City of Dublin

Engineering
5800 Shier Rings Road
Dublin, Ohio 43016

phone 614.410.4600
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July 15, 2015

Ms. Beth Rihl
Carney Ranker Architects, Ltd.
5980 Wilcox Place, suite J
Dublin, Ohio 43016

RE: Address Assignment for Swan Cleaners

Dear Ms. Rihl:

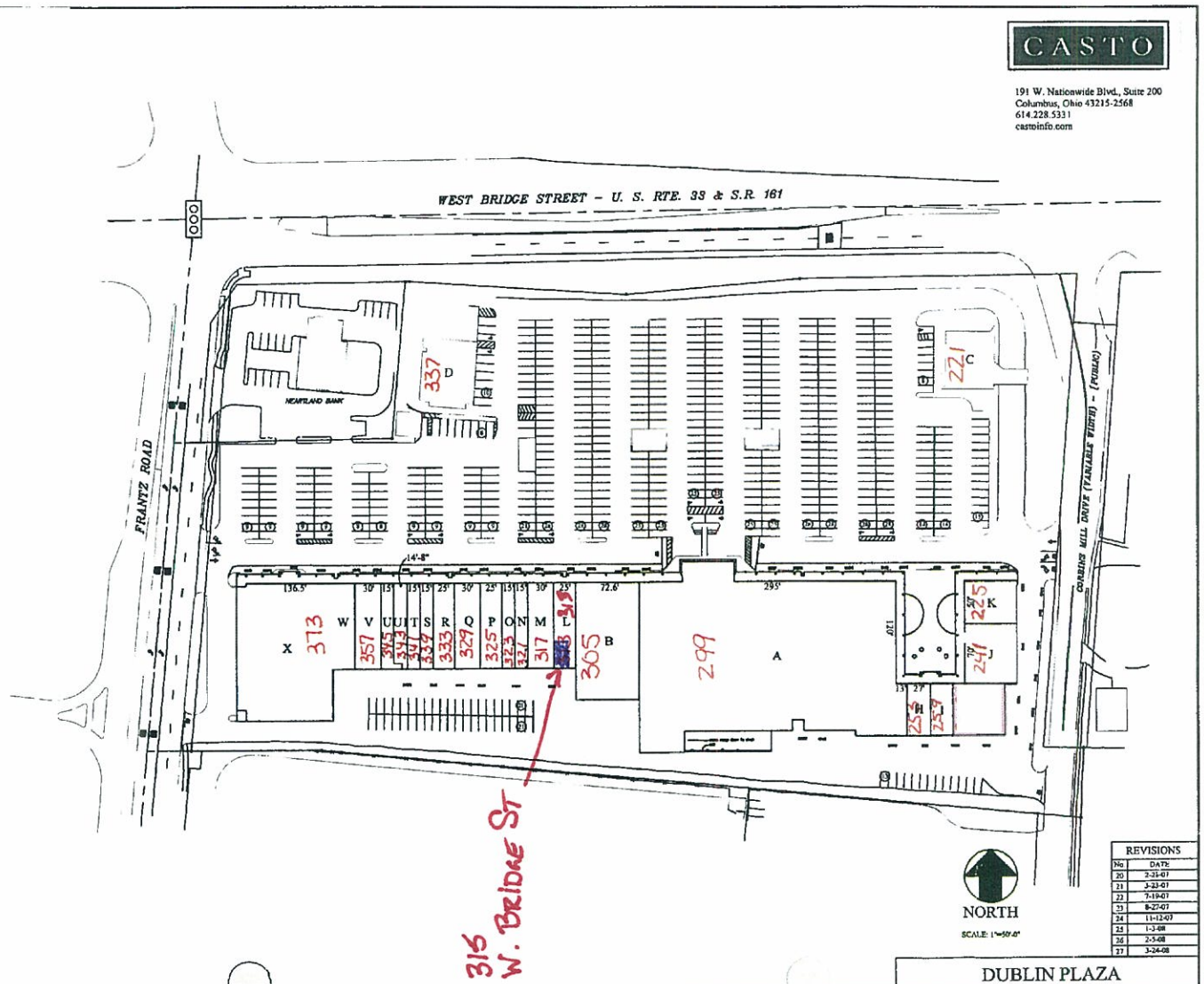
The City of Dublin has assigned an address of **315 W. Bridge Street** to the proposed tenant space to be created for Swan Cleaners as illustrated on the attached exhibits. If you have any additional questions or need more information, please contact me at (614) 410-4676.

