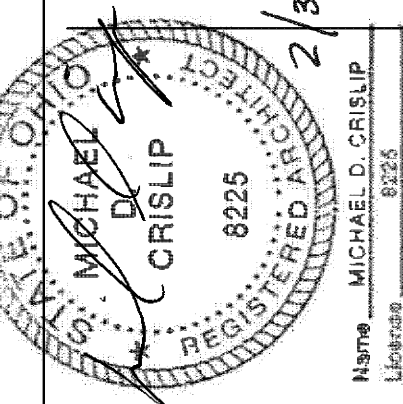


# GOODWILL

## SHOREGATE TOWN CENTER

### 30040 LAKE SHORE BLVD. UNIT #28

#### WILLOWICK, OH 44095



### ABBREVIATION LIST

ABOVE FINISHED FLOOR	AFF	LAMINATED PLASTIC	LAM
ADJUSTABLE	ADJ	LANDLORD	LL
ALUMINUM	ALUM	LEFT-HAND	LH
ANCHOR BOLT	AB	LONG LEG HORIZONTAL	LHH
APPROXIMATELY	APPROX	LONG LEG VERTICAL	LHV
ARCHITECTURAL	ARCH	LONG	LV
AT	@	MANHOLE	MH
BEAM	BM	MANUFACTURER	MFR
BEARING	BRG	MASONRY OPENING	MO
BLOCKING	BLKG	MATERIAL	MATL
BOARD	BD	MAXIMUM	MAX
BOTTOM	BTM or B/	MECHANICAL	MECH
BUILDING	BLDG	METAL	MTL
CATCH BASIN	CB	MINIMUM	MIN
CEILING	CLNG	MISCELLANEOUS	MISC
CENTER TO CENTER	C/C	MOUNTED	MTD
CENTERLINE	CL	NOT APPLICABLE	NA
CLEAN OUT	CO	NOT IN CONTRACT	NIC
COLUMN	COL	NOT TO SCALE	NTS
CONCRETE MASONRY UNIT	CMU	ON CENTER	OC or o.c.
CONCRETE	CONC	OPENING	OPNS
CONSTRUCTION	CONST	OPPOSITE	OPP
CONTINUOUS	CONT	OUTSIDE DIAMETER	OD
CONTROL JOINT	CJ	OVERFLOW ROOF DRAIN	ORD
COURSE	CRS	PAINT	PT
DIAMETER	DIA	PAIR	PR
DOWN	DN	PLASTIC LAMINATE	PLAM
DOWNSPOUT	DS	PLATE	PL
DRAWING	DWS	PLUS OR MINUS	+/-
EACH FACE	EAF	PLYWOOD	PLYWD
EACH WAY	EA	POINT OF SALE	POS
EACH	EA	PRESERVATIVE TREATED	PFT
ELECTRIC	ELEC	PROPERTY LINE	PL
ELECTRIC WATER COOLER	EWC	QUARRY TILE	QT
ELEVATION	ELEV	RADIUS	RAD or R
EQUAL	EQ	RAIN WATER CONDUCTOR	RWC
EXISTING	EXIST	REINFORCED	REINF
EXPANSION JOINT	EJ	REQUIRED	REQ'D
EXTERIOR	EXT	REVISION	REV
EXTERIOR INSULATION & FINISH SYSTEM	EIFS	RIGHT HAND	RH
FIBER REINFORCED PLASTIC	FRP	RIGHT OF WAY	ROW
FINISH	FIN	SECTION	SECT
FINISHED FLOOR	FF	SHEET	SHT
FIRE EXTINGUISHER CABINET	FEC	SIMILAR	SIM
FIRE RETARDANT TREATED	FRT	SPECIFICATION	SPEC
FUTURE	FIXT	SQUARE FOOT	SF
FLOOR	FLR	STAINLESS STEEL	SS
FLOOR DRAIN	FD	STANDARD	STD
GALVANIZED	GA-LV	STEEL	STL
GAUGE	GA	STRUCTURAL	STRUCT
GENERAL CONTRACTOR	GC	SUSPENDED	SUSP
GLASS FIBER REINFORCED CONCRETE	GFRG	TELEPHONE	TEL
GLASS FIBER REINFORCED GYPSUM	GFRG	TONGUE AND GROOVE	T&G
GYPSUM BOARD	GYP BD	TOP OF	T/
HANDICAPPED	HND	TOP OF JOIST	TOJ
HARDWOOD	HWD	TOP OF MASONRY	TOM
HEAVY DUTY	HVD	TOP OF STEEL	TOS
HEATINGS/VENTILATING/AIR CONDITIONING	HVAC	TYPICAL	TYP
HOLLOW CORE	HC	UNLESS NOTED OTHERWISE	UNLESS
HOLLOW METAL	HM	VERTICAL	VERT
HORIZONTAL	HORIZ	VINYL COMPOSITION TILE	VCT
HOSE BIBB	HB	VINYL TILE	VNT
HOT WATER HEATER	HWH	VINYL WALL COVERING	VWC
HOOR	HR	WALL COVERING	WC
INSIDE DIAMETER	ID	WELDED WIRE FABRIC	WWF
INSULATION	INSUL	WITH	W/
INTERIOR	INT	WITHOUT	W/O
JOIST BEARING	JB	WOOD	WD
		WORK POINT	WP

### CONTACTS

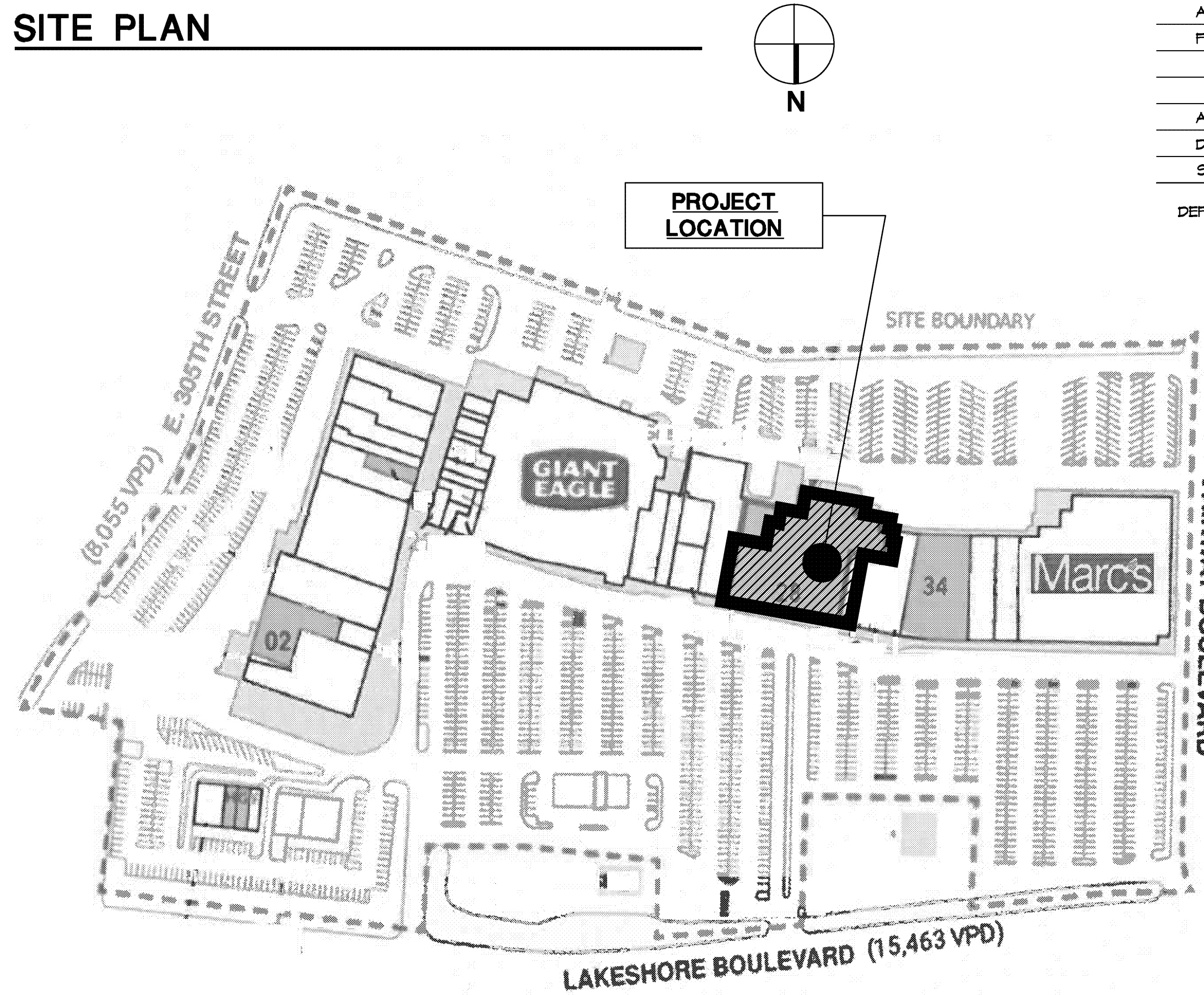
<b>ARCHITECT</b> ONYX CREATIVE 25001 EMERY ROAD, SUITE 400 CLEVELAND, OH 44128 CONTACT: EDWARD GEMBKA PH: 216-223-9252 E: egembka@onyxcreative.com	<b>M.E.P. ENGINEERS</b> BLUE STREAK CONSULTING 25001 EMERY ROAD, SUITE 400 CLEVELAND, OH 44128 CONTACT: PETER FITZGERALD PH: 216-223-9200 E: pfitzgerald@bluestreak-consulting.com	<b>STRUCTURAL ENGINEER</b> BLUESTREAK CONSULTING 25001 EMERY ROAD, SUITE 400 CLEVELAND, OH 44128 CONTACT: TERRY FRANCIS PH: 216-223-9200 E: tfrancis@bluestreak-consulting.com
<b>OWNER</b> PHILLIPS EDISON & COMPANY 1150 NORTHLAKE DR CINCINNATI, OH 45244 CONTACT: MERRICK REYNOLDS PH: 513-953-4412 E: mreyfolds@phillip Edison.com		

### CODE SUMMARY

CRITERIA	REQUIREMENTS	OBC 2017
TYPE OF CONSTRUCTION	II B, FULLY SPRINKLED	OBC SECTION 602
NUMBER OF FLOORS	1	
USE AND OCCUPANCY CLASSIFICATION		OBC SECTION 304.3II
MIXED	M / S-1 - NON-SEPARATED	OBC SECTION 304.3II
ACCESSORY	B	OBC SECTION 304
ALLOWABLE BUILDING AREA	UNLIMITED	OBC SECTION 501.4
BUILDING AREA (EXISTING)	91,625 SQ FT	
OCCUPANT LOAD CALCULATIONS		
M: 19,275 SQ FT / 60 SQ FT PER OCCUPANT*	321 OCCUPANTS	OBC TABLE 1004.12
B: 14,925 SQ FT / 100 SQ FT PER OCCUPANT*	14 OCCUPANTS	OBC TABLE 1004.12
S-1: 10,415 SQ FT / 300 SQ FT PER OCCUPANT*	35 OCCUPANTS	OBC TABLE 1004.12
GROSS FLOOR AREA / OCCUPANTS	91,625 SQ FT / 372 OCCUPANTS	
EGRESS REQUIREMENTS (PER AREA)		OBC SECTION 1003.2
EGRESS WIDTH REQUIRED 372 OCCUPANTS x 0.21' PER OCCUPANT =	74.4' REQUIRED	
EGRESS WIDTH PROVIDED: 2 DOOR x 34' + 68' CLEAR 1 PAIR DOORS (68' CLEAR) 50% OCC. LOAD = 14.4' / 2 = 31.2' PERMITTED TOTAL EGRESS WIDTH PROVIDED:	105.2' PROVIDED (COMPLY)	OBC SECTION 1003.2
EXITS REQUIRED / PROVIDED	2/3	OBC SECTION 1006.3
MAXIMUM EXIT ACCESS TRAVEL DISTANCE 250'-0"	REFER TO LIFE SAFETY PLAN A0.1 (COMPLY)	OBC TABLE 1017.2
STOCK ROOM		
EGRESS WIDTH REQUIRED 37 OCCUPANTS x 0.21' PER OCCUPANT =	7.4' REQUIRED	
EGRESS WIDTH PROVIDED: 2 DOORS x 34' + 68' CLEAR TOTAL EGRESS WIDTH PROVIDED:	68' PROVIDED (COMPLY)	
EXITS REQUIRED / PROVIDED	1 / 2	OBC SECTION 1006.2.1
MAXIMUM EXIT ACCESS TRAVEL DISTANCE 250'-0"	REFER TO LIFE SAFETY PLAN A0.1 (COMPLY)	OBC TABLE 1017.2
PLUMBING CALCULATIONS		
MALE: M = 168 OCCUPANTS / 5 = 18 OCCUPANTS		
TOILETS - 1 PER 500 (M) / 1 PER 100 (S)	168/500 + 18/100 = 0.30 => 1 TOILET	OBC TABLE 2402.1
LAVS - 1 PER 750 (M) / 1 PER 100 (S)	168/750 + 18/100 = 0.40 => 1 LAV	OBC TABLE 2402.1
ACTUAL FIXTURES PROVIDED	1 TOILET / 1 URINAL / 1 LAV	
FEMALE: M = 168 OCCUPANTS / 5 = 18 OCCUPANTS		
TOILETS - 1 PER 500 (M) / 1 PER 100 (S)	168/500 + 18/100 = 0.30 => 1 TOILET	OBC TABLE 2402.1
LAVS - 1 PER 750 (M) / 1 PER 100 (S)	168/750 + 18/100 = 0.40 => 1 LAV	OBC TABLE 2402.1
ACTUAL FIXTURES PROVIDED	2 TOILETS / 1 LAV	
DRINKING FOUNTAINS REQUIRED = 1 PER 1000 OCCUPANTS	2 PROVIDED (1 HIGH / 1 LOW)	OBC TABLE 2402.1
SERVICE SINK REQUIRED = 1	1 PROVIDED	OBC TABLE 2402.1

DEFERRED SUBMITTALS: SPRINKLER, FIRE ALARM

### SITE PLAN



### MATERIAL AND KEY GRAPHIC SYMBOLS

	GROUT MORTAR		BRICK
	PLYWOOD		CONCRETE BLOCK
	RIGID INSULATION		STEEL
	BATT OR BLANKET INSULATION		CONCRETE
	EXISTING CONSTRUCTION		REVISION INDICATOR
	NEW CONSTRUCTION		ROD & SEALANT
	DOOR IDENTIFICATION		FLOOR ELEVATION
	SECTION INDICATOR		GRID LINE
			DETAIL INDICATOR

### PROJECT SUMMARY

THE PROJECT CONSISTS OF A MODIFYING AN EXISTING 30,546 SF VACANT MERCANTILE TENANT SPACE TO CREATE A GOODWILL MERCANTILE SHOP. THIS SCOPE INCLUDES BOTH SHELL AND TI CONSTRUCTION WITHIN AN EXISTING SHOPPING CENTER. THE PROPOSED PROJECT INCLUDES ARCHITECTURAL, STRUCTURAL, AND MEP WORK.

