

TOTAL BUILDING AREA SUMMARY

PROGRAM AREA	UNIT COUNT	GROSS AREA
1ST FLOOR		
COMMON AREA	0	1684 SF
COMMON CIRCULATION	0	1336 SF
LIVING UNITS - 1 BR	2	1405 SF
LIVING UNITS - 1 BR 811	1	753 SF
LIVING UNITS - 2 BR	6	5608 SF
LIVING UNITS - 3 BR	2	2302 SF
MECHANICAL AREA	0	765 SF
VERTICAL PENETRATIONS	0	539 SF
	11	14393 SF

2ND FLOOR		
COMMON AREA	0	736 SF
COMMON CIRCULATION	0	1056 SF
LIVING UNITS - 1 BR 811	1	717 SF
LIVING UNITS - 2 BR	11	10247 SF
LIVING UNITS - 3 BR	1	1301 SF
MECHANICAL AREA	0	52 SF
VERTICAL PENETRATIONS	0	422 SF
	13	14531 SF

3RD FLOOR		
COMMON CIRCULATION	0	1056 SF
LIVING UNITS - 1 BR 811	2	1448 SF
LIVING UNITS - 2 BR	11	10246 SF
LIVING UNITS - 3 BR	1	1305 SF
MECHANICAL AREA	0	52 SF
VERTICAL PENETRATIONS	0	422 SF
	14	14528 SF

4TH FLOOR		
COMMON CIRCULATION	0	1032 SF
LIVING UNITS - 1 BR	5	3733 SF
LIVING UNITS - 1 BR 811	1	737 SF
LIVING UNITS - 2 BR	5	4730 SF
LIVING UNITS - 3 BR	1	1142 SF
MECHANICAL AREA	0	51 SF
ROOF	0	2433 SF
VERTICAL PENETRATIONS	0	415 SF
	12	14273 SF
UNIT COUNT / GROSS SF	50	57726 SF

UNIT MIX				
BOMA Area Type	ANSI	# UNITS	# BEDS	UNIT AREA
LIVING UNITS - 1 BR 811	ANSI A	2	2	1428
LIVING UNITS - 2 BR	ANSI A	2	4	1823
LIVING UNITS - 3 BR	ANSI A	1	3	1142
ANSI A		5	9	4393
LIVING UNITS - 1 BR	ANSI B	7	7	5138
LIVING UNITS - 1 BR 811	ANSI B	3	3	2227
LIVING UNITS - 2 BR	ANSI B	31	62	29008
LIVING UNITS - 3 BR	ANSI B	4	12	4908
ANSI B		45	84	41281
TOTAL UNIT COUNT AND AREA (GSF/NSF)		50	93	45674

FRANKLINTON GRAVITY LIHTC

OWNER:

HOMEPORT

ARCHITECT:

SHREMSHOCK ARCHITECTS

SHEET INDEX

0.0	COVER
0.1	ZONING SITE PLAN
0.2	SITE DETAILS
0.3	LANDSCAPE PLAN
0.4	SITE PHOTOS
0.5	SITE CONTEXT
1.1	1ST FLOOR PLAN
1.2	2ND & 3RD FLOOR PLAN
1.3	4TH FLOOR PLAN
2.0	EXTERIOR ELEVATIONS
2.1	EXTERIOR ELEVATIONS



VIEW LOOKING NORTHWEST FROM CORNER OF W STATE AND McDOWELL STREETS



SHREMSHOCK ARCHITECTS, INC.  
7400 West Campus Road Suite 150 New Albany, OH 43054  
t 614 545 4550 f 614 545 4555 www.shremshock.com

ALLVAR - FRANKLINTON  
476 STATE STREET

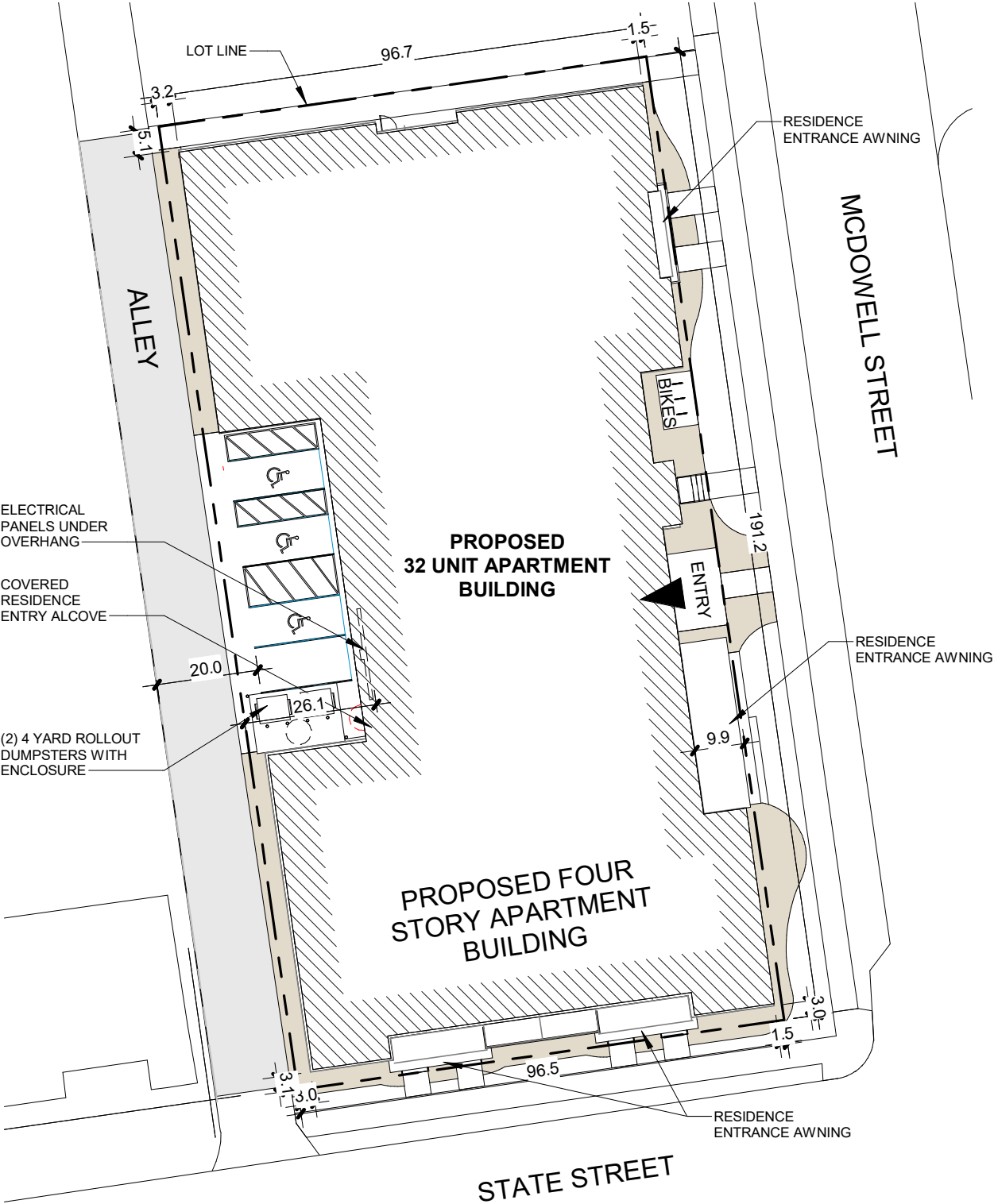
© 2018 SHREMSHOCK ARCHITECTS, INC.  
PROHIBITION OF REUSE: THESE DRAWINGS AND SPECS WERE PREPARED FOR USE ON A SPECIFIC SITE CONTEMPORANEOUSLY WITH THEIR ISSUE DATE. THEY ARE NOT INTENDED FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. REUSE OF THESE DRAWINGS AND SPECS, OR ANY REPRODUCTION THEREOF, ON ANOTHER PROJECT IS PROHIBITED AND CONTRARY TO LAW UNLESS EXPRESSLY AUTHORIZED IN WRITING BY SHREMSHOCK ARCHITECTS, INC.

