

CITY OF DELAWARE
HISTORIC PRESERVATION COMMISSION
AGENDA

CITY COUNCIL CHAMBERS
1 SOUTH SANDUSKY STREET
7:00 P.M.

REGULAR MEETING

JULY 26, 2017

1. ROLL CALL
2. APPROVAL of the Motion Summary of the Historic Preservation Commission meeting held on June 28, 2017 as recorded and transcribed.
3. REGULAR BUSINESS
 - A. 2017-1726: A request by Brigado Investments for a Certificate of Appropriateness for the renovation of 15 North Franklin Street which is zoned B-3 (Community Business District) and located in the Residential Sub-district of the Downtown Historic District Overlay.
4. COMMISSION MEMBER COMMENTS AND DISCUSSION
5. NEXT REGULAR MEETING: August 23, 2017
6. ADJOURNMENT

**HISTORIC PRESERVATION COMMISSION
MOTION SUMMARY
June 28, 2017**

ITEM 1. Roll Call

Chairman Koch called the Historic Preservation Commission meeting to order at 7:00 p.m.

Members Present: Joe Coleman, Sherry Riviera, Councilman Kyle Rohrer, Vice-Chairman Mark Hatten, and Chairman Roger Koch

Members Absent: Erinn Nicley, Stephanie Van Gundy, and Vice-Chairman Hatten

Staff Present: Lance Schultz, Zoning Administrator

Motion to Excuse: Councilman Rohrer motioned to excuse Mr. Nicley, Ms. Van Gundy, and Vice-Chairman Hatten, seconded by Mr. Coleman. Motion approved by a 4-0 vote.

ITEM 2. APPROVAL OF MOTION SUMMARY of the Historic Preservation Commission meeting held on May 24, 2017, as recorded and transcribed.

Motion: Mr. Coleman motioned to approve the Motion Summary of the Historic Preservation Commission meeting held on May 24, 2017, as recorded and transcribed, seconded by Ms. Riviera. Motion approved a by 4-0 vote.

ITEM 3. REGULAR BUSINESS

A. 2017-0306: A request by Mada International for a Certificate of Appropriateness for a security gate at 44 South Sandusky Street which is zoned B-2 (Central Business District) and located in the Downtown Core of the Downtown Historic District Overlay.

Mr. Schultz provided background information on the informal review that was discussed at the February 22, 2017 Historic Preservation Commission meeting. Chairman Koch discussed the previous recommendation to relocate the apartment door to a new wall in the alcove. The Commission recommended that the applicant would have to come before the Historic Preservation Commission again if changes are needed to be made to comply with building code standards.

Motion: Mr. Coleman motioned to approve 2017-0306 with additional staff recommendations that the applicant shall adhere to all zoning and building code requirements, including a compliant locking mechanism if desired with the installation of the security gate at the location selected, and that any

changes to the gate as currently presented to the Historic Preservation Commission would be subject to administrative approval, seconded by Ms. Riviera. Motion approved by a 4-0 vote.

- B. 2016-2532 - MINOR AMENDMENTS / INFORMAL REVIEW: A request by 12 West LLC for a Minor Amendments or Informal Review to the previously approved Certificate of Appropriateness for a new building located at 14 West William Street which is zoned B-2 (Central Business District) and located in the Transitional Sub-District of the Downtown Historic District Overlay. Applicant will present changes in a 3-dimensional model format the night of the meeting for consideration.

Mr. Schultz reviewed the previously proposed building elevations that was presented to the Commission at the November 30, 2016 meeting. Mr. Schultz discussed the changes that the applicant was presenting with a 5 ft. setback from the western building and changes to the roof with a sloped roof east to west.

APPLICANT:

David DiStefano
12 W. William St.
Delaware, Ohio 43015

Mr. DiStefano discussed the need to reduce building cost and that the 5 ft. setback will allow the installation of a single fire wall in lieu of a double fire wall. Mr. DiStefano discussed the plans to connect the two restaurants and to keep the current outdoor seating area.

Mr. Coleman recommended a false wall (parapet) to obscure the roof pitch from the rear of the building. A discussion was held on the preference of the Commission to use a smooth siding versus a wood grain siding. Mr. DiStefano discussed using metal siding on the east and west elevation. Chairman Koch voiced concerns regarding metal siding and informed the applicant that during the administrative approval process he would not approve metal siding. Chairman Koch informed the applicant that he would have to come before the Commission again if administrative approval is not granted.

Mr. Schultz reviewed the following changes:

1. Create a five ft. setback west of the property line
2. Building will be a minimum 16 ft. from the public walk
3. Install a fence across the front from 12 West William St. to 18 West William St. with a metal fence post replacing the stone columns
4. Build a sloped roof (east to west) in place of a flat roof
5. Hardiplank siding installed on south, north, west, and east elevation.
The Commission recommends no metal siding material.

Motion: Councilman Rohrer motioned to approve the amendments for 2016-2532 subject to administrative staff review, seconded by Mr. Coleman. Motion approved by a 4-0 vote.

ITEM 4. COMMISSION MEMBER COMMENTS AND DISCUSSION

Mr. Schultz discussed current efforts to enforce signage codes.

ITEM 5. NEXT REGULAR MEETING: July 26, 2017

ITEM 7. ADJOURNMENT

Motion: Councilman Rohrer moved to adjourn the meeting, seconded by Mr. Coleman. The Historic Preservation Commission meeting adjourned at 7:59 p.m.

Roger Koch, Chairman

Elaine McCloskey, Clerk

APPLICANT

Brigado Investments
6025 Franz Road
Dublin, OH 43017

REQUEST

2017-1726: A request by Brigado Investments for a Certificate of Appropriateness for the renovation of 15 North Franklin Street which is zoned B-3 (Community Business District) and located in the Residential Sub-district of the Downtown Historic District Overlay.

LOCATION & DESCRIPTION

The project is located at 15 North Franklin Street, on the west side of North Franklin Street between West William and West Winter Streets, in the Residential Sub-district of the Downtown Historic District Overlay. The properties immediately to the north and south lie within the Residential Sub-district, while the properties immediately to the east are within the Transitional Sub-District of the Downtown Historic District Overlay. The properties to the west are outside of the Downtown Historic District Overlay. The zoning of the property is B-3 (Community Business District), as are the properties to the south. Properties to the north are zoned R-6 (Multi-Family Residential) and properties to the east are zoned B-2 (Central Business District). 15 North Franklin Street is considered a contributing building in the National Register Historic Northwest District.

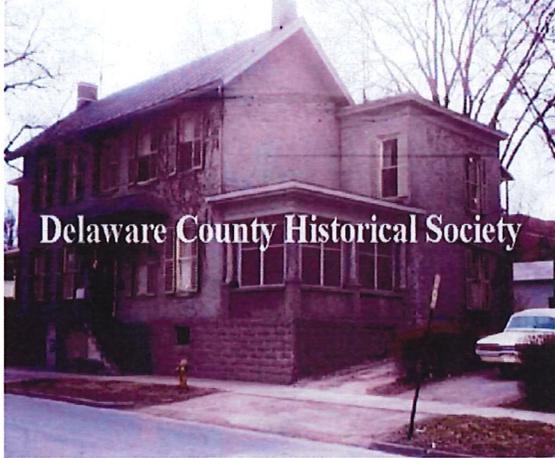
BACKGROUND

In 1821, Sophia Moore built a house at 15 North Franklin Street as a combined school and orphanage. (Sophia Moore was part of an altruistic family. She was the sister of General Sidney Moore, who took part in the War of 1812, rose to the rank of brigadier general, and was also the County Sheriff, county recorder, auditor, and member of the Freemasons. Their brother Emery Moore replaced General Moore as Sheriff and also served in the Ohio Legislature for eight years.) In 1825, Richard Murray began to teach at Sophia Moore's school. And in 1826, his wife Joan Hills Murray began teaching with her husband at the school. By the time future President Rutherford B. Hayes attended the school in the later 1820's, the building was known as "Mrs. Murray's School," as it is today. Rutherford and his sister Fanny simply walked across the street for two years to attend classes. The Hayes family had rented the home at 17 East William Street (now the BP Gas Station) from Moses Byxbe, where Rutherford was born, until the construction of their new home at the northeast corner of West William and North Franklin Street was completed in 1823. (That home was purchased by the William Street Methodist Episcopal Church in 1845 and eventually razed in 1861. In 1887, a new church was built and is today the William Street United Methodist Church.)

The two-story 3,200 square foot brick building at 15 North Franklin Street is a contributing structure in the National Register Historic Northwest District. It is an example of Flemish Bond Federal architectural style. It has a "five ranked façade and a four-over-four, central hall room configuration." The addition of the south 2-story wood framed rear addition (c 1851) and a north sunporch (c 1904) increased the building to eleven rooms. The entrance is elevated and features sidelights, a transom window, and a porch roof supported by heavy ornate brackets, which was likely added after the home was built. The north and west lot line is marked with a brick wall (c 1820). The south property line is marked with an iron fence (c. 1904). The north wood framed rear 2nd story covered porch, exterior stair, and first floor enclosed entryway were added in the early 1990s. This house is said to be City of Delaware's oldest residence on its original site.

From the 1950s through the 1980s, the home was the residence of John and Marilyn Cryder, local historic preservationists and advocates. The Cryder Historical Center and Research Library of the Delaware County Historical Society is named in their honor. From 1989 through 2007, the building was occupied by the law offices of Quentin Haynes. The property was purchased by the St. Peter's Episcopal Church of Delaware in 2007 and is used for church offices and rental space for other office uses. The site is currently being considered for purchase by Brigado Investments (represented by Greg Aler) for use as an elder law firm.

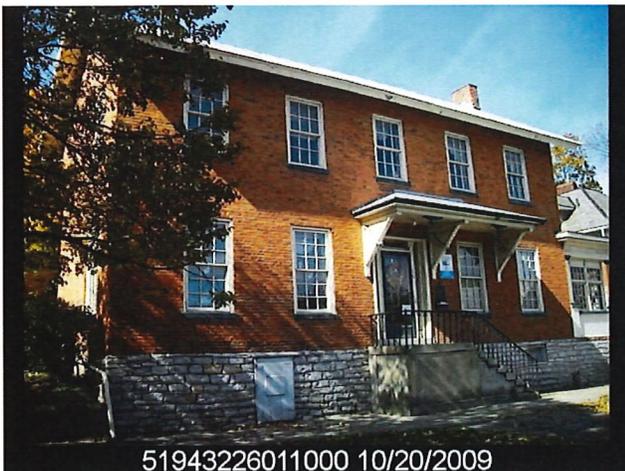
15 North Franklin Street – The Cryder Home 1969 and Circa 1980s
(Note the white painted brick and the shutters on all windows)



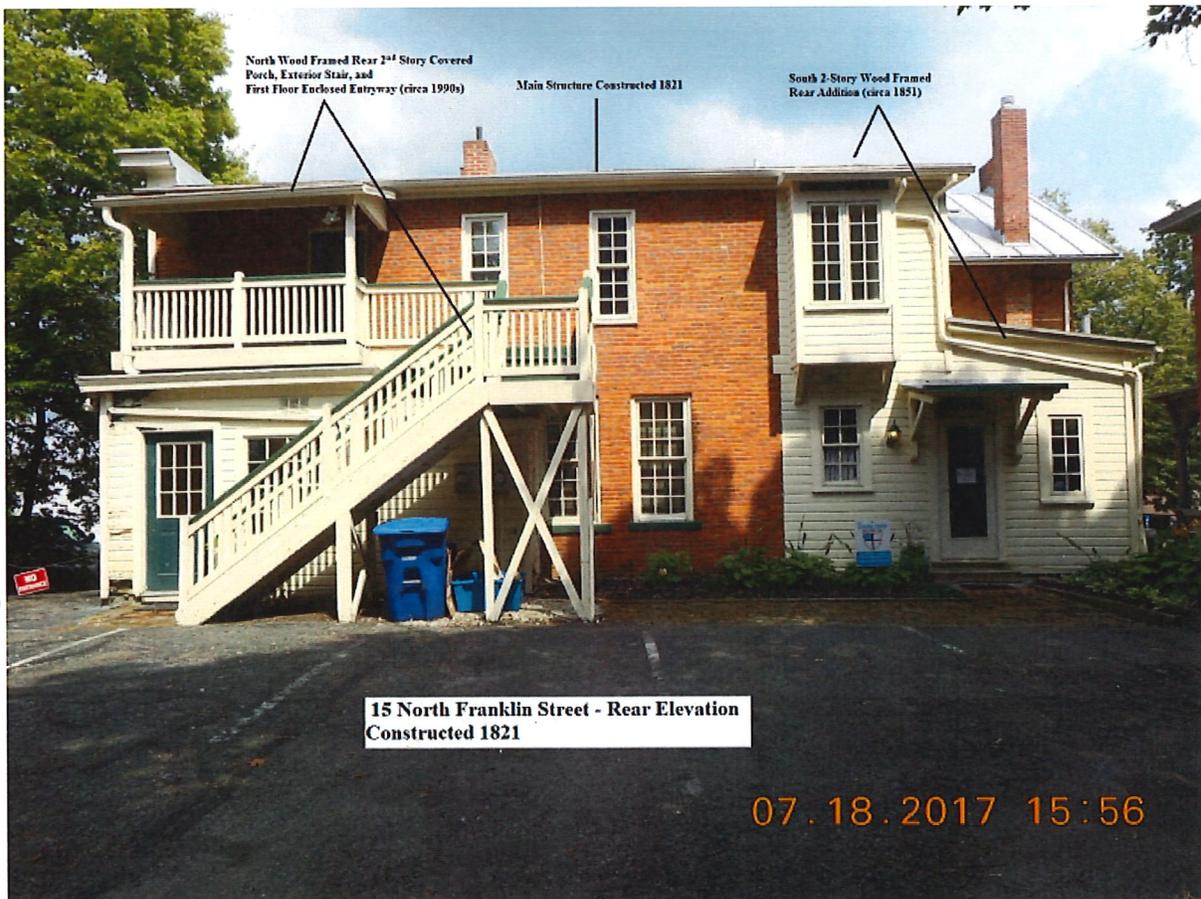
15 North Franklin Street – Law Offices of Quentin Haynes, County Auditor Photographs 1999 and 2004
(Note worn white paint on brick façade in 1999 and sandblasted brick façade by 2004. Shutters are removed from all windows by 1999.)



15 North Franklin Street – Offices for St. Peter's Episcopal Church of Delaware
County Auditor Photographs 1999 and Current City Staff Photograph 2017



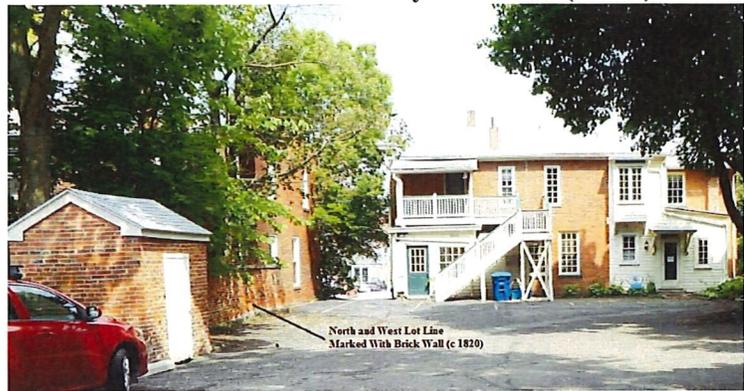
Elevation Photographs



South Property Line
Marked By Iron Fence (c 1904)



North and West Lot Line
Marked By Brick Wall (c 1820)



In addition, two plaques are affixed to the front elevation of 15 North Franklin Street to help designate the historical significance of this building and site:



The first is on the south corner of the building, indicating: Mrs. Richard Murray's Private School Attended by Pres. Rutherford B. Hayes, Built 1821, Girl Scout Troop 415, 1975.

