Powell
OHIO

P&Z Commission
12.09.2020 Meeting
Exhibit A

PLANNING AND ZONING COMMISSION (P&Z)
CERTIFICATE OF APPROPRIATENESS APPLICATION

ALL ITEMS ON THIS APPLICATION MUST BE COMPLETED.

Application Fee: $240.00
Per Fee Ordinance 2019-49

Applicant: Huli Huli
Address/City/State/Zip: 26 W. Olentangy St. Powell OH 43065
Email Address: dustin@espresso22.com
Phone No: _____ Cell Phone No: 614-772-6064 Fax No: _____
Property Owner: Dustin Sun
Address/City/State/Zip: 26 - W. Olentangy St Powell oh 43065
Email Address: _____
Phone No: _____ Cell Phone No: 614-772-6064 Fax No: _____
Architect/Designer for Applicant: Paul Butler
Address/City/State/Zip: 8675 Memorial Drive
Email Address: gregb@ccsconstructionllc.com
Phone No: _____ Cell Phone No: 614-537-8354 Fax No: _____
Property Address: 26 W. Olentangy St Powell ohio 43065
Lot Number/Subdivision: _____ Existing Use: _____ Proposed Use: _____

Proposed type of Environmental Change:

Checklist:

☐ Attach **5 copies** of plot plan as well as any other drawings or written material that will help the Administration and Commission understand the nature of the proposal.

☐ **1 digital copy** (CD, USB, Email) of the complete application packet.

☐ Attach the required fee - $240.00

☐ Post a public notice sign at least (10) days prior to a public hearing or public meeting, pursuant to ordinance 11107.035 Public notice sign details found here.

(See Over)

I agree to grant the City Staff, the Commission, Board or Council considering this application access to the property that is the subject of this application for the purposes of reviewing this application and posting public notice for this application.

Signature of Applicant: _____ Date: 11-22-20

Office Use	Office Use
	Type/Date: CR 1512 11/23/20
	Base Fee: $240.00
	Prepared by: AV
	Reviewed by: AV
Received	PAYOR: Dustin Sun
	RECIEPT # 8321

City of Powell · 47 Hall Street · Powell, Ohio 43065 · (614) 885-5380 · (614) 885-5339 fax· www.cityofpowell.us

Huli Huli Restaurant - Canopy

26 W Olentangy St, Powell OH 43065

Released For: Permit

Release Date: 11/04/2020
O|X Project Number: CCS - HHL20

Project Description

Includes a new covered open-air outdoor seating, bar seating and ADA ramp. The new canopy roof is independent from the existing structure and does not connect structurally. There is no additional occupied interior space, or change in occupancy.

Site Map

Drawing List

Sheet Number	Sheet Name	Current Revision Description	Current Revision Date
General			
G-100	Title Sheet	Permit	11/04/2020
Demolition			
AD-101	Outdoor Patio Demolition Plan	Permit	11/04/2020
Zoning Site			
A-001	Architectural Site Plan	Permit	11/04/2020
Structural			
S-100	Foundation Plan	Permit	11/04/2020
S-101	Framing Plan	Permit	11/04/2020
S-102	Structural Framing Building Section	Permit	11/04/2020
S-103	Structural Details	Permit	11/04/2020
Architectural			
A-101	Outdoor Patio Floor Plan	Permit	11/04/2020
A-201	Reflected Ceiling Plan	Permit	11/04/2020
A-301	Exterior Elevations	Permit	11/04/2020
A-302	Exterior Elevations	Permit	11/04/2020
A-701	Door & Frame Legend & Details	Permit	11/04/2020
A-801	Partition Types	Permit	11/04/2020

Applicable Codes & Life Safety Summary

Building Code:	2017 Ohio Building Code
Mechanical Code:	2017 Ohio Mechanical Code
Electrical Code:	2017 National Electrical Code (NEC)
Plumbing Code:	2017 Ohio Plumbing Code
Use Group:	A2 (No change)
Construction Type:	VB
Height, Building:	17' - 3"
Work Area:	1,250 SF
Occupancy:	
Zoning:	40
Design Load:	68

The posted occupancy of this establishment is 40 people.
Interior social distanced occupancy will be 20 - 25 people.
Outdoor social distanced occupancy will be 15 - 20 people.

Project Team

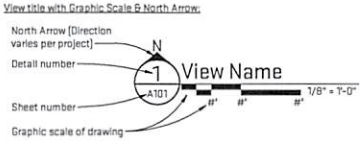
Owner: Huli Huli Tiki Bar
Contact: Dustin Sun
26 W. Olentangy St, Powell, OH 43065
(614) 772-6064
Email: dustin@espresso22.com

Architect: O|X Studio, Inc.
Contact: Aaron Vermeulen
2373 Oak Valley Dr., Suite 180, Ann Arbor, MI 48103
(734) 929-9000
Email: aaronv@oxstudioinc.com

General Contractor: CCS Construction
Contact: Paul Butler
8675 Memorial Drive, Plain City, OH 43064
(614) 588-2845
Email: paul @ccsconstructionllc.com

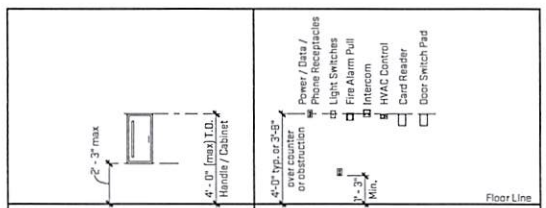
Graphic Scale Legend

View title with Graphic Scale & North Arrow:



Reading the Graphic Scale:

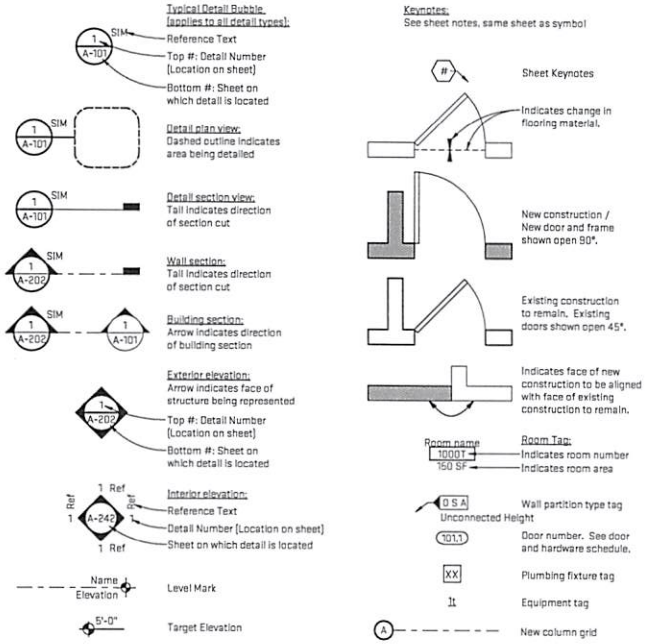
Mounting Heights



Fire Extinguisher Cabinet (Surface mounted)	Mounting Height is to Top of Highest Operable Part or Receptacle
Fire Protection Equipment Mounting Diagrams	Receptacles, Switches Mounting Diagrams

Notes:
1. This drawing represents typically encountered items. Not all items shown may occur within the scope of this project. Refer to complete specifications, drawing documentation set and/or equipment list.
2. All heights are typical for equipment and fixtures unless noted otherwise in drawing documentation set.

