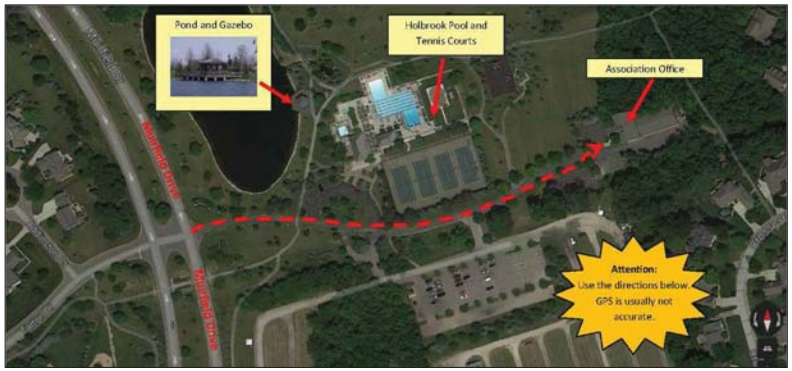
CONSTRUCTION DOCUMENTS
ALTERATIONS & REMODELING

for the Muirfield Association, Inc.
8372 Muirfield Drive
Dublin, Ohio 43017



LOCATION MAP

Architect	Contractor	Client
A. PETER LENZ, AIA 515 Hartford Street Worthington, Ohio 43085	TO BE DETERMINED – –	Muirfield Association 8372 Muirfield Drive Dublin, Ohio 43017
ATTN: Peter Lenz AIA	ATTN: –	ATTN: Walter Zeier, G.M.
(614) 840-0844	(---) --- - ----	(614) 889-0922

STATE OF OHIO · ARTHUR PETER LENZ · 4530 · REGISTERED ARCHITECT

BUILDING CODE DATA

CODES:
OHIO BUILDING CODE (OBC) - (2011)

CONSTRUCTION TYPE: Mixed use

REVIEWING AUTHORITY: City Of Dublin

Existing shop - 5,857sf lower level
Addition - 1,787sf lower level
Total S1 Use - 7,644sf

Existing Lobby - 285sf entry level
Existing Office - 2,442sf upper level
Addition - 585sf upper level
Total B Use - 3,312sf

ACTUAL (NET) S.F.: 10,956sf - 2 Stories

BUILDING LIMITATIONS: OBC table 503
USE, BUILDING AREA & HEIGHT - B Business 9,000 SF, 2 Stories Type VB
- S1 Storage 9,000 SF, 1 Story Type VB
OBC 508.4.3 Allowable height. Occupancy height limitations based on grade plane. Individual occupancies comply.

OCCUPANCY LOAD TABLE 1004.1.1
B OFFICES = 33
S-1 SHOPS & WAREHOUSE = 26

OCCUPANCY FIRE SEPARATION NONE-Table 508.4

PORTABLE FIRE EXTINGUISHERS Provide extiguishers as required in OBC Section 906.3

PROJECT DATA

ZONING:
Parcel # 273-001938-00
District - Muirfield Village 1
Planned Unit Development District
Area 5.025 Acres

SITE DATA

TOTAL SITE AREA:	5.025 Acres=218,889 SF
TOTAL DISTURBED AREA:	ASPHALT OVERLAY
PRE DEVELOPED IMPERVIOUS:	15,963 SF
Building:	6365 SF
POST DEVELOPED IMPERVIOUS:	15,963 SF
Building:	8870 SF

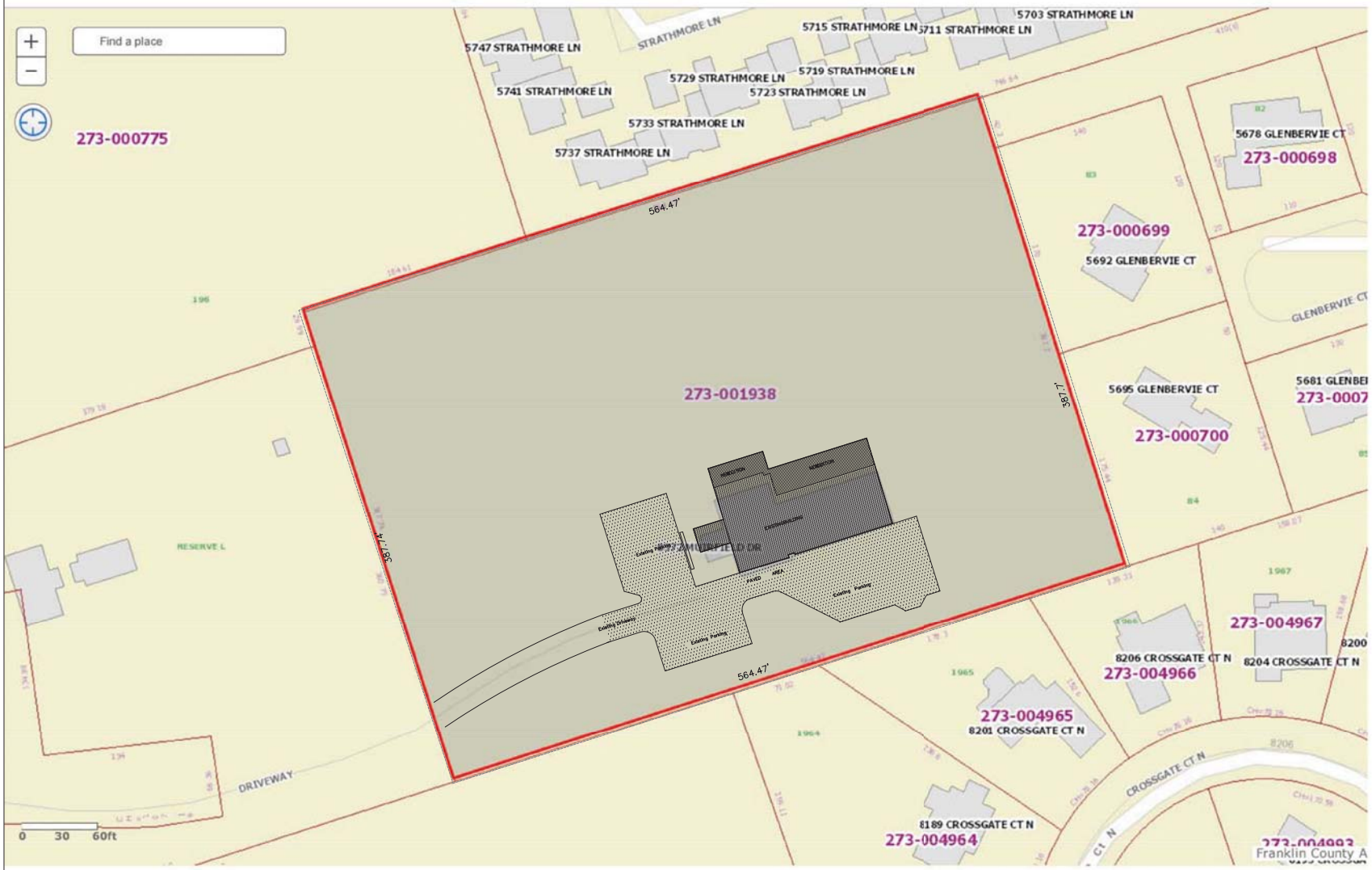
GENERAL NOTES:

1. All work shall comply with the latest editions of the Ohio Building Code, the NFPA Code, the National Electric Code, the National Plumbing Code and all other state and local codes having jurisdiction.
2. Contractor shall be responsible for verifying all measurements in field prior to ordering materials and prefabricating items. Any deviation between field measurements and drawings shall be reported to the architect.
3. Contractor shall be familar with the entire scope of the project and shall be responsible for coordinating his work with that of other contractors.
4. Contractor shall have visited the site and fully familarized themselves as to the existing conditions. Nothing contained herein shall be construed as to fully representing existing conditions at the building site.
5. Contractor shall obtain and pay for any and all permits required by laws, ordinances, and public authorities having jurisdiction unless agreed to otherwise between contractor and owner.
6. Contractor shall furnish and install miscellaneous forms, blocking, hangars, supports, fittings, and similar, etc. which are not necessarily shown on the drawings but are required to fully complete the work.
7. Dimensions shall be as indicated on the drawings. Clarification, if required, shall be obtained from the architect. The drawings are not to be scaled. All wall dimensions are from face of gypsum.
8. All items marked N.I.C. on the drawings and specifications means Not In Contract.
9. "Or equal" in the drawings and specifications shall mean or equal as approved by architect or owner.
10. The contractor shall provide all shop drawings and samples as required and obtain the architects approval prior to ordering and installation.
11. Work not indicated in the drawings and specifications by separate contractor(s) shall be permitted without hindrance or delay. The general contractor shall cooperate fully with separate contractor(s) for storage of materials, schedule, and completion of work.
12. The client, architect, consultants, and all inspectors from pertinent agencies shall be permitted access to the job site at all times during normal working hours.
13. Door dimensions for existing door units have been rounded to the nearest inch on the drawings. Specific dimensions by manufacturers may vary from the drawings.
14. The contractor shall verify location and size of all floor, roof, and wall openings with all applicable drawings.
15. The contractors shall verify inserts and embedded items with all applicable drawings before pouring concrete.
16. Details are intended to show method and manner of accomplishing work. Minor modifications may be required to suit the job dimensions or conditions and shall be included as part of the work.
17. Gypsum wall board and stud wall systems to follow manufacturers and industry standards for materials and installation.
18. The contractors shall provide all necessary temporary dust barriers, lighting, coverings, fire protection and other equipment to protect the safety of all persons and the property throughout the entire period of the construction contract.
19. The contractor shall verify type, location, and number of fire extinguishers with local building code official or fire marshal.
20. The contractor shall be responsible for constructing all fire-rated spaces to the requirements of the applicable codes and standards. Provide fire dampers and access panels for ducts and a/c fixtures when passing through these spaces. Provide appropriate fire-rated enclosure behind recessed light fixtures where required.
21. It shall be the responsibility of the general contractor to supervise all cutting and patching of finished work made necessary by the work, changes in the work or errors in the work. All replacement work shall be finished to match adjoining surfaces.
22. Where required fireproofing is removed or damaged for the placing of clip angles, braces, supports, etc, the fireproofing shall be replaced to maintain the integrity of the fireproofing system.
23. The contractor shall provide galvanic isolation between dissimilar metals.
24. Where factory painted items occur, such as grilles, diffusers, metal trim and accessories, paint the adjacent surface to match as directed by the architect.
25. It shall be the responsibility of the contractor to obtain approval by the building inspector for all concealed work before closing up.
26. The general contractor shall be responsible for all work on drawings unless noted otherwise.

DRAWING LIST

REVISED 12/7/2015
G0.01_COVER-SHEET

ParcelID: 273-001938-00
MUIRFIELD ASSOCIATION



project title

Alterations for
The Muirfield
Association Office
Dublin, OH.43017

for

Muirfield Assoc. Board

Site Plan noted Scale

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Architecture Space Planning

seal

STATE OF OHIO
ARTHUR
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REGISTERED ARCHITECT

date		revisions
01	25	Preliminary
7	15	Bid Set
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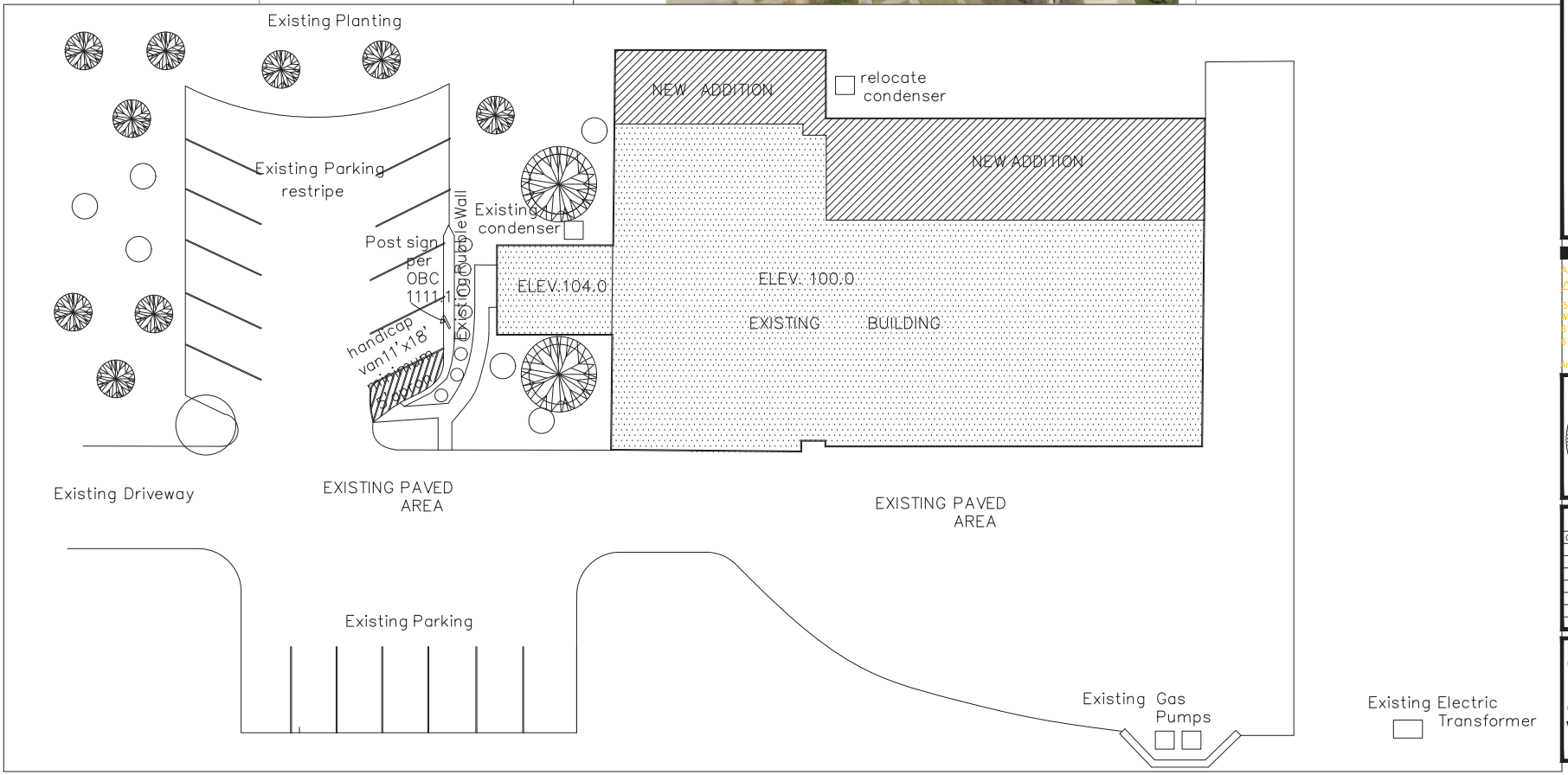
project number
01-015

sheet number
SP.01

date Dec 7, 2015



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Site Plan
Scale 3/32" =1"-0"

