

# MATTRESS FIRM

7906 MONTGOMERY ROAD  
SYCAMORE TOWNSHIP, OHIO  
45236

Owner  
NCT SCHWEINEFUS, LLC  
3825 Edwards Rd , Suite 200  
Cincinnati, OH 45209  
(513) 366-3530

Civil Engineer:  
ABERCROMBIE & ASSOC  
3377 Compton Road , Suite 120  
Cincinnati, OH 45251  
(513) 385-5757  
www.abercrombie-associates.com

Architect:  
PHOENIX ARCHITECTURE, LLC  
9475 Kenwood Road, Suite 13  
Cincinnati, Ohio 45242  
513-745-9209  
www.phoenix-arch.com

Structural Engineer:  
ADVANTAGE GROUP ENGINEERS, INC  
660 Lincoln Avenue, Suite 305  
Cincinnati, Ohio 45206  
(513) 396-8900  
www.agengineers.com

MEP:  
ENGINEERED BUILDING SYSTEMS, INC  
515 Monmouth Street, Suite 204  
Newport, KY 41071  
(859) 261-0585  
www.enbldgsys.com

ISSUE FOR PERMIT

## GENERAL PROJECT NOTES

-- ANY WORK STARTED BEFORE ISSUANCE OF BUILDING PERMIT IS AT OWNER'S AND CONTRACTORS' OWN RISK.

-- CODE COMPLIANCE - ALL WORK SHALL COMPLY WITH OBC, SECURE ALL REQD PERMITS. COMPLY WITH REQUIREMENTS OF LOCAL CODES/REGULATIONS, AND LOCAL OFFICIALS HAVING JURISDICTION. DISPLAY PERMITS AS REQD BY CODE OFFICIALS. COMPLY WITH OBC CH-7 FOR MEMBRANE AND THRU PENETRATIONS OF EXIST OR NEW FIRE RATED CONSTRUCTION.

-- OBC 713 - THROUGH PENETRATIONS AND MEMBRANE PENETRATIONS THRU FIRE RATED WALLS & HORIZONTAL ASSEMBLIES SHALL BE PROTECTED IN ACCORDANCE WITH OBC 713.3 AND 713.4. PENETRATIONS THRU NON RATED HORIZ ASSEMBLIES SHALL COMPLY WITH OBC 713.4.2.

-- OBC 906 - FIRE DEPARTMENT COORDINATION - PROVIDE FIRE EXTINGUISHERS IN COMPLIANCE WITH OBC, IFC AND NFPA. COORDINATE FOR APPROVAL OF LOCAL FIRE DEPARTMENT. MAX DIST FROM ANY POINT TO FE = 75FT. PROVIDE AND COORD KNOX BOX SPEC AND LOCATION WITH FIRE DEPT.

OBC 901.1 - FIRE PROTECTION SYSTEMS - COMPLY WITH OBC FOR ANY NEW SYSTEMS, OR MODIFICATIONS TO EXISTING AUTOMATIC FIRE SUPPRESSION SYSTEM (SUPERVISED IN ACCORDANCE WITH OBC). SPRINKLER CONTRACTOR IS RESPONSIBLE TO PROVIDE STAMPED ENGINEERED DRAWINGS AND SECURE HIS OWN PERMITS.

-- OBC 1006 - MEANS OF EGRESS ILLUMINATION - SEE CODE ANALYSIS AND ELECTRIC DWGS FOR EXIT, NIGHT AND EMERGENCY LIGHTING REQUIREMENTS.

-- ACCESSIBILITY - COMPLY WITH OBC CH 11 - ACCESS ROUTES AND TENANT SPACE SHALL BE ACCESSIBLE. INCLUDE, BUT NOT LIMITED TO THE FOLLOWING: TOILET ROOMS, HARDWARE, THRESHOLDS, CONTROLS, EGRESS, WARNINGS, AND SIGNAGE. PROVIDE TACTILE SIGNAGE IN COMPLIANCE WITH OBC 1007 AND OBC 1110.

-- COORDINATION - GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE TO CONDUCT COORDINATION MEETINGS TO AVOID CONFLICTS OF SYSTEMS AND SUB-CONTRACTORS WORK. PROVIDE ENGINEERING COORDINATION DRAWINGS IF NECESSARY. LOCAL ALL CODE PERMITS IN MANNER TO NOT INTERFERE WITH ANY OTHER INSTALLATION. REPORT CONFLICTS IMMEDIATELY TO OWNERS REP. ANY COSTS FOR REMEDIAL WORK DUE TO FAILURE TO REPORT CONFLICT, SHALL BE THE CONTRACTORS RESPONSIBILITY.

-- VERIFICATION - GENERAL CONTRACTOR IS RESPONSIBLE TO SURVEY THE EXISTING CONDITIONS OF THE PROPOSED CONSTRUCTION, VERIFY FOR ALL PORTIONS OF PROPOSED WORK. REPORT ANY ISSUES/DISCREPANCIES TO ARCHITECT AND OWNER PRIOR TO COMMENCING WORK.

-- REQUIRED ENGINEERING - FOR PREFABRICATED SYSTEMS, CONTRACTORS ARE REQUIRED TO PROVIDE ENGINEERING DOCUMENTATION FOR SYSTEMS WHICH THEY PROVIDE WHICH ARE NOT ENGINEERED ON THE STRUCTURAL DRAWINGS/SPECS. THIS SHALL INCLUDE LIGHT GAUGE METAL FRAMING, STAIRS, ROOFING SYSTEMS, INTERIOR AND EXTERIOR METAL STUDS, BULKHEADS, SUSPENDED CEILING FRAMING AND HANGERS, EXTERIOR METAL WALL AND ROOF PANELS, SHEET METAL, FLASHINGS, COPINGS, WINDOWS, CURTAINWALL, FENCING, INCLUDE DOCUMENTATION FOR: GAUGE, SIZE, ANCHORS, CONNECTIONS, HEIGHTS AND BRACING, DOCUMENTATION PROVIDED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF OHIO, COMPLY WITH ALL CURRENT APPLICABLE CODES/ORDINANCES FOR ALL MATERIALS, PRODUCTS, SYSTEMS, AND INSTALLATIONS.

-- SPECIAL INSPECTIONS - OWNER TO CONTRACT INDEPENDENT INSPECTIONS AGENT FOR BUILDING DEPARTMENT REQUIRED INSPECTIONS FOR STRUCTURAL STEEL, MASONRY, FOUNDATIONS, LIGHT GAUGE METAL FRAMING, ROOFING.

-- WALL / CEILING SUPPORT - AT LOCATIONS OF WALL OR CEILING HUNG EQUIPMENT, ACCESSORIES - PROVIDE METAL STRAP ANCHORS (TO BE APPROVED BY ARCHITECT), OR FIRE RETARDANT WOOD BLOCKING, REINFORCE AT CEILING HUNG FIXTURES.

-- ALIGNMENT - SEE ALSO FLOOR & CEILING PLAN NOTES - COORD STUD LOCATIONS SO THAT FACES OF WALLS, BULKHEADS, PARTITIONS, AND CEILING TYPES ALIGN AS INDICATED. PROVIDE FLUSH AND CONTINUOUS FINISH FACE, PROVIDE CONTROL JOINTS PER MFG RECOMMENDATIONS.

-- MANUFACTURERS' INSTALLATION REQUIREMENTS -- ALL MATERIALS SHALL BE INSTALLED IN FULL COMPLIANCE WITH MANUFACTURERS REQUIREMENTS TO MAINTAIN ALL WARRANTIES. REPORT ALL CONFLICTS IMMEDIATELY TO COMMENCEMENT OF CONSTRUCTION, TO OWNERS REPRESENTATIVE. ANY COSTS FOR REMEDIAL WORK AND MATERIAL COSTS DUE TO FAILURE TO REPORT CONFLICT, SHALL BE THE CONTRACTORS RESPONSIBILITY.

-- DISSIMILAR MATERIALS - PROVIDE FLASHING OR ASPHALTIC PAINT TO ISOLATE DISSIMILAR METALS/ MATERIALS TO INHIBIT CORROSION/DETERIORATION

-- ALL WORK MATERIALS, SYSTEMS TO BE DELIVERED, STORED, PROTECTED AND INSTALLED IN COMPLETE COMPLIANCE WITH MANUFACTURER RECOMMENDATIONS IN ORDER TO MAINTAIN PRODUCT AND SYSTEM WARRANTIES. IT IS THE CONTRACTORS' AND SUBCONTRACTORS RESPONSIBILITY TO CONFIRM THAT HIS PRODUCT IS IN COMPLIANCE WITH MFG RECOMMENDATIONS, AND TO NOTIFY GC + ARCHITECT OF ANY VARIATIONS OR DEFICIENCIES AT TIME OF BID SUBMISSION.

## OBC BLDG CODE ANALYSIS

ANALYSIS BASED ON: 2011 OHIO BUILDING CODE (OBC), 2011 OHIO MECHANICAL CODE, 2011 OHIO PLUMBING CODE

ACCESSIBILITY STANDARDS 2010 (Effective 4/15/12) STANDARDS FOR ACCESSIBLE DESIGN ICC A117.1 (2009)

NEW SHELL BUILDING - 1 STORY, HEIGHT 21'-8"  
USE GROUP: M  
CONSTRUCTION TYPE: SB  
FULLY SUPPRESSED  
BUILDING FOOTPRINT 4,500 SQ FT

OBC CH 5 - ALLOWABLE HEIGHTS AND AREAS, TABLE 503  
ALLOWABLE 1 STORIES (40 FT) AND 9,000 SQFT (without perimeter and sprinkler increases)  
ALLOWABLE AREA = 9000 SF ALLOWABLE > 4,500 SF ACTUAL

OBC CH 6 - BUILDING ELEMENTS: REQUIRED FIRE RESISTANCE, TABLE 601/602

OBC 601 - STRUCTURAL FRAME (INCL COLUMNS, GIRDERS, TRUSSES)	0 HR
OBC 601 - BEARING WALLS - EXTERIOR AND INTERIOR	0 HR
OBC 602 - NON BEARING WALLS PARTITIONS - EXTERIOR - PER OBC 602	N/A
OBC 601 - NON BEARING WALLS PARTITIONS - INTERIOR	0 HR
OBC 601 - FLOOR CONSTRUCTION	0 HR
OBC 601 - ROOF CONSTRUCTION (INCL SUPPORTING BEAMS/JOISTS)	0 HR

EXITS: REQUIRED EXITS TO BE CALCULATED PER TENANT THROUGH SEPARATE TENANT PERMIT ISSUE BASED ON TENANT USE GROUP

PER TABLE 1016.1, MAXIMUM TRAVEL DISTANCE ALLOWED = USE B 300 FT  
PER ADA REQUIREMENTS - EACH EXIT TO BE 32" OR GREATER

EXIT SIGNAGE: EXIT SIGNAGE TO COMPLY WITH 2011 OBC 1011

OCCUPANCY	ROOM	AREA	OCCUPANCY RATIO	TOTAL OCCUPANCY
	SHOW ROOM	3,000 SF	30 SF GROSS / OCC	100
	FILE/STORAGE	250 SF	300 SF GROSS / OCC	1
	TOTAL			101

INTERIOR FINISHES:  
EXITWAYS TO HAVE A CLASS "B" FLAME SPREAD CLASSIFICATION (MIN)  
EXIT CORRIDORS TO HAVE A CLASS "C" FLAME SPREAD CLASSIFICATION (MIN)  
OTHER ROOMS TO HAVE A CLASS "C" FLAME SPREAD CLASSIFICATION (MIN)

CLASS A = 0 - 25 FLAME SPREAD INDEX ; 0 - 450 SMOKE DEVELOPED INDEX  
CLASS B = 26 - 75 FLAME SPREAD INDEX ; 0 - 450 SMOKE DEVELOPED INDEX  
CLASS C = 76 - 200 FLAME SPREAD INDEX ; 0 - 450 SMOKE DEVELOPED INDEX

OBC 1008 - DOORS / HARDWARE - SEE DOOR SCHEDULE FOR ADDITIONAL NOTES  
DOOR OPERATION - EGRESS DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT

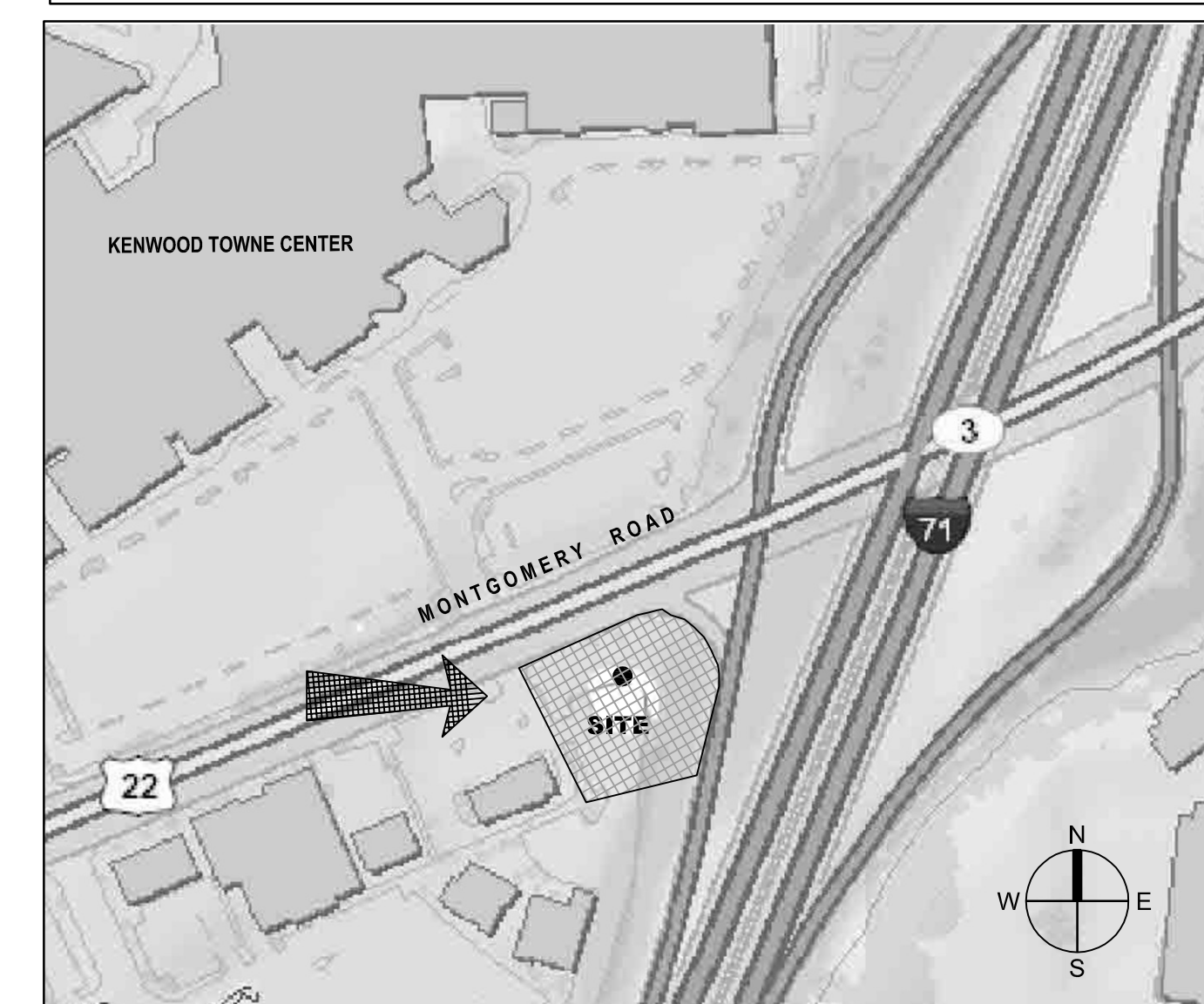
OBC 2902.2 MIN PLUMBING FIXTURE REQUIREMENT (MERCANTILE 'M' USE)	FIXTURES REQUIRED		FIXTURES PROVIDED	
	MEN	WOMEN	MEN	WOMEN
OCCUPANT LOAD: 101 OCCS (EQUAL MEN & WOMEN)				
WATER CLOSETS: 1 PER 500 (MEN & WOMEN)	1	1	1	1
URINALS: OPTIONAL SUB FOR WATER CLOSET	0	-	0	-
LAVATORIES: 1 PER 750 (MEN & WOMEN)	1	1	1	1
DRINKING FOUNTAIN 1 PER 1,000 (MEN & WOMEN)	1 TOTAL		1 WATER COOLER	
SERVICE SINK:	1		1	

NOTE:  
SEPARATE TOILET ROOM FACILITIES ARE PROVIDED IN ADJACENT BUILDING AND WITHIN (500') TRAVEL DISTANCE. REFER TO SITE PLAN, DWG A000

## DRAWING INDEX

DRAWING INDEX	DATE OF DRAWING ISSUE				
	PRELIMINARY ISSUE 11 DEC 2015	TENANT REVIEW 15 DEC 2015	PUD SUBMITTAL 2 FEB 2016	FINAL TENANT DRAWINGS 15 FEB 2016	
A0.01 COVER SHEET, CODE NOTES	0	0	0	0	0
<b>CIVIL</b>					
1/2 CIVIL TITLE SHEET	0	0	0	0	0
2/2 EXIST CONDITIONS & SITE PLAN	0	0	0	0	0
<b>ARCHITECTURAL</b>					
A2.01 FLOOR PLAN	0	0	0	0	0
A2.02 ENLARGED PLANS	0	0	0	0	0
A2.03 ROOF PLAN	0	0	0	0	0
A3.01 REFLECTED CEILING PLAN	0	0	0	0	0
A4.01 SCHEDULES	0	0	0	0	0
A5.01 BUILDING ELEVATIONS	0	0	0	0	0
A6.01 WALL SECTIONS	0	0	0	0	0
A6.02 WALL SECTIONS	0	0	0	0	0
A6.03 SECTION & DETAILS	0	0	0	0	0
<b>STRUCTURAL</b>					
S001 GENERAL STRUCTURAL NOTES	0	0	0	0	0
S110 FOUNDATION PLAN	0	0	0	0	0
S120 ROOF FRAMING PLAN	0	0	0	0	0
S310 FOUNDATION SECTIONS	0	0	0	0	0
S320 FRAMING SECTIONS	0	0	0	0	0
<b>MECHANICAL</b>					
M1.00 MECHANICAL FLOOR PLAN	0	0	0	0	0
M1.1 MECHANICAL ROOF PLAN	0	0	0	0	0
M2.00 MECHANICAL DETAILS	0	0	0	0	0
<b>ELECTRICAL</b>					
E1.00 ELECTRICAL POWER PLAN	0	0	0	0	0
E2.00 ELECTRICAL LIGHTING PLAN	0	0	0	0	0
E3.00 ELECTRICAL DETAILS	0	0	0	0	0
<b>PLUMBING</b>					
P1.00 PLUMBING FLOOR PLAN	0	0	0	0	0
P2.00 PLUMBING DETAILS	0	0	0	0	0
<b>FIRE PROTECTION</b>					
FP1.00 FIRE PROTECTION FLOOR PLAN	0	0	0	0	0

## VICINITY MAP



PRELIMINARY  
NOT FOR CONSTRUCTION  
THIS DOCUMENT IS ISSUED FOR  
DESIGN REVIEW  
ONLY

PHOENIX  
ARCHITECTURE  
9475 Kenwood Road, Suite 13  
Cincinnati, Ohio 45242  
www.phoenix-arch.com

PROPOSED BUILDING FOR  
MATTRESS FIRM  
7906 MONTGOMERY ROAD  
CINCINNATI, OHIO 45236

ISSUE	DATE
PRELIMINARY ISSUE	11 DEC 2015
TENANT REVIEW	15 DEC 2015
OWNER PLAN REVISIONS	27 JAN 2016
PUD SUBMITTAL	02 FEB 2016
FINAL TENANT DRAWINGS	15 FEB 2016

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PROJ MANAGER: JW / TM  
JOB NO. 008827.01

COVER SHEET  
A0.01