General Symbol Legend



Scales listed are for 22x34 drawing size

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architecture | construction | objects
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Job Title: Huli Huli Restaurant - Canopy
26 W Olentangy St, Powell OH 43065

Sheet Title: Title Sheet
Released For: Permit

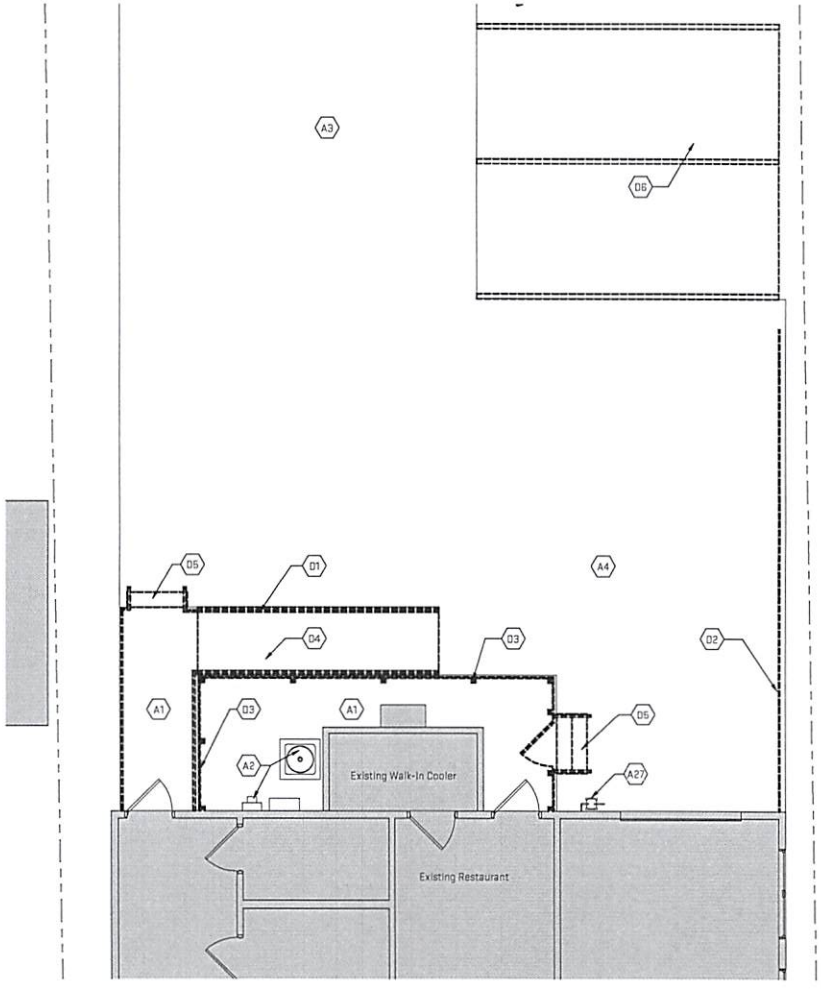
STATE OF OHIO
AARON J. VERMEULEN
1418099
REGISTERED ARCHITECT

11/04/2020

CCS - HHL20

G-100

Plot Date/Time: 11/4/2020 12:45:08 PM File Path: C:\Revit Local Files\HHL20_bill_kwas.rvt



N

1 Outdoor Patio Demolition Plan
AD-101
2' 4' 8'
1/4" = 1'-0"

General Sheet Notes:

A. All dimensions to be verified in field prior to construction. Notify Architect of all discrepancies prior to starting work.
B. All existing materials to remain which are damaged or otherwise disturbed by the contractor's operations shall be patched and repaired to match existing adjacent materials so that repair is imperceptible.
C. Contractor shall maintain all required exits unobstructed, illuminated and protected from construction activities.
D. Contractor to clean areas adjacent to demolition area of dust, dirt and debris caused by demolition operations.
E. Promptly dispose of demolished materials. Do not allow demolished materials to accumulate on-site. Transport demolished materials and legally dispose of them.
F. Contractor shall notify Architect of any conflicts between existing construction and construction documents.

Sheet Keynotes

A1 Existing patio to remain.
A2 Existing electrical and mechanical equipment to remain.
A3 Existing parking lot.
A4 Existing concrete slab.
A27 Existing gas meter to remain.
D1 Demolish existing railing.
D2 Demolish existing fencing.
D3 Demolish screen wall and posts.
D4 Demolish existing concrete ramp.
D5 Demolish existing concrete steps.
D6 Existing parking striping to be removed for restriping.

Scales listed are for 22x34 drawing size

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Job Title:
Huli Huli Restaurant - Canopy
26 W Olentangy St, Powell OH 43065

Sheet Title:
Outdoor Patio Demolition Plan
Released For: Permit

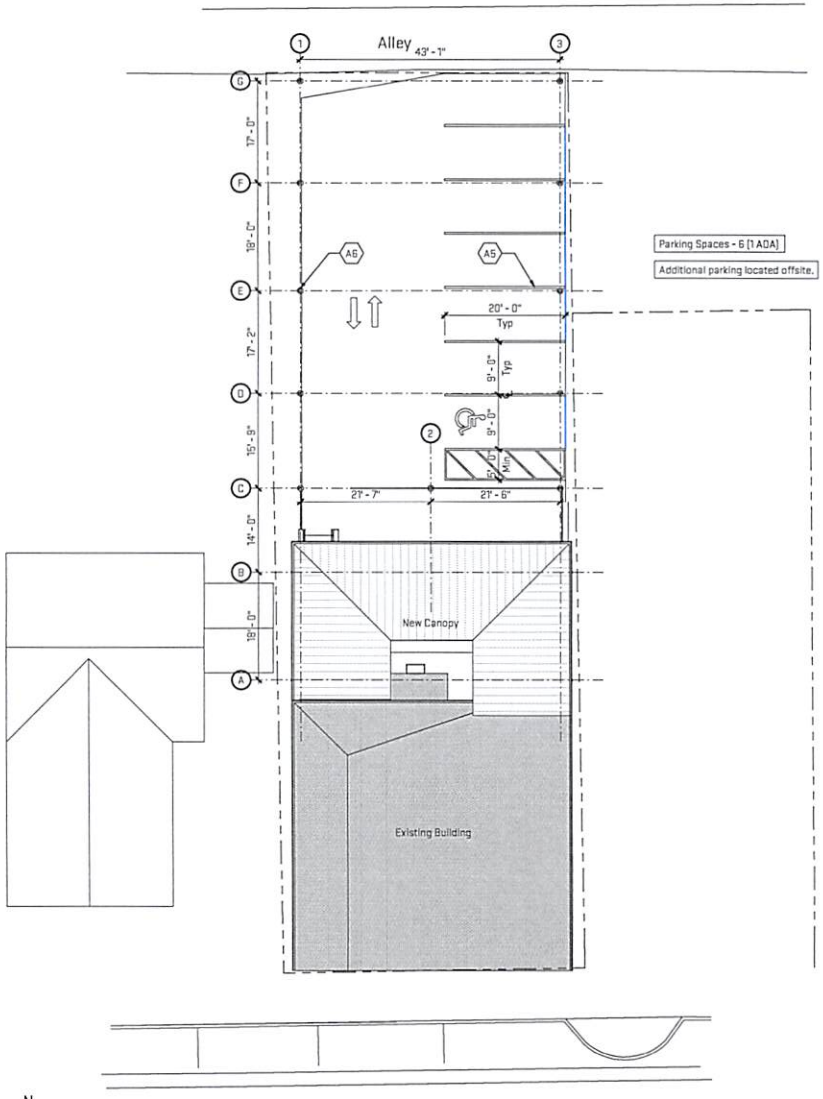
STATE OF OHIO
AARON J. VERMEULEN
1418089
REGISTERED ARCHITECT

11/04/2020
Date

CCS - HHL20
Project #

AD-101
Drawing #

Plot Date/Time: 11/4/2020 12:45:08 PM File Path: C:\Revit Local Files\HHL20_Infill_Arch.rvt



N

1 Architectural Site Plan
A-001

1" = 10'-0"
10' 20'

General Sheet Notes:

A. All paving on accessible route shall have a maximum slope of 1:20 in direction of travel with a maimum cross-slope of 1:50.
B. Maximum slope of all accessible parking spaces and access aisles shall be 1:50 in any direction.
C. All accessible route and parking elements shall be designed and constructed in accordance with 2010 ADA Standards for Accessible Design and Chapter 11 of the Ohio Building Code (ICC/ANSI A117.1 2009).
D. Fire lane requirements to be coordinated with local jurisdiction Fire Chief and identifed in final parking layout and striping.
E. All parking space layouts to conform to minimum sizing standards per local Zoning Ordinance.
F. All dimensions shown for parking layout are measured to face of curb or centerline of striping.
G. Contractor to review site conditions, including slopes and elevations, prior to construction. Coordinate any discrepancies with Architect.
H. All slopes indicated show arrow pointing in the down slope direction.
I. All lighting on this site shall be shielded & not encroach upon abuttins properties or right-of-ways. Site lighting poles shall not be higher than 20 feet. All glare shall be eliminated from all light fixtures. Upward directed lighting shall not be permitted.
J. All landscape areas shall be automatically irrigated.
K. External lighting is for indication only, reference electrical drawings for actual locations & types of lighting.
L. Provide control joints in new concrete paving at 5'-0" on center, maximum 3/8" joint width.
M. Patch or fill all joints along accessible route that are greater than 1/2" in width to be flush with paving.
N. Areas of existing concrete to be repaired as needed.

