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## SUMMARY OF THE PROJECT

THE BUILDING DEPICTED IN THESE CONSTRUCTION DOCUMENTS IS A ONE-STORY WAREHOUSE AND OFFICE INTERIOR MODEL.

## APPLICABLE CODES

2006 INTERNATIONAL BUILDING CODE (IBC)  
2006 INTERNATIONAL FIRE CODE (IFC)  
2002 ADA ACCESSORY GUIDELINES FOR BUILDINGS AND FACILITIES  
2003 AMERICAN NATIONAL STANDARDS A117.1  
2006 INTERNATIONAL MECHANICAL CODE (IMC)  
2005 NATIONAL ELECTRIC CODE (NEC)  
2006 INTERNATIONAL PLUMBING CODE (IPC)

## USE OR OCCUPANCY

304 BUSINESS GROUP B

## GENERAL BUILDING HEIGHTS AND AREAS

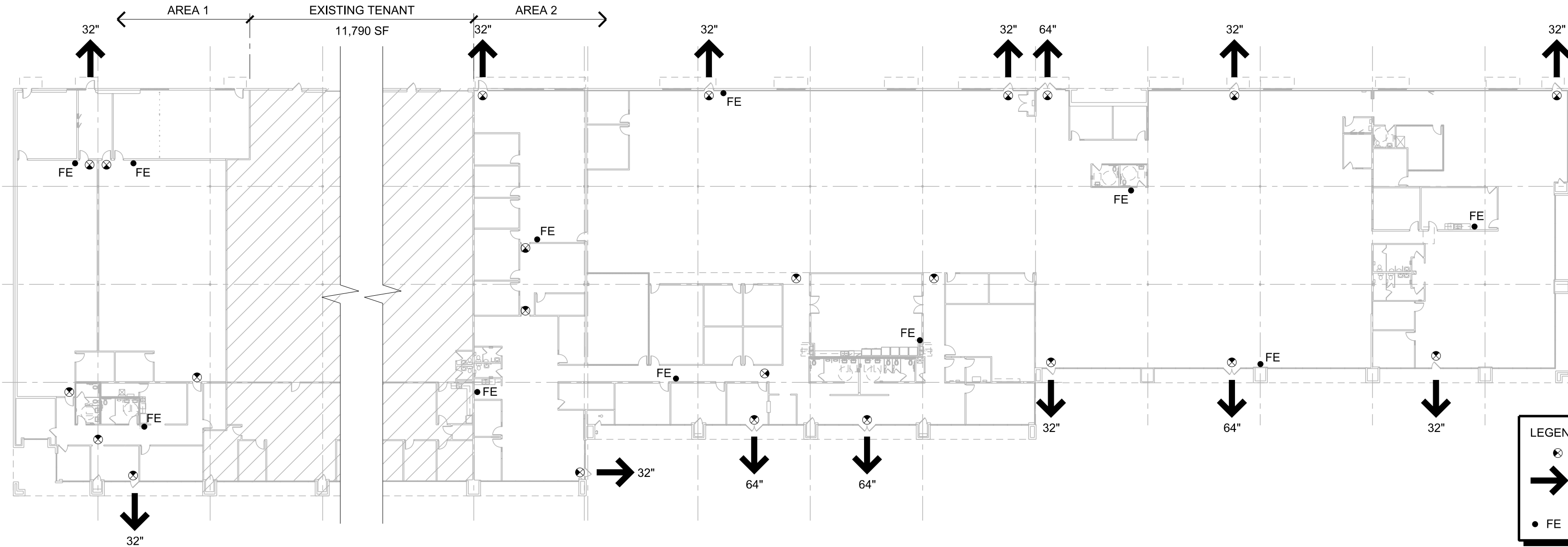
508.3.2	BUSINESS WITH INCIDENTAL USE AREAS	
502.1	BUILDING AREA 1 BUILDING AREA 2	10,535 SF 43,647 SF
TABLE 503	ALLOWABLE HEIGHT AND BUILDING AREAS	
	ALLOWABLE HEIGHT: ALLOWABLE AREA:	4 STORY 23,000 SF
506.3	AREA INCREASE (SPRINKLER SYSTEM) TOTAL ALLOWABLE AREA: ACTUAL BUILDING AREA 1: ACTUAL BUILDING AREA 2:	69,000 SF (300%) 92,000 SF 10,535 SF 43,647 SF

