



7/5/2023 | 6:00 PM

**MUNICIPAL SERVICES CENTER, COUNCIL CHAMBER
3600 TREMONT ROAD**

If you are joining through Zoom, please click the link below to join the meeting:

<https://zoom.us/j/98181639938>

Meeting ID: 981 8163 99384

1. Informal Review (Active Application)

- a. 2164 Riverside Drive (Glamm Dental) - Work Session review of an Amended Final Development Plan for exterior building and site improvements as a result of tenant expansion.

2. Informal Review (Preliminary Review)

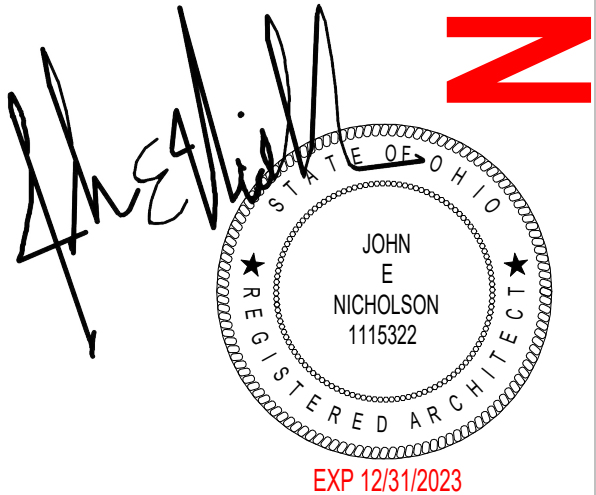
- a. 3230 Northwest Boulevard (The Barrington School) - Preliminary review of a proposal to demolish the existing two-story office building and the construction of a new two-story daycare.
- b. 3250 Riverside Drive (Delta Gamma Fraternity) - Preliminary review of the demolition of the two existing office buildings to the south at 3220 and 3200 Riverside Drive and the construction of a new two-story addition on the south side of the main office building.

3. City Business

- a. Updates from the Community Development Department.

DRAWING INDEX	
SHEET NUMBER	SHEET NAME
CS	COVER SHEET
A001	SITE PLAN
A101	FIRST FLOOR PLAN
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS - MATERIAL TAKE OFF
A801	RENDERINGS
A802	RENDERINGS

ZONING INFORMATION
ADDRESS: 2164 RIVERSIDE DR COLUMBUS, OH 43221 PARCEL ID: 070-001094 & 070-001107 LOT SIZE: 0.611 ACRES (26,615 SF) COMBINED TOTAL OF BOTH PARCELS ZONING DISTRICT: PMUD (PLANNED MIXED USE DEVELOPMENT) MAX. BUILDING HEIGHT TO CORNICE: 54FT MAX. SETBACK FROM CURB FACE: 20FT MIN. SETBACK FROM R.O.W.: 0FT MAX. SETBACK FROM R.O.W.: 10FT MIN. SIDE YARD SETBACK: 0FT MIN. REAR YARD SETBACK: 0FT MAX. IMPERVIOUS SURFACE COVERAGE: 80% MAXIMUM PARKING RATIO: 3.5 SPACES / 1,000SQ.FT. DENTAL OFFICE USE: 4 SPACES PER 1,000SQ.FT. GROSS BUILDING AREA: 4,000 SQ.FT. = 16 SPACES THERE IS NO PROPOSED CHANGE TO THE EXISTING SQUARE FOOTAGE OF THE BUILDING
PROJECT DESCRIPTION
THE PROPOSED PROJECT CONSISTS OF EXTERIOR FENESTRATION UPDATES AND EXTERIOR WINDOW AND DOOR REPLACEMENT.



N+L NICHOLSON + LITTLE ARCHITECTURE | DESIGN | LTD.

614.330.8867
561 Park Overlook Dr., Worthington, OH 43085
nicholson+littlearchitecture@gmail.com

SCHEMATIC DESIGN 06-16-2023

2164 RIVERSIDE DR | COLUMBUS OH | 43221
GLAMM DENTISTRY

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PROPERTY INFORMATION:

ADDRESS: 2164 RIVERSIDE DR.

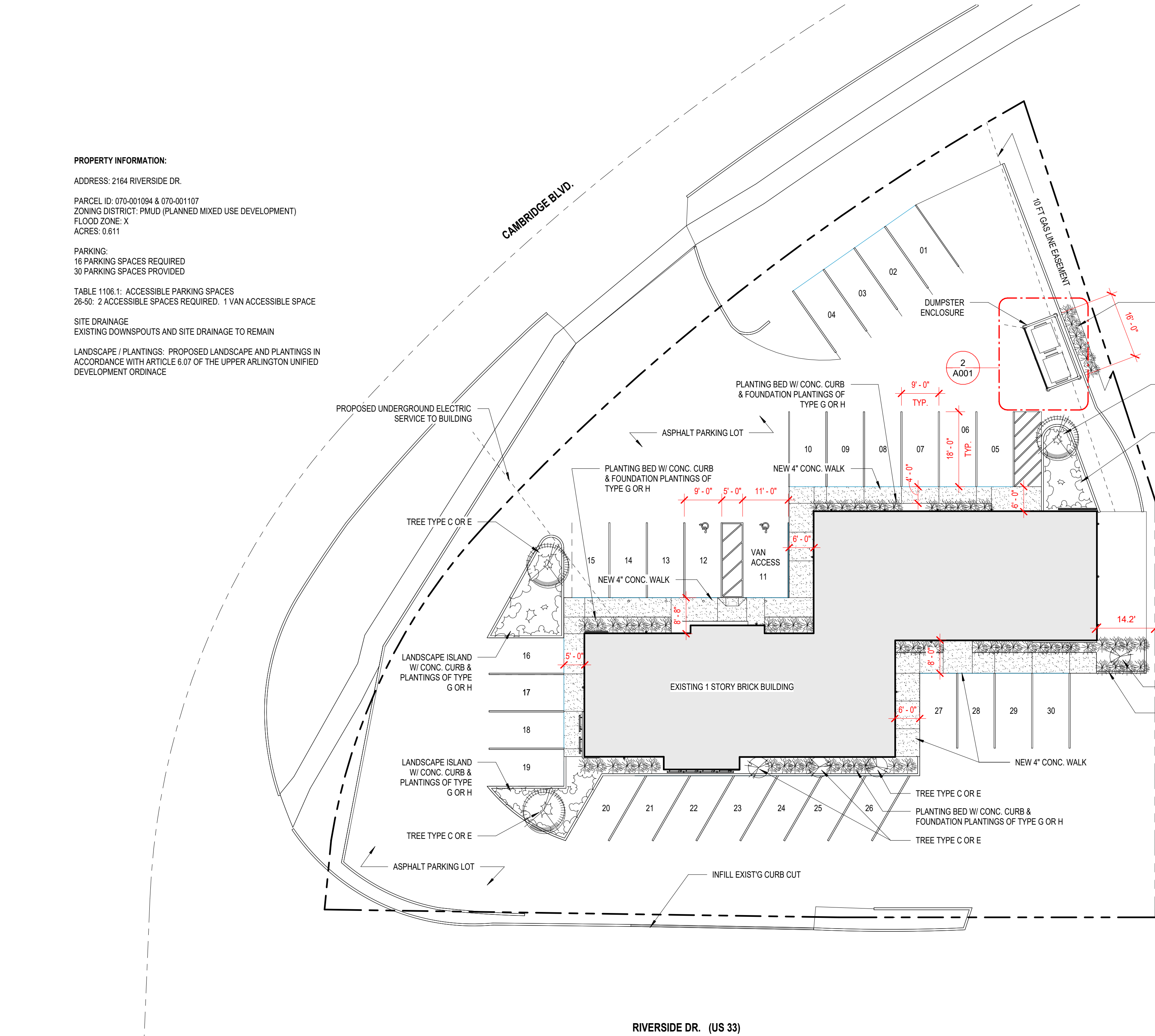
PARCEL ID: 070-001094 & 070-001107
ZONING DISTRICT: PMUD (PLANNED MIXED USE DEVELOPMENT)
FLOOD ZONE: X
ACRES: 0.611

PARKING:
16 PARKING SPACES REQUIRED
30 PARKING SPACES PROVIDED

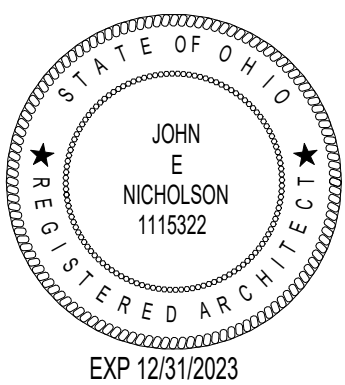
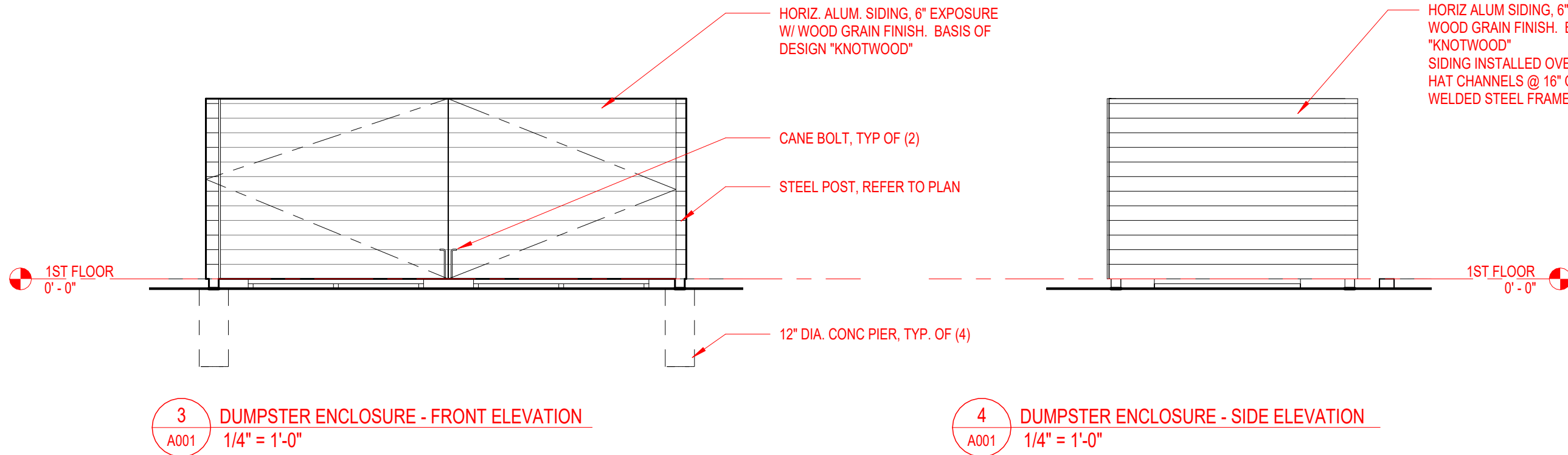
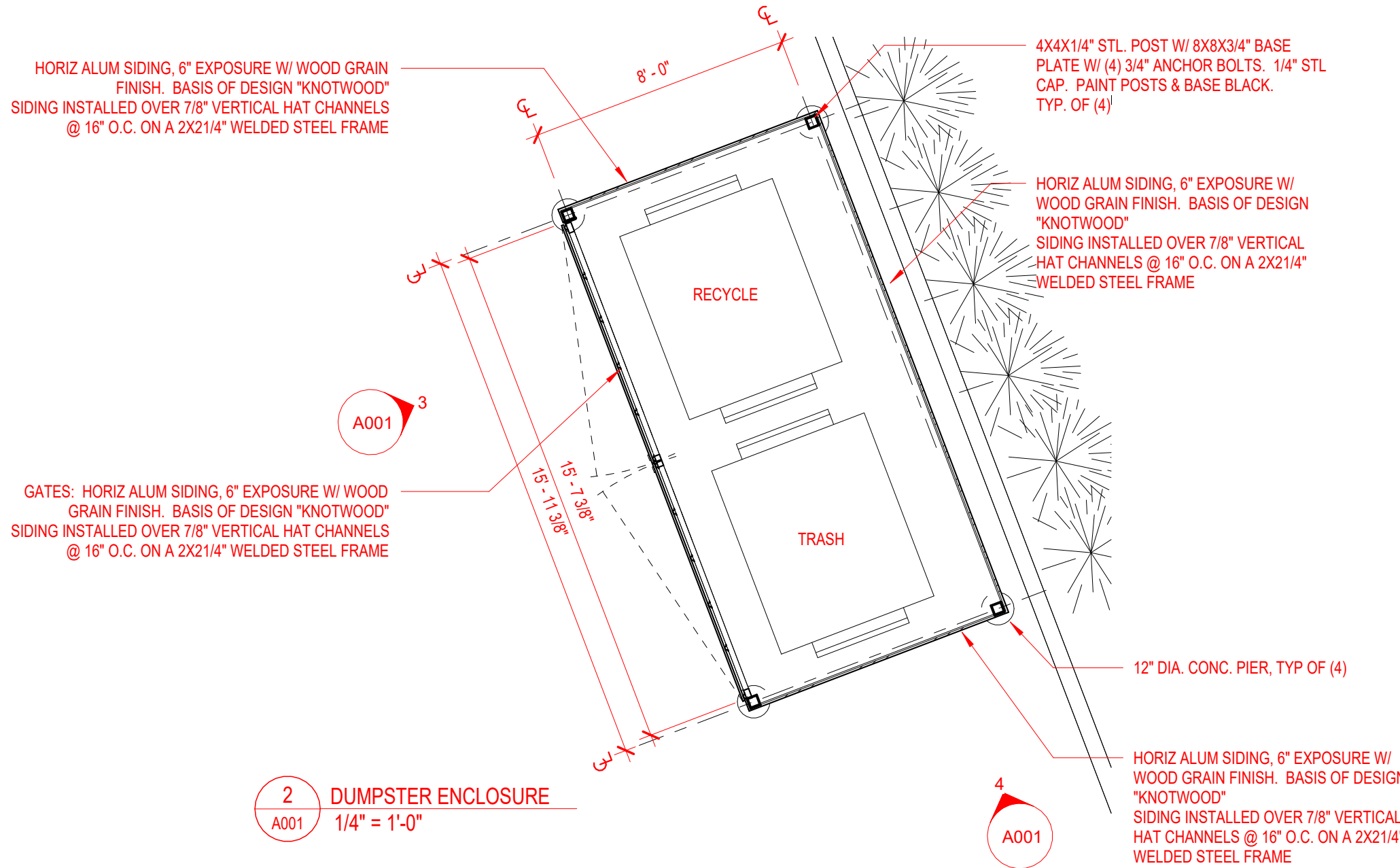
TABLE 1106.1: ACCESSIBLE PARKING SPACES
26-50: 2 ACCESSIBLE SPACES REQUIRED. 1 VAN ACCESSIBLE SPACE

SITE DRAINAGE
EXISTING DOWNSPOUTS AND SITE DRAINAGE TO REMAIN

LANDSCAPE / PLANTINGS: PROPOSED LANDSCAPE AND PLANTINGS IN ACCORDANCE WITH ARTICLE 6.07 OF THE UPPER ARLINGTON UNIFIED DEVELOPMENT ORDINANCE



1 SITE PLAN
A001
1/16" = 1'-0"



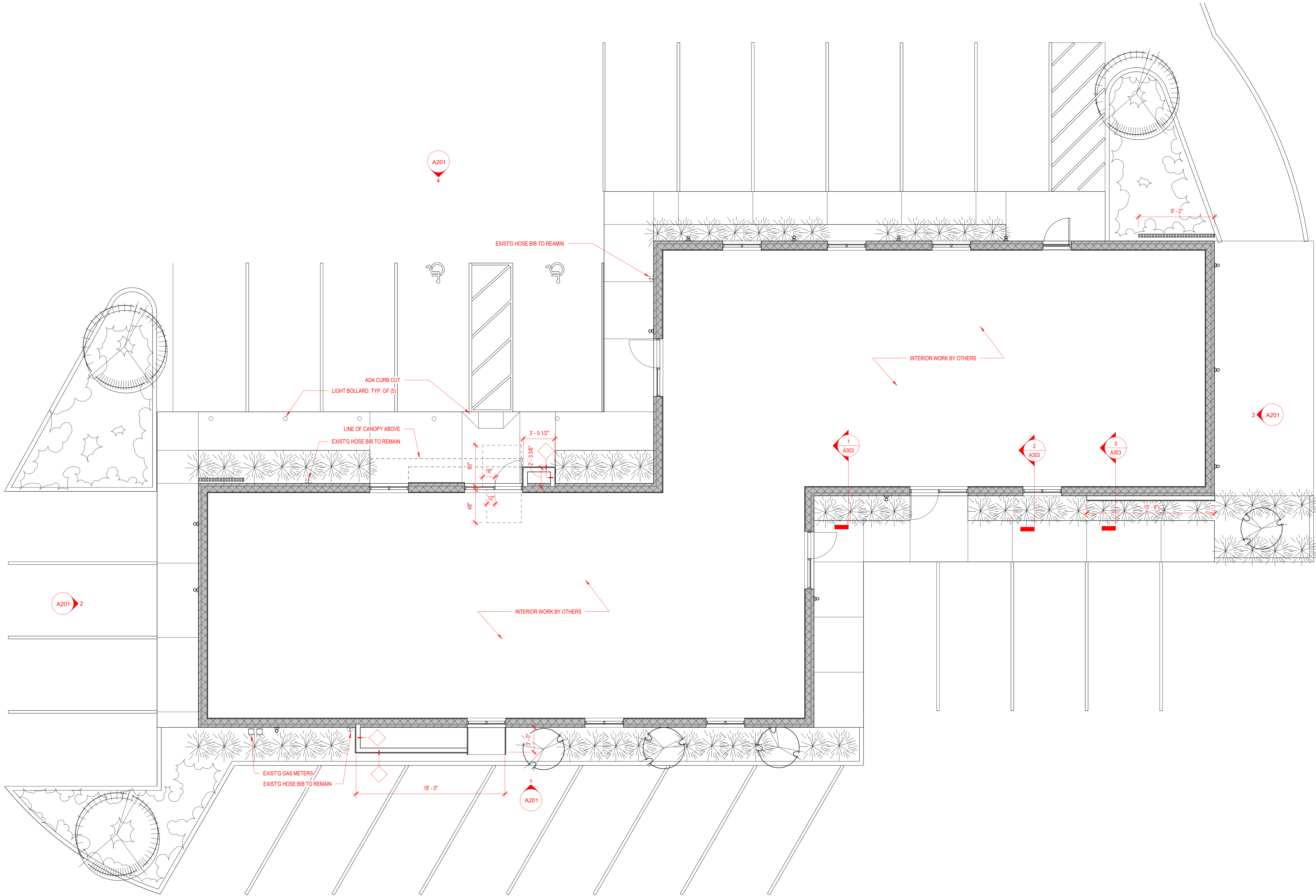
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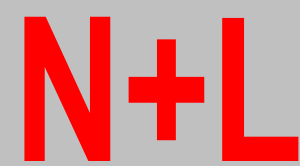
A001

6/16/2023 4:39:34 PM

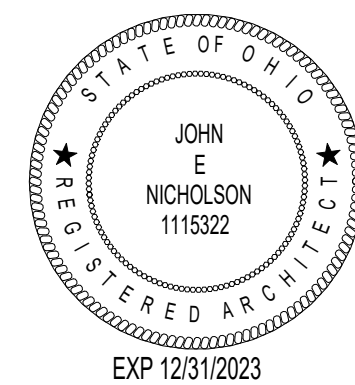
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1 1ST FLOOR PLAN
A101 3/16" = 1'-0"



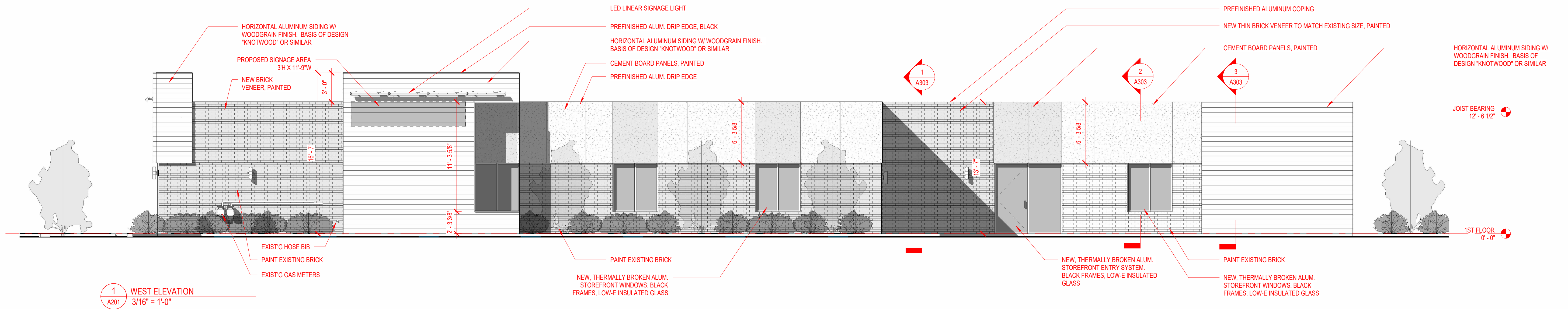
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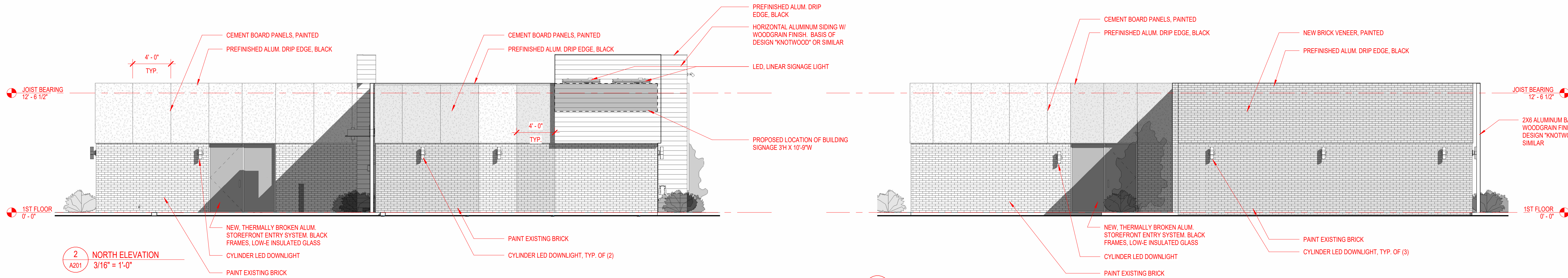
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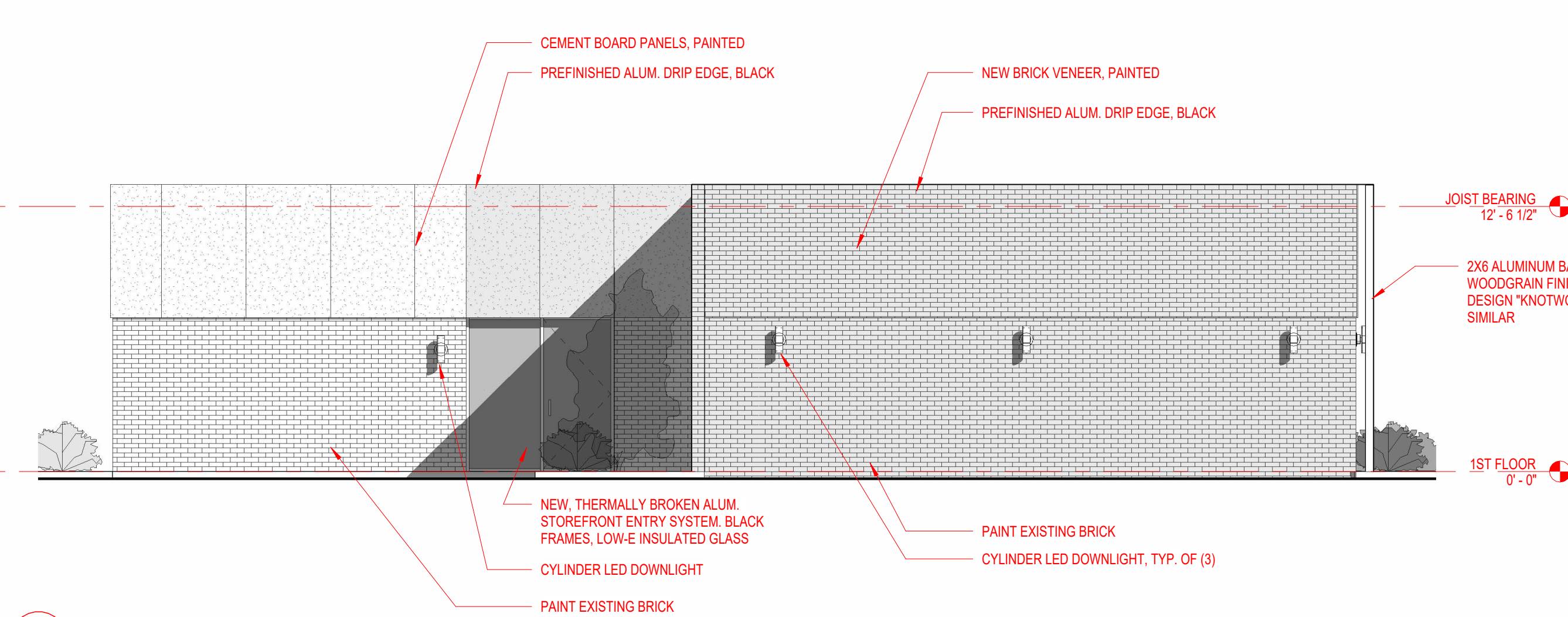
A101



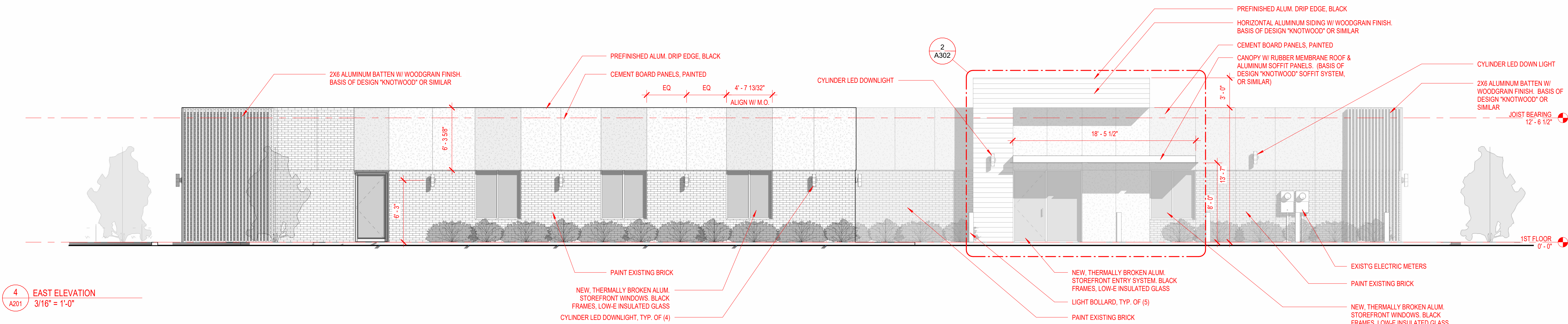
1 WEST ELEVATION
3/16" = 1'-0"



2 NORTH ELEVATION
3/16" = 1'-0"

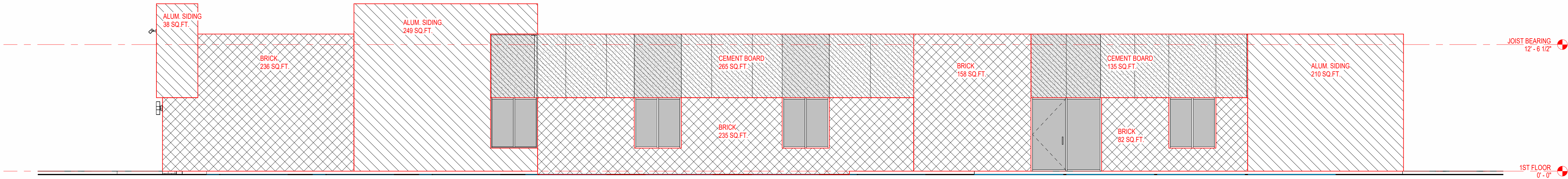


3 SOUTH ELEVATION
3/16" = 1'-0"



4 EAST ELEVATION
3/16" = 1'-0"

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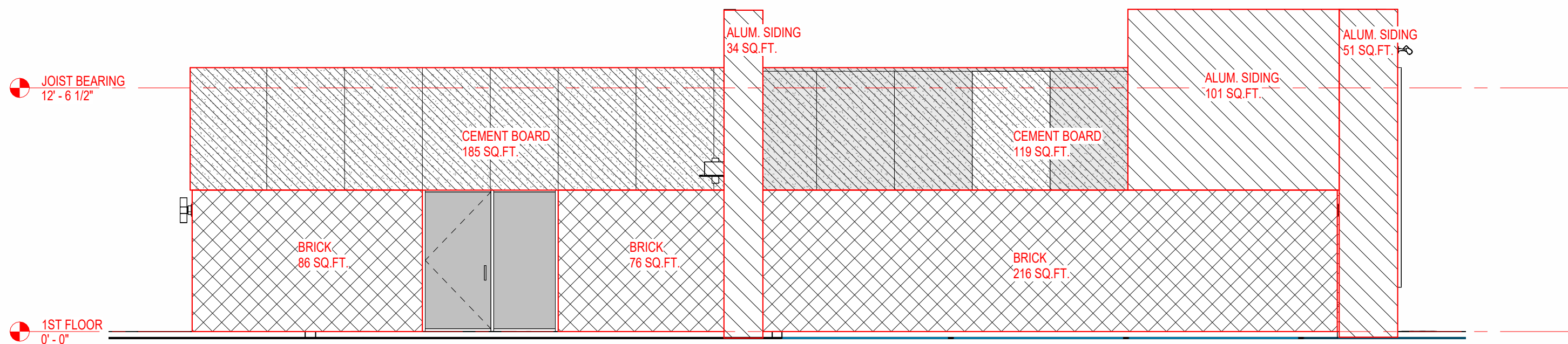


1 WEST ELEVATION - material take off
3/16" = 1'-0"

50% OF EXTERIOR MATERIAL REQUIRED TO BE BRICK

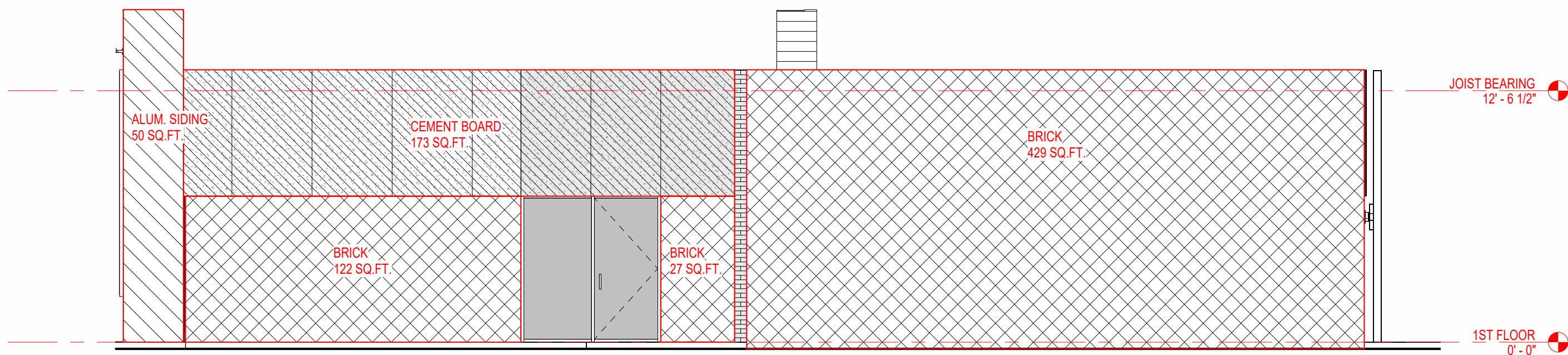
TOTAL MATERIAL: 5189 SQ. FT.
REQUIRED BRICK: 2380 SQ. FT.
ACTUAL BRICK: 2424 SQ. FT. = 47%

WEST	EAST	NORTH	SOUTH
BRICK: 711 SQ. FT.	BRICK: 757 SQ. FT.	BRICK: 378 SQ. FT.	BRICK: 578 SQ. FT.
OTHER: 1224 SQ. FT.	OTHER: 798 SQ. FT.	OTHER: 490 SQ. FT.	OTHER: 223 SQ. FT.



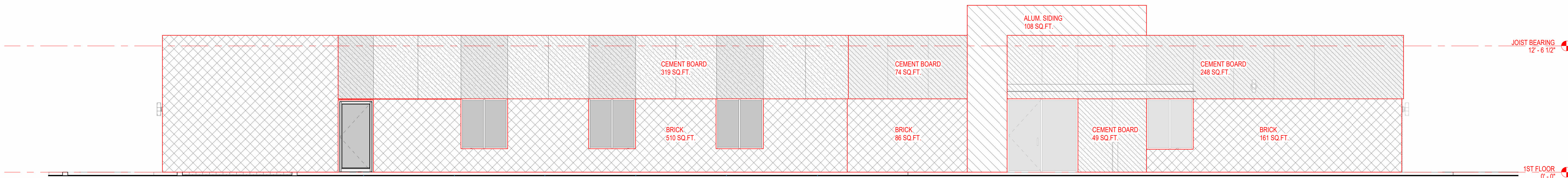
2 NORTH ELEVATION - material take off
3/16" = 1'-0"

BRICK: 378 SQ. FT.
OTHER: 490 SQ. FT.



3 SOUTH ELEVATION - material take off
3/16" = 1'-0"

BRICK: 578 SQ. FT.
OTHER: 223 SQ. FT.



4 EAST ELEVATION - material take off
3/16" = 1'-0"

BRICK: 757 SQ. FT.
OTHER: 798 SQ. FT.

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VIEW OF PROPOSED EAST ELEVATION



VIEW OF PROPOSED MAIN ENTRY



EXISTING VIEW OF EAST ELEVATION



EXISTING VIEW OF NORTHWEST CORNER



VIEW OF PROPOSED NORTHWEST CORNER



PROPOSED NORTHWEST CORNER



PROPOSED WEST ELEVATION



EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION



June 23, 2023

To Whom it May Concern:

This intent of this letter is to inform you that Nicholson + Little Architecture / Design is requesting zoning approval for the property located at 2164 Riverside Dr. This request is made on behalf of the property owner and proposes to replace / renovate the existing exterior finishes and update the overall aesthetic of the building.

You are welcome to attend the public hearing regarding this request at the date and time noted below:

Board of Zoning and Planning (BZAP) meeting will begin at 6pm on Wednesday July 19th, 2023.

Thank you for your time.

Sincerely,

Jeremy Little, Principal
Nicholson + Little Architecture / Design, Ltd.
614-330-8967

**It's Possible[™]
to fall in love
with your
home again.**

Michigan, Chicago & Ohio Product Catalog



Hardie® Plank Smooth Iron Gray

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Hardie® Trim
Batten
Rustic Grain
Iron Gray

Now is the time to bring your vision to life.

With endless design possibilities that embody your aesthetic, no matter how unique, Hardie® fiber cement exterior solutions give your home a beautiful design without having to sacrifice durability and protection. Trusted by homeowners on over 10 million homes* from coast to coast, and rated the #1 brand of siding in North America, it's clear that the vast product offerings from James Hardie can make the home you've always wanted possible. **Revel in the beauty of your home's gorgeous exterior with the unprecedented peace of mind that only Hardie® products can provide.** With James Hardie, your dream home is possible.

ENDLESS DESIGN POSSIBILITIES

With a wide variety of colors, products and textures, you can create the personalized home exterior design that reflects your unique style – and that you'll love for years to come.

TRUSTED PROTECTION

From non-combustible fire resistance to resisting pests, moisture and extreme weather, Hardie® fiber cement helps protect your home and everything you cherish.

LONG-LASTING BEAUTY

Enjoy the peace of mind that comes with a low-maintenance exterior, backed by a 30-year non-prorated substrate warranty.**

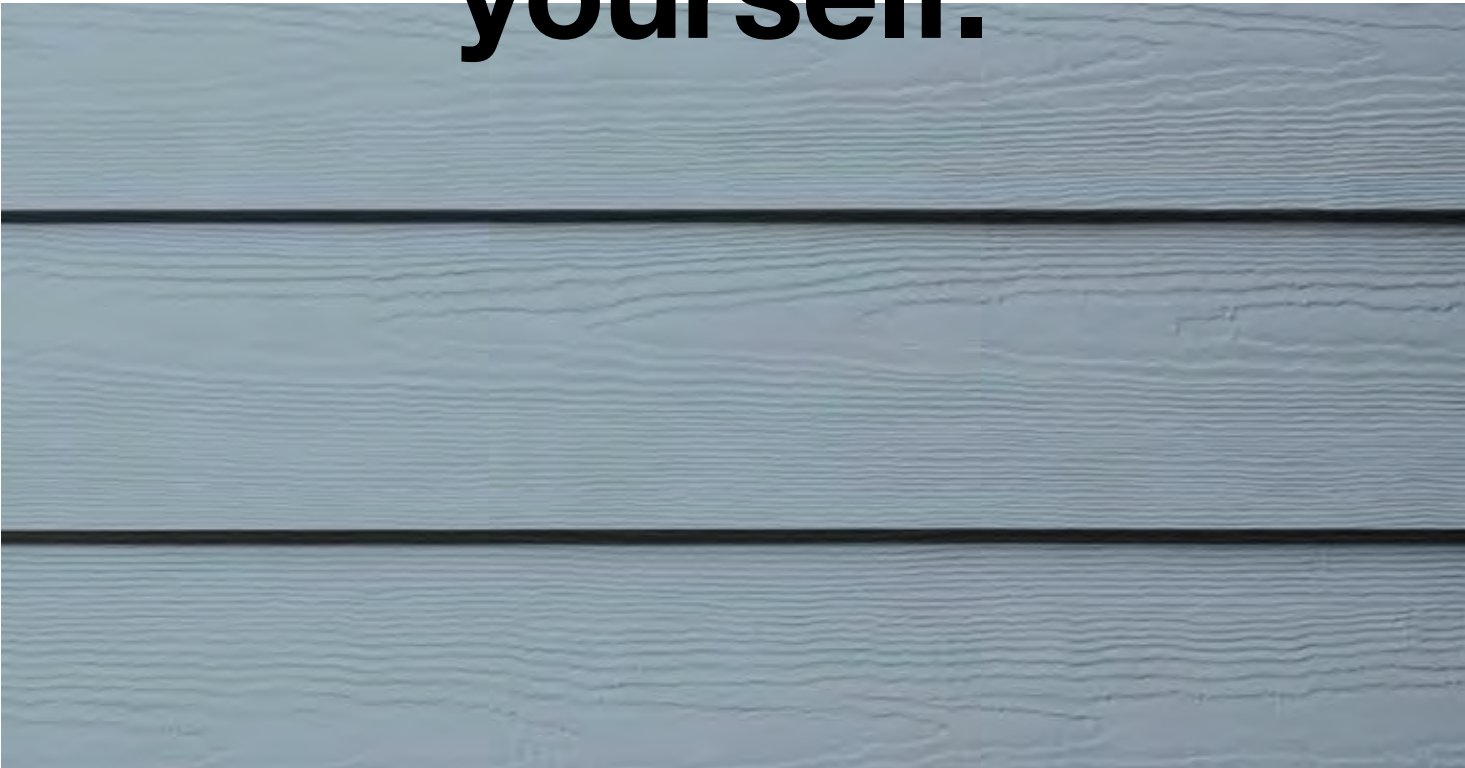
*Estimate based on total Hardie® siding sales through 2022 and average housing unit size. **30-Year limited non-prorated substrate warranty for Hardie® siding and soffit products. 15-Year non-prorated limited substrate warranty for Hardie® Trim products. ColorPlus® Technology finishes have a 15-year prorated limited finish warranty.





**Endless
design
possibilities.**

**Endless ways
to express
yourself.**



Products and colors that complement any style.

With a wide portfolio of products and over 700 pre-finished colors, creating your perfect design style is possible with Hardie® products.

Modern

Whether you crave clean lines and sleek profiles or bold hues, you'll find the perfect colors and styles to add a modern flair to your home that will be sure to make a lasting statement in your neighborhood.

Transitional

Transitional styles beautifully combine contemporary and traditional elements to create a design style that stands out. Mix your favorite profiles and colors to create a fresh look you'll love for years.

Traditional

Traditional homes offer timeless beauty that never goes out of style. Achieve the perfect balance between your home's character and your personal style with a variety of colors and products that add undeniable charm.



Hardie® Shingle Cobble Stone
Hardie® Trim Arctic White





Hardie® Shingle Kelly Green
Hardie® Trim Cobble Stone



Hardie® Panel & Hardie® Trim Batten Arctic White
Hardie® Plank Arctic White



Hardie® Plank Navajo Beige
Hardie® Trim Timber Bark



Hardie® Panel Inlet Blue

Statement Collection™ Products

It's your turn to let your home stand out with our Statement Collection™ products. Curated by our design experts, this collection of Hardie® siding and trim products with ColorPlus® Technology finishes are unique to your home's region. This gorgeous selection is locally stocked in your area, making it easier than ever to find the exterior style of your dreams.

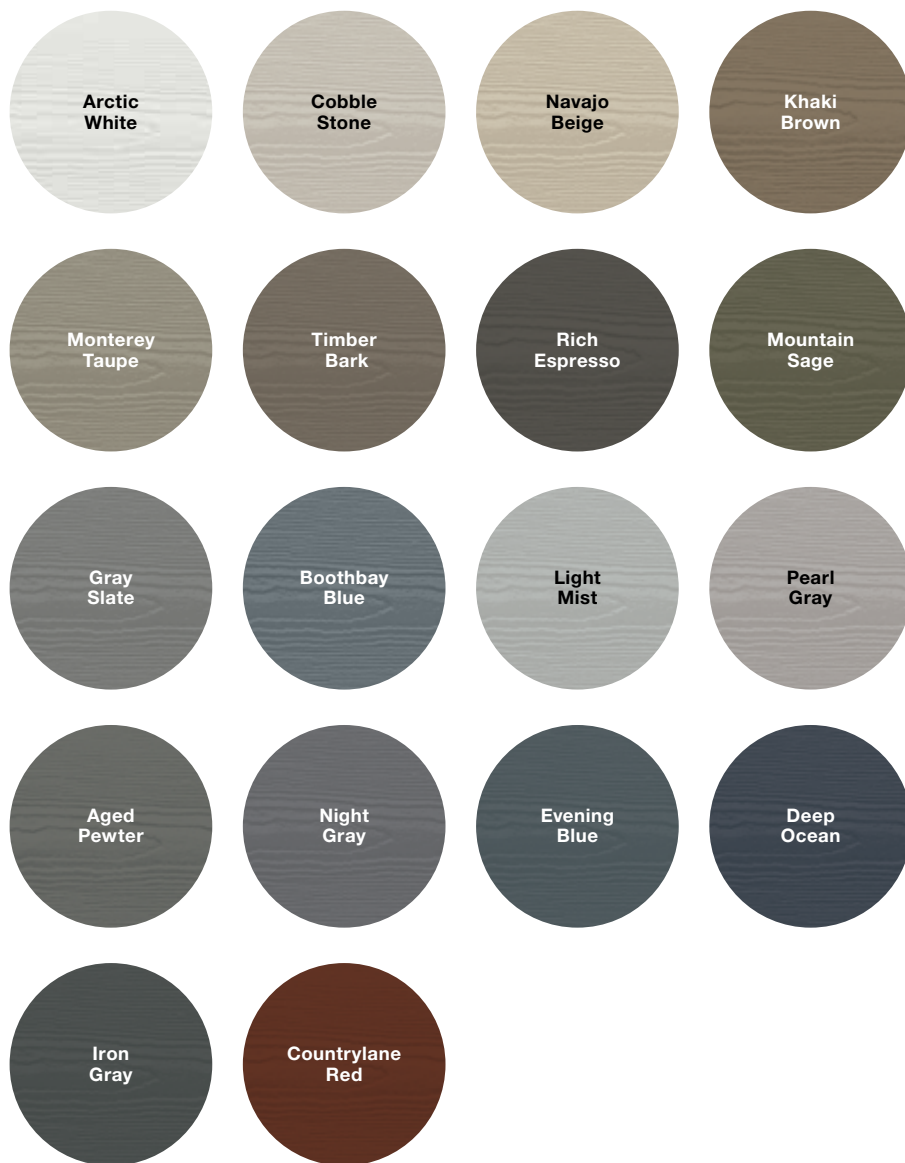
COLORPLUS® TECHNOLOGY

ColorPlus® Technology finishes combine distinct beauty and high performance in a way that no other finish does. They're the easiest way to choose a gorgeous pre-finished color for your house, and feel confident in its staying power.



Scan code to request a sample.

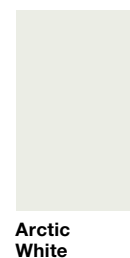
Hardie® Plank, Hardie® Panel, Hardie® Shingle and Hardie® Trim Batten Color Offering



Hardie® Trim Color Offering



Hardie® Soffit Color Offering



Hardie® Plank

Thickness 5/16 in
Length 12 ft planks

Select Cedarmill®

Width 7.25 in 8.25 in

Exposure 6 in 7 in

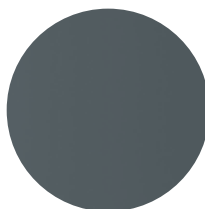


Hardie® Panel

Thickness 5/16 in

Select Cedarmill® & Smooth

Size 4 ft x 10 ft



Hardie® Shingle

Thickness 1/4 in
Length 48 in

Straight Edge Panel

Height 15.25 in

Exposure 7 in



Staggered Edge Panel

Height 15.25 in

Exposure 6 in



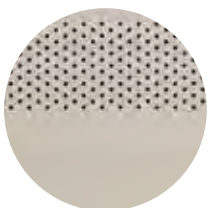
Hardie® Soffit

Thickness 1/4 in

Vented and Non-Vented Select Cedarmill®

Width 12 in

Length 12 ft



Hardie® Trim

Length 12 ft

4/4 Smooth

Thickness .75 in

Width 3.5 in* 5.5 in 7.25 in 9.25 in* 11.25 in*

5/4 Smooth

Thickness 1 in

Width 3.5 in 5.5 in 7.25 in 9.25 in* 11.25 in

*This size is only available in Arctic White



Hardie® Trim

Length 12 ft

4/4 Roughsawn

Thickness .75 in

Width 3.5 in* 5.5 in* 7.25 in 9.25 in* 11.25 in*

5/4 Roughsawn

Thickness 1 in

Width 3.5 in 5.5 in 7.25 in 9.25 in* 11.25 in*

*This size is only available in Arctic White

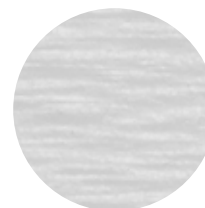


Batten Boards

Smooth & Rustic Grain

Thickness .75 in

Width 2.5 in



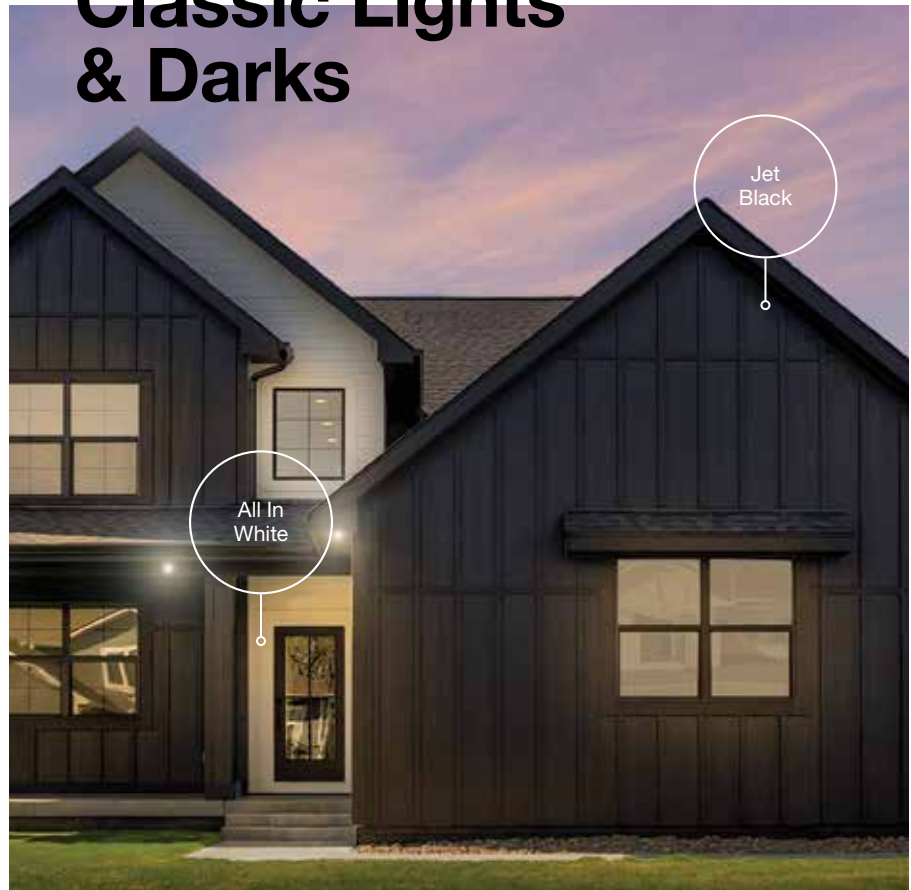
Dream Collection™ Products

Looking to further express your sense of style? Look to our Dream Collection™ products.