Sheet Keynotes

A5 New parking striping.
A6 New 6x6 post, length to be 9'-0" above grade with festoon lighting between each post. Refer to structural for typical footing.

Project Info & Zoning Information

PROJECT SCOPE	
Location	Powell, OH
Parcel #	319-425-16-009-000
Parcel Description	Retail
Address	26 W Olentangy St, Powell, OH 43065
Lot Acreage	0.17 acres

ZONING ORDINANCES	
Zoning District	Downtown Business District
Min. Lot Area	--
Min. Lot Width	--
Setbacks [RLS]	FY 20', SY 10', RY 50'
Minimum Front	20' min | 25' max
Minimum side (each)	5'
Rear	5'
Max. Height	35'
Maximum Lot Coverage	20%
Proposed New Work Area	--
Percentage of Lot Area	--

Scales listed are for 22x34 drawing size

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Job Title:
Huli Huli Restaurant - Canopy
26 W Olentangy St, Powell OH 43065

Sheet Title:
Architectural Site Plan
Released For: Permit

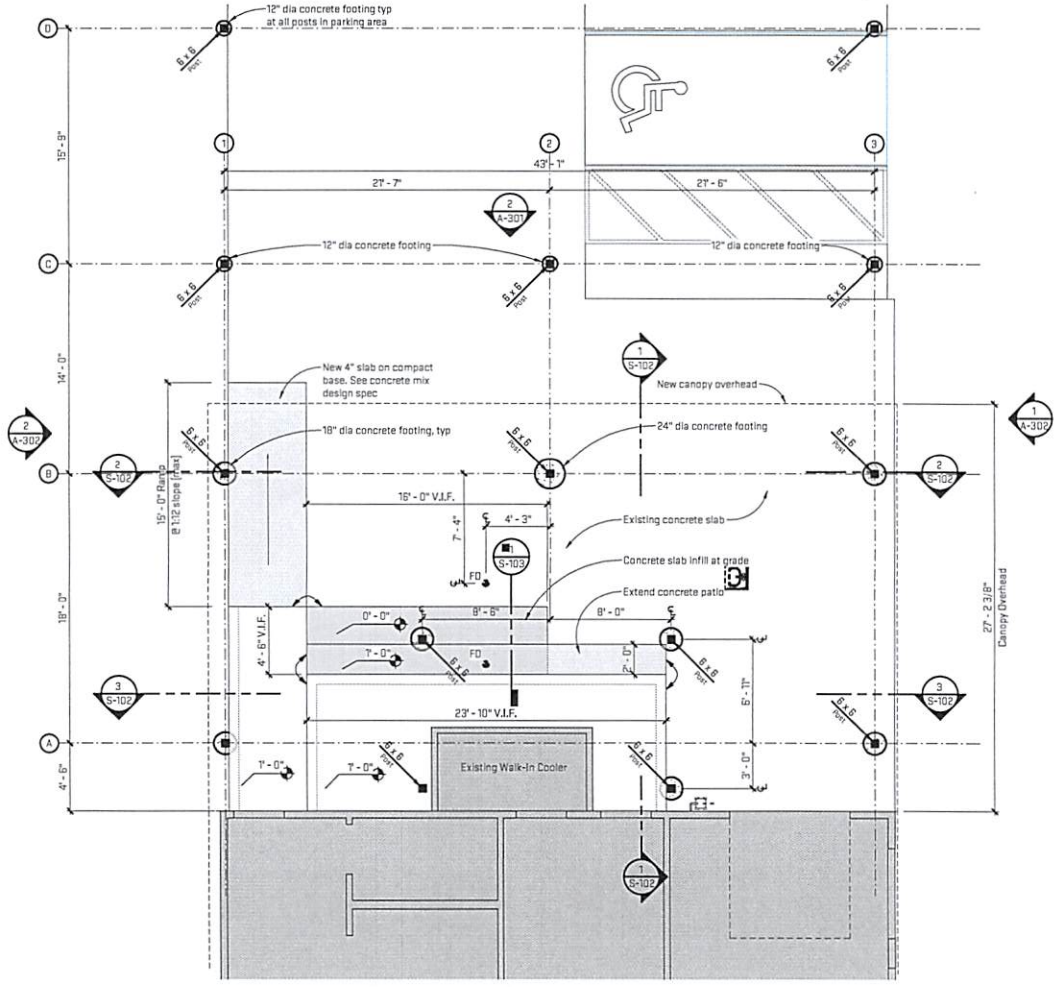
STATE OF OHIO
AARON J. VERMEULEN
1410089
REGISTERED ARCHITECT

11/04/2020
Sheet Date

CCS - HHL20
Project #

A-001
Drawing #

Plot Date/Time: 11/4/2020 12:45:01 PM File Path: C:\Revit Local Files\HHL20_bill_kwas.rvt



N

1 S-100 **Foundation Plan**

1/4" = 7'-0"

2' 4' 8'

General Sheet Notes:

A. All elevations are above Grade level.
B. Assumed allowable soil bearing pressure is 3000 psf. To be verified at the time of construction.

Concrete Design Mix:

Exterior Concrete
4000 PSI, 6" with addition of a Mid-Range
Air Entrainment 6.0%
W/C .44

Sheet Keynotes

Scales listed are for 22x34 drawing size

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Job Title:
Huli Huli Restaurant - Canopy
26 W Olentangy St, Powell OH 43065

Sheet Title:
Foundation Plan

Released For: Permit

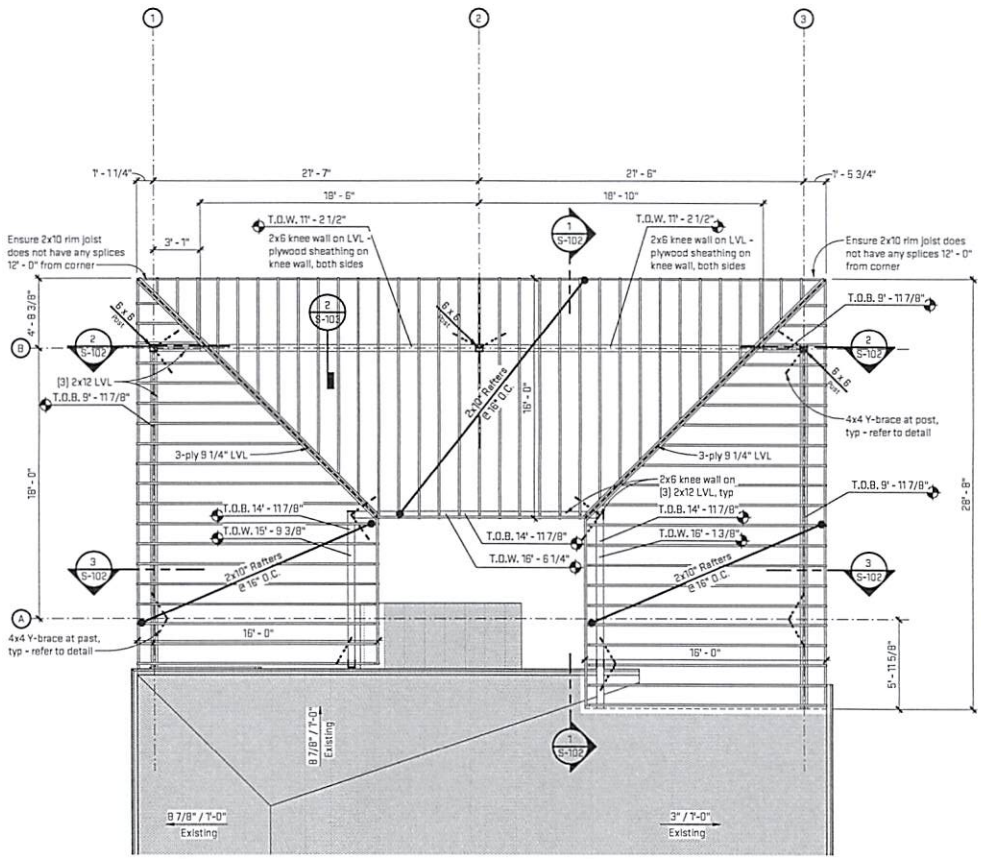
STATE OF OHIO
AARON J. VERMEULEN
1410085
REGISTERED ARCHITECT

11/04/2020

CCS - HHL20

S-100

Plot Date/Time: 11/4/2020 12:45:09 PM File Path: C:\Revit Local Files\HHL20_bill_kwas.rvt



N

1 S-101 Roof Framing Plan

1/4" = 7'-0"

2' 4' 8'

General Sheet Notes:

A. All elevations are above Grade level.
B. 2x6 knee walls to have 3/4" exterior plywood sheating on both sides of knee extending downt to bottom of LVL, refer to detail.

