

PROJECT NUMBER

23-124

91 S. High Street

DUBLIN, OH 43017

RETAIL TO RESTAURANT CONVERSION PROJECT

OWNER

Dustin Snow

Dustin.snow@gmail.com; tin.snow@gmail.com*
312.505.7579
7739 Sudbrook Sq. New Albany, OH 43054

GUNZELMAN architecture + interiors, LLC
333 STEWART AVE, COLUMBUS, OHIO 43206
P 614-674-6696
PROJECT ARCHITECTS

PRATER ENGINEERING ASSOCIATES, INC.
6130 WILCOX ROAD, DUBLIN, OH 43016
P: 614-766-4896
MEP ENGINEER

ELHERS ENGINEERING
STRUCTURAL ENGINEER

WASSERSTROM
FOOD SERVICE EQUIPMENT CONSULTANT

91 S. High Street

ABBREVIATIONS LEGEND

ABBR.	DESCRIPTION	ABBR.	DESCRIPTION
A/C	AIR CONDITIONING	NIC	NOT IN CONTRACT
AFF	ABOVE FINISH FLOOR	NO	NUMBER
ARCH	ARCHITECT OR ARCHITECTURAL	NOM	NOMINAL
ALUM	ALUMINUM	NTS	NOT TO SCALE
APPROX @ &	APPROXIMATE AT AND	O.C.	ON CENTER
BD	BOARD	O.D.	OUTSIDE DIAMETER
BLDG	BUILDING	OPNG	OPENING
B.O.	BY OTHERS	OPP	OPPOSITE
BI	BOTTOM OF	PL	PLATE
CAB	CABINET	PLAS	PLASTER
CFM	CUBIC FEET PER MINUTE	PLAM	PLASTIC LAMINATE
CL	CLOSET	PLYWD	PLYWOOD
CLR	CLEAR	POL	POLISHED
COL	COLUMN	PR	PAIR
CONC	CONCRETE	PR	PRESSURE TREATED
C.T.	CERAMIC TILE	PTD	PAINTED
DIA	DIAMETER	R	RISER OR RADIUS
DN	DOWN	R.A.	RETURN AIR
DTL	DETAIL	RAD	RADIATOR
DW	DISHWASHER	RE	REFER TO
DWG	DRAWING	REF	REFRIGERATOR
EA	EACH	REQD	REQUIRED
ELEC	ELECTRICAL	REV	REVISED OR REVISION
EL	ELEVATION	RM	ROOM
ENCL	ENCLOSURE	R.O.	ROUGH OPENING
EQ	EQUAL	S.C.	SOLID CORE
EQUIP	EQUIPMENT	SCHED	SCHEDULE
EXIST	EXISTING	SECT	SECTION
FF	FINISH FLOOR	SFT	SQUARE FEET
FIN	FINISH	SHT	SHEET
FIXT	FIXTURE	SIM	SIMILAR
FLR	FLOOR	SPEC	SPECIFICATIONS
F.R.	FIRE-RETARDANT OR FIRE-RATED	S.S.	STAINLESS STEEL
FT	FOOT OR FEET	STD	STANDARD
GA	GAUGE OR GAGE	STL	STEEL
GAVL	GALVANIZED	STRUCT	STRUCTURAL
GC	GENERAL CONTRACTOR	T	TREAD
GFI	GROUND FAULT INTERRUPTER	TEL	TELEPHONE
GWB	GYPSON WALL BOARD	T&G	TONGUE AND GROOVE
H.C.	HOLLOW CORE	T.O.	TOP OF
H.M.	HOLLOW METAL	T.O.B.	TOP OF BEAM
HOR	HORIZONTAL	T.O.C.	TOP OF CONCRETE
HR	HOUR	T.O.S.	TOP OF SLAB
HT	HEIGHT	T.O.W.	TOP OF WALL
HVAC	HEATING, VENTILATION, AND AIR CONDITIONING	TYP	TYPICAL
I.D.	INSIDE DIAMETER	T/	TOP OF
IN	INCH OR INCHES	UON	UNLESS OTHERWISE NOTED
INCL	INCLUDING	W	WITH
LAM	LAMINATED	W/O	WITHOUT
LAV	LAVATORY	WC	WATER CLOSET
MATL	MATERIAL	WD	WOOD
MAX	MAXIMUM	WR	WATER RESISTANT
MECH	MECHANICAL	WWF	WELDED WIRE FABRIC
MFR	MANUFACTURER		
MIN	MINIMUM		
MISC	MISCELLANEOUS		
M.O.	MASONRY OPENING		
MTL	METAL		

ARCHITECTURAL SYMBOLS LEGEND

	BUILDING SECTION REFERENCE SHOWING DWG. NO. OVER SHEET NO.
	EXTERIOR ELEVATION REFERENCE SHOWING DWG. NO. OVER SHEET NO.
	INTERIOR ELEVATION(S) REFERENCE SHOWING DWG. NO(S). AND SHEET NO.
	DETAIL SECTION REFERENCE SHOWING DWG. NO. OVER SHEET NO.
	DETAIL REFERENCE SHOWING DWG. NO. OVER SHEET NO.
	PLAN DATUM SHOWING REFERENCE SURFACE AND ELEVATION HEIGHT
	SECTION OR ELEVATION DATUM REFERENCE SHOWING REFERENCE HT & EL
	DOOR INDICATOR SHOWING DOOR TYPE
	WINDOW INDICATOR SHOWING WINDOW TYPE
	WALL INDICATOR SHOWING WALL TYPE
	REVISION INDICATOR SHOWING REVISION NO.
	NOTE INDICATOR SHOWING NOTE NO.
	CENTERLINE
	HIDDEN LINE ABOVE
	HIDDEN LINE BELOW
	DIMENSION TO OR FROM INDICATED SURFACE
	DIMENSION TO OR FROM CENTER LINE
	CLEAR DIMENSION TO OR FROM FINISH SURFACE

ARCHITECTURAL MATERIALS LEGEND

	BRICK MASONRY
	CONCRETE MASONRY UNITS, (CMU)
	CONCRETE
	RIGID INSULATION
	THERMAL OR SOUND ATTENUATION BATT INSULATION
	UNDISTURBED EARTH
	DISTURBED EARTH OR FILL
	SOLID WOOD
	PLYWOOD OR WOOD PANEL PRODUCT
	SPRAY APPLIED INSULATION



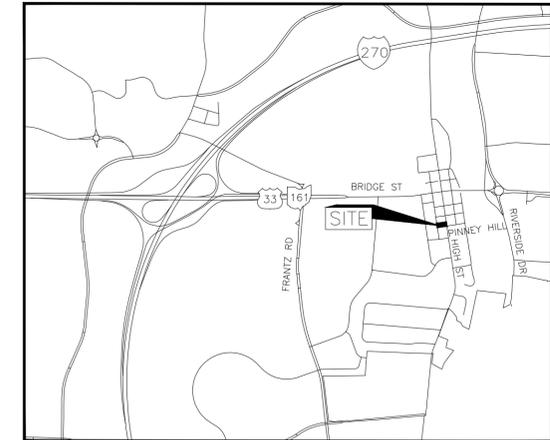
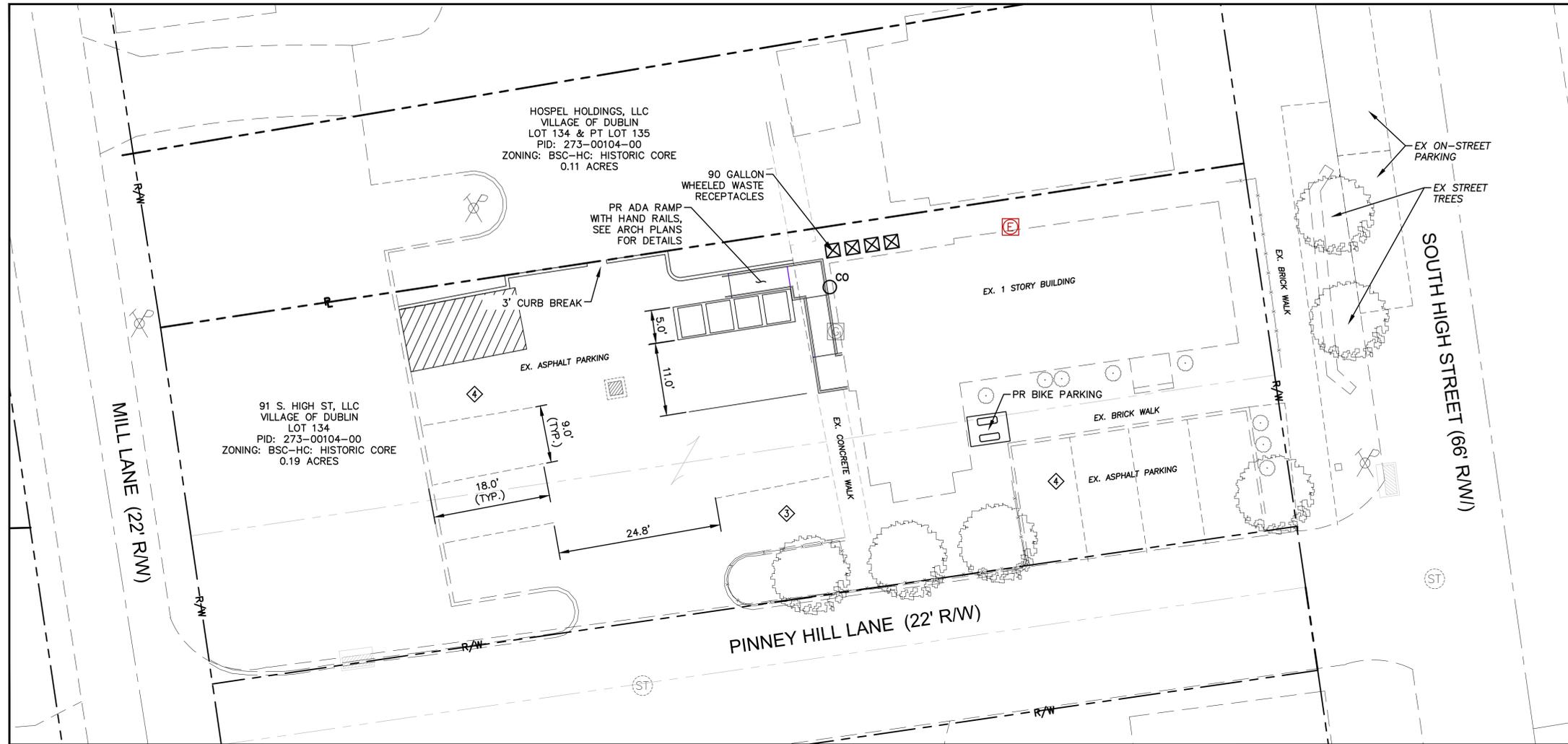
PROJECT LOCATION:
91 S. HIGH STREET

DRAWING SCHEDULE			
SHEET NO.	SHEET TITLE	ARB APPLICATION	LAST ISSUE DATE
CIVIL			
1/3	SITE PLAN		05/16/2023
2/3	EXISTING CONDITIONS PLAN		05/16/2023
3/3	LANDSCAPE PLANS		05/16/2023
ARCHITECTURAL			
A-0.0	TITLE SHEET		05/16/2023
A-0.1	SITE PLAN		05/16/2023
A-0.2	CODE DATA AND LIFE SAFETY PLAN		05/16/2023
A-0.3	WALL TYPES AND PROJECT NOTES		05/16/2023
A-1.0	EXISTING CONDITIONS AND DEMOLITION PLANS		05/16/2023
A-1.1	NEW CONSTRUCTION PLANS		05/16/2023
A-1.2	ROOF PLAN		05/16/2023
A-2.0	EXTERIOR ELEVATIONS		05/16/2023
A-5.0	DOOR SCHEDULES AND DETAILS		05/16/2023
A-6.0	CARPENTRY AND FINISH DETAILS		05/16/2023
A-8.0	PERSPECTIVE MASSING STUDIES		05/16/2023
A-8.1	BASIS OF DESIGN PRODUCT DATA		05/16/2023
A-9.0	SPECIFICATIONS		05/16/2023
A-9.1	SPECIFICATIONS		05/16/2023
A-9.2	SPECIFICATIONS		05/16/2023

PHASE :
ARB Application

DATE : 05/16/2023

P:\Projects\2023\EDH01ES-23387 Coast Wine Dublin\500-CAD\91-Civil\93-Print\Sheets\Site Plan.dwg by: sfox on 05/16/2023 9:25 AM ~ for PRIME AE



LOCATION MAP
NOT TO SCALE

ENGINEER

PRIME AE GROUP, INC.
8415 PULSAR PLACE, SUITE 300
COLUMBUS, OH 43240
CONTACT: STEVEN E. FOX, PE
EMAIL: SFOX@PRIMEAE.COM
PHONE: 614-452-4628

OWNER

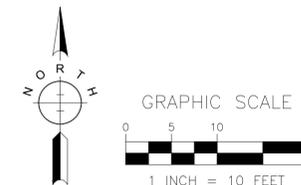
91 S. HIGH ST., LLC
91 S. HIGH STREET, DUBLIN, OH

SITE SUMMARY

ADDRESS:	91 S HIGH STREET , DUBLIN, OHIO 43017
PID:	273-000104
ZONING:	BSC-HC: HISTORIC CORE
LAND USE:	CURRENT: RETAIL PROPOSED: RESTAURANT
SITE AREA:	0.21± ACRES (9,125 S.F.)
BUILDING AREA:	1,190 SF (13% LOT COVERAGE)
PARKING:	10 PER 1,000 SF = 11.9=12 PARKING SPACES REQUIRED PARKING PROVIDE = 11

SITE DATA TABLE :

SITE AREA:	0.21 AC.
TOTAL DISTURBED:	0.01 AC.
TOTAL R/W DISTURBED:	0.00 AC.
TOTAL IMPERVIOUS DISTURBED AREA:	0.01 AC. (332 S.F.)
PRE-DEVELOPED IMPERVIOUS:	0.15 AC. (6,406 S.F.)
POST-DEVELOPED IMPERVIOUS:	0.14 AC. (6,206 S.F.)



8415 PULSAR PLACE | SUITE 300
COLUMBUS, OH 43240
P 614-839-0250 | F 614 839 0251

STORM WATER NOTE:

THERE WILL BE NO MODIFICATION TO THE EXISTING STORM SEWER SYSTEM OR GRADING OF THE CURRENT PONDING AT THE CATCH BASIN IN THE PARKING LOT. A 3' CURB BREAK IN THE NEW CURBING OF THE EXISTING PARKING LOT WILL PROVIDE DRAINAGE CONTINUED PONDING PER THE ORIGINAL DESIGN PLANS.



FRANKLIN COUNTY, OH
SITE ENGINEERING PLANS
FOR
COAST WINE HOUSE
91 S. HIGH STREET, DUBLIN, OH
SITE PLAN

NO.	REVISIONS	DATE

DRAWN BY: JS	CHECKED BY: SF
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SCALE: 1" = 10'

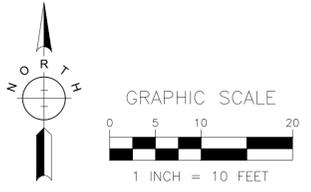
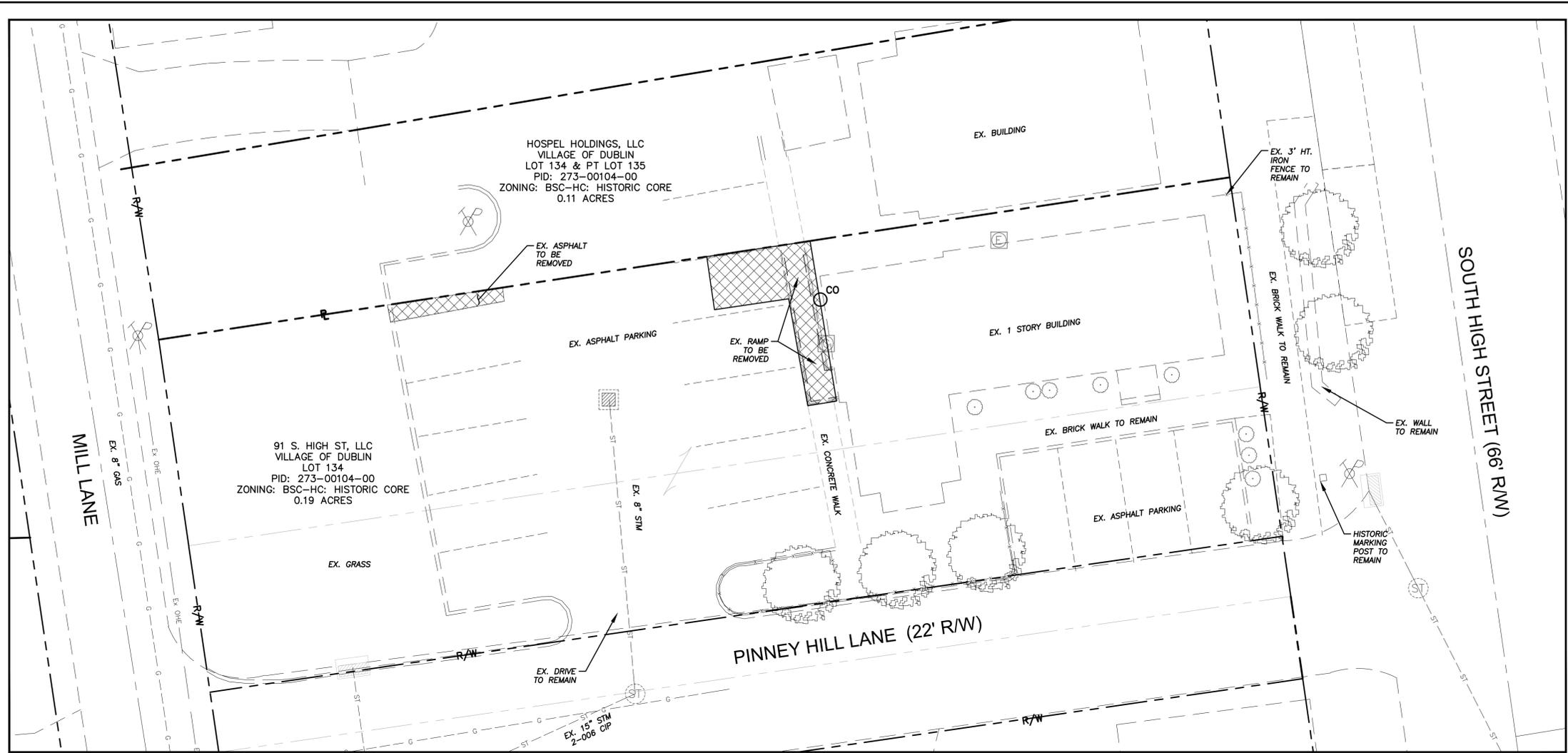
DATE: 05-16-2023

SHEET NO.

1/3

STEVEN E. FOX, JR
OHIO REGISTERED PROFESSIONAL ENGINEER

04/27/2023
DATE



NOTES:

1. THE INFORMATION SHOWN CONCERNING EXISTING UTILITIES IS NOT REPRESENTED, WARRANTED OR GUARANTEED TO BE COMPLETE OR ACCURATE. INVESTIGATION, LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, PRIOR TO CONSTRUCTION TO DETERMINE IN THE FIELD THE ACTUAL LOCATION AND ELEVATIONS OF ALL EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL THE OHIO UTILITIES PROTECTION SERVICES, OUPS, AT 1-800-362-2764 TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL AND STATE PERMITS REQUIRED FOR DEMOLITION WORK.
3. THE CONTRACTOR SHALL IDENTIFY AND HOLD HARMLESS THE OWNER AND/OR ENGINEER FOR ANY AND ALL INJURIES OR DAMAGES TO PERSONNEL, EQUIPMENT, AND/OR EXISTING FACILITIES IN THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
4. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE AND DO NOT INCLUDE MECHANICAL, ELECTRICAL, AND MISCELLANEOUS STRUCTURES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THE DEMOLITION WORK FOR THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
5. ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF IN A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
6. THE BURNING OF CLEARED MATERIAL AND DEBRIS SHALL NOT BE ALLOWED UNLESS CONTRACTOR GETS WRITTEN AUTHORIZATION FROM LOCAL AUTHORITIES.
7. EROSION AND SEDIMENTATION CONTROL MEASURES AROUND AREAS OF DEMOLITION SHALL BE INSTALLED PRIOR TO INITIATION OF DEMOLITIONS ACTIVITIES. REFER TO THE EROSION CONTROL PLAN FOR DETAILS.
8. ASBESTOS OR HAZARDOUS MATERIAL, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIAL ARE ENCOUNTERED.
9. CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS, AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED, THE CONTRACTOR SHALL HAVE DISTURBED ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
10. CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, FEDERAL, AND OSHA REGULATIONS WHEN OPERATING DEMOLITION EQUIPMENT AROUND UTILITIES.
11. CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH THE ODOT STANDARDS, AND AS REQUIRED BY LOCAL AGENCIES WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE WITH LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT, AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES.
12. CONTRACTOR SHALL PROTECT AT ALL TIMES ADJACENT STRUCTURES AND ITEMS FROM DAMAGE DUE TO DEMOLITION ACTIVITIES.
13. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.



FRANKLIN COUNTY, OH
SITE ENGINEERING PLANS
 FOR
COAST WINE HOUSE
 91 S. HIGH STREET, DUBLIN, OH
EXISTING CONDITIONS

NO.	DATE	REVISIONS

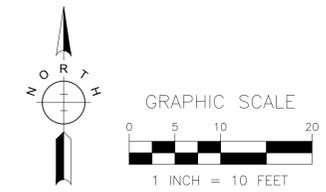
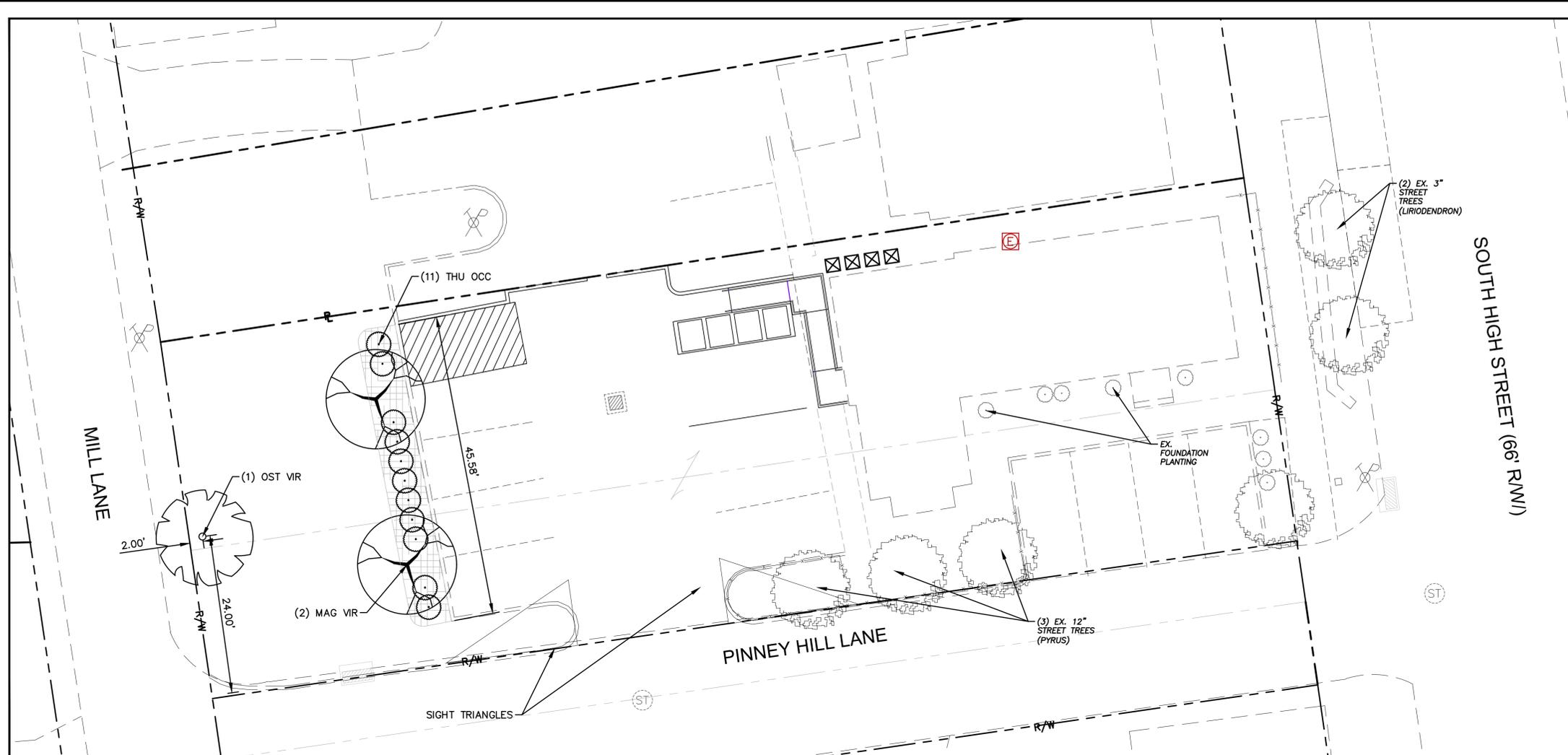
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SCALE: **1" = 10'**

DATE: **05-16-2023**

SHEET NO. **2/3**

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LANDSCAPE REQUIREMENTS:
CITY OF DUBLIN CODE SECTION 153.130 & 153.173

LOT COVERAGE:
PARCEL: 9,125 S.F. (0.21 AC.)
VEHICULAR USE AREA: 2,930 S.F. (32%)
BUILDING AREA: 1,190 S.F. (13%)

PARKING LOT SCREENING AND LANDSCAPING:
PERIMETER BUFFER LANDSCAPING
LANDSCAPE MATERIALS USED TO FULFIL PERIMETER LANDSCAPING REQUIREMENTS SHALL BE INSTALLED TO PROVIDE 100 PERCENT YEAR ROUND OPACITY AT A MATURE HEIGHT OF 3.5 FEET. VUA PERIMETER TREE PLANTING SHALL BE AT THE RATE OF 1 TREE PER 40 L.F.