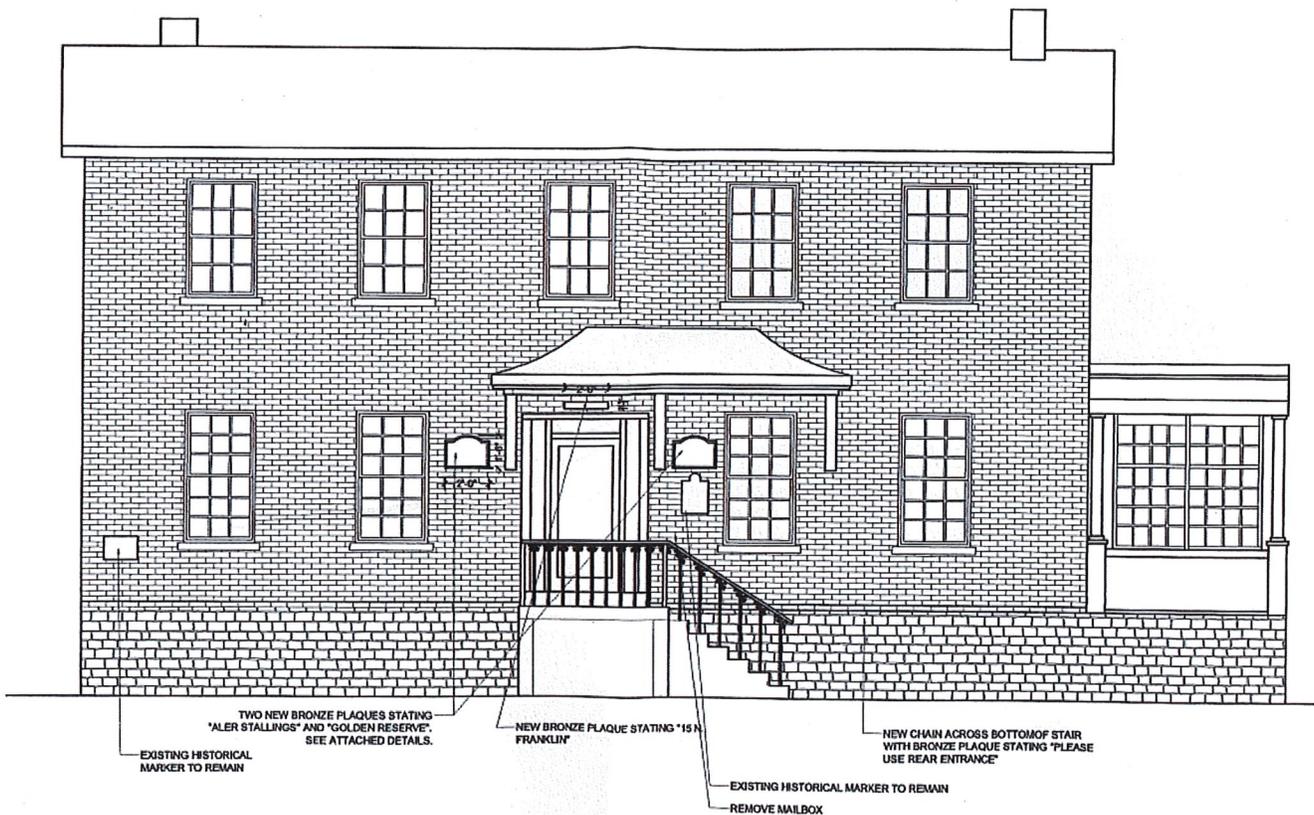
The second is placed to the right of the front entry door: Mrs. Murray's School, In The Mid-19th Century, Mrs. Joan Hills Murray Conducted A School In This Building. Among Her Students Was Rutherford B. Hayes. Although Generally Known As "Mrs. Murray's School," This Edifice Was Originally Built For Sophia Moore In 1821 As A Combined School and Orphanage. Dedicated By Delaware City Chapter, DAR, 1991. (DAR signifies the Daughters of the American Revolution service organization.)

PROPOSAL

The law firm of Aler Stallings (John Aler and Tim Stallings) currently rents offices in Delaware Commerce Park, 593 Sunbury Road, Delaware and is considering purchasing a building in downtown Delaware. The project Architect, Karen Beasley of Beasley Architecture & Design, is presenting the following scope of work for exterior renovations to accommodate the occupancy of this site by an elder law firm and to meet current ADA accessibility regulations, as well as being sensitive to the historic significance of the building and the City's Architectural Standards. The project can be broken down into the following components:

1) Front Elevation of Building

- (a) Remove church signs. Install two cast aluminum signs on each side of the entry door in the same shape of existing wall sign. One sign will read 'Golden Reserve' and the other sign will read 'Aler Stallings.'
- (b) Re-paint the existing wood awning over the front porch landing and steps the same colors as existing (beige and hunter green).
- (c) Install new 24"x4" cast aluminum address sign above entry door to read '15 N. Franklin Street' in bronze.
- (d) Remove existing mailbox. Owner will coordinate with post office on new location.
- (e) Front porch landing, steps, and handrail to remain intact. Install chain with a sign across bottom of steps to read 'Please Use Rear Entrance' due to current deteriorating condition of historic sandstone steps.
- (f) Note: The basement/foundation entry door and window/vent will remain intact, even though not depicted in the drawing.



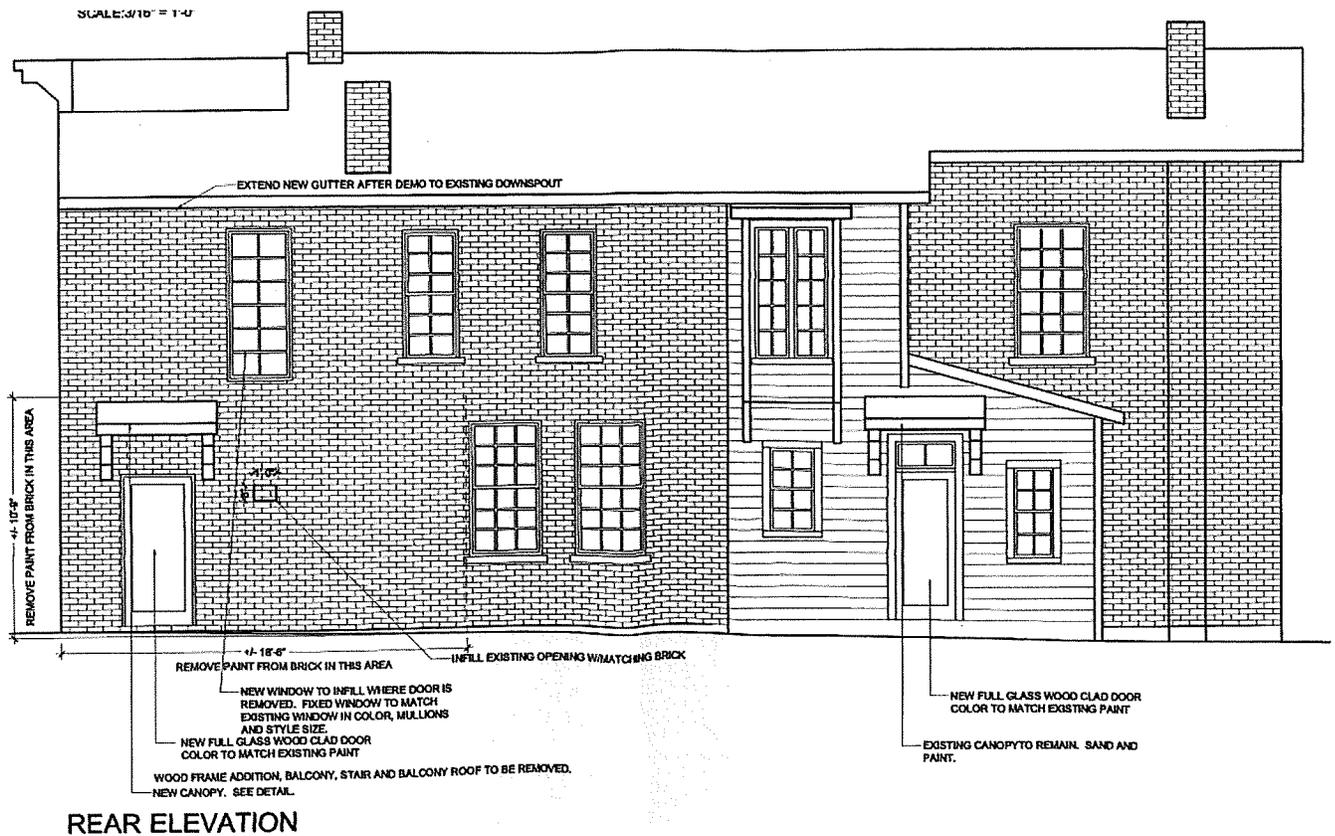
FRONT ELEVATION

Existing Condition of Historic Front Porch Steps



2) Rear Elevation of Building

- (a) Remove deteriorating circa 1990s north wood framed rear 2nd story 18'x6' covered porch, exterior stair, and first floor enclosed entryway to accommodate sidewalk to ADA accessible handicap ramp.
- (b) Remove paint from brick interior of first floor enclosed entryway.
- (c) Build new wood awning above existing north first floor entry door to match existing south entry door awning.
- (d) Install new wood metal clad full light entry door with new ADA hardware in existing first floor door opening to match existing rear south and front porch entry doors. Paint to match existing color. Install new entry door light.
- (e) Infill 12"x8" vent opening from first floor enclosed porch area with brick/mortar to match surrounding brick.
- (f) Infill 2nd story covered porch entry door opening with new 6-over-6 wood double hung window to match existing second story windows. Paint to match existing color.
- (g) Re-paint existing wood awning over south first floor entry door same colors as existing (beige and hunter green).
- (h) Replace existing south first floor full light entry door with new full light wood metal clad entry door with new ADA hardware with color to match existing.
- (i) Install new 5' wide concrete sidewalk from north rear entry door to access new ADA concrete ramp and parking space to be installed at south rear entry door, along with new landscape area.



Deteriorating c1990s North Rear 2nd Story Covered Porch,
Exterior Stair, First Floor Enclosed Entryway



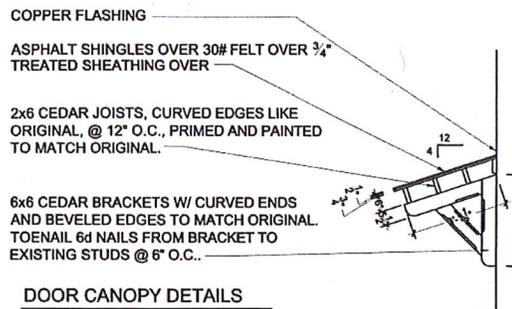
Painted Brick Interior of
First Floor Enclosed Entryway



Existing Rear South Entry Wood Awning



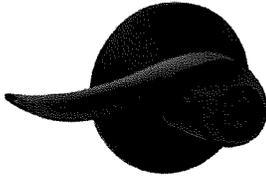
Proposed Rear North Entry Wood Awning



Existing Rear South and Front Porch Full Light Entry Doors



Proposed New Entry Door
ADA Compliant Hardware
(Bronze Schlage Sacramento
Lever Keyed Entry Lock)



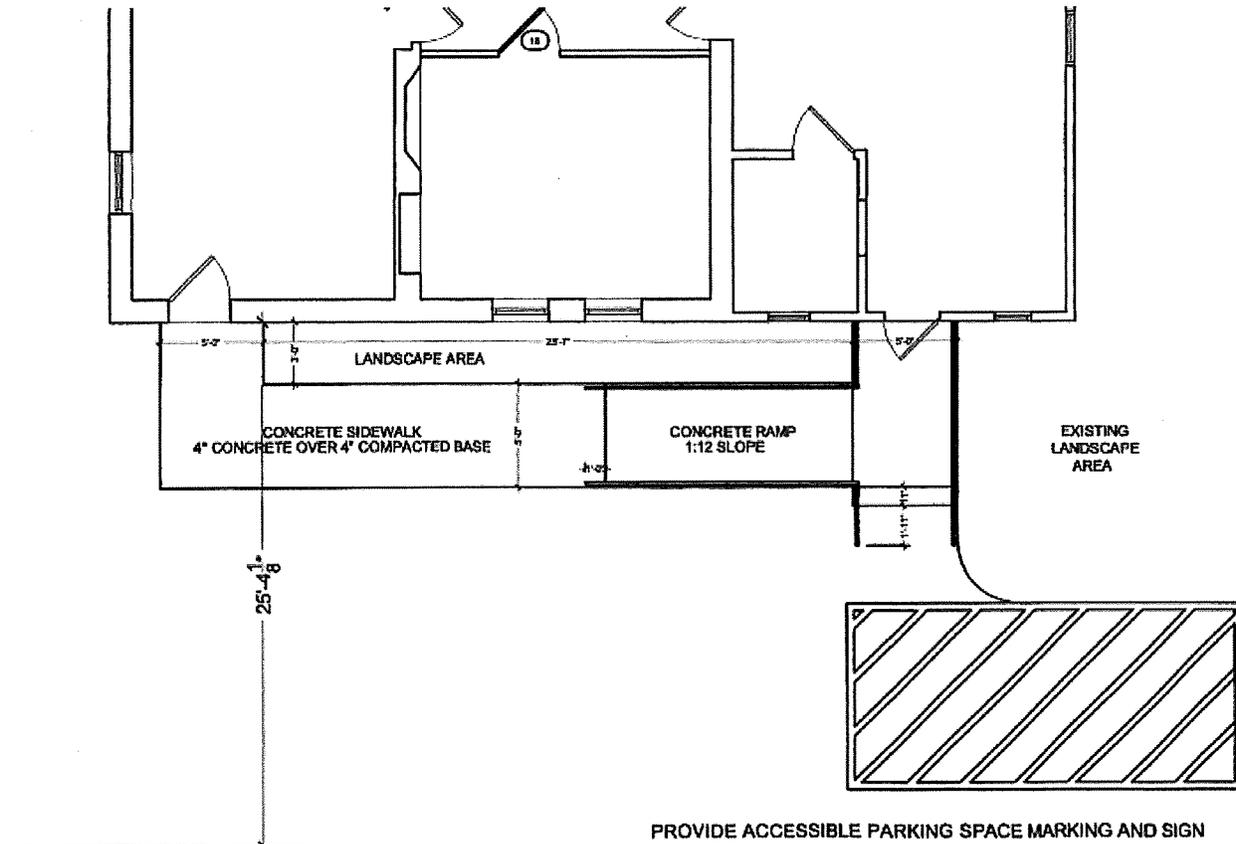
Proposed South Entry Door Exterior Light