### APPLICABLE CODES

- 2017 OHIO BUILDING CODE
- 2017 OHIO MECHANICAL CODE
- 2017 OHIO PLUMBING CODE
- 2014 NATIONAL ELECTRICAL CODE NFPA - 70
- 2012 INTERNATIONAL ENERGY CONSERVATION CODE

### GENERAL NOTES

- FLAME SPREAD & SMOKE DEVELOPED RATINGS:  
1.a. ALL FINISHES TO BE AS NOTED & SHALL NOT HAVE SMOKE DEVELOPED RATINGS GREATER THAN 450.  
1.b. INTERIOR FINISHES OF WALLS & CEILINGS IN ALL ROOMS OR ENCLOSED SPACES SHALL HAVE CLASS C FLAME SPREAD & SMOKE DEVELOPED INDEX 75-200. SMOKE DEVELOPED INDEX 0-450. INTERIOR FINISHES OF EXIT ENCLOSURES & EXIT PASSAGeways SHALL HAVE A CLASS B FLAME SPREAD INDEX 26-75; SMOKE DEVELOPED INDEX 0-450. ASTM E 84. (FC TABLE 803.3)
- MATERIALS USED AS INTERIOR TRIM SHALL HAVE A MINIMUM CLASS C FLAME SPREAD & SMOKE DEVELOPED INDEX & SHALL COMPLY WITH ASTM E 84. COMBUSTIBLE TRIM SHALL NOT EXCEED 10% OF THE ASSEMBLY WALL OR CEILING AREA IN WHICH IT IS LOCATED (IFG 804).
- INTERIOR WALL & CEILING FINISHES SHALL COMPLY WITH NFPA 286 TESTING MEASURES. INTERIOR FLOOR FINISHES SHALL COMPLY WITH NFPA 253 WITH A CLASS 2 CRITICAL RADIANT FLUX > 0.22 WATTS / CM<sup>2</sup>. FLOOR FINISHES IN EXIT / ACCESS CORRIDORS SHALL BE CLASS 1 CRITICAL RADIANT FLUX > 0.45 WATTS / CM<sup>2</sup>.
- INTERIOR FINISH MATERIALS SHALL BE APPLIED SO THAT THEY WILL NOT BECOME READILY DETACHED WHERE SUBJECTED TO 200 DEGREES F. FOR NOT LESS THAN 30 MINUTES (IFG 803.2).
- THE REQUIRED FLAME SPREAD OR SMOKE DEVELOPED INDEX OF SURFACES IN EXISTING BUILDINGS MAY BE ACHIEVED BY APPLICATION OF APPROVED FIRE RETARDANT COATINGS & SHALL COMPLY WITH NFPA 703 (IFG 803.4).
- ALL ELECTRICAL WORK SHALL CONFORM TO LOCAL CODES, THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE, & NFPA 72.
- THE CONTRACTOR SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, TOOLS, LABOR & SERVICES NECESSARY FOR COMPLETION OF THE PROJECT.
- THE G.C. SHALL PERFORM ALL WORK IN CONFORMITY WITH THOSE LAWS HAVING JURISDICTION WHETHER OR NOT SUCH WORK IS SPECIFICALLY SHOWN ON THESE DRAWINGS, INCLUDING ALL SEISMIC REQUIREMENTS. THE G.C. SHALL SECURE & PAY FOR ALL NECESSARY BUILDING PERMITS & SHALL BE REIMBURSED FOR GENERAL BUILDING PERMIT COSTS BY OWNER. BUSINESS LICENSE COSTS ARE NOT REIMBURSABLE.
- THE G.C. SHALL BE RESPONSIBLE FOR THE QUALITY OF WORKMANSHIP & FOR COMPLIANCE WITH THE DESIGN. THE G.C. SHALL CORRECT ALL ERRORS & DEVIATIONS AS REQUESTED BY THE OWNER.
- G.C. SHALL BE RESPONSIBLE FOR QUALITY OF ALL REFURBISHED MATERIALS. ALL REFURBISHED MATERIALS TO APPEAR NEW.
- THE G.C. SHALL PROVIDE & INSTALL FIRE EXTINGUISHERS PER CFC STANDARD 10-1.
- ALL WOOD BLOCKING, STUDS, PLYWOOD, ETC. TO BE FIRE RETARDANT.
- AT THE TIME OF SUBMITTING FINAL BID, THE G.C. SHALL VERIFY ALL RELEVANT DIMENSIONS, ELEVATIONS, ANGLES, & EXISTING CONDITIONS BEFORE PROCEEDING WITH THE AFFECTED WORK & NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY. ALL DISCREPANCIES SHALL BE RESOLVED PRIOR TO PROCEEDING WITH AFFECTED WORK.
- THE G.C. SHALL CONTACT THE OWNER / TENANT IMMEDIATELY IF THEY ENCOUNTER ANY HAZARDOUS MATERIALS.
- EXACT LOCATIONS OF PIPING, DUCTWORK, CONDUIT & FIXTURES SHALL BE COORDINATED BETWEEN CONTRACTORS & SUBCONTRACTORS TO AVOID INTERFERENCE.
- ALL SPRINKLER HEADS SHOWN ARE CONCEPTUAL ONLY. G.C. TO HIRE A LICENSED SPRINKLER CONTRACTOR TO DESIGN & INSTALL / MODIFY SPRINKLER SYSTEM HEAD REPLACEMENT TO MEET ALL LOCAL & NATIONAL CODES INCLUDING NFPA-13.
- EACH CONTRACTOR SHALL COORDINATE ARCHITECTURAL DRAWINGS WITH THE PLUMBING, MECHANICAL & ELECTRICAL DRAWINGS & ALL SPECIFICATIONS BEFORE PROCEEDING WITH THE WORK & SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS IMMEDIATELY. ALL DISCREPANCIES SHALL BE RESOLVED PRIOR TO THE CONTRACTOR PROCEEDING WITH AFFECTED WORK.
- SHOULD ANY OF THE DETAILED INSTRUCTIONS ON THE DRAWINGS CONFLICT WITH THE NOTES OR SPECIFICATIONS OR WITH EACH OTHER, THE STRICTEST PROVISION SHALL APPLY.
- ADDITIONAL WORK, IF APPLICABLE, MUST BE AUTHORIZED IN WRITING BY LANDLORD OR ARCHITECT AFTER THE FORMAL REQUEST FOR INFORMATION (RFI) PROCESS HAS BEEN COMPLETED (GC ISSUES AN RFI TO THE ARCHITECT, IF THE CLARIFICATIONS AND / OR SUPPLEMENTAL INFORMATION INVOLVE AN ADJUSTMENT IN THE CONTRACT SUM, THE ARCHITECT SHALL ISSUE A WORK CHANGE PROPOSAL REQUEST TO THE G.C. TO OBTAIN PRICE QUOTATIONS NEEDED FOR NEGOTIATING CHANGES IN THE CONTRACT FOR CONSTRUCTION).
- JOB SITE CLEANING: DURING DEMOLITION & CONSTRUCTION, THE JOB SITE & BUILDING INTERIOR SHALL BE CLEANED ON A DAILY BASIS, INCLUDING REMOVAL OF TRASH, RUBBLE DEBRIS & ORGANIZATION OF MATERIALS & EQUIPMENT. UPON COMPLETION OF THE WORK, THE JOB SITE & BUILDING INTERIOR SHALL BE THOROUGHLY CLEANED, INCLUDING AREAS OF THE BUILDING MADE DIRTY BY CONSTRUCTION WORK. THE G.C. SHALL REMOVE TRASH, RUBBLE, TOOLS, EQUIPMENT & EXCESS MATERIALS FROM THE PREMISES. THE BUILDING IS TO BE LEFT IN PERFECTLY CLEAN CONDITION.
- G.C. IS TO PROVIDE SUPERVISION OF ALL TRADES / SUBS AS WELL AS ON-SITE SUPERVISION UNTIL THE STORES GRAND OPENING. G.C. & E.C. TO BE ON SITE GRAND OPENING DAY IN CASE OF EMERGENCY.
- STAGING AREA WILL BE CONTAINED TO AN AREA AS DICTATED BY THE LANDLORD. G.C. IS REQUIRED TO HAVE DUMPSTERS AVAILABLE DURING CONSTRUCTION & THROUGH THE FIXTURE INSTALL PROCESS, AT A LOCATION APPROVED BY THE LANDLORD, HALL OR OWNER.