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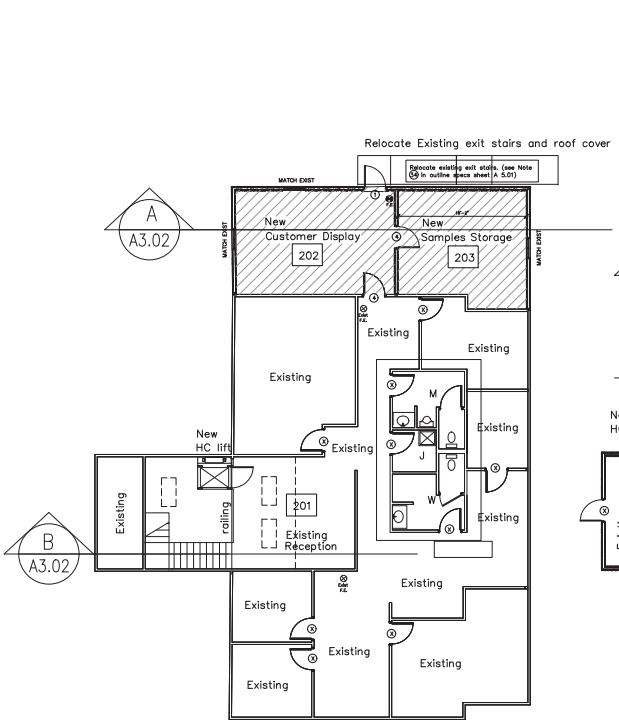
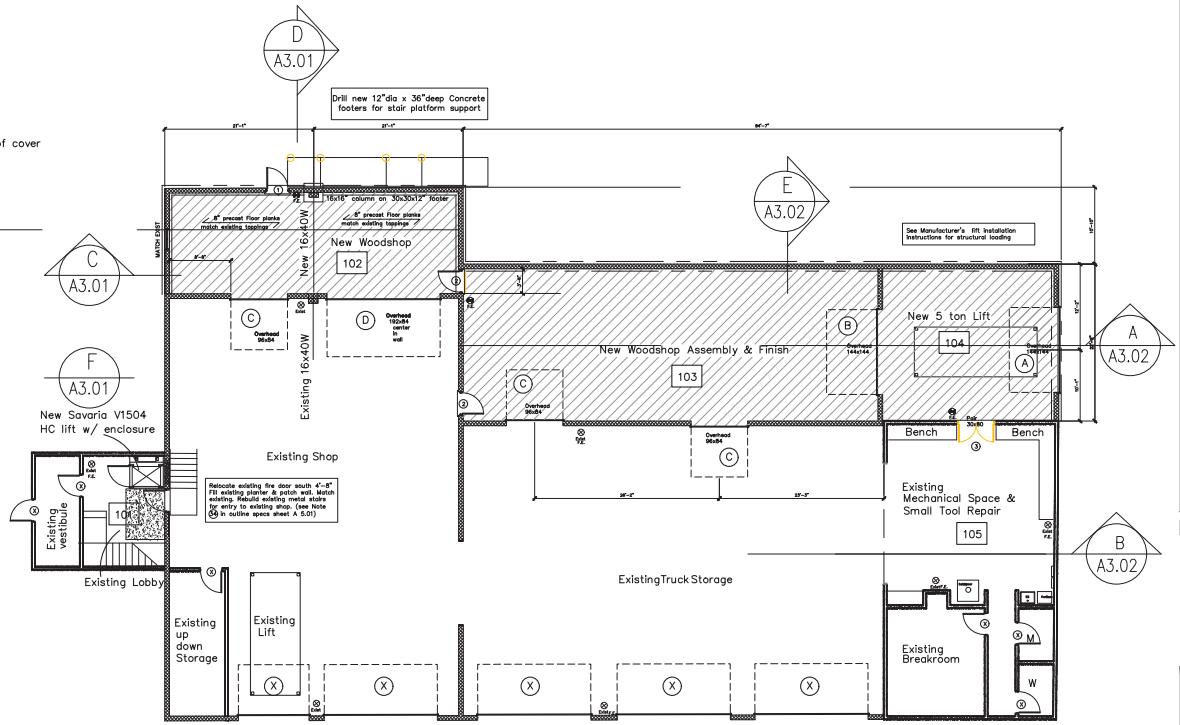


UPPER FLOOR



LOWER FLOOR

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Floor Plans @ 1/8"=1'-0"

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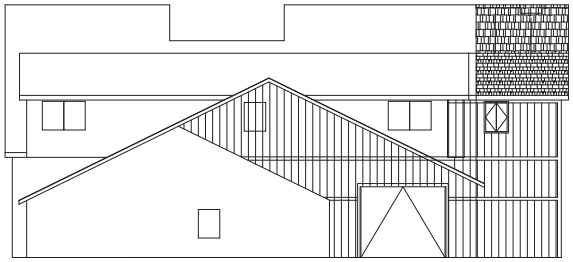
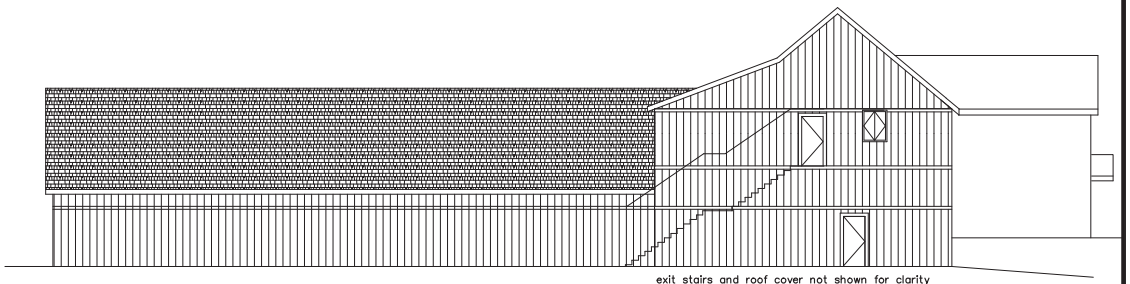


Ⓑ WEST ELEVATION
1/8" = 1'-0"

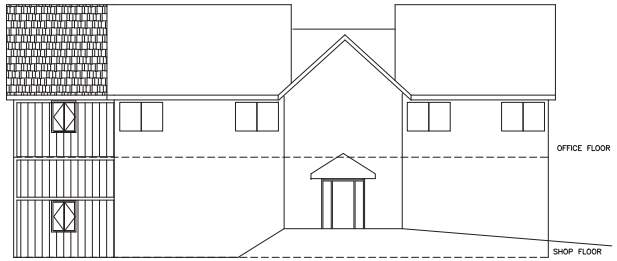


Ⓑ NORTH ELEVATION
1/8" = 1'-0"

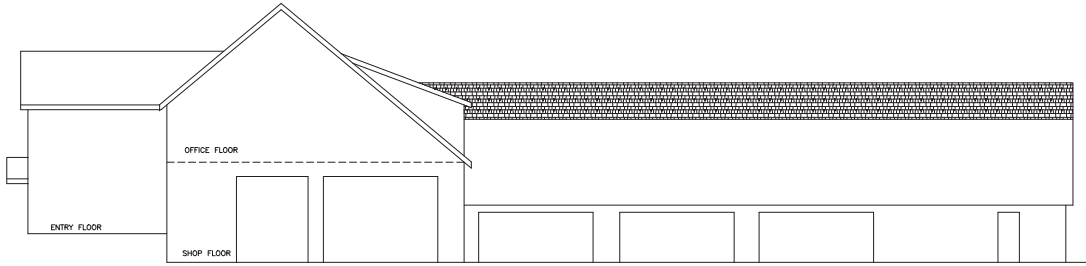
exit stairs and roof cover not shown for clarity

Existing buildings shown in outline only.
Rendered New additions to match existing.

New windows match existing 20x36 CC–2



Ⓑ EAST ELEVATION
1/8" = 1'-0"



Ⓑ SOUTH ELEVATION existing
1/8" = 1'-0"

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Exterior Elevations @ 1/8"=1'-0"

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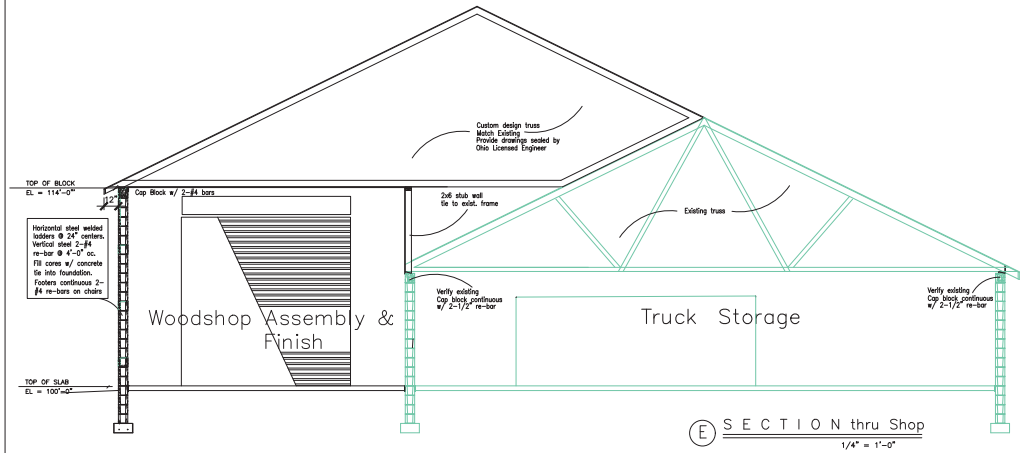
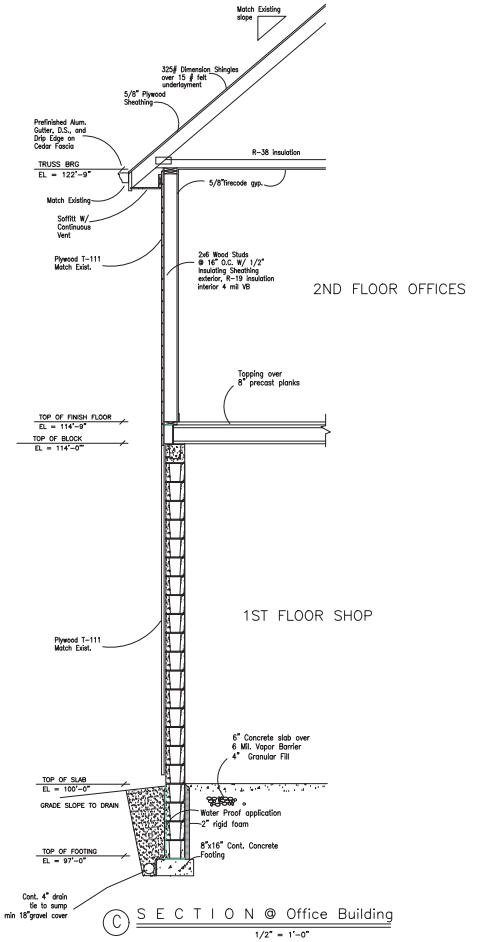