- Featuring a color palette of **over 700 ColorPlus® Technology finishes**
- Made to order in a wide array of Hardie® siding and trim styles
- Matches elevated design flexibility with the uncompromising performance of our fiber cement products

To see the full 700-color range of the Dream Collection™ products, visit jameshardie.com/dream

Classic Lights & Darks



Peaceful Pastels



Scan code to view colors and request a product sample.

Earth Tones



Blues & Greens



Grays & Neutrals



A classic look that stands the test of time.

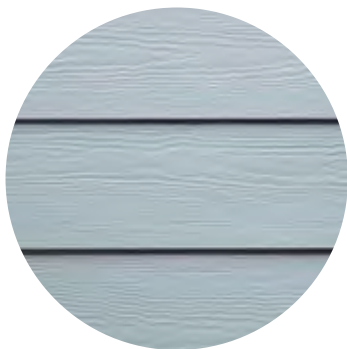
Hardie® Plank

From Victorians to Colonials, Hardie® Plank is the perfect siding for your style, and has the durability and long-lasting beauty that can transform your home exterior. With endless gorgeous color and plank pairings available, you'll discover a Hardie® Plank style that transforms your home's aesthetic.

**Hardie® Trim
Smooth**
Arctic White

**Hardie® Plank
Select Cedarmill®**
Khaki Brown

Hardie® Plank



Select Cedarmill®



Smooth



Beaded Select Cedarmill®

Select Cedarmill® & Smooth

Thickness 5/16 in Length 12 ft planks

Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*	12 in*
Exposure	4 in	5 in	6 in	7 in	8 in	10.75 in
Prime Pcs/Pallet	360	308	252	230	190	152
ColorPlus® Pcs/Pallet	324	280	252	210	—	—
Pcs/Sq.	25.0	20.0	16.7	14.3	12.5	9.3

Select Cedarmill®

Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*
Statement Collection™			•	•	
Dream Collection™	•	•	•	•	
Prime	•	•	•	•	•

Smooth

Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*
Statement Collection™					
Dream Collection™	•	•	•	•	
Prime	•	•	•	•	•

Beaded Select Cedarmill

Width	8.25 in
Exposure	7 in
ColorPlus® Pcs/Pallet	210
Pcs/Sq.	14.3
Statement Collection™	
Dream Collection™	•
Prime	

*9.25 in and 12 in widths do not feature the drip edge

Classic cedar style in cutting-edge material.

Hardie® Shingle

Restore the look of your grand Cape Cod home or add distinction to your handsome bungalow. Hardie® Shingle embodies the enchanting look of cedar shingles with lower maintenance. You can create your perfect exterior style using Hardie® Shingle around your entire home, or place it in accent areas for an added boost of charm you'll love.

Better than the real thing, Hardie® Shingle resists rotting, curling, warping and splitting.



Hardie® Shingle



Staggered Edge Panel

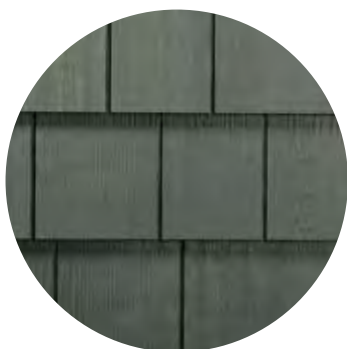
Staggered Edge Panel

Length	48 in
Height	15.25 in
Exposure	6 in
Prime Pcs/Pallet	100
ColorPlus® Pcs/Pallet	100
Sq/Pallet	2
Pcs/Sq.	50.0

Statement Collection™ •

Dream Collection™ •

Prime •



Straight Edge Panel

Straight Edge Panel

Length	48 in
Height	15.25 in
Exposure	7 in
Prime Pcs/Pallet	86
ColorPlus® Pcs/Pallet	86
Sq/Pallet	2
Pcs/Sq.	43.0

Statement Collection™ •

Dream Collection™ •

Prime •

Designed for versatility and beautiful performance.

Hardie® Panel

Hardie® Panel delivers style and substance. When combined with Hardie® Trim Batten, it achieves the rustic board-and-batten look that defines your charming cottage or modern farmhouse. Its crisp, clean lines and ability to pair beautifully with other siding products make Hardie® Panel a smart choice for the home of your dreams.



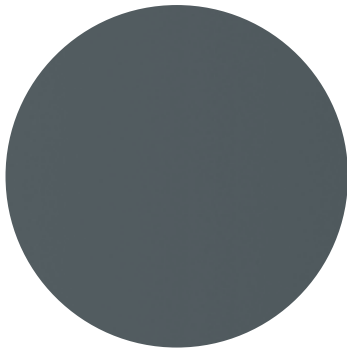
Hardie® Panel
Select Cedarmill®
Evening Blue

Hardie® Trim
Batten
Rustic Grain
Evening Blue

Hardie® Panel



Select Cedarmill®



Smooth



Stucco



Sierra 8

Select Cedarmill®, Smooth, Stucco & Sierra 8

Thickness 5/16 in

Size	4 ft x 8 ft	4 ft x 10 ft	4 ft x 12 ft
Prime Pcs/Pallet	50	50	50
ColorPlus® Pcs/Pallet	50	—	50
Pcs/Sq.	3.2	2.8	2.5

Select Cedarmill®

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Statement Collection™			•
Dream Collection™	•		•
Prime	•	•	•

Smooth

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Statement Collection™			•
Dream Collection™	•		•
Prime	•	•	•

Stucco

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Statement Collection™			
Dream Collection™	•		•
Prime	•	•	•

Sierra 8

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Statement Collection™			
Dream Collection™			
Prime	•	•	•

A finished look starts with beautiful trim.

Hardie® Trim

Form meets function at every intersection with Hardie® Trim boards. With an authentic look, Hardie® Trim boards provide design flexibility for columns, friezes, doors, windows and other accent areas.

With higher performance to withstand damage from the elements compared to wood trim, Hardie® Trim is the perfect option for a long-lasting home. Hardie® Trim is a low-maintenance and durable accent for your exterior — adding an extra component of beauty to your home.



Hardie® Trim
Smooth
Arctic White

Hardie® Shingle
Straight Edge
Panel
Pearl Gray

Hardie® Trim



4/4 Roughsawn

Thickness .75 in

Length 12 ft boards

Width	3.5 in	5.5 in	7.25 in	9.25 in	11.25 in
Prime Pcs/Pallet	312	208	156	104	104
ColorPlus® Pcs/Pallet	312	208	156	104	104
Statement Collection™	AW	AW	•	AW	AW
Dream Collection™	•	•	•	•	•
Prime	•	•	•	•	•



4/4 Smooth

Thickness .75 in

Length 12 ft boards

Width	3.5 in	5.5 in	7.25 in	9.25 in	11.25 in
Prime Pcs/Pallet	312	208	156	104	104
ColorPlus® Pcs/Pallet	312	208	156	104	104
Statement Collection™	AW	•	•	AW	AW
Dream Collection™	•	•	•	•	•
Prime	•	•	•	•	•

5/4 Roughsawn

Thickness 1 in

Length 12 ft boards

Width	3.5 in	4.5 in	5.5 in	7.25 in	9.25 in	11.25 in
Prime Pcs/Pallet	240	200	180	120	80	80
ColorPlus® Pcs/Pallet	240	200	180	120	80	80
Statement Collection™	•		•	•	AW	AW
Dream Collection™	•	•	•	•	•	•
Prime	•	•	•	•	•	•

5/4 Smooth

Thickness 1 in

Length 12 ft boards

Width	3.5 in	4.5 in	5.5 in	7.25 in	9.25 in	11.25 in
Prime Pcs/Pallet	240	200	160	120	80	80
ColorPlus® Pcs/Pallet	240	200	160	120	80	80
Statement Collection™	•		•	•	AW	•
Dream Collection™	•	•	•	•	•	•
Prime	•	•	•	•	•	•

Batten Boards

Thickness .75 in

Length 12 ft

Width 2.5 in

Prime Pcs/Pallet 437

ColorPlus® Pcs/Pallet 190



Rustic Grain

Statement Collection™	•
Dream Collection™	•
Prime	•



Smooth

Statement Collection™	•
Dream Collection™	•
Prime	•

Protection in every detail, complete confidence in every area.

Hardie® Soffit

Every part of your home's exterior matters. With Hardie® Soffit panels, you can live confidently, knowing that gaps between eaves and exterior walls are covered to provide trusted protection.

DID YOU KNOW?

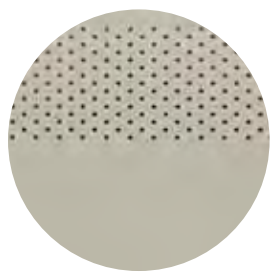
Using vented soffit improves ventilation and reduces the chance of water-vapor condensation that can promote mold, mildew and stains and which can damage your home's framing over time.

In warm climates, vented soffit allows hot, humid air to escape, which not only helps prevent condensation in the attic, but also helps reduce air-conditioning costs.

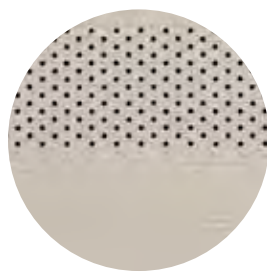
In cool climates, vented soffit helps prevent condensation from forming on the interior side of the roof sheathing and reduces the chances of roof-damaging ice dams.

Hardie® Soffit
Vented Smooth
Arctic White

Hardie® Soffit



**Vented
Smooth**



**Vented
Select Cedarmill®**



**Non-Vented
Smooth**



**Non-Vented
Select Cedarmill®**

Thickness 1/4 in

Length	12 ft	12 ft	8 ft	8 ft
Width	12 in	16 in	24 in	48 in
Prime Pcs/Pallet	200	150	100	50
ColorPlus® Pcs/Pallet	216	156	108	—

Vented Smooth

Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in
Statement Collection™			
Dream Collection™	•	•	•
Prime	•	•	•

Non-Vented Smooth

Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in
Statement Collection™			
Dream Collection™	•	•	•
Prime	•	•	•

Vented Cedarmill®

Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in
Statement Collection™	•		
Dream Collection™	•	•	•
Prime	•	•	•

Non-Vented Cedarmill®

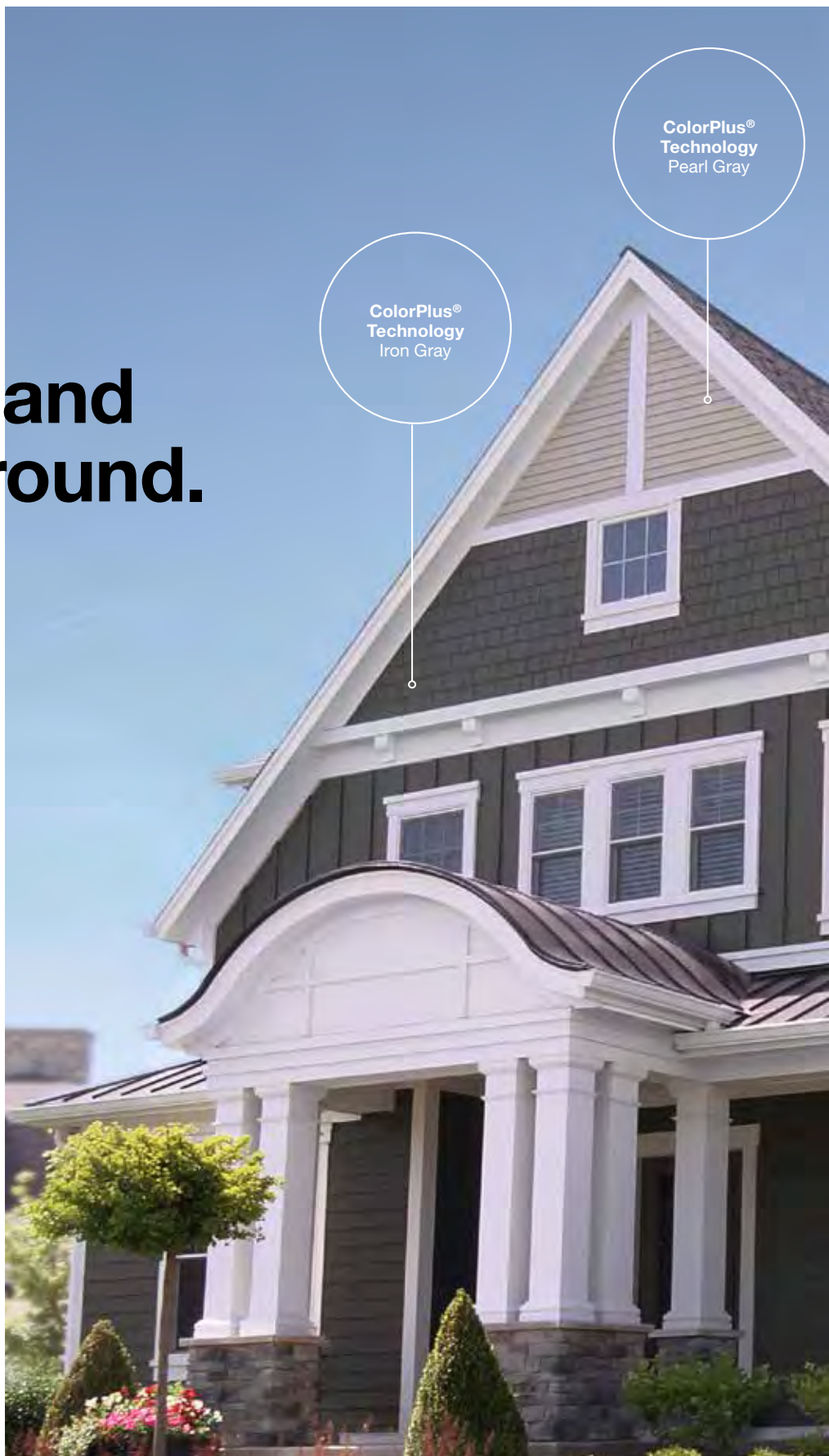
Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in
Statement Collection™	•		
Dream Collection™	•	•	•
Prime	•	•	•

Complete Exterior by James Hardie™

Confidence and beauty all around.



Scan code to visualize
Hardie® products on
your home.





Top to bottom, our exterior product line is defined by high performance, aesthetics and design options.

With a Complete Exterior by James Hardie™, you can bring your dream home to life without having to choose between protection and long-lasting beauty. Using products from a single, trusted manufacturer that offers exceptional warranties, you'll have complete peace of mind, so you can sit back, relax and enjoy your home's exterior.



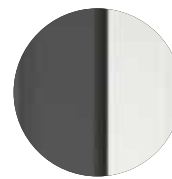
Hardie® Shingle



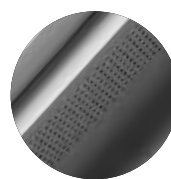
**Hardie® Panel &
Hardie® Trim Batten**



Hardie® Plank



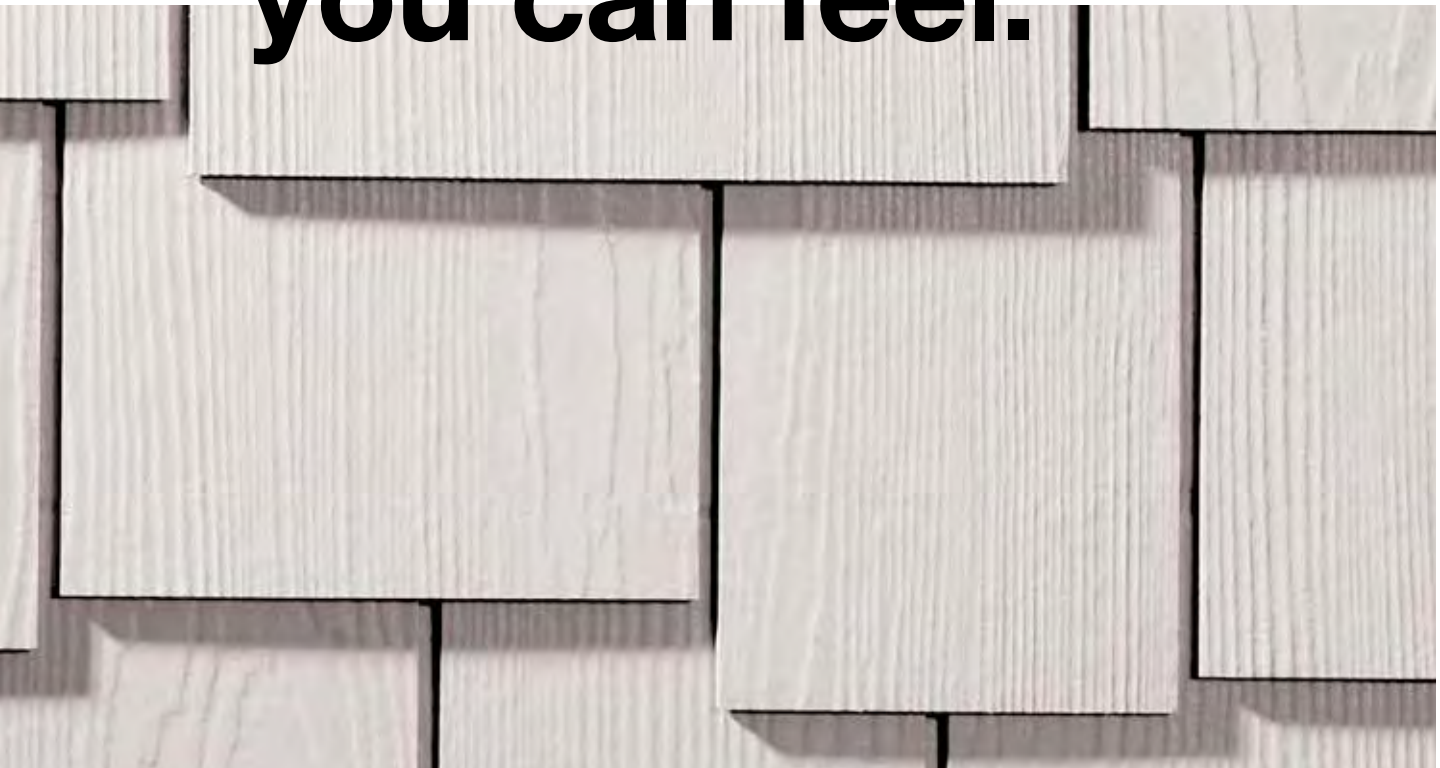
Hardie® Trim Boards



Hardie® Soffit

**Durability
you can trust.**

**Protection
you can feel.**





Tougher than the elements.



Fire

A home's exterior is its first line of defense against extreme weather and fire. Prepare your home for the unpredictable with siding that is non-combustible, won't burn and is recognized by fire departments nationwide.*

- Listed for use in wildfire-prone Wilderness Urban Interface (WUI) zones in the western US.

Cal-Fire Compliant

Fiber Cement Siding



*Hardie® siding complies with ASTM E136 as a noncombustible cladding and is recognized by fire departments across the U.S. including Marietta, GA, Flagstaff, AZ and Orange County, CA. Fiber cement fire resistance does not extend to applied paints or coatings, which may be damaged or char when exposed to flames.





Pests

Mother Nature's creatures can wreak havoc on wood-based siding. It can be pecked by birds or damaged by termites or other pests. Hardie® fiber cement holds no appeal for these critters, saving you the maintenance hassle.



Mother Nature

Your siding is exposed to Mother Nature all day, every day. You deserve to feel confident that it can hold its own throughout it all — from the changing seasons to extreme weather.

- FEMA Class 5 flood damage resistance (highest rating)
- Rated for use in High Velocity Hurricane zones by Miami-Dade County, Florida



Water Resistant

From rain to ice to snow, Mother Nature's precipitation patterns leave wood exteriors at risk to cracking, swelling and warping. Take shelter from the storm knowing that your siding is built to resist water damage.



Time

ColorPlus® Technology finishes provide a durable finish that helps resist fading and discoloration that other paint applications may see more quickly over time, so your exterior can keep its good looks longer.

Exterior solutions inspired by nature and designed to help protect your home from it.

Hardie™ Zone System

Only Hardie® fiber cement exterior products are Engineered for Climate®, designed specifically with your climate zone in mind for optimal performance. In the northern USA and Canada, HZ5® products resist shrinking, swelling and cracking in wet or freezing conditions. HZ10® products help protect homes from hot, humid conditions, blistering sun and more.

With Hardie® siding and trim, your home's exterior will be as tough as it is beautiful.





**Hardie® Panel
& Hardie® Trim
Batten**

**Hardie® Shingle
Straight Edge
Panel**

**Hardie® Plank
Smooth**

The highest-quality materials for your highest satisfaction.

Unique Formulation HZ5® Substrate

Not all fiber cement is the same. The Hardie® HZ5® product formulation contains the highest-quality raw materials. Our unique formulation, combined with innovative product design and manufacturing processes, creates a substrate that is specifically engineered to resist moisture, cracking, shrinking and swelling, for increased durability and workability.

Proprietary enhancements create durable Hardie® siding

Perfect balance of strength and workability

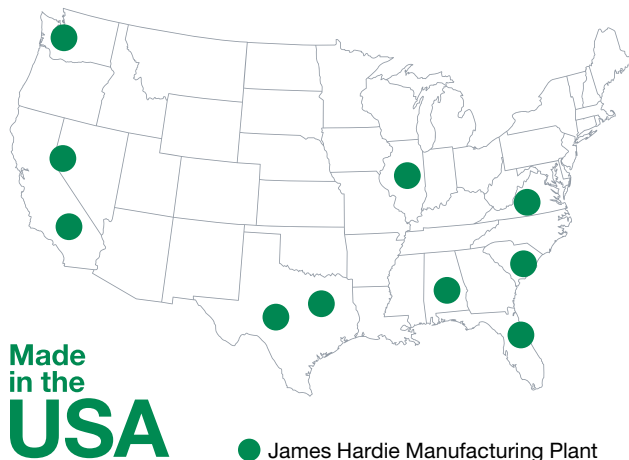
Our balance of high-quality Portland cement, sand and cellulose fiber delivers the best combination of strength and workability.

Enhanced moisture resistance for unmatched durability

Patented and proprietary additives are chemically bonded within the HZ5® substrate matrix to provide durable moisture resistance. In addition, Hardie® Plank in HZ5® substrates come with a drip edge to provide improved water management.

Increased dimensional stability

Our siding is engineered at the microscopic level to create a fiber cement composite with superior dimensional stability that helps protect against shrinking and splitting.





Unmatched investment in manufacturing scale and production innovation

- Largest manufacturer of fiber cement in North America
- 5x more capacity than our largest competitor
- More than 100 process and product quality checks
- 100+ scientists and engineers providing dedicated resources for continuous innovation in manufacturing and product development
- More U.S. fiber cement patents than any competitor

Building sustainable communities.

Sustainability is built into our DNA.

At James Hardie, our business is about building better communities that have a lower impact on our environment and are built to last. We operate with a global mindset and at the same time take great care in how our business affects households, our James Hardie community, the local communities in which we live and operate, and across the largest shared community of all, our global ecosystem. Building sustainable communities is at the forefront of our strategy and integral to our success.



- ↑ Global Impact
- ↑ Community Impact
- ↑ James Hardie
- ↑ Homeowner



Scan code to find out more about our sustainability efforts.





Adding value to our communities

We recognize our ability to impact the communities in which we live and work. While maintaining a global mindset, we put great care into how our business affects local communities. We contribute by sourcing, employing, delivering and giving locally.

Creating an impact

We invest in the local community and aim to locate the plants close to suppliers, customers and potential new employees, as well as sustainable transportation opportunities.

CONTRIBUTED

\$1.42B

To communities
in which we operate

HIRED

75%

From the local
communities in
which we operate

SOURCED

80%

Of raw materials
locally

DELIVERED

65%

Of manufactured
products locally

*Above statistics are the James Hardie impact from fiscal year 2022.

The right kind of impact

Having a sustainable impact means minimizing our impact on the environment while supporting resilient local communities. We are committed to minimizing our environmental impact, prioritizing the management of waste, water, energy and emissions.

2030 goals



Energy & Emissions

We aim to minimize our Scope 1+2 Greenhouse gas intensity by 40% from 2019 baseline.



Waste

We aim to minimize manufacturing waste intensity by 50% from 2019 baseline.



Water

We aim to increase water recycling by 20 Million cubic feet/year from 2019 baseline.



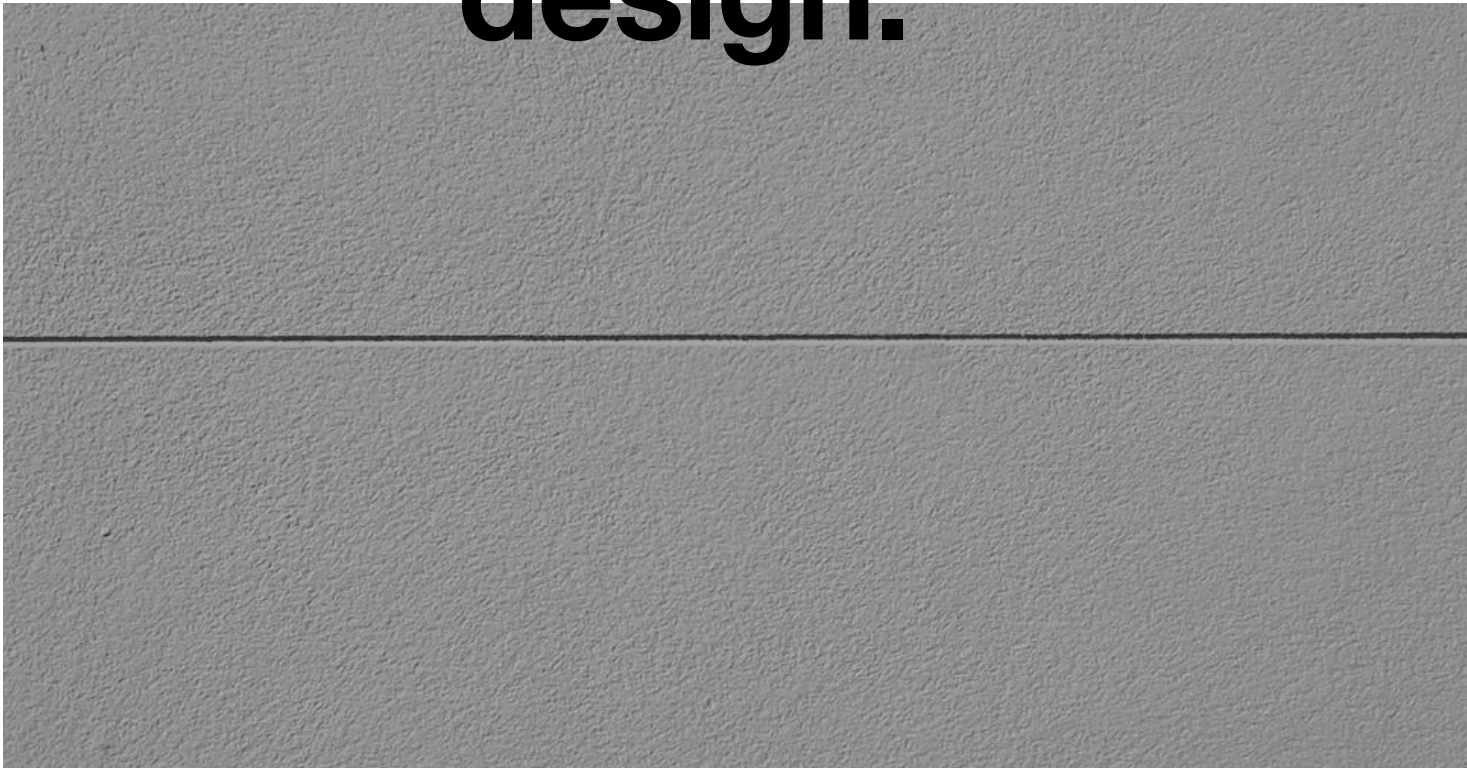
Environmental Product Declarations

We aim to have 80% of revenue from products with Environmental Product Declarations (EPD).





**Long-lasting
beauty by
design.**



Beauty begins with a finish that lasts.

Hardie® Shingle
Straight Edge
Panel
Eden Green



ColorPlus® Technology

ColorPlus® Technology finishes are fully cured on our boards in a controlled factory environment and arrive at your home ready for installation year-round. With prefinished color products, you'll have peace of mind, knowing you'll have a more consistent color and finish that doesn't depend on good weather.

With over 700 colors available, ColorPlus® Technology finishes offer endless design possibilities and help keep your home looking beautiful longer.



Finishing Technology

Primer

A quality primer is the first step to ensuring that the paint color you select expresses your home's true beauty now – and for years to come. Our distinctive primer is climate tested and engineered to enhance the performance of paint on Hardie® fiber cement exterior solutions. It helps to provide consistent, long-lasting paint adhesion, even in the most demanding conditions.

ColorPlus® Technology

Our advanced ColorPlus® Technology finishes deliver the ultimate in aesthetics and performance. Our products aren't simply painted at the factory. Our proprietary coatings are baked onto the board, creating a vibrant, consistent finish that performs better, lasts longer and looks brighter on your home.

Hardie® Trim
Smooth
Arctic White

Exceptional finish adhesion

Our proprietary coatings are engineered for exceptional adhesion to our substrate and applied to the surface, edges and features for durable performance.

Superior color retention

The finish is cured onto boards for a stronger bond, which allows for exceptional resistance to cracking, peeling and chipping.

Superior UV resistance

ColorPlus® Technology finishes are engineered to retain vibrancy and reduce fade or discoloration from UV rays.

Unparalleled beauty with unparalleled performance.

See the James Hardie difference

James Hardie invented modern fiber cement. Trusted by homeowners on over 10 million homes*, we continue to set the standard in premium, high-performance exterior cladding. Our products deliver uncompromising durability and finish quality for a beautiful, lower maintenance exterior.

Our unrivaled investment in R&D and constant innovations in product design, manufacturing and distribution allow us to remain steps ahead of the competition. With the support of our employees and partners, and with our exceptional warranties, we're committed to helping protect your home and investment every step of the way.



*Estimate based on total Hardie® siding sales through 2022 and average housing unit size.





Hardie®Trim
Smooth
Arctic White

Warranty — for peace of mind

Help protect your home with North America's #1 brand of siding, backed by exceptional warranties.

Unlike other brands, James Hardie doesn't prorate our siding and trim substrate warranty coverage.

We stand 100% behind our siding for 30 years and our trim for 15 years.

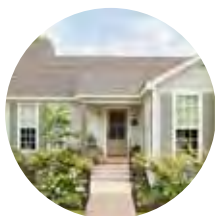
- Hardie® siding and soffit products come with a 30-year non-prorated limited substrate warranty.
- Hardie® trim products come with a 15-year non-prorated limited substrate warranty.
- ColorPlus® Technology finishes come with a 15-year prorated limited finish warranty.

Non-Prorated Siding Substrate Warranty Coverage by James Hardie



Endorsements — a reputation built on trust

For decades, our fiber cement products have been used to create better places to live. Each new home stands as a testament to our uncompromising quality. That proven track record has earned us the loyalty of millions of homeowners and the endorsements of trusted authorities across the building industry.



Featured on
Magnolia Network's Fixer Upper:
Welcome Home 2021



Featured on
HGTV's
Urban Oasis 2022



Green Builder Magazine
Readers' Choice,
"Most Sustainable Product" 2020

Make your home stand up and stand out.

#1 Return on Investment*

Re-siding with fiber cement siding provides the #1 return on investment of any major exterior remodeling projects.

COST vs VALUE 2021



Scan code to view the Cost vs. Value Report.



*Remodeling magazine 2021 Cost vs Value Report, national data for exterior home replacement projects over \$15,000. © 2021 Hanley Wood, LLC. Complete data from the Remodeling 2021.

FOR THE PROS

Protection that performs at every layer.

Hardie™ Weather Barrier

No exterior cladding can prevent 100% of water intrusion. Your home should have an additional line of defense. Hardie™ Weather Barrier provides a superior balance of water resistance and breathability, keeping the area within the wall drier. This helps prevent moisture accumulation that may lead to mold and mildew growth.



INSTALLATION ADVANTAGES

- Thicker, more durable material for easier, quicker installation
- Superior tear resistance helps prevent water infiltration
- Can be installed with staples in place of cap nails for cost savings
- Provides a higher level of performance, no matter what type of cladding you specify

Weather Barrier

Thickness	11 mil		
Length	100 ft	100 ft	150 ft
Width	3 ft	9 ft	9 ft

Flex Flashing

Thickness	60 mil	
Length	75 ft	75 ft
Width	6 in	9 in

Pro-Flashing

Thickness	20 mil		
Length	75 ft	75 ft	75 ft
Width	4 in	6 in	9 in

Seam Tape

Thickness	3.2 mil	
Length	164 ft	
Width	1-7/8 in	

Installation Done Right

INSTALLATION ACCESSORIES

Hardie™ Blade Saw Blades

Manufactured by Diablo, the Hardie™ Blade saw blade is designed specifically to cut fiber cement products and is the only saw blade James Hardie recommends. The blade creates clean, precise cuts while helping to reduce the amount of airborne dust produced.



PacTool® Gecko Gauge

The PacTool® Gecko Gauge is designed to improve the installation experience, allowing one person to hang Hardie® Plank lap siding during installation. Studies suggest the Gecko Gauge can improve the speed of solo installation by 30%.



Finishing Touches

COLORPLUS® TECHNOLOGY ACCESSORIES

Touch-Up Kits

Specially formulated to match ColorPlus® Technology finishes, our touch-up kits offer resistance to aging, color change and chalking. Estimated one kit per 4,000 sq ft of siding or 1,600 sq ft of trim.



Color-Matched Caulk

OSI® QUAD® MAX sealant offers a high-performance sealant solution to color match Statement Collection™ products.* About 18–20 linear feet per tube. Refer to packaging for manufacturer's recommendations.

*For matching Dream Collection™ products, contact your local James Hardie representative.

TRIM ACCESSORIES

Flat Tabs

Eliminate face nails and improve the aesthetic of trim applications around windows, doors and band boards.

Corner Tabs

Use corner tabs to eliminate face nail holes that would detract from the finished look of corner trim installations.



Scan code to
view install
and technical
documents.



#MyHardieHome | 1.888.542.7343 | jameshardie.com



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BATTENS & PERGOLA PROJECT GUIDE



KNOTWOOD™

It's Not Wood, It's Aluminum

Battens & Pergolas

The next level of style is only a step away with Knotwood's clip batten system. By adding a trellis or decorative feature wall, you can make your home stand out with an architectural feature that will show off your style and design.

Knotwood's Clip-batten system is as revolutionary as it is eye-catching. A built-in bracket provides a unique floating look that hides the unsightly bolts and provides a look you simply can't get anywhere else. Backed by over 50 years of experience in the aluminum industry, Knotwood's newest system is designed to be easy to install and requires next to zero maintenance.

Not only can you create stunning features, but the versatile system can be used to create an oasis in the form of a pergola or trellis. Pick from 4 different sizes, over 30 woodgrain colors and hundreds of solid colors to get the perfect look.

Immune to the traditional problems of both timber and steel, Knotwood's limited lifetime warranty provides a no fuss guarantee that your battens will be the envy of your neighbor for a lifetime.





Knotwood Colors

All Knotwood colors have been tested to withstand the most extreme environments and uphold the highest finishing standards in the world including the Australian, American and European standards. Backed by a limited lifetime warranty, it's no wonder Knotwood's award winning finish is coveted the world over. With a full range of color matched accessories available you can ensure a clean, uniform finish that will leave you breathless.

Please note: These colors are a guide only contact our office for samples. Please be aware that Knotwood contains natural color variation consistent with that of real timber.

Stock Colors

Colors with a grey background are the Knotwood stock colors.

WHITE SHADES



ASPEN



DRIFTWOOD



ASH



BEACH WOOD



ZEBRANO

BLACK SHADES



BLACK ASH

YELLOW SHADES



IROKO



TASSIE OAK



LIGHT OAK



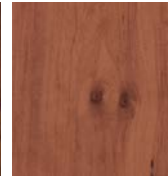
KNOTTY PINE



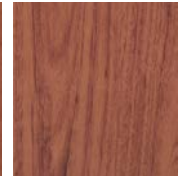
SPOTTED GUM



HICKORY



MAPLE



BLACKBUTT

YELLOW SHADES



ATLANTIC
CEDAR

ORANGE SHADES



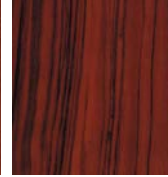
AUSTRALIAN
CEDAR



RED GUM



KOA



TIGER WOOD



MERBAU



IRON BARK

LIGHT BROWN SHADES



EASTERN
MAHOGANY



WESTERN RED
CEDAR



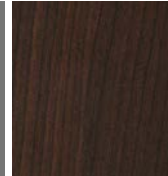
BUSH CHERRY



ELM



KWILA



TEAK BROWN

DARK BROWN SHADES



OLIVE TREE



BLACK WALNUT



WENGE

RED SHADES



JARRAH



SYDNEY BLUE



ROSE
MAHOGANY

Powdercoat Colors

If you want the reliability and consistency of a solid color, you can't go past our huge range of powder-coat colors. With the full range of colors on hand and a library of hundreds of custom colors only a phone call away, you can have exactly the look you want. All of our solid colors carry the same limited lifetime warranty as our premier woodgrain finish and are all applied by our experienced and accredited applicators to ensure you get the gold-standard of quality you deserve.



Frequently Asked Questions

Q. How far can the battens span?

A. This depends on your particular area for the purposes of wind rating and fixing points. The lengths are supplied in set lengths, but can be joined easily for longer lengths as required. Your installer should consult an engineer when necessary for larger projects.

Q. Can I use this material structurally?

A. Knotwood is designed to be a decorative product and is not primarily intended to be used for construction. Aluminum is a versatile material and with appropriate planning can be used for almost anything. Consult your builder or installer when unsure if Knotwood would be a suitable material for your project.

Q. How do I cap the ends of the battens?

A. We can supply a purpose designed end-caps color matched to your battens if required.

Q. How do I clean and maintain my product?

A. If your Knotwood needs to be cleaned, use a mild, PH neutral detergent and warm water to wash down your structure. Check our care and maintenance page on our website for full details.

Our
RANGE



BATTEN SIZES

With one bracket section, Knotwood battens are interchangeable. Available in the following size profiles, you can't go past the unique look Knotwood Battens can provide your home.

- 2x2"
- 2x4"
- 2x6"
- 2x8"

ACCESSORY RANGE

With a full set of color matched end-caps and posts in most geometric sizes available to order, you can be sure to create the look you need.

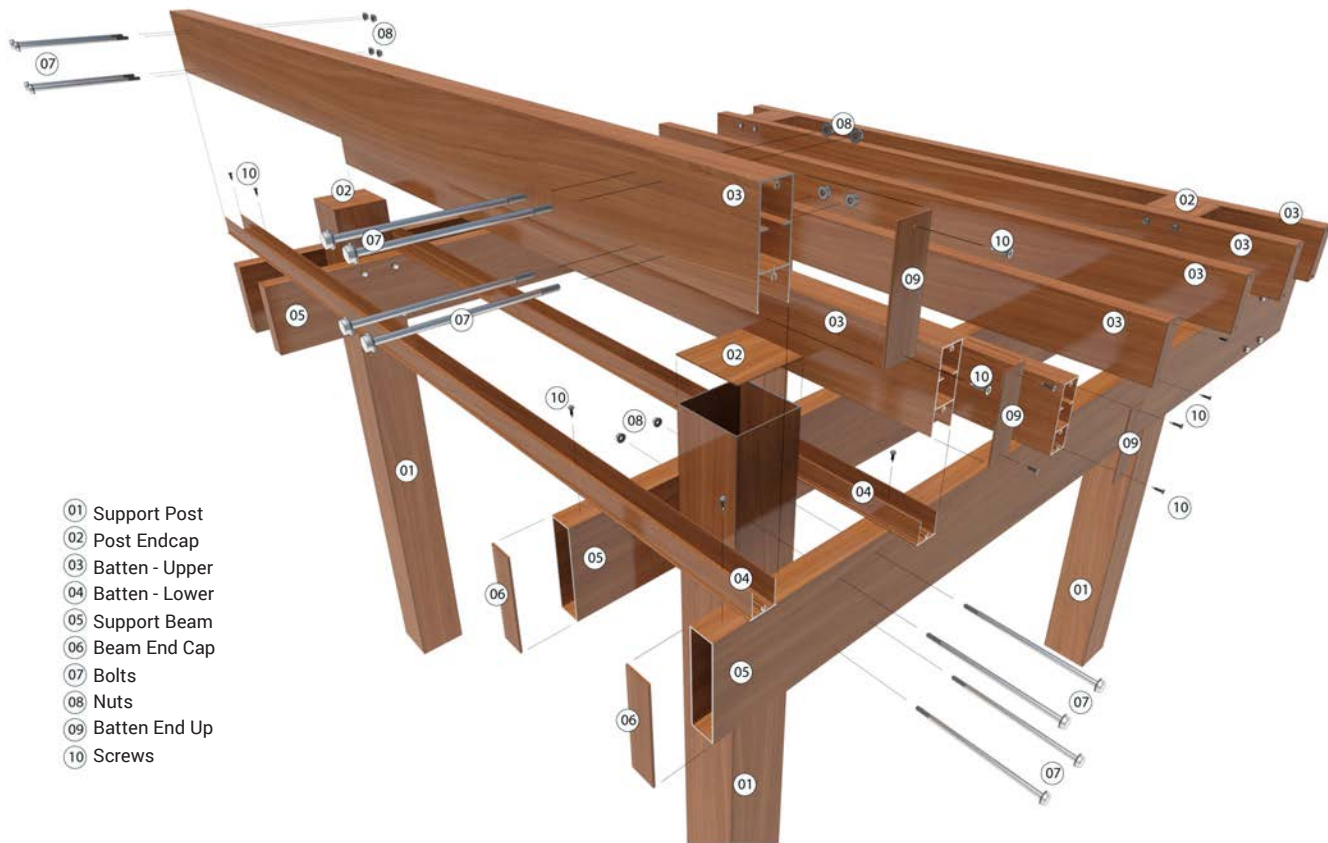
THE LOOKS

Mix and match lengths and sizes to create a random look, scale up and down the sizes or keep a clean uniform finish by sticking to one size and length. Miter them to create structures or create a full on Pergola. Mount them at any angle. The looks are limitless. See the install guide for more information or visit our website.

www.knotwood.com/battens/
www.knotwood.com/pergolas/

SUITABLE USAGES

Feature walls, trellis, pergolas, feature fencing, façade fasteners, shade screen, louver screen, bus-stops, shop-fitouts, decorative framing, awnings, soffit façades.



Easy Installation

We strive to make Knotwood as easy, simple and efficient as possible. All of our Installation guides and technical manuals are readily available.

Each manual contains step-by-step instructions and product codes. You can train yourself in minutes and our sales team are always on hand to answer any questions you might have.

You can find the full list of guides by going to our website www.knotwood.com.

Our PRODUCTS







01 Pedestrian Shelter - Sunshine Coast, AUS

The contrasting elements of stone, wood and metal created a great effect for this public space. Designed as shelters in a park, the Knotwood battens and slats used to create the trellis combined with the matching seating create a unique look that tie's the natural elements of the park together seamlessly with the man-made structures around it.



02 Splash! In Pool Bar - Freeport, Bahamas

What could be more luxurious than a bar and grill built into a pool? With such a strange combination of environmental factors, Knotwood was the only option. The battens used to create the roof not only provide shelter for the staff and patrons, but provide a truly tropical feel.

03

Kewalo Apartment Trellis – Honolulu, Hawaii

The forerunner for the Trellis system, this apartment block in Honolulu showcases the range of roles Knotwood's Batten system can fulfil. Providing shade and a focal point for the design, the Kewalo Apartments have ever looked so stylish.



04

Driveway battens - Sunshine Coast, AUS

These huge battens on this sunshine coast home seek to tie the garage door in with the house while providing a warm element in an otherwise cold pallet. Simultaneously providing a contemporary style with a traditional warm element, this seaside house needed a solution that wouldn't require much maintenance while the owners were vacationing elsewhere.



KNOTWOOD™

It's Not Wood, It's Aluminum

30 Tech Parkway South, Suite 400
Peachtree Corners, GA 30092

Phone: **1.855.566.8966**

Web: **www.knotwood.com**

E-mail: **KnotwoodInfo@OmniMax.com**

Fencing | Privacy Screens | Gates | Decking | Cladding | Battens | Soffits & Fascias

CLADDING PROJECT GUIDE



It's Not Wood, It's Aluminum

Aluminum Cladding

Are you looking for a feature to set your project apart from the rest? Do you need cladding system that won't fuel a fire or swell and crack during the storm season? Why not try Knotwood Cladding?

Knotwood Cladding is made from 100% aluminum protected by a durable woodgrain powder coat finish. It's immune to fire, rust, rot, insects and will never warp, split or crack. Even extreme heat or freezing cold can't damage Knotwood. Coated in Knotwood's award winning woodgrain finish it meets the highest finishing standards in the world. Backed by an industry leading limited lifetime warranty you can be sure that Knotwood cladding won't let you down.

The unique hidden fastener system creates a clean finish that hides any unsightly screws or rivets. The interlocking system makes Knotwood cladding a smart choice when water penetration is a concern. In the event repairs are needed, Knotwood's unique top-down interlocking board system makes repairs fast and simple. In addition, Knotwood cladding requires next to no maintenance, just a quick wash with warm water will keep it looking brand new from the day it goes in.

Why wait for an inferior system to cost you time and money, damaging your building in the process? Let Knotwood cladding protect your investment, it won't let you down and it'll look great while doing it.