SAI # 180587 02/05/2019

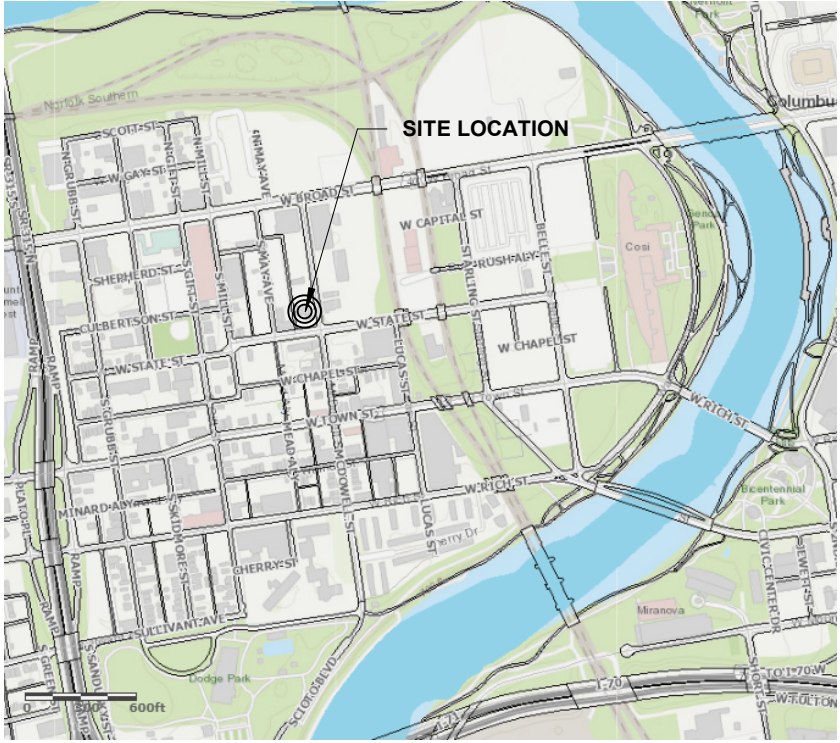
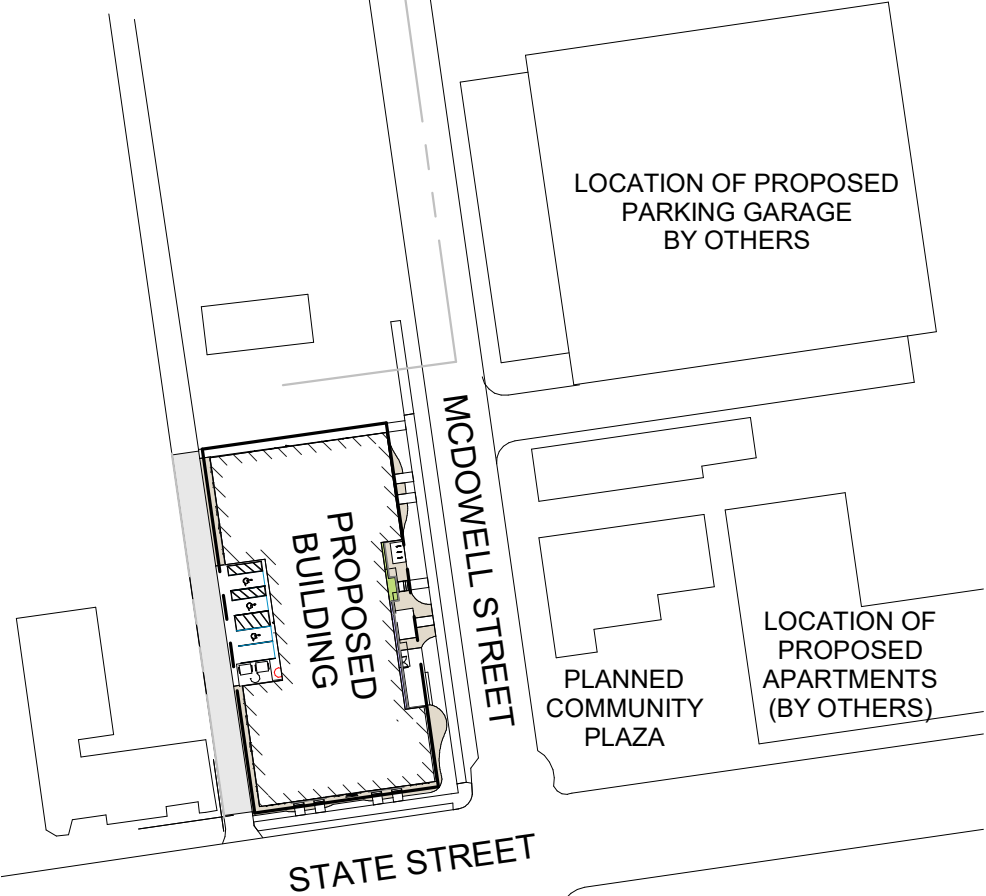
0.0  
COVER

