE FOR ADDITIONAL INFORMATION.	
AA.	NEW ENERGY-STAR RATED APPLIANCES AT ALL KITCHENS PER DRAWINGS AND SPECS. ALL RESIDENTIAL APPLIANCES TO BE BLACK. TYPICAL AT ALL KITCHENS.	
BB.	IN ALL UNITS, WASHER AND DRYER EQUIPMENT IS BY THE TENANT. CLEAN ALL DRYER VENTS. INSTALL NEW DRYER VENT CAPS.	
CC.	NEW WINDOW TREATMENT (BLINDS) & HEAVY-DUTY WINDOW SCREENS AT ALL WINDOWS. FIELD VERIFY EXACT SIZE & QUANTITY.	
DD.	IN ALL UNITS, EXTEND FINISH FLOOR MATERIAL UNDER KITCHEN APPLIANCES. UNDER BASE CABINETS AND VANITY IN ALL BATHS. AT ALL VISIBLE CABINET SURFACES AND EXPOSED SIDES OF CABINETS, PROVIDE FINISH END PANEL TO MATCH ADJACENT CASEWORK.	
EE.	IN ALL UNITS, AT SIDES OF RANGE OR OPEN WORK AREAS BELOW THE BASE CABINETS, PROVIDE FINISH END PANEL. TO MATCH ADJACENT CASEWORK.	
FF.	WATER SUPPLY AND DRAIN PIPES UNDER SINKS SHALL BE INSULATED, TYPICAL AT ALL UNITS.	
GG.	ALL PLUMBING FIXTURES IN UNITS TO BE PROVIDED WITH NEW LEVER-TYPE FAUCETS. TYPICAL.	
HH.	AT ALL ANSI TYPE A UNITS, FLUSH CONTROL FOR THE W.C. WILL BE LOCATED ON THE OPEN SIDE (AWAY FROM THE SIDE WALL).	
II.	AT ALL ANSI TYPE A UNITS, KITCHEN SINKS SHALL INCLUDE REAR DRAINED SINKS TO ACCOMMODATE DISPOSERS. AT LEAST ONE SINK BOWL SHALL NOT BE DEEPER THAN 6" / 2".	
JJ.	REPLACE ALL HVAC DIFFUSERS AND GRILLES AT ALL UNITS.	
KK.	ADD AUDIO/ VISUAL ALARM NOTIFICATION IN TWO PERCENT OF EXISTING UNITS THAT ARE DESIGNATED FOR PERSONS WITH SENSORY IMPAIRMENTS. ADDITIONALLY, ADD SENSORY UNIT FEATURES TO THE PERCENT OF UNITS DESIGNATED AS ANSI TYPE A UNITS. SEE SITE PLAN & OVERALL FLOOR PLANS FOR LOCATIONS. SEE MEP DRAWINGS FOR ADDITIONAL INFORMATION.	
LL.	LOCATION OF EXISTING MOBILITY UNITS IS TO REMAIN AND WILL BE DESIGNATED AS ANSI TYPE A UNITS. SEE SITE PLAN & OVERALL FLOOR PLANS FOR LOCATIONS.	
MM.	CONTRACTOR TO REVIEW ATTACHMENT OF EXISTING RAILS AT INTERIOR STAIRS. INSTALL PRE-PRIMED 1X6 PINE BLOCKING HANDRAIL ATTACHMENTS TO SECURE TO WALLS.	
NN.	CONTRACTOR TO WALK ENTIRE UNIT TO IDENTIFY AREAS W/ SQUEAKY FLOOR, LOOSE TREADS, ETC. IN AREAS IDENTIFIED, WOOD SUBFLOORING TO BE SCREWED TO JOISTS BEFORE FINISHED FLOOR IS INSTALLED.	
OO.	SEAL ALL ACCESSIBLE CRACKS IN CONCRETE FLOOR SLAB WITH POLYURETHANE CAULKING.	
PP.	CLEAN CONCRETE FLOOR SLAB AT MECH/UTILITY CLOSET. CLEAN ANY CLOGGED FLOOR DRAIN, DRAIN LINE, CONDENSATE LINE.	
QQ.	WHERE GYPSUM BOARD IS REPLACED, INSTALL PAPERLESS GYPSUM BOARD (PGB) BEHIND TUB/SHOWER WALLS THAT WILL NOT HAVE AN EXPOSED FINISH EXCEPT 6 INCHES BEYOND SHOWER AND TUB JAMBS. BEHIND TOILETS, THE SPACE BETWEEN A TUB/SHOWER ENCLOSURE AND THE TUB/TOILET TANKS. INSTALL PAPER-FACED MOISTURE-RESISTANT GYPSUM BOARD, WITHIN 4 FEET HORIZONTALLY AND VERTICALLY OF ANY WATER SOURCE (UNLESS PGB IS INSTALLED). WITHIN 4 FEET IN ANY DIRECTION BEHIND LAUNDRY CLOTHES WASHING MACHINES, WHERE NEW WASHER BOXES ARE INSTALLED, WATER HEATERS, WATER METERS, ETC., ON WALLS LESS THAN 4 FEET FROM SPRINKLER SERVICE CONTROLS AND WATER SERVICE LINES LOCATED IN SERVICE ROOMS, AND BEHIND PUBLIC DRINKING FOUNTAINS.	
RR.	CAULK AT JOINT BETWEEN WALLS AND FLOORING BEFORE INSTALLING NEW COVE BASE.	
SS.	REPLACE ALL WATER CLOSETS IN DWELLING UNITS AND OFFICE BUILDING. SEE PLUMBING DRAWINGS.	
TT.	REMOVE ALL EXISTING DRYER VENTS. SEE MEP DRAWINGS.	
UU.	PROVIDE 1/4" LUAN UNDERLAYMENT AT ALL AREAS IN ALL SECOND FLOOR UNITS.	
CODED NOTES - UNIT PLANS		
1.	NEW ENERGY-EFFICIENT KITCHEN APPLIANCES (REFRIGERATOR, STOVE, ETC.). SEE SPECIFICATIONS.	
2.	AT TYPICAL UNITS, NEW CULTURED MARBLE VANITY COUNTERTOP WITH INTEGRAL BOWL & BACKSPLASH. IN ANSI TYPE A UNITS, NEW WALL-HUNG SINK WITH BACKSPLASH AND BASED EDGES. REMOVE EXISTING SINK AFTER INSTALLING A NEW CONCEALED FLOOR AND STUD-BRACED CARRIER. INSTALL MR GYP BD, PIPE PROTECTION, AND FAUCET WITH LEVER HARDWARE PER SPECS. ALL BATH SINK RIMS/ COUNTERS TO BE AT 34" A.F.F. REFER TO TYPICAL PROJECT DETAILS FOR ADDITIONAL INFORMATION.	
3.	LOCATION OF EXISTING WASHER AND DRYER HOOK UP. EQUIPMENT IS PROVIDED BY TENANT. CLEAN DRYER VENTS. WHERE NEW WASHER BOX IS INSTALLED, REPLACE EXISTING GYP BD WITH NEW PAPER-FACED MOISTURE-RESISTANT GYP BD. MIN. 4 FEET A.F.F. THROUGHOUT INTERIOR OF CLOSET.	
4.	CLEAN, PREP, & PAINT EXISTING WOOD CLOSET SHELVES AND RODS WHERE INSTALLED IN TYPICAL UNITS. CLEAN AND REPAIR EXISTING WIRE CLOSET SHELVING AND RODS WHERE INSTALLED IN TYPICAL UNITS. INSTALL WIRE SHELVES AND RODS WHERE MISSING AND LOCATE AT ACCESSIBLE REACH RANGES IN ANSI TYPE A UNITS. REFER TO TYPICAL PROJECT DETAILS FOR ADDITIONAL INFORMATION.	
5.	EXISTING MIRROR/ MEDICINE CABINET TO BE REMOVED & REPLACED WITH NEW IN ALL UNITS. NEW MIRROR/ MEDICINE CABINET IN ANSI TYPE A UNITS TO BE LOWERED. REFER TO TYPICAL PROJECT DETAILS FOR ADDITIONAL INFO.	
6.	EXISTING TUB & SURROUND TO REMAIN U.N.O. CLEAN TUB, SURROUND AND REGRAUL ALL JOINTS. SEE TYP. PROJECT DETAILS AND SPECIFICATIONS. AT SHOWERHEADS TO BE HAND-HELD WITH ADJUSTABLE HOSE. REFER TO MEP DRAWINGS FOR REPLACEMENT OF SHOWERHEADS, LIGHTS, ETC.	
7.	CLEAN, PREP, & PAINT EXISTING ADJUSTABLE WOOD CLOSET SHELVES WHERE INSTALLED IN TYPICAL UNITS. CLEAN, REPAIR EXISTING ADJUSTABLE WIRE CLOSET SHELVING WHERE INSTALLED IN TYPICAL UNITS. INSTALL NEW ADJUSTABLE WIRE SHELVEING, RAILS AND BRACKETS WHERE MISSING AND LOCATE AT ACCESSIBLE REACH RANGES IN ANSI TYPE A UNITS. REFER TO TYPICAL PROJECT DETAILS FOR ADDITIONAL INFORMATION.	
8.	UNIT KITCHEN BASE BID: NEW PLASTIC LAMINATE COUNTERTOP WITH RADIUSED CORNERS AND DROP-IN SINK. UNIT KITCHEN ALTERNATE: NEW QUARTZ COUNTERTOP WITH BASED EDGES AND UNDERMOUNT SINK.	
9.	KITCHEN COUNTERTOPS TO BE 34" A.F.F. IN ANSI TYPE A UNITS, NEW BASE AND WALL CABINETS IN ALL KITCHENS. SEE INTERIOR ELEVATIONS.	
10.	PAINT EXISTING METAL HANDRAIL AND OR WOOD CAP (IF CURRENTLY PAINTED) AT THIS LOCATION. TYPICAL AT ALL SIM. UNITS.	
11.	REFER TO MEP DRAWINGS FOR SCOPE OF WORK IN THIS AREA ROOM.	
12.	NEW GARAGE DOOR, ALL ATTACHMENTS & OPERATOR. REPAIR FRAME AS REQD.	
13.	EXISTING ATTIC ACCESS PANEL.	
14.	PAINT EXISTING DOORS AND FRAMES AT EXTERIOR SHED/ STORAGE. TYP.	
15.	EXISTING BATH VANITY, TOWEL BARS & TOILET PAPER DISPENSER TO BE REMOVED AND REPLACED WITH NEW.	
16.	NEW ROBE HOOK ON TOILET SIDE OF BATH DOOR. REFER TO TYPICAL PROJECT DETAILS FOR ADDITIONAL INFORMATION.	
17.	ANSI TYPE A UNIT: LOWER ALL CONTROLS (THERMOSTAT, SWITCHES, ELECTRICAL PANEL, ETC.) TO BE WITHIN ACCESSIBLE REACH RANGES. TYP. REFER TO TYPICAL PROJECT DETAILS FOR ADDITIONAL INFORMATION.	
18.	ANSI TYPE A UNIT: NEW, COMPLY WITH ICC A117.1-2017. IN BATHS, REFER TO INTERIOR ELEVATIONS & PROJECT DETAILS FOR ADDITIONAL INFO.	
19.	ANSI TYPE A UNIT: NEW ROLL-IN SHOWER W/ TRENCH DRAIN. CONFIRM DIMENSIONS W/ FINAL SELECTION & MEPS INSTALLATION INSTRUCTIONS. CONTACT ARCHITECT REGARDING DIMENSIONAL DISCREPANCIES PRIOR TO UNIT WALL DEMOLITION/ CONSTRUCTION, IF REQUIRED.	
GENERAL NOTES - DEMOLITION		
A.	THE FOLLOWING GENERAL NOTES APPLY TO ALL DWELLING UNITS IN ALL RESIDENTIAL BUILDINGS (95 UNITS). U.N.O. (95 UNITS).	
B.	REFER TO MEP DRAWINGS FOR ADDITIONAL SCOPE OF DEMOLITION WORK.	
C.	CONTRACTOR SHALL VERIFY ALL CONDITIONS/ DIMENSIONS PRIOR TO WORK. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND CONTRACT DOCUMENTS.	
D.	EXISTING VCT FLOOR FINISH IS TO REMAIN U.N.O. CLEAN AND PREPARE SURFACE TO RECEIVE NEW FLOOR FINISH OVER EXISTING.	
E.	REMOVE EXISTING RUBBER BASE IN UNITS WITHOUT DAMAGE TO SUBSTRATE AND PREPARE SURFACE TO RECEIVE NEW BASE. SEE FINISH SCHEDULE.	
F.	ANY DAMAGE TO EXISTING WORK TO REMAIN SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR TO MATCH EXISTING SIMILAR WORK IN PLACE WHEN NEW. REPAIR ALL DAMAGED WORK IN CONNECTION WITH DEMOLITION WORK INCLUDING DAMAGE CAUSED BY REMOVAL OR INSTALLATION OF MECHANICAL OR ELECTRICAL ITEMS OR EQUIPMENT.	
G.	WHERE WALLS ARE BEING REMOVED, FILL ALL VOIDS IN FLOORING WITH CEMENTITIOUS INFILL. FINISH FLOOR TO BE LEVEL WITH ANY ADJACENT FLOOR FINISHES.	
H.	U.N.O. REMOVE ALL EXISTING WALL FINISHES (WALL COVERINGS, BASES, ETC.) FROM EXISTING WALLS. SEE PLANS FOR LOCATION AND FINISH SCHEDULE FOR ADDITIONAL INFORMATION ON NEW FINISHES.	
I.	DO NOT CUT INTO, REMOVE OR ALTER ANY STRUCTURAL MEMBER OR PORTION OF THE FLOOR, WALL OR ROOF SYSTEM UNLESS SPECIFICALLY NOTED OR INDICATED ON THE DRAWINGS. IF UNCLEAR, CONSULT THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.	
J.	MAINTAIN & PROTECT EXISTING LAUNDRY EQUIPMENT (TENANT FURNISHED) IN UNITS. REMOVE & REINSTALL FOR FINISH WORK INSTALLATION.	
K.	REMOVE EXISTING WINDOW TREATMENTS AT ALL BUILDINGS.	
L.	AT ALL RESIDENTIAL BUILDINGS, REMOVE EXISTING WINDOWS AND PREPARE FOR INSTALLATION OF NEW WINDOW.	
M.	REMOVE EXISTING WINDOW TREATMENTS AT ALL BUILDINGS.	
N.	REMOVE GYPSUM BD. AT KITCHEN WALL CABINETS AND BACKSPLASH AREAS.	
O.	REMOVE GYPSUM BD. BEHIND BATH VANITIES, WALL SINKS AND WHERE TUB/SHOWERS ARE BEING REPLACED.	
P.	AT ALL UNITS WITH GARAGES, REMOVE EXISTING GARAGE DOOR, ALL ATTACHMENTS AND OPERATOR AND PREPARE FOR NEW DOOR AND OPERATOR.	
Q.	AT ALL DWELLING UNITS, REMOVE EXISTING CARPET FROM LIVING ROOMS AND BEDROOMS, AND PREPARE FLOOR TO RECEIVE NEW FLOOR FINISH.	
GENERAL NOTES - SEMI-AMBULATORY (SA) UNIT		
A.	PROVIDE SEMI-AMBULATORY UNITS IN FIVE PERCENT OF EXISTING UNITS THAT ARE DESIGNATED AS 'SA' (TOTAL UNITS). SEE SITE PLAN & OVERALL FLOOR PLANS FOR LOCATIONS.	
B.	SEMI-AMBULATORY UNITS MUST BE DESIGNATED AS SECTION 504 MODIFIABLE PER REASONABLE ACCOMMODATION MODIFICATION.	
C.	AT ALL UNITS DESIGNATED AS SEMI-AMBULATORY (SA), PROVIDE THE FOLLOWING: STAIRS, HOSINGS AND HANDRAILS WITH EXTENSIONS PER ANSI A117.1-2017 REQUIREMENTS. BLOCKING FOR GRAB BARS AT BATH TUBS/SHOWERS AND TOILETS PER ANSI A117.1-2017 REQUIREMENTS. ACCESSIBLE PATH TO ENTRY AND THROUGH UNIT. DESIGNATED VAN ACCESSIBLE PARKING SPACE, RANGE WITH FRONT CONTROLS, KITCHEN COUNTERS AND SINK RIM AT 34" MAX. A.F.F. HARD WIRED DORRELL AT FRONT ENTRY DOOR. REPLACE BATH TUB AND SURROUND IN ONE BATH WITH 48" MIN LENGTH CURBED SHOWER (6" HIGH) WITH CROWN DRAIN AND FULL LENGTH MIRROR IN BATH WITH TOP EDGE MOUNTED AT 77" A.F.F.	
CODED NOTES - DEMOLITION		
1.	REMOVE EXISTING RUBBER TREADS WITHOUT DAMAGE TO EXISTING SUBSTRATE. PREPARE SURFACE TO RECEIVE NEW TREADS. SEE FINISH SCHEDULE. TYPICAL AT TOWNHOUSE STYLE UNITS.	
2.	REFER TO MEP DRAWINGS FOR DEMOLITION WORK IN THIS AREA.	
3.	REMOVE ALL KITCHEN BASE CABINETS AND WALL CABINETS.	
4.	REMOVE EXISTING TUB/SHOWER WALLS AND PREPARE SURFACE TO RECEIVE NEW WINDOW. CLEAN AND PREPARE STEEL LINTELS IN MASONRY WINDOW OPENINGS TO RECEIVE NEW PAINT. TYPICAL ALL WINDOWS.	
5.	AT ANSI TYPE A UNIT BATHS, REVISE WALLS OF LINEN CLOSET AND DOOR SIZE TO ACCOMMODATE NEW ROLL-IN SHOWER SLAT CLEARANCES.	
6.	REMOVE EXISTING DOOR AND FRAME. PREPARE OPENING WITH NEW BLOCKING FOR DOOR FRAME AS REQUIRED.	
7.	REMOVE EXISTING GARAGE DOOR. REPAIR/ REPLACE ALL EXISTING DAMAGED DOOR FRAMES AND TRACK COMPONENTS AS REQUIRED.	
8.	REMOVE EXISTING BATHTUB. MODIFY/ REMOVE PORTION OF EXISTING CONCRETE FLOOR TO INSTALL NEW ACCESSIBLE ROLL-IN SHOWER.	
9.	EXISTING WALL-HUNG SINK TO BE REMOVED. INSTALL NEW CONCEALED FLOOR AND STUD-BRACED CARRIER TO RECEIVE SINK. PATCH AND REPAIR WALLS AS REQUIRED.	
FLOOR PLAN LEGEND		
▲	REFERENCE ELEVATION (SEE PROJECT MANUAL FOR PHOTOS)	
X	VIEW NUMBER	
XX-XX	SHEET NUMBER	
3-A	UNIT DESIGNATION. SEE ENLARGED UNIT PLAN SHEETS	
◇	WINDOW TYPE (NEW WINDOWS - SEE SCHEDULE SHEET A701)	
OR	FLOORING TYPE AND DIRECTION. REFER TO ENLARGED UNIT PLANS AND FINISH SCHEDULE	
X	DOOR TYPE	
♿	ANSI TYPE A UNIT. ALL ANSI TYPE A UNITS TO ALSO INCLUDE SENSORY UNIT FEATURES. REFER TO SITE PLAN FOR LOCATIONS. LOCATE MEP EQUIPMENT AND DEVICES TO MAINTAIN CLEARANCES AS NOTED AND AS DASHED IN FLOOR PLANS. SEE MEP INFO FOR ADDITIONAL REQUIREMENTS.	
♿	HEARING/VISUALLY IMPAIRED (SENSORY) UNIT. ALL ANSI TYPE A UNITS TO ALSO INCLUDE SENSORY UNIT FEATURES. REFER TO SITE PLAN FOR LOCATIONS. LOCATE MEP EQUIPMENT AND DEVICES TO MAINTAIN CLEARANCES AS NOTED AND AS DASHED IN FLOOR PLANS. SEE MEP INFORMATION FOR ADDITIONAL REQUIREMENTS.	
SA	SEMI-AMBULATORY (SA) UNIT. REFER TO SITE PLAN FOR LOCATIONS. LOCATE MEP EQUIPMENT AND DEVICES TO MAINTAIN CLEARANCES AS NOTED AND AS DASHED IN FLOOR PLANS. SEE MEP INFORMATION FOR ADDITIONAL REQUIREMENTS.	
---	UNOBTSTRUCTED CLEARANCE FOR PATH OF ACCESSIBLE MEANS OF EGRESS (MIN. 36" REQUIRED)	
---	GYPSUM CEILING SOFFIT - EXACT SOFFIT SIZE / LOCATION MAY VARY. FIELD VERIFY EXISTING CONDITIONS PER UNIT	
---	EXISTING 1 HOUR FIRE RATED WALL	
NOTE: THE INTEGRITY OF THE EXISTING FIRE PARTITIONS HAVE NOT BEEN VERIFIED. THE LOCATIONS FOR FIRE-RATED WALLS SHOWN ON THE PLANS INDICATES WHERE WALLS WOULD BE REQUIRED TO BE FIRE-RATED BASED UPON CURRENT CODE REQUIREMENTS. ALL NEW PENETRATIONS MADE THROUGH THESE WALLS ARE TO BE FIRESTOPPED.		
#	DATE	CHANGE DESCRIPTION
1	6/23/2023	Addendum 2
THE MEADOWS RAD RENOVATIONS 4855 PINTAL CREEK DRIVE COLUMBUS, OH 43210 FOR COLUMBUS METROPOLITAN HOUSING AUTHORITY 300 SPRUCE STREET SUITE 300 COLUMBUS, OHIO 43215 PHONE: (614) 461-4664 FAX: (614) 280-8881 Moody Nolan CERTIFICATE NO: FIRM 00197475		
DRAWING TITLE: ENLARGED PLANS - UNIT TYPE 2-A, 2-B (ANSI-A) & 3-A		
		05/12/2026
DRAWN BY: XXX CHECKED BY: XXX		18076.04
A810		
JAY W. BOONE, LIC. # 10740 EXP. DATE: 12/31/2027		BID SET