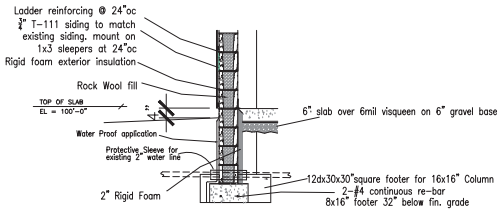
E SECTION thru Shop

1/4" = 1'-0"



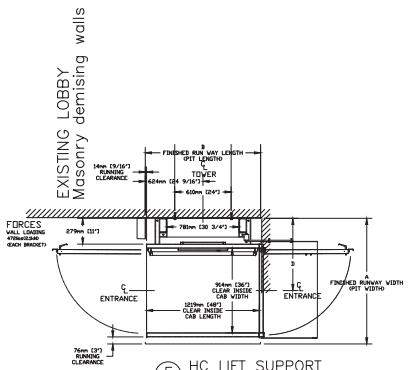
C SECTION @ Office Building

1/2" = 1'-0"



D SECTION @ WOODSHOP

1/2" = 1'-0"



F HC LIFT SUPPORT

1/2" = 1'-0"

INFORMATION FROM
MANUFACTURER'S
PLANNING GUIDE FOR
V1504 VERTICAL
PLATFORM LIFT

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Sections

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A3.01

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DOOR SCHEDULE *

NO	TYPE	SIZE/MATERIAL	FRAME	HARDWARE	closer	REMARKS
1	STEEL	3'-0" x 6'-8" FLUSH	HM	Lever LOCKSET	YES	Exterior Insulated Assmbly
2	STEEL	PAIR 2'-8"x 6'-8" FLUSH	HM	Lever LATCHSET	YES	Fixed leaf head bolt
3	STEEL	3'-0" x 6'-8" FLUSH	HM	Lever LOCKSET	—	
4	WOOD	3'-0" x 6'-8" FLUSH	WOOD	Lever LATCHSET	—	
5	WOOD	3'-0" x 6'-8" FLUSH	WOOD	PRIVACY LEVER	—	
X	X	EXISTING VARIES	–	REPAIR as required	—	

* Match existing Masterlock system

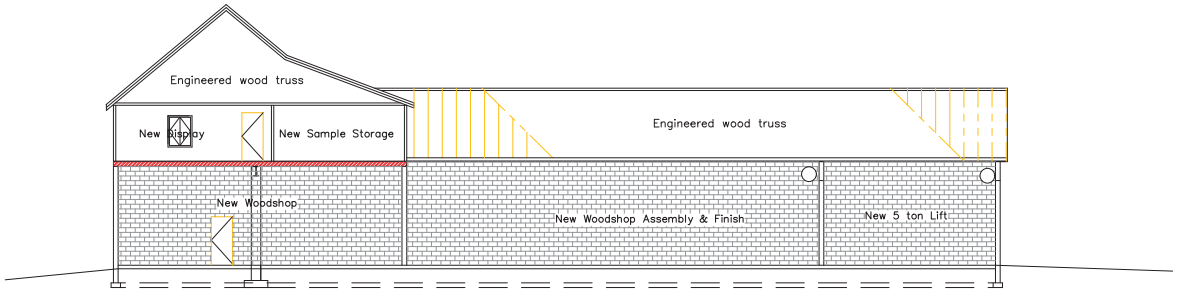
ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR: LVT (Patcraft)	FLOOR: CARPET TILE (J&J Flooring)	FLOOR: CONCRETE SEALER	FLOOR: CONCRETE FLOOR HARDENER	FLOOR: CONCRETE BLOCK FILLER	FLOOR: EXISTING CONCRETE	FLOOR: CONCRETE TO REMAIN	FLOOR: EXISTING TO REMAIN	BASE: RUBBER	BASE: WOOD	BASE: CONCRETE TO REMAIN	WALLS: GYPSUM DRYWALL	WALLS: CONCRETE BLOCK	WALLS: EXISTING TO REMAIN	WALLS: WOOD PANEL	WALLS: EXISTING PLASTER	CEILINGS: GYPSUM DRYWALL	CEILINGS: CEILING TILE	CEILINGS: EXISTING TO REMAIN	CEILING HEIGHT	REMARKS
		V	C	S	T	M	X	H	T	N	M	X	G	CM	CT	P	X	GWB-FT	G	CM	ES	X	P		
101	Enclosed Entry				TP		X				WP	X	CP	CM		P	X		CP			X	P	VARIES	* REFINISH
102	Woodshop			S				R								P		CMU	G				P	10'-0"	
103	Assembly & Finish			S				R								P		CMU	G				P	10'-0"	
104	5 Ton Lift			S				R								P		CMU	G				P	10'-0"	
105	Small Tool Repair			CP			X	EP					X			P	X	CMU	CP			X	P	8'-0"	* REFINISH
201	Reception			CP			X				WP	X	CP			P	X		CP			X	P	8'-0"	* REFINISH
202	Customer Display			C							W		G			P			G				P	8'-0"	
203	Samples Storage			C							W		G			P			G				P	8'-0"	

X* Existing: clean and repair as needed to finish space

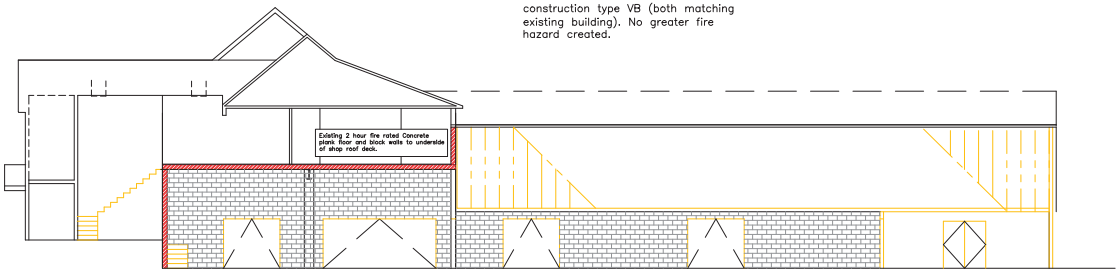
INTERIOR FINISHES

LVT Flooring: Patcraft– Click Refresh 1600V in step locking system no adhesive
Carpet tiles: J & J Flooring system– Kinetex–24x24 textile composite Flooring
Concrete Flooring: Laticrete floor hardener additive. Non–slip broom finish in shop
Concrete block: SW 1st coat block filler 2 coats Industrial Enamel finish
Gypsum Drywall: SW 1st coat latex primer 2 coats Interior latex eggshell finish
Ceiling tile: Armstrong Cortega Second Look #2758



B A–1.01 New Addition OBC 2011 permit
1/4" = 1'–0"

New Addition. Fire separation NOT REQUIRED between B and S–1 uses. construction type VB (both matching existing building). No greater fire hazard created.



B A–1.01 OBBC Permitted work 1981–1994
1/4" = 1'–0"

Approved non–conforming legacy code. Permitted in 4 phases. Fire separation required between B and S–1 uses. existing construction type VB, IIIB and IIB with both horizontal and vertical separation Information provided by owner from approved Working Drawings.