SITE TOTAL AREA		
PARCEL ID	SITE AREA (SF)	SITE AREA (AC)
PID - 010 - 013943	18469 SF	0.42

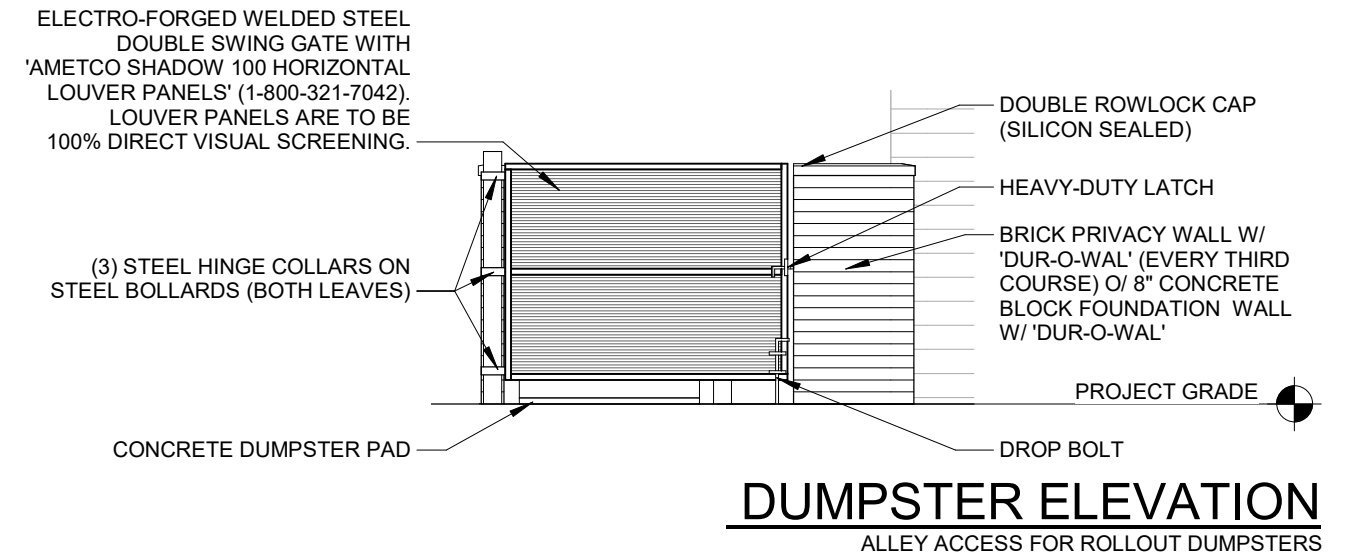
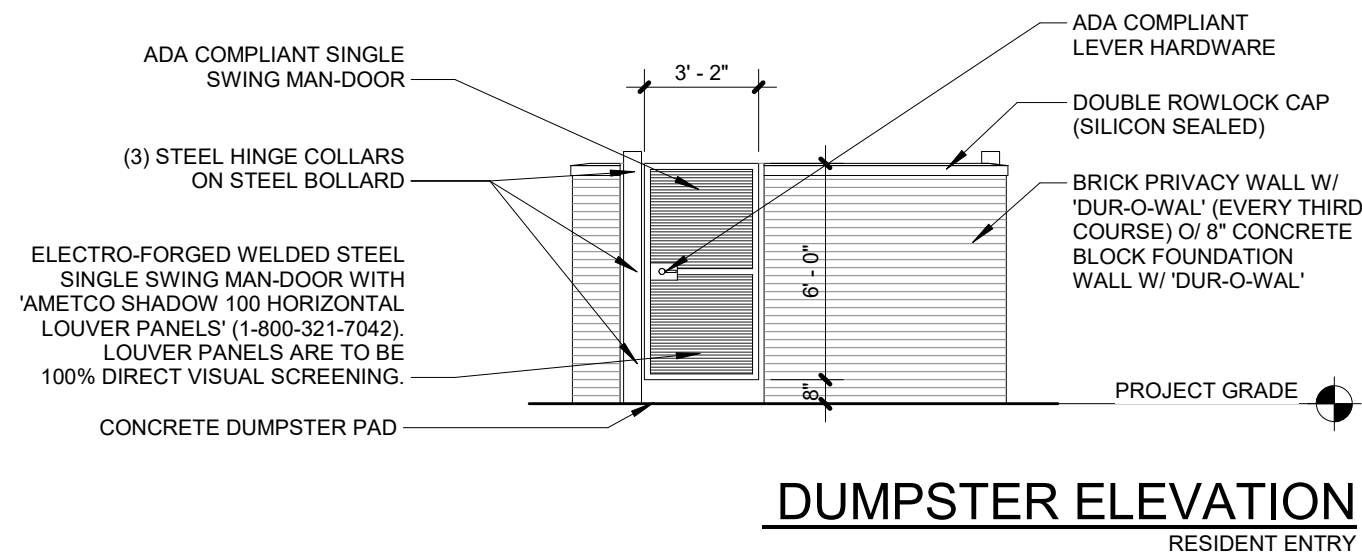
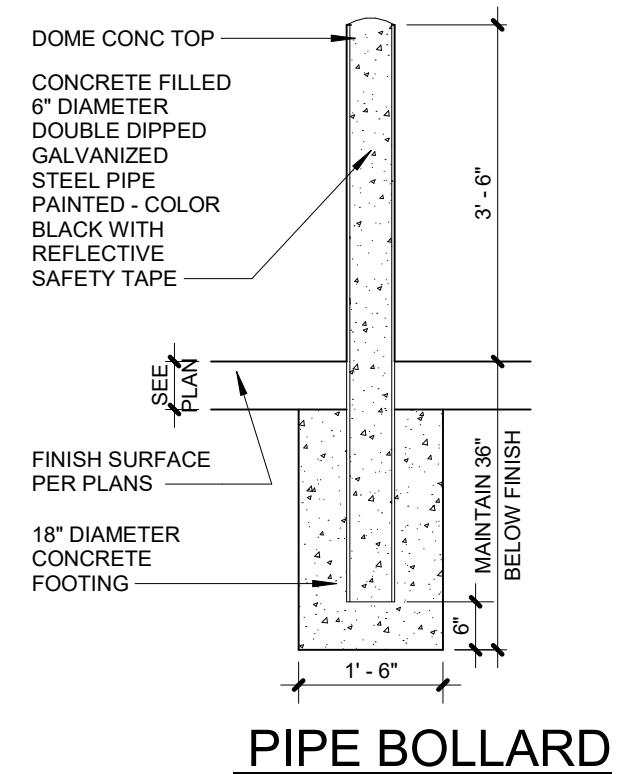
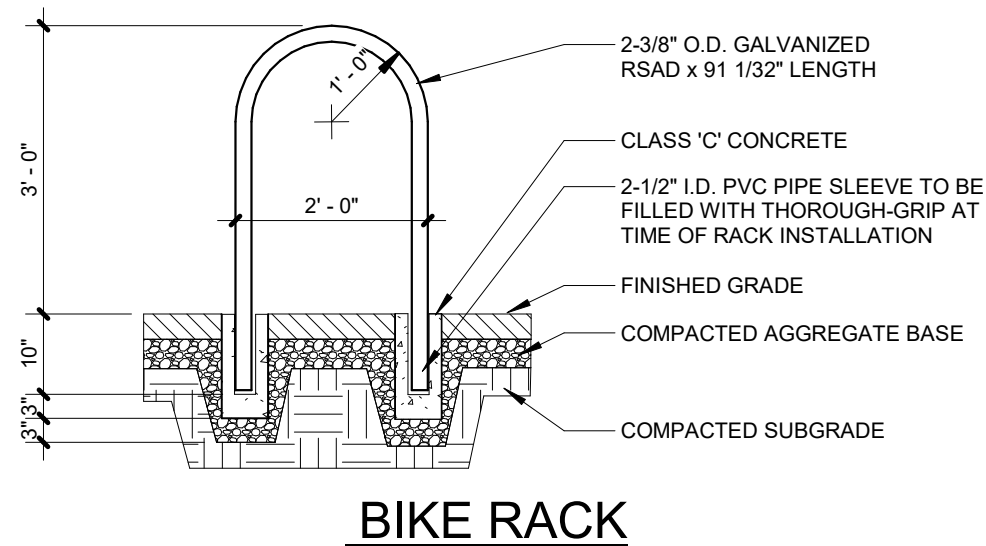
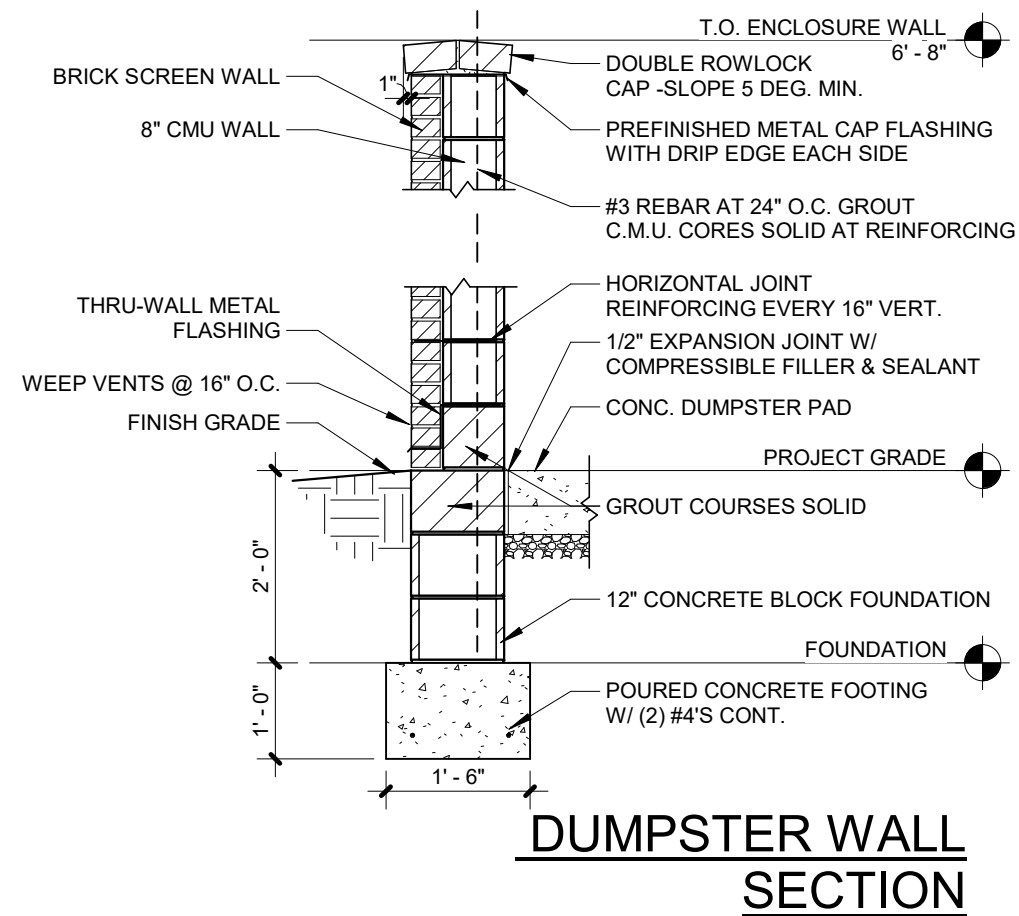
TOTAL PARKING COUNT	
1ST FLOOR	4
3323.21 - DEVELOPMENT STANDARDS - (PROPOSED ADJUSTMENTS)	
PARKING - ADJUSTED FROM 78 TO 4	
(3 ACCESSIBLE AND 1 STANDARD PARKING SPOT)	



