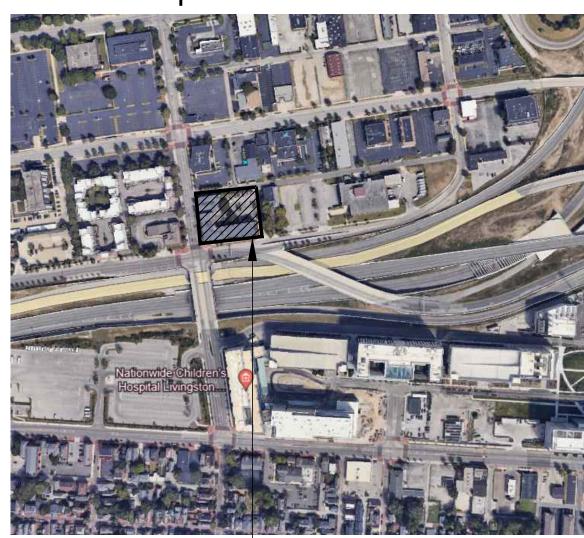
# COMMONS AT GRANT

398 SOUTH GRANT AVENUE COLUMBUS, OH 43215

#### 30% DOCUMENTS

### location map



COMMONS AT GRANT 398 SOUTH GRANT AVENUE COLUMBUS, OH 43215

#### **CODE SUMMARY:**

THE PROJECT IS BEING DEVELOPED UNDER OHFA SUSTAINABILITY OVERLAY AND MUST MEET ALL PREREQUISITE REQUIREMENTS. SEE THE PROJECT MANUAL OR CONTACT THE ARCHITECT FOR THE MOST CURRENT REQUIREMENTS.

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.

- 1. 2024 OHIO BUILDING CODE 2. 2024 OHO MECHANICAL, PLUMBING, GAS AND ALL RELATED CODES
- 3. APPLICABLE SECTIONS OF THE 2019 RESIDENTIAL CODE OF OHIO
- 4. OHIO ELECTRICAL CODE 2023 5. OHIO ENERGY CODE 2023
- 6. OHIO ACCESSIBILITY CODE 2017 7. APPLICABLE LOCAL CITY CODES AND ORDINANCES
- 8. ANSI ICC A 1 17.1 -- 2017 9. UNIFORM FEDERAL ACCESSIBILITY STANDARD
- 10. OHFA 2024 DESIGN AND ARCHITECTURAL STANDARDS 1 1. FAIR HOUSING ACT
- 12. 2024 EXISTING BUILDING CODE

PROJECT ACCESSIBILITY SAFE HARBOR SHALL BE THE ANSI ICC A 1 1 7.1-20 1 7

THE OWNER WILL CONTRACT A TECHNICAL CONSULTANT TO PERFORM ALL THIRD PARTY SPECIAL INSPECTIONS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.

USE GROUP: MIXED USE/SEPARATED: R-2, A-3 CONSTRUCTION TYPE: 5A SPRINKLER SYSTEM: NFPA 13R

#### BUILDING AMENITIES:

1. PROJECT SHALL PROVIDE PROPERTY WIDE WI-FI AT NO COT TO THE

2. PROJECT COMMON AREA SHALL INCLUDE AN EXERCISE ROOM. (2)

#### DRAWING INDEX

GOOO COVER SHEET GOO1 DESIGN AND CONSTRUCTION FEATURES AGREEMENT GOO2 DESIGN AND CONSTRUCTION FEATURES AGREEMENT

ARCHITECTURAL SITE DRAWINGS
AS 10 1 EXISTING & PROPOSED SITE PLAN AS 102 SITE DETAILS

# DOO1 DEMOLITION NOTES

AS 103 SITE DETAILS

D101 FIRST FLOOR DEMOLITION PLAN D 102 SECOND FLOOR DEMOLITION PLAN

D 103 THIRD & FOURTH FLOOR DEMOLITION PLAN

A001 ABBREVIATIONS, SYMBOLS AND NOTES

AOO3 WALL TYPES

A004 ACCESSIBILITY GUIDELINES A005 UNIT ACCESSIBILITY GUIDELINES

A006 UNIT AND BUILDING SUMMARIES A007 LIFE SAFETY PLANS

A 101 FIRST FLOOR PLAN A 102 SECOND FLOOR PLAN A 103 THIRD FLOOR PLAN

A 104 FOURTH FLOOR PLAN A105 ROOFPLAN

A201 EXTERIOR ELEVATIONS A202 EXTERIOR ELEVATIONS

A301 ENLARGED FIRST FLOOR PLANS A302 ENLARGED FIRST FLOOR PLANS

A303 ENLARGED SECOND FLOOR PLAN A304 UNIT A HC PLAN

A305 UNIT A PLAN A306 UNIT B PLAN

A307 UNIT CPLAN A308 UNIT D PLAN A309 UNITEPLAN

A310 UNITFPLAN A311 UNIT G PLAN

A401 INTERIOR ELEVATIONS A402 INTERIOR DETAILS A403 DETAILS

A404 DUMPSTER ENCLOSURE DETAILS

A 701 DOOR SCHEDULE, DETAILS & WINDOW TYPES

A801 FIRST FLOOR CEILING PLAN A802 SECOND FLOOR CEILING PLAN A803 THIRD FLOOR CEILING PLAN

#### POTENTIAL BUILDING SYSTEMS:

BUILDING SECURITY AND ACCESS CONTROL AND LOW VOLTAGE SYSTEMS: 1. BUILDING ENTRANCE DOORS TO BE POWERED BIPARTING OR SWING WITH CONTROLS CONNECTED TO THE DOOR ENTRANCE SECURITY SYSTEM LIMITING ACCESS TO RESIDENTS AND VISITORS WHEN PERMITTED BY THOSE INSIDE. 2. BUILDING MAIN ENTRANCE TO HAVE ACCESS CONTROL SYSTEM INTERFACED WITH RESIDENT UNIT INTERCOM SYSTEM.

3. SELECT AREAS OF BUILDING INTERIOR AND EXTERIOR SHALL BE EQUIPPED MITH A DIGITAL VIDEO SURVEILLANCE SYSTEM COMPLETE WITH RECORDING AND MONITORING EQUIPMENT. MONITORING EQUIPMENT.

4. DOOR MONITORING SYSTEM INSTALLED AT EXITS TO PROVIDE NOTIFICATION
OF UNSECURE CONDITION.
5. THE PROJECT SHALL INCLUDE INSTALLATION OF BROADBAND

PLUMBING SYSTEMS AND FIXTURES: 6. CENTRAL GAS FIRED DOMESTIC WATER HEATING SHALL HAVE EFFICIENCIES MEETING 2013 ASHRAE 90.1 OR CURRENT OHIO ADOPTED STANDARD 7. DOMESTIC HOT WATER SHALL BE DISTRIBUTED THROUGHOUT THE BUILDING. 1. DOMESTICE SHALL BE MAINTAINED USING RETURN PIPING AND CIRCULATION PUMP.
2. FIXTURES HALL BE MAINTAINED USING RETURN PIPING AND CIRCULATION PUMP.
3. FIXTURES IN COMMON AREAS AND ACCESSIBLE DESIGNATED LIVING UNITS SHALL BE ADA COMPLIANT.
4. ALL FIXTURES SHALL BE LOW FLOW AS REQUIRED BY GREEN CERTIFICATION.
10. ALL FIXTURES SHALL BE DESIGNED TO MAINTAIN CONSTANT TEMPERATURE TO

PREVENT ACCIDENTAL SCALDING.

1 1.EXPOSED SUPPLY AND SANITARY DRAIN LINES SHALL INCLUDE INSULATION OR BARRIER TO PREVENT SCALDING.

1 2.SANITARY DRAIN, WASTE AND VENT PIPING SHALL BE ABS OR PVC.

3.DOMESTIC WATER SUPPLY PIPING SHALL BE TYPE K COPPER, PEX 'A' OR CPVC

14.ALL DWELLING UNITS SHALL BE HEATED AND AIR CONDITIONED WITH VENTILATION MEETING CURRENT OHO MECHANICAL CODE REQUIREMENTS.

15.LIVING UNIT HVAC SYSTEMS SHALL BE PTACS (EXISTING, REPLACE INKIND)

16.COMMON AREA HVAC SYSTEMS SHALL BE SPLIT-SYSTEMS WITH GAS-FURNACE/AIR HANDLERS, CONDENSING UNITS ARE ON THE ROOF AND PAD MOUNTED ON THE NORTH CERTIFICATION. PROVIDE WITH MERY & AIR FILTERS WHERE PERMITTED BY

8.HVAC SYSTEM EFFICIENCIES SHALL MEET 2013 ASHRAE 90.1 OR CURRENT OHIO 10.11 AC 31 STEM ETFICIENCIES SHALL MEET 2013 ASHRAE 90.1 OR CURRENT OHI ADOPTED ENERGY CODE. 19.BATH EXHAUST FANS SHALL BE ENERGY STAR CERTIFIED AND SHALL MEET OR EXCEED OHIO CODE AND ASHRAE 62 REQUIREMENTS 20. CLOTHES DRYERS SHALL EXHAUST DIRECTLY TO THE EXTERIOR WITH RIGID DUCTS CONFORMING TO REQUIREMENTS OF OMC / SMACNA.

21. ENERGY STAR LABELED LIGHT FIXTURE OR EQUIVALENT LIGHTING PACKAGE. 22. ALL LIGHT BULBS SHALL HAVE A 10,000-HOUR MINIMUM LIFE 23. ALL DMELLING UNIT RECESSED AND PENDANT FIXTURES SHALL USE COMMON LAMP

24. LED FIXTURES ARE REQUIRED IN ALL UNHEATED LOCATIONS
25. ALL LIGHT SMITCHES SHALL BE ROCKER TYPE SMITCHES.
26. SMITCHES, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS MILL BE PLACED IN ACCESSIBLE LOCATIONS AT 48" MAXIMUM A.F.F. (EXISTING SWITCHES TO BE REPLACED WITH ROCKER TYPE)

21. ALL OUTLETS, PHONE JACKS AND DATA PORTS WILL BE INSTALLED A MINIMUM OF 18"

FIRE / SMOKE PROTECTION: 28. ENTIRE BUILDING TO BE FULLY SPRINKLERED AS REQUIRED BY APPLICABLE NFPA FIRE SPRINKLER SYSTEM STANDARD. 29. FIRE ALARM SYSTEM TO BE FULLY ADDRESSABLE AND ADA COMPLIANT IN ALL 27. THE ALEMAN STEEL TO DE TULL TADDICESSABLE AND ADA COMILIZATION AL SPACES REQUIRED BY CODE. 30. LIVING UNITS SHALL HAVE CODE COMPLIANT SMOKE ALARMS IN ALL SPACES 3 1. LIVING UNITS SHALL HAVE CODE COMPLIANT CO ALARMS IN ALL SPACES REQUIRED

#### UNIVERSAL DESIGN COMPONENTS:

(R) 36" WIDE (MINIMUM) ENTRY DOOR (R) ENTRY DOOR WITH LEVER-STYLE HANDLE
(R) FOR PRIMARY ENTRANCE, MINIMUM 5'X5' LEVEL CLEAR SPACE INSIDE AND OUTSIDE

(R) ADEQUATE NON-GLARE LIGHTING AT WALKWAYS, ACCESSIBLE ROUTES, AND EXTERIOR

(R) ADEQUATE LIGHTING BOTH INSIDE AND OUTSIDE THE BUILDING AND UNIT ENTRANCE (R) HIGH VISIBILITY ADDRESS NUMBERS (BOTH BUILDING AND EXTERIOR UNITS) (R) OVERHEAD WEATHER PROTECTION AT ENTRANCES INTERIOR STAIRS AND HALLWAYS
(R) ADEQUATE LIGHTING TO ILLUMINATE ALL STAIRWAY(S), LANDINGS, AND HALLWAY(S)

(R) HALLWAYS WITH A MINIMUM OF 42" (R) ANTI-SLIP STRIPS ON FRONT EDGE OF STEPS IN COLOR-CONTRAST MATERIAL INTERIOR DOORS
(R) 34" WIDE (MINIMUM) DOORS LEADING TO HABITABLE ROOM, ALLOWING FOR A 32"

MINIMUM CLEARANCE (R) LEVER-STYLE DOOR HARDWARE ON ALL INTERIOR DOORS (R) INTERIOR MAXIMUM DOOR THRESHOLD OF 1/4 INCH BEVELED OR FLUSH

(R) ANTI-SCALD FAUCETS WITH LEVER HANDLE FOR ALL SINKS, BATHTUBS, AND SHOWERS (R) PRESSURE BALANCED FAUCETS

ELECTRICAL
(R) THERMOSTAT AND CONTROL PANELS THAT ARE EASY TO READ AND SIMPLE TO OPERATE

(R) ROCKER, TOUCH LIGHT, OR HANDS-FREE SWITCHES (R) EXTRA ELECTRICAL OUTLETS (FOR MEDICAL EQUIPMENT OR RECHARGEABLE ITEMS, ETC.) PLACED 18" TO 24" ABOVE FINISHED FLOOR (BEDROOM ONLY)

(V) BASE CABINETS WITH PULL OUT DRAWERS

SUGGESTED TO BE A TWO-INCH CORNER RADIUS, WATERFALL EDGE WITH ONE-INCH (R) ADJUSTABLE-HEIGHT SHOWERHEAD (ARTICULATED ARM OR SIMILAR) OR HAND-HELD

(R) NON-GLARE LIGHTING AT VANITIES (E) AT LEAST 15" CLEAR SPACE/"LANDING ZONE" ON EACH SIDE OF STOVE AND SINK, AND AT LEAST ONE SIDE OF REFRIGERATOR. THIS IS COUNTERTOP CLEAR SPACE AND MAY BE SHARED WITH ANOTHER APPLIANCE AND/OR REQUIRED WORK SURFACE IF

APPLICABLE - Not Feasible; Exception Requi (R) LOOP HANDLES ON DRAWERS AND CABINETS (R) NON-GLARE TASK LIGHTING TO ILLUMINATE SINK, STOVE, AND WORK AREAS (V) ADJUSTABLE HEIGHT SHELVES IN WALL CABINETS

| unit | summary |
|------|---------|

| FIRST FLOOR       | COUNT | NET AREA | TOTAL AREA |
|-------------------|-------|----------|------------|
| UNIT A - ANSI 'B' | 15    | 428 SF   | 7,210 SF   |
| UNIT A - ANSI 'A' | 4     | 433 SF   | 856 SF     |
| UNIT A - S.I.     | 1     | 428 SF   | 428 SF     |
| TOTAL             | 20    |          | 8,560 SF   |

| SECOND FLOOR      | COUNT | NET AREA | TOTAL AREA     |
|-------------------|-------|----------|----------------|
| UNIT A - ANSI 'B' | 20    | 428 SF   | 8,743 SF       |
| UNIT A - ANSI 'A' | 2     | 428 SF   | 862 SF         |
| UNIT A - S.I.     | 1     | 431 SF   | 431 SF         |
| UNIT E            | 1     | 500 SF   | 5 <i>00</i> SF |
| UNIT F            | 1     | 532 SF   | 532 SF         |
| UNIT G            | 1     | 431 SF   | 431 SF         |
| TOTAL             | 26    |          | 11,499 SF      |

| THIRD FLOOR       | COUNT | NET AREA | TOTAL AREA |
|-------------------|-------|----------|------------|
| UNIT A - ANSI 'B' | 21    | 428 SF   | 9,416 SF   |
| UNIT A - ANSI 'A' | 2     | 428 SF   | 428 SF     |
| UNIT B            | 1     | 465 SF   | 465 SF     |
| UNIT C            | 1     | 432 SF   | 432 SF     |
| UNIT D            | 1     | 432 SF   | 432 SF     |
| UNIT G            | 1     | 442 SF   | 442 SF     |
| TOTAL             | 27    |          | 11,615 SF  |

| FOURTH FLOOR      | COUNT | NET AREA | TOTAL ARE    |
|-------------------|-------|----------|--------------|
| UNIT A - ANSI 'B' | 21    | 428 SF   | 9,416 SF     |
| UNIT A - ANSI 'A' | 2     | 428 SF   | 428 SF       |
| UNIT B            | 1     | 465 SF   | 465 SF       |
| UNIT C            | 1     | 432 SF   | 432 SF       |
| UNIT D            | 1     | 432 SF   | 432 SF       |
| UNIT G            | 1     | 442 SF   | 442 SF       |
| TOTAL             | 27    |          | 11,615 SF    |
|                   |       |          |              |
|                   | COUNT |          | TOTAL UNIT A |
| TOTAL UNITS       | 100   |          | 43,145 SF    |

# development summary

COMMONS AT GRANT SENIOR HOUSING IS AN EXISTING 100 UNIT 4-STORY AFFORDABLE SENIOR INDEPENDENT-LIVING APARTMENT BUILDING LOCATED IN COLUMBUS OHIO AND CONSTRUCTED IN 2003. THE PROPOSED RENOVATION OF COMMONS AT GRANT SENIOR HOUSING INCLUDES SITE. EXTERIOR AND INTERIOR COMMON AREA AND DWELLING UNIT IMPROVEMENTS. THE PROPOSED RENOVATIONS WILL BE COMPLETED IN PHASES. THE PROPOSED SITE, EXTERIOR FACADE AND THE COMMON AREA RENOVATION WORK TO BE COMPLETED CONCURRENTLY. THE FOLLOWING DESCRIBES THE PROPOSED SCOPE OF WORK.

owner: National Church Residences Columbus, OH

civil engineer: N/A

structural engineer:

architect: Berardi + Partners, LLC

Columbus, Ohio

systems engineer: Berardi + Partners, LLC Columbus, OH

contractor: City, State

# **COMMONS AT GRANT**

398 SOUTH GRANT AVENUE COLUMBUS, OH 43215

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

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

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 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 NO 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.

# 30% **DOCUMENTS**

PROJECT #: COPYRIGHT: ISSUE DATE: 06/26/2024 **REVISIONS:** 

**COVER SHEET** 

BERARDI+



| Instructions                               |                    |
|--|--------------------|
| 2024 Design and Construction Features Form |                    |
| Project Name Commons at Grant              | Project Number N/A |

#### Instructions

- 1. The architectural entity with whom the owner and developer contracted with to provide architectural services will complete the form and obtain all required signatures for the certifications.
- 2. The project applicant will submit the completed and signed form with the proposal application.
- 3. If funded, the project applicant will complete and submit the form again at final application with all changes from what was submitted at proposal application clearly identified.
- 4. A copy of the final, completed form must also be included in the 80% percent plan sets, copied onto the page(s) following the cover sheet, submitted at final application.

Both a signed PDF and the excel file are required for submission.

All communications related to the architectural review, including submission of architectural plans, must be sent to arch@ohiohome.org

Provide an answer for all sections, do not skip or leave blank any question. Use the "Not Applicable" (N/A) option if a question does not apply to your project. Use the following code to determine your response type:

Unrestricted answer

Drop-down or other restricted answer. Do not leave blank, select N/A.

Formula, auto-populate, or other locked cell

Formula, auto-populate, blank, or other unlocked cell where overriding the formula is allowable but very unlikely

#### **Submission Requirements Checklist**

#### Prelim. Final

The completed, signed Certification.

The completed excel file of the DCF form.

Scope of Work form. (must also be completed at 8609)

**Exception Request form(s), if applicable.** 

Asbestos, mold, lead-based paint considerations as required.

Items required to be completed per Phase I or II Environmental Site Assessment, or per applicable Environmental Review performed by OHFA.

Drawings/Plans, which must include all of the following:

Cover sheet with name of development, development address, development team, drawing index, code information, and table indicating unit schedule (including accessible, adaptable and sensory impaired units), types and sizes

Site plan

- Including adjacent parcel information (e.g. zoning, roads, railroad tracks, etc.)
- clearly show the context of the neighborhood that the property will exist
- All site details, and parking data and layouts

Landscape intent

Historic features (adaptive reuse & historic rehabs) including description at preliminary and plans at final

Dimensioned floor plans with preliminary including room designations and proposed finishes

Exterior elevations with material notations

Interior elevations with material notations (casework, PGB and MR gypsum board locations, etc.)

Schematic Drawings and/or specifications for HVAC, plumbing, and electrical or similar items included in the scope of work.

Wall sections (if applicable)

Structure (if applicable)

Finishes and schedules

Details

Mechanical Plans (recommended to submit schematic or description of mechanical at preliminary submission)

Drawings must have a dimensioned plumbing plan and control points located for rough-in site verification. All pipes-through-floor and the walls they are intended to be located within must be dimensioned relative to the foundation where they must align with walls and/or islands above.

OHFA strongly encourages a surveyor to locate wall and through-slab pipe penetrations. Foundation over dig must be filled with insulation or forms and then back filled

#### Prelim. Final

#### **Electronic format (pdf)**

Single PDF file for drawings including all site plans, dimensioned floor plans, elevations, wall sections, structure, finishes, details and mechanical plans.

Separate PDF file for specifications. (no hard copy)

**Electronic format (AutoCAD)** 

Dimensioned floor plans only, submitted in DXF or DWG AutoCAD R-14 format.

- Required to include the project architect's polylines used for the area calculations as required by BOMA.
- If drawings are externally referenced (xref), submissions must be bound (xbind) prior to creating files for OHFA.
- Proprietary authorship information such as title blocks, Architecture seals, etc. should be removed.
- DXF should be generated from the base file and not a plan sheet file.

#### Hard copy

Full set of architectural plans, 11"x17" scaled to fit. Full-size architectural plans will be rejected.

- Do not submit printed set of specifications set with the drawings

| Developm   | O HOUS<br>ANCE AC  |  |   |
|--|--|--|---|
| <u> </u>   |  |  |   |
|  |  | tion Features Form<br>Commons at Grant   | Project Number N/A  |
|  | <b>,</b>   | Commons at Grant   | 14/1  |
| Basic Project I  | nformation   |  | Project Narrative   |
| Project Name   | inormation   | 0  | Commons at Grant, a preservation project in downtown Columbus, Franklin   |
| OHFA Project   | Number   | Commons at Grant<br>N/A  | County, Ohio, stands as a testament to pioneering Permanent Supportive  |
| LIHTC Type   |  | 9% LIHTC   | Housing. Originally constructed in 2002, this development comprises 100 studio  |
| List other OHF   | A sources  | N/A  | units, embodying a commitment to providing stable permanent supportive housing. Commons at Grant has been a trailblazer as one of the city's initial  |
| Address  |  | 398 South Grant Avenue   | Permanent Supportive Housing projects. All units benefit from a project-based   |
| City or Townsh<br>Zip Code   | пр   | Columbus<br>43215  | voucher contract.   |
| County   |  | Franklin   | This valued development offers a very self-out amounties including a  |
| Construction T   | ype  | Rehabilitation   | This valued development offers a range of resident amenities, including a community room, on-site laundry facilities, 24 hour front desk, on-site case  |
| -  |  | Moderate Rehab B   | management, exercise room and medical suites, ensuring the well-being of its  |
| Population Ser   |  | Seniors  | residents. Conveniently located just minutes away from a vibrant downtown   |
| Number of Bui  | ldings   | 1  | community, Commons at Grant provides easy access to essential amenities   |
| Project Archite  | oct*   | Berardi + Partners, LLC  |   |
| General Contra   |  | TBD  |   |
| Lead Develope  |  | National Church Residences   |   |
| 1  |  | * May use a Certified Engineer   |   |
|  |  | May use a Serunea Engineer   |   |
|  |  |  |   |
|  |  |  |   |
| esign Excepti  | ion Request  | Summary  |   |
|  | Total Numb   | er of Design Exceptions Requested  | l: 4  |
|  |  |  |   |
|  |  | ceptions for each category.  |   |
| 0 Ne   | w Constructio  |  |   |
|  | 0 Non-Ol   | HFA Requirement  | 0 Special Consideration 0 Supply Chain Issues   |
|  | habilitation or  | Adaptive Reuse:  |   |
|  | nabilitation of  | •  |   |
| 4 Re   |  | <b>     </b>   | Accossibility Deplace items with 75% + DIII   |
| 4 Re   | 1 Univers  | _  | Accessibility Replace items with 75%+ RUL   |
| 4 Re   |  | Durable Materials - Exterior   | Main Entry Outdoor Recreational Features  |
| 4 Re   |  | Durable Materials - Exterior<br>Sidewalks  | Main Entry Outdoor Recreational Features Major Building Components  |
| 4 Ke   |  | Durable Materials - Exterior   | Main Entry Durable Materials - Interior Elevators Outdoor Recreational Features Major Building Components Interior Doors  |
| 4 Re   |  | Durable Materials - Exterior<br>Sidewalks<br>Common Areas  | Main Entry Outdoor Recreational Features Major Building Components  |
| 4 Re   |  | Durable Materials - Exterior<br>Sidewalks<br>Common Areas<br>Floor Coverings<br>Bathrooms  | Main Entry Durable Materials - Interior Elevators  1 Unit Sizes 2 Kitchen & Appliances  Outdoor Recreational Features Major Building Components Interior Doors Bedroom Sizes Laundry Facilities   |
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LEED Residential - Silver Level Certification or higher

Exception for:

HERS Rater (organization):

National Green Building Standard (NGBS) - Silver Level Certification or higher

With Energy Star Homes or Energy Star MFNC compliance verified by a HERS rater

list the certification being selected.

Phone

Email:

# **DESIGN AND** CONSTRUCTION

**FEATURES** 

**COMMONS AT** 

**GRANT** 

398 SOUTH GRANT AVENUE COLUMBUS, OH 43215

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1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME

OMISSIONS SUBSEQUENTLY DISCOVERED IN THE

FAMILIAR W/ THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY FRRORS AND

2. THE CONTRACT DOCUMENTS ARE COMPRISED

DOCUMENTS IS DEPENDENT UPON AND

THEIR OWN RISK AND EXPENSE.

4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS (ARCHITECT) DRAWINGS AND SPECIFICATION, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE

'GO' SHEETS.

OF THE DRAWINGS AND THE PROJECT MANUAL IN THEIR ENTIRETY. THE INFORMATION IN THESE

OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS, THEY DO SO AT

3. ADDITIONALLY, SEE GENERAL INFORMATION ON

CONSULTANTS (ARCHITECT) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR

SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT

(ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE

MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND

ANY CLAIM AGAINST THE CONSULTANT

OF DATA CONTAINED HEREIN, ANY USE OR REUSE OF ORIGINAL OR ALTERED CADD DESIGN

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OF THE ARCHITECT SHALL BE AT THE SOLE RISK OF THE USER, FURTHERMORE, USER AGREES TO

MODIFICATION OR REUSE OF THESE MATERIALS 6. THESE DRAWINGS AS PART OF THE CONTRACT

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LOCATIONS OR CODIFIED REQUIREMENTS. TH 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

30% DOCUMENTS

ISSUE DATE: 06/26/2024

06/26/2024

PROJECT ARCHITECT.

DATE:

PROJECT #:

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ackslash REVISIONS:

DEFEND, INDEMNIFY, AND HOLD ARCHITECT HARMLESS FROM ALL CLAIMS, INJURIES,

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CONTRACT DOCUMENTS.

ARCHITECTURE | INTERIOR DESIGN | ENGINEERING 1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212 P 614.221.1110 berardipartners.com

**BERARDI+** 



| FINAN  | CE AGENCY                          |   |                                     |
|--|------------------------------------|---|-------------------------------------|
| Contact Info   | rmation                            |   |                                     |
|  | Construction Features Form         |   |                                     |
|  | ameCommons at Grant                | Project Numbe   | er N/A                              |
| ,  |                                    | ,   |                                     |
|  |                                    |   |                                     |
| roject Contacts  |                                    |   |                                     |
| roject Architect or  | Certified Engineer Information     |   |                                     |
| Name:  | Berardi + Partners, LLC            |   |                                     |
| Address:   | 1398 Goodale Boulevard             | Contact Name:   | Jennifer Cahill                     |
| City:  | Columbus                           | Title:  | Project Manager                     |
| County:  | Franklin                           | Telephone Number:   | 614-221-1110                        |
| State:   | Ohio                               | Cell Phone Number:  | 314-422-7395                        |
| Zip Code + 4:  | 43212+2707                         | E-Mail Address:   | jcahill@berardipartners.com         |
| eneral Contractor  | Information                        |   |                                     |
|  | inomation                          |   |                                     |
| Name:  | TBD                                |   |                                     |
| Address:   |                                    | Contact Name:   | TBD                                 |
| City:  |                                    | Title:  |                                     |
| County:  |                                    | Telephone Number:   |                                     |
| State:   |                                    | Cell Phone Number:  |                                     |
| Zip Code + 4:  |                                    | E-Mail Address:   |                                     |
| •  |                                    | L Wall / (dal 655).   |                                     |
| ead Developer Info   | ormation                           |   |                                     |
| Name a .   | National Church Decidences         |   |                                     |
| Name:  | National Church Residences         | 0 1 11  | Alt I VAZ I                         |
| Address:   | 2245 North Bank Drive              | Contact Name:   | Nicole Woods                        |
| City:  | Columbus                           | Title:  | Project Leader                      |
| County:  | Franklin                           | Telephone Number:   | 614-425-5015                        |
| State:   | Ohio                               | Cell Phone Number:  | 614-425-5015                        |
| Zip Code + 4:  | 43220-0001                         | E-Mail Address:   | nwoods@nationalchurchresidences.org |
| Name:<br>Address:<br>City:<br>County:<br>State:<br>Zip Code + 4:<br><b>o-Developer 2 Inf</b> o | N/A  prmation (if applicable)      | Contact Name: Title: Telephone Number: Cell Phone Number: E-Mail Address: | N/A                                 |
|  |                                    |   |                                     |
| Name:  | N/A                                |   |                                     |
| Address:   |                                    | Contact Name:   | N/A                                 |
| City:  |                                    | Title:  |                                     |
| County:  |                                    | Telephone Number:   |                                     |
| State:   |                                    | Cell Phone Number:  |                                     |
| Zip Code + 4:  |                                    | E-Mail Address:   |                                     |
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| State:   |                                    | Cell Phone Number:  |                                     |
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| istoric Consultant   | Information (if applicable)        |   |                                     |
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| Name:  | N/A                                |   |                                     |
| Address:   |                                    | Contact Name:   | N/A                                 |
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| Zip Code + 4:  |                                    | E-Mail Address:   |                                     |
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#### Amenities & Scope of Work Summary

2024 Design and Construction Features Form

Project Name Commons at Grant Project Number N/A

#### **Amentities**

Amentities listed below are not required, and any amentities that are part of the project design must be identified below. Those required for competitive criteria are identified separately.

Counseling Room(s) Indoor Play Area Security Gate(s) Athletic Field Laundry Room(s) **Basketball Court Covered Mailboxes** Service Coordinator Office Media/Library Room Day Care Splash Pads Bike Racks Bicycle Storage Dog Park(s) Swimming Pool **Outdoor Exercise Area** Exercise Room(s) Patio(s) Water Features Clubhouse **Exterior Tenant Storage** Walking Paths Community Building Playground Area(s) Community Room(s) Garage(s) Raised Garden Beds Wellness Center Computer Room(s) Security Alarm System Gazebo/Pavilion

List any additional features that are included to benefit the population being served.

#### **Design-Related Competitive Criteria (for 9% LIHTC)**

Select the items below that the development is seeking competitive points for under the 2024 QAP.

Property-wide Wi-Fi (no cost to residents)
Energy Star-certified washer and dryer in all units
Energy Star-certified dishwasher in all units

A minimum 400 sqft. Outdoor patio area for residents that is at least 50% covered An outdoor playground area (new affordablity - general & preserved affordability) Roll-in showers in at least 50% of the total units (new affordability - senior)

**Exercise Room** 

#### **Scope of Work Summary**

#### Must also submit the Scope of Work Excel Workbook, available under the forms of the program webpage.

Provide an overview of the proposed improvements to be made involving site design, building design, mechanical and electrical systems and building components including building exterior, interior, and life safety items.

Commons at Grant is an existing 100 unit 4-story apartment building located in Columbus, OH and constructed in 2003. The proposed renovation includes site, exterior, interior common area, dwelling unit, MEP and life safety protection system improvements. The proposed project will be a live renovation and will be completed in phases due to partial resident occupancy during the work. The proposed site, exterior façade and the common area renovation work to be completed concurrently.

Select site work includes improvements to parking and drive pavement, replacement of existing gates and fences, addition of a wheelchair spot at outdoor benches, and enhanced landscaping.

In ten (10) existing units, kitchens and bathrooms will be demolished and restructured to provide code required access to the greatest extent structurally feasible. These designated handicap accessible units will receive all new finishes, low-flow fixtures and fittings including new roll-in showers, appliances, new Energy Star windows, and LED light fixtures. The remaining units will receive new Energy Star windows as well as new kitchen cabinetry & appliances, a new 17" to 19" water closet, new vanity and sink with removable front, new low-flow shower head & controls, and new LED lighting. Common areas are to receive new upgraded LED lighting package, plumbing fixture replacement with low-flow fixtures, new finishes throughout, and common area kitchen upgrades. Spaces in the first floor of the 2-story building are to be restructured to create a new Exercise Room, Wellness Suite, and Case Management Suite.

# Address any issues raised in the Phase I Environmental Site Assessment (ESA) report(s) in the space provided below. Include information for all single-site and scattered-site proposals, as required by applicable program funding guidelines.

No major issues were raised in the Phase I ESA. The report does mention visible evidence of water damage, from two sources: 1) ceiling staining, possibly from plumbing leaks, and 2) flooding in the basement of the two-story office building. Two sump pumps have been installed in that basement to counteract the flooding. All water damage will be investigated as part of this remodel.

Additional Scope Information for Rehabs & Adaptive Reuse

#### COMMONS AT GRANT

398 SOUTH GRANT AVENUE COLUMBUS, OH 43215

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ANY CLAIM AGAINST THE CONSULTANT
(ARCHITECT) ARISING FROM ANY UNAUTHORIZE

TRANSFER, REUSE OR MODIFICATION OF THE

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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.

#### 30% DOCUMENTS

DATE: 06/26/2024
PROJECT #: 23186
COPYRIGHT: 2024
ISSUE DATE: 06/26/2024

SUE DATE: 06/26/2 EVISIONS:

REVISIONS:

DESIGN AND CONSTRUCTION FEATURES

G002



#### Development Details & Floor Area Details

2024 Design and Construction Features Form

Project NameCommons at Grant Project Number

**Development Details** 

| Number of sites:<br>Site Acreage: | 1.21  | Number of buildings that includes commerical space   | e: 0   |
|-----------------------------------|---|--|--|
| Number of residential buildings:  | 1   |  | Number of Units:   |
| Number of accessory buildings:    | 1 attached 2-story bldg   | efficiency   | 100  |
|                                   |   | one-bedroom  | 0  |
| Total Number of units:            | 100   | two bedroom  | 0  |
| Low-income Units:                 | 100   | three-bedroom  | 0  |
|                                   |   | four bedroom   | 0  |
|                                   | Number of sites: Site Acreage: Number of residential buildings: Number of accessory buildings: Total Number of units: | Number of sites:  Site Acreage:  Number of residential buildings:  Number of accessory buildings:  1 attached 2-story bldg  Total Number of units: | Number of sites:  Site Acreage:  Number of residential buildings:  Number of accessory buildings:  1 attached 2-story bldg  Total Number of units:  100  Low-income Units:  1 Number of buildings that includes commerical space 1.21  Number of buildings that includes commerical space 1.21  A two bedroom 1.21  Number of buildings that includes commerical space 1.21  A two bedroom 1.21  A |

1966 / 2003 Date built:

For proposals involving acquisition/rehabilitation or adaptive reuse, please specify the year the building(s) were originally constructed. For multiple building proposals, a range of dates may be provided.

Date first occupied:

Year development was or will be occupied. For multiple building proposals or scattered site projects, a range of dates may be provided.

List detrimental land uses sufficiently close to impair residents' use. Include remedy addressing the land use.

List building/zoning variances, and identify if requested, pending or received:

None indicated on Columbus GIS Zoning map.

Average net Rentable SQFT per LI Unit

711.44

Floor Area Details

| Total Number of Low Income Units      | 100    |   |
|---------------------------------------|--------|---|
| Space                                 | GSF    | Notes   |
| Gross Square Footage of all Buildings | 77,412 | Measures from exterior face of exterior building; includes structured exterior spaces (stair, balcony, portico).  |
| Commercial Space Condominium Areas    | 0      | Legally separate space under control of another program or condominimized legal separation.   |
| Commercial Areas and Fee-Driven Space | 6,268  | Includes spaces for which residents must pay a fee for use/access (garages, storage, etc.)  |
| Market Rate Unit Area                 | 0      | Must include lofts, mezzanine and restricted headroom areas   |
| Low Income Unit Area                  | 43,829 | Must include lofts, mezzanine and restricted headroom areas   |
| Manager's Unit Area                   | 0      | Must include lofts, mezzanine and restricted headroom areas   |
| Common Area (Public)                  | 3,619  | Public restrooms, community rooms, libaries, offices, meeting rooms, kitchens, car canopy, portico, fitness rooms, laundry, mailboxes.                          |
| Common Area (Circulation)             | 9,227  | Public hallways, stairways, and corridors to residential units.   |
| Dedicated Program Space               | 3,211  | Counseling space, wellness and health clinic, day care centers, etc.  |
| Limited Common Area (Private)         | 0      | Exterior spaces with access only through residential unit, i.e. balcony/porch/deck (patios without roof are not included).                                      |
| Support                               | 2,594  | Electrical, mechanical, elevator room, sprinkler room, janitorial, trash, maintenance, storage that is not for tenant use, free-standing maintenance buildings. |
| Tenant Storage                        | 0      | Tenant storage outside of unit.   |
| Major Vertical Penetrations           | 2,585  | Includes duct shafts, stair shaft, elevator shaft, space open to below  |
| Structured Parking/Garage             | 0      | Attached or detached garage that residents do not pay a fee for.  |
| Basement                              | 6,079  | Includes spaces with a minimum of 7' clear head height. Spaces less than 7' clear head space are crawl spaces per RCO 305.                                      |
| TOTALS                                |        |   |
| Non Low-income Floor Area             | 6268   | Commercial Space Condo Areas + Commercial Areas + Market Rate Unit Area   |
| Low Income Floor Area                 | 53,056 | LI Unit Area + Common Area (Circulation) + Limited Common Area (Private) + Tenant Storage   |
| % Common Area                         | 16.59% | Common Area (Public) + Common Area (Circulation) / Gross Square Footage   |
| Net Rentable Square Footage           | 71,144 | Gross Square Footage - Non Low-Income Floor Area  |

Net Rentable Square Footage / Total Number of Low-Income Units



| ONIC FINANCE AGENCY   |  |
|---|--|
| Accessibility Information   |  |
| 2024 Design and Construction Features Form  |  |
| Project NameCommons at Grant  | Project Number N/A   |
|   |  |
| Adaptability & Accessibility  |  |
| All developments must comply with all accessibility requirements as outlined in the Ohio Buildi features, including site, common areas and units. | ng Code, chapter 4101:1-11 for the design and construction of accessible project |

Yes, the project will comply with the accessibility requirements as outlined in the Ohio Building Code.

Verify that the project will be designed and constructed to meet the requirements of the Fair Housing Act and that all units, other than the accessible units, will be designed and constructed as ANSI Type B units.

Yes, the project will be designed and constructed to meet the requirements of the Fair Housing Act and all units, other than the accessible units, will be designed and constructed as ANSI Type B units.

No.

#### **504 Accessiblity**

All developments receiving OHFA funding must meet the accessibility requirements of Section 504. Identify the implementing standard the development will utilize to demonstrate compliance with Section 504 requirements (select one)

Uniform Federal Accessibility Standards (UFAS)

2010 ADA Standards for Accessible Design under Title II of the ADA, except for certain specific identified provisions, as detailed in HUD's Notice on "Instructions for use of alternative accessibility standard," published in the Federal Register on May 23, 2014 ("Deeming Notice").

An equivalent standard as defined in HUD's Deeming Notice (such as ICC/ANSI A117.1-2009 with ICB/OCB), specifynsi A117.1-2009

|                      | Required | Provided |                                      |   |
|----------------------|----------|----------|--------------------------------------|---|
| 504 Mobility Units*: | 10       | 10       | Number of accessible parking spaces: | 2 |
| 504 Sensory Units:   | 2        | 2        |                                      |   |

\* Providing twice the number that is federally mandated under Section 504 as accessible for persons with mobility disabilities. To calculate the number of 504-mobility units needed to meet this threshold standard, first multiply the total number of units by 5%, roundup to the nearest whole unit, and multiply the result by two.

to al fourte alous and suffer a sibility of fault and and so Exception

| otion(s) | Reqested for technical infeasiblity of full compliance with 504 accessiblity. (adaptive | ∕e reuse or rehabiliation only |  |
|----------|---|--------------------------------|--|
| Yes,     | Number of non-conforming accessible units:  | Reason                         |  |
| No.      |   |                                |  |

#### COMMONS AT **GRANT**

398 SOUTH GRANT AVENUE COLUMBUS, OH 43215

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DATE: 06/26/2024 PROJECT #: 23186 COPYRIGHT: ISSUE DATE: 06/26/2024 REVISIONS:

PROJECT ARCHITECT.

**DESIGN AND** CONSTRUCTION **FEATURES** 



| Universal Design Information               |                    |
|--|--------------------|
| 2024 Design and Construction Features Form |                    |
| Project Name Commons at Grant              | Project Number N/A |

#### **Universal Design Components**

Select all of the below items that will be included in the development. Refer to the Design and Architectural Standards that are effective at the time application. Mandatory items are marked with an R, please identify "exception" under "page or note" if an exception was requested for the item. Exceptions for mandatory items must include two non-mandatory items.

Additionally, specify the architectural page reference, or if it will be covered by a general/universal plan note, mark "Note".

#### ntrv

| Included? | Page or Note | Item   |
|-----------|--------------|--|
| R         | Note         | 36"-wide (minimum) entry door  |
|           |              | - On rehab/adaptative reuse only, not required on all units if infeasibility can be proven |
| R         | Note         | Entry door with lever-style handle   |
| R         | Note         | For primary entrance, minimum 5' x 5' level clear space inside and outside entry door      |
| R         | Note         | Adequate non-glare lighting at walkways, accessible routes, and exterior spaces            |
| R         | Note         | Adequate lighting both inside and outside the building and unit entrance                   |
| R         | Note         | High visibility address numbers (both building and exterior units)                         |
| R         | Note         | Overhead weather protection at entrances   |
|           |              | - On rehab/adaptative reuse only, not required on all units if infeasibility can be proven |
|           |              | Built-in shelf/bench/ledge located outside the door  |
|           |              | Nonslip surfaces on walkways and entryways   |
|           |              | Primary unit entry with an accessible/dual peephole and backlit doorbell                   |
|           |              | Door locks that are easy to operate, such as keyless locks with remote control or keypad   |
|           |              | No-step entry (1/2" or less threshold) at main entrance                                    |
|           |              |  |

#### Interior Stairs and Hallways

| lr | cluded? | Page or Note | Item  |
|----|---------|--------------|---|
|    | R       | Note         | Adequate lighting to illuminate all stairway(s), landings, and hallway(s) |
|    | R       | Note         | Hallways with a minimum width of 42"                                      |
|    | R       | Note         | Anti-slip strips on front edge of steps in color-contrast material        |
|    |         |              | Color contrast between stair treads and risers                            |
|    |         |              | Handrails on both sides of interior stairs                                |

#### **Interior Doors**

| Included? | Page or Note | Item   |
|-----------|--------------|--|
| R         | Note         | 34"-wide (minimum) doors leading to habitable room, allowing for a 32" minimum clearance |
| R         | Note         | Lever-style door hardware on all interior doors  |

#### R Note Interior maximum door threshold of ¼ inch beveled or flush Pocket doors with easy-to-grip handles

#### Faucets

| Included? | Page or Note | Item  |
|-----------|--------------|---|
| R         | Note         | Anti-scald faucets with lever handle for all sinks, bathtubs, and showers |
| R         | Note         | Pressure balanced faucets   |

#### Electrical

| ncluded? | Page or Note | Item   |
|----------|--------------|--|
| R        | Note         | Thermostat and control panels that are easy to read and simple to operate  |
| R        | Note         | Rocker, touch light, or hands-free switches  |
| R        | Note         | Extra electrical outlets (for medical equipment or rechargeable items, etc.) placed 18" to 24" above finished floor (bedroom only) |
|          |              | Lighted switches visible in the dark   |
|          |              | Switched outlets for lamps, etc. to be turned on with wall switch  |
|          |              | Electrical outlets, phone jacks, and data ports at least 18" above finished floor  |
|          |              | Light switches between 44"-48" above finished floor; thermostats no more than 48" above finished floor                             |
|          |              | Clear access space of 30" by 48" in front of switches, outlets, and controls   |
|          |              | Audible and visual alarms for smoke/fire/carbon monoxide in all code-required accessible areas and all units                       |
|          |              |  |

#### Bathrooms

| ı | ncluded? | Page or Note | Item  |
|---|----------|--------------|---|
|   | R        | Note         | Countertops with beveled/radiused corners. Outside corners are suggested to be a two-inch corner radius, waterfall edge with oneinch radius, or two-inch chamfer. |
|   | R        | Note         | Adjustable-height showerhead (articulated arm or similar) or hand-held showerhead with flexible hose and easily operable controls                                 |
|   | R        | Note         | Non-glare lighting at vanities  |

| R | Note | Non-glare lighting at vanities  |
|---|------|---|
|   |      | A full- or half-bath on the main floor with clear floor space of 30" x 48"              |
|   |      | Overhead light fixture in tub/shower  |
|   |      | Mirror(s) placed for both standing and sitting, such as a full-length or tilting mirror |
|   |      | Toilet centered at least 18" from any side wall, tub, or cabinet                        |
|   |      | In at least one bathroom per unit, including the following:                             |
|   |      | -   |

- Low-threshold or curbless shower at least 5' x 3' OR ADA bathtub with seat
   Clear knee space (at least 27" high) under sink. May be open knee space or achieved by means of removable vanity or fold-back or self-
- storing doors. Pipe protection panels must be provided to prevent contact with hot or sharp surfaces.

  \_ Grab bars, or wall-blocking for future installation of grab bars, in tub/shower, and toilet. Grab bars must be properly anchored and
- Grab bars, or wall-b supported.

#### Kitchens

| IXICOTIONIO |                     |   |
|-------------|---------------------|---|
| Included'   | Page or Note        | Item  |
| ь           | Exception           | At least 15" clear space/"landing zone" on each side of stove and sink, and at least one side of refrigerator. This is countertop clear space |
| R           |                     | be shared with another appliance and/or required work surface if applicable.  |
| R           | Note                | Loop handles on drawers and cabinets  |
| R           | Note                | Non-glare task lighting to illuminate sink, stove, and work areas   |
|             | Note (replaces mand | aAdjustablabevent shelves in wall cabinets  |
|             | Note (replaces mand | attasseiteanbianetsvev)ith pull out drawers   |
|             |                     | Pull-out work surface near the oven, refrigerator and/or microwave  |
|             |                     | Visual contrast at front edge of countertop or between the countertop and the cabinets  |
|             |                     | Side-by-side refrigerator-freezer   |
|             |                     | Cooktop/range with front or side-mounted controls (senior units only)   |
|             |                     | Extra outlets for small appliances, electronics, etc.   |
|             |                     | Clear knee space (at least 27" high) under sink, counters, and/or cook tops. If under sink, pipes must have protection and may not be in      |
|             |                     | knee space. May be open knee space or achieved by means of removable base cabinets or fold-back or self-storing doors.                        |

#### Closets

| Included? | Page or Note | Item  |
|-----------|--------------|---|
|           |              | Area is well-lit with a switch located outside the space                                    |
|           |              | Doors and handles that are easy to operate. No bi-fold or accordion-type doors              |
|           |              | Adjustable-height shelving and/or closet rods OR clothes rods installed at multiple heights |
|           |              | Pull out-shelves, rollout cabinets, and other easy to access storage components             |
|           |              |   |
|           |              |   |

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|--------|---------|--------|
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| (onra) | -INANCE | AGENC  |

# Certifications 2024 Design and Construction Features Form Project Name Commons at Grant Project Number N/A

#### Certifications

We represent, warrant and certify to OHFA that the following does and will apply to the proposed development:

The Development will be designed and constructed to meet the requirements of all applicable laws, codes, program guidelines, as well as the OHFA Design and Architectural Standards and specific features applicable to the project as outlined in this form. This includes any and all local, state, or federal accessibility laws that currently exist and apply to the project. Any additional cost of construction required for the Development to be in compliance with any of these laws has been included in the development budget.

By signing this document, the owner, architect, and general contractor certify that the plans, specifications, and features submitted as part of this application will become a minimum standard for the proposed development. This hereby becomes a binding agreement for the actual construction intent if the development is awarded OHFA funding. By signing this document, the owner, architect, and general contractor certify that the plans, specifications, and features submitted as part of this application will become a minimum standard for the proposed development. This hereby becomes a binding agreement for the actual construction intent if the development is awarded OHFA funding.

OHFA does not take responsibility for design, construction, and plan review or any other municipal or building department review or approval and in no way does this agreement supersede any requirement by such jurisdictions.

OHFA reserves the right to verify compliance with agreed-upon features including durability of materials, accessibility, universal design, green building requirements and energy efficiency components.

#### 1. Architect or Professional Engineer

I certify that the plans, specifications, and scope of work for the Development meet, and will continue to meet, any and all requirements including those set forth in this form, the OHFA Design and Architectural Standards, and all other applicable laws, codes, program guidelines or policy documents.

I understand that I am contractually obligated to know the federal, state and local accessibility laws applicable to the Development and have applied them accordingly. To the best of my professional knowledge and belief, I agree that the Development as designed is in compliance with all applicable federal, state and local housing and accessibility laws and regulations.

| Authorized Signatory              |                              |
|-----------------------------------|------------------------------|
| Jennifer Cahill                   | Project Manager              |
| Print Name (Authorized Signatory) | Title                        |
| Berardi + Partners, LLC           | ARC.7906480 (George Berardi) |
| Organization                      | Registration Number          |

#### 2. General Contractor

#### COMMONS AT GRANT

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DATE: 06/26/2024
PROJECT #: 23186
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ISSUE DATE: 06/26/2024

REVISIONS:

DESIGN AND CONSTRUCTION FEATURES

G004

coded notes: site plan

CURB AT LAWN TO BE REMOVED AND REPLACED WITH CONCRETE EXTERIOR METAL RAILINGS REPAINT BLACK TRASH ENCLOSURES TO BE REBUILT WITH SLIP-FACE CMU, RETAIN DOOR FRAMES REFACE WITH COMPOSITE PICKETS, ADD MAN DOOR/GATE ON LEFT SIDE OF

| FOR EXISTING PR  | OJECT   |
|--|---|
| SITE SUMMARY:  |   |
| SITE AREA:   | 1.21 ACRES<br>52,593 SF   |
| DENSITY:<br>ON SITE PARKING:   | 39.4 UNITS / ACRE<br>28 SPACES<br>INCLUDING 2 HC SPACES                     |
| BUILDING SUMM  | ARY:  |
| TOTAL NO. OF UNITS: BASEMENT 1ST FLOOR 2ND FLOOR 3RD FLOOR 4TH FLOOR | 1 <i>00</i><br>6,103 SF<br>21,986 SF<br>14,572 SF<br>14,580 SF<br>14,580 SF |
| TOTAL BUILDING:  | 71,821 SF   |
| BUILDING HEIGHT:<br>45'-10' (TOP OF F                                | 4 STORIES<br>PARAPET)   |

PROPOSED DEVELOPMENT SUMMARY

#### SITE DEVELOPMENT NOTES:

- A. MINIMUM 5' WIDTH ACCESSIBLE ROUTE TO AND THROUGH PROJECT PROVIDING ACCESSIBLE ROUTE TO ALL SITE AMENITIES, BUILDING RESIDENT ENTRANCES, ETC.

  B. MINIMUM 5' WIDTH SIDEWALK PROVIDED TO PUBLIC RIGHT OF WAY
- C. TACTILE WARNINGS TO BE PROVIDED AT SIDEWALK RAMPS AT ALL
- PUBLIC CROSSINGS D. DUMPSTERS: TO BE SCREENED WITH PERMANENT ENCLOSURES
  E. DUMPSTER APPROACH WILL HAVE HEAVY-DUTY PAVEMENT FOR
- TRASH TRUCK F. HIGH VISIBILITY ADDRESS NUMBERS
- G. PARKING DESIGN AND QUANTITY WILL SATISFY ALL LOCAL REQUIREMENTS H. PROJECT WILL BE DESIGNED TO MEET OR EXCEED LOCAL AND
- STATE STORM WATER MANAGEMENT REQUIREMENTS I. CONTRACTOR WILL BE REQUIRED TO COMPLY WITH EPA'S BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENTATION
- CONTROL THROUGHOUT CONSTRUCTION. J. ALL SITE LIGHTING WILL BE LOW ENERGY LED TYPE DESIGNED TO MEET LOCAL CODE REQUIREMENTS AND MINIMIZE LIGHT POLLUTION / TRANSFER TO ADJACENT PROPERTIES

#### LANDSCAPE NOTES:

- A. THE PROVIDED LANDSCAPE PLAN IS INTENDED TO CONVEY THE LANDSCAPE DESIGN INTENT ONLY
- B. ZONING REQUIREMENTS/RESTRICTIONS MAY AFFECT THE END PRODUCT REGARDING EXACT LOCATION AND QUANTITY OF PLANTINGS.
- C. ALL PLANTING BEDS AND PLANT GROUPINGS TO BE MULCHED WITH HARDWOOD MULCH OR STONE WITH DEEP CUT EDGE
- D. ALL INDIVIDUAL TREES AND SHRUBS (NOT IN A BED SITUATION) SHALL
- BE SAUCER MULCHED 3" DEEP.
- E. ALL DISTURBED AREAS ON THE SITE SHALL BE SEEDED. F. ALL SPECIFIED PLANTS TO BE NON-INVASIVE PLANT SPECIES. G. LANDSCAPING IS DESIGNED TO FEATURE NATIVE, DROUGHT TOLERANT, AND ADAPTIVE PLANT SPECIES TO REDUCE THE NEED

## FOR WATERING AND TO REDUCE THE USE OF FERTILIZER.

#### OTHER WORK SCOPE:

- A. MILL AND OVERLAY EXISTING PARKING LOT.
- B. PAVEMENT SEAL AND RESTRIPE PARKING SPACES. C. (2) HC PARKING SPACES TO BE PROVIDED; CODE COMPLIANCE OF
- PROPOSED LOCATIONS TO BE VERIFIED. D. R/R ALL EXISTING LIGHT POLES WITH NEW POLES AND LED FIXTURES IN PARKING LOT.
- E. EXISTING FLAG POLE TO REMAIN. F. BENCHES TO REMAIN. AT ONE BENCH, ADD WHEELCHAIR SPACE.

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|   |   | REVISIONS:  |            |
|   |   |             |            |



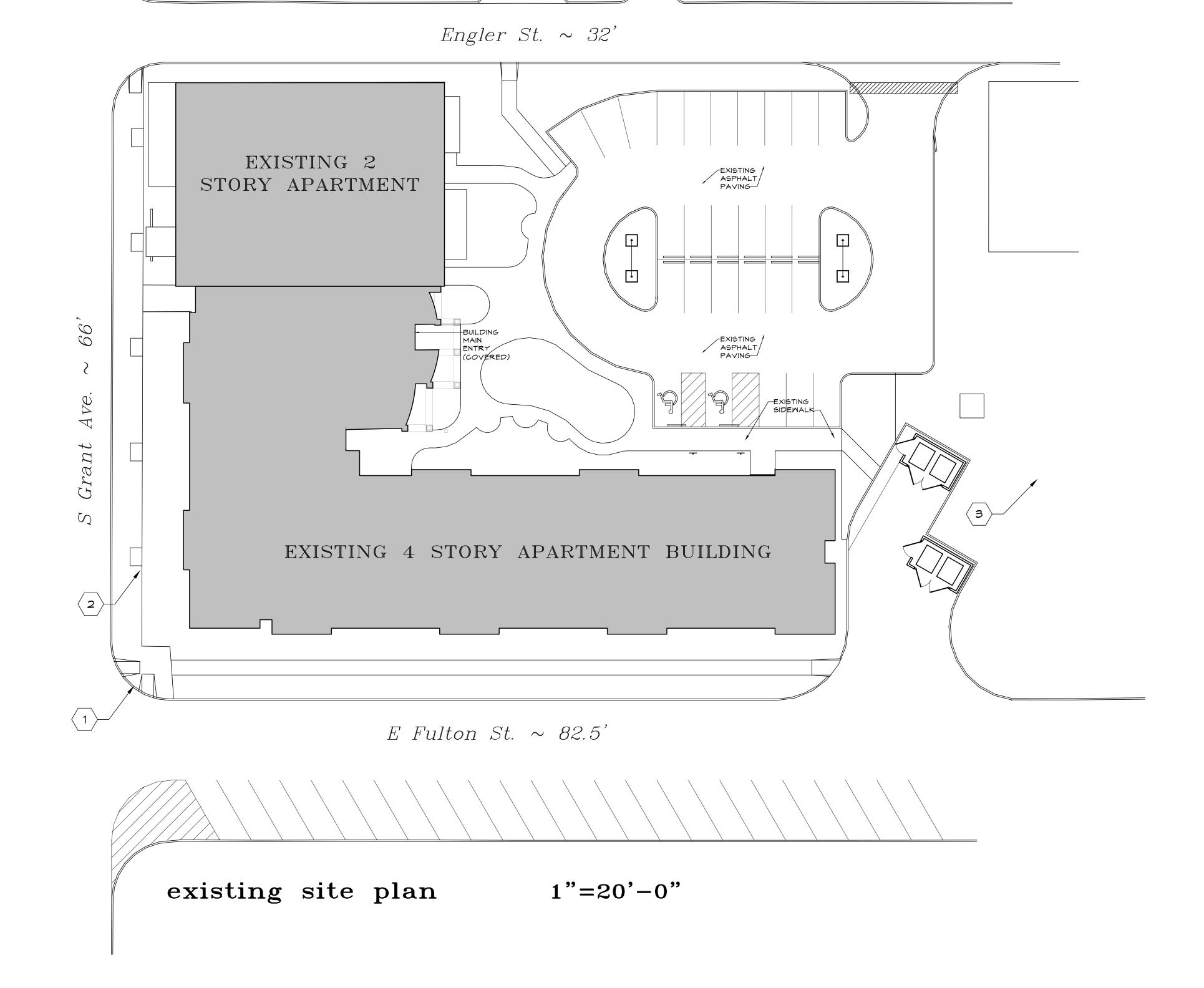
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EXISTING & PROPOSED SITE PLAN

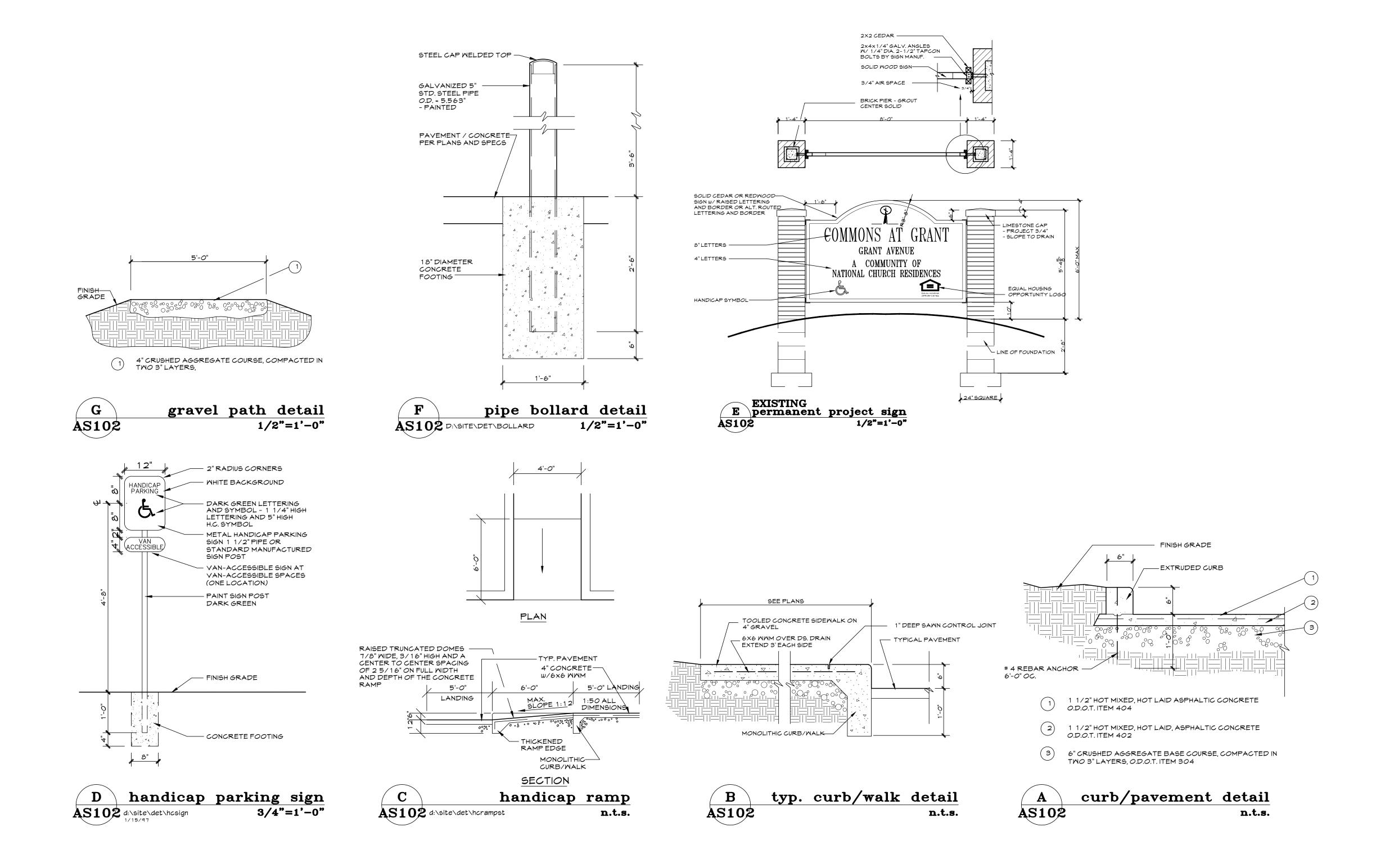
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**BERARDI+** ARCHITECTURE | INTERIOR DESIGN | ENGINEERING

1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212 P 614.221.1110 berardipartners.com



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#### 30% DOCUMENTS

06/26/2024 DATE: PROJECT #: 23186 ISSUE DATE: 06/26/2024 REVISIONS:

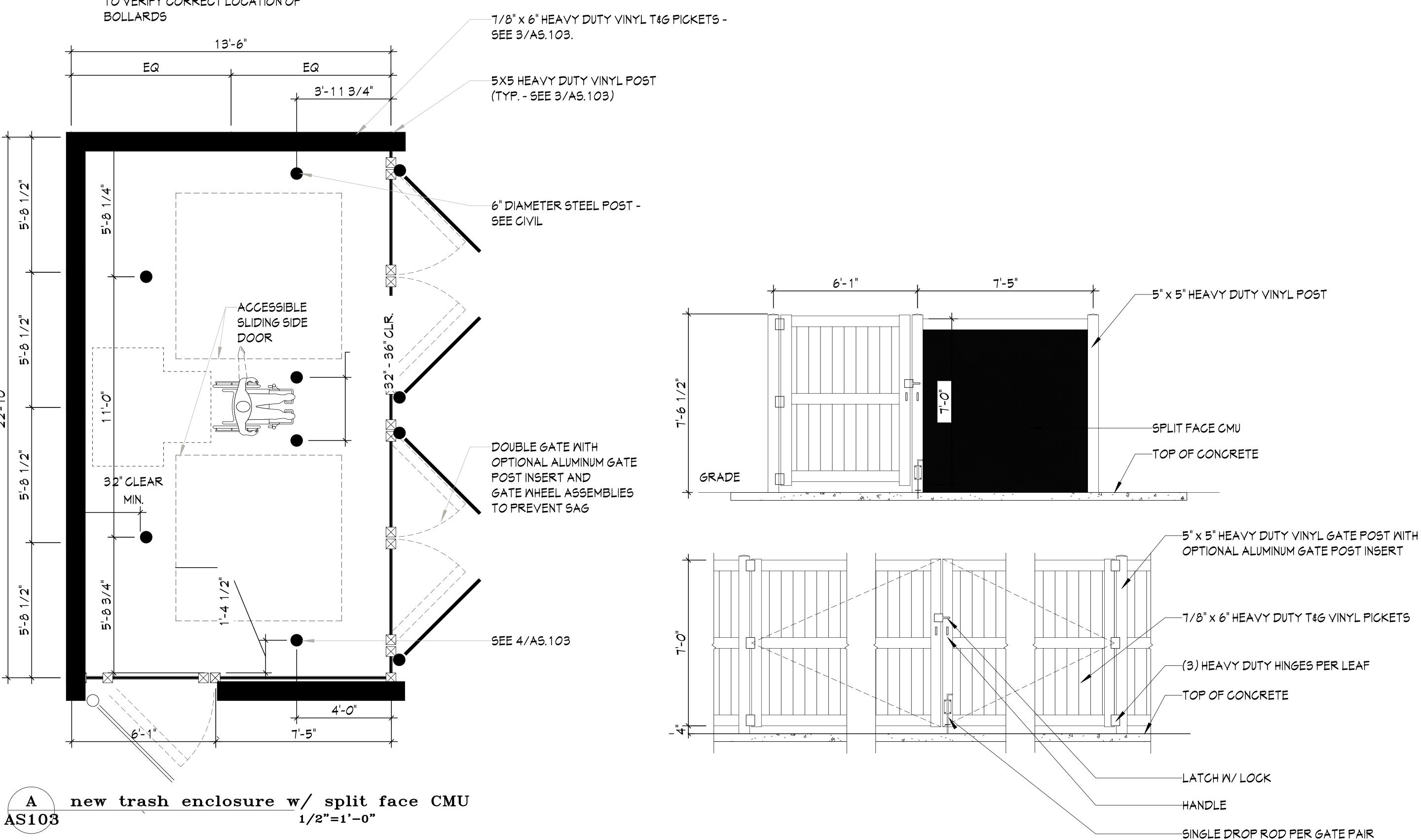
SITE DETAILS

AS102

**BERARDI+** 



- TRASH DUMPSTER ENCLOSURE GATE HANDLE
  TO BE 48" ABOVE PAVEMENT (MAX.)
- 2. VERIFY SIZE AND TYPE OF TRASH DUMPSTER
  TO VERIFY CORRECT LOCATION OF



# COMMONS AT GRANT

398 SOUTH GRANT AVENUE COLUMBUS, OH 43215

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|---|-------------|------------|
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|   | REVISIONS:  |            |

SITE DETAILS

AS103

BERARDI+

ARCHITECTURE | INTERIOR DESIGN | ENGINEERING

1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212

#### EXISTING CONDITIONS NOTES:

- ALL EXISTING FIRE RATED ASSEMBLIES EITHER SCHEDULED OR REQUIRED TO REMAIN SHALL BE MAINTAINED. ALL NEW PENETRATIONS AS A RESULT OF NEW WORK SHALL BE PROTECTED WITH APPROVED FIRESTOPPING MATERIAL, WALL CONSTRUCTION INFILL OR DEVICES EQUAL TO OR GREATER THAN THAT OF THE RATING OF THE ASSEMBLY ITSELF.
- 2. ONCE EXPOSED; IF PORTIONS OF EXISTING RATED ASSEMBLIES ARE NON-COMPLIANT, THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT AND OWNER IMMEDIATELY.