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Schedules Sections

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01-015

sheet number
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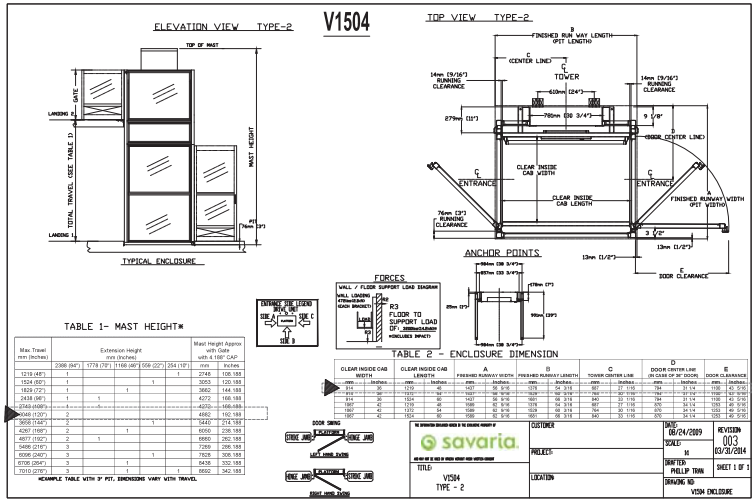
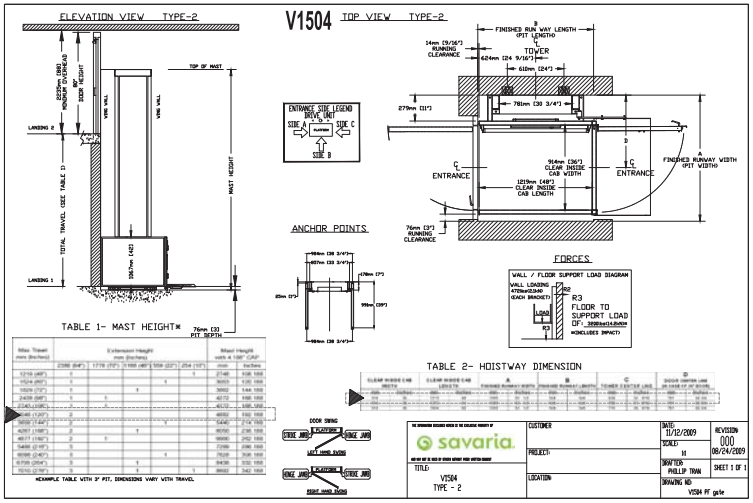
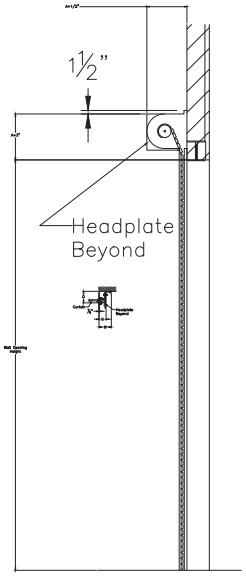
date Dec 7, 2015





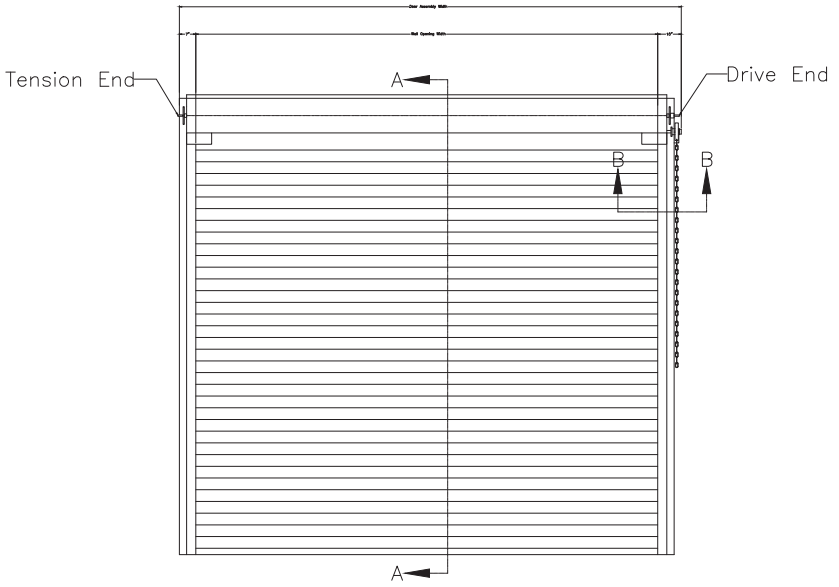
V-1504 LIFT & ENCLOSURE

ROLLING DOOR ELEVATION & SECTION



LINTEL

2–3½x5x5/16" steel angles back to back 4" bearing both sides. In new walls fill cores in jambs both sides & add #4 bar continuous vertically. On existing walls angles to outside supporting existing block. Remove bearing block both sides and replace with solid core. Add steel shims for bearing.



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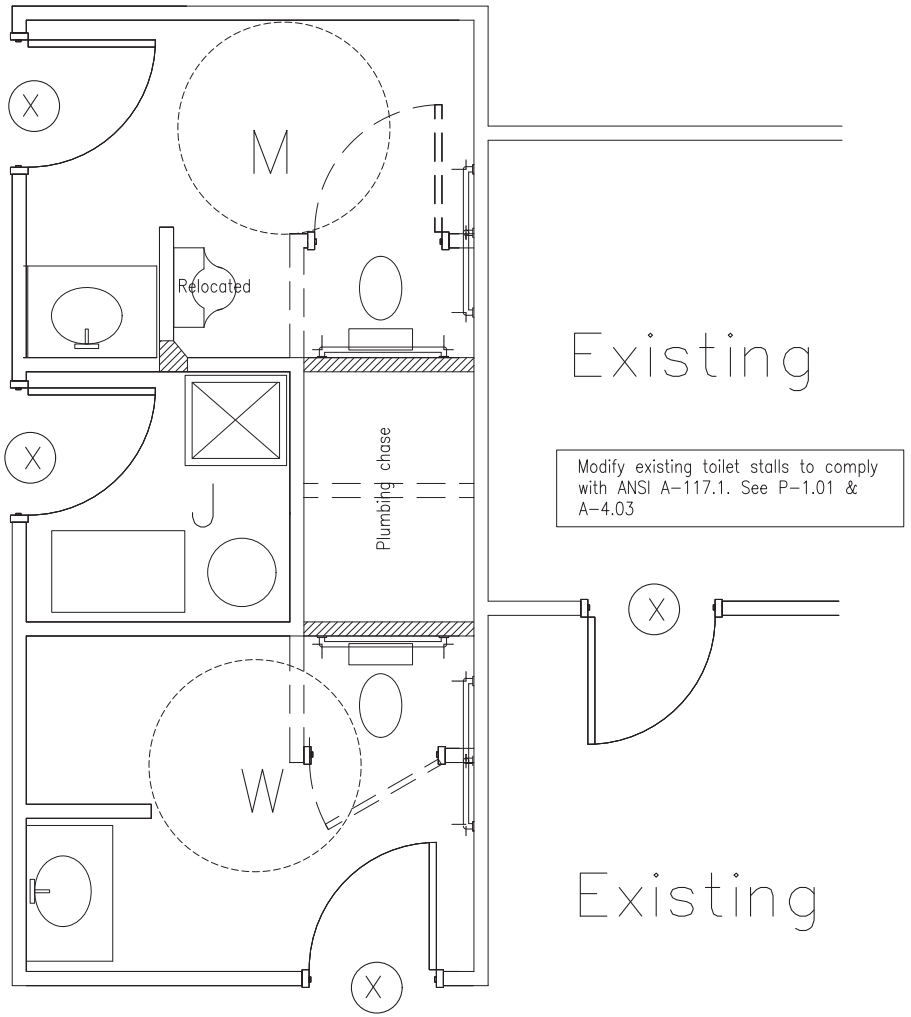

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Toilet revisions
scale $\frac{3}{4}$"=1'-0"

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604.3 Clearance.

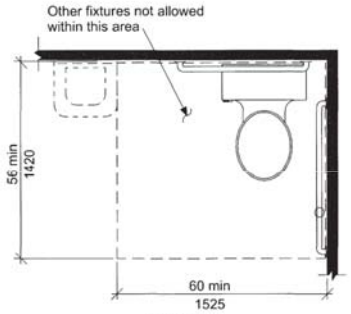


FIG. 604.3
SIZE OF CLEARANCE FOR WATER CLOSET

604.3.1 Clearance width. Clearance around a water closet shall be 60 inches (1525 mm) minimum in width, measured perpendicular from the sidewall.

604.3.2 Clearance Depth. Clearance around the water closet shall be 56 inches (1420 mm) minimum in depth, measured perpendicular from the rear wall.

604.3.3 Clearance Overlap. The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, paper dispensers, sanitary napkin receptacles, coat hooks, shelves, accessible routes, clear floor space at other fixtures and the turning space. No other fixtures or obstructions shall be within the required water closet clearance.

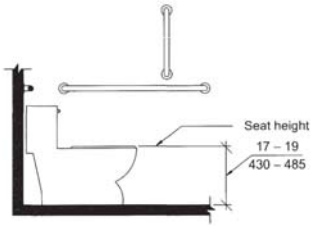
604.4 Height. The height of water closet seats shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum above the floor, measured to the top of the seat. Seats shall not be sprung to return to a lifted position.

