

# SUTTMAN'S

## PARTIAL BUILDING DEMOLITION

24-32 S. MAIN STREET, MIAMISBURG, OHIO 45342

PROJECT NO. 16114.00

06.06.2017

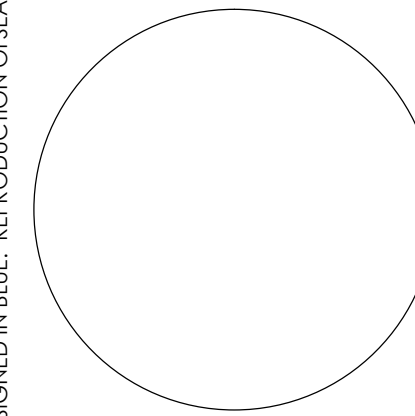
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dps architects, llc

381 almedia drive  
miamisburg, ohio 45342  
(937) 469-3904  
www.dps-architects.com



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### O.B.C. CODE DATA

**Project Scope:** Partial building demolition and site preparation.

**Governing Code:** Ohio Building Code, 2011

**Existing Construction Type:** 3B  
**New Construction Type:** 3B

**Existing Occupant Type:** M + R-2 (No Change)  
Non-Separated Mixed Use

**Area:**  
Allowable Area (G.S.F.) per Chapter 5 OBC:  
Allowable A1 use: 12,000 GSF per floor  
Allowable area increase due to frontage: 4% or 340 per floor  
Total Allowable A1: 8,840 GSF per floor

**Actual (C.S.F.):**  
Basement:  
3,100 sf (Bldg 1) + 1,000 sf (Bldg 2) + 2,400 sf (Bldg 3) = 6,500 sf total  
First Floor:  
4,900 sf (Bldg 1) + 1,800 sf (Bldg 2) + 2,400 sf (Bldg 3) = 9,100 sf total  
Second Floor:  
3,100 sf (Bldg 1) + 650 sf (Bldg 2) + 550 sf (Bldg 3) = 4,300 sf total  
Third Floor:  
3,100 sf (Bldg 1) = 3,100 sf total  
The total building height above grade is approximately 40'.

**Height:**  
Allowable Height M:  
- 2 stories / 55'  
Actual Height:  
- 3 stories / 50'

**Fire Suppression Systems:** Building is Un-Sprinklered

**Fire Alarm:** No Fire Alarm System

**Structural Loads:**  
1st floor areas 100 psf  
1st floor corridors 100 psf  
2nd/3rd floor Residential Areas 40 psf  
2nd/3rd floor corridors 40 psf

**Fire Resistance Ratings - O.B.C. TABLE 601**  
STRUCTURAL FRAME 0 hrs  
EXTERIOR BEARING WALLS 2 hrs  
INTERIOR BEARING WALLS 0 hrs  
INTERIOR PARTITIONS 0 hrs  
FLOOR CONSTRUCTION 0 hrs  
ROOF CONSTRUCTION 0 hrs

**EXIT ACCESS MAX. TRAVEL DISTANCE:** 200 feet max. (M and R) Table 1016.1

### GENERAL DEMO NOTES

- A. PROVIDE DEMOLITION WORK SHOWN ON THE DRAWINGS AND RELATED AND INCIDENTAL DEMOLITION WORK REQUIRED TO COMPLETE NEW CONSTRUCTION WORK.
- B. REMOVE ENTIRE WALL ASSEMBLY INDICATED TO BE DEMOLISHED, INCLUDING CONCEALED ELEMENTS WITHIN PARTITIONS AND ABOVECEILING CONSTRUCTION (UNO)
- C. FIELD VERIFY EXISTING CONDITIONS, PRIOR TO THE START OF DEMOLITION OPERATIONS. BRING ANY DISCREPANCIES WHICH MAY SIGNIFICANTLY AFFECT DEMOLITION OR NEW CONSTRUCTION WORK TO THE ATTENTION OF THE ARCHITECT FOR REVIEW.
- D. PROTECT EXISTING CONSTRUCTION TO REMAIN FROM DAMAGE DURING DEMOLITION AND/OR NEW CONSTRUCTION OPERATIONS. CONDUCT DEMOLITION OPERATIONS SO AS TO MINIMIZE THE DEVELOPMENT AND SPREAD OF DUST.
- E. REMOVE DEMOLITION MATERIALS FROM SITE PROMPTLY AND DISPOSE OF LEGALLY OFF SITE. CONTRACTOR SHALL DETERMINE SALVAGEABILITY OF ALL ITEMS AND CONSTRUCTION TO BE REMOVED. THE OWNER RECOMMENDS THE CONTRACTOR SALVAGE AND RECYCLE ALL ELIGIBLE ITEMS.
- F. DO NOT ALTER THE STRUCTURAL INTEGRITY OF THE EXISTING BUILDING OR ITS ASSEMBLIES UNLESS SPECIFICALLY NOTED OTHERWISE.
- G. PATCH AND REPAIR DAMAGE ARISING FROM DEMOLITION OPERATIONS TO FLOOR, WALL AND CEILING SURFACES, TO MATCH EXISTING. PATCH CHIPPED OR SPALLED CONCRETE CAUSED BY PARTITION REMOVAL. REMOVE ANY EXTRANEUS MATERIAL AND PATCH TO MATCH ADJACENT SURFACES.
- H. PROVIDE 1 HOUR FIRE-RESISTANT RATED DUST PROOF BARRIERS (U.L. DESIGN U309) TO SEPARATE DEMOLITION AREA FROM THE REST OF THE FACILITY.
- I. MAINTAIN MEANS OF EGRESS, AND KEEP FULLY SEPARATE FROM CONSTRUCTION AREA, AT ALL TIMES.
- J. PATCH AND REPAIR OPENINGS IN AND/OR PENETRATIONS THROUGH EXISTING FIRE RATED ASSEMBLIES AND SMOKE BARRIER ASSEMBLIES.
- K. COORDINATE TIMING AND HOURS OF DEMOLITION OPERATIONS WITH OWNER'S SCHEDULE.
- L. CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDING AREAS. ENSURE SAFE PASSAGE OF PEOPLE AROUND SELECTIVE DEMOLITION AREA.
  - L.1. PROTECT WALLS, CEILINGS, FLOORS AND OTHER FINISH WORK THAT ARE TO REMAIN AND ARE EXPOSED DURING SELECTIVE DEMOLITION OPERATIONS. COVER AND PROTECT FURNISHINGS AND EQUIPMENT THAT HAVE NOT BEEN REMOVED.
  - L.2. DO NOT BLOCK ANY EXITS DURING CONSTRUCTION OPERATIONS.
  - L.3. DO NOT BLOCK ANY EXITS DURING CONSTRUCTION OPERATIONS.
- M. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT AND DEBRIS CAUSED BY SELECTIVE DEMOLITION AND NEW CONSTRUCTION OPERATIONS.
- N. EXISTING CONSTRUCTION MAY CONTAIN ASBESTOS CONTAMINATED PRODUCTS. MATERIALS THOUGHT TO CONTAIN ASBESTOS MUST BE INSPECTED BY AN EPA CERTIFIED INSPECTOR CAPABLE OF SAMPLING FOR THE EXISTENCE OF ASBESTOS. WORK SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT OSHA REGULATIONS AND DISPOSED OF IN ACCORDANCE WITH CURRENT EPA REGULATIONS.
- O. NOTIFY ALL LOCAL AUTHORITIES HAVING JURISDICTION & COORDINATE ALL WORK WITH THE LOCAL FIRE DEPARTMENT AND BUILDING DEPARTMENT.

