



# LDG DEVELOPMENT

## LDG FERGUSON ROAD

2323 Ferguson Road  
Cincinnati, Ohio

### PRELIMINARY DESIGN

## LDG FERGUSON ROAD

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Cincinnati, Ohio

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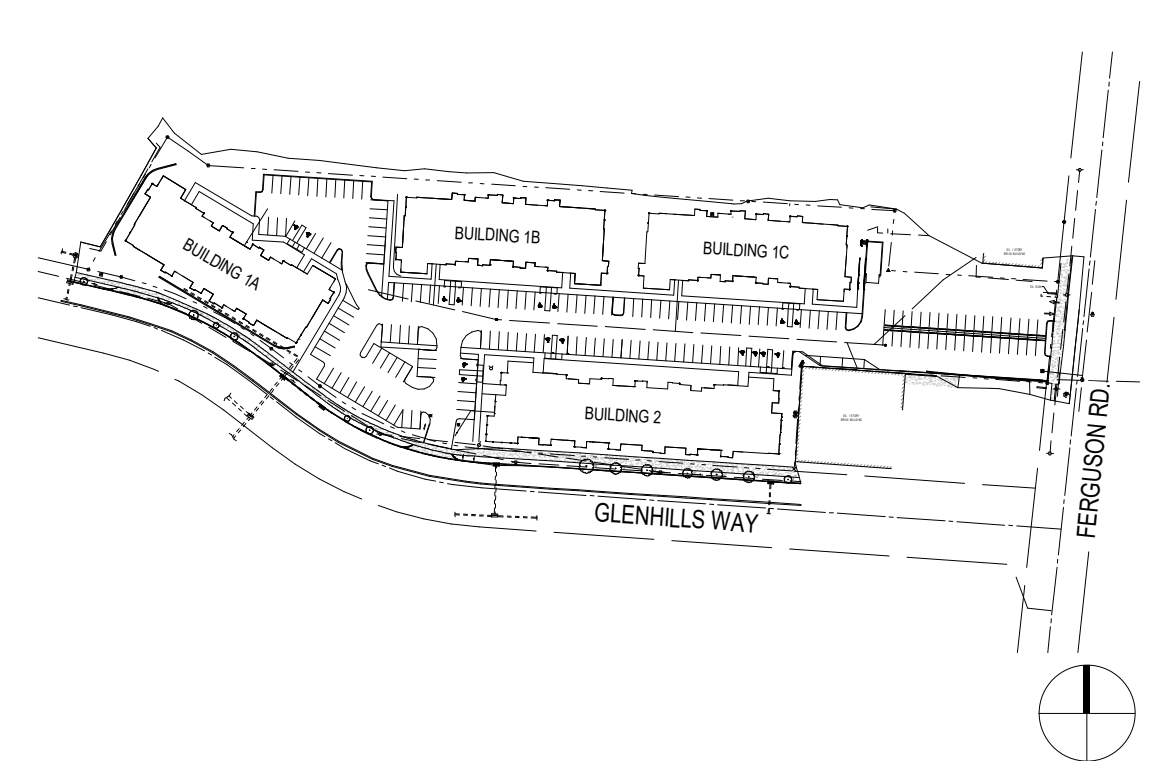
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### location map



### site plan



### perspective



#### building code information:

PROJECT TYPE: NEW CONSTRUCTION  
ADDRESS: 2323 FERGUSON RD, CINCINNATI, OH  
COUNTY: HAMILTON  
CLIMATE ZONE: 6A  
SEISMIC ZONE: SEISMIC DESIGN CATEGORY B, SITE CLASS D  
DESIGN WIND SPEED: 115 MPH NOMINAL  
FEMA FLOOD ZONE: N/A  
USE GROUP: R-2 RESIDENTIAL  
CONSTRUCTION TYPE:  
BUILDING TYPE 1: 5A  
BUILDING TYPE 2: 5A, 3-B (SEPARATED BY 3-HR FIRE WALL)  
STORIES:  
BUILDING TYPE 1: 3 STORIES, OPEN CORRIDOR  
BUILDING TYPE 2: 5 STORIES, FULLY ENCLOSED  
SPRINKLER SYSTEM:  
BUILDING TYPE 1: NFPA 13R  
BUILDING TYPE 2: NFPA 13

