PLAN GENERAL NOTES:

1. THIS IS A REPLACEMENT/REPAIR PROJECT FOR A 2 STORY OFFICE BUILDING RESULTING FROM FIRE DAMAGE. THERE IS NO CHANGE OF USE OR CONSTRUCTION TYPE. THE EXISTING EXTERIOR WALLS ARE BRICK. THE EXISTING EXTERIOR TRIM SHALL BE CLEANED, REPAIRED & REPAINTED THE EXACT SAME COLORS. ALL INTERIOR NON-BRG STUD WALLS SHALL BE NEW.
2. VERIFY ALL EXISTING CONDITIONS. ADDITIONAL DEMOLITION AREAS OF FIRE/SMOKE/WATER DAMAGED MAY NOT SHOWN ON PLANS & MAY HAVE TO BE REMOVED. COORD. W/ THE EXACT FIELD CONDITIONS.
3. VERIFY EXISTING REMAINING STRUCTURE IS ADEQUATE & AS REPRESENTED IN THESE DRAWINGS. VARIATIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER OR ARCHITECT AS SOON AS THEY ARE IDENTIFIED.
4. ALL OF THE EXPOSED REMAINING INTERIOR WALLS, ROOF WOOD FRAMING & ROOF SHEATHING SHALL BE SPRAYED W/ KILN'S. ANY WOOD FRAMING MEMBERS W/ 1/4" "CHARRED TEXTURE" SHALL EITHER BE REMOVED OR DOUBLED W/ A NEW MEMBER, SIZE TO MATCH.
5. THE INTERIOR WOOD STAIRS & RAILING SHALL REMAIN. CONTRACTOR SHALL CLEAN & REFINISH. INSTALL GYP. BD. UNDER THE STAIRS FOR THE NEW JANITOR ROOM.
6. ALL LUMBER SHALL BE STRESS GRADE (NO. 2 OR BETTER) & MARKED, W/ MIN. Fb 1,000 PSI, SPECIES - SPRUCE PINE FUR, MODULAR OF ELASTICITY - 1,300,000 PSI, MAX. DEFLECTION OF L/360, THE STRUCTURAL LUMBER INFORMATION SHALL BE MIN.
7. ALL INTERIOR WALLS SHALL BE NON-BRG 2 x 4 STUDS @ 16" O.C., FULL HEIGHT. ALL DIMENSIONS ARE TO THE INSIDE FACE OF THE EXISTING EXTERIOR WALLS & FACE OF THE NEW OF EXISTING STUDS. ALL NEW WALLS & BOTTOM OF THE FLOOR JOIST ON THE FIRST FLOOR SHALL BE COVERED W/ 5/8" GYP. BD., UNLESS NOTED OTHERWISE.
8. THE TOILET WET WALLS, AROUND MOP SINKS & AROUND THE WATER HEATER SHALL RECEIVE WATER RESISTANT GYP BOARD, MIN. 8'-0" HIGH
9. ALL WOOD IN CONTACT W/ CONCRETE OR CONCRETE BLOCK SHALL BE PRESSURE-TREATED. FASTENERS SHALL COMPLY W/ APPLICABLE CODES. IN ALL CONDITIONS WHERE PRESSURE-TREATED WOOD IS USED, FASTENERS, ANCHOR BOLTS, WASHERS, NAILS, ETC. SHALL BE TRIPLE HOT DIPPED OR STAINLESS STEEL.
10. ALL FLOOR DECKING SHALL BE OSB OR PLYWOOD, APA RATED UNDERLAYMENT, INTERIOR EXPOSURE, PANEL IDENTIFICATION INDEX 32/16" - 3/4" THICK W/ 8D NAILS @ 6" O.C. @ PANEL EDGES & 12" O.C. @ INTERMEDIATE SUPPORTS.
11. THE INSULATION MATERIAL CONCEALED WITHIN THE BUILDING ASSEMBLIES SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS. THE SMOKE DEVELOPMENT RATING SHALL BE 450 OR LESS. PROVIDE NEW R-30 ATTIC INSULATION FOR THE ENTIRE ROOF.
12. COORDINATE ALL OPENINGS W/ DOORS BEFORE INSTALLATION
13. ALL DOOR JAMBS PERPENDICULAR TO A WALL SHALL BE MIN. 4 1/2" AWAY, UNLESS NOTED OTHERWISE
14. ALL OF THE ENTRY DOORS SHALL REMAIN UNLOCK WHEN THE SPACE IS OCCUPIED. THE EGRESS LOCKING DEVICE SHALL BE DISTINGUISHABLE AS LOCK OR UNLOCK OR THE LOCKING DEVICE SHALL ALWAYS BE UNLOCK FROM THE INSIDE. A READILY VISIBLE DURABLE SIGN SHALL BE POSTED ON THE EGRESS SIDE OR ADJACENT TO THE DOOR STATING: "THIS DOOR TO REMAIN UNLOCKED WHEN SPACE IS OCCUPIED" THE SIGN SHALL HAVE LETTERS 1" HIGH ON A CONTRASTING BACKGROUND.
15. THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF A DOOR. SUCH FLOOR OR LANDING SHALL BE @ THE SAME ELEVATION ON EACH SIDE OF THE DOOR. LANDINGS SHALL BE LEVEL EXCEPT FOR THE EXTERIOR LANDINGS WHICH ARE PERMITTED TO HAVE A SLOPE NOT EXCEEDING 1:50.
16. THE EXISTING WINDOW FRAMES SHALL REMAIN. REGLAZE THE EXISTING CONDITIONS. ANY DAMAGED WINDOW FRAME SHALL BE REPLACED TO MATCH THE EXISTING CONDITIONS.
17. PROVIDE SILICONE BASE SEALANT @ ALL EXTERIOR GENERAL SEALANT CONDITIONS. EXAMPLES: @ ALL EXTERIOR WINDOWS & DOORS, EXTERIOR CONDITIONS
18. PROVIDE PAINTABLE NON-STAINING CAULKING @ ALL INTERIOR GENERAL CAULKING CONDITIONS. EXAMPLES: @ ALL INTERIOR DOORS & INTERIOR OF ALL EXTERIOR WINDOWS & DOORS
19. PROVIDE IN WALL BLOCKING AS REQUIRED FOR ALL CASEWORK & TOILET ACCESSORIES
20. FIRESTOPPING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (VERT. & HORIZ.) & TO FORM AN EFFECTIVE FIRE BETWEEN STORIES & THE ROOF
21. PER OBC 717.2.2 FIRE BLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS: A. VERTICALLY AT THE CEILING AND FLOOR LEVELS. B. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET
22. PROVIDE (1) ATTIC ACCESS, 22" x 30", MAINTAIN MIN. 30" HEAD ROOM. SEE SHEET A2 FOR LOCATION.
23. THE CONTRACTOR SHALL PROVIDE AN ADA-APPROVED WALL TACTILE EXIT SIGN FOR EACH EXIT DOOR OF THE BUILDING. THE SIGNS SHALL BE WALL-MOUNTED, CENTERED @ 5'-0" AFF. 1" LETTERS W/ CONTRASTING BACK GROUND. COLORS SHALL BE SELECTED FROM THE MANUFACTURER'S STANDARDS. SIGNS SHALL BE ENGRAVED STOCK, RADIUS CORNERS & UNFRAMED, FASTENED TO THE WALL AS RECOMMENDED BY THE MANUFACTURER.
24. THE CONTRACTOR SHALL PROVIDE AN ADA-APPROVED WALL MOUNTED SIGN FOR ALL OF TOILET ROOMS. SINGLE HOLE TOILET SHALL HAVE A ADA-APPROVED UNISEX WALL MOUNTED SIGN. THE SIGN SHALL BE WALL-MOUNTED, CENTERED @ 5'-0" AFF. 1" LETTERS W/ CONTRASTING BACK GROUND. COLORS SHALL BE SELECTED FROM THE MANUFACTURER'S STANDARDS. SIGN SHALL BE ENGRAVED STOCK, RADIUS CORNERS & UNFRAMED, FASTENED TO THE WALL AS RECOMMENDED BY THE MANUFACTURER.
25. PER OBC 1003.3.1.8: IN BUILDINGS IN OCCUPANCY GROUP "A" HAVING AN OCCUPANT LOAD OF 300 OR LESS, GROUPS "B", "F", "M", "S" AN IN CHURCHES, THE MAIN EXTERIOR DOOR OR DOORS IS PERMITTED TO BE EQUIPPED WITH KEY-OPERATED LOCKING DEVICES FROM THE EGRESS SIDE PROVIDED: A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED", THE SIGN SHALL BE LETTERS 1" HIGH ON A CONTRASTING BACKGROUND.
26. PLUMBING, MECHANICAL & ELECTRICAL CONSTRUCTION DOCUMENTS ARE INCLUDED IN THIS SET.
27. SEE SHEET A3 FOR THE ENLARGED TOILET PLANS & TOILET ACCESSORIES & FINISH SCHEDULE
28. PER OBC 1210.2: WALLS WITHIN 2'-0" OF WATER CLOSET SHALL HAVE A HARD, SMOOTH, NONABSORBENT SURFACE TO A HEIGHT OF 4'-0" ABOVE THE FLOOR. MATERIAL USED IN SUCH WALLS SHALL BE OF TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE. (FRP OR TILE IS ACCESSIBLE)
29. THE ADAAG SHEET IN THIS SET SHALL TAKE PRECEDENT OVER ALL OTHER SHEETS. SEE ADAAG SHEET FOR ALL ADAAG REQUIREMENTS.