## TYPE OF CONSTRUCTION

TABLE 602.2	TYPE IIB CONSTRUCTION	
TABLE 601	BUILDING ELEMENT:  STRUCTURAL FRAME BEARING WALLS (EXTERIOR AND INTERIOR) NONBEARING WALLS (EXTERIOR) NONBEARING WALLS (INTERIOR) FLOOR CONSTRUCTION ROOF CONSTRUCTION	FIRE RESISTANCE RATING (HOURS):  0 0 (TABLE 602) 0 0 0

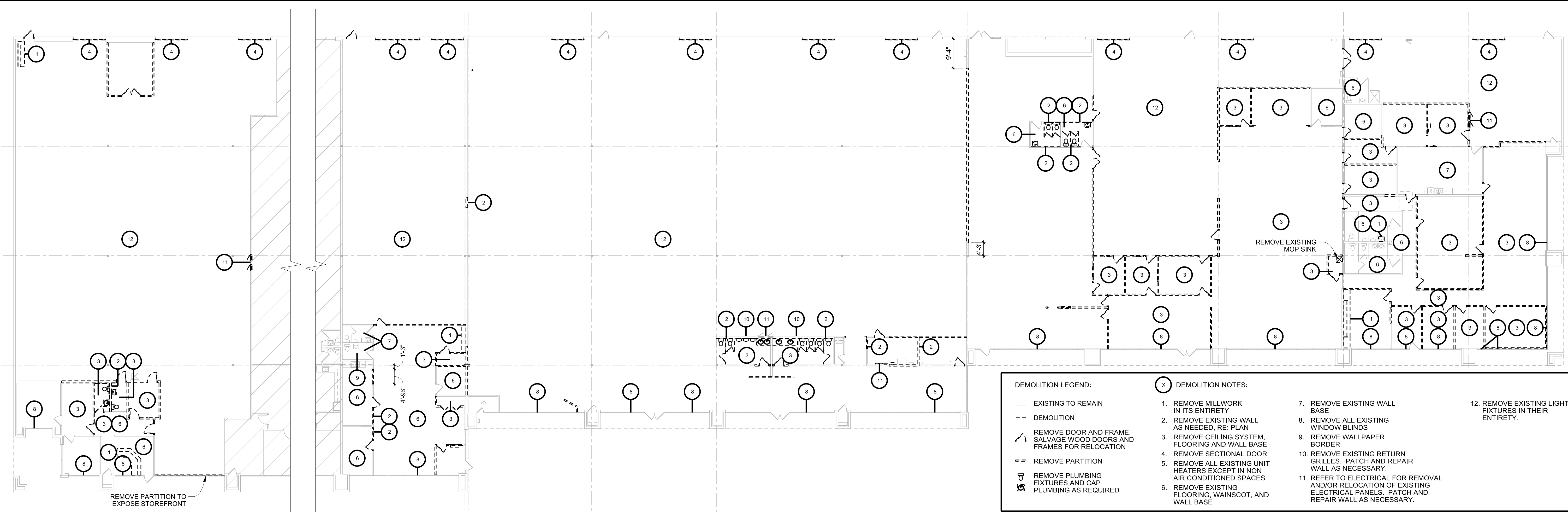
## FIRE RESISTANCE RATED CONSTRUCTION

703.2 NO LIMIT TO MAXIMUM AREA OF EXTERIOR OPENINGS (FIRE SEPARATION DISTANCE > 30 FEET)



## C1 CODE ANALYSIS

1/32"=1'-0"



## A1 DEMOLITION PLAN

1/16"=1'-0"

A6-G001

## INTERIOR FINISHES

TABLE 803.5	INTERIOR WALL AND CEILING FINISH REQUIREMENTS IN SPRINKLERED BUILDING	BUSINESS	FLAME/SMOKE
	EXIT ENCLOSURES/EXIT PASSAGEWAYS: CORRIDORS: ROOMS OR ENCLOSED SPACES:	CLASS B CLASS C CLASS C	26-75 76-200 76-200