#### APPLICABLE BUILDING CODES:

2024 OHIO BUILDING CODE  
2024 OHIO MECHANICAL CODE  
2024 OHIO PLUMBING CODE  
2021 INTERNATIONAL FUEL GAS CODE  
2023 OHIO ELECTRIC CODE  
2017 OHIO FIRE CODE  
2021 OHIO ENERGY CONSERVATION CODE  
2022 OHIO FIRE ALARM CODE  
2022 OHIO FIRE SPRINKLER CODE  
2017 ICC/ANSI A117.1  
FAIR HOUSING ACT - ACCESSIBILITY GUIDELINES (FHAAG)  
OHIO ADMINISTRATIVE CODE  
CITY OF CINCINNATI BUILDING & ZONING ORDINANCES

CODE LIST IS NOT NECESSARILY EXHAUSTIVE OF ALL CODES HAVING JURISDICTION

#### csr sheet index

Sheet Number	Sheet Name
A.00	CSR COVER SHEET
A.10	BUILDING TYPE 1 FLOOR PLANS
A.11	BUILDING TYPE 2 ROOF PLAN
A.12	BUILDING TYPE 2 FLOOR PLANS
A.13	BUILDING TYPE 2 FLOOR PLANS & ROOF PLAN
A.20	BLDG TYPE 1 EXTERIOR ELEVATIONS
A.21	BLDG TYPE 2 EXTERIOR ELEVATIONS

#### site unit count

UNIT TYPE	#
Bldg 1A	
1 BR	9
2 BR	21
3 BR	6
Bldg 1B	
1 BR	9
2 BR	21
3 BR	6
Bldg 1C	
1 BR	9
2 BR	21
3 BR	6
Bldg 2	
1 BR	8
2 BR	32
3 BR	19
GRAND TOTALS	167

building 1A areas	
Name	Area
Bldg 1A	
1ST FLOOR	
1A1	744 SF
1B1	1,490 SF
2A1	1,768 SF
2B1	3,535 SF
2B1 S.I.	883 SF
3A1	1,167 SF
3B1	1,167 SF
CORRIDOR	1,751 SF
PATIO	920 SF
RISER ROOM	36 SF
STORAGE	44 SF
	13,504 SF
2ND FLOOR	
1B1	2,236 SF
2B1	6,186 SF
3B1	2,334 SF
BALCONY	919 SF
CORRIDOR	1,525 SF
OPEN BELOW	89 SF
STAIRS	181 SF
STORAGE	36 SF
	13,505 SF
3RD FLOOR	
1B1	2,237 SF
2B1	6,186 SF
3B1	2,334 SF
BALCONY	918 SF
CORRIDOR	1,518 SF
OPEN BELOW	110 SF
STAIRS	168 SF
STORAGE	36 SF
	13,507 SF
Grand total	40,516 SF

building 1B areas	
Name	Area
Bldg 1B	
1ST FLOOR	
1A1	744 SF
1B1	1,490 SF
2A1	1,768 SF
2B1	3,535 SF
2B1 S.I.	883 SF
3A1	1,167 SF
3B1	1,167 SF
CORRIDOR	1,751 SF
PATIO	920 SF
RISER ROOM	36 SF
STORAGE	44 SF
	13,504 SF
2ND FLOOR	
1B1	2,236 SF
2B1	6,186 SF
3B1	2,334 SF
BALCONY	919 SF
CORRIDOR	1,525 SF
OPEN BELOW	89 SF
STAIRS	181 SF
STORAGE	36 SF
	13,505 SF
3RD FLOOR	
1B1	2,237 SF
2B1	6,186 SF
3B1	2,334 SF
BALCONY	918 SF
CORRIDOR	1,518 SF
OPEN BELOW	110 SF
STAIRS	168 SF
STORAGE	36 SF
	13,507 SF
Grand total	40,516 SF