Sincerely,

C. Aaron Stanford, P.E.
Senior Civil Engineer

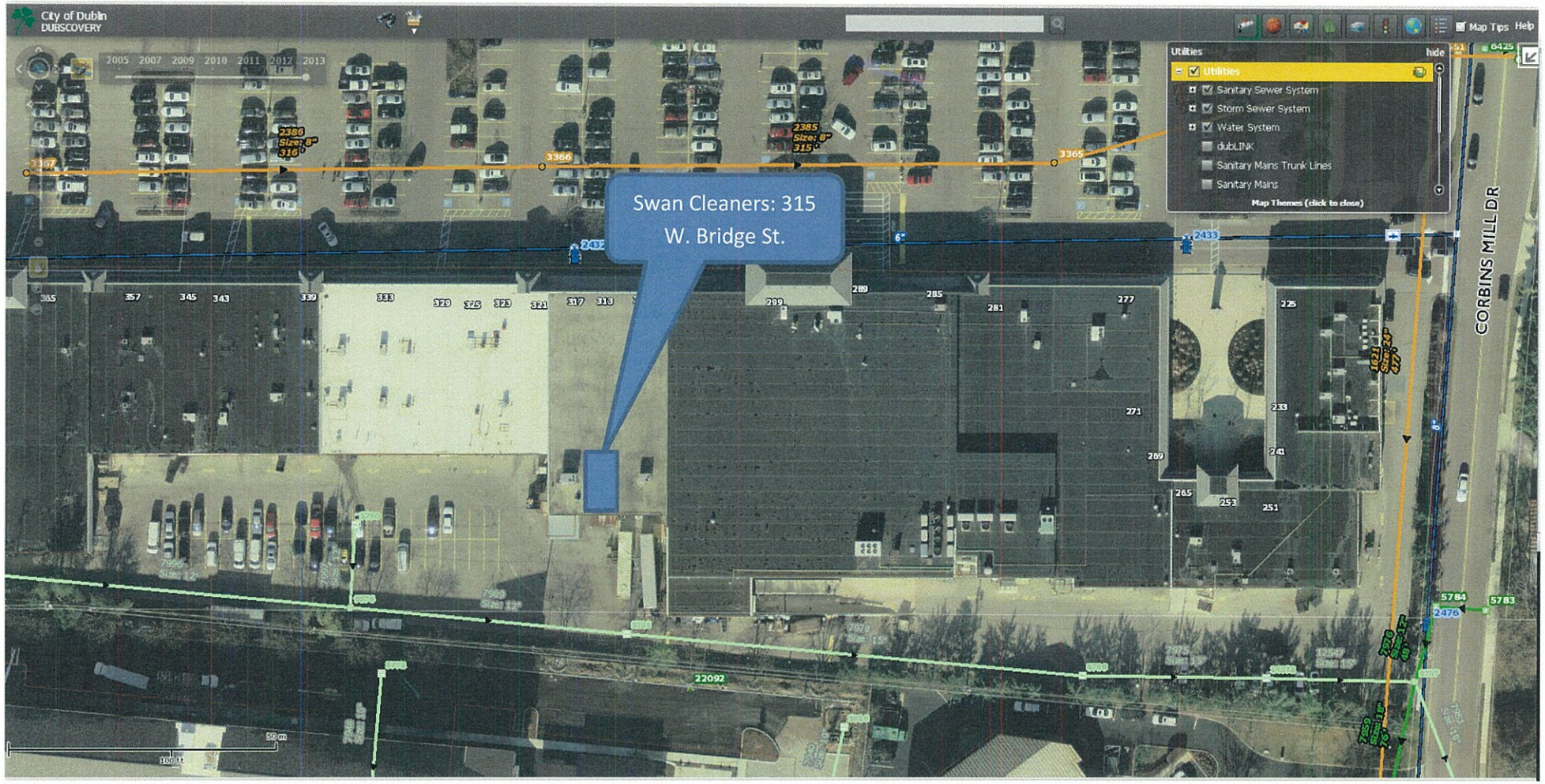
Attachments

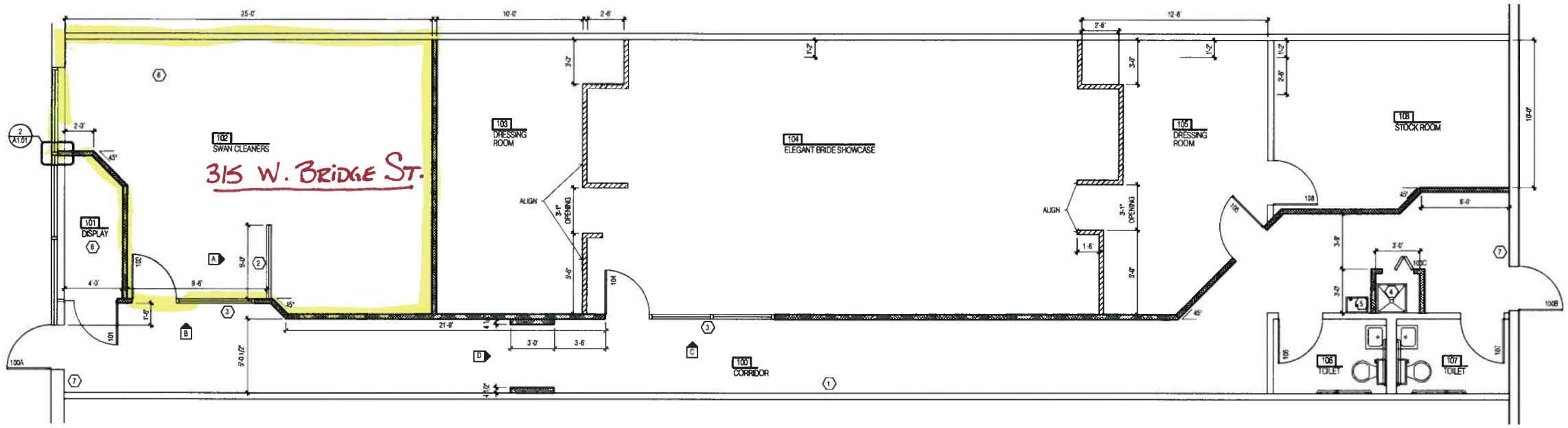
Cc: Email Distribution List
Lacie Shipman, Office Assistant II



REVISIONS	
No.	DATE
20	2-21-07
21	3-23-07
22	7-19-07
23	8-27-07
24	11-12-07
25	1-3-08
26	2-5-08
27	3-24-08

Address Assignment for Swan Cleaners: 315 W. Bridge Street.





demolition plan

N

INDICATES INTERIOR ELEVATION SEE SHEET A1.02

1/4" = 1'-0"

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. EACH CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, TEST AND INSPECTIONS FOR HIS OWN WORK, WHICH HAVE NOT BEEN PREVIOUSLY PAID FOR, AS REQUIRED BY AUTHORITIES HAVING JURISDICTION.

2. CONTRACTOR SHALL SUPERVISE THE WORK DURING PROGRESS AND SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES AND CONSTRUCTION SAFETY COMPLIANCE TO BE IN ACCORDANCE WITH ALL STATE, FEDERAL AND OSHA REGULATIONS.

3. CONTRACTORS SHALL VISIT SITE AND BECOME FAMILIAR WITH TENANT STANDARDS AND EXISTING CONDITIONS AS MAY AFFECT HIS OWN WORK. EACH CONTRACTOR SHALL COORDINATE HIS OWN WORK WITH THAT OF OTHER TRADES. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, INCLUDING EXISTING SITE CONDITION. ALL ERRORS, OMISSIONS AND INCONSISTENCIES ARE TO BE REPORTED TO THE ARCHITECT OR CONSTRUCTION MANAGER BEFORE PROCEEDING WITH THE WORK. THESE DRAWINGS ARE NOT BE SCALED. IF INSUFFICIENT INFORMATION EXISTS, CONTACT THE ARCHITECT OR CONSTRUCTION MANAGER FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

4. EACH CONTRACTOR SHALL FURNISH ALL CUTTING AND PATCHING REQUIRED FOR HIS OWN WORK. NO CUTTING SHALL BE PERFORMED WITHOUT PRIOR APPROVAL.