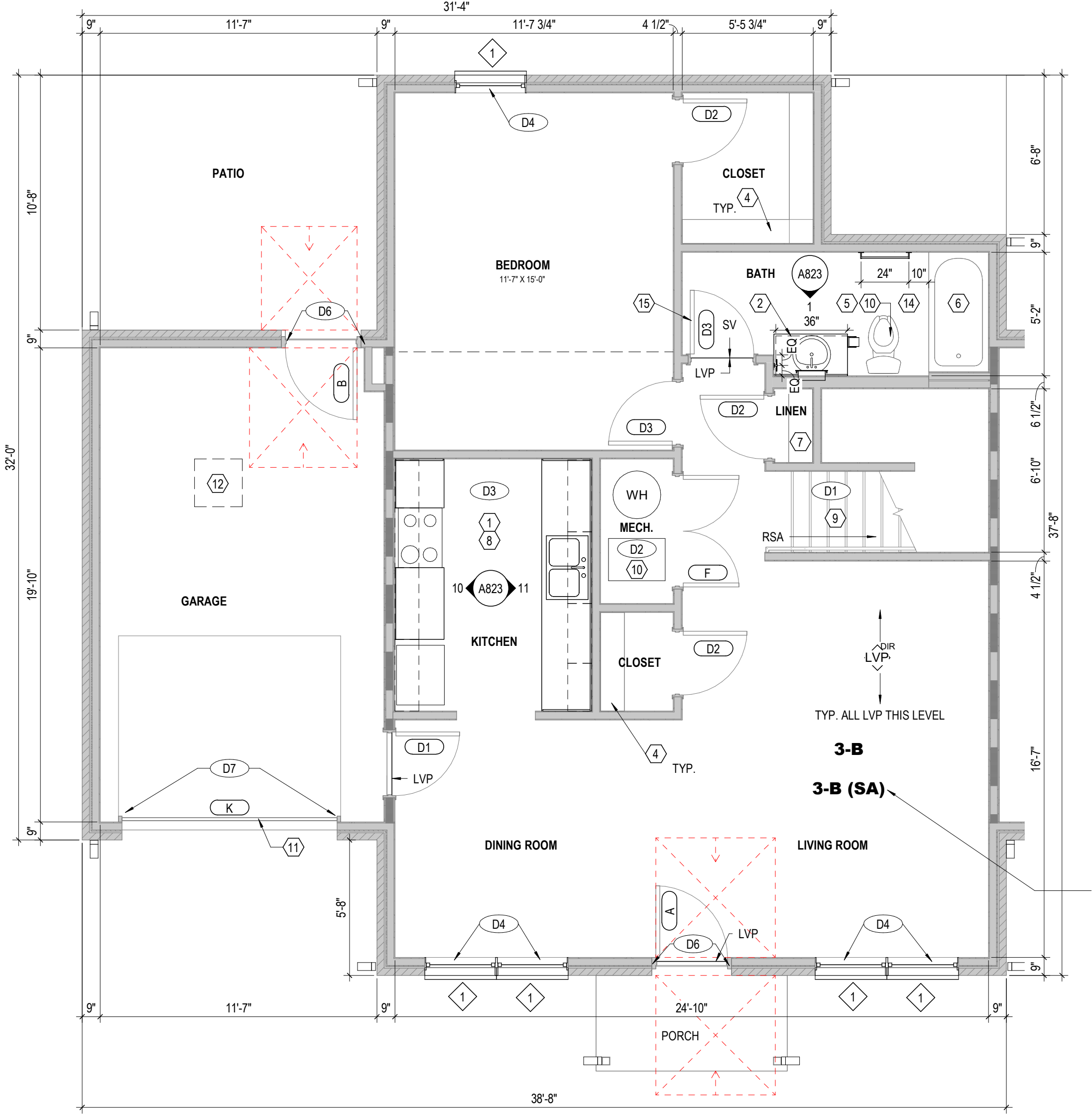
4 SECOND FLOOR PLAN - UNIT 4-A - (BLDG. TYPE V)
1/4" = 1'-0"



2 SECOND FLOOR PLAN - UNIT 3-B - (BLDG. TYPE IV)
1/4" = 1'-0"



3 FIRST FLOOR PLAN - UNIT 4-A - (BLDG. TYPE V)
1/4" = 1'-0"



1 FIRST FLOOR PLAN - UNIT 3-B - (BLDG. TYPE IV)
1/4" = 1'-0"

GENERAL NOTES - DEMOLITION

- THE FOLLOWING GENERAL NOTES APPLY TO ALL DWELLING UNITS IN ALL RESIDENTIAL BUILDINGS (95 UNITS). U.N.O. REFER TO OVERALL FLOOR PLANS FOR GENERAL NOTES AND ADDITIONAL INFORMATION. UNIT ORIENTATION MAY VARY DEPENDING ON LOCATION OF UNIT ON SITE. REFER TO SITE PLAN FOR ADDITIONAL INFORMATION.
- REFER TO MEP DRAWINGS FOR ADDITIONAL INFORMATION.
- ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD WHERE NEW WALL CONSTRUCTION IS NOTED. U.N.O.
- REFER TO SHEET G001 FOR UNIVERSAL DESIGN FEATURES THAT HAVE BEEN INCORPORATED IN THE PROJECT.
- NEW WALLS ARE 2X4 WOOD FRAMING U.N.O. REFER TO SHEET G001 FOR WALL TYPE SCHEDULE.
- AT ALL BASEBOARDS IN EVERY ROOM, SEAL ALONG EXTERIOR WALLS TO REDUCE AIR LEAKAGE.
- IN BASE BID, CONTRACTOR IS TO INCLUDE UNIT COST FOR PATCH & REPAIR OF 32 SQ. FT. OF GYPSUM BOARD PER UNIT. SEE SPECIFICATIONS.
- IN BASE BID, INCLUDE UNIT COST FOR REPLACING SUBFLOOR. SEE SPECIFICATIONS.
- IN BASE BID, INCLUDE UNIT COST FOR REPLACING INTERIOR DOORS IN UNITS. SEE SPECIFICATIONS.
- AT ALL UNITS, CONTRACTOR TO REVIEW ATTACHMENT OF EXISTING HANDRAILS AT INTERIOR STAIRS. SECURELY ATTACH ANY LOOSE RAILS.
- ADD 1X6 WOOD BLOCKING BEHIND BRACKETS SUPPORTING INTERIOR STAIR HANDRAILS. REINSTALL RAILS.
- CONTRACTOR TO WALK ENTIRE UNIT TO IDENTIFY AREAS W/ SQUEAKY FLOOR, LOOSE TREADS, ETC. IN AREAS IDENTIFIED, WOOD SUBFLOORING TO BE SCREWED TO JOISTS BEFORE FINISHED FLOOR IS INSTALLED.
- IN ANSI TYPE A BATHS, WHERE SHOWERS AND WATER CLOSETS ARE REPLACED, PROVIDE AND INSTALL IN-WALL WOOD BLOCKING FOR INSTALLATION OF GRAB BARS. GRAB BARS WILL BE INSTALLED AT ANSI TYPE A UNITS AS A PART OF THIS PROJECT. REFER TO TYPICAL PROJECT DETAILS FOR ADDITIONAL INFORMATION. COORDINATE LOCATION OF BLOCKING WITH GRAB BAR REQUIREMENTS OF ICC A117.1-2017. REFER TO MEP DRAWINGS. SEE DETAILS FOR EXACT LAYOUT OF SHOWER BLOCKING.
- PROVIDE WOOD BLOCKING NOT SHOWN OR SHOWN AS REQUIRED TO MOUNT MILLWORK, MEP DEVICES AND ALL FIXTURES.
- EXISTING TUBS, SHOWERS, MIRRORS, MIRRORLESS MEDICINE CABINETS TO BE REPLACED. U.N.O. CLEAN ALL TUBS. SURROUND & RE-CAULK ALL JOINT. TYP. Q. SEAL ALL CRACKS, HOLES, CREVICES ON INTERIOR & EXTERIOR SURFACES TO PREVENT ACCESS BY PESTS. INCLUDING ANY CAT ROOF ACCESS. IN THE BACK OF CASEWORK, HOLES IN THE BACK OF CABINETS MUST BE SEALED.
- ALL EXISTING WINDOW SYSTEMS IN RESIDENTIAL BUILDINGS TO BE REPLACED. U.N.O. REPLACE WITH RATED WINDOW SYSTEM PER SPEC & DETAILS. CAULK STRIP ALL WINDOW INSTALLATIONS.
- EXISTING UNIT ENTRY DOORS (FRONT & REAR) TO BE REPLACED WITH NEW. INSULATED STEEL DOORS. NO INSULATION AT GARAGE MAIN DOORS. ALL NEW FRONT ENTRY DOORS TO HAVE ONE DOOR VIEWER. AT ANSI TYPE A UNITS, PROVIDE ADDITIONAL SECOND DOOR VIEWER AT 48" A.F.F. ALL EXISTING UNIT INTERIOR BED & BATH DOORS, FRAMES & MOUNTED DOOR STOPS AT ALL SWING DOORS. SEE TO DOOR SCHEDULE & SPECS FOR ADDITIONAL INFO. T. REFER TO TYPICAL PROJECT DETAILS SHEETS FOR FIXTURE MOUNTING HEIGHT SCHEDULE AND ACCESSIBILITY DETAILS.
- UNIT KITCHEN BASE BID: NEW PINE BACKSPLASH AT KITCHEN WALL. FULL HEIGHT BETWEEN TOP OF BACKSPLASH TO UNDERSIDE OF WALL CABINET. TYP. SEE KITCHEN ELEVATIONS. FIELD VERIFY EXACT SIZES.
- UNIT KITCHEN ALTERNATE: NEW TILE BACKSPLASH AT KITCHEN WALL. FULL HEIGHT BETWEEN TOP OF BACKSPLASH TO UNDERSIDE OF WALL CABINET. TYP. FIELD VERIFY EXACT SIZES.
- PROVIDE 2" X 12" HIGH COVE BASE AT ALL BATHTUB FLOORING INTERFACE. INSTALL AFTER FLOORING IS IN PLACE.
- REMOVE EXISTING BATH ACCESSORIES AND REPLACE WITH NEW PER DRAWINGS AND SPECS. TYPICAL AT ALL UNIT BATHS.
- ADD 1X6 PAINTED WOOD TRIM WITH BEVELED EDGES ON OUTSIDE OF WALL AT ALL TOWEL BAR AND TOILET PAPER HOLDER LOCATIONS.
- IN ALL UNITS, PAINT EXISTING CAT ROOF ACCESS. IN ALL CLOSETS, PAINT ALL SHELVES AT LINEN CLOSETS. TYP. WHERE NEW SHELVING IS NOTED ON PLAN, PROVIDE WIRE SHELVING PER SPECS. SEE MOUNTING HEIGHTS SCHEDULE FOR ADDITIONAL INFORMATION.
- NEW ENERGY-STAR RATED APPLIANCES AT ALL KITCHENS PER DRAWINGS AND SPECS. ALL RESIDENTIAL APPLIANCES TO BE BLACK. TYPICAL AT ALL KITCHENS.
- IN ALL UNITS, WASHER AND DRYER EQUIPMENT IS BY THE TENANT. CLEAN ALL DRYER VENTS. INSTALL NEW DRYER VENT CAPS.
- NEW WINDOW TREATMENT (BLINDS) & HEAVY-DUTY WINDOW SCREENS AT ALL WINDOWS. FIELD VERIFY EXACT SIZE & QUANTITY.
- IN ALL UNITS, EXTEND FINISH FLOOR MATERIAL UNDER KITCHEN APPLIANCES. UNDER BASE CABINETS AND VANITY IN ALL BATHS. AT ALL VISIBLE CABINET SURFACES AND EXPOSED SIDES OF CABINETS, PROVIDE FINISH END PANEL TO MATCH ADJACENT CASEWORK.
- IN ALL UNITS, AT SIDES OF RANGE OR OPEN WORK AREAS BELOW THE BASE CABINETS, PROVIDE FINISH END PANEL. TO MATCH ADJACENT CASEWORK.
- WATER SUPPLY AND DRAIN PIPES UNDER SINKS SHALL BE INSULATED. TYPICAL AT ALL UNITS.
- ALL PLUMBING FIXTURES IN UNITS TO BE PROVIDED WITH NEW LEVER-TYPE FAUCETS. TYPICAL.
- GH. AT ALL ANSI TYPE A UNITS, FLUSH CONTROL FOR THE W.C. WILL BE LOCATED ON THE OPEN SIDE AWAY FROM THE SIDE WALL.
- HH. AT ALL ANSI TYPE A UNITS, KITCHEN SINKS SHALL INCLUDE REAR DRAINED SINKS TO ACCOMMODATE DISPOSERS. AT LEAST ONE SINK BOWL SHALL NOT BE DEEPER THAN 6" / 2".
- II. REPLACE ALL HVAC DIFFUSERS AND GRILLES AT ALL UNITS.
- JJ. ADD AUDIO/VISUAL ALARM NOTIFICATION IN TWO PERCENT OF EXISTING UNITS THAT ARE DESIGNATED FOR PERSONS WITH SENSORY IMPAIRMENT(S). ADDITIONALLY, ADD SENSORY UNIT FEATURES TO THE ONE PERCENT OF UNITS DESIGNATED AS ANSI TYPE A UNITS. SEE SITE PLAN & OVERALL FLOOR PLANS FOR LOCATIONS. SEE MEP DRAWINGS FOR ADDITIONAL INFORMATION.
- KK. LOCATION OF EXISTING MOBILITY UNITS IS TO REMAIN AND WILL BE DESIGNATED AS ANSI TYPE A UNITS. SEE SITE PLAN & OVERALL FLOOR PLANS FOR LOCATIONS.
- LL. CONTRACTOR TO REVIEW ATTACHMENT OF EXISTING RAILS AT INTERIOR STAIRS. INSTALL PRE-PRIMED 1X6 PINE BLOCKING AT HANDRAIL ATTACHMENTS TO SECURE TO WALLS.
- MM. CONTRACTOR TO WALK ENTIRE UNIT TO IDENTIFY AREAS W/ SQUEAKY FLOOR, LOOSE TREADS, ETC. IN AREAS IDENTIFIED, WOOD SUBFLOORING TO BE SCREWED TO JOISTS BEFORE FINISHED FLOOR IS INSTALLED.
- NN. SEAL ALL ACCESSIBLE CRACKS IN CONCRETE FLOOR SLAB WITH POLYURETHANE CAULKING.
- OO. CLEAN CONCRETE FLOOR SLAB AT MECH/UTILITY CLOSET. CLEAN ANY CLOGGED FLOOR DRAIN, DRAIN LINE, CONDENSATE LINE.
- PP. WHERE GYPSUM BOARD IS REPLACED, INSTALL PAPERLESS GYPSUM BOARD (PGB) BEHIND TUB/SHOWER WALLS THAT WILL NOT HAVE AN EXPOSED FINISH EXCEPT 6 INCHES BEYOND SHOWER AND TUB JAMBS. BEHIND TOILETS, THE SPACE BETWEEN A TUB/SHOWER ENCLOSURE AND TO THE TOP OF TOILET TANKS. INSTALL PAPER-FACED MOISTURE-RESISTANT GYPSUM BOARD. WITHIN 4 FEET HORIZONTALLY AND VERTICALLY OF ANY WATER SOURCE (UNLESS PGB IS INSTALLED), WITHIN 4 FEET IN ANY DIRECTION BEHIND LAUNDRY CLOTHES WASHING MACHINES, WHERE NEW WASHER BOXES ARE INSTALLED, WATER HEATERS, WATER METERS, ETC., ON WALLS LESS THAN 4 FEET FROM SPRINKLER SERVICE CONTROLS AND WATER VALVES LOCATED IN SERVICE ROOMS, AND BEHIND PUBLIC DRINKING FOUNTAINS.
- QQ. CAULK AT JOINT BETWEEN WALLS AND FLOORING BEFORE INSTALLING NEW COVE BASE.
- RR. REPLACE ALL WATER CLOSETS IN DWELLING UNITS AND OFFICE BUILDING. SEE PLUMBING DRAWINGS.
- SS. CLEAN ALL EXISTING DRYER VENTS. SEE MEP DRAWINGS.
- TT. PROVIDE 1/4" LVL UNDERLAYMENT AT ALL AREAS IN ALL SECOND FLOOR UNITS.