Sheet Keynotes

Scales listed are for 22x34 drawing size

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Job Title: Huli Huli Restaurant - Canopy

26 W Olentangy St, Powell OH 43065

Sheet Title: Framing Plan

Released For: Permit

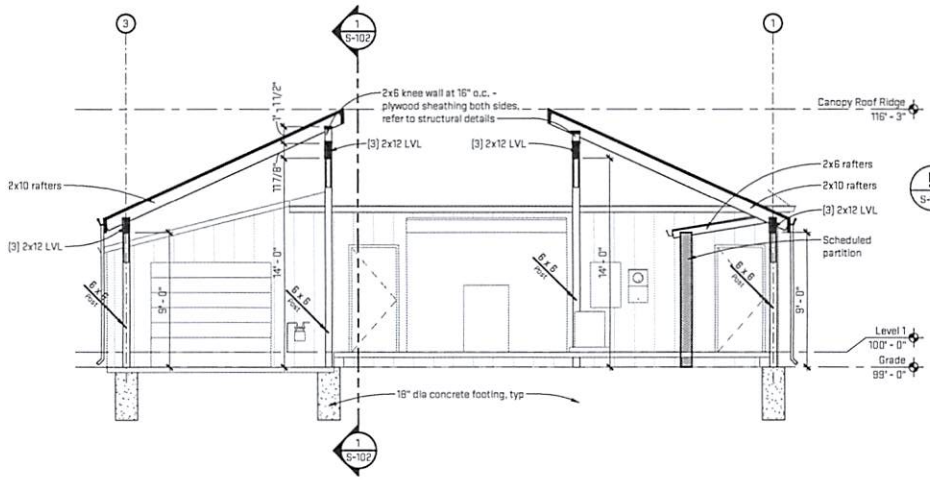
STATE OF OHIO AARON J. VERMEULEN 1416089 REGISTERED ARCHITECT

11/04/2020

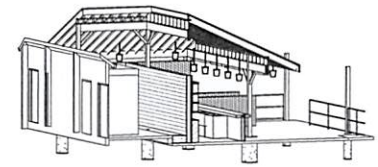
Project # CCS - HHL20

Drawing # S-101

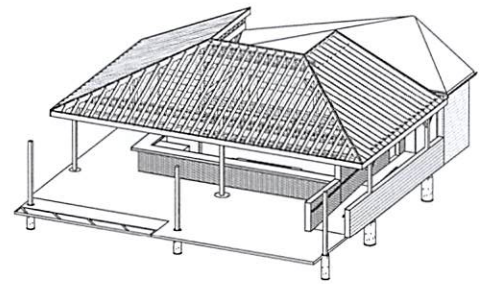
Plot Date/Time: 11/4/2020 12:45:03 PM File Path: C:\Revit Local Files\HHL20_bil_kwas.rvt



3 S-102 Structual Building Section
1/4" = 1'-0"



5 S-102 Structural Framing Axon

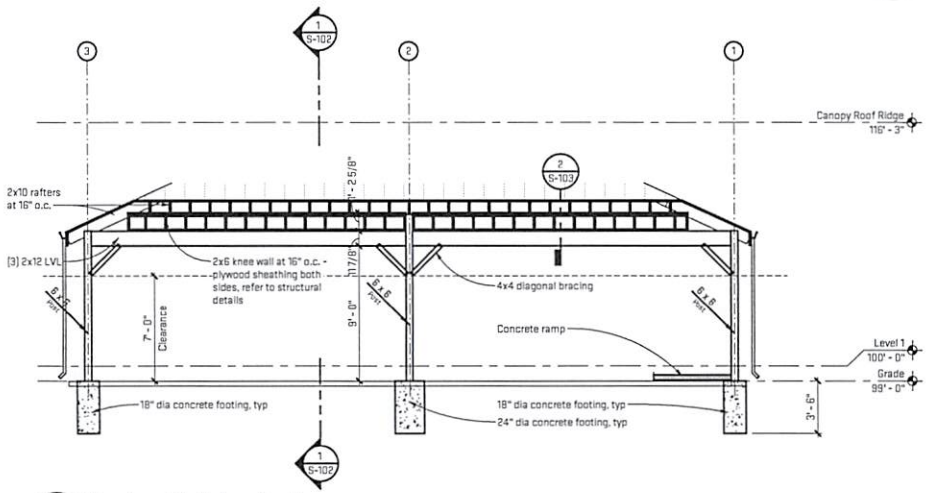


4 S-102 Structural Framing Axon

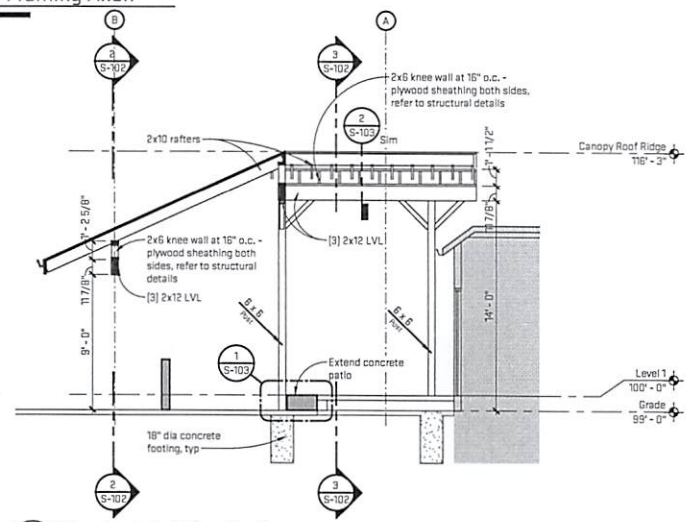
General Sheet Notes:

A. All elevations are above Grade level.

(#) Sheet Keynotes



2 S-102 Structural Building Section
1/4" = 1'-0"



1 S-102 Structual Building Section
1/4" = 1'-0"

Scales listed are for 22x34 drawing size

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Job Title: Huli Huli Restaurant - Canopy

26 W Olentangy St, Powell OH 43065

Sheet Title: Structural Framing Building Section

Released For: Permit

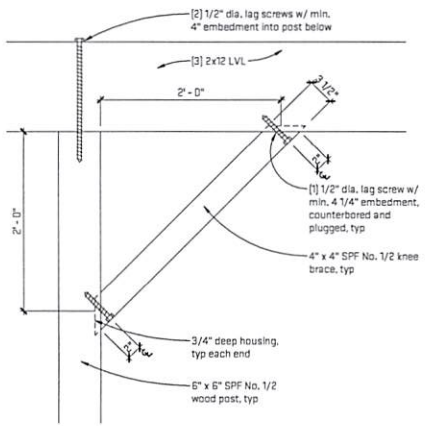
STATE OF OHIO AARON J. VERMEULEN 1416089 REGISTERED ARCHITECT

11/04/2020

Project #: CCS - HHL20

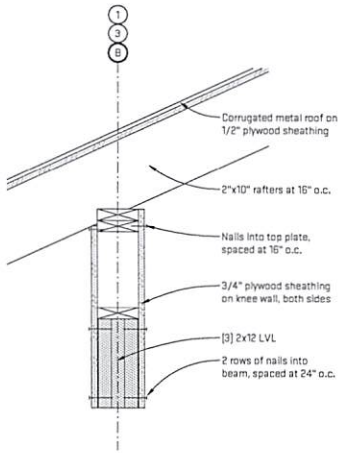
Drawing #: S-102

Plot Date/Time: 11/4/2020 12:45:11 PM File Path: C:\Revit Local Files\HHL20_bill_kwas.rvt