#### FIRE PROTECTION DEMOLITION NOTES:

- ALL EXISTING CEILING/WALL AREAS EFFECTED BY INSTALLATION OF NEW FIRE SUPPRESSION SYSTEMS SHALL BE REPAIRED. REMOVE OLD MATERIALS TO A POINT WHERE NEW FINISH MATERIAL CAN BE EFFECTIVELY APPLIED TO A SOUND FIRM BASE. ALL OTHER CRACKED AND DAMAGED WALL AREAS SHALL BE REPAIRED SIMILARLY PRIOR TO THE APPLICATION OF FINAL WALL FINISHES. CONSIDER SPECIFICALLY REMOVAL OF ANY DRYWALL TO FRAME PRIOR TO PROCEEDING WITH FINAL FINISHES.

  ALL NEW THROUGH PENETRATIONS AT FIRE RATED ASSEMBLIES SHALL BE PROTECTED
- WITH APPROVED FIRESTOPPING MATERIAL

#### GENERAL NOTES:

- 1. REMOVE ALL WALL COVERING MATERIAL WITHIN LIMITS OF WORK
  2. REMOVE ALL INTERIOR SIGNAGE
- 3. SEE SPECIFICATION SECTION 'SELECTIVE DEMOLITION' FOR ADDITIONAL REQUIREMENTS
  4. REMOVE ALL LIGHTING THRU-OUT

#### HAZARDOUS MATERIALS: LEAD IN PAINT AND VARNISH

IT IS PRESUMED THAT LEAD EXISTS IN PAINT AND VARNISH IN ALL BUILDINGS CONSTRUCTED PRIOR TO JANUARY 1, 1978, UNLESS TESTING PERFORMED IN COMPLIANCE WITH THE APPLICABLE LEAD REGULATIONS HAS BEEN PERFORMED TO CONFIRM OTHERWISE. THE OWNER OF THIS FACILITY/BUILDING HAS NOT PERFORMED ANY LEAD TESTING OF ANY PAINTED OR VARNISHED SURFACE IN THIS BUILDING PRIOR TO THE START OF THIS RENOVATION, NOR WILL THE OWNER PERFORM ANY LEAD TESTING DURING THIS RENOVATION. THE EPA'S LEAD ABATEMENT AND "RENOVATION, REPAIR AND PAINTING" REGULATIONS (40 CFR PART 745) AND HUD'S LEAD ABATEMENT AND "RENOVATION, REPAIR AND PAINTING" REGULATIONS (24 CFR PART 35) DO NOT APPLY TO THIS PROJECT, BECAUSE "HOUSING DESIGNATED FOR THE ELDERLY OR PERSONS WITH DISABILITIES (UNLESS ANY CHILD WHO IS LESS THAN 6 YEARS OF AGE RESIDES OR IS EXPECTED TO RESIDE IN SUCH HOUSING)" IS EXCLUDED FROM COMPLIANCE WITH THESE REGULATIONS. APPLICABLE LEAD REGULATIONS INCLUDE, BUT ARE NOT LIMITED TO OSHA'S LEAD CONSTRUCTION INDUSTRY STANDARD (29 CFR 1926.62) AND THE EPA'S RCRA REGULATIONS REGARDING THE DISPOSAL OF BUILDING MATERIALS CONTAINING LEAD (40 CFR PART 745). ALL CONTRACTORS SHALL VERIFY PRIOR TO THE SUBMISSION OF BIDS IF THERE ARE ANY OTHER STATE OR LOCAL LEAD REGULATIONS THAT APPLY TO THIS PROJECT. ALL CONTRACTORS SHALL COMPLY WITH ALL APPLICABLE LEAD REGULATIONS.

#### demolition notes:

- PREPARED DRAWINGS ARE BASED UPON A REASONABLE LEVEL OF VERIFICATION OF EXISTING CONDITIONS INCLUDING FINISHES ETC., IN THE EVENT DIMENSIONAL VARIATIONS, OBSCURED CONDITIONS NOT READILY VIEWED OR ACCESSIBLE UNTIL THE DEMOLITION PROCESS HAS BEGUN, OR FINISH VARIATIONS ARE DISCOVERED -VARIATIONS SHALL BE REVIEWED IMMEDIATELY WITH THE ARCHITECTS OFFICE.
- 2. THE DEMOLITION DRAWINGS ARE TO PROVIDE GENERAL DEMOLITION GUIDELINES ONLY AND MAY NOT BE INCLUSIVE OF ALL ITEMS, MATERIALS, SYSTEMS, ETC., REQUIRED TO BE REMOVED IN ORDER TO COMPLETE THE SCHEDULED NEW CONSTRUCTION. IN THE EVENT THAT SYSTEMS/ITEMS DISCOVERED DURING DEMOLITION REQUIRE REMOVAL FOR IMPLEMENTATION OF THE NEW WORK, IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLETE SUCH REMOVAL, AND COORDINATE PROPOSED NEW CONSTRUCTION WITH SAID REMOVAL.
- 3. GENERAL SCOPE OF DEMOLITION WORK SHALL INCLUDE REMOVAL OF ALL EXISTING CONSTRUCTION, FINISHES, MECHANICAL/ELECTRICAL/PLUMBING SYSTEMS, ETC., AS REQUIRED FOR IMPLEMENTATION OF NEW PLAN AND FINISHES.
- COORDINATE ALL INTERIOR DWELLING UNIT DEMOLITION WORK WITH ENLARGED DWELLING UNIT (A300) SHEETS (INCLUDING BUT NOT LIMITED TO WALLS, CEILINGS, FIXTURES)
- 5. THE CONTRACTOR SHALL ENSURE THE TOTAL SAFETY, HEALTH, AND WELFARE OF ALL INDIVIDUALS WITHIN THE BUILDING PORTIONS IN WHICH DEMOLITION AND SUBSEQUENT RECONSTRUCTION IS SCHEDULED TO OCCUR. PROVIDE ALL NECESSARY BARRICADES, PROTECTIVE SCREEN SHORING, ETC. AS NECESSARY.
- 6. ALL DEBRIS, EXISTING OR RESULTING FROM SCHEDULED CONSTRUCTION DURING THE COURSE OF THE WORK, SHALL BE REMOVED FROM THE PROJECT AREA ON A DAILY BASIS. ALL SPACES INCLUDING STAIRS AND CORRIDORS SHALL BE MAINTAINED AND LEFT IN A BROOM CLEAN CONDITION DAILY.
- 7. ALL EXISTING ELECTRICAL, PLUMBING, AND HEATING SYSTEMS SCHEDULED TO BE REMOVED SHALL BE REMOVED, CAPPED, OR SEALED AS REQUIRED FOR THE CONTRACTOR TO IMPLEMENT THE NEWLY SCHEDULED WORK. SEE ELECTRICAL, HVAC, AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
- 8. IN THE EVENT THAT UNCOVERED CONDITIONS ARE CONSIDERED DEFECTIVE OR OTHERWISE DISSIMILAR TO ANTICIPATED CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY AND FOLLOW WITH A WRITTEN MEMORANDUM. PRIOR TO PROCEEDING WITH BALANCE OF SCHEDULED WORK IN ANY GIVEN AREA. THE ARCHITECT/ENGINEER SHALL PERFORM INVESTIGATION SUFFICIENT TO DETERMINE STRUCTURAL INTEGRITY OF THE GIVEN COMPONENT.
- 9. ALL EXISTING WALL AREAS WHICH WERE PREVIOUSLY INTERSECTED BY OTHER WALLS, ETC. SHALL BE REPAIRED. REMOVE OLD MATERIALS TO A POINT WHERE NEW FINISH MATERIAL CAN BE EFFECTIVELY APPLIED TO A SOUND FIRM BASE. ALL OTHER CRACKED AND DAMAGED WALL AREAS SHALL BE REPAIRED SIMILARLY PRIOR TO THE APPLICATION OF FINAL WALL FINISHES. CONSIDER SPECIFICALLY REMOVAL OF ANY DRYWALL TO FRAME PRIOR TO PROCEEDING WITH FINAL FINISHES.
- 10. ALL FLOOR AREAS UPON WHICH PREVIOUS WALLS WERE LOCATED SHALL BE REPAIRED BY THE REMOVAL OF LOOSE DEBRIS (FOLLOWING PARTITION REMOVAL) AND RESURFACED TO CAUSE THE NEW FINISH FLOOR LEVEL TO BE A SMOOTH TRANSITION BETWEEN MAINTAINED FLOOR AREAS AND REPAIRED POINTS.

  11. GC TO APPLY RESURFACING SKIM COAT FLOORING MATERIAL AT ALL AREAS WHERE
- UNEVEN FLOOR SURFACES OCCUR: ADJUST ALL CLEANOUTS.

  12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES AND STRUCTURES BOTH VISIBLE AND OBSCURED BY OTHER ASSEMBLIES, SUCH AS PAVEMENT, PLANTINGS, EARTHEN STRUCTURES, BUILDING, ETC., AND SHALL BE FINANCIALLY RESPONSIBLE FOR ANY AND ALL PREPARATION REQUIREMENTS WHICH MAY RESULT FROM DAMAGE DURING THE CONSTRUCTION OF THE WORK SCHEDULED
- BY THE DEVELOPMENT PLANS.

  13. ALL DEMOLITION SCHEDULED BY THESE DOCUMENTS, OR AS MAY OTHERWISE BE REQUIRED BY PREVIOUSLY UNFORESEEN CONDITIONS, SHALL BE COORDINATED BY THE GENERAL CONTRACTOR WITH ALL TRADESMAN, AND WITH FINAL DRAWINGS OR MODIFICATIONS THERETO, TO DETERMINE THE TRUE AND FINAL EXTENT OF THE
- REQUIRED WORK.

  14. ALL EXISTING MEANS OF EGRESS AND ALL FIRE PROTECTION FEATURES ARE TO BE
- MAINTAINED DURING ALL PHASES OF WORK.

  15. ANY DEMOLITION THAT INVOLVES REFRIGERANT OR OTHER HAZARDOUS MATERIALS SHALL BE CONDUCTED IN ACCORDANCE WITH ALL AUTHORITIES HAVING JURISDICTION OVER THE REMOVAL, CONTAINMENT AND DISPOSAL OF HAZARDOUS MATERIALS. REMOVE, STORE AND DISPOSE OF REFRIGERANT ACCORDING TO 40 CFR 82 AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION INCLUDING ALL EPA REGULATIONS AND PROCEDURES.
- 16. REFERENCES TO OBSERVED CONDITIONS INCLUDING DAMAGE TO SPECIFIC AREAS AND FLOOR AREAS IN NEED OF DEMOLITION OR REPAIR ARE TO BE VIEWED AS A GUIDE AND ARE IN NO WAY INTENDED AS EXCLUSIVE OF THE ENTIRE SCOPE OF REPAIR AND DEMOLITION NECESSARY TO PREPARE ALL EXISTING SUBSTRATES FOR NEW FINISHES. HOLES IN FLOOR AREAS ARE TO BE FILLED WITH APPROPRIATE MATERIAL. RAISED FLOOR AREAS ARE TO BE DEMOLISHED AND THESE AREAS ARE TO BE FLUSH WITH THE ADJACENT DETERMINED MEAN FLOOR LEVEL. CONTRACTORS MUST FIELD VERIFY AND VERIFY WITH THE OWNER AND ARCHITECT'S FIELD REPRESENTATIVE ALL AREAS THAT SHALL BE IN NEED OF REPAIR TO ENSURE THE
- PROPER EXECUTION OF NEW CONSTRUCTION AND SAFETY OF FUTURE OCCUPANTS.

  17. ALL EXISTING SEALANTS AND/OR CAULKING TO BE REMOVED AND REPLACED IN AREAS OF NEW MORK.
- IN AREAS OF NEW WORK.

  18. DO NOT DISTURB EXISTING STRUCTURAL COLUMNS AND/OR COLUMN ENCLOSURES;
  PATCH AND REPAIR ALL COLUMN ENCLOSURES.
- SEE SHEET A001 FOR ADDITIONAL NOTES.
   COORDINATE WITH ARCHITECTURAL PLANS FOR ACCESSORIES AND UNIT COMPONENTS SCHEDULED TO REMAIN.
- 21. COORDINATE WITH MECHANICAL, ELECTRICAL AND PLUMBING DOCUMENTS.

  22. ANY SELECTIVE REMOVAL OF SHAFTS AND EXISTING CHASES TO BE COORDINATED WITH ARCHITECT. WHERE APPLICABLE ANY VOIDS IN FLOORS REVEALED BY THE REMOVAL OF SHAFT OR FLOOR FINISH ARE TO BE REPLACED/INFILLED IN MANNER PRESCRIBED BY ARCHITECT (NOTIFY ARCHITECT AND OWNER UPON DISCOVERY).
- 23. ENSURE THAT ALL EXISTING SERVICE SHAFTS THAT ARE TO REMAIN MAINTAIN A TWO (2) HOUR FIRE RESISTIVE RATING.
- 24. COORDINATE REMOVAL/DISPOSAL OF SERVICE UTILITIES AND EQUIPMENT WITH "OWNER" TO ENSURE NO DISRUPTION IN SERVICE.
- 25. SEE BUILDING SITE PLANS, FLOOR PLANS, SECTIONS AND DETAILS, EXTERIOR ELEVATIONS, ROOF PLANS AND CEILING PLANS, FOR ADDITIONAL ITEMS SCHEDULED TO BE REMOVED IN CONJUNCTION WITH ALL INFORMATION ON THIS SHEET.

# demo special fixture & equip. general note:

IT SHALL BE THE SPECIFIC INTENT OF THE CONTRACT FOR DEMOLITION TO INCLUDE REMOVAL OF ALL EXISTING FIXTURING (U.N.O.) AND EQUIPMENT FROM THE PROJECT SITE, AND FOR SUCH FIXTURING AND EQUIPMENT TO BE DISPOSED OF IN A MANNER CONSISTENT WITH ALL CODIFIED REQUIREMENTS, INCLUDING SPECIAL ATTENTION TO ENVIRONMENTAL CONSIDERATIONS. OTHER INSTRUCTION FOR DISPOSAL, RECYCLING, OR CONSIGNMENT MAY BE MADE BY THE OWNER. ALL SPECIAL PERMITS WHICH MAY BE REQUIRED FOR ANY REMOVAL AND DISPOSAL OF ANY DEMOLITION COMPONENT DESCRIBED BY THESE GENERAL NOTES SHALL BE OBTAINED BY THE DEMOLITION CONTRACTOR. IN PARTICULAR ALL MATERIALS AND EQUIPMENT AS DESCRIBED BY EACH OF THE FOLLOWING CATEGORIES SHALL BE SUMMARILY REMOVED FROM THE PROJECT:

ALL FIXTURING AND EQUIPMENT, INCLUDING ALL CABINETS, SHELVING, APPLIANCES ASSOCIATED MECHANICAL COMPONENTS, INCLUDING WIRING AND PLUMBING SHALL BE REMOVED AS OTHERWISE SPECIFIED. ALL PLUMBING FIXTURES, FITTINGS. EQUIPMENT INCLUDING BOILERS, WATER TANKS ETC., SHALL BE REMOVED FROM THE SITE. ALL PLUMBING SERVICES TO SUCH EQUIPMENT INCLUDING ORIGINAL MATER SUPPLY, WATER AND VENT LINES SHALL BE CAPPED WITHIN WALLS AND FLOORS. FLOOR, WALL AND CEILING SURFACES WITHIN THE AREA OF SUCH CAPPING SHALL BE ENCLOSED BY MEANS AS DETERMINED NECESSARY TO CREATE SMOOTH SURFACES AND TO MAINTAIN ANY ASSOCIATED RATINGS. ALL HVAC EQUIPMENT, FANS, MOTORS, DUCTWORK, RADIATORS, VENTS THROUGH WALLS AND FLOORS, AND OTHER ASSEMBLIES ASSOCIATED WITH HVAC SYSTEMS BOTH INSIDE OF THE BUILDING AND AT THE BUILDING EXTERIOR SHALL BE REMOVED FROM THE PROJECT SITE AS OTHERWISE DESCRIBED. ALL ASSOCIATED SUPPLY LINES, INCLUDING GAS LINES, PLUMBING LINES, ELECTRIC SERVICE LINES AND CONDUIT, AND CONDENSATE DISCHARGE LINES SHALL BE REMOVED TO A POINT WITHIN WALLS, FLOORS AND CEILINGS. FLOOR, WALL AND CEILING SURFACES WITHIN THE AREA OF SUCH CAPPING AND TERMINATION OF SERVICES SHALL BE ENCLOSED BY MEANS AS DETERMINED NECESSARY TO CREATE SMOOTH SURFACES. ALL ELECTRICAL EQUIPMENT INCLUDING LIGHT FIXTURES, EXPOSED JUNCTION BOXES, EXPOSED CONDUIT AND WIRING BOTH INSIDE OF THE BUILDING AND AT THE BUILDING EXTERIOR, ALL SMITCHES, ALL OUTLETS, AND ORIGINAL PANELS AND ASSOCIATED SERVICE LINES SHALL BE REMOVED FROM THE PROJECT SITE AS OTHERWISE SPECIFIED. SERVICE WIRING SHALL BE TERMINATED WITHIN WALLS, FLOORS AND CEILING AREAS ASSOCIATED WITH THE REMOVED EQUIPMENT. FLOOR, WALL, AND CEILING SURFACES WITHIN THE AREA OF SUCH TERMINATION SHALL BE ENCLOSED BY MEANS AS DETERMINED NECESSARY TO CREATE SMOOTH SURFACES PREPARED TO RECEIVE FINAL FINISHES.

ALL SERVICES, INCLUDING WATER, GAS, ELECTRIC, AND OTHER SERVICES AS MAY EXIST TO ALL EQUIPMENT IDENTIFIED OR OTHER EQUIPMENT AS MAY BE DETERMINED FOR REMOVAL, SHALL BE CAPPED OFF AND SEALED AS NECESSARY TO ENSURE THAT SERVICE TO THESE AREAS IS TERMINATED. THE DEMOLITION CONTRACTOR SHALL PROVIDE THE GENERAL CONTRACTOR WITH WRITTEN ASSURANCE THAT SERVICE HAS BEEN TERMINATED CONSISTENT WITH ANY AND ALL REQUIREMENTS OF THE ASSOCIATED UTILITY COMPANY OR SERVICE PROVIDER.

THE DEMOLITION CONTRACTOR SHALL CREATE A MINIMUM OF DISRUPTION AND DAMAGE TO ADJACENT WALLS, FLOORS AND OTHER ASSEMBLIES ASSOCIATED IN ANY MANNER WITH THE REMOVAL OF ANY ITEM WITHIN ANY CATEGORY OF THE WORK DESCRIBED BY THE FOREGOING.

IN THE EVENT THAT DAMAGE HAS OCCURRED ACCIDENTALLY, OR AS OTHERWISE NECESSARY TO FACILITATE THE DESCRIBED REMOVAL, THEN THE DEMOLITION CONTRACTOR SHALL REVIEW THE DAMAGED AREAS WITH THE GENERAL CONTRACTOR AND THE ARCHITECT'S FIELD REPRESENTATIVE TO DETERMINE WHETHER REPAIRS WILL BE NECESSARY AS A FUNCTION OF FINAL PROJECT PLANNING AND FINISHES. THE DEMOLITION CONTRACTOR WILL THEN COMPLETE NECESSARY REPAIRS TO RE-ESTABLISH WALLS, FLOORS AND CEILING PLANES TO THEIR ORIGINAL CONDITION, OR AS OTHERWISE INSTRUCTED TO ACCOMMODATE FINAL ASSEMBLIES AND FINISHES.

THE DEMOLITION CONTRACTOR SHALL ADVISE THE GENERAL CONTRACTOR AND THE ARCHITECT'S REPRESENTATIVE OF ANY NEGATIVE IMPACT WHICH MAY BE ATTRIBUTED TO ANY OF THE SPECIFIED REMOVAL, INCLUDING THOSE IMPACTS WHICH MAY AFFECT STRUCTURE AND FINAL PROJECT PLANNING PRIOR TO INITIATING THE WORK.

THE DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE TO FAMILIARIZE THEMSELVES WITH ALL OF THE DRAWINGS, THE PROJECT MANUAL, DOCUMENTS AND ALL NOTES ALL OF WHICH CONSTITUTE THE CONTRACT DOCUMENTS DEFINING THE ENTIRE PROJECT AS WELL AS THE EXISTING BUILDING. THIS DUE DILIGENCE SHALL BE COMPLETED AS NECESSARY TO UNDERSTAND THE PROPOSED SCOPE OF WORK AND THE FINAL PRODUCT, AND AS SUCH DEMOLITION OPERATIONS MAY AFFECT THE FINAL OUTCOME OF THE INTENDED PROJECT DESIGN DEFINED BY THE CONSTRUCTION DOCUMENTS IDENTIFIED HEREIN.

#### COMMONS AT GRANT

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# 30% DOCUMENTS

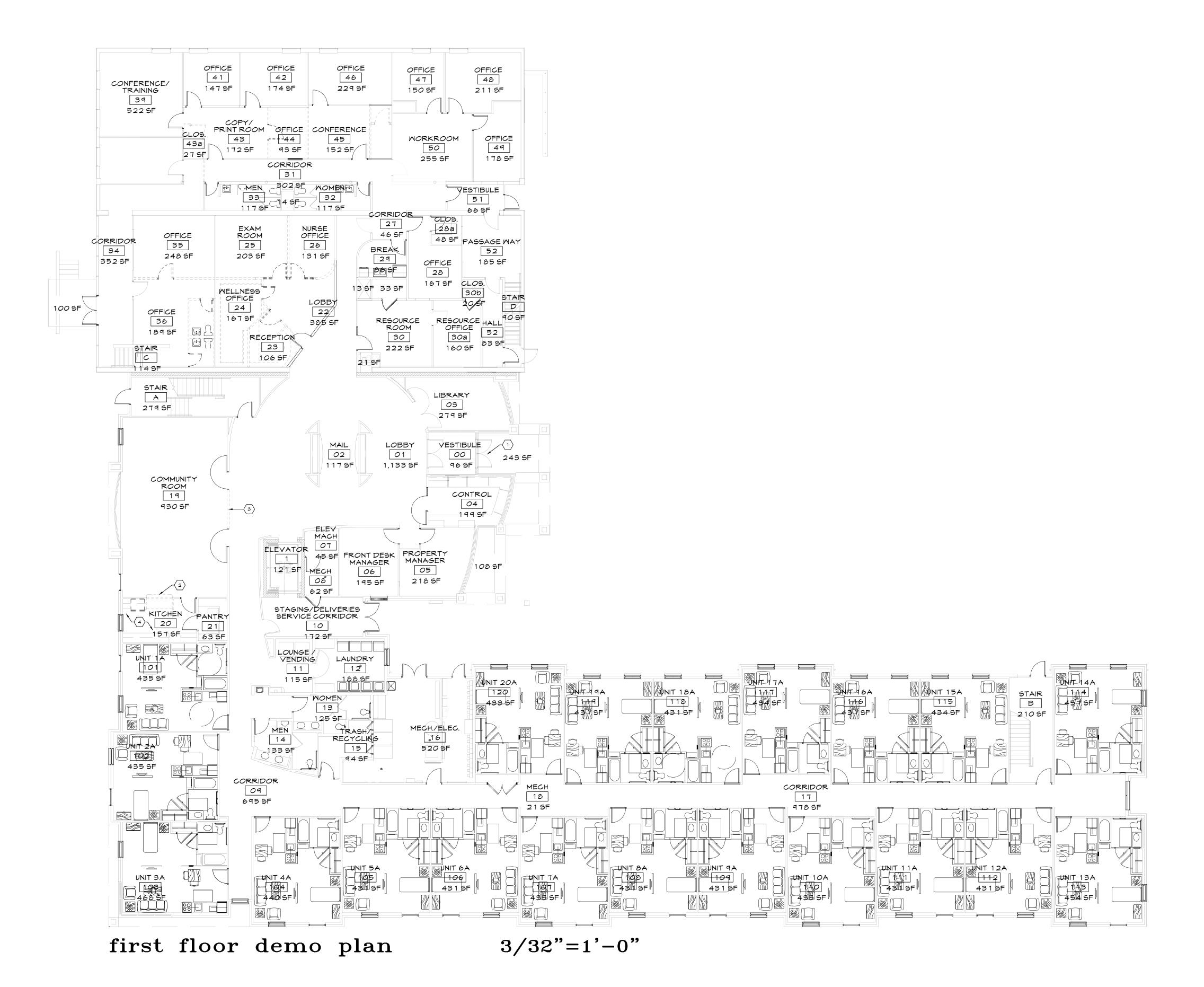
PROJECT ARCHITECT.

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|   | DATE:       | 06/26/202 |
|   | PROJECT #:  | 2318      |
|   | COPYRIGHT:  | 202       |
| ٨ | ISSUE DATE: | 06/26/202 |
|   | REVISIONS:  |           |

DEMOLITION NOTES

ו טטע

**BERARDI+** 



coded notes: floor plan - demo

- REPLACE STOREFRONT MAIN ENTRY DOORS AND OPERATORS
   REMOVE COMMUNITY ROOM KITCHEN PASS-THROUGH MINDOW
- 3. REMOVE EXISTING WALL BETWEEN COMMUNITY ROOM 19 DOORS
  4. REMOVE COMMUNITY ROOM KITCHEN EXISTING APPLIANCES

#### plan key

HC UNIT TO BE REWORKED

#### wall legend

WALLS TO BE DEMOLISHED
EXISTING WALLS TO REMAIN
NEW WALL CONSTRUCTION
EXISTING MASONRY WALLS
EXISTING SOUND ATTENUATION

WALL TO REMAIN SEE WALL TYPES ON SHEET A003

# COMMONS AT GRANT

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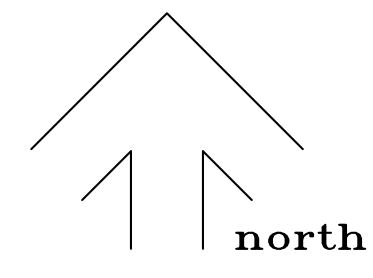
SPECIFICATION, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECT) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT). 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

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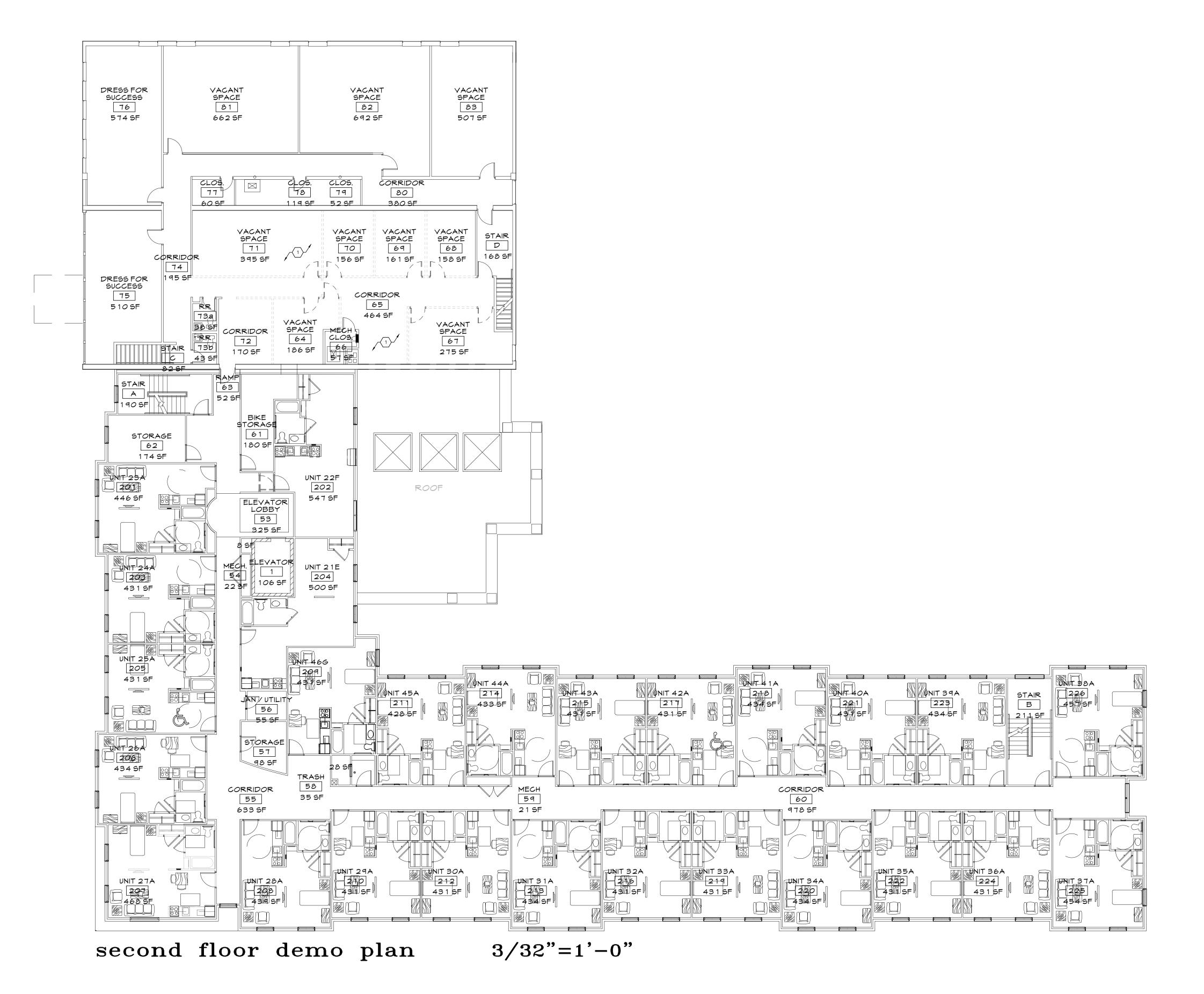


FIRST FLOOR DEMOLITION PLAN

D101

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1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212 P 614.221.1110 berardipartners.com



coded notes: floor plan - demo

1. DEMOLISH WALLS TO CREATE A NEW MAINTENANCE COMBINED SPACE OUT OF 64, 65, 67, 68, 69, 70, 71, AND 72 (BARE BONES)

#### plan key

.....

HC UNIT TO BE REMORKED

#### wall legend

WALLS TO BE DEMOLISHED
EXISTING WALLS TO REMAIN
NEW WALL CONSTRUCTION
EXISTING MASONRY WALLS
EXISTING SOUND ATTENUATION

WALL TO REMAIN SEE WALL TYPES ON SHEET A003

#### COMMONS AT GRANT

398 SOUTH GRANT AVENUE COLUMBUS, OH 43215

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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

CONSULTANTS (ARCHITECT) DRAWINGS AND

4. THE CLIENT ACKNOWLEDGES THE

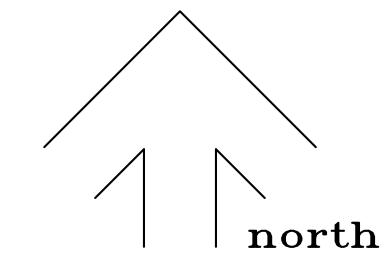
'GC' SHEETS.

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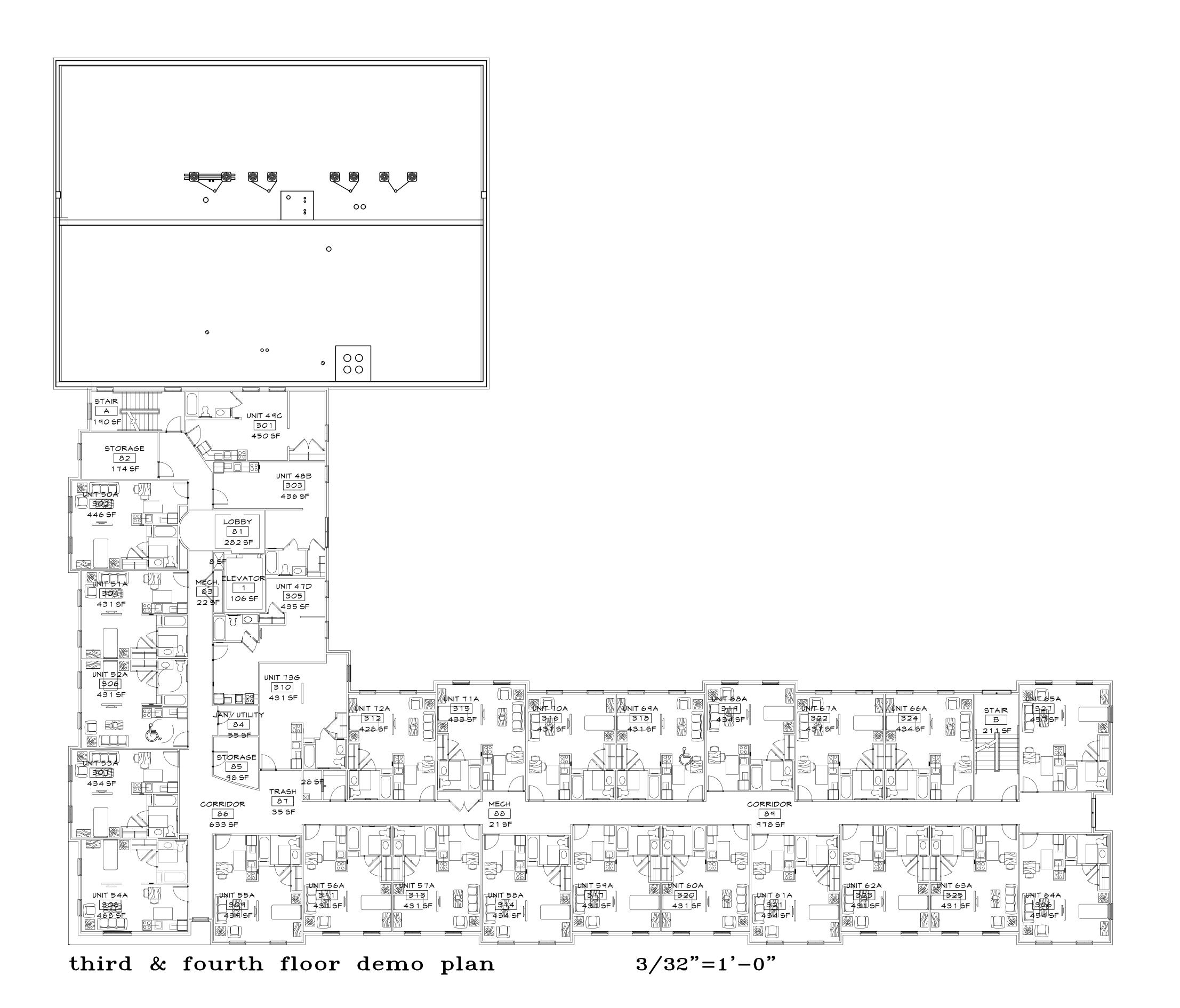


SECOND FLOOR DEMOLITION PLAN

D102

BERARDI+

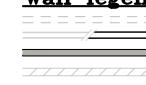
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plan key

HC UNIT TO BE REMORKED

wall legend



MALLS TO BE DEMOLISHED EXISTING WALLS TO REMAIN NEW WALL CONSTRUCTION EXISTING MASONRY WALLS EXISTING SOUND ATTENUATION WALL TO REMAIN

SEE WALL TYPES ON SHEET A003

#### **COMMONS AT GRANT**

398 SOUTH GRANT AVENUE COLUMBUS, OH 43215

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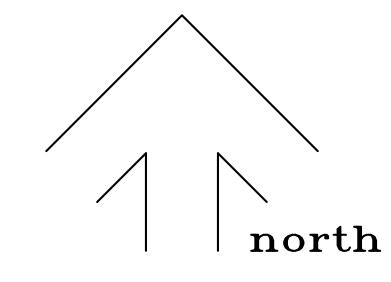
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THIRD & FOURTH FLOOR DEMOLITION PLAN

D103

**BERARDI+** 

- THROUGH-PENETRATION SYSTEM AND FIRESTOPPING REQUIREMENTS:
- 1. WHERE ELECTRICAL, MECHANICAL, PLUMBING AND SPRINKLER SYSTEMS DEVICES PENETRATE FIRE RATED CEILING ASSEM-BLIES, WALLS AND NON-RATED CEILING ASSEMBLIES COMPLY MITH 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 E8 14. 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, PENETRA-FIONS FOR ELECTRICAL, MECHANICAL, PLUMBING AND COMMUNI-CATION CONDUITS, PIPES AND SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED ASTM E 1 1 9 RATED ASSEMBLY IN THE CASE OF CEILINGS WHICH ARE AN INTEGRAL COMPONENT OF A FIRE-RESISTANCE RATED FLOOR/CEILING OR ROOF/CEILING ASSEMBLY, ALL PENETRATIONS SHALL BE INSTALLED IN ACCORD-ANCE WITH APPROVED ASTM E 1 1 9 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 ACCORD-ANCE 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 MITH PARAGRAPH 13.
- 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 SHOW 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 NONCOM-BUSTIBLE 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 MITH 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. NONFIRE-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 NONCOM-BUSTIBLE 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.
- 1 1. 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 E 1 1 9 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 3. 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 PENE-TRATING 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
- 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 A 16 1.6. CABINETS WILL BE SHIPPED BEARING THE KCMA LABEL.
- PROVIDE SCRIBE MOULDING AND/OR CAULKING AS APPLICABLE AT COUNTERTOPS, ENDS AND WALL JOINTS, AND AT CABINET ENDS AND
- 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.

#### 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.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN STRICT COMPLIANCE WITH ALL LOCAL AND STATE BUILDING CODES AND REGULATIONS, AS MELL AS AS ANY OTHER SPECIFIC OR IMPLIED APPLICABLE REGULA-TIONS, 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.
- THE SCALE OF ALL DRAWINGS IS SUBJECT TO CONFIRMATION. ALL QUESTIONS SUBJECT TO THE CONTRACT DOCUMENTS SHALL BE DIRECTED TO THE ARCHITECT.
- 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 GENERA 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.
- 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
- 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.

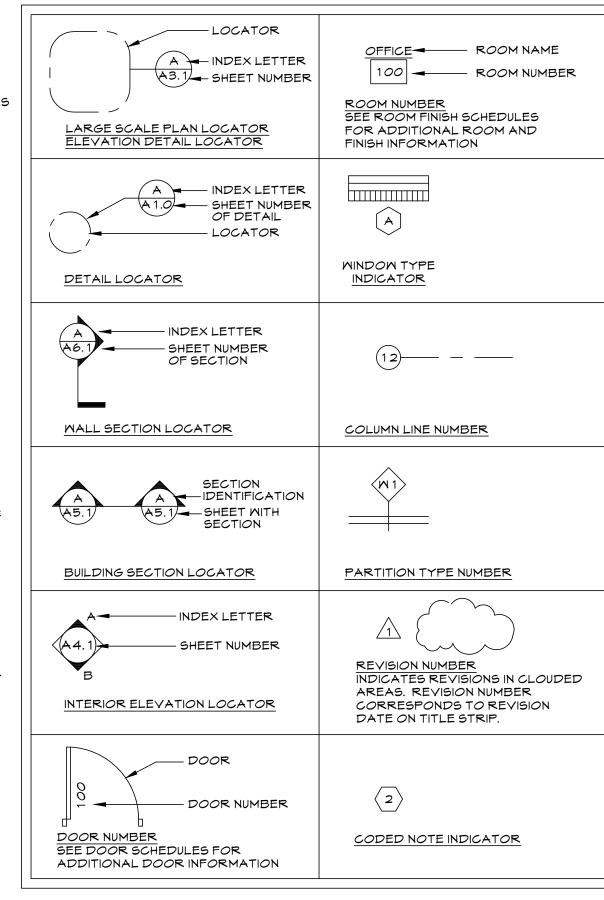
#### HANDICAP GENERAL NOTES:

- 1. KITCHEN WORK COUNTERS SHALL BE OPEN UNDER SINKS; SINKS TO HAVE SINGLE LEVER FAUCET.
- RANGES SHALL BE EQUIPPED WITH FRONT MOUNTED CONTROLS SHELVES IN CLOSETS SHALL BE ADJUSTABLE FROM 48" TO 66" HIGH. 4. PROVIDE TWO VISION HOLES AT ENTRANCE DOORS MOUNTED AT
- PROVIDE SEPARATE SMITCHES ACCESSIBLE TO HANDICAP/WHEELCHAIR TENANT FOR RANGE HOOD/LIGHT AND DISPOSAL. 6. ALL DOOR HARDWARE SHALL BE LEVER TYPE.
- . CARPET SHALL BE DIRECT GLUE DOWN. IF INSTALLED WITH PAD, COMBINED CARPET AND PAD HEIGHT SHALL NOT EXCEED 1/2".

#### GENERAL CONSTRUCTION NOTES:

- 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 OR CMU. DIMENSIONS AT INTERIOR WALLS ARE TO FACE OF STUD.
- ALL BEARING WALLS ARE AS INDICATED ON THE STRUCTURAL
- 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.
- 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.
- 6. ALL FOAM PLASTIC INSULATION SHALL BE PROTECTED IN ACCORDANCE WITH THE BUILDING CODE.
- 7. ALL CONTRACTORS SHALL BE RESPONSIBLE TO PROTECT EXISTING FINISHES, MATERIALS, COMPONENTS AND SYSTEMS FROM DAMAGE DURING THE COURSE OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE THAT DOES OCCUR.

#### SYMBOLS



#### ACCESSORY LOCATION TABLE

| М  | OUNTING HEIGHT ABOVE FINISHED  | FLOOR (A.F.F.)   |
|--|--|--|
| TEM  | F.H.A.   | U.F.A.S.   |
| DOOR PEEP HOLE   | 58"  | 58" \$ 44"   |
| COAT CLOSET SHELVING   | 54"  | ADJUSTABLE TO<br>54" OR 48"  |
| BEDROOM CLOSET SHELVING  | 54" @ SINGLE SHELF   | ADJUSTABLE TO<br>54" OR 48"  |
| DOUBLE CLOSET SHELVING   | 72" TOP/36" LOWER  | TOP ADJ. 72" OR<br>48"/ LOWER 36"  |
| INEN SHELVING  | 12" O.C TOP @ 72"  | 12" O.C TOP @ 72"  |
| OMEL BARS  | 5 <i>0</i> "   | 44"  |
| SHOWER RODS  | 76" TUBS/74" SHOWERS<br>STALLS   | 76" TUBS/ 74" SHOWER<br>STALLS   |
| OILET PAPER HOLDERS  | 28" HEIGHT, 40" FROM<br>BACK WALL TO CENTERLINE  | 28" HEIGHT, 40" FROM<br>BACK WALL TO CENTERLINE  |
| FRAB BARS  | 33"-36"  | 33"-36", 2nd 24" GRAB BAR<br>9" ABOVE TUB DAM  |
| SHOMER HEADS   | ADJUSTABLE 54" MAX.  | ADJUSTABLE 54" MAX.  |
| SHOMER SEATS   | 17"-19" A.F.F.   | 17"-19" A.F.F.   |
| ROBE HOOK  | 52" A.F.F.   | 52" A.F.F.   |
| BATH MIRRORS   | SEE ELEVATIONS   | SEE ELEVATIONS-<br>BOTTOM NOT MORE<br>THAN 40" A.F.F.  |
| MEDICINE CABINET<br>FRAVERSE ROD<br>BIGNS M/ BRAILLE<br>FRASH DOOR, SIDE HINGE | BOTT. SHELF AT 48" A.F.F.<br>N/A<br>54"-66" A.F.F. TO CENTERLINE<br>LATCH SIDE WALL MTD.<br>TOP 48" A.F.F. | BOTT. SHELF AT 40" A.F.F.<br>N/A<br>54"-66" A.F.F. TO CENTERLINI<br>LATCH SIDE WALL MTD.<br>TOP 48" A.F.F. |
| MISCELLANEOUS HANDICAP CLE   | EARANCES:  |  |

#### 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.

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.

ALSO SEE NOTES ON THIS SHEET.

KNEE SPACE BELOW COUNTERS, SINKS ETC.

MAXIMUM FORWARD HAND REACH HEIGHT:

MAXIMUM SIDE HAND REACH HEIGHT:

#### ABBREVIATIONS

| A.F.F  | ABOVE FINISH FLOOR   |
|--|--|
| ACOUS.   | ACOUSTICAL CEILING TILE  |
| ADJ.<br>AHU.   | ADJUSTABLE<br>AIR HANDLING UNIT  |
| ALT.   | ALTERNATE  |
| ALUM.  | ALUMINUM   |
| A.B.   | ANCHOR BOLT  |
| BRG.   | BEARING  |
| BDRM.  | BEDROOM  |
| BLK.   | BLOCK<br>BLOCKING  |
| BLKG.<br>B/C   | BACK OF CURB   |
| BD.  | BOARD  |
| В <i>О</i> Т.  | ВОТТОМ   |
| BLDG.  | BUILDING   |
| C.B.   | CATCH BASIN  |
| CLG.   | CEILING  |
| <b>©</b><br>€.0.   | CENTER LINE<br>CLEAN OUT   |
| C.M.   | COLD WATER   |
| COL.   | COLUMN   |
| CONC.  | CONCRETE   |
| C.M.U.   | CONCRETE MASONRY UNIT  |
| CONT.  | CONTINUOUS   |
| C.J.   | CONTROL JOINT  |
| COORD.<br>C.M.P.   | COORDINATE CORRUGATED METAL PIPE   |
| C.F.M.   | CUBIC FEET PER MINUTE  |
| DET.   | DETAIL   |
| DIA.   | DIAMETER   |
| DIV.   | DIVISION   |
| DR.  | DOOR   |
| DBL.<br>DN.  | DOUBLE<br>DOWN   |
| DN.<br>D.S.  | DOMNSPOUT  |
| DWG.   | DRAWING  |
| E.M.   | EACH MAY   |
| E.M.C  | ELECTRIC WATER COOLER  |
| ELEV.  | ELEVATION  |
| EQUIP.   | EQUIPMENT  |
| EXIST.<br>F.E.   | EXISTING FIRE EXTINGUISHER   |
| F.E.C.   | FIRE EXTINGUISHER CABINET  |
| FLUOR.   | FLUORESCENT  |
| FL.  | FLOOR  |
| F.D.   | FLOOR DRAIN  |
| FT.<br>FTG.  | FOOT<br>FOOTING  |
| GA.  | GAUGE  |
| G.F.I.   | GROUND FAULT INTERRUPTER   |
|  | GROSS SQUARE FEET  |
| G.S.F.   | GROSS SQUARE FEET  |
| GYP. BD.   | GYPSUM WALL BOARD  |
| GYP. BD.<br>H.C.   | GYPSUM WALL BOARD<br>HANDICAP  |
| GYP. BD.<br>H.C.<br>HT.  | GYPSUM WALL BOARD<br>HANDICAP<br>HEIGHT  |
| GYP. BD.<br>H.C.   | GYPSUM WALL BOARD<br>HANDICAP  |
| GYP. BD.<br>H.C.<br>HT.<br>H.P.S.<br>H.M.<br>HORIZ.  | GYPSUM WALL BOARD HANDICAP HEIGHT HIGH PRESSURE SODIUM HOLLOM METAL HORIZONTAL   |
| GYP. BD.<br>H.C.<br>HT.<br>H.P.S.<br>H.M.<br>HORIZ.<br>INSUL.  | GYPSUM WALL BOARD HANDICAP HEIGHT HIGH PRESSURE SODIUM HOLLOW METAL HORIZONTAL INSULATION  |
| GYP. BD.<br>H.C.<br>HT.<br>H.P.S.<br>H.M.<br>HORIZ.<br>INSUL.<br>INT.  | GYPSUM WALL BOARD HANDICAP HEIGHT HIGH PRESSURE SODIUM HOLLOW METAL HORIZONTAL INSULATION INTERIOR   |
| GYP. BD.<br>H.C.<br>HT.<br>H.P.S.<br>H.M.<br>HORIZ.<br>INSUL.<br>INT.<br>INV.  | GYPSUM WALL BOARD HANDICAP HEIGHT HIGH PRESSURE SODIUM HOLLOW METAL HORIZONTAL INSULATION INTERIOR INVERT  |
| GYP. BD.<br>H.C.<br>HT.<br>H.P.S.<br>H.M.<br>HORIZ.<br>INSUL.<br>INT.  | GYPSUM WALL BOARD HANDICAP HEIGHT HIGH PRESSURE SODIUM HOLLOW METAL HORIZONTAL INSULATION INTERIOR   |
| GYP. BD.<br>H.C.<br>HT.<br>H.P.S.<br>H.M.<br>HORIZ.<br>INSUL.<br>INT.<br>INV.<br>JT.   | GYPSUM WALL BOARD HANDICAP HEIGHT HIGH PRESSURE SODIUM HOLLOW METAL HORIZONTAL INSULATION INTERIOR INVERT JOINT  |
| GYP. BD. H.C. HT. H.P.S. H.M. HORIZ. INSUL. INT. INV. JT. LAM. LVL LT.   | GYPSUM WALL BOARD HANDICAP HEIGHT HIGH PRESSURE SODIUM HOLLOW METAL HORIZONTAL INSULATION INTERIOR INVERT JOINT LAMINATE LAMINATED VENEER LUMBER LIGHT   |
| GYP. BD. H.C. HT. H.P.S. H.M. HORIZ. INSUL. INT. INV. JT. LAM. LVL LT. L.F.  | GYPSUM WALL BOARD HANDICAP HEIGHT HIGH PRESSURE SODIUM HOLLOW METAL HORIZONTAL INSULATION INTERIOR INVERT JOINT LAMINATE LAMINATED VENEER LUMBER LIGHT LINEAL FEET   |
| GYP. BD. H.C. HT. H.P.S. H.M. HORIZ. INSUL. INT. INV. JT. LAM. LVL LT. L.F. L.L.V.   | GYPSUM WALL BOARD HANDICAP HEIGHT HIGH PRESSURE SODIUM HOLLOW METAL HORIZONTAL INSULATION INTERIOR INVERT JOINT LAMINATE LAMINATED VENEER LUMBER LIGHT LINEAL FEET LONG LEG VERTICAL   |
| GYP. BD. H.C. HT. H.P.S. H.M. HORIZ. INSUL. INT. INV. JT. LAM. LVL LT. L.F. L.L.V. L.H.  | GYPSUM WALL BOARD HANDICAP HEIGHT HIGH PRESSURE SODIUM HOLLOW METAL HORIZONTAL INSULATION INTERIOR INVERT JOINT LAMINATE LAMINATE LAMINATED VENEER LUMBER LIGHT LINEAL FEET LONG LEG VERTICAL LONG LEG HORIZONTAL  |
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| GYP. BD. H.C. HT. H.P.S. H.M. HORIZ. INT. INV. JT. LAM. LYL LT. L.F. L.L.H. M.H. M.F. M.AX.  | GYPSUM WALL BOARD HANDICAP HEIGHT HIGH PRESSURE SODIUM HOLLOW METAL HORIZONTAL INSULATION INTERIOR INVERT JOINT LAMINATE LAMINATE LAMINATED VENEER LUMBER LIGHT LINEAL FEET LONG LEG VERTICAL LONG LEG HORIZONTAL MANHOLE MANUFACTURER MASONRY OPENING MAXIMUM   |
| GYP. BD. H.C. HT. H.P.S. H.M. HORIZ. INT. INV. JT. LAM. LYL L.F. L.L.H. M.F. M.A. MECH.  | GYPSUM WALL BOARD HANDICAP HEIGHT HIGH PRESSURE SODIUM HOLLOW METAL HORIZONTAL INSULATION INTERIOR INVERT JOINT LAMINATE LAMINATE LAMINATED VENEER LUMBER LIGHT LINEAL FEET LONG LEG VERTICAL LONG LEG HORIZONTAL MANHOLE MANUFACTURER MASONRY OPENING MAXIMUM MECHANICAL  |
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| BD. HT. 9. H.M.RUL. N.T. A.L. L.H. R.O.X.H. M.M.S.V.S. N.L. L.H. M.M.M.M.M.M.M.M.M.M.M.M.M.M.M.M.M.M.  | GYPSUM WALL BOARD HANDICAP HEIGHT HIGH PRESSURE SODIUM HOLLOW METAL HORIZONTAL INSULATION INTERIOR INVERT JOINT LAMINATE LAMINATE LAMINATED VENEER LUMBER LIGHT LINEAL FEET LONG LEG YERTICAL LONG LEG HORIZONTAL MANHOLE MANUFACTURER MASONRY OPENING MAXIMUM MECHANICAL MINIMUM MOUNTED NET SQUARE FEET NOT IN CONTRACT NOT TO SCALE NUMBER  |
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| D. H.P.M. RUL. H.M. M.M. R.M.M.M.M.M.M.M.M.M.M.M.M.M.M.M   | GYPSUM WALL BOARD HANDICAP HEIGHT HIGH PRESSURE SODIUM HOLLOW METAL HORIZONTAL INSULATION INTERIOR INVERT JOINT LAMINATE LAMINATE LAMINATE LAMINATE LONG LEG VERTICAL LONG LEG HORIZONTAL MANHOLE MANUFACTURER MASONRY OPENING MAXIMUM MECHANICAL METAL MINIMUM MOUNTED NET SQUARE FEET NOT IN CONTRACT NOT TO SCALE NUMBER ON CENTER OPPOSITE ORIENTED STRAND BOARD PAIR PER SQUARE FOOT PER SQUARE INCH  |
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| D. H.P.M. RUL. H.M. M.M. R.M.M.M.M.M.M.M.M.M.M.M.M.M.M.M   | GYPSUM WALL BOARD HANDICAP HEIGHT HIGH PRESSURE SODIUM HOLLOW METAL HORIZONTAL INSULATION INTERIOR INVERT JOINT LAMINATE LAMINATE LAMINATE LAMINATE LONG LEG VERTICAL LONG LEG HORIZONTAL MANHOLE MANUFACTURER MASONRY OPENING MAXIMUM MECHANICAL METAL MINIMUM MOUNTED NET SQUARE FEET NOT IN CONTRACT NOT TO SCALE NUMBER ON CENTER OPENING OPPOSITE ORIENTED STRAND BOARD PAIR PER SQUARE FOOT PER SQUARE INCH PLATE OR PROPERTY LINE   |
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| D.  H.H. H. H. N. N. T. A. L. L. L. L. H. M. M. M. M. N. N. N. N. O. O. O. P. P. P. P. P. R. N. N. N. D. L. L. L. L. L. L. L. M. M. M. N. N. N. N. N. O. O. P. P. P. P. P. R. P. L. L. L. L. L. L. L. L. L. N. M. M. M. N. N. N. N. N. O. O. O. P. P. P. P. P. P. R. P. L.   | GYPSUM WALL BOARD HANDICAP HEIGHT HIGH PRESSURE SODIUM HOLLOW METAL HORIZONTAL INSULATION INTERIOR INVERT JOINT LAMINATE LAMINATE LAMINATE LAMINATE LONG LEG VERTICAL LONG LEG HORIZONTAL MANHOLE MANUFACTURER MASONRY OPENING MAXIMUM MECHANICAL METAL MINIMUM MOUNTED NET SQUARE FEET NOT IN CONTRACT NOT TO SCALE NUMBER ON CENTER OPENING OPPOSITE ORIENTED STRAND BOARD PAIR PER SQUARE FOOT PER SQUARE INCH PLATE OR PROPERTY LINE PLASTIC LAMINATE PLYWOOD PRESERVATIVE TREATED RADIUS  |
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| D.  H.H.H.H.N.N.N.J.L.L.L.L.H.H.R.O.X.H.  M.M.M.M.N.N.N.D.C.P.P.S.R.S.S.L.LY.L.D.C.N.N.N.N.O.O.O.P.P.P.L.L.L.D.C.N.N.N.N.N.D.C.N.N.D.C.N.N.N.D.C | GYPSUM WALL BOARD HANDICAP HEIGHT HIGH PRESSURE SODIUM HOLLOW METAL HORIZONTAL INSULATION INTERIOR INVERT JOINT LAMINATE LAMINATE LAMINATE LAMINATE LONG LEG VERTICAL LONG LEG HORIZONTAL MANHOLE MANUFACTURER MASONRY OPENING MAXIMUM MECHANICAL METAL MINIMUM MOUNTED NET SQUARE FEET NOT IN CONTRACT NOT TO SCALE NUMBER ON CENTER OPENING OPPOSITE ORIENTED STRAND BOARD PAIR PER SQUARE FOOT PER SQUARE FOOT PER SQUARE INCH PLATE OR PROPERTY LINE PLASTIC LAMINATE PLYWOOD PRESERVATIVE TREATED RADIUS REQUIRED REINFORCING   |
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| D.  B. V.  | GYPSUM WALL BOARD HANDICAP HEIGHT HIGH PRESSURE SODIUM HOLLOW METAL HORIZONTAL INSULATION INTERIOR INVERT JOINT LAMINATE LAMINATE LAMINATE LAMINATE LONG LEG VERTICAL LONG LEG HORIZONTAL MANHOLE MANUFACTURER MASONRY OPENING MAXIMUM MECHANICAL METAL MINIMUM MOUNTED NET SQUARE FEET NOT IN CONTRACT NOT TO SCALE NUMBER ON CENTER OPPOSITE ORIENTED STRAND BOARD PAIR PER SQUARE FOOT PER SQUARE FOOT PER SQUARE INCH PLATE OR PROPERTY LINE PLASTIC LAMINATE PLYWOOD PRESERVATIVE TREATED RADIUS REQUIRED REINFORCING ROD AND SHELF   |
| D.  H.H.H.H.R.N.M.M.L.L.L.H.H.R.O.X.C.L.N.D.F.O.O.O.O.O.P.P.P.P.P.P.R.R.R.R.R.R.R.R.S.D.H.H.H.H.R.R.N.M.L.L.L.L.H.H.R.O.X.C.L.N.D.F.O.O.O.O.O.P.P.P.P.P.P.P.R.R.R.R.R.R.R.R  | GYPSUM WALL BOARD HANDICAP HEIGHT HIGH PRESSURE SODIUM HOLLOW METAL HORIZONTAL INSULATION INTERIOR INVERT JOINT LAMINATE LAMINATE LAMINATE LONG LEG VERTICAL LONG LEG HORIZONTAL MANHOLE MANUFACTURER MASONRY OPENING MAXIMUM MECHANICAL METAL MINIMUM MOUNTED NET SQUARE FEET NOT IN CONTRACT NOT TO SCALE NUMBER ON CENTER OPENING OPPOSITE ORIENTED STRAND BOARD PAIR PER SQUARE FOOT PER SQUARE INCH PLATE OR PROPERTY LINE PLASTIC LAMINATE PLYWOOD PRESERVATIVE TREATED RADIUS REQUIRED REINFORCING ROD AND SHELF ROOF DRAIN SCHEDULE SHEET  |
| D.  H.H.H.H.R. IN T. L.L.L.L.L.L.L.L.L.L.L.L.L.L.L.L.L.L.  | GYPSUM WALL BOARD HANDICAP HEIGHT HIGH PRESSURE SODIUM HOLLOW METAL HORIZONTAL INSULATION INTERIOR INVERT JOINT LAMINATE LAMINATE LAMINATED VENEER LUMBER LIGHT LINEAL FEET LONG LEG YERTICAL LONG LEG HORIZONTAL MANHOLE MANUFACTURER MASONRY OPENING MAXIMUM MECHANICAL METAL MINIMUM MOUNTED NET SQUARE FEET NOT IN CONTRACT NOT TO SCALE NUMBER ON CENTER OPENING OPPOSITE ORIENTED STRAND BOARD PAIR PER SQUARE FOOT PER SQUARE INCH PLATE OR PROPERTY LINE PLASTIC LAMINATE PLYWOOD PRESERVATIVE TREATED RADIUS REQUIRED REINFORCING ROD AND SHELF ROOF DRAIN SCHEDULE SHEET SIMILAR |
| D.  H.H.H.H.R.N.M.M.L.L.L.H.H.R.O.X.C.L.N.D.F.O.O.O.O.O.P.P.P.P.P.P.R.R.R.R.R.R.R.R.S.D.H.H.H.H.R.R.N.M.L.L.L.L.H.H.R.O.X.C.L.N.D.F.O.O.O.O.O.P.P.P.P.P.P.P.R.R.R.R.R.R.R.R  | GYPSUM WALL BOARD HANDICAP HEIGHT HIGH PRESSURE SODIUM HOLLOW METAL HORIZONTAL INSULATION INTERIOR INVERT JOINT LAMINATE LAMINATE LAMINATE LONG LEG VERTICAL LONG LEG HORIZONTAL MANHOLE MANUFACTURER MASONRY OPENING MAXIMUM MECHANICAL METAL MINIMUM MOUNTED NET SQUARE FEET NOT IN CONTRACT NOT TO SCALE NUMBER ON CENTER OPENING OPPOSITE ORIENTED STRAND BOARD PAIR PER SQUARE FOOT PER SQUARE INCH PLATE OR PROPERTY LINE PLASTIC LAMINATE PLYWOOD PRESERVATIVE TREATED RADIUS REQUIRED REINFORCING ROD AND SHELF ROOF DRAIN SCHEDULE SHEET  |

SQUARE FEET

STANDARD

STEEL

THICK

TOP OF

TYPICAL

VERTICAL

MITH

MAXIMUM SIDE REACH (UNOBSTRUCTED):

MAXIMUM SIDE REACH (10" OBSTRUCTED):

MAXIMUM SIDE REACH (10"-24" OBSTRUCTED):

MITHOUT

VINYL TILE

S.S.

STD.

THK.

T&G

TYP.

U.N.O.

V.B.

Y.T.

M/0

VERT.

30" WIDE, 19' DEEP, 27" HIGH

HIGH 48" MAX. LOW 15" MAX.

HIGH 54" MAX. LOW 9" MAX.

STAINLESS STEEL

TONGUE & GROOVE

VAPOR BARRIER

UNLESS NOTED OTHERWISE

48" MAX.

46" MAX.

48" MAX., 15" MIN.

| ITEM  | ANSI TYPE 'A'  | ANSI TYPE 'B'                              | NOTES   |
|---|--|--|---|
| TT LIVI   | ANSITTE A  | ANSITIL D                                  | NOTES   |
| COAT CLOSET SHELVING  | ADJUSTABLE: 48" - 54" TO TOP   | 54" A.F.F. TO TOP                          | TYPE B: 48" ACCEPTABLE @ SENIOR APARTMENTS                      |
| BEDROOM CLOSET SHELVING   | ADJUSTABLE: 48" - 54" TO TOP   | 54" A.F.F. TO TOP                          | TYPE B: 48" ACCEPTABLE @ SENIOR APARTMENTS                      |
| DOUBLE CLOSET SHELVING  | ADJUSTABLE: 36" - 72" TO TOP   | ADJUSTABLE: 36" - 72" TO TOP               |   |
| PANTRY & LINEN SHELVING   | ADJUSTABLE: 12" O.C., TOP AT 72"<br>MAX  | ADJUSTABLE: 12" O.C., TOP AT 72" MAX       | TOP SHELF MUST BE 18" MIN. BELOW SPRINKLER HEAD                 |
| SHELVES OVER DRYERS   | NO SHELF, U.N.O.   |  |   |
| TOWEL BARS  | TOP AT 48" A.F.F.  | TOP AT 54" A.F.F.                          |   |
| SHOMER RODS   | 76" TUBS / 74" SHOMER STALLS   | 76" TUBS / 74" SHOMER STALLS               | N/A FOR SHOWERS WITH MANUFACTURER INSTALLED SHOWER ROD          |
| TOILET PAPER HOLDER   | 24" A.F.F., 7"-9" FROM BOWL FRONT<br>TO CL   | 24" A.F.F., 40" FROM BACK WALL<br>TO CL    |   |
| TOILET GRAB BARS  | TOP AT 33" - 36" A.F.F.  | TOP AT 33" - 36" A.F.F.                    | SEE GOO5 SHEETS FOR ADDITIONAL INFORMATION                      |
| TUB / SHOMER GRAB BARS  | TOP AT 33" - 36" A.F.F.  | TOP AT 33" - 36" A.F.F.                    | PROVIDE ADDITIONAL GRAB BAR AT 9" ABOVE TUB RIN                 |
| DOOR VIEWER   | 58" \$ 43" A.F.F.  | 58" \$ 43" A.F.F.                          | KNOCKER LOCATED AT LOW DOOR VIEWER                              |
| SHOMER HEADS (SHOMERS)  | ADJUSTABLE 48" MIN., 54" MAX. A.F.F.   | ADJUSTABLE 48" MIN., 54" MAX. A.F.F.       |   |
| SHOMER HEADS (TUBS)   | ADJUSTABLE 48" MIN., 54" MAX. A.F.F.   | 80" A.F.F.                                 |   |
| SHOMER SEATS  | TOP AT 18" A.F.F.  | TOP AT 18" A.F.F.                          |   |
| ROBE HOOKS  | TOP AT48" A.F.F.   | TOP AT 52" A.F.F.                          |   |
| BATHROOM MIRROR   | SEE ELEVATIONS   | SEE ELEVATIONS                             | BOTTOM MUST NOT BE HIGHER THAN 40" A.F.F. TO REFLECTIVE SURFACE |
| MEDICINE CABINET  | BOTTOM SHELF @ 44" MAX. A.F.F.   | BOTTOM SHELF @ 46" A.F.F.                  |   |
| DIRECTIONAL AND ROOM SIGNAGE  | 48" MIN. TO BASELINE W/ MAX.<br>TEXT @ 60" A.F.F.                                    | 48" MIN. TO BASELINE W/ MAX.<br>TEXT @ 60" | MOUNT TO WALL ON LATCH SIDE OF DOOR                             |
| KITCHEN SINKS   | 34" MAX. A.F.F. TO TOP OF SINK RIM   | 36" MAX. A.F.F. TO COUNTER TOP             | EXPOSED PLUMBING TO BE WRAPPED AT ALL SINKS                     |
| LAVS  | 34" MAX. A.F.F. TO TOP OF SINK RIM   | 34" MAX. A.F.F. TO COUNTER TOP             | EXPOSED PLUMBING TO BE WRAPPED AT ALL LAVS                      |
| MISCELLANEOUS HANDICAP CLEARANCES: KNEE SPACE BELOM COUNTERS, SINKS ETC.: MAXIMUM FORMARD REACH (UNOBSTRUCTED): MAXIMUM FORMARD REACH (20" OBSTRUCTED): MAXIMUM FOWARD REACH (20-25" OBSTRUCTED): | 30" MIN. MIDE, 19" DEEP, 27" HIGH MIN.<br>48" MAX., 15" MIN.<br>48" MAX.<br>44" MAX. |  |   |
| MANIMONT OTAND NEADIT(20-25 ODSTNOOTED):  |  |  |   |

#### GRANT 398 SOUTH GRANT AVENUE

COMMONS AT

COLUMBUS, OH 43215

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#### 30% DOCUMENTS

PROJECT ARCHITECT.

