

# SEYMOUR STATION

1931 SEYMOUR AVE., CINCINNATI, OH 45237



**LDG**  
DEVELOPMENT



## PRELIM DESIGN

## SEYMOUR STATION

1931 SEYMOUR AVE.,  
CINCINNATI, OH 45237

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NOTE:  
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3. SEPARATION OF THE CONTRACT DOCUMENTS SHALL NOT BE PERMITTED. IF THE CONTRACTOR CHOOSES TO SEPARATE THE DOCUMENTS, THEY DO SO AT THEIR OWN RISK AND EXPENSE.  
4. ADDITIONALLY, SEE GENERAL INFORMATION ON "14" SHEETS.  
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### location map



### drawing index CSR

Sheet Number	Sheet Name	CSR 01-18-24	TECH CSR 03-28-24	TECH CSR 06-13-24	CSR MTG - 8-16-24
A.000	COVER SHEET	*	*	*	*
A.100	AERIAL SITE PLAN	*	*	*	*
A.110	BUILDING 1 FLOOR PLANS	*	*	*	*
A.112	BUILDING 2 FIRST FLOOR PLAN	*	*	*	*
A.113	BUILDING 2 SECOND THROUGH FOURTH FLRS	*	*	*	*
A.115	CLUBHOUSE FLOOR PLAN	*	*	*	*
A.128	BUILDING 1 ROOF PLAN	*	*	*	*
A.129	BUILDING 2 ROOF PLAN	*	*	*	*
A.201	BUILDING 1 EXT. ELEV. - RENDERINGS	*	*	*	*
A.202	BUILDING 2 EXT. ELEV. - RENDERINGS	*	*	*	*
A.203	BUILDING 1 EXT. ELEV. - TECHNICAL	*	*	*	*
A.204	BUILDING 2 EXT. ELEV. - TECHNICAL	*	*	*	*

### LDG - BLDG 1 UNIT COUNT MIX

UNIT TYPE w/ balcony	Count
1BDRM	12
2BDRM	18
2BDRM END UNIT	6
3BDRM GRNK	6
3BDRM	12
<b>TOTAL</b>	<b>54</b>

### LDG - BLDG 2 UNIT COUNT MIX

UNIT TYPE w/ balcony	Count
1BDRM	32
2BDRM	40
2BDRM GRNK	4
3BDRM	20
<b>TOTAL</b>	<b>96</b>

### BUILDING AREA BY LEVEL BUILDING 1

Name	Area
<b>Building 1</b>	
<b>1ST FLOOR</b>	
1A1	754 SF
1B1	2,297 SF
2B1	7,045 SF
3A1	1,162 SF
3B1	1,162 SF
3B2	4,808 SF
CORRIDOR	2,638 SF
ELEV.	126 SF
MECH.	265 SF
PATIO	1,161 SF
STAIR	343 SF
STORAGE	0 SF
TRSH.	64 SF
<b>1ST FLOOR</b>	<b>21,836 SF</b>
<b>2ND FLOOR</b>	
1B1	3,011 SF
2A1	882 SF
2B1	6,163 SF
3A2	1,202 SF
3B1	2,325 SF
3B2	3,601 SF
BALCONY	1,161 SF
CORRIDOR	2,638 SF
MECH.	265 SF
STAIR	343 SF
STORAGE	126 SF
TRSH.	64 SF
<b>2ND FLOOR</b>	<b>21,836 SF</b>
<b>3RD FLOOR</b>	
1B1	3,011 SF
2B1	5,218 SF
2B2	1,761 SF
3A2	1,202 SF
3B1	2,325 SF
3B2	3,601 SF
BALCONY	1,161 SF
CORRIDOR	2,638 SF
MECH.	324 SF
STAIR	343 SF
STORAGE	126 SF
<b>3RD FLOOR</b>	<b>21,836 SF</b>
<b>TOTAL W/ PATIO/BALC.</b>	<b>65,504 SF</b>
<b>TOTAL W/OUT PATIO/BALC.</b>	<b>62,007 SF</b>