Craftmade Z5704-92 Oiled Bronze Branbury 1 Light 7" Wide Outdoor Wall Sconce

Item # bc12185588 Model # Z5704-92 Branbury Collection

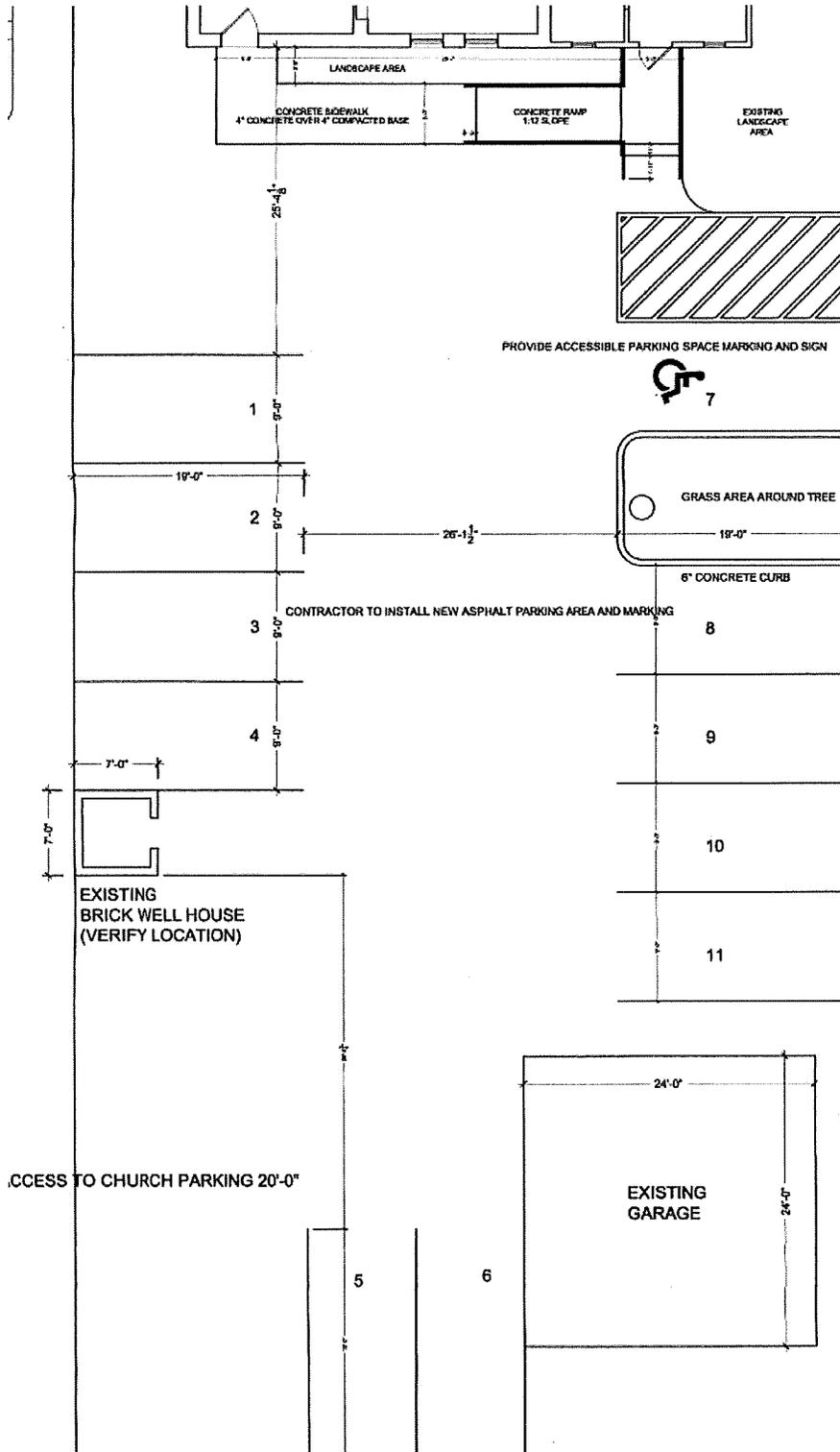


New Concrete Sidewalk at North Rear Entry and New ADA Accessible Ramp and Parking Space at Rear South Entry

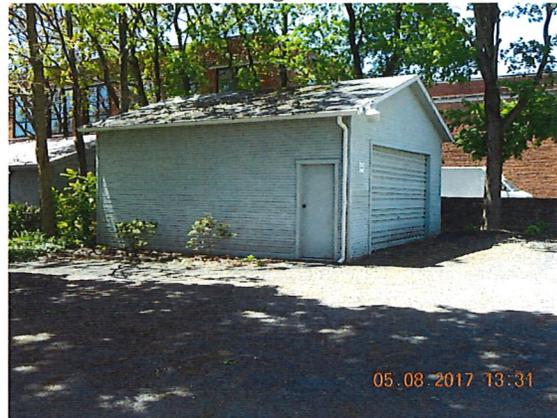
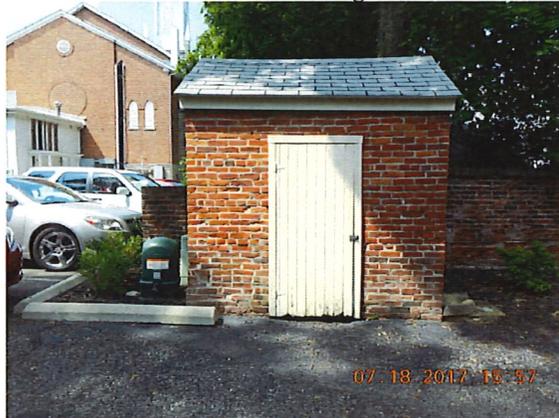


3) Site Work

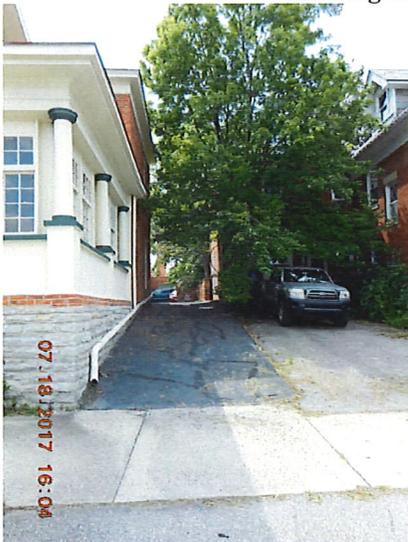
- (a) Re-pave existing asphalt driveway and parking lot with new asphalt. Mark all parking spaces and handicapped accessible parking space as required and install appropriate parking signs.
- (b) Two existing accessory buildings, a 7'x 7' brick well house currently used as a gardeners shed and a 24'x24' wood frame garage, will remain intact and as-is.
- (c) Historic brick walls and iron fence marking lot lines will remain intact and as-is.



Existing Brick Well House and Wood Frame Garage



Existing Asphalt Driveway and Rear Parking Area



STAFF ANALYSIS

City Staff appreciates the Applicant's interest in purchasing property and re-locating to Historic Downtown Delaware, and the Applicant's forethought to request a preliminary determination on proposed renovations to this 196 year old building. Staff conferred with the potential buyers and their architect on a number of occasions prior to the submittal of this application. Given the rich local historical and architectural significance of 15 North Franklin Street, Staff wishes to inform HPC that the Applicant was willing to forego the initial proposal of the removal of the deteriorating front entrance to accommodate interior office designs. This action would have dramatically altered the appearance of the historic site. The front steps will remain as-is and cordoned off, with the front entry door remaining locked and appropriate signage directing clients to the rear entrance (or be repaired/replaced with appropriate materials at a later date). In addition, a compatible ADA-compliant client entrance will be created through the rear of the building to comply with both ADA accessibility requirements and the Historic District Architectural Standards. The removal of the 1990s rear north wood framed 2nd story covered porch, exterior stair, and first floor enclosed entryway will in actuality eliminate an intrusion on the historical character of the original building. The exterior stairs are becoming unstable. A roof leak from the enclosed entryway roof has caused major deterioration of the northwest corner of this addition. Its proposed removal will help preserve the structural integrity of the building. The addition of the concrete ADA accessible ramp will be unobtrusive as it is located at the rear of the building, away from street-side public view, and will be tastefully landscaped. This Application is also unique in that the building is included in the Residential Subdistrict of the

Historic District Overlay while being zoned B-3 (Community Business District). Staff offers that the building was built originally as a free-standing residence and still maintains the appearance of a residential home. The occupancy of the building by a law firm is an appropriate use of the site while maintaining the quiet enjoyment of the nearby residential neighborhoods. All renovations will be constructed of materials and a color palette compatible with the existing building and the Architectural Standards. All proposed work, materials, and color selections appear to meet the Standards, as well as pertinent building codes and regulations. City Staff is supportive of the proposed renovation plan as presented. The Owner has been cooperative and sensitive to the suggestions and guidance as provided by Staff and the Architectural Standards. The Applicant will continue to work with City Staff to achieve compliance with applicable building and zoning codes in regard to the construction of the ADA improvements and the parking area.

STAFF RECOMMENDATION (HPC 2017-1726 – CERTIFICATE OF APPROPRIATENESS)

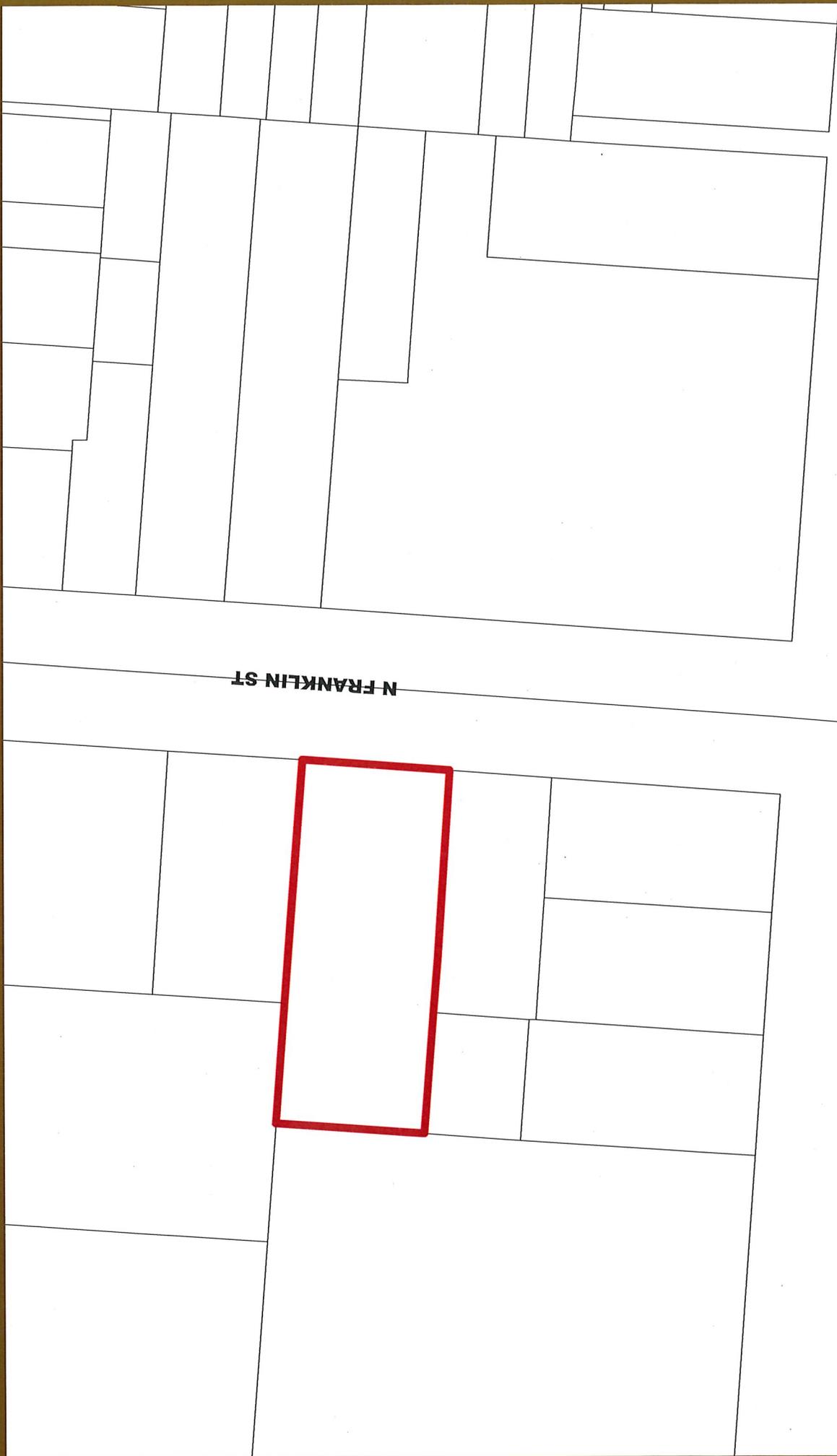
Staff recommends approval of a request by Brigado Investments for a Certificate of Appropriateness for the renovation of 15 North Franklin Street which is zoned B-3 (Community Business District) and located in the Residential Sub-district of the Downtown Historic District Overlay, with the following conditions that:

- 1) The project is completed per the plans presented. Any significant revisions to the approved plans shall need, at a minimum, administrative approval by the HPC or another HPC meeting, depending on the magnitude of any revisions.
- 2) The Owner and all retained contractors are to coordinate with City Zoning and Inspection Division and any adjoining property owners regarding required access and building and zoning regulations.
- 3) Any building signage or graphics shall achieve compliance with the zoning code.
- 4) Any building lighting and the parking area shall achieve compliance with the minimum zoning standard and be approved by the Chief Building Official.

COMMISSION NOTES:

MOTION: _____ 1st _____ 2nd *approved* *denied* *tabled* _____

CONDITIONS/MISCELLANEOUS:



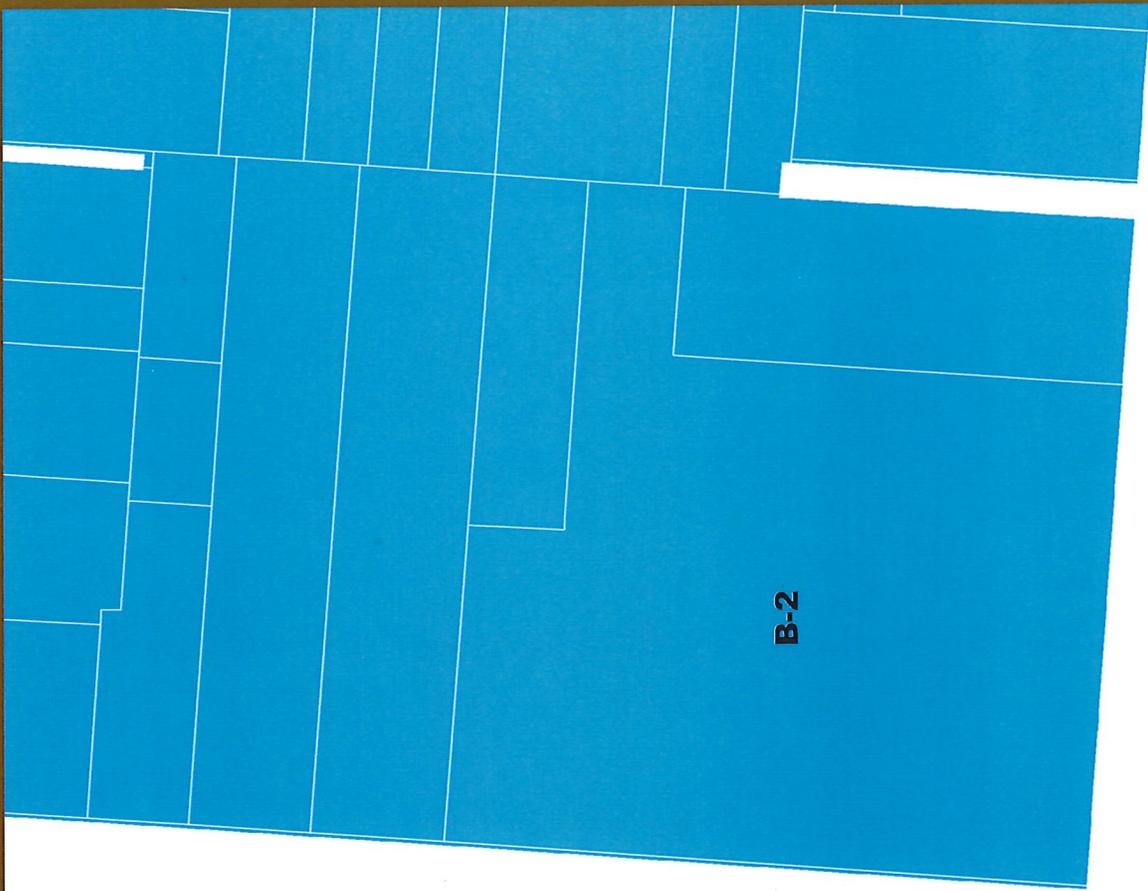
N FRANKLIN ST

W WILLIAM ST



15 N. Franklin St. Renovation
HPC 2017-1726

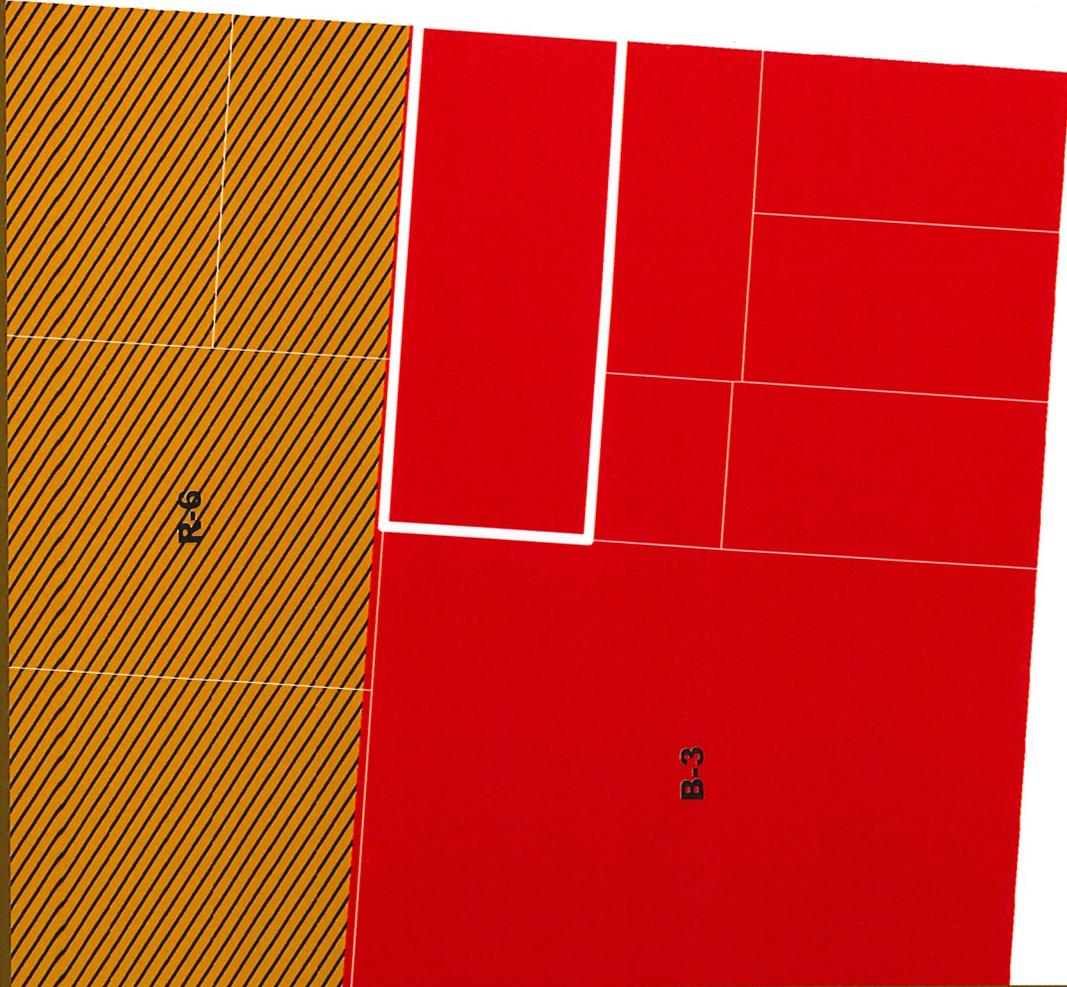




B-2

N FRANKLIN ST

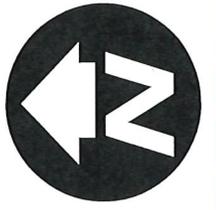
ROW



R-6

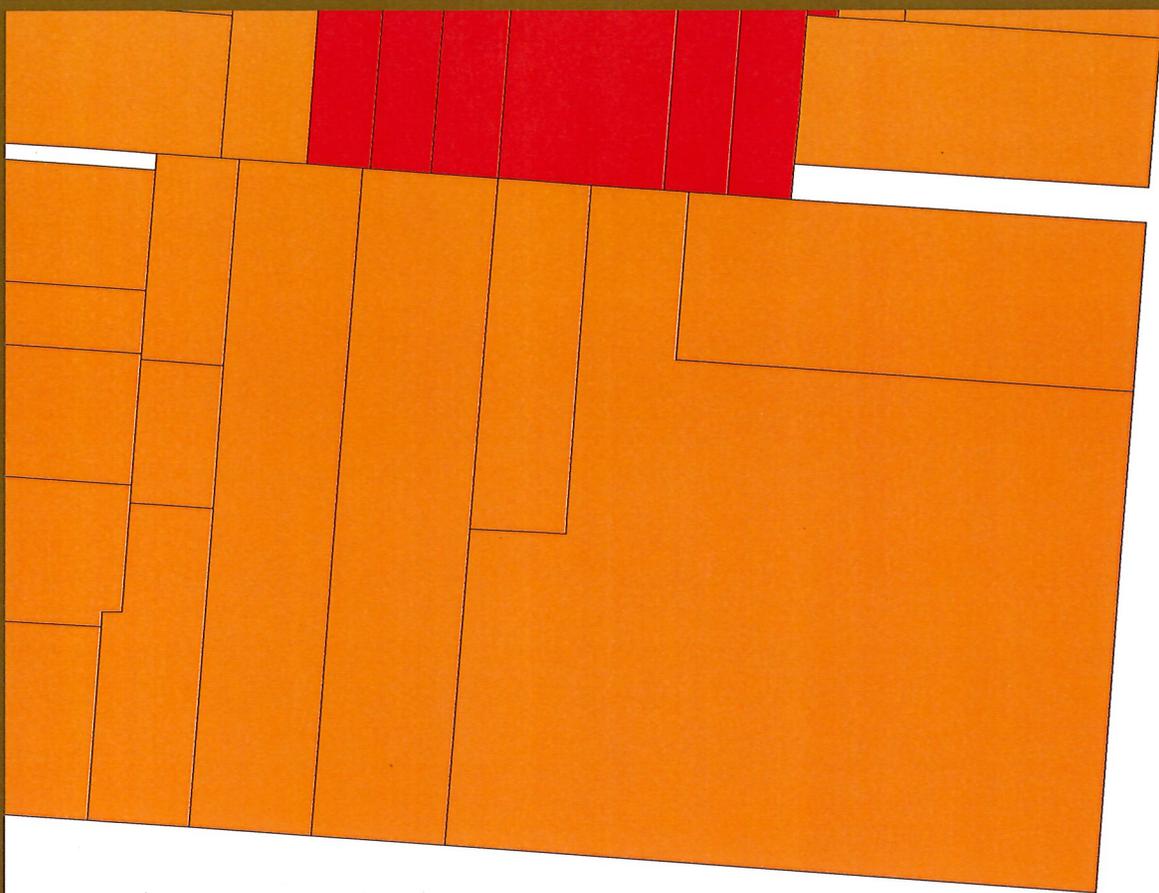
B-3

W WILLIAM ST



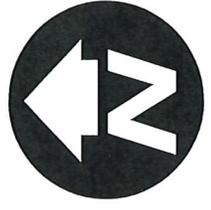
15 N. Franklin St. Renovation
HPC 2017-1726





N FRANKLIN ST

W WILLIAM ST



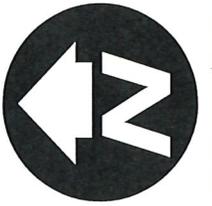
15 N. Franklin St. Renovation
HPC 2017-1726





N FRANKLIN ST

W WILLIAM ST



15 N. Franklin St. Renovation
HPC 2017-1726



CITY OF DELAWARE
PLANNING & COMMUNITY DEVELOPMENT

FOR STAFF USE ONLY:
2017-
HPC 1726

Certificate of Appropriateness Application

Applicant Information (please type or print legibly)

Historic Subdistrict [] Downtown Core [x] Residential [] Transitional

Address 15 NORTH FRANKLIN STREET

Parcel Number(s) 5194 3226011000

Applicant Name/Contact Person KAREN BEASLEY Phone 937-539-0344

*if the applicant is not the owner, the property owner is required to sign the application to authorize proposed changes.

Address 109 WEST COLUMBUS AVENUE BELLEFONTAINE OH 4311

Fax Email kbeasley@beasleyarchitecture.com

Property Owner BRIGADO INVESTMENTS Phone 614.798.9800

Address 6025 FRANZ ROAD DUBLIN, OH 43017

Fax Email grega@alerstallings.com

Project Type

[x] Signs or Graphics [] New Construction [x] Exterior Building/Site Alterations
[] Demolition Permit(s) [] Other (specify):

Work Description (please type or print legibly)

Describe the proposed project in detail, describing materials and colors proposed, including all changes to the building, site or lot. Include all features to be removed, altered, or added and provide a narrative of why the particular type of construction or other environmental changes are being proposed. Indicate all materials to be used. Attach additional sheets as needed.

SEE ATTACHED SHEET

Materials to submit with application: 1 electronic copy and 12 hard copies if required to appear before HPC Commission.

*Check made payable to the City of Delaware in the amount of \$50.00

*Legible Photographs, digital copies or copied from a negative, not photocopied

*Site Plans showing view from above, plus elevation plans showing the view from front, sides, and rear drawings for new construction, modifications or signs showing *dimensions, setbacks, colors, and specifications* of any window, door, trim, lintel, sign, base, header, or other element to be installed/modified

*Material samples/manufacturers brochures which show/describe materials to be used

*Color samples must be provided, such as manufacturer paint chip cards or brochures depicting proposed color selections

*Interior floor plans, where appropriate

Variance Explanations: If the Applicant believes that strict application of the Standards and Guidelines for the Historic District will create a substantial economic hardship or that there is an unusual and compelling circumstance, a narrative to support a Variance from, or waiver of, the Code requirements may be submitted. The Variance or waiver shall be granted only if the Commission deems that at least one of the following six (6) criteria is met:

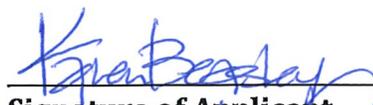
- o There would be substantial economic reduction in the value of the property due to application of the Standards and Guidelines;
- o The property cannot be maintained in its current form and substantial economic burden would result from the application of the Standards and Guidelines;
- o No reasonable alternative exists;
- o The property has little or no historical or architectural significance;
- o The property cannot be reasonably maintained in a manner consistent with Standards and Guidelines; or
- o No reasonable means of saving the property from deterioration, demolition, or collapse exists.

Deadline: Applications must be submitted THIRTY (30) DAYS prior to the Historic Preservation Commission meeting.

Public Notification: Staff will notify property owners within 150' of the site as required.

Meeting Date/Time: 4th Wednesday of each month at 7:00 pm in Council Chambers on the second floor of Delaware City Hall, 1 South Sandusky Street, Delaware, OH 43015.

*Please Note the Commission might table the application if the applicant is not present to answer questions.

 _____ Date 07 JULY 17

Signature of Applicant _____

Signature of Owner (if not the Applicant) _____ Date _____

Application Fee \$50.00 **Fees Received** \$ 50.00 **Received by** deg **Date** 7/7/17

15 North Franklin Street – Scope of Exterior Work

Front Elevation:

- Remove church signs
- Keep two historical marker signs
- Install two cast aluminum signs 24" wide of the same shape and color of the existing historical marker. One sign on each side of the door. One will say Golden Reserve and the other will say Aler Stallings.
- Sand and paint existing wood canopy over door. Color and finish will match existing
- Install new 24" x 4" cast aluminum sign of same color as existing sign to read "15 N. Franklin Street" above door.
- Install chain with sign across bottom of steps with sign that reads". Please use rear entrance". Cast aluminum sign color of existing sign.
- Remove existing mailbox. (will coordinate with local post office)

Rear Elevation:

- Remove wood framed and wood sided portion (18' x 6") of building that protrudes from brick building, including first floor, balcony, stair and roof.
- Remove paint from brick in area where addition was removed.
- Install two need full glass doors in existing door openings.
- Install new canopy over north door to match existing canopy over south door.
- Infill brick (12" x 8") where exhaust duct is removed with brick to match existing.
- Install new ramp and railing per code to south door.
- Extend new gutter after addition is removed. Match existing size, shape and color.

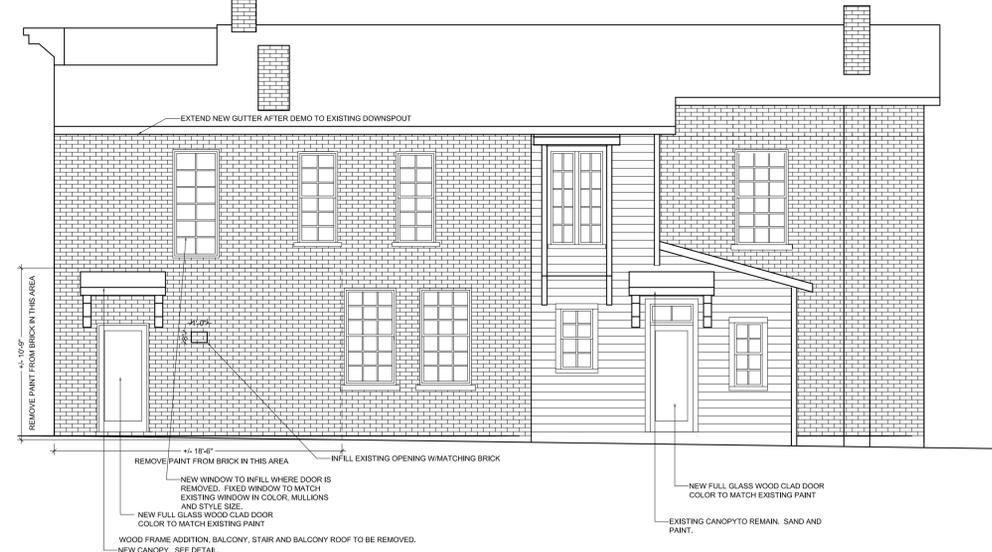
ROOM FINISH SCHEDULE				
ROOM NAME	FLOOR MATERIAL	BASE & TRIM MATERIAL	WALLS MATERIAL	CEILING MATERIAL
RECEPTION 1	WOOD	PAINTED WOOD, MATCH EXISTING	GYPSUMPLASTER	2x4 ACOUSTICAL
RESTROOM 1	TILE	TILE	GYPSUMPLASTER	2x4 ACOUSTICAL
BREAK/WORK ROOM	WOOD	PAINTED WOOD, MATCH EXISTING	GYPSUMPLASTER	2x4 ACOUSTICAL
FOYER	WOOD	PAINTED WOOD, MATCH EXISTING	GYPSUMPLASTER	PATCH & PAINT
CONFERENCE ROOM 1	WOOD	PAINTED WOOD, MATCH EXISTING	GYPSUMPLASTER	2x2 ACOUSTICAL
CONFERENCE ROOM 2	WOOD	PAINTED WOOD, MATCH EXISTING	GYPSUMPLASTER	2x2 ACOUSTICAL
RESTROOM 2	TILE	TILE	GYPSUMPLASTER	2x4 ACOUSTICAL
COPY	WOOD	PAINTED WOOD, MATCH EXISTING	GYPSUMPLASTER	2x4 ACOUSTICAL
RECEPTION 2	LVT	PAINTED WOOD, MATCH EXISTING	GYPSUMPLASTER	2x4 ACOUSTICAL
OFFICE 1	CARPET	PAINTED WOOD, MATCH EXISTING	GYPSUMPLASTER	2x4 ACOUSTICAL
OFFICE 2	CARPET	PAINTED WOOD, MATCH EXISTING	GYPSUMPLASTER	2x4 ACOUSTICAL
OFFICE 3	CARPET	PAINTED WOOD, MATCH EXISTING	GYPSUMPLASTER	2x4 ACOUSTICAL
OFFICE 4	CARPET	PAINTED WOOD, MATCH EXISTING	GYPSUMPLASTER	2x4 ACOUSTICAL
STAIRHALL	CARPET	PAINTED WOOD, MATCH EXISTING	PLASTER	2x4 ACOUSTICAL
RESTROOM 3	TILE	TILE	GYPSUMPLASTER	2x4 ACOUSTICAL
STORAGE	CARPET	PAINTED WOOD, MATCH EXISTING	GYPSUMPLASTER	2x4 ACOUSTICAL