06/26/2024 DATE: PROJECT #: COPYRIGHT: ISSUE DATE: 06/26/2024 REVISIONS:

ABBREVIATIONS, SYMBOLS AND NOTES

UPDATED 1/06/2023

| FLOOR/ROOF<br>TYPES | DESIGN   | DESCRIPTION   | FIRE<br>RATING  | SOUND (STC) |
|---------------------|--|---|---|-------------|
| F1                  |  | 3/4" TONGUE AND GROOVE 'VIROC' CEMENT BOARD SHEATHING W/ #10 X 1 1/2" REAMER TEKS 8" OC. ON 10" STEEL STUD JOISTS @ 24" O.C. INSTALL 4" MINERAL WOOL INSULATION IN JOIST CAVITIES.  UNDERSIDE OF JOISTS TO RECEIVE 1 LAYER 5/8" DRYWALL SECURED TO 7/8" METAL FURRING CHANNELS 16" OC. W/ #6 X 1" DRYWALL SCREWS @ 6" OC.  TYPICAL UNIT FLOOR   | 1 1/2 HR.  VTEC LABORATORIES  V100-541  ASTM E-119    | 54          |
| F2                  | VARIES VARIES SV. SEE SEE STRUCTURAL STRUCTU | 3/4" TONGUE AND GROOVE 'VIROC' CEMENT BOARD SHEATHING W/ #10 X 1 1/2" REAMER TEKS 8" OC. ON 10" STEEL STUD JOISTS @ 24" O.C. INSTALL 4" MINERAL WOOL INSULATION IN JOIST CAVITIES.  UNDERSIDE OF JOISTS TO RECEIVE 1 LAYER 5/8" DRYWALL SECURED DIRECTLY TO JOISTS W/ #6 X 1" DRYWALL SCREMS @ 6" OC. FINISHED CEILING SUSPENDED NON-RATED ACOUSTICAL TILE OR DRYWALL CEILING PER CEILING PLANS AND ROOM FINISH SCHEDULE.  FLOOR BETWEEN COMMON AREAS / CORRIDORS   | 1/2 HR. VTEC LABORATORIES V100-541 ASTM E-119 SIMILAR | 54          |
| F3                  |  | 6" OR 10" DEEP PRECAST CONCRETE HOLLOW CORE PLANK FLOOR WITH 1" CEMENTITIOUS TOPPING. CEILING FINISH VARIES - EXISTING OR NEW SUSPENDED ACOUSTICAL PANELS OR NEW SUSPENDED DRYWALL - SEE REFLECTED CEILING PLANS.  EXISTING BUILDING FIRST AND SECOND FLOOR   | 2 HR.   | 60          |
| R1                  | ARIES 11-0 5/8" 11-0 5/8" 11-0 5/8" 11-0 5/8"  | BALLASTED SINGLE PLY EPDM ROOF ON ISOLATION MAT ON 5/8"  NON-COMBUSTIBLE PLYWOOD SHEATHING ON SLOPED (1/4" PER FOOT) 12"  STEEL STUD JOISTS @ 24" O.C. INSTALL 1 LAYER OF 12" METAL FRAME BATT INSULATION (R-38) IN JOIST CAVITIES. ATTACH AND SUSPEND CEILING JOISTS (3 5/8" 22 GAUGE METAL STUDS) @ 16" O.C SEE CEILING PLAN FOR HEIGHT. APPLY ONE LAYER OF 5/8" GYP. BD. TO THE UNDERSIDE OF CEILING JOISTS.  ROOF WITHOUT BUILT—UP INSULATION   | 0   | N/A         |
| R2                  | VARIES 11-0 5/8" 0" TO 5/8" 1-0 1-0 5/8" 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0   | DIRECTLY ADHERED SINGLE PLY EPDM ROOF ON TAPERED POLYSTYRENE INSULATION ON 5/8" NON-COMBUSTIBLE PLYWOOD SHEATHING ON SLOPED (1/4" PER FOOT) 12" STEEL STUD JOISTS @ 24" O.C. INSTALL 1 LAYER OF 12" METAL FRAME BATT INSULATION (R-38) IN JOIST CAVITIES. ATTACH & SUSPEND CEILING JOISTS (3 5/8" 22 GAUGE METAL STUDS) @ 16" O.C SEE CEILING PLAN FOR HEIGHT. APPLY ONE LAYER OF 5/8" GYP. BD. TO THE UNDERSIDE OF CEILING JOISTS.   | O   | N/A         |
| R3                  | 1-0 3/4" O" TO   | DIRECTLY ADHERED SINGLE PLY EPDM ROOF ON TAPERED POLYSTYRENE INSULATION ON 3/4" TONGUE AND GROOVE NON- COMBUSTIBLE PLYWOOD SHEATHING ON SLOPED (1/4" PER FOOT) 12" STEEL STUD JOISTS @ 24" O.C. INSTALL 1 LAYER OF 12" METAL FRAME BATT INSULATION (R-38) IN JOIST CAVITIES.  FINISH CEILING VARIES AS FOLLOWS: 5/8" DRYWALL ON 3 5/8" METAL STUD CEILLING JOISTS OR SUSPENDED DRYWALL PER DETAIL ON A403. OR SUSPENDED NON-RATED ACOUSTICAL CEILING. SEE REFLECTED CEILING PLAN FOR LOCATIONS.  ROOF WITH BUILT—UP INSULATION  (@ MAIN ENTRANCE) | O   | N/A         |
|                     |  |   |   |             |

#### MALL 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: 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 HEREIN. THE GENERAL CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE TESTING AGENCY REQUIREMENTS REFERENCED AND SHALL REMAIN RESPONSIBLE FOR ALL ASSEMBLY 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.                          |

| WALL<br>TYPE | DESIGN   | DESCRIPTION   | FIRE<br>RATING | SOUND<br>(STC) |
|--------------|--|---|----------------|----------------|
| <b>W</b> 1   | 1'-4" INTERIOR INTERIOR INTERIOR INTERIOR INTERIOR INTERIOR INTERIOR | 3-5/8" METAL STUDS @ 16" O.C., W/ TOP AND BOT. TRACKS. SEE STRUCTURAL DRAWINGS FOR STUD GAUGE. ONE LAYER OF 5/8" GYP. BD. APPLIED VERTICALLY TO THE INTERIOR WALL SURFACE OVER 4 MIL. VAPOR BARRIER. STUD CAVITY TO RECEIVE 3 1/2" METAL FRAMING BATT INSULATION (R-13). LATERAL BRACING AT 40" O.C. MAX (SEE STRUCTURAL DRAWINGS). EXTERIOR SURFACE TO RECEIVE ONE LAYER 5/8" EXTERIOR GYPSUM SHEATHING APPLIED VERTICALLY. EXTERIOR TO RECEIVE 4" BRICK VENEER W/ METAL TIES AS SPECIFIED 24" O.C. HORZ. AND 24" O.C. VERT. | N/A            | N/A            |
|              | MAINTAIN — EXTERIOR  CLEAR AIR  SPACE                                | BEARING/TYP. EXTERIOR   |                |                |
| W2           | 1'-4" INTERIOR  MAINTAIN CLEAR AIR  EXTERIOR                         | 6" METAL STUDS @ 16" O.C., W/ TOP AND BOT. TRACKS. SEE STRUCTURAL DRAWINGS FOR STUD GAUGE. ONE LAYER OF 5/8" GYP. BD. APPLIED VERTICALLY TO THE INTERIOR WALL SURFACE OVER 4 MIL. VAPOR BARRIER. STUD CAVITY TO RECEIVE 6 1/4" METAL FRAMING BATT INSULATION (R-19). LATERAL BRACING AT 40" O.C. MAX (SEE STRUCTURAL DRAWINGS). EXTERIOR SURFACE TO RECEIVE ONE LAYER 5/8" EXTERIOR GYPSUM SHEATHING APPLIED VERTICALLY. EXTERIOR TO RECEIVE 4" BRICK VENEER W/ METAL TIES AS SPECIFIED 24" O.C. HORZ. AND 24" O.C. VERT.     | N/A            | N/A            |
|              | SPACE  | ,   |                |                |
| w3           |  | CONCRETE MASONRY UNIT WITH D-2 CLASSIFICATION (2 HR.). 5/8" GYP. BD.  OVER 3 5/8" METAL STUDS 16" OC SEE STRUCTURAL DRAWINGS FOR WHERE  LOAD BEARING WALLS OCCUR. SEE ARCHITECTURAL FLOOR PLANS FOR  FINISH REQUIREMENTS EACH SIDE OF WALLS.  | 2 HR.          | NA             |
|              | <u> </u>   | BLOCK WALL/ELEVATOR   | UL #U905       |                |

| WALL<br>TYPE | DESIGN   | DESCRIPTION  | FIRE<br>RATING        | SOUND<br>(STC) |
|--------------|--|--|-----------------------|----------------|
| <b>W4</b>    | 1'-4"  | 3-5/8" (OR 6" - SEE PLANS) METAL STUDS @ 16" O.C., W/ TOP AND BOT. TRACKS. SEE STRUCTURAL DRAWINGS FOR STUD GAUGE. ONE LAYER OF 5/8" UL RATED FIRE RESISTANT GYP. BD. APPLIED TO BOTH SIDES.  LOAD BEARING/RATED   | <b>1 HR.</b> UL #U425 | 45             |
| <b>W</b> 5   | 1'-4"  | 3-5/8" (OR 6" - SEE PLANS) METAL STUDS @ 16" O.C., W/ TOP AND BOT. TRACKS. SEE STRUCTURAL DRAWINGS FOR STUD GAUGE. ONE LAYER OF 5/8" GYP. BD. APPLIED TO BOTH SIDES.   | N/A                   | 40             |
|              |  | LOAD BEARING/NON-RATED   |                       |                |
| <b>W6</b>    | 1'-4"  | 3-5/8" (OR 6" - SEE PLANS) 22 GAUGE METAL STUDS @ 16" O.C., W/ TOP AND BOT. TRACKS. ONE LAYER OF 5/8" UL RATED FIRE RESISTANT GYP. BD. APPLIED TO BOTH SIDES.  | 1 HR.                 | 45             |
|              |  | NON BEARING/RATED  | UL #U425              |                |
| <b>W</b> 7   | 1'-4"  | 3-5/8" (OR 6" - SEE PLANS) 22 GAUGE METAL STUDS @ 16" O.C., W/ TOP AND BOT. TRACKS. ONE LAYER OF 5/8" GYP. BD. APPLIED TO BOTH SIDES.  | N/A                   | 40             |
|              |  | NON BEARING/NON-RATED  |                       |                |
| <b>W8</b>    | 1'-4"  | 3-5/8" METAL STUDS @ 16" O.C., W/ TOP AND BOT. TRACKS. SEE STRUCTURAL DRAWINGS FOR STUD GAUGE. ONE LAYER OF 5/8" UL RATED FIRE RESISTANT GYP. BD. APPLIED TO ONE SIDE AND ONE LAYER OF 5/8" UL RATED FIRE RESISTANT GYP. BD. APPLIED TO 1/2" RESILIENT CHANNEL ON OTHER SIDE. STUD CAVITY TO RECEIVE 3 1/2" METAL FRAMING BATT INSULATION.   | 1 HR.                 | 54             |
|              |  | UNIT COMMON WALLS/BEARING  | UL #U425              |                |
| W9           | 1'-4"  | 6" METAL STUDS @ 16" O.C., W/ TOP AND BOT. TRACKS. ONE LAYER OF UL. RATED FIRE RESISTANT 5/8" GYP. BD. APPLIED BOTH SIDES. USE 22 GAUGE STUDS AT NON-BEARING WALLS. SEE STRUCTURAL DRAWINGS FOR STUD GAGE AT LOAD BEARING WALLS.   | 1 HR.                 | 45             |
|              |  | COLUMN / PLUMBING ENCLOSURE WALL   | UL #U425              |                |
| W10          | 1'-4"  | 3-5/8" METAL STUDS @ 16" O.C., W/ TOP AND BOT. TRACKS. SEE STRUCTURAL DRAWINGS FOR STUD GAUGE. TWO LAYERS OF 5/8" UL RATED FIRE RESISTANT GYP. BD. APPLIED TO BOTH SIDES. STUD CAVITY TO RECEIVE 3 1/2" METAL FRAMING BATT INSULATION BEARING THE UL. CLASSIFICATION MARKING.  | 2 HR.                 | 58             |
|              |  | STAIR ENCLOSURE/BEARING  | UL #U425              |                |
| W11          | 2'-0" MAX ROOM SIDE  | 2-1/2 METAL "C-H" STUDS @ 24" O.C. MAX. (25 MSG. MINIMUM), W/ TOP AND BOT. "J" RUNNERS (25 MSG. MINIMUM). SHAFT SIDE TO RECEIVE 1" GYPSUM WALL BOARD LINER PANELS, INSERT VERTICAL SECTION IN "H" SHAPED SECTION OF STUD. FREE EDGE OF END PANELS ATTACHED TO LONG LEG OF "J" RUNNER. ROOM SIDE AND SHAFT SIDE TO RECEIVE 5/8" UL RATED FIRE RESISTANT DRYWALL APPLIED VERTICALLY. WALL CAVITY, WHEN ADJACENT TO OCCUPIED SPACES, TO BE COMPLETELY FILLED WITH MINERAL WOOL BATTS.   | 2 HR.                 | N/A            |
|              |  | SHAFT WALL/NON BEARING   | UL #U467              |                |
| W12          | WALL TYPE AS SCHEDULED ON PLANS  | ADD 5/8" GYP. BRD. ON 1/2" RESILIENT CHANNELS TO ONE<br>SIDE OF WALL AS SCHEDULED ON PLAN.   | VAR                   | ZIES           |
| W13          | MAINTAIN SYTERIOR  The state of | 3-5/8" (6" @ 1ST FLR) METAL STUDS @ 16" O.C., W/ TOP AND BOT. TRACKS. SEE STRUCTURAL DRAWINGS FOR STUD GAUGE. ONE LAYER OF 5/8" GYP. BD. APPLIED VERTICALLY TO THE INTERIOR WALL SURFACE OVER 4 MIL. VAPOR BARRIER. STUD CAVITY TO RECEIVE ONE LAYER OF 3 1/2" METAL FRAMING BATT INSULATION (R-13). LATERAL BRACING AT 40" O.C. MAX (SEE STRUCTURAL DRAWINGS). EXTERIOR SURFACE TO RECEIVE ONE LAYER 5/8" GYPSUM SHEATHING APPLIED VERTICALLY. EXTERIOR TO RECEIVE 4" BRICK VENEER W/ METAL TIES AS SPECIFIED 24" O.C. HORZ. AND 24" O.C. VERT. | N/A                   | N/A            |
|              | CLEAR AIR SPACE  EXTERIOR  | BEARING/TYP. EXTERIOR  |                       |                |
| W14          | * G.C. TO COORDINATE CLEARANCE WITH PLUMBING CONTRACTOR AND VERIFY WALL WALL DIMENSION   | TWO ROWS OF 3 5/8" METAL STUDS @ 16" O.C. W. TOP AND BOT. TRACKS: 1ST ROW (PLUMBING CHASE) OF 22 GAUGE METAL STUDS. 2ND ROW (BEARING WALL) SEE STRUCTURAL DRAWINGS FOR STUD GAUGE. ONE LAYER OF 5/8" UL. RATED FIRE RESISTANT GYP. BD. APPLIED TO EACH SIDE OF ASSEMBLY. INSTALL 3 5/8" METAL FRAMING BATT INSULATION.  UNIT COMMON WALL:  BEARING / PLUMBING (NON BEARING)  | <b>1 HR</b> UL #U425  | 51             |
| W15          | 11 5 6 1 4 1 5 6 1 4 1 5 6 1 4 1 5 6 1 4 1 5 6 1 | CONCRETE MASONRY UNITS WITH D-2 CLASSIFICATION (2 HR.). MAINTAIN 3/8" CLEAR AIR SPACE BETWEEN MASONRY UNITS AND 3 5/8" 22 GAUGE METAL STUDS W/ TOP AND BOT. TRACKS. ATTACH ONE LAYER OF 5/8" GYP. BD. ON ROOM SIDE OF STUDS.   | 2 HR                  | N/A            |
|              | <u>u</u> jlo   | FIRE WALL  | UL #U905              |                |
| "i"          | WALL TYPE W/ 'i' SUFFIX  | ADD METAL FRAMING BATT INSULATION 3 5/8" FOR 3 5/8" WALLS, OR 6 1/4" FOR 6" WALLS)   |                       |                |
| "s"          | WALL TYPE W/ 's' SUFFIX  | WALL TO BE CONSTRUCTED SMOKE TIGHT FROM FLOOR TO CEILING.  |                       |                |

#### COMMONS AT GRANT

398 SOUTH GRANT AVENUE COLUMBUS, OH 43215

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

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PROJECT ARCHITECT.

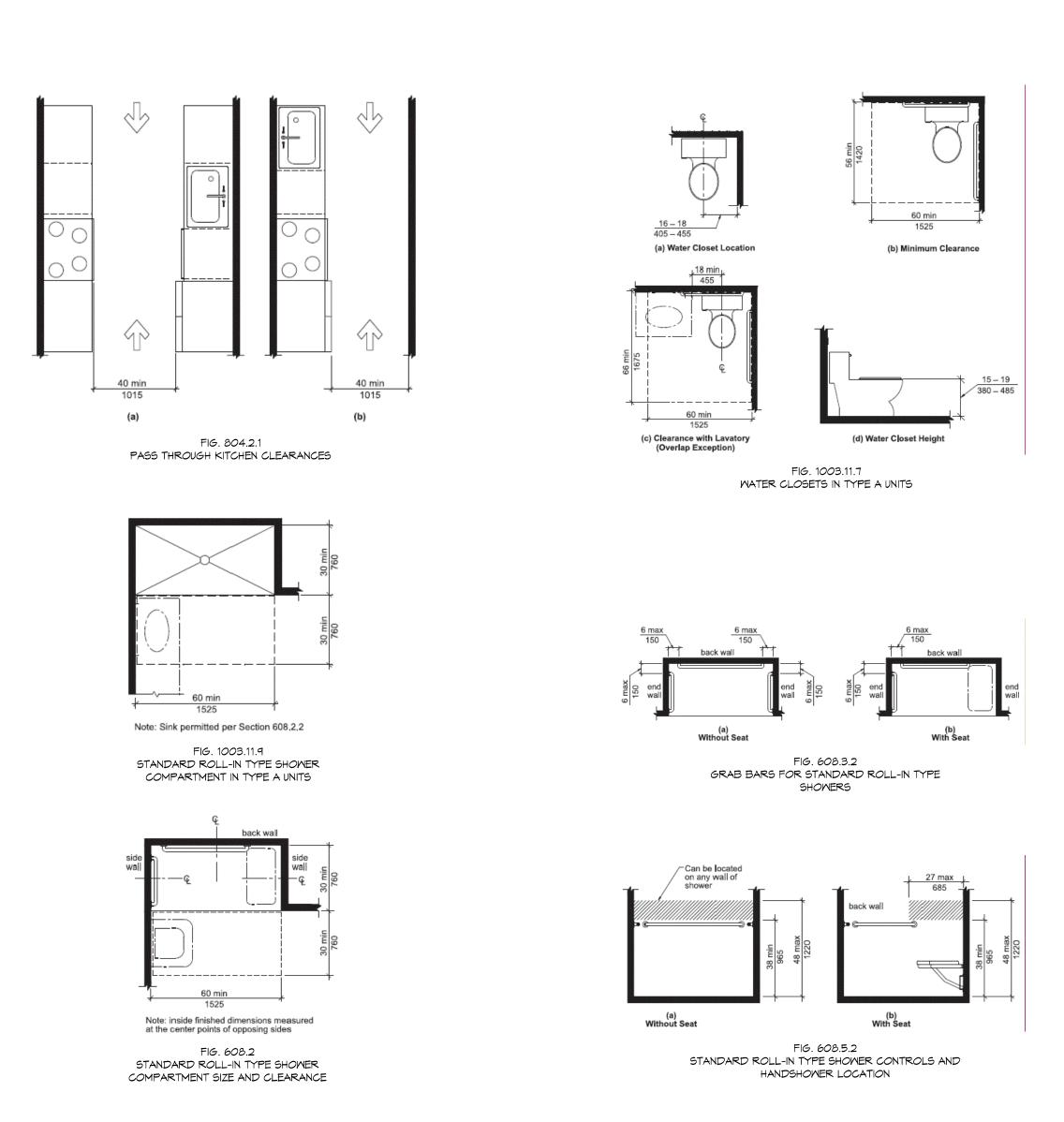
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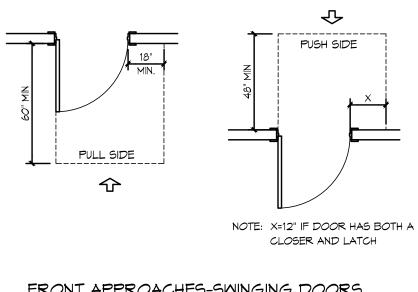
REVISIONS:

EXISTING WALL TYPES

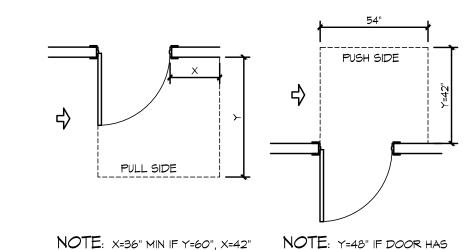
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# handicap designated units

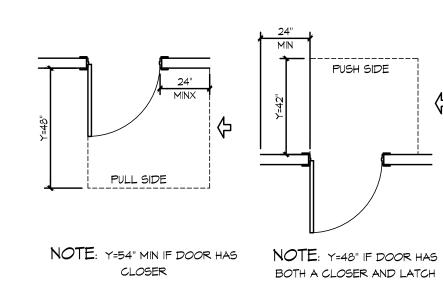


#### FRONT APPROACHES-SMINGING DOORS

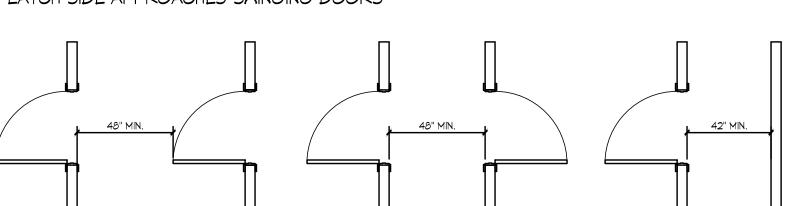


HINGE SIDE APPROACHES-SMINGING DOORS

BOTH A CLOSER AND LATCH

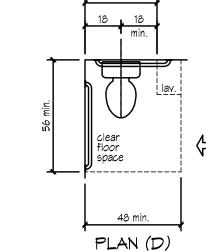


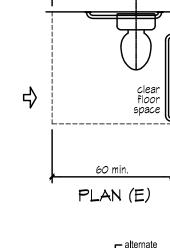
LATCH SIDE APPROACHES-SWINGING DOORS



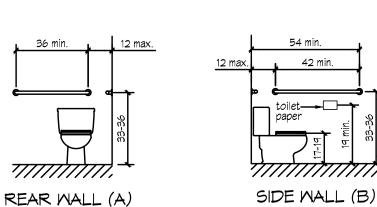
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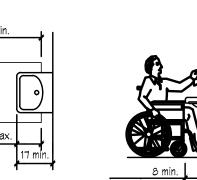
PLAN (C)

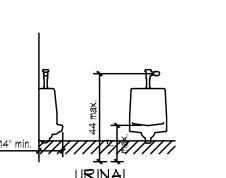


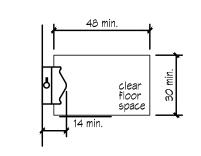


SIDE WALL (C)









#### 4.13 Doors.

**4.13.1 General.** Doors required to be accessible by  $\frac{4.1}{2}$  shall comply with the requirements 4.13.2 Revolving Doors and Turnstiles. Revolving doors or turnstiles shall not be the only means of passage at an accessible entrance or along an accessible route. An accessible gate or door shall be provided adjacent to the turnstile or revolving door and shall be so designed as to facilitate the same use pattern. 4.13.3 Gates. Gates, including ticket gates, shall meet all applicable specifications of 4.13. 4.13.4 Double-Leaf Doorways. If doorways have two independently operated door leaves,

then at least one leaf shall meet the specifications in 4.13.5 and 4.13.6. That leaf shall be an active leaf. 4.13.5 Clear Width. Doorways shall have a minimum clear opening of 32 in with the door open 90 degrees, measured between the face of the door and the opposite stop. Openings more than 24 in in depth shall comply with 4.2.1 and 4.3.3.

EXCEPTION: Doors not requiring full user passage, such as shallow closets, may have the clear opening reduced to 20 in minimum. 4.13.6 Maneuvering Clearances at Doors. Minimum maneuvering clearances at doors that are not automatic or power-assisted shall be as shown. The floor or ground area within the required clearances shall be level and clear.

is at least 44 in wide. 4.13.7 Two Doors in Series. The minimum space between two hinged or pivoted doors in series shall be 48 in plus the width of any door swinging into the space. Doors in series shall swing either in the same direction or away from the space between the doors. 4.13.8\* Thresholds at Doorways. Thresholds at doorways shall not exceed 3/4 in (19 mm) in height for exterior sliding doors or 1/2 in for other types of doors. Raised thresholds and floor level changes at accessible doorways shall be beveled with a slope no greater

EXCEPTION: Entry doors to acute care hospital bedrooms for in-patients shall be

exempted from the requirement for space at the latch side of the door if the door

than 1:2 (see 4.5.2). 4.13.9\* Door Hardware. Handles, pulls, latches, locks, and other operating devices on accessible 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. Lever-operated mechanisms, push-tupe mechanisms, and U-shaped handles are acceptable designs. When sliding doors are fully open, operating hardware shall be exposed and usable from both sides. Hardware required for accessible door passage shall be mounted no higher than 48 in above finished floor. 4.13.10\* Door Closers. If a door has a closer, then the sweep period of the closer shall be

seconds to move to a point 3 in from the latch, measured to the leading edge of the 4.13.11\* Door Opening Force. The maximum force for pushing or pulling open a door shall be

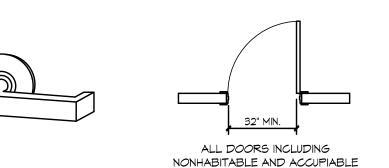
adjusted so that from an open position of 70 degrees, the door will take at least 3

(1) Fire doors shall have the minimum opening force allowable by the appropriate administrative authority.

(a) exterior hinged doors: (Reserved). (b) interior hinged doors: 5 lbf (22.2N) (c) sliding or folding doors: 5 lbf (22.2N)

These forces do not apply to the force required to retract latch bolts or disengage other devices that may hold the door in a closed position. 4.13.12\* Automatic Doors and Power-Assisted Doors. If an automatic door is used, then it shall comply with Slowly opening, low-powered, automatic doors shall comply with ANSI A156.19-1984 Such doors shall not open to back check faster than 3 seconds and shall

require no more than 15 lbf (66.6N) to stop door movement. If a power-assisted door is used, its door-opening force shall comply with  $\frac{4.13.11}{4.13.11}$  and its closing shall conform to the requirements in ANSI A156.19-1984.



ROOMS WHICH CAN BE ENTERED

60-IN. (1525-MM)

DIAMETER SPACE

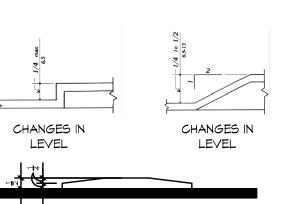
**4.30.1\* General.** Signage required to be accessible by  $\frac{4.1}{2}$  shall comply with the applicable provisions of 4.30. 4.30.2\* Character Proportion. Letters and numbers on signs shall have a width-to-height ratio between 3:5 and 1:1 and a stroke-width-to-height ratio between 1:5 and 1:10. 4.30.3 Character Height. Characters and numbers on signs shall be sized according to the viewing distance from which they are to be read. The minimum height is measured using an upper case X. Lower case characters are permitted. Height Above Finished FloorMinimum Character Height Suspended or Projected Overhead in compliance with 4.4.23 in minimum 4.30.4\* Raised and Brailled Characters and Pictorial Symbol Signs (Pictograms). Letters and numerals shall be raised 1/32 in minimum, upper case, sans serif or simple serif type and shall be accompanied with Grade 2 Braille. Raised characters shall be at least 5/8 in high, but no higher than 2 in. Pictograms shall be accompanied by the equivalent verbal description placed directly below the pictogram. The border dimension of the pictogram shall be 6 in minimum in height. 4.30.5\* Finish and Contrast. The characters and background of signs shall be eggshell, matte, or other non-glare finish. Characters and symbols shall contrast with their background -- either light characters on a dark background or dark characters on a light background.

T-SHAPED SPACE FOR

180 DEG. TURNS

WHEELCHAIR MANEUVERING

4.30.6 Mounting Location and Height. Where permanent identification is provided for rooms and spaces, signs shall be installed on the wall adjacent to the latch side of the door. Where there is no wall space to the latch side of the door, including at double leaf doors, signs shall be placed on the nearest adjacent wall. Mounting height shall be 60 in above the finish floor to the centerline of the sign. Mounting location for such signage shall be so that a person may approach within 3 in of signage without encountering protruding objects or standing within the swing of a door.



#### 4.5 Ground and Floor Surfaces

4.5.1\* General. Ground and floor surfaces along accessible routes and in accessible rooms and spaces including floors, walks, ramps, stairs, and curb ramps, shall be stable, firm, slip-resistant, and shall comply with 4.5.

4.5.2 Changes in Level. Changes in level up to 1/4 in may be vertical and without edge treatment Changes in level between 1/4 in and 1/2 in shall be beveled with a slope no greater than 1:2. Changes in level greater than 1/2 in shall be accomplished by means of a ramp that complies with 4.5.3\* Carpet. If carpet or carpet tile is used on a ground or floor surface, then it shall be

securely attached; have a firm cushion, pad, or backing, or no cushion or pad; and have a level loop, textured loop, level cut pile, or level cut/uncut pile texture. The maximum pile thickness shall be 1/2 in. Exposed edges of carpet shall be fastened to floor surfaces and have trim along the entire length of the exposed edge. Carpet edge trim shall comply with 4.5.2. 4.5.4 Gratings. If gratings are located in walking surfaces, then they shall have spaces no greater than 1/2 in wide in one direction. If gratings have elongated openings, then they shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

#### 4.16 Water Closets

**4.16.1 General.** Accessible water closets shall comply with 4.16.2 through 4.16.6. EXCEPTION: Mater closets used primarily by children ages 12 and younger shall be permitted to comply with 4.16.7. 4.16.2 Clear Floor Space. Clear floor space for water closets not in stalls shall comply with plan C,D, and E. Clear floor space may be arranged to allow either a left-handed or right-handed approach. 4.16.3\* Height. The height of water closets shall be 17 in to 19 in, measured to the top of the toilet seat. Seats shall not be sprung to return to a lifted position

4.16.4 Grab Bars. Grab bars for water closets not located in stalls shall comply with 4.26. The grab bar behind the water closet shall be 36 in minimum. 4.16.5\* Flush Controls. Flush controls shall be hand operated or automatic and shall comply with 4.27.4. Controls for flush valves shall be mounted on the wide side of toilet areas no more than 44 in above the floor 4.16.6 Dispensers. Toilet paper dispensers shall be installed within reach, as shown. Dispensers that control delivery, or that do not permit continuous paper flow, shall not be used. 4.16.7\* Water Closets for Children. Water closets used primarily by children ages 12 and younger shall comply with 4.16.7 as

(1) Clear Floor Space. Clear floor space for water closets not in stalls shall comply with plan C,D, and E except that the centerline of water closets shall be 12 in minimum to 18 in maximum from the side wall or partition. Clear floor space may be arranged to allow either a left- or right-hand approach. (2) Height. The height of water closets shall be 11 in minimum to 17 in maximum, measured to the top of the toilet seat. Seats shall not be sprung to return to a lifted position.

(3) Grab Bars. Grab bars for water closets not located in stalls shall comply with 4.26 except that grab bars shall be mounted 18 in minimum to 27 in maximum above the finish floor measured to the grab bar centerline. The grab bar behind the water closet shall be 36 in minimum.

EXCEPTION: If administrative authorities require flush controls for flush valves to be located in a position that conflicts with the location of the rear grab bar, then that grab bar may be split or, at water closets with a centerline placement below 15 in, a rear grab bar 24 in minimum on the open side of the toilet area shall be permitted. (4) Flush Controls. Flush controls shall be hand operated or automatic and shall comply with 4.27.4. Controls for flush valves shall be mounted on the wide side of the toilet area no more than 36 in above the floor. (5) Dispensers. Toilet paper dispensers shall be installed 14 in minimum to 19 in maximum above the finish floor measured to the dispenser centerline. Dispensers that control delivery, or that do not permit continuous paper flow, shall not be used.

#### 4.24 Sinks

permitted by 4.16.1.

**4.24.1 General.** Sinks required to be accessible by 4.1 shall comply with 4.24. 4.24.2 Height. Sinks shall be mounted with the counter or rim no higher than 34 in above the finish floor.

4.24.3 Knee Clearance. Knee clearance that is at least 27 in high, 30 in wide, and 19 in deep shall be provided underneath EXCEPTION 1: Sinks used primarily by children ages 6 through 12 shall be permitted to have a knee clearance 24 in high minimum provided that the rim or counter surface is no higher than 31 in.

EXCEPTION 2: Sinks used primarily by children ages 5 and younger shall not be required to provide knee clearance if clear floor space for a parallel approach complying with 4.2.4 is provided

4.24.4 Depth. Each sink shall be a maximum of 6-1/2 in deep. 4.24.5 Clear Floor Space. A clear floor space at least 30 in by 48 in complying with 4.2.4 shall be provided in front of a sink to allow forward approach. The clear floor space shall be on an accessible route and shall extend a maximum of 19 in underneath the sink.

4.24.6 Exposed Pipes and Surfaces. Hot water and drain pipes exposed under sinks shall be insulated or otherwise configured so as to protect against contact. There shall be no sharp or abrasive surfaces under sinks. 4.24.7 Faucets. Faucets shall comply with 4.27.4. Lever-operated, push-type, touch-type, or electronically controlled mechanisms are acceptable designs.

### **COMMONS AT** GRANT

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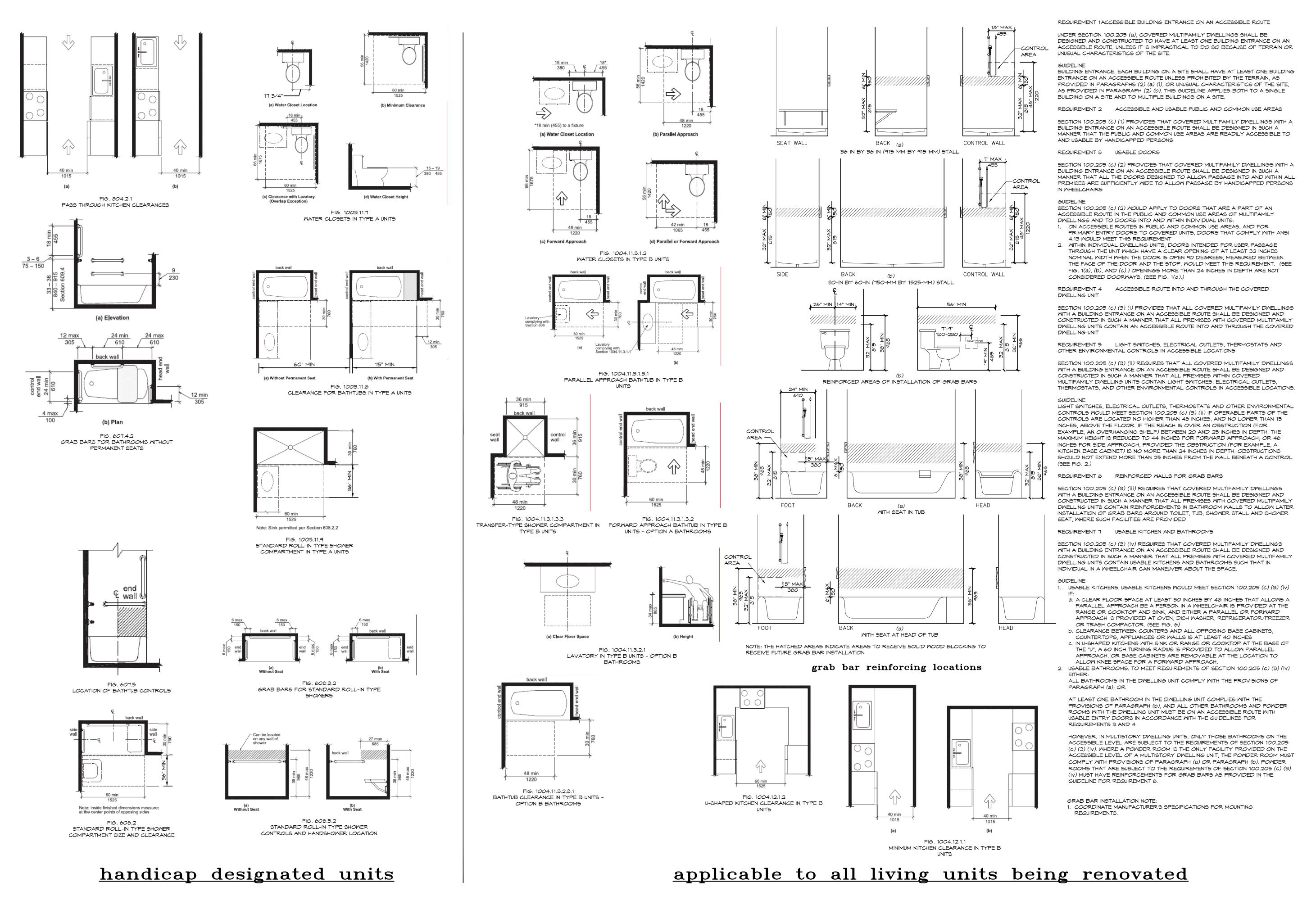
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PROJECT ARCHITECT.

DATE: 06/26/2024 PROJECT #: 23186 COPYRIGHT: ISSUE DATE: 06/26/2024 igseless REVISIONS:

> **ACCESSIBILITY GUIDELINES**

**BERARDI+** 



living unit accessibility design requirements

#### COMMONS AT GRANT

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REVISIONS:

UNIT ACCESSIBILTY GUIDELINES

A004

**BERARDI+** 

| BOMA (OHFA) A                    | REA SCHED          | ULE      |
|----------------------------------|--------------------|----------|
| BOMA (OHFA) Area Type            | Name               | Area     |
| BASEMENT (2-STORY BUILDING)      |                    | •        |
| COMMERCIAL                       | CORRIDOR - B1      | 159 SF   |
| COMMERCIAL                       | CLOSET - B1a       | 24 SF    |
| COMMERCIAL                       | STAIR - D          | 89 SF    |
| COMMERCIAL/MECHANICAL SUPPORT    | MECHANICAL - B2    | 927 SF   |
| COMMERCIAL                       | UNOCCUPIED - B2a   | 173 SF   |
| COMMERCIAL                       | UNOCCUPIED - B3    | 1,628 SF |
| COMMERCIAL                       | UNOCCUPIED - B4    | 379 SF   |
| COMMERCIAL                       | CLOSET - B5        | 37 SF    |
| COMMERCIAL                       | CLOSET - B6        | 50 SF    |
| COMMERCIAL                       | CLOSET - B7        | 128 SF   |
| COMMERCIAL                       | CORRIDOR - B8      | 90 SF    |
| COMMERCIAL                       | CORRIDOR - B9      | 63 SF    |
| COMMERCIAL                       | CLOSET - B10       | 56 SF    |
| COMMERCIAL                       | UNOCCUPIED - B 1 1 | 743 SF   |
| COMMERCIAL                       | UNOCCUPIED - B12   | 120 SF   |
| COMMERCIAL                       | UNOCCUPIED - B13   | 255 SF   |
| COMMERCIAL                       | UNOCCUPIED - B14   | 137 SF   |
| COMMERCIAL                       | UNOCCUPIED - B 15  | 930 SF   |
| COMMERCIAL                       | CLOSET - B15a      | 27 SF    |
| COMMERCIAL                       | HALL - B16         | 61 SF    |
| TOTAL                            |                    | 6,079 SF |
| TOTAL BASEMENT (2-STORY BUILDING | 5)                 | 6,079 SF |

| BOMA (OHFA)                   | AREA SCHEDU        | JLE      |
|-------------------------------|--------------------|----------|
| BOMA (OHFA) Area Type         | Name               | Area     |
| 1ST FLOOR (2-STORY BUILDING)  |                    |          |
| COMMON AREA (CIRCULATION)     | LOBBY-22           | 215 SF   |
| COMMON AREA (CIRCULATION)     | HALL-52            | 90 SF    |
| COMMON AREA (CIRCULATION)     | CORRIDOR-27        | 46 SF    |
| COMMON AREA (CIRCULATION)     | CORRIDOR-31        | 270 SF   |
| TOTAL                         | <b>'</b>           | 621 SF   |
| COMMON AREA (PUBLIC)          | NEW FITNESS-26     | 775 SF   |
| COMMON AREA (PUBLIC)          | VESTIBULE-51       | 65 SF    |
| COMMON AREA (PUBLIC)          | MOMEN-32           | 1175F    |
| COMMON AREA (PUBLIC)          | MEN-33             | 1175F    |
| TOTAL                         | '                  | 1,074 SF |
| DEDICATED PROGRAM             | RESOURCE-30        | 222 SF   |
| DEDICATED PROGRAM             | OFFICE-30a         | 158 SF   |
| DEDICATED PROGRAM             | CLOSET-30b         | 18 SF    |
| DEDICATED PROGRAM             | WAITING ROOM-50    | 254 SF   |
| DEDICATED PROGRAM             | WELLNESS OFFICE-49 | 178 SF   |
| DEDICATED PROGRAM             | EXAM ROOM-48       | 2115F    |
| DEDICATED PROGRAM             | NURSE OFFICE-47    | 150 SF   |
| DEDICATED PROGRAM             | OFFICE-28          | 167 SF   |
| DEDICATED PROGRAM             | CLOSET-28a         | 48 SF    |
| DEDICATED PROGRAM             | BREAK ROOM-29      | 83 SF    |
| DEDICATED PROGRAM             | SM. CONFERENCE-39  | 343 SF   |
| DEDICATED PROGRAM             | OFFICE-41          | 147 SF   |
| DEDICATED PROGRAM             | OFFICE-42          | 174 SF   |
| DEDICATED PROGRAM             | BUSINESS/COPIER-43 | 496 SF   |
| DEDICATED PROGRAM             | OFFICE-45          | 179 SF   |
| DEDICATED PROGRAM             | OFFICE-46          | 2125F    |
| TOTAL                         | •                  | 3,044 SF |
| VERTICAL PENETRATION          | STAIR C            | 114 SF   |
| VERTICAL PENETRATION          | STAIR D            | 85 SF    |
| TOTAL                         | '                  | 199 SF   |
| SUPPORT                       | MAINTENANCE-52     | 187 SF   |
| SUPPORT                       | MECH./SHAFT        | 82 SF    |
| TOTAL                         | '                  | 269 SF   |
| COMMERCIAL                    | CORRIDOR-34        | 352 SF   |
| COMMERCIAL                    | LG. CONFERENCE-35  | 436 SF   |
| COMMERCIAL                    | RR-37              | 43 SF    |
| COMMERCIAL                    | RR-38              | 40 SF    |
| TOTAL                         | •                  | 872 SF   |
| TOTAL 1ST FLOOR (2-STORY BUIL | 6.079 SF           |          |

| BOMA (OHFA) Area Type        | Name          | Area     |
|------------------------------|---------------|----------|
| 2ND FLOOR (2-STORY BUILDING) | •             |          |
| COMMON AREA (CIRCULATION)    | CORRIDOR-72   | 170 SF   |
| TOTAL                        | •             | 170 SF   |
| SUPPORT                      | MECHANICAL-66 | 57 SF    |
| SUPPORT                      | MECHANICAL-77 | 60 SF    |
| SUPPORT                      | MECHANICAL-78 | 119 SF   |
| SUPPORT                      | MECHANICAL-79 | 52 SF    |
| TOTAL                        |               | 288 SF   |
| VERTICAL PENETRATION         | STAIR C       | 82 SF    |
| VERTICAL PENETRATION         | STAIR D       | 168 SF   |
| TOTAL                        | •             | 250 SF   |
| COMMERCIAL                   | OFFICE - 75   | 510 SF   |
| COMMERCIAL                   | OFFICE - 76   | 574 SF   |
| COMMERCIAL                   | OFFICE-64     | 186 SF   |
| COMMERCIAL                   | CORRIDOR-65   | 464 SF   |
| COMMERCIAL                   | OFFICE-67     | 275 SF   |
| COMMERCIAL                   | OFFICE-68     | 158 SF   |
| COMMERCIAL                   | OFFICE-69     | 161SF    |
| COMMERCIAL                   | OFFICE-70     | 156 SF   |
| COMMERCIAL                   | OFFICE-71     | 395 SF   |
| COMMERCIAL                   | RR-73a        | 38 SF    |
| COMMERCIAL                   | RR-73b        | 43 SF    |
| COMMERCIAL                   | CORRIDOR-74   | 195 SF   |
| COMMERCIAL                   | CORRIDOR-80   | 380 SF   |
| COMMERCIAL                   | OFFICE-81     | 662 SF   |
| COMMERCIAL                   | OFFICE-82     | 6925F    |
| COMMERCIAL                   | OFFICE-83     | 507 SF   |
| TOTAL                        |               | 5,396 SF |

| BOMA (OHFA) A                       | AKEA SCHED          | ULE              | BOMA (OHFA)                      | AKEA        |
|-------------------------------------|---------------------|------------------|----------------------------------|-------------|
| BOMA (OHFA) Area Type               | Name                | Area             | BOMA (OHFA) Area Type            |             |
| ST FLOOR (4-STORY BUILDING)         |                     |                  | 2ND FLOOR (4-STORY BUILDING)     |             |
| OMMON AREA (PUBLIC)                 | LIBRARY-03          | 279 SF           | COMMON AREA (CIRCULATION)        | LOBB`       |
| OMMON AREA (PUBLIC)                 | CONTROL-04          | 199 SF           | COMMON AREA (CIRCULATION)        | CORR        |
| OMMON AREA (PUBLIC)                 | PROPERTY MGR-05     | 133 SF           | COMMON AREA (CIRCULATION)        | CORR        |
| OMMON AREA (PUBLIC)                 | VENDING-11          | 115 SF           | COMMON AREA (CIRCULATION)        | RAMP-       |
| OMMON AREA (PUBLIC)                 | LAUNDRY-12          | 188 SF           | TOTAL                            |             |
| OMMON AREA (PUBLIC)                 | MOMEN-13            | 125 SF           | COMMON AREA (PUBLIC)             | BIKE S      |
| OMMON AREA (PUBLIC)                 | MEN-14              | 133 SF           | TOTAL                            |             |
| OMMON AREA (PUBLIC)                 | TRASH-16            | 94 SF            | LIVING UNIT - UNIT 23A           | STUDIO      |
| COMMON AREA (PUBLIC)                | COMMUNITY-19        | 930 SF           | LIVING UNIT - UNIT 22F           | STUDIO      |
| COMMON AREA (PUBLIC)                | KITCHEN-20          | 157 SF           | LIVING UNIT - UNIT 24A           | STUDIO      |
| COMMON AREA (PUBLIC)                | PANTRY-21           | 63 SF            | LIVING UNIT - UNIT 21E           | STUDIO      |
| OTAL                                |                     | 2,416 SF         | LIVING UNIT - UNIT 25A (ANSI A)  | STUDIO      |
| COMMON AREA (CIRCULATION)           | VESTIBULE-00        | 96 SF            | LIVING UNIT - UNIT 26A           | STUDIO      |
| COMMON AREA (CIRCULATION)           | LOBBY-01            | 1,25 <i>0</i> SF | LIVING UNIT - UNIT 27A           | STUDIO      |
| COMMON AREA (CIRCULATION)           | CORRIDOR-09         | 569 SF           | LIVING UNIT - UNIT 28A           | STUDIO      |
| COMMON AREA (CIRCULATION)           | CORRIDOR-17         | 585 SF           | LIVING UNIT - UNIT 46G           | STUDIO      |
| TOTAL                               |                     | 2,500 SF         | LIVING UNIT - UNIT 29A           | STUDIO      |
| IVING UNIT - UNIT 1A (ANSI TYPE A)  | STUDIO - 101 (H.C.) | 435 SF           | LIVING UNIT - UNIT 45A           | STUDIO      |
| IVING UNIT - UNIT 2A                | STUDIO - 102        | 435 SF           | LIVING UNIT - UNIT 30A           | STUDIO      |
| IVING UNIT - UNIT 3A                | STUDIO - 103 (H.C.) | 468 SF           | LIVING UNIT - UNIT 3 1 A         | STUDIO      |
| IVING UNIT - UNIT 4A                | STUDIO - 104 (H.C.) | 440 SF           | LIVING UNIT - UNIT 44A           | STUDIO      |
| IVING UNIT - UNIT 5A                | STUDIO - 105        | 431 SF           | LIVING UNIT - UNIT 43A (SENSORY) | STUDIO      |
| IVING UNIT - UNIT 6A                | STUDIO - 106        | 431 SF           | LIVING UNIT - UNIT 32A           | STUDIO      |
| IVING UNIT - UNIT 7A                | STUDIO - 107        | 435 SF           | LIVING UNIT - UNIT 42A (ANSI A)  | STUDIO      |
| VING UNIT - UNIT 8A                 | STUDIO - 108        | 431 SF           | LIVING UNIT - UNIT 41A           | STUDIO      |
| VING UNIT - UNIT 9A                 | STUDIO - 109        | 4315F            | LIVING UNIT - UNIT 33A           | STUDIO      |
| VING UNIT - UNIT 10A                | STUDIO - 110        | 435 SF           | LIVING UNIT - UNIT 34A           | STUDIO      |
| VING UNIT - UNIT 11A                |                     |                  |                                  |             |
|                                     | STUDIO - 111        | 431 SF           | LIVING UNIT - UNIT 40A           | STUDIO      |
| VING UNIT - UNIT 12A                | STUDIO - 112        | 431 SF           | LIVING UNIT - UNIT 35A           | STUDIO      |
| IVING UNIT - UNIT 13A               | STUDIO - 113        | 454 SF           | LIVING UNIT - UNIT 39A           | STUDIO      |
| IVING UNIT - UNIT 14A               | STUDIO - 114        | 457 SF           | LIVING UNIT - UNIT 36A           | STUDIO      |
| IVING UNIT - UNIT 15A               | STUDIO - 115        | 434 SF           | LIVING UNIT - UNIT 3 7A          | STUDIO      |
| IVING UNIT - UNIT 16A               | STUDIO - 116        | 431 SF           | LIVING UNIT - UNIT 38A           | STUDIO      |
| IVING UNIT - UNIT A 17              | STUDIO - 117        | 434 SF           | TOTAL                            |             |
| IVING UNIT - UNIT 18A (ANSI TYPE A) | STUDIO - 118 (H.C.) | 431 SF           | SUPPORT                          | MECHA       |
| IVING UNIT - UNIT 19A (SENSORY)     | STUDIO - 119 (S.I.) | 431 SF           | SUPPORT                          | JANITO      |
| IVING UNIT - UNIT 20A               | STUDIO - 120        | 433 SF           | SUPPORT                          | MECHA       |
| OTAL                                | T                   | 8,739 SF         | SUPPORT                          | STOR        |
| SUPPORT                             | MAIL-02             | 117 SF           | SUPPORT                          | STOR        |
| BUPPORT                             | ELEV. MACH07        | 45 SF            | SUPPORT                          | TRASH       |
| BUPPORT                             | MECH-08             | 62 SF            | TOTAL                            |             |
| SUPPORT                             | STAGING-10          | 172 SF           | VERTICAL PENETRATION             | ELEVA       |
| SUPPORT                             | MECH/ELEC-16        | 520 SF           | VERTICAL PENETRATION             | STAIR       |
| SUPPORT                             | MECH18              | 21 SF            | VERTICAL PENETRATION             | STAIR       |
| TOTAL                               |                     | 937 SF           | TOTAL                            |             |
| VERTICAL PENETRATION                | ELEVATOR            | 1215F            | TOTAL 2ND FLOOR (4-STORY BUILI   | DING)       |
| VERTICAL PENETRATION                | STAIR A             | 279 SF           |                                  | <del></del> |
| VERTICAL PENETRATION                | STAIR B             | 210 SF           |                                  |             |
| TOTAL .                             |                     | 610 SF           |                                  |             |
| DEDICATED PROGRAM                   | FRONT DESK-06       | 195 SF           |                                  |             |
| TOTAL                               |                     | 195 SF           |                                  |             |
|                                     |                     | 1                | 1                                |             |

TOTAL 1ST FLOOR (4-STORY BUILDING)

| BOMA (OHFA) AREA SCHEDULE      |                     |           | BOMA (OHFA)                     | AREA SCHED           | ULI   |
|--------------------------------|---------------------|-----------|---------------------------------|----------------------|-------|
| 30MA (OHFA) Area Type          | Name                | Area      | BOMA (OHFA) Area Type           | Name                 |       |
| OOR (4-STORY BUILDING)         | 1                   | 1         | 3RD FLOOR (4-STORY BUILDING)    | <b>'</b>             |       |
| ON AREA (CIRCULATION)          | LOBBY-53            | 325 SF    | COMMON AREA (CIRCULATION)       | LOBBY-81             | 282   |
| ON AREA (CIRCULATION)          | CORRIDOR-55         | 648 SF    | COMMON AREA (CIRCULATION)       | CORRIDOR-86          | 633   |
| ON AREA (CIRCULATION)          | CORRIDOR-60         | 978 SF    | COMMON AREA (CIRCULATION)       | CORRIDOR-89          | 978   |
| ON AREA (CIRCULATION)          | RAMP-63             | 52 SF     | TOTAL                           | -                    | 1,8   |
|                                | 1                   | 2,003 SF  | COMMON AREA (PUBLIC)            | TRASH/CHUTE - 87     | 63 9  |
| N AREA (PUBLIC)                | BIKE STORAGE-61     | 180 SF    | TOTAL                           |                      | 63 9  |
|                                |                     | 180 SF    | LIVING UNIT - UNIT 49C          | STUDIO - 301         | 450   |
| JNIT - UNIT 23A                | STUDIO - 201        | 446 SF    | LIVING UNIT - UNIT 50A          | STUDIO - 302         | 446   |
| INIT - UNIT 22F                | STUDIO - 202        | 532 SF    | LIVING UNIT - UNIT 48B          | STUDIO - 303         | 436   |
| INIT - UNIT 24A                | STUDIO - 203        | 431 SF    | LIVING UNIT - UNIT 51A          | STUDIO - 304         | 431   |
| NIT - UNIT 21E                 | STUDIO - 204        | 500 SF    | LIVING UNIT - UNIT 47D          | STUDIO - 305         | 435   |
| INIT - UNIT 25A (ANSI A)       | STUDIO - 205 (H.C.) | 431 SF    | LIVING UNIT - UNIT 52A (ANSI A) | STUDIO - 306 (H.C.)  | 431   |
| INIT - UNIT 26A                | STUDIO - 206        | 434 SF    | LIVING UNIT - UNIT 53A          | STUDIO - 307         | 434   |
| INIT - UNIT 27A                | STUDIO - 207        | 468 SF    | LIVING UNIT - UNIT 54A          | STUDIO - 308         | 468   |
| JNIT - UNIT 28A                | STUDIO - 208        | 439 SF    | LIVING UNIT - UNIT 55A          | STUDIO - 309         | 439   |
| INIT - UNIT 46G                | STUDIO - 209        | 431 SF    | LIVING UNIT - UNIT 73G          | STUDIO - 310         | 431   |
| INIT - UNIT 29A                | STUDIO - 210        | 431 SF    | LIVING UNIT - UNIT 56A          | STUDIO - 3 1 1       | 431   |
| INIT - UNIT 45A                | STUDIO - 211        | 428 SF    | LIVING UNIT - UNIT 72A          | STUDIO - 312         | 428   |
| INIT - UNIT 30A                | STUDIO - 212        | 431 SF    | LIVING UNIT - UNIT 57A          | STUDIO - 3 13        | 431   |
| INIT - UNIT 3 1 A              | STUDIO - 213        | 434 SF    | LIVING UNIT - UNIT 58A          | STUDIO - 314         | 434   |
| INIT - UNIT 44A                | STUDIO - 214        | 433 SF    | LIVING UNIT - UNIT 71A          | STUDIO - 3 15        | 433   |
| INIT - UNIT 43A (SENSORY)      | STUDIO - 215 (S.I.) | 431 SF    | LIVING UNIT - UNIT 70A          | STUDIO - 316         | 431   |
| INIT - UNIT 32A                | STUDIO - 216        | 431 SF    | LIVING UNIT - UNIT 59A          | STUDIO - 3 1 7       | 431   |
| INIT - UNIT 42A (ANSI A)       | STUDIO - 217 (H.C.) | 4315F     | LIVING UNIT - UNIT 69A (ANSI A) | STUDIO - 3 18 (H.C.) | 431   |
| NIT - UNIT 41A                 | STUDIO - 218        | 434 SF    | LIVING UNIT - UNIT 68A          | STUDIO - 319         | 434   |
| NIT - UNIT 33A                 | STUDIO - 219        | 431 SF    | LIVING UNIT - UNIT 60A          | STUDIO - 320         | 431   |
| NIT - UNIT 34A                 | STUDIO - 220        | 434 SF    | LIVING UNIT - UNIT 61A          | STUDIO - 321         | 434   |
| NIT - UNIT 40A                 | STUDIO - 221        | 431 SF    | LIVING UNIT - UNIT 67A          | STUDIO - 322         | 431   |
| INIT - UNIT 35A                | STUDIO - 222        | 431 SF    | LIVING UNIT - UNIT 62A          | STUDIO - 323         | 431   |
| NIT - UNIT 39A                 | STUDIO - 223        | 434 SF    | LIVING UNIT - UNIT 66A          | STUDIO - 324         | 434   |
| UNIT - UNIT 36A                | STUDIO - 224        | 431 SF    | LIVING UNIT - UNIT 63A          | STUDIO - 325         | 431   |
| JNIT - UNIT 37A                | STUDIO - 225        | 454 SF    | LIVING UNIT - UNIT 64A          | STUDIO - 326         | 454   |
| INIT - UNIT 38A                | STUDIO - 226        | 457 SF    | LIVING UNIT - UNIT 65A          | STUDIO - 327         | 457   |
|                                | 1                   | 11,499 SF | TOTAL                           |                      | 1 1,7 |
| <br>RT                         | MECHANICAL-54       | 30 SF     | SUPPORT                         | STORAGE-82           | 107   |
| RT                             | JANITOR-56          | 55 SF     | SUPPORT                         | MECHANICAL-83        | 309   |
| RT                             | MECHANICAL-59       | 21 SF     | SUPPORT                         | JANITOR-84           | 55 9  |
| RT                             | STORAGE-57          | 98 SF     | SUPPORT                         | STORAGE-85           | 989   |
| ΣΤ                             | STORAGE-62          | 174 SF    | SUPPORT                         | MECHANICAL-88        | 219   |
| <u>.</u><br>ξΤ                 | TRASH/CHUTE         | 63 SF     | TOTAL                           | 1                    | 311   |
|                                | 1                   | 441 SF    | VERTICAL PENETRATION            | ELEVATOR             | 106   |
| AL PENETRATION                 | ELEVATOR            | 106 SF    | VERTICAL PENETRATION            | STAIR A              | 190   |
|                                |                     | 190 SF    | VERTICAL PENETRATION            | STAIR B              | 211   |
|                                | IDIAINA             |           |                                 | 1 = · · · · · · =    | ' '   |
| AL PENETRATION  AL PENETRATION | STAIR A             | 211 SF    | TOTAL                           | '                    | 507   |

BOMA (OHFA) BUILDING SUMMARY | BOMA (OHFA) BUILDING SUMMARY |

LIVING UNITS

TOTAL

TOTAL

VERTICAL PENETRATIONS

| BOMA (OHFA) Area Type                            | Name                | Area             |
|--|---------------------|------------------|
| 4TH FLOOR (4-STORY BUILDING)                     |                     |                  |
| COMMON AREA (CIRCULATION)                        | LOBBY-91            | 282 SF           |
| COMMON AREA (CIRCULATION)                        | CORRIDOR-96         | 633 SF           |
| COMMON AREA (CIRCULATION)                        | CORRIDOR-99         | 978 SF           |
| TOTAL  |                     | 1,893 SF         |
| COMMON AREA (PUBLIC)                             | TRASH/CHUTE - 97    | 63 SF            |
| TOTAL  | 1                   | 63 SF            |
| LIVING UNIT - UNIT 76C                           | STUDIO - 401        | 450 SF           |
| LIVING UNIT - UNIT 77A                           | STUDIO - 402        | 446 SF           |
| LIVING UNIT - UNIT 75B                           | STUDIO - 403        | 436 SF           |
| LIVING UNIT - UNIT 78A                           | STUDIO - 404        | 431 SF           |
| LIVING UNIT - UNIT 74D                           | STUDIO - 405        | 435 SF           |
| LIVING UNIT - UNIT 79A (ANSI A)                  | STUDIO - 406 (H.C.) | 431 SF           |
| LIVING UNIT - UNIT 80A                           | STUDIO - 407        | 434 SF           |
| LIVING UNIT - UNIT 81A                           | STUDIO - 408        | 468 SF           |
| LIVING UNIT - UNIT 82A                           | STUDIO - 409        | 439 SF           |
| LIVING UNIT - UNIT 100G                          | STUDIO - 410        | 43 1 SF          |
| LIVING UNIT - UNIT 188A                          | STUDIO - 411        | 4315F            |
| LIVING UNIT - UNIT 83A<br>LIVING UNIT - UNIT 99A | STUDIO - 411        | 428 SF           |
| LIVING UNIT - UNIT 99A<br>LIVING UNIT - UNIT 84A | STUDIO - 412        | 428 SF<br>431 SF |
|  |                     |                  |
| LIVING UNIT - UNIT 85A                           | STUDIO - 414        | 434 SF           |
| LIVING UNIT - UNIT 98A                           | STUDIO - 415        | 433 SF           |
| LIVING UNIT - UNIT 97A                           | STUDIO - 416        | 431 SF           |
| LIVING UNIT - UNIT 86A                           | STUDIO - 417        | 431SF            |
| LIVING UNIT - UNIT 96A (ANSI A)                  | STUDIO - 418 (H.C.) | 431SF            |
| LIVING UNIT - UNIT 95A                           | STUDIO - 419        | 434 SF           |
| LIVING UNIT - UNIT 87A                           | STUDIO - 420        | 431 SF           |
| LIVING UNIT - UNIT 88A                           | STUDIO - 421        | 434 SF           |
| LIVING UNIT - UNIT 94A                           | STUDIO - 422        | 431 SF           |
| LIVING UNIT - UNIT 89A                           | STUDIO - 423        | 431 SF           |
| LIVING UNIT - UNIT 93A                           | STUDIO - 424        | 434 SF           |
| LIVING UNIT - UNIT 90A                           | STUDIO - 425        | 431 SF           |
| LIVING UNIT - UNIT 91A                           | STUDIO - 426        | 454 SF           |
| LIVING UNIT - UNIT 92A                           | STUDIO - 427        | 457 SF           |
| TOTAL  |                     | 11,788 SF        |
| SUPPORT  | STORAGE-92          | 107 SF           |
| SUPPORT  | MECHANICAL-93       | 30 SF            |
| SUPPORT  | JANITOR-94          | 55 SF            |
| SUPPORT  | STORAGE-95          | 98 SF            |
| SUPPORT  | MECHANICAL-98       | 21 SF            |
| TOTAL  |                     | 3115F            |
| VERTICAL PENETRATION                             | ELEVATOR            | 106 SF           |
| VERTICAL PENETRATION                             | STAIR A             | 190 SF           |
| VERTICAL PENETRATION                             | STAIR B             | 2115F            |
| TOTAL  | ı                   | 507 SF           |
| T <i>O</i> TAL                                   |                     |                  |

**BOMA (OHFA) AREA SCHEDULE** 

| BOMA (OHFA) BUILDING           | SUMMARY        | BOMA (OHFA) BUILDIN            | IG SUMMARY       | J                 | JNIT SUN | <b>IMARY</b> |            | STUDIO UN                         | NIT COUNTS |
|--------------------------------|----------------|--------------------------------|------------------|-------------------|----------|--------------|------------|-----------------------------------|------------|
| BASEMENT (2-STORY BUILDING)    | AREA           | FIRST FLOOR (4-STORY BUILDING) | AREA             |                   |          |              |            |                                   |            |
| COMMERCIAL                     | 6,079 SF       | COMMON AREA (CIRCULATION)      | 2,5 <i>00</i> SF | FIRST FLOOR       | COUNT    | NET AREA     | TOTAL AREA | UNIT TYPE                         | # OF UNITS |
| TOTAL                          | 6,079 SF       | COMMON AREA (PUBLIC)           | 2,416 SF         | UNIT A - ANSI 'B' | 15       | 428 SF       | 7,210 SF   | UNIT A - ANSI 'B'                 | 17         |
|                                |                | SUPPORT/MECHANICAL             | 937 SF           | UNIT A - ANSI 'A' | 4        | 433 SF       | 856 SF     | UNIT A - ANSI 'A'  UNIT A - 'S.I' | 10         |
| FIRST FLOOR (OFFICE BUILDING)  | AREA           | LIVING UNITS                   | 8,739 SF         | UNIT A - 'S.I.'   | 1        | 428 SF       | 428 SF     | UNIT B                            | 2          |
| COMMON AREA (CIRCULATION)      | 621 SF         | VERTICAL PENETRATIONS          | 610 SF           | TOTAL             | 20       |              | 8,560 SF   |                                   |            |
| COMMON AREA (PUBLIC)           | 1,074 SF       | COMMERCIAL                     | 195 SF           |                   |          |              |            | UNIT C                            | 2          |
| DEDICATED PROGRAM SPACE        | 3,044 SF       | TOTAL                          | 15,397 SF        | SECOND FLOOR      | COUNT    | NET AREA     | TOTAL AREA | UNIT D                            | 2          |
| SUPPORT/MECHANICAL             | 269 SF         |                                |                  | UNIT A - ANSI 'B' | 20       | 428 SF       | 8,743 SF   | UNIT E                            | 1          |
| VERTICAL PENETRATIONS          | 1995F          | SECOND FLOOR (APARTMENTS)      | AREA             | UNIT A - ANSI 'A' | 2        | 428 SF       | 862 SF     | UNIT F                            | 1          |
| COMMERCIAL                     | 872 SF         | COMMON AREA (CIRCULATION)      | 2,003 SF         | UNIT A - 'S.I.'   | 1        | 431 SF       | 431 SF     | UNIT 6                            | 3          |
| TOTAL                          | 6,079 SF       | COMMON AREA (PUBLIC)           | 180 SF           | UNIT E            | 1        | 500 SF       | 500 SF     |                                   |            |
|                                |                | SUPPORT/MECHANICAL             | 441 SF           | UNIT F            | 1        | 532 SF       | 532 SF     | TOTAL                             | 100        |
| SECOND FLOOR (OFFICE BUILDING) | AREA           | LIVING UNITS                   | 11,514 SF        | UNIT G            | 1        | 431 SF       | 431 SF     |                                   |            |
| COMMON AREA (CIRCULATION)      | 170 SF         | VERTICAL PENETRATIONS          | 507 SF           | TOTAL             | 26       |              | 11,499 SF  |                                   |            |
| COMMON AREA (PUBLIC)           | 0 SF           | TOTAL                          | 14,645 SF        |                   |          |              |            |                                   |            |
| VERTICAL PENETRATIONS          | 25 <i>0</i> SF |                                |                  | THIRD FLOOR       | COUNT    | NET AREA     | TOTAL AREA |                                   |            |
| SUPPORT/MECHANICAL             | 288 SF         | THIRD FLOOR (APARTMENTS)       | AREA             | UNIT A - ANSI 'B' | 21       | 428 SF       | 9,416 SF   |                                   |            |
| COMMERCIAL                     | 5,396 SF       | COMMON AREA (CIRCULATION)      | 1,893 SF         | UNIT A - ANSI 'A' | 2        | 428 SF       | 428 SF     |                                   |            |
| TOTAL                          | 6,103 SF       | COMMON AREA (PUBLIC)           | 63 SF            | UNIT B            | 1        | 465 SF       | 465 SF     |                                   |            |
|                                |                | SUPPORT/MECHANICAL             | 311 SF           | UNIT C            | 1        | 432 SF       | 432 SF     |                                   |            |
| TOTAL (EXCLUDING BASEMENT)     | 12,182 SF      | LIVING UNITS                   | 11,788 SF        | UNIT D            | 1        | 432 SF       | 432 SF     |                                   |            |
| TOTAL (INCLUDING BASEMENT)     | 18,261 SF      | VERTICAL PENETRATIONS          | 507 SF           | UNIT G            | 1        | 442 SF       | 442 SF     |                                   |            |
|                                |                | TOTAL                          | 14,562 SF        | TOTAL             | 27       |              | 11,615 SF  |                                   |            |
|                                |                | FOURTH FLOOR (APARTMENTS)      | AREA             | FOURTH FLOOR      | COUNT    | NET AREA     | TOTAL AREA |                                   |            |
|                                |                | COMMON AREA (CIRCULATION)      | 1,893 SF         | UNIT A - ANSI 'B' | 21       | 428 SF       | 9,416 SF   |                                   |            |
|                                |                | COMMON AREA (PUBLIC)           | 63 SF            | UNIT A - ANSI 'A' | 2        | 428 SF       | 428 SF     |                                   |            |
|                                |                | SUPPORT/MECHANICAL             | 311 SF           | UNIT B            | 1        | 465 SF       | 465 SF     |                                   |            |
|                                |                |                                | -                |                   |          |              |            | <del></del>                       |            |

11,788 SF

59,151 SF

UNIT C

TOTAL UNITS

507 SF UNIT D

14,562 SF UNIT G

**UNIT SUMMARY** 

432 SF

432 SF

442 SF

COUNT 100

432 SF

432 SF

442 SF

11,615 SF

43,145 SF

TOTAL UNIT AREA

# **COMMONS AT GRANT**

398 SOUTH GRANT AVENUE COLUMBUS, OH 43215

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CONSULTANTS (ARCHITECT) DRAWINGS AND

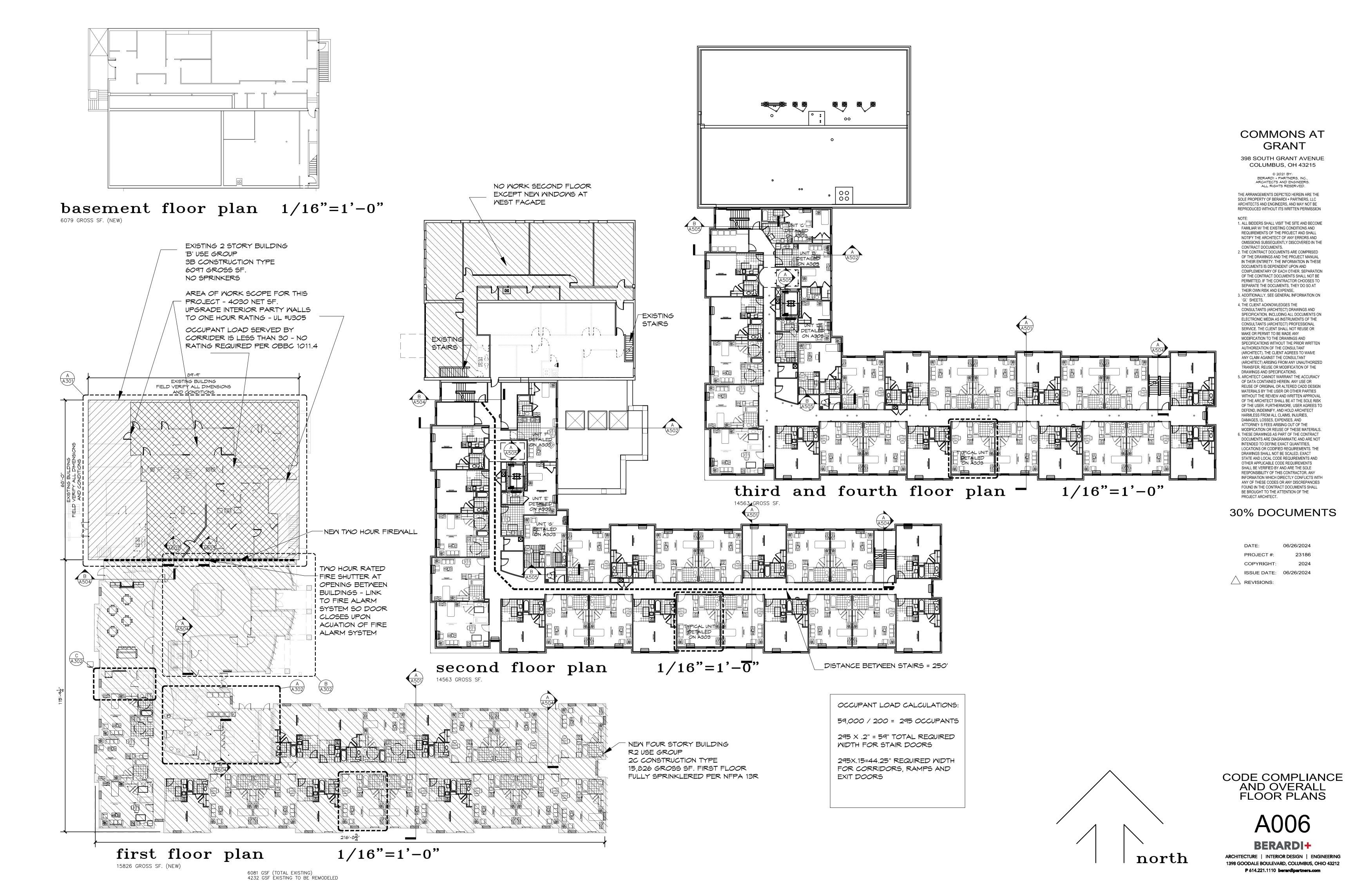
SPECIFICATION, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECT) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT).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

#### 30% DOCUMENTS

PROJECT ARCHITECT.

