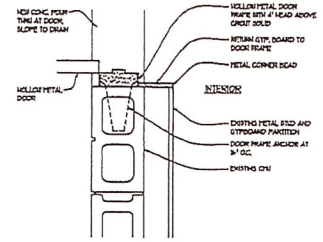
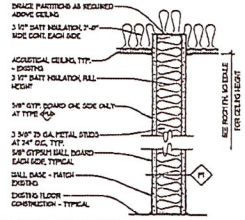
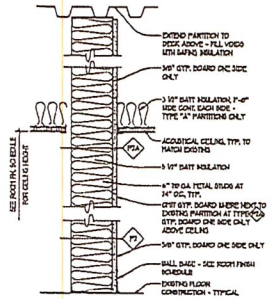


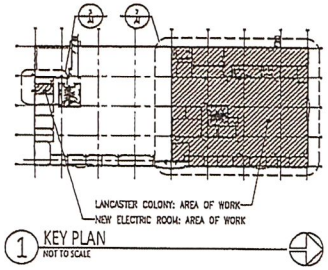
7 DOOR JAMB TYPICAL
SCALE: 1 1/2" = 1'-0"



6 PARTITION TYPES
SCALE: 1 1/2" = 1'-0"



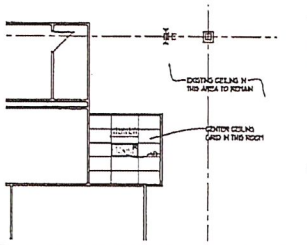
NOTE: REFER TO NOTES TYPE P-1 TYPICAL UNLESS OTHERWISE NOTED



1 KEY PLAN
NOT TO SCALE

PROJECT DEFINITION

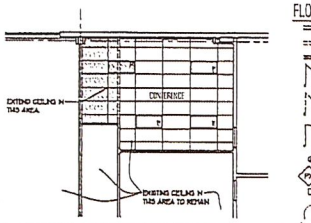
PROJECT NAME:	LANCASTER COLONY
PROJECT DESCRIPTION:	INTERIOR TENANT PACKAGE
LOCATION:	10521 WILLINGTON COURT CINCINNATI, OHIO 45242
OWNER:	GALLENSTEIN BROTHERS, INC. 6501 CREEK ROAD CINCINNATI, OHIO 45242
PROJECT NUMBER:	209168
PRIMARY USE CLASS:	B – BUSINESS / S – 1 STORAGE (MODERATE)
CONSTRUCTION TYPE:	II-B NON-COMBUSTIBLE, UNPROTECTED
NUMBER OF STORIES:	1
BUILDING HEIGHT:	27'-0"
TENANT AREA:	1 20,007 SQ. FT. (NEW SUITE AREA) – OFFICE – 18,777 S.F. – STORAGE– 1,230 S.F.
NUMBER OF OCCUPANTS:	187 + 4 = 191
SPRINKLERED:	FULLY SPRINKLERED
BUILDING CODE:	OHIO BUILDING CODE/ 2007 EDITION / ADAAG



5 PARTIAL REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

REFLECTED CEILING PLAN LEGEND

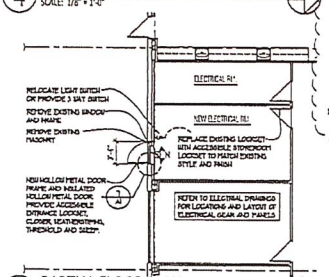
- NEW OR RELOCATED 2' x 4' RECESSED FLUORESCENT FIXTURE WITH PRISMATIC LENS
- EXISTING 2' x 4' RECESSED FLUORESCENT FIXTURE WITH PRISMATIC LENS
- EMERGENCY LIGHTS – WITH BATTERY BACK-UP
- CEILING MOUNTED EMERGENCY LIGHTS WITH BATTERY BACK - UP
- LIGHTED EXIT SIGN WITH BATTERY BACK - UP
- EXIT SIGN AND EMERGENCY LIGHTS WITH BATTERY BACK - UP
- SWITCH AND WIRING
- N INDICATES NEW FIXTURE OR UNIT
- R INDICATES RELOCATED FIXTURE OR UNIT
- E INDICATES EXISTING FIXTURE OR UNIT TO REMAIN
- CENTER NEW PARTITION ON EXISTING CEILING
- NO GYP. BOARD THIS SIDE OF PARTITION