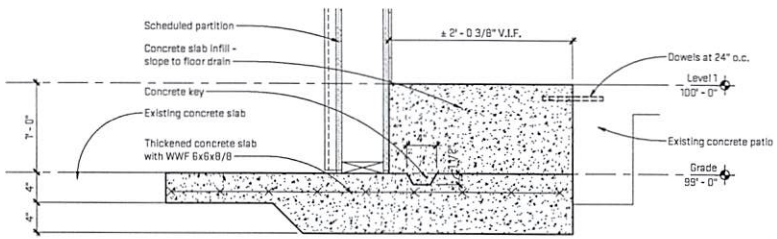
4 S-103 Y-Brace Detail

4" 8" 1'-4" 1 1/2" = 1'-0"



2 S-103 Knee Wall Detail

4" 8" 1'-4" 1 1/2" = 1'-0"



1 S-103 Concrete Patio and Slab Infill

4" 8" 1'-4" 1 1/2" = 1'-0"

Scales listed are for 22x34 drawing size

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Job Title: Huli Huli Restaurant - Canopy

26 W Olentangy St, Powell OH 43065

Sheet Title: Structural Details

Released For: Permit

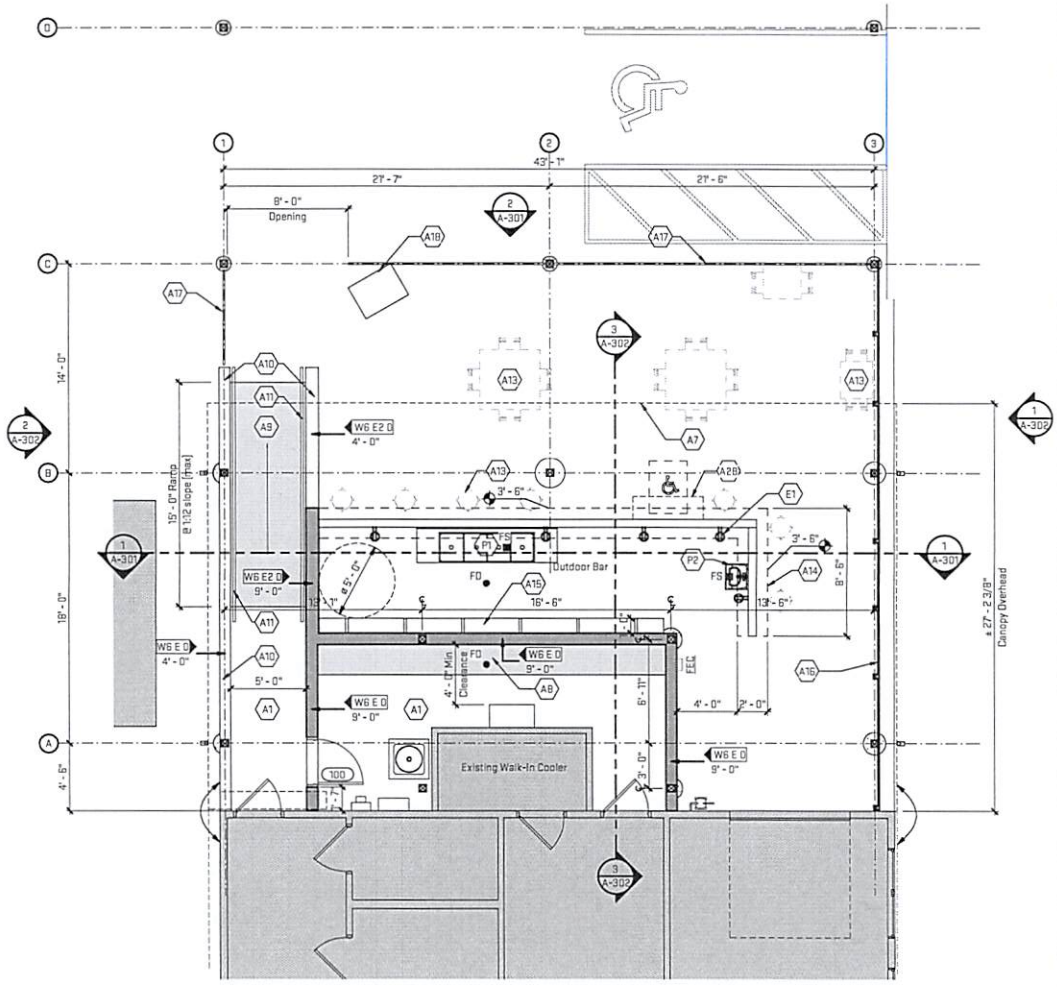
STATE OF OHIO AARON J. VERMEULEN 1419089 REGISTERED ARCHITECT

11/04/2020

Project # CCS - HHL20

Drawing # S-103

Plot Date/Time: 11/4/2020 12:45:12 PM File Path: C:\Revit Local Files\HHL20_bill_kwas.rvt



1 Outdoor Patio Floor Plan
A-101
1/4" = 1'-0"

General Sheet Notes:

A. All dimensions to be verified in field prior to construction. Notify architect of all discrepancies prior to starting work.
B. All elevations are above Grade level.
C. All dimensions on plans are to face of finish face or column centerlines, U.N.O.
D. Masonry dimensions are nominal, U.N.O.
E. Provide solid blocking/backing in-wall cavities at all wall mounted equipment as indicated by project equipment list and per manufacturers detailed instructions.

Sheet Keynotes

A1 Existing patio to remain.
A7 Line of canopy overhead.
A8 Extend concrete patio, refer to structural drawings.
A9 New poured concrete ramp, refer to structural drawings.
A10 New partial height wall.
A11 New wall mounted handrail.
A13 Furniture by owner.
A14 New concrete counter bar.
A15 New built-in liquor shelf and lighting.
A16 New fence.
A17 2" pipe railing.
A18 Host stand by owner.
A28 Folding ADA ledge at bar.
E1 Receptacle, coordinate location with owner.
P1 Four compartment sink, coordinate location with owner.
P2 Hand sink, coordinate location with owner.

Scales listed are for 22x34 drawing size

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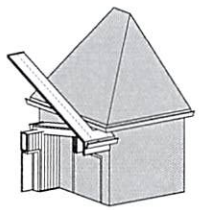
Job Title: Huli Huli Restaurant - Canopy
26 W Olentangy St, Powell OH 43065

Sheet Title: Outdoor Patio Floor Plan
Released For: Permit

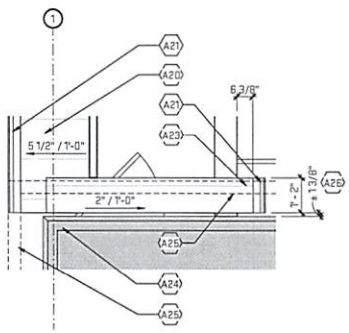
STATE OF OHIO AARON J. VERMEULEN 1410089 REGISTERED ARCHITECT

11/04/2020 Seq. Date
CCS - HHL20 Project #
A-101 Drawing #

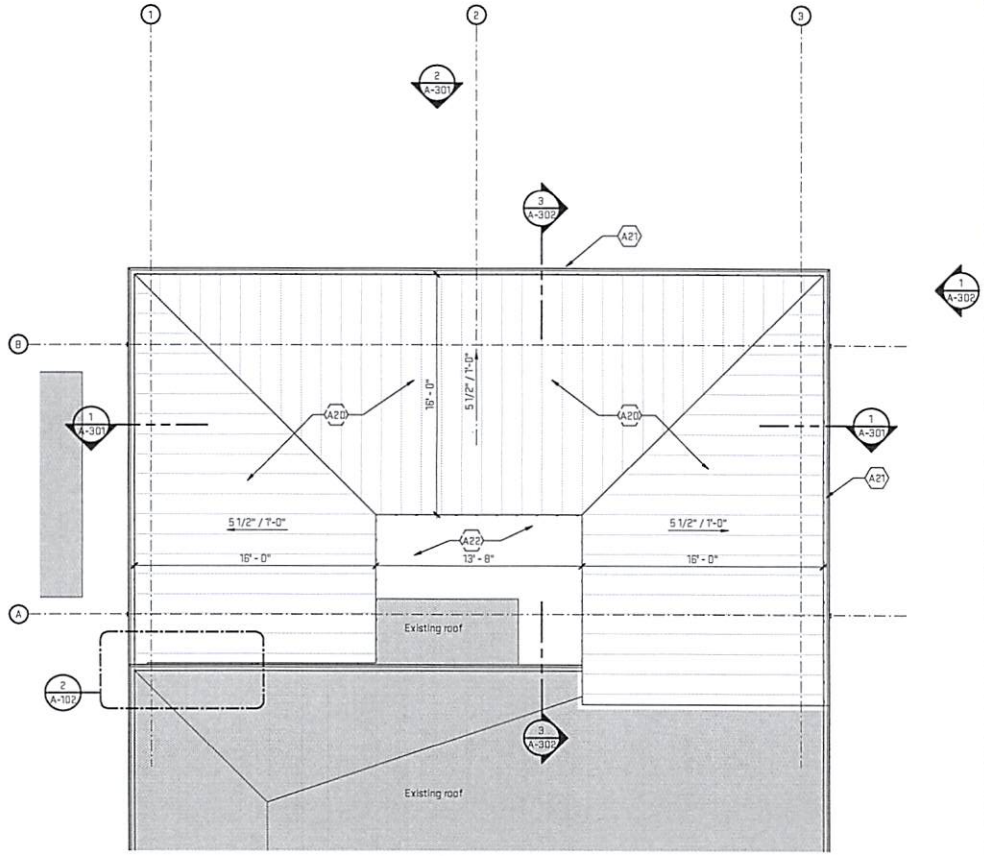
Plot Date/Time: 11/4/2020 12:45:03 PM File Path: C:\Revit Local Files\HHL20_bill_kwas.rvt



3 Roof Return
A-102



2 Roof Plan (Below Soffit)
A-102
N
1/2" = 1'-0"
1' 2' 4'



1 Roof Plan
A-102
N
1/4" = 1'-0"
2' 4' 8'

General Sheet Notes:

A. All dimensions to be verified in field prior to construction. Notify architect of all discrepancies prior to starting work.
B. All roofing surfaces to be 1/4" vertical per 1'-0" horiztonal minimum, U.N.O.
C. Refer to entry sections and details for entry canopy information.
D. Contractor to confirm construction and integrity of existing roofing system and decking after completion of demolition work.
E. Minimum scope of roof work is limited to repair and modification of existing roof system as necessary to accomodate new mechanical work. All roofing work shall be performed with materials and methods to match the existing roofing system and shall be warranted and performed by a certified installer.

Sheet Keynotes

A20 Thatch roofing material on corrugated metal roof on 3/4" plywood sheathing.
A21 Gutter and downspouts to match existing.
A22 Open to below.
A23 Roof to return over existing door below existing soffit.
A24 Existing exterior wall.
A25 Line of existing roof and gutter to remain above.
A26 Gap between existing wall and new roof.

Scales listed are for 22x34 drawing size

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architecture | construction | objects
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Job Title:
Huli Huli Restaurant - Canopy
26 W Olentangy St, Powell OH 43065

Sheet Title:
Roof Plan
Released For: Permit

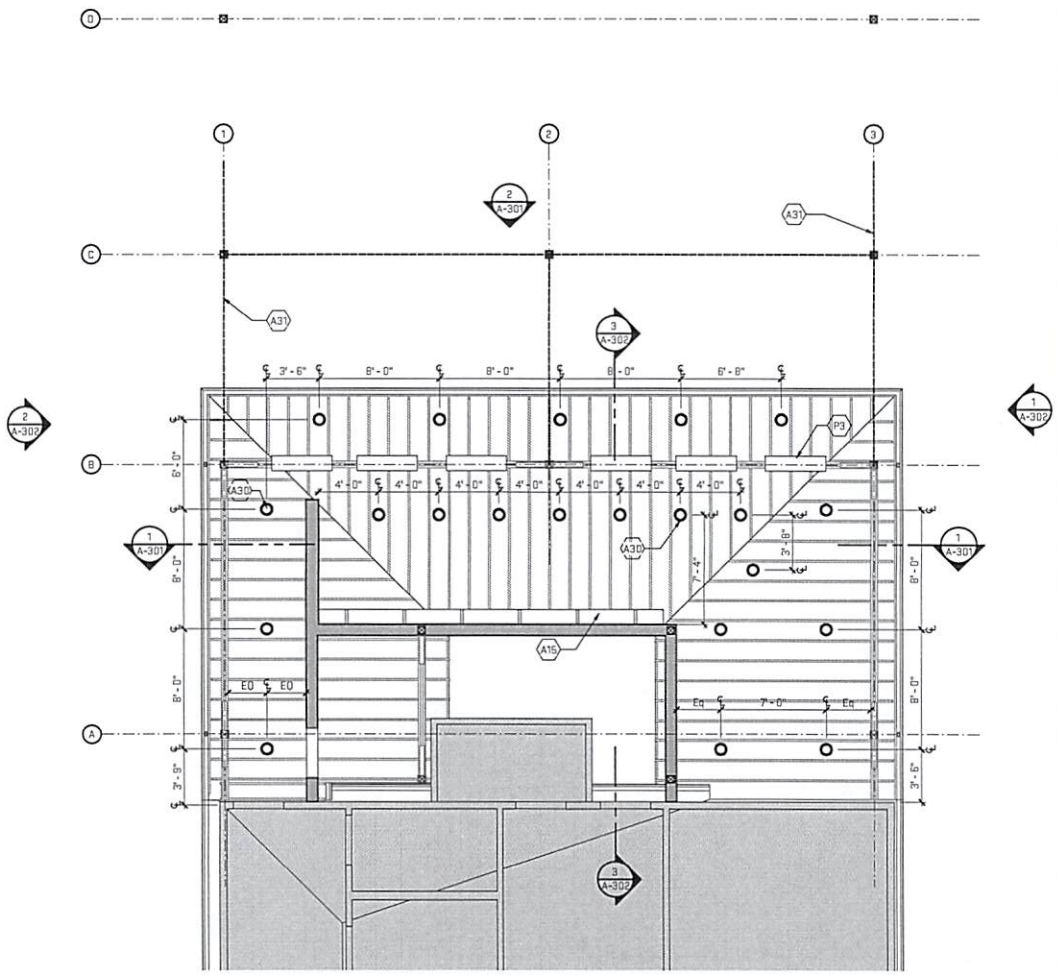
STATE OF OHIO
AARON J. VERMEULEN
1416086
REGISTERED ARCHITECT

11/04/2020
Rev. Date

CCS - HHL20
Project #

A-102
Drawing #

Plot Date/Time: 11/4/2020 12:45:04 PM File Path: C:\Revit Local Files\HHL20_bill_Lewis.rvt



N

1 A-201 Level 1 Reflected Ceiling Plan

1/4" = 1'-0"

2' 4' 8'

General Sheet Notes:

A. All pendant light fixtures over bar to be centered over the bar.
B. Switch all lights back to bar, coordinate location with owner.

Sheet Keynotes

A15 New built-in liquor shelf and lighting.
A30 Pendant light fixture.
A31 Festoon lighting strung between posts.
P3 Gas radiant heating.

Scales listed are for 22x34 drawing size

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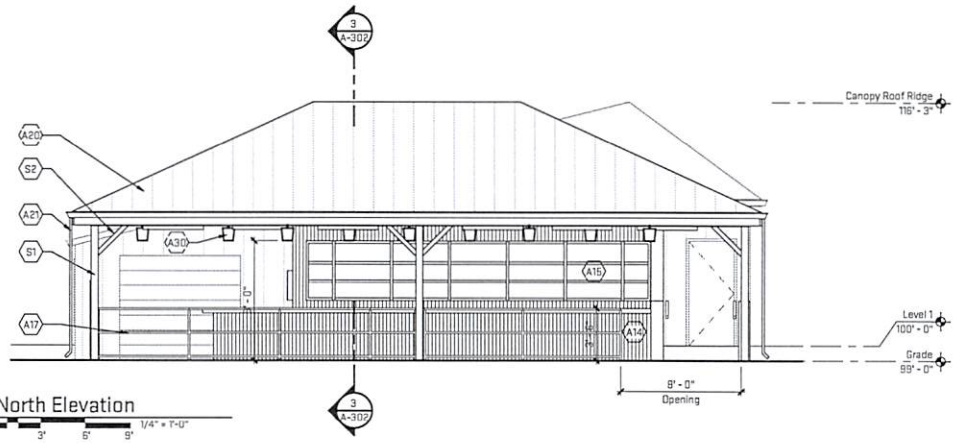
Job Title:
Huli Huli Restaurant - Canopy
26 W Olentangy St, Powell OH 43065