CODED NOTES - UNIT PLANS

- NEW ENERGY-EFFICIENT KITCHEN APPLIANCES (REFRIGERATOR, STOVE, ETC.) SEE SPECIFICATIONS.
- AT TYPICAL UNITS, NEW CULTURED MARBLE VANITY COUNTERTOP WITH INTEGRAL BOWL & BACKSPLASH. IN ANSI TYPE A UNITS, NEW WALL-HUNG SINK WITH BACKSPLASH AND EASED EDGES. REMOVE EXISTING SINK AFTER INSTALLING A NEW CONCEALED FLOOR AND STUD-BRACED CARRIER. INSTALL MR GYP BD, PIPE PROTECTION, AND FAUCET WITH LEVER HARDWARE PER SPECS. ALL BATH SINK RIMS/ COUNTERS TO BE AT 34" A.F.F. REFER TO TYPICAL PROJECT DETAILS FOR ADDITIONAL INFORMATION.
- LOCATION OF EXISTING WASHER AND DRYER HOOK UP. EQUIPMENT IS PROVIDED BY TENANT. CLEAN DRYER VENTS. WHERE NEW WASHER BOX IS INSTALLED, REPLACE EXISTING GYP BD WITH NEW PAPER-FACED MOISTURE-RESISTANT GYP BD. MIN. 4 FEET A.F.F. THROUGHOUT INTERIOR OF CLOSET.
- CLEAN, PREP & PAINT EXISTING WOOD CLOSET SHELVES AND RODS WHERE INSTALLED IN TYPICAL UNITS. CLEAN AND REPAIR EXISTING WIRE CLOSET SHELVING AND RODS WHERE INSTALLED IN TYPICAL UNITS. INSTALL WIRE SHELVES AND RODS WHERE MISSING AND LOCATE AT ACCESSIBLE REACH RANGES IN ANSI TYPE A UNITS. REFER TO TYPICAL PROJECT DETAILS FOR ADDITIONAL INFORMATION.
- EXISTING MIRROR/ MEDICINE CABINET TO BE REMOVED & REPLACED WITH NEW IN ALL UNITS. NEW MIRROR/ MEDICINE CABINET IN ANSI TYPE A UNITS TO BE LOWERED. REFER TO TYPICAL PROJECT DETAILS FOR ADDITIONAL INFO.
- EXISTING TUB & SURROUND TO REMAIN U.N.O. CLEAN TUB, SURROUND AND RECAULK ALL JOINTS. SEE TYP. PROJECT DETAILS AND SPECIFICATIONS. ALL SHOWERHEADS TO BE HAND-HELD WITH ADJUSTABLE HOSE. REFER TO MEP DRAWINGS FOR REPLACEMENT OF SHOWERHEADS, LIGHTS, ETC.
- CLEAN, PREP & PAINT EXISTING ADJUSTABLE SHELVES WHERE INSTALLED IN TYPICAL UNITS. CLEAN, REPAIR EXISTING ADJUSTABLE WIRE CLOSET SHELVING WHERE INSTALLED IN TYPICAL UNITS. INSTALL NEW ADJUSTABLE WIRE SHELVING, RAILS AND BRACKETS WHERE MISSING AND LOCATE AT ACCESSIBLE REACH RANGES IN ANSI TYPE A UNITS. REFER TO TYPICAL PROJECT DETAILS FOR ADDITIONAL INFORMATION.
- UNIT KITCHEN BASE BID: NEW PLASTIC LAMINATE COUNTERTOP WITH RADIUSED CORNERS AND DROP-IN SINK.
- KITCHEN COUNTERTOPS TO BE 34" A.F.F. IN ANSI TYPE A UNITS. NEW BASE AND WALL CABINETS IN ALL KITCHENS. SEE INTERIOR ELEVATIONS.
- PAINT EXISTING METAL HANDRAIL AND OR WOOD CAP (IF CURRENTLY PAINTED) AT THIS LOCATION. TYPICAL AT ALL SIM. UNITS.
- REFER TO MEP DRAWINGS FOR SCOPE OF WORK IN THIS AREA ROOM.
- EXISTING ATTIC ACCESS PANEL.
- PAINT EXISTING DOORS AND FRAMES AT EXTERIOR SHED/ STORAGE. TYP.
- EXISTING BATH VANITY, TOWEL BARS & TOILET PAPER DISPENSER TO BE REMOVED AND REPLACED WITH NEW.
- NEW ROBE HOOK ON TOILET SIDE OF BATH DOOR. REFER TO TYPICAL PROJECT DETAILS FOR ADDITIONAL INFORMATION.
- ANSI TYPE A UNIT: LOWER AIR CONTROLS (THERMOSTAT, SWITCHES, ELECTRICAL PANEL, ETC.) TO BE WITHIN ACCESSIBLE REACH RANGES. TYP. REFER TO TYPICAL PROJECT DETAILS FOR ADDITIONAL INFORMATION.
- ANSI TYPE A UNIT: NEW COMPLAINT GRAB BARS AT W.C. & SHOWER IN BATHS. REFER TO INTERIOR ELEVATIONS & PROJECT DETAILS FOR ADDITIONAL INFO.
- ANSI TYPE A UNIT: NEW ROLL-IN SHOWER W/ TRENCH DRAIN. CONFIRM DIMENSIONS W/ FINAL SELECTION & MFR'S INSTALLATION INSTRUCTIONS. CONTACT ARCHITECT REGARDING DIMENSIONAL DISCREPANCIES PRIOR TO UNIT WALL DEMOLITION/ CONSTRUCTION, IF REQUIRED.

GENERAL NOTES - DEMOLITION

- THE FOLLOWING GENERAL NOTES APPLY TO ALL DWELLING UNITS IN THE PROJECT. U.N.O. (95 UNITS).
- REFER TO MEP DRAWINGS FOR ADDITIONAL SCOPE OF DEMOLITION WORK.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS/ DIMENSIONS PRIOR TO WORK. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND CONTRACT DOCUMENTS.
- EXISTING VCT FLOOR FINISH IS TO REMAIN U.N.O. CLEAN AND PREPARE SURFACE TO RECEIVE NEW FLOOR FINISH OVER EXISTING.
- REMOVE EXISTING RUBBER BASE IN UNITS WITHOUT DAMAGE TO SUBSTRATE AND PREPARE SURFACE TO RECEIVE NEW BASE. SEE FINISH SCHEDULE.
- ANY DAMAGE TO EXISTING WORK TO REMAIN SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR TO MATCH EXISTING SIMILAR WORK IN PLACE WHEN NEW. REPAIR ALL DAMAGED WORK IN CONNECTION WITH DEMOLITION WORK INCLUDING DAMAGE CAUSED BY REMOVAL OR INSTALLATION OF MECHANICAL OR ELECTRICAL ITEMS OR EQUIPMENT.
- WHERE WALLS ARE BEING REMOVED, FILL ALL VOIDS IN FLOORING WITH CEMENTITIOUS INFILL. FINISH FLOOR TO BE LEVEL WITH ANY ADJACENT FLOOR FINISHES.
- U.N.O. REMOVE ALL EXISTING WALL FINISHES (WALL COVERINGS, BASES, ETC.) FROM EXISTING WALLS. SEE PLANS FOR LOCATION AND FINISH SCHEDULE FOR ADDITIONAL INFORMATION ON NEW FINISHES.
- DO NOT CUT INTO, REMOVE OR ALTER ANY STRUCTURAL MEMBER OR PORTION OF THE FLOOR, WALL OR ROOF SYSTEM UNLESS SPECIFICALLY NOTED OR INDICATED ON THE DRAWINGS. IF UNCLEAR, CONSULT THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- MAINTAIN & PROTECT EXISTING LAUNDRY EQUIPMENT (TENANT FURNISHED) IN UNITS. REMOVE & REINSTALL FOR FINISH WORK INSTALLATION.
- REMOVE EXISTING WINDOW TREATMENTS AT ALL BUILDINGS.
- AT ALL RESIDENTIAL BUILDINGS, REMOVE EXISTING WINDOWS AND PREPARE FOR INSTALLATION OF NEW WINDOW.
- REMOVE ALL EXISTING UNIT ENTRY DOORS, STORM DOORS.
- N. REMOVE GYPSUM BD. AT KITCHEN WALL CABINETS AND BACKSPLASH AREAS.
- O. REMOVE GYPSUM BD. BEHIND BATH VANITIES, WALL SINKS AND WHERE TUB/SHOWERS ARE BEING REPLACED.
- P. AT ALL UNITS WITH GARAGES, REMOVE EXISTING GARAGE DOOR, ALL ATTACHMENTS AND OPERATOR AND PREPARE FOR NEW DOOR AND OPERATOR.
- Q. AT ALL DWELLING UNITS, REMOVE EXISTING CARPET FROM LIVING ROOMS AND BEDROOMS, AND PREPARE FLOOR TO RECEIVE NEW FLOOR FINISH.

GENERAL NOTES - SEMI-AMBULATORY (SA) UNIT

- PROVIDE SEMI-AMBULATORY UNITS IN FIVE PERCENT OF EXISTING UNITS THAT ARE DESIGNATED AS 'SA' (5 TOTAL UNITS). SEE SITE PLAN & OVERALL FLOOR PLANS FOR LOCATIONS.
- SEMI-AMBULATORY UNITS MUST BE DESIGNATED AS SECTION 504 MODIFIABLE PER REASONABLE ACCOMMODATION MODIFICATION.
- C. AT ALL UNITS DESIGNATED AS SEMI-AMBULATORY (SA), PROVIDE THE FOLLOWING: STAIRS, NOSINGS AND HANDRAILS WITH EXTENSIONS PER ANSI A117.1-2017 REQUIREMENTS, BLOCKING FOR GRAB BARS AT BATH TUBS/SHOWERS AND TOILETS PER ANSI A117.1-2017 REQUIREMENTS, ACCESSIBLE PATH TO ENTRY AND THROUGH UNIT, DESIGNATED VAN ACCESSIBLE PARKING SPACE, RANGE WITH FRONT CONTROLS, KITCHEN COUNTERS AND SINK RIM AT 34" MAX. A.F.F., HARD WIRE DOORBELL AT FRONT ENTRY DOOR, REPLACE BATH TUB AND SURROUND IN ONE BATH WITH 48" MIN LENGTH CURBED SHOWER (6" HIGH) WITH CENTER DRAIN AND FULL LENGTH MIRROR IN BATH WITH TOP EDGE MOUNTED AT 77" A.F.F.

CODED NOTES - DEMOLITION

- REMOVE EXISTING RUBBER TREADS WITHOUT DAMAGE TO EXISTING SUBSTRATE. PREPARE SURFACE TO RECEIVE NEW TREADS. SEE FINISH SCHEDULE. TYPICAL ALL TOWNHOUSE STYLE UNITS.
- REFER TO MEP DRAWINGS FOR DEMOLITION WORK IN THIS AREA.
- REMOVE ALL KITCHEN BASE CABINETS AND WALL CABINETS, COUNTERTOPS, AND BACKSPLASH. PATCH ANY DAMAGE TO GYPSUM BOARD.
- REMOVE EXISTING VINYL WINDOW SYSTEM AND PREPARE SURFACE TO RECEIVE NEW WINDOW. CLEAN AND PREPARE STEEL LINTELS IN MASONRY WINDOW OPENINGS TO RECEIVE NEW PAINT. TYPICAL ALL WINDOWS.
- AT ANSI TYPE A UNIT BATHS, REVISE WALLS OF LINEN CLOSET AND DOOR SIZE TO ACCOMMODATE NEW ROLL-IN SHOWER STALL CLEARANCES.
- REMOVE EXISTING DOOR AND FRAME, PREPARE OPENING WITH NEW BLOCKING FOR DOOR FRAME AS REQUIRED.
- REMOVE EXISTING GARAGE DOOR, REPAIR/ REPLACE ALL EXISTING DAMAGED DOOR FRAMES AND TRACK COMPONENTS AS REQUIRED.
- REMOVE EXISTING BATHTUB, MODIFY/ REMOVE PORTION OF EXISTING CONCRETE FLOOR TO INST. ALL NEW ACCESSIBLE ROLL-IN SHOWER.
- EXISTING WALL-HUNG SINK TO BE REMOVED. INSTALL NEW CONCEALED FLOOR AND STUD-BRACED CARRIER TO RECEIVE SINK. PATCH AND REPAIR WALLS AS REQUIRED.

FLOOR PLAN LEGEND

- REFERENCE ELEVATION (SEE PROJECT MANUAL FOR PHOTOS)
- X VIEW NUMBER
- XX-XX SHEET NUMBER
- 3-A UNIT DESIGNATION, SEE ENLARGED UNIT PLAN SHEETS
- WINDOW TYPE (NEW WINDOWS - SEE SCHEDULE SHEET A701)
- FLOORING TYPE AND DIRECTION, REFER TO ENLARGED UNIT PLANS AND FINISH SCHEDULE
- X DOOR TYPE
- ANSI TYPE A UNIT - ALL ANSI TYPE A UNITS TO ALSO INCLUDE SENSORY UNIT FEATURES. REFER TO SITE PLAN FOR LOCATIONS. LOCATE MEP EQUIPMENT AND DEVICES TO MAINTAIN CLEARANCES AS NOTED AND AS DASHED IN FLOOR PLANS. SEE MEP INFO FOR ADDITIONAL REQUIREMENTS.
- SEMI-AMBULATORY (SA) UNIT - REFER TO SITE PLAN FOR LOCATIONS. LOCATE MEP EQUIPMENT AND DEVICES TO MAINTAIN CLEARANCES AS NOTED AND AS DASHED IN FLOOR PLANS. SEE MEP INFORMATION FOR ADDITIONAL REQUIREMENTS.
- REQUIRED CLEAR FLOOR AREA, CENTER AT SINKS & APPLIANCES
- UNOBSTRUCTED CLEARANCE FOR PATH OF ACCESSIBLE MEANS OF EGRESS (MIN. 36" REQUIRED)
- GYPSUM CEILING SOFFIT - EXACT SOFFIT SIZE / LOCATION MAY VARY, FIELD VERIFY EXISTING CONDITIONS PER UNIT
- EXISTING 1 HOUR FIRE RATED WALL

NOTE: THE INTEGRITY OF THE EXISTING FIRE PARTITIONS HAVE NOT BEEN VERIFIED. THE LOCATIONS FOR FIRE-RATED WALLS SHOWN ON THE PLANS INDICATES WHERE WALL WOULD BE REQUIRED TO BE FIRE-RATED BASED UPON CURRENT CODE REQUIREMENTS. ALL NEW PENETRATIONS MADE THROUGH THESE WALLS ARE TO BE FIRESTOPPED.

#	DATE	CHANGE DESCRIPTION
1	6/23/2026	Addendum 2

THE MEADOWS RAD RENOVATIONS
4855 PINTAL CREEK DRIVE
COLUMBUS, OH 43110
FOR
COLUMBUS METROPOLITAN HOUSING AUTHORITY

300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: (614) 461-4664
FAX: (614) 280-8881

Moody Nolan CERTIFICATE NO: FIRM 00197475

DRAWING TITLE:
ENLARGED PLANS - UNIT TYPE 3-B & 4-A

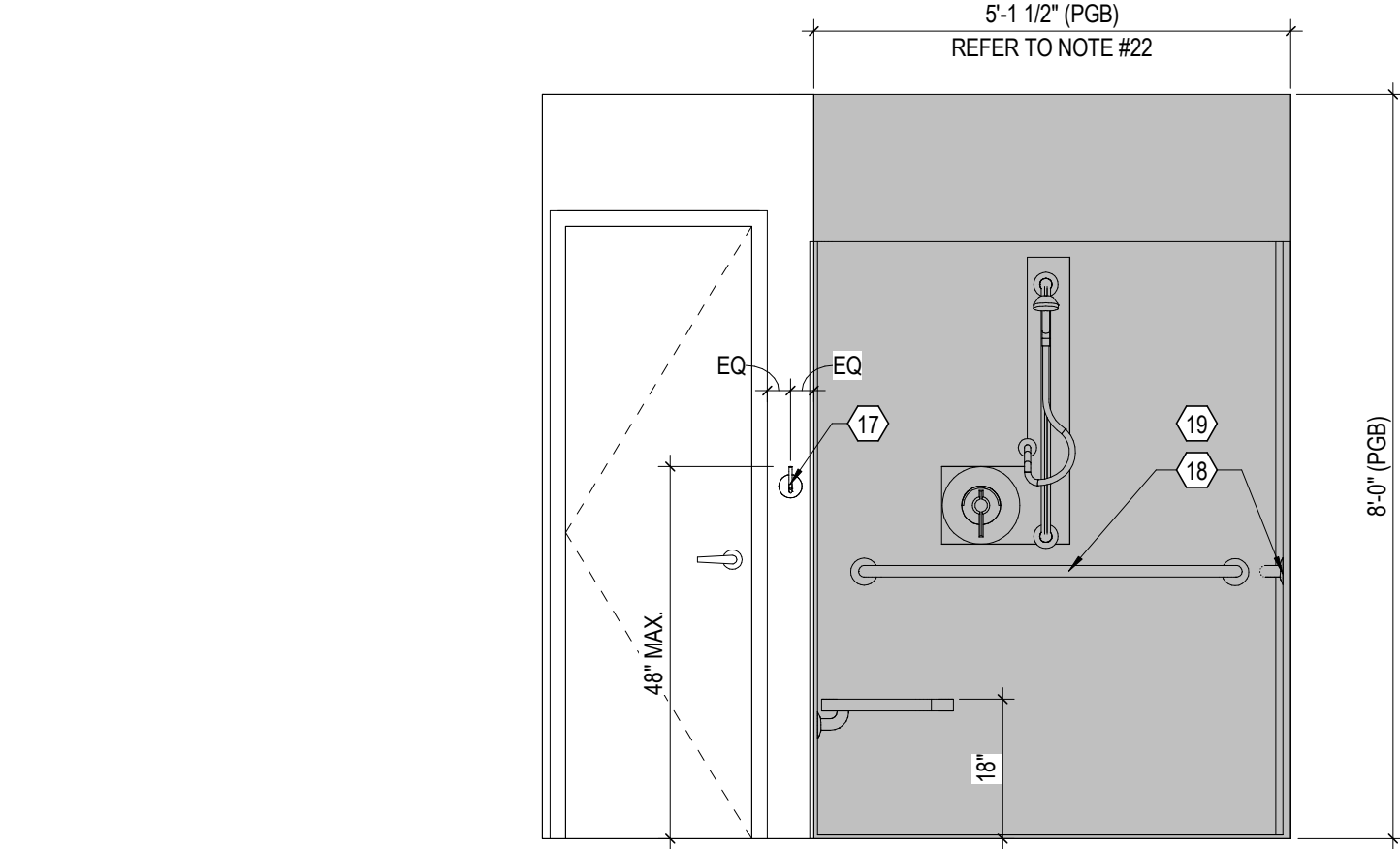
05/12/2026
DRAWN BY: XXXX CHECKED BY: XXXX
18076.04
A811
JAY W. BOONE, LIC. # 10740
EXP. DATE: 12/31/2027
BID SET

