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111 W. MAIN ST. VAN WERT, OH 45891

VAN WERT REDEVELOPMENT, PHASE 2 RENOVATION

FIRE PROTECTION
DESIGN/BUILD
CONTRACTOR TBD UNDER
SEPARATE COVER

STRUCTURAL ENGINEER
ADVANTAGE GROUP
1527 MADISON ROAD, FL 2
CINCINNATI, OH 45206
(513) 396-8900

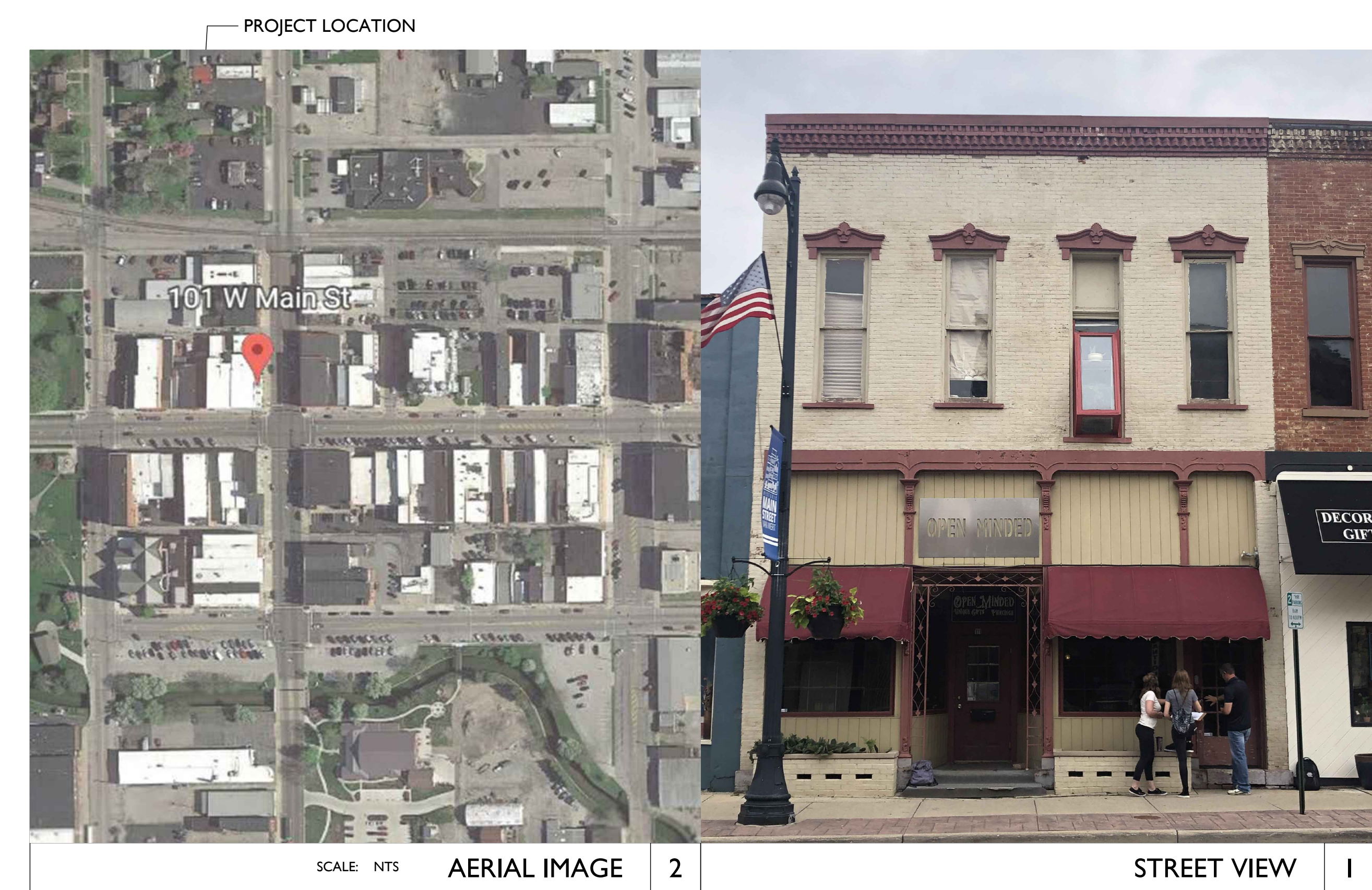
MEP ENGINEER
ENGINEERED BUILDING SYSTEMS
515 MONMOUTH STREET, STE 204
NEWPORT, KY 41071
(859) 801-2628

CIVIL ENGINEER
J.P.R.
222 PEARL STREET
FORT WAYNE, IN 46802
(574) 232-4388

ARCHITECT
PLATTE ARCHITECTURE + DESIGN, LLC
1810 CAMPBELL ALLEY, STE 300
CINCINNATI, OH 45202
(513) 871-1850

DEVELOPER
MODEL GROUP
1826 RACE STREET
CINCINNATI, OH 45202
(513) 559-0048

CLIENT
VAN WERT COUNTY FOUNDATION
138 E. MAIN STREET
VAN WERT, OH 45891
(419) 238-1743

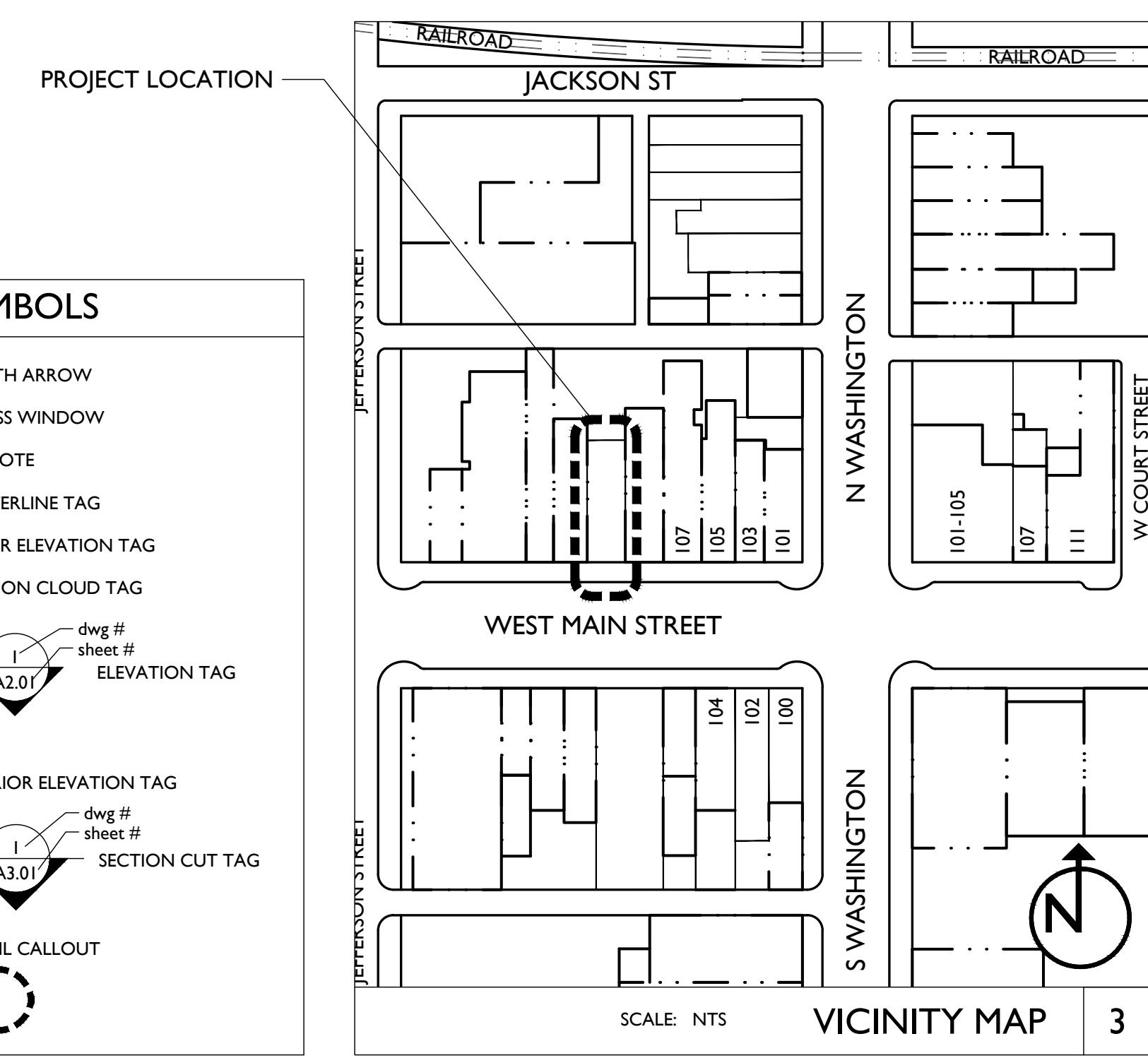


SCALE: NTS AERIAL IMAGE 2 STREET VIEW 1

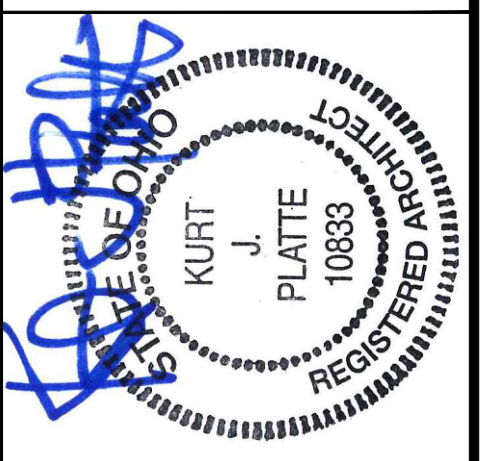
PROJECT DESCRIPTION

THIS PROJECT IS AN OVERALL RESTORATION AND RENOVATION OF AN EXISTING HISTORIC 3-STORY MIXED-USE BUILDING. THE BUILDING WILL REMAIN COMMERCIAL ON THE GROUND FLOOR AND 2 UNITS OF RESIDENTIAL ON THE SECOND FLOOR. A REPLICA HISTORIC BALCONY WILL BE INSTALLED ON THE FRONT AT THE 2ND FLOOR.
DEMOLITION WORK WILL INCLUDE NON-STRUCTURAL INTERIOR DEMOLITION AND SELECT DEMOLITION OF INTERIOR BEARING WALLS, AND MASONRY FOR NEW WINDOW AND DOOR OPENINGS. NEW WORK TO INCLUDE INTERIOR PARTITION WALLS, KITCHENS, BATHROOMS, FINISHES, AND MECHANICAL SYSTEMS.

TYPICAL ABBREVIATIONS		TYPICAL SYMBOLS	
ADJ	ADJACENT	EQ	EQUAL
A.F.F.	ABOVE FINISH FLOOR	EXG	EXISTING
ALT	ALTERNATE	EXT	EXTERIOR
ALUM	ALUMINUM	FDC	FIRE DEPARTMENT CONNECTION
APPROX	APPROXIMATELY	FDN	FOUNDATION
APT	APARTMENT	F.E.	FIRE EXTINGUISHER
BD	BOARD	F.F.E.	FINISH FLOOR ELEVATION
BLDG	BUILDING	FLR	FLOOR
C.L.	CENTER LINE	FTG	FOOTING
C.J.	CONTROL JOINT	G.C.	GENERAL CONTRACTOR
CLG	CILING	GYP	GYPSUM
CLR	CLEAR DIMENSION	H.M.	HOLLOW METAL
C.M.U.	CONCRETE MASONRY UNIT	HR	HOUR
COL	COLUMN	HORIZ	HORIZONTAL
CONC	CONCRETE	HVAC	HEATING, VENTILATION, & AIR CONDITIONING
CONT	CONTINUOUS/CONTINUED	INCL	INCLUDED/INCLUDING
CONTR	CONTRACTOR	INFO	INFORMATION
DIAG	DIAGONAL	INSUL	INSULATED/INSULATING
DIA or Ø	DIAMETER	INT	INTERIOR
DIM(S)	DIMENSION(S)	LL	LIVE LOAD
D.O.T.E.	DEPARTMENT OF TRANSPORTATION & ENGINEERING	MATL	MATERIAL
D.L.	DEAD LOAD	MECH	MECHANICAL
D.S.	DOWNSPOUT	MEP	ELECTRICAL, AND PLUMBING
DTL(S)	DETAIL(S)	MIN	MINIMUM
DWG(S)	DRAWING(S)	MAX	MAXIMUM
EA	EACH	MANUF	MANUFACTURER
ELEC	ELECTRICAL	N/A	NOT APPLICABLE
ELEV(S)	ELEVATION(S)	N.I.C.	NOT IN CONTRACT
EJ.	EXPANSION JOINT	N.I.S.	NOT IN SCOPE
N.T.S.	NOT TO SCALE	OBC	OHIO BUILDING CODE
O.C.	ON CENTER	OPNG	OPENING
OPP	OPPOSITE	OPP	OVER
PLWD	PLYWOOD	PLUMB	PLUMBING
PT.	PRESSURE TREATED	RCP	REFLECTED CEILING PLAN
REQ	REQUIRED	REV	REVISED/REVISION
R.O.	ROUGH OPENING	R.O.V.	RIGHT OF WAY
SECT	SECTION	SECT	SECTION
SF	SQUARE FEET	SPEC	SPECIFICATION
STRUCT	STRUCTURAL	T.O. or T/	TOP OF TONGUE & GROOVE
TYP	TYPICAL	U.N.O.	UNLESS NOTED OTHERWISE
V.B.	VAPOR BARRIER	V.V.F. or ±	VERIFY IN FIELD
W/	WITH	W/O	WITHOUT
WD	WOOD		



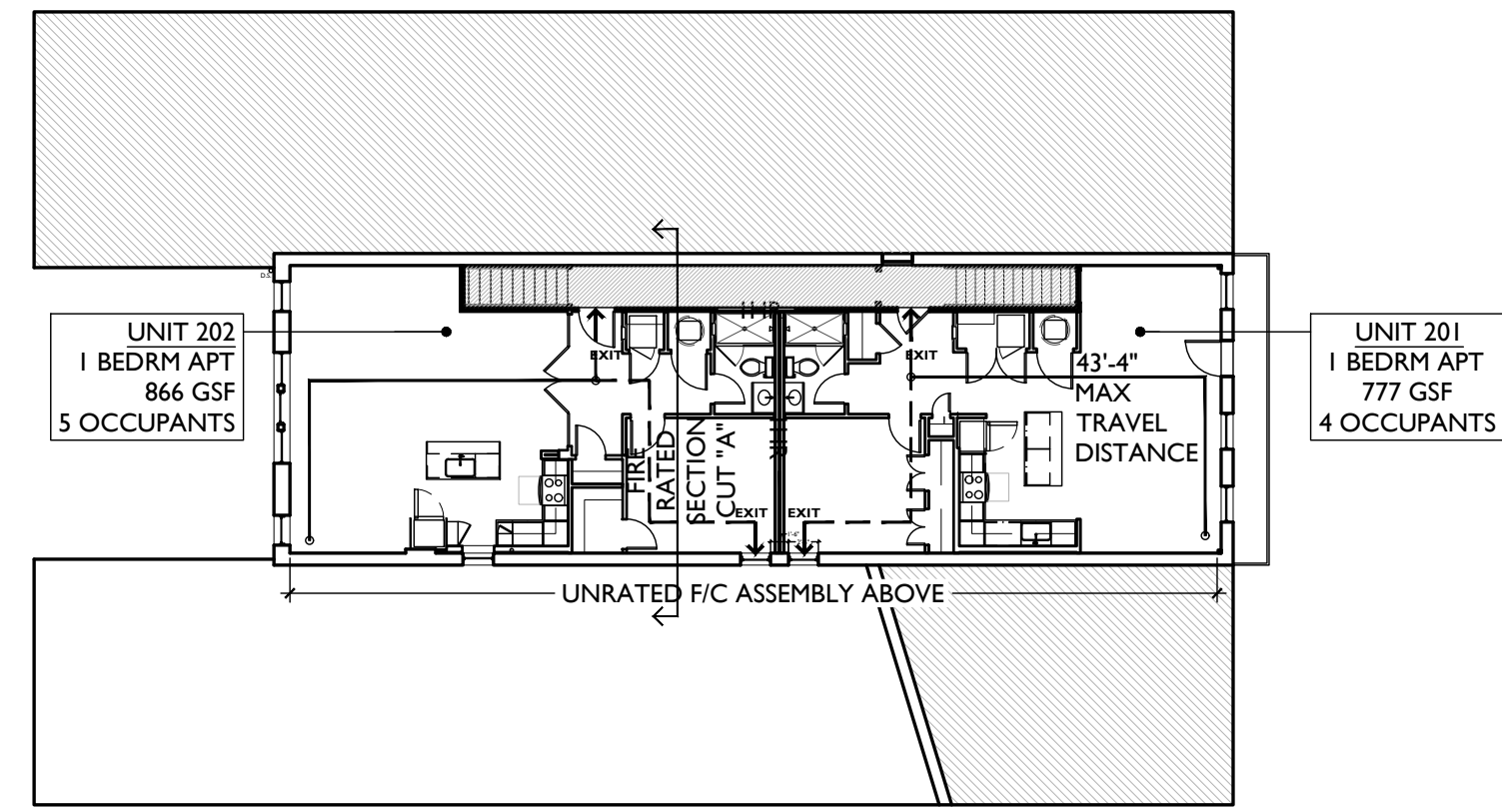
SCALE: NTS VICINITY MAP 3



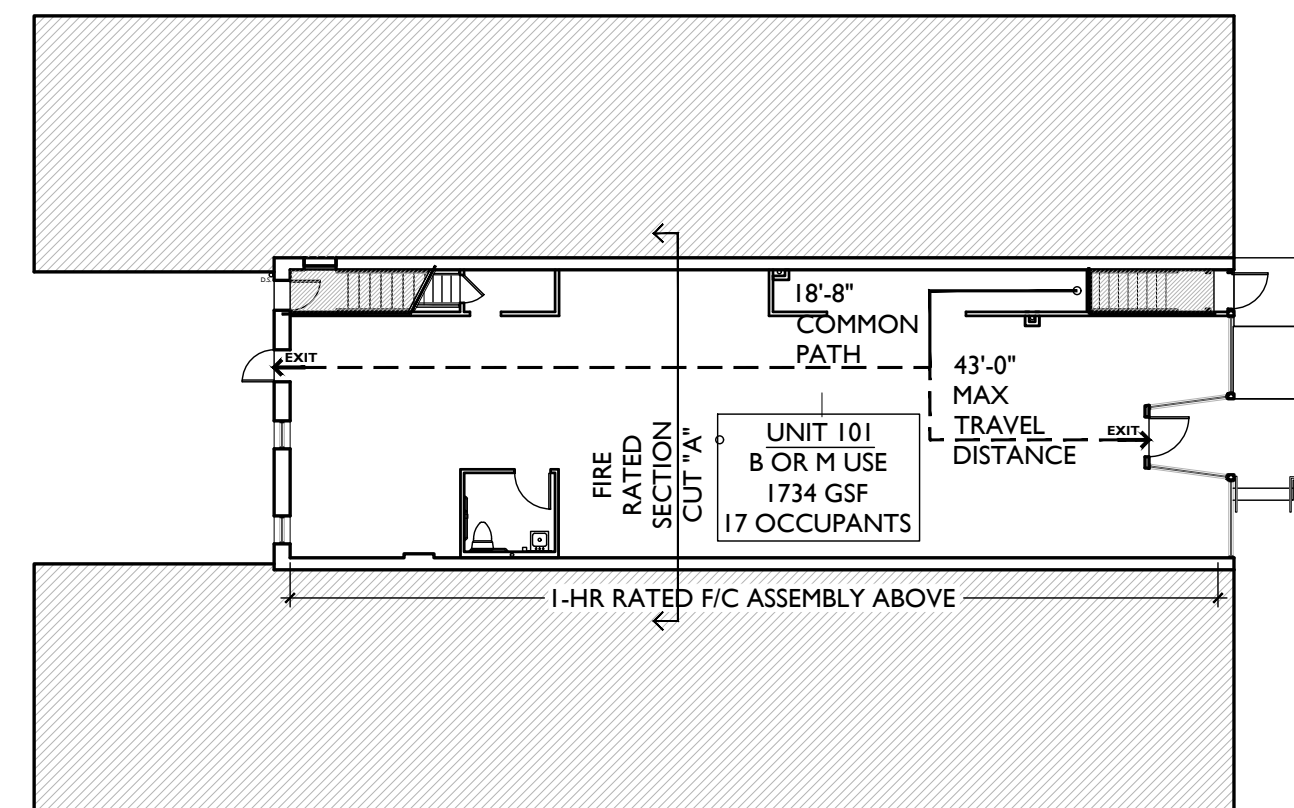
KURT PLATTE 10833
EXP DATE 12.31.2023
Progress Dates
05-16-2023 - BID / PERMIT
Revisions
Design Team:
TB, AM, CS
Drawn by:
TB

PROPOSED PROJECT:
RENOVATION FOR
111 W MAIN ST
VAN WERT, OH 45891
VAN WERT REDEVELOPMENT, PHASE 2
Job No: 22013 05.11.2023
GO.00

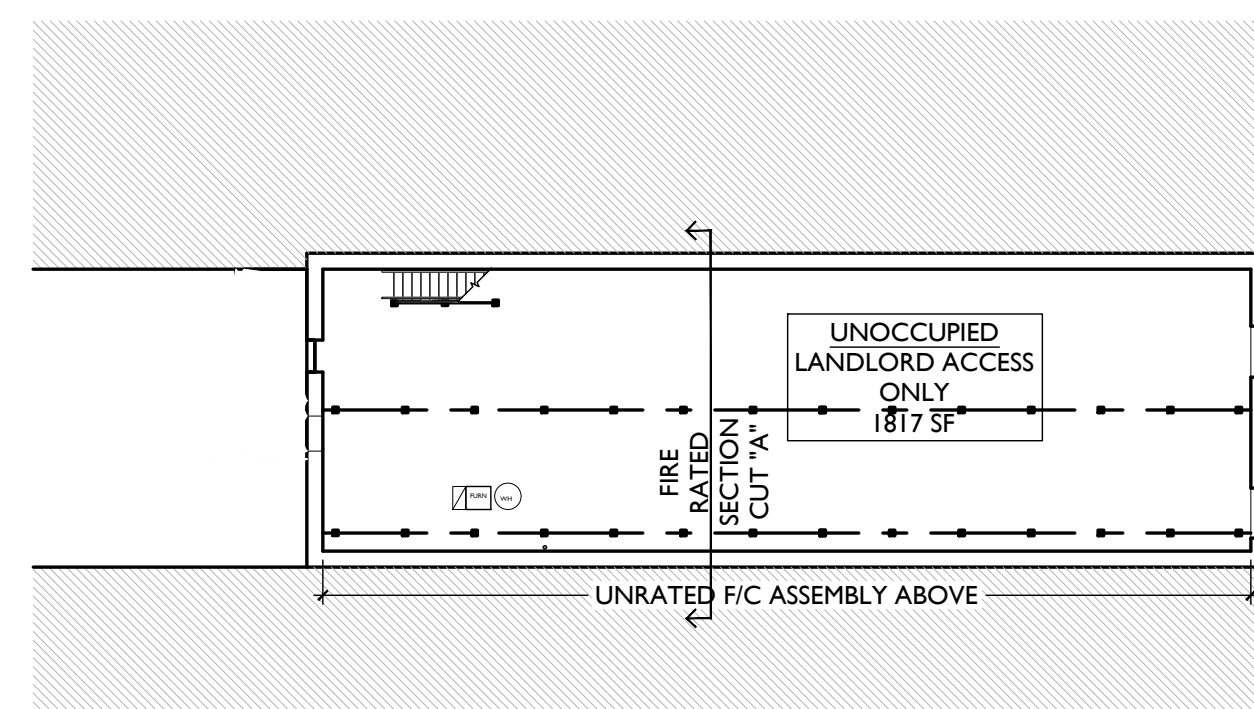
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1810 CAMPBELL ALLEY, SUITE 300 | CINCINNATI, OH 45202
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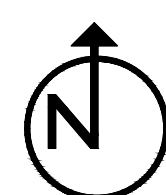
SECOND FLOOR



FIRST FLOOR



BASEMENT

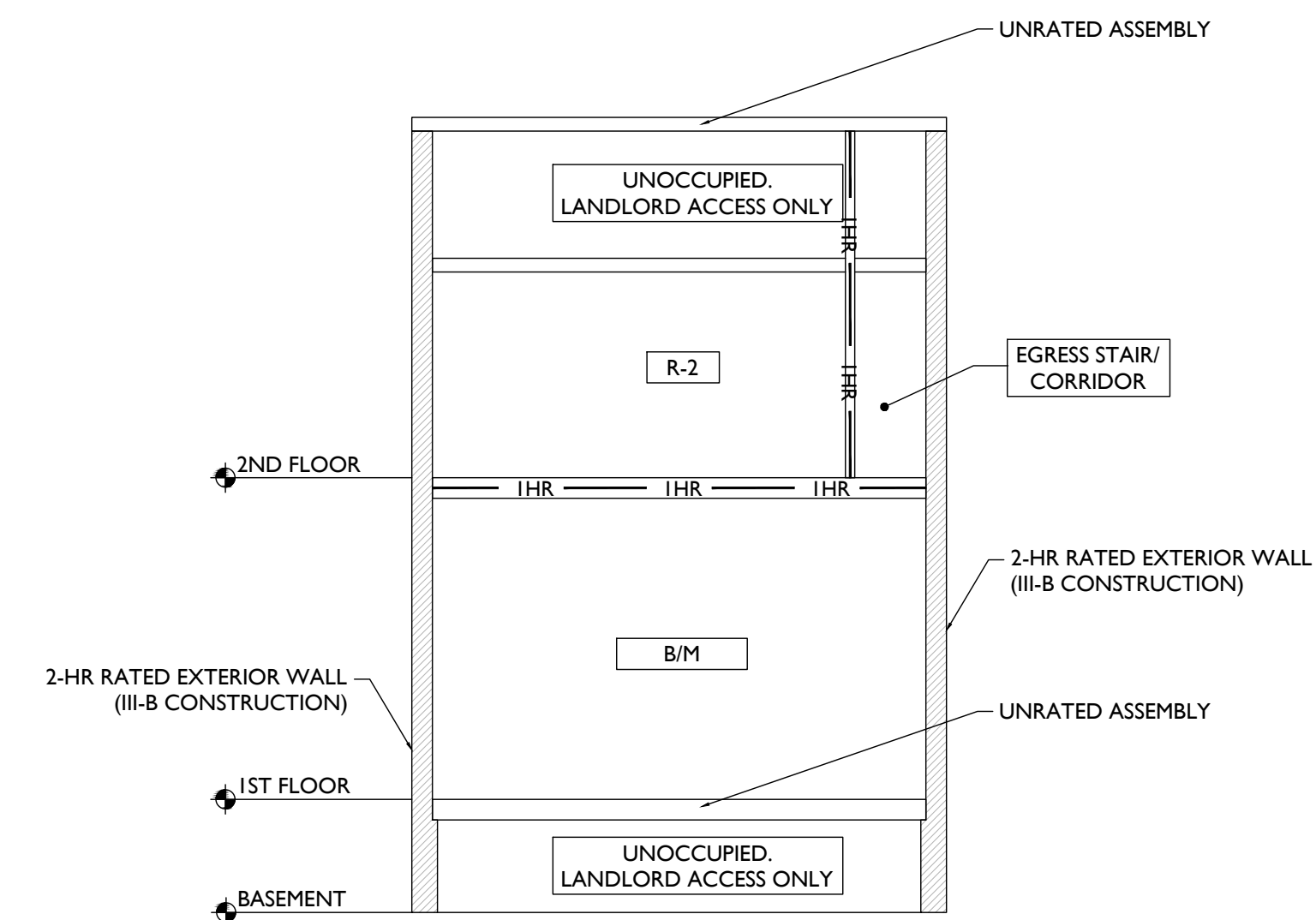
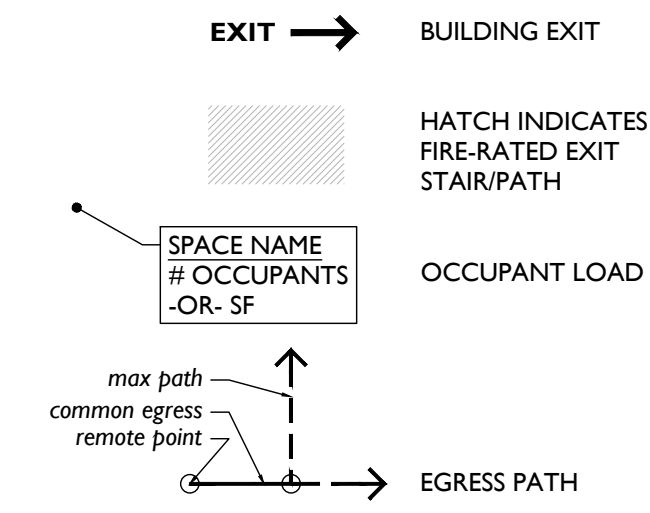


SCALE: 1/16" = 1'-0"

EGRESS DIAGRAMS GENERAL NOTES:

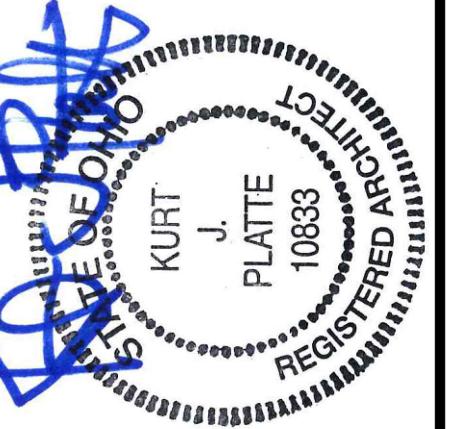
- A. HORIZONTAL FLOOR/CEILING + ROOF ASSEMBLIES ARE INDICATED ON THIS PAGE AND IN THE NEW WORK PLANS.
- B. RATED PARTITIONS ARE INDICATED IN NEW WORK PLANS.
- C. SEE SHEET A6.00 FOR ASSEMBLIES + PARTITION TYPES DETAILS.

EGRESS DIAGRAMS GRAPHIC KEY:



FIRE RATING SECTION DIAGRAM "A"

SCALE: 1/8" = 1'-0"



KURT PLATTE 10833
EXP DATE 12.31.2023

Progress Dates
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Revisions

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TB, AM, CS
Drawn by:
TB

PROPOSED PROJECT:
**RENOVATION FOR
111 W MAIN ST**
VAN WERT, OH 45891
VAN WERT REDEVELOPMENT, PHASE 2

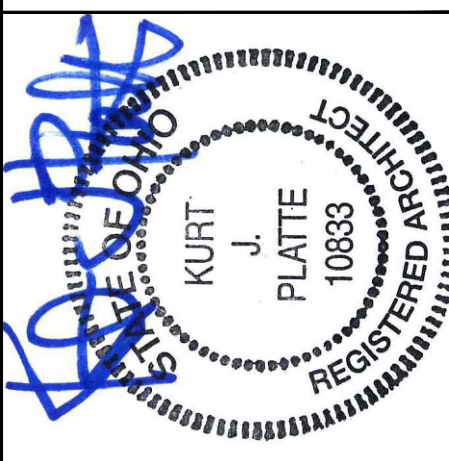
Job No: 22013 05.11.2023

PROJECT LOCATION	111 West Main St. Van Wert, OH 45891				
OWNER	Van Wert Foundation 138 East Main St. Van Wert, OH 45891				
AUTHORITY HAVING JURISDICTION	Zoning: City of Van Wert Planning Commission 515 E. Main St. Van Wert, OH 45891 419.238.1237	Permit: Ohio Department of Commerce Division of Industrial Compliance 6606 Tussing Rd. Reynoldsburg, OH 43068 614.644.2223			
BUILDING CODES & STANDARDS	BUILDING CODE:	2017 Ohio Building Code			
APPLICABLE FEDERAL REGULATIONS	FIRE:	2017 Ohio Fire Code			
		ICC/ANSIA117.1 2009 Accessible and Usable Buildings and Facilities			
PROJECT DESCRIPTION	This project is the rehabilitation/renovation of an existing historic mixed-use building, formerly known as the Rank Painter Gallery. The building is 2 stories with a full basement. The basement will remain unoccupied with the exception of mechanical equipment. The first floor will be commercial turnkey with the potential B/M/A-2 Use. The second floor will remain use R-2 apartments. A new metal balcony and skylight will be installed in their historic locations. New ramped sidewalks will provide front ADA entry to the commercial space. Demolition work will include non-structural interior demolition and masonry for new window and door openings. New work to include selective structural framing and stair repair, interior partitions walls, kitchens, bathrooms, finishes, and mechanical systems. This project has been submitted for historic tax credits with the state historic preservation office and national park service, and therefore will be dictated by chapter 34 sections 3-11 and supporting sections of the OBC. <i>Sprinkler and Fire Alarm Systems will be submitted under a separate permit.</i>				
CONSTRUCTION CLASSIFICATION	Type III-B	<u>EXISTING</u>	<u>PROPOSED</u>	602	
	Exterior Bearing:	Masonry / 2HR	Masonry / 2HR		
	Interior Bearing:	Wood	Wood		
	Interior Non-Bearing	Wood	Wood/Mtl		
	Non-Bearing Floor/Roof	Wood / 0HR	Wood / 2HR		
PROPOSED BUILDING OCCUPANCY CLASSIFICATIONS	Mixed-Use	<u>EXISTING</u>	<u>PROPOSED</u>		
	Basement	unoccupied	unoccupied	311.2	
	First Floor	B/M	B/M/A-2	304/309/303.3	
	Second Floor	R-2	R-2	310.4	
AUTOMATIC SPRINKLER SYSTEM	A new sprinkler system will be provided throughout per requirements of 903.3.1.1 NFPA 13 sprinkler systems.			903	
STANDPIPE SYSTEM	Not required.			905	
PORTABLE FIRE EXTINGUISHERS	Fire extinguishers will be provided in each dwelling unit and as otherwise required by Section 906 in coordination with the local fire department. GC to coordinate.			906	
FIRE ALARM	A fire alarm and detection system w/occupant notification devices will be provided for R-2 Use and applied for under a separate permit. Manual fire alarm boxes are not required nor provided. Smoke alarms will be installed in dwellings.			907	
BUILDING HEIGHT, NUMBER OF STORIES, & AREA (MIXED USE)	BUILDING HEIGHT	<u>USE:</u>	<u>ALLOWABLE</u>	<u>PROPOSED (EXST)</u>	
		B/M/A-2	75'		504.3
		R-2	75'	34' (top of parapet)	
	STORIES	B	4		504.4
		M / A-2	3		
		R-2	5	2 (above grade)	
	TOTAL AREA (SF)	A-2	28,500		507.4
		B	57,000		
		M	37,500		
		R-2	48,000	3,698 Gross SF (not including basement)	
FIRE RESISTANCE RATINGS: (SPRINKLERED)	USE SEPARATION:	<u>REQUIRED</u>	<u>PROPOSED</u>		
	B or M : R-2	1 HR	1 HR		508.4
	A : R-2	1 HR	1 HR		
	R-2 : R-2	1/2 HR	1 HR		708
HORIZONTAL SEPARATION:	MATCH ABOVE			711.2	
STAIR ENCLOSURE:	(3 STORIES, INCLUDING BASEMENT)	1 HR	1 HR	713.4	

OCCUPANT LOAD	BASEMENT	UNOCCUPIED	<u>PROPOSED</u>	<u>REQ'D EXITS</u>	
	FIRST FLOOR	A-2 (2/3) K (1/3)	1223 / 15 (net) 612 / 200 (grs)	82 OCC 4 OCC	2
		M	1834 / 60 (grs)	31 OCC	1
		B	1834 / 200 (grs)	10 OCC	1
	SECOND FLOOR	R-2	1864 / 200 (grs)	10 OCC	1
	TOTAL (MAX POSSIBLE):			96 OCC	
COMMON PATH OF TRAVEL	USE:	<u>ALLOWABLE</u>	<u>PROVIDED (MAX)</u>		
	A, M	75'	18'-8"		1006.2
	B	100'	18'-8"		
	R-2	125'	43'-4"		
EXIT ACCESS TRAVEL DISTANCE	A, M, R	250'	43'-0"		1017.2
	B	300'	43'-0"		
DEAD END CORRIDOR LENGTH	A-2	20'	10'-1"		1020.4
	B, M, R-2	50'	10'-1"		
NUMBER OF EXITS AND EXIT ACCESS DOORWAYS	FIRST FLOOR	USE:	<u>REQUIRED</u>	<u>PROPOSED</u>	
		A-2	2	2	
		M	1	2	
		B	1	2	
	SECOND FLOOR	R-2	1	2	1006.2
CORRIDORS FIRE-RESISTANCE	Suppressed, R-2 Occ. Load <11	<u>REQUIRED</u>	<u>PROPOSED</u>		
	Suppressed, A,B,M Occ. Load <30	0	1		1020.1
		0	N/A		
MINIMUM CORRIDOR WIDTH	1st Floor	44"	N/A		1020.2
	2nd Floor, Occ. Load <50	36"	42"		
INTERIOR FINISH RATINGS (SPRINKLERED)	Exit Stairways, Uses A-2, B, M	B	B or greater		
	Exit Stairways, Use R-2	C	C or greater		
	Corridors, Uses B, M, R-2	C	C or greater		803.11
	Corridors, Use A-2	B	B or greater		
	Rooms and Enclosed Spaces, Uses A-2, B, M, R-2	C	C or greater		
ACCESSIBILITY	ALL FIRST FLOOR COMMERCIAL SPACES SHALL BE ACCESSIBLE TO THE EXTENT FEASIBLE. PLATTE ARCHITECTURE + DESIGN IN CONJUNCTION WITH OUR CONSULTANTS AND THE OWNER WILL ATTEMPT TO IMPROVE THE ACCESSIBILITY OF HISTORIC BUILDINGS TO THE EXTENT FEASIBLE AND WITHOUT ALTERING THE BUILDING STRUCTURE OR HISTORIC CHARACTER. BUILDING ELEMENTS THAT DO NOT FULLY MEET THE REQUIREMENTS OF ICC A117.1 AS REFERENCED IN THE 2017 OBC WILL NOT BE INDICATED OR IDENTIFIED AS ACCESSIBLE				
PLUMBING FIXTURE FACILITIES	BASEMENT	UNOCCUPIED	<u>OCCUPANT COUNT</u>	<u>WC REQUIRED</u>	<u>WC PROVIDED</u>
	FIRST FLOOR	A-2 / K	86 OCC	2	1
		M	31 OCC	1	1
		B	10 OCC	1	1
	SECOND FLOOR	R-2	10 OCC	2 (1 per unit)	2 (1 per unit)
	*If/when commercial space is fit-out with restaurant, requiring two restrooms, the tenant fit-out permit will provide second restroom.				

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Job No: 22013 05.11.2023

G0.02

THIS IS A HISTORIC TAX CREDIT PROJECT. WORK MUST COMPLY W/ THE APPROVED PART 2 NARRATIVE, INCLUDING AMENDMENTS, WHICH IS CONSIDERED PART OF THE CONSTRUCTION DOCUMENTS.

GENERAL NOTES - HISTORIC PROJECTS

- A. NO HISTORIC ELEMENTS SHALL BE REMOVED OR MODIFIED UNLESS SPECIFICALLY INDICATED IN ARCHITECTURAL PLANS.
- B. REPAIR OR REPLACE EXG DAMAGED OR DETERIORATED FLOOR FRAMING AND/OR WOOD SUBFLOOR PER STRUCTURAL DRAWINGS.
- C. PLASTER & LATH - REFER TO HISTORIC NARRATIVE FOR SPECIFIC GUIDELINES FOR REMOVAL OR RETENTION.
 - RETAIN AT INTERIOR HISTORIC FRAME WALLS.
 - REMOVE LOOSE OR DETERIORATED PLASTER AT INTERIOR HISTORIC MASONRY WALLS.
- D. HISTORIC TRIM TO BE RETAINED, UNO. SEE DEMO & PROPOSED PLANS.
- E. RETAIN HISTORIC WOOD WINDOW SASH, FRAMES, BRICKMOLD & SHUTTER HARDWARE, UNO. SEE DEMO & EXTERIOR ELEVATIONS.
- F. REPAIR MATERIALS THAT ARE DETERIORATED OR HAVE MOISTURE/FIRE DAMAGE AS REQ. IF DAMAGE IS SEVERE AND HISTORIC ELEMENTS ARE NON-SALVAGEABLE, COORDINATE REPLACEMENT ELEMENTS WITH ARCHITECT.
- G. SEE CODE SHEET FOR ROOF/FLOOR/CEILING ASSEMBLY LOCATIONS & PARTITION SCHEDULE FOR TYPES.
- H. PENETRATIONS OF RATED ASSEMBLIES TO BE PROTECTED PER SECTION 713.3 & 713.4 OBC. COORD W/ MEP DWGS.
- I. PROVIDE FIRE BLOCKING PER 717.2 OBC.
- J. PROVIDE DRAFTSTOPPING IN FLOORS, CLGS/ROOFS & ATTICS PER OBC.
- K. PROVIDE BLOCKING FOR SHELVING, CABINETS AND BATHROOM ACCESSORIES AND GRAB BARS. SEE PLANS AND INTERIOR ELEVATIONS.
- L. USE PRESSURE TREATED WOOD IN THE FOLLOWING LOCATIONS:
 - EXTERIOR APPLICATIONS.
 - IN BASEMENTS.
 - WOOD IN CONTACT WITH MASONRY, STONE, OR CONCRETE.
 - AT ANY NEW FRAMING IN CONTACT W/ MASONRY OR FOUNDATION WALL, PROVIDE SEPARATION JOIST & BEAM END WRAPS.
- M. EXTERIOR TRIM, SOFFITS, CORNICE AND CAST IRON STOREFRONT TO BE REPAIRED/RETAINED/REPLACED AND PAINTED, EXG. UN-PAINTED BRICK AND STONE TO REMAIN UNPAINTED. SEE EXTERIOR ELEVATIONS FOR SCOPE OF WORK. COORD COLORS DIRECTLY W/ ARCHITECT.
- N. ADDITIONAL OPENINGS IN EXT WALLS MAY BE REQ FOR VARIOUS MEP ITEMS ARE NOT SHOWN ON ARCHITECTURAL OR STRUCTURAL DRAWINGS. COORD W/ MEP PLANS. CONTACT ARCHITECT FOR PLACEMENT.
- O. PROVIDE FIRE EXTINGUISHERS PER NFPA REQS. COORD W/ FIRE MARSHALL.
- P. FASTENERS INTO EXISTING HISTORIC MASONRY WALLS ARE TO BE FASTENED INTO MORTAR JOINTS.
- Q. EXTERIOR STEEL TO BE DUPLEX-FINISH (GALVANIZED, WITH HIGH-PERFORMANCE COMPATIBLE EPOXY PAINT).
- R. PROVIDE R19 MINERAL WOOL BATT INSULATION @ BASEMENT RIM BD. THROUGHOUT.
- S. WHERE INFILLING EXISTING OPENINGS IN, OR EXTENDING THE LENGTH OF AN EXISTING WOOD FRAMED PARTITION, FINISH FACES OF THE NEW CONSTRUCTION ARE TO ALIGN WITH ADJACENT EXISTING FINISH FACES ON BOTH SIDES.
- T. MASONRY CLEANING:
 - CONTRACTOR SHALL PERFORM MASONRY CLEANING WORK IN ACCORDANCE WITH PRESERVATION BRIEF 6 - "DANGERS OF ABRASIVE CLEANING TO HISTORIC BUILDINGS." ([HTTPS://WWW.NPS.GOV/TPSI/HOW-TO-PRESERVE/BRIEFS/6-DANGERS-ABRASIVE-CLEANING.HTM](https://www.nps.gov/tpsi/how-to-preserve/briefs/6-dangers-abrasive-cleaning.htm))
 - CONTRACTOR SHALL CLEAN EXISTING MASONRY THROUGHOUT USING THE GENTLEST MEANS POSSIBLE AND SHALL START EACH NEW METHOD OF CLEANING (E.G. BY BRUSH, WITH DETERGENT, WITH WATER PRESSURE, ETC.) IN DISCRETE AREA OF EACH WALL.
 - CONTRACTOR SHALL BEGIN BY CLEANING WITH WATER AND NATURAL BRISTLE BRUSHES. CONTRACTOR SHALL THEN CLEAN ANY AREAS THAT REQUIRE FURTHER CLEANING USING NON-ABRASIVE, NON-ACIDIC DETERGENTS WITH NATURAL BRISTLE BRUSHES. CONTRACTOR SHALL THEN CLEAN ANY AREAS THAT REQUIRE FURTHER CLEANING USING NON-ABRASIVE, NON-ACIDIC DETERGENTS WITH LOW PRESSURE WATER (STARTING AT 20 PSI AT TIP). UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE PRESSURE WASHING WITH GREATER THAN 40 PSI AT TIP. CLEANING SHALL BE PERFORMED EVENLY THROUGHOUT THE ENTIRETY OF EACH WALL. WALLS WHERE STUCCO / PARGING IS TO REMAIN SHALL NOT BE CLEANED WITH PRESSURE WASHING. REMOVE EXISTING LOOSE STUCCO / PARGING BY HAND WITH BRUSHES.
- U. GYPSUM BOARD: 5/8" TYPE X GYPSUM BOARD IN LOCATIONS PER PARTITION SCHEDULE. MOLD & MOISTURE RESISTANT GYPSUM BOARD IN ALL WET AREAS - RESTROOMS, KITCHENS, LAUNDRY, BASEMENTS.
- V. HAND & GUARD INTERIOR WOOD RAILS: BOD - KOETTER RAILING PROFILE K-6042, RED OAK.

GENERAL NOTES - COMMERCIAL PROJECTS

CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION AND OTHER SERVICES AS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE PROJECT. CONTRACTOR SHALL PAY FOR ALL SALES AND USE TAXES REQUIRED BY LAW, AND SHALL BE INCLUDED IN THE BID.

- 1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND INFORMATION IN THESE DRAWINGS.
- 2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, INCLUDING SITE CONDITIONS. ALL OMISSIONS, AND INCONSISTENCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. FAILURE TO DO SO WILL RELEASE THE ARCHITECT OF ALL RESPONSIBILITY. ANY CHANGES FROM THESE DOCUMENTS ARE THE RESPONSIBILITY OF THE CONTRACTOR. THESE DRAWINGS ARE NOT BE SCALED. IF INSUFFICIENT INFORMATION EXISTS, CONTACT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK. EACH CONTRACTOR SHALL VISIT THE SITE TOBECOME FAMILIAR WITH EXISTING CONDITIONS AS MAY EFFECT HIS OWN WORK, DESIGN/BUILD OR OTHERWISE.
- 3. IT SHALL BE THE RESPONSIBILITY OF THE BUILDING OWNER TO SUPERVISE THE CONSTRUCTION AND INSURE THAT THESE DRAWINGS ARE COMPLIED WITH IN THE EVENT THAT THIS ARCHITECT IS NOT RETAINED FOR SUCH SERVICES. AT THE TIME OF THIS PRINTING, THIS ARCHITECT HAS NOT BEEN RETAINED FOR CONSTRUCTION SUPERVISION OR CONSTRUCTION OBSERVATION.
- 4. ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODES, ORDINANCES, AND REGULATIONS, INCLUDING THE AMERICANS WITH DISABILITIES ACT, HAVING AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK, AND SHALL BE DONE TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY THE RESPECTIVE TRADE.
- 5. GUARANTEES SHALL BE REQUIRED OF ALL BRANCHES OF THE WORK. CONTRACTORS TO REMEDY ANY DEFECTS IN THEIR WORK AND PAY FOR ANY RESULTANT DAMAGES TO OTHER WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.
- 6. CONTRACTOR SHALL SUPERVISE THE WORK DURING PROGRESS. HE SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. HE SHALL BE RESPONSIBLE FOR CONSTRUCTION SAFETY; COMPLIANCE TO BE IN ACCORDANCE WITH ALL STATE, FEDERAL AND O.S.H.A. REGULATIONS.
- 7. CONTRACTOR AND ALL SUB-CONTRACTOR SHALL MAINTAIN THE JOB CLEAR OF TRASH AND DEBRIS. ALL WASTE MATERIAL, TOOLS, CONSTRUCTION EQUIPMENTAND SURPLUS MATERIAL SHALL BE REMOVED FROM THE SITE PRIOR TO SUBSTANTIAL COMPLETION AND FINAL ACCEPTANCE.
- 8. CONTRACTOR SHALL PRESENT THE PROJECT TO THE OWNER FOR ACCEPTANCE, CLEAN AND READY FOR USE. ALL GLASS TO BE CLEANED, FLOORS SWEEP BROOM CLEAN, FIXTURES WASHED AND LABELS REMOVED FROM ALL ITEMS.
- 9. ANY CONTRACTOR OR SUBCONTRACTOR WHO PERFORMS ANY WORK KNOWING IT TO BE CONTRARY TO APPLICABLE LAWS, ORDINANCES OR REGULATION, AND WITHOUT WRITTEN NOTICE TO THE ARCHITECT SHALL ASSUME FULL RESPONSIBILITY AND SHALL BEAR ALL ATTRIBUTABLE COSTS.

GENERAL NOTES: FLOOR PLAN

- 1. EXTERIOR DIMENSIONS ARE TAKEN FROM FACE OF EXTERIOR WALL. INTERIOR DIMENSIONS ARE TAKEN FROM FROM FINISHED FACE OF EXISTING WALLS AND FACE OF FRAMING ON NEW WALLS.
- 2. ALL METAL STUDS AT TO BE 3 5/8" AT 16" O.C. UNLESS OTHERWISE NOTED.
- 3. ALL GYPSUM BOARD TO BE TYPE "X", 5/8" THICKNESS. ONE LAYER EACH SIDE OF STUDS UNLESS OTHERWISE NOTED.
- 4. PROVIDE BLOCKING/REINFORCING PER MANUFACTURERS REQUIRMENTS IN WALLS TO RECEIVE EQUIPMENT BY OWNER.

GENERAL NOTES: ALL TRADES

- 1. FURNISH ALL LABOR, MATERIAL, AND APPURTENANCE NECESSARY FOR A COMPLETE AND OPERATIONAL SYSTEM AS SHOWN OR REQUIRED.
- 2. ALL WORK SHALL CONFORM TO APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. EACH CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, TESTS AND INSPECTIONS FOR THEIR OWN WORK AS REQUIRED BY AUTHORITIES HAVING JURISDICTION.
- 3. PERFORM ALL TESTS, ADJUSTMENTS, ETC. AS REQUIRED BY EQUIPMENT MANUFACTURER OR AUTHORITIES HAVING JURISDICTION.
- 4. CONTRACTORS SHALL VISIT SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS AS MAY AFFECT HIS/HER OWN WORK. EACH CONTRACTOR SHALL COORDINATE HIS/HER OWN WORK WITH THAT OF OTHER TRADES.
- 5. EACH CONTRACTOR SHALL FURNISH ALL CUTTING AND PATCHING REQUIRED FOR HIS/HER OWN WORK. NO CUTTING SHALL BE PERFORMED WITHOUT PRIOR APPROVAL OF GENERAL CONTRACTOR.
- 6. ALL WORK PASSING THROUGH FIRE-RATED PARTITIONS OR ASSEMBLIES TO BE SEALED IN ACCORDANCE WITH NFPA STANDARDS.
- 7. WORKMANSHIP SHALL REPRESENT THE HIGHEST STANDARD OF THE INDUSTRY. GUARANTEE ALL MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE.

GENERAL NOTES: MECHANICAL AND PLUMBING

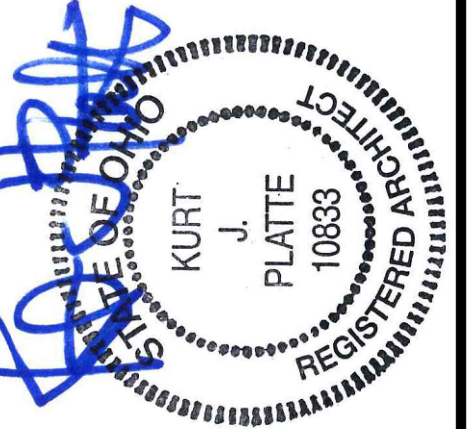
- 1. ALL EQUIPMENT, PIPING, FIXTURES AND ACCESSORIES SHALL BE FURNISHED AND INSTALLED BY THIS CONTRACTOR IN ACCORDANCE WITH BUILDING OWNER'S STANDARDS.
- 2. MECHANICAL CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING EQUIPMENT, PIPES, DUCT, ETC. PRIOR TO ROUGH-IN. CONTRACTOR TO LOCATE AND IDENTIFY ALL EXISTING PIPING TO BE TIED INTO AND SHALL APPROVE CONNECTIONS TO EXISTING LINES WITH BUILDING OWNER.
- 3. CONTROL WIRING SHALL BE FURNISHED AND INSTALLED BY HVAC CONTRACTOR. POWER WIRING SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR.
- 4. ALL EQUIPMENT, PIPES, DUCTS, ETC. SHALL BE INSTALLED CONCEALED UNLESS SHOWN OR APPROVED OTHERWISE.

GENERAL NOTES: ELECTRICAL

- 1. ALL EQUIPMENT, FIXTURES AND MATERIALS SHALL BE FURNISHED AND INSTALLED BY THIS CONTRACTOR IN ACCORDANCE WITH THE ELECTRICAL PERFORMANCE SPECIFICATIONS.
- 2. ELECTRICAL CONTRACTOR SHALL VERIFY LOCATIONS OF EXISTING SERVICE PRIOR TO ROUGH-IN.
- 3. ALL EQUIPMENT, CONDUITS, RACEWAYS, ETC. SHALL BE INSTALLED CONCEALED WHEREVER POSSIBLE. WHERE EXPOSED, RUN CONDUITS, RACEWAYS, ETC. PARALLEL TO THE STRUCTURE OR AS APPROVED BY OWNER AND ARCHITECT.
- 4. CONTROL WIRING SHALL BE FURNISHED AND INSTALLED BY THE HVAC CONTRACTOR. POWER WIRING AND CONDUIT SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR.
- 5. CIRCUITS SHALL BE RUN TO PROPER RE AND LP PANELS IN ACCORDANCE WITH BUILDING STANDARDS.
- 6. NMC (NON-METALLIC CLAD) ELECTRIC CABLE IS NOT PERMITTED.
- 7. NEW EXIT SIGNS AND EMERGENCY LIGHTS TO BE WIRED AHEAD OF ALL SWITCHING.
- 8. WHEN COMBINED WITH NIGHT LIGHTS, EXIT SIGNS AND EMERGENCY LIGHTS TO BE SERVICED BY A SWITCHED, DEDICATED CIRCUIT EQUIPPED WITH BREAKER LOCK-OUT.
- 9. NEW EXIT SIGNS & EMERGENCY LIGHTS TO HAVE 1 1/2 HOUR BATTERY BACK-UP POWER SERVICE.
- 10. OUTLETS AND SWITCHES TO BE MOUNTED AT THE FOLLOWING HEIGHTS UNLESS OTHERWISE NOTED: WALL SWITCHES: 44" AFF. RECEPTACLES: 18" AFF. ALL INTERIOR EXPOSED CONDUIT ON HISTORIC MASONRY WALLS TO BE INSTALLED IN A SINGLE HORIZONTAL RUN 18" A.F.F. UNLESS NOTED OTHERWISE IN THE SHPO PART 2 NARRATIVES. IF HEIGHT CONFLICTS WITH HISTORIC ELEMENTS SUCH AS WINDOWS OR TRIM, CONTACT ARCHITECT BEFORE INSTALLING.

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KURT PLATTE 10833
EXP DATE 12.31.2023

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05-16-2023 - BID / PERMIT

Revisions

Design Team:
TB, AM, CS
Drawn by:
TB

PROPOSED PROJECT:
RENOVATION FOR
111 W MAIN ST
VAN WERT, OH 45891
VAN WERT REDEVELOPMENT, PHASE 2

Job No: 22013 05.11.2023

G0.03

GENERAL NOTES

1. A PRE-CONSTRUCTION MEETING BETWEEN THE OWNER, DEVELOPER, THE DEVELOPER'S CONTRACTOR, AND THE APPROPRIATE COUNTY AND/OR CITY PERSONNEL MUST BE SCHEDULED PRIOR TO ANY WORK BEING PERFORMED ON THE SITE.
2. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
3. CONTRACTOR SHALL RETAIN A LICENSED LAND SURVEYOR TO ESTABLISH GRADES AND LOCATE BUILDINGS.
4. FOR PROTECTION OF UNDERGROUND UTILITIES AND IN CONFORMANCE WITH PUBLIC ACT 53,1974, THE CONTRACTOR SHALL CALL OHIO 811. AT 800-362-2764 A MINIMUM OF THREE FULL WORKING DAYS, EXCLUDING SATURDAYS, SUNDAYS, AND HOLIDAYS, PRIOR TO BEGINNING EACH EXCAVATION IN AREAS WHERE PUBLIC UTILITIES HAVE NOT BEEN PREVIOUSLY LOCATED. MEMBERS WILL THUS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE A PART OF THE OUPS ALERT SYSTEM. THE CONTRACTOR SHALL CONDUCT OPERATIONS IN A MANNER AS TO ENSURE THAT THOSE UTILITIES NOT REQUIRING RELOCATION WILL NOT BE DISTURBED.
5. THE CONTRACTOR SHALL INSTALL A TEMPORARY PEDESTRIAN SECURITY FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
6. ALL CONSTRUCTION SIGNING SHALL BE IN ACCORDANCE WITH THE OHIO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. REGULATORY SIGNAGE AS NECESSARY FOR MAINTAINING SAFE TRAFFIC ON ADJACENT ROADWAYS SHALL BE PER THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT). THE CONTRACTOR IS RESPONSIBLE FOR PROPER TRAFFIC CONTROL AND WARNING SIGNING AND DEVICES FOR THE DURATION OF CONSTRUCTION ON ANY PUBLIC STREET. FAILURE TO DO SO WILL RESULT IN THE CITY PROVIDING THE NECESSARY EQUIPMENT AND CHARGING THE CONTRACTOR WITH ALL RELATED COSTS.
7. WHEN WORKING WITHIN PUBLIC RIGHTS-OF-WAY, THE CONTRACTOR SHALL MAINTAIN FLASHING WARNING LIGHTS ON CONSTRUCTION SIGNS AND BARRICADES ON A MINIMUM WEEKLY BASIS, AND SHALL PROMPTLY RESPOND TO PROBLEMS WITH THESE AS DIRECTED, (I.E. FALLEN SIGNS, OBSTRUCTED SIGNS, ETC.).
8. ALL SITE IMPROVEMENTS ON-SITE OR OFF ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR MUST OBTAIN ALL PERMITS TO WORK IN RIGHTS-OF-WAY UNLESS OTHERWISE NOTED.
9. THE CONTRACTOR SHALL PROMPTLY RE-GRADE AND RE-VEGETATE ERODED AREAS, AND CLEAN UP SEDIMENTATION RESULTING FROM CONSTRUCTION.
10. THE CONTRACTOR SHALL UTILIZE AND MAINTAIN (AT ALL TIMES) TEMPORARY EROSION AND SEDIMENTATION CONTROL FEATURES SO AS TO PREVENT ERODED SOILS FROM ENTERING STORM WATER STRUCTURES, PIPES, AND RETENTION PONDS. SEDIMENTATION SHALL BE REMOVED FROM THESE AREAS PRIOR TO PROJECT COMPLETION.
11. ALL WORK SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS IN FORCE AT TIME OF CONSTRUCTION.
12. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
13. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
14. THERE ARE NO SIGNIFICANT IMPACTS TO OFFSITE WATER SHED PATTERNS.
15. THE ENTERING AND EXITING OF EQUIPMENT AND HAULING TRAFFIC FROM THE WORK SITE SHALL BE DONE IN A SAFE MANNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT EQUIPMENT OPERATORS AND HAUL TRUCK DRIVERS, ETC., USE CAUTION AND ACCEPTABLE SPEEDS DURING WORK.
16. DESIGN, INSTALLATION AND SPECIFICATION FOR IMPROVEMENTS RELATED TO GAS, TELEPHONE, ELECTRIC, INTERNET, AND CABLE TELEVISION SERVICES SHALL BE COORDINATED BY THE CONTRACTOR. APPROVAL OF THE DESIGN, SCHEDULE, AND INSTALLATION SHALL BE BY THE OWNER OR OWNER'S REPRESENTATIVE.
17. CONTRACTOR SHALL COORDINATE TELEPHONE, ELECTRIC, INTERNET, AND CABLE TELEVISION CONDUITS WITH THE APPROPRIATE UTILITY PRIOR TO PAVEMENT INSTALLATION.
18. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN LATERAL AND SUBJACENT SUPPORT OF DOMINION ENERGY PIPELINE(S), IN COMPLIANCE TO 29 CFR, PART 1926, SUBPART P, (SAFE EXCAVATION & SHORING), ONE-FOOT MINIMUM VERTICAL AND HORIZONTAL CLEARANCE MUST BE MAINTAINED BETWEEN DOMINION ENERGY OHIO'S (DEO) EXISTING PIPELINE(S) AND ALL OTHER IMPROVEMENTS. EXTREME CARE SHOULD BE TAKEN NOT TO HARM ANY DEO FACILITY (PIPELINES, ETC.) OR APPURTENANCE (PIPE COATING, TRACER WIRE, CATHODIC PROTECTION TEST STATION WIRES & DEVICES, VALVE BOXES, ETC.). DEO FACILITIES MUST BE PROTECTED WITH A TARP DURING BRIDGE CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE AND LIABLE FOR ENSURING THAT ALL DEO EXISTING FACILITIES, ABOVE AND BELOW GROUND, REMAIN UNDAMAGED, ACCESSIBLE, AND IN WORKING ORDER. THE CROSSING OF DEO'S PIPELINE WITH ANOTHER STEEL FACILITY MAY CREATE A POTENTIAL CORROSION ISSUE FOR THE PROPOSED FACILITY AND THE EXISTING DEO FACILITY. PLEASE CONTACT DOMINION ENERGY OHIO'S CORROSION DEPARTMENT: DAVE CUTLIP (330-266-2121), RICK MCDONALD (330-266-2122), OR AL HUMRICHOUSER (330-478-3757).
19. CITY DEPARTMENTS: SAFETY SERVICE DIRECTOR CITY ENGINEER STREET DEPARTMENT WATER DISTRIBUTION DEPARTMENT
515 E. MAIN ST. 515 E. MAIN STREET (419) 238-3086 (419) 238-3086
VAN WERT, OH 45891 VAN WERT, OH 45891
(419) 238-1237 (419) 238-3698 SEWER COLLECTION DEPARTMENT
(419) 238-9676
20. LOCATION TO EXISTING PIPE: WHERE THE PLANS PROVIDE FOR PROPOSED CONDUIT TO BE CONTINUED TO, OR TO CROSS EITHER OVER OR UNDER AN EXISTING SANITARY SEWER, STORM SEWER OR WATER LINE, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE THE EXISTING PIPE BOTH AS TO LINE AND GRADE BEFORE STARTING TO LAY THE PROPOSED CONDUIT.
21. THE MAXIMUM LENGTH OF ANY UTILITY TRENCH TO BE OPEN AT ANY TIME SHALL BE 250' UNLESS OTHERWISE APPROVED
22. COMPACTION METHODS:
 - A. FLOODING SHALL NOT BE PERMITTED
 - B. MECHANICAL DEVICES, HAND DEVICES, VIBRATING PLATES OR OTHER EQUIPMENT APPROVED BY THE CITY IS ACCEPTABLE 1" ABOVE PIPE IN UNIFORM LIFTS OF 12"(LOOSE DEPTH) OF EXISTING NATIVE MATERIAL AND 6"OF GRANULAR BACKFILL. THE HEIGHT OF LIFT WILL DEPEND UPON THE TYPE OF MECHANICAL EQUIPMENT BEING USED. THE HEIGHT WILL BE 6" FOR HAND OPERATED TOOLS AND UP TO 12" ON EQUIPMENT MOUNTED TOOLS. THE COMPACTION EQUIPMENT SHALL BE CAPABLE OF COMPACTING THE MATERIAL UNDER THE HAUNCH OF THE PIPE.
 - C. ALL COMPACTION SHALL MEET THE CITY REQUIREMENTS. IF TESTING OF COMPACTED AREAS IS REQUESTED BY THE CITY, SAID TESTING SHALL BE PERFORMED AT THE EXPENSE OF THE DEVELOPER
 - D. ALL EMBANKMENT AREAS SHALL BE COMPACTED TO A MINIMUM OF 95% OF ASTM D698 STANDARD PROCTOR CURVE AND TESTED TO REPRESENT A DEPTH OF 12" UNLESS OTHERWISE SPECIFIED BY THE CITY
23. ALL CONSTRUCTION METHODS AND MATERIALS SHALL COMPLY WITH THE CITY ENGINEERING STANDARDS OR ODOT CONSTRUCTION AND MATERIAL SPECIFICATIONS WHICHEVER IS MORE RESTRICTIVE
24. LOW STRENGTH MORTAR BACKFILL: IN SITUATIONS WHERE UTILITIES CROSS HEAVILY TRAVELED STREETS, OR IT MAY BE DIFFICULT TO GET ADEQUATE COMPACTION ON GRANULAR MATERIAL, LOW STRENGTH MORTAR BACKFILL WILL BE REQUIRED PER ODOT ITEM 613 TYPE 1 ONLY. THE CITY MAY REQUIRE THIS TYPE OF BACKFILL AT THEIR DISCRETION WITH THE COST BEING BORE BY THE CONTRACTOR. CITY WILL REQUIRE MATERIAL CERTIFICATION.

ROADWAY NOTES

1. A PERFORMANCE SURETY BOND IS REQUIRED FOR EVERY STREET CUT ON OR WITHIN PUBLIC RIGHT-OF-WAY. THE BOND AMOUNT WILL BE DETERMINED BY THE CITY ENGINEER AND BASED UPON THE LENGTH AND WIDTH OF EXCAVATION. THE MINIMUM BOND AMOUNT IS \$1,000.00. THE BOND WILL BE HELD FOR A PERIOD OF ONE YEAR AFTER APPROVAL OF REPAIRS IN CASE OF TRENCH SETTLEMENT.
 2. THE APPLICANT SHALL HAVE SUFFICIENT BARRICADES, WARNING SIGNS, AND LIGHTS DURING THE ENTIRE PERIOD THAT THE WORK IS BEING PERFORMED AND SHALL ADHERE TO APPLICABLE SECTION OF THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
 3. ALL UTILITIES ARE REQUIRED TO OBTAIN A PERMIT, BUT THEY ARE EXEMPT FROM THE BOND REQUIREMENT. ANY UTILITY THAT FAILS TO OBTAIN A PERMIT WILL THEN BE REQUIRED TO OBTAIN A PERMIT AND POST THE REQUIRED BOND.
 4. THE EXISTING PAVEMENT SHALL BE NEATLY CUT PRIOR TO EXCAVATION, ALL EXCAVATED MATERIAL SHALL BE REMOVED FROM THE JOB SITE. THE APPLICANT IS RESPONSIBLE FOR ALL PAVEMENT DAMAGED OUTSIDE THE TRENCH AREA.
 5. ALL STREET CUTS SHALL BE BACKFILLED AS PER PAGE 100-10 OF THESE STANDARDS.
 6. ALL DISTURBED AREAS MUST BE RETURNED TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITION. ALL REPAIRS MUST MEET CITY SPECIFICATIONS, THE CITY MUST INSPECT AND APPROVE AND APPROVE ALL REPAIRS.
 7. IF ASPHALT PAVEMENT CAN NOT BE PLACED IMMEDIATELY, THEN 11/2" OF COLD MIX SHALL BE PLACED IN THE BACKFILLED TRENCH WITHIN ONE WORKING DAY AFTER THE BACKFILL HAS BEEN COMPACTED.
 8. EFFORTS SHALL BE MADE TO MINIMIZE DISTURBANCE TO TREES OR THIN ROOTS, EXTENSIVE EXCAVATION CAUSING DAMAGE TO TREES WILL RESULT IN THE REMOVAL AND REPLACEMENT OF, BY THE CONTRACTOR. THE REPLACEMENT SHALL BE AS PER THE CITY TREE ORDINANCE SEC. 131.10 AND OTHER APPLICABLE SECTIONS.
 9. FOR CLOSURES OF ARTERIALS OR BUSY COLLECTORS THE CITY RESERVES THE OPPORTUNITY TO DIRECT CONTRACTOR TO CLOSE STREET DURING OFF PEAK TRAFFIC HOURS. CLOSURE MAY OCCUR AT NIGHT OR ON WEEKENDS. CONTRACTOR SHALL PROVIDE ALL TRAFFIC CONTROL ASSOCIATED WITH ROAD CLOSURE.
 10. SURETY SHALL BE PROVIDED IN THE FORM OF A CERTIFIED CASHIER'S CHECK PAYABLE TO THE CITY OF VAN WERT.
 11. IN THE EVENT THAT AFTER NOTIFICATION FROM THE CITY, THE CONTRACTOR FAILS TO CORRECT PROBLEMS ASSOCIATED WITH POOR TRENCH MAINTENANCE, THE CITY RESERVES EXCLUSIVE RIGHT TO CORRECT TRENCH PROBLEMS AND COLLECT ASSOCIATED COSTS FROM THE PERFORMANCE BOND.
 12. FAILURE TO COMPLY WITH THE CONSTRUCTION STANDARDS, DRAWINGS AND DESIGN CRITERIA MAY BE CONSIDERED A VIOLATION OF THE CITY'S BUILDING CODE OR SUBDIVISION REGULATIONS. PENALTIES MAY BE ASSESSED ACCORDING TO THE SEVERITY OF THE VIOLATION.
 13. ALL WORK SHALL BE ADHERE TO ODOT'S LATEST REVISION AND TO THE CITY SPECIFICATIONS WHICHEVER IS MORE STRINGENT SHALL PREVAIL UNLESS OTHERWISE APPROVED.
 14. NON-PUBLIC CONSTRUCTION IMPROVEMENTS AFFECTING THE EXISTING CONDITION, PERFORMANCE AND LIFECYCLE OF CITY STREETS, ALLEYS, OR RIGHT-OF-WAY SHALL BE RESTORED ACCORDING TO APPLICABLE STANDARDS AND DETAILS.
 15. NO CITY STREET OR ALLEY SHALL BE CLOSED UNLESS THE CITY'S NOTIFIED A MINIMUM OF 48 HOURS IN ADVANCE OF A NON-EMERGENCY SITUATION. ADVANCED PUBLIC NOTIFICATION AND PUBLISHING SHALL BE A MINIMUM OF 24 HOURS.
 16. ALL TEMPORARY PAVEMENT AND SIDEWALK SHALL BE MAINTAINED BY THE CONTRACTOR OR DEVELOPER AT ITS OWN EXPENSE IN A SUITABLE AND SAFE CONDITION FOR TRAFFIC UNTIL PERMANENT REPLACEMENT IS MADE OR THE PROJECT IS FINALLY ACCEPTED BY THE CITY.
 17. ALL UTILITY ADJUSTMENTS (MANHOLES, WATER VALVES, ETC.) SHALL BE RAISED TO FINISHED GRADE AFTER THE FINAL ASPHALT COURSE IS LAID.
 18. NO ASPHALT SHALL BE PLACED OVER EXCAVATED TRENCHES UNLESS THE TRENCHES HAVE BEEN COMPACTED AS PER CITY SPECIFICATIONS.
 19. NO ASPHALT SHALL BE LAID UNLESS THE CITY IS GIVEN PRIOR NOTICE AND THE AMBIENT TEMPERATURE IS 50°F OR GREATER UNLESS OTHERWISE APPROVED.
 20. THE CONTRACTOR SHALL MAINTAIN TRAFFIC CONTROL AT ALL TIMES WITH THE PROPER BARRICADES AS PER THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. THESE CONTROL DEVICES SHALL BE IN PLACE PRIOR TO ANY WORK COMMENCING. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL ITEMS.
 21. TRAFFIC SHALL BE MAINTAINED AT ALL TIMES UNLESS OTHERWISE APPROVED BY THE CITY.
- ## PAVING AND GRADING NOTES
1. ALL ELEVATIONS SHOWN ARE TO FINISHED PAVEMENT UNLESS OTHERWISE NOTED ON PLANS.
 - A. SLOPE GRADES UNIFORMLY BETWEEN ELEVATIONS SHOWN. SLOPE SIDEWALKS AWAY FROM BUILDING AT 1.00% MINIMUM & 1.90% MAXIMUM PER FOOT.
 - B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE THROUGHOUT THE PROJECT. FINISHED PAVEMENT ELEVATION SHALL BE MARKED ON CURBING AS NEEDED. THE CONTRACTOR SHALL AVOID PONDING AT INVERTED CROWNED PAVEMENT.
 - C. EXPANSION JOINTS IN CONCRETE PAVEMENT AND SIDEWALKS SHALL BE 1/2" ASPHALT IMPREGNATED FULL DEPTH 40' O.C. MAXIMUM AND AT SIDEWALK INTERSECTIONS. CRACK CONTROL SCORING REQUIRED AT SIDEWALK WIDTH DIMENSION. EXTERIOR CONCRETE SHALL BE 3500 PSI, 4-6% AIR ENTRAINED, LIMESTONE AGGREGATE, WITH A BROOM FINISH AND CURING SEAL.
 2. STANDARD ASPHALT PAVEMENTS SHALL BE:
 - 1-1/4" ASPHALT CONCRETE SURFACE COURSE OVER
 - 1-3/4" ASPHALT CONCRETE LEVELING COURSE OVER
 - 7" BITUMINOUS AGGREGATE BASE OVER
 - (2) 3" LIFTS AGGREGATE BASE OVER COMPACTED SUBGRADE
 3. CONCRETE WORK SHALL CONFORM TO ODOT ITEM 499 & 608, UNLESS OTHERWISE SPECIFIED WITHIN.
 4. USE WHITE PIGMENTED CURING COMPOUND IMMEDIATELY AFTER FINISHING SURFACES, ANY OTHER METHOD OR TYPE OF CURING COMPOUND MUST BE PREAPPROVED.
 5. ALL JOINTS SHALL BE NEATLY SAW CUT, UNLESS AN ALTERNATIVE METHOD IS APPROVED BY THE ENGINEERING DEPARTMENT.
 6. CONCRETE SHALL BE ODOT CLASS C (4000 PSI, 600 LB/CY CEMENT) PROPORTIONING OPTIONS 1 AND 2 NOT ALLOWED.
 7. CONCRETE SHALL CONTAIN 6% ±2% OF TOTAL AIR.
 8. THE OWNER OR OWNER'S REPRESENTATIVE SHALL APPROVE EACH BITUMINOUS MIXTURE LIFT PRIOR TO THE PLACEMENT OF THE FOLLOWING LIFTS.
 9. THE COMPACTION SHALL BE ACCOMPLISHED BY PLACING THE MATERIAL IN 8" LOOSE LIFTS AND MECHANICALLY COMPACTING EACH LIFT TO THE SPECIFIED DENSITY OR AS DIRECTED BY THE SOILS ENGINEER. FIELD DENSITY TESTS SHALL BE PERFORMED ON EACH LIFT AS NECESSARY TO INSURE THAT ADEQUATE MOISTURE CONDITIONS AND COMPACTION ARE BEING ACHIEVED. ANY FAILED DENSITY TESTS SHALL BE RETAKEN AT THE SAME LOCATION, AFTER CORRECTIVE MEASURES, UNTIL PASSING RESULTS ARE OBTAINED.
 10. SOILS EXPOSED IN THE BASE OF ALL SATISFACTORY FOUNDATION EXCAVATIONS SHOULD BE PROTECTED AGAINST ANY DETRIMENTAL CHANGES IN CONDITION SUCH AS FROM DISTURBANCE, RAIN AND FREEZING. SURFACE RUN-OFF WATER SHALL BE DRAINED AWAY FROM THE EXCAVATION AND NOT ALLOWED TO POND. IF POSSIBLE, ALL FOOTING CONCRETE SHOULD BE POURED THE SAME DAY THE EXCAVATION IS MADE. IF THIS IS NOT PRACTICAL, THE FOOTING EXCAVATIONS SHOULD BE ADEQUATELY PROTECTED.
 11. REMOVE AND REPLACE WITH CONTROLLED FILL ANY AREAS THAT HAVE BEEN SOFTENED BY RAINS, FREEZING, CONSTRUCTION EQUIPMENT, ETC.
 12. ALL FILL FOR THIS PROJECT MUST BE OBTAINED AND PLACED BY THE EXCAVATION CONTRACTOR. ALL REQUIRED FILL SHALL BE SELECTED EXCAVATED MATERIAL FROM THE SITE APPROVED BY THE ENGINEER, OR ODOT STRUCTURAL BACKFILL MATERIAL. EXCESS FILL SHALL BE REMOVED FROM SITE BY THE EXCAVATION CONTRACTOR AS DIRECTED BY THE OWNER AFTER SUBSTANTIAL COMPLETION. NOTE: NO BORROW OR SOIL REMOVAL ARRANGEMENTS HAVE BEEN PREARRANGED BY THE OWNER, AND IT SHALL BE THE RESPONSIBILITY OF THE EXCAVATION CONTRACTOR TO COORDINATE WITH THE OWNER. ENCOUNTERED TOPSOIL MATERIALS SHALL BE STOCKPILED SEPARATELY FOR REUSE AT AREAS TO SUPPORT VEGETATION. NO EARTH MATERIALS SHALL BE REMOVED FROM THE SITE PRIOR TO RECEIVING PERMISSION FROM THE OWNER/ENGINEER.
 13. ALL GRANULAR FILL SHALL BE COMPACTED TO 95% MODIFIED PROCTOR (ASTM D1557) DENSITY. ALL SUBGRADE AND SUBBASE MATERIALS SHALL BE COMPACTED TO 98% MODIFIED PROCTOR (ASTM D1557) DENSITY BEFORE PARKING LOT AND DRIVEWAY ASPHALT PLACEMENT.
 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROCTOR TESTING AND IN-PLACE DENSITY TESTING OF COMPACTED AGGREGATE SUBBASE. NO PAVEMENT MATERIAL SHALL BE PLACED ON COMPACTED AGGREGATE PRIOR TO THE ENGINEER'S APPROVAL OF SUBBASE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK REQUIRED TO REACH AN ACCEPTABLE MOISTURE CONTENT AT ANY TIME PRIOR TO PAVING (I.E. WETTING OR AERATING OF SUBBASE) AS PER ODOT SPECIFICATIONS. THIS SHALL ALSO APPLY TO THE CONTROL OF MOISTURE CONTENT ON SUBGRADE AND COMPACTED FILL.
 15. ALL TOPSOIL AND OTHER UNSUITABLE MATERIAL LOCATED BENEATH THE PROPOSED PAVEMENT AND BUILDING AREA SHALL BE REMOVED, ALL TOPSOIL REMOVED MAY BE STOCKPILED AND REUSED AS TOPSOIL SURFACE - 6". THE SURFACE SOIL MATERIALS IN THE FLOOR SLAB AND PAVEMENT AREAS OF THE SITE SHALL BE STRIPPED AND REMOVED FROM THE CONSTRUCTION AREAS. THE EXPOSED SUBGRADE SHALL BE VISUALLY EXAMINED AND PROOF ROLLED WITH A MEDIUM WEIGHT VIBRATORY ROLLER. ANY UNSUITABLE MATERIALS (I.E., ACCUMULATIONS OF FROZEN SOIL, TOPSOIL, NON-SOIL FILL, SOFT OR LOOSE MATERIALS, ETC.) THUS EXPOSED SHOULD BE REMOVED AND REPLACED WITH A WELL COMPACTED, STRUCTURAL BACKFILL AS DEFINED BY ODOT.
 16. SUBGRADE FOR ALL PAVEMENT SHALL BE PROOF-ROLLED PRIOR TO PAVING. ANY ENCOUNTERED "PUMPING" AREAS SHALL BE UNDERCUT AND BACKFILLED WITH STRUCTURAL BACKFILL AT THE NEAT LINE LIMITS AS APPROVED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AVOIDING PONDING OF STORM WATER ON SUBGRADE AND SUBBASE.
 17. CONCRETE TESTING -- CONTRACTOR SHALL EMPLOY AN INDEPENDENT TESTING ENGINEER TO VERIFY THAT THE SLUMP & AIR ENTRAINMENT MEET CURRENT & APPLICABLE INDOT STANDARDS. CONTRACTOR TO PROVIDE (3) CYLINDER SAMPLES FROM EACH DAY'S POUR, OR FOR EACH 50 C.Y. OF CONCRETE POURED AND SHALL PERFORM CYLINDER TESTING TO VERIFY STRENGTH REQUIREMENTS AND REPORT PROMPTLY TO OWNER.
 18. THE CONTRACTOR SHALL CONSTRUCT THE INTERIOR BUILDING FLOOR SLAB TO AVOID DETRIMENTAL DIFFERENTIAL MOISTURE AND TEMPERATURE CONDITIONS BETWEEN TOP AND BOTTOM OF SLAB DURING CONCRETE CURING, SO AS TO AVOID SLAB CURLING.

DEMOLITION NOTES

1. ALL LANDSCAPE SHRUBS, TREES AND VEGETATION SHALL BE PROTECTED UNLESS OTHERWISE NOTED ON THE PLAN, OR AS DIRECTED BY OWNER OR OWNER'S REPRESENTATIVE.
2. REMOVE EXISTING CURB, CONCRETE PAVEMENT, ASPHALT PAVEMENT, ETC. AS REQUIRED, AS SHOWN ON PLANS, OR AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
3. REMOVE THE EXISTING GRAVEL BASE BELOW PAVED SURFACES AS REQUIRED FOR NEW CONSTRUCTION TO OBTAIN PROPOSED FINISHED GRADES AND TO ACCOMMODATE THE PROPOSED PAVEMENT SECTION.
4. ALL EXISTING DRAINAGE STRUCTURES, PIPING AND GREASE TRAPS SHALL BE PROTECTED UNLESS OTHERWISE NOTED.
5. ALL EXISTING SITE SIGNAGE SHALL BE PROTECTED, UNLESS OTHERWISE NOTED.

EROSION CONTROL NOTES

1. THE CONTRACTOR IS ADVISED THAT THE WORK MUST BE DONE IN COMPLIANCE WITH THE FOLLOWING SPECIFICATIONS, SOME OF WHICH RESULT FROM THE REQUIREMENTS OF THE OHIO DEPARTMENT OF ENVIRONMENTAL MANAGEMENT'S STORM WATER PERMITS SECTION. AN APPROVED PERMIT FROM THIS AGENCY IS BASED ON THE CONTRACTOR'S COMPLIANCE WITH THE SPECIFICATIONS AND THE ACTUAL PERMIT DOCUMENTS.
 1. THE CONTRACTOR SHALL INSPECT ALL EROSION AND SEDIMENT CONTROL PRACTICES WEEKLY AND WITHIN 24 HOURS AFTER STORM EVENTS OF 1/2" OR MORE PRECIPITATION OR AFTER HEAVY USE AND REPAIR IMMEDIATELY.
 2. THE CONTRACTOR SHALL KEEP A LOG OF THE CONTRACTOR'S INSPECTION OF TEMPORARY EROSION CONTROL MEASURES. THE LOG SHALL BE AVAILABLE AT THE JOB SITE FIELD OFFICE DURING ALL WORK DAY HOURS FOR REVIEW BY VISITING INSPECTORS, SWCD INSPECTORS, CITY INSPECTORS AND THE ENGINEER. THE LOG SHALL BE BRIEF, BUT SHALL INCLUDE THE NAME OF CONTRACTOR'S INSPECTOR, DATE OF INSPECTION, MAN HOURS OF CONTRACTOR'S INSPECTION TIME AND COMMENTS ON ANY AND ALL FAILED OR FAILING EROSION CONTROL FEATURES ALONG WITH THE MEASURES TAKEN FOR PROMPT CORRECTION.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN ALL EROSION AND SEDIMENTATION CONTROL PRACTICES UNTIL COMPLETION OF PROJECT.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND COORDINATING WITH UTILITIES WITH RESPECT TO AVOIDING CONFLICTS AND DISTURBANCE OF SERVICES.
 5. THE CONTRACTOR SHALL CLEAN OUT ALL CATCH BASINS AND STORM SEWER UPON COMPLETION OF THE PROJECT.
 6. THE CONTRACTOR SHALL STRIP AND STOCKPILE TOPSOIL AND REMOVE EXCESS FROM SITE TO A PROPERLY PERMITTED SITE AS APPROVED BY THE OWNER UPON SUBSTANTIAL COMPLETION OF THE WORK.
 7. ANY TOPSOIL STOCKPILES ARE TO BE PROTECTED FROM EROSION. TEMPORARY TOPSOIL STOCKPILES WILL BE PERMITTED IN AREAS APPROVED BY THE ENGINEER.
 8. THE CONTRACTOR SHALL CONTROL DUST ON THE PROJECT SITE WHEN NECESSARY USING METHODS WHICH COMPLY WITH THE "INDIANA STORM WATER QUALITY MANUAL."
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL AND CONTAINING OF LIQUID OR SOLUBLE CONSTRUCTION MATERIALS FOR THE PROTECTION OF THE GROUNDWATER RESOURCE. ANY ACCIDENTAL SPILLAGE SHALL BE CLEANED UP IMMEDIATELY BY ACCEPTABLE MEANS, REGARDLESS OF THE TIME OF DAY OR DAY OF WEEK.
 10. THE CONTRACTOR IS ADVISED THAT THE ENVIRONMENTAL REVIEW FOR THIS PROJECT HAS DETERMINED THAT THE PROJECT HAS LIMITED POTENTIAL TO ADVERSELY AFFECT THE WATER BEARING AQUIFER. THE CONTRACTOR'S OPERATIONS SHALL BE SUCH AS TO AVOID THE CREATION OF THE POTENTIAL FOR STORM WATER TO ENTER THE GROUND WATER.
 11. STOCKPILES OF EARTH MATERIALS SHALL BE SHAPED AS PER STATE STANDARDS. TOPSOIL MATERIALS SHALL BE STOCKPILED SEPARATELY FROM OTHER SOILS.
 12. THE CONTRACTOR SHALL CONSTRUCT TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT PADS PRIOR TO OTHER SITE OPERATIONS. REMOVE ALL VEGETATION AND OTHER OBJECTIONABLE MATERIAL FROM THE FOUNDATION AREA AND GRADE AND CROWN FOR POSITIVE DRAINAGE. CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE "OHIO STORM WATER QUALITY MANUAL."
 13. THE CONTRACTOR'S BID SHALL INCLUDE THE USE OF TEMPORARY GRAVEL ENTRANCE PADS (INCIDENTAL TO THE CONTRACT) WHERE APPROVED HAULING ROUTES CONNECT TO ROADWAYS. THE WORK SHALL INCLUDE THE EVENTUAL REMOVAL OF SUCH GRAVEL PADS, AND THE INCIDENTAL GRADING, SEEDING, OR SODDING REQUIRED TO RETURN THE PAD AREAS TO ORIGINAL CONDITION. THE TEMPORARY GRAVEL PADS SHALL HAVE A MINIMUM 6" THICK APPLICATION OF 2" TO 3" COARSE AGGREGATE AT A MINIMUM 12' WIDE AND 50' LONG, WITH SUFFICIENT RADI AT THE ROADWAY. GEOTEXTILE FOR STABILIZATION BELOW THE GRAVEL PADS SHALL BE INCLUDED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROMPTLY CLEANING UP ANY MATERIALS FROM PUBLIC ROADWAYS, WHICH ARE THE RESULT OF WORK OPERATIONS.
20. THE JOB WIDE SEQUENCE OF GENERAL WORK OPERATIONS RELATING TO EARTH DISTURBING ACTIVITIES SHALL BE SUCH AS TO PREVENT THE POTENTIAL FOR EROSION AND SEDIMENTATION. THE SEQUENCE SHALL BE GENERALLY AS FOLLOWS, WHILE ALSO CONSIDERING MAINTENANCE OF TRAFFIC:
 - A. SITE CLEARING
 - B. UNDERGROUND CONSTRUCTION
 - C. ROUGH GRADING/FINE GRADING
 - D. PAVEMENT CONSTRUCTION
 - E. MISCELLANEOUS CONSTRUCTION
 - F. FINAL CLEANUP
21. TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED AT THE TIME OF SITE CLEARING AS EARLY IN THE ABOVE SEQUENCE AS NEEDED, AND SHALL BE MAINTAINED THROUGHOUT THE SEQUENCE AS NEEDED. DURING THE COURSE OF WORK, CLEANUP SHALL BE DONE AS NEEDED AND AS DIRECTED TO AVOID EROSION AND SEDIMENTATION.
22. THE EROSION AND SEDIMENTATION CONTROL MEASURES AS SHOWN SHALL BE CONSIDERED A MINIMUM APPLICATION AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING EROSION AND SEDIMENTATION CONTROL BEST MANAGEMENT PRACTICES AS NEEDED THROUGHOUT THE CONSTRUCTION.
23. THE CONTRACTOR SHALL LOCATE AND MAINTAIN A CONCRETE WASHOUT AREA FOR THE DURATION OF CONCRETE POURING ACTIVITIES. THE CONTRACTOR SHALL REMOVE ALL DRIED CONCRETE FROM THE WASHOUT AREA BY THE END OF THE PROJECT.
24. THE CONTRACTOR SHALL PROVIDE RIP-RAP DAMS ACROSS ALL DITCHES, SWALES, AND ROUGH CUT ROADS WHICH EXIT FROM THE SITE TO ELIMINATE SEDIMENT RUN-OFF.
25. THE CONTRACTOR SHALL AVOID UNNECESSARILY DISTURBING OR REMOVING EXISTING VEGETATED TOPSOIL OR EARTH COVER ALONG THE PROJECT PERIMETER. THESE AREAS ACT AS SEDIMENT FILTERS.
26. ALL TEMPORARY SOIL EROSION AND SEDIMENTATION PROTECTION SHALL REMAIN IN PLACE UNTIL THE COMPLETION OF THE WORK AND THE AFFILIATED AREA IS PERMANENTLY STABILIZED.
27. REMOVAL OF TEMPORARY EROSION AND SEDIMENTATION PROTECTION IS REQUIRED FOR FINAL PROJECT ACCEPTANCE.

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Revisions

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PROPOSED PROJECT:
RENOVATION FOR
111 W. MAIN ST.
VAN WERT, OH 45891
VAN WERT REDEVELOPMENT

Job No: 21001 5.16.2023

SANITARY SEWER NOTES

- CONTRACTOR IS TO UNCOVER AND CONFIRM ALL TAP LOCATIONS. LOCATION DISCREPANCIES ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION FOR RESOLUTION.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF VAN WERT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION OF SANITARY SEWER TAPS. THE CITY CAN AID IN LOCATING EXISTING UTILITY LINES AND REQUIRES INSPECTION OF UTILITY CONSTRUCTION CONNECTIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, PERMIT COSTS, TAP FEES, METER DEPOSITS, PERMANENT UTILITY APPLICATIONS, BONDS, AND ALL FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
- SANITARY SEWER UTILITY SERVICE LATERALS SHALL BE A MINIMUM OF 6" IN DIAMETER AND LAID WITH A MINIMUM SLOPE TO PERMIT A 2.0 FT/SEC CLEANING VELOCITY. (I.E. 6" PIPE REQUIRES 0.6% SLOPE).
- ANY SANITARY SEWER, SANITARY SEWER SERVICE LEADS, WATER MAIN, WATER SERVICES, AND/OR STORM SEWER WHICH IS DAMAGED BY THE CONTRACTOR DURING HIS OPERATIONS SHALL BE REPAIRED TO THE OWNER OR OWNER'S REPRESENTATIVE'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- UTILITY TRENCHES SHALL BE BACKFILLED WITH GRANULAR MATERIAL AND COMPACTED IN 8" TYPICAL LIFTS TO 98% STANDARD PROCTOR DENSITY.
- SANITARY PIPE SHALL BE SDR35 PVC WITH BELL AND SPIGOT JOINTS AND CONFORM TO ASTM D3034.
- INCIDENTAL TO ALL UTILITY PIPE WORK SHALL BE STRUCTURAL BACKFILL BEDDING AND BACK FILL. EXISTING MATERIAL SHALL NOT BE ALLOWED FOR PIPE BACKFILL UNLESS APPROVED IN WRITING FOR SPECIFIC LOCATIONS BY THE ENGINEER.
- ALL TEMPORARY PAVEMENT AND SIDEWALK SHALL BE MAINTAINED BY THE CONTRACTOR OR DEVELOPER AT HIS OWN EXPENSE IN A SUIT ABLE AND SAFE CONDITION FOR TRAFFIC UNTIL PERMANENT REPLACEMENT IS MADE OR THE PROJECT IS FINALLY ACCEPTED BY THE CITY.
- ROOF DRAINS, FOUNDATION DRAINS, SUMP PUMPS, AND OTHER CLEAR WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
- WHEN SEWER CONSTRUCTION BEGINS, THE SEWER AT THE EXISTING MANHOLE, IF SMALLER OR EQUAL TO 12" SHALL BE PLUGGED BY HAVING A POLYETHYLENE BAG PLACED INTO THE SEWER PIPE APPROXIMATELY 6" AND THEN POUR CONCRETE INTO AND AROUND THE SEWER PIPE AS DIRECTED BY THE CITY. SIZES LARGER THAN 12" WILL BE PLUGGED BY OTHER APPROVED METHODS. NO PLUGS SHALL BE REMOVED UNTIL CONSTRUCTION IS COMPLETED AND THEN ONLY AS DIRECTED BY THE CITY.
- WHEN A CASTING OR OTHER PUBLIC PROPERTY IS ABANDONED IT REMAINS CITY PROPERTY.

- NEW SEWERS MUST HAVE OEPA PLAN APPROVAL.

- EXCAVATION AND PIPE LAYING:
 - THE LAYING OF THE PIPE SHALL COMMENCE AT THE LOWEST POINT, WITH THE BELL END LAID UPGRADE. THE PIPE SHALL BE CENTERED IN THE TRENCH AND ALL PIPE SHALL BE LAID WITH ENDS ABUTTING AND TRUE TO LINE AND GRADE.
 - IN-LINE LASER SHALL BE USED UNLESS OTHERWISE APPROVED BY THE WASTEWATER COLLECTION SUPERINTENDENT.

FLEXIBLE PIPES	MATERIAL SPECIFICATIONS	JOINT SPECIFICATION
POLYVINYL CHLORIDE	ASTM D-3034 (SDR 35) PIPE STIFFNESS = 46 PSI	ELASTOMERIC GASKET ASTM D-3212
DUCTILE IRON	ANSI A-21.51 & AWWAC-151	ANSI A-21.11 AWWA C-111

- NO SERVICE LINE SHALL BE ALLOWED TO CONNECT DIRECTLY INTO A MANHOLE, UNLESS APPROVED BY THE WASTEWATER COLLECTION SUPERINTENDENT.
- ALL SERVICE LINES OR TEES SHALL BE ACCURATELY LOCATED, MAPPED, AND GIVEN TO THE CITY WITHIN 15 DAYS AFTER INSTALLATION.
- BEFORE MAKING A CONNECTION TO AN EXISTING SEWER TAP OR SEWER LATERAL, THE CONTRACTOR SHALL CHECK THE EXISTING PIPE BY UTILIZING A SEWER EEL, STRAP, OR SEWER ROD TO SEE THAT THE EXISTING PIPE IS CONNECTED TO THE MAIN SEWER. IF NECESSARY, THE CITY WILL PROVIDE, AT THE CONTRACTOR'S EXPENSE A HYDRAULIC SEWER CLEANER WHICH WILL PRODUCE LARGE VOLUMES OF WATER TO CHECK THE LATERAL.
- A PERMIT TO OPEN INTO, ALTER, OR DISTURB ANY PUBLIC SEWER MUST BE OBTAINED.
- ALL ABANDONED SEWER LATERALS SHALL BE CAPPED AT THE OWNER'S EXPENSE. AN INSPECTION SHALL BE MADE AND THE CAP STAKED.
- NO PUBLIC GRAVITY SANITARY SEWER SHALL BE LESS THAN 8".
- DUCTILE IRON PIPE WILL BE USED IN STREAM CROSSINGS AND WHERE MINIMUM OF 10' SEPARATION FROM WATER LINES CAN NOT BE MAINTAINED.
- ALL JOINTS SHALL BE OF THE BELL AND SPIGOT TYPE. THE BELLS BEING FORMED INTEGRALLY WITH THE PIPE. THE BELL SHALL CONTAIN A FACTORY INSTALLED ELASTOMERIC GASKET WHICH IS POSITIVELY RETAINED. NO SOLVENT CEMENT JOINTS WILL BE PERMITTED IN FIELD CONSTRUCTION EXCEPT AS SPECIFICALLY AUTHORIZED BY THE CITY.