Sheet Title:
Reflected Ceiling Plan
Released For: Permit

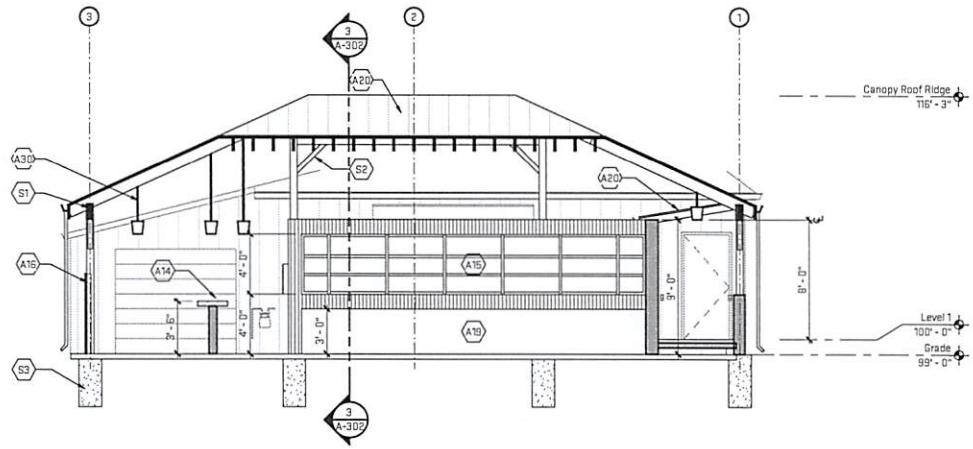
STATE OF OHIO AARON J. VERMEULEN 1416089 REGISTERED ARCHITECT

11/04/2020 Dwg. Date
CCS - HHL20 Project #
A-201 Drawing #

Plot Date/Time: 11/4/2020 12:45:04 PM File Path: C:\Revit Local Files\HHL20_bill_lewis.rvt



2 North Elevation
A-301
1/4" = 1'-0"
3' 6' 9'



1 Building Section
A-301
1/4" = 1'-0"
2' 4' 8'

General Sheet Notes:

A. None.

Sheet Keynotes

A14 New concrete counter bar.
A15 New built-in liquor shelf and lighting.
A16 New fence.
A17 2" pipe railing.
A19 Bar casework or equipment, tbd.
A20 Thatch roofing material on corrugated metal roof on 3/4" plywood sheathing.
A21 Gutter and downspouts to match existing.
A30 Pendant light fixture.
S1 Structural framing, refer to structural drawings.
S2 Y-Brace, refer to structural drawings.
S3 Foundation, refer to structural drawings.

Scales listed are for 22x34 drawing size

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Job Title:
Huli Huli Restaurant - Canopy
26 W Olentangy St, Powell OH 43065

Sheet Title:
Exterior Elevations

Released For: Permit

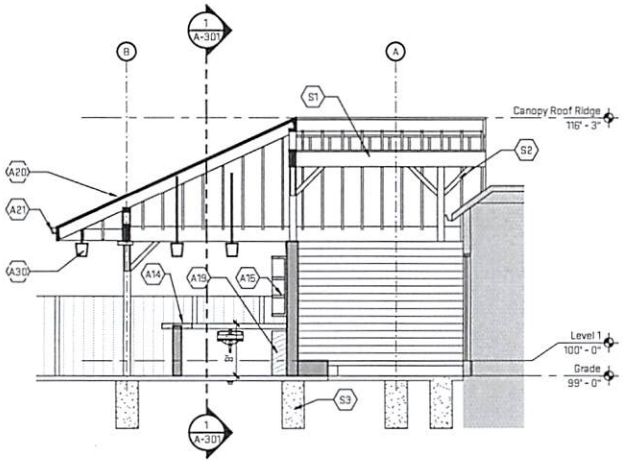
STATE OF OHIO
AARON J. VERMEULEN
1410099
REGISTERED ARCHITECT

11/04/2020

Project #: CCS - HHL20

Drawing #: A-301

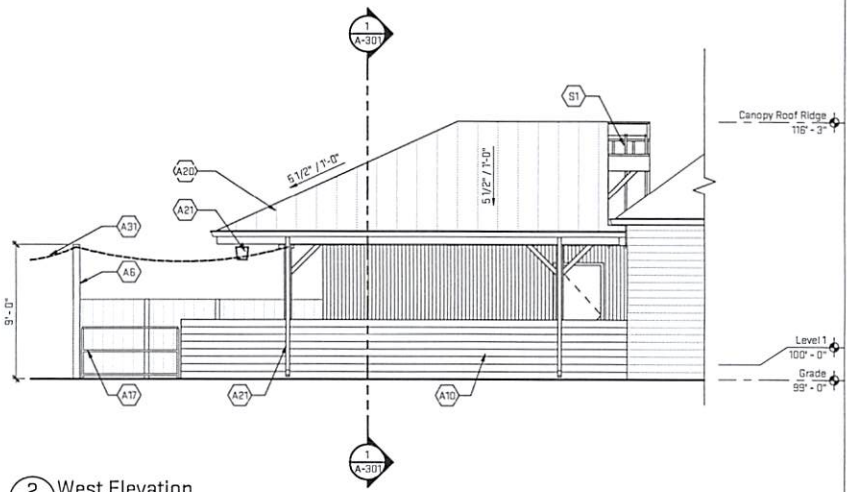
Plot Date/Time: 11/4/2020 12:45:05 PM File Path: C:\Revit Local Files\HHL20_bill_kwas.rvt



3 A-302 Building Section

1/4" = 7'-0"

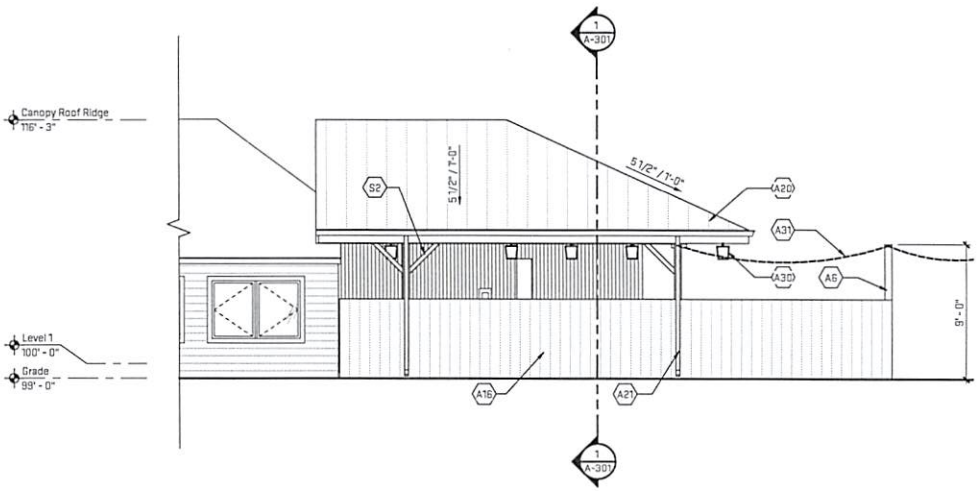
2' 4' 8'



2 A-302 West Elevation

1/4" = 7'-0"

2' 4' 8'



1 A-302 East Elevation

1/4" = 7'-0"

2' 4' 8'

General Sheet Notes:

A. None.

Sheet Keynotes

A6	New 6x6 post, length to be 9'-0" above grade with festoon lighting between each post. Refer to structural for typical footing.
A10	New partial height wall.
A14	New concrete counter bar.
A15	New built-in liquor shelf and lighting.
A16	New fence.
A17	2" pipe railing.
A19	Bar casework or equipment, tbd.
A20	Thatch roofing material on corrugated metal roof on 3/4" plywood sheathing.
A21	Gutter and downspouts to match existing.
A30	Pendant light fixture.
A31	Festoon lighting strung between posts.
S1	Structural framing, refer to structural drawings.
S2	Y-Brace, refer to structural drawings.
S3	Foundation, refer to structural drawings.

