development summary:

GENERAL DESCRIPTION

THE BUILDING IS TO BE A 6 MARKET RATE CONDOMINIUM BUILDING.

THIS BUILDING SHALL COMPLY WITH THE FOLLOWING CODES (LATEST EDITION IF YEAR NOT SPECIFIED): (CODE LIST IS NOT NECESSARILY EXHAUSTIVE OF ALL CODES HAVING JURISDICTION)

OBC - OHIO BUILDING CODE
N.F.P.A. (APPLICABLE SECTIONS)
N.E.C.
CITY OF COLUMBUS BUILDING AND ZONING CODES

THE GENERAL CONTRACTOR WILL PROVIDE AN ALLOWANCE IN THE GENERAL CONSTRUCTION CONTRACT FOR THE OWNER TO CONTRACT A TECHNICAL CONSULTANT TO PERFORM ALL OF THE THIRD PARTY INSPECTIONS REQUIRED BY THE CITY OF COLUMBUS AND OBC CHAPTER 17. THESE INPECTIONS MAY INCLUDE BUT ARE NOT LIMITED TO: SOILS, LOAD BEARING STRUCTURAL STEEL AND STEEL FABRICATIONS, CONCRETE SLABS AND FOUNDATIONS. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE TO ARRANGE FOR AND COORDINATE WITH THE OWNERS SELECTED AGENCY TO PERFORM THESE INSPECTIONS. SEE SHEET S100 FOR COMPLETE LIST OF INSPECTIONS.

Gross Area Schedule	
Name	Area
1ST FLOOR	5903 SF
2ND FLOOR	5903 SF
3RD FLOOR	5903 SF
Grand total	17710 SF

Unit Area Schedule	
Unit	Area
A	2664 SF
B	2803 SF
C	2760 SF
D	2686 SF
E	2645 SF
F	2504 SF

HEIGHT AND AREA CALCULATIONS:

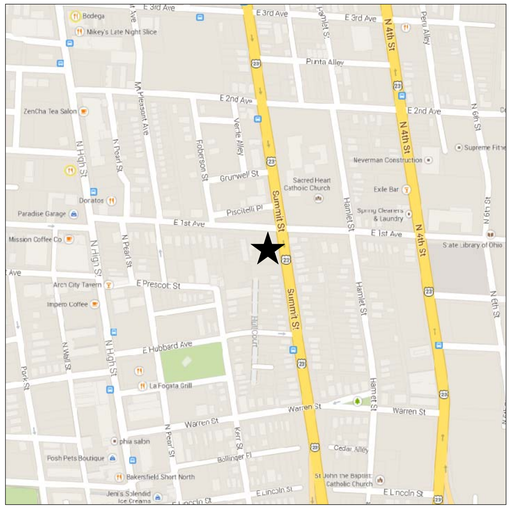
CONSTRUCTION TYPE:	5B
USE GROUP:	R3
ALLOWABLE AREA PER FLOOR PER OBC TABLE 503	R3 - UNLIMITED (3 STORIES)

FIRE PROTECTION SYSTEM:
NON-SPRINKLERED

REQUIRED FIRE RESISTIVE RATING BY CONSTRUCTION TYPE: 1 HOUR FOR ALL TYPE 5A BUILDING ELEMENTS PER OBC TABLE 601.

REQUIRED FIRE PARTITIONS PER OBC SECTION 709.
WALLS SEPARATING DWELLING UNITS 1 HR. RATED

location map:



875 Summit Street

Columbus, Ohio

owner:

Wood Run Partners, LLC

Dublin, Ohio

architect:

Berardi + Partners, Inc.

Columbus, Ohio

systems engineers:

Berardi + Partners, Inc.

Columbus, Ohio

structural engineer:

Jezerinac Geers & Associates

Dublin, Ohio

civil engineer:

American Structurepoint, Inc.

Columbus, Ohio

contractor:

BPI Associates, LLC
Truberry Custom Homes

Columbus, Ohio

drawing index:

A305	ENLARGED UNIT B + C RCP
A307	ENLARGED UNIT D + E PLANS
A308	ENLARGED UNIT D + E RCP
A310	ENLARGED UNIT F PLANS
A311	ENLARGED UNIT F RCP
GENERAL	
A000	COVER SHEET
CIVIL	
C101	SITE PLAN
ARCHITECTURAL	
A001	ABBREVIATIONS SYMBOLS & NOTES
A002	CONSTRUCTION TYPE DETAILS
A101	1ST AND 2ND FLOOR PLANS
A102	3RD FLOOR AND ROOF PLAN
A103	ROOF PLAN
A201	EXTERIOR ELEVATIONS
A301	ENLARGED UNIT A PLANS
A302	ENLARGED UNIT A RCP
A304	ENLARGED UNIT B + C PLANS
A400	INTERIOR DETAILS
A401	UNIT INTERIOR ELEVATIONS
A402	INTERIOR ELEVATIONS
A501	BUILDING CROSS SECTION
A502	STAIR PLANS AND DETAILS
A601	WALL SECTIONS
A602	WALL SECTIONS
A701	DOOR SCHEDULE AND DETAILS
A801	1ST FLOOR REFLECTED CEILING PLAN
A802	2ND FLOOR REFLECTED CEILING PLAN



BORROR PROPERTIES

875 Summit Street

Columbus, Ohio 43215

© 2014 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC., ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION

NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR W/ THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.

2. THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS AND THE PROJECT MANUAL IN THEIR ENTIRETY. THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND COMPLEMENTARY OF EACH OTHER. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.

3. ADDITIONALLY, SEE GENERAL INFORMATION ON 'AG' SHEETS.

4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS (ARCHITECTS) DRAWINGS AND SPECIFICATION, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECTS) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT). THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.

5. ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN. ANY USE OR REUSE OF ORIGINAL OR ALTERED CADD DESIGN MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER. FURTHERMORE, USER AGREES TO DEFEND, INDEMNIFY AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEYS FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.

6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES, LOCATIONS OR DOPPED REQUIREMENTS. THE DRAWINGS SHALL NOT BE SCALED. EXACT STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THIS CONTRACTOR. ANY INFORMATION WHICH DIRECTLY CONFLICTS WITH ANY OF THESE CODES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

PRECONSTRUCTION

PROJECT DATE: 7/30/2014
PROJECT #: 13176

Issue	Description	Date

COVER SHEET

A000

berardi +
architecture + interior design + engineering
369 east livingston avenue, columbus, ohio 43215
phone 614-221-1110 fax 614-221-0831
www.berardipartners.com

GENERAL CONSTRUCTION NOTES:

1. WHERE ELECTRICAL, MECHANICAL, PLUMBING AND SPRINKLER SYSTEMS DEVICES PENETRATE FIRE RATED FLOOR/CEILING ASSEMBLIES, WALLS AND NON-RATED FLOOR/CEILING ASSEMBLIES COMPLY WITH ALL APPLICABLE CODE REQUIREMENTS. PROVIDE THROUGH PENETRATION SYSTEMS, ANNULAR SPACE PROTECTION AND FIRE STOPPING AS REQUIRED BY THE APPLICABLE CODES. THROUGH- PENETRATION SYSTEMS USED MAY BE SELECTED BY THE INSTALLER, BUT IN ALL CASES THE THROUGH-PENETRATION SYSTEM SHALL BE AN APPROVED SYSTEM AS LISTED IN THE LATEST UNDERWRITERS LABORATORIES INC. FIRE RESISTANCE VOLUME II DIRECTORY.

2. INSTALLATION OF THROUGH-PENETRATION SYSTEMS AND ANNULAR SPACE PROTECTION SHALL BE PERFORMED BY A QUALIFIED SUB- CONTRACTOR WHO HAS SUCCESSFULLY INSTALLED THESE SYSTEMS/ DEVICES ON PROJECTS OF SIMILAR SIZE AND WHO HAS FULL KNOWLEDGE OF THE APPLICABLE CODE REQUIREMENTS AND COMPLETE UNDERSTANDING AND KNOWLEDGE IN SELECTING THE CORRECT THROUGH-PENETRATION SYSTEM AND ANNULAR SPACE PROTECTION MATERIAL FOR THE CONDITIONS SPECIFIC TO THE PROJECT.

3. THROUGH-PENETRATION SYSTEMS: WHERE CABLES, CABLE TRAYS, CONDUITS, TUBES OR PIPES PENETRATE A FLOOR ASSEMBLY, THE PENETRATION SHALL BE PROTECTED WITH AN APPROVED THROUGH- PENETRATION PROTECTION SYSTEM TESTED IN ACCORDANCE WITH ASTM E814. THE POSITIVE PRESSURE DIFFERENTIAL BETWEEN THE EXPOSED AND UNEXPOSED SURFACES OF THE TEST ASSEMBLY SHALL NOT BE LESS THAN 0.01-INCH WATER GAGE (2.5P). THE SYSTEM SHALL HAVE AN "F" RATING AND A "T" RATING OF NOT LESS THAN 1 HOUR BUT NOT LESS THAN THE REQUIRED FIRE-RESISTANCE RATING OF THE ASSEMBLY BEING PENETRATED.

4. ALL PENETRATIONS THROUGH A CEILING WHICH IS AN INTEGRAL COMPONENT OF A FIRE-RESISTANCE RATED FLOOR/CEILING OR ROOF/CEILING ASSEMBLY, SHALL COMPLY WITH PARAGRAPHS 5, 6, 7, 8, 9 AND 10 BELOW.

5. EXCEPT WHERE PERMITTED BY PARAGRAPHS 6, 7 AND 8, PENETRATIONS FOR ELECTRICAL, MECHANICAL, PLUMBING AND COMMUNICATION CONDUITS, PIPES AND SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED ASTM E119 RATED ASSEMBLY. IN THE CASE OF CEILINGS WHICH ARE AN INTEGRAL COMPONENT OF A FIRE-RESISTANCE RATED CEILING OR ROOF/CEILING ASSEMBLY, ALL PENETRATIONS SHALL BE INSTALLED IN ACCORDANCE WITH APPROVED ASTM E119 RATED ASSEMBLY OR SHALL NOT EXCEED AN AGGREGATE AREA OF 100 SQUARE INCHES (0.065 M2) OF CEILING AREA IN ASSEMBLIES TESTED WITHOUT PENETRATIONS.

EXCEPTION: OUTLET BOXES AND FITTINGS ARE PERMITTED, PROVIDED THAT SUCH DEVICES ARE LISTED FOR USE IN FIRE- RESISTANCE RATED ASSEMBLIES AND ARE INSTALLED IN ACCORDANCE WITH THE LISTING.

6. NONCOMBUSTIBLE PENETRATIONS:
- A. PENETRATIONS BY NONCOMBUSTIBLE VENTS, CHIMNEYS, CONDUITS, PIPES AND TUBES THROUGH A FIRE-RESISTANCE RATED FLOOR ASSEMBLY WHICH CONNECT NOT MORE THAN TWO STORIES ARE PERMITTED.
- B. PENETRATIONS BY NONCOMBUSTIBLE CONDUIT, PIPE AND TUBES THROUGH A FIRE-RESISTANCE RATED FLOOR ASSEMBLY WHICH CONNECT MORE THAN TWO STORIES ARE PERMITTED, PROVIDED THAT THE AGGREGATE AREA OF THE PENETRATING ITEMS SHALL NOT EXCEED 1 SQUARE FOOT (0.09 M2) IN ANY 100 SQUARE FEET (9.3 M2) OF FLOOR AREA.
- C. IN ALL CASES, THE ANNULAR SPACE BETWEEN THE PENETRATING ITEM AND THE ASSEMBLY SHALL BE PROTECTED IN ACCORDANCE WITH PARAGRAPH 13, RATED ASSEMBLY.

7. AIR DUCTS:
- A. PENETRATIONS BY AN AIR DUCT THROUGH A FIRE-RESISTANCE RATED FLOOR/CEILING ASSEMBLY WHICH CONNECT NOT MORE THAN TWO STORIES ARE PERMITTED WHERE AN APPROVED FIRE DAMPER IS INSTALLED AT THE FLOOR LINE.
- B. WHERE A NONCOMBUSTIBLE AIR PRODUCT PENETRATES A CEILING WHICH IS AN INTEGRAL COMPONENT OF A FIRE- RESISTANCE RATED FLOOR/CEILING OR ROOF/CEILING ASSEMBLY, AN APPROVED CEILING DAMPER SHALL BE IN- STALLED AT THE CEILING LINE EXCEPT WHERE FIRE TESTS SHON THAT THE INTEGRITY OF THE FIRE- RESISTANCE RATED ASSEMBLY IS MAINTAINED WITHOUT A CEILING DAMPER. CEILING DAMPERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS LISTED IN A FIRE-RESISTANCE RATED DESIGN OR SHALL BE LABELED TO FUNCTION AS A HEAT BARRIER FOR AIR-HANDLING OUTLET/INLET PENETRATIONS IN THE CEILING OF A FIRE- RESISTANCE RATED ASSEMBLY.

8. CEILING PENETRATIONS: OPENINGS TO ACCOMMODATE NONCOMBUSTIBLE CONDUITS, PIPES, TUBES OR ELECTRICAL OUTLETS IN A CEILING MEMBRANE WHICH IS AN INTEGRAL COMPONENT OF A FIRE- RESISTANCE RATED FLOOR ASSEMBLY, SHALL BE FIRESTOPPED WITH NONCOMBUSTIBLE MATERIALS OR THE ANNULAR SPACE AROUND THE PENETRATING ELEMENT SHALL BE PROTECTED IN ACCORDANCE WITH PARAGRAPH 13 OR WITH A THROUGH-PENETRATION SYSTEM IN ACCORDANCE WITH PARAGRAPHS 3 AND 4.

9. NON FIRE-RESISTANCE RATED ASSEMBLIES: PENETRATIONS OF FLOOR ASSEMBLIES WITHOUT A REQUIRED FIRE-RESISTANCE RATING SHALL CONFORM TO PARAGRAPHS 11, 12 AND 13. ALL PENETRATIONS THROUGH THE CEILING MEMBRANE OF A ROOF ASSEMBLY WITHOUT A REQUIRED FIRE-RESISTANCE RATING SHALL BE FIRESTOPPED WITH NONCOMBUSTIBLE MATERIALS.

10. NONCOMBUSTIBLE PENETRATIONS: PENETRATIONS BY NONCOMBUSTIBLE VENTS, CHIMNEYS, CONDUITS, PIPES AND TUBES THROUGH UNPROTECTED FLOOR ASSEMBLIES WHICH CONNECT NOT MORE THAN THREE STORIES ARE PERMITTED PROVIDED THAT THE ANNULAR SPACES BETWEEN THE PENETRATING ITEM AND THE FLOOR IS FIRE-STOPPED WITH NONCOMBUSTIBLE MATERIALS.

11. AIR DUCTS: PENETRATIONS BY NONCOMBUSTIBLE AIR DUCTS THROUGH UNPROTECTED FLOOR ASSEMBLIES WHICH CONNECT NOT MORE THAN THREE STORIES ARE PERMITTED PROVIDED THAT AN APPROVED FIRE DAMPER IS INSTALLED AT EACH FLOOR LINE OR THE AIR DUCT IS CONTAINED IN A RATED SHAFT.

12. NONCOMBUSTIBLE OR COMBUSTIBLE PENETRATIONS: PENETRATIONS BY VENTS, CHIMNEYS, CABLES, WIRES, AIR DUCTS, CONDUITS, PIPES AND TUBES THROUGH AN UNPROTECTED FLOOR ASSEMBLY WHICH CONNECT NOT MORE THAN TWO STORES ARE PERMITTED PROVIDED THAT THE ANNULAR SPACE IS FIRESTOPPED WITH NONCOMBUSTIBLE MATERIALS.

13. ANNULAR SPACE PROTECTION: THE ANNULAR SPACE BETWEEN THE PENETRATING ITEM AND THE FIRE-RESISTANCE RATED ASSEMBLY BEING PENETRATED SHALL BE PROTECTED AS FOLLOWS:

- A. MATERIAL: THE MATERIAL USED TO FIT THE ANNULAR SPACE SHALL PREVENT THE PASSAGE OF FLAME AND HOT GASSES SUFFICIENT TO IGNITE COTTON WASTE WHEN SUBJECTED TO THE TIME-TEMPERATURE FIRE CONDITIONS OF ASTM E119 UNDER A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH OF WATER COLUMN (2.5 P) AT THE LOCATION OF THE PENETRATION FOR THE TIME PERIOD EQUIVALENT TO THE REQUIRED FIRE- RESISTANCE RATING OF THE ASSEMBLY PENETRATED.
- B. SLEEVES: WHERE SLEEVES ARE USED, THE SLEEVES SHALL BE NONCOMBUSTIBLE AND SHALL BE SECURELY FASTENED TO THE ASSEMBLY PENETRATED. ALL SPACE BETWEEN THE ITEM CONTAINED IN THE SLEEVE AND THE SLEEVE ITSELF AND ANY SPACE BETWEEN THE SLEEVE AND THE ASSEMBLY PENETRATED SHALL BE FILLED WITH A MATERIAL THAT COMPLIES WITH PARAGRAPH 13A.
- C. INSTALLATION: INSULATION AND COVERINGS ON THE PENETRATING ITEM SHALL NOT PASS THROUGH THE ASSEMBLY UNLESS THESE MATERIALS MAINTAIN THE REQUIRED FIRE-RESISTANCE RATING OF THE ASSEMBLY.

CABINETRY NOTES:

1. CABINET AND COUNTERTOP SUBCONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS PRIOR TO ANY INSTALLATION. THIS SHALL INCLUDE COORDINATION WITH ANY PLUMBING FIXTURES, ELECTRICAL SYSTEMS, ETC., ENSURING THAT CLEARANCES AND INSTALLATION REQUIREMENTS RECOMMENDED BY FIXTURE MANUFACTURERS ARE FOLLOWED. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT.

2. SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR REQUIRED CABINETS AND COUNTERTOPS FOLLOWING MAKING FIELD MEASUREMENTS, SUCH DRAWINGS SHALL REFLECT FIELD MEASUREMENTS.

3. CABINET SUBCONTRACTOR SHALL SUBMIT EVIDENCE OF COMPLIANCE FOR THE LABEL CERTIFICATION FROM AN ACCEPTABLE TESTING AGENCY CERTIFYING TO ANSI A161.6. CABINETS WILL BE SHIPPED BEARING THE NKCA LABEL.

4. PROVIDE SCRIBE MOULDING AND/OR CAULKING AS APPLICABLE AT COUNTERTOPS, ENDS AND WALL JOINTS, AND AT CABINET ENDS AND WALL JOINTS.

5. PROVIDE BLOCKING WHERE CABINETS OR COUNTERS INTERSECT WALL. COORDINATE BLOCKING WITH CABINET MANUFACTURER'S REQUIREMENTS.

6. COORDINATE HARDWARE REQUIREMENTS WITH CABINET MANUFACTURER TO ENSURE ADEQUATE CLEARANCES AND OPERATION OF DRAWERS, CABINET DOORS, ETC.

7. PROVIDE SCRIBE MOULDING AND/OR FILLER STRIPS WHERE REQUIRED.

8. UNIT KITCHENS - CABINETS: BASE CABINETS TO BE PROVIDED WITH ROLL-OUT SHELVES, SINK BASE TO BE REMOVABLE AS REQUIRED BY ADA - WITH DRAIN AND WATER PIPES PROTECTED TO AVOID BURNS AND BUMPS.

GENERAL NOTES:

1. PRIOR TO SUBMITTING A BID, ALL SUBCONTRACTORS SHALL VISIT THE PROJECT SITE & BECOME FAMILIAR WITH EXISTING CONDITIONS, COMPARE & CONFIRM THE CONTRACT DOCUMENTS, ANY SUBSEQUENT REQUIREMENTS & ALL REGULATORY AGENCY REQUIREMENTS APPLICABLE FOR COMPLETION OF THE PROPOSED WORK. IF VARIATIONS OR DISCREPANCIES ARE FOUND, SAME INFORMATION SHALL BE FURNISHED IMMEDIATELY & IN WRITTEN FORMAT TO THE DEVELOPER & TO THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH THE WORK.

2. ALL SUBCONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO COMMENCING WORK. SHOULD DIMENSIONAL DISCREPANCIES EXIST, OR IF NOTED DIMENSIONS DO NOT COORDINATE WITH SPACE REQUIREMENTS OF EQUIPMENT, ETC., SAME INFORMATION SHALL BE FURNISHED IMMEDIATELY AND IN WRITTEN FORMAT TO THE DEVELOPER AND TO THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH THE WORK.

3. ALL CONSTRUCTION AND MATERIALS SHALL BE IN STRICT COMPLIANCE WITH ALL LOCAL AND STATE BUILDING CODES AND REGULATIONS, AS WELL AS ANY OTHER SPECIFIC OR IMPLIED APPLICABLE REGULATIONS, INCLUDING HEALTH AND SAFETY REQUIREMENTS, AS MAY BE IMPLIED OR STATED WITH ISSUANCE OF THE BUILDING PERMIT.

4. PRIOR TO COMMENCEMENT OF ANY WORK, ALL PERMITS SHALL BE APPLIED FOR AND OBTAINED BY EACH SUBCONTRACTOR, AND ALL APPLICABLE FEES SHALL BE PAID BY THE SUBCONTRACTOR.

5. THE SCALE OF ALL DRAWINGS IS SUBJECT TO CONFIRMATION. ALL QUESTIONS SUBJECT TO THE CONTRACT DOCUMENTS SHALL BE DIRECTED TO THE ARCHITECT.

6. EACH STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS SOLELY THE GENERAL CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE, AND TO INSURE THE SAFETY OF THE BUILDINGS AND THEIR COMPONENT PARTS DURING ERECTION. THIS INCLUDES THE ADDITION OF WHATEVER SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIE DOWNS, WHICH MIGHT BE NECESSARY, FOLLOWING THE COMPLETION OF THE PROJECT, REDISTRIBUTION OF SUCH MATERIAL SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

7. IT IS SOLELY THE GENERAL CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.

8. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS, AND FOR INSTALLING ALL NECESSARY BLOCKING, FRAMING OR GENERAL CONSTRUCTION TO FACILITATE INSTALLATION OF SAID MECHANICAL AND ELECTRICAL SYSTEMS. MECHANICAL AND ELECTRICAL SUB-CONTRACTORS SHALL DETERMINE DURING THE BID PROCESS ANY ADDITIONAL COSTS RELATED TO VARIATIONS IN THE MECHANICAL AND ELECTRICAL REQUIREMENTS AND SHALL NOTIFY THE ARCHITECT ACCORDINGLY.

9. SPECIFICATIONS (THE PROJECT MANUAL) ARE A PART OF THE CONTRACT DOCUMENTS. INFORMATION CONTAINED IN THE SPECIFICATIONS MAY NOT NECESSARILY BE CONTAINED AS PART OF THE DRAWINGS. ALL CONTRACTORS AND SUBCONTRACTORS SHALL PROVIDE THAT THEIR PROJECT COSTS INCLUDE ALL MATERIALS, LABOR AND OTHER PROCESSES REQUIRED TO COMPLETE ALL CATEGORIES OF THE WORK INDICATED BY ALL OF THE CONTRACT DOCUMENTS, OR THAT WORK WHICH MAY OTHERWISE BE IMPLIED FOR THE TOTAL COMPLETION OF THE PROJECT. FOR OTHER REQUIREMENTS, REFER TO THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, PARTICULARLY PARAGRAPH 1.1.1.

10. SHOULD ANY OF THE DETAILED INSTRUCTIONS SHOWN ON THE PLANS CONFLICT WITH GENERAL NOTES, THE SPECIFICATIONS, OR WITH EACH OTHER, THE STRICTEST PROVISION FOR BIDDING PURPOSES SHALL GOVERN. FOLLOWING BID AWARD THE CONTRACTOR SHALL CONSULT WITH THE ARCHITECT FOR CLARIFICATION REGARDING THE NOTED DISCREPANCY.

ACCESSIBILITY GENERAL NOTES:

1. THE ACCESSIBILITY OF THIS PROJECT IS GOVERNED BY CHAPTER 11 OF THE OBC AS WELL AS ADDITIONAL REQUIREMENTS OF ENTERPRISE GREEN COMMUNITIES AND THE OHIO HOUSING FINANCE AGENCY.

DWELLING UNITS SHALL STRICTLY ADHERE TO ICC A 117.1 CHAPTER 10 AND REQUIRMENTS OF FAIR HOUSING ACT GUIDELINES 1991.

COMMON SPACES AND FEATURES SHALL STRICTLY ADHERE TO ICC A 117.1. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO BUILD TO THESE CODES. WHERE THERE IS A CONFLICT BETWEEN WHAT IS IN THESE DOCUMENTS AND THE GOVERNING CODE, THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY.

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO HAVE WORKING UNDERSTANDING OF THESE CODES, AND TO ENSURE THE SAME OF ALL SUBCONTRACTORS.

2. KITCHEN WORK COUNTERS SHALL BE OPEN UNDER SINKS; SINKS TO HAVE SINGLE LEVER FAUCET.

3. RANGES SHALL BE EQUIPPED WITH FRONT MOUNTED CONTROLS

4. SHELVES IN CLOSETS SHALL BE ADJUSTABLE FROM 48" TO 66" HIGH.

5. PROVIDE TWO VISION HOLES AT ENTRANCE DOORS MOUNTED AT 44" A.F.F. AND 60" A.F.F.

6. PROVIDE SEPARATE SWITCHES ACCESSIBLE TO HANDICAP/WHEELCHAIR TENANT FOR RANGE HOOD/LIGHT AND DISPOSAL.

7. ALL DOOR HARDWARE SHALL BE LEVER TYPE.

8. CARPET SHALL BE DIRECT GLUE DOWN. IF INSTALLED WITH PAD, COMBINED CARPET AND PAD HEIGHT SHALL NOT EXCEED 1/2".

GENERAL CONSTRUCTION NOTES:

1. DRAWINGS SHALL NOT BE SCALED. ALL QUESTIONS WITH RESPECT TO THE CONTRACT DOCUMENTS SHALL BE DIRECTED TO THE ARCHITECT FOR MAKING INTERPRETATIONS ON ALL ITEMS OF DISCREPANCY OR OF AN AMBIGUOUS NATURE.

2. DIMENSIONS AT EXTERIOR WALLS ARE OUT TO OUT OF STUD. DIMENSIONS AT INTERIOR WALLS ARE TO FACE OF STUD.

3. ALL BEARING WALLS ARE AS INDICATED ON THE STRUCTURAL DRAWINGS.

4. INSULATION: ON WALLS BETWEEN UNITS PROVIDE INSULATION BEHIND ALL OUTLETS, PLUMBING STACKS AND WATER SUPPLY LINES.

5. INSULATION THAT IS EXPOSED TO ROOMS, ATTICS OR CRAWL SPACES SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPED RATING OF 450 OR LESS.

6. INSULATION IN CONCEALED SPACES SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPED RATING OF 450 OR LESS. INSULATION FACING IS NOT REQUIRED TO HAVE A FLAME SPREAD RATING IF IT IS IN A CONCEALED SPACE AND THE FACING IS IN CONTACT WITH A WALL OR CEILING.

7. ALL FOAM PLASTIC INSULATION SHALL BE PROTECTED IN ACCORDANCE WITH THE BUILDING CODE.

8. BLOCKING: PROVIDE SOLID BLOCKING BEHIND ALL HANDRAILS, GRAB BARS, WALL CABINETS, WALL HUNG SINKS, SHELVES, RODS AND ACCESSORIES.

9. PROVIDE WOOD BLOCKING IN ALL STANDARD AND HANDICAP DESIGNATED BATHROOMS OF ONE STORY LIVING UNITS FOR INSTALLATION OF FUTURE AND CURRENT GRAB BARS.

SUMMARY OF THE FAIR HOUSING AMENDMENTS ACT OF 1988, AND THE REQUIREMENTS OF THE GENERAL CONTRACTOR:

THE FAIR HOUSING ACT PROVIDES THAT, FOR BUILDINGS WITH FIRST OCCUPANCY AFTER MARCH 13TH, 1991, IT IS UNLAWFUL DISCRIMINATION TO FAIL TO DESIGN AND CONSTRUCT COVERED MULTI-FAMILY DWELLING UNITS SO THAT:

1. PUBLIC USE AND COMMON USE PORTIONS OF THE DWELLINGS ARE READILY ACCESSIBLE TO AND USABLE BY PERSONS WITH HANDICAPS;
2. ALL DOORS WITHIN SUCH DWELLINGS WHICH ARE DESIGNED TO ALLOW PASSAGE INTO AND WITHIN THE PREMISES ARE SUFFICIENTLY WIDE TO ALLOW PASSAGE BY PERSONS IN WHEELCHAIRS; AND
3. ALL PREMISES WITHIN SUCH DWELLINGS CONTAIN THE FOLLOWING FEATURES OF ADAPTIVE DESIGN:

A. AN ACCESSIBLE ROUTE INTO AND THROUGH THE DWELLING;
B. LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS, AND OTHER ENVIRONMENTAL CONTROLS IN ACCESSIBLE LOCATIONS.
C. REINFORCEMENTS IN BATHROOM WALLS TO ALLOW LATER INSTALLATION OF GRAB BARS; AND
D. USABLE KITCHENS AND BATHROOMS SUCH THAT AN INDIVIDUAL IN A WHEELCHAIR CAN MANEUVER ABOUT THE SPACE.

THE CONTRACT DOCUMENTS FOR CONSTRUCTION OF A MULTI-FAMILY BUILDING CONTAINED HEREIN ARE DRAWN TO MEET THE REQUIREMENTS OF THE FAIR HOUSING AMENDMENTS ACT OF 1988. IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ASSOCIATED SUB-CONTRACTORS TO CONSTRUCT THE BUILDING (S) IN THIS DOCUMENT TO MEET THE FAIR HOUSING AMENDMENTS ACT OF 1988. THE GENERAL CONTRACTOR WILL BE REQUIRED TO HAVE A WORKING KNOWLEDGE OF THE FAIR HOUSING ACT GUIDELINES AND MAINTAIN ON-SITE THE FAIR HOUSING ACT DESIGN MANUAL, WHICH CONTAINS THE FULL TEXT OF THE FAIR HOUSING ACT GUIDELINES, AS WELL AS USEFUL INFORMATION FOR THE CONSTRUCTION OF BUILDINGS TO MEET THE FAIR HOUSING ACT. WHERE THE GENERAL CONTRACTOR BELIEVES THERE IS A CONFLICT BETWEEN THE FAIR HOUSING ACT GUIDELINES, AND WHAT IS IN THESE DOCUMENTS, IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO IMMEDIATELY NOTIFY THE ARCHITECT FOR RESOLUTION OF THE CONFLICT.

dimensional tolerance:

DIMENSIONS NOTED WITHIN THIS DOCUMENT ARE SUBJECT TO THE ACCEPTED INDUSTRY TOLERANCES FOR EACH TRADE. HOWEVER, THE FOLLOWING TOLERANCES SHALL BE RESPECTED WHERE THE CENTERLINE OF A FIXTURE IS DIMENSIONED OR WHERE A DIMENSION IS SPECIFICALLY NOTED (i.e. 18").

- 6" OR LESS: +/- 1/32"
- 7" TO 30": +/- 1/16"
- 31" TO 55": +/- 1/8"
- 56" TO 80": +/- 3/16"
- 81" TO 100": +/- 1/4"

IN INSTANCES WHERE A DIMENSIONAL RANGE IS PROVIDED (i.e. 33"-36") OR MAXIMUM (MAX.) AND MINIMUM (MIN.) DIMENSIONS ARE INDICATED, THE TOLERANCE IS INHERENT IN THE RANGE PROVIDED. ANY CONSTRUCTION VARIANCES BEYOND THIS RANGE WILL NOT BE ACCEPTED. THESE TOLERANCES WILL BE STRICTLY ENFORCED FOR ALL SPACES AND/OR DWELLING UNITS WHERE THE REQUIREMENTS OF THE APPLICABLE ACCESIBILITY CODES GOVERN THE DIMENSIONS.

SYMBOLS

LOCATER
A — INDEX LETTER
A1 — SHEET NUMBER
LARGE SCALE PLAN LOCATER
ELEVATION DETAIL LOCATER

OFFICE — ROOM NAME
100 — ROOM NUMBER
ROOM NUMBER
SEE ROOM FINISH SCHEDULES FOR ADDITIONAL ROOM AND FINISH INFORMATION

A — INDEX LETTER
A1 — SHEET NUMBER OF DETAIL
LOCATER
DETAIL LOCATER

A
WINDOW TYPE INDICATOR

A — INDEX LETTER
A1 — SHEET NUMBER OF SECTION
WALL SECTION LOCATER

12
COLUMN LINE NUMBER

A — SECTION IDENTIFICATION
A1 — SHEET WITH SECTION
BUILDING SECTION LOCATER

W1
PARTITION TYPE NUMBER

A — INDEX LETTER
A1 — SHEET NUMBER
B
INTERIOR ELEVATION LOCATER

1
REVISION NUMBER
INDICATES REVISIONS IN CLOUDED AREAS. REVISION NUMBER CORRESPONDS TO REVISION DATE ON TITLE STRIP.

DOOR
DOOR NUMBER
DOOR NUMBER
SEE DOOR SCHEDULES FOR ADDITIONAL DOOR INFORMATION

06.46B
KEYNOTE INDICATOR

1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND PROJECT REQUIREMENTS AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS OR OMISSIONS THUS RECOGNIZED.
2. THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS AND PROJECT MANUAL IN THEIR ENTIRETY AND THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND COMPLIMENTARY OF EACH OTHER SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS THEY DO SO AT THEIR OWN RISK AND EXPENSE.
3. ALSO SEE NOTES ON THIS SHEET.

ACCESSORY LOCATION TABLE

ITEM	ANSI TYPE 'A'	ANSI TYPE 'B'	NOTES
COAT CLOSET SHELVING	ADJ. TO 54" OR 48"	54" A.F.F.	
BEDROOM CLOSET SHELVING	ADJ. TO 54" OR 48"	54" @ SINGLE SHELF 48" @ HC UNITS	
DOUBLE CLOSET SHELVING	TOP ADJ. 84" OR 42" / LOWER 36"	84" TOP / 42" LOWER	
LINEN SHELVING	12" O.C. - TOP @ 72"	12" O.C. - TOP @ 72"	TOP SHELF MUST BE 18" BELOW SPRINKLER HEAD
TOWEL BARS	48" A.F.F.	54" A.F.F.	
SHOWER RODS	76" TUBS / 74" SHOWER STALLS	76" TUBS / 74" SHOWER STALLS	N/A FOR SHOWERS WITH MANUFACTURER INSTALLED SHOWER ROD
TOILET PAPER HOLDER	24" A.F.F., 40" FROM BACK WALL TO CENTERLINE	28" A.F.F., 40" FROM BACK WALL TO CENTERLINE	
TOILET GRAB BARS	33"-36" A.F.F.	33"-36" A.F.F.	SEE SHEETS A004 AND A005 FOR ADDITIONAL DIAGRAMS AND BLOCKING INFORMATIONS
TUB / SHOWER GRAB BARS	33"-36" A.F.F.	33"-36" A.F.F.	AT TUBS PROVIDE ADDITIONAL GRAB BAR AT 9" ABOVE TUB DAM
SHOWER HEADS	ADJ. 54" MAX. A.F.F.	ADJ. 54" MAX. A.F.F.	
SHOWER SEATS	18" A.F.F.	18' A.F.F.	
ROBE HOOKS	52" A.F.F.	52" A.F.F.	
BATHROOM MIRROR	SEE ELEVATIONS	SEE ELEVATIONS	BOTTOM MUST NOT BE HIGHER THAN 40' A.F.F. FOR UFAS AND ANSI LOCATIONS
MEDICINE CABINET	BOTTOM SHELF AT 48" A.F.F.	BOTTOM SHELF AT 48" A.F.F.	
DIRECTIONAL AND ROOM SIGNAGE	48"-66" A.F.F. TO CENTERLINE	48"-66" A.F.F. TO CENTERLINE	MOUNT TO LATCH SIDE OF WALL
SINKS	34" MAX. A.F.F. TO TOP OF SINK RIM	N/A	

MISCELLANEOUS HANDICAP CLEARANCES:
KNEE SPACE BELOW COUNTERS, SINKS ETC.: 30" WIDE, 19" DEEP, 27" HIGH
MAXIMUM FORWARD HAND REACH HEIGHT: HIGH 48" MAX. LOW 15" MAX.
MAXIMUM SIDE HAND REACH HEIGHT: HIGH 54" MAX. LOW 9" MAX.

ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR
ACOUS.	ACOUSTICAL CEILING TILE
ADJ.	ADJUSTABLE
AHU.	AIR HANDLING UNIT
ALT.	ALTERNATE
ALUM.	ALUMINUM
A.B.	ANCHOR BOLT
BRG.	BEARING
BDRM.	BEDROOM
BLK.	BLOCK
BLKG.	BLOCKING
B/G	BACK OF CURB
BD.	BOARD
BOT.	BOTTOM
BLDG.	BUILDING
C.B.	CATCH BASIN
CLG.	CEILING
℄	CENTER LINE
C.O.	CLEAN OUT
C.W.	COLD WATER
COL.	COLUMN
CONC.	CONCRETE
C.M.U.	CONCRETE MASONRY UNIT
CONT.	CONTINUOUS
C.J.	CONTROL JOINT
COORD.	COORDINATE
C.M.P.	CORRUGATED METAL PIPE
C.F.M.	CUBIC FEET PER MINUTE
DET.	DETAIL
DIA.	DIAMETER
DIV.	DIVISION
DR.	DOOR
DBL.	DOUBLE
DN.	DOWN
D.S.	DOWNSPOUT
DWG.	DRAWING
E.W.	EACH WAY
E.W.C.	ELECTRIC WATER COOLER
ELEV.	ELEVATION
EQUIP.	EQUIPMENT
EXIST.	EXISTING
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
FLUOR.	FLUORESCENT
FL.	FLOOR
F.D.	FLOOR DRAIN
FT.	FOOT
FTG.	FOOTING
GA.	GAUGE
G.F.I.	GROUND FAULT INTERRUPTER
G.S.F.	GROSS SQUARE FEET
GYP. BD.	GYPSUM WALL BOARD
H.C.	HANDICAP
HT.	HEIGHT
H.P.S.	HIGH PRESSURE SODIUM
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
INSUL.	INSULATION
INT.	INTERIOR
INV.	INVERT
JT.	JOINT
LAM.	LAMINATE
LVL	LAMINATED VENEER LUMBER
LT.	LIGHT
L.F.	LINEAL FEET
L.L.V.	LONG LEG VERTICAL
L.L.H.	LONG LEG HORIZONTAL
M.H.	MANHOLE MFR. MANUFACTURER
M.O.	MASONRY OPENING
MAX.	MAXIMUM
MECH.	MECHANICAL
MTL.	METAL
MIN.	MINIMUM
MTD.	MOUNTED
N.S.F.	NET SQUARE FEET
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
NO.	NUMBER
O.C.	ON CENTER
OPNG	OPENING
OPP.	OPPOSITE
O.S.B.	ORIENTED STRAND BOARD
PR.	PAIR
P.S.F.	PER SQUARE FOOT
P.S.I.	PER SQUARE INCH
PL.	PLATE OR PROPERTY LINE
P. LAM.	PLASTIC LAMINATE
PLYWD.	PLYWOOD
P.T.	PRESERVATIVE TREATED
RAD.	RADIUS
REQD.	REQUIRED
REINF.	REINFORCING
R&S	ROD AND SHELF
R.D.	ROOF DRAIN
SCHED.	SCHEDULE
SHT.	SHEET
SIM.	SIMILAR
SPECS.	SPECIFICATIONS
SQ.	SQUARE
S.F.	SQUARE FEET
S.S.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
THK.	THICK
T&G	TONGUE & GROOVE
T/	TOP OF
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
V.B.	VAPOR BARRIER
VERT.	VERTICAL
V.T.	VINYL TILE
W/	WITH
W/O	WITHOUT

BORROR PROPERTIES

875 Summit Street

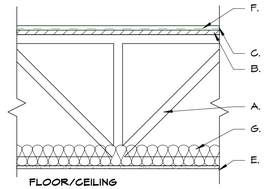
Columbus, Ohio 43215

© 2014 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.

2. THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS AND THE PROJECT MAN

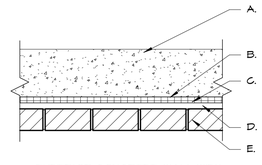
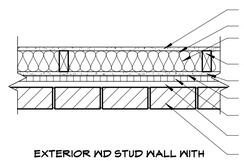
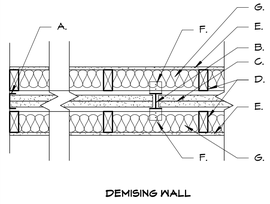
FLOOR TYPE	CONSTRUCTION DETAIL	DESCRIPTION AND NOTES	FIRE/SOUND RATINGS
F1	 FLOOR/CEILING	A. PRE-ENG. WOOD TRUSSES: 4x2 OPEN WEB FLOOR TRUSSES @ 24" O.C. MAX. - SEE STRUCTURAL DRAWINGS. B. 3/4" T&G SUBFLOORING NAILED PER 'APA' PERP. TO TRUSSES WITH JOINTS CENTERED OVER TOP CHORD OF TRUSSES AND STAGGERED. C. 1 1/4" GYP-CRETE TOPPING OVER SUB-FLOOR, USE 1" AT SOUND MAT. E. 1/2" 26GYPSUM BOARD W/ 1" GYPSUM BOARD SCREWS 12" O.C. & MIN. 1 1/2" FROM SIDE AND END JOINTS. F. IMPACT SOUND CONTROL MAT BETWEEN SUBFLOOR AND GYPCRETE TOPPING IN ALL AREAS THAT RECEIVE A HARD SURFACE FLOOR. (EXTEND MAT 24" BEYOND LIMITS OF SURFACE.) G. 3 1/2" SOUND BATT INSULATION	RATING: N/A STC: N/A IIC: N/A

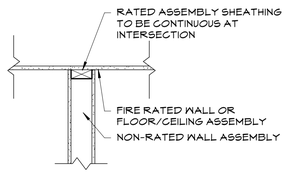
WALL AND FLOOR ASSEMBLY GENERAL NOTES:

1. THE GENERAL CONTRACTOR SHALL HAVE ON SITE COPIES OF THE FOLLOWING MANUALS FOR THE VARIOUS SUBCONTRACTORS AND INSTALLERS REVIEW FOR COMPLETE DESCRIPTIONS OF ALL FIRE RATED ASSEMBLIES: UNDERWRITERS LABORATORIES INC. DIRECTORY OF FIRE RESISTANCE - VOL 1 (CURRENT EDITION); GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL (CURRENT EDITION).
2. THE ARCHITECT HAS ENDEAVORED HEREIN TO INCLUDE ALL INSTALLATION REQUIREMENTS FOR THE FIRE RATED ASSEMBLIES SHOWN. THE GENERAL CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE TESTING AGENCY REQUIREMENTS REFERENCED AND SHALL REMAIN RESPONSIBLE FOR ALL ASSEMBLY DETAIL REQUIREMENTS ACCORDINGLY.
3. ONLY APPROVED PRODUCTS BEARING THE APPROPRIATE CLASSIFICATION MARKING, COMPANY NAME, TRADEMARK OR OTHER RECOGNIZED IDENTIFICATION LABEL SHALL BE USED IN THE FIRE RATED ASSEMBLIES.
4. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING MATERIAL REQUIREMENTS.
5. SEE STRUCTURAL PLANS FOR LOAD BEARING WALL LOCATIONS.
6. ALL INTERIOR FIRE RATED PARTITIONS SHALL BE CONSTRUCTED CONTINUOUS FROM FLOOR TO UNDERSIDE OF DECK - FIRE SAFING AS REQUIRED TO MAINTAIN RATING.
7. REFER TO SHEET A001 FOR THROUGH-PENETRATION REQUIREMENTS. SEE SPECIFICATIONS FOR FIRESTOPPING REQUIREMENTS.
8. FIREPROOFING LOCATIONS - METAL TO NOT BE PRIMED OR PAINTED.
9. FIREPROOFING TO BE REAPPLIED TO ITS REQUIRED THICKNESS AT ALL LOCATIONS WHERE IT IS REMOVED.
10. WOOD BLOCKING - DO NOT ATTACH TO FIREPROOFED MATERIALS.
11. PER OBC 714.2.1: STRUCTURAL MEMBERS SUPPORTING MORE THAN TWO FLOORS OR ONE FLOOR AND A ROOF TO BE INDIVIDUALLY PROTECTED WITH UL FIRE RATED ASSEMBLY / FIRE PROOFING.
12. SEE STRUCTURAL DRAWINGS FOR EXACT SIZES AND GAUGES OF STRUCTURAL METAL STUDS AND JOISTS.
13. SPECIFIC REQUIREMENTS STIPULATED BY UNDERWRITER'S LABORATORY OR OTHER LABELING AGENCY FOR ASSEMBLY WHICH MAY NOT BE INDICATED HEREIN SHALL REMAIN THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND BE STRICTLY ADHERED TO AND PROVIDED.

NOTE:
THE GENERAL CONTRACTOR IS REQUIRED TO ADHERE TO THE CONSTRUCTION REQUIREMENTS OF EACH WALL TYPE AS IT HAS BEEN TESTED BY THE LISTED TESTING AGENCY. THE DESCRIPTIONS ON THIS PAGE ARE SUMMARIES OF THESE ASSEMBLIES PROVIDED BY THE ARCHITECT FOR THE PURPOSE OF PROVIDING GENERAL CONSTRUCTION REQUIREMENTS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR KEEPING A CURRENT COPY OF ALL THE LISTED AGENCIES CONSTRUCTION MANUALS AT THE SITE FOR REFERENCE.

SEE DETAIL A/A400 FOR NON-RATED TO RATED WALL ASSEMBLY DETAIL

WALL TYPE	CONSTRUCTION DETAIL	DESCRIPTION AND NOTES	FIRE/SOUND RATINGS
W1	 EXTERIOR CONCRETE WALL WITH BRICK VENEER	A. POURED CONCRETE WALL. B. BUILDING PAPER/WEATHER BARRIER C. 1" RIGID INSULATION D. 1" AIR SPACE E. BRICK VENEER	RATING: N/A STC: N/A
W2	 EXTERIOR W/ STUD WALL WITH BRICK VENEER	A. 2X WOOD STUDS 16" O.C. MAX. WITH CORRESPONDING TOP AND BOTTOM PLATES. SEE FLOOR AND STRUCTURAL PLANS FOR LOCATIONS AND FOR ACTUAL SPACING MAXIMUMS AND STUD THICKNESS. B. 1/2" GYPSUM BOARD APPLIED VERTICALLY INTERIOR WALL FACE WITH 1 7/8" LONG 6D C.G. NAILS @ 7" O.C. G. R-19 MIN. KRAFT BACKED BATT INSULATION: INSTALL IN ALL CAVITIES. D. VAPOR BARRIER. E. EXTERIOR SHEATHING F. WEATHER BARRIER/BUILDING PAPER G. 1" CONTINUOUS RIGID INSULATION H. 1" AIR SPACE I. BRICK VENEER	RATING: N/A STC: N/A
W3	 DEMISING WALL	A. FLOOR, INTERMEDIATE, OR TOP OF WALL - 2" WIDE CHANNEL SHAPED WITH 1" LONG LEGS FORMED FROM #25 MSG GALV STEEL, SECURED WITH SUITABLE FASTENERS SPACE 24" O.C. B. STEEL MEMBERS FORMED FROM #25 MSG GALV STEEL HAVING "I" SHAPED FLANGS SPACED 24" O.C. OVERTALL DEPTH 2" AND FLANGE WIDTH 1-3/8" C. TWO LAYERS OF 1" THICK GYPSUM BOARD LINER PANELS, SUPPLIED IN NOM 24" WIDTHS. VERTICAL EDGES OF PANELS FRCTION FITTED INTO "H" SHAPED STUDS D. 2X MAX SPACING 24" O.C. STUDS CROSS BRACED AT MID-HEIGHT WHERE NECESSARY FOR CLIP ATTACHMENT. MIN 3/4" SEPARATION BETWEEN WOOD FRAMING AND FIRE SEPARATION WALL. E. MIN 1/2" THICK GYPSUM BOARD, 4' WIDE, APPLIED WITHER HORIONTALLY OR VERTICALLY. GYPSUM BOARD ATTACHED TO STUDS WITH 1-1/4" LONG STEEL DRYWALL NAILS SPACE 8" O.C. VERTICAL JOINTS LOCATED OVER STUDS. F. ATTACHMENT CLIPS - ALUMINUM ANGLE, 0.063" THICK, 2" WIDE WITH 2" AND 2-1/4" LEGS. CLIPS SECURED WITH TYPE S SCREWS 3/8" LONG TO "H" STUDSAND WITH TYPE N SCRES 1-1/4 IN LONG TO WOOD FRAMING THROUGH HOLES PROVIDED IN CLIP. G. 3" MINERAL WOOL BATT	RATING: 2 HR UL DESIGN # -U336 STC: 60
W4	 NON-RATED GENERAL PARTITION	A. 2X WOOD STUDS 16" O.C. MAX. SEE PLANS FOR LOCATIONS OF STUD THICKNESS. B. 1/2" GYPSUM BOARD: 48" WIDE. NOTE: WALL ASSEMBLY SHALL NOT INTERRUPT ANY CONTINUOUS RATED WALL GWB @ INTERSECTION. SEE DETAIL C/A404	RATING: N/A STC: N/A



CONTRACTOR'S OPTION: PROVIDED RATED WALL EQUAL TO THAT OF THE RATED ASSEMBLY IN LIEU OF CONTINUOUS SHEATHING AT INTERSECTION

A / A002 non-rated to rated assembly 1" = 1'-0"

BORROR PROPERTIES

875 Summit Street

Columbus, Ohio 43215

© 2014 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR W/ THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.

2. THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS AND THE PROJECT MANUAL IN THEIR ENTIRETY. THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND COMPLEMENTARY OF EACH OTHER. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.

3. ADDITIONALLY, SEE GENERAL INFORMATION ON "A0" SHEETS.

4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS (ARCHITECT) DRAWINGS AND SPECIFICATION, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECT) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT). THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.

5. ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN. ANY USE OR REUSE OF DRAWINGS ON ALTERED CADD DESIGN MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER. FURTHERMORE, USER AGREES TO DEFEND, INDEMNIFY AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEYS FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.

6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES, LOCATIONS OR SCOPED REQUIREMENTS. THE DRAWINGS SHALL NOT BE SCALED. EXACT STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THIS CONTRACTOR. ANY INFORMATION WHICH DIRECTLY CONFLICTS WITH ANY OF THESE CODES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

PRECONSTRUCTION

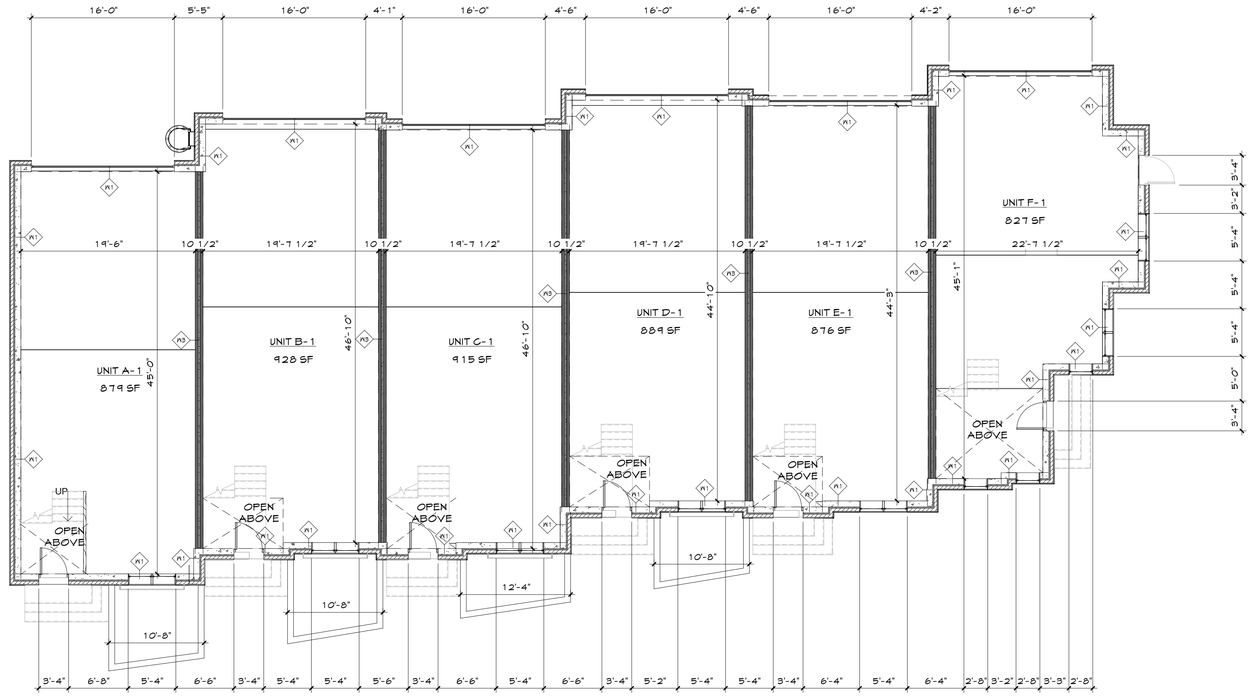
PROJECT DATE: 7/30/2014
PROJECT #: 13176

Issue	Description	Date

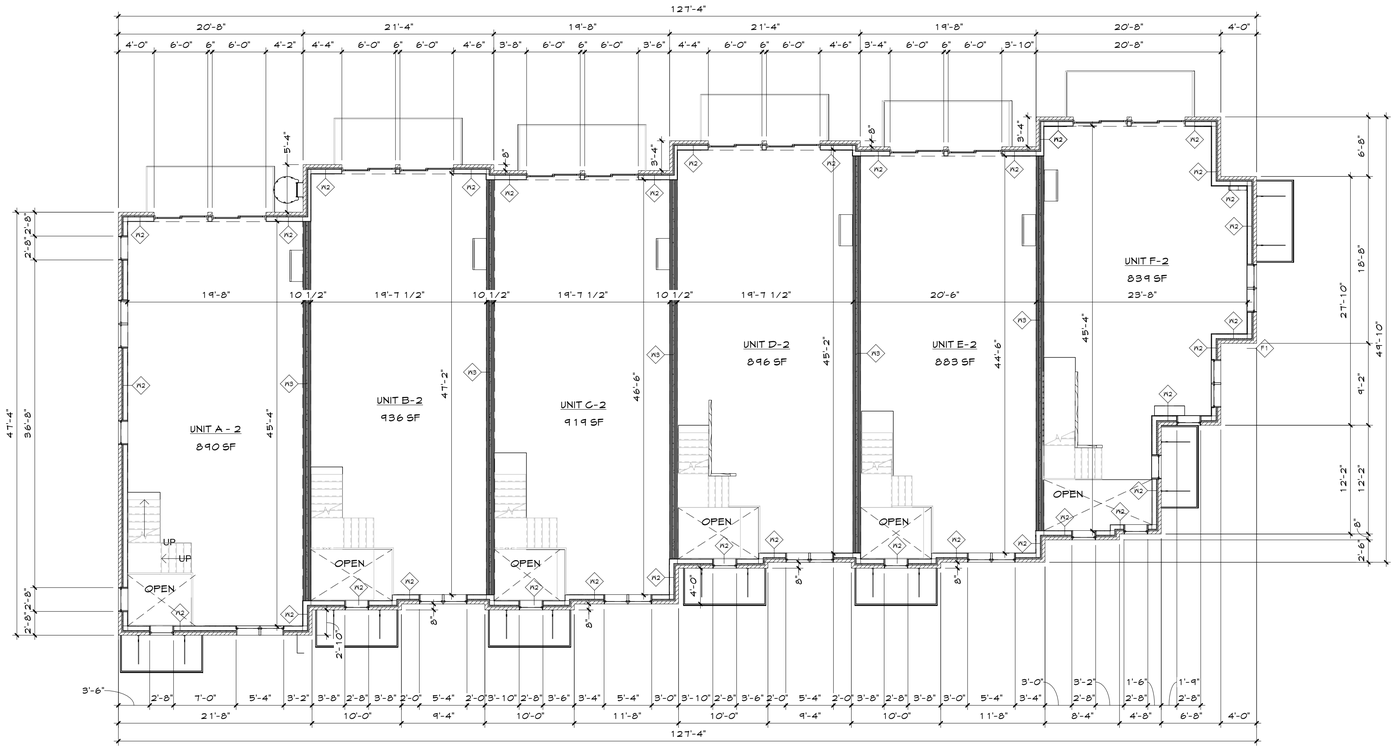
CONSTRUCTION TYPE DETAILS

A002

berardi +
architecture + interior design + engineering
369 east livingston avenue, columbus, ohio 43215
phone 614-221-1110 fax 614-221-0831
www.berardipartners.com



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



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

WALL LEGEND

NOTE: REFER TO SHEET A002 FOR CONSTRUCTION TYPE DETAILS

W1 - MASONRY WITH BRICK VENEER (0 HR)

W2 - MD STUD WITH BRICK VENEER (0 HR)

W3 - DEMISING WALL (2 HR)

W4 - INTERIOR PARTITION (0 HR)

KEYNOTES

BORROR PROPERTIES

875 Summit Street

Columbus, Ohio 43215

© 2014 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC., ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

NOTE:

1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.

2. THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS AND THE PROJECT MANUAL IN THEIR ENTIRETY. THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND COMPLEMENTARY OF EACH OTHER. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.

3. ADDITIONALLY, SEE GENERAL INFORMATION ON 'A0' SHEETS.

4. THE CLIENT ACKNOWLEDGES THE CONSULTANT'S (ARCHITECTS) DRAWINGS AND SPECIFICATION, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECTS) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT). THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.

5. ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN. ANY USE OR REUSE OF ORIGINAL OR ALTERED CADD DESIGN MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER. FURTHERMORE, USER AGREES TO DEFEND, INDEMNIFY AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.

6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES, LOCATIONS OR DETAILED REQUIREMENTS. THE DRAWINGS SHALL NOT BE SCALED. EXACT STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THIS CONTRACTOR. ANY INFORMATION WHICH DIRECTLY CONFLICTS WITH ANY OF THESE CODES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

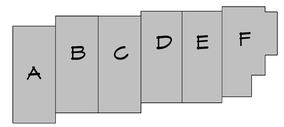
PRECONSTRUCTION

PROJECT DATE: 7/30/2014
PROJECT #: 13176

Issue	Description	Date

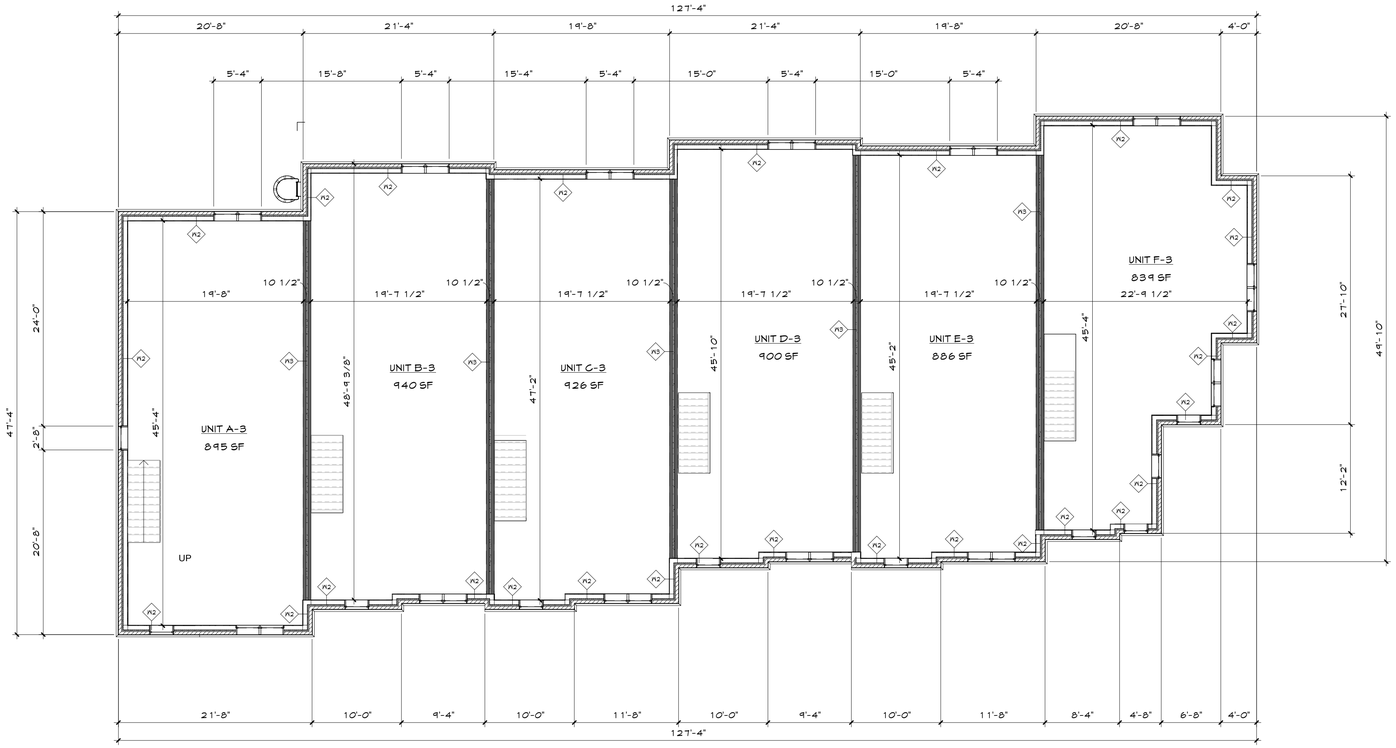
1ST AND 2ND FLOOR PLANS

A101

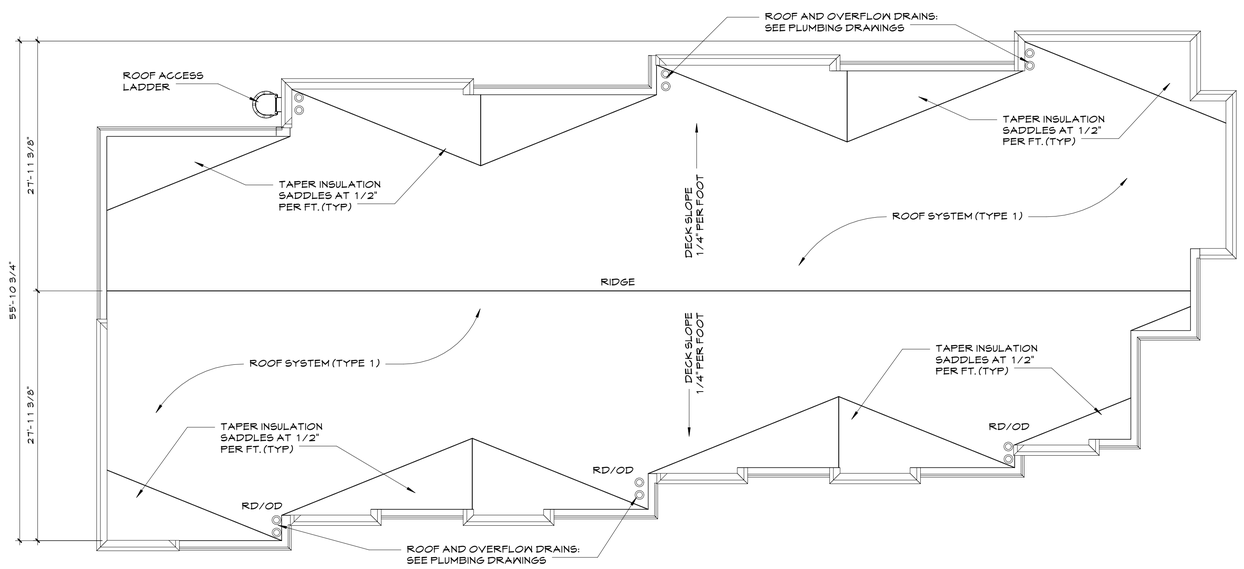


KEYPLAN

berardi +
architecture + interior design + engineering
369 east livingston avenue, columbus, ohio 43215
phone 614-221-1110 fax 614-221-0831
www.berardipartners.com



3RD FLOOR 1/8" = 1'-0"



ROOF 1/8" = 1'-0"

WALL LEGEND

NOTE: REFER TO SHEET A002 FOR CONSTRUCTION TYPE DETAILS

- W1 - MASONRY WITH BRICK VENEER (0 HR)
- W2 - MD STUD WITH BRICK VENEER (0 HR)
- W3 - DEMISING WALL (2 HR)
- W4 - INTERIOR PARTITION (0 HR)

KEYNOTES

BORROR PROPERTIES

875 Summit Street

Columbus, Ohio 43215

© 2014 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

NOTE:

1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR W/ THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.
2. THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS AND THE PROJECT MANUAL IN THEIR ENTIRETY. THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND COMPLEMENTARY OF EACH OTHER. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.
3. ADDITIONALLY, SEE GENERAL INFORMATION ON 'A0' SHEETS.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS (ARCHITECTS) DRAWINGS AND SPECIFICATION, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECTS) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT). THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.
5. ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN. ANY USE OR REUSE OF ORIGINAL OR ALTERED CADD DESIGN MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER. FURTHERMORE, USER AGREES TO DEFEND, INDEMNIFY AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEYS FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.
6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES, LOCATIONS OR DETAILED REQUIREMENTS. THE DRAWINGS SHALL NOT BE SCALED. EXACT STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THIS CONTRACTOR. ANY INFORMATION WHICH DIRECTLY CONFLICTS WITH ANY OF THESE CODES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

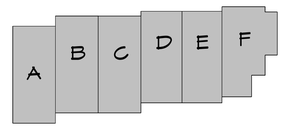
PRECONSTRUCTION

PROJECT DATE: 7/30/2014
PROJECT #: 13176

Issue	Description	Date

3RD FLOOR AND ROOF PLAN

A102



KEYPLAN

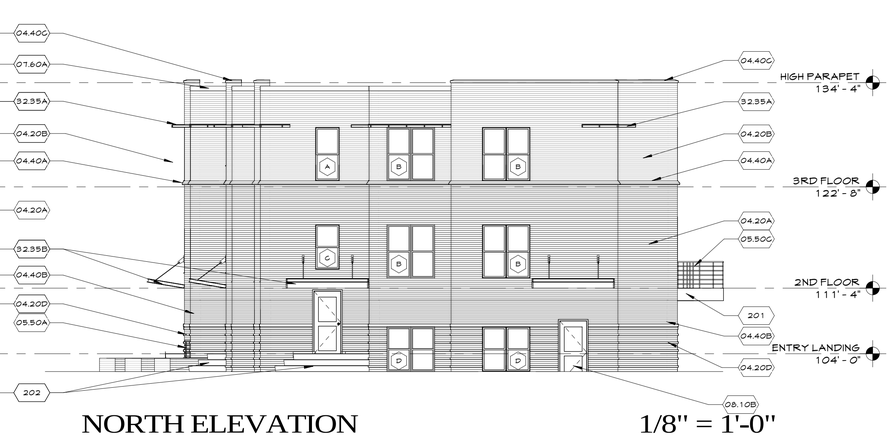
berardi +
architecture + interior design + engineering
369 east livingston avenue, columbus, ohio 43215
phone 614-221-1110 fax 614-221-0831
www.berardipartners.com

KEYNOTES

04.20A	DARK BRICK VENEER MASONRY
04.20B	LIGHT BRICK VENEER MASONRY
04.20C	BRICK PLANTER
04.20D	BRICK CORBEL- SEE SECTIONS
04.40A	STONE ACCENT SILL
04.40B	STONE ACCENT BAND
04.40C	STONE COPING CAP
05.50A	METAL WINDOW WELL RAILING
05.50B	METAL ROOF ACCESS LADDER
05.50C	METAL BALCONY RAILING
07.60A	METAL FASCIA
08.10A	ENTRY DOOR
08.10B	UTILITY DOOR
08.10C	GARAGE DOOR
32.35A	METAL SUN SHADE
32.35B	METAL CANOPY
201	BALCONY
202	CONCRETE STAIRS



EAST ELEVATION 1/8" = 1'-0"



NORTH ELEVATION 1/8" = 1'-0"



WEST ELEVATION 1/8" = 1'-0"



SOUTH ELEVATION 1/8" = 1'-0"

BORROR PROPERTIES

875 Summit Street

Columbus, Ohio 43215

© 2014 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION

NOTE:

1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR W/ THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.

2. THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS AND THE PROJECT MANUAL IN THEIR ENTIRETY. THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND COMPLEMENTARY OF EACH OTHER. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.

3. ADDITIONALLY, SEE GENERAL INFORMATION ON 'A0' SHEETS.

4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS (ARCHITECTS) DRAWINGS AND SPECIFICATION, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECTS) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT). THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.

5. ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN. ANY USE OR REUSE OF ORIGINAL OR ALTERED CADD DESIGN MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER. FURTHERMORE, USER AGREES TO DEFEND, INDEMNIFY AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEYS FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.

6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES, LOCATIONS OR DETAILED REQUIREMENTS. THE DRAWINGS SHALL NOT BE SCALED. EXACT STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODES REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THIS CONTRACTOR. ANY INFORMATION WHICH DIRECTLY CONFLICTS WITH ANY OF THESE CODES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

PRECONSTRUCTION

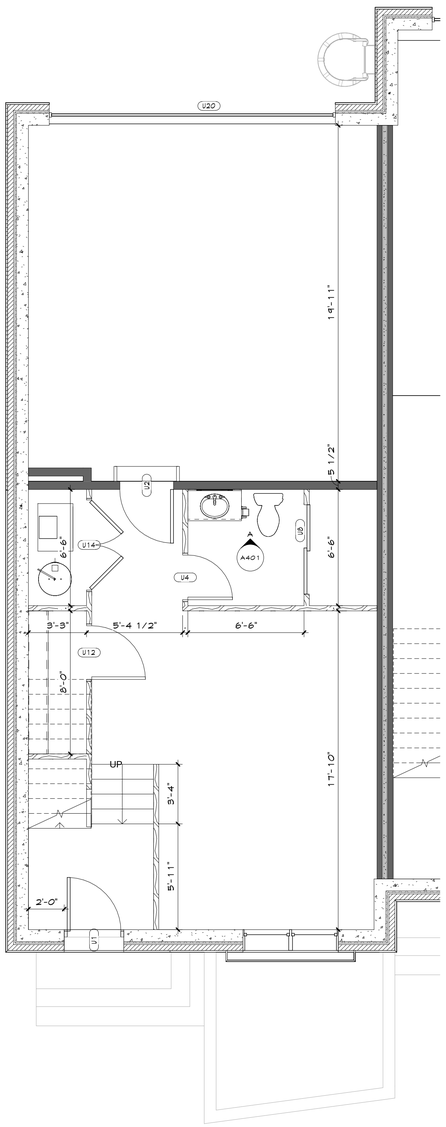
PROJECT DATE: 7/30/2014
PROJECT #: 13176

Issue	Description	Date

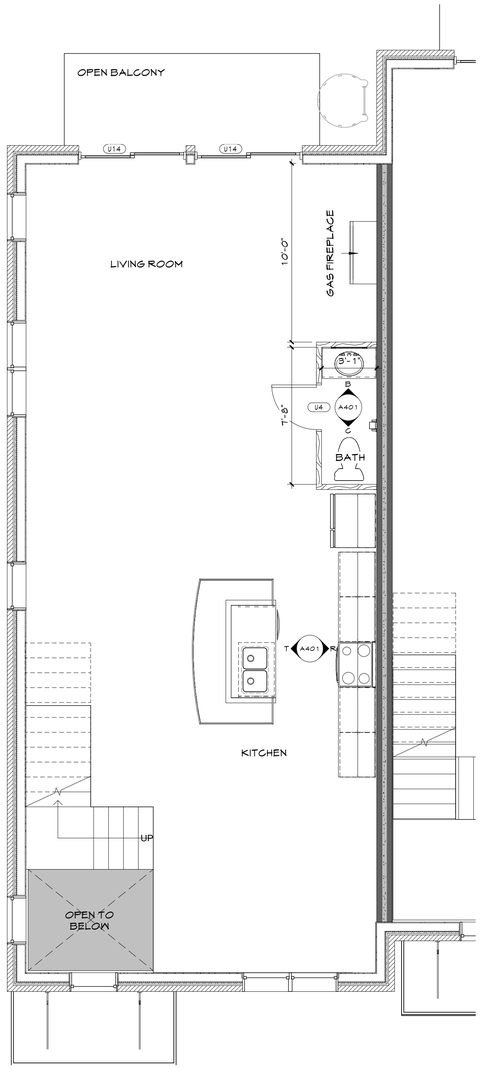
EXTERIOR ELEVATIONS

A201

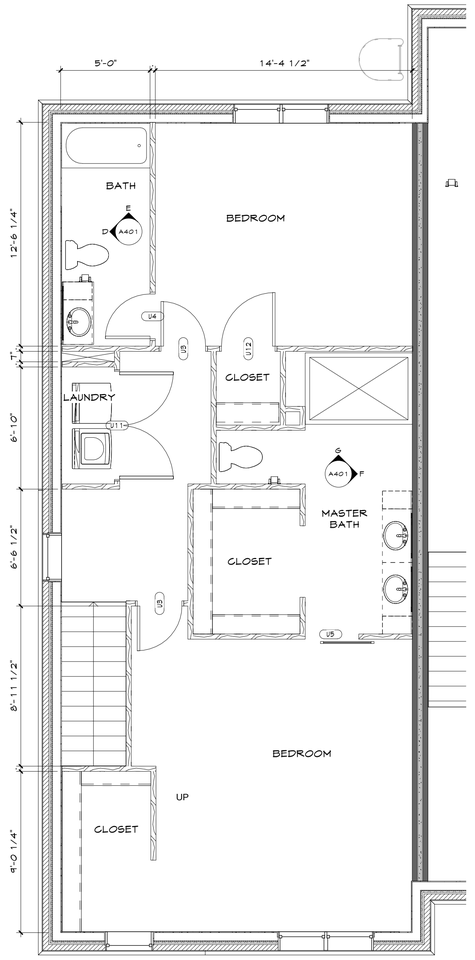
berardi +
architecture + interior design + engineering
369 east livingston avenue, columbus, ohio 43215
phone 614-221-1110 fax 614-221-0831
www.berardipartners.com



1 A301 unit A - 1st floor plan
1/4" = 1'-0"



2 A301 unit A - 2nd floor plan
1/4" = 1'-0"



3 A301 enlarged unit A third floor plan
1/4" = 1'-0"

BORROR PROPERTIES

875 Summit Street

Columbus, Ohio 43215

© 2014 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC., ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

NOTE:

1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.

2. THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS AND THE PROJECT MANUAL IN THEIR ENTIRETY. THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND COMPLEMENTARY OF EACH OTHER. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.

3. ADDITIONALLY, SEE GENERAL INFORMATION ON 'AG' SHEETS.

4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS (ARCHITECTS) DRAWINGS AND SPECIFICATION, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECTS) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT). THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.

5. ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN. ANY USE OR REUSE OF ORIGINAL OR ALTERED CADD DESIGN MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER. FURTHERMORE, USER AGREES TO DEFEND, INDEMNIFY AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEYS FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.

6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES, LOCATIONS OR DETAILED REQUIREMENTS. THE DRAWINGS SHALL NOT BE SCALED. EXACT STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THIS CONTRACTOR. ANY INFORMATION WHICH DIRECTLY CONFLICTS WITH ANY OF THESE CODES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

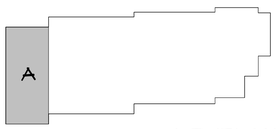
PRECONSTRUCTION

PROJECT DATE: 7/30/2014
PROJECT #: 13176

Issue	Description	Date

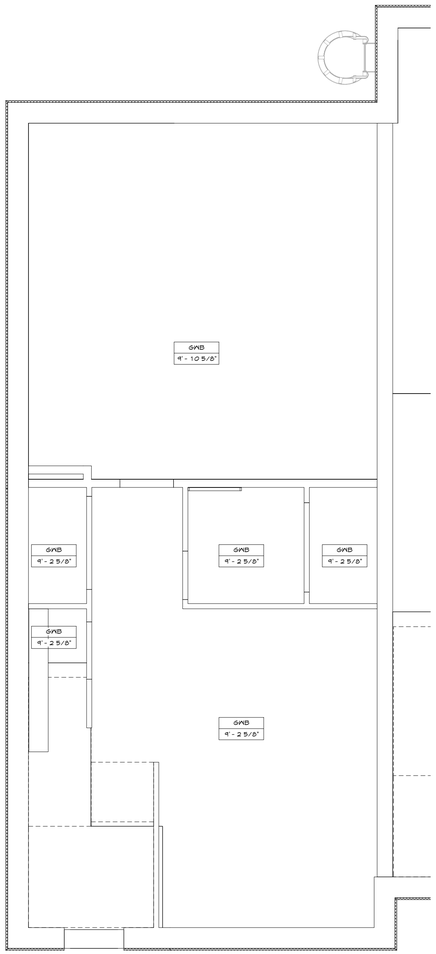
ENLARGED UNIT A PLANS

A301

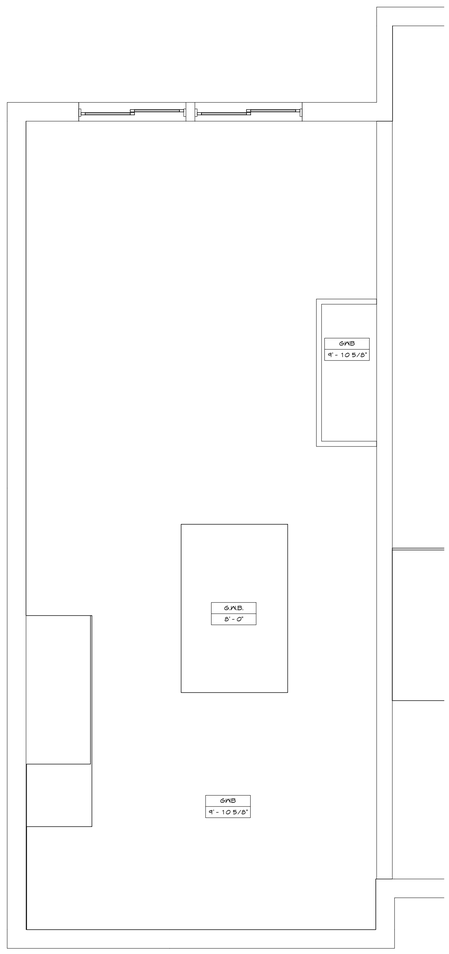


KEYPLAN

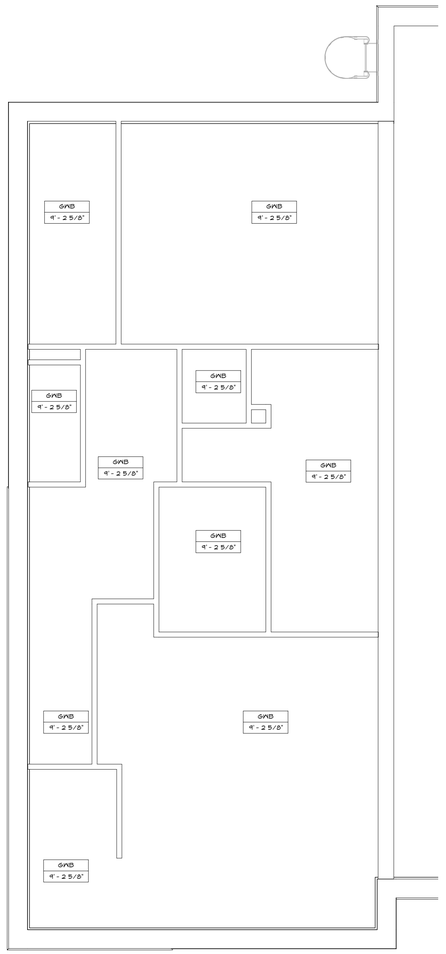
berardi+
architecture + interior design + engineering
369 east livingston avenue, columbus, ohio 43215
phone 614-221-1110 fax 614-221-0831
www.berardipartners.com



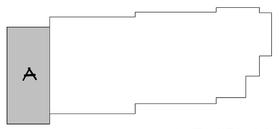
1 A302 unit A - 1st floor RCP
1/4" = 1'-0"



2 A302 unit A - 2nd floor RCP
1/4" = 1'-0"



3 A302 unit A - 3rd floor RCP
1/4" = 1'-0"



KEYPLAN

BORROR PROPERTIES

875 Summit Street

Columbus, Ohio 43215

© 2014 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC., ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION

NOTE:

1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR W/ THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.

2. THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS AND THE PROJECT MANUAL IN THEIR ENTIRETY. THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND COMPLEMENTARY OF EACH OTHER. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.

3. ADDITIONALLY, SEE GENERAL INFORMATION ON 'AG' SHEETS.

4. THE CLIENT ACKNOWLEDGES THE CONSULTANT'S (ARCHITECT) DRAWINGS AND SPECIFICATION, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECT) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT). THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.

5. ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN. ANY USE OR REUSE OF ORIGINAL OR ALTERED CADD DESIGN MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER. FURTHERMORE, USER AGREES TO DEFEND, INDEMNIFY, AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEYS FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.

6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES, LOCATIONS OR DETAILED REQUIREMENTS. THE DRAWINGS SHALL NOT BE SCALED. EXACT STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THIS CONTRACTOR. ANY INFORMATION WHICH DIRECTLY CONFLICTS WITH ANY OF THESE CODES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

PRECONSTRUCTION

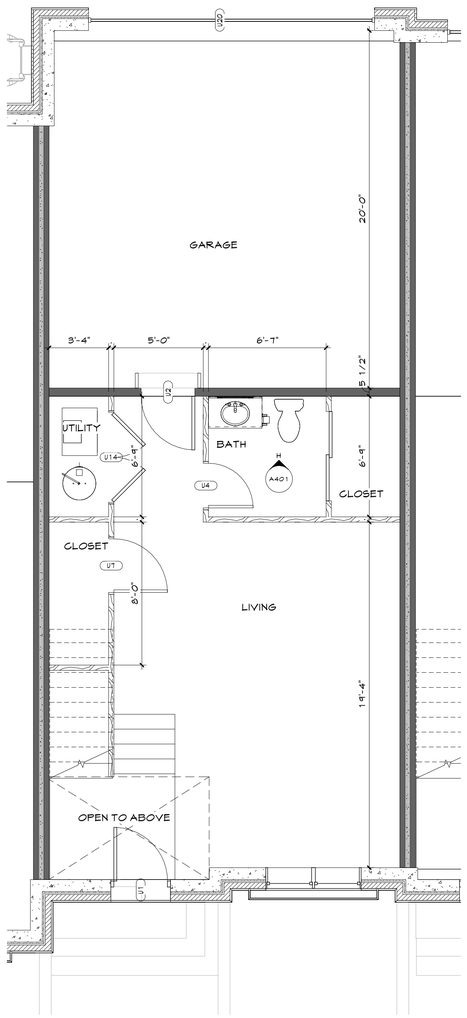
PROJECT DATE: 7/30/2014
PROJECT #: 13176

Issue	Description	Date

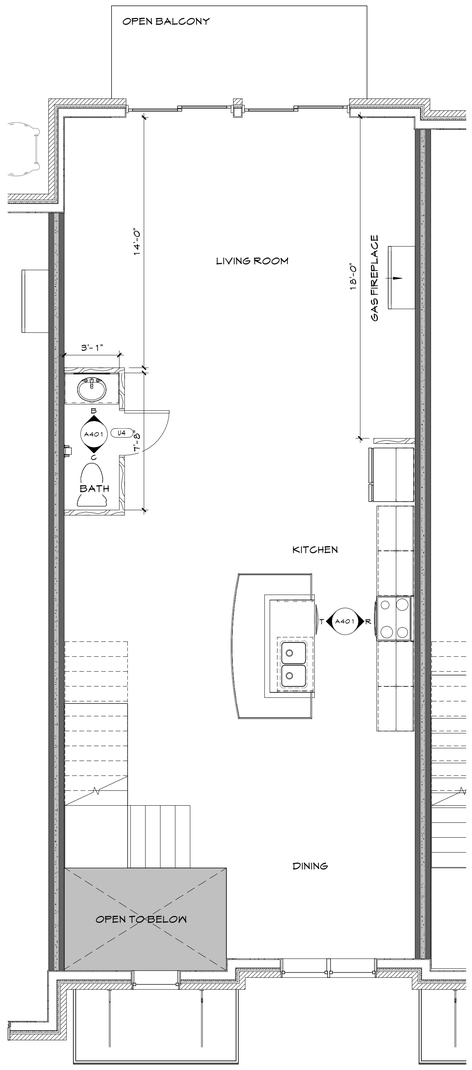
ENLARGED
UNIT A RCP

A302

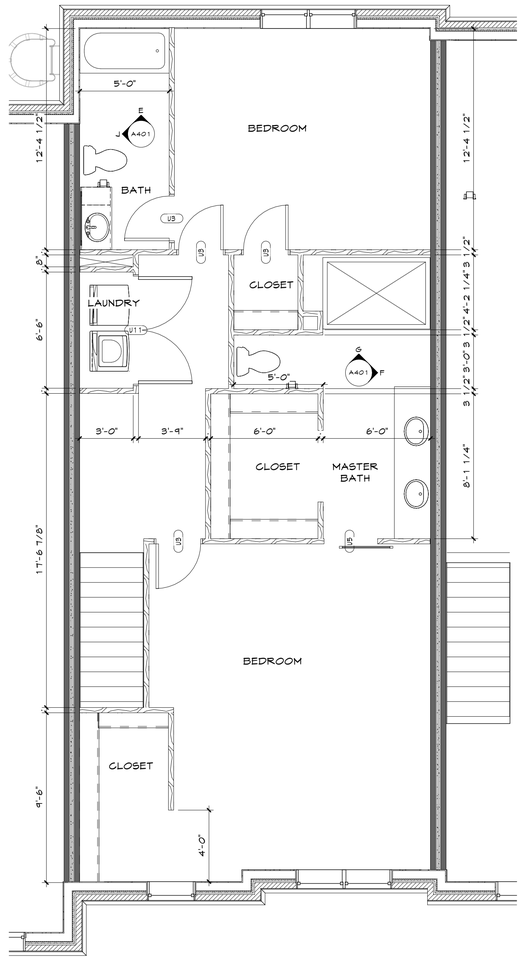
berardi +
architecture + interior design + engineering
369 east livingston avenue, columbus, ohio 43215
phone 614-221-1110 fax 614-221-0831
www.berardipartners.com



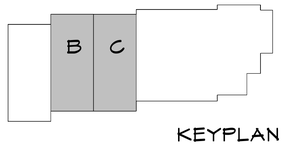
1 A304 unit B&C – 1st floor plan
1/4" = 1'-0"



2 A304 unit B&C – 2nd floor plan
1/4" = 1'-0"



3 A304 unit B&C – 3rd floor plan
1/4" = 1'-0"



KEYPLAN

BORROR PROPERTIES

875 Summit Street

Columbus, Ohio 43215

© 2014 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION

NOTE:

1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR W/ THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.

2. THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS AND THE PROJECT MANUAL IN THEIR ENTIRETY. THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND COMPLEMENTARY OF EACH OTHER. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.

3. ADDITIONALLY, SEE GENERAL INFORMATION ON 'A0' SHEETS.

4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS (ARCHITECTS) DRAWINGS AND SPECIFICATION, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECTS) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT). THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.

5. ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN. ANY USE OR REUSE OF ORIGINAL OR ALTERED CADD DESIGN MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER. FURTHERMORE, USER AGREES TO DEFEND, INDEMNIFY AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEYS FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.

6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES, LOCATIONS OR CODIFIED REQUIREMENTS. THE DRAWINGS SHALL NOT BE SCALED. EXACT STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THIS CONTRACTOR. ANY INFORMATION WHICH DIRECTLY CONFLICTS WITH ANY OF THESE CODES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

PRECONSTRUCTION

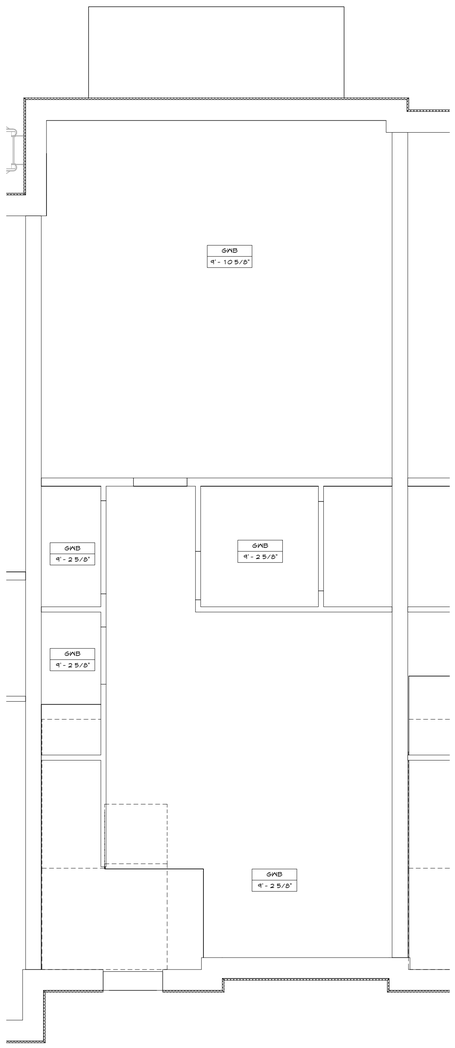
PROJECT DATE: 7/30/2014
PROJECT #: 13176

Issue	Description	Date

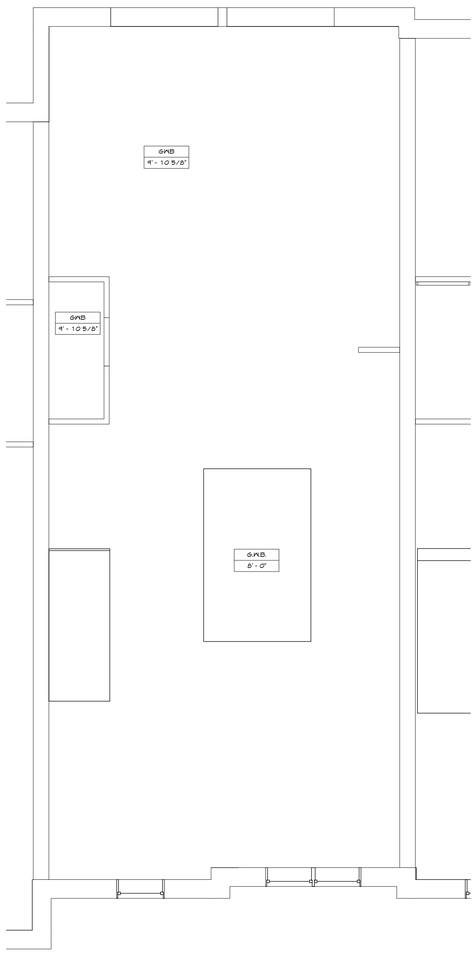
ENLARGED UNIT B + C PLANS

A304

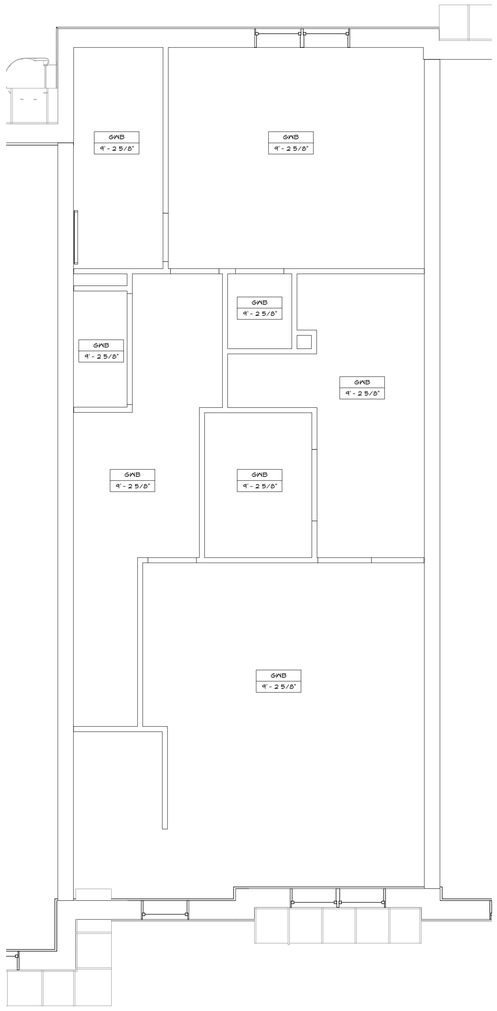
berardi +
architecture + interior design + engineering
369 east livingston avenue, columbus, ohio 43215
phone 614-221-1110 fax 614-221-0831
www.berardipartners.com



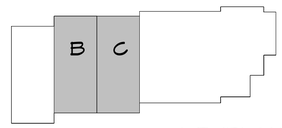
1 A305 unit B&C -1st floor RCP
1/4" = 1'-0"



2 A305 unit B&C - 2nd floor RCP
1/4" = 1'-0"



3 A305 unit B&C - 3rd floor RCP
1/4" = 1'-0"



KEYPLAN

BORROR PROPERTIES

875 Summit Street

Columbus, Ohio 43215

© 2014 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION

NOTE:

1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR W/ THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.

2. THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS AND THE PROJECT MANUAL IN THEIR ENTIRETY. THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND COMPLEMENTARY OF EACH OTHER. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.

3. ADDITIONALLY, SEE GENERAL INFORMATION ON 'AG' SHEETS.

4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS (ARCHITECTS) DRAWINGS AND SPECIFICATION, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECTS) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT). THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.

5. ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN. ANY USE OR REUSE OF ORIGINAL OR ALTERED CADD DESIGN MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER. FURTHERMORE, USER AGREES TO DEFEND, INDEMNIFY AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEYS FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.

6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES, LOCATIONS OR SCOPED REQUIREMENTS. THE DRAWINGS SHALL NOT BE SCALED. EXACT STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THIS CONTRACTOR. ANY INFORMATION WHICH DIRECTLY CONFLICTS WITH ANY OF THESE CODES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

PRECONSTRUCTION

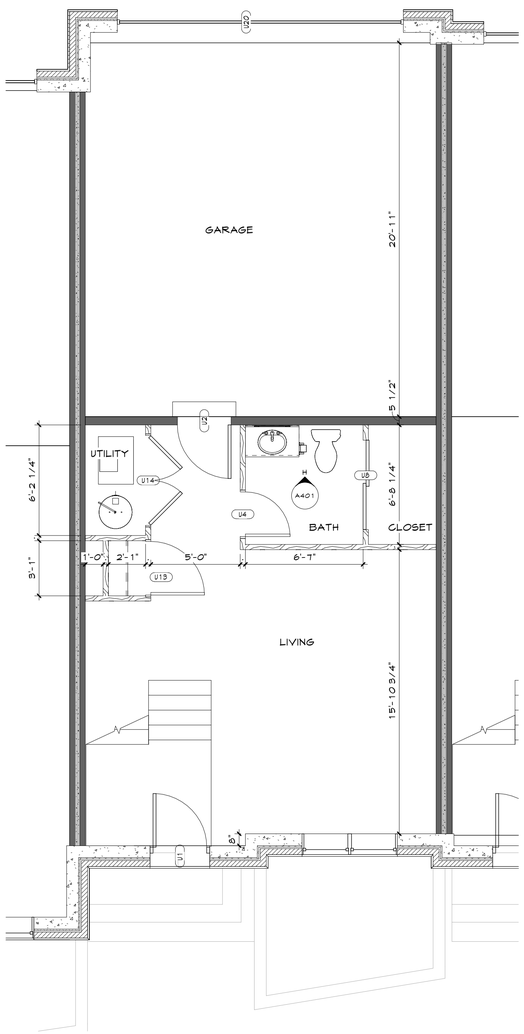
PROJECT DATE: 7/30/2014
PROJECT #: 13176

Issue	Description	Date

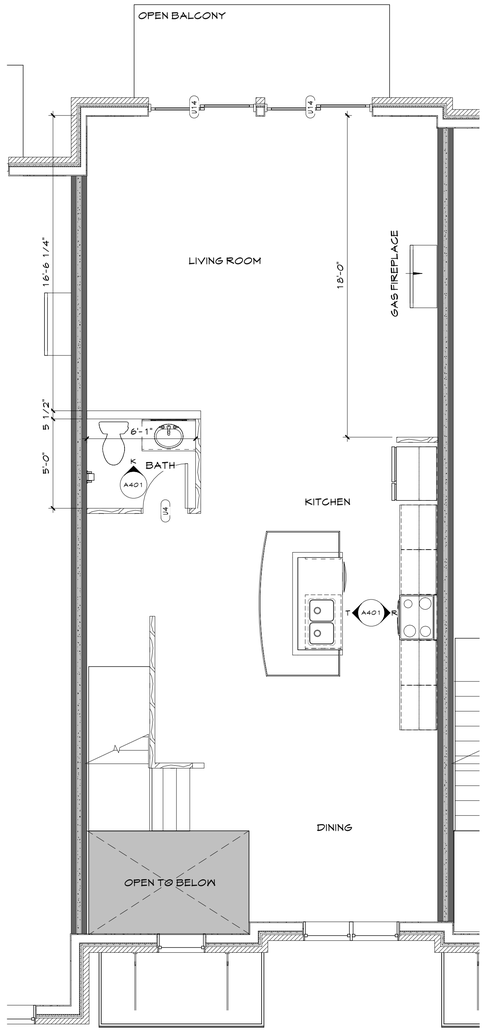
ENLARGED
UNIT B + C RCP

A305

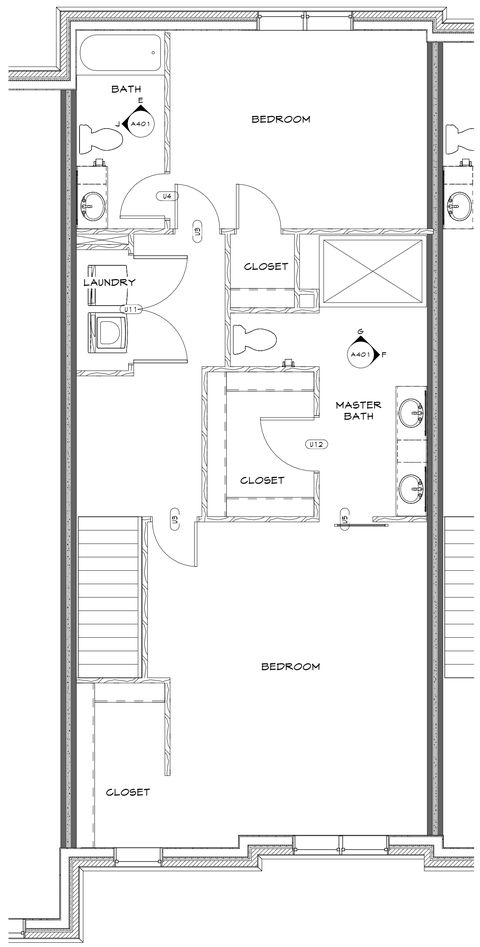
berardi +
architecture + interior design + engineering
369 east livingston avenue, columbus, ohio 43215
phone 614-221-1110 fax 614-221-0831
www.berardipartners.com



1 A307 enlarged units D and E first floor plan 1/4" = 1'-0"



2 A307 enlarged units D and E second floor plan 1/4" = 1'-0"



3 A307 enlarged units D and E third floor plan 1/4" = 1'-0"

BORROR PROPERTIES

875 Summit Street

Columbus, Ohio 43215

© 2014 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC., ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

NOTE:

1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR W/ THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.

2. THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS AND THE PROJECT MANUAL IN THEIR ENTIRETY. THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND COMPLEMENTARY OF EACH OTHER. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.

3. ADDITIONALLY, SEE GENERAL INFORMATION ON 'AG' SHEETS.

4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS (ARCHITECTS) DRAWINGS AND SPECIFICATION, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECTS) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT). THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.

5. ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN. ANY USE OR REUSE OF ORIGINAL OR ALTERED CADD DESIGN MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER. FURTHERMORE, USER AGREES TO DEFEND, INDEMNIFY AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEYS FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.

6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES, LOCATIONS OR CLOSFIED REQUIREMENTS. THE DRAWINGS SHALL NOT BE SCALED. EXACT STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THIS CONTRACTOR. ANY INFORMATION WHICH DIRECTLY CONFLICTS WITH ANY OF THESE CODES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

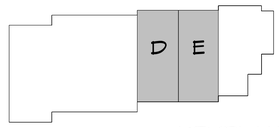
PRECONSTRUCTION

PROJECT DATE: 7/30/2014
PROJECT #: 13176

Issue	Description	Date

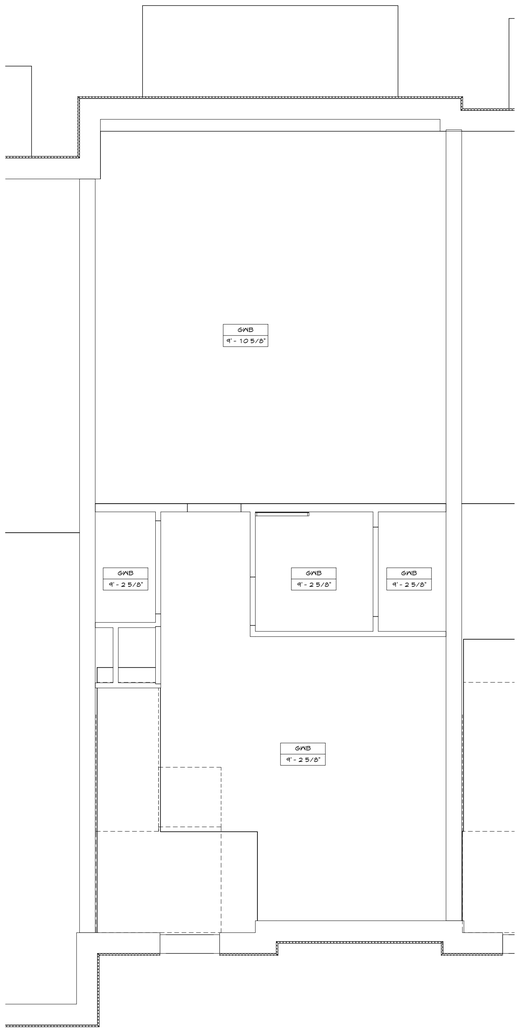
ENLARGED UNIT D + E PLANS

A307

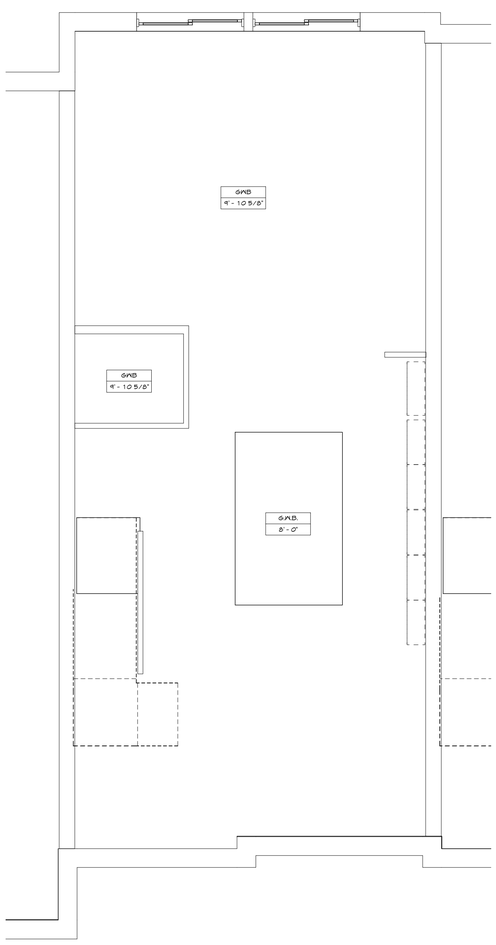


KEYPLAN

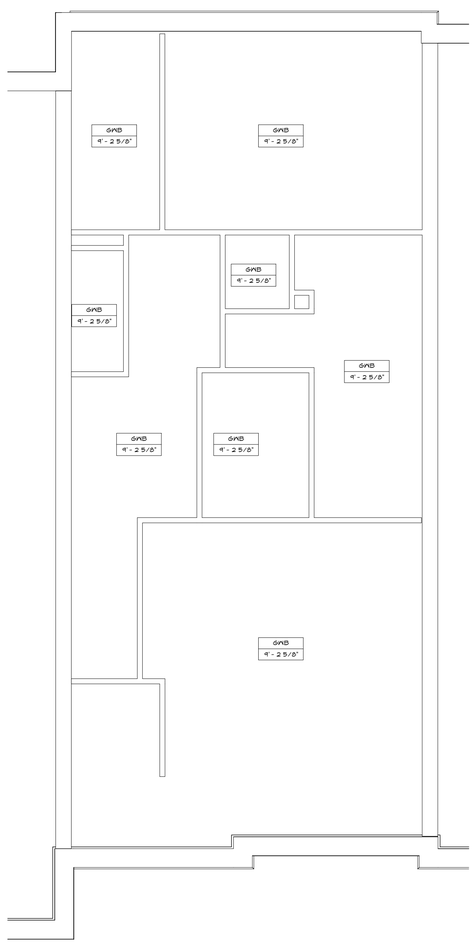
berardi+
architecture + interior design + engineering
369 east livingston avenue, columbus, ohio 43215
phone 614-221-1110 fax 614-221-0831
www.berardipartners.com



1 A308 unit D&E – 1st floor RCP
1/4" = 1'-0"



2 A308 enlarged unit D and E second floor RCP
1/4" = 1'-0"



3 A308 enlarged units D and E third floor RCP
1/4" = 1'-0"

BORROR PROPERTIES

875 Summit Street

Columbus, Ohio 43215

© 2014 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC., ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

NOTE:

1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR W/ THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.

2. THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS AND THE PROJECT MANUAL IN THEIR ENTIRETY. THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND COMPLEMENTARY OF EACH OTHER. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.

3. ADDITIONALLY, SEE GENERAL INFORMATION ON 'AG' SHEETS.

4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS (ARCHITECTS) DRAWINGS AND SPECIFICATION, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECTS) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT). THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.

5. ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN. ANY USE OR REUSE OF ORIGINAL OR ALTERED CADD DESIGN MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER. FURTHERMORE, USER AGREES TO DEFEND, INDEMNIFY, AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.

6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES, LOCATIONS OR DETAILED REQUIREMENTS. THE DRAWINGS SHALL NOT BE SCALED. EXACT STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THIS CONTRACTOR. ANY INFORMATION WHICH DIRECTLY CONFLICTS WITH ANY OF THESE CODES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

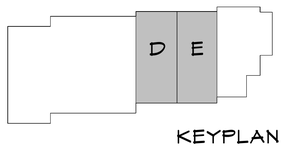
PRECONSTRUCTION

PROJECT DATE: 7/30/2014
PROJECT #: 13176

Issue	Description	Date

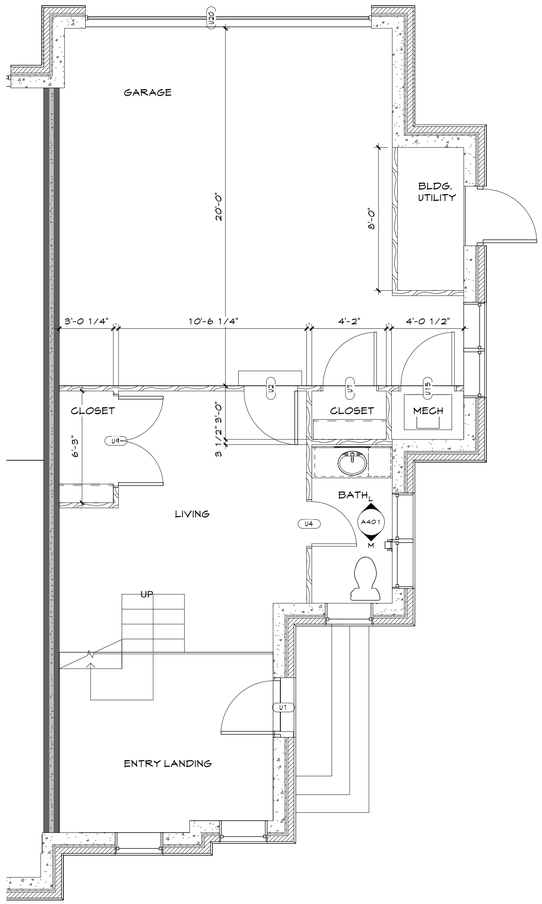
ENLARGED
UNIT D + E RCP

A308

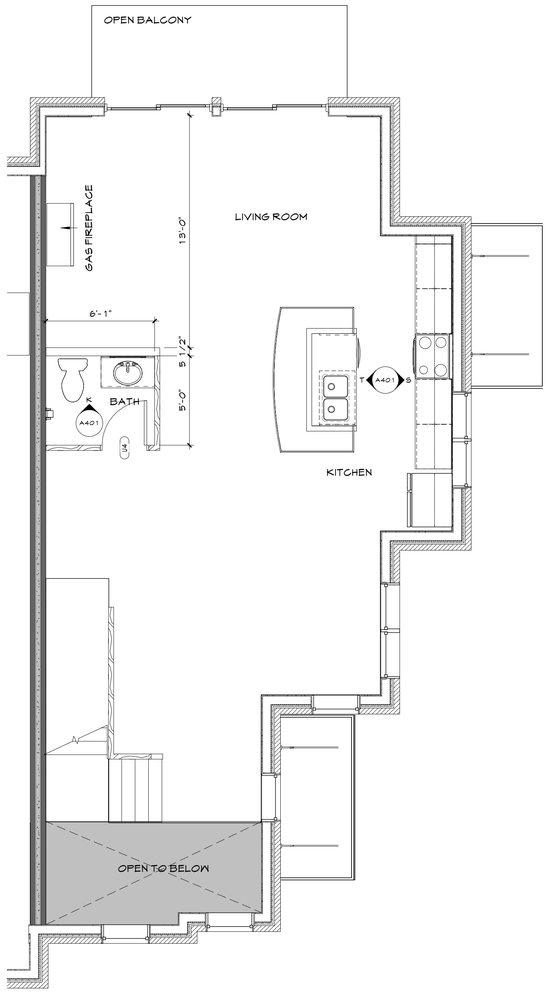


KEYPLAN

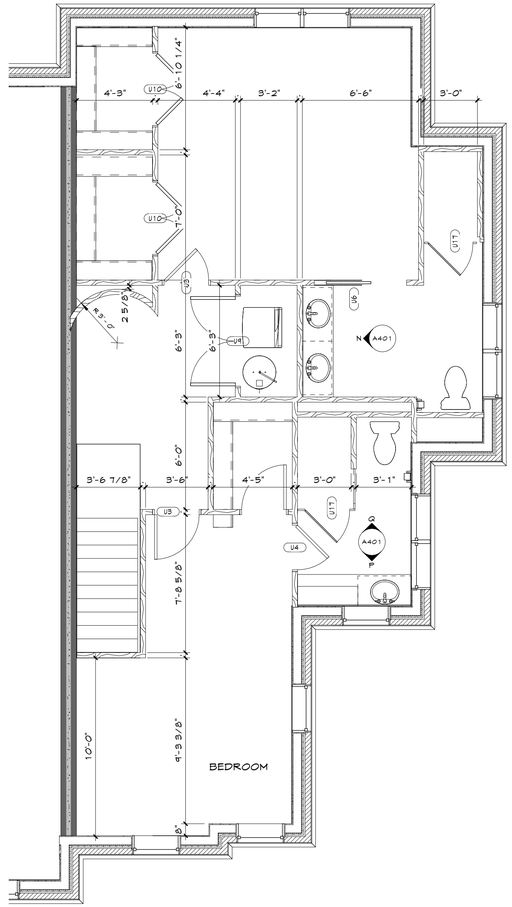
berardi +
architecture + interior design + engineering
369 east livingston avenue, columbus, ohio 43215
phone 614-221-1110 fax 614-221-0831
www.berardipartners.com



1 A310 enlarged unit F first floor plan
1/4" = 1'-0"



2 A310 enlarged unit F second floor plan
1/4" = 1'-0"



3 A310 enlarged unit F third floor plan
1/4" = 1'-0"

BORROR PROPERTIES

875 Summit Street

Columbus, Ohio 43215

© 2014 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC., ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

NOTE:

1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR W/ THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.

2. THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS AND THE PROJECT MANUAL IN THEIR ENTIRETY. THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND COMPLEMENTARY OF EACH OTHER. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.

3. ADDITIONALLY, SEE GENERAL INFORMATION ON 'A0' SHEETS.

4. THE CLIENT ACKNOWLEDGES THE CONSULTANT'S (ARCHITECT) DRAWINGS AND SPECIFICATION, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECT) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT). THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.

5. ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN. ANY USE OR REUSE OF ORIGINAL OR ALTERED CADD DESIGN MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER. FURTHERMORE, USER AGREES TO DEFEND, INDEMNIFY AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.

6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES, LOCATIONS OR DETAILED REQUIREMENTS. THE DRAWINGS SHALL NOT BE SCALED. EXACT STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THIS CONTRACTOR. ANY INFORMATION WHICH DIRECTLY CONFLICTS WITH ANY OF THESE CODES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

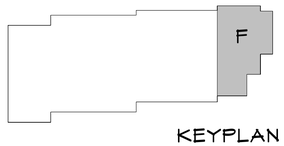
PRECONSTRUCTION

PROJECT DATE: 7/30/2014
PROJECT #: 13176

Issue	Description	Date

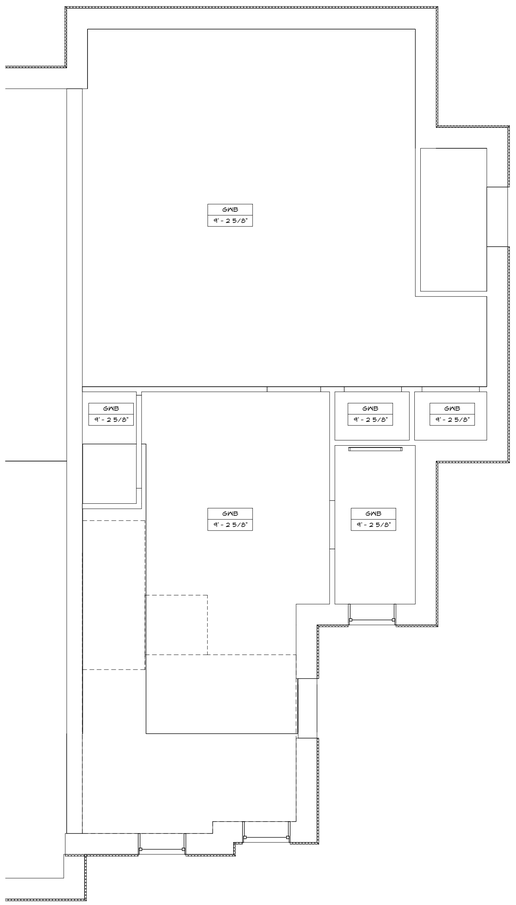
ENLARGED UNIT F PLANS

A310

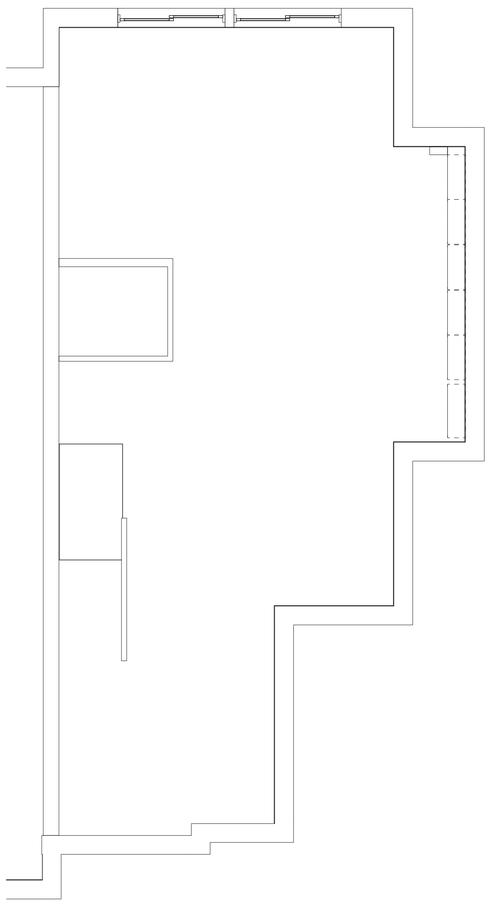


KEYPLAN

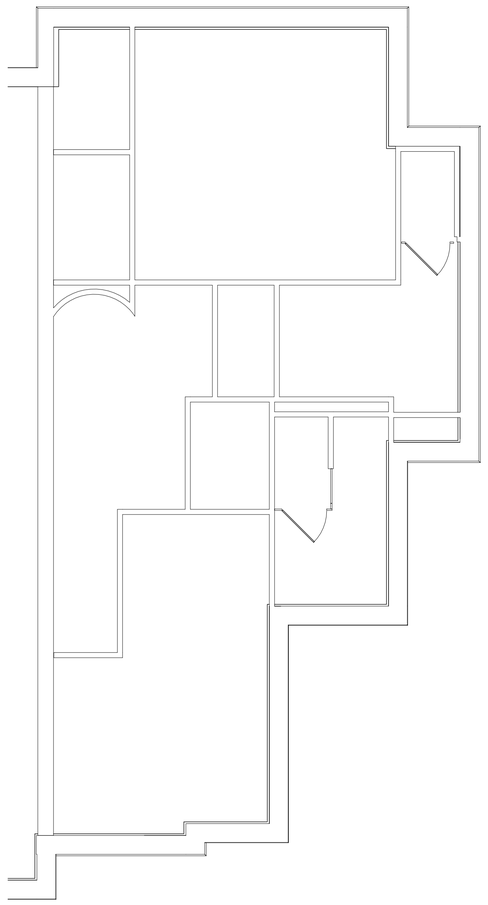
berardi+
architecture + interior design + engineering
369 east livingston avenue, columbus, ohio 43215
phone 614-221-1110 fax 614-221-0831
www.berardipartners.com



1 A311 enlarged unit F first floor RCP
1/4" = 1'-0"



2 A311 enlarged unit F second floor RCP
1/4" = 1'-0"



3 A311 enlarged unit F third floor RCP
1/4" = 1'-0"

BORROR PROPERTIES

875 Summit Street

Columbus, Ohio 43215

© 2014 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC., ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION

NOTE:

1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR W/ THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.

2. THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS AND THE PROJECT MANUAL IN THEIR ENTIRETY. THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND COMPLEMENTARY OF EACH OTHER. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.

3. ADDITIONALLY, SEE GENERAL INFORMATION ON 'AG' SHEETS.

4. THE CLIENT ACKNOWLEDGES THE CONSULTANT'S (ARCHITECTS) DRAWINGS AND SPECIFICATION, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECTS) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT). THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.

5. ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN. ANY USE OR REUSE OF ORIGINAL OR ALTERED CADD DESIGN MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER. FURTHERMORE, USER AGREES TO DEFEND, INDEMNIFY AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEYS FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.

6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES, LOCATIONS OR DETAILED REQUIREMENTS. THE DRAWINGS SHALL NOT BE SCALED. EXACT STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THIS CONTRACTOR. ANY INFORMATION WHICH DIRECTLY CONFLICTS WITH ANY OF THESE CODES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

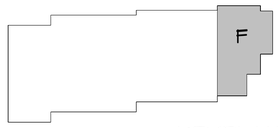
PRECONSTRUCTION

PROJECT DATE: 7/30/2014
PROJECT #: 13176

Issue	Description	Date

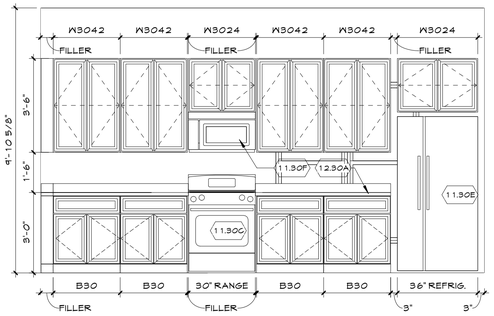
ENLARGED UNIT F RCP

A311

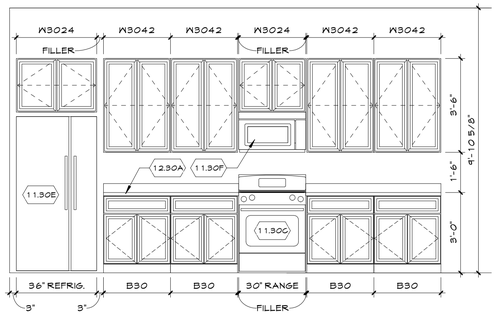


KEYPLAN

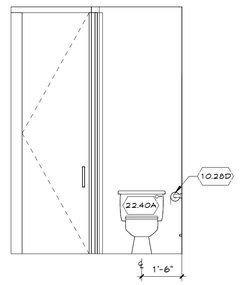
berardi+
architecture + interior design + engineering
369 east livingston avenue, columbus, ohio 43215
phone 614-221-1110 fax 614-221-0831
www.berardipartners.com



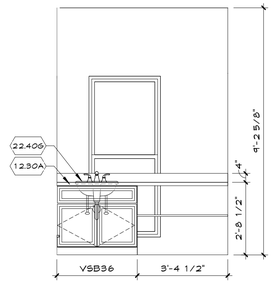
S A401 kitchen elevation 3/8" = 1'-0"



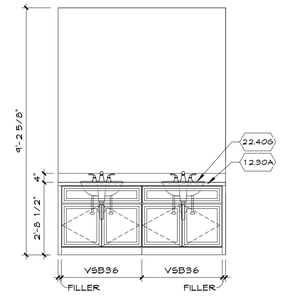
R A401 kitchen elevation 3/8" = 1'-0"



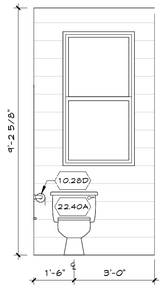
Q A401 bathroom elevation 3/8" = 1'-0"



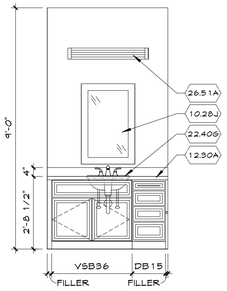
P A401 bathroom elevation 3/8" = 1'-0"



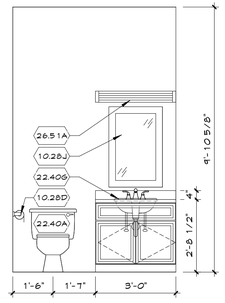
N A401 bathroom elevation 3/8" = 1'-0"



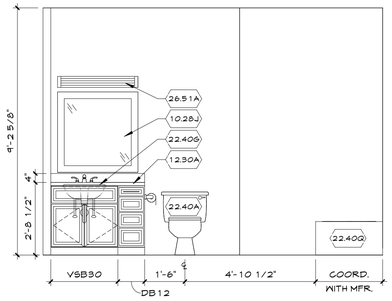
M A401 bathroom elevation 3/8" = 1'-0"



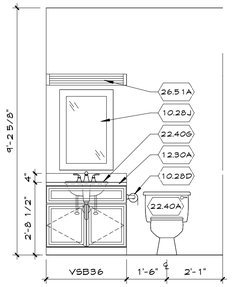
L A401 bathroom elevation 3/8" = 1'-0"



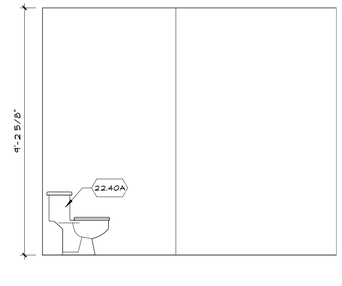
K A401 bathroom elevation 3/8" = 1'-0"



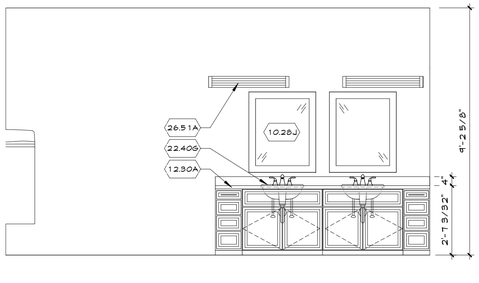
J A401 bathroom elevation 3/8" = 1'-0"



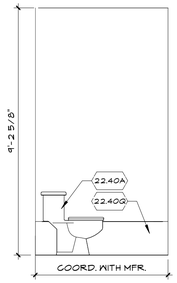
H A401 bathroom elevation 3/8" = 1'-0"



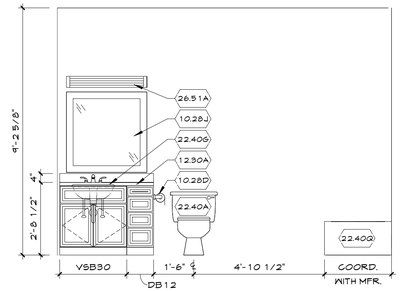
G A401 bathroom elevation 3/8" = 1'-0"



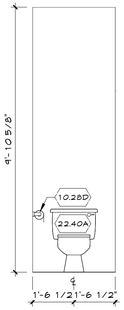
F A401 bathroom elevation 3/8" = 1'-0"



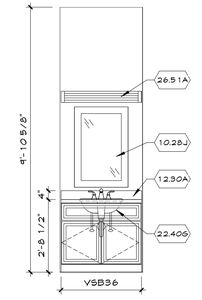
E A401 bathroom elevation 3/8" = 1'-0"



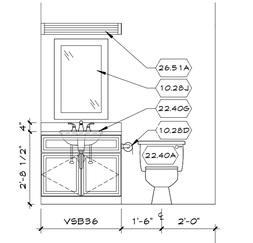
D A401 bathroom elevation 3/8" = 1'-0"



C A401 bathroom elevation 3/8" = 1'-0"



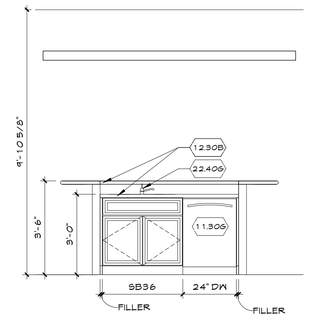
B A401 bathroom elevation 3/8" = 1'-0"



A A401 bathroom elevation 3/8" = 1'-0"

KEYNOTES

10.28D	SURFACE MOUNTED TOILET PAPER HOLDER
10.28J	PLATE GLASS MIRROR
11.30C	RANGE
11.30E	REFRIGERATOR
11.30F	RANGE HOOD
11.30G	DISH WASHER
12.30A	COUNTERTOP WITH 4" BACKSPLASH
12.30B	ISLAND COUNTERTOP
22.40A	WATER CLOSET
22.40G	SINK BASIN AS SPECIFIED - INSULATE ALL EXPOSED PLUMBING AS REQUIRED FOR ANT-SCALD ON HOT WATER SUPPLY AND WASTE
22.40Q	TUB
26.51A	BATHROOM LIGHTING FIXTURE- SEE ELECTRICAL DRAWIGS



T A401 kitchen island elevation 3/8" = 1'-0"

BORROR PROPERTIES

875 Summit Street

Columbus, Ohio 43215

© 2014 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC., ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION

NOTE:

1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR W/ THE EXISTING CONDITIONS AND REQUIRMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.

2. THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS AND THE PROJECT MANUAL IN THEIR ENTIRETY. THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND COMPLEMENTARY OF EACH OTHER. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.

3. ADDITIONALLY, SEE GENERAL INFORMATION ON "AG" SHEETS.

4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS (ARCHITECTS) DRAWINGS AND SPECIFICATION, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECTS) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT). THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.

5. ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN. ANY USE OR REUSE OF ORIGINAL OR ALTERED CADD DESIGN MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER. FURTHERMORE, USER AGREES TO DEFEND, INDEMNIFY AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEYS FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.

6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES, LOCATIONS OR DETAILED REQUIREMENTS. THE DRAWINGS SHALL NOT BE SCALED. EXACT STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THIS CONTRACTOR. ANY INFORMATION WHICH DIRECTLY CONFLICTS WITH ANY OF THESE CODES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

PRECONSTRUCTION

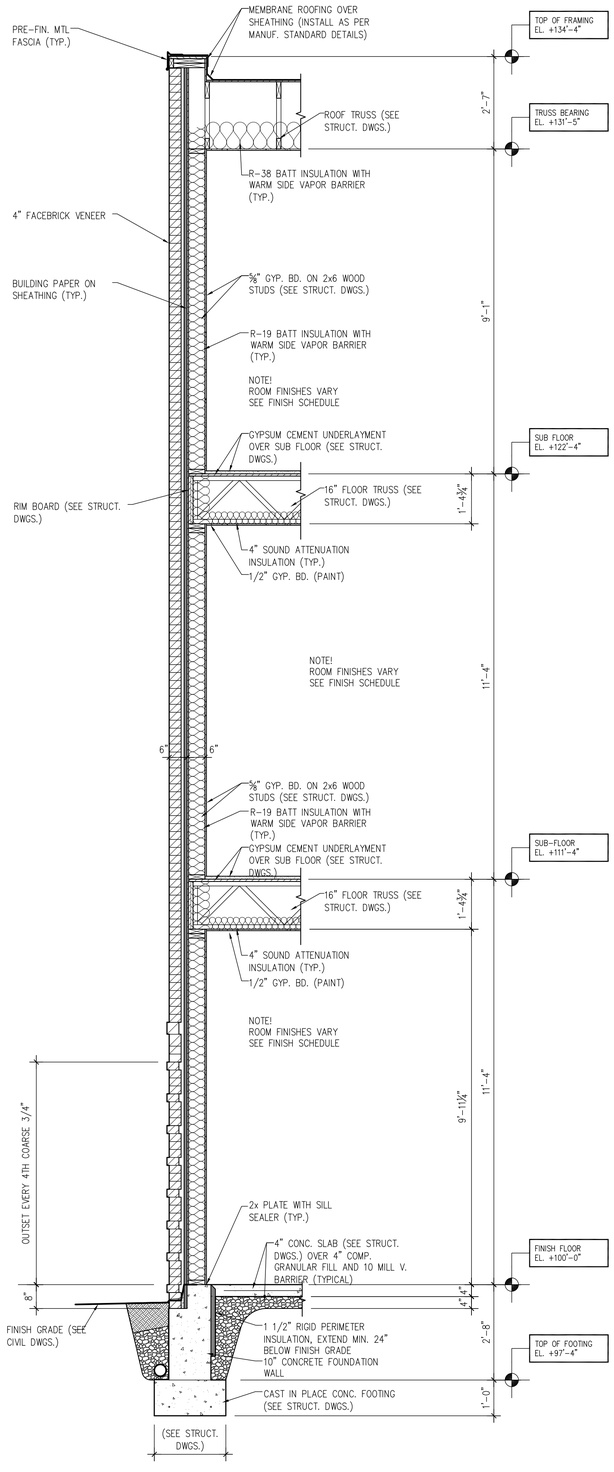
PROJECT DATE:	7/30/2014
PROJECT #:	13176

Issue	Description	Date

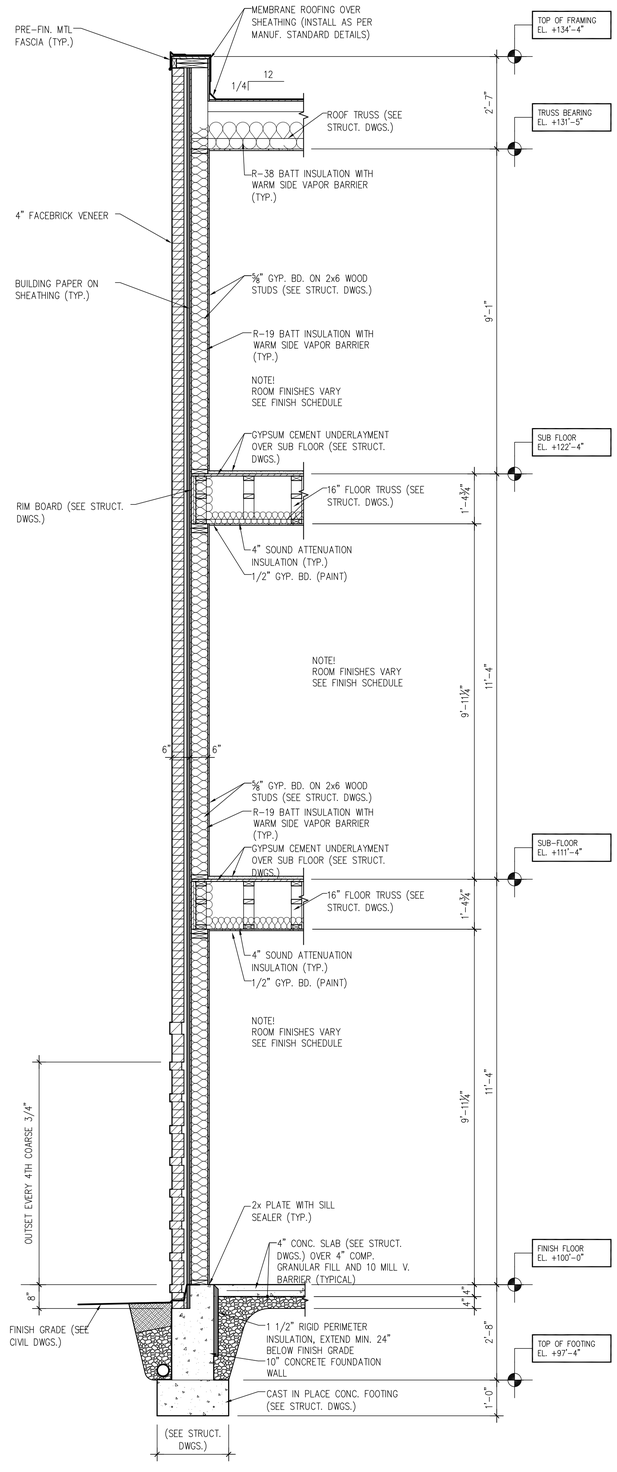
UNIT INTERIOR ELEVATIONS

A401

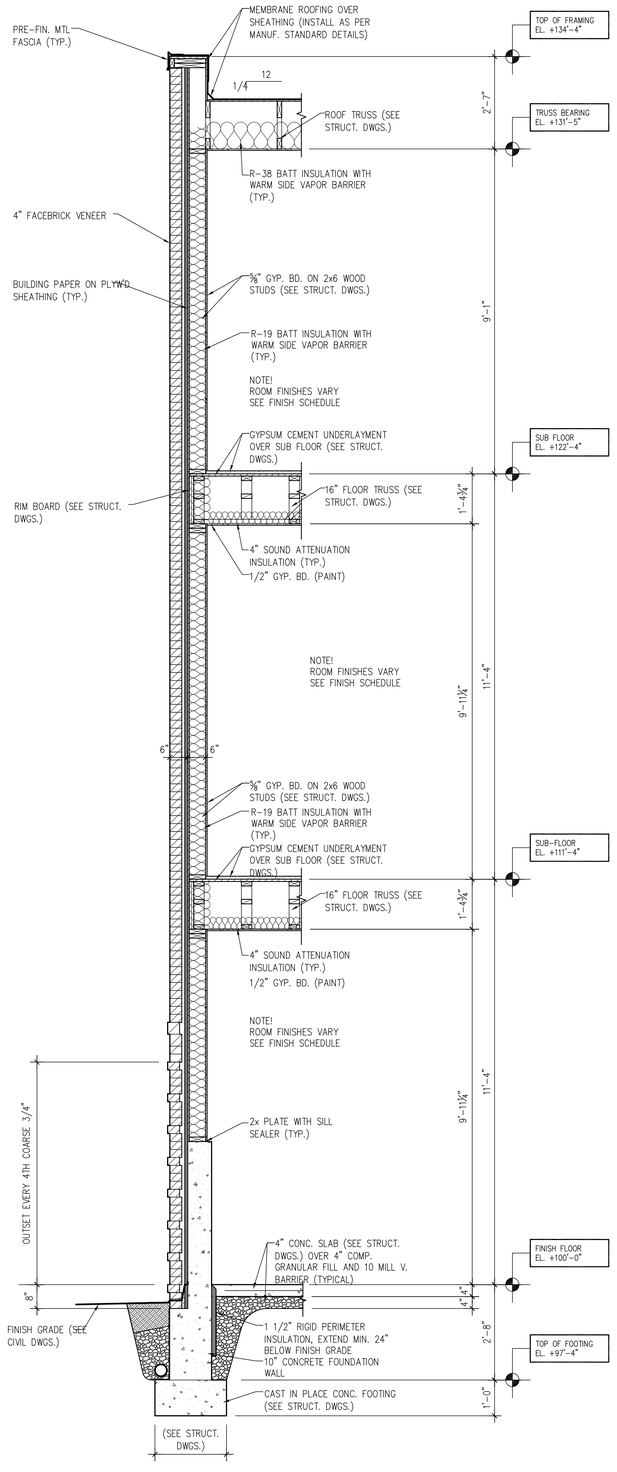
berardi+
architecture + interior design + engineering
369 east livingston avenue, columbus, ohio 43215
phone 614-221-1110 fax 614-221-0831
www.berardipartners.com



A WALL SECTION
1/2" = 1'-0"



B WALL SECTION
1/2" = 1'-0"



C WALL SECTION
1/2" = 1'-0"

BORROR PROPERTIES

875 Summit Street

Columbus, Ohio 43215

© 2014 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION

NOTE:
ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR W/ THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.

THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS AND THE PROJECT MANUAL IN THEIR ENTIRETY. THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND COMPLEMENTARY OF EACH OTHER. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.

ADDITIONALLY, SEE GENERAL INFORMATION ON 'A0' SHEETS.

4. THE CLIENT ACKNOWLEDGES THE CONSULTANT'S (ARCHITECT) DRAWINGS AND SPECIFICATION, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECTS) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT). THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.

5. R.I.CHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN. ANY USE OR REUSE OF ORIGINAL OR ALTERED CADD DESIGN MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER. FURTHERMORE, USER AGREES TO DEFEND, INDEMNIFY, AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.

6. ESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES, LOCATIONS OR CODIFIED REQUIREMENTS. THE DRAWINGS SHALL NOT BE SCALED. EXACT STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THIS CONTRACTOR. ANY INFORMATION WHICH DIRECTLY CONFLICTS WITH ANY OF THESE CODES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

PRECONSTRUCTION

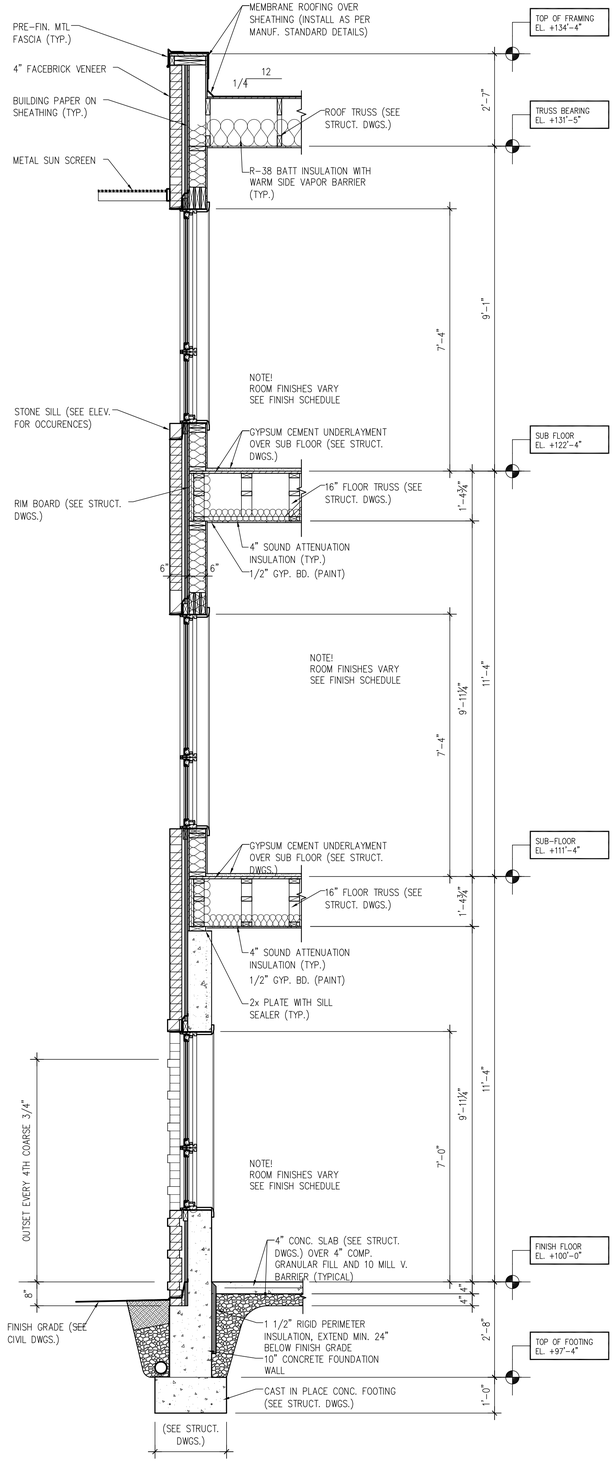
PROJECT DATE: 7/30/2014
PROJECT #: 13176

Issue	Description	Date

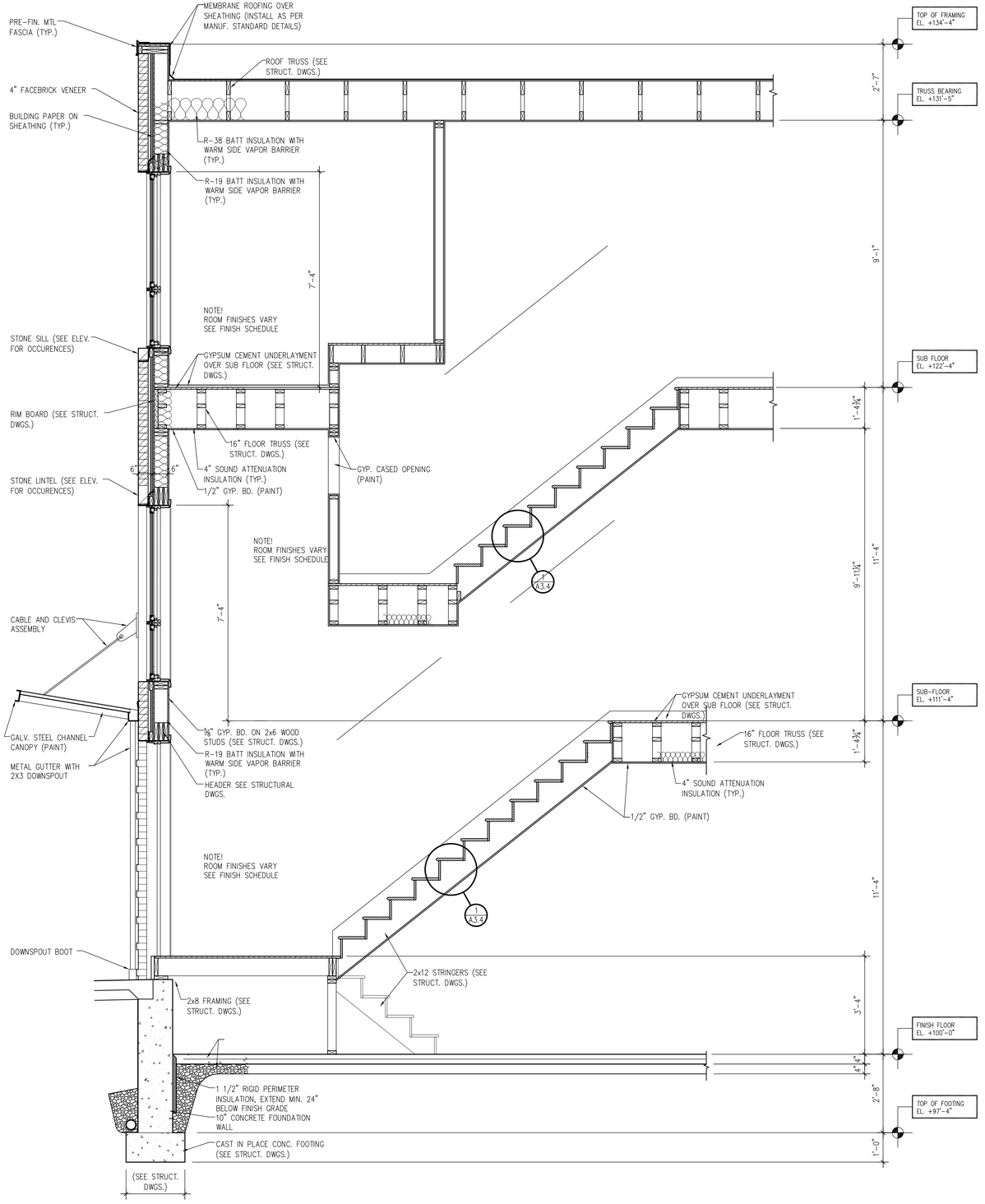
WALL SECTIONS

A601

berardi+



C.1 WALL SECTION
1/2" = 1'-0"



C WALL SECTION
1/2" = 1'-0"

BORROR PROPERTIES

875 Summit Street

Columbus, Ohio 43215

© 2014 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC., ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION

NOTE:
ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR W/ THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.

THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS AND THE PROJECT MANUAL IN THEIR ENTIRETY. THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND COMPLEMENTARY OF EACH OTHER. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.

ADDITIONALLY, SEE GENERAL INFORMATION ON 'AG' SHEETS.

4. "HE CLIENT ACKNOWLEDGES THE CONSULTANTS (ARCHITECTS') DRAWINGS AND SPECIFICATION, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECTS') PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT). THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.

5. RCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN. ANY USE OR REUSE OF ORIGINAL OR ALTERED CADD DESIGN MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER. FURTHERMORE, USER AGREES TO DEFEND, INDEMNIFY, AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.

6. ESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES, LOCATIONS OR DETAILED REQUIREMENTS. THE DRAWINGS SHALL NOT BE SCALED. EXACT STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THIS CONTRACTOR. ANY INFORMATION WHICH DIRECTLY CONFLICTS WITH ANY OF THESE CODES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

PRECONSTRUCTION

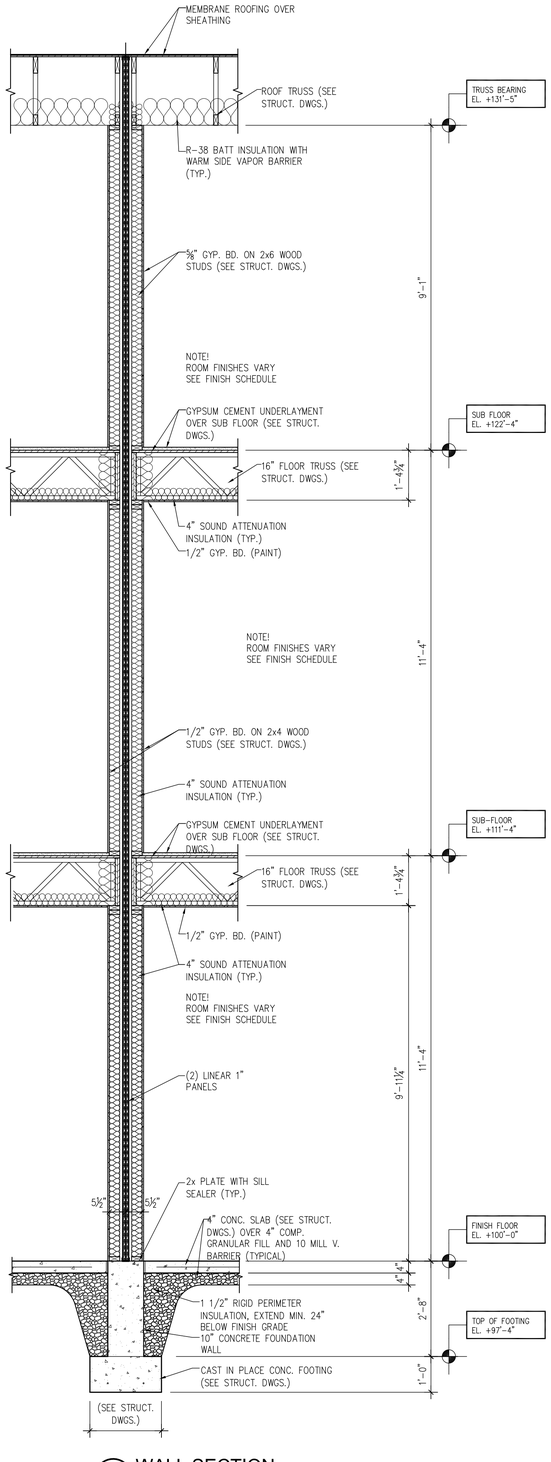
PROJECT DATE: 7/30/2014
PROJECT #: 13176

Issue	Description	Date

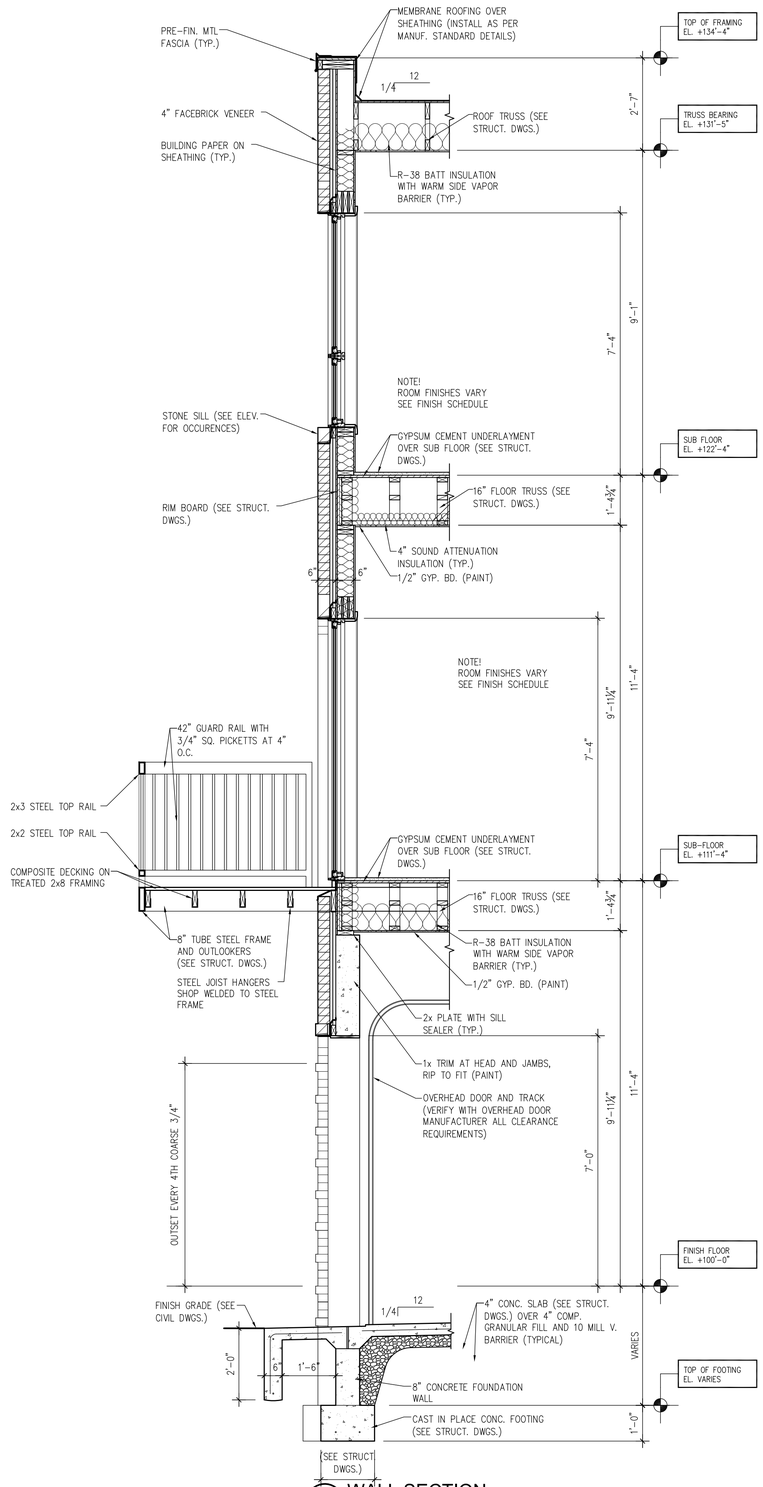
WALL SECTIONS

A602

berardi+
architecture + interior design + engineering
369 east livingston avenue, columbus, ohio 43215
phone 614-221-1110 fax 614-221-0831
www.berardipartners.com



A WALL SECTION
1/2" = 1'-0"



B WALL SECTION
1/2" = 1'-0"

BORROR PROPERTIES

875 Summit Street

Columbus, Ohio 43215

© 2014 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION

NOTE:
ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR W/ THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.

THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS AND THE PROJECT MANUAL IN THEIR ENTIRETY. THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND COMPLEMENTARY OF EACH OTHER. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.

ADDITIONALLY, SEE GENERAL INFORMATION ON "AG" SHEETS.

4. "HE CLIENT ACKNOWLEDGES THE CONSULTANT'S (ARCHITECT) DRAWINGS AND SPECIFICATION, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECT) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT). THE CLIENT AGREES TO HAVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.

5. RCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN. ANY USE OR REUSE OF ORIGINAL OR ALTERED CADD DESIGN MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER. FURTHERMORE, USER AGREES TO DEFEND, INDEMNIFY, AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.

6. BSE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES, LOCATIONS OR CODIFIED REQUIREMENTS. THE DRAWINGS SHALL NOT BE SCALED. EXACT STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THIS CONTRACTOR. ANY INFORMATION WHICH DIRECTLY CONFLICTS WITH ANY OF THESE CODES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

PRECONSTRUCTION

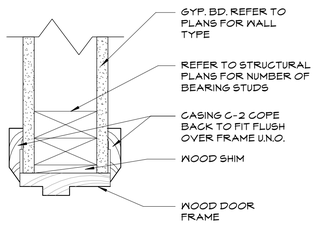
PROJECT DATE:	7/30/2014
PROJECT #:	13176

Issue	Description	Date

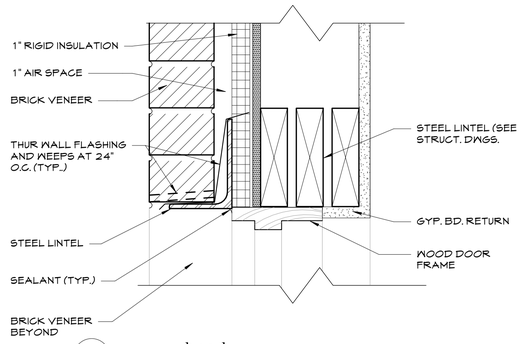
WALL SECTIONS

A603

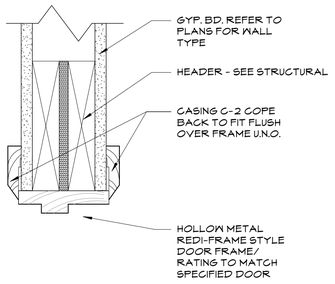
berardi +
architecture + interior design + engineering
369 east livingston avenue, columbus, ohio 43215
phone 614-221-1110 fax 614-221-0831
www.berardipartners.com



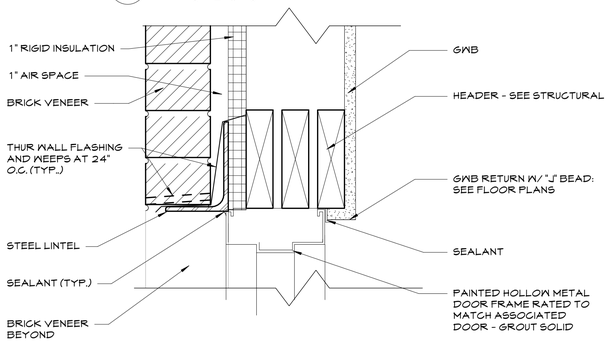
1 jamb
3" = 1'-0"



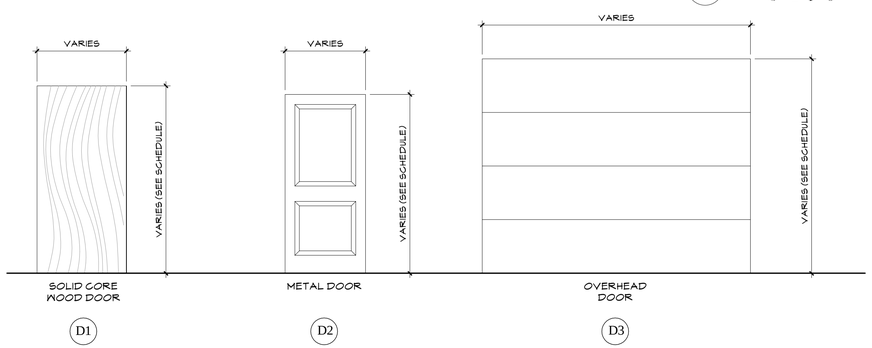
2 head
3" = 1'-0"



3 head
3" = 1'-0"

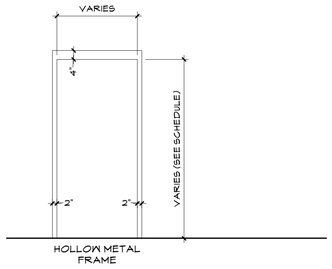


4 head
3" = 1'-0"



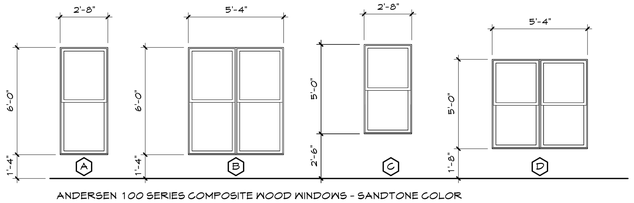
DOOR TYPES

1/4" = 1'-0"



H.M. FRAME TYPES

1/4" = 1'-0"



WINDOW TYPES 1/4" = 1'-0"

door schedule

Mark	Location	Width	Height	Door Elevation	Frame	Head	Jamb	Fire Rating	Hardware Set	Remarks
	living unit doors									
U1	UNIT ENTRY	3' - 0"	7' - 0"	D2		2	5	20. MIN	01	-
U2	GARAGE ENTRY	3' - 0"	6' - 8"	D2						-
U3	UNIT BEDROOM	2' - 6"	6' - 8"	D2						-
U4	UNIT BATHROOM	2' - 6"	6' - 8"	D2						-
U5	UNIT BATHROOM	3' - 0"	7' - 0"	D2						
U6	UNIT BATHROOM	2' - 6"	6' - 8"	D2						
U7	UNIT CLOSET	3' - 0"	6' - 8"	D2						-
U8	UNIT CLOSET	5' - 0"	6' - 8"	D2	-	B	B		5	
U9	UNIT CLOSET	5' - 0"	6' - 8"	D2	WD	3	3		26	
U10	UNIT CLOSET	4' - 0"	6' - 8"	D2	WD	3	3		26	
U11	UNIT CLOSET	6' - 0"	6' - 8"	D2	WD	3	3		26	
U12	UNIT CLOSET	3' - 0"	6' - 8"	D2						-
U13	UNIT CLOSET	3' - 0"	6' - 8"	D2						-
U14	BALCONY	6' - 0"	8' - 0"	-	COM. WD.	-	-	-	BY MFR	SEE WINDOW TYPE (XX)
U14	UNIT MECHANICAL	5' - 0"	6' - 8"	D2	WD	3	3		26	
U15	UNIT MECHANICAL	3' - 0"	6' - 8"	D2						-
U17	BATH SHOWER		9' - 0"							
U20	GARAGE	16' - 0"	7' - 0"							GARAGE DOOR

general door notes

1. ALL EGRESS DOORS SHALL BE OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF SPECIAL KNOWLEDGE OR KEY.
2. ALL FIRE RATED DOORS SHALL BEAR MANUFACTURER LABELING, THE APPROVED INSPECTION AGENCY AND FIRE PROTECTION RATING.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY AND COORDINATE DOOR SIZES AND FRAMES WITH DIMENSIONS, WALL TYPES AND FINISH WALL THICKNESSES.
4. ALL HINGES AT EXTERIOR DOORS SHALL HAVE NON-REMOVABLE PIN.
5. THRESHOLDS AT ALL DOORS SHALL BE HANDICAP COMPLIANT WITH MAXIMUM HEIGHT OF 1/2".
6. SEE THIS SHEET FOR DOOR HARDWARE SCHEDULE AND SPECIFICATIONS FOR OTHER DOOR AND HARDWARE AND KEYING REQUIREMENTS.
7. DOOR CLOSER TO BE MOUNTED ON BLIND SIDE OF DOOR IN COMMON AREAS.
8. THE MAXIMUM FORCE REQUIRED FOR PUSHING OR PULLING OPEN AN INTERIOR NON FIRE RATED DOOR, SHALL BE 5LBF; ADAAG 4.13.11.
9. HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON LIVING UNIT OR PUBLIC USE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.
10. UNDERCUT INTERIOR UNIT DOORS 1" FROM FINISHED FLOOR ELEVATION - COORDINATE WITH FLOORING THICKNESS.
11. SEE DETAIL 1/A701 FOR ALL EXTERIOR DOOR FLUSH ENTRIES.

legend

DOOR TYPES:
FW = FLUSH WOOD
PS = PANEL STEEL
GS = GLASS STEEL
GWA= GLASS WOOD ALUM

BORROR PROPERTIES

875 Summit Street

Columbus, Ohio 43215

© 2014 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC., ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION

NOTE:

1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR W/ THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.
2. THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS AND THE PROJECT MANUAL IN THEIR ENTIRETY. THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND COMPLEMENTARY OF EACH OTHER. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.
3. ADDITIONALLY, SEE GENERAL INFORMATION ON "A0" SHEETS.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS (ARCHITECTS) DRAWINGS AND SPECIFICATION, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECTS) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT). THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.
5. ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN. ANY USE OR REUSE OF ORIGINAL OR ALTERED CADD DESIGN MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER. FURTHERMORE, USER AGREES TO DEFEND, INDEMNIFY AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEYS FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.
6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES, LOCATIONS OR SCOPED REQUIREMENTS. THE DRAWINGS SHALL NOT BE SCALED. EXACT STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THIS CONTRACTOR. ANY INFORMATION WHICH DIRECTLY CONFLICTS WITH ANY OF THESE CODES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

PRECONSTRUCTION

PROJECT DATE: 7/30/2014
PROJECT #: 13176

Issue	Description	Date

DOOR SCHEDULE AND DETAILS

A701

berardi +
architecture + interior design + engineering
369 east livingston avenue, columbus, ohio 43215
phone 614-221-1110 fax 614-221-0831
www.berardipartners.com

GENERAL STRUCTURAL NOTES

GENERAL

1. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE AND TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES THE ADDITION OF WHATEVER SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIEDOWNS WHICH MIGHT BE NECESSARY. SUCH MATERIAL SHALL REMAIN THE CONTRACTOR'S PROPERTY AFTER COMPLETION OF THE PROJECT.

2. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.

3. MECHANICAL EQUIPMENT LOADS, OPENINGS AND STRUCTURE IN ANY WAY RELATED TO MECHANICAL REQUIREMENTS ARE SHOWN FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL OBTAIN APPROVAL OF MECHANICAL AND OTHER TRADES BEFORE PROCEEDING WITH SUCH PORTION OF THE WORK. EXCESS COST RELATED TO VARIATION IN MECHANICAL REQUIREMENTS TO BE BORNE BY MECHANICAL CONTRACTOR.

4. SHOULD ANY OF THE DETAILED INSTRUCTIONS SHOWN ON THE PLANS CONFLICT WITH THE GENERAL STRUCTURAL NOTES, THE SPECIFICATIONS OR WITH EACH OTHER, THE STRICTEST PROVISION SHALL GOVERN.

5. GOVERNING CODE: 2011 OHIO BUILDING CODE.

6. DESIGN LOADS:

FLOOR LIVE LOADS (WITH REDUCTIONS PER 1607.9 WHERE APPLICABLE):	
- RESIDENTIAL APARTMENTS AND CORRIDORS	50 PSF
- EXITS AND LOBBIES	100PSF
- STORAGE	125 PSF (LIGHT)
ROOF LIVE LOADS: (IN ACCORDANCE WITH 1607.11)	20 PSF
NET UPLIFT LOAD FOR TRUSS DESIGN	10 PSF
ROOF SNOW LOADS: (IN ACCORDANCE WITH 1608)	
- GROUND SNOW LOAD (Pg)	20 PSF
- FLAT ROOF SNOW LOAD (Pf)	20 PSF
- SNOW EXPOSURE FACTOR (Ce)	1.0
- SNOW LOAD IMPORTANCE FACTOR (IS)	1.0
- THERMAL FACTOR (Ct)	1.0
WIND LOADS: (IN ACCORDANCE WITH 1609)	
- BASIC WIND SPEED (V)	90 MPH
- WIND IMPORTANCE FACTOR (IW)	1.0
- EXPOSURE CATEGORY	EXPOSURE B
- INTERNAL PRESSURE COEFFICIENT (GCpi)	+/- 0.18
- COMPONENTS AND CLADDING PRESSURE:	+25 PSF / - 30 PSF
SEISMIC DESIGN DATA: (IN ACCORDANCE WITH 1613)	
- SEISMIC USE GROUP	I
- SEISMIC IMPORTANCE FACTOR (IE)	1.0
- SS	0.148
- S1	0.059
- SITE CLASS	D
- SDS	0.158
- SD1	0.094
- SEISMIC DESIGN CATEGORY	B
- SEISMIC FORCE RESISTING SYSTEM	LIGHT FRAMED WALLS WITH GYPSUM SHEATHING (Kiips)
- DESIGN BASE SHEAR (V)	0.079
- SEISMIC RESPONSE COEFFICIENT (CS)	2.0
- RESPONSE MODIFICATION FACTOR (R)	EQUIVALENT LATERAL FORCE
- ANALYSIS PROCEDURE:	40 PCF
SPECIAL LOADS: - RETAINING WALLS (1610.1):	60 PCF
- BASEMENT WALLS (1610.1):	5 PSF
- INTERIOR PARTITIONS (1607.13):	50 PLF
- HANDRAILS (1607.7):	

REINFORCED CONCRETE

1. MATERIALS:

   A. SPECIFICATIONS: IN GENERAL, COMPLY WITH ACI-301-05, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS".
   B. STRUCTURAL CONCRETE:

CLASS	LOCATION	f'c psi
I	FOOTINGS, INTERIOR PIERS	3,000
II	INTERIOR SLABS ON GRADE, AND ALL INTERIOR CONCRETE NOT OTHERWISE IDENTIFIED	3,500
IIA	INTERIOR SLABS ON GRADE WHICH RECEIVE A MOISTURE SENSITIVE FLOOR COVERING	4,000
III	EXTERIOR SLABS ON GRADE, SITE CONCRETE, RETAINING WALLS, BASEMENT WALLS EXPOSED TO WEATHER, AND ALL EXTERIOR CONCRETE NOT OTHERWISE IDENTIFIED	4,000 (W/AIR)
IV	BACKFILL BELOW FOOTINGS	1,500

   C. ALL DEFORMED REINFORCING BARS: FY = 60,000 PSI.

2. FIELD MANUAL: PROVIDE AT LEAST ONE COPY OF THE ACI FIELD REFERENCE MANUAL, SP-15 IN THE FIELD OFFICE AT ALL TIMES.

3. CONTINGENCIES:

   A. PROVIDE LEAN CONCRETE (CLASS IV) UNDER FOUNDATIONS FOR ACCIDENTAL OVER EXCAVATION, SOFT SPOTS, AND TRENCHES.

4. OPENINGS:

   A. OPENINGS SHOWN ARE FOR BIDDING PURPOSES ONLY. RECONCILE THEIR EXACT SIZE AND LOCATION WITH ARCHITECTURAL, MECHANICAL AND OTHER REQUIREMENTS BEFORE PROCEEDING WITH WORK.
   B. PROVIDE 2 NO. 5 BARS AROUND ALL WALL OPENINGS, EXTENDING TWO FEET BEYOND OPENING IN EVERY DIRECTION. OPENINGS IN WALLS NOT EXCEEDING 12" X 12" MAY BE SLEEVED AS REQUIRED BY WORKING THE REINFORCING STEEL AROUND THEM.
   C. IF ANY OPENING NOT SHOWN ON THE PLANS IS REQUIRED, SECURE APPROVAL OF THE STRUCTURAL ENGINEER BEFORE PROCEEDING.

5. FOOTINGS, PIERS, WALLS:

   A. DOWELS IN FOOTINGS TO MATCH VERTICAL PIER OR WALL REINFORCING.
   B. PROVIDE CORNER BARS AT WALL AND FOOTING CORNERS TO MATCH HORIZONTAL REINFORCING. MINIMUM LENGTH OF EACH LEG - 36 BAR DIAMETERS.
   C. DO NOT BACKFILL AGAINST BASEMENT WALLS UNTIL BOTH ADJACENT FLOOR SLABS ARE IN PLACE.

6. SPLICES:

   A. SPLICES FOR VERTICAL STEEL IN WALLS OR PIERS - LAP 30 DIAMETERS, UNLESS NOTED OTHERWISE.
   B. MINIMUM LAP FOR FOOTING, SLAB, AND HORIZONTAL WALL REINFORCING = 36 DIAMETERS.

7. CONSTRUCTION JOINTS:

   A. CONSTRUCTION JOINTS PERMITTED ONLY WHERE SHOWN OR AS APPROVED BY THE STRUCTURAL ENGINEER.

8. WEDGE ANCHORS AND CHEMICAL ANCHORS:

   A. MINIMUM EMBEDMENT SHALL BE 6 BOLT DIAMETERS, EXCEPT AS OTHERWISE DESIGNATED.

STRUCTURAL STEEL

1. MATERIALS:

   A. STRUCTURAL STEEL WIDE FLANGE SHAPES: ASTM A992 OR ASTM A572, FY = 50 KSI; STRUCTURAL STEEL CHANNELS, PLATES, ANGLES, ETC.: ASTM A36, FY = 36 KSI; HIGH STRENGTH BOLTS: ASTM A325 OR A490; ANCHOR BOLTS: ASTM A36 OR ASTM A307; ELECTRODES: SERIES E70; STRUCTURAL PIPES: ASTM A53, TYPE E OR S, GRADE B, FY = 35 KSI; STRUCTURAL TUBING: ASTM A500, GRADE B, FY = 46 KSI; SHEAR STUDS: ASTM A108, FY = 60 KSI.

2. SPECIFICATIONS: WELDING PERSONNEL AND PROCEDURES ARE TO BE QUALIFIED PER AWS D1.1. UNLESS SPECIFICALLY SHOWN OTHERWISE, DESIGN, FABRICATION AND ERECTION TO BE GOVERNED BY THE LATEST REVISIONS OF:

   A. AISC SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.
   B. AISC CODE OF STANDARD PRACTICE.
   C. STRUCTURAL WELDING CODE, AWS D1.1 OF THE AMERICAN WELDING SOCIETY.
   D. SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS.

3. CONNECTIONS:

   A. FIELD CONNECTIONS TO BE BOLTED, EXCEPT AS OTHERWISE INDICATED. SHOP CONNECTIONS TO BE WELDED OR BOLTED. CONNECTIONS TO BE DESIGNED BY THE FABRICATOR TO DEVELOP FULL STRENGTH OF MEMBER OR FORCES SHOWN ON PLANS, WHICHEVER GOVERNS. FOLLOW INSTRUCTIONS ON DRAWINGS FOR GENERAL ARRANGEMENT OR PARTICULAR DETAILS.

4. PAINT:

   A. DO NOT PAINT STEEL OR ANCHOR BOLTS WHICH WILL BE ENCASED IN CONCRETE OR MASONRY, OR ANY STEEL WHICH WILL BE LOCATED INSIDE THE FINISHED PRODUCT CONCEALED FROM VIEW. PAINT ALL INTERIOR EXPOSED STEEL WITH ONE COAT OF FABRICATOR'S STANDARD PAINT, UNLESS NOTED OTHERWISE. PAINT LINTELS, EXPOSED MEMBERS, AND ALL EXTERIOR STEEL WITH TWO COATS OF RED OXIDE PRIMER.

5. MISCELLANEOUS:

   A. PROVIDE HOLES FOR OTHERS. IF OPENING IS NOT SHOWN ON THE STRUCTURAL DRAWINGS, OBTAIN PRIOR APPROVAL.
   B. STEEL SUPPORTING OR CONNECTING TO MECHANICAL AND OTHER EQUIPMENT AND ROOF OPENINGS AS SHOWN ON ARCHITECTURAL, MECHANICAL AND/OR ON STRUCTURAL DRAWINGS IS SHOWN FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL RECONCILE EXACT SIZE AND LOCATION WITH MECHANICAL AND OTHER REQUIREMENTS BEFORE PROCEEDING WITH HIS WORK.
   C. GROUT UNDER BEARING PLATES TO BE NON-SHRINKING TYPE. EXPOSED GROUT SHALL BE NON-METALLIC.
   D. STEEL BELOW GRADE TO BE PROTECTED BY A MINIMUM OF 3" OF CONCRETE OR 4" OF MASONRY.
   E. PROVIDE 1/4" THICK SETTING PLATES FOR ALL BEAMS AND BEAM LINTELS BEARING ON MASONRY OR CONCRETE WHICH DO NOT REQUIRE A BEARING PLATE.
   F. PROVIDE HEAVY WASHER AT ALL ANCHOR BOLTS.
   G. FINISH ENDS OF ALL COLUMNS, STIFFENERS AND ALL OTHER MEMBERS IN DIRECT BEARING.
   H. PROVIDE BOLT HOLES FOR WOOD NAILERS AND JOISTS BOLTED TO BEAMS.
   I. PROVIDE ATTACHMENT FOR JOINING EXTENDED JOIST BOTTOM CHORDS.
   J. MINIMUM BEAM BEARING ON MASONRY = 8".
   K. STEEL IN CONTACT WITH PRESSURE-TREATED LUMBER SHOULD BE PROTECTED FROM CORROSION FROM PRESERVATIVE CHEMICALS WITH A MINIMUM OF A 20 MIL VAPOR BARRIER. BOLTS AND SCREWS THROUGH PRESSURE-TREATED LUMBER ARE TO BE HOT DIPPED GALVANIZED PER ASTM A153 WITH A MINIMUM G185 COATING OR STAINLESS STEEL WITH CHEMICAL COMPOSITION CONFORMING TO AISI 303/304 OR AISI 316.

MASONRY

1. MATERIALS:

   A. CONCRETE BLOCK: ASTM C90 (HOLLOW AND SOLID), f'm = 1,500 PSI.
   B. MORTAR: TYPE S, MINIMUM COMPRESSIVE STRENGTH: 1,800 PSI.
   C. BOND BEAM AND CORE FILL: ASTM C476, COARSE TYPE.
   D. JOINT REINFORCING: STANDARD DUR-O-WAL, MILL GALVANIZED FINISH.

2. MISCELLANEOUS:

   A. PROVIDE 100% SOLID BEARING, MINIMUM 3 COURSES UNDER BEAMS, 1 COURSE UNDER JOISTS, UNLESS DETAILED OTHERWISE.
   B. FILL CORE SOLID AROUND ANCHOR BOLTS.
   C. SET WELD PLATES IN BOND BEAMS AFTER THE GROUT IS PLACED, BUT WHILE IT IS STILL PLASTIC.
   D. HOLLOW MASONRY UNITS TO BE LAID WITH FULL MORTAR COVERAGE ON HORIZONTAL AND VERTICAL FACE SHELLS. WEBS SHALL ALSO BE BEDDED IN ALL COURSES OF PIERS, AND PILASTERS, AND IN THE STARTING COURSE ON FOOTINGS, AND WHEN ADJACENT TO CELLS OR CAVITIES TO BE REINFORCED OR FILLED WITH CONCRETE OR GROUT. SOLID UNITS TO BE LAID WITH FULL HEAD AND BED JOINTS.
   E. PROVIDE JOINT REINFORCING AT 16", EXCEPT AS NOTED.
   F. PROVIDE APPROPRIATE MASONRY ANCHORS AT 16" O.C. MAX. TO TIE MASONRY TO ABUTTING VERTICAL STEEL AND CONCRETE SURFACES.
   G. PROVIDE SOLID BLOCKS OR SOLIDLY FILLED HOLLOW BLOCKS AT ALL EXPANSION ANCHOR LOCATIONS.
   H. EXPANSION ANCHORS SHALL HAVE MINIMUM EMBEDMENT OF 6 BOLT DIAMETERS, EXCEPT AS DETAILED OTHERWISE.
   I. WHERE HOLLOW MASONRY UNITS ARE USED ABOVE HOLLOW MASONRY UNITS OF A DIFFERENT THICKNESS, PROVIDE A CONTINUOUS COURSE OF SOLID MASONRY AT LEAST 8" HIGH BELOW THE TRANSITION.
   J. AT CORBELLED WALLS, USE SOLID MASONRY FOR THE COURSE BELOW THE FIRST CORBEL AND FOR EACH CORBELLED COURSE. MAXIMUM CORBEL PER COURSE = 1", UNLESS DETAILED OTHERWISE.
   K. ALL SPLICES FOR VERTICAL WALL REINFORCING ARE TO BE LAPPED A MINIMUM OF 48 BAR DIAMETERS.
   L. ALL GROUTING OF MASONRY WALLS SHALL BE BY THE LOW-LIFT GROUTING METHOD (MAXIMUM LIFT HEIGHT 4'-0"), UNLESS CLEAN-OUTS AND INSPECTION ARE PROVIDED.

LINTEL NOTES

1. PROVIDE LINTELS OVER ALL OPENINGS IN MASONRY WALLS. NOT ALL LINTELS ARE SHOWN ON THE STRUCTURAL DRAWINGS, REFER TO ARCHITECTURAL AND MECHANICAL DRAWINGS FOR SIZES AND LOCATIONS OF OPENINGS, AND FOR STANDARD LINTELS, USE THE APPROPRIATE LINTEL FROM THE SCHEDULE IN NOTE 2 BELOW. FOR NUMBERED LINTELS DESIGNATED ON THE STRUCTURAL DRAWINGS, USE THE SCHEDULED LINTEL IN NOTE 5 BELOW.

2. PROVIDE ONE ANGLE FOR EACH 4" OF WALL THICKNESS, AND USE 6" MINIMUM BEARING EACH END. FOR BEAM LINTELS, STOP BOTTOM PLATE 1/8" SHORT OF JAMBS, AND USE 8" MINIMUM BEARING EACH END.

MASONRY ROUGH OPENING	SECTION
TO 4'-0"	L 3-1/2 X 3-1/2 X 5/16
4'-1" TO 5'-6"	L 4 X 3-1/2 X 5/16 LLV
5'-7" TO 6'-6"	L 5 X 3-1/2 X 5/16 LLV
6'-7" TO 8'-0"	L 6 X 3-1/2 X 5/16 LLV
8'-1" TO 10'-0"	W8 X 18 W/PL 5/16 X (WALL "T"-1/2")
10'-1" TO 12'-0"	W8 X 21 W/PL 5/16 X (WALL "T"-1/2")

3. IN 6" WALLS, PROVIDE 2 L'S 3-1/2 X 2-1/2 X 5/16 WITH LONG LEGS BACK TO BACK, UNLESS NOTED OTHERWISE.

4. IN 10" WALLS, PROVIDE 2 L'S 5 X 5 X 5/16 UNLESS NOTED OTHERWISE.

STRUCTURAL LUMBER

1. MATERIALS:

   A. STRUCTURAL LUMBER: BEAMS, HEADERS, JOISTS AND RAFTERS - SPRUCE-PINE-FIR NO.1/NO.2; 2 X 4 OR 2 X 6 STUDS - SPRUCE-PINE-FIR "STUD" GRADE, UNLESS NOTED OTHERWISE. ALL DESIGN VALUES PER 2005 NDFA NATIONAL DESIGN SPECIFICATION. ANY SUBSTITUTIONS SHALL MEET MINIMUM DESIGN VALUES OF ABOVE MEMBERS.
   B. MICRO-LAM (M-L) OR LAMINATED VENEER LUMBER (LVL): Fb = 2,600 PSI, Fv = 285 PSI, Fc (PERP.) = 750 PSI, E = 1,900 KSI.
   C. PARALLAM OR PARALLEL STRAND LUMBER (PSL): Fb = 2,900 PSI, Fv = 290 PSI, Fc (PERP.) = 750 PSI, E = 2,000 KSI.
   D. DECKING AND SHEATHING (OSB OR PLYWOOD): FLOORS - 3/4" OR 23/32" TONGUE AND GROOVE, APA RATED STURD-I-FLOOR, 24" O/C, EXPOSURE 1; ROOFS - 19/32" OR 5/8" APA RATED SHEATHING, 32/16, EXPOSURE 1; WALL SHEATHING - 7/16" APA RATED SHEATHING, 24", EXPOSURE 1.
   E. GLUE-LAMINATED WOOD ARCHES AND BEAMS: DOUGLAS FIR/LARCH, Fb = 2,400 PSI, Fv = 200 PSI, E= 1,700,000 PSI. SURFACE - SMOOTH; RANDOM LENGTH; CENTER AND END MATCHED.
   F. SOLID WOOD DECKING: 2 X 6 DOUGLAS FIR/LARCH, GRADE AND DESIGN VALUES AS REQUIRED FOR SPANS. SURFACE - SMOOTH; RANDOM LENGTH; CENTER AND END MATCHED.
   G. COMPOSITE INSULATED ROOF PANELS: 7/16" OSB INTERIOR AND EXTERIOR FACES WITH EXPANDED POLYSTYRENE FOAM INSULATED CORE. CORE THICKNESS AS DEFINED ON DOCUMENTS.
   H. ALL LUMBER IN CONTACT WITH CONCRETE, MASONRY, GROUND / SOIL, AND USED IN CONDITIONS WITH MOISTURE PRESENT, IS TO BE PRESSURE-TREATED TO RESIST DECAY. PRESERVATIVES USED FOR PRESSURE TREATMENT SHALL BE ALKALINE COPPER QUAT, ACQ-C OR ACQ-D. OTHER PRESERVATIVES PROPOSED FOR USE ARE TO BE SUBMITTED FOR REVIEW PRIOR TO ERECTION OR INSTALLATION ON THE PROJECT.

2. SPECIFICATIONS: UNLESS SPECIFICALLY SHOWN OTHERWISE, DESIGN, FABRICATION AND ERECTION SHALL BE GOVERNED BY THE LATEST REVISIONS OF:

   A. NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.
   B. U.S. PRODUCT STANDARD PS-1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD.
   C. APA DESIGN/CONSTRUCTION GUIDE - RESIDENTIAL AND COMMERCIAL.

3. CONNECTIONS:

   A. JOISTS TO BEAMS OR JOISTS TO TRUSSES - 16 GA. STD. JOIST HANGERS, UNLESS SHOWN OTHERWISE. BEAMS TO BEAMS - 16 GA. BEAM HANGERS, UNLESS SHOWN OTHERWISE.
   B. ALL HANGERS, STRAPS, CAPS, BASES, HOLDOWNS, TIES OR OTHER CONNECTORS IN CONTACT WITH PRESSURE-TREATED LUMBER ARE TO BE BATCH/POST HOT DIPPED GALVANIZED PER ASTM A123 WITH A MINIMUM G185 COATING OR STAINLESS STEEL WITH CHEMICAL COMPOSITION CONFORMING TO AISI 303/304 OR AISI 316.
   C. ALL FASTENERS INCLUDING NAILS, ANCHOR BOLTS, POWDER ACTUATED FASTENERS, SCREWS, BOLTS, AND THREADED RODS, IN CONTACT WITH PRESSURE TREATED LUMBER ARE TO BE HOT DIPPED GALVANIZED PER ASTM A153 WITH A MINIMUM G185 COATING OR STAINLESS STEEL WITH CHEMICAL COMPOSITION CONFORMING TO AISI 303/304 OR AISI 316. FASTENERS AND CONNECTORS ARE TO BE OF THE SAME MATERIAL, STAINLESS STEEL OR HOT DIPPED GALVANIZED, DO NOT MIX MATERIALS.
   D. ALL MECHANICAL ANCHORS INCLUDING WEDGE ANCHORS AND SLEEVE ANCHORS IN CONTACT WITH PRESSURE TREATED LUMBER ARE TO BE STAINLESS STEEL WITH CHEMICAL COMPOSITION CONFORMING TO AISI 303/304 OR AISI 316.
   E. SHEATHING TO JOISTS/TRUSSES: FLOORS - GLUED AND NAILED - USE 6d RING OR SCREW SHANK NAILS AT 6" ON CENTER AT PANEL EDGES AND 10" ON CENTER AT INTERMEDIATE SUPPORTS. USE ADHESIVES MEETING APA SPECIFICATIONS APG-01 AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. ROOFS - USE 10d NAILS AT 6" ON CENTER AT PANEL EDGES AND 12" ON CENTER AT INTERMEDIATE SUPPORTS. WALLS - USE 8d NAILS AT 6" ON CENTER AT PANEL EDGES AND 12" ON CENTER AT INTERMEDIATE SUPPORTS.
   F. TRUSS TO WALL OR RAFTERS TO WALL - STANDARD HURRICANE ANCHORS AT EACH BEARING POINT.
   G. ALL NAILS ARE TO BE COMMON WIRE NAILS, UNLESS SPECIFICALLY NOTED OTHERWISE.
   H. PLYWOOD TO METALS STUDS - 1 5/16" LONG X #10-16 PILOT POINT SCREWS WITH WINGS.

4. MISCELLANEOUS:

   A. PROVIDE ONE LINE OF SOLID BLOCKING OR CROSS BRIDGING AT 8'-0" O/C MAX. FOR ALL FLOOR JOISTS. USE SOLID BLOCKING AT ALL JOIST AND RAFTER BEARINGS.
   B. PROVIDE SOLID BLOCKING AT MID-HEIGHT FOR ALL EXTERIOR STUDWALLS AND INTERIOR BEARING PARTITIONS WHICH ARE NOT SHEATHED EACH SIDE WITH GYPSUM BOARD OR APA-RATED SHEATHING.
   C. USE SINGLE JACK STUDS UNDER BEAM AND HEADER BEARINGS FOR ROUGH OPENINGS UP AND INCLUDING 4'-0", AND DOUBLE JACK STUDS UNDER BEAM AND HEADER BEARINGS FOR SPANS GREATER THAN 4'-0", UNLESS SHOWN OTHERWISE.
   D. APPLY CONTINUOUS BEAD OF GLUE ON JOISTS AND GROOVE OF TONGUE-AND-GROOVE PANELS.
   E. BEFORE APPLYING FINISH FLOORING, SET NAILS 1/8" BUT DO NOT FILL, AND LIGHTLY SAND ANY SURFACE ROUGHNESS, PARTICULARLY AT JOINTS AND AROUND NAILS.
   F. EACH MEMBER OF MULTIPLE MEMBER BEAMS AND COLUMNS ARE TO BE NAILED TOGETHER WITH 2 ROWS OF 10d NAILS AT 6" ON CENTER, STAGGERED, THE FULL LENGTH OF THE MEMBER.

SPECIAL INSPECTIONS AND TESTING

1. INSPECTION AGENCY:

   A. INSPECTION AGENCY OR INDIVIDUAL SHALL BE RETAINED AS INDICATED IN THE SPECIFICATIONS TO CONDUCT THE INSPECTIONS AND TESTING OUTLINED BELOW AND AS DEFINED IN CHAPTERS 16 AND 17 OF THE 2011 EDITION OF THE OHIO BUILDING CODE.
   B. SPECIAL INSPECTORS SHALL KEEP RECORDS OF ALL INSPECTIONS AND TESTS AND SUBMIT RECORDS TO THE ARCHITECT (1704.1.2).
   C. THE GENERAL CONTRACTOR SHALL NOTE IN THE SPACES BELOW, ON THE RECORD SET OF DRAWINGS KEPT ON-SITE, THE AGENCY OR INDIVIDUAL RETAINED TO CONDUCT THE SPECIAL INSPECTIONS AND TESTS.

2. MATERIALS:

A. SOIL	AGENCY:	
1. BEARING CAPACITY		PERIODIC
B. CONCRETE	AGENCY:	
1. MIX DESIGNS		PERIODIC
2. ANCHOR BOLT PLACEMENT		CONTINUOUS
3. REINFORCING PLACEMENT		CONTINUOUS
4. CONCRETE SAMPLING		CONTINUOUS
5. CURING TECHNIQUES		PERIODIC
C. MASONRY	AGENCY:	
1. MATERIAL CERTIFICATES OF COMPLIANCE		PERIODIC
2. VERIFICATION OF f'm EVERY 5,000 S.F.		PERIODIC
3. MORTAR PROPORTIONS		PERIODIC
4. PLACEMENT OF CMU AND JOINTS		PERIODIC
5. REINFORCING PLACEMENT		CONTINUOUS
6. GROUT PLACEMENT		PERIODIC
D. STRUCTURAL STEEL	AGENCY:	
1. HIGH STRENGTH BOLTING - SNUG TIGHT		PERIODIC
2. HIGH STRENGTH BOLTING - SLIP CRITICAL		CONTINUOUS
3. MATERIAL CERTIFICATES OF COMPLIANCE		PERIODIC
4. WELDING - FILLET WELDS AND HEADED STUDS		PERIODIC
5. WELDING - PARTIAL AND FULL PENETRATION		CONTINUOUS
6. INSPECTION OF STEEL FRAME		PERIODIC

ABBREVIATIONS

AB	ANCHOR BOLT
ALUM	ALUMINUM
ARCH	ARCHITECTURAL
BFB	BOTTOM FLANGE BRACE
BLDG	BUILDING
BM	BEAM
CFMF	COLD-FORMED METAL FRAMING
CJ	CONTROL OR CONSTRUCTION JOINT
CLR	CLEAR
CM	CONSTRUCTION MANAGER
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
COORD	COORDINATE
CY	CUBIC YARD
DBL	DOUBLE
DEMO	DEMOLISH OR DEMOLITION
DET	DETAIL
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DWG	DRAWING
EA	EACH
EJ	EXPANSION JOINT
EW	EACH WAY
EXP	EXPANSION
FDN	FOUNDATION
FIN	FINISH OR FINISHED
FLR	FLOOR
FTG	FOOTING
FRTW	FIRE-RETARDANT TREATED WOOD
FV	FIELD VERIFY
GA	GAGE
GALV	GALVANIZE
GC	GENERAL CONTRACTOR
HC	HOLLOW CORE
HORIZ	HORIZONTAL
ID	INSIDE DIAMETER
IF	INSIDE FACE
INT	INTERIOR
JST	JOIST
JT	JOINT
L	ANGLE
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
MAS	MASONRY
MAX	MAXIMUM
MIN	MINIMUM
MTL	METAL
N	NORTH
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OVERHEAD
OPP	OPPOSITE
OPNG	OPENING
OSB	ORIENTED STRAND BOARD
PC	PRECAST
PEMB	PRE-ENGINEERED METAL BUILDING
PERP	PERPENDICULAR
PSI	POUNDS PER SQUARE INCH
PSF	POUNDS PER SQUARE FOOT
REINF	REINFORCING OR REINFORCED
SCH	SCHEDULE
SECT	SECTION
SF	SQUARE FOOT
SL	SLOPED
SPEC	SPECIFICATIONS
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
SY	SQUARE YARD
SYM	SYMMETRICAL
T/	TOP OF
T&B	TOP AND BOTTOM
TEMP	TEMPORARY
T&G	TONGUE AND GROOVE
TYP	TYPICAL
UN	UNLESS NOTED
UNO	UNLESS NOTED OTHERWISE
VB	VAPOR BARRIER
VERT	VERTICAL
W	WIDE FLANGE
W/O	WITHOUT
WT	WEIGHT
WWF	WELDED WIRE FABRIC
YD	YARD

JEZERINAC GEERS & Associates, Inc.
CONSULTING STRUCTURAL ENGINEERS

PROJECT NUMBER:	14.49.021
DESIGNED BY:	DG
DRAWN BY:	MM
CHECKED BY:	RG
DOCUMENT STATUS:	■ PROGRESS
	☐ PERMIT
	☐ BIDDING
	☐ CONSTRUCTION

PROGRESS SET
NOT FOR CONSTRUCTION
NOT FOR PRICING

BORROR PROPERTIES

875 Summit Street

Columbus, Ohio 43215

© 2014 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.

2. THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS AND THE PROJECT MANUAL IN THEIR ENTIRETY. THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND COMPLEMENTARY OF EACH OTHER. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.

3. ADDITIONALLY, SEE GENERAL INFORMATION ON 'AG' SHEETS.

4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS (ARCHITECT) DRAWINGS AND SPECIFICATION, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECT) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT). THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.

5. ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN ANY USE OR REUSE OF THE DRAWINGS OR ALTERED CADD DESIGN MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER. FURTHERMORE, USER AGREES TO DEFEND, INDEMNIFY AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.

6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES, LOCATIONS OR SCOPED REQUIREMENTS. THE DRAWINGS SHALL NOT BE SCALED. EXACT STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THIS CONTRACTOR. ANY INFORMATION WHICH DIRECTLY CONFLICTS WITH ANY OF THESE CODES OR REQUIREMENTS OR OTHER CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

PRECONSTRUCTION

PROJECT DATE: 7/29/2014
PROJECT #: 13176

Issue	Description	Date

GENERAL STRUCTURE NOTES

S001

berardi +
architecture + interior design + engineering
369 east livingston avenue, columbus, ohio 43215
phone 614-221-1110 fax 614-221-0831
www.berardipartners.com

LAP SPLICE SCHEDULE FOR CONCRETE REINFORCING		
4,000 psi CONCRETE UNCOATED REINFORCING BARS		
BAR SIZE	3/4" CLR.	1 1/2" CLR. AND GREATER
#4	32" / 25"	32" / 25"
#5	40" / 31"	40" / 31"
#6	48" / 37"	48" / 37"
#7	78" / 60"	70" / 54"
#8	96" / 74"	80" / 62"
#9	116" / 90"	90" / 70"
#10	140" / 108"	102" / 78"
#11	164" / 126"	113" / 87"

1. TOP BARS / OTHER BARS — TOP BARS DEFINED AS HORIZONTAL WITH MORE THAN 12" OF CONCRETE CAST BELOW THE BAR.
2. BAR SPACING TO BE A MINIMUM OF THREE DIAMETERS UNLESS NOTED OR SCHEDULED OTHERWISE.
3. APPLICABLE ONLY FOR 60ksi STEEL AND NORMAL WEIGHT CONCRETE.
4. IN LIEU OF LAP SPLICING, BARS MAY BE SPLICED BY MECHANICAL MEANS WHICH DEVELOP 125% OF THE BAR'S SPECIFIED YIELD STRENGTH.

REINFORCING CLEARANCES/COVER

(#3 - #11 BARS)

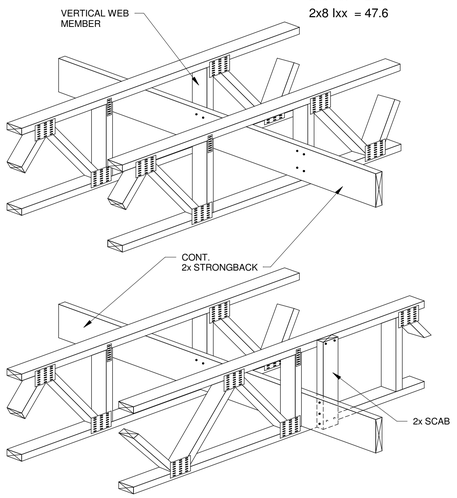
EXPOSURE CONDITION	MIN. COVER U.N.O.	TOLERANCE
CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3"	-3/8", + 1"
EXPOSED TO EARTH OR WEATHER: #5 AND SMALLER BARS #6 AND LARGER BARS	1 1/2" 2"	-1/4", +1/2" -1/4", +1/2"
NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND: SLABS, WALLS, BEAMS, COLUMNS, PIERS - TO TIES & STIRRUPS	3/4" 1 1/2"	-1/4", +3/8" -1/4", +1/2"

"-" INDICATES TOLERANCE DECREASE TOWARDS MEMBER FACE.
"+" INDICATES AWAY FROM MEMBER FACE

LAP SPLICE SCHEDULE FOR MASONRY REINFORCING				
MARK	6" CMU	8" CMU	10" CMU	12" CMU
#4	24"	24"	24"	24"
#5	31"	30"	30"	30"
#6	*60"	43"	39"	39"
#7	-	59"	46"	46"
#8	-	*91"	*70"	60"
#9	-	-	*90"	*73"

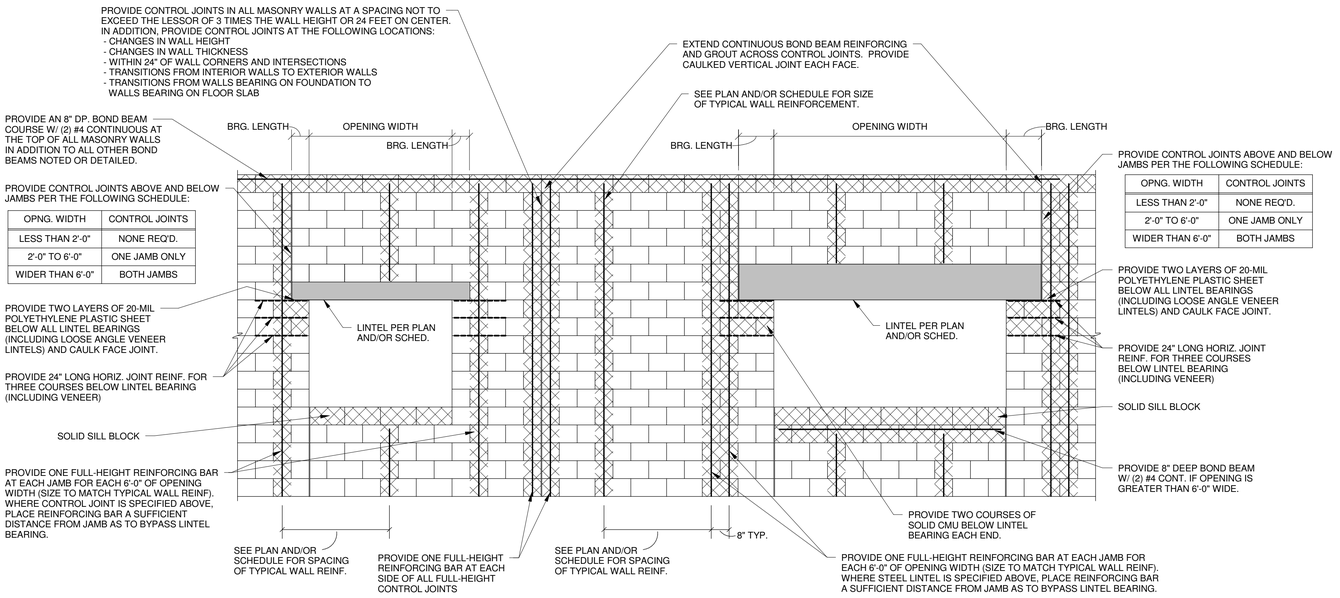
1. * INDICATES LAP LENGTH GREATER THAN MAXIMUM ALLOWABLE HEIGHT OF 5'-0" FOR LOW-LIFT GROUTING.
2. APPLICABLE ONLY TO BARS CENTERED IN GROUT CORE.
3. APPLICABLE ONLY FOR 60 KSI STEEL AND ASTM C90 BLOCK.

SIZING AND ATTACHING STRONGBACKS		
CLEAR SPAN	STRONGBACK SIZE	CONNECTION REQUIREMENT AT EACH TRUSS WEB (MINIMUM)
GREATER THAN 15FT. BUT LESS THAN OR EQUAL TO 20 FT.	2x6	(4) 16d BOX (0.135" x 3.5")
GREATER THAN 20 FT.	ONE 2x8 (OR 2x6'S)	(8) 16d BOX (0.135" x 3.5")

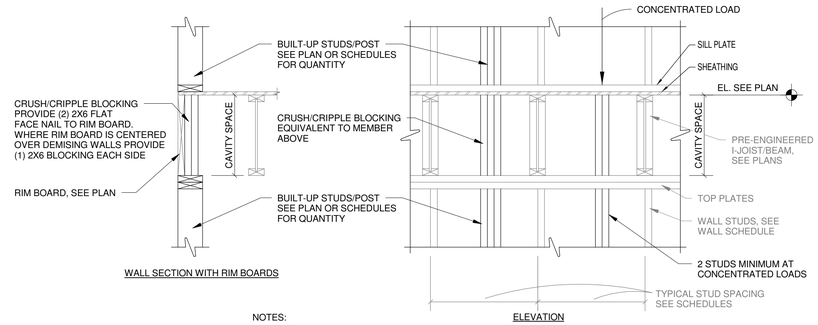


STRONGBACKS SHOULD BE SECURELY ATTACHED TO A VERTICAL WEB MEMBER NEAR CENTER SPAN NEXT TO THE BOTTOM CHORD (TOP ILLO). IF THE VERTICAL WEB MEMBERS DON'T LINE UP PROPERLY, YOU CAN ATTACH A 2x4 OR 2x6 SCAB FROM CHORD TO CHORD AND NAIL THE STRONGBACK TO THE SCAB. TO TRANSFER THE LOAD, USE AS MANY NAILS TO ATTACH THE SCAB AS USED TO ATTACH THE STRONGBACK (SEE CHART ABOVE).

TYPICAL TRUSS STRONGBACK REQUIREMENTS



TYPICAL REINFORCED MASONRY WALL CONSTRUCTION



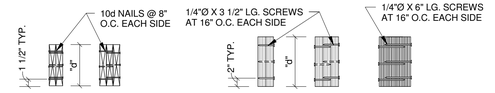
WALL SECTION WITH RIM BOARDS — ELEVATION

NOTES:

1) ALL CONCENTRATED LOADS FROM COLUMNS/POSTS TO HAVE CONTINUOUS LOAD PATH TO FOUNDATION. PROVIDE CRUSH/CRIPPLE BLOCKING WITHIN FLOOR CAVITY SPACES EQUIVALENT TO MEMBER SIZE ABOVE.

2) ALL CONCENTRATED LOADS ON WALLS TO HAVE A MINIMUM OF 2-2X BUILT-UP STUD POST AT SUPPORTS UNLESS NOTED OTHERWISE ON PLAN.

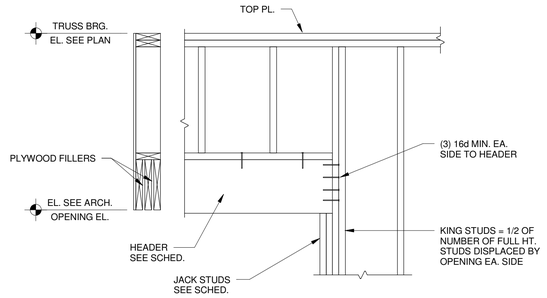
TYPICAL CRIPPLE BLOCKING REQUIREMENTS



(2) 2x (3) 2x
2 ROWS FOR ≤ 2x10
3 ROWS FOR > 2x10

(2) 1 3/4" LVL (3) 1 3/4" LVL (4) 1 3/4" LVL
2 ROWS FOR LVL'S d ≤ 12"
3 ROWS FOR LVL'S d > 12"

TYPICAL MULTIPLE WOOD MEMBER CONNECTION REQUIREMENTS



TYPICAL WOOD HEADER CONSTRUCTION

PROGRESS SET
NOT FOR CONSTRUCTION
NOT FOR PRICING

BORROR PROPERTIES

875 Summit Street

Columbus, Ohio 43215

© 2014 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC., ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION

NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR W/ THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.
2. THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS AND THE PROJECT MANUAL IN THEIR ENTIRETY. THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND COMPLEMENTARY OF EACH OTHER. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.
3. ADDITIONALLY, SEE GENERAL INFORMATION ON 'A0' SHEETS.
4. THE CLIENT ACKNOWLEDGES THE CONSULTANT'S (ARCHITECTS) DRAWINGS AND SPECIFICATION, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECTS) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT). THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.
5. ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN. ANY USE OR REUSE OF ORIGINAL OR ALTERED CADD DESIGN MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER. FURTHERMORE, USER AGREES TO DEFEND, INDEMNIFY AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.
6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES, LOCATIONS OR DETAILED REQUIREMENTS. THE DRAWINGS SHALL NOT BE SCALED. EXACT STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THIS CONTRACTOR. ANY INFORMATION WHICH DIRECTLY CONFLICTS WITH ANY OF THESE CODES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

PRECONSTRUCTION

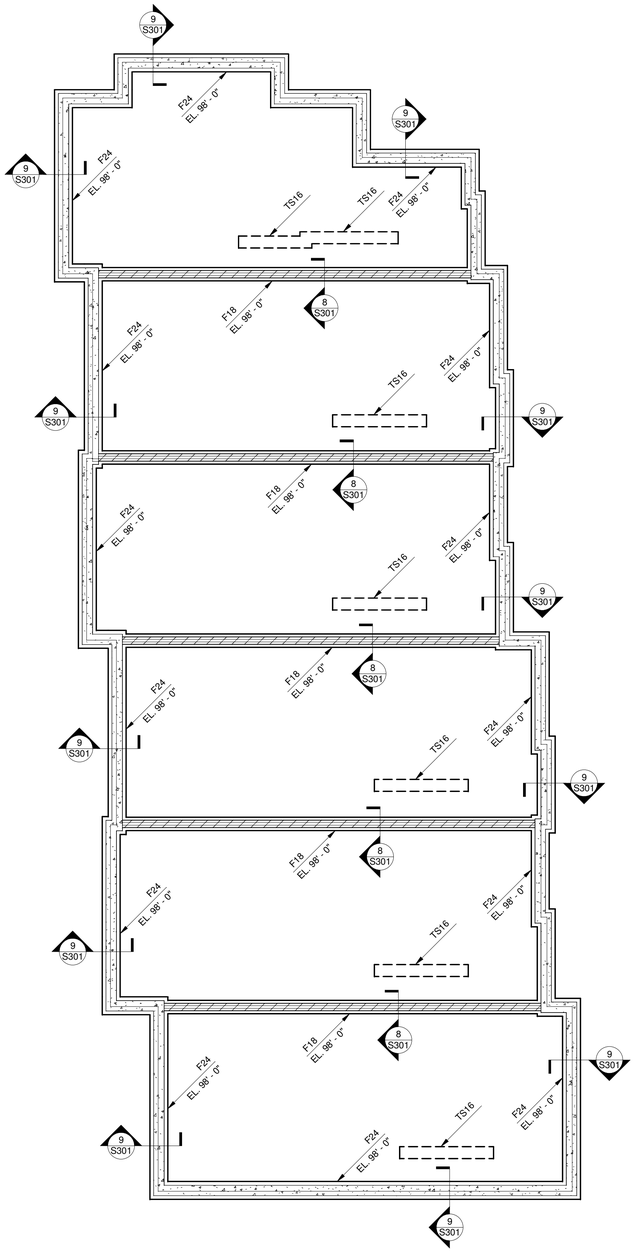
PROJECT DATE: 7/29/2014
PROJECT #: 13176

Issue	Description	Date

TYPICAL DETAILS

S002

berardi +
architecture + interior design + engineering
369 east livingston avenue, columbus, ohio 43215
phone 614-221-1110 fax 614-221-0831
www.berardipartners.com



FOUNDATION PLAN

1/8" = 1'-0"

FOUNDATION NOTES

1. SOIL BEARING PRESSURE = xOOO PSF, PER THE GEOTECHNICAL ENGINEERING REPORT BY XXXXX, DATED XXXXX. PLACE NO CONCRETE PRIOR TO INSPECTION AND APPROVAL OF THE BASES OF FOOTING EXCAVATIONS BY SOILS ENGINEER.

2. KEEP FOUNDATION FREE OF WATER AT ALL TIMES. REPLACE WEAKENED SOIL WITH CLASS IV CONCRETE.

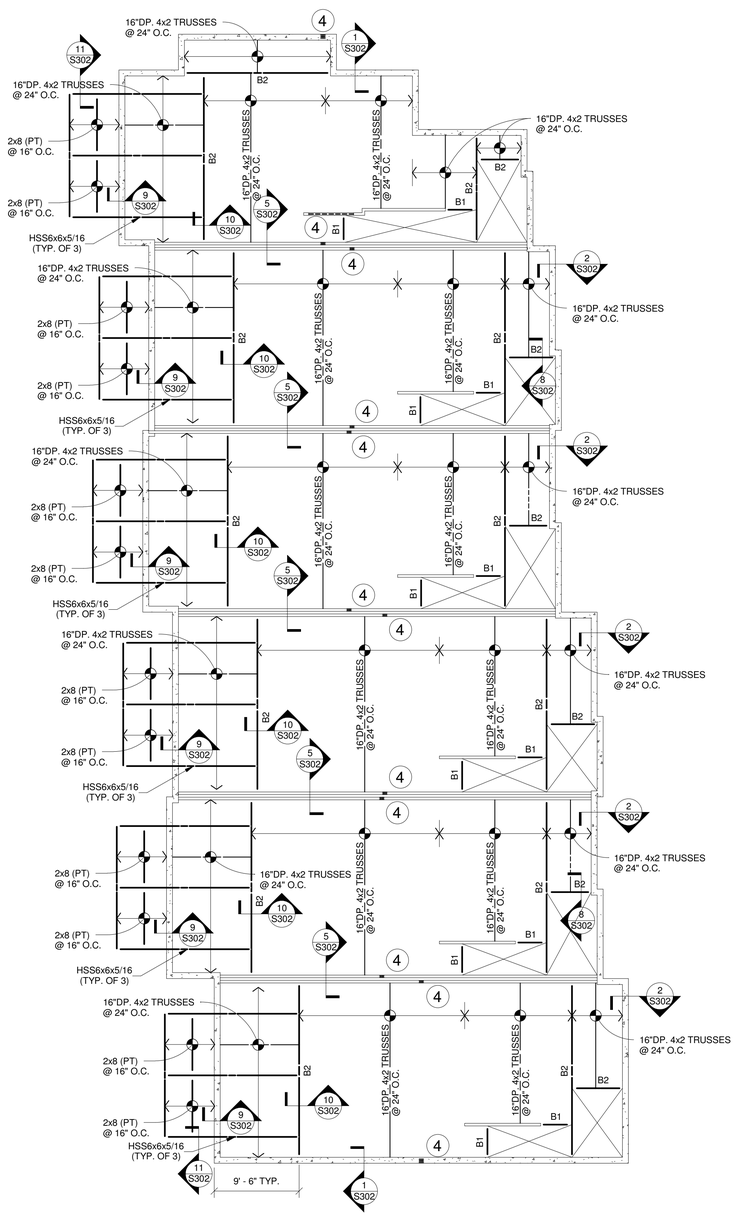
3. TOP OF CONCRETE SLAB ELEVATIONS VARY, SEE PLAN. REFERENCE ELEVATION IS FINISHED FIRST FLOOR ELEVATION 100'-0" = 769.82'.

4. ELEVATIONS SHOWN ON FOOTINGS INDICATE TOP OF FOOTING.

5. VERIFY LOCATION, SIZE AND NUMBER OF ALL FLOOR DEPRESSIONS AND FLOOR SLOPES WITH ARCHITECTURAL AND MEP DRAWINGS.

6. SEE 2/S301 FOR TYPICAL FOOTING STEP SHOWN THUS . STEP AT A RATIO OF ONE VERTICAL TO TWO HORIZONTAL.

7. SEE SHEET S001 FOR GENERAL STRUCTURAL NOTES AND SPECIAL INSPECTION REQUIREMENTS.



SECOND FLOOR FRAMING PLAN

1/8" = 1'-0"

SECOND FLOOR FRAMING NOTES

1. DESIGN LIVE LOADS:
   - RESIDENTIAL UNITS AND CORRIDORS SERVING THEM — 40 PSF
   - RESIDENTIAL UNIT DECKS — 60 PSF
   - EXITS, LOBBIES, PUBLIC AREAS — 100 PSF
   - MECHANICAL ROOMS — 125 PSF

2. FLOOR CONSTRUCTION: 3/4" T&G SHEATHING ON 16" DEEP PRE-ENGINEERED WOOD TRUSSES OR 2X FRAMING.

3. TOP OF SHEATHING IS AT ELEVATION 111'-4". REFERENCE ELEVATION IS FINISHED FIRST FLOOR ELEVATION 100'-0" = 769.82'.

4. SEE WALL CONSTRUCTION SCHEDULE THIS SHEET FOR STUD SIZE AND SPACING. COORDINATE ADDITIONAL JAMB AND POST STUDS WITH PLAN REQUIREMENTS.

5. INDICATES WOOD HEADER OR LINTEL. SEE ARCHITECTURAL DRAWINGS FOR LOCATION AND ELEVATION, AND HEADER SCHEDULE FOR SIZES. FOR MASONRY LINTELS, SEE MASONRY LINTEL TYPES AND SCHEDULE ON S001.

6. Bx — INDICATES WOOD BEAM. SEE SCHEDULE

7. INDICATES A WOOD POST. SEE SCHEDULE

8. "C.A." INDICATES COLUMN ABOVE.

9. (#) INDICATES THE NUMBER OF 2 X WOOD STUDS REQUIRED TO CREATE A STUD COLUMN. PROVIDE A MINIMUM OF (2) 2 X STUDS AT ALL BEAMS, HEADERS, AND GIRDER TRUSSES, EXCEPT AS NOTED OTHERWISE.

10. HDx — INDICATES A SHEAR WALL HOLDDOWN. SEE HOLDDOWN SCHEDULE ON SHEET XXX, FOR TYPE AND SHEARWALL END POSTS REQUIRED. HOLDDOWNS SHOWN ARE TO BE INSTALLED AT THE BASE OF THIS LEVEL'S FRAMING.

11. SEE ARCHITECTURAL DRAWINGS FOR ANY DIMENSIONS NOT INDICATED HEREON.

12. SEE SHEET S001 FOR DESIGN CRITERIA AND GENERAL STRUCTURAL NOTES.

WOOD BEAM SCHEDULE		
MARK	SIZE	NOTES
B1	(3) 2x10	
B2	(3) 1 3/4" x 16"DP. LVL	
B3	(3) 1 3/4" x 18"DP. LVL	

PROGRESS SET
NOT FOR CONSTRUCTION
NOT FOR PRICING

BORROR PROPERTIES

875 Summit Street

Columbus, Ohio 43215

© 2014 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC., ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

NOTE:

1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.

2. THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS AND THE PROJECT MANUAL IN THEIR ENTIRETY. THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND COMPLEMENTARY OF EACH OTHER. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.

3. ADDITIONALLY, SEE GENERAL INFORMATION ON 'A0' SHEETS.

4. THE CLIENT ACKNOWLEDGES THE CONSULTANT'S (ARCHITECT) DRAWINGS AND SPECIFICATION, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECT) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT). THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.

5. ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN. ANY USE OR REUSE OF ORIGINAL OR ALTERED CADD DESIGN MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER. FURTHERMORE, USER AGREES TO DEFEND, INDEMNIFY AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.

6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES, LOCATIONS OR DETAILED REQUIREMENTS. THE DRAWINGS SHALL NOT BE SCALED. EXACT STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THIS CONTRACTOR. ANY INFORMATION WHICH DIRECTLY CONFLICTS WITH ANY OF THESE CODES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

PRECONSTRUCTION

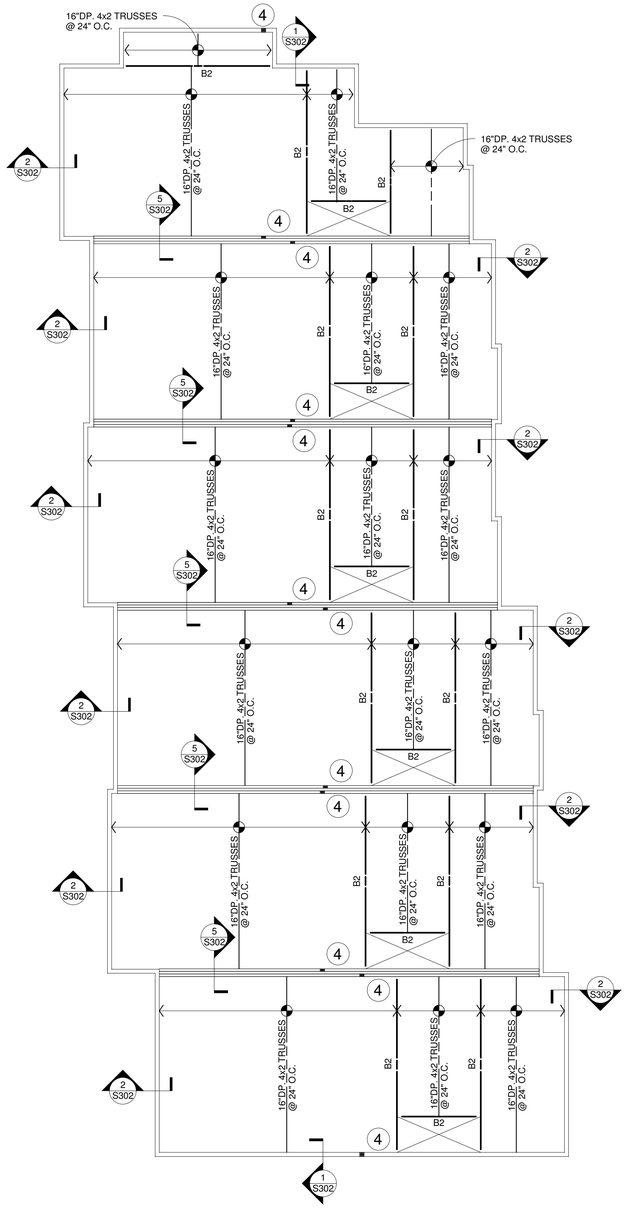
PROJECT DATE: 7/29/2014
PROJECT #: 13176

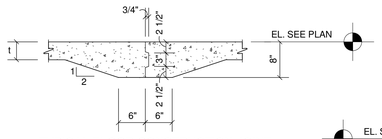
Issue	Description	Date

FOUNDATION & 2ND FLOOR FRAMING PLANS

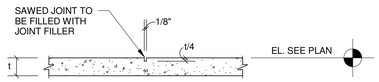
S101

berardi +
architecture + interior design + engineering
369 east livingston avenue, columbus, ohio 43215
phone 614-221-1110 fax 614-221-0831
www.berardipartners.com


16"DP. 4x2 TRUSSES @ 24" O.C.
B2
16"DP. 4x2 TRUSSES @ 24" O.C.
16"DP. 4x2 TRUSSES @ 24" O.C.
16"DP. 4x2 TRUSSES @ 24" O.C.

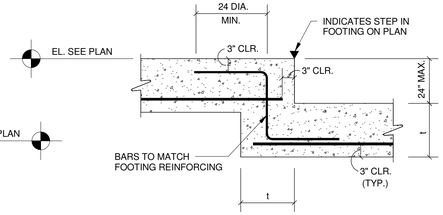


TYPICAL FLOOR CONSTRUCTION JOINT

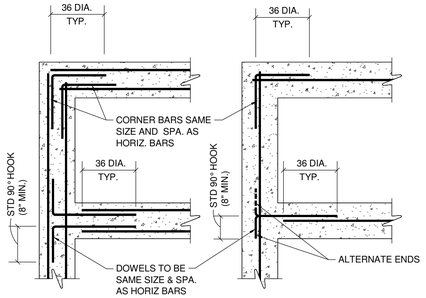


TYPICAL FLOOR CONTROL JOINT

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

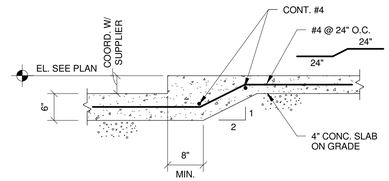


SECTION 2
3/4" = 1'-0"

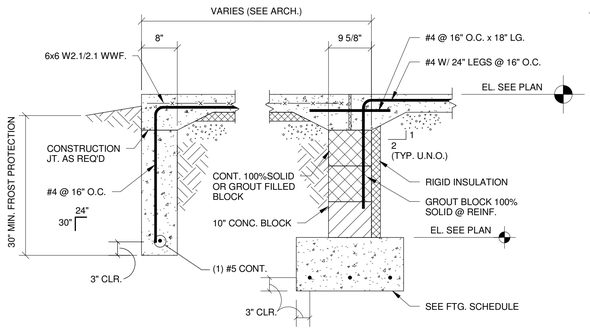


TYP. CORNER BARS FOR CONCRETE WALL AND FOOTING CONSTRUCTION

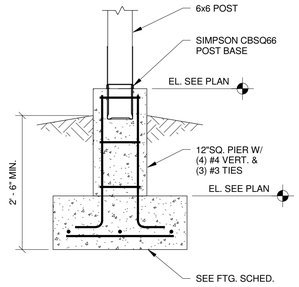
SECTION 3
3/4" = 1'-0"



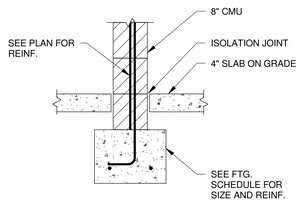
SECTION 4
3/4" = 1'-0"



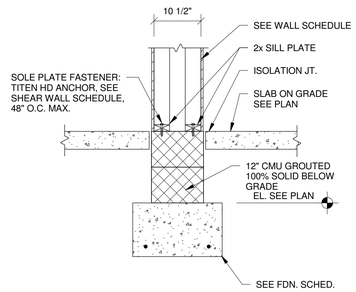
SECTION 5
3/4" = 1'-0"



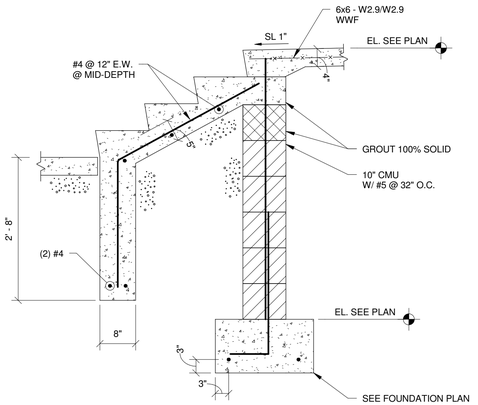
SECTION 6
3/4" = 1'-0"



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



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



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

BORROR PROPERTIES

875 Summit Street

Columbus, Ohio 43215

© 2014 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC., ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION

NOTE:

1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR W/ THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.

2. THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS AND THE PROJECT MANUAL IN THEIR ENTIRETY. THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND COMPLEMENTARY OF EACH OTHER. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.

3. ADDITIONALLY, SEE GENERAL INFORMATION ON 'AG' SHEETS.

4. THE CLIENT ACKNOWLEDGES THE CONSULTANT'S (ARCHITECT) DRAWINGS AND SPECIFICATION, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECT) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT). THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.

5. ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN. ANY USE OR REUSE OF ORIGINAL OR ALTERED CADD DESIGN MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER. FURTHERMORE, USER AGREES TO DEFEND, INDEMNIFY AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.

6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES, LOCATIONS OR CODIFIED REQUIREMENTS. THE DRAWINGS SHALL NOT BE SCALED. EXACT STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THIS CONTRACTOR. ANY INFORMATION WHICH DIRECTLY CONFLICTS WITH ANY OF THESE CODES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

PRECONSTRUCTION

PROJECT DATE: 7/29/2014
PROJECT #: 13176

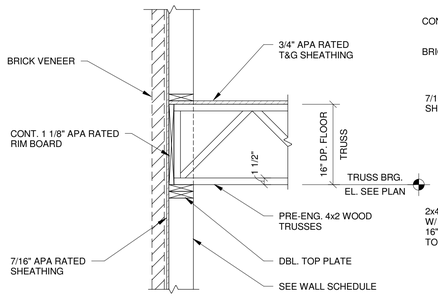
Issue	Description	Date

FOUNDATION DETAILS

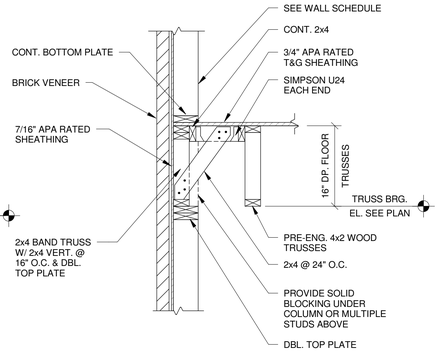
S301

PROGRESS SET
NOT FOR CONSTRUCTION
NOT FOR PRICING

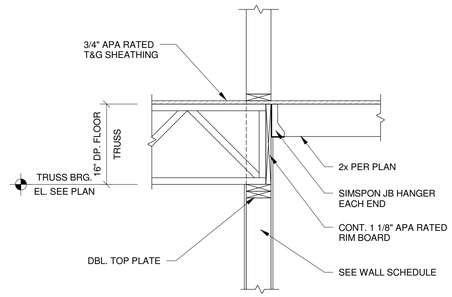
berardi +
architecture + interior design + engineering
369 east livingston avenue, columbus, ohio 43215
phone 614-221-1110 fax 614-221-0831
www.berardipartners.com



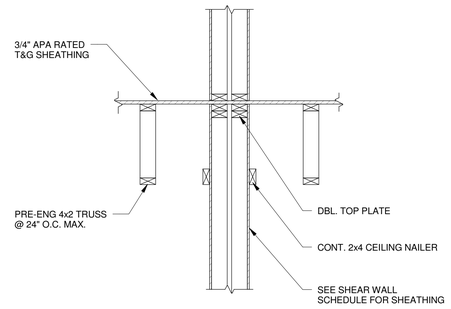
SECTION 1 — 3/4" = 1'-0"



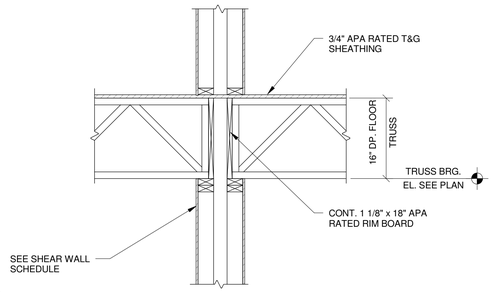
SECTION 2 — 3/4" = 1'-0"



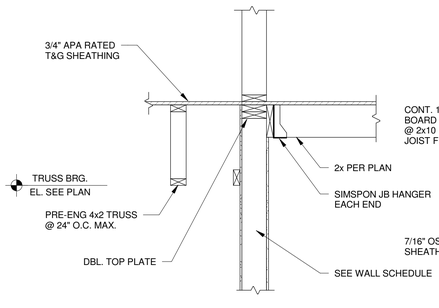
SECTION 3 — 3/4" = 1'-0"



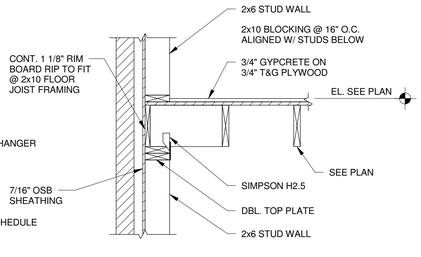
SECTION 4 — 3/4" = 1'-0"



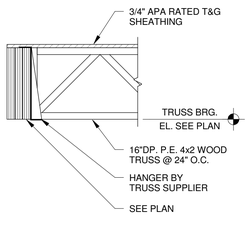
SECTION 5 — 3/4" = 1'-0"



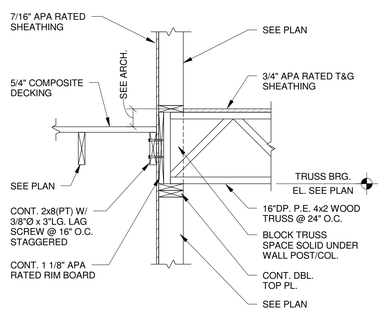
SECTION 6 — 3/4" = 1'-0"



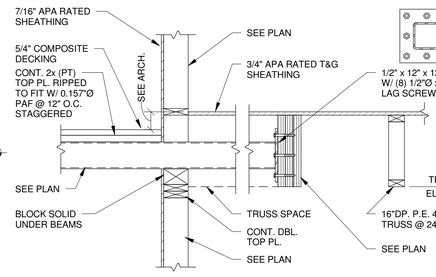
SECTION 7 — 3/4" = 1'-0"



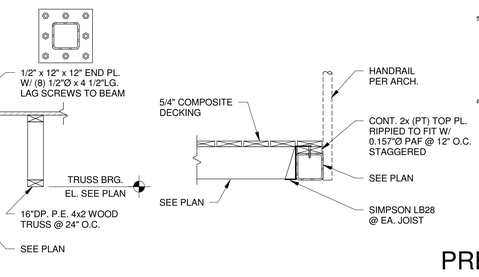
SECTION 8 — 3/4" = 1'-0"



SECTION 9 — 3/4" = 1'-0"



SECTION 10 — 3/4" = 1'-0"



SECTION 11 — 3/4" = 1'-0"

BORROR PROPERTIES

875 Summit Street

Columbus, Ohio 43215

© 2014 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC., ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

NOTE:

1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.

2. THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS AND THE PROJECT MANUAL IN THEIR ENTIRETY. THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND COMPLEMENTARY OF EACH OTHER. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.

3. ADDITIONALLY, SEE GENERAL INFORMATION ON 'AG' SHEETS.

4. THE CLIENT ACKNOWLEDGES THE CONSULTANT'S (ARCHITECTS) DRAWINGS AND SPECIFICATION, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECTS) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT). THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.

5. ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN. ANY USE OR REUSE OF ORIGINAL OR ALTERED CADD DESIGN MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER. FURTHERMORE, USER AGREES TO DEFEND, INDEMNIFY AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.

6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES, LOCATIONS OR SCOPED REQUIREMENTS. THE DRAWINGS SHALL NOT BE SCALED. EXACT STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THIS CONTRACTOR. ANY INFORMATION WHICH DIRECTLY CONFLICTS WITH ANY OF THESE CODES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

PRECONSTRUCTION

PROJECT DATE: 7/29/2014
PROJECT #: 13176

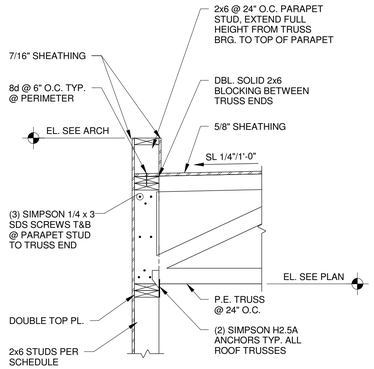
Issue	Description	Date

FLOOR FRAMING DETAILS

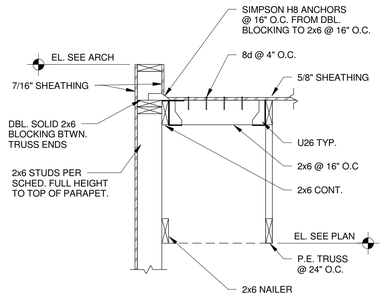
S302

PROGRESS SET
NOT FOR CONSTRUCTION
NOT FOR PRICING

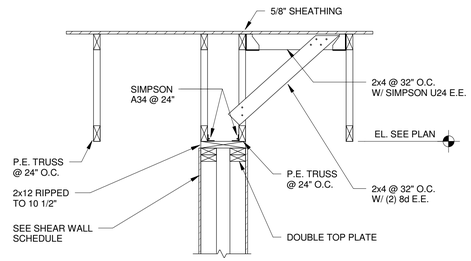
berardi +
architecture + interior design + engineering
369 east livingston avenue, columbus, ohio 43215
phone 614-221-1110 fax 614-221-0831
www.berardipartners.com



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



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



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

BORROR PROPERTIES

875 Summit Street

Columbus, Ohio 43215

© 2014 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC., ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION

NOTE:

1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.

2. THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS AND THE PROJECT MANUAL IN THEIR ENTIRETY. THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND COMPLEMENTARY OF EACH OTHER. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.

3. ADDITIONALLY, SEE GENERAL INFORMATION ON 'AG' SHEETS.

4. THE CLIENT ACKNOWLEDGES THE CONSULTANT'S (ARCHITECTS) DRAWINGS AND SPECIFICATION, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECTS) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT). THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.

5. ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN. ANY USE OR REUSE OF ORIGINAL OR ALTERED CADD DESIGN MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER. FURTHERMORE, USER AGREES TO DEFEND, INDEMNIFY, AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.

6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES, LOCATIONS OR CODIFIED REQUIREMENTS. THE DRAWINGS SHALL NOT BE SCALED. EXACT STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THIS CONTRACTOR. ANY INFORMATION WHICH DIRECTLY CONFLICTS WITH ANY OF THESE CODES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

PRECONSTRUCTION

PROJECT DATE: 7/29/2014
PROJECT #: 13176

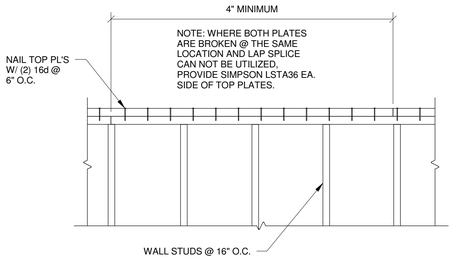
Issue	Description	Date

ROOF FRAMING DETAILS

S303

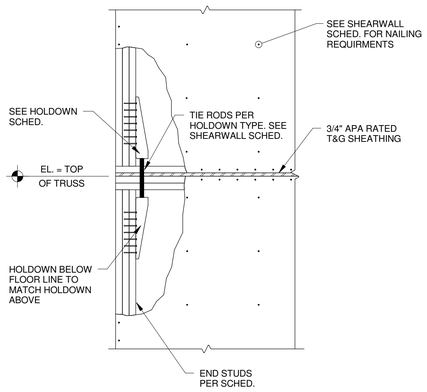
PROGRESS SET
NOT FOR CONSTRUCTION
NOT FOR PRICING

berardi +
architecture + interior design + engineering
369 east livingston avenue, columbus, ohio 43215
phone 614-221-1110 fax 614-221-0831
www.berardipartners.com



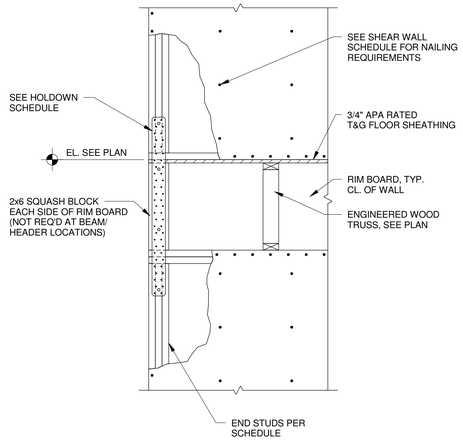
TYPICAL SHEARWALL - TOP PLATE SPLICE

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



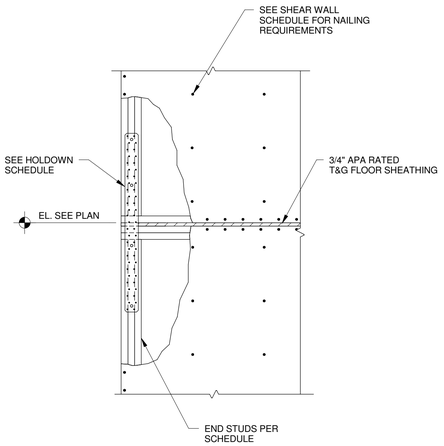
INTERIOR SHEARWALL - FULL HEIGHT WALL

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



TYP. SHEARWALL HOLD-DOWN AT BEARING WALL

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



TYP. SHEARWALL HOLD-DOWN AT FULL HEIGHT WALL

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

SHEAR WALL SCHEDULE

WALL MK. (NOTE 1)	SHEATHING APPLICATION	SHEATHING TYPE & THICKNESS	NAIL SIZE	NAIL SPACING		SHEAR CAPACITY (PLF) WIND/SEISMIC	WALL CONSTRUCTION	STUD THICKNESS AT PANEL JOINTS	NOMINAL SILL THICKNESS
				EDGES	FIELD				
SW1	BOTH FACES	5/8" GYPSUM BOARD	6d - COOLER	7"	7"	230	UNBLOCKED	2X	2X
SW2	BOTH FACES	5/8" GYPSUM BOARD	6d - COOLER	4"	4"	290	UNBLOCKED	2X	2X
SW3	ONE FACE	5/8" GYPSUM BOARD	6d - COOLER	7"	7'	115	UNBLOCKED	2X	2X

NOTES:
1. APPLY WOOD LAYER OF SHEATHING TO EXTERIOR FACE.
2. ALL PANEL EDGES SHALL BE LOCATED ON STUDS, BLOCKING LAID FLAT AGAINST THE SHEATHING, PLATES, OR RIM JOISTS U.N.O.
3. LOCATE SILL PLATE ANCHOR RODS NO CLOSER THAN 6" FROM WALL CORNERS.
4. SEE PLAN AND HOLDOWN SCHEDULE FOR HOLD DOWN INFORMATION. PROVIDE END STUDS AT SHEARWALL BOUNDARIES. (MIN. 2 END STUDS)
5. SPLICE WALL TOP PLATES PER DETAIL 3/S310.

BORROR PROPERTIES

875 Summit Street

Columbus, Ohio 43215

© 2014 BY:
BERARDI + PARTNERS, INC.
ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF BERARDI + PARTNERS, INC., ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION.

NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.

2. THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS AND THE PROJECT MANUAL IN THEIR ENTIRETY. THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND COMPLEMENTARY OF EACH OTHER. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.

3. ADDITIONALLY, SEE GENERAL INFORMATION ON 'AG' SHEETS.

4. THE CLIENT ACKNOWLEDGES THE CONSULTANT'S (ARCHITECTS) DRAWINGS AND SPECIFICATION, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECTS) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT). THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.

5. ARCHITECT CANNOT WARRANT THE ACCURACY OF DATA CONTAINED HEREIN. ANY USE OR REUSE OF ORIGINAL OR ALTERED CADD DESIGN MATERIALS BY THE USER OR OTHER PARTIES WITHOUT THE REVIEW AND WRITTEN APPROVAL OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER. FURTHERMORE, USER AGREES TO DEFEND, INDEMNIFY, AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE MODIFICATION OR REUSE OF THESE MATERIALS.

6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES, LOCATIONS OR CODIFIED REQUIREMENTS. THE DRAWINGS SHALL NOT BE SCALED. EXACT STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THIS CONTRACTOR. ANY INFORMATION WHICH DIRECTLY CONFLICTS WITH ANY OF THESE CODES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.

PRECONSTRUCTION

PROJECT DATE: 7/29/2014
PROJECT #: 13176

Issue	Description	Date

SHEARWALL SCHEDULE AND DETAILS

S304

PROGRESS SET
NOT FOR CONSTRUCTION
NOT FOR PRICING

berardi +
architecture + interior design + engineering
369 east livingston avenue, columbus, ohio 43215
phone 614-221-1110 fax 614-221-0831
www.berardipartners.com