CAPITAL APT BALCONY REMOVAL

GENERAL NOTES

ASTOR AVENUE

BEXLEY, OH

PREPARED FOR:

CAPITAL UNIVERSITY 1 COLLEGE AND MAIN COLUMBUS, OH 43209-2394

PREPARED BY:

SYMBOLS LEGEND

CONCRETE

PROJECT ARCHITECTS:

DAVIS WINCE, LTD.

1466 MANNING PARKWAY POWELL, OHIO 43065 T-614 785.0505 F-614 785.0202

STRUCTURAL ENGINEER JEZERINAC GEERS

5640 FRANTZ RD. **DUBLIN, OH 43017** T-614.766.0066 F-614.766.1223

INDICATED ON THE PLUMBING, FIRE PROTECTION, HVAC AND ELECTRICAL DOCUMENTS,

BUT NOT SHOWN ON THE ARCHITECTURAL DOCUMENTS.

ROOM NAME CODED NOTES (SYMBOL XXX & NUMBER WITH NUMBER) (###) DOOR NO. WINDOW MARKER (SYMBOL WITH LETTER) =INTERIOR **PARTITION TYPE** 0 A3A **REVISIONS (ISSUE)** SECTION OR ELEVATION **COLUMN LINE** REFERENCED TO \setminus AX.X $_{/}$ **DRAWINGS** INTERIOR REFERENCED TO **ELEVATION** DRAWINGS. MARKER AX.X **EXAMPLE**: DETAIL 1 ON DWG A5.6 WORK POINT OR **ELEVATION** FLOOR ELEVATION MATERIALS LEGEND PLYWOOD GRANITE OR MARBLE INSULATION. INSULATION-BATT OR WOOD FRAMING OR EARTH (FILL) BLOCKING EARTH FINISHED WOOD (UNDISTURBED) **GRANULAR FILL GYPSUM BOARD** POURED CONC. MASONRY

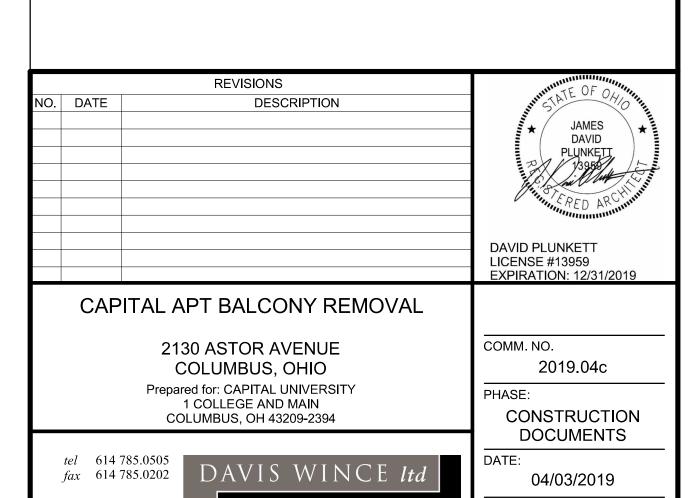
REFER TO THIS SHEET FOR THE MATERIAL AND SYMBOLS INDICATION KEY. ALL WORK SHALL PERFORMED IN STRICT COMPLIANCE WITH ALL GOVERNING CODES WHERE DISCREPANCIES OCCUR BETWEEN FLOOR PLANS, DETAILS AND LARGER SCALEPLANS, CONSULT ARCHITECT FOR CLARIFICATIONS PRIOR TO PROCEEDING WITH WORK WHERE DISCREPANCIES OCCUR BETWEEN ARCHITECTURAL AND ENGINEERING DRAWINGS, CONSULT ARCHITECT FOR CLARIFICATION. COORDINATE ALL WORK BETWEEN ALL TRADES PRIOR TO