TRIM AT LIGHT FIXTURES

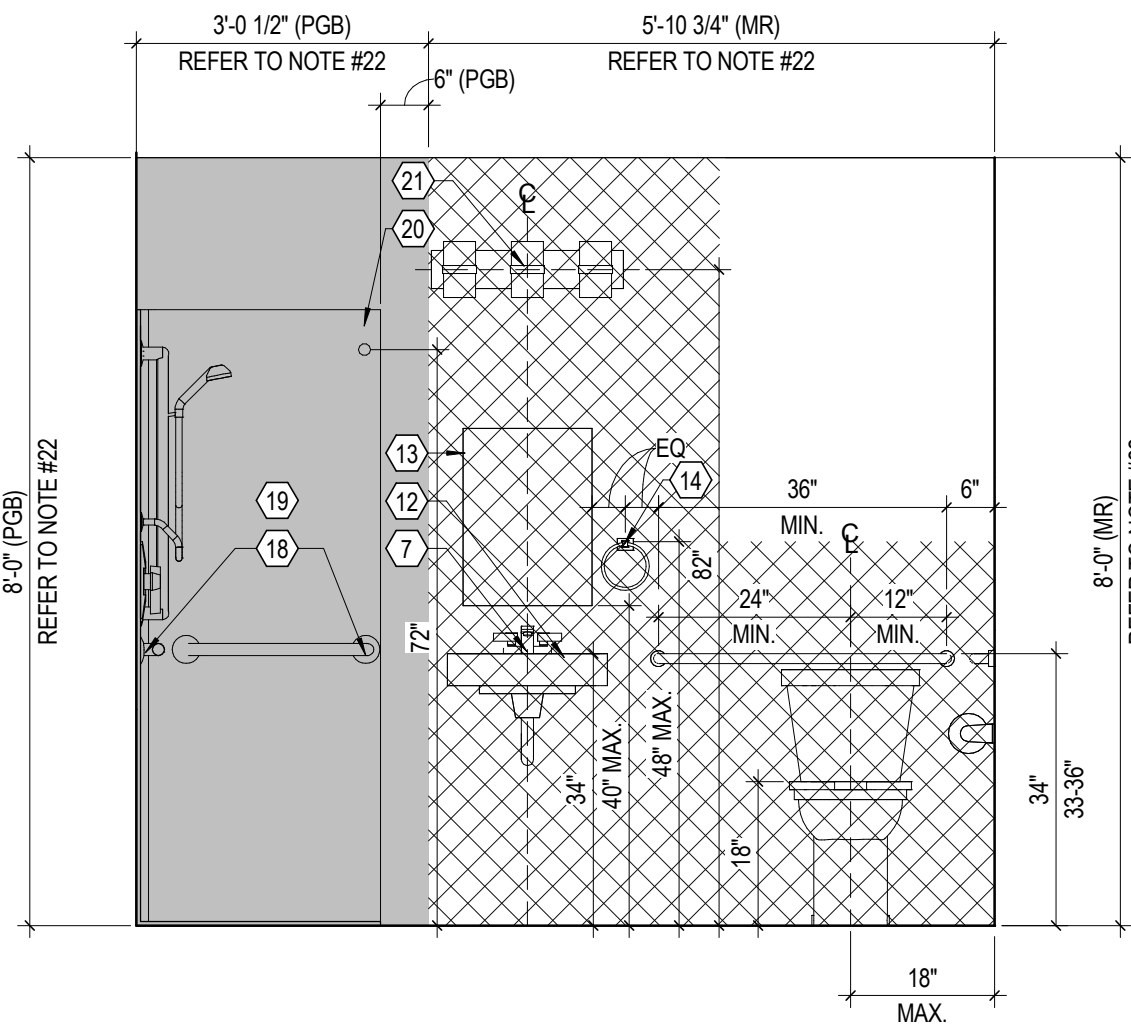
EXP. DATE: 12/31/2027

NEW WALL BASE AS SCHEDULED

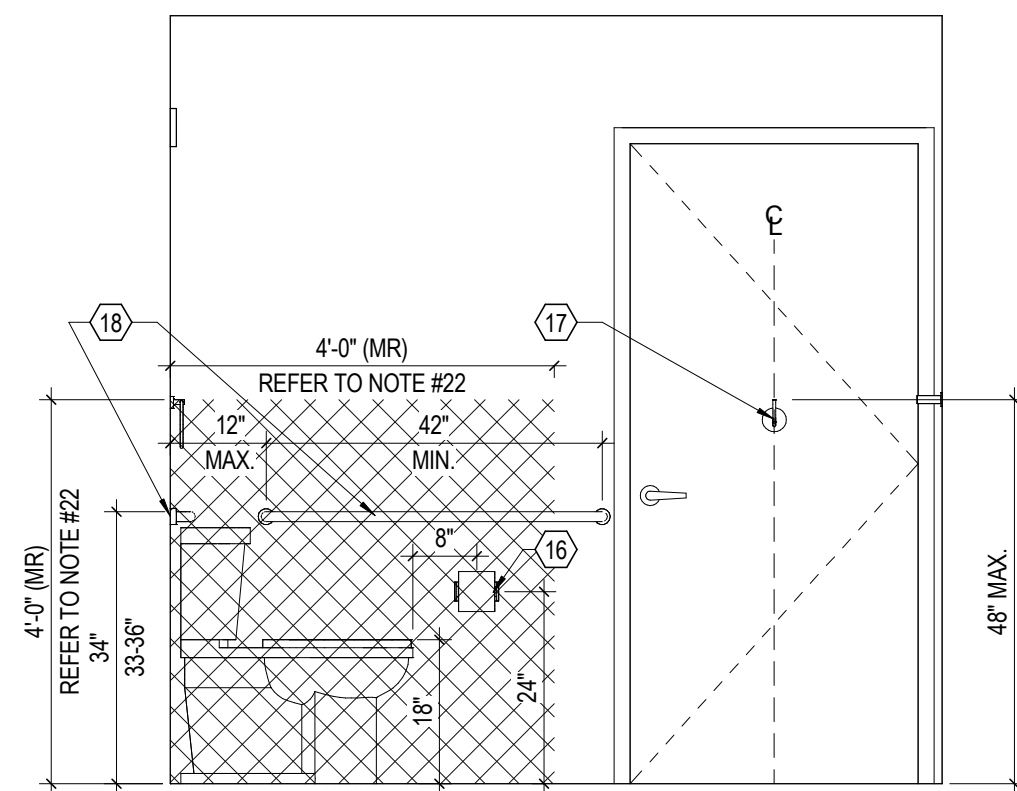
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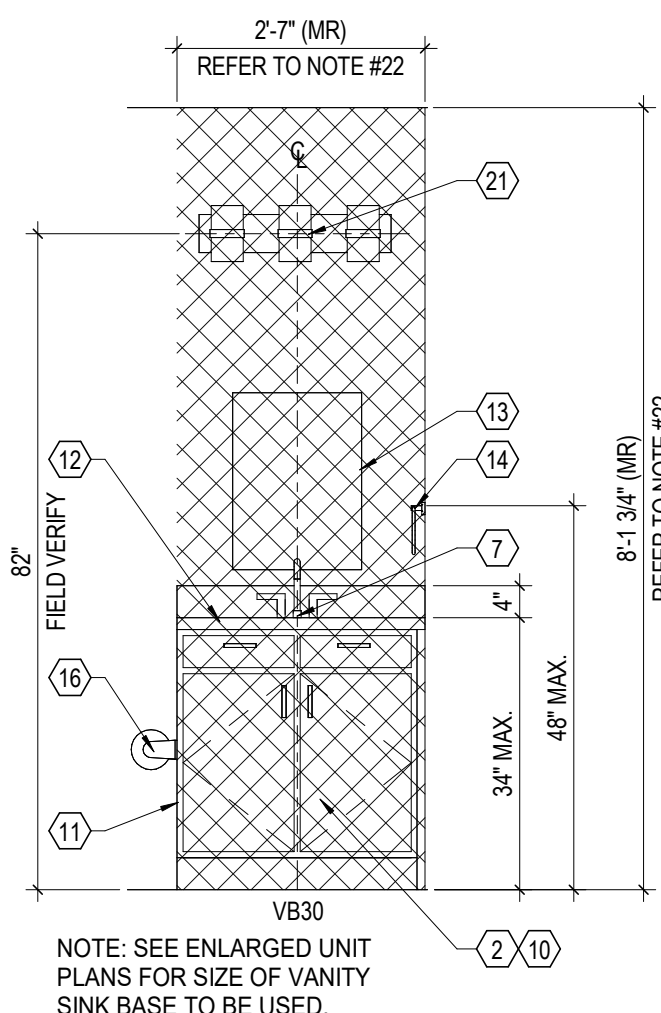
16 ELEVATION UNIT 2-B (ANSI TYPE A) BATH ELEVATION C
1/2" = 1'-0" REF: 1 / A810