06/26/2024 DATE: PROJECT #: COPYRIGHT: ISSUE DATE: 06/26/2024 REVISIONS:

UNIT AND BUILDING SUMMARIES



ALL NEW OPENINGS AND PENETRATIONS TO FOLLOW THE BELOW REQUIREMENTS. IF AN EXISTING OPENING OR PENETRATION IS FOUND TO HAVE DEGRADED SEALANT, PLEASE NOTIFY ARCHITECT FOR DIRECTION.

IN ACCORDANCE WITH ASHRAE 90.1-04 (5.4.3.1)

BUILDING ENVELOPE SEALING, THE FOLLOWING AREAS OF THE BUILDING ENVELOPE SHALL BE SEALED, GASKETED, OR MEATHER-STRIPPED TO MINIMIZE AIR LEAKAGE:

- A. JOINTS AROUND FENESTRATION AND DOOR FRAMES. B. JUNCTIONS BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AT BUILDING
- CORNERS, BETWEEN WALLS AND STRUCTURAL FLOORS OR ROOFS, AND BETWEEN WALLS AND ROOF OR WALL PANELS. OPENINGS AT PENETRATION OF UTILITY SERVICES THROUGH ROOFS, WALLS,
- SITE-BUILT FENESTRATION AND DOORS. BUILDING ASSEMBLIES USED AS DUCTS FOR PLENUMS.

UNOCCUPIED

120 SF

320 SF

UNOCCUPIED

743 SF

56 SF

- JOINTS, SEALS, AND PENETRATIONS OF VAPOR RETARDERS. G. ALL OTHER OPENINGS IN THE BUILDING ENVELOPE.
- INSTALL FOAM SILL SEALER BELOW ALL WALL PLATES AT EXTERIOR PERIMETER AT ALL WALLS SCHEDULED FOR SOUND ATTENUATION AND AT ALL RESTROOMS/BATHROOMS.

UNOCCUPIED

B13

255 SF

UNOCCUPIED

137 SF

#### general notes: common & interior spaces

- A. ALL DOORS ALONG COMMON PATH OF TRAVEL MEET OR EXCEED THE 32" MINIMUM CLEAR DOOR WIDTH.
- . ALL EXPOSED PLUMBING IN RESTROOMS TO PROTECT AGAINST SCALDING/BURNS AND BUMPS. ALL FLOORING IN COMMON SPACES TO BE NON-SLIP AND NON-GLARE
- D. TWO HOUR FIRE WALL: WHERE NEW WORK INTERSECTS, INSPECT FOR ANY DAMAGE AND THAT ALL PENETRATIONS ARE PROPERLY SEALED OR FIRE
- USE GREEN LABEL CARPETING AND TILE. USE LOW/NO VOC PAINTS, PRIMERS,

ADHESIVES AND SEALANTS.

UNOCCUPIED

B15

930 SF

63 SF

AND OTHER ENVIRONMENTAL CONTROLS TO ACCESSIBLE LOCATIONS. TOP OF DEVICE TO BE NO MORE THAN 48" A.F.F. ELECTRICAL RECEPTACLES, PHONE JACKS AND DATA PORTS TO BE INSTALLED AT 18" A.F.F. (MIN). 5. PROVIDE 2" MIN. RADIUS AT OUTSIDE OR EXPOSED COUNTERTOP CORNER

89 SF

COMMON AREAS & HC LIVING UNITS: RELOCATE LIGHT SMITCHES, THERMOSTATS

#### general notes: building envelope

- A. ALL OPENINGS, SUCH AS DOORS AND MINDOMS (INCLUDING ALL SILL PANNING AS) REQUIRED), TO BE FLASHED. B. INSTALL ALL INSULATION AGAINST CONDITIONED SURFACES AT NEW WALLS OR
- WHERE EXISTING EXTERIOR WALLS ARE OPENED UP (FACE STAPLE ALL BATTS). ENCLOSE ALL WALL INSULATION ON ALL SIX SIDES - PROTECT FROM AIR WASH. ALL ATTIC INSULATION TO BE EVEN DEPTH (REACH A MINIMUM OF R-49). SOFFIT CHUTES ARE TO BE FULL CAVITY WITH TABS TO PROTECT EDGE
- PERIMETER INSULATION. ANY NEW PERIMETER WALL INSULATION TO BE FIBERGLASS BATT INSULATION WITH 6 MIL POLYETHYLENE - ALL JOINTS AND PENETRATIONS TO BE TAPED -INSTALL INSULATION PER ENERGY STAR INSULATION GUIDE (GRADE I) - FILL ALL
- EXPOSED CAVITIES WHERE EXTERIOR SHEATHING IS EXPOSED, PROVIDE A CONTINUOUS AIR BARRIER - CONTINUOUSLY SEAL ALL EXTERIOR SHEATHING JOINTS, INCLUDING THE TOP AND BOTTOM EDGES - PROVIDE HOUSE WRAP, TAPING ALL SEAMS, INCLUDING TOP AND BOTTOM EDGES.
- SEAL ALL RECESSED CAN LIPS, UTILITY BOXES AND DOOR JAMBS. GLUE GYP. BD. TO TOP PLATE ON ALL WALLS ADJACENT TO COLD SPACES

#### **BOMA (OHFA) BUILDING SUMMARY** BASEMENT FLOOR 6,079 SF UNNOCCUPIED SUPPORT/MECHANICAL 0 SF 6,079 SF TOTAL

#### FINISH SCHEDULE

HARD SURFACE: LOBBIES/

#### general notes: floor plan

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- HAZARDOUS MATERIALS.
- IT IS THE RESPONSIBILITY OF THE G.C. TO REPORT ANY QUESTIONABLE AREAS THAT MAY NEED REPAIRED/REPLACED AND ARE NOT LOCATED IN THE DRAWINGS TO THE OWNER/ARCHITECT FOR REVIEW.
- SEE DOO 1 SHEETS DEMOLITION NOTES FOR ADDITIONAL INFORMATION PERTAINING TO THE DEMOLITION SCOPE OF WORK AND REQUIREMENTS. REFER TO AOOX SERIES SHEETS FOR MOUNTING HEIGHTS, SYMBOLS, AND ADDITIONAL NOTES.
- SEE SHEET A003 FOR ALL REFERENCED WALL TYPES.
- SEE A 100 SHEETS FOR OVERALL BUILDING PLANS. DIMENSIONS AT INTERIOR WALLS ARE TO FACE OF STUD UNLESS NOTED
- OTHERWISE. FIELD VERIFY AT AREAS OF NEW WORK. NEW INTERIOR WALL THICKNESS IS 3 1/2" UNLESS OTHERWISE NOTED. NEW PLUMBING WALLS TO BE 5 1/2" THICK UNLESS OTHERWISE NOTED.
- M. ALL DIMENSIONS ARE TO BE FIELD VERIFIED AT AREAS OF NEW WORK. N. PROVIDE NEW DRYWALL AT ALL AREAS WHERE ABATEMENT / DEMOLITION WORK HAS OCCURRED (TYPE-X AT FIRE RATED ASSEMBLIES) - FINISH TO ALIGN MITH ADJACENT MALLS.
- REPAIR EXISTING GYPSUM WALLBOARD (WALLS AND CEILINGS) WITHIN UNITS -TO INCLUDE BUT NOT LIMITED TO NAIL HOLES, REMOVED INSULATION PLUGS, PITS, CRACKS, STRESS CRACKS AND MOISTURE DAMAGE.
- PROVIDE 3 1/2" SOUND BATT INSULATION IN BATHROOM WALLS ADJACENT TO OTHER LIVING SPACES (CLOSETS NOT INCLUDED) AND AT ALL OPENED DEMISING WALLS. (AT AREAS OF NEW WORK ONLY)
- PROVIDE U.L. APPROVED FIRE CAULK SEALANTS AS REQUIRED AT ALL PENETRATIONS LOCATED WITHIN UNIT COMMON / DEMISING WALLS AND CEILING FIRE RESISTIVE ASSEMBLIES AND AT ALL FIRE-RESISTIVE RATED ASSEMBLIES.
- EXISTING ELECTRICAL DEVICES NOT INDICATED TO BE MOVED SHOULD NOT BE MOVED WITHOUT PRIOR APPROVAL OF THE OWNER OR ARCHITECT. GC TO NOTIFY ARCHITECT IF ANY CODE OR DISCIPLINE DISCREPANCIES ARISE. RESTORE ALL DISTURBED EXTERIOR WALL AND ATTIC INSULATION.
- DWELLING UNITS WITH NICOTINE SMOKE DAMAGE: PRIOR TO REPAINTING, CLEAN WALLS WITH DRY CHEMICAL SPONGING, PRIME WALLS W/ (2) COATS BIN ZINSSER 123' PRIOR TO FINISH COAT. ARCHITECT WILL DETERMINE WHERE NECESSARY. ALL DWELLING UNITS COMPLY WITH FHA AND ANSI TYPE 'B' UNLESS INDICATED AS
- . SEE ELECTRICAL DWELLING UNIT PLANS FOR DEVICE LOCATIONS IN ALL UNITS. N. FIELD VERIFY ALL EXISTING WINDOW OPENINGS FOR SIZING OF REPLACEMENT
- PROVIDE NEW CAULK AND SEALANT AT ALL NEW PENETRATIONS.
- SEE DOOR HARDWARE SCHEDULE/ SPECS FOR ALL DOORS. AA.EXISTING FEC'S TO REMAIN - IF REQUIRED TO BE RELOCATED, COORDINATE

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- MAIL ROOM TO BE ADA COMPLIANT CHANGE MAIL ROOM FRONT WALL TO BE DRY WALL FINISH . TV AND COUNTER
- TO BE REMOVED CHANGE MAIL ROOM REAR DISPLAY CASE TO PACKAGE DELIVERY BOXES
- ADD MAILBOX SYSTEM FOR INTERNAL MAIL TO RESIDENT IN CONTROL ROOM
- O. RELOCATE RENT DROP BOX TO PROPERTY MANAGER'S OFFICE
- HVAC CONTROLS IN ROOMS 04 AND 05 NEED INDIVIDUAL CONTROLS . ADD NEW GLAZING BETWEEN DOORS IN COMMUNITY ROOM
- . TRASH ENCLOSURES TO BE REBUILT WITH SLIP-FACE CMU . RETAIN DOOR FRAMES REFACE WITH COMPOSITE PICKETS IN TRASH
- 5. ADD MAN DOOR/GATE ON LEFT SIDE OF BOTH TRASH ENCLOSURES 6. NEW BOILERS AND STORAGE TANK FOR HEATING/ HOT WATER
- LOCKED STORAGE FOR MEDICAL SUPPLIES AND FRIDGE FOR MEDICATIONS ROOM 47 OR 48
- 18. GRANT AND PARKING LOT ADD ADDITIONAL DOOR SECURITY AND CAMERAS ON BASEMENT ENTRANCES 19. NEED INDIVIDUAL HYAC CONTROLS FOR 04 AND 05
- 20. FIND NEW USE
- 21. WORK NEEDED TO STABILIZE STREET-FACING ENTRANCE
- 22. DECOMMISSION RESTROOMS 23. CHANGE TO CLOSING CLOSET

#### plan key



HC UNIT TO BE REMORKED

#### wall legend

WALLS TO BE DEMOLISHED EXISTING WALLS TO REMAIN NEW WALL CONSTRUCTION EXISTING MASONRY WALLS EXISTING SOUND ATTENUATION MALL TO REMAIN

SEE WALL TYPES ON SHEET AOO3

#### COMMONS AT **GRANT**

398 SOUTH GRANT AVENUE COLUMBUS, OH 43215

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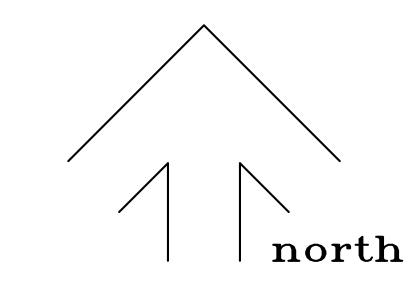
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# 30% DOCUMENTS

|   | DATE:       | 06/26/202 |
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|   | PROJECT #:  | 2318      |
|   | COPYRIGHT:  | 202       |
| ٨ | ISSUE DATE: | 06/26/202 |
|   | REVISIONS:  |           |



BASEMENT FLOOR PLAN

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# 5. PROVIDE 2" MIN. RADIUS AT OUTSIDE OR EXPOSED COUNTERTOP CORNER

COMMON AREAS & HC LIVING UNITS: RELOCATE LIGHT SMITCHES, THERMOSTATS

AND OTHER ENVIRONMENTAL CONTROLS TO ACCESSIBLE LOCATIONS. TOP OF

general notes: common & interior spaces

A. ALL DOORS ALONG COMMON PATH OF TRAVEL MEET OR EXCEED THE 32"

ALL FLOORING IN COMMON SPACES TO BE NON-SLIP AND NON-GLARE

D. TMO HOUR FIRE MALL: WHERE NEW MORK INTERSECTS, INSPECT FOR ANY

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ADHESIVES AND SEALANTS

#### general notes: building envelope

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#### (A301) **UNIT SUMMARY** EXAM SERVICES **SERVICES** SERVICES OFFICE 47 COUNT NET AREA TOTAL AREA 46 FIRST FLOOR 147 SF 229 SF 174 SF CONFERENCE 150 SF 7,210 SF UNIT A - ANSI 'B' 428 SF 433 SF 856 SF UNIT A - ANSI 'A' 522 SF UNIT A - 'S.I.' 428 SF 428 SF PRINT ROOM WELLNESS 20 8,560 SF TOTAL 43 ROOM 481 SF SUPPORTIVE SERVICES 255 SF 178 SF **BOMA (OHFA) BUILDING SUMMARY** CORRIDOR 179 SF 31 302 SF FIRST FLOOR (4-STORY BUILSING) 2,500 SF COMMON AREA (CIRCULATION) ~145F 1175F 66 SF COMMON AREA (PUBLIC) SUPPORT/MECHANICAL 46 SF 48 SF PASSAGE WAY LIVING UNITS EXERCISE ROOM VERTICAL PENETRATIONS 457 SF 185 SF SERVICES

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#### <u>plan key</u>



HC UNIT TO BE REMORKED

#### wall legend



WALLS TO BE DEMOLISHED EXISTING WALLS TO REMAIN NEW WALL CONSTRUCTION EXISTING MASONRY WALLS EXISTING SOUND ATTENUATION MALL TO REMAIN

SEE WALL TYPES ON SHEET AOO3

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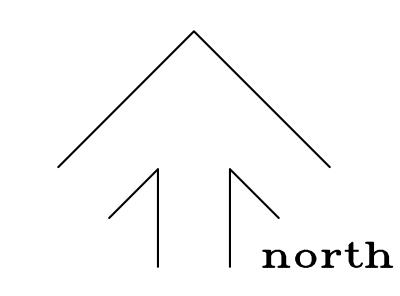
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CONSULTANTS (ARCHITECT) DRAWINGS AND

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 WRITTE 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 APPROVA 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 NO INTENDED TO DEFINE EXACT QUANTITIES, LOCATIONS OR CODIFIED REQUIREMENTS. TH 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

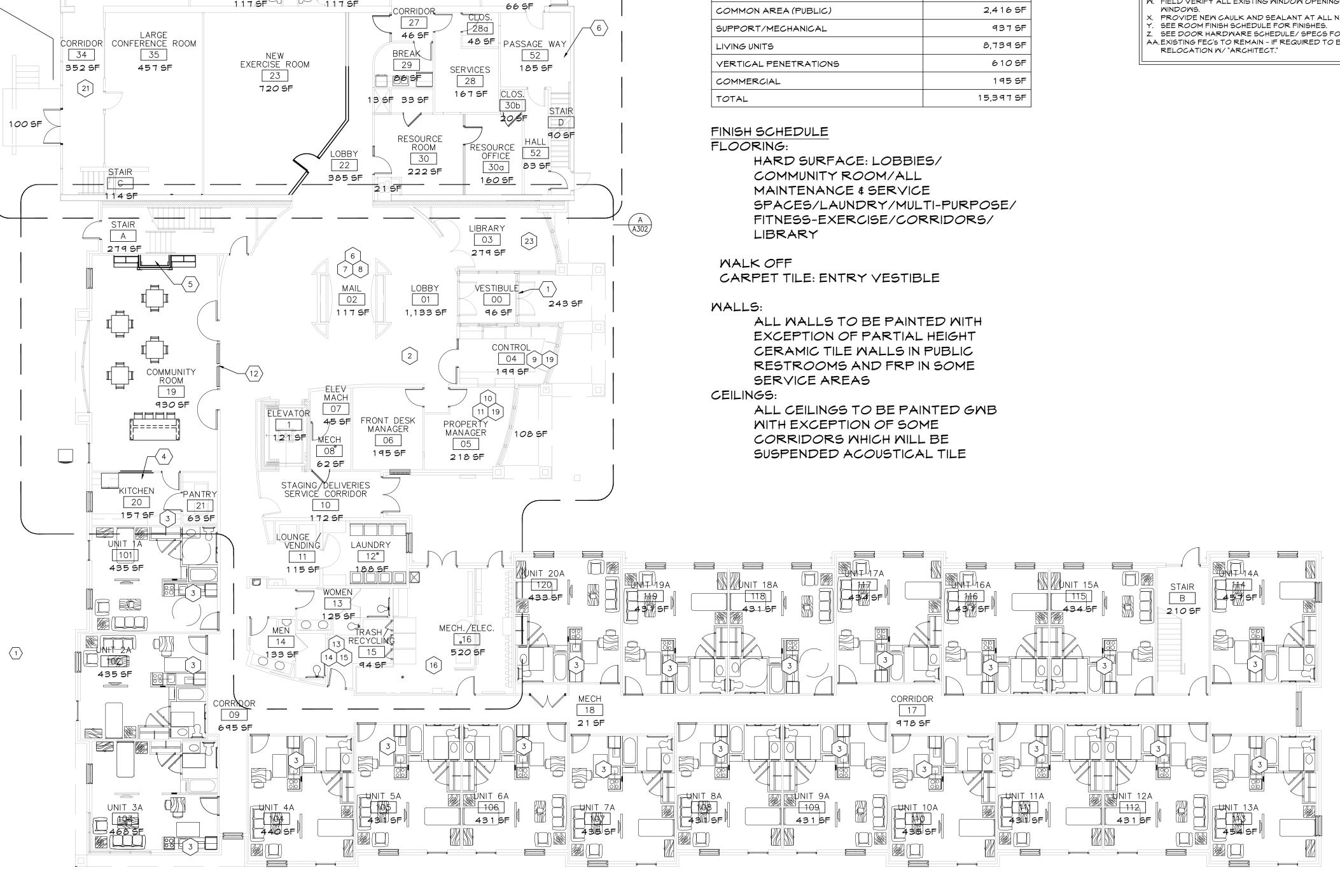
#### 30% DOCUMENTS

ISSUE DATE: 06/26/2024 igseless REVISIONS:



FIRST FLOOR **PLAN** 

A101



ALL NEW OPENINGS AND PENETRATIONS TO FOLLOW THE BELOW REQUIREMENTS.
IF AN EXISTING OPENING OR PENETRATION IS FOUND TO HAVE DEGRADED SEALANT, PLEASE NOTIFY ARCHITECT FOR DIRECTION.

#### IN ACCORDANCE WITH ASHRAE 90.1-04 (5.4.3.1)

BUILDING ENVELOPE SEALING, THE FOLLOWING AREAS OF THE BUILDING ENVELOPE SHALL BE SEALED, GASKETED, OR MEATHER-STRIPPED TO MINIMIZE AIR LEAKAGE:

- A. JOINTS AROUND FENESTRATION AND DOOR FRAMES. B. JUNCTIONS BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AT BUILDING
- CORNERS, BETWEEN WALLS AND STRUCTURAL FLOORS OR ROOFS, AND BETWEEN WALLS AND ROOF OR WALL PANELS. OPENINGS AT PENETRATION OF UTILITY SERVICES THROUGH ROOFS, WALLS,
- AND FLOORS. SITE-BUILT FENESTRATION AND DOORS.

**STAIR** 

82 SF

190 SF

446 SF

431 SF

205 431 SF

NIT 26A

434 SF

UNIT 27A

STORAGE

62

174 SF

- BUILDING ASSEMBLIES USED AS DUCTS FOR PLENUMS.
- JOINTS, SEALS, AND PENETRATIONS OF VAPOR RETARDERS. G. ALL OTHER OPENINGS IN THE BUILDING ENVELOPE.
- INSTALL FOAM SILL SEALER BELOW ALL WALL PLATES AT EXTERIOR PERIMETER AT ALL WALLS SCHEDULED FOR SOUND ATTENUATION AND AT ALL RESTROOMS/BATHROOMS.

#### general notes: common & interior spaces

- A. ALL DOORS ALONG COMMON PATH OF TRAVEL MEET OR EXCEED THE 32" MINIMUM CLEAR DOOR WIDTH.
- ALL EXPOSED PLUMBING IN RESTROOMS TO PROTECT AGAINST SCALDING/BURNS AND BUMPS. ALL FLOORING IN COMMON SPACES TO BE NON-SLIP AND NON-GLARE
- D. TWO HOUR FIRE WALL: WHERE NEW WORK INTERSECTS, INSPECT FOR ANY DAMAGE AND THAT ALL PENETRATIONS ARE PROPERLY SEALED OR FIRE
- USE GREEN LABEL CARPETING AND TILE. USE LOW/NO YOC PAINTS, PRIMERS, ADHESIVES AND SEALANTS.
- COMMON AREAS & HC LIVING UNITS: RELOCATE LIGHT SWITCHES. THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS TO ACCESSIBLE LOCATIONS. TOP OF DEVICE TO BE NO MORE THAN 48" A.F.F. ELECTRICAL RECEPTACLES, PHONE JACKS AND DATA PORTS TO BE INSTALLED AT 18" A.F.F. (MIN).
- 5. PROVIDE 2" MIN. RADIUS AT OUTSIDE OR EXPOSED COUNTERTOP CORNER

#### general notes: building envelope

A. ALL OPENINGS, SUCH AS DOORS AND MINDOMS (INCLUDING ALL SILL PANNING AS) REQUIRED), TO BE FLASHED. B. INSTALL ALL INSULATION AGAINST CONDITIONED SURFACES AT NEW WALLS OR

WHERE EXISTING EXTERIOR WALLS ARE OPENED UP (FACE STAPLE ALL BATTS).

ENCLOSE ALL WALL INSULATION ON ALL SIX SIDES - PROTECT FROM AIR WASH.

- ALL ATTIC INSULATION TO BE EVEN DEPTH (REACH A MINIMUM OF R-49). SOFFIT CHUTES ARE TO BE FULL CAVITY WITH TABS TO PROTECT EDGE PERIMETER INSULATION. ANY NEW PERIMETER WALL INSULATION TO BE FIBERGLASS BATT INSULATION
- WITH 6 MIL POLYETHYLENE ALL JOINTS AND PENETRATIONS TO BE TAPED -INSTALL INSULATION PER ENERGY STAR INSULATION GUIDE (GRADE I) - FILL ALL EXPOSED CAVITIES WHERE EXTERIOR SHEATHING IS EXPOSED, PROVIDE A CONTINUOUS AIR
- BARRIER CONTINUOUSLY SEAL ALL EXTERIOR SHEATHING JOINTS, INCLUDING THE TOP AND BOTTOM EDGES - PROVIDE HOUSE WRAP, TAPING ALL SEAMS, INCLUDING TOP AND BOTTOM EDGES. SEAL ALL RECESSED CAN LIPS, UTILITY BOXES AND DOOR JAMBS.
- GLUE GYP. BD. TO TOP PLATE ON ALL WALLS ADJACENT TO COLD SPACES

TOTAL AREA

8,743 SF

862 SF

431 SF

5*00* SF

532 SF

431 SF

AREA

2,003 SF

180 SF

441 SF

507 SF

11,514 SF

14,645 SF

11,499 SF

#### **UNIT SUMMARY** FIRST FLOOR UNIT A - ANSI 'B' COMMERCIAL COMMERCIAL COMMERCIAI COMMERCIA UNIT A - ANSI 'A' 76 81 82 83 UNIT A - 'S.I.' 574 SF 662 SF 692 SF 507 SF UNIT F UNIT G TOTAL **BOMA (OHFA) BUILDING SUMMARY** SECOND FLOOR (APARTMENTS) COMMON AREA (CIRCULATION) COMMON AREA (PUBLIC) 168 SF SUPPORT/MECHANICAL MAINTENANCE LIVING UNITS COMMERCIAL 64 CORRIDOR 1855 SF VERTICAL PENETRATIONS 510 SF 276 SF TOTAL

#### FINISH SCHEDULE

HARD SURFACE: LOBBIES/ COMMUNITY ROOM/ALL MAINTENANCE & SERVICE

COUNT

NET AREA

428 SF

428 SF

431 SF

500 SF

532 SF

431 SF

#### general notes: floor plan

- PREPARED DRAWINGS ARE BASED UPON A REASONABLE LEVEL OF VERIFICATION OF EXISTING CONDITIONS. IN THE EVENT DIMENSIONAL VARIATIONS, OBSCURED CONDITIONS NOT READILY VIEWED OR ACCESSIBLE UNTIL THE DEMOLITION PROCESS HAS BEGUN OR FINISH VARIATIONS ARE DISCOVERED - VARIATIONS SHALL BE REVIEWED IMMEDIATELY WITH THE
- ARCHITECTS OFFICE. PROVIDE AND INSTALL COVER PLATES OVER ALL EXISTING JUNCTION BOXES WHERE EQUIPMENT WAS REMOVED. PAINT TO MATCH WALL COLOR. IN THE EVENT THAT CONDITIONS ARE CONSIDERED DEFECTIVE OR OTHERWISE DISSIMILAR TO ANTICIPATED CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE
- ARCHITECT IMMEDIATELY AND FOLLOW WITH A WRITTEN MEMORANDUM PRIOR TO PROCEEDING WITH BALANCE OF SCHEDULED WORK IN ANY GIVEN AREA. THE ARCHITECT/ENGINEER SHALL PERFORM INVESTIGATION SUFFICIENT TO
- DETERMINE STRUCTURAL INTEGRITY OF THE GIVEN COMPONENT. ANY DEMOLITION THAT INVOLVES HAZARDOUS MATERIALS INCLUDING REFRIGERANT SHALL BE CONDUCTED IN ACCORDANCE WITH ALL AUTHORITIES
- HAVING JURISDICTION OF THE REMOVAL, CONTAINMENT AND DISPOSAL OF HAZARDOUS MATERIALS.
- IT IS THE RESPONSIBILITY OF THE G.C. TO REPORT ANY QUESTIONABLE AREAS THAT MAY NEED REPAIRED/REPLACED AND ARE NOT LOCATED IN THE DRAWINGS TO THE OWNER/ARCHITECT FOR REVIEW.
- SEE DOO 1 SHEETS DEMOLITION NOTES FOR ADDITIONAL INFORMATION PERTAINING TO THE DEMOLITION SCOPE OF WORK AND REQUIREMENTS. REFER TO AOOX SERIES SHEETS FOR MOUNTING HEIGHTS, SYMBOLS, AND ADDITIONAL NOTES.
- SEE SHEET A003 FOR ALL REFERENCED WALL TYPES.

MITH ADJACENT MALLS.

- SEE A 100 SHEETS FOR OVERALL BUILDING PLANS. DIMENSIONS AT INTERIOR WALLS ARE TO FACE OF STUD UNLESS NOTED
- OTHERWISE. FIELD VERIFY AT AREAS OF NEW WORK. NEW INTERIOR WALL THICKNESS IS 3 1/2" UNLESS OTHERWISE NOTED.
- NEW PLUMBING WALLS TO BE 5 1/2" THICK UNLESS OTHERWISE NOTED. M. ALL DIMENSIONS ARE TO BE FIELD VERIFIED AT AREAS OF NEW WORK. N. PROVIDE NEW DRYWALL AT ALL AREAS WHERE ABATEMENT / DEMOLITION WORK HAS OCCURRED (TYPE-X AT FIRE RATED ASSEMBLIES) - FINISH TO ALIGN
- REPAIR EXISTING GYPSUM WALLBOARD (WALLS AND CEILINGS) WITHIN UNITS -TO INCLUDE BUT NOT LIMITED TO NAIL HOLES, REMOVED INSULATION PLUGS, PITS, CRACKS, STRESS CRACKS AND MOISTURE DAMAGE.
- PROVIDE 3 1/2" SOUND BATT INSULATION IN BATHROOM WALLS ADJACENT TO OTHER LIVING SPACES (CLOSETS NOT INCLUDED) AND AT ALL OPENED
- DEMISING WALLS. (AT AREAS OF NEW WORK ONLY) PROVIDE U.L. APPROVED FIRE CAULK SEALANTS AS REQUIRED AT ALL PENETRATIONS LOCATED WITHIN UNIT COMMON / DEMISING WALLS AND CEILING
- FIRE RESISTIVE ASSEMBLIES AND AT ALL FIRE-RESISTIVE RATED ASSEMBLIES. . EXISTING ELECTRICAL DEVICES NOT INDICATED TO BE MOVED SHOULD NOT BE MOVED WITHOUT PRIOR APPROVAL OF THE OWNER OR ARCHITECT. GC TO
- NOTIFY ARCHITECT IF ANY CODE OR DISCIPLINE DISCREPANCIES ARISE. RESTORE ALL DISTURBED EXTERIOR WALL AND ATTIC INSULATION. DWELLING UNITS WITH NICOTINE SMOKE DAMAGE: PRIOR TO REPAINTING, CLEAN WALLS WITH DRY CHEMICAL SPONGING, PRIME WALLS W/ (2) COATS BIN ZINSSER
- 123' PRIOR TO FINISH COAT. ARCHITECT WILL DETERMINE WHERE NECESSARY. ALL DWELLING UNITS COMPLY WITH FHA AND ANSI TYPE 'B' UNLESS INDICATED AS ANSI TYPE 'A' WITH HANDICAP SYMBOL.
- . SEE ELECTRICAL DWELLING UNIT PLANS FOR DEVICE LOCATIONS IN ALL UNITS. M. FIELD VERIFY ALL EXISTING MINDOM OPENINGS FOR SIZING OF REPLACEMENT
- PROVIDE NEW CAULK AND SEALANT AT ALL NEW PENETRATIONS.
- SEE ROOM FINISH SCHEDULE FOR FINISHES. . SEE DOOR HARDWARE SCHEDULE/ SPECS FOR ALL DOORS.
- AA. EXISTING FEC'S TO REMAIN IF REQUIRED TO BE RELOCATED, COORDINATE RELOCATION W/ "ARCHITECT."

#### coded notes: floor plan

- STOREFRONT R/R MAIN ENTRY DOORS AND OPERATORS SMITCHES AND OUTLETS TO REMAIN IVORY IN COLOR. ANY NON-MATCHING TO
- BE REMOVED AND REPLACED. INSTALL NEW QUARTZ COUNTERTOPS IN COMMON AREAS AND UNITS.
- KITCHEN PASS-THROUGH WINDOW TO BE REMOVED AND REPLACED WITH
- ADD NEW STANDARD NCR FIREPLACE AND BOOKSHELF WALL IN COMMUNITY
- MAIL ROOM TO BE ADA COMPLIANT
- CHANGE MAIL ROOM FRONT WALL TO BE DRY WALL FINISH . TV AND COUNTER TO BE REMOVED
- CHANGE MAIL ROOM REAR DISPLAY CASE TO PACKAGE DELIVERY BOXES ADD MAILBOX SYSTEM FOR INTERNAL MAIL TO RESIDENT IN CONTROL ROOM
- O. RELOCATE RENT DROP BOX TO PROPERTY MANAGER'S OFFICE
- HVAC CONTROLS IN ROOMS 04 AND 05 NEED INDIVIDUAL CONTROLS . ADD NEW GLAZING BETWEEN DOORS IN COMMUNITY ROOM
- . TRASH ENCLOSURES TO BE REBUILT WITH SLIP-FACE CMU . RETAIN DOOR FRAMES REFACE WITH COMPOSITE PICKETS IN TRASH
- 5. ADD MAN DOOR/GATE ON LEFT SIDE OF BOTH TRASH ENCLOSURES 6. NEW BOILERS AND STORAGE TANK FOR HEATING/HOT WATER LOCKED STORAGE FOR MEDICAL SUPPLIES AND FRIDGE FOR MEDICATIONS
- ROOM 47 OR 48 8. GRANT AND PARKING LOT ADD ADDITIONAL DOOR SECURITY AND CAMERAS
- ON BASEMENT ENTRANCES 19. NEED INDIVIDUAL HVAC CONTROLS FOR 04 AND 05
- 20. FIND NEW USE
- 21. WORK NEEDED TO STABILIZE STREET-FACING ENTRANCE
- 22. DECOMMISSION RESTROOMS 23. CHANGE TO CLOSING CLOSET

#### plan key



#### wall legend

MALLS TO BE DEMOLISHED EXISTING WALLS TO REMAIN NEW WALL CONSTRUCTION EXISTING MASONRY WALLS EXISTING SOUND ATTENUATION MALL TO REMAIN

SEE WALL TYPES ON SHEET AOO3

#### COMMONS AT GRANT

398 SOUTH GRANT AVENUE COLUMBUS, OH 43215

BERARDI + PARTNERS, INC. ARCHITECTS AND ENGINEERS. ALL RIGHTS RESERVED THE ARRANGEMENTS DEPICTED HEREIN ARE THE

SOLE PROPERTY OF BERARDI + PARTNERS, LLC ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION

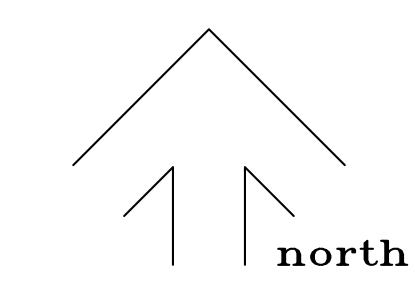
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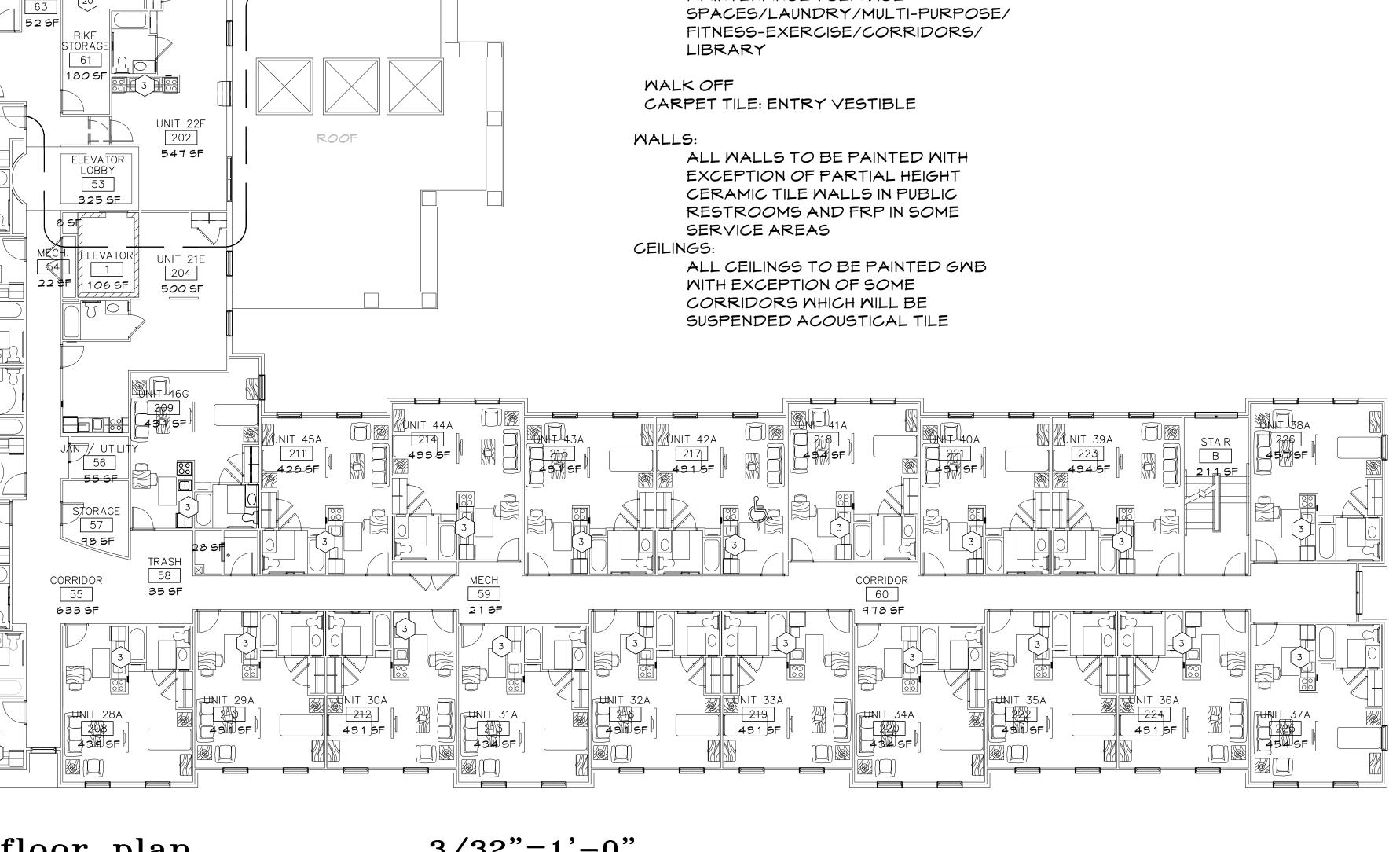
#### 30% DOCUMENTS

|   | DATE:       | 06/26/202 |
|---|-------------|-----------|
|   | PROJECT #:  | 2318      |
|   | COPYRIGHT:  | 202       |
| ٨ | ISSUE DATE: | 06/26/202 |
|   | REVISIONS:  |           |



SECOND FLOOR **PLAN** 

A102



ALL NEW OPENINGS AND PENETRATIONS TO FOLLOW THE BELOW REQUIREMENTS. IF AN EXISTING OPENING OR PENETRATION IS FOUND TO HAVE DEGRADED SEALANT, PLEASE NOTIFY ARCHITECT FOR DIRECTION.

IN ACCORDANCE WITH ASHRAE 90.1-04 (5.4.3.1)

BUILDING ENVELOPE SEALING, THE FOLLOWING AREAS OF THE BUILDING ENVELOPE SHALL BE SEALED, GASKETED, OR WEATHER-STRIPPED TO MINIMIZE AIR LEAKAGE:

- A. JOINTS AROUND FENESTRATION AND DOOR FRAMES. B. JUNCTIONS BETMEEN MALLS AND FOUNDATIONS, BETMEEN MALLS AT BUILDING
- CORNERS, BETWEEN WALLS AND STRUCTURAL FLOORS OR ROOFS, AND BETWEEN WALLS AND ROOF OR WALL PANELS. OPENINGS AT PENETRATION OF UTILITY SERVICES THROUGH ROOFS, WALLS,
- AND FLOORS. SITE-BUILT FENESTRATION AND DOORS.

190 SF

NIT 50A

446 SF

431 SF

UNIT 52, 306 431 SF

NIT 53A

434 SF

UNIT 54A 308 468 SF

LAUNDRY

82

174 SF

- BUILDING ASSEMBLIES USED AS DUCTS FOR PLENUMS.
- JOINTS, SEALS, AND PENETRATIONS OF VAPOR RETARDERS. G. ALL OTHER OPENINGS IN THE BUILDING ENVELOPE.
- INSTALL FOAM SILL SEALER BELOW ALL WALL PLATES AT EXTERIOR PERIMETER AT ALL WALLS SCHEDULED FOR SOUND ATTENUATION AND AT ALL RESTROOMS/BATHROOMS.

#### general notes: common & interior spaces

- A. ALL DOORS ALONG COMMON PATH OF TRAVEL MEET OR EXCEED THE 32" MINIMUM CLEAR DOOR WIDTH.
- . ALL EXPOSED PLUMBING IN RESTROOMS TO PROTECT AGAINST SCALDING/BURNS AND BUMPS. ALL FLOORING IN COMMON SPACES TO BE NON-SLIP AND NON-GLARE

CONDITIONS.

- D. TWO HOUR FIRE WALL: WHERE NEW WORK INTERSECTS, INSPECT FOR ANY DAMAGE AND THAT ALL PENETRATIONS ARE PROPERLY SEALED OR FIRE
- USE GREEN LABEL CARPETING AND TILE. USE LOW/NO YOC PAINTS, PRIMERS, ADHESIVES AND SEALANTS COMMON AREAS & HC LIVING UNITS: RELOCATE LIGHT SWITCHES, THERMOSTATS
- AND OTHER ENVIRONMENTAL CONTROLS TO ACCESSIBLE LOCATIONS. TOP OF DEVICE TO BE NO MORE THAN 48" A.F.F. ELECTRICAL RECEPTACLES, PHONE JACKS AND DATA PORTS TO BE INSTALLED AT 18" A.F.F. (MIN). 5. PROVIDE 2" MIN. RADIUS AT OUTSIDE OR EXPOSED COUNTERTOP CORNER

#### general notes: building envelope

- A. ALL OPENINGS, SUCH AS DOORS AND WINDOWS (INCLUDING ALL SILL PANNING AS REQUIRED), TO BE FLASHED. B. INSTALL ALL INSULATION AGAINST CONDITIONED SURFACES AT NEW WALLS OR WHERE EXISTING EXTERIOR WALLS ARE OPENED UP (FACE STAPLE ALL BATTS).
- ENCLOSE ALL WALL INSULATION ON ALL SIX SIDES PROTECT FROM AIR WASH. ALL ATTIC INSULATION TO BE EVEN DEPTH (REACH A MINIMUM OF R-49). SOFFIT CHUTES ARE TO BE FULL CAVITY WITH TABS TO PROTECT EDGE PERIMETER INSULATION.
- ANY NEW PERIMETER WALL INSULATION TO BE FIBERGLASS BATT INSULATION WITH 6 MIL POLYETHYLENE - ALL JOINTS AND PENETRATIONS TO BE TAPED - ${\tt INSTALL\ INSULATION\ PER\ ENERGY\ STAR\ INSULATION\ GUIDE\ (GRADE\ I)\ -\ FILL\ ALL}$ EXPOSED CAVITIES WHERE EXTERIOR SHEATHING IS EXPOSED, PROVIDE A CONTINUOUS AIR
- BARRIER CONTINUOUSLY SEAL ALL EXTERIOR SHEATHING JOINTS, INCLUDING THE TOP AND BOTTOM EDGES - PROVIDE HOUSE WRAP, TAPING ALL SEAMS, INCLUDING TOP AND BOTTOM EDGES. SEAL ALL RECESSED CAN LIPS, UTILITY BOXES AND DOOR JAMBS.
- GLUE GYP. BD. TO TOP PLATE ON ALL WALLS ADJACENT TO COLD SPACES

# 00 00 00

301

282 SF

84 55 SF

STORAGE

98 SF

CORRIDOR 86 633 SF

303

436 SF

305

UNIT 73G 310 431 SF

87 **35 SF** 

435 SF

| ι                 | INIT SU | MMARY    |            |
|-------------------|---------|----------|------------|
| FIRST FLOOR       | COUNT   | NET AREA | TOTAL AREA |
| UNIT A - ANSI 'B' | 21      | 428 SF   | 9,416 SF   |
| UNIT A - ANSI 'A' | 2       | 428 SF   | 428 SF     |
| UNIT B            | 1       | 465 SF   | 465 SF     |
| UNIT C            | 1       | 432 SF   | 432 SF     |
| UNIT D            | 1       | 432 SF   | 432 SF     |
| UNIT G            | 1       | 442 SF   | 442 SF     |
| TOTAL             | 27      |          | 11,615 SF  |
|                   |         |          |            |

| BOMA (OHFA) BUILDING SUMMARY |           |  |  |  |
|------------------------------|-----------|--|--|--|
| THIRD FLOOR (APARTMENTS)     | AREA      |  |  |  |
| COMMON AREA (CIRCULATION)    | 1,893 SF  |  |  |  |
| COMMON AREA (PUBLIC)         | 63 SF     |  |  |  |
| SUPPORT/MECHANICAL           | 311 SF    |  |  |  |
| LIVING UNITS                 | 11,788 SF |  |  |  |
| VERTICAL PENETRATIONS        | 507 SF    |  |  |  |
| TOTAL                        | 14,562 SF |  |  |  |
|                              |           |  |  |  |

#### FINISH SCHEDULE

FLOORING: HARD SURFACE: LOBBIES/

COMMUNITY ROOM/ALL MAINTENANCE & SERVICE SPACES/LAUNDRY/MULTI-PURPOSE/ FITNESS-EXERCISE/CORRIDORS/ LIBRARY

#### MALK OFF

CARPET TILE: ENTRY VESTIBLE

#### MALLS:

ALL WALLS TO BE PAINTED WITH EXCEPTION OF PARTIAL HEIGHT

#### general notes: floor plan

ARCHITECTS OFFICE.

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- NEW PLUMBING WALLS TO BE 5 1/2" THICK UNLESS OTHERWISE NOTED. M. ALL DIMENSIONS ARE TO BE FIELD VERIFIED AT AREAS OF NEW WORK. N. PROVIDE NEW DRYWALL AT ALL AREAS WHERE ABATEMENT / DEMOLITION
- MITH ADJACENT MALLS. REPAIR EXISTING GYPSUM WALLBOARD (WALLS AND CEILINGS) WITHIN UNITS -TO INCLUDE BUT NOT LIMITED TO NAIL HOLES, REMOVED INSULATION PLUGS, PITS,

WORK HAS OCCURRED (TYPE-X AT FIRE RATED ASSEMBLIES) - FINISH TO ALIGN

- CRACKS, STRESS CRACKS AND MOISTURE DAMAGE. PROVIDE 3 1/2" SOUND BATT INSULATION IN BATHROOM WALLS ADJACENT TO
- OTHER LIVING SPACES (CLOSETS NOT INCLUDED) AND AT ALL OPENED DEMISING WALLS. (AT AREAS OF NEW WORK ONLY) PROVIDE U.L. APPROVED FIRE CAULK SEALANTS AS REQUIRED AT ALL
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- 123' PRIOR TO FINISH COAT, ARCHITECT WILL DETERMINE WHERE NECESSARY. ALL DMELLING UNITS COMPLY MITH FHA AND ANSI TYPE 'B' UNLESS INDICATED AS ANSI TYPE 'A' WITH HANDICAP SYMBOL.
- . SEE ELECTRICAL DWELLING UNIT PLANS FOR DEVICE LOCATIONS IN ALL UNITS. M. FIELD VERIFY ALL EXISTING MINDOM OPENINGS FOR SIZING OF REPLACEMENT
- . PROVIDE NEW CAULK AND SEALANT AT ALL NEW PENETRATIONS.
- SEE ROOM FINISH SCHEDULE FOR FINISHES. Z. SEE DOOR HARDWARE SCHEDULE/ SPECS FOR ALL DOORS.
- AA.EXISTING FEC'S TO REMAIN IF REQUIRED TO BE RELOCATED, COORDINATE RELOCATION W/ "ARCHITECT."

#### coded notes: floor plan

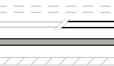
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- O. RELOCATE RENT DROP BOX TO PROPERTY MANAGER'S OFFICE HVAC CONTROLS IN ROOMS 04 AND 05 NEED INDIVIDUAL CONTROLS
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- 21. WORK NEEDED TO STABILIZE STREET-FACING ENTRANCE 22. DECOMMISSION RESTROOMS 23. CHANGE TO CLOSING CLOSET

### plan key



HC UNIT TO BE REMORKED

#### wall legend



MALLS TO BE DEMOLISHED EXISTING WALLS TO REMAIN NEW WALL CONSTRUCTION EXISTING MASONRY WALLS EXISTING SOUND ATTENUATION MALL TO REMAIN

SEE WALL TYPES ON SHEET A003

#### COMMONS AT GRANT

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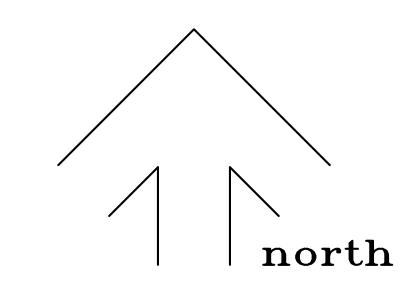
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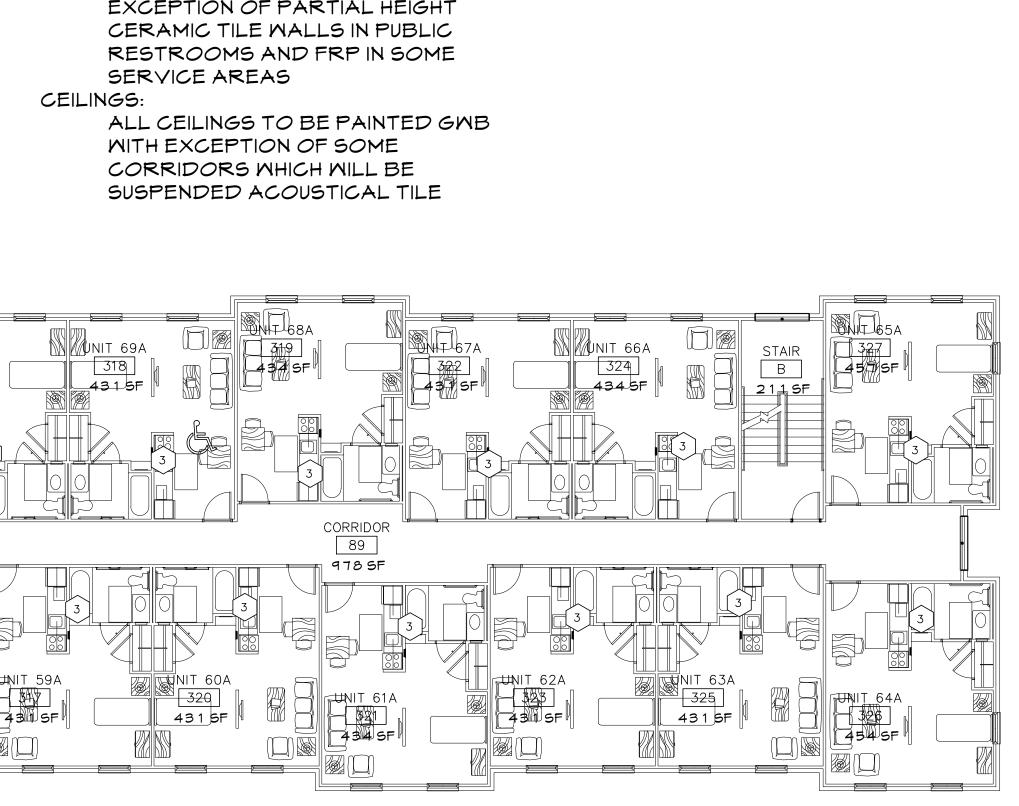
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THIRD FLOOR PLAN

A103



ALL NEW OPENINGS AND PENETRATIONS TO FOLLOW THE BELOW REQUIREMENTS. IF AN EXISTING OPENING OR PENETRATION IS FOUND TO HAVE DEGRADED SEALANT, PLEASE NOTIFY ARCHITECT FOR DIRECTION.

IN ACCORDANCE WITH ASHRAE 90.1-04 (5.4.3.1)

BUILDING ENVELOPE SEALING, THE FOLLOWING AREAS OF THE BUILDING ENVELOPE SHALL BE SEALED, GASKETED, OR WEATHER-STRIPPED TO MINIMIZE AIR LEAKAGE:

- A. JOINTS AROUND FENESTRATION AND DOOR FRAMES. B. JUNCTIONS BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AT BUILDING
- CORNERS, BETWEEN WALLS AND STRUCTURAL FLOORS OR ROOFS, AND BETWEEN WALLS AND ROOF OR WALL PANELS. OPENINGS AT PENETRATION OF UTILITY SERVICES THROUGH ROOFS, WALLS,
- AND FLOORS. SITE-BUILT FENESTRATION AND DOORS.
- BUILDING ASSEMBLIES USED AS DUCTS FOR PLENUMS.
- JOINTS, SEALS, AND PENETRATIONS OF VAPOR RETARDERS. G. ALL OTHER OPENINGS IN THE BUILDING ENVELOPE.
- INSTALL FOAM SILL SEALER BELOW ALL WALL PLATES AT EXTERIOR PERIMETER AT ALL WALLS SCHEDULED FOR SOUND ATTENUATION AND AT ALL RESTROOMS/BATHROOMS.

#### general notes: common & interior spaces

- A. ALL DOORS ALONG COMMON PATH OF TRAVEL MEET OR EXCEED THE 32" MINIMUM CLEAR DOOR WIDTH.
- . ALL EXPOSED PLUMBING IN RESTROOMS TO PROTECT AGAINST SCALDING/BURNS AND BUMPS. ALL FLOORING IN COMMON SPACES TO BE NON-SLIP AND NON-GLARE
- D. TWO HOUR FIRE WALL: WHERE NEW WORK INTERSECTS, INSPECT FOR ANY DAMAGE AND THAT ALL PENETRATIONS ARE PROPERLY SEALED OR FIRE
- USE GREEN LABEL CARPETING AND TILE. USE LOW/NO YOC PAINTS, PRIMERS, ADHESIVES AND SEALANTS
- COMMON AREAS & HC LIVING UNITS: RELOCATE LIGHT SWITCHES, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS TO ACCESSIBLE LOCATIONS. TOP OF DEVICE TO BE NO MORE THAN 48" A.F.F. ELECTRICAL RECEPTACLES, PHONE
- JACKS AND DATA PORTS TO BE INSTALLED AT 18" A.F.F. (MIN). 5. PROVIDE 2" MIN. RADIUS AT OUTSIDE OR EXPOSED COUNTERTOP CORNER CONDITIONS.

#### general notes: building envelope

- A. ALL OPENINGS, SUCH AS DOORS AND WINDOWS (INCLUDING ALL SILL PANNING AS) REQUIRED), TO BE FLASHED. B. INSTALL ALL INSULATION AGAINST CONDITIONED SURFACES AT NEW WALLS OR
- WHERE EXISTING EXTERIOR WALLS ARE OPENED UP (FACE STAPLE ALL BATTS). ENCLOSE ALL WALL INSULATION ON ALL SIX SIDES - PROTECT FROM AIR WASH. ALL ATTIC INSULATION TO BE EVEN DEPTH (REACH A MINIMUM OF R-49).
- SOFFIT CHUTES ARE TO BE FULL CAVITY WITH TABS TO PROTECT EDGE PERIMETER INSULATION. ANY NEW PERIMETER WALL INSULATION TO BE FIBERGLASS BATT INSULATION WITH 6 MIL POLYETHYLENE - ALL JOINTS AND PENETRATIONS TO BE TAPED -
- INSTALL INSULATION PER ENERGY STAR INSULATION GUIDE (GRADE I) FILL ALL EXPOSED CAVITIES WHERE EXTERIOR SHEATHING IS EXPOSED, PROVIDE A CONTINUOUS AIR BARRIER - CONTINUOUSLY SEAL ALL EXTERIOR SHEATHING JOINTS, INCLUDING THE TOP AND BOTTOM EDGES - PROVIDE HOUSE WRAP, TAPING ALL SEAMS,
- INCLUDING TOP AND BOTTOM EDGES. SEAL ALL RECESSED CAN LIPS, UTILITY BOXES AND DOOR JAMBS. GLUE GYP. BD. TO TOP PLATE ON ALL WALLS ADJACENT TO COLD SPACES

| UNIT SUMMARY |                       |   |  |  |  |
|--------------|-----------------------|---|--|--|--|
| COUNT        | NET AREA              | TOTAL AREA  |  |  |  |
| 21           | 428 SF                | 9,416 SF  |  |  |  |
| 2            | 428 SF                | 428 SF  |  |  |  |
| 1            | 465 SF                | 465 SF  |  |  |  |
| 1            | 432 SF                | 432 SF  |  |  |  |
| 1            | 432 SF                | 432 SF  |  |  |  |
| 1            | 442 SF                | 442 SF  |  |  |  |
| 27           |                       | 11,615 SF   |  |  |  |
|              | COUNT  21  2  1  1  1 | COUNT NET AREA  21 428 SF  2 428 SF  1 465 SF  1 432 SF  1 432 SF  1 442 SF |  |  |  |

| BOMA (OHFA) BUILDING SUMMARY |           |  |
|------------------------------|-----------|--|
| FOURTH FLOOR (APARTMENTS)    | AREA      |  |
| COMMON AREA (CIRCULATION)    | 1,893 SF  |  |
| COMMON AREA (PUBLIC)         | 63 SF     |  |
| SUPPORT/MECHANICAL           | 311 SF    |  |
| LIVING UNITS                 | 11,788 SF |  |
| VERTICAL PENETRATIONS        | 507 SF    |  |
| TOTAL                        | 14,562 SF |  |

#### FINISH SCHEDULE

FLOORING:

HARD SURFACE: LOBBIES/ COMMUNITY ROOM/ALL

#### general notes: floor plan

- PREPARED DRAWINGS ARE BASED UPON A REASONABLE LEVEL OF VERIFICATION OF EXISTING CONDITIONS. IN THE EVENT DIMENSIONAL VARIATIONS, OBSCURED CONDITIONS NOT READILY VIEWED OR ACCESSIBLE UNTIL THE DEMOLITION PROCESS HAS BEGUN OR FINISH VARIATIONS ARE DISCOVERED - VARIATIONS SHALL BE REVIEWED IMMEDIATELY WITH THE
- ARCHITECTS OFFICE. PROVIDE AND INSTALL COVER PLATES OVER ALL EXISTING JUNCTION BOXES WHERE EQUIPMENT WAS REMOVED. PAINT TO MATCH WALL COLOR. IN THE EVENT THAT CONDITIONS ARE CONSIDERED DEFECTIVE OR OTHERWISE DISSIMILAR TO ANTICIPATED CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE
- ARCHITECT IMMEDIATELY AND FOLLOM WITH A WRITTEN MEMORANDUM PRIOR TO PROCEEDING WITH BALANCE OF SCHEDULED WORK IN ANY GIVEN AREA. THE ARCHITECT/ENGINEER SHALL PERFORM INVESTIGATION SUFFICIENT TO DETERMINE STRUCTURAL INTEGRITY OF THE GIVEN COMPONENT.
- ANY DEMOLITION THAT INVOLVES HAZARDOUS MATERIALS INCLUDING REFRIGERANT SHALL BE CONDUCTED IN ACCORDANCE WITH ALL AUTHORITIES HAVING JURISDICTION OF THE REMOVAL, CONTAINMENT AND DISPOSAL OF
- HAZARDOUS MATERIALS. IT IS THE RESPONSIBILITY OF THE G.C. TO REPORT ANY QUESTIONABLE AREAS THAT MAY NEED REPAIRED/REPLACED AND ARE NOT LOCATED IN THE
- DRAWINGS TO THE OWNER/ARCHITECT FOR REVIEW. SEE DOO 1 SHEETS DEMOLITION NOTES FOR ADDITIONAL INFORMATION PERTAINING TO THE DEMOLITION SCOPE OF WORK AND REQUIREMENTS.
- REFER TO AOOX SERIES SHEETS FOR MOUNTING HEIGHTS, SYMBOLS, AND ADDITIONAL NOTES.
- SEE SHEET A003 FOR ALL REFERENCED WALL TYPES. SEE A 100 SHEETS FOR OVERALL BUILDING PLANS.
- DIMENSIONS AT INTERIOR WALLS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE. FIELD VERIFY AT AREAS OF NEW WORK.
- NEW INTERIOR WALL THICKNESS IS 3 1/2" UNLESS OTHERWISE NOTED. NEW PLUMBING WALLS TO BE 5 1/2" THICK UNLESS OTHERWISE NOTED.
- M. ALL DIMENSIONS ARE TO BE FIELD VERIFIED AT AREAS OF NEW WORK. N. PROVIDE NEW DRYWALL AT ALL AREAS WHERE ABATEMENT / DEMOLITION MORK HAS OCCURRED (TYPE-X AT FIRE RATED ASSEMBLIES) - FINISH TO ALIGN MITH ADJACENT MALLS.
- . REPAIR EXISTING GYPSUM WALLBOARD (WALLS AND CEILINGS) WITHIN UNITS -TO INCLUDE BUT NOT LIMITED TO NAIL HOLES, REMOVED INSULATION PLUGS, PITS, CRACKS, STRESS CRACKS AND MOISTURE DAMAGE. PROVIDE 3 1/2" SOUND BATT INSULATION IN BATHROOM WALLS ADJACENT TO
- OTHER LIVING SPACES (CLOSETS NOT INCLUDED) AND AT ALL OPENED DEMISING WALLS. (AT AREAS OF NEW WORK ONLY) PROVIDE U.L. APPROVED FIRE CAULK SEALANTS AS REQUIRED AT ALL
- PENETRATIONS LOCATED WITHIN UNIT COMMON / DEMISING WALLS AND CEILING FIRE RESISTIVE ASSEMBLIES AND AT ALL FIRE-RESISTIVE RATED ASSEMBLIES. . EXISTING ELECTRICAL DEVICES NOT INDICATED TO BE MOVED SHOULD NOT BE
- MOVED WITHOUT PRIOR APPROVAL OF THE OWNER OR ARCHITECT. GC TO NOTIFY ARCHITECT IF ANY CODE OR DISCIPLINE DISCREPANCIES ARISE. RESTORE ALL DISTURBED EXTERIOR WALL AND ATTIC INSULATION. DWELLING UNITS WITH NICOTINE SMOKE DAMAGE: PRIOR TO REPAINTING, CLEAN
- WALLS WITH DRY CHEMICAL SPONGING, PRIME WALLS W/ (2) COATS BIN ZINSSER 123' PRIOR TO FINISH COAT. ARCHITECT WILL DETERMINE WHERE NECESSARY. ALL DMELLING UNITS COMPLY MITH FHA AND ANSI TYPE 'B' UNLESS INDICATED AS ANSI TYPE 'A' WITH HANDICAP SYMBOL.
- . SEE ELECTRICAL DWELLING UNIT PLANS FOR DEVICE LOCATIONS IN ALL UNITS. M. FIELD VERIFY ALL EXISTING MINDOM OPENINGS FOR SIZING OF REPLACEMENT
- . PROVIDE NEW CAULK AND SEALANT AT ALL NEW PENETRATIONS.
- . SEE ROOM FINISH SCHEDULE FOR FINISHES. SEE DOOR HARDWARE SCHEDULE/ SPECS FOR ALL DOORS.