- LOW PRESSURE AIR TEST:
 - AFTER BACKFILLING, THE AIR PRESSURE TEST SHALL BE CONDUCTED BETWEEN TWO CONSECUTIVE MANHOLES. ALL PIPE OUTLETS MUST BE PLUGGED IN THE SECTION BEING TESTED WITH SUITABLE TEST PLUGS. ONE OF THE PLUGS USED AT A MANHOLE MUST BE TAPPED AND EQUIPPED FOR AN AIR INLET CONNECTION FOR FILLING THE LINE FROM AN AIR COMPRESSOR. AIR SHALL BE SUPPLIED SLOWLY TO THE TEST SECTION UNTIL THE INTERNAL PRESSURE REACHES APPROXIMATELY 4 PSI. IF THE PIPE IS BELOW EXISTING GROUNDWATER LEVEL, THE INTERNAL PRESSURE SHALL BE INCREASED BY THE AVERAGE BACK PRESSURE OF ANY GROUNDWATER THAT MAY BE OVER THE PIPE, BUT IN NO CASE SHOULD THE INTERNAL PRESSURE EVER EXCEED 5 PSI.
 - AT LEAST 2 MINUTES SHALL BE ALLOWED FOR THE AIR PRESSURE TO STABILIZE. WHEN THE PRESSURE HAS STABILIZED AND IS AT OR ABOVE 3.5 PSI, THE AIR SUPPLY SHALL BE DISCONNECTED AND TIMING SHALL BEGIN WITH A STOP WATCH. THE STOP WATCH SHALL BE ALLOWED TO RUN UNTIL THE PRESSURE HAS DROPPED 1.0 PSI. IF THE TIME SHOWN ON THE STOP WATCH IS GREATER THAN THE SPECIFIED MINIMUM TIME, THE SECTION SHALL BE CONSIDERED TO HAVE PASSED THE TEST. TIME MAY BE INTERPOLATED FROM THE FIGURES LISTED BELOW.
- DEFLECTION TEST:
 - DEFLECTION TESTS SHALL BE PERFORMED ON ALL FLEXIBLE PIPE. THE TEST SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS TO PERMIT STABILIZATION OF THE SOIL-PIPE SYSTEM.
 - NO PIPE SHALL EXCEED A DEFLECTION OF 5 % IF DEFLECTION EXCEEDS 5%, REPLACEMENT OR CORRECTION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE REQUIREMENTS OF APPROVING AGENCY.
 - THE RIGID BALL OR MANDREL USED FOR THE DEFLECTION TEST SHALL HAVE A DIAMETER NOT LESS THAN 95% OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE DEPENDING ON WHICH IS MANUFACTURED. THE PIPE SHALL BE MEASURED IN COMPLIANCE WITH ASTM D-2122 STANDARD TEST METHOD OF DETERMINING DIMENSIONS OF THERMOPLASTIC PIPE AND FITTINGS. THE TEST SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES.

- TESTING:
 - BEFORE ANY SEWER LINE IS PLACED INTO SERVICE OR ACCEPTED BY THE CITY, IT SHALL BE SUBJECTED TO AND PASS LOW PRESSURE AIR TEST. EACH RUN BETWEEN MANHOLES, WITH ALL SERVICE LATERALS STUBBED INTO PROPERTY LINES, SHALL BE TESTED BEFORE BEING ACCEPTED. THE CONTRACTOR OR DEVELOPER SHALL FURNISH ALL EQUIPMENT AND MATERIAL NECESSARY TO CONDUCT ALL SANITARY SEWER TESTING. THE TRENCH SHALL BE COMPLETELY BACKFILLED BEFORE TESTING.
 - ANY ITEM NOT SPECIFICALLY NOTED IN THESE STANDARDS SHALL BE COVERED UNDER NATIONAL ASSOCIATION OF SEWER SERVICE COMPANIES.
 - VIDEO TESTING WILL BE DONE BY THE CITY ON ALL NEW SANITARY MAIN LINE INSTALLATION. THE SEWER CONTRACTOR WILL BE CHARGED \$ 1.00 PER FOOT PAY ABLE TO THE CITY. AN ADDITIONAL COST OF \$0.50 PER FOOT WILL BE CHARGED IF CLEANING IS REQUIRED.
 - BEFORE FINAL ACCEPTANCE BY THE CITY AND BEFORE ANY SERVICE LINE IS PUT INTO USE, ALL SANITARY SEWERS AND MANHOLES SHALL BE THOROUGHLY CLEANED OF ALL FOREIGN MATTER BY USE OF A SEWER-JET, OR EQUAL, TYPE OF EQUIPMENT.
- MANHOLE VACUUM TEST:

ALL SANITARY SEWER MANHOLES SHALL BE VACUUM TESTED USING THE FOLLOWING PROCEDURES FROM ASTM C-1244

 - PREPARATION OF THE MANHOLE.
 - ALL LIFT HOLES SHALL BE PLUGGED.
 - ALL PIPES ENTERING THE MANHOLE SHALL BE TEMPORARILY PLUGGED TAKING CARE TO SECURELY BRACE THE PIPES AND PLUGS TO PREVENT THEM FROM BEING DRAWN INTO THE MANHOLE
 - PROCEDURE
 - THE TEST HEAD SHALL BE PLACED AT THE TOP OF THE MANHOLE IN THE CASTING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
 - A VACUUM OF 10" OF MERCURY (4.0 PSI) SHALL BE DRAWN ON THE MANHOLE, THE VALVE ON THE VACUUM LINE OF THE TEST HEAD CLOSED, AND THE VACUUM PUMP SHUT OFF. THE TIME SHALL BE MEASURED FOR THE VACUUM TO DROP TO 9" OF MERCURY (4.4 PSI)
 - THE MANHOLE SHALL PASS IF THE TIME FOR THE VACUUM READING TO DROP FROM 10" OF MERCURY (4.0 PSI) TO 9" OF MERCURY (4.4 PSI) MEETS OR EXCEEDS THE VALUES INDICATED ON THE TABLE.
 - IF THE MANHOLE FAILS THE INITIAL TEST, NECESSARY REPAIRS SHALL BE MADE BY AN APPROVED METHOD. THE MANHOLE SHALL THEN BE RETESTED UNTIL A SATISFACTORY TEST IS OBTAINED.

PIPE DIA. (IN)	SPECIFICATION TIME FOR LENGTH(L) SHOWN (MIN:SEC):				
	100 FT	150 FT	200 FT	250 FT	300 FT
4	1:53	1:53	1:53	1:53	1:53
6	2:50	2:50	2:50	2:50	2:50
8	3:47	3:47	3:47	3:47	3:48
10	4:43	4:43	4:43	4:57	5:56
12	5:40	5:40	5:40	7:08	8:33
15	7:05	7:05	7:05	11:08	12:21
18	8:30	9:37	9:37	16:01	19:41
21	9:55	13:05	13:05	21:49	26:11
24	11:24	17:57	17:57	28:30	34:11

DEPTH (FT)	DIAMETER INCHES		
	48	60	72
8 OR LESS	20	26	33
10	25	33	41
12	30	39	49
14	35	46	57
16	40	52	67
18	45	59	73
20	50	65	81
22	55	72	89
24	59	78	97
26	64	85	105
28	69	91	113
30	74	98	121

STORM UTILITY NOTES

- CONTRACTOR IS TO UNCOVER AND CONFIRM ALL TAP LOCATIONS. LOCATION DISCREPANCIES ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION FOR RESOLUTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, PERMIT COSTS, TAP FEES, METER DEPOSITS, PERMANENT UTILITY APPLICATIONS, BONDS, AND ALL FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
- ANY SANITARY SEWER, SANITARY SEWER SERVICE LEADS, WATER MAIN, WATER SERVICES, AND/OR STORM SEWER WHICH IS DAMAGED BY THE CONTRACTOR DURING HIS OPERATIONS SHALL BE REPAIRED TO THE OWNER OR OWNER'S REPRESENTATIVE'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- UTILITY TRENCHES SHALL BE BACKFILLED WITH GRANULAR MATERIAL AND COMPACTED IN 8" TYPICAL LIFTS TO 98% STANDARD PROCTOR DENSITY.
- MANHOLE AND CATCH BASIN STRUCTURES SHALL BE PRE-CAST AND HAVE A MAXIMUM OF 2 ADJUSTING RINGS FOR FINISH GRADE ADJUSTMENT.
- STORM PIPE SHALL BE SDR35 PVC WITH BELL AND SPIGOT JOINTS AND CONFORM TO ASTM D3034.
- INCIDENTAL TO ALL UTILITY PIPE WORK SHALL BE STRUCTURAL BACKFILL BEDDING AND BACK FILL. EXISTING MATERIAL SHALL NOT BE ALLOWED FOR PIPE BACKFILL UNLESS APPROVED IN WRITING FOR SPECIFIC LOCATIONS BY THE ENGINEER.
- ALL MANHOLE, CATCH BASIN, AND INLET CASTINGS SHALL BE BICYCLE SAFE.
- ALL STORM SEWER CONSTRUCTION SHALL ADHERE TO ODOT SPECIFICATIONS LATEST REVISION OR WITH THE CITY CONSTRUCTION STANDARDS AND DRAWINGS, WHICHEVER IS MORE RESTRICTIVE.
- HUCKY PUCK IS REQUIRED ON ALL NON 0-RING STORM SEWER AND MANHOLES, UNLESS OTHERWISE APPROVED.
- WHEN A CASTING IS ABANDONED IT REMAINS CITY PROPERTY.
- ALL STORM SEWER SHALL BE INSTALLED USING METHOD OF INSTALLATION APPROVED BY THE CITY.
- ALL STORM SEWER PIPE SHALL HAVE A MINIMUM DIAMETER OF 12", UNLESS OTHERWISE APPROVED.
- TYPES OF PIPE PERMITTED:

UP TO 30" DIAMETER	ODOT MATERIALS NUMBER
REINFORCED CONCRETE PIPE	706.02
REINFORCED CONCRETE ELLIPTICAL PIPE	706.04
CORRUGATED POLYETHYLENE SMOOTH-LINED PIPE	707.33
POLYVINYL CHLORIDE PLASTIC PIPE (NON-PERFORATED)	707.41
POLYVINYL CHLORIDE CORRUGATED SMOOTH-INTERIOR PIPE	707.42
POLYVINYL CHLORIDE PROFILE WALL PIPE	707.43
POLYVINYL CHLORIDE SOLID WALL PIPE	707.45

- THE DRAINAGE TILE CURRENTLY CONNECTED TO THE EXISTING STORM SEWER SHALL BE CONNECTED TO THE PROPOSED STORM SEWER. ANY DRAINAGE TILE DAMAGED BY THE CONTRACTOR SHALL BE REPLACED BY THE CONTRACTOR TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITION, ALL PIPE REMOVED, REPLACED, AND/OR CONNECTED TO THE STORM SEWER SHALL BE NOTED ON THE AS-BUILT DRAWINGS AND SHALL BE INSPECTED BY THE CITY INSPECTOR BEFORE THEY ARE COVERED.
- ALL FIELD OR STORM DRAINS WHICH ARE ENCOUNTERED DURING CONSTRUCTION SHALL BE PROVIDED WITH UNOBSTRUCTED OUTLETS OR PLUGGED AS APPROVED AND DIRECTED BY THE CITY ENGINEER.

WATER UTILITY NOTES

- CONTRACTOR SHALL NOTIFY THE CITY OF VAN WERT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION OF WATERTAPS. THE CITY CAN AID IN LOCATING EXISTING UTILITY LINES AND REQUIRES INSPECTION OF UTILITY CONSTRUCTION CONNECTIONS.
- MAINTAIN 10' MINIMUM HORIZONTAL SEPARATION AND 18" VERTICAL SEPARATION BETWEEN WATER UTILITIES AND SANITARY SEWER AND/OR STORM SEWER.
- COMMERCIAL WATER SERVICES SHALL BE FITTED WITH EITHER INTERIOR OR EXTERIOR BACKFLOW PREVENTION DEVICES. EXTERIOR BACKFLOW PREVENTION DEVICES ARE TO BE PLACED IN ABOVE GROUND ENCLOSURES THAT ARE INSULATED AND HEATED TO RESIST FREEZING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, PERMIT COSTS, TAP FEES, METER DEPOSITS, PERMANENT UTILITY APPLICATIONS, BONDS, AND ALL FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
- ANY SANITARY SEWER, SANITARY SEWER SERVICE LEADS, WATER MAIN, WATER SERVICES, AND/OR STORM SEWER WHICH IS DAMAGED BY THE CONTRACTOR DURING HIS OPERATIONS SHALL BE REPAIRED TO THE OWNER OR OWNER'S REPRESENTATIVE'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- UTILITY TRENCHES SHALL BE BACKFILLED WITH GRANULAR MATERIAL AND COMPACTED IN 8" TYPICAL LIFTS TO 98% STANDARD PROCTOR DENSITY.
- ALL WATER MAINS TO HAVE A BURIAL DEPTH AS REQUIRED BY THE OHIO DEPARTMENT OF ENVIRONMENTAL MANAGEMENT FOR THE SPECIFIC REGION OF WORK
- INCIDENTAL TO ALL UTILITY PIPE WORK SHALL BE STRUCTURAL BACKFILL BEDDING AND BACK FILL. EXISTING MATERIAL SHALL NOT BE ALLOWED FOR PIPE BACKFILL UNLESS APPROVED IN WRITING FOR SPECIFIC LOCATIONS BY THE ENGINEER.
- NO WORK SHALL BE APPROVED OR ACCEPTED BY THE CITY UNLESS 2 WORKING DAYS NOTICE OF COMMENCING WORK IS GIVEN TO THE CITY.
- ALL TEMPORARY PAVEMENT AND SIDEWALK SHALL BE MAINTAINED BY THE CONTRACTOR OR THE DEVELOPER AT HIS OWN EXPENSE IN A SUITABLE AND SAFE CONDITION FOR TRAFFIC UNTIL PERMANENT REPLACEMENT IS MADE OR THE PROJECT IS FINALLY ACCEPTED BY THE CITY.
- THE MINIMUM LENGTH OF PIPE NIPPLES SHALL BE 18".
- ALL WATERLINE CONSTRUCTION SHALL FOLLOW THE CITY STANDARDS, OHIO DEPARTMENT OF TRANSPORTATION ITEM 638, AND AWWA STANDARDS WHICHEVER IS MORE RESTRICTIVE.
- OPERATION OF CITY FIRE HYDRANTS, VALVES, METERS, SERVICES STOPS, AND ALL OTHER MECHANICAL INFRASTRUCTURE ITEMS IS STRICTLY PROHIBITED. PENALTY FOR SUCH OPERATION MAY BE ASSESSED PER SECTION 151-999(A) OF THE CITY'S SUBDIVISION REGULATIONS.
- ALL NEW WATER SERVICES SHALL BE EQUIPPED WITH A BACKFLOW PREVENTION DEVICE INSIDE THE BUILDING APPROVED BY THE OHIO EPA
- ALL PIPE AND FITTINGS PRIOR TO BEING INSTALLED SHALL BE WASHED AND SWABED WITH CLEAN, CHLORINATED WATER, TO FREE THE PIPE OF DIRT AND FOREIGN MATTER.
- WATER MAIN SIZE
 - WATERMAIN MINIMUM SIZE UNLESS OTHERWISE APPROVED.

SINGLE AND TWO FAMILY	MINIMUM 8"
MULTIFAMILY	8"
COMMERCIAL	10"
INDUSTRIAL	12"

 IF THE WATER MAIN IS NOT LOOPED OR THE WATER MAIN LENGTH IN THE TOTAL DEVELOPMENT IS GREATER THAN 600', THE MINIMUM WATERMAIN SIZE SHALL BE 8"
 - DEAD ENDS NOT PERMITTED IF AT ALL POSSIBLE
 - ALL EXPOSED BOLTS AND FITTINGS INCLUDING LOWER BARREL OF HYDRANT SHALL BE WRAPPED IN 8 MIL POLYETHYLENE

- FITTINGS AND VALVES:
 - FITTINGS IN SIZES 2" THROUGH 48" SHALL BE CLASS 350, COMPACT DUCTILE IRON FITTINGS AND SHALL CONFORM TO ALL REQUIREMENTS OF ANSI-21.53 (A WW CISI) FITTINGS SHALL MECHANICAL JOINTS AND BE COMPACT DUCTILE IRON, MECHANICAL JOINT NUTS AND BOLTS SHALL BE CORTEN OR DUCTILE IRON, HIGH STRENGTH, LOW ALLOY STEEL PER ANSI A-2111 (A WWA C111 U.S.A MADE ONLY)
 - ALL TEES AND CROSSES SHALL BE VALVED IN EACH DIRECTION UNLESS OTHERWISE APPROVED.
 - NO VALVE SHALL BE OPERA TED BY PERSONNEL OTHER THAN A REPRESENTATIVE EMPLOYED BY THE WATER DISTRIBUTION.
 - ALL VALVES SHOULD BE KEPT OUT OF PAVEMENT UNLESS OTHERWISE APPROVED BY THE WATER DISTRIBUTION SUPERINTENDENT
- MATERIAL SPECIFICATIONS:
 - WATER SERVICES UNDER 4" SHALL BE TYPE K COPPER OR MEET THE CITY OF VAN WERT STANDARD IF DIFFERENT
 - WATER SERVICES 4" AND UP SHALL BE CLASS 52 DUCTILE IRON OR MEET THE CITY OF VAN WERT STANDARD IF DIFFERENT
 - WATER MAIN 8" THROUGH 12" SHALL BE PVC CLASS 150, DR-18 AWWA C900, ALL WATER MAIN OVER 12" SHALL BE PVC CLASS 235, DR-18, AWWA C900, WATER MAIN SHALL BE SLIP-ON JOINTS WITH RUBBER GASKETS, ONLY BRISTOL, NORTH AMERICAN, UPONOR ETI COMPANY, OR J-M PIPE BRANDS SHALL BE USED.
 - BELL JOINT RESTRAINTS - FOR PVC, USE UNI-FLANGE SERIES 1390 OR APPROVED EQUIVALENT.
 - MECHANICAL JOINT RESTRAINTS - GRIP RING PIPE RESTRAINER.
 - GATE VALVES - AWWA C-509, RESILIENT WEDGE, NON-RISING STEM, MECHANICAL JOINT, 250 PSI WORKING PRESSURE, COW TO OPEN, WITH ARROW INDICATING OPEN DIRECTION, CLOW, ALL BOLTS IN VALVE BODY AND OPERATING NUT HOLD DOWN SHALL BE STAINLESS STEEL.
 - VALVE BOXES - 3-PIECE CAST IRON 6" DIAMETER NOMINAL, ADJUSTABLE SCREW TYPE, COVER MARKED "WATER", U.S.A. MADE ONLY.
 - WATER MAIN TO HAVE NO. 12 AWG COPPERHEAD REINFORCED TRACER WIRE (COPPER CLAD STEEL) CONDUCTOR CONSTRUCTION -CCS CONDUCTOR OD-.0808, INSULATION MATERIAL - HDPE, INSULATION THICKNESS - .030", NOMINAL OD - .141", RESISTANCE PER 1,000 FEET (ohm's) 5.2954, WEIGHT PER 1,000 FEET (lbs.) 22, BREAKING LOAD (tennile) IN LBS. - 380, IMPACT FORCE IN IN-LBS. - 67.4, ALL WIRE SPLICES USE DRYDOWN KING 6 YELLOW #22+0 #8 A WG WATER PROOF CONNECTORS WITH SILICONE SEALANT.
 - TAPPING SLEEVES POWERSEAL MODEL 3490 MJ FABRICATED STAINLESS STEEL OR FORD STYLE FTSS BY MJ18-8 TYPE 304 STAINLESS STEEL FLANGE.

BUILDING CONNECTION NOTES

- SEPTIC TANKS, WHEN ABANDONED, SHALL BE DEWATERED AND PROPERLY FILLED WITH GRANULAR MATERIAL WITH ALL TILES BEING PLUGGED WITH CONCRETE.
- INDIVIDUAL OR CONTRACTOR INSTALLING SEWER CONNECTIONS SHALL BE REGISTERED WITH THE CITY
- BEFORE BEGINNING WORK, A SEWER TAP PERMIT MUST BE OBTAINED.
- WHEN THE BUILDING CONNECTION MUST ENTER INTO A PAVED PORTION OF THE STREET OR ALLEY, A STREET CUT PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK.
- WATER SERVICES SHALL BE A MINIMUM OF 10"-0" MEASURED HORIZONTALLY FROM THE SEWER SERVICE AND SHALL BE A MINIMUM OF 18" VERTICAL SEPARATION WHERE THE WATER SERVICE CROSSES THE SEWER MAIN.
- PIPE SIZES FOR BUILDING CONNECTIONS SHALL BE 6" MINIMUM AND THE LATERALS SHALL BE RAN TO WITHIN 3'-0" OF THE OUTSIDE OF THE BUILDING UNLESS OTHERWISE APPROVED BY THE WASTEWATER COLLECTION SUPERINTENDENT.
- SADDLES SHALL ONLY BE USED ON EXISTING VCP OR CONCRETE PIPE.
- ALL TAPS INTO PLASTIC PIPE SHALL BE IN-LINE FITTING AND SLEEVED.
- NO TAPS SHALL BE PERMITTED INTO THE TOP OF AN EXISTING OR NEW SANITARY SEWER MAIN UNLESS APPROVED BY THE WASTEWATER COLLECTION SUPERINTENDENT.
- INSPECTION:
 - A TAP INSPECTION SHALL BE REQUIRED ON ALL NEW BUILDING CONNECTIONS AND ALSO ON THE REPLACEMENT OF EXISTING BUILDING CONNECTIONS.
 - WHEN THE BUILDING SEWER IS READY FOR INSPECTION, THE CITY SHALL BE GIVEN 24 HOURS ADVANCE NOTICE. THE PIPE SHALL BE LEFT UNCOVERED UNTIL AN INSPECTION HAS BEEN MADE AND APPROVED.
 - ANY NEW BUILDING CONNECTION INSTALLED WITHOUT AN INSPECTION SHALL RESULT IN NO ISSUANCE OF A WATER METER FOR THE BUILDING, IF THIS OCCURS, THE ENTIRE LATERAL SHALL BE UNCOVERED SO THAT A PROPER INSPECTION CAN BE MADE.
 - A TAP FEE IS REQUIRED FOR ALL SEWER CONNECTIONS. AN INSPECTION WILL BE REQUIRED, THE SEWER COLLECTION DEPARTMENT SHALL INSPECT THE ENTIRE BUILDING CONNECTION FROM THE BUILDING TO THE MAIN SEWER.
 - WHEN A SADDLE IS TO BE INSTALLED, THE INSPECTOR SHALL BE PRESENT WHILE THE SANITARY SEWER MAIN IS BEING CUT INTO, CONTACT THE CITY TO DETERMINE WHICH SADDLE TYPE IS TO BE USED, ALWAYS COMPLETELY ENCASE CONNECTIONS AT ANY DEPTH 12' AND OVER AS APPROVED BY THE CITY.

- TESTING:
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TESTING FROM THE CONNECTION TO THE EXISTING OF EXISTING BUILDING CONNECTIONS.
 - AT THE SPECIFIC REQUEST OF THE CITY ENGINEER ALL NEW BUILDING CONNECTIONS SHALL BE TESTED WITH AIR AT 4 PSI PRESSURE. THE SEWER TEST SHALL BE FROM THE CLEANOUT TO THE PROPERTY LINE CONNECTION OR TO THE MAIN SEWER WHICHEVER IS APPLICABLE.
 - IF A SUBSTANTIAL AMOUNT OF AN EXISTING LATERAL IS REPLACED, THE NEW PORTION OF THE LATERAL SHALL REQUIRE A TEST UNLESS OTHERWISE APPROVED.

- PIPE LAYING:
 - THE JOINING OF PIPE WITH CONCRETE SHALL NOT BE PERMITTED.
 - IN THE CASE WHERE A 90' CORNER IS REQUIRED IN THE BUILDING CONNECTION LINE, 2 45' BENDS SHALL BE USED IN LIEU OF A 90' BEND. A CLEANOUT WILL BE REQUIRED.
 - THE BUILDING CONNECTION LINE SHALL BE LAID IN AS STRAIGHT A LINE, FROM THE BUILDING TO THE EXISTING LATERAL, AS POSSIBLE.
 - ALL NEW CONSTRUCTION SHALL HAVE SANITARY LATERALS INSTALLED.
 - DRAWINGS SHOWING LATERAL LOCATIONS SHALL BE SUBMITTED WITH A BUILDING PERMIT.

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Revisions

Design Team:
JONES PETRIE RAFINSKI
Drawn by:
AGC, CCE, JJB, NGD, SAK

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PROPOSED PROJECT:
RENOVATION FOR
111 W. MAIN ST.
VAN WERT, OH 45891
VAN WERT REDEVELOPMENT

Job No: 21001 5.16.2023

LEGEND:

- Ⓢ ROAD WORK AHEAD (OHW-134)
- Ⓣ END CONSTRUCTION (XG20-20)
- Ⓤ SIDEWALK CLOSED (R9-9)
- Ⓥ CONTRACTOR TO MOUNT SIGN TO FENCE
- Ⓦ TEMPORARY ADVISORY SPEED LIMIT SIGN (W13-1P)
- Ⓧ NO PARKING ANYTIME (R7-1)
- Ⓨ ROAD CLOSED TO THRU TRAFFIC SIGN (R11-4)
- Ⓩ TEMPORARY PAVEMENT MARKING, REMOVABLE, YELLOW, 4 IN
- ⓐ TEMPORARY PAVEMENT MARKING, REMOVABLE, WHITE, 4 IN

- DIRECTION OF MOTOR VEHICLE TRAFFIC
- CONSTRUCTION SIGN AND SUPPORTS
- CHANNELIZING DEVICE

▨ CONSTRUCTION AREA

- Ⓜ TYPE 'A' CONSTRUCTION WARNING LIGHT
- Ⓨ TYPE 'B' CONSTRUCTION WARNING LIGHT

— CONSTRUCTION SIGN AND SUPPORTS

— TYPE III BARRICADE

R9-9 "SIDEWALK CLOSED" - (30"x18")

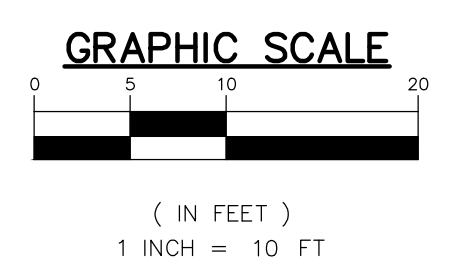
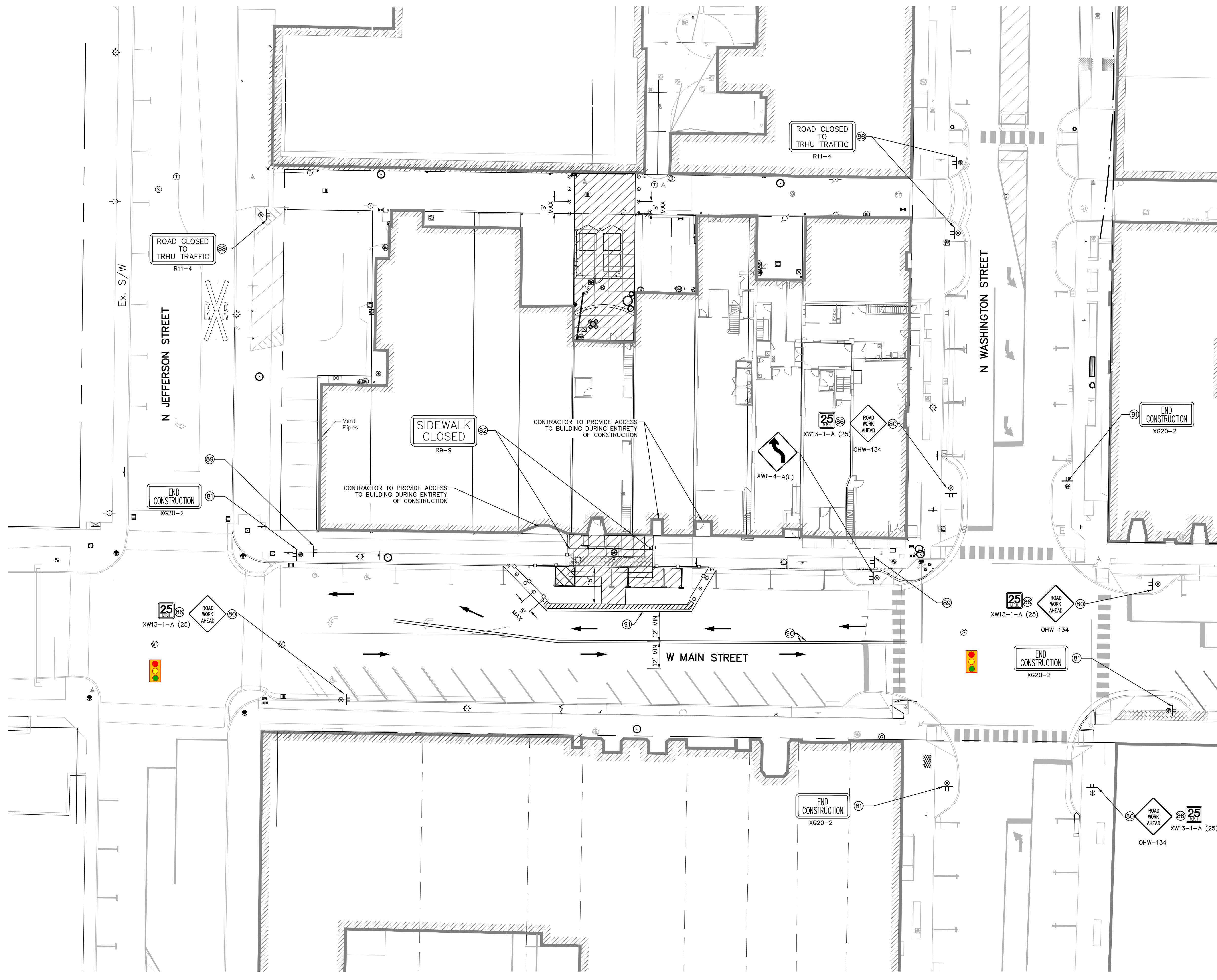
🚦 EXISTING TRAFFIC SIGNAL SYSTEM

▨ JERSEY BARRIER WITH FENCE OR APPROVED EQUAL

○ CONSTRUCTION FENCING

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL PLAN SUBMITTAL TO THE STATE (ODOT) AND CITY OF VAN WERT FOR APPROVAL OF ANY TEMPORARY LANE RESTRICTIONS ON MAIN (LINCOLN HIGHWAY) AS NECESSARY, SUFFICIENTLY IN ADVANCE OF CONSTRUCTION.
2. ALL EXISTING PAVEMENT MARKINGS THAT CONFLICT WITH TRAFFIC ROUTING DURING CONSTRUCTION SHALL BE REMOVED BY GRINDING AND REPLACED UPON COMPLETION OF THE CONSTRUCTION.
3. CONTRACTOR SHALL COORDINATE WITH ADJACENT BUSINESSES AND RESIDENTS TO NOTIFY THEM OF ANY TEMPORARY ACCESS CLOSURES. PROVIDE 48 HOURS NOTICE OF ANY TEMPORARY ACCESS CLOSURES.
4. TEMPORARY CONSTRUCTION ZONE DESIGN SPEED 25 MPH.
5. THE POLICE AND FIRE DEPARTMENTS SHALL BE NOTIFIED 24 HOURS IN ADVANCE OF ANY CONSTRUCTION. NO STREET SHALL BE CLOSED WITHOUT THE APPROVAL OF THE CITY ENGINEER.
6. IF THE WORK IS TO COVER THE ENTIRE WIDTH OF THE STREET, ONE HALF OF THE STREET SHALL BE MAINTAINED FOR TRAFFIC WHILE ONE HALF OF THE STREET IS REPAIRED.
7. BARRICADE DISTANCE AND SEPARATION OF WARNING SIGNS TO BE SPACED ACCORDING TO THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
8. IF BARRICADES ARE TO BE LEFT UP OVERNIGHT, WARNING LIGHTS (FLASHERS) ARE TO BE USED.
9. ALL STREET CONTROL DEVICES APPLICABLE TO DIFFERENT STREET WIDTHS, TYPE OF CONSTRUCTION, ETC., SHALL CONFORM TO THE LATEST REVISION OF THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, UNLESS OTHERWISE APPROVED BY THE CITY AND SHALL BE IN PLACE AND PROPERLY DISPLAYED PRIOR TO THE COMMENCEMENT OF ANY WORK.
10. NO ON-STREET PARKING WILL BE ALLOWED ALONG NORTH SIDE OF MAIN STREET (LINCOLN HIGHWAY) NEAR THE PROJECT AREA DURING THE CONSTRUCTION TIMEFRAME.
11. CONTRACTOR SHALL CONDUCT WORK IN A WAY TO MINIMIZE INTERRUPTIONS AND CLOSURES TO VEHICULAR TRAFFIC IN THE ALLEY AND TO PEDESTRIAN TRAFFIC ON THE SIDEWALK ALONG THE NORTH SIDE OF MAIN STREET.



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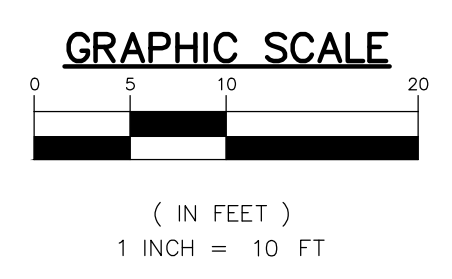
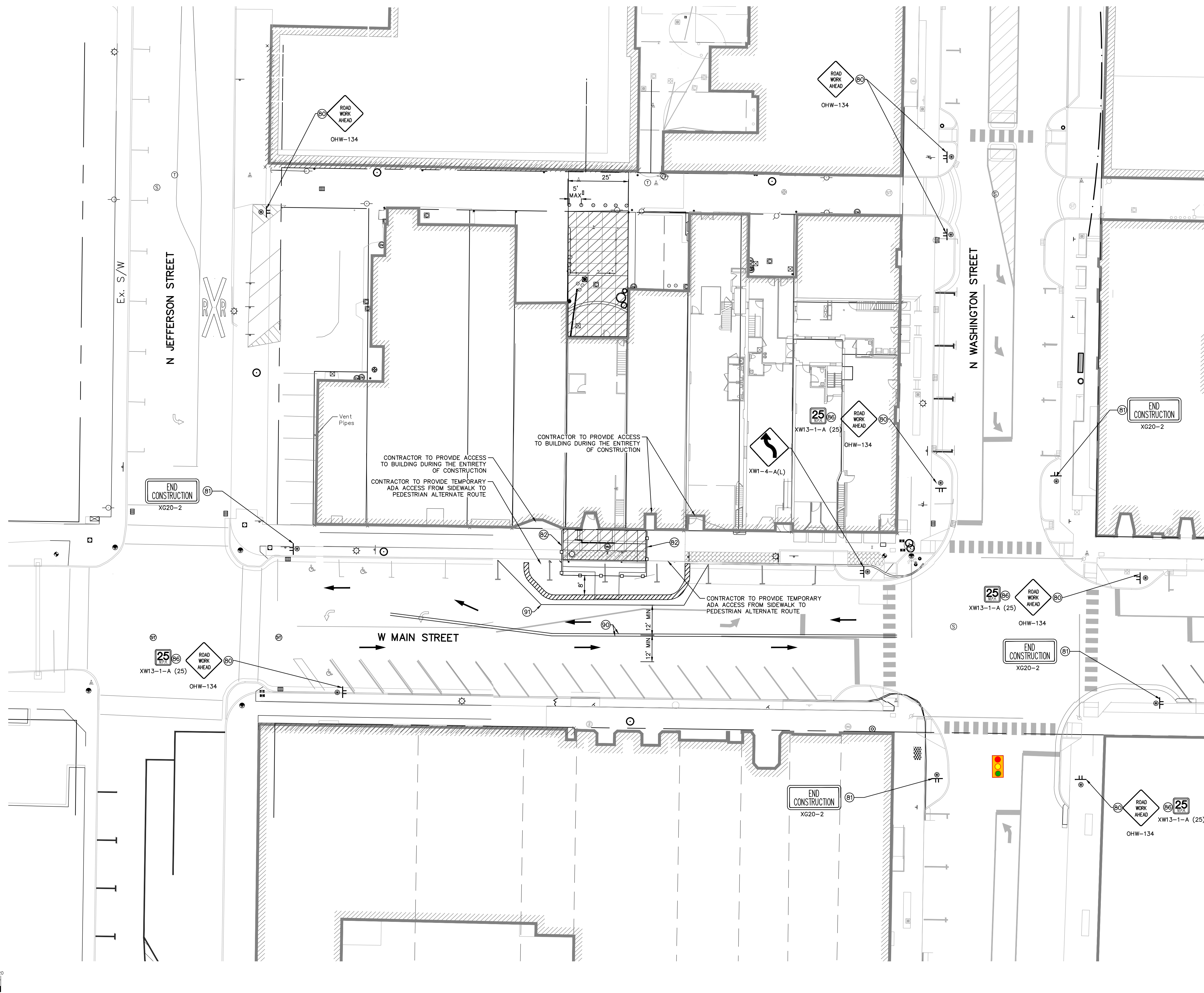
C103

LEGEND:

- Ⓢ ROAD WORK AHEAD (OHW-134)
- Ⓣ END CONSTRUCTION (XG20-20)
- Ⓤ SIDEWALK CLOSED CROSS HERE (R9-9a)
CONTRACTOR TO MOUNT SIGN TO FENCE
- Ⓦ TEMPORARY ADVISORY SPEED LIMIT SIGN (W13-1P)
- Ⓧ NO PARKING ANYTIME (R7-1)
- Ⓨ ROAD CLOSED TO THRU TRAFFIC SIGN (R11-4)
- Ⓩ TEMPORARY PAVEMENT MARKING, REMOVABLE, YELLOW, 4 IN
- ⓐ TEMPORARY PAVEMENT MARKING, REMOVABLE, WHITE, 4 IN
- DIRECTION OF MOTOR VEHICLE TRAFFIC
- Ⓛ CONSTRUCTION SIGN AND SUPPORTS
- CHANNELIZING DEVICE
- ▨ CONSTRUCTION AREA
- Ⓢ TYPE 'A' CONSTRUCTION WARNING LIGHT
- Ⓣ TYPE 'B' CONSTRUCTION WARNING LIGHT
- Ⓤ CONSTRUCTION SIGN AND SUPPORTS
- Ⓧ TYPE III BARRICADE
- R9-9 "SIDEWALK CLOSED" - (30"x18")
- Ⓨ EXISTING TRAFFIC SIGNAL SYSTEM
- ▨ JERSEY BARRIER WITH FENCE OR APPROVED
EQUAL. CONTRACTOR TO PROVIDE 5' MIN.
ACCESS FOR PEDESTRIANS.
- CONSTRUCTION FENCING

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL PLAN SUBMITTAL TO THE STATE (ODOT) AND CITY OF VAN WERT FOR APPROVAL OF ANY TEMPORARY LANE RESTRICTIONS ON MAIN (LINCOLN HIGHWAY) AS NECESSARY, SUFFICIENTLY IN ADVANCE OF CONSTRUCTION.
2. ALL EXISTING PAVEMENT MARKINGS THAT CONFLICT WITH TRAFFIC ROUTING DURING CONSTRUCTION SHALL BE REMOVED BY GRINDING AND REPLACED UPON COMPLETION OF THE CONSTRUCTION.
3. CONTRACTOR SHALL COORDINATE WITH ADJACENT BUSINESSES AND RESIDENTS TO NOTIFY THEM OF ANY TEMPORARY ACCESS CLOSURES. PROVIDE 48 HOURS NOTICE OF ANY TEMPORARY ACCESS CLOSURES.
4. TEMPORARY CONSTRUCTION ZONE DESIGN SPEED 25 MPH.
5. THE POLICE AND FIRE DEPARTMENTS SHALL BE NOTIFIED 24 HOURS IN ADVANCE OF ANY CONSTRUCTION. NO STREET SHALL BE CLOSED WITHOUT THE APPROVAL OF THE CITY ENGINEER.
6. IF THE WORK IS TO COVER THE ENTIRE WIDTH OF THE STREET, ONE HALF OF THE STREET SHALL BE MAINTAINED FOR TRAFFIC WHILE ONE HALF OF THE STREET IS REPAIRED.
7. BARRICADE DISTANCE AND SEPARATION OF WARNING SIGNS TO BE SPACED ACCORDING TO THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
8. IF BARRICADES ARE TO BE LEFT UP OVERNIGHT, WARNING LIGHTS (FLASHERS) ARE TO BE USED.
9. ALL STREET CONTROL DEVICES APPLICABLE TO DIFFERENT STREET WIDTHS, TYPE OF CONSTRUCTION, ETC., SHALL CONFORM TO THE LATEST REVISION OF THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, UNLESS OTHERWISE APPROVED BY THE CITY AND SHALL BE IN PLACE AND PROPERLY DISPLAYED PRIOR TO THE COMMENCEMENT OF ANY WORK.
10. NO ON-STREET PARKING WILL BE ALLOWED ALONG NORTH SIDE OF MAIN STREET (LINCOLN HIGHWAY) NEAR THE PROJECT AREA DURING THE CONSTRUCTION TIMEFRAME.
11. CONTRACTOR SHALL CONDUCT WORK IN A WAY TO MINIMIZE INTERRUPTIONS AND CLOSURES TO VEHICULAR TRAFFIC IN THE ALLEY AND TO PEDESTRIAN TRAFFIC ON THE SIDEWALK ALONG THE NORTH SIDE OF MAIN STREET.



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LEGEND

- (A1) HMA FULL DEPTH PAVEMENT WITHIN ODOT RIGHT-OF-WAY SHALL BE:
ITEM 404 TYPE 1 - "V" 1-1/4" ASPHALT CONCRETE SURFACE COURSE OVER
ITEM 402 TYPE 2 - "VI" 1-3/4" ASPHALT CONCRETE LEVELING COURSE OVER
ITEM 301 - "VII" 7" BITUMINOUS AGGREGATE BASE OVER
ITEM 304 - "VII" AGGREGATE BASE OVER
ITEM 203 - COMPACTED SUBGRADE
- (A2) CONCRETE SIDEWALK SHALL BE:
4" CONCRETE PAVEMENT - ODOT CLASS C CONCRETE OVER
2" MIN. #304 COMPACTED AGGREGATE, OVER
COMPACTED SUBGRADE (95% MODIFIED PROCTOR)
- (A3) CONCRETE CURB AND GUTTER
- (B) JERSEY BARRIER WITH FENCE OR APPROVED EQUAL
- (C) CONSTRUCTION FENCING
- (90) TEMPORARY PAVEMENT MARKING, REMOVABLE, YELLOW, 4 IN
- (91) TEMPORARY PAVEMENT MARKING, REMOVABLE, WHITE, 4 IN

NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL BY GRINDING AND REPLACING EXISTING PAVEMENT MARKINGS IN CONFLICT WITH THE TEMPORARY PAVEMENT MARKINGS FOR THE PLANNED MAINTENANCE OF TRAFFIC.
2. ALL EXISTING PAVEMENT MARKINGS THAT CONFLICT WITH THE PHASE I CONSTRUCTION SHALL BE REMOVED BY GRINDING AND REPLACED UPON COMPLETION OF THE PHASE I CONSTRUCTION OR COVERED WITH BLACKOUT TAPE FOR THE DURATION OF THE PHASE I CONSTRUCTION.
3. SEE SHEET C103 AND C104 FOR LANE CONFIGURATIONS PER PHASE.

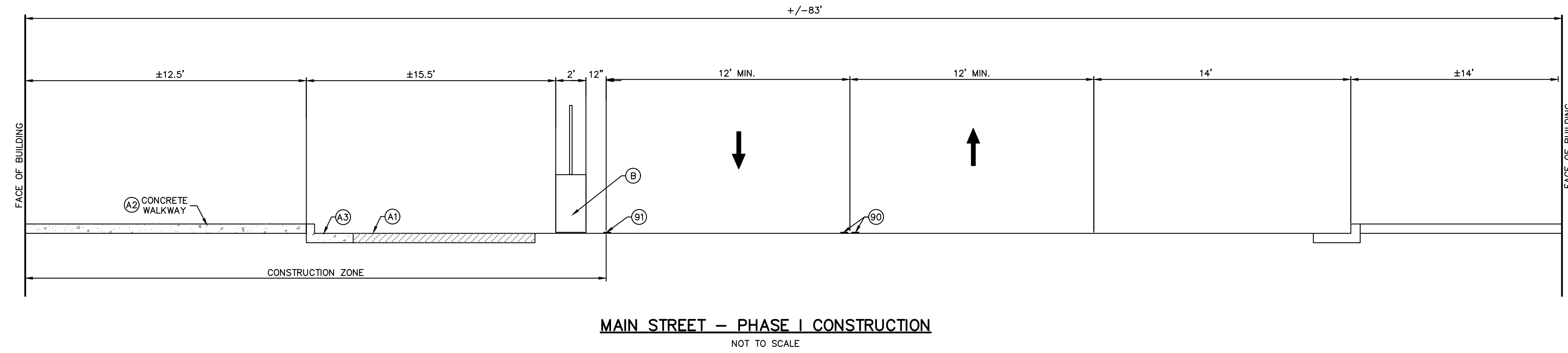
CONSTRUCTION PROCEDURE:

PHASE I

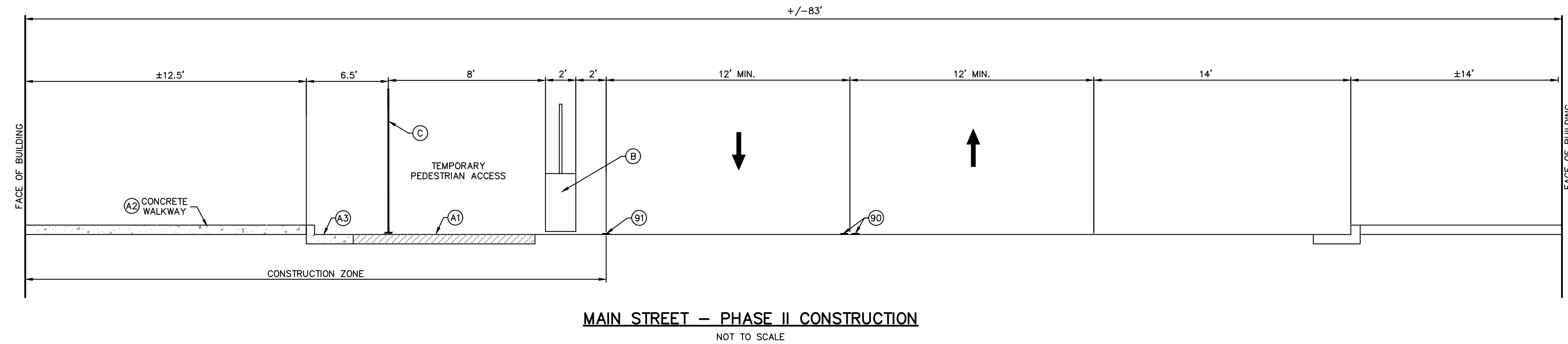
1. CONSTRUCTION OF WALKWAY, CURB RAMPS AND CURBING ON THE NORTH SIDE OF MAIN STREET.
2. CONSTRUCTION OF PAVED AREAS IN THE ALLEYWAY.
3. CONSTRUCTION OF WATER LINE ON THE NORTH SIDE OF MAIN STREET.
4. CONSTRUCTION OF SANITARY LINE WITHIN THE ALLEYWAY.
5. CONSTRUCTION OF COURTYARD IMPROVEMENTS

PHASE II

1. CONSTRUCTION OF WALKWAY, CURB RAMPS AND CURBING ON THE NORTH SIDE OF MAIN STREET.
2. CONSTRUCTION OF COURTYARD IMPROVEMENTS.



MAIN STREET - PHASE I CONSTRUCTION
NOT TO SCALE







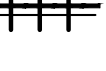













MAIN STREET - PHASE II CONSTRUCTION
NOT TO SCALE

GENERAL NOTES:

- OBTAIN ALL REQUIRED PERMITS AND COORDINATE INSPECTIONS FROM AUTHORITIES HAVING JURISDICTION. CONTRACTOR IS RESPONSIBLE FOR ALL PERMIT FEES, TAPPING FEES, INSPECTION FEES ETC.
- THE CONTRACTOR SHALL COORDINATE WITH THE BUSINESS OWNERS AND PROVIDE TEMPORARY BUSINESS ACCESS AT ALL TIMES.
- CONTRACTOR SHALL NOT INTERRUPT ANY SERVICE TO ADJACENT PROPERTIES WITHOUT WRITTEN AUTHORIZATION FROM PROPERTY OWNER.
- EXISTING UTILITIES ARE APPROXIMATIONS BASED ON BEST AVAILABLE DATA. CAUTION SHALL BE EXERCISED TO NOT INTERRUPT SERVICE TO ANY ENTITY. EXPLORATORY TRENCH TO VERIFY DEPTH AND LOCATION OF EXISTING UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION REQUIRED BY UTILITY OWNERS TO CONSTRUCT PROJECT.
- PROVIDE RECORD DRAWINGS TO THE OWNER FOR BELOW GRADE IMPROVEMENTS.
- CONTRACTOR SHALL LOCATE ALL PRIVATE UTILITIES NOT COVERED BY THE PUBLIC LOCATING SERVICE.
- ADJUST ANY EXISTING MANHOLES, VALVES, HYDRANTS, AND HANDHOLES, LOCATED WITHIN PROJECT LIMITS TO PROPOSED FINISHED GRADES.
- CONTRACTOR SHALL SUPPORT AND PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION OF ADJACENT WORK.
- COORDINATE ALL DEMOLITION WORK WITH OWNER AND ADJACENT BUSINESS OWNERS.
- CONTRACTOR SHALL PROTECT EXISTING BUILDINGS, VESTIBULES, BASEMENT WALLS, AND FACADES. ANY DAMAGES THAT OCCURS AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.

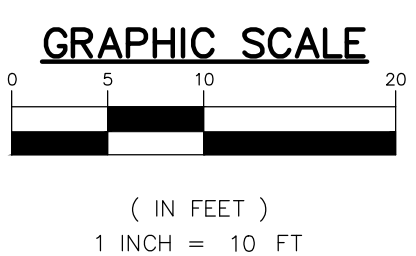
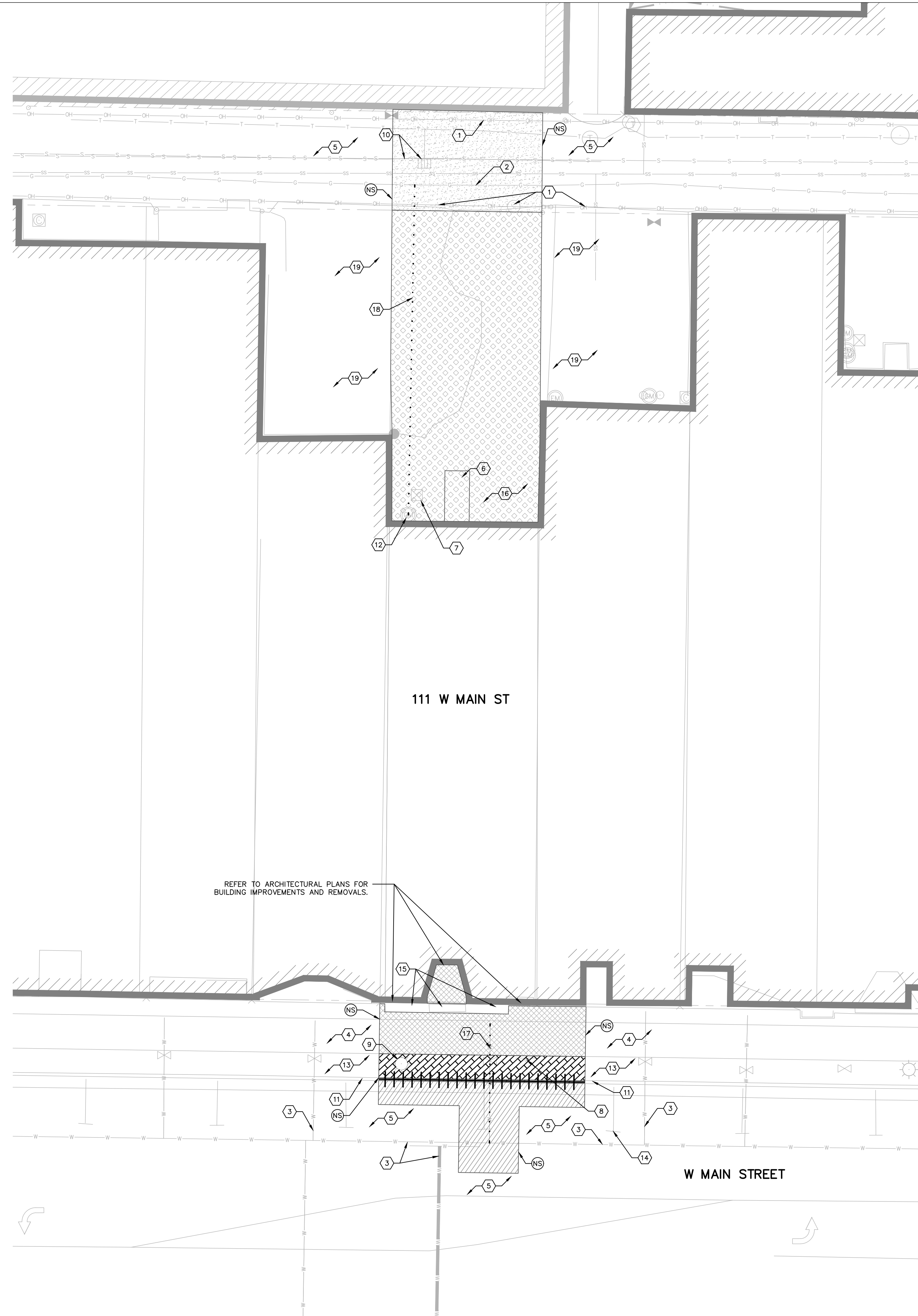
DEMOLITION LEGEND:

-  REMOVE FULL DEPTH GRAVEL MATERIAL AS REQUIRED FOR PROPOSED IMPROVEMENTS
-  REMOVE FULL DEPTH ASPHALT PAVEMENT, REMOVE AGGREGATE SUBBASE AS REQUIRED TO MEET FINISHED PROPOSED GRADE. NEAT LINE SAWCUT AT REMOVAL LIMITS
-  REMOVE FULL DEPTH ASPHALT PAVEMENT AND CONCRETE SUBBASE MATERIAL. REMOVE AGGREGATE SUBBASE AS REQUIRED TO MEET FINISHED PROPOSED GRADE. NEAT LINE SAWCUT AT REMOVAL LIMITS
-  REMOVE CONCRETE PAVEMENT SIDEWALK FULL DEPTH, REMOVE AGGREGATE SUBBASE AS REQUIRED TO MEET PROPOSED FINISHED GRADE. NEAT LINE SAWCUT AT REMOVAL LIMITS
-  REMOVE AND RESTORE DECORATIVE PAVEMENT
-  REMOVE CONCRETE CURB AND GUTTER NEAT LINE SAWCUT AT REMOVAL LIMITS
-  REMOVE UTILITY AS REQUIRED FOR NEW CONSTRUCTION. COORDINATE ALL WORK WITH UTILITY OWNER/PROVIDER.

-  EXISTING STORM LINE
-  EXISTING SANITARY LINE
-  EXISTING GAS LINE
-  EXISTING OVERHEAD ELECTRIC LINE
-  EXISTING WATER LINE
-  EXISTING WATER METER
-  NEATLINE SAWCUT AT NEAREST CONTROL JOINT
-  EXISTING UTILITY POLE
-  EXISTING STORM STRUCTURE
-  EXISTING COMMUNICATIONS STRUCTURE
-  EXISTING SANITARY STRUCTURE

DEMOLITION NOTES:

- PROTECT UTILITY POLES & OVERHEAD LINES
- PROTECT EXISTING GAS LINE AND ASSOCIATED STRUCTURES.
- PROTECT WATER LINE, RESET VALVES TO PROPOSED FINISHED GRADE AS REQUIRED. CONTACT AND COORDINATE WITH VAN WERT WATER DEPARTMENT TO ADJUST VALVES AND METER PIT CASTINGS TO GRADE.
- PROTECT EXISTING SIDEWALK
- PROTECT EXISTING ASPHALT ROADWAY
- REMOVE EXISTING BASEMENT ACCESS - REFER TO ARCHITECTURAL AND STRUCTURAL PLANS
- EXISTING AC UNIT - REFER TO MEP PLANS
- SALVAGE AND RELOCATE ROAD SIGN ON NEW POLE - COORDINATE WITH 101-107 W MAIN STREET DIMENSIONAL PLANS
- PROTECT EXISTING LIGHT POLE AND FOUNDATION
- PROTECT EXISTING COMBINED SANITARY STORM LINE AND ASSOCIATED STRUCTURES. RESET STRUCTURE TO FINISHED GRADE - REFER TO UTILITY PLANS.
- PROTECT EXISTING CURB AND GUTTER
- PROTECT EXISTING UTILITY METER - REFER TO MEP PLANS FOR ADDITIONAL INFORMATION
- PROTECT EXISTING DECORATIVE PAVEMENT
- GRIND AND REMOVE EXISTING PAVEMENT MARKING
- REMOVE EXISTING STEPS, PLANTERS, LANDING, AND FOUNDATIONS FULL DEPTH - REFER TO ARCHITECTURAL PLANS
- REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAILS ON THE REMOVAL OF EXISTING NON-HISTORIC BUILDING COMPONENTS AND LEAN CONCRETE INFILL
- REMOVE AND FILL METER PIT AND VALVE. CUT AND CAP WATER SERVICE AT THE CURB
- REMOVE AND TERMINATE EXISTING GAS SERVICE. CONTRACTOR SHALL COORDINATE GAS SERVICE REMOVAL WITH DOMINION ENERGY.
- PROTECT EXISTING GRAVEL PAVEMENT AREA



SCALE: 1" = 10'-0"

DEMOLITION PLAN | 1

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2023-05-16 BID / PERMIT

Revisions

Design Team:
JONES PETRIE RAFINSKI
Drawn by:
AGC, CCE, JJB, NGD, SAK


















Fort Wayne, IN South Bend, IN
p: 260.422.2522 p: 574.232.4388

PROPOSED PROJECT:
RENOVATION FOR
111 W. MAIN ST.
VAN WERT, OH 45891
VAN WERT REDEVELOPMENT



Job No: 21001 5.16.2023

C106

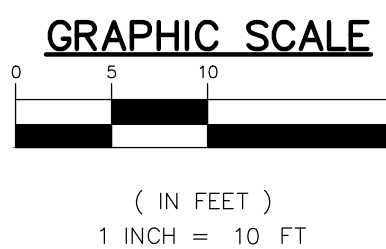
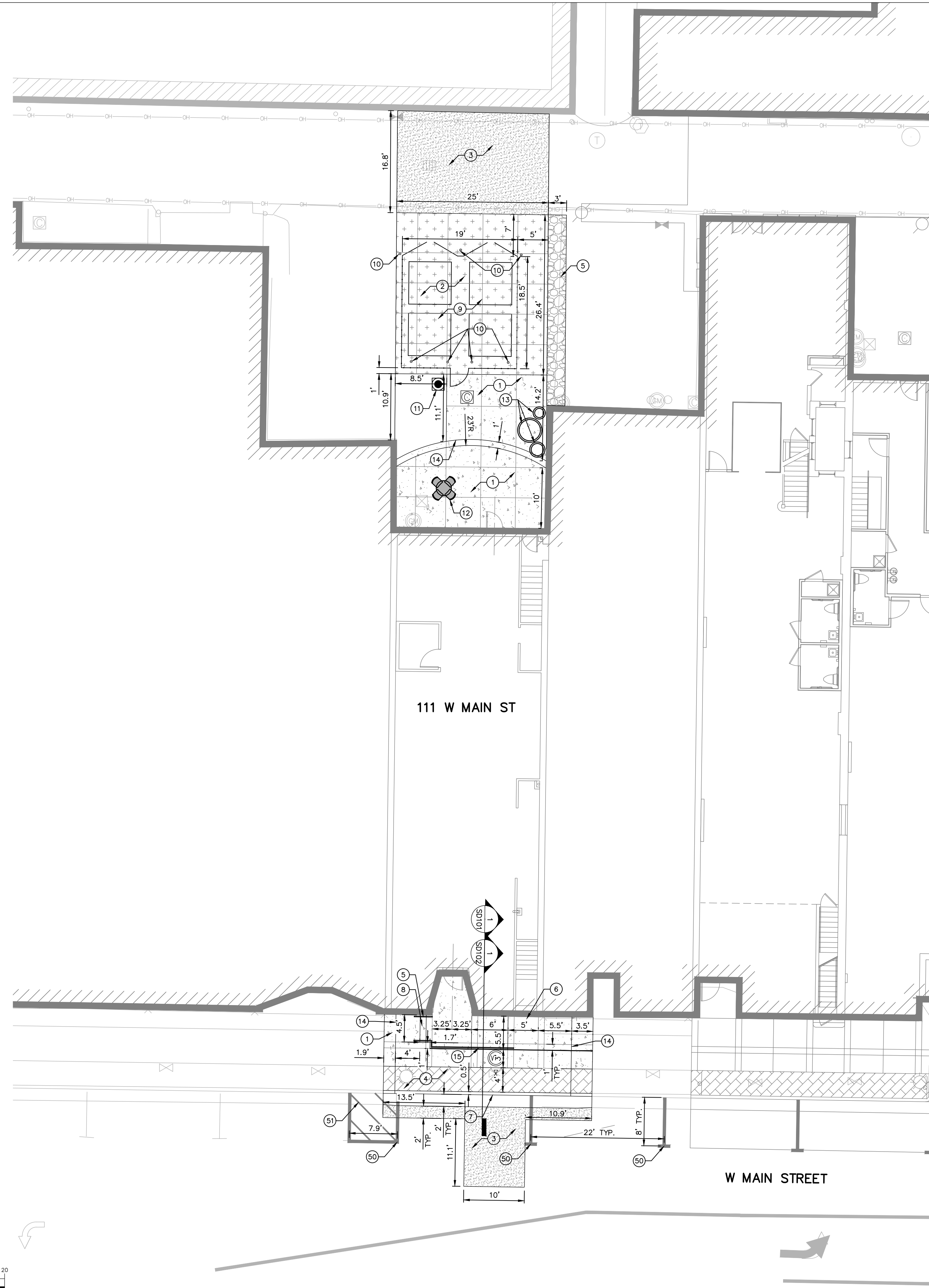
DETAILS LEGEND:

-  1 CONCRETE PAVEMENT, STANDARD 4" THICK, OVER 2" MIN. #304 COMPACTED AGGREGATE, LIGHT BROOM FINISH, CONTROL JOINTS AS SHOWN ON PLANS OR 10' O.C. AND EXPANSION JOINTS 40' O.C., MAXIMUM.
-  2 CONCRETE PAVEMENT, STANDARD 8" THICK REINFORCED, OVER 6" #304 COMPACTED AGGREGATE 95% PROCTOR, MEDIUM BROOM FINISH, CONTROL JOINTS AS SHOWN ON PLANS OR 10' O.C. AND EXPANSION JOINTS 40' O.C., MAXIMUM.
-  3 ASPHALT PAVEMENT TO MATCH CITY OF VAN WERT AND ODOT STANDARDS ROADWAY:
ITEM 404 TYPE 1 - "V" 1-1/4" ASPHALT CONCRETE SURFACE COURSE
ITEM 402 TYPE 2 - "M" 1-3/4" ASPHALT CONCRETE LEVELING COURSE
ITEM 301 - "VII" 7" BITUMINOUS AGGREGATE BASE
ITEM 304 - "VIII" AGGREGATE BASE (TWO 3" LIFTS)
(SATURATE WITH WATER BETWEEN LIFTS)
ITEM 203 - COMPACTED SUBGRADE
ALLEY:
DOUBLE CHIP AND SEAL SURFACE OR 2" OF 404 ASPHALT
8" OF COMPACTED AGGREGATE BASE (ITEM 304)
-  4 STAMPED CONCRETE
-  5 ODOT #304 STONE AS NECESSARY TO MATCH EXISTING GRADES
-  6 STANDARD STEP
-  7 STANDARD CURB AND GUTTER
-  8 STANDARD STAIRS
-  9 TRASH BIN ENCLOSURE
-  10 PIPE BOLLARD
-  11 LIGHT, POLE, AND FOUNDATION
-  12 TABLE AND CHAIRS
-  13 MOVABLE PLANTERS
-  14 EXPANSION JOINT
-  15 RAILING

PAVEMENT MARKINGS LEGEND

-  50 LINE PER ODOT AND CITY OF VAN WERT STANDARDS, PAINT, SOLID, WHITE, 4".
-  51 TRAVERSE MARKING PER ODOT AND CITY OF VAN WERT STANDARDS, PAINT, WHITE CROSS HATCH LINE 4".

- DETAIL 3/SD101
- DETAIL 4/SD101
- DETAIL 10/SD101
- DETAIL 5/SD101
- DETAIL 7/SD101
- DETAIL 8/SD101
- DETAIL 6/SD101
- DETAIL 1/SD103
- DETAIL 2/SD102
- REFER TO LIGHTING PLAN
- PROVIDED BY OWNER
- PROVIDED BY OWNER
- DETAIL 1/SD102
- DETAIL 6/SD101



SCALE: 1" = 10'-0"

DIMENSIONAL PLAN | 1

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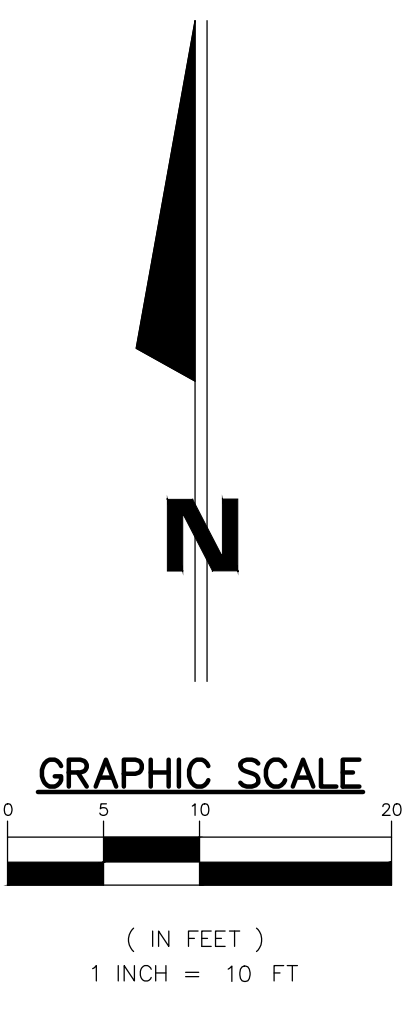
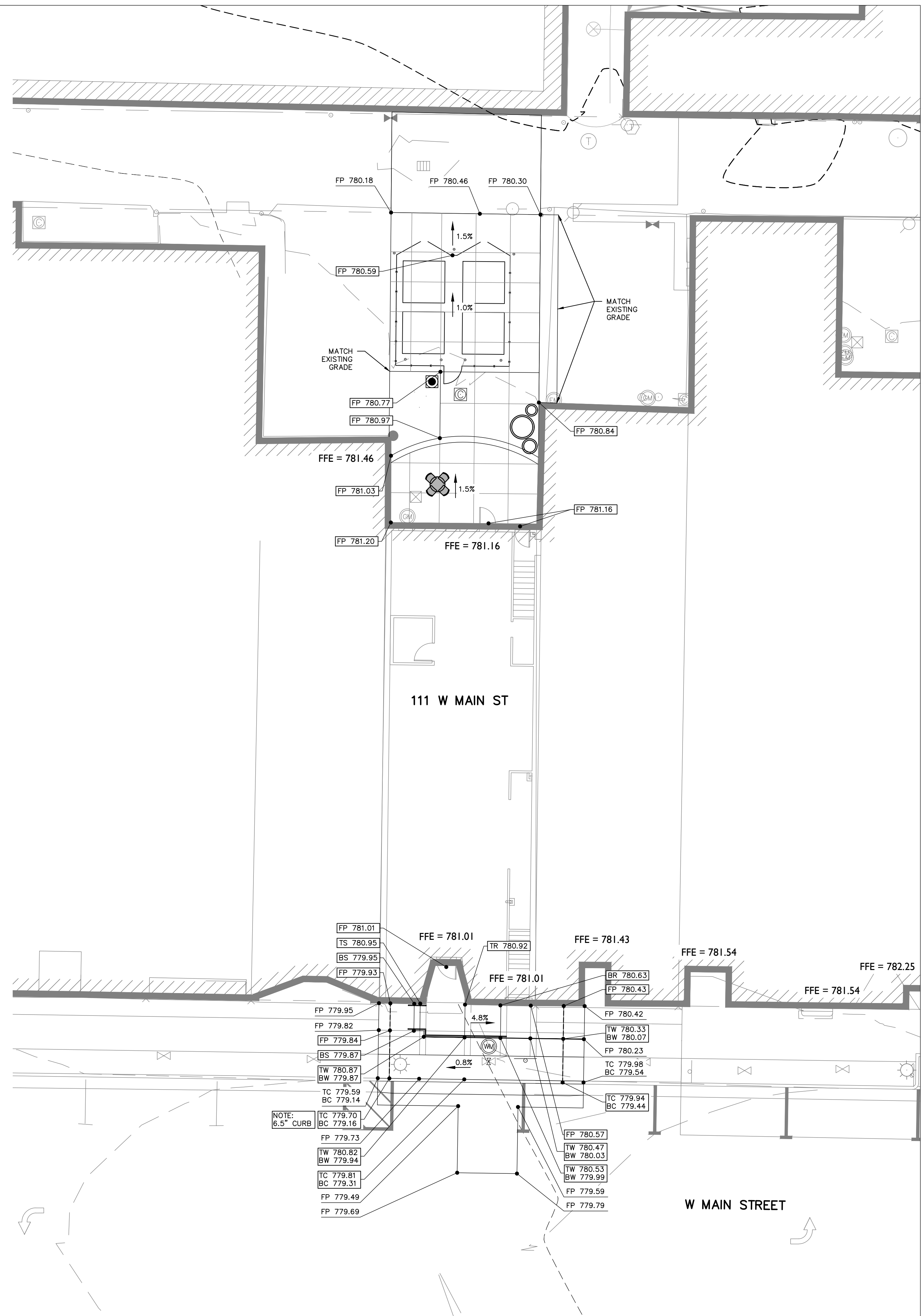
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Job No: 21001 5.16.2023

C201

LEGEND

	EXISTING GRADE
	PROPOSED GRADE
	PROPOSED CATCH BASIN/STORM INLET
	PROPOSED CATCH BASIN/STORM INLET
	PROPOSED STORM MANHOLE
	PROPOSED GRADE BREAK
	PROPOSED TOP OF CURB
	PROPOSED TOP OF WALL
	PROPOSED FINISHED PAVEMENT
	PROPOSED FINISHED GRADE
	PROPOSED BOTTOM OF CURB
	EDGE OF PAVEMENT
	CATCH BASIN RIM
	FLOOR DRAIN RIM
	BOTTOM OF STEP
	TOP OF STEP
	BOTTOM OF RAMP
	TOP OF RAMP
	STORM MANHOLE RIM



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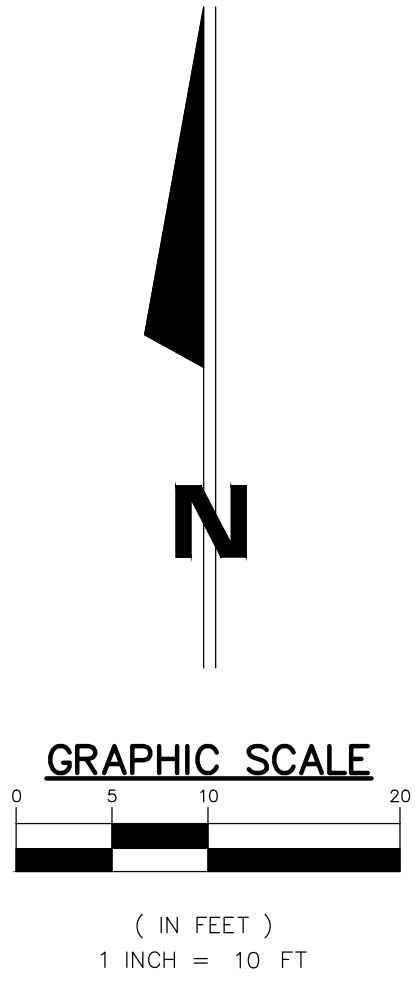
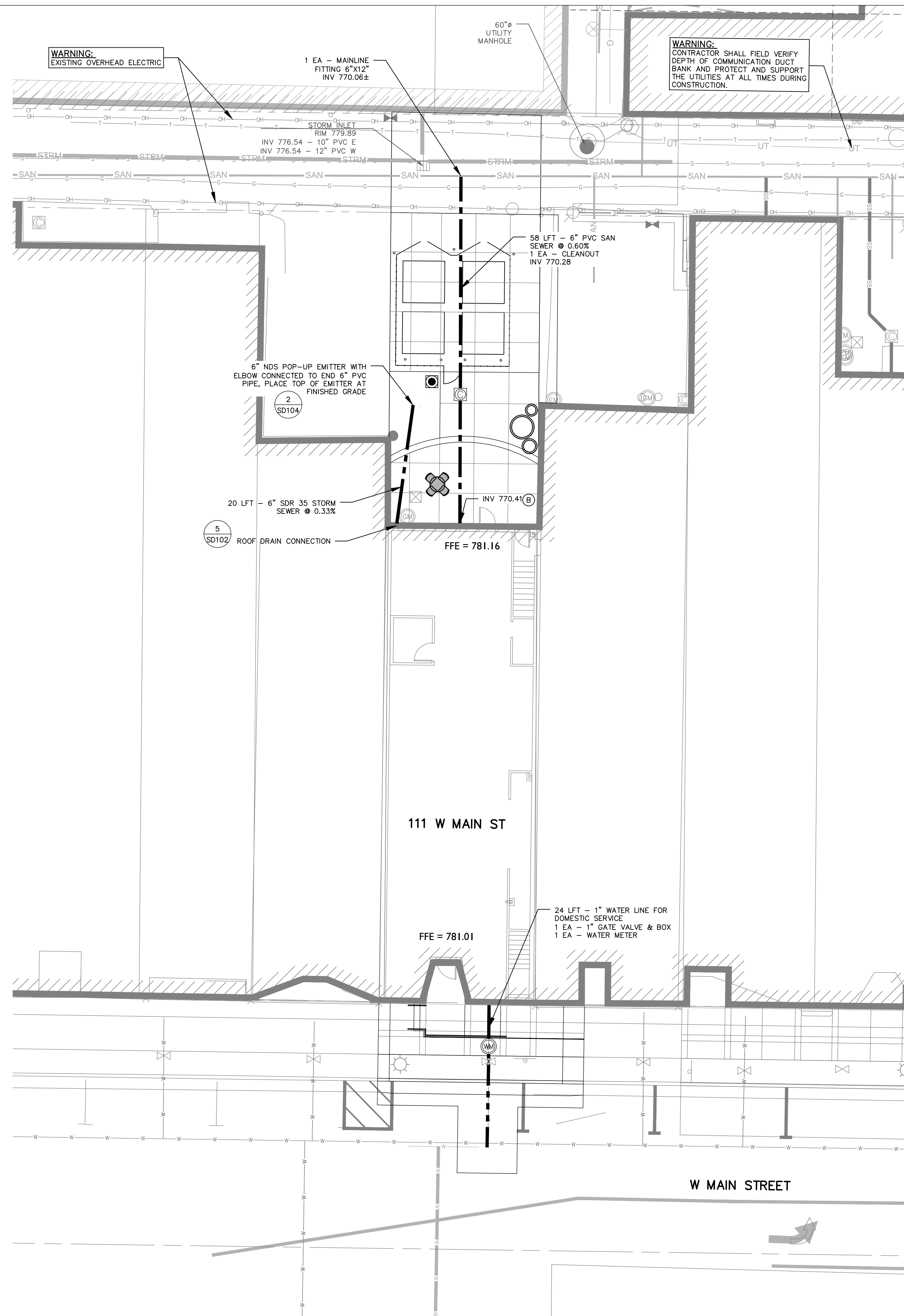
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C301

LEGEND

- ⊕ PROPOSED STORM MANHOLE
- ⊕ PROPOSED RISER PIPE
- PROPOSED STORM LINE
- PROPOSED WATER LINE
- PROPOSED UNDERDRAIN
- ⊕ WATER LINE QUICK CONNECT COUPLER
- ST --- EXISTING STORM LINE
- S --- EXISTING SANITARY LINE
- G --- EXISTING GAS LINE
- W --- EXISTING WATER LINE
- UE --- EXISTING UNDERGROUND ELECTRIC LINE
- UC --- EXISTING UNDERGROUND COMMUNICATIONS LINE
- ⊕ EXISTING STORM MANHOLE
- ⊕ EXISTING CATCH BASIN
- ⊕ UTILITY CROSSING
SEE NOTES FOR PIPE ELEVATIONS
- ⬠ ELECTRICAL KEYED NOTE
- Ⓐ THE CONTRACTOR SHALL COORDINATE WITH THE GAS COMPANY TO ADJUST GAS LINE AS REQUIRED TO AVOID CROSSING CONFLICT.
- Ⓑ CONTRACTOR SHALL FIELD VERIFY AND MATCH THE EXISTING OR PROPOSED SANITARY DISCHARGE INVERT ELEVATION. NOTIFY ENGINEER IF INVERT IS LOWER THAN WHAT IS PROPOSED ON THE PLANS.



SCALE: 1" = 10'-0" UTILITY PLAN | 1

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




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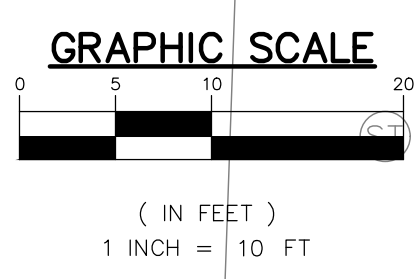
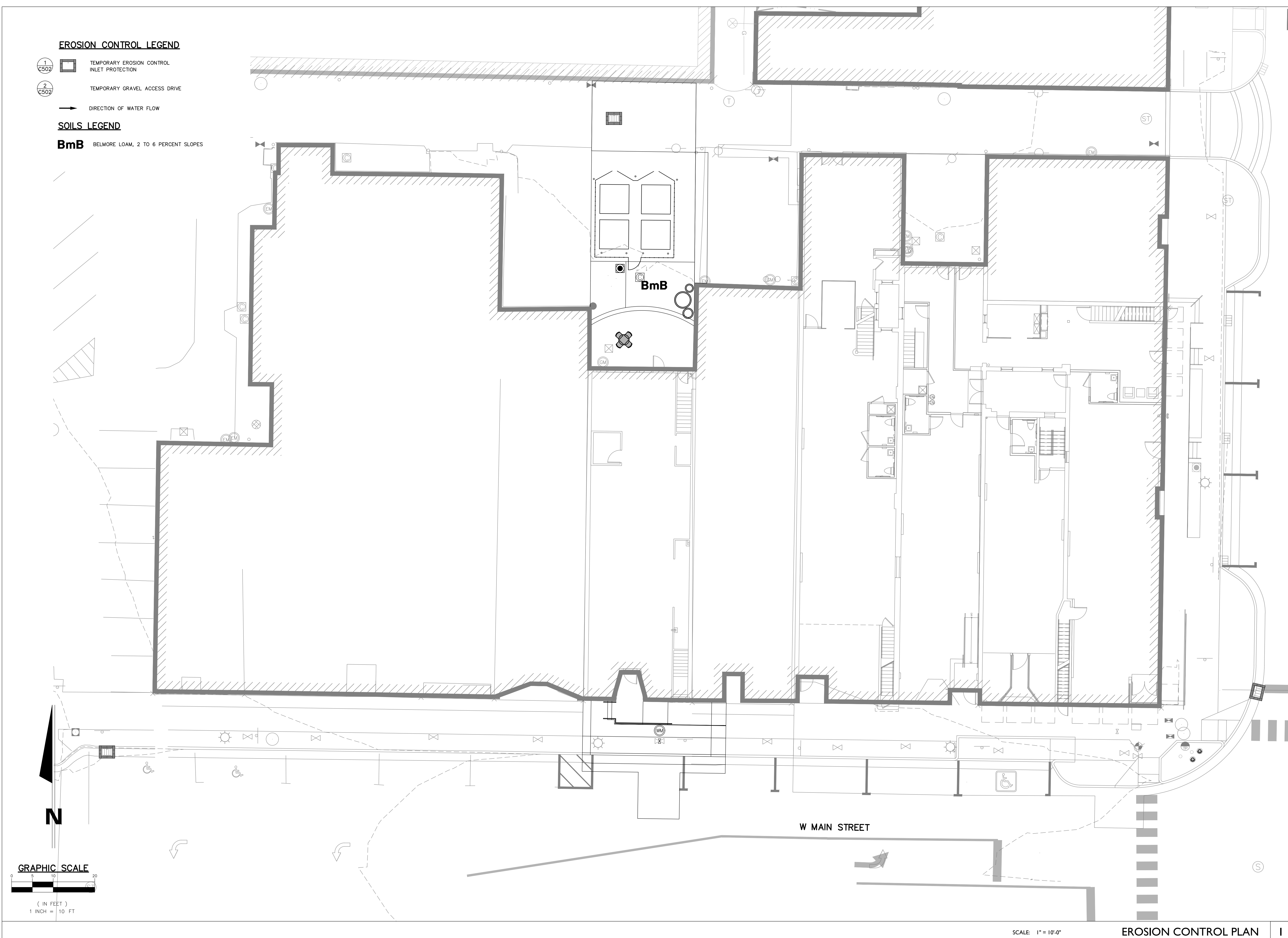
C401

EROSION CONTROL LEGEND

- 1 C502  TEMPORARY EROSION CONTROL INLET PROTECTION
- 2 C502  TEMPORARY GRAVEL ACCESS DRIVE
-  DIRECTION OF WATER FLOW

SOILS LEGEND

BmB BELMORE LOAM, 2 TO 6 PERCENT SLOPES



SCALE: 1" = 10'-0"

EROSION CONTROL PLAN | 1

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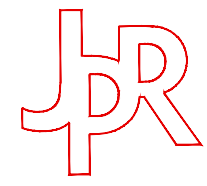
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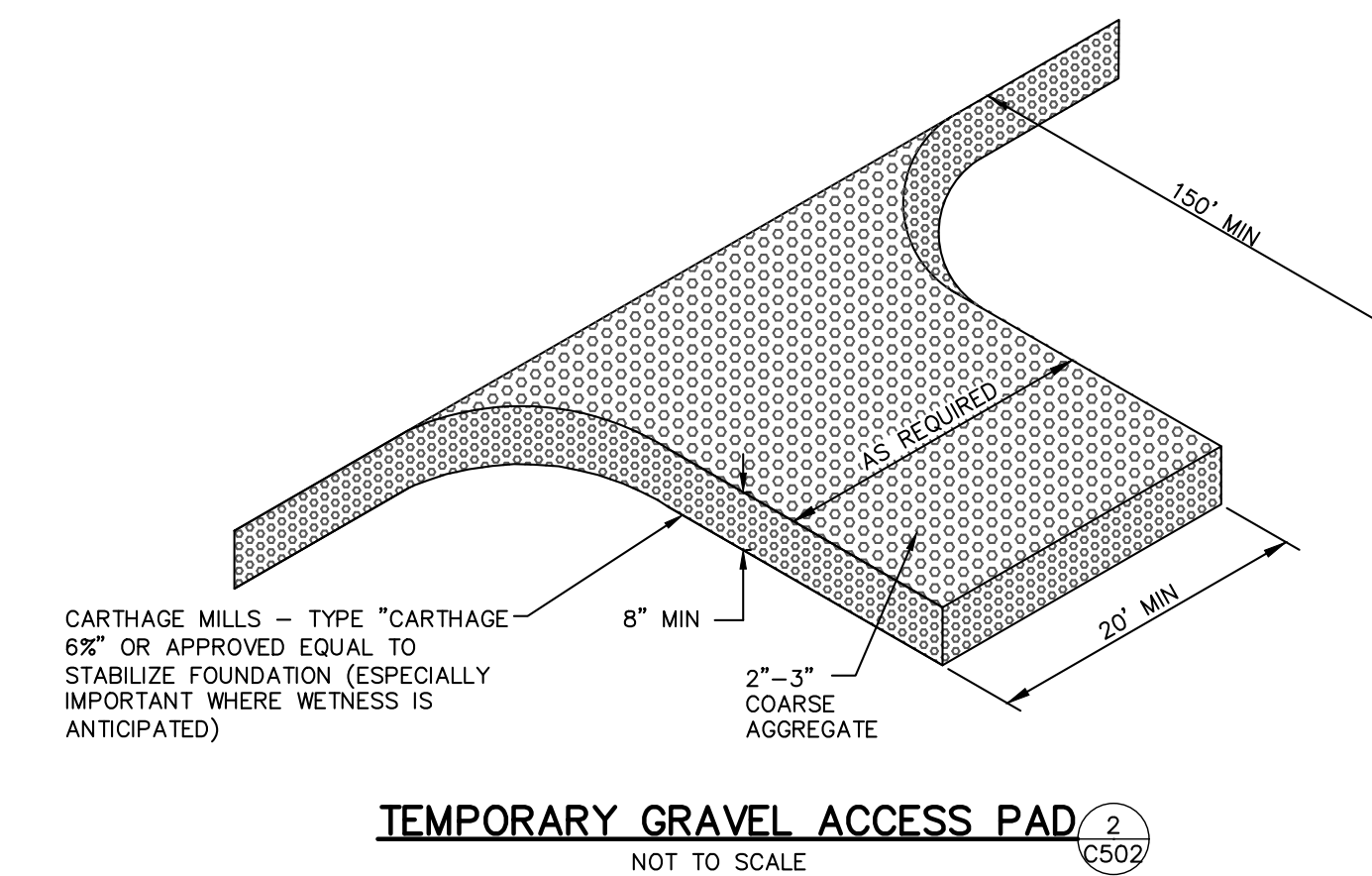
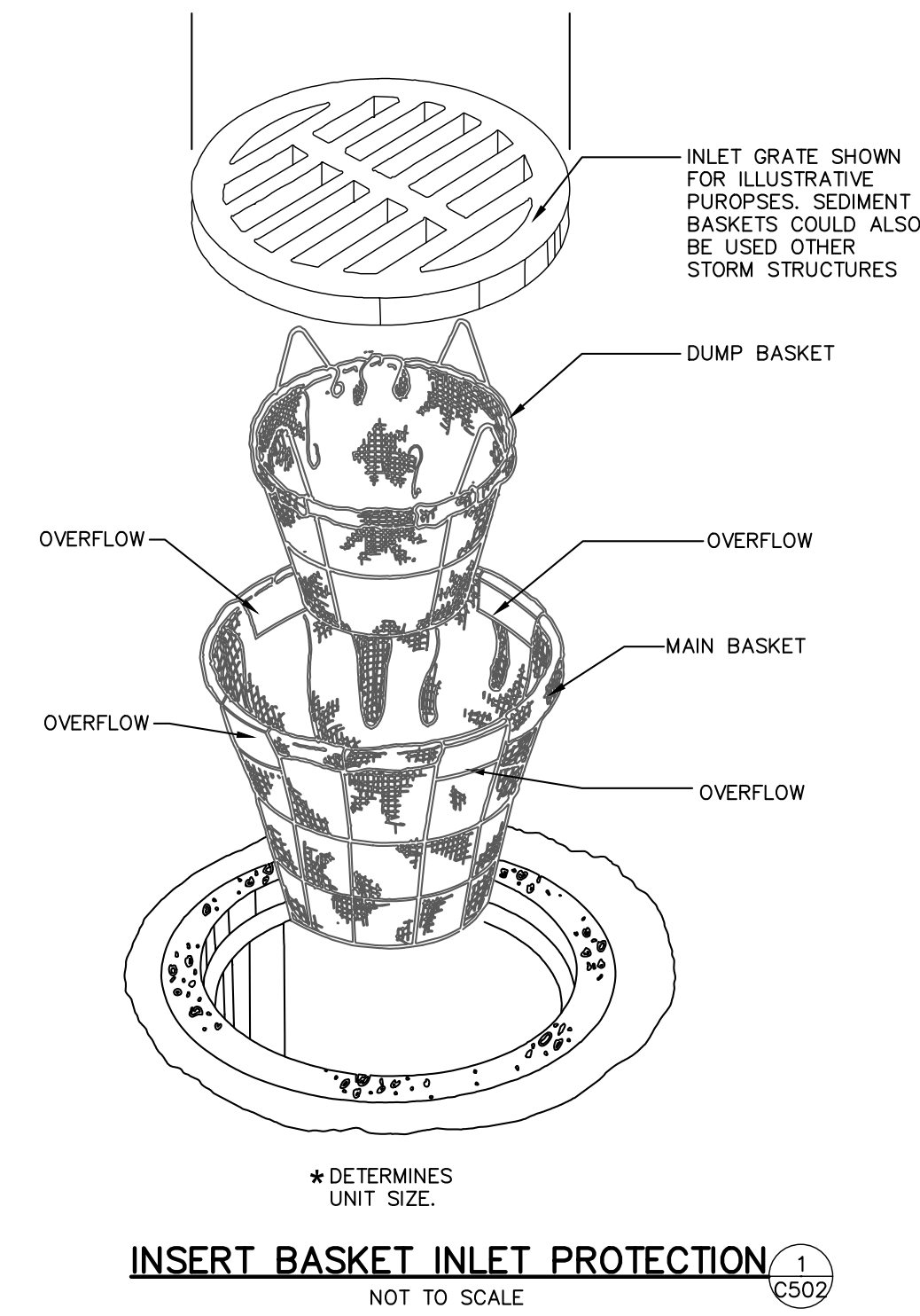
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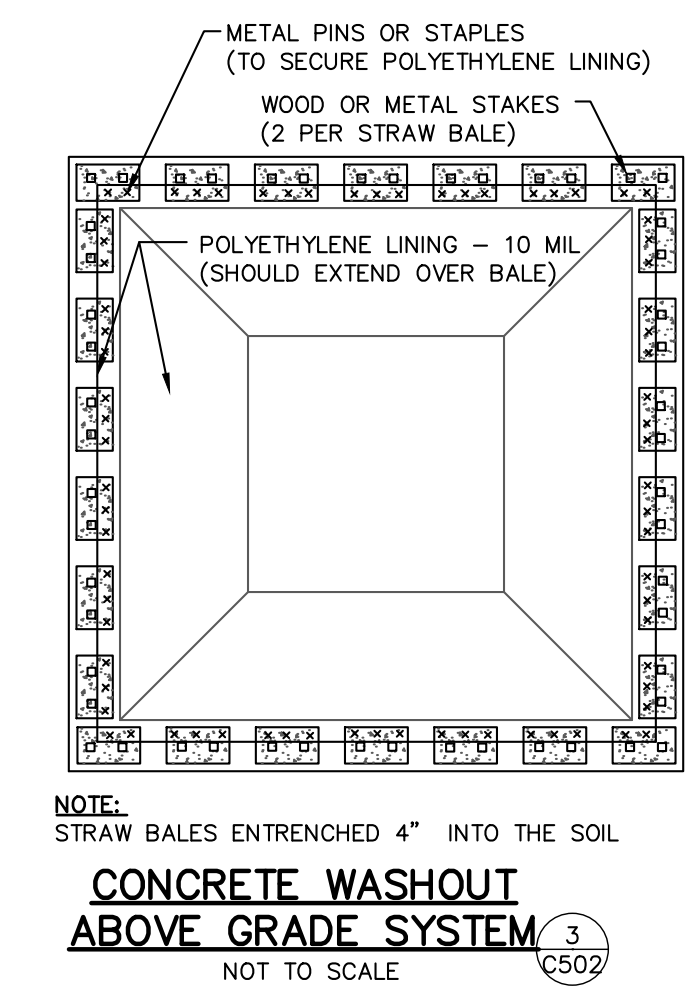
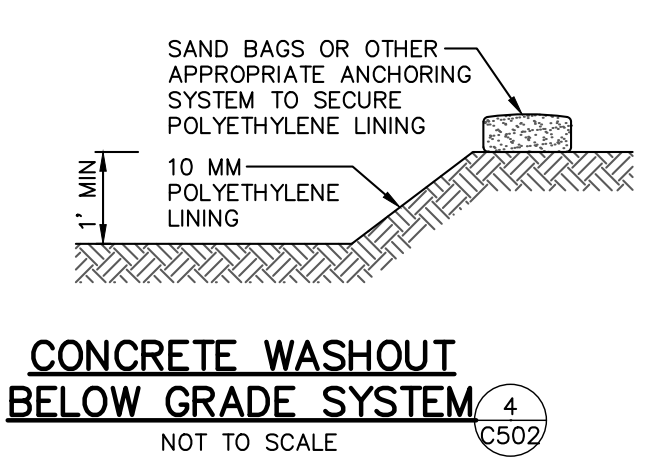
C501

EROSION CONTROL NOTES

1. THE CONTRACTOR IS ADVISED THAT THE WORK MUST BE DONE IN COMPLIANCE WITH THE FOLLOWING SPECIFICATIONS, SOME OF WHICH RESULT FROM THE REQUIREMENTS OF THE OHIO ENVIRONMENTAL PROTECTION AGENCY STORM WATER PERMITS SECTION. AN APPROVED PERMIT FROM THIS AGENCY IS BASED ON THE CONTRACTOR'S COMPLIANCE WITH THE SPECIFICATIONS AND THE ACTUAL PERMIT DOCUMENTS.
2. THE CONTRACTOR SHALL INSPECT ALL EROSION AND SEDIMENT CONTROL PRACTICES WEEKLY AND WITHIN 24 HOURS AFTER STORM EVENTS OF 1/2" OR MORE PRECIPITATION OR AFTER HEAVY USE AND REPAIR IMMEDIATELY.
3. THE CONTRACTOR SHALL KEEP A LOG OF THE CONTRACTOR'S INSPECTION OF TEMPORARY EROSION CONTROL MEASURES. THE LOG SHALL BE AVAILABLE AT THE JOB SITE FIELD OFFICE DURING ALL WORK DAY HOURS FOR REVIEW BY VISITING OHIO EPA INSPECTORS, SWCD INSPECTORS, CITY INSPECTORS AND THE ENGINEER. THE LOG SHALL BE BRIEF, BUT SHALL INCLUDE THE NAME OF CONTRACTOR'S INSPECTOR, DATE OF INSPECTION, MAN HOURS OF CONTRACTOR'S INSPECTION TIME AND COMMENTS ON ANY AND ALL FAILED OR FAILING EROSION CONTROL FEATURES ALONG WITH THE MEASURES TAKEN FOR PROMPT CORRECTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN ALL EROSION AND SEDIMENTATION CONTROL PRACTICES UNTIL COMPLETION OF PROJECT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND COORDINATING WITH UTILITIES WITH RESPECT TO AVOIDING CONFLICTS AND DISTURBANCE OF SERVICES.
6. THE CONTRACTOR SHALL HAVE ON FILE, AT THE SITE, OHIO'S "RAINWATER AND LAND DEVELOPMENT MANUAL."
7. THE CONTRACTOR SHALL CLEAN OUT ALL CATCH BASINS AND STORM SEWER UPON COMPLETION OF THE PROJECT.
8. THE CONTRACTOR SHALL STRIP AND STOCKPILE TOPSOIL AND REMOVE EXCESS FROM SITE TO A PROPERLY PERMITTED SITE AS APPROVED BY THE OWNER UPON SUBSTANTIAL COMPLETION OF THE WORK.
9. ANY TOPSOIL STOCKPILES ARE TO BE PROTECTED FROM EROSION. TEMPORARY TOPSOIL STOCKPILES WILL BE PERMITTED IN AREAS APPROVED BY THE ENGINEER.
10. THE CONTRACTOR SHALL CONTROL DUST ON THE PROJECT SITE WHEN NECESSARY USING METHODS WHICH COMPLY WITH OHIO'S "RAINWATER AND LAND DEVELOPMENT MANUAL."
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL AND CONTAINING OF LIQUID OR SOLUBLE CONSTRUCTION MATERIALS FOR THE PROTECTION OF THE GROUNDWATER RESOURCE. ANY ACCIDENTAL SPILLAGE SHALL BE CLEANED UP IMMEDIATELY BY ACCEPTABLE MEANS, REGARDLESS OF THE TIME OF DAY OR DAY OF WEEK.
12. THE CONTRACTOR IS ADVISED THAT THE ENVIRONMENTAL REVIEW FOR THIS PROJECT HAS DETERMINED THAT THE PROJECT HAS LIMITED POTENTIAL TO ADVERSELY AFFECT THE WATER BEARING AQUIFER. THE CONTRACTOR'S OPERATIONS SHALL BE SUCH AS TO AVOID THE CREATION OF THE POTENTIAL FOR STORM WATER TO ENTER THE GROUND WATER.
13. STOCKPILES OF EARTH MATERIALS SHALL BE SHAPED AS PER STATE STANDARDS. TOPSOIL MATERIALS SHALL BE STOCKPILED SEPARATELY FROM OTHER SOILS.
14. THE CONTRACTOR SHALL CONSTRUCT TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT PADS PRIOR TO OTHER SITE OPERATIONS. REMOVE ALL VEGETATION AND OTHER OBJECTIONABLE MATERIAL FROM THE FOUNDATION AREA AND GRADE AND CROWN FOR POSITIVE DRAINAGE. CONSTRUCTION SHALL BE IN COMPLIANCE WITH OHIO'S "RAINWATER AND LAND DEVELOPMENT MANUAL."
15. THE CONTRACTOR'S BID SHALL INCLUDE THE USE OF TEMPORARY GRAVEL ENTRANCE PADS (INCIDENTAL TO THE CONTRACT) WHERE APPROVED HAULING ROUTES CONNECT TO ROADWAYS. THE WORK SHALL INCLUDE THE EVENTUAL REMOVAL OF SUCH GRAVEL PADS, AND THE INCIDENTAL GRADING, SEEDING, OR SODDING REQUIRED TO RETURN THE PAD AREAS TO ORIGINAL CONDITION. THE TEMPORARY GRAVEL PADS SHALL HAVE A MINIMUM 8" THICK APPLICATION OF 2" TO 3" COARSE AGGREGATE AT A MINIMUM 20' WIDE AND 150' LONG, WITH SUFFICIENT RADII AT THE ROADWAY. GEOTEXTILE FOR STABILIZATION BELOW THE GRAVEL PADS SHALL BE INCLUDED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROMPTLY CLEANING UP ANY MATERIALS FROM PUBLIC ROADWAYS, WHICH ARE THE RESULT OF WORK OPERATIONS.
16. THE CONTRACTOR SHALL PERMANENTLY SEED, FERTILIZE, AND MULCH ALL FINAL GRADE AREAS (I.E., LANDSCAPE BERMS, RETENTION SWALES, ETC.) AS EACH IS COMPLETED. SEEDING, FERTILIZING, AND MULCHING SHALL BE IN COMPLIANCE WITH OHIO'S "RAINWATER AND LAND DEVELOPMENT MANUAL."
17. THE JOB WIDE SEQUENCE OF GENERAL WORK OPERATIONS RELATING TO EARTH DISTURBING ACTIVITIES SHALL BE SUCH AS TO PREVENT THE POTENTIAL FOR EROSION AND SEDIMENTATION. THE SEQUENCE SHALL BE GENERALLY AS FOLLOWS, WHILE ALSO CONSIDERING MAINTENANCE OF TRAFFIC:
 - A. SITE CLEARING AND BUILDING DEMOLITION
 - B. UNDERGROUND CONSTRUCTION
 - C. ROUGH GRADING/FINE GRADING
 - D. BUILDING CONSTRUCTION
 - E. PAVEMENT CONSTRUCTION
 - F. COMPLETION OF PERMANENT SEEDING
 - G. FINAL CLEANUP
18. TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED AT THE TIME OF SITE CLEARING AS EARLY IN THE ABOVE SEQUENCE AS NEEDED, AND SHALL BE MAINTAINED THROUGHOUT THE SEQUENCE AS NEEDED. DURING THE COURSE OF WORK, CLEANUP SHALL BE DONE AS NEEDED AND AS DIRECTED TO AVOID EROSION AND SEDIMENTATION.
19. THE EROSION AND SEDIMENTATION CONTROL MEASURES AS SHOWN SHALL BE CONSIDERED A MINIMUM APPLICATION AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING EROSION AND SEDIMENTATION CONTROL BEST MANAGEMENT PRACTICES AS NEEDED THROUGHOUT THE CONSTRUCTION.
20. THE CONTRACTOR SHALL LOCATE AND MAINTAIN A CONCRETE WASHOUT AREA FOR THE DURATION OF CONCRETE POURING ACTIVITIES. THE CONTRACTOR SHALL REMOVE ALL DRIED CONCRETE FROM THE WASHOUT AREA BY THE END OF THE PROJECT.
21. THE CONTRACTOR SHALL AVOID UNNECESSARILY DISTURBING OR REMOVING EXISTING VEGETATED TOPSOIL OR EARTH COVER ALONG THE PROJECT PERIMETER. THESE AREAS ACT AS SEDIMENT FILTERS.
22. ALL TEMPORARY SOIL EROSION AND SEDIMENTATION PROTECTION SHALL REMAIN IN PLACE UNTIL THE COMPLETION OF THE WORK AND THE AFFILIATED AREA IS PERMANENTLY STABILIZED.
23. REMOVAL OF TEMPORARY EROSION AND SEDIMENTATION PROTECTION IS REQUIRED FOR FINAL PROJECT ACCEPTANCE.
24. GRADING OF AREAS REQUIRING STABILIZATION OR THAT CREATE CONCENTRATED FLOWS SHALL NOT OCCUR DURING RAIN OR WHEN RAIN IS FORECASTED. STABILIZATION OCCUR IMMEDIATELY AFTER GRADING.



- NOTE:**
1. CONCRETE WASHOUT LOCATION TO BE DETERMINED BY CONTRACTOR. CONTRACTOR TO SELECT EITHER AN ABOVE OR BELOW GRADE SYSTEM AS DETAILED OR A PREFABRICATED WASHOUT SYSTEM/CONTAINER. ALL OTHER METHODS SHALL BE APPROVED BY THE SOIL AND WATER CONSERVATION DISTRICT PRIOR TO USE.
 2. ABOVE AND BELOW GRADE SYSTEMS SHALL BE A MINIMUM OF 10 FEET X 10 FEET AND INCLUDE A MINIMUM OF 12" OF FREE BOARD IS REQUIRED FOR BELOW GRADE AND 4" MINIMUM FOR ABOVE GRADE SYSTEMS TO ENSURE THE AREA WILL NOT OVERFLOW DURING A RAINFALL EVENT.
 3. SYSTEM SHALL BE SIZED TO CONTAIN ALL LIQUID AND WASTE THAT IS EXPECTED TO BE GENERATED BETWEEN CLEANOUT PERIODS.
 4. CONTRACTOR SHALL INSTALL THE SELECTED SYSTEM IN ACCORDANCE WITH OHIO'S RAINWATER AND LAND DEVELOPMENT MANUAL.



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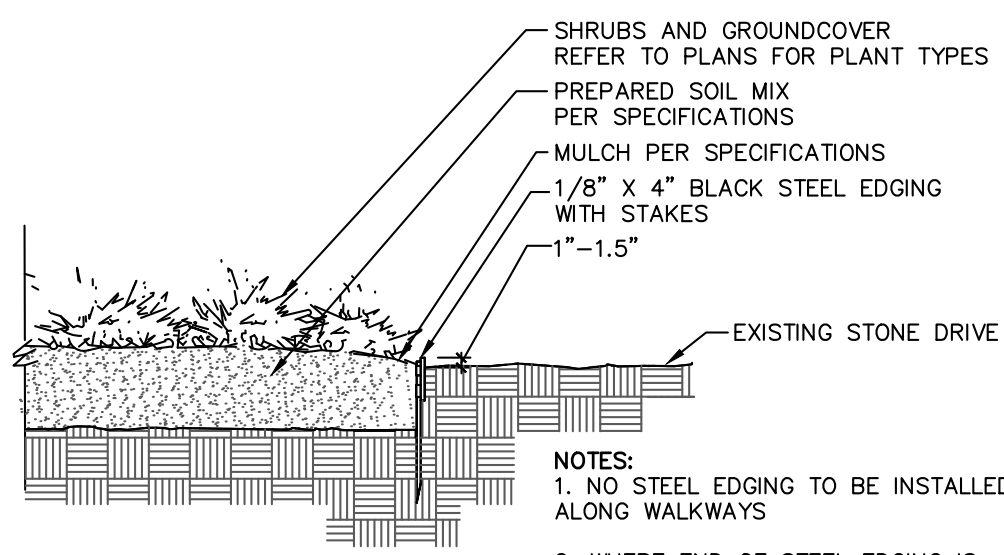
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GENERAL LANDSCAPE NOTES

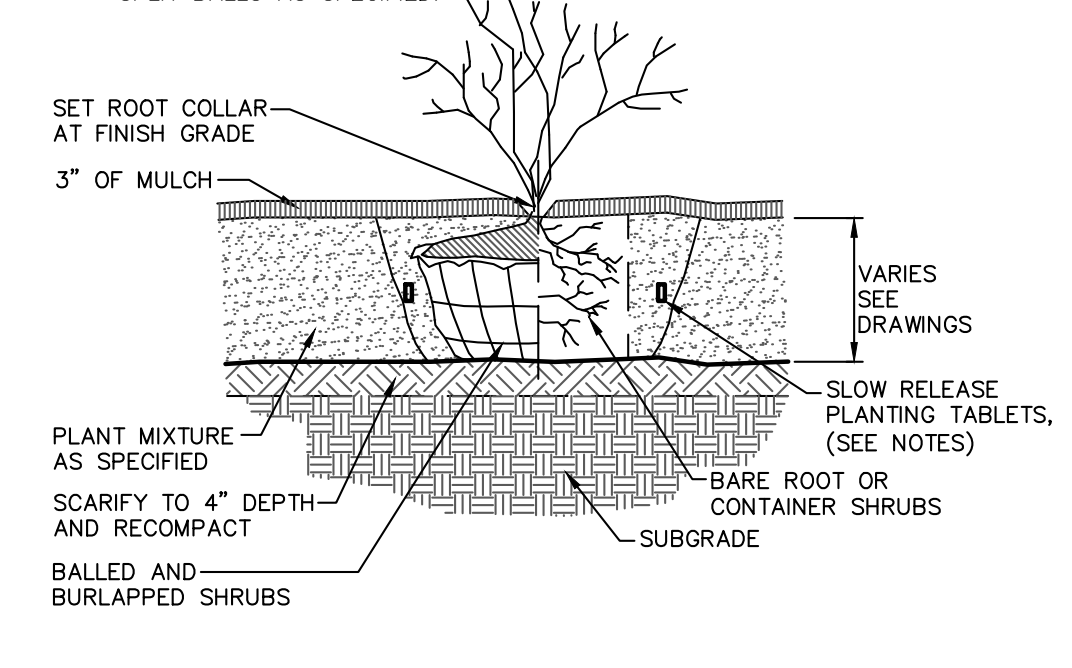
- CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY LOCATION OF ALL PRIVATE AND PUBLIC UTILITY LINES WHICH AFFECT THIS SITE. CONTRACTOR SHALL ALSO NOTIFY ALL UTILITY COMPANIES PRIOR TO THE COMMENCEMENT OF ANY SITE WORK.
- CONTRACTOR SHALL REVIEW PLANTING SPECIFICATIONS AND PLANTING DETAILS BEFORE BEGINNING WORK.
- CONTRACTOR SHALL VISIT THE PROJECT SITE AND BECOME FAMILIAR WITH CONDITIONS UNDER WHICH WORK SHALL BE IMPLEMENTED PRIOR TO BIDDING.
- CONTRACTOR SHALL NOTIFY CONTRACT OFFICER OF ANY DISCREPANCIES IN THE EXISTING CONDITIONS OR WITHIN THE PLANS PRIOR TO BEGINNING WORK.
- PLANTING BEDS SHALL HAVE FINISHED GRADES SMOOTHED TO ELIMINATE PONDING OR STANDING WATER. CONTRACTOR SHALL MAINTAIN A MINIMUM 2% DRAINAGE AWAY FROM BUILDINGS AND PAVING INTO DRAINAGE STRUCTURE OR TO STREET. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY OF ANY CONFLICTS IN MAINTAINING DRAINAGE. IRRIGATION SYSTEM SHALL BE DESIGNED TO ELIMINATE OVERSPRAY ONTO BUILDINGS, STRUCTURES AND MONUMENT SIGNS.
- CONTRACT OFFICER SHALL APPROVE ALL FINISH GRADING PRIOR TO PLACEMENT OF ANY PLANT MATERIAL.
- CONTRACTOR SHALL IMMEDIATELY, UPON THE AWARD OF THE CONTRACT, LOCATE, ORDER AND PURCHASE (OR HAVE HELD) ALL PLANT MATERIAL REQUIRED BY THESE PLANS AND SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY CONTRACT OFFICER FOR OBSERVATION AT THE FOLLOWING TIMES:
 - PLANT APPROVAL AND SPOTTING - PRIOR TO PLANTING
 - PRE-MAINTENANCE APPROVAL
 - POST-MAINTENANCE / FINAL APPROVAL
- CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY REPAIRS MADE NECESSARY THROUGH THE ACTIONS/NEGLIGENCE OF THEIR CREW.
- SHRUB AND GROUNDCOVER MASS QUANTITIES ARE SHOWN ON PLANS. UNDERPLANT ALL TREES WITH THE ADJACENT SHRUB AND/OR GROUNDCOVER AS INDICATED BY THE PLANS. PLANTS SHALL BE INSTALLED WITH TRIANGULAR SPACING. PLANT GROUNDCOVERS TO WITHIN 36" OF TREE TRUNK OR 12" OF SHRUB STEMS.
- PLANT SYMBOLS TAKE PRECEDENCE OVER PLANT QUANTITIES SPECIFIED. WHERE SHRUB SYMBOLS ARE MASSES, CONTRACTOR SHALL MAINTAIN A CONSISTENT ON CENTER, TRIANGULAR SPACING AS SPECIFIED IN LEGEND. CONTRACTOR SHALL VERIFY PLANT TOTALS FOR BID PURPOSES.
- ALL ROCKS AND DEBRIS ONE INCH (1") AND LARGER SHALL BE REMOVED FROM PLANTING AREAS TO A DEPTH OF 1'-0" AND THEN FROM THE SITE TO A LEGAL SITE OF DISPOSAL. WHERE GRASS IS TO BE PLANTED, ALL ROCKS AND DEBRIS ONE HALF INCH (1/2") AND LARGER SHALL BE REMOVED.
- PLANTING SOIL SHALL BE A THOROUGHLY GROUND AND BLENDED MIXTURE OF EQUAL PARTS OF THE FOLLOWING MATERIALS: ONE THIRD (1/3) TOPSOIL, ONE THIRD (1/3) PEAT MOSS AND ONE THIRD (1/3) SAND. ALL PLANTED AREAS SHALL RECEIVE A MINIMUM OF 6" OF TOPSOIL.
- PRIOR TO PLANT INSTALLATION, CONTRACTOR SHALL IRRIGATE ALL PLANTING AREAS NORMALLY FOR TWO WEEKS TO GERMINATE WEEDS. CONTRACTOR SHALL THEN APPLY CONTACT HERBICIDE TO WEEDS ONLY PER MANUFACTURER, MONSANTO 'ROUND-UP' OR APPROVED EQUAL.
- PLANT MATERIAL MAY BE REJECTED AT ANY TIME BY CONTRACT OFFICER DUE TO CONDITION, FORM OR DAMAGE BEFORE OR AFTER PLANTING.
- ALL PLANT MATERIAL TO BE PLANTED WITH PLANTING TABLETS ACCORDING TO THE MANUFACTURER'S INSTRUCTION AND AS FOLLOWS:
 - BALLED & BURLAPPED PLANT MATERIAL USE TWO (2) 21 GRAM TABLETS PER EACH 1/2" CALIPER
 - 7 GALLON CONTAINER PLANT MATERIAL USE THREE (3) 21 GRAM TABLETS PER PLANT
 - 5 GALLON CONTAINER PLANT MATERIAL USE TWO (2) 21 GRAM TABLETS PER PLANT
 - 3.2, AND 1 GALLON CONTAINER PLANT MATERIAL USE ONE (1) 21 GRAM TABLETS PER PLANT
 - PLANTING TABLETS SHALL BE AGRIFORM 20-10-5, PLANTING TABLETS PLUS MINORS STOCK NO. 90026 (21 GRAMS) OR APPROVED EQUAL.
- ALL PLANT MATERIAL SHALL RECEIVE GRANULAR PLANT FOOD TO THE SURFACE OF THE PLANT BEDS INCLUDING GROUND COVER BEDS WHICH DO NOT CONTAIN MANURE OR PLANTING TABLETS. THE PLANT FOOD SHALL BE SPREAD OVER THE ROOT AREA STARTING 6" FROM THE TRUNK AND EXTENDING TO THE DRIP LINE OF EACH PLANT OR TO THE OUTER EDGE OF THE PLANT BED, WHICHEVER LARGER, AT THE RATE OF 2 POUNDS PER 100 SQ FT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL LANDSCAPE PLANT MATERIAL TO THE LATEST HORTICULTURAL PRACTICE STANDARDS.
- ALL PLANTING BEDS SHALL HAVE A 3 INCH (3") DEPTH OF MEXICAN BEECH PEBBLE STONE MULCH OVER SECURELY STAPLED LANDSCAPE FABRIC. MEXICAN BEECH PEBBLE MULCH SHALL BE PEST AND DISEASE FREE AND FREE OF PLANT MATERIAL, TWIGS, LEAVES, CLAY OR OTHER FOREIGN MATERIAL. CONTRACTOR SHALL SUBMIT SAMPLE OF RIVER ROCK TO CONTRACT OFFICER FOR APPROVAL PRIOR TO INSTALLATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR A MINIMUM ONE (1) YEAR GUARANTEE TIME FOR THE REPLACEMENT OF ANY PLANT MATERIAL WHICH DIES AFTER THE DATE OF INSTALLATION ON SITE. THE REPLACEMENT PLANT MATERIAL SHALL BE EQUAL IN SIZE AND QUALITY TO THE PLANT MATERIAL SHOWN ON THE LANDSCAPE PLANS. ALL COSTS FOR THE REMOVAL OF DEAD PLANTS AND THEIR REPLACEMENTS SHALL BE BORNE BY THE CONTRACTOR.
- SUBSTITUTIONS OF PLANT MATERIAL SHALL BE PERMITTED UPON WRITTEN SUBMISSION THAT SPECIFIED PLANT(S) ARE UNAVAILABLE OR UNACCEPTABLE DUE TO HARDINESS. SUBSTITUTE PLANT MATERIAL SHALL BE EQUAL IN SIZE, CHARACTERISTICS AND CONDITION OF MATERIAL BEING REPLACED. OWNER SHALL BE NOTIFIED AND APPROVE ALL SUBSTITUTIONS PRIOR TO THEIR INSTALLATION.
- CONTRACTOR SHALL INSPECT BACKFILL AND PLACEMENT OF TOPSOIL TO DETERMINE WHETHER OR NOT A "HARDPAN" SITUATION EXISTS OR COULD EXIST DUE TO PREVIOUS SOIL CONDITIONS, PLACEMENT OF AND COMPACTION OF FILL DURING CONSTRUCTION, OR ANY OTHER CONTRIBUTING FACTOR PRIOR TO INSTALLATION OF PLANT MATERIALS. IF SUCH A SITUATION IS FOUND OR ANTICIPATED, IT SHOULD BE BROUGHT TO THE ATTENTION OF JPR AND/OR OWNER IMMEDIATELY, AND PRIOR TO THE INSTALLATION OF PLANT MATERIAL, FOR A REMEDY. CONTRACTOR RESPONSIBLE FOR PLANT REPLACEMENT IF PLANT MATERIAL IS PLANTED IN A "HARDPAN" SITUATION.
- DIMENSIONS FOR HEIGHTS, SPREAD AND CALIPER OF TREES SPECIFIED ON THE PLANT LIST ARE GENERAL GUIDES FOR THE MINIMUM DESIRED SIZE OF EACH PLANT. EACH PLANT SHALL HAVE A UNIFORM AND CONSISTENT SHAPE AS IT PERTAINS TO THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK. PLANT MATERIAL WHICH FAILS TO CONFORM TO THE SPECIFICATIONS IS SUBJECT TO REJECTION BY OWNER/JPR.
- PRIOR TO PLANTING, CONTRACTOR SHALL SUBMIT IRRIGATION DESIGN DRAWINGS FOR REVIEW. IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL, AND ALL LANDSCAPE AREAS SHALL BE IRRIGATED, UNLESS DIRECTED OTHERWISE. IRRIGATION CONTRACTOR SHALL INSTALL ALL REQUIRED IRRIGATION STRUCTURES, PIPES, VALVES, ETC. WHICH ARE TO BE PLACED UNDER ANY PAVED AREAS PRIOR TO PAVEMENT INSTALLATION. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS INCURRED IF IRRIGATION EQUIPMENT IS REQUIRED TO BE INSTALLED AFTER PAVEMENT IS PLACED ON SITE. IRRIGATION CONTRACTOR SHALL HAVE ALL IRRIGATION PLANS APPROVED BY OWNER PRIOR TO ANY INSTALLATION. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE UTILITY CONTRACTOR FOR LOCATION OF IRRIGATION CONNECTION TO WATER SYSTEM.



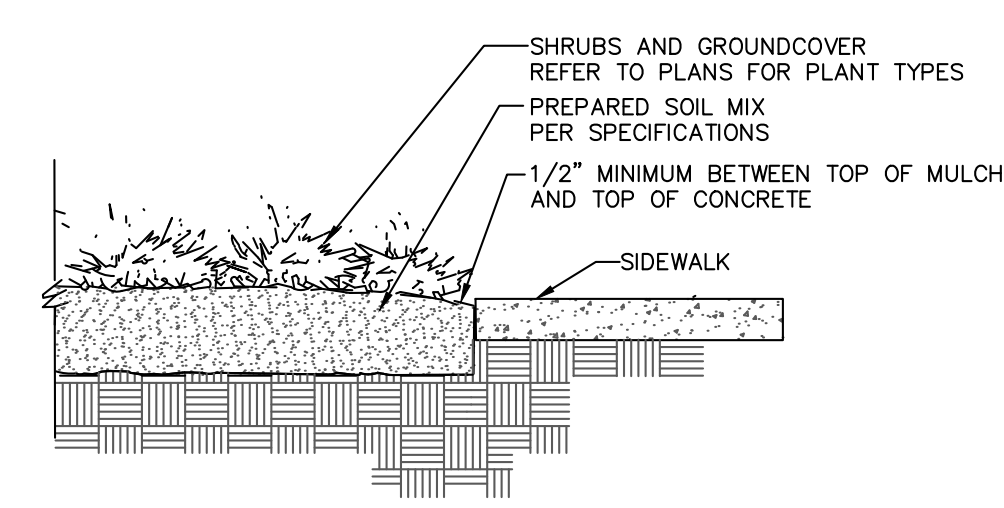
- NOTES:**
- NO STEEL EDGING TO BE INSTALLED ALONG WALKWAYS
 - WHERE END OF STEEL EDGING IS ADJACENT TO A WALKWAY, THE TOP CORNER OF THE STEEL EDGING SHALL BE GROUND SMOOTH AND HAVE A 1/2" RADIUS

STEEL EDGING DETAIL 3 (C601)
NOT TO SCALE

- NOTES:**
- DO NOT PRUNE EVERGREENS, EXCEPT TO REMOVE DEAD AND BROKEN BRANCHES.
 - THIN BRANCHES AND FOLIAGE (NOT ALL BRANCH TIPS) BY 1/3, RETAINING NORMAL PLANT SHAPE (EXCEPT EVERGREEN).
 - REMOVE BURLAP FROM TOP 1/3 OF BALL, OR WITH CONTAINER PLANTS, REMOVE POTS AND SPLIT BALLS AS SPECIFIED.



SHRUB PLANTING DETAIL 2 (C601)
NOT TO SCALE



SIDEWALK/MULCH DETAIL 1 (C601)
NOT TO SCALE

PLANT MATERIAL NOTES

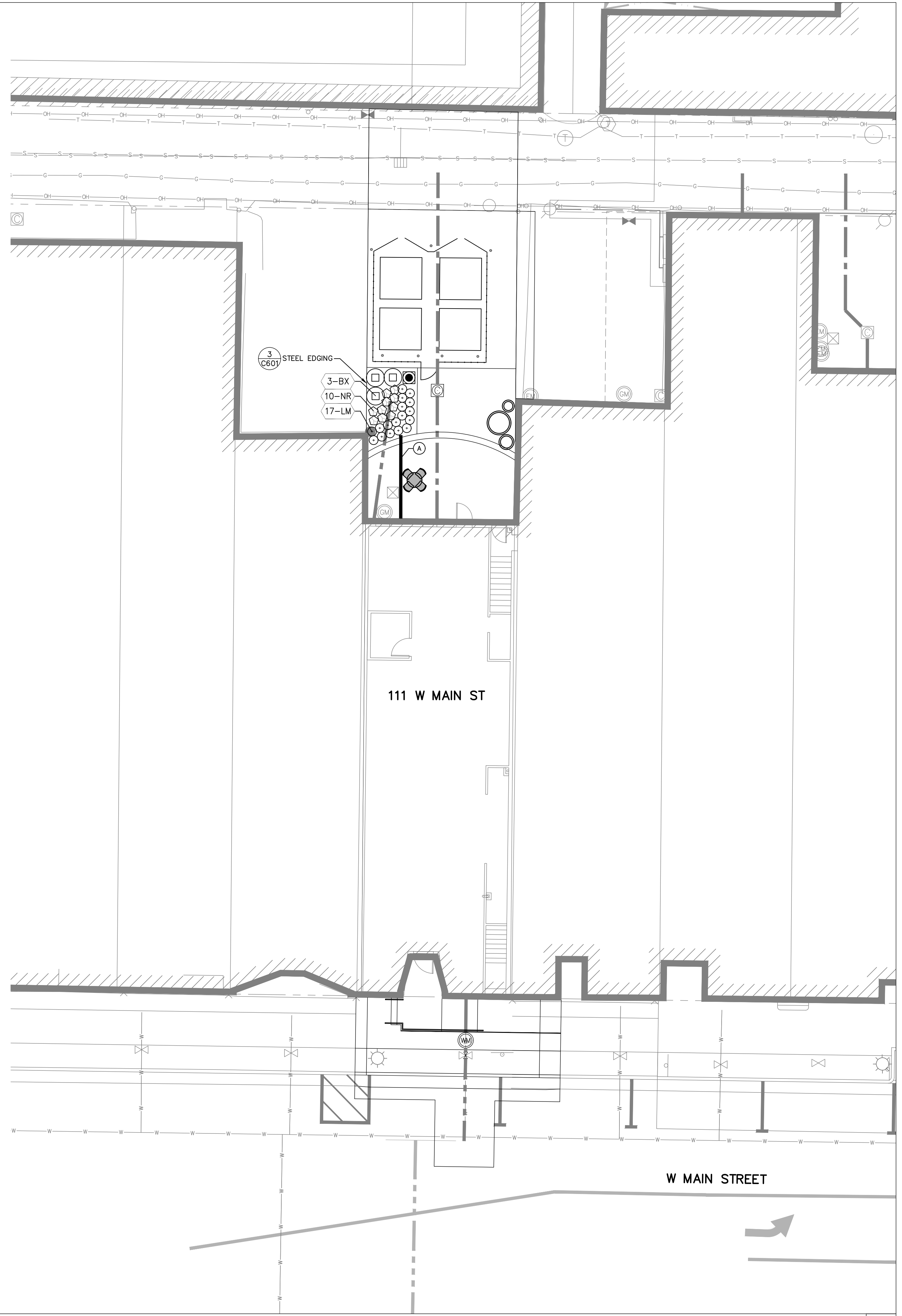
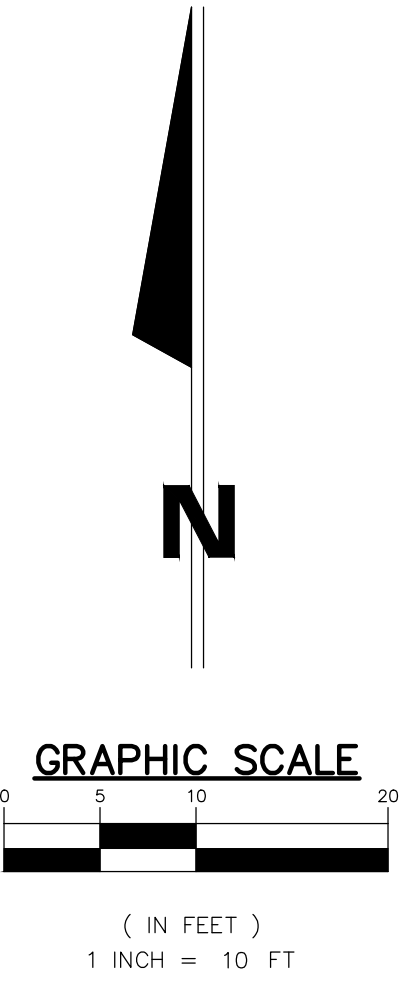
- ALL PLANT MATERIAL TO MEET AMERICAN STANDARDS FOR NURSERY STOCK, 1990 EDITION/ HORTIS THIRD 1076 CORNELL UNIVERSITY.
- PLANT CONTAINER SIZES ARE SHOWN AS GUIDELINES ONLY (MINIMUM HEIGHT AND SPREAD REQUIREMENTS RULE). PLANT HEIGHT AND SPREAD SPECIFICATIONS ARE MINIMUMS, ON CENTER (O.C.) SPECIFICATIONS ARE MAXIMUMS.

PLANT MATERIAL LIST

ID	BOTANICAL NAME	COMMON NAME	SIZE	QTY	ROOT
BX	BUXUS 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	NO. 5, 30" H MIN.	3	CONT.
NR	NEPETA X RACEMOSA 'WALKERS LOW'	WALKERS LOW CATMINT	NO. 1, 18" H MIN.	10	CONT.
LM	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILY TURF	NO. 1, 12" H MIN.	17	CONT.

KEYNOTE LEGEND

- (A) (2) 4" CONDUIT PROVISIONS CAPPED WATER TIGHT AT BOTH ENDS FOR FUTURE IRRIGATION AND ELECTRICAL PROVISIONS. CONDUIT PROVISIONS INSTALLED AS PART OF BASE BID.



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Revisions

Design Team:
JONES PETRIE RAFINSKI
Drawn by:
AGC, CCE, JJB, NGD, SAK

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PROPOSED PROJECT:
**RENOVATION FOR
111 W. MAIN ST.**
VAN WERT, OH 45891
VAN WERT REDEVELOPMENT

Job No: 21001 5.16.2023

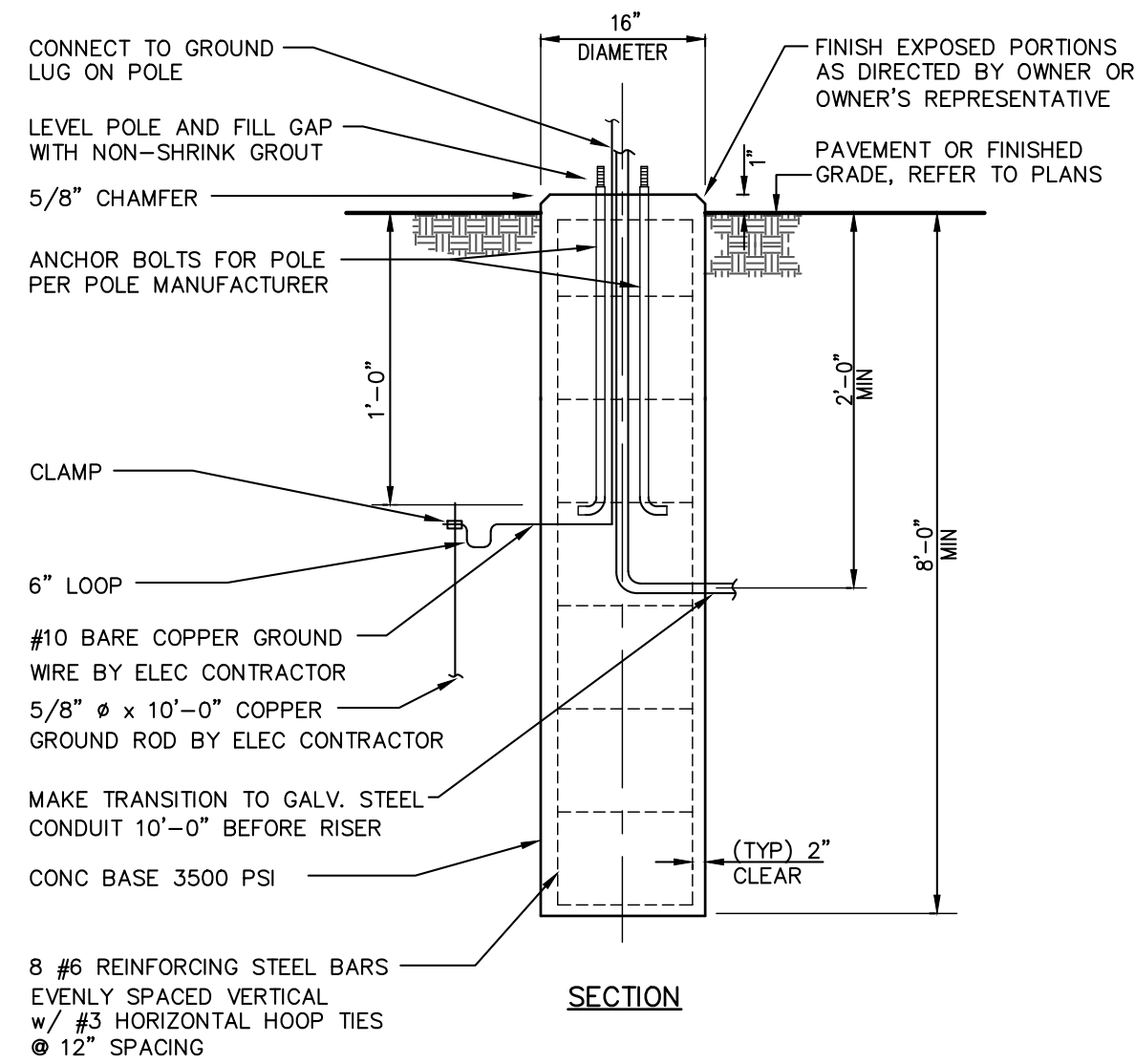
C601

SCALE: 1" = 10'-0"

LANDSCAPE PLAN | 1

LEGEND

- PROPOSED UNDERGROUND ELECTRICAL
- - - - - PROPOSED UNDERGROUND FIBER AND COMMUNICATIONS
- EXISTING OVERHEAD UTILITY LINE
- (B) LUMINAIRE TYPE
- EXISTING UTILITY POLE
- PROPOSED LIGHT POLE, FIXTURE AND FOUNDATION
- ◆ PROPOSED FOB ENTRY
- ELECTRICAL PANEL



NOTE
1. ALL PLAIN, GRADE 60, REINFORCING STEEL

LIGHT POLE FOUNDATION (1) (C701)
NOT TO SCALE

ELECTRICAL GENERAL NOTES

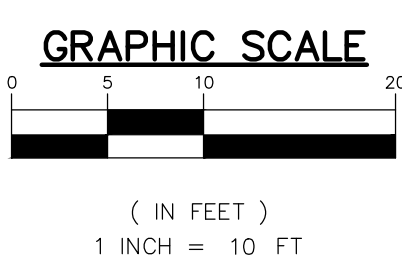
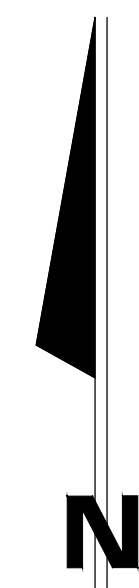
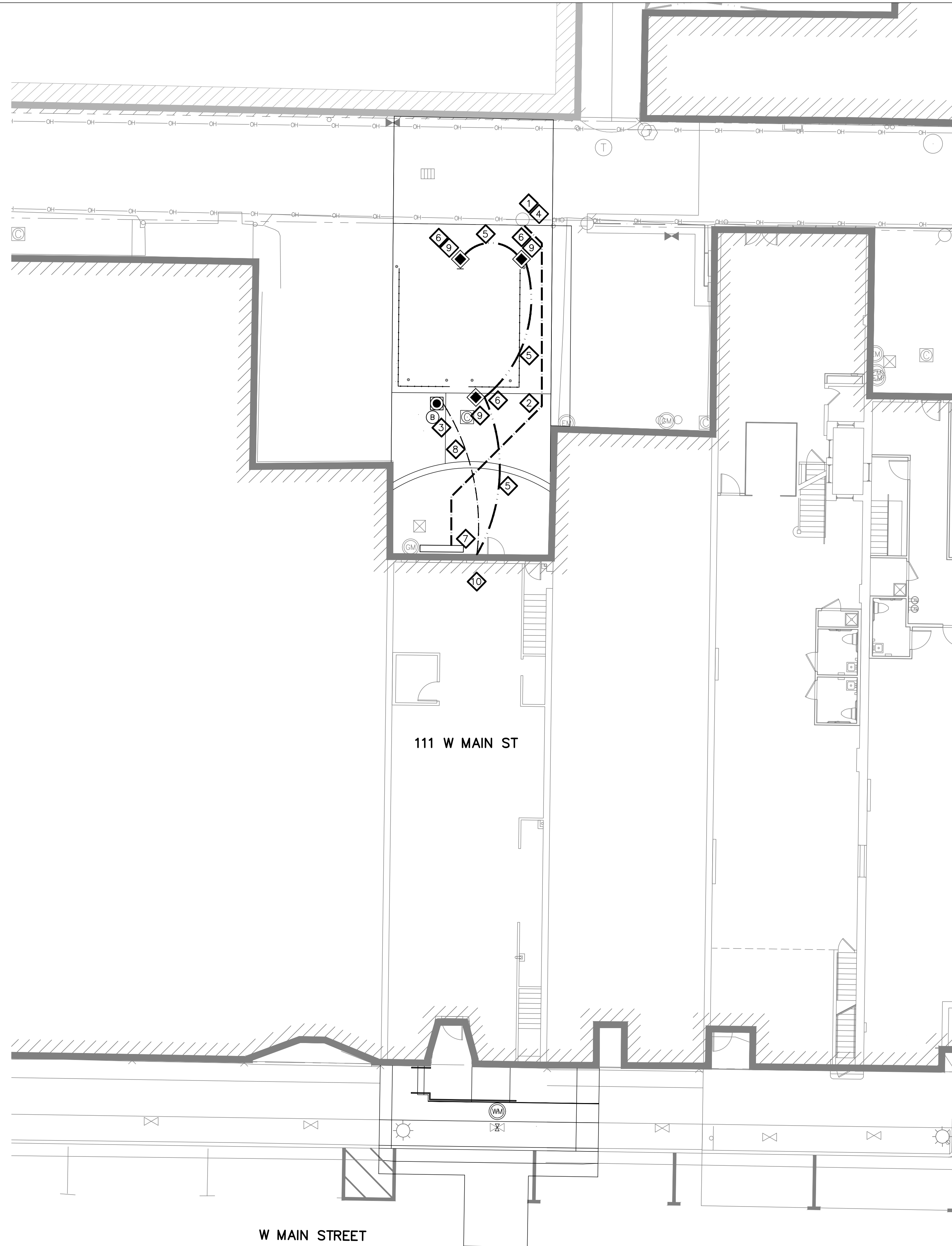
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ALL OTHER APPLICABLE CODES AND STANDARDS.
- ALL WORK SHALL BE COMPLETED BY A LICENSED ELECTRICIAN BY THE CITY OF VAN WERT AND STATE OF OHIO
- ALL DEVICE BOXES SHALL BE INSTALLED FLUSH AND CONDUITS RUN CONCEALED IN FINISHED AREAS EXCEPT AS SPECIFICALLY SHOWN/NOTED OTHERWISE.
- WIRE SIZE SHALL BE #12 MIN., UNLESS OTHERWISE NOTED. WIRE SIZES SMALLER THAN #6 AWG SHALL BE THIN/THIN, #6 AWG WIRE & LARGER SHALL BE THW, UNLESS NOTED OTHERWISE.
- CONDUITS WHERE THE TOTAL DISTANCE IS GREATER THAN 100', CONDUCTORS AND GROUND SHALL BE #8 AWG FROM THE PANEL BOARD.
- WIRE (CONDUCTOR) COLORS SHALL BE AS PER APPLICABLE CODES.
- ALL CONDUCTORS SHALL BE COPPER.
- ALL CONDUCTORS SHALL BE RUN IN CONDUIT, AND SHALL BE SIZED PER CODE.
- ALL MATERIALS SHALL BE UL APPROVED.
- ALL BRANCH CIRCUITS TO HAVE A GREEN EQUIPMENT GROUNDING CONDUCTOR SIZED AS PER NEC 250.
- PVC (SCHEDULE 40) PERMITTED BELOW GRADE.
- IT IS INTENDED THAT AN EQUIPMENT GROUND CONDUCTOR (GREEN) SHALL BE RUN IN POWER CIRCUIT CONDUITS WHETHER OR NOT THE CONDUIT IS PVC.
- CONTRACTOR TO COORDINATE ROUGHING-IN TO ALL EQUIPMENT W/ RESPECTIVE SUPPLIER PRIOR TO INSTALLING CONDUITS.
- STREET LIGHTS SHALL BE ON A SINGLE PHOTO CELL.
- DRAWINGS SHOW APPROXIMATE LOCATIONS OF NEW LIGHTS.
- ALL RECEPTACLES SHALL BE ON A SEPARATE CIRCUIT.
- CONTRACTOR SHALL COORDINATE WITH UTILITY PROVIDER TO DETERMINE THE SIDE OF CONDUCTORS AND THE SIZE AND MATERIAL OF CONDUIT REQUIRED FOR SERVICE CONNECTIONS. ELECTRICAL PLAN SHEETS PROVIDE GENERAL LOCATION AND APPROXIMATE LENGTHS OF CONDUIT AND WIRE, FOR PLANNING PURPOSES ONLY.

ELECTRICAL KEYED NOTES DENOTED BY: (1)

- ELECTRICAL 3 PHASE SERVICE CONNECTION - CONTRACTOR SHALL COORDINATE WITH UTILITY PROVIDER
- THREE PHASE POWER SERVICE CONNECTION, (2) 4" SCH. 80 PVC CONDUITS (ONE EMPTY SPARE). CONTRACTOR SHALL PROVIDE TWO HOLE LUG CONNECTORS - CONTRACTOR SHALL COORDINATE WITH UTILITY PROVIDER (AEP)
- NEW LIGHT POLE BASE, POLE, AND FIXTURE. REFER TO FIXTURE SCHEDULE FOR LIGHT AND REFER TO DETAIL 1 ON THIS SHEET FOR LIGHT POLE BASE.
- CONTRACTOR SHALL PROVIDE 35'-40' OF ADDITIONAL WIRE FOR POLE MOUNTED UNDERGROUND SERVICE LOCATION - COORDINATE WITH AEP FOR INSTALLATION OF CONDUIT RISER ASSEMBLY ON POLE
- PROVIDE (2) 1" SCH. 40 CONDUIT
(1) FOR ELECTRICAL FEED
(1) FOR INTERNET FEED
- MOUNT DOOR KING DKGL-S12 MAGNETIC LOCK ON REAR OF GATE FRAMES - REFER TO DETAIL 1 ON SD103 - INSTALL PER MANUFACTURER'S SPECIFICATIONS
- NEW EXTERIOR METER CENTER LOCATION TO SERVE UNITS - REFER TO BUILDING ELECTRICAL PLANS FOR SIZING AND ADDITIONAL DETAILS
- PROVIDE 2" SCH. 40 CONDUIT W/ # 10 CONDUCTORS AND # 12 GROUND
- MOUNT DOOR KING 1520-086 CARD READER ON GATE POST - REFER TO DETAIL 1 ON SD103 - INSTALL PER MANUFACTURER'S SPECIFICATIONS
- PROVIDE SITE ELECTRICAL SERVICE FROM ELECTRICAL PANEL(S) WITHIN BUILDING - REFER TO PANEL SCHEDULES IN BUILDING ELECTRICAL PLANS.

ELECTRICAL SERVICE NOTES

- ALL WORK MUST MEET ALL NATIONAL ELECTRICAL CODE REQUIREMENTS AND ALL OTHER APPLICABLE CODES AND STANDARDS.
- UNDERGROUND TRENCHING DEPTH FOR ELECTRICAL SERVICE SHALL BE BETWEEN 34"-40" FOR SECONDARY SERVICE AND 40"-48" FOR PRIMARY SERVICE. A PULL ROPE SHALL BE INSTALLED IN ALL ELECTRICAL SERVICE CONDUITS.
- CONTRACTOR SHALL COORDINATE WITH AEP DESIGN TECHNICIAN, CLIENT AND ENGINEER TO DETERMINE FINAL UNDERGROUND SERVICE ROUTE AND METER LOCATION(S).
- CONTRACTOR SHALL INSTALL CONDUIT 8" AWAY FROM POLE STRUCTURE UNLESS ADVISED DIFFERENTLY BY DESIGN TECHNICIAN.
- ALL BENDS MUST BE 90° RADIUS SWEEPS
- ALL CONDUIT INSTALLED ABOVE GROUND SHALL BE SCHEDULE 80 PVC
- CONTRACTOR SHALL COORDINATE WITH AEP CUSTOMER DESIGN TECHNICIAN FOR REQUIRED INSPECTION TO ENERGIZE SERVICE.
- AEP TECHNICIAN CONTACT: HOLLY FRIEMOTH (419.232.7004)
- ALL ELECTRICAL CONDUIT RUNS ARE SHOWN IN CONCEPTUAL NATURE. CONTRACTOR SHALL DETERMINE FINAL ROUTES TO AVOID PROPOSED IMPROVEMENTS.



LUMINAIRE SCHEDULE

MARK	SYMBOL	POLE DESCRIPTION	POLE CATALOG NUMBER	LUMINAIRE DESCRIPTION	LUMINAIRE CATALOG NUMBER	MANUFACTURER	LAMP	LUMENS	VOLTAGE	COLOR	MOUNTING
(B)	●	RINCON PEDESTRIAN, LED	LPRIN-LED	RINCON PEDESTRIAN, LED	LPRIN-LED	FORMS + SURFACES	LED 3000 K, 30W CUSTOM LED LIGHT ENGINE, COLOR OF STAINLESS STEEL SATIN	2,175	120	STAINLESS STEEL SATIN	80"

SCALE: 1" = 10'-0"

LIGHTING PLAN | 1

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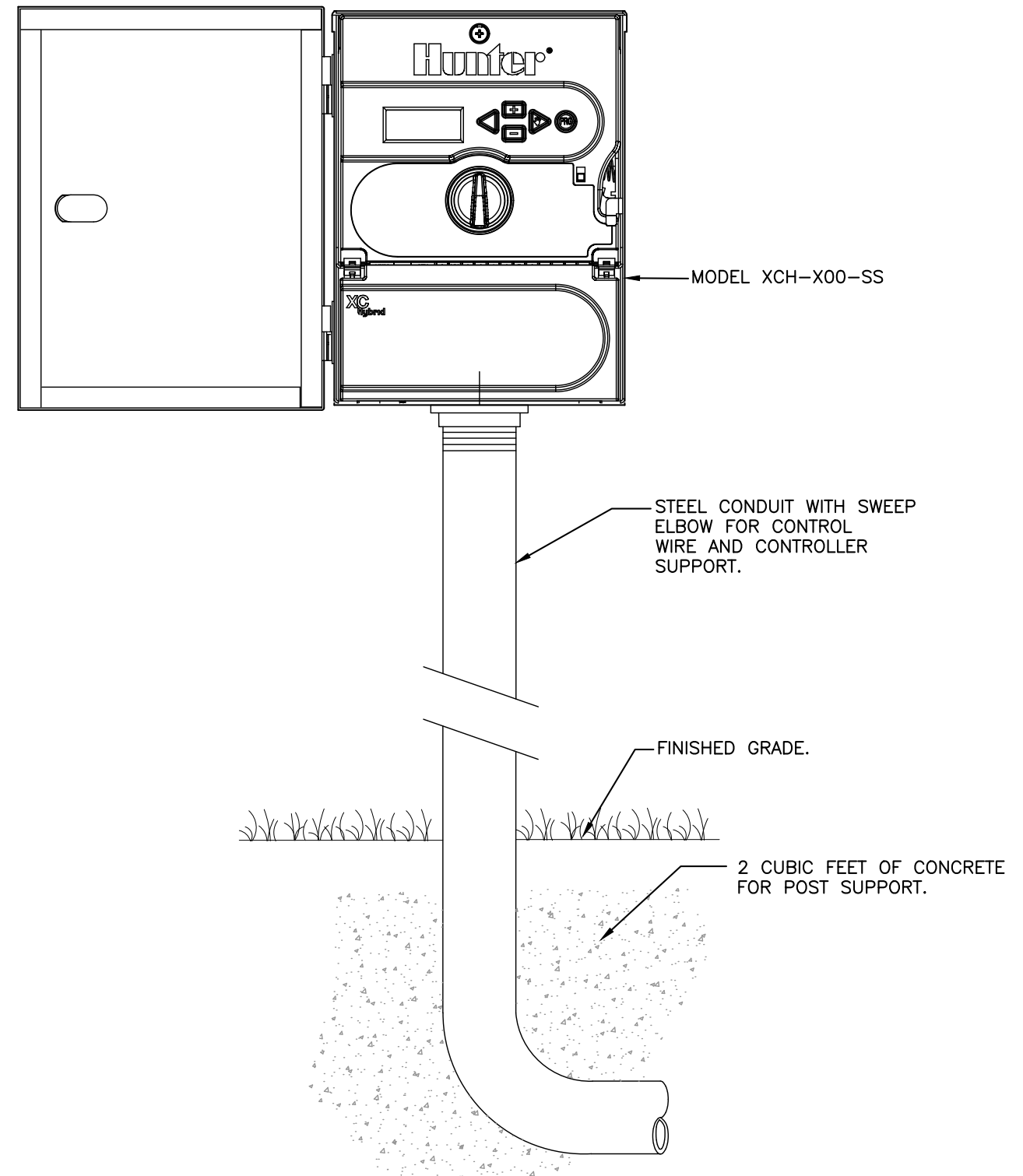


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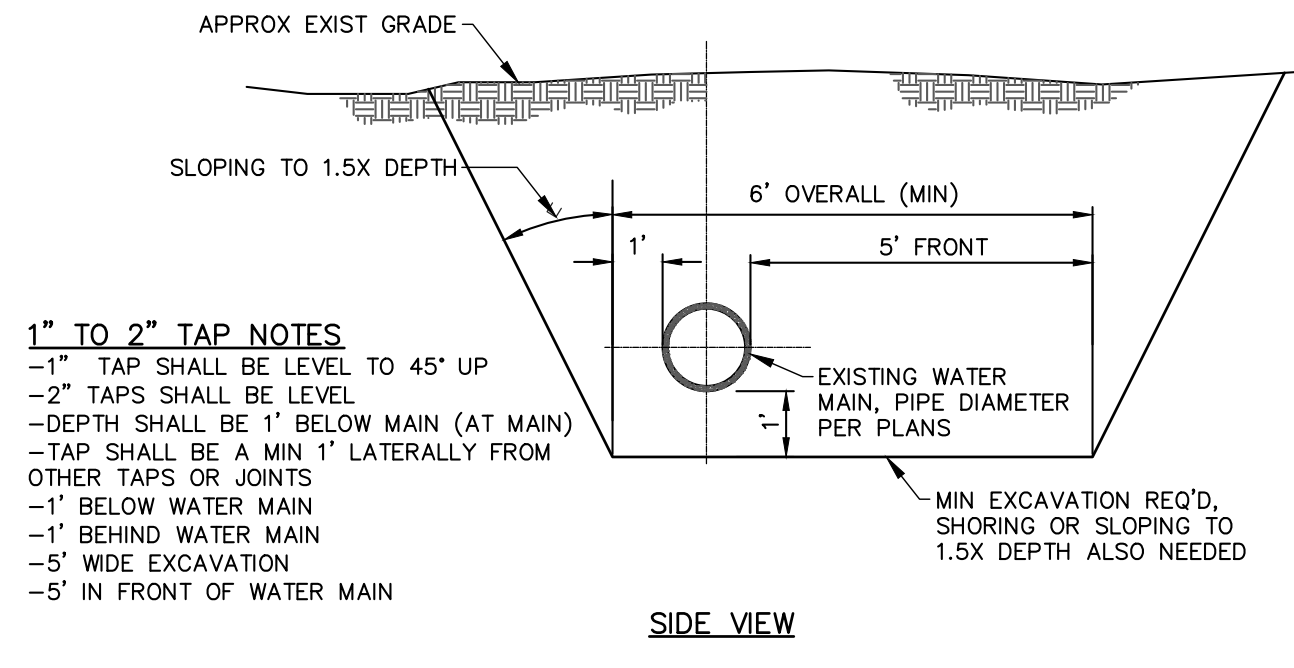
C701



NOTE: 12 STATION MODEL CONTROLLER, PROVIDE AND INSTALL SOLAR PANEL. MOUNT CONTROLLER WITH LCD SCREEN AT EYE LEVEL.

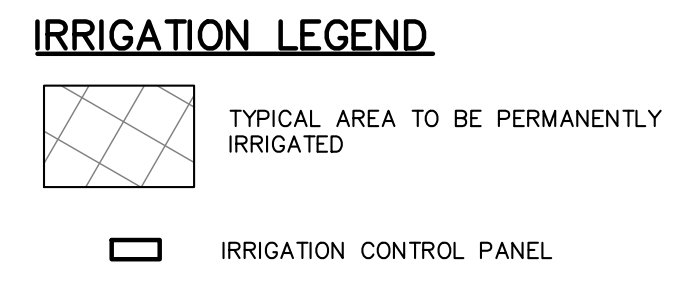
XCH STAINLESS PEDESTAL MOUNTED CONTROLLER 1 (C801)

NOT TO SCALE



1" & 2" TAP EXCAVATION 2 (C801)

NOT TO SCALE



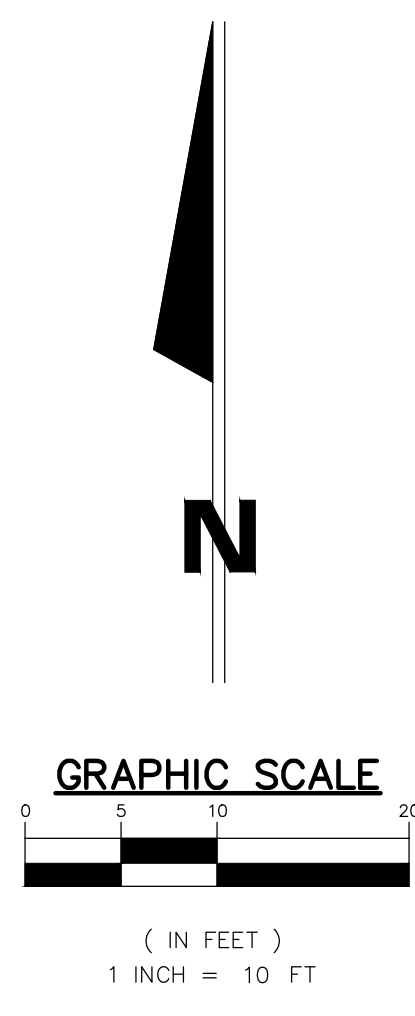
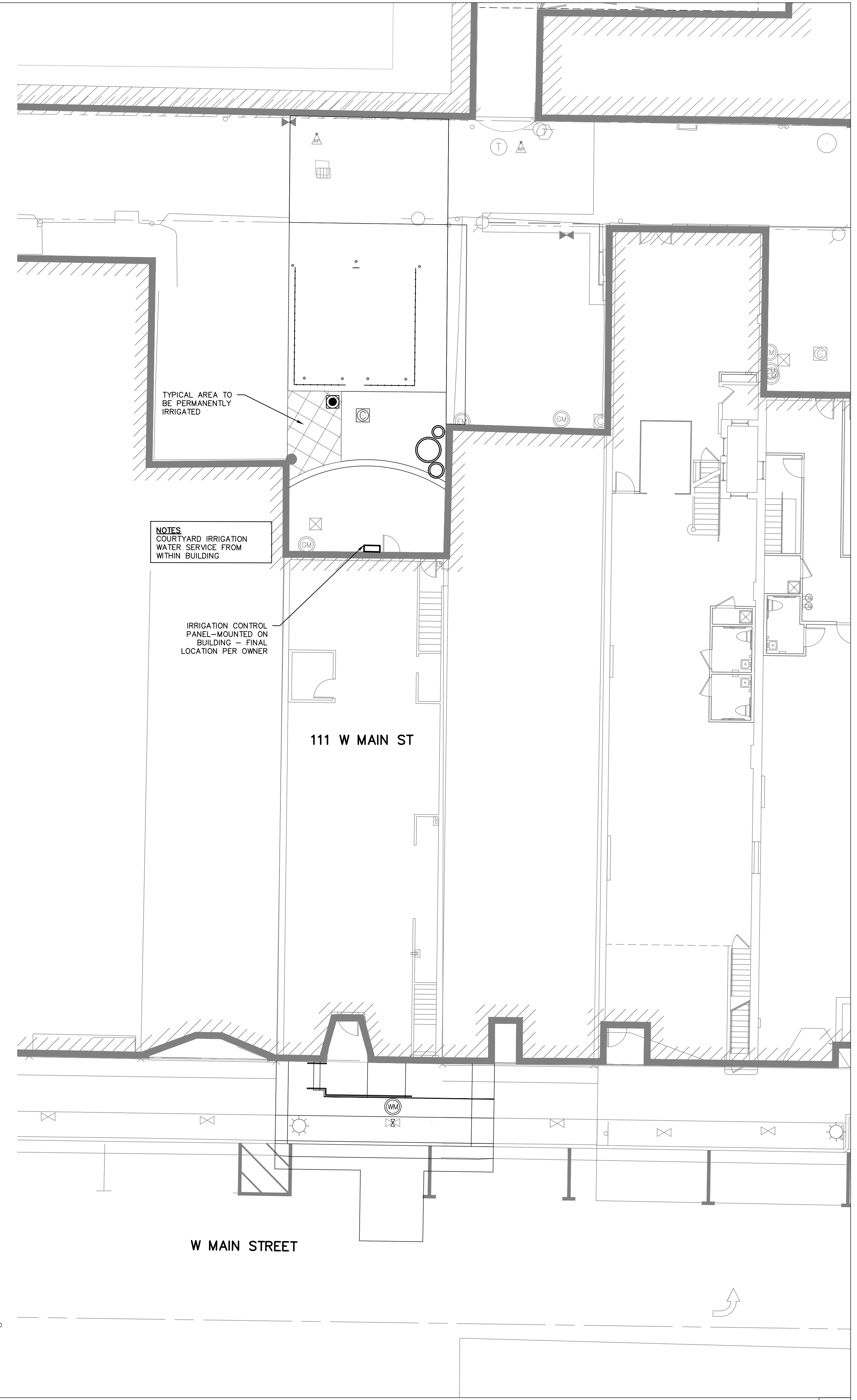
- NOTES**
1. PERIODIC IRRIGATION INTENDED DURING TIMES OF DROUGHT CONDITIONS. ALL PERMANENTLY IRRIGATED AREAS TO BE ZONED SEPARATELY FROM TEMPORARY IRRIGATION. ALL DIFFERENT PLANTING TYPE AREAS TO BE ZONED SEPARATELY.
 2. SHOP DRAWINGS SHOWING HEAD / FIXTURE TYPE, LOCATION, AND PIPE ROUTING SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT OF MATERIAL AND INSTALL.
 3. RAINBIRD IS THE PREFERRED MANUFACTURER TO MATCH IRRIGATION SYSTEMS THROUGHOUT THE CITY.
 4. CONTRACTOR SHALL COORDINATE WATER SERVICE TAP LOCATION, METER PIT LOCATION AND CONTROLLER LOCATION WITH OWNER AND CITY OF VAN WERT. COURTYARD IRRIGATION SHALL BE ON ITS OWN METER.

- IRRIGATION NOTES:**
1. THE CONTRACTOR SHALL DESIGN, COORDINATE AND INSTALL IRRIGATION SYSTEM TO PROVIDE 100% IRRIGATION COVERAGE TO ALL LANDSCAPE AREAS. THE IRRIGATION SHALL NOT SPRAY ONTO PROPOSED STRUCTURES, ELECTRICAL EQUIPMENT, CONCRETE WALKWAYS OR EXISTING BUILDINGS. PRIOR TO PLANTING, CONTRACTOR SHALL SUBMIT IRRIGATION DESIGN DRAWINGS FOR REVIEW. IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL AND ALL LANDSCAPE AREAS SHALL BE IRRIGATED, UNLESS DIRECTED OTHERWISE. IRRIGATION CONTRACTOR SHALL INSTALL ALL REQUIRED IRRIGATION STRUCTURES, PIPES, VALVES, ETC. WHICH ARE TO BE PLACED UNDER ANY PAVED AREAS PRIOR TO PAVEMENT INSTALLATION. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS INCURRED IF IRRIGATION EQUIPMENT IS REQUIRED TO BE INSTALLED AFTER PAVEMENT IS PLACED ON SITE. IRRIGATION CONTRACTOR SHALL HAVE ALL IRRIGATION PLANS APPROVED BY OWNER PRIOR TO ANY INSTALLATION. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE UTILITY CONTRACTOR FOR LOCATION OF IRRIGATION CONNECTION TO WATER SYSTEM.
 2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF ALL SITE UTILITIES AND MAKING THE NECESSARY ADJUSTMENTS TO THE IRRIGATION SYSTEM TO ACCOMMODATE THE INFRASTRUCTURE.
 3. MAINLINE SHALL BE CLASS 200 PVC PIPE, SIZED AS SHOWN ON PLAN. LATERAL LINES SHALL BE CLASS 160 PVC, SIZED AS SHOWN ON PLAN. MINIMUM LATERAL SIZE SHALL BE 1" (ALL SOLVENT-WELD PIPE)
 4. LATERAL LINES SHALL BE SIZED AS FOLLOWS: 0-16 GPM USE 1"; 17-28 GPM USE 1.25"; 29-35 GPM USE 1.5"; 36-55 GPM USE 2". ALL PIPE ON THE UPSTREAM SIDE OF THE CONTROL VALVE SHALL BE CLASS 200 PVC, PIPE DOWNSTREAM OF THE VALVE SHALL BE CL. 160.
 5. ALL FITTINGS ARE TO BE SOLVENT WELD SCHEDULE 40 PVC.
 6. REMOTE CONTROL VALVES SHALL BE INSTALLED IN VALVE BOXES WITH THE LID MOUNTED AT GROUND LEVEL. VALVE BOXES SHALL BE CARSON 12"x18" RECTANGULAR OR 10" ROUND TYPES. ALL VALVE BOXES SHALL CONTAIN 1/2" PEA GRAVEL FROM THE BOTTOM OF THE BOX UP TO THE BOTTOM OF THE PIPE.
 7. QUICK COUPLING VALVES (1") SHALL BE MOUNTED ON 1" TRIPLE ELBOW SWING JOINTS. ONE QUICK COUPLING KEY SHALL BE PROVIDED WITH THE SYSTEM.
 8. CONTRACTOR IS RESPONSIBLE FOR INSTALLING A WIRELESS RAIN SENSOR IN VICINITY OF CONTROLLER. COORDINATE MOUNTING OF SENSOR WITH OWNER.
 9. ALL PIPING SHALL BE INSTALLED: MAINLINE AT 18" BELOW GRADE, LATERALS AT 12"-16" BELOW GRADE.
 10. ALL LATERAL PIPE SHALL BE PULLED WITH A VIBRATORY PLOW. THE "SLIT-DOME" SHALL BE COMPACTED TO ITS ORIGINAL GRADE.
 11. CONTRACTOR IS RESPONSIBLE FOR SETTLING OF ALL TRENCHES AND SPRINKLER HEADS FOR A PERIOD OF ONE YEAR.
 12. ALL STATION WIRE SHALL BE #14. THE COMMON WIRE SHALL BE #14 GAUGE AND COLORED WHITE, WHILE THE STATION WIRE SHALL BE OF ONE OTHER COLOR.
 13. ALL SLEEVES 4" AND SMALLER SHALL BE SCHEDULE 40 PVC. SLEEVES 6" AND LARGER SHALL BE GLASS 200 PVC. ALL SLEEVES SHALL BE TWICE THE NOMINAL SIZE OF THE PIPE TO BE CARRIED. SLEEVES TO CARRY WIRE ONLY SHALL BE 2". DEPTH OF THE TOP OF THE SLEEVE SHALL BE 18" BELOW SUBGRADE. IRRIGATION CONTRACTOR SHALL PLACE ALL SLEEVES AS SHOWN, UNLESS DIRECTED OTHERWISE.
 14. CONTRACTOR SHALL WARRANTY THE SYSTEM FOR ONE FULL YEAR FROM THE DATE OF ACCEPTANCE.
 15. CONTRACTOR SHALL PROVIDE 'AS-BUILT' DRAWINGS OF THE COMPLETED INSTALLATION TO THE OWNER ON REPRODUCIBLE VELLUM. AS-BUILT DRAWINGS SHALL BE THE SAME SCALE AS THE ORIGINAL DRAWINGS.
 16. CONTRACTOR SHALL CONDUCT A TRAINING SESSION WITH THE OWNER (OR REPRESENTATIVES) DEMONSTRATING THE OPERATION OF THE SYSTEM AND THE CONTROLLER. AS PART OF THIS TRAINING, CONTRACTOR SHALL PROVIDE ONE SPRING START-UP AND ONE FALL SHUT-DOWN OF THE SYSTEM.
 17. CONTRACTOR SHALL VERIFY LOCATION OF PROPERTY LINES, RIGHT-OF-WAYS, AND EASEMENTS ON THE SITE. THEY SHALL CONFIRM THESE LOCATIONS WITH THE OWNER, THEN OBTAIN THE NECESSARY PERMITS/APPROVALS BEFORE INSTALLATION COMMENCES.
 18. CONTROL BOXES SHALL BE GROUNDED TOGETHER WHEN POSSIBLE.

- DRIP IRRIGATION NOTES**
1. PROVIDE DRIP IRRIGATION IN ALL PLANTING AND SHRUB AREAS.
 2. DRIP IRRIGATION SHALL BE THROUGH NETAFIM
 3. DRIP TUBING SHALL BE FED BY 1" PVC PIPE WITH LANDSCAPE STAPLES EVERY 36" IN PLANT BEDS. IN LAWN AREAS INSTALL DRIP TUBE 6" BELOW THE SURFACE AND STAPLE EVERY 36".
 4. DRIP TUBING SHALL BE INSTALLED SO THAT THERE ARE NO "DEAD-ENDS" IN THE ZONE. LINES SHALL BE INSTALLED 18" APART THROUGHOUT THE BEDS, STARTING 2" FROM THE EDGE OF THE BED.
 5. A DISC FILTER AND PRESSURE REGULATOR SHALL BE INSTALLED IMMEDIATELY DOWNSTREAM FROM THE CONTROL VALVE FOR EACH DRIP ZONE.
 6. INSTALL MANUAL DRAIN VALVE (#TISOV) AT THE END POINT(S) OF EACH DRIP ZONE, IN A VALVE BOX.

- WATER SUPPLY LINE NOTES**
1. USE PVC SCHEDULE 40 OR HIGHER (NO THIN WALL PIPE).
 2. IF 90° BENDS ARE NECESSARY, USE ONLY SWEEPING 90° OR 2-45° BENDS WITH 1' SECTION IN THE MIDDLE
 3. MARK EXACT LOCATION OF ALL SLEEVES. CONTRACTOR SHALL PROVIDE EXACT LOCATIONS OF SUPPLY LINE SLEEVING ON AS-BUILT DRAWINGS.
 4. INSTALL PIPE 6" UNDER BOTTOM OF CURB EXTENDING INTO PLANTING AREAS.
 5. SLEEVING SHALL BE 2X (TIMES) THE SIZE OF THE WATER SUPPLY PIPE.

- TAPPING REQUIREMENTS**
1. THE PLUMBER OR CONTRACTOR MUST OBTAIN ALL PERMITS REQUIRED BY THE CITY ENGINEERING DEPARTMENT. (I.E. EXCAVATION, STREET CUTS, AND SIDEWALK PERMITS)
 2. THE TAP FEE IS TO BE PAID TO: WATER WORKS ENGINEERING DEPARTMENT.
 3. SCHEDULE TAPS THROUGH FIELD OPERATIONS.
 4. EXCAVATE, EXPOSE AND CLEAN WATER MAIN FOR TAP.
 5. ALL EXCAVATIONS MUST MEET O.S.H.A. EXCAVATION STANDARDS.



SCALE: 1" = 10'-0" IRRIGATION PLAN 1

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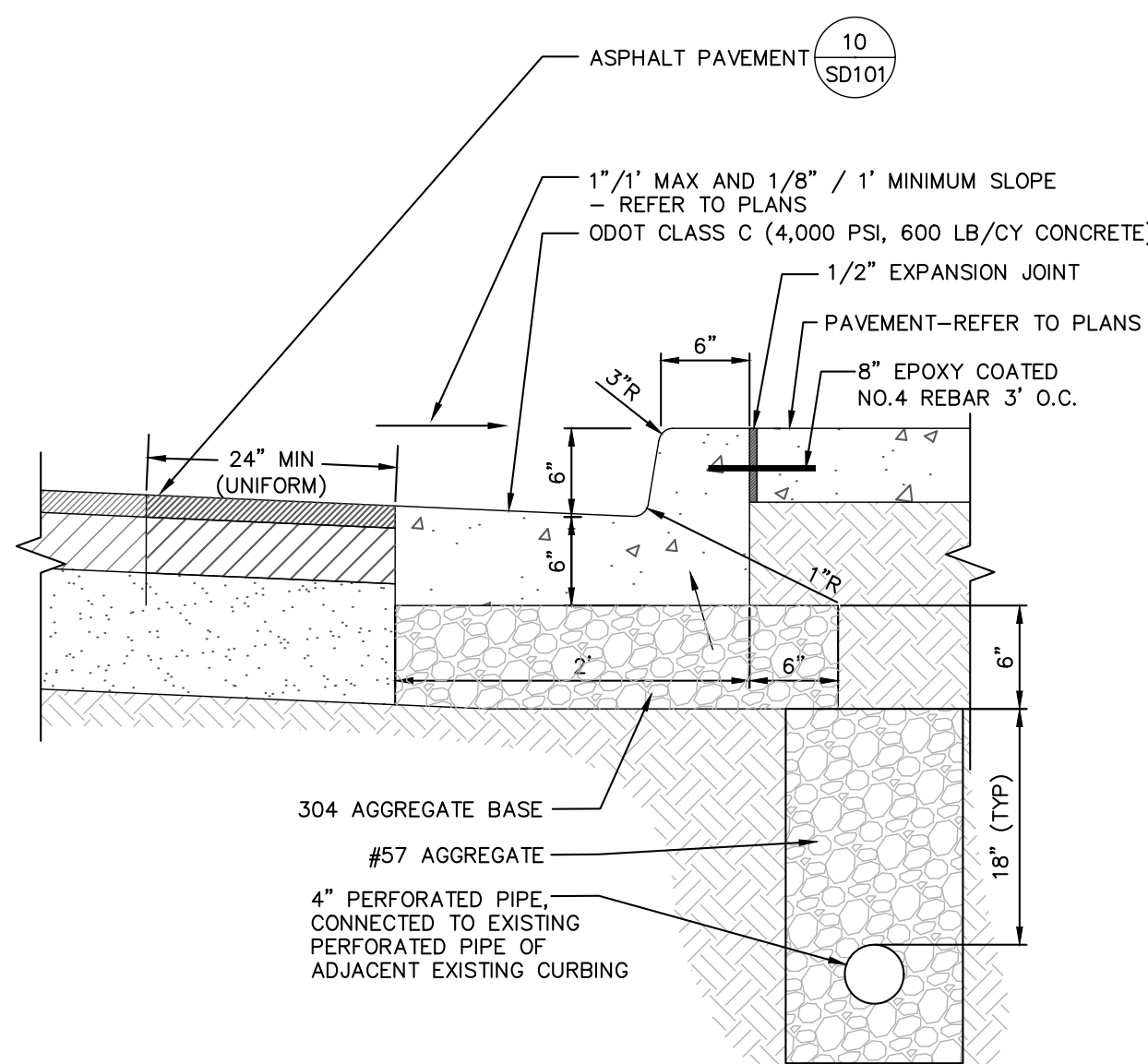
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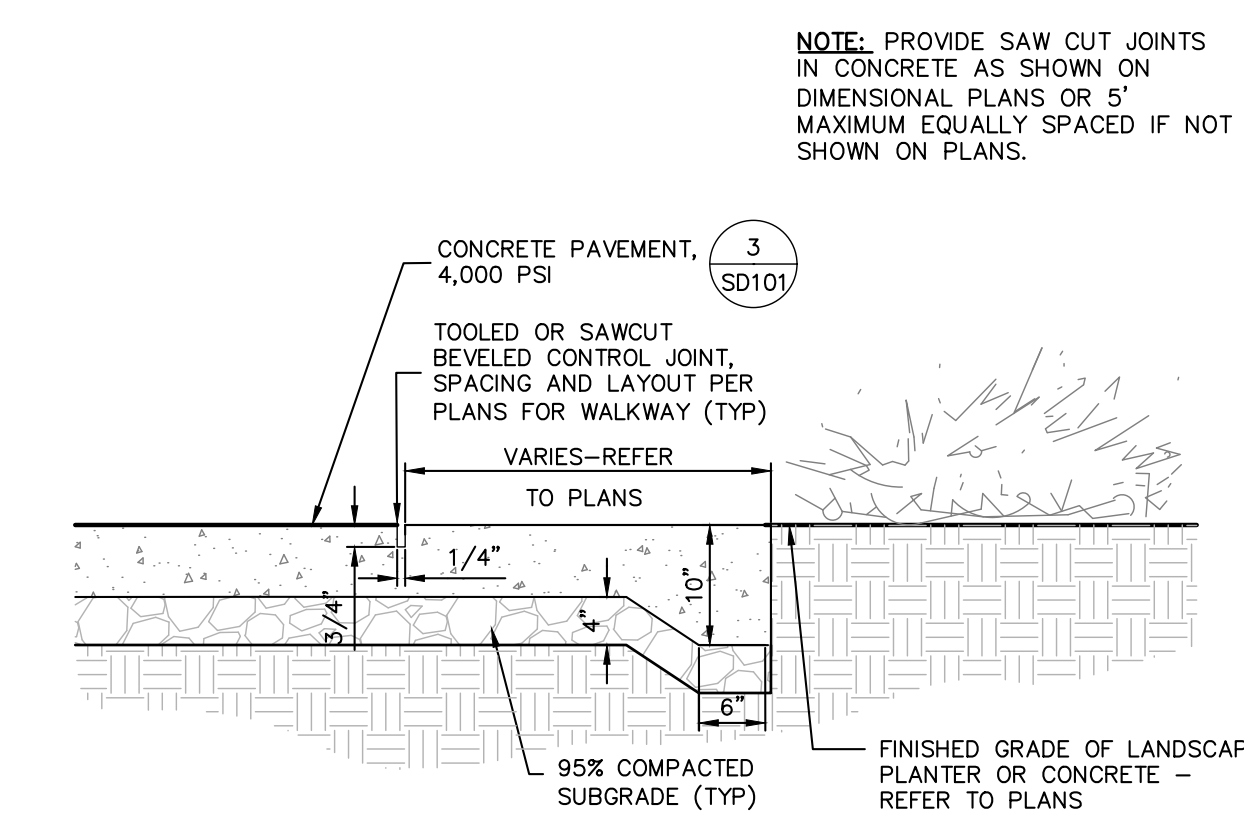
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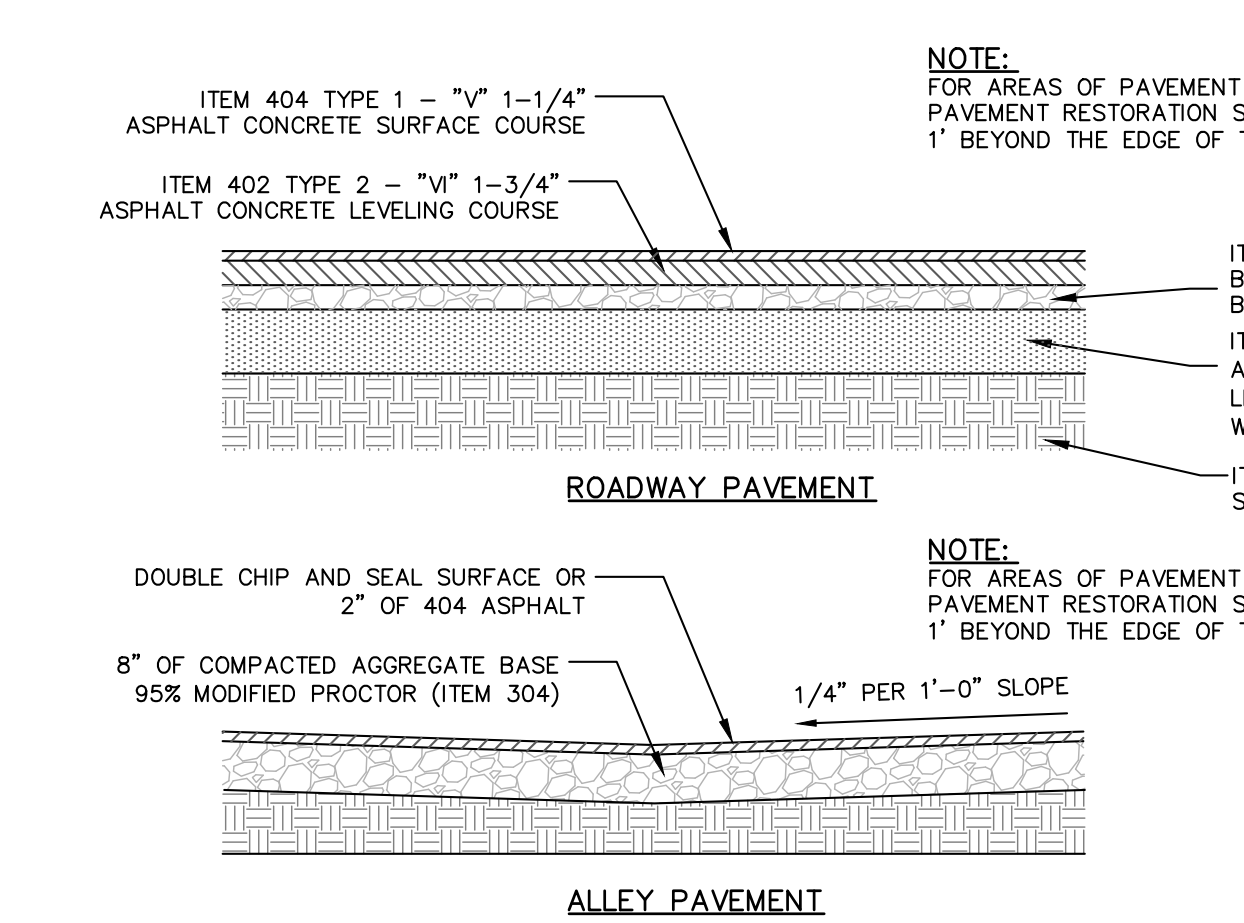
C801



CONCRETE CURB & GUTTER (8) SD101
NOT TO SCALE



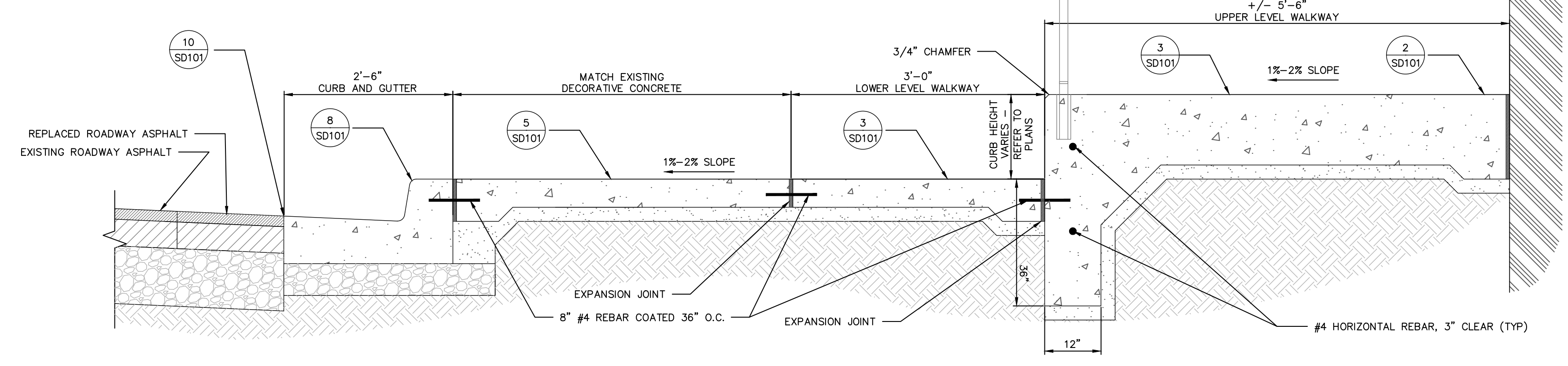
CONCRETE BAND WITH 4" CONCRETE PAVEMENT (9) SD101
NOT TO SCALE



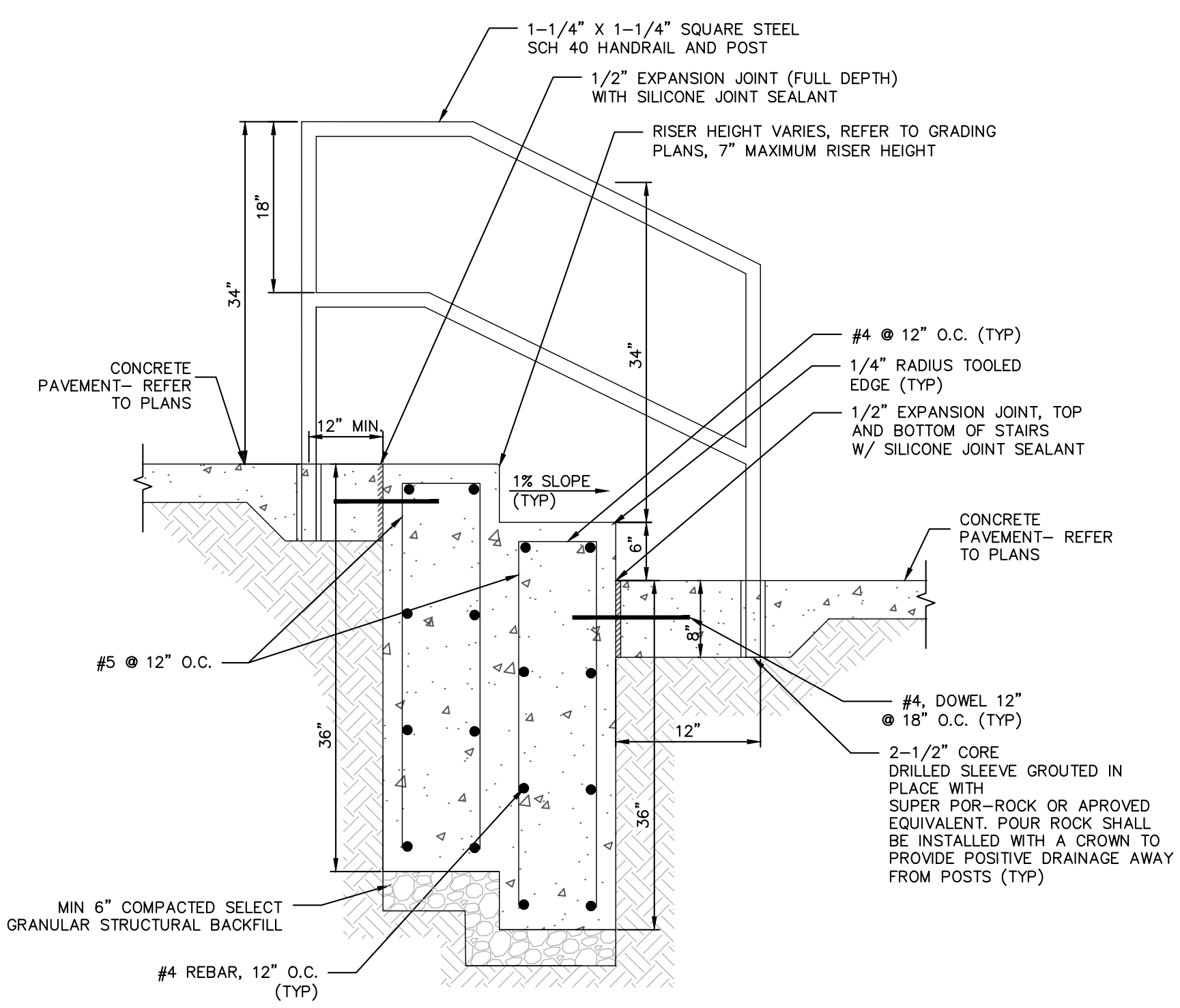
TYPICAL ROADWAY PAVEMENT SECTIONS (10) SD101
NOT TO SCALE



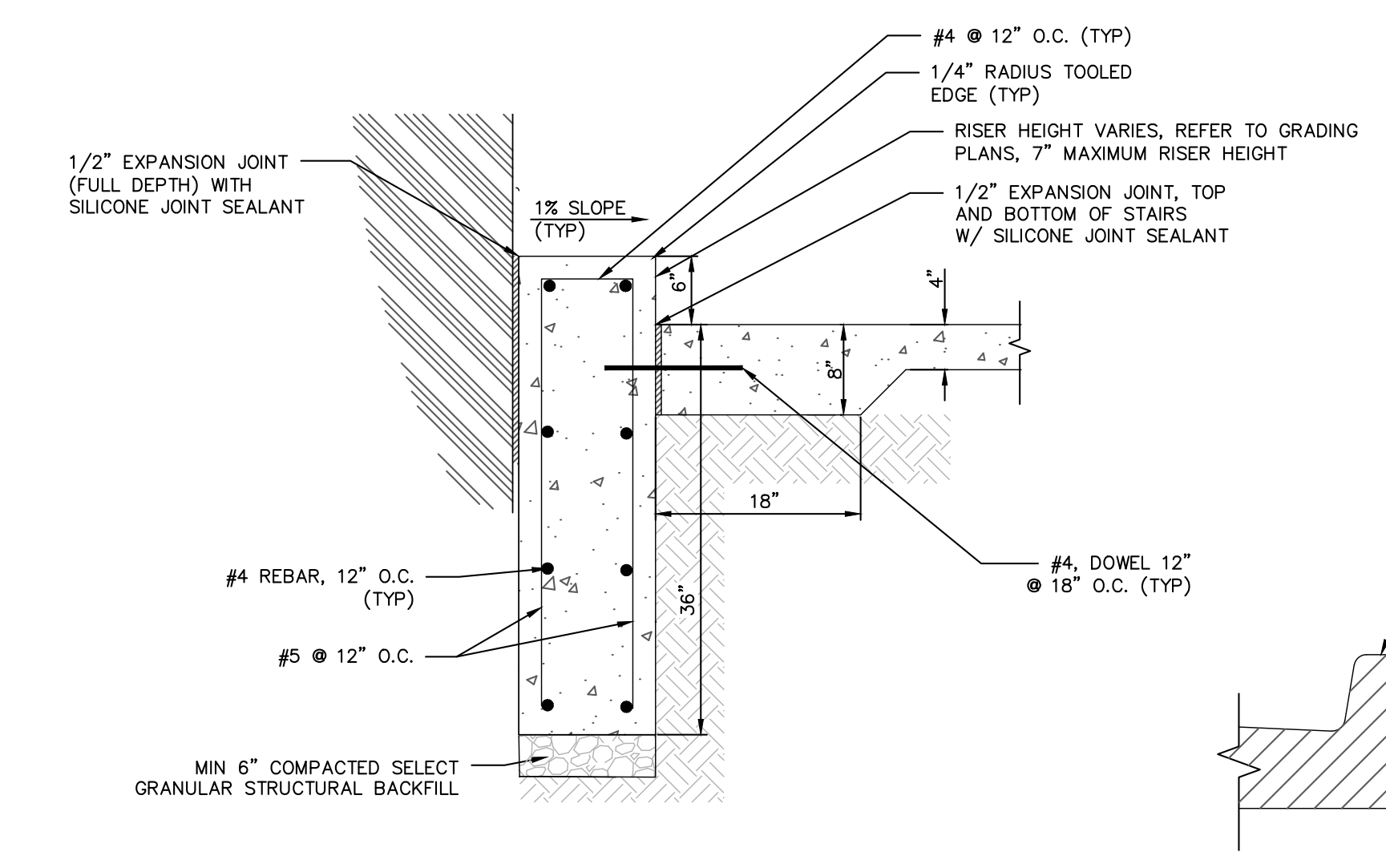
- NOTE:**
1. CONCRETE AND WORK SHALL MEET THE REQUIREMENT SET FORTH IN ODOT ITEM 609 CURBING.
 2. CURBING SHALL HAVE CONTRACTION JOINT EVERY 10'. ALL JOINTS SHALL BE SAWCUT.
 3. MINIMUM OF 6" OF ODOT 304 SHALL BE PLACED UNDER CURBING.
 4. CURBING SHALL BE BACKFILLED IMMEDIATELY AFTER FORMS ARE REMOVED OR AS SOON AS PRACTICAL WHEN SLIP FORMING PRIOR TO OTHER CONSTRUCTION OPERATIONS.
 5. PROVIDE BROOM FINISH AND EDGING TO ALL EXPOSED SURFACES. APPLY WHITE PIGMENTED CURING COMPOUND ON ALL SURFACES INCLUDING BACK IMMEDIATELY AFTER FINISHING SURFACES. ANY OTHER METHOD OR TYPE OF CURING COMPOUND MUST BE PREAPPROVED.
 6. CONCRETE SHALL BE ODOT CLASS C (4000 PSI, 600 LB/CY CEMENT), PROPORTIONING OPTIONS 1 AND 2 NOT ALLOWED.
 7. CONCRETE SHALL CONTAIN 6% +/- 2% OF TOTAL AIR.
 8. TYPE 6 CURBS ARE FOR USE AROUND MEDIAN SECTION.
 9. UNDERDRAIN MUST BE INSTALLED PRIOR TO CURB INSTALLATION.
 10. ALL CURB CUTS MUST BE APPROVED PRIOR TO WORK BY THE ENGINEERING DEPARTMENT.
 11. CONTRACTOR SHALL COORDINATE GUTTER PITCH WITH GRADING PLANS & EXISTING ROAD GRADES TO ENSURE POSITIVE DRAINAGE.
 12. ALL CURB AND GUTTER SHALL MATCH ODOT AND CITY OF VAN WERT STANDARDS.
 13. WHERE PAVERS ARE ADJACENT TO CURB, RECESS CONCRETE PAVEMENT BASE & DOWEL TO CURB.
 14. MAXIMUM OF 200' LENGTH OF CURB AND THEN A 1/2" EXPANSION JOINT IS REQUIRED.
 15. #4 BARS DOWELLED INTO EXISTING CURBS 4" MINIMUM.



TYPICAL MAIN STREET SPLIT LEVEL WALKWAY (1) SD101
NOT TO SCALE



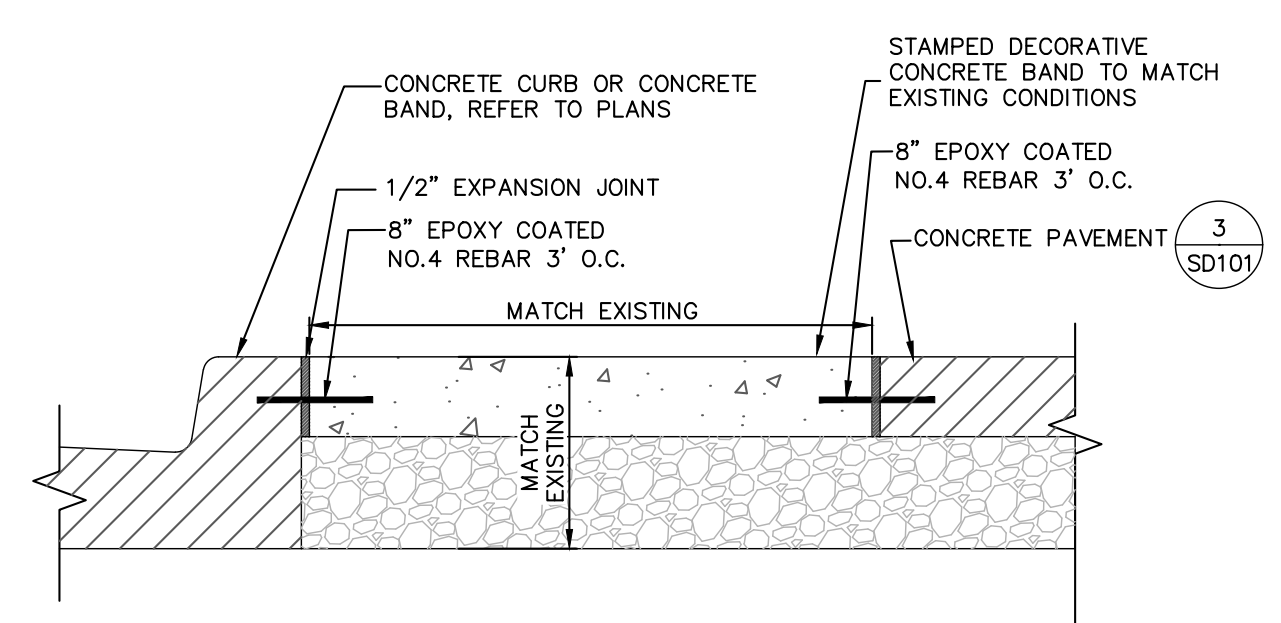
CONCRETE STAIR AND RAILING DETAIL (6) SD101
NOT TO SCALE



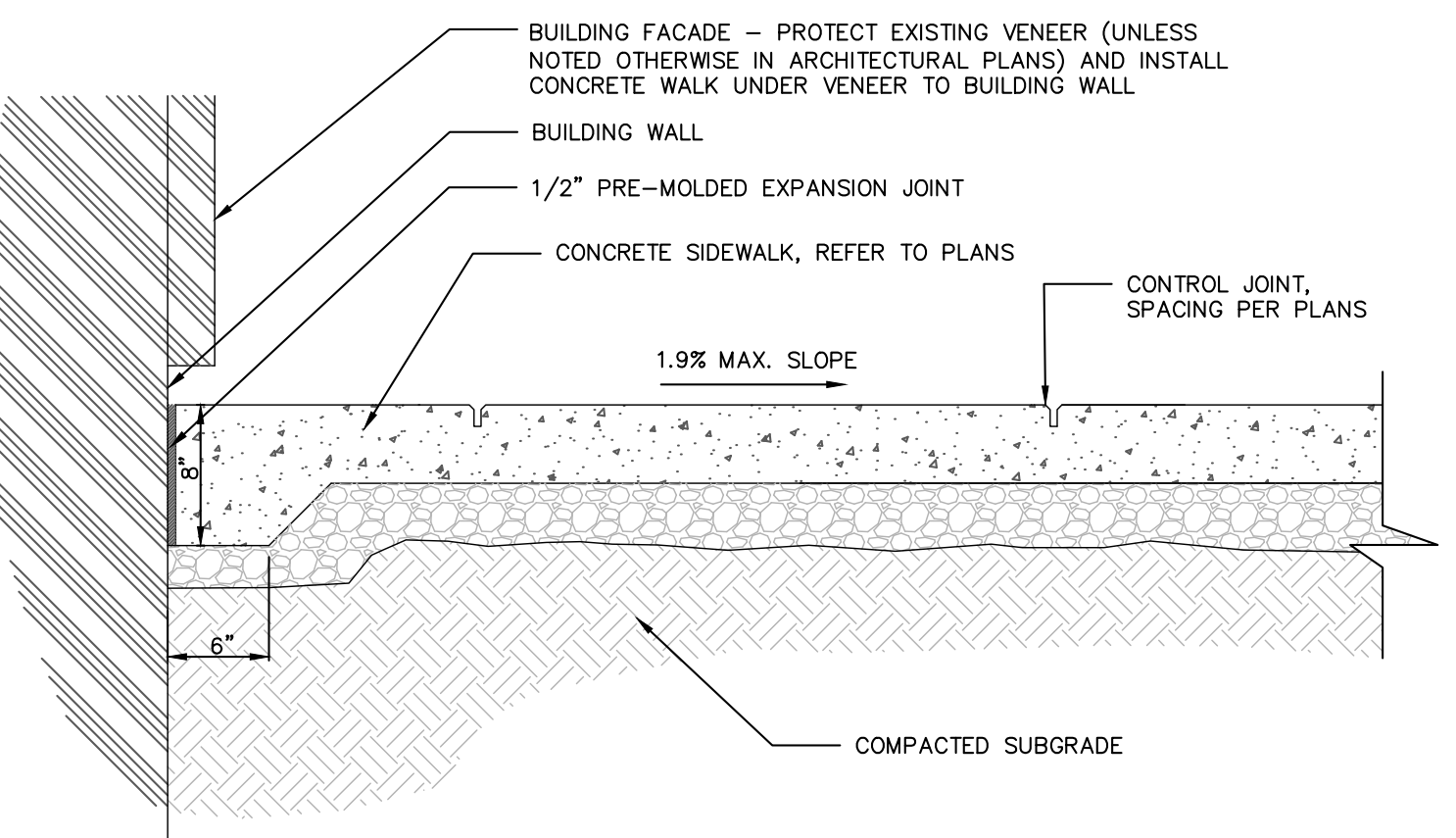
STANDARD CONCRETE STEP DETAIL (7) SD101
NOT TO SCALE

- RAILING NOTES:**
1. CONTRACTOR TO FIELD VERIFY LOCATIONS OF THE WALL AND PAVEMENT SLEEVES PRIOR TO RAIL FABRICATION. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
 2. ALL RAILS AND POSTS OF HANDRAILS SHALL BE 1-1/4" X 1-1/4" SQUARE STEEL SCHEDULE 40, GALVANIZED.
 3. ALL METAL SHALL BE JOINED WITH CONTINUOUS WELD. ALL CONNECTIONS SHALL BE GROUND SMOOTH TO ELIMINATE SHARP EDGES.
 4. ALL HAND RAILS SHALL BE GALVANIZED.
 5. CONTRACTOR SHALL GROUT POSTS IN SLEEVES WITH SUPER POR-ROCK OR APPROVED EQUAL GROUT SHALL BE INSTALLED WITH A CROWN TO PROVIDE POSITIVE DRAINAGE AWAY FROM POSTS.
 6. THE CONTRACTOR SHALL PROVIDE DRAIN HOLES AS REQUIRED, THE DRAIN HOLES SHALL BE LOCATED SO AS TO NOT BE EASILY VISIBLE ON EXTERIOR OF FINISHED RAIL.
 7. ALL HANDRAILS SHALL BE GALVANIZED ALONG WITH 1 COAT OF EXTERIOR GRADE PRIMER AND 2 COATS OF EXTERIOR GRADE ENAMEL PAINT APPLIED, COLOR: BLACK.
 8. NO HOLES SHALL BE VISIBLE ON EXTERIOR OF FINISHED RAILING.
 9. STEEL SHALL BE GALVANIZED & PAINTED WITH ONE COAT OF PRIMER & TWO COATS OF EXTERIOR GRADE ENAMEL PAINT - COLOR: BLACK.
 10. SURFACE MOUNT RAILING WHERE SPECIFIED ON PLANS.

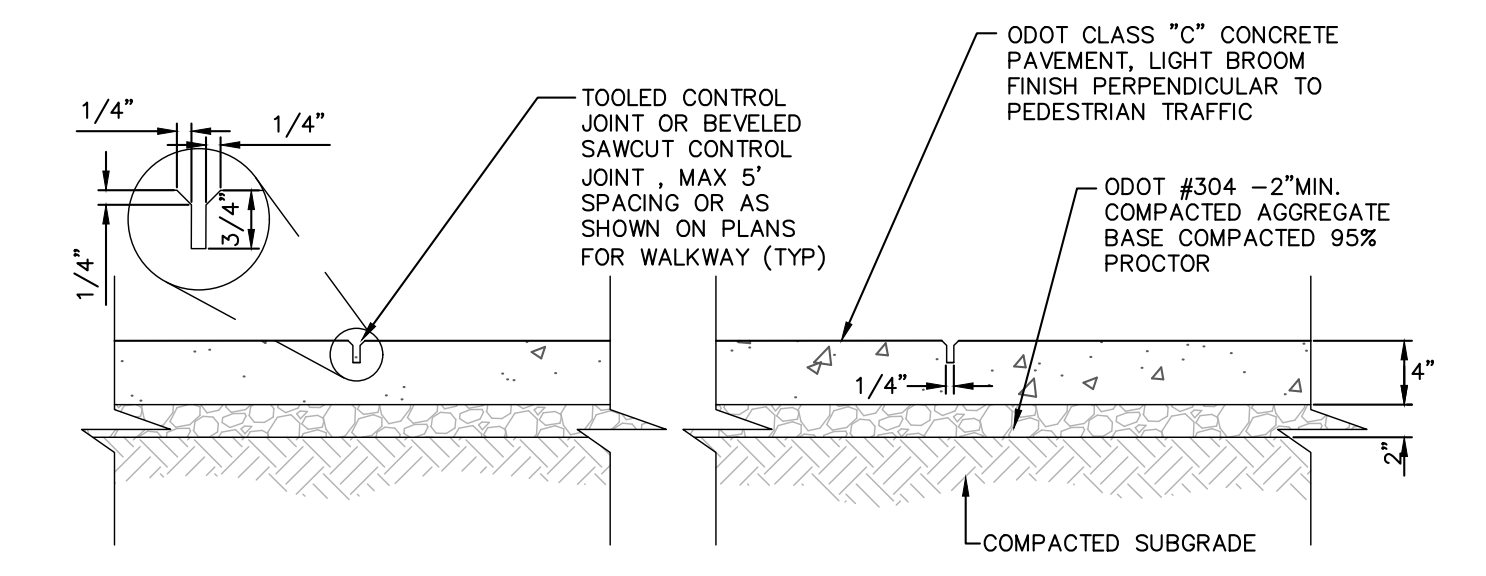
- NOTE:**
1. CONCRETE WORK SHALL CONFORM TO ODOT ITEM 499 AND 608, UNLESS OTHERWISE SPECIFIED WITHIN.
 2. USE WHITE PIGMENTED CURING COMPOUND IMMEDIATELY AFTER FINISHING SURFACES, ANY OTHER METHOD OR TYPE OF CURING COMPOUND MUST BE PREAPPROVED.
 3. ALL JOINTS SHALL BE NEATLY TOOLED OR SAW CUT, UNLESS AN ALTERNATIVE METHOD IS APPROVED BY THE OWNER AND ENGINEERING DEPARTMENT.
 4. CONCRETE SHALL BE ODOT CLASS C (4000 PSI, 600 LB/CY CEMENT) PROPORTIONING OPTIONS 1 AND 2 NOT ALLOWED.
 5. CONCRETE SHALL CONTAIN 6% +/- 2% OF TOTAL AIR.
 6. CONCRETE SIDEWALK SHALL BE FORMED WITH 4" FORMS AND NOT EARTH FORMED.
 7. ALL TOPSOIL AND UNSUITABLE MATERIAL FOR SIDEWALK SHALL BE REMOVED, BACKFILL AS REQUIRED, AND PLACE A 2" COMPACTED LEVELING COURSE AS SPECIFIED IN DETAIL.
 8. 1/2" PREFORMED EXPANSION JOINT MATERIAL AT EACH EXISTING WALK CONNECTION AND EVERY 50', AT MAX. FOR NEW WALK. IF SIDEWALK IS LESS THAN 50' LONG, INSTALL ONE EXPANSION JOINT MATERIAL AT EACH END OF NEW WALK.



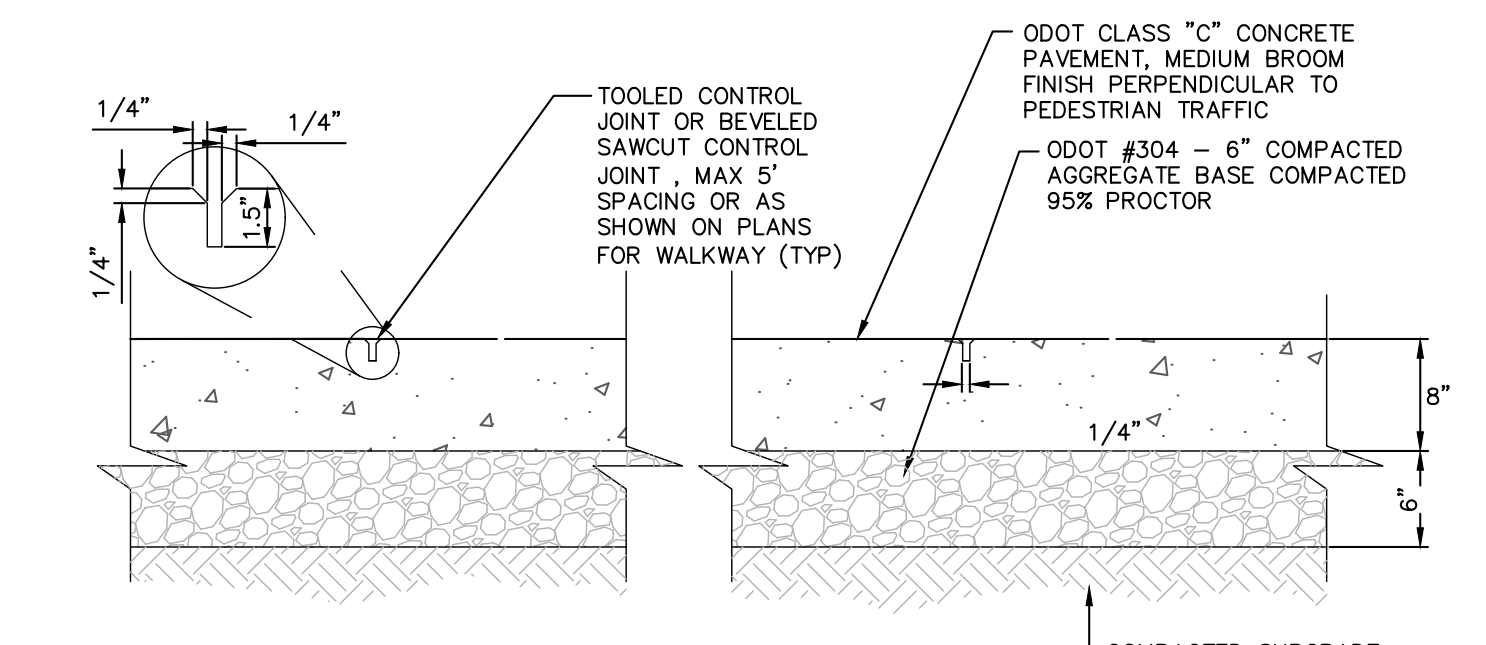
STAMPED CONCRETE PAVEMENT DETAIL (5) SD101
NOT TO SCALE



CONCRETE SIDEWALK AND BUILDING INTERFACE DETAIL (2) SD101
NOT TO SCALE



4" CONCRETE PAVEMENT DETAIL (3) SD101
NOT TO SCALE



8" CONCRETE PAVEMENT DETAIL (4) SD101
NOT TO SCALE

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Revisions

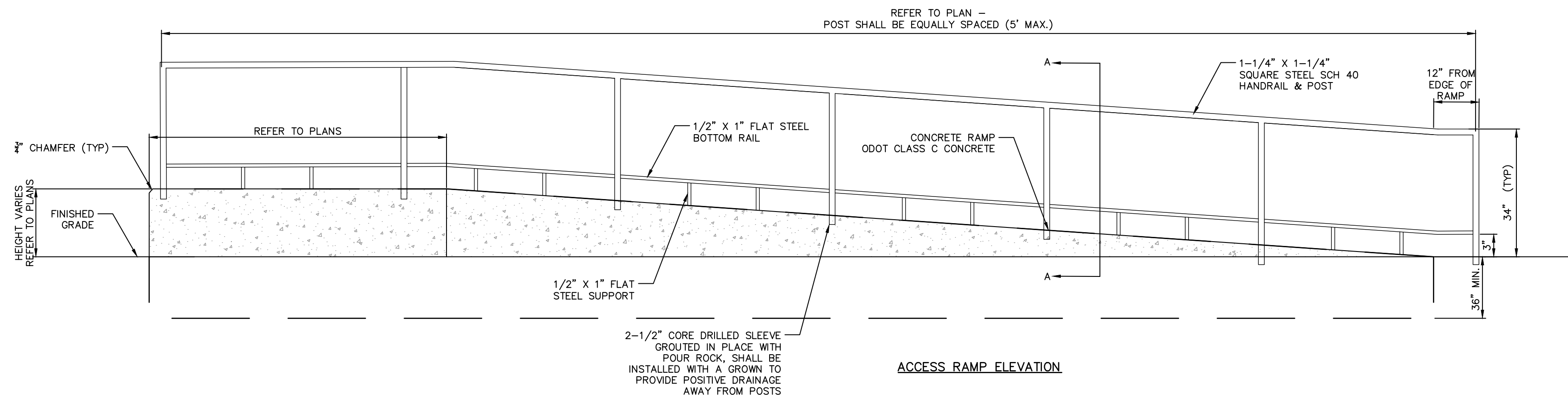
Design Team:
JONES PETRIE RAFINSKI
Drawn by:
AGC, CCE, JJB, NGD, SAK



Fort Wayne, IN South Bend, IN
p: 260.422.2522 p: 574.232.4388

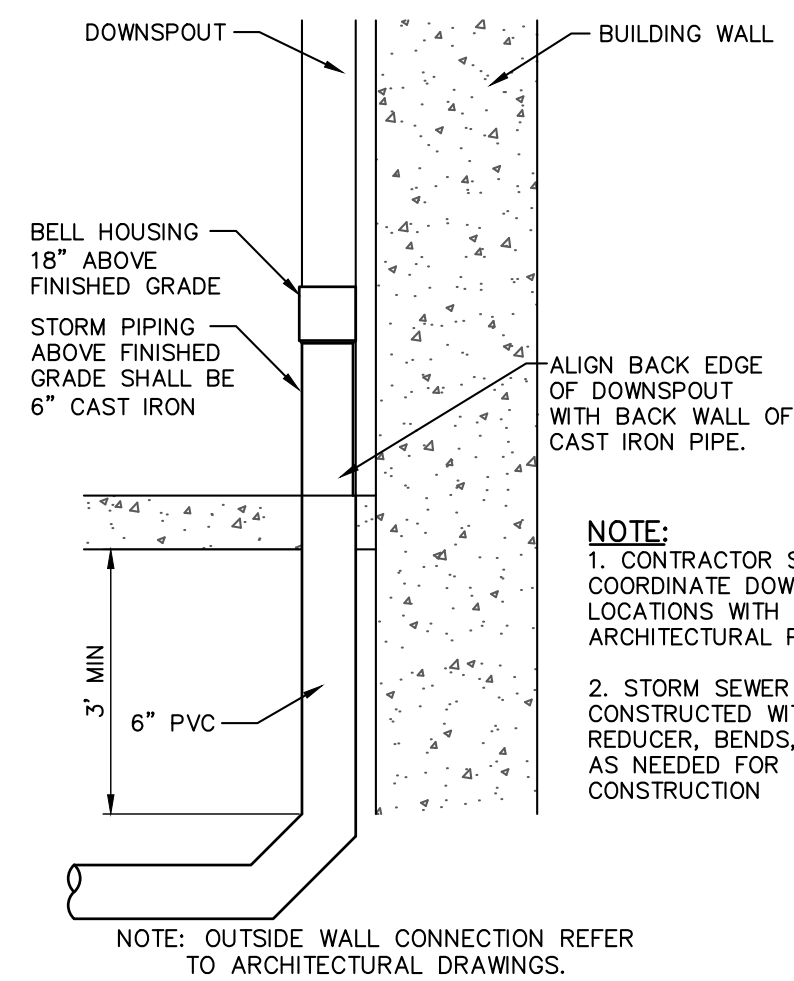
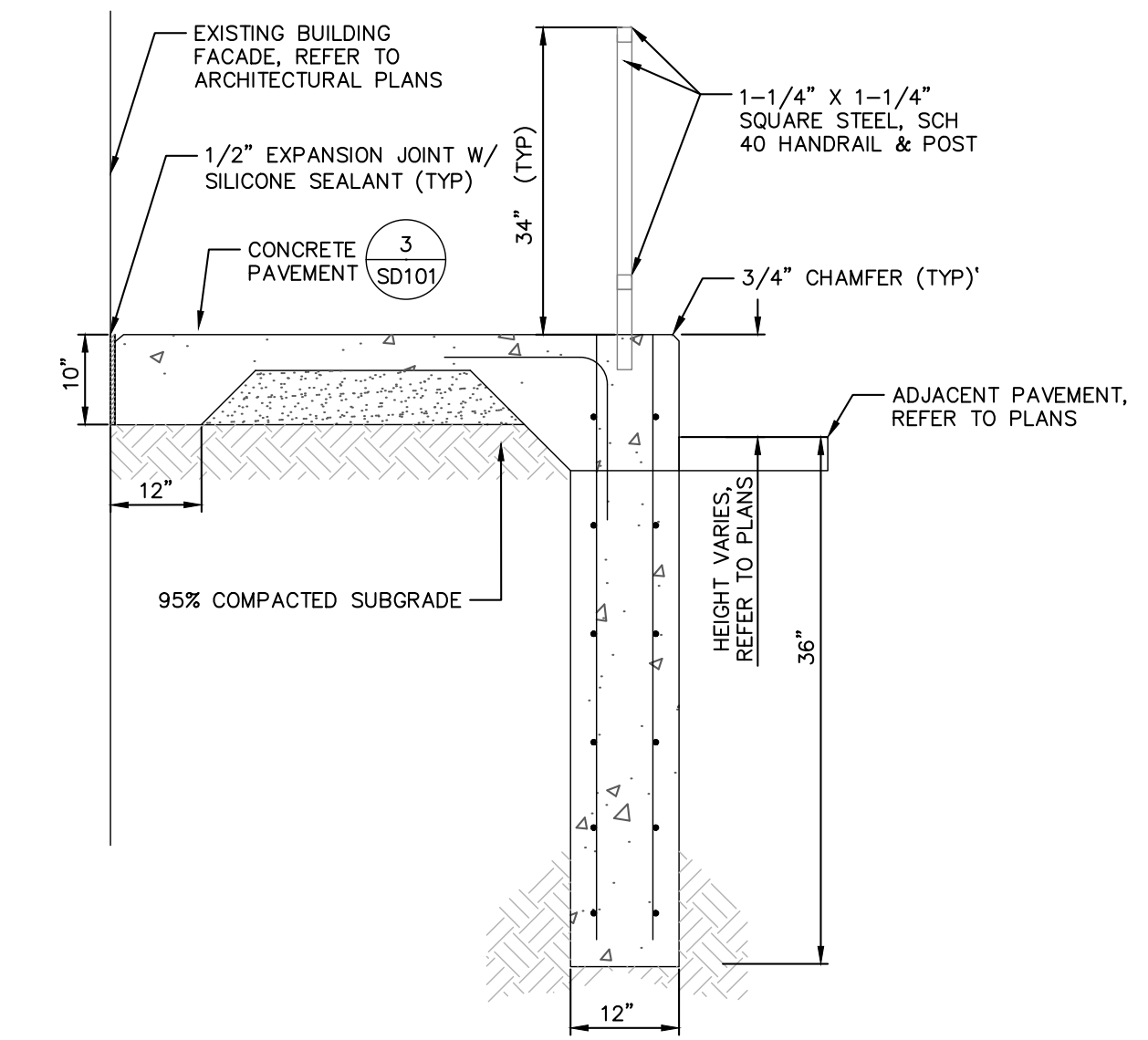
PROPOSED PROJECT:
**RENOVATION FOR
111 W. MAIN ST.
VAN WERT, OH 45891
VAN WERT REDEVELOPMENT**

Job No: 21001 5.16.2023



RAILING NOTES:

1. CONTRACTOR TO FIELD VERIFY LOCATIONS OF THE WALL AND PAVEMENT SLEEVES PRIOR TO RAIL FABRICATION.
2. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
3. ALL RAILS AND POSTS OF HANDRAILS SHALL BE 1-1/4" X 1-1/4" SQUARE STEEL SCHEDULE 40, GALVANIZED.
4. ALL METAL SHALL BE JOINED WITH CONTINUOUS WELD. ALL CONNECTIONS SHALL BE GROUND SMOOTH TO ELIMINATE SHARP EDGES.
5. ALL HAND RAILS SHALL BE GALVANIZED.
6. CONTRACTOR SHALL GROUT POSTS IN SLEEVES WITH SUPER POR-ROCK OR APPROVED EQUAL. GROUT SHALL BE INSTALLED WITH A CROWN TO PROVIDE POSITIVE DRAINAGE AWAY FROM POSTS.
7. THE CONTRACTOR SHALL PROVIDE DRAIN HOLES AS REQUIRED. THE DRAIN HOLES SHALL BE LOCATED SO AS TO NOT BE EASILY VISIBLE ON EXTERIOR OF FINISHED RAIL.
8. ALL HANDRAILS SHALL BE GALVANIZED ALONG WITH 1 COAT OF EXTERIOR GRADE PRIMER AND 2 COATS OF EXTERIOR GRADE ENAMEL PAINT APPLIED, COLOR: BLACK.
9. NO HOLES SHALL BE VISIBLE ON EXTERIOR OF FINISHED RAILING.
10. STEEL SHALL BE GALVANIZED & PAINTED WITH ONE COAT OF PRIMER & TWO COATS OF EXTERIOR GRADE ENAMEL PAINT - COLOR: BLACK.
11. SURFACE MOUNT RAILING WHERE SPECIFIED ON PLANS



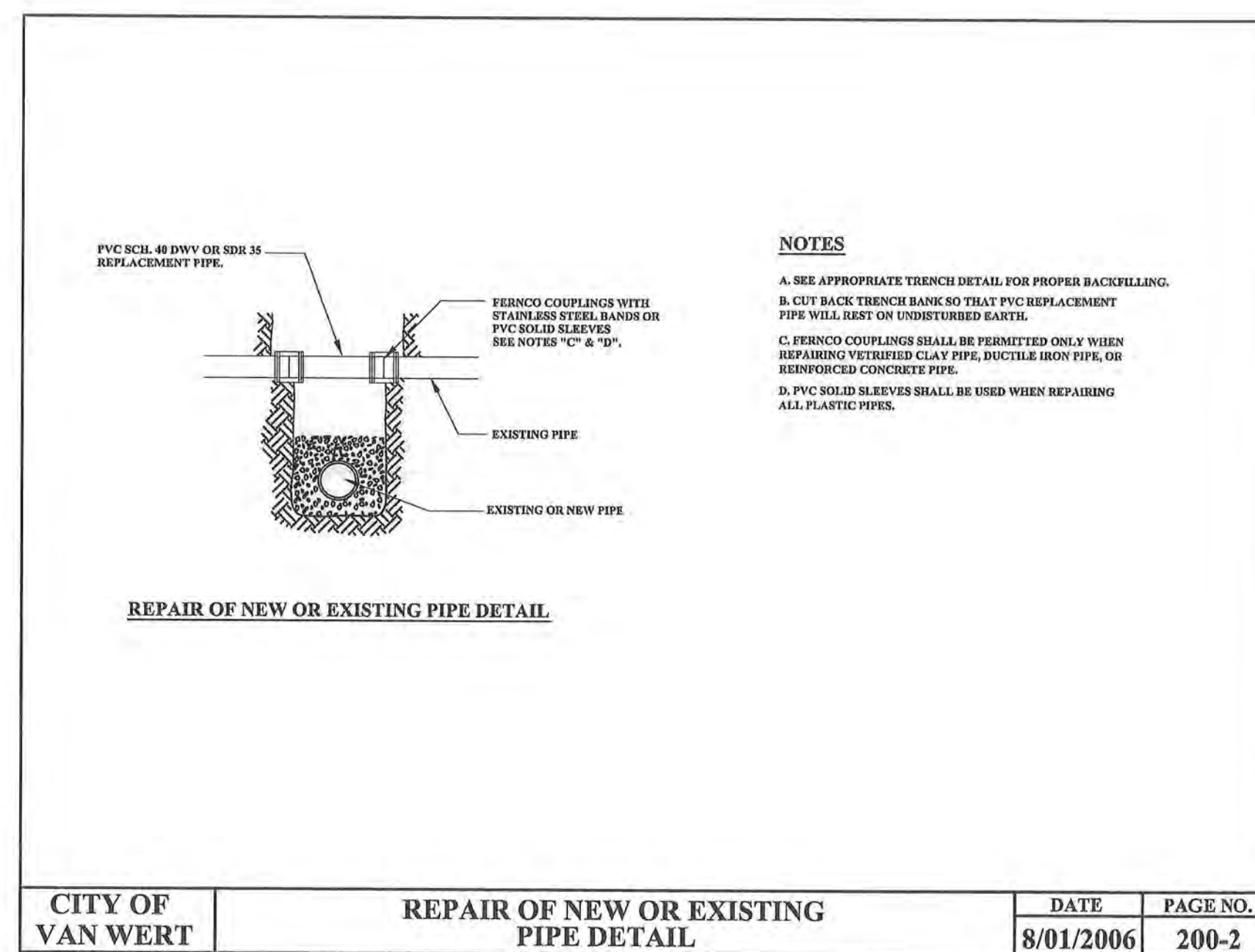
- NOTE:**
1. CONTRACTOR SHALL COORDINATE DOWNSPOUT LOCATIONS WITH ARCHITECTURAL PLANS
 2. STORM SEWER SHALL BE CONSTRUCTED WITH PVC REDUCER, BENDS, AND WYE AS NEEDED FOR CONSTRUCTION

NOTE: OUTSIDE WALL CONNECTION REFER TO ARCHITECTURAL DRAWINGS.

PVC DOWNSPOUT DRAIN PIPE
NOT TO SCALE

ACCESS RAMP DETAIL 1
NOT TO SCALE

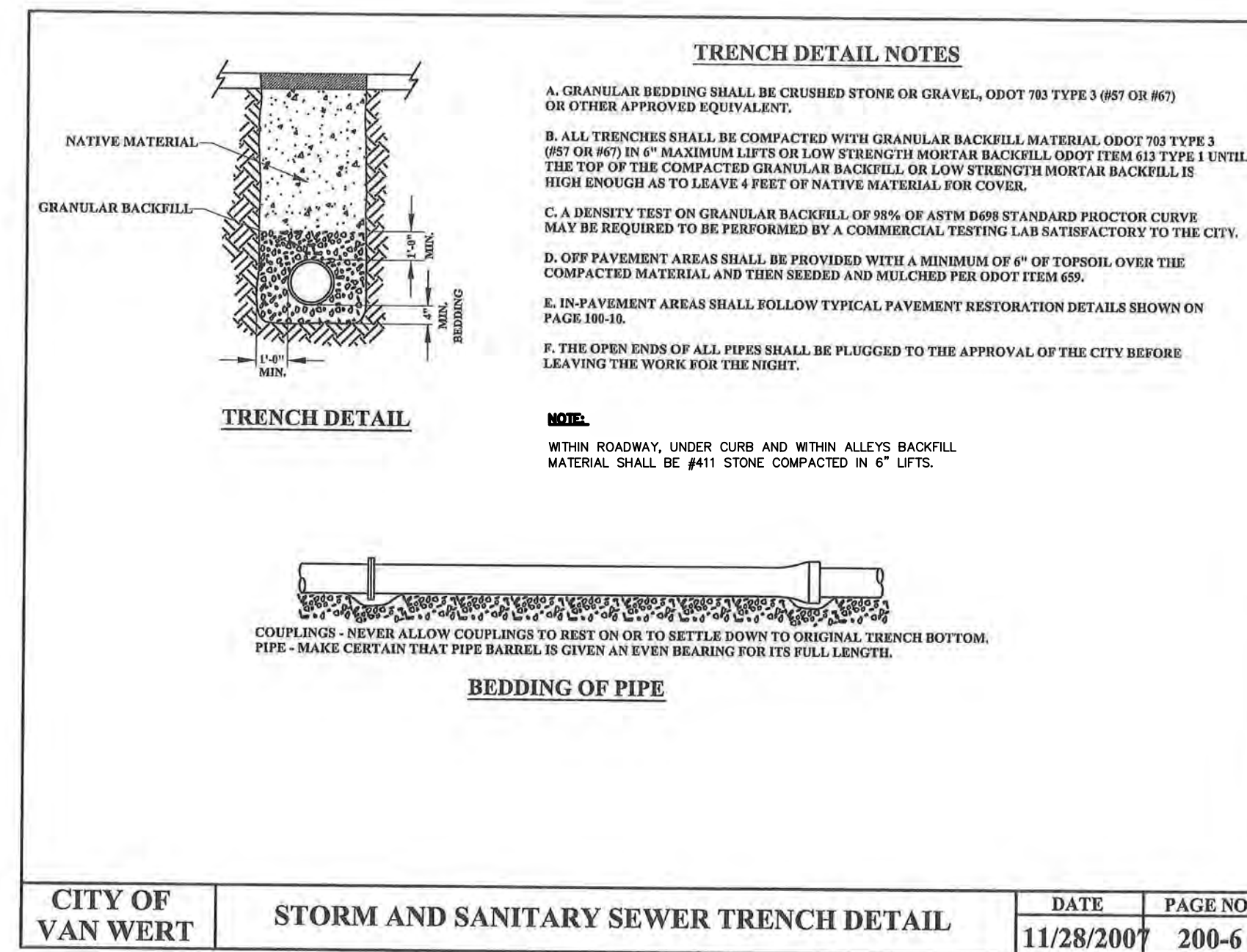
ACCESS RAMP SECTION A-A



- NOTES**
- A. SEE APPROPRIATE TRENCH DETAIL FOR PROPER BACKFILLING.
 - B. CUT BACK TRENCH BANK SO THAT PVC REPLACEMENT PIPE WILL REST ON UNDISTURBED EARTH.
 - C. FERROCO COUPLINGS SHALL BE PERMITTED ONLY WHEN REPAIRING VITRIFIED CLAY PIPE, RUSTIC IRON PIPE, OR REINFORCED CONCRETE PIPE.
 - D. PVC BOLD SLEEVES SHALL BE USED WHEN REPAIRING ALL PLASTIC PIPES.

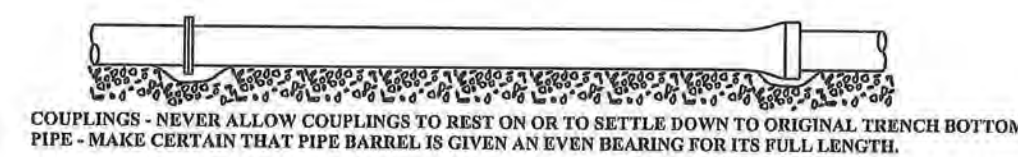
CITY OF VAN WERT	REPAIR OF NEW OR EXISTING PIPE DETAIL	DATE	PAGE NO.
		8/01/2006	200-2

REPAIR OF NEW OR EXISTING PIPE DETAIL
NOT TO SCALE



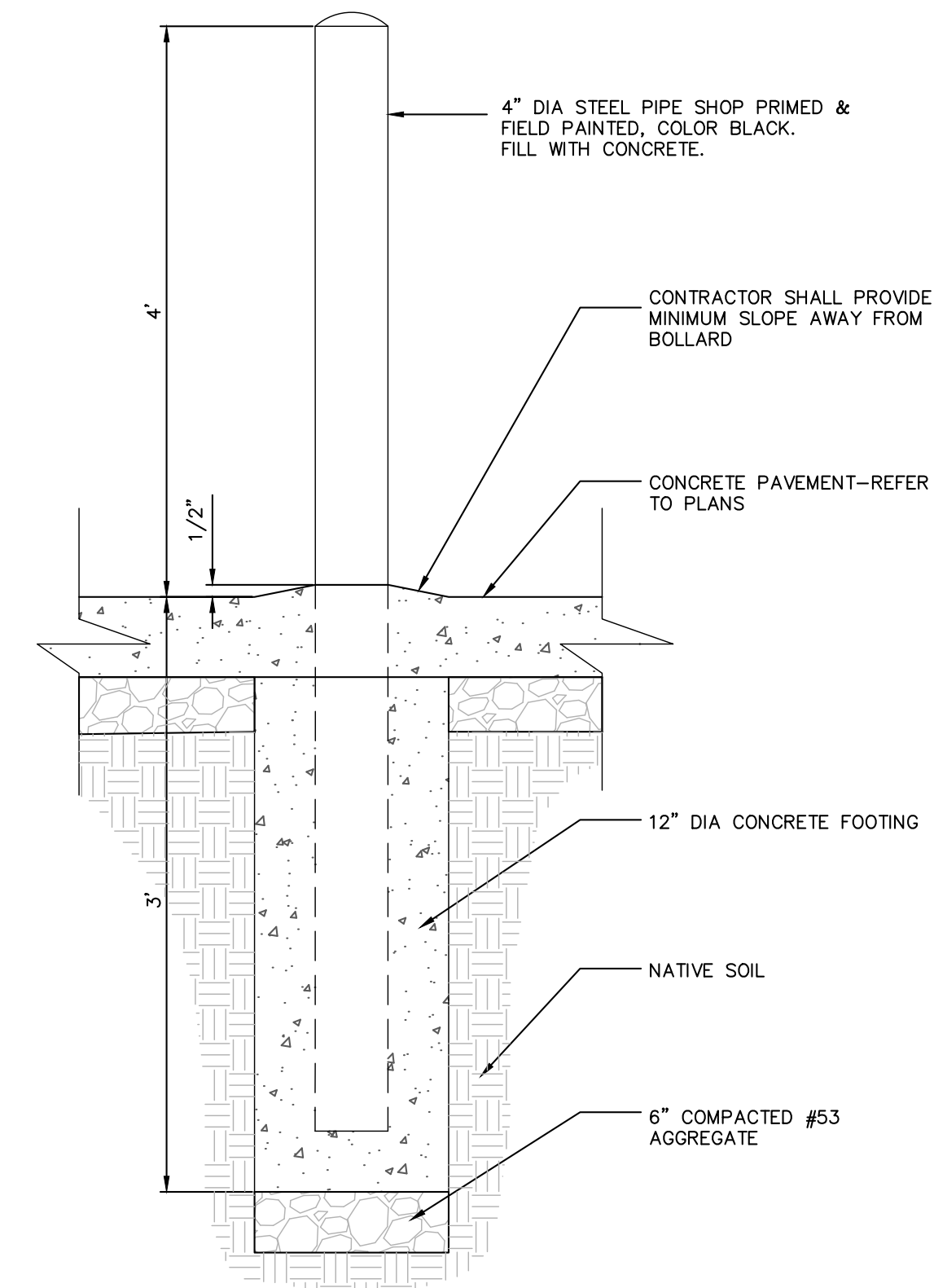
- TRENCH DETAIL NOTES**
- A. GRANULAR BEDDING SHALL BE CRUSHED STONE OR GRAVEL, ODOT 70 TYPE 3 (857 OR #67) OR OTHER APPROVED EQUIVALENT.
 - B. ALL TRENCHES SHALL BE COMPACTED WITH GRANULAR BACKFILL MATERIAL, ODOT 70 TYPE 3 (857 OR #67) IN 6" MAXIMUM LIFTS OR LOW STRENGTH ROBOTAR BACKFILL, ODOT ITEM #13 TYPE 1 UNTIL THE TOP OF THE COMPACTED GRANULAR BACKFILL OR LOW STRENGTH ROBOTAR BACKFILL IS HIGH ENOUGH AS TO LEAVE 4 FEET OF NATIVE MATERIAL FOR COVER.
 - C. A DENSITY TEST ON GRANULAR BACKFILL OF 98% OF ASTM D698 STANDARD PROCTOR CURVE MAY BE REQUIRED TO BE PERFORMED BY A COMMERCIAL TESTING LAB SATISFACTORY TO THE CITY.
 - D. OFF PAVEMENT AREAS SHALL BE PROVIDED WITH A MINIMUM OF 6" OF TOPSOIL OVER THE COMPACTED MATERIAL AND THEN SEEDED AND MULCHED PER ODOT ITEM 609.
 - E. IN-PAVEMENT AREAS SHALL FOLLOW TYPICAL PAVEMENT RESTORATION DETAILS SHOWN ON PAGE 106-10.
 - F. THE OPEN ENDS OF ALL PIPES SHALL BE PLUGGED TO THE APPROVAL OF THE CITY BEFORE LEAVING THE WORK FOR THE NIGHT.

NOTE:
WITHIN ROADWAY, UNDER CURBS AND WITHIN ALLEYS BACKFILL MATERIAL SHALL BE #411 STONE COMPACTED IN 6" LIFTS.



CITY OF VAN WERT	STORM AND SANITARY SEWER TRENCH DETAIL	DATE	PAGE NO.
		11/28/2007	200-6

STORM AND SANITARY SEWER TRENCH DETAIL
NOT TO SCALE



PIPE BOLLARD DETAIL 2
NOT TO SCALE

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ONLY

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2023-05-16 BID / PERMIT

Revisions

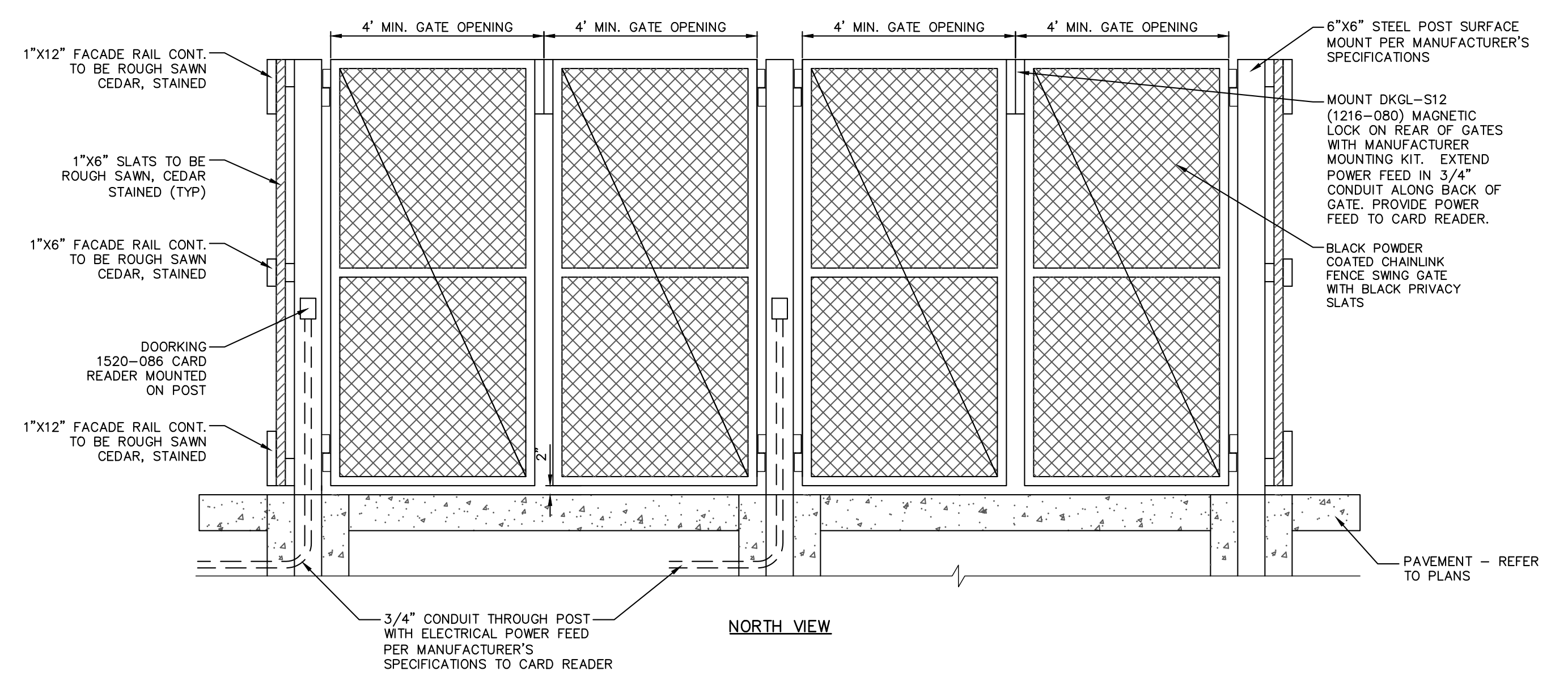
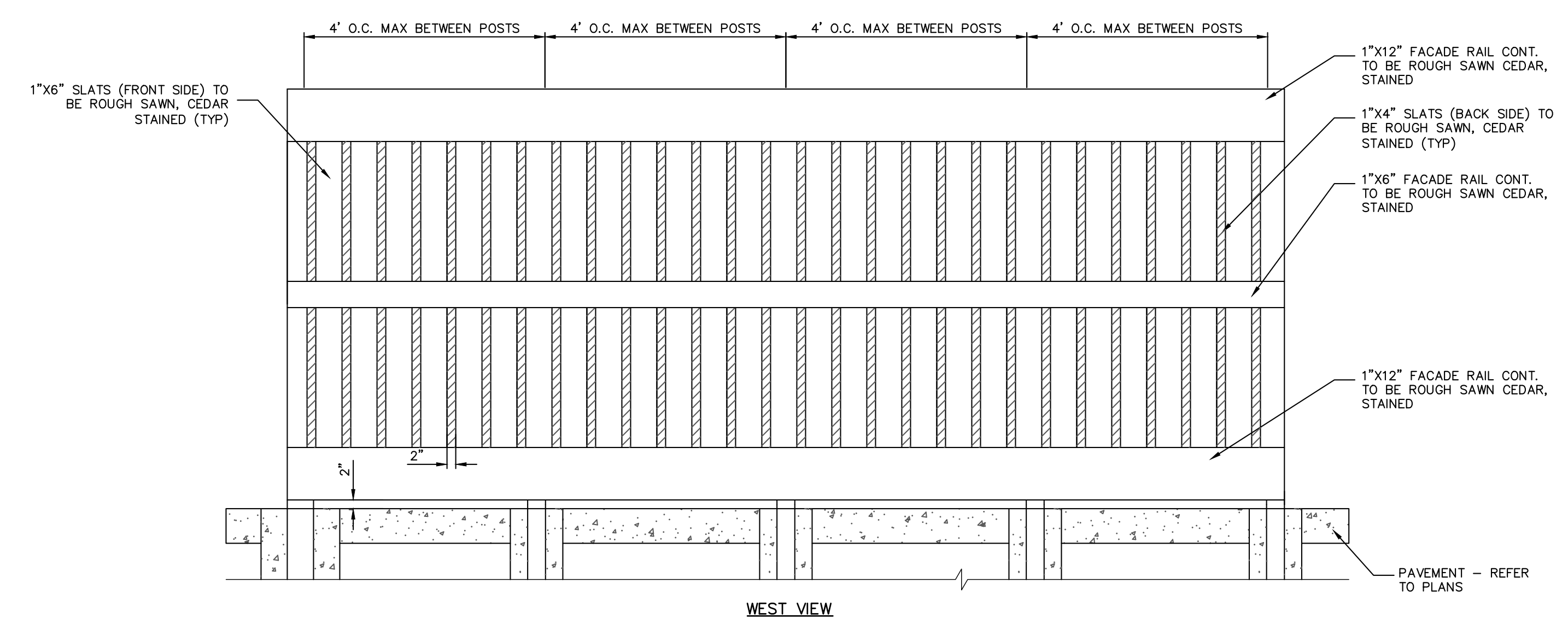
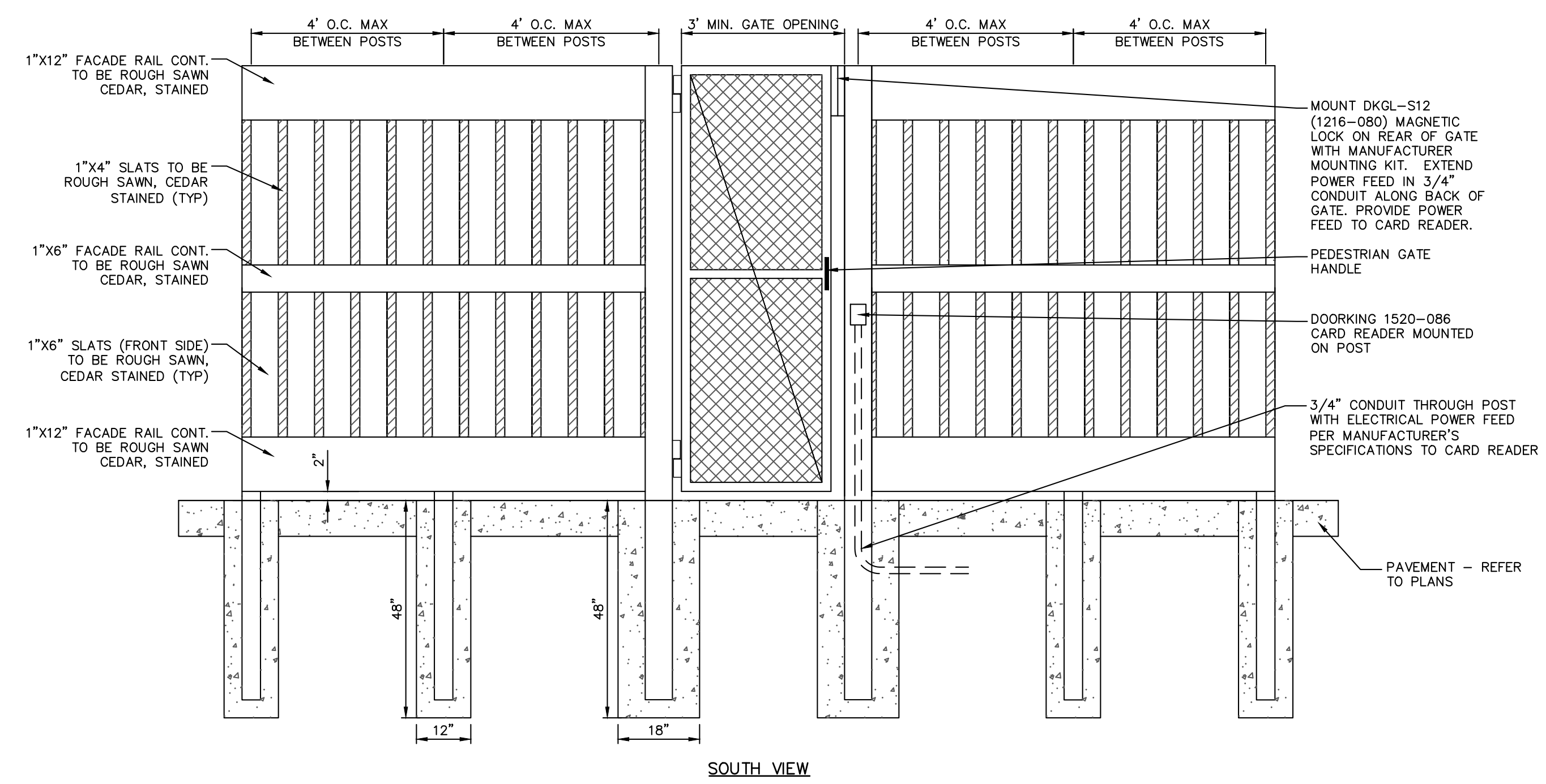
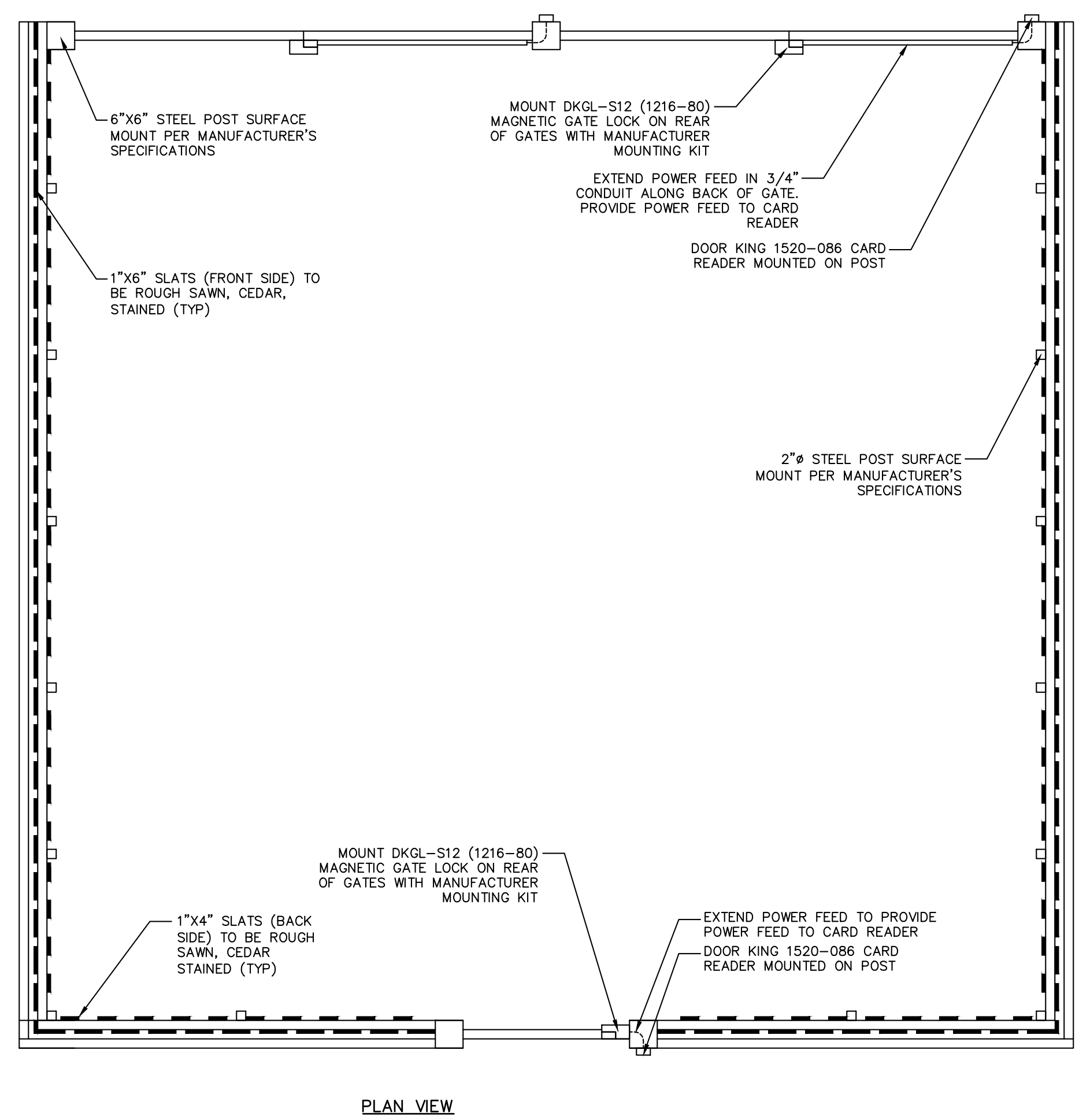
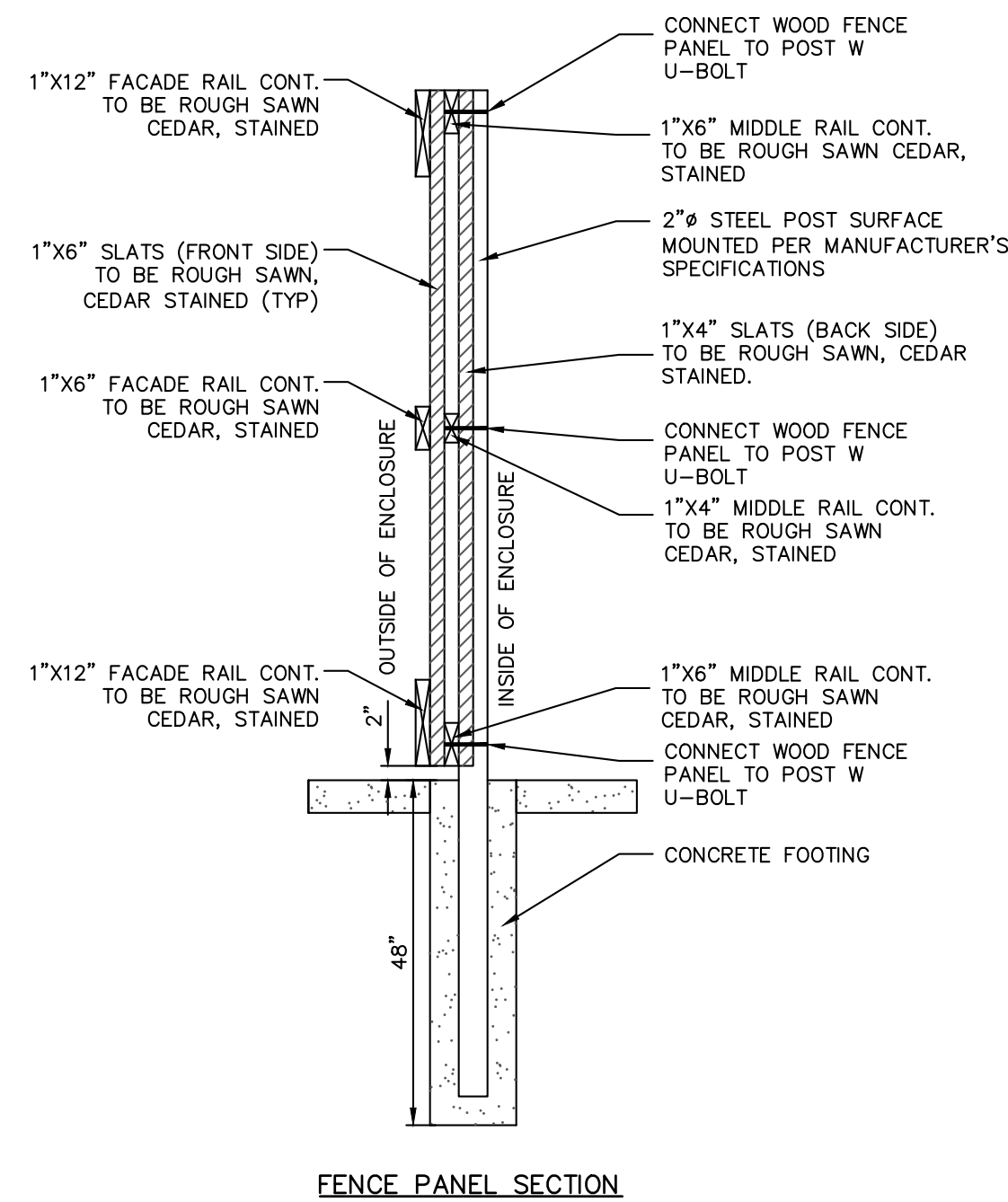
Design Team:
JONES PETRIE RAFINSKI
Drawn by:
AGC, CCE, JJB, NGD, SAK



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p: 260.422.2522 p: 574.232.4388

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TYPICAL TRASH ENCLOSURE SCREENING DETAILS
NOT TO SCALE

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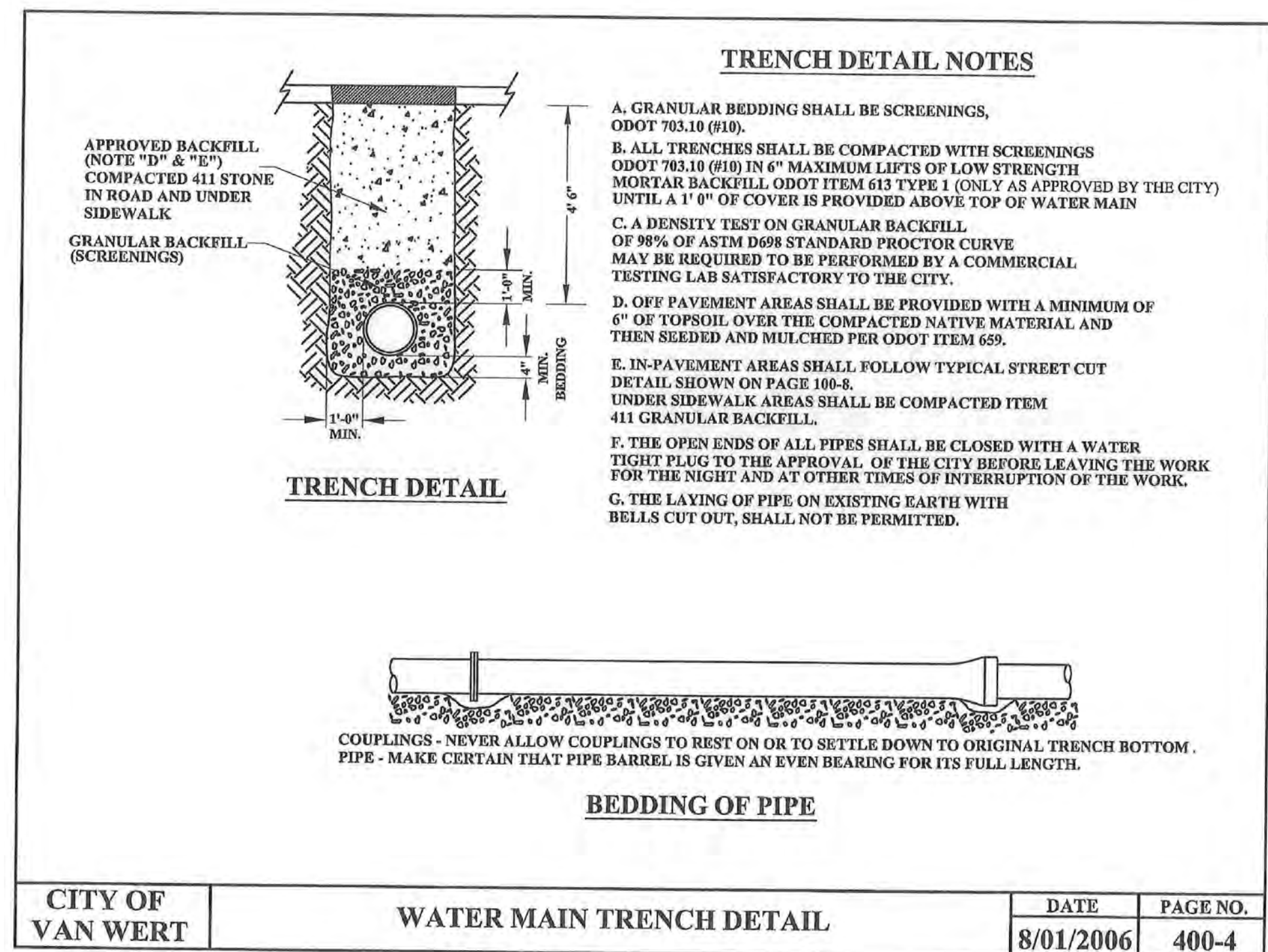
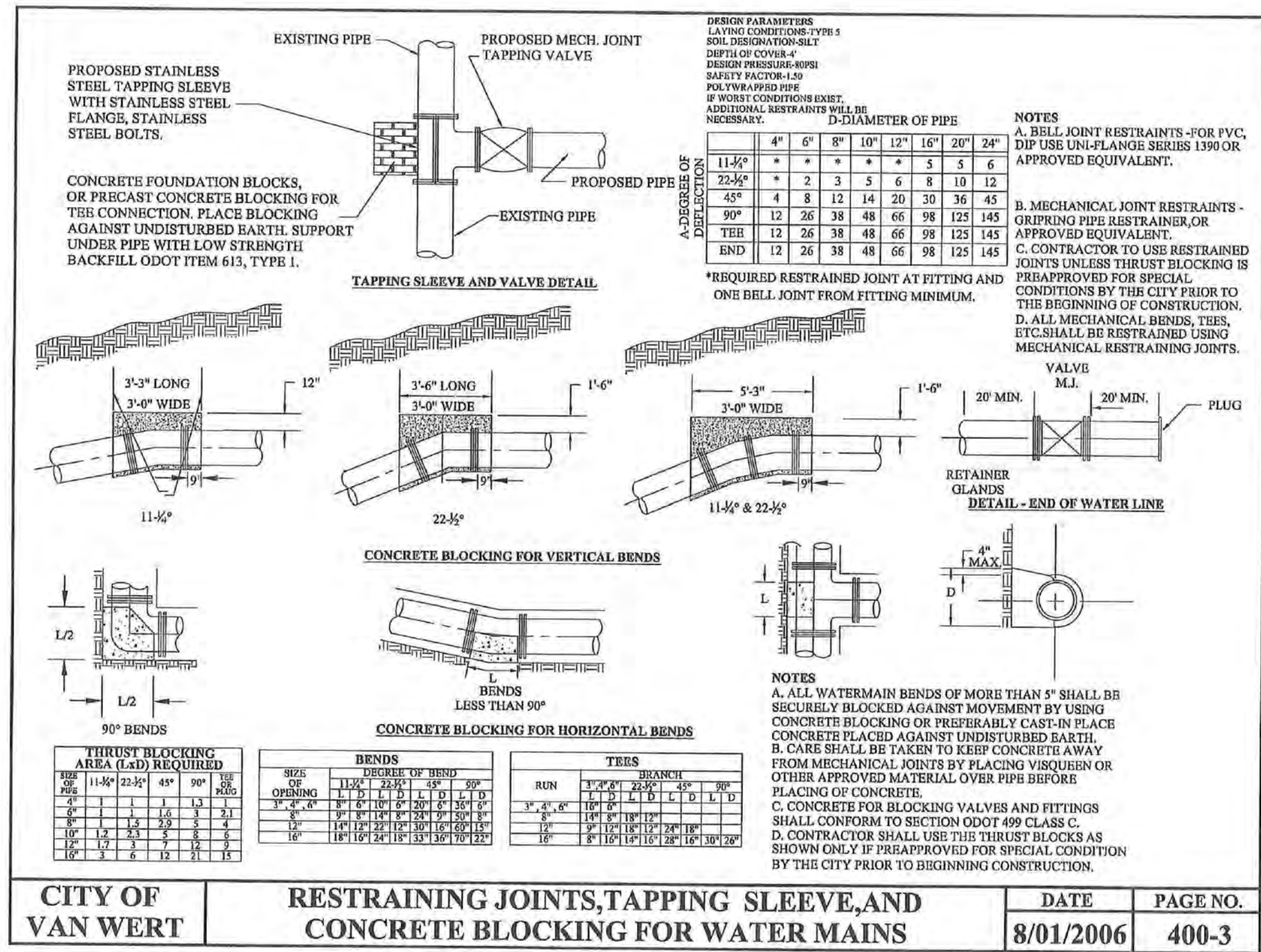
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HYDROSTATIC TEST

A. AFTER THE PIPE HAS BEEN LAID AND BACKFILLED, ALL NEWLY LAID PIPE OR VALVE SECTION, SHALL BE SUBJECTED TO HYDROSTATIC PRESSURE AND LEAKAGE TEST. ALL WATER MAINS MUST BE HYDROSTATICALLY TESTED (AWWA C-409). THE TESTS MUST BE PERFORMED IN THE PRESENCE OF A REPRESENTATIVE OF THE CITY OF VAN WERT WATER DISTRIBUTION. THE LEAKAGE TEST PRESSURE SHALL NOT BE LESS THAN 150 PSI. THE DURATION OF THE LEAKAGE TEST SHALL NOT BE LESS THAN 3 HOURS. HYDROSTATIC PRESSURE SHALL BE APPLIED BY MEANS OF A PUMP TAKING WATER FROM AN AUXILIARY SUPPLY. ALL PIPING MUST BE PROPERLY FILLED AND FLUSHED TO REMOVE ALL AIR BEFORE THE TEST IS MADE USING POTABLE WATER. TESTING REQUIREMENTS FOR FIRE SUPPRESSION SYSTEMS SHALL BE IN ACCORDANCE TO THE REQUIREMENT OF THE CITY'S FIRE DEPARTMENT.

B. LEAKAGE IS DEFINED AS THE QUANTITY OF WATER TO BE SUPPLIED INTO THE NEWLY LAID PIPE, OR ANY VALVED SECTION THEREOF, NECESSARY TO MAINTAIN THE SPECIFIED LEAKAGE TEST PRESSURE AFTER THE PIPE HAS BEEN FILLED WITH WATER AND AIR EXPELLED.

C. NO PIPE INSTALLATION WILL BE ACCEPTED IF THE LEAKAGE EXCEEDS THE LEAKAGE DETERMINED BY THE FOLLOWING FORMULA $L = (60)(D)^{2.5}(P)^{0.5}$

WHERE: a = NUMBER OF PIPE JOINTS
 D = PIPE DIAMETER
 P = TEST PRESSURE
 L = ALLOWABLE LEAKAGE PER HOUR

THE FOLLOWING TABLE REPRESENTS THE ALLOWABLE LEAKAGE IN GALLONS PER HOUR.

D. DURING THE HYDROSTATIC TEST, A THOROUGH EXAMINATION OF ALL PIPING, FITTINGS, VALVES, HYDRANTS, ETC. SHALL BE PERFORMED. LEAKING JOINTS SHALL BE TIGHTENED, CRACKS OR OTHER DEFECTIVE MATERIAL SHALL BE REMOVED AND REPLACED AND THE TEST SHALL BE REPEATED UNTIL SATISFACTORY RESULTS ARE OBTAINED.

DISINFECTION

A. AFTER SATISFACTORY HYDROSTATIC TESTING, THE COMPLETED WATER WORK SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA C-651.

B. DISINFECTION OR STERILIZATION OF NEW MAINS AND SERVICES, AS REQUIRED BY THE O&P, SHALL BE COORDINATED THROUGH AND SUPERVISED BY THE SUPERINTENDENT OF THE WATER DISTRIBUTION OR HIS DESIGNEE. THE SUPERINTENDENT RESERVES THE RIGHT TO REQUIRE STRICTER CHLORINE RESIDUAL REQUIREMENTS ON A CASE-BY-CASE BASIS.

C. MAINTAIN PIPES FREE OF DIRT AND FOREIGN MATTER DURING CONSTRUCTION BY DEWATERING TRENCH AND SEALING OPEN PIPE BARRELS. SWAB EACH LENGTH OF PIPE AS IT IS INSTALLED. UPON COMPLETION OF MAIN, ISOLATE MAIN SEGMENTS AND FLOSH PIPE AT 2 FPS VELOCITY.

D. STERILIZE MAIN IN ACCORDANCE WITH AWWA C-651. INJECT 3% TO 5% HYPOCHLORITE SOLUTION TO PROVIDE 50 TO 60 MG PER LITER CONCENTRATION IN MAIN. CHLORINE MAY BE PLACED IN EACH SECTION OF PIPE AT THE TIME OF INSTALLATION. SAMPLE WATER AT EACH HYDRANT OR, IF NO HYDRANT IS AVAILABLE, AT A TAP IN THE PROPOSED LINE. ANALYZE SAMPLE USING ORTHOTOLUIDINE REAGENT TO VERIFY FREE CHLORINE CONCENTRATION. MAINTAIN CONCENTRATION IN MAIN FOR 24 HOURS. SAMPLE HYDRANTS AT COMPLETION OF STERILIZATION VERIFYING MINIMUM CHLORINE RESIDUAL OF 3.0 MG PER LITER.

E. FLUSH CHLORINE SOLUTION TO WASTE INTO SANITARY SEWER AT A CONTROLLED RATE, NOT TO EXCEED 25 GPM. IF CHLORINE RESIDUAL DROPS 10 MG PER LITER, FLUSH MAIN AT 1 FPS AND REPEAT STERILIZATION PROCEDURE.

F. WATER SAMPLE - PERFORM BACTERIOLOGICAL TEST PER AWWA C-651 WILL BE DRAWN AND PROCESSED BY THE CITY. IN THE EVENT OF DETECTION OF COLIFORM ORGANISM, REPEAT FLUSHING, STERILIZATION, AND SAMPLING OF MAINS UNTIL ACCEPTABLE TEST RESULTS ARE ACHIEVED. THIS IS TO BE PERFORMED PRIOR TO TRANSFER OF SERVICE.

TESTING

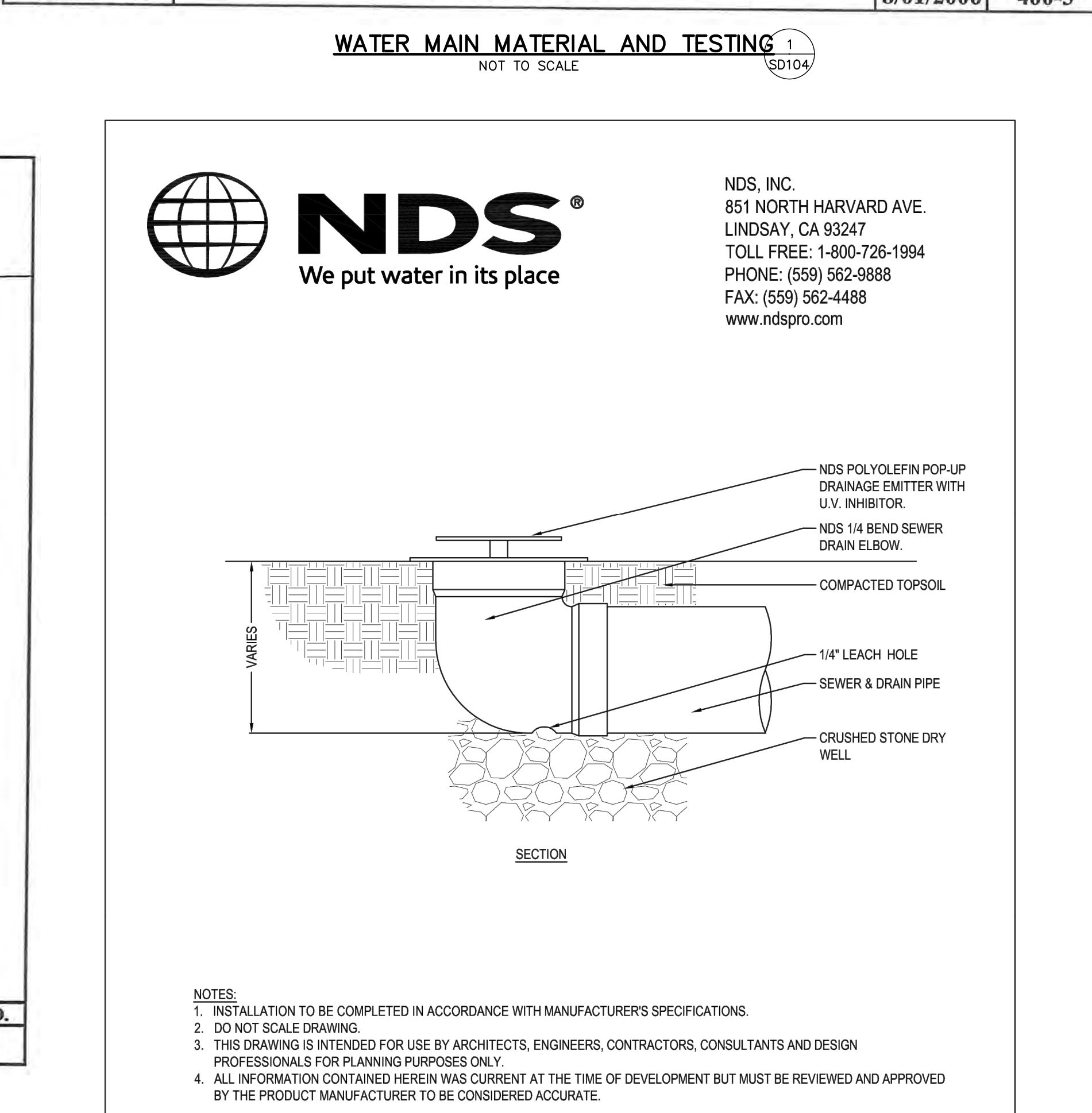
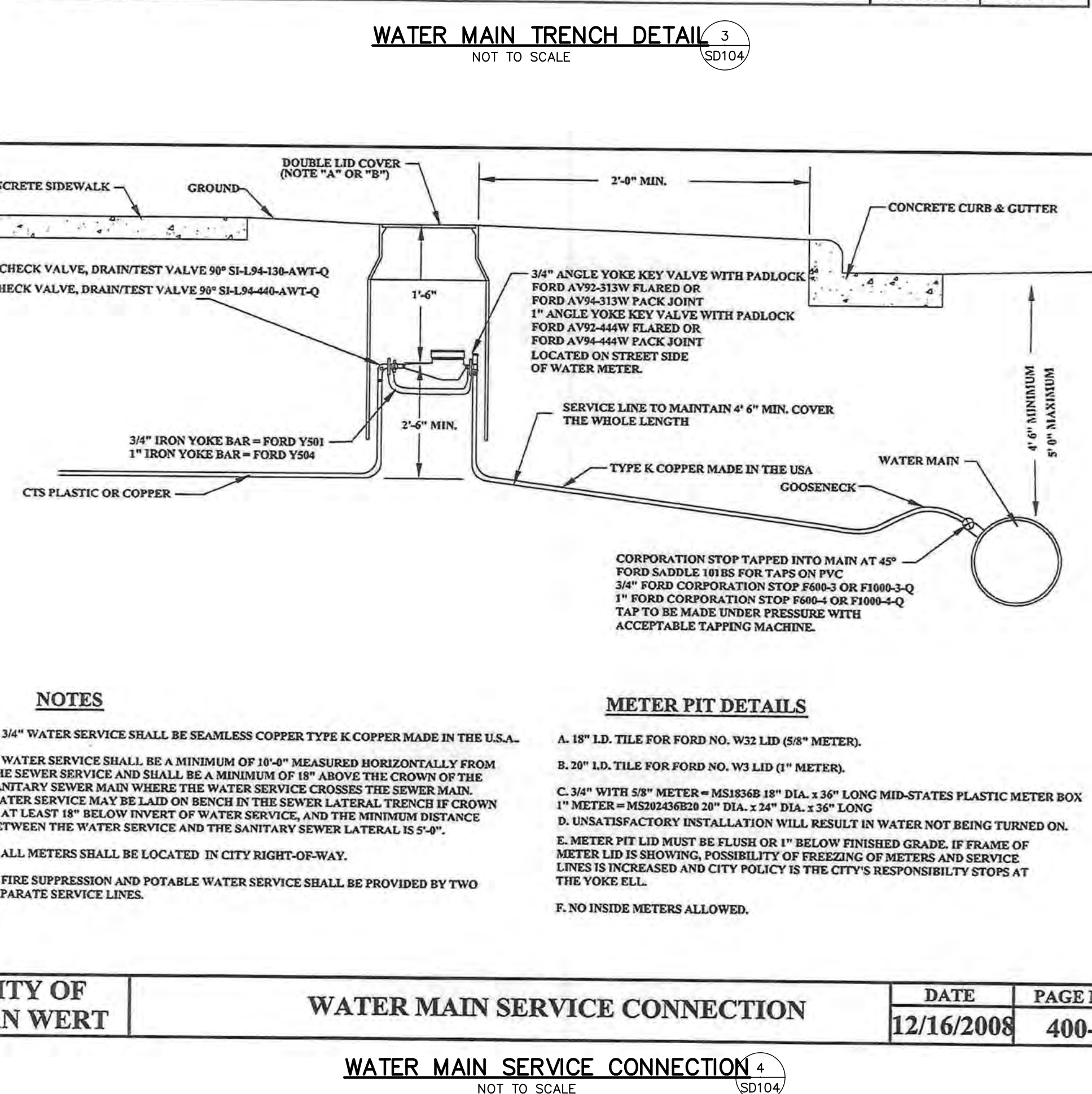
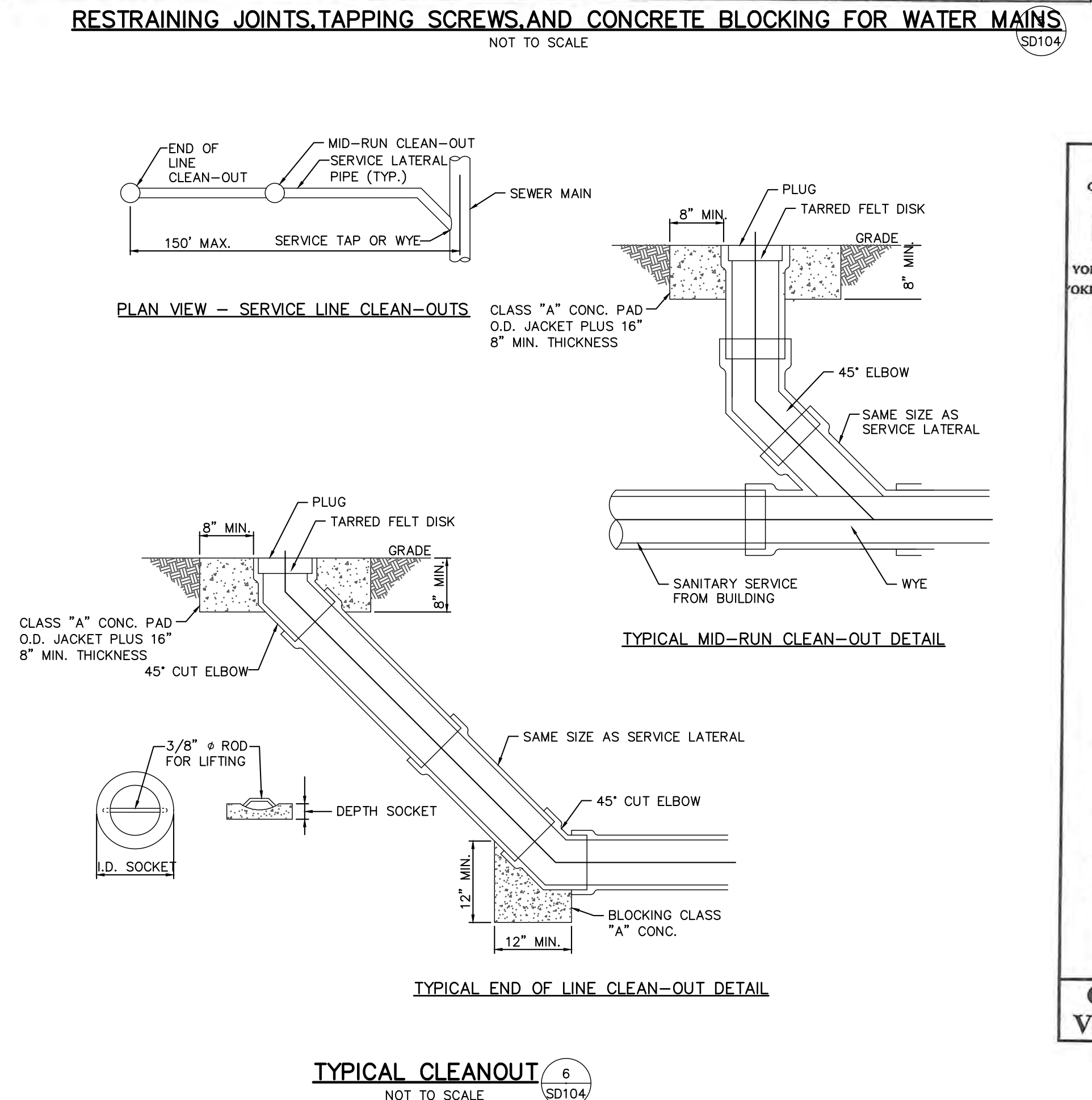
A. TESTING OF FIRE SUPPRESSION LINES AND SYSTEMS SHALL ADHERE TO THE REQUIREMENTS OF THE CITY'S DIVISION OF FIRE AND ALL APPLICABLE STATE CODE.

ALLOWABLE LEAKAGE PER 1000 FT (305 M) OF PIPELINE (GPH+)

AVG. TEST PRESSURE (PSI) BAR	NOMINAL PIPE DIAMETER - INCHES									
	3	4	6	8	10	12	14	16	18	20
450(3)	0.48	0.64	0.95	1.27	1.59	1.91	2.23	2.55	2.87	3.19
480(2)	0.48	0.60	0.90	1.20	1.50	1.80	2.10	2.40	2.70	3.00
500(2)	0.42	0.56	0.84	1.12	1.40	1.69	1.97	2.25	2.53	2.81
550(2)	0.39	0.52	0.78	1.04	1.30	1.56	1.82	2.08	2.34	2.60
575(1)	0.37	0.50	0.75	1.00	1.24	1.49	1.74	1.99	2.24	2.49
590(1)	0.36	0.47	0.71	0.95	1.19	1.43	1.66	1.90	2.14	2.37
620(1)	0.34	0.45	0.68	0.91	1.13	1.35	1.58	1.80	2.03	2.25
660(1)	0.32	0.43	0.64	0.85	1.06	1.26	1.46	1.70	1.91	2.11
675(1)	0.30	0.40	0.59	0.80	0.99	1.19	1.39	1.59	1.79	1.98
690(1)	0.28	0.37	0.55	0.74	0.92	1.10	1.29	1.47	1.66	1.84

WATER MAIN MATERIAL AND TESTING

DATE: 8/01/2006 PAGE NO.: 400-5



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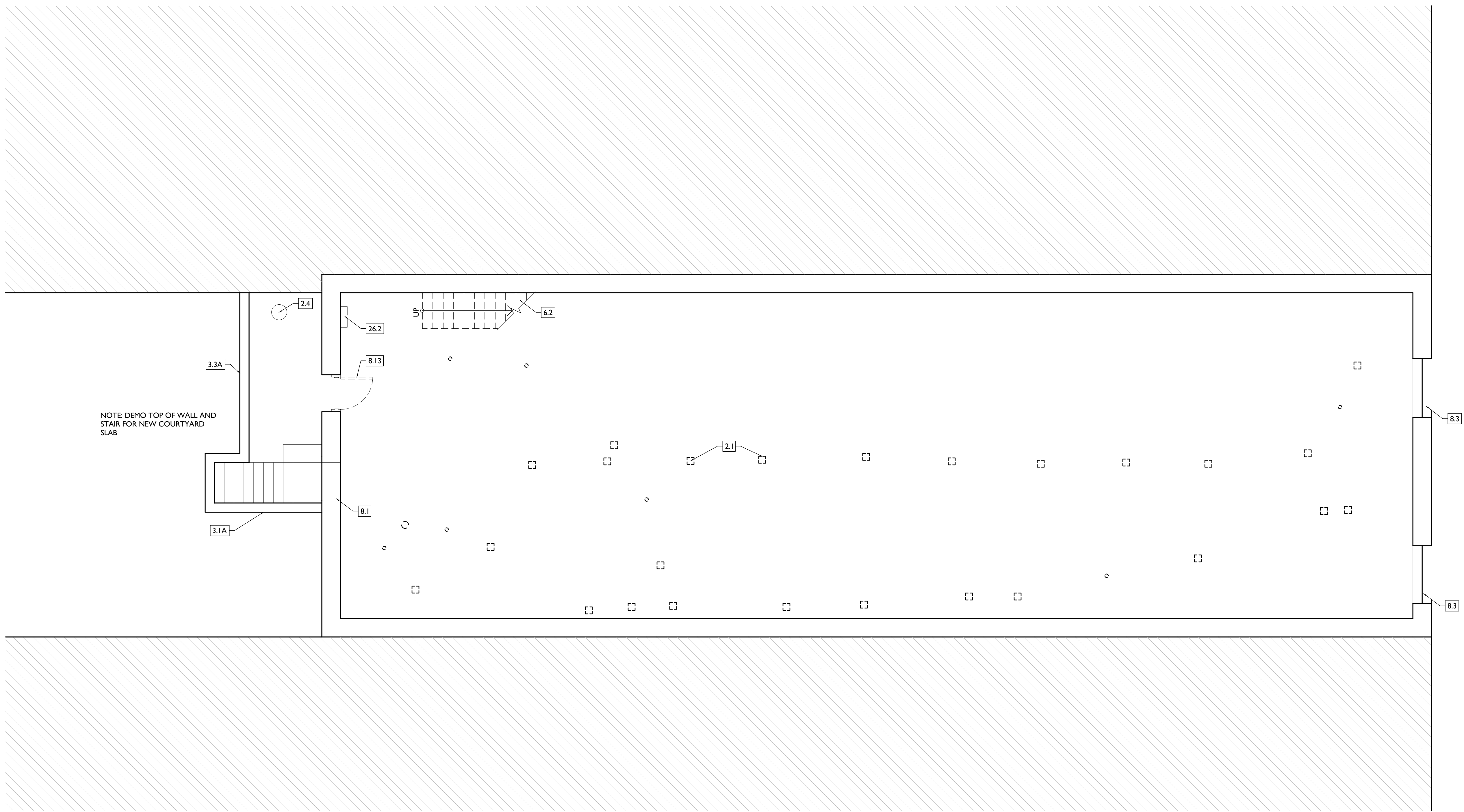
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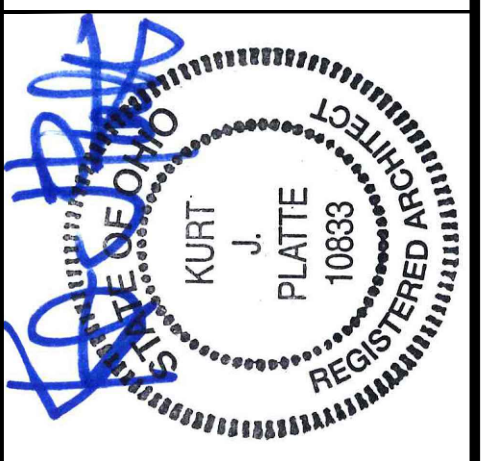
SD104

KEYNOTES		DEMO WORK PLANS & ELEVATIONS [K] KEYED NOTES:		DEMO GENERAL NOTES:		DEMO WORK GRAPHIC KEY:			
<p>KEYED NOTES ARE CATEGORIZED FOR ORGANIZATIONAL PURPOSES ONLY. NOTES MAY REQUIRE MATERIALS OR WORK IN CATEGORIES OTHER THAN WHERE THEY OCCUR. THE CONTRACTOR IS RESPONSIBLE FOR THE WORK DESCRIBED IN ALL APPLICABLE NOTES REGARDLESS OF THE CATEGORY IN WHICH THEY OCCUR.</p> <p>ALL KEYED NOTES LISTED MAY NOT APPLY TO THIS SHEET.</p>		<p>5. METALS 5.1 REMOVE GUARDRAIL/HANDRAIL 5.2 REMOVE DECORATIVE TRELLIS 5.3 REMOVE PARAPET CAP</p> <p>6. WOOD, PLASTICS, AND COMPOSITES 6.1 WOOD STAIR TO REMAIN IN PLACE 6.2 WOOD STAIR TO BE REMOVED ENTIRELY. 6.3 WAINSCOT: A. RETAIN AT CORRIDORS & STAIR HALLS. B. CAREFULLY REMOVE & SALVAGE FOR REUSE. 6.4 WOOD STOREFRONT PLATFORM TO BE REMOVED ENTIRELY 6.5 REMOVE BUILT-IN CASEWORK 6.6 WHEN COLUMN TO BE REMOVED SEE STRUCTURAL</p> <p>7. THERMAL AND MOISTURE PROTECTION 7.1 REMOVE NON-HISTORIC GUTTER & DOWNSPOUTS. 7.2 REMOVE ROOFING ENTIRELY. 7.3 BRICK VENT TO REMAIN. VERIFY NOT BLOCKED. 7.4 REMOVE SIDING & FURRING.</p> <p>8. OPENINGS 8.1 INFILLED OPENING TO REMAIN INFILLED. 8.2 REMOVE INFILL AT EXG OPENING. 8.3 REMOVE NON-HISTORIC STOREFRONT INFILL. SEE ELEVATIONS. A. MASONRY. B. WOOD. C. GLAZING. 8.4 RETAIN HISTORIC STOREFRONT ELEMENTS. SEE ELEVATIONS.</p> <p>9. FINISHES 9.1 REMOVE NON-HISTORIC FLOORING DOWN TO: A. EXISTING HARDWOOD. B. WOOD SUBFLOOR. C. CONCRETE SLAB D. DUCTS. SEE STRUCTURAL</p> <p>22. PLUMBING 22.1 REMOVE FOUNTAIN 22.2 REMOVE EXISTING PLUMBING / GAS SERVICE EQUIPMENT / PIPING</p> <p>23. MECHANICAL 23.1 MECHANICAL EQUIPMENT, VENTS, ETC. TO BE REMOVED</p> <p>26. ELECTRICAL 26.1 EXG ELEC. SERVICE TO ADJ. BUILDING TO REMAIN. 26.2 REMOVE EXISTING ELECTRICAL SERVICE EQUIPMENT</p>		<p>A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO THE APPROVED PART 2 NARRATIVE AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.</p> <p>REMOVE THE FOLLOWING, UNLESS NOTED OTHERWISE: K. FURNITURE & DEBRIS, INTERIOR & EXTERIOR, ALL FLOOR LEVELS, INCLUDING BASEMENT & ATTIC. L. SUSPENDED ACOUSTICAL CEILINGS, DRYWALL CEILINGS, AND PLASTER & LATH CEILINGS. M. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED). N. NON-HISTORIC STAIRS (SHOWN DASHED). O. NON-HISTORIC CABINETS. P. NON-HISTORIC WALL FINISHES, INCLUDING PANELING AND WALLCOVERING. Q. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE. R. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE. S. PLUMBING SYSTEMS - FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. BACK TO SERVICE. T. NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS, GUTTERBOARDS. U. NON-HISTORIC VINYL AND ALUM WINDOWS - RETAIN WOOD FRAMES & BRICKMOLD WHERE INDICATED.</p> <p>ADDITIONAL INFORMATION REGARDING ELEMENTS TO BE RETAINED: C. IN AREAS OF NEW MASONRY OPENINGS, SALVAGE HISTORIC BRICK FOR REUSE & CAREFULLY SORT AND SEPARATE HARD-FIRED FACE BRICK FROM BRICKS AT INTERIOR WYTHES. D. RETAIN HISTORIC EXTERIOR ORNAMENT: CORNICES, FRIEZES, BRACKETS, ETC. AS NOTED. E. RETAIN HISTORIC STOREFRONT ELEMENTS - COLUMNS, LINTELS, THRESHOLDS, GLAZING. F. RETAIN HISTORIC INTERIOR WOOD TRIM - INCLUDES MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC. G. CAREFULLY REMOVE & RETAIN HISTORIC TRIM AT WALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FURRING INSTALLED.</p>		<p>H. RETAIN HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SIDELITES, AND TRIM. I. RETAIN HISTORIC WOOD WINDOW SASH, FRAMES, BRICK MOULD AND SHUTTER HARDWARE. J. RETAIN LOCATION OF EXG DOWNSPOUT TIE-INS, UNO. CLEAR OF DEBRIS & REPAIR AS REQ.</p> <p>Y. VEGETATION FROM BRICK. PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH. UNO. RETAIN AND REPAIR PLASTER AT HISTORIC INTERIOR WALLS TO REMAIN. REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS. W. ROOFING DOWN TO EXG. SUBSTRATE, U.N.O. REPLACE DAMAGED/DETERIORATED SUBSTRATE AS REQ. X. DETERIORATED WOOD SUBFLOOR: REPLACE WITH NEW PLYWOOD SUBFLOOR. SEE PROPOSED.</p> <p>Z. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEEPED BROOM CLEAN.</p>		<p>KEYNOTE</p> <p>EXG EXTERIOR WALL TO REMAIN</p> <p>EXG INTERIOR WALL TO REMAIN</p> <p>EXG WALLELEMENT TO BE REMOVED</p> <p>EXG DOOR & FRAME TO BE REMOVED</p> <p>EXG WINDOW TO BE REMOVED</p> <p>EXG FLOOR OR WALL CONSTRUCTION TO BE REMOVED</p>	
<p>2. EXG CONDITIONS 2.1 REMOVE EXG COLUMNS AND BEAM TYP. PROVIDE SHORING AS REQ. SEE STRUCTURAL. 2.2 REMOVE CANOPY/AVENING. 2.3 REMOVE NON-HISTORIC ADDITION, INCLUDING ROOF, WALLS, & FOUNDATIONS. BASEMENT ADDITION TO REMAIN. PREPARE FOR INFILL 2.4 EXISTING CISTERN TO REMAIN</p> <p>3. CONCRETE 3.1 CONCRETE OR STONE STEPS A. TO REMAIN B. REMOVE 3.2 CONCRETE SLAB A. TO REMAIN B. REMOVE 3.3 CONCRETE RETAINING WALL A. TO REMAIN</p> <p>4. MASONRY 4.1 NEW OR EXPANDED OPENING IN EXG MASONRY WALL. CAREFULLY REMOVE MASONRY FOR REUSE. A. NEW CAST STONE LINTEL. SEE ELEVATIONS & STRUCT DWGS. B. PROVIDE NEW STEEL LINTEL. SEE ELEVATIONS & STRUCT DWGS. C. USE EXG LINTEL. VERIFY CONDITION & CAPACITY W/ STRUCT. ENG. & ARCHITECT. D. LEAVE CLEAN & PLUMB CUT EDGES EXPOSED IN CORRIDOR. 4.2 REMOVE EXG MASONRY PLANTERS 4.3 CHIMNEY TO REMAIN</p>		<p>8.6 HISTORIC DOOR OPENING WITHOUT TRANSOM: A. NO DOOR REMAINS/REMNANT CONDITION. REMOVE ANY INFILL. B. NON-HISTORIC DOOR TO BE REMOVED. C. HISTORIC DOOR TO BE REPAIRED AND RETAINED. D. HISTORIC DOOR TO BE REMOVED & RELOCATED. SEE DOOR SCHEDULE. E. HISTORIC DOOR TO BE REMOVED & STORED IN BASEMENT.</p> <p>8.7 REMOVE NON-HISTORIC WINDOW. RETAIN & DO NOT DAMAGE EXG HISTORIC FRAME/ BRICK MOULD.</p> <p>8.8 REMOVE NON-HISTORIC BAY WINDOW BACK TO HISTORIC DOOR FRAME.</p> <p>8.9 NEW OPENING FOR NEW SKYLIGHT IN HISTORIC LOCATION. SEE NEW WORK PLANS AND DETAILS.</p> <p>8.10 HISTORIC WINDOW TO BE RETAINED. REMOVE ANY NON-HISTORIC PLYWOOD, GRATES, AND ACCESSORIES. SEE NEW WORK PLANS FOR REPAIR NOTES.</p> <p>8.11 HISTORIC OPENING WITH MISSING WINDOW. PLYWOOD INFILL. RETAIN ANY SURROUNDING HISTORIC TRIM AND BRICK MOLD.</p> <p>8.12 NEW DOOR OPENING. SEE NEW WORK PLANS AND DOOR SCHEDULE.</p> <p>8.13 REMOVE NON-HISTORIC DOOR. PREP. OPENING FOR INFILL.</p>		<p>H. RETAIN HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SIDELITES, AND TRIM. I. RETAIN HISTORIC WOOD WINDOW SASH, FRAMES, BRICK MOULD AND SHUTTER HARDWARE. J. RETAIN LOCATION OF EXG DOWNSPOUT TIE-INS, UNO. CLEAR OF DEBRIS & REPAIR AS REQ.</p> <p>REMOVE THE FOLLOWING, UNLESS NOTED OTHERWISE: K. FURNITURE & DEBRIS, INTERIOR & EXTERIOR, ALL FLOOR LEVELS, INCLUDING BASEMENT & ATTIC. L. SUSPENDED ACOUSTICAL CEILINGS, DRYWALL CEILINGS, AND PLASTER & LATH CEILINGS. M. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED). N. NON-HISTORIC STAIRS (SHOWN DASHED). O. NON-HISTORIC CABINETS. P. NON-HISTORIC WALL FINISHES, INCLUDING PANELING AND WALLCOVERING. Q. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE. R. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE. S. PLUMBING SYSTEMS - FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. BACK TO SERVICE. T. NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS, GUTTERBOARDS. U. NON-HISTORIC VINYL AND ALUM WINDOWS - RETAIN WOOD FRAMES & BRICKMOLD WHERE INDICATED.</p> <p>ADDITIONAL INFORMATION REGARDING ELEMENTS TO BE RETAINED: C. IN AREAS OF NEW MASONRY OPENINGS, SALVAGE HISTORIC BRICK FOR REUSE & CAREFULLY SORT AND SEPARATE HARD-FIRED FACE BRICK FROM BRICKS AT INTERIOR WYTHES. D. RETAIN HISTORIC EXTERIOR ORNAMENT: CORNICES, FRIEZES, BRACKETS, ETC. AS NOTED. E. RETAIN HISTORIC STOREFRONT ELEMENTS - COLUMNS, LINTELS, THRESHOLDS, GLAZING. F. RETAIN HISTORIC INTERIOR WOOD TRIM - INCLUDES MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC. G. CAREFULLY REMOVE & RETAIN HISTORIC TRIM AT WALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FURRING INSTALLED.</p>		<p>KEYNOTE</p> <p>EXG EXTERIOR WALL TO REMAIN</p> <p>EXG INTERIOR WALL TO REMAIN</p> <p>EXG WALLELEMENT TO BE REMOVED</p> <p>EXG DOOR & FRAME TO BE REMOVED</p> <p>EXG WINDOW TO BE REMOVED</p> <p>EXG FLOOR OR WALL CONSTRUCTION TO BE REMOVED</p>			



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

EXISTING + DEMOLITION PLAN - BASEMENT | 1



KURT PLATTE 10633
 EXP DATE 12.31.2023

Progress Dates
 05-16-2023 - BID / PERMIT

Revisions

Design Team:
 TB, AM, CS
 Drawn by:
 TB

PROPOSED PROJECT:
 RENOVATION FOR
111 W MAIN ST
 VAN WERT, OH 45891
 VAN WERT REDEVELOPMENT, PHASE 2

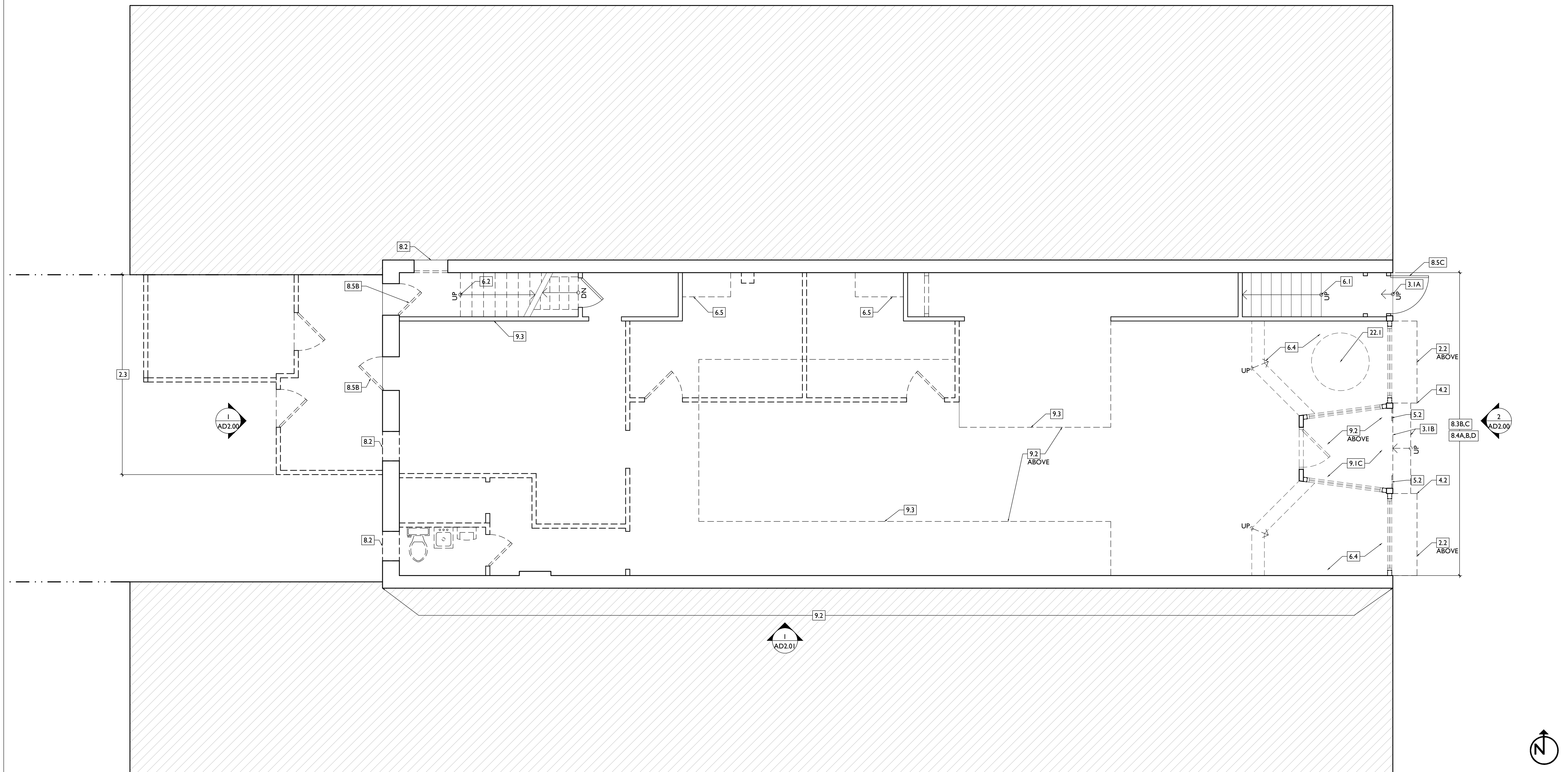
Job No: 22013 05.11.2023

ADI.00

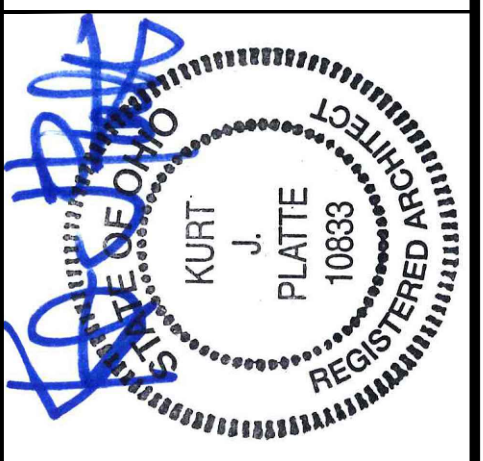
PLATTE
 architecture + design

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PLUMBING</p> <p>22.1 DUCTS. SEE STRUCTURAL</p> <p>9.2 HISTORIC CEILING ABOVE TO REMAIN.</p> <p>9.3 REMOVE NON-HISTORIC CEILING ABOVE</p> <p>9.4 REMOVE NON-HISTORIC WALL COVERING/ FINISH</p> <p>23. MECHANICAL</p> <p>23.1 MECHANICAL EQUIPMENT, VENTS, ETC. TO BE REMOVED</p> <p>26. ELECTRICAL</p> <p>26.1 EXG ELEC. SERVICE TO ADJ. BUILDING TO REMAIN.</p> <p>26.2 REMOVE EXISTING ELECTRICAL SERVICE EQUIPMENT</p>		<p>A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO THE APPROVED PART 2 NARRATIVE AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.</p> <p>THROUGHOUT THIS PROJECT, HISTORIC DOORS, WINDOWS, AND INTERIOR TRIM REMAINS LARGELY INTACT. HISTORIC ELEMENTS (TRIM, DOORS, ETC.) TO BE REMAIN - OR - SALVAGED FOR REUSE. IF ANY REMAINS, TURN OVER TO OWNER.</p> <p>B. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.</p> <p>ADDITIONAL INFORMATION REGARDING ELEMENTS TO BE RETAINED:</p> <p>C. IN AREAS OF NEW MASONRY OPENINGS, SALVAGE HISTORIC BRICK FOR REUSE & CAREFULLY SORT AND SEPARATE HARD-FIRED FACE BRICK FROM BRICKS AT INTERIOR WYTHES.</p> <p>D. RETAIN HISTORIC EXTERIOR ORNAMENT: CORNICES, FRIEZES, BRACKETS, ETC. AS NOTED.</p> <p>E. RETAIN HISTORIC STOREFRONT ELEMENTS - COLUMNS, LINTELS, THRESHOLDS, GLAZING.</p> <p>F. RETAIN HISTORIC INTERIOR WOOD TRIM - INCLUDES MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC.</p> <p>G. CAREFULLY REMOVE & RETAIN HISTORIC TRIM AT WALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FURRING INSTALLED.</p> <p>H. RETAIN HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SIDELITES, AND TRIM.</p> <p>I. 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IF DAMAGED, CONTACT ARCHITECT & STRUCT ENGINEER. - PROVIDE SHORING AS REQUIRED - TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED, EXCEPT WHERE NOTED IN CORRIDORS. - EXPOSED MASONRY EDGES ARE TO BE FIRED EDGES, UNO <p>Z. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEEPED BROOM CLEAN.</p>		<p>KEYNOTE</p> <p>#</p> <p>EXG EXTERIOR WALL TO REMAIN</p> <p>EXG INTERIOR WALL TO REMAIN</p> <p>EXG WALLELEMENT TO BE REMOVED</p> <p>EXG DOOR & FRAME TO BE REMOVED</p> <p>EXG WINDOW TO BE REMOVED</p> <p>EXG FLOOR OR WALL CONSTRUCTION TO BE REMOVED</p>	



SCALE: 1/4" = 1'-0" EXISTING + DEMOLITION PLAN - FIRST FLOOR | 1



KURT PLATTE 10633
EXP DATE 12.31.2023

Progress Dates
05-16-2023 - BID / PERMIT

Revisions

Design Team:
TB, AM, CS
Drawn by:
TB

PROPOSED PROJECT:
RENOVATION FOR
111 W MAIN ST
VAN WERT, OH 45891
VAN WERT REDEVELOPMENT, PHASE 2

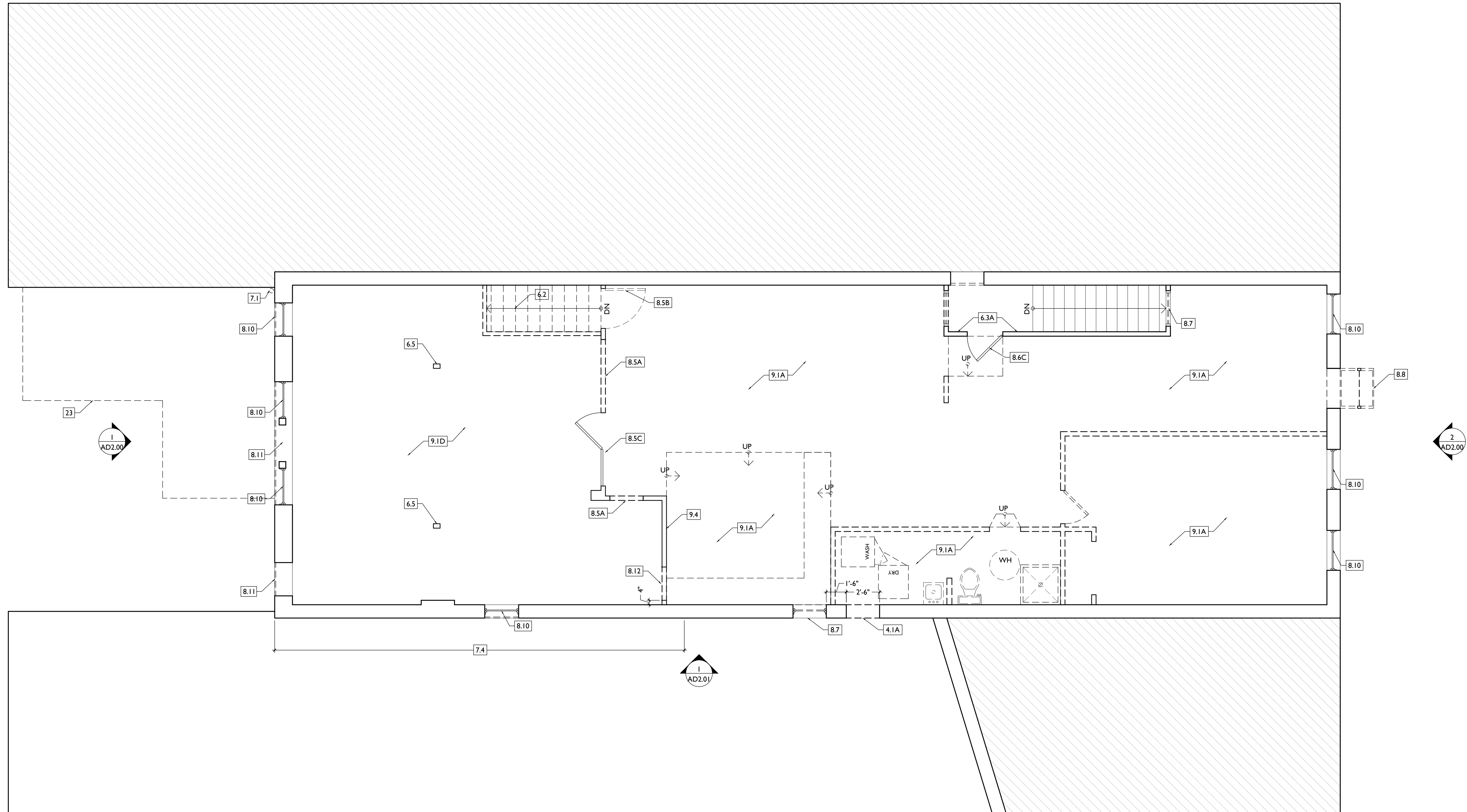
Job No: 22013 05.11.2023

ADI.01

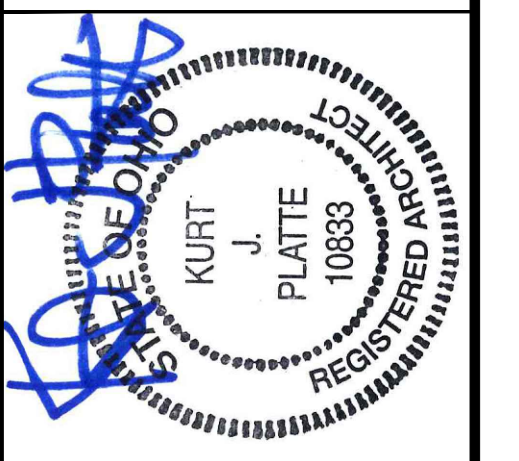
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architecture + design

1810 CAMPBELL ALLEY, SUITE 300 | CINCINNATI, OH 45202
WWW.PLATTEDESIGN.COM | T: 513.871.1850 | F: 513.871.1829

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C. GLAZING.</p> <p>8.4 RETAIN HISTORIC STOREFRONT ELEMENTS. SEE ELEVATIONS. A. COLUMNS/PILASTERS. B. LINTELS C. BULKHEADS. D. DECORATIVE GLASS.</p> <p>8.5 HISTORIC DOOR OPENING WITH TRANSOM: A. NO DOOR REMAINS/REMNANT CONDITION. REMOVE ANY INFILL B. NON-HISTORIC DOOR TO BE REMOVED. C. HISTORIC DOOR AND TRANSOM TO BE REPAIRED AND RETAINED. D. HISTORIC DOOR TO BE REMOVED & RELOCATED. SEE DOOR SCHEDULE. E. HISTORIC DOOR TO BE REMOVED & STORED IN BASEMENT.</p> <p>9. FINISHES 9.1 REMOVE NON-HISTORIC FLOORING DOWN TO: A. EXISTING HARDWOOD. B. WOOD SUBFLOOR. C. CONCRETE SLAB D. DUCTS. SEE STRUCTURAL</p> <p>22. PLUMBING 22.1 REMOVE FOUNTAIN 22.2 REMOVE EXISTING PLUMBING / GAS SERVICE EQUIPMENT / PIPING</p> <p>23. MECHANICAL 23.1 MECHANICAL EQUIPMENT, VENTS, ETC. TO BE REMOVED</p> <p>26. ELECTRICAL 26.1 EXG ELEC. SERVICE TO ADJ. BUILDING TO REMAIN. 26.2 REMOVE EXISTING ELECTRICAL SERVICE EQUIPMENT</p>		<p>2. EXG CONDITIONS 2.1 REMOVE EXG COLUMNS AND BEAM TYP. PROVIDE SHORING AS REQ. SEE STRUCTURAL. 2.2 REMOVE CANOPY/AVENING 2.3 REMOVE NON-HISTORIC ADDITION, INCLUDING ROOF, WALLS, & FOUNDATIONS. BASEMENT ADDITION TO REMAIN. PREPARE FOR INFILL 2.4 EXISTING CISTERN TO REMAIN</p> <p>3. CONCRETE 3.1 CONCRETE OR STONE STEPS A. TO REMAIN B. REMOVE 3.2 CONCRETE SLAB A. TO REMAIN B. REMOVE 3.3 CONCRETE RETAINING WALL A. TO REMAIN</p> <p>4. MASONRY 4.1 NEW OR EXPANDED OPENING IN EXG MASONRY WALL. CAREFULLY REMOVE MASONRY FOR REUSE. A. NEW CAST STONE LINTEL. SEE ELEVATIONS & STRUCT DWGS. B. PROVIDE NEW STEEL LINTEL. SEE ELEVATIONS & STRUCT DWGS. C. USE EXG LINTEL. VERIFY CONDITION & CAPACITY W/ STRUCT. ENG. & ARCHITECT. D. LEAVE CLEAN & PLUMB CUT EDGES EXPOSED IN CORRIDOR. 4.2 REMOVE EXG MASONRY PLANTERS 4.3 CHIMNEY TO REMAIN</p>		<p>A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO THE APPROVED PART 2 NARRATIVE AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.</p> <p>REMOVE THE FOLLOWING, UNLESS NOTED OTHERWISE:</p> <p>K. FURNITURE & DEBRIS, INTERIOR & EXTERIOR, ALL FLOOR LEVELS, INCLUDING BASEMENT & ATTIC. L. SUSPENDED ACOUSTICAL CEILINGS, DRYWALL CEILINGS, AND PLASTER & LATH CEILINGS. M. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED). N. NON-HISTORIC STAIRS (SHOWN DASHED). O. NON-HISTORIC CABINETS. P. NON-HISTORIC WALL FINISHES, INCLUDING PANELING AND WALLCOVERING. Q. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE. R. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE. S. PLUMBING SYSTEMS - FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. BACK TO SERVICE. T. NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS, GUTTERBOARDS. U. NON-HISTORIC VINYL AND ALUM WINDOWS - RETAIN WOOD FRAMES & BRICKMOLD WHERE INDICATED.</p> <p>V. VEGETATION FROM BRICK. PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR. WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH. UNO. RETAIN AND REPAIR PLASTER AT HISTORIC INTERIOR WALLS TO REMAIN. REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS. W. ROOFING DOWN TO EXG. SUBSTRATE. UNO. REPLACE DAMAGED/DETERIORATED SUBSTRATE AS REQ. X. DETERIORATED WOOD SUBFLOOR: REPLACE WITH NEW PLYWOOD SUBFLOOR. SEE PROPOSED. Y. AT NEW OPENINGS AND MODIFICATIONS OF EXG OPENINGS IN MASONRY WALLS, OR REMOVAL OF INFILL AT STOREFRONTS: - VERIFY INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. - VERIFY CONDITION OF EXG. LINTEL. IF DAMAGED, CONTACT ARCHITECT & STRUCT ENGINEER. - PROVIDE SHORING AS REQUIRED - TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED, EXCEPT WHERE NOTED IN CORRIDORS. - EXPOSED MASONRY EDGES ARE TO BE FIRED EDGES, UNO Z. 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SCALE: 1/4" = 1'-0" EXISTING + DEMOLITION PLAN - SECOND FLOOR | 1



KURT PLATTE 10833
EXP DATE 12.31.2023

Progress Dates
05-16-2023 - BID / PERMIT

Revisions

Design Team:
TB, AM, CS
Drawn by:
TB

PROPOSED PROJECT:
RENOVATION FOR
111 W MAIN ST
VAN WERT, OH 45891
VAN WERT REDEVELOPMENT, PHASE 2

Job No: 22013 05.11.2023

ADI.02

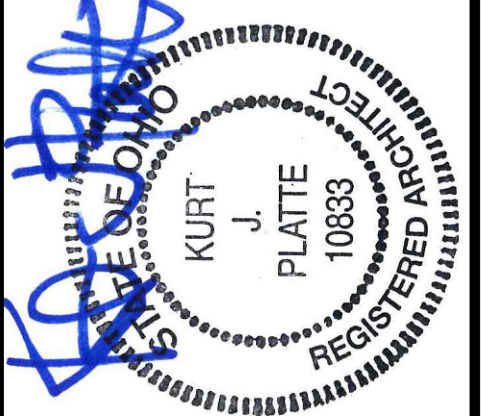
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RETAIN HISTORIC EXTERIOR ORNAMENT: CORNICES, FRIEZES, BRACKETS, ETC. AS NOTED.</p> <p>E. RETAIN HISTORIC STOREFRONT ELEMENTS - COLUMNS, LINTELS, THRESHOLDS, GLAZING.</p> <p>F. RETAIN HISTORIC INTERIOR WOOD TRIM - INCLUDES MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC.</p> <p>G. CAREFULLY REMOVE & RETAIN HISTORIC TRIM AT WALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FURRING INSTALLED.</p> <p>H. RETAIN HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SIDELITES, AND TRIM.</p> <p>I. RETAIN HISTORIC WOOD WINDOW SASH, FRAMES, BRICK MOULD AND SHUTTER HARDWARE.</p> <p>J. RETAIN LOCATION OF EXG DOWNSPOUT TIE-INS. UNO. CLEAR OF DEBRIS & REPAIR AS REQ.</p> <p>REMOVE THE FOLLOWING, UNLESS NOTED OTHERWISE:</p> <p>K. FURNITURE & DEBRIS, INTERIOR & EXTERIOR, ALL FLOOR LEVELS, INCLUDING BASEMENT & ATTIC.</p> <p>L. SUSPENDED ACOUSTICAL CEILINGS, DRYWALL CEILINGS, AND PLASTER & LATH CEILINGS.</p> <p>M. 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REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS.</p> <p>W. ROOFING DOWN TO EXG. SUBSTRATE. UNO. REPLACE DAMAGED/DETERIORATED SUBSTRATE AS REQ.</p> <p>X. DETERIORATED WOOD SUBFLOOR: REPLACE WITH NEW PLYWOOD SUBFLOOR. SEE PROPOSED.</p> <p>Y. AT NEW OPENINGS AND MODIFICATIONS OF EXG OPENINGS IN MASONRY WALLS, OR REMOVAL OF INFILL AT STOREFRONTS:</p> <ul style="list-style-type: none"> - VERIFY INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. - VERIFY CONDITION OF EXG. LINTEL. IF DAMAGED, CONTACT ARCHITECT & STRUCT ENGINEER. - PROVIDE SHORING AS REQUIRED - TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED, EXCEPT WHERE NOTED IN CORRIDORS. - EXPOSED MASONRY EDGES ARE TO BE FIRED EDGES, UNO <p>Z. 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KURT PLATTE 10633
EXP DATE 12.31.2023

Progress Dates
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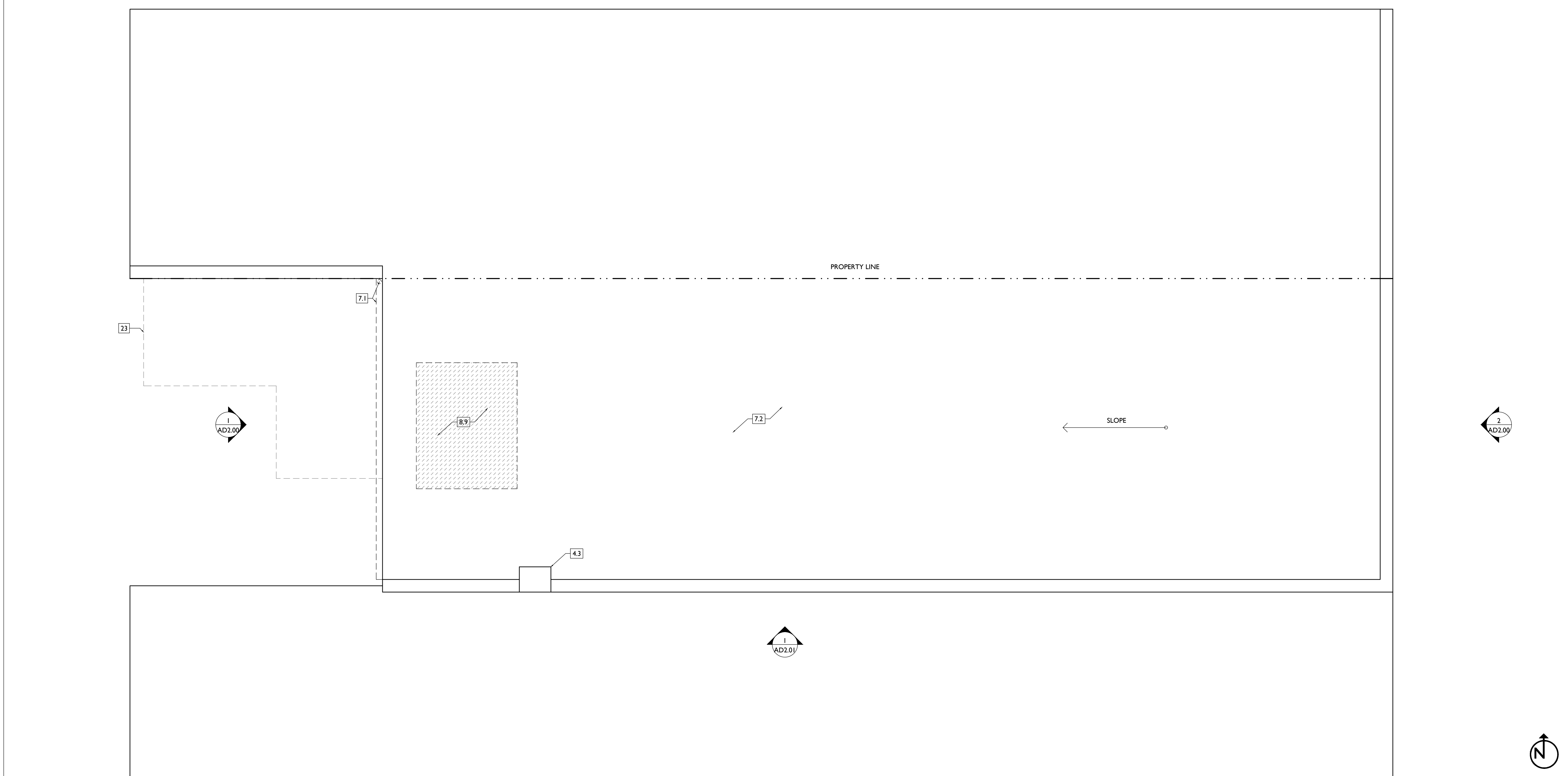
Revisions

Design Team:
TB, AM, CS
Drawn by:
TB

PROPOSED PROJECT:
**RENOVATION FOR
111 W MAIN ST**
VAN WERT, OH 45891
VAN WERT REDEVELOPMENT, PHASE 2

Job No: 22013 05.11.2023

ADI.03



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

EXISTING + DEMOLITION PLAN - ROOF | 1

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2.1 REMOVE EXG COLUMNS AND BEAM TYP. PROVIDE SHORING AS REQ. SEE STRUCTURAL.		5.2 REMOVE DECORATIVE TRELLIS	
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2.3 REMOVE NON-HISTORIC ADDITION, INCLUDING ROOF, WALLS, & FOUNDATIONS. BASEMENT ADDITION TO REMAIN. PREPARE FOR INFILL.		6. WOOD, PLASTICS, AND COMPOSITES	
2.4 EXISTING CISTERN TO REMAIN		6.1 WOOD STAIR TO REMAIN IN PLACE	
3. CONCRETE		6.2 WOOD STAIR TO BE REMOVED ENTIRELY.	
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3.2 CONCRETE SLAB		6.4 A. RETAIN AT CORRIDORS & STAIR HALLS.	
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4. MASONRY		6.6 WOOD STOREFRONT PLATFORM TO BE REMOVED ENTIRELY	
4.1 NEW OR EXPANDED OPENING IN EXG MASONRY WALL. CAREFULLY REMOVE MASONRY FOR REUSE.		6.7 REMOVE BUILT-IN CASEWORK	
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		8.5 HISTORIC DOOR OPENING WITH TRANSOM:	
		8.6 HISTORIC DOOR OPENING WITHOUT TRANSOM:	
		8.7 REMOVE NON-HISTORIC WINDOW. RETAIN & DO NOT DAMAGE EXG HISTORIC FRAME/ BRICK MOULD.	
		8.8 REMOVE NON-HISTORIC BAY WINDOW BACK TO HISTORIC DOOR FRAME.	
		8.9 NEW OPENING FOR NEW SKYLIGHT IN HISTORIC LOCATION. SEE NEW WORK PLANS AND DETAILS.	
		8.10 HISTORIC WINDOW TO BE RETAINED. REMOVE ANY NON-HISTORIC PLYWOOD, GRATES, AND ACCESSORIES. SEE NEW WORK PLANS FOR REPAIR NOTES.	
		8.11 HISTORIC OPENING WITH MISSING WINDOW. PLYWOOD INFILL. RETAIN ANY SURROUNDING HISTORIC TRIM AND BRICK MOLD.	
		8.12 NEW DOOR OPENING. SEE NEW WORK PLANS AND DOOR SCHEDULE.	
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		9. FINISHES	
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		22. PLUMBING	
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Q. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.

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U. NON-HISTORIC VINYL AND ALUM WINDOWS - RETAIN WOOD FRAMES & BRICKMOLD WHERE INDICATED.

V. VEGETATION FROM BRICK PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH. UNO. RETAIN AND REPAIR PLASTER AT HISTORIC INTERIOR WALLS TO REMAIN. REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS.

W. ROOFING DOWN TO EXG. SUBSTRATE, U.N.O. REPLACE DAMAGED/DETERIORATED SUBSTRATE AS REQ.

X. DETERIORATED WOOD SUBFLOOR: REPLACE WITH NEW PLYWOOD SUBFLOOR. SEE PROPOSED.

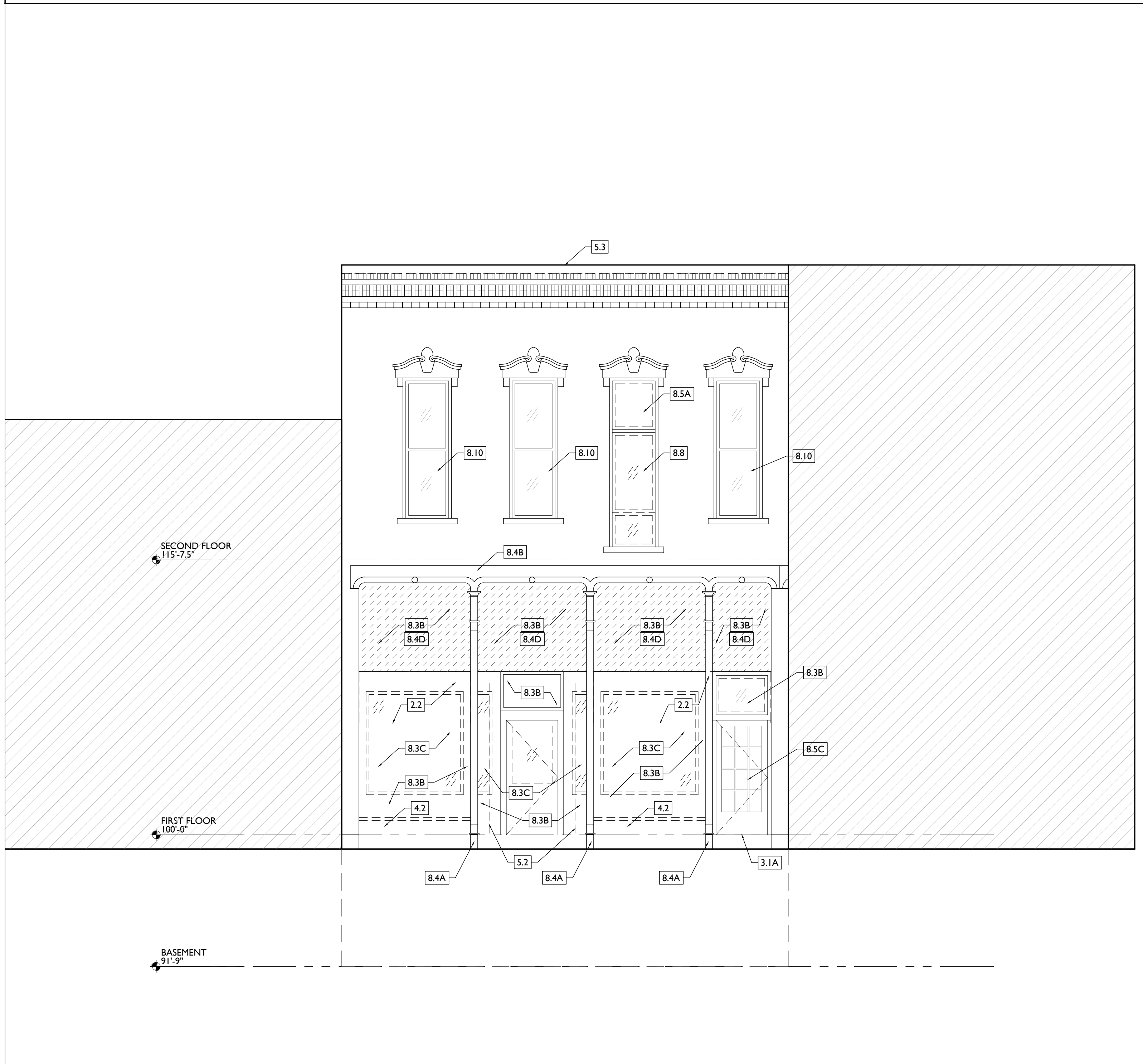
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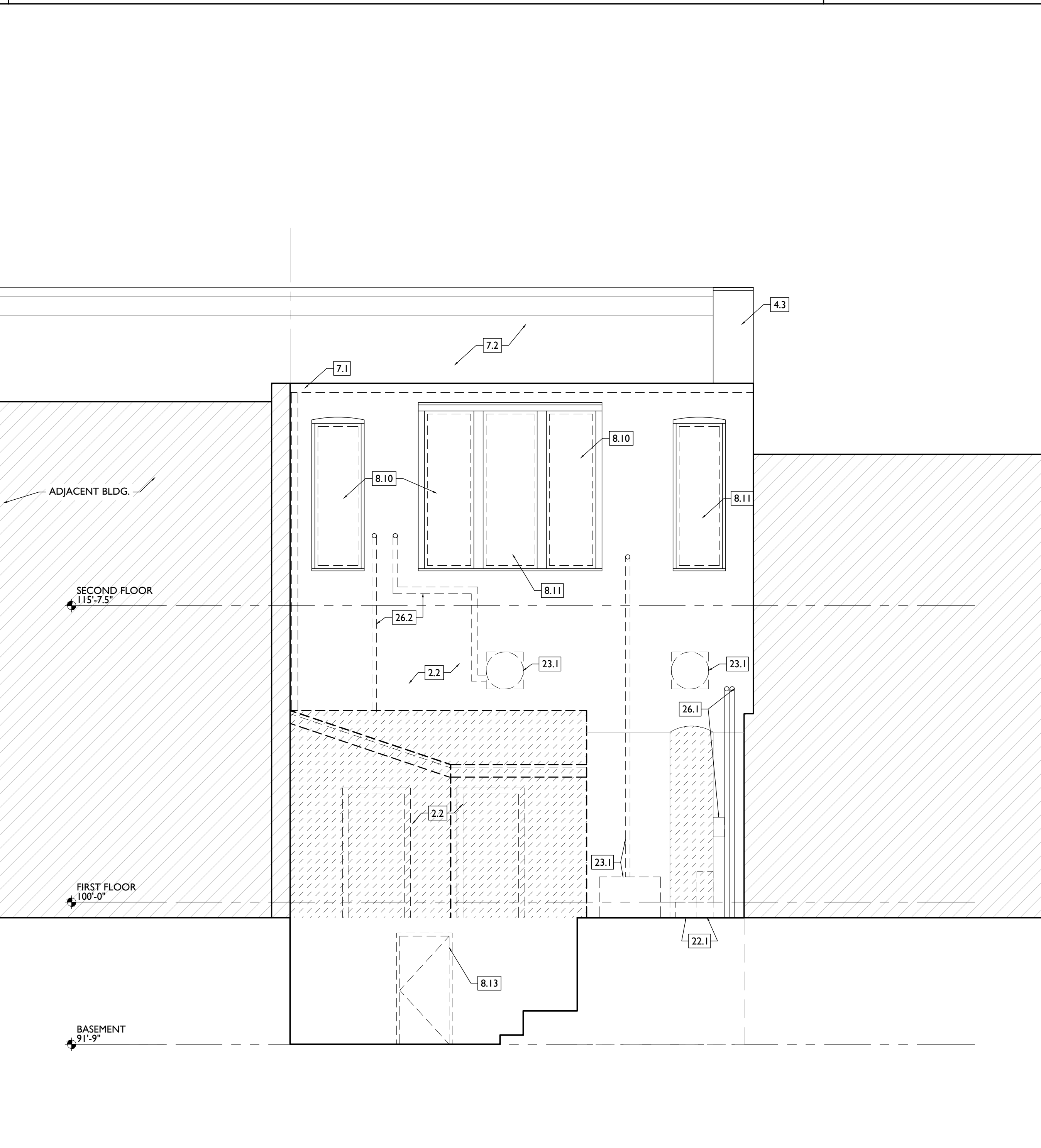
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DEMO WORK GRAPHIC KEY:

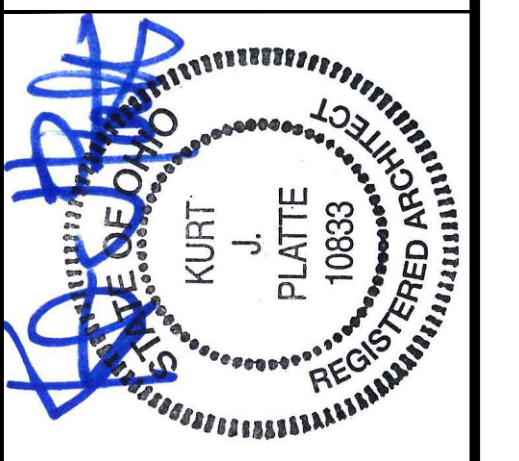
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SCALE: 1/4" = 1'-0" EXISTING + DEMOLITION ELEVATION - NORTH 1



KURT PLATTE 10663
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05-16-2023 - BID / PERMIT

Revisions

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TB, AM, CS
Drawn by:
TB

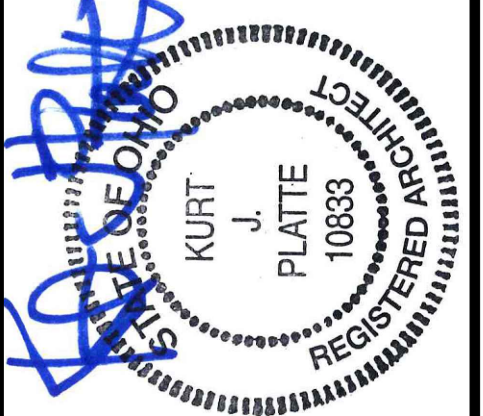
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Job No: 22013 05.11.2023

KEYED NOTES		DEMO WORK PLANS & ELEVATIONS [K] KEYED NOTES:		DEMO GENERAL NOTES:		DEMO WORK GRAPHIC KEY:	
<p>KEYED NOTES KEYED NOTES ARE CATEGORIZED FOR ORGANIZATIONAL PURPOSES ONLY. NOTES MAY REQUIRE MATERIALS OR WORK IN CATEGORIES OTHER THAN WHERE THEY OCCUR. THE CONTRACTOR IS RESPONSIBLE FOR THE WORK DESCRIBED IN ALL APPLICABLE NOTES REGARDLESS OF THE CATEGORY IN WHICH THEY OCCUR.</p> <p>ALL KEYED NOTES LISTED MAY NOT APPLY TO THIS SHEET.</p>		<p>5. METALS 5.1 REMOVE GUARDRAIL/HANDRAIL 5.2 REMOVE DECORATIVE TRELLIS 5.3 REMOVE PARAPET CAP</p> <p>6. WOOD, PLASTICS, AND COMPOSITES 6.1 WOOD STAIR TO REMAIN IN PLACE 6.2 WOOD STAIR TO BE REMOVED ENTIRELY. 6.3 WAINSCOT: A. RETAIN AT CORRIDORS & STAIR HALLS. B. CAREFULLY REMOVE & SALVAGE FOR REUSE.</p> <p>7. THERMAL AND MOISTURE PROTECTION 7.1 REMOVE NON-HISTORIC GUTTER & DOWNSPOUTS. 7.2 REMOVE ROOFING ENTIRELY. 7.3 BRICK VENT TO REMAIN. VERIFY NOT BLOCKED. 7.4 REMOVE SIDING & FURRING.</p> <p>8. OPENINGS 8.1 INFILLED OPENING TO REMAIN INFILLED. 8.2 REMOVE INFILL AT EXG OPENING. 8.3 REMOVE NON-HISTORIC STOREFRONT INFILL. SEE ELEVATIONS. A. MASONRY. B. WOOD. C. GLAZING.</p> <p>9. FINISHES 9.1 REMOVE NON-HISTORIC FLOORING DOWN TO: A. EXISTING HARDWOOD. B. WOOD SUBFLOOR. C. CONCRETE SLAB D. DUCTS. SEE STRUCTURAL</p> <p>10. PLUMBING 10.1 HISTORIC CEILING ABOVE TO REMAIN. 10.2 REMOVE NON-HISTORIC CEILING ABOVE 10.3 REMOVE NON-HISTORIC WALL COVERING/ FINISH 10.4 PLUMBING 10.5 REMOVE FOUNTAIN 10.6 REMOVE EXISTING PLUMBING / GAS SERVICE EQUIPMENT / PIPING</p> <p>11. MECHANICAL 11.1 MECHANICAL EQUIPMENT, VENTS, ETC. TO BE REMOVED 11.2 ELECTRICAL</p>		<p>26.1 EXG ELEC. SERVICE TO ADJ. BUILDING TO REMAIN. 26.2 REMOVE EXISTING ELECTRICAL SERVICE EQUIPMENT</p> <p>A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO THE APPROVED PART 2 NARRATIVE AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.</p> <p>REMOVE THE FOLLOWING, UNLESS NOTED OTHERWISE: K. FURNITURE & DEBRIS, INTERIOR & EXTERIOR, ALL FLOOR LEVELS, INCLUDING BASEMENT & ATTIC. L. SUSPENDED ACOUSTICAL CEILINGS, DRYWALL CEILINGS, AND PLASTER & LATH CEILINGS. M. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED). N. NON-HISTORIC STAIRS (SHOWN DASHED). O. NON-HISTORIC CABINETS. P. NON-HISTORIC WALL FINISHES, INCLUDING PANELING AND WALLCOVERING. Q. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE. R. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE. S. PLUMBING SYSTEMS - FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. BACK TO SERVICE. T. NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS, GUTTERBOARDS. U. NON-HISTORIC VINYL AND ALUM WINDOWS - RETAIN WOOD FRAMES & BRICKMOLD WHERE INDICATED.</p> <p>H. RETAIN HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SIDELITES, AND TRIM. I. RETAIN HISTORIC WOOD WINDOW SASH, FRAMES, BRICK MOULD AND SHUTTER HARDWARE. J. RETAIN LOCATION OF EXG DOWNSPOUT TIE-INS. UNO. CLEAR OF DEBRIS & REPAIR AS REQ.</p> <p>V. VEGETATION FROM BRICK. PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH. UNO. RETAIN AND REPAIR PLASTER AT HISTORIC INTERIOR WALLS TO REMAIN. REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS. W. ROOFING DOWN TO EXG. SUBSTRATE, U.N.O. REPLACE DAMAGED/DETERIORATED SUBSTRATE AS REQ. X. DETERIORATED WOOD SUBFLOOR: REPLACE WITH NEW PLYWOOD SUBFLOOR. SEE PROPOSED. Y. AT NEW OPENINGS AND MODIFICATIONS OF EXG OPENINGS IN MASONRY WALLS, OR REMOVAL OF INFILL AT STOREFRONTS: - VERIFY INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. - VERIFY CONDITION OF EXG. LINTEL. IF DAMAGED, CONTACT ARCHITECT & STRUCT ENGINEER. - PROVIDE SHORING AS REQUIRED - TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED, EXCEPT WHERE NOTED IN CORRIDORS. - EXPOSED MASONRY EDGES ARE TO BE FIRED EDGES, UNO Z. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEEPED BROOM CLEAN.</p>		<p>KEYNOTE</p> <p>EXG EXTERIOR WALL TO REMAIN</p> <p>EXG INTERIOR WALL TO REMAIN</p> <p>EXG WALLELEMENT TO BE REMOVED</p> <p>EXG DOOR & FRAME TO BE REMOVED</p> <p>EXG WINDOW TO BE REMOVED</p> <p>EXG FLOOR OR WALL CONSTRUCTION TO BE REMOVED</p>	
<p>2. EXG CONDITIONS 2.1 REMOVE EXG COLUMNS AND BEAM TYP. PROVIDE SHORING AS REQ. SEE STRUCTURAL. 2.2 REMOVE CANOPY/AVENING. 2.3 REMOVE NON-HISTORIC ADDITION, INCLUDING ROOF, WALLS, & FOUNDATIONS. BASEMENT ADDITION TO REMAIN. PREPARE FOR INFILL. 2.4 EXISTING CISTERN TO REMAIN</p> <p>3. CONCRETE 3.1 CONCRETE OR STONE STEPS A. TO REMAIN B. REMOVE 3.2 CONCRETE SLAB A. TO REMAIN B. REMOVE 3.3 CONCRETE RETAINING WALL A. TO REMAIN</p> <p>4. MASONRY 4.1 NEW OR EXPANDED OPENING IN EXG MASONRY WALL. CAREFULLY REMOVE MASONRY FOR REUSE. A. NEW CAST STONE LINTEL. SEE ELEVATIONS & STRUCT DWGS. B. PROVIDE NEW STEEL LINTEL. SEE ELEVATIONS & STRUCT DWGS. C. USE EXG LINTEL. VERIFY CONDITION & CAPACITY W/ STRUCT. ENG. & ARCHITECT. D. LEAVE CLEAN & PLUMB CUT EDGES EXPOSED IN CORRIDOR. 4.2 REMOVE EXG MASONRY PLANTERS 4.3 CHIMNEY TO REMAIN</p>		<p>8.6 HISTORIC DOOR OPENING WITHOUT TRANSOM: A. NO DOOR REMAINS/REMNANT CONDITION. REMOVE ANY INFILL. B. NON-HISTORIC DOOR TO BE REMOVED. C. HISTORIC DOOR TO BE REPAIRED AND RETAINED. D. HISTORIC DOOR TO BE REMOVED & RELOCATED. SEE DOOR SCHEDULE. E. HISTORIC DOOR TO BE REMOVED & STORED IN BASEMENT.</p> <p>8.7 REMOVE NON-HISTORIC WINDOW. RETAIN & DO NOT DAMAGE EXG HISTORIC FRAME/ BRICK MOULD.</p> <p>8.8 REMOVE NON-HISTORIC BAY WINDOW BACK TO HISTORIC DOOR FRAME</p> <p>8.9 NEW OPENING FOR NEW SKYLIGHT IN HISTORIC LOCATION. SEE NEW WORK PLANS AND DETAILS.</p> <p>8.10 HISTORIC WINDOW TO BE RETAINED. REMOVE ANY NON-HISTORIC PLYWOOD, GRATES, AND ACCESSORIES. SEE NEW WORK PLANS FOR REPAIR NOTES.</p> <p>8.11 HISTORIC OPENING WITH MISSING WINDOW. PLYWOOD INFILL. RETAIN ANY SURROUNDING HISTORIC TRIM AND BRICK MOLD.</p> <p>8.12 NEW DOOR OPENING. SEE NEW WORK PLANS AND DOOR SCHEDULE.</p> <p>8.13 REMOVE NON-HISTORIC DOOR. PREP. OPENING FOR INFILL.</p>		<p>Y. AT NEW OPENINGS AND MODIFICATIONS OF EXG OPENINGS IN MASONRY WALLS, OR REMOVAL OF INFILL AT STOREFRONTS: - VERIFY INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. - VERIFY CONDITION OF EXG. LINTEL. IF DAMAGED, CONTACT ARCHITECT & STRUCT ENGINEER. - PROVIDE SHORING AS REQUIRED - TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED, EXCEPT WHERE NOTED IN CORRIDORS. - EXPOSED MASONRY EDGES ARE TO BE FIRED EDGES, UNO Z. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEEPED BROOM CLEAN.</p>		<p>KEYNOTE</p> <p>EXG EXTERIOR WALL TO REMAIN</p> <p>EXG INTERIOR WALL TO REMAIN</p> <p>EXG WALLELEMENT TO BE REMOVED</p> <p>EXG DOOR & FRAME TO BE REMOVED</p> <p>EXG WINDOW TO BE REMOVED</p> <p>EXG FLOOR OR WALL CONSTRUCTION TO BE REMOVED</p>	

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KURT PLATTE 10663
EXP DATE 12.31.2023

Progress Dates
05-16-2023 - BID / PERMIT

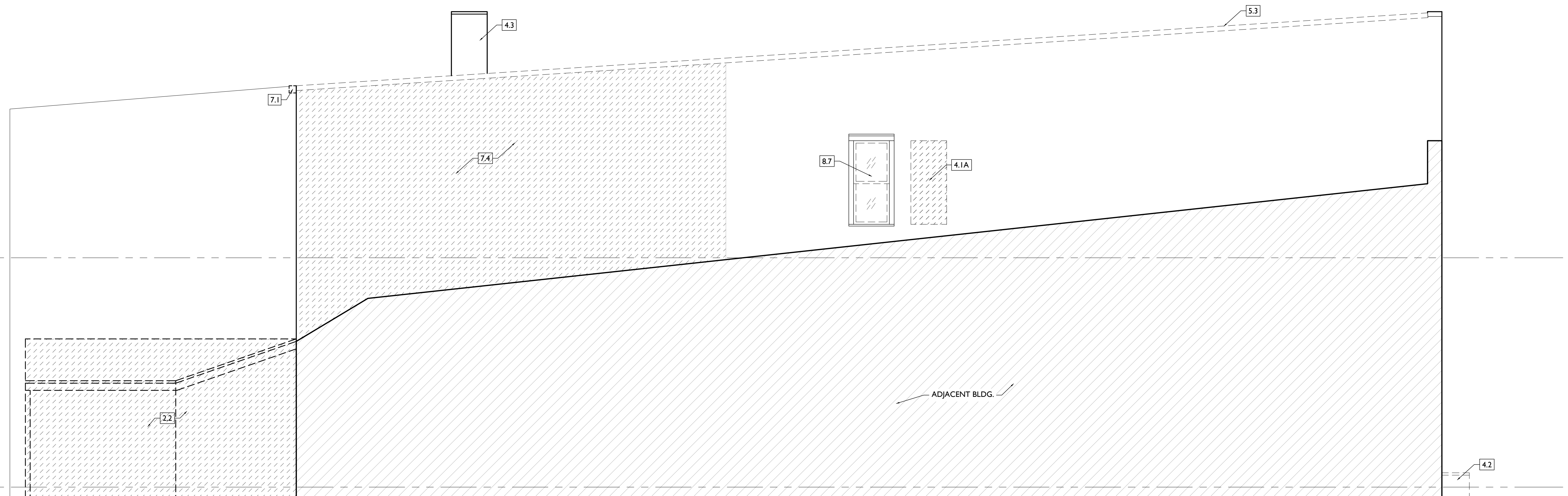
Revisions

Design Team:
TB, AM, CS
Drawn by:
TB

PROPOSED PROJECT:
RENOVATION FOR
111 W MAIN ST
VAN WERT, OH 45891
VAN WERT REDEVELOPMENT, PHASE 2

Job No: 22013 05.11.2023

AD2.01



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

EXISTING + DEMOLITION ELEVATION - WEST

1

NEW WORK PLANS & ELEVATIONS [KEYED] NOTES:

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- 3. CONCRETE**
3.1 EXG. OPENING TO BASEMENT TO BE FILLED W/ COMPACTED GRAVEL AND CAPPED W/ CONCRETE @ GRADE. SEE CIVIL DRAWINGS.
3.2 NEW CONCRETE RAMP & STEPS. SEE CIVIL.
3.3 NEW CONCRETE SLAB ON GRADE. SEE CIVIL DRAWINGS.
- 4. MASONRY**
4.1 NEW OPENING IN EXG MASONRY WALL (SEE STRUCTURAL DWGS):
A. PROVIDE NEW CAST STONE LINTEL.
B. PROVIDE NEW STEEL LINTEL.
C. REUSE EXISTING LINTEL.
4.2 TUCKPOINT BRICK AS SHOWN ON STRUCT ELEVATIONS & PER SHPO NARRATIVE.
4.3 REPLACE DAMAGED/MISSING BRICK AS SHOWN ON STRUCT ELEVATIONS & PER SHPO NARRATIVE.
4.4 NEW CAST IN PLACE CONCRETE SILL THRESHOLD.
4.5 REMOVE LOOSE AND/OR CRACKED PARING AS SHOWN ON STRUCT ELEVATIONS & REPAIR TO MATCH FINISH OF EXG PARING.
4.6 NEW CMU INFILL. FACE FLUSH WITH EXTERIOR FACADE ADJACENT WALL. SEE STRUCTURAL DRAWINGS.
4.7 NEW COMPACT GRAVEL FLOOR. OVER POLYETHYLENE PLASTIC SHEATHING.
- 5. METALS**
5.1 NEW CONTINUOUS STEEL PIPE HANDRAIL. SEE A5.00.

- 5.2 NEW STEEL GUARDRAIL. SEE DETAILS ON SHEET A5.00.
5.3 NEW GALVANIZED STEEL BALCONY. SEE DETAILS & STRUCT.
5.4 EXISTING CAST IRON STOREFRONT COLUMNS TO REMAIN. LIGHTLY BRUSH AND PAINT.
- 6. WOOD, PLASTICS, AND COMPOSITES**
6.1 REPAIR DAMAGED PIECES OF WOOD STAIRS.
A. TREADS &/OR RISERS.
B. BALUSTRADE.
6.2 NEW INTERIOR WOOD STAIR. SEE DETAILS & STRUCT.
6.3 NEW FLOOR FRAMING (SEE STRUCT DWGS).
6.4 RETAIN & REPAIR STOREFRONT ELEMENTS. MATCH EXG IF ANY REMAINS. SEE EXTERIOR ELEVATIONS.
A. BASE.
B. BULKHEAD.
C. FRAMING.
D. GLAZING.
6.5 NEW RAKE TRIM & GUTTERBOARD TO MATCH EXISTING.
6.6 NOT USED.
6.7 NEW COLUMN PER STRUCTURAL DWGS.
6.8 NEW KNEEWALL (BULKHEAD) CONSTRUCTION BELOW STOREFRONT. SEE STOREFRONT DETAILS.
- 7. THERMAL AND MOISTURE PROTECTION**
7.1 NEW PRE-FINISHED GUTTER & DOWNSPOUT. SEE EXTERIOR ELEVATIONS. TIE INTO EXISTING SEWER SYSTEM.
7.2 NEW PRE-FINISHED ALUMINUM DOWNSPOUT. TIE INTO SEWER.
7.3 NEW PVC AT LOWER 6' OF DOWNSPOUT. PAINT TO MATCH DOWNSPOUT.
7.4 NEW FULLY ADHERED MEMBRANE ROOF W/ CRICKETS WHERE REQUIRED FOR POSITIVE DRAINAGE AND W/TERMINATION BARS & METAL COUNTERFLASHING. SEE ROOF DETAILS. INSULATION PER SCHEDULE.
7.5 NEW ROOF ACCESS HATCH. BILCO BASIS OF DESIGN. INSTALL PER MANUFS INSTRUCTS.
7.6 RETAIN & REPAIR ATTIC VENT. CONFIRM INSULATION CAN BE ACHIEVED W/OUT BLOCKING VENT. SEE EXT ELEVATIONS.
7.7 NEW ATTIC VENT.
A. WALL VENT.
B. RIDGE VENT.
C. ROOF VENT.
7.8 NEW ALUM CAP @ CHIMNEY. TYP @ CHIMNEYS.

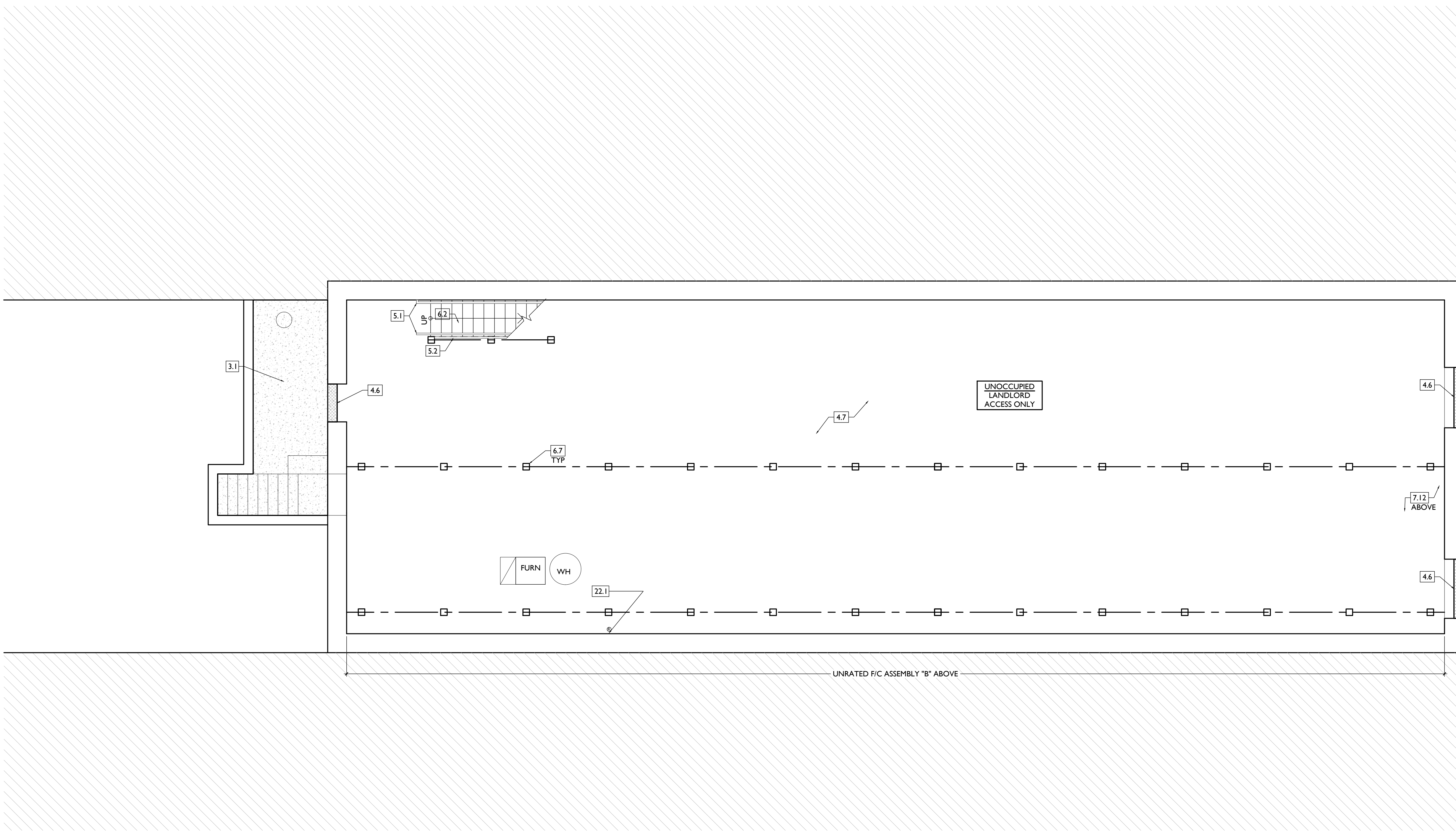
- 8. OPENINGS**
8.1 ATTIC ACCESS PANEL (22"x30" MIN.).
8.2 THIS DOOR IS A RELOCATED HISTORIC DOOR. SEE EXG/ DEMOLITION PLANS FOR ORIGINAL LOCATION & DOOR SCHEDULE FOR MORE INFORMATION.
8.3 RELOCATED HISTORIC TRIM INSTALLED IN THIS LOCATION. SEE EXG PLANS FOR ORIGINAL LOCATION.
8.4 NEW SKYLIGHT IN HISTORIC LOCATION. SEE DETAILS.
8.5 EXG INTERIOR WINDOW TO BE REPLACED. ADD FURRING ON UNIT SIDE TO MAINTAIN REQUIRED FIRE RATING. SIMILAR TO TRANSOM DETAIL. SEE A6.01.
8.6 NEW STOREFRONT WINDOW TYP. SEE ELEVATIONS.
- 9. FINISHES**
9.1 FIRE-RATING TO BE CONTINUOUS BEHIND PLUMBING/CHASE/ FURRING WALL. FIRE RATING TO BE CONTINUOUS AT INTERSECTION W/ NON-RATED WALL.
9.2 EXG WAINSCOT - CLEAN, REPAIR, & REPAINT.
9.3 PROVIDE EXTERIOR SLIP-RESISTANT CERAMIC TILE O/ WATERPROOFING BARRIER.
9.4 EXG HISTORIC TILE TO REMAIN. PATCH / REPAIR AS REQ.
9.5 FIRE-RATING TO BE CONTINUOUS @ UNDERSIDE OF STAIR. SIM TO FIG TYPE "A" A6.00.
9.6 EXISTING SUBFLOOR TO BE SANDED, STAINED AND SEALED.
9.7 EXTERIOR BRICK TO BE BRUSHED & LIGHTLY PRESSURE WASHED & PAINTED. SEE A8.00 FOR SPECS.
- 10. SPECIALTIES**
10.1 LOCKABLE & RECESSED MAILBOXES. BOXES TO MEET USPS-4C STANDARDS & ACCESSIBILITY REQUIREMENTS. PROVIDE CONT FIRE-RATING BEHIND MAILBOXES. WHEN REQ.
10.2 SURFACE MOUNTED MAILBOXES.

- 10.3 ENTRY SECURITY SYSTEM CALL BOX.
10.4 VINYL LETTERS ON GLASS FOR COMMERCIAL SPACE.
10.5 CLOSETS W/ BLOCKING AT RODS & BRACKETS. PROVIDE 12" DEEP MELAMINE SHELF AND CLOTHES ROD AT 66" AFF. TYP U.N.O.
A. TYP REACH-IN CLOSET.
B. WALK-IN CLOSET.
10.6 (5) 12" MELAMINE SHELVES ON ADJUSTABLE STANDARDS.
10.7 FIRE EXTINGUISHER. COORDINATE FINAL LOCATION WITH LOCAL FIRE MARSHAL.
A. SURFACE MOUNTED.
B. IN SINK CABINET IN RESIDENTIAL UNIT. TYPICAL.
10.8 RECESSED KEY LOCK BOX - BASIS OF DESIGN KNOXBOX 3200. INSTALL PER MANUFS INSTRUCTS. COORDINATE WITH FIRE DEPT.
- 21. FIRE SUPPRESSION**
21.1 PROVIDE PIPE IN WALL FRAMING FOR VAPOR MITIGATION RISER. AS REQUIRED BY OWNER'S CONSULTANT. RISER TO EXTEND FROM BASEMENT TO ATTIC. SEE CONSULTANT DESIGN FOR LOCATIONS OF RISERS. COORDINATE WITH PLUMBING.
21.2 PLUMBING CHASE (OR WALL) - VERIFY LOCATIONS IN FIELD TO ALIGN CONCEALMENT BETWEEN FLOORS.
21.3 HOSE BIB LOCATION. SEE PLUMBING.
- 22. PLUMBING**
22.1 MECHANICAL UNITS - WALKING PADS TO & AROUND EQUIPMENT. GUARDRAIL REQUIRED IF EQUIPMENT <10' FROM ROOF EDGE. PROVIDE OVER-FRAMED PLATFORM PER I1/A5.00. SEE HVAC & STRUCTURAL DWGS.
22.2 EXPOSED DUCT WORK. MUST MEET OHPD PART 2 DESCRIPTIONS. COORD W/ MEP DWGS.
22.3 WALL CAVITY FOR EXHAUST DUCT - COORDINATE W/ MECHANICAL DWGS.
22.4 PROVIDE TRANSFER GRILL ABOVE DOOR FOR LAUNDRY VENTILATION. SEE MECHANICAL DWGS.
22.5 INTAKE / EXHAUST LOUVER. SEE MECH.
- 23. HEATING, VENTILATING, AND AIR CONDITIONING**
23.1 ELECTRIC PANEL RECESSED IN WALL W/ 30"W X 36"D CLEAR IN FRONT. PAINT TO MATCH ADJACENT WALL W APPROPRIATE

- PAINT TYPE FOR PANEL.
26.2 NEW EXTERIOR LIGHTING. NO EXPOSED CONDUIT ON FACE OF BUILDING.
26.3 EXG ELEC. SERVICE TO ADJ BUILDING TO REMAIN.
26.4 NEW MASTHEAD. SEE ELECT. & CIVIL.
26.5 NEW METER LOCATION. SEE ELECT.
- 32. EXTERIOR IMPROVEMENTS**
32.1 NEW DUMPSTER SCREEN PER CIVIL ENGLANDSCAPE ARCH DWGS.
32.2 NEW LANDSCAPING PER CIVIL ENGLANDSCAPE ARCH DWGS.
32.3 LOCATION OF IRRIGATION CONTROL PANEL. SEE CIVIL.

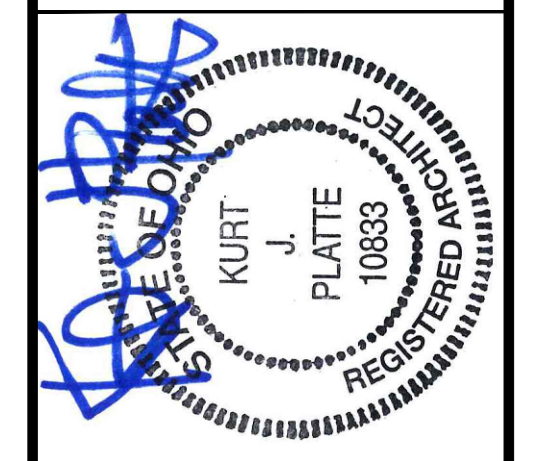
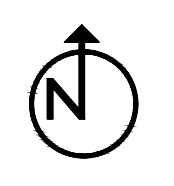
NEW WORK GRAPHIC KEY:

- PARTITION TYPE 1 TYP. U.N.O. - SEE A6.00.
KEYNOTE.
EXISTING WALL.
NEW PARTITION WALL.
NEW MASONRY WALL.
OBJECT OVERHEAD.
1-HR FIRE RATING.
2-HR FIRE RATING.
NEW FLOOR & FRAMING TO MATCH ADJ. - SEE STRUCT DWGS.
NEW GYP BD SOFFIT/ BULKHEAD/ DROPPED CLG - SEE RCPS.
AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE. SEE A0.01 & A6.01.
AREA OF TUCKPOINTING - SEE ELEV'S & STRUCT DWGS.
100A DOOR TAG. SEE SCHEDULE / A6.10-13.
WINDOW DESIGNATION. SEE A6.20-25.
STOREFRONT DESIGNATION. SEE A6.13.
EMERGENCY EGRESS EXIT.
SG OPG CONTAINS SAFETY GLAZING.
SH SINGLE HUNG OPG - UPPER SASH TO BE FIXED WITHIN 3'-0" OF EXHAUST.
X'-X" ELEVATION TAG.



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

PROPOSED PLAN - BASEMENT



KURT PLATTE 10833
EXP DATE 12.31.2023

Progress Dates
05-16-2023 - BID / PERMIT

Revisions
0

Design Team:
TB, AM, CS
Drawn by:
TB

PROPOSED PROJECT:
**RENOVATION FOR
111 W MAIN ST**
VAN WERT, OH 45891
VAN WERT REDEVELOPMENT, PHASE 2

Job No: 22013 05.11.2023

AI.10

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9.5 FIRE-RATING TO BE CONTINUOUS @ UNDERSIDE OF STAIR. SIM TO FIG TYPE "A" A6.00
9.6 EXISTING SUBFLOOR TO BE SANDED, STAINED AND SEALED
9.7 EXTERIOR BRICK TO BE BRUSHED & LIGHTLY PRESSURE WASHED & PAINTED. SEE A8.00 FOR SPECS.

10. SPECIALTIES
10.1 LOCKABLE & RECESSED MAILBOXES. BOXES TO MEET USPS-4C STANDARDS & ACCESSIBILITY REQUIREMENTS. PROVIDE CONT
C. ROOF VENT.
10.2 SURFACE MOUNTED MAILBOXES.

NEW WORK PLANS & ELEVATIONS [KEYED] NOTES:

7.9 EXG PARAPET TO REMAIN - REPAIR & REPLACE CAPS/COPING - SEE EXTERIOR ELEVATIONS.
7.10 NEW ROOF CRICKET FOR POSITIVE DRAINAGE - TYPICAL AT SKYLIGHTS, CHIMNEYS, ETC. SEE ROOF DETAILS.
7.11 NOT USED.
7.12 INSULATE FLOOR CAVITY ABOVE AND BELOW EXTERIOR RECESSED ENTRANCES. TYP. PROVIDE WATERPROOFING AT BASEMENT.
7.13 NEW ROOF CURB AND CAP AT PROPERTY/ SCOPE. SEE 2/A5.00.

21. FIRE SUPPRESSION
21.1 PROVIDE PIPE IN WALL FRAMING FOR VAPOR MITIGATION RISER, AS REQUIRED BY OWNER'S CONSULTANT. RISER TO EXTEND FROM BASEMENT TO ATTIC. SEE CONSULTANT DESIGN FOR LOCATIONS OF RISERS. COORDINATE WITH PLUMBING.
21.2 PLUMBING CHASE (OR WALL) - VERIFY LOCATIONS IN FIELD TO ALIGN CONCEALMENT BETWEEN FLOORS.
21.3 HOSE BIB LOCATION. SEE PLUMBING.

22. PLUMBING
22.1 MECHANICAL UNITS) - WALKING PADS TO & AROUND EQUIPMENT. GUARDRAIL REQUIRED IF EQUIPMENT <10' FROM ROOF EDGE. PROVIDE OVER-FRAMED PLATFORM PER 11/A5.00. SEE HVAC & STRUCTURAL DWGS.
22.2 EXPOSED DUCT WORK. MUST MEET OHPD PART 2 DESCRIPTIONS. COORD W/ MEP DWGS.
22.3 WALL CAVITY FOR EXHAUST DUCT - COORDINATE W/ MECHANICAL DWGS.
22.4 PROVIDE TRANSFER GRILL ABOVE DOOR FOR LAUNDRY VENTILATION. SEE MECHANICAL DWGS.
22.5 INTAKE / EXHAUST LOUVER. SEE MECH.

23. HEATING, VENTILATING, AND AIR CONDITIONING
23.1 ELECTRIC PANEL RECESSED IN WALL W/ 30"W X 36"D CLEAR IN FRONT. PAINT TO MATCH ADJACENT WALL W APPROPRIATE

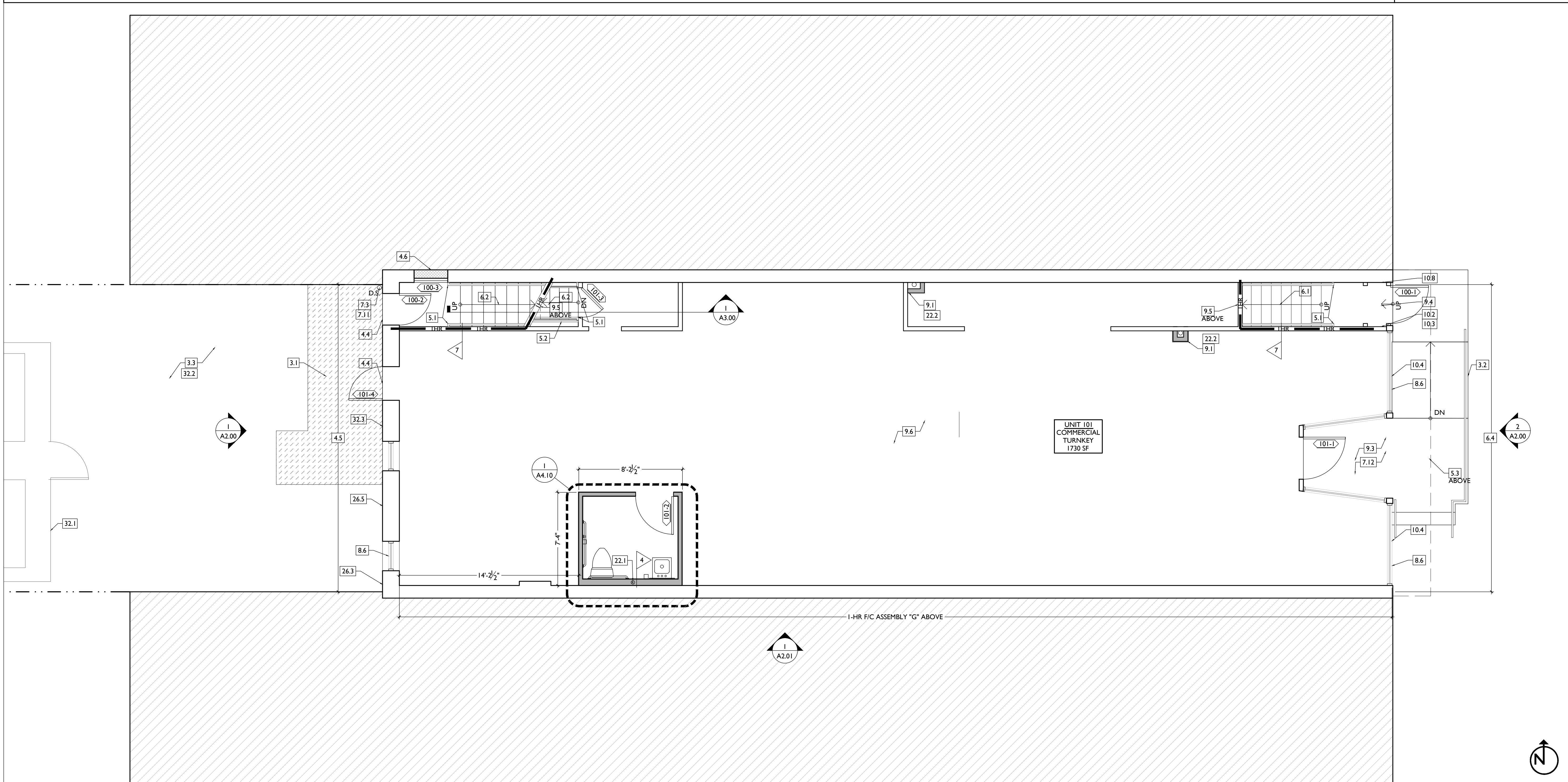
10.3 ENTRY SECURITY SYSTEM CALL BOX.
10.4 W/INT. LETTERS ON GLASS FOR COMMERCIAL SPACE.
10.5 CLOSETS W/ BLOCKING AT RODS & BRACKETS. PROVIDE 12" DEEP MELAMINE SHELF AND CLOTHES ROD AT 66" AFF.; TYP U.N.O.
10.6 (5) 12" MELAMINE SHELVES ON ADJUSTABLE STANDARDS.
10.7 FIRE EXTINGUISHER. COORDINATE FINAL LOCATION WITH LOCAL FIRE MARSHAL.
A. SURFACE MOUNTED.
B. IN SINK CABINET IN RESIDENTIAL UNIT. TYPICAL.
10.8 RECESSED KEY LOCK BOX - BASIS OF DESIGN KNOXBOX 3200. INSTALL PER MANUFS INSTRUCTS. COORDINATE WITH FIRE DEPT.

32. EXTERIOR IMPROVEMENTS
32.1 NEW DUMPSTER SCREEN PER CIVIL ENGLANDSCAPE ARCH DWGS.
32.2 NEW LANDSCAPING PER CIVIL ENGLANDSCAPE ARCH DWGS.
32.3 LOCATION OF IRRIGATION CONTROL PANEL. SEE CIVIL.

26.2 PAINT TYPE FOR PANEL.
26.3 NEW EXTERIOR LIGHTING. NO EXPOSED CONDUIT ON FACE OF BUILDING.
26.4 EXG ELEC. SERVICE TO ADJ BUILDING TO REMAIN.
26.5 NEW MASTHEAD. SEE ELECT. & CIVIL.
26.6 NEW METER LOCATION. SEE ELECT.

NEW WORK GRAPHIC KEY:

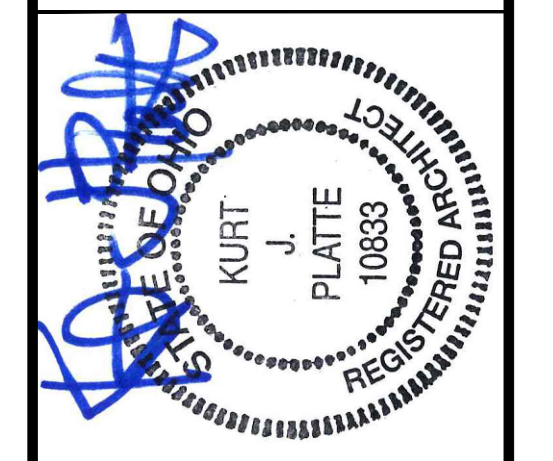
PARTITION TYPE 1 TYP. U.N.O. - SEE A6.00.
KEYNOTE.
EXISTING WALL
NEW PARTITION WALL
NEW MASONRY WALL
OBJECT OVERHEAD.
1-HR FIRE RATING.
2-HR FIRE RATING.
NEW FLOOR & FRAMING TO MATCH ADJ. - SEE STRUCT DWGS.
NEW GYP BD SOFFIT/ BULKHEAD/ DROPPED CLG - SEE RCPS.
AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE. SEE A0.01 & A6.01.
AREA OF TUCKPOINTING - SEE ELEV'S & STRUCT DWGS.
100A DOOR TAG. SEE SCHEDULE / A6.10-13.
WINDOW DESIGNATION. SEE A6.20-25.
STOREFRONT DESIGNATION. SEE A6.13.
EMERGENCY EGRESS EXIT.
SG OPG CONTAINS SAFETY GLAZING.
SH SINGLE HUNG OPG - UPPER GLAZING TO BE FIXED WITHIN 3'-0" OF EXHAUST.
"X-X" ELEVATION TAG.



SCALE: 1/4" = 1'-0" PROPOSED PLAN - FIRST FLOOR 1

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KURT PLATTE 10833
EXP DATE 12.31.2023

Progress Dates
05-16-2023 - BID / PERMIT

Revisions

Design Team:
TB, AM, CS
Drawn by:
TB

PROPOSED PROJECT:
RENOVATION FOR
111 W MAIN ST
VAN WERT, OH 45891
VAN WERT REDEVELOPMENT, PHASE 2

Job No: 22013 05.11.2023

NEW WORK PLANS & ELEVATIONS [KEYED] NOTES:

THIS IS A HISTORIC TAX CREDIT PROJECT. ALL WORK MUST COMPLY W/ APPROVED PART 2, INCLUDING AMENDMENTS. THESE DOCUMENTS ARE PART OF THE PROJECT CONTRACT DOCUMENTS.

KEYED NOTES
KEYED NOTES ARE CATEGORIZED FOR ORGANIZATIONAL PURPOSES ONLY. NOTES MAY REQUIRE MATERIALS OR WORK IN CATEGORIES OTHER THAN WHERE THEY OCCUR. THE CONTRACTOR IS RESPONSIBLE FOR THE WORK DESCRIBED IN ALL APPLICABLE NOTES REGARDLESS OF THE CATEGORY IN WHICH THEY OCCUR.

ALL KEYED NOTES LISTED MAY NOT APPLY TO THIS SHEET.

- 3. CONCRETE**
- 3.1 EXG. OPENING TO BASEMENT TO BE FILLED W/ COMPACTED GRAVEL AND CAPPED W/ CONCRETE @ GRADE. SEE CIVIL DRAWINGS.
- 3.2 NEW CONCRETE RAMP & STEPS, SEE CIVIL.
- 3.3 NEW CONCRETE SLAB ON GRADE. SEE CIVIL DRAWINGS.
- 4. MASONRY**
- 4.1 NEW OPENING IN EXG MASONRY WALL (SEE STRUCTURAL DWGS):
- A. PROVIDE NEW CAST STONE LINTEL.
 - B. PROVIDE NEW STEEL LINTEL.
 - C. REUSE EXISTING LINTEL.
- 4.2 TUCKPOINT BRICK AS SHOWN ON STRUCT ELEVATIONS & PER SHPO NARRATIVE.
- 4.3 REPLACE DAMAGED/MISSING BRICK AS SHOWN ON STRUCT ELEVATIONS & PER SHPO NARRATIVE.
- 4.4 NEW CAST IN PLACE CONCRETE SILL THRESHOLD.
- 4.5 REMOVE LOOSE AND/OR CRACKED PARGING AS SHOWN ON STRUCT ELEVATIONS & REPAIR TO MATCH FINISH OF EXG PARGING.
- 4.6 NEW CMU INFILL. FACE FLUSH WITH EXTERIOR FACADE ADJACENT WALL. SEE STRUCTURAL DRAWINGS.
- 4.7 NEW COMPACT GRAVEL FLOOR, OVER POLYETHYLENE PLASTIC SHEATHING.
- 5. METALS**
- 5.1 NEW CONTINUOUS STEEL PIPE HANDRAIL. SEE A5.00.

- 5.2 NEW STEEL GUARDRAIL. SEE DETAILS ON SHEET A5.00.
- 5.3 NEW GALVANIZED STEEL BALCONY. SEE DETAILS & STRUCT.
- 5.4 EXISTING CAST IRON STOREFRONT COLUMNS TO REMAIN. LIGHTLY BRUSH AND PAINT.
- 6. WOOD, PLASTICS, AND COMPOSITES**
- 6.1 REPAIR DAMAGED PIECES OF WOOD STAIRS.
- A. TREADS &/OR RISERS.
 - B. BALUSTRADE.
- 6.2 NEW INTERIOR WOOD STAIR. SEE DETAILS & STRUCT.
- 6.3 NEW FLOOR FRAMING (SEE STRUCT DWGS).
- 6.4 RETAIN & REPAIR STOREFRONT ELEMENTS. MATCH EXG IF ANY REMAINS. SEE EXTERIOR ELEVATIONS.
- A. BASE.
 - B. BULKHEAD.
 - C. FRAMING.
 - D. GLAZING.
- 6.5 NEW RAKE TRIM & GUTTERBOARD TO MATCH EXISTING.
- 6.6 NOT USED.
- 6.7 NEW COLUMN PER STRUCTURAL DWGS.
- 6.8 NEW KNEEWALL (BULKHEAD) CONSTRUCTION BELOW STOREFRONT. SEE STOREFRONT DETAILS.
- 7. THERMAL AND MOISTURE PROTECTION**
- 7.1 NEW PRE-FINISHED GUTTER & DOWNSPOUT. SEE EXTERIOR ELEVATIONS. TIE INTO EXISTING SEWER SYSTEM.
- 7.2 NEW PRE-FINISHED ALUMINUM DOWNSPOUT. TIE INTO SEWER.
- 7.3 NEW PVC AT LOWER 6' OF DOWNSPOUT. PAINT TO MATCH DOWNSPOUT.
- 7.4 NEW FULLY ADHERED MEMBRANE ROOF W/ CRICKETS WHERE REQUIRED FOR POSITIVE DRAINAGE AND W/TERMINATION BARS & METAL COUNTERFLASHING. SEE ROOF DETAILS. INSULATION PER SCHEDULE.
- 7.5 NEW ROOF ACCESS HATCH. BILCO BASIS OF DESIGN. INSTALL PER MANUFS INSTRUCTS.
- 7.6 RETAIN & REPAIR ATTIC VENT. CONFIRM INSULATION CAN BE ACHIEVED W/OUT BLOCKING VENT. SEE EXT ELEVATIONS.
- 7.7 NEW ATTIC VENT.
- A. WALL VENT.
 - B. RIDGE VENT.
 - C. ROOF VENT.
- 7.8 NEW ALUM CAP @ CHIMNEY. TYP @ CHIMNEYS.

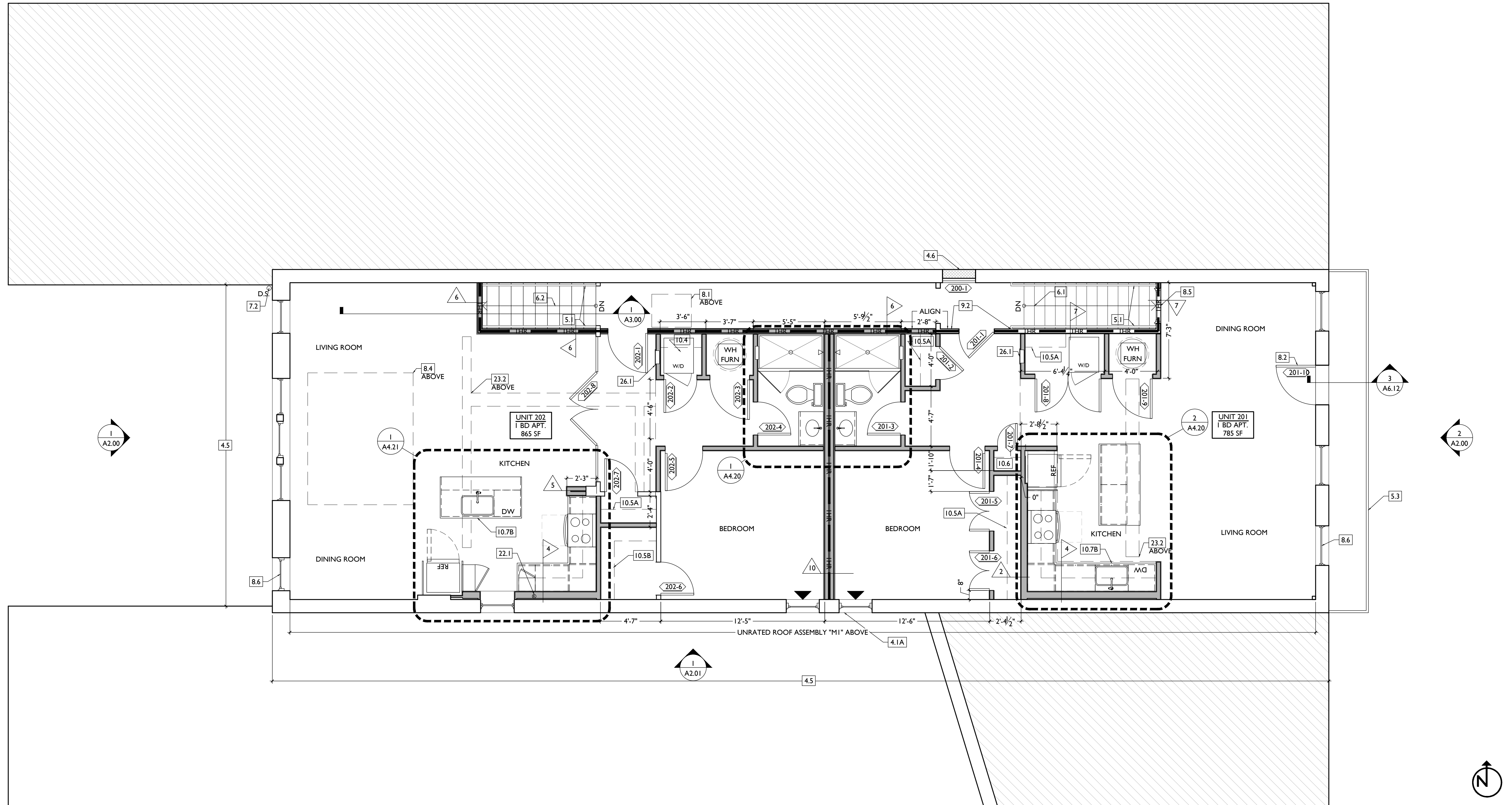
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- 7.13 NEW ROOF CURB AND CAP AT PROPERTY/ SCOPE. SEE 2/A5.00.
- 8. OPENINGS**
- 8.1 ATTIC ACCESS PANEL (22"x30" MIN.).
- 8.2 THIS DOOR IS A RELOCATED HISTORIC DOOR. SEE EXG/ DEMOLITION PLANS FOR ORIGINAL LOCATION & DOOR SCHEDULE FOR MORE INFORMATION.
- 8.3 RELOCATED HISTORIC TRIM INSTALLED IN THIS LOCATION. SEE EXG PLANS FOR ORIGINAL LOCATION.
- 8.4 NEW SKYLIGHT IN HISTORIC LOCATION. SEE DETAILS.
- 8.5 EXG INTERIOR WINDOW TO BE REPLACED. ADD FURRING ON UNIT SIDE TO MAINTAIN REQUIRED FIRE RATING. SIMILAR TO TRANSOM DETAIL. SEE A6.01.
- 8.6 NEW STOREFRONT WINDOW TYP. SEE ELEVATIONS.
- 9. FINISHES**
- 9.1 FIRE-RATING TO BE CONTINUOUS BEHIND PLUMBING/CHASE/ FURRING WALL. FIRE RATING TO BE CONTINUOUS AT INTERSECTION W/ NON-RATED WALL.
- 9.2 EXG WAINSCOT - CLEAN, REPAIR, & REPAINT.
- 9.3 PROVIDE EXTERIOR SLIP-RESISTANT CERAMIC TILE O/ WATERPROOFING BARRIER.
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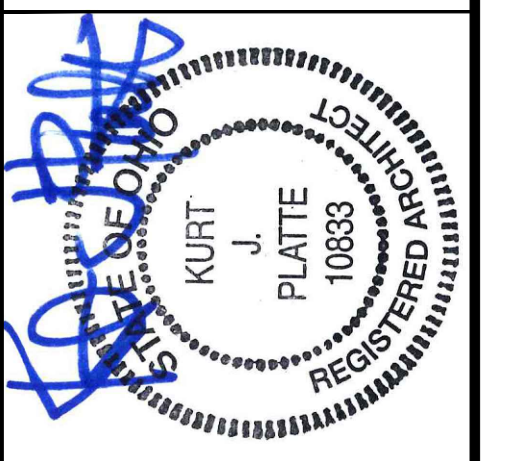
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- 32.3 LOCATION OF IRRIGATION CONTROL PANEL. SEE CIVIL.

NEW WORK GRAPHIC KEY:

- PARTITION TYPE 1 TYP. U.N.O. - SEE A6.00.
- KEYNOTE.
- EXISTING WALL.
- NEW PARTITION WALL.
- NEW MASONRY WALL.
- OBJECT OVERHEAD.
- 1-HR FIRE RATING.
- 2-HR FIRE RATING.
- NEW FLOOR & FRAMING TO MATCH ADJ. - SEE STRUCT DWGS.
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- SG OPG CONTAINS SAFETY GLAZING.
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- "X-X" ELEVATION TAG.



SCALE: 1/4" = 1'-0" PROPOSED PLAN - SECOND FLOOR 1



KURT PLATTE 10863
EXP DATE 12.31.2023

Progress Dates
05-16-2023 - BID / PERMIT

Revisions

Design Team:
TB, AM, CS
Drawn by:
TB

PROPOSED PROJECT:
RENOVATION FOR
111 W MAIN ST
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VAN WERT REDEVELOPMENT, PHASE 2

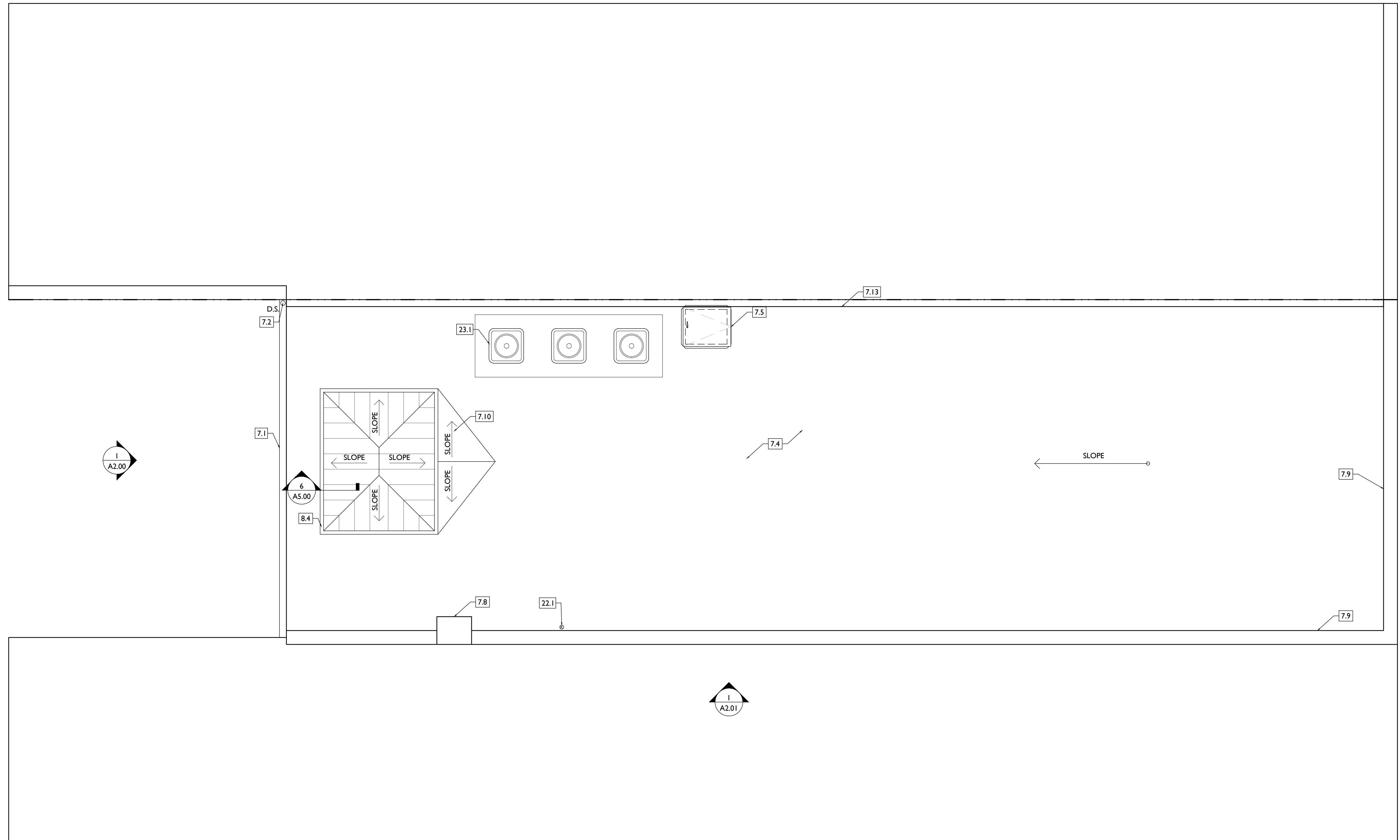
Job No: 22013 05.11.2023

A1.12

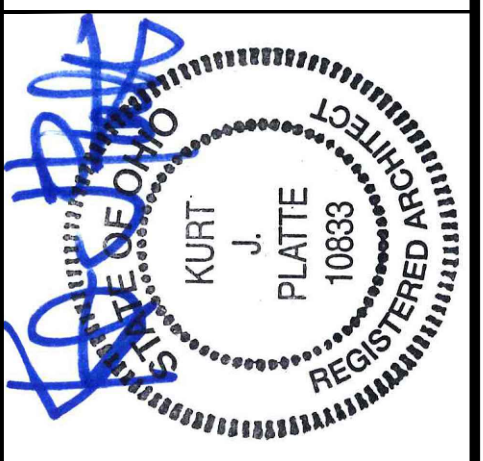
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NEW WORK PLANS & ELEVATIONS [KEYED] NOTES:		NEW WORK GRAPHIC KEY:		
<p>THIS IS A HISTORIC TAX CREDIT PROJECT. ALL WORK MUST COMPLY W/ APPROVED PART 2, INCLUDING AMENDMENTS. THESE DOCUMENTS ARE PART OF THE PROJECT CONTRACT DOCUMENTS.</p> <p>KEYED NOTES KEYED NOTES ARE CATEGORIZED FOR ORGANIZATIONAL PURPOSES ONLY. NOTES MAY REQUIRE MATERIALS OR WORK IN CATEGORIES OTHER THAN WHERE THEY OCCUR. THE CONTRACTOR IS RESPONSIBLE FOR THE WORK DESCRIBED IN ALL APPLICABLE NOTES REGARDLESS OF THE CATEGORY IN WHICH THEY OCCUR. ALL KEYED NOTES LISTED MAY NOT APPLY TO THIS SHEET.</p>		<p>PARTITION TYPE 1 TYP. U.N.O. - SEE A6.00.</p> <p>KEYNOTE</p> <p>EXISTING WALL</p> <p>NEW PARTITION WALL</p> <p>NEW MASONRY WALL</p> <p>OBJECT OVERHEAD.</p> <p>1HR 1-HR FIRE RATING.</p> <p>2HR 2-HR FIRE RATING.</p> <p>NEW FLOOR & FRAMING TO MATCH ADJ. - SEE STRUCT DWGS.</p> <p>NEW GYP BD SOFFIT/ BULKHEAD/ DROPPED CLG - SEE RCPS.</p> <p>AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE. SEE A0.01 & A6.01.</p> <p>AREA OF TUCKPOINTING - SEE ELEVS & STRUCT DWGS.</p> <p>100A DOOR TAG. SEE SCHEDULE / A6.10-13.</p> <p>A WINDOW DESIGNATION. SEE A6.20-25.</p> <p>SFA STOREFRONT DESIGNATION. SEE A6.13.</p> <p>EMERGENCY EGRESS EXIT.</p> <p>SG OPG CONTAINS SAFETY GLAZING.</p> <p>SH SINGLE HUNG OPG - UPPER SASH TO BE FIXED WITHIN 3'-0" OF EXHAUST.</p> <p>X'-X" ELEVATION TAG.</p>		
<p>3. CONCRETE</p> <p>3.1 EXG. OPENING TO BASEMENT TO BE FILLED W/ COMPACTED GRAVEL AND CAPPED W/ CONCRETE @ GRADE. SEE CIVIL DRAWINGS.</p> <p>3.2 NEW CONCRETE RAMP & STEPS. SEE CIVIL.</p> <p>3.3 NEW CONCRETE SLAB ON GRADE. SEE CIVIL DRAWINGS.</p>	<p>6. WOOD, PLASTICS, AND COMPOSITES</p> <p>6.1 REPAIR DAMAGED PIECES OF WOOD STAIRS.</p> <p>A. TREADS &/OR RISERS.</p> <p>B. BALUSTRADE.</p> <p>6.2 NEW INTERIOR WOOD STAIR. SEE DETAILS & STRUCT.</p> <p>6.3 NEW FLOOR FRAMING (SEE STRUCT DWGS).</p> <p>6.4 RETAIN & REPAIR STOREFRONT ELEMENTS. MATCH EXG IF ANY REMAINS. SEE EXTERIOR ELEVATIONS.</p> <p>A. BASE.</p> <p>B. BULKHEAD.</p> <p>C. FRAMING.</p> <p>D. GLAZING.</p> <p>6.5 NEW RAKE TRIM & GUTTERBOARD TO MATCH EXISTING.</p> <p>6.6 NOT USED.</p> <p>6.7 NEW COLUMN PER STRUCTURAL DWGS.</p> <p>6.8 NEW KNEEWALL (BULKHEAD) CONSTRUCTION BELOW STOREFRONT. SEE STOREFRONT DETAILS.</p>	<p>7.9 EXG PARAPET TO REMAIN - REPAIR & REPLACE CAPS/COPING - SEE EXTERIOR ELEVATIONS.</p> <p>7.10 NEW ROOF CRICKET FOR POSITIVE DRAINAGE - TYPICAL AT SKYLIGHTS, CHIMNEYS, ETC. SEE ROOF DETAILS.</p> <p>7.11 NOT USED.</p> <p>7.12 INSULATE FLOOR CAVITY ABOVE AND BELOW EXTERIOR RECESSED ENTRANCES. TYP. PROVIDE WATERPROOFING AT BASEMENT.</p> <p>7.13 NEW ROOF CURB AND CAP AT PROPERTY/ SCOPE. SEE 2/A5.00.</p>	<p>10.3 ENTRY SECURITY SYSTEM CALL BOX.</p> <p>10.4 VINYL LETTERS ON GLASS FOR COMMERCIAL SPACE.</p> <p>10.5 CLOSETS W/ BLOCKING AT RODS & BRACKETS. PROVIDE 12" DEEP MELAMINE SHELF AND CLOTHES ROD AT 66" AFF. TYP U.N.O.</p> <p>A. TYP. REACH-IN CLOSET.</p> <p>B. WALK-IN CLOSET.</p> <p>10.6 (5) 12" MELAMINE SHELVES ON ADJUSTABLE STANDARDS.</p> <p>10.7 FIRE EXTINGUISHER. COORDINATE FINAL LOCATION WITH LOCAL FIRE MARSHAL.</p> <p>A. SURFACE MOUNTED.</p> <p>B. IN SINK CABINET IN RESIDENTIAL UNIT. TYPICAL.</p> <p>10.8 RECESSED KEY LOCK BOX - BASIS OF DESIGN KNOXBOX 3200. INSTALL PER MANUFS INSTRUCITS. COORDINATE WITH FIRE DEPT.</p>	<p>26.2 PAINT TYPE FOR PANEL.</p> <p>26.3 NEW EXTERIOR LIGHTING. NO EXPOSED CONDUIT ON FACE OF BUILDING.</p> <p>26.4 EXG ELEC. SERVICE TO ADJ BUILDING TO REMAIN.</p> <p>26.5 NEW MASTHEAD. SEE ELECT. & CIVIL.</p> <p>26.6 NEW METER LOCATION. SEE ELECT.</p>
<p>4. MASONRY</p> <p>4.1 NEW OPENING IN EXG MASONRY WALL (SEE STRUCTURAL DWGS):</p> <p>A. PROVIDE NEW CAST STONE LINTEL.</p> <p>B. PROVIDE NEW STEEL LINTEL.</p> <p>C. REUSE EXISTING LINTEL.</p> <p>4.2 TUCKPOINT BRICK AS SHOWN ON STRUCT ELEVATIONS & PER SHPO NARRATIVE.</p> <p>4.3 REPLACE DAMAGED/MISSING BRICK AS SHOWN ON STRUCT ELEVATIONS & PER SHPO NARRATIVE.</p> <p>4.4 NEW CAST IN PLACE CONCRETE SILL THRESHOLD.</p> <p>4.5 REMOVE LOOSE AND/OR CRACKED PARGING AS SHOWN ON STRUCT ELEVATIONS & REPAIR TO MATCH FINISH OF EXG PARGING.</p> <p>4.6 NEW CMU INFILL. FACE FLUSH WITH EXTERIOR FACADE ADJACENT WALL. SEE STRUCTURAL DRAWINGS.</p> <p>4.7 NEW COMPACT GRAVEL FLOOR. OVER POLYETHYLENE PLASTIC SHEATHING.</p>	<p>7. THERMAL AND MOISTURE PROTECTION</p> <p>7.1 NEW PRE-FINISHED GUTTER & DOWNSPOUT. SEE EXTERIOR ELEVATIONS. TIE INTO EXISTING SEWER SYSTEM.</p> <p>7.2 NEW PRE-FINISHED ALUMINUM DOWNSPOUT. TIE INTO SEWER.</p> <p>7.3 NEW PVC AT LOWER 6' OF DOWNSPOUT. PAINT TO MATCH DOWNSPOUT.</p> <p>7.4 NEW FULLY ADHERED MEMBRANE ROOF W/ CRICKETS WHERE REQUIRED FOR POSITIVE DRAINAGE AND W/TERMINATION BARS & METAL COUNTERFLASHING - SEE ROOF DETAILS. INSULATION PER SCHEDULE.</p> <p>7.5 NEW ROOF ACCESS HATCH. BILCO BASIS OF DESIGN. INSTALL PER MANUFS INSTRUCITS.</p> <p>7.6 RETAIN & REPAIR ATTIC VENT. CONFIRM INSULATION CAN BE ACHIEVED W/OUT BLOCKING VENT. SEE EXT ELEVATIONS.</p> <p>7.7 NEW ATTIC VENT.</p> <p>A. WALL VENT.</p> <p>B. RIDGE VENT.</p> <p>C. ROOF VENT.</p> <p>7.8 NEW ALUM CAP @ CHIMNEY. TYP @ CHIMNEYS.</p>	<p>8. OPENINGS</p> <p>8.1 ATTIC ACCESS PANEL (22"x30" MIN.).</p> <p>8.2 THIS DOOR IS A RELOCATED HISTORIC DOOR. SEE EXG/ DEMOLITION PLANS FOR ORIGINAL LOCATION & DOOR SCHEDULE FOR MORE INFORMATION.</p> <p>8.3 RELOCATED HISTORIC TRIM INSTALLED IN THIS LOCATION. SEE EXG PLANS FOR ORIGINAL LOCATION.</p> <p>8.4 NEW SKYLIGHT IN HISTORIC LOCATION. SEE DETAILS.</p> <p>8.5 EXG INTERIOR WINDOW TO BE REPLACED. ADD FURRING ON UNIT SIDE TO MAINTAIN REQUIRED FIRE RATING. SIMILAR TO TRANSOM DETAIL. SEE A6.01.</p> <p>8.6 NEW STOREFRONT WINDOW TYP. SEE ELEVATIONS.</p>	<p>21. FIRE SUPPRESSION</p> <p>21.1 PROVIDE PIPE IN WALL FRAMING FOR VAPOR MITIGATION RISER. AS REQUIRED BY OWNER'S CONSULTANT. RISER TO EXTEND FROM BASEMENT TO ATTIC. SEE CONSULTANT DESIGN FOR LOCATIONS OF RISERS. COORDINATE WITH PLUMBING.</p> <p>21.2 PLUMBING CHASE (OR WALL) - VERIFY LOCATIONS IN FIELD TO ALIGN CONCEALMENT BETWEEN FLOORS.</p> <p>21.3 HOSE BIB LOCATION. SEE PLUMBING.</p>	<p>32. EXTERIOR IMPROVEMENTS</p> <p>32.1 NEW DUMPSTER SCREEN PER CIVIL ENGLANDSCAPE ARCH DWGS.</p> <p>32.2 NEW LANDSCAPING PER CIVIL ENGLANDSCAPE ARCH DWGS.</p> <p>32.3 LOCATION OF IRRIGATION CONTROL PANEL. SEE CIVIL.</p>
<p>5. METALS</p> <p>5.1 NEW CONTINUOUS STEEL PIPE HANDRAIL. SEE A5.00.</p>	<p>9. FINISHES</p> <p>9.1 FIRE-RATING TO BE CONTINUOUS BEHIND PLUMBING/CHASE/ FURRING WALL. FIRE RATING TO BE CONTINUOUS AT INTERSECTION W/ NON-RATED WALL.</p> <p>9.2 EXG WAINSCOT - CLEAN, REPAIR, & REPAINT.</p> <p>9.3 PROVIDE EXTERIOR SLIP-RESISTANT CERAMIC TILE O/ WATERPROOFING BARRIER.</p> <p>9.4 EXG HISTORIC TILE TO REMAIN. PATCH / REPAIR AS REQ.</p> <p>9.5 FIRE-RATING TO BE CONTINUOUS @ UNDERSIDE OF STAIR. SIM TO FIG TYPE "A" A6.00.</p> <p>9.6 EXISTING SUBFLOOR TO BE SANDED, STAINED AND SEALED.</p> <p>9.7 EXTERIOR BRICK TO BE BRUSHED & LIGHTLY PRESSURE WASHED & PAINTED. SEE A8.00 FOR SPECS.</p>	<p>22. PLUMBING</p> <p>22.1 PROVIDE PIPE IN WALL FRAMING FOR VAPOR MITIGATION RISER. AS REQUIRED BY OWNER'S CONSULTANT. RISER TO EXTEND FROM BASEMENT TO ATTIC. SEE CONSULTANT DESIGN FOR LOCATIONS OF RISERS. COORDINATE WITH PLUMBING.</p> <p>22.2 PLUMBING CHASE (OR WALL) - VERIFY LOCATIONS IN FIELD TO ALIGN CONCEALMENT BETWEEN FLOORS.</p> <p>22.3 HOSE BIB LOCATION. SEE PLUMBING.</p>	<p>23. HEATING, VENTILATING, AND AIR CONDITIONING</p> <p>23.1 MECHANICAL UNITS - WALKING PADS TO & AROUND EQUIPMENT. GUARDRAIL REQUIRED IF EQUIPMENT <10' FROM ROOF EDGE. PROVIDE OVER-FRAMED PLATFORM PER 1/A5.00. SEE HVAC & STRUCTURAL DWGS.</p> <p>23.2 EXPOSED DUCT WORK. MUST MEET OHPD PART 2 DESCRIPTIONS. COORD W/ MEP DWGS.</p> <p>23.3 WALL CAVITY FOR EXHAUST DUCT - COORDINATE W/ MECHANICAL DWGS.</p> <p>23.4 PROVIDE TRANSFER GRILL ABOVE DOOR FOR LAUNDRY VENTILATION. SEE MECHANICAL DWGS.</p> <p>23.5 INTAKE / EXHAUST LOUVER. SEE MECH.</p>	<p>26. ELECTRICAL</p> <p>26.1 ELECTRIC PANEL RECESSED IN WALL W/ 30"W X 36"D CLEAR IN FRONT. PAINT TO MATCH ADJACENT WALL W APPROPRIATE</p>



SCALE: 1/4" = 1'-0" PROPOSED PLAN - ROOF 1



KURT PLATTE 10663
EXP DATE 12.31.2023

Progress Dates
05-16-2023 - BID / PERMIT

Revisions

Design Team:
TB, AM, CS
Drawn by:
TB

PROPOSED PROJECT:
RENOVATION FOR
111 W MAIN ST
VAN WERT, OH 45891
VAN WERT REDEVELOPMENT, PHASE 2

Job No: 22013 05.11.2023

A1.13

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SYMBOL	FIXTURE TYPE	REMARKS
SM1	SURFACE MOUNT LED CAN LIGHT	SM1 - GENERAL LIGHTS. PROVIDE DIMMERS IN RESIDENTIAL UNITS.
SM2		SM2 - ALWAYS ON, TYPICAL IN COMMON STAIRHALLS.
SM3		SM3 - DAMP RATED, TYPICAL IN SHOWERS.
SM4		SM4 - EXTERIOR LIGHT AT COMMERCIAL ENTRIES, DAMP RATED.
V1 V2 V3	WALL MOUNT VANITY LIGHT	V1 - TYPICAL OVER BATHROOM VANITIES IN TYPICAL RESIDENTIAL UNITS.
		V2 - TYPICAL OVER BATHROOM VANITIES IN LUXURY LOFTS.
		V3 - TYPICAL IN COMMERCIAL TURNKEY BATHROOMS.
FI	CEILING FAN WITH LIGHT	DIMMABLE, TYPICAL IN BEDROOMS AND LIVING ROOMS.
FL1	SURFACE MOUNT UTILITY FIXTURE	TYPICAL IN BASEMENTS
TL1	SURFACE MOUNT TRACK LIGHT	DIMMABLE, TYPICAL IN COMMERCIAL TURNKEY SPACES AND IN LOBBIES
EL1	WALL MOUNT EXTERIOR LIGHT	EXTERIOR ARCHITECTURAL UP-DOWN LIGHT
EL2	WALL MOUNT EXTERIOR LIGHT	EXTERIOR ARCHITECTURAL GOOSENECK LIGHT

SYMBOL	FIXTURE TYPE	REMARKS
EL3	WALL MOUNT EXTERIOR LIGHT	EXTERIOR ARCHITECTURAL CORNICE LIGHT
EPI	SURFACE MOUNT EXTERIOR PENDANT	EXTERIOR PENDANT LIGHT
P1 P2	SURFACE MOUNT PENDANT	TYPICAL IN RESIDENTIAL LOBBIES.
P3 P4		P3 - TYPICAL OVER ISLANDS IN TYPICAL RESIDENTIAL UNITS. P4 - TYPICAL OVER ISLANDS IN LUXURY LOFTS.
P5	SURFACE MOUNT PENDANT	TYPICAL IN COMMERCIAL SPACES
UC	UNDER CABINET LIGHT	TYPICAL IN RESIDENTIAL KITCHENS
EF	BATHROOM VENT	TYPICAL BATHROOM EXHAUST FAN/VENT
ES	EMERGENCY EGRESS LIGHT	EMERGENCY EGRESS EXIT SIGN - SEE ELECTRICAL DRAWINGS
ESL	EMERGENCY EGRESS LIGHT	EMERGENCY EGRESS EXIT SIGN W/ LIGHTS - SEE ELECTRICAL DRAWINGS

SYMBOL	FIXTURE TYPE	REMARKS
RH1	EMERGENCY EGRESS LIGHT	LED REMOTE HEAD EMERGENCY EGRESS LIGHT- SEE ELECTRICAL DRAWINGS
EL	EMERGENCY EGRESS LIGHT	EMERGENCY EGRESS LIGHT WALL PACK- SEE ELECTRICAL DRAWINGS
CA1	SECURITY CAMERA	WALL/CEILING MOUNTED SECURITY CAMERA BY SECURITY COMPANY

REFLECTED CEILING PLAN GENERAL NOTES:

A. NOTE: THIS IS A HISTORIC TAX CREDIT PROJECT. ALL WORK MUST COMPLY W/ APPROVED. PART 2, INCLUDING AMENDMENTS. NO HISTORIC ELEMENTS SHALL BE REMOVED/MODIFIED UNLESS SPECIFICALLY INDICATED IN ARCH DWGS.

B. IF A FIXTURE APPEARS TO BE CENTERED IN A SPACE, THEN CENTER IT.

C. LOWERED CEILINGS AND SOFFITS SHALL BE 8'-0" HIGH A.F.F., U.N.O.

D. CLG HTS AT EXG FLOORS ARE TO BE W.F.

E. ALL CEILING FINISHES IN OCCUPIED SPACES TO BE SMOOTH PAINTED DRYWALL U.N.O. SEE FINISH SCHEDULE FOR PAINT COLORS.

F. BASEMENTS & UNOCCUPIED ATTICS TO HAVE EXPOSED JOISTS - NO FINISH CLGS U.N.O.

G. ALL SOFFITS OVER KITCHEN CABINETS TO BE 8'-0" AFF AND 2'-1 1/2" WIDE MINIMUM.

H. PROVIDE UNDER-CABINET LIGHTING BENEATH ALL UPPER KITCHEN CABINETS IN RESIDENTIAL UNITS. SEE ELEC DWGS.

I. SEE EXTERIOR ELEVATIONS FOR MOUNTING HEIGHTS OF EXTERIOR LIGHTS.

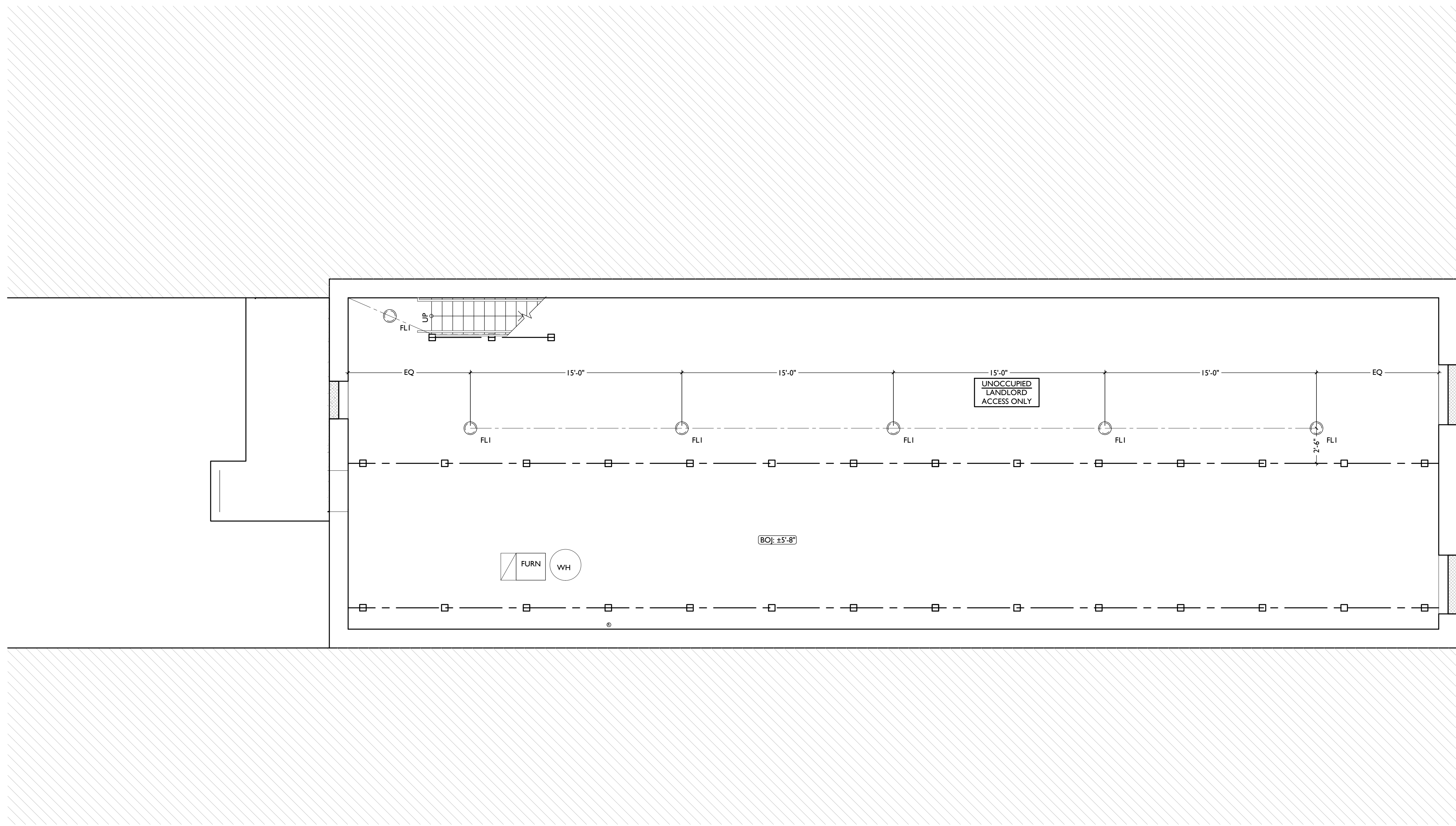
J. FIXTURES SHOWN ON THIS PLAN ARE FOR DESIGN INTENT AND LOCATION ONLY. SEE ELECTRICAL DRAWINGS FOR FIXTURE SPECIFICATIONS.

K. REFER TO ELECTRICAL DRAWINGS FOR EXIT SIGN, EMERGENCY LIGHT, AND SMOKE DETECTOR LOCATIONS AND SPECIFICATIONS.

L. ANY FIXTURES LOCATED IN AREAS WITH REMAINING HISTORIC TIN CEILINGS SHOULD BE CENTERED ON THE CEILING TILES, RATHER THAN PERFECTLY CENTERED IN THE SPACE. ADJUST THE GRID PLACEMENT/DIMENSIONS BY A FEW INCHES AS REQUIRED TO ACCOMMODATE THIS.

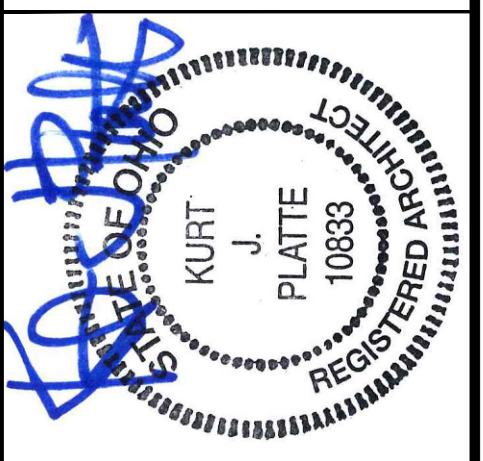
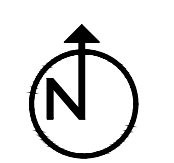
M. IF LIGHTING PLACEMENT CONFLICTS WITH EXISTING FRAMING LOCATIONS, NOTIFY ARCHITECT.

SYMBOL	REMARKS
CH: 8'-0"	CEILING HEIGHT TAG (TYP 8'-0" U.N.O.)
[Hatched Box]	TYP. CLG U.N.O.: REMOVE ANY EXG PLASTER. INSTALL NEW GYP BD AT HISTORIC CLG HEIGHT. SEE A6.00 FOR FLOOR/CEILING ASSEMBLIES
[Dotted Box]	SOFFIT/LOWERED GYP BD CEILING
[Hatched Box]	AREA OF ATYPICAL FIRE-RATING. SEE PLANS & SHEET A0.01
(NL)	DENOTES NIGHT LIGHT FIXTURE
(OS)	DENOTES OCCUPANCY SENSOR - COORDINATE WITH ELECTRICAL
SD	COMBO SMOKE/CARBON MONOXIDE DETECTOR- IONIZATION (TYP BEDROOMS)
SDP	PHOTOELECTRIC
[Circle with Center]	CENTER ON ARCHITECTURAL FEATURE
[Thick Line]	STRUCTURAL MEMBER - SEE STRUCTURAL DWGS
[Thin Line]	IHR FIRE RATING



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

REFLECTED CEILING PLAN - BASEMENT



KURT PLATTE 10833
EXP DATE 12.31.2023

Progress Dates
05-16-2023 - BID / PERMIT

Revisions

Design Team:
TB, AM, CS
Drawn by:
TB

PROPOSED PROJECT:
RENOVATION FOR
111 W MAIN ST
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VAN WERT REDEVELOPMENT, PHASE 2

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A1.20

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REFLECTED CEILING PLAN FIXTURE LEGEND:			REFLECTED CEILING PLAN GENERAL NOTES:			REFLECTED CEILING PLAN GRAPHIC KEY:		
SYMBOL	FIXTURE TYPE	REMARKS	SYMBOL	FIXTURE TYPE	REMARKS	SYMBOL	FIXTURE TYPE	REMARKS
SM1	SURFACE MOUNT LED CAN LIGHT	SM1 - GENERAL LIGHTS. PROVIDE DIMMERS IN RESIDENTIAL UNITS.	EL3	WALL MOUNT EXTERIOR LIGHT	EXTERIOR ARCHITECTURAL CORNICE LIGHT	CH: 8'-0"	CEILING HEIGHT TAG (TYP 8'-0" U.N.O.)	
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SM3		SM3 - DAMP RATED, TYPICAL IN SHOWERS.	P1	SURFACE MOUNT PENDANT	TYPICAL IN RESIDENTIAL LOBBIES.	[Symbol]	SOFFIT/LOWERED GYP BD CEILING	
SM4		SM4 - EXTERIOR LIGHT AT COMMERCIAL ENTRIES, DAMP RATED.	P2			[Symbol]	AREA OF ATYPICAL FIRE-RATING. SEE PLANS & SHEET A0.01	
V1	WALL MOUNT VANITY LIGHT	V1 - TYPICAL OVER BATHROOM VANITIES IN TYPICAL RESIDENTIAL UNITS.	P3	SURFACE MOUNT PENDANT	P3 - TYPICAL OVER ISLANDS IN TYPICAL RESIDENTIAL UNITS.	(NL)	DENOTES NIGHT LIGHT FIXTURE	
V2		V2 - TYPICAL OVER BATHROOM VANITIES IN LUXURY LOFTS.	P4	SURFACE MOUNT PENDANT	P4 - TYPICAL OVER ISLANDS IN LUXURY LOFTS.	(OS)	DENOTES OCCUPANCY SENSOR - COORDINATE WITH ELECTRICAL	
V3		V3 - TYPICAL IN COMMERCIAL TURNKEY BATHROOMS.	P5	SURFACE MOUNT PENDANT	TYPICAL IN COMMERCIAL SPACES	SD	COMBO SMOKE/CARBON MONOXIDE DETECTOR- IONIZATION (TYP BEDROOMS)	
FI	CEILING FAN WITH LIGHT	DIMMABLE, TYPICAL IN BEDROOMS AND LIVING ROOMS.	UC	UNDER CABINET LIGHT	TYPICAL IN RESIDENTIAL KITCHENS	SDP	PHOTOELECTRIC	
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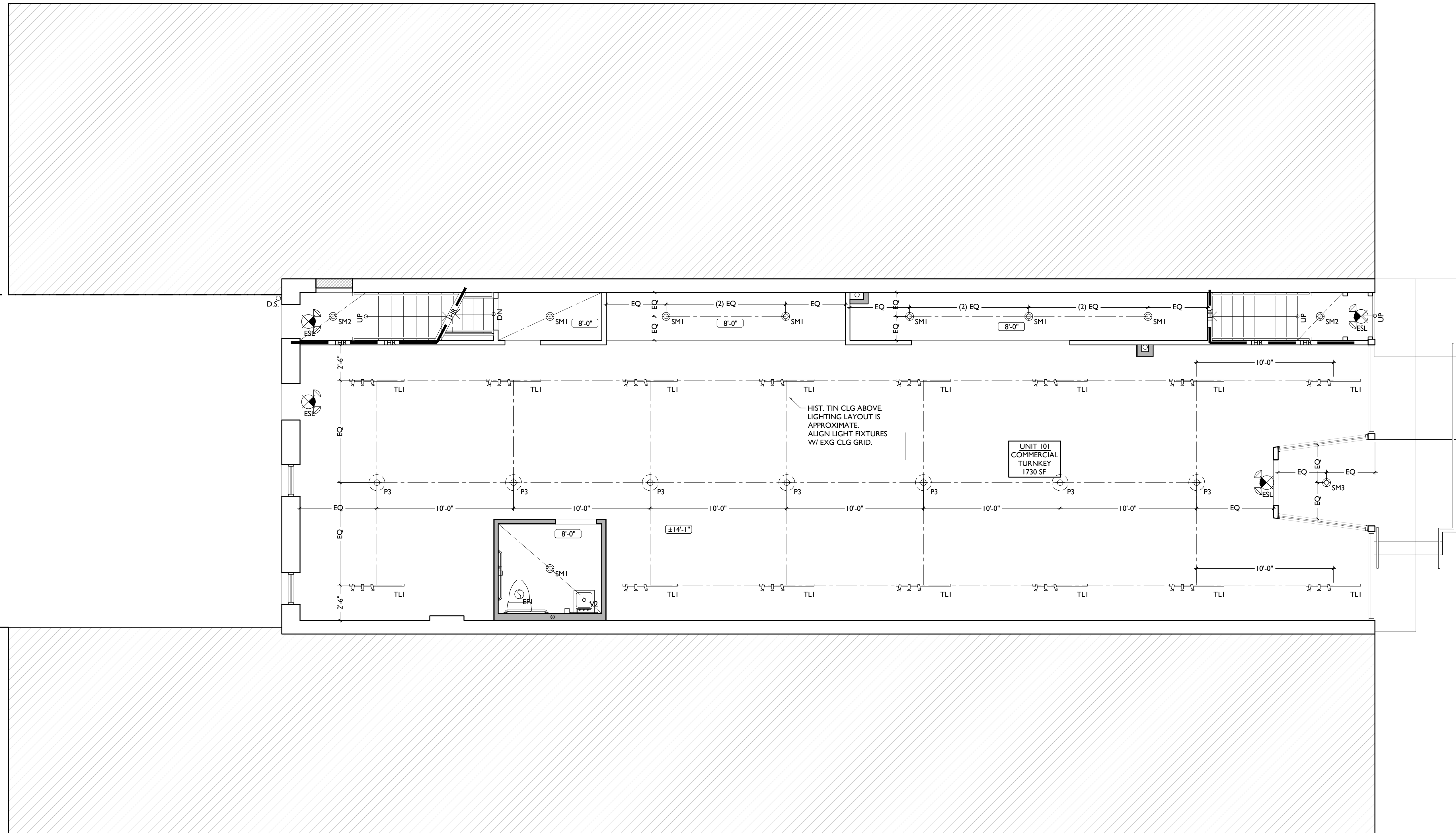
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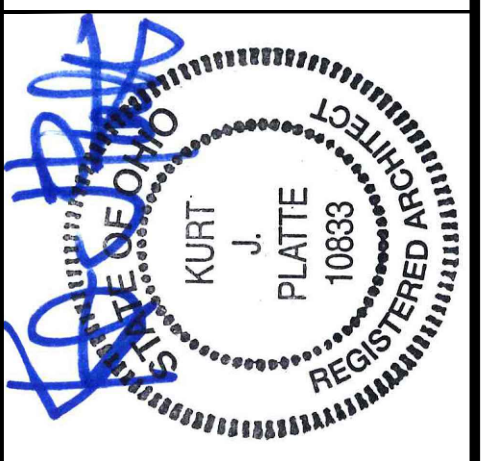
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SCALE: 1/4" = 1'-0" REFLECTED CEILING PLAN - FIRST FLOOR | 1



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Revisions

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Drawn by:
TB

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VAN WERT REDEVELOPMENT, PHASE 2

Job No: 22013 05.11.2023

AI.21

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SM3		SM3 - DAMP RATED, TYPICAL IN SHOWERS.
SM4		SM4 - EXTERIOR LIGHT AT COMMERCIAL ENTRIES, DAMP RATED.
V1	WALL MOUNT VANITY LIGHT	V1 - TYPICAL OVER BATHROOM VANITIES IN TYPICAL RESIDENTIAL UNITS.
V2		V2 - TYPICAL OVER BATHROOM VANITIES IN LUXURY LOFTS.
V3		V3 - TYPICAL IN COMMERCIAL TURNKEY BATHROOMS.
FI	CEILING FAN WITH LIGHT	DIMMABLE, TYPICAL IN BEDROOMS AND LIVING ROOMS.
FL1	SURFACE MOUNT UTILITY FIXTURE	TYPICAL IN BASEMENTS
TL1	SURFACE MOUNT TRACK LIGHT	DIMMABLE, TYPICAL IN COMMERCIAL TURNKEY SPACES AND IN LOBBIES
EL1	WALL MOUNT EXTERIOR LIGHT	EXTERIOR ARCHITECTURAL UP-DOWN LIGHT
EL2	WALL MOUNT EXTERIOR LIGHT	EXTERIOR ARCHITECTURAL GOOSENECK LIGHT

REFLECTED CEILING PLAN FIXTURE LEGEND:

SYMBOL	FIXTURE TYPE	REMARKS
EL3	WALL MOUNT EXTERIOR LIGHT	EXTERIOR ARCHITECTURAL CORNICE LIGHT
EPI	SURFACE MOUNT EXTERIOR PENDANT	EXTERIOR PENDANT LIGHT
P1	SURFACE MOUNT PENDANT	TYPICAL IN RESIDENTIAL LOBBIES.
P2		
P3	SURFACE MOUNT PENDANT	P3 - TYPICAL OVER ISLANDS IN TYPICAL RESIDENTIAL UNITS.
P4	SURFACE MOUNT PENDANT	P4 - TYPICAL OVER ISLANDS IN LUXURY LOFTS.
P5	SURFACE MOUNT PENDANT	TYPICAL IN COMMERCIAL SPACES
UC	UNDER CABINET LIGHT	TYPICAL IN RESIDENTIAL KITCHENS
EF	BATHROOM VENT	TYPICAL BATHROOM EXHAUST FAN/VENT
ES	EMERGENCY EGRESS LIGHT	EMERGENCY EGRESS EXIT SIGN - SEE ELECTRICAL DRAWINGS
ESL	EMERGENCY EGRESS LIGHT	EMERGENCY EGRESS EXIT SIGN W/ LIGHTS - SEE ELECTRICAL DRAWINGS

SYMBOL	FIXTURE TYPE	REMARKS
RH1	EMERGENCY EGRESS LIGHT	LED REMOTE HEAD EMERGENCY EGRESS LIGHT- SEE ELECTRICAL DRAWINGS
EL	EMERGENCY EGRESS LIGHT	EMERGENCY EGRESS LIGHT WALL PACK- SEE ELECTRICAL DRAWINGS
CA1	SECURITY CAMERA	WALL/CEILING MOUNTED SECURITY CAMERA BY SECURITY COMPANY

REFLECTED CEILING PLAN GENERAL NOTES:

A. NOTE: THIS IS A HISTORIC TAX CREDIT PROJECT. ALL WORK MUST COMPLY W/ APPROVED. PART 2, INCLUDING AMENDMENTS. NO HISTORIC ELEMENTS SHALL BE REMOVED/MODIFIED UNLESS SPECIFICALLY INDICATED IN ARCH DWGS.

B. IF A FIXTURE APPEARS TO BE CENTERED IN A SPACE, THEN CENTER IT.

C. LOWERED CEILINGS AND SOFFITS SHALL BE 8'-0" HIGH A.F.F., U.N.O.

D. CLG HTS AT EXG FLOORS ARE TO BE V.I.F.

E. ALL CEILING FINISHES IN OCCUPIED SPACES TO BE SMOOTH PAINTED DRYWALL U.N.O. SEE FINISH SCHEDULE FOR PAINT COLORS.

F. BASEMENTS & UNOCCUPIED ATTICS TO HAVE EXPOSED JOISTS - NO FINISH CLGS U.N.O.

G. ALL SOFFITS OVER KITCHEN CABINETS TO BE 8'-0" AFF AND 2'-1 1/2" WIDE MINIMUM.

H. PROVIDE UNDER-CABINET LIGHTING BENEATH ALL UPPER KITCHEN CABINETS IN RESIDENTIAL UNITS. SEE ELEC DWGS.

I. SEE EXTERIOR ELEVATIONS FOR MOUNTING HEIGHTS OF EXTERIOR LIGHTS.

J. FIXTURES SHOWN ON THIS PLAN ARE FOR DESIGN INTENT AND LOCATION ONLY. SEE ELECTRICAL DRAWINGS FOR FIXTURE SPECIFICATIONS.

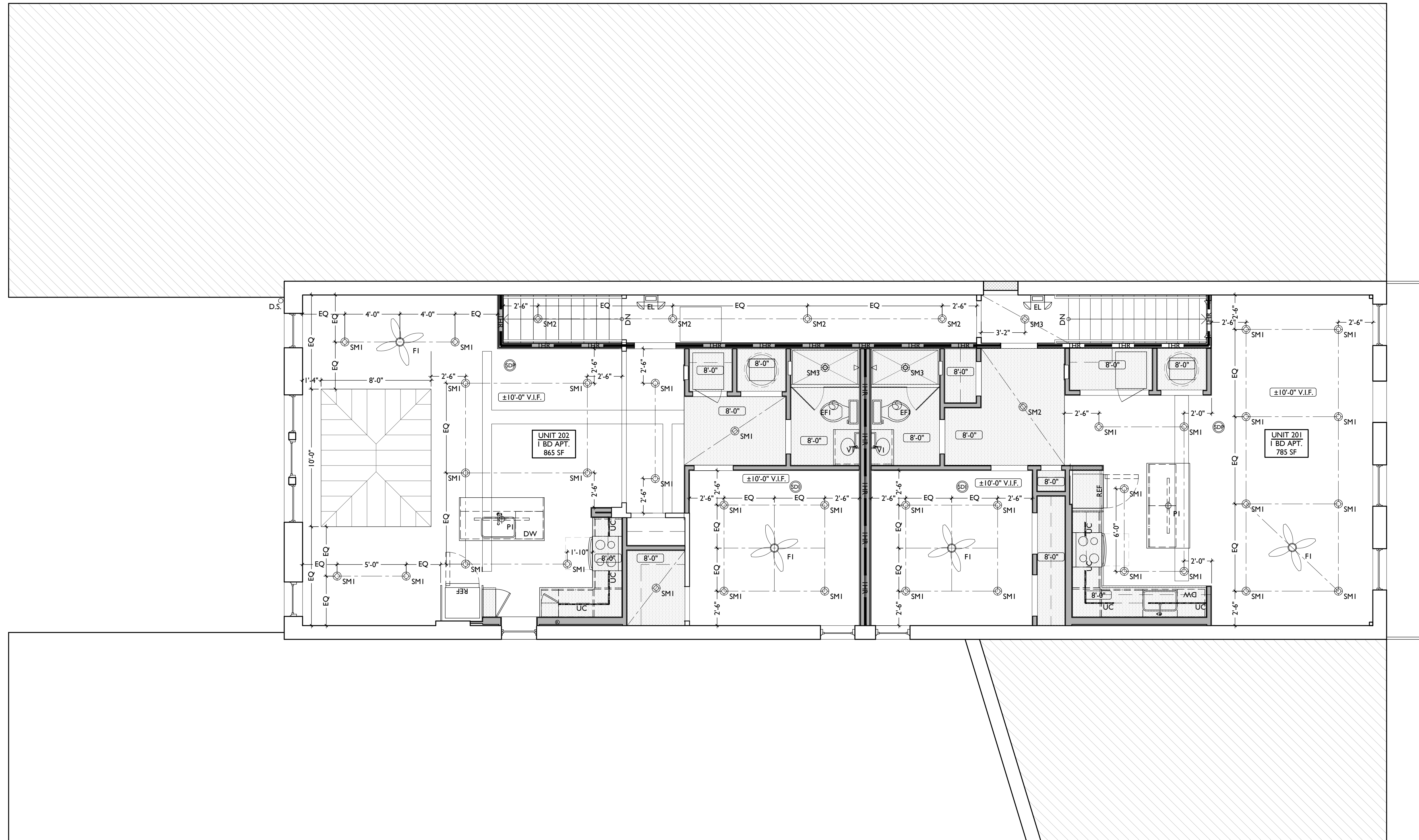
K. REFER TO ELECTRICAL DRAWINGS FOR EXIT SIGN, EMERGENCY LIGHT, AND SMOKE DETECTOR LOCATIONS AND SPECIFICATIONS.

L. ANY FIXTURES LOCATED IN AREAS WITH REMAINING HISTORIC TIN CEILINGS SHOULD BE CENTERED ON THE CEILING TILES, RATHER THAN PERFECTLY CENTERED IN THE SPACE. ADJUST THE GRID PLACEMENT/DIMENSIONS BY A FEW INCHES AS REQUIRED TO ACCOMMODATE THIS.

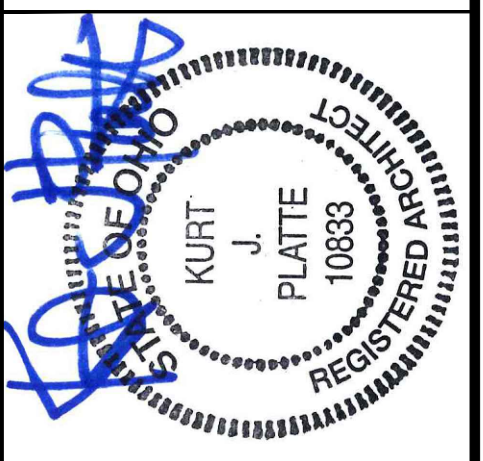
M. IF LIGHTING PLACEMENT CONFLICTS WITH EXISTING FRAMING LOCATIONS, NOTIFY ARCHITECT.

REFLECTED CEILING PLAN GRAPHIC KEY:

CH: 8'-0"	CEILING HEIGHT TAG (TYP 8'-0" U.N.O.)
[Symbol]	TYP. CLG U.N.O.: REMOVE ANY EXG PLASTER. INSTALL NEW GYP BD AT HISTORIC CLG HEIGHT. SEE A6.00 FOR FLOOR/CEILING ASSEMBLIES
[Symbol]	SOFFIT/LOWERED GYP BD CEILING
[Symbol]	AREA OF ATYPICAL FIRE-RATING. SEE PLANS & SHEET A0.01
(NL)	DENOTES NIGHT LIGHT FIXTURE
(OS)	DENOTES OCCUPANCY SENSOR - COORDINATE WITH ELECTRICAL
[Symbol]	COMBO SMOKE/CARBON MONOXIDE DETECTOR- IONIZATION (TYP BEDROOMS)
[Symbol]	PHOTOELECTRIC
[Symbol]	CENTER ON ARCHITECTURAL FEATURE
[Symbol]	STRUCTURAL MEMBER - SEE STRUCTURAL DWGS
[Symbol]	IHR FIRE RATING



SCALE: 1/4" = 1'-0" REFLECTED CEILING PLAN - SECOND FLOOR |



KURT PLATTE 10833
EXP DATE 12.31.2023

Progress Dates
05-16-2023 - BID / PERMIT

Revisions

Design Team:
TB, AM, CS
Drawn by:
TB

PROPOSED PROJECT:
RENOVATION FOR
111 W MAIN ST
VAN WERT, OH 45891
VAN WERT REDEVELOPMENT, PHASE 2

Job No: 22013 05.11.2023

A1.22

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THIS IS A HISTORIC TAX CREDIT PROJECT. ALL WORK MUST COMPLY W/ APPROVED PART 2, INCLUDING AMENDMENTS. THESE DOCUMENTS ARE PART OF THE PROJECT CONTRACT DOCUMENTS.

KEYED NOTES
KEYED NOTES ARE CATEGORIZED FOR ORGANIZATIONAL PURPOSES ONLY. NOTES MAY REQUIRE MATERIALS OR WORK IN CATEGORIES OTHER THAN WHERE THEY OCCUR. THE CONTRACTOR IS RESPONSIBLE FOR THE WORK DESCRIBED IN ALL APPLICABLE NOTES REGARDLESS OF THE CATEGORY IN WHICH THEY OCCUR.
ALL KEYED NOTES LISTED MAY NOT APPLY TO THIS SHEET.

3. CONCRETE
3.1 EXG. OPENING TO BASEMENT TO BE FILLED W/ COMPACTED GRAVEL AND CAPPED W/ CONCRETE @ GRADE. SEE CIVIL DRAWINGS.
3.2 NEW CONCRETE RAMP & STEPS. SEE CIVIL.
3.3 NEW CONCRETE SLAB ON GRADE. SEE CIVIL DRAWINGS.

4. MASONRY
4.1 NEW OPENING IN EXG MASONRY WALL (SEE STRUCTURAL DWGS):
A. PROVIDE NEW CAST STONE LINTEL.
B. PROVIDE NEW STEEL LINTEL.
C. REUSE EXISTING LINTEL.
4.2 TUCKPOINT BRICK AS SHOWN ON STRUCT ELEVATIONS & PER SHPO NARRATIVE.
4.3 REPLACE DAMAGED/MISSING BRICK AS SHOWN ON STRUCT ELEVATIONS & PER SHPO NARRATIVE.
4.4 NEW CAST IN PLACE CONCRETE SILL THRESHOLD.
4.5 REMOVE LOOSE AND/OR CRACKED PARGING AS SHOWN ON STRUCT ELEVATIONS & REPAIR TO MATCH FINISH OF EXG PARGING.
4.6 NEW CMU INFILL. FACE FLUSH WITH EXTERIOR FACADE ADJACENT WALL. SEE STRUCTURAL DRAWINGS.
4.7 NEW COMPACT GRAVEL FLOOR. OVER POLYETHYLENE PLASTIC SHEATHING.

5. METALS
5.1 NEW CONTINUOUS STEEL PIPE HANDRAIL. SEE A5.00.

5.2 NEW STEEL GUARDRAIL. SEE DETAILS ON SHEET A5.00.
5.3 NEW GALVANIZED STEEL BALCONY. SEE DETAILS & STRUCT.
5.4 EXISTING CAST IRON STOREFRONT COLUMNS TO REMAIN. LIGHTLY BRUSH AND PAINT.

6. WOOD, PLASTICS, AND COMPOSITES
6.1 REPAIR DAMAGED PIECES OF WOOD STAIRS.
A. TREADS &/OR RISERS.
B. BALUSTRADE.
6.2 NEW INTERIOR WOOD STAIR. SEE DETAILS & STRUCT.
6.3 NEW FLOOR FRAMING (SEE STRUCT DWGS).
6.4 RETAIN & REPAIR STOREFRONT ELEMENTS. MATCH EXG IF ANY REMAINS. SEE EXTERIOR ELEVATIONS.
A. BASE.
B. BULKHEAD.
C. FRAMING.
D. GLAZING.
6.5 NEW RAKE TRIM & GUTTERBOARD TO MATCH EXISTING.
6.6 NOT USED.
6.7 NEW COLUMN PER STRUCTURAL DWGS.
6.8 NEW KNEEWALL (BULKHEAD) CONSTRUCTION BELOW STOREFRONT. SEE STOREFRONT DETAILS.

7. THERMAL AND MOISTURE PROTECTION
7.1 NEW PRE-FINISHED GUTTER & DOWNSPOUT. SEE EXTERIOR ELEVATIONS. TIE INTO EXISTING SEWER SYSTEM.
7.2 NEW PRE-FINISHED ALUMINUM DOWNSPOUT. TIE INTO SEWER.
7.3 NEW PVC AT LOWER 6' OF DOWNSPOUT. PAINT TO MATCH DOWNSPOUT.
7.4 NEW FULLY ADHERED MEMBRANE ROOF W/ CRICKETS WHERE REQUIRED FOR POSITIVE DRAINAGE AND W/TERMINATION BARS & METAL COUNTERFLASHING - SEE ROOF DETAILS. INSULATION PER SCHEDULE.
7.5 NEW ROOF ACCESS HATCH. BILCO BASIS OF DESIGN. INSTALL PER MANUFS INSTRUCTS.
7.6 RETAIN & REPAIR ATTIC VENT. CONFIRM INSULATION CAN BE ACHIEVED W/O UT BLOCKING VENT. SEE EXT ELEVATIONS.
7.7 NEW ATTIC VENT.
A. WALL VENT.
B. RIDGE VENT.
C. ROOF VENT.
7.8 NEW ALUM CAP @ CHIMNEY. TYP @ CHIMNEYS.

8. OPENINGS
8.1 ATTIC ACCESS PANEL (22"x30" MIN.).
8.2 THIS DOOR IS A RELOCATED HISTORIC DOOR. SEE EXG/ DEMOLITION PLANS FOR ORIGINAL LOCATION & DOOR SCHEDULE FOR MORE INFORMATION.
8.3 RELOCATED HISTORIC TRIM INSTALLED IN THIS LOCATION. SEE EXG PLANS FOR ORIGINAL LOCATION.
8.4 NEW SKYLIGHT IN HISTORIC LOCATION. SEE DETAILS.
8.5 EXG INTERIOR WINDOW TO BE REPLACED. ADD FURRING ON UNIT SIDE TO MAINTAIN REQUIRED FIRE RATING. SIMILAR TO TRANSOM DETAIL. SEE A6.01.
8.6 NEW STOREFRONT WINDOW TYP. SEE ELEVATIONS.

9. FINISHES
9.1 FIRE-RATING TO BE CONTINUOUS BEHIND PLUMBING/CHASE/ FURRING WALL. FIRE RATING TO BE CONTINUOUS AT INTERSECTION W/ NON-RATED WALL.
9.2 EXG WAINSCOT - CLEAN, REPAIR, & REPAINT.
9.3 PROVIDE EXTERIOR SLIP-RESISTANT CERAMIC TILE O/ WATERPROOFING BARRIER.
9.4 EXG HISTORIC TILE TO REMAIN. PATCH / REPAIR AS REQ.
9.5 FIRE-RATING TO BE CONTINUOUS @ UNDERSIDE OF STAIR. SIM TO FIG TYPE "A" A6.00.
9.6 EXISTING SUBFLOOR TO BE SANDED, STAINED AND SEALED EXTERIOR BRICK TO BE BRUSHED & LIGHTLY PRESSURE WASHED & PAINTED. SEE A8.00 FOR SPECS.
9.7

10. SPECIALTIES
10.1 LOCKABLE & RECESSED MAILBOXES. BOXES TO MEET USPS-4C STANDARDS & ACCESSIBILITY REQUIREMENTS. PROVIDE CONT.
10.2 SURFACE MOUNTED MAILBOXES.

NEW WORK PLANS & ELEVATIONS [KEYED] NOTES:

10.3 ENTRY SECURITY SYSTEM CALL BOX.
10.4 W/INT. LETTERS ON GLASS FOR COMMERCIAL SPACE.
10.5 CLOSETS W/ BLOCKING AT RODS & BRACKETS. PROVIDE 12" DEEP MELAMINE SHELF AND CLOTHES ROD AT 66" AFF. TYP U.N.O.
10.6 (5) 12" MELAMINE SHELVES ON ADJUSTABLE STANDARDS.
10.7 FIRE EXTINGUISHER. COORDINATE FINAL LOCATION WITH LOCAL FIRE MARSHAL.
A. SURFACE MOUNTED.
B. IN SINK CABINET IN RESIDENTIAL UNIT. TYPICAL.
10.8 RECESSED KEY LOCK BOX - BASIS OF DESIGN KNOXBOX 3200. INSTALL PER MANUFS INSTRUCTS. COORDINATE WITH FIRE DEPT.

21. FIRE SUPPRESSION
21.1

22. PLUMBING
22.1 PROVIDE PIPE IN WALL FRAMING FOR VAPOR MITIGATION RISER. AS REQUIRED BY OWNER'S CONSULTANT. RISER TO EXTEND FROM BASEMENT TO ATTIC. SEE CONSULTANT DESIGN FOR LOCATIONS OF RISERS. COORDINATE WITH PLUMBING.
22.2 PLUMBING CHASE (OR WALL) - VERIFY LOCATIONS IN FIELD TO ALIGN CONCEALMENT BETWEEN FLOORS.
22.3 HOSE BIB LOCATION. SEE PLUMBING.

23. HEATING, VENTILATING, AND AIR CONDITIONING
23.1 MECHANICAL UNITS - WALKING PADS TO & AROUND EQUIPMENT. GUARDRAIL REQUIRED IF EQUIPMENT <10' FROM ROOF EDGE. PROVIDE OVER-FRAMED PLATFORM PER I1A5.00. SEE HVAC & STRUCTURAL DWGS.
23.2 EXPOSED DUCT WORK. MUST MEET OHPO PART 2 DESCRIPTIONS. COORD W/ MEP DWGS.
23.3 WALL CAVITY FOR EXHAUST DUCT - COORDINATE W/ MECHANICAL DWGS.
23.4 PROVIDE TRANSFER GRILL ABOVE DOOR FOR LAUNDRY VENTILATION. SEE MECHANICAL DWGS.
23.5 INTAKE / EXHAUST LOUVER. SEE MECH.

26. ELECTRICAL
26.1 ELECTRIC PANEL RECESSED IN WALL W/ 30"W X 36"D CLEAR IN FRONT. PAINT TO MATCH ADJACENT WALL W/ APPROPRIATE

PAINT TYPE FOR PANEL.
26.2 NEW EXTERIOR LIGHTING. NO EXPOSED CONDUIT ON FACE OF BUILDING.
26.3 EXG ELEC. SERVICE TO ADJ BUILDING TO REMAIN.
26.4 NEW MASTHEAD. SEE ELECT. & CIVIL.
26.5 NEW METER LOCATION. SEE ELECT.

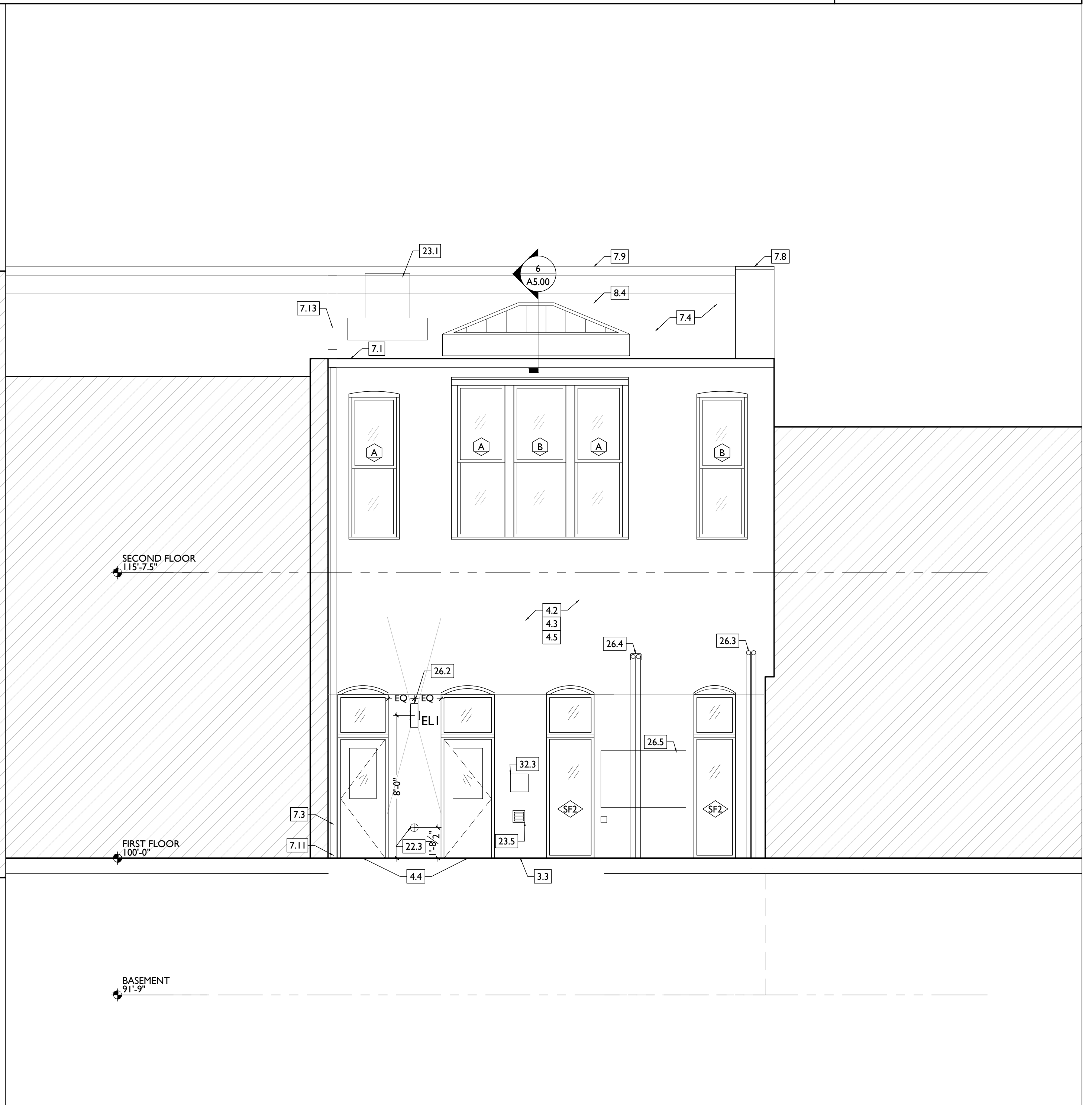
32. EXTERIOR IMPROVEMENTS
32.1 NEW DUMPSTER SCREEN PER CIVIL ENGLANDSCAPE ARCH DWGS.
32.2 NEW LANDSCAPING PER CIVIL ENGLANDSCAPE ARCH DWGS.
32.3 LOCATION OF IRRIGATION CONTROL PANEL. SEE CIVIL.

NEW WORK GRAPHIC KEY:

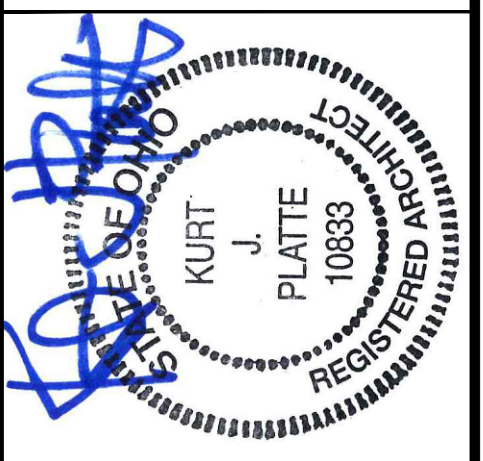
- PARTITION TYPE 1 TYP. U.N.O. - SEE A6.00.
- KEYNOTE.
- EXISTING WALL
- NEW PARTITION WALL
- NEW MASONRY WALL
- OBJECT OVERHEAD.
- 1HR 1-HR FIRE RATING.
- 2HR 2-HR FIRE RATING.
- NEW FLOOR & FRAMING TO MATCH ADJ. - SEE STRUCT DWGS.
- NEW GYP BD SOFFIT/ BULKHEAD/ DROPPED CLG - SEE RCPS.
- AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE. SEE A0.01 & A6.01.
- AREA OF TUCKPOINTING - SEE ELEVS & STRUCT DWGS.
- 100A DOOR TAG. SEE SCHEDULE / A6.10-13.
- WINDOW DESIGNATION. SEE A6.20-25.
- SFA STOREFRONT DESIGNATION. SEE A6.13.
- EMERGENCY EGRESS EXIT.
- SG OPG CONTAINS SAFETY GLAZING.
- SH SINGLE HUNG OPG - UPPER SASH TO BE FIXED WITHIN 3'-0" OF EXHAUST.
- X'-X" ELEVATION TAG.



SCALE: 1/4" = 1'-0" PROPOSED ELEVATION - SOUTH 2



SCALE: 1/4" = 1'-0" PROPOSED ELEVATION - NORTH 1



KURT PLATTE 10633
EXP DATE 12.31.2023

Progress Dates
05-16-2023 - BID / PERMIT

Revisions

Design Team:
TB, AM, CS
Drawn by:
TB

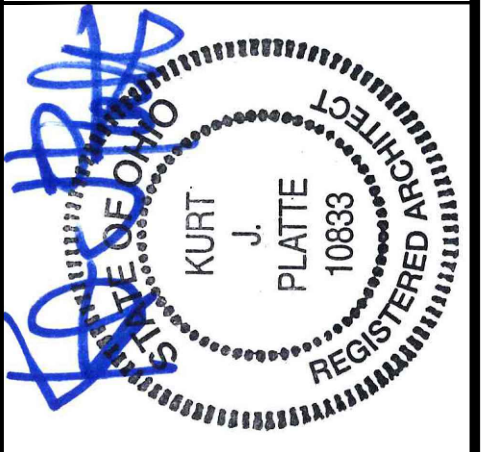
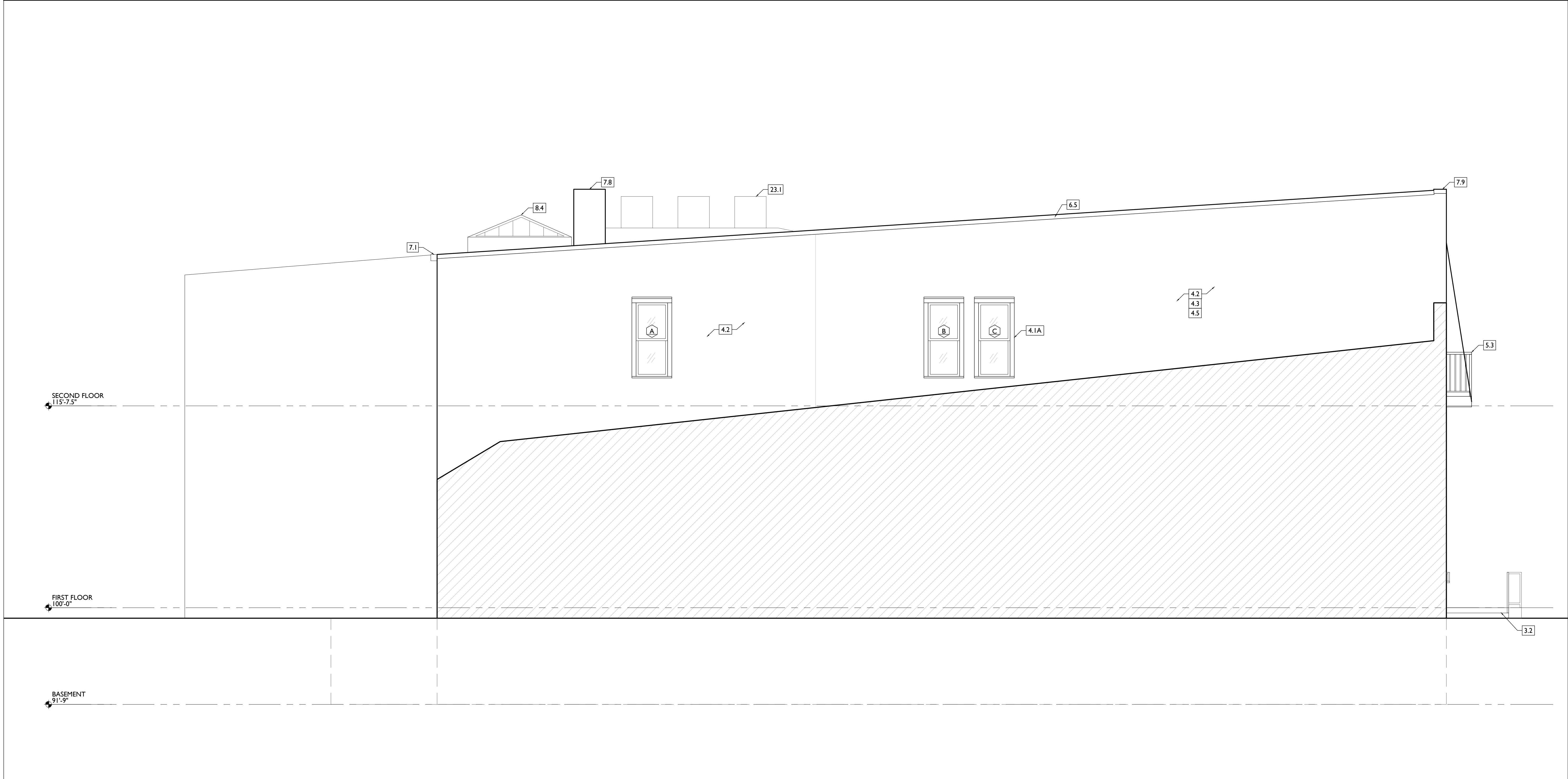
PROPOSED PROJECT:
**RENOVATION FOR
111 W MAIN ST**
VAN WERT, OH 45891
VAN WERT REDEVELOPMENT, PHASE 2

Job No: 22013 05.11.2023

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NEW WORK PLANS & ELEVATIONS [KEYED] NOTES:			NEW WORK GRAPHIC KEY:		
<p>THIS IS A HISTORIC TAX CREDIT PROJECT. ALL WORK MUST COMPLY W/ APPROVED PART 2, INCLUDING AMENDMENTS. THESE DOCUMENTS ARE PART OF THE PROJECT CONTRACT DOCUMENTS.</p> <p>KEYED NOTES KEYED NOTES ARE CATEGORIZED FOR ORGANIZATIONAL PURPOSES ONLY. NOTES MAY REQUIRE MATERIALS OR WORK IN CATEGORIES OTHER THAN WHERE THEY OCCUR. THE CONTRACTOR IS RESPONSIBLE FOR THE WORK DESCRIBED IN ALL APPLICABLE NOTES REGARDLESS OF THE CATEGORY IN WHICH THEY OCCUR. ALL KEYED NOTES LISTED MAY NOT APPLY TO THIS SHEET.</p>			<p>5.2 NEW STEEL GUARDRAIL. SEE DETAILS ON SHEET A5.00.</p> <p>5.3 NEW GALVANIZED STEEL BALCONY. SEE DETAILS & STRUCT.</p> <p>5.4 EXISTING CAST IRON STOREFRONT COLUMNS TO REMAIN. LIGHTLY BRUSH AND PAINT.</p>		
<p>3. CONCRETE</p> <p>3.1 EXG. OPENING TO BASEMENT TO BE FILLED W/ COMPACTED GRAVEL AND CAPPED W/ CONCRETE @ GRADE. SEE CIVIL DRAWINGS.</p> <p>3.2 NEW CONCRETE RAMP & STEPS. SEE CIVIL.</p> <p>3.3 NEW CONCRETE SLAB ON GRADE. SEE CIVIL DRAWINGS.</p>			<p>6.1 WOOD, PLASTICS, AND COMPOSITES</p> <p>REPAIR DAMAGED PIECES OF WOOD STAIRS.</p> <p>A. TREADS &/OR RISERS.</p> <p>B. BALUSTRADE.</p> <p>6.2 NEW INTERIOR WOOD STAIR. SEE DETAILS & STRUCT.</p> <p>6.3 NEW FLOOR FRAMING (SEE STRUCT DWGS).</p> <p>6.4 RETAIN & REPAIR STOREFRONT ELEMENTS. MATCH EXG IF ANY REMAINS. SEE EXTERIOR ELEVATIONS.</p> <p>A. BASE.</p> <p>B. BULKHEAD.</p> <p>C. FRAMING.</p> <p>D. GLAZING.</p> <p>6.5 NEW RAKE TRIM & GUTTERBOARD TO MATCH EXISTING.</p> <p>6.6 NOT USED.</p> <p>6.7 NEW COLUMN PER STRUCTURAL DWGS.</p> <p>6.8 NEW KNEEWALL (BULKHEAD) CONSTRUCTION BELOW STOREFRONT. SEE STOREFRONT DETAILS.</p>		
<p>4. MASONRY</p> <p>4.1 NEW OPENING IN EXG MASONRY WALL (SEE STRUCTURAL DWGS):</p> <p>A. PROVIDE NEW CAST STONE LINTEL.</p> <p>B. PROVIDE NEW STEEL LINTEL.</p> <p>C. REUSE EXISTING LINTEL.</p> <p>4.2 TUCKPOINT BRICK AS SHOWN ON STRUCT ELEVATIONS & PER SHPO NARRATIVE.</p> <p>4.3 REPLACE DAMAGED/MISSING BRICK AS SHOWN ON STRUCT ELEVATIONS & PER SHPO NARRATIVE.</p> <p>4.4 NEW CAST IN PLACE CONCRETE SILL THRESHOLD.</p> <p>4.5 REMOVE LOOSE AND/OR CRACKED PARGING AS SHOWN ON STRUCT ELEVATIONS & REPAIR TO MATCH FINISH OF EXG PARGING.</p> <p>4.6 NEW CMU INFILL. FACE FLUSH WITH EXTERIOR FACADE ADJACENT WALL. SEE STRUCTURAL DRAWINGS.</p> <p>4.7 NEW COMPACT GRAVEL FLOOR. OVER POLYETHYLENE PLASTIC SHEATHING.</p>			<p>7.1 THERMAL AND MOISTURE PROTECTION</p> <p>NEW PRE-FINISHED GUTTER & DOWNSPOUT. SEE EXTERIOR ELEVATIONS. TIE INTO EXISTING SEWER SYSTEM.</p> <p>7.2 NEW PRE-FINISHED ALUMINUM DOWNSPOUT. TIE INTO SEWER.</p> <p>7.3 NEW PVC AT LOWER 6' OF DOWNSPOUT. PAINT TO MATCH DOWNSPOUT.</p> <p>7.4 NEW FULLY ADHERED MEMBRANE ROOF W/ CRICKETS WHERE REQUIRED FOR POSITIVE DRAINAGE AND W/TERMINATION BARS & METAL COUNTERFLASHING. SEE ROOF DETAILS. INSULATION PER SCHEDULE.</p> <p>7.5 NEW ROOF ACCESS HATCH. BILCO BASIS OF DESIGN. INSTALL PER MANUFS INSTRUCTS.</p> <p>7.6 RETAIN & REPAIR ATTIC VENT. CONFIRM INSULATION CAN BE ACHIEVED W/OUT BLOCKING VENT. SEE EXT ELEVATIONS.</p> <p>7.7 NEW ATTIC VENT.</p> <p>A. WALL VENT.</p> <p>B. RIDGE VENT.</p> <p>C. ROOF VENT.</p> <p>7.8 NEW ALUM CAP @ CHIMNEY. TYP @ CHIMNEYS.</p>		
<p>5. METALS</p> <p>5.1 NEW CONTINUOUS STEEL PIPE HANDRAIL. SEE A5.00.</p>			<p>8.1 OPENINGS</p> <p>8.1 ATTIC ACCESS PANEL (22"x30" MIN.).</p> <p>8.2 THIS DOOR IS A RELOCATED HISTORIC DOOR. SEE EXG/ DEMOLITION PLANS FOR ORIGINAL LOCATION & DOOR SCHEDULE FOR MORE INFORMATION.</p> <p>8.3 RELOCATED HISTORIC TRIM INSTALLED IN THIS LOCATION. SEE EXG PLANS FOR ORIGINAL LOCATION.</p> <p>8.4 NEW SKYLIGHT IN HISTORIC LOCATION. SEE DETAILS.</p> <p>8.5 EXG INTERIOR WINDOW TO BE REPLACED. ADD FURRING ON UNIT SIDE TO MAINTAIN REQUIRED FIRE RATING. SIMILAR TO TRANSOM DETAIL. SEE A6.01.</p> <p>8.6 NEW STOREFRONT WINDOW TYP. SEE ELEVATIONS.</p> <p>9.1 FINISHES</p> <p>9.1 FIRE-RATING TO BE CONTINUOUS BEHIND PLUMBING/CHASE/ FURRING WALL. FIRE RATING TO BE CONTINUOUS AT INTERSECTION W/ NON-RATED WALL.</p> <p>9.2 EXG WAINSCOT. CLEAN, REPAIR, & REPAINT.</p> <p>9.3 PROVIDE EXTERIOR SLIP-RESISTANT CERAMIC TILE O/ WATERPROOFING BARRIER.</p> <p>9.4 EXG HISTORIC TILE TO REMAIN. PATCH / REPAIR AS REQ.</p> <p>9.5 FIRE-RATING TO BE CONTINUOUS @ UNDERSIDE OF STAIR. SIM TO FIG TYPE "A" A6.00.</p> <p>9.6 EXISTING SUBFLOOR TO BE SANDED, STAINED AND SEALED.</p> <p>9.7 EXTERIOR BRICK TO BE BRUSHED & LIGHTLY PRESSURE WASHED & PAINTED. SEE A8.00 FOR SPECS.</p> <p>10.1 SPECIALTIES</p> <p>10.1 LOCKABLE & RECESSED MAILBOXES. BOXES TO MEET USPS-4C STANDARDS & ACCESSIBILITY REQUIREMENTS. PROVIDE CONT FIRE-RATING BEHIND MAILBOXES, WHEN REQ.</p> <p>10.2 SURFACE MOUNTED MAILBOXES.</p>		
<p>10.3 ENTRY SECURITY SYSTEM CALL BOX.</p> <p>10.4 VINYL LETTERS ON GLASS FOR COMMERCIAL SPACE.</p> <p>10.5 CLOSETS W/ BLOCKING AT RODS & BRACKETS. PROVIDE 12" DEEP MELAMINE SHELF AND CLOTHES ROD AT 66" AFF. TYP U.N.O.</p> <p>A. TYP REACH-IN CLOSET.</p> <p>B. WALK-IN CLOSET.</p> <p>10.6 (5) 12" MELAMINE SHELVES ON ADJUSTABLE STANDARDS.</p> <p>10.7 FIRE EXTINGUISHER. COORDINATE FINAL LOCATION WITH LOCAL FIRE MARSHAL.</p> <p>A. SURFACE MOUNTED.</p> <p>B. IN SINK CABINET IN RESIDENTIAL UNIT. TYPICAL.</p> <p>10.8 RECESSED KEY LOCK BOX - BASIS OF DESIGN KNOXBOX 3200. INSTALL PER MANUFS INSTRUCTS. COORDINATE WITH FIRE DEPT.</p> <p>21.1 FIRE SUPPRESSION</p> <p>22.1 PLUMBING</p> <p>22.1 PROVIDE PIPE IN WALL FRAMING FOR VAPOR MITIGATION RISER. AS REQUIRED BY OWNER'S CONSULTANT. RISER TO EXTEND FROM BASEMENT TO ATTIC. SEE CONSULTANT DESIGN FOR LOCATIONS OF RISERS. COORDINATE WITH PLUMBING.</p> <p>22.2 PLUMBING CHASE (OR WALL) - VERIFY LOCATIONS IN FIELD TO ALIGN CONCEALMENT BETWEEN FLOORS.</p> <p>22.3 HOSE BIB LOCATION. SEE PLUMBING.</p> <p>23.1 HEATING, VENTILATING, AND AIR CONDITIONING</p> <p>23.1 MECHANICAL UNITS) - WALKING PADS TO & AROUND EQUIPMENT. GUARDRAIL REQUIRED IF EQUIPMENT <10' FROM ROOF EDGE. PROVIDE OVER-FRAMED PLATFORM PER I1/A5.00. SEE HVAC & STRUCTURAL DWGS.</p> <p>23.2 EXPOSED DUCT WORK. MUST MEET OHPD PART 2 DESCRIPTIONS. COORD W/ MEP DWGS.</p> <p>23.3 WALL CAVITY FOR EXHAUST DUCT - COORDINATE W/ MECHANICAL DWGS.</p> <p>23.4 PROVIDE TRANSFER GRILL ABOVE DOOR FOR LAUNDRY VENTILATION. SEE MECHANICAL DWGS.</p> <p>23.5 INTAKE / EXHAUST LOUVER. SEE MECH.</p> <p>26.1 ELECTRICAL</p> <p>26.1 ELECTRIC PANEL RECESSED IN WALL W/ 30"W X 36"D CLEAR IN FRONT. PAINT TO MATCH ADJACENT WALL W APPROPRIATE PAINT TYPE FOR PANEL.</p> <p>26.2 NEW EXTERIOR LIGHTING. NO EXPOSED CONDUIT ON FACE OF BUILDING.</p> <p>26.3 EXG ELEC. SERVICE TO ADJ BUILDING TO REMAIN.</p> <p>26.4 NEW MASTHEAD. SEE ELECT. & CIVIL.</p> <p>26.5 NEW METER LOCATION. SEE ELECT.</p> <p>32.1 EXTERIOR IMPROVEMENTS</p> <p>32.1 NEW DUMPSTER SCREEN PER CIVIL ENGLANDSCAPE ARCH DWGS.</p> <p>32.2 NEW LANDSCAPING PER CIVIL ENGLANDSCAPE ARCH DWGS.</p> <p>32.3 LOCATION OF IRRIGATION CONTROL PANEL. SEE CIVIL.</p>			<p>PARTITION TYPE 1 TYP. U.N.O. - SEE A6.00.</p> <p>KEYNOTE.</p> <p>EXISTING WALL</p> <p>NEW PARTITION WALL</p> <p>NEW MASONRY WALL</p> <p>OBJECT OVERHEAD.</p> <p>1-HR FIRE RATING.</p> <p>2-HR FIRE RATING.</p> <p>NEW FLOOR & FRAMING TO MATCH ADJ - SEE STRUCT DWGS.</p> <p>NEW GYP BD SOFFIT/ BULKHEAD/ DROPPED CLG - SEE RCPS.</p> <p>AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE. SEE A0.01 & A6.01.</p> <p>AREA OF TUCKPOINTING - SEE ELEV & STRUCT DWGS.</p> <p>100A DOOR TAG. SEE SCHEDULE / A6.10-13.</p> <p>WINDOW DESIGNATION. SEE A6.20-25.</p> <p>STOREFRONT DESIGNATION. SEE A6.13.</p> <p>EMERGENCY EGRESS EXIT.</p> <p>SG OPG CONTAINS SAFETY GLAZING.</p> <p>SH SINGLE HUNG OPG - UPPER SASH TO BE FIXED WITHIN 3'-0" OF EXHAUST.</p> <p>X'-X" ELEVATION TAG.</p>		



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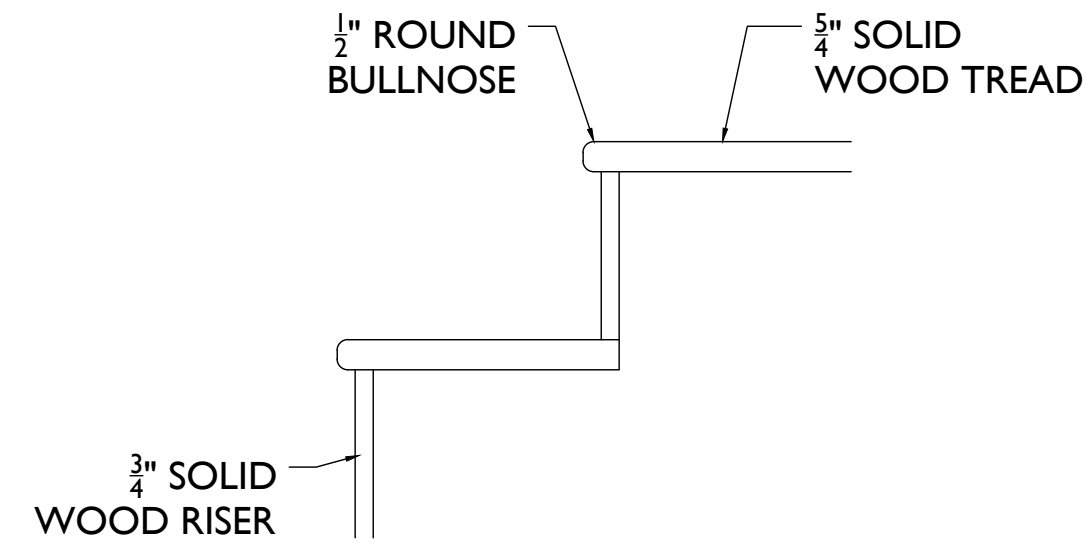
Design Team:
TB, AM, CS
Drawn by:
TB

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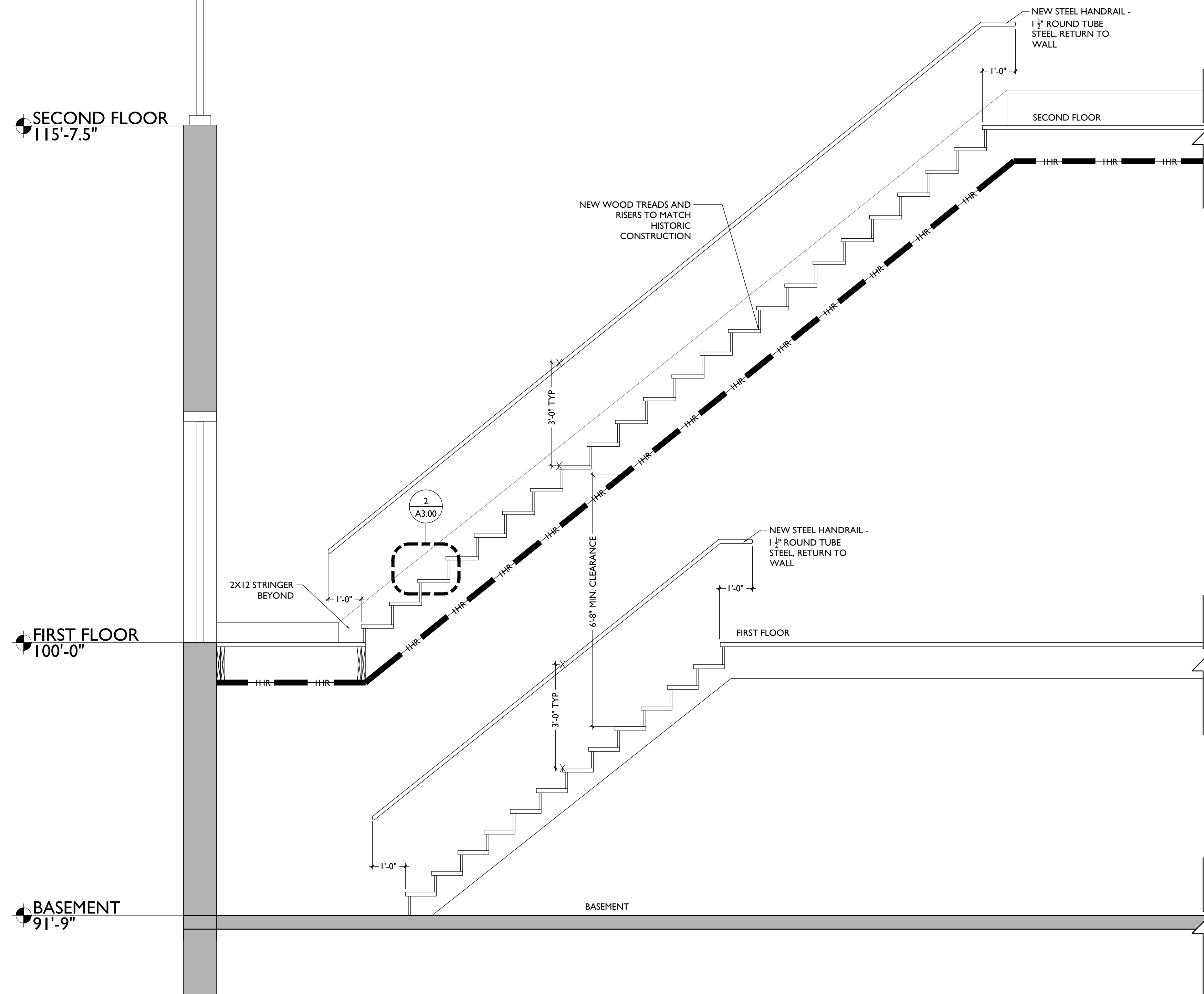
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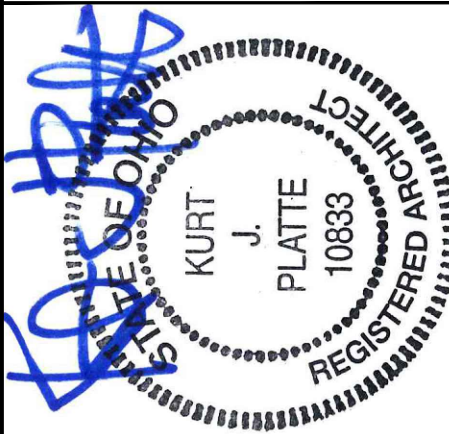
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DETAIL 1 1

SCALE: 1/2" = 1'-0"

STAIR SECTIONS & DETAILS



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A3.00

TYPICAL UNIT FINISHES SCHEDULE

MATERIAL / LOCATION	CODE	DESCRIPTION	NOTES	SOURCE
FLOORING				
WOOD FLOORING	FL-1	MANU: EXISTING WOOD FLOORING FINISH: DURASEAL STAIN COLOR: DARK WALNUT	STRIP, SAND AND STAIN PER MANUFACTURER'S SPECIFICATIONS	
WOOD FLOORING	FL-2	MANU: NEW FIELD-FINISHED FLOORING FINISH: MATCH FL-1 COLOR: MATCH FL-1	NEW WOOD FLOORING TO MATCH EXISTING FOR INFIL AND PATCHING. TOOTH INTO EXISTING	
BATHROOM FLOOR TILE (STUDIOS, 1BRS, 2BRS)	FL-3	MANU: DALTILE COLLECTION: LINDEN POINT COLOR: GRIGIO LP21 SIZE: 12 X 24 GROUT: MAPEI - 02 PEWTER	INSTALL: RUNNING BOND PROVIDE WATERPROOF MEMBRANE BENEATH BATHROOM TILE FLOORING.	DALTILE VICKI.MARCH@DAL TILE.COM 513.702.517.3335
EXISTING EXTERIOR FLOORING	FL-4	SEE TYPICAL COMMERCIAL WHITE BOX AND TURNKEY FINISHES SCHEDULE		
LVT	FL-7	SHAW CONTRACT COLLECTION: CONCRETE STYLE: 094UV SIZE: 24.02 X 18.5 COLOR: RUGGED PLATINUM 03503 CORETECT WITH XRC TECHNOLOGY	FLOORING FOR LAUNDRY CLOSETS, MECHANICAL CLOSETS, COMMERCIAL STORAGE ROOMS	

WALL TILE				
KITCHEN BACKSPLASH TILE (STUDIOS, 1BRS, 2BRS)	WT-1	MANU: DALTILE COLLECTION: COLOR WHEEL SIZE: 4X4 FINISH: SEMI GLOSS COLOR: WHITE 0100 GROUT: MAPEI - 93 WARM GRAY	INSTALL: HORIZONTAL RUNNING BOND. SEE INTERIOR ELEVATIONS	DALTILE VICKI.MARCH@DAL TILE.COM 513.702.517.3335
SHOWER WALL TILE	WT-5	MANU: DALTILE COLLECTION: LINDEN POINT SIZE: 12 X 24 COLOR: GRIGIO LP21 GROUT: MATCH FL-3	INSTALL: HORIZONTAL RUNNING BOND	DALTILE VICKI.MARCH@DAL TILE.COM 513.702.517.3335
SHOWER TRIM TILE	WT-6	MANU: DALTILE COLLECTION: LINDEN POINT SIZE: 3 X 12 COLOR: GRIGIO LP21 GROUT: MATCH FL-3	INSTALL: VERTICAL STACKED. SEE INTERIOR ELEVATIONS	DALTILE VICKI.MARCH@DAL TILE.COM 513.702.517.3335

PAINT				
GENERAL PAINT	PT-1	MANU: SHERWIN WILLIAMS COLLECTION: EMERALD INTERIOR LATEX PAINT COLOR: SW 7004 SNOWBOUND	WALL FINISH: SATIN BASE,TRIM, MILLWORK FINISH: SEMI-GLOSS CEILING FINISH: FLAT	SHERWIN WILLIAMS ANGELA.JULIAN@SHERWIN.COM 317.714.5610
PAINT - UNIT ENTRY DOORS	PT-2	MANU: SHERWIN WILLIAMS COLLECTION: EMERALD INTERIOR LATEX PAINT COLOR: SW 7069 IRON ORE	WALL FINISH: SATIN BASE,TRIM, MILLWORK FINISH: SEMI-GLOSS CEILING FINISH: FLAT	SHERWIN WILLIAMS ANGELA.JULIAN@SHERWIN.COM 317.714.5610

WALL BASE				
HISTORIC WOOD BASE	WB-1	MANU: EXISTING WOOD FLOORING FINISH: PAINT COLOR: SHERWIN WILLIAMS SNOWBOUND SW 7004 SEMI GLOSS	KEEP ALL HISTORIC BASE - REPAIR/RETAIN WHEN PRESENT. PATCH TO MATCH ADJACENT. CLEAN, SAND, AND PAINT.	
BATHROOM TILE WALL BASE	WB-2	MANU: DALTILE COLLECTION: LINDEN POINT SIZE: 3 X 12 COLOR: GRIGIO LP21 GROUT: MAPEI - 02 PEWTER		DALTILE VICKI.MARCH@DAL TILE.COM 513.702.517.3335
TYPICAL NEW PAINTED WOOD BASE	WB-3	MANU: CONTRACTOR PROVIDED 1X6 POPLAR W/ TOE MOLDING FINISH: PAINT COLOR: SHERWIN WILLIAMS SNOWBOUND SW 7004 SEMI GLOSS		

SOLID SURFACE				
COUNTERTOP	SS-1	MANUF: LG VIATARA FINISH: CLASSIC COLLECTION, SNOW STORM SIZE: 2.5 CM PROFILE: EAISED EDGE	STUDIOS, 1BRS, 2BRS	LG HAUSYS MICHELLE ALLEN MALLEN@LGHAUSYS.COM 513.214.9939

CASEGOODS				
CABINETS (STUDIOS, 1BRS, 2BRS)	CG-1	MANU: SMART CABINETS DOOR STYLE: SUMMIT MAPLE, FULL OVERLAY FINISH: STAIN - SILVERGRASS	DOOR PULLS - MANU: LIBERTY HARDWARE COLLECTION: 5" STARK MODERN PULL FINISH: BLACK	SMART CABINETS SALES@SMARTCABINETS.COM 574.831.5010

WINDOW TREATMENTS				
ROLLED SHADE	SH-1	MANU: SFW CONTRACT COLLECTION: ETERNITY - 3% OPACITY FINISH: WHITE FOG C1514	ROLLED SHADES ON ALL RESIDENTIAL UNIT WINDOWS	

EQUIPMENT				
MAILBOX	EQ-1	MANU: SALSBURY INDUSTRIES COLLECTION: 4C RECESSED USPS APPROVED MAILBOXES: SPEC: 371 IS-04BFU MAILBOX - 11 DOOR HIGH RECESSED MOUNTED 4C HORIZONTAL MAILBOX WITH 4 DOORS AND 1 PARCEL LOCKER IN BLACK WITH USPS ACCESS - FRONT-LOADING (QUANTITY:1)	FINISH: BLACK	WWW.MAILBOXES.COM

TYPICAL COMMERCIAL WHITE BOX AND TURNKEY FINISHES SCHEDULE

MATERIAL/LOCATION	CODE	DESCRIPTION	NOTES	SOURCE
COMMERCIAL TURNKEY/WHITE BOX				
TYPICAL CEILING PAINT	PT-1	SEE UNIT FINISH SCHEDULE FOR SPEC	EXISTING TIN CEILING TO REMAIN, PAINT	
TYPICAL WALL PAINT	PT-1	SEE UNIT FINISH SCHEDULE FOR SPEC		
TYPICAL FLOORING	FL-1	SEE UNIT FINISH SCHEDULE FOR SPEC	STAINED, EXISTING FLOORING	
NEW EXTERIOR FLOORING	FL-6	NEW CERAMIC TILE AT RECESSED RESIDENTIAL ENTRANCE MANU: TBD		
EXISTING EXTERIOR FLOORING	FL-4	EXISTING TILE AT COMMERCIAL RECESSED ENTRANCES	REPAIR, CLEAN, AND SEAL	
COMMERCIAL BATHROOM				
TYPICAL BATHROOM WALL PAINT	PT-3	SHERWIN WILLIAMS COLOR: SW6994 GREENBLACK		
TYPICAL BATHROOM FLOOR	FL-5	MANU: DALTILE COLLECTION: KEYSTONE SIZE: 1" HEX COLOR: D16K WHITE WITH MATTE BLACK ROSETTE GROUT: CUSTOM BUILDING PRODUCTS - 60 CHARCOAL		DALTILE VICKI.MARCH@DAL TILE.COM 513.702.517.3335
TYPICAL BATHROOM VANITY CASEWORK	CG-3	MANUF: SMART CABINETS STYLE: HANGING ADA SINK BASE MAPLE, FULL OVERLAY FINISH: STAIN - SILVERGRASS		SMART CABINETS SALES@SMARTCABINETS.COM 574.831.5010

TYPICAL STAIRHALL FINISHES SCHEDULE

MATERIAL/LOCATION	CODE	DESCRIPTION	NOTES	SOURCE
FLOORING				
HISTORIC WOOD BASE IN STAIRS	WB-4	MANU: EXISTING WOOD FLOORING FINISH: PAINT COLOR: SHERWIN WILLIAMS IRON ORE SW7069	STRIP, SAND AND STAIN	KEEP ALL HISTORIC BASE - REPAIR, RETAIN WHEN PRESENT. PATCH TO MATCH ADJACENT. CLEAN AND PAINT.
WOOD FLOORING	FL-1	SEE FINISH PLAN AND FINISH SCHEDULE		KEEP ALL HISTORIC BASE - REPAIR, RETAIN WHEN PRESENT. PATCH TO MATCH ADJACENT. CLEAN AND PAINT.
PAINT - STAIR RISERS	PT-2	MANU: SHERWIN WILLIAMS COLLECTION: EMERALD INTERIOR LATEX PAINT COLOR: IRON ORE SW7069		SHERWIN WILLIAMS ANGELA.JULIAN@SHERWIN.COM 317.714.5610
WALL PAINT - COMMON STAIR AND CORRIDOR ACCENT	PT-3	MANU: SHERWIN WILLIAMS COLLECTION: EMERALD INTERIOR LATEX PAINT COLOR: MESSENGER BAG SW 7740	WALL FINISH: SATIN BASE,TRIM, MILLWORK FINISH: SEMI-GLOSS CEILING FINISH: FLAT	SHERWIN WILLIAMS ANGELA.JULIAN@SHERWIN.COM 317.714.5610

APPLIANCE SCHEDULE

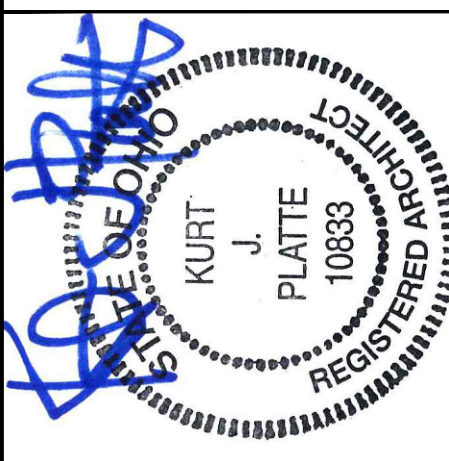
CODE	ITEM/LOCATION	DESCRIPTION	FINISH	NOTES
AP-1	REFRIGERATOR (STUDIOS, 1BRS, 2BRS)	MANU: GE COLLECTION: 17.5 CU. FT. TOP FREEZER REFRIGERATOR GIE18G5NRSS INTERNAL ICE-MAKER	STAINLESS	
AP-2	RANGE (STUDIOS, 1BRS, 2BRS)	MANU: GE COLLECTION: FREESTANDING 30" ELECTRIC RANGE JB258RMS	STAINLESS	
AP-3	DISHWASHER	MANU: GE COLLECTION: DISHWASHER 24" BUILT-IN GOT630PMS	STAINLESS	
AP-4	MICROWAVE	MANU: GE COLLECTION: 30" OVER-THE-RANGE MICROWAVE JVM6172SKSS	STAINLESS WITH BLACK HANDLES	
AP-5	WASHING MACHINE	MANU: GE COLLECTION: TOP LOAD HIGH EFFICIENCY WASHING MACHINE GTW685SLWS	WHITE	
AP-6	DRYER	MANU: GE COLLECTION: ELECTRIC DRYER GTD45EASJWS	WHITE	

BATHROOM ACCESSORIES SCHEDULE

CODE	ITEM	PRODUCT	MOUNTING HT	REMARKS
CA-1	GRAB BAR	BOBRICK B-5806X42 - (42")	SEE ELEVATIONS, NOTE C	
CA-2	GRAB BAR	BOBRICK B-5806X36 - (36")	SEE ELEVATIONS, NOTE C	
CA-3	GRAB BAR	BOBRICK B-5806X18 - (18")	SEE ELEVATIONS, NOTE C	
CA-4	TOILET TISSUE DISPENSER	MANU: MOEN COLLECTION: CONTEMPORARY SPRING LOADED TOILET PAPER HOLDER P5050 FINISH: BRIGHT CHROME	24" A.F.F. NOTE C	SURFACE MOUNTED
CA-5	COAT HOOK	BOBRICK B-2111	48" A.F.F.	
CA-6	SOAP DISPENSER	BOBRICK B-4112	NOTE A. C	SURFACE MOUNTED
CA-7	PAPER TOWEL / WASTE RECEPTACLE	BOBRICK B-3699	38" - 48" A.F.F.	SURFACE MOUNTED
CA-8	MIRROR	MANU: MDC LINE: INDUSTRIAL - STEEL BLACK MIRROR SKU: MHEB006 FRAME FINISH: BRUSHED BLACK STAINLESS STEEL SIZE: 24 X 36	40" A.F.F. TO BOTTOM OF REFLECTIVE SURFACE, NOTE C	
CA-9	MOP HOLDER W/ SHELF		NOTE C	SURFACE MOUNTED

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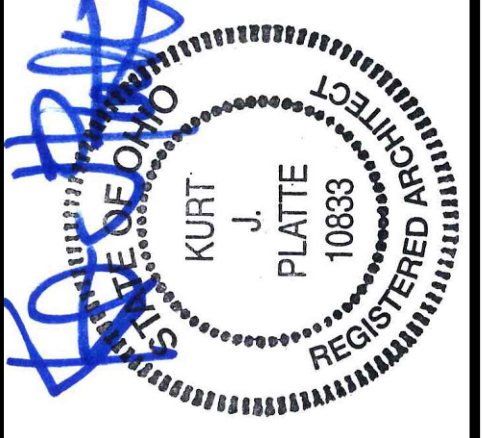
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A4.00



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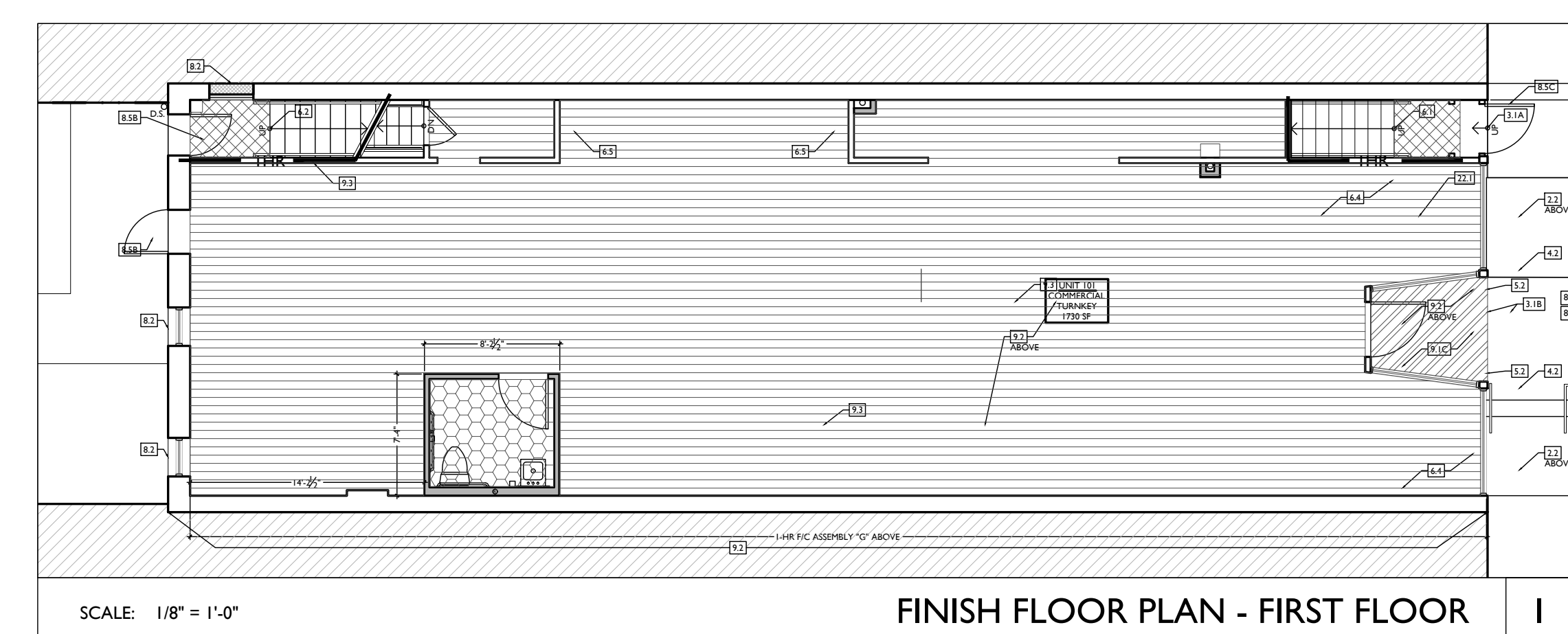
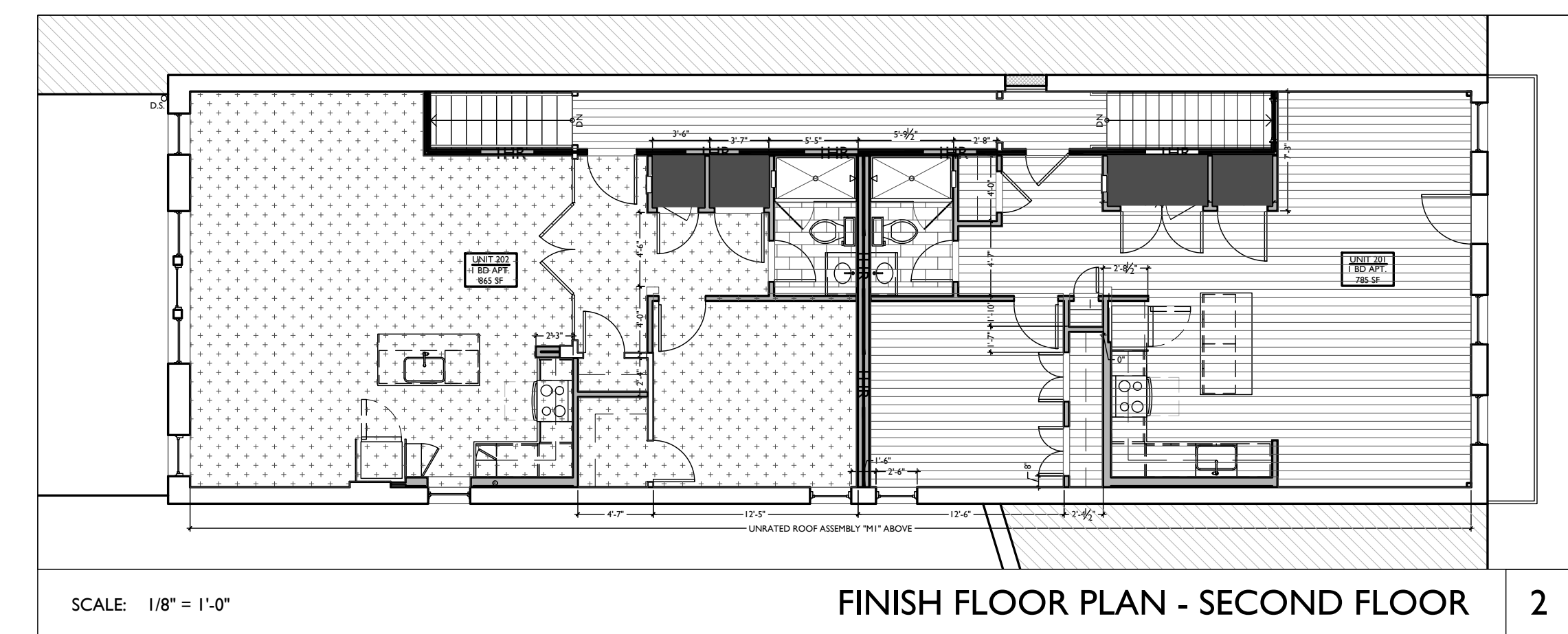
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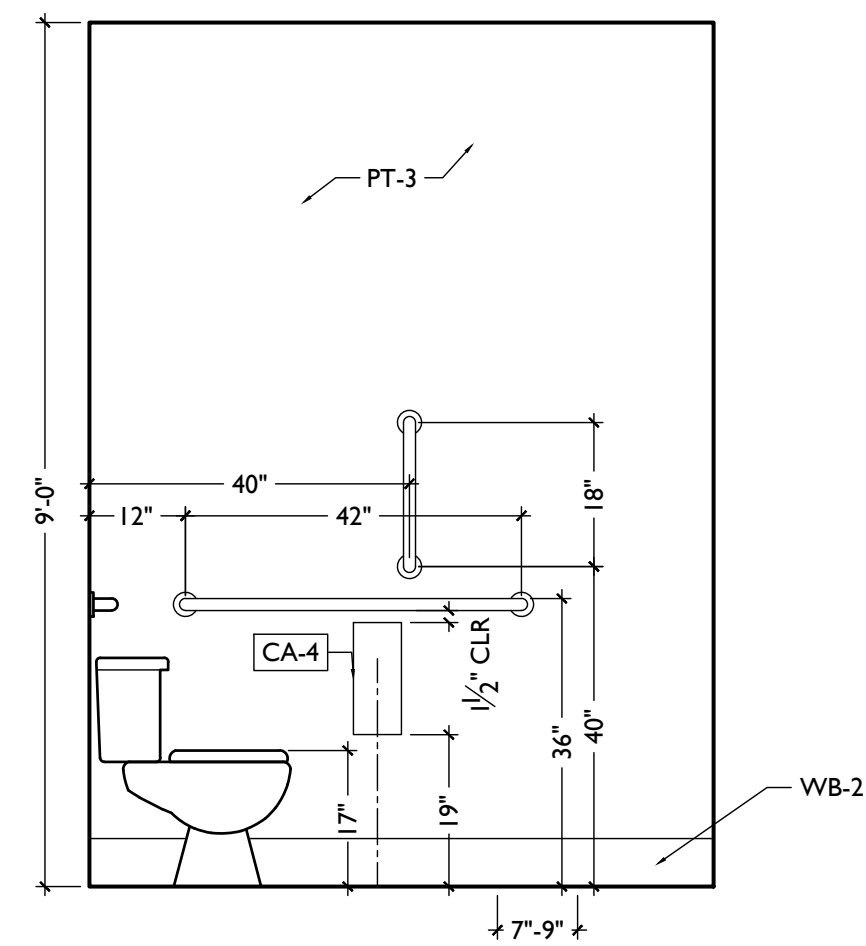
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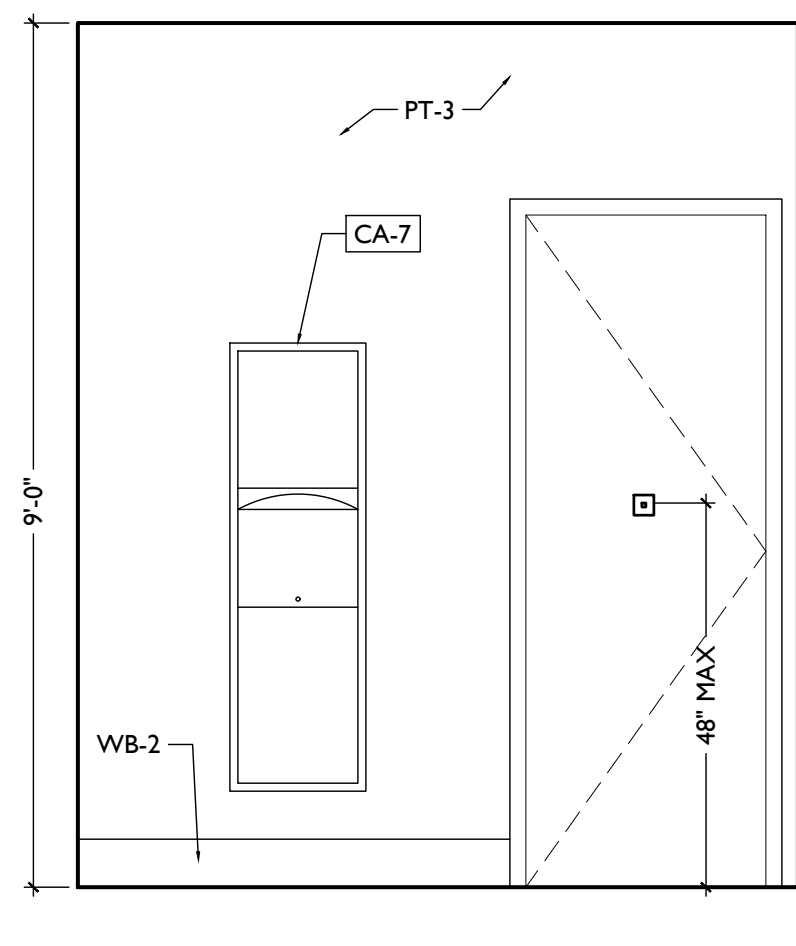
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FLOOR FINISH LEGEND	
	FL-1 EXG WOOD FLOORS TO REMAIN
	FL-2 NEW WOOD FLOORS
	FL-3 RESIDENTIAL RESTROOMS
	FL-4 EXISTING TILE FLOORS TO REMAIN
	FL-5 COMMERCIAL RESTROOMS
	FL-6 EXTERIOR RECESSED ENTRANCE
	FL-7 RESIDENTIAL LAUNDRY/ MECH ROOMS BUILDING STORAGE ROOMS

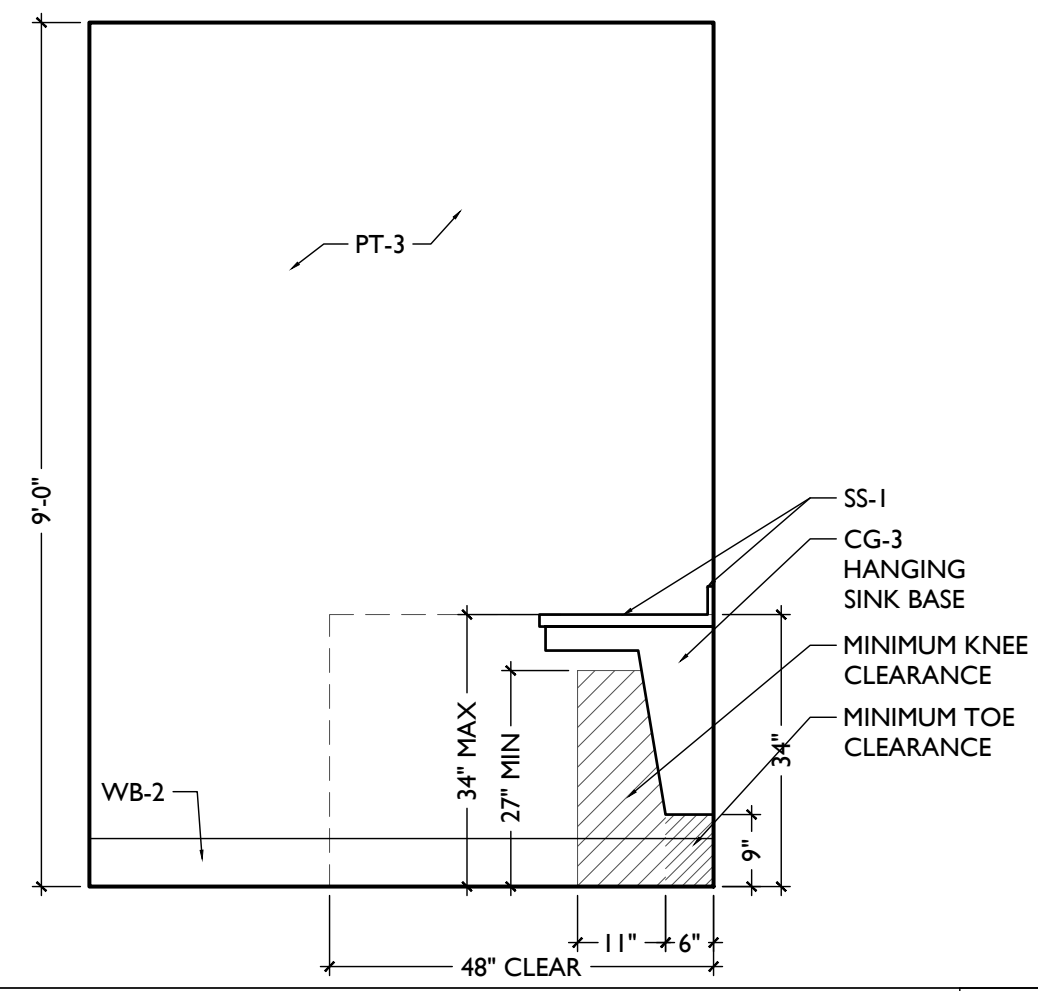




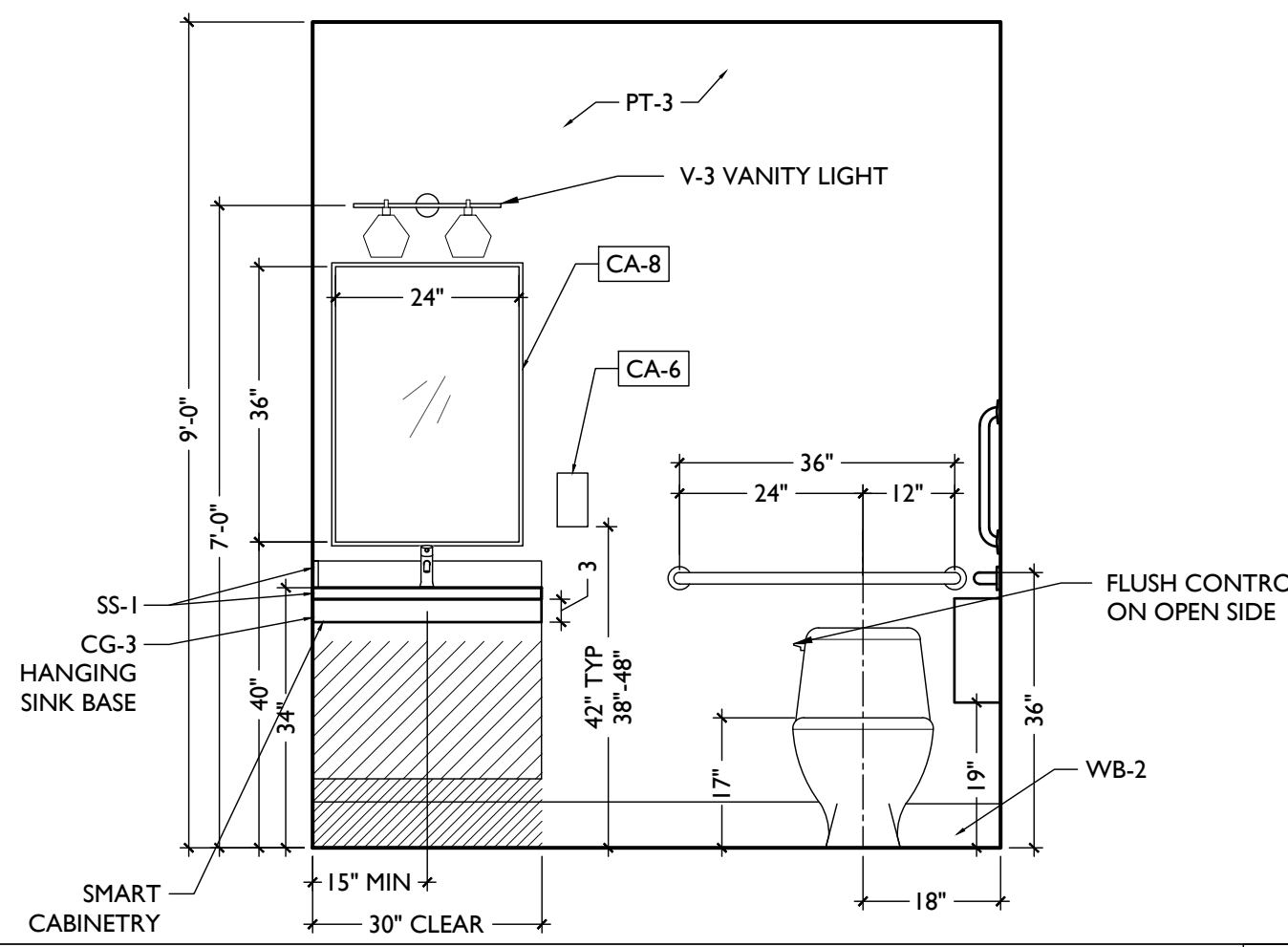
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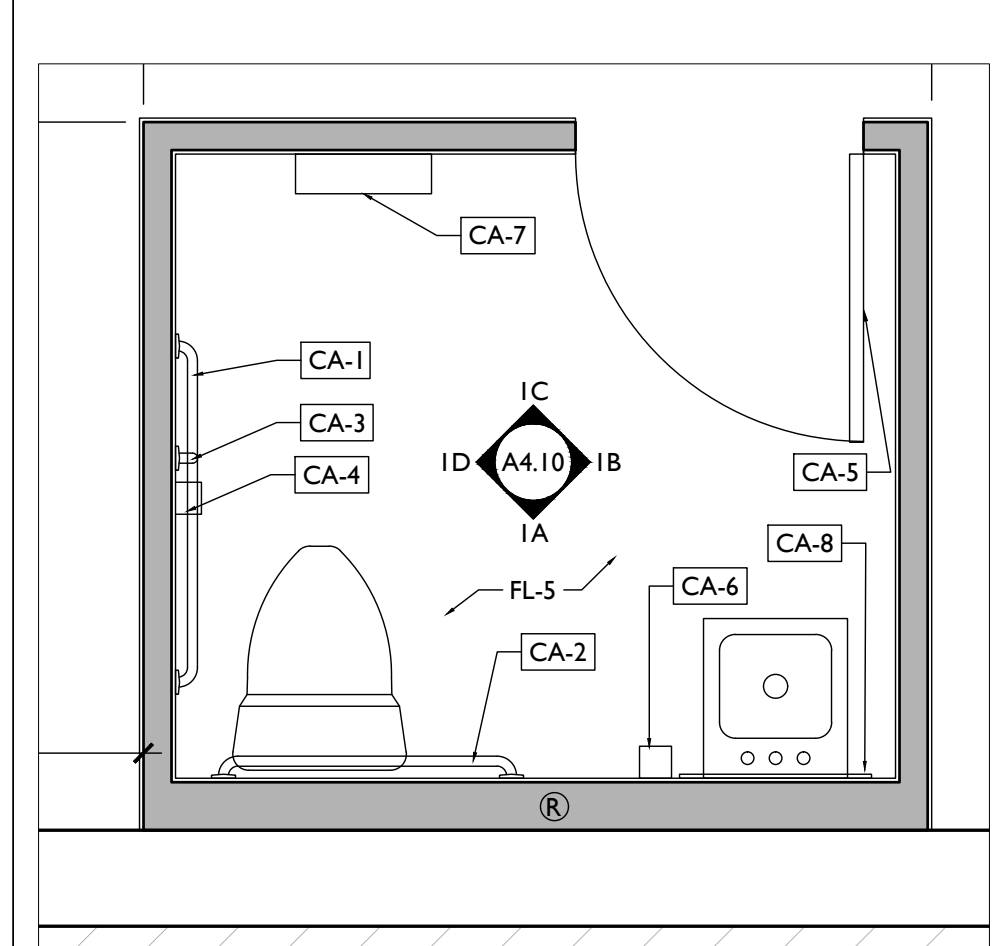
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SCALE: 1/2" = 1'-0" INTERIOR ELEVATION B

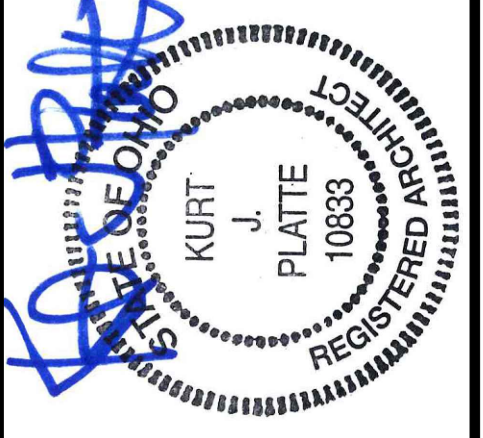


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SCALE: 1/2" = 1'-0" ENLARGED PLAN I

COMMERCIAL RESTROOM ENLARGED PLANS & INT ELEVATIONS



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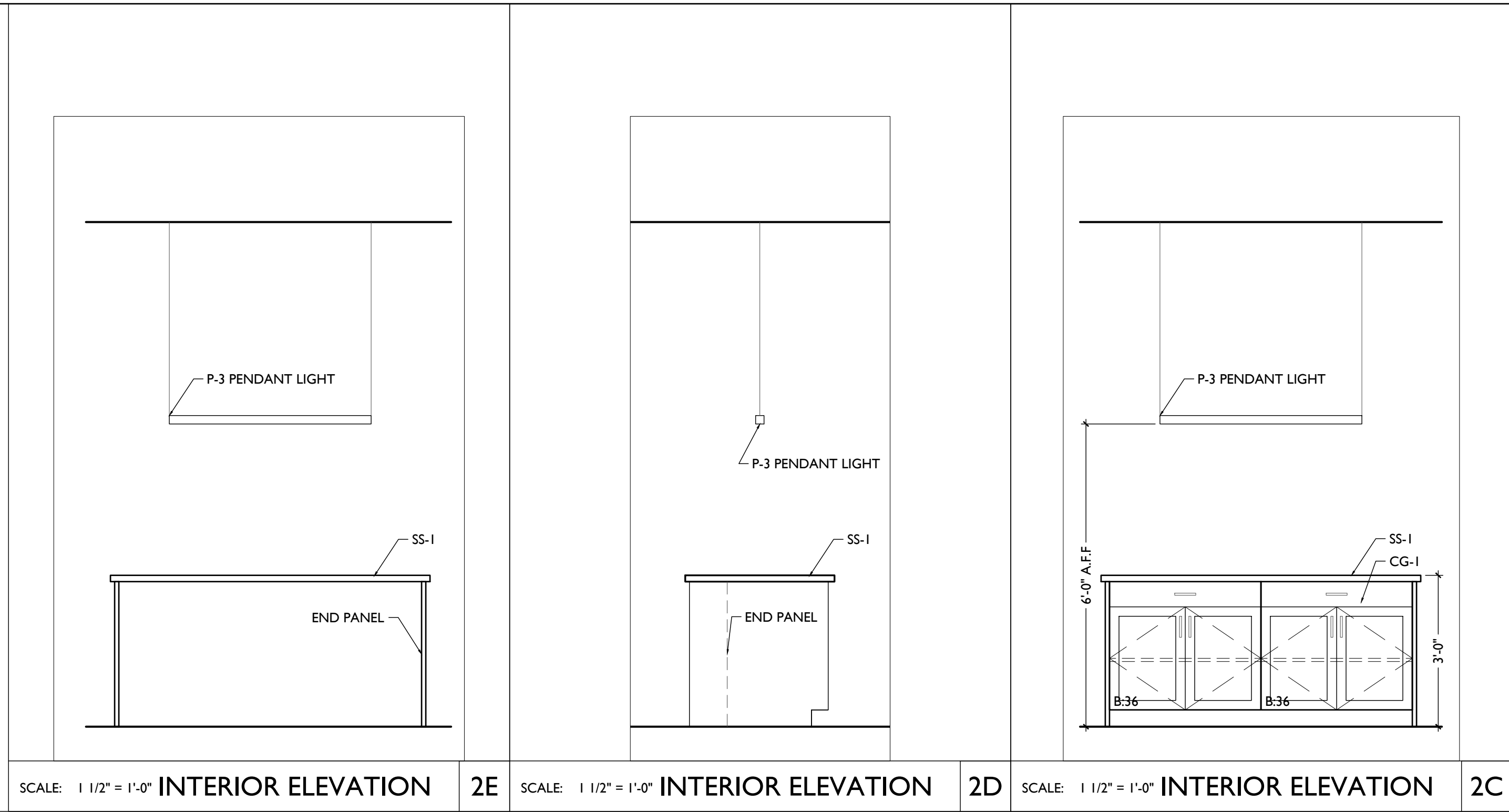
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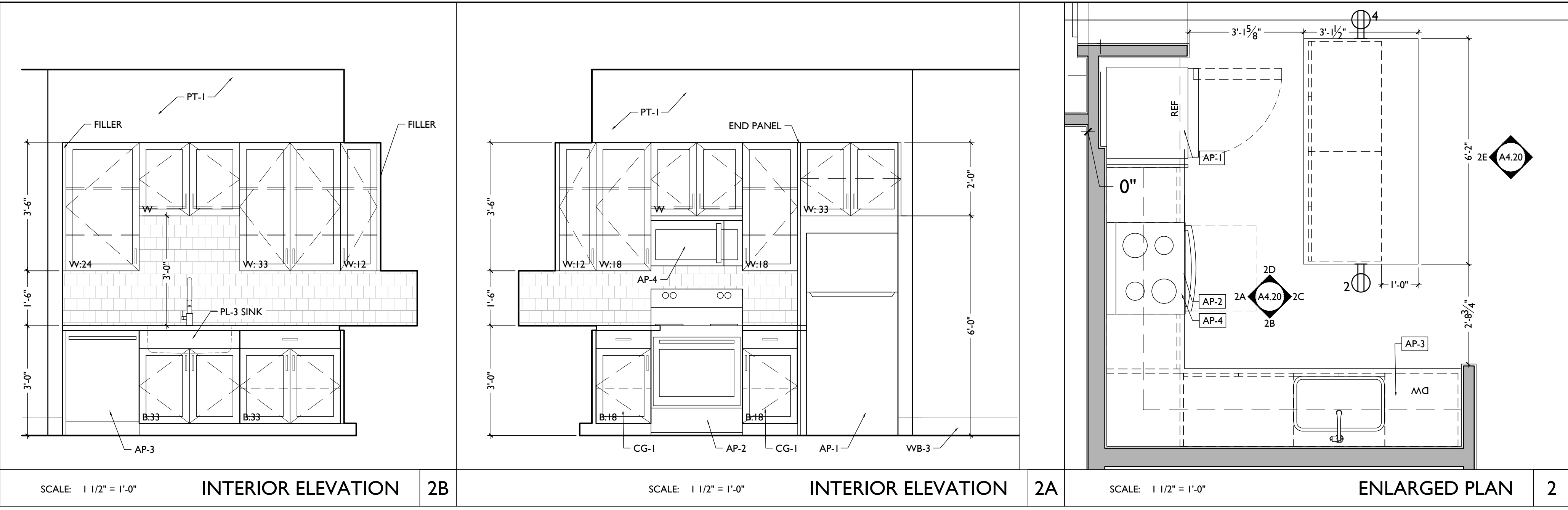
APPLIANCE SCHEDULE				
CODE	ITEM/LOCATION	DESCRIPTION	FINISH	NOTES
AP-1	REFRIGERATOR (STUDIOS, IBRS, 2BR5)	MANU: GE COLLECTION: 17.5 CU. FT. TOP FREEZER REFRIGERATOR GIE18G5NRSS INTERNAL ICE-MAKER	STAINLESS	
AP-2	RANGE (STUDIOS, IBRS, 2BR5)	MANU: GE COLLECTION: FREESTANDING 30" ELECTRIC RANGE JB258RMSS	STAINLESS	
AP-3	DISHWASHER	MANU: GE COLLECTION: DISHWASHER 24" BUILT-IN GDT630PSMSS	STAINLESS	
AP-4	MICROWAVE	MANU: GE COLLECTION: 30" OVER-THE-RANGE MICROWAVE JVM6172SKSS	STAINLESS WITH BLACK HANDLES	
AP-5	WASHING MACHINE	MANU: GE COLLECTION: TOP LOAD HIGH EFFICIENCY WASHING MACHINE GTV685BSLWS	WHITE	
AP-6	DRYER	MANU: GE COLLECTION: ELECTRIC DRYER GTD45EASJWS	WHITE	
AP-7	REFRIGERATOR (LUXURY LOFT)	MANU: GE COLLECTION: 28.7 CU. FT. STANDARD-DEPTH FRENCH DOOR REFRIGERATOR GNE29GYNFS INTERNAL ICE-MAKER	STAINLESS	
AP-8	RANGE (LUXURY LOFT)	MANU: GE COLLECTION: FREESTANDING 30" ELECTRIC RANGE JS760SPSS	STAINLESS	
AP-9	DRINK FRIDGE (LUXURY LOFT)	MANU: GE COLLECTION: PROFILE SERIES BEVERAGE CENTER # FV506BSPSS	STAINLESS	

NOTE: CABINET KEY REFERS TO CABINET TYPE AND WIDTH, IE: "W, 24" IS A WALL-HUNG CABINET THAT IS 24" WIDE. ALL CABINETS TO BE PRE-MANUFACTURED OF STANDARD BASE AND WALL CABINET DEPTHS AND FINISH IN SATIN-SILVERGLASS. NUMBER OF DOORS AND SHELVES TO MATCH ELEVATIONS.



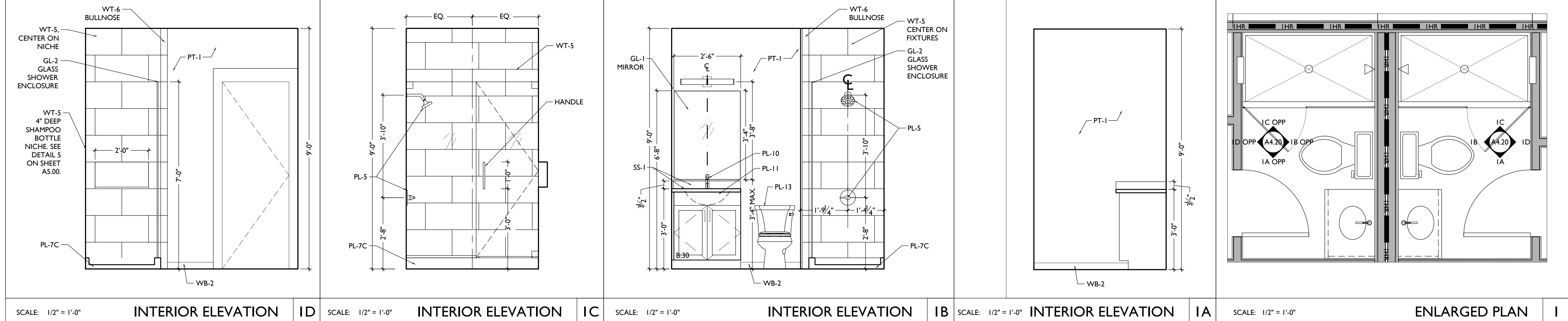
SCALE: 1/2" = 1'-0" INTERIOR ELEVATION 2E SCALE: 1/2" = 1'-0" INTERIOR ELEVATION 2D SCALE: 1/2" = 1'-0" INTERIOR ELEVATION 2C

UNIT 201 KITCHEN ISLAND INT ELEVATIONS



SCALE: 1/2" = 1'-0" INTERIOR ELEVATION 2B SCALE: 1/2" = 1'-0" INTERIOR ELEVATION 2A SCALE: 1/2" = 1'-0" ENLARGED PLAN 2

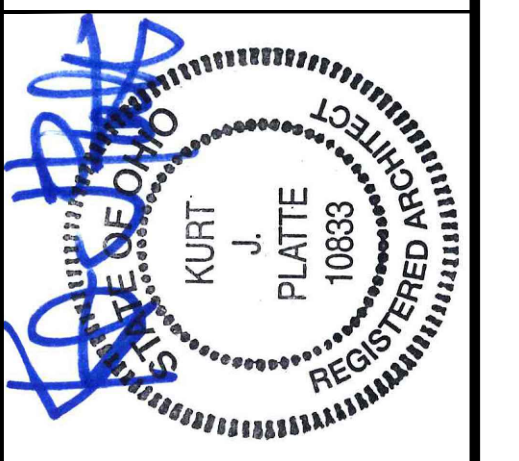
UNIT 201 KITCHEN ENLARGED PLANS & INT ELEVATIONS



SCALE: 1/2" = 1'-0" INTERIOR ELEVATION ID SCALE: 1/2" = 1'-0" INTERIOR ELEVATION IC SCALE: 1/2" = 1'-0" INTERIOR ELEVATION IB SCALE: 1/2" = 1'-0" INTERIOR ELEVATION IA SCALE: 1/2" = 1'-0" ENLARGED PLAN I

UNIT 201 & 202 BATHROOMS ENLARGED PLANS & INT ELEVATIONS

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Revisions
Design Team:
TB, AM, CS
Drawn by:
TB

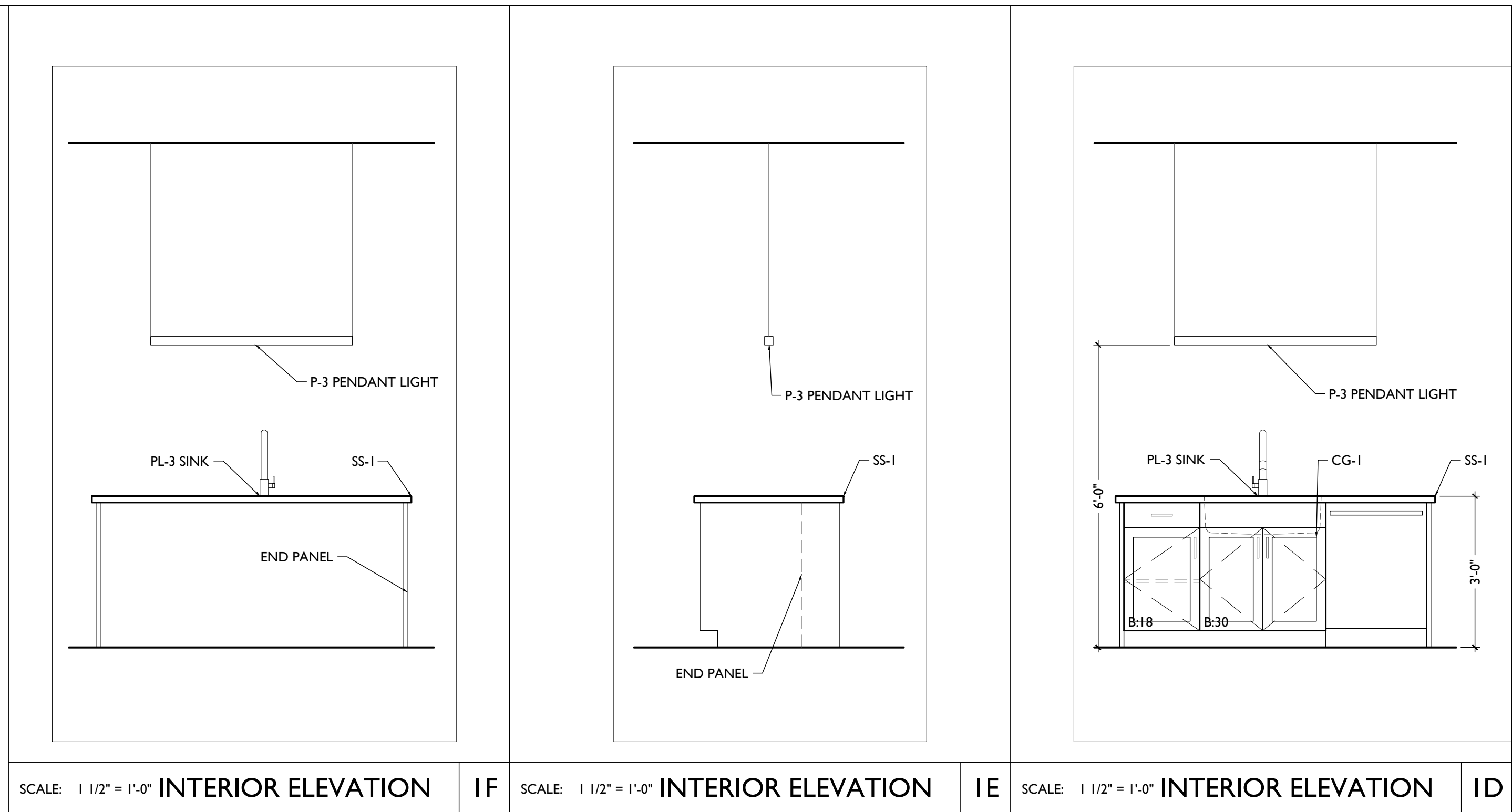
PROPOSED PROJECT:
**RENOVATION FOR
111 W MAIN ST**
VAN WERT, OH 45891
VAN WERT REDEVELOPMENT, PHASE 2

Job No: 22013 05.11.2023

A4.20

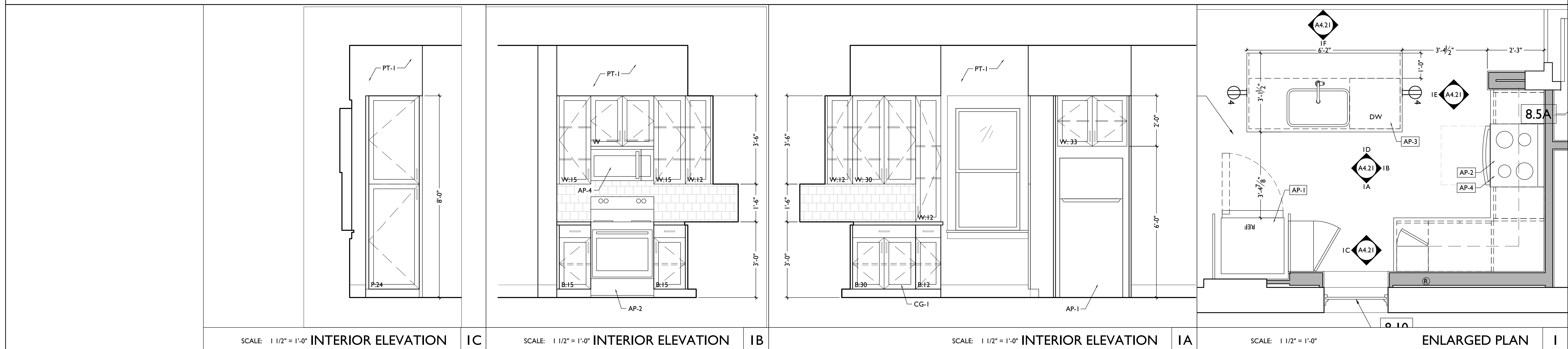
APPLIANCE SCHEDULE				
CODE	ITEM/ LOCATION	DESCRIPTION	FINISH	NOTES
AP-1	REFRIGERATOR (STUDIOS, 1BRS, 2BRS)	MANU: GE COLLECTION: 17.5 CU. FT. TOP FREEZER REFRIGERATOR GIE18GSRSS INTERNAL ICE-MAKER	STAINLESS	
AP-2	RANGE (STUDIOS, 1BRS, 2BRS)	MANU: GE COLLECTION: FREESTANDING 30" ELECTRIC RANGE JB258RMSS	STAINLESS	
AP-3	DISHWASHER	MANU: GE COLLECTION: DISHWASHER 24" BUILT-IN GDT630PSMSS	STAINLESS	
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AP-9	DRINK FRIDGE (LUXURY LOFT)	MANU: GE COLLECTION: PROFILE SERIES BEVERAGE CENTER # PVS06BSPPS	STAINLESS	

NOTE: CABINET KEY REFERS TO CABINET TYPE AND WIDTH, IE: "W. 24" IS A WALL-HUNG CABINET THAT IS 24" WIDE. ALL CABINETS TO BE PRE-MANUFACTURED OF STANDARD BASE AND WALL CABINET DEPTHS AND FINISH IN SATIN-SILVERGLASS. NUMBER OF DOORS AND SHELVES TO MATCH ELEVATIONS.



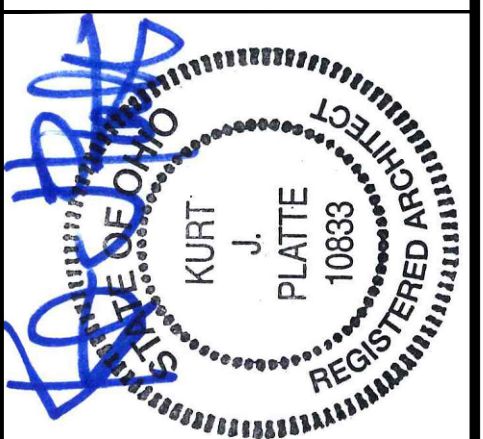
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UNIT 202 KITCHEN ISLAND INT ELEVATIONS



SCALE: 1/2" = 1'-0" INTERIOR ELEVATION IC SCALE: 1/2" = 1'-0" INTERIOR ELEVATION IB SCALE: 1/2" = 1'-0" INTERIOR ELEVATION IA SCALE: 1/2" = 1'-0" ENLARGED PLAN I

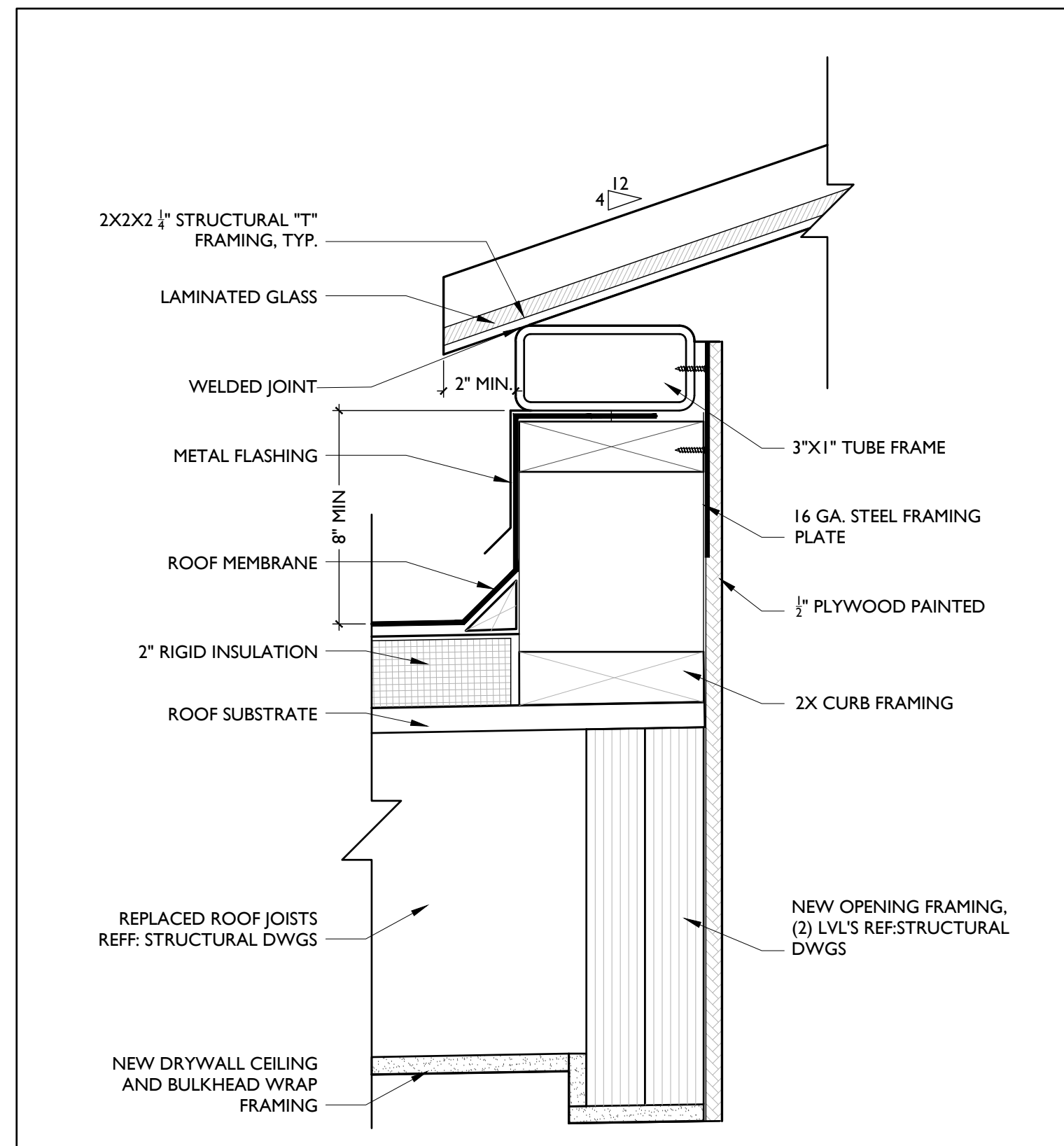
UNIT 202 KITCHEN ENLARGED PLANS & INT ELEVATIONS



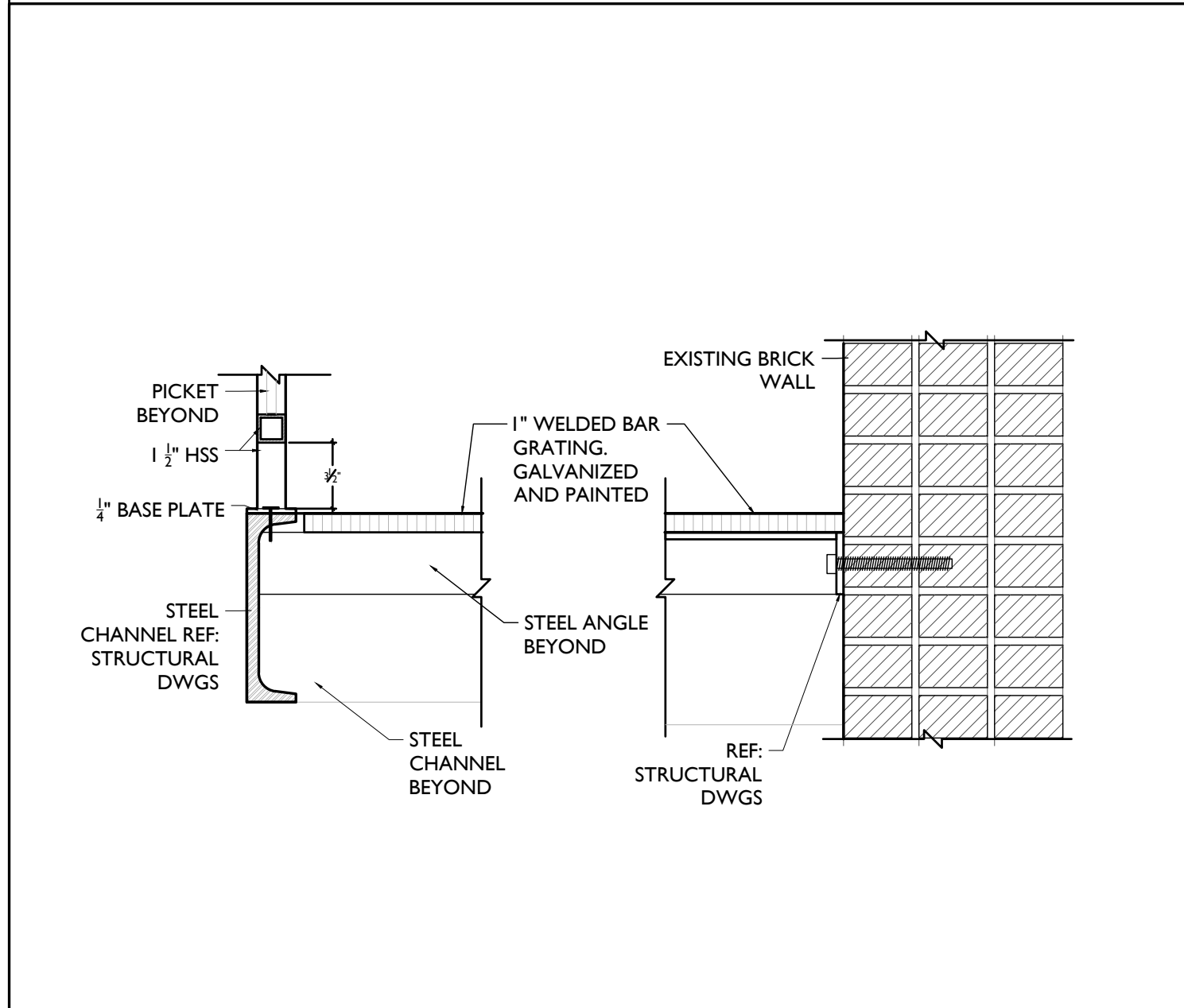
KURT PLATTE 10833
EXP DATE 12.31.2023
Progress Dates
05-16-2023 - BID / PERMIT

Revisions

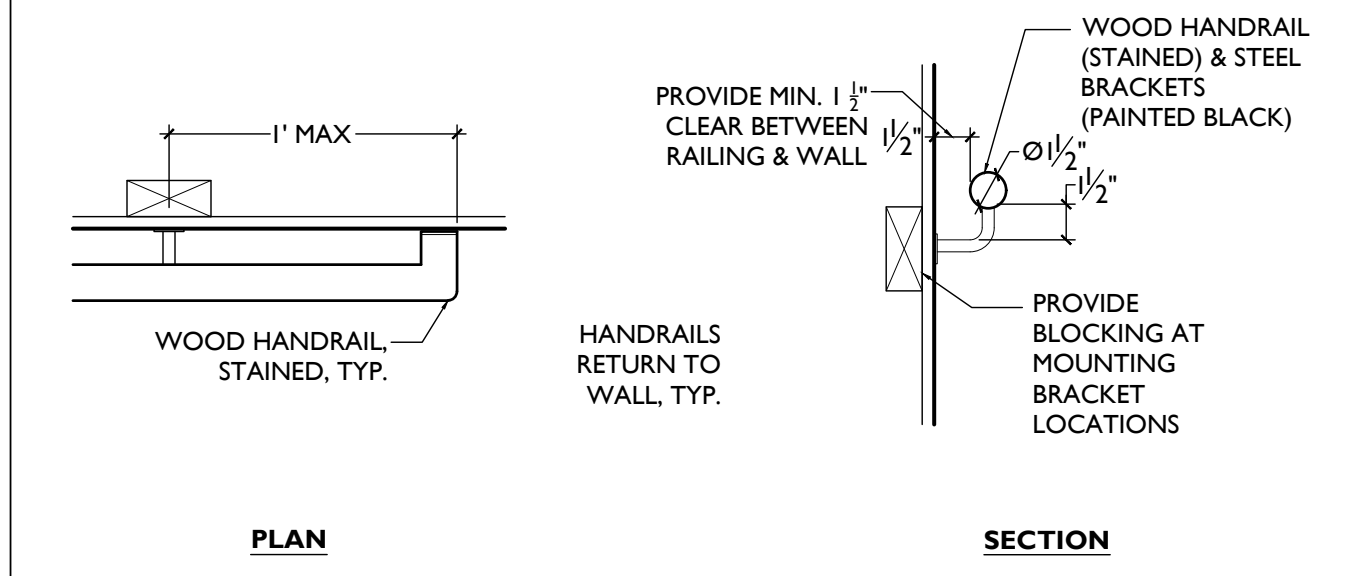
Design Team:
TB, AM, CS
Drawn by:
TB



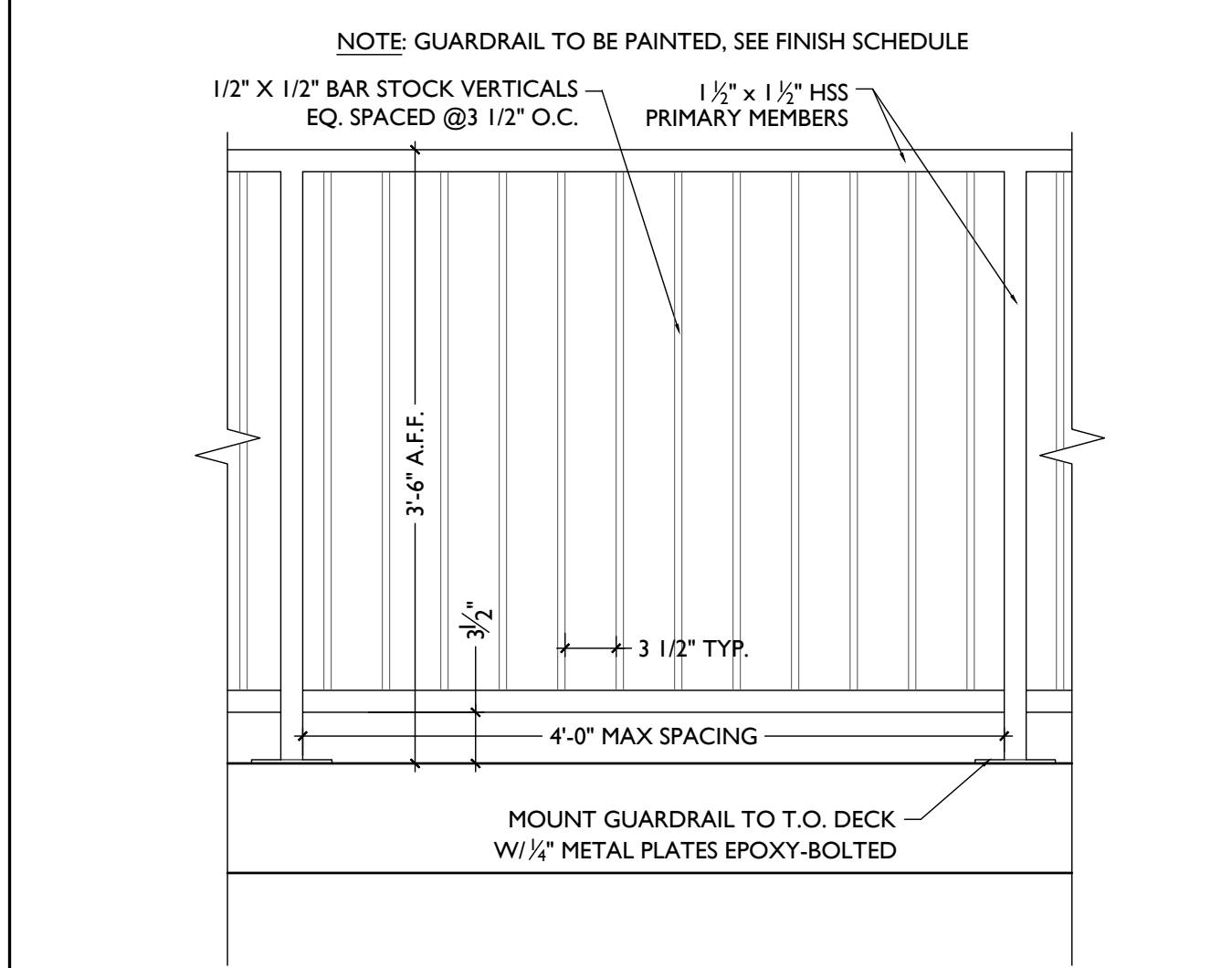
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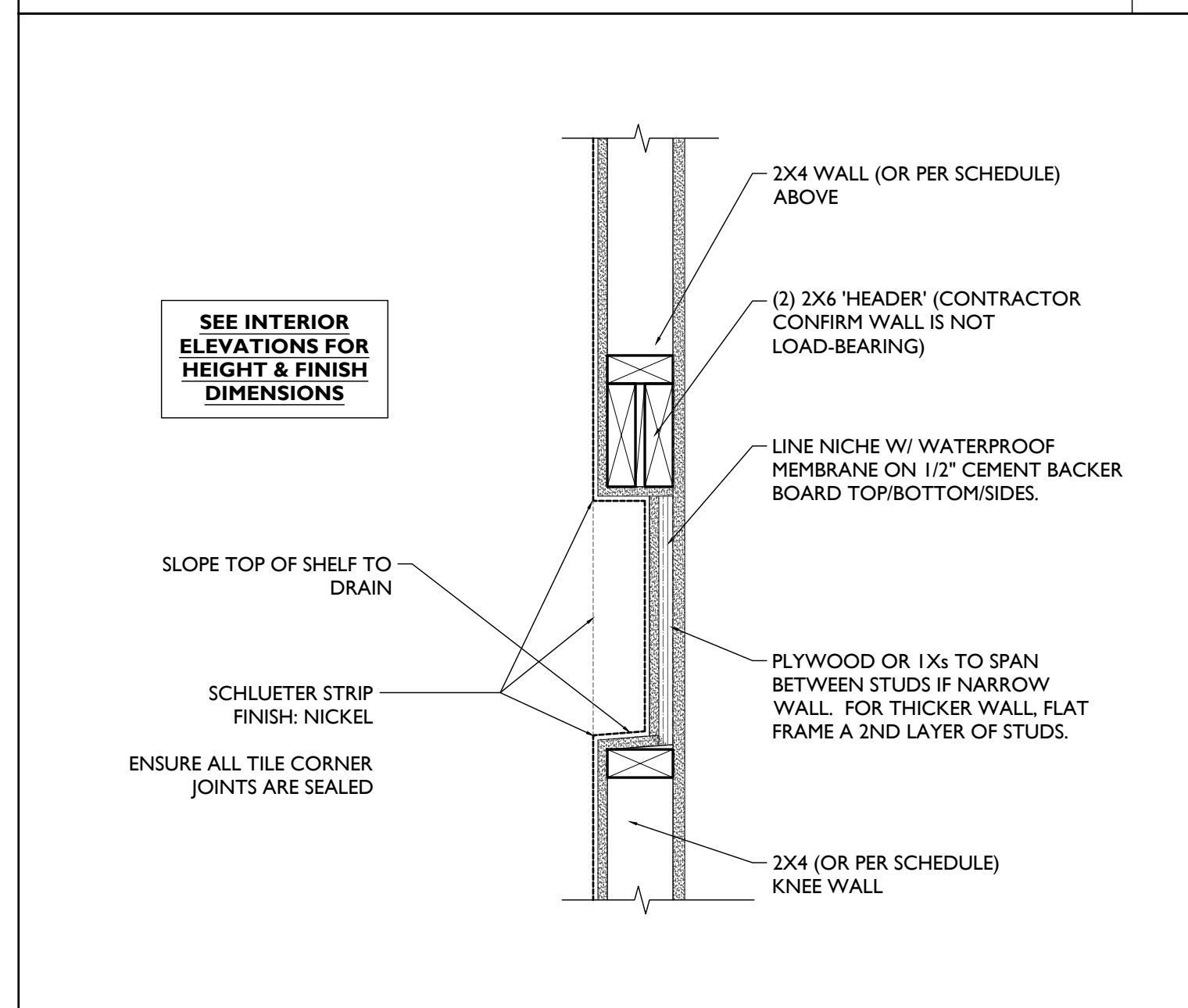
SCALE: 1 1/2" = 1'-0" BALCONY SECTION DETAIL 4



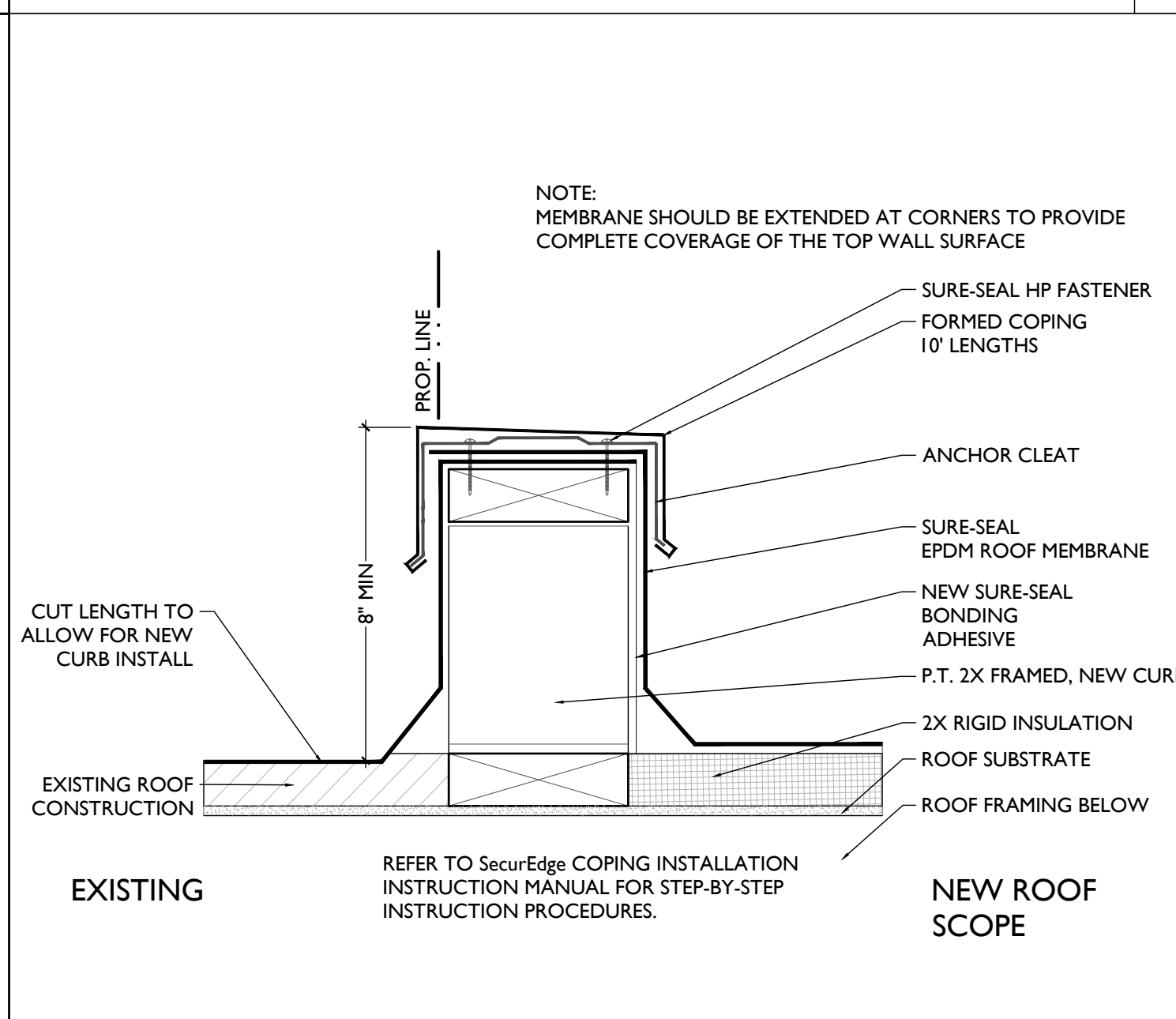
SCALE: 1 1/2" = 1'-0" TYP. WOOD HANDRAIL 5



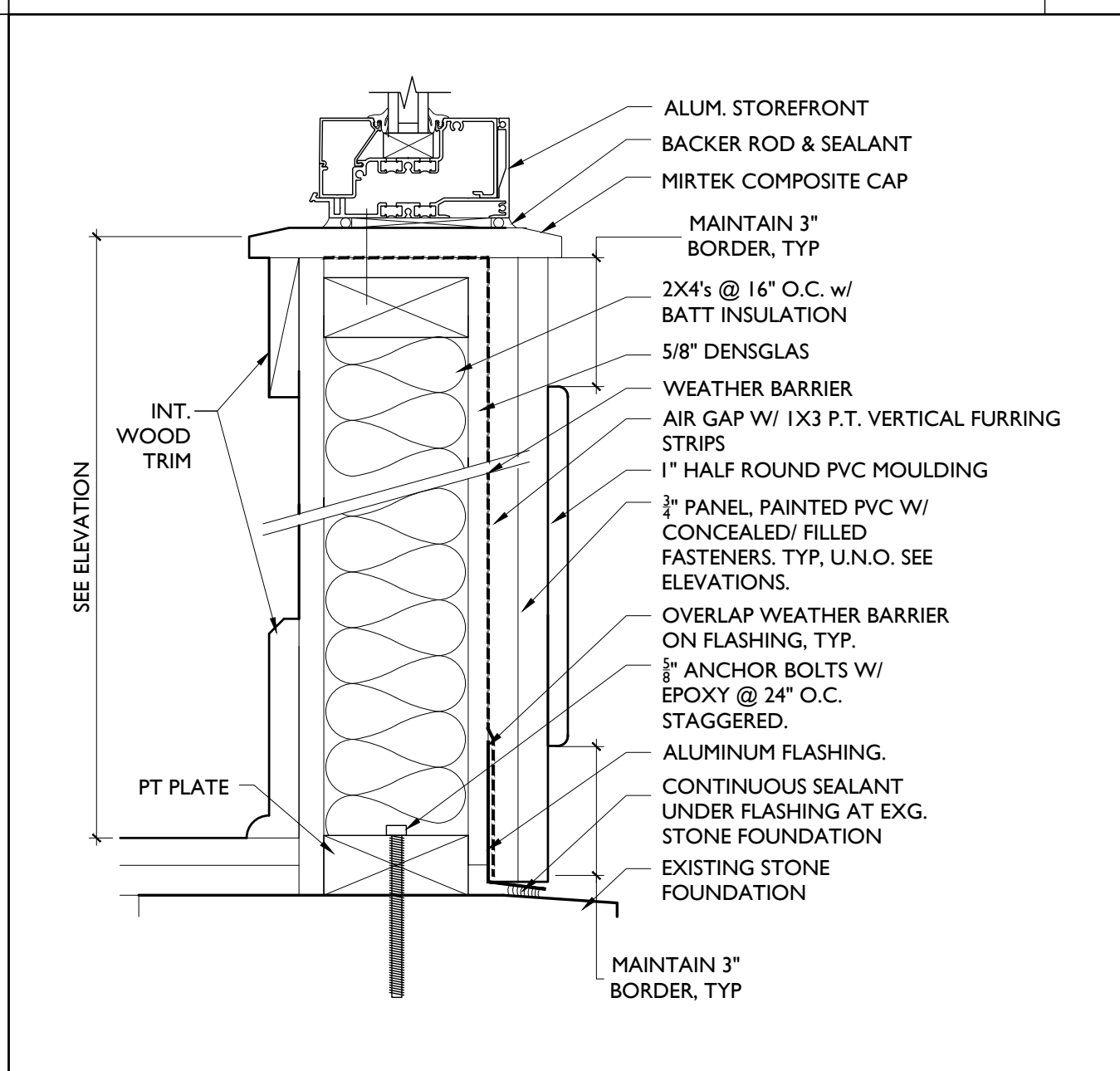
SCALE: 1" = 1'-0" TYP. METAL GUARDRAIL 3



SCALE: 1 1/2" = 1'-0" SHAMPOO BOTTLE NICHE 5

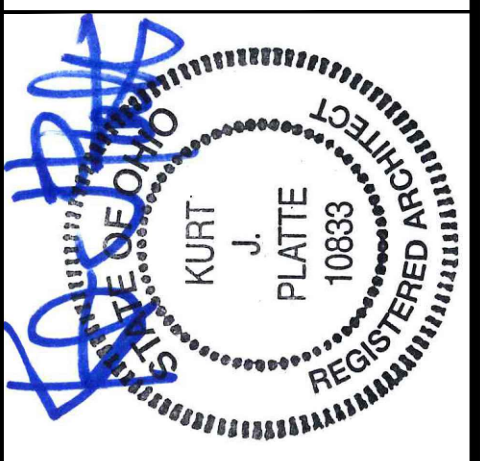


SCALE: 1 1/2" = 1'-0" PARAPET CAP SECTION DETAIL 2



SCALE: 3" = 1'-0" TYP. STORE FRONT BASE 1

TYPICAL DETAILS



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Design Team:
TB, AM, CS
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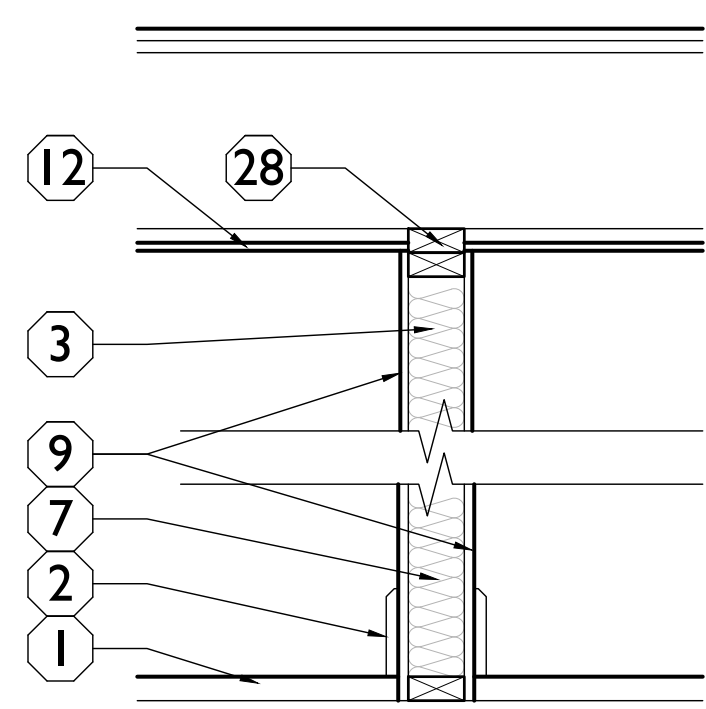
PROPOSED PROJECT:
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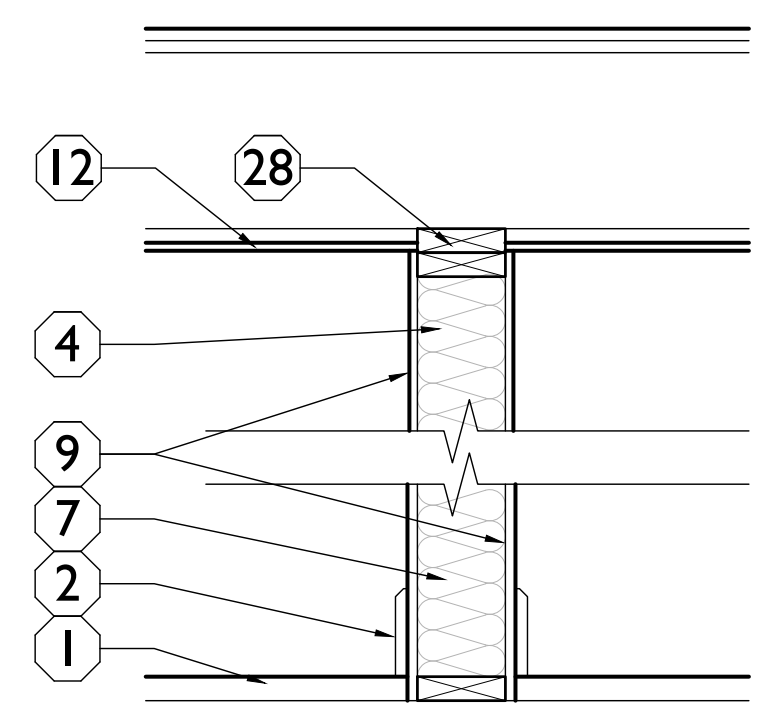
A5.00

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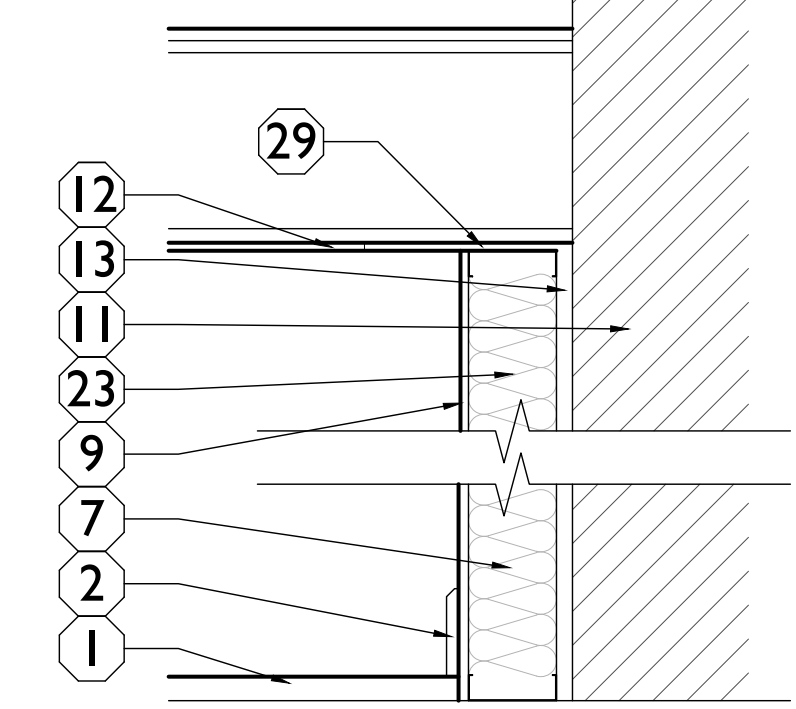
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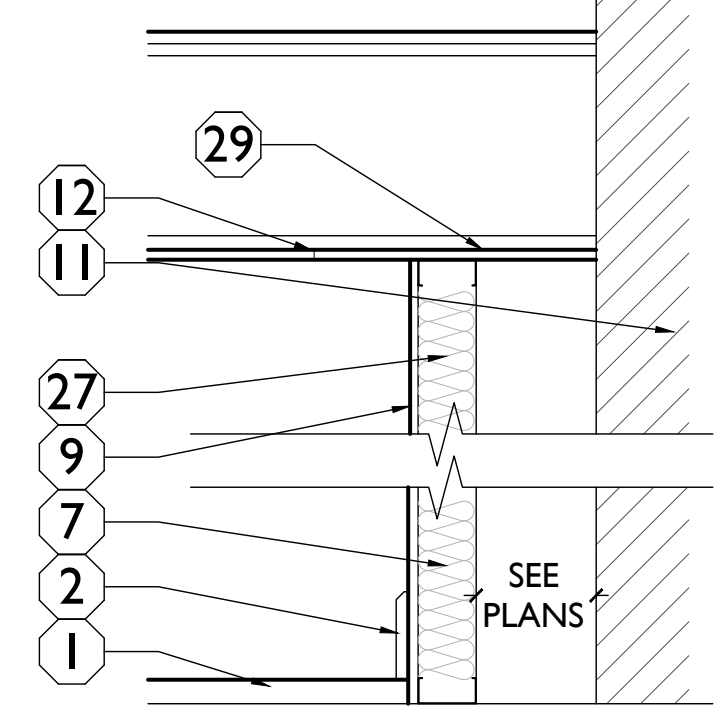
1 SECTION 1
 TYPICAL INTERIOR PARTITION (NON RATED)
 2X4 WOOD STUDS AT 16" O.C.
 W/ 5/8" GYP. BD. EACH SIDE
 W/ INSULATION PER SCHEDULE
 NOTE: PROVIDE PT. SILL PLATE IN BASEMENT



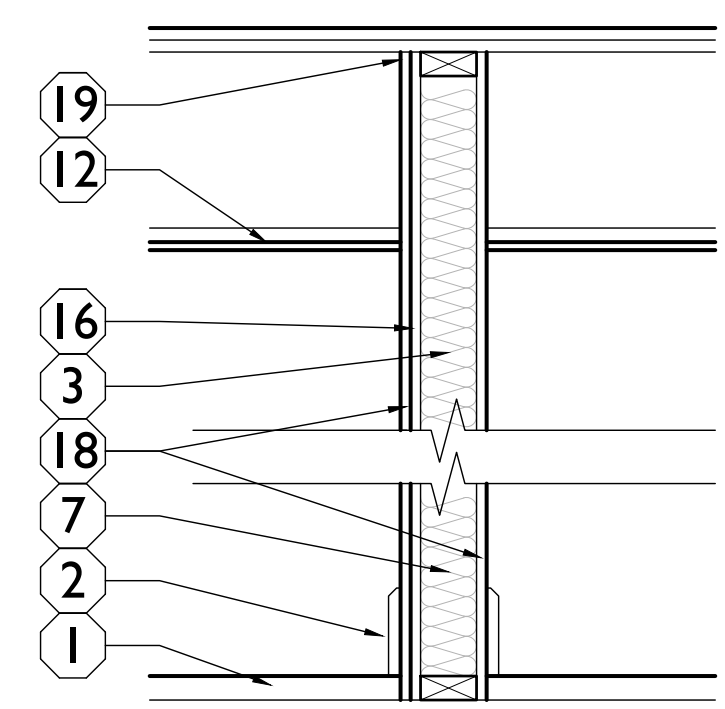
2 SECTION 2
 TYPICAL PLUMBING WET WALL (NON RATED)
 2X6 WOOD STUDS AT 16" O.C.
 W/ 5/8" GYP. BD. EACH SIDE
 W/ INSULATION PER SCHEDULE
 NOTE: PROVIDE PT. SILL PLATE IN BASEMENT



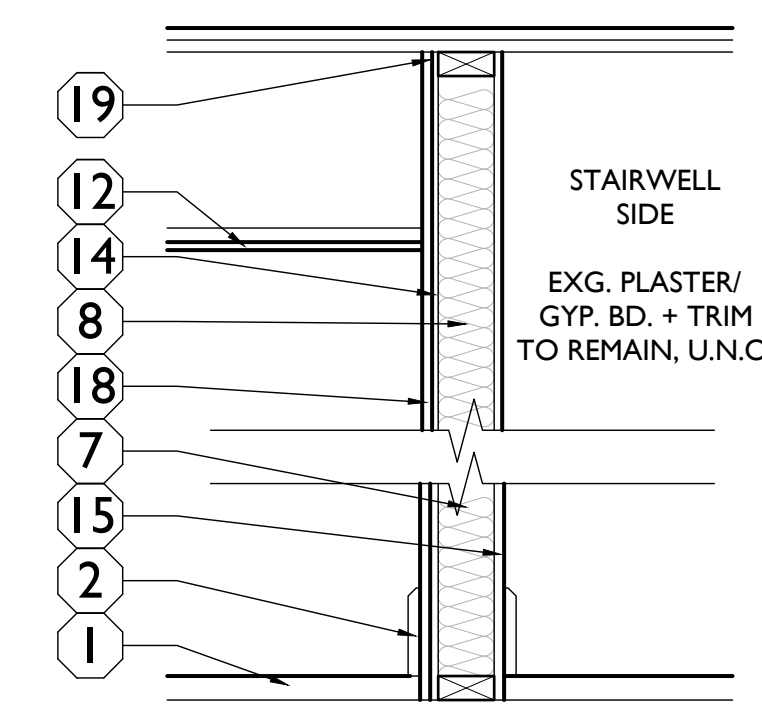
4 SECTION 4
 PLUMBING FURRING AT EXG WALLS (NON RATED)
 2X6 METAL STUD FRAMING AT 16" O.C.
 HELD 1" OFF EXG. WALL
 W/ 5/8" GYP. BD. ONE SIDE
 W/ INSULATION PER SCHEDULE



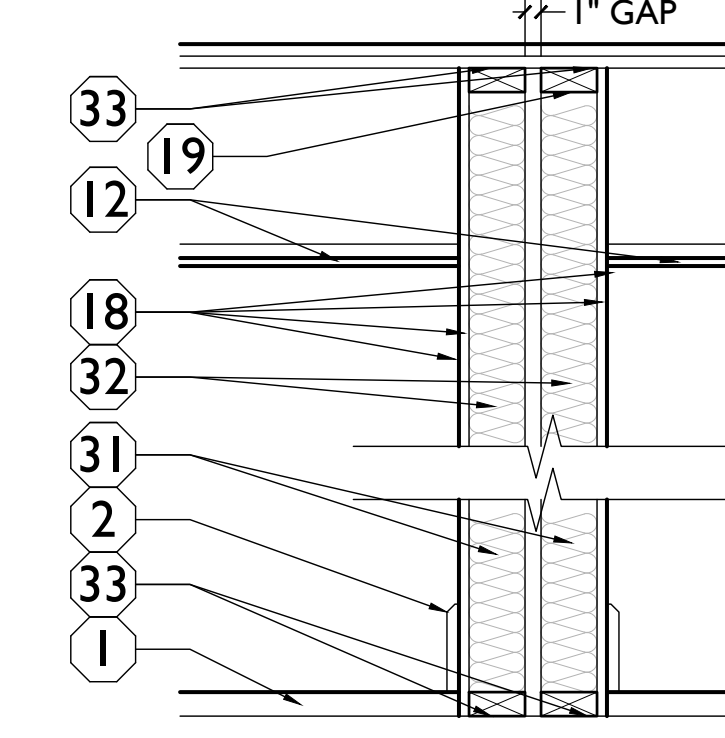
5 SECTION 5
 CHASE WALL (NON RATED)
 2X4 METAL STUD FRAMING AT 16" O.C.
 W/ 5/8" GYP. BD. ONE SIDE
 W/ INSULATION PER SCHEDULE



6 SECTION 6
 NEW 1-HR RATED - FIRE BARRIER
 2X4 (U.N.O.) FIRESTOPPED WOOD STUDS 24" O.C. (NEW OR EXG)
 W/ 5/8" RESILIENT CHANNELS 16" O.C. ONE SIDE
 W/ (1) LAYER 5/8" TYPE X GYP. BD. EACH SIDE
 W/ VERTICAL JOINTS LOCATED MIDWAY BETWEEN STUDS
 W/ INSUL PER SCHEDULE
 NOTE: PROVIDE PT. SILL PLATE IN BASEMENT
 UL #U309



7 SECTION 7
 EXISTING 1-HR RATED STAIRWELL ENCLOSURE - FIRE BARRIER
 EXISTING 2X4 WOOD STUDS AT 16" O.C.
 W/ EXG GYP. BD. OR EXG. PLASTER ON STAIR SIDE
 PROVIDE RESILIENT CHANNELS AT 24" O.C. ONE SIDE (TYP. NON-STAIRWELL SIDE)
 (1) LAYER 5/8" TYPE X GYP. BD. ON NON-STAIRWELL SIDE
 PROVIDE INSULATION PER SCHEDULE
 SOUND SEAL PERIMETER BOTH SIDES, TOP AND BOTTOM
 FIRE RATING = 50 MIN EXG (20 MIN STUD (16" O.C.) + 30 MIN EXG FINISH (5/8" EXG PLASTER) + 40 MIN NEW (5/8" TYPE X GYP BD) = **90 MIN TOTAL FIRE RATING**
 NOTE: PER 72.1.(2) EXCEPTION "E", PLASTER MAY BE SUBSTITUTED FOR GYPSUM WALLBOARD PROVIDED IT IS THE SAME SIZE/THICKNESS/CORE TYPE.



10 SECTION 10
 NEW 1-HR DEMISING WALLS BETWEEN DWELLING UNITS
 DOUBLE STUD WALL AT UNIT DEMISING WALLS
 2X4 FIRESTOPPED WOOD STUDS @ 16" O.C., STAGGERED, BOTH SIDES
 W/ (1) LAYER 5/8" GYP. BD. EACH SIDE
 W/ INSULATION PER SCHEDULE
 UL #U341 / STC 63

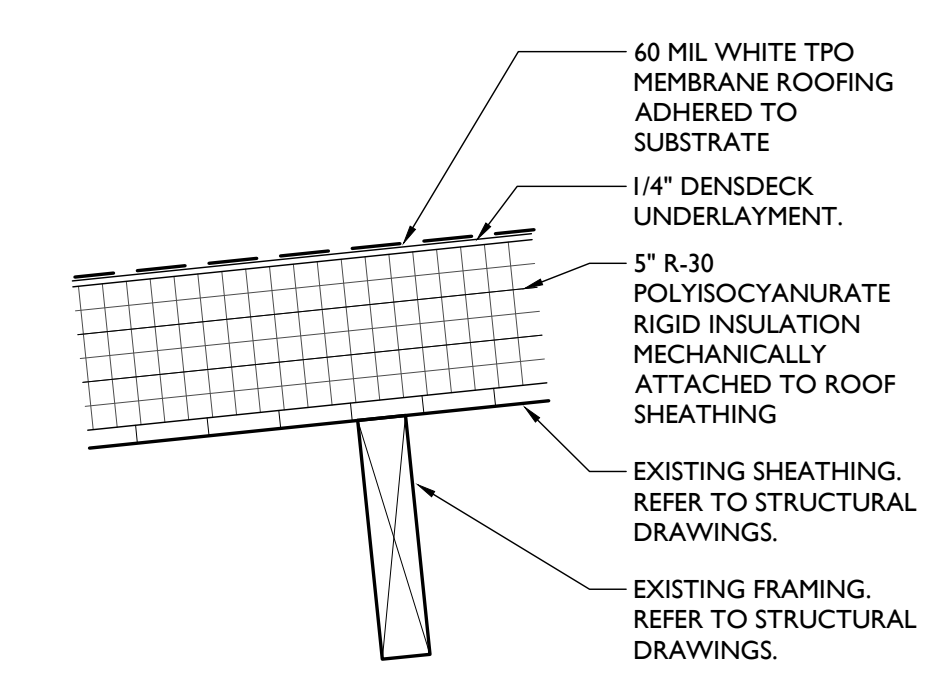
**WALL ASSEMBLIES/
 PARTITION TYPES**

- KEYED NOTES:**
- 1 FINISHED FLOOR - SEE FINISH SCHEDULE
 - 2 SCHEDULED BASE - SEE FINISH SCHEDULE
 - 3 WALL FRAMING (NEW OR EXG) 2X4 WOOD STUDS @ 16" O.C.
 - 4 WALL FRAMING (NEW OR EXG) 2X6 WOOD STUDS @ 16" O.C.
 - 5 1 5/8" METAL STUD FURRING @ 16" O.C.
 - 6 4" SOLID BRICK
 - 7 INSULATION PER SCHEDULE. SHEET A6.00
 - 8 EXISTING WOOD FRAME WALL
 - 9 5/8" GYPSUM BOARD
 - 10 3/8" MORTAR
 - 11 EXG. MASONRY OR HISTORIC PLASTER WALL
 - 12 FLOOR FRAMING AND CEILING RATED ASSEMBLY CONTINUOUS TO RATED PARTITION OR WALL
 - 13 1" GAP BETWEEN FRAMING AND FACE OF EXISTING EXTERIOR WALL
 - 14 1/2" METAL RESILIENT CHANNELS @ 24" O.C. HORIZ. ON ONE SIDE OF STUDS
 - 15 EXG. GYP. BD. OR PLASTER
 - 16 5/8" METAL RESILIENT CHANNELS @ 16" O.C. HORIZ. ON ONE SIDE OF STUDS DO NOT FASTEN THROUGH CHANNELS INTO FRAMING BEYOND - INSTALL PER MFR INSTRUCTS.
 - 18 5/8" TYPE-X GYP. BOARD
 - 19 EXTEND RATED ASSEMBLY TO UNDERSIDE OF FLOOR SHEATHING ABOVE. SEE DETAILS ON A6.01
 - 20 "J" SHAPE SIDE RUNNER
 - 21 SHAFTWALL STUD @ 24" O.C. MAX
 - 22 1" NOMINAL GYP LINER PANEL
 - 23 2X6 METAL FURRING @ 16" O.C. HELD TIGHT TO WALL
 - 24 4" CONCRETE MASONRY UNITS
 - 25 FRAMING TO BEAR ON FLOOR OF EQUAL RATING
 - 26 WALL STRUCTURE TO BYPASS FLR CLG ASSEMBLY
 - 27 3 5/8" METAL STUD FRAMING @ 16" O.C.
 - 28 DOUBLE WOOD TOP PLATE, TO MAINTAIN FIRE-RATING OF F/C ASSEMBLY
 - 29 PROVIDE GYP BD 'RIPPERS' ABOVE FURRING ALONG EXT PERIMETER TO MAINTAIN FIRE-RATING OF F/C ASSEMBLY
 - 30 8" CONCRETE MASONRY UNITS
 - 31 3" ACOUSTICAL BATT INSULATION BOTH SIDES
 - 32 2X4 WOOD STUDS, @ 16" O.C., STAGGERED, BOTH SIDES, WITH 1" GAP BETWEEN
 - 33 APPLY ACOUSTICAL SEALANT AT TOP AND BOTTOM OF WALL PLATES
 - 34 2X4 METAL STUDS, @ 16" O.C., STAGGERED, BOTH SIDES, WITH 1" GAP BETWEEN

PARTITION INSULATION SCHEDULE			
LOCATION	TYPE	R-VALUE	NOTES
MECHANICAL CLOSET WALLS	FIBERGLASS BATTS	R-13 MIN.	FILL STUD CAVITY
BATHROOM WALLS	FIBERGLASS BATTS	R-13 MIN.	FILL STUD CAVITY
PLUMBING CHASE WALLS	FIBERGLASS BATTS STAPLED TO STUDS	R-13 MIN.	CONTINUOUS PIPE INSULATION AT ALL PLUMBING LINES
BETWEEN DWELLING UNITS	FIBERGLASS BATTS	FILL CAVITY	
STAIR HALL ENCLOSURE WALLS	FIBERGLASS BATTS	R-13 (3.5" MIN)	FILL CAVITY & COORD W/ FIRE-RATING & UL ASSEMBLY
CEILING BETWEEN BASEMENT/RESIDENTIAL	CLOSED CELL SPRAY FOAM	R-30	COORD W/ UL ASSEMBLY & FIRE RATING
CEILING BETWEEN TWO SEPARATE OCCUPIED RESIDENCES	FIBERGLASS BATTS	6" MIN	COORD W/ UL ASSEMBLY & FIRE RATING

EXISTING WALLS	
<p>AT EXISTING MASONRY WALLS TO REMAIN:</p> <ul style="list-style-type: none"> EXISTING PLASTER TO REMAIN IN PLACE, UNLESS NOTED OTHERWISE. ELECTRICAL TO BE SURFACE MOUNTED TO WALLS 18" A.F.F. U.N.O. ON ELECTRICAL DRAWINGS. PAINT CONDUIT TO MATCH WALL. 	<p>AT EXISTING INTERIOR WALLS TO REMAIN (WITHIN UNITS):</p> <ul style="list-style-type: none"> CAREFULLY REMOVE ANY HISTORIC TRIM AND REMOVE PLASTER FROM BOTH SIDES. INSTALL NEW GYP. BD. AND REINSTALL OR REPLICATE HISTORIC TRIM. ALL SYSTEMS TO BE CONCEALED WITHIN WALLS.
<p>AT EXISTING CORRIDOR/STAIR HALL WALLS TO REMAIN:</p> <ul style="list-style-type: none"> EXISTING PLASTER TO REMAIN IN PLACE ON CORRIDOR/STAIR HALL SIDE, UNLESS NOTED OTHERWISE. ON OPPOSITE SIDE, CAREFULLY REMOVE ANY HISTORIC TRIM AND REMOVE PLASTER. INSTALL NEW GYP. BD. AND REINSTALL OR REPLICATE HISTORIC TRIM. ALL SYSTEMS TO BE CONCEALED WITHIN WALLS. 	<p>NOTE: SOME EXISTING WALLS RECEIVE ADDITIONAL FURRING OR LAYERS OF GYP BD TO ACCOMMODATE PLUMBING OR ACHIEVE FIRE RATINGS. THESE INSTANCES ARE NOTED ON THE PLANS AND CORRESPOND WITH THE ABOVE WALL TYPES.</p>

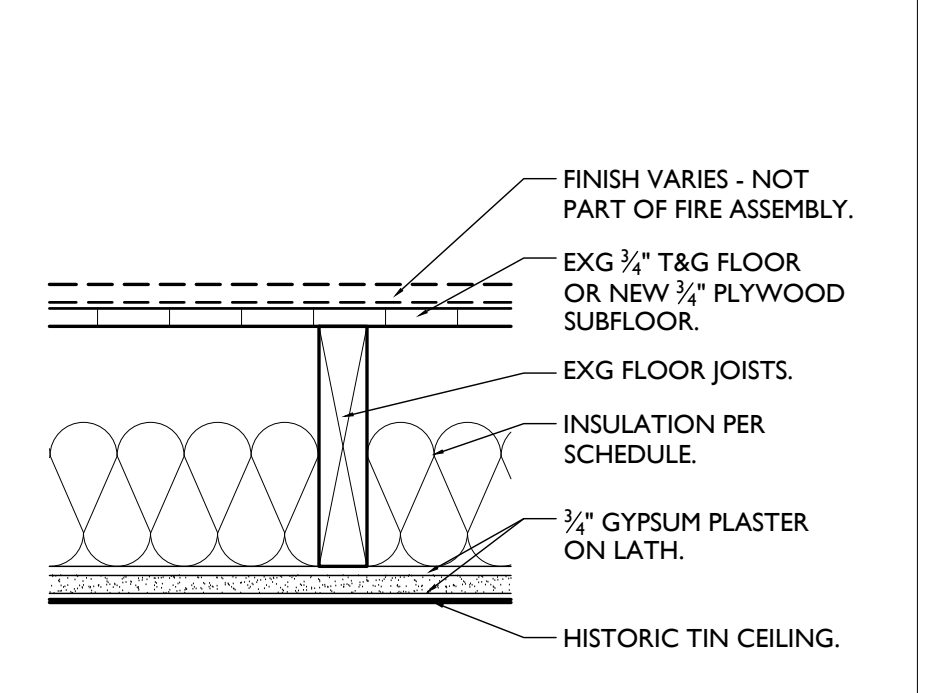
ROOF ASSEMBLY



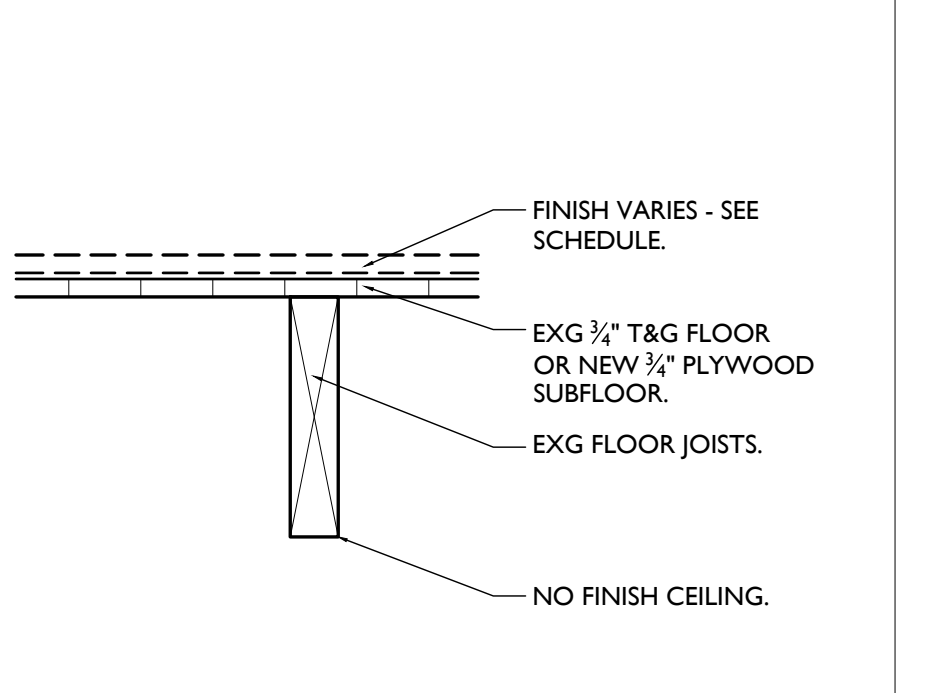
INSTALL ROOFING SYSTEM PER MANUFACTURER'S RECOMMENDATIONS.