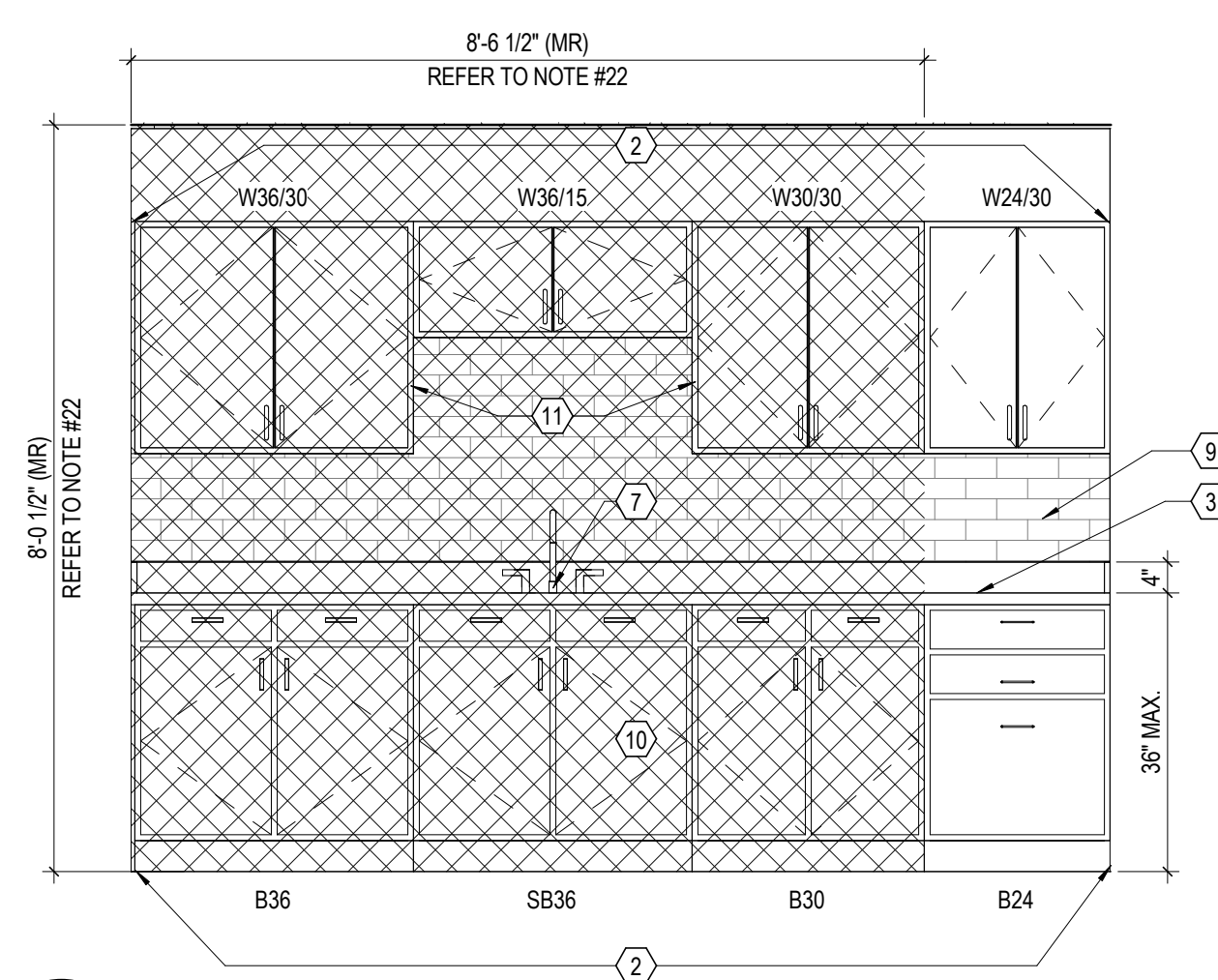
15 ELEVATION UNIT 2-B (ANSI TYPE A) BATH ELEVATION B
1/2" = 1'-0" REF: 1 / A810



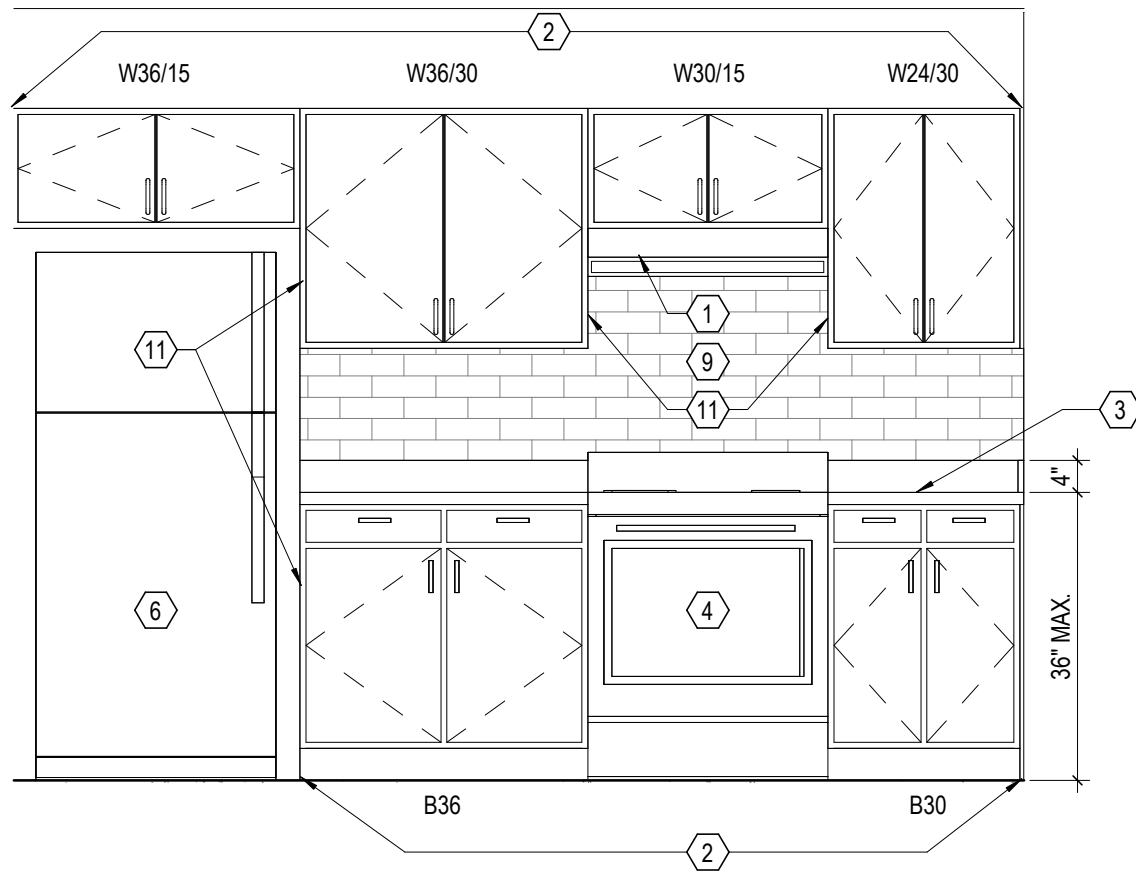
14 ELEVATION UNIT 2-B (ANSI TYPE A) BATH ELEVATION A
1/2" = 1'-0" REF: 1 / A810



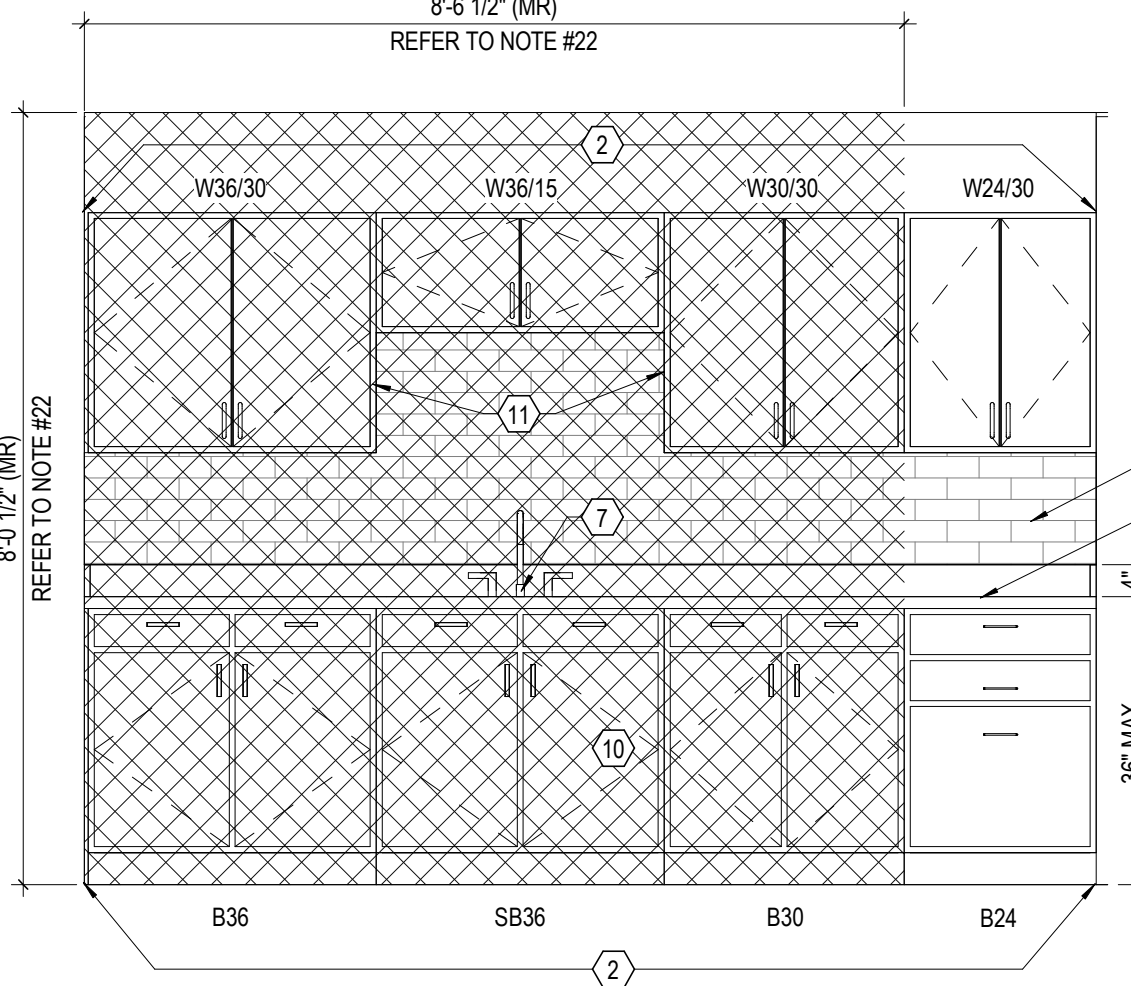
17 ELEVATION BATH VANITY, TYPICAL 30"
1/2" = 1'-0" REF: 1 / A201



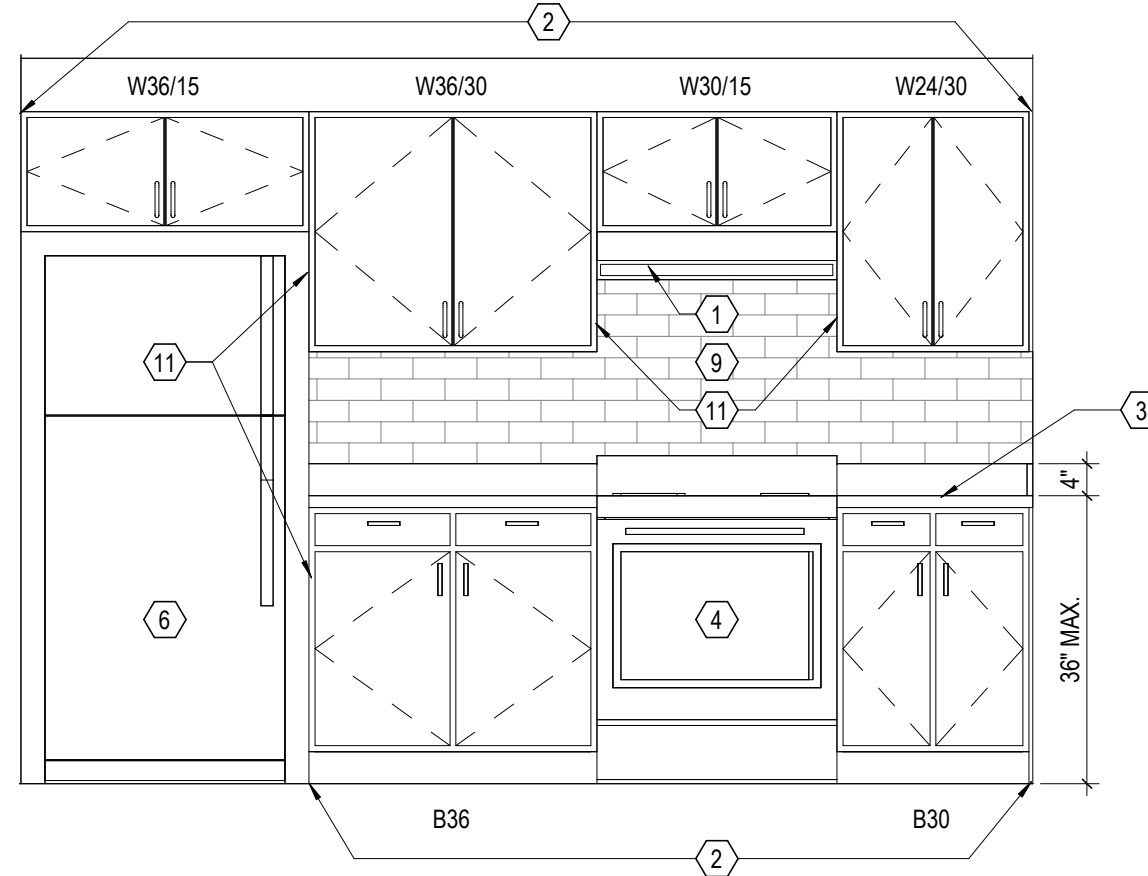
13 ELEVATION UNIT 4-A KITCHEN ELEVATION B
1/2" = 1'-0" REF: 3 / A811



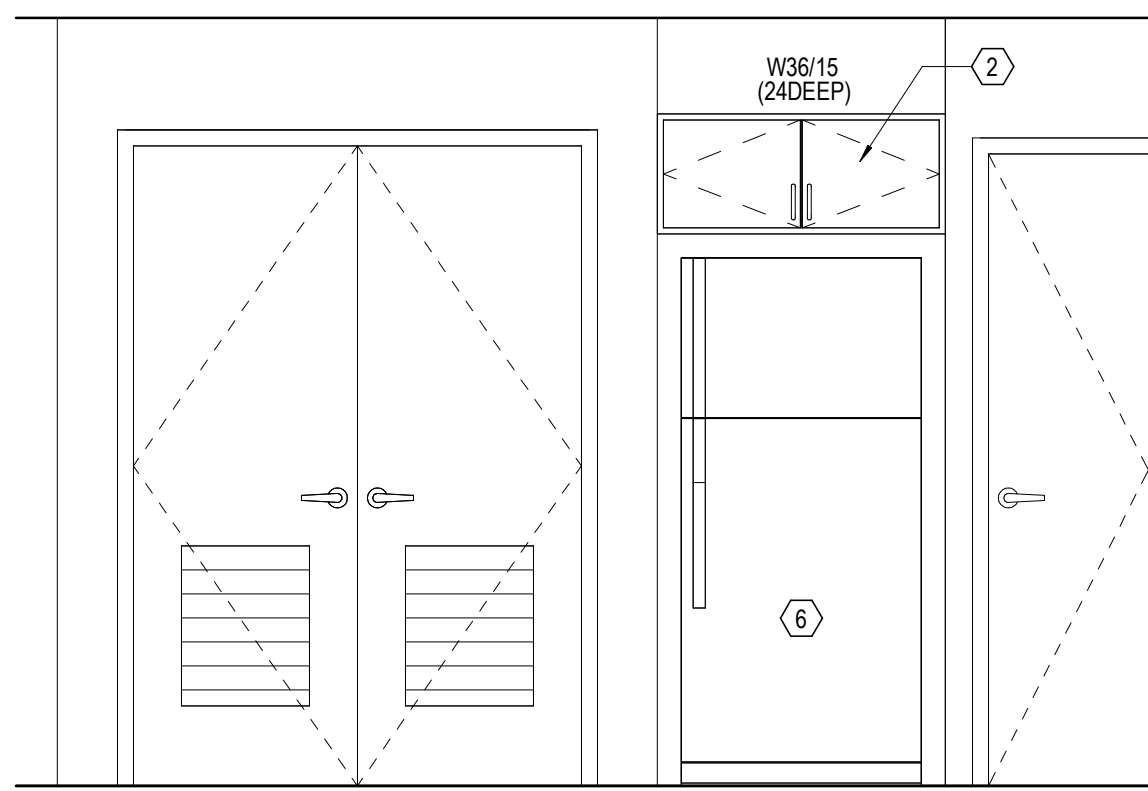
12 ELEVATION UNIT 4-A KITCHEN ELEVATION A
1/2" = 1'-0" REF: 3 / A811



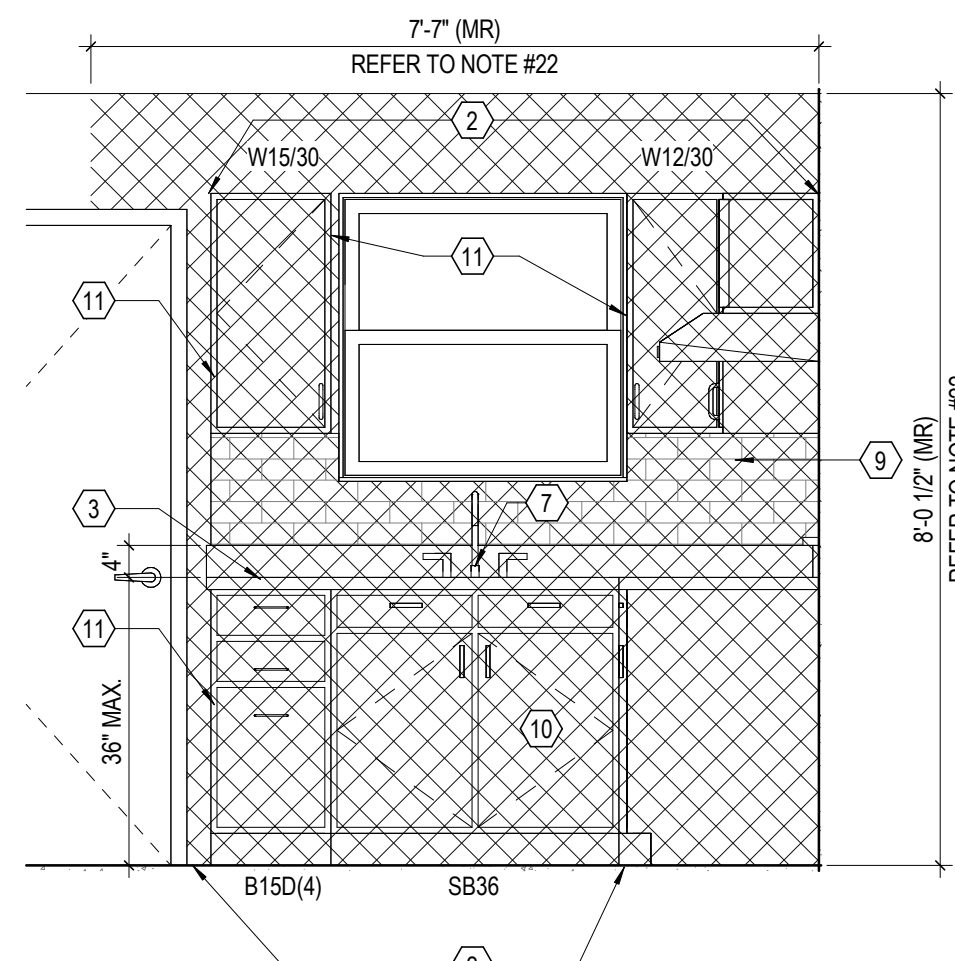
11 ELEVATION UNIT 3-B KITCHEN ELEVATION B
1/2" = 1'-0" REF: 1 / A811



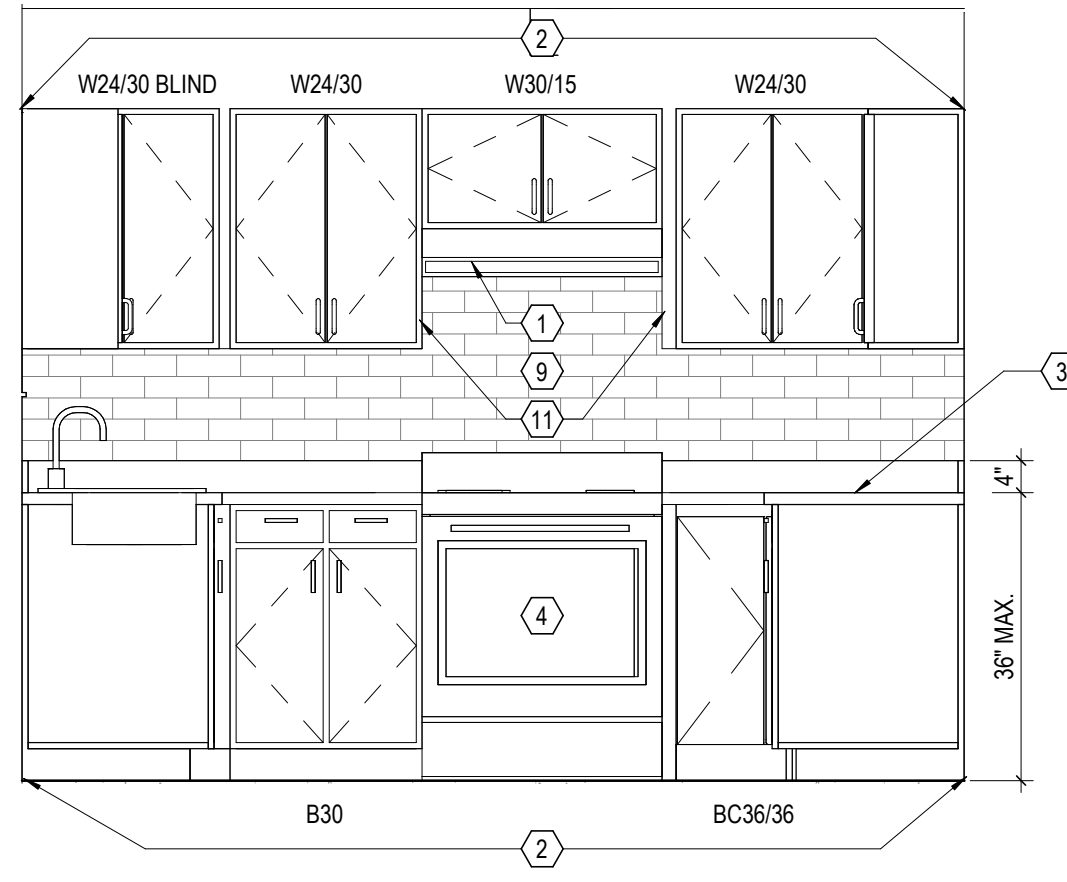
10 ELEVATION UNIT 3-B KITCHEN ELEVATION A
1/2" = 1'-0" REF: 1 / A811



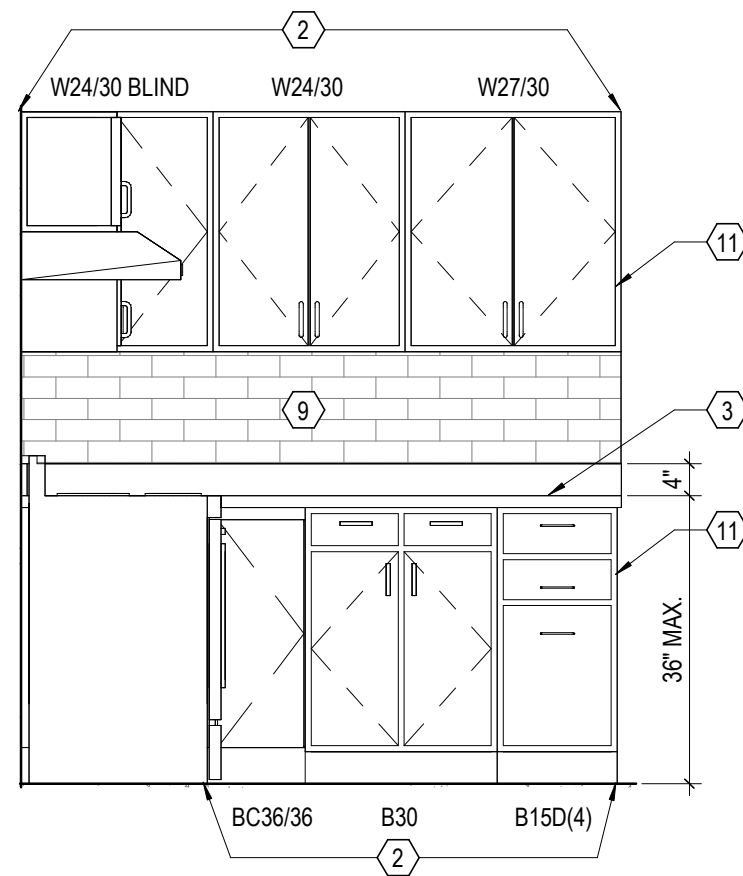
9 ELEVATION UNIT 3-A KITCHEN ELEVATION D
1/2" = 1'-0" REF: 1 / A201



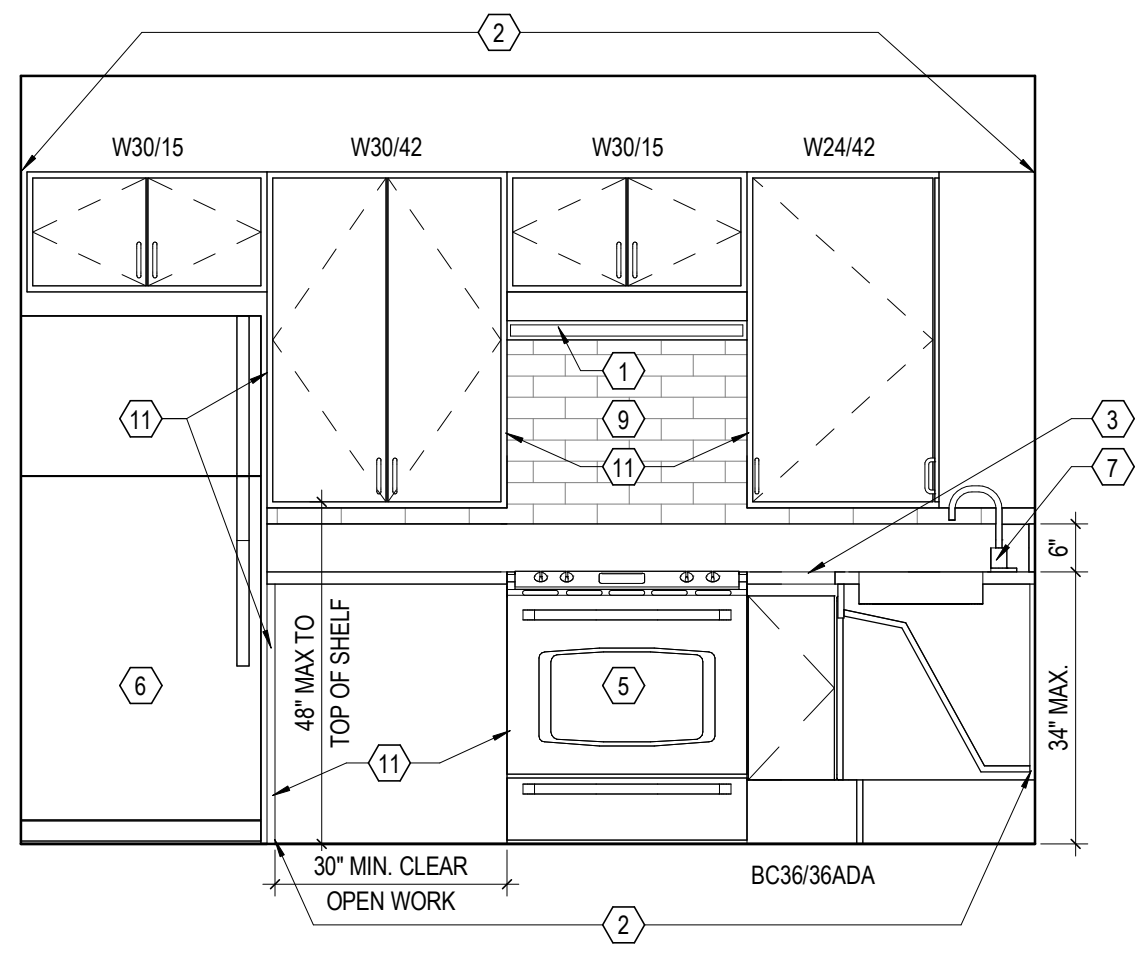
8 ELEVATION UNIT 3-A KITCHEN ELEVATION C
1/2" = 1'-0" REF: 1 / A201



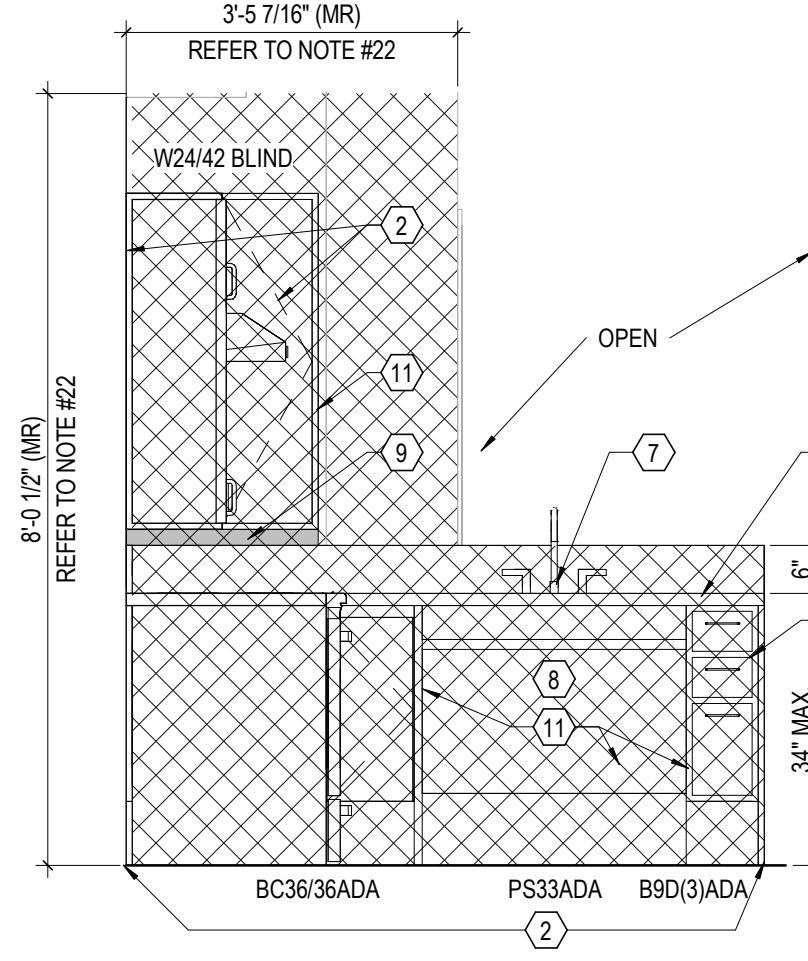
7 ELEVATION UNIT 3-A KITCHEN ELEVATION B
1/2" = 1'-0" REF: 1 / A201



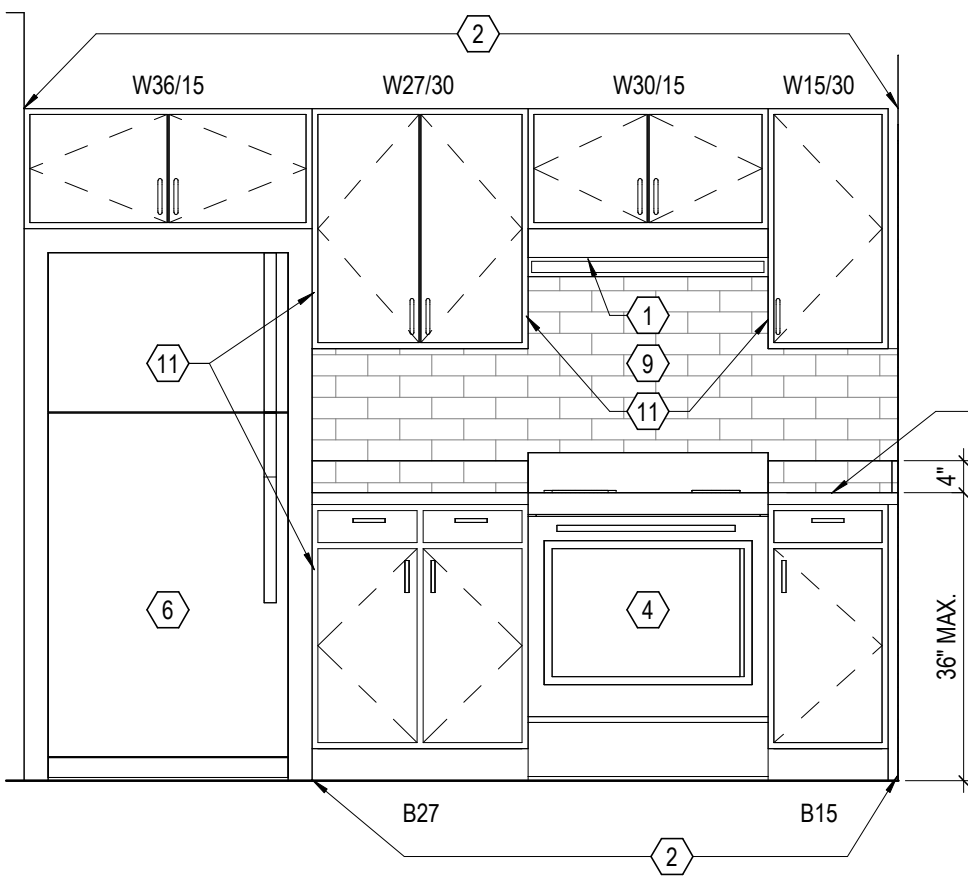
6 ELEVATION UNIT 3-A KITCHEN ELEVATION A
1/2" = 1'-0" REF: 1 / A201



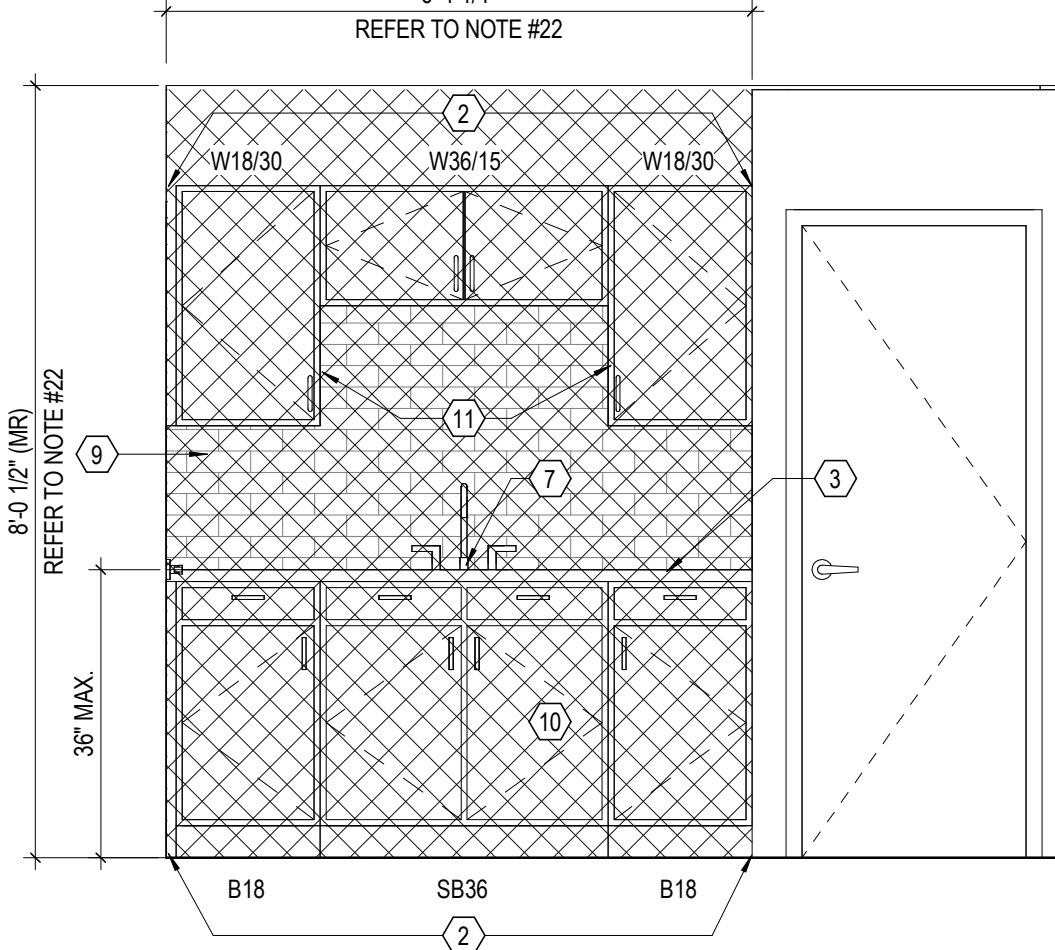
5 ELEVATION UNIT 2-B (ANSI TYPE A) KITCHEN ELEVATION B
1/2" = 1'-0" REF: 1 / A810



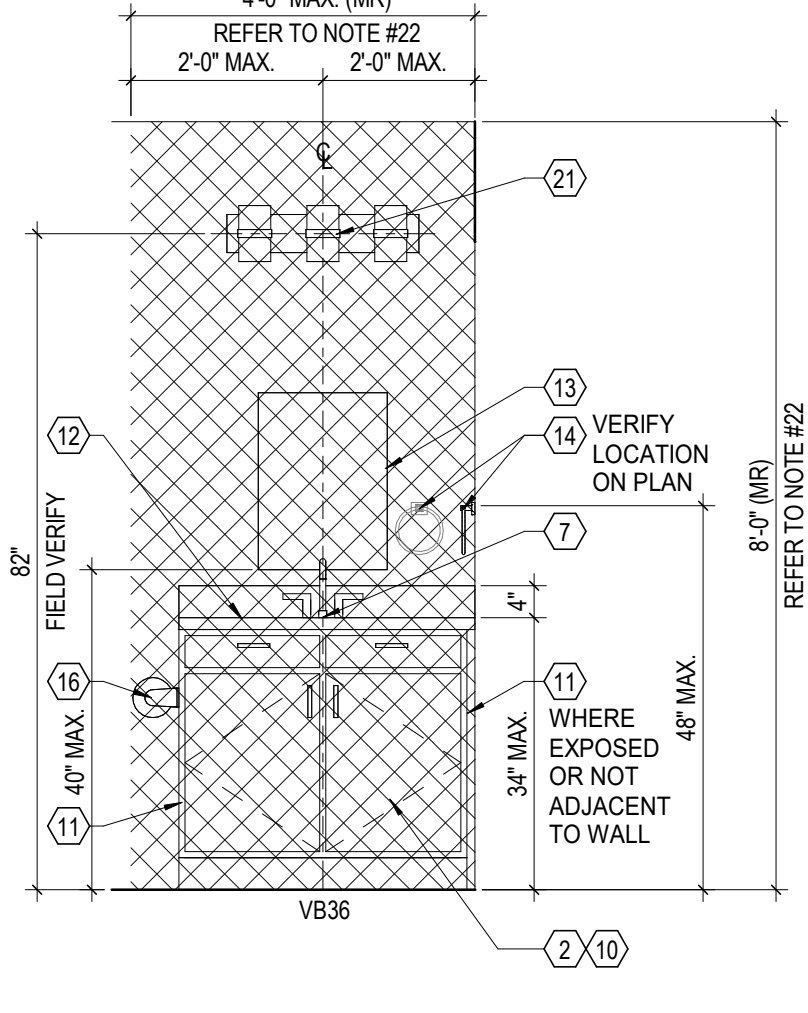
4 ELEVATION UNIT 2-B (ANSI TYPE A) KITCHEN ELEVATION A
1/2" = 1'-0" REF: 1 / A810



3 ELEVATION UNIT 2-A KITCHEN ELEVATION B
1/2" = 1'-0" REF: 3 / A810



2 ELEVATION UNIT 2-A KITCHEN ELEVATION A
1/2" = 1'-0" REF: 3 / A810



1 ELEVATION BATH VANITY, TYPICAL
1/2" = 1'-0" REF: 4 / A810

ELEVATION LEGEND

MR: PAPER-FACED MOISTURE RESISTANT GYPSUM BOARD
PGB: PAPERLESS GYPSUM BOARD
FRP (BASE BID)
WALL TILE (ALTERNATE)

NOTES:

- MR and PGB locations are for areas where existing gypsum board is being replaced for installation of new fixture, or in poor condition. See note coded note 30 and general notes.
- At all dwelling units and community building: replace gypsum bd at all kitchen walls behind wall cabinets and backsplash area extents as shown. Replace gypsum bd, behind bathroom vanities and wall hung lavs.
- At tubs and showers replace gyp. bd substrate where tubs and showers are being replaced.

- GENERAL NOTES - INTERIOR ELEVATIONS**
- At units, the quantity of new cabinets is similar to the quantity of existing cabinets. Field verify per unit.
 - Contractor is to provide and install residential appliances. Coordinate sizes with cabinet and model make with owner.
 - Provide cabinet end panel (finished both sides). Full depth of countertop where countertop abuts appliances (1 1/2" thick).
 - At open counters, provide steel angle bracket supports as shown (or at 36" o.c. max) surface mounted on wall, securely attached to wall framing. Patch wall as required.
 - Water supply and drain pipes under sinks shall be insulated. Install new mirrored medicine cabinet centered over sinks. Mirrors above accessible lavatories shall have the bottom edge of the reflecting surface 40" max aff.
 - Refer to sheet 6001 for additional information.
 - Prepare existing substrate to receive new backsplash.
 - Backsplash to run the continuous length to countertop from top of counter to bottom of wall cabinets.
 - Where gypsum wall board installation, patching or repair work is being done, provide paperless gypsum board (PGB) behind toilets. The space between the shower enclosure, and to the top of toilet tanks. Provide PGB at shower walls where the PGB will not have an exposed finish except 6 inches beyond shower jams (6 inches above shower nipple). Provide paper-faced moisture-resistant gypsum board (MR) on ceilings where bathrooms are above and within four (4) feet horizontally and vertically of any water sources, except at toilet locations with PGB. Contractor to install any new drywall to align with face of adjacent existing drywall partitions, typ.

- GENERAL NOTES - CASEWORK**
- Refer to specification manual, sections 06-20-00 (finished carpentry) and 06-40-00 (architectural woodwork) for a complete enumeration of performance and fabrication guidelines.
 - General contractor is responsible for providing in-wall blocking adequate for the support of all cabinetry noted herein. In addition, the contractor shall provide adequate in-wall blocking for any all finish carpentry or ancillary components (including but not limited to wall panels, millwork, custom casework, graphic panels, banners, etc.) designed and detailed herein as rigidly attached to wall assemblies or other structural components. See specification section 06-10-50 for blocking requirements. Note: specific types of blocking are shown in detail drawings on A801 for clarity - this is not to be taken as a full accounting. General typical blocking may or may not be shown.
 - Bath countertops are to include a continuous matching 4" (6" in ANSI type A units) backsplash (unless shown and noted otherwise). All backsplashes assumed to include sidesplashes at adjoining walls and/or other vertical interruptions.
 - Plastic laminate countertops are to have a 1 1/2" nosing with a matching doelkn woodtape vinyl edge band (manufacturer's best match). Edge band matches to be submitted for approval prior to fabrication. Undersides of counter are to be clad with backer sheet.
 - For wet areas: countertop/backsplash substrate to be marine grade MDF.
 - All shelves are adjustable (unless noted otherwise) supported on nickel (spoon-type) shelf pins. Receiving holes to be spaced 2" o.c.
 - For cabinets at inside corners: provide blind or corner cabinet as noted.
 - Refer to floor plans for cabinet locations. Sizes provided on elevations are provided for reference. The contractor is to verify each cabinet type and the dimension of cabinets to minimize fillers required.
 - Provide 34" high base cabinets at all ANSI type A units and community room kitchen.
 - Refer to sheet 6001 for additional information.
 - At all base cabinets except removable base cabinets & sinks provide pull-out drawers.

- CODED NOTES**
- NOTE: SEE ENLARGED FLOOR PLANS, GENERAL NOTES, SPECIFICATIONS AND PROJECT DETAILS SHEETS FOR MOUNTING HEIGHT REQUIREMENTS AND ADDITIONAL INFORMATION ON TYPICAL ACCESSORIES AND FIXTURES.
- NEW RANGE HOOD, TYPICAL.
 - NEW CABINETS PER SPECIFICATIONS. TYPICAL, FIELD VERIFY EXACT SIZES.
 - UNIT KITCHEN BASE BID: NEW PLASTIC LAMINATE COUNTERTOP WITH RADIUS CORNERS AND DROP-IN SINK.
UNIT KITCHEN ALTERNATE: NEW QUARTZ COUNTERTOP WITH EASED EDGES AND UNDERMOUNT SINK.
KITCHEN COUNTERTOPS TO BE 34" A.F.F. IN ANSI TYPE A UNITS.
 - NEW RANGE PER SPECIFICATIONS.
 - ANSI TYPE A UNIT: NEW RANGE WITH FRONT CONTROLS PER SPECS. PROVIDE SKIRT AS NEEDED TO INSTALL COOKTOP AT 34" MAX. A.F.F. TO MATCH ADJACENT COUNTERTOP HEIGHT.