building 1C areas	
Name	Area
Bldg 1C	
1ST FLOOR	
1A1	744 SF
1B1	1,490 SF
2A1	1,768 SF
2B1	3,535 SF
2B1 S.I.	883 SF
3A1	1,167 SF
3B1	1,167 SF
CORRIDOR	1,751 SF
PATIO	920 SF
RISER ROOM	36 SF
STORAGE	44 SF
	13,504 SF
2ND FLOOR	
1B1	2,236 SF
2B1	6,186 SF
3B1	2,334 SF
BALCONY	919 SF
CORRIDOR	1,525 SF
OPEN BELOW	89 SF
STAIRS	181 SF
STORAGE	36 SF
	13,505 SF
3RD FLOOR	
1B1	2,237 SF
2B1	6,186 SF
3B1	2,334 SF
BALCONY	918 SF
CORRIDOR	1,518 SF
OPEN BELOW	110 SF
STAIRS	168 SF
STORAGE	36 SF
	13,507 SF
Grand total	40,516 SF

building 2 areas	
Name	Area
Bldg 2	
1ST FLOOR	
1A1	741 SF
1B1	752 SF
2A1	880 SF
2B1	5,304 SF
2B1 S.I.	866 SF
3A1	1,166 SF
3A2	1,204 SF
3B2	2,416 SF
BALCONY	174 SF
CORRIDOR	2,311 SF
COVERED BALCONY	401 SF
ELEV.	168 SF
LOFT	697 SF
MECH.	134 SF
OPEN BELOW	441 SF
PATIO	723 SF
STAIRS	486 SF
STORAGE	232 SF
VESTIBULE	97 SF
	19,212 SF
2ND FLOOR	
1B1	1,493 SF
2B1	7,066 SF
3B1	2,332 SF
3B2	3,620 SF
BALCONY	1,055 SF
CORRIDOR	2,406 SF
ELEV.	168 SF
STAIRS	399 SF
STORAGE	262 SF
	18,802 SF
3RD FLOOR	
1B1	1,493 SF
2B1	6,185 SF
2B1 S.I.	865 SF
3B1	2,332 SF
3B2	3,619 SF
BALCONY	1,063 SF
CORRIDOR	2,407 SF
ELEV.	168 SF
STAIRS	397 SF
STORAGE	262 SF
	18,813 SF

building 2 areas	
Name	Area
4TH FLOOR	
1B1	1,493 SF
2B1	6,185 SF
2B1 S.I.	865 SF
3B1	2,332 SF
3B2	3,619 SF
BALCONY	1,063 SF
CORRIDOR	2,407 SF
ELEV.	168 SF
STAIRS	397 SF
STORAGE	262 SF
	18,813 SF
GROUND FLOOR	
COMMUNITY ROOM	958 SF
COMPUTER ROOM	245 SF
CORRIDOR	670 SF
COVERED PATIO	401 SF
ELEV.	168 SF
FITNESS ROOM	661 SF
MAIL ROOM	349 SF
MAINTENANCE	314 SF
MECH.	67 SF
OFFICE	554 SF
PANTRY	109 SF
R.R.	146 SF
RECEPTION	353 SF
STAIRS	197 SF
STOR.	89 SF
VESTIBULE	90 SF
	5,573 SF
Grand total	81,213 SF