Scales listed are for 22x34 drawing size

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Job Title:

Huli Huli Restaurant - Canopy

26 W Olentangy St, Powell OH 43065

Sheet Title:

Exterior Elevations

Released For: Permit

STATE OF OHIO
AARON J. VERMEULEN
1418089
REGISTERED ARCHITECT

11/04/2020

Project #: CCS - HHL20

Sheet #: A-302

Plot Date/Time: 11/4/2020 12:45:06 PM File Path: C:\Revit Local Files\HHL20_bill_kwas.rvt

Door Schedule

Mark	Door Width	Door Height	Door Thickness	Door Type	Door Material	Door Finish	Frame Type	Frame Material	Frame Finish	Door Hardware Set	Fire Rating
100	3' - 0"	6' - 8"	0' - 1 3/4"	F1	HM	PT	F1	HM	PT	1	

Hardware Set 1

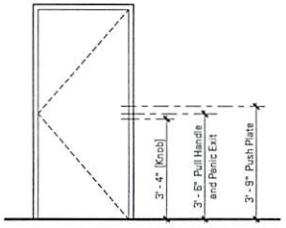
3	Hinges
1 Ea	Storeroom Lock
1 Ea	Surface Closer
1 Ea	Door Holder
1 Ea	Kick Plate
1 Ea	Gasketing
1 Ea	Threshold

General Sheet Notes:

None

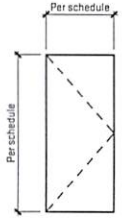
Sheet Keynotes

Door Hardware Heights Diagram



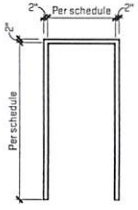
Door Hardware (Measured floor to center of hardware)

Door Type Legend

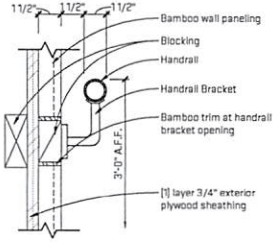


Door Type D1

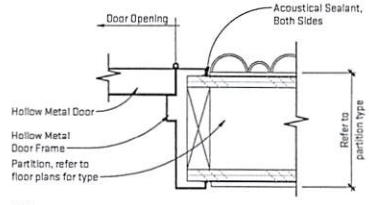
Door Frame Legend



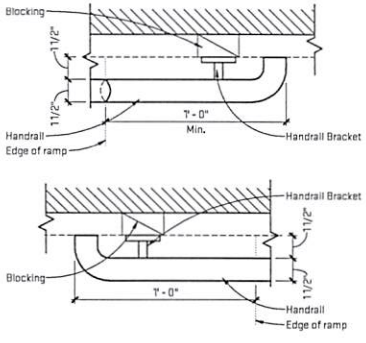
Frame Type F1



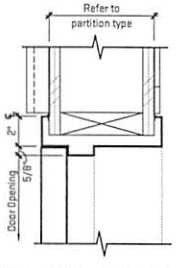
4 A-701 Railing - Handrail - Wall Mounted 3" = 1'-0"



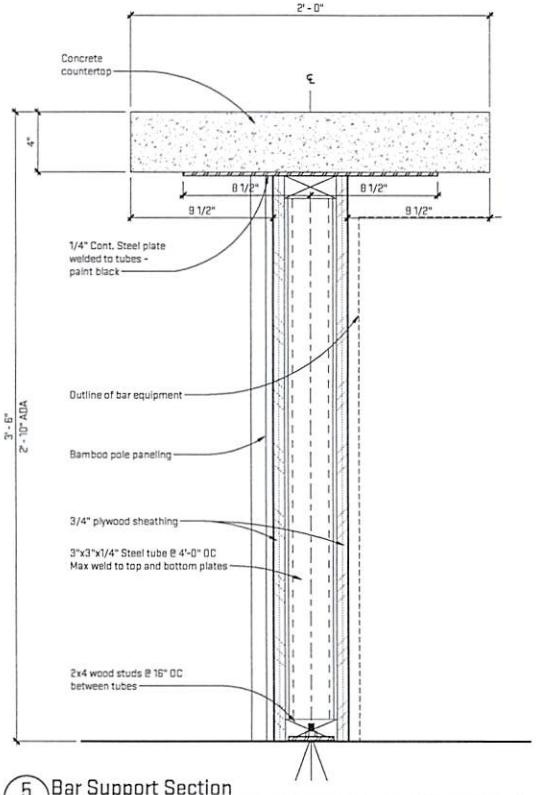
2 A-701 Typical Metal Frame Jamb 3" = 1'-0"



3 A-701 Railing - Handrail - Wall Return Detail 3" = 1'-0"



1 A-701 Typical Metal Frame Head 3" = 1'-0"



5 A-701 Bar Support Section 3" = 1'-0"

Scales listed are for 22x34 drawing size

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Job Title: Huli Huli Restaurant - Canopy
26 W Olentangy St, Powell OH 43065

Sheet Title: Door & Frame Legend & Details

Released For: Permit

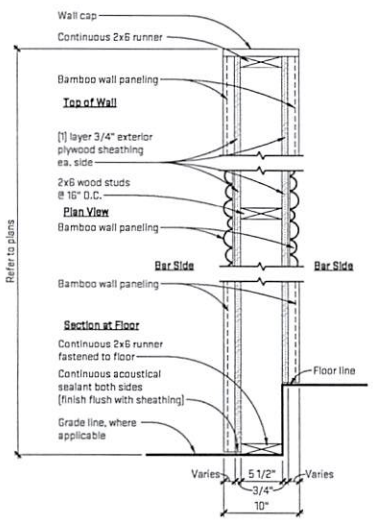
STATE OF OHIO AARON J. VERMEULEN 1418089 REGISTERED ARCHITECT

11/04/2020

Project #: CCS - HHL20

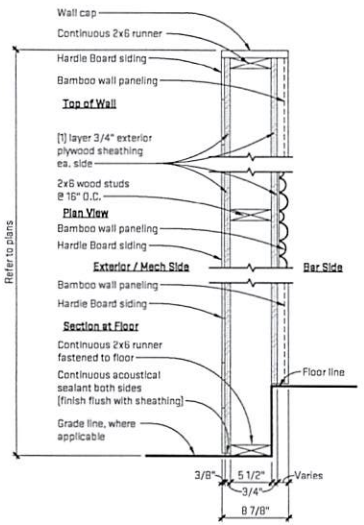
Drawing #: A-701

Plot Date/Time: 11/4/2020 12:45:06 PM File Path: C:\Revit Local Files\HHL20_bill_kwas.rvt



2 A-801 W6 E2 0

4" 8" 1'-4" 1 1/2" = 1'-0"



1 A-801 W6 E 0

4" 8" 1'-4" 1 1/2" = 1'-0"

General Sheet Notes:

None

Sheet Keynotes

Partition Type Key:

S6 A 0 ac

- ac: Provide acoustical batt insulation in wall and at head condition per details. See plan for locations.
- 0: Fire rating [in hours]. See wall types for UL listing number, if applicable.
- A: Head condition per partition detail.
- S6: Support material and nominal size per Partition Support Material Key on this sheet [assume default if none listed].

Partition Support Material Key:

S : Light gauge metal stud, 20 GA, UON
Size: "S" = 3 5/8" [default]
"S1" = 7/8" Furring
"S3" = 2 1/2"
"S6" = 6"

CH : "C-H" metal stud for shaftwall construction.
Size: "CH" = 4" [default]
"CH6" = 6"

F: Hat channel furring
Size: "F" = 7/8" [default]
"F2" = 1 1/2"

M : Concrete masonry unit [CMU], grout solid
Size: "M" = 7 5/8" [default]
"M4" = 3 5/8"
"M12" = 11 5/8"

Partition Head Condition Definitions:

"A" = Support material and finish layer(s) extend up to underside of structure above.
"B" = Support material extends up to underside of structure above. Finish layer(s) extend up to 6" above finish ceiling.
"C" = Support material and finish layer(s) extend up to 6" above finish ceiling.
"D" = Support material and finish layer(s) extend up to underside of finish ceiling.
"E" = Support material and finish layer(s) do not attach to or penetrate the ceiling, but extend up to the height designated by plan.

Scales listed are for 22x34 drawing size

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Job Title: Huli Huli Restaurant - Canopy
28 W Olentangy St, Powell OH 43065

Sheet Title: Partition Types

Released For: Permit

STATE OF OHIO AARON J. VERMEULEN 1410089 REGISTERED ARCHITECT

11/04/2020

Project #: CCS - HHL20

Drawing #: A-801

Plot Date/Time: 11/4/2020 12:45:07 PM File Path: C:\Revit Local Files\HHL20_bill_kwas.rvt