

RENOVATION PHASE 1

OF THE

BRUMBERG BUILDING

222 SOUTH THIRD STREET
IRONTON, OHIO 45638

T. M. DECKER, ARCHITECT
3379 US Hwy 22 NW
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J. ROSSI ENGINEERING, LLC
MECHANICAL AND ELECTRICAL ENGINEERS

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COVER SHEET - SHEET INDEX & CODE DATA

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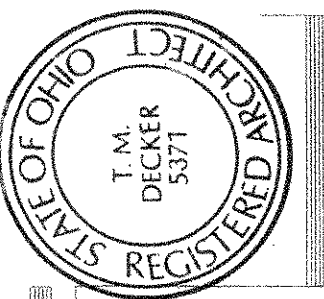
CODE DATA (OBC 2011)

Building Height	Five Story with Basement
Use and Occupancy	S2, M & R2 mixed, unseparated
Type of Construction	IIIB
Floor Area:	
Basement Floor - Storage Group S2	3,960 SF
First Floor - Mercantile Group M	3,810 SF
Second Floor- Residential Group R2	3,960 SF
Third Floor - Residential Group R2	3,960 SF
Fourth Floor - Residential Group R2	3,960 SF
Fifth Floor - Residential Group R2	3,960 SF
Total	23,610 SF
Allowable Floor Area w/ automatic sprinkler increase:	
Storage Group S2	78,000 SF
Mercantile Group M	37,500 SF
Residential Group R2	48,000 SF
Allowable Building Height w/ automatic sprinkler increase:	
Storage Group S2	4 stories
Mercantile Group M	3 stories
Residential Group R2	5 stories
Automatic Sprinkler System	Yes
Manual Fire Alarm System	Yes



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CONSTRUCTION DRAWINGS

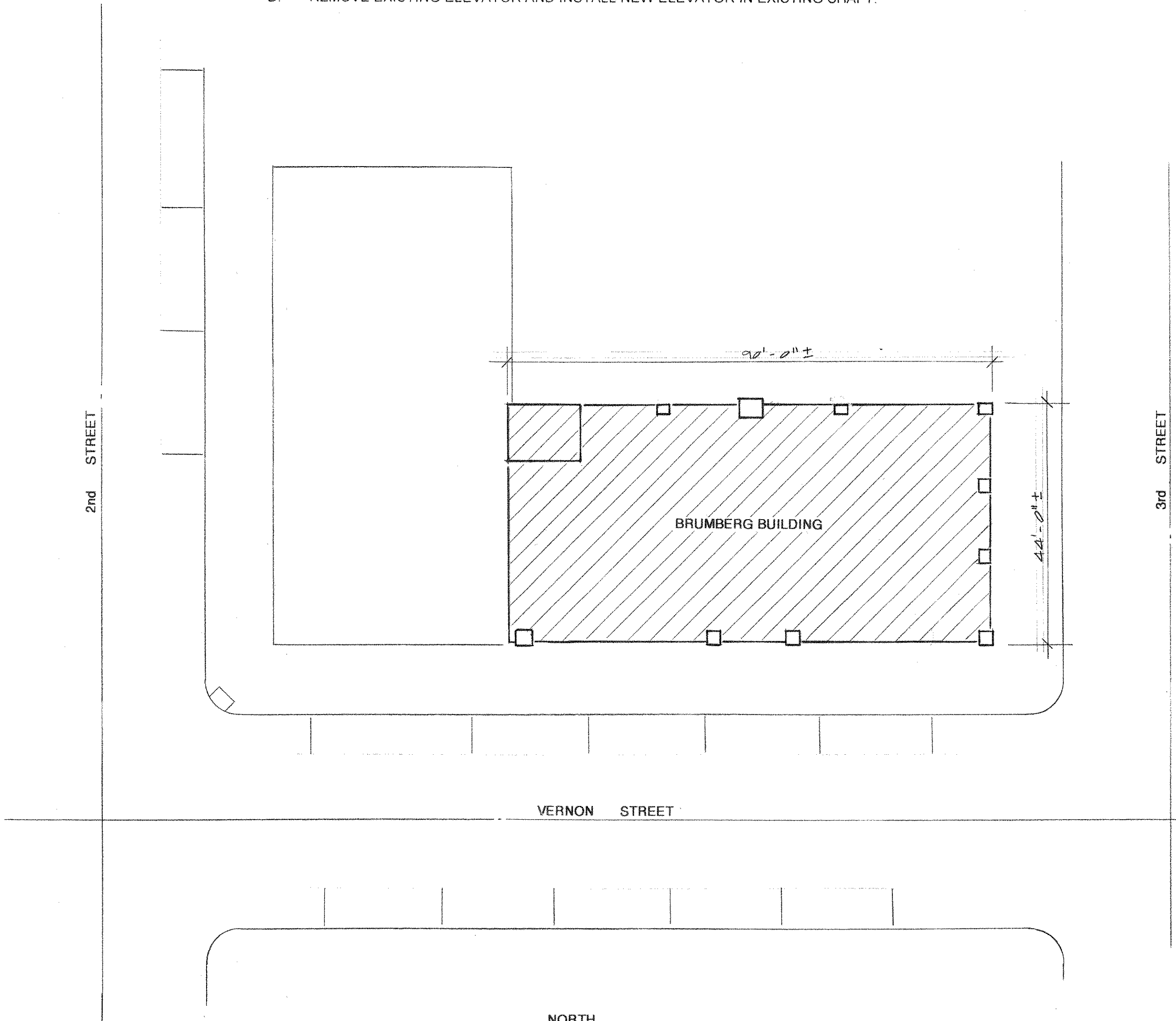


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PHASE 1

SCOPE OF WORK

- A. REMOVE EXISTING METAL ROOFING AND WOOD DECK AND INSTALL NEW WOOD DECK, RIGID INSULATION AND EPDM ROOFING.
- B. REMOVE EXISTING WINDOWS AND INSTALL NEW WINDOWS.
- C. REMOVE EXISTING FIRST FLOOR STOREFRONT AND INSTALL NEW STOREFRONT.
- D. REMOVE EXISTING ELEVATOR AND INSTALL NEW ELEVATOR IN EXISTING SHAFT.



SITE PLAN

SCALE: 1/16" = 1'- 0"

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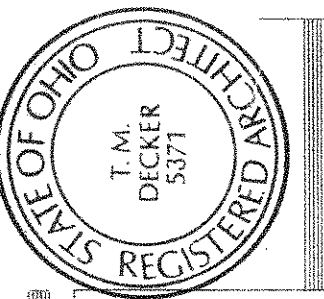
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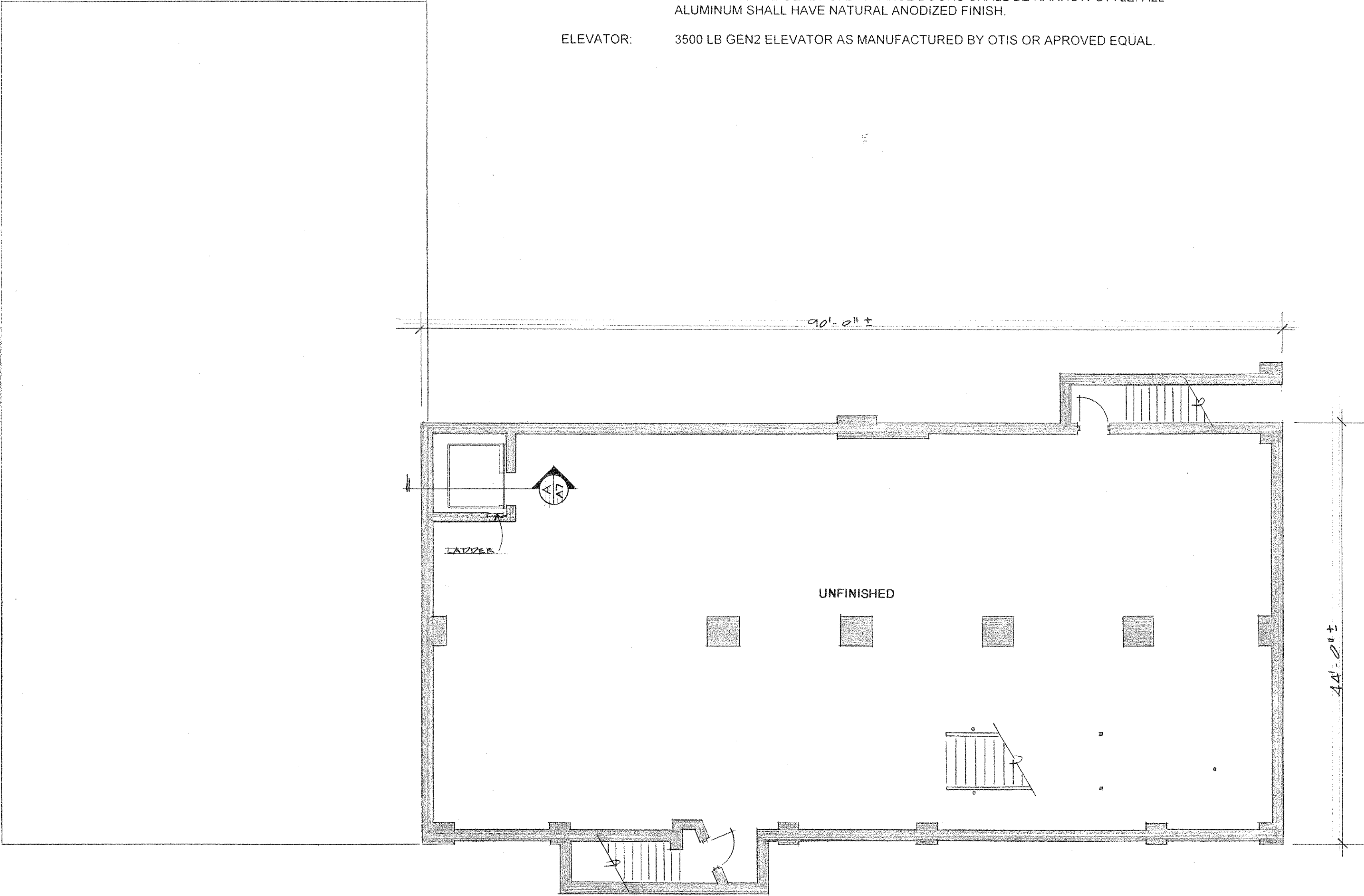