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#### plan key



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SEE WALL TYPES ON SHEET A003

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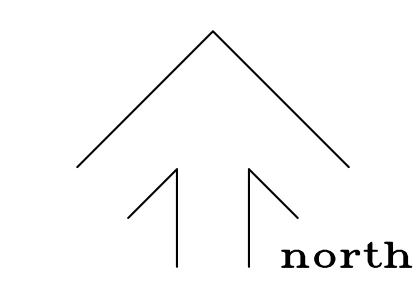
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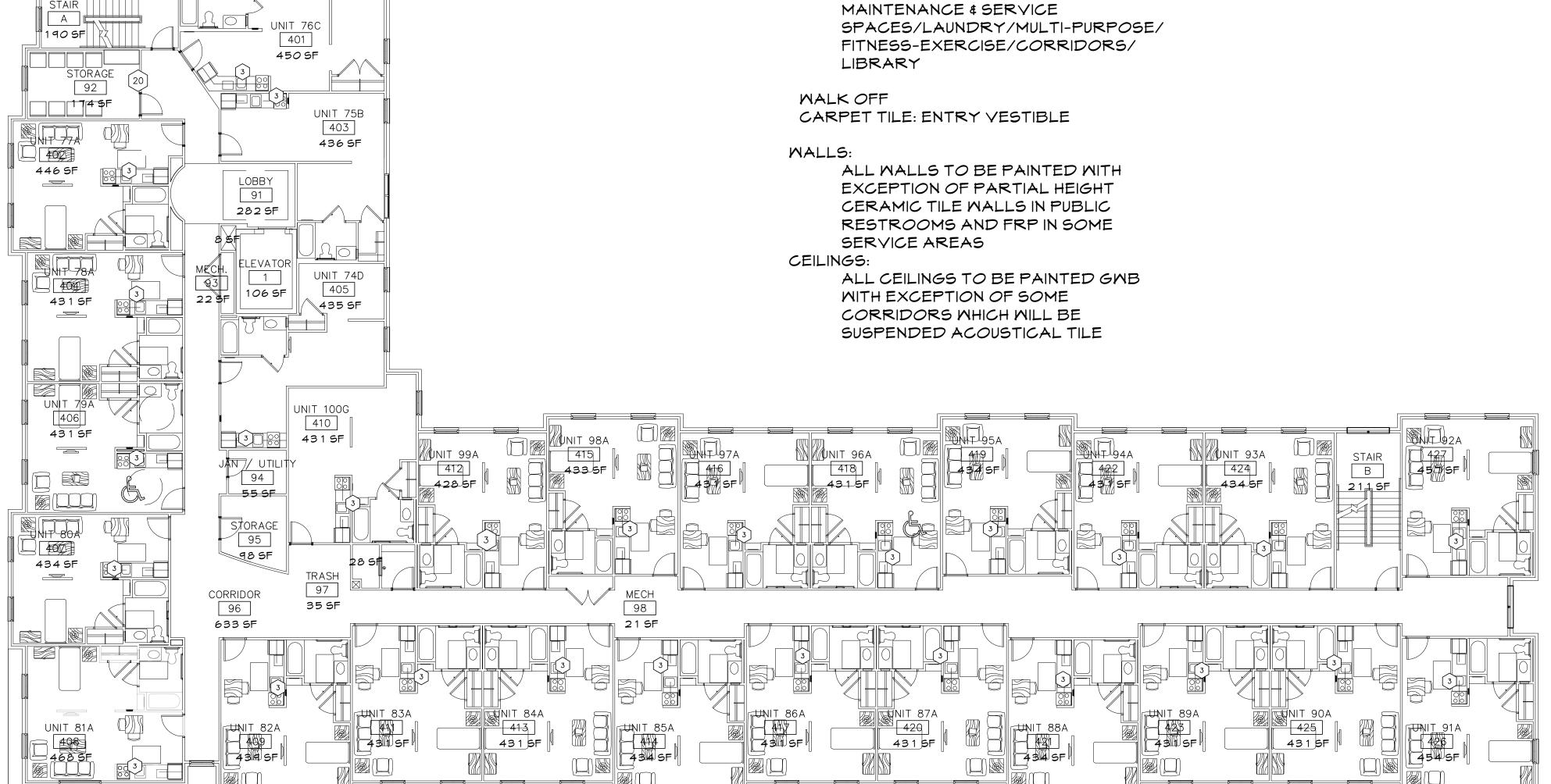
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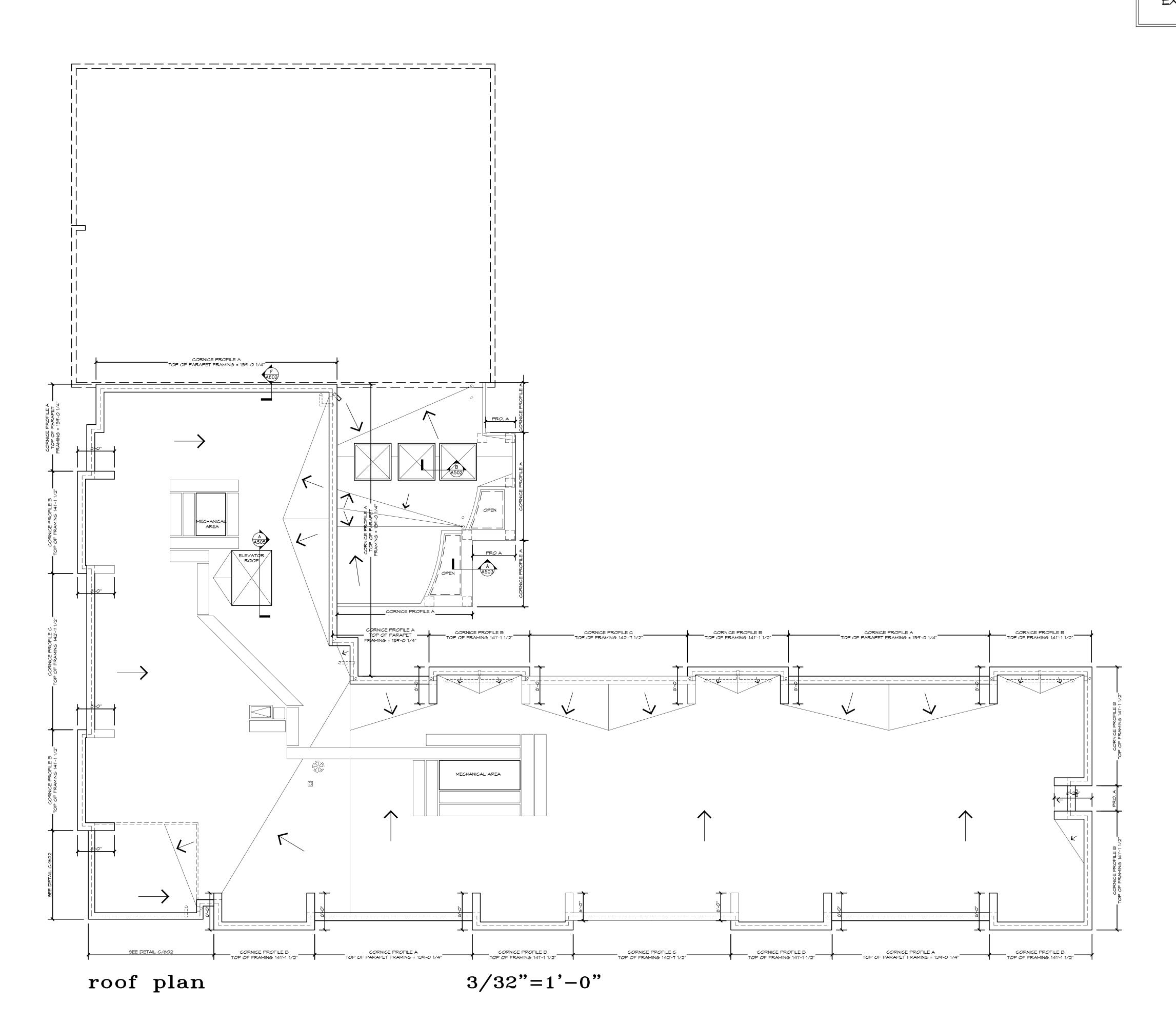
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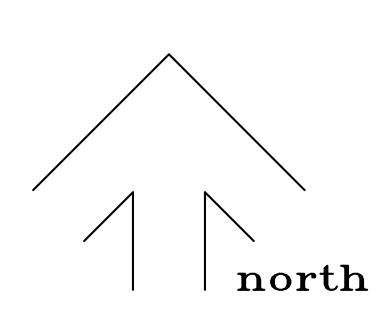
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FOURTH FLOOR PLAN







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**ROOF PLAN** 

A105

BERARDI+

ARCHITECTURE | INTERIOR DESIGN | ENGINEERING
1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212

#### general notes: building envelope

- A. ALL OPENINGS, SUCH AS DOORS AND WINDOWS (INCLUDING ALL SILL PANNING AS) REQUIRED), TO BE FLASHED. INSTALL ALL INSULATION AGAINST CONDITIONED SURFACES AT NEW WALLS OR WHERE EXISTING EXTERIOR WALLS ARE OPENED UP (FACE STAPLE ALL BATTS). ENGLOSE ALL WALL INSULATION ON ALL SIX SIDES - PROTECT FROM AIR WASH.
- ALL ATTIC INSULATION TO BE EVEN DEPTH (REACH A MINIMUM OF R-49). SOFFIT CHUTES ARE TO BE FULL CAVITY WITH TABS TO PROTECT EDGE PERIMETER INSULATION. ANY NEW PERIMETER WALL INSULATION TO BE FIBERGLASS BATT INSULATION
- WITH 6 MIL POLYETHYLENE ALL JOINTS AND PENETRATIONS TO BE TAPED -INSTALL INSULATION PER ENERGY STAR INSULATION GUIDE (GRADE I) - FILL ALL EXPOSED CAVITIES WHERE EXTERIOR SHEATHING IS EXPOSED, PROVIDE A CONTINUOUS AIR
- INCLUDING TOP AND BOTTOM EDGES. SEAL ALL RECESSED CAN LIPS, UTILITY BOXES AND DOOR JAMBS. GLUE GYP. BD. TO TOP PLATE ON ALL WALLS ADJACENT TO COLD SPACES

BARRIER - CONTINUOUSLY SEAL ALL EXTERIOR SHEATHING JOINTS, INCLUDING

THE TOP AND BOTTOM EDGES - PROVIDE HOUSE WRAP, TAPING ALL SEAMS,

#### general notes: elevation

- ELEVATION REFERENCES SHOWN ON THESE DRAWINGS ARE USED ONLY AS REFERENCE. SEE CIVIL DRAWINGS FOR ACTUAL FINISH FLOOR ELEVATIONS ALL ARCHITECTURAL LOUVERS AT PTAC UNIT AREAS TO BE SAME WIDTH AS HOST WINDOW UNIT(S) AND +/- 1'-11" IN HEIGHT (FIELD VERIFY HEIGHT)
- DOWNSPOUT LOCATIONS TO MATCH EXISTING LOCATIONS. NOTIFY ARCHITECT IMMEDIATELY IF AN INTERFERENCE IS DETECTED. CONNECT TO EXISTING BOOTS: INSPECT FOR DAMAGE AND NOTIFY ARCHITECT IF REPLACEMENT IS NEEDED. ALSO NOTIFY ARCHITECT IF GRADE DOES NOT ALLOW DRAINAGE AWAY FROM
- ALL EXTERIOR FINISH MATERIALS TO BE INSTALLED AS PER THE
- MANUFACTURER'S DIRECTIVES. SEE ROOF PLAN FOR ADDITIONAL FLASHINGS AND PENETRATIONS.
  - ALL FINISH COLORS AND TEXTURES NOT SPECIFIED TO BE SELECTED BY NEM SEALANTS AND CAULKING AT ALL PENETRATIONS AND CONTROL JOINTS.

#### general notes: durability

- A. SEAL ALL EXTERIOR CRACK JOINTS, ECT. WITH CAULKING OR PEST-PROOF
- KEEP ALL MATERIALS DRY ON SITE. RAISE PAPER COVERED GYP. BD. AWAY FROM SLAB.

NOTES APPLY AT AREAS OF WORK

- PRIME AND PAINT ALL EXTERIOR TRIM ON ALL SIX SIDES. CEMENTITIOUS SIDING TO BE SEALED AND INSTALLED PER MANUFACTURER'S
  - 12. NOT USED 13.16" X 16" INSET ARRISTCRAFT
  - 9. DECORATIVE EIFS FINISHED COLUM 10. 4" AERISCRAFT MINDOM SILL 1 1. 8" ARRISCRAFT WINDOW HEAD

6. BRICK VENEER

14. \$\frac{3}{4}\$ LITE METAL CLAD FIXED DOORS 15. CONCRETE STEP 16. DECORATIVE EIFS BULLET

**ELEVATION CODED NOTES:** 

DECORATIVE ALUMINUM RAILING EIFS PARAPET M/ALUMINUM CAP 3. SINGLE HUNG WINDOWS
4. PACKAGE TERMINAL AIR CONDITIONERS

M/PREFINISHED ALUMINUM GRILLES
5. ARRISCRAFT BANDING

S. DRIGHT VERSELA
 T. EIFS BAND CONSTRUCTION
 ALUMINUM STOREFRONT WITH THERMAL GLAZING

- 17. ALUMINUM SCUPPER AND DOWNSPOUT 18. STOREFRONT WINDOWS 19. STOREFRONT WINDOW
  20. EIFS PARAPET
- 21. FIXED GLAZING 22. STUCCO FACADE 23. FALSE PTAC GRILLE THIS BAY
- 24. ALUMINUM SCUPPER AND DOWNSPOUT 25. ALUMINUM BRICK GRILLE FOR BATH EXHAUST 26. HIGH DENSITY POLYMER MOLDED SHUTTERS W/ TWO UNEQUAL PANELS AS SHOWN - 14" MIDE X 27. OVERFLOW DRAIN OUTLET.



south elevation



east elevation

3/32"=1'-0"

#### **COMMONS AT GRANT**

398 SOUTH GRANT AVENUE COLUMBUS, OH 43215

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# 30% DOCUMENTS

06/26/2024 PROJECT #: ISSUE DATE: 06/26/2024 igwedge REVISIONS:

EXTERIOR ELEVATIONS

A201

#### general notes: building envelope

- A. ALL OPENINGS, SUCH AS DOORS AND WINDOWS (INCLUDING ALL SILL PANNING AS REQUIRED), TO BE FLASHED. INSTALL ALL INSULATION AGAINST CONDITIONED SURFACES AT NEW WALLS OR WHERE EXISTING EXTERIOR WALLS ARE OPENED UP (FACE STAPLE ALL BATTS).
- ENCLOSE ALL WALL INSULATION ON ALL SIX SIDES PROTECT FROM AIR WASH. ALL ATTIC INSULATION TO BE EVEN DEPTH (REACH A MINIMUM OF R-49). SOFFIT CHUTES ARE TO BE FULL CAVITY WITH TABS TO PROTECT EDGE PERIMETER INSULATION.
- ANY NEW PERIMETER WALL INSULATION TO BE FIBERGLASS BATT INSULATION WITH 6 MIL POLYETHYLENE - ALL JOINTS AND PENETRATIONS TO BE TAPED -INSTALL INSULATION PER ENERGY STAR INSULATION GUIDE (GRADE I) - FILL ALL EXPOSED CAVITIES

WHERE EXTERIOR SHEATHING IS EXPOSED, PROVIDE A CONTINUOUS AIR

BARRIER - CONTINUOUSLY SEAL ALL EXTERIOR SHEATHING JOINTS, INCLUDING THE TOP AND BOTTOM EDGES - PROVIDE HOUSE WRAP, TAPING ALL SEAMS, INCLUDING TOP AND BOTTOM EDGES. SEAL ALL RECESSED CAN LIPS, UTILITY BOXES AND DOOR JAMBS. GLUE GYP. BD. TO TOP PLATE ON ALL WALLS ADJACENT TO COLD SPACES

#### general notes: elevation

- ELEVATION REFERENCES SHOWN ON THESE DRAWINGS ARE USED ONLY AS REFERENCE. SEE CIVIL DRAWINGS FOR ACTUAL FINISH FLOOR ELEVATIONS ALL ARCHITECTURAL LOUVERS AT PTAC UNIT AREAS TO BE SAME WIDTH AS HOST WINDOW UNIT(S) AND +/- 1'-11" IN HEIGHT (FIELD VERIFY HEIGHT)
- DOWNSPOUT LOCATIONS TO MATCH EXISTING LOCATIONS. NOTIFY ARCHITECT IMMEDIATELY IF AN INTERFERENCE IS DETECTED, CONNECT TO EXISTING BOOTS: INSPECT FOR DAMAGE AND NOTIFY ARCHITECT IF REPLACEMENT IS NEEDED. ALSO NOTIFY ARCHITECT IF GRADE DOES NOT ALLOW DRAINAGE AWAY FROM
- BUILDING. ALL EXTERIOR FINISH MATERIALS TO BE INSTALLED AS PER THE
- MANUFACTURER'S DIRECTIVES.

  SEE ROOF PLAN FOR ADDITIONAL FLASHINGS AND PENETRATIONS.
- ALL FINISH COLORS AND TEXTURES NOT SPECIFIED TO BE SELECTED BY NEW SEALANTS AND CAULKING AT ALL PENETRATIONS AND CONTROL JOINTS.

# general notes: durability

NOTES APPLY AT AREAS OF WORK

- A. SEAL ALL EXTERIOR CRACK JOINTS, ECT. WITH CAULKING OR PEST-PROOF
- KEEP ALL MATERIALS DRY ON SITE.
- RAISE PAPER COVERED GYP. BD. AWAY FROM SLAB. PRIME AND PAINT ALL EXTERIOR TRIM ON ALL SIX SIDES.
- CEMENTITIOUS SIDING TO BE SEALED AND INSTALLED PER MANUFACTURER'S
- ALUMINUM STOREFRONT WITH THERMAL GLAZING 9. DECORATIVE EIFS FINISHED COLUM 10. 4" AERISCRAFT WINDOW SILL 11.8" ARRISCRAFT WINDOW HEAD
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  - 21. FIXED GLAZING
  - 22. STUCCO FACADE 23. FALSE PTAC GRILLE THIS BAY 24. ALUMINUM SCUPPER AND DOWNSPOUT 25. ALUMINUM BRICK GRILLE FOR BATH EXHAUST

**ELEVATION CODED NOTES:** 

DECORATIVE ALUMINUM RAILING EIFS PARAPET M/ALUMINUM CAP 3. SINGLE HUNG WINDOWS
4. PACKAGE TERMINAL AIR CONDITIONERS

M/PREFINISHED ALUMINUM GRILLES
5. ARRISCRAFT BANDING

6. BRICK VENEER
7. EIFS BAND CONSTRUCTION

26. HIGH DENSITY POLYMER MOLDED SHUTTERS M/ TMO UNEQUAL PANELS AS SHOWN - 14" WIDE X MINDOW HEIGHT - FYPON OR CHEMCREST. 27. OVERFLOW DRAIN OUTLET.



north elevation

3/32"=1'-0"

# 06/26/2024 PROJECT #: ISSUE DATE: 06/26/2024 igsqcup REVISIONS:

PROJECT ARCHITECT.

30% DOCUMENTS

**COMMONS AT** 

**GRANT** 

398 SOUTH GRANT AVENUE COLUMBUS, OH 43215

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THEIR OWN RISK AND EXPENSE.

4. THE CLIENT ACKNOWLEDGES THE

DRAWINGS AND SPECIFICATIONS.

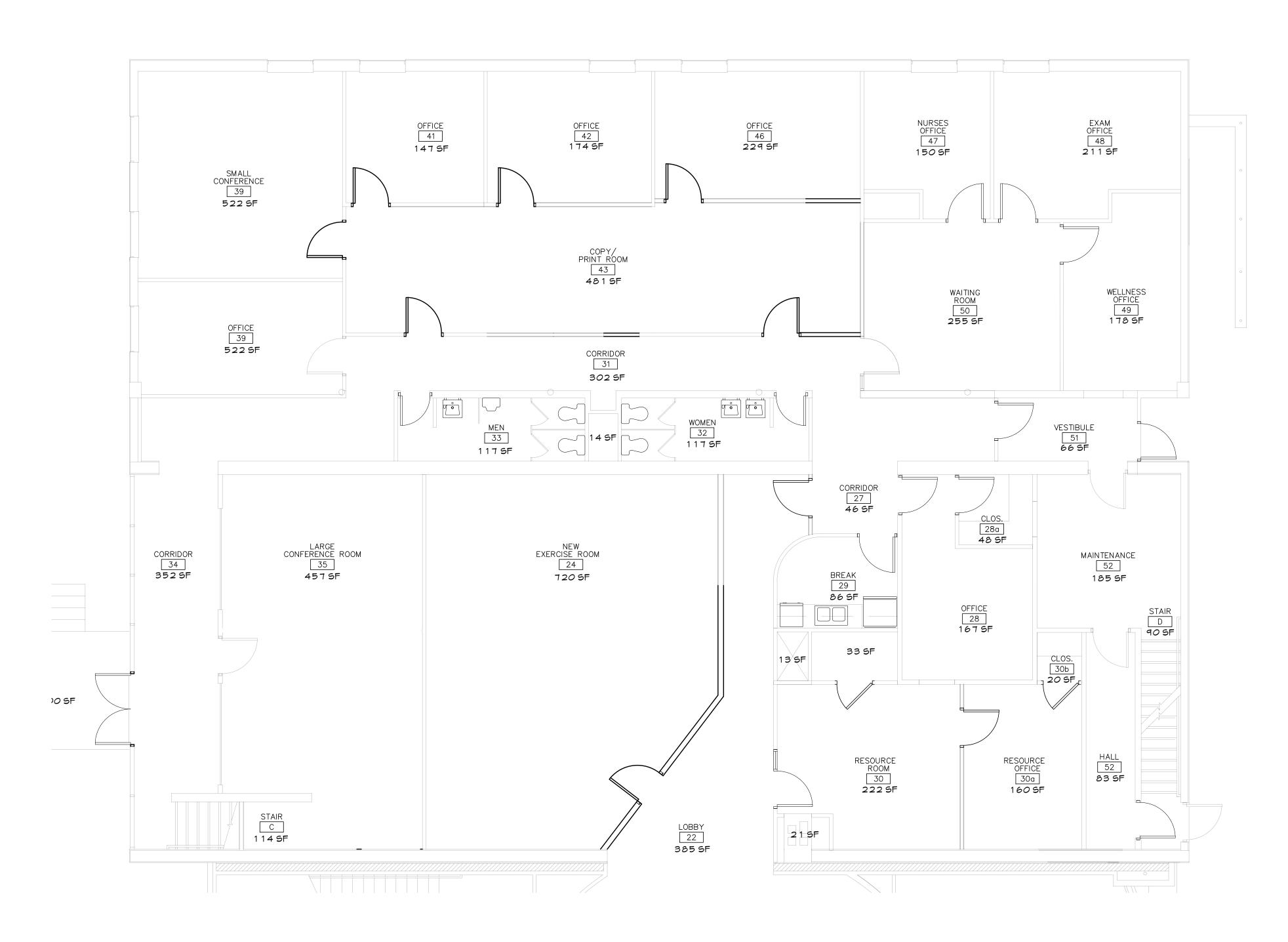
'GC' SHEETS.



EXTERIOR ELEVATIONS

A202

**BERARDI+** ARCHITECTURE | INTERIOR DESIGN | ENGINEERING 1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212



partial first floor enlarged plan

3/16"=1'-0"

#### general notes: floor plan

- A. PREPARED DRAWINGS ARE BASED UPON A REASONABLE LEVEL OF VERIFICATION OF EXISTING CONDITIONS. IN THE EVENT DIMENSIONAL VARIATIONS, OBSCURED CONDITIONS NOT READILY VIEWED OR ACCESSIBLE UNTIL THE DEMOLITION PROCESS HAS BEGUN OR FINISH VARIATIONS ARE DISCOVERED VARIATIONS SHALL BE REVIEWED IMMEDIATELY WITH THE ARCHITECTS OFFICE.
- B. PROVIDE AND INSTALL COVER PLATES OVER ALL EXISTING JUNCTION BOXES WHERE EQUIPMENT WAS REMOVED. PAINT TO MATCH WALL COLOR.
   C. IN THE EVENT THAT CONDITIONS ARE CONSIDERED DEFECTIVE OR OTHERWISE DISSIMILAR TO ANTICIPATED CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY AND FOLLOW WITH A WRITTEN MEMORANDUM PRIOR TO PROCEEDING WITH BALANCE OF SCHEDULED WORK IN ANY GIVEN AREA. THE ARCHITECT/ENGINEER SHALL PERFORM INVESTIGATION SUFFICIENT TO DETERMINE STRUCTURAL INTEGRITY OF THE GIVEN COMPONENT.
- D. ANY DEMOLITION THAT INVOLVES HAZARDOUS MATERIALS INCLUDING REFRIGERANT SHALL BE CONDUCTED IN ACCORDANCE WITH ALL AUTHORITIES HAVING JURISDICTION OF THE REMOVAL, CONTAINMENT AND DISPOSAL OF HAZARDOUS MATERIALS.
- E. IT IS THE RESPONSIBILITY OF THE G.C. TO REPORT ANY QUESTIONABLE AREAS THAT MAY NEED REPAIRED/REPLACED AND ARE NOT LOCATED IN THE DRAWINGS TO THE OWNER/ARCHITECT FOR REVIEW.
- F. SEE DOO 1 SHEETS DEMOLITION NOTES FOR ADDITIONAL INFORMATION PERTAINING TO THE DEMOLITION SCOPE OF WORK AND REQUIREMENTS.

  S. REFER TO AOOX SERIES SHEETS FOR MOUNTING HEIGHTS, SYMBOLS, AND ADDITIONAL NOTES.
- I. SEE SHEET A003 FOR ALL REFERENCED WALL TYPES.
  SEE A 100 SHEETS FOR OVERALL BUILDING PLANS.
- DIMENSIONS AT INTERIOR WALLS ARE TO FACE OF STUD UNLESS NOTED
  OTHERWISE, FIELD VERIFY AT AREAS OF NEW WORK.
- K. NEW INTERIOR WALL THICKNESS IS 3 1/2" UNLESS OTHERWISE NOTED.
  L. NEW PLUMBING WALLS TO BE 5 1/2" THICK UNLESS OTHERWISE NOTED.
  M. ALL DIMENSIONS ARE TO BE FIELD VERIFIED AT AREAS OF NEW WORK.
- N. PROVIDE NEW DRYWALL AT ALL AREAS WHERE ABATEMENT / DEMOLITION WORK HAS OCCURRED (TYPE-X AT FIRE RATED ASSEMBLIES) FINISH TO ALIGN WITH ADJACENT WALLS.
   O. REPAIR EXISTING GYPSUM WALLBOARD (WALLS AND CEILINGS) WITHIN UNITS -
- TO INCLUDE BUT NOT LIMITED TO NAIL HOLES, REMOVED INSULATION PLUGS, PITS, CRACKS, STRESS CRACKS AND MOISTURE DAMAGE.

  P. PROVIDE 3 1/2" SOUND BATT INSULATION IN BATHROOM WALLS ADJACENT TO OTHER LIVING SPACES (CLOSETS NOT INCLUDED) AND AT ALL OPENED
- DEMISING WALLS. (AT AREAS OF NEW WORK ONLY)

  Q. PROVIDE U.L. APPROVED FIRE CAULK SEALANTS AS REQUIRED AT ALL
  PENETRATIONS LOCATED WITHIN UNIT COMMON / DEMISING WALLS AND CEILING
- FERE TRATIONS LOCATED WITHIN UNIT COMMON / DEMISING WALLS AND CEILING FIRE RESISTIVE ASSEMBLIES AND AT ALL FIRE-RESISTIVE RATED ASSEMBLIES.

  R. EXISTING ELECTRICAL DEVICES NOT INDICATED TO BE MOVED SHOULD NOT BE MOVED WITHOUT PRIOR APPROVAL OF THE OWNER OR ARCHITECT. GC TO
- NOTIFY ARCHITECT IF ANY CODE OR DISCIPLINE DISCREPANCIES ARISE.

  S. RESTORE ALL DISTURBED EXTERIOR WALL AND ATTIC INSULATION.

  T. DWELLING UNITS WITH NICOTINE SMOKE DAMAGE: PRIOR TO REPAINTING, CLEAN WALLS WITH DRY CHEMICAL SPONGING, PRIME WALLS W/(2) COATS 'BIN ZINSSER 123' PRIOR TO FINISH COAT. ARCHITECT WILL DETERMINE WHERE NECESSARY.
- U. ALL DWELLING UNITS COMPLY WITH FHA AND ANSI TYPE 'B' UNLESS INDICATED AS ANSI TYPE 'A' WITH HANDICAP SYMBOL.

  V. SEE ELECTRICAL DWELLING UNIT PLANS FOR DEVICE LOCATIONS IN ALL UNITS.
- W. FIELD VERIFY ALL EXISTING MINDOM OPENINGS FOR SIZING OF REPLACEMENT MINDOMS.
- X. PROVIDE NEW CAULK AND SEALANT AT ALL NEW PENETRATIONS.
  Y. SEE ROOM FINISH SCHEDULE FOR FINISHES.
- Z. SEE DOOR HARDWARE SCHEDULE/ SPECS FOR ALL DOORS.

  AA. EXISTING FEC'S TO REMAIN IF REQUIRED TO BE RELOCATED, COORDINATE RELOCATION W/ "ARCHITECT."

#### general notes: common & interior spaces

- ALL DOORS ALONG COMMON PATH OF TRAVEL MEET OR EXCEED THE 32"
   MINIMUM CLEAR DOOR WIDTH.
   B. ALL EXPOSED PLUMBING IN RESTROOMS TO PROTECT AGAINST
- SCALDING/BURNS AND BUMPS.

  C. ALL FLOORING IN COMMON SPACES TO BE NON-SLIP AND NON-GLARE
- FLOORING.

  D. TWO HOUR FIRE WALL: WHERE NEW WORK INTERSECTS, INSPECT FOR ANY DAMAGE AND THAT ALL PENETRATIONS ARE PROPERLY SEALED OR FIRE
- E. USE GREEN LABEL CARPETING AND TILE. USE LOW/NO VOC PAINTS, PRIMERS, ADHESIVES AND SEALANTS.

  F. COMMON AREAS & HC LIVING UNITS: RELOCATE LIGHT SWITCHES, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS TO ACCESSIBLE LOCATIONS. TOP OF DEVICE TO BE NO MORE THAN 48" A FE FLECTRICAL RECEPTACLES PHONE
- DEVICE TO BE NO MORE THAN 48" A.F.F. ELECTRICAL RECEPTACLES, PHONE JACKS AND DATA PORTS TO BE INSTALLED AT 18" A.F.F. (MIN). PROVIDE 2" MIN. RADIUS AT OUTSIDE OR EXPOSED COUNTERTOP CORNER

#### wall legend

MALLS TO BE DEMOLISHED
EXISTING WALLS TO REMAIN
NEW MALL CONSTRUCTION
EXISTING MASONRY WALLS
EXISTING SOUND ATTENUATION

SEE WALL TYPES ON SHEET A003

#### general notes: building envelope

- A. ALL OPENINGS, SUCH AS DOORS AND WINDOWS (INCLUDING ALL SILL PANNING AS REQUIRED), TO BE FLASHED.

  B. INSTALL ALL INSULATION AGAINST CONDITIONED SURFACES AT NEW WALLS OR WHERE EXISTING EXTERIOR WALLS ARE OPENED UP (FACE STAPLE ALL BATTS).
- C. ENCLOSE ALL MALL INSULATION ON ALL SIX SIDES PROTECT FROM AIR MASH.

  D. ALL ATTIC INSULATION TO BE EVEN DEPTH (REACH A MINIMUM OF R-49).

  E. SOFFIT CHUTES ARE TO BE FULL CAVITY MITH TABS TO PROTECT EDGE
- E. SOFFIT CHUTES ARE TO BE FULL CAVITY WITH TABS TO PROTECT EDGE PERIMETER INSULATION.
  F. ANY NEW PERIMETER WALL INSULATION TO BE FIBERGLASS BATT INSULATION WITH 6 MIL POLYETHYLENE ALL JOINTS AND PENETRATIONS TO BE TAPED -
- INSTALL INSULATION PER ENERGY STAR INSULATION GUIDE (GRADE I) FILL ALL EXPOSED CAVITIES

  G. WHERE EXTERIOR SHEATHING IS EXPOSED, PROVIDE A CONTINUOUS AIR BARRIER CONTINUOUSLY SEAL ALL EXTERIOR SHEATHING JOINTS, INCLUDING THE TOP AND BOTTOM EDGES PROVIDE HOUSE WRAP, TAPING ALL SEAMS,
- THE TOP AND BOTTOM EDGES PROVIDE HOUSE WRAP, TAPING ALL SEAMS, INCLUDING TOP AND BOTTOM EDGES.

  H. SEAL ALL RECESSED CAN LIPS, UTILITY BOXES AND DOOR JAMBS.

  I. GLUE GYP. BD. TO TOP PLATE ON ALL WALLS ADJACENT TO COLD SPACES

#### general notes: air leakage

ALL NEW OPENINGS AND PENETRATIONS TO FOLLOW THE BELOW REQUIREMENTS.
IF AN EXISTING OPENING OR PENETRATION IS FOUND TO HAVE DEGRADED
SEALANT, PLEASE NOTIFY ARCHITECT FOR DIRECTION.

IN ACCORDANCE WITH ASHRAE 90.1-04 (5.4.3.1)

BUILDING ENVELOPE SEALING, THE FOLLOWING AREAS OF THE BUILDING ENVELOPE SHALL BE SEALED, GASKETED, OR MEATHER-STRIPPED TO MINIMIZE AIR LEAKAGE:

- JOINTS AROUND FENESTRATION AND DOOR FRAMES.
  JUNCTIONS BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AT BUILDING
- CORNERS, BETWEEN WALLS AND STRUCTURAL FLOORS OR ROOFS, AND BETWEEN WALLS AND ROOF OR WALL PANELS.

  OPENINGS AT PENETRATION OF UTILITY SERVICES THROUGH ROOFS, WALLS.
- AND FLOORS.

  D. SITE-BUILT FENESTRATION AND DOORS.
- E. BUILDING ASSEMBLIES USED AS DUCTS FOR PLENUMS.
  F. JOINTS, SEALS, AND PENETRATIONS OF VAPOR RETARDERS.
- ALL OTHER OPENINGS IN THE BUILDING ENVELOPE.

  INSTALL FOAM SILL SEALER BELOW ALL WALL PLATES AT EXTERIOR

  REPLY SET OF A TABLE MALL CONTROL FOR SOME OF A TEXT OF A TABLE A TA
- INSTALL FOAM SILL SEALER BELOW ALL WALL PLATES AT EXTERIOR PERIMETER AT ALL WALLS SCHEDULED FOR SOUND ATTENUATION AND AT ALL RESTROOMS/BATHROOMS.

#### coded notes: floor plan

- STOREFRONT R/R MAIN ENTRY DOORS AND OPERATORS
   SWITCHES AND OUTLETS TO REMAIN IVORY IN COLOR. ANY NON-MATCHING TO BE REMOVED AND REPLACED.
- REMOVED AND REPLACED.
  INSTALL NEW QUARTZ COUNTERTOPS IN COMMON AREAS AND UNITS.
  KITCHEN PASS-THROUGH WINDOW TO BE REMOVED AND REPLACED WITH ISLAND
- 5. ADD NEW STANDARD NCR FIREPLACE AND BOOKSHELF WALL IN COMMUNITY ROOM6. MAIL ROOM TO BE ADA COMPLIANT
- 7. CHANGE MAIL ROOM FRONT WALL TO BE DRY WALL FINISH . TV AND COUNTER TO BE REMOVED
- 8. CHANGE MAIL ROOM REAR DISPLAY CASE TO PACKAGE DELIVERY BOXES
  9. ADD MAILBOX SYSTEM FOR INTERNAL MAIL TO RESIDENT IN CONTROL ROOM 04
  10. RELOCATE RENT DROP BOX TO PROPERTY MANAGER'S OFFICE

HVAC CONTROLS IN ROOMS 04 AND 05 NEED INDIVIDUAL CONTROLS

#### COMMONS AT GRANT

398 SOUTH GRANT AVENUE COLUMBUS, OH 43215

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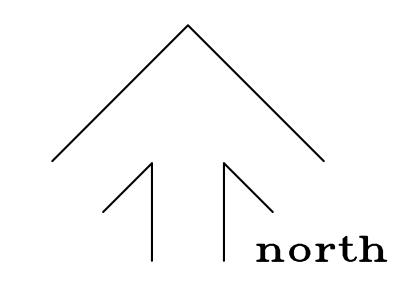
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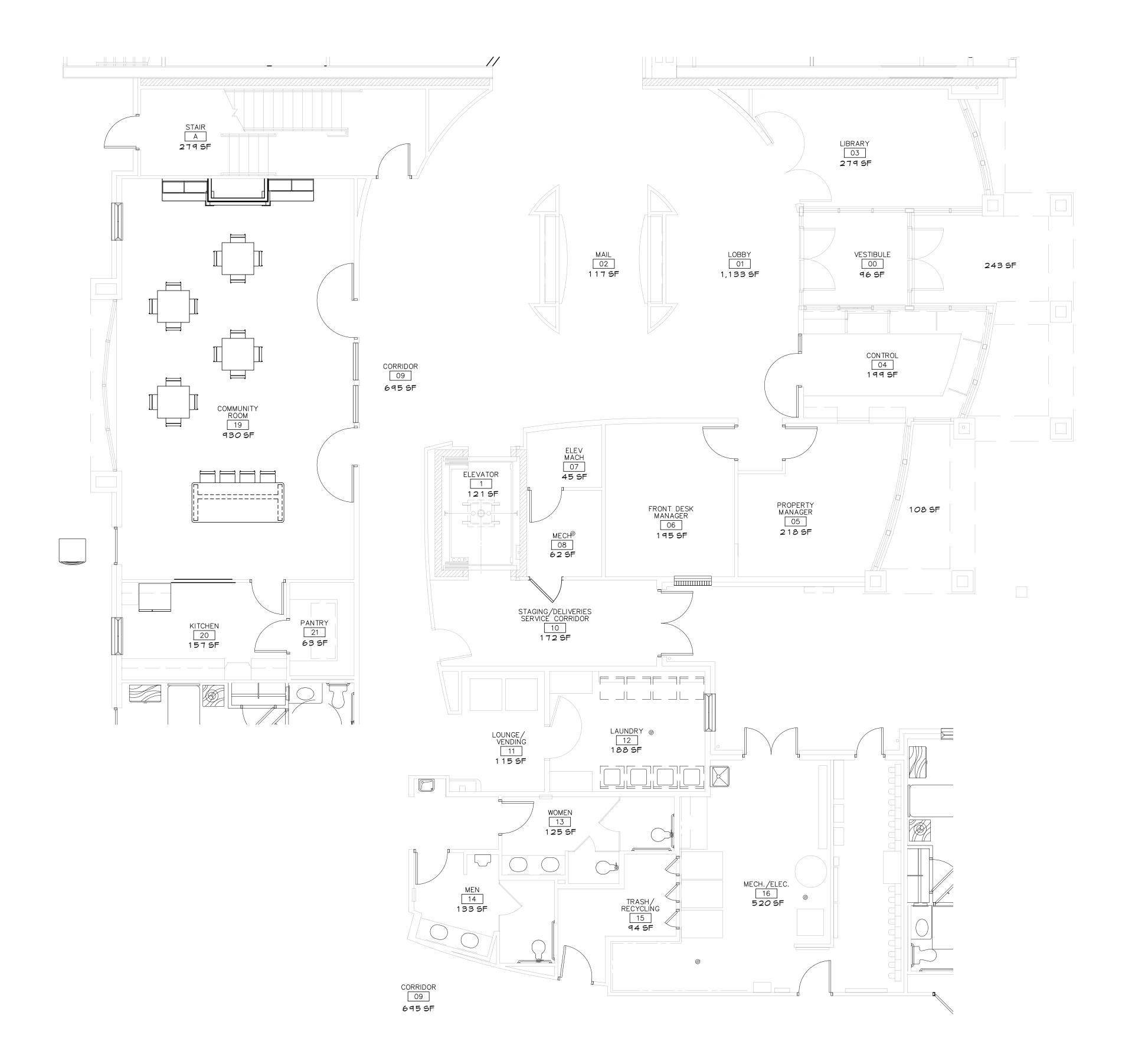
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PROJECT #: 23186
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ISSUE DATE: 06/26/2024

REVISIONS:



ENLARGED FIRST FLOOR PLAN

A301



partial first floor enlarged plan

3/16"=1'-0"

#### general notes: floor plan

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- NEW INTERIOR WALL THICKNESS IS 3 1/2" UNLESS OTHERWISE NOTED.

  NEW PLUMBING WALLS TO BE 5 1/2" THICK UNLESS OTHERWISE NOTED.
- M. ALL DIMENSIONS ARE TO BE FIELD VERIFIED AT AREAS OF NEW WORK.
   N. PROVIDE NEW DRYWALL AT ALL AREAS WHERE ABATEMENT / DEMOLITION WORK HAS OCCURRED (TYPE-X AT FIRE RATED ASSEMBLIES) FINISH TO ALIGN WITH ADJACENT WALLS.
- O. REPAIR EXISTING GYPSUM WALLBOARD (WALLS AND CEILINGS) WITHIN UNITS TO INCLUDE BUT NOT LIMITED TO NAIL HOLES, REMOVED INSULATION PLUGS, PITS,
  CRACKS, STRESS CRACKS AND MOISTURE DAMAGE.
   P. PROVIDE 3 1/2" SOUND BATT INSULATION IN BATHROOM WALLS ADJACENT TO
- OTHER LIVING SPACES (CLOSETS NOT INCLUDED) AND AT ALL OPENED
  DEMISING WALLS. (AT AREAS OF NEW WORK ONLY)

  R. PROVIDE U.L. APPROVED FIRE CAULK SEALANTS AS REQUIRED AT ALL
- PENETRATIONS LOCATED WITHIN UNIT COMMON / DEMISING WALLS AND CEILING FIRE RESISTIVE ASSEMBLIES AND AT ALL FIRE-RESISTIVE RATED ASSEMBLIES.

  R. EXISTING ELECTRICAL DEVICES NOT INDICATED TO BE MOVED SHOULD NOT BE MOVED WITHOUT PRIOR APPROVAL OF THE OWNER OR ARCHITECT. GC TO
- NOTIFY ARCHITECT IF ANY CODE OR DISCIPLINE DISCREPANCIES ARISE.

  S. RESTORE ALL DISTURBED EXTERIOR WALL AND ATTIC INSULATION.

  T. DWELLING UNITS WITH NICOTINE SMOKE DAMAGE: PRIOR TO REPAINTING, CLEAN WALLS WITH DRY CHEMICAL SPONGING, PRIME WALLS W/(2) COATS 'BIN ZINSSER
- 1 23' PRIOR TO FINISH COAT. ARCHITECT WILL DETERMINE WHERE NECESSARY.

  U. ALL DWELLING UNITS COMPLY WITH FHA AND ANSI TYPE 'B' UNLESS INDICATED AS ANSI TYPE 'A' WITH HANDICAP SYMBOL.

  V. SEE ELECTRICAL DWELLING UNIT PLANS FOR DEVICE LOCATIONS IN ALL UNITS.
- W. FIELD VERIFY ALL EXISTING MINDOM OPENINGS FOR SIZING OF REPLACEMENT MINDOMS.
- X. PROVIDE NEW CAULK AND SEALANT AT ALL NEW PENETRATIONS.
  Y. SEE ROOM FINISH SCHEDULE FOR FINISHES.
- Z. SEE DOOR HARDWARE SCHEDULE/ SPECS FOR ALL DOORS.

  AA.EXISTING FEC'S TO REMAIN IF REQUIRED TO BE RELOCATED, COORDINATE RELOCATION W/ "ARCHITECT."

#### general notes: common & interior spaces

- A. ALL DOORS ALONG COMMON PATH OF TRAVEL MEET OR EXCEED THE 32"
  MINIMUM CLEAR DOOR WIDTH.
  B. ALL EXPOSED PLUMBING IN RESTROOMS TO PROTECT AGAINST
- SCALDING/BURNS AND BUMPS.

  C. ALL FLOORING IN COMMON SPACES TO BE NON-SLIP AND NON-GLARE
- D. TWO HOUR FIRE WALL: WHERE NEW WORK INTERSECTS, INSPECT FOR ANY DAMAGE AND THAT ALL PENETRATIONS ARE PROPERLY SEALED OR FIRE PROTECTED.
- E. USE GREEN LABEL CARPETING AND TILE. USE LOW/NO VOC PAINTS, PRIMERS, ADHESIVES AND SEALANTS.

  F. COMMON AREAS & HC LIVING UNITS: RELOCATE LIGHT SMITCHES, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS TO ACCESSIBLE LOCATIONS. TOP OF DEVICE TO BE NO MORE THAN 48" A.F.F. ELECTRICAL RECEPTACLES, PHONE
- JACKS AND DATA PORTS TO BE INSTALLED AT 18" A.F.F. (MIN).

  G. PROVIDE 2" MIN. RADIUS AT OUTSIDE OR EXPOSED COUNTERTOP CORNER

#### wall legend

WALLS TO BE DEMOLISHED
EXISTING WALLS TO REMAIN
NEW WALL CONSTRUCTION
EXISTING MASONRY WALLS
EXISTING SOUND ATTENUATION

SEE WALL TYPES ON SHEET A003

#### general notes: building envelope

- A. ALL OPENINGS, SUCH AS DOORS AND WINDOWS (INCLUDING ALL SILL PANNING AS REQUIRED), TO BE FLASHED.

  B. INSTALL ALL INSULATION AGAINST CONDITIONED SURFACES AT NEW WALLS OR WHERE EXISTING EXTERIOR WALLS ARE OPENED UP (FACE STAPLE ALL BATTS).
- DISCOVERED VARIATIONS SHALL BE REVIEWED IMMEDIATELY WITH THE

  ARCHITECTS OFFICE.

  D. ALL ATTIC INSULATION ON ALL SIX SIDES PROTECT FROM AIR WASH.

  D. ALL ATTIC INSULATION TO BE EVEN DEPTH (REACH A MINIMUM OF R-49).

  E. SOFFIT CHUTES ARE TO BE FULL CAVITY WITH TABS TO PROTECT EDGE

  PERIMETER INSULATION
  - E. SOFFIT CHUTES ARE TO BE FULL CAVITY WITH TABS TO PROTECT EDGE PERIMETER INSULATION.
    F. ANY NEW PERIMETER WALL INSULATION TO BE FIBERGLASS BATT INSULATION WITH 6 MIL POLYETHYLENE ALL JOINTS AND PENETRATIONS TO BE TAPED -
  - INSTALL INSULATION PER ENERGY STAR INSULATION GUIDE (GRADE I) FILL ALL EXPOSED CAVITIES

    G. WHERE EXTERIOR SHEATHING IS EXPOSED, PROVIDE A CONTINUOUS AIR BARRIER CONTINUOUSLY SEAL ALL EXTERIOR SHEATHING JOINTS, INCLUDING THE TOP AND BOTTOM EDGES PROVIDE HOUSE WRAP, TAPING ALL SEAMS, INCLUDING TOP AND BOTTOM EDGES.
  - H. SEAL ALL RECESSED CAN LIPS, UTILITY BOXES AND DOOR JAMBS.

    I. GLUE GYP. BD. TO TOP PLATE ON ALL WALLS ADJACENT TO COLD SPACES

    ABOVE

#### general notes: air leakage

ALL NEW OPENINGS AND PENETRATIONS TO FOLLOW THE BELOW REQUIREMENTS.
IF AN EXISTING OPENING OR PENETRATION IS FOUND TO HAVE DEGRADED
SEALANT, PLEASE NOTIFY ARCHITECT FOR DIRECTION.

IN ACCORDANCE WITH ASHRAE 90.1-04 (5.4.3.1)

BUILDING ENVELOPE SEALING, THE FOLLOWING AREAS OF THE BUILDING ENVELOPE SHALL BE SEALED, GASKETED, OR WEATHER-STRIPPED TO MINIMIZE AIR LEAKAGE:

- JOINTS AROUND FENESTRATION AND DOOR FRAMES.
  JUNCTIONS BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AT BUILDING
  CORNERS, BETWEEN WALLS AND STRUCTURAL FLOORS OR ROOFS, AND
- BETWEEN WALLS AND ROOF OR WALL PANELS.

  C. OPENINGS AT PENETRATION OF UTILITY SERVICES THROUGH ROOFS, WALLS, AND FLOORS
- D. SITE-BUILT FENESTRATION AND DOORS.
  E. BUILDING ASSEMBLIES USED AS DUCTS FOR PLENUMS.
- . BUILDING ASSEMBLIES USED AS DUCTS FOR PLENUMS. . JOINTS, SEALS, AND PENETRATIONS OF VAPOR RETARDERS. 5. ALL OTHER OPENINGS IN THE BUILDING ENVELOPE.
- H. INSTALL FOAM SILL SEALER BELOW ALL WALL PLATES AT EXTERIOR PERIMETER AT ALL WALLS SCHEDULED FOR SOUND ATTENUATION AND AT ALL RESTROOMS/BATHROOMS.

#### coded notes: floor plan

- STOREFRONT R/R MAIN ENTRY DOORS AND OPERATORS
   SWITCHES AND OUTLETS TO REMAIN IVORY IN COLOR. ANY NON-MATCHING TO BE REMOVED AND REPLACED.
- INSTALL NEW QUARTZ COUNTERTOPS IN COMMON AREAS AND UNITS.

  KITCHEN PASS-THROUGH WINDOW TO BE REMOVED AND REPLACED WITH ISLAND

  ADD NEW STANDARD NCR FIREPLACE AND BOOKSHELF WALL IN COMMUNITY
- 6. MAIL ROOM TO BE ADA COMPLIANT
  7. CHANGE MAIL ROOM FRONT WALL TO BE DRY WALL FINISH . TV AND COUNTER
- TO BE REMOVED

  8. CHANGE MAIL ROOM REAR DISPLAY CASE TO PACKAGE DELIVERY BOXES

  9. ADD MAILBOX SYSTEM FOR INTERNAL MAIL TO RESIDENT IN CONTROL ROOM 04

HVAC CONTROLS IN ROOMS 04 AND 05 NEED INDIVIDUAL CONTROLS

). RELOCATE RENT DROP BOX TO PROPERTY MANAGER'S OFFICE

SOLE PROPERTY OF BERARDI + PARTNERS, LLC ARCHITECTS AND ENGINEERS, AND MAY NOT BE REPRODUCED WITHOUT ITS WRITTEN PERMISSION

THEIR OWN RISK AND EXPENSE.

'GO' SHEETS.

3. ADDITIONALLY, SEE GENERAL INFORMATION ON

THE ARRANGEMENTS DEPICTED HEREIN ARE THE

COMMONS AT

**GRANT** 

398 SOUTH GRANT AVENUE

COLUMBUS, OH 43215

BERARDI + PARTNERS, INC.,

ARCHITECTS AND ENGINEERS. ALL RIGHTS RESERVED.

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

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 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

#### 30% DOCUMENTS

SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THIS CONTRACTOR. ANY

INFORMATION WHICH DIRECTLY CONFLICTS WITH

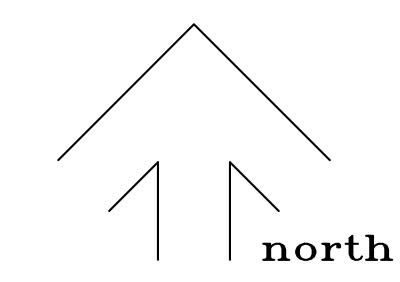
ANY OF THESE CODES OR ANY DISCREPANCIES

FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE

DATE: 06/26/2024
PROJECT #: 23186
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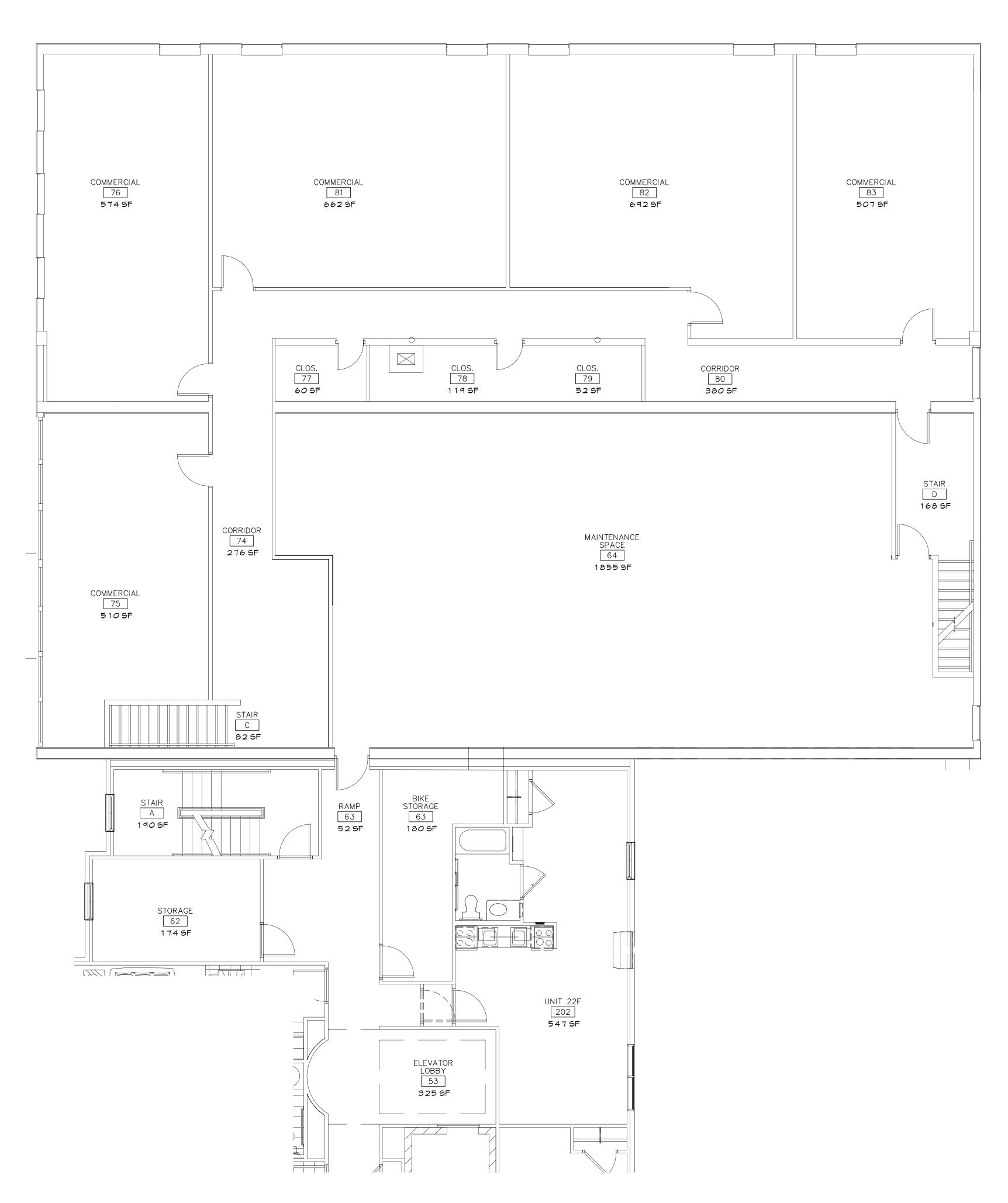
REVISIONS:

PROJECT ARCHITECT.



ENLARGED FIRST FLOOR PLAN

A302



partial second floor enlarged plan

3/16"=1'-0"

#### general notes: floor plan

- A. PREPARED DRAWINGS ARE BASED UPON A REASONABLE LEVEL OF VERIFICATION OF EXISTING CONDITIONS. IN THE EVENT DIMENSIONAL VARIATIONS, OBSCURED CONDITIONS NOT READILY VIEWED OR ACCESSIBLE UNTIL THE DEMOLITION PROCESS HAS BEGUN OR FINISH VARIATIONS ARE DISCOVERED - VARIATIONS SHALL BE REVIEWED IMMEDIATELY WITH THE ARCHITECTS OFFICE.
- . PROVIDE AND INSTALL COVER PLATES OVER ALL EXISTING JUNCTION BOXES WHERE EQUIPMENT WAS REMOVED. PAINT TO MATCH WALL COLOR. IN THE EVENT THAT CONDITIONS ARE CONSIDERED DEFECTIVE OR OTHERWISE DISSIMILAR TO ANTICIPATED CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY AND FOLLOW WITH A WRITTEN MEMORANDUM PRIOR TO PROCEEDING WITH BALANCE OF SCHEDULED WORK IN ANY GIVEN AREA. THE ARCHITECT/ENGINEER SHALL PERFORM INVESTIGATION SUFFICIENT TO DETERMINE STRUCTURAL INTEGRITY OF THE GIVEN COMPONENT.
- . ANY DEMOLITION THAT INVOLVES HAZARDOUS MATERIALS INCLUDING REFRIGERANT SHALL BE CONDUCTED IN ACCORDANCE WITH ALL AUTHORITIES HAVING JURISDICTION OF THE REMOVAL, CONTAINMENT AND DISPOSAL OF HAZARDOUS MATERIALS.
- IT IS THE RESPONSIBILITY OF THE G.C. TO REPORT ANY QUESTIONABLE AREAS THAT MAY NEED REPAIRED/REPLACED AND ARE NOT LOCATED IN THE DRAWINGS TO THE OWNER/ARCHITECT FOR REVIEW.
- SEE DOO 1 SHEETS DEMOLITION NOTES FOR ADDITIONAL INFORMATION PERTAINING TO THE DEMOLITION SCOPE OF WORK AND REQUIREMENTS. REFER TO AOOX SERIES SHEETS FOR MOUNTING HEIGHTS, SYMBOLS, AND
- ADDITIONAL NOTES. SEE SHEET A003 FOR ALL REFERENCED WALL TYPES.
- SEE A 100 SHEETS FOR OVERALL BUILDING PLANS. DIMENSIONS AT INTERIOR WALLS ARE TO FACE OF STUD UNLESS NOTED
- OTHERWISE. FIELD VERIFY AT AREAS OF NEW WORK. NEW INTERIOR WALL THICKNESS IS 3 1/2" UNLESS OTHERWISE NOTED. NEW PLUMBING WALLS TO BE 5 1/2" THICK UNLESS OTHERWISE NOTED.
- M. ALL DIMENSIONS ARE TO BE FIELD VERIFIED AT AREAS OF NEW WORK. N. PROVIDE NEW DRYWALL AT ALL AREAS WHERE ABATEMENT / DEMOLITION MORK HAS OCCURRED (TYPE-X AT FIRE RATED ASSEMBLIES) - FINISH TO ALIGN MITH ADJACENT WALLS.
- . REPAIR EXISTING GYPSUM WALLBOARD (WALLS AND CEILINGS) WITHIN UNITS -TO INCLUDE BUT NOT LIMITED TO NAIL HOLES, REMOVED INSULATION PLUGS, PITS, CRACKS, STRESS CRACKS AND MOISTURE DAMAGE. PROVIDE 3 1/2" SOUND BATT INSULATION IN BATHROOM WALLS ADJACENT TO
- OTHER LIVING SPACES (CLOSETS NOT INCLUDED) AND AT ALL OPENED DEMISING WALLS. (AT AREAS OF NEW WORK ONLY) . PROVIDE U.L. APPROVED FIRE CAULK SEALANTS AS REQUIRED AT ALL
- PENETRATIONS LOCATED WITHIN UNIT COMMON / DEMISING WALLS AND CEILING FIRE RESISTIVE ASSEMBLIES AND AT ALL FIRE-RESISTIVE RATED ASSEMBLIES. . EXISTING ELECTRICAL DEVICES NOT INDICATED TO BE MOVED SHOULD NOT BE MOVED WITHOUT PRIOR APPROVAL OF THE OWNER OR ARCHITECT. GC TO
- NOTIFY ARCHITECT IF ANY CODE OR DISCIPLINE DISCREPANCIES ARISE. RESTORE ALL DISTURBED EXTERIOR WALL AND ATTIC INSULATION. DWELLING UNITS WITH NICOTINE SMOKE DAMAGE: PRIOR TO REPAINTING, CLEAN WALLS WITH DRY CHEMICAL SPONGING, PRIME WALLS W/ (2) COATS 'BIN ZINSSER 123' PRIOR TO FINISH GOAT, ARCHITECT WILL DETERMINE WHERE NECESSARY.
- ALL DWELLING UNITS COMPLY WITH FHA AND ANSI TYPE 'B' UNLESS INDICATED AS ANSI TYPE 'A' WITH HANDICAP SYMBOL. '. SEE ELECTRICAL DWELLING UNIT PLANS FOR DEVICE LOCATIONS IN ALL UNITS.
- M. FIELD VERIFY ALL EXISTING WINDOW OPENINGS FOR SIZING OF REPLACEMENT
- . PROVIDE NEW CAULK AND SEALANT AT ALL NEW PENETRATIONS. Y. SEE ROOM FINISH SCHEDULE FOR FINISHES.
- Z. SEE DOOR HARDWARE SCHEDULE/ SPECS FOR ALL DOORS. AA. EXISTING FEC'S TO REMAIN - IF REQUIRED TO BE RELOCATED, COORDINATE RELOCATION W/ "ARCHITECT."

#### general notes: common & interior spaces

- A. ALL DOORS ALONG COMMON PATH OF TRAVEL MEET OR EXCEED THE 32" MINIMUM CLEAR DOOR WIDTH.
- ALL EXPOSED PLUMBING IN RESTROOMS TO PROTECT AGAINST SCALDING/BURNS AND BUMPS.
- ALL FLOORING IN COMMON SPACES TO BE NON-SLIP AND NON-GLARE D. TWO HOUR FIRE MALL: WHERE NEW WORK INTERSECTS, INSPECT FOR ANY
- DAMAGE AND THAT ALL PENETRATIONS ARE PROPERLY SEALED OR FIRE USE GREEN LABEL CARPETING AND TILE. USE LOW/NO VOC PAINTS, PRIMERS,
- ADHESIVES AND SEALANTS. COMMON AREAS & HC LIVING UNITS: RELOCATE LIGHT SWITCHES, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS TO ACCESSIBLE LOCATIONS. TOP OF DEVICE TO BE NO MORE THAN 48" A.F.F. ELECTRICAL RECEPTACLES, PHONE
- JACKS AND DATA PORTS TO BE INSTALLED AT 18" A.F.F. (MIN). PROVIDE 2" MIN. RADIUS AT OUTSIDE OR EXPOSED COUNTERTOP CORNER

#### wall legend

WALLS TO BE DEMOLISHED EXISTING WALLS TO REMAIN NEW WALL CONSTRUCTION EXISTING MASONRY WALLS EXISTING SOUND ATTENUATION

SEE WALL TYPES ON SHEET AOO3

#### general notes: building envelope

- A. ALL OPENINGS, SUCH AS DOORS AND MINDOMS (INCLUDING ALL SILL PANNING AS REQUIRED), TO BE FLASHED. INSTALL ALL INSULATION AGAINST CONDITIONED SURFACES AT NEW WALLS OR
- WHERE EXISTING EXTERIOR WALLS ARE OPENED UP (FACE STAPLE ALL BATTS). ENCLOSE ALL MALL INSULATION ON ALL SIX SIDES - PROTECT FROM AIR MASH. ALL ATTIC INSULATION TO BE EVEN DEPTH (REACH A MINIMUM OF R-49).
- SOFFIT CHUTES ARE TO BE FULL CAVITY WITH TABS TO PROTECT EDGE PERIMETER INSULATION. ANY NEW PERIMETER WALL INSULATION TO BE FIBERGLASS BATT INSULATION WITH 6 MIL POLYETHYLENE - ALL JOINTS AND PENETRATIONS TO BE TAPED -
- INSTALL INSULATION PER ENERGY STAR INSULATION GUIDE (GRADE I) FILL ALL EXPOSED CAVITIES WHERE EXTERIOR SHEATHING IS EXPOSED, PROVIDE A CONTINUOUS AIR BARRIER - CONTINUOUSLY SEAL ALL EXTERIOR SHEATHING JOINTS, INCLUDING
- THE TOP AND BOTTOM EDGES PROVIDE HOUSE WRAP, TAPING ALL SEAMS, INCLUDING TOP AND BOTTOM EDGES. SEAL ALL RECESSED CAN LIPS, UTILITY BOXES AND DOOR JAMBS. GLUE GYP. BD. TO TOP PLATE ON ALL WALLS ADJACENT TO COLD SPACES

#### general notes: air leakage

ALL NEW OPENINGS AND PENETRATIONS TO FOLLOW THE BELOW REQUIREMENTS.
IF AN EXISTING OPENING OR PENETRATION IS FOUND TO HAVE DEGRADED SEALANT, PLEASE NOTIFY ARCHITECT FOR DIRECTION.