EXCEPTION: A water closet in a toilet room for a single occupant, accessed only through a private office and not for common use or public use, shall not be required to comply with Section 604.4.

604.5 Grab Bars. Grab bars for water closets shall comply with Section 609 and shall be provided in accordance with Sections 604.5.1 and 604.5.2. Grab bars shall be provided on the rear wall and on the side wall closest to the water closet.

EXCEPTIONS:

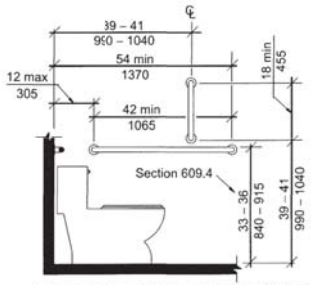
1. Grab bars are not required to be installed in a toilet room for a single occupant, accessed only through a private office and not for common use or public use, provided reinforcement has been installed in walls and located so as to permit the installation of grab bars complying with Section 604.5.
2. In detention or correction facilities, grab bars are not required to be installed in housing or holding cells or rooms that are specially designed without protrusions for purposes of suicide prevention.



Note: For children's dimensions see Fig. 604.11.4

FIG. 604.4
WATER CLOSET SEAT HEIGHT

604.5.1 Fixed Side Wall Grab Bars. Fixed side-wall grab bars shall be 42 inches (1065 mm) minimum in length, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1370 mm) minimum from the rear wall. In addition, a vertical grab bar 18 inches (455 mm) minimum in length shall be mounted with the bottom of the bar located 39 inches (990 mm) minimum and 41 inches (1040 mm)



Note: For children's dimensions see Fig. 609.4.2

FIG. 604.5.1
SIDE WALL GRAB BAR FOR WATER CLOSET

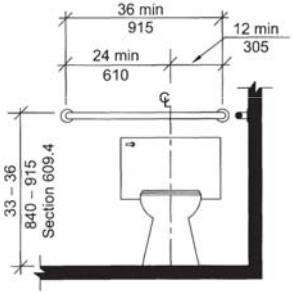
maximum above the floor, and with the center line of the bar located 39 inches (990 mm) minimum and 41 inches (1040 mm) maximum from the rear wall.

EXCEPTION: The vertical grab bar at water closets primarily for children's use shall comply with Section 609.4.2.

604.5.2 Rear Wall Grab Bars. The rear wall grab bar shall be 36 inches (915 mm) minimum in length, and extend from the centerline of the water closet 12 inches (305 mm) minimum on the side closest to the wall, and 24 inches (610 mm) minimum on the transfer side.

EXCEPTIONS:

1. The rear grab bar shall be permitted to be 24 inches (610 mm) minimum in length, centered on the water closet, where wall space does not permit a grab bar 36 inches (915 mm) minimum in length due to the location of a recessed fixture adjacent to the water closet.
2. Where an administrative authority requires flush controls for flush valves to be located in a position that conflicts with the location of the rear grab bar, that grab bar shall be permitted to be split or shifted to the open side of the toilet area.



Note: For children's dimensions see Fig. 609.4.2

FIG. 604.5.2
REAR WALL GRAB BAR FOR WATER CLOSET

604.6 Flush Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with Section 309. Flush controls shall be located on the open side of the water closet.

EXCEPTION: In ambulatory accessible compartments complying with Section 604.10, flush controls shall be permitted to be located on either side of the water closet.

604.7 Dispensers. Toilet paper dispensers shall comply with Section 309.4. *Where the dispenser is located* above the grab bar, the outlet of the dispenser shall be located within an area 24 inches (610 mm) minimum and 36 inches (915 mm) maximum from the rear wall. Where the dispenser is located below the grab bar, the outlet of the dispenser shall be located within an area 24 inches (610 mm) minimum and 42 inches (1065 mm) maximum from the rear wall. The outlet of the dispenser shall be located 18 inches (455 mm) minimum and 48 inches (1220 mm) maximum above the floor. Dispensers shall comply with Section 609.3. Dispensers shall not be of a type that control delivery, or do not allow continuous paper flow.

604.8 Coat Hooks and Shelves. Coat hooks provided within toilet compartments shall be 48 inches (1220 mm) maximum above the floor. Shelves shall be 40 inches (1015 mm) minimum and 48 inches (1220 mm) maximum above the floor.

604.9 Wheelchair Accessible Compartments.

604.9.1 General. Wheelchair accessible compartments shall comply with Section 604.9.

604.9.2 Size. Toilet compartments shall comply with Section 604.9.2.1 or 604.9.2.2 as applicable.

604.9.2.1 Minimum area. The minimum area of a wheelchair accessible compartment shall be 60 inches (1525 mm) minimum in width measured perpendicular to the side wall, and 56 inches (1420 mm) minimum in depth for wall hung water closets, and 59 inches (1500 mm) minimum in depth for floor mounted water closets measured perpendicular to the rear wall.

604.9.2.2 Compartment for children's use. The minimum area of a wheelchair accessible compartment primarily for children's use shall be 60 inches (1525 mm) minimum in width measured perpendicular to the side wall, and 59 inches (1500 mm) minimum in depth for wall hung and floor mounted water closets measured perpendicular to the rear wall.

604.9.3 Doors. Toilet compartment doors, including door hardware, shall comply with Section 404, except if the approach is to the latch side of the compartment door clearance between the door side of the stall and any obstruction shall be 42 inches (1065 mm) minimum. The door shall be self-closing. A door pull complying with Section 404.2.6 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the required minimum area of the compartment.

604.9.3.1 Door Opening Location. The farthest edge of toilet compartment door opening shall be located in the front wall or partition or in the side wall or partition as required by Table 604.9.3.1.

604.9.4 Approach. Wheelchair accessible compartments shall be arranged for left-hand or right-hand approach to the water closet.

project title
Alterations for
The Muirfield
Association Office
Dublin, OH.43017
for
Muirfield Assoc. Board

Part ANSI A-117.1

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10	12	supplemental info
11	30	Resubmittal Permit
12	07	Resubmittal II

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OVERHEAD GARAGE DOORS

Garage doors specified are Overhead Door Company, Lewisville Texas Contact (800) 929-3667. Owner to select one of 4 standard finishes, Galvanized Steel Curtain, and Operator to be a non-motorized chain hoist.

A. 144x144" Stormlite AP Model 627 with an R=10.9 and an installed U-value of 0.84.
B. 144x144" Model 610.
C. 96x84" Model 610.
D. 192x84" Model 610.

Provide structural header as required for each opening

HINGED SWINGING DOORS

Hinged doors to match exist. size as shown
Hardware to match existing. Locking to comply with OBC Section 1008.

PORTABLE FIRE EXTINGUISHERS

F.E. Provide extiguishers (OBC Section 906.3) Type 2A-10BC hang where shown on drawings, Mounted height: top not above 60 inches.

xist F.E. Existing Fire Extinguishers

GENERAL NOTES:

1. Patch and repair all walls and ceiling as needed. prepare surfaces per manufacturer's requirements for scheduled finish.

CODED CONSTRUCTION NOTES:

1. Patch rough opening and finish with gypsum wallboard per building standard.
2. Prepare rough opening and install relocated door and frame as indicated. Trim per building standard.
3. Existing wall to be removed. existing lighting, electrical devices, wiring and conduit not scheduled for reuse abandon above ceiling per NEC 2014.
4. Construct new partitions per plan. Typical construction: 2x4 Wood studs at 16"oc with 1 layer $\frac{5}{8}$" gypsum drywall on each side. Partitions to be fastened to floor and ceiling trusses. Prepare surface per manufacturer's requirements for scheduled finish.
5. Install new 80"high doors and match type, trim and finish to building standards.
6. Remove existing partition.
7. Install casement window to match existing. Trim per building standards.
8. Prepare rough openings for new overhead garage doors. Size as shown on drawings. See Overhead Garage Door specs.

EXECUTION:
The structure is self supporting and stable after the work is fully completed. It is the Contractor's responsibility to determine the construction procedure and sequence and to ensure the stability of the building and its component parts and of the adequacy of temporary or incomplete connections during erection. This includes the addition of whatever temporary bracing, guys, or tie-downs that might be necessary. Such material is not shown on the drawings.

Framing shall follow the AITC 104-2003, typical timber construction standards for platform framing. Engineered wood products shall installed in accordance with the manufacturer's published framing details. The completed framing system shall be constructed in accordance with the drawings, shall be plumb and braced at the exterior corners with $\frac{1}{2}$" plywood for required lateral wind loads and shall be fastened with the recommended fastening schedule.