SITE PLAN












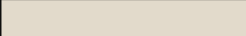
LANDSCAPE NOTES

- EXISTING CONDITIONS**
- 1. CONTRACTOR SHALL REPAIR ALL LAWN AREAS DISTURBED DURING CONSTRUCTION WITH SEED AND WARRANT A HEALTHY, WEED FREE LAWN PRIOR TO PROJECT ACCEPTANCE.
  - 2. ANY ITEM OR AREAS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO ITS ORIGINAL CONDITION AT THE CONTRACTOR EXPENSE.

- GENERAL PREPARATION NOTES**
- 1. A PREINSTALLATION CONFERENCE SHALL BE CONDUCTED PRIOR TO PLANTING OPERATIONS WITH OWNER, CONTRACTOR, AND ARCHITECT PRESENT.
  - 2. CONTRACTOR MAY SLIGHTLY FIELD ADJUST PLANT LOCATIONS AS NECESSARY TO AVOID UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE.
  - 3. CONTRACTOR TO DETERMINE PLANT LIST QUANTITIES FROM THE PLAN. GRAPHIC REPRESENTATION ON PLAN SUPERSEDES IN CASE OF DISCREPANCY WITH QUANTITIES ON SCHEDULE.
  - 4. PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE GENERAL SITE CONDITIONS AND VERIFY THE SUBGRADE, ELEVATIONS, UTILITY LOCATIONS AND A MINIMUM TOPSOIL REQUIRED FOR INSTALLATION OF ALL PLANT MATERIAL IS PROVIDED BY GENERAL CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS AND WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR.
    - A. CONFIRM AND MARK LOCATION OF ALL UTILITIES AND SUBSURFACE DRAIN LINES PRIOR TO PLANT INSTALLATION.
  - 5. PLANTING BED EDGES SHALL BE SMOOTH FLOWING ARCS AND/OR STRAIGHT LINES AS SHOWN ON PLAN. EDGES SHALL BE HAND TRENCHED 6" DEEP AND "V" SHAPED UNLESS OTHERWISE NOTED. ALL EXCAVATED MATERIAL SHALL BE REMOVED FROM THE BED EDGE AND PLANTING BED.
  - 6. PLANTING BEDS SHALL BE COVERED WITH PREEMERGENT HERBICIDE APPLIED AT PRODUCT SPECIFIED RATE UNLESS OTHERWISE NOTED.
  - 7. ROTOTIL SUBGRADE BELOW ALL PLANTING AREAS TO A DEPTH OF 4 INCHES PRIOR TO PLACEMENT OF TOP SOILS AND PLANTING MIX.
  - 8. RAISED BEDS, INCLUDING MULCH, SHALL BE NO HIGHER THAN 6 INCHES ABOVE ADJACENT GRADE.
  - 9. COMPOSITION AND APPLICATION RATE OF FERTILIZER SHALL BE SUFFICIENT TO AMEND SOIL ACCORDING TO RECOMMENDATIONS OF A QUALIFIED SOIL TESTING AGENCY. SUBMIT TEST RESULTS AND AMENDMENT RECOMMENDATIONS TO ARCHITECT. FERTILIZER SHALL BE IN A DRY GRANULAR FORM FOR LAWNS AND GRANULAR OR TABLET FORM FOR PLANTS.