5. ALL WORK PASSING THROUGH FIRE WALLS TO BE SEALED IN ACCORDANCE WITH NFPA STANDARDS.

6. CONTRACTOR AND ALL SUBCONTRACTORS SHALL MAINTAIN THE JOB CLEAR OF TRASH AND DEBRIS. ALL WASTE MATERIAL, TOOLS, CONSTRUCTION EQUIPMENT AND SURPLUS MATERIAL SHALL BE REMOVED FROM SITE PRIOR TO SUBSTANTIAL COMPLETION AND FINAL ACCEPTANCE.

7. CONTRACTOR SHALL PRESENT THE PROJECT TO THE OWNER FOR ACCEPTANCE, CLEAN AND READY FOR USE. ALL GLASS TO BE CLEANED, FLOORS SWEPT BROOM CLEAN, FIXTURES WASHED AND LABELS REMOVED FROM ALL ITEMS.

8. DELIVERIES. CONTRACTOR SHALL SCHEDULE THE DELIVERY OF MATERIALS WITH THE BUILDINGS PROPERTY MANAGEMENT DEPARTMENT. DAMAGE TO WALLS, DOORS, FRAMES AND ELEVATORS CAUSED BY DELIVERY OF MATERIALS SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTORS EXPENSE.

9. CLEAN-UP. CLEAN-UP AND DEBRIS WILL BE REMOVED FROM THE CONSTRUCTION AREA DAILY. CONTRACTOR WILL PROVIDE A FINAL CLEAN UP AT THE COMPLETION OF THE PROJECT, WHICH SHALL INCLUDE:

- A. WASHING OF BOTH SIDES OF INTERIOR GLASS.
- B. WASHING OF INTERIOR SIDE OF PERIMETER GLASS CURTAIN WALL.
- C. DUSTING OF ALL VERTICAL AND HORIZONTAL WALLS AND SURFACES.
- D. VACUUM AND CLEAN INTERIOR AND EXTERIOR OF PERIMETER INDUCTION UNITS, INCLUDING FAN UNIT AND COIL.
- E. WALL INTERIOR AND EXTERIOR SURFACES OF ALL LIGHT FIXTURES.
- F. VACUUM ALL CARPETED AREAS. USE CREVICE TOOL AT ALL EDGES AND SPOT CLEAN SPILLS FROM ALL EDGES.
- G. DUST AND DAMP MOP ALL VCT FLOOR TILE.
- H. WASH INTERIOR AND EXTERIOR SURFACES OF CABINETS AND COUNTERS, INCLUDING SINKS AND FAUCETS.
- I. CLEAN RESTROOMS INCLUDING FLOORS, WALLS, COUNTER, TOILET PARTITION AND ALL PLUMBING FIXTURES.

10. ALL DIMENSIONS SHOWN ON THE DRAWINGS ARE FROM INSIDE FACE OF STUD TO INSIDE FACE OF STUD, UNLESS NOTED OTHERWISE.

11. CONTRACTORS SHALL VERIFY AND CHECK ALL DIMENSIONS AND CONDITIONS ON THE JOB PRIOR TO COMMENCING WORK, AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT.

12. ALL COLUMNS SHALL BE FURRED OUT TO A MINIMUM THICKNESS, TO ENSURE THAT THEY ARE PLUMB AND SQUARE. ANY CHANGE OF SPECIFIED DIMENSIONS SHALL BE REPORTED TO THE ARCHITECT.

13. INTERIOR PERIMETER MASONRY WALLS SHALL BE FURRED OUT, INSULATED, AND FINISHED TO MATCH THE SELECTED TENANT FINISHES. U.N.O.

14. UNFINISHED INTERIOR TENANT SEPARATION WALLS SHALL BE INSULATED AND FINISHED TO MATCH THE SELECTED TENANT FINISHES. U.N.O.

15. ALL NEW DOORS SHALL BE BUILDING STANDARD, STAINED AND FINISHED TO MATCH EXISTING. U.N.O.

16. DOOR FRAME ROUGH OPENING HEIGHT SHALL BE 7'-1" FROM THE SLAB TO THE METAL STUD HEADER FOR 7'-0" INTERIOR DOORS. U.N.O.