**OWNER**  
CITY OF MIAMISBURG  
D.M.I.  
10 N. FIRST ST.  
MIAMISBURG, OHIO 45342

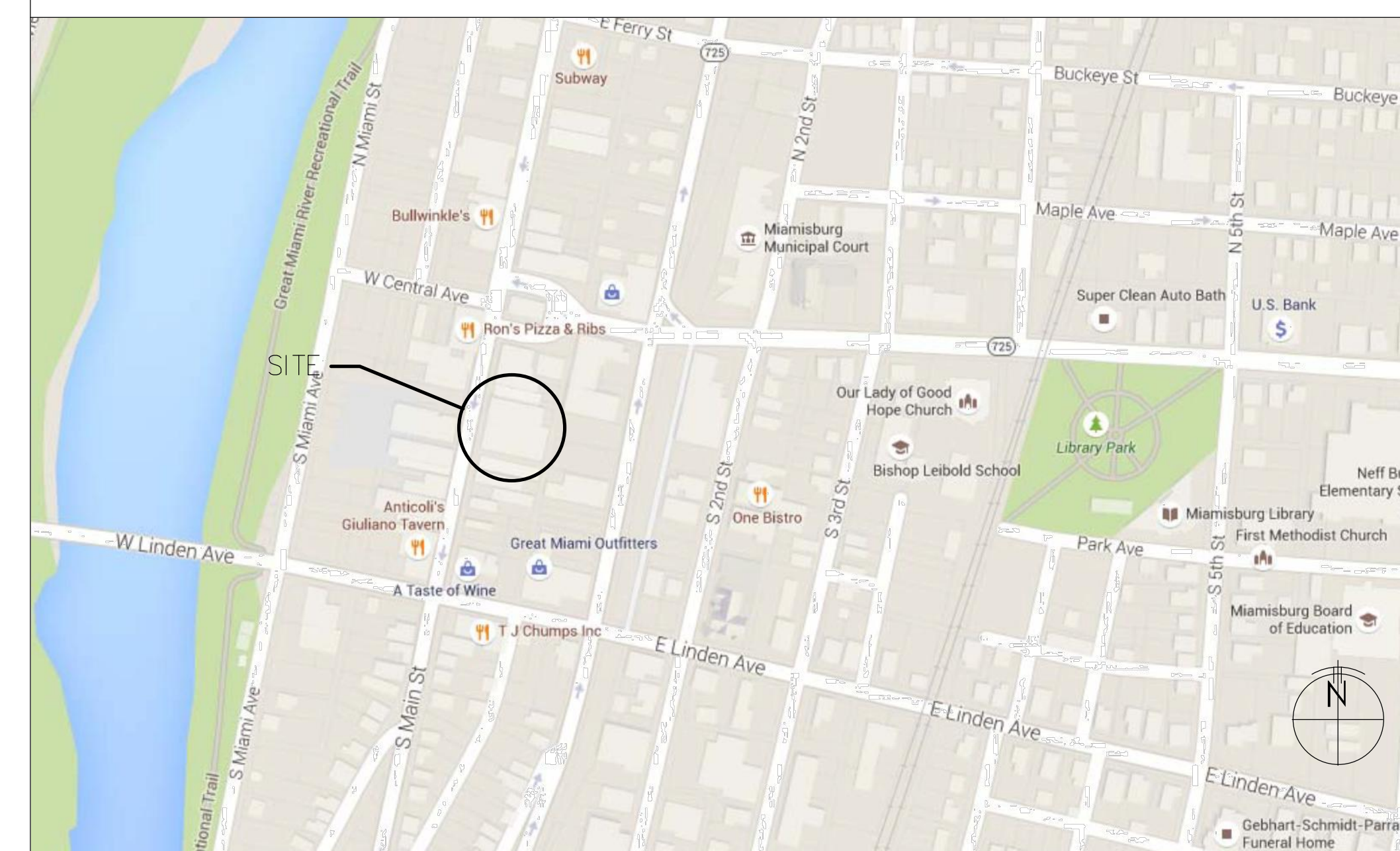
**ARCHITECT**  
dps architects, llc  
381 ALMEDIA DR.  
MIAMISBURG, OHIO 45342  
PHONE: (937) 469-3904