### BUILDING AREA BY LEVEL BUILDING 2

Name	Area
<b>Building 2</b>	
<b>1ST FLOOR</b>	
1A1	745 SF
1B1	5,214 SF
2A1	882 SF
2A2	1,244 SF
2B1	7,958 SF
3A2	1,202 SF
3B2	4,808 SF
CORRIDOR	2,911 SF
ELEV.	152 SF
MECH.	260 SF
PATIO	1,338 SF
STAIR	656 SF
TRSH.	64 SF
<b>1ST FLOOR</b>	<b>27,518 SF</b>
<b>2ND FLOOR</b>	
1B1	5,954 SF
2A1	884 SF
2B1	7,943 SF
2B2	1,244 SF
3A2	1,203 SF
3B2	4,808 SF
BALCONY	1,338 SF
CORRIDOR	2,911 SF
ELEV.	152 SF
MECH.	63 SF
STAIR	656 SF
TRSH.	64 SF
<b>2ND FLOOR</b>	<b>27,321 SF</b>
<b>3RD FLOOR</b>	
1B1	5,954 SF
2A1	884 SF
2B1	7,943 SF
2B2	1,244 SF
3A2	1,203 SF
3B2	4,808 SF
BALCONY	1,338 SF
CORRIDOR	2,911 SF
ELEV.	152 SF
MECH.	63 SF
STAIR	656 SF
TRSH.	64 SF
<b>3RD FLOOR</b>	<b>27,321 SF</b>
<b>4TH FLOOR</b>	
1B1	5,954 SF
2A1	884 SF
2B1	9,181 SF
3A2	1,203 SF
3B2	4,808 SF
BALCONY	1,338 SF
CORRIDOR	2,911 SF
ELEV.	152 SF
MECH.	63 SF
STAIR	656 SF
TRSH.	64 SF
<b>4TH FLOOR</b>	<b>27,321 SF</b>
<b>TOTAL W/ PATIO/BALC.</b>	<b>109,481 SF</b>
<b>TOTAL W/OUT PATIO/BALC.</b>	<b>104,124 SF</b>

### perspective



### BUILDING AREA BY LEVEL CLUBHOUSE

Name	Area
<b>1ST FLOOR</b>	
ASST. MANAGER	146 SF
COMMUNITY	129 SF
KITCHEN	418 SF
COMMUNITY ROOM	276 SF
CORR.	9 SF
FILE STORAGE	264 SF
IT. CLOS.	24 SF
LEASING AREA	315 SF
MAIL ROOM	372 SF
MAINTENANCE	168 SF
MANAGER	148 SF
MECH.	64 SF
PANTRY	74 SF
RESTROOM	135 SF
SERVICE COORD.	150 SF
VESTIBULE	202 SF
WATER ROOM	173 SF
WORK ROOM	174 SF
<b>TOTAL</b>	<b>3,241 SF</b>

### site plan



### PROJECT INFORMATION

PROJECT TYPE: NEW CONSTRUCTION  
ADDRESS: 1931 SEYMOUR AVE., CINCINNATI, OH 45237  
COUNTY: HAMILTON  
CLIMATE ZONE: 6A  
SEISMIC ZONE: SEISMIC DESIGN CATEGORY B; SITE CLASS D  
DESIGN WIND SPEED: 40 NOMINAL  
FEMA FLOOD ZONE: n8  
USE GROUP: R2  
CONSTRUCTION TYPE: 5A  
SPRINKLER SYSTEM SPECIFICATION  
BLDG 1: NFPA 13R  
BLDG 2: NFPA 13R  
CLUBHOUSE: NFPA 13

### BUILDING CODE ANALYSIS

**APPLICABLE BUILDING CODES:**  
CODE LIST IS NOT NECESSARILY EXHAUSTIVE OF ALL AHJs

2024 OHIO BUILDING CODE  
2024 OHIO PLUMBING CODE  
2024 OHIO MECHANICAL CODE  
2024 NATIONAL ELECTRIC CODE - NFPA 70  
2015 INTERNATIONAL FUEL GAS CODE  
SAFE HARBOR  
ANSI A117.1/2011  
2012 INTERNATIONAL ENERGY CONSERVATION CODE  
2010 ASHRAE 90.1  
NATIONAL FIRE ALARM & SIGNALING CODE - NFPA 12-16  
AUTOMATIC SPRINKLER SYSTEMS - NFPA 13R  
2024 OHIO FIRE CODE

OHIO ADMINISTRATIVE CODE  
CITY OF CINCINNATI BUILDING & ZONING ORDINANCES  
CODE LIST IS NOT NECESSARILY EXHAUSTIVE OF ALL CODES HAVING JURISDICTION

### USE & OCCUPANCY CLASSIFICATION (CHAPTER 9):

GROUND FLOOR [R-2](OCCUPANCY)  
SECOND FLOOR [R-2](OCCUPANCY)  
THIRD FLOOR [R-2](OCCUPANCY)  
FOURTH FLOOR [R-2](OCCUPANCY)

architect:  
Berardi + Partners, LLC  
Columbus, Ohio

civil:  
Evans Engineering  
Cincinnati, Ohio

NOT FOR CONSTRUCTION

## PRELIM DESIGN

PROJECT DATE: 06-26-24  
PROJECT #: 23174

#	Description	Date

## COVER SHEET

# A.000

**BERARDI+**  
ARCHITECTURE | INTERIOR DESIGN | ENGINEERING  
1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212  
P 614.221.1110 | berardipartners.com



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PROJECT DATE: 06-26-24  
PROJECT #: 23174

#	Description	Date

**AERIAL SITE PLAN**

**A.100**

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