

**FLOOR PLAN NOTES**

- DO NOT SCALE DRAWINGS.
- BUILDING SHALL BE CONSTRUCTED TO MEET MINIMUM REQUIREMENTS OF THE CURRENT EDITION OF ASHRAE'S STANDARD 90.1-2007 AND ASHRAE 189.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CROSS-CHECK THE MEP DRAWINGS WITH THE ARCHITECTURAL DRAWINGS PRIOR TO THE ORDERING / INSTALLATION OF MECHANICAL, ELECTRICAL, AND PLUMBING WORK. ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL AND MEP DRAWINGS SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION FOR IMMEDIATE CLARIFICATION.
- WHERE THERE MAY BE A CONFLICT IN THE SPECIFICATIONS AND/OR DRAWINGS, THEN THE MORE EXPENSIVE LABOR, MATERIALS AND EQUIPMENT SHALL BE ASSUMED TO BE REQUIRED AND SHALL BE PROVIDED BY THE CONTRACTOR TO THE SATISFACTION OF THE TENANT.
- WHEN WORK NOT SPECIFICALLY CALLED OUT IS REQUIRED TO COMPLETE THE PROJECT, IT SHALL BE PROVIDED BY THE CONTRACTOR WITH THE BEST MATERIALS AND WORKMANSHIP.
- PREPARE FLOOR TO RECEIVE SPECIFIED FLOOR FINISHES.
- PROVIDE TREATED WOOD BLOCKING FOR REST ROOM ACCESSORIES AND MISCELLANEOUS FIXTURES AS REQUIRED.
- PROVIDE GRABBAR AT ALL HANDICAP ACCESSIBLE EXITS & REST ROOMS INDICATING ACCESSIBILITY PER ADA GUIDELINES.
- PROVIDE FIRE EXTINGUISHERS PER LOCAL FIRE MARSHAL REQUIREMENTS.
- SPRINKLER LINES, CONDUIT AND WIRE LINES INTO VESTIBULE SHALL RUN ABOVE JOISTS, THEN ALONG WALL INTO VESTIBULE. DO NOT DROP STRAIGHT DOWN FROM ABOVE. PAINT TO MATCH ADJACENT WALL COLOR. HIDE AS MANY SPRINKLER LINES, CONDUIT AND WIRE LINES AS POSSIBLE FROM VIEW. DO NOT RUN LINES IN FRONT OF ANY STOREFRONT WINDOWS.
- LANDSCAP SHALL PERFORM SLAB MOISTURE TEST PER ASTM STANDARD AND VERIFY ACCEPTABLE LEVELS PRIOR TO VCT INSTALLATION. IF TEST INDICATES THAT SLAB MOISTURE LEVELS DO NOT MEET MANUFACTURER RECOMMENDATIONS FOR VCT INSTALLATION, NOTIFY TENANT IMMEDIATELY. REFER TO SPECIFICATIONS FOR FURTHER INFORMATION.
- PAINT THE OUTLETS & COVERS ON SALES FLOOR COLUMNS TO MATCH SALES WALLS.
- PROVIDE PLYWOOD BANISOTT ON ALL NON-MASONRY STOCK ROOM WALLS TO 4" A.F.F.
- IF INTERIOR ROOF DRAINS ARE PROVIDED, THEN LOCATE VERTICAL PORTION OF ROOF DRAINS IN CORNERS OF SALES AREA OR IN THE STOCKROOM.
- INDICATE INSULATION ON AND/OR IN ALL EXTERIOR WALLS. TOTAL EXTERIOR WALL ASSEMBLY R-VALUE SHALL COMPLY WITH CODE REQUIREMENTS FOR THE PROJECT LOCATION. REFER TO SPECIFICATIONS FOR MINIMUM R-VALUE AND INSULATION REQUIREMENTS.
- ROOF INSULATION SHALL BE RIB TYPE ON EXTERIOR OF ROOF DECK. BATT INSULATION TO UNDERSIDE OF DECK IS NOT PERMISSIBLE.
- ALL EXTERIOR WINDOW AND DOOR DIMENSIONS ARE TO MASONRY BLOCK OPENINGS. PROVIDE FIRE STOPS AND DRAFT STOPS AS REQUIRED PER CODE.
- GENERAL CONTRACTOR SHALL COORDINATE DELIVERY OF CARDBOARD PALLET AND PREFAB ELECTRICAL POWER WALL WITH NATIONAL ACCOUNT VENDORS.
- IN REBAR PROJECTS UPON COMPLETION OF GEMALOTING, G.C. SHALL VERIFY THAT NO OBSTRUCTION OF ANY TYPE OCCURS BELOW 14'-0" A.F.F. IF SUCH OBSTRUCTIONS ARE UNDISCOVERED, G.C. SHALL PROVIDE A DIMENSIONED AND LABELED PLAN TO TENANT DESCRIBING OBSTRUCTION. ITEM MAY NEED TO BE REMOVED AND/OR LOCATED, AS DIRECTED BY TENANT. ALL DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR AN SPECIAL KNOWLEDGE OR EFFORT. BOTH THE DEADBOLT AND LATCH MUST RETRACT WITH A SINGLE-HAND MOTION. LEVER STYLE HARDWARE IS REQUIRED FOR ACCESSIBILITY PURPOSES. THE MAXIMUM FORCE FOR ALL DOOR SHALL BE 5 LBS.

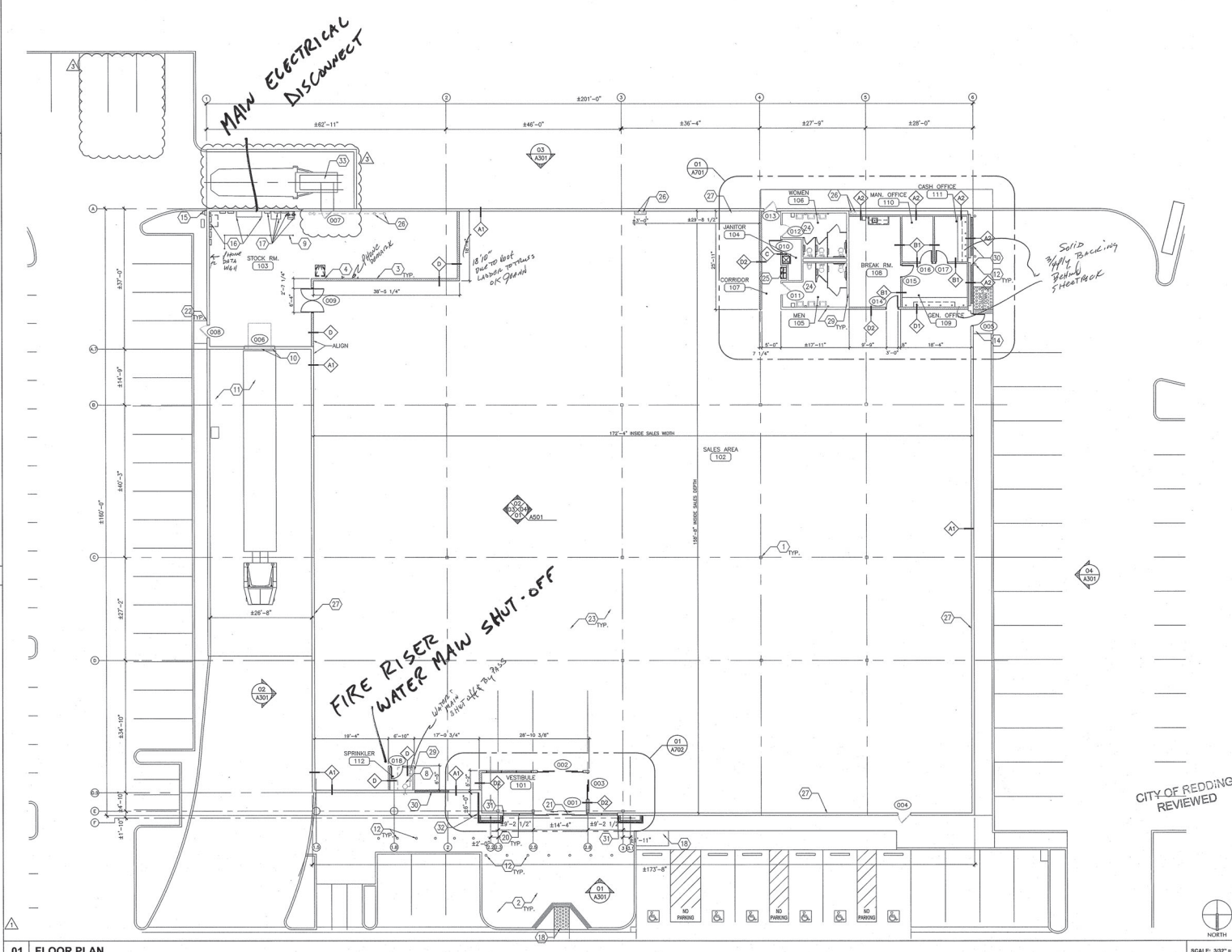
**KEY NOTES**

- ALL WORK SHOWN ON PLAN IS TO BE COMPLETED BY TENANT'S GENERAL CONTRACTOR AT TENANT'S EXPENSE UNLESS NOTED OTHERWISE.
- PATCH EXPOSED CONCRETE. PROVIDE STAINLESS STEEL COLUMN WRAP TO 48" A.F.F. SEE DETAIL ON ARCH.
  - EXISTING CONCRETE SIDEWALK AT FRONT OF STORE.
  - G.C. TO PROVIDE 3/4" F.R.P. PLYWOOD TO 4'-0" A.F.F. AT ALL NON-MASONRY STOCK ROOM WALLS.
  - ROOF HATCH AND LADDER ON FULL HEIGHT UNPAINTED 3/4" F.R.P. PLYWOOD BAKER; REFER TO SPECIFICATIONS. PROVIDE GUARDRAIL PROTECTION AT EDGE OF ROOF IF REQUIRED BY LOCAL CODE.
  - NOT USED.
  - NOT USED.
  - NOTING DEDICATED SPRINKLER RISER LOCATION.
  - PIPE WALL PROTECTION AT ELECTRICAL EQUIPMENT. SEE SPECIFICATIONS.
  - EXISTING OVERHEAD DOOR AND DOCK EQUIPMENT. REFER TO LIKE-NEW CONDITION.
  - EXISTING RECEIVED RECEIVING AREA.
  - EXISTING GREEN IN FRONT OF BUILDING.
  - PROVIDE CONCRETE STEEP OR FRESH SLAB AND ACCESSIBLE RAMP AS REQUIRED BY SITE LOCATION. LEVEL W/ FINISH FLOOR AND EXISTING SIDEWALK. COORDINATE W/ STRUCTURAL IN RECEIVED RECEIVING AREA.
  - EXISTING AND NEW ELECTRICAL EQUIPMENT. PROVIDE ADDITIONAL PANELS AS INDICATED. SEE ELECTRICAL SHEETS FOR ADDITIONAL DETAILS.
  - SUPPLEMENTAL EQUIPMENT, INCLUDING BATTERY BACK UP INVERTER CABINET, LIGHTING ADDITIONAL DETAILS.
  - EXISTING HANGERS COMPLIANT CURB RAMP.
  - NOT USED.
  - EXISTING STOREFRONT WINDOW SYSTEM. SEE ELEVATIONS FOR EXTENT OF WINDOW FILM/GRAPHICS.
  - REFURISH EXISTING AUTOMATIC SLIDING DOOR TO LIKE-NEW CONDITION.
  - INSTALL TENANT'S KEY LOCKBOX (PROVIDED BY DOOR HARDWARE VENDOR) AT REAR STOCK ROOM MAIN DOOR FOR EMPLOYEES USE.
  - CONCRETE FLOOR SLAB LEVELLED, READY FOR TENANT'S FLOORING, PER MANUFACTURER'S SPECIFICATIONS THROUGHOUT ENTIRE SPACE.
  - EXISTING RESTROOMS, MODIFY AS REQUIRED TO MEET CURRENT CODES. REPLACE ALL ACCESSORIES AND SCHEDULES AS REQUIRED TO MEET CURRENT CODES. REPLACE ALL DRAWINGS FOR ADDITIONAL DETAILS.
  - NEW WELLS DRAINAGE FLOWLINE, MODIFY AS REQUIRED TO MEET ACCESSIBILITY CLEARANCE REQUIREMENTS. COORDINATE WITH PLUMBING DRAWINGS FOR ADDITIONAL DETAILS.
  - EXISTING ROOF DRAIN LEADERS TO REMAIN AND BE PROTECTED DURING ALL PHASES OF CONSTRUCTION.
  - REMOVE EXISTING GYPSUM WALL BOARD AND STUDS. PATCH EXISTING CMU AS REQUIRED TO ACHIEVE REQUIRED FINISH LEVELS.
  - NOT USED.
  - PATCH EXISTING WALLS TO REMAIN TO REQUIRED FINISH LEVELS OR REPLACE GYP BOARD.
  - MASONRY WALL TO MATCH AND ALIGN WITH EXISTING.
  - G.C. TO CONFIRM EXTENT OF CMU WALL PRIOR TO CONSTRUCTION.
  - REMOVE EXISTING COMPACTOR AND ALL ASSOCIATED MATERIALS TO LIKE-NEW CONDITION.
  - REFURISH EXISTING COMPACTOR AND ALL ASSOCIATED MATERIALS TO LIKE-NEW CONDITION.

**WALL TYPES** (SEE SHEET A401 FOR BASE PLATE AND TOP PLATE DETAILS)

- A** MASONRY WALL STRUCTURE, WITH 3-5/8" METAL STUD FURRING @ 16" O/C, 1-1/2" BATT INSULATION AND 5/8" GYPSUM BOARD (WATER RESISTANT IN WET AREAS) TO DECK (TAPE, MUD AND PAINT FROM DECK DOWN TO 6"-8" A.F.F. ON SALES FLOOR SIDE WHERE STORE FIXTURES OCCUR AGAINST PERIMETER WALL; UNLESS NOTED OTHERWISE).
- B** MASONRY WALL STRUCTURE, NO FURRING, NO GYPSUM BOARD.
- C** MASONRY WALL STRUCTURE, WITH 3-5/8" METAL STUD FURRING @ 16" O/C, 3-1/2" BATT INSULATION AND 5/8" GYPSUM BOARD (WATER RESISTANT IN WET AREAS) TO 6" ABOVE CEILING.
- D** 3-5/8" METAL STUD WALL WITH 5/8" GYPSUM BOARD BOTH SIDES 6" ABOVE CEILING.
- E** SAME AS "D" BUT WITH 3-1/2" BATT INSULATION TO 6" ABOVE CEILING.
- F** 6" METAL STUD WALL WITH 6" SOUND BATT INSULATION AND WATER RESISTANT 5/8" GYPSUM BOARD RESTROOM SIDE TO 6" ABOVE CEILING AND REGULAR 5/8" GYPSUM BOARD OPPOSITE TO DECK.
- G** 6" METAL STUD WALL WITH 6" SOUND BATT INSULATION AND WATER RESISTANT 5/8" GYPSUM BOARD BOTH SIDES, TO 6" ABOVE CEILING.
- H** 6" METAL STUD WALL WITH 5/8" GYPSUM BOARD BOTH SIDES TO DECK.
- I** SAME AS "H" BUT WITH 6" SOUND BATT INSULATION AND ONE SIDE OF GYPSUM BOARD TO 6" ABOVE CEILING, OPPOSITE SIDE TO DECK.
- J** SAME AS "H" BUT WITH GYPSUM BOARD TO 6" ABOVE CEILING ONE SIDE, OPPOSITE SIDE TO DECK.

G.C. SHALL ASSUME A "NO-BUILD ZONE" TO 14'-0" A.F.F. FOR THE ENTIRE AREA SURROUNDED BY THE SALES FLOOR WALLS. OBSTRUCTIONS WOULD INCLUDE (BUT NOT BE LIMITED TO) FIRE EXTINGUISHER LOCATIONS, SIGN FIXTURES, CLEAN CHUTE, ELECTRICAL CONDUITS, SPRINKLER LINES, SMOKE EXHAUSTERS, ETC. ALL DEMOLITION OF PREVIOUS TENANT IMPROVEMENTS SHALL BE REMOVED TO DECK. ADDITIONALLY, A "NO-BUILD ZONE" SHALL BE ESTABLISHED IN THE STOCK ROOM TO 14'-0" A.F.F. FOR 81 LINEAR FEET, 6 FEET OFF OF THE WALL WITH AS FEW BREAKS AS POSSIBLE. G.C./LANDSCAP SHALL COORDINATE LOCATION, DEMOLITION OF ANY OBSTRUCTION WITH JOANN PRIOR TO CONSTRUCTION.



01 FLOOR PLAN

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**JOANN fabrics and crafts**

REV.	DATE	DESCRIPTION
1	12/20/2011	CONSTRUCTION
2	04/24/2012	REVISIONS
3	04/24/2012	REVISIONS

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1	12/20/2011	CONSTRUCTION
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JOANN FABRICS AND CRAFTS  
REDUCTION, CA 94603

FLOOR PLAN

PROJECT:	FY2014
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JOB NO. 12268

**A201**

SCALE: 3/32" = 1'-0"