**STRUCTURAL ENGINEER**  
ADVANTAGE GROUP ENGINEERS, INC.  
660 LINCOLN AVE SUITE 305  
CINCINNATI, OH 45206  
PHONE: (513) 396-8900

### SHEET INDEX

- T1 TITLE SHEET
- A1.1 DEMO BASEMENT & FIRST FLOOR PLAN
- A1.2 DEMO SECOND & THIRD FLOOR PLAN

### PROJECT LOCATION

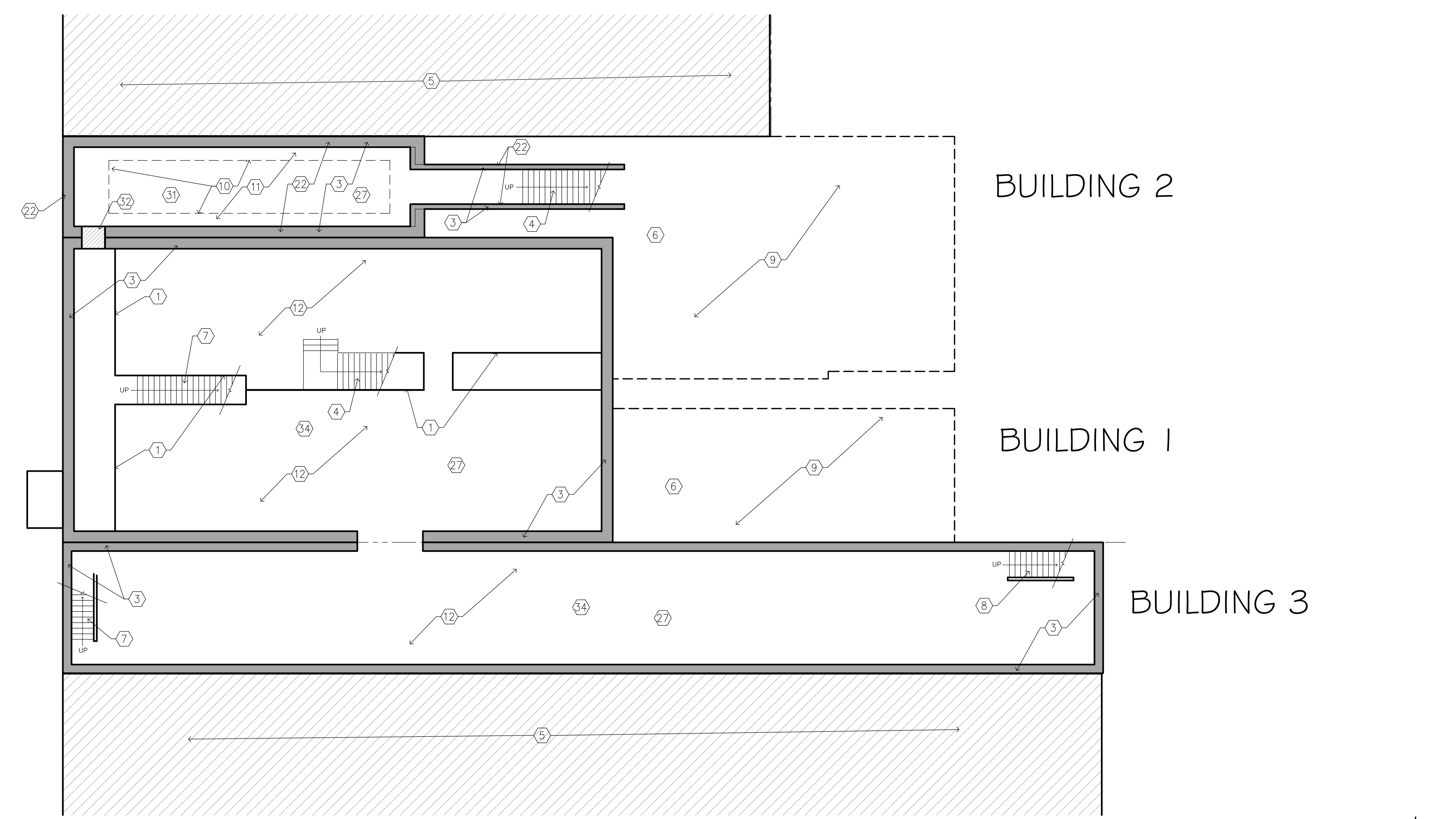


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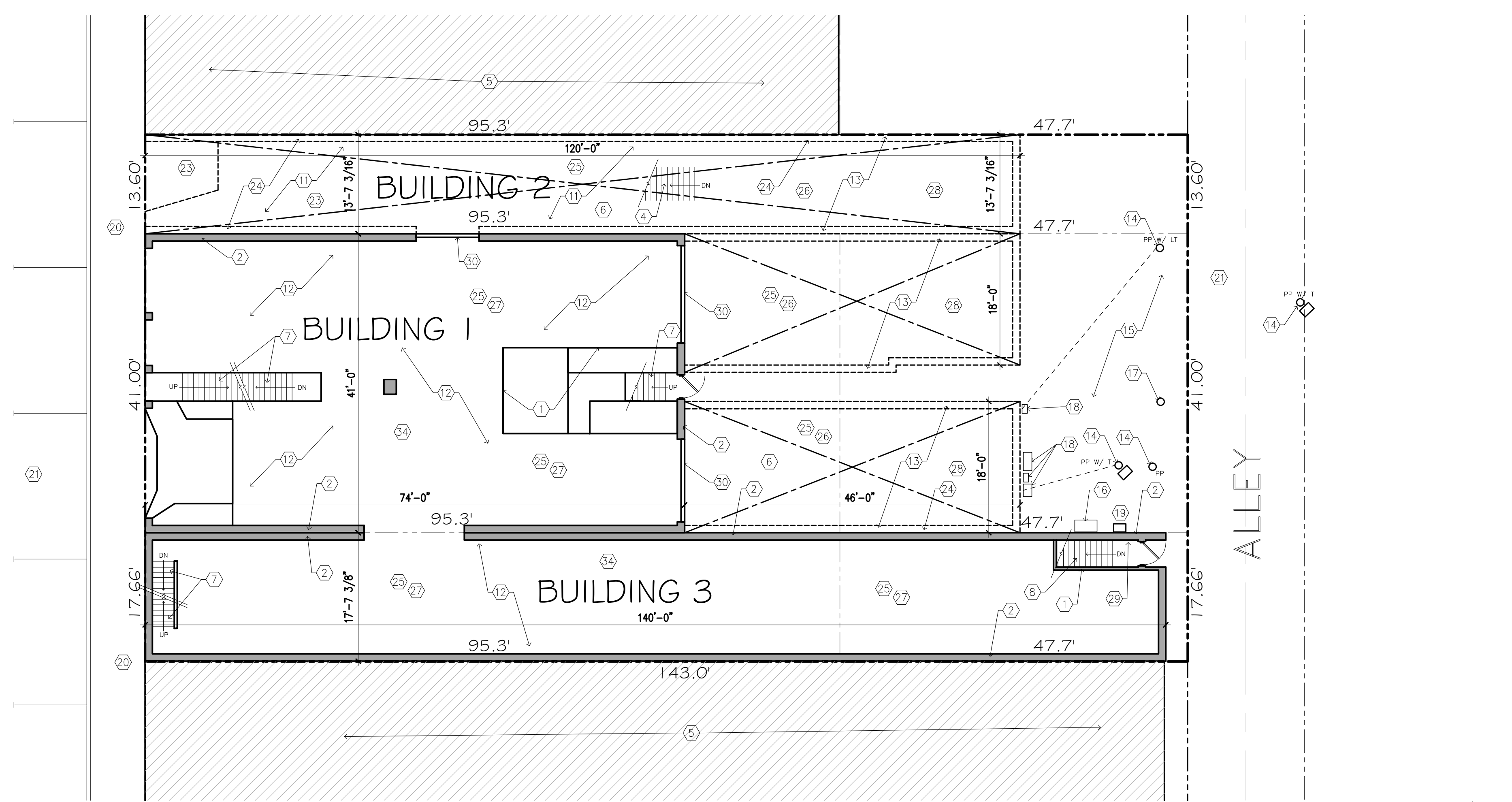
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**T1**