17. ALL LOCKS SHALL BE OF A TYPE WHICH WILL NOT REQUIRE THE USE OF A KEY OR SIMILAR DEVICE TO PERMIT EGRESS. THE LATCHES OR BOLTS SHALL BE RETRACTED FROM THE KEEPERS BY THE USE OF A LEVER, WHICH ANY PERSON CAN OPERATE WITH REASONABLE EASE AND WITHOUT INSTRUCTION.

18. REPLACE EXISTING KNOB TYPE HARDWARE WITH A.D.A. APPROVED LEVER TYPE HARDWARE TO MATCH THE BUILDING STANDARD FINISH.

WALL TYPES LEGEND

- NEW PARTITION WALL; SEE SECTION 1, THIS SHEET.
- NEW PARTIAL HEIGHT PARTITION WALL @ 7'-0" AFF

NOTE: ALL FINISHES TO BE SELECTED.

NEW WORK CODED NOTES

1. PROVIDE LB ABC DRY CHEMICAL FIRE EXTINGUISHER.
2. TEMPERED GLASS WINDOW ABOVE PARTIAL HEIGHT WALL.
3. TEMPERED GLASS STOREFRONT. SEE ELEVATIONS, SHEET A1.02.
4. EXISTING MOP SINK.
5. EXISTING DRINKING FOUNTAIN.
6. PROVIDE DISPLAY PLATFORM CONSTRUCTED OUT OF NON-COMM MATERIALS.
7. PROVIDE TACTILE EXIST SIGNAGE. SEE NOTE THIS SHEET.

DOOR SCHEDULE

DOOR MARK	DOOR SIZE		DOOR MATERIAL	FRAME MATERIAL	HDW. SET NO.	REMARKS
		THK				
100A	3'-0" x 7'-0"	EXIST.	STOREFRONT	EXISTING	1	
100B	EXISTING (3'-0" x 7'-0")	EXIST.	H.M.	EXISTING	5	
100C	3'-0" x 7'-0" BIFOLD	1 3/4"	S.C. WOOD	--	4	
101	3'-0" x 5'-6"		GLASS	H.M.	8	
102	3'-0" x 7'-0"	1 3/4"	STOREFRONT	H.M.	5	
104	3'-0" x 7'-0"	1 3/4"	STOREFRONT	H.M.	6	
105	3'-0" x 7'-0"	1 3/4"	S.C. WOOD	H.M.	7	
106	EXISTING (2'-0" x 6'-8")	EXIST.	S.C. WOOD	EXISTING	2	
107	EXISTING (2'-0" x 6'-8")	EXIST.	S.C. WOOD	EXISTING	2	
108	3'-0" x 7'-0"	1 3/4"	S.C. WOOD	H.M.	3	

HARDWARE SCHEDULE

EXISTING HDWR 1
STOREFRONT HARDWARE TO REMAIN ADD: ADAM RITE LEVER (4560), 4910 SERIES DEAD LATCH (OR APPROVED EQUAL) WITH A NEW MORTISE CYLINDER TO COMPLY WITH SECTION(S) 1008.1.9.1 OR 1008.1.9.3

HDWR 2
EXISTING LEVER STYLE PRIVACY SET HARDWARE

HDWR 3
RELOCATED LEVER STYLE. PASSAGE SET & CLOSER

HDWR 4
BIFOLD DOOR HARDWARE

HDWR 5
EXISTING HARDWARE TO REMAIN - PROVIDE A LEVER STYLE CLASSROOM LOCKSET

HDWR 6
3 BUTTS
STORE ROOM LOCK SET BY SUPPLIER
1 STOP - PROVIDE SIGN STATING DOOR TO REMAIN UNLOCKED WHILE SPACE IS OCCUPIED

HDWR 7
3 BUTTS
1 LEVER STYLE CLASSROOM LOCK
1 CLOSER
1 STOP

HDWR 8
PROVIDE LOCKING ACCESS HARDWARE FOR DISPLAY DOOR

DOOR HARDWARE SCHEDULE NOTES

1) ALL NEW DOORS ARE TO MATCH EXISTING IN TYPE, STYLE, SPECIES, CONSTRUCTION AND FINISH
2) ALL NEW HARDWARE IS TO MATCH EXISTING IN STYLE, MANUFACTURER, SERIES AND FINISH