The Contractor shall notify the Architect of request to review the work work upon substantial completion of the framing and shall be present for said on-site review of the work. The Contractor shall implement Architect directed changes or additions to the framing to satisfy design intent. The design of the building is not complete until the Architect has completed the on site review and the contractor has completed all changes or additions based on the on-site review.

HVAC NOTES

1 ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH 2011 OMC. (See Sheets M-1 & M-2 for specifications)

PLUMBING NOTES

1 ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH 2011 OPC (See Sheet P-1 for specifications)

ELECTRICAL NOTES

1 ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH 2011 OBC AND 2014 NEC (See Sheets E-1 & E-2 for Specs.)

SITE PLAN AND FOUNDATION PLAN NOTES

1 **FIELD VERIFY ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION. CALL TOLL FREE TWO DAYS BEFORE YOU DIG 1-800-362-2764 OHIO UTILITIES PROTECTION SERVICE.**

2 **FIELD VERIFY ALL EXISTING SPOT ELEVATIONS AND SITE DIMENSIONS PRIOR TO START OF CONSTRUCTION. ESTABLISH A READILY AVAILABLE BENCHMARK.**

3 **FIELD VERIFY ALL NEW AND EXISTING DRAINAGE** PATTERNS. MAINTAIN POSITIVE FALL FROM ALL EXTERIOR FINISH SURFACES TO DRAIN TO ESTABLISHED SWALES.

4 **GRADE THE PERIMETER OF BUILDING STRUCTURES TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE FOUNDATION THAT FALLS 6" IN FIRST 24" MINIMUM.**

DEMOLITION NOTES

1 **GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXTENT OF DEMOLITION THAT IS REQUIRED TO EXECUTE THE NEW WORK. THE AMOUNT OF DEMOLITION AND DISRUPTION SHOULD BE KEPT TO A MINIMUM.**

2 **ALL MATERIALS AND FINISHES INTENDED TO REMAIN SHALL BE PROTECTED FROM DAMAGE.**

3 **GENERAL CONTRACTOR SHALL COORDINATE ALL DISCONNECTS AND SHUT DOWN THAT MAY BE REQUIRED FOR DEMOLITION AND CONSTRUCTION.**

4 **ALL HEIGHTS ARE ROUGH CEILING HEIGHTS AND SHOULD BE FIELD VERIFIED AND MAY VARY.**

STRUCTURAL NOTES

1 **THIS STRUCTURE IS DESIGNED TO RESIST THE FOLLOWING LOADING CONDITIONS (LIVE LOADS):**

- ROOF	30 PSF LIVE LOAD
- ATTIC	**20 PSF LIVE LOAD**
- SECOND FLOOR	50 PSF LIVE LOAD
- FIRST FLOOR	**40 PSF LIVE LOAD**
- WIND	**90 MPH WIND SPEED**

2 **FOOTING DESIGN ASSUMES SOIL-BEARING CAPACITY OF** 3,000 LBS./SQ. FT. A SOILS TEST CONFIRMING CAPACITY, PAID FOR BY THE CONTRACTOR PRIOR TO BEGINNING THIS FOUNDATION WORK.

3 **ALL CONCRETE SHALL HAVE A MINIMUM 28-DAY** COMPRESSIVE STRENGTH OF 3000 PSI EXCEPT AS NOTED. **EXTERIOR EXPOSED CONCRETE AND GARAGE FLOOR SLABS SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE** STRENGTH 4000-PSI AND SHALL CONTAIN 4% TO 6% **ENTRAINED AIR. CONCRETE SHALL NOT CONTAIN CALCIUM CHLORIDE.**

4 **ALL CONCRETE WORK SHALL COMPLY WITH: ACI 318-08 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE"**

5 **ALL COLUMN FOOTINGS SHALL BE AS SPECIFIED OR** TYPICAL: 30"X30"X12" W/ 3 - #5 X 2' EACH WAY **BOTTOM. CENTER FOOTINGS ON COLUMN CENTER LINES. ENCASE ALL STEEL COLUMNS, BEARING PLATES, AND ANCHOR BOLTS BELOW GRADE WITH A MINIMUM OF 3" CONCRETE COVER.**

6 **COLUMNS BEARING ON MASONRY WALLS SHALL BEAR ON BLOCK THAT IS REINFORCED W/ 2 - #5 VERTICAL. FILL CORES WITH ASTM C476 GROUT.**

7 **ALL STEEL COLUMNS SHALL CONFORM TO AISI NAS-07 and AISC 360 -05 ALL 3" DIA. COLUMNS SHALL HAVE A 3/8"X4"X8" BASE PLATE. ALL 4" DIA. COLUMNS SHALL HAVE A 1/2"X4"X8" BASE PLATE. STEEL COLUMNS STARTING AT THE TOP OF THE FOUNDATION WALL OR AT THE FIRST FLOOR SHALL BE 3" DIA. AND SHALL BE FRAMED TIGHTLY ON SIDES WITH 2-2X'S. STEEL COLUMNS USED IN THE BASEMENT SHALL BE 4" DIAMETER.**

8 **ALL STEEL FABRICATION AND DESIGN SHALL COMPLY WITH AISC 360 -05 "SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS".**

9 **ANCHOR BOLTS SHALL CONFORM TO ASTM A307-07b.**

10 **ALL REINFORCING STEEL SHALL BE GRADE 60.**

11 SPECIAL FOOTING FOR HC-LIFT (SAVARIA V1504) 52"X72" 6" THICK SLAB 4,500psi CONCRETE ON 15" COMPACTED GRAVEL W/ #4 BARS @ 12"oc BOTH WAYS. DEPRESS SLAB 3" BELOW FINISHED FLOOR.

12 FOOTINGS SHALL BEAR ON UNDISTURBED EARTH OR EARTH COMPACTED TO 98% STANDARD PROCTOR.

13 6" THICK FINISHED SLABS IN SHOP AREA. ALL CONTROL JOINTS TO BE SAWN. 6mil VAPOR BARRIER OVER COMPACTED FILL. TOPPING AND FINISHING PER FINISH SCHEDULE.

14 ATTIC DECKING SHALL BE 3/4" THICK TONGUE AND **GROOVE EXPOSURE 1, NAILED AND GLUED TO THE JOISTS.**

15 ROOF SHEATHING SHALL BE: TRUSSES/RAFTERS UP TO 24" C/C - 7/16" OSB EXPOSURE I. **PROVIDE PLYWOOD CLIPS @ 12" C/C AT UNSUPPORTED EDGES.**

(cont) STRUCTURAL NOTES

16 PRODUCTS

AF&PA standard NDS PS 20-05 seasoned, grade marked and conforming to sizes shown on Drawings.
Fb 1500ps (min) E 1,500,000, maximum moisture content not to exceed 19%.
Light Framing:" Stud Grade" S4S for framing.
Structural Framing: #2 or better SPIB or WWPA species.

Plywood: US Product Standard PS 1-09, grade marked. Non-Veneered Panels: Oriented Strand Board PS-2-10. Engineered wood products: Truss Joist by Weyerhaeuser. Exterior sheathing:USG Glass-Mat Sheathing. Pressure Treated Lumber:meeting AWPA Standard P5-06. CCA treated products shall not be used. Construction adhesive:Meeting APA AFG-01. Connectors: Simpson Strong Tie. Nails: Meeting ASTM D-1761-12.

17 EXTERIOR WALL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING UNLESS A SPECIFICALLY DESIGNED WALL SYSTEM IS NOTED:

WALLS LESS THAN 10'-0" HIGH	- 2X4'S @ 16" C/C.
WALLS FROM 10'-0" AND HIGHER	- 2X6'S @ 16" C/C.