Knotwood Colors

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ASPEN



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BLACK ASH

YELLOW SHADES



IROKO



TASSIE OAK



LIGHT OAK



KNOTTY PINE



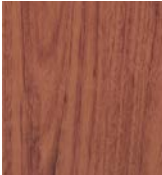
SPOTTED GUM



HICKORY



MAPLE



BLACKBUTT

YELLOW SHADES

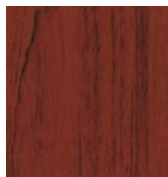


ATLANTIC
CEDAR

ORANGE SHADES



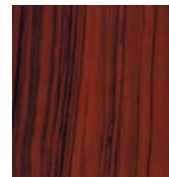
AUSTRALIAN
CEDAR



RED GUM



KOA



TIGER WOOD



MERBAU



IRON BARK

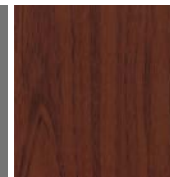
LIGHT BROWN SHADES



EASTERN
MAHOGANY



WESTERN RED
CEDAR



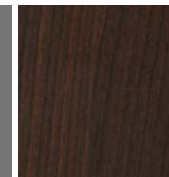
BUSH CHERRY



ELM

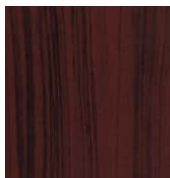


KWILA

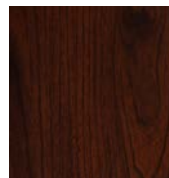


TEAK BROWN

DARK BROWN SHADES



OLIVE TREE

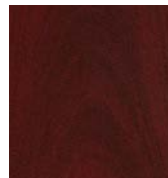


BLACK WALNUT



WENGÉ

RED SHADES



JARRAH



SYDNEY BLUE



ROSE
MAHOGANY

Powdercoat Colors

If you want the reliability and consistency of a solid color, you can't go past our huge range of powder-coat colors. With the full range of Colorbond colors on hand and a library of hundreds of custom colors only a phone call away, you can have exactly the look you want. All of our solid colors carry the same limited lifetime warranty as our premier woodgrain finish and are all applied by our experienced and accredited applicators to ensure you get the gold-standard of quality you deserve.



Frequently Asked Questions

Q. Is it waterproof?

A. Knotwood cladding is designed as a façade fixed product and is not intended to be a total waterproofing system. The interlocking system lends itself well to easy waterproofing and it will not degrade if subjected to heavy rain or driving wind. Proper waterproofing measures should always be taken to prevent damage to your home. Please reference our installation guides for suggestions.

Q. How does it handle temperature changes?

A. Aluminum is a thermally conductive material. The advantage of this is that high temperatures and freezing cold will not damage the material. It does mean however that it will expand and contract with temperature fluctuations. Our cladding system is designed with this in mind and uses specialised clips to conceal any possible thermal expansion or contraction without damaging the material. See the installation guide for details.

Q. Can it be used in hurricane areas?

A. Knotwood's cladding is very durable when properly installed. When hurricanes are a likely or frequent occurrence in your area, engineering advice is always recommended. Knotwood Cladding is designed as an external fixing and relies largely on the strength of the surface it is fixed to in the event of a natural disaster.

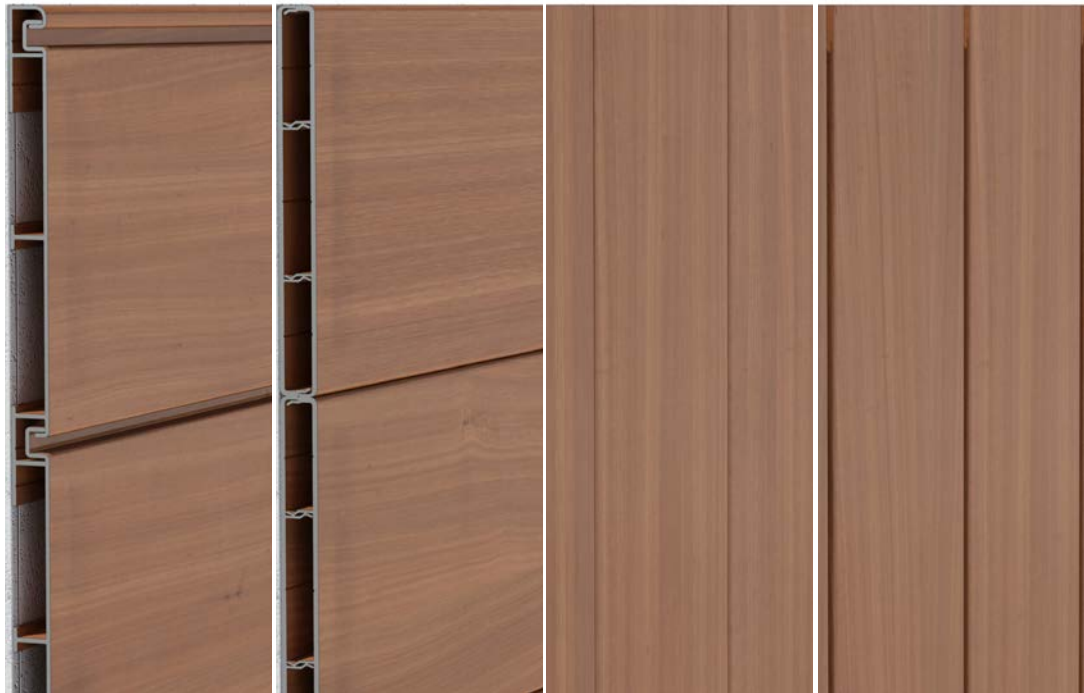
Q. Is it fire-rated?

A. Knotwood is ideal for fire-danger areas. Aluminum does not ignite under normal circumstances and the coating used contains no combustible fuels or flammable materials. Please refer to our website for more information.

Q. How can I get it?

A. Your local supplier of Knotwood can be contacted for information on pricing, lead times and any questions pertaining to your specific project. Please refer to our website for more information.

Our
RANGE



OUR STYLES

Knotwood Boards are as versatile as they are stunning. Easily fitted in external, internal horizontal or vertical applications, with or without a strong shadow line and in ribbed or smooth finish. Classic or contemporary style, Knotwood cladding hits the mark.

WHY KNOTWOOD

Non-combustible, limited lifetime warranty, will never rust, warp or crack, low maintenance, natural woodgrain look, marine grade aluminum, concealed fasteners, huge range of colors and finishes.

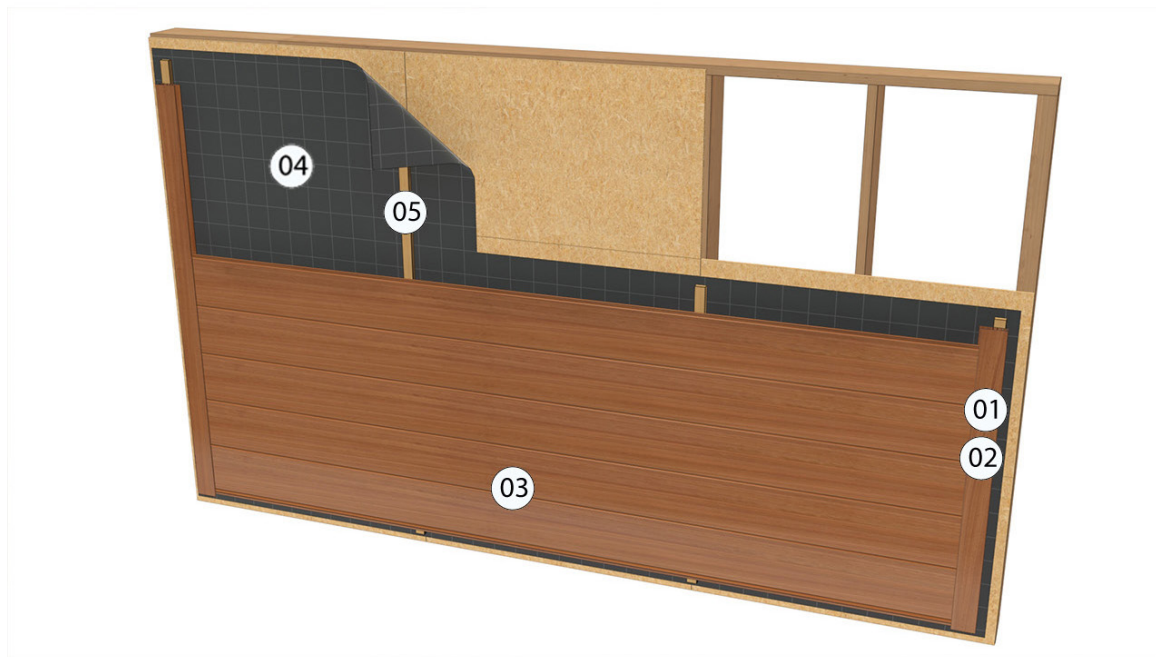
BOARDS SIZES

Cladding boards are available in 18' 6". lengths. 4" and 6" smooth finish for when a smooth contemporary style is the best option.

FINISHING CLIPS

Knotwood cladding is a system with a full range of finishing angles and clips for internal and external corners, joining boards and covering ends both around windows and doors and near walls. See the install guide for more information or visit our website.

www.knotwood.com/siding/



- 01 Finish Base
- 02 Finishing Top
- 03 Cladding Board
- 04 Underlayment
- 05 Furring Strip

Easy Installation

We strive to make Knotwood as easy, simple and efficient as possible. All of our Installation guides and technical manuals are readily available.

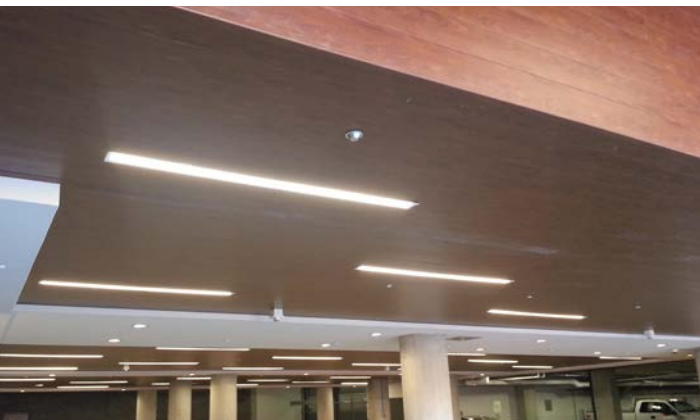
Each manual contains step-by-step instructions and product codes. You can train yourself in minutes and our sales team are always on hand to answer any questions you might have.

You can find the full list of guides by going to our website www.knotwood.com.

Our PRODUCT







01

Thousand Spears – Denver, Colorado

The amount of work that went into this hotel in Colorado, quickly paid off when the cladding was installed. The beautiful ceiling cladding created a warm feel in the carparking area, that would have been cold and uninviting without it. Again the Low maintenance was really appealing and the results speak for themselves.



02

Farmhouse - Dallas, Texas

One of the most impressive residential projects to date, this farmhouse in Dallas, Texas, has been nicknamed “the house of Knotwood” after it’s almost total knotwood cladding. The log cabin fantasy was brought into the 21st century with the high-tech, low maintenance solution to the high exposure the house would surely face through the changing year round climate of the region.

03

McDonald's Cladding - Coffs Harbour, AUS

Knotwood is the cladding of choice for many fast food outlets around the country. National chains and restaurants have flocked to it for its low maintenance requirements and stunningly realistic looks. This project in Coffs Harbour was completed in our Light Oak color and works really well with the red brick work and black paneling.



04

1st Choice Liquor – Tweed Heads, AUS

This impressive project in Tweed heads uses the 'seamless' system to create a truly stunning look. The impressive facade would have been impossibly difficult to maintain had it been made from timber. The woodgrain look was something the owners couldn't do without, so Knotwood was their only option.





It's Not Wood, It's Aluminum

30 Tech Parkway South, Suite 400
Peachtree Corners, GA 30092

Phone: **1.855.566.8966**

Web: **www.knotwood.com**

E-mail: **KnotwoodInfo@OmniMax.com**

Fencing | Privacy Screens | Gates | Decking | Cladding | Battens | Soffits & Fascias

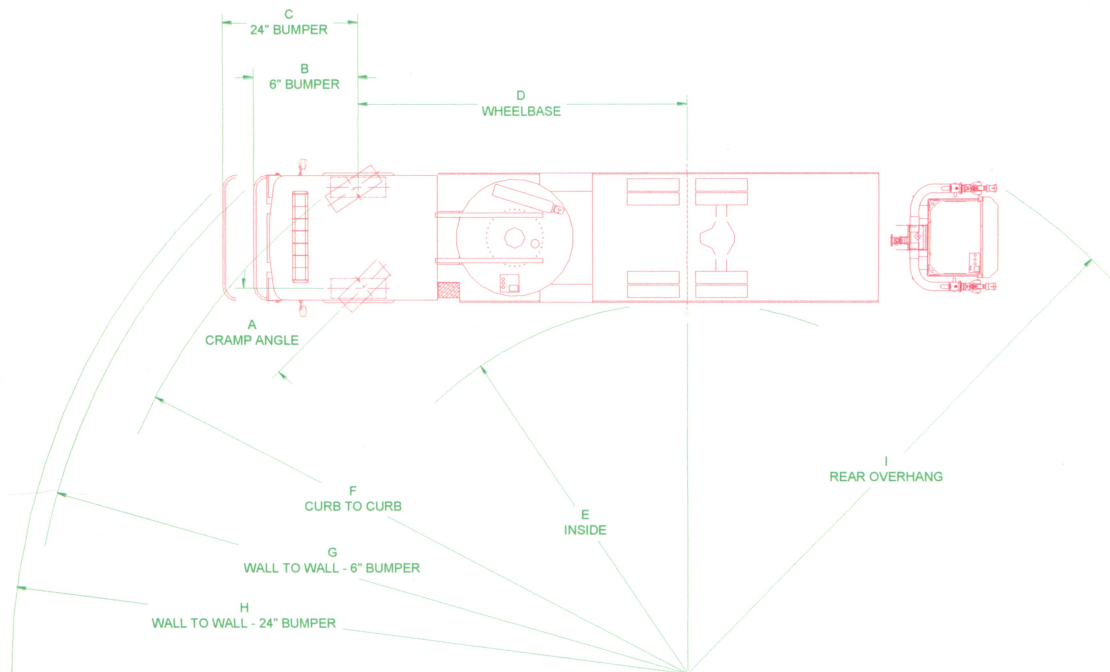
SUTPHEN CORPORATION

Aerial Tower - 247" Wheel Base

Components

Chassis Sutphen 2011 Aerial Tower

CTB-1510 TURNING RADIUS DATA



Parameters

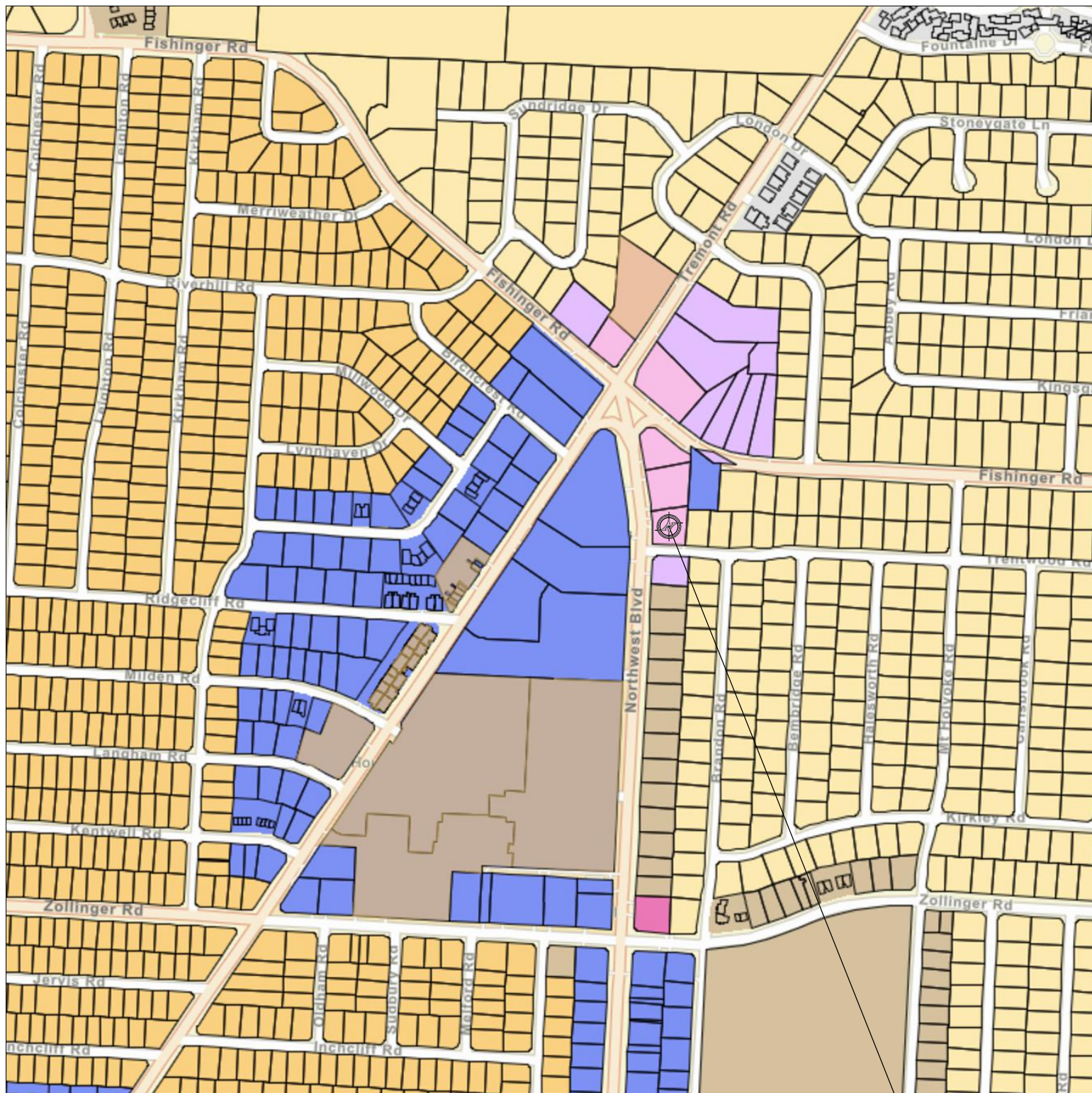
A	Cramp Angle (maximum)	42 deg. 425 Tires
B	Front Overhang 6" Bumper	76"
C	Front Overhang 24" Bumper	94"
D	Wheelbase	247"

Calculated Results

E	Inside Turning Radius	21'-11"
F	Curb to Curb	36'-9"
G	Wall to Wall 6" Bumper	40'-5"
H	Wall to Wall 24" Bumper	41'-8"
I	Rear Overhang Swing	35'-6"

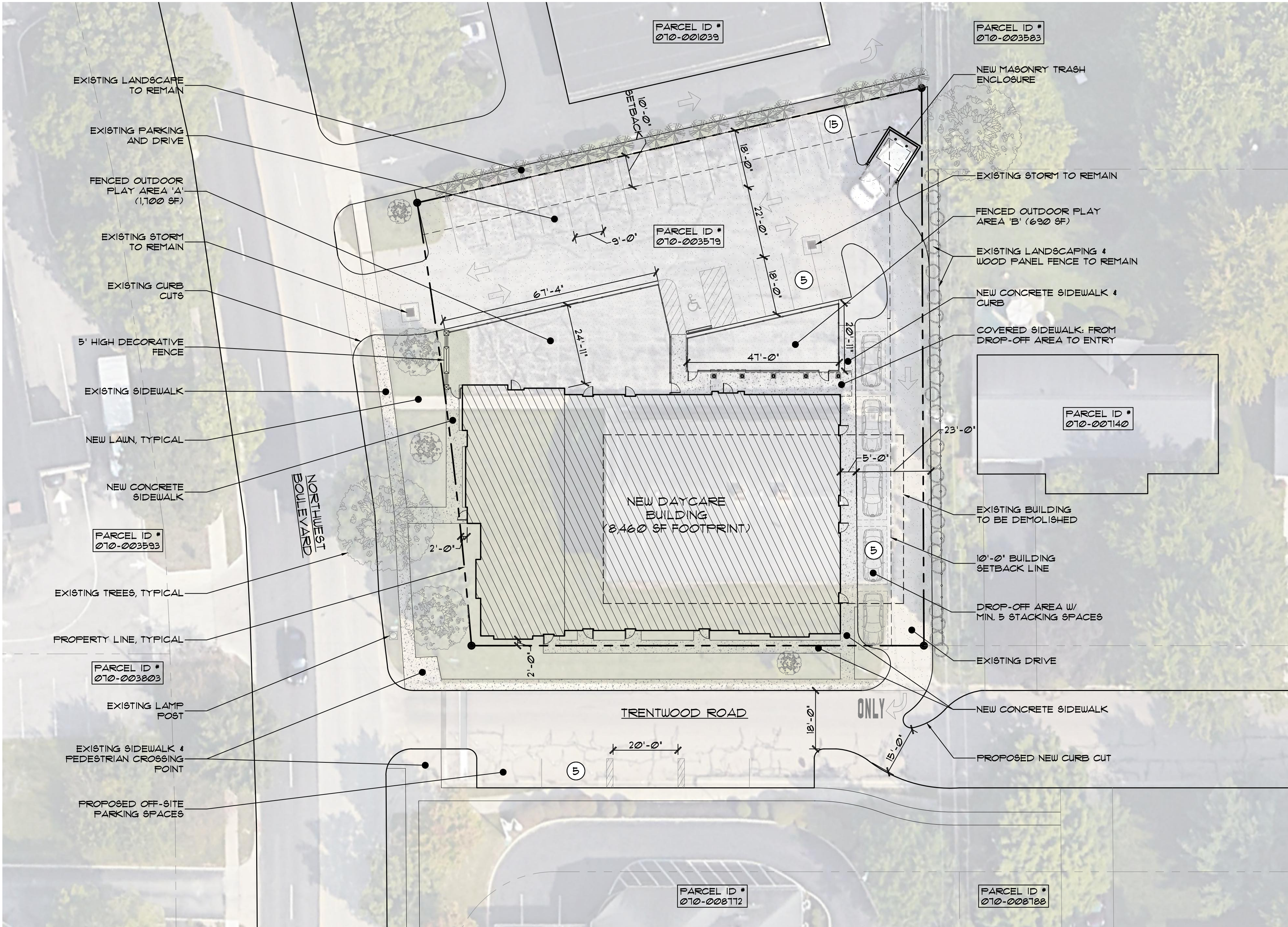
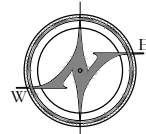
Cramp Angle may vary due to vehicle configuration.
Curb to Curb based on a 9" curb

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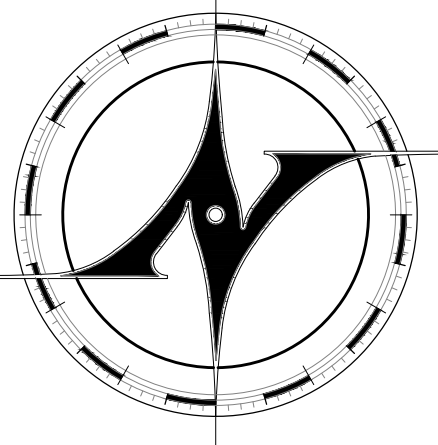
Vicinity Zoning Map

Not to Scale



ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"



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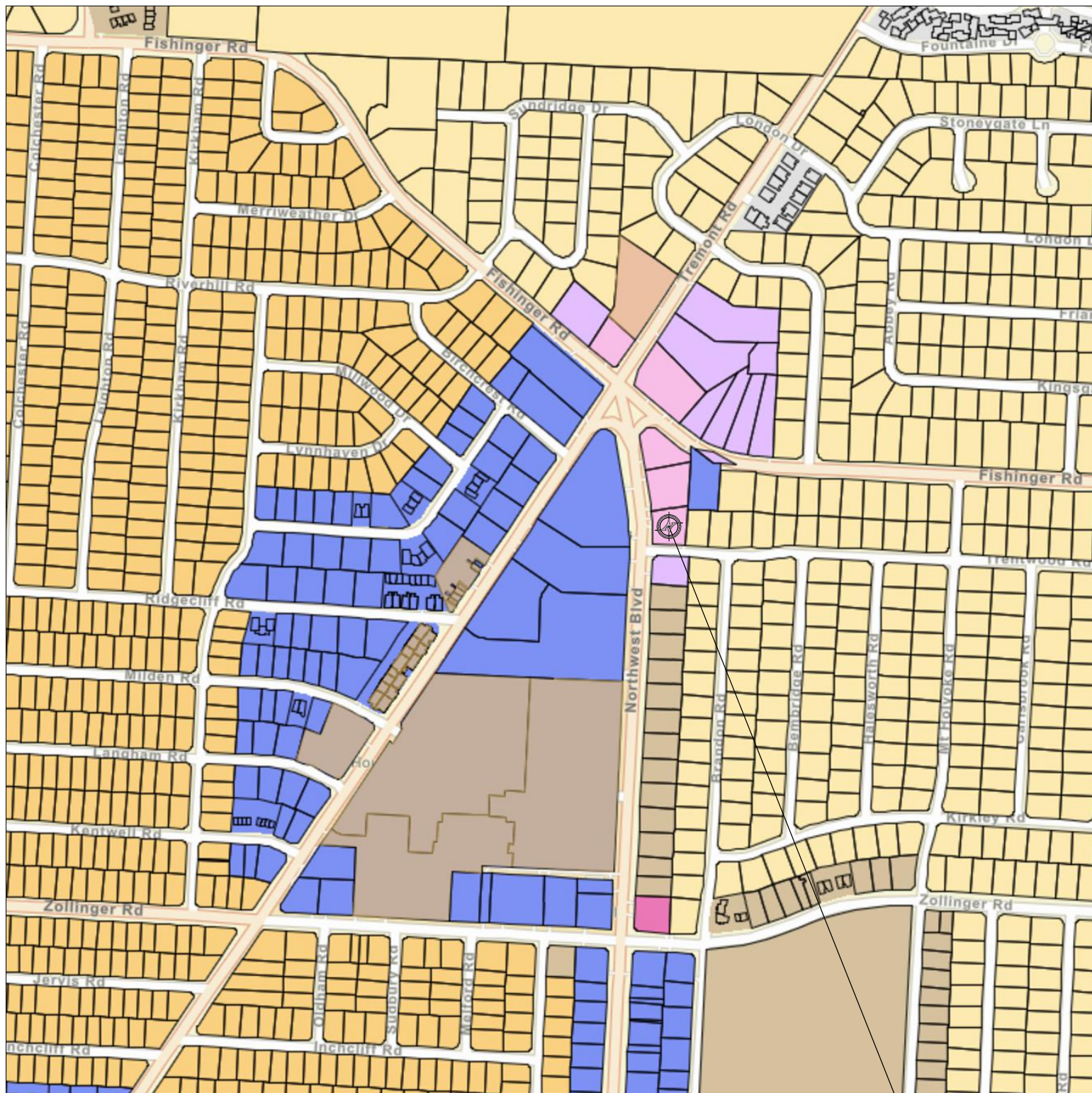
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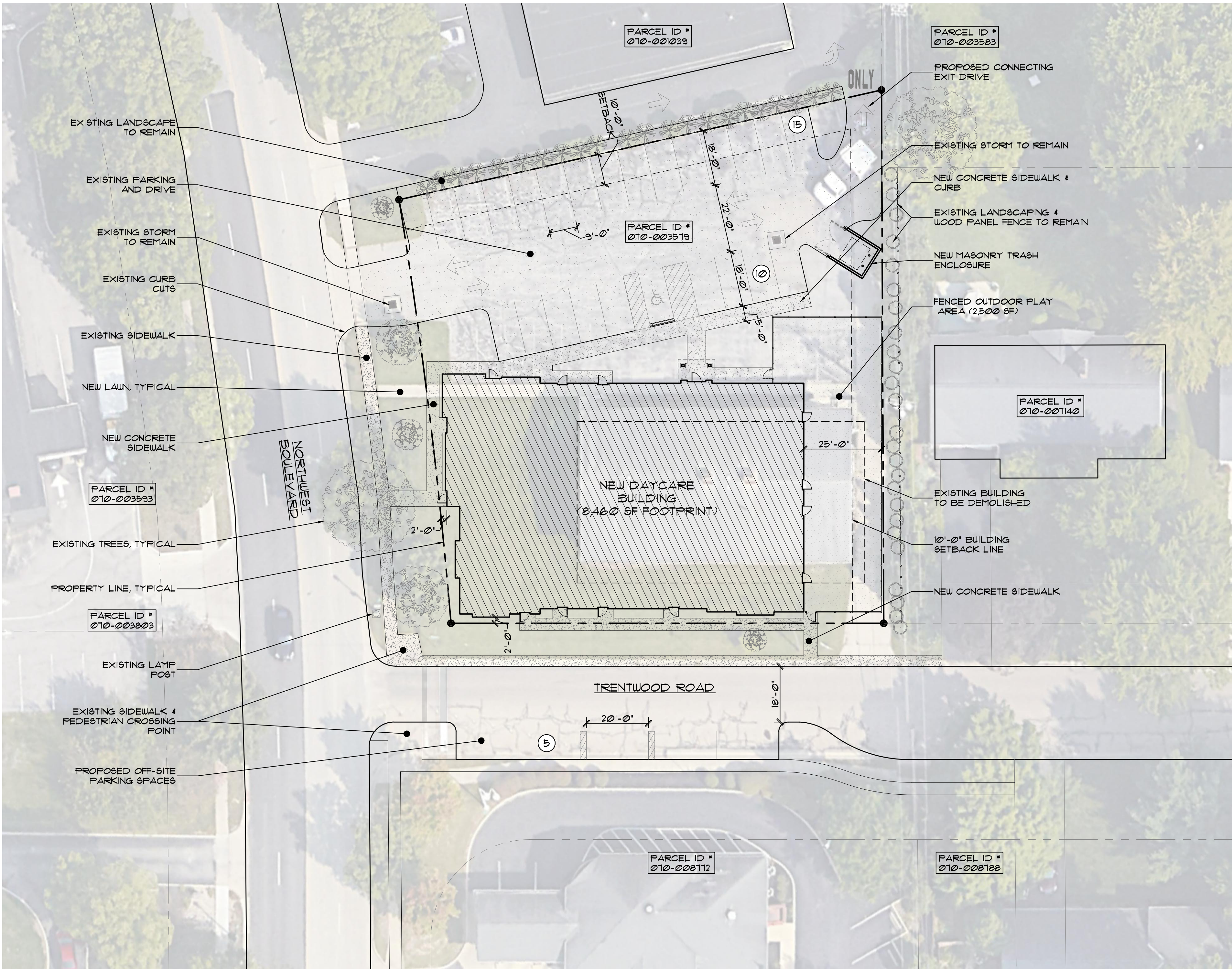
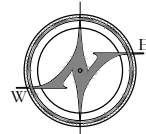
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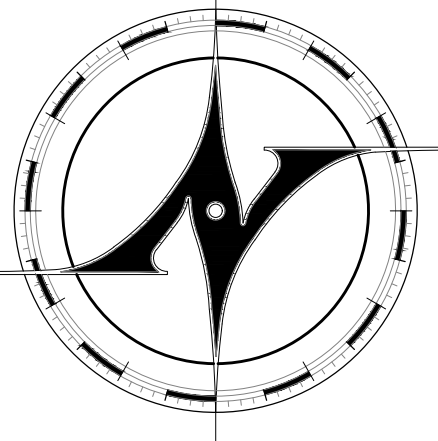
Vicinity Zoning Map

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ARCHITECTURAL SITE PLAN - ALTERNATE

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ARCHITECTURAL
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- ALTERNATE -

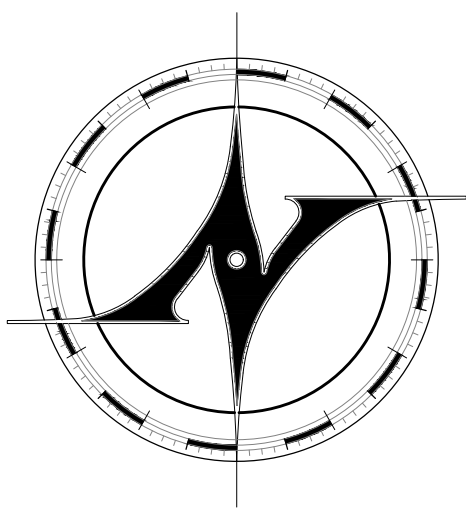
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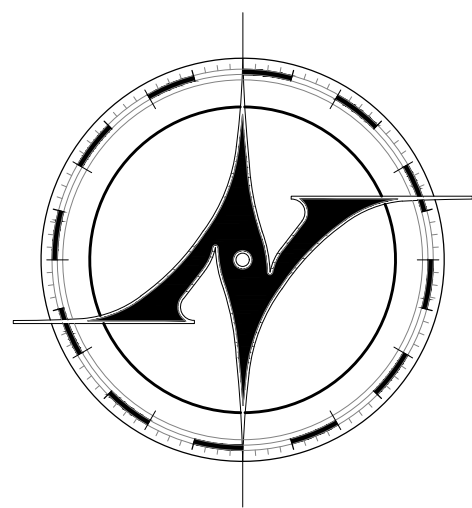
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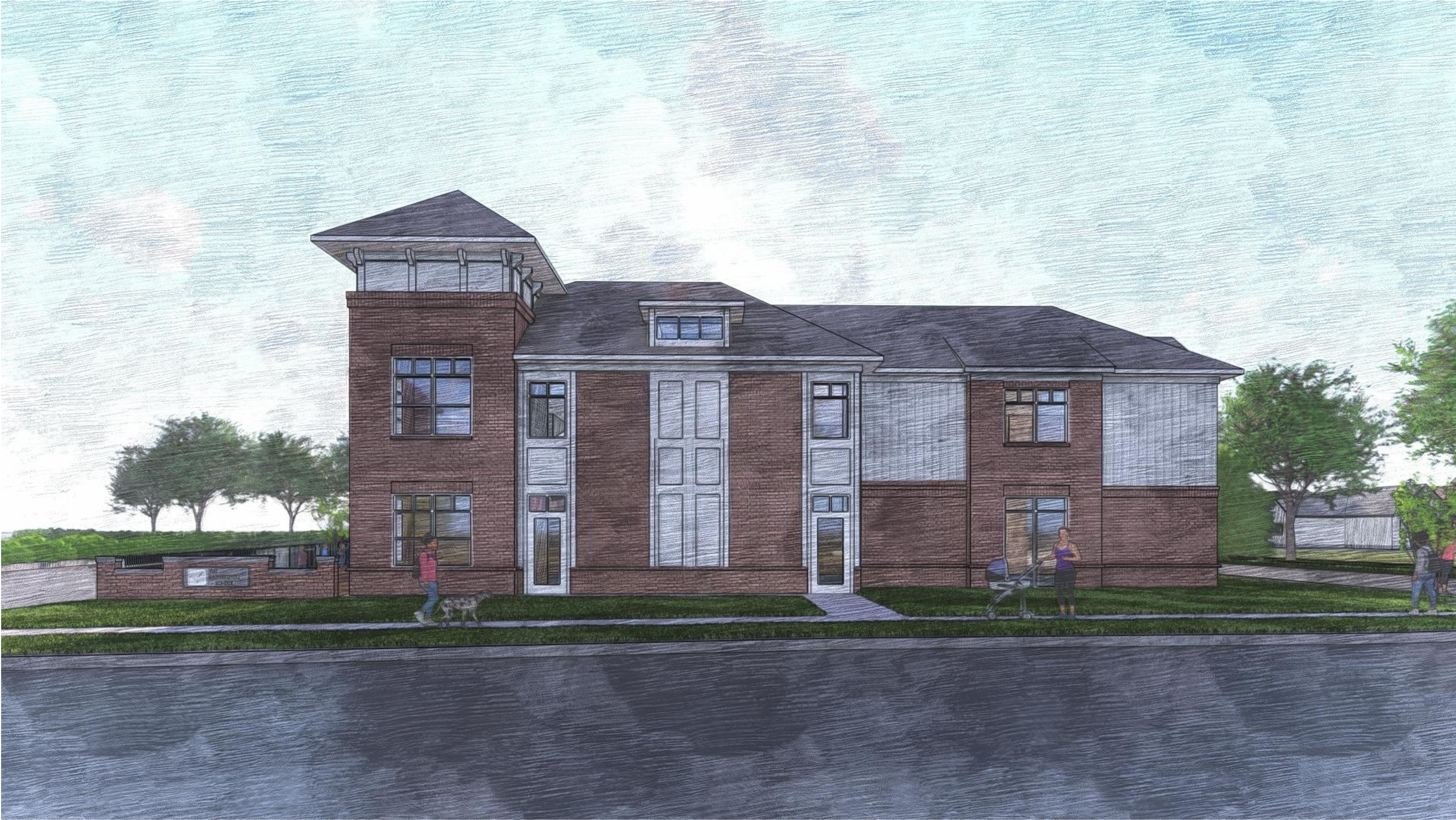
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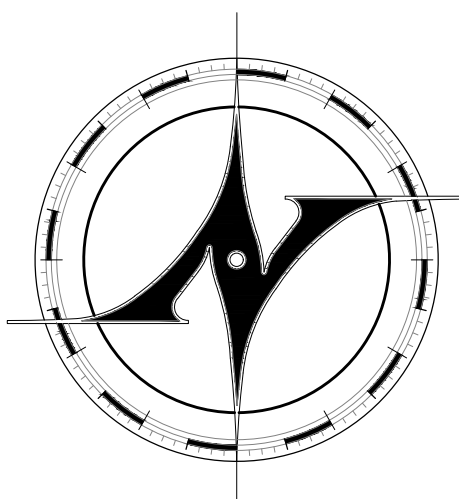


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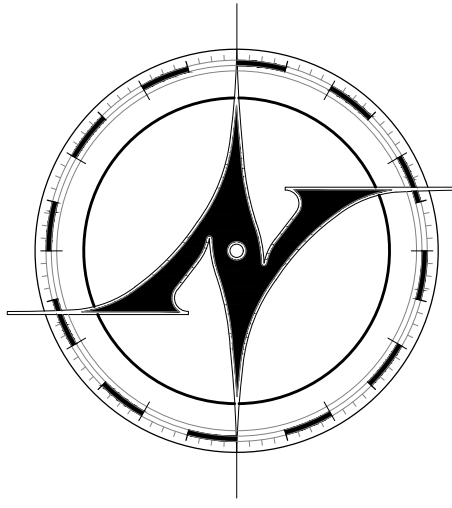
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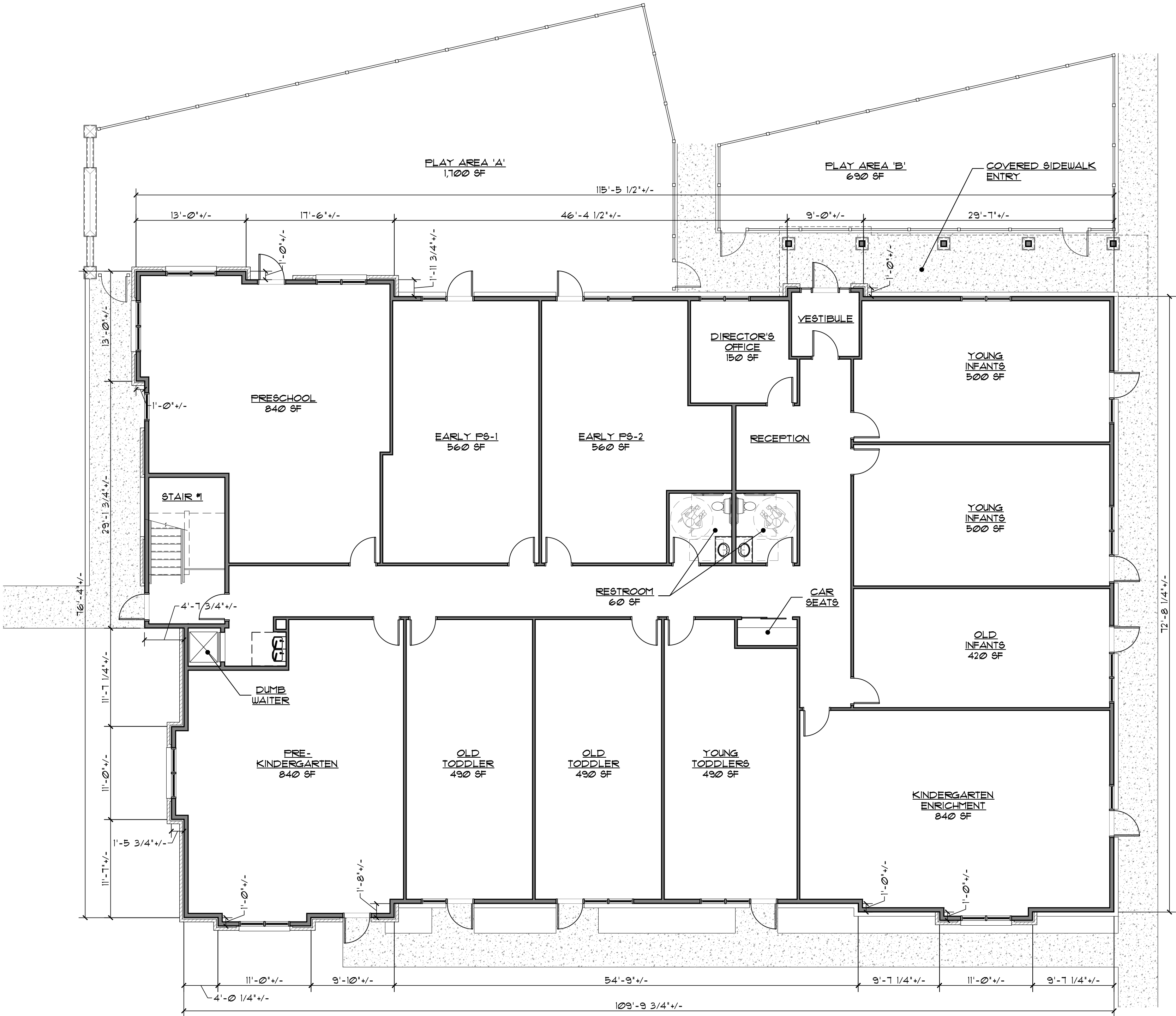
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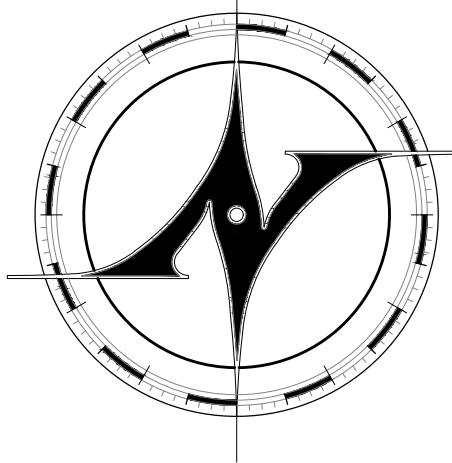
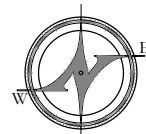
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FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



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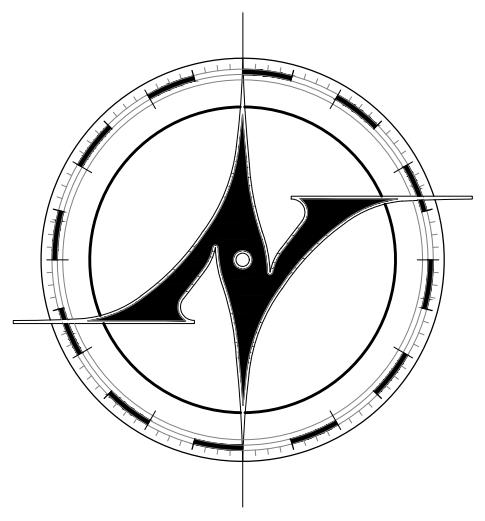
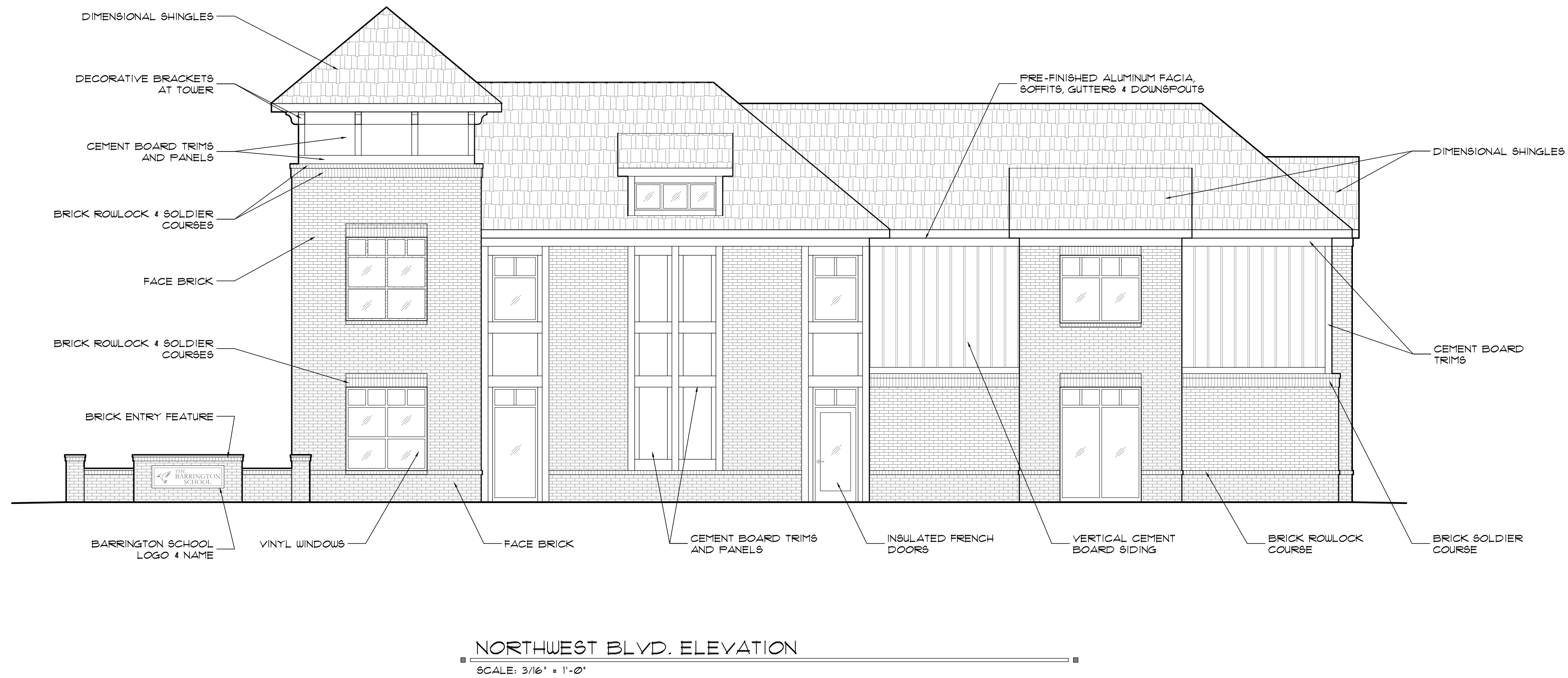
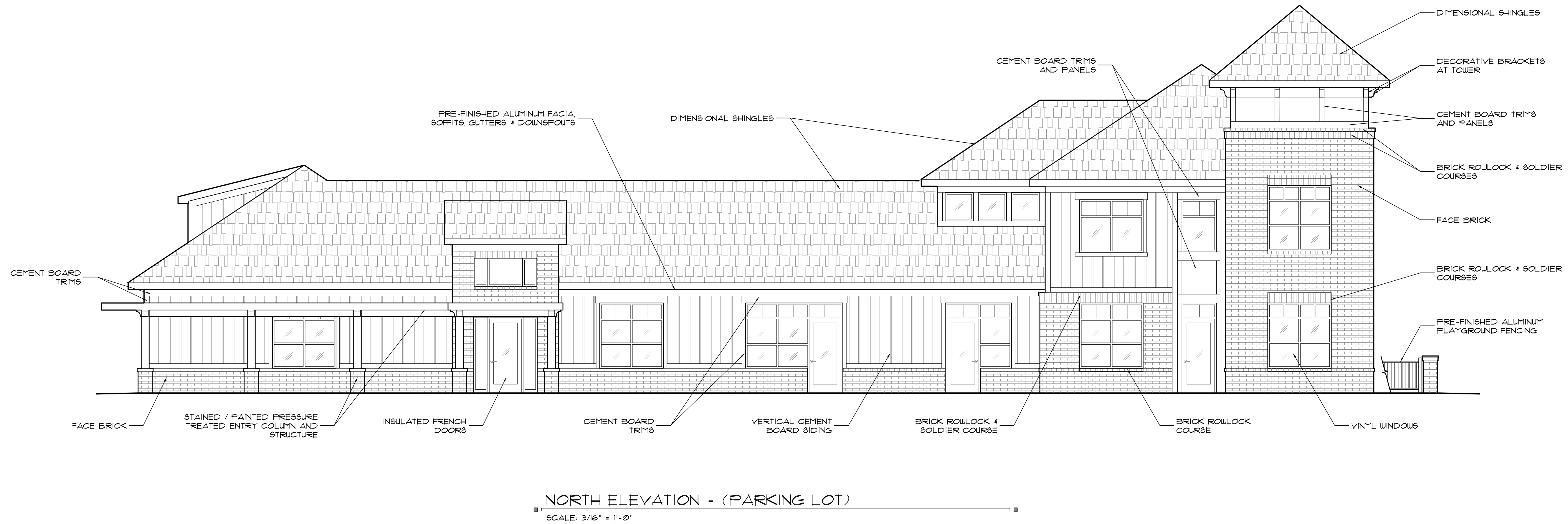
SECOND FLOOR PLAN

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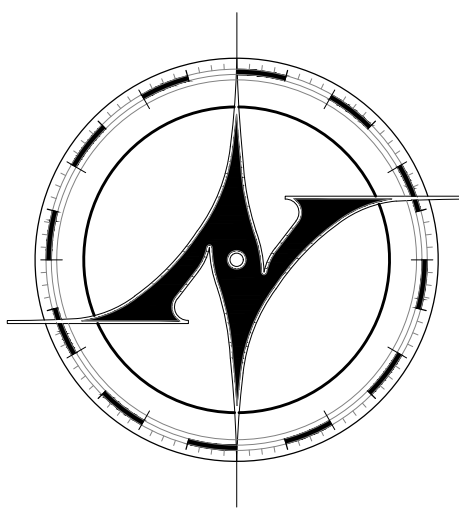
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EXTERIOR
ELEVATIONS

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A5.1

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A5.2



EAST ELEVATION - (DROP OFF)

SCALE: 3/16" = 1'-0"



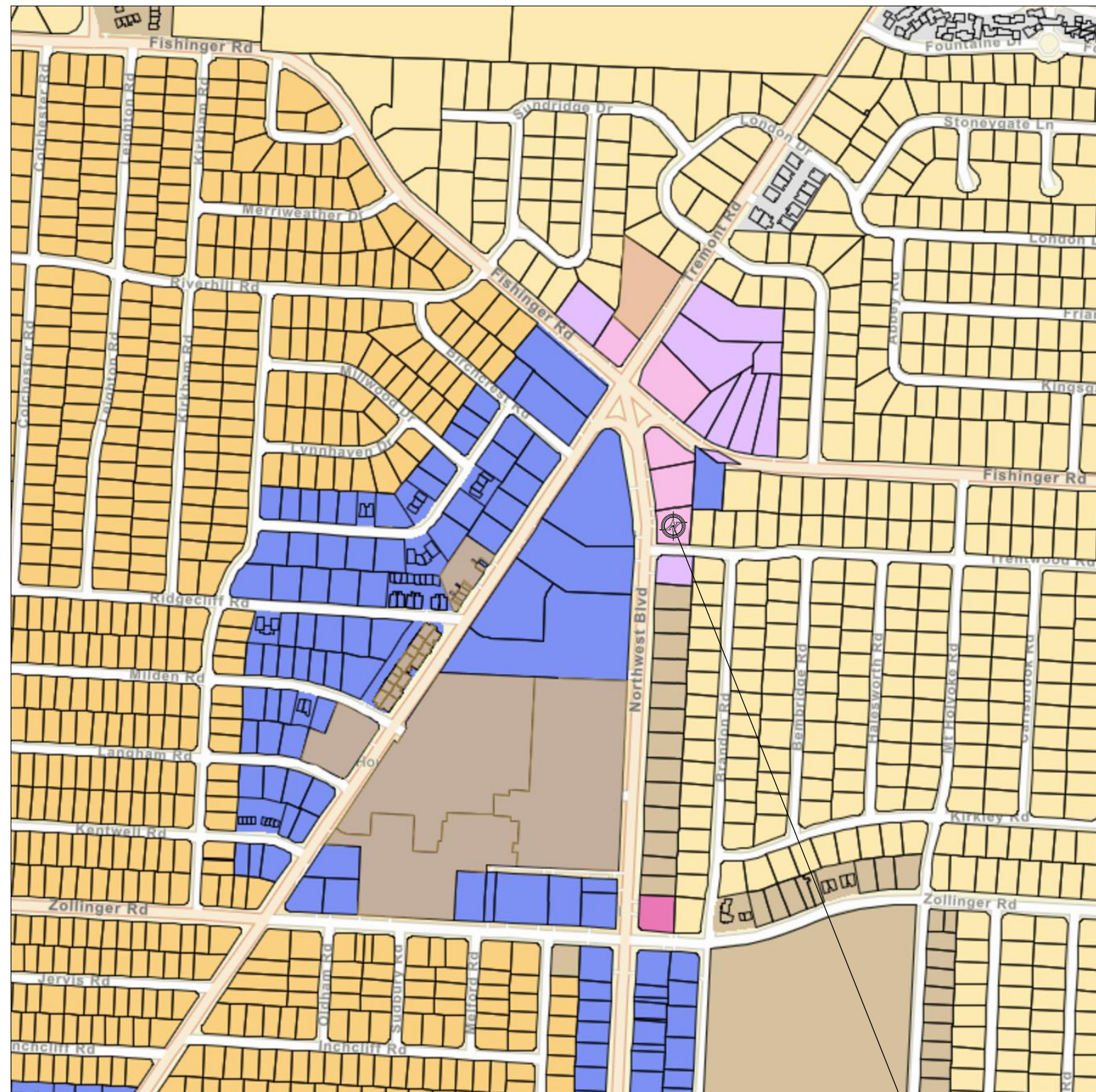
TRENTWOOD ROAD ELEVATION

SCALE: 3/16" = 1'-0"

The project included in the submission is for a daycare at 3230 Northwest Boulevard, Upper Arlington. While the site has an existing building, it is unsuitable for the client's business needs and we propose demolishing it and replacing it with a new building.

