

John Q. Wimmer - Architect

# BID DOCUMENTS-NOT FOR CONSTRUCTION

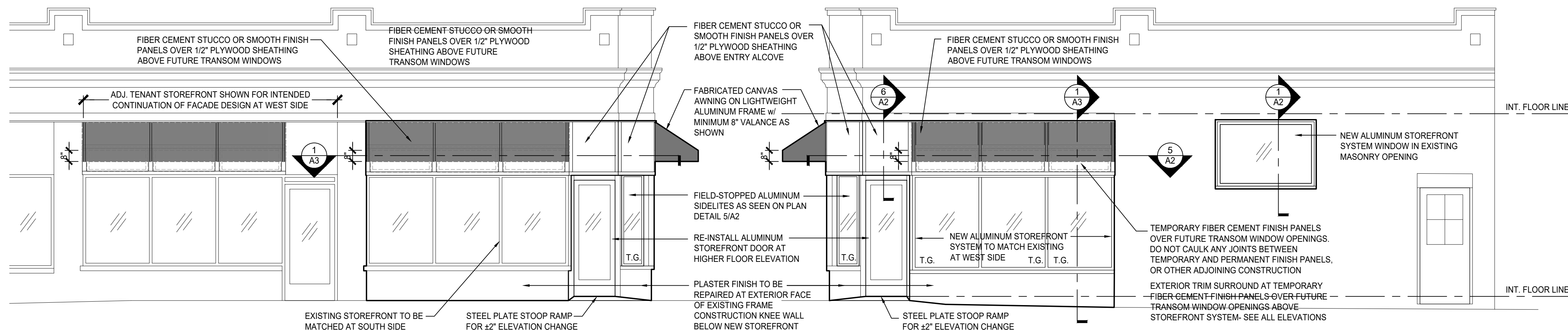
ONSL  
Restoration  
Group

2800 N. 14th Street,  
St. Louis, Missouri 63107

ISSUE	
NO: DATE:	DESCRIPTION:
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DRAWN BY JQW	CHECKED BY JQW
DATE	11.08.24
PROJECT #	24 214

# A1

Jeff Day & Associates, LLC  
Missouri State Certificate of Authority #  
A-2009027415

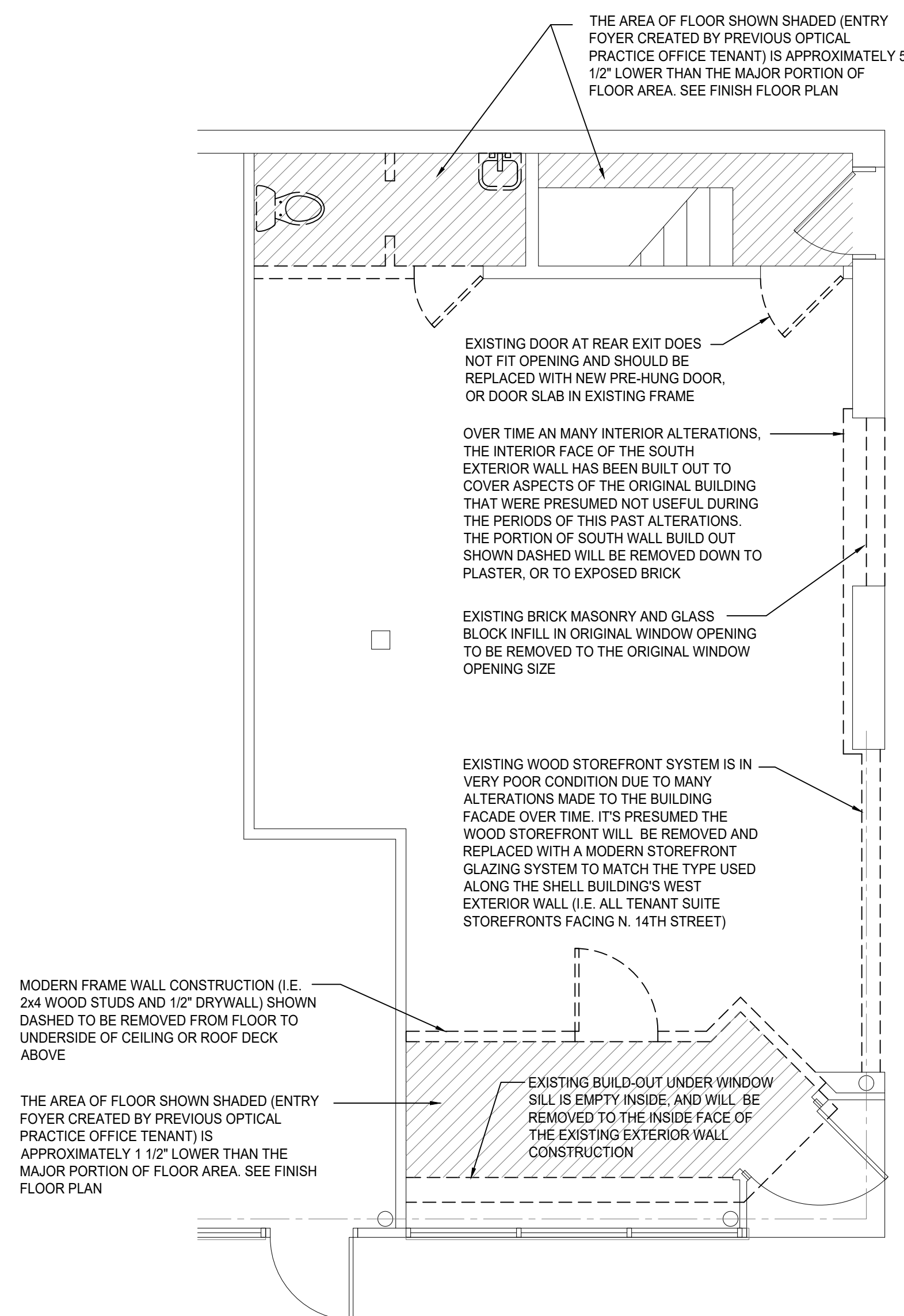


1 ONSL RESTORATION GROUP OFFICE- WEST FACADE

-	1/4" = 1'-0"
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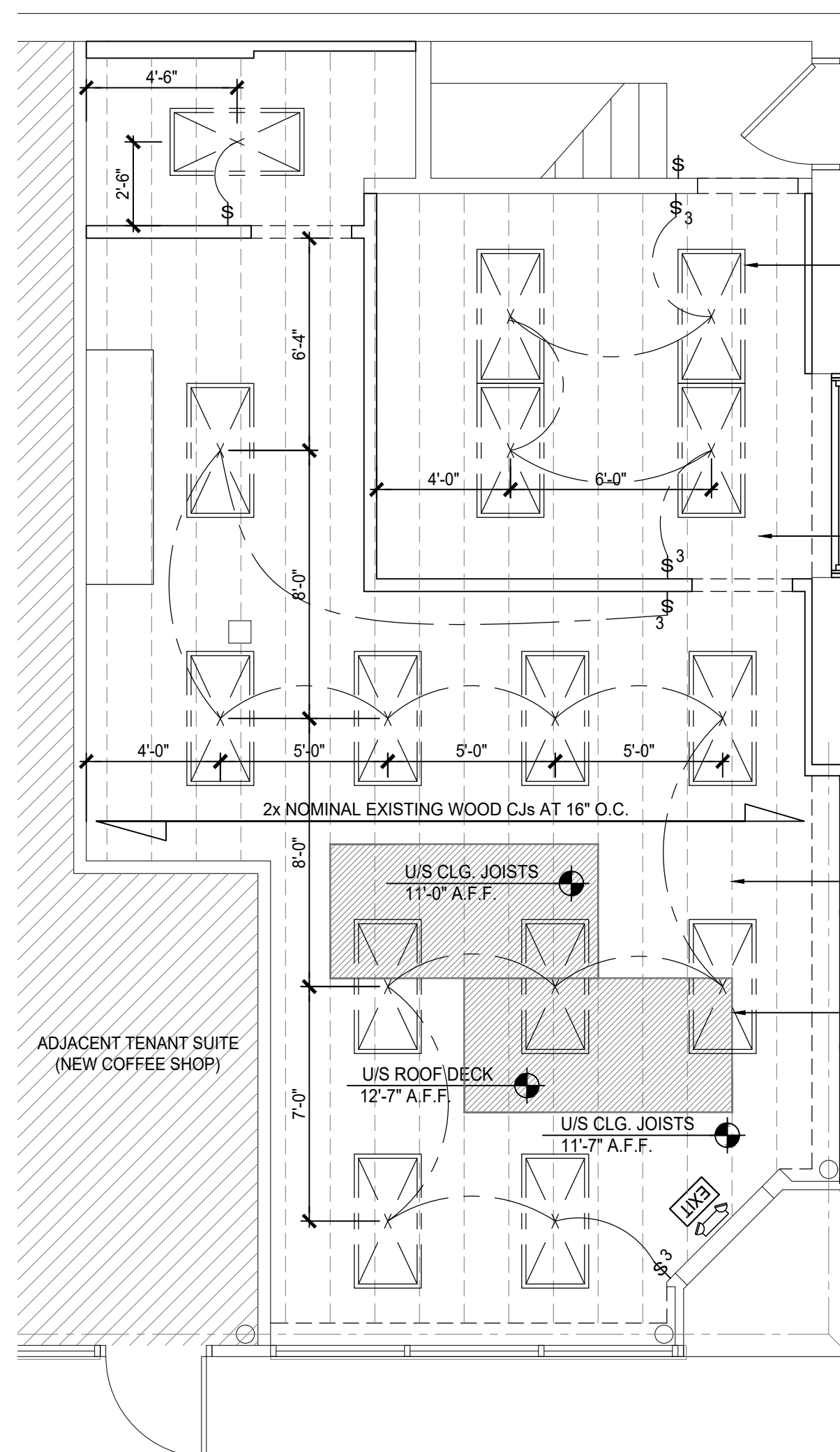


-	1/4" = 1'-0"
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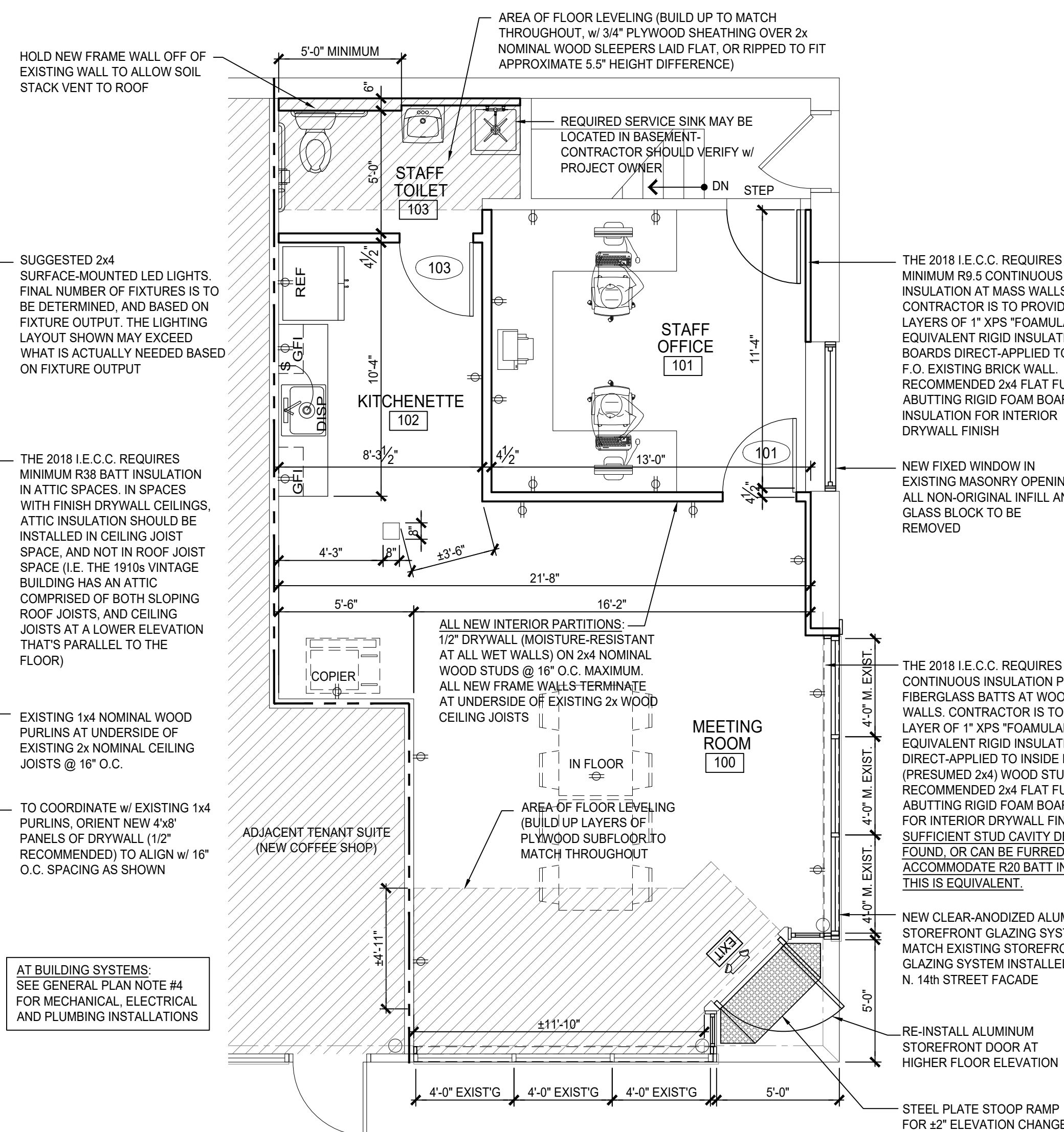
## 1 EXISTING DEMOLITION PLAN

-	1/4" = 1'-0"
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1 REFLECTED CEILING PLAN

-	1/4" = 1'-0"
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1 ONSL RESTORATION GR. OFFICE

-	1/4" = 1'-0"
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PROJECT DESCRIPTION:

THIS IS A PROPOSED REMODEL OF AN EXISTING BUSINESS OFFICE SUITE AT 2800 N. 14TH STREET. THE OFFICE SUITE IS LOCATED IN A ONE-STORY, MULTI-TENANT BUILDING AT THE NORTHEAST CORNER OF THE STREET INTERSECTION WITH ST. LOUIS AVENUE. AS PART OF THE OFFICE REMODEL, WEST AND SOUTH FACADE AWNINGS WILL BE ADDED TO THE BUILDING ABOVE STOREFRONT WINDOWS. A NEW TOILET ROOM AND STAFF OFFICE WILL BE BUILT OUT ON THE INTERIOR OF THE SUITE, AND A NEW WINDOW WILL BE PLACED IN AN EXISTING MASONRY OPENING AT THE SOUTH WALL.

CODE ANALYSIS:

AS IS REQUIRED BY ADOPTED CODE. EXISTING BUILDINGS AND SPACES ARE FIRST EVALUATED USING ONE OF THREE COMPLIANCE METHODS FOUND IN THE INTERNATIONAL EXISTING BUILDINGS CODE. FOR THIS PROJECT, THE PRESCRIPTIVE COMPLIANCE METHOD IS USED, WITH A LEVEL 3 ALTERATIONS CLASSIFICATION OF WORK. MOST ALTERATIONS ARE MODERATE IN NATURE, AND INVOLVE THE REMOVAL PORTIONS OF EXTERIOR WALL INFILL ABOVE STOREFRONT WINDOWS AS DEPICTED IN THE PLANS. PER THE SCOPING REQUIREMENTS OF LEVEL 3 ALTERATIONS, FACILITIES UPGRADES MUST BE MADE TO BE IN FULL OR ALLOWED PARTIAL COMPLIANCE WITH HANDICAPPED ACCESSIBILITY IN AREAS OF PRIMARY FUNCTION. AN EXISTING TOILET ROOM LOCATION WILL BE IMPROVED TO CREATE THE MINIMUM ACCESSIBLE FLOOR AREA CLEARANCE. THE SHELL BUILDING CONSTRUCTION TYPE IS 5-B, AND IS NOT PROTECTED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM.

CODES IN EFFECT IN CITY OF ST. LOUIS:

BUILDING CODE

2018 IEBC &amp; 2018 IBC

## GENERAL PLAN NOTES

1. WALL FRAMING TO BE AS SHOWN. PARTITION TYPE DETAIL OR DETAILS SHOWN IN THESE DOCUMENTS.
2. ALL DIMENSIONS ARE APPROXIMATE, AND WILL NEED FIELD VERIFY PRIOR TO CONSTRUCTION.
3. THE ARCHITECT AND THE ARCHITECT'S EMPLOYEES AND CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL, OR DISPOSAL OF, OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE, INCLUDING, BUT NOT LIMITED TO, BUT NOT LIMITED TO, ASBESTOS, LEAD, POLYCHLORINATED BIPHENYL (PCB) OR OTHER TOXIC SUBSTANCES REFER TO GENERAL SPECS. FOR ADDITIONAL PROJECT CREDITS.
4. ANY MEP/FP SYSTEMS IDENTIFIED IN THESE DOCUMENTS (I.E. ELECTRICAL LIGHTING TAP ON THIS PROJECT) ARE FOR REFERENCE ONLY, AND ANY DOCUMENTATION OF SUCH WORK THAT MAY BE REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT IS UNDER SEPARATE PERMIT. ALL NEW WORK (MAY BE DESIGNED AS REQUIRED) BY A MISSOURI PROFESSIONAL ENGINEER AND ALL DOCUMENTS ARE UNDER SEPARATE PERMIT IF REQUIRED BY THE JURISDICTION. THE FURNISHING OF SUCH DOCUMENTS IS THE RESPONSIBILITY OF THE ENGINEER. MATERIALS, LABOR, EQUIPMENT AND TOOLS, TO BE USED TO COMPLETE AND OPERABLE SYSTEMS, MECHANICAL, ELECTRICAL, PLUMBING, AND OTHERS, ALL WORK TO BE INSTALLED IN ACCORDANCE WITH THE CURRENT NATIONAL CODES, AND WITH ALL LOCAL CODES, RULES AND ORDINANCES.

DURING CONSTRUCTION OF AN ADDITION REAL-WORLD CONDITIONS ARE ALWAYS DISCOVERED THAT DIFFER FROM THE CONSTRUCTION DOCUMENTS AND WILL REQUIRE COORDINATION AND ADJUSTMENTS IN DIMENSIONS AND THE SCOPE OF WORK. ALL DIMENSIONS SHALL BE CONFIRMED BY CONTRACTOR. DISCREPANCIES WITH DIMENSIONS SHOULD BE BROUGHT TO THE ATTENTION OF JEFF DAY & ASSOCIATES TO DISCUSS REMEDIAL ACTION. SUCH CHANGES IN THE SCOPE OF WORK WILL BE THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR.

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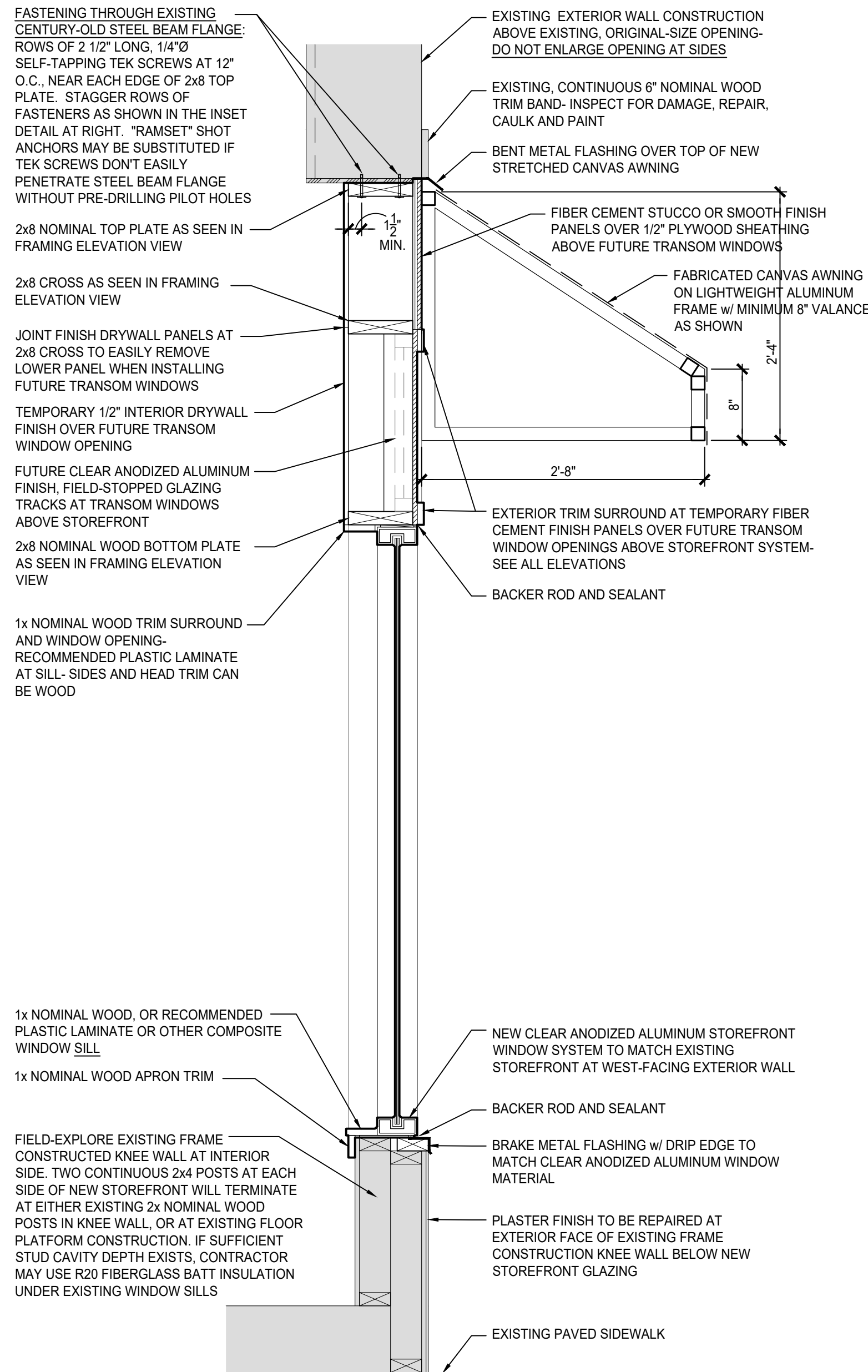
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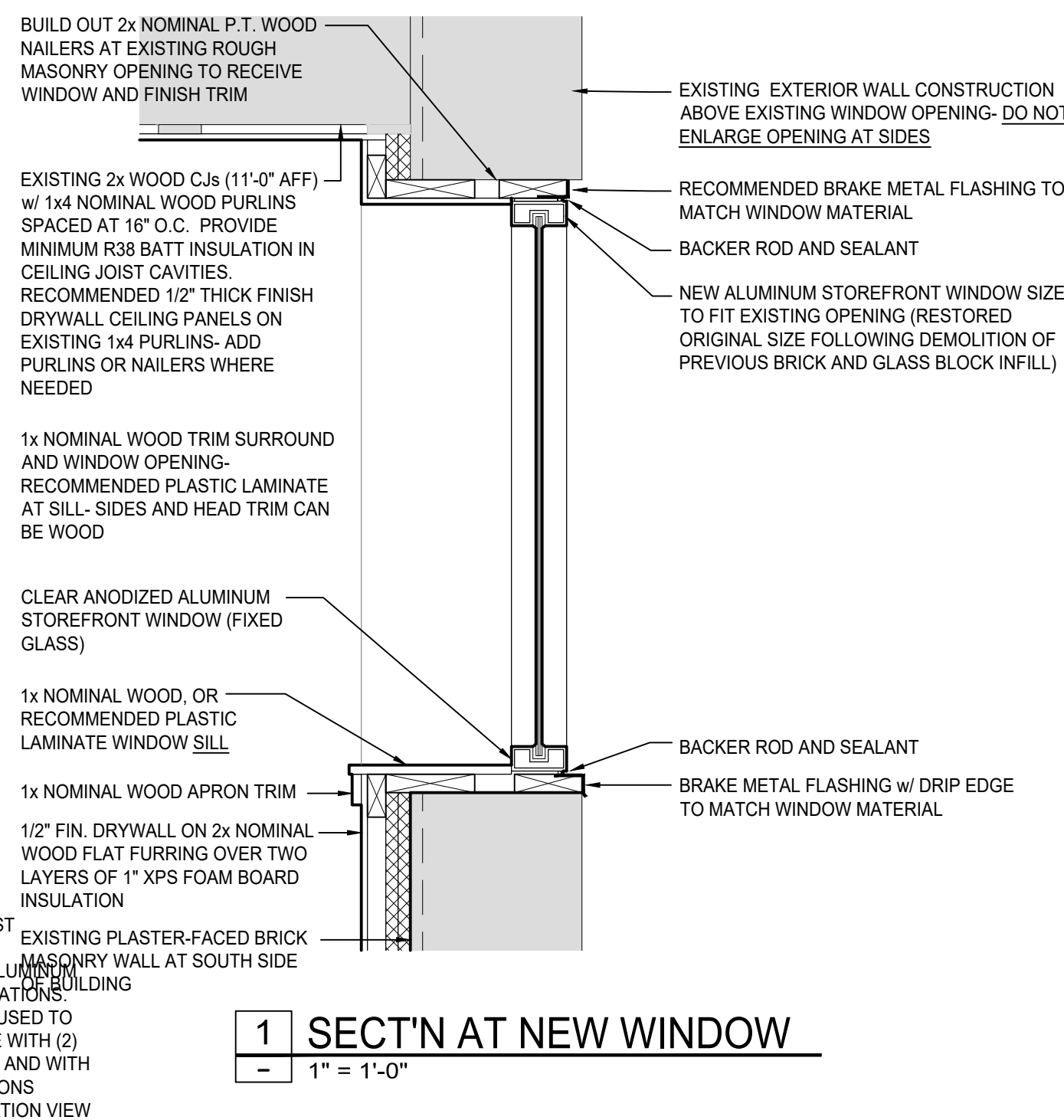
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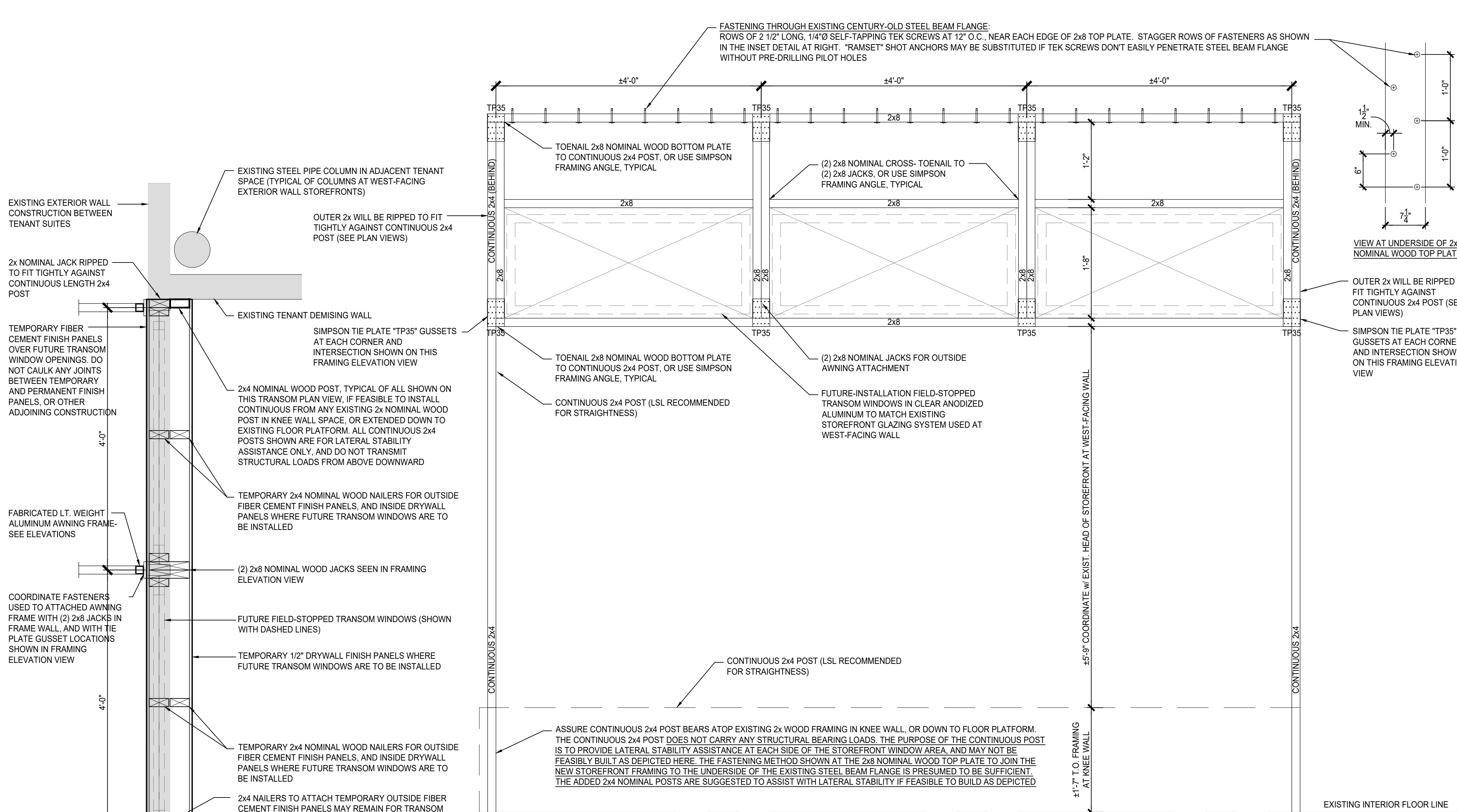


**2 SECT'N AT NEW STOREFRONT**  
1" = 1'-0"

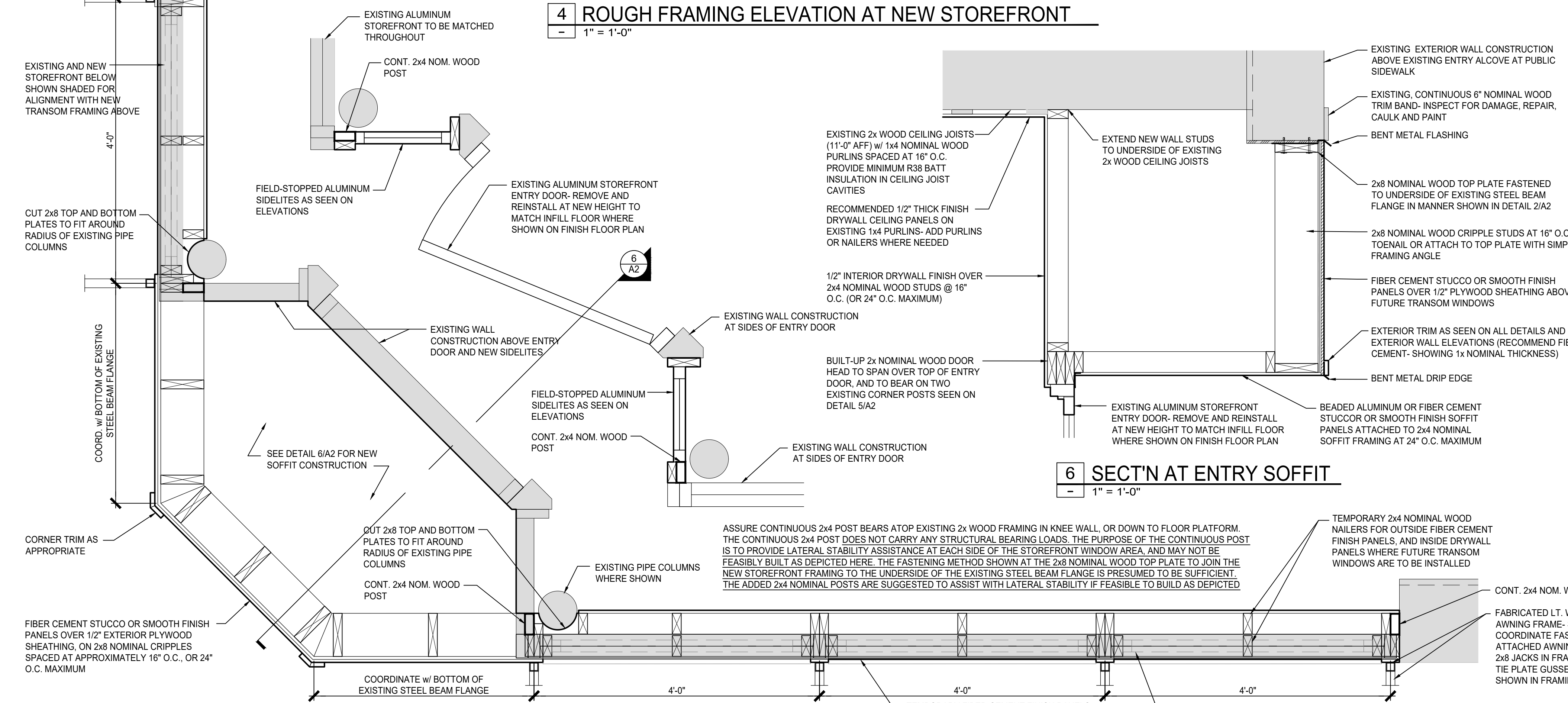


**1 SECT'N AT NEW WINDOW**  
1" = 1'-0"

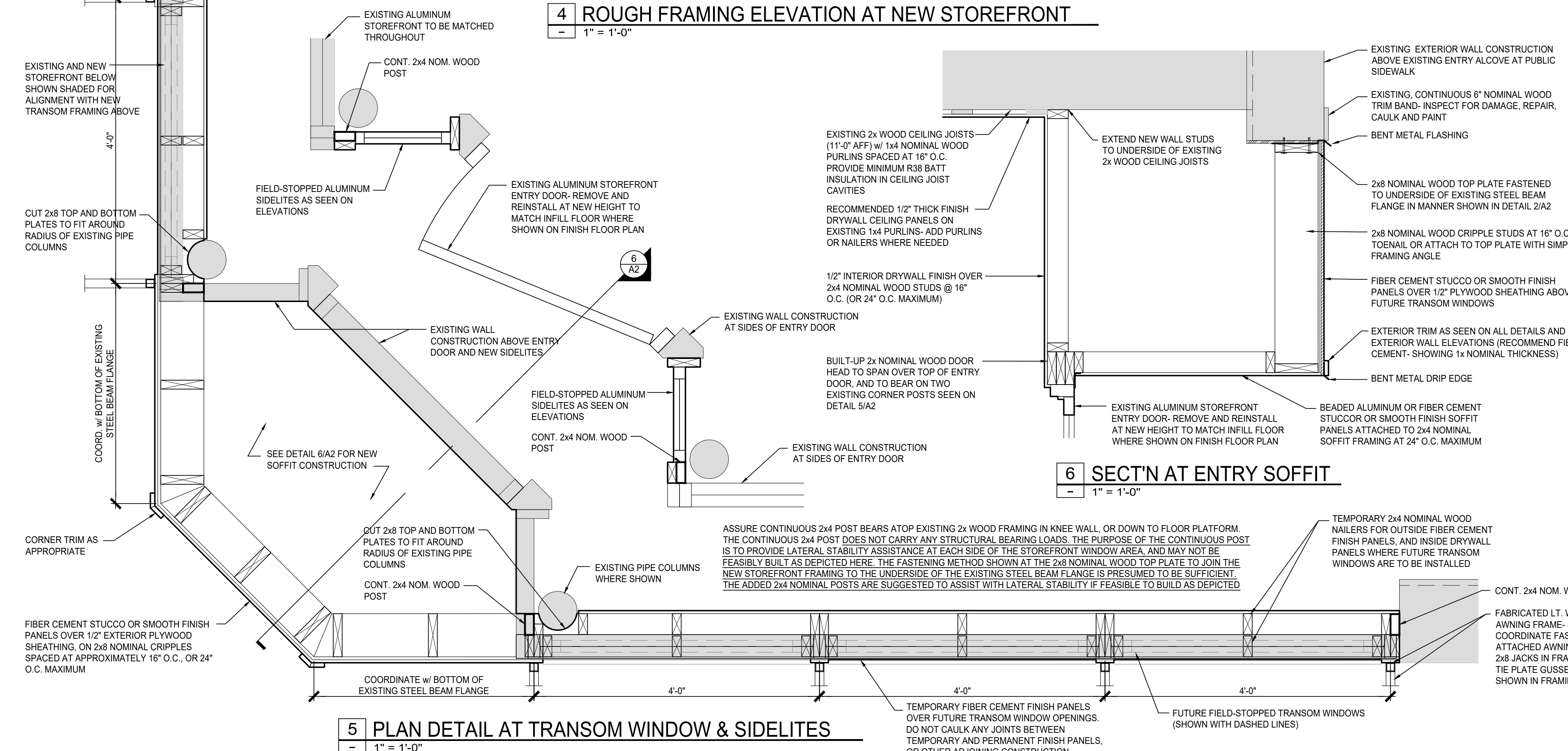
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**4 ROUGH FRAMING ELEVATION AT NEW STOREFRONT**  
1" = 1'-0"



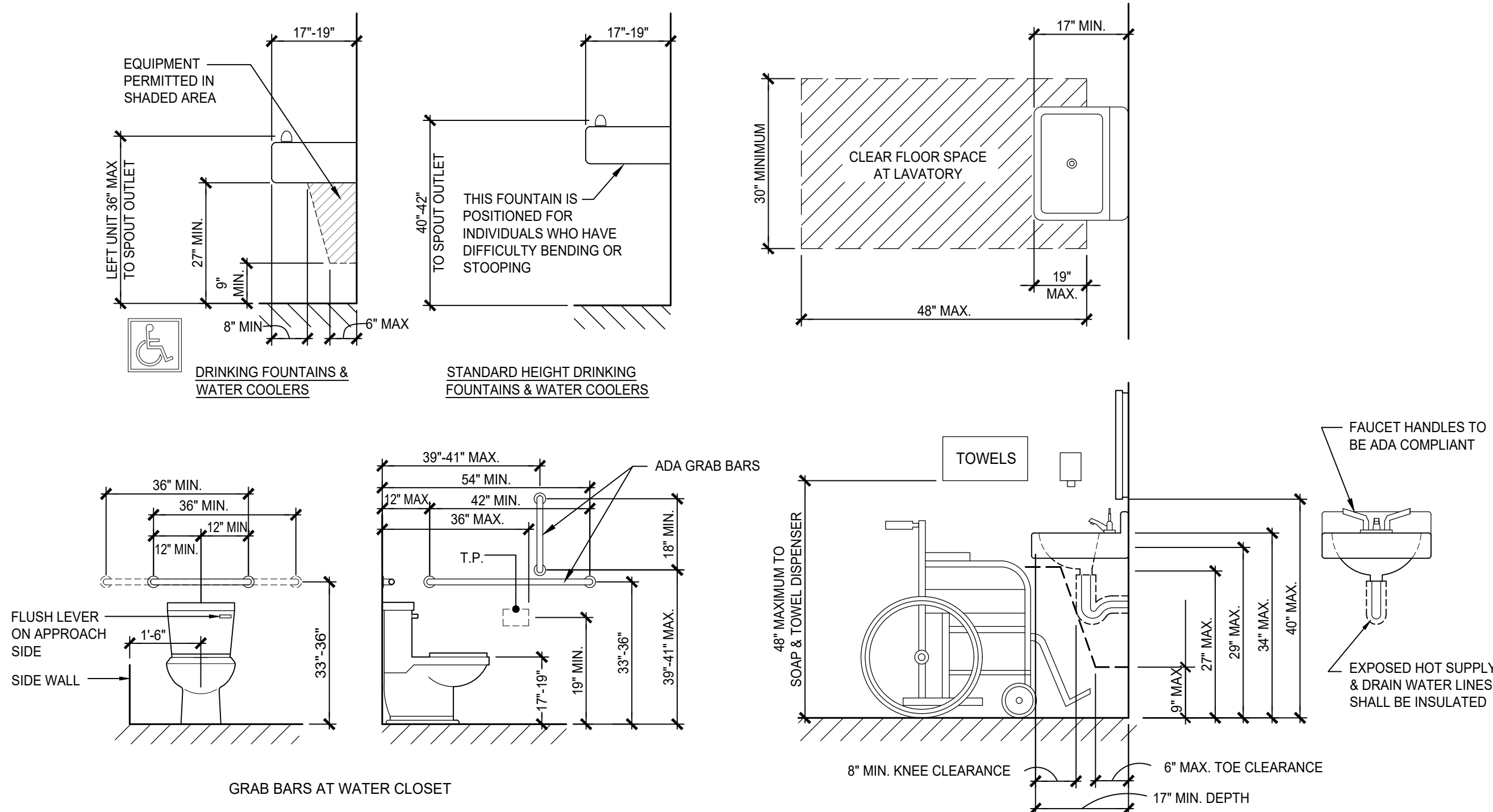
**5 PLAN DETAIL AT TRANSOM WINDOW & SIDELITES**  
1" = 1'-0"



**6 SECT'N AT ENTRY SOFFIT**  
1" = 1'-0"

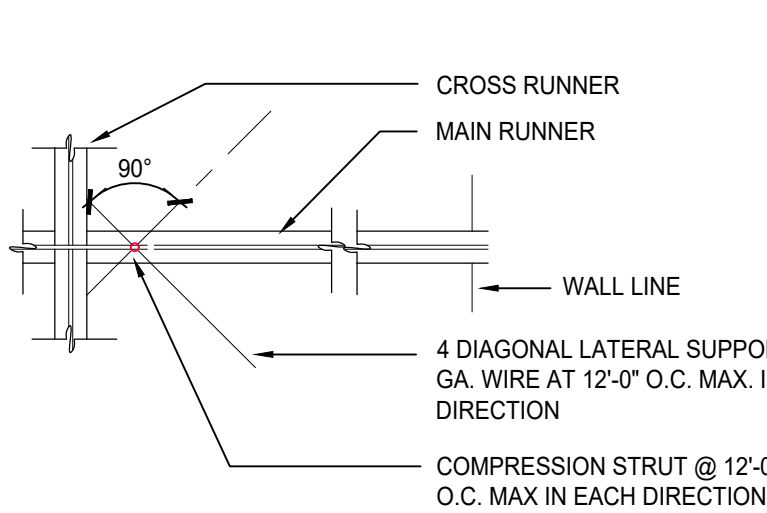


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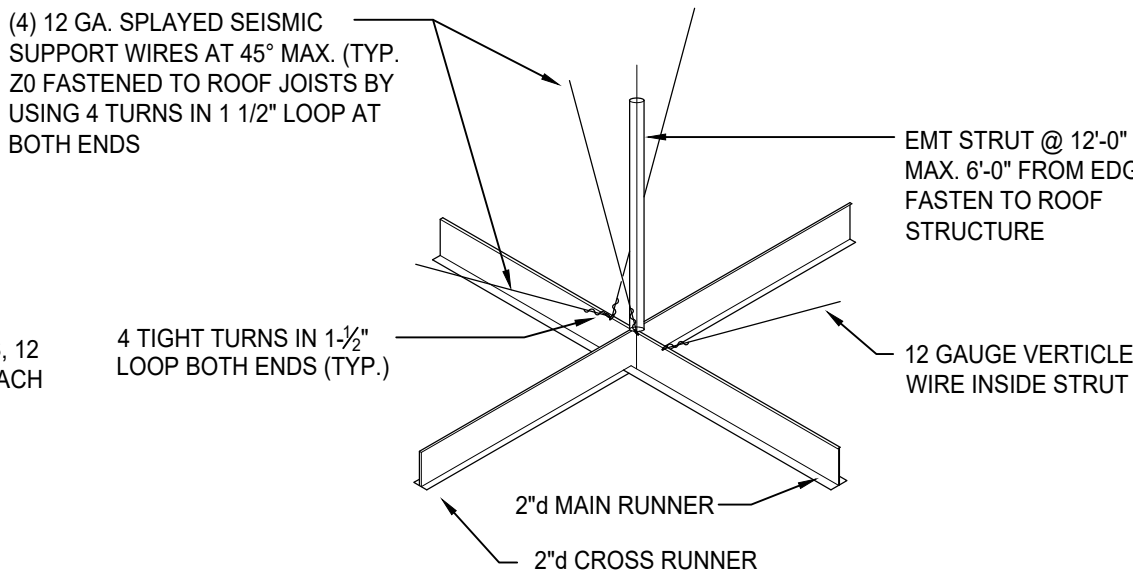
## 5 ADA FACILITY DETAILS

N.T.S.



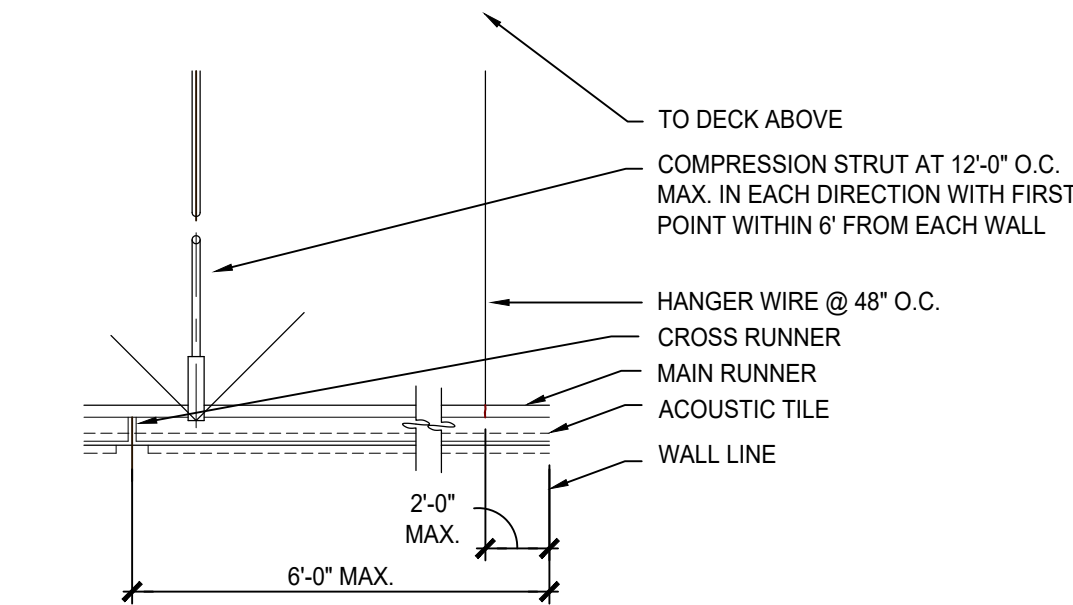
## 2 PLAN @ SEISMIC SUPPORT

N.T.S.



## 3 SEISMIC CEILING GRID DETAIL

N.T.S.



## 4 SECTION @ SEISMIC SUPPORT

N.T.S.

COMPRESSION STRUT SCHEDULE	
NOMINAL SIZE (INCHES)	MAX. LENGTH (FT)
1/2	3
3/4	5
1	7
1 1/4	12
1 1/2	15
2	22

NOTE: THESE DETAILS PERTAIN TO SUSPENDED CEILING GRID BRACING IN SEISMIC ZONE 'D'. VERIFY w/LOCAL JURISDICTION WHETHER GRID BRACING AS INDICATED IN THESE DETAILS IS REQUIRED. THESE DETAILS ARE INCLUDED AND ARE TO BE FOLLOWED IN THE EVENT OF ANY NEW INSTALLATIONS OF SUSPENDED CEILING GRID SYSTEM.

### SPECIFIC SEISMIC NOTES FOR I.B.C. SEISMIC CATEGORY 'D'

INSTALLATION OF GRID MUST CONFORM TO CISCA RECOMMENDATIONS FOR AREAS IN SEISMIC CAT. 'D'. IN ADDITION, PROJECTS DESIGNED UNDER I.B.C. IN SEISMIC ZONE 'D' MUST MEET THE FOLLOWING REQUIREMENTS:

- MINIMUM 2" WALL MOLDING AT PERIMETER
- GRID MUST BE ATTACHED TO TWO ADJACENT WALLS. OPPOSITE WALLS MUST HAVE  $\frac{3}{4}$ " CLEARANCE
- ENDS OF MAIN BEAMS AND CROSS TEES MUST BE TIED TOGETHER TO PREVENT THEIR SPREADING
- PERIMETER SUPPORT WIRES
- HEAVY-DUTY T-BAR GRID SYSTEM
- CEILINGS OVER 1,000 S.F. MUST HAVE HORIZONTAL RESTRAINT WIRE OR RIGID BRACING
- CEILINGS OVER 2,500 S.F. MUST HAVE SEISMIC SEPARATION JOINTS OR FULL-HEIGHT PARTITIONS
- CEILINGS WITHOUT RIGID BRACING MUST HAVE 2" OVERSIZED TRIM RINGS FOR SPRINKLER HEADS.
- CHANGES IN CEILING PLANE MUST HAVE POSITIVE BRACING
- CABLE TRAYS AND ELECTRICAL CONDUITS MUST BE INDEPENDENTLY SUPPORTED AND BRACED
- SUSPENDED CEILING SYSTEMS MAY BE SUBJECT TO SPECIAL INSPECTION
- ALL WALL PARTITIONS GREATER THAN 6'-0" IN HEIGHT SHALL BE INDEPENDENTLY BRACED TO THE BUILDING SHELL STRUCTURE. WALL PARTITIONS MAY NOT BE SUPPORTED BY THE BRACED SUSPENDED CEILING ALONE.

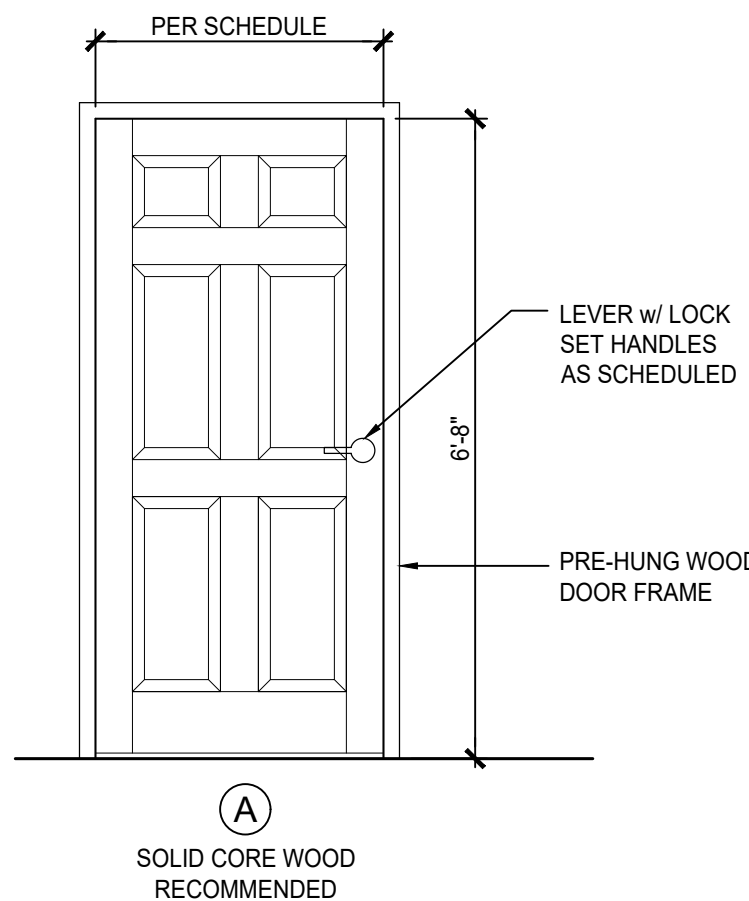
### NOTES @ CEILING ASSEMBLY LATERAL SUPPORT

- HORIZONTAL RESTRAINTS SHALL BE EFFECTED BY FOUR NO. 12 GAUGE WIRES SECURED TO THE MAIN RUNNER WITH FOUR TIGHT TWISTS IN 1 1/2 INCHES AND WITHIN 2 INCHES OF THE CROSS RUNNER INTERSECTION AND SPLAYED 90 DEGREES FROM EACH OTHER @ AN ANGLE NOT EXCEEDING 45 DEGREES FROM THE PLANE OF THE CEILING. A STRUT FASTENED TO THE MAIN RUNNER @ THE CONVERGENCE OF THE SPLAYED WIRES SHALL BE EXTENDED TO AND BE FASTENED TO THE ROOF OR FLOOR STRUCTURAL MEMBERS ABOVE OR TO SUCH OTHER FRAMING DEEMED ACCEPTABLE TO THE ENFORCEMENT AGENCY. THESE HORIZONTAL RESTRAINT POINTS SHALL NOT BE PLACED MORE THAN 12 FEET BY 12 FEET ON CENTERS. THERE SHALL BE A RESTRAINT POINT A DISTANCE OF NOT MORE THAN ONE HALF OF THE ABOVE SPACING FROM EACH SURROUNDING WALL.

ATTACHMENT OF THE RESTRAINT WIRES TO THE STRUCTURE ABOVE SHALL BE ADEQUATE FOR THE LOAD IMPOSED.

LATERAL FORCE BRACING SHALL BE SPACED A MINIMUM OF 6 INCHES FROM ALL HORIZONTAL PIPING OR DUCTWORK THAT IS NOT PROVIDED WITH THE BRACING RESTRAINTS FOR HORIZONTAL FORCES. BRACING WIRES SHALL BE ATTACHED TO THE GRID AND THE STRUCTURE IN SUCH A MANNER THAT THEY CAN SUPPORT A DESIGN LOAD OF NOT LESS THAN 200 POUNDS OR THE ACTUAL DESIGN LOAD, WHICHEVER IS GREATER, WITH A SAFETY FACTOR OF 2 WITHOUT YIELDING.

- LIGHTING FIXTURES OVER 56 LBS., AND AIR DIFFUSERS OVER 20 LBS. SHALL BE SUPPORTED DIRECTLY BY WIRES TO THE STRUCTURE ABOVE. SEE ANY ELECTRICAL DRAWINGS AND LIGHTING SPECIFICATIONS.



## 1 INTERIOR DOOR TYPES

N.T.S.

Door Schedule						
DOOR #	DOOR LOCATION	DOOR SIZE	MATERIAL		DOOR TYPE	HDWE. GROUP
			DOOR	FRAME		
101	STAFF OFFICE	3'-0" x 6'-8" x 1.75"	S.C. WOOD (REC)	PRE-HUNG WD.	A	A
103	STAFF TOILET	3'-0" x 6'-8" x 1.75"	S.C. WOOD (REC)	PRE-HUNG WD.	A	B
Hardware Groups						
GROUP A LOCK SET 3 BUTT HINGES		GROUP B PRIVACY SET 3 BUTT HINGES				

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