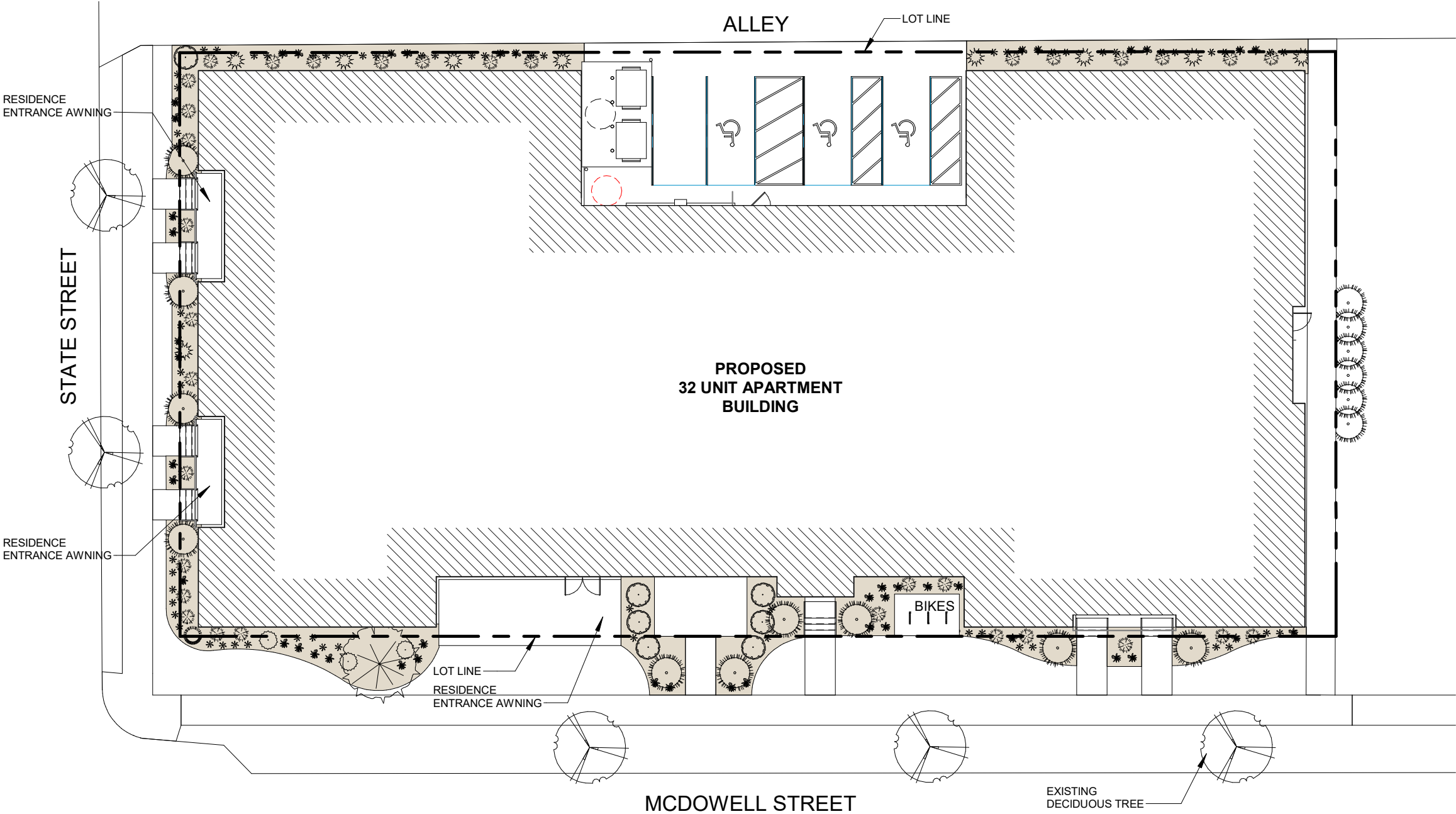
- LAWNS**
- 1. THE GENERAL CONTRACTOR IS RESPONSIBLE TO PROVIDE THE MINIMUM SPECIFIED TOP SOIL FOR THE INSTALLATION OF EACH TYPE OF PLANT MATERIAL, OR A MINIMUM OF 4" COVER WHERE NO TOP SOIL IS SPECIFIED.
  - 2. SEED ALL AREAS WITHIN CONTRACT LIMITS THAT ARE NOT COVERED BY PAVING, BUILDINGS OR PLANTING BEDS UNLESS OTHERWISE NOTED. SEEDING SHALL NOT BEGIN UNTIL AREA HAS RECEIVED TOPSOIL AND FINISHED GRADE.
  - 3. LAWN SEED MIX SHALL BE PEARLS PREMIUM SUN/SHADE MIX.

- PLANT MATERIAL INSTALLATION NOTES**
- 1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1, CURRENT EDITION. ALL PLANTS SHALL EQUAL OR EXCEED THE MEASUREMENTS AND SIZES SPECIFIED IN THE SCHEDULE.
    - A. SUBSTITUTIONS SHALL BE PERMITTED WITH NOTIFICATION AND WRITTEN APPROVAL FROM THE ARCHITECT. SUBSTITUTED MATERIAL SHALL BE EQUIVALENT OR GREATER IN SIZE THAN THE SPECIFIED PLANT. SUBSTITUTED PLANTS SHALL HAVE THE SAME ESSENTIAL CHARACTERISTICS AND GROWTH HABIT OF THE SPECIFIED PLANT.
  - 2. MULCH PLANTING BEDS WITH SHREDDED HARDWOOD MULCH OF UNIFORM DARK BROWN COLOR. IT SHALL BE FREE OF TWIGS, LEAVES, DISEASE, PEST OR OTHER MATERIAL UNSIGHTLY OR INJURIOUS TO PLANTS. AVERAGE APPLIED THICKNESS SHALL BE 3" DEPTH. MULCH HEDGES IN A CONTINUOUS BED
  - 3. INSTALL ALL PLANTS IN ACCORDANCE WITH PLANTING DETAILS AND SPECIFICATIONS.
  - 4. PARKING LOT AND STREET TREES SHALL HAVE A CLEAR CANOPY HEIGHT OF 6' MIN.
  - 5. STREET TREES SHALL BE PLACED A MINIMUM OF 3' FROM SIDEWALKS AND CURBS.
  - 6. CONTRACTOR SHALL THOROUGHLY WATER ALL PLANTS AT TIME OF INSTALLATION AND AS NEEDED UNTIL PROJECT ACCEPTANCE BY OWNER. CONTRACTOR SHALL GUARANTEE ALL PLANTS INSTALLED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL PLANTS SHALL BE ALIVE AND AT A VIGOROUS RATE OF GROWTH AT THE END OF THE GUARANTEE PERIOD.
  - 7. PLANTINGS AROUND THE BUILDING FOUNDATION SHALL BE PLANTED SUCH THAT ALL PARTS OF THE MATURE PLANTS SHALL BE A MINIMUM OF 24" FROM THE EXTERIOR FACE OF THE EXTERIOR WALL.
  - 8. ALL TREES, SHRUBS, GROUNDCOVER, AND LAWNS TO BE FERTILIZED WITH A COMMERCIAL GRADE FERTILIZER CONSISTING OF FAST AND SLOW RELEASE NITROGEN.
  - 9. PLANTING MIX SHALL BE BLENDED, MANUFACTURED SOIL CONSISTING OF THREE (3) PARTS TOPSOIL, ONE (1) PART COMPOST, ONE (1) PART SAND. TOPSOIL SHALL BE PER ASTM D5268, PH RANGE OF 5.5 TO 7, MIN. 4 PERCENT ORGANIC MATERIAL, FREE OF STONES AND SOIL CLUMPS 3/4 INCH AND LARGER. PROPRIETARY MANUFACTURED PLANTING MIX MAY BE APPROVED BY THE ARCHITECT. SUBMIT PRODUCT DATA FOR REVIEW BY OWNER. PLACE PLANTING MIX IN SETTLED 6 INCH LIFTS.
  - 10. MIX MYCORRHIZAL FUNGI INTO PLANTING MIX DURING PLACEMENT OF PLANTING MIX. APPLICATION RATE SHALL BE ACCORDING TO MANUFACTURER'S WRITTEN RECOMMENDATIONS. MYCORRHIZAL FUNGI SHALL BE A DRY, GRANULAR INOCULANT CONTAINING AT LEAST 5300 SPORES PER 1B (0.45 KG) OF VESICULAR—ARBUSCULAR MYCORRHIZAL FUNGI AND 95 MILLION SPORES PER 1B (0.45 KG) OF ECTOMYCORRHIZAL FUNGI, 33 PERCENT HYDROGEL, AND A MAXIMUM OF 5.5 PERCENT INERT MATERIAL.