 - NEW REFRIGERATOR PER SPECIFICATIONS.
 - NEW SINK AND FAUCET WITH LEVER-TYPE HANDLE PER SPECIFICATIONS. INSTALL PLUMBING PIPE PROTECTION.
 - NOT USED.
 - UNIT KITCHEN BASE BID: NEW FRP BACKSPLASH, TYP. FIELD VERIFY EXACT SIZES.
UNIT KITCHEN ALTERNATE: NEW TILE BACKSPLASH, TYP. FIELD VERIFY EXACT SIZES.
 - REMOVABLE BASE CABINET, APPLIES TO UNIT WITH FIRST FLOOR BEDROOMS ONLY.
 - FINISHED END PANEL, TYP.
 - UNIT BATH BASE BID: NEW CULTURED MARBLE VANITY COUNTERTOP WITH BACKSPLASH, RADIUS CORNERS, AND INTEGRAL SINK BOWL.
 - UNIT BATH ALTERNATE: NEW QUARTZ COUNTERTOP WITH BACKSPLASH, EASED EDGES, AND UNDERMOUNT SINK.
 - ALL VANITY COUNTERTOPS TO BE 34" A.F.F. IN ANSI TYPE A UNITS.
 - EXISTING MIRROR: MEDICINE CABINET TO BE REMOVED & REPLACED IN TYPICAL UNITS. CLEAN AND RECAULK.
 - ANSI TYPE A UNIT: NEW MIRROR: MEDICINE CABINET TO BE INSTALLED LOWER. PATCH WALL AS REQUIRED.
 - NEW TOWEL RING. ADD 1/8" PAINTED WOOD TRIM W/ BEVELED EDGES ON WALL AROUND TOWEL RING.
 - NEW TOWEL BAR. ADD 1/8" PAINTED WOOD TRIM W/ BEVELED EDGES ON WALL AROUND TOWEL BAR.
 - NEW TOILET PAPER DISPENSER. ADD 1/8" PAINTED WOOD TRIM W/ BEVELED EDGES ON WALL AROUND TOILET PAPER DISPENSER.
 - NEW ROBE HOOK ON TOILET SIDE OF BATH DOOR.
 - ANSI TYPE A UNIT: NEW, COMPLIANT GRAB BARS AT W.C. AND ROLL-IN SHOWERS IN BATH.
 - ANSI TYPE A UNIT: NEW ROLL-IN SHOWER. MODIFY WALLS AS REQUIRED TO PROVIDE MIN. CLEARANCES. CONFIRM DIMENSIONS WITH FINAL SELECTION & MANUFACTURER'S INSTALLATION INSTRUCTIONS. CONTACT ARCHITECT REGARDING DIMENSIONAL DISCREPANCIES PRIOR TO UNIT WALL DEMOLITION CONSTRUCTION, IF REQUIRED. SEE PLUMBING DRAWINGS.
 - NEW SHOWER CURTAIN ROD. PROVIDE BLOCKING AS REQUIRED.
 - NEW VANITY LIGHT FIXTURE, CENTERED ABOVE VANITY MIRROR. SEE ELECTRICAL DRAWINGS.
 - GRAY HATCH REPRESENTS THE LOCATION & EXTENT OF PAPERLESS GYPSUM BOARD (PGB). CROSS-HATCH REPRESENTS THE LOCATION & EXTENT OF PAPER-FACED MOISTURE RESISTANT GYPSUM BOARD (MR). REFER TO GENERAL NOTES FOR MORE INFORMATION.

#	DATE	CHANGE DESCRIPTION
1	6/23/2026	Addendum 2

THE MEADOWS RAD RENOVATIONS
COLUMBUS METROPOLITAN HOUSING AUTHORITY
4855 PINTAL CREEK DRIVE
COLUMBUS, OH 43110
FOR
COLUMBUS METROPOLITAN HOUSING AUTHORITY

300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: (614) 461-4664
FAX: (614) 280-8881

Moody Nolan CERTIFICATE NO: FIRM 00197475

DRAWING TITLE:
INTERIOR ELEVATIONS

05/12/2026
DRAWN BY: XXX CHECKED BY: XXX
18076.04
A823
JAY W. BOONE, LIC. # 10740
EXP. DATE: 12/31/2027
BID SET

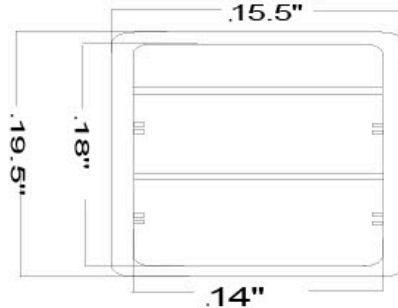
**American Pride - 526 Crest Road - Flat Rock, NC 28731
828-697-8847 Fax 828-697-7094**

Product Data Specifications

HORIZON - Model # ~~T60M221AR Recessed~~ or **T60M221AS Mount Medicine Cabinet**

Mirror: 16-3/16"x 22-1/4" x Double Strength(.125) Frameless with polished edges
Door: White High Impact Polystyrene .060 Thickness backing applied to mirror with double faced tape and specially formulated bonding agent
Rough Opening: 14" x 18" x 2-1/2" **Storage Depth:** 3-1/2"
Door Catch: Magnetic catch with riveted striker plate
Shelves: 2 adjustable white polystyrene shelves and 1 Fixed Polystyrene
Hinges: 1 17" 90 Degree Stop piano hinge Tri-Brite galvanized
Hardware: All hardware is zinc plated(magnetic catch, screws & hardware pack)
Mounting Hardware: 4 # 8 x 1-1/2" Steel Tapping Screws
Reversible: Yes
Cabinet: Injection Molded in White Typical Wall Thickness .110
 Material: High Impact Polystyrene All Color Non-Toxic

**96 Series Adjustable
Shelf Cabinet(1A and 1B)
Plastic(Polystyrene) Recessed
or Surface Mounted**



**Storage Depth(3.5")
Covers up 15.5" x 19.5"
2 White Adjustable
Polystyrene Shelves
1 Fixed White Polystyrene shelf
R.O.(14" x 18"x 2.5")**

SECTION C — BIDDING DOCUMENTS

CMHA MEADOWS — RAD RENOVATIONS —

BID DATE & TIME
Wednesday, July 1, 2026 @ 1:30 P.M.

NOTE TO CONTRACTORS

- 1) **PLEASE READ THOROUGHLY.**
- 2) **BID FORMS 1 THRU 9 MUST BE SUBMITTED IN YOUR BID PACKAGE.**
- 3) **CONTRACTOR MUST USE CMHA BID FORMS INCLUDED IN THIS PACKAGE.**
- 4) **ALL FORMS MUST BE COMPLETELY FILLED, SIGNED/NOTARIZED AS NEEDED.**
- 5) **PLEASE SUBMIT 1 ORIGINAL AND 1 COPY.**
- 6) **ALL PAGES MUST BE PUT IN ORDER.**
- 7) **ALL PAGES MUST BE STAPLED OR BOUND OR PUT IN A 3-RING BINDER.**

- Contract will be awarded to the **BEST** bidder submitting the **LOWEST** bid.
- Please refer to Section B, Part III, Page B-14, and Checklists Section B, Part IV, A, B, C & D, Page B-17 to B-21.
- **NOTE TO ALL CONTRACTORS**
Contract award is contingent on Columbus Metropolitan Housing Authority Board of Commissioners' approval.

SECTION C — BIDDING DOCUMENTS

PROJECT & BIDDER INFORMATION

ALL CONTRACTORS MUST COMPLETE AS NOTED

PROJECT INFORMATION

Project Name: _____

Project Address: _____

Project Scope of Work: _____

Bid Date & Time: _____

Bid Location: _____

BIDDER INFORMATION

Company Name: _____

Address: _____

Authorized Representative's Name: _____

Tel. #: _____ Fax #: _____

Email: _____

Company is (check all that apply) ☐ MBE ☐ Section 3 ☐ WBE

SECTION C – BIDDING DOCUMENTS

BID FORM No. 1 – Addendum

Project Name	CMHA Meadows
Scope of Work	RAD Renovations
Bid Date & Time	Wednesday, July 1, 2026 @ 1:30 p.m. – (available via Zoom)
Company Name	

- All contractors must record and acknowledge receipt of all Addenda issued for this project.
- Insert copy of all Addenda after this page. **(COVER PAGES ONLY)**

ADDENDUM TITLE	DATE OF ADDENDUM	NUMBER OF PAGES
1. _____	_____	_____
2. _____	_____	_____
3. _____	_____	_____
4. _____	_____	_____
5. _____	_____	_____
6. _____	_____	_____
7. _____	_____	_____
8. _____	_____	_____
9. _____	_____	_____
10. _____	_____	_____

Authorized Representative's Signature	Date
Print/Type — Authorized Representative Name	Print/Type — Authorized Representative's Title

SECTION C – BIDDING DOCUMENTS

BID FORM No. 2 – Bid Form

Project Name	CMHA Meadows
Scope of Work	RAD Renovations
Bid Date & Time	Wednesday, July 1, 2026 @ 1:30 p.m. – (available via Zoom)
Company Name	

1. The undersigned, having familiarized themselves with the local conditions affecting the cost of the work, and with the Plans and Specifications (including Invitation for Bids, Instructions to Bidders, this Bid Form, the form of Bid Bond, the form of Non-Collusive Affidavit, the form of Contract, and the form of Payment and Performance Bond or Bonds, the General Conditions, the Special Conditions, the General Scope of Work, the Technical Specifications and the Drawings) and Addenda, if any thereto as prepared by the Columbus Metropolitan Housing Authority and on file in the office of the same, hereby proposes to furnish all material, equipment, and perform all labor and services required to construct and complete the work.

