

CLINIC PLANS

for

Jefferson County Community Ministries

202 Racetrack Street
Ranson, West Virginia

SEWER CHARLES TOWN UTILITY BOARD 661 S. GEORGE STREET CHARLES TOWN, WV 254140 INSTALLATION AND INSPECTION CONTACT: PHONE: (304)725-2311	NOT USED
WATER CHARLES TOWN UTILITY BOARD 661 S. GEORGE STREET CHARLES TOWN, WV 254140 INSTALLATION AND INSPECTION CONTACT: PHONE: (304)725-2311	NOT USED
GAS THOMPSON GAS BOONESBORO, MARYLAND PHONE: (800) 834-2070	NOT USED
ELECTRIC POTOMAC EDISON HAGERSTOWN, MARYLAND 25301 CONTACT: PHONE: (888)710-4237	
TELEPHONE/INTERNET (COMPANY) (ADDRESS) (CITY, STATE, ZIP) CONTACT: PHONE:	NOT USED

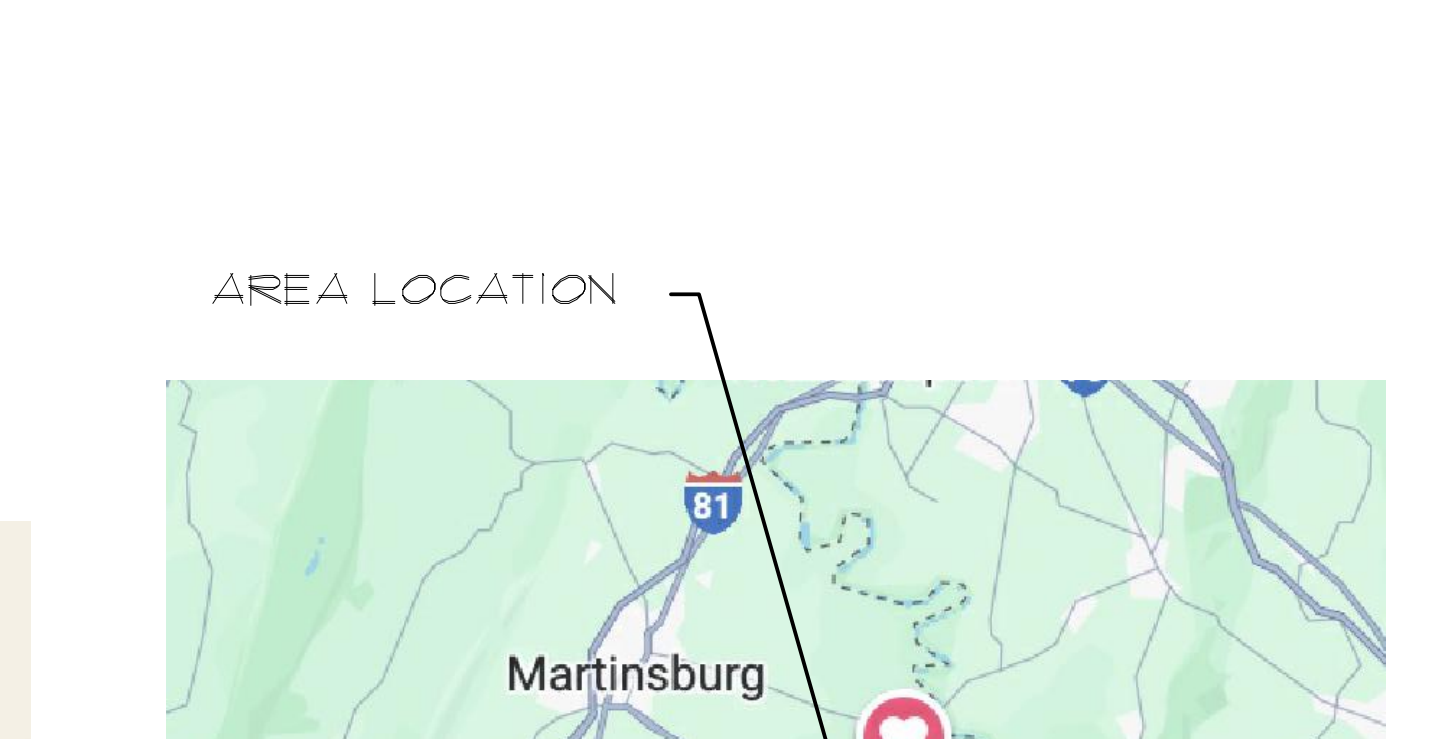
LEGAL JURISDICTION: CITY OF RANSON -- JEFFERSON COUNTY, WEST VIRGINIA
BUILDING CODES: IBC 2018, IPC 2018, IMC 2018, NEC 2020 NFPA 70, 2010 ASHRAE 90.1
BUILDING AREA: 1,920 SQ. FT. CLINIC SPACE
TOTAL PROJECT AREA: 1,920 SQ. FT. (FIRST LEVEL ONLY)
OCCUPANCY: COMMERCIAL, GROUP 'B'
CONSTRUCTION - TYPE III, UNPROTECTED MATERIALS: CONCRETE MASONRY UNITS, LIMITED SIDING
ELECTRIC SERVICE: 300 AMPS / 1 PHASE / 120-208 VOLT
WATER PRESSURE (IF USED): 45-50 PSI MIN. @ BLDG. POINT OF ENTRY (IDEAL - DETERMINED BY SERVICE)
NON-SPRINKLERED PER WV STATE FIRE CODE, 87 CSR1, TABLE 2.2A