PROCEEDING WITH WORK. FRANKLIN PARK CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY ALL CONDITIONS PRIOR TO BEXLEY PARK 1 COLLEGE AND MAIN PROCEEDING WITH ANY WORK. ALL DISCREPANCIES BETWEEN FIELD CONDITIONS AND BEXLEY, OH 43209 DRAWINGS SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH ANY DO NOT SCALE DRAWINGS. IF DIMENSIONS CAN NOT BE OBTAINED BASED ON THE DRAWING INFORMATION, CONSULT THE ARCHITECT FOR CLARIFICATION. OLD OAKS INTERIOR DIMENSIONS ON FLOOR PLANS ARE TO FACE OF WALLBOARD OR MASONRY, UNLESS NOTED OTHERWISE. EXTERIOR DIMENSIONS ARE TO FACE OF EXTERIOR BEVERLY PARK SHEATHING OR MASONRY, UNLESS NOTED OTHERWISE. ALL DIMENSIONS SHOWN ON PLANS FOR MASONRY OR CONCRETE WALLS ARE TO THE NOMINAL FACE OF MASONRY OR CONCRETE, UNLESS NOTED OTHERWISE. SEPARATE ALL DISSIMILAR MATERIALS AS REQUIRED TO PREVENT CORROSION AS RECOMMENDED BY THE RESPECTIVE PRODUCT MANUFACTURER. MASONRY OPENINGS ON FLOOR PLANS AND PLAN DETAILS ARE NOMINAL ALL INTERIOR MASONRY LEFT EXPOSED SHALL HAVE BULL NOSED OUTSIDE CORNERS, UNLESS OTHERWISE NOTED. PROJECT LOCATION: - 2130 ASTOR AVE., REFER TO PLUMBING, FIRE PROTECTION, HVAC AND ELECTRICAL DOCUMENTS FOR COLUMBUS, OH 43209 INFORMATION PERTAINING TO THAT RESPECTIVE TRADE. FIELD VERIFY AND COORDINATE PLACEMENT OF ALL RESPECTIVE MEP FIXTURES, AND REPORT ANY AND ALL DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH WORK. REFER TO PLUMBING, FIRE PROTECTION, HVAC AND ELECTRICAL DOCUMENTS FOR LOCATION AND NUMBER OF ALL REQUIRED WALL AND/OR CEILING ACCESS PANELS. CLARIFY WITH THE ARCHITECT THE EXACT LOCATION OF ALL ACCESS PANELS

LOCATION MAP



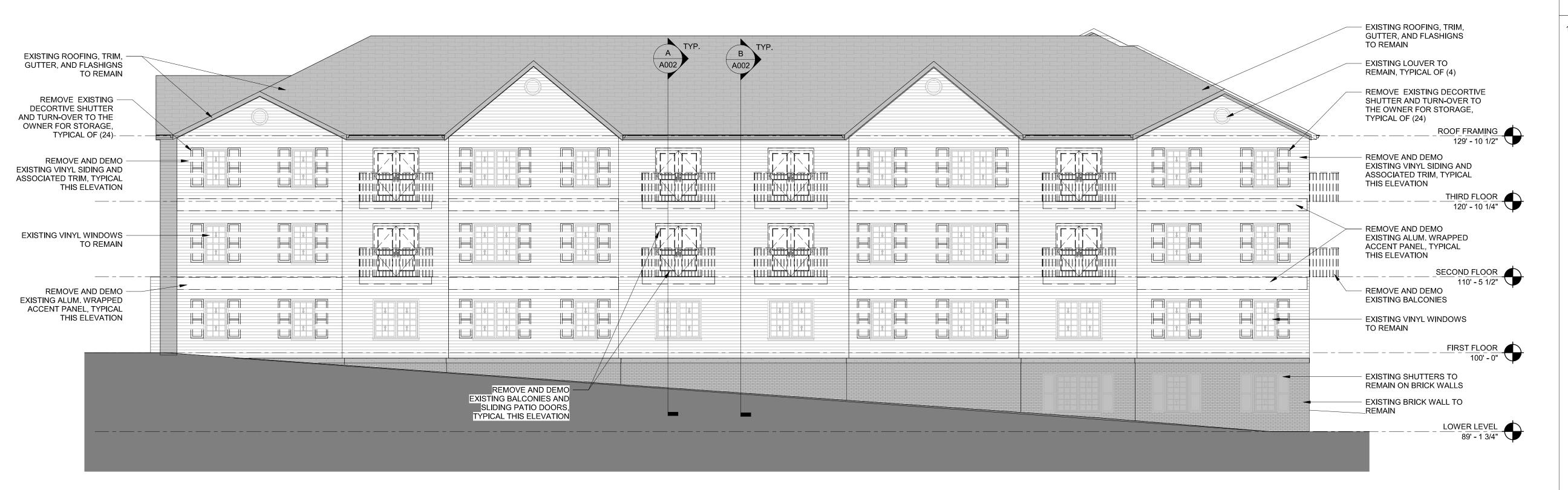
VICINITY MAP

DRAWING INDEX SHEET NUMBER COVER SHEET, INDEX, & CODE INFORMATION DEMOLITION EXTERIOR ELEVATIONS DEMOLITION WALL SECTIONS **EXTERIOR ELEVATIONS** NEW WORK SECTIONS EXTERIOR WALL DETAILS **CODE SUMMARY** BUILDING DEPARTMENT JURISDICTION THE CITY OF BEXLEY OHIO: BUILDING AND ZONING 2242 EAST MAIN STREET BEXLEY, OHIO 43209 PHONE: 614-559-4240 FAX: 614-559-4201 **APPLICABLE CODES:** STATE OF OHIO BUILDING CODE (OBC) STATE OF OHIO AMENDMENTS CITY OF BEXLEY LOCAL AMENDMENT PROJECT DESCRIPTION: THIS IS AN EXISTING BUILDING. THE SCOPE OF THIS PROJECT IS TO REMOVE THE EXISTING DAMAGED BALCONIES AND ASSOCIATED PATIO DOORS. THE WALL BE INFILL WITH CONSTRUCTION TO MATCH THE EXISTING AND NEW VINYL WINDOWS INSTALLED. THE EXISTING VINYL SIDING REMOVED, SUBSTRATE INSPECT AND REPAIRED AS NEEDED AND NEW WEATHE BARRIER AND VINYL SIDING TO MATCH THE EXISTING INSTALLED. CHAPTER 3: USE AND OCCUPANCY SECTION USE GROUP DESCRIPTION OF OCCUPANCY PROPOSED SQ FT R-2 RESIDENTIAL/APARTMENT BLDG. EXISTING: 10,000 SF / FLOOR TOTAL CHAPTER 5: GENERAL BUILDING HEIGHTS AND AREAS CONSTRUCTION TYPE: TABLE 503 GROSS SQUARE FOOTAGE ALLOWED: 10,500 SF (7,000 X 1.5) GROSS SQUARE FOOTAGE PROPOSED: 10,000 SF EXISTING, NO CHANGE 3, EXISTING (3 ALLOWED) 35'-6", EXISTING (40-'0" ALLOWED)

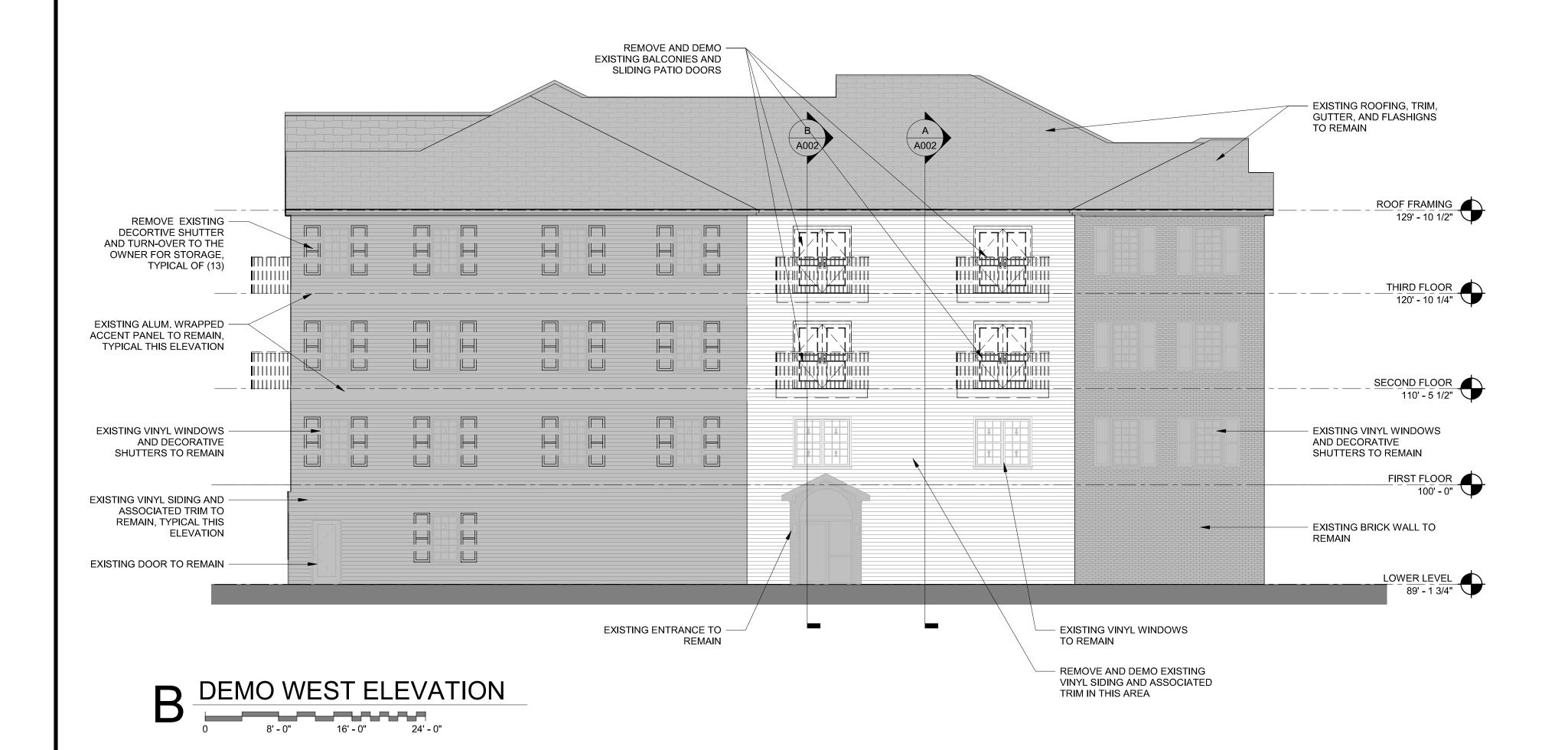


INFORMATION

ARCHITECTURE COVER SHEET, INDEX, & CODE G100

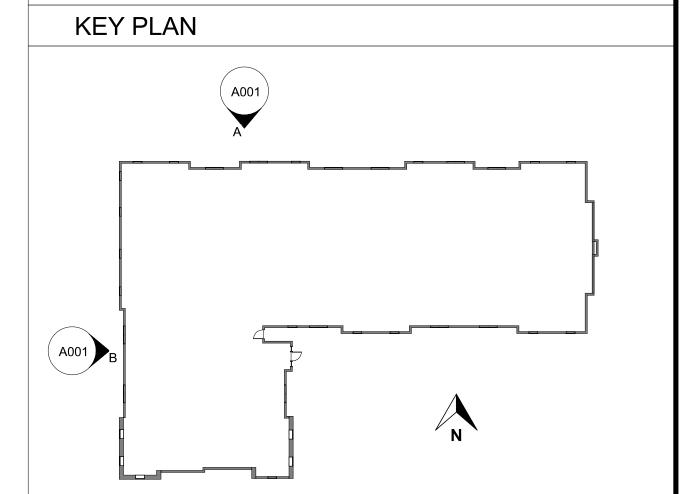


DEMO NORTH ELEVATION 8' - 0" 16' - 0" 24' - 0"



DEMOLITION ELEVATION NOTES

AFTER REMOVAL OF SIDING, DOORS, AND BALCONIES, THE CONTRACTOR SHALL INSPECT THE CONDITION OF THE EXISTING ADJACENT AND SUB-SURFACE CONSTRUCTION TO REMAIN. IF THE CONTRACTOR OBSERVES DAMAGE, ROT, MOLD, ETC, THAT MAY BE DETRIMENTAL TO THE EXISTING STRUCTURE OR ITS INHABITANTS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT FOR REVIEW AND EVALUATION OF THE CONDITIONS.





04/03/2019 www.daviswince.com

JAMES DAVID

2019.04c

DOCUMENTS

A001

DEMOLITION EXTERIOR ELEVATIONS