- A. CONTRACTOR BASE BID:** Bidder will complete the Work in accordance with the Contract Documents for the following price(s):

Total Material, for the sum	_____	Dollars.....	(\$ _____)
Total Labor, for the sum	_____	Dollars.....	(\$ _____)
Playground Area Allowance – will include new poured surface, expanded playground equipment, and new trash receptacle to match existing playground benches, final location to be coordinated with owner	_____	Dollars.....	(\$ <u>\$60,000.00</u>)
Permit Allowance	_____	Dollars.....	(\$ <u>\$25,000.00</u>)
TOTAL BASE BID AMOUNT	_____		(\$ _____)
	(use words)		(figures)

B. UNIT PRICE

UNIT PRICE #1: Gypsum Board Patching. Provide areas requiring replacement to include damaged areas and as required for new.

- a. Description: Cost includes removal of loose, broken delaminated, water damaged and deteriorating gypsum wall board as required for new.
- b. Unit Cost: Include material and labor.
- c. Unit of Measure: Square foot.
- d. Specification Reference: Section 09 29 00.
- e. Quantity of Work: Base 32 SF/Unit.

UNIT PRICE <u>per Square Foot</u>	_____	(\$ _____)	(figures)
	(use words)		

UNIT PRICE #2: New Sub-Flooring. Provide at new flooring areas as required for new installation.

- a. Description: Cost includes removal of loose, broken delaminated, water damaged and deteriorating sub-floor.
- b. Unit Cost: Include material and labor.
- c. Unit of Measure: Square foot.
- d. Specification Reference: Section 06 10 00.

UNIT PRICE per Square Foot _____ (\$ _____)
(use words) (figures)

UNIT PRICE #3: New Interior Doors. Provide at new locations as required for new doors (assume 36" x 80"). Provide new wood casing and frames.

- a. Description: Cost includes removal of damaged and deteriorating doors.
- b. Unit Cost: Include material and labor.
- c. Unit of Measure: Each.
- d. Specification Reference: Section 08 19 00.
- e. Quantity of Work – Base Bid: 95 doors.

UNIT PRICE per Each Door _____ (\$ _____)
(use words) (figures)

UNIT PRICE #4: New Steel Doors at Exterior Storage Rooms. Provide at new locations as required for new doors.

- a. Description: Cost includes removal of damaged and deteriorating doors. Existing frame to remain.
- b. Unit Cost: Include material and labor.
- c. Unit of Measure: Each.
- d. Specification Reference: Section 08 16 13.
- e. Quantity of Work – Base Bid: 20 doors.

UNIT PRICE per Each Door _____ (\$ _____)
(use words) (figures)

UNIT PRICE #5: 32 square foot of sheathing replacement.

- a. Description: Labor, material, and install sheathing underlayment.
- b. Unit Cost: Include material and labor.
- c. Unit of Measure: Square foot.

UNIT PRICE per 32 Square Foot _____ (\$ _____)
(use words) (figures)

UNIT PRICE #6: 32 square foot of siding replacement.

- a. Labor, material, and install siding underlayment.
- b. Unit Cost: Include material and labor.
- c. Unit of Measure: Square foot.

UNIT PRICE per 32 Square Foot _____ (\$ _____)
(use words) (figures)

UNIT PRICE #7: Roof Sheathing patching. Provide areas requiring replacement to include damaged and as required for.

- a. Description: Cost includes removal of loose, broken delaminated, water damaged and deteriorating sheathing as required for new.
- b. Unit Cost: Include material and labor.
- c. Unit of Measure: Square foot.
- d. Specification Reference: Section 06 16 00 Sheathing.
- e. Quantity of Work – Base Bid: 32 SF/Unit.

UNIT PRICE per Square Foot _____ (\$ _____)
(use words) (figures)

UNIT PRICE #8: Exterior Sheathing Patching. Provide areas requiring replacement to include damaged and as required for new.

- a. Description: Cost includes removal of loose, broken delaminated, water damaged and deteriorating sheathing as required for new.
- b. Unit Cost: Include material and labor.
- c. Unit of Measure: Square foot.
- d. Specification Reference: Section 06 16 00 Sheathing.
- e. Quantity of Work – Base Bid: 64 SF/Unit.

UNIT PRICE per Square Foot _____ (\$ _____)
(use words) (figures)

B. ALTERNATES:

ALT #1: Quartz counter tops in lieu of PLAM counter tops. At all kitchens, provide 3 cm quartz countertops as specified. Where quartz countertops are provided, provide tile back splash from top of counter to bottom of cabinet for entire length of countertop. Provide undermount sinks at these locations. At all bathrooms, provide 2 cm quartz countertops and drop-in vitreous sinks.

- a. Base bid – PLAM countertops with drop-in sinks at kitchens. Bathroom vanity tops to be Rynone/cultured marble – white.
- b. Refer to drawings and specs for additional information.

LUMP SUM ALT. PRICE: _____ (\$ _____)
(use words) (figures)

ALT #2: Replace existing roofs with asphalt shingle roofing system. At all buildings, remove existing asphalt shingle roofs and replace them with new. Provide new flashing, fascia, gutters etc.

- a. Maintain existing shingle system. Modify shingles as necessary for installation of new flues or other devices for new systems being installed in units.
- b. Refer to drawings and specs for additional information.

LUMP SUM ALT. PRICE: _____ (\$ _____)
(use words) (figures)

ALT #3: Provide tile back splash at kitchens in lieu of FRP panels. Backsplash to extent full length of counter from top of counter to underside of wall cabinets.

LUMP SUM ALT. PRICE: _____ (\$ _____)
(use words) (figures)

2. In submitting the bid, the bidder understands that the Columbus Metropolitan Housing Authority reserves the right to reject any and all bids. If written notice of the acceptance of this bid is mailed or delivered to the undersigned within sixty 60 days after the opening of this bid or at any time thereafter before this bid is withdrawn, the undersigned agrees to execute and deliver a contract in the prescribed form and furnish the required bond within ten (10) days after the contract is presented to him/her signed and approved by the Contracting Officer.

3. A bid bond is submitted with this bid in accordance with the specification requirements in the sum of _____ **DOLLARS** (\$ _____)

AMOUNT OF BID BOND IN US DOLLARS

The undersigned also agrees to execute and deliver the required Performance and Payment Bond within 10 days after an approved and executed contract by Columbus Metropolitan Housing Authority is mailed to him/her.

4. Attached hereto is an affidavit in proof that the undersigned have not entered into any collusion with any person in respect to his proposal or any other proposal or the submission of proposals for the contract for which this proposal is submitted.

5. In reference to the Equal Opportunity and Non-Segregated Facilities present in Section B— paragraph 8 the undersigned represents that he/she _____

HAS / HAS NOT

participated in a previous contract or subcontract subject to the Equal Opportunity Clause prescribed by Executive Orders 10925, 11114, or 11246 or the Secretary of Labor; that he/she

_____ filled all required compliance reports, and that

HAS / HAS NOT

representations indicating the submission of required compliance reports, signed by proposed subcontractors, will be obtained prior to subcontract awards. (The above representation need not be submitted in connection with contracts or subcontracts, which are exempt from the clause.)

Authorized Representative's Signature	Date
Print/Type — Authorized Representative Name	Print/Type — Authorized Representative's Title

Subscribed and sworn to before me this _____ day of _____, 20_____

NOTARY SIGNATURE AND SEAL

SECTION C – BIDDING DOCUMENTS

BID FORM No. 3 – Non-Collusive Affidavit Form

Project Name	CMHA Meadows
Scope of Work	RAD Renovations
Bid Date & Time	Wednesday, July 1, 2026 @ 1:30 p.m. – (available via Zoom)
Company Name	

DATE: _____

STATE OF: _____
COUNTY OF: _____ } ss.

_____, being first duly sworn, deposes and says
Name

That s/he is _____ the party making certain proposal, quote or bid, that such proposal, quote or bid is genuine and not collusive or sham; that said bidder has not colluded, conspired, connived or agreed, directly or indirectly, with any bidder or person, to putting in a sham quote or bid or to refrain from quoting or bidding, and has not in any manner, directly or indirectly, sought by agreement or collusion, or communication or conference, with any person, to fix the quote or bid price or affiant or any other bidder, or to fix any overhead, profit or cost element of said quote or bid price, or of that of any other bidder, or to secure advantage against the **COLUMBUS METROPOLITAN HOUSING AUTHORITY** or any person interested in the proposed contract; and that all statements in said proposal, quote or bid are true.

Authorized Representative's Signature	Date
Print/Type — Authorized Representative Name	Print/Type — Authorized Representative's Title

Subscribed and sworn to before me this _____ day of _____, 20_____

NOTARY SIGNATURE AND SEAL

SECTION C – BIDDING DOCUMENTS

BID FORM No. 4 – Bid Bond

Project Name	CMHA Meadows
Scope of Work	RAD Renovations
Bid Date & Time	Wednesday, July 1, 2026 @ 1:30 p.m. – (available via Zoom)
Company Name	

- **5% OF THE BID AMOUNT MUST BE SUBMITTED BY ALL BIDDERS**
- **CONTRACTOR MUST USE THIS FORM**
- **BID BOND AMOUNT MUST BE SPELLED OUT**

KNOW ALL MEN BY THESE PRESENTS, that we the undersigned

NAME OF PRINCIPAL

NAME OF SURETY / ADDRESS OF SURETY — STREET / CITY / STATE / ZIP

as **SURETY** are held and firmly bound unto **COLUMBUS METROPOLITAN HOUSING AUTHORITY**, hereinafter called the "*Local Authority*" in the penal

sum of \$ _____ (_____ **DOLLARS**)
5% OF TOTAL BID

lawful money of the United States, for payment of which sum well and truly to be made, we bind ourselves our heirs, executors, administrators' successors and assigns jointly and severally, firmly by these presents.

THE CONDITION OF THE OBLIGATION IS SUCH, that whereas the Principal has submitted the accompanying bid, dated, _____
for _____
PROJECT NAME AND ADDRESS

NOW, THEREFORE, if the Principal shall not withdraw said bid within the period specified therein after the opening of the same, or, if no period specified, within sixty 60 days after the said opening, and shall within the period specified therefore, or, if no period be specified within ten 10 days after the prescribed forms are presented to him for signature, enter into a written contract with the Local Authority in accordance with the bid accepted, and give bond with good and sufficient surety or sureties, as may be required, for the faithful performance and proper fulfillment of such contract; or in the event of the withdrawal of said bid within the period specified, or the failure to enter into such contract and give such bond within the time specified, then the Principal shall forfeit this bid bond as liquidated damages, and shall pay the Local Authority the difference between the amount specified in the said bid and the amount for which the Local Authority may procure the required work or supplies or both, if the latter amount be in excess of the former, then the above obligations shall be void and of no effect, otherwise to remain in full force and virtue.

IN WITNESS WHEREOF, the above-bounden parties have executed this instrument under their seals this _____ day of _____. 20____ the name and corporate seal of each corporate party being hereto affixed, and these presents duly signed by its undersigned representative pursuant to authority of its governing body.

IN PRESENCE OF:

ATTEST	CORPORATE PRINCIPAL/SEAL – PRINT AND SIGN SIGNATURE _____ NAME _____
ATTEST	BUSINESS ADDRESS — STREET / CITY / STATE / ZIP _____ _____ _____
ATTEST	SURETY /SEAL—PRINT AND SIGN SIGNATURE _____ NAME _____
ATTEST	BUSINESS ADDRESS — STREET / CITY / STATE / ZIP _____ _____ _____
SURETY PHONE No. _____	SURETY FAX No. _____

**POWER- OF- ATTORNEY FOR PERSON SIGNING FOR
SURETY COMPANY MUST BE ATTACHED TO BOND
CERTIFICATE AS TO CORPORATE SURETY**

I, _____, certify that I am the _____ of the corporation named as surety in the within bond; that _____ who signed the bond on behalf of the surety was the _____ of said corporation; that I know his/her signature, and his/her signature thereto is genuine; and that said bond was duly signed, sealed, and attested to for and on behalf of said corporation by authority of its governing body.

(CORPORATE SEAL)

MBE AND SECTION 3 CERTIFICATION FORMS

SECTION C – BIDDING DOCUMENTS

BID FORM No. 5 – MBE and Section 3 Participation

Project Name	CMHA Meadows
Scope of Work	RAD Renovations
Bid Date & Time	Wednesday, July 1, 2026 @ 1:30 p.m. – (available via Zoom)
Company Name	

All bidders shall set forth information requested on Forms No. 5, 5A, 5B, 5C, 5D and 5E specifically itemizing:

- all minority and female business enterprises and Section 3 businesses committed to work on the project.
- a description of services or supplies for each minority and female business enterprise and Section 3 business.
- the total dollar value of the contract intended.
- estimates for new employment and training opportunities.

The above-named company recognizes and commits to the following CMHA requirements:

- 20 percent of the total dollar amount of the contract is awarded to minority business enterprises.
- best efforts made to award contracts and subcontracts to Section 3 businesses.
- best efforts made to provide employment and training opportunities generated by the project to Section 3 workers.
- 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.

The above-named company certifies and commits to the following:

Total Base Bid Amount Entered on Bid Form No. 2	\$
Total Contract Value of Committed MBEs	\$
MBE Participation Percentage	%
Total Contract Value of Committed Section 3 Businesses	\$
Section 3 Business Participation Percentage	%
Total Estimated New Employment and Training Opportunities Entered on Bid Form No. 5D	
Total Number of Section 3 Workers Committed to Hire	

BID FORM No. 5 – MBE and Section 3 Business Participation cont'd

If no minority business enterprises and/or Section 3 businesses are included in this bid package, state “no participation” on this form. Complete Bid Form No. 5B explaining why minority business enterprises and/or Section 3 businesses (contractors and suppliers) are not being engaged.

If the percentages of the total contract values of committed minority business enterprises and/or Section 3 businesses reported on this form are less than the required CMHA goals, complete Bid Form No. 5B and 5C indicating why greater participation is not possible or feasible.

Bidders must show Good Faith Efforts demonstrating outreach to minority business enterprises and Section 3 businesses (contractors and suppliers) on Bid Form No. 5C and as indicated in the Good Faith Efforts detailed in the bid package requirements.

Bidders should include information about the participation of female business enterprises although these businesses are not considered in the CMHA numerical participation goal.

Bidders must ensure that all minority business enterprises and Section 3 businesses (contractors and suppliers) engaged on this project are certified by one of the CMHA approved certifying agencies. Bidders shall submit proof of certification. A business included in this bid package that is not certified will result in the CMHA not considering the business as part of the total minority business enterprise or Section 3 business participation requirements.

Bidders must document the total estimate of new employment and/or training opportunities identified by **all contractors (all contractors regardless of MBE or Section 3 status) included in the bid response** on Bid Form No. 5D.

Bidders must have **all contractors (all contractors regardless of MBE or Section 3 status) included in the bid response** complete Bid Form No. 5E communicating estimates for new employment and/or training opportunities arising as a result of the project's scope of work.

The undersigned will:

- enter into a legal agreement with the minority business enterprises and/or Section 3 businesses (contractors and suppliers) included in the bid package conditioned upon execution of a contract with CMHA.
- demonstrate binding commitments with the minority business enterprises and/or Section 3 businesses (contractors and suppliers) included in the bid package within fourteen (14) working days after receiving an approved contract from CMHA.
- ensure and provide proof of certification of the minority business enterprises and/or Section 3 businesses (contractors and suppliers) included in this bid package.
- provide first consideration for new employment and training opportunities included in the bid package and any that are generated post contract award to Section 3 residents according to the project's priority order.
- contact CMHA if changes are required prior to review and approval.

THE UNDERSIGNED HEREBY CERTIFIES THAT THE TERMS OF THIS COMMITMENT HAVE BEEN READ AND IS AUTHORIZED TO BIND THE BIDDER TO THE COMMITMENTS HEREIN SET FORTH.

Authorized Representative's Signature	Date
Print/Type — Authorized Representative Name	Print/Type — Authorized Representative's Title

SECTION C – BIDDING DOCUMENTS

BID FORM No. 5A – MBE and Section 3 Subcontractor/Supplier Utilization Commitment

Project Name	CMHA Meadows
Scope of Work	RAD Renovations
Bid Date & Time	Wednesday, July 1, 2026 @ 1:30 p.m. – (available via Zoom)
Company Name	

Company Name \$ _____

Address _____ % of Bid

Contact Person Telephone Number MBE _____

WBE _____

Scope of Work Sec3 _____

Company Name \$ _____

Address _____ % of Bid

Contact Person Telephone Number MBE _____

WBE _____

Scope of Work Sec3 _____

Company Name \$ _____

Address _____ % of Bid

Contact Person Telephone Number MBE _____

WBE _____

Scope of Work Sec3 _____

BID FORM No. 5A – MBE and Section 3 Subcontractor/Supplier Utilization Commitment cont'd

_____	\$ _____
Company Name	
_____	_____ % of Bid
Address	
_____	MBE _____
Contact Person	Telephone Number
_____	WBE _____
Scope of Work	Sec3 _____

_____	\$ _____
Company Name	
_____	_____ % of Bid
Address	
_____	MBE _____
Contact Person	Telephone Number
_____	WBE _____
Scope of Work	Sec3 _____

_____	\$ _____
Company Name	
_____	_____ % of Bid
Address	
_____	MBE _____
Contact Person	Telephone Number
_____	WBE _____
Scope of Work	Sec3 _____

_____	\$ _____
Company Name	
_____	_____ % of Bid
Address	
_____	MBE _____
Contact Person	Telephone Number
_____	WBE _____
Scope of Work	Sec3 _____

BID FORM No. 5A – MBE and Section 3 Subcontractor/Supplier Utilization Commitment cont'd

_____	\$ _____
Company Name	
_____	_____ % of Bid
Address	
_____	MBE _____
Contact Person	Telephone Number
_____	WBE _____
Scope of Work	Sec3 _____

_____	\$ _____
Company Name	
_____	_____ % of Bid
Address	
_____	MBE _____
Contact Person	Telephone Number
_____	WBE _____
Scope of Work	Sec3 _____

Use additional sheets as necessary to document all minority business enterprises and Section 3 businesses committed and included in the bid response.

Total Contract Value of Committed MBEs

\$

MBE Participation Percentage

%

Total Contract Value of Committed Section 3 Businesses

\$

Section 3 Business Participation Percentage

%

Bidders shall submit certification for all minority business enterprises and Section 3 businesses committed and included on this form.

I certify and affirm to the best of my knowledge that the information contained here within is true and accurate.

_____	_____
Authorized Representative's Signature	Date
_____	_____
Print/Type — Authorized Representative Name	Print/Type — Authorized Representative's Title

SECTION C – BIDDING DOCUMENTS

BID FORM No. 5B – MBE and Section 3 Business Commitment Statement

Project Name	CMHA Meadows
Scope of Work	RAD Renovations
Bid Date & Time	Wednesday, July 1, 2026 @ 1:30 p.m. – (available via Zoom)
Company Name	

Efforts were made to reach minority business enterprises and Section 3 businesses (contractors and suppliers). The above-named company is unable to meet CMHA's required business participation goals prior to the time of this bid response submittal.