PROJECT SUMMARY	REVISIONS	△	△	△	△	△	△	△	△
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TITLE/SITE T1.0 TITLE SHEET
SITE SEE CIVIL/SITE DRAWINGS

ARCHITECTURAL DE1.0 EXISTING FLOORPLAN DE1.1 EXTERIOR DEMOLITION ELEVATIONS LS1.0 LIFE SAFETY PLAN A1.0 PROPOSED BUILD OUT PLAN - FINISH SCHEDULE A1.1 EXTERIOR RENOVATIONS - DOOR SCHEDULE A1.2 FRAMING DETAILS E1.0 LIGHTING and POWER PLANS
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UTILITY CONTACTS



GENERAL DRAWING SYMBOLS

SHEET INDEX

- ALL WORK SHALL CONFORM TO THE 2018 EDITION OF THE INTERNATIONAL BUILDING CODE, AND ALL OTHER APPLICABLE CODES, STANDARDS, AND REGULATIONS OF THE COUNTY OF BERKELEY.
- IT IS INTENDED THAT A COMPLETE OCCUPIABLE BUILDING PROJECT IS PROVIDED, THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION (A.I.A. LATEST EDITION) ARE APPLICABLE TO THESE CONTRACT DOCUMENTS.
- DO NOT SCALE THESE DRAWINGS. VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. ANY DISCREPANCIES IN THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO STARTING WORK.
- ALL PROPOSED SUBSTITUTIONS SHALL BE APPROVED BY THE OWNER, IN WRITING, PRIOR TO INSTALLATION.
- G.C. IS RESPONSIBLE FOR SUBMITTAL, PAYING FEES AND OBTAINING ALL PERMITS ASSOCIATED WITH THE PROJECT INCLUDING GENERAL BUILDING PERMIT. THIS INCLUDES, BUT IS NOT LIMITED TO ELECTRICAL, MECHANICAL, PLUMBING, CERTIFICATE OF OCCUPANCY OR OTHER RELATED PERMITS. OWNER WILL PAY FOR "CONNECTION FEES" ASSOCIATED WITH UTILITY PERMITS. G.C. REQUIRED TO PAY FOR TEMPORARY FACILITIES FEES AS REQUIRED TO COMPLETE THE WORK IN A TIMELY MANNER.
- G.C. SHALL PROVIDE EACH SUBCONTRACTOR WITH A COMPLETE DRAWING SET AT TIME OF CONSTRUCTION.
- IT IS THE G.C.'S RESPONSIBILITY TO CONFIRM THE AVAILABLE "RESIDUAL" WATER PRESSURE, PRIOR TO THE START OF ANY WORK, AND NOTIFY THE OWNER IF THE AVAILABLE PRESSURE IS NOT ADEQUATE TO SERVICE THE SYSTEM OR OTHER PRESSURE SENSITIVE EQUIPMENT.
- G.C. SHALL CONFIRM MINIMUM RESIDUAL PRESSURE AVAILABLE AT 33 PSI.
- ALL ABBREVIATIONS INCLUDED FOLLOW INDUSTRY STANDARDS. CONTACT ARCHITECT IF ANY ABBREVIATIONS ARE NOT CLEAR.
- GRAPHIC AND WRITTEN INFORMATION ON DRAWINGS SHALL BE COORDINATED WITH ALL TRADES PRIOR TO INSTALLATION.
- ALL CONTRACTORS SHALL VISIT THE SITE TO BECOME FAMILIAR WITH CONDITIONS AFFECTING THE SCOPE OF WORK. NO CONTRACT ADJUSTMENTS WILL BE PERMITTED DUE TO THE LACK OF KNOWLEDGE OF SITE CONDITIONS.