IN ACCORDANCE WITH ASHRAE 90.1-04 (5.4.3.1)

BUILDING ENVELOPE SEALING, THE FOLLOWING AREAS OF THE BUILDING ENVELOPE SHALL BE SEALED, GASKETED, OR WEATHER-STRIPPED TO MINIMIZE AIR LEAKAGE:

- JOINTS AROUND FENESTRATION AND DOOR FRAMES. JUNCTIONS BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AT BUILDING CORNERS, BETWEEN WALLS AND STRUCTURAL FLOORS OR ROOFS, AND
- BETWEEN WALLS AND ROOF OR WALL PANELS. OPENINGS AT PENETRATION OF UTILITY SERVICES THROUGH ROOFS, WALLS, AND FLOORS
- . SITE-BUILT FENESTRATION AND DOORS.
- BUILDING ASSEMBLIES USED AS DUCTS FOR PLENUMS. JOINTS, SEALS, AND PENETRATIONS OF VAPOR RETARDERS.
- ALL OTHER OPENINGS IN THE BUILDING ENVELOPE. INSTALL FOAM SILL SEALER BELOW ALL WALL PLATES AT EXTERIOR PERIMETER AT ALL WALLS SCHEDULED FOR SOUND ATTENUATION AND AT ALL RESTROOMS/BATHROOMS.

#### coded notes: floor plan

- STOREFRONT R/R MAIN ENTRY DOORS AND OPERATORS SWITCHES AND OUTLETS TO REMAIN IVORY IN COLOR. ANY NON-MATCHING TO BE REMOVED AND REPLACED.
- INSTALL NEW QUARTZ COUNTERTOPS IN COMMON AREAS AND UNITS. KITCHEN PASS-THROUGH WINDOW TO BE REMOVED AND REPLACED WITH ISLAND . ADD NEW STANDARD NOR FIREPLACE AND BOOKSHELF WALL IN COMMUNITY
- . MAIL ROOM TO BE ADA COMPLIANT
- CHANGE MAIL ROOM FRONT WALL TO BE DRY WALL FINISH . TV AND COUNTER TO BE REMOVED
- CHANGE MAIL ROOM REAR DISPLAY CASE TO PACKAGE DELIVERY BOXES ADD MAILBOX SYSTEM FOR INTERNAL MAIL TO RESIDENT IN CONTROL ROOM 04 ). RELOCATE RENT DROP BOX TO PROPERTY MANAGER'S OFFICE

HVAC CONTROLS IN ROOMS 04 AND 05 NEED INDIVIDUAL CONTROLS

CONTRACT DOCUMENTS.

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 'GC' SHEETS. 4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS (ARCHITECT) DRAWINGS AND

COMMONS AT

GRANT

398 SOUTH GRANT AVENUE

COLUMBUS, OH 43215

BERARDI + PARTNERS, INC.,

ARCHITECTS AND ENGINEERS.

ALL RIGHTS RESERVED.

THE ARRANGEMENTS DEPICTED HEREIN ARE THE

SOLE PROPERTY OF BERARDI + PARTNERS, LLC

ARCHITECTS AND ENGINEERS, AND MAY NOT BE

REPRODUCED WITHOUT ITS WRITTEN PERMISSION

1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME

REQUIREMENTS OF THE PROJECT AND SHALL

NOTIFY THE ARCHITECT OF ANY ERRORS AND

2. THE CONTRACT DOCUMENTS ARE COMPRISED

OMISSIONS SUBSEQUENTLY DISCOVERED IN THE

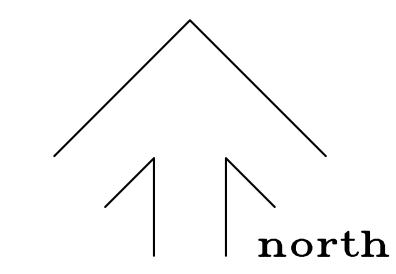
FAMILIAR W/ THE EXISTING CONDITIONS AND

- 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

# 30% DOCUMENTS

FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE

06/26/2024 DATE: PROJECT #: ISSUE DATE: 06/26/2024 igseless REVISIONS:



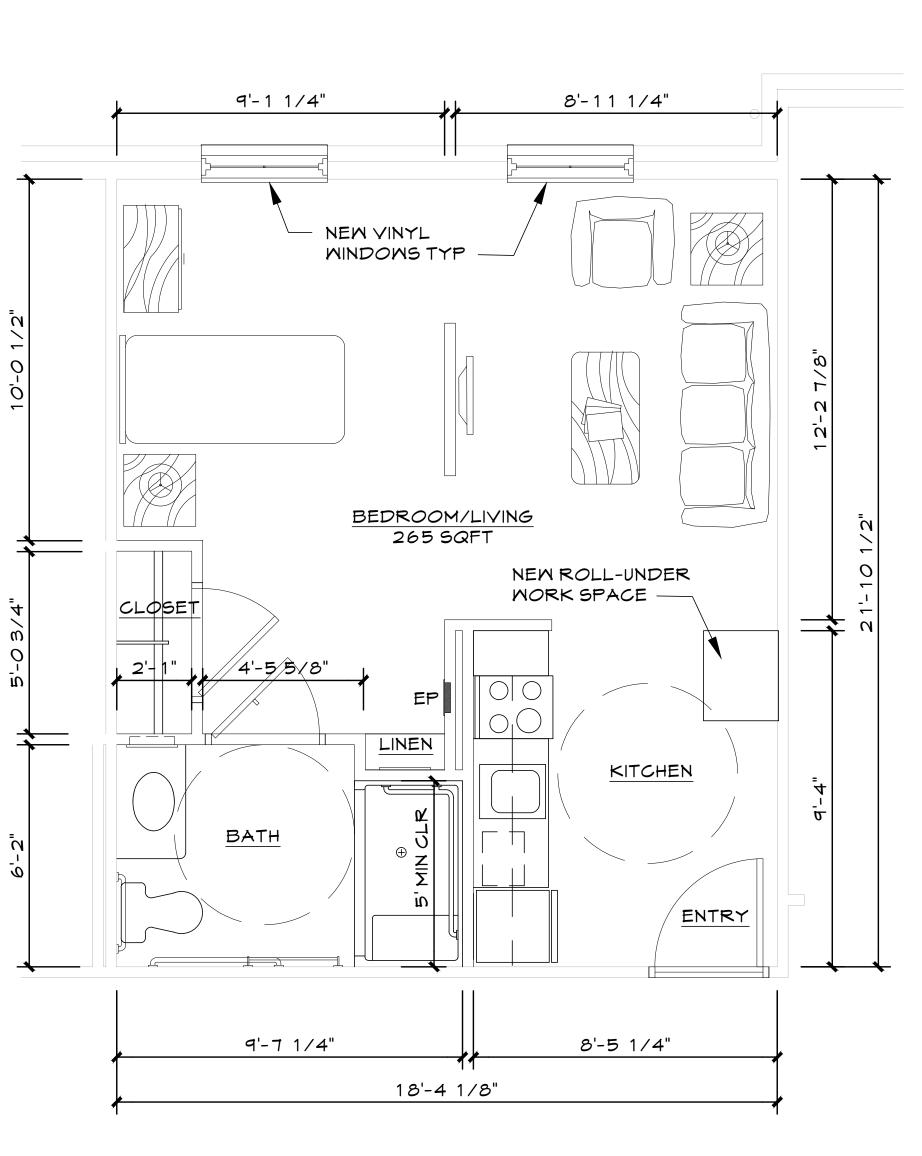
ENLARGED SECOND FLOOR PLAN

A303

**BERARDI+** ARCHITECTURE | INTERIOR DESIGN | ENGINEERING 1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212

# 9'-1 1/4" 8'-11 1/4" CLOSET BEDROOM/LIVING 265 SQFT /4'-5/5/8" 86 SQFT ENTRY 9'-7 1/4" 8'-5 1/4" 18'-4 1/8"

existing unit 'A' plan - HC (ANSI TYPE 'A') 3/8"=1'-0" 428 SF



proposed unit 'A' plan - HC (ANSI TYPE 'A') 3/8"=1'-0" 428 SF

#### grab bar notes

SEE SHEET A001 FOR MOUNTING HEIGHTS AND ADDITIONAL NOTES. SEE DETAILS ON SHEETS A004 AND A005 FOR REQUIRED GRAB BAR REINFORCEMENT FOR ALL UNITS. ALL REINFORCEMENT TO BE 2X8

BENDING STRESS IN A GRAB BAR OR SEAT INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE

MATERIAL OF THE GRAB BAR OR SEAT.

- SHEAR STRESS INDUCED IN A GRAB BAR OR SEAT BY THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT. IF THE CONNECTION BETWEEN THE BAR OR SEAT AND ITS MOUNTING BRACKET OR OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED. THEN DIRECT AND TORSIONAL SHEAR STRESSES SHALL BE TOTALED FOR THE COMBINED SHEAR STRESS, WHICH SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS. A. SHEAR FORCE INDUCED IN A FASTENER OR MOUNTING DEVICE
- FROM THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE LATERAL LOAD OF EITHER THE FASTENER OR MOUNTING DEVICE OR THE SUPPORTING STRUCTURE, WHICHEVER IS THE SMALLER ALLOWABLE LOAD. TENSILE FORCE INDUCED IN A FASTENER BY A DIRECT TENSION

FORCE OF 250 lbf (1112N) PLUS THE MAXIMUM MOMENT FROM THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE MITHDRAWAL AND THE SUPPORTING STRUCTURE. 4. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

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

#### wall legend



MALLS TO BE DEMOLISHED EXISTING WALLS TO REMAIN NEW WALL CONSTRUCTION EXISTING MASONRY WALLS EXISTING SOUND ATTENUATION MALL TO REMAIN

SEE WALL TYPES ON SHEET AOO3

#### demo coded notes: unit plan

- REMOVE EXISTING WALLS TO ACCOMMODATE NEW WORK. . REMOVE APPLIANCES.
- . REMOVE COUNTER TOPS AND CABINETS. REMOVE PLUMBING FIXTURES AND COORDINATING CONTROLS. REFER TO PLUMBING DRAWINGS.
- REMOVE MEDICINE CABINET. . REMOVE ALL BATH ACCESSORIES.
- EXISTING FINISHES TO REMAIN IN THIS AREA.
- EXISTING SHOWER/TUB TO REMAIN. 1. REMOVE EXISTING FLOORING. PREPARE SUBFLOOR AS REQ'D. FOR NEW WORK. O. REMOVE EXISTING DOOR, FRAME AND HARDWARE
- 1. REMOVE EXISTING WINDOW TREATMENT.
- 2. REMOVE EXISTING WINDOW AND SILL. 3. REMOVE EXISTING LIGHT FIXTURES. REFER TO ELECTRICAL DRAWINGS. 4. EXISTING EMERGENCY PULL CORD TO REMAIN.
- 15. REMOVE EXISTING SHELVING. 6. REMOVE EXISTING SHELVING TO ACCOMMODATE NEW WORK
- 1. REMOVE & RELOCATE EXISTING ELECTRIC PANEL. REFER TO ELECT. DWGS. 8. EXISTING BASE TO REMAIN IN ALL STANDARD UNITS EXCEPT AT PANTRY, KITCHEN & BATHROOM.
- 9. EXISTING BASE TO BE REMOVED COMPLETELY IN ALL HANDICAP UNITS. NEW BASE TO BE INSTALLED PER FINISH SCHEDULE.

#### 20. EXISTING DOOR AND FRAME TO REMAIN.

coded notes: unit interior elevations

#### MALL BASE - SEE FINISH SCHEDULE.

- NEW CASEMORK. P.LAM COUNTER TOP W/4" BACK AND SIDE SPLASH (6" AT HC UNITS).
- FINISHED CABINET END PANEL NEW KITCHEN SINK AND FAUCET AS SPECIFIED. INSULATE ALL EXPOSED PLUMBING AS REQUIRED FOR ANTI-SCALD ON HOT WATER SUPPLY AND WASTE. REFER TO PLUMBING DRAWINGS.
- . 3 1/2 SKIRT BOARD TO MATCH CABINET FINISH. . WALL TO BE FINISHED BELOW SINK AND FLOOR FINISH & BASE TO EXTEND UNDER
- NEW ELECTRIC RANGE W/ FULL HEIGHT GREASE SHIELD (COLOR TO MATCH APPLIANCE)
- NEW REFRIGERATOR.
- 10. PLATE GLASS MIRROR (24"x36"), TEMPERED.
  11. NEW ADA COMPLIANT WATER CLOSET. REFER TO PLUMBING DRAWINGS.

REPORT TO ARCHITECT IMMEDIATELY.

- 12. NEW PLASTIC LAMINATE VANITY WITH 6" BACKSLASH 3. NEW LAVATORY SINK AND FAUCET AS SPECIFIED. INSULATE ALL EXPOSED
- PLUMBING AS REQUIRED FOR ANTI-SCALD ON HOT WATER SUPPLY AND WASTE. REFER TO PLUMBING DRAWINGS. 4. EXISTING GRAB BARS TO REMAIN. INSPECT FOR DAMAGE OR LOOSE BARS AND
- 5. EXISTING SHOWER SEAT TO REMAIN. INSPECT FOR DAMAGE AND NOTIFY ARCHITECT IF ANY IS FOUND. 16. PROVIDE IN-WALL BLOCKING (MIN. 2X8) FOR NEW GRAB BARS. REFER TO AO
- SERIES SHEETS FOR ADDITIONAL INFORMATION. 7. NEW P.LAM SKIRT BOARD AND COUNTER SUPPORT BRACKET. REFER TO A402.
- 18. EXISTING STEP-IN SHOWER TO REMAIN. INSPECT FOR DAMAGE AND NOTIFY ARCHITECT IF ANY IS FOUND.
- 19. NEW ROLL-IN SHOWER W/ COMPLIANT CONTROLS, GRAB BARS AND SEAT. REFER TO PLUMBING DRAWINGS AND AO SERIES SHEETS.
- 20. NEW SHOWER VALVE AND CONTROLS. REFER TO PLUMBING DRAWINGS. 21. NEW LIGHT FIXTURE. REFER ELECTRICAL DRAWINGS.
- 22. NEW RE-CIRCULATING RANGE HOOD WITH FIRE-STOP CANISTERS. 23. PROVIDE SECOND HANDHELD SHOMER MOUNT & GLIDE BAR; SEE PLUMB'G DWGS

#### coded notes: unit r.c.p.

- EXISTING LIGHT FIXTURES TO BE REMOVED AND REPLACED WITH NEW LED LIGHT FIXTURES. SEE ELECTRICAL DRAWINGS.
- NEW COMBINATION CEILING FAN/LIGHT . NEW EXHAUST FAN. SEE MECHANICAL DRAWINGS.
- F. PATCH AND REPAIR TEXTURED CEILING AT LOCATIONS OF REMOVED WALL(S). PAINT CEILING TO MATCH EXISTING.
- 5. EXISTING CEILING TO REMAIN.
- 6. REPAIR AND REFINISH CEILING TO MATCH EXISTING.

#### general notes: unit plan

- A. SEE SHEET A00 1 FOR MOUNTING HEIGHTS, SYMBOLS, AND ADDITIONAL NOTES. B. SEE SHEET A003 FOR ALL REFERENCED WALL TYPES.
  C. SEE SHEET A004 / A005 FOR ACCESSIBILITY INFORMATION.
- D. SEE A 100 SHEETS FOR OVERALL BUILDING PLANS. E. DIMENSIONS AT INTERIOR WALLS ARE TO FACE OF STUD UNLESS NOTED
- OTHERWISE. FIELD VERIFY AT AREAS OF NEW WORK.
- NEW WALL THICKNESS IS 3 1/2" UNLESS NOTED OTHERWISE. 5 ALL NEW PLUMBING WALLS TO BE 5 1/2" THICK UNLESS NOTED OTHERWISE
- H. ALL DIMENSIONS TO BE FIELD VERIFIED AT AREAS OF NEW WORK. PROVIDE NEW GYP. BD. AT ALL AREAS WHERE ABATEMENT/DEMOLITION WORK HAS OCCURRED (TYPE-X AT FIRE RATED ASSEMBLIES) - FINISH TO ALIGN WITH ADJACENT MALLS.
- REPAIR EXISTING WALLS AND CEILINGS WITHIN UNITS SCHEDULED TO REMAIN TO 'LIKE NEW' CONDITION - TO INCLUDE BUT NOT LIMITED TO NAIL HOLES, REMOVE INSULATION PLUGS, PITS, CRACKS, STRESS CRACKS AND MOISTURE DAMAGE. RESTORE ALL DISTURBED EXTERIOR WALL AND ATTIC INSUL
- REMOVE ALL SILL PLATES AT WALLS SCHEDULED FOR DEMOLITION AND INFILL WITH GYPCRETE TOPPING TO A FLUSH CONDITION WITH ADJACENT TOPPING. I. DWELLING UNITS WITH NICOTINE SMOKE DAMAGE, PRIOR TO REPAINTING, CLEAN WALLS WITH DRY CHEMICAL SPONGING, PRIME WALLS W/(2) COATS BIN ZINSSER 123' PRIOR TO FINISH COAT; ARCHITECT WILL DETERMINE WHERE NECESSARY.
- N. COORDINATE SHOWER ENCLOSURE DIMENSIONS WITH MANUFACTURERS PRIOR TO LAYING OUT MALLS. O. ALL FLOORING IN KITCHEN AND BATH TO BE INSTALLED UNDER ALL APPLIANCES AND REMOVABLE CABINETS.
- P. AT STANDARD UNITS, PAINT WALLS AT LOCATIONS OF WORK ONLY (CORNER TO Q. COMMON AREAS \$ HC LIVING UNITS: RELOCATE LIGHT SWITCHES, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS TO ACCESSIBLE LOCATIONS. TOP OF

DEVICE TO BE NO MORE THAN 48" A.F.F. ELECTRICAL RECEPTACLES, PHONE

JACKS AND DATA PORTS TO BE INSTALLED AT 18" A.F.F. (MIN.)

#### COMMONS AT **GRANT**

398 SOUTH GRANT AVENUE COLUMBUS, OH 43215

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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 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

#### 30% DOCUMENTS

BE BROUGHT TO THE ATTENTION OF THE

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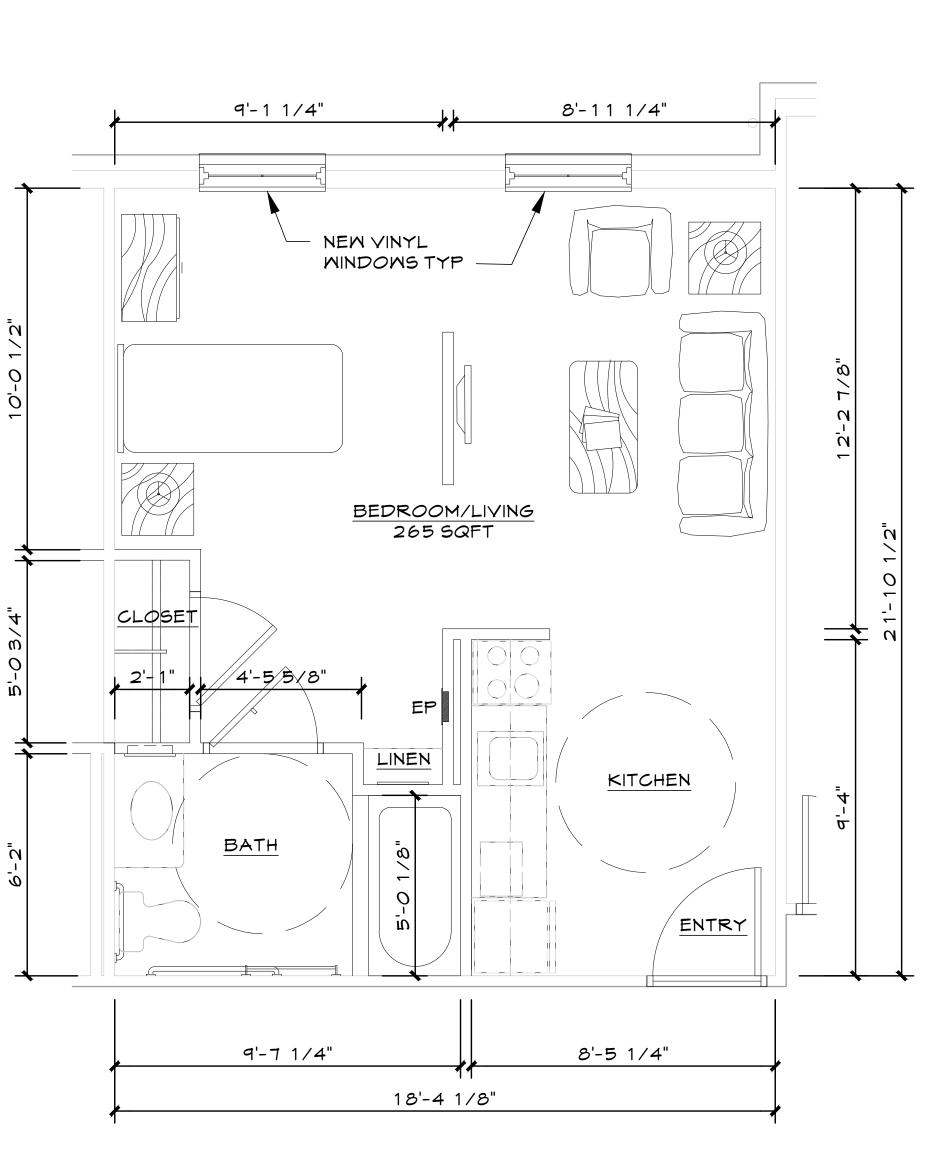
UNIT 'A' PLAN

A304

**BERARDI+** ARCHITECTURE | INTERIOR DESIGN | ENGINEERING 1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212

# 9'-1 1/4" 8'-11 1/4" BEDROOM/LIVING 265 SQFT CLOSET /4'-5/5\8" 86 SQFT 62 SQFT 8'-5 1/4" 9'-7 1/4" 18'-4 1/8"

existing unit 'A' plan (ANSI TYPE 'B') 3/8"=1'-0" 428 SF



proposed unit 'A' plan (ANSI TYPE 'B') 3/8"=1'-0" 428 SF

#### grab bar notes

SEE SHEET A001 FOR MOUNTING HEIGHTS AND ADDITIONAL NOTES. SEE DETAILS ON SHEETS A004 AND A005 FOR REQUIRED GRAB BAR REINFORCEMENT FOR ALL UNITS. ALL REINFORCEMENT TO BE 2X8

- BENDING STRESS IN A GRAB BAR OR SEAT INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT.
- SHEAR STRESS INDUCED IN A GRAB BAR OR SEAT BY THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT. IF THE CONNECTION BETWEEN THE BAR OR SEAT AND ITS MOUNTING BRACKET OR OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED. THEN DIRECT AND TORSIONAL SHEAR STRESSES SHALL BE TOTALED FOR THE COMBINED SHEAR STRESS. WHICH SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS. A. SHEAR FORCE INDUCED IN A FASTENER OR MOUNTING DEVICE FROM THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE LATERAL LOAD OF EITHER THE FASTENER OR MOUNTING DEVICE OR THE SUPPORTING STRUCTURE,
- WHICHEVER IS THE SMALLER ALLOWABLE LOAD. TENSILE FORCE INDUCED IN A FASTENER BY A DIRECT TENSION FORCE OF 250 lbf (1112N) PLUS THE MAXIMUM MOMENT FROM THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE WITHDRAWAL AND THE SUPPORTING STRUCTURE.

4. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

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

#### wall legend

MALLS TO BE DEMOLISHED EXISTING WALLS TO REMAIN NEW WALL CONSTRUCTION EXISTING MASONRY WALLS EXISTING SOUND ATTENUATION MALL TO REMAIN

SEE WALL TYPES ON SHEET AOO3

#### demo coded notes: unit plan

- REMOVE EXISTING WALLS TO ACCOMMODATE NEW WORK. . REMOVE APPLIANCES.
- . REMOVE COUNTER TOPS AND CABINETS. REMOVE PLUMBING FIXTURES AND COORDINATING CONTROLS. REFER TO PLUMBING DRAWINGS.
- REMOVE MEDICINE CABINET.
- . REMOVE ALL BATH ACCESSORIES. EXISTING FINISHES TO REMAIN IN THIS AREA.
- EXISTING SHOWER/TUB TO REMAIN. 1. REMOVE EXISTING FLOORING. PREPARE SUBFLOOR AS REQ'D. FOR NEW WORK.
- O. REMOVE EXISTING DOOR, FRAME AND HARDWARE 1. REMOVE EXISTING WINDOW TREATMENT. 2. REMOVE EXISTING WINDOW AND SILL.
- 3. REMOVE EXISTING LIGHT FIXTURES. REFER TO ELECTRICAL DRAWINGS. 4. EXISTING EMERGENCY PULL CORD TO REMAIN.
- 15. REMOVE EXISTING SHELVING.
- 6. REMOVE EXISTING SHELVING TO ACCOMMODATE NEW WORK 1. REMOVE & RELOCATE EXISTING ELECTRIC PANEL. REFER TO ELECT. DWGS. 8. EXISTING BASE TO REMAIN IN ALL STANDARD UNITS EXCEPT AT PANTRY,
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- 20. EXISTING DOOR AND FRAME TO REMAIN.

#### coded notes: unit interior elevations

- MALL BASE SEE FINISH SCHEDULE. NEW CASEMORK.
- P.LAM COUNTER TOP W/4" BACK AND SIDE SPLASH (6" AT HC UNITS). FINISHED CABINET END PANEL NEW KITCHEN SINK AND FAUCET AS SPECIFIED. INSULATE ALL EXPOSED PLUMBING AS REQUIRED FOR ANTI-SCALD ON HOT WATER SUPPLY AND WASTE. REFER TO PLUMBING DRAWINGS.
- . 3 1/2 SKIRT BOARD TO MATCH CABINET FINISH. . WALL TO BE FINISHED BELOW SINK AND FLOOR FINISH & BASE TO EXTEND UNDER
- . NEW ELECTRIC RANGE W/ FULL HEIGHT GREASE SHIELD (COLOR TO MATCH APPLIANCE)
- NEW REFRIGERATOR.

REPORT TO ARCHITECT IMMEDIATELY.

- 10. PLATE GLASS MIRROR (24"x36"), TEMPERED.

  11. NEW ADA COMPLIANT WATER CLOSET. REFER TO PLUMBING DRAWINGS.

  12. NEW PLASTIC LAMINATE VANITY WITH 6" BACKSLASH 3. NEW LAVATORY SINK AND FAUCET AS SPECIFIED. INSULATE ALL EXPOSED
- PLUMBING AS REQUIRED FOR ANTI-SCALD ON HOT WATER SUPPLY AND WASTE. REFER TO PLUMBING DRAWINGS. 4. EXISTING GRAB BARS TO REMAIN. INSPECT FOR DAMAGE OR LOOSE BARS AND
- I 5. EXISTING SHOWER SEAT TO REMAIN. INSPECT FOR DAMAGE AND NOTIFY ARCHITECT IF ANY IS FOUND.
- 16. PROVIDE IN-WALL BLOCKING (MIN. 2X8) FOR NEW GRAB BARS, REFER TO AO SERIES SHEETS FOR ADDITIONAL INFORMATION.
- 7. NEW P.LAM SKIRT BOARD AND COUNTER SUPPORT BRACKET. REFER TO A402. 18. EXISTING STEP-IN SHOWER TO REMAIN. INSPECT FOR DAMAGE AND NOTIFY
- ARCHITECT IF ANY IS FOUND. 19. NEW ROLL-IN SHOWER W/ COMPLIANT CONTROLS, GRAB BARS AND SEAT.
- REFER TO PLUMBING DRAWINGS AND AO SERIES SHEETS. 20. NEW SHOWER VALVE AND CONTROLS. REFER TO PLUMBING DRAWINGS.
- 21. NEW LIGHT FIXTURE. REFER ELECTRICAL DRAWINGS. 22. NEW RE-CIRCULATING RANGE HOOD WITH FIRE-STOP CANISTERS.
- 23. PROVIDE SECOND HANDHELD SHOMER MOUNT & GLIDE BAR; SEE PLUMB'G DWGS

#### coded notes: unit r.c.p.

- EXISTING LIGHT FIXTURES TO BE REMOVED AND REPLACED WITH NEW LED LIGHT FIXTURES. SEE ELECTRICAL DRAWINGS. . NEW COMBINATION CEILING FAN/LIGHT
- . NEW EXHAUST FAN. SEE MECHANICAL DRAWINGS.
- F. PATCH AND REPAIR TEXTURED CEILING AT LOCATIONS OF REMOVED WALL(S). PAINT CEILING TO MATCH EXISTING
- 5. EXISTING CEILING TO REMAIN. 6. REPAIR AND REFINISH CEILING TO MATCH EXISTING.

#### general notes: unit plan

- A. SEE SHEET AOO 1 FOR MOUNTING HEIGHTS, SYMBOLS, AND ADDITIONAL NOTES. B. SEE SHEET A003 FOR ALL REFERENCED WALL TYPES.
  C. SEE SHEET A004 / A005 FOR ACCESSIBILITY INFORMATION.
- D. SEE A 100 SHEETS FOR OVERALL BUILDING PLANS.
- E. DIMENSIONS AT INTERIOR WALLS ARE TO FACE OF STUD UNLESS NOTED
- OTHERWISE. FIELD VERIFY AT AREAS OF NEW WORK. NEW WALL THICKNESS IS 3 1/2" UNLESS NOTED OTHERWISE.
- G. ALL NEW PLUMBING WALLS TO BE 5 1/2" THICK UNLESS NOTED OTHERWISE H. ALL DIMENSIONS TO BE FIELD VERIFIED AT AREAS OF NEW WORK. PROVIDE NEW GYP. BD. AT ALL AREAS WHERE ABATEMENT/DEMOLITION WORK
- HAS OCCURRED (TYPE-X AT FIRE RATED ASSEMBLIES) FINISH TO ALIGN WITH ADJACENT MALLS. REPAIR EXISTING WALLS AND CEILINGS WITHIN UNITS SCHEDULED TO REMAIN TO LIKE NEW CONDITION - TO INCLUDE BUT NOT LIMITED TO NAIL HOLES, REMOVE
- INSULATION PLUGS, PITS, CRACKS, STRESS CRACKS AND MOISTURE DAMAGE. RESTORE ALL DISTURBED EXTERIOR WALL AND ATTIC INSUL REMOVE ALL SILL PLATES AT WALLS SCHEDULED FOR DEMOLITION AND INFILL
- WITH GYPCRETE TOPPING TO A FLUSH CONDITION WITH ADJACENT TOPPING. I. DWELLING UNITS WITH NICOTINE SMOKE DAMAGE, PRIOR TO REPAINTING, CLEAN WALLS WITH DRY CHEMICAL SPONGING, PRIME WALLS W/(2) COATS BIN ZINSSER 123' PRIOR TO FINISH COAT; ARCHITECT WILL DETERMINE WHERE NECESSARY.
- N. COORDINATE SHOMER ENCLOSURE DIMENSIONS WITH MANUFACTURERS PRIOR TO LAYING OUT WALLS. O. ALL FLOORING IN KITCHEN AND BATH TO BE INSTALLED UNDER ALL APPLIANCES AND REMOVABLE CABINETS.

DEVICE TO BE NO MORE THAN 48" A.F.F. ELECTRICAL RECEPTACLES, PHONE

P. AT STANDARD UNITS, PAINT WALLS AT LOCATIONS OF WORK ONLY (CORNER TO Q. COMMON AREAS \$ HC LIVING UNITS: RELOCATE LIGHT SWITCHES, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS TO ACCESSIBLE LOCATIONS. TOP OF

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#### COMMONS AT **GRANT**

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UNIT 'A' PLAN

A305

**BERARDI+** ARCHITECTURE | INTERIOR DESIGN | ENGINEERING 1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212

#### grab bar notes

SEE SHEET A001 FOR MOUNTING HEIGHTS AND ADDITIONAL NOTES. SEE DETAILS ON SHEETS A004 AND A005 FOR REQUIRED GRAB BAR REINFORCEMENT FOR ALL UNITS. ALL REINFORCEMENT TO BE 2X8

BENDING STRESS IN A GRAB BAR OR SEAT INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE

MATERIAL OF THE GRAB BAR OR SEAT.

- SHEAR STRESS INDUCED IN A GRAB BAR OR SEAT BY THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT. IF THE CONNECTION BETWEEN THE BAR OR SEAT AND ITS MOUNTING BRACKET OR OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED. THEN DIRECT AND TORSIONAL SHEAR STRESSES SHALL BE TOTALED FOR THE COMBINED SHEAR STRESS. WHICH SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS. A. SHEAR FORCE INDUCED IN A FASTENER OR MOUNTING DEVICE FROM THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE LATERAL LOAD OF EITHER THE FASTENER
- OR MOUNTING DEVICE OR THE SUPPORTING STRUCTURE, WHICHEVER IS THE SMALLER ALLOWABLE LOAD. TENSILE FORCE INDUCED IN A FASTENER BY A DIRECT TENSION FORCE OF 250 lbf (1112N) PLUS THE MAXIMUM MOMENT FROM THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE WITHDRAWAL AND THE SUPPORTING STRUCTURE. 4. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

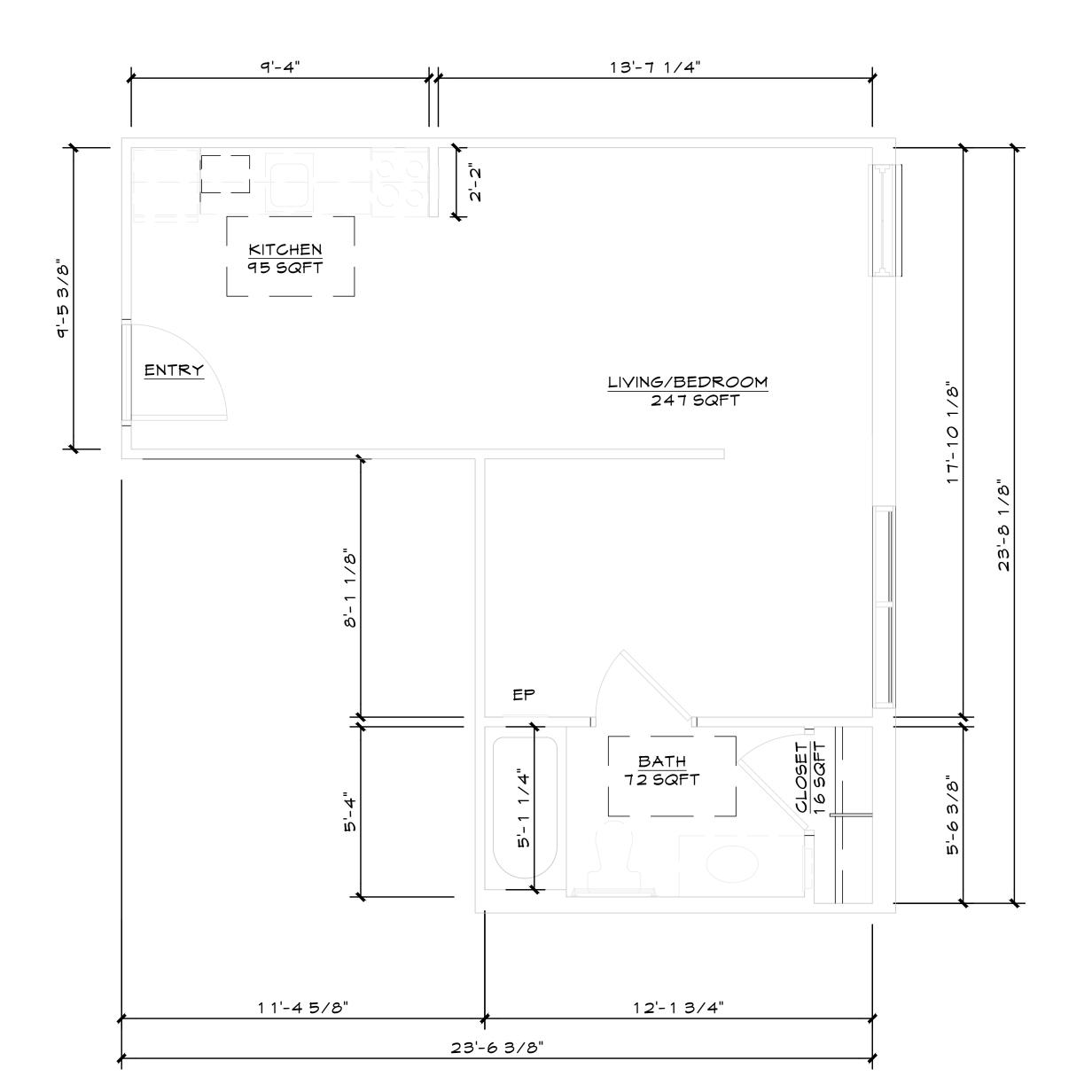
BLOCKING FOR GRAB BARS NOT REQUIRED AT TUB/SHOWER IF ENCLOSURES ARE FACTORY REINFORCED TO ACCEPT GRAB BARS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THIS COORDINATION.

#### wall legend

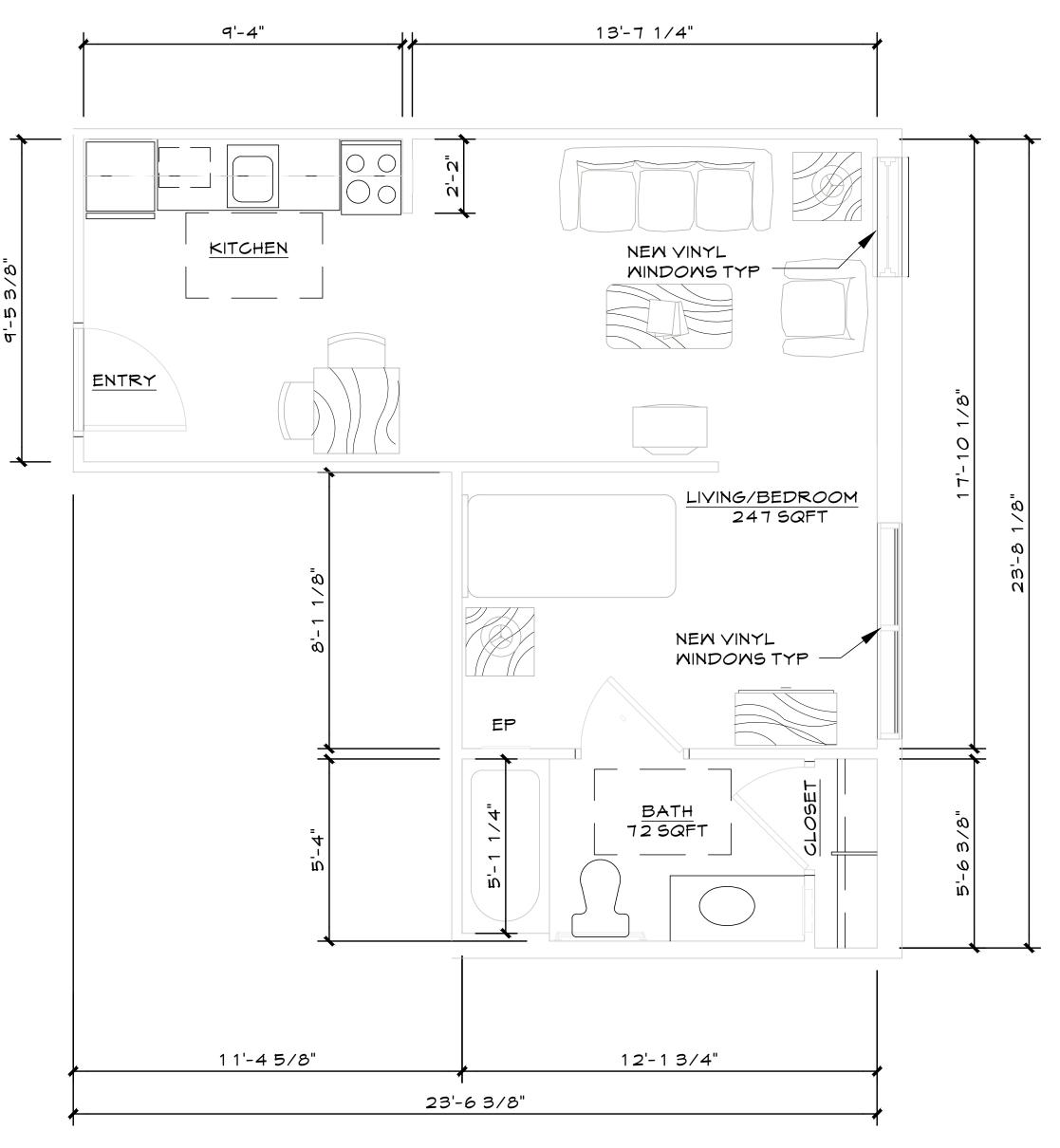


WALLS TO BE DEMOLISHED EXISTING WALLS TO REMAIN NEW WALL CONSTRUCTION EXISTING MASONRY WALLS EXISTING SOUND ATTENUATION MALL TO REMAIN

SEE WALL TYPES ON SHEET AOO3



existing unit 'B' plan (ANSI TYPE 'B') 3/8"=1'-0" 430 SF - 465 SF



proposed unit 'B' plan (ANSI TYPE 'B') 3/8"=1'-0" 430 SF - 465 SF

#### demo coded notes: unit plan

- REMOVE EXISTING WALLS TO ACCOMMODATE NEW WORK. REMOVE APPLIANCES.
- . REMOVE COUNTER TOPS AND CABINETS. REMOVE PLUMBING FIXTURES AND COORDINATING CONTROLS. REFER TO
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- . REMOVE ALL BATH ACCESSORIES.
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- O. REMOVE EXISTING DOOR, FRAME AND HARDWARE I. REMOVE EXISTING WINDOW TREATMENT. 2. REMOVE EXISTING WINDOW AND SILL.
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### 20. EXISTING DOOR AND FRAME TO REMAIN.

#### coded notes: unit interior elevations

- MALL BASE SEE FINISH SCHEDULE. NEW CASEMORK.
- P.LAM COUNTER TOP W/4" BACK AND SIDE SPLASH (6" AT HC UNITS). FINISHED CABINET END PANEL NEW KITCHEN SINK AND FAUCET AS SPECIFIED. INSULATE ALL EXPOSED PLUMBING AS REQUIRED FOR ANTI-SCALD ON HOT WATER SUPPLY AND WASTE. REFER TO PLUMBING DRAWINGS.
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- REPORT TO ARCHITECT IMMEDIATELY. 5. EXISTING SHOWER SEAT TO REMAIN. INSPECT FOR DAMAGE AND NOTIFY ARCHITECT IF ANY IS FOUND.
- 16. PROVIDE IN-WALL BLOCKING (MIN. 2X8) FOR NEW GRAB BARS, REFER TO AO
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- REFER TO PLUMBING DRAWINGS AND AO SERIES SHEETS. 20. NEW SHOWER VALVE AND CONTROLS. REFER TO PLUMBING DRAWINGS.
- 21. NEW LIGHT FIXTURE. REFER ELECTRICAL DRAWINGS.
- 22. NEW RE-CIRCULATING RANGE HOOD WITH FIRE-STOP CANISTERS. 23. PROVIDE SECOND HANDHELD SHOMER MOUNT & GLIDE BAR; SEE PLUMB'G DWGS

#### coded notes: unit r.c.p.

- EXISTING LIGHT FIXTURES TO BE REMOVED AND REPLACED WITH NEW LED LIGHT FIXTURES. SEE ELECTRICAL DRAWINGS.
- NEW COMBINATION CEILING FAN/LIGHT . NEW EXHAUST FAN. SEE MECHANICAL DRAWINGS.
- F. PATCH AND REPAIR TEXTURED CEILING AT LOCATIONS OF REMOVED WALL(S). PAINT CEILING TO MATCH EXISTING
- . EXISTING CEILING TO REMAIN. 6. REPAIR AND REFINISH CEILING TO MATCH EXISTING.
- general notes: unit plan

#### A. SEE SHEET AOO 1 FOR MOUNTING HEIGHTS, SYMBOLS, AND ADDITIONAL NOTES.

- B. SEE SHEET A003 FOR ALL REFERENCED WALL TYPES.
  C. SEE SHEET A004 / A005 FOR ACCESSIBILITY INFORMATION. D. SEE A 100 SHEETS FOR OVERALL BUILDING PLANS.
- E. DIMENSIONS AT INTERIOR WALLS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE. FIELD VERIFY AT AREAS OF NEW WORK.
- NEW WALL THICKNESS IS 3 1/2" UNLESS NOTED OTHERWISE. 5. ALL NEW PLUMBING WALLS TO BE 5 1/2" THICK UNLESS NOTED OTHERWISE H. ALL DIMENSIONS TO BE FIELD VERIFIED AT AREAS OF NEW WORK. PROVIDE NEW GYP. BD. AT ALL AREAS WHERE ABATEMENT/DEMOLITION WORK
- HAS OCCURRED (TYPE-X AT FIRE RATED ASSEMBLIES) FINISH TO ALIGN WITH ADJACENT MALLS.
- REPAIR EXISTING WALLS AND CEILINGS WITHIN UNITS SCHEDULED TO REMAIN TO LIKE NEW CONDITION TO INCLUDE BUT NOT LIMITED TO NAIL HOLES, REMOVE INSULATION PLUGS, PITS, CRACKS, STRESS CRACKS AND MOISTURE DAMAGE. RESTORE ALL DISTURBED EXTERIOR WALL AND ATTIC INSUL
- REMOVE ALL SILL PLATES AT WALLS SCHEDULED FOR DEMOLITION AND INFILL WITH GYPCRETE TOPPING TO A FLUSH CONDITION WITH ADJACENT TOPPING. I. DWELLING UNITS WITH NICOTINE SMOKE DAMAGE, PRIOR TO REPAINTING, CLEAN
- WALLS WITH DRY CHEMICAL SPONGING, PRIME WALLS W/(2) COATS BIN ZINSSER 123' PRIOR TO FINISH COAT: ARCHITECT WILL DETERMINE WHERE NECESSARY. N. COORDINATE SHOMER ENCLOSURE DIMENSIONS WITH MANUFACTURERS PRIOR
- TO LAYING OUT WALLS. O. ALL FLOORING IN KITCHEN AND BATH TO BE INSTALLED UNDER ALL APPLIANCES AND REMOVABLE CABINETS.

JACKS AND DATA PORTS TO BE INSTALLED AT 18" A.F.F. (MIN.)

P. AT STANDARD UNITS, PAINT WALLS AT LOCATIONS OF WORK ONLY (CORNER TO Q. COMMON AREAS & HC LIVING UNITS: RELOCATE LIGHT SWITCHES, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS TO ACCESSIBLE LOCATIONS. TOP OF

DEVICE TO BE NO MORE THAN 48" A.F.F. ELECTRICAL RECEPTACLES, PHONE

#### COMMONS AT **GRANT**

398 SOUTH GRANT AVENUE COLUMBUS, OH 43215

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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 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

#### 30% DOCUMENTS

BE BROUGHT TO THE ATTENTION OF THE

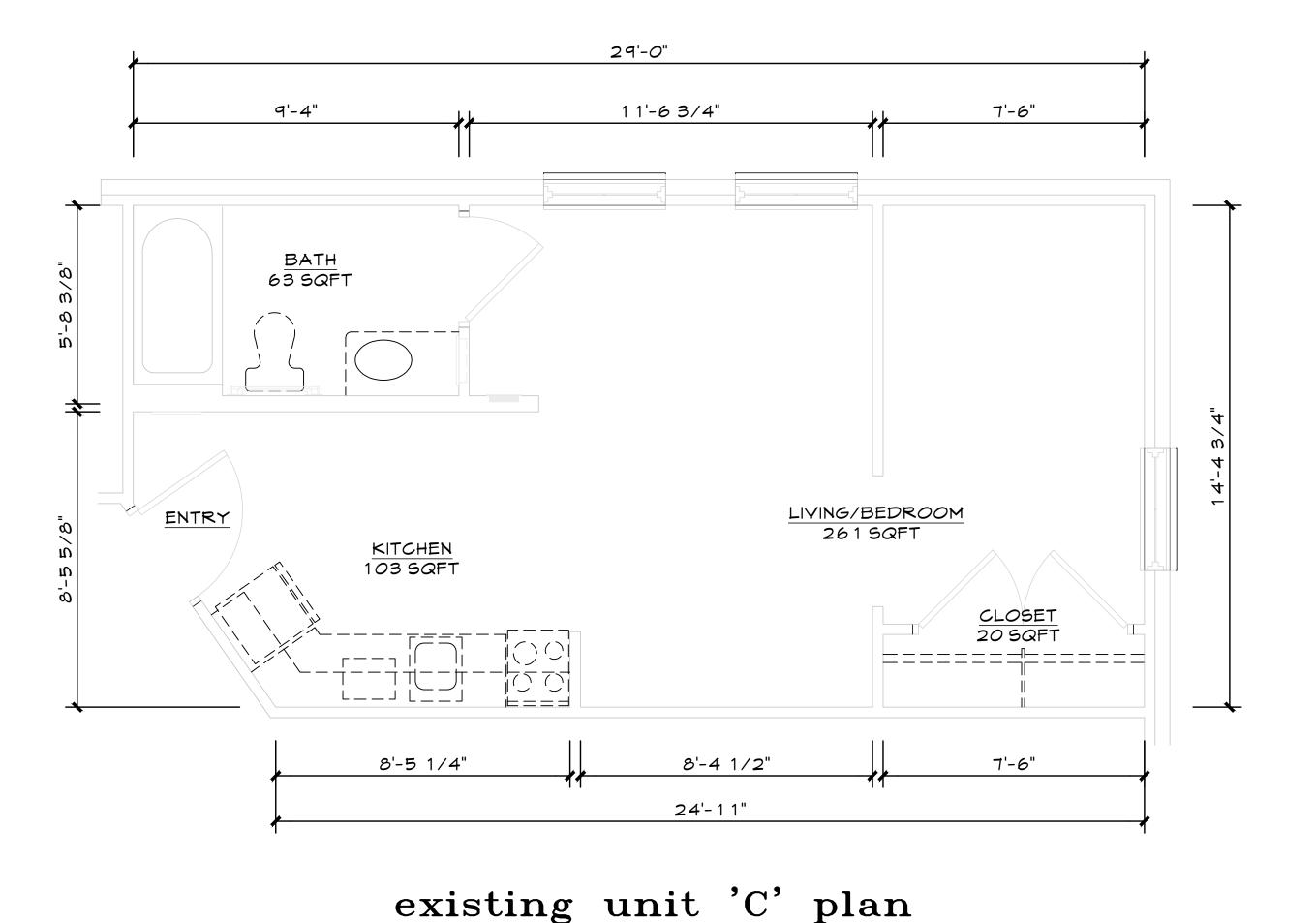
PROJECT ARCHITECT.

06/26/2024 DATE: PROJECT #: **COPYRIGHT** ISSUE DATE: 06/26/2024 igseless REVISIONS:

UNIT 'B' PLAN

A306

**BERARDI+** ARCHITECTURE | INTERIOR DESIGN | ENGINEERING 1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212



3/8"=1'-0"

(ANSI TYPE 'B')

440 SF - 450 SF

### grab bar notes

SEE SHEET AOO 1 FOR MOUNTING HEIGHTS AND ADDITIONAL NOTES. SEE DETAILS ON SHEETS A004 AND A005 FOR REQUIRED GRAB BAR REINFORCEMENT FOR ALL UNITS. ALL REINFORCEMENT TO BE 2X8

- BENDING STRESS IN A GRAB BAR OR SEAT INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE
- MATERIAL OF THE GRAB BAR OR SEAT. SHEAR STRESS INDUCED IN A GRAB BAR OR SEAT BY THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT. IF THE CONNECTION BETWEEN THE BAR OR SEAT AND ITS MOUNTING BRACKET OR OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED, THEN DIRECT AND TORSIONAL SHEAR STRESSES SHALL BE TOTALED FOR THE COMBINED SHEAR STRESS, WHICH SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS. A. SHEAR FORCE INDUCED IN A FASTENER OR MOUNTING DEVICE FROM THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE LATERAL LOAD OF EITHER THE FASTENER OR MOUNTING DEVICE OR THE SUPPORTING STRUCTURE,
- WHICHEVER IS THE SMALLER ALLOWABLE LOAD. TENSILE FORCE INDUCED IN A FASTENER BY A DIRECT TENSION FORCE OF 250 lbf (1112N) PLUS THE MAXIMUM MOMENT FROM THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE MITHDRAWAL AND THE SUPPORTING STRUCTURE.

4. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

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

#### wall legend

MALLS TO BE DEMOLISHED EXISTING WALLS TO REMAIN NEW WALL CONSTRUCTION EXISTING MASONRY WALLS

SEE WALL TYPES ON SHEET A003

EXISTING SOUND ATTENUATION MALL TO REMAIN

#### coded notes: unit r.c.p.

EXISTING LIGHT FIXTURES TO BE REMOVED AND REPLACED WITH NEW LED LIGHT FIXTURES. SEE ELECTRICAL DRAWINGS. NEW COMBINATION CEILING FAN/LIGHT

- NEW EXHAUST FAN. SEE MECHANICAL DRAWINGS. . PATCH AND REPAIR TEXTURED CEILING AT LOCATIONS OF REMOVED WALL(S). PAINT CEILING TO MATCH EXISTING.
- EXISTING CEILING TO REMAIN.
- . REPAIR AND REFINISH CEILING TO MATCH EXISTING.

#### general notes: unit plan

ADJACENT MALLS.

A. SEE SHEET AOO 1 FOR MOUNTING HEIGHTS, SYMBOLS, AND ADDITIONAL NOTES. B. SEE SHEET A003 FOR ALL REFERENCED WALL TYPES. SEE SHEETA004/A005 FOR ACCESSIBILITY INFORMATION.
SEE A 100 SHEETS FOR OVERALL BUILDING PLANS.

- DIMENSIONS AT INTERIOR WALLS ARE TO FACE OF STUD UNLESS NOTED
- OTHERWISE. FIELD VERIFY AT AREAS OF NEW WORK. NEW WALL THICKNESS IS 3 1/2" UNLESS NOTED OTHERWISE.
- G. ALL NEW PLUMBING WALLS TO BE 5 1/2" THICK UNLESS NOTED OTHERWISE. H. ALL DIMENSIONS TO BE FIELD VERIFIED AT AREAS OF NEW WORK. PROVIDE NEW GYP. BD. AT ALL AREAS WHERE ABATEMENT/DEMOLITION WORK HAS OCCURRED (TYPE-X AT FIRE RATED ASSEMBLIES) - FINISH TO ALIGN WITH
- REPAIR EXISTING WALLS AND CEILINGS WITHIN UNITS SCHEDULED TO REMAIN TO 'LIKE NEW' CONDITION - TO INCLUDE BUT NOT LIMITED TO NAIL HOLES, REMOVE INSULATION PLUGS, PITS, CRACKS, STRESS CRACKS AND MOISTURE DAMAGE. RESTORE ALL DISTURBED EXTERIOR WALL AND ATTIC INSUL.
- REMOVE ALL SILL PLATES AT WALLS SCHEDULED FOR DEMOLITION AND INFILL WITH GYPCRETE TOPPING TO A FLUSH CONDITION WITH ADJACENT TOPPING. DWELLING UNITS MITH NICOTINE SMOKE DAMAGE, PRIOR TO REPAINTING, CLEAN WALLS WITH DRY CHEMICAL SPONGING, PRIME WALLS W/ (2) COATS 'BIN ZINSSER
- 123' PRIOR TO FINISH COAT; ARCHITECT WILL DETERMINE WHERE NECESSARY. COORDINATE SHOWER ENCLOSURE DIMENSIONS WITH MANUFACTURERS PRIOR TO LAYING OUT WALLS. O. ALL FLOORING IN KITCHEN AND BATH TO BE INSTALLED UNDER ALL APPLIANCES
- AND REMOVABLE CABINETS. . AT STANDARD UNITS, PAINT WALLS AT LOCATIONS OF WORK ONLY (CORNER TO
- Q. COMMON AREAS & HC LIVING UNITS: RELOCATE LIGHT SMITCHES, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS TO ACCESSIBLE LOCATIONS. TOP OF DEVICE TO BE NO MORE THAN 48" A.F.F. ELECTRICAL RECEPTACLES, PHONE JACKS AND DATA PORTS TO BE INSTALLED AT 18" A.F.F. (MIN.)

#### demo coded notes: unit plan

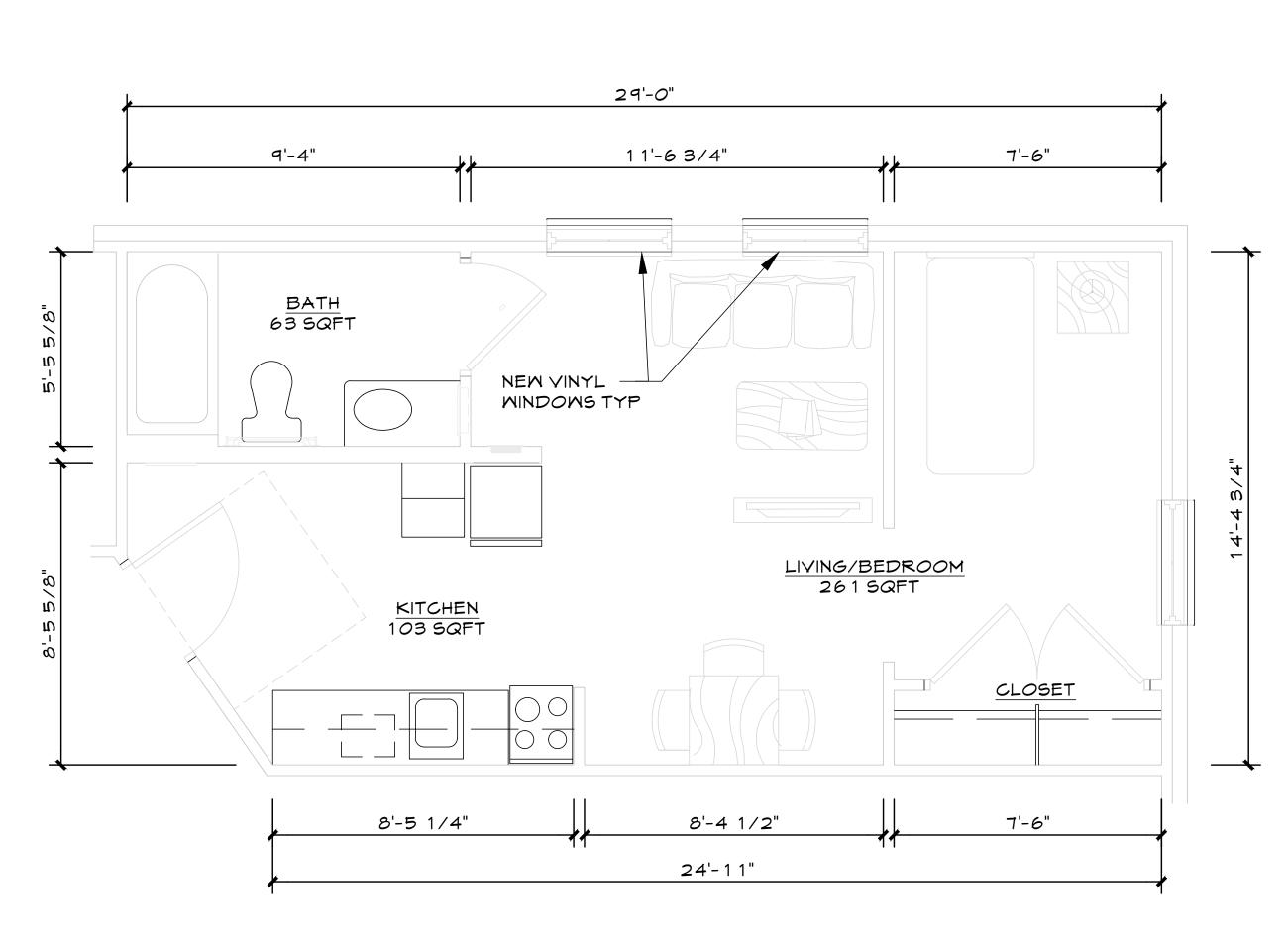
- REMOVE EXISTING WALLS TO ACCOMMODATE NEW WORK. REMOVE APPLIANCES.
- . REMOVE COUNTER TOPS AND CABINETS. . REMOVE PLUMBING FIXTURES AND COORDINATING CONTROLS. REFER TO
- PLUMBING DRAWINGS. REMOVE MEDICINE CABINET.
- 6. REMOVE ALL BATH ACCESSORIES.
- EXISTING FINISHES TO REMAIN IN THIS AREA. EXISTING SHOWER/TUB TO REMAIN.
- REMOVE EXISTING FLOORING. PREPARE SUBFLOOR AS REQ'D. FOR NEW WORK.
- O. REMOVE EXISTING DOOR, FRAME AND HARDWARE 1. REMOVE EXISTING WINDOW TREATMENT.
- 2. REMOVE EXISTING WINDOW AND SILL. 3. REMOVE EXISTING LIGHT FIXTURES. REFER TO ELECTRICAL DRAWINGS. 4. EXISTING EMERGENCY PULL CORD TO REMAIN.
- 15. REMOVE EXISTING SHELVING. 16. REMOVE EXISTING SHELVING TO ACCOMMODATE NEW WORK
- 1. REMOVE & RELOCATE EXISTING ELECTRIC PANEL. REFER TO ELECT. DWGS. 18. EXISTING BASE TO REMAIN IN ALL STANDARD UNITS EXCEPT AT PANTRY, KITCHEN & BATHROOM.
- 9. EXISTING BASE TO BE REMOVED COMPLETELY IN ALL HANDICAP UNITS. NEW BASE TO BE INSTALLED PER FINISH SCHEDULE. 20. EXISTING DOOR AND FRAME TO REMAIN.

#### coded notes: unit interior elevations

MALL BASE - SEE FINISH SCHEDULE.

REFER TO PLUMBING DRAWINGS.

- NEW CASEMORK. P.LAM COUNTER TOP W/4" BACK AND SIDE SPLASH (6" AT HC UNITS). FINISHED CABINET END PANEL NEW KITCHEN SINK AND FAUCET AS SPECIFIED. INSULATE ALL EXPOSED PLUMBING AS REQUIRED FOR ANTI-SCALD ON HOT WATER SUPPLY AND WASTE.
- . 3 1/2 SKIRT BOARD TO MATCH CABINET FINISH. WALL TO BE FINISHED BELOW SINK AND FLOOR FINISH & BASE TO EXTEND UNDER CABINETS.
- NEW ELECTRIC RANGE M/ FULL HEIGHT GREASE SHIELD (COLOR TO MATCH APPLIANCE)
- NEW REFRIGERATOR. O. PLATE GLASS MIRROR (24"x36"), TEMPERED. . NEW ADA COMPLIANT WATER CLOSET. REFER TO PLUMBING DRAWINGS.
- 2. NEW PLASTIC LAMINATE VANITY WITH 6" BACKSLASH 3. NEM LAVATORY SINK AND FAUCET AS SPECIFIED. INSULATE ALL EXPOSED PLUMBING AS REQUIRED FOR ANTI-SCALD ON HOT WATER SUPPLY AND WASTE.
- REFER TO PLUMBING DRAWINGS. 4. EXISTING GRAB BARS TO REMAIN. INSPECT FOR DAMAGE OR LOOSE BARS AND REPORT TO ARCHITECT IMMEDIATELY.
- I 5. EXISTING SHOWER SEAT TO REMAIN. INSPECT FOR DAMAGE AND NOTIFY ARCHITECT IF ANY IS FOUND.
- 16. PROVIDE IN-WALL BLOCKING (MIN. 2X8) FOR NEW GRAB BARS. REFER TO AO SERIES SHEETS FOR ADDITIONAL INFORMATION. 7. NEW P.LAM SKIRT BOARD AND COUNTER SUPPORT BRACKET. REFER TO A402.
- 18. EXISTING STEP-IN SHOWER TO REMAIN. INSPECT FOR DAMAGE AND NOTIFY ARCHITECT IF ANY IS FOUND.
- 19. NEW ROLL-IN SHOWER W/ COMPLIANT CONTROLS, GRAB BARS AND SEAT. REFER TO PLUMBING DRAWINGS AND AO SERIES SHEETS.
- 20. NEW SHOWER VALVE AND CONTROLS. REFER TO PLUMBING DRAWINGS. 21. NEW LIGHT FIXTURE. REFER ELECTRICAL DRAWINGS.
- 22. NEW RE-CIRCULATING RANGE HOOD WITH FIRE-STOP CANISTERS. 23. PROVIDE SECOND HANDHELD SHOWER MOUNT & GLIDE BAR; SEE PLUMB'G DWGS



#### proposed unit 'C' plan (ANSI TYPE 'B') 3/8"=1'-0" 440 SF - 450 SF

#### **COMMONS AT GRANT**

398 SOUTH GRANT AVENUE COLUMBUS, OH 43215

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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 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.

#### 30% DOCUMENTS

06/26/2024 PROJECT #: ISSUE DATE: 06/26/2024 igwedge REVISIONS:

UNIT 'C' PLAN

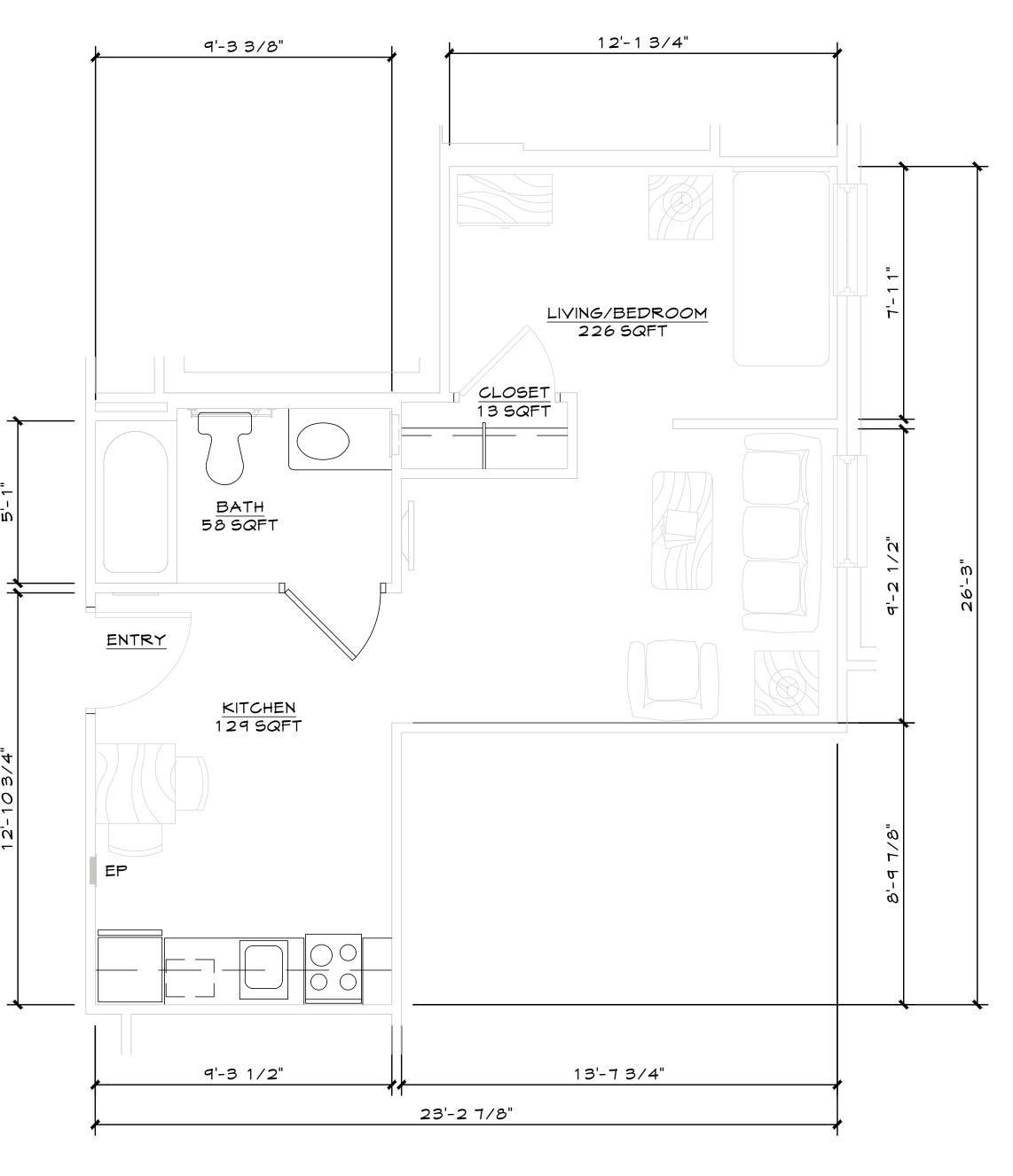
A307

**BERARDI+** ARCHITECTURE | INTERIOR DESIGN | ENGINEERING 1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212

# 12'-13/4" 9'-3 3/8" LIVING/BEDROOM CLOSET 13 SQFT BATH 58 SQFT ENTRY KITCHEN 129 SQFT 9'-3 1/2" 13'-7 3/4"

existing unit 'D' plan (ANSI TYPE 'B') 3/8"=1'-0" 425 SF- 432 SF

23'-2 7/8"



proposed unit 'D' plan (ANSI TYPE 'B') 3/8"=1'-0" 425 SF- 432 SF

#### grab bar notes

SEE SHEET A001 FOR MOUNTING HEIGHTS AND ADDITIONAL NOTES. SEE DETAILS ON SHEETS A004 AND A005 FOR REQUIRED GRAB BAR REINFORCEMENT FOR ALL UNITS. ALL REINFORCEMENT TO BE 2X8

- BENDING STRESS IN A GRAB BAR OR SEAT INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE
- MATERIAL OF THE GRAB BAR OR SEAT. SHEAR STRESS INDUCED IN A GRAB BAR OR SEAT BY THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE
- ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT. IF THE CONNECTION BETWEEN THE BAR OR SEAT AND ITS MOUNTING BRACKET OR OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED. THEN DIRECT AND TORSIONAL SHEAR STRESSES SHALL BE TOTALED FOR THE COMBINED SHEAR STRESS. WHICH SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS. A. SHEAR FORCE INDUCED IN A FASTENER OR MOUNTING DEVICE FROM THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE LATERAL LOAD OF EITHER THE FASTENER
- OR MOUNTING DEVICE OR THE SUPPORTING STRUCTURE, WHICHEVER IS THE SMALLER ALLOWABLE LOAD. TENSILE FORCE INDUCED IN A FASTENER BY A DIRECT TENSION FORCE OF 250 lbf (1112N) PLUS THE MAXIMUM MOMENT FROM THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE WITHDRAWAL AND THE SUPPORTING STRUCTURE.

4. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS. BLOCKING FOR GRAB BARS NOT REQUIRED AT TUB/SHOWER IF

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THIS COORDINATION.

ENCLOSURES ARE FACTORY REINFORCED TO ACCEPT GRAB BARS.

wall legend MALLS TO BE DEMOLISHED EXISTING WALLS TO REMAIN NEW WALL CONSTRUCTION EXISTING MASONRY WALLS EXISTING SOUND ATTENUATION MALL TO REMAIN

SEE WALL TYPES ON SHEET AOO3

#### demo coded notes: unit plan

- REMOVE EXISTING WALLS TO ACCOMMODATE NEW WORK. . REMOVE APPLIANCES.
- . REMOVE COUNTER TOPS AND CABINETS. REMOVE PLUMBING FIXTURES AND COORDINATING CONTROLS. REFER TO PLUMBING DRAWINGS.
- . REMOVE MEDICINE CABINET. . REMOVE ALL BATH ACCESSORIES.
- EXISTING FINISHES TO REMAIN IN THIS AREA. EXISTING SHOWER/TUB TO REMAIN.
- 1. REMOVE EXISTING FLOORING. PREPARE SUBFLOOR AS REQ'D. FOR NEW WORK. O. REMOVE EXISTING DOOR, FRAME AND HARDWARE
- 1. REMOVE EXISTING WINDOW TREATMENT. 2. REMOVE EXISTING WINDOW AND SILL.
- 3. REMOVE EXISTING LIGHT FIXTURES. REFER TO ELECTRICAL DRAWINGS. 4. EXISTING EMERGENCY PULL CORD TO REMAIN.
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- KITCHEN & BATHROOM. 9. EXISTING BASE TO BE REMOVED COMPLETELY IN ALL HANDICAP UNITS. NEW BASE TO BE INSTALLED PER FINISH SCHEDULE. 20. EXISTING DOOR AND FRAME TO REMAIN.

#### coded notes: unit interior elevations

- MALL BASE SEE FINISH SCHEDULE.
- NEW CASEMORK. P.LAM COUNTER TOP W/4" BACK AND SIDE SPLASH (6" AT HC UNITS). FINISHED CABINET END PANEL NEW KITCHEN SINK AND FAUCET AS SPECIFIED. INSULATE ALL EXPOSED PLUMBING AS REQUIRED FOR ANTI-SCALD ON HOT WATER SUPPLY AND WASTE. REFER TO PLUMBING DRAWINGS.
- . 3 1/2 SKIRT BOARD TO MATCH CABINET FINISH. . WALL TO BE FINISHED BELOW SINK AND FLOOR FINISH & BASE TO EXTEND UNDER
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- NEW REFRIGERATOR.
- 10. PLATE GLASS MIRROR (24"x36"), TEMPERED.
  11. NEW ADA COMPLIANT WATER CLOSET. REFER TO PLUMBING DRAWINGS.
  12. NEW PLASTIC LAMINATE VANITY WITH 6" BACKSLASH 3. NEW LAVATORY SINK AND FAUCET AS SPECIFIED. INSULATE ALL EXPOSED
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- 22. NEW RE-CIRCULATING RANGE HOOD WITH FIRE-STOP CANISTERS. 23. PROVIDE SECOND HANDHELD SHOMER MOUNT & GLIDE BAR; SEE PLUMB'G DWGS

#### coded notes: unit r.c.p.

- EXISTING LIGHT FIXTURES TO BE REMOVED AND REPLACED WITH NEW LED LIGHT FIXTURES. SEE ELECTRICAL DRAWINGS.
- NEW COMBINATION CEILING FAN/LIGHT NEW EXHAUST FAN. SEE MECHANICAL DRAWINGS.
- . PATCH AND REPAIR TEXTURED CEILING AT LOCATIONS OF REMOVED WALL(S). PAINT CEILING TO MATCH EXISTING.

#### . EXISTING CEILING TO REMAIN. 6. REPAIR AND REFINISH CEILING TO MATCH EXISTING.

#### general notes: unit plan

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- P. AT STANDARD UNITS, PAINT WALLS AT LOCATIONS OF WORK ONLY (CORNER TO Q. COMMON AREAS & HC LIVING UNITS: RELOCATE LIGHT SWITCHES, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS TO ACCESSIBLE LOCATIONS. TOP OF

DEVICE TO BE NO MORE THAN 48" A.F.F. ELECTRICAL RECEPTACLES, PHONE

JACKS AND DATA PORTS TO BE INSTALLED AT 18" A.F.F. (MIN.)

#### COMMONS AT **GRANT**

398 SOUTH GRANT AVENUE COLUMBUS, OH 43215

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4. THE CLIENT ACKNOWLEDGES THE

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#### 30% DOCUMENTS

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UNIT 'D' PLAN

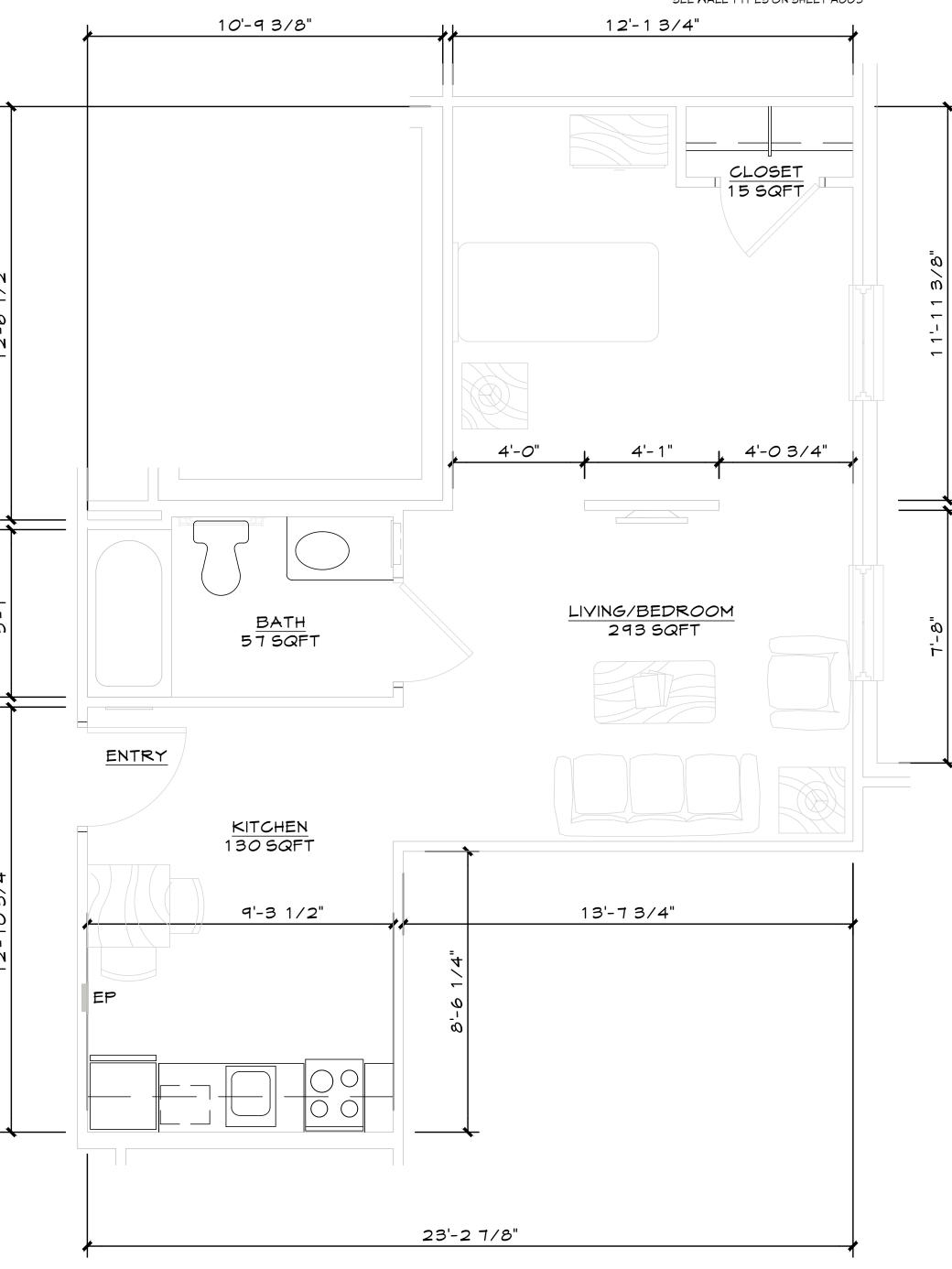
A308

**BERARDI+** ARCHITECTURE | INTERIOR DESIGN | ENGINEERING 1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212

# 10'-93/8" 12'-13/4" CLOSET 4'-0 3/4" LIVING/BEDROOM 575QFT 293 SQFT ENTRY KITCHEN 130 SQFT 9'-3 1/2" 13'-7 3/4"

existing unit 'E' plan (ANSI TYPE 'B') 3/8"=1'-0" 495 SF - 502 SF

23'-2 7/8"



proposed unit 'E' plan (ANSI TYPE 'B') 3/8"=1'-0" 495 SF - 502 SF

#### grab bar notes

SEE SHEET A001 FOR MOUNTING HEIGHTS AND ADDITIONAL NOTES. SEE DETAILS ON SHEETS A004 AND A005 FOR REQUIRED GRAB BAR REINFORCEMENT FOR ALL UNITS. ALL REINFORCEMENT TO BE 2X8

- BENDING STRESS IN A GRAB BAR OR SEAT INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF 250 lbf
- (1112N) SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT. SHEAR STRESS INDUCED IN A GRAB BAR OR SEAT BY THE
- APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT. IF THE CONNECTION BETWEEN THE BAR OR SEAT AND ITS MOUNTING BRACKET OR OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED. THEN DIRECT AND TORSIONAL SHEAR STRESSES SHALL BE TOTALED FOR THE COMBINED SHEAR STRESS. WHICH SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS. A. SHEAR FORCE INDUCED IN A FASTENER OR MOUNTING DEVICE FROM THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE LATERAL LOAD OF EITHER THE FASTENER OR MOUNTING DEVICE OR THE SUPPORTING STRUCTURE,
- WHICHEVER IS THE SMALLER ALLOWABLE LOAD. TENSILE FORCE INDUCED IN A FASTENER BY A DIRECT TENSION FORCE OF 250 lbf (1112N) PLUS THE MAXIMUM MOMENT FROM THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE MITHDRAWAL AND THE SUPPORTING STRUCTURE. 4. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

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

#### wall legend

WALLS TO BE DEMOLISHED EXISTING WALLS TO REMAIN NEW WALL CONSTRUCTION EXISTING MASONRY WALLS EXISTING SOUND ATTENUATION MALL TO REMAIN

SEE WALL TYPES ON SHEET A003

4. EXISTING GRAB BARS TO REMAIN. INSPECT FOR DAMAGE OR LOOSE BARS AND REPORT TO ARCHITECT IMMEDIATELY. 5. EXISTING SHOWER SEAT TO REMAIN. INSPECT FOR DAMAGE AND NOTIFY

12. NEW PLASTIC LAMINATE VANITY WITH 6" BACKSLASH

ARCHITECT IF ANY IS FOUND. 16. PROVIDE IN-WALL BLOCKING (MIN. 2X8) FOR NEW GRAB BARS. REFER TO AO SERIES SHEETS FOR ADDITIONAL INFORMATION.

demo coded notes: unit plan

. REMOVE PLUMBING FIXTURES AND COORDINATING CONTROLS. REFER TO

9. REMOVE EXISTING FLOORING. PREPARE SUBFLOOR AS REQ'D. FOR NEW WORK.

3. REMOVE EXISTING LIGHT FIXTURES. REFER TO ELECTRICAL DRAWINGS.

1. REMOVE & RELOCATE EXISTING ELECTRIC PANEL. REFER TO ELECT. DWGS.

9. EXISTING BASE TO BE REMOVED COMPLETELY IN ALL HANDICAP UNITS. NEW

coded notes: unit interior elevations

PLUMBING AS REQUIRED FOR ANTI-SCALD ON HOT WATER SUPPLY AND WASTE.

MALL TO BE FINISHED BELOW SINK AND FLOOR FINISH & BASE TO EXTEND UNDER

8. EXISTING BASE TO REMAIN IN ALL STANDARD UNITS EXCEPT AT PANTRY,

. P.LAM COUNTER TOP W/4" BACK AND SIDE SPLASH (6" AT HC UNITS).

NEW KITCHEN SINK AND FAUCET AS SPECIFIED. INSULATE ALL EXPOSED

. NEW ELECTRIC RANGE W/ FULL HEIGHT GREASE SHIELD (COLOR TO MATCH

3. NEW LAVATORY SINK AND FAUCET AS SPECIFIED. INSULATE ALL EXPOSED

PLUMBING AS REQUIRED FOR ANTI-SCALD ON HOT WATER SUPPLY AND WASTE.

10. PLATE GLASS MIRROR (24"x36"), TEMPERED.
11. NEW ADA COMPLIANT WATER CLOSET. REFER TO PLUMBING DRAWINGS.

6. REMOVE EXISTING SHELVING TO ACCOMMODATE NEW WORK

REMOVE EXISTING WALLS TO ACCOMMODATE NEW WORK.

. REMOVE APPLIANCES.

PLUMBING DRAWINGS.

. REMOVE MEDICINE CABINET. 6. REMOVE ALL BATH ACCESSORIES.

15. REMOVE EXISTING SHELVING.

KITCHEN & BATHROOM.

NEW CASEMORK.

CABINETS.

APPLIANCE)

NEW REFRIGERATOR.

B. REMOVE COUNTER TOPS AND CABINETS.

EXISTING FINISHES TO REMAIN IN THIS AREA.

4. EXISTING EMERGENCY PULL CORD TO REMAIN.

BASE TO BE INSTALLED PER FINISH SCHEDULE.

6. 3 1/2 SKIRT BOARD TO MATCH CABINET FINISH.

O. REMOVE EXISTING DOOR, FRAME AND HARDWARE

EXISTING SHOWER/TUB TO REMAIN.

1. REMOVE EXISTING WINDOW TREATMENT

20. EXISTING DOOR AND FRAME TO REMAIN.

MALL BASE - SEE FINISH SCHEDULE.

FINISHED CABINET END PANEL

REFER TO PLUMBING DRAWINGS.

REFER TO PLUMBING DRAWINGS.

2. REMOVE EXISTING WINDOW AND SILL.

7. NEW P.LAM SKIRT BOARD AND COUNTER SUPPORT BRACKET. REFER TO A402. 18. EXISTING STEP-IN SHOWER TO REMAIN. INSPECT FOR DAMAGE AND NOTIFY ARCHITECT IF ANY IS FOUND.

9. NEW ROLL-IN SHOWER W/ COMPLIANT CONTROLS, GRAB BARS AND SEAT. REFER TO PLUMBING DRAWINGS AND AO SERIES SHEETS. 20. NEW SHOWER VALVE AND CONTROLS. REFER TO PLUMBING DRAWINGS.

21. NEW LIGHT FIXTURE. REFER ELECTRICAL DRAWINGS. 22. NEW RE-CIRCULATING RANGE HOOD WITH FIRE-STOP CANISTERS. 23. PROVIDE SECOND HANDHELD SHOMER MOUNT & GLIDE BAR; SEE PLUMB'G DWGS

#### coded notes: unit r.c.p.

EXISTING LIGHT FIXTURES TO BE REMOVED AND REPLACED WITH NEW LED LIGHT FIXTURES. SEE ELECTRICAL DRAWINGS. . NEW COMBINATION CEILING FAN/LIGHT

B. NEW EXHAUST FAN. SEE MECHANICAL DRAWINGS.

4. PATCH AND REPAIR TEXTURED CEILING AT LOCATIONS OF REMOVED WALL(S). PAINT CEILING TO MATCH EXISTING.

5. EXISTING CEILING TO REMAIN. 6. REPAIR AND REFINISH CEILING TO MATCH EXISTING.

#### general notes: unit plan

A. SEE SHEET AOO 1 FOR MOUNTING HEIGHTS, SYMBOLS, AND ADDITIONAL NOTES. B. SEE SHEET A003 FOR ALL REFERENCED WALL TYPES. SEE SHEETAOO4/AOO5 FOR ACCESSIBILITY INFORMATION.

D. SEE A 100 SHEETS FOR OVERALL BUILDING PLANS. E. DIMENSIONS AT INTERIOR WALLS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE. FIELD VERIFY AT AREAS OF NEW MORK.

NEW WALL THICKNESS IS 3 1/2" UNLESS NOTED OTHERWISE. 5. ALL NEW PLUMBING WALLS TO BE 5 1/2" THICK UNLESS NOTED OTHERWISE H. ALL DIMENSIONS TO BE FIELD VERIFIED AT AREAS OF NEW WORK.

PROVIDE NEW GYP. BD. AT ALL AREAS WHERE ABATEMENT/DEMOLITION WORK HAS OCCURRED (TYPE-X AT FIRE RATED ASSEMBLIES) - FINISH TO ALIGN WITH ADJACENT MALLS. REPAIR EXISTING WALLS AND CEILINGS WITHIN UNITS SCHEDULED TO REMAIN TO LIKE NEW CONDITION - TO INCLUDE BUT NOT LIMITED TO NAIL HOLES, REMOVE

INSULATION PLUGS, PITS, CRACKS, STRESS CRACKS AND MOISTURE DAMAGE. RESTORE ALL DISTURBED EXTERIOR WALL AND ATTIC INSUL. REMOVE ALL SILL PLATES AT WALLS SCHEDULED FOR DEMOLITION AND INFILL

WITH GYPCRETE TOPPING TO A FLUSH CONDITION WITH ADJACENT TOPPING. I. DWELLING UNITS WITH NICOTINE SMOKE DAMAGE, PRIOR TO REPAINTING, CLEAN WALLS WITH DRY CHEMICAL SPONGING, PRIME WALLS W/(2) COATS BIN ZINSSER 123' PRIOR TO FINISH COAT: ARCHITECT WILL DETERMINE WHERE NECESSARY. N. COORDINATE SHOWER ENCLOSURE DIMENSIONS WITH MANUFACTURERS PRIOR

TO LAYING OUT WALLS. O. ALL FLOORING IN KITCHEN AND BATH TO BE INSTALLED UNDER ALL APPLIANCES AND REMOVABLE CABINETS. P. AT STANDARD UNITS, PAINT WALLS AT LOCATIONS OF WORK ONLY (CORNER TO

Q. COMMON AREAS & HC LIVING UNITS: RELOCATE LIGHT SWITCHES, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS TO ACCESSIBLE LOCATIONS. TOP OF DEVICE TO BE NO MORE THAN 48" A.F.F. ELECTRICAL RECEPTACLES, PHONE JACKS AND DATA PORTS TO BE INSTALLED AT 18" A.F.F. (MIN.)

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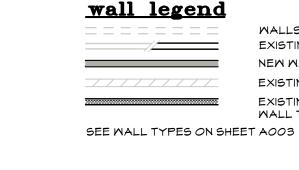
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UNIT 'E' PLAN

A309



MALLS TO BE DEMOLISHED EXISTING WALLS TO REMAIN NEW WALL CONSTRUCTION EXISTING MASONRY WALLS EXISTING SOUND ATTENUATION

9'-0"

#### grab bar notes

SEE SHEET A001 FOR MOUNTING HEIGHTS AND ADDITIONAL NOTES. SEE DETAILS ON SHEETS A004 AND A005 FOR REQUIRED GRAB BAR REINFORCEMENT FOR ALL UNITS. ALL REINFORCEMENT TO BE 2X8 BLOCKING.

- BENDING STRESS IN A GRAB BAR OR SEAT INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF 250 lbf
- (1112N) SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT. SHEAR STRESS INDUCED IN A GRAB BAR OR SEAT BY THE
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4. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

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

# coded notes: unit interior elevations

MALL BASE - SEE FINISH SCHEDULE. NEW CASEMORK.

20. EXISTING DOOR AND FRAME TO REMAIN.

- P.LAM COUNTER TOP W/4" BACK AND SIDE SPLASH (6" AT HC UNITS). FINISHED CABINET END PANEL NEW KITCHEN SINK AND FAUCET AS SPECIFIED. INSULATE ALL EXPOSED PLUMBING AS REQUIRED FOR ANTI-SCALD ON HOT WATER SUPPLY AND WASTE. REFER TO PLUMBING DRAWINGS.
- 2. 3 1/2 SKIRT BOARD TO MATCH CABINET FINISH. . WALL TO BE FINISHED BELOW SINK AND FLOOR FINISH & BASE TO EXTEND UNDER
- D. NEW ELECTRIC RANGE W/ FULL HEIGHT GREASE SHIELD (COLOR TO MATCH APPLIANCE)
- NEW REFRIGERATOR.
- 10. PLATE GLASS MIRROR (24"×36"), TEMPERED.

  11. NEW ADA COMPLIANT WATER CLOSET. REFER TO PLUMBING DRAWINGS.

  12. NEW PLASTIC LAMINATE VANITY WITH 6" BACKSLASH
- 13. NEW LAVATORY SINK AND FAUCET AS SPECIFIED. INSULATE ALL EXPOSED PLUMBING AS REQUIRED FOR ANTI-SCALD ON HOT WATER SUPPLY AND WASTE. REFER TO PLUMBING DRAWINGS.

demo coded notes: unit plan

REMOVE PLUMBING FIXTURES AND COORDINATING CONTROLS. REFER TO

I. REMOVE EXISTING FLOORING. PREPARE SUBFLOOR AS REQ'D. FOR NEW WORK.

3. REMOVE EXISTING LIGHT FIXTURES. REFER TO ELECTRICAL DRAWINGS.

7. REMOVE & RELOCATE EXISTING ELECTRIC PANEL. REFER TO ELECT. DWGS. 8. EXISTING BASE TO REMAIN IN ALL STANDARD UNITS EXCEPT AT PANTRY,

9. EXISTING BASE TO BE REMOVED COMPLETELY IN ALL HANDICAP UNITS. NEW

6. REMOVE EXISTING SHELVING TO ACCOMMODATE NEW WORK

REMOVE EXISTING WALLS TO ACCOMMODATE NEW WORK.

REMOVE APPLIANCES.

PLUMBING DRAWINGS.

REMOVE MEDICINE CABINET.

5. REMOVE EXISTING SHELVING.

KITCHEN & BATHROOM.

. REMOVE ALL BATH ACCESSORIES.

EXISTING SHOWER/TUB TO REMAIN.

2. REMOVE EXISTING WINDOW AND SILL.

I. REMOVE EXISTING WINDOW TREATMENT.

. REMOVE COUNTER TOPS AND CABINETS.

EXISTING FINISHES TO REMAIN IN THIS AREA.

4. EXISTING EMERGENCY PULL CORD TO REMAIN.

BASE TO BE INSTALLED PER FINISH SCHEDULE.

O. REMOVE EXISTING DOOR, FRAME AND HARDWARE

- 4. EXISTING GRAB BARS TO REMAIN. INSPECT FOR DAMAGE OR LOOSE BARS AND REPORT TO ARCHITECT IMMEDIATELY. I 5. EXISTING SHOWER SEAT TO REMAIN. INSPECT FOR DAMAGE AND NOTIFY
- ARCHITECT IF ANY IS FOUND. 16. PROVIDE IN-WALL BLOCKING (MIN. 2X8) FOR NEW GRAB BARS. REFER TO AO
- SERIES SHEETS FOR ADDITIONAL INFORMATION.

  7. NEW PLAM SKIRT BOARD AND COUNTER SUPPORT BRACKET. REFER TO A402.
- 18. EXISTING STEP-IN SHOWER TO REMAIN. INSPECT FOR DAMAGE AND NOTIFY ARCHITECT IF ANY IS FOUND.
- 19. NEW ROLL-IN SHOWER W/ COMPLIANT CONTROLS, GRAB BARS AND SEAT. REFER TO PLUMBING DRAWINGS AND AO SERIES SHEETS.
- 20. NEW SHOWER VALVE AND CONTROLS. REFER TO PLUMBING DRAWINGS. 21. NEW LIGHT FIXTURE. REFER ELECTRICAL DRAWINGS.
- 22. NEW RE-CIRCULATING RANGE HOOD WITH FIRE-STOP CANISTERS. 23. PROVIDE SECOND HANDHELD SHOMER MOUNT & GLIDE BAR; SEE PLUMB'G DWGS

#### coded notes: unit r.c.p.

- EXISTING LIGHT FIXTURES TO BE REMOVED AND REPLACED WITH NEW LED LIGHT FIXTURES. SEE ELECTRICAL DRAWINGS. NEW COMBINATION CEILING FAN/LIGHT
- . NEW EXHAUST FAN. SEE MECHANICAL DRAWINGS.
- . PATCH AND REPAIR TEXTURED CEILING AT LOCATIONS OF REMOVED WALL(S). PAINT CEILING TO MATCH EXISTING
- 5. EXISTING CEILING TO REMAIN. 6. REPAIR AND REFINISH CEILING TO MATCH EXISTING.

#### general notes: unit plan

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  C. SEE SHEET A004 / A005 FOR ACCESSIBILITY INFORMATION.
- D. SEE A 100 SHEETS FOR OVERALL BUILDING PLANS. E. DIMENSIONS AT INTERIOR WALLS ARE TO FACE OF STUD UNLESS NOTED
- OTHERWISE. FIELD VERIFY AT AREAS OF NEW WORK. F. NEW WALL THICKNESS IS 3 1/2" UNLESS NOTED OTHERWISE.
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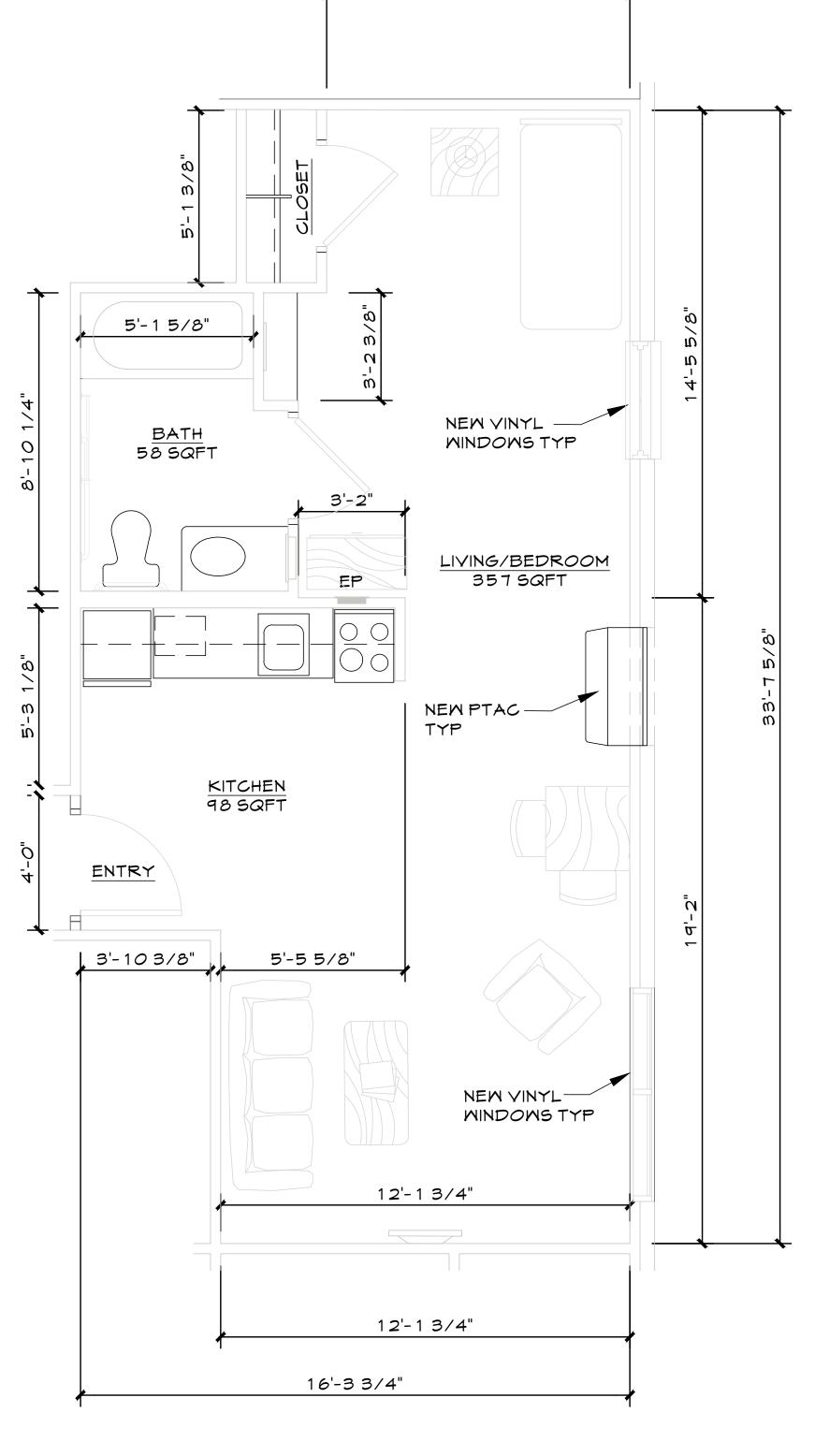
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PROJECT ARCHITECT.

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proposed unit 'F' plan (ANSI TYPE 'B') 3/8"=1'-0" 540 SF - 547 SF

existing unit 'F' plan 3/8"=1'-0"

1111

1111

9'-0"

5'-15/8"

58 SQF1

KITCHEN

1 1 2 SQFT

12'-13/4"

12'-13/4"

19'-3 3/4"

ENTRY

6'-103/8"

(ANSI TYPE 'B')

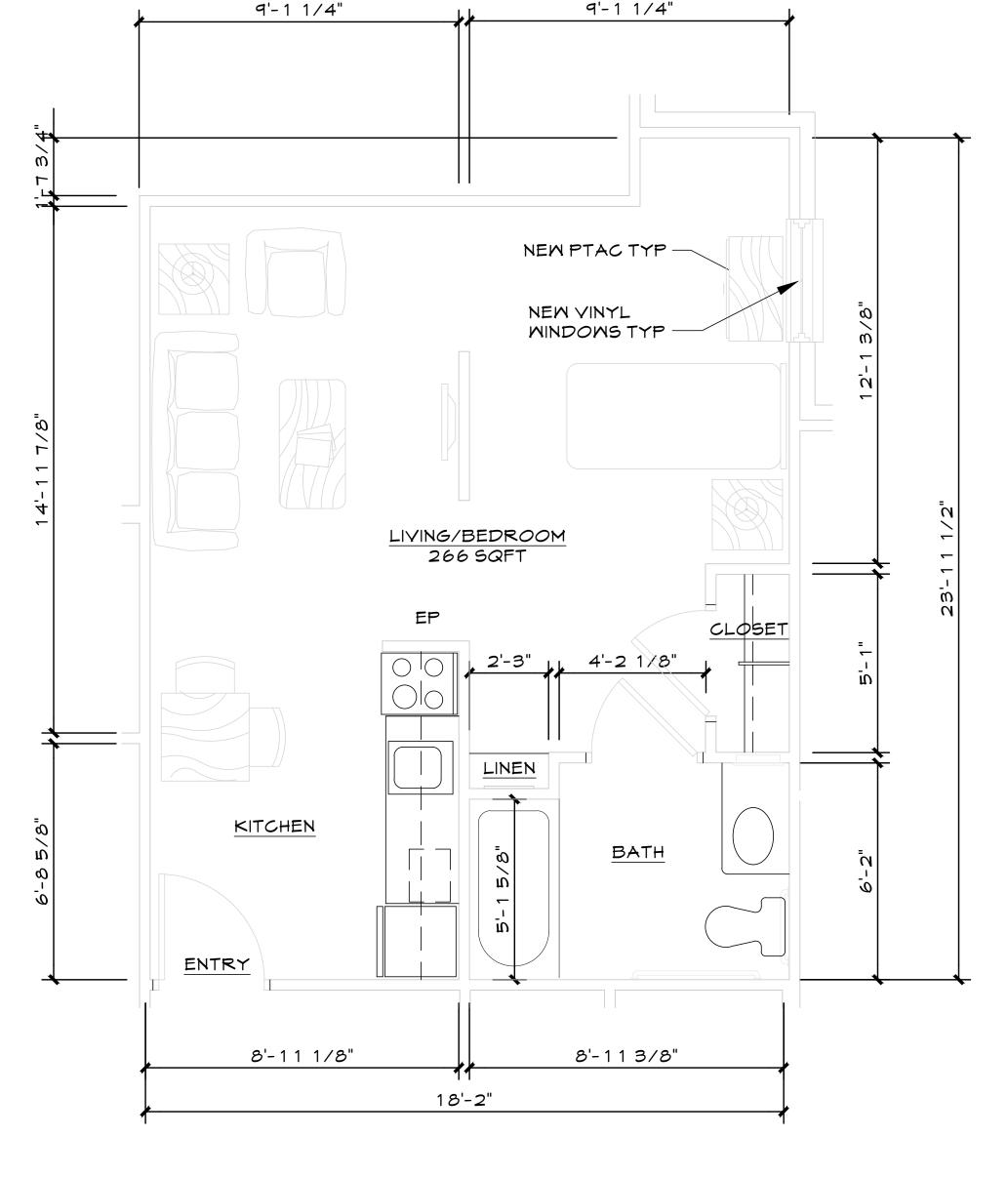
540 SF - 547 SF

UNIT 'F' PLAN

A310 **BERARDI+** 

# 9'-1 1/4" 8'-9 1/2" KITCHEN 80 SQF7 ENTRY 8'-9 1/2" 8'-8 7/8" 18'-4 1/4"

existing unit 'G' plan (ANSI TYPE 'B') 3/8"=1'-0" 442 SF



proposed unit 'G' plan (ANSI TYPE 'B') 3/8"=1'-0" 442 SF

#### grab bar notes

SEE SHEET A001 FOR MOUNTING HEIGHTS AND ADDITIONAL NOTES. SEE DETAILS ON SHEETS A004 AND A005 FOR REQUIRED GRAB BAR REINFORCEMENT FOR ALL UNITS. ALL REINFORCEMENT TO BE 2X8

- BENDING STRESS IN A GRAB BAR OR SEAT INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE
- MATERIAL OF THE GRAB BAR OR SEAT. SHEAR STRESS INDUCED IN A GRAB BAR OR SEAT BY THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR
- OR SEAT. IF THE CONNECTION BETWEEN THE BAR OR SEAT AND ITS MOUNTING BRACKET OR OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED. THEN DIRECT AND TORSIONAL SHEAR STRESSES SHALL BE TOTALED FOR THE COMBINED SHEAR STRESS. WHICH SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS. A. SHEAR FORCE INDUCED IN A FASTENER OR MOUNTING DEVICE FROM THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE LATERAL LOAD OF EITHER THE FASTENER OR MOUNTING DEVICE OR THE SUPPORTING STRUCTURE, WHICHEVER IS THE SMALLER ALLOWABLE LOAD.
- TENSILE FORCE INDUCED IN A FASTENER BY A DIRECT TENSION FORCE OF 250 lbf (1112N) PLUS THE MAXIMUM MOMENT FROM THE APPLICATION OF 250 lbf (1112N) SHALL BE LESS THAN THE ALLOWABLE WITHDRAWAL AND THE SUPPORTING STRUCTURE. 4. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

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

#### wall legend

MALLS TO BE DEMOLISHED EXISTING WALLS TO REMAIN NEW WALL CONSTRUCTION EXISTING MASONRY WALLS EXISTING SOUND ATTENUATION MALL TO REMAIN

SEE WALL TYPES ON SHEET AOO3

#### demo coded notes: unit plan

- REMOVE EXISTING WALLS TO ACCOMMODATE NEW WORK. . REMOVE APPLIANCES.
- . REMOVE COUNTER TOPS AND CABINETS. REMOVE PLUMBING FIXTURES AND COORDINATING CONTROLS. REFER TO PLUMBING DRAWINGS.
- . REMOVE MEDICINE CABINET.
- . REMOVE ALL BATH ACCESSORIES. EXISTING FINISHES TO REMAIN IN THIS AREA.
- EXISTING SHOWER/TUB TO REMAIN. 1. REMOVE EXISTING FLOORING. PREPARE SUBFLOOR AS REQ'D. FOR NEW WORK. O. REMOVE EXISTING DOOR, FRAME AND HARDWARE
- 1. REMOVE EXISTING WINDOW TREATMENT. 2. REMOVE EXISTING WINDOW AND SILL.
- 3. REMOVE EXISTING LIGHT FIXTURES. REFER TO ELECTRICAL DRAWINGS. 4. EXISTING EMERGENCY PULL CORD TO REMAIN.
- 15. REMOVE EXISTING SHELVING. 6. REMOVE EXISTING SHELVING TO ACCOMMODATE NEW WORK
- 1. REMOVE & RELOCATE EXISTING ELECTRIC PANEL. REFER TO ELECT. DWGS. 8. EXISTING BASE TO REMAIN IN ALL STANDARD UNITS EXCEPT AT PANTRY,
- KITCHEN & BATHROOM. 9. EXISTING BASE TO BE REMOVED COMPLETELY IN ALL HANDICAP UNITS. NEW BASE TO BE INSTALLED PER FINISH SCHEDULE.

#### 20. EXISTING DOOR AND FRAME TO REMAIN.

#### coded notes: unit interior elevations

MALL BASE - SEE FINISH SCHEDULE.

NEW CASEMORK.

- P.LAM COUNTER TOP W/4" BACK AND SIDE SPLASH (6" AT HC UNITS). FINISHED CABINET END PANEL NEW KITCHEN SINK AND FAUCET AS SPECIFIED. INSULATE ALL EXPOSED PLUMBING AS REQUIRED FOR ANTI-SCALD ON HOT WATER SUPPLY AND WASTE. REFER TO PLUMBING DRAWINGS.
- . 3 1/2 SKIRT BOARD TO MATCH CABINET FINISH. . WALL TO BE FINISHED BELOW SINK AND FLOOR FINISH & BASE TO EXTEND UNDER
- . NEW ELECTRIC RANGE W/ FULL HEIGHT GREASE SHIELD (COLOR TO MATCH
- APPLIANCE) NEW REFRIGERATOR.
- 10. PLATE GLASS MIRROR (24"x36"), TEMPERED.

  11. NEW ADA COMPLIANT WATER CLOSET. REFER TO PLUMBING DRAWINGS.

  12. NEW PLASTIC LAMINATE VANITY WITH 6" BACKSLASH
- 3. NEW LAVATORY SINK AND FAUCET AS SPECIFIED. INSULATE ALL EXPOSED
- PLUMBING AS REQUIRED FOR ANTI-SCALD ON HOT WATER SUPPLY AND WASTE. REFER TO PLUMBING DRAWINGS. 4. EXISTING GRAB BARS TO REMAIN. INSPECT FOR DAMAGE OR LOOSE BARS AND
- REPORT TO ARCHITECT IMMEDIATELY. I 5. EXISTING SHOWER SEAT TO REMAIN. INSPECT FOR DAMAGE AND NOTIFY ARCHITECT IF ANY IS FOUND.
- 16. PROVIDE IN-WALL BLOCKING (MIN. 2X8) FOR NEW GRAB BARS. REFER TO AO SERIES SHEETS FOR ADDITIONAL INFORMATION.
- 7. NEW P.LAM SKIRT BOARD AND COUNTER SUPPORT BRACKET. REFER TO A402.
- 18. EXISTING STEP-IN SHOWER TO REMAIN. INSPECT FOR DAMAGE AND NOTIFY ARCHITECT IF ANY IS FOUND.
- 19. NEW ROLL-IN SHOWER W/ COMPLIANT CONTROLS, GRAB BARS AND SEAT. REFER TO PLUMBING DRAWINGS AND AO SERIES SHEETS.
- 20. NEW SHOWER VALVE AND CONTROLS. REFER TO PLUMBING DRAWINGS. 21. NEW LIGHT FIXTURE. REFER ELECTRICAL DRAWINGS.
- 22. NEW RE-CIRCULATING RANGE HOOD WITH FIRE-STOP CANISTERS. 23. PROVIDE SECOND HANDHELD SHOMER MOUNT & GLIDE BAR; SEE PLUMB'G DWGS

#### coded notes: unit r.c.p.

- EXISTING LIGHT FIXTURES TO BE REMOVED AND REPLACED WITH NEW LED LIGHT FIXTURES. SEE ELECTRICAL DRAWINGS.
- . NEW COMBINATION CEILING FAN/LIGHT . NEW EXHAUST FAN. SEE MECHANICAL DRAWINGS.
- F. PATCH AND REPAIR TEXTURED CEILING AT LOCATIONS OF REMOVED WALL(S). PAINT CEILING TO MATCH EXISTING.
- 5. EXISTING CEILING TO REMAIN. 6. REPAIR AND REFINISH CEILING TO MATCH EXISTING.

#### general notes: unit plan

- A. SEE SHEET AOO 1 FOR MOUNTING HEIGHTS, SYMBOLS, AND ADDITIONAL NOTES. B. SEE SHEET A003 FOR ALL REFERENCED WALL TYPES.
  C. SEE SHEET A004 / A005 FOR ACCESSIBILITY INFORMATION.
- D. SEE A 100 SHEETS FOR OVERALL BUILDING PLANS. E. DIMENSIONS AT INTERIOR WALLS ARE TO FACE OF STUD UNLESS NOTED
- OTHERWISE. FIELD VERIFY AT AREAS OF NEW WORK.
- F. NEW WALL THICKNESS IS 3 1/2" UNLESS NOTED OTHERWISE. S. ALL NEM PLUMBING MALLS TO BE 5 1/2" THICK UNLESS NOTED OTHERWISE
- H. ALL DIMENSIONS TO BE FIELD VERIFIED AT AREAS OF NEW WORK. PROVIDE NEW GYP. BD. AT ALL AREAS WHERE ABATEMENT/DEMOLITION WORK HAS OCCURRED (TYPE-X AT FIRE RATED ASSEMBLIES) - FINISH TO ALIGN WITH
- ADJACENT MALLS. REPAIR EXISTING WALLS AND CEILINGS WITHIN UNITS SCHEDULED TO REMAIN TO 'LIKE NEW' CONDITION - TO INCLUDE BUT NOT LIMITED TO NAIL HOLES, REMOVE INSULATION PLUGS, PITS, CRACKS, STRESS CRACKS AND MOISTURE DAMAGE.
- RESTORE ALL DISTURBED EXTERIOR WALL AND ATTIC INSUL REMOVE ALL SILL PLATES AT WALLS SCHEDULED FOR DEMOLITION AND INFILL WITH GYPCRETE TOPPING TO A FLUSH CONDITION WITH ADJACENT TOPPING.
- DMELLING UNITS MITH NICOTINE SMOKE DAMAGE, PRIOR TO REPAINTING, CLEAN WALLS WITH DRY CHEMICAL SPONGING, PRIME WALLS W/(2) COATS BIN ZINSSER 123' PRIOR TO FINISH COAT: ARCHITECT WILL DETERMINE WHERE NECESSARY. N. COORDINATE SHOWER ENCLOSURE DIMENSIONS WITH MANUFACTURERS PRIOR
- TO LAYING OUT WALLS. O. ALL FLOORING IN KITCHEN AND BATH TO BE INSTALLED UNDER ALL APPLIANCES AND REMOVABLE CABINETS. P. AT STANDARD UNITS, PAINT WALLS AT LOCATIONS OF WORK ONLY (CORNER TO
- Q. COMMON AREAS & HC LIVING UNITS: RELOCATE LIGHT SWITCHES, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS TO ACCESSIBLE LOCATIONS. TOP OF DEVICE TO BE NO MORE THAN 48" A.F.F. ELECTRICAL RECEPTACLES, PHONE

JACKS AND DATA PORTS TO BE INSTALLED AT 18" A.F.F. (MIN.)

#### COMMONS AT **GRANT**

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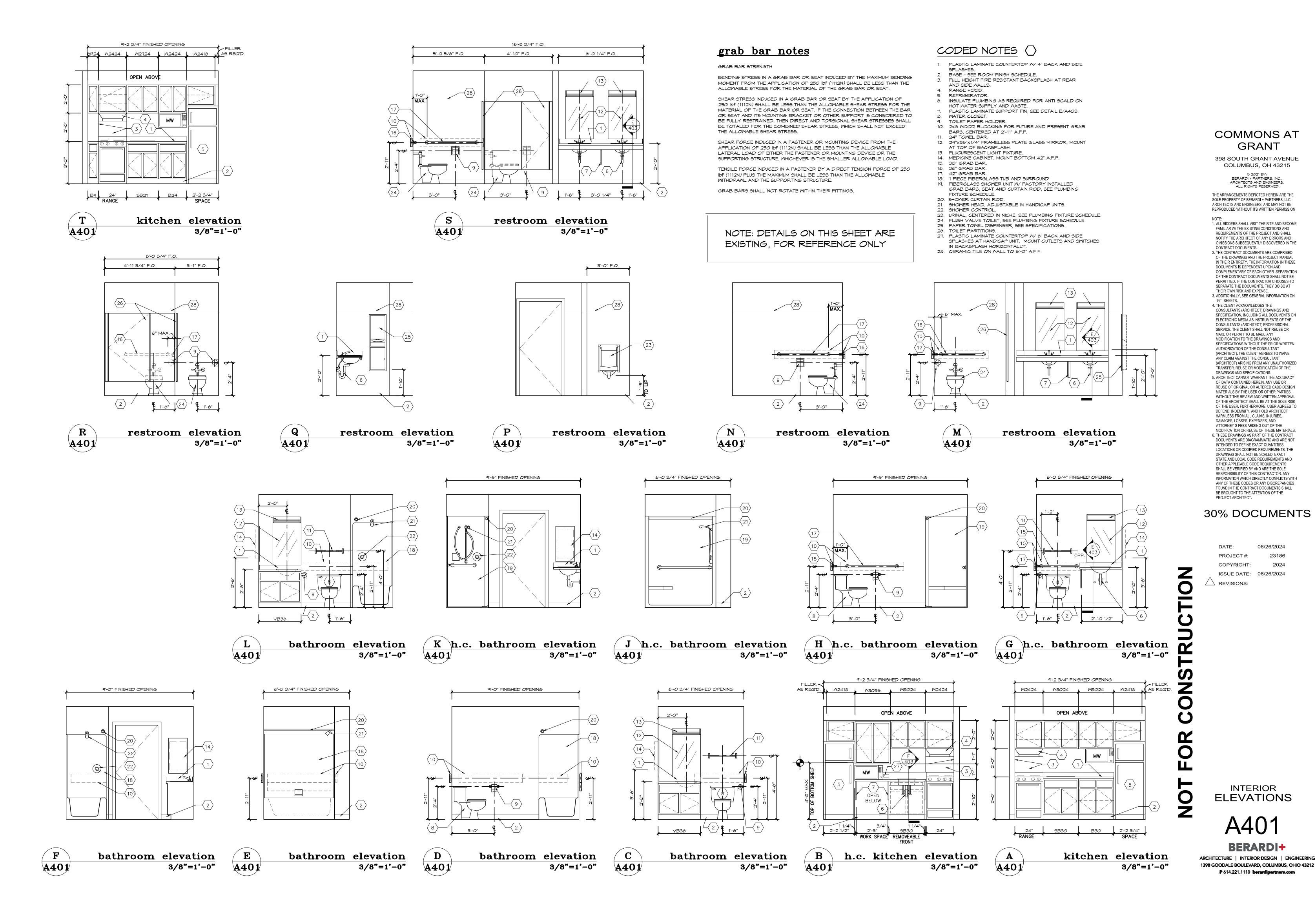
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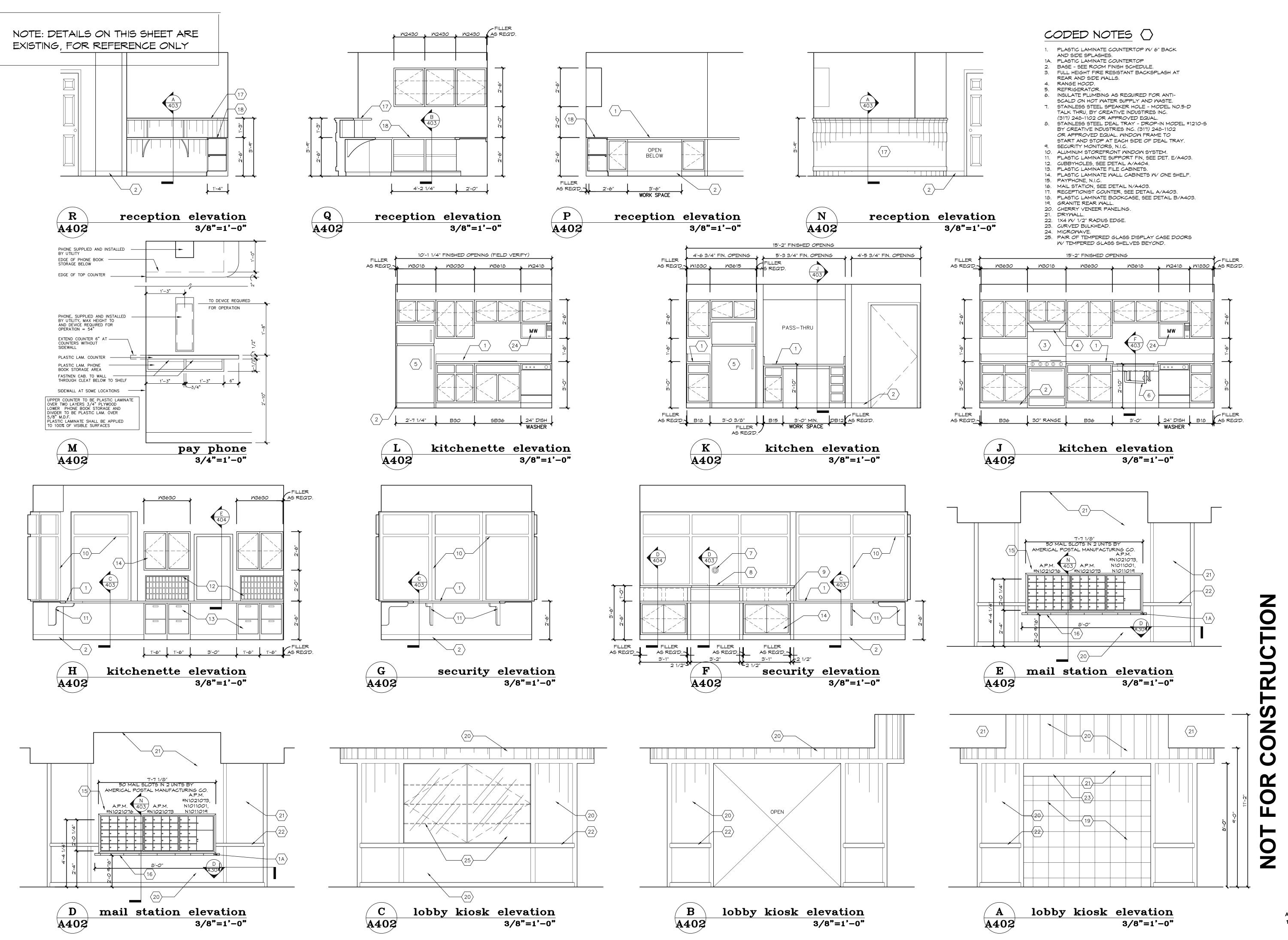
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UNIT 'G' PLAN

A311

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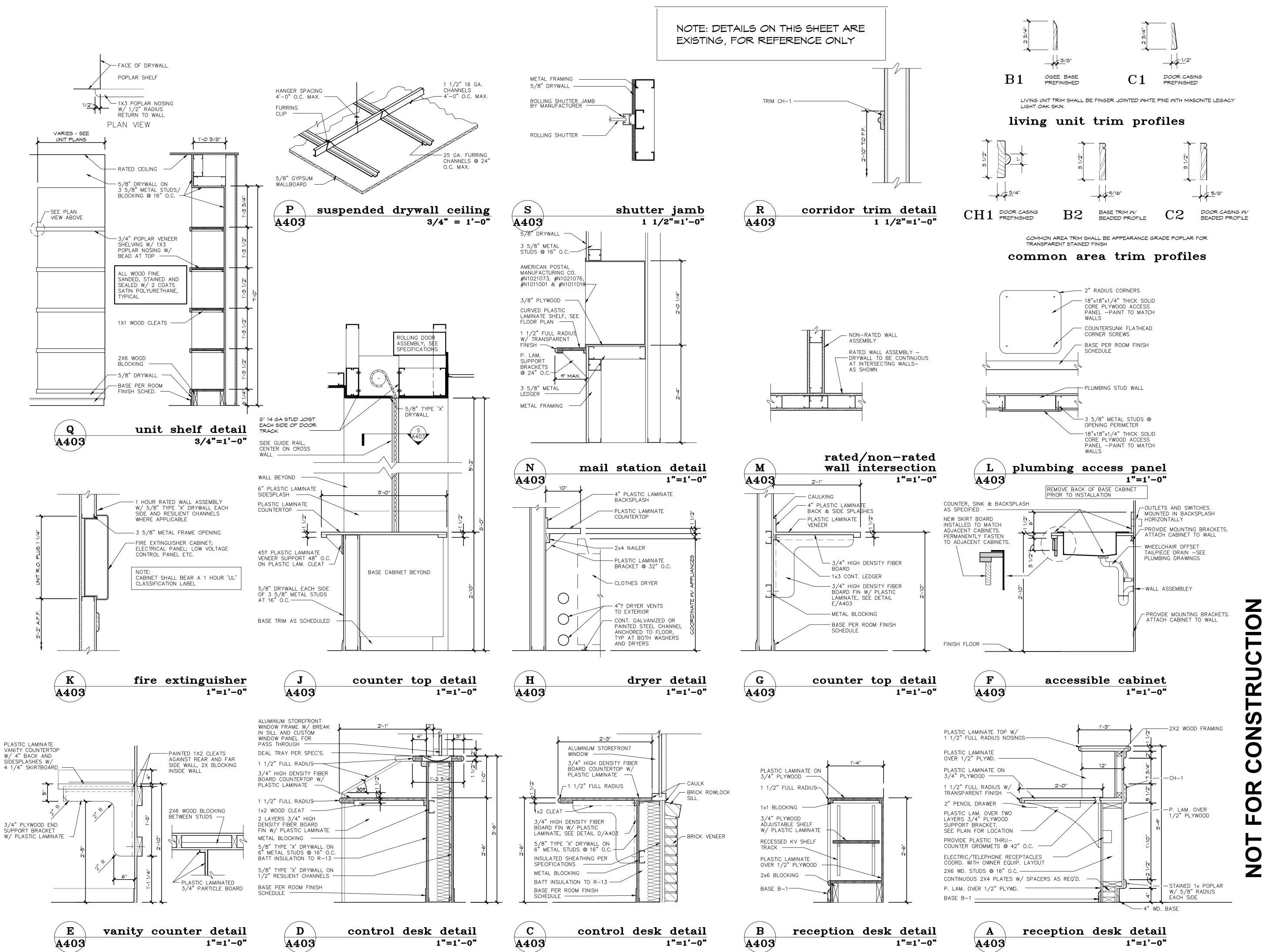
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INTERIOR ELEVATIONS

A402

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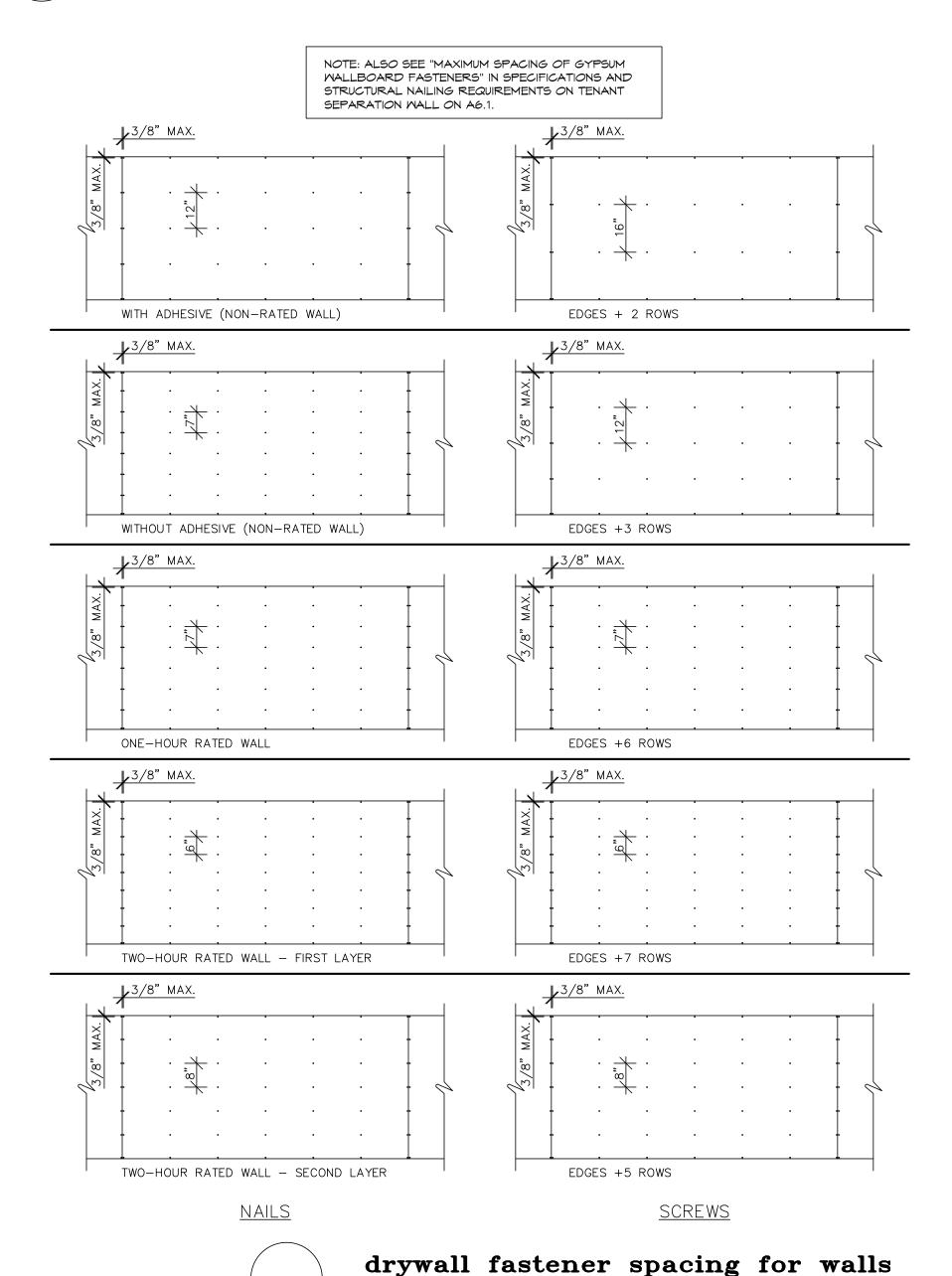
INTERIOR DETAILS

A403

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monitor shelf detail **A404** 1"=1'-0"

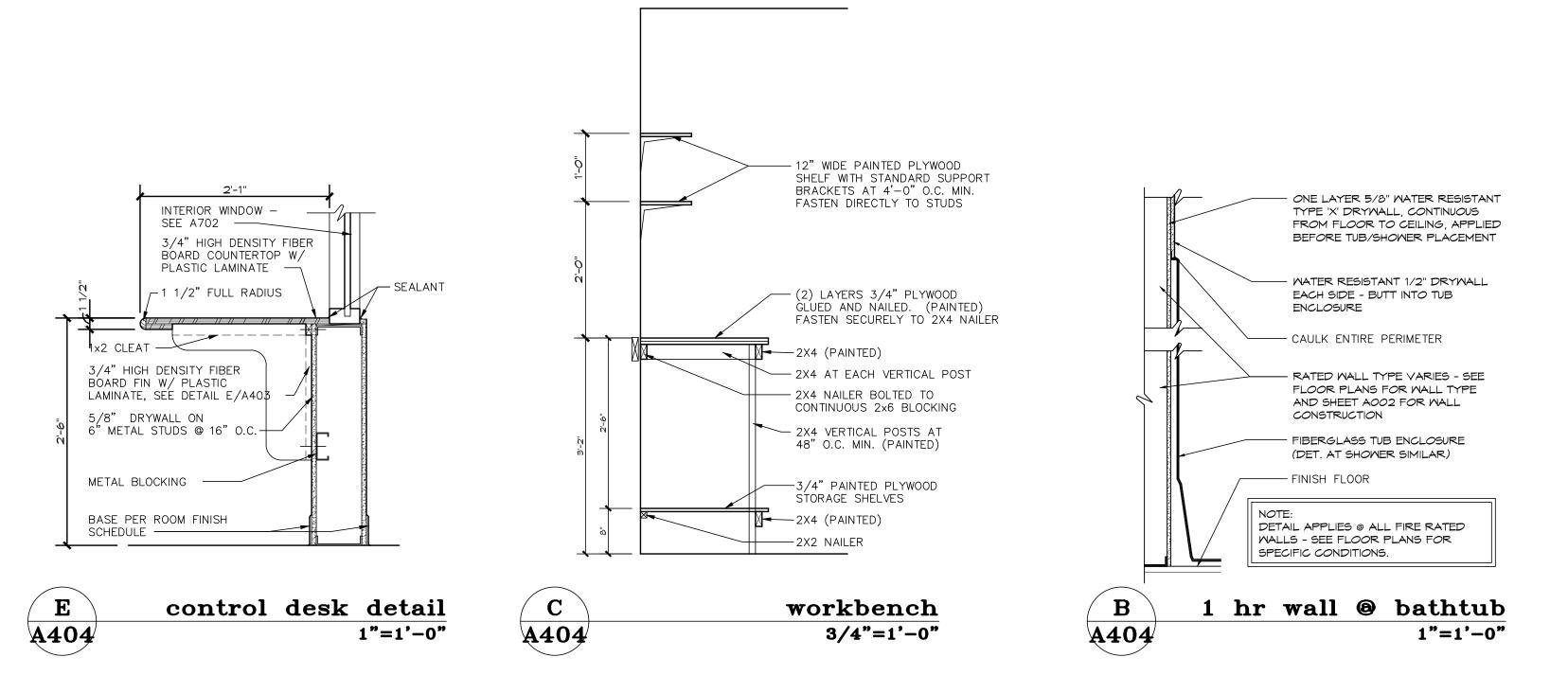


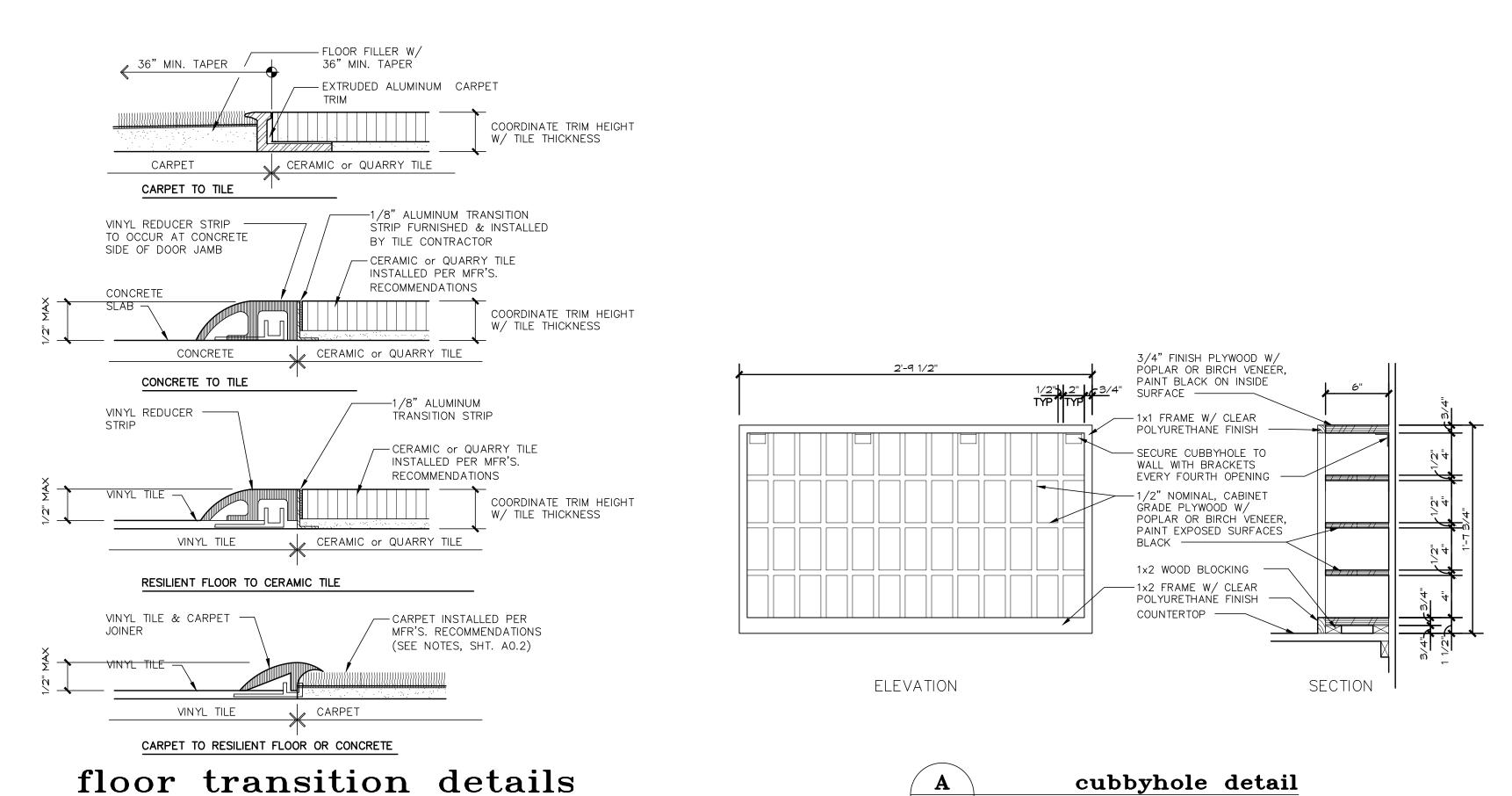
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cubbyhole detail

