PINT HOUSE - IMPROVEMENTS

6632 LONGSHORE ST, BLDG C3 DUBLIN, OHIO 43217

CONTRACTOR:

Imperial Renavation & Design
Jeff Parenteau
P.O.BOX 1579
DUBLIN, OH 43017

OWNER:

6632 Longshore Venture LLC
Christopher Corso
721 N High Street
COLUMBUS, OH 43215

MEP ENGINEER:

CATALYST ENGINEERING
3982 POWELL RD
#425
POWELL, OH 43065
P: 440-785-2043
www.catalysteng.com

SHEET INDEX:

- A000 COVER SHE A001 CODE
- A100 SITE PL
- A100 SITE PL A200 DEMO
- A300 EXISTING ELEVATI A301 EXTERIOR ELEVAT

ARCHITECTS

614.503.1450

DKARCH.US 2960 COLUMBUS PIKE DELAWARE, OH 43015

GENERAL NOTES

- 1. THE DRAWINGS ARE INTENDED TO GRAPHICALLY DEPICT THE GENERAL REQUIREMENTS FOR THE SCOPE OF WORK REQUIRED TO COMPLETE THE PROJECT. THEY DO NOT SHOW OR IDENTIFY EACH AND EVERY COMPONENT, MATERIAL, ITEM OR INSTALLATION METHOD NECESSARY TO MEET MANUFACTURERS OR REGULATORY REQUIREMENTS. SPECIFIC REGULATORY COMPLIANCE ITEMS OR PROVISIONS ARE IDENTIFIED AND/OR REFERRED TO BY INDICATION OF THE APPROPRIATE ASSEMBLY DESIGNATION OR GENERAL TERMINOLOGY. THE CONTRACTOR(S) SHALL BE REQUIRED TO FAMILIARIZE THEMSELVES WITH THE APPLICABLE CODE PROVISIONS, ASSEMBLY DESIGNATION OR MATERIAL IDENTIFIED AND SHALL COMPLETE THE PROJECT IN COMPLIANCE WITH THE APPLICABLE REQUIREMENTS.
- 2. THE CONTRACTOR(S) SHALL BE SOLELY RESPONSIBLE FOR THE MEANS, METHODS, SEQUENCING AND SAFETY REQUIREMENTS FOR THE PROJECT. EACH CONTRACTOR, SUBCONTRACTOR, LABORER OR OTHER PERSONS PERFORMING WORK ON THE PROJECT SITE SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE WORKPLACE & CONSTRUCTION SAFETY REGULATIONS PROMULGATED BY FEDERAL, STATE OR LOCAL AUTHORITIES, INCLUDING BUT NOT LIMITED TO, US DEPT. OF LABOR OCCUPATIONAL SAFETY & HEALTH ACT (OSHA) OR OTHER INDUSTRY REQUIREMENTS APPLICABLE TO CONSTRUCTION SITES AND SAFETY. THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER IS SOLELY RESPONSIBLE FOR ASSURING THAT SITE SPECIFIC SAFETY REQUIREMENTS ARE DOCUMENTED AND DISSEMINATED TO ALL PARTIES AND SHALL MAINTAIN ALL REQUIRED RECORDS, FORMS,
- AND DISSEMINATED TO ALL PARTIES AND SHALL MAINTAIN ALL REQUIRED RECORDS, FORMS, MANUALS, RULES OR OTHER DOCUMENTS AT THE SITE.

 3. THE CONTRACTOR AND/OR THE APPLICABLE TRADE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION OF ALL UNDERGROUND UTILITIES, PUBLIC OR PRIVATE, IN THE AREAS OF WORK PRIOR TO THE START OF WORK. ALL UTILITIES SHALL BE PROTECTED FROM DAMAGE DURING THE
- COMPLETION OF THE PROJECT.

 4. EACH SHEET CONTAINED IN THIS SET OF DRAWINGS IS AN INTEGRAL COMPONENT OF THE CONSTRUCTION DOCUMENTS FOR THE PROJECT. PORTIONS OF THE WORK DESCRIBED ON ONE SHEET MAY IMPACT, BE IMPACTED BY, OR RELY UPON INFORMATION OR WORK SHOWN ON THE OTHER SHEETS WITHIN DRAWINGS OR WITHIN THE SPECIFICATIONS. EACH CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE SCOPE OF WORK REQUIRED FOR THE ENTIRE PROJECT AND SHALL BE RESPONSIBLE FOR COORDINATION OF THEIR RESPECTIVE PORTIONS WITH OTHER TRADES TO ASSURE THAT THE WORK PROGRESSES IN AN ORDERLY AND TIMELY
- 5. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS APPROVED BY THE AUTHORITIES HAVING JURISDICTION OVER THE PROJECT. EACH CONTRACTOR, SUBCONTRACTOR OR OTHER PERSON PERFORMING WORK ON THE PROJECT SHALL REFER TO THE APPROVED DOCUMENTS FOR THE SCOPE OF WORK REQUIRED. USE OF BID SETS, LOOSE SHEETS OR OTHER ITEMS/DOCUMENTS NOT PART OF THE APPROVED DOCUMENTS IS DONE AT THE RESPECTIVE PARTIES' SOLE RISK. THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER SHALL BE RESPONSIBLE FOR MAINTENANCE AND
- SAFEKEEPING OF THE APPROVED DOCUMENTS.

 6. DO NOT SCALE DRAWINGS. IF ANY DISCREPANCY IS FOUND OR ANY INFORMATION OR CLARIFICATION IS NEEDED WHICH CANNOT BE REASONABLY DETERMINED BY THE CONSTRUCTION DOCUMENTS, CONTACT THE ARCHITECT FOR RESOLUTION. IN CASE OF DISCREPANCY REGARDING THE QUANTITY OR QUALITY, THE HIGHER QUALITY OR GREATER
- QUANTITY SHALL BE PROVIDED UNLESS DIRECTED OTHERWISE BY THE OWNER OR ARCHITECT.

 7. ALL WORK DESCRIBED HEREIN IS DESIGNED AND INTENDED TO COMPLY WITH ANSI A117.1 (2009 EDITION) W/O.B.C. CHAPTER 11 MODIFICATIONS. FOR RENOVATIONS THE WORK IS DESIGNED TO COMPLY WITH THESE CODES TO THE MAXIMUM EXTENT FEASIBLE WITH ALL ELEMENTS THAT CAN BE MADE ACCESSIBLE BEING MADE ACCESSIBLE UNLESS TECHNICALLY INFEASIBLE OR BEYOND APPLICABLE THRESHOLD REQUIREMENTS. THE CONTRACTOR SHALL ENSURE THE WORK IS COMPLETED TO MEET THE APPLICABLE REQUIREMENTS AND SHALL BECOME FAMILIAR WITH THE APPLICABLE PROVISIONS BEFORE COMPLETING THE WORK UNLESS OTHERWISE NOTED, THE RIGHTS, RESPONSIBILITIES AND DUTIES OF THE CONTRACTOR, ARCHITECT AND OWNER, SHALL BE GOVERNED BY THE PROVISIONS OF AIA DOCUMENT A201 GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, 2007 EDITION. IF ARCHITECT HAS NOT BEEN RETAINED FOR CONTRACT ADMINISTRATION DUTIES, THIS PROVISION SHALL NOT IMPOSE A GREATER REQUIREMENT ON THE ARCHITECT THAN THOSE CONTAINED IN THEIR AGREEMENT
- 8. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL APPLICABLE PERMITS
 RELATED TO THEIR PORTION OF THE WORK AND SHALL PAY ALL REQUIRED FEES TO SECURE
 SUCH APPROVALS. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL
 CERTIFICATES OF COMPLETION, INSPECTION OR OTHERWISE RELATED TO THEIR PORTION OF
- THE WORK.