PLANTING LEGEND	
	DECIDUOUS FLOWERING BUSH
	DECIDUOUS TREE
	EVERGREEN TREE / BUSH
	EVERGREEN TREE
	FOUNDATION PLANTING
	GROUND COVER



1" = 20'- 0"



SHREMSHOCK ARCHITECTS, INC.  
7400 West Campus Road Suite 150 New Albany, OH 43054  
t 614 545 4550 f 614 545 4555 www.shremshock.com

ALLVAR - FRANKLINTON  
476 STATE STREET

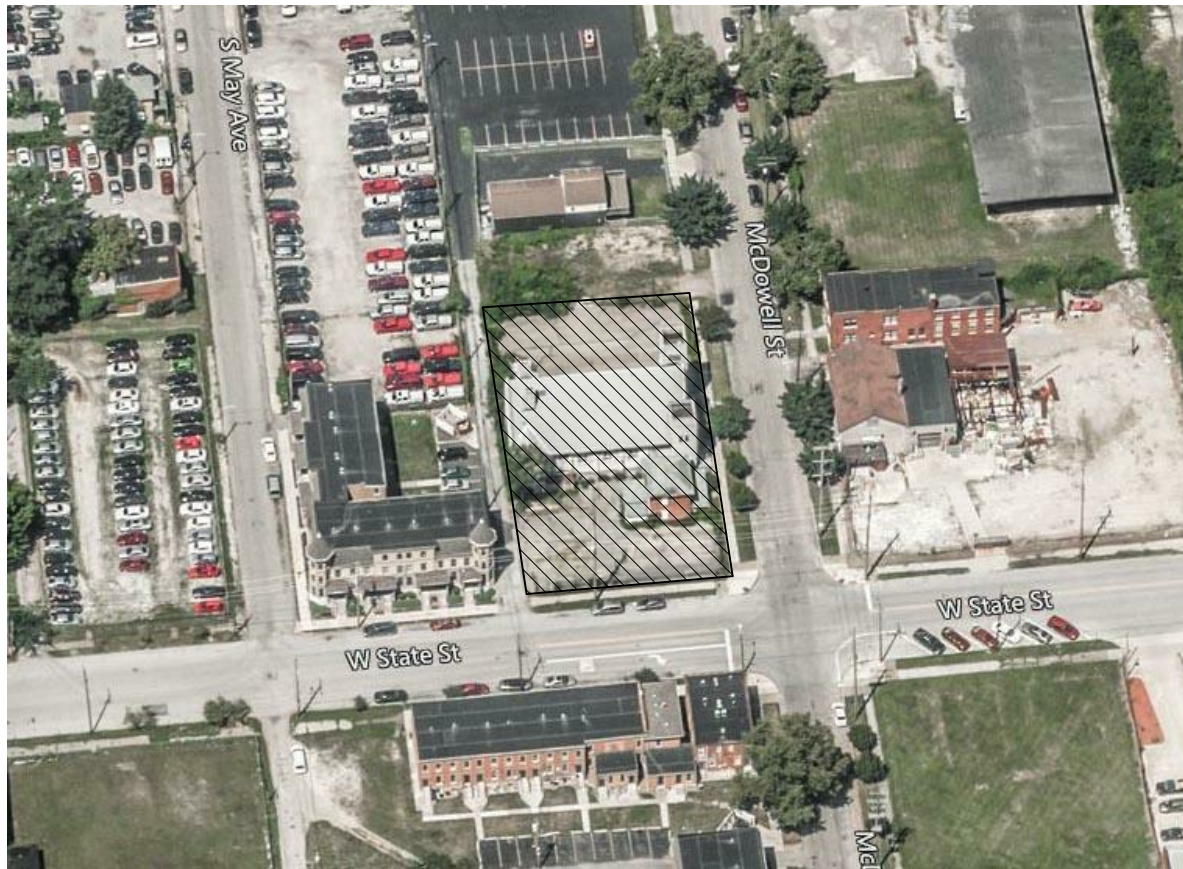
© 2018 SHREMSHOCK ARCHITECTS, INC.  
PROHIBITION OF REUSE: THESE DRAWINGS AND SPECS WERE PREPARED FOR USE ON A SPECIFIC SITE CONTEMPORANEOUSLY WITH THEIR ISSUE DATE. THEY ARE NOT INTENDED FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. REUSE OF THESE DRAWINGS AND SPECS, OR ANY REPRODUCTION THEREOF, ON ANOTHER PROJECT IS PROHIBITED AND CONTRARY TO LAW UNLESS EXPRESSLY AUTHORIZED IN WRITING BY SHREMSHOCK ARCHITECTS, INC.

SAI # 180587 02/05/2019

0.3  
LANDSCAPE PLAN



SITE AERIALS



SITE BUILDING PHOTOS



SHREMSHOCK ARCHITECTS, INC.  
7400 West Campus Road Suite 150 New Albany, OH 43054  
t 614 545 4550 f 614 545 4555 www.shremshock.com

# ALLVAR - FRANKLINTON

476 STATE STREET

© 2018 SHREMSHOCK ARCHITECTS, INC.  
PROHIBITION OF REUSE: THESE DRAWINGS AND SPECS WERE PREPARED FOR USE  
ON A SPECIFIC SITE. CONTEMPORANEOUSLY WITH THEIR ISSUE DATE, THEY ARE  
NOT INTENDED FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME.  
REUSE OF THESE DRAWINGS AND SPECS, OR ANY REPRODUCTION THEREOF,  
ON ANOTHER PROJECT IS PROHIBITED AND CONTRARY TO LAW UNLESS  
EXPRESSLY AUTHORIZED IN WRITING BY SHREMSHOCK ARCHITECTS, INC.