REQUIRED: CONTINUOUS HEDGE AND 1 TREE PER 40 L.F..
PROVIDED: CONTINUOUS HEDGE AND 1 TREE PER 40 L.F..

INTERIOR VEHICULAR USE AREA LANDSCAPING
DOES NOT APPLY - FEWER THAN 20 SPACES AND LESS THAN 6,00 S.F. OF PARKING AREA.

SERVICE STRUCTURES
ALL SERVICE STRUCTURES SHALL HAVE CONTINUOUS (100% OPACITY) SCREENING.

STREET TREES
STREET TREES ARE REQUIRED ALONG ALL ROAD FRONTAGES PER 153.134. SPECIES AND LOCATION HAVE BEEN DETERMINED BY CITY FORESTER. STREET TREES SHALL BE LIMBED TO BE IN COMPLIANCE WITH INTERSECTION SIGHT DISTANCE POLICY. COORDINATE WITH CITY FORESTER.

NOTES:

ALL PLANT MATERIALS TO COMPLY WITH THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK BY AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, AND BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF JOB ACCEPTANCE.

CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES PRIOR TO INSTALLATION, NOTIFY ENGINEER IF FIELD CONDITIONS NECESSITATE ADJUSTMENT OF PLANT LOCATIONS.

SCREENING SHRUBS TO PROVIDE 100% OPACITY PER DUBLIN ZONING CODE, SECTION 153.

CONSULT PLANT SCHEDULE FOR PLANT SIZES AND SPECIFICATIONS.

CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANS. PLANT LIST QUANTITIES ARE FOR CONVENIENCE ONLY.

PARKING LOT AND STREET TREES SHALL HAVE A CLEAR CANOPY HEIGHT OF 6' MIN.

ALL SHRUB AND GROUND COVER BEDS TO BE MULCHED WITH A MINIMUM OF 2 INCHES OF SHREDDED HARDWOOD MULCH. MULCH PLANTING BEDS WITH SHREDDED HARDWOOD MULCH OF UNIFORM DARK BROWN COLOR. MULCH SHALL BE FREE OF TWIGS, LEAVES, DISEASE, PEST OR OTHER MATERIAL UNSIGHTLY OR INJURIOUS TO PLANTS. PULL MULCH AWAY FROM SHRUB STEMS.

CONTRACTOR SHALL PROVIDE A ONE YEAR GUARANTEE ON ALL PLANTS INSTALLED AND PROVIDE COMPLETE MAINTENANCE ON ALL WORK FROM THE DAY OF APPROVAL OF THE OWNER'S REPRESENTATIVE CONTINUING FOR A THREE MONTH DURATION AT WHICH TIME THE OWNER WILL DECLARE JOB ACCEPTANCE.

EACH PLANTING TO BE FREE FROM DISEASE, INSECT INFESTATION AND DAMAGE AND IN ALL RESPECTS BE READY FOR FIELD PLANTING.

PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE WIDTH AND EQUAL IN DEPTH TO THE SIZE OF THE ROOT BALL AND TO BE AMENDED WITH ORGANIC SOIL CONDITIONER.

BED EDGES SHALL BE SMOOTH, CONSISTENT, HAND TRENCHED

6" DEEP AND "V" SHAPED UNLESS OTHERWISE NOTED. ALL EXCAVATED MATERIAL SHALL BE REMOVED FROM THE BED EDGE AND THE PLANTING BED.

IN AREAS WHERE BEDROCK OR HEAVILY COMPACTED ROCK FILL IS ENCOUNTERED, THE PLANTING HOLES ARE TO BE DUG TO A MINIMUM OF THREE TIMES THE WIDTH AND ONE FOOT DEEPER THAN THE SIZE OF THE ROOT BALL. NOTIFY ENGINEER IF FIELD CONDITIONS WARRANT ADJUSTMENT OF PLANT LOCATIONS.

EXISTING GRASS TO BE REMOVED, IF PRESENT, AND TOPSOIL TO BE SPREAD SMOOTH AND HAND RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAN 1 INCH IN DIAMETER PRIOR TO LAYING SOD OR SEEDING.

ALL CHANGES TO DESIGN OR PLANT SUBSTITUTIONS ARE TO BE AUTHORIZED BY THE LANDSCAPE ARCHITECT.

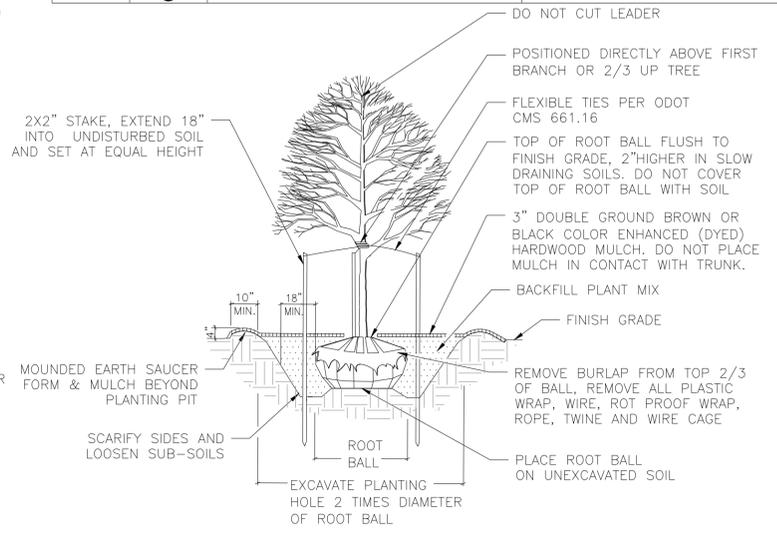
TOPSOIL IN LAWN AREA TO BE 4" IN DEPTH. TOPSOIL MIX IN PLANTING BEDS TO BE 3 PARTS SCREENED TOPSOIL AND 1 PART ORGANIC MATERIAL TO A DEPTH OF 24".

ALL SEEDING INSTALLATION SHALL CONFORM TO ODOT SPECIFICATIONS. SEED AT 6 LBS/1000 SF WITH THE FOLLOWING SEED MIXTURE:
KENTUCKY BLUEGRASS 30%
CREEPING FESCUE 30%
ANNUAL RYEGRASS 20%
PERENNIAL RYEGRASS 10%

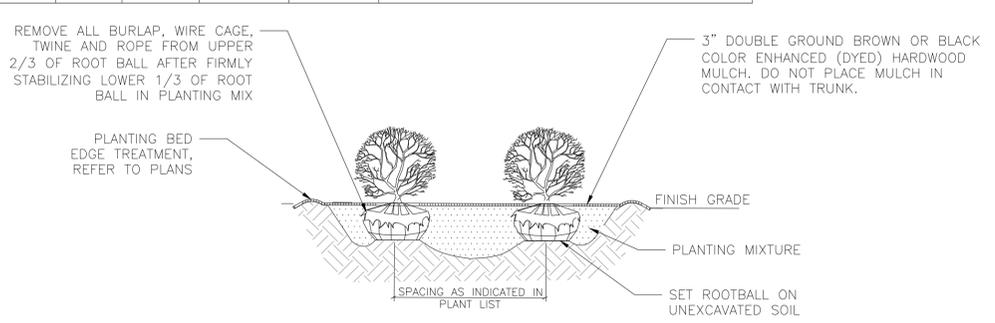
ALL TREES, SHRUBS, GROUND COVER AND LAWNS TO BE FERTILIZED WITH A COMMERCIAL GRADE FERTILIZER CONSISTING OF FAST AND SLOW RELEASE NITROGEN. SEED AREAS TO BE COVERED WITH CLEAN OAT OR WHEAT STRAW WELL SEASONED BEFORE BAILING, FREE FROM MATURE SEED-BEARING STALKS OR ROOTS OF PROHIBITED NOXIOUS WEEDS.

CONTRACTOR SHALL THOROUGHLY WATER ALL PLANTS AT TIME OF INSTALLATION AND AS NEEDED UNTIL PROJECT ACCEPTANCE BY OWNER.

PLANT LIST								
KEY	SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	CONDITION	DECID./EV.	REMARKS
TREES								
MAG VIR		MAGNOLIA VIRGINIANA	HOPHORNBEAM	1	2.5" CAL.	B&B	D	
OST VIR		OSTRYA VIRGINIANA	SWEETBAY MAGNOLIA	2	2.5" CAL.	B&B	D	MULTI STEM
SHRUBS								
THU OCC		THUJA OCCIDENTALIS 'LITTLE GIANT'	LITTLE GIANT ARBORVITAE	11	#3	CONT.	E	24" MIN. HT., 3.0' O.C.



DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



NOTES:
ALL SHRUBS PLANTED IN ROWS OR MASSES SHALL BE MATCHED IN SIZE AND FORM.
SHRUBS SHALL BEAR SAME RELATION TO FINISH GRADE AS THEY BORE TO EXISTING GRADE IN THE PREVIOUSLY PLANTED CONDITION.

MASS SHRUB PLANTING DETAIL
(B&B OR CONTAINER)
NOT TO SCALE



FRANKLIN COUNTY, OH
SITE ENGINEERING PLANS
FOR
COAST WINE HOUSE
91 S. HIGH STREET, DUBLIN, OH
SITE PLAN



DATE	
REVISIONS	
NO.	

DRAWN BY: JS
CHECKED BY: SF

SCALE: 1" = 10'

DATE: 05-16-2023

SHEET NO. 3/3

LEGAL DESCRIPTION:
91 S HIGH ST
VILLAGE OF DUBLIN
55.70 MID PT LOT 134

SITE ADDRESS: 91 S HIGH ST, DUBLIN OH 43017
TOTAL LOT AREA: 0.2 ACRES, 8,693 SF
ZONING CLASSIFICATION: BSC-HC: HISTORIC SOUTH
PARCEL #: 273-000104-00

THE LOCATIONS OF EXISTING, BUILDINGS AND ZONING INFORMATION HAVE BEEN SHOWN ON THIS PLAN IN ACCORDANCE WITH AVAILABLE RECORDS. IT IS BELIEVED THAT THESE LOCATIONS ARE ESSENTIALLY CORRECT.

ZONING REQUIREMENT AND DATA SUMMARY

PROJECT DESCRIPTION: Change of use at an existing one-story building from retail to restaurant uses. No change in building footprint proposed. New work includes addition of accessible parking space, painting of building exterior with colors from ARB preapproved list, and addition of rooftop HVAC equipment to serve new restaurant kitchen.

EXISTING USE: Retail, General
PROPOSED USE: Eating and Drinking (PERMITTED PER TABLE 153.172A)
GROSS BUILDING FOOTPRINT AREA: 1457 SF (EXISTING AREA, NO CHANGE PROPOSED)
PROPOSED INDOOR GROSS AREA: 1190 SF
BUILDING HEIGHT: 16'-0" (EXISTING HEIGHT, NO CHANGE PROPOSED)
SETBACKS: NO CHANGES PROPOSED

OFF-STREET PARKING CALCULATION

11 Off Street Vehicle parking spaces proposed
TABLE 153.173C: REQUIRED VEHICLE PARKING

Use	Minimum Required	Maximum Permitted
Eating and Drinking	10 per 1,000 sq. ft.	125% of minimum

Indoor Gross Area* = 1190 SF
• 635 SF Dining Room & Bar
• 475 SF Kitchen
• 80 SF Toilet Rooms

Vehicle Parking Calculation = 1190 SF @ 10 per 1000 sf = 11.9 vehicle parking spaces

12 minimum vehicle parking spaces required

11 vehicle parking spaces to be provided on site
1 existing street parking space at front of property

*Per 153.173 (7)(a)3, all square footage requirements for required vehicle parking are based on indoor gross floor area

CITY OF DUBLIN HISTORICAL AND CULTURAL ASSESSMENT - INDIVIDUAL PROPERTY SHEETS

Parcel	273-000104	Address	91 S High St	OHI	FRA-2539-1
Year Built:	Ca. 1840	Map No:	128	Photo No:	2087-2090, 2094 (7/12/16)
Theme:	Domestic	Historic Use:	Single family house	Present Use:	Commercial
Style:	Greek Revival (elements)	Foundation:	Stone	Wall Type:	Frame
Roof Type:	Side gable/standing seam metal	Exterior Wall:	Clapboard	Symmetry:	No
Stories:	1	Front Bays:	3	Side Bays:	4
Porch:	Brick stoop covered by awning on south elevation	Chimney:	None visible	Windows:	2-over-2 Wood sashes

Description: The building has an L-plan footprint, formed by a side-gable core that is oriented south to Sells Alley, and is expanded by a cross-gable wing on the west elevation. The structure rests on a stone foundation with walls clad in clapboard siding. The roof is sheathed in standing seam metal and features a single cornice return on the southeast corner. The front door is centered on the façade, sheltered by a fabric awning. Windows are two-over-two wood sashes.

Setting: The building is located on the northwest corner S High St and Sells. A parking lot is south and west of the building. A stone hitching post is between the sidewalk and road southeast of the building.

Condition: Good

Integrity: Location: Y Design: Y Setting: Y Materials: Y
Workmanship: Y Feeling: Y Association: Y

Integrity Notes: The building has good integrity, which is somewhat diminished by additions.

Historical Significance: The building is contributing to the City of Dublin's local Historic Dublin district and the Dublin High Street Historic District. The property is recommended to remain contributing to the local district and the recommended Dublin High Street Historic District, boundary increase, which is more inclusive of historic resources in the original village.

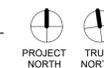
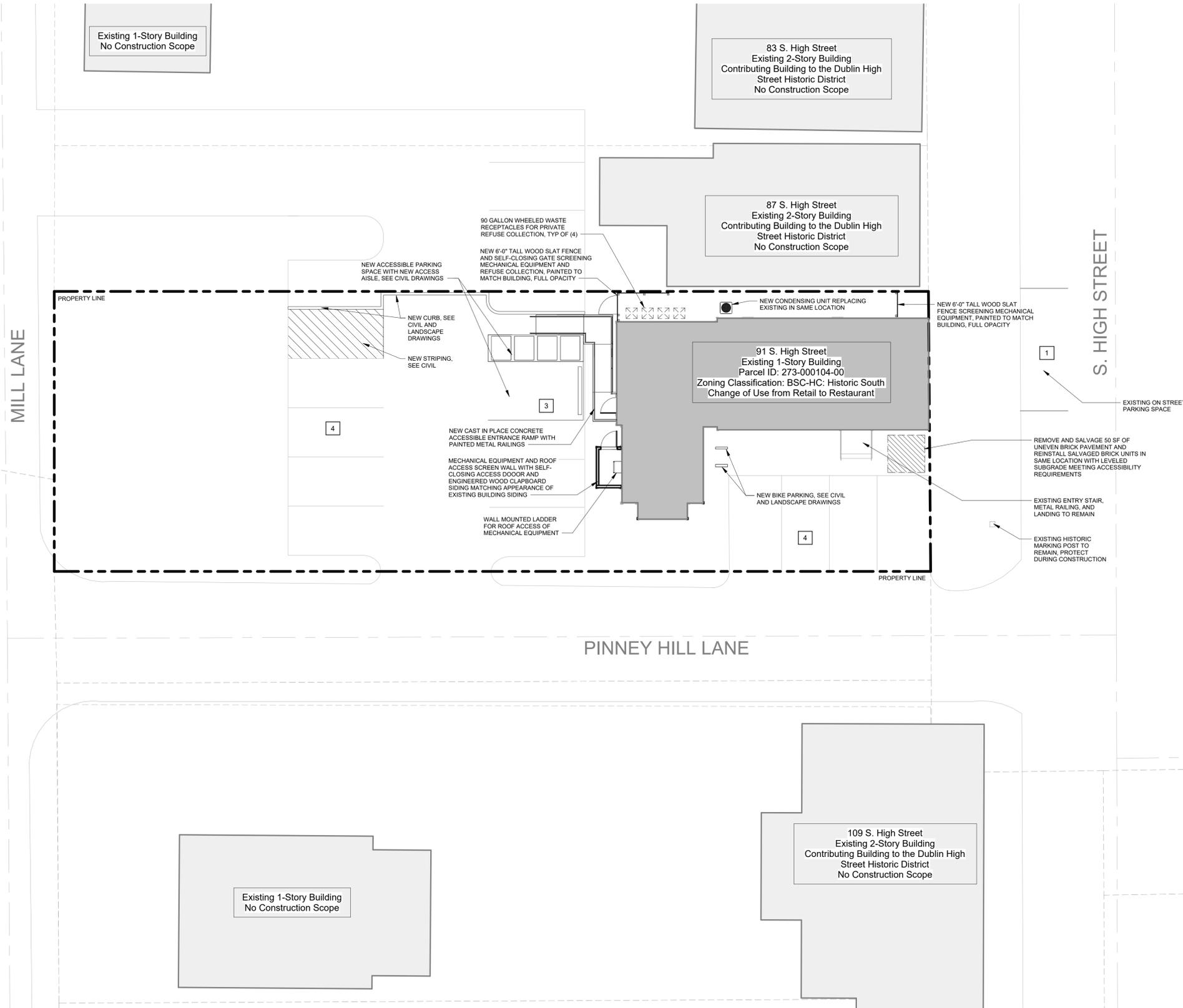
District: Yes Local Historic Dublin district Contributing Status: Contributing
National Register: Recommended Dublin High Street Historic District, boundary increase Property Name: J. Evans Residence



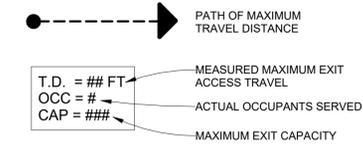
91 S High St, looking northwest

91 S High St, looking northwest

Map Grid 128 - 31



CODE PLAN LEGEND



CODE REVIEW

PROJECT DESCRIPTION: Alteration of existing building to change use of building from retail and salon business to restaurant.
 BUILDING ADDRESS: 91 S. High Street
 YEAR CONSTRUCTED: 1840s
 AHJ: CITY OF DUBLIN
 AREA OF BUILDING: 1457 SF
APPLICABLE CODES:
 2017 OHIO BUILDING CODE 2017 OHIO MECHANICAL CODE
 2017 OHIO PLUMBING CODE 2017 OHIO FIRE CODE
 2012 INTERNATIONAL ENERGY CODE 2010 ASHRAE 90.1
 2015 INTERNATIONAL FUEL GAS CODE 2017 NATIONAL ELECTRIC CODE, NFPA 70

CHAPTER 3: USE AND OCCUPANCY
 EXISTING BUILDING USE: MIXED USE, NON-SEPARATED
 - GROUP M MERCHANTILE (309.1: RETAIL STORE)
 - GROUP B BUSINESS (304.1: BEAUTY SHOP)

PROPOSED BUILDING USE:
 - GROUP A-2 ASSEMBLY (303.3: RESTAURANTS)

CHAPTER 5: GENERAL BUILDING HEIGHTS AND AREAS
TYPE V-B, NON-SPRINKLERED, A-2 OCCUPANCY

EXISTING BUILDING HEIGHT: 18 FEET, 1 STORY; NO HEIGHT CHANGE PROPOSED
 EXISTING BUILDING AREA: 1,457 SF; NO AREA CHANGES PROPOSED

ALLOWABLE HEIGHT AND TABULAR AREA

USES	HEIGHT	STORIES	Table 504.3 TABULAR AREA (SF)	Table 506.2 TABULAR AREA (NS)
A-2	40'-0"	1	6,000 SF	

(PROPOSED OCCUPANCY COMPLIES WITH HEIGHT AND AREA LIMITS FOR V-B CONSTRUCTION TYPE)

CHAPTER 6: TYPE OF CONSTRUCTION

CONSTRUCTION TYPE:	EXISTING TYPE V-B (OBC TABLE 601)	REQUIRED FIRE RATING IN HRS (F.R.R.)
COMPONENT		
STRUCTURAL FRAME	0 HRS	(NO CHANGES)
BEARING WALLS (EXT)	0 HRS	(NO CHANGES)
BEARING WALLS (INT)	0 HRS	(NO CHANGES)
NON BEARING WALL (EXT)	Varies, see Table 602	(NO CHANGES)
NON BEARING WALL (INT)	0 HRS	(NEW WALLS TO COMPLY)
FLOOR	0 HRS	(NO CHANGES)
ROOF	0 HRS	(NO CHANGES)

Fire Separation Distance: The distance measured from the building face to one of the following:
 1. The closest interior lot line.
 2. To the centerline of a street, an alley or public way.
 3. To an imaginary line between two buildings on the lot. The distance shall be measured at right angles from the face of the wall.

TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS GROUPS A-2, TYPE V-B

FIRE SEP. DISTANCE	RATING	COMMENT
X < 5	1	NOT APPLICABLE
5 ≤ X < 10	1	NOT APPLICABLE
10 ≤ X < 30	0	NOT APPLICABLE
X ≥ 30	0	EXST. EXTERIOR WALLS COMPLY, NO WORK

CHAPTER 9: FIRE PROTECTION SYSTEMS
 FIRE SUPPRESSION: NONE EXISTING, NO CHANGES PROPOSED
 SUPPRESSION NOT REQUIRED PER OBC 903

FIRE ALARM: NONE EXISTING IN TENANT SPACE, NO CHANGES PROPOSED
 FIRE ALARM SYSTEM NOT REQUIRED PER OBC 907

CHAPTER 10: MEANS OF EGRESS

OCCUPANT LOAD CALCULATIONS

FLOOR AREAS WITHOUT FIXED SEATING (TABLE 1004.1.2)

FUNCTION OF SPACE	FACTOR	AREA	OCC. LOAD
Dining Room and Bar	15 net	440	29
Kitchen	200 gross	475	3

FLOOR AREAS WITH FIXED SEATING (SECTION 1004.4)

SEATING AREA	FACTOR	LENGTH	OCC. LOAD
Dining Room East Banquet	1 occ. / 24"	20'-0"	10
Dining Room West Banquet	1 occ. / 24"	13'-0"	7

TOTAL OCCUPANCY OF TENANT SPACE: 49 OCCUPANTS

CHAPTER 11: ACCESSIBILITY
 1105.1 Public Entrances - At least 60 percent of all public entrances shall be accessible. (COMPLIES, ALL ENTRANCES ARE ACCESSIBLE)

CHAPTER 13: ENERGY EFFICIENCY
 1301.1.1 Criteria - Buildings shall be designed and constructed in accordance with the International Energy Conservation Code - (2012 IECC REFERENCED IN OBC CH 35)

IECC C101.4.2 Historic Buildings: Any building or structure that is listed in the State or National Register of Historic Places; designated as a historic property under local or state designation law or survey; certified as a contributing resource with a National Register listed or locally designated historic district; or with an opinion or certification that the property is eligible to be listed on the National or State Registers of Historic Places either individually or as a contributing building to a historic district by the State Historic Preservation Officer or the Keeper of the National Register of Historic Places, are exempt from this code. (BUILDING IS LISTED ON NATIONAL REGISTER OF HISTORIC PLACES; IECC REQUIREMENTS DO NOT APPLY TO STRUCTURE)

CHAPTER 29: PLUMBING
 OBC TABLE 2902.1 Minimum Number of Required Plumbing Fixtures

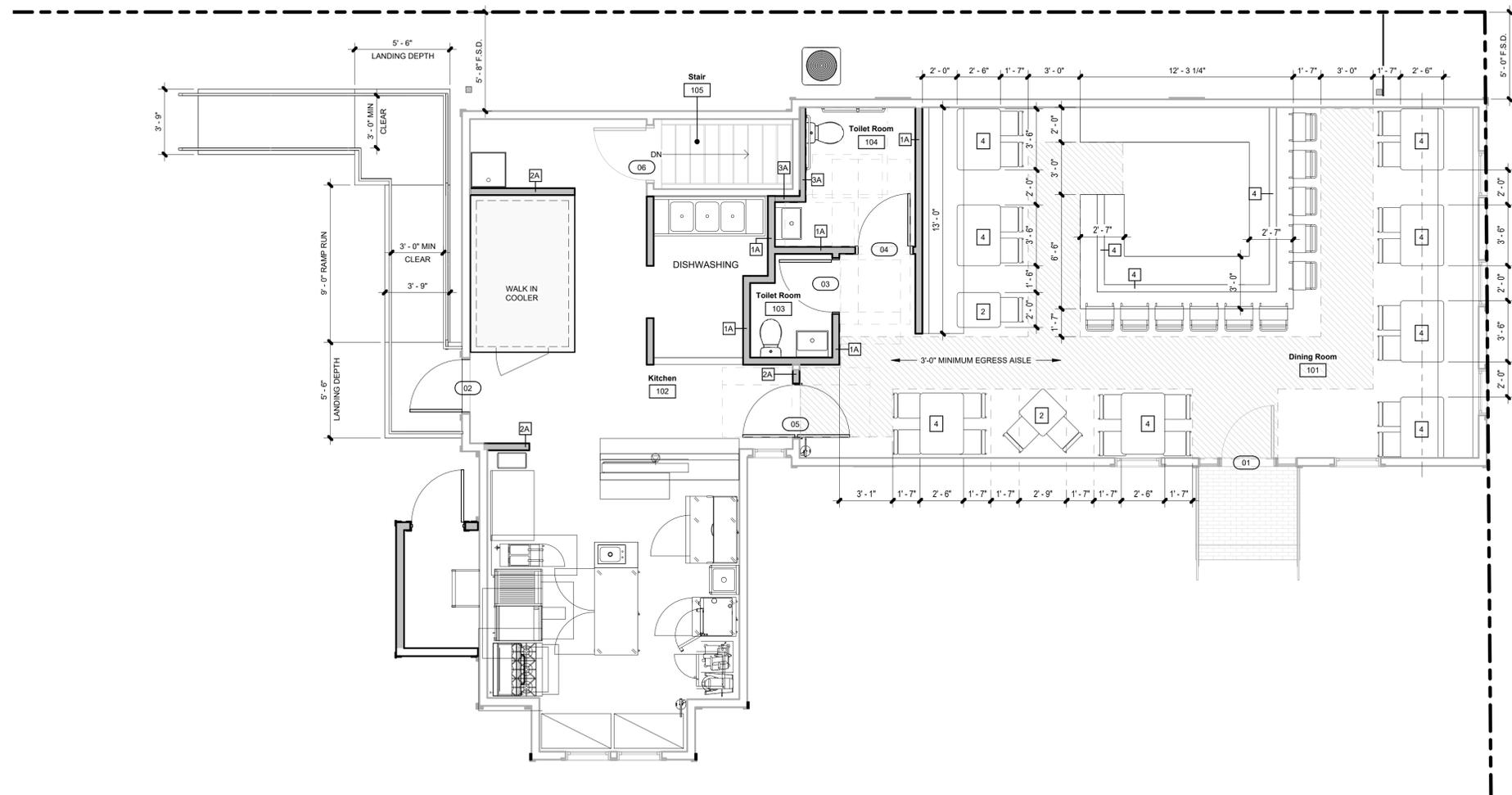
USE: A-2: Restaurant

WCs	LAVS	TUB/SHOWERS	DF*	SERV SINK
Male 1 per 75	Female 1 per 75	1 per 200	None Required	1 per 500

Occupants: 49 Total
FIXTURES PROVIDED: 2 WATER CLOSETS, 2 LAVATORYS, 1 SERVICE SINK

(*See Section 410 of the plumbing code for Drinking Fountain exceptions)
 OBC Section 410.4 Substitution
 Where restaurants provide drinking water in a container free of charge, drinking fountains shall not be required in those restaurants. In other occupancies, where water dispensers are provided, drinking fountains shall not be required.
(WATER TO BE PROVIDED BY RESTAURANT FREE OF CHARGE)

CHAPTER 34: EXISTING BUILDINGS AND STRUCTURES
 Section 3401.1.1 Compliance:
 Compliance shall be demonstrated by meeting the requirements of one of the following:
 1. Chapters 2 through 33 of this code; or
 2. Sections 3403 through 3411; or
 3. Section 3412 Compliance Alternatives.
(COMPLIANCE SHALL BE DEMONSTRATED BY OPTION #1, CH 2 - 33)



1 EGRESS AND BUILDING CODE DIAGRAM
 SCALE: 1/4" = 1'-0"



GUNZELMAN
 architecture + interiors
 333 Stewart Ave
 Columbus, OH 43206
 614-674-6696

PJT # : 23-124

91 S. High Street
 DUBLIN, OH 43017

REVISIONS

DATE	REVISION
10/28/2021	1

CODE DATA AND LIFE SAFETY PLAN
 PHASE :
ARB Application

DATE : 05/16/2023

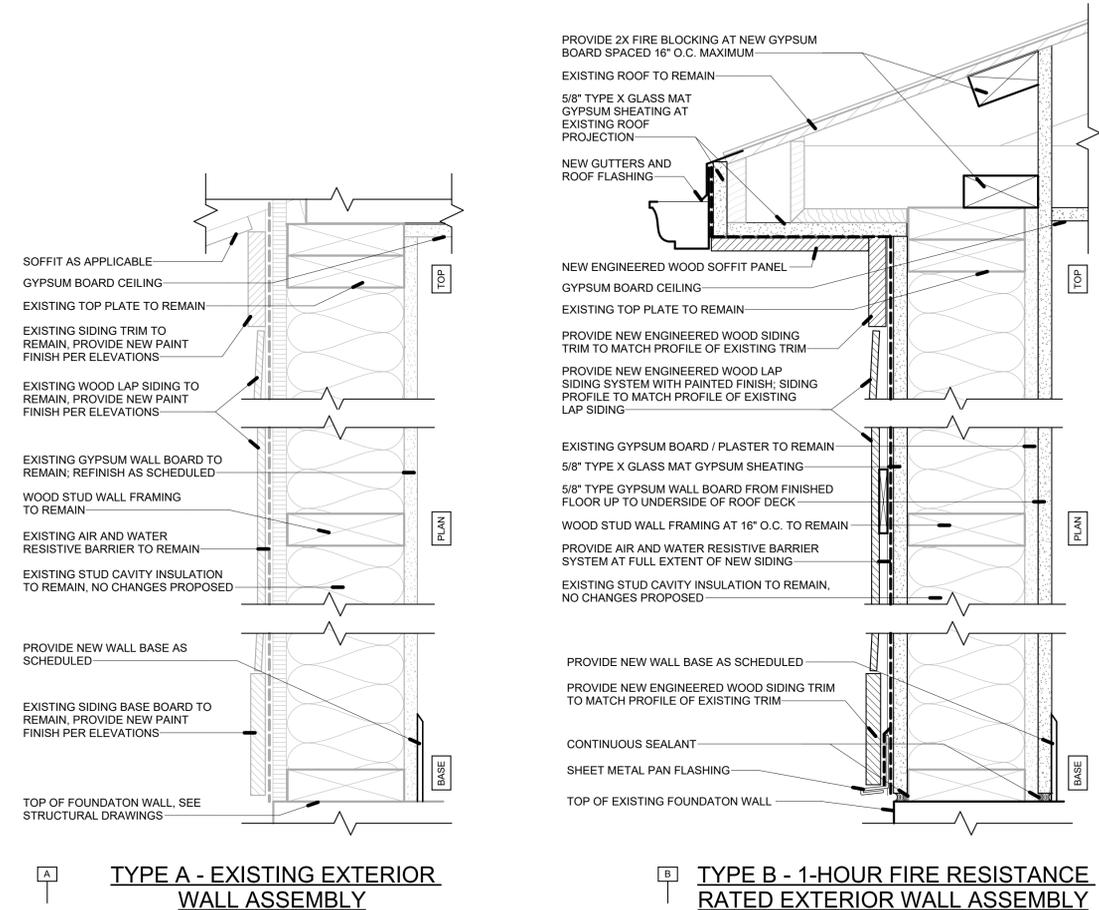
A-0.2

REVISIONS

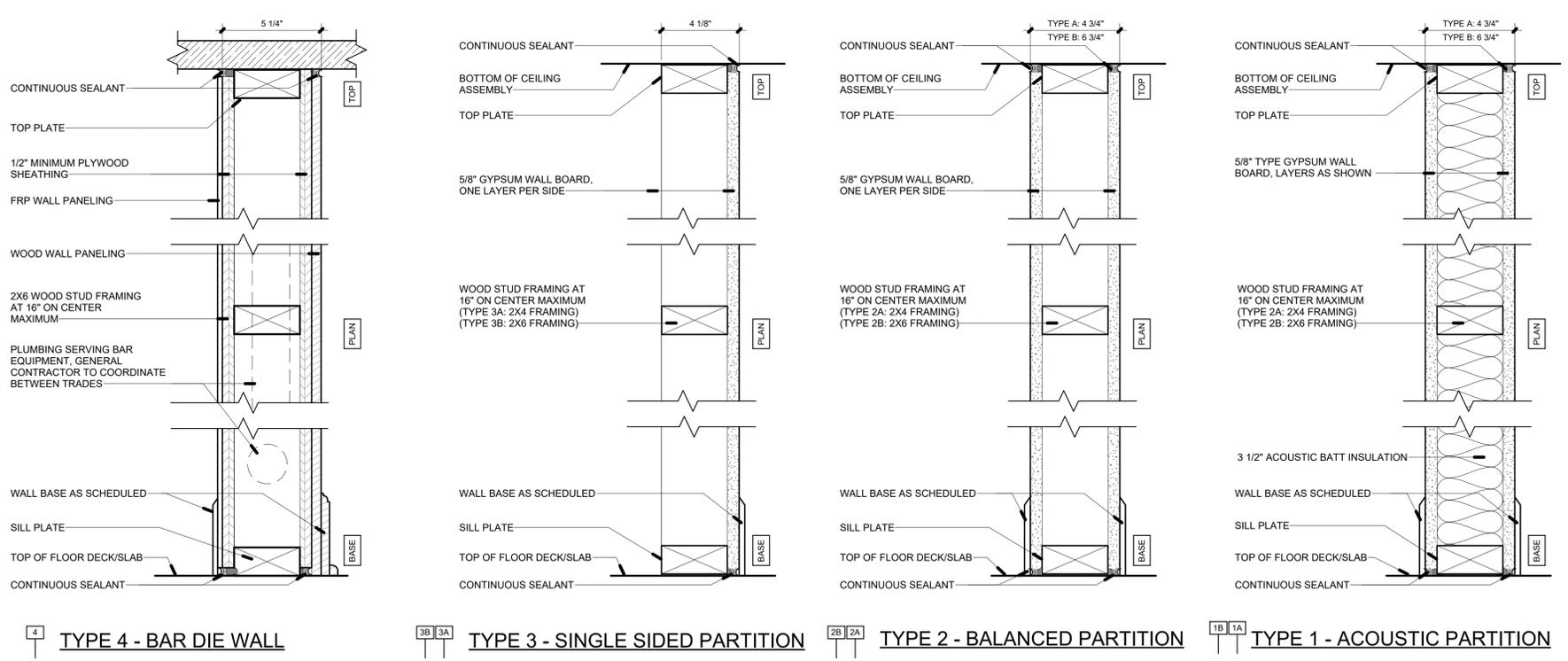
DATE
1 10/28/2021

WALL AND PARTITION NOTES

1. ALL SEAMS BETWEEN THE LAYERS OF GYPSUM BOARD IN MULTI-LAYER PARTITIONS SHOULD BE STAGGERED AND TAPED. THE ENTIRE PERIMETER OF THE OUTER LAYER OF GYPSUM BOARD SHOULD BE SEALED AIRTIGHT WITH RESILIENT SEALANT.
2. AT PARTITIONS INDICATED TO HAVE ACOUSTIC DESIGNS, CONTRACTOR TO SEPARATE ELECTRICAL ROUGH-IN BOXES BY 24" MINIMUM, SEAL ALL BOX OPENINGS WITH 1/8" THICK MINIMUM CLAY PACKING MATERIAL, AND CAULK ALL JOINTS BETWEEN THE ELECTRICAL ROUGH-IN BOXES AND THE GYPSUM BOARD. SEE ACOUSTIC DETAILS ON SHEET A-7.0
3. PROVIDE PAINTABLE RESILIENT SEALANT AT ALL PENETRATIONS IN PARTITIONS. SEE ACOUSTIC DETAILS ON SHEET A-7.0
4. GYPSUM WALL BOARD INSTALLED AS PART OF PARTITIONS WITH LINEAR PLAN GEOMETRY TO BE 5/8" THICK UNLESS NOTED OTHERWISE
5. WHERE WALL TILE IS INSTALLED FRAMED PARTITIONS, PROVIDE STUD SPACING AT NO GREATER THAN 16" ON CENTER AND PROVIDE FRAMING DESIGNED TO PROVIDE LATERAL DEFELECTION OF NO MORE THAN L/360 WHEN STUDS ARE INSTALLED BETWEEN FLOOR AND DECK ABOVE
6. FOR PARTITIONS SUPPORTING WALL MOUNTED CASEWORK, AV DISPLAY SCREENS, OR SIMILAR ITEMS, PROVIDE IN-WALL BLOCKING AT MOUNTING HEIGHTS SHOWN ON DRAWINGS. IF MOUNTING HEIGHTS ARE NOT NOTED, SUBMIT R.F.I. TO OWNER AND ARCHITECT
7. GENERAL CONTRACTOR TO COORDINATE STUD DEPTHS BETWEEN TRADES TO ENSURE ALL CONDUITS, PIPES, DRAIN LINES, CABLES, AND SIMILAR ITEMS ARE CONCEALED WITHIN OR BEHIND STUD CAVITIES IN SPACES BELOW FINISHED CEILINGS UNLESS OTHER DRAWINGS SPECIFICALLY INDICATE THAT ABOVE REFERENCED ITEMS ARE INTENDED TO BE EXPOSED TO VIEW. IF CONDUITS, PIPES, DRAIN LINES, CABLES, OR SIMILAR ITEMS DO NOT FIT WITHIN MINIMUM STUD SIZES INDICATED ON PARTITION TYPE DETAILS, CONTRACTOR TO PROVIDE WIDER STUD CAVITY AS REQUIRED.



2 WALL TYPES - EXTERIOR
SCALE: 3" = 1'-0"



1 WALL TYPES - INTERIOR
SCALE: 3" = 1'-0"



LOOKING NORTH FROM PINNEY HILL LANE TOWARD SOUTH BUILDING FACADE; METAL AND FABRIC AWNING PICTURED TO BE REMOVED



LOOKING WEST FROM EAST SIDEWALK ON S. HIGH STREET TOWARD EAST BUILDING FACADE



LOOKING SOUTHWEST FROM WEST SIDEWALK ON S. HIGH STREET TOWARD NORTH AND EAST BUILDING FACADES



LOOKING NORTH WEST FROM PINNEY HILL LANE TOWARD SOUTH AND EAST BUILDING FACADES; METAL AND FABRIC AWNING PICTURED TO BE REMOVED



LOOKING NORTH EAST FROM PINNEY HILL LANE TOWARD SOUTH AND WEST BUILDING FACADES AND EXISTING PATIO



LOOKING NORTH FROM PINNEY HILL LANE TOWARD SOUTH BUILDING FACADE AND EXISTING PATIO



LOOKING WEST EXISTING SIDEWALK AT WEST BUILDING FACADE TOWARD EXISTING PARKING LOT AND MILL LANE BEYOND



LOOKING EAST FROM EXISTING PARKING LOT TOWARD NORTH BUILDING FACADE



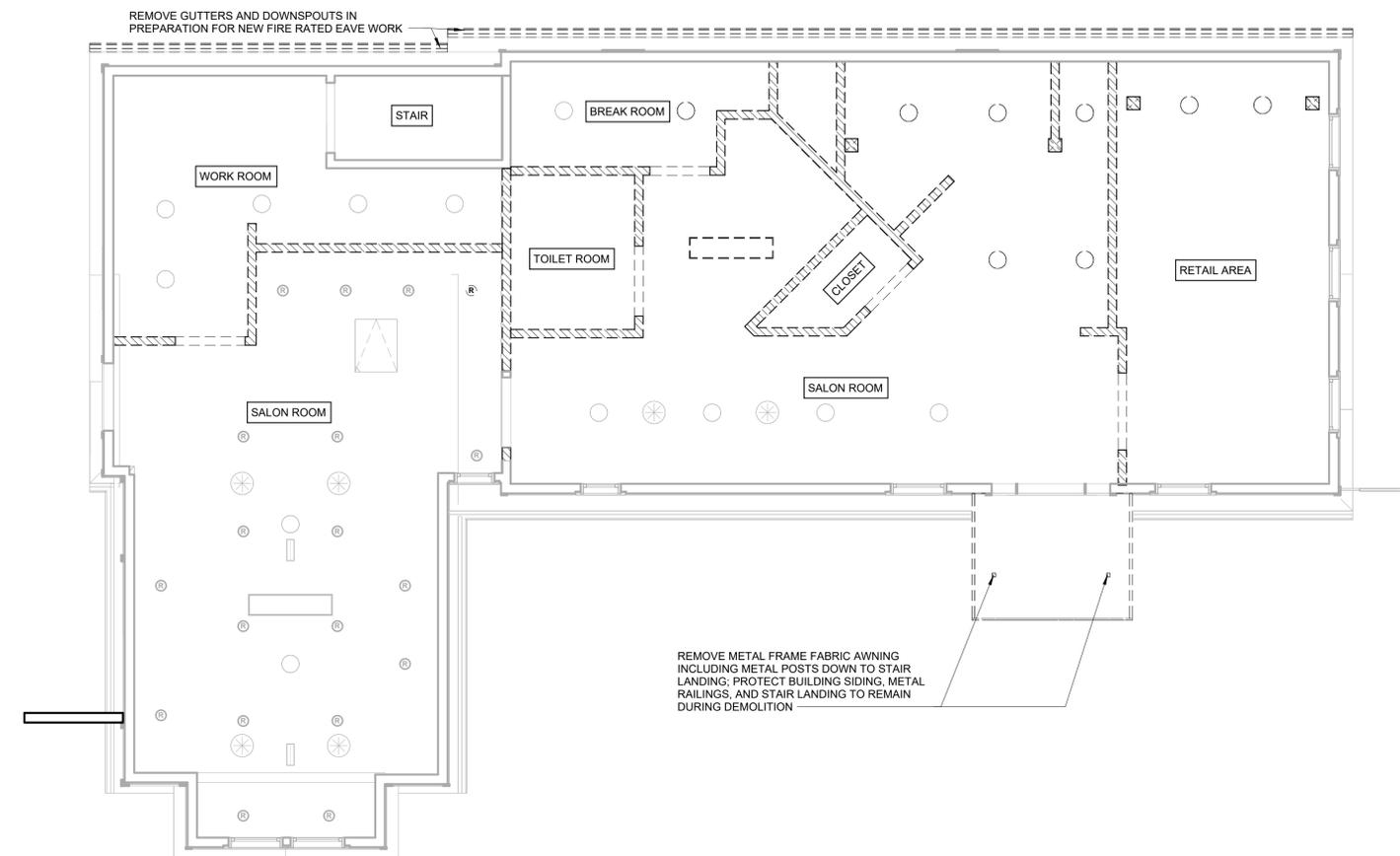
LOOKING EAST FROM EXISTING PARKING LOT TOWARD WEST BUILDING FACADE, EXISTING RAMP, AND EXISTING SURFACE PARKING LOT

REVISIONS

DATE

GENERAL PLAN NOTES

1. ALL ELEMENTS OF CONSTRUCTION ARE TO BE NEW UNLESS NOTED OTHERWISE
2. FINISH NOTES:
 - A. ALL GYPSUM WALL BOARD PARTITIONS TO BE PROVIDED WITH A LEVEL 4 FINISH
 - B. ALL FINISHES INSTALLED SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200 AND A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450
 - C. FINAL COLORS AND PRODUCTS FOR FLOOR, WALL, AND MILLWORK FINISHES ARE TO BE SELECTED BY THE OWNER
 - D. WHERE TILE IS TO BE INSTALLED ON PARTITIONS, CONTRACTOR TO PROVIDE MOISTURE RESISTANT BACKER BOARD
3. INSULATION NOTES:
 - A. INSULATION PROVIDED THROUGHOUT THE PROJECT SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450
4. DIMENSIONS ARE TO FINISH FACE OF WALL UNLESS NOTED OTHERWISE
5. SEE SHEET A-1.1 FOR REFLECTED CEILING PLANS AND SEE SHEET A-5.0 FOR DOOR DETAILS AND DOOR SCHEDULE



1 1ST FLOOR REFLECTED CEILING PLAN - NEW CONSTRUCTION
SCALE: 1/4" = 1'-0"

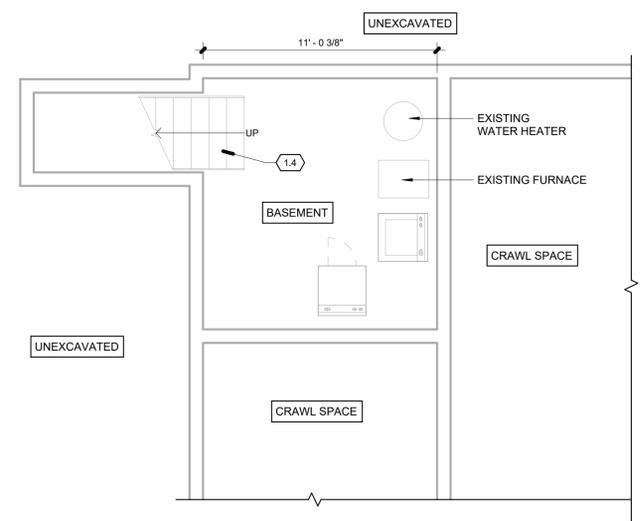


EXISTING ELEMENTS TO REMAIN

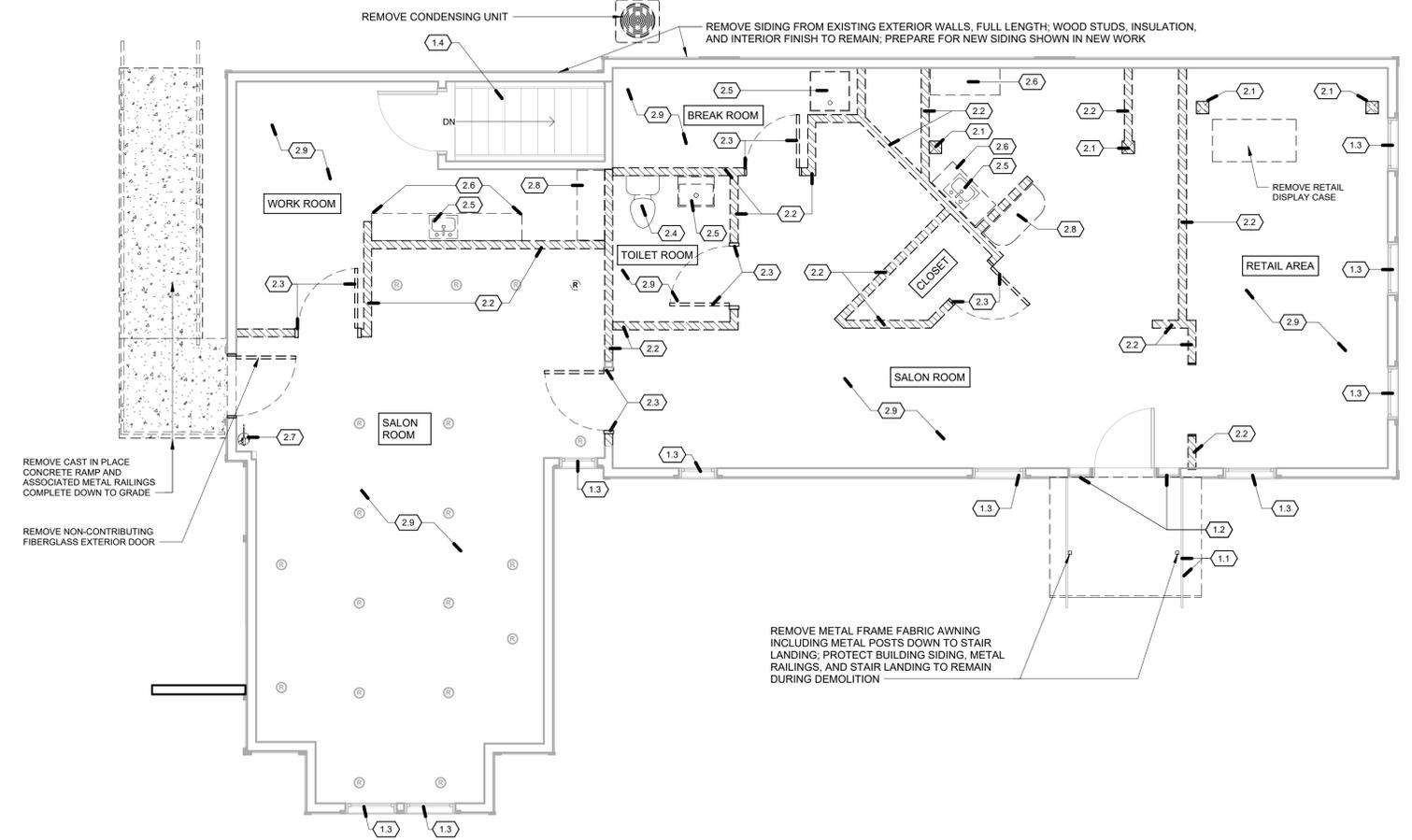
NO.	NOTE
1.1	EXISTING BRICK STAIR, BRICK LANDING, AND METAL RAILING TO REMAIN
1.2	EXISTING WOOD DOOR AND WOOD FRAME SIDE LITES TO REMAIN IN PLACE
1.3	EXISTING WOOD WINDOW TO REMAIN; INTERIOR TRIM TO BE RE-FINISHED; EXTERIOR APPEARANCE TO REMAIN UNCHANGED
1.4	EXISTING WOOD STAIR TO REMAIN IN PLACE

DEMOLITION KEYED NOTES

NO.	NOTE
2.1	REMOVE DECORATIVE WOOD COLUMN
2.2	REMOVE INTERIOR WOOD FRAMED AND GYPSUM BOARD PARTITION COMPLETE FROM FLOOR TO CEILING
2.3	REMOVE WOOD DOOR, FRAME, AND FLOOR THRESHOLD
2.4	REMOVE TOILET FIXTURE COMPLETE AND ASSOCIATED PLUMBING. SEE PLUMBING DRAWINGS
2.5	REMOVE SINK FIXTURE AND ASSOCIATED PLUMBING, SEE PLUMBING DRAWINGS
2.6	REMOVE LAMINATE COUNTERTOP, BASE CABINETS, AND WALL CABINETS ABOVE COMPLETE
2.7	REMOVE AND SALVAGE WALL HUNG FIRE EXTINGUISHER AND BRACKET. RETURN TO OWNER
2.8	REMOVE WOOD COUNTERTOP COMPLETE
2.9	REMOVE FLOOR FINISHES DOWN TO SUBFLOOR THROUGHOUT ROOM. REMOVE ALL ASSOCIATED ADHESIVES AND MASTICS



4 BASEMENT FLOOR PLAN - EXST. CONDITIONS AND DEMO.
SCALE: 1/4" = 1'-0"



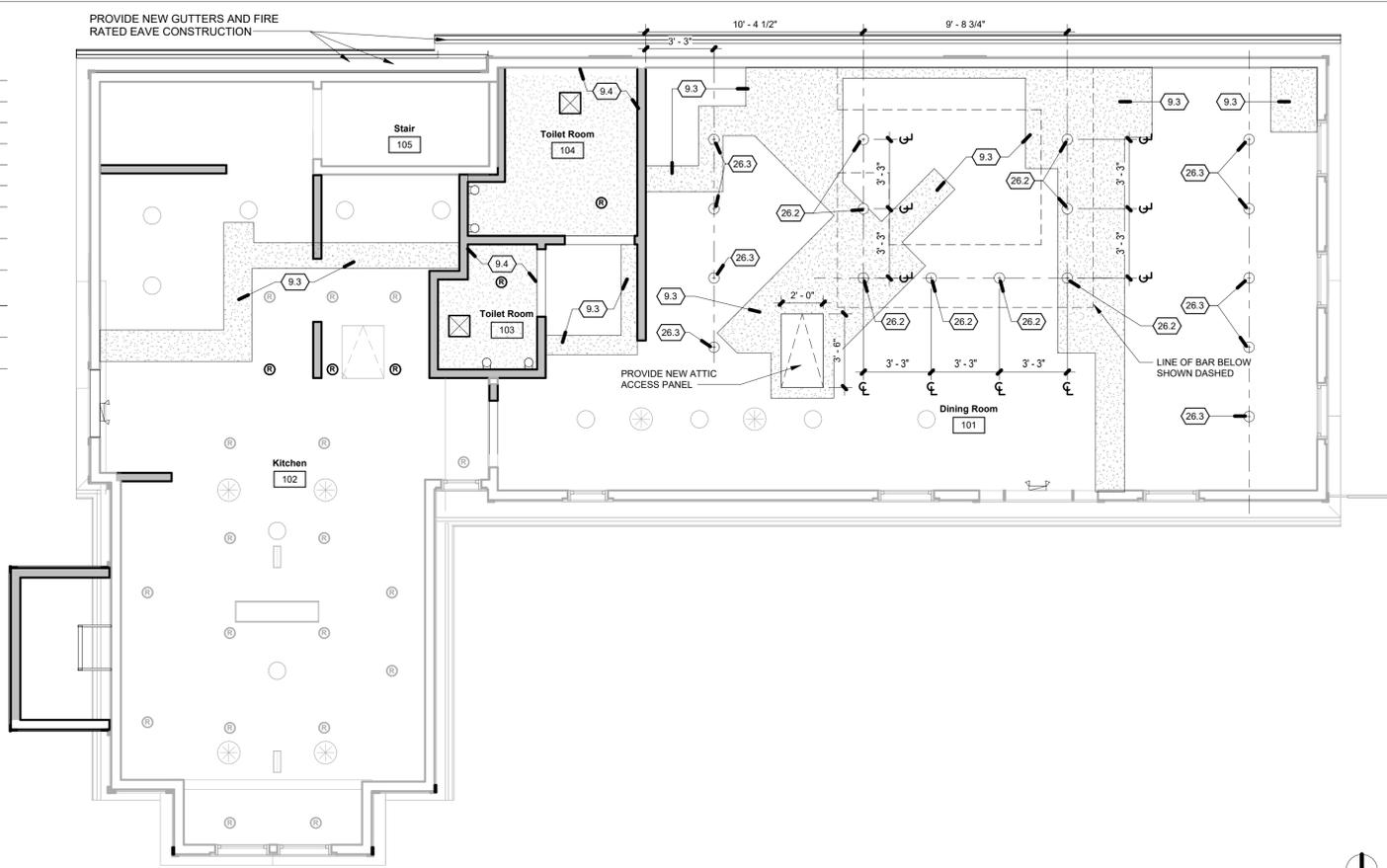
3 1ST FLOOR PLAN - EXISTING CONDITIONS AND DEMOLITION
SCALE: 1/4" = 1'-0"



REFLECTED CEILING PLAN LEGEND

○	CEILING-MOUNTED LIGHT FIXTURE
⊙	RECESSED CEILING-MOUNTED DOWNLIGHT
⊕	PENDANT LIGHT FIXTURE
□	WALL MOUNTED SCONCE LIGHT FIXTURE
▬	SURFACE-MOUNTED OR UNDERCABINET STRIP LIGHT
●	UNDERCABINET RECESSED "PUCK" LIGHT
⊗	CEILING EXHAUST FAN, SEE HVAC DRAWINGS
⊛	CEILING RECESSED AUDIO SPEAKER
⊙	CIRCULAR HVAC DIFFUSER, SEE HVAC DRAWINGS
▭	EXISTING GYPSUM / PLASTER CEILING
▨	NEW OR REPAIRED GYPSUM CEILING

- NOTES:**
- SEE ELECTRICAL DRAWINGS FOR LIGHT FIXTURE SPECIFICATION AND CIRCUITING, AND OTHER ELECTRICAL INFORMATION
 - WHERE A SINGLE LIGHT IS SHOWN ON REFLECTED CEILING PLANS IN A ROOM, CONTRACTOR TO LOCATE THE LIGHT WITHIN THE CENTER OF THE ROOM IN BOTH DIRECTIONS UNLESS NOTED OTHERWISE
 - WHERE LIGHT FIXTURES ARE GRAPHICALLY SHOWN BETWEEN PARTITIONS, CENTER LIGHT FIXTURES BETWEEN PARTITIONS UNLESS DIMENSIONS OR NOTES INDICATE OTHERWISE



1 1ST FLOOR REFLECTED CEILING PLAN - NEW CONSTRUCTION
SCALE: 1/4" = 1'-0"

GENERAL PLAN NOTES

- ALL ELEMENTS OF CONSTRUCTION ARE TO BE NEW UNLESS NOTED OTHERWISE
- FINISH NOTES:
A. ALL GYPSUM WALL BOARD PARTITIONS TO BE PROVIDED WITH A LEVEL 4 FINISH
B. ALL FINISHES INSTALLED SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200 AND A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450
C. FINAL COLORS AND PRODUCTS FOR FLOOR, WALL, AND MILLWORK FINISHES ARE TO BE SELECTED BY THE OWNER
D. WHERE TILE IS TO BE INSTALLED ON PARTITIONS, CONTRACTOR TO PROVIDE MOISTURE RESISTANT BACKER BOARD
- INSULATION NOTES:
A. INSULATION PROVIDED THROUGHOUT THE PROJECT SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450
- DIMENSIONS ARE TO FINISH FACE OF WALL UNLESS NOTED OTHERWISE
- SEE SHEET A-1.1 FOR REFLECTED CEILING PLANS AND SEE SHEET A-5.0 FOR DOOR DETAILS AND DOOR SCHEDULE

NEW WORK CEILING PLAN KEYED NOTES

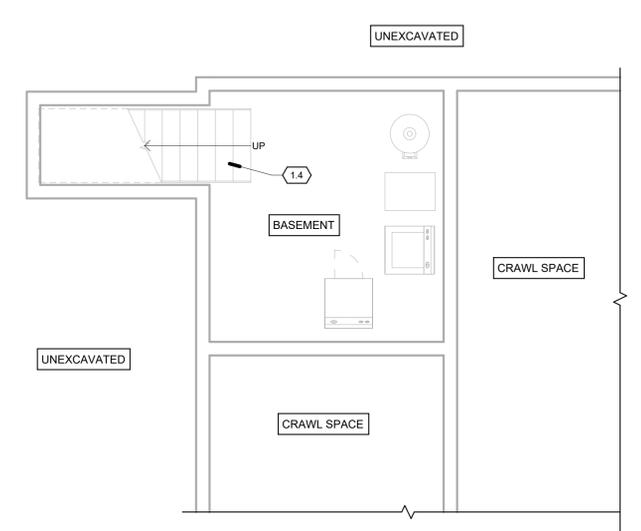
NO.	NOTE
9.3	REPAIR GYPSUM CEILING WHERE PARTITIONS HAVE BEEN DEMOLISHED; FEATHER AND FINISH TO MATCH EXISTING CEILING
9.4	PROVIDE NEW GYPSUM WALL BOARD CEILING SUSPENDED BELOW EXISTING ROOF TRUSS FRAMING
26.2	PROVIDE PENDANT LIGHT FIXTURE ALIGNED WITH BARTOP CENTERLINE
26.3	PROVIDE PENDANT LIGHT FIXTURE

EXISTING ELEMENTS TO REMAIN

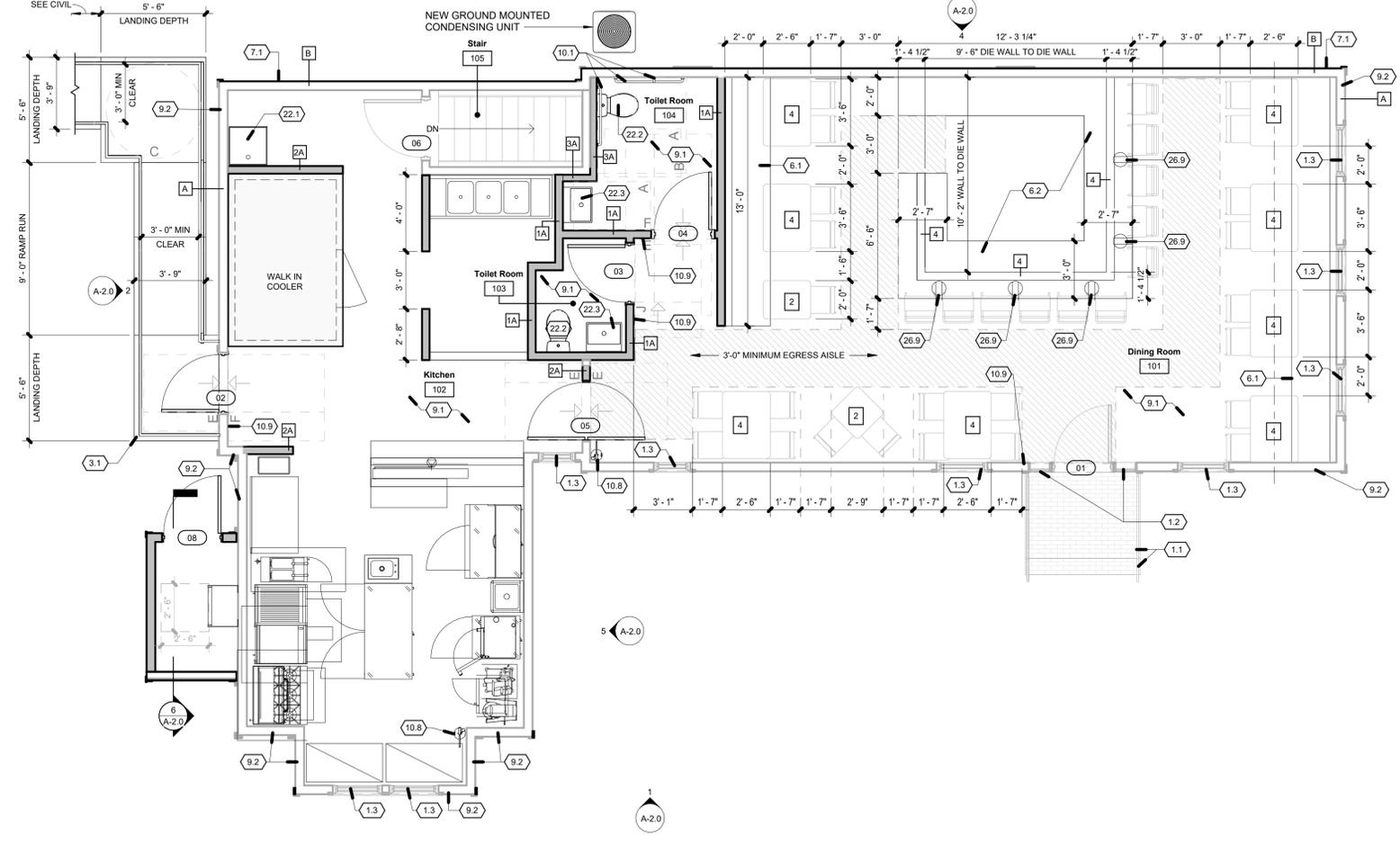
NO.	NOTE
1.1	EXISTING BRICK STAIR, BRICK LANDING, AND METAL RAILING TO REMAIN
1.2	EXISTING WOOD DOOR AND WOOD FRAME SIDE LITES TO REMAIN IN PLACE
1.3	EXISTING WOOD WINDOW TO REMAIN; INTERIOR TRIM TO BE RE-FINISHED, EXTERIOR APPEARANCE TO REMAIN UNCHANGED
1.4	EXISTING WOOD STAIR TO REMAIN IN PLACE

NEW WORK FLOOR PLAN KEYED NOTES

NO.	NOTE
3.1	PROVIDE CAST IN PLACE CONCRETE RAMP AND INTERMEDIATE LANDINGS DOWN TO GRADE, SEE ALSO CIVIL DRAWINGS
6.1	PROVIDE CUSTOM BUILT BANQUET MILLWORK TO EXTENT SHOWN
6.2	PROVIDE CUSTOM BUILT BAR MILLWORK, GENERAL CONTRACTOR TO COORDINATE MILLWORK WITH BAR EQUIPMENT AND PLUMBING BETWEEN TRADES
7.1	PROVIDE ENGINEERED WOOD SIDING AND 5/8" TYPE X GLASS MAT SHEATHING AT EXTERIOR SIDE OF EXISTING WOOD STUD FRAMED EXTERIOR WALL; PROVIDE 5/8" TYPE X GYPSUM BOARD AT INTERIOR SIDE OF WALL; SEE WALL ASSEMBLY DIAGRAM, FULL LENGTH OF EXISTING WALL
9.1	PROVIDE NEW FLOOR FINISHES THROUGHOUT ROOM, SEE FINISH SCHEDULE
9.2	PROVIDE NEW PAINT FINISHES AT FULL EXTENT OF BUILDING FACADE WITH AHJ'S PRE-APPROVED PAINT COLORS AT EXISTING EXTERIOR SIDING; SCRAPE, PRIME, AND PREPARE EXISTING WOOD SUBSTRATES FOR NEW PAINT FINISHES PER AHJ'S HISTORIC DESIGN STANDARDS
10.1	PROVIDE WALL MOUNTED STAINLESS STEEL GRAB BARS AND IN WALL BLOCKING
10.8	PROVIDE FIRE EXTINGUISHER AND WALL MOUNTED BRACKET
10.9	PROVIDE WALL MOUNTED INTERIOR SIGNAGE, SEE SIGNAGE SCHEDULE
22.1	PROVIDE UTILITY SINK, SEE PLUMBING DRAWINGS
22.2	PROVIDE WATER CLOSET, SEE PLUMBING DRAWINGS
22.3	PROVIDE WALL HUNG LAVATORY, SEE PLUMBING DRAWINGS
26.9	PROVIDE RECESSED WALL OUTLET AT PATRON SIDE OF BAR DIE WALL



2 BASEMENT FLOOR PLAN - NEW CONSTRUCTION
SCALE: 1/4" = 1'-0"



3 1ST FLOOR PLAN - NEW CONSTRUCTION
SCALE: 1/4" = 1'-0"



GUNZELMAN
architecture+interiors
333 Stewart Ave
Columbus, OH 43206
614-674-6696

PJT # : 23-124

91 S. High Street
DUBLIN, OH 43017

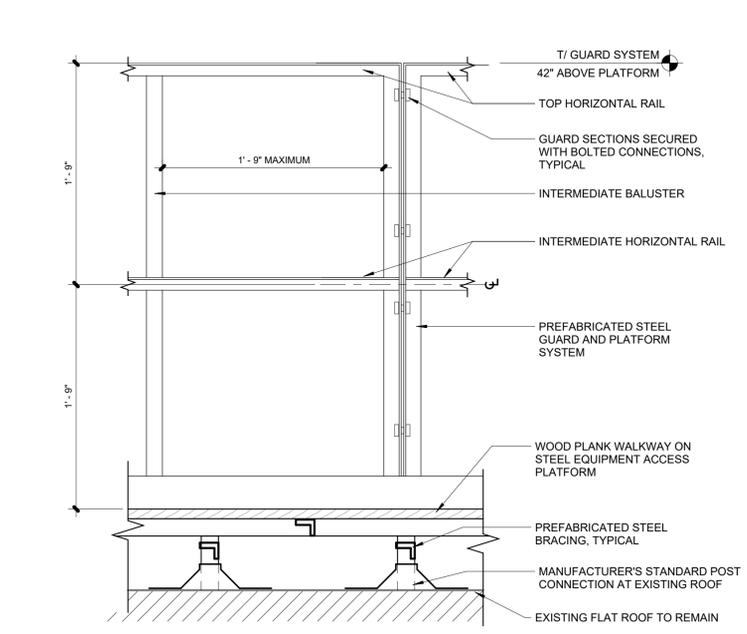
REVISIONS

NO.	DATE

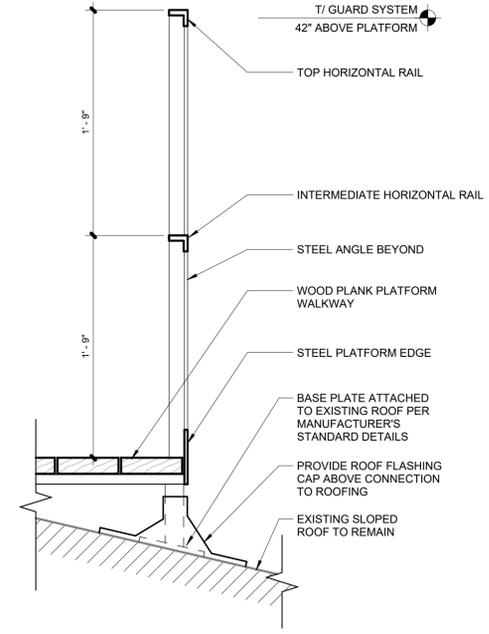
NEW CONSTRUCTION PLANS
DRAFT - NOT FOR CONSTRUCTION
PHASE :
ARB Application

DATE : 05/16/2023

A-1.1



3 SECTION DETAIL - ROOF GUARD 2
SCALE: 1 1/2" = 1'-0"



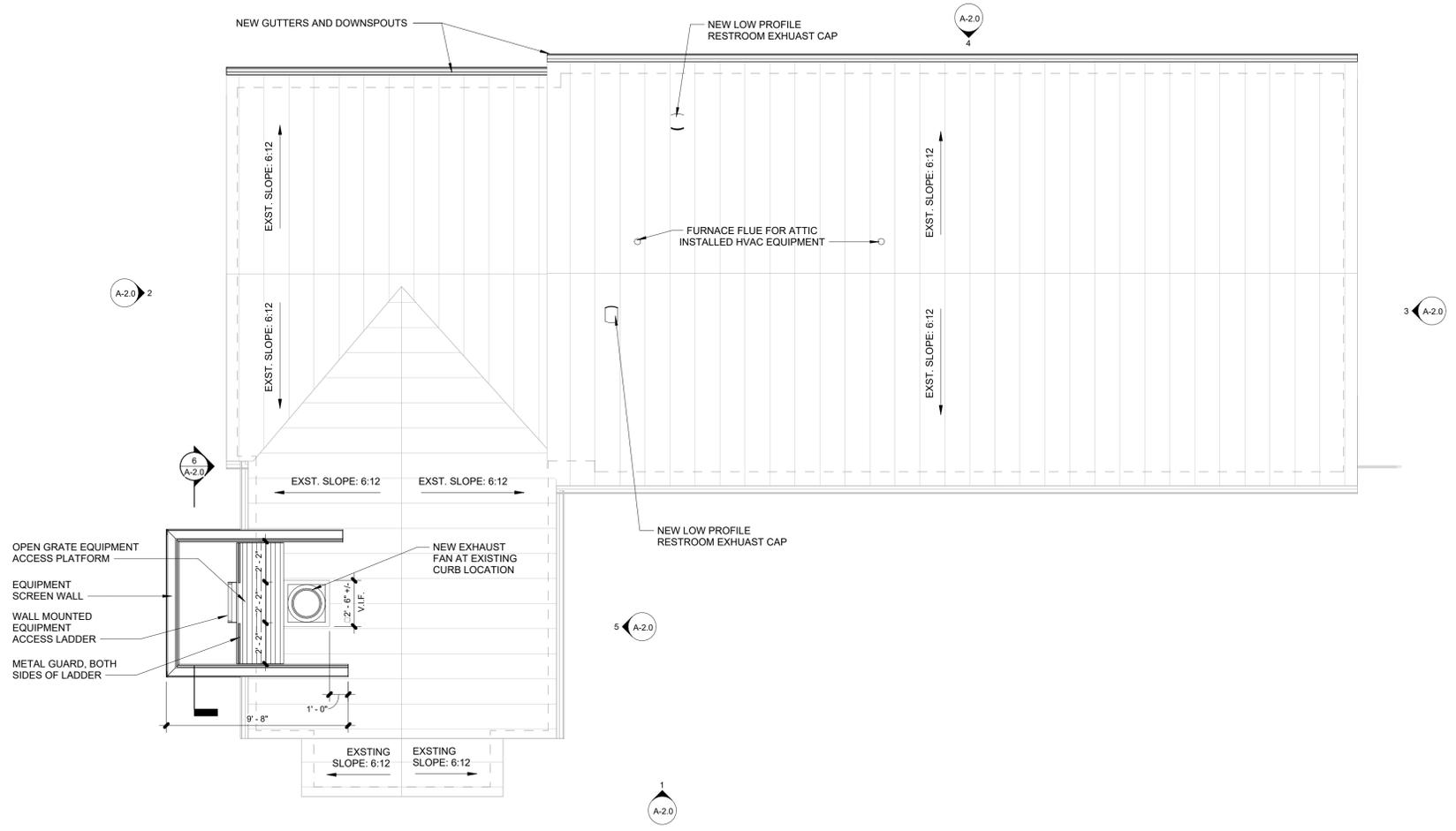
2 SECTION DETAIL - ROOF GUARD 1
SCALE: 1 1/2" = 1'-0"

GENERAL PLAN NOTES

- ALL ELEMENTS OF CONSTRUCTION ARE TO BE NEW UNLESS NOTED OTHERWISE
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- DIMENSIONS ARE TO FINISH FACE OF WALL UNLESS NOTED OTHERWISE
- SEE SHEET A-1.1 FOR REFLECTED CEILING PLANS AND SEE SHEET A-5.0 FOR DOOR DETAILS AND DOOR SCHEDULE

ROOF ACCESS REQUIREMENTS AND NOTES

- A. PERMANENT LADDER NOTES:**
- The side railing shall extend above the roof edge not less than 30" inches
 - Ladders shall have rung spacing at 12 inches on center. The uppermost rung shall be not greater than 24 inches below the upper edge of the roof.
 - Ladders shall have a toe spacing not less than 6 inches deep
 - There shall be not less than 18 inches between rails.
 - Rungs shall have a diameter not less than 0.75-inch and be capable of withstanding a 300-pound load.
 - All metal ladder components shall be galvanized, G90 or higher
 - Access to ladders shall be provided at all times.
 - Landing required: The ladder shall be provided with a clear and unobstructed bottom landing area having a minimum dimension of 30 inches by 30 inches centered in front of the ladder.
- B. SLOPED ROOF ACCESS NOTES:**
- Access to meet requirements of Ohio Mechanical Code section 306.5.1
 - Provide a platform adjacent to rooftop equipment and fans as indicated on the drawings or as required for service, repair or maintenance.
 - The platform shall be not less than 30 inches in width any dimension
 - Platforms to be provided with guards that extend not less than 42 inches above the platform and shall be constructed so as to prevent the passage of a 21-inch-diameter sphere and shall comply with the loading requirements for guards specified in the building code.
 - Provide stairways as indicated on drawings or as required for maintenance installed in accordance with the requirements specified in the building code in the path of travel to and from appliances, fans or equipment requiring service and as follows:
 - Width: 36" or greater
 - Riser height: 7" maximum, 4" minimum
 - Tread depth: 11" minimum
 - Uniformity: The tolerance between the largest and smallest riser height or between the largest and smallest tread depth shall not exceed 3/8 inch



1 ROOF PLAN - EXISTING CONDITIONS AND NEW WORK
SCALE: 1/4" = 1'-0"

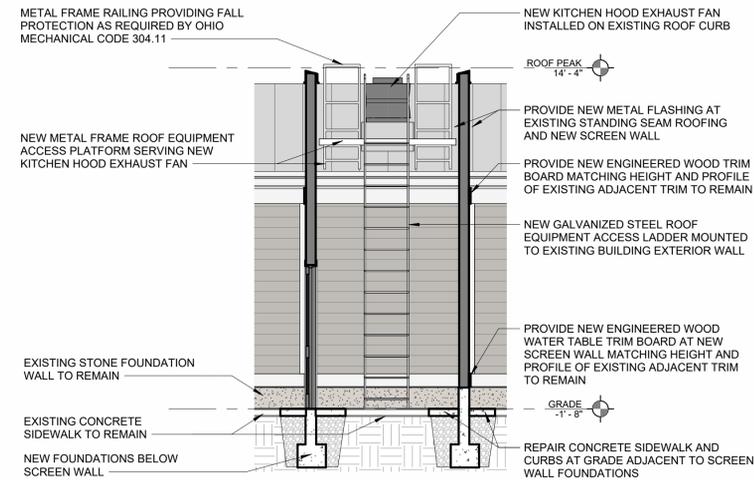


REVISIONS

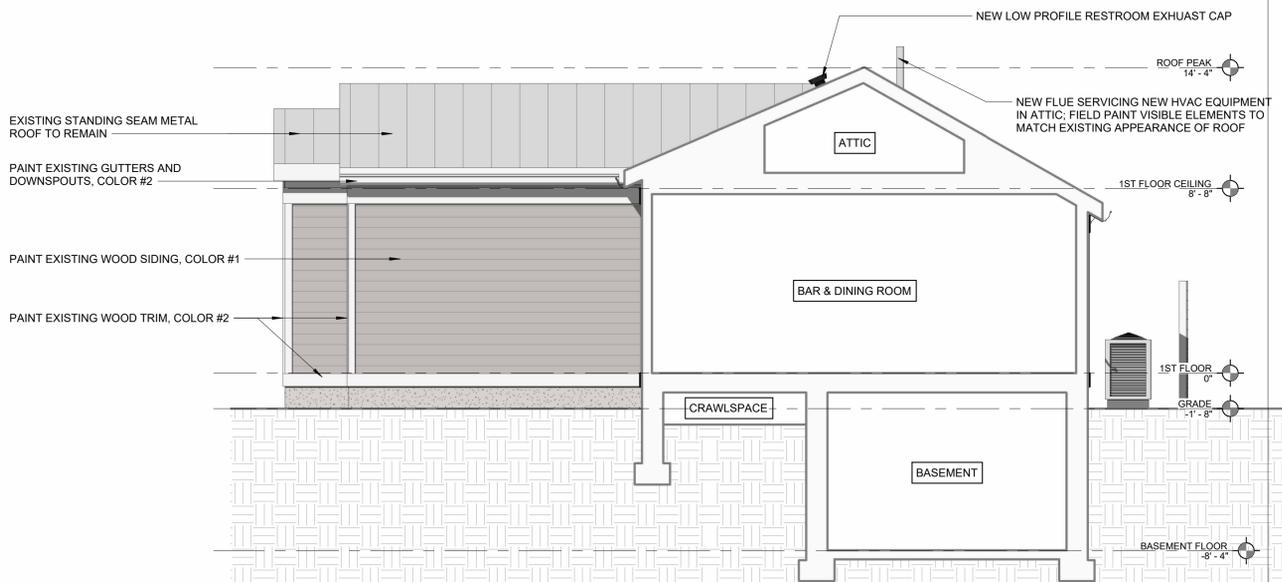
DATE

EXTERIOR PAINT COLOR LEGEND

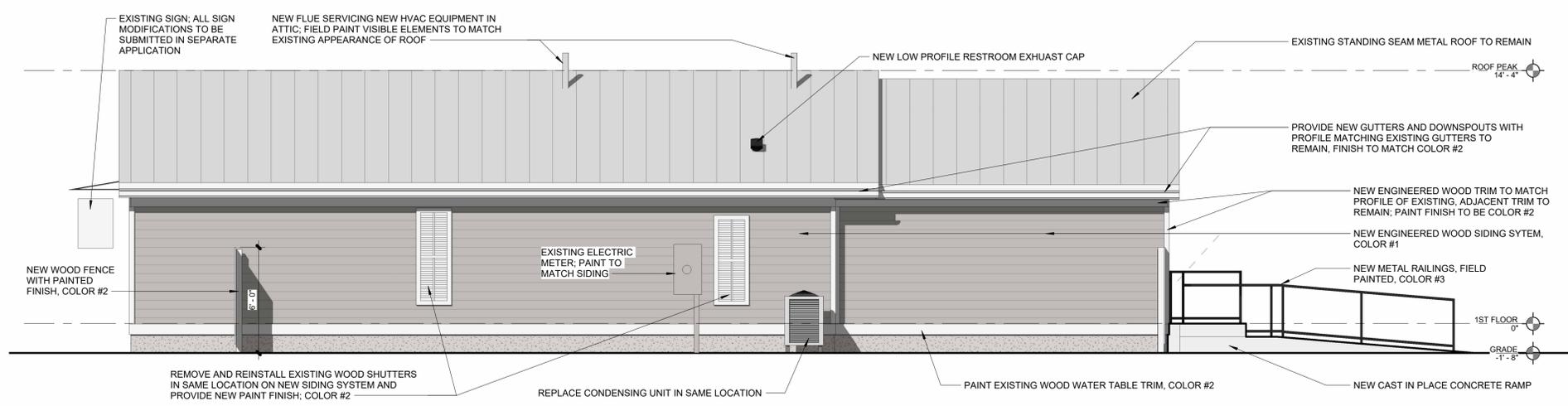
DESIGNATION	PRODUCT DATA	DRAWING COLOR
PAINT COLOR #1	SW7647 'Crushed Ice'	
PAINT COLOR #2	SW7005 'Pure White'	
PAINT COLOR #3	SW7069 'Iron Ore'	
EXISTING STANDING SEAM METAL ROOF	N/A	
EXISTING STONE FOUNDATION WALL	N/A	



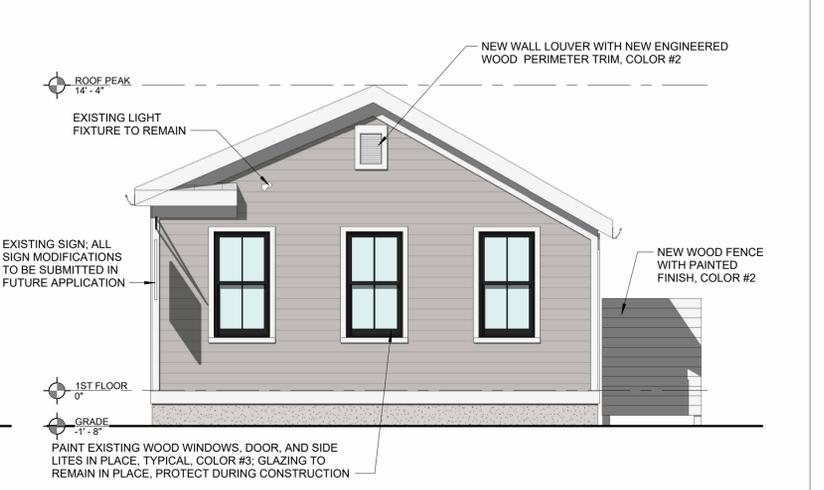
6 SCREENING SECTION / LADDER ELEVATION
SCALE: 1/4" = 1'-0"



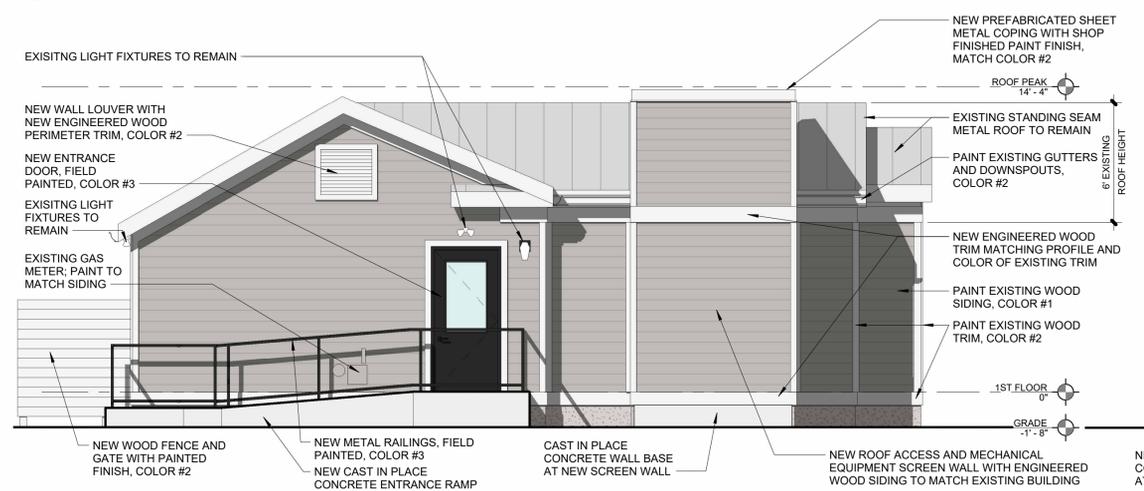
5 EAST BUILDING ELEVATION & BUILDING SECTION - LOOKING WEST
SCALE: 1/4" = 1'-0"



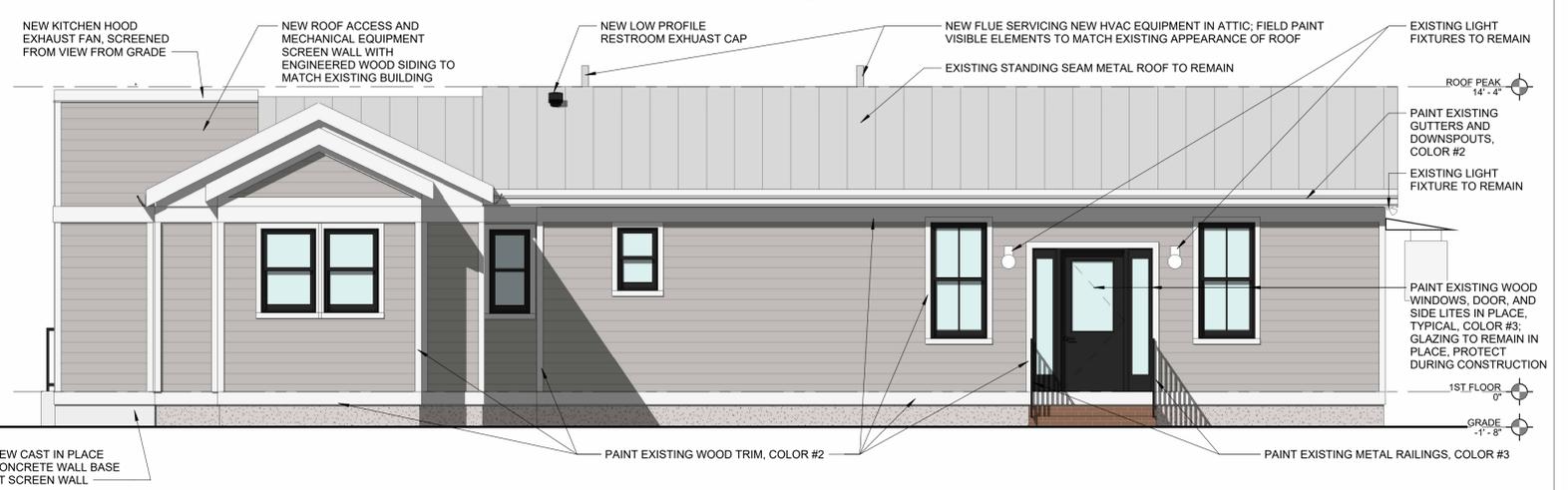
4 NORTH BUILDING ELEVATION - LOOKING SOUTH
SCALE: 1/4" = 1'-0"



3 EAST BUILDING ELEVATION - LOOKING WEST
SCALE: 1/4" = 1'-0"



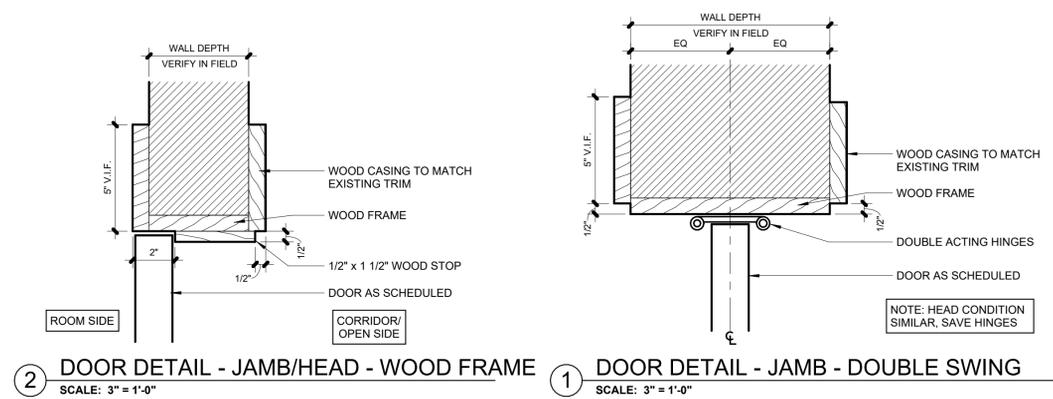
2 WEST BUILDING ELEVATION - LOOKING EAST
SCALE: 1/4" = 1'-0"



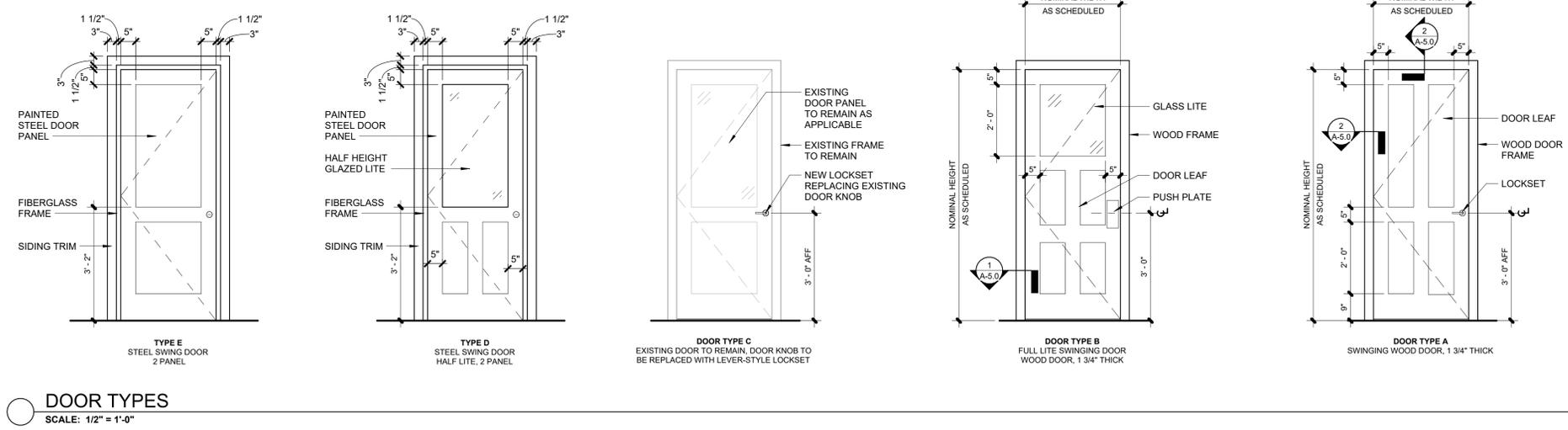
1 SOUTH BUILDING ELEVATION - LOOKING NORTH
SCALE: 1/4" = 1'-0"

REVISIONS

DATE



DOOR SCHEDULE												
GENERAL NOTES												
A. MACHINE ALL DOORS TO RECEIVE OPERATING HARDWARE.												
B. SEE PLANS FOR SWING DIRECTION AND DOOR HANDEDNESS												
NO.	NEW / EXISTING	NOMINAL SIZE		DOOR TYPE	FRAME		DOOR			HARDWARE		REMARKS
		WIDTH	HEIGHT		MATL.	MATL.	OPERATION	SET	FUNCTION	ACCESSORIES		
01	EXISTING	3' - 0"	6' - 8"	C	PAINTED WOOD	PAINTED WOOD	SINGLE SWING					
02	NEW	3' - 0"	6' - 8"	D	PAINTED WOOD	PAINTED STEEL	SINGLE SWING			ENTRY		
03	NEW	3' - 0"	6' - 8"	A	PAINTED HOLLOW METAL	PAINTED WOOD	SINGLE SWING			PRIVACY	OCCUPANCY INDICATOR	
04	NEW	3' - 0"	6' - 8"	A	PAINTED HOLLOW METAL	PAINTED WOOD	SINGLE SWING			PRIVACY	OCCUPANCY INDICATOR	
05	NEW	3' - 0"	6' - 8"	B	PAINTED WOOD	PAINTED WOOD	DOUBLE-ACTING SWING			PASSAGE	DOUBLE ACTION HINGES	
06	EXISTING	3' - 0"	6' - 8"	C	PAINTED WOOD	PAINTED WOOD	SINGLE SWING					
08	NEW	3' - 0"	6' - 8"	E	PAINTED WOOD	PAINTED STEEL	SINGLE SWING			STOREROOM		



REVISIONS

NO.	DATE
1	10/28/2021

DOOR SCHEDULES AND DETAILS

PHASE :
ARB Application

DATE : 05/16/2023

A-5.0

REVISIONS

DATE

INTERIOR FINISH SCHEDULE

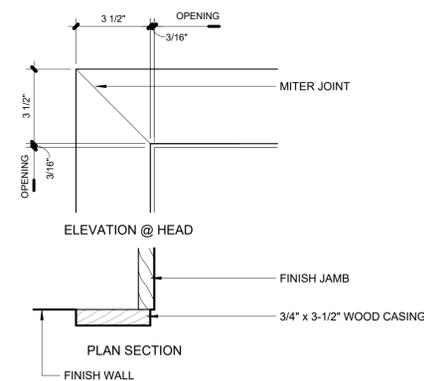
ROOM	NUMBER	WALLS	CEILINGS	FLOORING	WALL BASE	DOOR FRAMES	REMARKS
DINING ROOM	101	PT-2 & PT-3	PT-1	RT-1	WB-1 & WB-2	PT-5	1, 2, 3, 4
KITCHEN	102	PT-4 / FRP	PT-1	TL-1	RB-3	PT-5	3, 5
TOILET ROOM	103	PT-3 / TL-4	PT-1	TL-2	TB-2	PT-5	6
TOILET ROOM	104	PT-3 / TL-4	PT-1	TL-2	TB-2	PT-5	6
STAIR	105	PT-4	PT-1	ETR	ETR	PT-5	N/A

FINISH SCHEDULE REMARKS

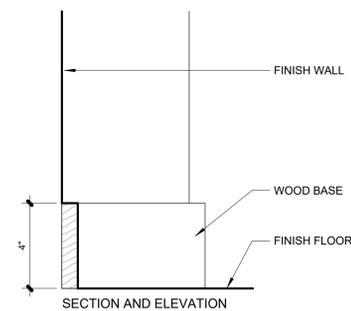
1. BAR TOP FINISH: CNTR-1; BAR DIE WALL FINISH AT PATRON SIDE: PNL-1
2. DINING ROOM BENCH FINISH:
3. WALL BASE WB-1 TO BE PROVIDED AT EXISTING WALLS TO REMAIN; PROVIDE SCHEDULED BASE AT ALL NEWLY PROVIDED WALLS
4. COORDINATE ACCENT WALL PAINT LOCATIONS WITH OWNER
5. FRP WALL PANELING TO BE PROVIDED UP TO 6'-0" ABOVE FINISHED FLOOR; PAINT TO BE PROVIDED ABOVE
6. FRP
6. WALL TILE TO BE PROVIDED AT WALLS BEHIND PLUMBING FIXTURES UP TO TOP OF DOOR FRAME CASING

FINISH DESIGNATIONS

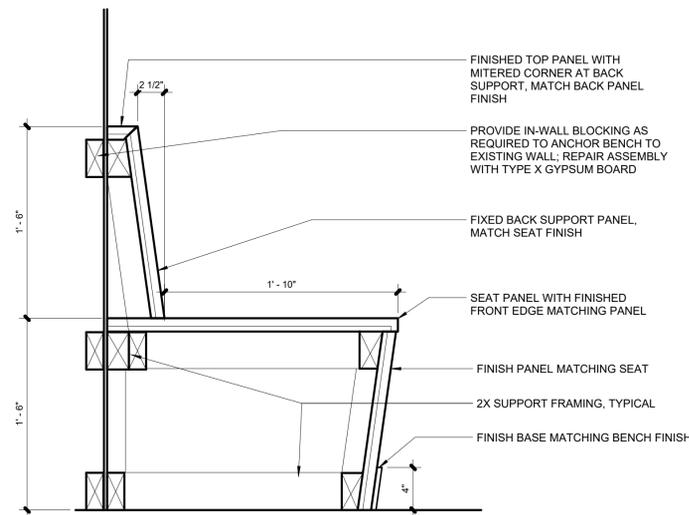
DES.	DESCRIPTION	MANUFACTURER	PRODUCT	FINISH	COMMENTS
FLOORING					
RT-1	RESILIENT TILE PLANK FLOORING	TBD	TBD	OWNER TO SELECT FINAL PRODUCT	
TL-1	KITCHEN QUARRY TILE FLOORING	TBD	TBD	SELECTED BY OWNER	
TL-2	BATHROOM PORCELAIN TILE FLOORING	TBD	TBD	OWNER TO SELECT FINAL PRODUCT	
WALLS					
PT-2	WALL PAINT - FIELD COLOR	TBD	TBD	OWNER TO SELECT FINAL COLOR	
PT-3	WALL PAINT - ACCENT COLOR	TBD	TBD	OWNER TO SELECT FINAL PRODUCT	
PT-4	WALL PAINT - BACK OF HOUSE	TBD	TBD	OWNER TO SELECT FINAL PRODUCT	
FRP	KITCHEN FIBER REINFORCED PANELING	TBD	TBD	OWNER TO SELECT FINAL PRODUCT	
TL-3	BATHROOM CERAMIC WALL TILE	TBD	TBD	OWNER TO SELECT FINAL PRODUCT	
CEILINGS					
PT-1	CEILING PAINT	TBD	FLAT	TBD	
DOOR FRAMES					
PT-5	FIELD APPLIED PAINT	SHERWIN WILLIAMS	SEMI-GLOSS	OWNER TO SELECT FINAL COLOR	
WALL BASE					
RB-1	RESILIENT WALL BASE	TBD	TBD	OWNER TO SELECT FINAL COLOR	
RB-2	RESILIENT WALL BASE	MATCH FRP	4" TALL MINIMUM	MATCH FRP WALL PANELS	
TB-2	BATHROOM PORCELAIN TILE BASE	TBD	TBD	OWNER TO SELECT FINAL PRODUCT	
WB-1	EXISTING WOOD WALL BASE	--	PAINT IN PLACE	MATCH PT-5	
WB-2	NEW WOOD BASE	GC TO SOURCE	PAINTED FINISH	MATCH PT-5	
CASEWORK					
PNL-1	WOOD PANEL AT DIE WALL	TBD	TBD	OWNER TO SELECT FINAL FINISH	
CNTR-1	COUNTERTOPS	TBD	TBD	OWNER TO SELECT FINAL FINISH	



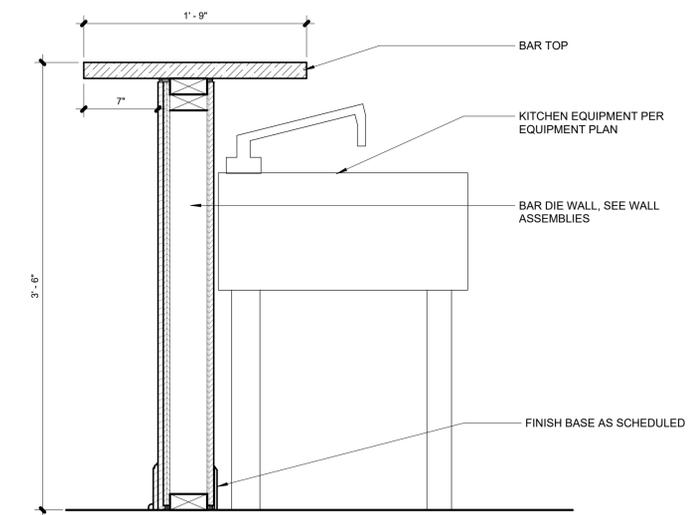
④ NEW WOOD CASING TYPE A
SCALE: 3" = 1'-0"



③ NEW WOOD BASE TYPE A
SCALE: 3" = 1'-0"

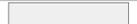


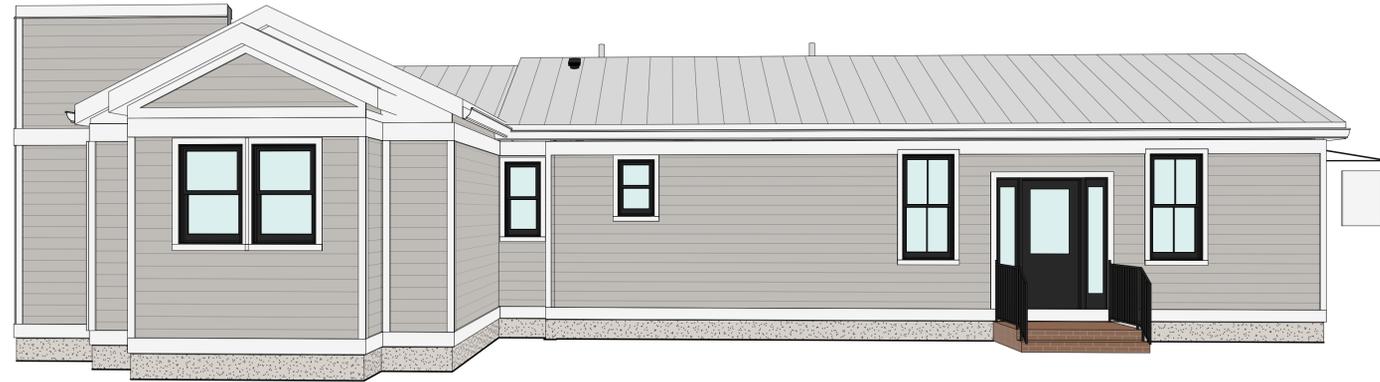
② SECTION DETAIL - BANQUET
SCALE: 1 1/2" = 1'-0"



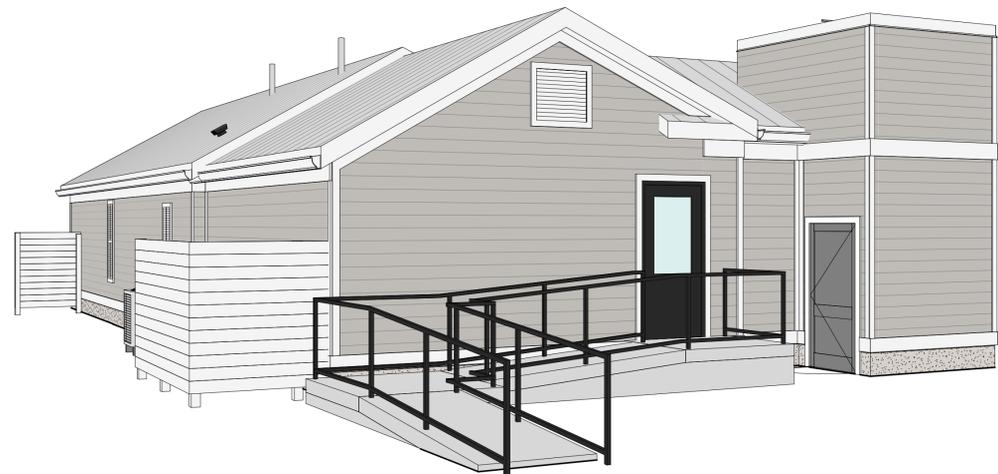
① SECTION DETAIL - BAR
SCALE: 1 1/2" = 1'-0"

EXTERIOR PAINT COLOR LEGEND

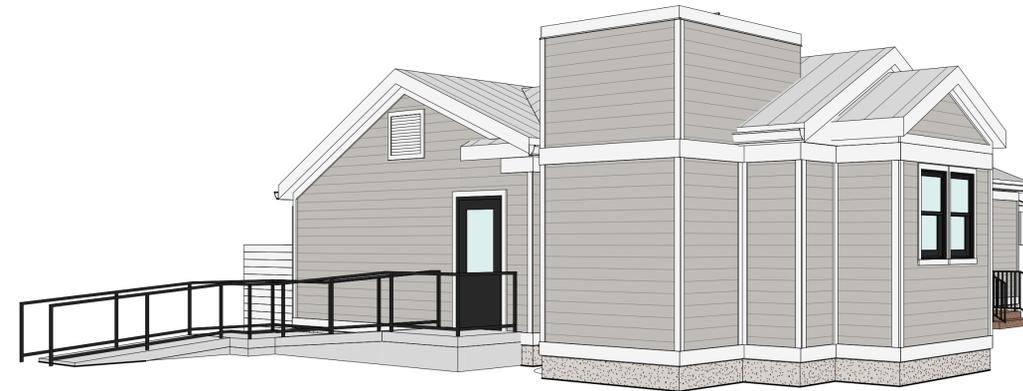
DESIGNATION	PRODUCT DATA	DRAWING COLOR
PAINT COLOR #1	SW7647 'Crushed Ice'	
PAINT COLOR #2	SW7005 'Pure White'	
PAINT COLOR #3	SW7069 'Iron Ore'	
EXISTING STANDING SEAM METAL ROOF	N/A	
EXISTING STONE FOUNDATION WALL	N/A	



④ PERSPECTIVE VIEW LOOKING NORTH AT SOUTH FACADE OF PROPERTY
SCALE:



③ LOOKING EAST FROM REAR OF PROPERTY TOWARD NEW RAMP AND SCREEN WALL
SCALE:



② PERSPECTIVE VIEW LOOKING EAST FROM REAR PORTION OF PROPERTY TOWARD RAMP AND SCREEN WALL
SCALE:

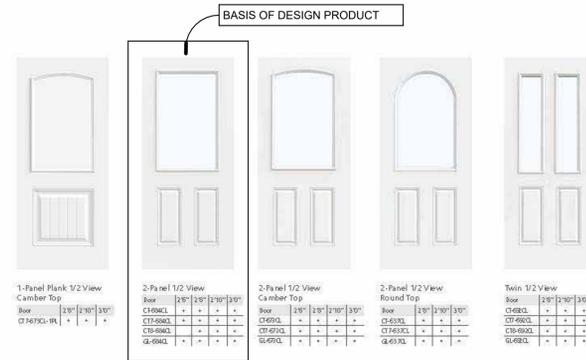


① PERSPECTIVE VIEW LOOKING WEST FROM S.W. CORNER OF PROPERTY
SCALE:

REVISIONS

△ DATE

STEEL



32 | JELD-WEN.COM

STEEL 2-PANEL ENTRY DOOR AT WEST BUILDING ENTRANCE
BASIS OF DESIGN: JELD-WEN CRAFTSMEN COLLECTION, 2 PANEL DOOR 1/2 VIEW DOOR
FINISH: FIELD PAINTED AS INDICATED ON ELEVATIONS



JELD-WEN

CRAFTSMAN COLLECTION
EXTERIOR STEEL DOORS

STRENGTH. DEPENDABILITY. STYLE.

JELD-WEN's Craftsman style steel exterior flat-panel doors are developed using an innovative process to create clean lines that evoke a timeless, updated style. Enjoy peace of mind with a classic style door that complements any interior and exterior design.

- Steel provides dependable performance, added security, and peace of mind
- Simple, clean lines complement interior doors and allow for design flexibility
- Available with 20-minute and 90-minute fire rating options
- Door designs are ADA compliant
- Arrive primed white, ready to paint



For more information, contact your JELD-WEN sales representative today.

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SEE MORE AT
JELD-WEN.COM

STEEL FLAT PANEL DOOR AT STREEN WALL
BASIS OF DESIGN: JELD-WEN CRAFTSMEN COLLECTION, 2 PANEL DOOR
FINISH: FIELD PAINTED AS INDICATED ON ELEVATIONS

Specifications: LP® SmartSide® Lap Siding

SMOOTH FINISH LAP

SMOOTH APPEARANCE, ADVANCED DURABILITY
OF ENGINEERED WOOD

- Holds up in extreme weather, including moisture, hail, freeze/thaw cycles, and up to 200 mph wind gusts
- Treated with the SmartGuard® process for superior protection against the weather, fungal decay and termites
- 16' length can result in faster installation and fewer seams
- Pre-primed for exceptional paint adhesion
- Backed by an industry-leading 5/50-year limited warranty
- APA-certified lap siding
- Treated engineered wood strand substrate



Smooth Finish

38 SERIES SMOOTH FINISH LAP



SELECTED WIDTH

DESCRIPTION	LENGTH	ACTUAL WIDTH	THICKNESS	PID NUMBER	WEIGHT
38 Series Smooth Finish Lap	16 ft. (4879 mm)	5.84 in. (148 mm)	0.354 in. (9.0 mm)	41338	1.5 PSF
	16 ft. (4879 mm)	7.94 in. (201 mm)	0.354 in. (9.0 mm)	41339	1.5 PSF
	16 ft. (4879 mm)	11.84 in. (301 mm)	0.354 in. (9.0 mm)	41340	1.5 PSF

See LPSmartSide.com for product details.
Please contact your local LP SmartSide sales representative for product availability. | Metric units are rounded. | PSF = Pounds Per Square Foot

ENGINEERED WOOD SIDING PRODUCT DATA
BASIS OF DESIGN: LP SMART SIDE, SMOOTH FINISH, LAP SIDING WITH SMOOTH FINISH TRIM
FINISH: FIELD PAINTED AS INDICATED ON ELEVATIONS

PRODUCTS: TRIM & FASCIA



Featured: LP SmartSide Lap Siding, Panel & Trim (Board and Batten), Trim & Fascia

CREATE A LASTING IMPRESSION
WITH A FINISHING TOUCH

LP® SmartSide® Trim & Fascia are the finishing touch that's the first to get noticed. With its smooth finish or deep cedar-grain texture and variety of widths and thicknesses, you can add custom design accents that take curb appeal to the next level. LP SmartSide® Trim is a must-have product for when you want your craftsmanship to stand out on any home or shed.



CEDAR TEXTURE TRIM



SMOOTH FINISH TRIM

SELECTED TRIM PRODUCT



NEW OUTSIDE CORNER (PRIMED)

21

GAI

GUNZELMAN
architecture + interiors

333 Stewart Ave
Columbus, OH 43206
614-674-6696

PJT # : 23-124

91 S. High Street
DUBLIN, OH 43017

REVISIONS

DATE

BASIS OF DESIGN PRODUCT DATA

PHASE :

ARB Application

DATE : 05/16/2023

A-8.1

SPECIFICATIONS

Division 1 - General Requirements

1. SUMMARY

A. Drawings and specifications are intended to be complementary. Specific information may be found in either or both. Should the drawings disagree with the specifications or disagree with themselves the better quality and/or quantity of the work or material shall be estimated upon and unless otherwise ordered in writing, shall be furnished and installed.

B. Access to site: contractor shall have use of project site for construction operations during construction period in coordination with the owner's requirements. Contractor's use of project site may be limited by owner's right to perform work or to retain other contractors on portions of project or by requirements of authority having jurisdiction.

C. Condition of existing grounds: maintain portions of existing grounds, landscaping, and hardscaping affected by construction operations throughout construction period. Repair damage caused by construction operations.

D. Owner limited occupancy of completed areas of construction: owner reserves the right to occupy and to place and install equipment in completed portions of the work, prior to substantial completion of the work, provided such occupancy does not interfere with completion of the work. Such placement of equipment and limited occupancy shall not constitute acceptance of the total work.

2. CODES AND STANDARDS

A. All work, materials and installation shall be in strict accordance with all drawings, state and local building codes, latest edition, areas suitable for storage and scheduling for delivery of materials.

B. Design loads: loads and code restrictions for all design considerations shall conform to all governing local and state codes at a minimum; drawings may indicate extra loads than code requires.

C. It is the contractor's sole responsibility to follow all applicable safety codes and regulations during all phases of construction.

3. GENERAL CONDITIONS

A. The contractor shall verify availability of all temporary utilities required. The contractor shall be responsible for coordinate with the owner all temporary use of power required for the duration of the project.

B. The general contractor shall visit proposed job site and familiarized himself with existing conditions.

C. The contractor is responsible to unload, examine and transport materials from the point of off-load to the job site or storage area as applicable. Materials will be delivered to the closest available truck dock or other location as directed by the owner.

D. All penetration of fire-rated floor, walls and ceilings shall be sealed with proper approved materials for full thickness of the construction element.

E. In any room in which plumbing, heating or electrical alterations are made the general contractor shall make proper repairs to the building items affected (floors, walls, ceilings, trim, etc).

F. In general, new materials and materials for repair conditions shall match similar existing items in quality, detail, profile, and finish unless noted otherwise.

G. Smoking and use of tobacco products by all construction personnel is prohibited unless a specific agreement is reached with the project Owner

4. TEMPORARY FACILITIES AND CONTROLS

A. Installation and removal of and use charges for temporary facilities shall be included in the Contract Sum unless otherwise indicated. Allow other entities engaged in the Project to use temporary services and facilities without cost, including, but not limited to, Architect, testing agencies, and authorities having jurisdiction.

B. Each contractor shall leave the site in a neat clean and orderly condition upon conclusion of his work. All waste, rubbish, and excess materials shall be removed from the site promptly. The general contractor shall be responsible for removal and disposal of all trash, including owners furnished items and trash generated by owners contractors for the duration of the project.

5. REQUESTS FOR INFORMATION:

A. All requests for information (RFI) for the architect and all engineers or sub-consultants shall be submitted in writing to the architect by email from the general contractor.

B. The general contractor shall review and respond to RFI received from subcontractors and shall form their own question in order to share the RFI with the Architect. RFIs shall be submitted with references to drawings or specifications included in the question and each RFI shall propose a possible solution upon submission.

C. RFIs that are passed through from subcontractors by the general contractor, do not include specific document references, or do not propose solutions can be rejected by the Architect and returned without response at the discretion of the Architect.

D. The architect shall review and respond to an RFI within 5 business days, excluding holidays. RFIs received by architect after 1:00 p.m. will be considered as received the following working day.

6. SUBMITTAL PROCEDURES

A. General submittal procedure requirements: prepare and submit submittals required by individual specification sections. Types of submittals are indicated in individual specification sections.

B. Samples: submit samples for review of kind, color, pattern, and texture for a check of these characteristics with other elements and for a comparison of these characteristics between submittal and actual component as delivered and installed.

C. Shop Drawings: Prepare Project-specific information, drawn accurately to scale. Do not base Shop Drawings on reproductions of the Contract Documents or standard printed data, unless submittal based on Architect's digital data drawing files is otherwise permitted.

D. Contractor's review: general contractor to review each submittal and check for coordination with other work of the contract and for compliance with the contract documents. Note corrections and field dimensions. Mark with approval stamp before submitting to architect.

E. Action submittals: architect will review each submittal, make marks to indicate corrections or revisions required, and return it. Architect will stamp each submittal with an action stamp and will mark stamp appropriately to indicate action, as resubmittal not required or rejected.

1. No Exception Taken: Means that fabrication, manufacture, or construction may proceed providing submittal complies with the Contract Documents.

2. Make Corrections as Noted: Means that fabrication, manufacture, or construction may proceed providing it is in compliance with the Architect's notations and the Contract Documents. If, for any reason, the Contractor cannot comply with the notations, make revisions and resubmit.

3. Revise and Resubmit: Means the submittal or portion thereof does not include all conditions, details, coordination information required to confirm compliance with the Contract Documents. Fabrication of that portion of the work which has been returned without comment may proceed at risk, but work should not be delivered or installed until a resubmittal has been made and a receipt of an "No Exception Taken" or "Make Corrections as Noted" action. If, for any reason, the Contractor cannot comply with the notations, make revisions and resubmit.

4. Rejected: Submittal does not comply with the design intent of the Contract Documents. Submittals stamped "Rejected" Action are not to be used. Make revisions and resubmit.

5. Not Reviewed: Means that submittal is improperly submitted. Such improper material may be too incomplete for review, prepared on reproductions of the Architect's copyrighted material, unspecified, information not required to be submitted, or submittals not in compliance with the procedures and requirements of this section. Explanations for "Not Reviewed" will be noted on the returned submittal.

6. Submittal Specified Item: Means that the submittal may not be specified in the Contract Documents or that information on companion items to submittal materials required to confirm compliance with Contract Documents have not been included in submittal. Make revisions and resubmit.

7. Record Document: Means that the information is being kept for record by the Architect and that the Architect is not confirming compliance with the Contract Documents due to the nature of the information submitted

F. Submittals not required by the contract documents may be returned by the architect without action.

G. Processing Time: Allow time for submittal review, including time for resubmittals, as follows:

1. Initial Processing: 2 business days
2. Consultant Review: 5 business days, excluding holidays
3. Architect's Review: 10 business days, excluding holidays
4. Resubmittal Review: 5 business days for review of each resubmittal

H. All submittals to be provided to Architect electronically, save for physical samples

Division 1 - General Requirements (continued)

7. DELEGATED-DESIGN SERVICES

A. Performance and Design Criteria: Where professional design services or certifications by a design professional are specifically required of Contractor by the Contract Documents, provide products and systems complying with specific performance and design criteria indicated.

1. If criteria indicated are not sufficient to perform services or certification required, submit a written request for additional information to Architect.

B. Delegated-Design Services Certification: In addition to Shop Drawings, Product Data, and other required submittals, submit digitally signed PDF electronic file and three paper copies of certificate, signed and sealed by the responsible design professional, for each product and system specifically assigned to Contractor to be designed or certified by a design professional.

1. Indicate that products and systems comply with performance and design criteria in the Contract Documents. Include list of codes, loads, and other factors used in performing these services

8. PRICING ALTERNATES

Section includes administrative and procedural requirements for alternates.

A. Definitions:

1. Alternate: an amount proposed by bidders and stated on the bid form for certain work defined in the bidding requirements that may be added to or deducted from the base bid amount if owner decides to accept a corresponding change either in the amount of construction to be completed or in the products, materials, equipment, systems, or installation methods described in the contract documents.

A. Alternates described in this section are part of the work only if enumerated in the agreement.

B. The cost or credit for each alternate is the net addition to or deduction from the contract sum to incorporate alternate into the work. No other adjustments are made to the contract sum.

B. Procedures:

1. Coordination: revise or adjust affected adjacent work as necessary to completely integrate work of the alternate into project.

A. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of alternate.

2. Notification: immediately following award of the contract, notify each party involved, in writing, of the status of each alternate. Indicate if alternates have been accepted, rejected, or deferred for later consideration. Include a complete description of negotiated revisions to alternates.

3. Execute accepted alternates under the same conditions as other work of the contract.

4. Schedule: a schedule of alternates is included at the end of this section. Specification sections referenced in schedule contain requirements for materials necessary to achieve the work described under each alternate.

C. Pricing Format

1. List all alternates on the pricing proposal provided to the owner as an addative or negative bid amount as applicable and on a separate line item from the total price amount for the base scope of work. The owner reserves the right to accept or reject any or all bid amounts for alternates, in whole or in part, and in any order.

A. If no change in the bid amount is required, indicate "\$0."

B. Failure to make an entry on any alternate shall cause the bid to be rejected as non-responsive if that alternate is selected.

C. Failure to indicate a negative number will indicate the bidder's intent to increase the base bid by the amount entered in the applicable space.

D. If an alternate is not selected, an entry as listed in section 2.9.1.2 on that alternate shall not, by itself, render a bid non-responsive.

D. Schedule of Alternates:

1. <>

A. Base Scope: <>

B. Alternate Scope: <>

2. <>

A. Base Scope: <>

B. Alternate Scope: <>

SUBSTANTIAL COMPLETION PROCEDURES

A. Contractor's List of Incomplete Items: Prepare and submit a list of items to be completed and corrected (Contractor's punch list), indicating the value of each item on the list and reasons why the Work is incomplete.

B. Submittals Prior to Substantial Completion: Complete the following a minimum of 10 days prior to requesting inspection for determining date of Substantial Completion. List items below that are incomplete at time of request.

1. Certificates of Release: Obtain and submit releases from authorities having jurisdiction permitting Owner unrestricted use of the Work and access to services and utilities. Include occupancy permits, operating certificates, and similar releases.

2. Submit closeout submittals specified in other Division 01 Sections, including project record documents, operation and maintenance manuals, damage or settlement surveys, property surveys, and similar final record information.

3. Submit closeout submittals specified in individual Sections, including specific warranties, workmanship bonds, maintenance service agreements, final certifications, and similar documents.

4. Submit maintenance material submittals specified in individual Sections, including tools, spare parts, extra materials, and similar items, and deliver to location designated by Architect. Label with manufacturer's name and model number.

A. Schedule of Maintenance Material Items: Prepare and submit schedule of maintenance material submittal items, including name and quantity of each item and name and number of related Specification Section. Obtain Architect's signature for receipt of submittals.

5. Submit testing, adjusting, and balancing records.

6. Submit sustainable design submittals not previously submitted.

7. Submit commissioning submittals after review by commissioning agent.

8. Submit changeover information related to Owner's occupancy, use, operation, and maintenance.

C. Procedures Prior to Substantial Completion: Complete the following a minimum of 10 days prior to requesting inspection for determining date of Substantial Completion. List items below that are incomplete at time of request.

1. Advise Owner of pending insurance changeover requirements.

2. Make final changeover of permanent locks and deliver keys to Owner. Advise Owner's personnel of changeover in security provisions.

3. Complete startup and testing of systems and equipment.

4. Perform preventive maintenance on equipment used prior to Substantial Completion.

5. Instruct Owner's personnel in operation, adjustment, and maintenance of products, equipment, and systems. Submit demonstration and training video recordings specified in Section 01 79 00 "Demonstration and Training."

6. Advise Owner of changeover in utility services.

7. Participate with Owner in conducting inspection and walkthrough with local emergency responders.

8. Terminate and remove temporary facilities from Project site, along with mockups, construction tools, and similar elements.

9. Complete final cleaning requirements.

10. Touch up paint and otherwise repair and restore marred exposed finishes to eliminate visual defects.

D. Inspection: Submit a written request for inspection to determine Substantial Completion a minimum of 10 days prior to date the Work will be completed and ready for final inspection and tests. On receipt of request, Architect will either proceed with inspection or notify Contractor of unfulfilled requirements. Architect will prepare the Certificate of Substantial Completion after inspection or will notify Contractor of items, either on Contractor's list or additional items identified by Architect, that must be completed or corrected before certificate will be issued.

1. Retest: Means that submittal is improperly submitted. Such improper material may be too incomplete for review, prepared on reproductions of the Architect's copyrighted material, unspecified, information not required to be submitted, or submittals not in compliance with the procedures and requirements of this section. Explanations for "Retest" will be noted on the returned submittal.

2. Results of completed inspection will form the basis of requirements for final completion.

Division 1 - General Requirements (continued)

9. EXECUTION

A. Section includes general administrative and procedural requirements governing execution of the Work including, but not limited to, Construction layout, Installation of the Work, Cutting and patching, Coordination of Owner-installed products, Progress cleaning, Starting and adjusting and Protection of installed construction.

B. Cutting and Patching: Comply with requirements for and limitations on cutting and patching of construction elements.

1. Structural Elements: When cutting and patching structural elements, notify Architect of locations and details of cutting and await directions from Architect before proceeding. Shore, brace, and support structural elements during cutting and patching. Do not cut and patch structural elements in a manner that could change their load-carrying capacity or increase deflection.

2. Operational Elements: Do not cut and patch operating elements and related components in a manner that results in reducing their capacity to perform as intended or that results in increased maintenance or decreased operational life or safety. Operational elements include the following:

- a. Primary operational systems and equipment.
- b. Fire separation assemblies.
- c. Air or smoke barriers.
- d. Fire-suppression systems.
- e. Plumbing piping systems.
- f. Mechanical systems piping and ducts.
- g. Control systems.
- h. Communication systems.
- i. Fire-detection and -alarm systems.
- j. Conveying systems.
- k. Electrical wiring systems.

3. Other Construction Elements: Do not cut and patch other construction elements or components in a manner that could change their load-carrying capacity, that results in reducing their capacity to perform as intended, or that results in increased maintenance or decreased operational life or safety. Other construction elements include but are not limited to the following:

- a. Water, moisture, or vapor barriers.
- b. Membranes and flashings.
- c. Exterior curtain-wall construction.
- d. Sprayed fire-resistive material.
- e. Equipment supports.
- f. Piping, ductwork, vessels, and equipment.
- g. Noise- and vibration-control elements and systems.

4. Visual Elements: Do not cut and patch construction in a manner that results in visual evidence of cutting and patching. Do not cut and patch exposed construction in a manner that would, in Architect's opinion, reduce the building's aesthetic qualities. Remove and replace construction that has been cut and patched in a visually unsatisfactory manner.

C. Manufacturer's Installation Instructions: Obtain and maintain on-site manufacturer's written recommendations and instructions for installation of products and equipment.

D. Examination

1. Existing Conditions: The existence and location of underground and other utilities and construction indicated as existing are not guaranteed. Before beginning sitework, investigate and verify the existence and location of underground utilities, mechanical and electrical systems, and other construction affecting the Work.

2. Examination and Acceptance of Conditions: Before proceeding with each component of the Work, examine substrates, areas, and conditions, with Installer or Applicator present when indicated, for compliance with requirements for installation tolerances and other conditions affecting performance. Record observations.

3. Proceed with installation only after unsatisfactory conditions have been corrected. Proceeding with the Work indicates acceptance of surfaces and conditions.

E. Preparation

1. Existing Utility Information: Furnish information to local utility that is necessary to adjust, move, or relocate existing utility structures, utility poles, lines, services, or other utility appurtenances located in or affected by construction. Coordinate with authorities having jurisdiction.

2. Field Measurements: Take field measurements as required to fit the Work properly. Recheck measurements before installing each product. Where portions of the Work are indicated to fit to other construction, verify dimensions of other construction by field measurements before fabrication. Coordinate fabrication schedule with construction progress to avoid delaying the Work.

3. Space Requirements: Verify space requirements and dimensions of items shown diagrammatically on Drawings.

4. Review of Contract Documents and Field Conditions: Immediately on discovery of the need for clarification of the Contract Documents caused by differing field conditions outside the control of Contractor, submit a request for information to Architect

D. Construction Layout

1. Verification: Before proceeding to lay out the Work, verify layout information shown on Drawings, in relation to the property survey and existing benchmarks. If discrepancies are discovered, notify Architect promptly.

2. General: Engage a land surveyor to lay out the Work using accepted surveying practices.

A. Establish benchmarks and control points to set lines and levels at each story of construction surveys, and similar final record information.

B. Establish limits on use of Project site.

C. Establish dimensions within tolerance indicated. Do not scale Drawings to obtain required dimensions.

D. Inform installers of lines and levels to which they must comply.

E. Check the location, level and plumb, of every major element as the Work progresses.

F. Notify Architect when deviations from required lines and levels exceed allowable tolerances.

G. Close site surveys with an error of closure equal to or less than the standard established by authorities having jurisdiction.

3. Site Improvements: Locate and lay out site improvements, including pavements, grading, fill and topsoil placement, utility slopes, and rim and invert elevations.

4. Building Lines and Levels: Locate and lay out control lines and levels for structures, building foundations, column grids, and floor levels, including those required for mechanical and electrical work. Transfer survey markings and elevations for use with control lines and levels. Level foundations and piers from two or more locations.

E. Installation: Locate the Work and components of the Work accurately, in correct alignment and elevation, as indicated.

1. Make vertical work plumb and make horizontal work level.

2. Where space is limited, install components to maximize space available for maintenance and ease of removal for replacement.

3. Conceal pipes, ducts, and wiring in finished areas unless otherwise indicated.

4. Install products at the time and under conditions that will ensure the best possible results. Maintain conditions required for product performance until Substantial Completion.

5. Attachment: Provide blocking and attachment plates and anchors and fasteners of adequate size and number to securely anchor each component in place, accurately located and aligned with other portions of the Work. Where size and type of attachments are not indicated, verify size and type required for load conditions.

A. Mounting Heights: Where mounting heights are not indicated, mount components at heights directed by Architect.

B. Allow for building movement, including thermal expansion and contraction.

C. Coordinate installation of anchorages. Furnish setting drawings, templates, and directions for installing anchorages, including sleeves, concrete inserts, anchor bolts, and items with integral anchors, that are to be embedded in concrete or masonry. Deliver such items to Project site in time for installation.

6. Joints: Make joints of uniform width. Where joint locations in exposed work are not indicated, arrange joints for the best visual effect. Fit exposed connections together to form hairline joints.

F. Progress Cleaning

1. General: Clean Project site and work areas daily, including common areas. Enforce requirements strictly. Dispose of materials lawfully.

2. Site: Maintain Project site free of waste materials and debris.

3. Work Areas: Clean areas where work is in progress to the level of cleanliness necessary for proper execution of the Work. Remove liquid spills promptly.

4. Installed Work: Keep installed work clean. Clean installed surfaces according to written instructions of manufacturer or fabricator of product installed, using only cleaning materials specifically recommended. If specific cleaning materials are not recommended, use cleaning materials that are not hazardous to health or property and that will not damage exposed surfaces.

5. Concealed Spaces: Remove debris from concealed spaces before enclosing the space.

6. Exposed Surfaces in Finished Areas: Clean exposed surfaces and protect as necessary to ensure freedom from damage and deterioration at time of Substantial Completion.

G. Starting and Adjusting

1. Coordinate startup and adjusting of equipment and operating components with requirements in specified in other specification sections

2. Start equipment and operating components to confirm proper operation. Remove malfunctioning units, replace with new units, and reset.

3. Adjust equipment for proper operation. Adjust operating components for proper operation without binding.

4. Test each piece of equipment to verify proper operation. Test and adjust controls and safeties. Replace damaged and malfunctioning controls and equipment.

H. Protection of Installed Construction

1. Provide final protection and maintain conditions that ensure installed Work is without damage or deterioration at time of Substantial Completion.

2. Protection of Existing Items: Provide protection and ensure that existing items to remain undisturbed by construction are maintained in condition that existed at start of the Work.

3. Comply with manufacturer's written instructions for temperature and relative humidity.

DIVISION 2 - EXISTING CONDITIONS

SELECTIVE DEMOLITION

1. Summary

A. Perform demolition as indicated on the plans and details and as required for the completion of the project as indicated

B. Exercise extreme care during demolition so as not to damage or disrupt utilities which pass through this space.

C. Contractor to limit noisy activities to meet requirements of Owner.

2. Definitions

A. Remove: Detach items from existing construction and legally dispose of them off-site, unless indicated to be removed and salvaged or removed and reinstated.

B. Remove and Salvage: Detach items from existing construction and deliver them to the owner

C. Remove and Reinstall: Detach items from existing construction, prepare them for reuse, and reinstall them where indicated.

D. Existing to Remain: Existing items of construction that are not to be removed and that are not otherwise indicated to be removed, removed and salvaged, or removed and reinstated.

3. Materials ownership

A. Except for items or materials indicated to be reused, salvaged, reinstated, or otherwise indicated to remain the Owner's property, demolished materials shall become contractor's property and shall be removed from project site.

4. Repair materials

A. Use repair materials identical to existing materials.

B. If identical materials are unavailable or cannot be used for exposed surfaces, use materials that visually match existing adjacent surfaces to the fullest extent possible.

C. Use materials whose installed performance equal or surpass that of existing materials.

5. Execution

A. Examination

1. Verify that utilities have been disconnected and capped.

2. Survey existing conditions and correlate with requirements indicated to determine extent of selective demolition required.

3. Inventory and record the condition of items to be removed and reinstated and items to be removed and salvaged.

4. When unanticipated mechanical, electrical, or structural elements that conflict with intended function or design are encountered, investigate and measure the nature and extent of conflict. Promptly submit a written report to architect/engineer, A/E.

B. Utility services

1. Existing utilities: maintain services indicated to remain and protect them against damage during selective demolition operations.

2. Do not interrupt existing utilities serving occupied or operating facilities unless authorized in writing by owner and authorities having jurisdiction. Provide temporary services during interruptions to existing utilities, as acceptable to university and to authorities having jurisdiction.

3. Utility requirements: locate, identify, disconnect, and seal or cap off indicated utilities serving areas to be selectively demolished.

C. If other construction documents and Owner requirements are unclear, Contractor to confirm Owner's requirements for toilet facilities and access to any existing facilities prior to submitting project bid.

D. Contractor to provide dust control measures throughout construction to limit the spread of dust, debris, and related materials to the other areas of the building. Contractor to coordinate extent of dust controls with owner as part of project pricing

E. The Contractor shall verify and coordinate between trades all existing conditions, dimensions, extent of demolition shown in drawings, and materials required for the contracted work. Report all discrepancies to architect prior to fabrication, erection, and/or installation of associated work.

F. Contractor shall coordinate all demolition with the entire set of contract documents for full scope of demolition work required for the project. Where new in wall blocking is required, contractor to provide limited demolition of existing partitions and in-kind replacement as required

G. All construction debris is to be removed from the area of work on a daily basis by the contractor throughout the construction duration. The Contractor is responsible for providing a dumpster as required by the construction activities

H. Smoking is prohibited during all construction activities at the project site unless specifically agreed to by Owner

J. The interior work area shall be fenced, barricaded or otherwise blocked off from the public or occupants to prevent unauthorized entry into the interior of the project.

K. Store, position and use equipment, tools, materials, scraps and trash in a manner that does not present a hazard to the public or occupants by accidental shifting, ignition or other hazardous activity.

L. Store and transport refuse and debris in a manner to prevent unsafe and unhealthy conditions for the public and occupants. Cover refuse containers, and remove refuse on a frequent regular basis acceptable to the home owners.

M. The interior of the work area shall be protected from weather throughout construction and during demolition. Contractor to cover any wall openings created during demolition on a daily basis and during weather events to protect building interior from moisture infiltration. The General Contractor is responsible for the weather tightness and security of the building during the modifications to openings in exterior wall and roof.

N. Verify with Owner if any items to be removed shall be retained prior to demolition.

O. Contractor to verify that any utilities near area of work have been disconnected and capped prior to the start of selective demolition

DIVISION 6 - CARPENTRY
ROUGH CARPENTRY
1. GENERAL
A. Furnish and install all grounds or blocking required to install new work as indicated in drawings and/or as required to complete installation
B. Furnish and install all rough hardware, anchors, bolts etc as required for carpentry work.

2. PRODUCTS
A. Lumber: DOC PS 20 and applicable rules of grading agencies indicated. If no grading agency is indicated, use the applicable rules of any rules-writing agency certified by the ALSC Board of Review. Grade lumber by an agency certified by the ALSC Board of Review to inspect and grade lumber under the rules indicated.
1. Factory mark each piece of lumber with grade stamp of grading agency.
2. For exposed lumber indicated to receive a stained or natural finish, mark grade stamp on end or back of each piece.
3. Dress lumber, S4S, unless otherwise indicated.
B. Maximum Moisture Content of Lumber: 19 percent

3. FASTENERS
A. General: Provide fasteners of size and type indicated that comply with requirements specified.
1. Where rough carpentry is exposed to weather, in ground contact, pressure-preservative treated, or in area of high relative humidity, provide fasteners of Type 304 stainless steel.
B. Power-Driven Fasteners: NES NER-272.
C. Bolts: Steel bolts complying with ASTM A 307, Grade A (ASTM F 568M, Property Class 4.6); with ASTM A 563 (ASTM A 563M) hex nuts and end, where indicated, flat washers.

4. INSTALLATION
A. Set rough carpentry to required levels and lines, with members plumb, true to line, cut, and fitted. Fit rough carpentry to other construction; scribe and cope as needed for accurate fit. Locate furring, nailers, blocking, grounds, and similar supports to comply with requirements for attaching other construction.
B. Framing Standard: Comply with AF&PA's "Details for Conventional Wood Frame Construction," unless otherwise indicated.
C. Do not splice structural members between supports, unless otherwise indicated.
D. Comply with AWP4 M4 for applying field treatment to cut surfaces of preservative-treated lumber.
E. Securely attach rough carpentry work to substrate by anchoring and fastening as indicated, complying with the following:
1. NES NER-272 for power-driven fasteners.
2. Table 2304.9.1, "Fastening Schedule," in ICC's Int'l Building Code.

SHEATHING
1. Performance requirements
A. Fire-resistance ratings: As tested according to ASTM E 119, testing by a qualified testing agency. Identify products with appropriate markings of applicable testing agency.
1. Fire-resistance ratings: Indicated by design designations from UL's "Fire Resistance Directory" or from the listings of another qualified testing agency.

2. Wall and Exterior Ceiling Sheathing
A. Glass-mat gypsum sheathing: ASTM C 1177/1177M.
1. Basis-of-design: Subject to compliance with requirements, provide Densglass fireguard by Georgia-Pacific building products or a comparable product capable of maintaining fire-ratings indicated on drawings:
2. Thickness: 5/8 inch thick.
3. Size: 48 by 96 inches.
4. Fire performance: Type 'X'
B. Plywood sheathing
1. Wall sheathing: Exposure 1, Structural I
2. Minimum thickness: Per architectural and structural drawings

3. Fasteners
A. General: Provide fasteners of size and type indicated that comply with requirements specified in this article for material and manufacture.
1. For wall sheathing, provide fasteners with hot-dip zinc coating complying with ASTM A 153/A 153m.
B. Screws for fastening sheathing to cold-formed metal framing: steel drill screws, in length recommended by sheathing manufacturer for thickness of sheathing to be attached.
1. For steel framing less than 0.0329 inch thick, use screws that comply with ASTM C 1002.
2. For steel framing from 0.033 to 0.112 inch thick, use screws that comply with ASTM C 954.
C. Screws for fastening composite nail base insulated roof sheathing to metal roof deck: steel drill screws, in type and length recommended by sheathing manufacturer for thickness of sheathing to be attached

4. Sheathing Joint-And-Penetration Treatment Materials
A. Sealant for glass-mat gypsum sheathing: Elastomeric, medium-modulus, neutral-curing silicone joint sealant compatible with joint substrates formed by gypsum sheathing and other materials, recommended by sheathing manufacturer for application indicated and complying with requirements of elastomeric sealant manufacturer

5. Installation, general
A. Securely attach to substrate by fastening as indicated, complying with the following:
1. ICC-ES evaluation report for fastener.
B. Coordinate wall sheathing installation with flashing and joint-sealant installation so these materials are installed in sequence and manner that prevent exterior moisture from passing through completed assembly.
C. Coordinate sheathing installation with installation of materials installed over sheathing so sheathing is not exposed to precipitation or left exposed at end of the workday when rain is forecast.
D. Gypsum sheathing installation
1. Comply with GA-253 and with manufacturer's written instructions.
A. Fasten gypsum sheathing to cold-formed metal framing with screws.
B. Install panels with a 3/8-inch gap where non-load-bearing construction abuts structural elements.
C. Install panels with a 1/4-inch gap where they abut masonry or similar materials that might retain moisture, to prevent wicking.
2. Apply fasteners so heads bear tightly against face of sheathing, but do not cut into facing.

INTERIOR FINISH CARPENTRY
1. Summary. Section includes:
A. Interior wood trim and base
B. Countertops
C. Casework and cabinetry
D. Custom millwork

2. Submittals
A. Product data: For each type of process and factory-fabricated product. Indicate component materials, dimensions, profiles, textures, and colors and include construction and application details.
B. Shop drawings: Include plans, elevations, sections, and attachment details for custom built materials
C. Samples: For each finish system wood products with factory or shop-applied finish in quality indicative of specified quality standard, at least 12" x 12" in size
D. All cabinet hardware, concealed and exposed

3. General Quality Standard
A. Quality Standard: Unless otherwise indicated, comply with the "Architectural Woodwork Standards" for grades of architectural wood work indicated for construction, finishes, installation, and other requirements.

4. Field Conditions
A. Environmental limitations: do not deliver or install interior finish carpentry materials until building is enclosed and weatherproof, wet-work in space is completed and nominally dry, and HVAC system is operating and maintaining temperature and relative humidity at occupancy levels during the remainder of the construction period.
B. Do not install finish carpentry materials that are wet, moisture damaged, or mold damaged.
1. Indications that materials are wet or moisture damaged include, but are not limited to, discoloration, sagging, or irregular shape.
2. Indications that materials are mold damaged include, but are not limited to, fuzzy or splotchy surface contamination and discoloration.

5. Materials, General
A. Wood products: Provide materials that comply with requirements of referenced quality standard for each type of woodwork and quality grade specified unless otherwise indicated.
1. Wood moisture content: 5 to 10 percent.
B. Composite wood products: Custom Grade, without urea formaldehyde.
1. Medium-density fiberboard: ANSI A208.2, Grade 130.
2. Particleboard: ANSI A208.1, Grade m-2.
3. Veneer-faced panel products (hardwood plywood): HPVA HP-1
4. Laminates: As indicated on finish schedule

6. Wood Cabinets
A. Grade: Custom.
B. Type of Construction: Frameless.
C. Cabinet and Door and Drawer Front Interface Style: Flush overlay.
D. Wood for Exposed Surfaces: Veneer Matching within panel face
E. Sealed Surfaces: Provide surface materials indicated below:
1. Surfaces Other Than Drawer Bodies: As indicated or, if not indicated, as directed by Architect and Interior Designer.
2. Drawer Subfronts, Backs, and Sides: Solid-hardwood lumber, stained to match species indicated for exposed surfaces.
3. Drawer Bottoms: Hardwood plywood.
F. Drawer Construction: Fabricate with exposed fronts fastened to subfront with mounting screws from interior of body.
1. Join subfronts, backs, and sides with glued rabbeted joints supplemented by mechanical fasteners or glued dovetail joints.
G. Trim: Provide corner guards and metal trim or surfaces as indicated as part of architectural cabinets.

7. Countertops
A. Design: Per drawing details
B. Exposed materials: As indicated in drawings
1. Unless otherwise indicated, provide specified matching edgebanding on all exposed edges.
C. Concealed materials:
1. Particleboard: ANSI A208.1, Grade M-2. Provide grade M-2-exterior glue where indicated.
2. Concealed plywood: Exterior softwood plywood complying with DOC PS 1, grade c-c plugged, touch sanded.
D. Fabricate countertops according to the AWI/AWMAC/WI's "Architectural Woodwork Standards."

8. Cabinets and casework
A. Design: Per drawing details
B. Exposed materials: As indicated in drawings
1. Unless otherwise indicated, provide specified matching edgebanding on all exposed edges.
C. Concealed materials:
1. Particleboard: ANSI A208.1, Grade M-2. Provide grade M-2-exterior glue where indicated.
2. Concealed plywood: Exterior softwood plywood complying with DOC PS 1, Grade C-C plugged, touch sanded.
D. Fabricate countertops according to the AWI/AWMAC/WI's "Architectural Woodwork Standards."

9. Cabinet hardware and accessories
A. General: Provide cabinet hardware and accessory materials associated with architectural cabinets except for items specified in Division 08 for Door Hardware
B. Frameless concealed hinges: BHMA A156.9, B01602, 170 degrees if opening.
C. Back mounted pulls: BHMA A156.9, B02011.
D. Bar pulls: back mounted, solid metal, 4" long, 5/16" diameter.
E. Catches: magnetic catches, BHMA A156 A156.9, B03141.
F. Adjustable shelf standards and supports: BHMA A156.9, B0471: WHMA Finish indicated:
1. Satin stainless steel: BHMA 630.
G. Cantilever top support: CS series, wall mounted, prefinished tube steel Bracket, as manufactured by Berko industries, St. Louis, MO, 314-772-4700, in colors as selected by the Owner/Architect
H. Exposed hardware finishes: for exposed hardware, provide finish that Complies with BHMA A156.18
I. Satin stainless steel BHMA 630

10. Other interior woodwork: Red oak, plain sliced/plain sawn, unless otherwise indicated in drawings & notes

11. Fabrication
A. Sand treated wood lightly to remove raised grain on exposed surfaces before fabrication.
B. Fabricate wood trim to dimensions, profiles, and details indicated. Ease edges to radius indicated for the following:
1. Edges of solid-wood (lumber) members: 1/16 inch unless otherwise indicated.
2. Edges of rails and similar members more than 3/4 inch thick: 1/8 inch.
C. Backout or groove backs of flat trim members and kerf backs of other wide, flat members except for members with ends exposed in finished work.
D. Assemble casings in shop except where shipping limitations require field assembly.
E. Assemble moldings in shop to maximum extent possible. Miter corners in shop and prepare for field assembly with bolted fittings designed to pull connections together.

12. Shop finishing: comply with referenced quality standard for sanding, filling countersunk fasteners, sealing concealed surfaces, and similar preparations for finishing wood trim, as applicable to each unit of work.

DIVISION 7 - THERMAL & MOISTURE PROTECTION
BUILDING INSULATION
1. SUMMARY
A. Section Includes:
1. Sound Attenuation Insulation.
2. Kraft Faced Fiberglass Insulation Batts.
3. Closed-cell spray polyurethane foam.
4. Extruded Polystyrene Board (XPS)

2. SOUND ATTENUATION INSULATION: Mineral-wool Blanket, Unfaced: ASTM C 665, Type I (blankets without membrane facing); consisting of fibers, with maximum flame-spread and smoke-developed indexes of 25 and 50, respectively, per ASTM E 84; passing ASTM E 136 for combustion characteristics.
A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
1. ROCKWOL.
2. Thermafiber, Inc.; an Owens Corning company
3. Greenfiber
4. Certainteed
5. Others providing similar materials reviewed and approved by Architect

3. Kraft faced fiberglass insulation batt: ASTM C665 Type II (PSK) or Type III (FSK), Class A; ASTM E84 <50; ASTM c1338 mold/mildew resistant
A. Manufacturers: subject to compliance with requirements, provide products by one of the following:
1. Owens Corning
2. Thermafiber, inc.: an owens corning company.
3. Others providing similar materials approved by architect
B. Product requirements: r-38 thermal resistance, 12" thick

4. Closed-cell spray polyurethane foam : ASTM C 1029, Type II, minimum density of 1.5 lb/cu. Ft. and minimum aged R-value at 1-inch thickness of 6.2 deg f x h x Sq. Ft./btu at 75 deg F or better.
A. Manufacturers: subject to compliance with requirements, provide Products by one of the following:
A. BASF Corporation.
B. Dow Chemical Company
C. Gaco Western LLC.
D. Icynene Inc.
B. Product requirements: R-7 thermal resistance minimum per inch of sprayed insulation thickness

5. Extruded Polystyrene Board (XPS): Type X: ASTM c 578, type x, 15-psi minimum compressive strength; unfaced; maximum flame-spread and smoke-developed indexes of 25 and 450, respectively, per ASTM E 84.
A. Manufacturers: subject to compliance with requirements, provide products by one of the following:
1. Owens Corning
2. Dow Chemical Company
3. Others as approved by architect
B. Fire propagation characteristics: passes NFPA 285 testing as part of an approved assembly.
C. Thermal-resistance value (r-value): not less than 5.0 / inch thickness according to ASTM C 1363.
D. Suitable for use in ventilated brick veneer cavities where applicable
E. Suitable for below grade environments where applicable

6. Roof Insulation:
A. General: Preformed rigid insulation board manufactured or approved by low slope roofing manufacturer and suitable for applications where insulation materials are completely above roof decks and fully covered by continuous roofing membranes systems
B. Polyisocyanurate Board Insulation: 25 psi minimum, ASTM C 1289 felt or glass-fiber mat facer on both major surfaces. Include 1/2 inch glass-mat, water-resistant gypsum substrate, ASTM C 1177/C 1177M
C. Composite Polyisocyanurate Board Insulation: 25 psi minimum, ASTM C 1289, with factory-applied facing board on one major surface, as indicated below by type, and felt or glass-fiber mat facer on the other.
D. Fabrication: Provide preformed saddles, crickets, tapered edge strips, and other insulation shapes where indicated for sloping to drain. Fabricate to slopes as indicated on drawings and as required to obtaining roofing manufacturer's standard or specified warranty, whichever is longer

7. EXECUTION
A. Comply with insulation manufacturer's written instructions applicable to products and applications. If no specific method is indicated, bond units to substrate with adhesive or use mechanical anchorage to provide permanent placement and support of units. Ensure that insulation products are compatible with substrate materials.
B. Blanket Insulation: Install batt or blanket insulation in cavities formed by framing members and use insulation widths and lengths that fill the cavities formed by framing members. If more than one length is required to fill the cavities, provide lengths that will produce a snug fit between ends.
C. Place batt or blanket insulation in cavities formed by framing members to produce a friction fit between edges of insulation and adjoining framing members.
D. For metal-framed wall cavities where cavity heights exceed 96 inches, support unfaced blankets mechanically and support faced blankets by taping flanges of insulation to flanges of metal studs.

7. PROTECTION
A. Protect installed insulation from damage due to harmful weather exposures, physical abuse, and other causes. Provide temporary coverings or enclosures where insulation is subject to abuse and cannot be concealed and protected by permanent construction immediately after installation.

JOINT SEALANTS
1. Section includes acoustic and fire rated joint sealant materials

2. Materials
A. Acoustical sealant for exposed and concealed joints: manufacturer's standard nonsag, paintable, nonstaining latex acoustical sealant complying with ASTM C 834.
1. Products: subject to compliance with requirements, provide one of The following:
A. GE construction sealants; momentive performance materials inc.; RCS20 acoustical.
B. Hilti, Inc.; CP 506 Smoke and Acoustical sealant.
C. Secora Corporation; AIS-919.
D. Tremco Incorporated; tremco acoustical sealant.
E. United States Gypsum Company; Sheetrock Acoustical Sealant.
2. Colors of exposed acoustical joint sealants: as selected by architect from manufacturer's full range.
B. Silicone exterior joint sealants
1. Silicone, s, ns, 100/50, nt: single-component, nonsag, plus 100 percent and minus 50 percent movement capability, nontraffice-use, neutral-curing silicone joint sealant; astm c 920, type s, grade ns, class 100/50, use nt.
A. Dow Corning Corporation; 790.
B. GE Advanced Materials - silicones; Silpruf LM SCS2700.
C. Sika Corporation, Construction Products Division; Sikasil WS-290.
D. Tremco Incorporated; Spectrum 1.
C. Fire rated joint systems
1. For fire-resistance-rated walls, including partitions, with fire-protection-rated openings and fire-resistance-rated floor assemblies and roof assemblies, provide penetration firestopping with ratings determined per ASTM E 814 or UL 1479, based on testing at a positive pressure differential of 0.01-inch wg.
A. F-Rating: Not less than the fire-resistance rating of constructions penetrated.
B. T-Rating: At least one hour, but not less than the fire-resistance rating of constructions penetrated except for floor penetrations within the cavity of a wall.
2. Manufacturers: subject to compliance with requirements, provide products by one of the following:
A. 3M Fire Protection Products.
B. Hilti, Inc.
C. Nelson Firestop.
D. Rectorseal.
E. Specified Technologies, Inc.
F. Tremco, Inc.

3. Sealant schedule
A. Interior sealants: Acrylic latex sealants, manufacturer's standard, paintable; use in the following locations:
• Interior non-moving exposed sealants in gypsum drywall construction, manufacturer's standard paintable
• Interior sealants in acoustic partitions
B. Exterior Sealants: Silicone sealants, low and medium modulus; selected by Architect from manufacturer's full range of standard colors; use in the following locations:
• Control and expansion joints in cast-in-place concrete.
• Control and expansion joints in unit masonry.
• Joints in dimension stone cladding.
• Joints in metal panels.
• Windows and between windows and other materials.
• Storefront and entrances and between storefront and entrances and other materials.
• Curtain wall and between curtain wall and other materials.
• Joints between materials listed above and frames of doors & windows.
• Control and expansion joints in soffit and overhead surfaces.
• Other joints as indicated.
C. Fire rated systems: Acrylic latex sealants, manufacturer's standard, paintable; use in the following locations:
• Interior non-moving exposed sealants in gypsum drywall construction acoustical interior manufacturer's standard paintable
• Interior sealants in acoustic partitions

4. Protection
A. Protect installed joint sealants during and after curing period from contact with contaminating substances and from damage resulting from construction operations or other causes so sealants are without deterioration or damage at time of Substantial Completion. If, despite such protection, damage or deterioration occurs, cut out and remove damaged or deteriorated joint sealants immediately so installations with repaired areas are indistinguishable from original work



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architecture + interiors

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PJT # : 23-124

91 S. High Street
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REVISIONS	
▲	DATE
PHASE : ARB Application	

DATE : 05/16/2023

A-9.1

SPECIFICATIONS

DIVISION 8 - DOORS, GLAZING, AND OPENINGS (CONTINUED)

DOOR HARDWARE

1. Quality assurance
- A. Keying conference: Conduct conference at project site with Owner's representative in attendance. Incorporate keying conference decisions into final keying schedule.
 - B. Pre-installation conference: Conduct conference at project site.
 - C. Deliver keys to owner by registered mail or as directed by Owner's representative
 - D. Obtain and distribute templates for doors, frames, and other work specified to be factory prepared for installing door hardware.
 - E. Standards: comply with BHMA A156 series standards, Grade 1 standards for doors and door hardware. Where requirements vary between standards, meet the most stringent requirement for each standard. Refer to latest published edition of each standard.
 - F. Certified products: Provide door hardware that is listed in BHMA directory of certified products.
2. Quality assurance: Contractor to engage an experienced commercial hardware distributor/supplier with a minimum 5 years documented experience supplying hardware installations comparable in material, design, and extent to that indicated for this project. Supplier recognized as a factory direct distributor by the manufacturers of the primary materials with a warehousing facility in project's vicinity. Supplier to have on staff a Certified Architectural Hardware Consultant (AHC) available during the course of the work to submit final hardware schedules and product data to contractor, architect, and owner during construction concerning proposed door hardware and keying.

3. Warranty
- A. Special warranty: Manufacturer's standard form in which manufacturer agrees to repair or replace components of door hardware that fails in materials or workmanship within warranty period from date of substantial completion.
 - 1. Warranty period for manual closers: 10 years.
 - 2. Warranty period for exit devices: 3 years.
 - 3. Mortise locksets & cylinders: 3 years
 - 4. All other hardware: 3 years
- B. Products:
- 1. Hanging devices
 - A. Hinges: ANSI/BHMA A156.1 certified butt hinges with number of hinge knuckles as specified in the door hardware sets.
 - 1. Quantity: for doors with heights 61 to 90 inches, three hinges
 - 2. Hinge size:
 - A. Widths up to 3'0": 4-1/2" standard or heavy weight as specified.
 - B. Sizes from 3'1" to 4'0": 5" standard or heavy weight as specified.
 - 3. Hinge weight and base material:
 - A. Exterior doors: heavy weight, non-ferrous, ball bearing or oil impregnated bearing hinges unless hardware sets indicate standard weight.
 - B. Interior doors: standard weight, steel, ball bearing or oil impregnated bearing hinges unless hardware sets indicate heavy weight.
 - 4. Hinge options: non-removable pins for door swings shown on drawings
 - 5. Acceptable manufacturers:
 - A. Hager Companies (HA)
 - B. McKinney Products (MK)

2. Lock and latch strikes
- A. Strikes: provide manufacturer's standard strike with strike box for each latch or lock bolt matching door hardware set
 - 1. Flat-lip strikes: For locks with three-piece anti-friction latchbolts, as recommended by manufacturer.
 - 2. Extra-long-lip strikes: For locks used on frames with applied wood casing trim.
 - 3. Aluminum-frame strike box: provide manufacturer's special strike box fabricated for aluminum framing.
 - 4. Double-lipped strikes: for locks at double acting doors. Furnish with retractable stop for rescue hardware applications.
- B. Standards: comply with the following:
- 1. Strikes for mortise locks and latches: BHMA A156.13.
 - 2. Strikes for auxiliary deadlocks: BHMA A156.36.
 - 3. Dustproof strikes: BHMA A156.16.

3. Lock cylinders:
- A. Original manufacturer cylinders complying with the following:
 - 1. Mortise type: threaded cylinders with rings and came to suit hardware application.
 - 2. Rim type: cylinders with back plate, flat-type vertical or horizontal tailpiece, and raised trim ring.
 - 3. Bored-lock type: cylinders with tailpieces to suit locks.
 - 4. Mortise and rim cylinder collars to be solid and recessed to allow the cylinder face to be flush and be free spinning with matching finishes. 5. Keyway: manufacturer's standard.
4. Exit devices: Precision Apex 2000 or Von Duprin 99 series.
- 1. Rim type with flat crossbar.
 - 2. Finish: US26D.

5. Flush bolts and surface bolts: minimum 1/2-inch diameter stainless steel with minimum 12-inch long rod for doors up to 7'-0" in height. Provide 1-inch minimum throw for all dead bolts. Provide constant/continuous flush bolts only, auto flush bolts not permitted.
6. Mechanical locks and latching devices
- A. Mortise locksets, Grade 1 (heavy duty): ANSI/BHMA A156.13, Series 1000, operational Grade 1 certified. Locksets are to be manufactured with a corrosion resistant steel case and be field-reversible for handing without disassembly of the lock body.
 - 1. Acceptable manufacturers:
 - A. Corbin Russwin hardware (RU) – ML2000 series.
 - B. Sargent Manufacturing (SA) – 8200 series.
 - C. Schlage (SC) – L9000 series.

7. Door closers
- A. All door closers specified herein shall meet or exceed the following criteria:
 - 1. General: Door closers to be from one manufacturer, matching in design and style, closers to be non-handed with full sized covers including installation and adjusting information on inside of cover.
 - 2. Standards: Closers to comply with ul-10c for positive pressure fire test and be UL listed for use of fire rated doors.
 - 3. Cycle testing: provide closers which have surpassed 15 million cycles in a test witnessed and verified by UL.
 - 4. Size: Comply with manufacturer's written recommendations
 - 5. Closer arms: Provide heavy duty, forged steel closer arms unless otherwise indicated in hardware sets
 - B. Door closers, surface mounted (heavy duty): ANSI/BHMA A156.4, Grade 1 surface mounted, heavy duty door closers with complete spring power adjustment, sizes 1 thru 6; and fully operational adjustable according to door size, frequency of use, and opening force. Closers to be rack and pinion type, one piece cast iron or aluminum alloy body construction, with adjustable backcheck and separate non-critical valves for closing sweep and latch speed control. Provide non-handed units standard.
 - 1. Acceptable manufacturers:
 - A. Corbin Russwin hardware (RU) – dc6000 series.
 - B. Sargent manufacturing (SA) - 351 series.
 - C. Norton door controls (NO) - 7500 series.

8. Door Stops and Bumpers: ANSI/BHMA A156.16, Grade 1 certified door stops and wall bumpers. Provide wall bumpers, either convex or concave types with anchorage as indicated, unless floor or other types of door stops are specified in Hardware Sets. Do not mount floor stops where they will impede traffic. Where floor or wall bumpers are not appropriate, provide overhead type stops and holders.
- 1. Acceptable Manufacturers:
 - a. Hiawatha, Inc.
 - b. Rockwood Manufacturing
 - c. Trimco
 - 2. Finishes: Match lockset finish of associated door

4. Hardware sets:
See door schedule for hardware functions
5. Preparation
- A. Hollow metal doors and frames: Comply with ANSI/DHI A115 series.
 - B. Wood doors: Comply with ANSI/DHI A115-W series.

6. Installation
- A. Install each item of mechanical and electromechanical hardware and access control equipment to comply with manufacturer's written instructions and according to specifications.
 - B. Mounting heights: mount door hardware units at heights indicated in following applicable publications, unless specifically indicated or required to comply with governing regulations:
 - 1. DHS "Recommended Locations For Architectural Hardware For Standard Steel Doors And Frames," and DHI WDHS.3, "recommended locations for architectural hardware for wood flush doors."
 - 2. Where indicated to comply with accessibility requirements, comply with ANSI A117.1 "Accessibility Guidelines For Buildings And Facilities."

7. Adjusting: Adjust and check each operating item of door hardware and each door to ensure proper operation or function of every unit. Replace units that cannot be adjusted to operate as intended. Adjust door control devices to compensate for final operation of heating and ventilating equipment and to comply with referenced accessibility requirements.

DIVISION 8 - DOORS, GLAZING, AND OPENINGS (CONTINUED)

DOOR HARDWARE (CONTINUED)

8. Door Hardware Sets:
- Set #01
<>
 - Set #02
<>
 - Set #03
<>
 - Set #04
<>
 - Set #05
<>
 - Set #06
<>

DIVISION 9 - FINISHES

NON STRUCTURAL FRAMING

1. Summary: Non-load-bearing steel framing members for interior framing systems.
2. Framing systems:
- A. Framing members, general: Comply with ASTM C 754 for conditions indicated.
 - B. Steel framing for framed assemblies: ASTM C 645.
 - 1. Steel sheet components: Comply with ASTM C 645 requirements for metal, unless otherwise indicated.
 - 2. Protective coating: Coating with equivalent corrosion resistance of ASTM A 653/A 653M, G40 (Z120), hot-dip galvanized, unless otherwise indicated.
 - C. Minimum base-metal thickness: 0.033 inch (0.84 mm) unless otherwise indicated on drawings.
 - D. Depth: As indicated on drawings.
 - E. Dimpled steel studs and runners:
 - 1. Minimum base-metal thickness: 0.025 inch (0.64 mm).
 - 2. Depth: as indicated on drawings.
 - F. Slip-type head joints: where indicated, provide one of the following:
 - 1. Single long-leg runner system: ASTM C 645 top runner with 2-inch- (50.8-mm-) deep flanges in thickness not less than indicated for studs, installed with studs friction fit into top runner and with continuous bridging located within 12 inches (305 mm) of the top of studs to provide lateral bracing.
 - 2. Double-runner system: ASTM C 645 top runners, inside runner with 2-inch- (50.8-mm-) deep flanges in thickness not less than indicated for studs and fastened to studs, and outer runner sized to friction fit inside runner.
 - 3. Deflection track: Steel sheet top runner manufactured to prevent cracking of finishes applied to interior partition framing resulting from deflection of structure above; in thickness not less than indicated for studs and in width to accommodate depth of studs.
 - G. Cold-rolled channel bridging: 0.0538-inch (1.37-mm) bare-steel thickness, with minimum 1/2-inch- (12.7-mm-) wide flanges.
 - 1. Depth: 1-1/2 inches (38.1 mm)
 - 2. Clip angle: Not less than 1-1/2 by 1-1/2 inches (38.1 by 38.1 mm), 0.068-inch- (1.73-mm-) thick, galvanized steel.
 - H. Hat-shaped, rigid furring channels: ASTM C 645.
 - 1. Minimum base metal thickness: As indicated on drawings.
 - 2. Depth: As indicated on drawings.
 - I. Cold-rolled furring channels: 0.0538-inch (1.37-mm) bare-steel thickness, with minimum 1/2-inch- (12.7-mm-) wide flanges.
 - 1. Depth: As indicated on drawings.
 - 2. Furring brackets: adjustable, corrugated-edge type of steel sheet with minimum bare-steel thickness of 0.0312 inch (0.79 mm)
 - 3. Tie wire: ASTM A 641/A 641m, Class 1 zinc coating, soft temper, 0.0625-inch- (1.59-mm-) diameter wire, or double strand of 0.0475-inch- (1.21-mm-) diameter wire.
 - J. Z-shaped furring: with slotted or nonslotted web, face flange of 1-1/4 inches (31.8 mm), wall attachment flange of 7/8 inch (22.2 mm), minimum bare-metal thickness of 0.0179 inch (0.45 mm), and depth required to fit insulation thickness indicated.
 - K. Flat strap and backing plate: Steel sheet for blocking and bracing where approved by Architect; minimum base-metal thickness: 0.033 inch.

3. Suspension systems
- A. Tie wire: ASTM A 641/A 641m, Class 1 zinc coating, soft temper, 0.062-inch-diameter wire, or double strand of 0.048-inch-diameter wire.
 - B. Hanger attachments to concrete:
 - 1. Power-actuated anchors: fastener system of type suitable for application indicated, fabricated from corrosion-resistant materials, with allowable load capacities calculated according to ICC-ES AC709.
 - Greater than or equal to the design load, as determined by testing per ASTM E 1190 conducted by a qualified testing agency.
 - C. Wire hangers: ASTM A 641/A 641m, Class 1 zinc coating, soft temper, not Less than 0.160 inch in diameter.
 - D. Carrying channels: cold-rolled, commercial-steel sheet with a basemet thickness of 0.0538 inch and minimum 1/2-inch-wide flanges.
 - E. Furring channels (furring members):
 - 1. Cold-rolled channels: 0.0538-inch uncoated-steel thickness, with minimum 1/2-inch-wide flanges, 3/4 inch deep.
 - 2. Steel studs and runners: ASTM C 645.
 - A. Minimum base-metal thickness: 0.0179 inch.
 - B. Depth: as indicated on drawings.
 - 3. Hat-shaped, rigid furring channels: ASTM C 645, 7/8 inch deep.
 - A. Minimum base-metal thickness: 0.0179 inch.
 - 4. Resilient furring channels: 1/2-inch-deep members designed to reduce sound transmission.
 - F. Grid suspension system for gypsum board ceilings: ASTM C 645, directhung system composed of main beams and cross-furring members that interlock.

4. Auxiliary materials
- A. General: provide auxiliary materials that comply with referenced installation standards.
 - 1. Fasteners for metal framing: of type, material, size, corrosion resistance, holding power, and other properties required to fasten steel members to substrates.

5. Installation
- A. Installation standard: ASTM C 754; also comply with requirements in ASTM C 840 that apply to framing installation in gypsum board assemblies.
 - B. Install framing and accessories plumb, square, and true to line, with connections securely fastened.
 - C. Install supplementary framing, and blocking to support fixtures, equipment services, heavy trim, grab bars, toilet accessories, furnishings, or similar construction.
 - D. Install bracing at terminations in assemblies.
 - E. Do not bridge building control and expansion joints with framing systems

DIVISION 9 - FINISHES (CONTINUED)

GYPSUM BOARD SYSTEMS

1. SUMMARY
- A. Provide gypsum board systems as indicated on the drawings and as follows:
 - 1. Interior gypsum board.
 - 2. Tile backing panels.
2. MATERIALS
- A. Fire-Resistance-Rated Assemblies: For fire-resistance-rated assemblies indicated on drawings, provide materials and construction identical to those tested in assembly indicated according to ASTM E 119 by an independent testing agency.
 - B. Gypsum Board, General
 - 1. Size: Provide maximum lengths and widths available that will minimize joints in each area and that correspond with support system indicated.
 - C. Interior gypsum board:
 - 1. General: complying with ASTM C 36/C 36M OR ASTM C 1396/C 1396M, as applicable to type of gypsum board indicated and whichever is more stringent.
 - A. Must be certified as low emitting. Certification must be based upon the California Department of Health Services standard practice for the testing of volatile organic emissions from various sources using small scale environmental chambers, including 2004 addenda or a jurisdictionally recognized standard using equivalent testing methodologies and VOC thresholds.
 - B. Panel long edges: Tapered
 - 2. Gypsum Wallboard: ASTM C 1396/C 1396M; thickness: 1/2 inch minimum
 - 3. Moisture- and mold-resistant type: with moisture- and mold resistant core and surfaces.
 - A. Mold resistance: ASTM D 3273, score of 10 as rated according to ASTM D 3274.
 - 4. Gypsum Board, Type X: ASTM C 1396/C 1396M ; thickness: 5/8 inch.
 - 5. Gypsum Ceiling Board: ASTM C 1396/C 1396M; thickness: 1/2 inch minimum

- D. Tile-backing panels: Provide where tile materials are to be installed on partitions
- 1. Glass-mat, water-resistant backing board: ASTM C 1178/C 1178M, with manufacturer's standard edges.
 - A. Core: 5/8 inch (15.9 mm)
 - B. Mold resistance: ASTM D 3273, score of 10 as rated according to ASTM d 3274.
 - C. Trim accessories:
 - 1. Interior: Cornerbead.

- E. Trim Accessories
- F. Interior Trim: ASTM C 1047; Galvanized or aluminum-coated steel sheet, rolled zinc, plastic, or paper-faced galvanized-steel sheet.
 - 2. Shapes:
 - a. Cornerbead.
 - b. L-C-Bead: J-shaped; exposed long flange receives joint compound.
 - c. L-Bead: L-shaped; exposed long flange receives joint compound.
 - d. U-Bead: J-shaped; exposed short flange does not receive joint compound.
 - e. Expansion (control) joint.

- F. Joint Treatment Materials
- 1. General: Comply with ASTM C 475/C 475M.
 - 2. Joint Tape:
 - a. Interior Gypsum Board: Paper.
 - b. Tile Backing Panels: As recommended by panel manufacturer.
 - C. Joint Compounding for Interior Gypsum Board: For each coat, use formULation that is compatible with other compounds applied on previous or for successive coats.

- G. Auxiliary Materials : Provide auxiliary materials that comply with referenced installation standards and manufacturer's written instructions including any laminating adhesive, steel drill screws, sealants, and similar items required for complete installation of gypsum board systems

3. EXECUTION
- A. Comply with insULation manufacturer's written instructions applicable to products and applications.
 - B. Install gypsum board plumb, square, and true to line, with connections securely fastened.
 - C. Comply with ASTM C 840
 - D. Install suit panels across framing to minimize the number of abutting end joints and to avoid abutting end joints in central area of each ceiling. Stagger abutting end joints of adjacent panels not less than one framing member.
 - E. Install panels with face side out. Butt panels together for a light contact at edges and ends with not more than 1/16 inch of open space between panels. Do not force into place.
 - F. Treat gypsum board joints, interior angles, edge trim, control joints, penetrations, fastener heads, surface defects, and elsewhere as required to prepare gypsum board surfaces for decoration. Promptly remove residual joint compound from adjacent surfaces.
 - G. Interior Trim: Install in the following locations:
 - 1. Cornerbead: Use at outside corners unless otherwise indicated.
 - 2. L-C-Bead: Use at exposed panel edges.
 - 3. L-Bead: Use where indicated.
 - 4. U-Bead: Use at exposed panel edges and where indicated.
 - 5. Curved-Edge Cornerbead: Use at curved openings.
 - H. Field and Environmental Limitations: Comply with ASTM C 840 requirements or gypsum board manufacturer's written instructions, whichever are more stringent.

4. Auxiliary materials
- A. General: provide auxiliary materials that comply with referenced installation standards.
 - 1. Fasteners for metal framing: of type, material, size, corrosion resistance, holding power, and other properties required to fasten steel members to substrates.

5. EXECUTION
- A. Painted gypsum board to receive one coat of latex primer touch up all suction spots or hot spots after application of primer. Dry all coats thoroughly according to manufacturer's recommendations before applying any succeeding coats.
 - B. Make finish work uniform for approved finish, smooth, free of runs, sags, defective brushing or clogging.
 - C. Painting of exposed surfaces: include areas visible when permanent or built-in fixtures, grilles, convactor covers, covers for finned-tube radiation, and similar components are in place. Extend coatings in these areas, as required, to maintain system integrity and provide desired protection.
 - D. Provide paint to match existing wall finishes where providing local repairs at previously demolished construction

DIVISION 10 - SPECIALTIES

Panel Signage

1. Summary: Section includes code-required room and area identification signs
2. Submittals
- A. Product data: For each type of sign product indicated.
 - B. Sign schedule:
 - 1. Identify locations using room designations indicated on drawings.
 - 2. Identify products using designations indicated on drawings.
 - C. Shop Drawings: For panel signs.
 - 1. Include fabrication and installation details and attached to other work.
 - 2. Show sign mounting heights, locations of supplementary supports to be provided by others, and accessories.
 - 3. Show message list, typestyles, graphic elements, including raised characters and Braille, and layout for each sign at least half size.
 - D. Samples: For each type of sign assembly showing all components and with the required finish(es), in manufacturer's standard size

3. Surface-burning characteristics: As determined by testing identical products according to ASTM E 84, or another standard acceptable to authorities having jurisdiction, by a qualified testing agency. Identify products with appropriate markings of applicable testing agency.
- A. Flame-spread index: 75 or less.
 - B. Smoke-developed index: 450 or less.

4. Regulatory requirements: Comply with applicable provisions in the US Architectural & transportation barriers compliance board's "Americans with Disabilities Cct (ADA) and Architectural Barriers Act (ABA) Accessibility Guidelines for Buildings and Facilities," ICC/ANSI A117.1, and Ohio Building Code for panel signage, meeting the most stringent of any conflict requirements between codes and standards.

5. QUALITY ASSURANCE: For each sign type and graphic image process indicated, furnish products of a single manufacturer.
6. MATERIALS GENERAL
- A. Cast Acrylic Sheet: Cast (not extruded or continuous cast) methacrylate plastic sheet with a minimum flexural strength of 16,000 psi; ASTM D 790, minimum allowable continuous service temperature of 180 deg F; minimum 1/8" thick.
 - B. Photopolymer: Photopolymer on metal substrate for raised graphics signs.
 - C. Fasteners: Aluminum or stainless steel oval head screws having slots requiring special driver tool for vandal resistance and expansion shields for mountable in CMU or Gypsum board.

7. FABRICATION
- A. Fabricate signs to comply with requirements indicated for materials, thicknesses, finishes, colors, designs, shapes, sizes and details of construction having 1/32" raised copy and grade 2 Braille.
 - B. Produce smooth, even, level sign surfaces, constructed to remain flat under installed condition with in a tolerance of plus or minus 1/16" measured diagonally form corner to corner, square corners.
 - C. Bond photopolymer to an acrylic backplate.

8. FINISHES: Acrylic polyurethane consisting of a prime coat and a matte finish coat. Background Color: Dark. Message Color: White. Background and message color must contrast by a minimum of 70%.

9. INSTALLATION
- A. General:
- 1. Locate sign units and accessories where indicated, using mounting methods of type described and in compliance with manufacturer's instructions, unless otherwise indicated.
 - 2. Install sign units level, plumb and at height indicated, with sign surfaces free from distortion or other defects of appearance.
 - 3. Comply with ADA requirements. Room identification signs are typically located:
 - a. On the wall to the latch side of the door.
 - b. 60" above the finished floor to the centerline of the sign.
 - c. 2" from the doorframe.
 - 4. Signs mounted on clear glass panels must have a 1/16" acrylic backplate the sign color, attached to the opposite side of the glass.
 - 5. Attach signs to wall surfaces using methods indicated below:
 - 1. Use one-way wood or metal screws full threaded, countersunk with oval heads finished to match sign background in CMU and Gypsum board.
 - 2. Use high bond tape and elastic adhesive on glass.

10. CLEANING AND PROTECTION: At completion of installation, clean soiled sign surface in accordance with manufacturer's instructions. Protect units from damage until acceptance by Owner.

- Toilet, bath, and laundry accessories**
1. Preinstallation Conference: Prior to ordering toilet accessories, conduct conference at Project site with Owner and General Contractor in attendance. Conference to confirm differentiation of Owner provided scope with Contractor provided scope including which party will furnish and/or install each toilet specialty in the project. Conference to confirm the toilet accessories provided by the Contractor are coordinated with the Owner's facility maintenance program and day-to-day cleaning procedures and operations

1. Submittals
- A. Product data: for each type of product indicated.
 - B. Product schedule:
 - 1. Identify locations using room designations indicated on drawings.
 - 2. Identify products using designations indicated on drawings.
2. Accessory products:
- A. Basis-of-Design Products: Subject to compliance with requirements, provide the following or comparable products approved by Architect:
 - A. Paper Towel Dispenser: Brobrock B-262 Stainless Steel
 - B. Soap Dispenser: Brobrock B-2112 / Wall Mounted Stainless Steel
 - C. Framed Mirror: Brobrock B-165 1830 Brushed Stainless Steel Frame
 - 1. Provide mirrors in lengths as shown on drawings
 - D. Toilet Paper Dispenser: Brobrock B-273 Satin Finish

3. Grab bars:
- A. Stainless steel tubing, 1-1/2 inch o.d., uniformly bent, with welded flanges
 - And snafflepage cover plates; 0.050 inch minimum wall thickness; satin finish; fabricated in configurations and dimensions as indicated on drawings.
 - 1. ASI: 3800 series.
 - 2. Brobrock: B-6806 series.
 - 3. Bradley: 812 series.
 - 4. Gamco: 150 series.

- Fire Extinguishers**
1. Submittals: Product data for each type of product indicated.
2. Fire extinguisher cabinets: Provide the following:
- A. Semi-recessed fire extinguisher cabinet with a solid door, for 10 lb ABC dry chemical unit. White finish, 24" x 9.5" x 6" internal cabinet size
 - B. Basis of design: Larsen architectural series, model number 2409-R7
3. Installation: Install cabinets per manufacturer's requirements at locations noted on plans

APPLIANCES AND EQUIPMENT

1. PREINSTALLATION CONFERENCE: Conduct conference at Project site with Owner and General Contractor in attendance. Conference to confirm differentiation of Owner provided scope with Contractor provided scope including which party will furnish and/or install each appliance in the project
2. SUBMITTALS: Product data and schedule for all appliances provided by the Contractor
3. SOURCE LIMITATIONS: Obtain appliances from single source and each type of appliance from single manufacturer.
4. PRODUCT REQUIREMENTS
- A. Electrical Appliances: Listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and application.
 - B. Gas-Fueled Appliances: Certified by a qualified testing agency for each type of gas-fueled appliance according to ANSI Z21 Series standards.
 - C. ENERGY STAR: Where applicable, appliances shall qualify for the EPA/DOE ENERGY STAR product-labeling program.
 - D. Accessibility: Where residential appliances are to be located in areas outside of commercial style kitchens, comply with applicable provisions in the DOJ's 2010 ADA Standards for Accessible Design, the Ohio Building Code, and ICC A117.1-2009

5. APPLIANCES
- A. Basis-of-Design Products: Subject to compliance with requirements, provide the following or comparable products approved by Architect:
 - 1. Classroom Refrigerators: 33 in. W 26 cu. ft. Bottom Freezer Refrigerator w/ Multi-Air Flow and Smart Cooling in PrintProof Stainless Steel by LG Electronics
 - 2. Electric Clothes Dryer: 7.4 cu. ft. Vented Electric Dryer in White by Whirlpool
 - 3. Clothes Washer: 5.0 cu. ft. High Efficiency White Stackable Front Load Washing Machine with Load & Go XL Dispenser by Whirlpool
 - 4. Cooking Kitchen Appliances: See schedule on plans

6. INSTALLATION
- A. Contractor to install all appliances including products furnished by the Owner unless Owner specifically elects to install appliances by others
 - B. Install appliances per manufacturer's written installation instructions

- RESILIENT FLOORING**
1. Products: Per basis of design products as indicated in finish schedule
2. Accessories: Provide transition strips between resilient tile flooring and carpet tile flooring as indicated on drawings and in finish schedule
- a. Accessory products: subject to meeting all other requirements, provide schluter transition strip in "Shaine" profile
 - 1. Height: 1/8" (3 mm)
 - 2. Material: Aluminum
 - 3. Finish: Satin anodized

3. Fire-test-response characteristics: as determined by testing identical Products according to ASTM e 648 or NFPA 253 by a qualified testing agency.
- A. Critical radiant flux classification: Class 1, not less than 0.45 watts per square centimeter.
4. Underlayment: Hydraulic-cement-based per Division 3

5. Submittals
- A. Product data for all materials including transition strips
 - B. Full sized samples for each product and accessory
 - C. Shop drawings showing tile layouts, product locations, installation pattern, and transition strip locations

- RESILIENT WALL BASE**
1. Base to be installed per the drawings, see finish key for basis of design products; provide all products necessary for installation including manufacturer's recommended adhesive
3. Submittals:
- A. Product data for all materials
 - B. Full sized samples for each product

2. Installation
- A. Examine substrate for compliance with requirements for maximum moisture content and other conditions affecting the performance of work.
 - B. Verify that finishes of substrates comply with tolerances and other requirements specified or other sections that substrates are free of cracks, ridges, depressions, scale, and foreign deposits that might interfere with adhesion of resilient products.
 - C. Prepare substrates according to manufacturer's written instructions to ensure adhesion or resilient product.
 - D. Comply with manufacturer's instructions for installing resilient base.
 - E. Apply base to walls, columns, pilasters, casework and cabinet toe kicks and other permanent fixtures in the rooms where base is required.
 - F. Install base in lengths as long as practicable without gaps at seams and with tops of adjacent pieces aligned. No length shall be less than 18"
 - G. Outside corners: Use straight pieces of maximum length and form without producing discoloration.
 - H. Inside corners: Use straight pieces of maximum length.
 - J. Clean and protect until substantial completion.



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REVISIONS
DATE

PHASE :
ARB Application

DATE : 05/16/2023

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