## FIRE PROTECTION SYSTEMS

903	FIRE SPRINKLER SYSTEM: AUTOMATIC SPRINKLER SYSTEM SPECIFIED IS IN ACCORDANCE WITH THE PROVISIONS OF THIS SECTION
907	FIRE ALARM SYSTEM IS IN ACCORDANCE WITH THIS SECTION.
907.2.2	MANUAL FIRE ALARM BOXES ARE NOT REQUIRED IN GROUP B OCCUPANCIES HAVING AN OCCUPANT LOAD OF 500 OR LESS PERSONS
IFC 906/ NFPA 10	FIRE EXTINGUISHER TYPE AND PLACEMENT (TABLE 906.3): NUMBER OF EXTINGUISHERS REQUIRED FOR BUILDING AREA 1: 3 NUMBER OF EXTINGUISHERS REQUIRED FOR BUILDING AREA 2: 8 MAXIMUM PROTECTION AREA PER UNIT OF A: 6,000 SF TYPE OF EXTINGUISHER: TYPE 2A MAXIMUM ALLOWABLE TRAVEL DISTANCE: 75 FEET

ALL FIRE EXTINGUISHERS TO BE OWNER PROVIDED AND INSTALLED PER THE FIRE MARSHAL.

## ACCESSIBILITY

THE BUILDING COMPLIES WITH THE UNIFORM ACCESSIBILITY STANDARDS FED STD 795 BY THE DEPARTMENT OF LABOR AND THE ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES BY THE DEPARTMENT OF JUSTICE.

## OCCUPANT LOAD

TABLE 1004.1.1	BUILDING AREA 1 MAX.FLOOR AREA ALLOWANCES /OCCUPANT	UNIT OF AREA	NUMBER OF OCCUPANTS
	BUSINESS AREAS ACCESSORY AREAS STORAGE, MECHANICAL EQUIPMENT ROOMS WAREHOUSE	100 GSF / OCCUPANT 300 GSF / OCCUPANT 500 GSF / OCCUPANT	8,168 GSF / 100 = 82 OCCUPANTS 488 GSF / 300 = 2 OCCUPANTS 1,879 GSF / 500 = 4 OCCUPANTS
	TOTAL OCCUPANT LOAD		88 OCCUPANTS
	BUILDING AREA 2 MAX.FLOOR AREA ALLOWANCES /OCCUPANT	UNIT OF AREA	NUMBER OF OCCUPANTS
	BUSINESS AREAS ACCESSORY AREAS STORAGE, MECHANICAL EQUIPMENT ROOMS	100 GSF / OCCUPANT 300 GSF / OCCUPANT	40,814 GSF / 100 = 409 OCCUPANTS 2,833 GSF / 300 = 10 OCCUPANTS
	TOTAL OCCUPANT LOAD		419 OCCUPANTS

## MEANS OF EGRESS

TABLE 1005.1	EGRESS WIDTH PER OCCUPANT USE GROUP B WITH SPRINKLER SYSTEM	0.15 INCHES PER OCCUPANT 46 x 0.15 = 6.9" REQUIRED, 64" PROVIDED 520x 0.15 = 63" REQUIRED, 612" PROVIDED
1014.3	COMMON PATH OF EGRESS TRAVEL	100 FEET WITH SPRINKLER SYSTEM
TABLE 1016.1	EXIT ACCESS TRAVEL DISTANCE (MAXIMUM): USE GROUP B	300 FEET WITH SPRINKLER SYSTEM
TABLE 1017.1	CORRIDOR FIRE-RESISTANCE RATING USE GROUP B	IF OCCUPANT LOAD IS GREATER THAN 30 WITH A SPRINKLER SYSTEM, 0-HOUR RATING.
1017.2	CORRIDOR WIDTH	ALL CORRIDORS MEET OR EXCEED A WIDTH OF 44 INCHES
1017.3	DEAD END CORRIDOR	NO DEAD END CORRIDORS MORE THAN 50 FEET IN SPRINKLERED GROUP B.
TABLE 1019.1	BUILDING AREA 1 MINIMUM NUMBER OF EXITS: NUMBER OF EXITS PROVIDED:	2 EXITS 2 EXITS
	BUILDING AREA 2 MINIMUM NUMBER OF EXITS: NUMBER OF EXITS PROVIDED:	2 EXITS 12 EXITS
1024	EXIT DISCHARGE: EXITS PROVIDE ALL OCCUPANTS SAFE ACCESS TO GRADE.	