STRUCTURAL STEEL NOTES:

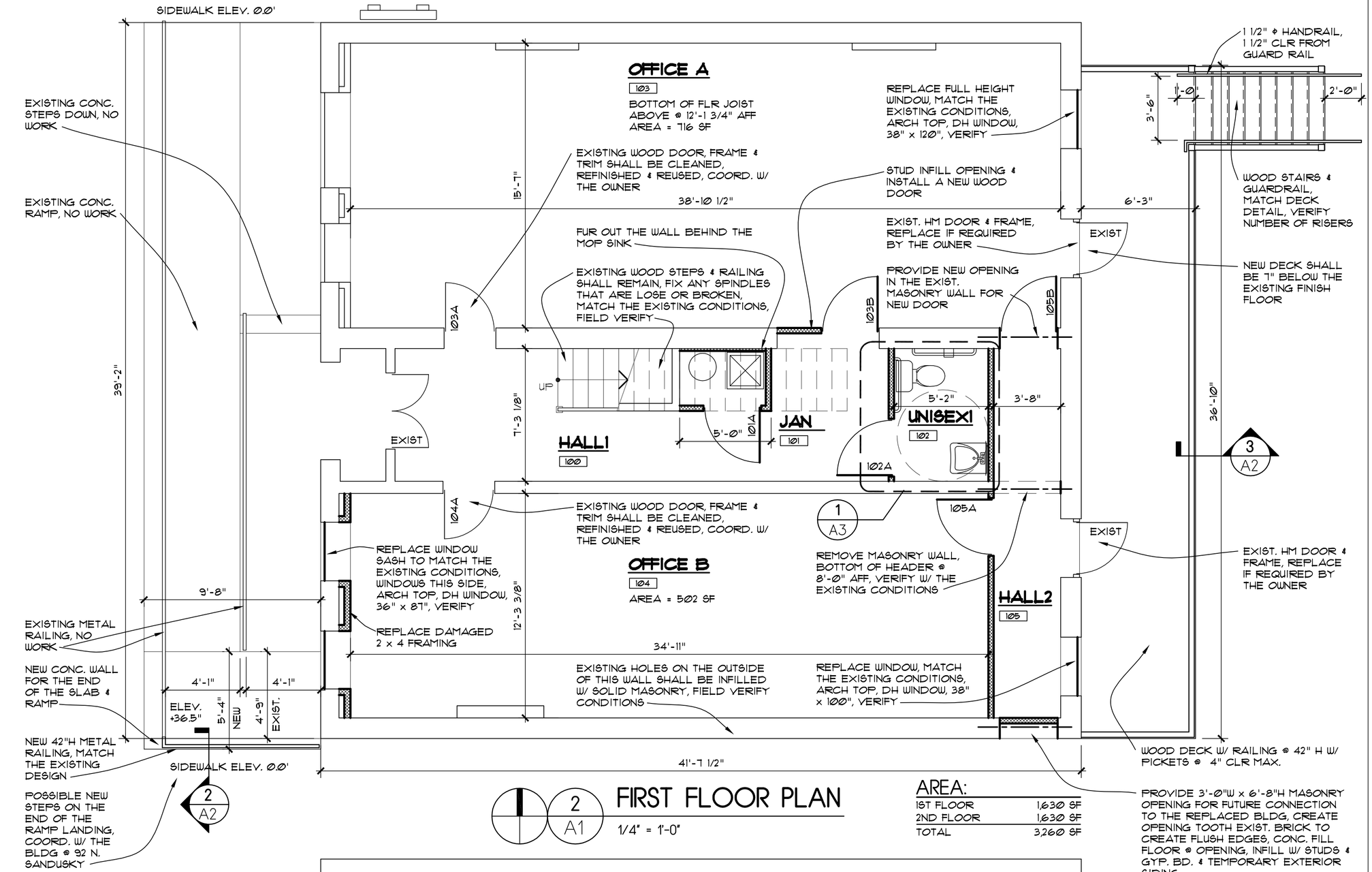
1. PROVIDE ONE ANGLE FOR EACH 4" OF WALL THICKNESS, & USE 6" MINIMUM BEARING EACH END. UNLESS NOTED OTHERWISE