1 BASEMENT PLAN - DEMO  
A1.1 SCALE: 1/8" = 1' - 0"



2 FIRST FLOOR PLAN - DEMO  
A1.1 SCALE: 3/32" = 1' - 0"

GENERAL DEMOLITION NOTES

- A. PROVIDE DEMOLITION WORK SHOWN ON THE DRAWINGS AND RELATED AND INCIDENTAL DEMOLITION WORK REQUIRED TO COMPLETE NEW CONSTRUCTION WORK.
- B. REMOVE ENTIRE WALL ASSEMBLY INDICATED TO BE DEMOLISHED, INCLUDING CONCEALED ELEMENTS WITHIN PARTITIONS AND ABOVECEILING CONSTRUCTION (UNO)
- C. FIELD VERIFY EXISTING CONDITIONS, PRIOR TO THE START OF DEMOLITION OPERATIONS, BRING ANY DISCREPANCIES WHICH MAY SIGNIFICANTLY AFFECT DEMOLITION OR NEW CONSTRUCTION WORK TO THE ATTENTION OF THE ARCHITECT FOR REVIEW.
- D. PROTECT EXISTING CONSTRUCTION TO REMAIN FROM DAMAGE DURING DEMOLITION AND/OR NEW CONSTRUCTION OPERATIONS. CONDUCT DEMOLITION OPERATIONS SO AS TO MINIMIZE THE DEVELOPMENT AND SPREAD OF DUST.
- E. REMOVE DEMOLITION MATERIALS FROM SITE PROMPTLY AND DISPOSE OF LEGALLY OFF SITE. CONTRACTOR SHALL DETERMINE SALVAGEABILITY OF ALL ITEMS AND CONSTRUCTION TO BE REMOVED. THE OWNER RECOMMENDS THE CONTRACTOR SALVAGE AND RECYCLE ALL ELIGIBLE ITEMS.
- F. DO NOT ALTER THE STRUCTURAL INTEGRITY OF THE EXISTING BUILDING OR ITS ASSEMBLIES UNLESS SPECIFICALLY NOTED OTHERWISE.
- G. PATCH AND REPAIR DAMAGE ARISING FROM DEMOLITION OPERATIONS TO FLOOR, WALL AND CEILING SURFACES, TO MATCH EXISTING. PATCH CHIPPED OR SPALLED CONCRETE CAUSED BY PARTITION REMOVAL. REMOVE ANY EXTRANEOUS MATERIAL AND PATCH TO MATCH ADJACENT SURFACES.
- H. PROVIDE 1 HOUR FIRE-RESISTANT RATED DUST PROOF BARRIERS (U.L. DESIGN U309) TO SEPARATE DEMOLITION AREA FROM THE REST OF THE FACILITY.
- I. MAINTAIN MEANS OF EGRESS, AND KEEP FULLY SEPARATE FROM CONSTRUCTION AREA, AT ALL TIMES.
- J. PATCH AND REPAIR OPENINGS IN AND/OR PENETRATIONS THROUGH EXISTING FIRE RATED ASSEMBLIES AND SMOKE BARRIER ASSEMBLIES.
- K. COORDINATE TIMING AND HOURS OF DEMOLITION OPERATIONS WITH OWNER'S SCHEDULE.
- L. CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDING AREAS. ENSURE SAFE PASSAGE OF PEOPLE AROUND SELECTIVE DEMOLITION AREA.
  - L.1. PROTECT WALLS, CEILING, FLOORS AND OTHER FINISH WORK THAT ARE TO REMAIN AND ARE EXPOSED DURING SELECTIVE DEMOLITION OPERATIONS.
  - L.2. COVER AND PROTECT FURNISHINGS AND EQUIPMENT THAT HAVE NOT BEEN REMOVED.
  - L.3. DO NOT BLOCK ANY EXITS DURING CONSTRUCTION OPERATIONS.
- M. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT AND DEBRIS CAUSED BY SELECTIVE DEMOLITION AND NEW CONSTRUCTION OPERATIONS.
- N. EXISTING CONSTRUCTION MAY CONTAIN ASBESTOS CONTAMINATED PRODUCTS. MATERIALS THOUGHT TO CONTAIN ASBESTOS MUST BE INSPECTED BY AN EPA CERTIFIED INSPECTOR CAPABLE OF SAMPLING FOR THE EXISTENCE OF ASBESTOS. WORK SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT OSHA REGULATIONS AND DISPOSED OF IN ACCORDANCE WITH CURRENT EPA REGULATIONS.
- O. NOTIFY ALL LOCAL AUTHORITIES HAVING JURISDICTION & COORDINATE ALL WORK WITH THE LOCAL FIRE DEPARTMENT AND BUILDING DEPARTMENT.

CONSTRUCTION NOTES

- 1. EXISTING WALL TO REMAIN.
- 2. EXISTING MASONRY WALL TO REMAIN.
- 3. EXISTING FOUNDATION WALL TO REMAIN.
- 4. EXISTING CONCRETE STEPS TO REMAIN.
- 5. EXISTING ADJACENT STRUCTURE TO REMAIN. PROTECT FROM DAMAGE AS REQUIRED.
- 6. REPAIR ALL DAMAGE CAUSED BY THIS WORK AT NO ADDITIONAL COST TO OWNER.
- 7. EXISTING WOOD STEPS TO REMAIN.
- 8. EXISTING STEEL AND CONCRETE STEPS TO REMAIN.
- 9. STRUCTURE ABOVE. SEE FIRST FLOOR PLAN.
- 10. SAWCUT AND REMOVE EXISTING CONCRETE FLOOR SLAB THIS AREA AND PREP AREA FOR INFILL.
- 11. REMOVE ALL LOOSE FURNISHINGS, AND WOOD CONSTRUCTION COMPLETE THIS AREA (BUILDING 2).
- 12. REMOVE ALL LOOSE FURNISHINGS AND DEBRIS THIS AREA BUILDINGS 1 AND 3.
- 13. REMOVE EXISTING MASONRY STRUCTURE WITH CONCRETE FOUNDATIONS, CONCRETE SLAB, FRAMING, WINDOWS, DOORS, ROOFING, MECHANICAL EQUIPMENT, PLUMBING AND ELECTRICAL EQUIPMENT, ETC THIS AREA AS INDICATED BY DASHED WALLS.
- 14. EXISTING POWER POLE TO REMAIN.
- 15. REMOVE EXISTING EXTERIOR CONCRETE SLAB COMPLETE.
- 16. EXISTING GAS METER TO REMAIN. PROTECT FROM DAMAGE. ENSURE UTILITY COMPANY HAS SHUT OFF GAS SUPPLY TO THIS METER.
- 17. EXISTING WATER METER TO REMAIN. VERIFY SIZE OF SUPPLY LINE AND NOTIFY ARCHITECT IN WRITING.
- 18. REMOVE AND SALVAGE EXISTING THREE PHASE ELECTRICAL EQUIPMENT. FIELD VERIFY REQUIREMENTS, REMOVE AND SALVAGE EXISTING OVERHEAD FEEDERS TO ALL ELECTRICAL EQUIPMENT. ENSURE UTILITY COMPANY HAS DISCONNECTED ALL SERVICE TO ALL THREE BUILDINGS PRIOR TO DEMOLITION OPERATIONS.
- 19. 19. INSTALL SALVAGED 3-PHASE ELECTRICAL EQUIPMENT/CABINET WITH NEW METER THIS LOCATION AND TIE INTO EXISTING CIRCUIT PANEL ON INTERIOR OF BUILDING. COORDINATE NEW DROP LOCATION WITH DP&L. PROVIDE WEATHERHEAD AND PROTECT SERVICE DURING ALL OPERATIONS.
- 20. EXISTING CONCRETE SIDEWALK TO REMAIN. PROTECT FROM DAMAGE.
- 21. EXISTING ASPHALT ALLEY SURFACE TO REMAIN. PROTECT FROM DAMAGE.
- 22. REMOVE TOP OF EXISTING FOUNDATION TO 24 INCHES BELOW FINISHED GRADE. FIELD VERIFY REQUIREMENTS.
- 23. REMOVE EXISTING CONCRETE / PRECAST FLOOR SLAB THIS AREA.
- 24. CAREFULLY REMOVE EXISTING CONSTRUCTION FROM FACE OF EXISTING STRUCTURE TO REMAIN, PATCH EXISTING STRUCTURE TO REMAIN WITH LIKE MATERIALS.
- 25. REMOVE EXISTING SUSPENDED ACOUSTICAL CEILING SYSTEM COMPLETE THIS AREA. SALVAGE METAL GRID FOR RECYCLING.
- 26. REMOVE EXISTING DUCTWORK COMPLETE THIS AREA PRIOR TO BUILDING DEMOLITION.
- 27. REMOVE EXISTING EXPOSED DUCTWORK THIS AREA. PATCH WALL PENETRATIONS/VOIDS AT ALL EXTERIOR WALLS TO REMAIN.
- 28. REMOVE ALL ROOF-TOP MECHANICAL UNITS, FANS, VENTS, DUCTWORK, ETC., THIS BUILDING.
- 29. DISCONNECT ALL EXISTING BRANCH CIRCUITS AT EXISTING SINGLE PHASE PANEL TO REMAIN. EXTEND ONE NEW TEMPORARY 20A. CIRCUIT PER FLOOR WITH THREE (3) RECEPTACLES PER FLOOR TO ALL EXISTING PORTIONS OF THE STRUCTURE TO REMAIN. LOCATE DEVICES AS SHOWN ON PLANS. PAINT TEMPORARY CIRCUITS/DEVICES YELLOW TO IDENTIFY.
- 30. INFILL ABANDONED OPENING IN EXTERIOR WALL WITH NEW WALL. WALL SHALL BE CONSTRUCTED WITH FRT 2 X 4 STUDS AT 16" O.C., 1/2" EXTERIOR GYP. SHEATHING, WEATHER BARRIER AND FIBER CEMENT LAP SIDING. WALL SHALL BE WEATHERPROOF. SEAL TO EXISTING STRUCTURE TO REMAIN.
- 31. BACKFILL EXISTING BASEMENT BUILDING 2 WITH ENGINEERED FILL. WALL SHALL BE WATERPROOF EXISTING BASEMENT/FOUNDATION WALLS TO REMAIN ADJACENT TO ALL EXISTING EXCAVATED BASEMENT AREAS
- 32. INFILL ABANDONED OPENING IN BELOW GRADE WALL WITH SOLID CMU MASONRY COMPLETE. WATERPROOF ON EXTERIOR SIDE BELOW GRADE.
- 33. REMOVE EXISTING SINGLE PHASE SERVICE LOCATION WITH METERS. COORDINATE WITH DP&L.
- 34. EXTEND TEMP. CONSTRUCTION LIGHTS THROUGHOUT ALL PORTIONS OF EXISTING STRUCTURE TO REMAIN. CONNECT TO EXISTING PANEL AT NORTHEAST END OF BUILDING 3, FIRST FLOOR.

HAZARDOUS MATERIALS NOTE

CONTRACTOR SHALL REVIEW ALL HAZARDOUS MATERIAL SURVEY REPORTS BEFORE DEMOLITION OCCURS. EXISTING FLOOR TILE AND LINOLEUM FLOORING IS VINYL ASBESTOS CONTAINING MATERIAL. THIS MATERIAL SHALL BE ABATED UNDER SEPARATE CONTRACT WITH OWNER PRIOR TO DEMOLITION OPERATIONS. ANY MATERIAL SUSPECTED TO BE ACM SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER IMMEDIATELY FOR TESTING AND FURTHER ACTION.

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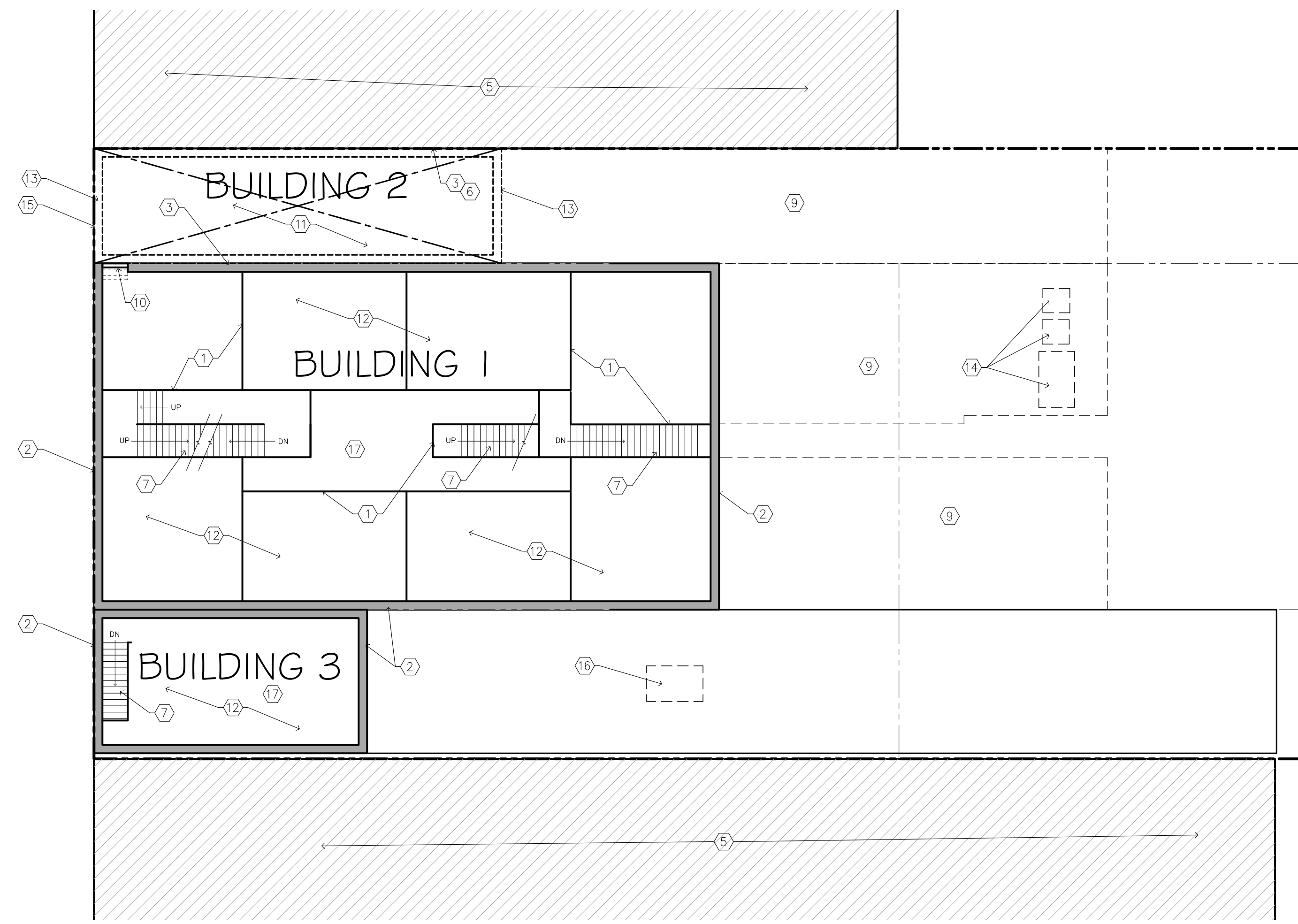
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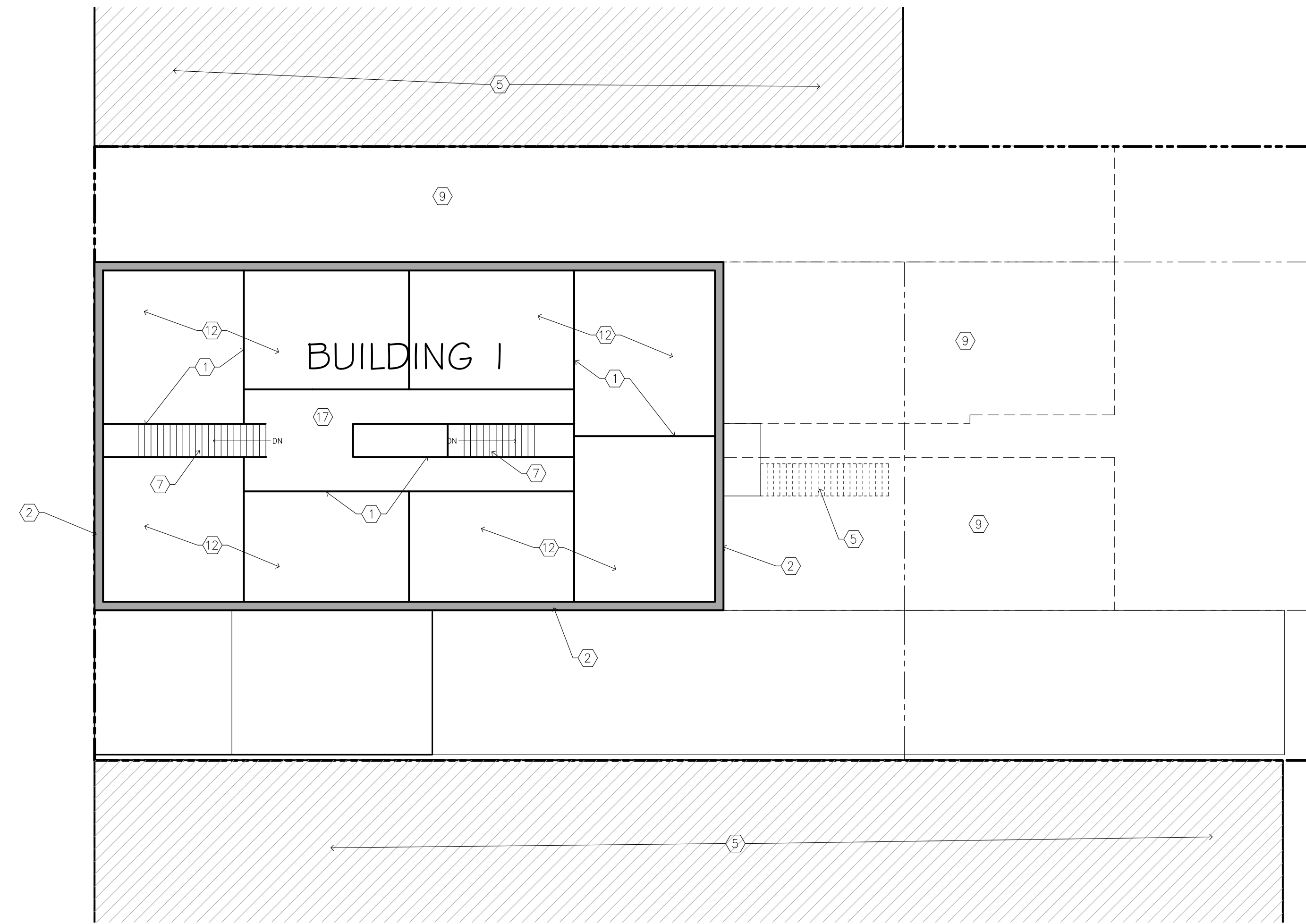
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BASEMENT PLAN  
SHEET

**A1.1**



1 SECOND FLOOR PLAN - DEMO  
A1.2 SCALE: 3/32" = 1' - 0"



2 THIRD FLOOR PLAN - DEMO  
A1.2 SCALE: 3/32" = 1' - 0"

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- J. PATCH AND REPAIR OPENINGS IN AND/OR PENETRATIONS THROUGH EXISTING FIRE RATED ASSEMBLIES AND SMOKE BARRIER ASSEMBLIES.
- K. COORDINATE TIMING AND HOURS OF DEMOLITION OPERATIONS WITH OWNER'S SCHEDULE.
- L. CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDING AREAS. ENSURE SAFE PASSAGE OF PEOPLE AROUND SELECTIVE DEMOLITION AREA.
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**CONSTRUCTION NOTES**

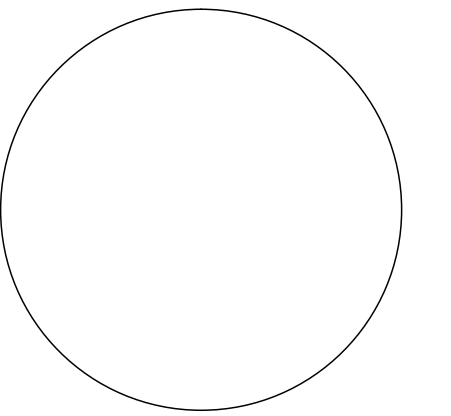
- 1. EXISTING WALL TO REMAIN.
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- 3. CAREFULLY REMOVE EXISTING CONSTRUCTION FROM FACE OF EXISTING STRUCTURE TO REMAIN. PATCH EXISTING STRUCTURE TO REMAIN WITH LIKE MATERIALS.
- 4. REMOVE EXISTING FIRE ESCAPE STAIR.
- 5. EXISTING ADJACENT STRUCTURE TO REMAIN. PROTECT FROM DAMAGE AS REQUIRED.
- 6. REPAIR ALL DAMAGE CAUSED BY THIS WORK AT NO ADDITIONAL COST TO OWNER.
- 7. EXISTING WOOD STEPS TO REMAIN.
- 8. REMOVE EXISTING DUCTWORK COMPLETE THIS AREA PRIOR TO BUILDING DEMOLITION.
- 9. STRUCTURE BELOW TO BE REMOVED. SEE FIRST FLOOR PLAN.
- 10. INFILL ABANDONED OPENING IN EXTERIOR WALL WITH NEW WALL. WALL SHALL BE CONSTRUCTED WITH FRT 2 X 4 STUDS AT 16" O.C., 1/2" EXTERIOR GYP. SHEATHING, WEATHER BARRIER AND FIBER CEMENT LAP SIDING. WALL SHALL BE WEATHERPROOF. SEAL TO EXISTING STRUCTURE TO REMAIN.
- 11. REMOVE ALL LOOSE FURNISHINGS, AND WOOD CONSTRUCTION COMPLETE THIS AREA (BUILDING 2).
- 12. REMOVE ALL LOOSE FURNISHINGS AND DEBRIS THIS AREA BUILDINGS 1 AND 3.
- 13. REMOVE EXISTING WOOD STRUCTURE WITH FRAMING, WINDOWS, DOORS, ROOFING, MECHANICAL EQUIPMENT, PLUMBING AND ELECTRICAL EQUIPMENT, ETC THIS AREA AS INDICATED BY DASHED WALLS.
- 14. REMOVE ALL ROOF-TOP MECHANICAL UNITS, FANS, VENTS, DUCTWORK, ETC., THIS BUILDING.
- 15. REMOVE METAL FACING AND FRAMING PRIOR TO REMOVAL OF ORIGINAL STRUCTURE.
- 16. REMOVE EXISTING ROOF-TOP MECHANICAL UNIT AND CAP OPENING.
- 17. EXTEND TEMP. CONSTRUCTION LIGHTS THROUGHOUT ALL PORTIONS OF EXISTING STRUCTURE TO REMAIN. CONNECT TO EXISTING PANEL AT NORTHEAST END OF BUILDING 3, FIRST FLOOR.

**HAZARDOUS MATERIALS NOTE**

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**A1.2**