18 ALL WOOD IN LOCATIONS SUBJECT TO TERMITE OR DECAY **DAMAGE SUCH AS SILL PLATES AND THE BOTTOM PLATES OF WALLS BEARING ON CONCRETE SLABS SHALL BE PRESSURE TREATED (AWPA-U1) OR BE OF AN APPROVED DECAY RESISTANT SPECIES. COMPLY WITH WESTERN WOOD PRODUCTS ASSOCIATION "TREATED WOOD HANDLING ADVISORY" AND AMERICAN WOOD PRESERVERS TECHNICAL GUIDELINES CONCERNING CONSTRUCTION WITH TREATED WOOD.**

19 A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF **OHIO SHALL DESIGN TRUSSES. TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE NATIONAL DESIGN SPECIFICATION, FOR WOOD, 2005 EDITION AND THE TRUSS PLATE INSTITUTE. NATIONAL DESIGN STANDARD FOR METAL-PLATE-CONNECTED WOOD TRUSS CONSTRUCTION TPI 1-2007. ROOF TUSSES SHALL BE DESIGNED FOR THE FOLLOWING LOADS:**

- TOP CHORD LIVE LOAD	25 PSF SNOW LOAD
- TOP CHORD DEAD LOAD	10 PSF
- BOTTOM CHORD LIVE LOAD	20 PSF
- BOTTOM CHORD DEAD LOAD	10 PSF

20 WHERE THE TERM "G & N" IS NOTED IT MEANS GLUE AND **NAIL. NAILING SHALL APPLY ENOUGH CLAMPING FORCE TO HOLD THE MATING SURFACES IN CONTACT UNTIL THE GLUE ATTAINS FULL STRENGTH. GLUING SHALL CONFORM TO THE INFORMATION STATED BELOW.**
- **A) PLACE CONTINUOUS BEAD(S) OF GLUE ON ONE OF THE SURFACES TO BE GLUED.**
- **B) SPREAD GLUE OVER 100% OF SURFACES TO BE MATED.**
- **C) NAIL PIECES TOGETHER SO THOSE SURFACES ARE HELD TIGHTLY TOGETHER UNTIL GLUE SETS.**
- **D) WIPE AWAY ANY EXCESS GLUE, WHICH IS EXPELLED IF ITS APPEARANCE WILL BE UNACCEPTABLE IN THE FINISHED STRUCTURE. "TITEBOND CONSTRUCTION ADHESIVE" SHALL BE USED FOR GLUING AS MANUFACTURED BY FRANKLIN INTERNATIONAL.**

21 CONFORM TO THE REQUIREMENTS OF THE FOLLOWING **FASTENING SCHEDULE:**
- **A) ROOF TRUSSES/RAFTERS TO WALL HEADERS: FASTEN WITH SIMPSON STRONG-TIE ANCHOR H4 OR AS SHOWN ON DRAWINGS.**
- **B) OPENING HEADERS MADE WITH MULTIPLE 2X'S AND PLYWOOD: GLUE AND NAIL TOGETHER WHERE THE TERM "G & N" IS NOTED.**
- **C) OPENING HEADERS WITH MULTIPLE LVL LUMBER: FASTEN WITH 1/2" DIA. THROUGH BOLTS @ 1'-6" C/C SPACED 2" FROM TOP AND BOTTOM BEAM, STAGGER BOLTING OR PER MANUFACTURER.**
- **D) THE CONTRACTOR MAY, AT HIS OPTION, ATTACH DRYWALL IN ACCORDANCE WITH 2011 OBC OR ATTACH DRYWALL IN ACCORDANCE WITH THE ADHESIVE METHOD AS RECOMMENDED BY THE UNITED STATES GYPSUM COMPANY.**

22 ALL OTHER MEMBER FASTENING SHALL COMPLY WITH **ASCE - 7.**

23 PROVIDE 2X WOOD BLOCKING TO MATCH JOIST SIZE **BETWEEN JOIST UNDER WALLS, WHICH ARE PERPENDICULAR TO JOISTS.**

24 STRUCTURAL HEADERS SHALL BE AS STATED BELOW UNLESS **NOTED OTHERWISE:**
- **A) 2X4 STUD WALLS - 2-2X8'S + 1/2" PLYWOOD FILLER AND BLOCKING (AS NEEDED)**

(cont) STRUCTURAL NOTES

24 (cont) **B) 2X6 STUD WALLS - 3-2X8'S + 2-1/2" PLYWOOD FILLERS AND BLOCKING AS NEEDED. HEADERS SHALL BEAR ON 2-2X STUDS GLUED AND NAILED WHERE THE TERM "G & N" IS NOTED.**

25 IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH **PROPERLY DESIGNED CONNECTIONS FOR ALL MEMBERS NOT SPECIFICALLY STATED ON THE DRAWINGS. THE CONTRACTOR IS ENCOURAGED TO USE SIMPSON STRONG-TIE PRODUCTS.**

26 PROVIDE POSITIVE CONNECTIONS WITH 'SIMPSON - **STRONG TIES' FOR ALL VALLEY, HIP RAFTERS & BEARING MEMBERS.**

27 ALL WOOD CONSTRUCTION SHALL CONFIRM WITH THE **NATIONAL DESIGN SPECIFICATION FOR WOOD, 2005 EDITION.**

28 INSTALL OSB WALL SHEATHING WITH REQUIRED NAIL SIZE **AT 12" C/C EVERYWHERE EXCEPT AT THE CORNERS WHERE THE PATTERN IS TO BE AT 6" C/C.**

29 PROVIDE 2X WOOD BLOCKING TO MATCH JOIST SIZE @ 2' **C/C BETWEEN FLOOR JOIST PARALLEL TO FOUNDATION AND FOUNDATION WALLS.**

30 FLOOR JOISTS UNDER PARALLEL BEARING PARTITIONS **SHALL BE DOUBLED OR ADEQUATELY DESIGNED PER THE** 2011 OBC.

31 PROVIDE ADEQUATE FIRESTOPPING AT ALL REQUIRED LOCATIONS PER 2011 OBC.

32 OWNER IS HEREBY NOTIFIED THAT THE GENERAL **CONTRACTOR PROVIDES NO WARRANTY OR STATEMENT REGARDING RADON OR RADON ABATEMENT AS PERTAINING TO THIS SPECIFIC PROJECT AND NO** ABATEMENT SYSTEM IS INCLUDED. ALL BUILDINGS HAVE A **POTENTIAL FOR RADON LEVELS THAT MAY EXCEED THE RECOMMENDED LEVELS ESTABLISHED BY THE OHIO ENVIRONMENTAL PROTECTION AGENCY.**

33 THE ADDITION IS STRUCTURALLY STABLE WHEN COMPLETED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE PROPER BRACING DURING CONSTRUCTION AND TO PROVIDE A SAFE WORKING ENVIRONMENT DURING CONSTRUCTION.

34 RELOCATED STEEL STAIRS SHALL BE REBUILT TO COMPLY WITH SECTION 1009 STAIRWAYS OF THE 2011 OBC.

35 ALL ELEMENTS OF CONSTRUCTION NOT SPECIFICALLY NOTED ON THESE DRAWINGS SHALL COMPLY WITH THE 2011 OBC.

ROOFING NOTES

1 ALL ROOF PITCHES TO BE PER DRAWING. FLAT ROOF DECK SHALL BE COVERED WITH 16 OZ COPPER SHEET HOOK LOCKED AND SOLDERED JOINTS.

2 FLASH AS REQUIRED AROUND ALL ROOF PENETRATIONS. COORDINATE ALL ROOF PENETRATIONS AND FLASHING DETAILS WITH PLUMBING, MECHANICAL AND ROOFING CONTRACTORS.

3 ALL EAVE CONDITIONS TO RECEIVE ICE DAM PROTECTION PER MANUFACTURER RECOMMENDATION AN D 2011 OBC.

4 VALLEY FLASHING IS TO BE PRE-FINISHED HEAVY GAUGE ALUMINUM. COLOR TO MATCH ROOF AS CLOSELY AS POSSIBLE.

5 ALL VENTS THROUGH ROOF TO PENETRATE ROOF OUT OF THE ENTRANCE VIEW OF THE BUILDING.

SUB-TRADES GENERAL NOTES

1 EACH SUB-CONTRACTOR SHALL OBTAIN AND PAY FOR PERMITS AS REQUIRED BY THE BUILDING DEPARTMENT JURISDICTION THAT IS RESPONSIBLE FOR THE PROJECT SITE LOCATION, AS IT APPLIES TO THE SCOPE OF WORK

2 SUB-CONTRACTOR MUST SCHEDULE ALL INSPECTIONS RELATED TO THE SCOPE OF WORK IN A TIMELY MANNER AND MUST OBTAIN ALL LEGAL APPROVALS TO CULMINATE IN A CERTIFICATE OF FINAL OCCUPANCY PERMIT.

3 EACH MECHANICAL OR OTHER SUB-CONTRACTOR SHALL PLAN THE WORK UNDER THE SUPERVISION OF THE GENERAL CONTRACTOR AND COORDINATE WITH THE OTHER TRADES TO ASSURE CONTINUITY OF THE WORK AND RECEIVE THE APPROVAL OF THE GENERAL CONTRACTOR.

project title

Alterations for The Muirfield Association Office
Dublin, OH.43017

for

Muirfield Assoc. Board

Specifications

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