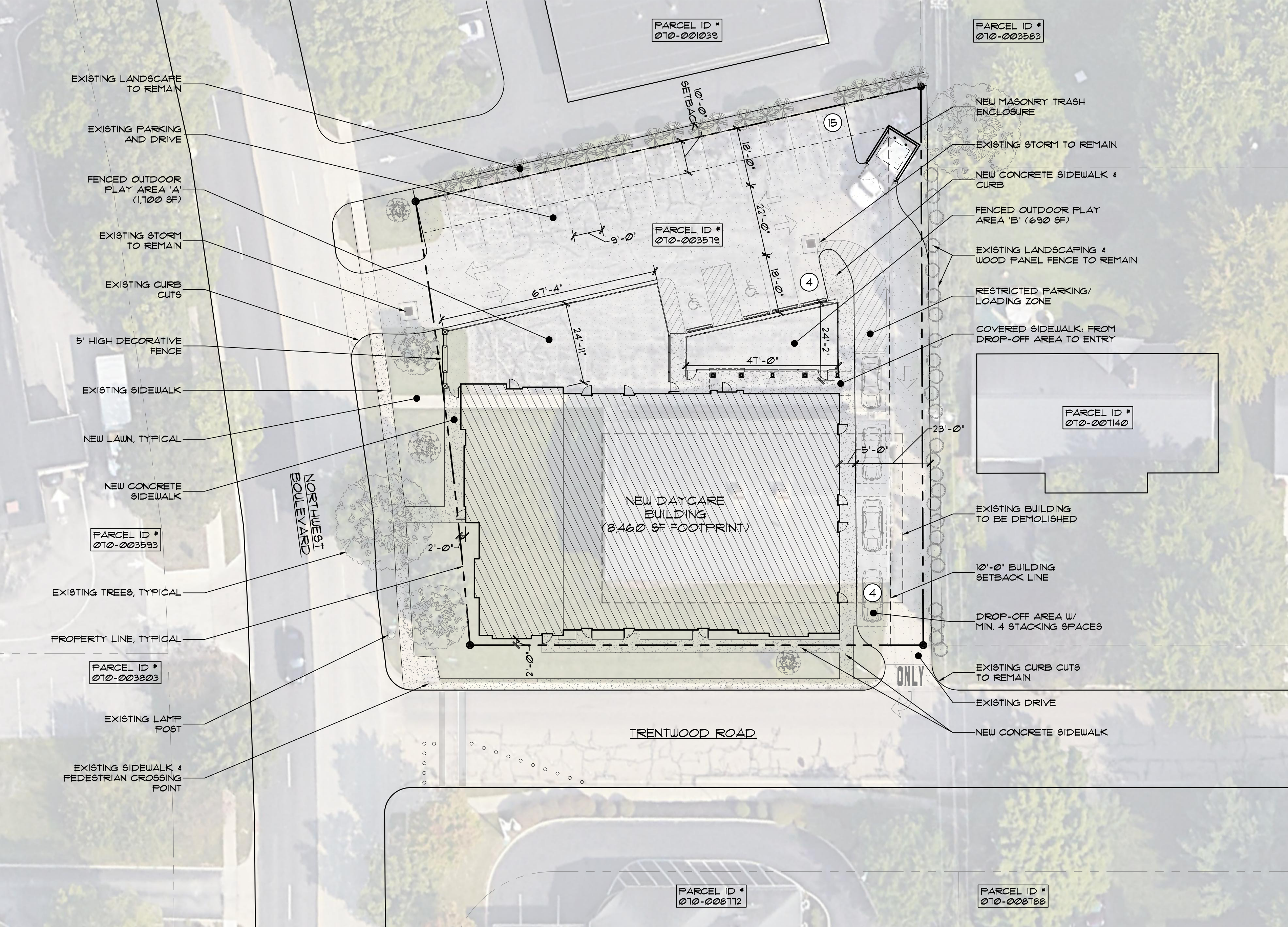
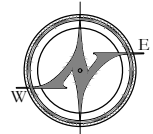
Conceptually, the building is designed as a two-story portion with a commercial façade along Northwest Boulevard, and a single-story portion with a more residential façade along Trentwood Road. All day care classrooms and student spaces are located on the ground floor with direct exits to the exterior. On the second floor we have administrative and back-of-house work spaces.

From our meeting with the community on June 26, 2023, the neighbors expressed concerns about traffic along Trentwood Road. As a result of those conversations with the neighborhood, we have revised our site plan and added an alternate for discussion purposes at the Work Session meeting.



Vicinity Zoning Map

Not to Scale

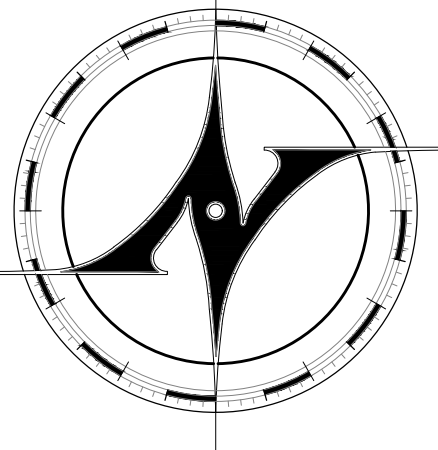


ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

SITE ANALYSIS

ZONING	CITY OF UPPER ARLINGTON
COMMERCIAL DISTRICT,	B-1 (NEIGHBORHOOD BUSINESS)
MAX. BUILDING HEIGHT:	3 STORIES - 30'-0"
BUILDING FOOTPRINT AREA:	8,460 SF.
SITE AREA:	22,215 SF. 0.51 ACRES
PARKING STANDARDS	SECTION 6.03 (Codified Ordinances of Upper Arlington, OH)
A. EXISTING BUSINESS:	= 28 SPACES
B. REQUIRED PARKING SPACES:	
NEW DAYCARE: (TABLE 6-G)	
1 PER TEACHER / EMPLOYEE	= 25 SPACES
1 PER SIX (6) STUDENTS	= 31 SPACES
TOTAL SPACES REQUIRED	= 56 SPACES
C. PROVIDED PARKING SPACES:	
ON-SITE PARKING	
STANDARD SPACES	= 17 SPACES
ACCESSIBLE SPACES	= 2 SPACES
DROP-OFF STACKED SPACES	= 4 SPACES
BUS/VAN PARKING	= 1 SPACES
TOTAL	= 23 SPACES
OFF-SITE PARKING SPACES REQUIRED	= 33 SPACES



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NEIGHBORHOOD REVIEW SET
06/16/2023

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Daycare

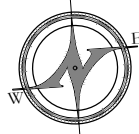
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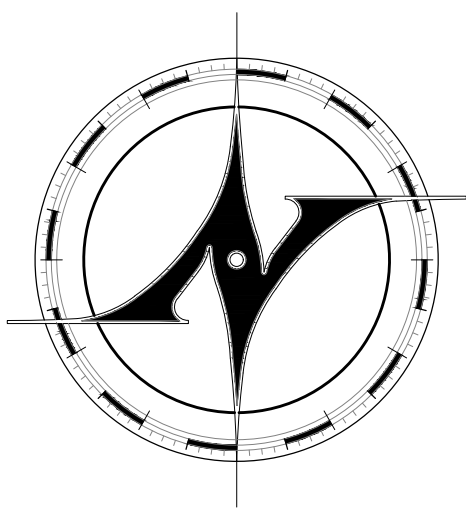
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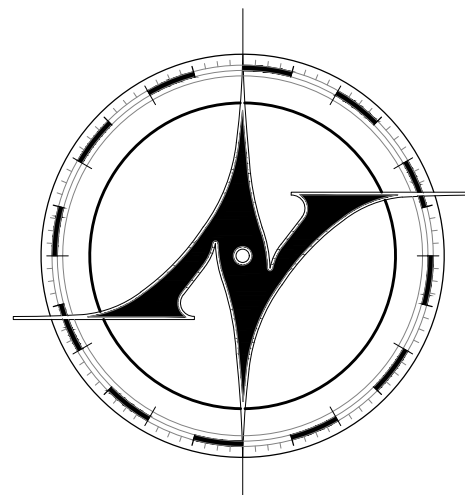
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NEIGHBORHOOD REVIEW SET
06/16/2023

The Barrington School
Daycare

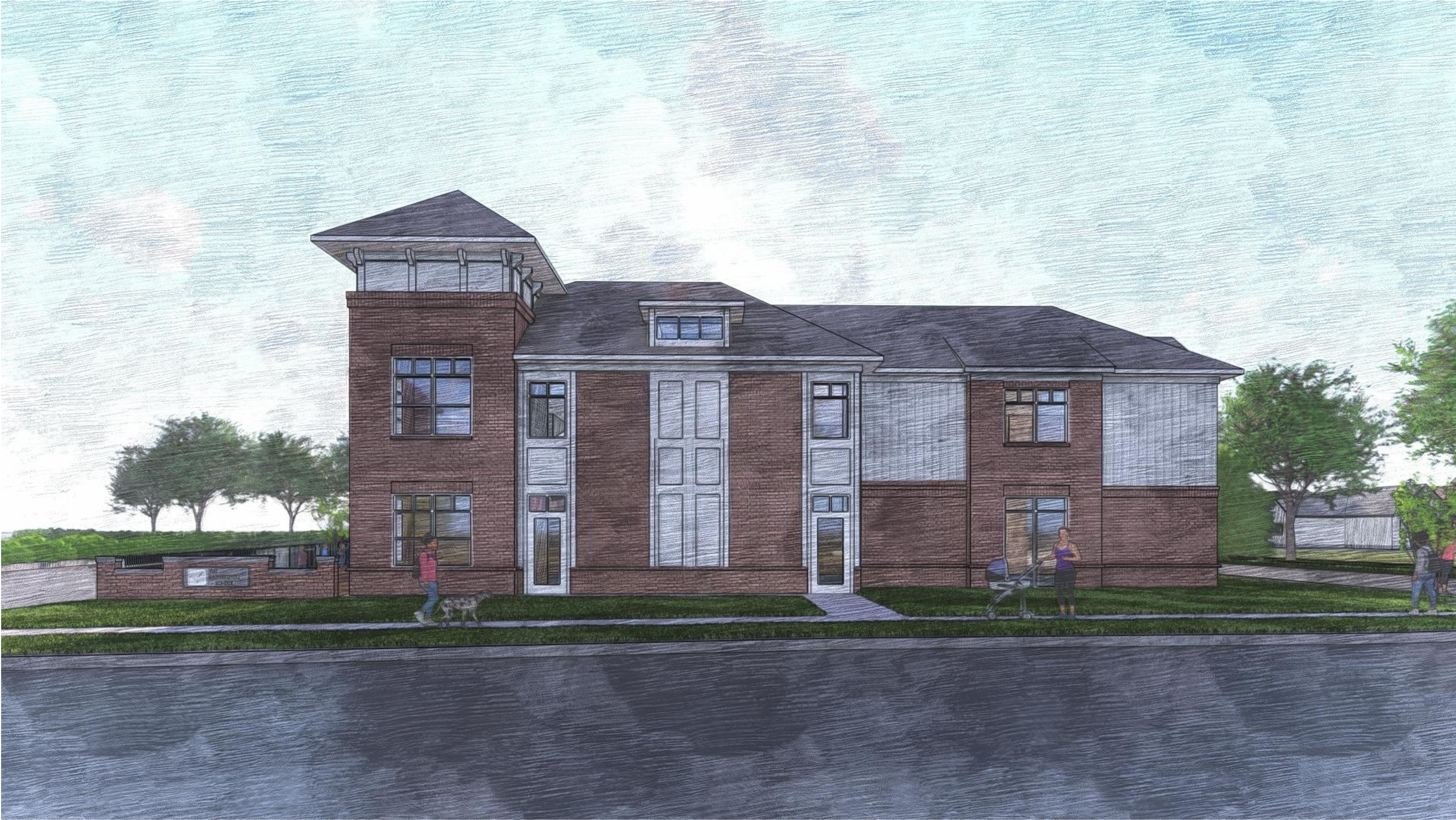
3230 Northwest Boulevard
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Project No. 23-0098

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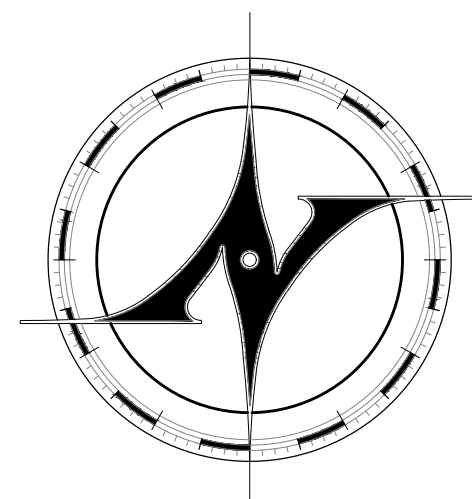


EXTERIOR RENDERING
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The Barrington School
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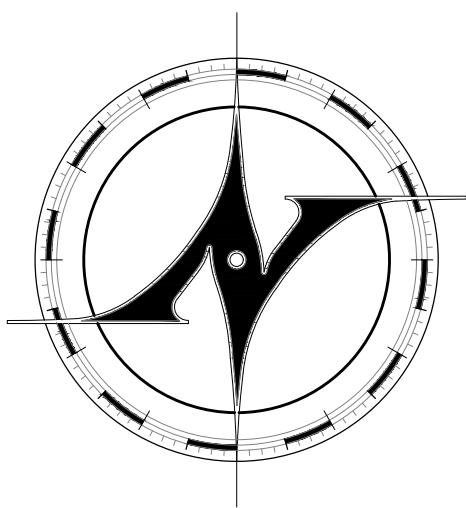
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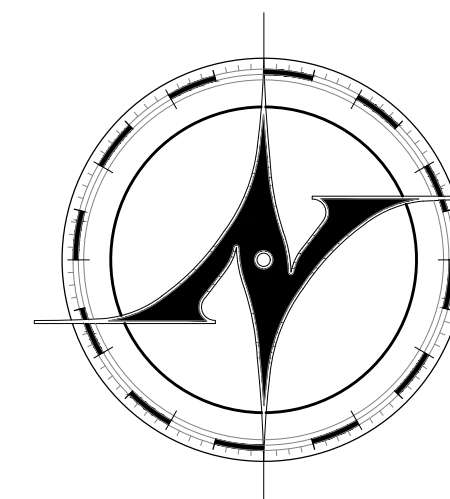
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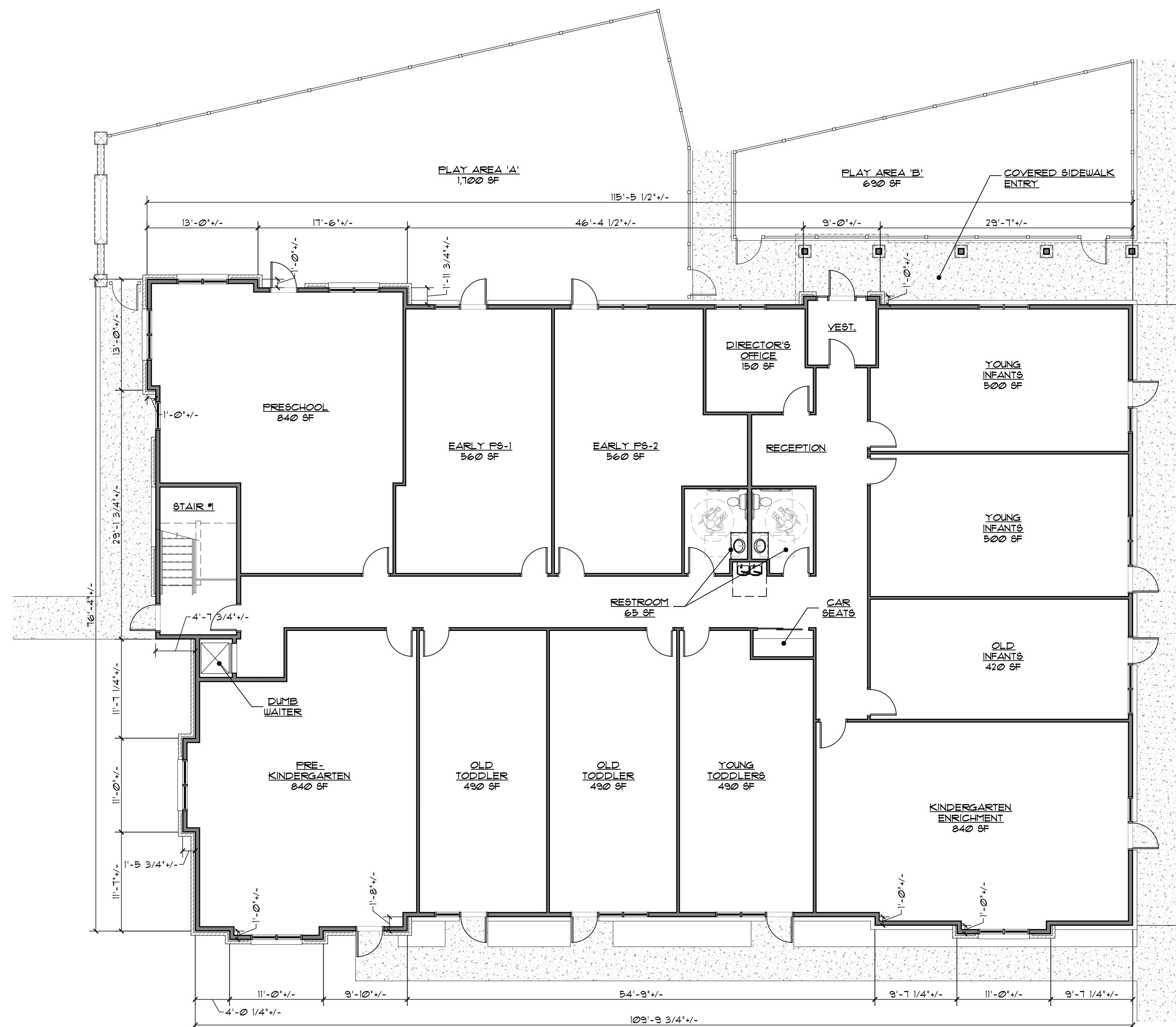
3230 Northwest Boulevard
Upper Arlington, Ohio 43221

Project No. 23-0098

FIRST FLOOR PLAN

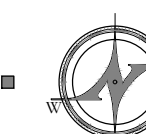
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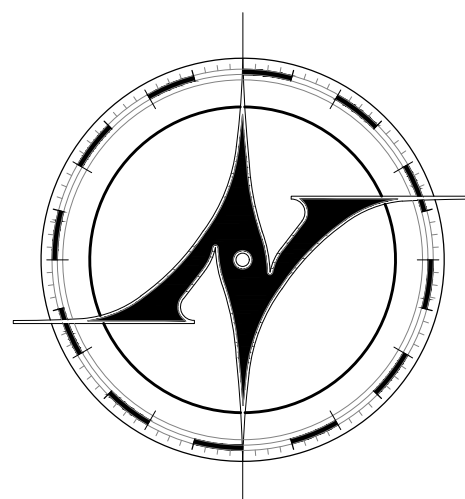
A1.1



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"





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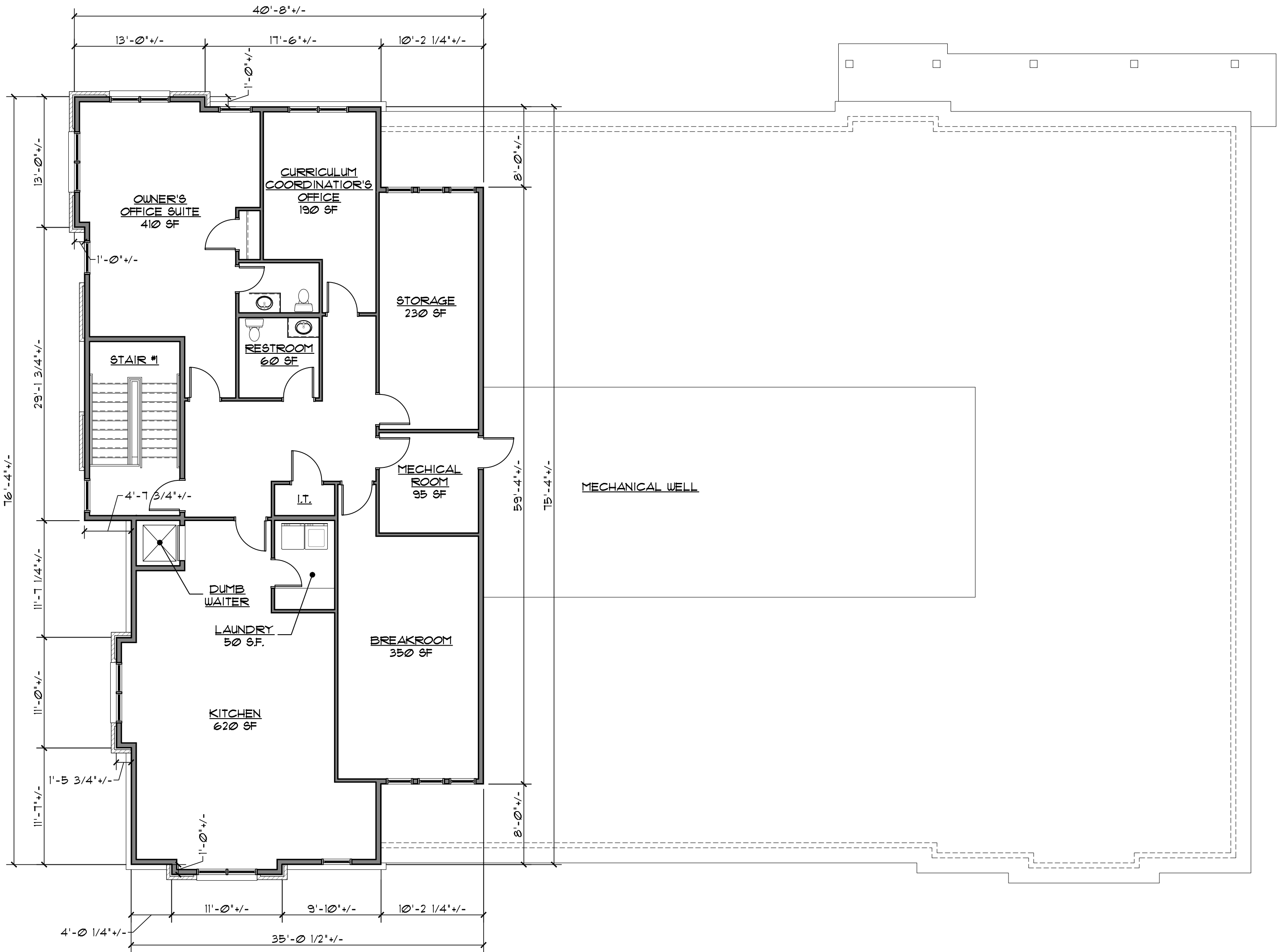
The Barrington School
Daycare
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Upper Arlington, Ohio 43221

Project No. 23-0098

SECOND FLOOR PLAN

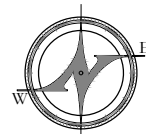
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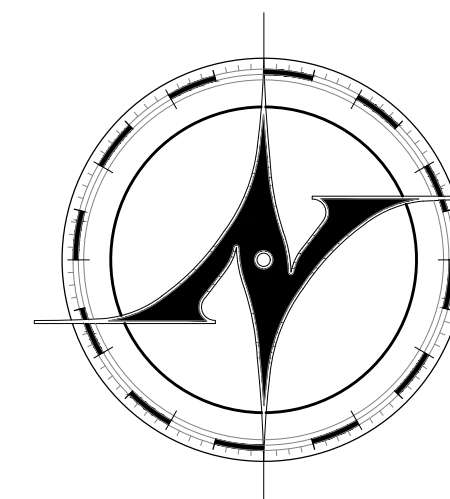
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SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"





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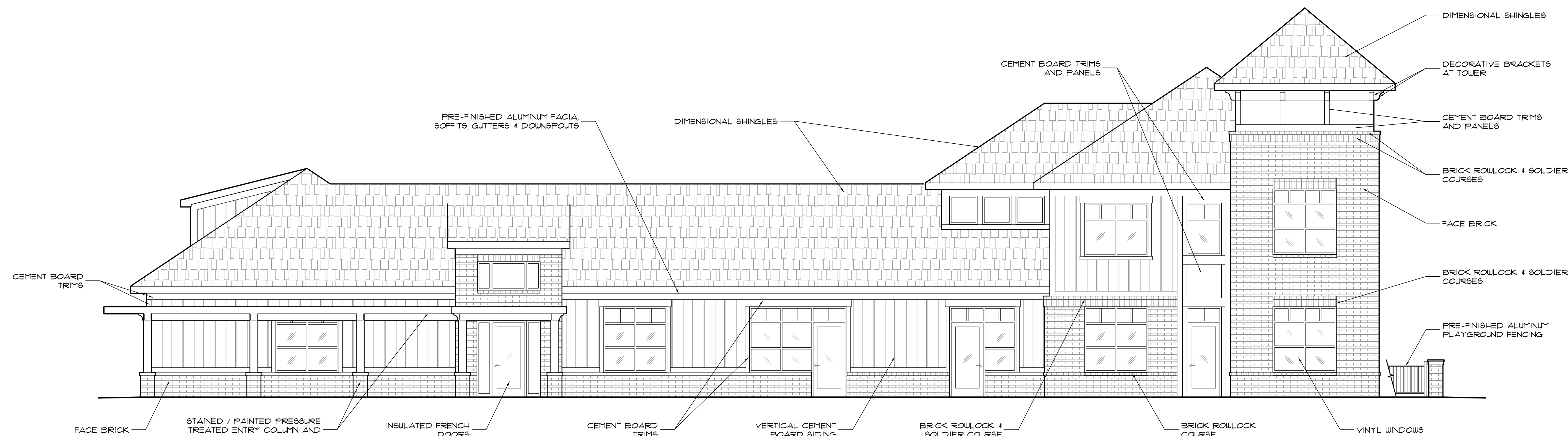
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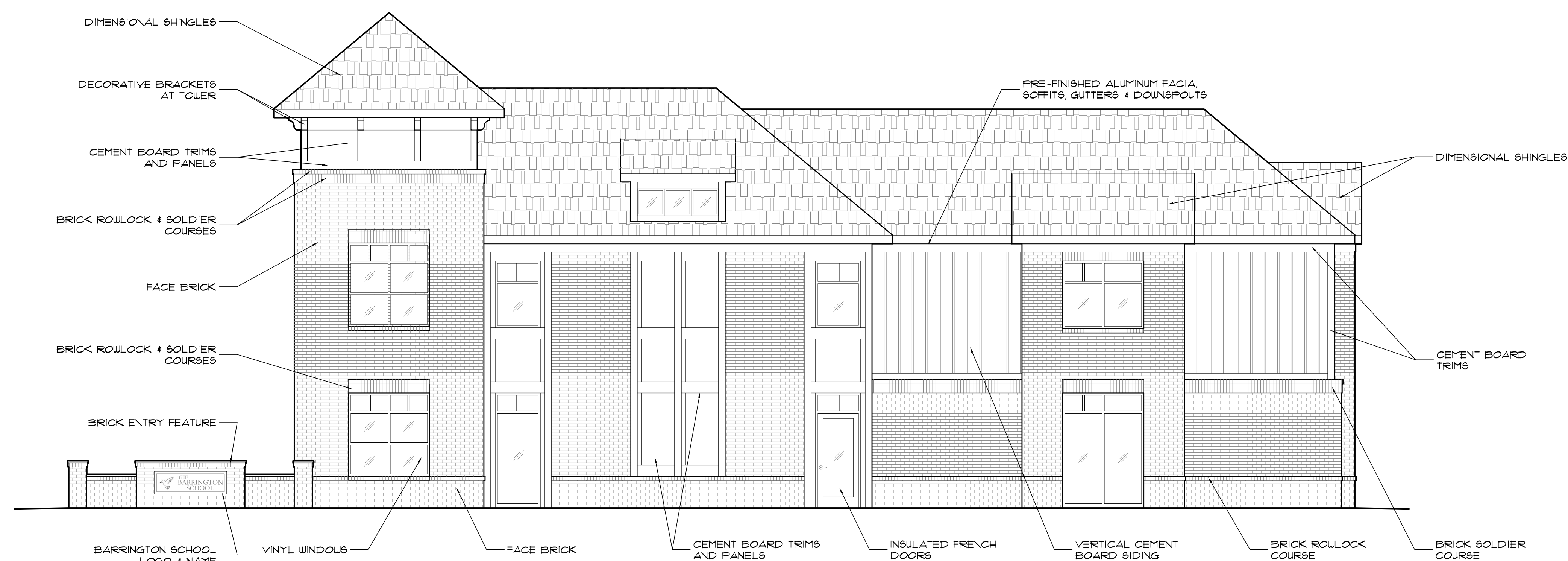
The Barrington School
Daycare

3230 Northwest Boulevard
Upper Arlington, Ohio 43221



NORTH ELEVATION - (PARKING LOT)

SCALE: 3/16" = 1'-0"



NORTHWEST BLVD. ELEVATION

SCALE: 3/16" = 1'-0"

Project No. 23-0098

EXTERIOR
ELEVATIONS

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A5.1



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NEIGHBORHOOD REVIEW SET
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SCALE: 3/16" = 1'-0"



SCALE: 3/16" = 1'-0"

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EXTERIOR ELEVATIONS

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A5.2

DELTA GAMMA - RIVERSIDE DRIVE

BUILDING ADDITION



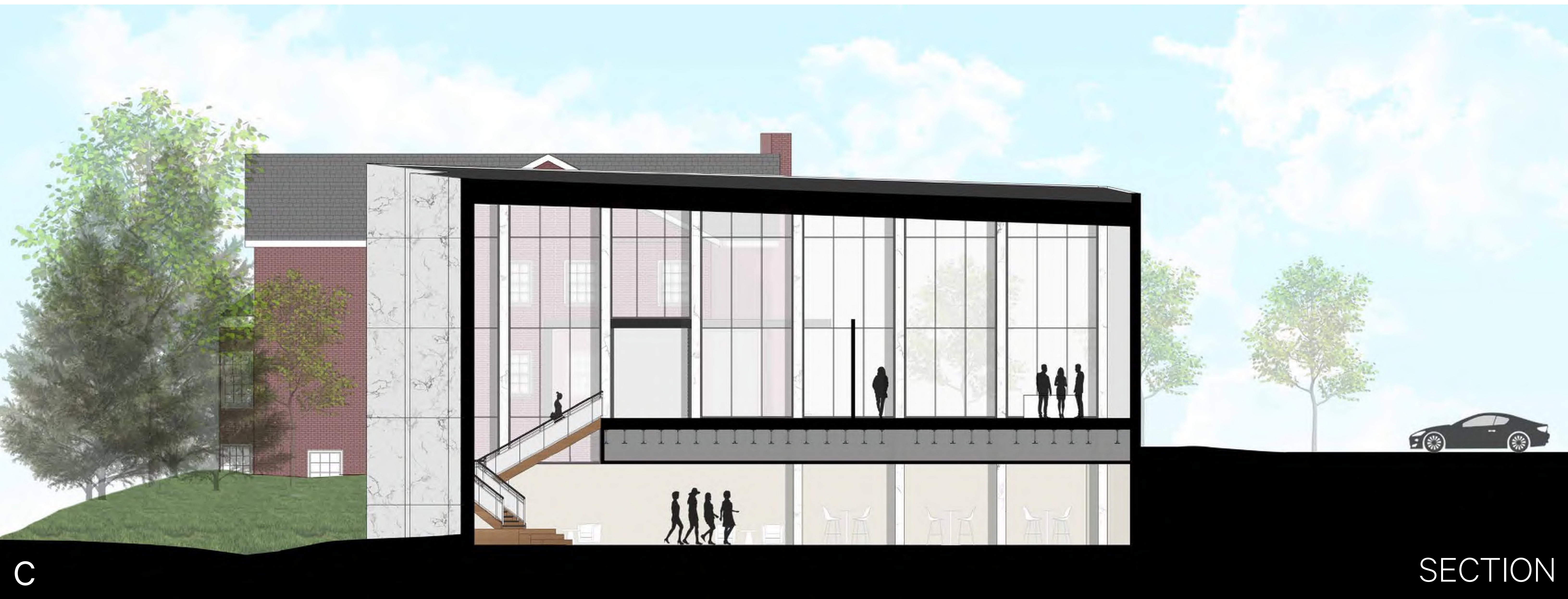


Originally constructed in 1960, the Delta Gamma Executive Offices provide a central hub in support of Delta Gamma chapters across the country. In 1990, an addition was built to expand outreach and provide a place, fondly known as the Martin Center, for Delta Gamma members to gather. As the organization continues to grow in its mission and service, a 13,500 square foot building addition will provide a home for the treasured Archive Collection and an expanded Leadership Training Center.

As Delta Gamma expands its physical presence, so they also grow in the ability to welcome more people and share the rich culture and distinctive strengths of the organization. Through the building addition, Delta Gamma honors their history while looking forward to the future. The existing Executive Offices and new building addition showcase the evolution of Delta Gamma while supporting continued operations and providing benefit to the greater organization.

DELTA GAMMA - RIVERSIDE DRIVE

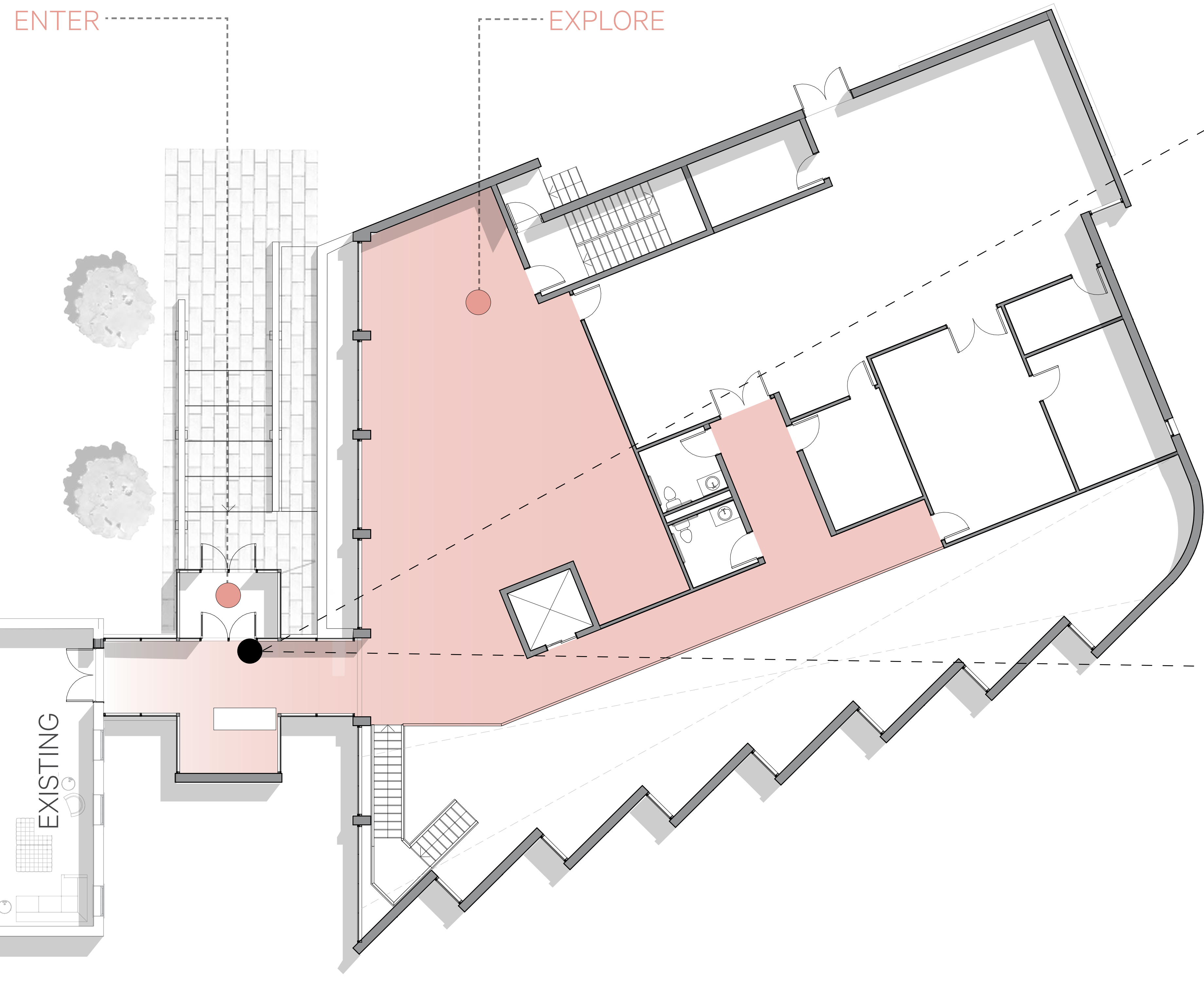
BUILDING ADDITION



DELTA GAMMA - RIVERSIDE DRIVE

BUILDING ADDITION

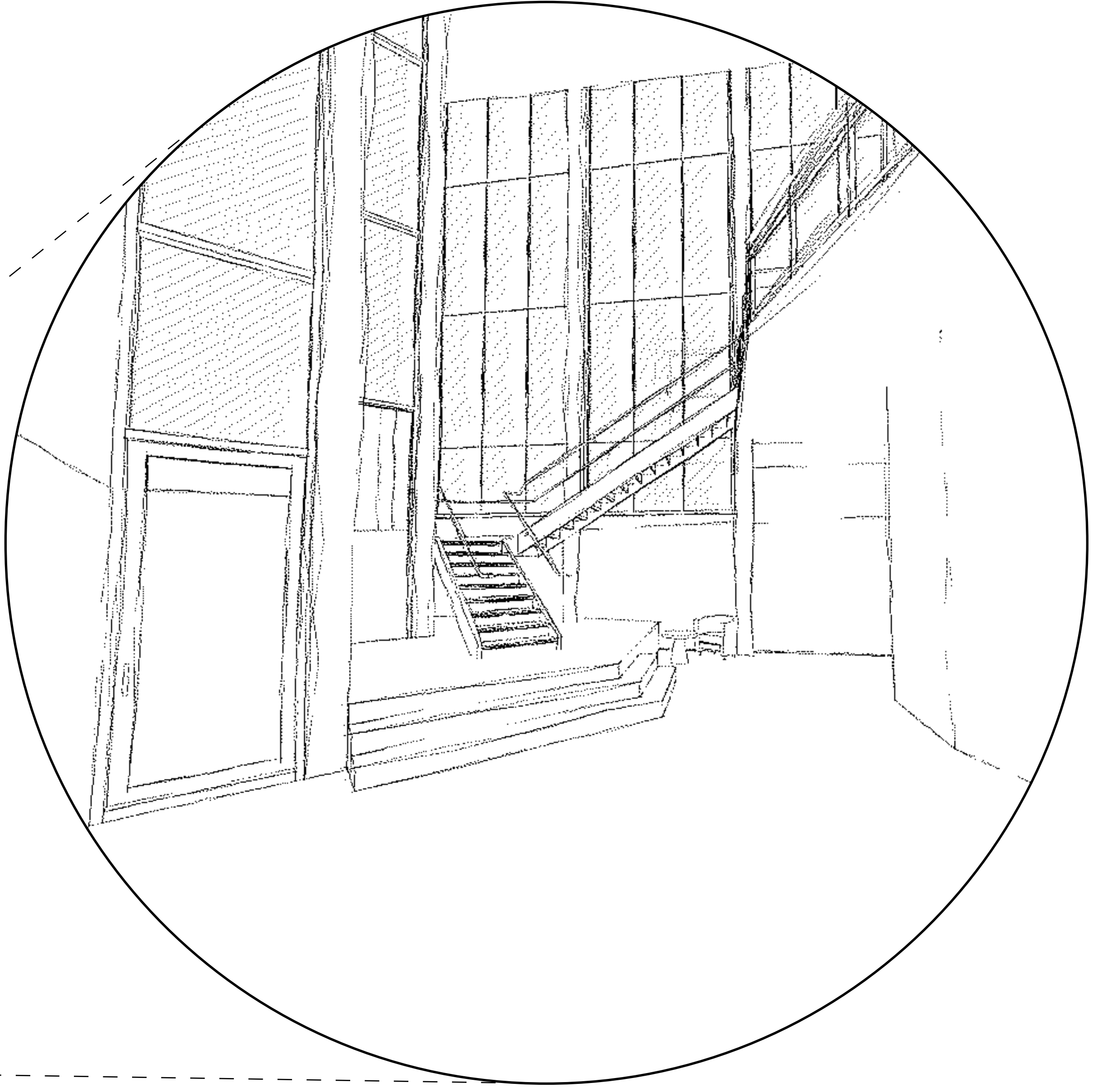
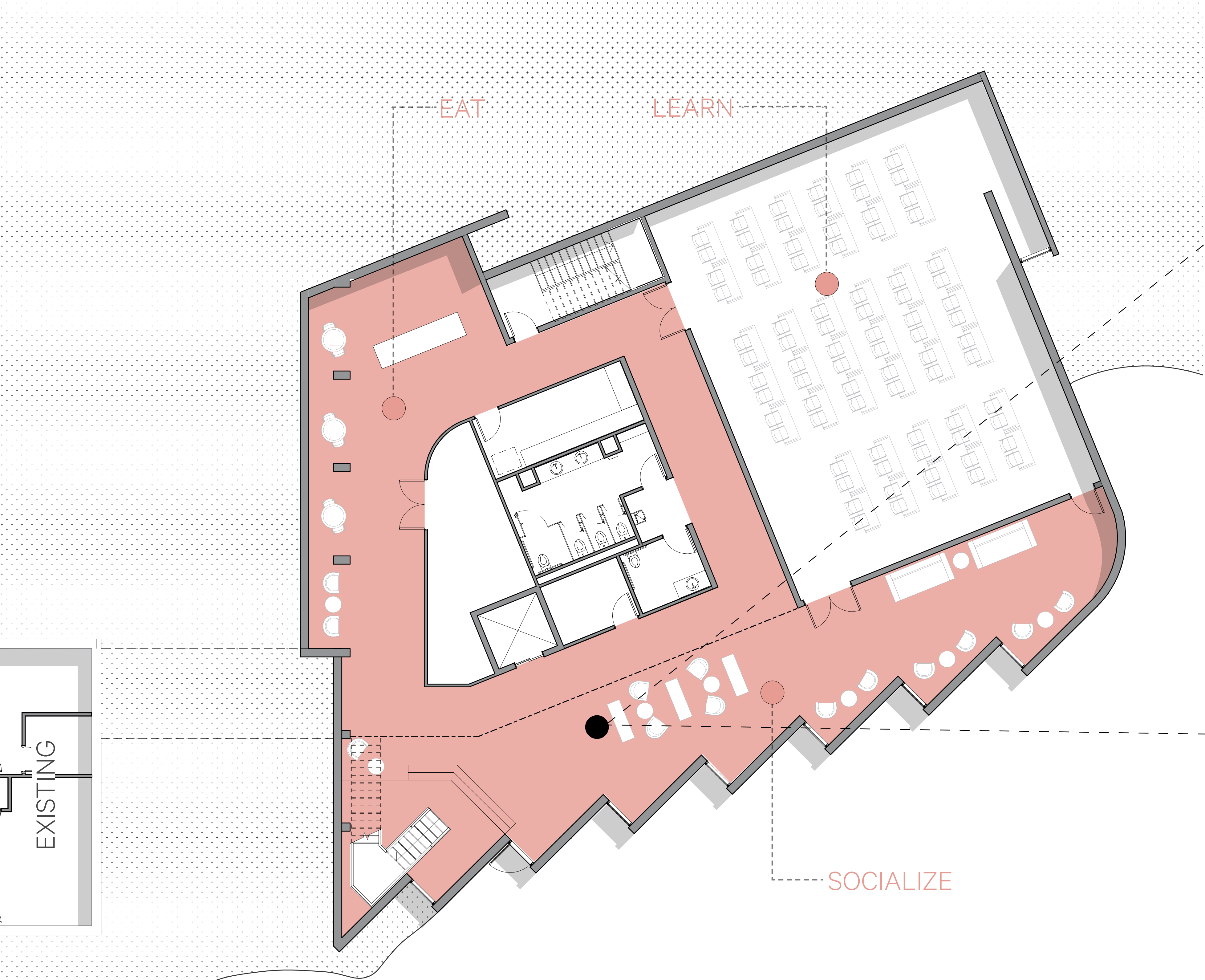
- ARCHIVES
- LEADERSHIP TRAINING CENTER