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MATERIAL SPECIFICATIONS

- ROOF: FULLY ADHERED DARK COLOR, 60 MIL EPDM MEMBRANE ROOFING OVER 2" POLYISO INSULATION PANELS ON 1" SECURSHIELD POLISO (COMBUSTIBLE DECK) INSULATION.
- WINDOWS: ALUMINUM CLAD DOUBLE HUNG WOOD WINDOWS WITH CLEAR 1" LOW E GLAZING. ALIUMINUM FRAMES SHALL HAVE NATURAL ANODIZED FINISH.
- STOREFRONT: THERMALLY BROKEN 2" x 4 1/2" ALUMINUM STOREFRONT WITH FRONT SET CLEAR 1" LOW E GLAZING. ENTRANCE DOORS SHALL BE NARROW STYLE. ALL ALUMINUM SHALL HAVE NATURAL ANODIZED FINISH.
- ELEVATOR: 3500 LB GEN2 ELEVATOR AS MANUFACTURED BY OTIS OR APROVED EQUAL.



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

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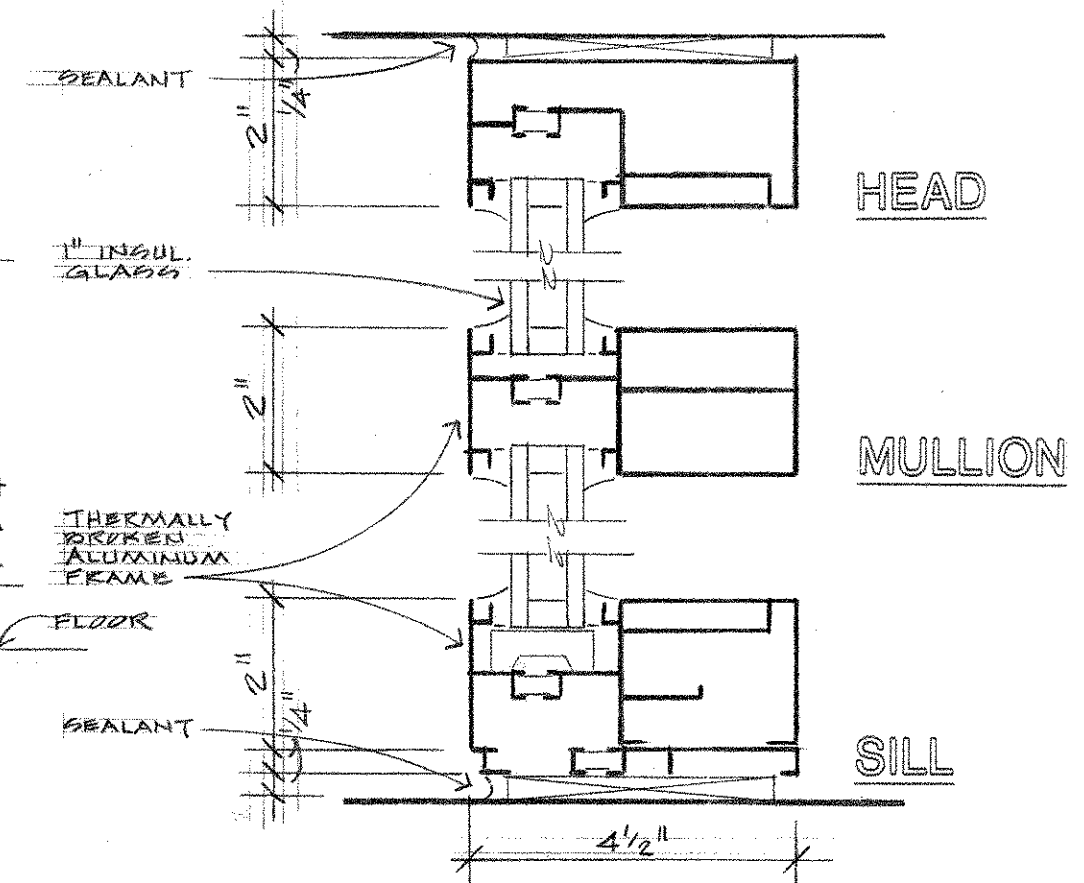
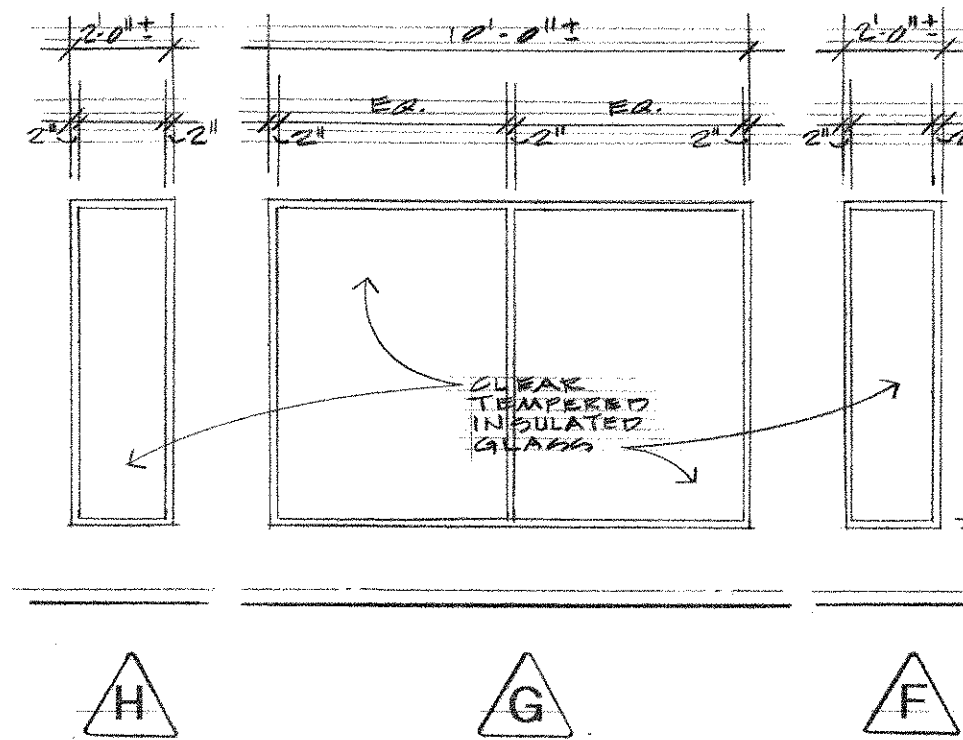
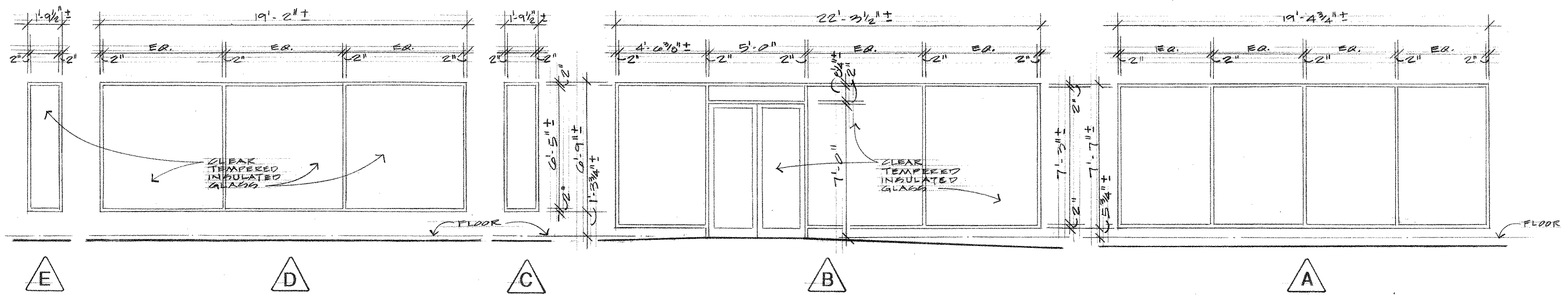
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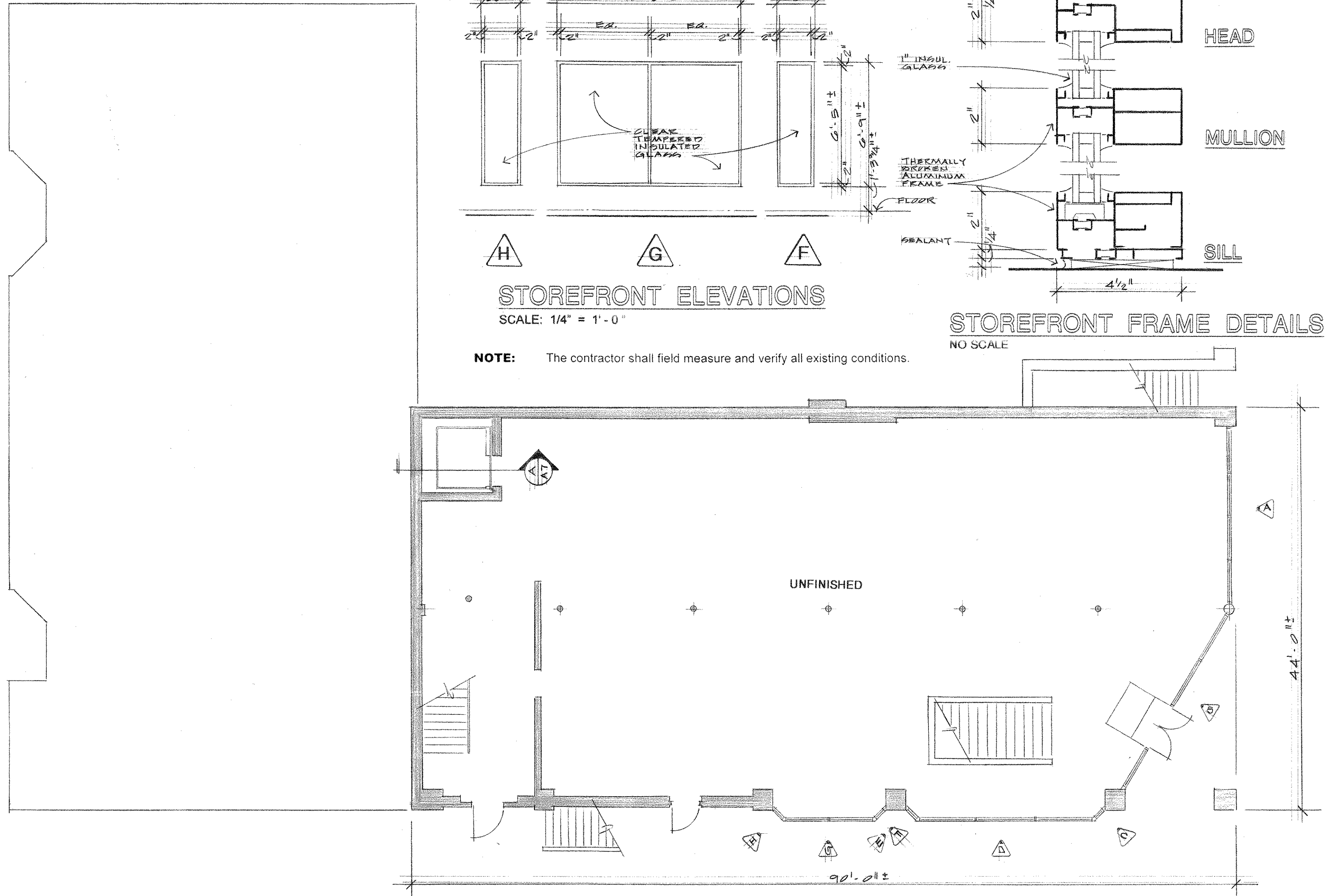
STOREFRONT ELEVATIONS