## PLUMBING FIXTURE COUNT

TABLE 2902.1	MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES						
BUILDING AREA 1							
WATER CLOSETS:	LOAD	RATIO/MEN	REQUIRED	PROVIDED	RATIO/WOMEN	REQUIRED	PROVIDED
BUSINESS	88	1:25 FOR FIRST 50 1:50 FOR REMAINDER	2	2	1:25 FOR FIRST 50 1:50 FOR REMAINDER	2	2
LAVATORIES:	LOAD	RATIO/MEN	REQUIRED	PROVIDED	RATIO/WOMEN	REQUIRED	PROVIDED
BUSINESS	88	1:40 FOR FIRST 80 1:80 FOR REMAINDER	2	2	1:40 FOR FIRST 80 1:80 FOR REMAINDER	2	2
DRINKING FOUNTAINS:	LOAD	RATIO	REQUIRED	PROVIDED			
BUSINESS	88	1:100	N/A	N/A			
SERVICE SINKS:	RATIO		REQUIRED	PROVIDED			
BUSINESS	1 PER USE		1	1			
BUILDING AREA 2							
WATER CLOSETS:	LOAD	RATIO/MEN	REQUIRED	PROVIDED	RATIO/WOMEN	REQUIRED	PROVIDED
BUSINESS	419	1:25 FOR FIRST 50 1:50 FOR REMAINDER	6	10	1:25 FOR FIRST 50 1:50 FOR REMAINDER	6	7
LAVATORIES:	LOAD	RATIO/MEN	REQUIRED	PROVIDED	RATIO/WOMEN	REQUIRED	PROVIDED
BUSINESS	419	1:40 FOR FIRST 80 1:80 FOR REMAINDER	6	6	1:40 FOR FIRST 80 1:80 FOR REMAINDER	6	6
DRINKING FOUNTAINS:	LOAD	RATIO	REQUIRED	PROVIDED			
BUSINESS	419	1:100	5	5			
SERVICE SINKS:	RATIO		REQUIRED	PROVIDED			
BUSINESS	1 PER USE		1	1			



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## SYMBOLS

OFFICE 101	ROOM NAME AND NUMBER
E	EXISTING DOOR TO REMAIN
R	RELOCATED DOOR
101	DOOR NUMBER
A	WINDOW NUMBER
1.0	GRID NUMBER
A1-A101	ELEVATION
P1	PARTITION TYPE REFERENCE
A1 A101	ENLARGED PLAN/DETAIL
A1 A201	EXTERIOR ELEVATION
A1 A301	WALL SECTION
A1 A101	MINOR SECTION
100'-0" FINISH FLOOR	SPOT ELEVATION
EX	EQUIPMENT NUMBERS