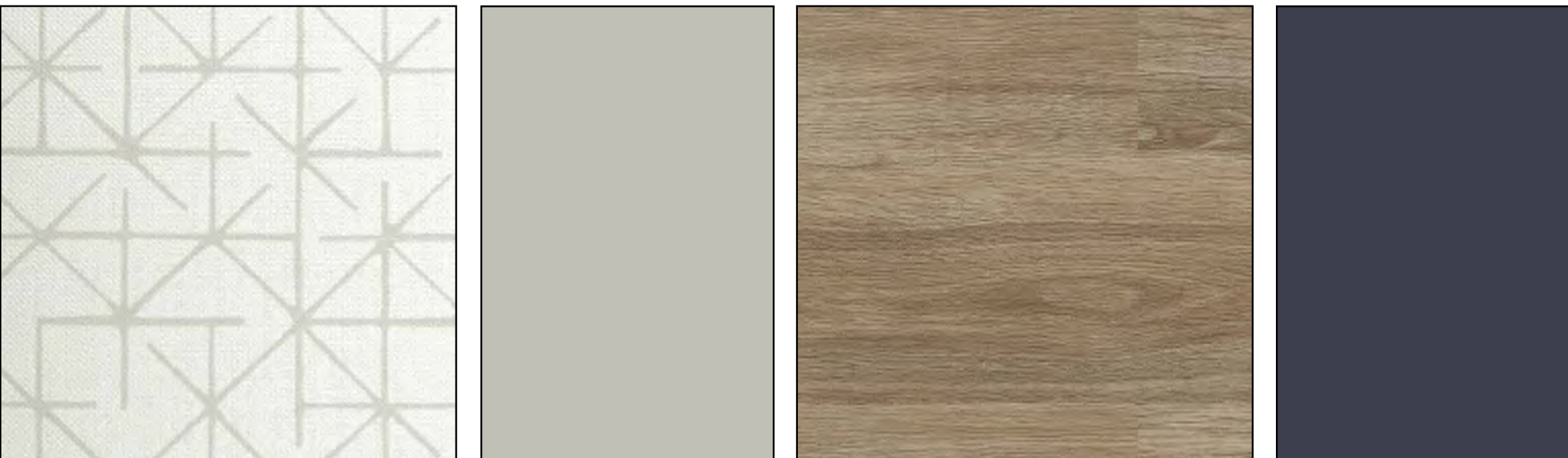
EAST ENTRY



FIRST FLOOR



GRAND STAIR



LOWER LEVEL



DELTA GAMMA

EXECUTIVE OFFICES RENOVATION & ADDITION

PREPARED BY:



15 E GAY STREET
SUITE 2A
COLUMBUS, OH 43215
SHYFTCOLLECTIVE.COM



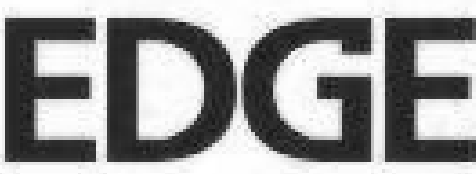
PRATER ENGINEERING
6130 WILCOX RD
DUBLIN, OH 43016



SCHAEFER
937 WEST 3RD AVENUE
COLUMBUS, OH 43212
SCHAEFER-INC.COM



STRUCTUREPOINT
2550 CORPORATE EXCHANGE DR.
SUITE 300
COLUMBUS, OH 43231



EDGE
330 W. SPRING STREET
SUITE 350
COLUMBUS, OH 43215



15 E Gay St, Suite 2A
Columbus, OH 43215
www.shyftcollective.com

Date
06/19/2023

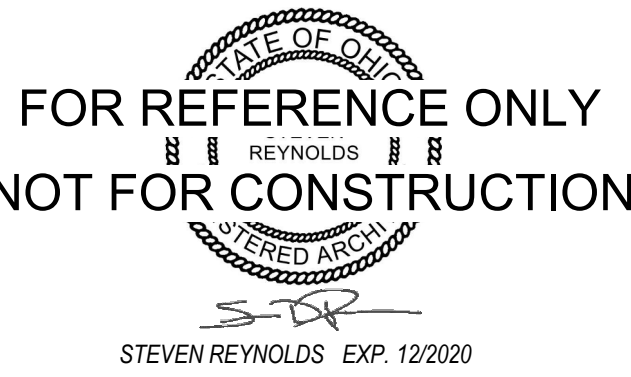
Issue/Revision/Submission
SD Set

No.
1

DELTA GAMMA
EXECUTIVE OFFICES RENOVATION & ADDITION
3250 RIVERSIDE DRIVE
UPPER ARLINGTON, OH 43221



Delta Gamma

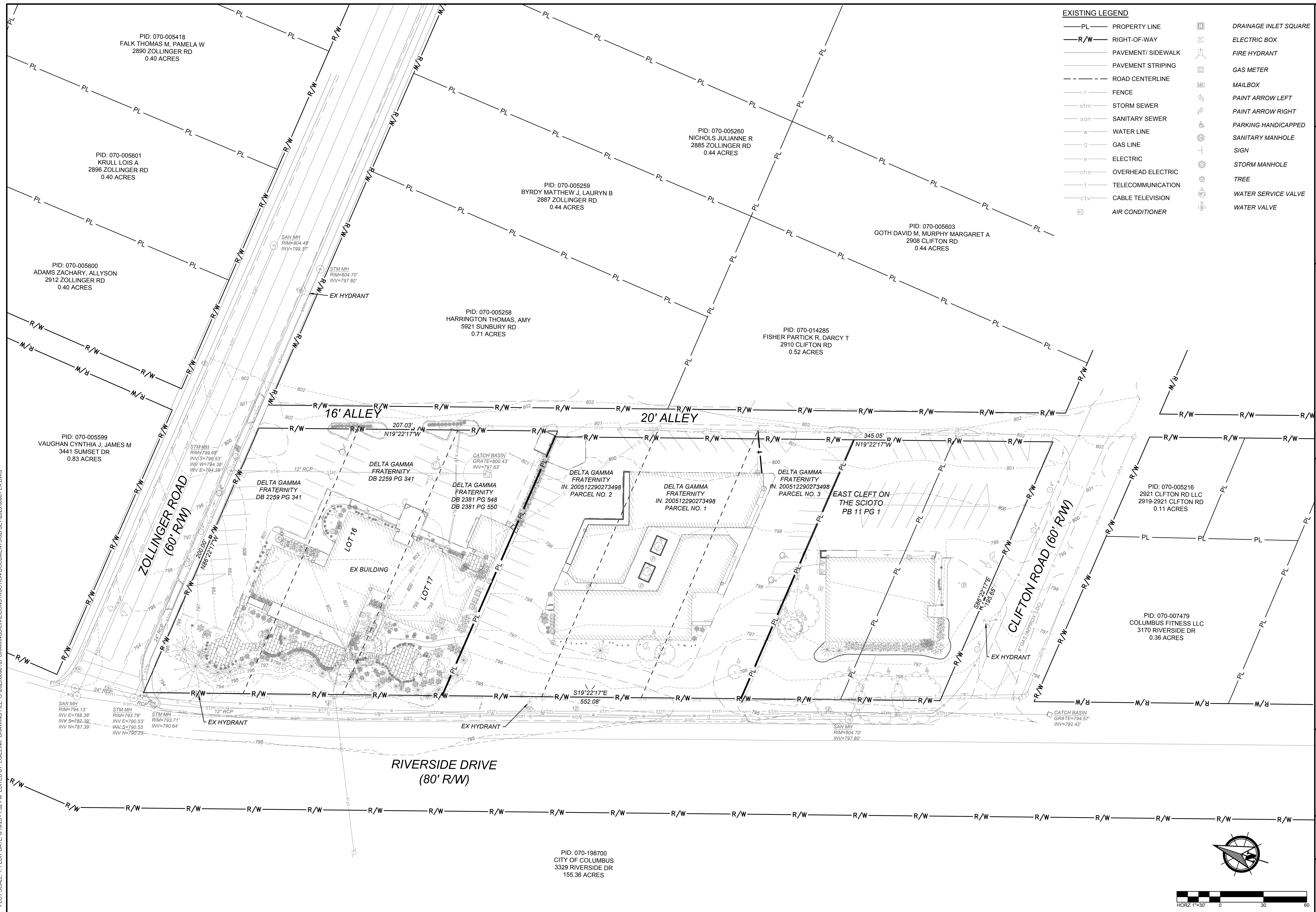


Project Number	22-127
Date	06/19/2023
Drawn By	MW
Checked By	Checker

COVER

G000

[illegible]



- EXISTING LEGEND**
- PL PROPERTY LINE
 - R/W RIGHT-OF-WAY
 - PAVEMENT/ SIDEWALK
 - PAVEMENT STRIPING
 - ROAD CENTERLINE
 - FENCE
 - stm STORM SEWER
 - san SANITARY SEWER
 - w WATER LINE
 - g GAS LINE
 - e ELECTRIC
 - one OVERHEAD ELECTRIC
 - t TELECOMMUNICATION
 - ctv CABLE TELEVISION
 - air AIR CONDITIONER
 - DRAINAGE INLET SQUARE
 - ELECTRIC BOX
 - FIRE HYDRANT
 - GAS METER
 - MAILBOX
 - PAINT ARROW LEFT
 - PAINT ARROW RIGHT
 - PARKING HANDICAPPED
 - SANITARY MANHOLE
 - SIGN
 - STORM MANHOLE
 - TREE
 - WATER SERVICE VALVE
 - WATER VALVE

SHYFT
PLAN | DESIGN | BUILD

AMERICAN
STRUCTUREPOINT
INC.
2550 Corporate Boulevard Dr., Ste 300 | Columbus, Ohio 43221
TEL: 614.722.2225
www.structurepoint.com

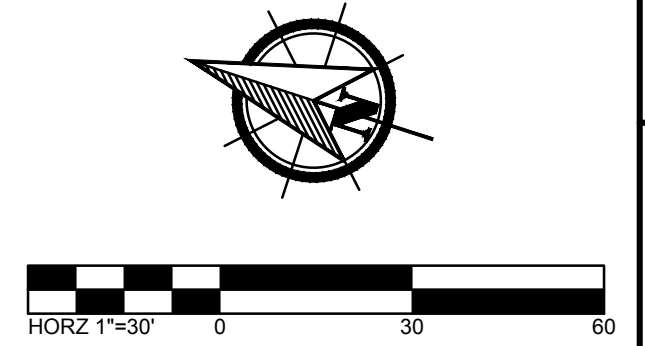
SD SET
FOR
DELTA GAMMA
UPPER ARLINGTON, FRANKLIN COUNTY, OHIO
EXISTING CONDITIONS

REVISIONS	DATE	SHEET NO.	DESCRIPTION

APPROVAL PENDING NOT FOR
CONSTRUCTION
IN SUBMITTING BIDS IN RELIANCE ON
THESE PLANS THE CONTRACTOR
ASSUMES ALL RISKS OF ADDITIONAL
COSTS OF REVISIONS DUE TO
REQUIREMENTS OF THE OWNER OR
GOVERNMENTAL AUTHORITIES AND
MATERIAL REVISIONS IN THE COURSE
OF COMPLETING THE FINAL DESIGN

DATE: 06/19/2023
DRAWN BY: LG
CHECKED BY: GPB
JOB NUMBER: 2023.00961

1/3



Date
06/19/2023

Issue/Revision/Submission

No.

SD Set

DELTA GAMMA
EXECUTIVE OFFICES RENOVATION & ADDITION
3250 RIVERSIDE DRIVE
UPPER ARLINGTON, OH 43221

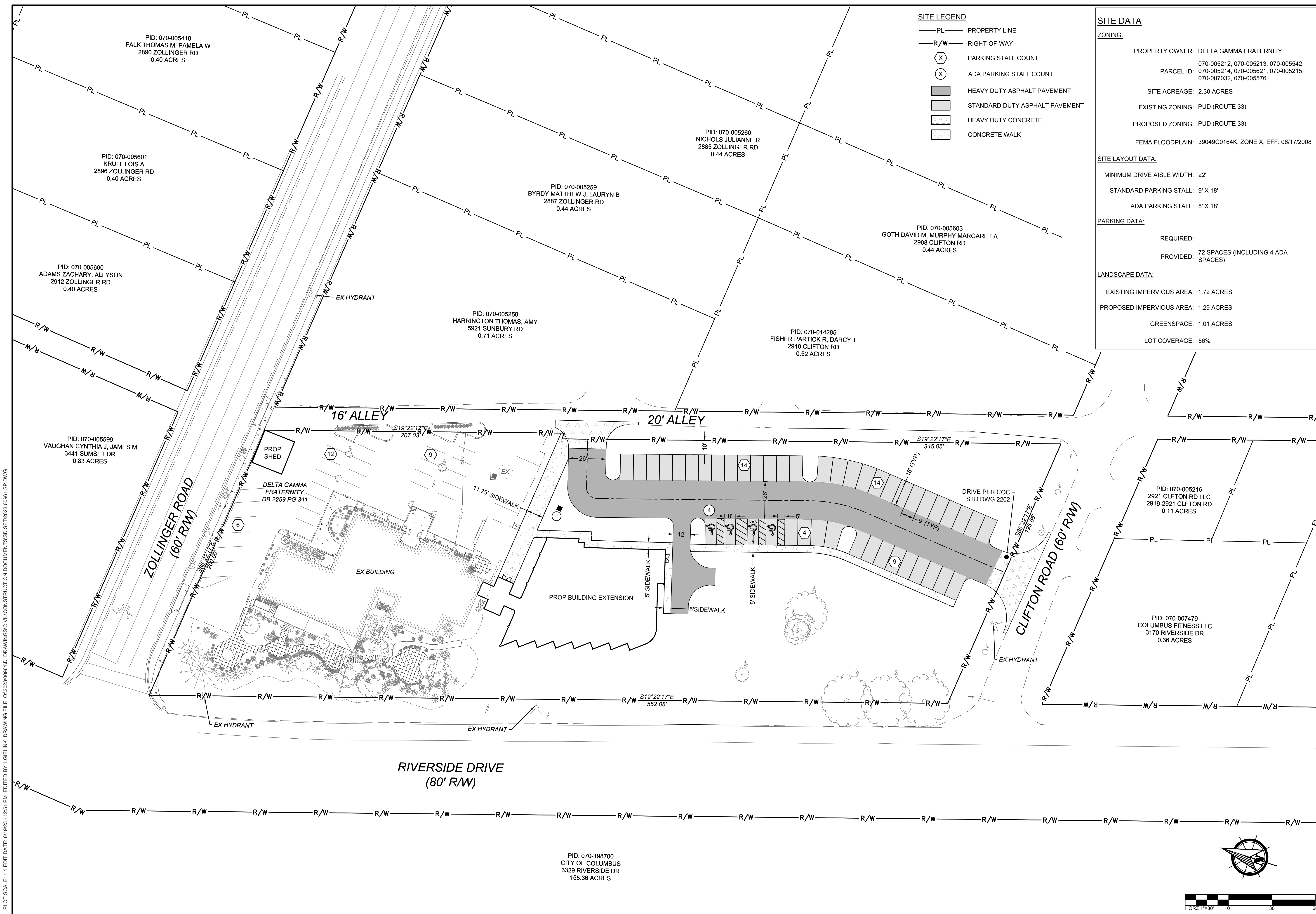


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Project Number 2023.00961
Date 06/19/2023
Drawn By LG
Checked By GPB

SITE PLAN

2/3



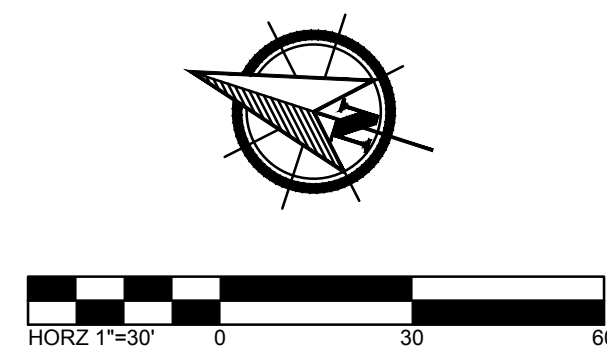
SD SET
FOR
DELTA GAMMA
UPPER ARLINGTON, FRANKLIN COUNTY, OHIO
SITE PLAN

REVISIONS	DATE	SHEET NO.	DESCRIPTION

APPROVAL PENDING NOT FOR
CONSTRUCTION
IN SUBMITTING BIDS IN RELIANCE ON
THESE PLANS THE CONTRACTOR
ASSUMES ALL RISKS OF ADDITIONAL
COSTS OF REVISIONS DUE TO
REQUIREMENTS OF THE OWNER OR
GOVERNMENTAL AUTHORITIES AND
MATERIAL REVISIONS IN THE COURSE
OF COMPLETING THE FINAL DESIGN

DATE: 06/19/2023
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JOB NUMBER: 2023.00961

2/3



Date
06/19/2023

Issue/Revision/Submission

No.

SD Set

DELTA GAMMA
EXECUTIVE OFFICES RENOVATION & ADDITION
3250 RIVERSIDE DRIVE
UPPER ARLINGTON, OH 43221

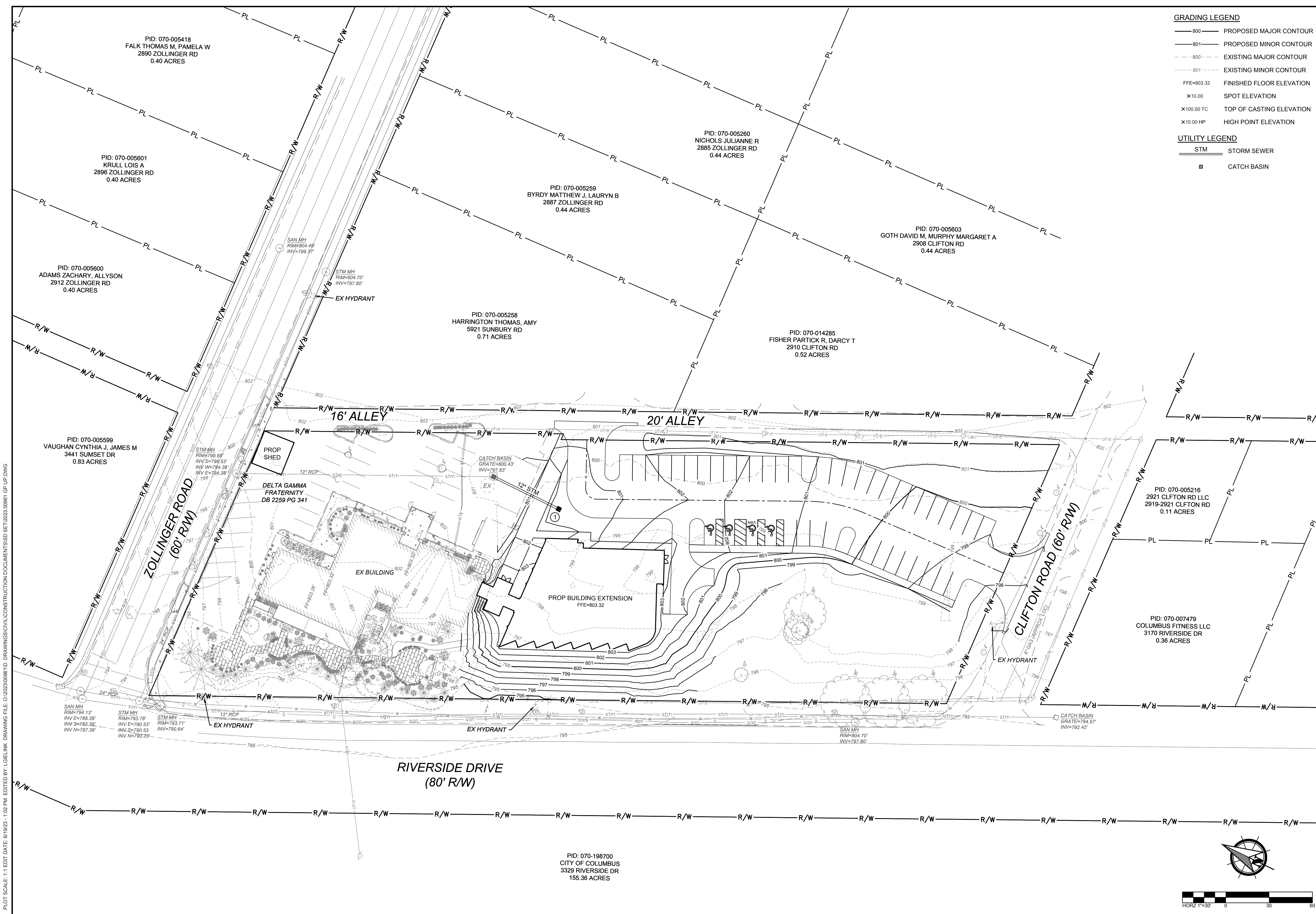


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Date 06/19/2023
Drawn By LG
Checked By GPB

UTILITY &
GRADING PLAN

3/3



PLAN | DESIGN | BUILD

AMERICAN STRUCTUREPOINT INC.
2550 Corporate Boulevard, Suite 300 | Columbus, Ohio 43221
Tel: 614.220.2225
www.structurepoint.com

SD SET
FOR
DELTA GAMMA
UPPER ARLINGTON, FRANKLIN COUNTY, OHIO
UTILITY & GRADING PLAN

REVISIONS	DATE	SHEET NO.	DESCRIPTION

APPROVAL PENDING NOT FOR CONSTRUCTION

IN SUBMITTING BIDS IN RELIANCE ON THESE PLANS THE CONTRACTOR ASSUMES ALL RISKS OF ADDITIONAL COSTS OF REVISIONS DUE TO REQUIREMENTS OF THE OWNER OR GOVERNMENTAL AUTHORITIES AND MATERIAL REVISIONS IN THE COURSE OF COMPLETING THE FINAL DESIGN.

DATE:	06/19/2023
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CHECKED BY:	GPB
JOB NUMBER:	2023.00961

3/3

PLOT SCALE: 1"=40' DATE: 6/19/23 1:02 PM EDITED BY: JGELINK DRAWING FILE: C:\2023\00961\0 DRAWING\00961\000000.DWG



Date
06/19/2023

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SD Set

No.
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DELTA GAMMA
EXECUTIVE OFFICES RENOVATION & ADDITION
3250 RIVERSIDE DRIVE
UPPER ARLINGTON, OH 43221



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STEVEN REYNOLDS EXP. 12/2023

EDGE
PLANNING • LANDSCAPE ARCHITECTURE • URBAN DESIGN
330 WEST SPRING STREET, SUITE 350
COLUMBUS, OHIO 43215
614-486-3343

Project Number	22-127
Date	06/19/2023
Drawn By	BDF
Checked By	BDF

**SITE LANDSCAPE
PLAN**

L1.01



- DEMOLITION GENERAL NOTES
- A. REFER TO GENERAL PROJECT NOTES ON G001 FOR MORE INFORMATION.

B. CONTRACTOR TO PROTECT ALL EXISTING TO REMAIN DURING DEMOLITION.

C. CONTRACTOR TO PATCH EXISTING FINISHES TO REMAIN AT TERMINATION OF ALL DEMOLITION. PATCH TO INCLUDE ALL REQUIRED FRAMING, FURRING, GYPSUM BOARD, AND FINISHES.

D. EXTENT OF EXISTING FLOORING INDICATED BY CODED NOTES TO BE REMOVED IS TO INCLUDE WALL BASE, FLOORING FINISH, MASTICS, SCRAPING, FLOOR PREP, PATCHING AND ALL WORK REQUIRED TO INSTALL NEW FLOOR FINISH AS INDICATED ON FINISH PLANS.

E. DEMOLITION TO BE COMPLETED IN A SAFE AND SECURE MANNER. MATERIALS TO BE REMOVED FROM SITE AND DISPOSED OF WITHOUT STORING OR ACCUMULATION ON SITE.

F. CONTRACTOR TO REMOVE ALL SURFACE-MOUNTED ACCESSORIES IN AREAS OF DEMOLITION. OFFER ALL ACCESSORIES TO OWNER AND DISPOSE OF UNWANTED MATERIALS.

G. CONTRACTOR TO RESUSPEND, PER NEC REQUIREMENTS, ALL ELECTRICAL CONDUIT AND LOW VOLTAGE WIRE THAT IS LEFT UNSUSPENDED DUE TO WALL OR CEILING DEMOLITION.

H. CONTRACTOR TO PROVIDE ELECTRICAL DEMOLITION FOR ALL DEVICES, DOORS AND EQUIPMENT DEMOLISHED AS PART OF THE PROJECT.

I. BUILDING STRUCTURE TO BE PROTECTED DURING CONSTRUCTION. FLOOR SLAB TO BE SCANNED PRIOR TO ANY CORING OR SAWCUTTING AND ALL REBAR AND CONDUITS AVOIDED.

J. CONTRACTOR TO PROVIDE TEMPORARY SUPPORT FOR CEILING, CEILING GRID AND DEVICES AS REQUIRED DURING CONSTRUCTION.

K. ALL CODED NOTES ARE TYPICAL THROUGHOUT AREA OF WORK.

L. CONTRACTOR TO REMOVE ALL FIRE EXTINGUISHERS AND CABINETS IN WALLS TO BE DEMOLISHED. DISPOSE OF CABINETS. RETAIN EXTINGUISHERS FOR REUSE.

M. REFER TO MEP DRAWINGS FOR ADDITIONAL DEMOLITION SCOPE OF WORK.
- DEMOLITION CODED NOTES
1. REMOVE INTERIOR PARTITION INCLUDING GYPSUM BOARD, FRAMING, BRACING, TRACKS AND FASTENERS, AND ALL ASSOCIATED DOORS. REMOVE ALL WALL-MOUNTED ACCESSORIES. REMOVE ALL ELECTRICAL AND HVAC DEVICES, AND TERMINATE SERVICE TO NEAREST JUNCTION UNLESS NOTED OTHERWISE. TYPICAL AT ALL WALLS TO BE DEMOLISHED.

2. REMOVE DOOR, FRAME AND ALL BRACKETS AND FASTENERS. OFFER DOOR AND HARDWARE TO OWNER. DISPOSE OF ALL UNWANTED MATERIALS.

3. REMOVE FLOORING, INCLUDING WALL BASE, FLOORING FINISHES, MASTICS, ETC. FOR COMPLETE REMOVAL. PROVIDE FLOOR LEVELING COMPOUND AS REQUIRED FOR NEW FLOORING INSTALLATION. REMOVE WALL BASE AND ADHESIVE. PATCH WALLS TO REMAIN.

4. REMOVE EXISTING CASEWORK. OFFER TO OWNER AND DISPOSE OF ALL UNWANTED MATERIALS. PATCH WALLS TO REMAIN.

5. DEMOLISH STAIR SYSTEM INCLUDING STRINGERS, TREADS, RISERS, RAILINGS, FRAMING, ETC. FOR COMPLETE REMOVAL.

6. DEMOLISH GARAGE INCLUDING ALL WALLS, ROOF, SLAB AND MECHANICAL/ ELECTRICAL SYSTEMS.

7. DEMOLISH WALL TO CREATE WALL OPENING. SUPPORT WALL ABOVE OPENING AS REQUIRED.

8. REMOVE PLUMBING FIXTURES, TOILET PARTITIONS, AND ALL ASSOCIATED RESTROOM ACCESSORIES. CAP PLUMBING LINES AS REQUIRED FOR DEMOLITION OF WALLS AS NOTED.

9. DEMOLISH EXTERIOR WALL AND ASSOCIATED WINDOW(S) TO CREATE OPENING FOR NEW CONNECTOR AND DOORS.

10. DEMOLISH EXTERIOR WALL TO CREATE OPENING AS REQUIRED FOR NEW WINDOW.

11. REMOVE METAL RAILING AND FASTENERS. OFFER TO OWNER AND DISPOSE OF ALL UNWANTED MATERIALS.

12. EXISTING FLOOR, WALL, AND CEILING FINISHES TO REMAIN. PROTECT IN PLACE.

13. EXISTING WALL PANELING AND WOOD WORK TO REMAIN. PROTECT IN PLACE.

14. REMOVE WALL VINYL AND PANELING WHERE APPLICABLE. PREPARE WALL TO RECIEVE NEW FINISH.

15. EXISTING PLUMBING FIXTURE TO REMAIN. PROTECT DURING CONSTRUCTION.

16. STRUCTURAL WALL TO REMAIN.

17. EXISTING FLOOR FINISH TO REMAIN. PROTECT DURING CONSTRUCTION.

18. EXISTING FIREPLACE AND CHIMNEY TO REMAIN.

DEMOLITION LEGEND

==

WALLS TO BE DEMOLISHED

WALLS TO REMAIN

DOORS & FRAME TO BE DEMOLISHED

DOORS & FRAME TO REMAIN

UNEXCAVATED AREA (EXISTING)

DELTA GAMMA

EXECUTIVE OFFICES RENOVATION & ADDITION

3250 RIVERSIDE DRIVE

UPPER ARLINGTON, OH 43221

Delta Gamma

FOR REFERENCE ONLY
NOT FOR CONSTRUCTION

STEVEN REYNOLDS EXP. 12/2023

Project Number

22-127

Date

06/19/2023

Drawn By

Author

Checked By

Checker

LOWER LEVEL
DEMOLITION PLAN

AD100

SHYFT

Collective

8877 N. Gainey Center Dr
Phoenix, AZ 85258
www.shyftcollective.com

Date

06/19/2023

Issue/Revision/Submission

1 SD Set

No.

1

DELTA GAMMA

EXECUTIVE OFFICES RENOVATION & ADDITION

3250 RIVERSIDE DRIVE

UPPER ARLINGTON, OH 43221

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22-127

Date

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Author

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LOWER LEVEL
DEMOLITION PLAN

AD100

Page 117 of 170



A5 FIRST FLOOR DEMOLITION PLAN
1/8" = 1'-0"

DEMOLITION GENERAL NOTES	
A.	REFER TO GENERAL PROJECT NOTES ON G001 FOR MORE INFORMATION.
B.	CONTRACTOR TO PROTECT ALL EXISTING TO REMAIN DURING DEMOLITION.
C.	CONTRACTOR TO PATCH EXISTING FINISHES TO REMAIN AT TERMINATION OF ALL DEMOLITION. PATCH TO INCLUDE ALL REQUIRED FRAMING, FURRING, GYPSUM BOARD, AND FINISHES.
D.	EXTENT OF EXISTING FLOORING INDICATED BY CODED NOTES TO BE REMOVED IS TO INCLUDE WALL BASE, FLOORING FINISH, MASTICS, SCRAPING, FLOOR PREP, PATCHING AND ALL WORK REQUIRED TO INSTALL NEW FLOOR FINISH AS INDICATED ON FINISH PLANS.
E.	DEMOLITION TO BE COMPLETED IN A SAFE AND SECURE MANNER. MATERIALS TO BE REMOVED FROM SITE AND DISPOSED OF WITHOUT STORING OR ACCUMULATION ON SITE.
F.	CONTRACTOR TO REMOVE ALL SURFACE-MOUNTED ACCESSORIES IN AREAS OF DEMOLITION. OFFER ALL ACCESSORIES TO OWNER AND DISPOSE OF UNWANTED MATERIALS.
G.	CONTRACTOR TO RESUSPEND, PER NEC REQUIREMENTS, ALL ELECTRICAL CONDUIT AND LOW VOLTAGE WIRE THAT IS LEFT UNSUSPENDED DUE TO WALL OR CEILING DEMOLITION.
H.	CONTRACTOR TO PROVIDE ELECTRICAL DEMOLITION FOR ALL DEVICES, DOORS AND EQUIPMENT DEMOLISHED AS PART OF THE PROJECT.
I.	BUILDING STRUCTURE TO BE PROTECTED DURING CONSTRUCTION. FLOOR SLAB TO BE SCANNED PRIOR TO ANY CORING OR SAWCUTTING AND ALL REBAR AND CONDUITS AVOIDED.
J.	CONTRACTOR TO PROVIDE TEMPORARY SUPPORT FOR CEILING, CEILING GRID AND DEVICES AS REQUIRED DURING CONSTRUCTION.
K.	ALL CODED NOTES ARE TYPICAL THROUGHOUT AREA OF WORK.
L.	CONTRACTOR TO REMOVE ALL FIRE EXTINGUISHERS AND CABINETS IN WALLS TO BE DEMOLISHED. DISPOSE OF CABINETS. RETAIN EXTINGUISHERS FOR REUSE.
M.	REFER TO MEP DRAWINGS FOR ADDITIONAL DEMOLITION SCOPE OF WORK.
DEMOLITION CODED NOTES	
1.	REMOVE INTERIOR PARTITION INCLUDING GYPSUM BOARD, FRAMING, BRACING, TRACKS AND FASTENERS, AND ALL ASSOCIATED DOORS. REMOVE ALL WALL-MOUNTED ACCESSORIES. REMOVE ALL ELECTRICAL AND HVAC DEVICES, AND TERMINATE SERVICE TO NEAREST JUNCTION UNLESS NOTED OTHERWISE. TYPICAL AT ALL WALLS TO BE DEMOLISHED.
2.	REMOVE DOOR, FRAME AND ALL BRACKETS AND FASTENERS. OFFER DOOR AND HARDWARE TO OWNER. DISPOSE OF ALL UNWANTED MATERIALS.
3.	REMOVE FLOORING, INCLUDING WALL BASE, FLOORING FINISHES, MASTICS, ETC. FOR COMPLETE REMOVAL. PROVIDE FLOOR LEVELING COMPOUND AS REQUIRED FOR NEW FLOORING INSTALLATION. REMOVE WALL BASE AND ADHESIVE. PATCH WALLS TO REMAIN.
4.	REMOVE EXISTING CASEWORK. OFFER TO OWNER AND DISPOSE OF ALL UNWANTED MATERIALS. PATCH WALLS TO REMAIN.
5.	DEMOLISH STAIR SYSTEM INCLUDING STRINGERS, TREADS, RISERS, RAILINGS, FRAMING, ETC. FOR COMPLETE REMOVAL.
6.	DEMOLISH GARAGE INCLUDING ALL WALLS, ROOF, SLAB AND MECHANICAL/ELECTRICAL SYSTEMS.
7.	DEMOLISH WALL TO CREATE WALL OPENING. SUPPORT WALL ABOVE OPENING AS REQUIRED.
8.	REMOVE PLUMBING FIXTURES, TOILET PARTITIONS, AND ALL ASSOCIATED RESTROOM ACCESSORIES. CAP PLUMBING LINES AS REQUIRED FOR DEMOLITION OF WALLS AS NOTED.
9.	DEMOLISH EXTERIOR WALL AND ASSOCIATED WINDOW(S) TO CREATE OPENING FOR NEW CONNECTOR AND DOORS.
10.	DEMOLISH EXTERIOR WALL TO CREATE OPENING AS REQUIRED FOR NEW WINDOW.
11.	REMOVE METAL RAILING AND FASTENERS. OFFER TO OWNER AND DISPOSE OF ALL UNWANTED MATERIALS.
12.	EXISTING FLOOR, WALL, AND CEILING FINISHES TO REMAIN. PROTECT IN PLACE.
13.	EXISTING WALL PANELING AND WOOD WORK TO REMAIN. PROTECT IN PLACE.
14.	REMOVE WALL VINYL AND PANELING WHERE APPLICABLE. PREPARE WALL TO RECEIVE NEW FINISH.
15.	EXISTING PLUMBING FIXTURE TO REMAIN. PROTECT DURING CONSTRUCTION.
16.	STRUCTURAL WALL TO REMAIN.
17.	EXISTING FLOOR FINISH TO REMAIN. PROTECT DURING CONSTRUCTION.
18.	EXISTING FIREPLACE AND CHIMNEY TO REMAIN.

DEMOLITION LEGEND	
== == == ==	WALLS TO BE DEMOLISHED
—	WALLS TO REMAIN
— — — —	DOORS & FRAME TO BE DEMOLISHED
— — — —	DOORS & FRAME TO REMAIN
XXXXXX	UNEXCAVATED AREA (EXISTING)

SHYFT
Collective

8877 N. Gainey Center Dr
Phoenix, AZ 85258
www.shyftcollective.com

Date

06/19/2023

Issue/Revision/Submission

1 SD Set

No.

1

DELTA GAMMA

EXECUTIVE OFFICES RENOVATION & ADDITION

3250 RIVERSIDE DRIVE
UPPER ARLINGTON, OH 43221

Delta Gamma

FOR REFERENCE ONLY
NOT FOR CONSTRUCTION

Project Number

22-127

Date

06/19/2023

Drawn By

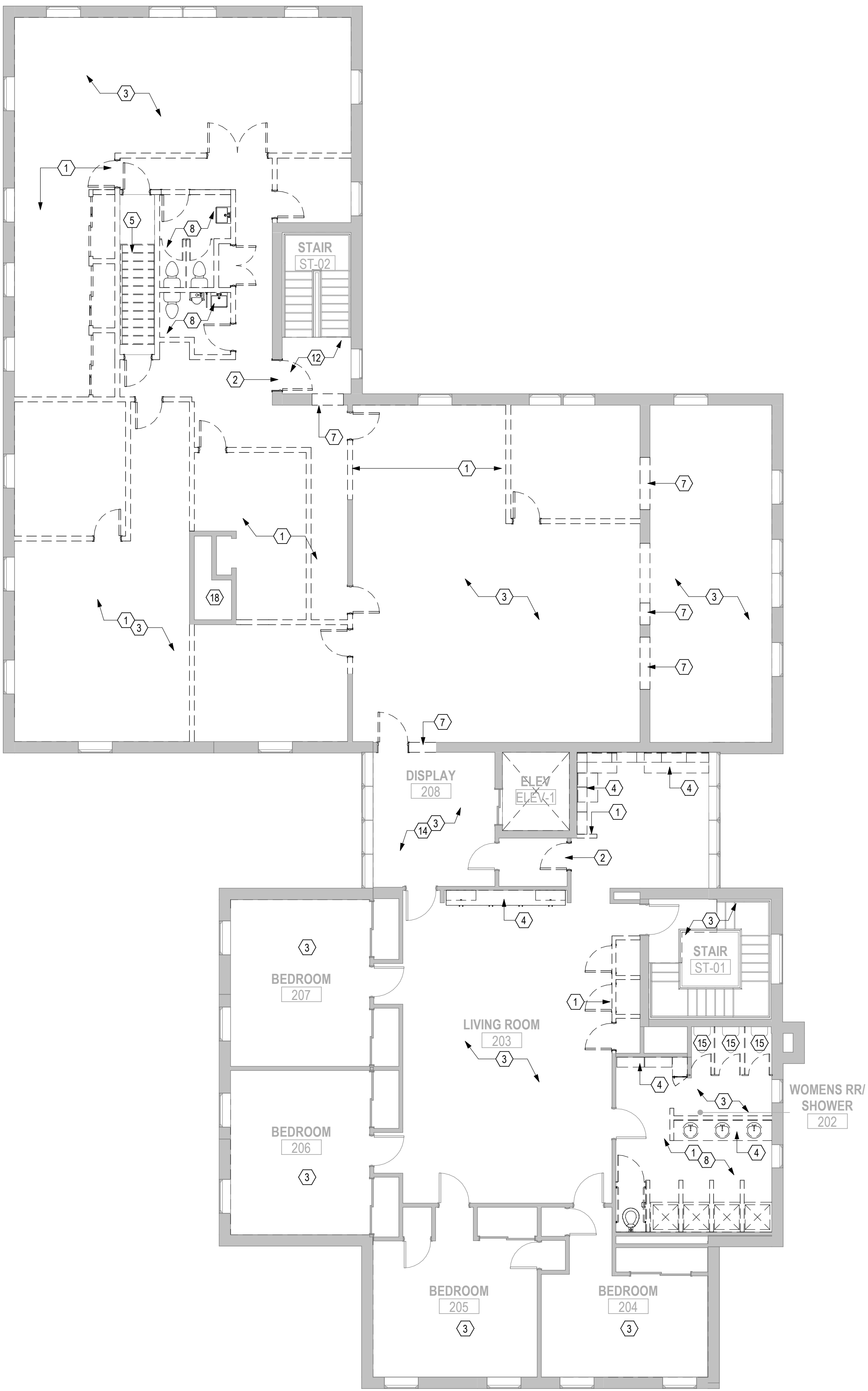
Author

Checked By

Checker

FIRST FLOOR
DEMOLITION PLAN

AD101



A5 SECOND FLOOR DEMOLITION PLAN
1/8" = 1'-0"

- DEMOLITION GENERAL NOTES

A. REFER TO GENERAL PROJECT NOTES ON G001 FOR MORE INFORMATION.

B. CONTRACTOR TO PROTECT ALL EXISTING TO REMAIN DURING DEMOLITION.

C. CONTRACTOR TO PATCH EXISTING FINISHES TO REMAIN AT TERMINATION OF ALL DEMOLITION. PATCH TO INCLUDE ALL REQUIRED FRAMING, FURRING, GYPSUM BOARD, AND FINISHES.

D. EXTENT OF EXISTING FLOORING INDICATED BY CODED NOTES TO BE REMOVED IS TO INCLUDE WALL BASE, FLOORING FINISH, MASTICS, SCRAPING, FLOOR PREP, PATCHING AND ALL WORK REQUIRED TO INSTALL NEW FLOOR FINISH AS INDICATED ON FINISH PLANS.

E. DEMOLITION TO BE COMPLETED IN A SAFE AND SECURE MANNER. MATERIALS TO BE REMOVED FROM SITE AND DISPOSED OF WITHOUT STORING OR ACCUMULATION ON SITE.

F. CONTRACTOR TO REMOVE ALL SURFACE-MOUNTED ACCESSORIES IN AREAS OF DEMOLITION. OFFER ALL ACCESSORIES TO OWNER AND DISPOSE OF UNWANTED MATERIALS.

G. CONTRACTOR TO RESUSPEND, PER NEC REQUIREMENTS, ALL ELECTRICAL CONDUIT AND LOW VOLTAGE WIRE THAT IS LEFT UNSUSPENDED DUE TO WALL OR CEILING DEMOLITION.

H. CONTRACTOR TO PROVIDE ELECTRICAL DEMOLITION FOR ALL DEVICES, DOORS AND EQUIPMENT DEMOLISHED AS PART OF THE PROJECT.

I. BUILDING STRUCTURE TO BE PROTECTED DURING CONSTRUCTION. FLOOR SLAB TO BE SCANNED PRIOR TO ANY CORING OR SAWCUTTING AND ALL REBAR AND CONDUITS AVOIDED.

J. CONTRACTOR TO PROVIDE TEMPORARY SUPPORT FOR CEILING, CEILING GRID AND DEVICES AS REQUIRED DURING CONSTRUCTION.

K. ALL CODED NOTES ARE TYPICAL THROUGHOUT AREA OF WORK.

L. CONTRACTOR TO REMOVE ALL FIRE EXTINGUISHERS AND CABINETS IN WALLS TO BE DEMOLISHED. DISPOSE OF CABINETS. RETAIN EXTINGUISHERS FOR REUSE.

M. REFER TO MEP DRAWINGS FOR ADDITIONAL DEMOLITION SCOPE OF WORK.
- DEMOLITION CODED NOTES

1. REMOVE INTERIOR PARTITION INCLUDING GYPSUM BOARD, FRAMING, BRACING, TRACKS AND FASTENERS, AND ALL ASSOCIATED DOORS. REMOVE ALL WALL-MOUNTED ACCESSORIES. REMOVE ALL ELECTRICAL AND HVAC DEVICES, AND TERMINATE SERVICE TO NEAREST JUNCTION UNLESS NOTED OTHERWISE. TYPICAL AT ALL WALLS TO BE DEMOLISHED.

2. REMOVE DOOR, FRAME AND ALL BRACKETS AND FASTENERS. OFFER DOOR AND HARDWARE TO OWNER. DISPOSE OF ALL UNWANTED MATERIALS.

3. REMOVE FLOORING, INCLUDING WALL BASE, FLOORING FINISHES, MASTICS, ETC. FOR COMPLETE REMOVAL. PROVIDE FLOOR LEVELING COMPOUND AS REQUIRED FOR NEW FLOORING INSTALLATION. REMOVE WALL BASE AND ADHESIVE. PATCH WALLS TO REMAIN.