DOOR SCHEDULE										
DOOR TAG	TYPE TAG	DOOR SIZE		DOOR MATERIAL	FRAME MATERIAL	HARDWARE	HEADER	NOTES		
		W	H							
1	A	2'-8"	6'-8"	1-3/4"	WOOD/GLASS	WOOD	LH1	EXISTING	MAILSLOT	
2	B	3'-0"	6'-8"	1-3/4"	WOOD	WOOD	LH3	(2) 2x4		
3	B	3'-0"	6'-8"	1-3/4"	WOOD	WOOD	LH2	EXISTING		
4	B	3'-0"	6'-8"	1-3/4"	WOOD	WOOD	LH2	EXISTING		
5	B	3'-0"	6'-8"	1-3/4"	WOOD	WOOD	LH2	EXISTING		
6	B	3'-0"	6'-8"	1-3/4"	WOOD	WOOD	LH2	EXISTING		
7	C	3'-0"	6'-8"	1-3/4"	WOOD	WOOD	EXISTING	EXISTING	REPLACE DEADBOLT TO MATCH FINISH	
8	B	3'-0"	6'-8"	1-3/4"	WOOD	WOOD	LH2	EXISTING		
9	B	2'-8"	6'-8"	1-3/4"	WOOD	WOOD	LH2	EXISTING		
10	B	2'-8"	6'-8"	1-3/4"	WOOD	WOOD	LH2	EXISTING		
11	B	2'-8"	6'-8"	1-3/4"	WOOD	WOOD	EXISTING	EXISTING		
12	A	3'-0"	6'-8"	1-3/4"	WOOD	WOOD	EXISTING	EXISTING		
13	A	3'-0"	6'-8"	1-3/4"	WOOD	WOOD	EXISTING	EXISTING		
14	B	2'-8"	6'-8"	1-3/4"	WOOD	WOOD	EXISTING	EXISTING		
15	B	3'-0"	6'-8"	1-3/4"	WOOD	WOOD	LH2	EXISTING		
16	B	3'-0"	6'-8"	1-3/4"	WOOD	WOOD	LH2	EXISTING		
17	C	3'-0"	6'-8"	1-3/4"	WOOD/GLASS	WOOD	LH1	EXISTING	MAILSLOT	
18	B	3'-0"	6'-8"	1-3/4"	WOOD	WOOD	LH2	EXISTING		
19	B	3'-0"	6'-8"	1-3/4"	WOOD	WOOD	LH2	EXISTING		
20	B	3'-0"	6'-8"	1-3/4"	WOOD	WOOD	LH2	EXISTING		
21	B	2'-8"	6'-8"	1-3/4"	WOOD	WOOD	LH2	EXISTING		
22	B	2'-0"	6'-8"	1-3/4"	WOOD	WOOD	LH2	EXISTING		
23	B	2'-0"	6'-8"	1-3/4"	WOOD	WOOD	LH2	EXISTING		
24	C	2'-8"	6'-8"	1-3/4"	WOOD	WOOD	LH2	EXISTING	NAIL TO SECURE CLOSED, CAULK	
25	B	2'-8"	6'-8"	1-3/4"	WOOD	WOOD	LH2	EXISTING		
26	-	-	-	-	-	-	-	-	-	-
27	B	3'-0"	6'-8"	1-3/4"	WOOD	WOOD	LH2	EXISTING		
28	B	2'-8"	6'-8"	1-3/4"	WOOD	WOOD	LH2	EXISTING		
29	B	3'-0"	6'-8"	1-3/4"	WOOD	WOOD	LH2	EXISTING		
30	B	2'-8"	6'-8"	1-3/4"	WOOD	WOOD	LH2	EXISTING		

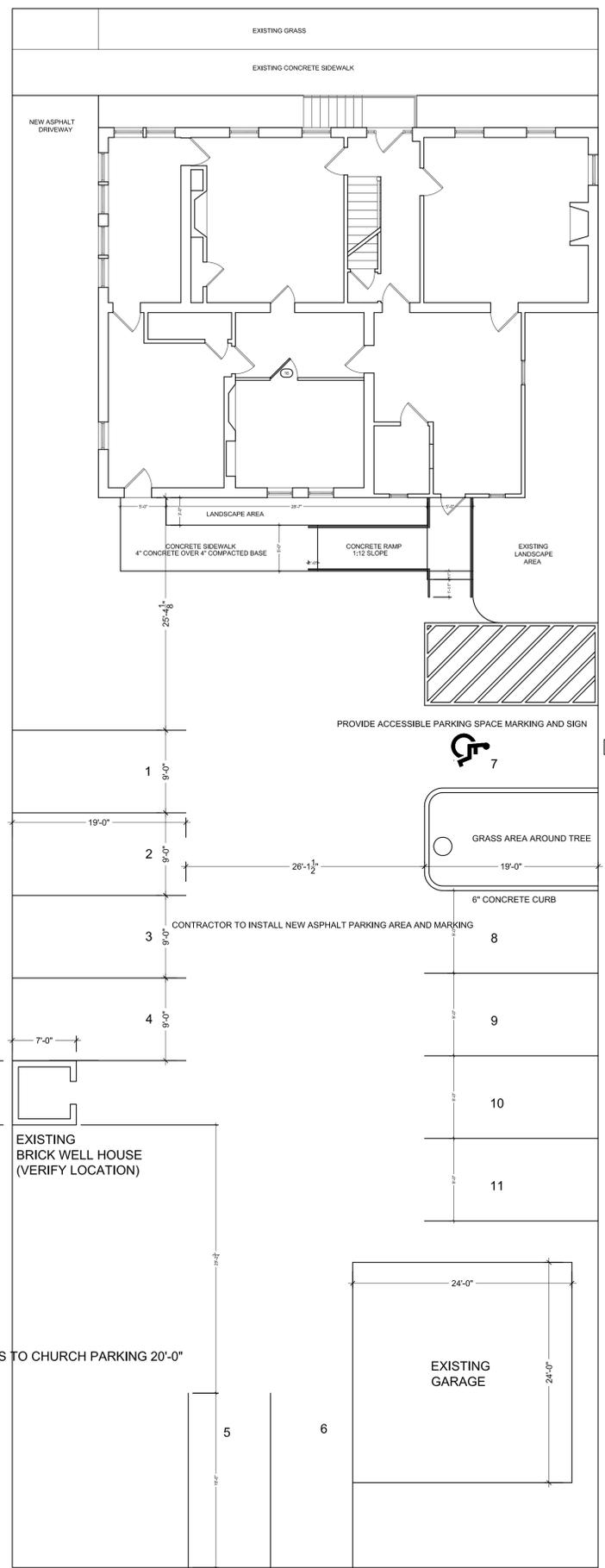
LEGEND
 WOOD = 6 PANEL SOLID WOOD, STAINED
 LH1 = OIL RUBBED BRONZE FINISH EXTERIOR PULL, INTERIOR PANIC BAR, CLOSER
 LH2 = OIL RUBBED BRONZE LEVER HANDLES, OFFICE LOCKSET, 3 HINGES, WALL STOP
 LH3 = OIL RUBBED BRONZE LEVER HANDLES, RESTROOM LOCKSET, 3 HINGES, WALL STOP
 LH4 = OIL RUBBED BRONZE 2 LEVER HANDLES, OFFICE LOCKSET, 6 HINGES, 2 WALL STOPS



FRONT ELEVATION
 SCALE: 3/16" = 1'-0"



REAR ELEVATION
 SCALE: 3/16" = 1'-0"



SITE PLAN
 SCALE: 1/8" = 1'-0"

Zoning requires 1 space per 300 s.f. of Office Use Group
 Spaces to be 9' wide x 19' deep

STRUCTURAL NOTES

- GOVERNING CODE: 2011 OHIO BUILDING CODE.
 - ROOF SNOW LOADS
 - GROUND SNOW LOAD = 20 psf PER OBC FIGURE 1608.2
 - FLAT-ROOF SNOW LOAD = 14.0 psf.
 - SNOW EXPOSURE FACTOR = 0.7
 - SNOW LOAD IMPORTANCE FACTOR = 1.0
 - ALL APPLICABLE EFFECTS DUE TO SNOW DRIFTING
 - ROOF LIVE LOADS
 - MINIMUM ROOF LIVE LOAD = 20 psf.
 - DESIGN ROOF LIVE LOAD = 30 psf.
 - WIND LOADS
 - BASIC WIND SPEED (3-SECOND GUST) = 90 mph PER OBC FIGURE 1609
 - WIND IMPORTANCE FACTOR = 1.0
 - BUILDING CATEGORY II PER OBC TABLE 1604.5
 - WIND EXPOSURE CATEGORY C
 - INTERNAL PRESSURE COEFFICIENT +1.0, 1.8
 - EARTHQUAKE DESIGN DATA:
 - SEISMIC USE GROUP 1.
 - SPECTRAL RESPONSE COEFFICIENT S_{ds} = 0.28
 - SPECTRAL RESPONSE COEFFICIENT S_{d1} = 0.133
 - SITE CLASS = D PER OBC TABLE 1613.5.2
 - BASIC SEISMIC-FORCE-RESISTING SYSTEM = CANTILEVERED COLUMN SYSTEM
 - DESIGN BASE SHEAR 6 KIPS PER BUILDING
 - ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE
 - MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS PER OBC TABLE 1607.1:
 - OFFICES = 50 PSF UNIFORM / 2,000 LB. CONCENTRATED
 - CORRIDORS ABOVE FIRST FLOOR = 80 PSF UNIFORM / 2,000 LB. CONCENTRATED
 - ROOF, ORDINARY FLAT PITCHED = 20 PSF
 - HANDRAILS: 50 PLF APPLIED IN ANY DIRECTION / 200 LB. CONCENTRATED

2011 OBC NOTES

- THE BUILDING SHALL BE ACCESSIBLE FOR USE BY PHYSICALLY HANDICAPPED PERSONS TO COMPLY WITH 2011 OHIO BUILDING CODE CHAPTER 11, AND ICC A117.1 - 2009
- ALL DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- TOILET ROOM FINISHES - THE FLOORS, WALLS, CEILING, PARTITIONS & DOORS OF ALL TOILET ROOMS SHALL BE A FINISH THAT IS CAPABLE OF BEING EASILY CLEANED. COVE BASE SHALL BE PROVIDED AT ALL WALLS, THE FLOOR AND SIDEWALLS, INCLUDING THE COVE BASE JOINT SHALL BE WATER TIGHT TO AT LEAST 4' ABOVE FLOOR.
- ALL TILE OR CARPET FLOORING SHALL CONFORM TO D.O.C. "FILL TEST" I-70.
- EMERGENCY MEANS OF EGRESS LIGHTING SHALL BE PROVIDED FROM AN INDEPENDENT POWER SOURCE OR OTHER APPROVED AUXILIARY SOURCE OF POWER TO ASSURE CONTINUED ILLUMINATION IN CASE OF EMERGENCY OR PRIMARY POWER LOSS FOR A DURATION OF NOT LESS THAN 90 MINUTES, IN ACCORDANCE WITH SECTION 1006 OBCC.
- THE BRANCH CIRCUIT FEEDING UNIT EQUIPMENT (BATTERY PACK) EXIT SIGNS WILL BE THE SAME BRANCH CIRCUIT AS THAT SERVING THE NORMAL LIGHTING IN THE AREA WHERE EACH SIGN IS LOCATED & WILL BE CONNECTED AHEAD OF ANY LOCAL SWITCHES.
- SOIL BEARING PRESSURE ASSUMED TO BE 1,500 PSF.
- ALL EQUIPMENTS SHALL BE INSTALLED IN ACCORDANCE WITH ITS UNDERWRITER APPROVAL, THE MANUFACTURER'S RECOMMENDATIONS, SPECIFICATIONS, OBC APPROVED REFERENCES, AND GOOD ENGINEERING PRACTICES.
- PER OBC 1004.3 EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE.

2011 OBC CODE INFORMATION

USE GROUP: B-BUSINESS
 PER OBC SECTION 304
 USE GROUP DESCRIPTION: OFFICES
 BUILDING AREA: FIRST FLOOR = 2,045 S.F. SECOND FLOOR = 1,706 S.F.
 ALLOWABLE AREA: 9,000 SF, 2 STORIES
 PER OBC TABLE 503
 CONSTRUCTION TYPE: VB
 PER OBC SECTION 602.2
 CONSTRUCTION DESCRIPTION: STONE & BRICK FOUNDATION, WOOD FLOOR FRAMING, MASONRY EXTERIOR WALLS, WOOD STUD INTERIOR WALLS, WOOD ROOF FRAMING
 OCCUPANT LOAD: OFFICE: 930.8 S.F. @ 100 S.F./PERSON = 9.3 PERSONS
 CONFERENCE: 589.9 S.F. @ 15 S.F./PERSON = 39.3
 BREAK / COPY ROOM: 336.6 S.F. @ 100 S.F./PERSON = 3.3 PERSONS
 RESTROOMS: 134.3 S.F. @ 300 S.F./PERSON = .44 PERSONS
 RECEPTION: 483.1 S.F. @ 100 S.F./PERSON = 4.8 PERSONS
 STORAGE: 79.9 S.F. @ 300 S.F./PERSON = .26 PERSONS
 TOTAL CALCULATED: 57.4 PERSONS
 ACTUAL: 5 EMPLOYEES, 4 CLIENTS
 PLUMBING FIXTURES: FIRST FLOOR:
 1 UNISEX ADA WC; 2 LAV, 1 UNISEX WC,
 BOTTLED WATER WILL BE PROVIDED PER OPC 410
 SECOND FLOOR:
 1 UNISEX WC; 1 LAV
 BASEMENT:
 WATER HEATER

NUMBER OF EXITS: 2 EXITS
 FIRE EXTINGUISHERS: LOCATED ON FLOOR PLAN PER OBC SECTION 906.

PROJECT DESCRIPTION

RENOVATION OF EXISTING OFFICES FOR NEW OFFICES. WORK INCLUDES REMOVAL OF WOOD FRAMED STORAGE ROOM, BALCONY & STAIR. RENOVATED RESTROOM FOR ADA COMPLIANCE, NEW CONCRETE RAMP FOR ADA COMPLIANCE, NEW LAY-IN CEILING AND LIGHTING, NEW RECEPTACLES, MODIFICATION OF HVAC, MOVING EXISTING ELECTRICAL PANELS, NEW INTERIOR WALLS, NEW DOOR HARDWARE, NEW FINISHES.

