

building code analysis

APPLICABLE BUILDING CODES:

2024 OHIO BUILDING CODE
 2024 OHIO MECHANICAL CODE
 2024 OHIO PLUMBING CODE
 2023 NATIONAL ELECTRIC CODE, NFPA 70 2023
 2021 OHIO FIRE CODE
 2021 OHIO FIRE CODE
 2021 INTERNATIONAL ENERGY CONSERVATION CODE
 2022 NFPA 72 FIRE ALARM CODE
 2013 NFPA 13
 2017 IBC ANSI A117.1
 OHIO ADMINISTRATIVE CODE
 HAMILTON COUNTY BUILDING & ZONING ORDINANCES

CODE LIST IS NOT NECESSARILY EXHAUSTIVE OF ALL CODES HAVING JURISDICTION

2024 OHIO BUILDING CODE

CHAPTER 3: OCCUPANCY CLASSIFICATION & USE:

FIRST FLOOR: RESIDENTIAL (R-2), ASSEMBLY (A-3), BUSINESS (B)
 SECOND FLOOR: RESIDENTIAL (R-2)
 THIRD FLOOR: RESIDENTIAL (R-2)
 FOURTH FLOOR: RESIDENTIAL (R-2)

NO. OF UNITS: 134

CHAPTER 4: SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY

SECTION 420 GROUPS I-1, R-1, R-2, R-3 AND R-4:

420.2 SEPARATION WALLS
 WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING SHALL BE CONSTRUCTED AS FIRE PARTITIONS.

420.3 HORIZONTAL SEPARATION
 FLOOR ASSEMBLIES SHALL BE CONSTRUCTED AS HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH SECTION 711.

420.4 AUTOMATIC SPRINKLER SYSTEM
 GROUP R OCCUPANCIES SHALL BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.2.8.

420.5 FIRE ALARM SYSTEMS AND SMOKE ALARMS
 FIRE ALARM SYSTEMS AND SMOKE ALARMS SHALL BE PROVIDED IN GROUP R-2 OCCUPANCIES. SINGLE- OR MULTIPLE STATION SMOKE ALARMS SHALL BE PROVIDED IN GROUP R-2.

420.10 GROUP R COOKING FACILITIES
 COOKING APPLIANCES USED FOR DOMESTIC COOKING OPERATIONS IN A GROUP R OCCUPANCY SHALL BE LISTED AND LABELED AS DOMESTIC OR HOUSEHOLD-TYPE APPLIANCES FOR DOMESTIC USE.

CHAPTER 5: GENERAL BUILDING HEIGHTS & AREAS:

SECTION 502 BUILDING ADDRESS:

502.1 ADDRESS IDENTIFICATION
 NEW BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.

SECTION 503 GENERAL BUILDING HEIGHT AND AREA LIMITATIONS

503.1 GENERAL
 BUILDING HEIGHT, NUMBER OF STORIES AND BUILDING AREA SHALL NOT EXCEED THE LIMITS SPECIFIED IN SECTION 504 AND 506 BASED ON THE TYPE OF CONSTRUCTION AS DETERMINED BY SECTION 602 AND THE OCCUPANCIES AS DETERMINED BY SECTION 302.

SECTION 504 BUILDING HEIGHT AND NUMBER OF STORIES:

504.2 MIXED OCCUPANCY
 IN A BUILDING CONTAINING MIXED OCCUPANCIES IN ACCORDANCE WITH SECTION 506, NO INDIVIDUAL OCCUPANCY SHALL EXCEED THE HEIGHT AND NUMBER OF STORY LIMITS SPECIFIED IN THIS SECTION FOR THE APPLICABLE OCCUPANCIES.

504.3 HEIGHT IN FEET
 TABLE 504.3 ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE ACTUAL BUILDING HEIGHT: 45' - 10 1/2"

504.4 NUMBER OF STORIES
 TABLE 504.3 ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE ACTUAL NUMBER OF STORIES: 4
 OCCUPANCY CLASSIFICATIONS: A-2, B, R-2, S-1
 AUTOMATIC SPRINKLER SYSTEM: NFPA 13

SECTION 505 MEZZANINES AND EQUIPMENT PLATFORMS

505.2 MEZZANINES
 SHALL BE CONSIDERED A PORTION OF THE STORY BELOW. SUCH MEZZANINES SHALL NOT CONTRIBUTE TO EITHER THE BUILDING AREA OR THE NUMBER OF STORIES AS REGULATED BY SECTION 503.1. THE AREA OF THE MEZZANINE SHALL BE INCLUDED IN DETERMINING THE FIRE AREA. THE CLEAR HEIGHT ABOVE AND BELOW THE MEZZANINE FLOOR CONSTRUCTION SHALL NOT BE LESS THAN 7 FEET.

505.2.1 AREA LIMITATION
 THE AGGREGATE AREA OF A MEZZANINE SHALL NOT BE GREATER THAN ONE-THIRD OF THE FLOOR AREA OF THAT ROOM IN WHICH THEY ARE LOCATED. IN DETERMINING THE ALLOWABLE MEZZANINE AREA, THE AREA OF THE MEZZANINE SHALL NOT BE INCLUDED IN THE FLOOR AREA OF THE ROOM.

505.2.2 MEANS OF EGRESS
 SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF CHAPTER 10.

505.2.3 OPENNESS
 A MEZZANINE SHALL BE OPEN AND UNOBSTRUCTED TO THE ROOM IN WHICH IT IS LOCATED EXCEPT FOR WALL NOT MORE THAN 42 INCHES IN HEIGHT, COLUMNS AND POSTS.

SECTION 506 BUILDING AREA

506.2 ALLOWABLE AREA FACTOR IN SQUARE FEET
 ALLOWED: 36,000
 ACTUAL:

area - exterior gross - master	
Level	Area
1ST FLOOR	35,852 SF
2ND FLOOR	35,325 SF
3RD FLOOR	35,230 SF
4TH FLOOR	35,006 SF
TOTAL	141,413 SF

506.2.2 MIXED-OCCUPANCY BUILDINGS
 FOR BUILDINGS WITH MORE THAN THREE STORIES ABOVE GRADE PLANE, THE TOTAL BUILDING AREA SHALL BE SUCH THAT THE AGGREGATE SUM OF THE RATIOS OF THE ACTUAL AREA OF EACH STORY DIVIDED BY THE ALLOWABLE AREA OF SUCH STORIES SHALL NOT EXCEED THREE.

$$A_a = (A_t + (NS \times I))$$

506.3 FRONTAGE INCREASE
 EVERY BUILDING SHALL ADJOIN OR HAVE ACCESS TO A PUBLIC WAY TO RECEIVE AN AREA FACTOR INCREASE BASED ON FRONTAGE AREA FACTOR INCREASE SHALL BE DETERMINED IN ACCORDANCE WITH SECTION 506.3.1 THROUGH 506.3.3.

506.3.1 MINIMUM PERCENTAGE OF PERIMETER
 A BUILDING WILL HAVE NOT LESS THAN 25 PERCENT OF ITS PERIMETER ON A PUBLIC WAY OR OPEN SPACE. THE OPEN SPACE IS TO BE EITHER ON THE SAME LOT OR DEDICATED FOR PUBLIC USE AND BE ACCESSED FROM A STREET OR APPROVED FIRE LANE.

506.3.2 MINIMUM FRONTAGE DISTANCE
 THE PUBLIC WAY OR OPEN SPACE ADJACENT TO THE BUILDING PERIMETER SHALL HAVE A MINIMUM DISTANCE (W) OF 20 FEET MEASURED AT RIGHT ANGLES FROM THE BUILDING FACE TO ANY OF THE FOLLOWING:
 1. THE CLOSEST INTERIOR LOT LINE
 2. THE ENTIRE WIDTH OF A STREET, ALLEY OR PUBLIC WAY
 THE EXTERIOR FACE OF AN ADJACENT BUILDING ON THE SAME PROPERTY

506.3.3 AMOUNT OF INCREASE
 SHALL BE DETERMINED IN ACCORDANCE WITH TABLE 506.3.3.

TABLE 506.3.3 FRONTAGE INCREASE FACTOR

SECTION 508 MIXED USE & OCCUPANCY:

508.1 GENERAL
 EACH PORTION OF A BUILDING SHALL BE INDIVIDUALLY CLASSIFIED IN ACCORDANCE WITH SECTION 302.1.

508.4 SEPARATE OCCUPANCIES
 PORTIONS OF BUILDINGS THAT COMPLY WITH THE PROVISIONS OF THIS SECTION SHALL BE CONSIDERED AS SEPARATED OCCUPANCIES.

TABLE 508.4 REQUIRED SEPARATED OF OCCUPANCIES (HOURS):

FIRST FLOOR:
 SEPARATION BETWEEN R AND A (SPRINKLERED) = 1 HOUR
 SEPARATION BETWEEN R AND B (SPRINKLERED) = 1 HOUR
 SEPARATION BETWEEN R AND S2 (SPRINKLERED) = 1 HOUR

508.4.1 OCCUPANCY CLASSIFICATION
 EACH SEPARATED SPACE SHALL COMPLY BASED ON THE OCCUPANCY CLASSIFICATION OF THAT PORTION OF THE BUILDING.

508.4.2 ALLOWABLE BUILDING AREA
 THE BUILDING AREA OF EACH SEPARATED OCCUPANCY DIVIDED BY THE ALLOWABLE BUILDING AREA OF EACH SEPARATED OCCUPANCY SHALL NOT EXCEED 1.

508.4.3 ALLOWABLE HEIGHT
 EACH SEPARATED OCCUPANCY SHALL COMPLY BASED ON THE TYPE OF CONSTRUCTION OF THE BUILDING IN ACCORDANCE WITH SECTION 503.1.

508.4.4 SEPARATION
 INDIVIDUAL OCCUPANCIES SHALL BE SEPARATED FROM ADJACENT OCCUPANCIES IN ACCORDANCE WITH TABLE 508.4.

508.4.4.1 CONSTRUCTION
 REQUIRED SEPARATIONS SHALL BE FIRE BARRIERS IN ACCORDANCE WITH SECTION 707 OR HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH SECTION 711.

CHAPTER 6: TYPES OF CONSTRUCTION:

SECTION 601 GENERAL

TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

BUILDING ELEMENT	TYPE VA
PRIMARY STRUCTURAL FRAME	1 HOUR
BEARING WALLS	
EXTERIOR	1 HOUR
INTERIOR	1 HOUR
NON-BEARING WALLS (EXTERIOR)?	HOURS 705.5
NON-BEARING WALLS (INTERIOR)?	0 HOUR
FLOOR CONSTRUCTION	1 HOUR
ROOF CONSTRUCTION	1 HOUR

SECTION 602 CONSTRUCTION CLASIFICATION

602.1 GENERAL
 THE BUILDING ELEMENTS SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN THAT SPECIFIED IN TABLE 601 AND EXTERIOR WALLS SHALL HAVE A FIRE RESISTANCE RATING NOT LESS THAN THAT SPECIFIED IN TABLE 705.5, WHERE REQUIRED TO HAVE A FIRE-RESISTANCE RATING BY TABLE 601, BUILDING ELEMENTS SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF SECTION 703.2.

602.5 TYPE V
 TYPE OF CONSTRUCTION IN WHICH THE STRUCTURAL ELEMENTS, EXTERIOR WALLS AND INTERIOR WALLS ARE OF ANY MATERIALS PERMITTED BY THE CODE.
 CONSTRUCTION TYPE:VA

CHAPTER 7: FIRE AND SMOKE PROTECTION FEATURES:

SECTION 701 SCOPE

THE PROVISIONS OF THIS CHAPTER SHALL GOVERN THE MATERIALS, SYSTEMS AND ASSEMBLIES USED FOR STRUCTURAL FIRE RESISTANCE AND FIRE-RESISTANCE-RATED CONSTRUCTION SEPARATION OF ADJACENT SPACES TO SAFEGUARD AGAINST THE SPREAD OF FIRE AND SMOKE WITHIN A BUILDING AND THE SPREAD OF FIRE TO AND FROM BUILDINGS.

SECTION 703 FIRE-RESISTANCE RATINGS AND FIRE TESTS

703.2 FIRE RESISTANCE
 THE FIRE-RESISTANCE RATING OF BUILDING ELEMENTS, COMPONENTS OR ASSEMBLIES IN ACCORDANCE WITH SECTION 703.2.1 (TESTED ASSEMBLIES) OR 703.2.2 (ANALYTICAL METHODS) WITHOUT THE USE OF AUTOMATIC SPRINKLERS OR ANY OTHER FIRE SUPPRESSION SYSTEM BEING INCORPORATED, OR IN ACCORDANCE WITH SECTION 703.2.3.

703.4 FIRE-RESISTANCE-RATED GLAZING
 FIRE-RESISTANCE-RATED GLAZING SHALL BEAR A LABEL MARKED IN ACCORDANCE WITH TABLE 716.1(1) ISSUED BY AN AGENCY AND SHALL BE PERMANENTLY IDENTIFIED ON THE GLAZING.

SECTION 704 FIRE-RESISTANCE RATING OF STRUCTURAL MEMBERS?

SECTION 705 EXTERIOR WALLS

705.2 PROJECTIONS
 CORNICES, EAVE OVERHANGS, EXTERIOR BALCONIES AND SIMILAR PROJECTIONS EXTENDING BEYOND THE EXTERIOR WALL CONFORM TO THE REQUIREMENTS OF THIS SECTION AND SECTION 1405. PROJECTIONS SHALL NOT EXTEND ANY CLOSER TO THE LINE USED TO DETERMINE THE FIRE SEPARATION DISTANCE THAN SHOWN IN TABLE 705.2.

TABLE 705.2 MINIMUM DISTANCE OF PROJECTION

705.2.2 TYPE III, IV OR V CONSTRUCTION
 PROJECTIONS FROM WALLS OF TYPE III, IV OR V CONSTRUCTION SHALL BE ANY APPROVED MATERIAL.

705.4 MATERIALS
 EXTERIOR WALLS SHALL BE OF MATERIALS PERMITTED BY THE BUILDING'S TYPE OF CONSTRUCTION.

705.5 FIRE-RESISTANCE RATINGS
 EXTERIOR WALLS SHALL BE FIRE-RESISTANCE RATED IN ACCORDANCE WITH TABLE 601, BASED ON THE TYPE OF CONSTRUCTION AND TABLE 705.5 BASED ON THE FIRE SEPARATION DISTANCE. THE REQUIRED FIRE-RESISTANCE RATING OF EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF GREATER THAN 10 FEET SHALL BE RATED FOR EXPOSURE TO FIRE FROM THE INSIDE.

TABLE 705.5 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

705.8 OPENINGS
 OPENINGS IN EXTERIOR WALLS SHALL COMPLY WITH SECTION 705.8.1 THROUGH 705.8.6.

TABLE 705.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

705.8.1 ALLOWABLE AREA OF OPENINGS

EXCEPTION #3:
 BUILDINGS WHOSE EXTERIOR BEARING WALLS, EXTERIOR NONBEARING WALLS AND EXTERIOR PRIMARY STRUCTURAL FRAME ARE NOT REQUIRED TO BE FIRE-RESISTANCE RATED SHALL BE PERMITTED TO HAVE UNLIMITED UNPROTECTED OPENINGS.

705.8.2 PROTECTED OPENINGS

EXCEPTION: OPENING PROTECTIVES ARE NOT REQUIRED WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 AND THE EXTERIOR OPENINGS ARE PROTECTED BY A WATER CURTAIN USING AUTOMATIC SPRINKLERS APPROVED FOR THAT USE.

705.8.3 UNPROTECTED OPENINGS
 WINDOWS AND DOORS SHALL BE CONSTRUCTED OF ANY APPROVE MATERIALS. GLAZING SHALL CONFORM TO THE REQUIREMENTS OF CHAPTERS 24 AND 26.

705.8.5 VERTICAL SEPARATION OF OPENINGS

EXCEPTION #2:
 THIS SECTION SHALL NOT APPLY TO BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2.

705.11 PARAPETS

PARAPETS SHALL BE PROVIDED ON EXTERIOR WALLS OF BUILDINGS.
 EXCEPTION #2:
 THE BUILDING HAS AN AREA OF NOT MORE THAN 1,000 SQUARE FEET ON ANY FLOOR.

705.11.1 PARAPET CONSTRUCTION
 PARAPETS SHALL HAVE THE SAME FIRE-RESISTANCE RATING AS THAT REQUIRED FOR THE SUPPORTING WALL, AND ON ANY SIDE ADJACENT TO A ROOF SURFACE, SHALL HAVE NONCOMBUSTIBLE FACES FOR THE UPPERMOST 18 INCHES, INCLUDING COUNTERFLASHING AND COPING MATERIALS. THE HEIGHT OF THE PARAPET SHALL NOT BE LESS THAN 30 INCHES ABOVE THE POINT WHERE THE ROOF SURFACE AND THE WALL INTERSECT.

SECTION 706 FIRE WALLS

706.1 GENERAL
 EACH PORTION OF A BUILDING SEPARATED BY ONE OR MORE FIRE WALLS SHALL BE CONSIDERED A SEPARATE BUILDING.

706.2 STRUCTURAL STABILITY
 FIRE WALLS SHALL BE DESIGNED AND CONSTRUCTED TO ALLOW COLLAPSE OF THE STRUCTURE ON EITHER SIDE WITHOUT COLLAPSE OF THE WALL UNDER FIRE CONDITIONS.

706.3 MATERIALS
 FIRE WALLS SHALL BE OF ANY APPROVED NON-COMBUSTIBLE MATERIALS.
 EXCEPTION: BUILDINGS OF TYPE V CONSTRUCTION.

706.4 FIRE-RESISTANCE RATING
 FIRE WALLS SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN THAT REQUIRED BY TABLE 706.4.

TABLE 706.4 FIRE WALL FIRE-RESISTANCE RATINGS

706.5 HORIZONTAL CONTINUITY
 FIRE WALLS SHALL BE CONTINUOUS FROM EXTERIOR WALL TO EXTERIOR WALL AND SHALL EXTEND NOT LESS THAN 18 INCHES BEYOND THE EXTERIOR SURFACE OF EXTERIOR WALLS.
 EXCEPTION #1:

FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE INTERIOR SURFACE OF COMBUSTIBLE EXTERIOR SHEATHING PROVIDED THE EXTERIOR WALL HAS A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR FOR A HORIZONTAL DISTANCE OF NOT LESS THAN 4 FEET ON BOTH SIDES OF THE FIRE WALL.

EXCEPTION #3:
 FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE INTERIOR SURFACE OF COMBUSTIBLE EXTERIOR SHEATHING PROVIDED THE BUILDING ON EACH SIDE OF THE FIRE WALL IS PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2.

706.5.1 EXTERIOR WALLS
 WHERE THE FIRE WALL INTERSECTS EXTERIOR WALLS, THE FIRE-RESISTANCE RATING OF THE EXTERIOR WALL SHALL EXTEND NOT LESS THAN 4 FEET ON EACH SIDE OF THE INTERSECTION OF THE FIRE WALL TO EXTERIOR WALL.

706.5.2 HORIZONTAL PROJECTING ELEMENTS
 FIRE WALLS SHALL EXTEND TO THE OUTER EDGE OF HORIZONTAL PROJECTING ELEMENTS SUCH AS BALCONIES THAT ARE WITHIN 4 FEET OF THE FIRE WALL.

706.6 VERTICAL CONTINUITY
 FIRE WALLS SHALL EXTEND FROM THE FOUNDATION TO A TERMINATION POINT NOT LESS THAN 30 INCHES ABOVE BOTH ADJACENT ROOFS.

EXCEPTION #4:
 TERMINATE AT THE UNDERSIDE OF COMBUSTIBLE ROOF SHEATHING OR DECKS, PROVIDED:

1. THERE ARE NO OPENINGS IN THE ROOF WITHIN 4 FEET OF THE FIRE WALL.
2. THE ROOF IS COVERED WITH A MINIMUM CLASS B ROOF COVERING, AND
3. THE ROOF SHEATHING OR DECK IS CONSTRUCTED OF FIRE-RETARDANT-TREATED WOOD FOR A DISTANCE OF 4 FEET ON BOTH SIDES OF THE WALL.

706.8 OPENINGS
 EACH OPENING THROUGH A FIRE WALL SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 716 AND SHALL NOT EXCEED 156 SF.

EXCEPTION #2:
 OPENINGS SHALL NOT BE LIMITED TO 156 SF, WHERE BOTH BUILDINGS ARE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1.

SECTION 707 FIRE BARRIERS

707.3.1 SHAFT ENCLOSURES
 THE FIRE-RESISTANCE RATING OF THE FIRE BARRIER SEPARATING BUILDING AREAS FROM A SHAFT SHALL COMPLY WITH SECTION 713.4.

707.3.2 INTERIOR EXIT STAIRWAY AND RAMP CONSTRUCTION
 THE FIRE-RESISTANCE RATING OF THE FIRE BARRIER SEPARATING BUILDING AREAS FROM AN INTERIOR EXIT STAIRWAY OR RAMP SHALL COMPLY WITH SECTION 1023.1.

707.3.9 SEPARATED OCCUPANCIES
 THE FIRE BARRIER SEPARATING MIXED OCCUPANCIES SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN THAT INDICATED IN TABLE 508.4.

707.4 EXTERIOR WALLS
 EXTERIOR WALLS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 705 AND THE FIRE-RESISTANCE-RATED ENCLOSURE OR SEPARATION REQUIREMENTS SHALL NOT APPLY.

EXCEPTION #1:
 EXTERIOR WALLS REQUIRED TO BE FIRE-RESISTANCE RATED IN ACCORDANCE WITH SECTION 1023.7 FOR INTERIOR EXIT STAIRWAYS AND RAMPS.

707.5 CONTINUITY
 FIRE BARRIERS SHALL EXTEND FROM THE TOP OF THE FLOOR TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING.

- EXCEPTIONS:
1. SHAFT ENCLOSURES SHALL BE PERMITTED TO TERMINATE AT A TOP ENCLOSURE COMPLYING WITH SECTION 713.12
 2. INTERIOR EXIT STAIRWAY AND RAMP ENCLOSURES SHALL BE PERMITTED TO TERMINATE AT A TOP ENCLOSURE COMPLYING WITH SECTION 713.12.

707.5.1 SUPPORTING CONSTRUCTION
 THE SUPPORTING CONSTRUCTION FOR A FIRE BARRIER SHALL BE PROTECTED. HOLLOW VERTICAL SPACES WITHIN A FIRE BARRIER SHALL BE FIRE-BLOCKED AT EVERY FLOOR LEVEL.

707.6 OPENINGS

EACH OPENING THROUGH A FIRE BARRIER SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 716 AND SHALL NOT EXCEED 156 SF.
 EXCEPTIONS:
 1. OPENINGS SHALL NOT BE LIMITED WHERE THE OPENING PROTECTIVE IS A FIRE DOOR SERVING ENCLOSURES FOR INTERIOR EXIT STAIRWAYS.
 2. OPENINGS SHALL NOT BE LIMITED TO 156 SF, WHERE BOTH BUILDINGS ARE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1.

707.9 VOIDS AT INTERSECTIONS
 THE VOIDS CREATED AT THE INTERSECTION OF A FIRE BARRIER AND A NONFIRE-RESISTANCE-RATED ASSEMBLY SHALL BE FILLED WITH AN APPROVED MATERIAL OR SYSTEM. IT SHALL BE SECURELY INSTALLED FOR ITS ENTIRE LENGTH.

SECTION 708 FIRE PARTITIONS:

708.1 GENERAL
 THE FOLLOWING WALL ASSEMBLIES SHALL COMPLY WITH THIS SECTION:

1. SEPARATION WALL AS REQUIRED BY SECTION 420.2 FOR GROUP R OCCUPANCY.
2. CORRIDOR WALLS AS REQUIRED BY SECTION 1020.3.
3. WALL SEPARATING DWELLING AND SLEEPING UNITS IN GROUP R-2 IN ACCORDANCE WITH SECTION 907.2.8.1 AND 907.2.9.1.

708.3 FIRE-RESISTANCE RATING
 FIRE PARTITIONS SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR.

EXCEPTION #1:
 CORRIDOR WALLS PERMITTED TO HAVE 1/2-HOUR FIRE-RESISTANCE RATING BY TABLE 1020.1.

708.4 CONTINUITY
 FIRE PARTITIONS SHALL EXTEND FROM THE TOP OF THE FLOOR ASSEMBLY TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING.

EXCEPTION #5:
 ATTIC FIREBLOCKING OR DRAFTSTOPPING IS NOT REQUIRED AT THE PARTITION LINE IN GROUP R-2 BUILDINGS THAT DO NOT EXCEED FOUR STORIES ABOVE GRADE PLANE, PROVIDED THE ATTIC SPACE IS SUBDIVIDED BY DRAFTSTOPPING INTO AREAS NOT EXCEEDING 3,000 SQUARE FEET OR ABOVE EVERY TWO DWELLING UNITS, WHICHEVER IS SMALLER.

708.4.2 FIREBLOCKS AND DRAFTSTOPS IN COMBUSTIBLE CONSTRUCTION IN COMBUSTIBLE CONSTRUCTION WHERE THE FIRE PARTITIONS DO NOT EXTEND TO THE UNDERSIDE OF THE ROOF SHEATHING, THE SPACE ABOVE AND ALONG THE LINE OF THE FIRE PARTITION SHALL BE PROVIDED WITH EITHER FIREBLOCKING COMPLYING WITH SECTION 718.2.1 OR DRAFTSTOPPING COMPLYING WITH SECTION 718.4.1 FOR ATTICS.

EXCEPTION #4:
 IN GROUP R-2 OCCUPANCY UP TO AND INCLUDING FOUR STORIES IN HEIGHT IN BUILDINGS NOT EXCEEDING 60 FEET IN HEIGHT ABOVE GRADE PLANE, THE ATTIC SPACE SHALL BE SUBDIVIDED BY DRAFTSTOPS INTO AREAS NOT EXCEEDING 3,000 SQUARE FEET OR ABOVE EVERY TWO DWELLING UNITS, WHICHEVER IS SMALLER.

SECTION 711 FLOOR AND ROOF ASSEMBLIES

711.1 GENERAL
 HORIZONTAL ASSEMBLIES SHALL COMPLY WITH SECTION 711.2.

711.2.2 CONTINUITY
 ASSEMBLIES SHALL BE CONTINUOUS WITHOUT VERTICAL OPENINGS, EXCEPT PERMITTED BY THIS SECTION AND SECTION 712.

711.2.4.1 SEPARATING MIXED OCCUPANCIES
 THE ASSEMBLY SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN THAT REQUIRED BY SECTION 504.

711.2.4.3 DWELLING UNITS AND SLEEPING UNITS
 HORIZONTAL ASSEMBLIES SEPARATING DWELLING OR SLEEPING UNITS SHALL NOT BE LESS THAN 1-HOUR FIRE-RESISTANCE RATED CONSTRUCTION.

SECTION 712 VERTICAL OPENINGS

712.1.2 INDIVIDUAL DWELLING UNIT
 UNCONCEALED VERTICAL OPENINGS TOTALLY WITHIN AN INDIVIDUAL RESIDENTIAL DWELLING UNIT AND CONNECTING FOUR STORIES OR LESS SHALL BE PERMITTED.

712.1.11 MEZZANINE
 VERTICAL OPENING BETWEEN A MEZZANINE AND THE FLOOR BELOW SHALL BE PERMITTED.

712.1.13.2 ACCESS DOORS
 ACCESS DOORS SHALL BE PERMITTED IN CEILING OF FIRE-RESISTANCE RATED FLOOR/CEILING AND ROOF/CEILING ASSEMBLIES, PROVIDED THAT SUCH DOORS ARE TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263 AS HORIZONTAL ASSEMBLIES AND LABELED BY AN APPROVED AGENCY FOR SUCH PURPOSE.

SECTION 713 SHAFT ENCLOSURES

713.1 GENERAL
 THE PROVISIONS OF THIS SECTION SHALL APPLY TO SHAFTS REQUIRED TO PROTECT OPENINGS AND PENETRATIONS THROUGH FLOOR/CEILING AND ROOF/CEILING ASSEMBLIES.

713.2 CONSTRUCTION
 SHAFT ENCLOSURES SHALL BE CONSTRUCTED AS FIRE BARRIERS IN ACCORDANCE WITH SECTION 707 OR HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH SECTION 711, OR BOTH.

713.4 FIRE-RESISTANCE RATING:
 SHAFT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 2 HOURS WHERE CONNECTING FOUR STORIES OR MORE, 1 HOUR WHERE CONNECTING LESS THAN FOUR STORIES. SHAFT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN THE FLOOR ASSEMBLY PENETRATED BUT NEED NOT EXCEED 2 HOURS.

713.5 CONTINUITY
 SHAFT ENCLOSURES SHALL BE CONSTRUCTED AS FIRE BARRIERS IN ACCORDANCE WITH SECTION 707 OR HORIZONTAL ASSEMBLIES CONSTRUCTED IN ACCORDANCE WITH SECTION 711 OR BOTH.

713.6 EXTERIOR WALLS
 WHERE EXTERIOR WALLS SERVE AS PART OF THE REQUIRED SHAFT ENCLOSURE, SUCH WALLS SHALL COMPLY WITH SECTION 705.

EXCEPTION: EXTERIOR WALLS REQUIRED TO BE FIRE-RESISTANCE RATED IN ACCORDANCE WITH SECTION 1023.7 FOR INTERIOR EXIT STAIRWAYS AND RAMPS.

713.7 OPENINGS
 OPENING IN A SHAFT ENCLOSURE SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 716 AS REQUIRED FOR FIRE BARRIERS. DOORS SHALL BE SELF-OR AUTOMATIC-CLOSING BY SMOKE DECTION IN ACCORDANCE WITH SECTION 716.2.6.6.

713.8 PENETRATIONS
 PENETRATIONS IN SHAFT ENCLOSURE SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 714 AS REQUIRED FOR FIRE BARRIERS.

713.11 ENCLOSURE AT THE BOTTOM
 SHAFTS THAT DO NOT EXTEND TO THE BOTTOM OF THE BUILDING OR STRUCTURE SHALL COMPLY WITH THE FOLLOWING:
 1. BE ENCLOSED AT THE LOWEST LEVEL WITH CONSTRUCTION OF THE SAME FIRE-RESISTANCE RATING AS THE LOWEST FLOOR THROUGH WHICH THE SHAFT PASSES, BUT NOT LESS THAN THE RATING REQUIRED FOR THE SHAFT ENCLOSURE.

713.12 ENCLOSURE AT THE TOP
 THE TOP OF SHAFT ENCLOSURES SHALL COMPLY WITH THE FOLLOWING:
 1. EXTEND TO THE UNDERSIDE OF THE ROOF SHEATHING, DECK OR SLAB OF THE BUILDING, AND THE ROOF ASSEMBLY SHALL COMPLY WITH THE REQUIREMENTS FOR THE TYPE OF CONSTRUCTION AS SPECIFIED IN TABLE 601.
 2. EXTEND PAST THE ROOF ASSEMBLY AND COMPLY WITH THE REQUIREMENTS OF SECTION 1511.

THE MINGO

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- NOTE:
1. ALL BIDDERS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS AND OMISSIONS SUBSEQUENTLY DISCOVERED IN THE CONTRACT DOCUMENTS.
 2. THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS AND THE PROJECT MANUAL IN THEIR ENTIRETY. THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND COMPLEMENTARY OF EACH OTHER. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.
 3. ADDITIONALLY, SEE GENERAL INFORMATION ON "01" SHEETS.
 4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS ARCHITECT DRAWINGS AND SPECIFICATIONS 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 CAD 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.

FINAL DEVELOPMENT PLAN

PROJECT DATE: 10/10/2024
PROJECT #: 22156

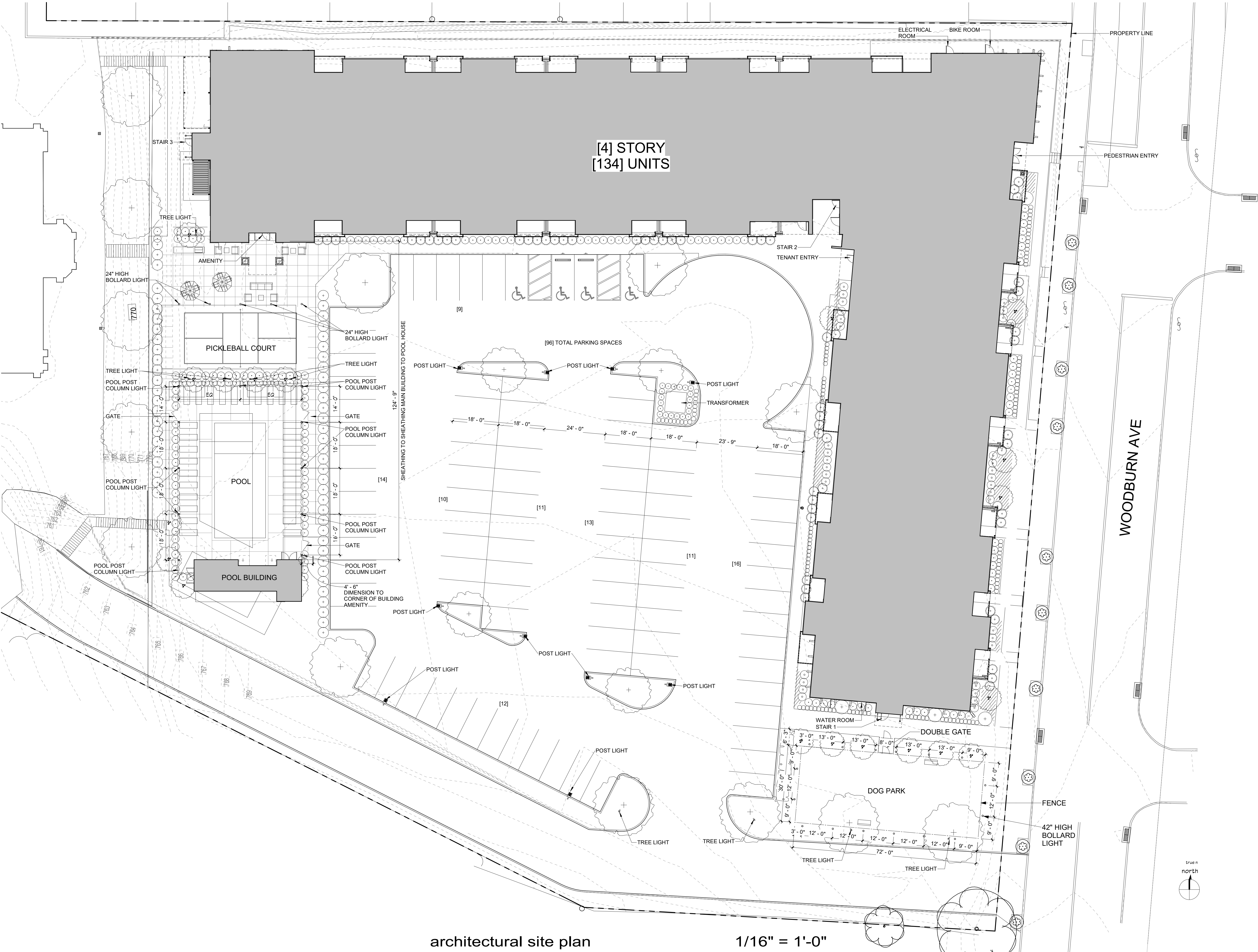
#	Description	Date
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SITE PLAN

AS101

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

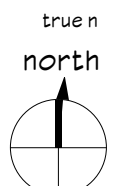
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architectural site plan

1/16" = 1'-0"

NOT FOR CONSTRUCTION



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THE MINGO

3060 DURRELL AVE,
CINCINNATI, OH 45207

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

PROJECT DATE: 10/10/2024
PROJECT #: 22156

#	Description	Date

FIRST FLOOR PLAN

A101

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

general notes: floor plans

- REFERENCE CIVIL PLANS FOR ACTUAL FINISHED FLOOR ELEVATION. REFERENCE POINT OF 100.0' USED ON ARCHITECTURAL DRAWINGS FOR FINISHED FLOOR ELEVATION.
- ALL DIMENSIONS ARE TO FACE OF STUD U.N.O.
- ANYWHERE THIS SYMBOL () APPEARS IN A DIMENSION STRING, IT INDICATES THE DIMENSION 31/2"
- SEE SHEETS G002.a AND G002.b FOR WALL, FLOOR AND ROOF TYPES.
- UNLESS INDICATED OTHERWISE, ALL DOORS TO BE A MINIMUM OF 4" TO ROUGH JAMB FROM ROUGH FRAMING INTERSECTION.
- ANY SHOWERBATH LOCATED AGAINST A DEMISING OR CORRIDOR WALL IS TO RECEIVE A LAYER OF MOISTURE RESISTANT GWB TO BE LAMINATED OVER WALL TYPE INDICATED IMMEDIATELY BEHIND FIXTURE - SEE DETAIL SHEET A401.
- REFERENCE ID900 SHEETS FOR FLOOR FINISH PLANS.
- REFERENCE A300 SHEETS FOR ENLARGED UNIT PLANS & UNIT REFLECTED CEILING PLANS.
- SEE G001 FOR MOUNTING HEIGHTS, SYMBOLS, AND ADDITIONAL NOTES.
- ALL DIMENSIONS ARE TO BE FIELD VERIFIED.
- PROVIDE U.L. APPROVED FIRE STOPPING AS REQUIRED AT ALL PENETRATIONS LOCATED WITHIN ALL UNIT COMMON/DEMISING WALLS, CEILING AND FLOOR ASSEMBLIES AND AT ALL OTHER FIRE-RESISTIVE RATED ASSEMBLIES.
- ALL GYP BD ON WALLS AND CEILINGS WITHIN BATHROOMS SHALL BE MOISTURE RESISTANT TYPE COMPLYING WITH THE FIRE RESISTANCE RATED ASSEMBLY.
- COORDINATE INTERIOR WALL THICKNESS, BATT INSULATION AND GYPSUM BOARD REQUIREMENTS WITH OVERALL FLOOR PLANS, ENLARGED UNIT PLANS, AND WALL TYPE SHEETS.
- ENSURE ALL DUCT WORK, PLUMBING COMPONENTS, ETC ARE ISOLATED FROM ALL METAL FRAMING AND WALL FINISHES.
- UNRATED WALL AND CEILING ASSEMBLIES SHALL NOT INTERRUPT RATED WALL, FLOOR/CEILING, ETC ASSEMBLIES. SEE DETAIL A/G002.d.

general notes: building envelope

- ALL OPENINGS, SUCH AS DOORS AND WINDOWS (INCLUDING ALL SILL PANS AS REQUIRED), TO BE FLASHED.
- ALL GRADINGS TO BE SLOPED AWAY FROM BUILDING/FOUNDATION. WARRANT POSITIVE SLOPE FOR ONE (1) YEAR.
- GRANULAR FILL OR DRAIN BOARD TO BE INSTALLED AGAINST FOUNDATION WALLS.
- FOUNDATION INSULATION SHALL EXTEND MINIMUM 2 FEET DEEP.
- INSTALL ALL INSULATION AGAINST CONDITIONED SURFACES (FACE STAPLE ALL BATTS).
- ENCLOSE WALL INSULATION ON ALL SIX SIDES - PROTECT FROM AIR WASH.
- ALL (CEILING) INSULATION TO BE EVEN DEPTH (REACH A MINIMUM OF R-4).
- PROVIDE FIBERGLASS INSULATION WITH 6 MIL POLYETHYLENE - ALL JOINTS AND PENETRATIONS TO BE TAPED. INSTALL INSULATION PER ENERGY STAR INSULATION GUIDE (GRADE 1) - FILL ALL CAVITIES.
- 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 GWB TO TOP PLATE ON ALL WALLS ADJACENT TO COLD SPACES ABOVE.
- TUBS, SHOWERS AND STAIRS REQUIRE EXTERIOR WALLS TO BE PRE-INSULATED AND BOARDED BEFORE BEING BUILT AGAINST.

general notes: air leakage
IN ACCORDANCE WITH ASHRAE 90.1-04 (5.4.3.1)

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

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

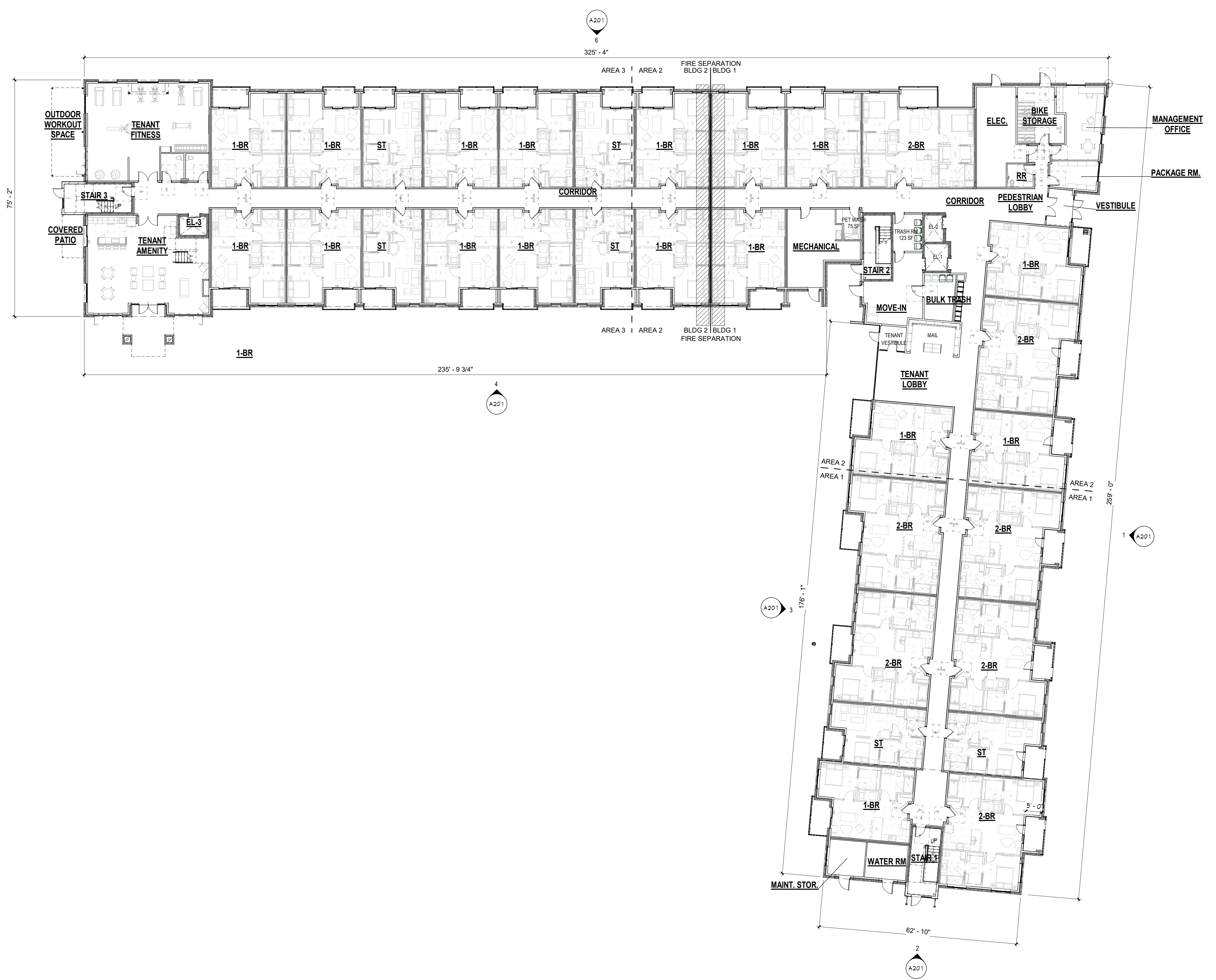
plan legend

NOTE: COORDINATE WALL ASSEMBLIES WITH WALL TYPES ON SHEET G002.b

- 2 HOUR RATED FIRE BARRIER
- 1 HOUR RATED FIRE PARTITION
- MASONRY WALL
- 2 HOUR RATED MASONRY WALL
- RECESSED SHOWER SLAB. COORDINATE WITH STRUCTURAL DRAWINGS
- CONTROL JOINT
- FIRE EXTINGUISHER CABINET

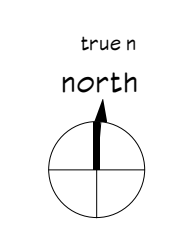
key plan

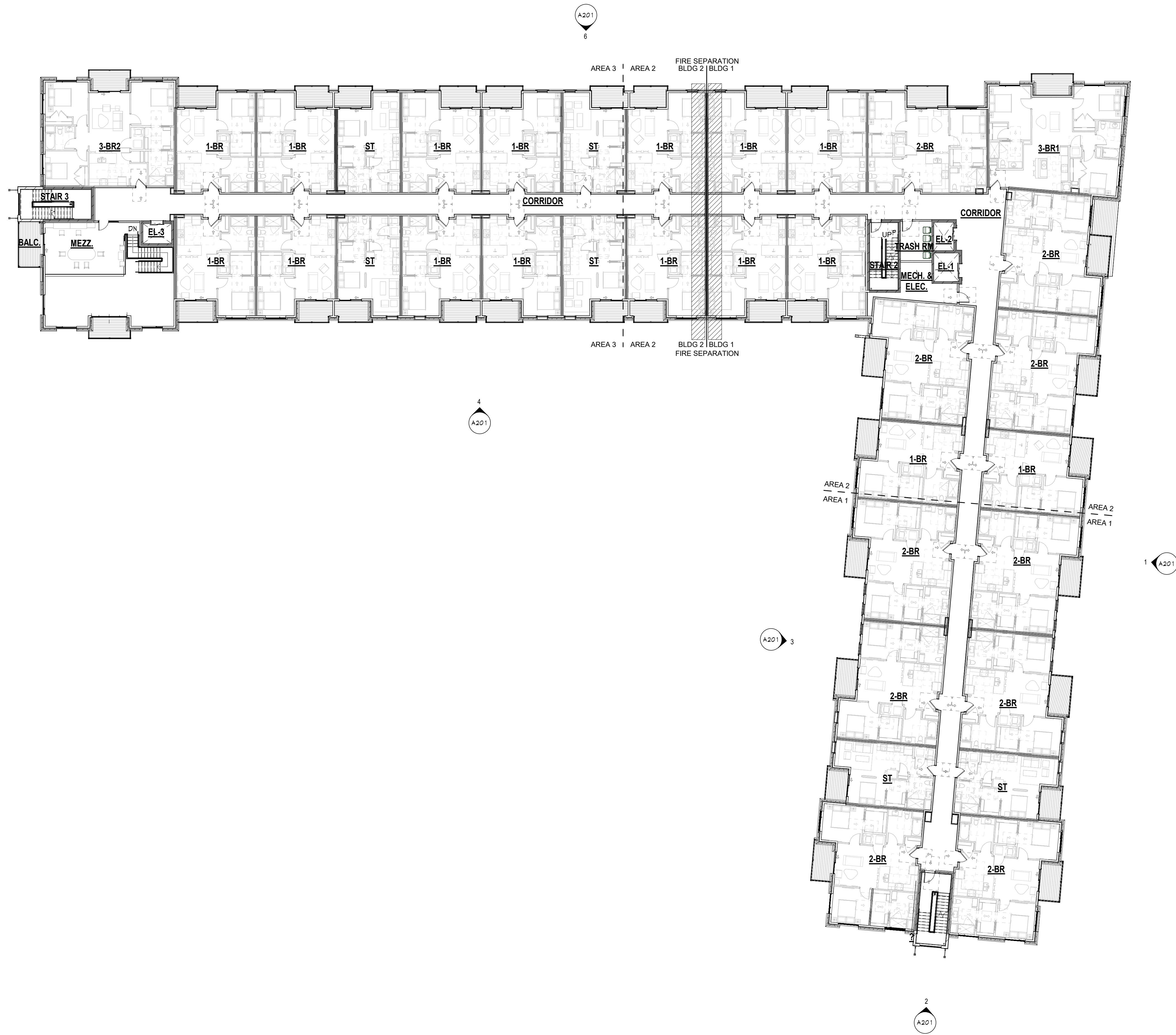
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first floor plan

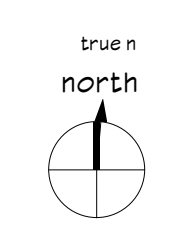
1/16" = 1'-0"





second floor plan

1/16" = 1'-0"



general notes: floor plans

- REFERENCE CIVIL PLANS FOR ACTUAL FINISHED FLOOR ELEVATION. REFERENCE POINT OF 100.0' USED ON ARCHITECTURAL DRAWINGS FOR FINISHED FLOOR ELEVATION.
- ALL DIMENSIONS ARE TO FACE OF STUD U.N.O.
- ANYWHERE THIS SYMBOL () APPEARS IN A DIMENSION STRING, IT INDICATES THE DIMENSION 3/16"
- SEE SHEETS G002.a AND G002.b FOR WALL, FLOOR AND ROOF TYPES.
- UNLESS INDICATED OTHERWISE, ALL DOORS TO BE A MINIMUM OF 4" TO ROUGH JAMB FROM ROUGH FRAMING INTERSECTION.
- ANY SHOWERBATH LOCATED AGAINST A DEMISING OR CORRIDOR WALL IS TO RECEIVE A LAYER OF MOISTURE RESISTANT GWB TO BE LAMINATED OVER WALL TYPE INDICATED IMMEDIATELY BEHIND FIXTURE - SEE DETAIL SHEET A401.
- REFERENCE ID900 SHEETS FOR FLOOR FINISH PLANS.
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- SEE G001 FOR MOUNTING HEIGHTS, SYMBOLS, AND ADDITIONAL NOTES.
- ALL DIMENSIONS ARE TO BE FIELD VERIFIED.
- PROVIDE U.L. APPROVED FIRE STOPPING AS REQUIRED AT ALL PENETRATIONS LOCATED WITHIN ALL UNIT COMMON/DEMISING WALLS, CEILING FIRE RESISTIVE ASSEMBLIES AND AT ALL OTHER FIRE-RESISTIVE RATED ASSEMBLIES.
- ALL GYP BD ON WALLS AND CEILINGS WITHIN BATHROOMS SHALL BE MOISTURE RESISTANT TYPE COMPLYING WITH THE FIRE RESISTANCE RATED ASSEMBLY.
- COORDINATE INTERIOR WALL THICKNESS, BATT INSULATION AND GYPSUM BOARD REQUIREMENTS WITH OVERALL FLOOR PLANS, ENLARGED UNIT PLANS, AND WALL TYPE SHEETS.
- ENSURE ALL DUCT WORK, PLUMBING COMPONENTS, ETC ARE ISOLATED FROM ALL METAL FRAMING AND WALL FINISHES.
- UNRATED WALL AND CEILING ASSEMBLIES SHALL NOT INTERRUPT RATED WALL, FLOOR/CEILING, ETC ASSEMBLIES. SEE DETAIL A/G002.d.

general notes: building envelope

- ALL OPENINGS, SUCH AS DOORS AND WINDOWS (INCLUDING ALL SILL PANS AS REQUIRED), TO BE FLASHED.
- ALL GRADINGS TO BE SLOPED AWAY FROM BUILDING/FOUNDATION WARRANT POSITIVE SLOPE FOR ONE (1) YEAR.
- GRANULAR FILL OR DRAIN BOARD TO BE INSTALLED AGAINST FOUNDATION WALLS.
- FOUNDATION INSULATION SHALL EXTEND MINIMUM 2 FEET DEEP.
- INSTALL ALL INSULATION AGAINST CONDITIONED SURFACES (FACE STAPLE ALL BATTS).
- ENCLOSE WALL INSULATION ON ALL SIX SIDES - PROTECT FROM AIR WASH.
- ALL (CEILING) INSULATION TO BE EVEN DEPTH (REACH A MINIMUM OF R-4).
- PROVIDE FIBERGLASS INSULATION WITH 6 MIL POLYETHYLENE - ALL JOINTS AND PENETRATIONS TO BE TAPED, INSTALL INSULATION PER ENERGY STAR INSULATION GUIDE (GRADE 1) - FILL ALL CAVITIES.
- 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 GWB TO TOP PLATE ON ALL WALLS ADJACENT TO COLD SPACES ABOVE.
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general notes: air leakage

IN ACCORDANCE WITH ASHRAE 90.1-04 (5.4.3.1)

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

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

plan legend

NOTE: COORDINATE WALL ASSEMBLIES WITH WALL TYPES ON SHEET G002.b

- 2 HOUR RATED FIRE BARRIER
- 1 HOUR RATED FIRE PARTITION
- MASONRY WALL
- 2 HOUR RATED MASONRY WALL
- RECESSED SHOWER SLAB. COORDINATE WITH STRUCTURAL DRAWINGS
- CONTROL JOINT
- FIRE EXTINGUISHER CABINET

key plan

THE MINGO

3060 DURRELL AVE,
CINCINNATI, OH 45207

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FINAL DEVELOPMENT PLAN

PROJECT DATE: 10/10/2024
PROJECT #: 22156

#	Description	Date
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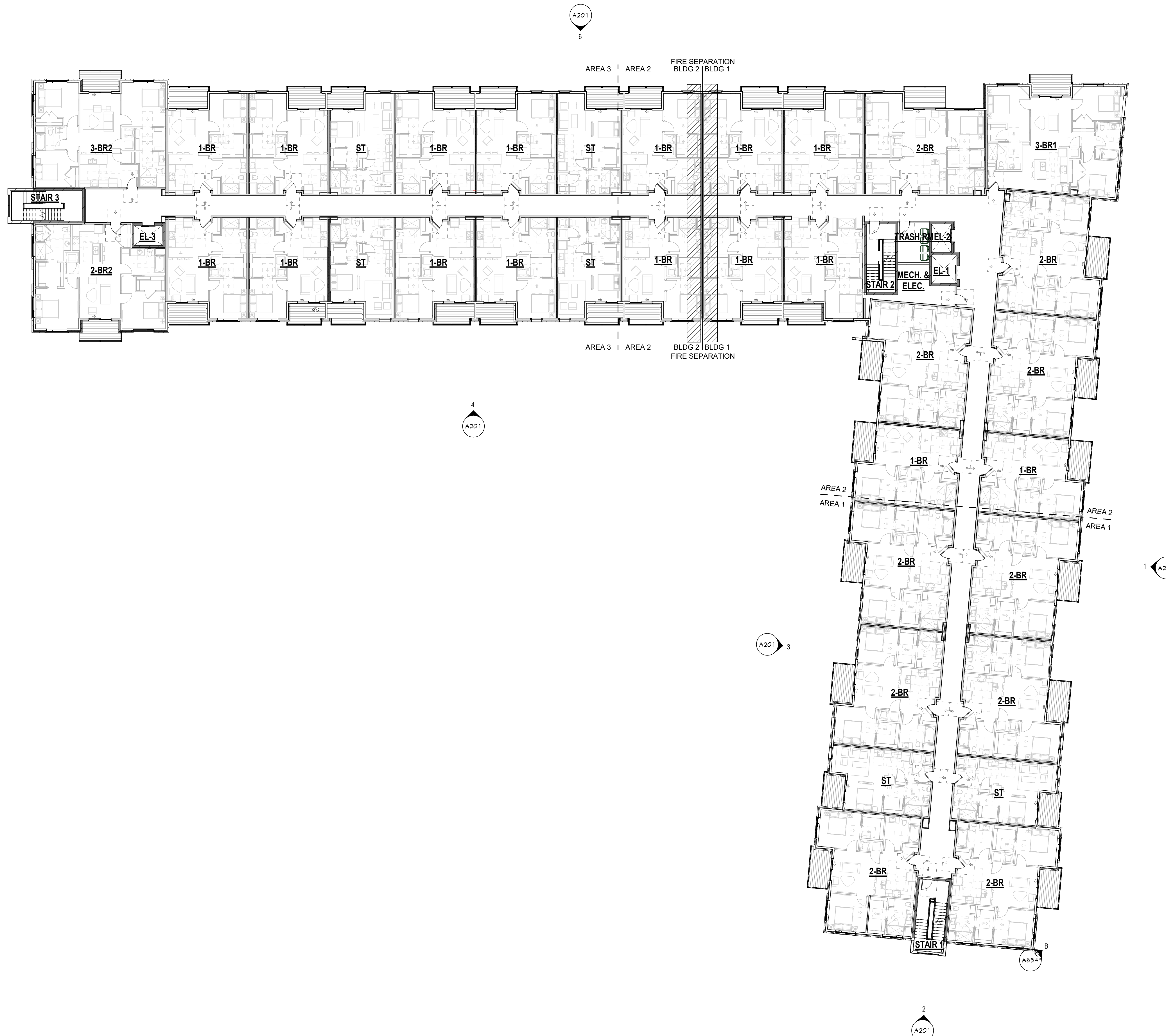
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SECOND FLOOR PLAN

A102

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P 614.221.1110 berardipartners.com

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third floor plan

1/16" = 1'-0"



general notes: floor plans

1. REFERENCE CIVIL PLANS FOR ACTUAL FINISHED FLOOR ELEVATION. REFERENCE POINT OF 100.0' USED ON ARCHITECTURAL DRAWINGS FOR FINISHED FLOOR ELEVATION.
2. ALL DIMENSIONS ARE TO FACE OF STUD U.N.O.
3. ANYWHERE THIS SYMBOL () APPEARS IN A DIMENSION STRING, IT INDICATES THE DIMENSION 3/16"
4. SEE SHEETS G002.a AND G002.b FOR WALL, FLOOR AND ROOF TYPES.
5. UNLESS INDICATED OTHERWISE, ALL DOORS TO BE A MINIMUM OF 4" TO ROUGH JAMB FROM ROUGH FRAMING INTERSECTION.
6. ANY SHOWERBATH LOCATED AGAINST A DEMISING OR CORRIDOR WALL IS TO RECEIVE A LAYER OF MOISTURE RESISTANT GWB TO BE LAMINATED OVER WALL TYPE INDICATED IMMEDIATELY BEHIND FIXTURE - SEE DETAIL SHEET A401.
7. REFERENCE ID900 SHEETS FOR FLOOR FINISH PLANS.
8. REFERENCE A300 SHEETS FOR ENLARGED UNIT PLANS & UNIT REFLECTED CEILING PLANS.
9. SEE G001 FOR MOUNTING HEIGHTS, SYMBOLS, AND ADDITIONAL NOTES.
10. ALL DIMENSIONS ARE TO BE FIELD VERIFIED.
11. PROVIDE U.L. APPROVED FIRE STOPPING AS REQUIRED AT ALL PENETRATIONS LOCATED WITHIN ALL UNIT COMMON/DEMISING WALLS, CEILING FIRE RESISTIVE ASSEMBLIES AND AT ALL OTHER FIRE-RESISTIVE RATED ASSEMBLIES.
12. ALL GYP BD ON WALLS AND CEILINGS WITHIN BATHROOMS SHALL BE MOISTURE RESISTANT TYPE COMPLYING WITH THE FIRE RESISTANCE RATED ASSEMBLY.
13. COORDINATE INTERIOR WALL THICKNESS, BATT INSULATION AND GYPSUM BOARD REQUIREMENTS WITH OVERALL FLOOR PLANS, ENLARGED UNIT PLANS, AND WALL TYPE SHEETS.
14. ENSURE ALL DUCT WORK, PLUMBING COMPONENTS, ETC ARE ISOLATED FROM ALL METAL FRAMING AND WALL FINISHES.
15. UNRATED WALL AND CEILING ASSEMBLIES SHALL NOT INTERRUPT RATED WALL, FLOOR/CEILING, ETC ASSEMBLIES. SEE DETAIL A/G002.d.

general notes: building envelope

1. ALL OPENINGS, SUCH AS DOORS AND WINDOWS (INCLUDING ALL SILL PANS AS REQUIRED), TO BE FLASHED.
2. ALL GRADINGS TO BE SLOPED AWAY FROM BUILDING/FOUNDATION WARRANTY POSITIVE SLOPE FOR ONE (1) YEAR.
3. GRANULAR FILL OR DRAIN BOARD TO BE INSTALLED AGAINST FOUNDATION WALLS.
4. FOUNDATION INSULATION SHALL EXTEND MINIMUM 2 FEET DEEP.
5. INSTALL ALL INSULATION AGAINST CONDITIONED SURFACES (FACE STAPLE ALL BATTS).
6. ENCLOSE WALL INSULATION ON ALL SIX SIDES - PROTECT FROM AIR WASH.
7. ALL (CEILING) INSULATION TO BE EVEN DEPTH (REACH A MINIMUM OF R-4).
8. PROVIDE FIBERGLASS INSULATION WITH 6 MIL POLYETHYLENE - ALL JOINTS AND PENETRATIONS TO BE TAPED, INSTALL INSULATION PER ENERGY STAR INSULATION GUIDE (GRADE 1) - FILL ALL CAVITIES.
9. 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.
10. SEAL ALL RECESSED CAN LIPS, UTILITY BOXES AND DOOR JAMBS.
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general notes: air leakage

IN ACCORDANCE WITH ASHRAE 90.1-04 (5.4.3.1)

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

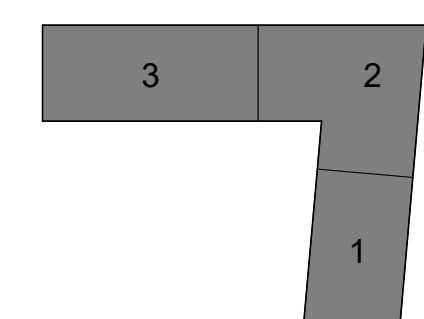
- A. JOINTS AROUND FENESTRATION AND DOOR FRAMES.
- B. JOINTS BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AT BUILDING CORNERS, BETWEEN WALLS AND STRUCTURAL FLOORS OR ROOFS, AND BETWEEN WALLS AND ROOF OR WALL PANELS.
- C. OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH ROOFS, WALLS, AND FLOORS.
-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

plan legend

NOTE: COORDINATE WALL ASSEMBLIES WITH WALL TYPES ON SHEET G002.b

- 2 HOUR RATED FIRE BARRIER
- 1 HOUR RATED FIRE PARTITION
- MASONRY WALL
- 2 HOUR RATED MASONRY WALL
- RECESSED SHOWER SLAB. COORDINATE WITH STRUCTURAL DRAWINGS
- CONTROL JOINT
- FIRE EXTINGUISHER CABINET

key plan



THE MINGO

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CINCINNATI, OH 45207

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FINAL DEVELOPMENT PLAN

PROJECT DATE: 10/10/2024
PROJECT #: 22156

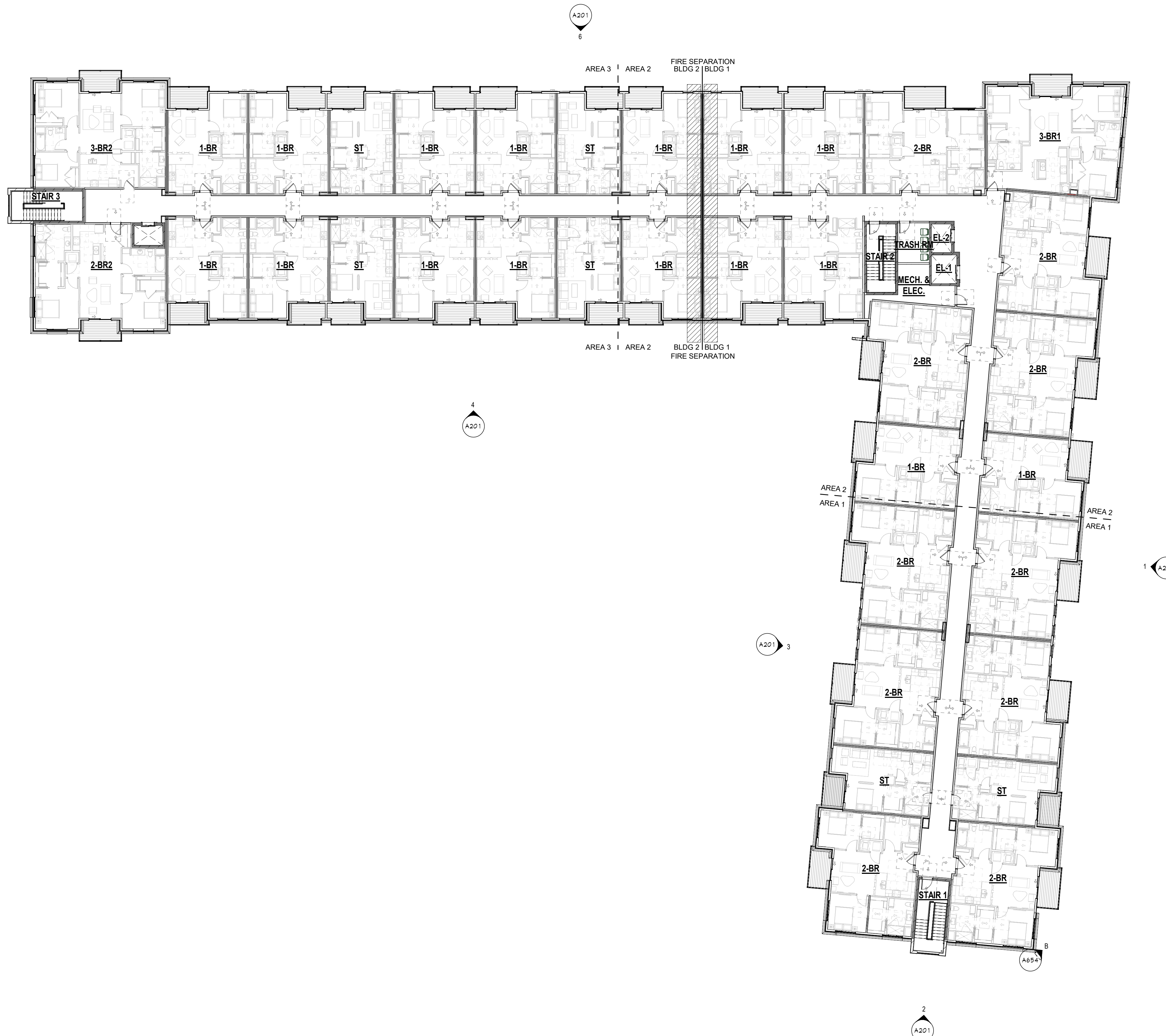
#	Description	Date
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THIRD FLOOR PLAN

A103

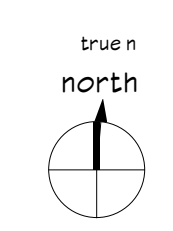
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fourth floor plan

1/16" = 1'-0"



general notes: floor plans

- REFERENCE CIVIL PLANS FOR ACTUAL FINISHED FLOOR ELEVATION. REFERENCE POINT OF 100.0' USED ON ARCHITECTURAL DRAWINGS FOR FINISHED FLOOR ELEVATION.
- ALL DIMENSIONS ARE TO FACE OF STUD U.N.O.
- ANYWHERE THIS SYMBOL () APPEARS IN A DIMENSION STRING, IT INDICATES THE DIMENSION 3/16"
- SEE SHEETS G002.a AND G002.b FOR WALL, FLOOR AND ROOF TYPES.
- UNLESS INDICATED OTHERWISE, ALL DOORS TO BE A MINIMUM OF 4" TO ROUGH JAMB FROM ROUGH FRAMING INTERSECTION.
- ANY SHOWERBATH LOCATED AGAINST A DEMISING OR CORRIDOR WALL IS TO RECEIVE A LAYER OF MOISTURE RESISTANT GWB TO BE LAMINATED OVER WALL TYPE INDICATED IMMEDIATELY BEHIND FIXTURE - SEE DETAIL SHEET A401.
- REFERENCE ID900 SHEETS FOR FLOOR FINISH PLANS.
- REFERENCE A300 SHEETS FOR ENLARGED UNIT PLANS & UNIT REFLECTED CEILING PLANS.
- SEE G001 FOR MOUNTING HEIGHTS, SYMBOLS, AND ADDITIONAL NOTES.
- ALL DIMENSIONS ARE TO BE FIELD VERIFIED.
- PROVIDE U.L. APPROVED FIRE STOPPING AS REQUIRED AT ALL PENETRATIONS LOCATED WITHIN ALL UNIT COMMON/DEMISING WALLS, CEILING FIRE RESISTIVE ASSEMBLIES AND AT ALL OTHER FIRE-RESISTIVE RATED ASSEMBLIES.
- ALL GYP BD ON WALLS AND CEILINGS WITHIN BATHROOMS SHALL BE MOISTURE RESISTANT TYPE COMPLYING WITH THE FIRE RESISTANCE RATED ASSEMBLY.
- COORDINATE INTERIOR WALL THICKNESS, BATT INSULATION AND GYPSUM BOARD REQUIREMENTS WITH OVERALL FLOOR PLANS, ENLARGED UNIT PLANS, AND WALL TYPE SHEETS.
- ENSURE ALL DUCT WORK, PLUMBING COMPONENTS, ETC ARE ISOLATED FROM ALL METAL FRAMING AND WALL FINISHES.
- UNRATED WALL AND CEILING ASSEMBLIES SHALL NOT INTERRUPT RATED WALL, FLOOR/CEILING, ETC ASSEMBLIES. SEE DETAIL A/G002.D.

general notes: building envelope

- ALL OPENINGS, SUCH AS DOORS AND WINDOWS (INCLUDING ALL SILL PANS AS REQUIRED), TO BE FLASHED.
- ALL GRADINGS TO BE SLOPED AWAY FROM BUILDING/FOUNDATION WARRANTY POSITIVE SLOPE FOR ONE (1) YEAR.
- GRANULAR FILL OR DRAIN BOARD TO BE INSTALLED AGAINST FOUNDATION WALLS.
- FOUNDATION INSULATION SHALL EXTEND MINIMUM 2 FEET DEEP.
- INSTALL ALL INSULATION AGAINST CONDITIONED SURFACES (FACE STAPLE ALL BATTS).
- ENCLOSE WALL INSULATION ON ALL SIX SIDES - PROTECT FROM AIR WASH.
- ALL (CEILING) INSULATION TO BE EVEN DEPTH (REACH A MINIMUM OF R-4).
- PROVIDE FIBERGLASS INSULATION WITH 6 MIL POLYETHYLENE - ALL JOINTS AND PENETRATIONS TO BE TAPED. INSTALL INSULATION PER ENERGY STAR INSULATION GUIDE (GRADE 1) - FILL ALL CAVITIES.
- 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 GWB TO TOP PLATE ON ALL WALLS ADJACENT TO COLD SPACES ABOVE.
- TUBS, SHOWERS AND STAIRS REQUIRE EXTERIOR WALLS TO BE PRE-INSULATED AND BOARDED BEFORE BEING BUILT AGAINST.

general notes: air leakage

IN ACCORDANCE WITH ASHRAE 90.1-04 (5.4.3.1)

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

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

plan legend

NOTE: COORDINATE WALL ASSEMBLIES WITH WALL TYPES ON SHEET G002.b

- 2 HOUR RATED FIRE BARRIER
- 1 HOUR RATED FIRE PARTITION
- MASONRY WALL
- 2 HOUR RATED MASONRY WALL
- RECESSED SHOWER SLAB. COORDINATE WITH STRUCTURAL DRAWINGS
- CONTROL JOINT
- FIRE EXTINGUISHER CABINET

key plan

THE MINGO

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FINAL DEVELOPMENT PLAN

PROJECT DATE: 10/10/2024
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#	Description	Date

FOURTH FLOOR PLAN

A104

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general notes: roof plans

1. SEE SHEET 6002.a FOR ALL REFERENCED FLOOR/CEILING AND ROOF TYPES.
2. ALL DIMENSIONS ARE TO BE FIELD VERIFIED.
3. PROVIDE UL APPROVED FIRE STOPPING AS REQUIRED AT ALL PENETRATIONS LOCATED WITHIN ALL UNIT COMMON/DWELING WALLS, CEILING FIRE RESISTIVE ASSEMBLIES AND AT ALL OTHER FIRE RESISTIVE RATED ASSEMBLIES.
4. SEE MECHANICAL DRAWINGS FOR ROOFTOP EQUIPMENT.
5. SEE PLUMBING DRAWINGS FOR ROOF DRAIN ROUTING & RISERS.
6. CONTRACTOR TO ENSURE ALL FLUES AND OTHER ROOF PENETRATIONS MEET REQUIREMENTS OF APPLICABLE CODES.
7. FIREWALL TO FRAME TO UNDERSIDE OF ROOF SHEATHING.
8. ROOF SHEATHING TO BE NON-COMBUSTIBLE TO 48" EACH SIDE OF FIRE WALL.
9. THERE IS TO BE NO PASSAGE THROUGH THE FIRE WALL IN THE ATTIC ACCESS TO EACH BUILDING'S ATTIC TO BE SUPPLIED AS INDICATED ON 3RD FLOOR REFLECTED CEILING PLAN & ATTIC PLAN.
10. THE ATTIC SPACE SHALL BE SUBDIVIDED BY DRAFTSTOP COMPARTMENTS NOT TO EXCEED 3,000 SF OR ABOVE EVERY TWO DWELING UNITS, WHICHEVER IS SMALLER. SEE ATTIC PLAN.
11. DRAFTSTOP COMPARTMENTS TO BE EXTENDED TO UNDERSIDE OF ROOF SHEATHING.
12. COORDINATE FIREWALL AND DRAFTSTOPPING PENETRATIONS WITH MEP SCHEDULE.
13. SEE ELECTRICAL PLAN/SCHEDULES FOR LIGHTING/POWER REQUIREMENTS IN ATTIC.
14. ATTIC VENTILATION TO BE ACHIEVED BY POP-VENTS.
15. REFER TO SPECIFICATIONS FOR ROOFING COMPONENTS.
16. ROOFING TO BE SINGLE PLY, FULLY ADHERED ELASTOMERIC PER SPECS.
17. ROOF ASSOCIATED FLASHING INCLUDING BUT NOT LIMITED TO TERMINATION STRIPS, REGLETS, ADHESIVES ETC TO BE PER SPECS AND PER PRODUCT MANUFACTURER'S WRITTEN DIRECTIVES.
18. ROOFING INSULATION TO BE AS PER SPECS AND PRODUCT MANUFACTURER'S WRITTEN DIRECTIVES.
19. BRICK CONTROL JOINTS SHALL OCCUR AT ALL INSIDE CORNERS, BEHIND ALL DOWNSPOUTS AND AT OUTSIDE CORNERS & DOWNSPOUTS - OFFSET (1) 1/2 BRICK FROM CORNER. SEE PLANS AND ELEVATIONS FOR ADDITIONAL LOCATIONS.
20. ALL ROOF SLOPES ARE AS NOTED ON ROOF PLANS.
21. COORDINATE WITH MECHANICAL AND PLUMBING PLANS FOR ALL FLUE AND VENT PENETRATIONS.
22. PROVIDE MINIMUM 22"x30" OPENINGS IN SHEATHING AT OVERLAY FRAMING TO PERMIT VENTILATION/ACCESS.
23. SEE PLUMBING SHEET PXXX FOR ROOF DRAIN DETAILS.

roof legend

- - - - - INDICATES LOCATION OF DRAFTSTOPPING
- DS INDICATES LOCATION OF DOWNSPOUT
- INDICATES DIRECTION OF ROOF SLOPE
- RD INDICATES LOCATION OF ROOF DRAIN
- ORD INDICATES LOCATION OF OVERFLOW ROOF DRAIN
- SC INDICATES LOCATION OF SCUPPER

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FINAL DEVELOPMENT PLAN

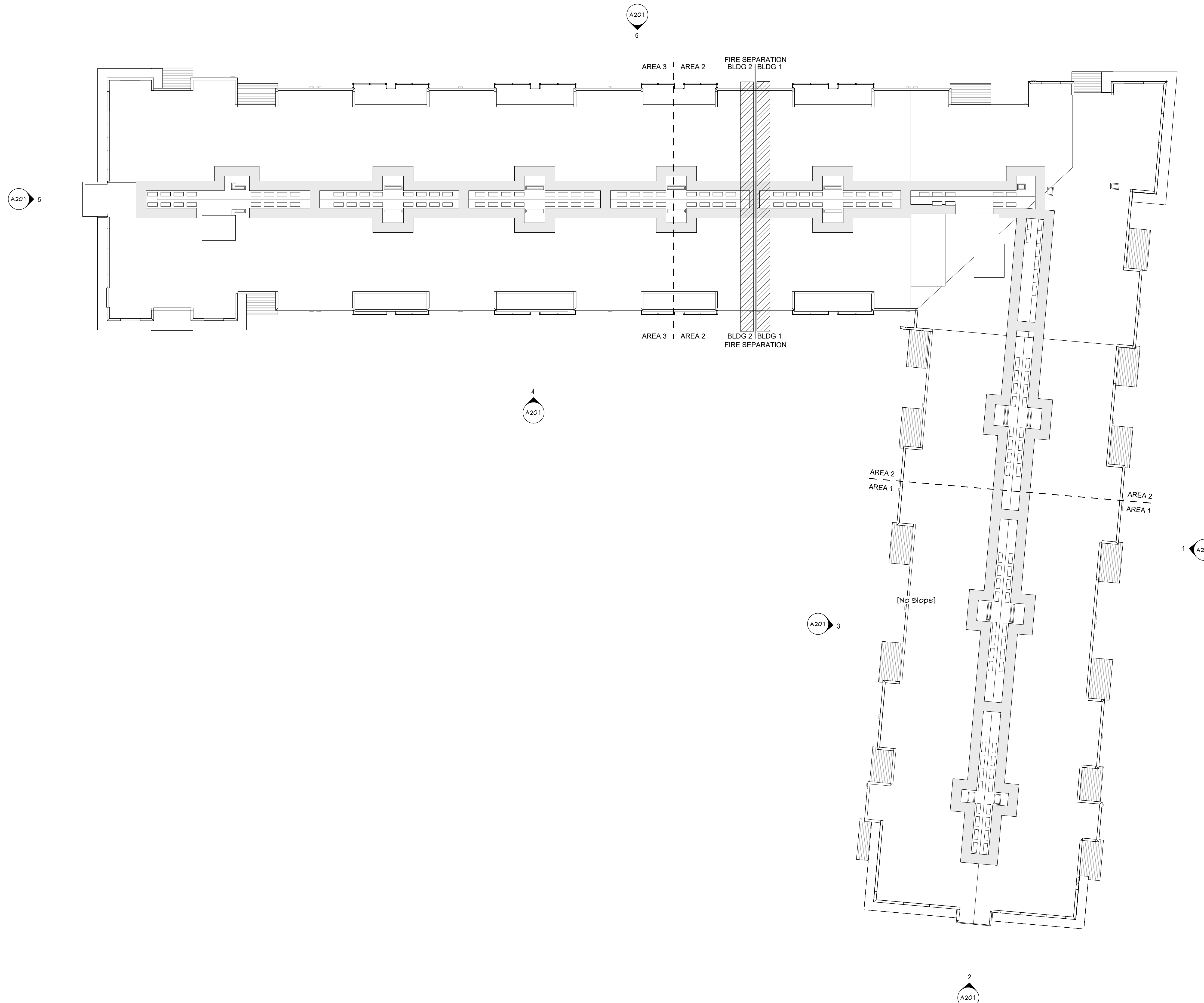
PROJECT DATE: 10/10/2024
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ROOF PLAN

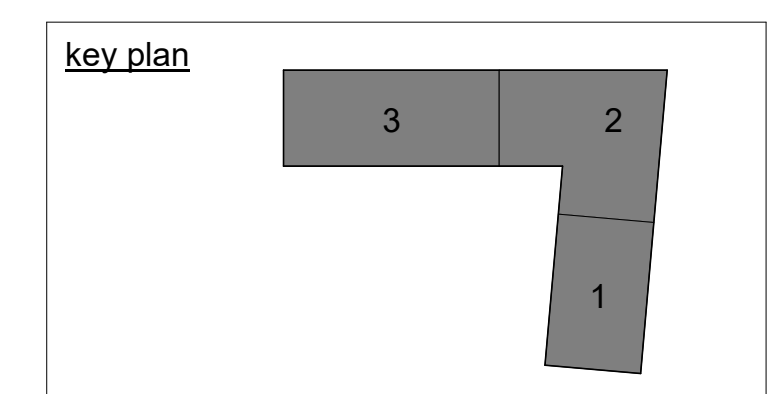
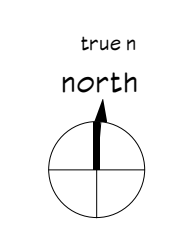
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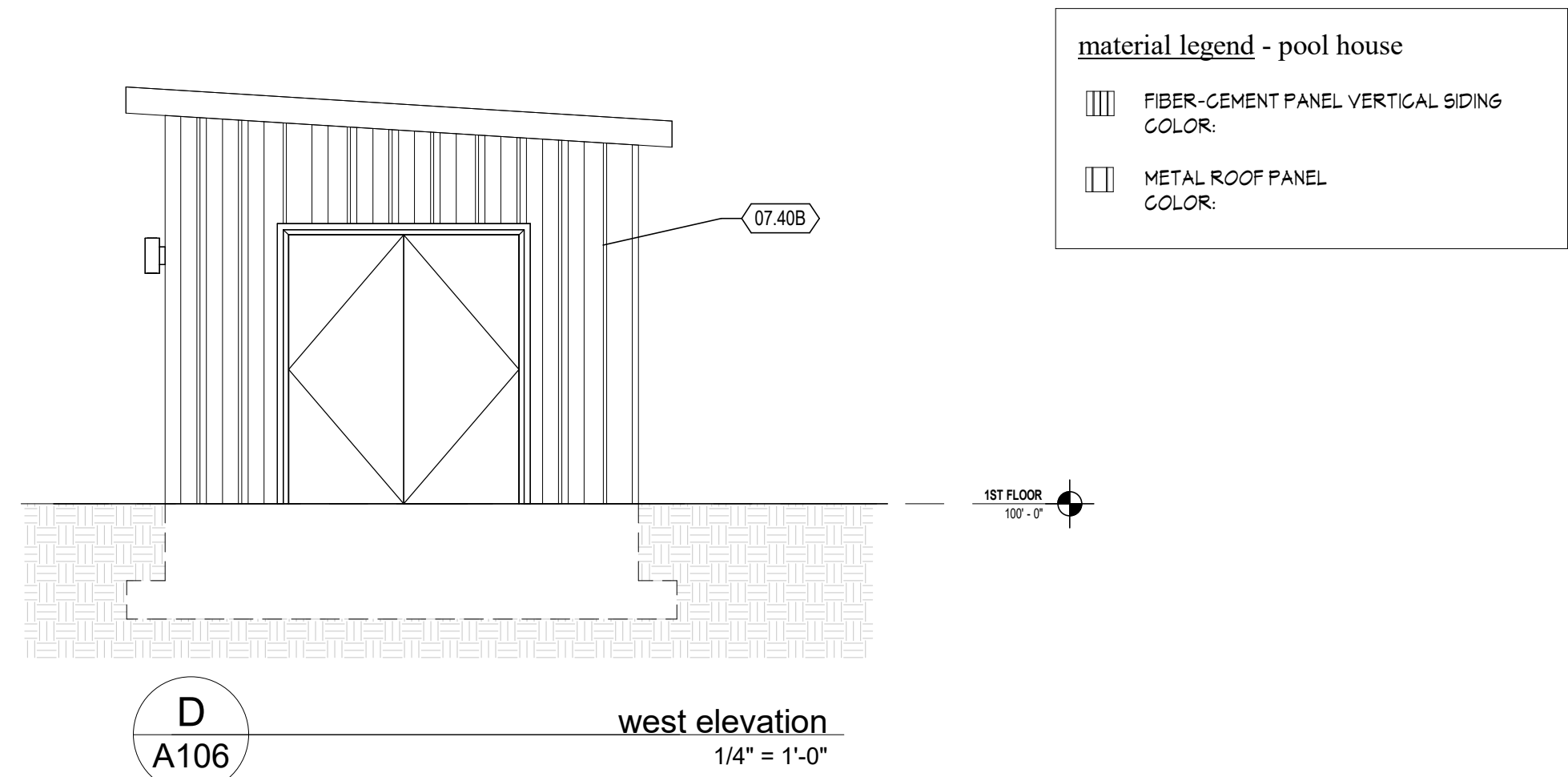
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roof plan

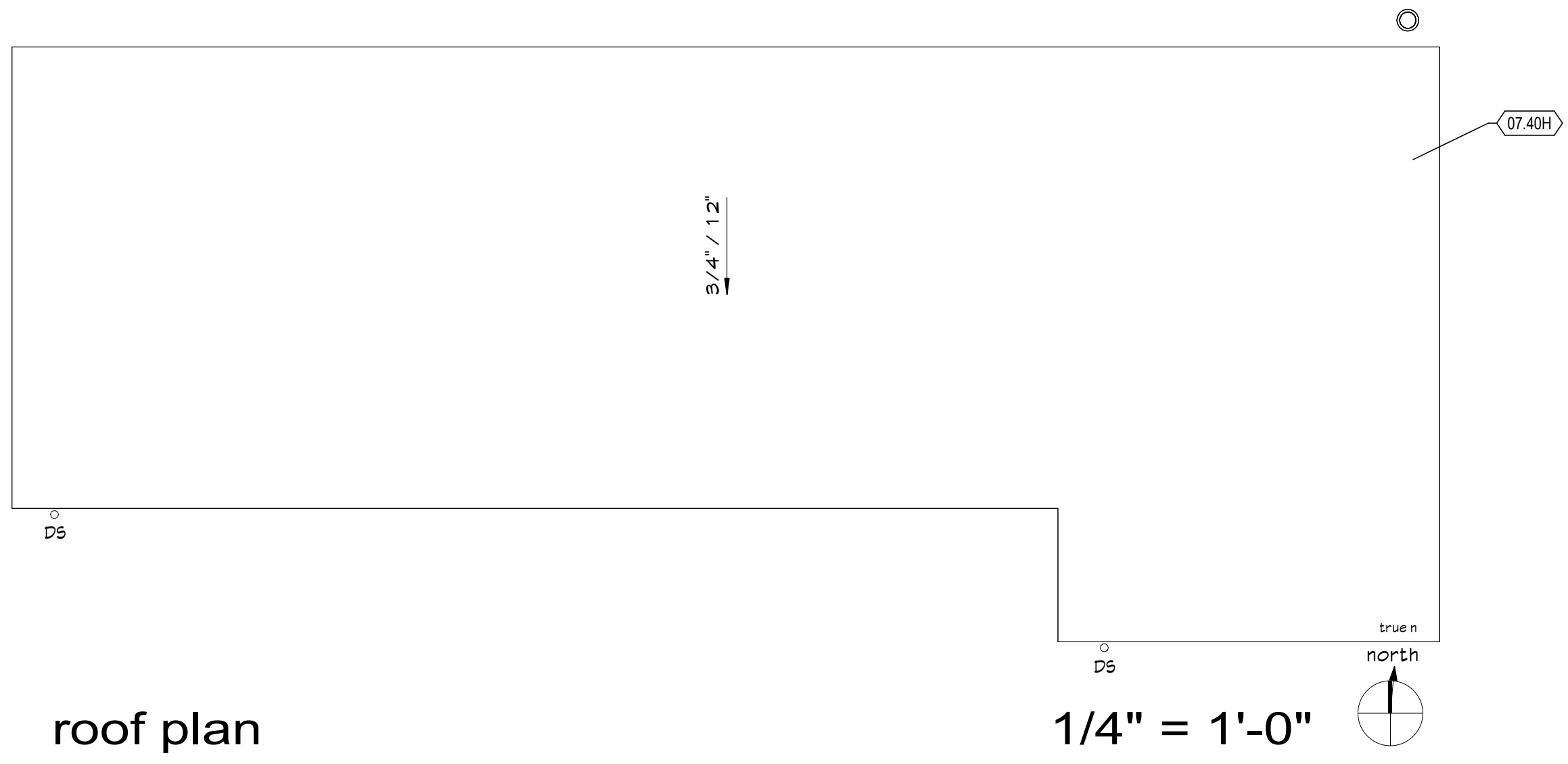
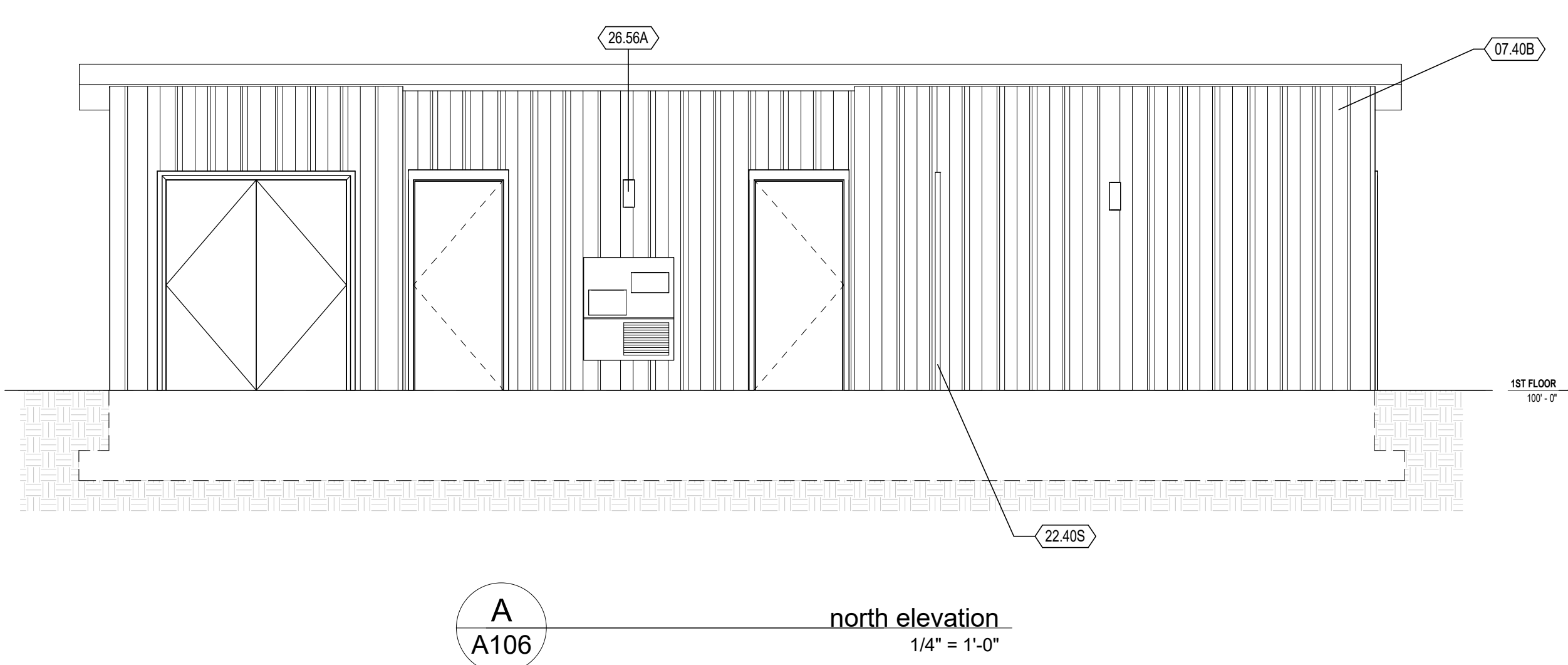
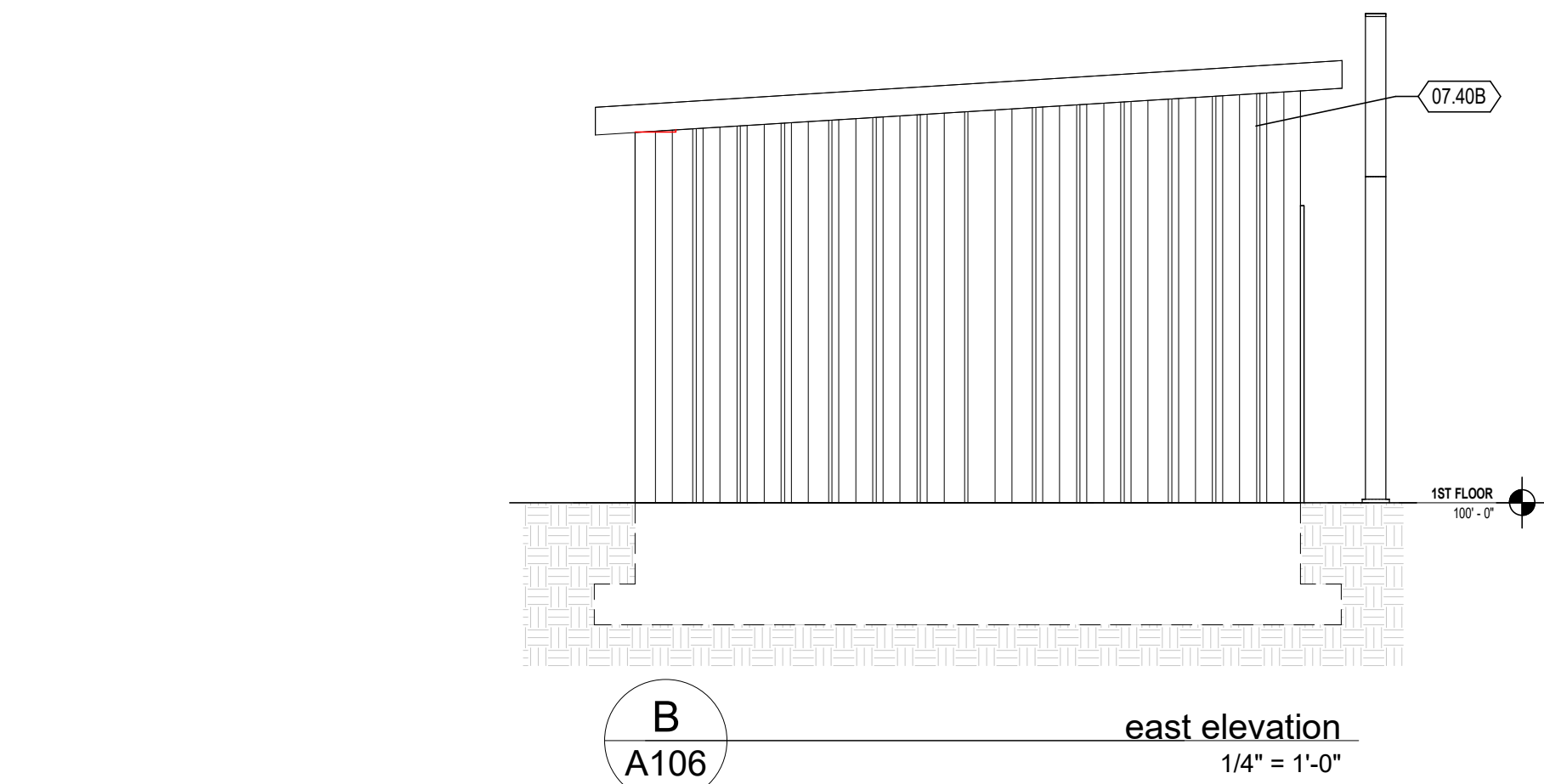
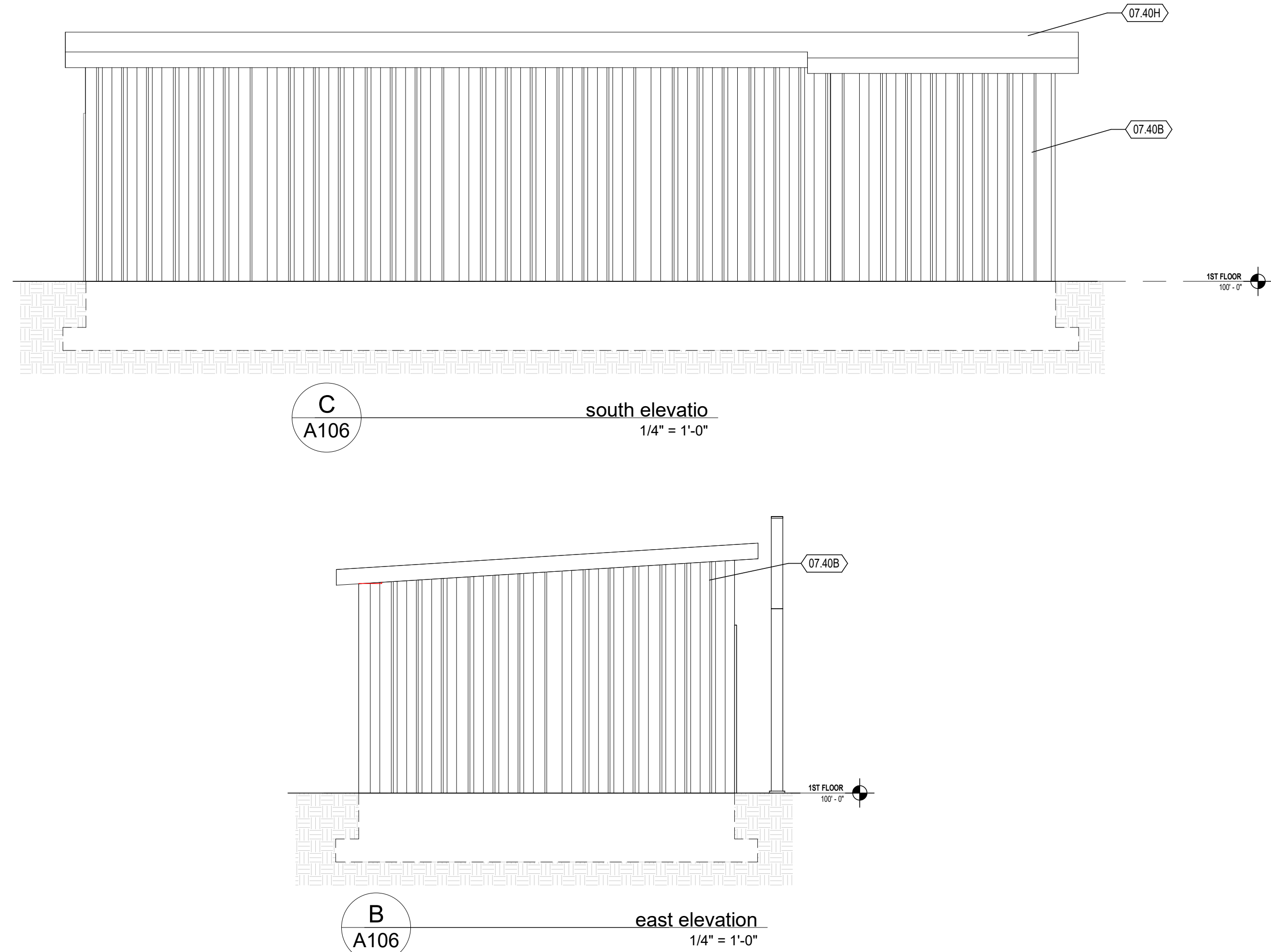
1/16" = 1'-0"