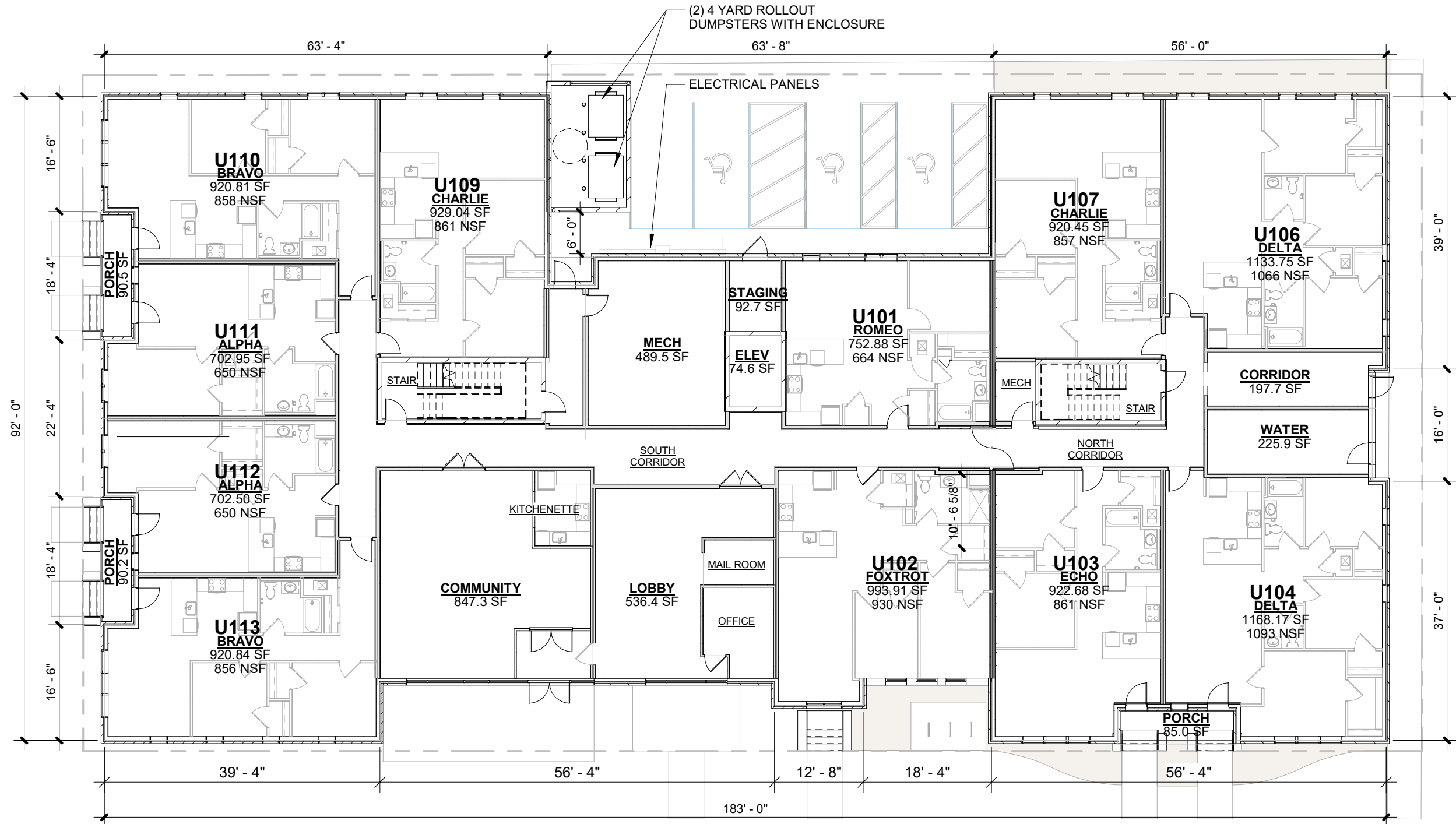
SAI # 180587 02/05/2019

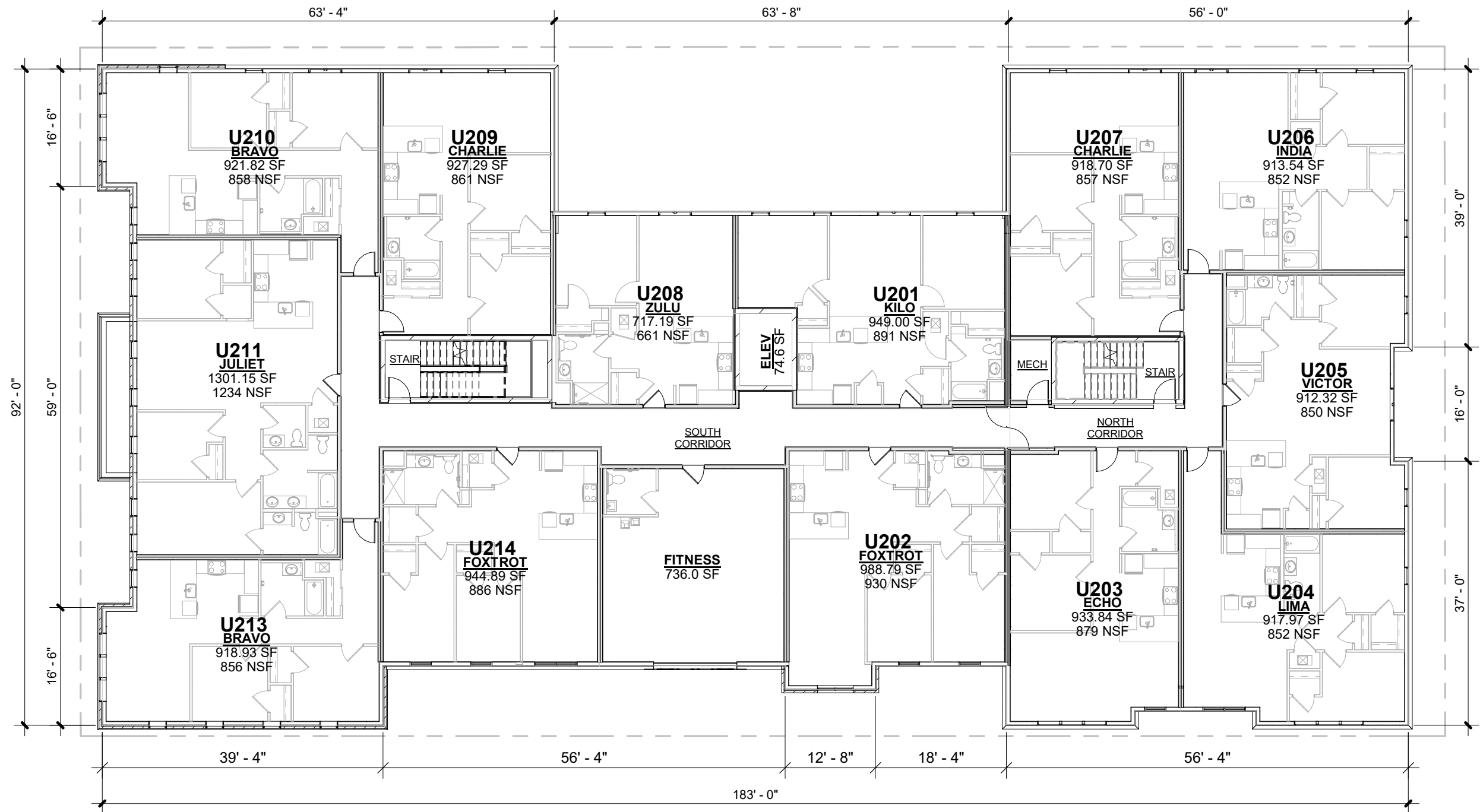
0.4  
SITE PHOTOS











SHREMSHOCK ARCHITECTS, INC.  
7400 West Campus Road Suite 150 New Albany, OH 43054  
t 614 545 4550 f 614 545 4555 www.shremshock.com