MASONRY ROUGH OPENING	SECTION
0'-0" TO 5'-6"	L 5 X 3 1/2 X 5/16 LLV

2. STEEL LINTELS ARE NOT REQUIRED FOR ANY MASONRY OPENING SMALLER THAN 6"

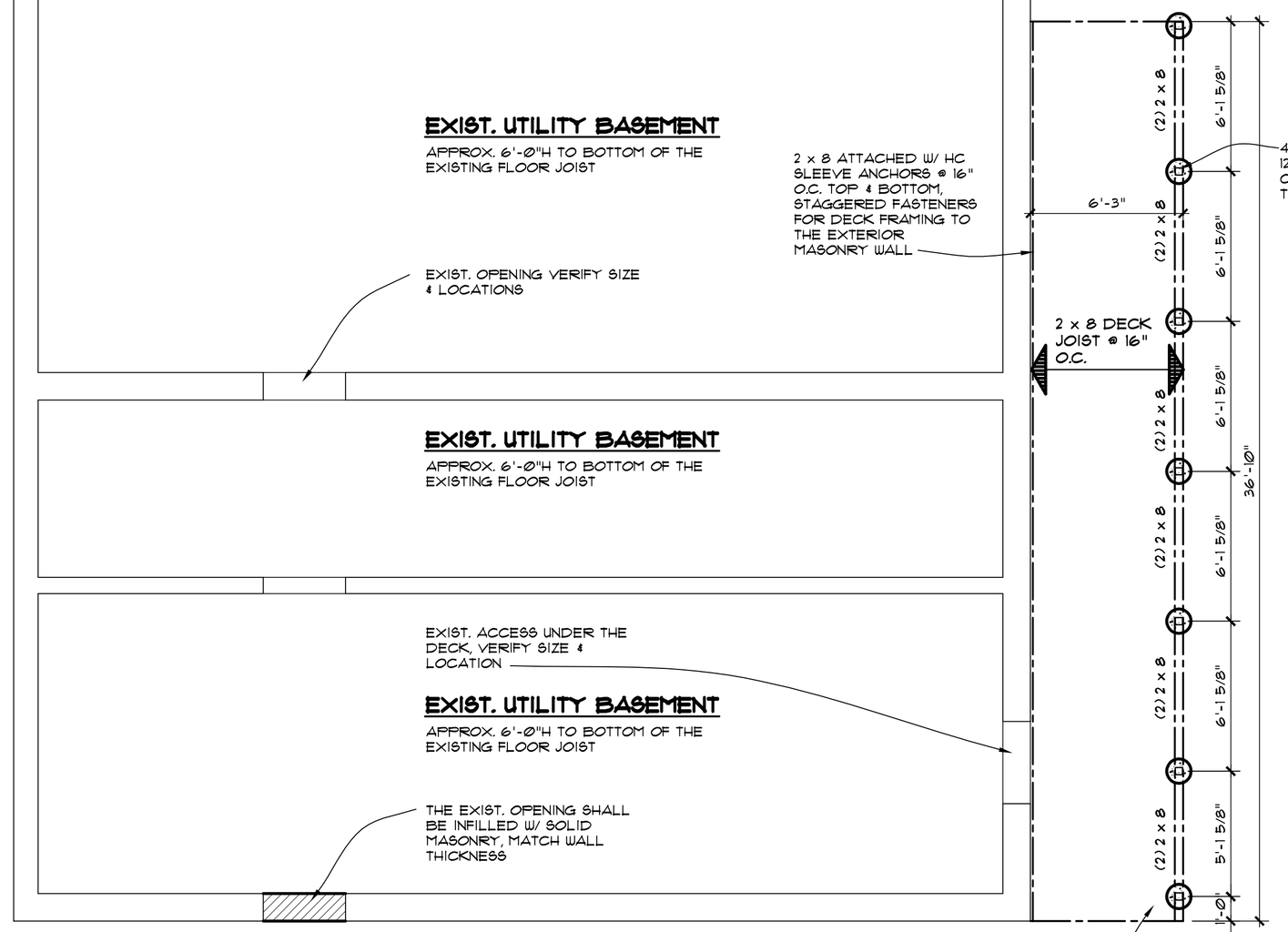
DECK NOTES:

1. SEE SHEET THIS SHEET FOR ALL GENERAL PLAN NOTES.
2. ALL EXPOSED WOOD SHALL BE PRESSURE TREATED. ALL FASTENERS SHALL BE STAINLESS STEEL OR TRIPLE DRIP GALVANIZED. THE DECK BOARDS SHALL BE SCREWED DOWN (3" LONG SCREWS) 2 SCREWS PER EACH JOIST.
4. ALL DIMENSIONS ARE TO THE FACE OF ROUGH FRAMING, UNLESS NOTED OTHERWISE
6. ALL POST BASE CONNECTORS, JOIST HANGERS, BEAM HANGERS & ROOF TRUSS TIE DOWNS SHALL BE MANUFACTURED BY "SIMPSON STRONG-TIE" OR ARCHITECTS APPROVED EQUAL. ALL CONNECTORS SHALL BE GALVANIZED. THE CONTRACTOR SHALL FOLLOW MANUFACTURES DIRECTION & ALL HOLES SHALL BE FILLED.
7. ALL CROWNS IN THE WOOD DECKING SHALL BE UP. THE SPACING FOR THE DECKING BOARDS SHALL BE MAX. 1/8".
8. WOOD DECK SEALER:
APPLY (2) COATS OF THOMPSONS WATER SEAL CLEAR WOOD PROTECTOR. FOLLOW MANUFACTURER INSTRUCTIONS, OR EQUAL APPROVED BY ARCHITECT
11. VERIFY THE EXACT NUMBER OF TREADS & RISERS REQUIRED W/ THE EXACT FINISHED GRADES
5. STAIR INFORMATION: MAX. RISER, 7", MIN. TREADS 11"
10. ANY STEPS W/ 3 OR MORE RISERS REQUIRES A HANDRAIL 34"H W/ PICKETS @ 4" CLR SPACING, MAX.
11. PORCHES, BALCONIES OR RAISED FLOORS LOCATED MORE THAN 30" ABOVE THE FINISH FLOOR OR GRADE SHALL HAVE A GUARDRAIL NOT LESS THAN 36"H. LESS THAN 30" ABOVE THE FINISH FLOOR OR GRADE THE GUARDRAIL SHALL BE NOT LESS THAN 34"H. THE PICKETS SHALL BE @ A MAX. OF 4" CLEAR
12. THE OPEN GUARD RAIL SHALL CONTINUE DOWN THE STEPS. THE OPEN GUARD RAILS SHALL HAVE PICKETS SUCH THAT A 4" DIA. SPHERE CANNOT PASS THROUGH ANY OPENING UP TO A HEIGHT OF 34". THE TRIANGLE OPENINGS FORMED BY RISERS, TREADS & BOTTOM OF RAIL @ THE OPEN SIDE OF A STAIRWAY SHALL BE OF A MAX. SIZE THAT A 6" DIA. SPHERE CANNOT PASS THROUGH THE OPENING.



2 A1 FIRST FLOOR PLAN
1/4" = 1'-0"

AREA:	
1ST FLOOR	1,630 SF
2ND FLOOR	1,630 SF
TOTAL	3,260 SF



1 A1 UTILITY/BASEMENT PLAN
1/4" = 1'-0"

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DATE: JULY 27, 2011

REVISION DATES:

PROJECT:

OFFICE BUILDING
94 N. SANDUSKY ST.
DELAWARE, OHIO 43015

PROJECT NUMBER: CA1201129

SHEET TITLE:

BUILDING PLANS/NOTES

SHEET NUMBER: A1

NAME: CLARKE Y:\COMMERCIAL\92 - 94 N. SANDUSKY\94 A1-PLAN.DWG DATE: JUL 27, 2011 TIME: 6:51 PM