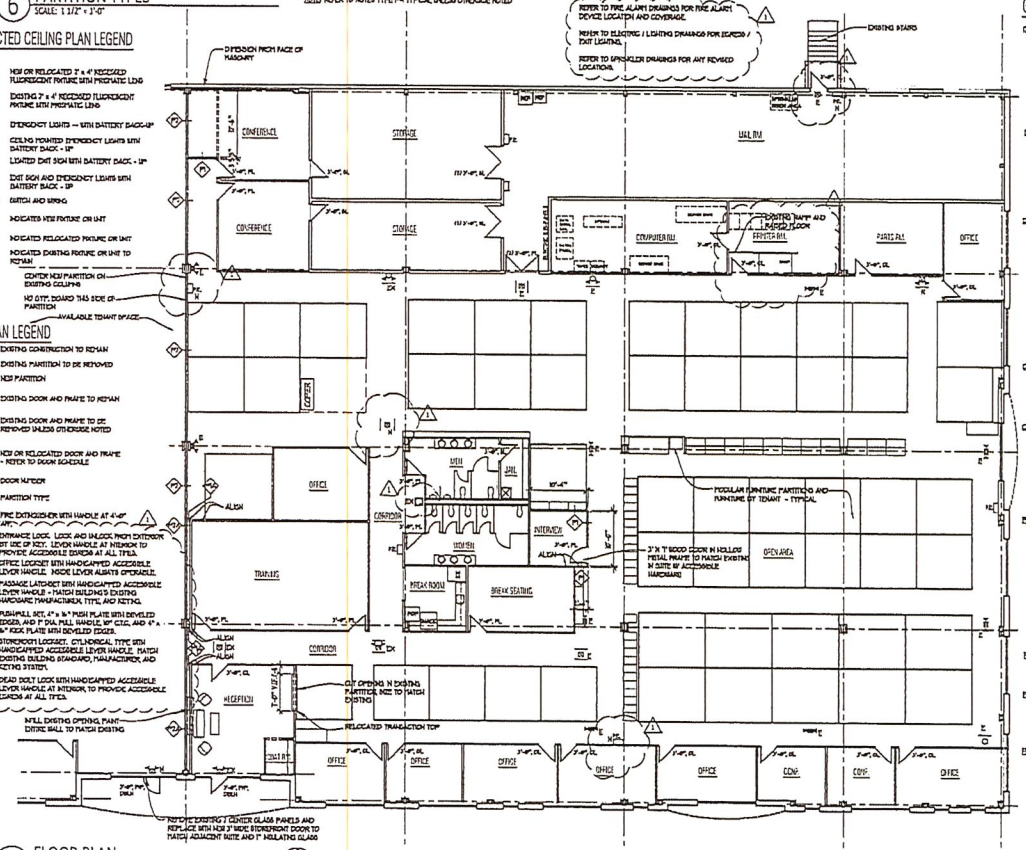
4 PARTIAL REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

FLOOR PLAN LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING PARTITION TO BE REMOVED
- NEW PARTITION
- EXISTING DOOR AND FRAME TO REMAIN
- EXISTING DOOR AND FRAME TO BE REMOVED UNLESS OTHERWISE NOTED
- NEW OR RELOCATED DOOR AND FRAME - REFER TO DOOR SCHEDULE
- 101 DOOR NUMBER
- P1 PARTITION TYPE
- FE FIRE EXTINGUISHER WITH HANGER AT 4'-0" AFF
- EL - ENTRANCE LOCK. LOCK AND UNLOCK FROM EXTERIOR BY USE OF KEY. LEVER HANDLE AT INTERIOR TO PROVIDE ACCESSIBLE EGRESS AT ALL TIMES.
- OL - OFFICE LOCKSET WITH HANDICAPPED ACCESSIBLE LEVER HANDLE. INSIDE LEVER ALWAYS OPERABLE.
- PL - PASSAGE LATCHSET WITH HANDICAPPED ACCESSIBLE LEVER HANDLE - MATCH BUILDING'S EXISTING HARDWARE MANUFACTURER, TYPE, AND FINISH.
- PHP - PUSHPULL SET, 4" x 16" PUSH PLATE WITH BEVELED EDGES, AND 1" DIA. PULL HANDLE, 10" CTR. AND 6" x 16" KICK PLATE WITH BEVELED EDGES.
- SL - STOREROOM LOCKSET. CYLINDRICAL TYPE WITH HANDICAPPED ACCESSIBLE LEVER HANDLE. MATCH EXISTING BUILDING STANDARD, MANUFACTURER AND FINISH STATED.
- DDLH - DEAD BOLT LOCK WITH HANDICAPPED ACCESSIBLE LEVER HANDLE AT INTERIOR, TO PROVIDE ACCESSIBLE EGRESS AT ALL TIMES.