 THE CONTRACTOR SHALL PROVIDE FOR ALL REQUIRED ENGINEERING AND TESTING SERVICES
 REQUIRED BY THE BUILDING CODE AND/OR THE OWNER. THE CONTRACTOR SHALL PROVIDE FOR
 ENGINEERING AND TESTING INSPECTIONS FOR ALL FOUNDATION EXCAVATIONS, SUB GRADE
 SUPPORTING BUILDING AND PAVEMENT AREAS, FILL AND BACKFILL MATERIALS, GRANULAR
 BASE AND/OR CONTROLLED BUILDED AT 100 NS

- 10. ALL FINISH ITEMS NOT SPECIFICALLY IDENTIFIED IN THE DRAWINGS OR SPECIFICATIONS, SUCH AS HARDWARE, PLUMBING AND ELECTRICAL FIXTURES, KITCHEN EQUIPMENT, SIGNAGE AND MATERIAL TEXTURES, AND COLORS SHALL BE APPROVED BY THE OWNER PRIOR TO
- INSTALLATION.

 11. EACH CONTRACTOR SHALL SUBMIT THREE (3) SETS OF SHOP DRAWINGS OR (1) SET IF SENT DIGITALLY AND/OR MATERIAL SAMPLES TO THE OWNER AND/OR ARCHITECT IF THE ARCHITECT IS PROVIDING CONTRACT ADMINISTRATION SERVICES. APPROVAL BY THE CONTRACTOR IS REQUIRED BEFORE SUBMISSION AND ALL APPROVALS SHALL BE RECEIVED BEFORE
- FABRICATION OR ORDERING.

 12. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL SUBMIT (2) COPIES OF MATERIAL SAFETY DATA SHEETS (MSDS) OR (1) SET IF SENT DIGITALLY FOR ALL PRODUCTS USED TO
- PERFORM THE WORK.

 13. PRE-FINISHED MATERIALS WHICH ARE DAMAGED EITHER BEFORE OR AFTER INSTALLATION SHALL BE REPLACED WITH NEW MATERIALS. ANY MATERIALS WHICH ARE FINISHED AFTER INSTALLATION WHICH ARE DAMAGED SHALL BE REPLACED OR REFINISHED AS THE OWNER MAY
- DIRECT.

 14. ALL WORK, APPARATUS, FIXTURES AND THE STRUCTURE SHALL BE PROTECTED IN ALL RESPECTS FROM WEATHER, FROM ALL BUILDING HAZARDS, FIRE, UNNECESSARY INTRUSIONS, DUST, DIRT OR DEBRIS. HVAC SYSTEMS SHALL NOT BE OPERATED DURING CONSTRUCTION WITHOUT APPROVAL BY THE OWNER AND SHALL BE THOROUGHLY CLEANED BEFORE BEING PLACED IN FINAL OPERATION
- PLACED IN FINAL OPERATION.

 15. EACH CONTRACTOR SHALL FREQUENTLY CLEAN UP AND LEGALLY DISPOSE OF ALL TRASH AND DEBRIS DURING THE WORK. PRIOR TO OCCUPANCY, EACH CONTRACTOR SHALL PROVIDE FINAL CLEAN UP OF THE PROJECT, INCLUDING BUT NOT LIMITED TO: REMOVAL OF ALL ACCUMULATED TRASH, REMOVAL OF ALL SURPLUS BUILDING MATERIALS NOT OTHERWISE BEING LEFT FOR THE OWNER, CLEAN ALL GLASS SURFACES (INSIDE AND OUT), CLEAN AND POLISH ALL METAL SURFACES (DOOR HARDWARE, ETC.), VACUUM ALL FLOORS, MOP AND SCRUB ALL HARD
- SURFACE FLOORING, REMOVE ALL STAINS OR DIRT.

 16. EACH CONTRACTOR SHALL VERIFY EXISTING CONDITIONS IN THE FIELD PRIOR TO THE INITIATION OF WORK AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR CONDITIONS INTERFERING WITH THE ABILITY OF THE CONTRACTOR TO COMPLETE WORK AS OUTLINED ON THE CONSTRUCTION DOCUMENTS.
- 17. ALL CONTRACTORS ARE REQUIRED TO COORDINATE THEIR WORK WITH OTHER TRADES. LACK OF THIS COORDINATION RESULTING IN ADDED COST TO THE CONTRACT WILL BE BORNE BY THE
- CONTRACTOR.
 GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE EXISTING BUILDING WATER-TIGHT DURING CONSTRUCTION.
 THE CONTRACTOR WILL VERIFY THAT EGRESS IS MAINTAINED FOR ALL OCCUPIED AREAS OF THE
- BUILDING THROUGHOUT ALL PHASES OF CONSTRUCTION.

 20. THE OWNER WILL ASSUME ALL LIABILITY AND SHALL TAKE PERSONAL RESPONSIBILITY FOR ANY DECISIONS THAT THEY MAKE TO CHANGE OR ALTER THE CONSTRUCTION DOCUMENTS WITHOUT THE ARCHITECT'S WRITTEN APPROVAL.
- PLAN DIMENSIONS ARE GIVEN TO THE FACE OF STUD OR CMU FOR ALL NEW WALLS AND FACE
 OF EXISTING FINISH FOR ALL EXISTING WALLS TO REMAIN UNLESS NOTED OTHERWISE.
 PROTECT ALL EXISTING FINISHES AND MATERIALS TO REMAIN, IN ACCORDANCE WITH
 ACCEPTABLE TRADE PRACTICES, MANUFACTURER'S RECOMMENDATIONS, OR AS DIRECTED BY
- 23. CUTTING OF EXISTING CONSTRUCTION FOR THE INSTALLATION OF NEW WORK BY ALL TRADES, AND THE SUBSEQUENT PATCHING THEREOF, SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR, WHETHER THE WORK IS DONE BY HIS OWN FORCES OR NOT. GRINDING OF MATERIALS FOR REMOVAL SHALL NOT BE PERMITTED. CUTTING SHALL BE TO STRAIGHT LINE. UNWORKMANLIKE CUTTING, DAMAGE RESULTING THEREFROM AND UNACCEPTABLE PATCHING SHALL BE REPAIRED AND/OR REPLACED TO AN ACCEPTABLE CONDITION APPROVED BY THE ARCHITECT. AN OWNER'S PROJECT REPRESENTATIVE SHALL BE NOTIFIED PRIOR TO CUTTING OF ANY STRUCTURAL ITEM, (I.E. CONCRETE FLOOR, MASONRY, WALL, ETC.) WITHIN THE EXISTING BUILDING. METHOD OF CUTTING SHALL BE APPROVED BY THE OWNER PROJECT
- 24. PATCHING MATERIAL SHALL MATCH EXISTING ADJACENT MATERIALS AS CLOSELY AS POSSIBLE
- IN COLOR, PATTERNS, AND/OR TEXTURES.

 25. ALL SALVAGE MATERIALS REMOVED SHALL REMAIN THE PROPERTY OF THE OWNER. ALL NON-SALVAGE CONSTRUCTION MATERIALS AND DEBRIS FROM DEMOLITION WORK SHALL BE
- REMOVED FROM THE SITE AS WORK PROGRESSES, UNLESS OTHERWISE NOTED.