DRAWING INDEX

C1- SITE PLAN, REAR ELEVATION, CODE NOTES
 D1 - DEMOLITION PLANS
 A1 - FLOOR PLANS & DETAILS
 A2 - REFLECTED CEILING PLANS



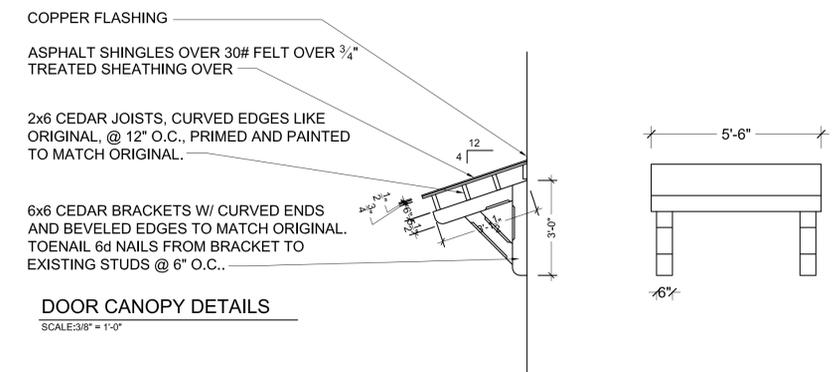
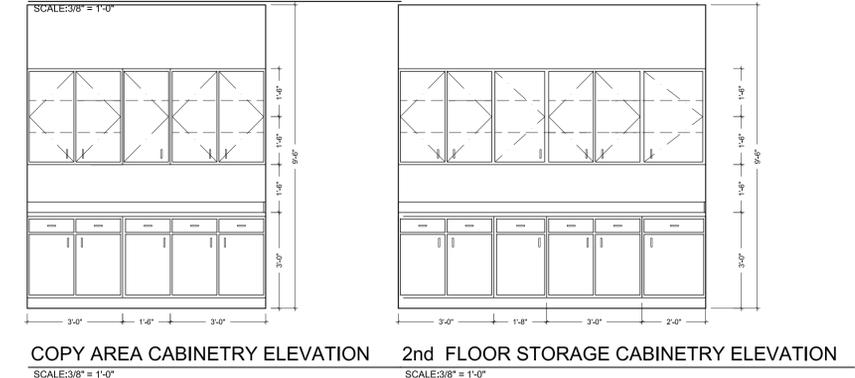
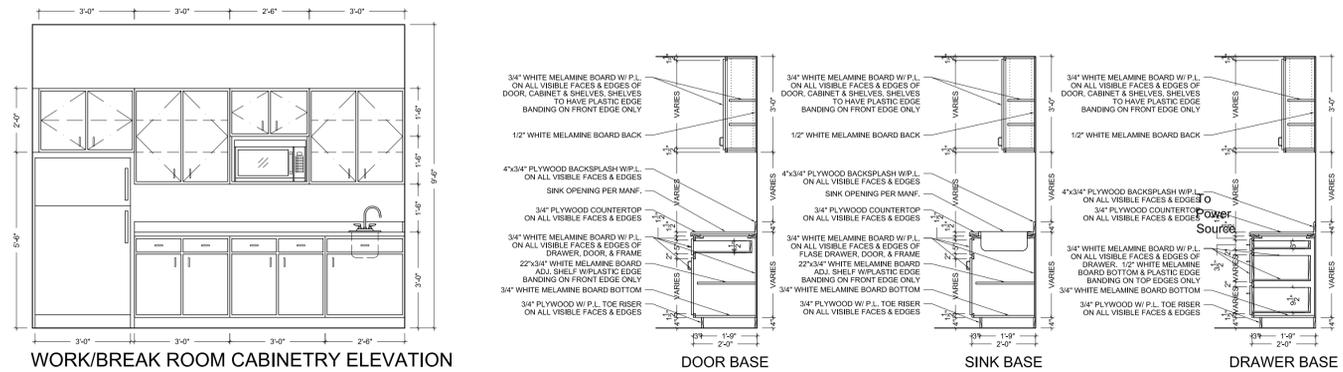
RENOVATION FOR
 ALER STALLINGS
 15 NORTH FRANKLIN STREET DELAWARE, OHIO 43015

Beasley
 ARCHITECTURE & DESIGN
 109 WEST COLUMBUS AVENUE BELLEFONTAINE, OHIO 43311
 PH: 937.599.2323 kbeasley@beasleyarchitecture.com

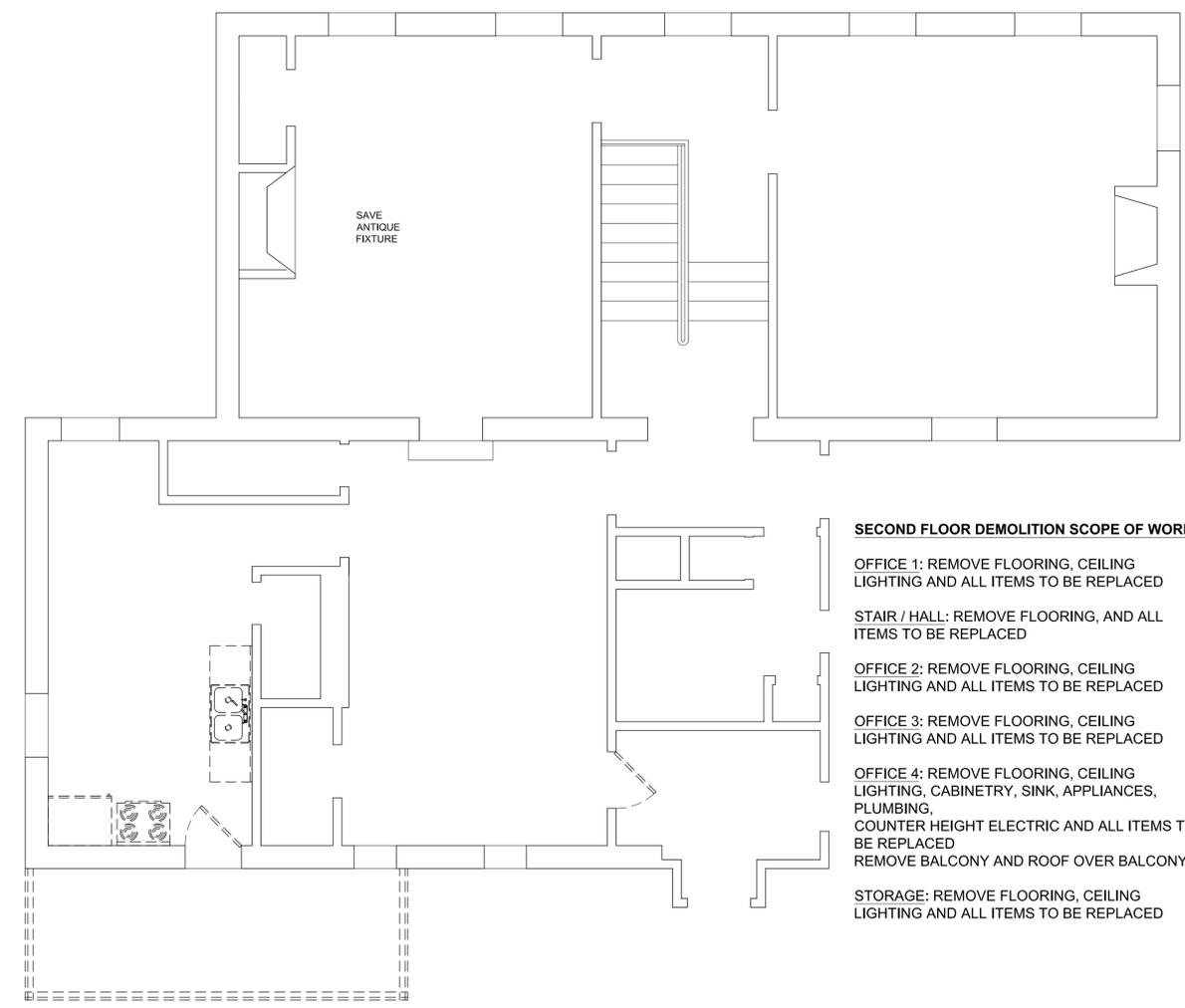
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Site Plan & Code Notes
 Drawn By: KRB Checked By: KRB

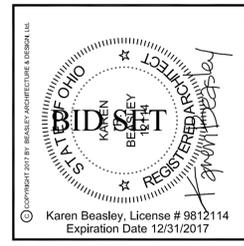
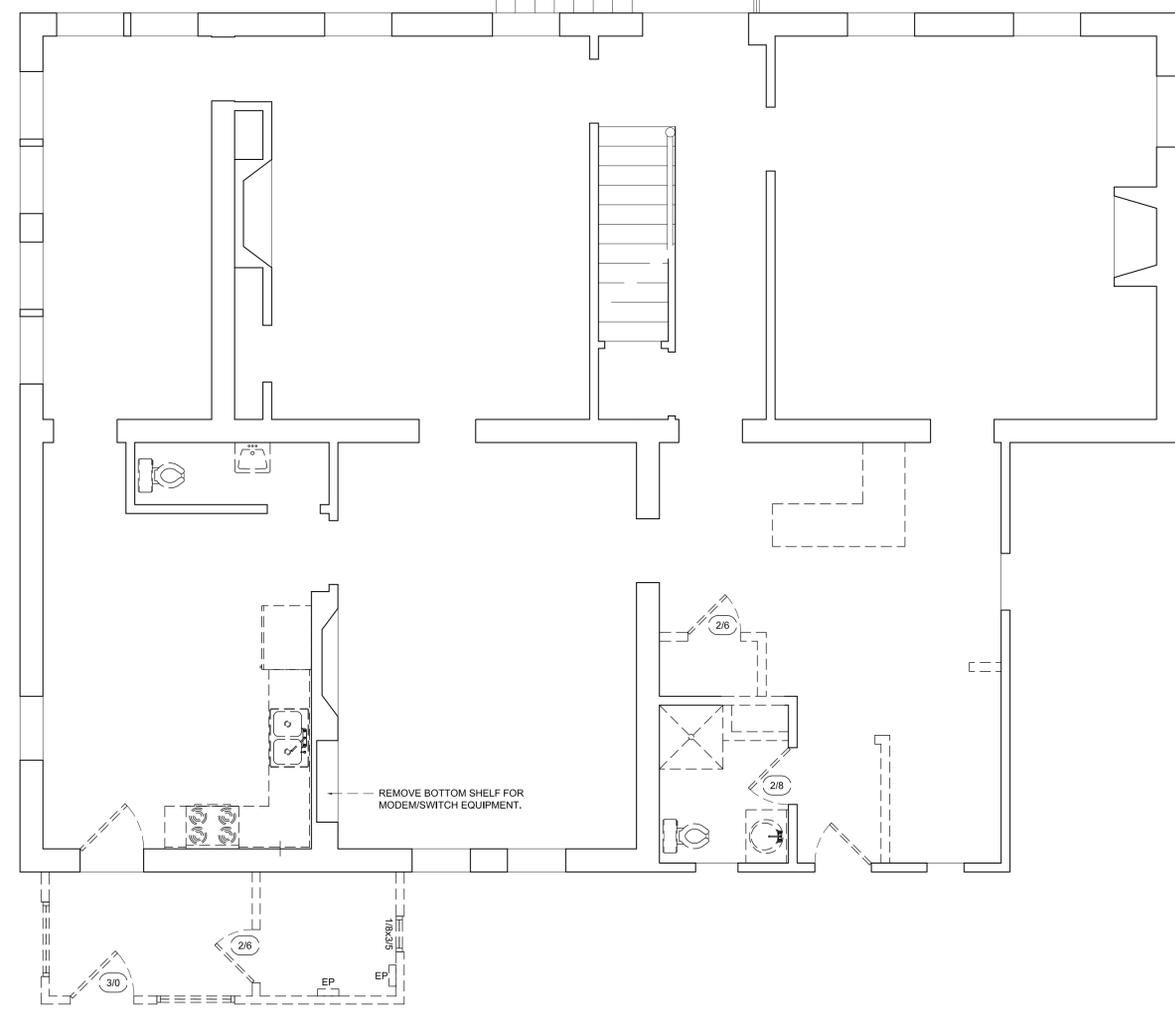
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- FIRST FLOOR DEMOLITION SCOPE OF WORK**
- EXTERIOR: REMOVE WOOD FRAMED ADDITION INCLUDING SLAB AND FOUNDATION, RELOCATED EXSTING ELECTRICAL PANELS
 - RECEPTION: REMOVE WALLS AS SHOWN, REMOVE FLOORING AND ALL ITEMS TO BE REPLACED
 - RESTROOM 1: REMOVE FIXTURES, FLOORING, LIGHTING AND ALL ITEMS TO BE REPLACED
 - CONFERENCE ROOM 1: REMOVE ALL FIXTURES AND FINISHES TO BE REPLACED
 - FOYER: REMOVE ALL FINISHES AND FIXTURES TO BE REPLACED
 - CONFERENCE ROOM 2: REMOVE ALL FIXTURES AND FINISHES TO BE REPLACED
 - COPY: REMOVE ALL FIXTURES AND FINISHES TO BE REPLACED
 - BREAK /WORK ROOM: REMOVE ALL FIXTURES AND FINISHES TO BE REPLACED
 - RECEPTION 2: REMOVE ALL FIXTURES AND FINISHES TO BE REPLACED



- SECOND FLOOR DEMOLITION SCOPE OF WORK**
- OFFICE 1: REMOVE FLOORING, CEILING LIGHTING AND ALL ITEMS TO BE REPLACED
 - STAIR / HALL: REMOVE FLOORING, AND ALL ITEMS TO BE REPLACED
 - OFFICE 2: REMOVE FLOORING, CEILING LIGHTING AND ALL ITEMS TO BE REPLACED
 - OFFICE 3: REMOVE FLOORING, CEILING LIGHTING AND ALL ITEMS TO BE REPLACED
 - OFFICE 4: REMOVE FLOORING, CEILING LIGHTING, CABINETRY, SINK, APPLIANCES, PLUMBING, COUNTER HEIGHT ELECTRIC AND ALL ITEMS TO BE REPLACED
 - REMOVE BALCONY AND ROOF OVER BALCONY
 - STORAGE: REMOVE FLOORING, CEILING LIGHTING AND ALL ITEMS TO BE REPLACED



RENOVATION FOR ALER STALLINGS

15 NORTH FRANKLIN STREET DELAWARE, OHIO 43015



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Drawing Name: Demolition Floor Plans		
Drawn By: KRB Checked By: KRB		
Project No: --- Sheet No: ---		
Date: 07-JULY-17		
Scale: As Noted		

SECOND FLOOR SCOPE OF WORK

OFFICE 1: REMOVE FLOORING, CLEAN, SAND, RE-STAIN AND POLYURETHANE WOOD FLOOR, INSTALL NEW PAINTED QUARTER ROUND TRIM AT BASE, INSTALL NEW WALLCOVERING, PATCH WALLS, NEW LAY-IN CEILING AND LIGHTING, NEW RECEPTACLES AND SWITCHES, CAULK WINDOWS, SAND AND PAINT EXISTING DOORS AND INSTALL NEW DOOR HARDWARE

STAIR / HALL: REMOVE FLOORING, CLEAN, SAND, RE-STAIN AND POLYURETHANE WOOD FLOOR, INSTALL NEW PAINTED QUARTER ROUND TRIM AT BASE, PAINT FLOOR ON STAIR WHERE PAINTED, NEW CARPET ON STAIR & HALL, INSTALL NEW WALLCOVERING, PATCH WALLS, NEW LAY-IN CEILING AND LIGHTING, NEW RECEPTACLES AND SWITCHES, CAULK WINDOWS, SAND, STAIN AND POLYURETHANE HANDRAIL, SAND AND PAINT BUILT-IN CABINETY, NEW HARDWARE ON CABINETY, SAND AND PAINT EXISTING DOORS AND INSTALL NEW DOOR HARDWARE