- PERFORM WORK IN COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY, FEDERAL, STATE AND LOCAL CODES AND ORDINANCES. NOTIFY ARCHITECT OF ANY DISCREPANCIES FOR CLARIFICATION.
- REFER TO SPECIFICATIONS FOR MATERIALS AND STANDARDS OF CONSTRUCTION.
- COORDINATE ALL TRADES PRIOR TO CONSTRUCTION TO ENSURE PROPER SEQUENCING OF THE WORK.
- VERIFY ALL EXISTING CONDITIONS PRIOR TO BIDDING, FABRICATION AND CONSTRUCTION. NOTIFY OWNER OF ANY DISCREPANCIES FOR CLARIFICATION.
- DO NOT SCALE DRAWINGS. NOTIFY ARCHITECT OF ANY DIMENSIONAL DISCREPANCIES FOR CLARIFICATION.
- DIMENSIONS UNLESS NOTED OTHERWISE:  
TO FACE OF CONCRETE OR MASONRY WORK;  
TO CENTERLINE OF COLUMNS OR OTHER GRID POINTS TO CENTERLINE OF PARTITIONS AND FRAMED WINDOW AND DOOR OPENINGS; TO FINISH FACES OF CLEAR WIDTHS.
- VERIFY SIZE, CHARACTERISTICS, AND REQUIRED CLEARANCES OF ALL EQUIPMENT TO BE FURNISHED WITH MANUFACTURERS OR SUPPLIERS PRIOR TO CONSTRUCTION. NOTIFY OWNER OF ANY DISCREPANCIES FOR CLARIFICATION.
- PROVIDE BLOCKING AND GROUNDS AS SPECIFIED FOR BUILT-IN AND SURFACE MOUNTED ITEMS PRIOR TO APPLYING WALL-SURFACING MATERIALS.
- CONCEAL ALL PLUMBING, DUCTWORK, CONDUIT, WIRE, AND SIMILAR ITEMS UNLESS NOTED OTHERWISE.
- FOLLOWING DEMOLITION, PREP REMAINING SURFACES TO REMOVE ANY BUMPS, HOLES, OR BLEMISHES SO FINISHED WALLS, CEILINGS AND /OR FLOORS MATCH TEXTURE AND FINISH ON NEW WALLS, CEILINGS AND FLOORS.