## PRELIMINARY DESIGN

PROJECT DATE: 10-03-2025  
PROJECT #: 25106

# Description Date

## CSR COVER SHEET

# A.00

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### BERARDI+

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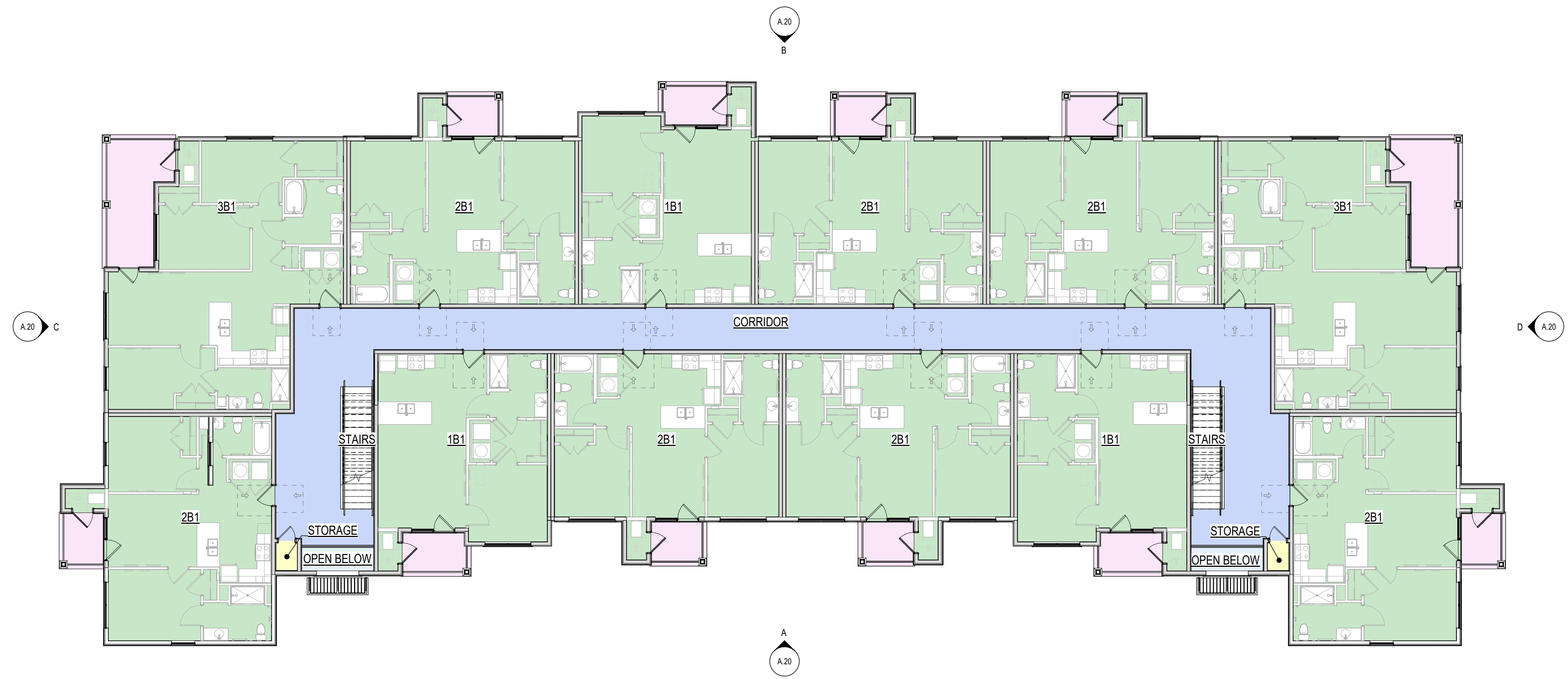
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**BUILDING TYPE 1 SECOND THROUGH THIRD FLOOR PLAN**  
3/32" = 1'-0"

**Building Area Legend**

- COMMON CIRCULATION
- LIVING AREA (UNENCLOSED)
- LIVING UNITS
- STORAGE
- VERTICAL PENETRATIONS



**BUILDING TYPE 1 FIRST FLOOR PLAN**  
3/32" = 1'-0"

**Building Area Legend**

- COMMON CIRCULATION
- LIVING AREA (UNENCLOSED)
- LIVING UNITS
- STORAGE

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## PRELIMINARY DESIGN

PROJECT DATE: 10-03-2025  
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#	Description	Date