The above-named company certifies and commits to the following participation percentages

Total Base Bid Amount Entered on Bid Form No. 2

\$

Total Contract Value of Committed MBEs

\$

MBE Participation Percentage

%

Total Contract Value of Committed Section 3 Businesses

\$

Section 3 Business Participation Percentage

%

The above-named company is unable to meet CMHA's minority business enterprise and/or Section 3 business participation requirements for this project due to the following reason(s):

_____ No MBE and/or Section 3 contractor(s) are/were available for work included in the RFP.

_____ No MBE and/or Section 3 supplier(s) have supplies needed for work included in the RFP.

_____ The MBE and/or Section 3 business contractor(s) and/or supplier(s) contacted quoted price(s) beyond acceptable. Documentation provided.

_____ Other: _____

I certify and affirm to the best of my knowledge that the information contained here within is true and accurate.

Authorized Representative's Signature	Date
Print/Type — Authorized Representative Name	Print/Type — Authorized Representative's Title

SECTION C – BIDDING DOCUMENTS

BID FORM No. 5C – MBE and Section 3 Business Outreach Good Faith Efforts

Project Name	CMHA Meadows
Scope of Work	RAD Renovations
Bid Date & Time	Wednesday, July 1, 2026 @ 1:30 p.m. – (available via Zoom)
Company Name	

Bidders are required to list all certified minority business enterprises and Section 3 businesses contacted demonstrating Good Faith Efforts to engage such businesses.

MBE_____ Section 3_____

Subcontractor/Supplier Name and Address	Contact Name and Telephone Number
Contact Date(s)	Type of Work/Materials
Reason(s) for Not Accepting	Price Quoted

MBE_____ Section 3_____

Subcontractor/Supplier Name and Address	Contact Name and Telephone Number
Contact Date(s)	Type of Work/Materials
Reason(s) for Not Accepting	Price Quoted

BID FORM No. 5C – MBE and Section 3 Business Outreach Good Faith Efforts cont'd

MBE_____ Section 3_____

Subcontractor/Supplier Name and Address	Contact Name and Telephone Number
Contact Date(s)	Type of Work/Materials
Reason(s) for Not Accepting	Price Quoted

MBE_____ Section 3_____

Subcontractor/Supplier Name and Address	Contact Name and Telephone Number
Contact Date(s)	Type of Work/Materials
Reason(s) for Not Accepting	Price Quoted

MBE_____ Section 3_____

Subcontractor/Supplier Name and Address	Contact Name and Telephone Number
Contact Date(s)	Type of Work/Materials
Reason(s) for Not Accepting	Price Quoted

BID FORM No. 5C – MBE and Section 3 Business Outreach Good Faith Efforts cont'd

MBE_____ Section 3_____

Subcontractor/Supplier Name and Address	Contact Name and Telephone Number
Contact Date(s)	Type of Work/Materials
Reason(s) for Not Accepting	Price Quoted

MBE_____ Section 3_____

Subcontractor/Supplier Name and Address	Contact Name and Telephone Number
Contact Date(s)	Type of Work/Materials
Reason(s) for Not Accepting	Price Quoted

Use additional sheets as necessary to document all minority business enterprises and Section 3 businesses contacted for inclusion the bid response.

CMHA reserves the right to contact each contractor or supplier included on this form for verification.

I certify and affirm to the best of my knowledge that the information contained here within is true and accurate.

Authorized Representative's Signature	Date
Print/Type — Authorized Representative Name	Print/Type — Authorized Representative's Title

CONTRACTOR MBE GOOD FAITH EFFORT ATTACHMENTS

**CONTRACTOR TO ATTACH ALL DOCUMENTS
SUBMITTED TO SUPPORT THEIR MBE
“GOOD FAITH EFFORTS”
AFTER THIS PAGE**

NOTE

- 1) REFER TO PROPOSED “GOOD FAITH EFFORT”
EXAMPLES.**
- 2) PLEASE TITLE ALL DOCUMENTS SUBMITTED AS
NEEDED FOR CLARIFICATION.**

**PROPOSED
“GOOD FAITH EFFORT” EXAMPLES &
POSSIBLE ATTACHMENTS**

MBE “Good Faith Effort” Examples

1. Contractor made effort to contact MBE firms, Bid Form #5C.
(All MBEs listed were verified) ☐
2. Contractor advertised for MBE in local, and minority newspaper.
(Ads attached) ☐
3. Contractor contacted/used MBE placement and recruiting offices.
(Documentation attached) ☐
4. Contractor requested in writing for MBE firm(s) for quotes on
different portions of work. ☐
(Documentation attached)
5. Contractor discusses portions of work with MBE contacted.
(Documentation attached) ☐
6. Contractor accepted/negotiated in good faith with MBE quote.
(Documentation attached) ☐

SECTION C – BIDDING DOCUMENTS

BID FORM No. 5D – Section 3 Workforce Commitment Statement

Project Name	CMHA Meadows
Scope of Work	RAD Renovations
Bid Date & Time	Wednesday, July 1, 2026 @ 1:30 p.m. – (available via Zoom)
Company Name	

Bidders are required to document the project's total estimates for new employment and training opportunities identified by all contractors. Section 3 workers should have first preference for openings.

The above-named company certifies and commits to the following Section 3 workforce participation percentage:

**Total Estimated New Employment and Training Opportunities
Calculated from Submitted Bid Forms No. 5E**

--

Work Classifications	Estimated New Positions

Total Number of Section 3 Residents Committed to Hire

--

Section 3 Workforce Participation Percentage

	%
--	---

Bidders must include completed Bid Form No. 5E from all contractors included in this bid response communicating estimates for new employment and/or training opportunities arising as a result of the project's scope of work.

I certify and affirm to the best of my knowledge that the information contained here within is true and accurate.

Signature	Date
Print Name	Title

SECTION C – BIDDING DOCUMENTS

BID FORM No. 5E – Section 3 Workforce Commitment Statement for Contractors

Project Name	CMHA Meadows
Scope of Work	RAD Renovations
Bid Date & Time	Wednesday, July 1, 2026 @ 1:30 p.m. – (available via Zoom)
Company Name	

All contractors included in the bid response recognize and commit to the following Section 3 workforce requirements:

- **best efforts made to provide employment and training opportunities generated by the project to Section 3 workers.**
- **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.**

This form should be completed by all contractors included in the bid response to communicate estimates for new employment and/or training opportunities arising as a result of the project's scope of work.

- Provide the complete list of work classifications/job titles required for the scope of work.
- Of the work classifications/job titles required for the scope of work, provide the number of workers currently employed to fulfill the scope. *How many workers are currently employed to handle this scope of work will work on this project?*
- Of the work classifications/job titles needed for the scope of work, provide the number of individuals that must be hired to fulfill the scope. *How many individuals will need to be hired to handle this scope of work?*

If no number is provided under the "# Must Hire" column, the contractor is communicating that the company has a full team to complete the scope of work and will not need to hire new workers. Should this information change during the duration of the project, the contractor is required to communicate changes to the general contractor and provide hiring preference to Section 3 workers.

Work Classification/Job Title	# Required for the Scope	# Currently Employed	# Must Hire

Use additional sheets as necessary to document all work classifications/job titles needed to fulfill the scope of work.

BID FORM No. 5E – Section 3 Workforce Commitment Statement for Contractors cont’d

The above-named company certifies and commits to the following Section 3 workforce participation percentage:

Total Estimated New Employment and Training Opportunities	
Total Number of Section 3 Residents Committed to Hire	
Section 3 Workforce Participation Percentage	%

NOTE: To confirm the project’s compliance performance against Section 3 goals, all workers working on the project will be asked to provide information to determine status as a Section 3 worker and a Targeted Section 3 worker.

I certify and affirm to the best of my knowledge that the information contained here within is true and accurate.

Signature	Date
Print Name	Title

SECTION C – BIDDING DOCUMENTS

CMHA Section 3 Clause

Project Name	CMHA Meadows
Scope of Work	RAD Renovations
Bid Date & Time	Wednesday, July 1, 2026 @ 1:30 p.m. – (available via Zoom)
Company Name	

All CMHA Section 3 covered contracts shall include the following clause to comply with Section 3 requirements.

- A. Authority. The work to be performed under this contract is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (Section 3) and 24 CFR Part 75. The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by Section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.
- B. Contracting, Contract Certification and Compliance. The parties to this contract agree to comply with HUD's regulations in 24 CFR part 75, which implements section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with part 75 regulations. Specifically, contracts must be:
- (1) Consistent with existing Federal, state, and local laws and regulations, PHAs and other recipients of public housing financial assistance, and their contractors and subcontractors, must make their best efforts to award contracts and subcontracts to business concerns that provide economic opportunities to Section 3 workers.
 - (2) PHAs and other recipients, and their contractors and subcontractors, must make their best efforts in the following order of priority:
 - (a) To Section 3 business concerns that provide economic opportunities for residents of the public housing projects for which assistance is provided;
 - (b) To Section 3 business concerns that provide economic opportunities for residents of other public housing projects or Section-8 assisted housing managed by the PHA that is providing the assistance;
 - (c) To YouthBuild programs; and
 - (d) To Section 3 business concerns that provide economic opportunities to Section 3 workers residing within the metropolitan area (or non-metropolitan county) in which assistance is provided.
- C. Notice. The contractor agrees to send to each labor organization or representative of workers with which the contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this Section 3 Clause and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the Section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each, and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.

- D. Subcontracts. The contractor agrees to include this Section 3 Clause in every subcontract subject to compliance with regulations in 24 CFR Part 75 and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this Section 3 Clause upon finding that the subcontractor is in violation of the regulations in 24 CFR Part 75. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR Part 75.
- E. Employment and Training Opportunities. The contractor will certify that any vacant employment positions, including training positions, which are filled: after the contractor is selected but before the contract is executed, and with persons other than those to whom the regulations of 24 CFR Part 75 require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under 24 CFR Part 75.

Specifically, the contract shall be consistent with existing Federal, State, and local laws and regulations. PHAs or other recipients receiving public housing financial assistance, as well as their contractors and subcontractors, must make their best efforts to provide employment and training opportunities generated by the public housing financial assistance to Section 3 workers. These best efforts must apply to the Section 3 workers in the following order of priority:

- (1) To residents of the public housing projects for which the public housing financial assistance is expended;
 - (2) To residents of other public housing projects managed by the PHA that is providing the assistance or for residents of Section 8-assisted housing managed by the PHA;
 - (3) To participants in YouthBuild programs; and
 - (4) To low- and very low-income persons residing within the metropolitan area (or non-metropolitan county) in which assistance is expended
- F. Noncompliance with HUD's regulations in 24 CFR Part 75 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.

SECTION C – BIDDING DOCUMENTS

BID FORM No. 6 – Bidder's Qualifications

Project Name	CMHA Meadows
Scope of Work	RAD Renovations
Bid Date & Time	Wednesday, July 1, 2026 @ 1:30 p.m. – (available via Zoom)
Company Name	

NOTE: USE ADDITIONAL SHEETS IF NEEDED

The Bidder is required to complete Bid Form No. 7: Bidder Qualifications Questionnaire (6 pages) and attach his/her reference on Form No. 7A of what work of a character similar and compatible to that included in the proposed contract he/she has done, to give references and such other detailed information as will enable the Columbus Metropolitan Housing Authority to judge his/her responsibility, experience, skill, and financial standing.

A. Names of Principal Shareholder/s or Parent Company and percentage of ownership:

	%
	%
	%
	%

B. Check One:

Corporation ☐

Joint Venture ☐

Limited Liability ☐

Partnership ☐

Individual ☐

Date Established _____

- C. Has any principal shareholder or owner (30% ownership or more) been involved, as owner, employee, or agent, **in any other business** entity engaged in the construction industry within the past 5 years? ☐ Yes ☐ No

If so, provide the following information:

1. Name of each business entity _____

2. Description of involvement (*e.g., title and duties*) _____

3. Dates of involvement _____

- D. Has your organization ever operated under another name? ☐ Yes ☐ No

1. If so, what name? _____
2. Describe the relationship to the present firm: _____

2. BIDDER'S BACKGROUND INFORMATION

- A. Number of years in business _____
- B. Number of employees at present _____
- C. Geographical area served _____

- D. **Safety Record** — Has your organization been inspected by OSHA within the past 2 years? ☐ Yes ☐ No

1. If so, provide the following information for **EACH INSPECTION** on a separate sheet:
 - A. Project inspected
 - B. Dates of inspection
 - C. Citations issued (number of specifics)
 - D. Penalties paid (not proposed)

2. Attach copies of your OSHA 200 Annual Summary of injuries and illness logs for the preceding 3 years.
3. Has any employee or agent of your organization died or been seriously injured (i.e., requiring in patient hospitalization) due to a workplace accident in the last 2 years?
☐ Yes ☐ No

If yes provide details: _____

4. To put your safety record in perspective, what was the total amount of employee workdays (*not including office / non-field construction employees*) last year?

Number of construction employees _____

Total number of hours of construction employees _____

- E. Have your organization or its agents defaulted on any construction project within the last 3 years? ☐ Yes ☐ No

If yes, provide details on separate sheet of paper and attach to this section.

- F. Have your organization or its agents had a construction contract terminated, or been asked to leave a construction project, within the last 3 years? ☐ Yes ☐ No

If yes, provide details on separate sheet of paper and attach to this section.

- G. Have your organization or its agents been issued a Stop Work Order on any project within the past 3 years? ☐ Yes ☐ No

If yes, provide details on separate sheet of paper and attach to this section.

- H. Are you now, or have you been in the past, a party to any litigation or arbitration proceedings arising out of your performance of a construction contract? ☐ Yes ☐ No

If yes, provide details on separate sheet of paper and attach to this section.

- I. Has your organization been assessed any liquidated damages arising from any construction activities in the past 3 years? ☐ Yes ☐ No

If yes, provide details on separate sheet of paper and attach to this section.

- J. Has your organization been found not responsive? ☐ Yes ☐ No

If yes, provide details on separate sheet of paper and attach to this section.

- K. Has your organization been cited for any violation of any state or federal prevailing wage requirements in the past 3 years? ☐ Yes ☐ No

If yes, provide details on separate sheet of paper and attach to this section.

- L. Has your organization or any of its employees, agents, or affiliates, ever been disbarred or declared ineligible for any government contracts? ☐ Yes ☐ No

If yes, provide details on separate sheet of paper and attach to this section.

- M. Has your organization or any of its employees, agents or affiliates ever been cited and/or issued any violations by any regulatory agency with respect to your construction activities within the last 3 years? ☐ Yes ☐ No

If yes, provide details on separate sheet of paper and attach to this section.

- N. Is your organization, or any of its employees, agents, or affiliates currently under investigation or audit, or involved in any proceedings involving a regulatory agency with respect to your construction activities? ☐ Yes ☐ No

If yes, provide details on separate sheet of paper and attach to this section.

- O. Have any mechanics' liens or bond claims been filed by you, or your subcontractors, suppliers, employees, or materialmen, on any projects on which you have worked in the last 2 years? ☐ Yes ☐ No

If yes, provide details on separate sheet of paper and attach to this section.

3. FINANCIAL INFORMATION

- A. Identify the Surety Company that will provide your payment and performance bond/s:

Surety Name	
Surety Address	
Surety Phone No.	Surety Fax No.
Contact Person	Bonding Limits \$

- B. Source of Letter of Credit *(if applicable)*:

Credit Limits: _____

- C. Have any claims been made against your bonding company, as obligator on a bond issued on your behalf, in the past 3 years? ☐ Yes ☐ No

If yes, provide details on separate sheet of paper and attach to this section.

- D. List bank reference/s, stating the name/s of the bank officer, address, and telephone number:

BANK NAME	REFERENCE	TELEPHONE No.
1.		
2.		
3.		
4.		
5.		

- E. List any outstanding liens (*include project name, date, and reason*): _____
- _____
- _____
- _____

- F. Is your company any of the following?

1. Minority Business Enterprise (MBE) ☐ Yes ☐ No
2. Female Business Enterprise (WBE) ☐ Yes ☐ No

4. IMPORTANT NOTICE

The foregoing information must be truthfully, completely, and fully provided. Failure to do so may result, at the owner's discretion, in declaring the bidder's bid non-responsive and therefore not considered. Any falsification, misrepresentation, or untrue response to any of the foregoing shall also be, at the discretion of the owner, cause for the immediate termination of any contract entered into between the owner and the bidder.

If any additional space is necessary to completely answer any of the foregoing, provide all relevant details on a separate, attached sheet. Describe the circumstances, referencing the project, provide the names of involved persons and agencies, and state the results of the incidents in questions. Additional information of facts may be required by the Owner prior to the award of any contract.

This statement, along with any attached sheets, is to be signed by an officer of the bidder organization and notarized. Execution of this form constitutes a representation of the truth and accuracy of all of the statements and answers made in conjunction herewith.

State of _____

County of _____

Authorized Representative's Signature	Date
Print/Type — Authorized Representative Name	Print/Type — Authorized Representative's Title

Subscribed and sworn to before me this _____ day of _____, 20_____

NOTARY SIGNATURE AND SEAL

SECTION C – BIDDING DOCUMENTS

BID FORM No. 7 – Previous Similar Project References

Project Name	CMHA Meadows
Scope of Work	RAD Renovations
Bid Date & Time	Wednesday, July 1, 2026 @ 1:30 p.m. – (available via Zoom)
Company Name	

SIMILAR/COMPATIBLE CONSTRUCTION PROJECTS COMPLETED IN THE LAST 5 YEARS

SIMILAR/COMPATIBLE PROJECT NAME / LOCATION	CONTACT PERSON NAME & TEL. #	CONTRACT AMOUNT	PROJECT DATES	
			START	COMPLETION
1.				
2.				
3.				
4.				

NOTE: USE ADDITIONAL SHEETS IF NEEDED

Authorized Representative's Signature	Date
Print/Type — Authorized Representative Name	Print/Type — Authorized Representative's Title

SECTION C – BIDDING DOCUMENTS

BID FORM No. 8 – Financial Statement / Contractor Forms

Project Name	CMHA Meadows
Scope of Work	RAD Renovations
Bid Date & Time	Wednesday, July 1, 2026 @ 1:30 p.m. – (available via Zoom)
Company Name	

The bidder is to provide the most recent audited financial statement, audited if available including contractors latest balance sheet and income statement (*see “Instructions and Information for Bidders”*).

- Submit with this form, the following:
 - 1) Certificate of Insurance
 - 2) Bureau of Workers’ Compensation Certificate
 - 3) Contractor License in project

Bidders are to indicate if items listed below are enclosed.

1. Financial Statement: ☐ Yes ☐ No

2. Financial Statement will be submitted if the bidder is the lowest bid. ☐ Yes

If #2 is selected:

Submit Financial Statement within three (3) working days after the Bid Opening if you are the lowest bidder.

Authorized Representative’s Signature	Date
Print/Type — Authorized Representative Name	Print/Type — Authorized Representative’s Title

SECTION C – BIDDING DOCUMENTS

BID FORM No. 9 – Certification for Drug Free Workplace

Project Name	CMHA Meadows
Scope of Work	RAD Renovations
Bid Date & Time	Wednesday, July 1, 2026 @ 1:30 p.m. – (available via Zoom)
Company Name	

Program/Activity Receiving Federal Contract Funding

1. Acting on behalf of the above-named Contractor as its Authorized Official, I make the following certifications and agreements to the Columbus Metropolitan Housing Authority (CMHA) regarding the sites listed below:

I certify that the above-named Contractor will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Contractor's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees --

- (1) The dangers of drug abuse in the workplace;
- (2) The Contractor's policy of maintaining a drug-free workplace
- (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
- (4) The penalties that may be imposed upon employees for drug violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the contract be given a copy of the statement required by paragraph a.

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the contract, the employee will --

- (1) Abide by the terms of the statement; and
- (2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every contract officer or other designee on whose contract activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected contract;

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

f. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. Sites for Work Performance. The Contractor shall list (on separate pages) the site(s) for the performance of work done in connection with the CMHA funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Contractor name and address and the program/activity receiving contract funding.)

Check here ¹ if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: CMHA will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.

Authorized Representative's Signature	Date
Print/Type — Authorized Representative Name	Print/Type — Authorized Representative's Title

END OF BIDDING DOCUMENTS

(This sheet should be included as your last page in your bid package)