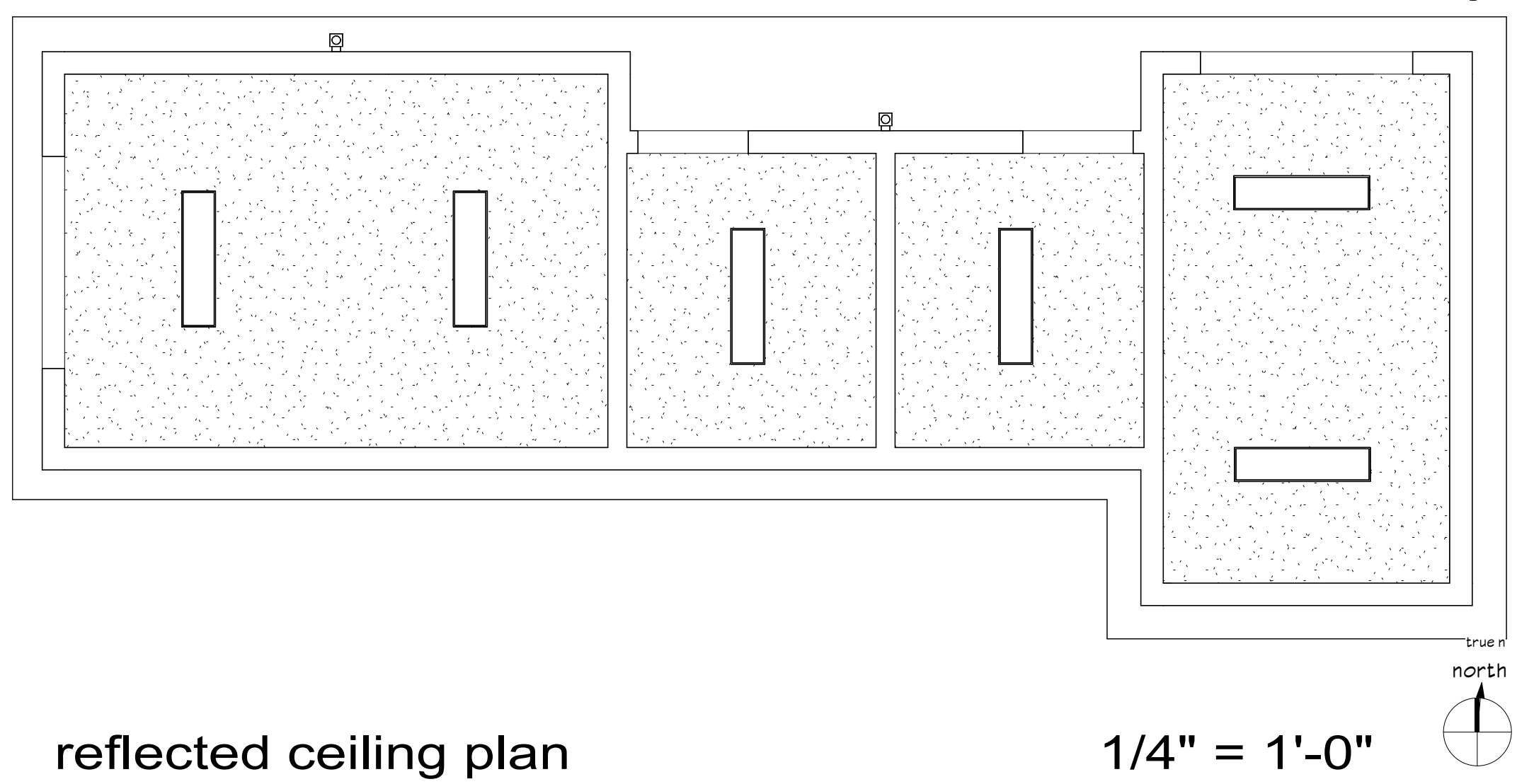


material legend - pool house

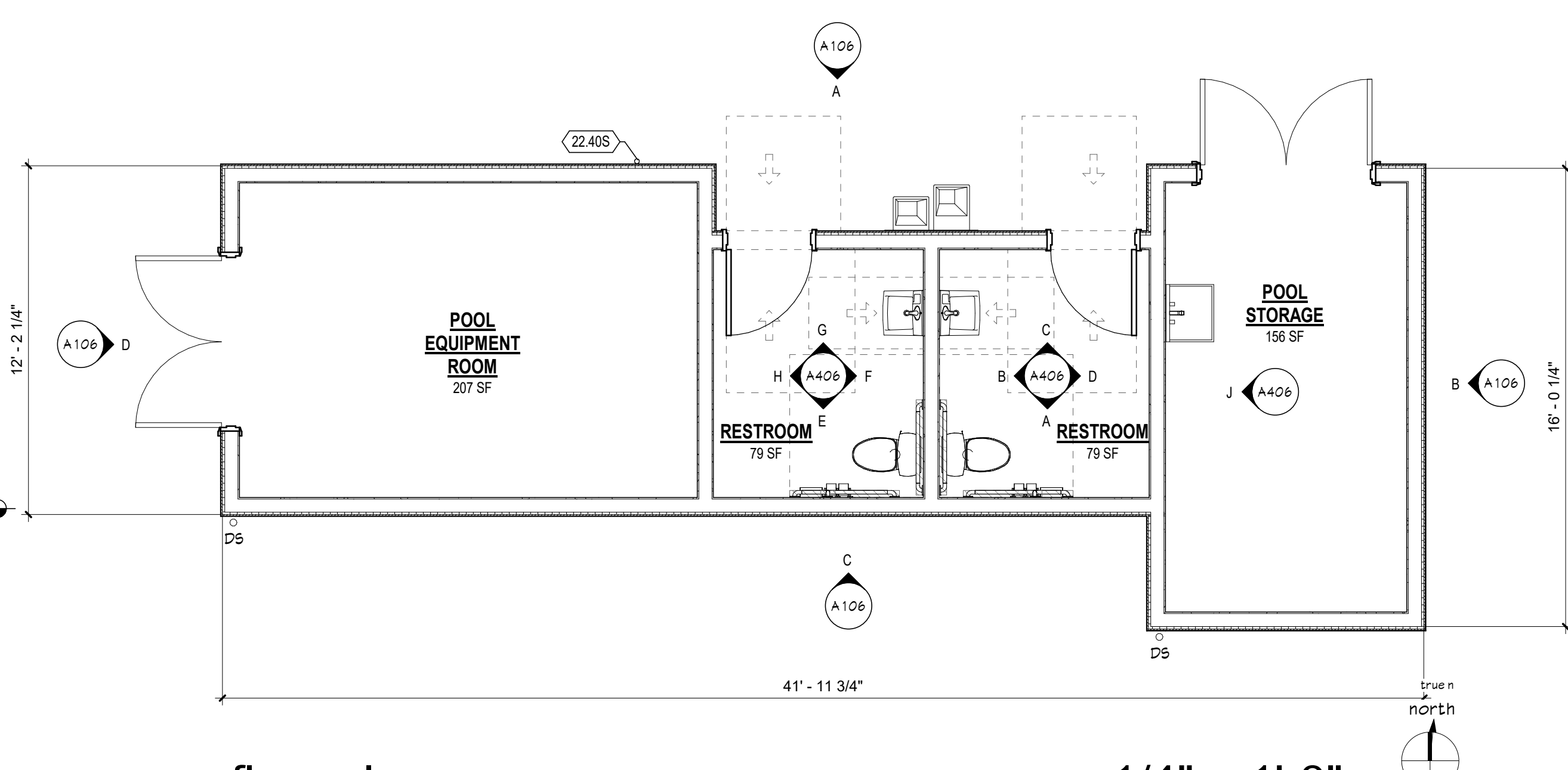
	FIBER-CEMENT PANEL VERTICAL SIDING COLOR:
	METAL ROOF PANEL COLOR:



roof plan
1/4" = 1'-0"



reflected ceiling plan
1/4" = 1'-0"



floor plan
1/4" = 1'-0"

- general notes: floor plans**
1. REFERENCE CIVIL PLANS FOR ACTUAL FINISHED FLOOR ELEVATION. REFERENCE POINT OF 100.0' USED ON ARCHITECTURAL DRAWINGS FOR FINISHED FLOOR ELEVATION.
 2. ALL DIMENSIONS ARE TO FACE OF STUD U.N.O.
 3. ANYWHERE THIS SYMBOL () APPEARS IN A DIMENSION STRING, IT INDICATES THE DIMENSION 3/4"
 4. SEE SHEETS G002.a AND G002.b FOR WALL, FLOOR AND ROOF TYPES.
 5. UNLESS INDICATED OTHERWISE, ALL DOORS TO BE A MINIMUM OF 4" TO ROUGH JAMB FROM ROUGH FRAMING INTERSECTION.
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1. ALL OPENINGS, SUCH AS DOORS AND WINDOWS (INCLUDING ALL SILL PANS AS REQUIRED), TO BE FLASHED.
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 - C. OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH ROOFS, WALLS, AND FLOORS.
 - D. SITE-BUILT FENESTRATION AND DOORS.
 - E. BUILDING ASSEMBLIES USED AS DUCTS OR PLUMBING RETARDERS.
 - F. JOINTS, SEAMS, AND PENETRATIONS OF VAPOR RETARDERS.
 - G. ALL OTHER OPENINGS IN THE BUILDING ENVELOPE.

keynotes

07.40B	FIBER-CEMENT SIDING. SEE MATERIAL LEGEND
07.40H	METAL ROOF PANELS. SEE MATERIAL LEGEND
22.40S	OUTDOOR RINSING SHOWER. SEE FIXTURE SCHEDULE
6NB	FLOOR/CEILING TYPE AND HEIGHT DESIGNATION - ALL CEILING HEIGHTS ARE FROM FINISHED FLOOR
1-0'	
	6NB CEILING
	SUPPLY DUCT
	RETURN DUCT
	LINEAR BOX LIGHT
	BATHROOM FAN

THE MINGO

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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 CAD 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 CODED 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.

FINAL DEVELOPMENT PLAN

PROJECT DATE: 10/10/2024
PROJECT #: 22156

#	Description	Date

NOT FOR CONSTRUCTION

POOL HOUSE

A106

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



north elevation

1/16" = 1'-0"

- general notes: elevations
- ELEVATION REFERENCES SHOWN ON THESE DRAWINGS ARE USED ONLY AS REFERENCE. SEE CIVIL DRAWINGS FOR ACTUAL FINISH FLOOR ELEVATIONS.
 - ALL EXTERIOR FINISH MATERIALS TO BE INSTALLED AS PER THE MANUFACTURER'S DIRECTIVES.
 - ALL EXPOSED CONCRETE MASONRY UNITS OR EXPOSED CONCRETE TO BE PARSED FINISH.
 - ALL FINISH COLORS AND TEXTURES NOT SPECIFIED TO BE SELECTED BY ARCHITECT.
 - REFER TO A100 SHEETS FOR WINDOW, DOOR AND STOREFRONT INFORMATION.

- material legend
- FIBER CEMENT HORIZONTAL SIDING
 - FIBER CEMENT PANEL SYSTEM
 - MODULAR BRICK IN RUNNING BOND PATTERN

THE MINGO

3060 DURRELL AVE,
CINCINNATI, OH 45207

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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.
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- coded notes - exterior elevations
- BLADE SIGN

- keynotes
- 26.56A EXTERIOR WALL SCOSCE - SEE FIXTURE SCHEDULE



west elevation
(at stair 3)

1/16" = 1'-0"



south elevation (at parking lot)

1/16" = 1'-0"



west elevation (at parking lot)

1/16" = 1'-0"



south elevation
(at stair 1)

1/16" = 1'-0"



east elevation (at Woodburn Ave.)

1/16" = 1'-0"

NOT FOR CONSTRUCTION

FINAL DEVELOPMENT PLAN

PROJECT DATE: 10/10/2024
PROJECT #: 22156

#	Description	Date
1	BLADE SIGN	

EXTERIOR ELEVATIONS

A201

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