## BUILDING TYPE 1 FLOOR PLANS

# A.10

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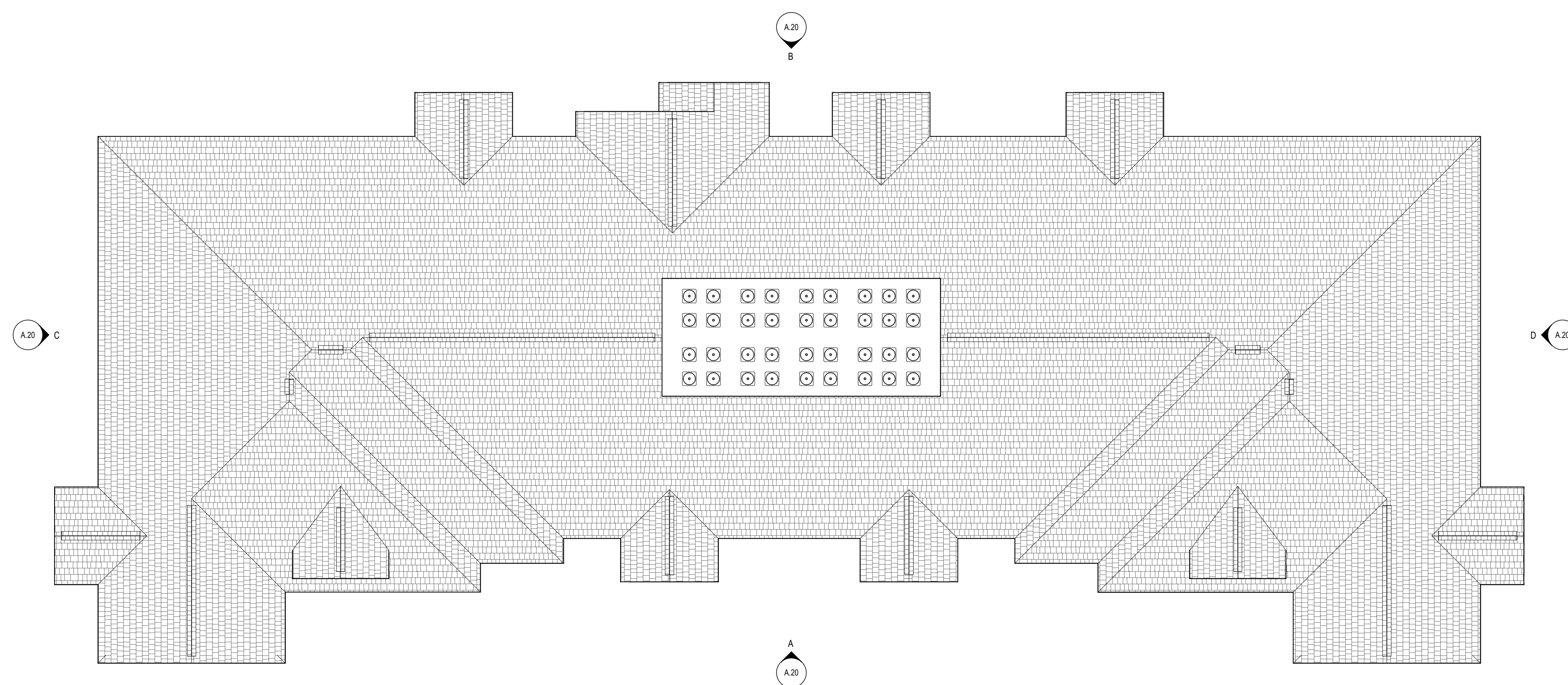
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BUILDING TYPE 1 ROOF PLAN 3/32" = 1'-0"