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

STOREFRONT FRAME DETAILS

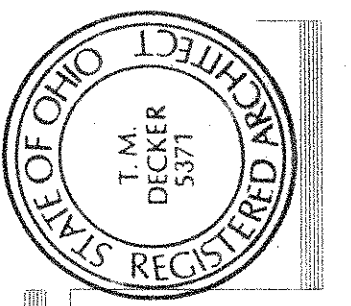
NO SCALE

NOTE: The contractor shall field measure and verify all existing conditions.



FIRST FLOOR PLAN

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



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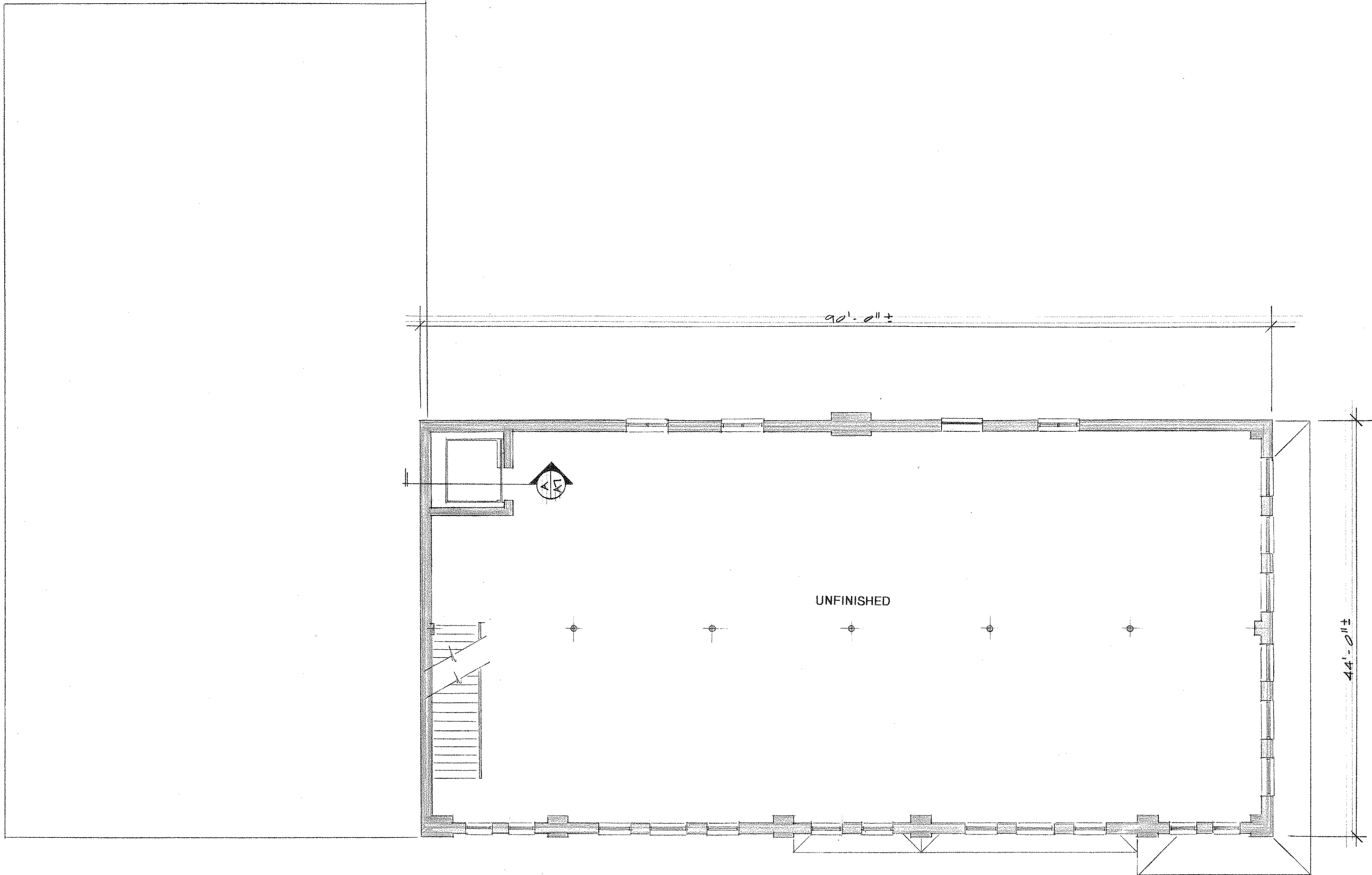
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SECOND FLOOR PLAN

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

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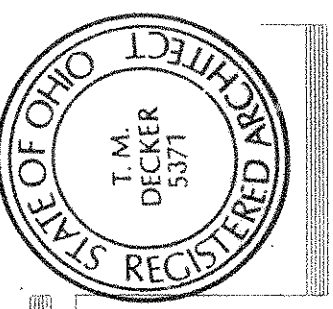
BRUMBERG BUILDING

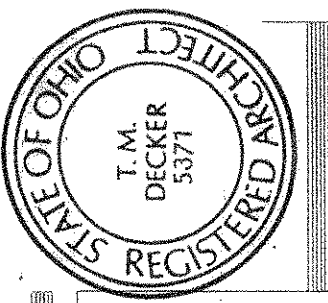
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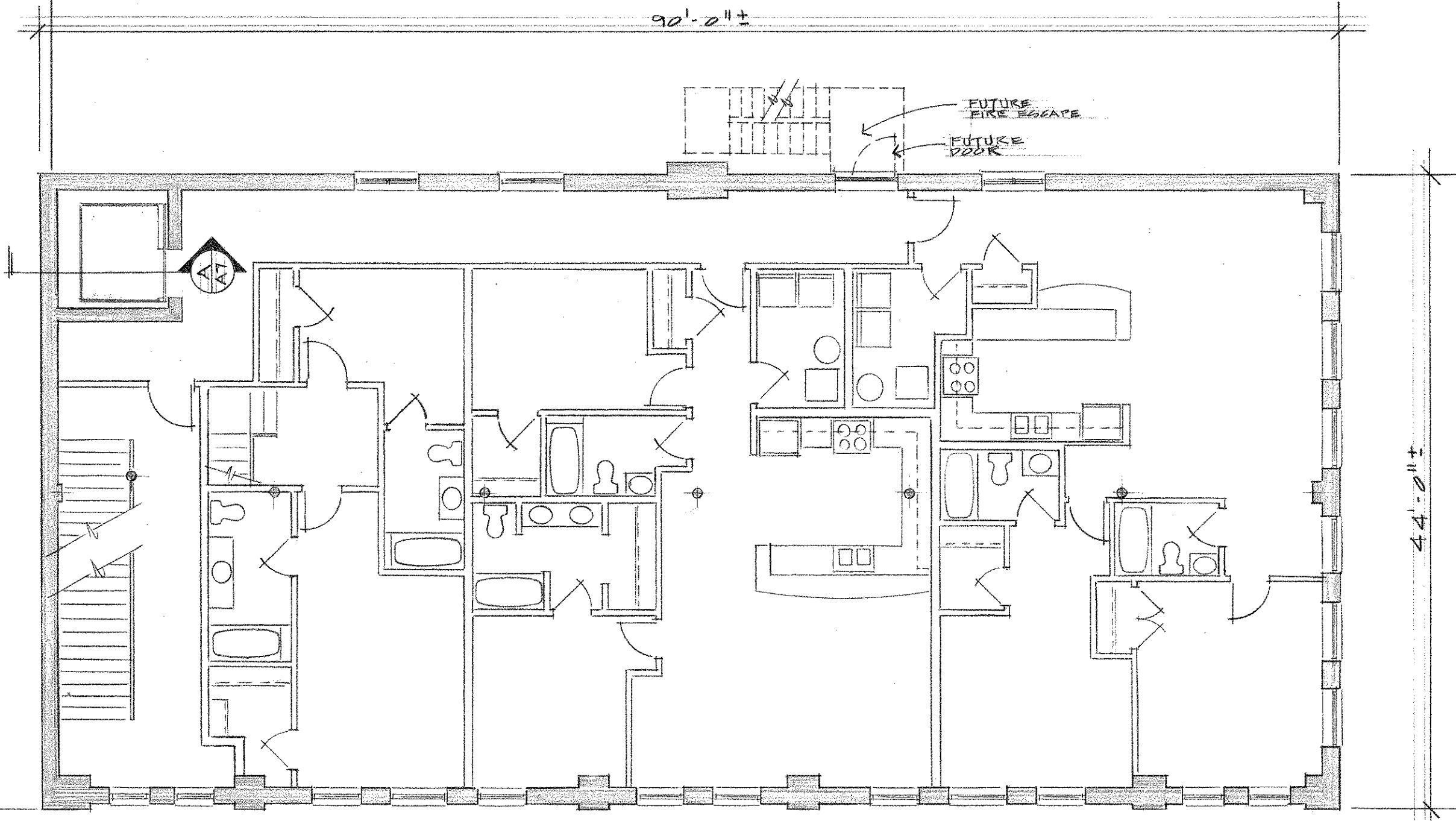


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NOTE: The interior build out shown is not in the contract.
The space shall be unfinished at this time.



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

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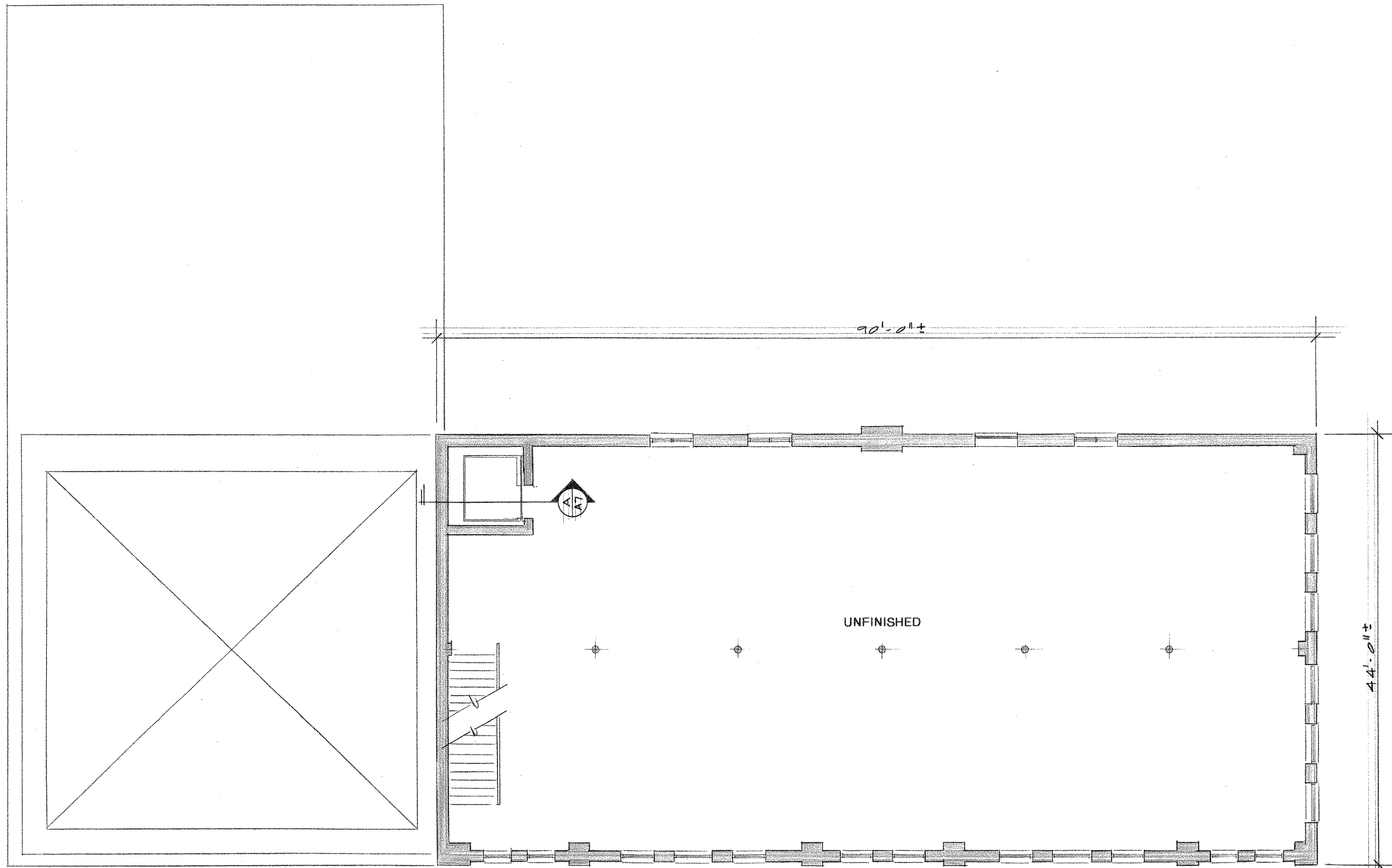
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FOURTH FLOOR PLAN
 SCALE: 1/8" = 1'-0"

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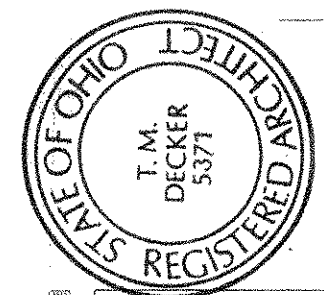
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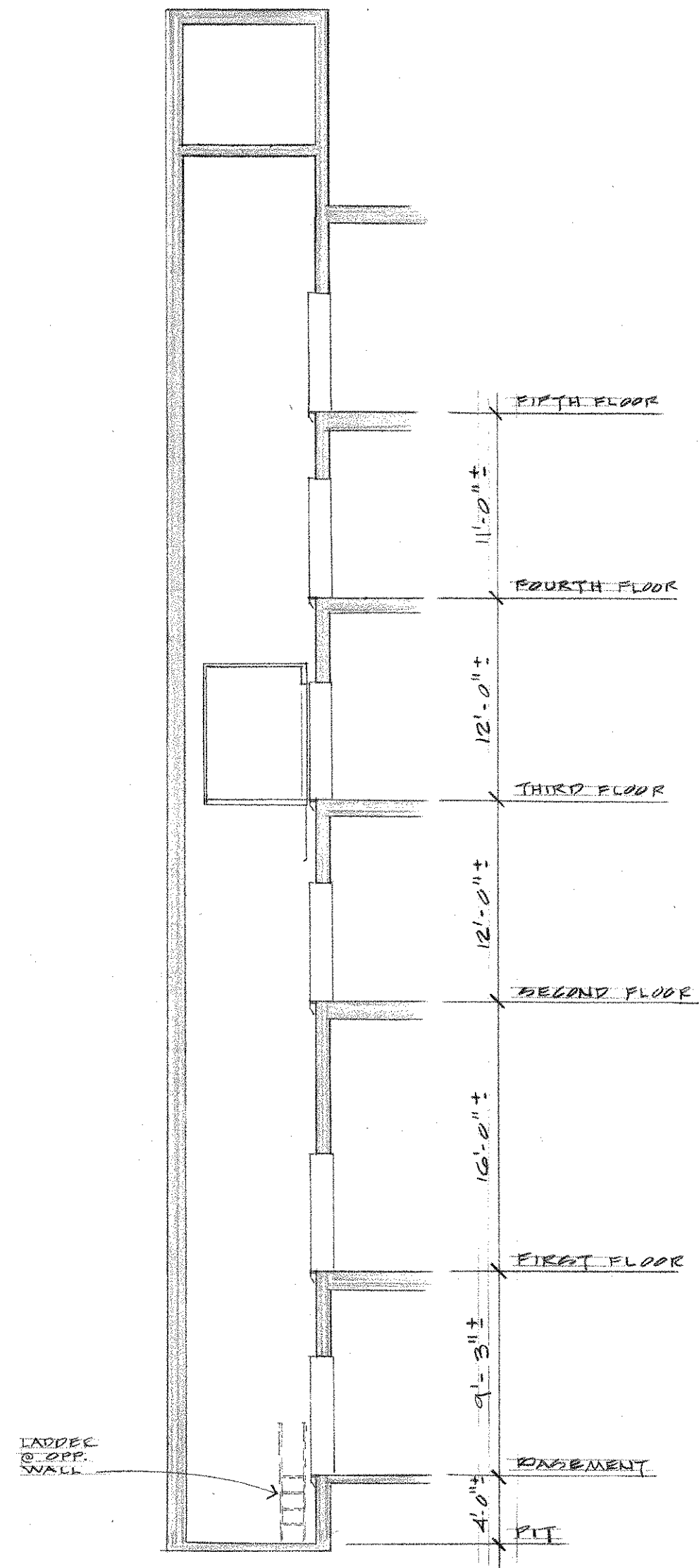


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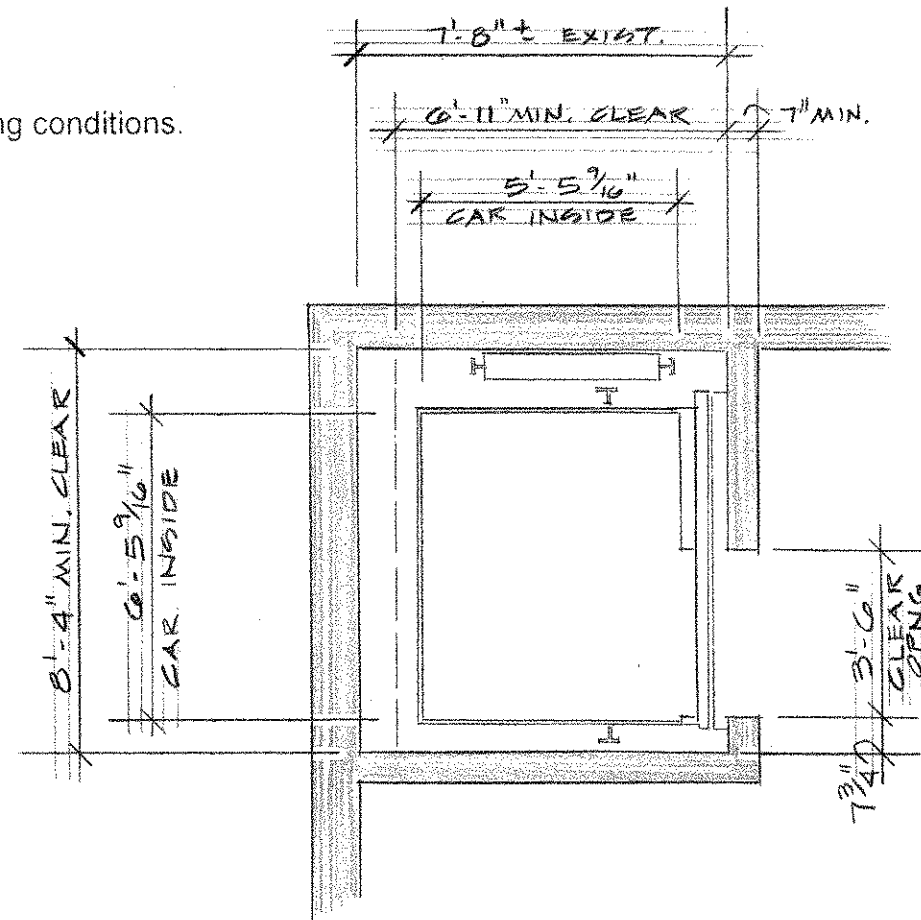
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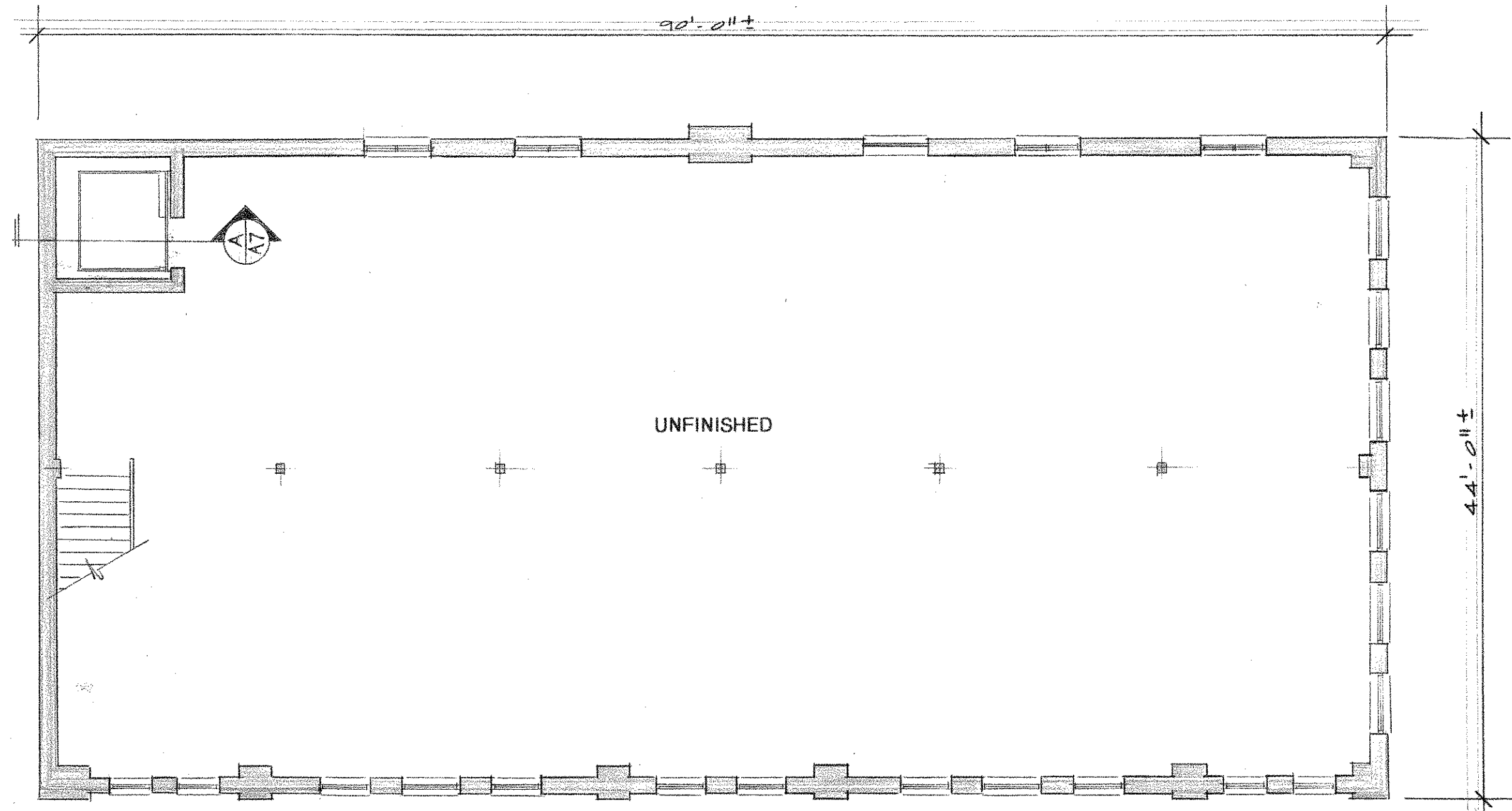
NOTE: The contractor shall field measure floor to floor heights and verify all existing conditions.



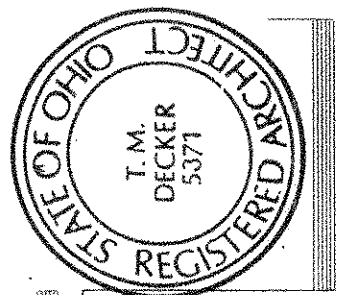
A ELEVATOR SHAFT SECTION
SCALE: 1/8" = 1'-0"



ELEVATOR SHAFT PLAN
SCALE: 1/4" = 1'-0"



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



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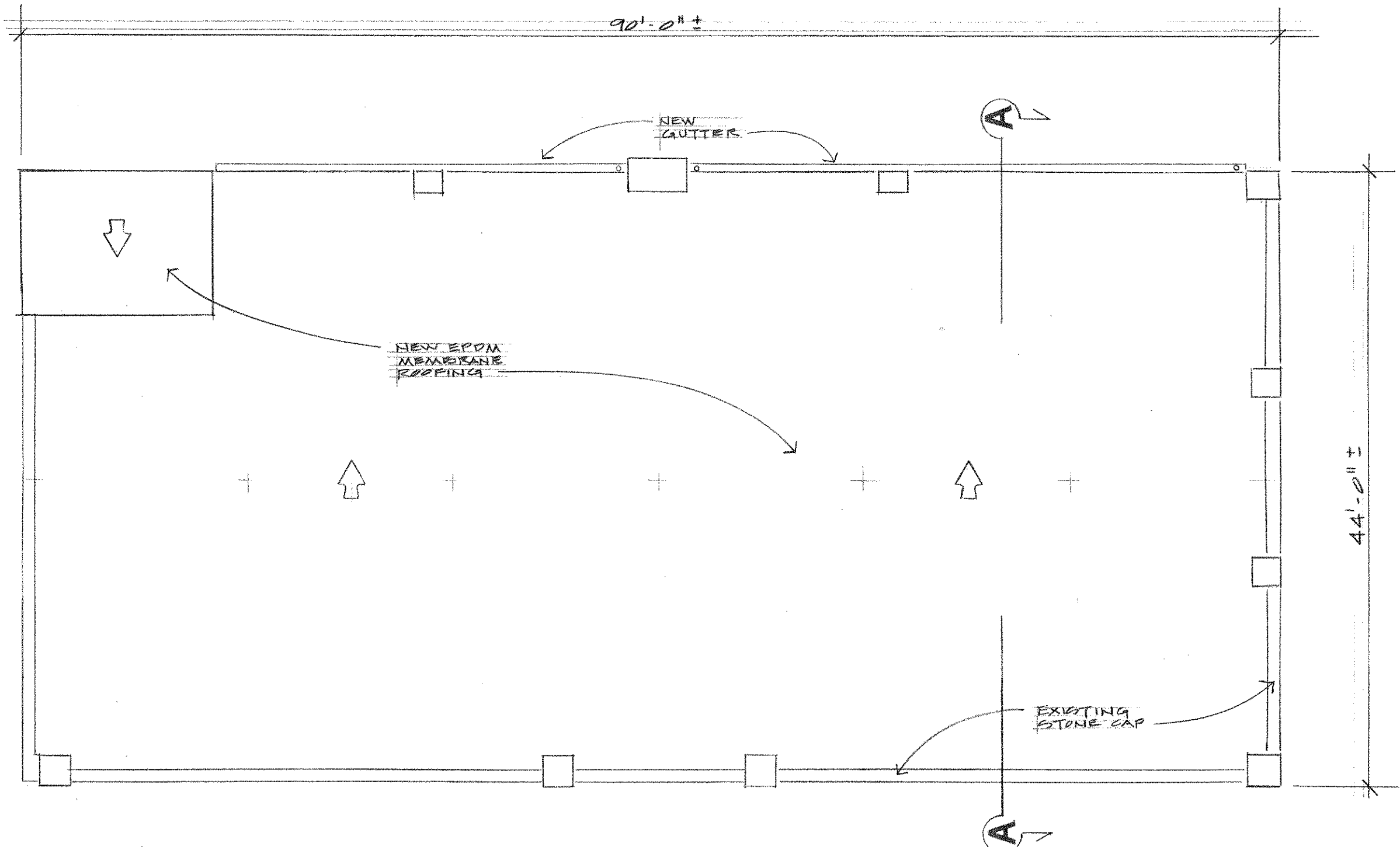
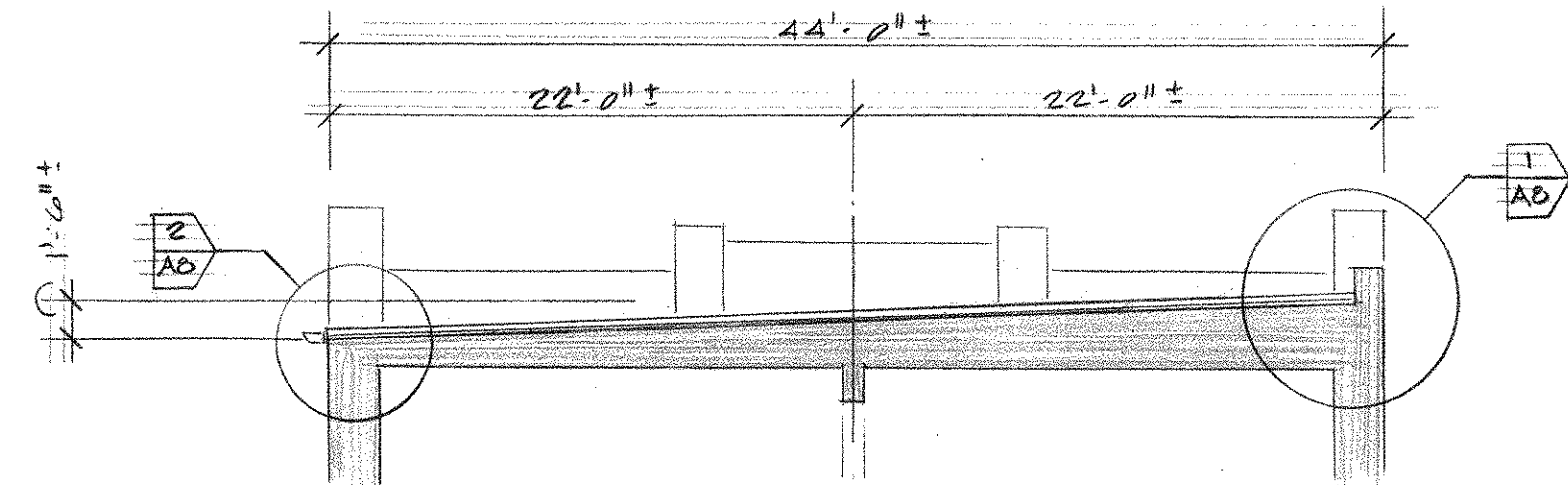
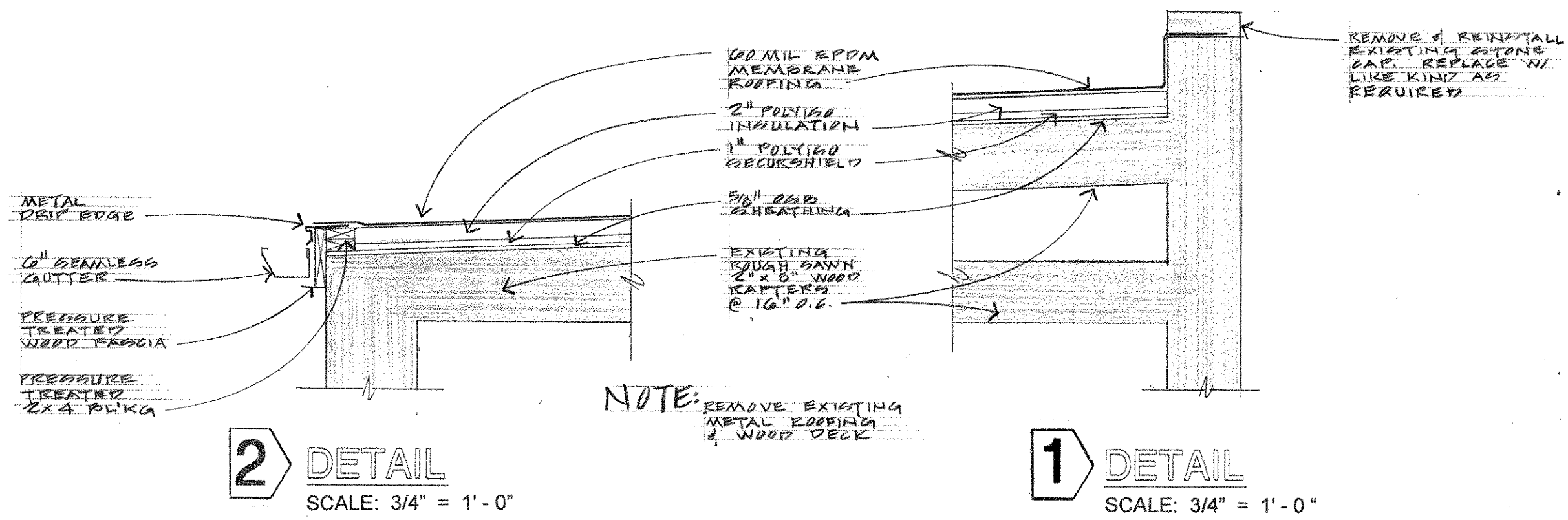
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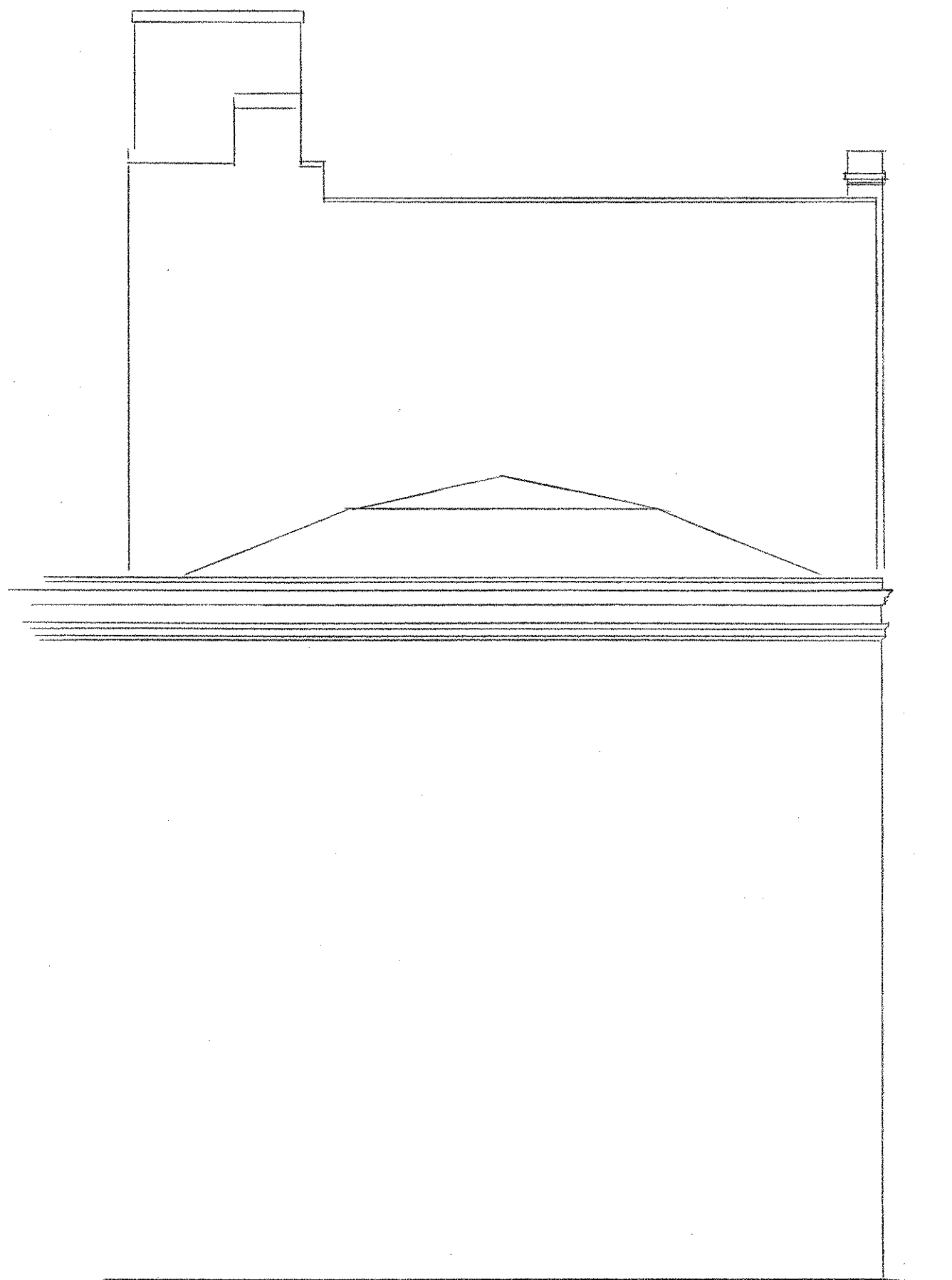
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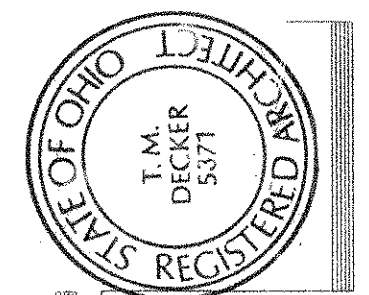
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WEST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

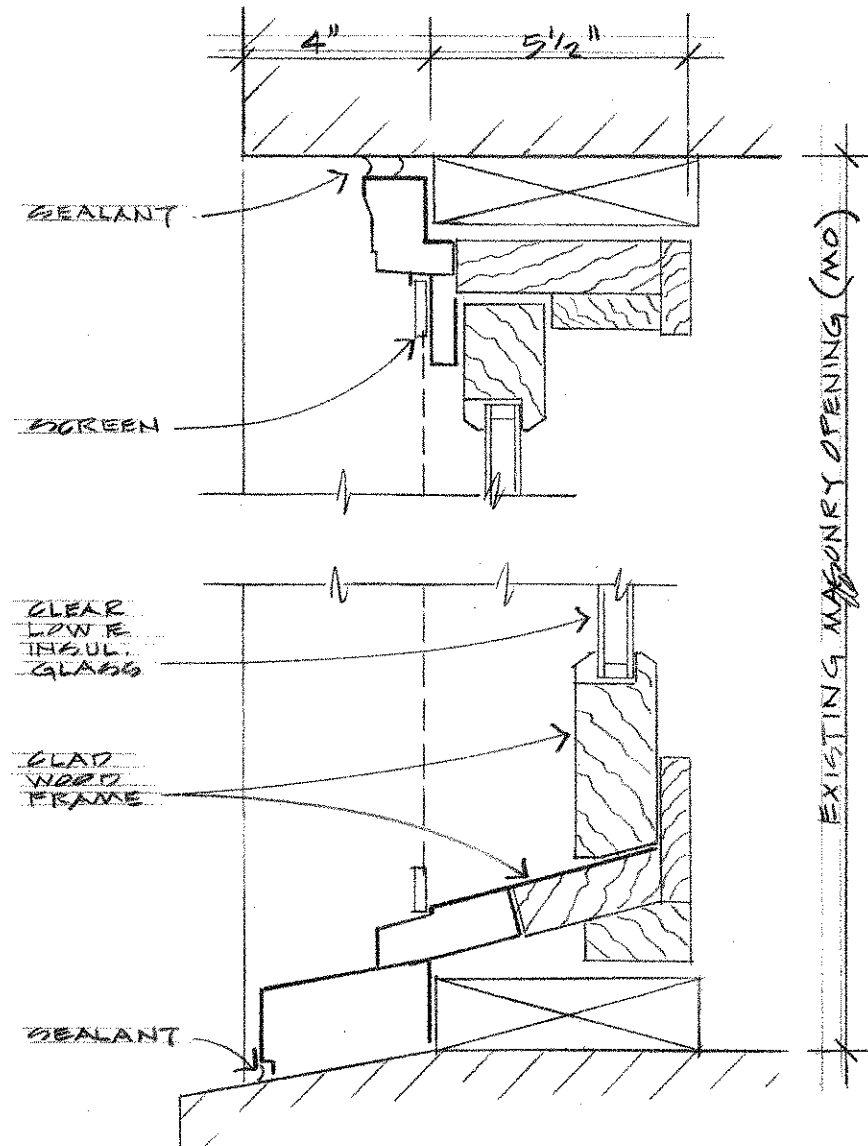


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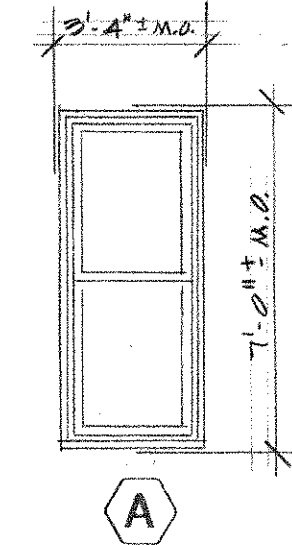
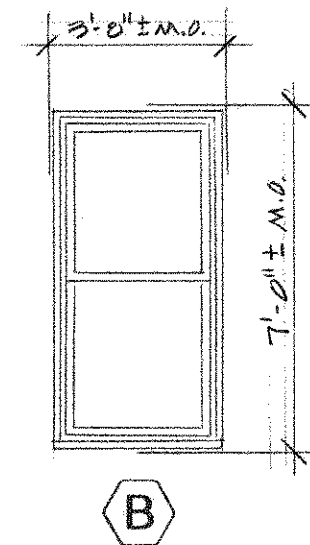
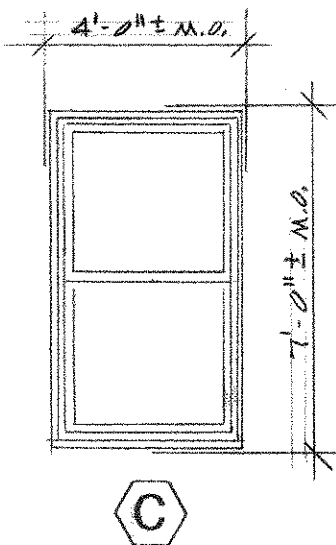
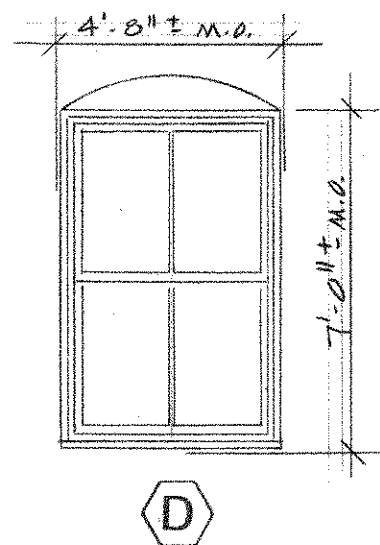
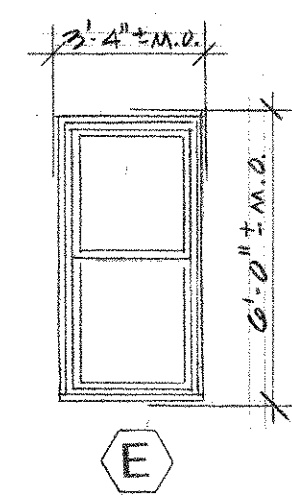
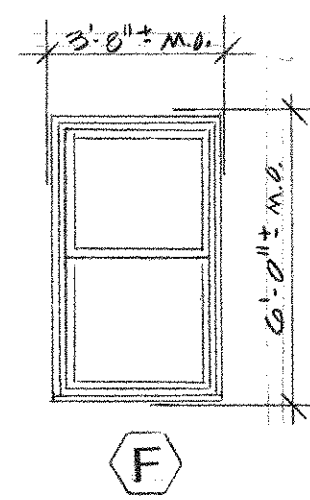
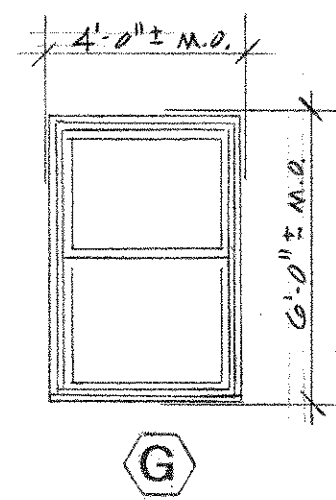
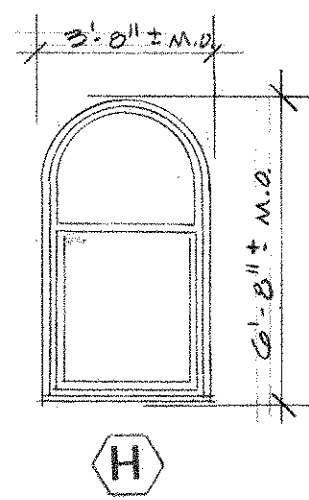
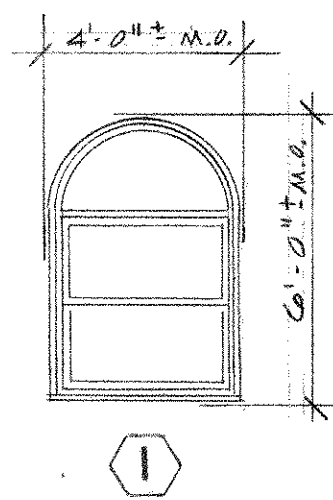
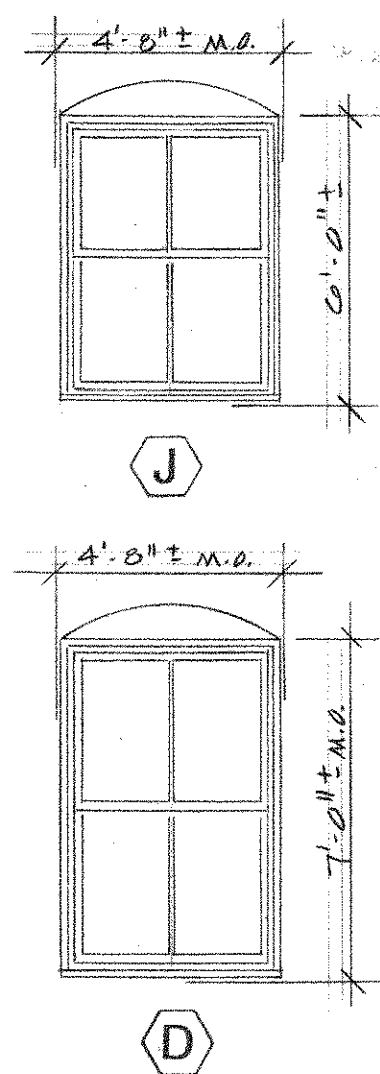
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WINDOW FRAME DETAILS
SCALE: 3" = 1' - 0"

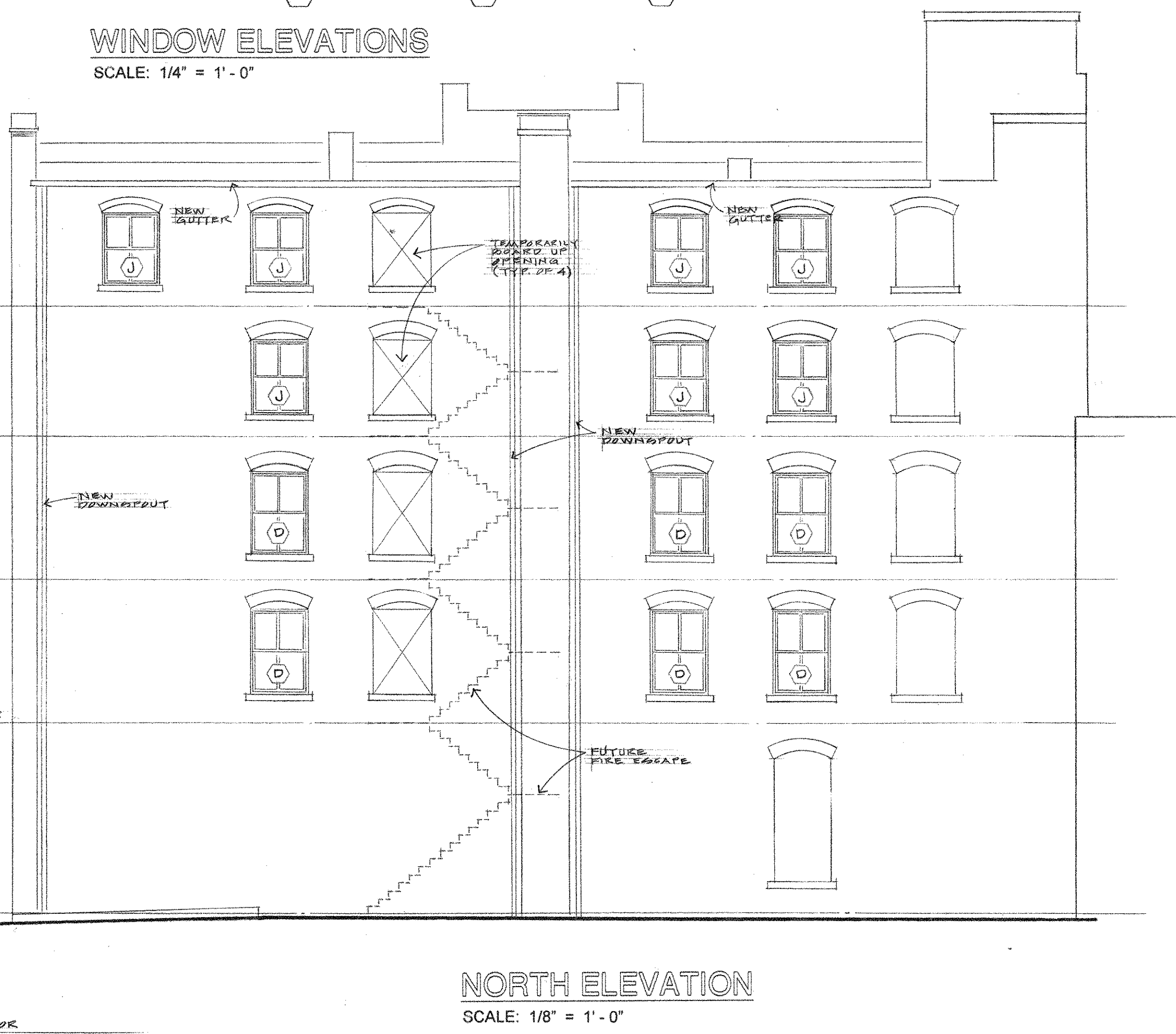


NOTE: The contractor shall field measure all masonry openings and verify all existing conditions.

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



EAST ELEVATION
SCALE: 1/8" = 1' - 0"



NORTH ELEVATION
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