A.D.A. SIGNAGE NOTES

1. LETTERS AND NUMBERS ON SIGNS SHALL HAVE A WIDTH-TO-HEIGHT RATIO BETWEEN 3:5 AND 1:1, AND A STROKE-WIDTH-TO-HEIGHT RATIO BETWEEN 1:5 AND 1:10.
2. CHARACTERS AND NUMBERS ON SIGNS SHALL BE SIZED ACCORDING TO THE VIEWING DISTANCE FROM WHICH THEY ARE TO BE READ.
3. LETTERS AND NUMERALS SHALL BE RAISED 1/32", UPPER CASE SANS SERIF OR SIMPLE SERIF TYPE AND SHALL BE ACCOMPANIED BY GRADE 2 BRAILLE.

   RAISED CHARACTER HEIGHT: 5/8" MIN., 2" HIGH MAX.
   PICTOGRAMS SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM.
   THE BORDER DIMENSION OF THE PICTOGRAM SHALL BE 6" MINIMUM.
4. SHOW SIGNAGE AT ALL ADA RESTROOM / EXIT LOCATIONS.

INTERIOR FINISH REQUIREMENTS

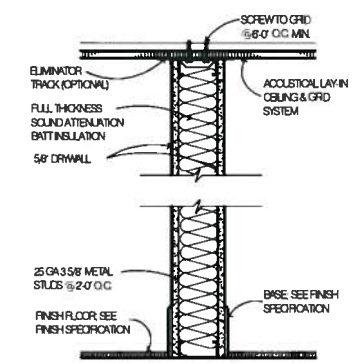
INTERIOR FINISH OF WALLS AND CEILINGS SHALL HAVE A FLAME-SPREAD AND SMOKE DEVELOPED RATING NOT GREATER THAT THAT LISTED BELOW AS TESTED IN ACCORDANCE WITH ASTM E 84. THE CLASSIFICATIONS OF INTERIOR FINISHES CORRESPOND TO THE FOLLOWING:

CLASS A: FLAME SPREAD 0-25; SMOKE DEVELOPED 0-450
CLASS B: FLAME SPREAD 26-75; SMOKE DEVELOPED 0-450
CLASS C: FLAME SPREAD 76-200; SMOKE DEVELOPED 0-450

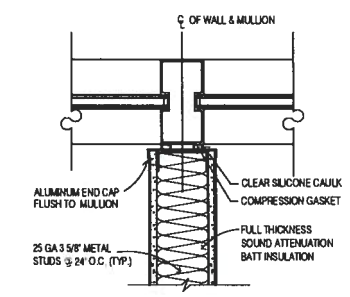
TYPE OF SPACE	MIN CLASS REQ'D
VERTICAL EXITS AND EXIT PASSAGEWAYS	A
EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	B
ROOMS AND ENCLOSED SPACES	C

FLOOR FINISHES THAT ARE FIBER BASED, SUCH AS CARPET, SHALL CONFORM TO CLASSIFICATIONS AS TESTED IN ACCORDANCE WITH NFPA 253. THE CLASSIFICATIONS ARE AS FOLLOWS: CLASS I: 0.45 WATTS/CM2 OR GREATED; CLASS II: 0.22 WATTS/CM2 OR GREATER. FINISHED FLOOR MATERIALS OF WOOD, VINYL, LINOLEUM, TERRAZZO AND OTHER RESILIENT FLOOR COVERINGS ARE EXEMPT FROM THESE REQUIREMENTS.

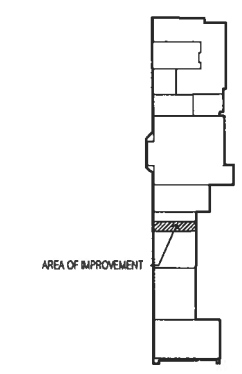
TYPE OF SPACE	MIN CLASS REQ'D
VERTICAL EXITS, EXIT PASSAGEWAYS AND EXIT ACCESS CORRIDORS	II
ALL OTHER AREAS	DOC FF-1 "PILL TEST"



1 partition wall
N.T.S.



2 partition @ mullion
N.T.S.



Building Key Plan
N.T.S.

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Dublin, Ohio

Tenant Improvement For
Swan Cleaners
313 W. Bridge St.

CRA Proj. No.: 15116.300
Drawn by: TJC
Checked By: WAP
Date: 6-26-15
Revisions

A1.01