NOT FOR CONSTRUCTION

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#	Description	Date

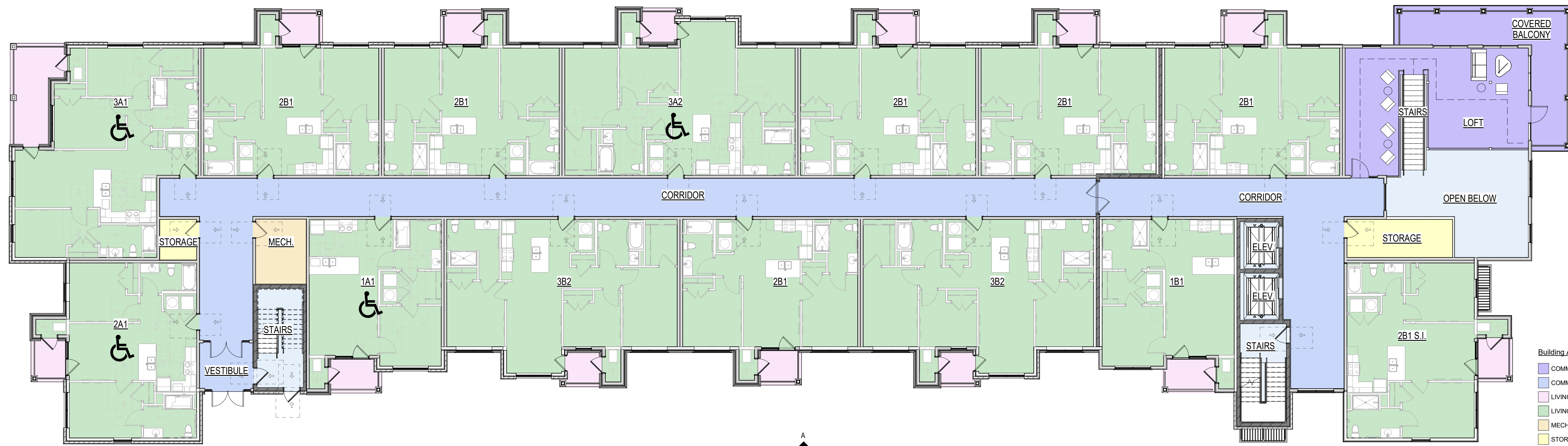
## BUILDING TYPE 1 ROOF PLAN

# A.11

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A21  
B



BUILDING TYPE 2 FIRST FLOOR PLAN

3/32" = 1'-0"

A  
A21

C  
A21

- Building Area Legend
- COMMON AREA
  - COMMON CIRCULATION
  - LIVING AREA (UNENCLOSED)
  - LIVING UNITS
  - MECHANICAL AREA
  - STORAGE
  - VERTICAL PENETRATIONS

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BUILDING TYPE 2 LOWER LEVEL FLOOR PLAN

3/32" = 1'-0"

C  
A21

- Building Area Legend
- COMMON AREA
  - COMMON CIRCULATION
  - MECHANICAL AREA
  - STORAGE
  - VERTICAL PENETRATIONS

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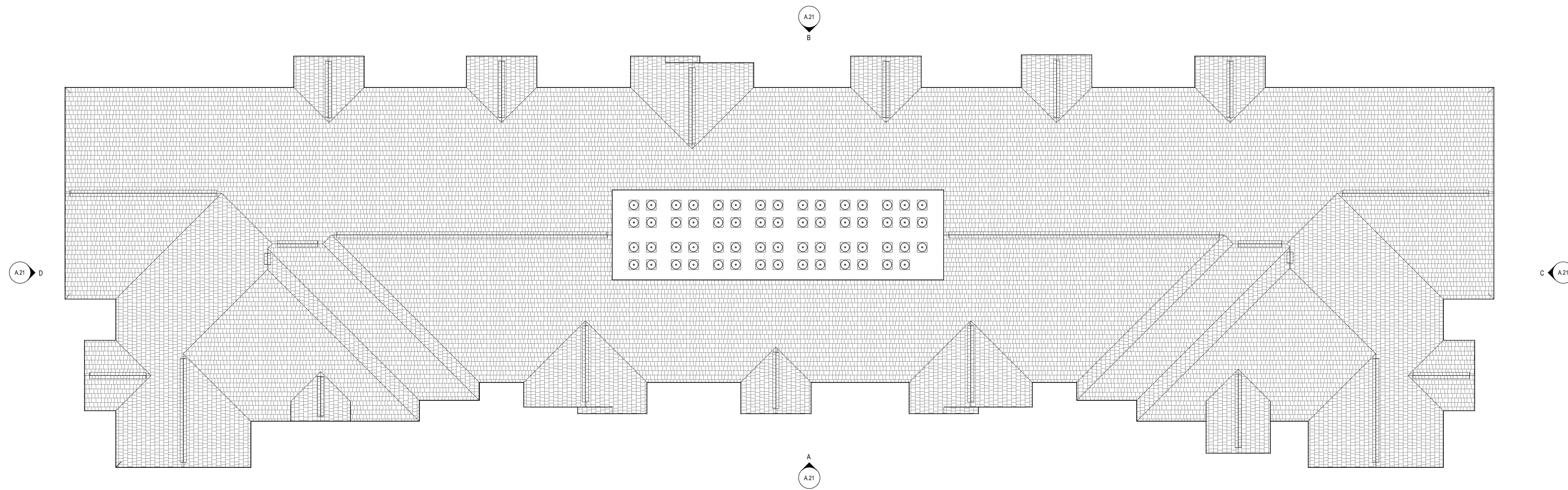
## BUILDING TYPE 2 FLOOR PLANS

# A.12

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**BUILDING TYPE 2 ROOF PLAN** 3/32" = 1'-0"



**BUILDING TYPE 2 SECOND THROUGH FOURTH FLOOR PLAN** 3/32" = 1'-0"

**Building Area Legend**

Blue	COMMON CIRCULATION
Pink	LIVING AREA (UNENCLOSED)
Green	LIVING UNITS
Yellow	STORAGE
Grey	VERTICAL PENETRATIONS

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**NOT FOR CONSTRUCTION**

**BUILDING TYPE 2 FLOOR PLANS & ROOF PLAN**

**A.13**

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ARCHITECTURE | INTERIOR DESIGN | ENGINEERING  
1398 GOODALE BOULEVARD, COLUMBUS, OHIO 43212  
P 614.221.1110 [berardipartners.com](http://berardipartners.com)

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**MATERIAL LEGEND**

AS-1	30 YEAR DIMENSIONAL COMPOSITION ASPHALT SHINGLES
BR-1	MODULAR BRICK VENEER, RUNNING BOND COLOR: BEIGE
BR-2	MODULAR BRICK VENEER, RUNNING BOND COLOR: WHITE
LS-1	FIBER CEMENT 6" HORIZONTAL LAP SIDING - PAINTED COLOR: SW 0055 LIGHT FRENCH GRAY
FCP-1	6" FIBER CEMENT BOARD AND BATTEN SIDING - PAINTED COLOR: SW 6258 TRICORN BLACK
FCP-2	6" FIBER CEMENT BOARD AND BATTEN SIDING - PAINTED COLOR: SW 7006 EXTRA WHITE
SS-1	SHAKE SIDING - PAINTED COLOR: SW 6258 TRICORN BLACK
SS-2	SHAKE SIDING - PAINTED COLOR: SW 7006 EXTRA WHITE

**LDG FERGUSON ROAD**

2323 Ferguson Road  
Cincinnati, Ohio

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- NOTE:**
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  2. THE CONTRACT DOCUMENTS ARE COMPRISED OF THE DRAWINGS AND THE PROJECT MANUAL IN THEIR ENTIRETY. THE INFORMATION IN THESE DOCUMENTS IS DEPENDENT UPON AND COMPLEMENTARY OF EACH OTHER. 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.
  3. ADDITIONALLY, SEE GENERAL INFORMATION ON "00" SHEETS.
  4. THE CLIENT ACKNOWLEDGES THE CONSULTANTS (ARCHITECT DRAWINGS AND SPECIFICATION, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA AS INSTRUMENTS OF THE CONSULTANTS (ARCHITECT) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE MADE ANY MODIFICATION TO THE DRAWINGS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE CONSULTANT (ARCHITECT). THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST THE CONSULTANT (ARCHITECT) ARISING FROM ANY UNAUTHORIZED TRANSFER, REUSE OR MODIFICATION OF THE DRAWINGS AND SPECIFICATIONS.
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  6. THESE DRAWINGS AS PART OF THE CONTRACT DOCUMENTS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES, LOCATIONS OR CODED REQUIREMENTS. THE DRAWINGS SHALL NOT BE SCALED. EXACT STATE AND LOCAL CODE REQUIREMENTS AND OTHER APPLICABLE CODE REQUIREMENTS SHALL BE VERIFIED BY AND ARE THE SOLE RESPONSIBILITY OF THIS CONTRACTOR. ANY INFORMATION WHICH DIRECTLY CONFLICTS WITH ANY OF THESE CODES OR ANY DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT.



**D**  
A.20 Building 1 - side elevation  
3/32" = 1'-0"



**C**  
A.20 Building 1 - side elevation  
3/32" = 1'-0"



**B**  
A.20 Building 1 - rear elevation  
3/32" = 1'-0"



**A**  
A.20 Building 1 - entry elevation  
3/32" = 1'-0"

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**PRELIMINARY DESIGN**

PROJECT DATE: 10-03-2025  
PROJECT #: 25106

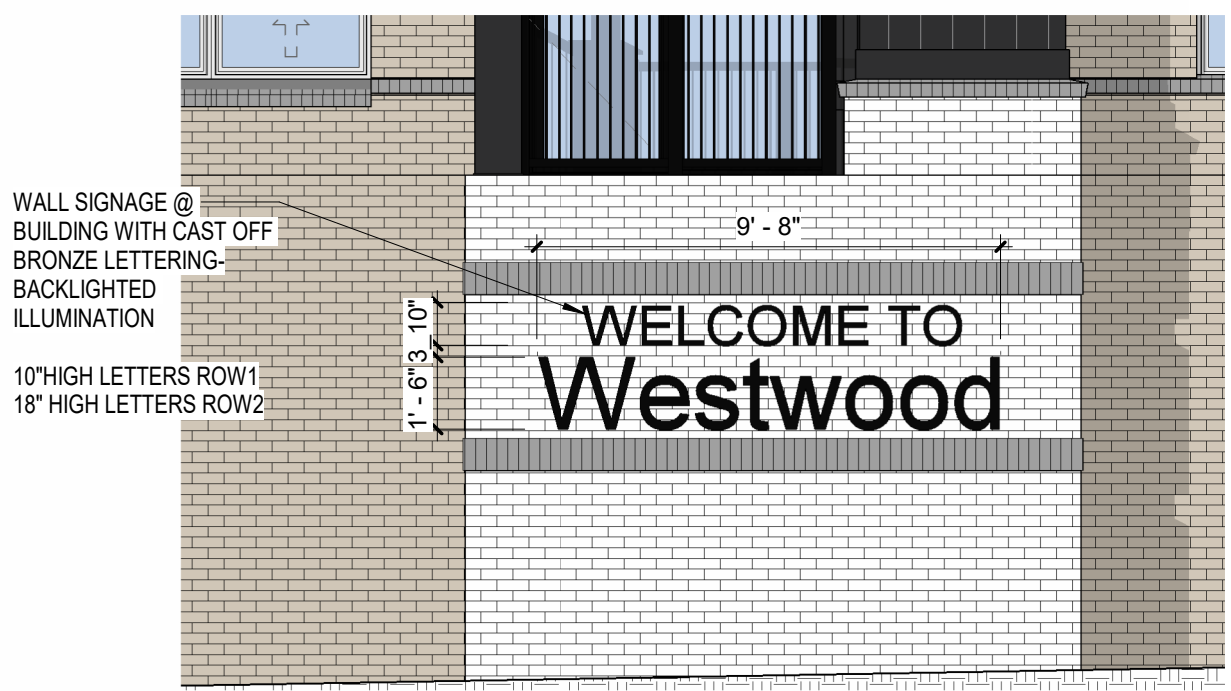
#	Description	Date

**BLDG TYPE 1 EXTERIOR ELEVATIONS**

**A.20**

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1 A.21 Building 2 - WALL SIGN @ FACADE  
1/4" = 1'-0"



D A.21 Building 2 - side elevation  
3/32" = 1'-0"

C A.21 Building 2 - side entry elevation  
3/32" = 1'-0"

**MATERIAL LEGEND**

- AS-1 30 YEAR DIMENSIONAL COMPOSITION ASPHALT SHINGLES
- BR-1 MODULAR BRICK VENEER, RUNNING BOND COLOR: BEIGE
- BR-2 MODULAR BRICK VENEER, RUNNING BOND COLOR: WHITE
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- FCP-1 6" FIBER CEMENT BOARD AND BATTEN SIDING - PAINTED COLOR: SW 6258 TRICORN BLACK
- FCP-2 6" FIBER CEMENT BOARD AND BATTEN SIDING - PAINTED COLOR: SW 7006 EXTRA WHITE
- SS-1 SHAKE SIDING - PAINTED COLOR: SW 6258 TRICORN BLACK
- SS-2 SHAKE SIDING - PAINTED COLOR: SW 7006 EXTRA WHITE

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B A.21 Building 2 - rear elevation  
3/32" = 1'-0"



A A.21 Building 2 - entry elevation  
3/32" = 1'-0"

**PRELIMINARY DESIGN**  
PROJECT DATE: 03-03-2026  
PROJECT #: 25106

#	Description	Date

**BLDG TYPE 2 EXTERIOR ELEVATIONS**  
**A.21**

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