3 PARTIAL FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 FLOOR PLAN
SCALE: 1/10" = 1'-0"

GENERAL NOTES

GENERAL:
1. THE CONTRACTOR SHALL PROVIDE ALL LABOR, TOOLS, AND SERVICES TO PERFORM THE WORK.
2. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS.
3. THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND INSPECTIONS. ALL PERMITS SHALL BE IN THE OWNER'S NAME.
4. THE CONTRACTOR SHALL ALIGN WORK BY OTHERS AND COORDINATE WORK AS NECESSARY WITH WORK BY OTHERS.
5. ALL EXISTING CONDITIONS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONSULT ARCHITECT IMMEDIATELY IF DISCREPANCIES ARE FOUND IN EXISTING CONDITIONS.
6. THE CONTRACTOR SHALL STORE AND PROTECT ALL MATERIALS AS RECOMMENDED BY MANUFACTURER.
7. FINAL CLEAN UP SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

DRAWINGS:
1. DO NOT SCALE DRAWINGS.
2. ALL DIMENSIONS ARE FROM FACE OF STUDS OR MASONRY AT NEW CONSTRUCTION AND TO FINISHED FACE OF EXISTING CONSTRUCTION UNLESS INDICATED OTHERWISE.
3. CONTACT THE ARCHITECT IMMEDIATELY IF THE DRAWINGS CONTAIN INSUFFICIENT OR CONFLICTING INFORMATION. DEVIATION FROM THESE DRAWINGS WITHOUT ARCHITECT APPROVAL SHALL NOT BE THE RESPONSIBILITY OF THE ARCHITECT.
4. THE CONTRACTOR SHALL EXAMINE DRAWINGS OF WORK TO BE PERFORMED BY OTHERS FOR PURPOSES OF COORDINATING WORK WITH WORK BY OTHERS.

DEMOLITION:
1. REMOVE EXISTING PARTITIONS AND FLOOR AND PARTITION FINISHES FROM PROPOSED TENANT SUITE AS NECESSARY FOR NEW CONSTRUCTION. DISPOSE OF ALL SUCH MATERIAL PROPERLY.
2. REMOVE ALL UNNECESSARY ELECTRICAL WIRING BACK TO PANEL. COORDINATE REMOVAL OF DEVICES WITH OWNER PRIOR TO DEMOLITION.
3. REMOVE AND STORE MATERIALS IN GOOD CONDITION FOR REUSE. TURN OVER EXCESS OF SUCH MATERIALS TO BUILDING OWNER FOR FUTURE USE. FIXTURES AND MATERIALS TO BE REUSED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
   - -DOORS, DOOR FRAMES AND HARDWARE
   - -HOLLOW METAL FRAMES AND INTERIOR GLAZING
   - -LIGHT FIXTURES, EXIT SIGNS AND EMERGENCY LIGHTS
   - -CABINETRY AS INDICATED ON PLANS. VERIFY ADDITIONAL CABINETRY WITH BUILDING OWNER PRIOR TO DEMOLITION
   - -SPRINKLER HEADS
   - -ELECTRICAL DEVICES (IF COST EFFECTIVE)
4. CONSULT BUILDING OWNER IF UNSURE AS TO DISPOSAL OF ANY MATERIALS TO BE DEMOLISHED OR REMOVED.

CONCRETE:
1. CUT CONCRETE SLAB AS NECESSARY FOR PLUMBING AND ELECTRICAL WORK. PATCH AND REPLACE CONCRETE AS NECESSARY. ALL NEW INTERIOR CONCRETE SLABS SHALL BE FC = 4000 PSI, MAXIMUM WATER CEMENT RATIO = .45
2. GRIND DOWN OR REMOVE AND REPLACE EXISTING CONCRETE TO RECEIVE CARPET OR VINYL TILE WHERE EXISTING CONCRETE IS UNEVEN OR UNACCEPTABLE.