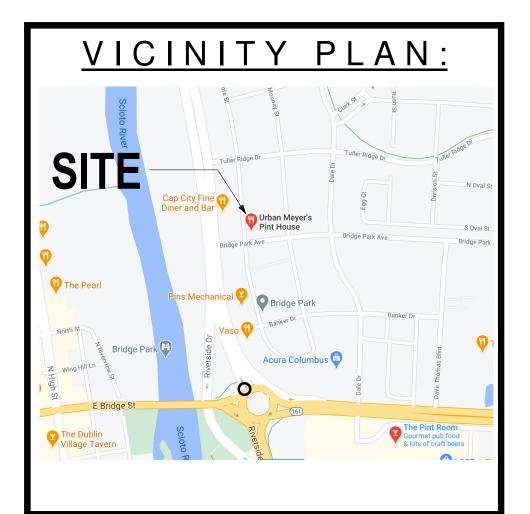
 26. SEALANTS SHALL BE COMPATIBLE WITH ADJACENT SURFACES THAT ARE IN CONTACT. SEALANTS SHALL BE INSTALLED PER MANUFACTURES' INSTRUCTIONS.
- 27. CAULK JOINTS OF DISSIMILAR EXPOSED-TO-VIEW MATERIALS AS REQUIRED BY ARCHITECT.
 28. ALL DOOR HARDWARE TO BE COMPLIANT WITH THE CURRENT STATE ADOPTED ACCESSIBILITY

PLAN, ELEVATION, SECTION, & DETAIL WALL SECTION IDENTIFICATION DRAWING NUMBER LOCATION DETAIL IDENTIFICATION DRAWING NUMBER LOCATION ELEVATION IDENTIFICATION DRAWING NUMBER LOCATION DOOR NUMBER IDENTIFICATION ROOM NUMBER IDENTIFICATION WINDOW IDENTIFICATION PARTITION TYPE EXISTING COLUMN LINE IDENTIFICATION NEW COLUMN LINE IDENTIFICATION CODED NOTE **ELEVATION TARGET** REVISION NUMBER

APPLICABLE BLDG CODES:

OHIO MECHANICAL CODE (O.M.C.) (INCLUDES I.M.C. 2015)	2017 ed. 2009 ed. 2017 ed.
. , , ,	
OHIO MECHANICAL CODE (O.M.C.) (INCLUDES I.M.C. 2015) OHIO PLUMBING CODE (O.M.C.) (INCLUDES I.P.C. 2015)	2017 ed.
OHIO PLUMBING CODE (O.M.C.) (INCLUDES I.P.C. 2015)	
• • • • • • • • • • • • • • • • • • • •	2017 ed.
NATIONAL ELECTRIC CODE (NEC) - NFPA 70	2017 ed.
INTERNATIONAL ENERGY CONSERVATION CODE (I.E.C.C.)	2012 ed.
ASHRAE 90.1	2010 ed.
OHIO FIRE CODE	2017 ed.
INTERNATIONAL FUEL GAS CODE (I.F.G.C.)	<u>2015 ed.</u>

EVISION	DATE	DESCRIPTION	



<u>ISSUE DATE:</u>

PROJECT NO. 19023 PLANING & ZONING 5/14/2021 19023 Jeff Parenteau PINT HOUSE - IMPROVEMENTS ISSUE DATE: 5/14/2021

GENERAL STRUCTURAL NOTES

<u>GENERAL</u> 1. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE

CODE DATA

USE GROUP CLASSIFICATION (300.00) USE GROUP A-2 (UNCHANGED)

ARCHITECTS

2960 COLUMBUS PIKE DELAWARE, OH 43015

BLDG

ST,

LONGSHORE

6632

OHIO

DUBLIN,

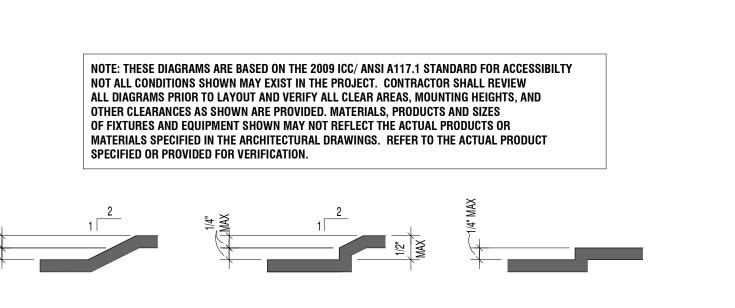
5/14/2021

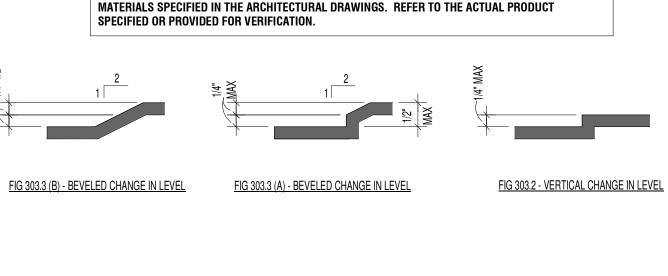
HOUS

PN PN

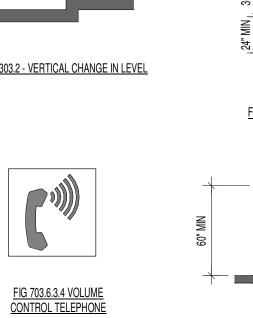
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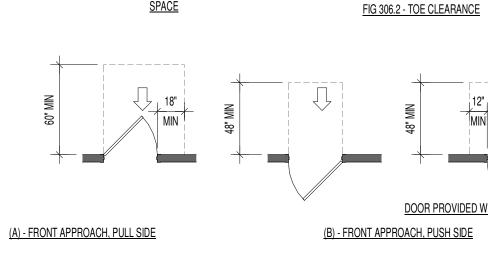
DKARCH.US



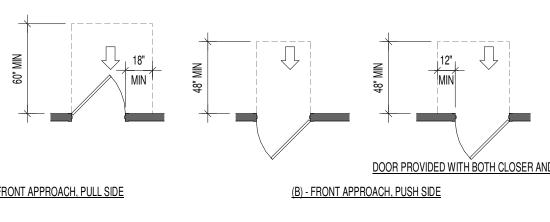


PERMITTED TO BE 6'-6" A.F.F.





60" MIN



(A) ELEVATION

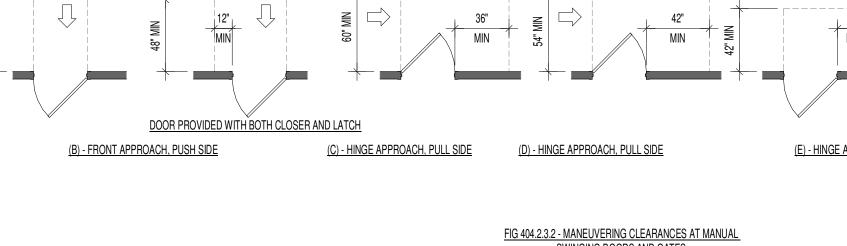
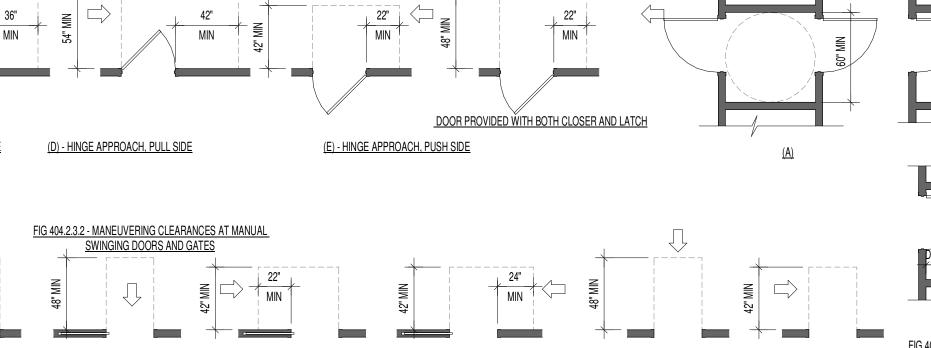
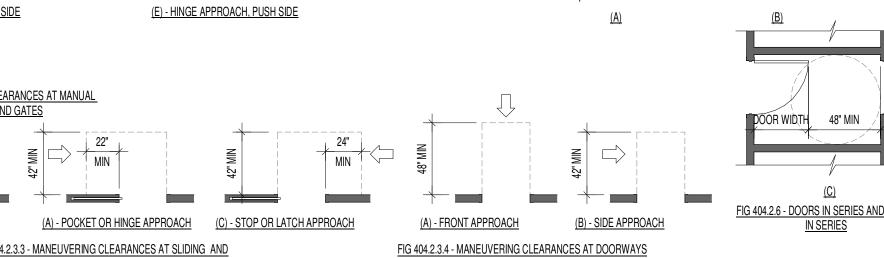
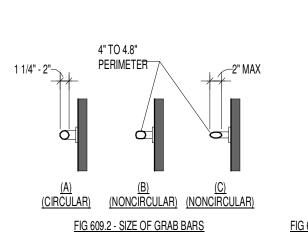


FIG 306.3 - KNEE CLEARANCE







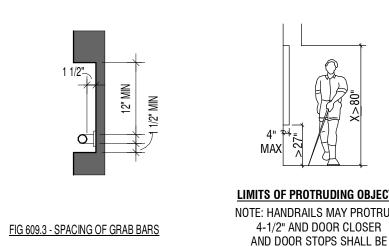
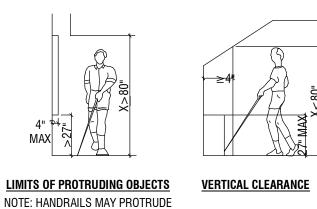
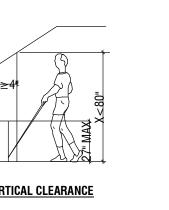
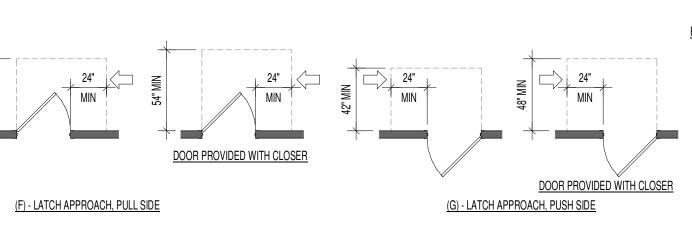
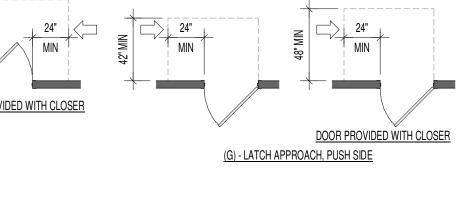


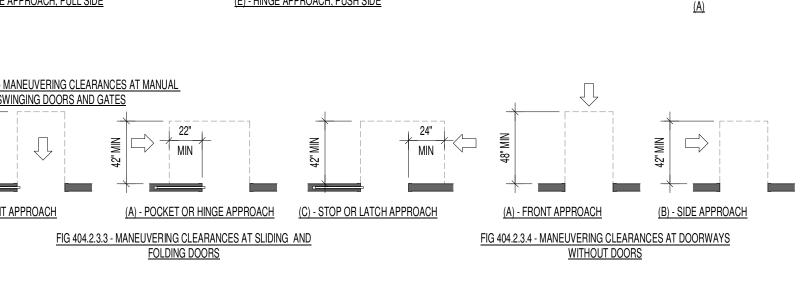
FIG 703.6.3.1 - INTERNATIONAL SYMBOL OF ACCESSIBILITY

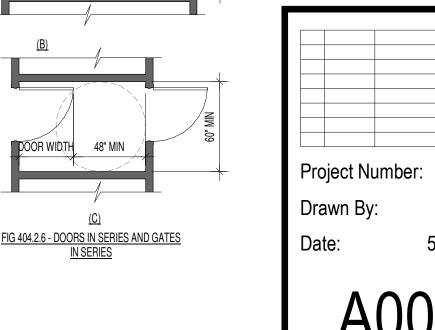












ST, BLDG C3

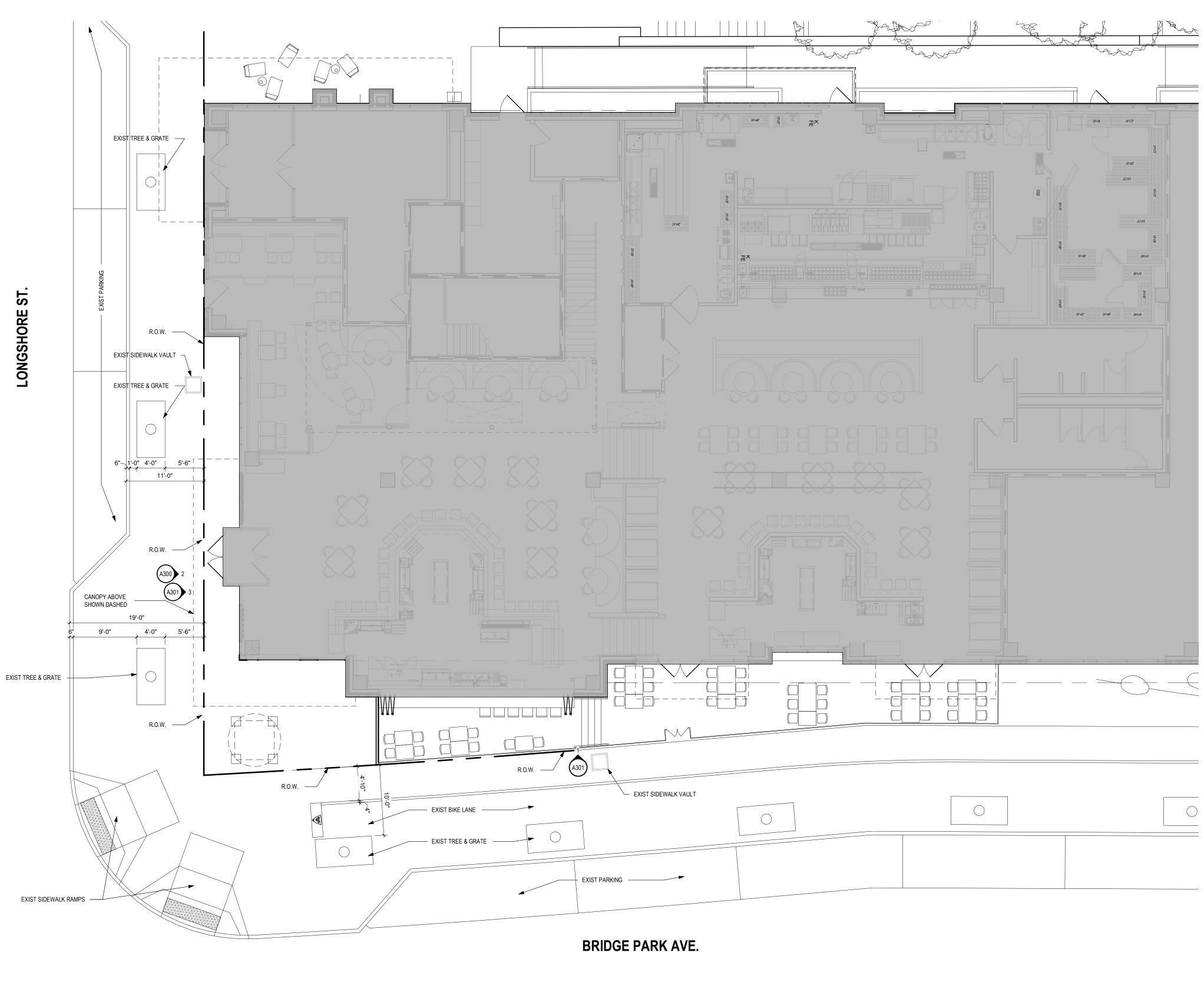
6632 LONGSHORE

ROVEMENTS

HOUSE

PINT

DUBLIN, OHIO 43217

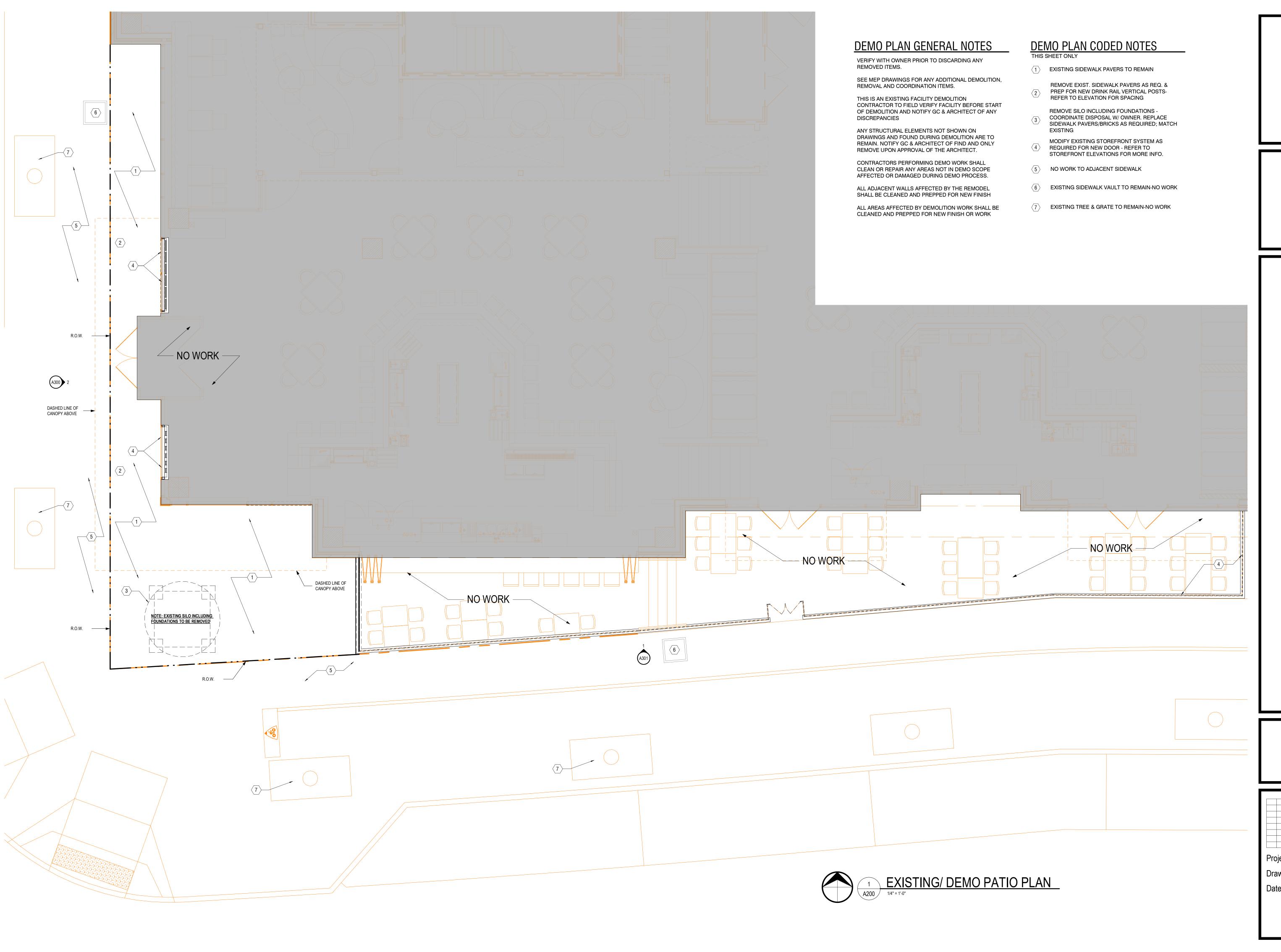




5/14/2021 A100

Project Number: 19023

Drawn By:



CHITECTS

ARCHITE 614.503.1450

DKARCH.US 2960 COLUMBUS PIKE DELAWARE, OH 43015

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MP

HOUSE

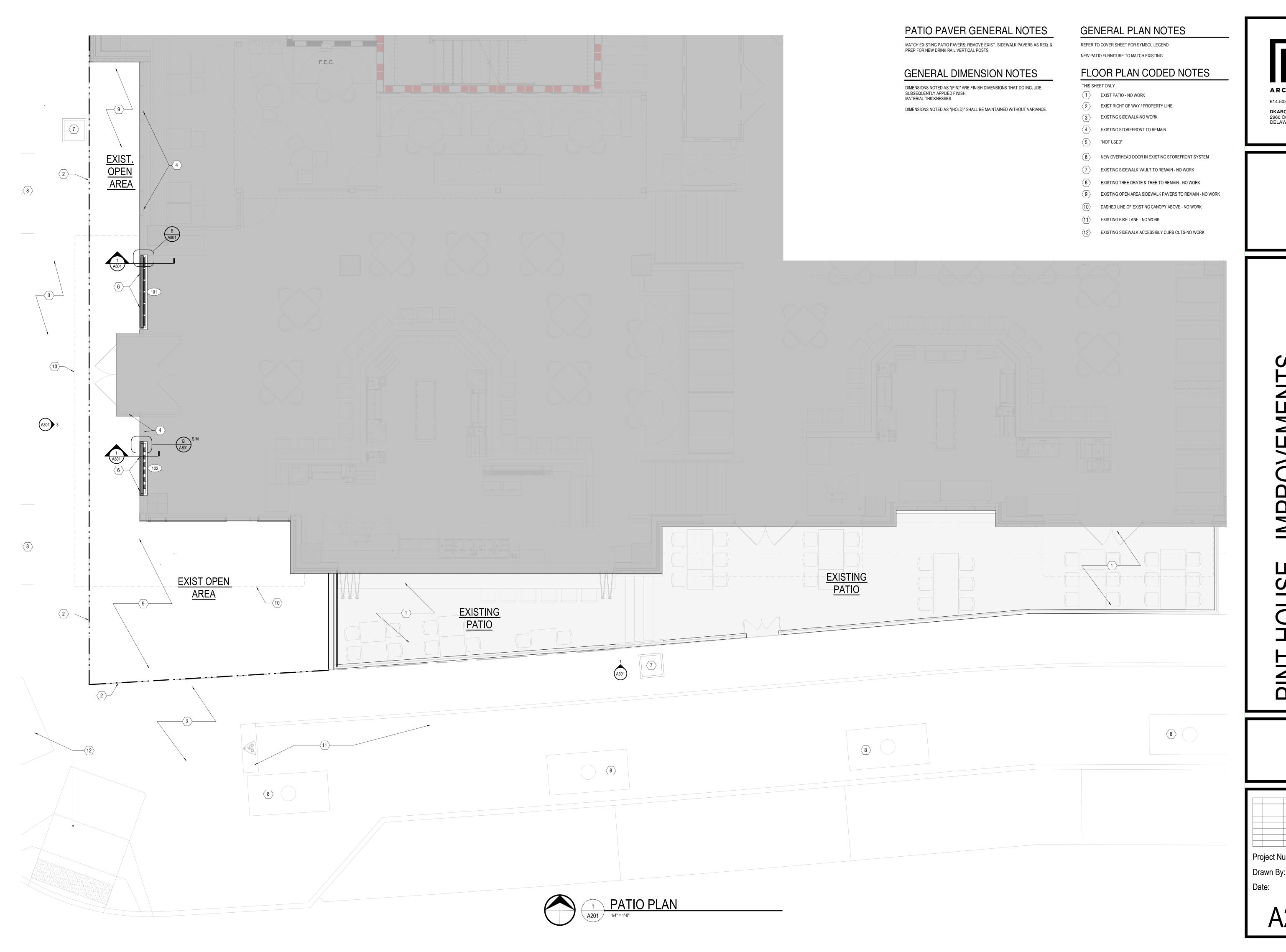
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Project Number: 19023

Drawn By: PF
Date: 5/14/2021

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HOUSE

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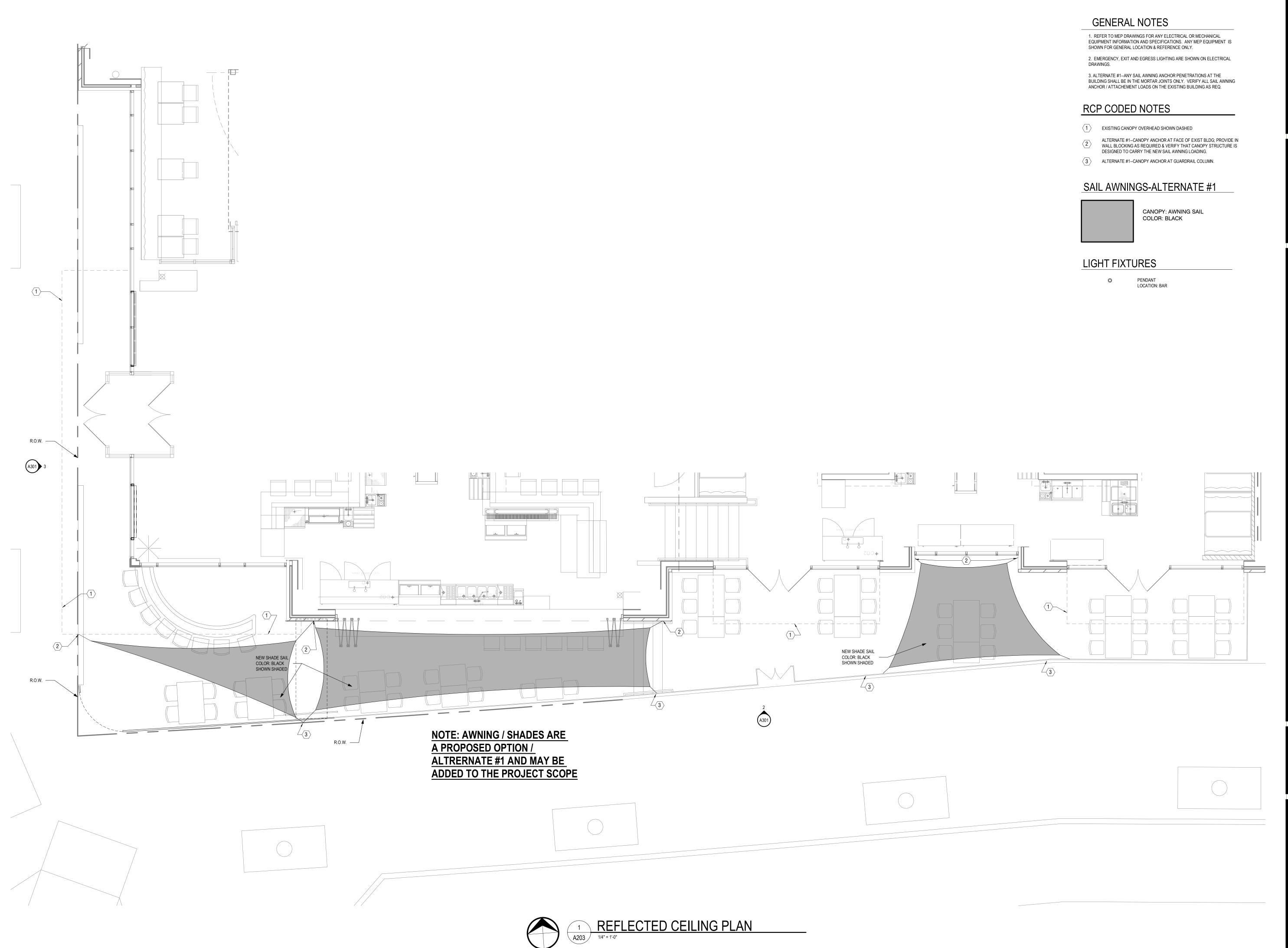
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DUBLIN, OHIO 43217

Project Number: 19023 5/14/2021

A201



HOUSE - PATIO EXPANSION

ARCHITECTS

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PRELIMINARY

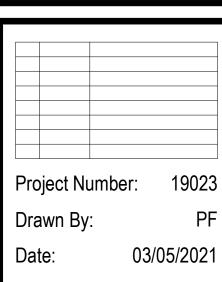
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BLDG

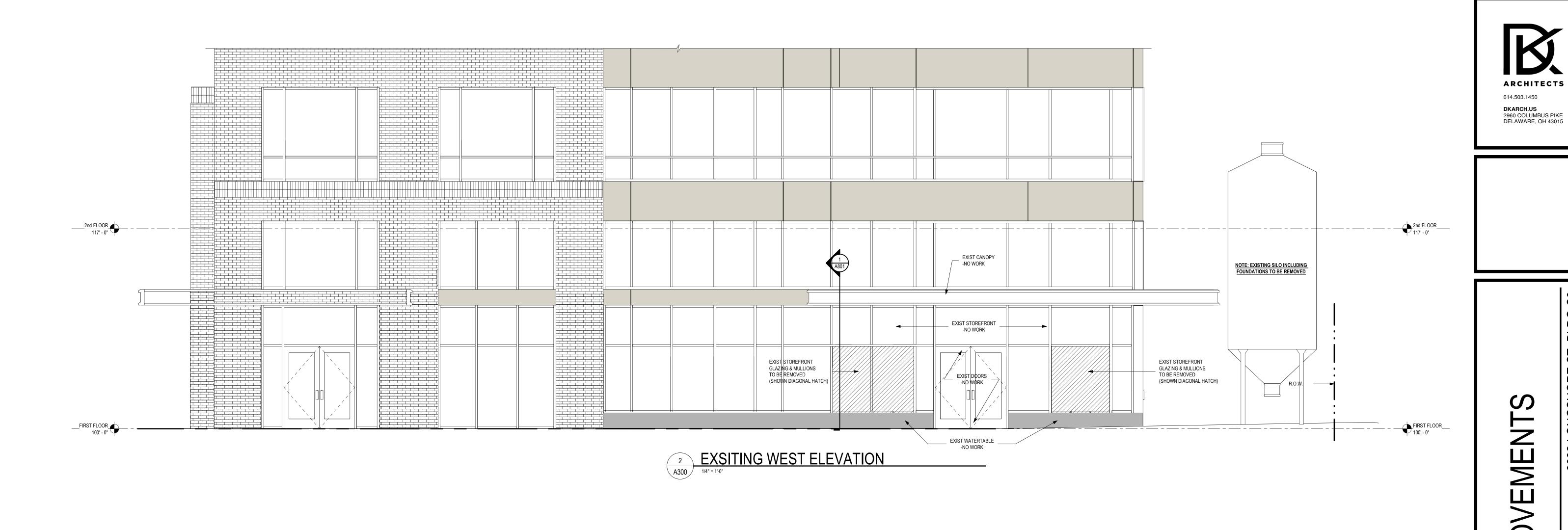
614.503.1450 DKARCH.US

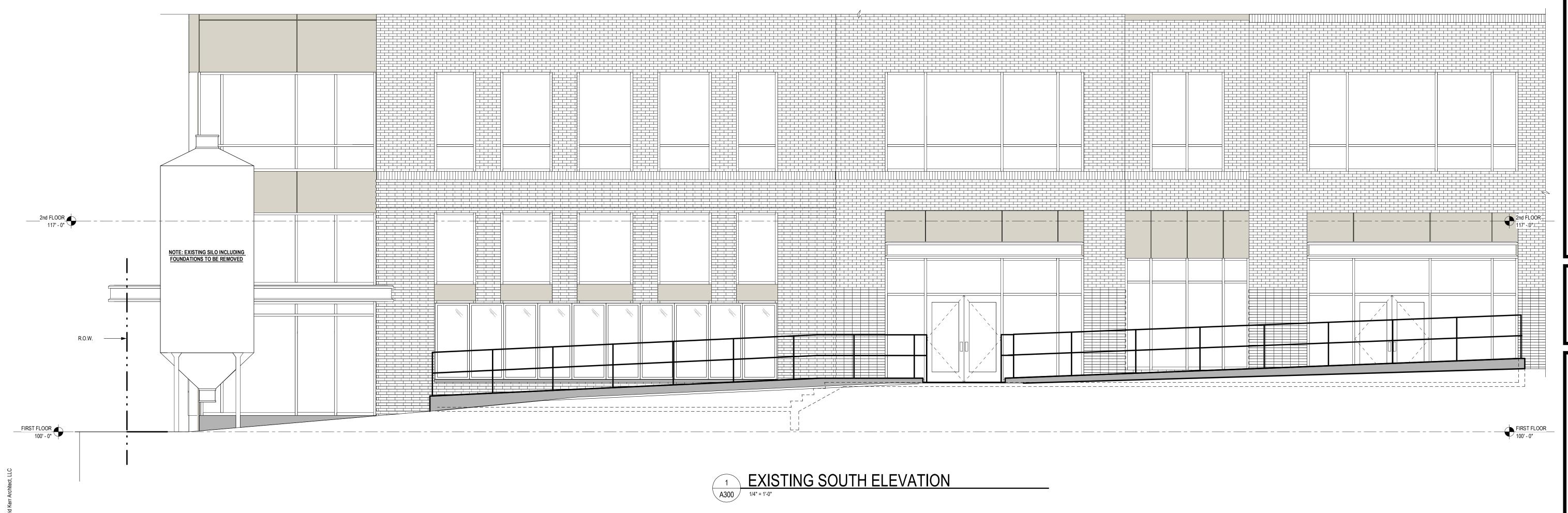
DUBLIN, OHIO 43217

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20 David Kerr Archited





ROVEMENTS

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Project Number: 19023 Drawn By: 5/14/2021



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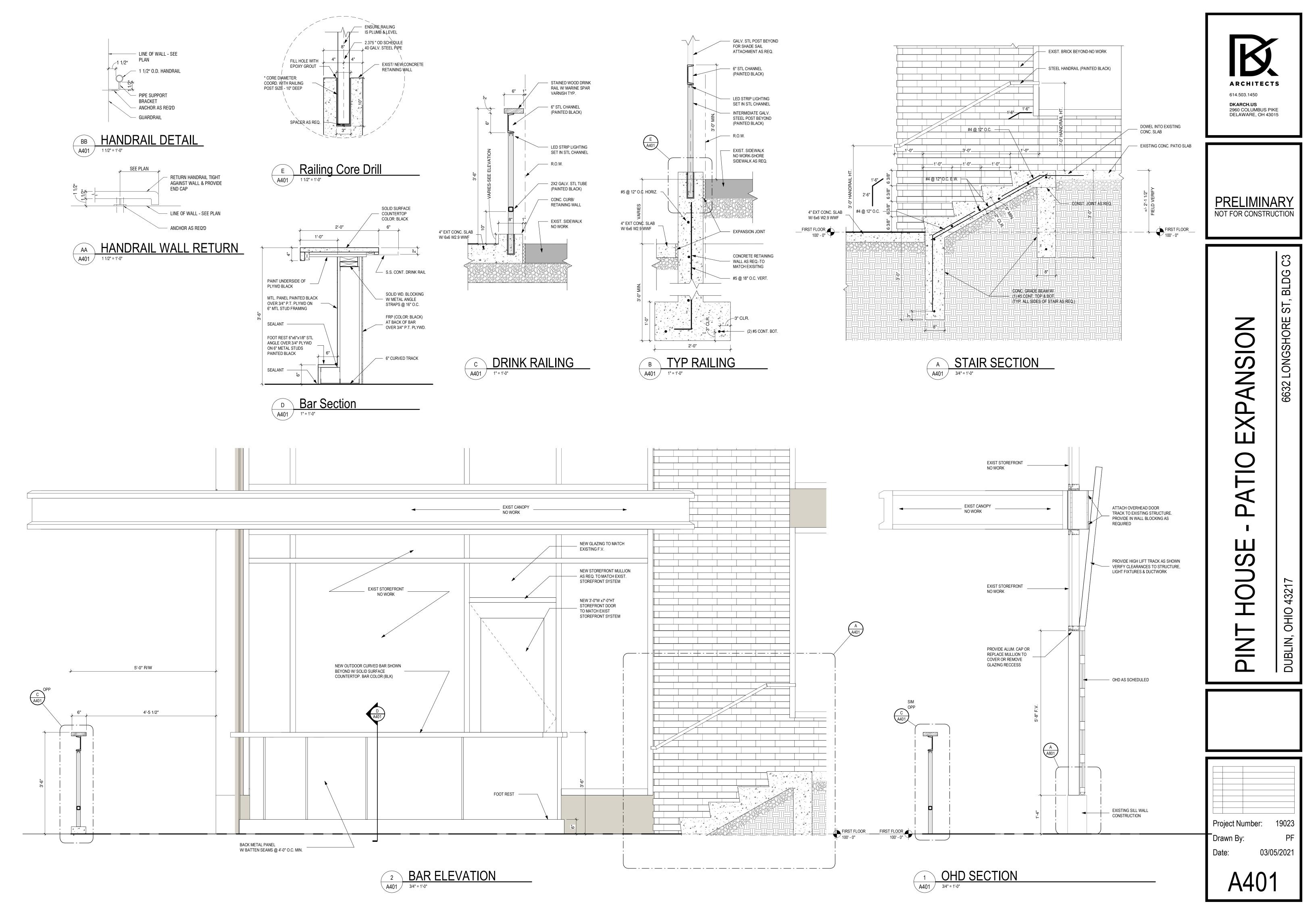
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BLDG LONGSHORE

ROVEMENTS

DUBLIN, OHIO 43217

Project Number: 19023 Drawn By: 5/14/2021



) David Kerr Architect, Ll

HARDWARE SETS SET - 1 Overhead Doors *HARDWARE PER DOOR MFGR

DOOR REMARKS

NOTE: DOOR REMARKS CORRESPOND TO THE "REMARKS" COLUMN OF THE DOOR SCHEDULE - COORDINATE BETWEEN THE TWO ACCORDINGLY.

 OVERHEAD DOOR TO FIT INTO THE EXISITNG STOREFRONT FRAME. PROVIDE FRAMING / COLUMNS AS REQ. TO SUPPORT THE OHD-COLUMNS SHALL BE ATTACHED TO THE FLOOR AND STRUCTURE ABOVE - FIELD VERIFY EXISTING STORFRONT DIMENSIONS.

OVERHEAD DOOR SPECIFICATIONS

SECTIONAL OVERHEAD DOOR

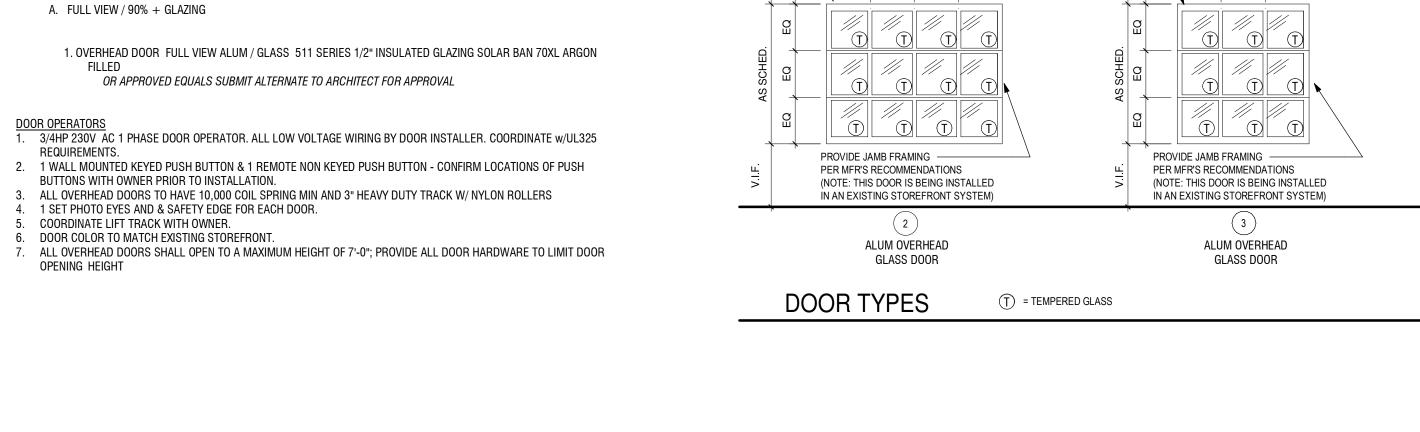
BASIS OF DESIGN

A. FULL VIEW / 90% + GLAZING

1. OVERHEAD DOOR FULL VIEW ALUM / GLASS 511 SERIES 1/2" INSULATED GLAZING SOLAR BAN 70XL ARGON

- 3. ALL OVERHEAD DOORS TO HAVE 10,000 COIL SPRING MIN AND 3" HEAVY DUTY TRACK W/ NYLON ROLLERS
- 5. COORDINATE LIFT TRACK WITH OWNER.
- 6. DOOR COLOR TO MATCH EXISTING STOREFRONT.

OPENING HEIGHT



WIDTH HEIGHT

PROVIDE BLOCKING AT HEAD

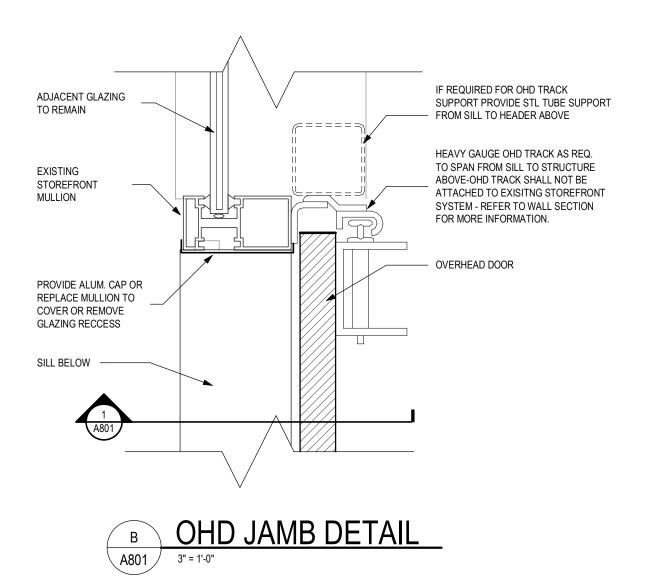
(NOTE: THIS DOOR IS BEING

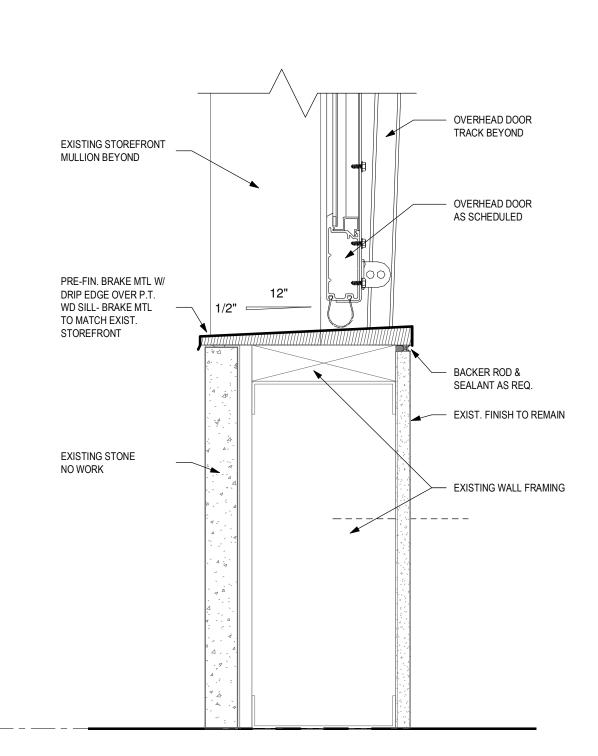
IN AN EXISTING STOREFRONT

SYSTEM) AS SCHED.

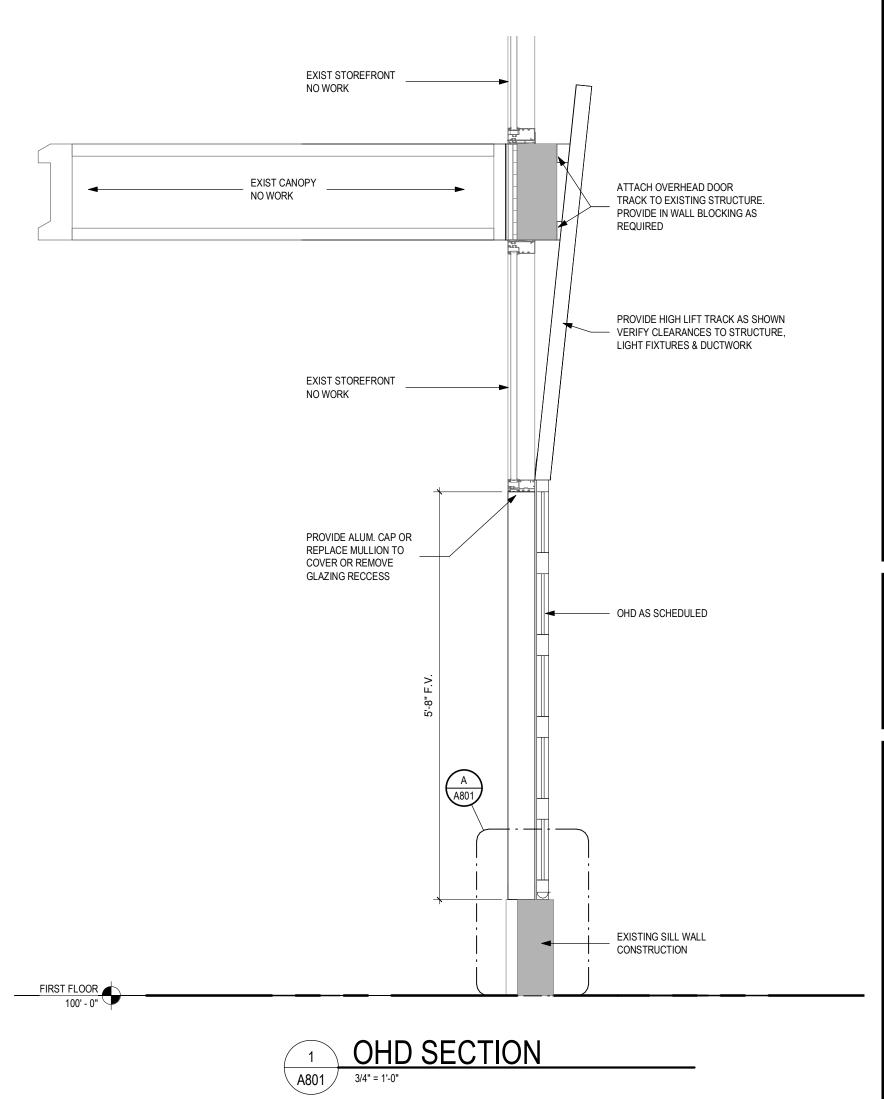
INSTALLED

PER MFR'S RECOMMENDATIONS









DOOR SCHEDULE

FRAME TYPE

MFGR MFGR

MFGR MFGR

- PROVIDE BLOCKING @ HEAD

AS SCHED. EQ EQ EQ

PER MFR'S RECOMMENDATIONS

(NOTE: THIS DOOR IS BEING INSTALLED

IN AN EXISTING STOREFRONT SYSTEM)

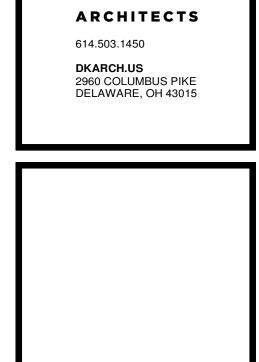
FRAME MATL / FINISH LABEL (HR) HARDWARE SET REMARKS

DOOR MATL / FINISH

ALUM-MFGR

ALUM-MFGR







6632

PN PN DUBLIN,

OHIO

