

**TENANT IMPROVEMENT FOR:
8450 BLUE ASH, LLC.
312 (TENANT)
8450 BLUE ASH ROAD
CINCINNATI, OH 45236**

SCOPE OF WORK:

1. THE GENERAL CONTRACTOR (**CONTRACTOR, OR G.C.**) SHALL PROVIDE ALL WORK SHOWN ON THESE DRAWINGS.
2. PERMITS: CONTRACTOR WILL PAY FOR ALL PERMITS ASSOCIATED WITH THE WORK. UPON RECEIPT OF A COPY OF THE PERMIT AND RECEIPT OF THE PAID FEES THE OWNER WILL REIMBURSE THE CONTRACTOR FOR PERMIT FEES. THIS IS TO BE CONSIDERED A DIRECT PASS THROUGH ITEM WITH REIMBURSEMENT AT COST.
3. EXISTING BUILDING DRAWINGS: THIS IS A MULTI-USE BUILDING LOCATED AT 8450 BLUE ASH ROAD, CINCINNATI, OHIO. 3450 BLUE ASH ROAD IS A PART 2 STORY AND PART 1 STORY STRUCTURE WITH A MAX HEIGHT OF 25', EXISTING USES ARE A-3, B, M, & R2. CONSTRUCTION IS 3B SOLID MASONRY WALLS, NON-PROTECTED WOOD FLOOR, INTERIOR WALLS AND ROOFS. EXISTING 1 HOUR FLOOR AND CEILING ASSEMBLY BETWEEN NEW A-3 AND APARTMENT R2. THE PROPERTY WAS BUILT IN 1930. 8450 BLUE ASH ROAD IS IN THE 45236 ZIP CODE IN SYCAMORE TOWNSHIP, OH.
4. THE WORK:
 - a. INTERIOR SPACE: THE INTENT OF THE DRAWINGS IS TO USE THE SPACE BOUND BY EXTERIOR WALLS AND EXISTING INTERIOR DEMISING WALLS.
 - b. PRESENT USE: THE SPACE IS PRESENTLY A BAR AND A BARBER SHOP..
 - c. DEMOLITION:
 - c.a. BARBER SHOP: ALL FLOOR FINISHES, SUSPENDED FIXTURES, INTERIOR PARTITIONS AND MOST, IF NOT ALL, OF THE DRYWALL ARE BEING REMOVED. HVAC UNITS, INCLUDING GAS AND ELECTRIC LINES, ARE REMAINING, BUT RADIATOR HEATERS AND STEEL PIPE ARE TO BE REMOVED. PLUMBING AND EXISTING FIXTURES WILL BE REPLACED WITH NEW
 - c.b. BAR 312: ALL FLOOR FINISHES, SUSPENDED FIXTURES, INTERIOR PARTITIONS AND MOST, IF NOT ALL, OF THE DRYWALL ARE TO REMAIN AS IS. HVAC UNITS, INCLUDING GAS AND ELECTRIC LINES, ARE REMAINING. PLUMBING AND EXISTING FIXTURES ARE TO REMAIN AS IS.
5. INTERIOR BUILD-OUT: NEW WORK AS DESCRIBED ON THE DRAWINGS AND SPECIFICATIONS SHALL PROVIDE FINISHED SPACE AS PREVIOUSLY USED IN BAR 312 AND EXPAND THIS SPACE INTO THE ADJACENT BARBER SHOP THROUGH AN OPENING IN THE SHARED PARTITION.
6. MATERIALS: THE CONTRACTOR IS TO MATCH NEW MATERIALS TO EXISTING MATERIALS (PRIMARILY CASEWORK) AS REQUESTED BY THE OWNER.
7. CONTRACTOR IS RESPONSIBLE FOR THE RECEIVING, UNLOADING AND STORAGE OF ALL ITEMS IT INSTALLS INTO THE WORK.
8. CONTRACTOR IS RESPONSIBLE FOR KEEPING A CLEAN AND ORDERLY WORK SPACE TO MINIMIZE INTERRUPTIONS TO THE OWNERS LIVELIHOOD.

JOB SITE CONDITIONS:

1. EXTERIOR SITE STORAGE: OWNER SHALL PERMIT REASONABLE SPACE FOR USE BY THE CONTRACTOR FOR DUMPSTER, STORAGE OF MATERIALS AND RELATED JOB BOXES OR MATERIAL STAGING.
2. CLEANLINESS: EXTERIOR AND INTERIOR OF SPACE SHALL BE KEPT NEAT AND CLEAN.
3. NOISY OR DUSTY OPERATIONS SHALL BE MINIMIZED AND CONTAINED. UTILITIES SHALL NOT BE CUT OFF WITHOUT NOTIFICATION.
4. CONSTRUCTION WASTE AND DEBRIS: CONTRACTOR SHALL APPROPRIATELY MAINTAIN AN DISPOSE OF CONSTRUCTION WASTE AND DEBRIS DAILY.

CODE INFORMATION:

1. INTERIOR IMPROVEMENT: TENANT DEMOLITION AND BUILD-OUT.
2. BUILDING CODE: OHIO BUILDING CODE 2011 (HCBC 2011)
3. USE GROUP: SEE SITE PLAN FOR USE GROUP
4. CONSTRUCTION TYPE: NON-SPRINKLERED A,B, AND C
5. AREA OF WORK (FIRST FLOOR BAR 312): 1118 SQ.FT. (TOTAL)
6. AREA OF WORK (FIRST FLOOR BARBER SHOP): 547 SQ.FT. (TOTAL)
7. TOTAL AREA OF FINISHED WORK: 1665 SQ.FT.
8. TOTAL BUILDING FOOTPRINT: 3069
9. MAXIMUM EXIST ACCESS DISTANCE: 27'-9" FEET
10. MAXIMUM PARKING AVAILABLE: 9 SPACES (312), 2 SPACES (BARBER SHOP)
11. AVAILABLE SITE PARKING: 3 SPACES (FURN. STORE), 4 SPACES (PRINTER)
12. OFF SITE PARKING AVAILABLE: 10SPACES (INCLUDES PUBLIC PARKING)
13. INTERIOR FINISHES:
 - a. WALL AND CEILING FINISHES:THE PROVISIONS OF SECTION 803 SHALL LIMIT THE ALLOWABLE FIRE PERFORMANCE AND SMOKE DEVELOPMENT OF INTERIOR WALL AND CEILING FINISH MATERIALS BASED ON OCCUPANCY CLASSIFICATION
 - b. FLOOR FINISHES:THE PROVISIONS OF SECTION 804 SHALL LIMIT THE ALLOWABLE FIRE PERFORMANCE OF INTERIOR FLOOR FINISH MATERIALS BASED ON OCCUPANCY CLASSIFICATION.
 - c. DECORATIVE MATERIALS AND TRIM:DECORATIVE MATERIALS AND TRIM SHALL BE RESTRICTED BY COMBUSTIBILITY AND THE FLAME PROPAGATION PERFORMANCE CRITERIA OF NFPA 701, IN ACCORDANCE WITH SECTION 806.
9. INTERIOR ENVIRONMENT:
 - a. VENTILATION (EXISTING): BUILDINGS SHALL BE PROVIDED WITH NATURAL VENTILATION IN ACCORDANCE WITH SECTION 1203.4, OR MECHANICAL VENTILATION IN ACCORDANCE WITH THE MECHANICAL CODE.
 - b. EQUIPMENT AND SYSTEMS (EXISTING): INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH ACTIVE OR PASSIVE SPACE-HEATING SYSTEMS CAPABLE OF MAINTAINING A MINIMUM INDOOR TEMPERATURE OF 68°F (20°C) AT A POINT 3 FEET (914 MM) ABOVE THE FLOOR ON THE DESIGN HEATING DAY.
 - c. LIGHTING (EXISTING): EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS. ARTIFICIAL LIGHT SHALL BE PROVIDED THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOT-CANDLES (107 LUX) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES (762 MM) ABOVE THE FLOOR LEVEL..
 - d. INTERIOR SPACE DIMENSIONS: *MINIMUM ROOM WIDTHS*. HABITABLE SPACES, OTHER THAN A KITCHEN, SHALL NOT BE LESS THAN 7 FEET (2134 MM) IN ANY PLAN DIMENSION. KITCHENS SHALL HAVE A CLEAR PASSAGEWAY OF NOT LESS THAN 3 FEET (914 MM) BETWEEN COUNTER FRONTS AND APPLIANCES OR COUNTER FRONTS AND WALLS. *MINIMUM CEILING HEIGHTS*. OCCUPIABLE SPACES, HABITABLE SPACES AND CORRIDORS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET 6 INCHES (2286 MM). BATHROOMS, TOILET ROOMS, KITCHENS, STORAGE ROOMS AND LAUNDRY ROOMS SHALL BE PERMITTED TO HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET (2134 MM).
10. ENERGY EFFICIENCY: BUILDINGS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE "INT'L ENERGY CONSERVATION CODE" OR THE REQUIREMENTS. OF "ASHRAE 90.1 "

11. EXTERIOR WALLS:

- a. EXTERIOR WALL:A WALL, BEARING OR NONBEARING, THAT IS USED AS AN ENCLOSING WALL FOR A BUILDING, OTHER THAN A FIRE WALL, AND THAT HAS A SLOPE OF 60 DEGREES (1.05 RAD) OR GREATER WITH THE HORIZONTAL PLANE.
- b. EXTERIOR WALL COVERING:A MATERIAL OR ASSEMBLY OF MATERIALS APPLIED ON THE EXTERIOR SIDE OF EXTERIOR WALLS FOR THE PURPOSE OF PROVIDING A WEATHER-RESISTING BARRIER, INSULATION OR FOR AESTHETICS, INCLUDING BUT NOT LIMITED TO, VENEERS, SIDING, EXTERIOR INSULATION AND FINISH SYSTEMS, ARCHITECTURAL TRIM AND EMBELLISHMENTS SUCH AS CORNICES, SOFFITS, FACIAS, GUTTERS AND LEADERS.
- c. EXTERIOR WALL ENVELOPE: A SYSTEM OR ASSEMBLY OF EXTERIOR WALL COMPONENTS, INCLUDING EXTERIOR WALL FINISH MATERIALS, THAT PROVIDES PROTECTION OF THE BUILDING STRUCTURAL MEMBERS, INCLUDING FRAMING AND SHEATHING MATERIALS, AND CONDITIONED INTERIOR SPACE, FROM THE DETRIMENTAL EFFECTS OF THE EXTERIOR ENVIRONMENT

12. STRUCTURAL DESIGN:

- a. ALLOWABLE STRESS DESIGN. A METHOD OFPROPORTIONING STRUCTURAL MEMBERS, SUCH THAT ELASTICALLY COMPUTED STRESSES PRODUCED IN THE MEMBERS BY NOMINAL LOADS DO NOT EXCEED SPECIFIED ALLOWABLE STRESSES (ALSO CALLED "WORKING STRESS DESIGN").
- b. DEAD LOADS: THE WEIGHT OF MATERIALS OF CONSTRUCTION INCORPORATED INTO THE BUILDING, INCLUDING BUT NOT LIMITED TO WALLS, FLOORS, ROOFS, CEILINGS, STAIRWAYS, BUILT-IN PARTITIONS, FINISHES, CLADDING AND OTHER SIMILARLY INCORPORATED ARCHITECTURAL AND STRUCTURAL ITEMS, AND THE WEIGHT OF FIXED SERVICE EQUIPMENT, SUCH AS CRANES, PLUMBING STACKS AND RISERS, ELECTRICAL FEEDERS, HEATING, VENTILATING AND AIR-CONDITIONING SYSTEMS AND AUTOMATIC SPRINKLER SYSTEMS.
- c. LIVE LOADS: THOSE LOADS PRODUCED BY THE USE AND OCCUPANCY OF THE BUILDING OR OTHER STRUCTURE AND DO NOT INCLUDE CONSTRUCTION OR ENVIRONMENTAL LOADS SUCH AS WIND LOAD, SNOW LOAD, RAIN LOAD, EARTHQUAKE LOAD, FLOOD LOAD OR DEAD LOAD (SEE LOAD DIAGRAM).
13. MECHANICAL SYSTEMS: MECHANICAL APPLIANCES, EQUIPMENT AND SYSTEMS SHALL BE CONSTRUCTED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MECHANICAL CODE AND THE "INTERNATIONAL FUEL GAS CODE". MASONRY CHIMNEYS, FIREPLACES AND BARBECUES SHALL COMPLY WITH THE MECHANICAL CODE AND CHAPTER 21 OF THIS CODE.
14. PLUMBING SYSTEMS: THE PROVISIONS OF THIS CHAPTER AND THE PLUMBING CODE SHALL GOVERN THE ERECTION, INSTALLATION, ALTERATION, REPAIRS, RELOCATION, REPLACEMENT, ADDITION TO, USE OR MAINTENANCE OF PLUMBING EQUIPMENT AND SYSTEMS. PLUMBING SYSTEMS AND EQUIPMENT SHALL BE CONSTRUCTED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE PLUMBING CODE.

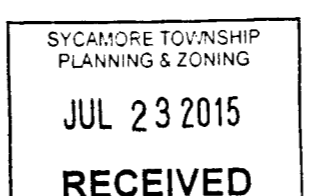
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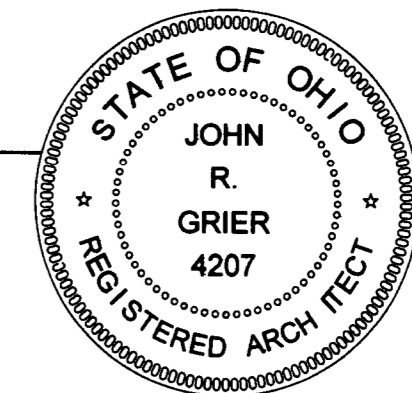
GENERAL NOTES:

1. ALL IDEAS, DESIGNS AND ARRANGEMENTS INDICATED ON THESE DRAWINGS ARE THE PROPERTY OF CADSTRUCT, INC. AND ARE TO BE USED IN CONNECTION WITH THIS SPECIFIC PROJECT ONLY AND SHALL NOT BE USED OTHERWISE WITHOUT WRITTEN CONSENT OF CADSTRUCT, INC.
2. ALL WORK SHALL CONFORM TO INDUSTRY STANDARDS AND LOCAL BUILDING CODES. PERMITS, WHEN NECESSARY, ARE THE RESPONSIBILITY OF THE CONTRACTOR. THESE PLANS ARE CONTRACTOR GUIDE PLANS ONLY. DESIGNER IS RESPONSIBLE FOR WORK ONLY AS SHOWN ON THE DRAWINGS BASED ON IDEAL CONDITIONS
3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING WORK. VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING CONSTRUCTION. DIMENSIONS ARE APPROXIMATE (PLUS OR MINUS). ALL QUANTITIES IN LEGEND ARE FOR CONVENIENCE ONLY. CHECK AND VERIFY ALL COUNTS IN LEGENDS AGAINST SYMBOLS ON PLAN. CADSTRUCT, INC. IS NOT RESPONSIBLE NOR DO THEY ASSUME ANY LIABILITY IF LEGEND COUNTS ARE NOT VERIFIED BEFORE PROJECT IS BID OR MATERIALS ARE ORDERED.
4. ANY SITE OR JOB CONDITIONS WHICH MAY ARISE THAT CAUSE THE CONTRACTOR TO VARY FROM THE DRAWING, DRAWINGS TAKE PRECEDENCE. CONTRADICTIONS, OR INCONSISTENCIES BETWEEN DRAWINGS AND SPECS SHALL BE BROUGHT TO THE DESIGNERS ATTENTION FOR IMMEDIATE CLARIFICATION.
5. ERRORS: OWNER OR CONTRACTOR IS RESPONSIBLE TO NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS ON THE CONSTRUCTION DRAWINGS. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS OR SITE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING THE DESIGN PROCESS. SUCH CONDITIONS WILL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE DESIGNER AND/ OR THE OWNER.
6. CONTRACTOR IS RESPONSIBLE FOR ANY COORDINATION WITH OTHER TRADES AND VENDORS AS REQUIRED TO ACCOMPLISH PROJECT. CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH UTILITIES, PIPES AND STRUCTURES BEFORE CONSTRUCTION BEGINS.

DRAWN BY: J.L.S.	ISSUED: PRELIMINARY	DATE: 04/28/15	DESCRIPTION: PRODUCTION OF PRELIMINARY CONST. DWGS FOR JOHN R. GRIER, AIA REVIEW
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	REV #2: CONSTRUCTION	DATE: 07/21/15	DESCRIPTION: REVISED PAGE C1.1 TO INCLUDE DIMENSIONS ON PARKING SPACES
	REV #3:		
8450 BLUE ASH, LLC. 312 (TENANT) 8450 BLUE ASH ROAD SYCAMORE TWP., OH 45236 DEMO/REMODEL			
CAD IN COR P.O. BOX CINCINNATI (513) 400			
SHEET #: T1.1 TITLE SHEET			



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 EXPIRATION DATE 12/31/2015

SYCAMORE TWP.