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## GENERAL NOTES

- THE EXTENT OF SELECTIVE DEMOLITION WORK IS THAT WORK NECESSARY AND REQUIRED TO FACILITATE THE NEW CONSTRUCTION INDICATED. THE DEMOLITION IN THE EXISTING STRUCTURE INCLUDES THE DEMOLITION OF EXISTING CEILINGS, HVAC DUCTWORK AND UNITS, INTERIOR LIGHTING, INTERIOR WALLS, MILLWORK, DOORS AND FRAMES, ALUMINUM STOREFRONT, AND ALL OTHER ITEMS NECESSARY FOR THE COMPLETION OF THE PROJECT, AS DETAILED IN THE DRAWINGS.
- DEMOLITION SHALL BE SUCH THAT ALL CONSTRUCTION, NEW AND EXISTING, CAN BE PREFORMED AND COMPLETED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.
- REQUIREMENTS OF STRUCTURAL WORK: DO NOT CUT STRUCTURAL WORK IN A MANNER RESULTING IN A REDUCTION OF LOAD CARRYING CAPACITY OF LOAD/DEFLECTION RATIO.
- OPERATION AND SAFETY LIMITATIONS: DO NOT CUT OPERATIONAL ELEMENTS AND SAFETY-RELATED COMPONENTS IN A MANNER INTENDED OR RESULTING IN A REDUCTION OF CAPACITIES TO PERFORM IN A MANNER INTENDED OR RESULTING IN A DECREASED OPERATIONAL LIFE, INCREASED MAINTENANCE OR DECREASED SAFETY.
- VISUAL REQUIREMENTS: DO NOT CUT WORK WHICH IS EXPOSED ON THE EXTERIOR OR EXPOSED IN OCCUPIED SPACES OF THE BUILDING IN A MANNER RESULTING IN A REDUCTION OF VISUAL QUALITIES OR RESULTING IN SUBSTANTIAL EVIDENCE OF THE DEMOLITION WORK.
- LOADING: DO NOT SUPERIMPOSE LOADS AT ANY POINT UPON EXISTING STRUCTURE BEYOND DESIGN CAPACITY INCLUDING LOADS ATTRIBUTABLE TO MATERIALS, CONSTRUCTION EQUIPMENT, DEMOLITION OPERATIONS AND SHORING AND BRACING.
- VIBRATION: DO NOT USE MEANS, METHODS, TECHNIQUES OR PROCEDURES WHICH WOULD INDUCE VIBRATION INTO ANY ELEMENT OF THE STRUCTURE.
- FIRE: DO NOT USE MEANS, METHODS, TECHNIQUES, OR PROCEDURES WHICH WOULD PRODUCE ANY FIRE HAZARDS.
- WATER: DO NOT USE MEANS, METHODS, TECHNIQUES, OR PROCEDURES WHICH WOULD PRODUCE EXCESSIVE WATER RUN-OFF AND WATER POLLUTION.
- AIR POLLUTION: DO NOT USE MEANS, METHODS, TECHNIQUES, OR PROCEDURES WHICH WOULD PRODUCE UNCONTROLLED DUST, FUMES, OR OTHER DAMAGING AIR POLLUTION.
- INDICATE "EXISTING CONSTRUCTION" WAS OBTAINED FROM EXISTING DRAWINGS OR OTHER INFORMATION WHICH MAY NOT REFLECT ACTUAL CONDITIONS. VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT OF DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
- PERFORM THE REMOVAL, CUTTING, DRILLING, ETC. OF EXISTING WORK WITH EXTREME CARE, AND USING SMALL TOOLS IN ORDER NOT TO JEOPARDIZE THE STRUCTURAL INTEGRITY OF THE BUILDING.
- PARTIAL REMOVAL: ITEMS OF SALVAGEABLE VALUE TO THE CONTRACTOR MAY BE REMOVED FROM THE STRUCTURE AS THE WORK PROGRESSES IF NOT CLAIMED BY THE OWNER. SALVAGED ITEMS MUST BE TRANSPORTED FROM THE SITE AS THEY ARE REMOVED.
- PROTECTION: MAKE SURE THAT THE SAFE PASSAGE OF PERSONS AROUND THE AREA OF DEMOLITION IS MAINTAINED DURING THE DEMOLITION OPERATION. CONDUCT OPERATIONS TO PREVENT INJURY TO ADJACENT BUILDINGS, STRUCTURES, OTHER FACILITIES AND PERSONS.
- PROVIDE TEMPORARY CONSTRUCTION, CONSTRUCTED OF FRAMING AND PLYWOOD, TO PROTECT EXISTING CONSTRUCTION AND SURROUNDING SURFACES FROM DAMAGE BY MOVEMENT OF MATERIALS AND PERSONNEL.
- REPAIR, REPLACE, OR REBUILD EXISTING CONSTRUCTION AS REQUIRED OR AS DIRECTED WHICH HAS BEEN REMOVED, ALTERED OR DISRUPTED TO ALLOW FOR NEW CONSTRUCTION. EXISTING CONSTRUCTION SHALL BE CORRECTED TO MATCH ADJACENT CONSTRUCTION, NEW OR EXISTING.
- PERFORM CUTTING OF EXISTING CONCRETE AND MASONRY CONSTRUCTION WITH SAWS AND CORE DRILLS. DO NOT USE JACK-HAMMERS OR EXPLOSIVES.
- THE CONTRACT DOCUMENTS INDICATE THE EXISTING MATERIALS THAT ARE TO BE REUSED IN THE NEW CONSTRUCTION. REMOVE, PROTECT AND REINSTALL THESE ITEMS AS INDICATED. ITEMS FOR REINSTALLATION WILL BE INDICATED AS SUCH WITHIN THE CONTRACT DOCUMENTS.
- MATERIALS AND ITEMS SCHEDULED FOR REUSE WHICH ARE DAMAGED BY THE CONTRACTOR TO THE EXTENT THAT THEY CANNOT BE REUSED SHALL BE REPLACED BY THE CONTRACTOR WITH EQUAL QUALITY MATERIAL AT NO ADDITIONAL COST TO THE OWNER.
- REMOVED AND SALVAGED MATERIALS, NOT REUSED, SHALL BE DELIVERED AS DIRECTED TO THE OWNER. THESE ITEMS INCLUDE LIGHT FIXTURES, ROOF TOP UNITS, DOORS, FRAMES, HARDWARE, MILLWORK, PLUMBING FIXTURES, AND ANY OTHER MATERIALS DESIGNATED BY THE OWNER.
- REMOVED AND SALVAGED MATERIALS OF VALUE NOT DESIGNATED FOR REUSE, UNLESS CLAIMED AS SALVAGE BY THE OWNER, SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE PREMISES BY THE CONTRACTOR, AND BE LEGALLY DISPOSED OF OFF-SITE.

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## DEMO NOTES

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DRAWN BY  
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SHEET TITLE  
GENERAL  
INFORMATION AND  
DEMOLITION PLAN

**G001**

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