OFFICE 2: REMOVE FLOORING, CLEAN, SAND, RE-STAIN AND POLYURETHANE WOOD FLOOR,INSTALL NEW PAINTED QUARTER ROUND TRIM AT BASE, NSTALL NEW WALLCOVERING, PATCH WALLS, NEW LAY-IN CEILING AND LIGHTING, NEW RECEPTACLES AND SWITCHES, CAULK WINDOWS, SAND AND PAINT EXISTING DOORS AND INSTALL NEW DOOR HARDWARE

OFFICE 3: REMOVE FLOORING, NEW CARPETING, NEW WALL, INSTALL NEW WALLCOVERING, PATCH WALLS, NEW LAY-IN CEILING AND LIGHTING, NEW RECEPTACLES AND SWITCHES, CAULK WINDOWS, SAND AND PAINT NEW AND EXISTING DOORS AND INSTALL NEW DOOR HARDWARE

OFFICE 4: REMOVE FLOORING, NEW CARPETING, INSTALL NEW WALLCOVERING, PATCH WALLS, NEW LAY-IN CEILING AND LIGHTING, NEW RECEPTACLES AND SWITCHES, CAULK WINDOWS, SAND AND PAINT EXISTING DOORS AND INSTALL NEW DOOR HARDWARE

STORAGE: REMOVE FLOORING, NEW CARPETING, INSTALL NEW WALLCOVERING, PATCH WALLS, NEW LAY-IN CEILING AND LIGHTING, NEW RECEPTACLES AND SWITCHES, CAULK WINDOWS, SAND AND PAINT EXISTING DOORS AND INSTALL NEW DOOR HARDWARE

RESTROOM 3: NEW TOILET, NEW SINK AND BASE, NEW MIRROR, NEW VANITY LIGHT, SAND AND PAINT CABINETY AND BASE, NEW TILE FLOOR, INSTALL NEW WALLCOVERING, PATCH WALLS, NEW CEILING AND LIGHTING, NEW LIGHT/50 CFM EXHAUST FAN VENTED TO OUTSIDE, SAND AND PAINT EXISTING DOORS AND INSTALL NEW DOOR HARDWARE

FIRST FLOOR SCOPE OF WORK

EXTERIOR: NEW CONCRETE RAMP AND STEPS WITH METAL HANDRAIL EACH SIDE, NEW EXTERIOR DOORS TO PARKING LOT, NEW CONCRETE SIDEWALK

RECEPTION 1: REMOVE FLOORING, CLEAN, SAND, RE-STAIN AND POLYURETHANE WOOD FLOOR, INSTALL NEW PAINTED QUARTER ROUND TRIM AT BASE, INSTALL NEW WALLCOVERING, PATCH WALLS, NEW LAY-IN CEILING AND LIGHTING, NEW RECEPTACLES AND SWITCHES, CAULK WINDOWS, SAND AND PAINT EXISTING DOORS AND TRIM, INSTALL NEW DOOR HARDWARE, NEW ENTRY DOOR & HARDWARE.

RESTROOM 1: NEW TOILET, SINK FAUCET, GRAB BARS, TILE FLOORING, INSTALL NEW WALLCOVERING, PATCH WALLS, NEW LAY-IN CEILING AND LIGHTING, NEW RECEPTACLES AND SWITCHES, CAULK WINDOWS, SAND AND PAINT EXISTING DOORS, INSTALL NEW DOOR HARDWARE, NEW LIGHT/50 CFM EXHAUST FAN VENTED TO OUTSIDE

CONFERENCE ROOM 1: CLEAN, SAND, RE-STAIN AND POLYURETHANE WOOD FLOOR, INSTALL NEW PAINTED QUARTER ROUND TRIM AT BASE, INSTALL NEW WALLCOVERING, PATCH WALLS, PATCH AND PAINT EXISTING CEILING, RE-WIRE EXISTING LIGHTING, NEW RECEPTACLES AND SWITCHES, CAULK WINDOWS, SAND AND PAINT EXISTING DOORS, INSTALL NEW DOOR HARDWARE

FOYER: CLEAN, SAND, RE-STAIN AND POLYURETHANE WOOD FLOOR, INSTALL NEW PAINTED QUARTER ROUND TRIM AT BASE, INSTALL NEW WALLCOVERING, PATCH WALLS, PATCH AND PAINT EXISTING CEILING, RE-WIRE EXISTING LIGHTING, NEW RECEPTACLES AND SWITCHES, CAULK WINDOWS, SAND AND PAINT EXISTING DOORS AND TRIM, INSTALL NEW DOOR HARDWARE

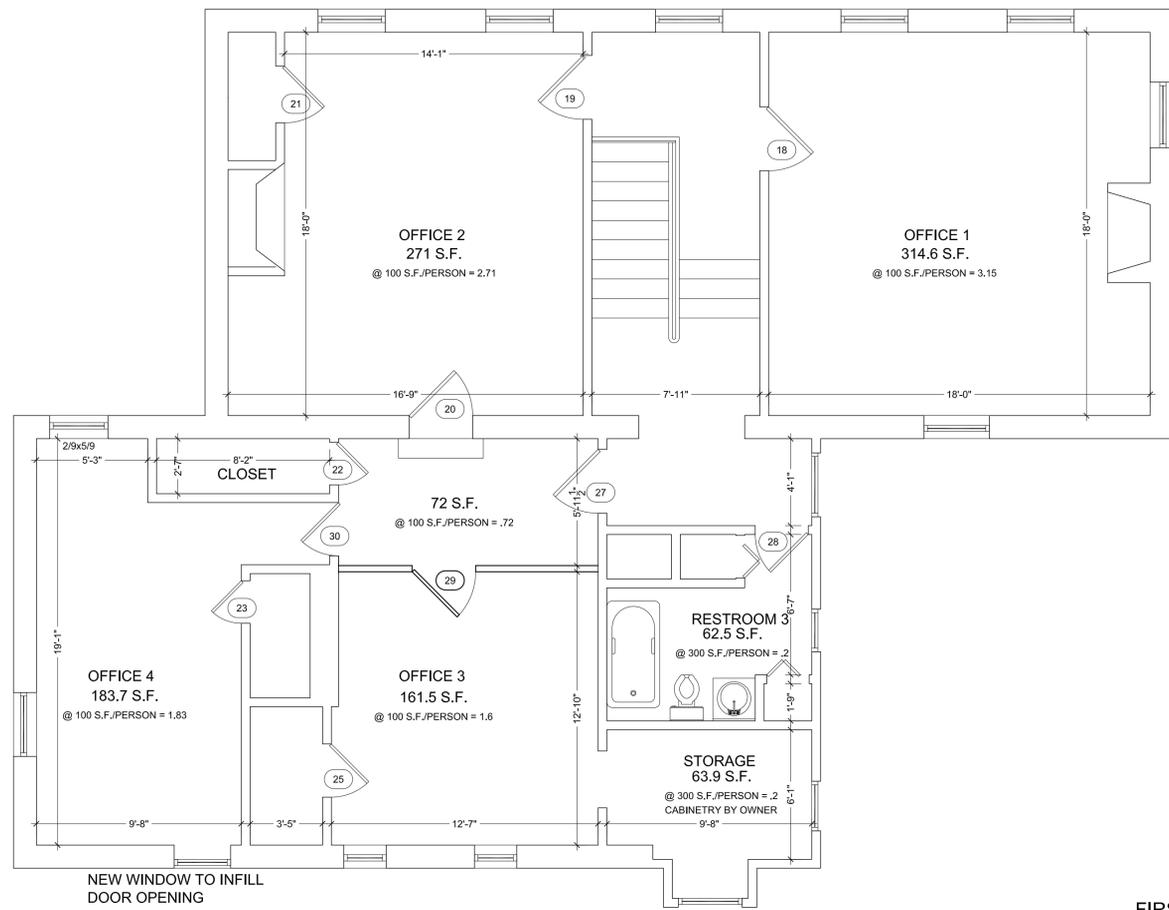
CONFERENCE ROOM 2: REMOVE FLOORING, CLEAN, SAND, RE-STAIN AND POLYURETHANE WOOD FLOOR, INSTALL NEW PAINTED QUARTER ROUND TRIM AT BASE, INSTALL NEW WALLCOVERING, PATCH WALLS, NEW LAY-IN CEILING, RE-WIRE EXISTING LIGHTING, NEW RECEPTACLES AND SWITCHES, CAULK WINDOWS, SAND AND PAINT EXISTING DOORS, INSTALL NEW DOOR HARDWARE

COPY: REMOVE FLOORING, CLEAN, SAND, RE-STAIN AND POLYURETHANE WOOD FLOOR, INSTALL NEW PAINTED QUARTER ROUND TRIM AT BASE, INSTALL NEW WALLCOVERING, PATCH WALLS, NEW LAY-IN CEILING, NEW LIGHTING, NEW RECEPTACLES AND SWITCHES, SAND AND PAINT EXISTING DOORS AND TRIM, INSTALL NEW DOOR HARDWARE

BREAK /WORK ROOM: REMOVE FLOORING, CLEAN, SAND, INSTALL NEW TRIM ON NEW WALLS TO MATCH EXISTING, RE-STAIN AND POLYURETHANE WOOD FLOOR, INSTALL NEW PAINTED QUARTER ROUND TRIM AT BASE, INSTALL NEW WALLCOVERING, PATCH WALLS, NEW LAY-IN CEILING, NEW LIGHTING, NEW RECEPTACLES AND SWITCHES, CAULK WINDOWS, SAND AND PAINT EXISTING DOORS AND TRIM, INSTALL NEW DOOR HARDWARE

RECEPTION 2: INSTALL LVT OVER EXISTING FLOOR, INSTALL NEW PAINTED QUARTER ROUND TRIM AT BASE, INSTALL NEW WALLCOVERING, PATCH WALLS, NEW LAY-IN CEILING AND LIGHTING, NEW RECEPTACLES AND SWITCHES, CAULK WINDOWS, SAND AND PAINT EXISTING DOORS & TRIM, INSTALL NEW DOOR HARDWARE, NEW ENTRY DOOR & HARDWARE.

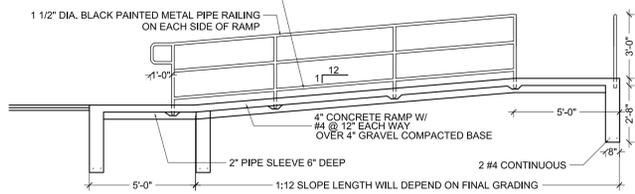
RESTROOM 2: NEW TILE FLOORING, PATCH AND PAINT WALLS, NEW LAY-IN CEILING AND LIGHTING, NEW TOILET, NEW SINK AND FAUCET, NEW LIGHT/50 CFM EXHAUST FAN VENTED TO THE OUTSIDE, SAND AND PAINT EXISTING DOORS & TRIM, INSTALL NEW DOOR HARDWARE



SECOND FLOOR PLAN

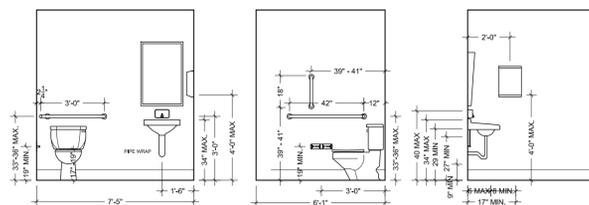
SCALE:1/4" = 1'-0"

CURB, RAIL OR BARRIER THAT WILL PREVENT THE PASSAGE OF A 4" DIAMETER SPHERE WITHIN 4" OF THE RAMP OR LANDING SURFACE



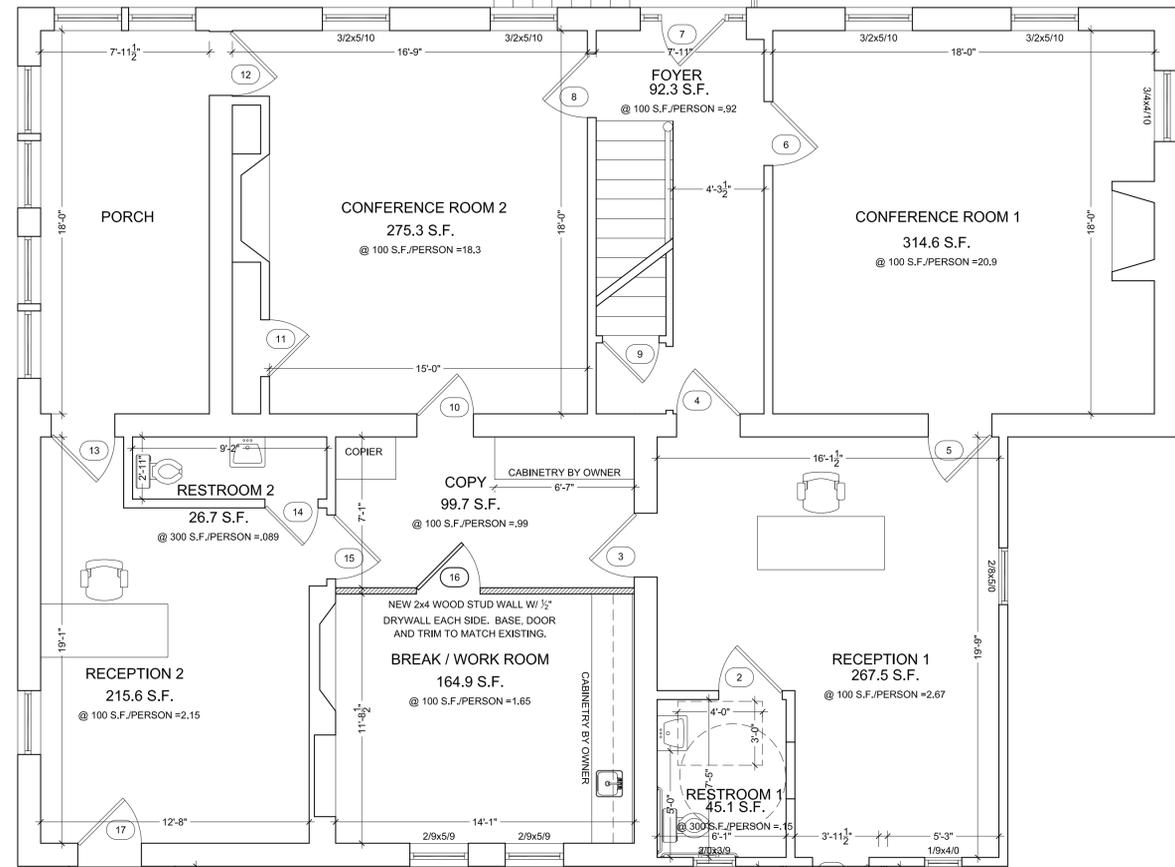
RAMP SECTION

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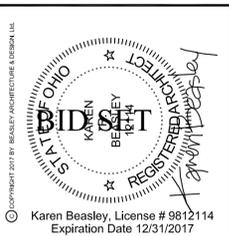
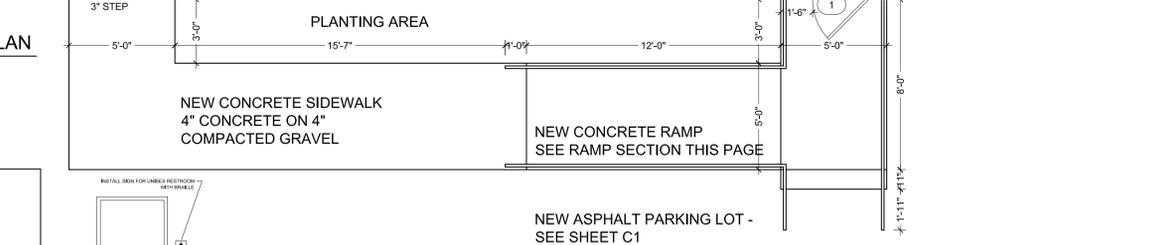
RESTROOM ELEVATIONS