# ALLVAR - FRANKLINTON

476 STATE STREET

© 2018 SHREMSHOCK ARCHITECTS, INC.  
PROHIBITION OF REUSE: THESE DRAWINGS AND SPECS WERE PREPARED FOR USE  
ON A SPECIFIC SITE CONTEMPORANEOUSLY WITH THEIR ISSUE DATE. THEY ARE  
NOT INTENDED FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME.  
REUSE OF THESE DRAWINGS AND SPECS, OR ANY REPRODUCTION THEREOF,  
ON ANOTHER PROJECT IS PROHIBITED AND CONTRARY TO LAW UNLESS  
EXPRESSLY AUTHORIZED IN WRITING BY SHREMSHOCK ARCHITECTS, INC.

SAI # 180587 02/05/2019

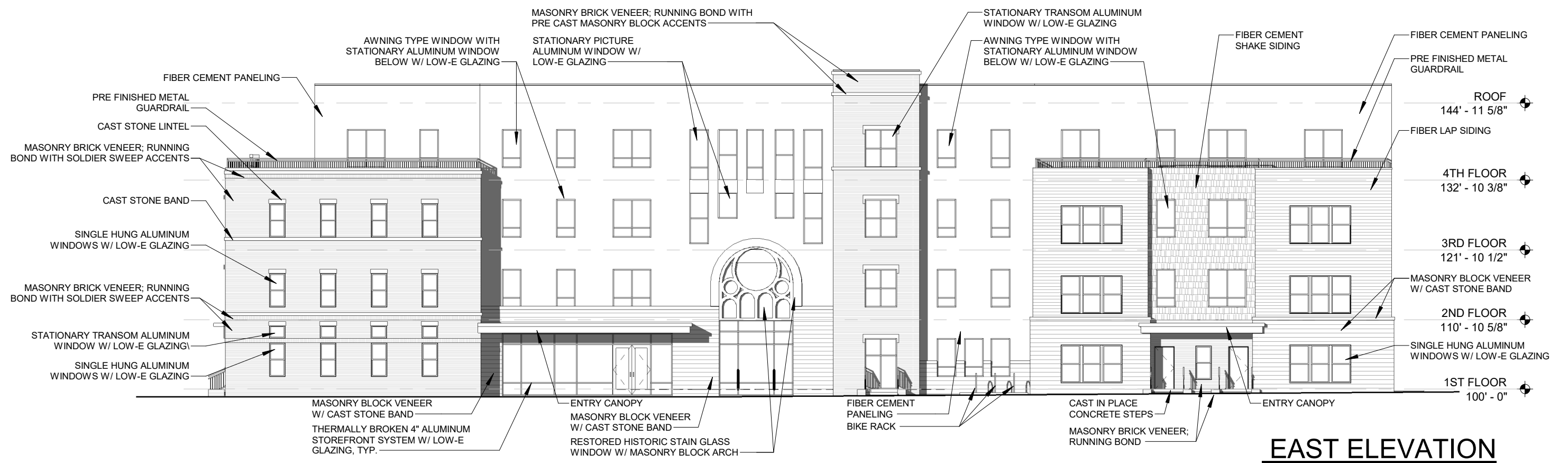
1.2  
2ND & 3RD FLOOR  
PLAN







**SOUTH ELEVATION**



**EAST ELEVATION**



SHREMSHOCK ARCHITECTS, INC.  
7400 West Campus Road Suite 150 New Albany, OH 43054  
t 614 545 4550 f 614 545 4555 www.shremshock.com

# ALLVAR - FRANKLINTON

476 STATE STREET

© 2018 SHREMSHOCK ARCHITECTS, INC.  
PROHIBITION OF REUSE: THESE DRAWINGS AND SPECS WERE PREPARED FOR USE  
ON A SPECIFIC SITE CONTEMPORANEOUSLY WITH THEIR ISSUE DATE. THEY ARE  
NOT INTENDED FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME.  
REUSE OF THESE DRAWINGS AND SPECS, OR ANY REPRODUCTION THEREOF,  
ON ANOTHER PROJECT IS PROHIBITED AND CONTRARY TO LAW UNLESS  
EXPRESSLY AUTHORIZED IN WRITING BY SHREMSHOCK ARCHITECTS, INC.

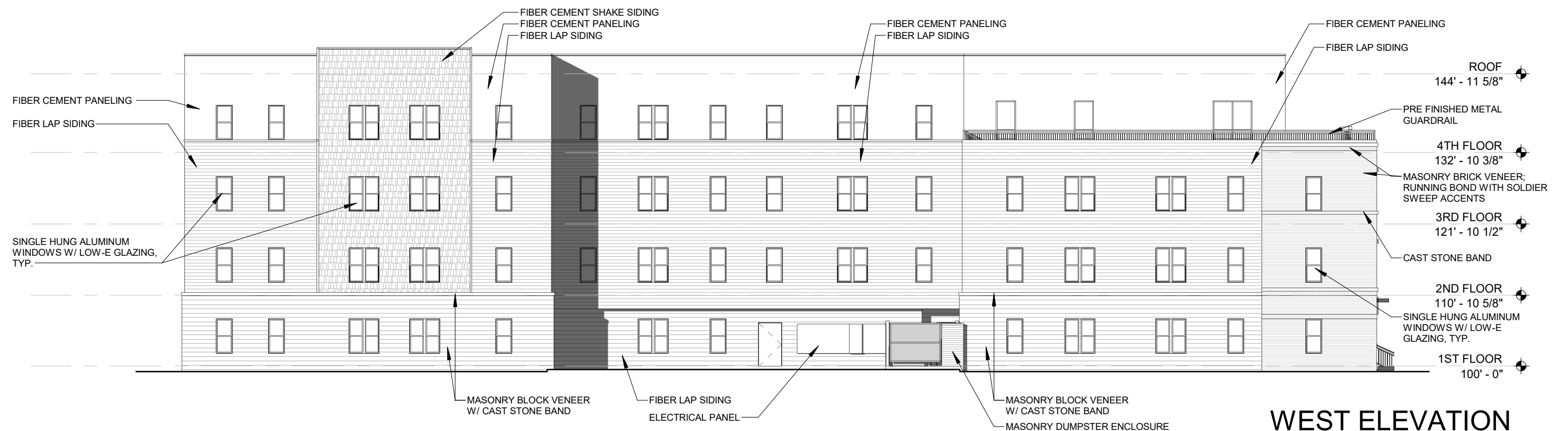
SAI # 180587 02/05/2019

**2.0**  
EXTERIOR  
ELEVATIONS





**NORTH ELEVATION**



**WEST ELEVATION**