PROJECT GENERAL NOTES

PROJECT LOCATION, JEFFERSON COUNTY, WV 2015 IECC CLIMATE ZONE: 4A
I MINIMUM R-VALUE, ROOF - R-30
II MINIMUM R-VALUE, ATTIC - R-38
III MINIMUM R-VALUE, WALL ABOVE GRADE - R-20
IV MINIMUM R-VALUE, UNHEATED SLAB-ON-GRADE - N/A

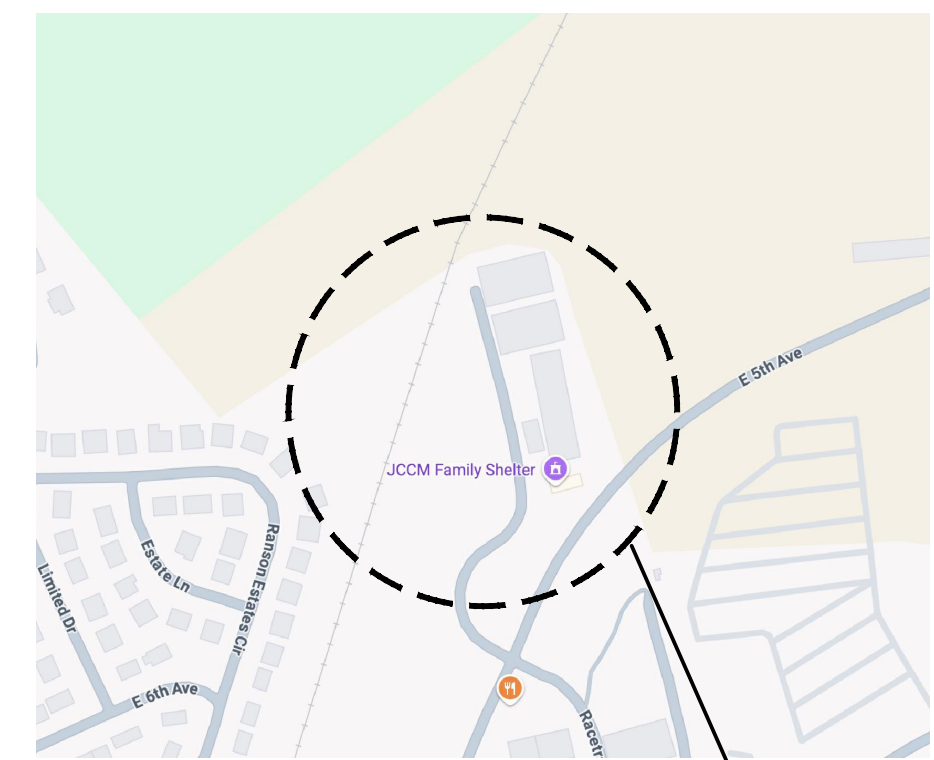
PROJECT ENERGY NOTES

DESIGN LOADS:

FLOOR LIVE LOAD 40 PSF GROUND SNOW LOAD 30 PSF
WIND LOAD 115 MPH 3-SECOND GUSTS, EXP. B

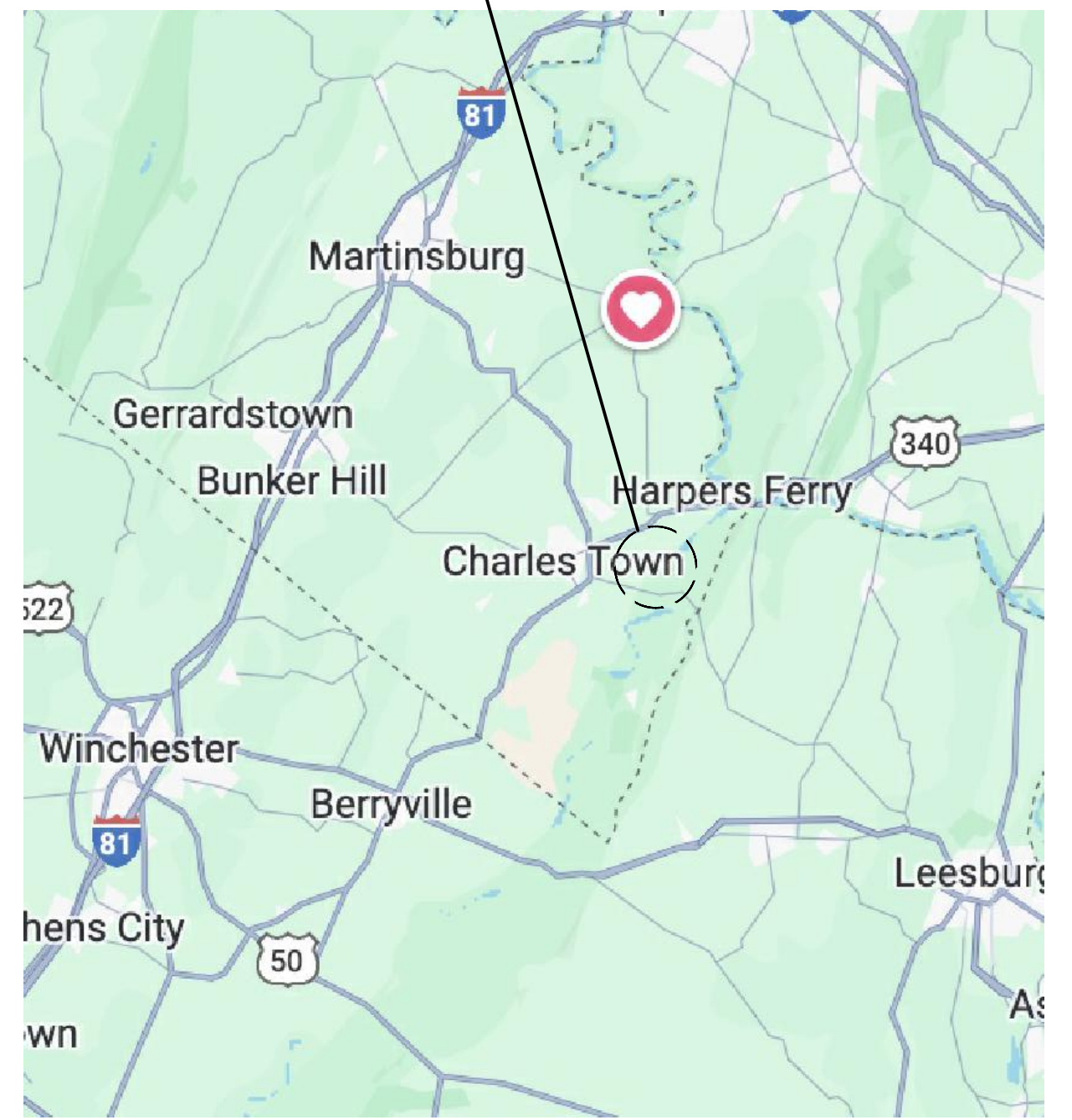
- ALL WORK NOT SPECIFICALLY NOTED OTHERWISE SHALL BE PERFORMED IN ACCORDANCE WITH 2018 INTERNATIONAL BUILDING CODE.
- ALL FOOTINGS SHALL BEAR ON UNDISTURBED, FIRM NATURAL SOIL OR COMPACTED FILL CAPABLE OF SUPPORTING A DESIGN BEARING PRESSURE BETWEEN 1,500 and 2,000 PSF.
- ALL CONCRETE SHALL BE A MINIMUM OF 3000 PSI COMPRESSIVE STRENGTH AT 28 DAYS. EXTERIOR SLABS SHALL BE 3500 PSI AND AIR-ENTRAINED. ALL SLABS-ON-GRADE SHALL BE SUPPORTED ON NATURAL SOILS OR APPROVED COMPACTED FILL.
- ALL HOLLOW LOAD-BEARING MASONRY SHALL CONFORM TO ASTM C90. ALL SOLID UNITS SHALL CONFORM TO C145. MINIMUM NET COMPRESSIVE STRENGTH F'M SHALL BE 1800 PSI. ALL MASONRY UNITS SHALL BE TYPE 1 UNITS (GRADE N-1).
- ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. REINFORCING BARS, INCLUDING HOOKS AND BENDS, SHALL BE DETAILED IN ACCORDANCE WITH ACI 315.
- STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE AISC CODE OF STANDARD PRACTICE AND SPECIFICATION. BEAMS SHALL CONFORM TO ASTM A-992. PLATES, BARS AND ANGLES SHALL CONFORM TO ASTM A-36. ANCHOR BOLTS SHALL CONFORM TO ASTM A-36 OR A-307. PIPE SHALL CONFORM TO ASTM A-53, GRADE B.
- ALL S4S LUMBER SHALL BE #2 SPF OR #2 SYP OR BETTER, WITH A MAXIMUM MOISTURE CONTENT OF 19%. EXPOSED FRAMING LUMBER SHALL BE PRESSURE-TREATED #2 SYP.
- ENGINEERED LUMBER SHALL BE EQUAL OR SUPERIOR TO THE SIZES AND CAPACITIES SPECIFIED ON THE PLANS AS MANUFACTURED BY TRUSJOIST. LAMINATED VENEER LUMBER SHALL HAVE FB=2600 PSI AND E=1,900,000 PSI. JOISTS SHALL BE DESIGNED FOR A MAXIMUM L/480 LIVE LOAD DEFLECTION AND L/360 TOTAL LOAD DEFLECTION. FOLLOW ALL MANUFACTURER'S RECOMMENDATIONS REGARDING STORAGE, HANDLING AND INSTALLATION OF WOOD PRODUCTS.
- PREFABRICATED WOOD TRUSSES IF APPLICABLE SHALL BE DESIGNED FOR A 30 PSF GROUND SNOW LOAD, AND FABRICATED IN ACCORDANCE WITH AN ENGINEERING DESIGN BEARING THE SEAL AND SIGNATURE OF AN ENGINEER REGISTERED IN THE STATE OF WV.
- TYPICAL WALL BRACING, UNLESS OTHERWISE NOTED ON THE PLANS, USES THE 2018 IRC BRACED WALL PANEL CONSTRUCTION METHOD "CS-WSP," AS SPECIFIED IN SECTION R602.10.4. ALL ALL WALL SHEATHING EDGES SHALL BE FASTENED TO SOLID BLOCKING. SHEATHING SHALL BE NAILED WITH 8D NAILS, 6" O.C. ON PANEL EDGES AND 8" O.C. ON PANEL INTERIOR.

PROJECT STRUCTURAL NOTES



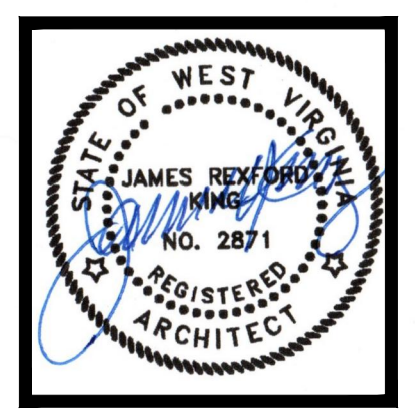
SITE LOCATION

AREA LOCATION



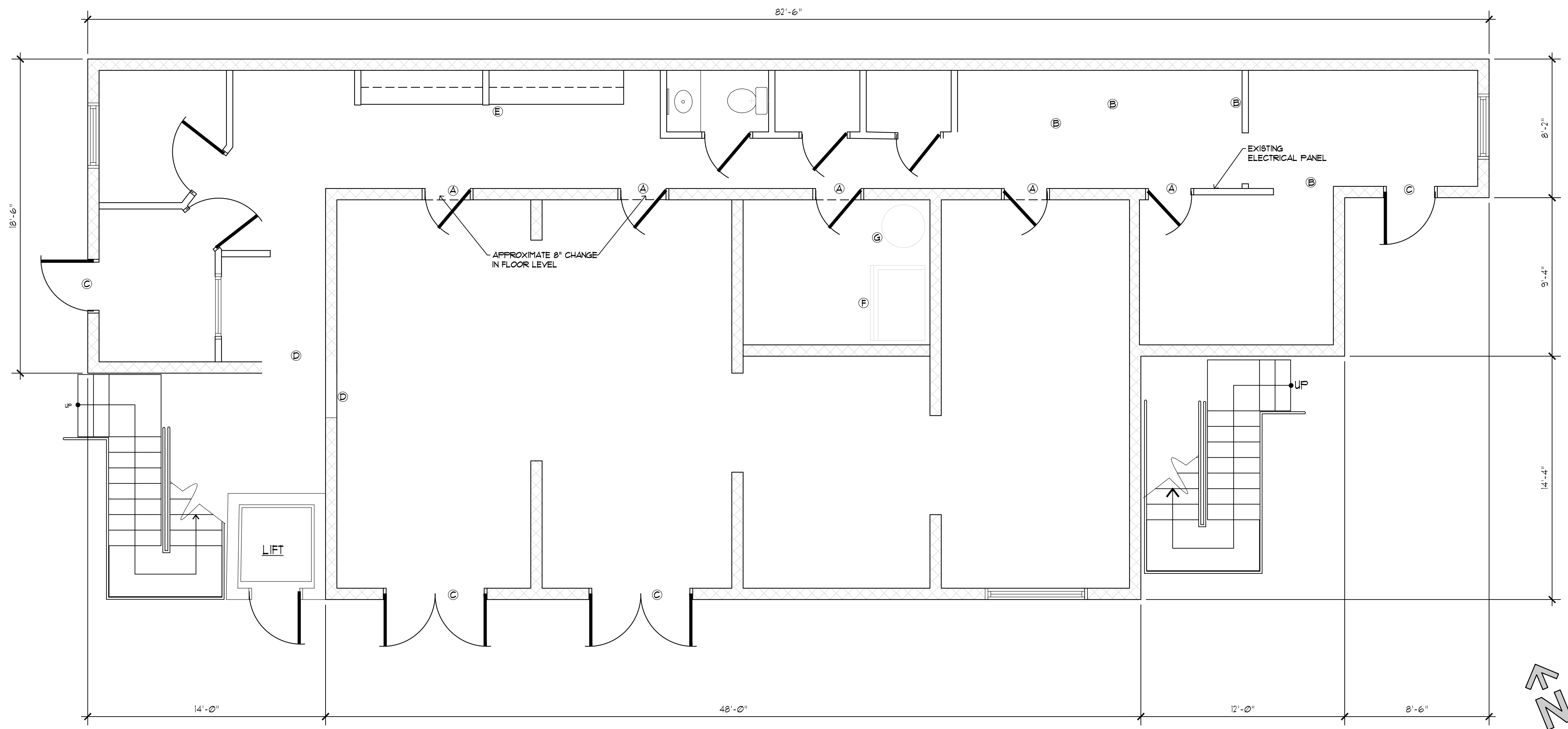
VICINITY MAP

James R. King, AIA, LEED AP
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DRAWN JKING	CHECKED ASNOTED
DATE 07/24/2020	SCALE AS NOTED
PROJECT NUMBER 24-08	CAD FILE NO.
FILE NO.	DRAWING NUMBER
T1	



DEMOLITION NOTES

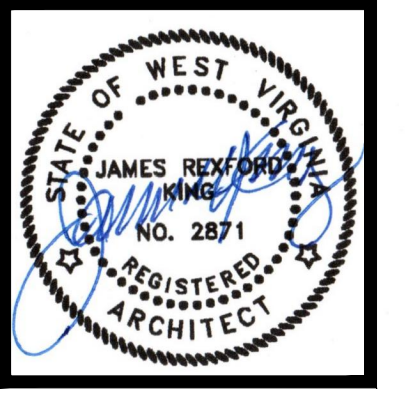
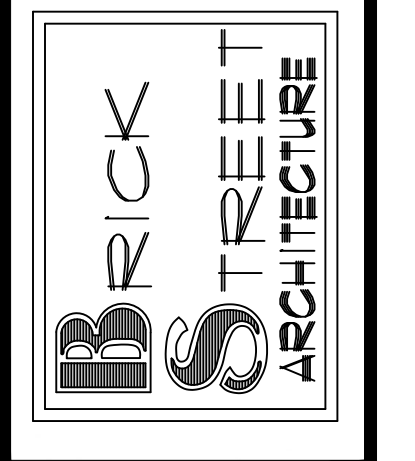
- (A) Remove existing interior door and frame
- (B) Remove existing walls
- (C) Remove existing exterior door and frame
- (D) Cut openings in existing CMU wall to accommodate new passage
- (E) Remove existing cabinetry and sink
- (F) Remove existing HVAC unit
- (G) Remove existing hot water tank if necessary

General Demolition Notes

- Contractor to carefully remove all items indicated, taking care to avoid damage to existing, adjacent construction.
- Contractor to properly dispose of old framing, insulation, GWB and other items associated with scope of demolition.
- Any items removed from existing construction worthy of recycling shall be separated and recycled properly.
- All existing exterior walls to remain.
- Contractor to assess condition of existing electrical and plumbing. Contractor to address any items requiring replacement and/or upgrades to satisfy current code requirements. Otherwise, existing systems shall remain.

1
DE1.0
SELECTIVE DEMOLITION FLOORPLAN
Scale: 1/4" = 1'-0"

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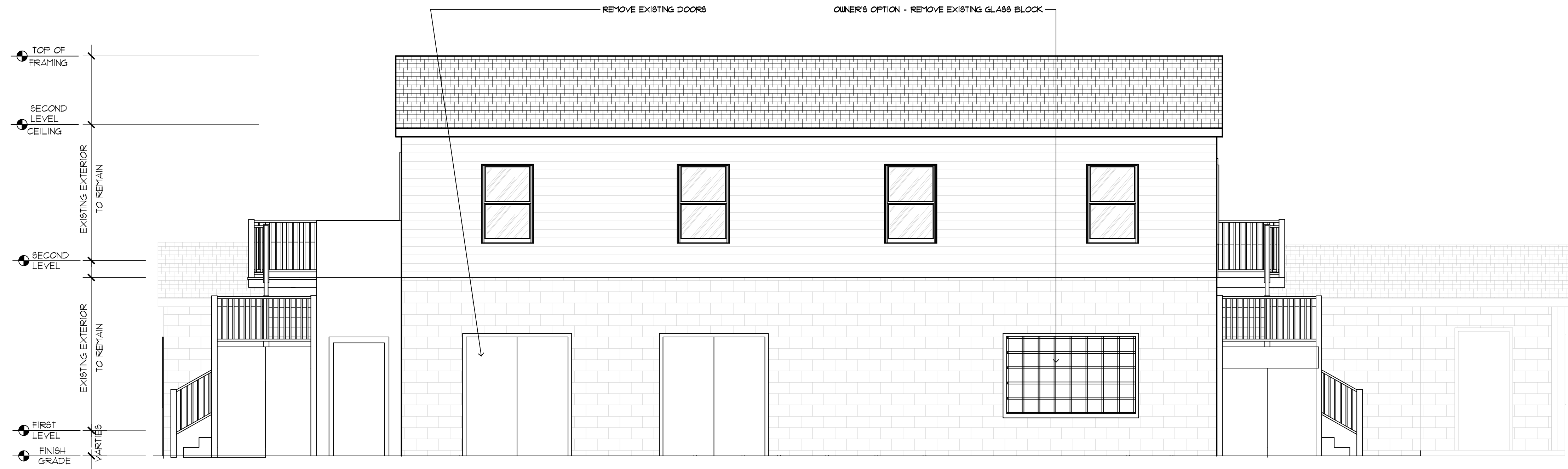


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DEMOLITION FLOORPLAN

PROPOSED RENOVATION PLANS
for
JEFFERSON COUNTY
COMMUNITY MINISTRIES
202 RACETRACK STREET CLINIC
RANSON, WEST VIRGINIA

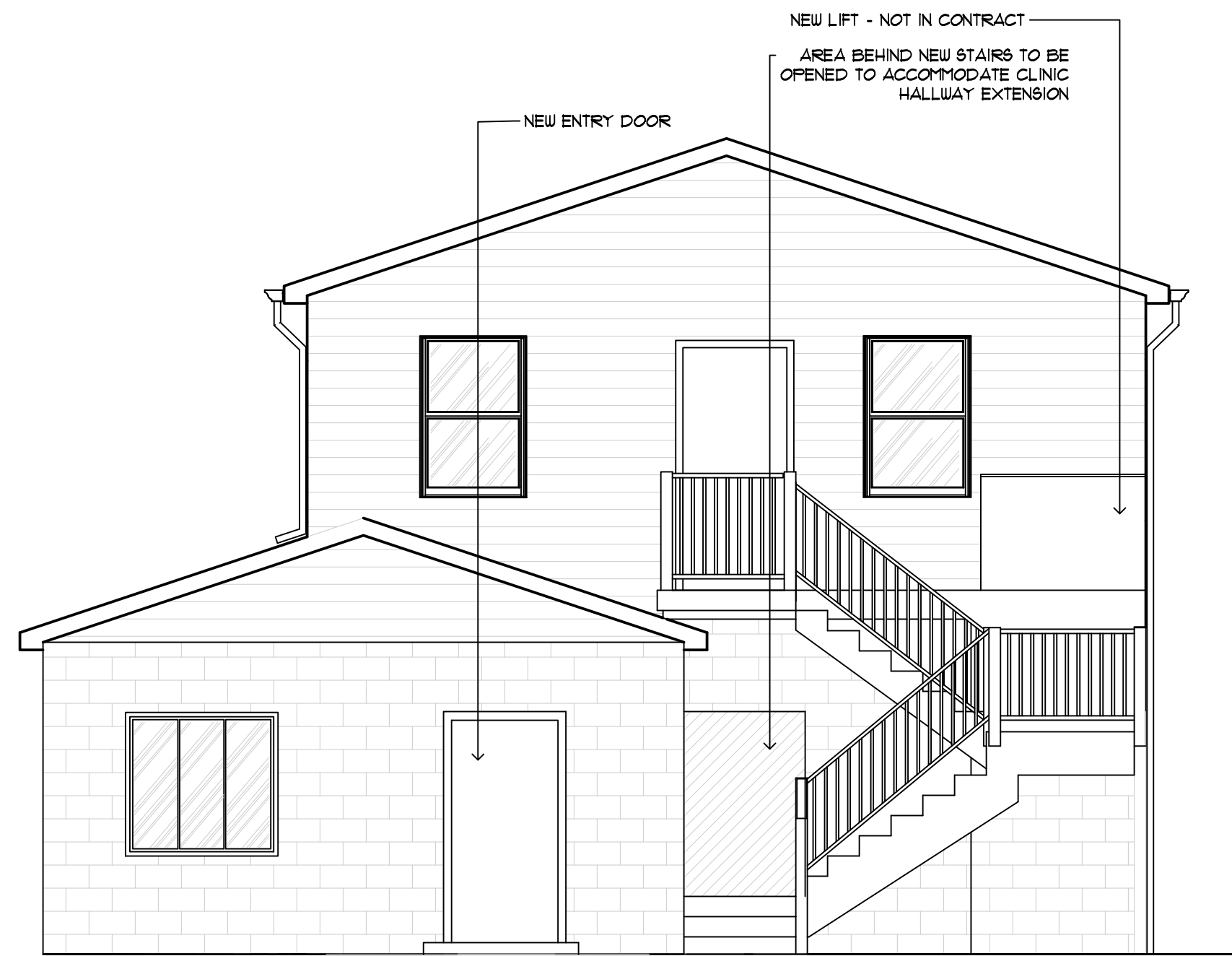
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J.KING	J.KING
DATE	SCALE
01/15/2025	AS NOTED
PROJECT NUMBER	
2025-01	
FILE NO.	
DE1.0	
DRAWING NUMBER	



1
D.I.T.

EXISTING FACADE - EAST ELEVATION

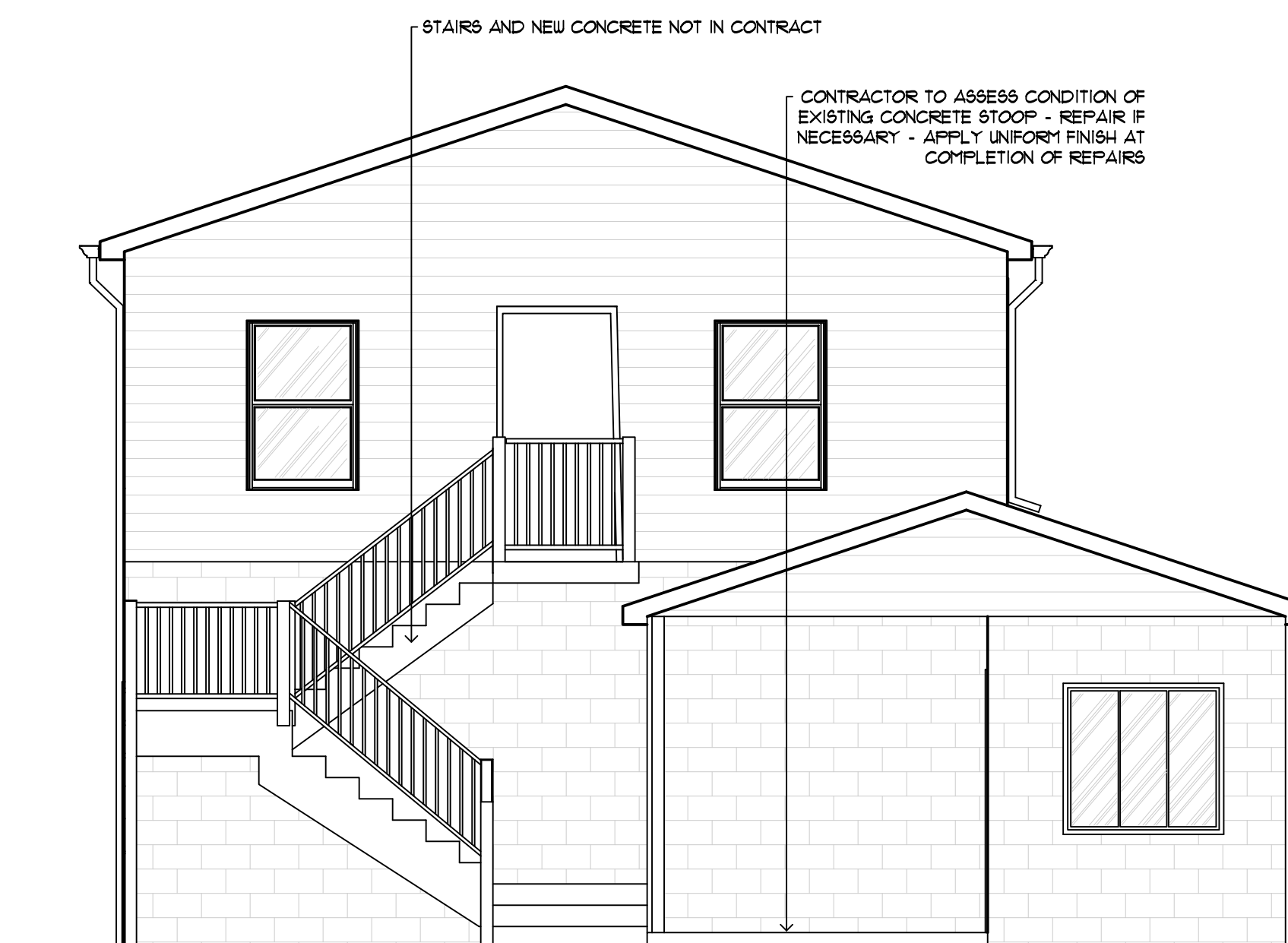
Scale: 1/4" = 1'-0"



2
D.I.T.

EXISTING FACADE - SOUTH ELEVATION

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



3
D.I.T.

EXISTING FACADE - NORTH ELEVATION

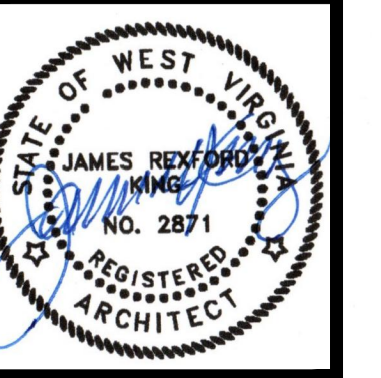
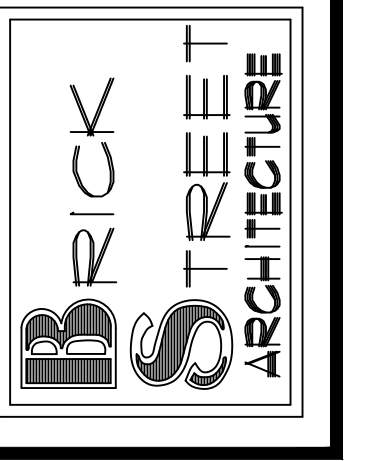
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DEMOLITION NOTES

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DEMOLITION ELEVATIONS

PROPOSED RENOVATION PLANS
for
JEFFERSON COUNTY
COMMUNITY MINISTRIES
202 RACETRACK STREET CLINIC
RANSON, WEST VIRGINIA

DRAWN	JKING	CHECKED	AS NOTED
DATE	01/15/2025	SCALE	AS NOTED
PROJECT NUMBER	2025-01	FILE NO.	
DRAWING NUMBER	DE1.1		

DE1.1