

SIGN SHOP DRAWINGS WILL BE SUBMITTED SEPARATELY FOR FINAL APPROVAL

# PROJECT DESCRIPTION

Tenant fit-out of a Landlord provided shell on the first floor of a 5 story (1 level retail/restaurant with 4 residential above) mixed use building located in the new Bridge Park Development. The space will consist of a full kitchen, bar, dining room, brewery and an exterior patio.

## APPLICABLE BUILDING CODES

Building: 2011 Ohio Building Code Energy: ASHRAE 90.1 Structural: 2011 Ohio Building Code 2011 Ohio Fuel Gas Code Gas: Mechanical: 2011 Ohio Mechanical Code Accessibility: 2011 Ohio Building Code Plumbina: 2011 Ohio Plumbing Code 2009 ICC/ ANSI A117.1 Electrical: 2014 National Electric Code ADAAG

# **BUILDING INFORMATION**

BUILDING: Bridge Park Building C3 Parcel ID #: 273-012660-00 BSD - Scioto River Neighborhood Zoning: 5 (1 podium with 4 floors above) No. Storeys: Use/Occupancy Classifications (Chapter 3): Non-separated mixed use (B. A3, A2, M & S2) IA podium with 4 floors of IIB above. (3hr separation above podium) Construction Types (Section 602): Fire Suppression: Yes - Fully Sprinkled per NFPA 13 Fire Alarm: Yes - Required Gross Building Area: 95,360 sf (19,072 per floor) TENANT SPACE: TE-100 A2. Assembly Use/Occupancy Classification (Chapter 3):

Intended Use: Restaurant Construction Type (Section 602):

Max Travel Distance (Table 1016.1): 250' allowed 100' provided Exit Separation (1/2 or 1/3 max diagonal): 1/3 max diagonal for sprinkled space. 9.236 sf

Interior Gross Area:

## HEIGHTS AND AREAS

55 + 20' increase = 75' allowable Allowable height (Table 503): Proposed height: Building = 71'-4" Scope of work = 16'

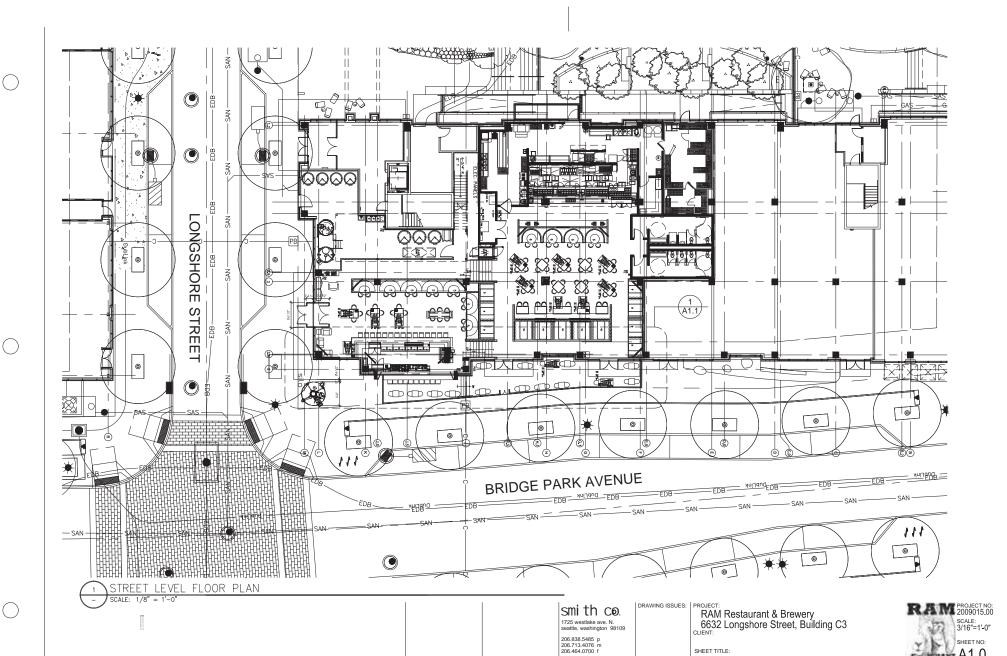
Allowable Area (Section 506/Table 503): Unlimited podium level per IA construction. Total Gross Area (Building): 95,360 sf (entire building - not all in scope)

Total Patio Area (Tenant Space): 795 sf (within scope of work) Total Gross Area (Tenant Space): 9,236 sf (scope of work)

DRAWING ISSUES: smith co. RAM Restaurant & Brewery 1725 westlake ave. N. 6632 Longshore Street, Building C3 eattle, washington 98109 206.838.5485 p

ksmith@smithco.org e 11.30.16 COVER SHEET

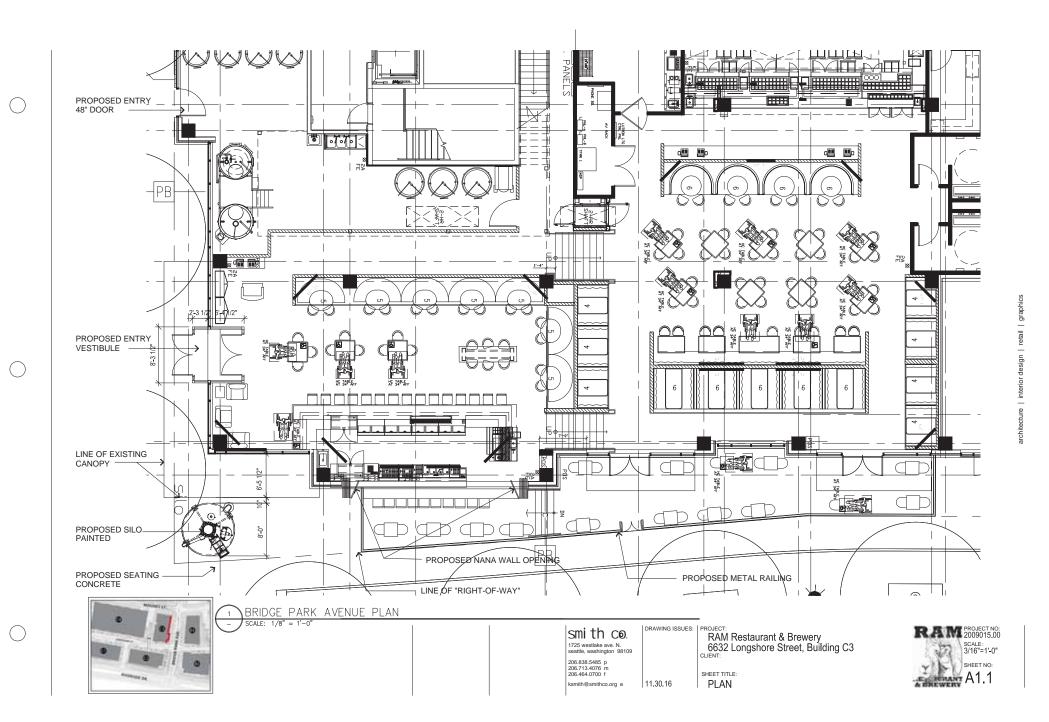




PLAN

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REFERENCE SPECIFICATIONS
The Project Specifications, together with the requirements of the City of Columbus
Construction and Moderland Specifications (CMSC) dated 2012, including all supplements
thereto, shall govern this work except as such specifications are modified by the indicated
notes or details.

MISCELLANEOUS WORK ITEMS
All Items of work called for on the plans for which no specific method of payment is provided shall be performed by the Centractor and the cost shall be included in the bid.

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SAFETY REQUIREMENTS

The Controstor and Sub-Controstor shall be solely responsible for all federal, state and facult processing the solely responsible for all federal, state and facult processing final final responses (including employees) and property. It is also the sole responsibility of the controstor and Sub-Controstor to Initiate, monitain and supervise all safety requirements, proceedings and program in connection with the work. The Controstor shall follow the College of the Controstor shall follow the Controst shall follow the College of the Controst shall follow the College of the Controst shall follow the College of th

## SECURING EXCAVATIONS & TRENCHES FOR NON-WORKING

be subject to depression or security. Existing the security of control of the security and bordion of the existing underground utility facilities known to be located in the construction cross have been shown on the plans as occurredly as provided by the Owner of the underground utility. The Owner, Construction Manager and/or the Engineer assume on exposability to the coursary or the locations and/or depths of the underground facilities whether or not shown on the plans.

following utilities are located within the work limits of this project and do not subscribe a registered underground utility protection service.

All existing utilities shall be fully supported at all times during construction. Contractor shall be solely responsible for submitting plans and/or details showing means and methods of this support to the respective Utility Company and the Construction Manager and obtaining written approvals prior to the start of construction.

CONSTRUCTION DAMAGE
All signs, fences, shrubs, draininge structures, or other physical features disturbed or demogad during construction under this contract shall be restored to their original condition by the Contractor unless otherwise provided for in the contract. All additional costs shall be the Contractor segments. No segarate payment shall be made.

### TRENCHING

Any excoordion performed beyond the standard trench width, as defined on Division of Sewerage and Drainage Standard Construction Drainings AM-S149, AM-S150, and AM-S151 due to site conditions or the Contractor's methods are done so solely at the Contractor's expense. No extra payment will be made for unauthorized excevation.

All trenches within the road right-of-way shall be backfilled or securely plated during non-working hours.

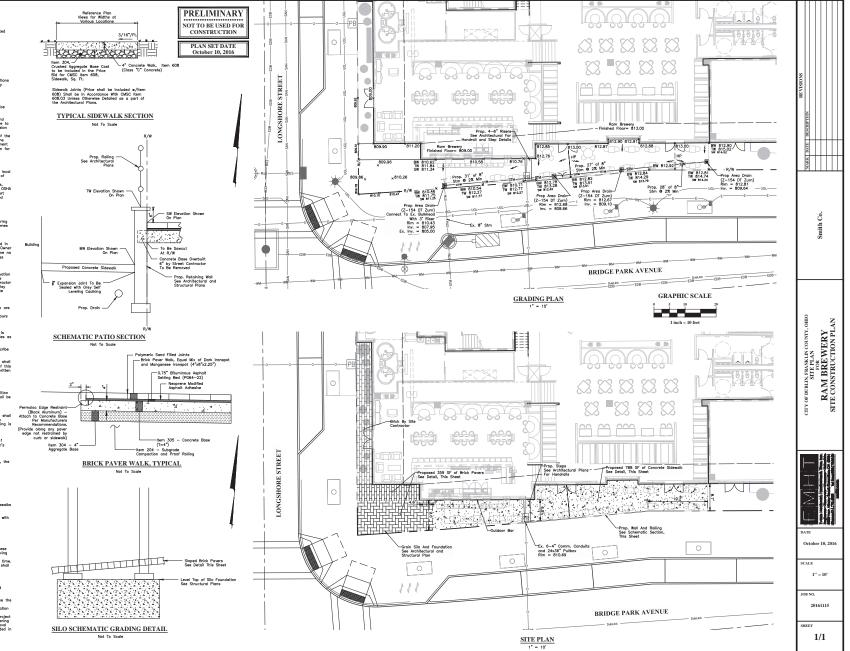
## TRENCH BACKFILL Trench backfill shall conform to the following specifications:

Landscaped Areas — Trenches within greenscape areas shall be backfilled in acc CMSC Item 911 (95%).

## PONDING

### CLEANUP

All debris, nobles, unusuable materials, and items not solvaged by the Owner shall become the property of the Contractor and shall be removed from the alle by the Contractor and contract or and shall be removed from the alle by the Contractor and contract or and shall be removed from the shall be contracted and the contract of the contract shall immediately clean only diff, sediment or mud deposaled on City streets, on or of the project immediately clean only diff, sediment or mud deposaled on City streets, on or of the project of the contract of the c





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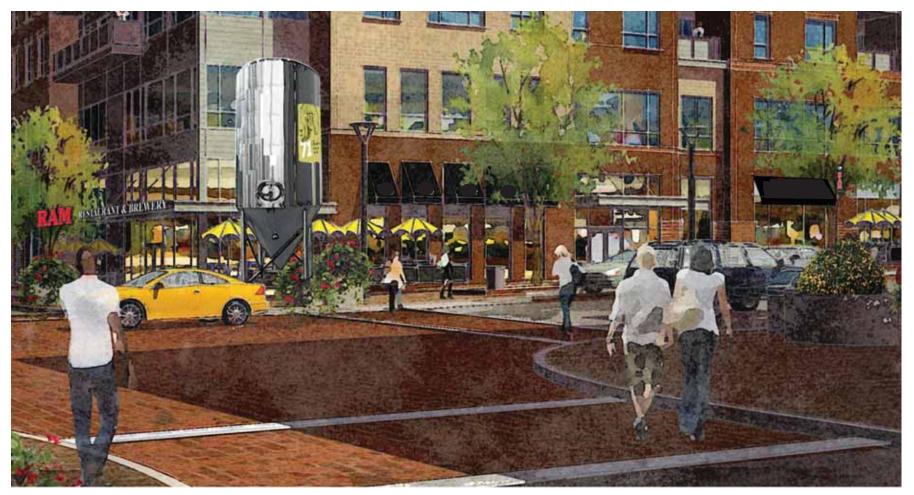


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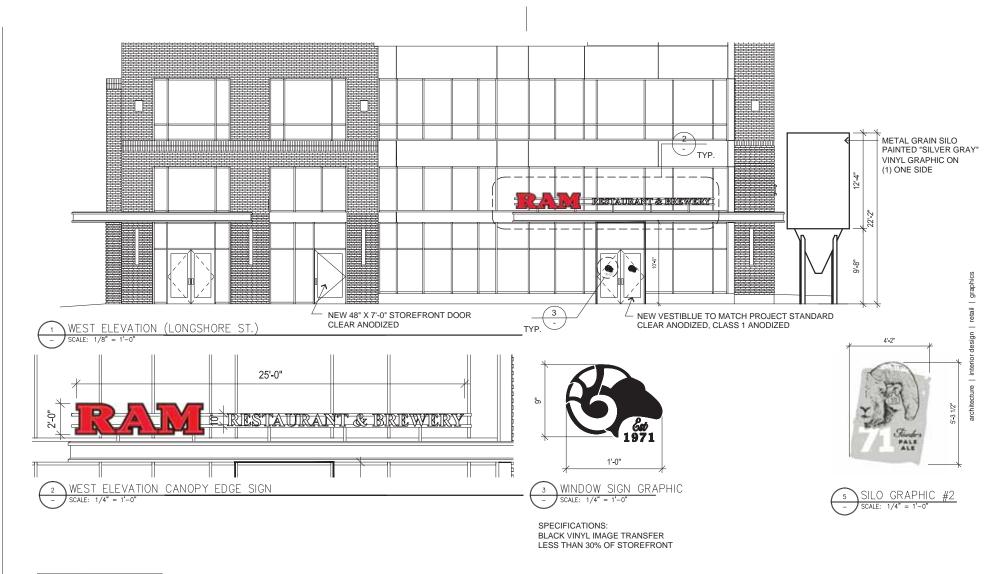


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smith co. 1725 westlake ave. N. seattle, washington 98109 206.838.5485 p 206.713.4076 m 206.464.0700 f

ksmith@smithco.org e

DRAWING ISSUES: | PROJECT:

04.24.17

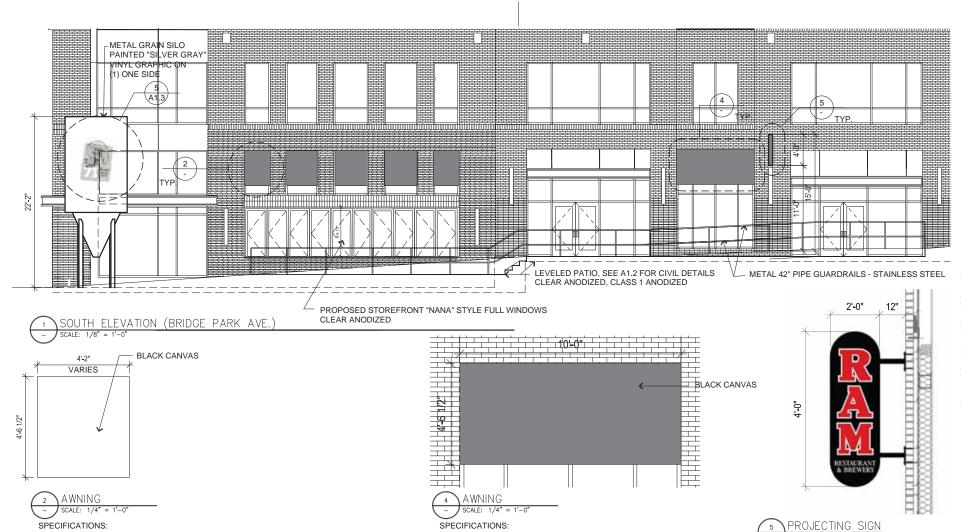
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RAM Restaurant & Brewery 6632 Longshore Street, Building C3

SHEET TITLE: elevations







SPECIFICATIONS: CANVAS BLACK WITH WHITE GRAPHIC HOOD STYLE, OPEN ENDED AT SIDES



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CANVAS BLACK WITH RED/WHITE GRAPHIC

HOOD STYLE, OPEN ENDED AT SIDES

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1725 westlake ave. N. seattle, washington 98109 206.838.5485 p 206.713.4076 m 206.464.0700 f 04.24.17 SHEET TITLE: ksmith@smithco.org e 11.30.16

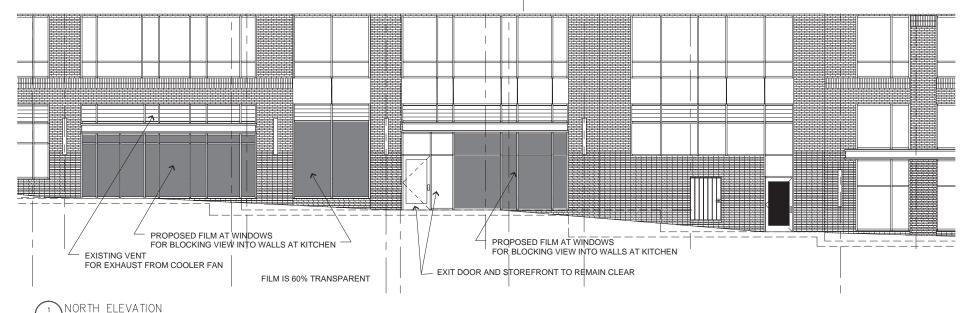


SCALE: 1/4" = 1'-0'

INTERNALLY ILLUMINATED METAL SIGN, 6" RETURNS FABRICATED ALUMINUM, PAINTED BLACK RED/WHITE LETTERS ON PLEXI/VINYL FACE

SPECIFICATIONS:

elevations



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NOTE: SIGN SHOP DRAWINGS WILL BE SUBMITTED SEPARATELY FOR FINAL APPROVAL Smi th co.

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DRAWING ISSUES: | PROJECT: | RAM |

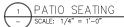
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SHEET TITLE:

elevations





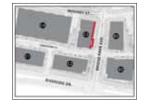


SPECIFICATIONS: TEAK WOOD BLACK METAL FRAMES





SPECIFICATIONS: CLEAR BULBS BLACK WIRE



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DRAWING ISSUES: PROJECT:
RAM Restaurant & Brewery
6632 Longshore Street, Building C3
CLIENT:

PATIO DETAILS 11.30.16