CONSTRUCTION AND SAFETY:
1. CONTRACTOR SHALL BRACE CONSTRUCTION AS REQUIRED TO MAINTAIN STABILITY UNTIL COMPLETE AND FUNCTIONING AS THE DESIGNED UNIT.
2. ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION SELECTED BY CONTRACTOR.
3. THE CONTRACTOR ALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THE REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. WARN ON SITE. THE ARCHITECT IS RESPONSIBLE FOR ITS OWN SAFETY BUT HAS NO RESPONSIBILITY FOR THE SAFETY OF THE CONTRACTOR'S PERSONNEL OR SAFETY CONDITIONS.

PARTITION CONSTRUCTION:
1. PROVIDE AND INSTALL FRAMING MATERIALS IN SIZES AND GAUGES AS INDICATED ON DRAWINGS.
2. ALL FRAMING SHALL BE DRY DEPRESS METAL FRAMING ON EQUAL.
3. ALL METAL STUDS AND TRACK TO BE GALVANIZED PER ASTM A653.
4. PARTITIONS OF GYPBOARD SHALL BE WITH DRILL-TAPPING SCREWS.
5. GYPSUM BOARD SHALL BE PROVIDED IN THICKNESS AS INDICATED ON DRAWINGS WITH TAPERED EDGES. APPLY BOARD VERTICALLY WITH SCREWS AT 8" O.C. AT EDGES AND 12" IN FIELD OF SHEETS. DO NOT OMIT TAPERED AND REGULAR EDGES. USE GALVANIZED METAL CORNER AND EDGE BEADS UNLESS NOTED OTHERWISE.
6. ALL CONCEALED WOOD BLOCKING SHALL BE FIRE RETARDANT TREATED. PROVIDE BLOCKING IN PARTITIONS TO RECEIVE CABINETS, ACCESSORIES OR BARLYING AS NECESSARY FOR PROPER ATTACHMENT.
7. REPAIR ALL EXISTING PARTITIONS AS REQUIRED FOR PROPER FINISH. PATCH ALL DENTS, HOLES, ETC. REMOVE PICTURE HANGERS, FASTENERS, ETC. WASH WALL COVERING IF REMOVED, SEAL COAT AND SAND FOR SMOOTH FINISH AS REQUIRED.

FIRE EXTINGUISHERS:
1. TENANT TO PROVIDE 10 lb. ABC TYPE FIRE EXTINGUISHER, WALL MOUNTED IN LOCATIONS SHOWN ON FLOOR PLAN. EXTINGUISHERS MUST MEET ALL LOCAL FIRE DEPARTMENT REQUIREMENTS. MOUNTING HEIGHT SHALL BE AT 48" AFF.

FIRE SIGNALING SYSTEM:
1. FIRE SIGNALING SYSTEM CONTRACTOR SHALL DESIGN AND MODIFY THE EXISTING SIGNALING SYSTEM IN ACCORDANCE WITH ALL APPLICABLE CODES.
2. FIRE SIGNALING SYSTEM CONTRACTOR SHALL PROVIDE ANY AND ALL DRAWINGS AND CALCULATIONS NECESSARY TO OBTAIN REQUIRED PERMITS.
3. COORDINATE ALL WORK WITH WORK BY OTHERS.

FINISH REQUIREMENTS:
1. INSTALL ALL FINISHES PER MANUFACTURERS INSTRUCTIONS.
2. ALL FINISHES ARE TO MEET THE FOLLOWING MATERIAL CLASSIFICATION REQUIREMENTS:

FLOORS	CLASS B - DOC FF-1 (PILL TEST)		
	EXIT ENCLOSURES AND EXIT PASSAGEWAYS	CORRIDORS	ROOMS OR ENCLOSED SPACES
WALLS AND CEILINGS	CLASS B	CLASS C	CLASS C

CLASS B: FLAME SPREAD = 26-75 / SMOKE-DEVELOPED 0-450
CLASS C: FLAME SPREAD = 76-200 / SMOKE-DEVELOPED 0-450

STATE OF OHIO
RICHARD STANLEY LADRICK
8847
REGISTERED ARCHITECT
RICHARD S. LADRICK
LICENSE # 8847
DATE: 12/21/23

R S L COMMERCIAL ARCHITECTURE
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www.rslarch.com

DRAWN BY: JPP

ISSUE DATE:

REVISIONS:
1 GENERAL REVISION 101
CONSTRUCTION 1.29.10

GENERAL NOTES
FLOOR PLAN
PROJECT DEFINITION

A1

PROJECT #: