

SITE NOTES

1. ALL WORK REQUIRED TO COMPLETE THIS IMPROVEMENT SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE DETAILED CONSTRUCTION PLANS AND SPECIFICATIONS, THE LATEST EDITION OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS, AND THE MOST CURRENT CITY STANDARDS AND SPECIFICATIONS. EXCEPT AS HEREIN AMENDED/MODIFIED, IN THE CASE OF A CONFLICT BETWEEN THE SPECIFICATIONS/REQUIREMENTS, THE MORE STRICT OF THE SPECIFICATIONS WILL GOVERN, AS DETERMINED BY THE ENGINEER. STATE OF OHIO DEPARTMENT OF TRANSPORTATION STANDARD CONSTRUCTION DRAWINGS SHALL APPLY TO THIS IMPROVEMENT (EXCEPT AS SPECIFICALLY MODIFIED BY THESE CONSTRUCTION DOCUMENTS).
2. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT THE PROJECT SITE AT ALL TIMES. THE CONTRACTOR SHALL PROPERLY SUPPORT AND/OR MAINTAIN ALL EXCAVATIONS PER APPLICABLE SAFETY REQUIREMENTS AND COMPLY WITH ALL O.S.H.A. REGULATIONS. THIS SHALL INCLUDE STRICT COMPLIANCE WITH ALL APPLICABLE REGULATIONS/REQUIREMENTS REGARDING TRENCH SAFETY, ADEQUATE BARRICADES, WARNING LIGHTS, SIGNS, FENCING, ETC. SHALL BE ERECTED AROUND THE CONSTRUCTION AREA DURING ALL NON-WORKING HOURS TO ALERT PERSONS OF THE POTENTIAL DANGER ASSOCIATED WITH THE AREA UNDER CONSTRUCTION AS WELL AS TO PREVENT ACCESS BY UNAUTHORIZED PERSONNEL TO THE CONSTRUCTION SITE/AREA. TRENCHES SHALL BE BACKFILLED AT THE END OF EACH WORK DAY OR PROPERLY SECURED AS APPROVED BY THE CITY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THE SAFETY OF THE GENERAL PUBLIC AS WELL AS ALL CONSTRUCTION PERSONNEL. PUBLIC STREETS SHALL BE KEPT CLEAN AND FREE OF DEBRIS (MUD, STONE, ETC.) AT ALL TIMES. THE CONTRACTOR SHALL ALERT ALL LOCAL EMERGENCY AGENCIES (FIRE, POLICE, AMBULANCE, ETC.) OF THE NATURE OF THE PROPOSED PROJECT PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY. ACCESS FOR EMERGENCY VEHICLES SHALL BE MAINTAINED AT ALL TIMES.
3. CONTRACTOR MUST OBTAIN A PERMIT FROM THE CITY PRIOR TO ANY WORK BEING PERFORMED INSIDE THE CITY'S RIGHT-OF-WAY. THE CONTRACTOR MUST NOTIFY THE CITY ENGINEER'S OFFICE 48 HOURS PRIOR TO ANY CONSTRUCTION INSIDE THE CITY'S RIGHT-OF-WAY IN ORDER TO COORDINATE INSPECTIONS.
4. ALL WORK REQUIRED FOR THIS IMPROVEMENT SHALL BE INSPECTED BY THE CITY OR THEIR DESIGNATED REPRESENTATIVE. THE CONTRACTOR SHALL GIVE A 72 HOUR NOTICE BEFORE STARTING ANY WORK ON THIS PROJECT AND SHALL KEEP THE CITY INFORMED OF HIS/HER CONSTRUCTION SCHEDULE. NO WORK SHALL BE PERFORMED UNLESS AN AUTHORIZED INSPECTOR IS PRESENT.
5. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO LOCATE, ISOLATE, PROTECT AND SUPPORT ANY EXISTING UTILITIES/FACILITIES WITHIN OR ADJACENT TO THE PROJECT SITE WHICH MAY BE ENCOUNTERED DURING THE CONSTRUCTION OF THIS PROPOSED IMPROVEMENTS. SUPPORT/PROTECTION OF EXISTING UTILITIES/FACILITIES SHALL BE AS DIRECTED BY THE OWNERS OF THE RESPECTIVE UTILITIES AND APPROVED BY THE ENGINEER. UTILITIES MUST BE KEPT IN SERVICE AT ALL TIMES.
6. THE CONTRACTOR SHALL MAINTAIN TRAFFIC ADJACENT TO THE PROJECT AS DESCRIBED BELOW AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE OHIO DEPARTMENT OF TRANSPORTATION MANUAL OF CONSTRUCTION AND MATERIALS SPECIFICATIONS (ITEM 614 MAINTAINING TRAFFIC). THE CONTRACTOR SHALL FURNISH, MAINTAIN, AND REMOVE ALL SIGNS, FLAGS, FLAGMEN, WATCHMEN, BARRICADES, SIGNS, SUPPORTS, CONES, BARRIERS, AND IN CONFORMANCE WITH THE MOST RECENT REVISIONS OF THE CURRENT EDITION OF THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS. INTERFERENCE WITH VEHICULAR TRAFFIC SHALL BE KEPT TO A MINIMUM AT ALL TIMES. ALL OPEN TRENCHES AND EXCAVATIONS SHALL BE PROTECTED WITH DUMPS, BARRICADES, OR BARRIERS. ACCESS SHALL BE MAINTAINED AT ALL TIMES FOR EMERGENCY AND FIRE DEPARTMENT VEHICLES. ANY TEMPORARY ROADWAY CLOSING MUST BE APPROVED BY THE ENGINEER AND THE PUBLIC AGENCY HAVING JURISDICTION OF THE ROADWAY IN WRITING WITH PRIOR NOTIFICATION GIVEN TO FIRE, POLICE, AND OTHER EMERGENCY AGENCIES. TRAFFIC MUST BE MAINTAINED AT ALL TIMES IN A SAFE MANNER.
7. A PRECONSTRUCTION MEETING WITH THE DEVELOPER, CONTRACTOR, STARK COUNTY CONSERVATION DISTRICT, AND THE CITY ENGINEER IS REQUIRED FOR THIS PROJECT PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL CONTACT THE CITY ENGINEER AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO THE ANTICIPATED MEETING DATE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE TO CLOSELY EXAMINE THE PROJECT SITE AND ALL ADJACENT AREAS AND APPROXIMATE DETERMINE THE EXISTING CONDITIONS THAT COULD AFFECT HIS/HER BID AND/OR ABILITY TO COMPLETE THE PROPOSED IMPROVEMENTS. THIS SITE INSPECTION/EVALUATION SHALL BE COMPLETED PRIOR TO SUBMITTING A PROPOSAL OR BID.

EROSION CONTROL NOTES

1. A PRECONSTRUCTION MEETING MUST BE SCHEDULED BY THE OWNER AND CONTRACTOR WITH THE COUNTY CONSERVATION DISTRICT AND/OR LOCAL AUTHORITY PRIOR TO INITIATION OF THE CONSTRUCTION. CONTRACTOR TO NOTIFY OWNER OF APPLICABLE DATE FOR MEETING BEFORE MOBILIZATION OF EQUIPMENT ONTO SITE PROPERTY.
2. REFER TO THE OHIO EPA APPROVED NPDES PERMIT, SOIL EROSION AND SEDIMENTATION CONTROL PLANS, AND NARRATIVE FOR ADDITIONAL INFORMATION AND CALCULATIONS. OWNER TO PROVIDE ALL INFORMATION PERTAINING TO CONTROL MEASURES.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REMOVAL OF EROSION CONTROL MEASURES. UNTIL SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs MUST BE MAINTAINED PROPERLY. EROSION AND SEDIMENT CONTROL MEASURES MUST BE INSPECTED ONCE EVERY SEVEN (7) DAYS AND WITHIN 24 HOURS OF 0.5" OR GREATER RAINFALL. CONTRACTOR TO MAINTAIN A DAILY LOG OF INSPECTION REPORTS ONSITE. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RETENNETING MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENT CONTROL BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
4. CONTRACTOR ASSUMES ALL LIABILITY FOR FINES, AND CORRECTIVE MEASURES IMPOSED BY REGULATORY AGENCIES THROUGHOUT CONSTRUCTION PERIOD.
5. SOIL LIMITATIONS SHOWN ARE APPROXIMATE. INFORMATION SHOWN PROVIDED BY LOCAL COUNTY SOIL SURVEY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE TO SEED AND MULCH WITHIN SEVEN (7) DAYS ALL DISTURBED AREAS WHERE CONSTRUCTION ACTIVITY HAS OCCURRED BUT WILL TEMPORARILY REMAIN IDLE FOR A PERIOD OF MORE THAN 30 DAYS, AND OTHER DISTURBED AREAS WHERE EROSION MAY BECOME A PROBLEM AS DETERMINED BY THE ENGINEER. THE CONTRACTOR SHALL REFER TO THE EROSION AND SEDIMENTATION CONTROL PLAN FOR ADDITIONAL REQUIREMENTS.
7. EROSION AND SEDIMENT BMPs MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS OF THOSE BMPs.
8. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPs MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OF THE BMPs MUST BE STABILIZED IMMEDIATELY.
9. VEHICLES AND EQUIPMENT MAY NOT ENTER OR EXIT CONSTRUCTION AREAS VIA ENTRANCES NOT SERVICED BY A ROCK CONSTRUCTION ENTRANCE.
10. STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.
11. PRIOR TO FINAL ACCEPTANCE OF THE PROJECT BY THE CITY, THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL SWALES, DITCHES, STORM SEWERS, CATCH BASINS, STORM MANHOLES, SANITARY SEWERS, SANITARY MANHOLES, GUTTERS, AND OTHER IMPROVEMENTS ARE CLEAN AND FREE OF ANY AND ALL DEBRIS.
12. COORDINATE AND TRANSITION PHASE I EROSION CONTROL MEASURES WITH ALL FUTURE CONSTRUCTION PHASES TO BE UNDERTAKEN BY OWNER.
13. ALL CONSTRUCTION VEHICLES MUST ENTER AND EXIT USING ONLY THE CONSTRUCTION ENTRANCE.

DESIGN DATA

SCOPE OF WORK:

CONSTRUCTION OF A PRE-ENGINEERED WELDING/FABRICATING SHOP, GARAGE/WAREHOUSE AREA AND ADMINISTRATIVE OFFICES:

AREA A	--	FABRICATING SHOP	60' X 100'	=	6000 SF
AREA B	--	ADMINISTRATIVE OFFICE	16' X 56'	=	896 SF
AREA C	--	GARAGE/WAREHOUSE AREA	30' X 51'	=	1530 SF
TOTAL BUILDING AREA				=	8426 SF

SITE:

LOCATED IN NEOCOM I INDUSTRIAL PARK, PART OF O.L. 569 IN THE CITY OF MASSILLON, OH

DESIGNED IN COMPLIANCE WITH 2002 OBC

USE GROUP S2/F2 (NON SEPARATED)

CONSTRUCTION CLASSIFICATION 2B (UNPROTECTED)

ALLOWABLE AREA PER TABLE 503 = 23,000 SF

FIRE SUPPRESSION NOT REQUIRED

BUILDING SETBACKS:

FRONTAGE	=	1091
WEST SIDE	=	70'
EAST SIDE	=	400'
REAR	=	115'

EXITS:

AREA A	=	5 EXITS
AREA B	=	3 EXITS
AREA C	=	3 EXITS

OCCUPANCY PER TABLE 1003.2.2.2:

FABRICATING AREA	6000 SF + 200 GROSS	=	30
GARAGE/BUSINESS	1530 SF + 500 GROSS	=	3
OFFICE/BUSINESS	896 + 100	=	3
TOTAL OCCUPANCY		=	41 PERSONS

CORRIDOR RATINGS = 0 RATING--RATING LESS THAN 30 PERSONS IN OFFICE AREA

TOILET ROOMS = SEPARATE ADA MALE/FEMALE FACILITIES.

SLAB ON GRADE FLOOR = ADA ACCESSIBLE

ACTUAL BUILDING HEIGHT = 23' ONE STORY

ALLOWABLE BUILDING HEIGHT = 3 STORIES

PRE-ENGINEERED BUILDING DESIGN LOADS PER BRAEMAR BUILDING SYSTEMS, LTD.

GERALD R. CARSTENS, E-39262	
ROOF SLOPE (RISE/12)	= 2.00/2.00
DEAD LOAD (PSF)	= 3.0
LIVE LOAD (PSF)	= 20.0
COLLAT. LOAD (PSF)	= 1.0
SNOW LOAD (PSF)	= 20.0
WIND SPEED (MPH)	= 90.0
WIND CODE	= OHBC 95
CLOSED/OPEN	= C
EXPOSURE	= B
IMPORTANCE - WIND	= 1.0
IMPORTANCE - SEISMIC	= 1.0
SEISMIC COEFF (Aa)	= 0.24
DESIGNER = (330) 699-0047	

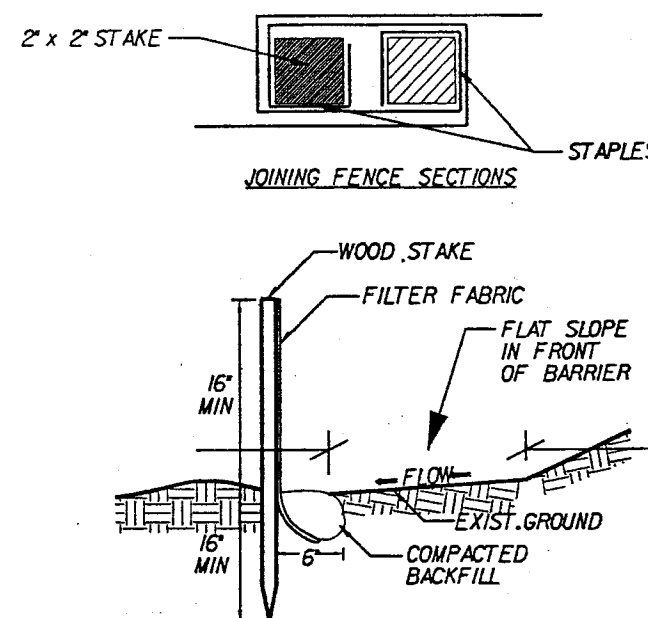
PRESUMPTIVE SOIL BEARING CAPACITY = 3000 PSF

SAND, SILTY SAND, CLAYEY SAND

ELECTRICAL SERVICE = 600 AMP

GENERAL SITE PLAN NOTES

1. SITE DATA USED IN DEVELOPMENT OF THIS SITE PLAN WAS OBTAINED FROM NEOCOM I INDUSTRIAL PARK - NO. 1 GRADING PLAN AS PREPARED BY HAMMONTREE & ASSOCIATES, LTD. (330) 499-8817 DATED 7/9/02 (PART OF O.L. 569 IN THE CITY OF MASSILLON, STARK COUNTY, OHIO)
2. PARKING LOT PAVEMENT TO PROVIDE UNIFORM DRAINAGE TO THE CATCH BASINS. CONTRACTOR TO ESTABLISH FINISH GRADES LEVEL WITH FINISH BUILDING FLOOR ELEVATION OF 1006' AND SLOPE UNIFORMLY AWAY FROM THE BUILDING WITH A POSITIVE SLOPE TO THE CATCH BASIN TOP ELEVATION OF 1005.5.
3. REPORT ANY DISCREPANCY OR CONFLICTS WITH GRADES AND/OR PROPOSED ELEVATIONS TO THE ARCHITECT IMMEDIATELY DURING BUILDING LAYOUT. (330) 832-8389.

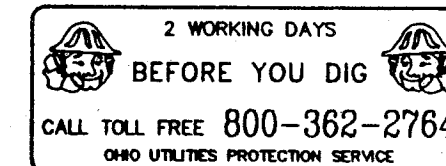


FABRIC FILTER FENCE - TYPICAL

NO SCALE

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GENERAL NOTE:

THE PRE-ENGINEERED BUILDING STRUCTURE (BRAEMAR BUILDING SYSTEMS) AND BUILDING SHELL CONTRACTOR (RILEY BUILDING COMPONENTS, INC.) IS NOTED ON THESE CONSTRUCTION DRAWINGS FOR "REFERENCE ONLY". THESE ARE SEPARATE CONTRACTS FOR CONSTRUCTION BETWEEN THE OWNER AND SUPPLIER/CONTRACTOR. THE ARCHITECT HAS NO RESPONSIBILITY FOR THE CONTENT OF THEIR DESIGN (SHOP DRAWINGS), CONSTRUCTION MEANS, ETC. AND IS TO BE HELD HARMLESS FROM ANY ERRORS/OMISSIONS ON THEIR PART FOR LACK OF COORDINATION OF ARCHITECTURAL DOCUMENTS. ANY/ALL REFERENCES ON THESE DRAWINGS TO THESE SUPPLIERS OR ANY SUBSTITUTE SUPPLIERS IS SUBJECT TO APPROVAL BY THE OWNER PRIOR TO CONSTRUCTION. ARCHITECTURAL DIMENSIONS WERE BASED SOLELY ON INFORMATION PROVIDED BY RILEY BUILDING COMPONENTS, INC. THROUGH BRAEMAR BUILDING SYSTEMS.

NEW STEEL FABRICATING SHOP FOR KEAMENDED TECH dba KENDEL WELDING 1700 NAVARRE ROAD, S.E. MASSILLON, OH 44646

Prepared by:

Roger A. Westfall, A.I.A.
8954 Appleknoll Street, N.W.
Massillon, OH 44646
Phone: (330) 832-8389

BUILDING SHELL PACKAGE

Prepared by:

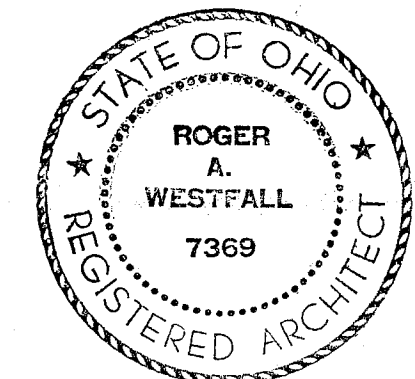
Riley Building Company
Daniel C. Riley
2548 Glenshire Circle
Uniontown, OH 44685
Phone: (330) 699-0046

PRE-ENGINEERED BUILDING STRUCTURE

Prepared by:

BRAEMAR, BUILDING SYSTEMS
Job No. M3-685A, M3-785B, M3-685C
925 West Kenyon Avenue
Englewood, CO 80110
Phone: 1-888-480-5552

Engineer of Record--Gerald R. Carstens #E-39262



Project No. 04-102

4-01-04

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SITE PLAN NOTES

- 1 DASHED LINE INDICATES LIMITS OF CONSTRUCTION AREA.
- 2 EXISTING STORM WATER RETENTION BASIN (POND). NO REVISIONS EXCEPT FOR ADDITION OF STORM LINES FROM PARKING SURFACES AND ROOF DOWNSPOUTS. RETENTION BASIN IS PART OF OWNER'S PROPERTY.
- 3 PROVIDE #4 LIMESTONE AS RIP-RAP FOR EROSION CONTROL AT OUTLET OF STORM LINES. PROVIDE MINIMUM 2 TONS AT EACH LOCATION.
- 4 GRASSED AREA TO BE SEED BY OWNER.
- 5 EXISTING TREE LINE TO BE MAINTAINED. COORDINATE TREES TO BE REMOVED WITH OWNER PRIOR TO EXCAVATION.
- 6 PROVIDE 18" CULVERT OR ADJUSTED SIZE AS REQUIRED BY ODOT. COORDINATE AND OBTAIN CURB CUT AND CULVERT PERMITS FROM ODOT. COORDINATE PER THEIR STANDARD REQUIREMENTS AS THIS IS A STATE HIGHWAY.
- 7 BITUMINOUS PAVEMENT TYPE 1 FOR STANDARD AUTO TRAFFIC. REFER TO DETAILS ON THIS DRAWING FOR THICKNESSES.
- 8 BITUMINOUS PAVEMENT TYPE 2 FOR TRUCK TRAFFIC. REFER TO DETAILS ON THIS DRAWING FOR THICKNESSES.
- 9 PAVEMENT TRANSACTION JOINT FROM PAVEMENT TYPE 1 & TYPE 2. REFER TO DETAIL ON DRAWING #3.
- 10 PAVEMENT TRANSITION JOINT BETWEEN EXISTING AND NEW. REFER TO DETAIL ON DRAWING #3.
- 11 EXISTING BITUMINOUS PAVEMENT TO REMAIN UNCHANGED.
- 12 EXISTING SANITARY MANHOLE. CONNECT NEW 6" SANITARY AT THIS LOCATION. BORE UNDER HIGHWAY AS REQUIRED PER ODOT SPECIFICATIONS.
- 13 NEW 6" SANITARY LINE, CONTRACTOR RESPONSIBILITY FOR VERIFYING EXISTING DEPTH OF INVERT AT MANHOLE. CONFORM ADEQUATE SLOPE TO MAINTAIN MINIMUM 1/4"/FT. FROM BUILDING TO MANHOLE.

- 14 PROVIDE 6" RIGID PVC STORM LINE FROM ROOF DOWNSPOUTS AT THIS LOCATION TO NEW STORM LINE.
- 15 ROOF STORM LINES TO HAVE MINIMUM 1/4"/FT. SLOPE TO EITHER A MANHOLE OR "Y" AT PARKING LOT STORM LINE (6" RIGID PVC)
- 16 8" RIGID PVC STORM LINE SLOPE MINIMUM 1/4"/FT.
- 17 10" RIGID PVC STORM LINE SLOPE MINIMUM 1/4"/FT.
- 18 12" RIGID PVC STORM LINE SLOPE AS REQUIRED TO NATURAL FALL TO RETENTION BASIN.
- 19 PARKING LOT CATCH BASIN. REFER TO STANDARD CATCH BASIN DETAIL ON DRAWING #3. SET GRATE ELEVATION AT 105.5'
- 20 PAINT PARKING SPACES @ 9' X 20' PAINT STANDARD HANDICAP SYMBOL ON TWO SPACES AS SHOWN WITH A CENTER 8' VAN LOADING SPACE.
- 21 HANDICAP PARKING SIGN. OPTIONAL POLE MOUNTED OR MOUNT ON BUILDING FACE IN FRONT OF PARKING SPACE. REFER TO DETAIL ON DRAWING #3.
- 22 5' WIDE X 5" THICK CONCRETE SIDEWALK AND CURB. REFER TO CONCRETE DEEP CURB DETAIL ON DRAWING #3.
- 23 SANITARY SEWER CLEAN OUT. REFER TO EXTERIOR CLEANOUT DETAIL ON DRAWING #3.
- 24 HANDICAPPED RAMP AT CROSSWALK. REFER TO DETAIL ON DRAWING #3.
- 25 PROVIDE FABRIC FILTER FENCE FOR EROSION CONTROL AS REQUIRED BY OHIO EPA. REFER TO DRAWING #1 FOR SPECIFICATIONS AND DETAILS.
- 26 EXISTING PINE TREE TO REMAIN.
- 27 5' WIDE X 6" THICK CONCRETE APRON. REFER TO HEAVY DUTY CONCRETE PAVING DETAIL ON THIS DRAWING.
- 28 MULCH PLANTING AREA PROVIDED BY OWNER (5' WIDTH)

- 29 APPROX LOCATION OF FABRIC FILTER FENCE - SEE DETAIL ON DRAWING #1
- 30 PROVIDE DRIVEWAY APPROACH PER CITY OF MASSILLON ENGINEERING DEPT STANDARD DETAIL. REFER TO DETAIL ON THIS DRAWING.
- 31 INDICATES APPROX LOCATION OF EXIST FIRE HYDRANTS