**A404** 

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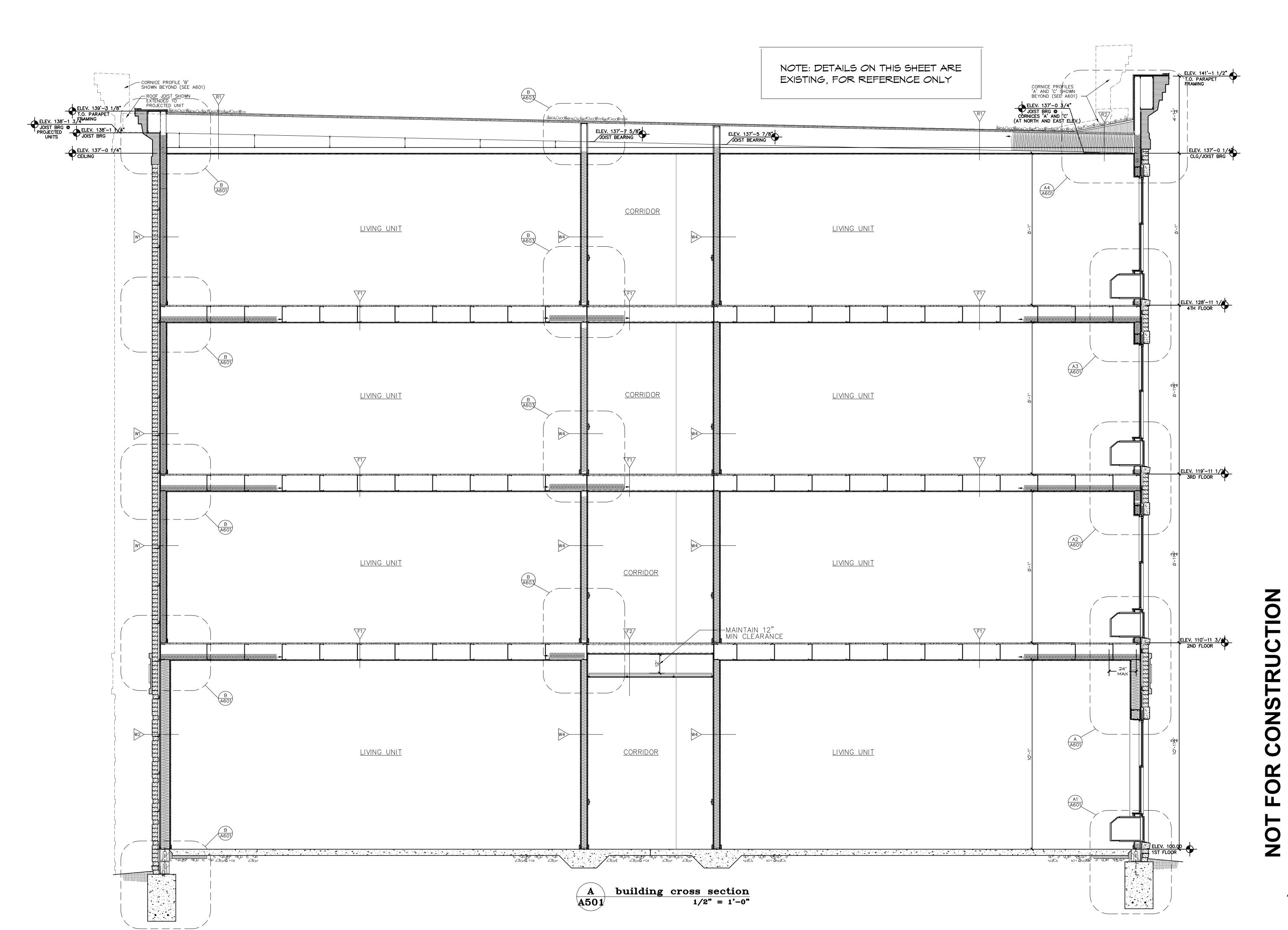
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wall/det/drywall\_fastener

3/8"=1'-0"

DIV 09 FINISH \FLOOR \DET \FLOOR\_TRANSITIONS



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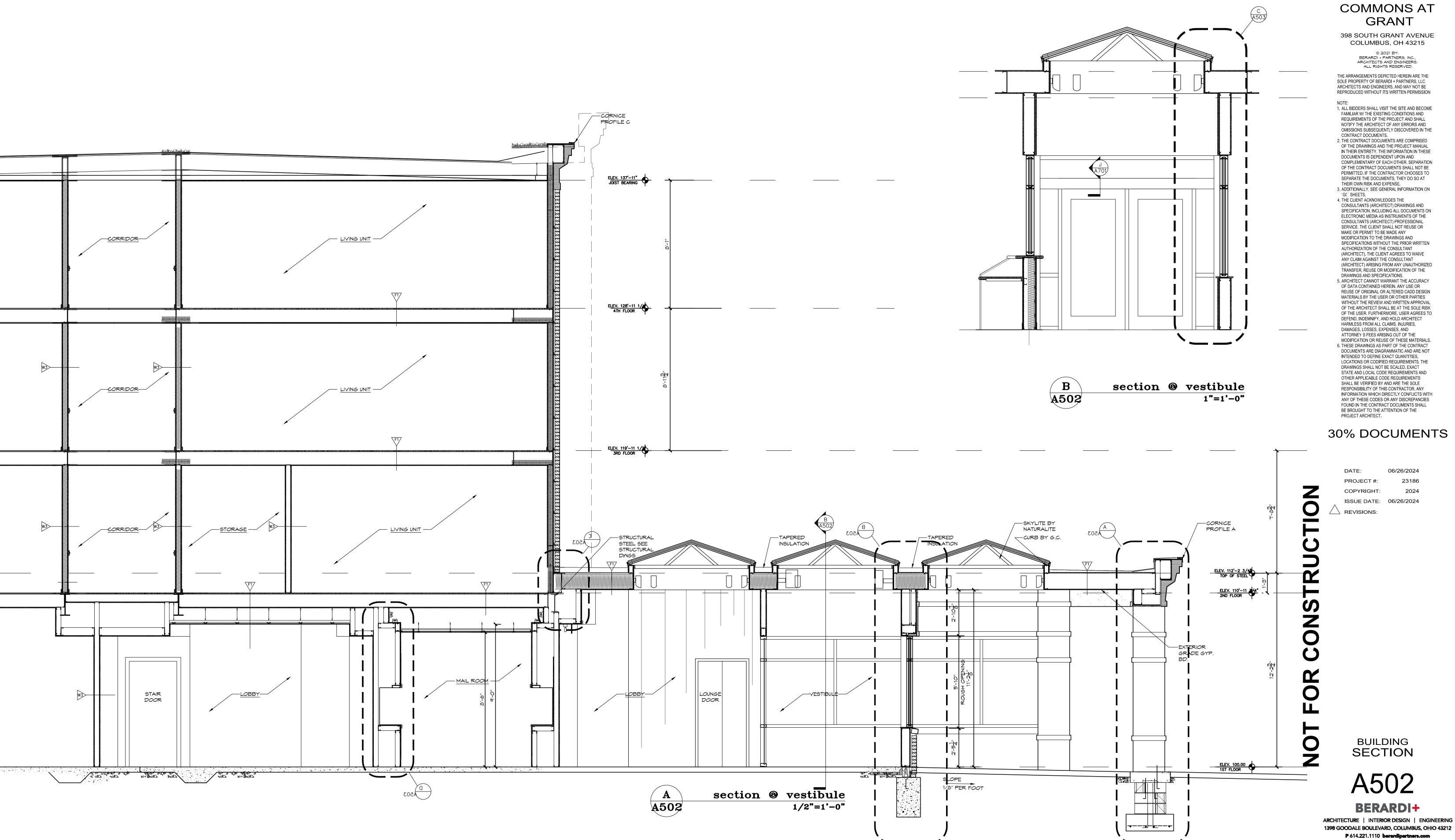
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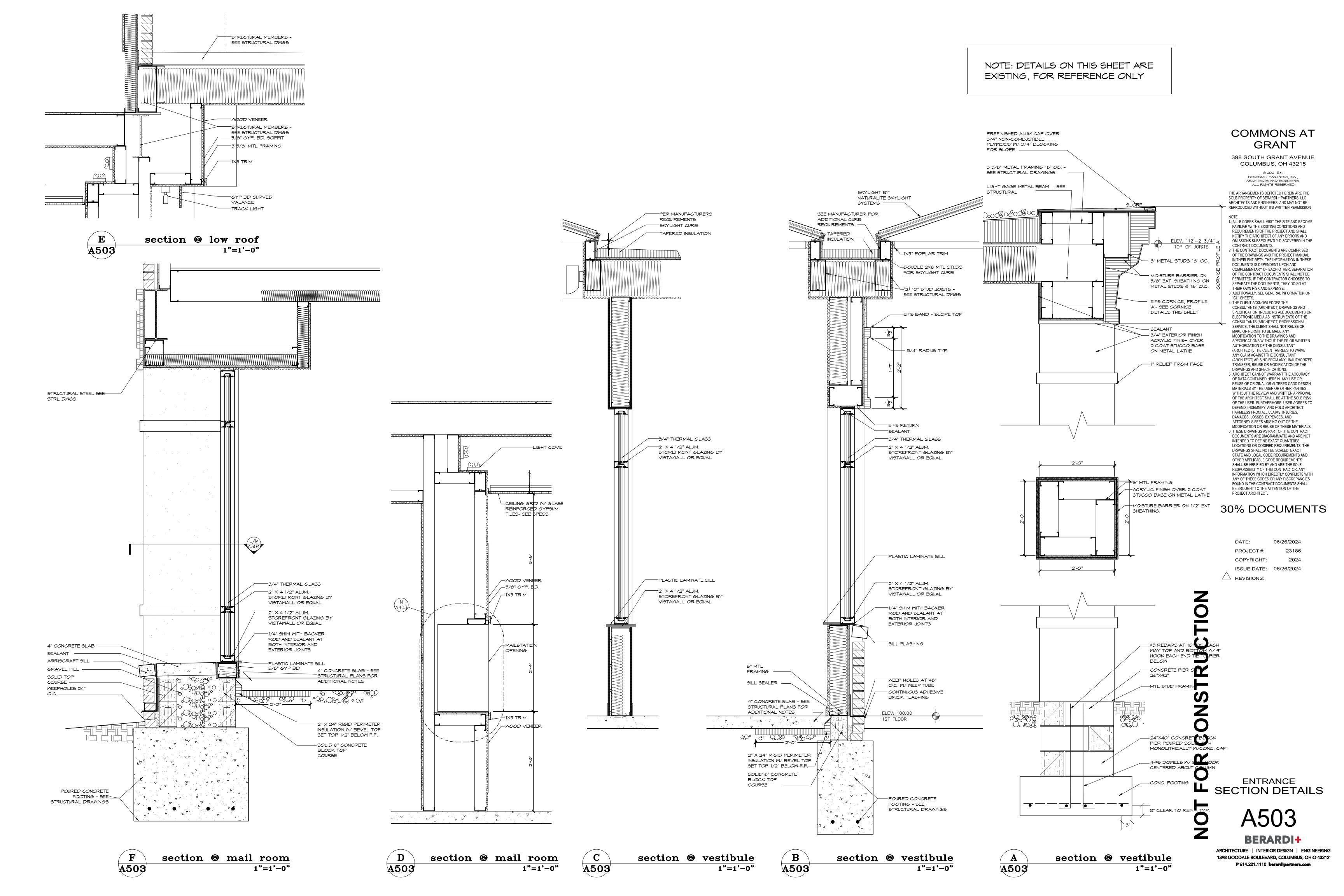
BUILDING CROSS SECTIONS

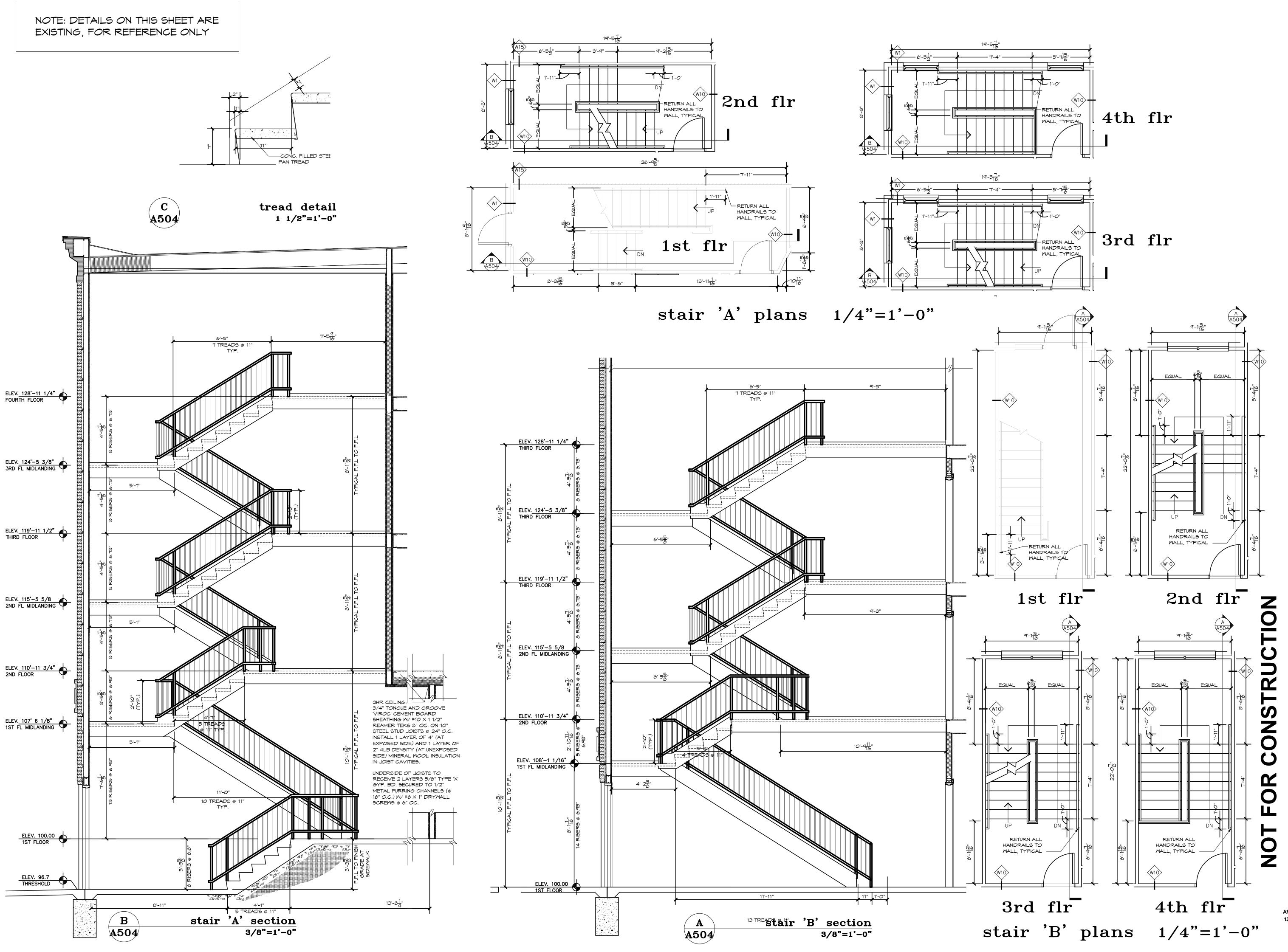
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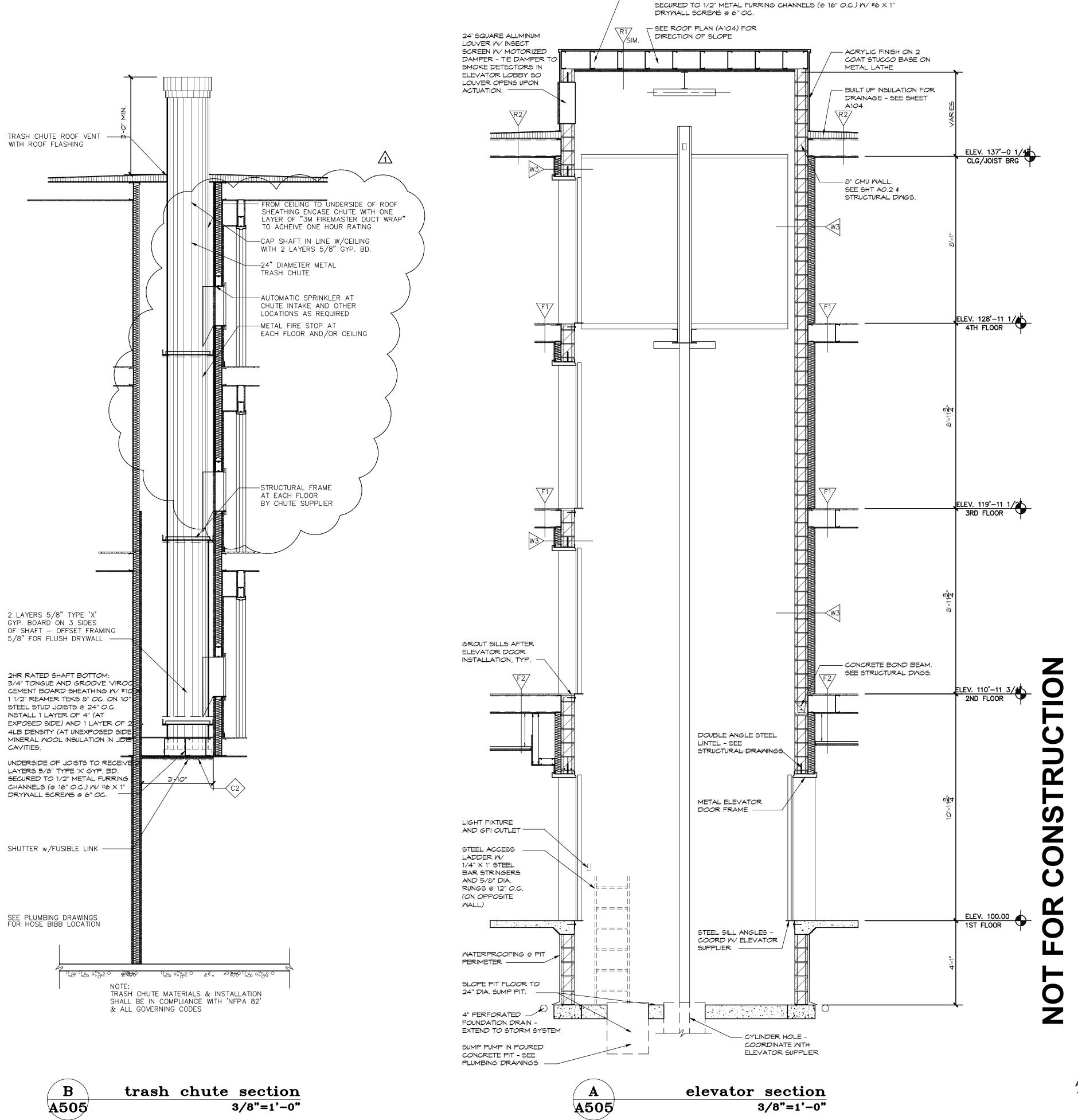
STAIR SECTIONS AND DETAILS

A504

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- 2HR ELEVATOR ROOF:

3/4" TONGUE AND GROOVE 'VIROC' CEMENT BOARD SHEATHING W/ #10 X 1 1/2" REAMER TEKS 8" OC. ON SLOPED (1/4" PER FOOT) 10" STEEL STUD JOISTS @ 24" O.C. INSTALL 1 LAYER OF 4" (AT EXPOSED SIDE) AND 1 LAYER OF 2" 4LB DENSITY (AT UNEXPOSED SIDE)

UNDERSIDE OF JOISTS TO RECEIVE 2 LAYERS 5/8" TYPE 'X' GYP. BD.

MINERAL WOOL INSULATION IN JOIST CAVITIES.

#### COMMONS AT GRANT

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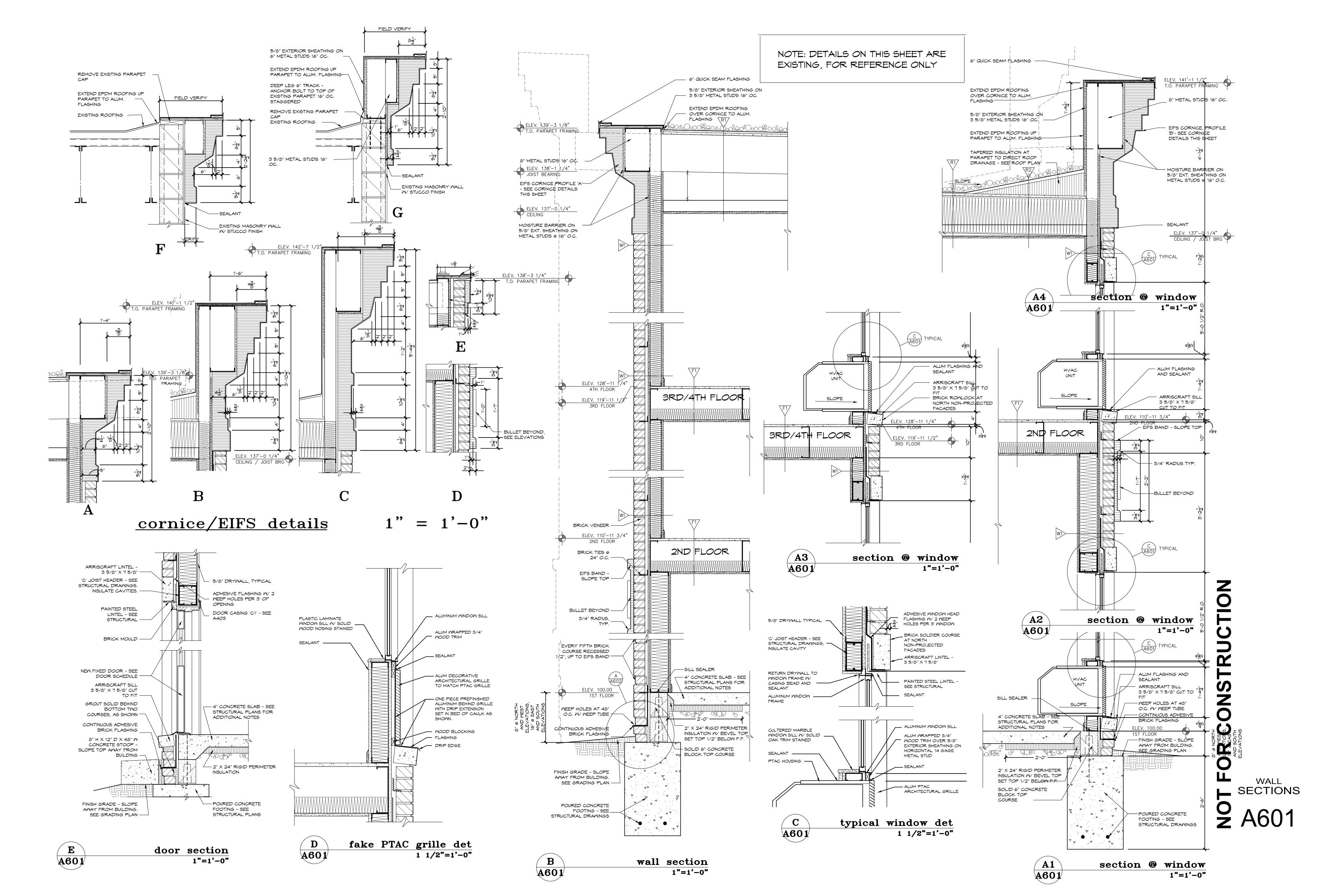
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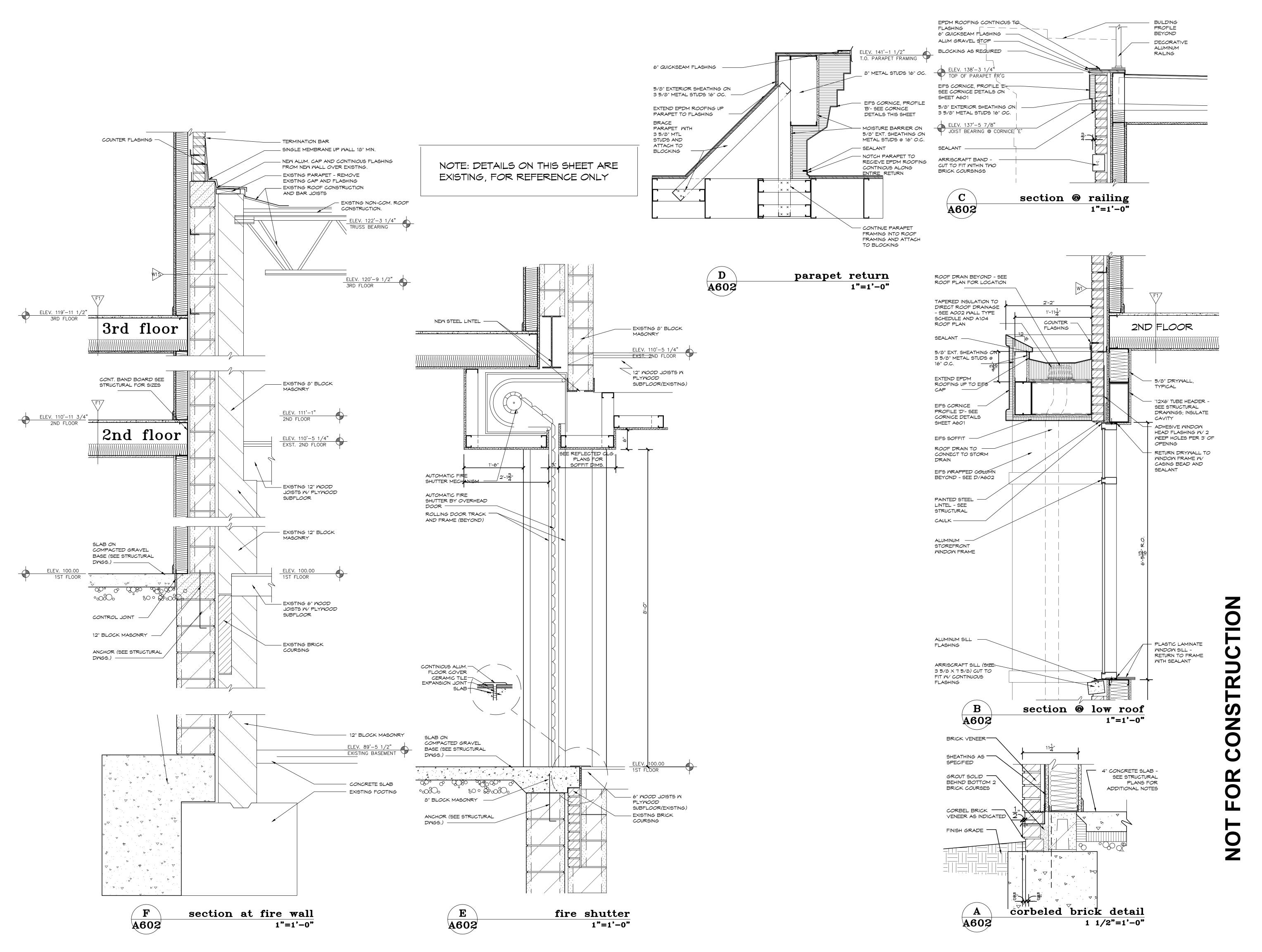
VERTICAL SECTIONS

A505

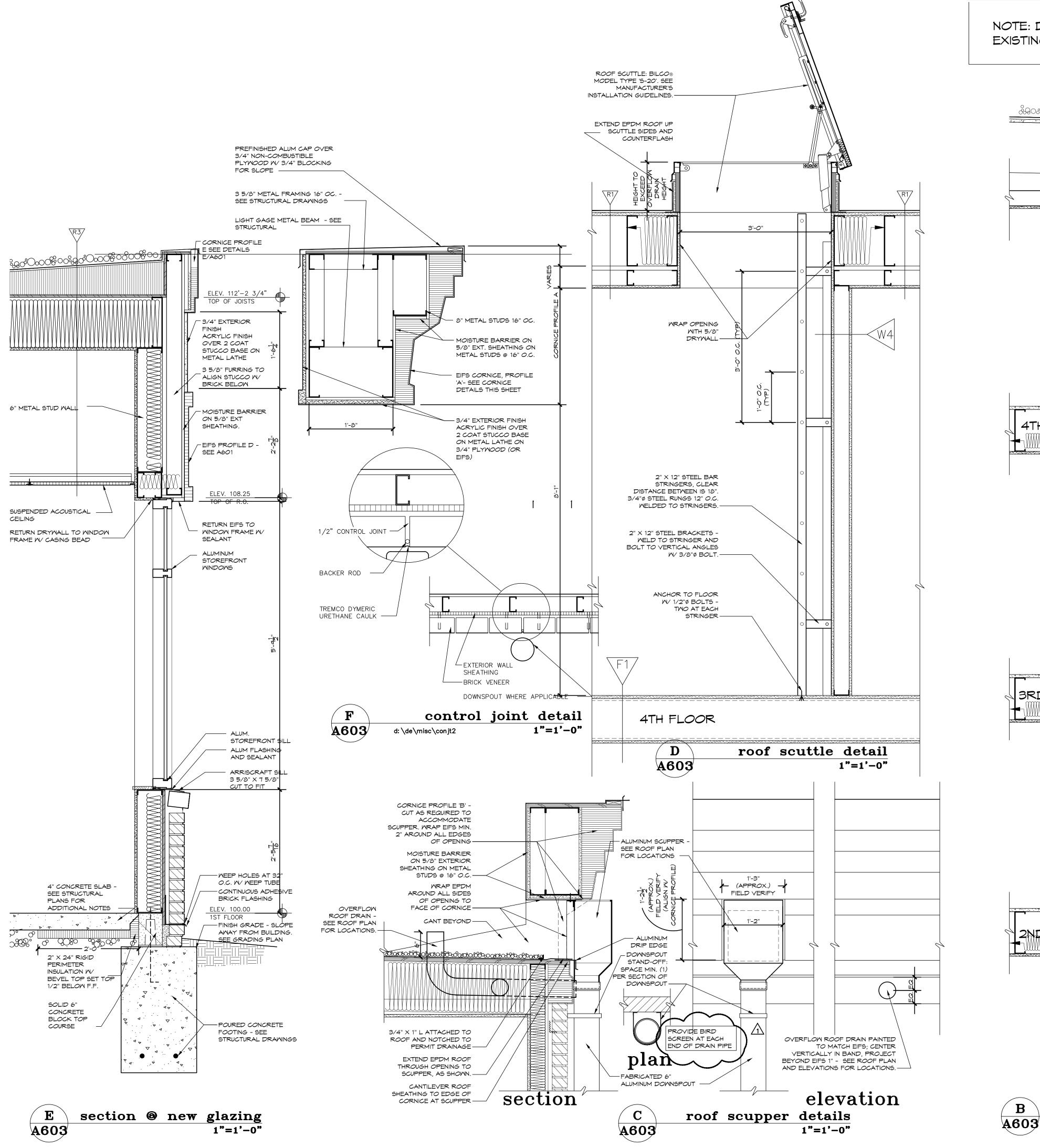
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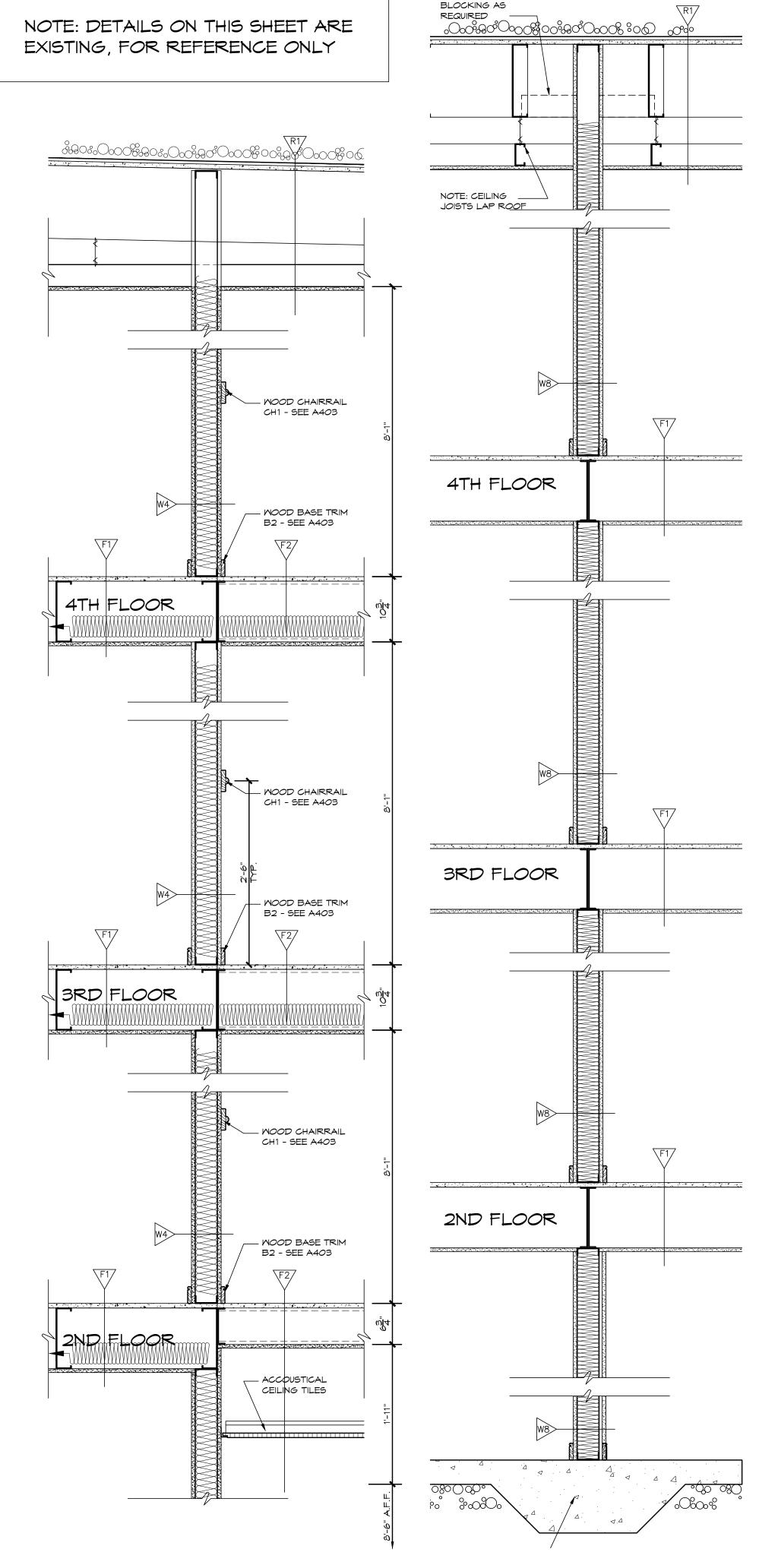
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WALL SECTIONS

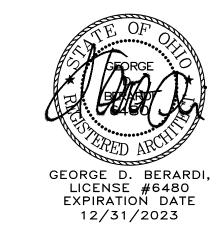




corridor wall section

1"=1'-0"

**A603** 



#### **COMMONS AT GRANT**

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> WALL SECTIONS

A603

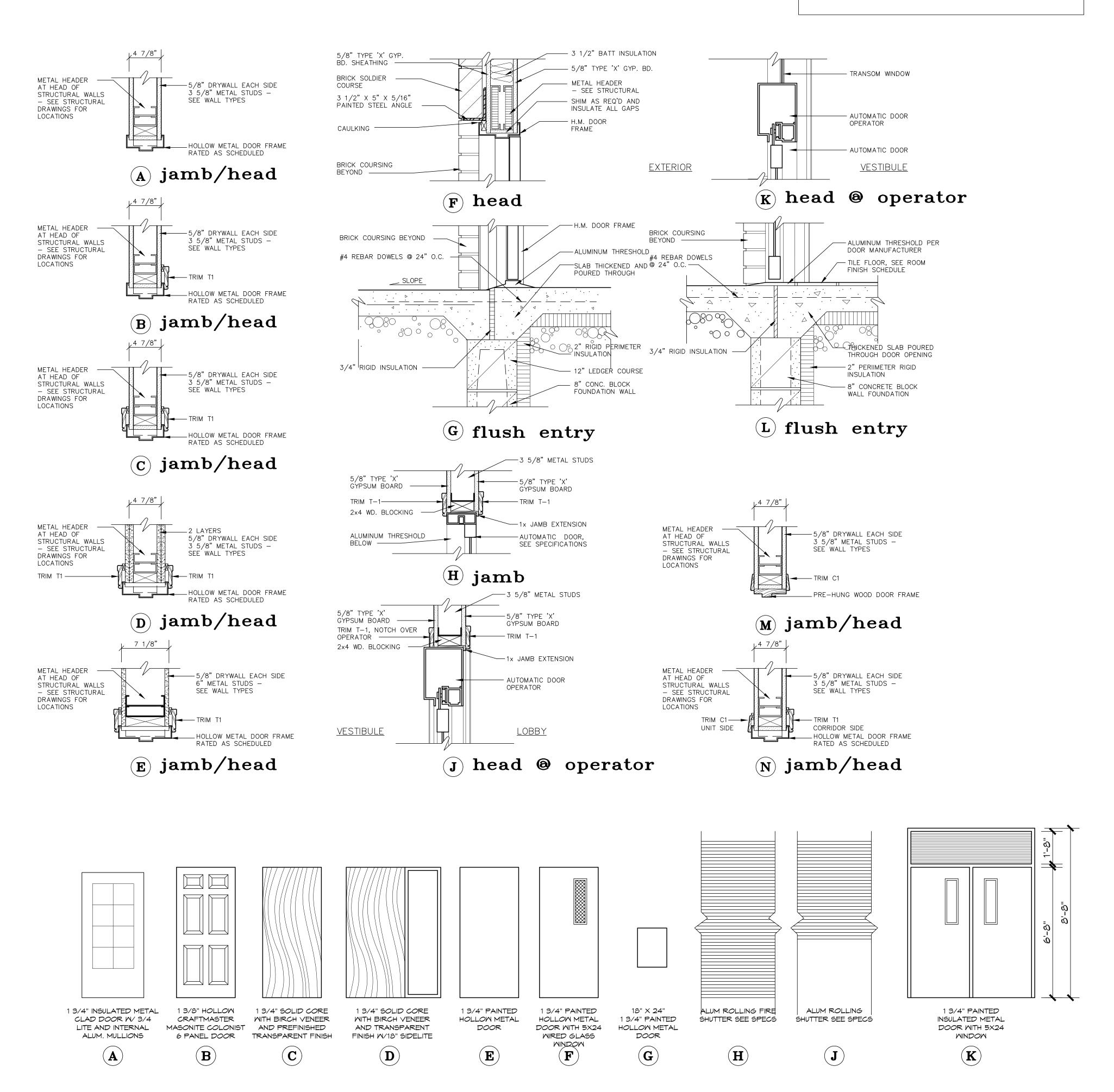
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common wall section

1"=1'-0"

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#### door schedule

|              | typ. use                              | door size                          | type           | frame        | rating              | details     | remarks   |
|--------------|---------------------------------------|------------------------------------|----------------|--------------|---------------------|-------------|---|
| 100A         | VESTIBULE                             | 6'-0" x 6'-8"                      | L              | ALUM.        |                     | H,K,L       | AUTOMATIC PUSH BUTTON OPENER                                      |
| 100B         | VESTIBULE                             | 6'-0" × 6'-8"                      | L              | ALUM.        |                     | H,J         | AUTOMATIC PUSH BUTTON OPENER                                      |
| 101A         | LOBBY                                 | 3'-0" x 6'-8"<br>14'-0" x 8'-0"    | F              | H.M.         | 90 MIN              | D           |   |
| 101B<br>102A | STAIR                                 | 3'-0" x 6'-8"                      | H<br>D         | H.M.<br>_    | 90 MIN<br>20 MIN    | ,           |   |
| 103A         | PROPERTY MANAGER                      | 3'-0" × 6'-8"                      | C              | H.M.         | 20 MIN              |             |   |
| 104A         | AST. PROP. MANAGER                    | 3'-0" × 6'-8"                      | С              | H.M.         | 20 MIN              |             |   |
| 105A         | ELEVATOR MACHINE ROOM                 | 3'-0" × 6'-8"                      | Е              | H.M.         | 90 MIN              | D sim. TRIM | SMOKE TIGHT DOOR W/ 12" x 12"<br>LOUVER WITH FUSIBLE LINK FIRE DA |
| 106A         | MECHANICAL ROOM                       | 3'-0" × 6'-8"                      | Е              | H.M.         | _                   | А           | SMOKE TIGHT DOOR W/ 12" x 12"<br>LOUVER WITH FUSIBLE LINK FIRE DA |
| 107A         | SERVICE CORRIDOR                      | 3'-0" × 6'-8"                      | С              | H.M.         | 20 MIN              | В           |   |
| 107B         | SERVICE CORRIDOR                      | 6'-0" × 6'-8"                      | F              | H.M.         | _                   | F,G         | INSULATE DOOR/ INSULATED GLASS IN LIEU OF WIRE.                   |
| 108A         | LAUNDRY ROOM                          | 3'-0" × 6'-8"                      | С              | H.M.         | 20 MIN              |             |   |
| 109A         | WOMEN                                 | 3'-0" × 6'-8"                      | С              | H.M.         | 20 MIN              |             |   |
| 110A         | MECHANICAL ROOM                       | 3'-0" x 6'-8"                      | С              | H.M.         | 20 MIN              | В           |   |
| 110B<br>110C | MECHANICAL ROOM  MECHANICAL ROOM      | (2) 3'-0" x 6'-8"<br>3'-0" x 6'-8" | K              | H.M.         | <del>-</del>        | F,G<br>F,G  | INSULATED DOOR  |
| 111A         | STAIR                                 | 3'-0" × 6'-8"                      | F              | H.M.         | 90 MIN              | D           |   |
| DOOR DE      |                                       |                                    | <u> </u>       |              |                     |             |   |
| 112A         | MECHANICAL ROOM                       | (2) 3'-0" x 6'-8"                  | С              | H.M.         | 20 MIN              | В           |   |
| 113A         | TRASH/ RECYCLING                      | 3'-0" × 6'-8"                      | С              | H.M.         | 20 MIN              | В           |   |
| 113B         | TRASH/ RECYCLING                      | 18" x 24"                          | G              | H.M.         | _                   | А           |   |
| 113C         | TRASH/ RECYCLING                      | 18" × 24"                          | G              | H.M.         |                     | А           |   |
| 113D         | TRASH/ RECYCLING                      | 18" × 24"                          | G              | H.M.         | _                   | А           |   |
| 114A         | MEN                                   | 3'-0" × 6'-8"                      | С              | H.M.         | 20 MIN              |             |   |
| 116A         | STORAGE/ PANTRY                       | 3'-0" × 6'-8"                      | С              | H.M.         | _                   | С           |   |
| 117A         | KITCHEN                               | 3'-0" x 6'-8"<br>5'-8" x 4'-8"     | С              | H.M.         |                     | C H /A403   |   |
| 117B<br>118A | KITCHEN  MULTI-PURPOSE                | 3'-0" × 6'-8"                      | C              | H.M.         | 20 MIN              | H/A403<br>C |   |
| 118B         | MULTI-PURPOSE                         | 3'-0" x 6'-8"                      | C              | H.M.         | 20 MIN              |             |   |
| 120A         | LOUNGE                                | 3'-0" × 6'-8"                      | С              | H.M.         | _                   | С           |   |
| 122A         | RECEPTION                             | 3'-0" × 6'-8"                      | С              | H.M.         | _                   | С           |   |
| 123A         | CLOTHING                              | 3'-0" × 6'-8"                      | С              | H.M.         | _                   | С           |   |
| 124A         | KITCHEN                               | 3'-0" × 6'-8"                      | D              | H.M.         | _                   | С           |   |
| 125A         | CONFERENCE                            | 3'-0" x 6'-8"                      | D              | H.M.         | _                   | С           |   |
| 126A         | SOCIAL WORKER                         | 3'-0" × 6'-8"                      | D              | H.M.         | _                   | С           |   |
| 127A         | CORRIDOR                              | 3'-0" × 6'-8"                      | С              | H.M.         | _                   | D           |   |
| 128A         | MEN (EXISTING)                        |                                    | -              | _            | _                   | _           |   |
| 129          | WOMEN (EXISTING)                      |                                    | <del>-</del>   | _            | _                   | _           |   |
| 131A         | SUPPORTIVE SERVICES                   | 3'-0" x 6'-8"                      | С              | H.M.         |                     | С           |   |
| 131B         | SUPPORTIVE SERVICES (EXIS             |                                    | -              | _            | _                   | _           |   |
| 132          | DIR. OF SUPPORTIVE SERVICE            | <u>-9 (±XISTING)</u>               | -              | _            |                     | _           |   |
| 133<br>134A  | OFFICE (EXISTING)  EXECUTIVE DIRECTOR | 3'-0" × 6'-8"                      |                | —<br>Н.М.    | <del>-</del>        |             |   |
| 134A<br>135A | MOCK INTERVIEW/ CONF.                 | 3'-0" x 6'-8"                      | C              | H.M.         |                     | C           |   |
| 136A         | CLASSROOM                             | 3'-0" x 6'-8"                      | С              | H.M.         |                     | С           |   |
| 137A         | VESTIBULE                             | 3'-0" × 6'-8"                      | С              | H.M.         | _                   | С           |   |
| 137B         | VESTIBULE (EXISTING)                  | _                                  | -              | _            |                     | _           |   |
| 138A         | PRINT/COPY/STOR.                      | 3'-0" x 6'-8"                      | С              | H.M.         |                     | С           |   |
| 138B         | PRINT/COPY/STOR.                      | 3'-0" x 6'-8"                      | С              | H.M.         | _                   | В           |   |
| 139A         | RESOURCE ROOM                         | 3'-0" x 6'-8"                      | D              | H.M.         | _                   | С           |   |
| 139B         | RESOURCE ROOM                         | 3'-0" x 6'-8"                      | С              | H.M.         | _                   | В           |   |
| 139C         | RESOURCE ROOM                         | 3'-0" x 6'-8"                      | С              | H.M.         |                     | В           |   |
| 200A         | RAMP                                  | 3'-0" x 6'-8"                      | С              | H.M.         | 20 MIN              | С           |   |
| 200B         | RAMP                                  | 3'-0" x 6'-8"                      | E              | H.M.         | 90 MIN              | _           |   |
| 201A         | FURNITURE STORAGE                     | 3'-0" × 6'-8"                      | С              | H.M.         | 20 MIN              |             |   |
| 202A         | STAIR  MECHANICAL ROOM                | 3'-0" x 6'-8"                      | F              | H.M.         | 90 MIN              | D           |   |
| 204A         |                                       | 6'-0" x 6'-8"<br>3'-0" x 6'-8"     | С              | H.M.         | 20 MIN              | В           |   |
| 205A<br>206A | JANITOR<br>STORAGE                    | 3'-0" × 6'-8"                      | С              | H.M.         | 20 MIN<br>20 MIN    | В           |   |
| 206A<br>207A | STAIR                                 | 3'-0" x 6'-8"                      | F              | H.M.         | 90 MIN              | D           |   |
| 208A         | TRASH                                 | 3'-0" × 6'-8"                      | C              | H.M.         | 20 MIN              | В           |   |
| 209A         | MECHANICAL ROOM                       | 6'-0" x 6'-8"                      | С              | H.M.         | 20 MIN              | В           |   |
| 210          | STORAGE                               | 3'-0" x 6'-8"                      | С              | H.M.         | 20 MIN              | В           |   |
| 301          | STORAGE                               | 3'-0" × 6'-8"                      | С              | H.M.         | 20 MIN              | В           |   |
| 302          | STAIR                                 | 3'-0" × 6'-8"                      | F              | H.M.         | 90 MIN              | D           |   |
| 304A         | MECHANICAL ROOM                       | 6'-0" x 6'-8"                      | С              | H.M.         | 20 MIN              | В           |   |
| 305A         | JANITOR                               | 3'-0" × 6'-8"                      | С              | H.M.         | 20 MIN              | В           |   |
| 306A         | STORAGE                               | 3'-0" x 6'-8"                      | С              | H.M.         | 20 MIN              | В           |   |
| 307A         | STAIR                                 | 3'-0" × 6'-8"                      | F              | H.M.         | 90 MIN              | D           |   |
| 308A         | TRASH                                 | 3'-0" x 6'-8"                      | С              | H.M.         | 20 MIN              | В           |   |
| 309A         | MECHANICAL ROOM  BATHROOM             | 6'-0" x 6'-8"                      | С              | H.M.         | 20 MIN              | В           |   |
| U1<br>U2     | CLOSET                                | 3'-0" × 6'-8"                      | B              | WOOD         | <del>-</del><br>  _ | M           |   |
| U2<br>U3     | ENTRY                                 | 3'-0" x 6'-8"<br>3'-0" x 6'-8"     | C              | WOOD<br>H.M. | 20 MIN              | M<br>N      |   |
| U4           | FIXED EXTERIOR DOOR                   | 3'-0" x 6'-8"                      | A              | WOOD         | 20 MIIN             | F           |   |
| U5           | CLOSET                                | (2) 2'-8" × 6'-8"                  | C              | WOOD         | <del>-</del>        | M           |   |
|              |                                       | 3'-0" × 6'-8"                      | T <sub>N</sub> | ALUM.        | _                   | F,G sim     |   |
| SA<br>SB     | STAIR TOWER A EXIT DOOR               | 1 3 -0 x 6 -6                      | IN             | I ALOWI.     | l l                 | 1,0 31111   |   |



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DOOR SCHEDULE, ELEVATIONS AND DETAILS

A701

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CHITECTURE | INTERIOR DESIGN | ENC

#### general notes: reflected ceiling plans

- A. NEW ENERGY STAR LIGHTING PACKAGE THROUGHOUT BUILDING, SEE
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C1/C2 10'-0' TYP. OF ALL

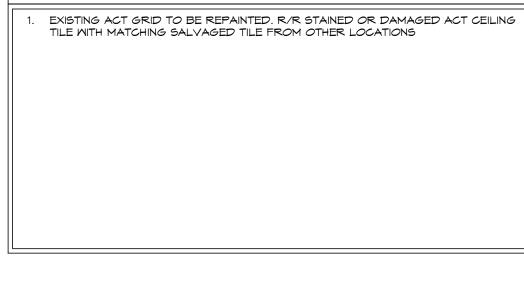
FIRST FLOOR UNIT CEILINGS

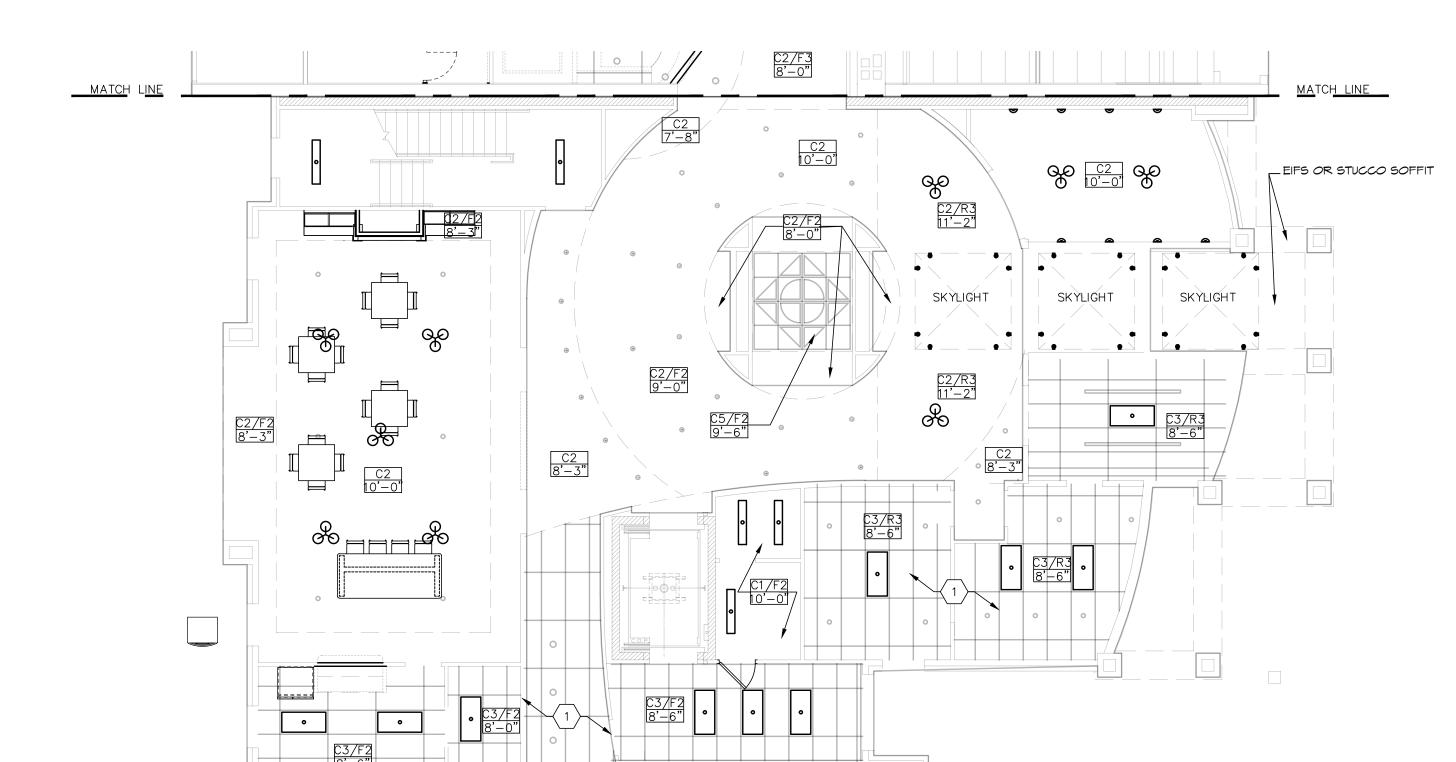
C1/C2 10'-0' TYP. OF ALL

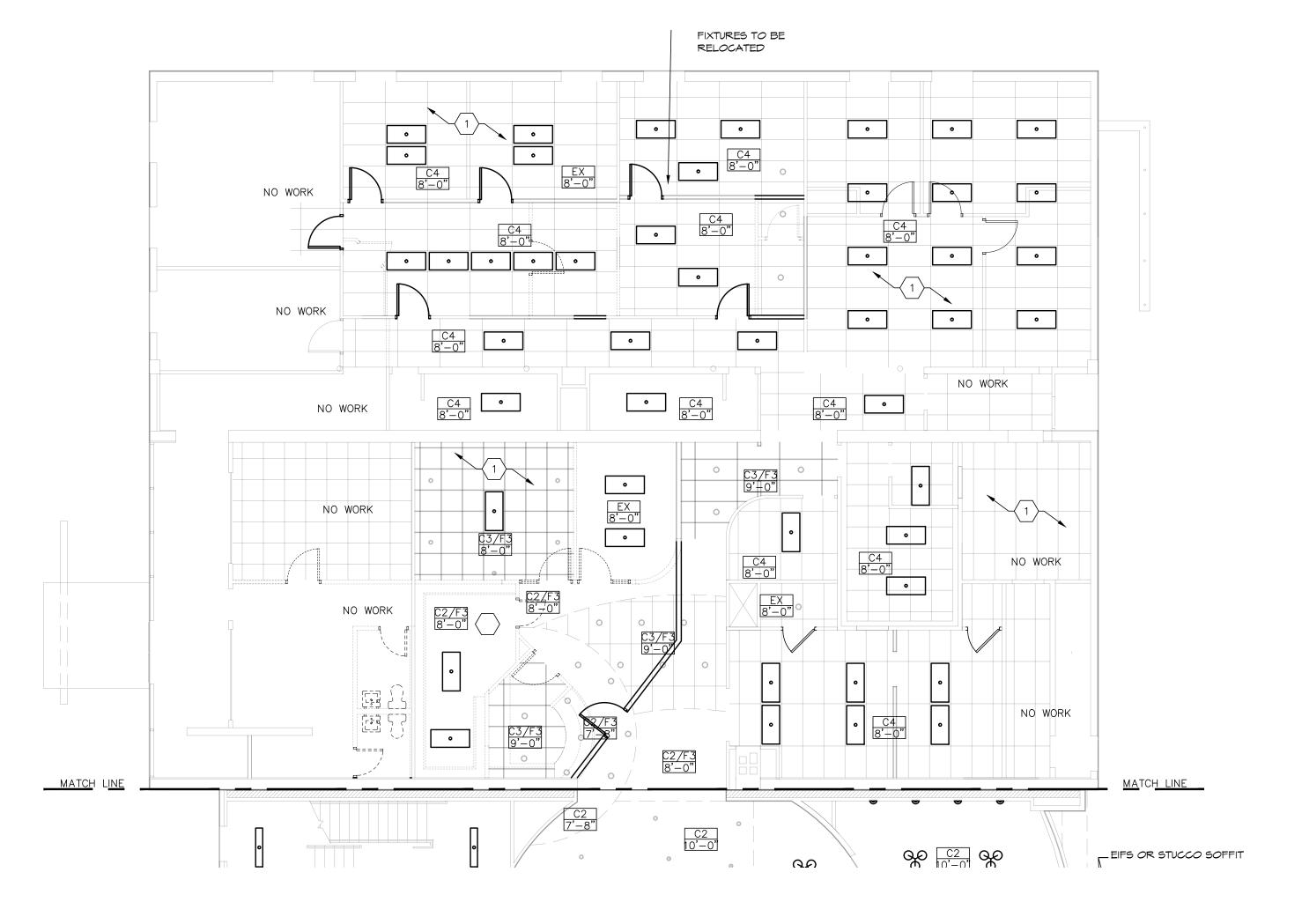
FIRST FLOOR

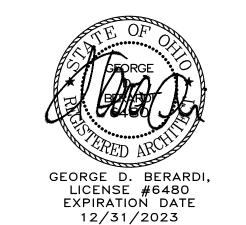
UNIT CEILINGS

#### coded notes: reflected ceiling plan









#### **COMMONS AT** GRANT

398 SOUTH GRANT AVENUE COLUMBUS, OH 43215

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#### 30% DOCUMENTS

PROJECT #: ISSUE DATE: 06/26/2024 REVISIONS:

PROJECT ARCHITECT.

C1/C2 10'-0' TYP. OF ALL FIRST FLOOR

UNIT CEILINGS

C1/C2 10'-0' TYP. OF ALL

FIRST FLOOR

UNIT CEILINGS

FIRST FLOOR REFLECTED CEILING PLAN

FIRST DESIGNATION = CEILING FINISH - SEE A703 SECOND DESIGNATION = FLOOR / CEILING TYPE - SEE A002 ALL LIVING UNIT CEILINGS THIS PLAN ARE C1/C2/F1 @ 10'-0" - SEE ROOM FINISH SCHEDULE FOR SPECIFIC ROOMS TO RECEIVE FLAT VS. SEMI-GLOSS PAINT

INVERTED TRIM B2 AROUND PERIMETER OF

RAISED CEILING -

first floor reflected ceiling plan

C1/C2 10'-0' TYP. OF ALL

FIRST FLOOR UNIT CEILINGS

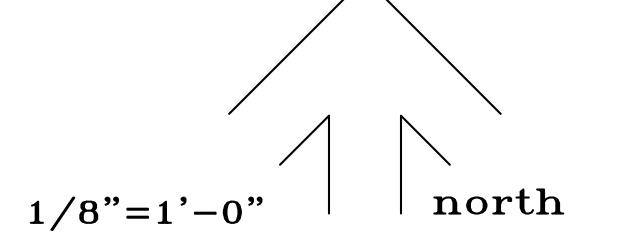
C1/C2 10'-0' TYP. OF ALL

FIRST FLOOR

UNIT CEILINGS

INVERTED TRIM B2 AROUND PERIMETER OF

RAISED CEILING -



INVERTED TRIM B2 AROUND PERIMETER OF RAISED CEILING -

0

#### general notes: reflected ceiling plans

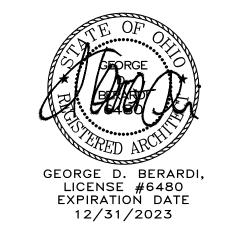
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#### coded notes: reflected ceiling plan

EXISTING ACT GRID TO BE REPAINTED. R/R STAINED OR DAMAGED ACT CEILING TILE WITH MATCHING SALVAGED TILE FROM OTHER LOCATIONS



#### **COMMONS AT GRANT**

398 SOUTH GRANT AVENUE COLUMBUS, OH 43215

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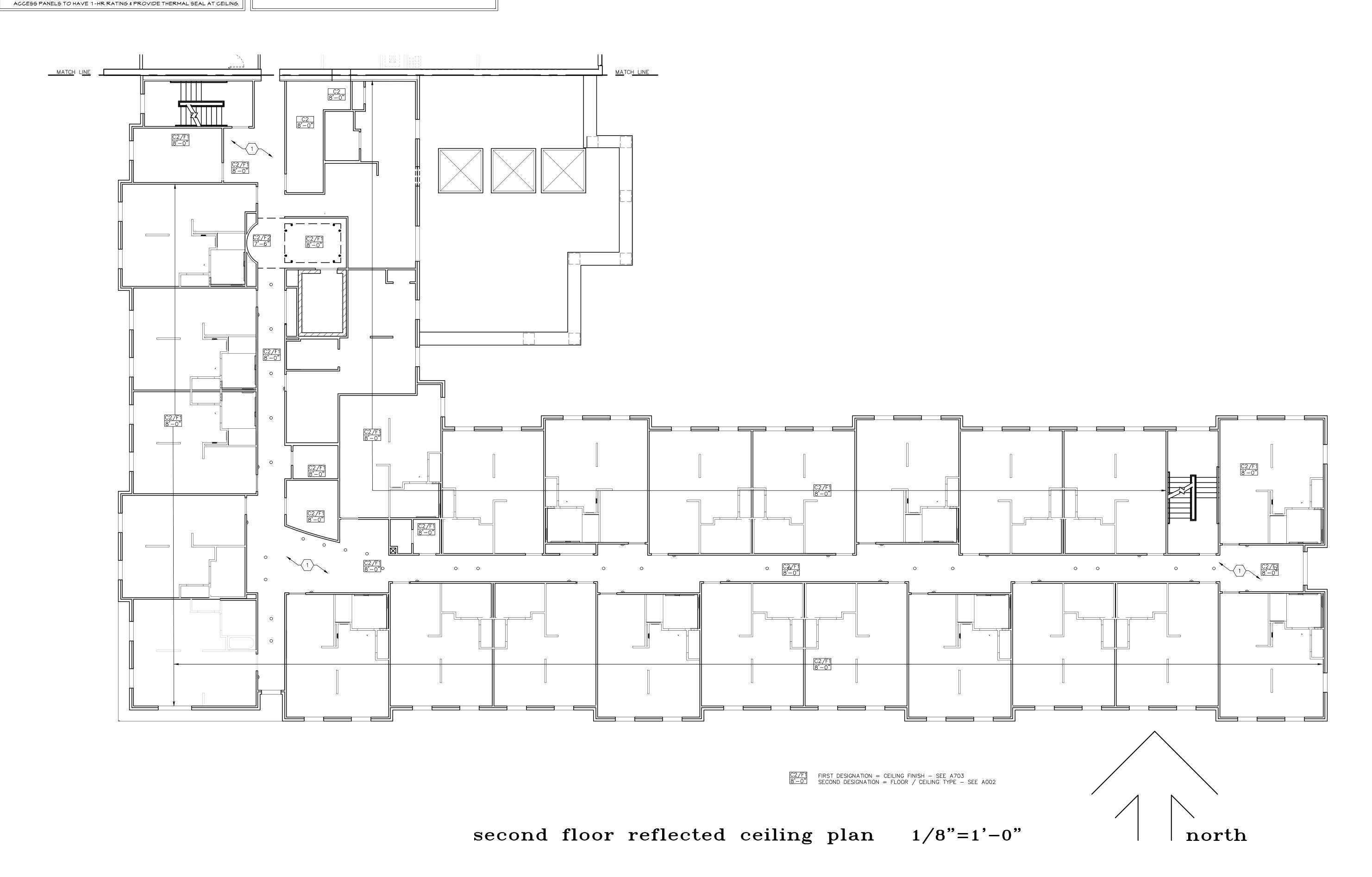
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|------------------|--------|
| PROJECT #:       | 23186  |
| COPYRIGHT:       | 2024   |
| ISSUE DATE: 06/2 | 6/2024 |
| REVISIONS:       |        |

SECOND FLOOR REFLECTED CEILING PLAN

A802

**BERARDI+** ARCHITECTURE | INTERIOR DESIGN | ENGINEERING 1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212 P 614.221.1110 berardipartners.com



#### general notes: reflected ceiling plans

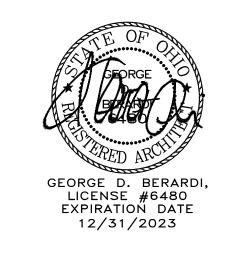
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|   | PROJECT #:  | 23186      |
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| ٨ | ISSUE DATE: | 06/26/2024 |
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THIRD & FOURTH FLOOR REFLECTED CEILING PLANS

A803

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