4. REMOVE EXISTING CASEWORK. OFFER TO OWNER AND DISPOSE OF ALL UNWANTED MATERIALS. PATCH WALLS TO REMAIN.

5. DEMOLISH STAIR SYSTEM INCLUDING STRINGERS, TREADS, RISERS, RAILINGS, FRAMING, ETC. FOR COMPLETE REMOVAL.

6. DEMOLISH GARAGE INCLUDING ALL WALLS, ROOF, SLAB AND MECHANICAL/ELECTRICAL SYSTEMS.

7. DEMOLISH WALL TO CREATE WALL OPENING. SUPPORT WALL ABOVE OPENING AS REQUIRED.

8. REMOVE PLUMBING FIXTURES, TOILET PARTITIONS, AND ALL ASSOCIATED RESTROOM ACCESSORIES. CAP PLUMBING LINES AS REQUIRED FOR DEMOLITION OF WALLS AS NOTED.

9. DEMOLISH EXTERIOR WALL AND ASSOCIATED WINDOW(S) TO CREATE OPENING FOR NEW CONNECTOR AND DOORS.

10. DEMOLISH EXTERIOR WALL TO CREATE OPENING AS REQUIRED FOR NEW WINDOW.

11. REMOVE METAL RAILING AND FASTENERS. OFFER TO OWNER AND DISPOSE OF ALL UNWANTED MATERIALS.

12. EXISTING FLOOR, WALL, AND CEILING FINISHES TO REMAIN. PROTECT IN PLACE.

13. EXISTING WALL PANELING AND WOOD WORK TO REMAIN. PROTECT IN PLACE.

14. REMOVE WALL VINYL AND PANELING WHERE APPLICABLE. PREPARE WALL TO RECEIVE NEW FINISH.

15. EXISTING PLUMBING FIXTURE TO REMAIN. PROTECT DURING CONSTRUCTION.

16. STRUCTURAL WALL TO REMAIN.

17. EXISTING FLOOR FINISH TO REMAIN. PROTECT DURING CONSTRUCTION.

18. EXISTING FIREPLACE AND CHIMNEY TO REMAIN.

- DEMOLITION LEGEND

==

WALLS TO BE DEMOLISHED

WALLS TO REMAIN

- - -

DOORS & FRAME TO BE DEMOLISHED

- - -

DOORS & FRAME TO REMAIN

[Hatched Box]

UNEXCAVATED AREA (EXISTING)
- SHYFT

Collective

8877 N. Gainey Center Dr

Phoenix, AZ 85258

www.shyftcollective.com

Date

06/19/2023

Issue/Revision/Submission

1 SD Set

No.

1

DELTA GAMMA

EXECUTIVE OFFICES RENOVATION & ADDITION

3250 RIVERSIDE DRIVE

UPPER ARLINGTON, OH 43221

DELTA GAMMA

FOR REFERENCE ONLY

NOT FOR CONSTRUCTION

STEVEN REYNOLDS

EXP. 12/2023

Project Number

22-127

Date

06/19/2023

Drawn By

Author

Checked By

Checker

SECOND FLOOR

DEMOLITION PLAN

AD102

Page 119 of 170



A5

LOWER LEVEL PLAN - NORTH

1/8" = 1'-0"

GENERAL DRAWING NOTES

- A. REFER TO GENERAL PROJECT NOTES ON G001 FOR MORE INFORMATION.
- B. ALL DIMENSIONS ARE TO FINISHED FACE OF WALL (UNLESS NOTED OTHERWISE).
- C. SEE STRUCTURAL DRAWINGS FOR LOCATIONS OF ALL STEEL REINFORCING IN WALL & FLOOR CONSTRUCTION.
- D. SEE FINISH SCHEDULE FOR ADDITIONAL INFORMATION OF LOCATIONS AND TYPES OF FINISH MATERIALS.
- E. SEE ELEVATIONS AND STRUCTURAL DRAWINGS FOR LOCATIONS OF EXPANSION & CONTROL JOINTS. CONTRACTOR SHALL PROVIDE ADDITIONAL INTERIOR CONTROL JOINTS AS REQUIRED TO COMPLY WITH MAXIMUM SPACING REQUIREMENTS IN SPECIFICATIONS AND NATIONAL MASONRY INSTITUTE. SEE DETAILS ON **AXXX**.
- F. MECHANICAL & ELECTRICAL EQUIPMENT SHALL BE ON HOUSEKEEPING PADS. PADS ARE TO BE PROVIDED BY THE TRADE SUPPLYING THE EQUIPMENT. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. WORK TO BE COORDINATED THROUGH THE GENERAL TRADES CONTRACTOR. PADS 4" MIN. 4" THICK W/W.F., UNLESS NOTED OTHERWISE).

CODED NOTES

- 1. ALIGN NEW WALL WITH EXISTING.
- 2. NEW OPENING IN EXISTING WALL. REMOVE EXISTING WALL FINISH/ FRAMING. REFRAME AND REFINISH WALL AS REQUIRED.
- 3. NEW WINDOW IN EXISTING EXTERIOR WALL. REFER TO WINDOW SCHEDULE.
- 4. NEW DOOR IN EXISTING WALL. REMOVE EXISTING WALL FINISH/ FRAMING. REFRAME AND REFINISH WALL AS REQUIRED.
- 5. COMMUNICATING STAIR. WOOD TREADS AND RISERS.
- 6. CONCRETE PLINTH UNDER COMMUNICATING STAIR WITH WOOD FLOORING TO MATCH STAIR.
- 7. RAMP TO ENTRY.
- 8. EXTERIOR STAIR.
- 9. OPEN TO BELOW.
- 10. GLASS GUARDRAIL.
- 11. LIGHT WELL: OVERHEAD SLOPED GLAZING SYSTEM, MATCH PROFILE OF CURTAIN WALL.
- 12. OPERABLE PARTITION.
- 13. AV LOCATION.
- 14. BUILT-IN BOOTH SEATING.
- 15. SLAB INFILL AT LOCATION OF DEMOLISHED STAIR.
- 16. BASE CABINERY AND UPPER CABINERY TYP.
- 17. EXPANSION JOINT.
- 18. NEW OPENING IN MASONRY BEARING WALL- HEADER REQUIRED.
- 19. LADDER FOR ROOF ACCESS.
- 20. FEATURE WALL, FINISH TBD.
- 21. FOOTING FOR NEW CONNECTOR ABOVE.
- 22. CAVITY FOR FIRE SPRINKLER EXTENSION FROM EXISTING TO NEW BUILDING.
- 23. BUILT-IN RECEPTION DESK, SOLID SURFACE WITH WOOD VENEER.
- 24. SIGNAGE WALL.

RATED WALL LEGEND

- NON-RATED SMOKE RESISTIVE PARTITION TO DECK
- 1 HOUR SMOKE RESISTIVE PARTITION TO DECK
- 2 HOUR SMOKE RESISTIVE PARTITION TO DECK
- 3 HOUR SMOKE RESISTIVE PARTITION TO DECK
- 4 HOUR SMOKE RESISTIVE PARTITION TO DECK
- 1 HOUR FIRE RATED PARTITION TO DECK
- 2 HOUR FIRE RATED PARTITION TO DECK
- 3 HOUR FIRE RATED PARTITION TO DECK
- 4 HOUR FIRE RATED PARTITION TO DECK

FLOOR PLAN LEGEND

- NEW WORK
- EXISTING TO REMAIN
- FIRE EXTINGUISHER CABINET
- UNEXCAVATED AREA (EXISTING)

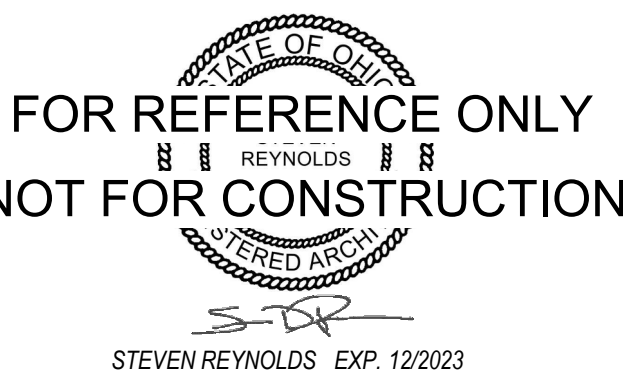


Date
06/19/2023

Issue/Revision/Submission

No. 1 SD Set

DELTA GAMMA
EXECUTIVE OFFICES RENOVATION & ADDITION
3250 RIVERSIDE DRIVE
UPPER ARLINGTON, OH 43221



Project Number 22-127
Date 06/19/2023
Drawn By MW
Checked By Checker

LOWER LEVEL PLAN - NORTH

A100a

Date
06/19/2023

Issue/Revision/Submission

No. 1 SD Set

DELTA GAMMA
EXECUTIVE OFFICES RENOVATION & ADDITION
3250 RIVERSIDE DRIVE
UPPER ARLINGTON, OH 43221



Delta Gamma

FOR REFERENCE ONLY
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STEVEN REYNOLDS EXP. 12/2023

Project Number 22-127
Date 06/19/2023
Drawn By MW
Checked By Checker

LOWER LEVEL PLAN - SOUTH

A100b

GENERAL DRAWING NOTES

- REFER TO GENERAL PROJECT NOTES ON G001 FOR MORE INFORMATION.
- ALL DIMENSIONS ARE TO FINISHED FACE OF WALL (UNLESS NOTED OTHERWISE).
- SEE STRUCTURAL DRAWINGS FOR LOCATIONS OF ALL STEEL REINFORCING IN WALL & FLOOR CONSTRUCTION.
- SEE FINISH SCHEDULE FOR ADDITIONAL INFORMATION OF LOCATIONS AND TYPES OF FINISH MATERIALS.
- SEE ELEVATIONS AND STRUCTURAL DRAWINGS FOR LOCATIONS OF EXPANSION & CONTROL JOINTS. CONTRACTOR SHALL PROVIDE ADDITIONAL INTERIOR CONTROL JOINTS AS REQUIRED TO COMPLY WITH MAXIMUM SPACING REQUIREMENTS IN SPECIFICATIONS AND NATIONAL MASONRY INSTITUTE. SEE DETAILS ON **Axxx**.
- MECHANICAL & ELECTRICAL EQUIPMENT SHALL BE ON HOUSEKEEPING PADS. PADS ARE TO BE PROVIDED BY THE TRADE SUPPLYING THE EQUIPMENT. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. WORK TO BE COORDINATED THROUGH THE GENERAL TRADES CONTRACTOR. PADS 4" MIN. 4" THICK W/W.F., UNLESS NOTED OTHERWISE).

CODED NOTES

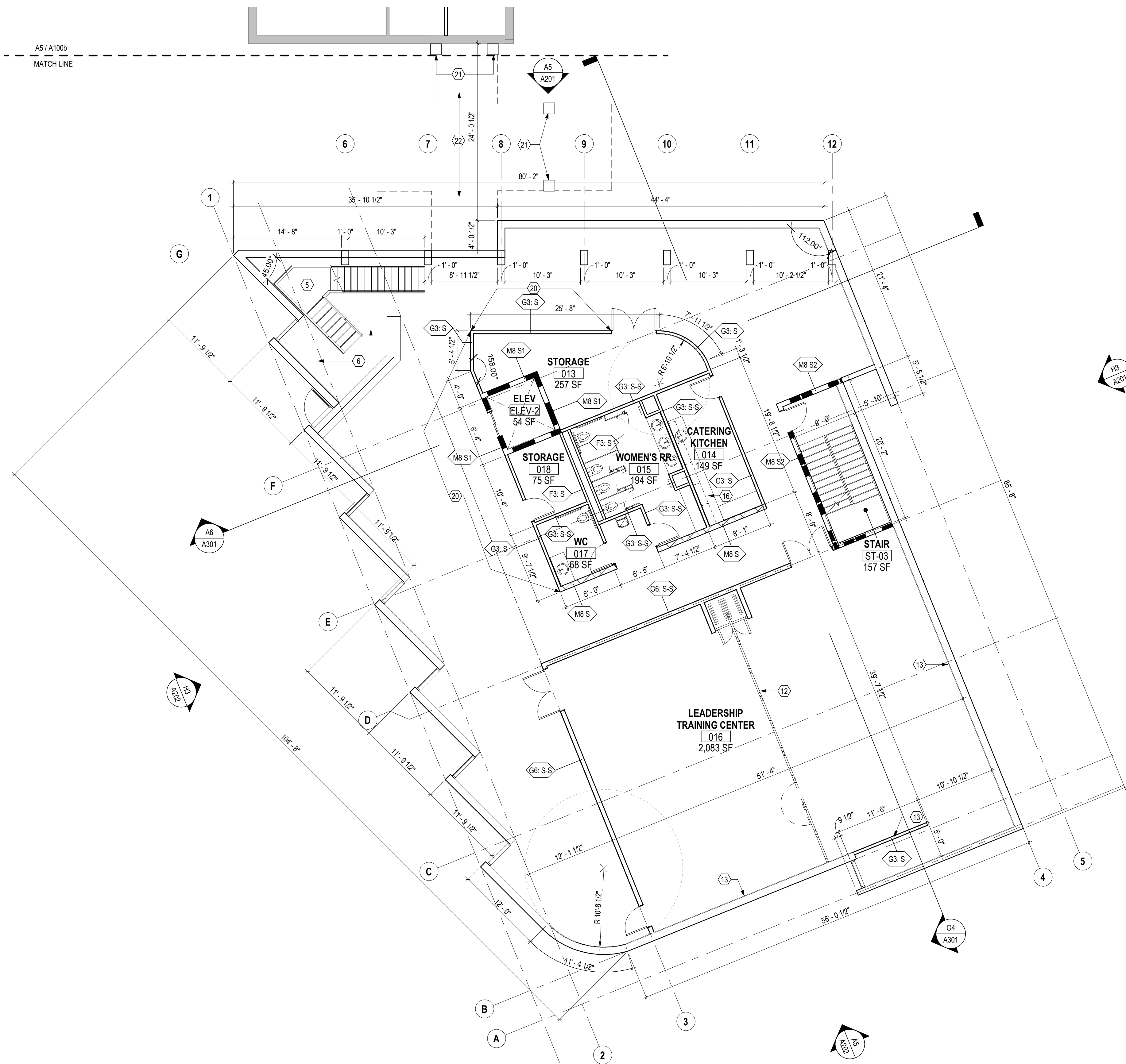
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- COMMUNICATING STAIR. WOOD TREADS AND RISERS.
- CONCRETE PLINTH UNDER COMMUNICATING STAIR WITH WOOD FLOORING TO MATCH STAIR.
- RAMP TO ENTRY.
- EXTERIOR STAIR.
- OPEN TO BELOW.
- GLASS GUARDRAIL.
- LIGHT WELL: OVERHEAD SLOPED GLAZING SYSTEM, MATCH PROFILE OF CURTAIN WALL.
- OPERABLE PARTITION.
- AV LOCATION.
- BUILT-IN BOOTH SEATING.
- SLAB INFILL AT LOCATION OF DEMOLISHED STAIR.
- BASE CABINETRY AND UPPER CABINETRY TYP.
- EXPANSION JOINT.
- NEW OPENING IN MASONRY BEARING WALL- HEADER REQUIRED.
- LADDER FOR ROOF ACCESS.
- FEATURE WALL, FINISH TBD.
- FOOTING FOR NEW CONNECTOR ABOVE.
- CAVITY FOR FIRE SPRINKLER EXTENSION FROM EXISTING TO NEW BUILDING.
- BUILT-IN RECEPTION DESK, SOLID SURFACE WITH WOOD VENEER.
- SIGNAGE WALL.

RATED WALL LEGEND

- | | |
|--|---|
| | NON-RATED SMOKE RESISTIVE PARTITION TO DECK |
| | 1 HOUR SMOKE RESISTIVE PARTITION TO DECK |
| | 2 HOUR SMOKE RESISTIVE PARTITION TO DECK |
| | 3 HOUR SMOKE RESISTIVE PARTITION TO DECK |
| | 4 HOUR SMOKE RESISTIVE PARTITION TO DECK |
| | 1 HOUR FIRE RATED PARTITION TO DECK |
| | 2 HOUR FIRE RATED PARTITION TO DECK |
| | 3 HOUR FIRE RATED PARTITION TO DECK |
| | 4 HOUR FIRE RATED PARTITION TO DECK |

FLOOR PLAN LEGEND

- | | |
|--|-----------------------------|
| | NEW WORK |
| | EXISTING TO REMAIN |
| | FIRE EXTINGUISHER CABINET |
| | UNEXCAVATED AREA (EXISTING) |



A5 LOWER LEVEL PLAN - SOUTH
1/8" = 1'-0"

Date
06/19/2023

Issue/Revision/Submission
SD Set

No.
1

DELTA GAMMA
EXECUTIVE OFFICES RENOVATION & ADDITION
3250 RIVERSIDE DRIVE
UPPER ARLINGTON, OH 43221



Delta Gamma

FOR REFERENCE ONLY
NOT FOR CONSTRUCTION

STEVEN REYNOLDS EXP. 12/2023

Project Number 22-127
Date 06/19/2023
Drawn By MW
Checked By Checker

FIRST FLOOR PLAN -
NORTH

A101a

GENERAL DRAWING NOTES

- REFER TO GENERAL PROJECT NOTES ON G001 FOR MORE INFORMATION.
- ALL DIMENSIONS ARE TO FINISHED FACE OF WALL (UNLESS NOTED OTHERWISE).
- SEE STRUCTURAL DRAWINGS FOR LOCATIONS OF ALL STEEL REINFORCING IN WALL & FLOOR CONSTRUCTION.
- SEE FINISH SCHEDULE FOR ADDITIONAL INFORMATION OF LOCATIONS AND TYPES OF FINISH MATERIALS.
- SEE ELEVATIONS AND STRUCTURAL DRAWINGS FOR LOCATIONS OF EXPANSION & CONTROL JOINTS. CONTRACTOR SHALL PROVIDE ADDITIONAL INTERIOR CONTROL JOINTS AS REQUIRED TO COMPLY WITH MAXIMUM SPACING REQUIREMENTS IN SPECIFICATIONS AND NATIONAL MASONRY INSTITUTE. SEE DETAILS ON **AXXX**.
- MECHANICAL & ELECTRICAL EQUIPMENT SHALL BE ON HOUSEKEEPING PADS. PADS ARE TO BE PROVIDED BY THE TRADE SUPPLYING THE EQUIPMENT. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. WORK TO BE COORDINATED THROUGH THE GENERAL TRADES CONTRACTOR. PADS 4" MIN. 4" THICK W/W.F., UNLESS NOTED OTHERWISE).

CODED NOTES

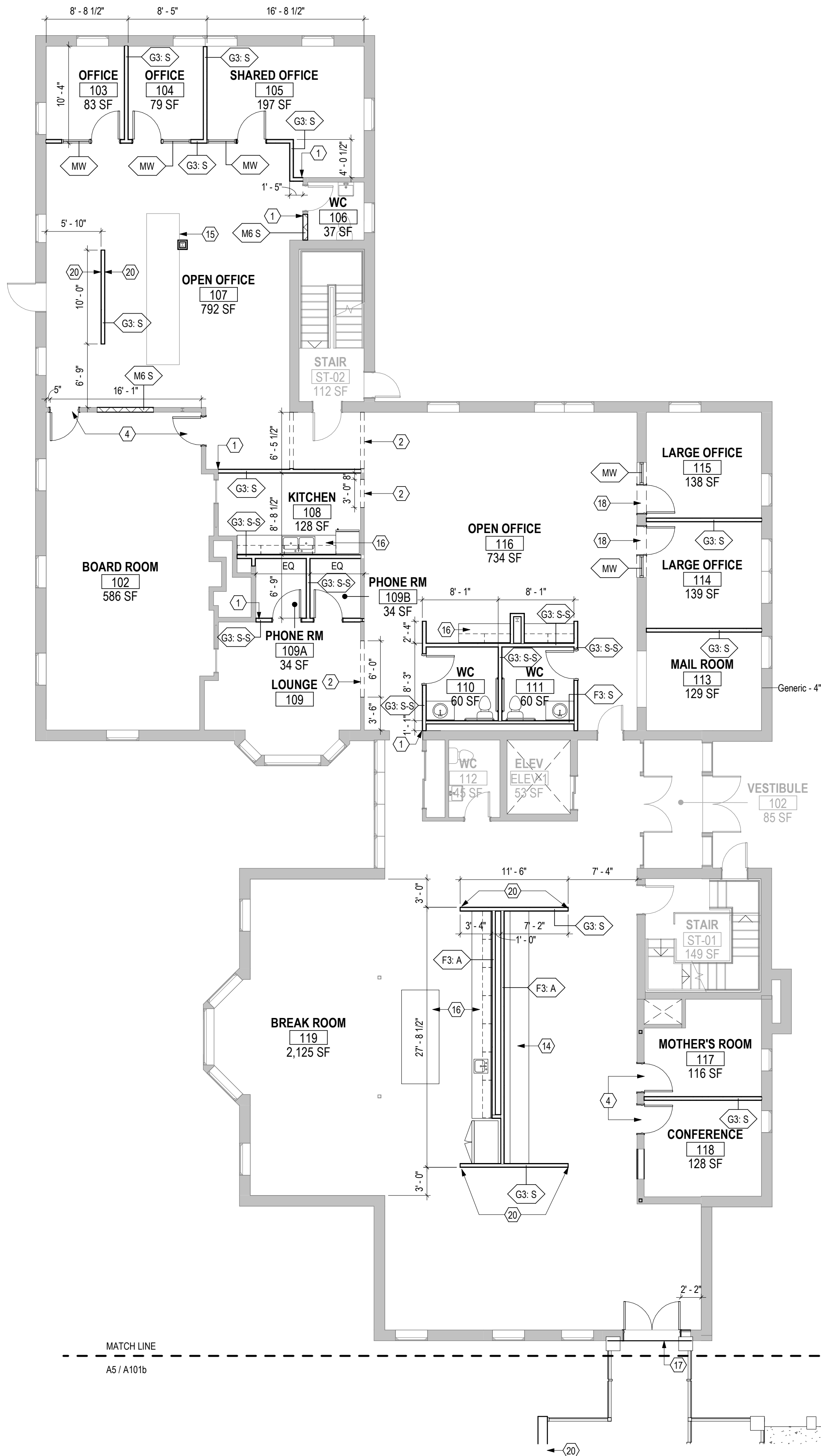
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- CAVITY FOR FIRE SPRINKLER EXTENSION FROM EXISTING TO NEW BUILDING.
- BUILT-IN RECEPTION DESK, SOLID SURFACE WITH WOOD VENEER.
- SIGNAGE WALL.

RATED WALL LEGEND

- | | |
|--|---|
| | NON-RATED SMOKE RESISTIVE PARTITION TO DECK |
| | 1 HOUR SMOKE RESISTIVE PARTITION TO DECK |
| | 2 HOUR SMOKE RESISTIVE PARTITION TO DECK |
| | 3 HOUR SMOKE RESISTIVE PARTITION TO DECK |
| | 4 HOUR SMOKE RESISTIVE PARTITION TO DECK |
| | 1 HOUR FIRE RATED PARTITION TO DECK |
| | 2 HOUR FIRE RATED PARTITION TO DECK |
| | 3 HOUR FIRE RATED PARTITION TO DECK |
| | 4 HOUR FIRE RATED PARTITION TO DECK |

FLOOR PLAN LEGEND

- | | |
|--|-----------------------------|
| | NEW WORK |
| | EXISTING TO REMAIN |
| | FIRE EXTINGUISHER CABINET |
| | UNEXCAVATED AREA (EXISTING) |



N
A5 FIRST FLOOR PLAN - NORTH
1/8" = 1'-0"

Date
06/19/2023

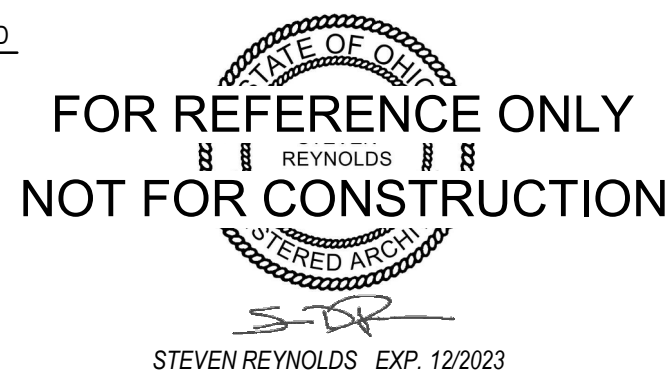
Issue/Revision/Submission

No. 1 SD Set

DELTA GAMMA
EXECUTIVE OFFICES RENOVATION & ADDITION
3250 RIVERSIDE DRIVE
UPPER ARLINGTON, OH 43221



Delta Gamma



Project Number 22-127
Date 06/19/2023
Drawn By MW
Checked By Checker

FIRST FLOOR PLAN -
SOUTH

A101b

GENERAL DRAWING NOTES

- REFER TO GENERAL PROJECT NOTES ON G001 FOR MORE INFORMATION.
- ALL DIMENSIONS ARE TO FINISHED FACE OF WALL (UNLESS NOTED OTHERWISE).
- SEE STRUCTURAL DRAWINGS FOR LOCATIONS OF ALL STEEL REINFORCING IN WALL & FLOOR CONSTRUCTION.
- SEE FINISH SCHEDULE FOR ADDITIONAL INFORMATION OF LOCATIONS AND TYPES OF FINISH MATERIALS.
- SEE ELEVATIONS AND STRUCTURAL DRAWINGS FOR LOCATIONS OF EXPANSION & CONTROL JOINTS. CONTRACTOR SHALL PROVIDE ADDITIONAL INTERIOR CONTROL JOINTS AS REQUIRED TO COMPLY WITH MAXIMUM SPACING REQUIREMENTS IN SPECIFICATIONS AND NATIONAL MASONRY INSTITUTE. SEE DETAILS ON **AXXX**.
- MECHANICAL & ELECTRICAL EQUIPMENT SHALL BE ON HOUSEKEEPING PADS. PADS ARE TO BE PROVIDED BY THE TRADE SUPPLYING THE EQUIPMENT. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. WORK TO BE COORDINATED THROUGH THE GENERAL TRADES CONTRACTOR. PADS 4" MIN. 4" THICK W.W.W.F., UNLESS NOTED OTHERWISE).

CODED NOTES

- ALIGN NEW WALL WITH EXISTING.
- NEW OPENING IN EXISTING WALL. REMOVE EXISTING WALL FINISH/ FRAMING. REFRAME AND REFINISH WALL AS REQUIRED.
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- CAVITY FOR FIRE SPRINKLER EXTENSION FROM EXISTING TO NEW BUILDING.
- BUILT-IN RECEPTION DESK, SOLID SURFACE WITH WOOD VENEER.
- SIGNAGE WALL.

RATED WALL LEGEND

	NON-RATED SMOKE RESISTIVE PARTITION TO DECK
	1 HOUR SMOKE RESISTIVE PARTITION TO DECK
	2 HOUR SMOKE RESISTIVE PARTITION TO DECK
	3 HOUR SMOKE RESISTIVE PARTITION TO DECK
	4 HOUR SMOKE RESISTIVE PARTITION TO DECK
	1 HOUR FIRE RATED PARTITION TO DECK
	2 HOUR FIRE RATED PARTITION TO DECK
	3 HOUR FIRE RATED PARTITION TO DECK
	4 HOUR FIRE RATED PARTITION TO DECK

FLOOR PLAN LEGEND

	NEW WORK
	EXISTING TO REMAIN
	FIRE EXTINGUISHER CABINET
	UNEXCAVATED AREA (EXISTING)

N
A5 FIRST FLOOR PLAN - SOUTH
1/8" = 1'-0"

Issue/Revision/Submission

DELT A GAMMA



STEVEN REYNOLDS EXP. 12/2023

Date 06/19/2023

Checked By	Checker
------------	---------

- NORTH

ATA 2a



GENERAL DRAWING NOTES

- A. REFER TO GENERAL PROJECT NOTES ON 0001 FOR MORE INFORMATION
- B. ALL DIMENSIONS ARE TO FINISHED FACE OF WALL (UNLESS NOTED OTHERWISE)
- C. SEE STRUCTURAL DRAWINGS FOR LOCATIONS OF ALL STEEL REINFORCING IN WALL & FLOOR CONSTRUCTION.
- D. SEE FINISH SCHEDULE FOR ADDITIONAL INFORMATION OF LOCATIONS AND TYPES OF FINISH MATERIALS.
- E. SEE ELEVATIONS AND STRUCTURAL DRAWINGS FOR LOCATIONS OF EXPANSION & CONTROL JOINTS. CONTRACTOR SHALL PROVIDE ADDITIONAL INTERIOR CONTROL JOINTS AS REQUIRED TO COMPLY WITH MAXIMUM SPACING REQUIREMENTS IN SPECIFICATIONS AND NATIONAL MASONRY INSTITUTE. SEE DETAILS ON XXXX.
- F. MECHANICAL & ELECTRICAL EQUIPMENT SHALL BE ON HOUSEKEEPING PADS. PADS ARE TO BE PROVIDED BY THE TRADE SUPPLYING THE EQUIPMENT. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. WORK TO BE COORDINATED THIRTS (4) DAYS BEFORE GENERAL TRADES CONTRACTOR. PADS 4" MIN. 4" THICK W/W.F.F., UNLESS NOTED OTHERWISE).

CODED NOTES

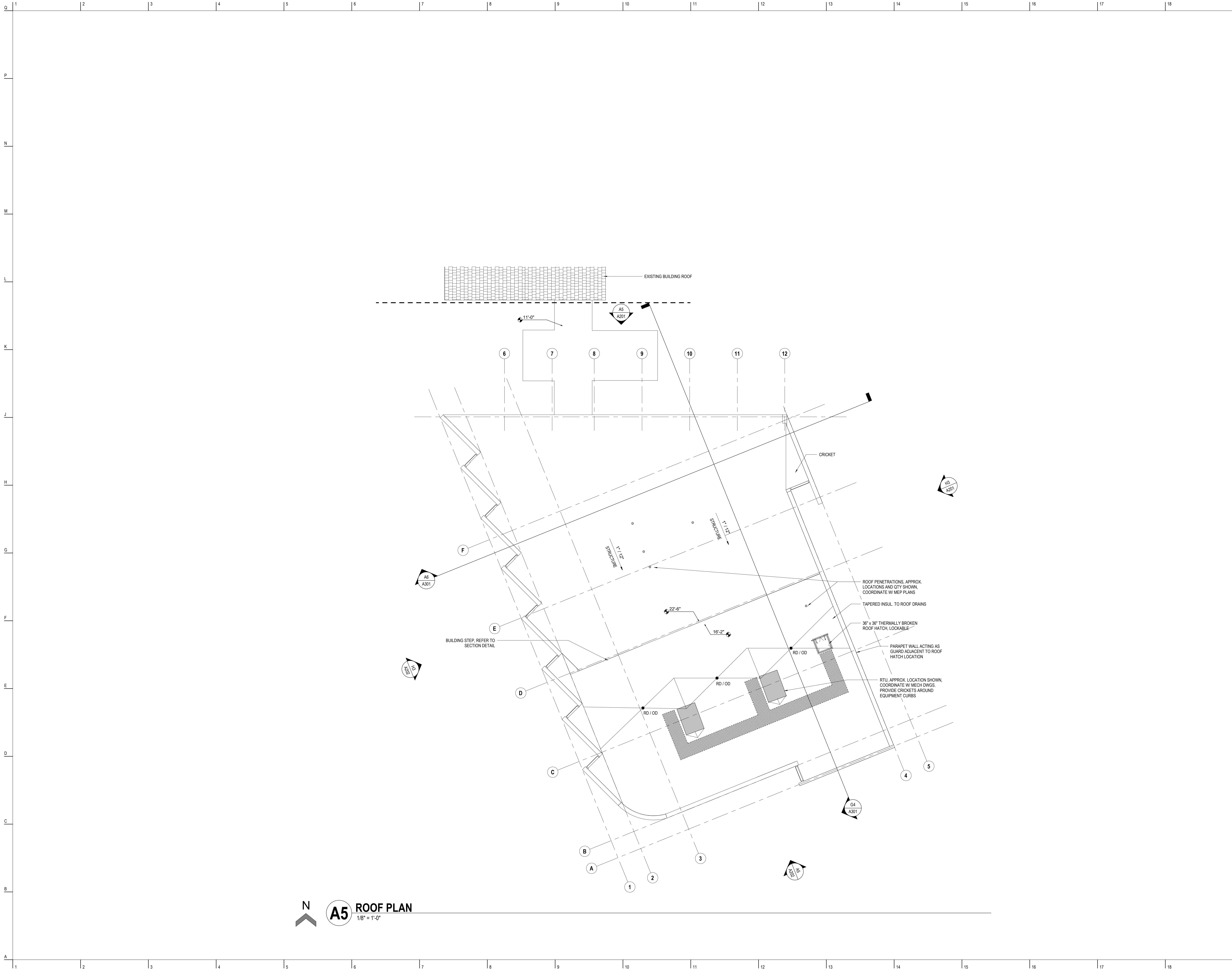
1. ALIGN NEW WALL WITH EXISTING.
2. NEW OPENING IN EXISTING WALL. REMOVE EXISTING WALL FINISH FRAMING. REFRAME AND REFINISH WALL AS REQUIRED.
3. NEW WINDOW IN EXISTING EXTERIOR WALL. REFER TO WINDOW SCHEDULE.
4. NEW DOOR IN EXISTING WALL. REMOVE EXISTING WALL FINISH FRAMING. REFRAME AND REFINISH WALL AS REQUIRED.
5. COMMUNICATING STAIR. WOOD TREADS AND RISERS.
6. CONCRETE PLINTH UNDER COMMUNICATING STAIR WITH WOOD FLOORING TO MATCH STAIR.
7. RAMP TO ENTRY.
8. EXTERIOR STAIR.
9. OPEN TO BELOW.
10. GLASS GUARDRAIL.
11. LIGHT WELL: OVERHEAD SLOPED GLAZING SYSTEM, MATCH PROFILE OF CURTAIN WALL.
12. OPERABLE PARTITION.
13. AV LOCATION.
14. BUILT-IN BOOTH SEATING.
15. SLAB INFILL AT LOCATION OF DEMOLISHED STAIR.
16. BASE CABINERY AND UPPER CABINERY TYP.
17. EXPANSION JOINT.
18. NEW OPENING IN MASONRY BEARING WALL- HEADER REQUIRED.
19. LADDER FOR ROOF ACCESS.
20. FEATURE WALL, FINISH TBD.
21. FOOTING FOR NEW CONNECTOR ABOVE.
22. CAVITY FOR FIRE SPRINKLER EXTENSION FROM EXISTING TO NEW BUILDING.
23. BUILT-IN RECEPTION DESK, SOLID SURFACE WITH WOOD VENEER.
24. SIGNAGE WALL.

RATED WALL LEGEND

	NON-RATED SMOKE RESISTIVE PARTITION TO DECK
	1 HOUR SMOKE RESISTIVE PARTITION TO DECK
	2 HOUR SMOKE RESISTIVE PARTITION TO DECK
	3 HOUR SMOKE RESISTIVE PARTITION TO DECK
	4 HOUR SMOKE RESISTIVE PARTITION TO DECK
	1 HOUR FIRE RATED PARTITION TO DECK
	2 HOUR FIRE RATED PARTITION TO DECK
	3 HOUR FIRE RATED PARTITION TO DECK
	4 HOUR FIRE RATED PARTITION TO DECK

FLOOR PLAN LEGEND

	NEW WORK
	EXISTING TO REMAIN
	FIRE EXTINGUISHER CABINET
	UNEXCAVATED AREA (EXISTING)



Date
06/19/2023

Issue/Revision/Submission
SD Set

No.
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DELTA GAMMA

EXECUTIVE OFFICES RENOVATION & ADDITION

3250 RIVERSIDE DRIVE
UPPER ARLINGTON, OH 43221



FOR REFERENCE ONLY
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STEVEN REYNOLDS EXP. 12/2023

Project Number 22-127

Date 06/19/2023

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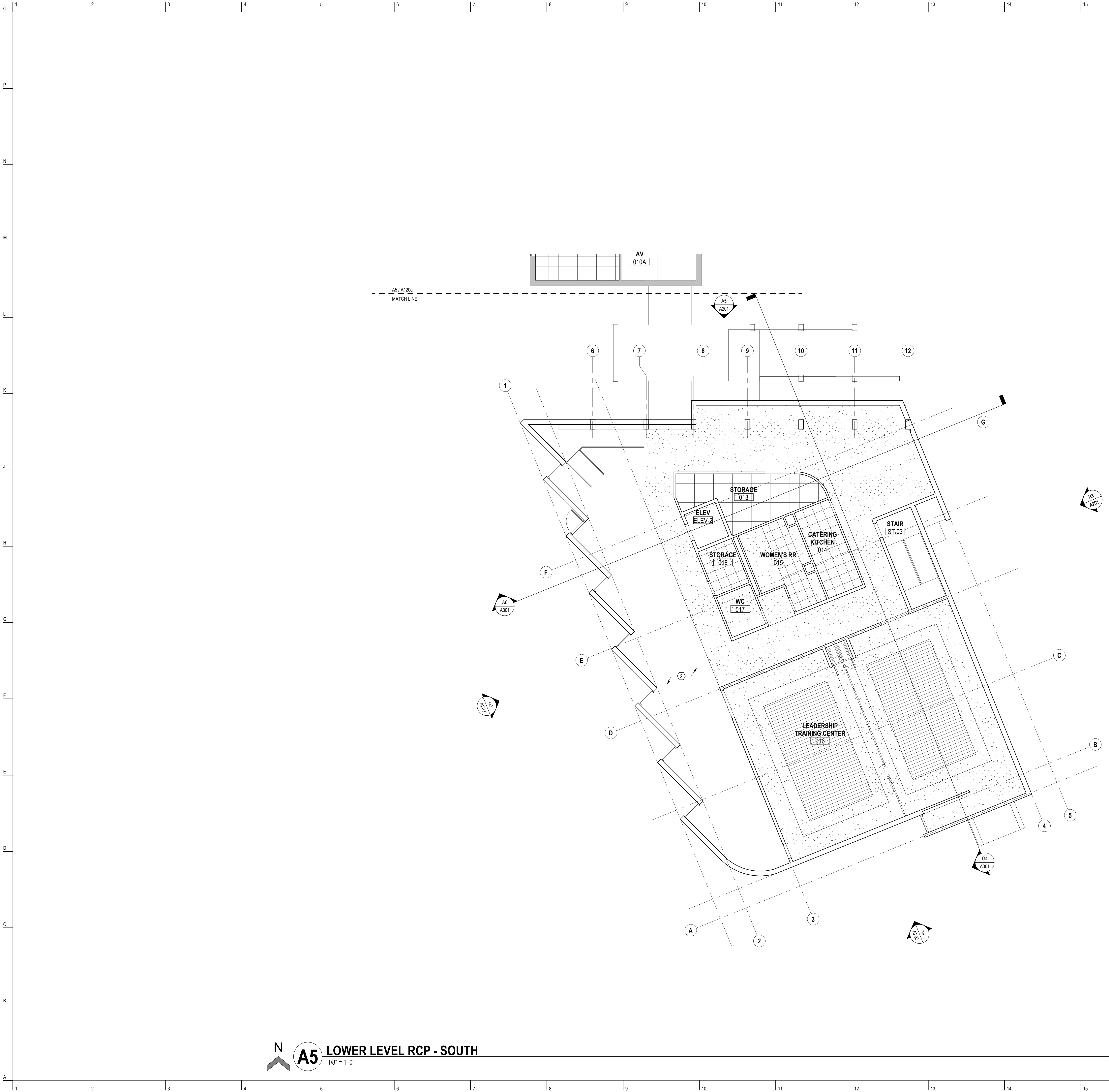
ROOF PLAN

A110



CEILING TAG WITH HEIGHT

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GENERAL DRAWING NOTES

A. REFER TO GENERAL PROJECT NOTES ON G001 FOR MORE INFORMATION.

B. PAINT DESIGNATED FOR EXPOSED OVERHEAD STRUCTURE IS TO INCLUDE ALL EXPOSED COMPONENTS INCLUDING (BUT NOT EXCLUSIVE TO) DECKING, STRUCTURAL MEMBERS, MECHANICAL AND ELECTRICAL DELIVERY SYSTEMS, FIRE PROTECTION SYSTEMS (EXCLUDING SPRINKLER HEADS), AND ALL OTHER MISCELLANEOUS BUILDING SYSTEMS LOCATED OVERHEAD. EACH OF THE AFOREMENTIONED CATEGORIES IS TO INCLUDE ANY AND ALL ASSOCIATED SUPPORTS, FASTENERS, HANGERS, STRUTS, BRACES, BRACKETS, ETC.

C. LIGHT FIXTURES SHOWN TO INDICATE PROPOSED FIXTURES & GENERAL DESIGN INTENT.

D. FINISHED CEILING HEIGHTS ARE MARKED FROM TOP OF FINISH FLOOR (UNLESS NOTED OTHERWISE).

E. COORDINATE LOCATION OF FIXTURES WITH MECHANICAL, ELECTRICAL, PLUMBING, FIRE SUPPRESSION AND TECHNOLOGY DRAWINGS. ANY CONFLICT BETWEEN TRADES, NOTIFY ARCHITECT PRIOR TO INSTALLATION.

F. FACE OF BULKHEADS ARE TO ALIGN WITH FACE OF ADJACENT WALLS TO WHICH BULKHEADS ARE PARALLEL, UNLESS NOTED OTHERWISE OR DIMENSIONED.

G. ALL GYPSUM BOARD SOFFITS & CEILINGS TO BE PAINTED FLAT CEILING WHITE (UNLESS NOTED OTHERWISE).

H. ALL GYPSUM SOFFITS IN FOOD SERVICE AREAS TO BE PAINTED WITH A SATIN FINISH.

I. PAINT DUCTWORK INSIDE AIR GRILLES FLAT BLACK.

J. CEILING GRIDS ARE CENTERED ON ROOM, U.N.O. OR DIMENSIONED.

K. WHERE EXIT SIGNS OCCUR OVER A DOOR OR PAIR OF DOORS, CENTER SIGN ON DOOR OPENING.

L. ALL CEILING DEVICES TO BE CENTERED IN TILE, U.N.O.

CODED NOTES

1. ALIGN FEATURES.

2. OPEN TO ABOVE.

3. EXISTING GYPSUM CEILING.

4. ATTIC ACCESS HATCH.

5. DECORATIVE ACCENT LIGHT.

6. DOUBLE HEIGHT SPACE.

RCP LEGEND

A1 ACOUSTIC CEILING TYPE 1: 2x2' LAY-IN CEILING

A2 ACOUSTIC CEILING TYPE 2: 2x4' LAY-IN CEILING

A3 LINEAR WOOD LOOK CEILING

E1 EXPOSED STRUCTURE ABOVE

G1 GYPSUM BOARD CEILING OR SOFFIT

2x2 FLUORESCENT LIGHT FIXTURE (SHADING DENOTES EMERGENCY FIXTURE)

2x4 FLUORESCENT LIGHT FIXTURE (SHADING DENOTES EMERGENCY FIXTURE)

1x4 FLUORESCENT LIGHT FIXTURE (SHADING DENOTES EMERGENCY FIXTURE)

1x8 FLUORESCENT LIGHT FIXTURE (SHADING DENOTES EMERGENCY FIXTURE)

RECESSED CAN LIGHT

SURFACE MOUNTED LIGHT

LINEAR COVE LIGHT

EXIT LIGHT WITH DIRECTIONAL ARROW

EXIT LIGHT

SUPPLY DIFFUSER

LINEAR DIFFUSER

EXHAUST/RETURN GRILLE

SPEAKER

CEILING TAG WITH HEIGHT

NOTE: COORDINATE ARCHITECTURAL REFLECTED CEILING PLANS WITH THE MECHANICAL AND ELECTRICAL DRAWINGS FOR NUMBER, SIZE AND LOCATIONS OF, AND TYPES OF FIXTURES AND GRILLES. MAKE ALL ITEMS SHOWN ON LEGEND MAKE SURE THEY IN PROJECT.

SHYFT Collective

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www.shyftcollective.com

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06/19/2023

Issue/Revision/Submission

SD Set

No.

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DELTA GAMMA

EXECUTIVE OFFICES RENOVATION & ADDITION

3250 RIVERSIDE DRIVE
UPPER ARLINGTON, OH 43221

Delta Gamma

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STEVEN REYNOLDS EXP. 12/2023

Project Number

22-127

Date

06/19/2023

Drawn By

MW

Checked By

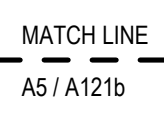
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LOWER LEVEL
REFLECTED CEILING
PLAN - SOUTH

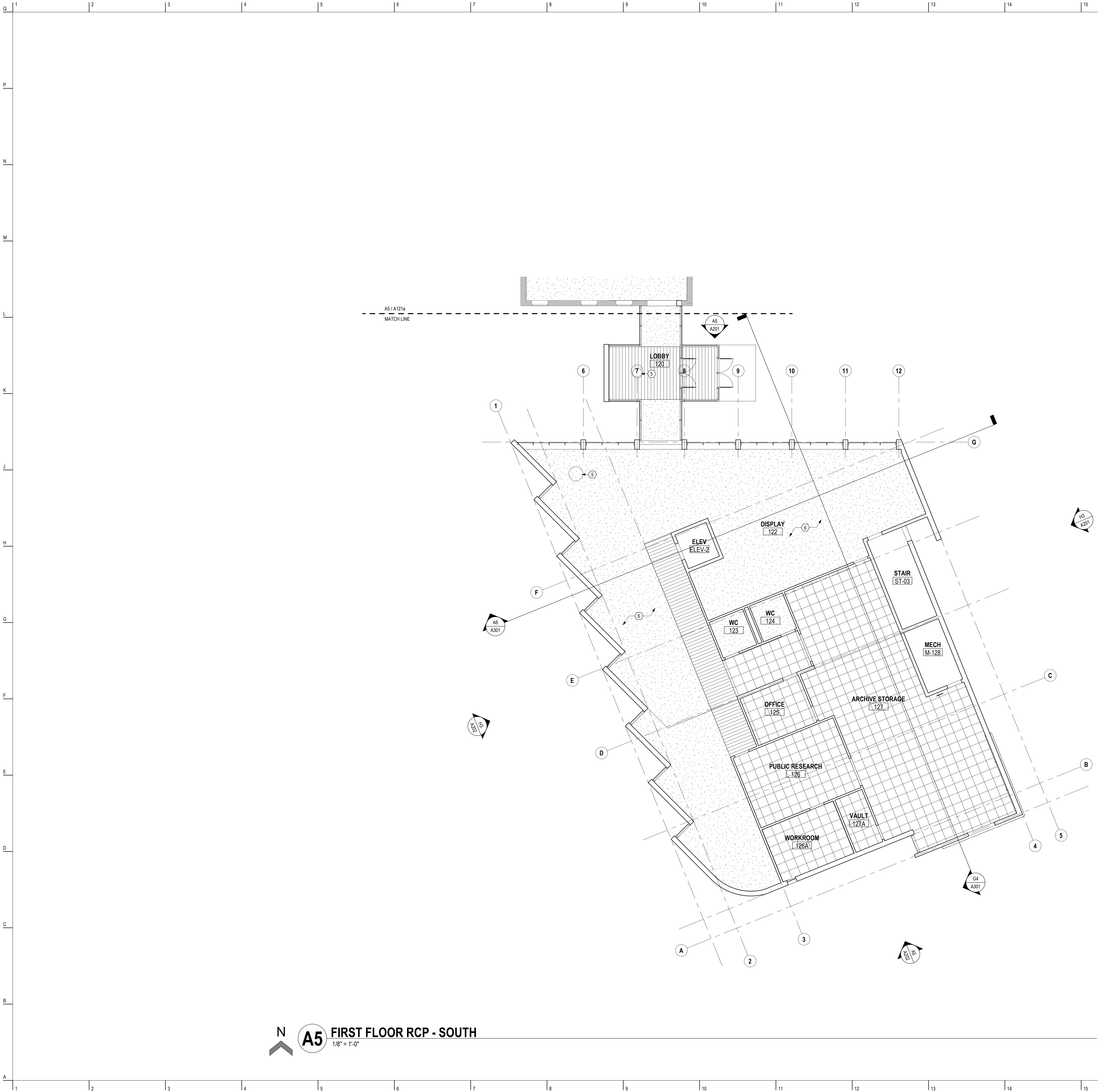
A120b

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NOTE: COORDINATE ARCHITECTURAL REFLECTED CEILING PLANS WITH THE MECHANICAL AND ELECTRICAL DRAWINGS FOR NUMBER OF, AND LOCATIONS, OF, AND TYPES OF FIXTURES AND GRILLES. NOT ALL ITEMS SHOWN ON LEGEND MAY BE PRESENT IN PROJECT.



Page 128 of 170



GENERAL DRAWING NOTES	
A.	REFER TO GENERAL PROJECT NOTES ON G001 FOR MORE INFORMATION.
B.	PANT DESIGNATED FOR EXPOSED OVERHEAD STRUCTURE IS TO INCLUDE ALL EXPOSED COMPONENTS INCLUDING (BUT NOT EXCLUSIVE TO) DECKING, STRUCTURAL MEMBERS, MECHANICAL AND ELECTRICAL DELIVERY SYSTEMS, FIRE PROTECTION SYSTEMS (EXCLUDING SPRINKLER HEADS), AND ALL OTHER MISCELLANEOUS BUILDING SYSTEMS LOCATED OVERHEAD. EACH OF THE AFOREMENTIONED CATEGORIES IS TO INCLUDE ANY AND ALL ASSOCIATED SUPPORTS, FASTENERS, HANGERS, STRUTS, BRACES, BRACKETS, ETC.
C.	LIGHT FIXTURES SHOWN TO INDICATE PROPOSED FIXTURES & GENERAL DESIGN INTENT.
D.	FINISHED CEILING HEIGHTS ARE MARKED FROM TOP OF FINISH FLOOR (UNLESS NOTED OTHERWISE).
E.	COORDINATE LOCATION OF FIXTURES WITH MECHANICAL, ELECTRICAL, PLUMBING, FIRE SUPPRESSION AND TECHNOLOGY DRAWINGS. ANY CONFLICT BETWEEN TRADES, NOTIFY ARCHITECT PRIOR TO INSTALLATION.
F.	FACE OF BULKHEADS ARE TO ALIGN WITH FACE OF ADJACENT WALLS TO WHICH BULKHEADS ARE PARALLEL, UNLESS NOTED OTHERWISE OR DIMENSIONED.
G.	ALL GYPSUM BOARD SOFFITS & CEILINGS TO BE PAINTED FLAT CEILING WHITE (UNLESS NOTED OTHERWISE).
H.	ALL GYPSUM SOFFITS IN FOOD SERVICE AREAS TO BE PAINTED WITH A SATIN FINISH.
I.	PAINT DUCTWORK INSIDE AIR GRILLES FLAT BLACK.
J.	CEILING GRIDS ARE CENTERED ON ROOM, U.N.O. OR DIMENSIONED.
K.	WHERE EXIT SIGNS OCCUR OVER A DOOR OR PAIR OF DOORS, CENTER SIGN ON DOOR OPENING.
L.	ALL CEILING DEVICES TO BE CENTERED IN TILE, U.N.O.

CODED NOTES	
1.	ALIGN FEATURES.
2.	OPEN TO ABOVE.
3.	EXISTING GYPSUM CEILING.
4.	ATTIC ACCESS HATCH.
5.	DECORATIVE ACCENT LIGHT.
6.	DOUBLE HEIGHT SPACE.

RCP LEGEND	
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NOTE: COORDINATE ARCHITECTURAL REFLECTED CEILING PLANS WITH THE MECHANICAL AND ELECTRICAL DRAWINGS FOR NUMBER, OF, AND LOCATIONS, OF, AND TYPES OF FIXTURES AND GRILLES. NOT ALL ITEMS SHOWN ON LEGEND MAY BE PRESENT IN PROJECT.

SHYFT

Collective

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Phoenix, AZ 85258
www.shyftcollective.com

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06/19/2023

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No.

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SD Set

DELTA GAMMA

EXECUTIVE OFFICES RENOVATION & ADDITION

3250 RIVERSIDE DRIVE
UPPER ARLINGTON, OH 43221

STATE OF OHIO

REYNOLDS

REGISTERED ARCHITECT

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Project Number

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Date

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MW

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FIRST FLOOR
REFLECTED CEILING
PLAN - SOUTH

A121b

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A5 SECOND FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0"

- GENERAL DRAWING NOTES**
- A. REFER TO GENERAL PROJECT NOTES ON G001 FOR MORE INFORMATION.

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CEILING TAG WITH HEIGHT
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DELTA GAMMA

EXECUTIVE OFFICES RENOVATION & ADDITION

3250 RIVERSIDE DRIVE
UPPER ARLINGTON, OH 43221

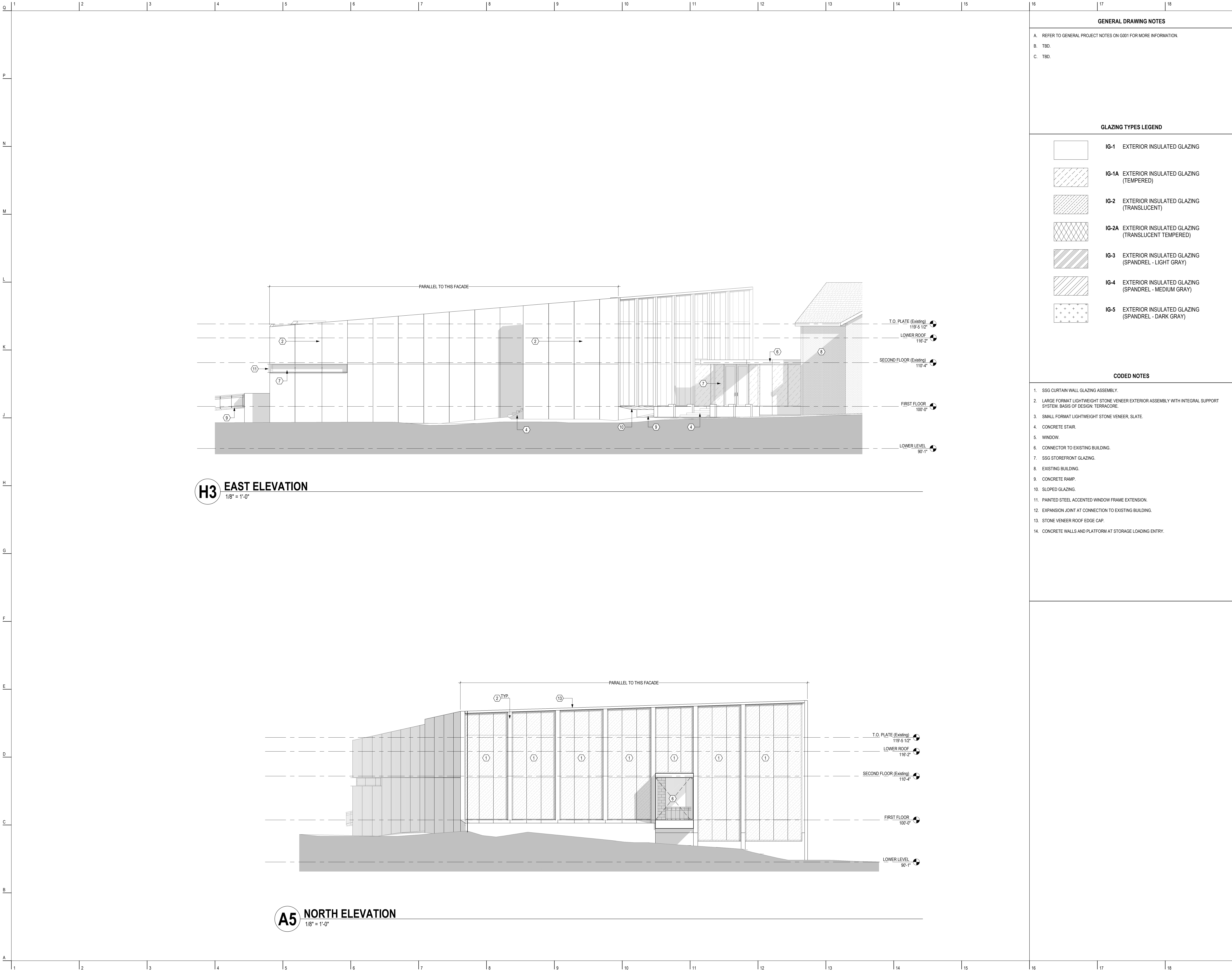
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Project Number	22-127
Date	06/19/2023
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SECOND FLOOR
REFLECTED CEILING
PLAN - NORTH

A122a



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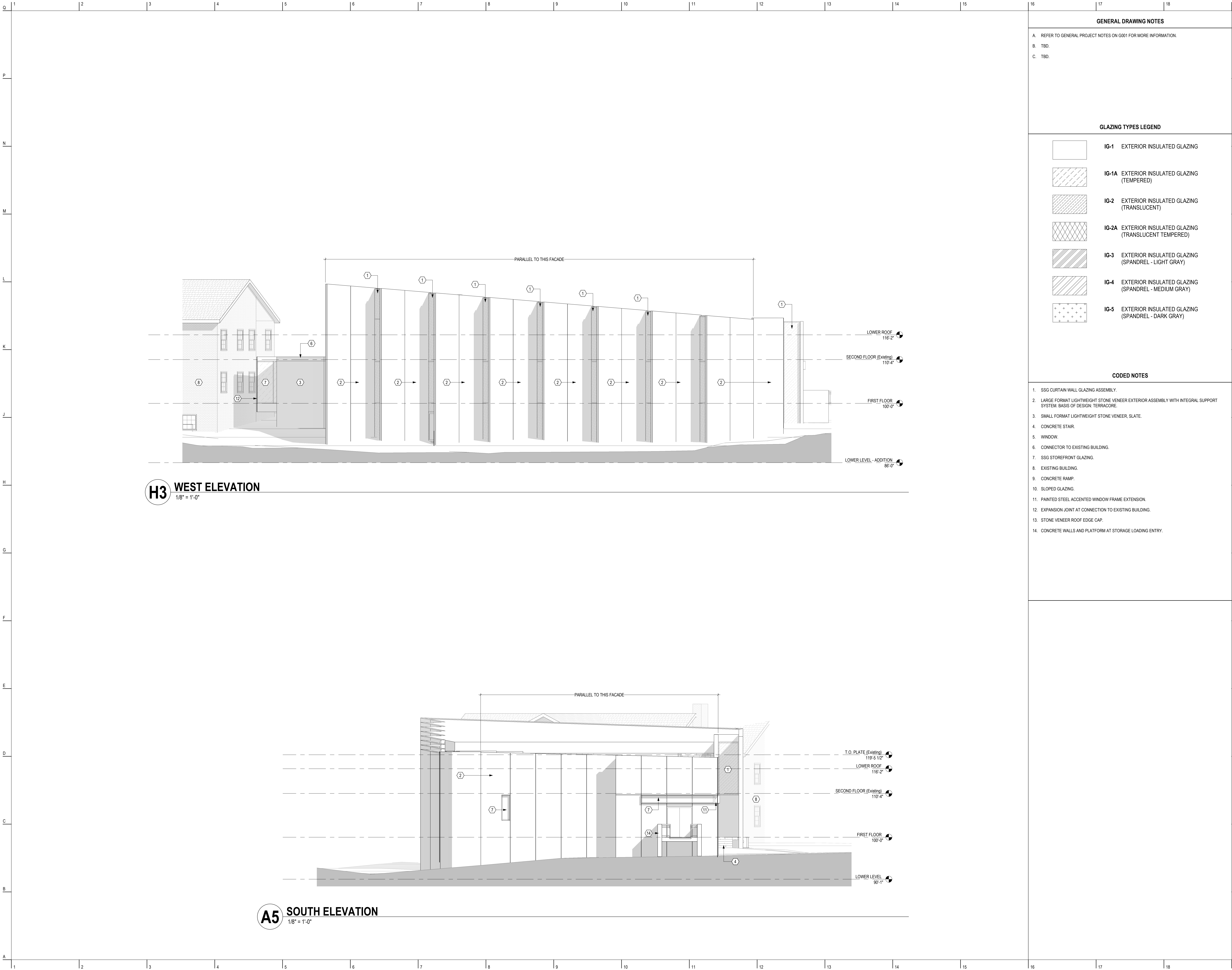
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EXTERIOR ELEVATIONS

A201



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DELTA GAMMA

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3250 RIVERSIDE DRIVE

UPPER ARLINGTON, OH 43221

Delta Gamma

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Author

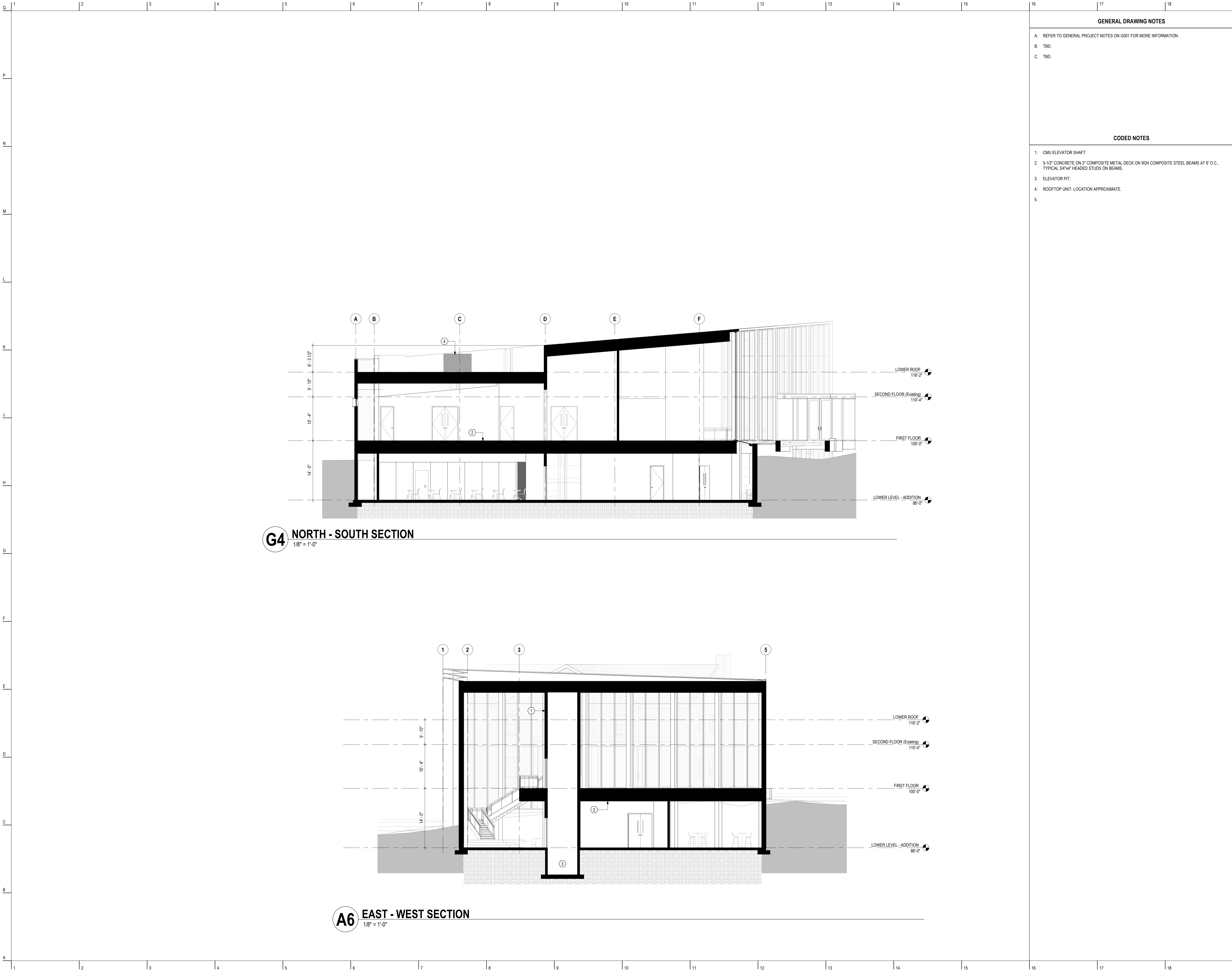
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EXTERIOR ELEVATIONS

A202

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1

GENERAL DRAWING NOTES

A. REFER TO GENERAL PROJECT NOTES ON G001 FOR MORE INFORMATION.
B. TBD.
C. TBD.

CODED NOTES

1. CMU ELEVATOR SHAFT.
2. 5-1/2" CONCRETE ON 2" COMPOSITE METAL DECK ON W24 COMPOSITE STEEL BEAMS AT 6' O.C., TYPICAL 3/4"x4" HEADED STUDS ON BEAMS.
3. ELEVATOR PIT.
4. ROOFTOP UNIT- LOCATION APPROXIMATE.
5.

DELTA GAMMA

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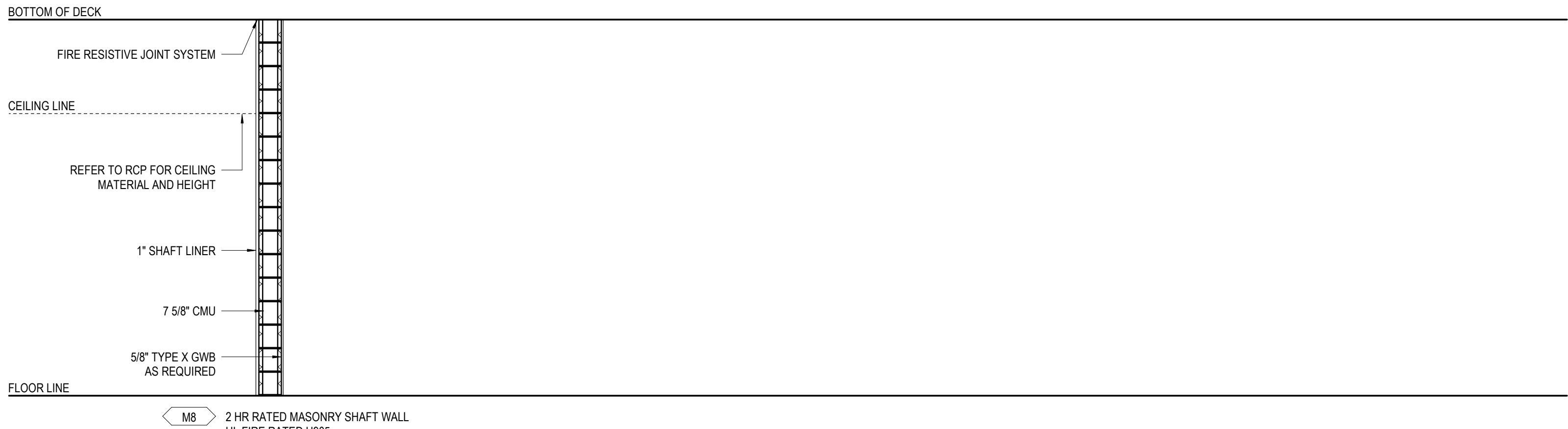
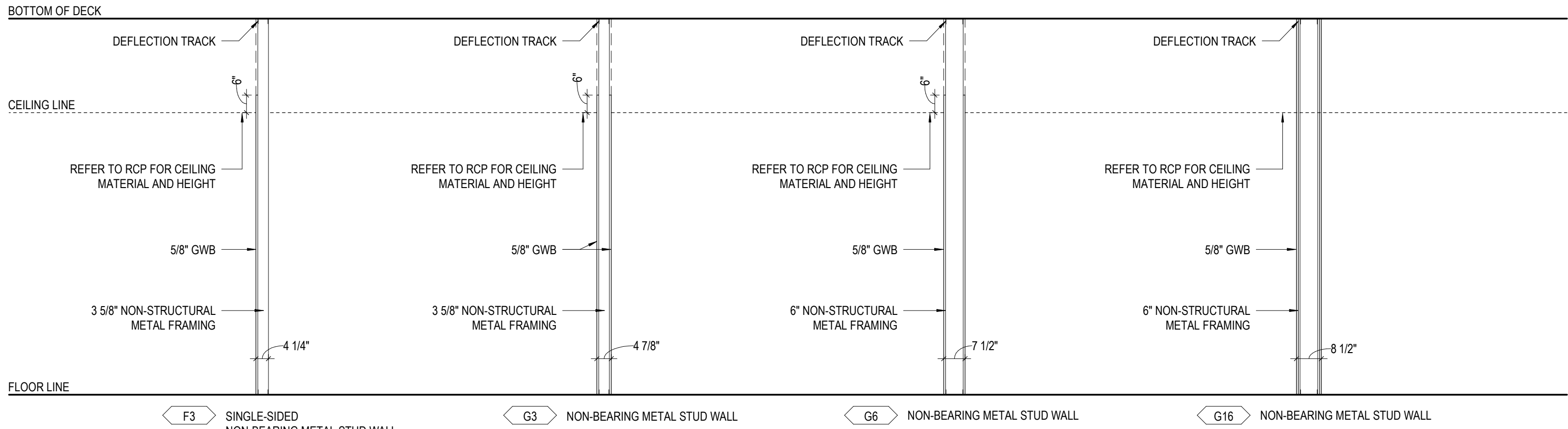
BUILDING SECTIONS

A301

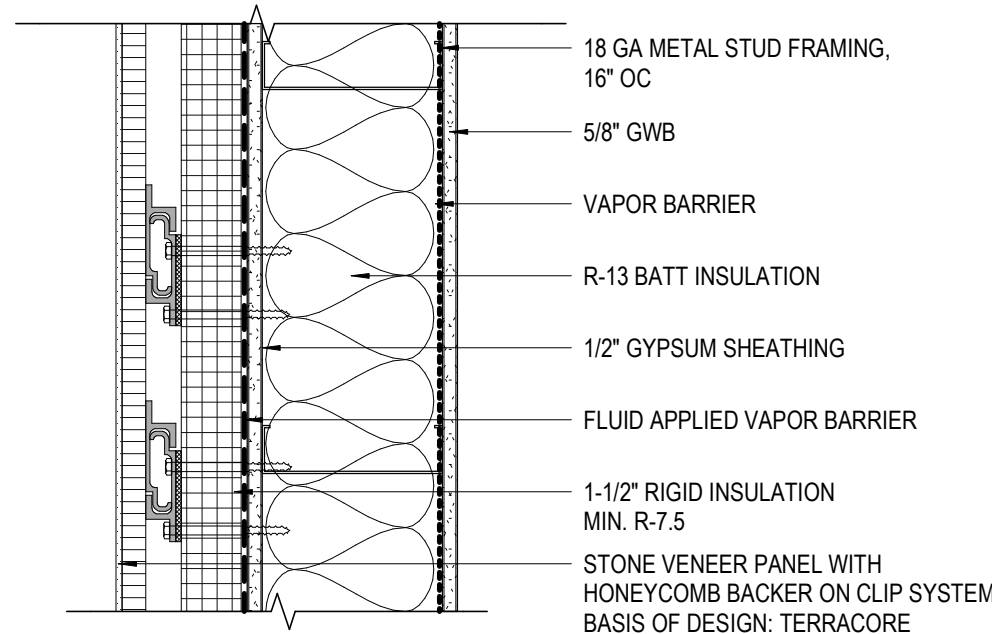
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INTERIOR PARTITIONS

NOT ALL WALL TYPES ARE USED-REFERENCE FLOOR PLANS FOR WALL LOCATIONS.
REFER TO PARTITION TAG FOR ADDITIONAL WALL PERFORMANCE REQUIREMENTS.



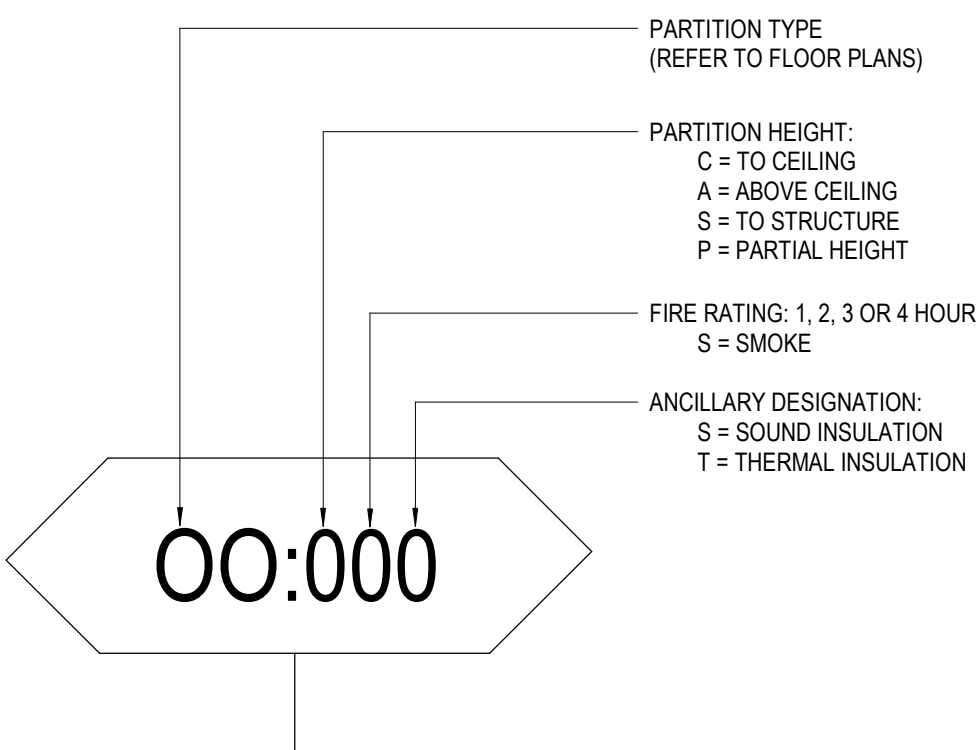
EXTERIOR WALL ASSEMBLIES



TYPICAL EXTERIOR WALL ASSEMBLY

GENERAL DRAWING NOTES

- A. REFER TO GENERAL PROJECT NOTES ON G001 FOR MORE INFORMATION.
- B. ALL DIMENSIONS TO FACE OF WALL U.N.O.
- C. USE 5/8\" WATER RESISTANT GYP. BD. ON ALL WET WALLS. UNO.
- D. USE CEMENT BOARD FOR ALL WALLS TO RECEIVE CERAMIC TILE. UNO.
- E. FIRE SAFE ALL JOINTS AND PENETRATIONS AT FIRE RATED PARTITIONS.
- F. UL NUMBERS LISTED APPLY ONLY TO THE TESTED MANUFACTURERS. EQUAL MANUFACTURERS' EQUIVALENT ASSEMBLY INFORMATION MUST BE APPROVED BY ARCHITECT.
- G. INSULATION MUST EXTEND FULL HEIGHT OF PARTITION. WHERE SOUND ATTENUATION BATTS ARE INDICATED IN PARTITIONS, INSTALL ACOUSTIC SEALANT AT BOTH SIDES, ALONG THE TOP AND BOTTOM, AND AT INTERSECTING PARTITIONS.
- H. WHERE 3 5/8\", 4\" OR 6\" STUD WALLS ARE INDICATED, SEE SPECIFICATIONS FOR HEIGHT LIMITS
- I. REFER TO FINISH SCHEDULE FOR FINISHES.
- J. PROVIDE ACOUSTIC SEALANT AT TOP & BOTTOM OF PARTITION AS REQUIRED BY STC RATING.

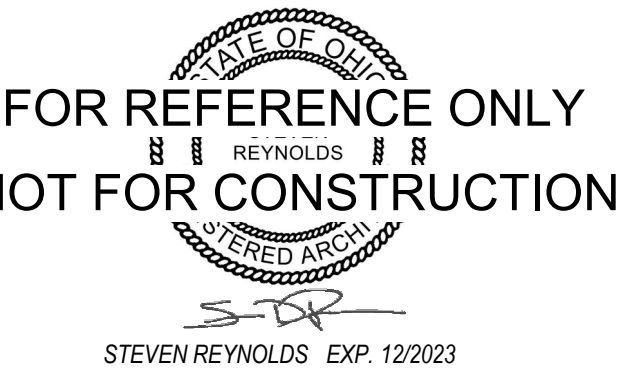


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DELTA GAMMA
EXECUTIVE OFFICES RENOVATION & ADDITION
3250 RIVERSIDE DRIVE
UPPER ARLINGTON, OH 43221



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Date 06/19/2023
Drawn By Author
Checked By Checker

WALL PARTITION
TYPES AND DETAILS

A700



Delta Gamma Executive Offices

SCHEMATIC DESIGN NARRATIVE

June 19, 2023

Table of Contents:

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2.0	Executive Summary.....	3
3.0	Architectural.....	3
4.0	Structural	See attachment
5.0	Plumbing	See attachment
6.0	Fire Protection.....	See attachment
7.0	HVAC.....	See attachment
8.0	Electrical.....	See attachment
10.0	Audiovisual.....	6
11.0	Attachments.....	6

1.0 Project Team:

Owner:	Delta Gamma
Architect, and Interior Designer:	SHYFT Collective
Landscape Architect:	EDGE
Engineering:	Prater Engineering Fire Protection, Mechanical, Electrical, Plumbing, Fire Protection American Structurepoint Site, Civil
Exhibit Design:	TBD

2.0 Executive Summary:

2.1 Executive Summary

The Delta Gamma Executive Offices are located on Riverside Drive in Upper Arlington, Ohio. Delta Gamma occupies the northern building, which is 20,600 SF. It was constructed in two parts in 1960 and 1990. Two buildings exist on the property to the south, which holds leased spaces. There is also a maintenance garage on the property.

The northern building houses the Delta Gamma Executive Offices and the Martin Center. The offices consist of open office space, private offices, and house a limited leadership training function. The Martin Center is utilized for overnight stays of out of town guests.

As Delta Gamma continues to grow in its mission and service, and as working styles continue to morph, the existing building will be renovated to host the Executive Offices in a flexible and dynamic workspace. The Martin Center will be updated to more comfortably host out of town guests. A 13,500 square foot building addition will provide a home for the treasured Archive Collection and an expanded Leadership Training Center.

It is the goal of the Archives to create an inspirational and educational Archive experience that fosters an understanding of Delta Gamma's rich culture and distinctive strengths. This public museum will highlight the role of sororities in higher education and women's empowerment. A focus will be placed on accessible exhibit design.

2.2 Project Schedule

The goal is to break ground during spring or summer of 2024.

2.3 Building Code Analysis

a) Governing Code:	2017 OBC
b) Use Group:	Groups A-3, B and R-1 occupancies. Risk Category III, as defined by the IBC.
c) Construction Type:	VB
d) Fire Protection:	NFPA 13, fully suppressed.
e) Fire Alarm:	Yes

3.0 Architectural:

3.1 Refer to the attached drawing set.

3.2 Exterior Construction

a) Existing building

- i. Existing cladding includes a full brick masonry veneer with detailing at windowsills and entry stoop. Windows are wood construction, double hung with integral mullions. A built-up wood cornice makes up fascia and soffit around the roof edge. Composite columns hold up the eastern porte cochere and western entrance overhang.
- ii. The roof is at a medium pitch with gable ends and asphalt shingles.
- iii. Pending further investigation, new windows and trim will be installed throughout the existing building.

b) Addition

- i. The building will be built on a fully engineered concrete foundation partially below grade. Formed concrete walls for below-grade construction.
- ii. Above grade walls are cold-formed steel framing, utilizing a combination of outboard rigid insulation and between-stud batt insulation to meet or exceed Energy Code minimums. Walls are clad with large format composite stone veneer panels applied as a rain screen. Small-format slate tile cladding will be used at the connector entry between buildings.
- iii. There will be curtain wall framing at the tall expanses of glass on the north and west facades and storefront framing at the entry connector and other locations around the building.
- iv. The roof will be comprised of a high-reflective PVC membrane over polyisocyanurate insulation and metal roof deck.

3.3 Interior Construction

a) Executive Offices

- i. The executive offices will be constructed at a mid- to high-level corporate office.
- ii. Wall partitions will typically be drywall on metal stud. Some will be glass to provide visibility and light into office and conferencing spaces. Other areas may have wood, stone, tile, and/or vinyl wallcovering as a feature location. Drywall should be finished to level 4.
- iii. Ceilings will be a mix of drywall and acoustic ceiling tile. There will be select areas of design emphasis that may include a wood ceiling system or other premium material. Lighting will be upgraded to LED with select areas of accent/decorative lighting fixtures.
- iv. Flooring materials will consist of carpet tile, floor tile, and some area rug locations. It is the goal for the existing terrazzo of the original building to be uncovered, assessed, and reused as appropriate.
- v. Casework will be plastic laminate with solid surface or quartz countertops.
- vi. In select areas such as the board room, there will be woodwork to be consistent with the original design/aesthetic of the building.

b) Martin Center

- i. The Martin Center will be constructed in a mid- to high-level residential style, within the requirements of a commercial building.
 - ii. Wall partitions will typically be drywall on metal stud. Some areas will have tile and/or vinyl wallcovering as a feature location. Walls within toilet and shower rooms will have tile. Drywall should be finished to level 4.
 - iii. Flooring will be floor tile, hard wood, and carpet (a combination of tile and broadloom), including some area rug locations.
 - iv. Ceilings in this area will primarily be the existing drywall with upgraded LED lighting. Some accent/decorative lighting will be installed at select locations
 - v. Casework will be plastic laminate with solid surface or quartz countertops. Bathroom vanities will be residential in style.
- c) Leadership Training Center/Archives Collection – Building Addition
- i. The building addition that houses the Leadership Training Center and the Archives Collection will have high end finishes and will be a showcase for Delta Gamma. The Leadership Training Center will have a pre-function space as well as flexible meeting/training rooms. The Archives Collection will have a display space as well as a large archives storage with work space for those visiting the collection.
 - ii. Wall partitions will typically be drywall on metal stud. Many locations will have large format stone or stone-like tile, wood, or other high end finishes and detailing. Drywall should be finished to level 4 in the Leadership Training Center, and to level 5 in the Archives Gallery.
 - iii. Flooring will consist of hard wood (for the gallery space), floor tile, carpet, other hard surface flooring, and area rugs.
 - iv. Ceilings will be a mix of drywall and acoustic ceiling tile. There will be select areas of design emphasis that may include a wood ceiling system or other premium material. Lighting will be upgraded to LED with select areas of accent/decorative lighting fixtures. The Archives Gallery space will require specific flexible lighting solutions. The Leadership Training Center will require lighting controls to allow for various meeting and training situations.
 - v. Casework will be plastic laminate with solid surface or quartz countertops.
 - vi. There will be locations that will utilize more detailed woodwork such as trim or other design elements in the Leadership Training Center.

3.4 Furnishings

- a) Furnishings will be provided by a furniture dealership directly contracted to Delta Gamma. Appliances will not be part of the construction scope of services.

4.0 Structural

- 4.1 See attached.

5.0 Plumbing

5.1 See attached.

6.0 Fire Protection

6.1 See attached.

7.0 Heating, Ventilation, and Air Condition (HVAC)

7.1 See attached.

8.0 Electrical

8.1 See attached.

9.0 Audiovisual

9.1 General

- a) Conference rooms will be fitted with comprehensive video conferencing capabilities. This will include improved microphone technologies in select spaces.
- b) The Leadership Training Center will have multiple A/V display walls and configurations to provide flexibility in use of the space.
- c) There will be some level of A/V technology components located in the Archives Gallery. These components will be designed by the Exhibit Design consultant and will be part of the exhibit design package.

10.0 Attachments

- 10.1 Structural Narrative
- 10.2 Fire Protection and Plumbing Narrative
- 10.3 HVAC Narrative
- 10.4 Electrical Narrative
- 10.5 Schematic Drawing Set

DELTA GAMMA EXECUTIVE OFFICES SD STRUCTURAL NARRATIVE

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Introduction

The proposed project consists of a renovation of a two-story office building + partial basement approximately 20,600 square feet and a two-story addition with a building area of approximately 12,000 square feet. The renovation to the existing structure consists of filling in an existing stair opening at the first and second floor and adding small openings to the existing walls or infilling existing openings.

The primary structural system of the addition will consist of metal roof deck supported by steel beams and columns at the roof and concrete slab on composite steel deck supported by composite steel beams and columns at the first floor. The building will be supported on conventional spread footings at minimum frost depth. The first story of the addition will be partially below grade.

Structural Design Criteria

Building Code

This project will be designed to satisfy all requirements of the 2017 Ohio Building Code (OBC). The OBC adopts the 2015 International Building Code (IBC) with amendments. The IBC references ASCE 7-10.

Building Occupancy Classification and Structural Risk Category

This schematic design narrative is based on a Business Group A-3 occupancy classification. The building is assigned to Risk Category III, as defined by the IBC.

Typical Ground Floor Load

- Live Load = 100 psf

Typical First Floor Load

- Live Load = 100 psf
- Dead Load = 75 psf

Typical Roof Loads

- Superimposed Dead Load = 20 psf
- Live Load = 20 psf
- Ground Snow Load = 20 psf
- Snow Importance Factor = 1.1
- Thermal Factor = 1.0
- Exposure Factor = 1.0
- Minimum Snow Load = 22 psf
- Flat Roof Snow Load = 15.4 psf
- Drifted snow against parapets, screen walls, and equipment longer than 15'-0" in length in accordance with ASCE 7

DELTA GAMMA EXECUTIVE OFFICES SD STRUCTURAL NARRATIVE



Seismic Loads

- Seismic Importance Factor = 1.25
- Site Class = C (per Geotech report)
- $S_{ds} = 0.098g$
- $S_{d1} = 0.07g$
- Seismic Design Category = B
- Intermediate reinforced masonry shear walls: $R = 3 \frac{1}{2}$
- Steel systems not specifically detailed for seismic resistance: $R = 3$

Wind Loads

- Basic Wind Speed = 120 mph
- Exposure Category = C
- Enclosed

Materials

- Concrete
 - Weight = Normal
 - 28-day Compressive Strengths
 - Foundations = 3,000 psi
 - Slabs on Grade = 4,000 psi
 - Foundation Walls and Pedestals = 4,500 psi (with entrained air)
- Concrete Reinforcement
 - Reinforcing Steel = ASTM A615, A706 or A996 Gr. 60
 - Welded Wire Fabric (WWF) = ASTM A1064 (flat sheets only)
- Structural Steel
 - W-Shapes = ASTM A992 Grade 50
 - Miscellaneous Channels, Plates, and Angles = ASTM A36
 - Hollow Structural Sections (HSS) = ASTM A500 Grade C
 - High Strength Bolts = ASTM A325N
 - Anchor Rods = ASTM 1554 Grade 36
- Concrete Masonry Units (CMU)
 - Weight = Normal
 - Compressive Strength = 2000 psi
 - Mortar Type = S

Proposed Building Structural Systems For Addition

Foundations and Slabs at Grade

The geotechnical report dated November 15, 2021 includes project-specific recommendations for the design of the foundations and slabs at grade. A shallow foundation system may be used for the proposed addition. Foundations are recommended to bear directly on intact bedrock with a bearing capacity of 10,000 psf.

DELTA GAMMA EXECUTIVE OFFICES SD STRUCTURAL NARRATIVE



Exterior footings should be placed at frost depth at 32" below grade or extended to intact rock, whichever is greater. A conventional concrete slab on grade is also suitable for the proposed addition. The slab on grade will be 4" thick with welded wire reinforcement over a vapor barrier and 4" to 8" of granular fill per the Geotech recommendations. Refer to the Geotech report for recommendations on engineered fill and cutting into bedrock.

The lower level of the addition is partially below grade with the grade sloping from the northeast near the first floor down to the southeast just above the lower-level slab. To retain the soil 8"-12" cast-in-place concrete retaining walls will be used at the perimeter.

Primary Structural Framing

Primary structural framing is listed below.

- Roof:
 - Roof deck will be 1 1/2" wide rib (type B) 20-gauge deck.
 - Roof framing will consist of open web steel joists at 6'-0" oc with a typical maximum depth of 30 inches.
 - Roof framing for the north portion of the roof will slope to the south. The lower portion of roof to the south will be flat with tapered insulation to slope to drains.
- First Floor:
 - Floor slab will be 5 1/2" of normal weight concrete on 2" composite steel deck (20-gauge)
 - Floor framing will consist of composite steel beams at 6 to 8 ft oc with a typical depth of 24 inches
 - Floor framing will be sized with consideration of floor vibration for office occupancy using AISC Design Guide 11.
- Connector:
 - The connector between the new and existing building will be a one-story structure with mechanical space below the slab.
 - The Roof framing will consist of 1 1/2" wide rib deck on Steel wide flange beams at 6'-0" oc max.
 - The floor framing will consist of 5 1/2" concrete on 2" composite steel deck spanning to the concrete foundation walls.
 - There will be a concrete slab on grade in the mechanical space below.
- Columns that are not part of the lateral system will be square steel HSS tubes. See the lateral system section of this narrative for lateral system column information.

Secondary Structural Framing

Examples of secondary structural framing for this project are listed below.

- Framing at roof openings. Framing will consist of steel beams, channels, and/or angles.
- Steel bent plates at roof edges and roof openings.

DELTA GAMMA EXECUTIVE OFFICES SD STRUCTURAL NARRATIVE

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- Steel kickers bracing bottom flanges of exterior steel beams.
- Framing at canopies, sunshades, and other architectural features. Framing will consist of steel beams or HSS tubes.
- Steel beam/truss to support the moveable partition wall.
- Stairs:
 - The enclosed stair is anticipated to be conventional metal pan stair, designed by the fabricator.
 - The structure for the monumental stair at the northwest corner has not yet been determined but is expected to be structural steel with concrete topping. See architectural drawings for more information.
- Exterior walls above grade will be cold form metal stud curtain wall spanning from grade to roof. The metal studs will bypass the roof framing to form the parapet. See architectural drawings for cladding.

Lateral System

The proposed lateral structural systems for the project are as follows:

- Intermediate reinforced masonry (CMU) shear walls at the elevator and stair shaft
- Braced frame at the south wall. Framing will consist of steel HSS tube braces and steel wide flange columns.

Special Considerations, Assumptions, and Other Information

Additional items of note are listed below.

- Mechanical units will be located on the roof and supported on prefabricated curbs. Vibration and acoustic transmission will need to be evaluated, and modifications to the roofing and structural systems below the mechanical units may be required.
- Primary and secondary roof drains will be provided such that water will not pond on the roof. The roof structure will not be designed for ponding water.
- Full-height exterior cold-formed metal framing will be ground supported at the base and laterally supported at the first floor and roof. Cold-formed framing will bypass the roof structure, fastened with slide clips to the perimeter bent plate. Double height cold-formed framing may require additional steel girts for support.
- Design of items listed below will be delegated to a third-party engineer.
 - Steel beam-to-beam, beam-to-column, and moment frame or vertical brace connections.
 - Exterior cold-formed metal framing.
 - Curbs for mechanical and electrical equipment.
 - Signage attachments.
 - Enclosed stair
 - Ships ladder for roof access.

DELTA GAMMA EXECUTIVE OFFICES SD STRUCTURAL NARRATIVE



Structural Scope of Existing Building Renovation

Slab Infill

The renovation includes infilling an existing stair opening approximately 3'-6" by 11'-0" at the first and second floor. The new slab will be concrete on 1" steel form deck spanning between beams on either side of the opening. The depth will match the existing slab on metal deck. Additional steel supports may be required in the existing floor framing to support the additional slab weight.

Wall Openings and Infill

- Wood Bearing wall
 - Verify all wood framed walls to be removed or revised are not load bearing walls.
 - The existing openings in wood load bearing walls to be infilled will require new 2x stud framing.
 - Headers for new openings in load bearing walls are expected to be double or triple 2x members.
- Masonry Walls
 - New openings in existing masonry walls will be supported with precast concrete lintels or steel.
 - Existing openings to be infilled will be filled with 8" concrete masonry and or brick to match the existing.

FIRE PROTECTION

1.0 GENERAL CONDITIONS

A. Design Criteria:

1. The edition of all applicable NFPA Pamphlet's as recognized and amended by the Building Code Inspection/Approval Authority shall be the minimum requirement for all materials and methods. Unless indicated otherwise, and as a quality standard only, all materials shall be listed by Underwriter's Laboratories, Inc. and Factory Mutual Laboratories as approved for fire protection installations, when such is available.
2. A flow test shall be conducted to determine the flow and pressure of the existing water service for the facility.
3. Sprinkler systems shall be designed, sized hydraulically, installed and tested according to NFPA Pamphlet No. 13, and the rules and regulations of all review, inspection and approval authorities (required for final approval). System installation shall be as required to provide "fully sprinkled" protection/coverage for the entire structure in accordance with the referenced standards. Dry type sprinkler protection shall be provided for any non-conditioned areas subject to freezing conditions. Dry pre-action type sprinkler protection shall be provided for areas with water sensitive equipment. Sprinkler system pipe sizing flow requirements and head spacing limits are based on NFPA minimum recommendations for the appropriate hazard classification as follows:
 - a. Light hazard occupancy; .1 gpm per square foot over the most remote 1500 square feet of protection area, with a 100 gpm hose flow allowance. Typical applications are general office/administrative, restaurant seating and auditorium seating areas. Maximum 225 square feet per head spacing.
 - b. Ordinary hazard group 1 occupancy; .15 gpm per square feet over the most remote 1500 square feet of protection area, with a 150 gpm interior and 100 gpm exterior hose flow allowance. Typical applications are general mechanical/electrical utility, restaurant kitchen, parking and general storage areas. Note that no racks, high hazard commodities or stored elements greater than 12 feet in height may be included in general storage classification used herein. Maximum 130 square feet per head spacing.
 - c. Residential occupancy; manufacturer listed flow from the hydraulically most remote (4) sprinkler heads, with a 100 gpm hose flow allowance. Maximum spacing per head in accordance with the manufacturer's listing.
4. Complete design documentation to be provided by Fire Protection Contractor, including all required materials, layout & installation plans, calculations and flow tests. Documentation shall be submitted to the owner for review and approval in advance of submittal to the Building and Fire Protection Authorities for final review and approval for construction.
5. The Fire Protection Contractor shall apply for and pay any testing, inspection, permit, license, and other service fees required by the state and local authorities in connection with the work under this Contract.

2.0 INSTALLATION

- A. Water service for fire protection will be provided from the existing 4" fire water service inside the North building, separate from the domestic water service. An ASSE 1048 listed and approved double check detector assembly (DCDA) shall be installed to replace the existing single check detector valve at the service entry point in accordance with the requirements of the City of Columbus Department of Water. **Estimated fire water peak flow is 375 gpm.**
- B. Furnish all labor, materials, incidentals and details necessary to provide a complete and approved Wet Sprinkler System for the conditioned building spaces and a complete and approved double interlocked dry pipe pre-action system for the archive storage and any other areas requiring same. Systems to be complete with all pipe supports and offsets necessary to clear structure, equipment, ducts and piping.
- C. Sprinkler system shall be installed complete with all necessary accessories for proper operation, and in strict accordance with the requirements of all regulatory agencies involved.
- D. Provide upright sprinkler heads in all areas with exposed overhead structure. Piping to be installed tight to the structure. Provide recessed sprinkler heads with ceilings where piping is concealed. All sprinkler heads to be listed "Quick Response" type. Sprinkler heads in dwelling units to be listed "Residential" type.
- E. Pipe and fittings for all common area wet sprinkler systems shall be Schedule 40 black steel pipe with class 125 iron screwed fittings or mechanical couplings per NFPA Standards. Pipe and fittings for dry sprinkler systems shall be Schedule 40 steel pipe with 175 psig working pressure cast iron or malleable iron with screwed fittings per NFPA Standards. All dry system pipe and fittings to be provided with manufacturer applied hot dipped zinc (galvanized) coating on all surfaces, and be so listed. The contractor has the option to provide schedule 10 black steel pipe for 2" to 6" (inclusive) pipe size with listed/approved ROLL grooved mechanical coupling fittings as specified herein. Threaded fittings or cut groove couplings not permitted with schedule 10 pipe.
- F. Pipe and fittings for all dormitory units and associated areas (corridors, lobbies, lounges, etc.) shall be listed CPVC fire protection pipe and pressure fittings with socket solvent weld connections rated for 175 psig working pressure.
- G. The building sprinkler system shall be zoned by building, including assemblies with control valve, flow switch and testing elements. Control valve to be listed field adjustable pressure regulating type, with downstream pressure relief.
- H. Piping shall be adequately supported by means of hangers and supports, and be in compliance with NFPA Pamphlet 13. Carry overhead lines directly on supports or suspend by hangers from supports. Furnish required supporting steel, hangers, etc.
- I. Gate valves – listed/approved outside screw and yoke, bronze, wedge disc, screwed type for size 2" and smaller, flanged for sizes 2-1/2" and larger, with iron body and bronze fittings. Counterclockwise opening and 300 psig working pressure. Use non-rising-stem type for post indicating valve assemblies
- J. Existing Fire Department inlet connection shall remain.

3.0 SYSTEMS DESCRIPTION, BASIC MATERIALS AND EQUIPMENT

- A. Fire protection incoming water service, metering and backflow prevention:

1. At the existing 4" incoming fire water service, provide a building fire protection water ASSE 1048 listed and approved double check detector assembly (DCDA) backflow prevention installation immediately adjacent to the building entry point.
 2. All elements shall be installed by the plumbing contractor in accordance with the materials and methods standards of the local water utility provider, the local health department, and the EPA.
- B. Existing Fire Department inlet connection to remain.
- C. Pipe and fittings:
1. Pipe shall be ASTM listed Schedule 40 black steel with class 125 cast or malleable iron screwed fittings per NFPA Standards rated for 175 psig working pressure. The contractor has the option to provide schedule 10 black steel pipe for 2" to 6" (inclusive) pipe size with listed/approved ROLL grooved mechanical coupling fittings as specified herein. Threaded fittings or cut groove couplings not permitted with schedule 10 piping. All pipe, fittings and accessories in "dry" type systems to be provided with manufacturer applied galvanized finish.
 2. All schedule 10 pipe shall use listed/approved grooved fittings with malleable iron mechanical couplings similar to that manufactured by Victaulic. The Contractor may, at his option for schedule 40 pipe 2" size and larger, use listed/approved grooved fittings and malleable iron mechanical couplings similar to that manufactured by Victaulic. Mechanical couplings in "dry" type systems to use silicone gaskets listed for dry service.
 3. All piping downstream of the fire pump discharge flange and upstream of pressure regulating valves set for 175 psig outlet pressure or less to be provided with class 250 fittings rated for 300 psig working pressure.
 4. In dwelling units and ancillary areas classified by referenced codes as residential occupancy areas, sprinkler supply piping may be ASTM & NSF listed type L copper or CPVC plastic. CPVC plastic piping to be schedule 80 type for 1 1/2" and larger diameter sizes; schedule 40 type for sizes smaller than 1 1/2". Copper pipe fittings to be socket solder or mechanical coupling type. CPVC pipe fittings to be socket solvent weld type. All piping to be rated for 175 psig working pressure. Water filled CPVC piping to be listed for air plenum installation.
 5. Piping shall be adequately supported by means of hangers and supports, and be in compliance with NFPA Pamphlet 13 and 13R. Carry overhead lines directly on supports or suspend by hangers from supports. Furnish required supporting steel, hangers, etc. Hangers shall be similar to Grinnell Fig. 69 swivel ring type, with galvanized adjustable nut and carbon steel band.
 6. Provide drain valves and auxiliary drains per NFPA Requirements, and at low points of system to allow complete drainage. The contractor shall be responsible to install sprinkler system to drain properly. Piping shall be installed to drain at the main riser whenever possible.
- D. Valves and accessories:
1. Gate valves – listed/approved outside screw and yoke, bronze, wedge disc, screwed type for size 2" and smaller, flanged for sizes 2-1/2" and larger, with iron body and bronze fittings. Valves to be counterclockwise opening and rated for 175

psig working pressure. Use non-rising-stem type for post indicating valve assemblies. Where gate valves are indicated on plans, the contractor may, at his option, use butterfly valves, provided they are listed for Fire Protection service.

2. Check valves in fire line shall be listed/approved swing type, iron body with bronze fittings, and flanged connections rated for 175 psig working pressure.
3. Inspector's Test Connections - 1" Inspector's Test Connections shall be installed as required per authorities having jurisdiction. Discharge shall run to open air unless indicated otherwise. All Inspectors' Test Connections to control valves shall be located and installed per the requirements of the local fire department, verified in advance by the Fire Protection Contractor. Provide metal tag connected to control valve bearing words, "INSPECTOR'S TEST."
4. Contractor to furnish and install identification signage where required, similar to Reliable Model A. As a minimum, an engraved sign shall be provided at the main supply riser/control valve indicating basic design information.
5. Sprinkler valves and accessories as manufactured/provided by Reliable, Automatic, Central, Grinnell, Gem, Star, Viking or Victaulic may be furnished at the Contractor's option.

E. Alarm initiating devices:

1. Gate valve supervisory switches - furnish and install listed/approved supervisory switches on all types of shut-off valves capable of interrupting flow in the Sprinkler System.
2. Flow switch – listed/approved vane-type water flow detector with pipe saddle connection fitting, U-bolt securing assembly, adjustable pneumatic retard to prevent false alarms and two (2) sets of form "C" contacts. Maximum pressure rating of 300 psig.
3. Pressure switch - Furnish pressure differential type switch assemblies for alarm actuation, adjustable type for supervisory functions. Switches to be automatic resetting, single pole/double throw. Maximum pressure rating of 300 psig.
4. Alarm initiating devices as manufactured/provided by FCI, Notifier, Honeywell, Potter, System Sensor or any of the manufacturers listed for sprinkler equipment and accessories may be furnished at the contractor's option.

F. FIRE PROTECTION SPRINKLER SYSTEM; from the fire protection water service entrance installation, furnish and install a complete and approved system for the project structure, including "wet" and "dry" type protection as applicable. System to be complete with all pipe supports and offsets necessary to clear structure, and all other items/elements provided under separate contract. Sprinkler system shall be installed complete with all necessary accessories, appurtenances and items/elements required for proper, approved operation.

1. Sprinklers:
 - a. Upright sprinkler - furnish with 1/2" standard orifice, 1/2" NPT inlet connection, spray type outlet/deflector, and natural bronze finish. Nominal "K" factor of 5.5. Sidewall sprinkler (if used/required) to be similar, except with vertical or horizontal deflector as required. To be used for protection

in non-finished areas (mechanical/electrical utility rooms, storage rooms, etc.) without concealing structure for supply piping.

- b. Pendant recessed sprinkler - furnish with 1/2" standard orifice, 1/2" NPT inlet connection, spray type outlet/deflector, and adjustable two-piece escutcheon assembly. Nominal "K" factor of 5.6. Sidewall sprinkler (if used/required) to be similar, except with horizontal deflector. Sprinkler head and escutcheon to be provided with a manufacturer applied white finish. To be used for protection in finished areas with lay-in accessible ceiling concealing structure for supply piping.
- c. Pendant recessed dry pipe barrel sprinkler - furnish with 1/2" standard orifice, dry barrel extension with 1" NPT inlet connection, spray type outlet/deflector, and adjustable two-piece escutcheon assembly. Nominal "K" factor of 5.6. Sidewall sprinkler (if used/required) to be similar, except with horizontal deflector. Sprinkler head and escutcheon to be provided with a manufacturer applied white finish. To be used for protection in finished non-conditioned areas with dropped ceiling and adjacent conditioned space for concealing wet supply piping, or in finished water sensitive special protection areas with dropped ceiling concealing structure for dry supply piping.
- d. Pendant concealed sprinkler - furnish with 1/2" standard orifice, 1/2" NPT inlet connection, spray type outlet/deflector, and adjustable two-piece escutcheon assembly with cover plate for flush ceiling installation. Nominal "K" factor of 5.6. Cover plate to be provided with a factory applied white finish. To be used for protection in finished areas with fixed drywall or other solid surface non-accessible ceiling concealing structure for supply piping.
- e. Residential pendant recessed sprinkler – furnish with ½" standard orifice, ½" npt inlet, outlet spray deflector, 4.3 "K" factor, adjustable two-piece escutcheon and manufacturer applied white finish (head and escutcheon). Head to be listed "fast response" type. For use in dwelling unit "secondary" areas (closets, utility rooms, laundry rooms, pantries, etc.) with dropped ceilings and concealed supply piping.
- f. Residential pendant concealed sprinkler – furnish with ½" standard orifice, ½" npt inlet, outlet spray deflector, 4.2 "K" factor, adjustable two-piece escutcheon and cover plate with manufacturer applied white finish. Head to be listed "fast response" type. For use in dwelling unit "primary living" areas (living rooms, kitchens, bedrooms, bathrooms, etc.) with dropped ceilings and concealed supply piping.
- g. All sprinkler heads in light and ordinary hazard occupancy applications to be listed/approved "quick response" type.
- h. Sprinkler heads as manufactured/provided by Reliable, Automatic, Central, Grinnell, Gem, Star, Viking or Victaulic may be furnished at the Contractor's option.
- i. Unless indicated or required otherwise, nominal sprinkler head operating temperature ratings to be as follows:
 - 1. Finished, general access areas - 175 degrees F.

2. Non-finished, restricted access areas (mechanical/electrical utility rooms, storage rooms, etc.) – 200 degrees F.
 3. The Fire Protection Contractor is responsible to determine if sprinklers with temperature ratings other than those indicated herein are required due to specific conditions at each installation, and provide sprinklers with appropriate temperature rating at these locations.
- G. Furnish and install complete and approved clean agent protection systems for early suppression of fire in advance of sprinkler system operation at areas with water sensitive equipment. System to be complete with all elements required for proper operation and approved installation. Clean Agent to be halocarbon type, HFC-227 (FM200). The entire Clean Agent Fire Suppression System installation shall conform to the requirements of NFPA Pamphlet No. 2001.
1. Either a “Modular” or “Central” type system shall be provided, as appropriate for protection area conditions.
 - a. “Modular” system to include agent storage containers with attached spray nozzles located within the protection area as required for coverage.
 - b. “Central” system to include manifolded agent storage containers adjacent to the protection area with distribution piping extended to discharge nozzles within the protection area as required for coverage. Agent discharge shall be substantially completed in a nominal 10 seconds.
 2. Clean agent suppression shall be provided for protected areas from floor to overhead structure or ceiling, and below raised floors within these spaces when provided.
 3. Agent storage containers shall be refillable, constructed of high strength alloy steel. Units shall include burst disc type valve assembly, safety plug, cable assembly, mounting assembly, pressure gauge, pressure switch and lifting ring. The container shall include an automatic pressure relief assembly.
 4. Clean agent distribution piping shall be ASTM listed schedule 40 black steel pipe and threaded malleable iron fittings rated for 450 psig working pressure. Piping shall be adequately supported by means of hangers and supports, and be in compliance with NFPA Pamphlet 2001. Hanger shall be similar to Grinnell Fig. 69, with galvanized adjustable nut and carbon steel band.
 5. Clean agent discharge nozzles shall be used to distribute the agent in the protected area(s). One piece, non-clogging, spiral nozzles shall be utilized for this purpose. Size selection shall be determined by the geometry of the area(s) to be protected. Nozzles shall be chrome plated brass. The nozzle discharge pattern shall be a 120 degree full cone for all sizes. Nozzle deflectors shall be furnished to direct the flow of agent as it is discharged from the nozzle away from ceiling tiles to prevent disruption. The deflector shall be of cast aluminum and attached directly to the nozzle.
 6. The Clean Agent fire suppression system shall be based on Fenwal. The same type of system provided by Pyrotronics, Kidde, Fiquence, FireFlex, Chemetron, or approved equal may be furnished but must be approved for use with the same manufacturer as the suppression detection system.

- H. Furnish and install complete and approved Detection and Control for each Special Suppression System. Include all items and accessories required for proper operation and compliance with all inspection/approval authorities. Special Suppression Systems shall consist of either "Clean Agent" gas type, "Pre-Action" or "Deluge" sprinkler type, and/or combinations thereof, as appropriate for specific protection areas.
1. For purposes of reference herein, each protection area shall be divided into applicable spaces indicated on plans as follows:
 - a. Primary Protection Space: The occupant and/or equipment area where agent discharge nozzles and sprinkler heads are installed, and where Clean Agent and/or water will discharge in a hazard condition.
 - b. Accessible Sub-floor Space: The utility and service space beneath an accessible raised floor structure where agent discharge nozzles are installed, and Clean Agent will discharge in a hazardous condition. No sprinkler heads to be installed in this area.
 - c. Accessible Above Ceiling Space: The utility and service space above an accessible dropped ceiling structure at the protection area. No sprinkler heads to be installed in this space. Clean Agent nozzles are not to be provided in this space, and it is not to be included in the Clean Agent protection area.
 2. Ionization and photoelectric addressable/analog type detectors shall be provided. Detectors shall be by the same manufacturer with a common type interchangeable base.
 3. Detector Spacing:
 - a. Detectors for the primary protection space shall be cross-zoned by alternating type, spaced a minimum of 125 square feet, maximum 250 square feet, per detector. An equal quantity of each type shall be provided.
 - b. Detectors for the accessible sub-floor space shall be cross-zoned, located in positions corresponding to detectors in the primary protection space.
 - c. Detectors for the accessible above ceiling space shall all be ionization smoke type only, spaced a maximum of 900 square feet per detector.
 4. Provide wall mounted local first alarm bells inside the protection areas and building/second alarm horn strobes inside and at the exterior of the protection areas.
 5. Detection/control panel to be addressable/analog type with battery back-up, UL listed and Factory Mutual approved as a releasing device for any extinguishing media system it is being designed for use. No deviations or shop modifications will be considered or accepted. Sequence of operation shall be as follows:
 - a. First alarm; actuation of (1) of either type of cross-zoned detector in the protection area shall activate local alarm bells inside the protection area.
 - b. Second alarm; actuation of a second detector of the opposite type concurrent with first alarm detection shall activate alarm horn-strobes inside and at the exterior perimeter of the protection area. A shut-down signal will be sent to process equipment in the protection area. A shut-

down signal will be sent to air handling equipment associated with the protection area, and to close all dampers in perimeter structures. The release signal will be sent to the pre-action valve. After a 10 second countdown, the release signal shall be sent to the clean agent tanks. A general building alarm signal will be sent to the building fire alarm panel.

6. Interlocked Pre-Action Sprinkler Supply Valve Operation:
 - a. Single Interlock - Upon electric solenoid valve actuation by the control panel, the sprinkler supply valve shall open and allow water to enter the supply piping in the Protection Area. Water flow alarm will be indicated, but water will not discharge from sprinkler until a head or heads, has been individually actuated by a hazard condition. Loss of Dry Pipe System air pressure without solenoid valve operation will not allow water to discharge from sprinkler heads (whether actuated or damaged), or enter piping in the Protection Area.
 - b. Double Interlock - Upon electric solenoid valve actuation by the control panel, the sprinkler supply valve shall still be held closed by a pneumatic actuator operated by the dry-pipe supervisory air pressure. Water flow alarm will not be indicated, and water will not discharge from sprinkler heads or enter supply piping in the protection area until an individual head (or heads) has been actuated by a hazard condition. Either Loss of Dry Pipe System air pressure or solenoid valve operation occurring exclusively will not allow water to discharge from sprinkler heads (whether actuated or damaged), or enter piping in the Protection Area.
7. Clean agent discharge operation; upon burst disc actuation at the agent storage tanks by the control panel the clean agent shall discharge. Clean agent discharge shall be indicated.
8. Provide wall mounted manual actuation and hold-open abort stations at all perimeter exits from the protection areas.
9. The special suppression systems detection and control components must be listed for use with all elements in the associated extinguishing systems, including sprinkler alarm valves and clean agent release components.
10. Special suppressions systems detection and control equipment as manufactured, provided and/or listed by Pyrotronics, Reliable, Walter Kidde, Notifier, Fenwal, Fike, Fire Control Instruments, FireFlex, or Chemetron may be furnished at the contractor's option.

HVAC

Heating, Ventilating, and Air Conditioning (HVAC)

D3010 Rooftop mounted direct expansion (DX), variable air volume (VAV) type cooling-only packaged air conditioning units will provide conditioned air year-round for the addition. Supply air duct mains shall extend from the rooftop units into vertical shafts with branch duct mains extending into the ceiling space of each floor. The medium velocity supply air duct mains will be capped immediately outside of each shaft for future extension to the tenant distribution systems. Only the branch ductwork required to serve the core area terminal boxes will be installed as part of the core/shell building construction on each floor.

Terminal boxes for each zone will be single duct type variable air volume (VAV) boxes with hot water reheat coils. The core/shell building construction will only include the terminal boxes required for the core areas. The tenants will be responsible for additional boxes, ductwork, air devices, piping, controls, etc. required to finish each tenant space.

Terminal boxes for interior zones will be single duct variable air volume (VAV) boxes. Terminal boxes for perimeter zones will be fan powered variable air volume (FPVAV) boxes. All terminal boxes will utilize electric resistance heating coils at the box outlets for reheat. In cooling mode, the terminal box dampers will modulate the amount of air delivered to each zone as required to satisfy the zone sensor set point. In heating mode, the terminal box volume dampers are at the minimum position and FPVAV box fans draw air from the ceiling plenum space to be mixed with the primary air. Electric resistance coils located at the terminal box outlets are staged to heat the discharge air as required to satisfy the zone sensor set point. Humidification control will not be provided for these systems.

In cooling mode, the terminal box dampers will modulate the amount of air delivered to each zone as required to satisfy the zone sensor set point. In heating mode, the terminal box volume dampers are at the minimum position and the heating hot water control valves modulate the flow of hot water through the VAV box coils as required to satisfy the zone sensor set point. Humidification control will not be provided for these systems.

D3015

Design Conditions

<u>Design Temperatures:</u>	<u>Heating</u>	<u>Cooling</u>
Outside Design Temperatures:	0°F	92°F DB, 74°F WB
Inside Temperatures:		
Office and Common Areas	72°F	75°F
Elevator Equipment	55°F	85°F
Mechanical Rooms	65°F	Ventilated
Stair Enclosures	72°F	No A/C
Main Electrical Room	65°F	Ventilated
<u>Lighting</u>		
Corridors	0.66 watts / sq. ft.	
Lobbies	0.64 watts / sq. ft.	

Restrooms	0.98 watts / sq. ft.	
Office Space Areas		0.90 watts / sq. ft.
Stairs	0.69 watts / sq. ft.	
Electrical/Mechanical		0.95 watts / sq. ft.
(The values listed above are the maximum power densities allowed for each area type per ASHRAE 90.1-2010)		

Additional HVAC systems

The existing building is served primarily by gas fired dx units. The units are in good condition but will need to be reviewed for correct output size based on the new layout of the building and may need replaced, this may cause some issues with existing duct-work. We may also need to add bi-polar ionization to minimize our outside air requirements.

Split System Condensing Units

Condensing units shall be matched with air handler units and be of the same manufacturer. Units shall be designed for use with Refrigerant R-410a and shall be completely weatherproofed for installation outside, minimum 14 SEER or greater if required by code. Refrigerant type may change at the end of 2023 and may need revisited to use R-454a.

Compressors shall be hermetically sealed reciprocating or scroll type with internal spring isolation, rubber-in-shear mounts, multi-state muffling. Compressors shall be wrapped with a thick, sound dampening material to muffle operational noise. Sound hoods shall reduce unit sound level by 2 dBA minimum.

Furnish all units with hard start kit, low temperature cut out and crankcase heater. Locate units on roof pads or roof curbs; provide spring vibration isolators or curbs with units on waffle pads to reduce sound and vibration transmission to the upper floor units.

Units by Bryant, Daikin, Trane, Carrier, or York, meeting specified requirements, may be furnished at the Contractor's option.

Split System Air Handling Units

The air handling unit in the soffit may need reviewed and replaced or relocated. Air handling units shall be complete with standard cooling coil, and a high efficiency gas fired furnace, condensate drain pan, centrifugal blower, filter rack and supply and return duct connections. Ventilation air shall be ducted to each unit.

Cooling coils shall be direct expansion type designed for application with the air handling units and shall be matched with the condensing units. Coils shall be leak tested, dehydrated and shipped with a refrigerant or helium holding charge.

Cabinets shall be fully insulated with 1/2" thick woven glass fiber for thermal and acoustical treatment.

Units shall be furnished with a single-point electric power connection and terminal strip connections.

Provide a 7- day programmable thermostat.

Units by Bryant, Lennox, Trane, Carrier, or York, meeting specified requirements, may be furnished at the Contractor's option.

D3015

Design Conditions

<u>Design Temperatures:</u>	<u>Heating</u>	<u>Cooling</u>
Outside Design Temperatures:	0°F	92°F DB, 74°F WB

Inside Temperatures:

Office and Common Areas	72°F	75°F
Elevator Equipment	55°F	85°F
Mechanical Rooms	65°F	Ventilated
Stair Enclosures	72°F	
Main Electrical Room	65°F	Ventilated

Lighting

Corridors	0.66 watts / sq. ft.	
Lobbies	0.64 watts / sq. ft.	
Restrooms	0.98 watts / sq. ft.	
Office Shell Space Areas	0.90 watts / sq. ft.	
Stairs	0.69 watts / sq. ft.	
Electrical/Mechanical		0.95 watts / sq. ft.

(The values listed above are the maximum power densities allowed for each area type per ASHRAE 90.1-2010)

Miscellaneous Equipment

Office Space Areas	2.0 watts / sq. ft.
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Personnel

Open Plan Office Areas	1 person per 100 sq. ft.
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D3020

Outside Air

Outdoor ventilation air will be distributed with the building supply air systems. Rooftop air handling units will be furnished with modulating outside air intake dampers, which will also be utilized for economizer cycles whenever possible.

Minimum outside air quantities will be calculated in accordance with current Ohio Mechanical Code requirements. Outside air quantities will be increased only where necessary to provide the desired space pressure relationships.

D3030

Mechanical Piping / Backbone Distribution

Mechanical piping, if required for this project, will be limited to refrigerant piping for air cooled split systems and condensation drain piping for all equipment having cooling coils.

Refrigerant Piping Systems: Refrigerant piping will extend from outdoor air-cooled condensing units to indoor direct expansion cooling coils.

Pipe - Type L-ACR hard dehydrated scale free copper tubing.

Fittings - wrought copper, solder type. All changes in direction shall be made with long radius elbows.

All joints shall be made with 95/5 solder.

Condensation Drain Piping Systems: Condensation drain piping will extend from outlets on cooling coil drain pans, auxiliary drain pans, overflows, and drip pans and run indirect to floor drains and hub drains.

Pipe - Type DWV hard drawn copper drainage tubing.

Fittings - Cast brass drainage fittings.

All condensation drain lines shall be trapped per the manufacturer's recommendations.

Pitch all condensation and other drain lines down a minimum of 1" in 30' in the direction of flow.

Pipe Cleaning: All piping systems will be thoroughly cleaned and flushed to remove all dirt and grease from pipes and equipment before systems are placed in operation.

Testing: All piping systems will be tested for pressure and leakage.

D3050

Air Ductwork / Backbone Distribution

As walls are being added and removed the ductwork will need to be reviewed and for relocation and space allowable for relocation.

All sheet metal work including ductwork, dampers, etc., shall be fabricated in accordance with the recommendations of the Sheet Metal and Air conditioning Contractors National Association, Inc., (SMACNA) latest edition of the "HVAC Duct Construction Standards, Metal and Flexible".

Unless otherwise noted, all sheet metal ducts and plenums shall be fabricated of lock forming quality, hot-dipped galvanized steel sheets. Low pressure ductwork shall comply with 2" w.g. pressure class construction. Medium pressure ductwork shall comply with 4" w.g. pressure class construction. Metal gauges shall be in accordance with current SMACNA Standards.

All sheet metal work from the supply discharge of all VAV air handling units to VAV or CAV boxes shall be medium pressure construction. All other duct systems, except Type I kitchen hood exhaust, shall be low pressure construction.

Duct Friction Loss Sizing Criteria:

Low Pressure: 0.08 inch W.G. maximum/100 equivalent feet of duct run.

Medium Pressure: 0.5 inch W.G. maximum/100 equivalent feet of duct run.

Transfer: 0.03-inch W.G. maximum/100 equivalent feet of duct run.

Duct Velocity Criteria:

Low Pressure: 1,200 FPM maximum for supply duct mains.
1,200 FPM maximum for exhaust or return duct mains.

Medium Pressure: 2,200 FPM maximum for floor distribution.
2,500 FPM maximum for main risers.

Insulation with vapor barrier will be provided for all medium pressure and low-pressure air-conditioning supply ducts that are not internally lined. The following sheet metal ductwork shall be fabricated with a thermal and acoustical liner.

All rectangular medium pressure supply air ductwork.

All rectangular low pressure supply air ductwork downstream of air terminal boxes.

All return ducts from air handling units to the point where the ducts exit the vertical duct shafts.

All transfer ducts.

All duct liner used downstream of the air handler filters shall be UL rated and be coated to prevent fibers from being entrained in the air stream.

Contractors will be required to provide 1/4" scale electronic sheet metal drawings in PDF and DWG formats for use in coordinating the work of other trades with the air distributions systems. Each Contractor will be responsible for overlaying his work onto these drawings, for providing information as to size, elevation and location proposed for all components and for coordination of his work with that of the other Contractors.

A 5'-0" maximum length, insulated, flexible duct connection will be permitted to connect to each air device.

Tapered spin-in fittings, with locking quadrant and volume damper, will be provided at branch duct taps to diffusers for low pressure ductwork.

All ductwork shall be sealed.

Ductwork Testing: All medium pressure duct systems will be tested for air tightness. Test pressure shall be one and one-half (1-1/2) times the design working pressure. Air leakage loss shall not exceed one (1) percent of the total air handled by the particular system or section of system under test and shall not be confined to any one section of a system.

Ductwork Cleaning: Before final connections to terminal boxes are made with flex duct, the entire system shall be cleaned out and blown out. All ductwork will be cleaned and cleared of debris, dirt, etc., before the project is turned over to the Owner.

Louvers and Dampers:

Manual balance dampers will be provided as required for proper balancing of all duct systems.

Louvers will be provided for outside air intake for the first-floor tenant shell space.

Motor operated dampers will be provided where required for proper air distribution control and/or isolation.

Fire, smoke and combination dampers shall be provided where required by the applicable codes.

Manual balance dampers will be based on Ruskin Type MD-35/OB opposed blade with molded synthetic bearings, 6" wide 16-gauge galvanized steel blades, extended shaft and linkage. Balance dampers for round ducts shall be Ruskin MDRS- 25 single blade, 20-gauge galvanized steel. All dampers shall be equipped with locking quadrants.

At the Contractor's option, manual balancing dampers may be manufactured by the Contractor per SMACNA Standards. Dampers shall have locking quadrants on both sides of the duct.

Stationary Louvers shall be heavy duty, drainable blade type. Airolite K6776; 6" deep of 12 gauge (.081") 6063-T5 extruded aluminum with 1/2" aluminum mesh bird screen inside. Louvers shall be certified to be weathertight when handling CFM's indicated on the drawings. Louvers shall have AMCA certified rating seal and continuous blade appearance.

Motor Operated Dampers shall be Ruskin Type CD-50, spring closed, opposed blade with self-lubricating molded synthetic bearings, 5" X 1" X .125-6063 T5 extruded aluminum hat channel with hat mounting flanges on both sides of frame. 6" wide 6063 T5 heavy gauge extruded aluminum airfoil shape blades. Anti-leakage jamb seals, vinyl gasket blade seals, extended shaft and linkage. All dampers shall be equipped with multiple 120 volt, 60 cycle, single phase motor operators as required.

Fire dampers in low velocity ductwork shall be Ruskin model DIBD2 Dynamic Type "B" with interlocking hinged blades out of the airstream unless otherwise noted. Fire dampers in high velocity ductwork shall be Ruskin multiple blade type FD60.

All fire dampers shall be UL approved and labeled and shall meet all requirements of NFPA No. 90A. Furnish with UL labeled fusible links with temperature ranges to conform to NFPA recommendations. All fire dampers shall be dynamic type. Install per the manufacturer's instructions.

Combination Fire/Smoke dampers shall be Ruskin Model FSD60-2 series (rectangular) and FSDR25 series (round) combination fire/smoke dampers.

Dampers shall have a UL 555 fire resistance rating of 1½ hours. Each combination fire smoke damper shall be equipped with a factory installed heat responsive device rated to close the damper when the temperature at the damper reaches 165°F.

Furnish with a leakage class II Smoke Damper in accordance with UL555S.

Dampers shall have a minimum UL 555S differential pressure rating of 4 in. wg. and a minimum UL 555S velocity rating of 3000 fpm.

Temperature Release Device: Heat-Actuated, Quick Detect.

Actuators shall be external mounted, electric, 120V AC, 2-position, fail close.

Factory Sleeve shall be furnished with the damper. The sleeve shall be minimum 20 gage thickness, minimum 17 inches long. Silicone caulk factory applied to sleeve at damper frame to comply with leakage rating requirements.

Dampers shall be suitable for vertical and/or horizontal mounting.

Install dampers per the manufacturer's instructions.

Louvers and dampers as manufactured by Airolite, Ruskin, Greenheck, American Warming or Air Balance may be furnished.

Registers, Grilles and Diffusers:

Supply air terminals for typical office areas will be lay-in adjustable air pattern steel square ceiling type diffusers equipped with integral air pattern controller and equalizing grid. Titus model TMSA or equal.

Supply air diffusers shall be diffusers with round neck. Air pattern to be adjustable from full horizontal to full vertical.

Return and exhaust air grilles and registers shall be steel and have horizontal face bars fixed at 45 degrees. Opposed blade dampers shall be provided for registers. Titus 350 RL or equal.

Straight line type extruded aluminum linear diffusers with integral dampers, pattern control and blank-off panels will be provided where necessary for aesthetics. Titus ML or equal.

All registers, grilles and diffusers shall be provided by the HVAC Contractor.

All steel registers and grilles shall be furnished with factory prime coat of paint. Outlets in ceilings shall be furnished with factory white finish unless otherwise noted.

Frames and trim compatible with ceilings shown on Architectural drawings will be provided for all air devices.

Registers and grilles as manufactured by Anemostat, Titus, Price, Nailor or Krueger may be furnished at the Contractor's option.

D3060 Building Exhaust System

Exhaust fans will need installed for the new addition.

Restrooms; 75 cfm per water closet and urinal or as required by code.

Janitors' closets; 75 cfm per mop sink.

The core / shell building construction will not include exhaust systems for future tenant break rooms, copy/print rooms, restrooms, etc.

Mechanical and electrical equipment rooms; summer ventilation for heat relief.

All fans, except curb mounted fans, shall be isolated from the building structure using spring vibration isolators. Fan ratings shall be AMCA certified and fans shall bear AMCA seals.

Powered roof exhausters shall be equal to Greenheck model GB, constructed of minimum .064" aluminum housing with adjustable V-belt drive, aluminum backward inclined centrifugal fan, ball type fan bearings, permanently lubricated ball bearing motor, aluminum bird screen, disconnect switch and prefabricated, insulated curb.

Inline cabinet exhaust fans shall be equal to Greenheck model SP or CSP direct drive exhausters, with dynamically balanced forward curved type wheel, motor, pillow block ball bearings in lined galvanized steel casing, factory mounted variable speed switch, and vibration isolators. Fans shall have factory mounted disconnect. Motors shall be 115/60/1 with built in thermal overload protection, shall be mounted on vibration isolators and shall be compatible for use with speed controls.

Square centrifugal inline exhaust fans shall be equal to Greenheck model BSQ belt-drive centrifugal exhausters, with balanced backward inclined type wheel, pillow block ball bearings in lined steel casing with enamel finish and vibration isolators. The fan wheel shall be constructed of aluminum and shall include a wheel cone carefully matched to the inlet cone for precise running tolerances. Wheels shall be statically and dynamically balanced. Fans shall be furnished with spring hanging isolators, motor covers and a factory mounted disconnect.

All fans shall be furnished with motorized backdraft dampers with 120-volt single phase operators. Motors shall be 1750 RPM, open drip-proof with sealed pre-lubricated ball bearings. Motors shall be high efficiency type similar to Century E-Plus and have 1.15 service factor. Drives shall be V-belt type, designed for 125% of motor horsepower, with solid fan sheaves and adjustable motor sheaves. Furnish additional sheaves and belts as required to adjust fans to deliver the specified air quantities at actual system static pressures.

Exhaust fans by Greenheck, Twin City, Penn-Berry, Cook or ACME may be provided.

D3070 Stair Pressurization System

Stair pressurization systems are not anticipated to be required for this project.

D3080 Smoke Control System

Smoke control systems are not anticipated to be required for this project.

D3090 Control & Building Automation Systems

Currently each furnace is controlled by a Honeywell thermostat. The thermostats can be replaced with BACnet thermostats and temperature sensors added to report back to a BAS controller so the temperature can be monitored and scheduled. The sensors can also be monitored for output temperature.

A Building Automation System (BAS) will be provided to automatically control the building HVAC system. The system will be UL listed, incorporating direct digital control (DDC) for energy management, equipment monitoring and control, including color graphic workstations.

The BAS shall be a complete system designed for use on Intranets and the Internet. Supervisory controllers shall be fully IT compatible devices that mount and communicate directly on the Local Area Network (LAN). Contractor shall be responsible for coordination with the owner's IT staff to ensure that the FMS will perform in the owner's environment without disruption to any of the other activities taking place on that LAN. All points of user interface shall be on standard PCs that do not require the purchase of any special software from the BAS manufacturer for use as a building operations terminal. The primary point of interface on these PCs will be a standard Web Browser such as Internet Explorer. A dedicated server shall be provided for the building automation system.

The system will be provided with all necessary items required to provide fully automatic control, including all microprocessors, controllers, sensors, interlocks, safety controls, indicators, gauges, thermometers, dampers, etc.

All new rooftop heat pump air handling units, split systems, air handling units, exhaust fans, pumps, etc. shall be provided with DDC controls. Actuation of control valves, dampers, VAV boxes, etc. shall be accomplished electrically.

A portable operator terminal (POT) will be furnished for the BAS. This will consist of a laptop computer loaded with all necessary operating software including graphics for all new systems being controlled by the BAS. The POT will be turned over to the building owner at project completion.

The basis of design for the BAS system will be by BCI utilizing Delta Controls.

D3100

Air Balance / Start-up

Air Balance: All air handling systems will be balanced for specified design flow rates and system pressures by an independent test and balance agency. The HVAC Contractor will be responsible for making all necessary arrangements with the Balancing Company for balancing the air systems after all equipment, ductwork, outlets, and accessories have been installed. A detailed report on all balancing work shall be prepared and submitted to the Construction Manager for review.

The HVAC Contractor shall be responsible for the initial start-up of all HVAC systems and shall certify that all HVAC systems, subsystems, and equipment have been completed, calibrated, balanced and started according to the Contract Documents. Contractor shall assist the Owner's Commissioning Agent in completing pre-functional checks of all installed equipment and systems. The contractor shall perform Functional Performance Testing under the direction of the Commissioning Agent. If testing is to be performed by a third-party testing agency, the testing agency must submit their testing plan and procedures for review by the Construction Manager and the Commissioning Agent. Upon approval, the Commissioning Agent will witness Functional Performance Testing performed by the testing agency. The Contractor shall correct deficiencies (differences between specified and observed performance) as interpreted by the Commissioning Agent and the Construction Manager and retest the equipment as required.

Insulation:

Round supply air ductwork, outside air ductwork, condensate drain piping, make-up water piping, and refrigerant suction piping will be insulated.

Insulation to be proper thickness of fiberglass on ductwork and piping.

Insulation as manufactured by Johns-Manville, Armstrong, Knauf, Certain Teed or Owens-Corning may be furnished at the Contractor's option.

Electric cabinet unit heaters and horizontal projection unit heaters will be used in heated only spaces and for supplemental heating at entrances, stair enclosures and elsewhere as needed.

Cabinet Unit Heaters:

Cabinet type units to have electric heating elements with built-in automatic reset overheat protection. Units shall meet all UL and NEC requirements and bear UL label.

Cabinet unit heaters as manufactured by Trane, Berko, QMark, or Brasch may be furnished at the Contractor's option.

Unit Heaters:

Unit heaters to be propeller driven, horizontal projection type, electric heating coil. Units shall meet all UL and NEC requirements and bear UL label.

Each unit to be individually thermostat controlled.

Unit heaters as manufactured by Trane, Berko, QMark, or Brasch may be furnished at the Contractor's option.

Noise and Vibration Control:

Acoustical and vibration treatment shall be provided, as required, to minimize sound transmission into the occupied areas, including VAV boxes, equipment, etc.

Vibration isolators and flexible connections shall be provided, as required for fans, rooftop units, etc.

Acoustical treatment shall be provided for all equipment, as required to meet Code or the system design.

Warranty:

All materials and the installation shall be guaranteed to be free from defects in material and installation for a minimum of one year from the date of final acceptance.

ELECTRICAL

1.0 STANDARDS

- A. All Electrical systems shall conform to all applicable Federal, State and Local Laws, Codes and Ordinances.
- B. All Work Under Jurisdiction of Local Fire Marshal shall conform to requirements set forth by the Fire Marshal's Office, Ohio Fire Code, and National Fire Protection Association.
- C. All Electrical systems shall conform to all applicable Federal, State and Local Laws, Codes and Ordinances:
 - 1. Ohio Building Code.
 - 2. International Energy Conservation Code.
 - 3. National Fire Alarm Code, Bulletin No. 72, National Fire Protection Association (NFPA 72).
 - 4. National Electrical Code, Bulletin No. 70, National Fire Protection Association (NEC).
 - 5. Life Safety Code, Bulletin No. 101, National Fire Protection Association (NFPA).
- D. All Work Under Jurisdiction of the Local Fire Marshal shall conform to requirements set forth by the Fire Marshal's Office and National Fire Protection Association.
- E. Lighting system layouts, lighting power densities, and automated lighting controls shall meet all requirements of ASHRAE Standard 90.1 –2017.

2.0 ELECTRICAL SERVICE ENTRANCE -

- A. A new electrical service entrance will be installed. The existing electrical service is not sized to accommodate the building addition. The new electrical service entrance will back-feed the existing main electrical service entrance equipment in the existing building.

3.0 ELECTRICAL POWER DISTRIBUTION SYSTEM

- A. A new main switchboard will be installed in the new addition. The switchboard will be rated to operate at 208/120 volts, 3 phase, 4-wire. The ampacity size will be determined. The new switchboard will back-feed the existing switchboard in the existing building.
- B. New 120/208 volt, 3 phase, 4-wire branch panels will be installed in the new addition.
- C. Existing 120/208 volt, 3 phase, 4-wire branch panels in the existing building will remain as-is.
- D. Conductors for feeders and circuits below 100 amperes shall be stranded copper with THHN, THWN or XHHW insulation, rated for 600 volts AC. Conductors for feeders and circuits 100 amperes and above shall be stranded compact aluminum conductors with THHN, THWN or XHHW insulation, rated for 600 volts AC. HVAC and elevator equipment listed for copper-only connections shall be provided with copper feeders. Branch circuit wiring may be type MC Cable for concealed installations in new of existing walls however home runs shall be installed in conduit. The minimum conduit size shall be 3/4" type EMT. All new conduits will be concealed wherever possible.
- E. Power and control to miscellaneous loads (i.e., HVAC, plumbing, fire protection, architectural features, parking control systems, etc.) will be provided as described in other sections. Where HVAC equipment is replaced new disconnects, motor starters, VFD's etc. will be included in this replacement.

- F. All wiring in building interior including feeders, branch circuits and auxiliary wiring shall be run in thin wall (EMT) conduit, except as specifically stated otherwise herein. All conduit sizes stated in specifications and drawings are minimum size and shall be no less than ½ inch. All conduits on building exterior shall be rigid steel. Flexible neoprene-clad galvanized steel conduit shall be used for "make-up" connections to rotating machinery and heating elements. Non-metallic conduit and fittings for concrete encasement shall be Schedule 40 PVC and UL Listed. Non-metallic conduit and fittings specified for direct burial applications shall be rigid Schedule 80 PVC.
- G. Type MC armored cable may be used concealed in walls or above finished ceilings. MC cabling is limited to circuits utilizing #12 AWG, and #10 AWG sizes only. Type MC armored cable shall have copper conductors, 600 volt insulation, and full size insulated ground conductor. A minimum of EMT conduit shall originate from the panel to above an accessible ceiling, then transition to MC cable. MC cable is not approved for exposed applications.
- H. Unless otherwise noted, all conduits shall be run concealed within the building construction when installed in finished interior or exterior areas. Conduit in equipment rooms and on roof may be run exposed. All conduits shall be substantially supported by pipe straps, suitable clamps or hangers that are attached to the elements of the building structure to provide rigid installation.
- I. Outlet boxes for power or communications outlets shall be 4" square with single or double gang adapter rings as required for the outlet type. Wall-mounted communications outlet boxes shall include a minimum of one 1" bushed conduit to above an accessible ceiling or routed to the communications closet serving that floor.
- J. The ampacity of all conductors shall be at least as great as the rating of the fuse or circuit breaker on the line side of the conductors. Ampacity reduction will be accounted for where required by Code when more than three conductors are placed in a raceway.
- K. All conductors for distribution equipment terminations shall be based on full 75°C ampacity.
- L. Control Voltage Electrical Power Cables shall contain conductors not less than #14 type XHHW, THHN or THWN. All conductors shall be stranded copper and have 600 volt insulation, be UL listed and of an American manufacturer. All connections are to be made using pressure type terminals.

4.0 GROUNDING SYSTEMS

- A. All grounding of new electrical systems will be provided in accordance with all applicable codes. Use a wired ground for all circuits.

5.0 EMERGENCY POWER SYSTEM

- A. Existing exit signs utilize integral battery back-up. New exit signs will have an integral battery.
- B. Existing emergency lighting is provided by EM lighting units with (2) heads. The EM units utilize integral battery back-up. New EM units will also have (2) heads and will utilize an integral battery. Existing EM lighting units will be tested to confirm proper operation. An existing EM units not in working condition will be replaced with new.
- C. The existing building utilizes an existing 50 kW natural gas generator. It is being used as an "Optional Standby" generator. It currently serves receptacles and HVAC equipment. It does not serve Life Safety loads. The existing generator system will remain as-is. We will

evaluate the existing peak demand on the generator. Select receptacles and HVAC equipment in the new addition may possibly be fed from the existing generator. To be determined.

6.0 LIGHTING SYSTEMS

- A. Light fixtures will be coordinated with the Architect. All light fixtures shall be UL rated.
- B. The illumination levels shall be in accordance with standards published by the Illuminating Engineering Society of North America (IES) standards. Lighting systems shall be energy efficient with LED lamps.
- C. Interior lighting will be controlled via occupancy sensors and ambient light sensors where required. Interior lighting near the building perimeter will be reduced if sufficient natural light is detected by the ambient light sensors. Any new exterior lighting will be controlled via time-of-day schedules and will be programmed into the exterior lighting timeclock to control the exterior building lighting.
- D. Lighting systems shall conform to energy regulations. Lighting controls shall be updated to occupancy sensors with override switching, and day light harvesting where applicable.
- E. Lighting layouts, wattage densities and lighting controls will be compliant with the current ASHRAE 90.1 code.

7.0 WIRING DEVICES

- A. All new devices shall be heavy duty grade.
- B. New light switches shall be 20A, 120/277 volt rated.
- C. New receptacles shall be NEMA 5-20R configuration. Special receptacles will be noted on the drawings. Coverplates shall be smooth, non-breakable nylon construction. Color of devices and coverplates shall be selected by the Architect.

8.0 FIRE ALARM SYSTEM

- A. The existing system is by Notifier. New devices will be added where required by code. All new cabling shall be plenum rated when not installed in conduit.

9.0 WARRANTY

- A. All new materials and the installation shall be guaranteed to be free from defects in material and installation for a minimum of one year from the date of final acceptance.

From: Michelle Williams <m.williams@shyftcollective.com>
Sent: Monday, June 26, 2023 9:34 AM
To: Justin Milam
Subject: RE: Delta Gamma, UA

Hi Justin,

You had requested building square footages for the existing building and the addition to calculate parking counts. Our BIM model shows the following:

Existing

Lower Level: 5300 sf
First Floor: 6800 sf
Second Floor: 6800 sf

New

Lower Level: 6400 sf
First Floor: 4700 sf

I mentioned previously that it seems like the Existing Building Lower Level was not included in the parking calculations for the existing lot- it is mostly storage space so not occupiable. Existing building is (B) occupancy and new building is likely to be (A-3) with accessory uses.

Let us know if you need any further information.

Best,
Michelle

From: Michelle Williams
Sent: Tuesday, June 20, 2023 2:56 PM
To: Justin Milam <jmilam@uaoh.net>
Cc: Steve Reynolds <s.reynolds@shyftcollective.com>
Subject: RE: Delta Gamma, UA

From: Michelle Williams
Sent: Tuesday, June 20, 2023 2:55 PM
To: 'Justin Milam' <jmilam@uaoh.net>
Cc: Steve Reynolds <s.reynolds@shyftcollective.com>
Subject: RE: Delta Gamma, UA

Attached are the SD drawings as well.

From: Michelle Williams
Sent: Tuesday, June 20, 2023 2:43 PM
To: Justin Milam <jmilam@uaoh.net>

Cc: Steve Reynolds <s.reynolds@shyftcollective.com>
Subject: RE: Delta Gamma, UA

Justin,

Project narrative is attached.

Best,
Michelle

From: Justin Milam <jmilam@uaoh.net>
Sent: Friday, June 9, 2023 9:48 AM
To: Michelle Williams <m.williams@shyftcollective.com>
Cc: Steve Reynolds <s.reynolds@shyftcollective.com>
Subject: RE: Delta Gamma, UA

This message originated from outside your organization.

Sounds great. Yes- 3600 Tremont Rd.

From: Michelle Williams <m.williams@shyftcollective.com>
Sent: Friday, June 9, 2023 9:45 AM
To: Justin Milam <jmilam@uaoh.net>
Cc: Steve Reynolds <s.reynolds@shyftcollective.com>
Subject: RE: Delta Gamma, UA

Justin,

Let's shoot for 2:00 on 6/20. Should we plan to meet you at your office?

Thanks,
Michelle

From: Justin Milam <jmilam@uaoh.net>
Sent: Thursday, June 8, 2023 4:36 PM
To: Michelle Williams <m.williams@shyftcollective.com>
Cc: Steve Reynolds <s.reynolds@shyftcollective.com>
Subject: RE: Delta Gamma, UA

This message originated from outside your organization.

Good afternoon! June 20 and 21 are wide open for us.

-Justin

JUSTIN MILAM, AICP, LEED GREEN ASSOCIATE

Senior Planner | Community Development Department

The City of Upper Arlington

3600 Tremont Road, Upper Arlington, OH 43221

o: 614-583-5083

e: jmilam@uaoh.net | upperarlingtonoh.gov



City of **Upper Arlington**

From: Michelle Williams <m.williams@shyftcollective.com>

Sent: Thursday, June 8, 2023 4:29 PM

To: Justin Milam <jmilam@uaoh.net>

Cc: Steve Reynolds <s.reynolds@shyftcollective.com>

Subject: Delta Gamma, UA

Justin,

Steve passed along your contact info for us to get a meeting on the books for the coming weeks- he is out of the office for a bit. What is your availability for the week of June 18-24?

Thanks,
Michelle