SCALE:1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE:1/4" = 1'-0"



RENOVATION FOR
ALER STALLINGS
 15 NORTH FRANKLIN STREET DELAWARE, OHIO 43015

Beasley
 ARCHITECTURE & DESIGN
 109 WEST COLUMBUS AVENUE BELLEFONTAINE, OHIO 43311
 PH: 937.599.2323 kbeasley@beasleyarchitecture.com

No.	Revision/Issue	Date
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Drawing Name:
Floor Plans
 Drawn By: **KRB** Checked By: **KRB**

Project No.: --- Sheet No.: ---
 Date: **07-JULY-17**
 Scale: **As Noted** A1

SECOND FLOOR CEILING & ELECTRICAL SCOPE OF WORK

OFFICE 1: NEW LAY-IN CEILING, NEW 2x4 LED LAY-IN LIGHT FIXTURES, NEW SWITCHES AND WIRING, NEW RECEPTACLES TO REPLACE EXISTING AND NEW WHERE NOTED, NEW CAT 5 LINE

STAIR / HALL: PATCH AND PAINT CEILING, REWIRE EXISTING LIGHTING FIXTURE, NEW SWITCHES

OFFICE 2: NEW LAY-IN CEILING, NEW 2x4 LED LAY-IN LIGHT FIXTURES, NEW SWITCHES AND WIRING, NEW RECEPTACLES TO REPLACE EXISTING AND NEW WHERE NOTED, NEW CAT 5 LINE

OFFICE 3: NEW LAY-IN CEILING, NEW 2x4 LED LAY-IN LIGHT FIXTURES, NEW SWITCHES AND WIRING, NEW RECEPTACLES TO REPLACE EXISTING AND NEW WHERE NOTED, NEW CAT 5 LINE

OFFICE 4: NEW LAY-IN CEILING, NEW 2x4 LED LAY-IN LIGHT FIXTURES, NEW SWITCHES AND WIRING, NEW RECEPTACLES TO REPLACE EXISTING AND NEW WHERE NOTED, NEW CAT 5 LINE

STORAGE: NEW LAY-IN CEILING, NEW 2x4 LED LAY-IN LIGHT FIXTURES, NEW SWITCHES AND WIRING, NEW RECEPTACLES TO REPLACE EXISTING AND NEW WHERE NOTED, NEW CAT 5 LINE

FIRST FLOOR SCOPE OF WORK

EXTERIOR: NEW CONCRETE RAMP AND STEPS WITH METAL HANDRAIL EACH SIDE, NEW EXTERIOR DOORS TO PARKING LOT

RECEPTION: NEW LAY-IN CEILING, NEW 2x4 LED LAY-IN LIGHT FIXTURES, NEW SWITCHES AND WIRING, NEW RECEPTACLES TO REPLACE EXISTING AND NEW WHERE NOTED, NEW CAT 5 LINE

RESTROOM 1: NEW LAY-IN CEILING, NEW 2x4 LED LAY-IN LIGHT FIXTURES, NEW SWITCHES AND WIRING, NEW RECEPTACLES TO REPLACE EXISTING AND NEW WHERE NOTED, NEW 50 CFM EXHAUST FAN VENTED TO OUTSIDE

CONFERENCE ROOM 1: NEW LAY-IN CEILING, REWIRE EXISTING LIGHT FIXTURE, NEW SWITCHES AND WIRING, NEW RECEPTACLES TO REPLACE EXISTING AND NEW WHERE NOTED, NEW CAT 5 LINE

FOYER: NEW LAY-IN CEILING, NEW 2x4 LED LAY-IN LIGHT FIXTURES, NEW SWITCHES AND WIRING, NEW RECEPTACLES TO REPLACE EXISTING AND NEW WHERE NOTED, NEW CAT 5 LINE

CONFERENCE ROOM 2: NEW LAY-IN CEILING, RE-WIRE EXISTING LIGHT FIXTURE, NEW SWITCHES AND WIRING, NEW RECEPTACLES TO REPLACE EXISTING AND NEW WHERE NOTED, NEW CAT 5 LINE

COPY: NEW LAY-IN CEILING, NEW 2x4 LED LAY-IN LIGHT FIXTURES, NEW SWITCHES AND WIRING, NEW RECEPTACLES TO REPLACE EXISTING AND NEW WHERE NOTED, NEW CAT 5 LINE

BREAK /WORK ROOM: NEW LAY-IN CEILING, NEW 2x4 LED LAY-IN LIGHT FIXTURES, NEW SWITCHES AND WIRING, NEW RECEPTACLES TO REPLACE EXISTING AND NEW WHERE NOTED, NEW CAT 5 LINE

RECEPTION 2: NEW LAY-IN CEILING, NEW 2x4 LED LAY-IN LIGHT FIXTURES, NEW SWITCHES AND WIRING, NEW RECEPTACLES TO REPLACE EXISTING AND NEW WHERE NOTED, NEW CAT 5 LINE



RENOVATION FOR ALER STALLINGS
 15 NORTH FRANKLIN STREET DELAWARE, OHIO 43015



4		
3		
2		
1		
No.	Revision/Issue	Date

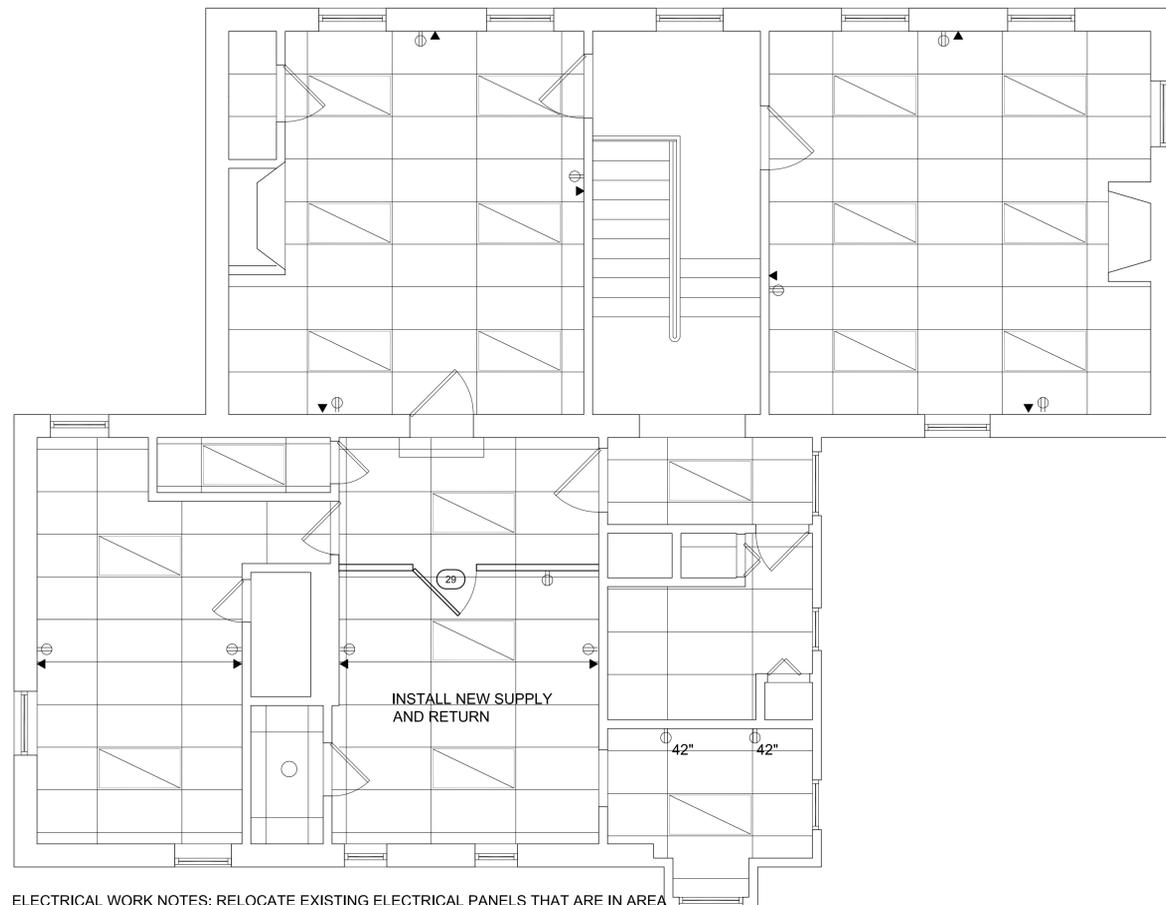
Drawing Name:
Electric Plans

Drawn By: **KRB** Checked By: **KRB**

Project No.: --- Sheet No.: **E1**

Date: **06-JULY-17**

Scale: **As Noted**



ELECTRICAL WORK NOTES: RELOCATE EXISTING ELECTRICAL PANELS THAT ARE IN AREA TO BE DEMOLISHED. ALL EXISTING RECEPTACLES TO REMAIN BUT REPLACE FIXTURE. REPLACE RECEPTACLES IN BATHROOM & BREAK ROOMS WITH GFCI RECEPTACLES. INSTALL NEW DEDICATED CIRCUIT AND RECEPTACLE FOR COPY MACHINE ON EACH FLOOR. REPLACE EXTERIOR LIGHTS WITH LED FIXTURES IN THE SAME STYLE AS EXISTING. INSTALL ALL NEW LAY-IN LED LIGHT FIXTURES. RE-WIRE EXISTING PENDANT LIGHTS IN FIRST FLOOR CONFERENCE ROOMS AND FOYER. INSTALL NEW EXHAUST/LIGHT FIXTURES IN RESTROOMS, INSTALL NEW EGRESS LIGHTING PER CODE. INSTALL NEW CAT5 LOCATIONS AS SHOWN BY TRIANGLE SYMBOL ON PLANS. INSTALL NEW RECEPTACLES WHERE SHOWN IF NONE EXISTING IN NEAR VICINITY.

HVAC WORK NOTES: REPLACE ALL SUPPLY GRILLES WITH NEW TO MATCH FLOORING, REPLACE ALL RETURN GRILLES IN WALLS WITH NEW TO MATCH WALLS, INSTALL NEW SUPPLY AND RETURN IN NEWLY CREATED ROOMS, SERVICE UNITS AND REPLACE FILTERS.

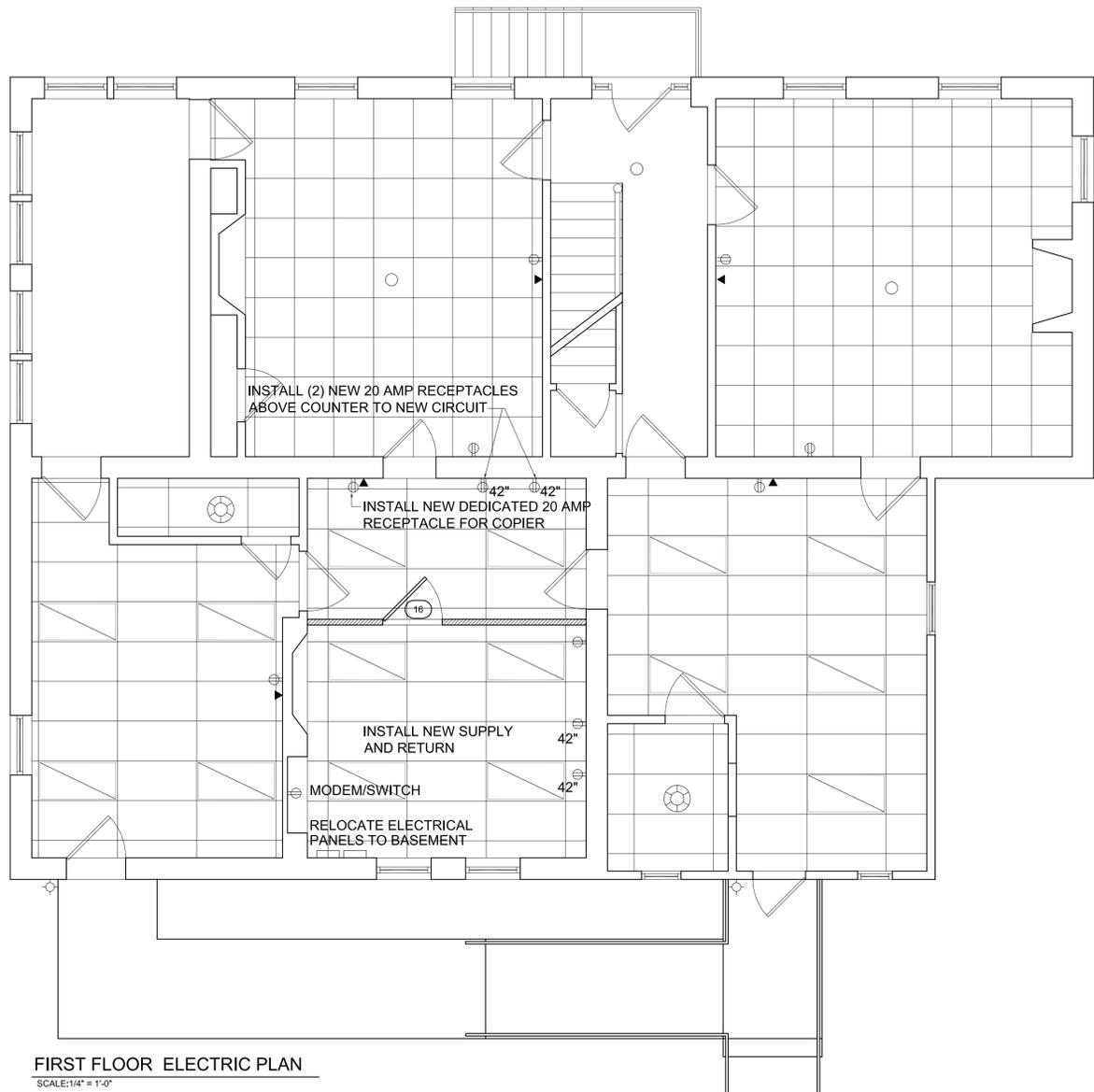
PLUMBING WORK NOTES: INSTALL NEW DRIP PANS AT EXISTING FURNACES, INSTALL BACKFLOW PREVENTER PER CITY STANDARDS, REPLACE EXISTING 40 GALLON GAS WATER HEATER WITH NEW, REPLACE ALL PLUMBING FIXTURES.

SECOND FLOOR ELECTRIC PLAN

SCALE: 1/4" = 1'-0"

ELECTRICAL CODE NOTES:

- All electrical installations must comply with the latest editions of local, state, and national electrical codes.
- All work shall be performed in a workman like fashion and installed in accordance with the latest industry standards and practices.
- Installation of type EMT conduit is permitted at contractor's discretion provided all installations comply with standard industry practices as well as the latest editions of local, state and national electrical codes. Fittings to be steel, set screw.
- Minimum branch circuit wiring shall be #12 THHN copper.
- All wiring shall be installed in electrical conduits or raceways.
- Aluminum permitted for electrical panel and transformer feeders provided all local, state and national electrical codes are met.
- All conductors installed in PVC conduit shall include a properly identified grounding conductor sized per NEC article 250.
- All electrical devices and equipment shall be UL listed and of commercial grade construction.
- All electrical devices and equipment shall be properly grounded in compliance with the NEC article 250.
- All wiring shall be sized according to the overcurrent protection per NEC table 310-16 and its associated notes.
- Connect office emergency and exit lighting to local lighting circuits ahead of switching.
- Electrical panels to be commercial grade with "bolt-in" breakers.
- Type MC cable or flexible metal conduit permitted per NEC guidelines.



FIRST FLOOR ELECTRIC PLAN

SCALE: 1/4" = 1'-0"