MI INSULATED MEMBRANE ROOF ABOVE OCCUPIED TOP FLOOR

FLOOR/CEILING ASSEMBLIES

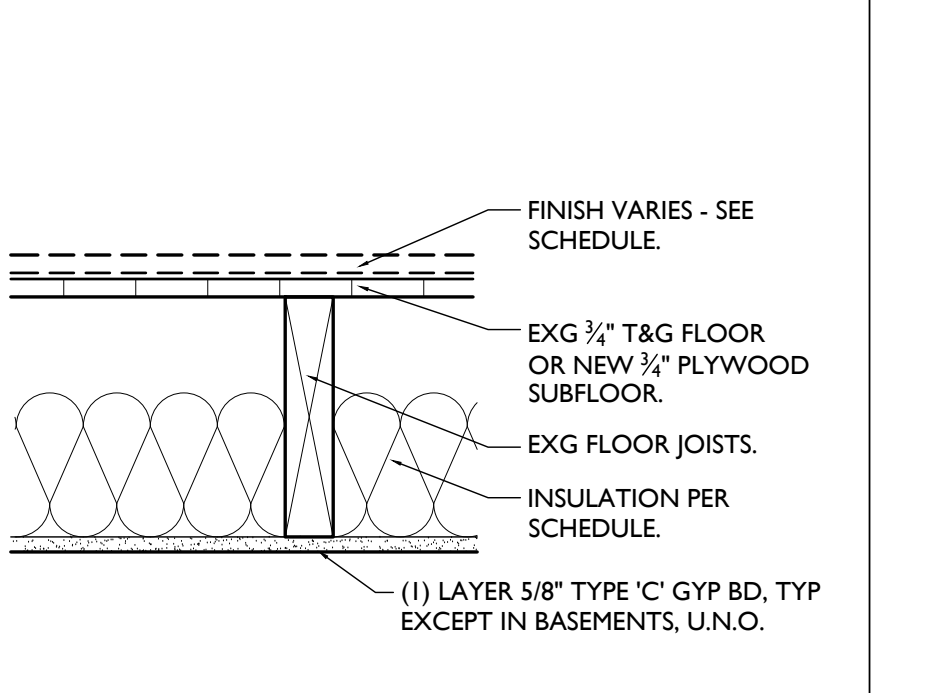


G FLOOR/CEILING ASSEMBLY G I-HR MEMBRANE @ EXG HISTORIC TIN - PRESCRIPTIVE PROTECTION. HISTORIC PLASTER & LATH CONTRIBUTE TO FIRE-RATING

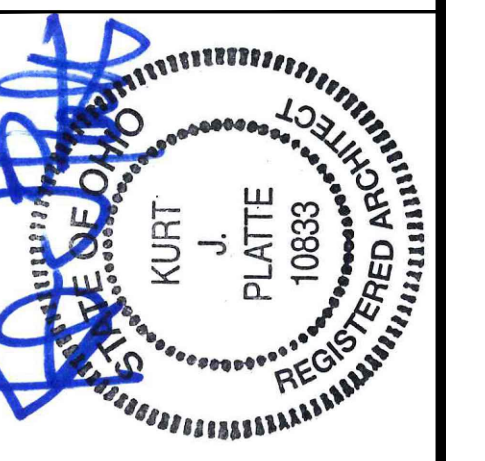


FIRE RATING = 60 MIN EXG (10 MIN JOIST (16" O.C.) + 50 MIN EXG FINISH (3/4" EXG PLASTER ON LATH) + TIN = **60 MIN TOTAL FIRE RATING**

B FLOOR/CEILING ASSEMBLY B NON-RATED ASSEMBLY ASSEMBLY IS NOT FIRE RATED



A FLOOR/CEILING ASSEMBLY A NON-RATED ASSEMBLY ASSEMBLY IS NOT FIRE RATED

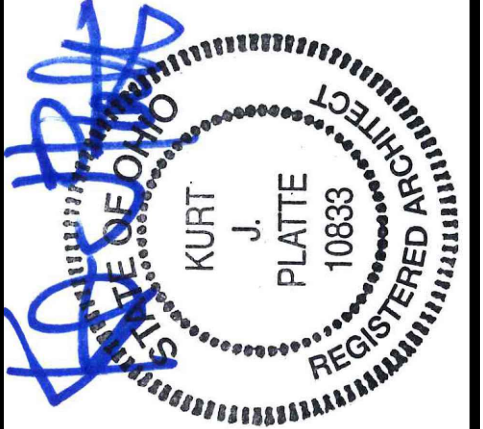


KURT PLATTE 10833
 EXP DATE 12.31.2023

Progress Dates
 10/12/2022 OWNER REVIEW
 11/11/2022 BID AND PERMIT

Revisions

Design Team:
 AS, CZ
 Drawn by:
 CZ, BR



KURT PLATTE 10833
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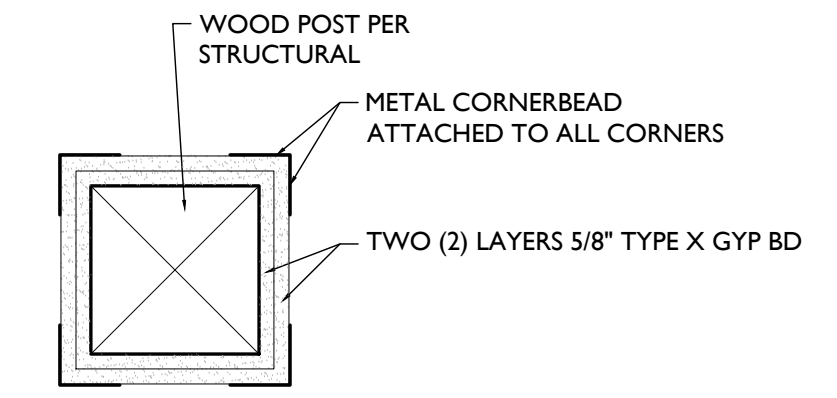
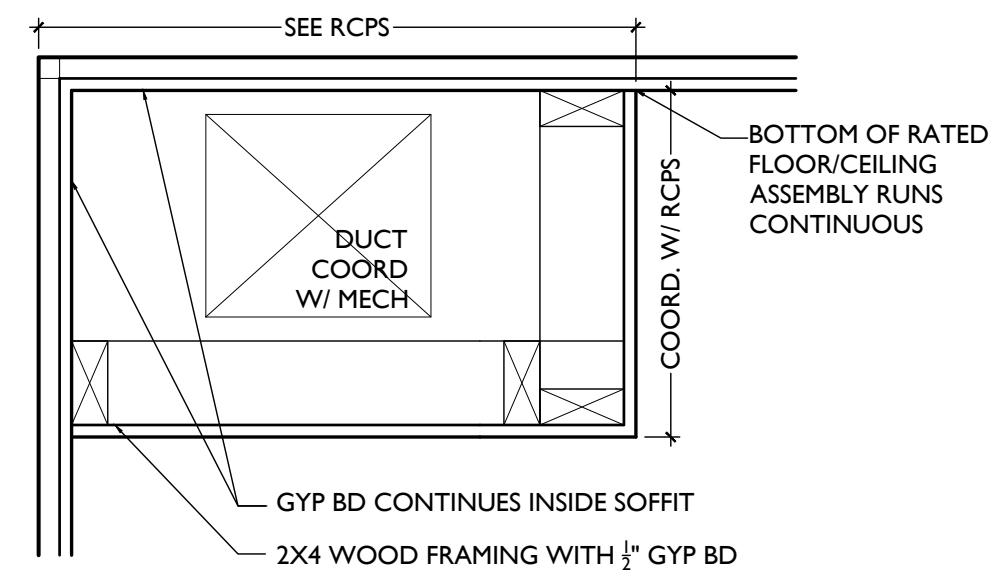
Revisions

Design Team:
AS, CZ
Drawn by:
CZ, BR

PROPOSED PROJECT:
**RENOVATION FOR
101-107 W. MAIN ST.**
VAN WERT, OH 45891
VAN WERT REDEVELOPMENT, PHASE 2

Job No: 22013 5.16.2023

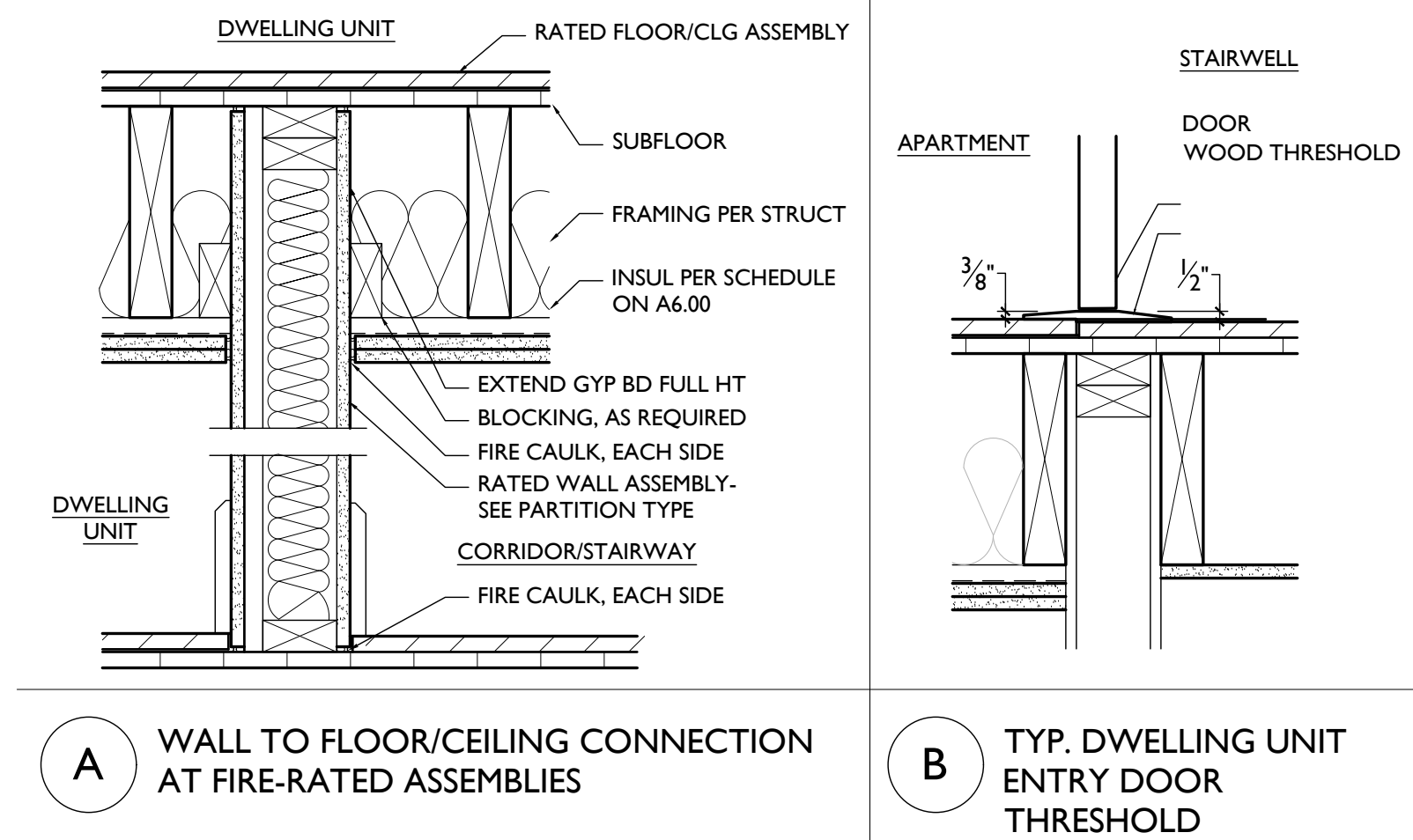
A6.01



MEETS 1-HR RATING PER
IBC PRESCRIPTIVE FIRE
RATING TABLE 722.2.1.4(2)

TYPICAL SOFFIT IN DWELLING UNIT 4

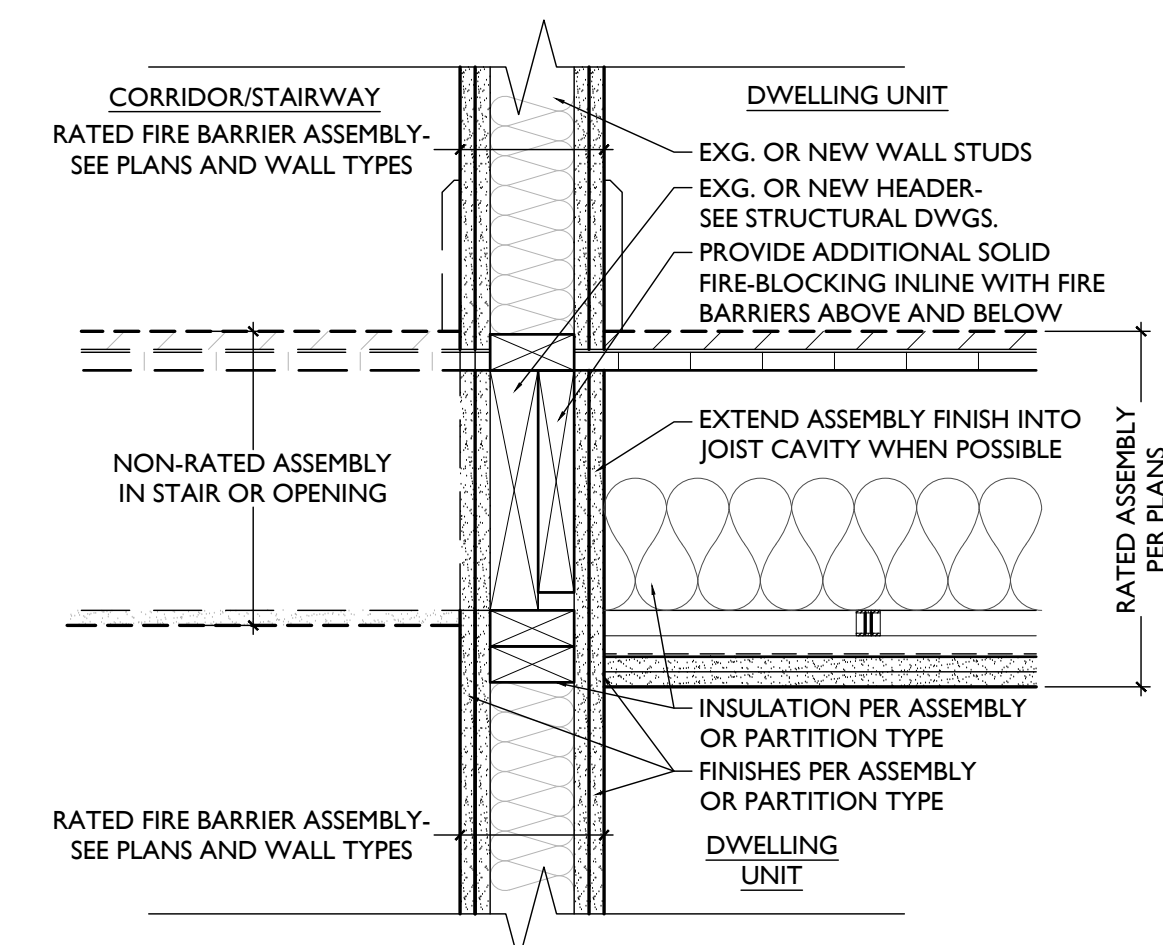
COLUMN PROTECTION 3



A WALL TO FLOOR/CEILING CONNECTION AT FIRE-RATED ASSEMBLIES

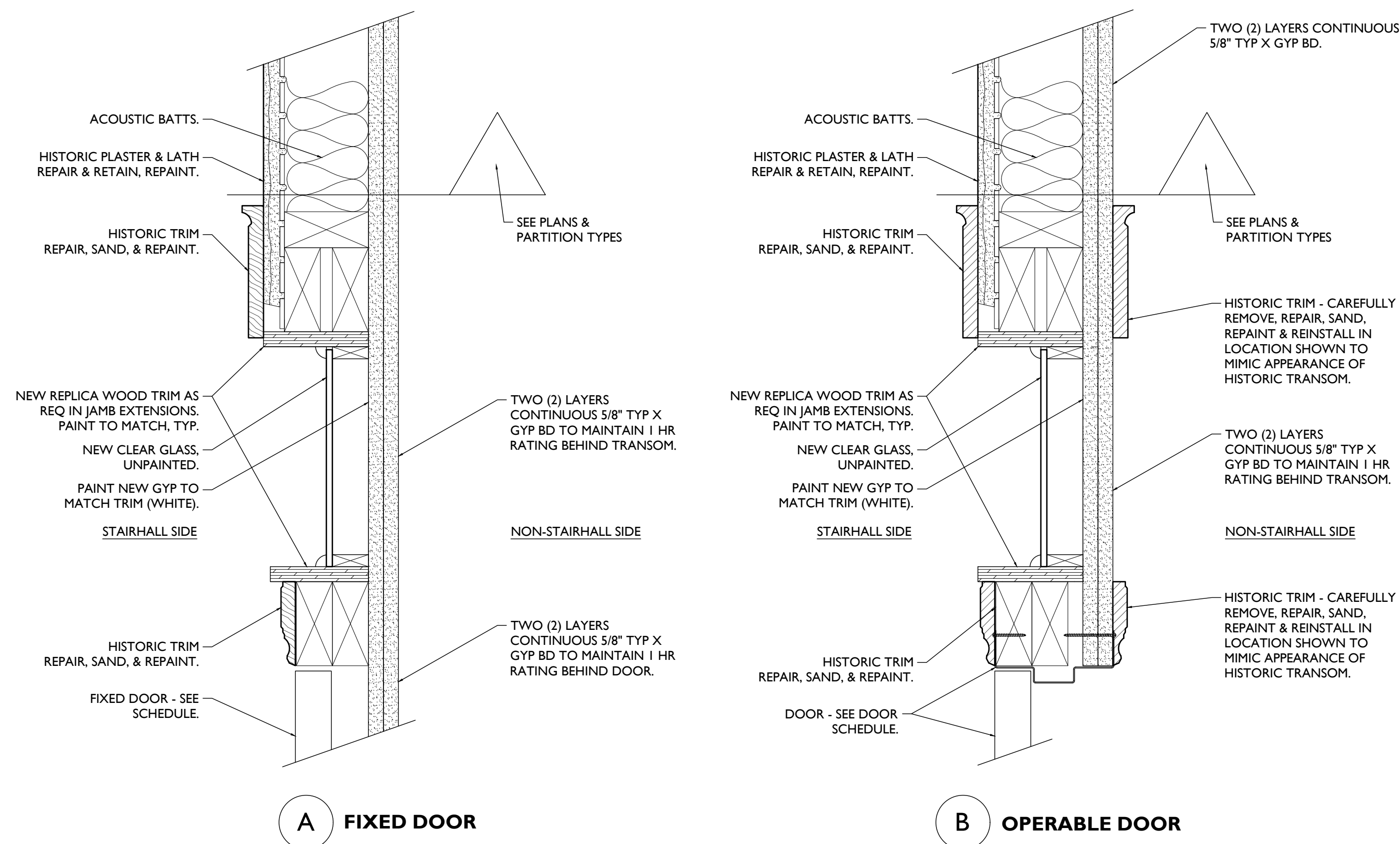
B TYP. DWELLING UNIT ENTRY DOOR THRESHOLD

TYPICAL RATED ASSEMBLY AT DWELLING UNIT 2



TYPICAL RATED ASSEMBLY AT EXG. STAIR 1

TYPICAL FIRE RATING DETAILS



A FIXED DOOR

B OPERABLE DOOR

SCALE: 3" = 1'-0" RATING AT WOOD FRAME CORRIDOR OPENINGS 5

SCALE: 1/2" = 1'-0"

HARDWARE SCHEDULE

HARDWARE SCHEDULE: BUILDING SHELL / COMMERCIAL TENANT

NOTE: SET NUMBERING COORDINATES WITH ALL OF PHASE 2 BUILDINGS

SET NO.	TYPICAL LOCATION (FOR REFERENCE)	CONTINUOUS HINGE	HINGE, TYPICAL	HINGE, SPRING	ELECTRIC STRIKE	ELECTRIC STRIKE	PRIVATE LOCK	STOREROOM LOCK	PASSAGE SET	PADLOCK	DEAD LATCH	CLOSER	WALL STOP	CYL DEVICE	THRESHOLD	SEALS	SUPPORT	SWEEP	OFFSET PULLS	DROP PLATE	RAIN DRIP	CARD READER	BLADE STOP SPACER	SOFFIT SHOE
6	COMMERCIAL FRONT ENTRY																							
7	RESIDENTIAL STAIR ENTRY																							
9	COMMERCIAL RESTROOM DOOR																							
14	COMMERCIAL INTERIOR STAIR ACCESS																							
17	COMMERCIAL BACK OF HOUSE ENTRY																							
20	FIXED DOOR																							

SINGLE DOOR QUANTITY	1	3	3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
DOUBLE DOOR QUANTITY																								

HARDWARE SCHEDULE: DWELLING UNITS

NOTE: SET NUMBERING COORDINATES WITH PHASE 2 BUILDINGS

SET NO.	TYPICAL LOCATION (FOR REFERENCE)	HINGE, TYPICAL	HINGE, SPRING	ENTRY LOCKSET	PRIVATE LOCK	PASSAGE SET	DEADBOLT, 1-WAY	DEADBOLT, WITH HUB	DEADBOLT, DOUBLE	ROLLER LATCH	FLEXIBLE STOP	HINGE STOP	DUMMY TRIM	THRESHOLD	SEALS	SWEEP	VIEWER
1	UNIT BATHROOM / BEDROOM																
2	UNIT WH / FURNACE CLOSET																
3	UNIT CLOSETS / VD / VESTIBULE																
4	UNIT DOUBLE DOOR CLOSETS																
5	NOT USED																
6	UNIT ENTRIES																
7	BALCONY ACCESS DOOR																

SINGLE DOOR QUANTITY (U.N.O. ABOVE)	3	2	1	1	1	1	1	1	2	1	2	2	1	1	1	1	1
DOUBLE DOOR QUANTITY (U.N.O. ABOVE)	6	4	-	-	-	-	-	-	2	2	4	2	-	-	-	-	-

PRODUCT DETAILS

*WHERE DOOR DOES NOT SWING INTO A WALL AT 90 DEGREES, PROVIDE (2) HINGE STOPS, PER THE SPEC ABOVE, IN LIEU OF FLEXIBLE STOP.

CALL OUT LEGEND

SEE DOOR SCHEDULE SHEET			SEE DOOR TYPES SHEET				
NEW OR HISTORIC	MATERIAL	WH	WOOD	GLAZING	NO GLAZING	PANELS	NO PANELS
N	NEW	WH	WOOD	OG	NO GLAZING	OP	NO PANELS
H	HISTORIC	WH	(HOLLOW CORE)	IG	FULL LITE	#P	# OF PANELS
EX	EXISTING	WS	WOOD	1/2G	1/2 LITE	#PH	# OF PANELS
2N	DOUBLE (NEW)	HM	(SOLID CORE)	3/4G	3/4 LITE	#PV	# OF PANELS
2H	DOUBLE (HISTORIC)	A	HOLLOW METAL	2G	2 LITES		
		S	ALUMINUM	HT	TEMPERED		
		SF	STOREFRONT	L	LOUVRED		

NEW OR HISTORIC	MATERIAL	WH	WOOD	GLAZING	NO GLAZING	PANELS	NO PANELS
XX	XX	XXXX	XXXX				

EXAMPLES
 [N] [HM] [IG] [1PH] NEW WOOD FULL LITE 1 HORIZONTAL PANEL DOOR
 [H] [W] [1/2G] [1PH] HISTORIC WOOD 1/2 LITE 1 HORIZONTAL PANEL DOOR

NOTES

- GENERAL NOTES:**
- EXTERIOR DOORS TO BE INSULATED AND THERMALLY BROKEN WITH WEATHERSTRIPPING. GLAZING IN DOOR LITES AND SIDE LITES TO BE SAFETY GLAZING.
 - SEE PLANS FOR REQUIRED FIRE RATINGS.
 - VERIFY SIZE OF ALL EXISTING DOORS AND DOOR OPENINGS IN FIELD.
 - THIS IS A HISTORIC TAX CREDIT PROJECT WITH SENSITIVE HISTORIC MATERIALS, INCLUDING DOORS. MOST HISTORIC DOORS SHALL BE REPAIRED AND REUSED (SEE PLANS). DO NOT REMOVE ANY HISTORIC DOORS UNLESS INDICATED IN THESE DRAWINGS. WHERE HISTORIC DOORS ARE BEING RELOCATED, VERIFY DOOR FITS IN NEW LOCATION. IF DOOR DOES NOT FIT, CONTACT ARCHITECT.
 - DOORS AND TRIM ARE TO BE PAINTED, UNO. SEE FINISH SCHEDULE AND EXTERIOR PAINT SCHEDULE FOR MORE INFORMATION.

- SCHEDULE NOTES:**
- EXISTING HISTORIC OPENING:
 - EXISTING HISTORIC DOOR (& TRANSOM, IF APPLICABLE) TO REMAIN IN SITU.
 - EXISTING HISTORIC DOOR IS TO BE FIXED IN PLACE & INFILLED BEHIND. SEE PLANS.
 - RELOCATED HISTORIC DOOR, FRAME & TRIM. SEE EXISTING PLANS FOR PREVIOUS LOCATION AND NEW WORK PLANS FOR NEW LOCATION.
 - NEW OPERABLE DOOR IN HISTORIC OPENING.
 - OPENING DOES NOT RECEIVE A DOOR - REMAINS OPEN TO BEYOND.
 - NEW DOOR IN HISTORIC OPENING TO BE FIXED IN PLACE.
 - NEW DOOR IN EXISTING WINDOW OPENING WITH LOWERED SILL. SEE NEW WORK PLANS AND ELEVATIONS.
 - EXISTING TRANSOM TO BE INFILLED BEHIND WITH GYP. BD. TO MAINTAIN FIRE RATING. SEE DETAILS ON A6.03.
 - EXISTING GLAZING TO RECEIVE PRIVACY FILM ON UNIT SIDE.
 - PROVIDE HINGES THAT ALLOW FOR EASY DOOR REMOVAL DURING LAUNDRY UNIT INSTALLATION & MAINTENANCE.
 - EXISTING OPERABLE TRANSOM TO BE FIXED IN PLACE/CLOSED.
 - FIRE RATED OPENING CONTAINS EXISTING HISTORIC DOOR AND/OR TRANSOM GLAZING. FIRE RATING ACHIEVED THROUGH AN ALTERNATE ENGINEERED DESIGN. SEE CODE REVIEW, NEW WORK PLANS, AND FIRE PROTECTION DRAWINGS.
 - NEW DOOR IS A REPLICA HISTORIC DOOR. SEE DOOR TYPES FOR DIMENSIONS/DETAILS.

FRAME SCHEDULE

SEE DOOR DETAILS SHEET	
FRAME TYPES	
F1	NEW HOLLOW METAL FRAME/TRIM
F2	HISTORIC FRAME/TRIM TO REMAIN - REPAIR/REPLICATE MISSING PIECES AS REQ
F3	NEW WOOD FRAME/TRIM TO MATCH EXG ADJACENT HISTORIC TRIM (IF CORRIDOR DOOR OR INTERIOR UNIT DOOR)
F4	NEW WOOD FRAME/TRIM 1"x4" AT JAMB & 1"x6" AT HEAD, SQUARE PROFILE, FLAT STOCK
F5	NEW WOOD FRAME/TRIM 1"x2", SQUARE PROFILE, FLAT STOCK

- TRIM**
- NOTE 1. THIS IS A HISTORIC TAX CREDIT PROJECT WITH SENSITIVE HISTORIC MATERIALS, INCLUDING DOORS & TRIM. DO NOT REMOVE ANY HISTORIC TRIM UNLESS INDICATED IN THESE DRAWINGS & IN THE SHPO NARRATIVE.
- NOTE 2. FRAME IS TO BE PAINTED, UNO. SEE FINISH SCHEDULE AND EXTERIOR PAINT SCHEDULE FOR MORE INFORMATION.

TRANSOM SCHEDULE

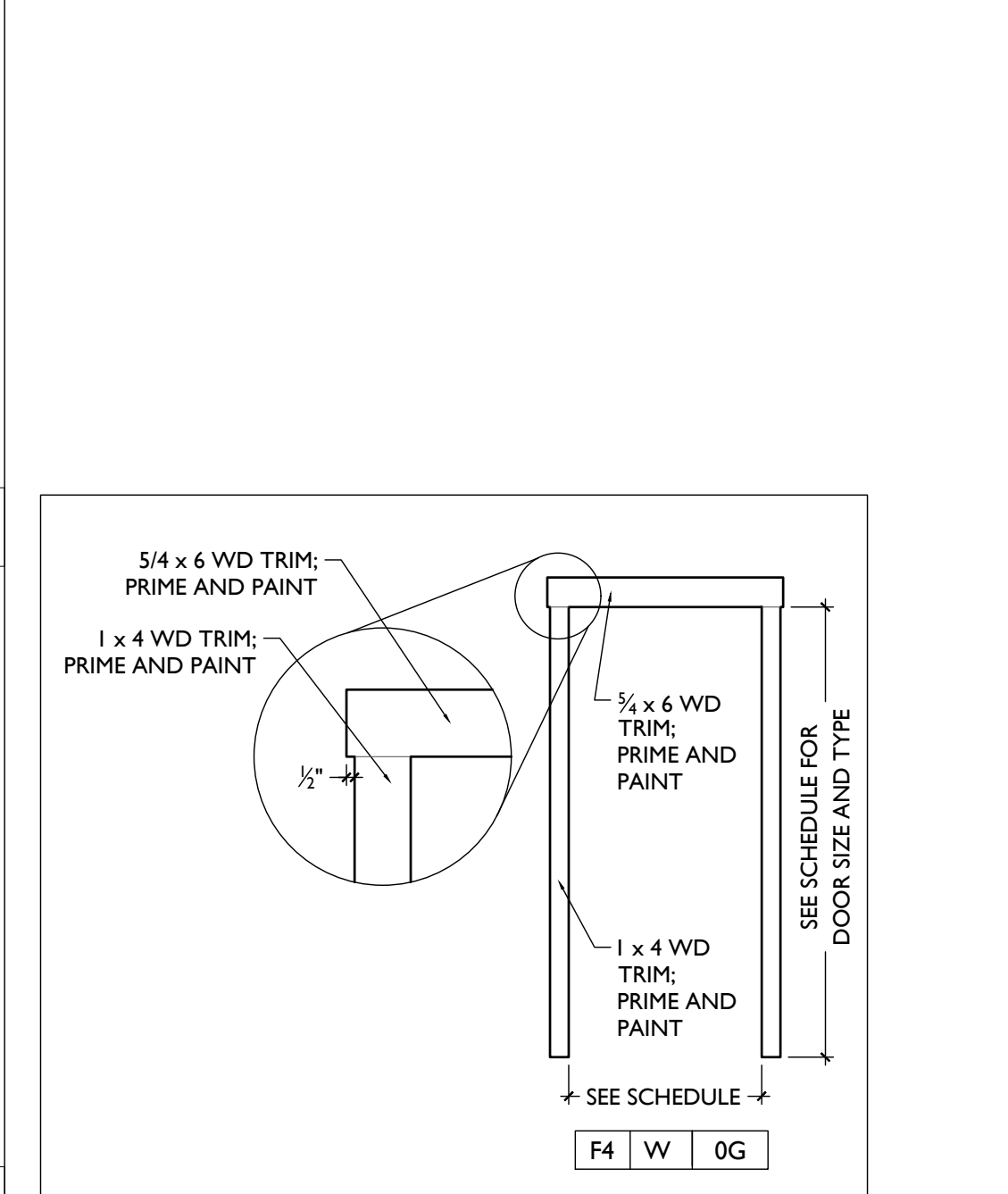
SEE DOOR DETAILS SHEET	
TRANSOM TYPES	
TR1	NEW HOLLOW METAL FRAMED TRANSOM
TR2	HISTORIC TRANSOM TRIM & GLAZING TO REMAIN. REPAIR/REPLICATE MISSING PIECES AS REQ
TR3	NEW WOOD TRANSOM TRIM TO MATCH EXG ADJACENT HISTORIC TRIM OF DOOR - WITH NEW TEMPERED GLAZING

- TRIM**
- NOTE 1. THIS IS A HISTORIC TAX CREDIT PROJECT WITH SENSITIVE HISTORIC MATERIALS, INCLUDING DOORS & TRIM. DO NOT REMOVE ANY HISTORIC TRIM UNLESS INDICATED IN THESE DRAWINGS & IN THE SHPO NARRATIVE.

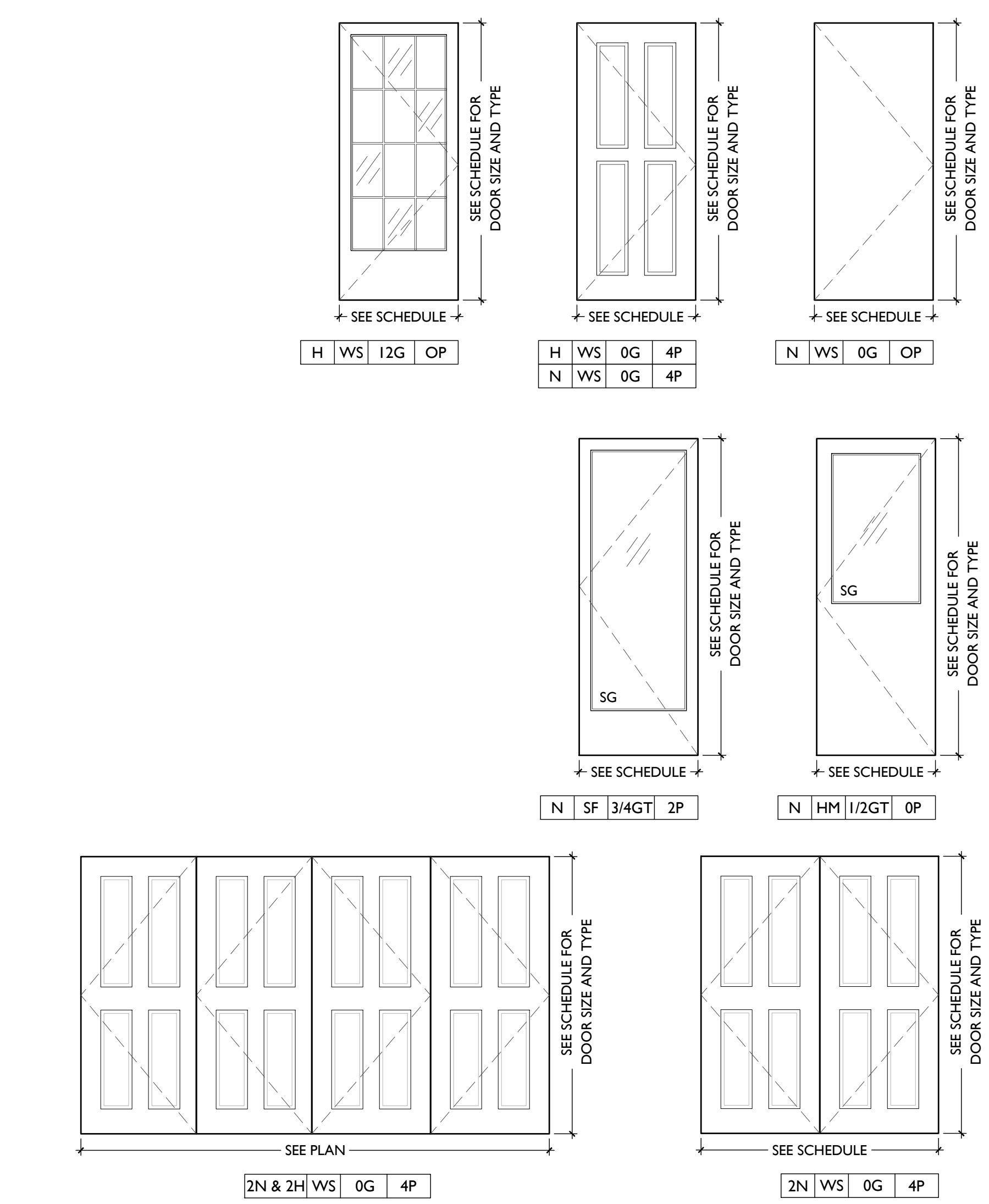
DOOR SCHEDULE

DOOR #	DOOR							FRAME			I	D	W	REMARKS	
	WIDTH	HEIGHT	TYPE	MATL	GLAZ'G	PANELS	FINISH	TYPE	TRANSM	GLAZ'G				TYPE	RATING
BASEMENT															
FIRST FLOOR															
100-1	EXG	EXG	H	WS	1/2G	OP	PT	F2	TR2	IG	20	-	-	1A,	
100-2	EXG OPG V.I.F.	EXG OPG V.I.F.	N	HM	1/2G	OP	PT	F2	TR2	IG	7	-	-	ID	
100-3	EXG OPG V.I.F.	EXG OPG V.I.F.	N	HM	OG	4P	PT	F2	TR2	IG	20	-	-	1F, 3	
101-1	EXG OPG V.I.F.	EXG OPG V.I.F.	N	SF	3/4G	OP	SF	SF	TR2	IG	6	-	-		
101-2	2'-6"	7'-0"	N	WS	OG	OP	PT	F4	-	-	9	-	-		
101-3	EXG	EXG	H	WS	OG	4P	PT	F2	-	-	14	-	-	1A	
101-4	EXG OPG V.I.F.	EXG OPG V.I.F.	N	HM	1/2G	OP	PT	TR1	TR2	IG	17	-	-		
SECOND FLOOR															
200-1	EXG	EXG	H	WS	OG	4P	PT	F2	TR2	IG	20	-	-	1B, 3	
201-1	EXG	EXG	H	WS	OG	4P	PT	F2	-	-	6	45 MIN	-	1A, 7	
201-2	2'-6"	7'-0"	N	WS	OG	4P	PT	F4	-	-	3	-	-		
201-3	2'-6"	7'-0"	N	WS	OG	4P	PT	F4	-	-	1	-	-		
201-4	2'-8"	7'-0"	N	WS	OG	4P	PT	F4	-	-	1	-	-		
201-5	3'-0"	7'-0"	2N	WS	OG	4P	PT	F4	-	-	4	-	-		
201-6	3'-0"	7'-0"	2N	WS	OG	4P	PT	F4	-	-	4	-	-		
201-7	1'-6"	7'-0"	N	WS	OG	4P	PT	F4	-	-	3	-	-		
201-8	5'-0"	7'-0"	N	WS	OG	4P	PT	F4	-	-	4	-	-		
201-9	3'-0"	7'-0"	N	WS	OG	4P	PT	F4	-	-	2	-	-		
201-10	EXG OPG V.I.F.	EXG OPG V.I.F.	H	WS	OG	4P	PT	F2	TR2	IG	7	-	-	1C	
202-1	3'-0"	7'-0"	N	WS	OG	OP	PT	F4	-	-	6	45 MIN	-		
202-2	2'-6"	7'-0"	N	WS	OG	4P	PT	F4	-	-	3	-	-	5	
202-3	3'-0"	7'-0"	N	WS	OG	4P	PT	F4	-	-	2	-	-		
202-4	2'-6"	7'-0"	N	WS	OG	4P	PT	F4	-	-	1	-	-		
202-5	2'-10"	7'-0"	N	WS	OG	4P	PT	F4	-	-	1	-	-		
202-6	EXG OPG V.I.F.	EXG OPG V.I.F.	N	WS	OG	4P	PT	F4	-	-	3	-	-		
202-7	EXG OPG V.I.F.	EXG OPG V.I.F.	N	WS	OG	4P	PT	F2	TR2	IG	3	-	-		
202-8	EXG OPG V.I.F.	EXG OPG V.I.F.	2N & 2H	WS	OG	4P	PT	F2	TR2	4G	4	-	-	8	

TYPICAL DOOR FRAME TYPES



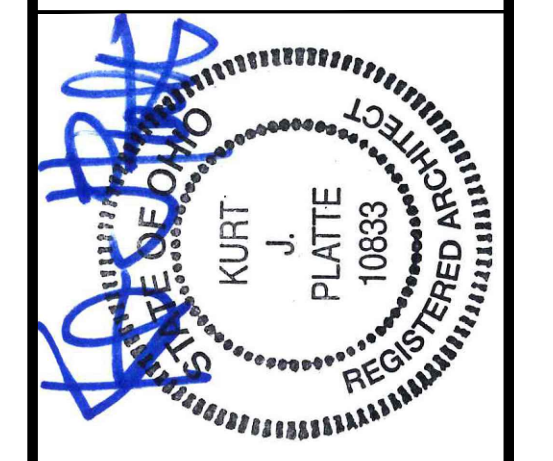
TYPICAL DOOR TYPES



WOOD

METAL

WOOD



KURT PLATTE 10863
 EXP DATE 12.31.2023

Progress Dates
 05-16-2023 - BID / PERMIT

Revisions

Design Team:
 TB, AM, CS
 Drawn by:
 TB

PROPOSED PROJECT:
RENOVATION FOR III W MAIN ST
 VAN WERT, OH 45891
 VAN WERT REDEVELOPMENT, PHASE 2

Job No: 22013 05.11.2023

A6.10

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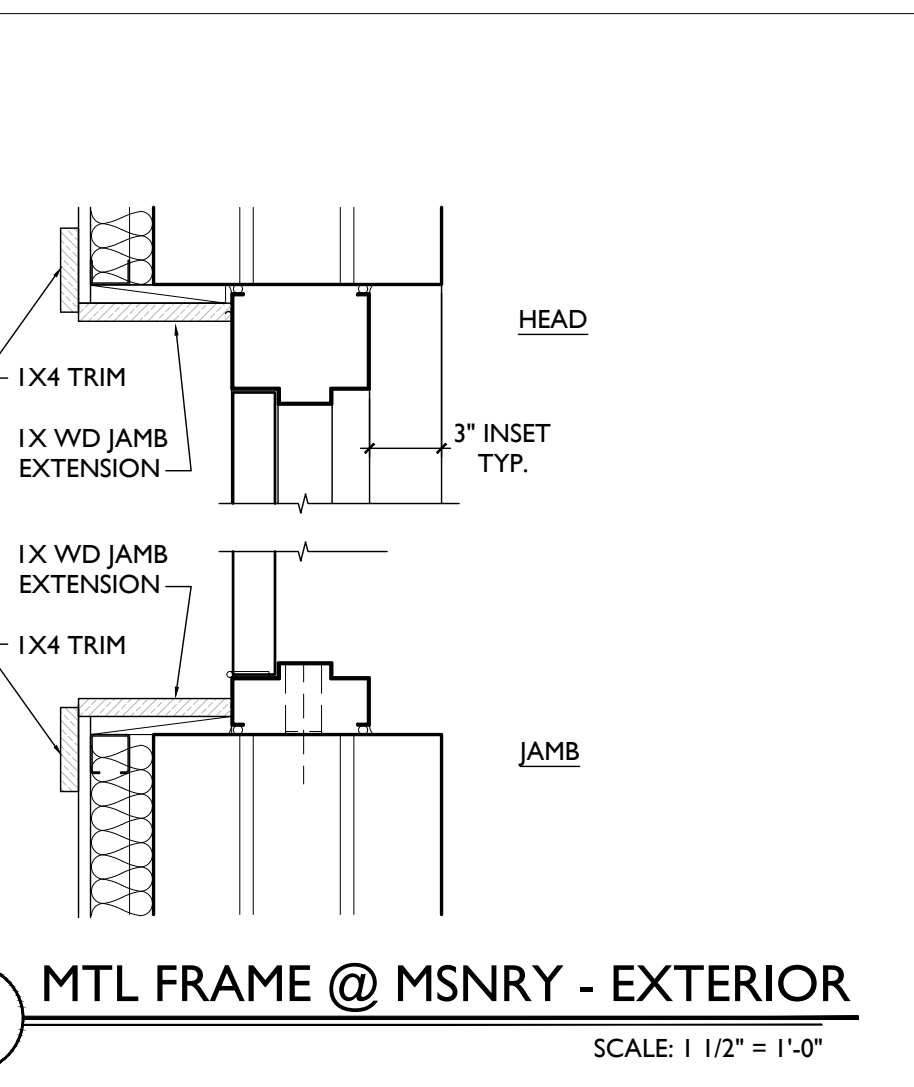
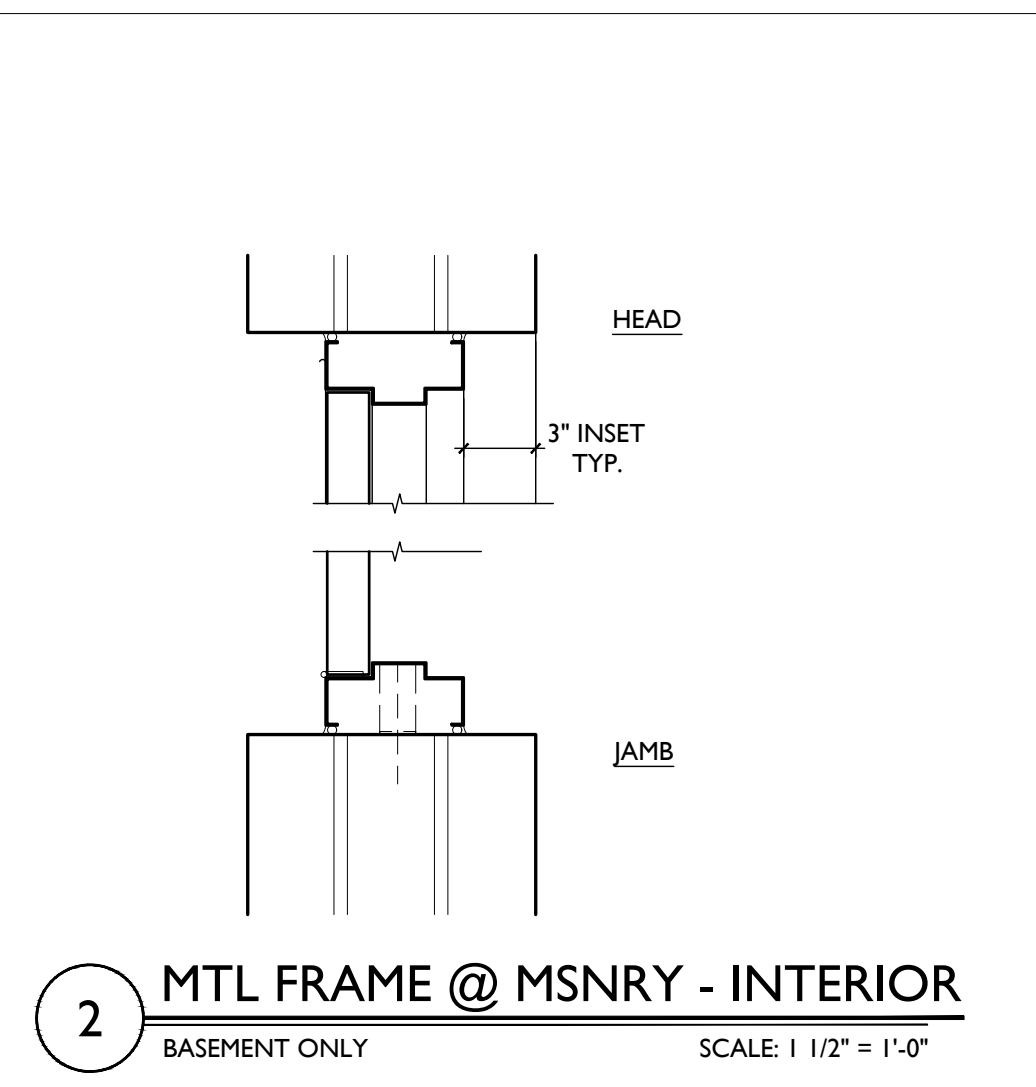
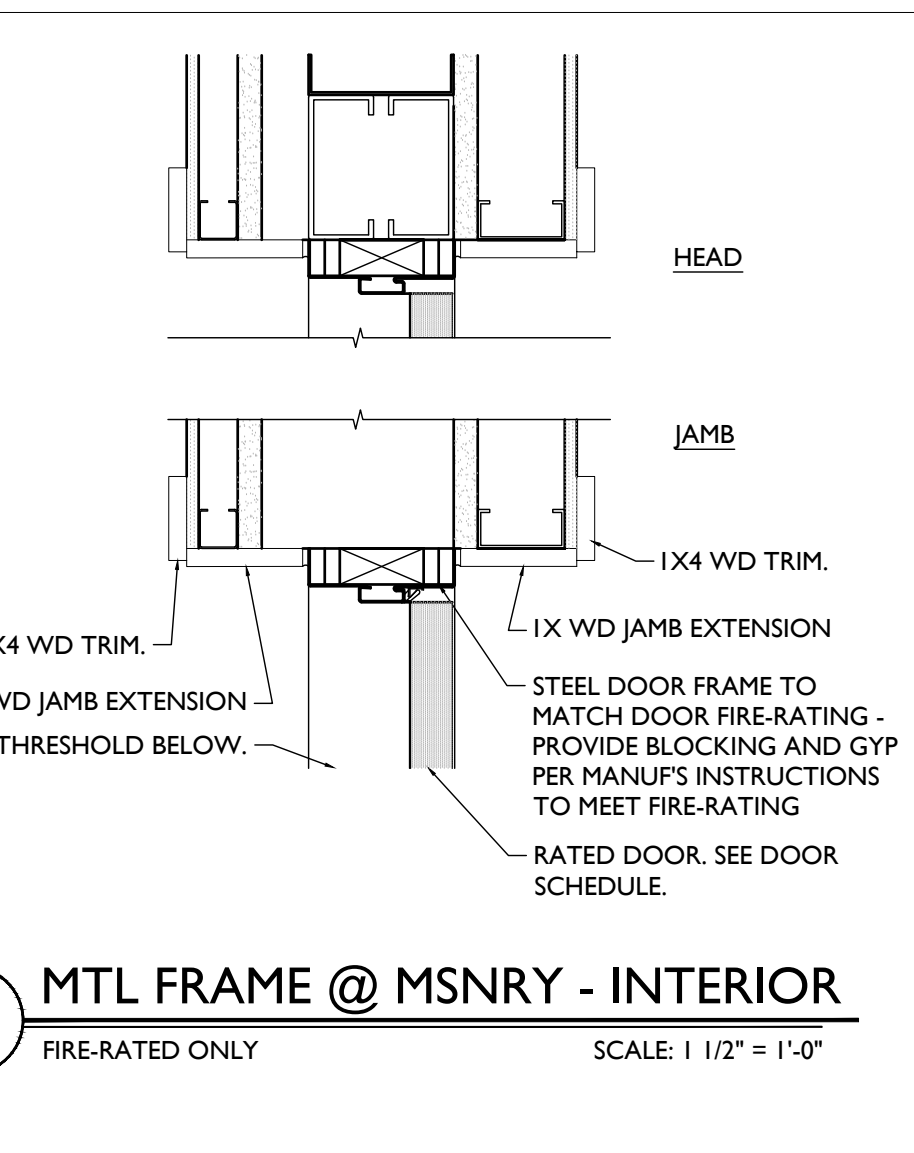
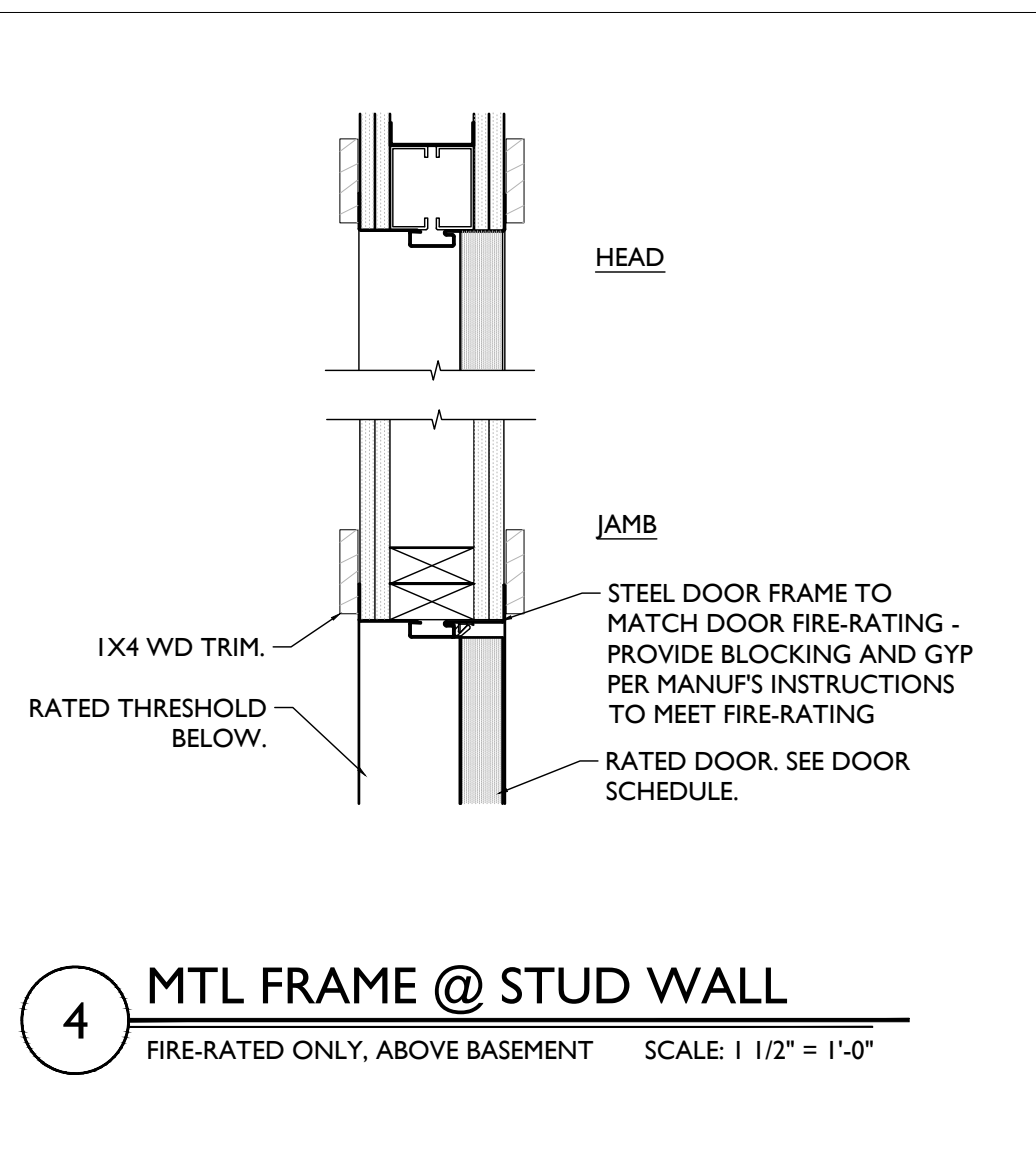
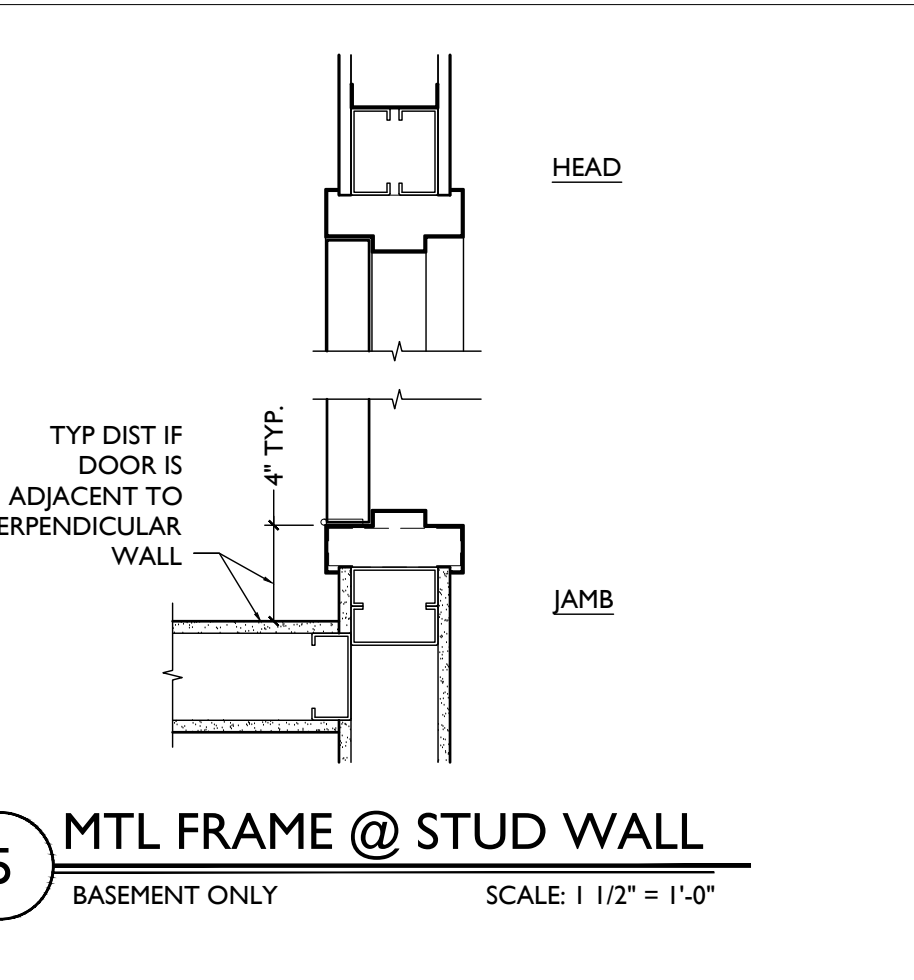
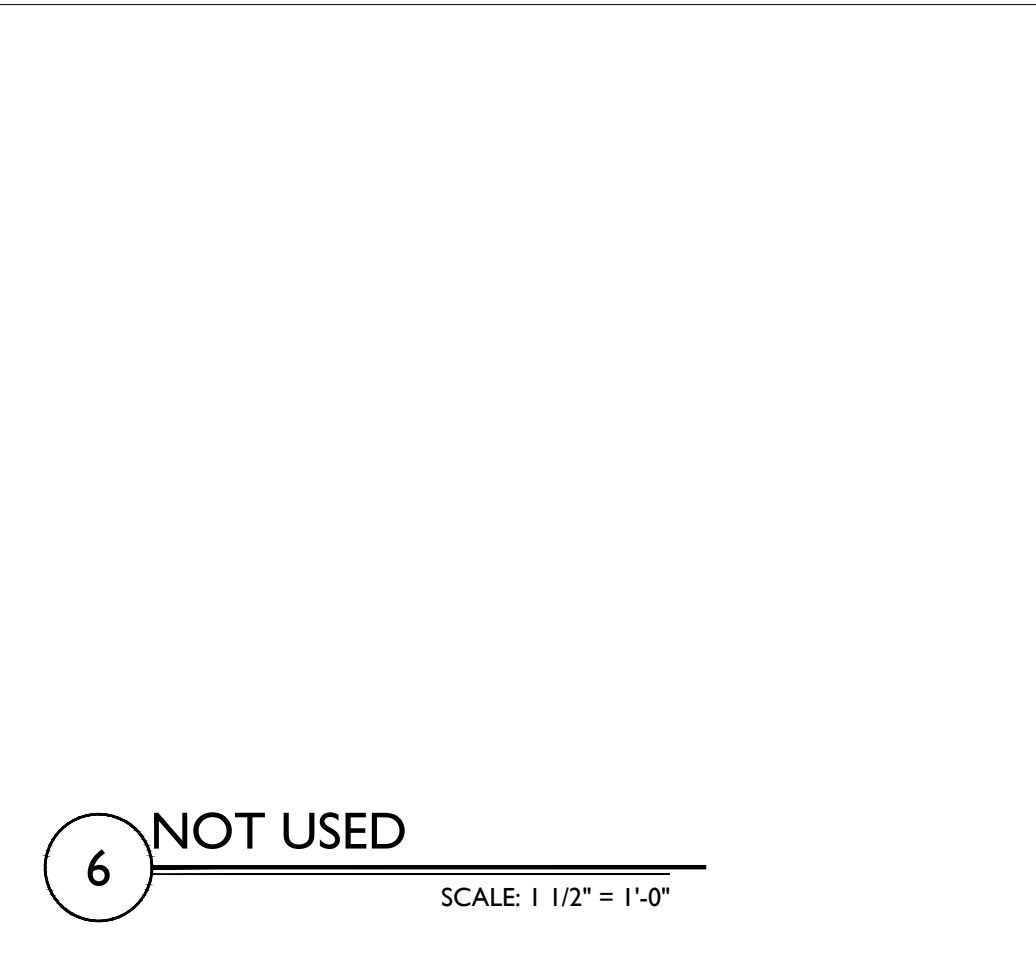
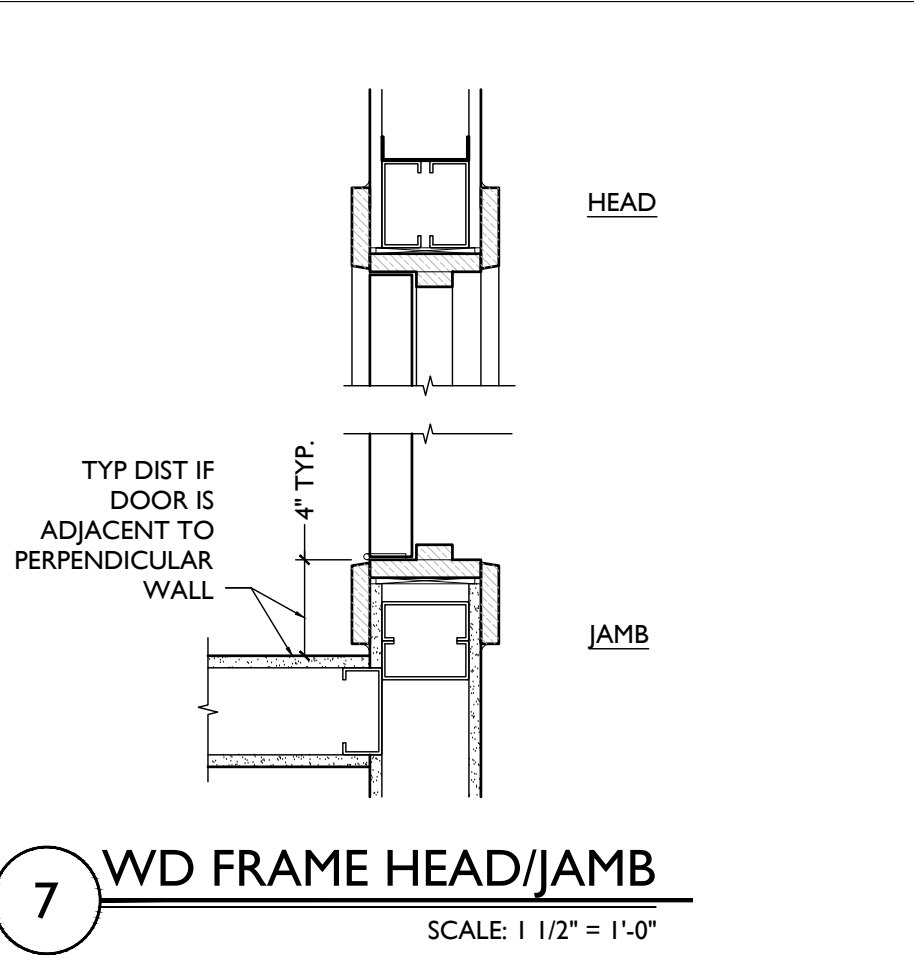
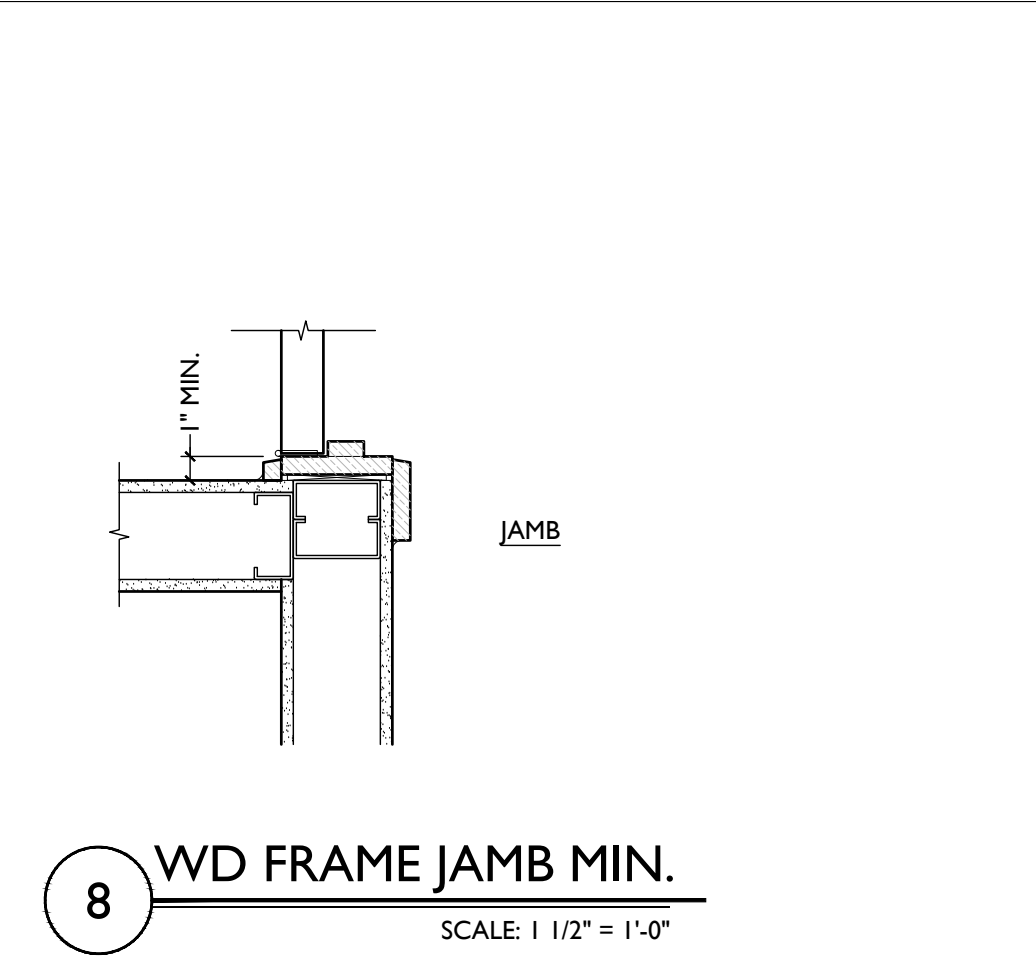
DOOR DETAILS NOTE:
SEE NEW PLANS & SHEET A6.00 FOR SPECIFIC
ASSEMBLY INFO AND FIRE-RATINGS.

TYPICAL DOOR DETAILS

SCALE: 1 1/2" = 1'-0"

TYPICAL STOREFRONT DETAILS

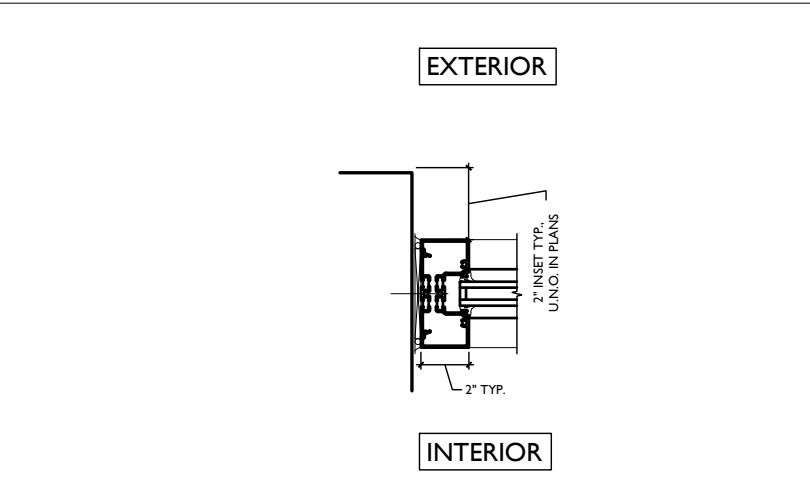
TYPICAL STOREFRONT TYPES



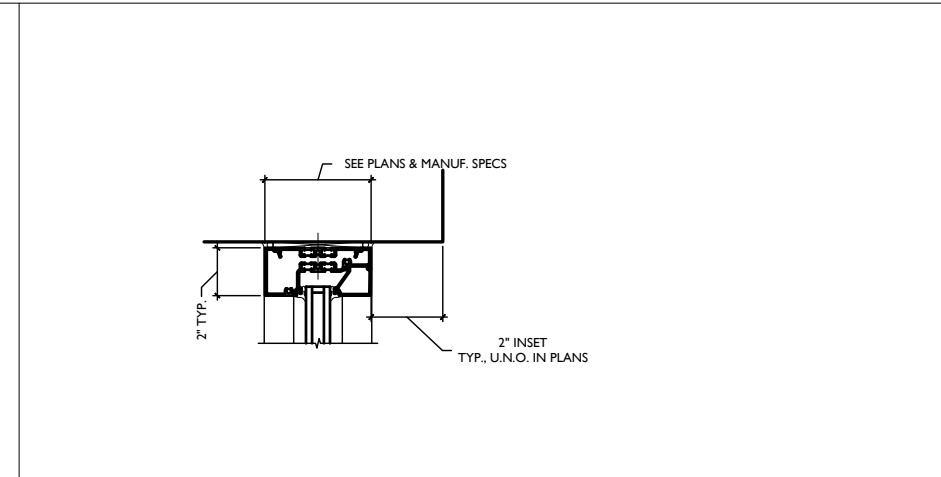
NOTES

- A. EXTERIOR FINISHES:
- ALL EXPOSED NON-ALUMINUM SURFACES PAINTED 1 COAT PRIMER + 2 COATS FINISH.
- FOLLOW MANUFACTURER RECOMMENDATIONS FOR PAINTING OF PVC.
- ALL CONCEALED WOOD SURFACES PAINTED 1 COAT PRIMER MINIMUM.
- REFER TO COLORED ELEVATIONS FOR PAINT COLORS.
B. INTERIOR FINISHES:
- REFER TO FINISH SCHEDULE FOR COMMERCIAL TURNKEY FINISHES.
- REFER TO FUTURE TENANT IMPROVEMENT DRAWINGS FOR ADDITIONAL FINISHES.

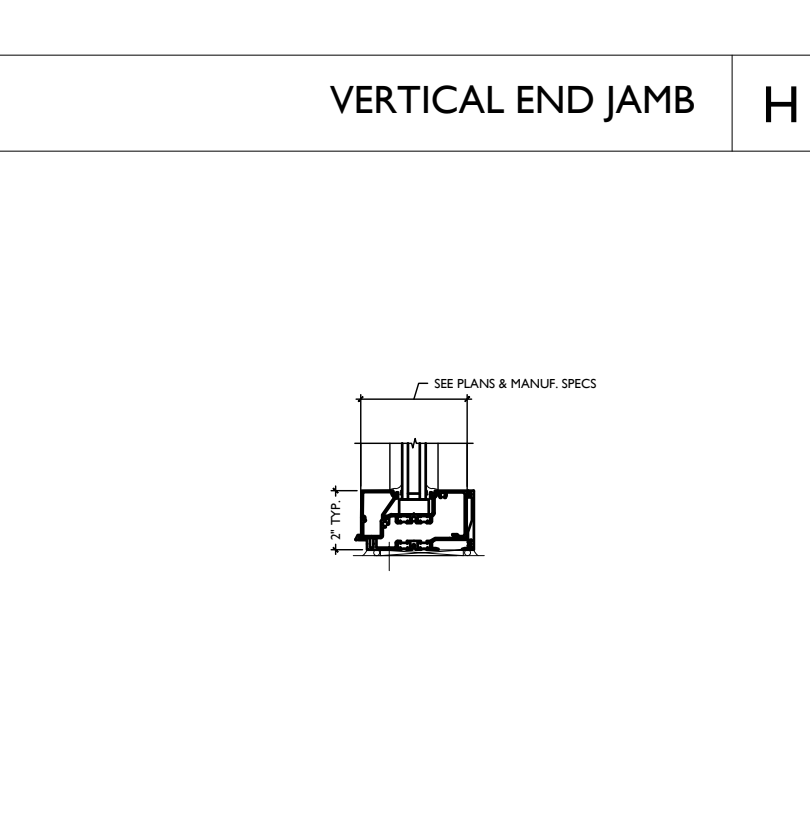
IMPORTANT: DRAWINGS IN THIS GROUPING ARE ASSOCIATED. EACH DRAWING MAY NOT BE FULLY NOTED. NOTES SHOWN APPLY TO LIKE CONDITIONS IN ALL DRAWINGS WITHIN THE GROUP.



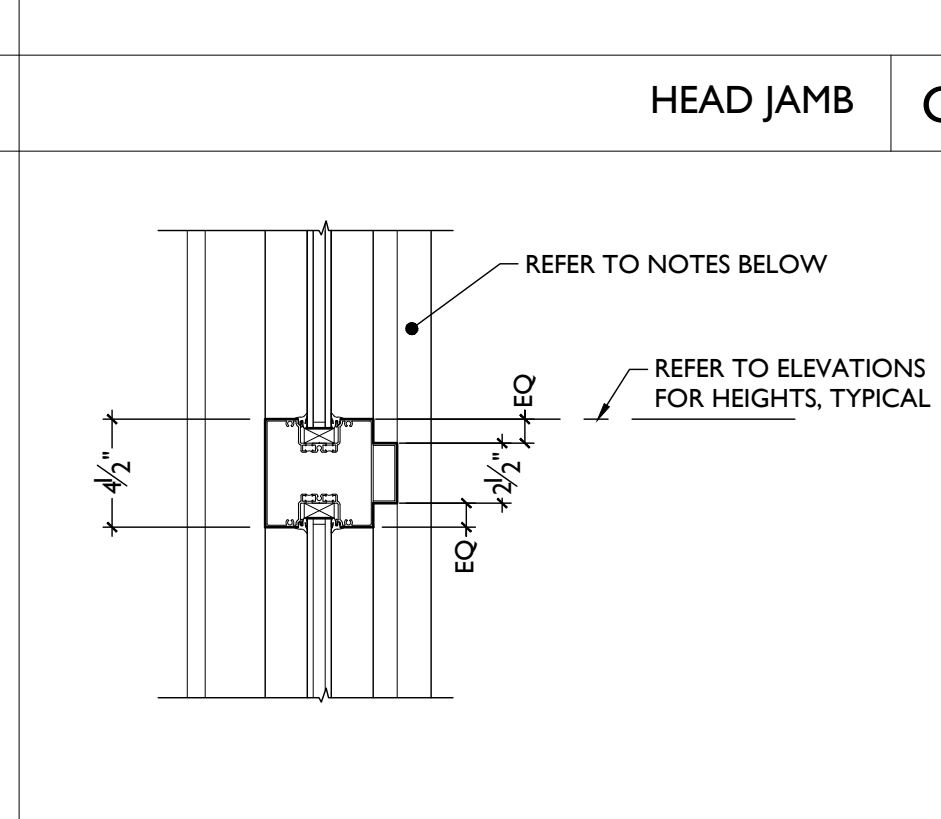
VERTICAL END JAMB H



HEAD JAMB G



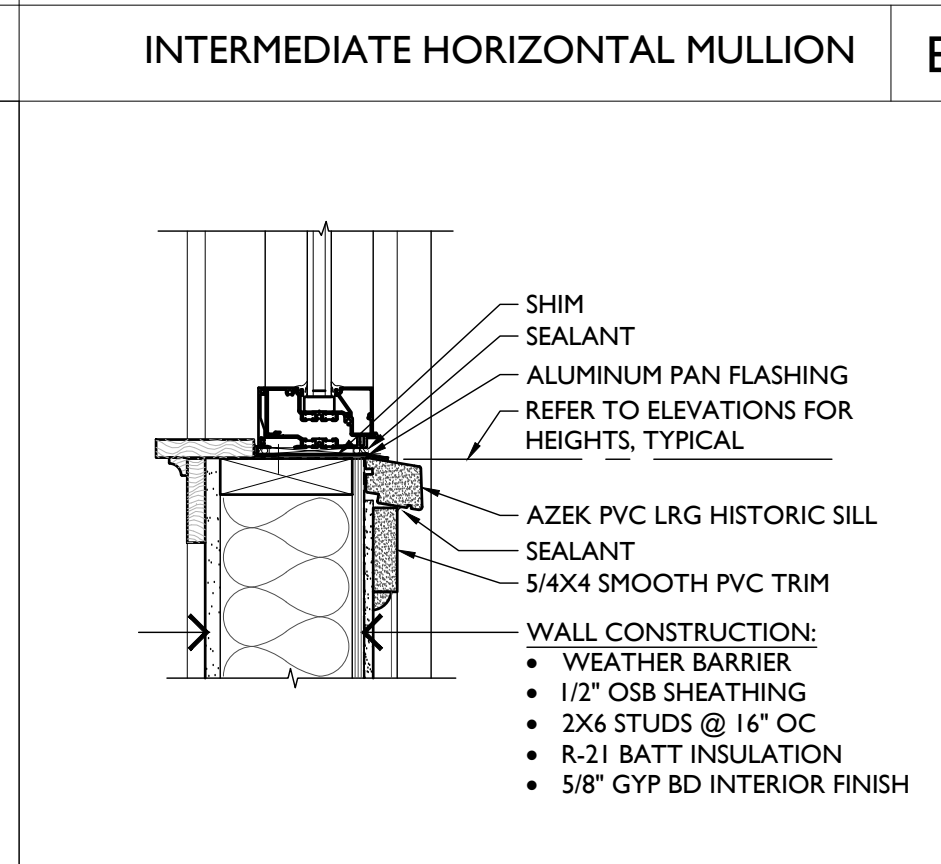
SILL DETAIL F



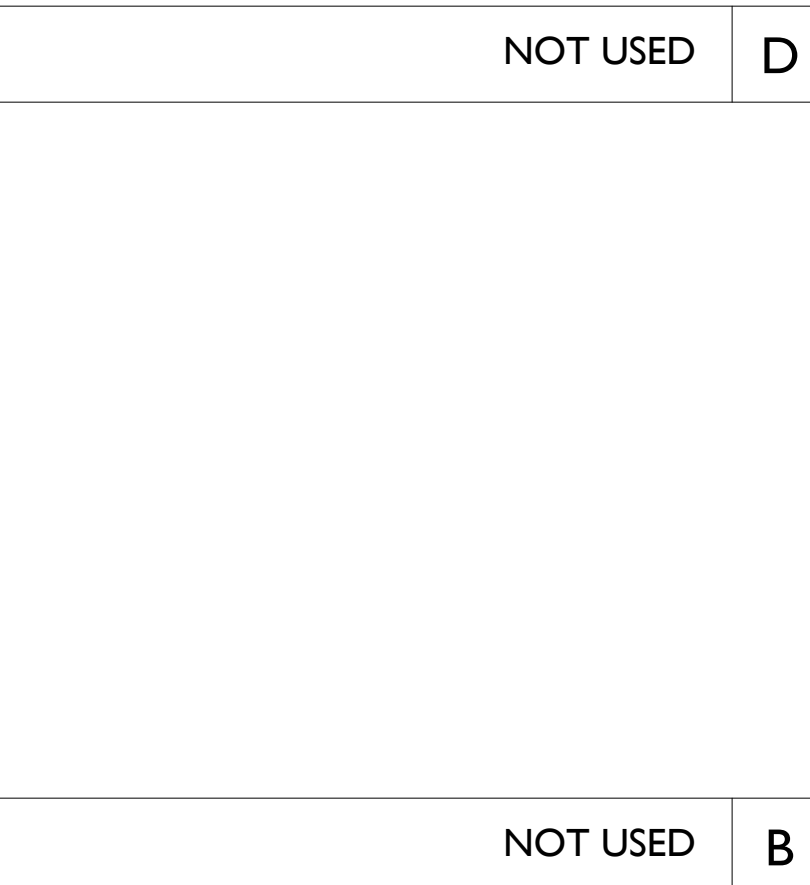
INTERMEDIATE HORIZONTAL MULLION E



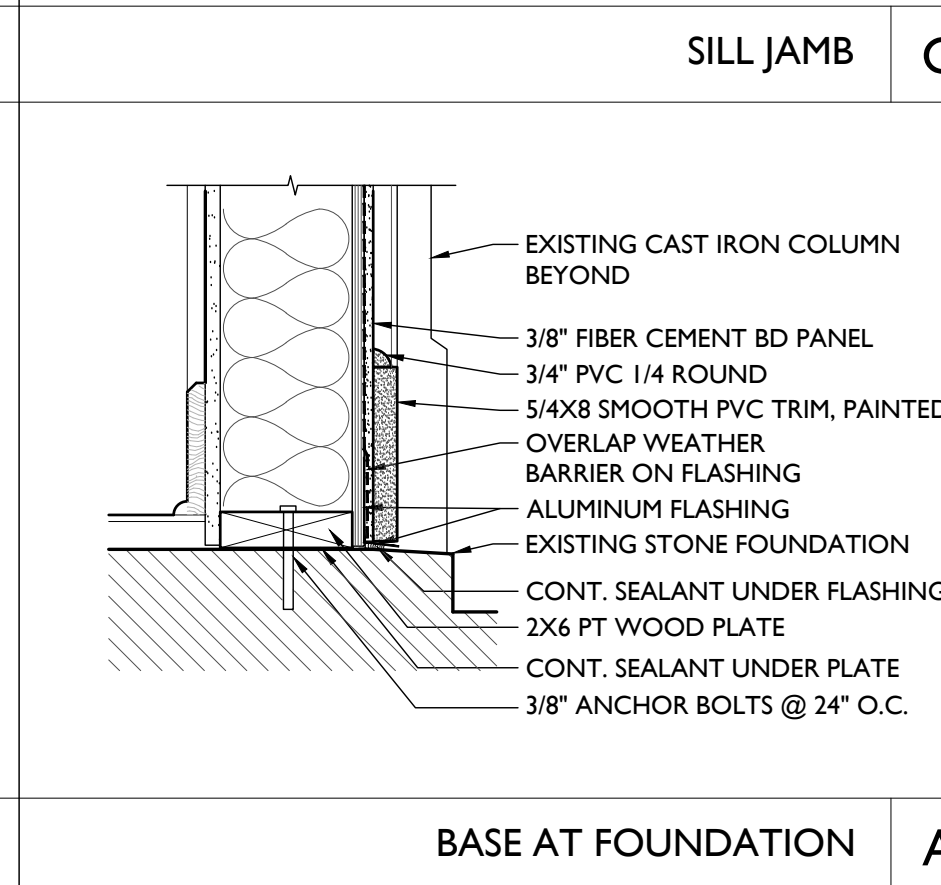
NOT USED D



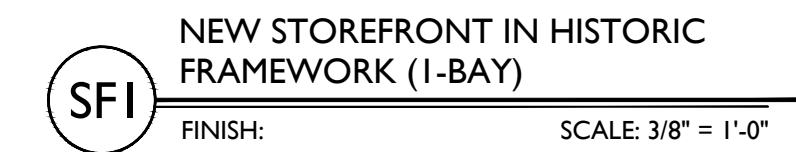
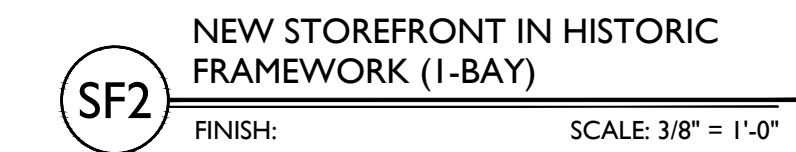
SILL JAMB C



NOT USED B



BASE AT FOUNDATION A

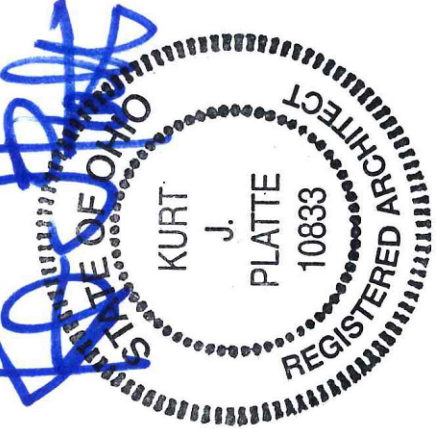


STOREFRONT NOTES:

1. BASIS OF DESIGN FOR NEW ALUMINUM STOREFRONT: KAWNEER 451 UT W/ LOW-E ARGON-FILLED I.G.
2. SG = SAFETY GLAZING PER PLANS
3. FIXED UNITS IN STOREFRONT EXCEPT FOR DOOR OR WHERE NOTED OTHERWISE
4. HISTORIC STOREFRONTS & DOORS - SEE PLANS & DOOR SCHEDULE FOR HISTORIC TO REMAIN. REPAIR & REPLICATE PARTS AS REQUIRED.

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EXP DATE 12.31.2023

Progress Dates
05-16-2023 - BID / PERMIT

Revisions

Design Team:
TB, AM, CS
Drawn by:
TB

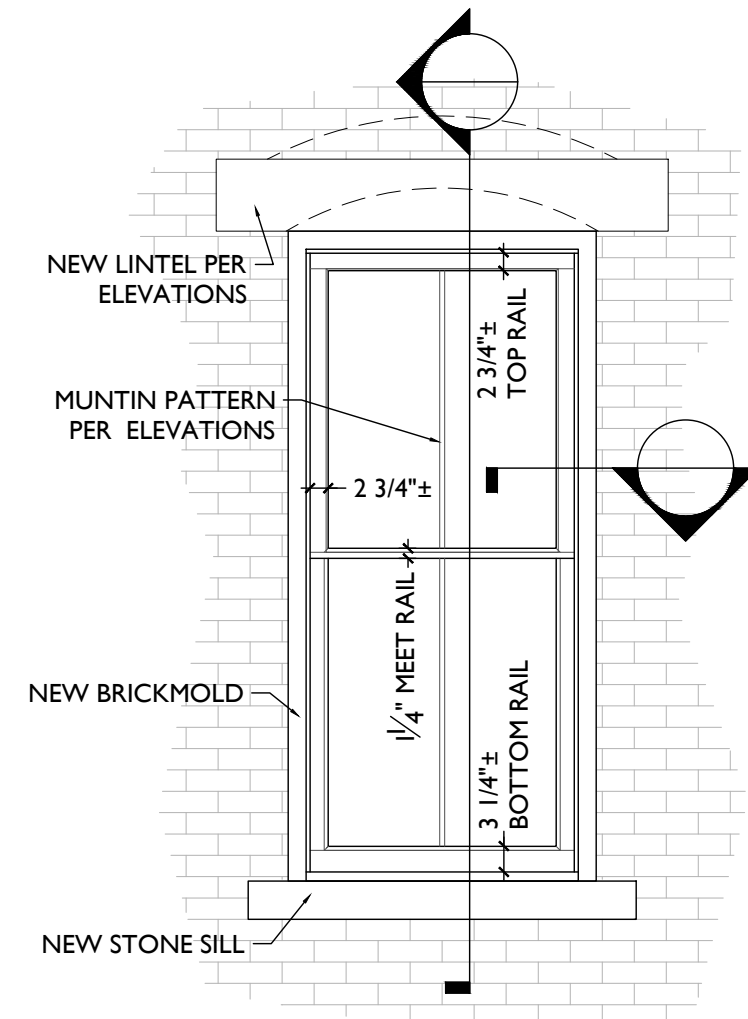
PROPOSED PROJECT:
**RENOVATION FOR
111 W MAIN ST**
VAN WERT, OH 45891
VAN WERT REDEVELOPMENT, PHASE 2

Job No: 22013 05.11.2023

A6.11

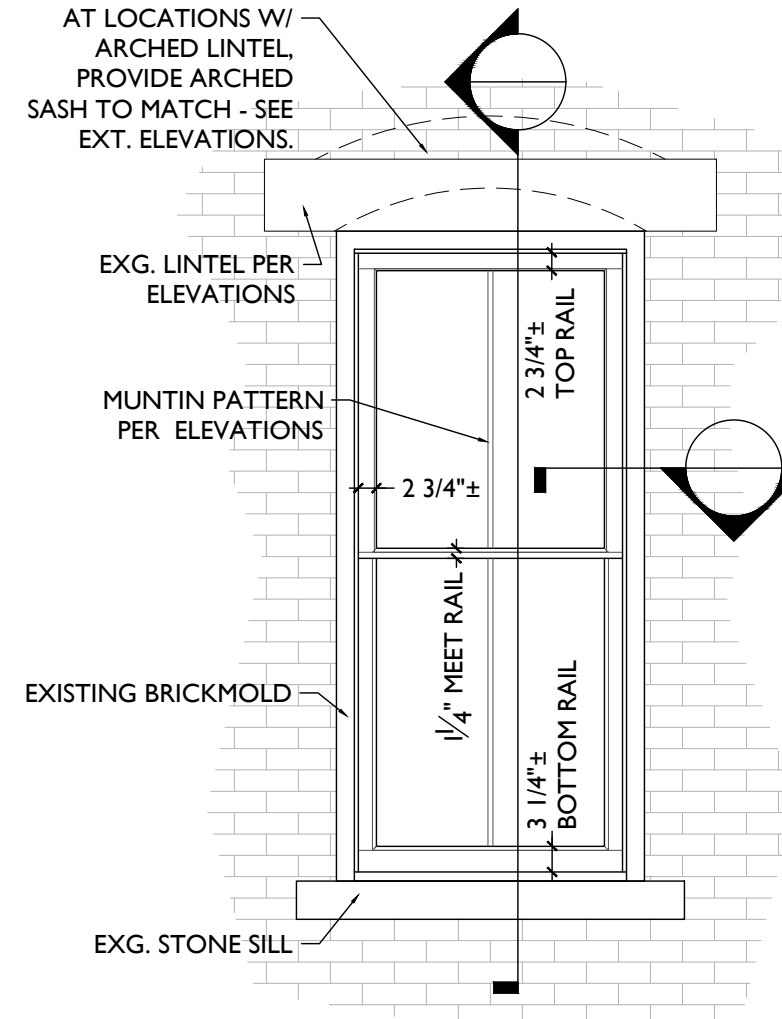
DETAILED ELEVATION

SCALE: 1/2" = 1'-0"



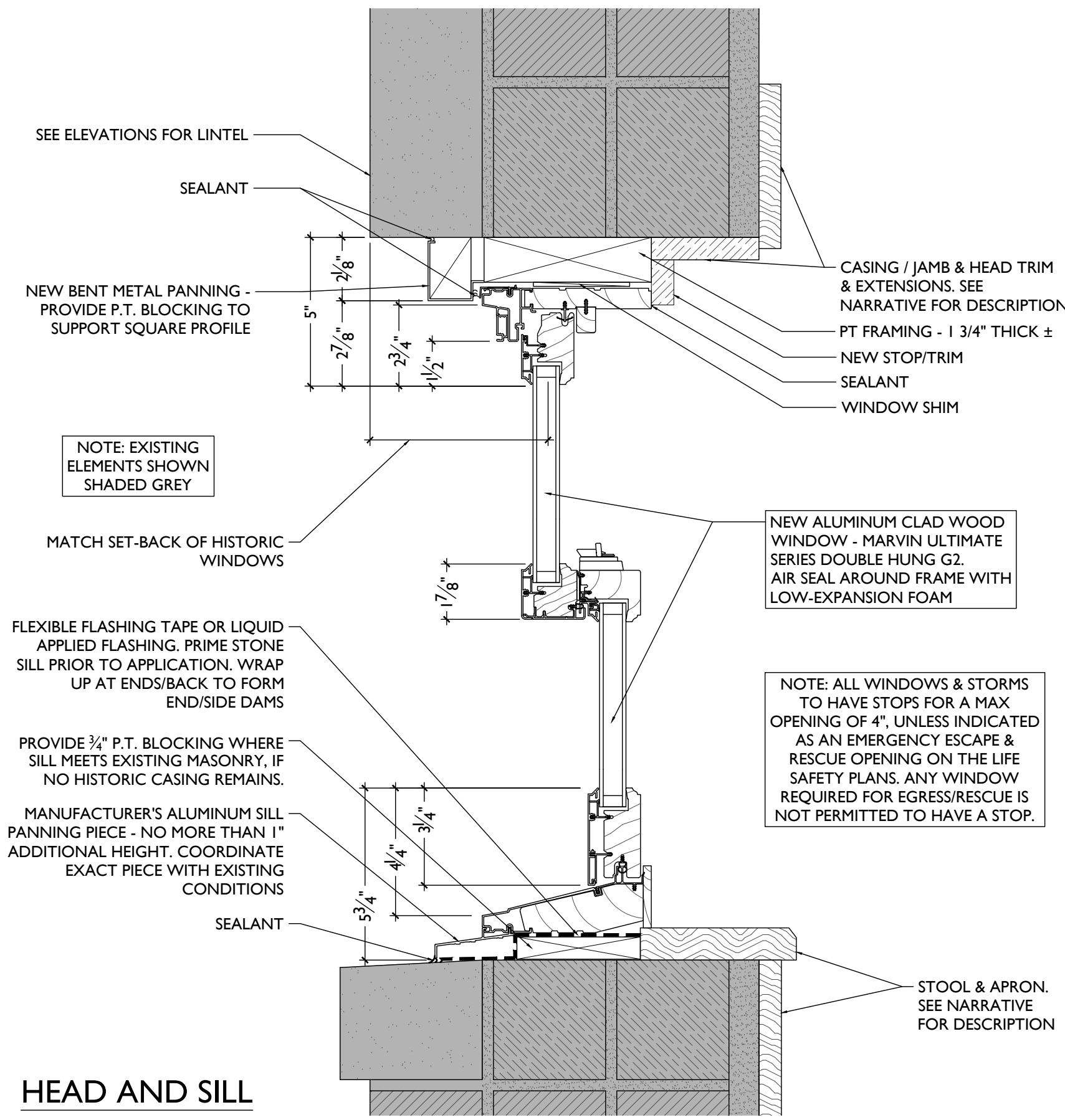
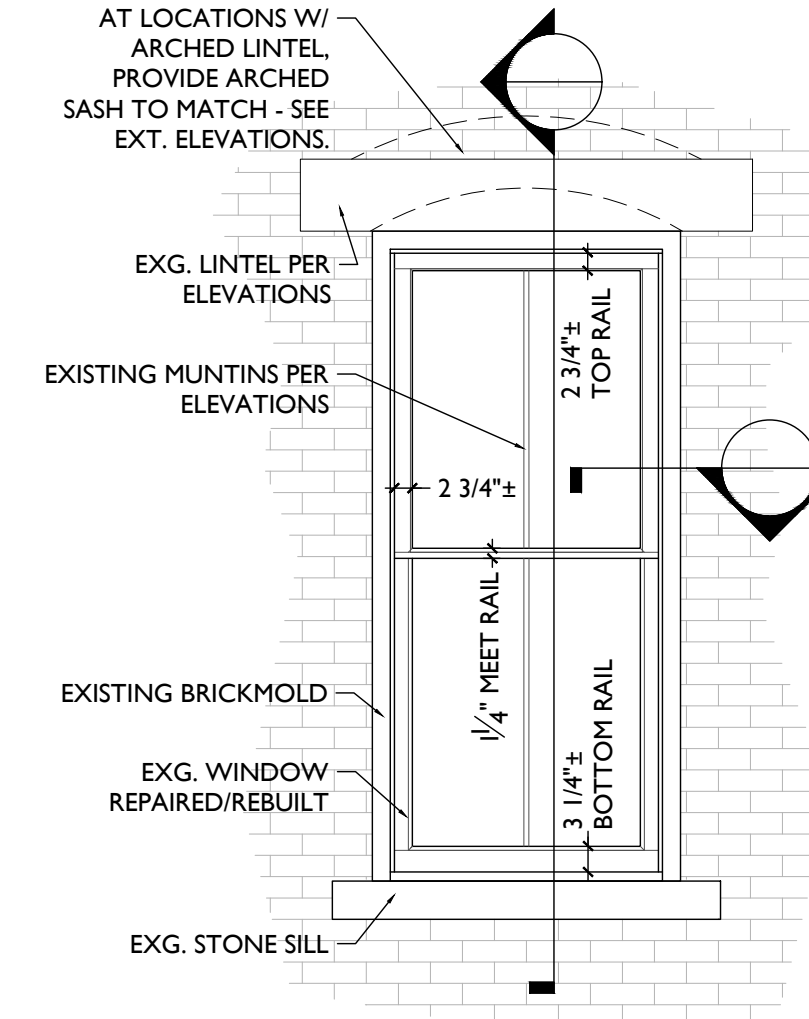
DETAILED ELEVATION

SCALE: 1/2" = 1'-0"

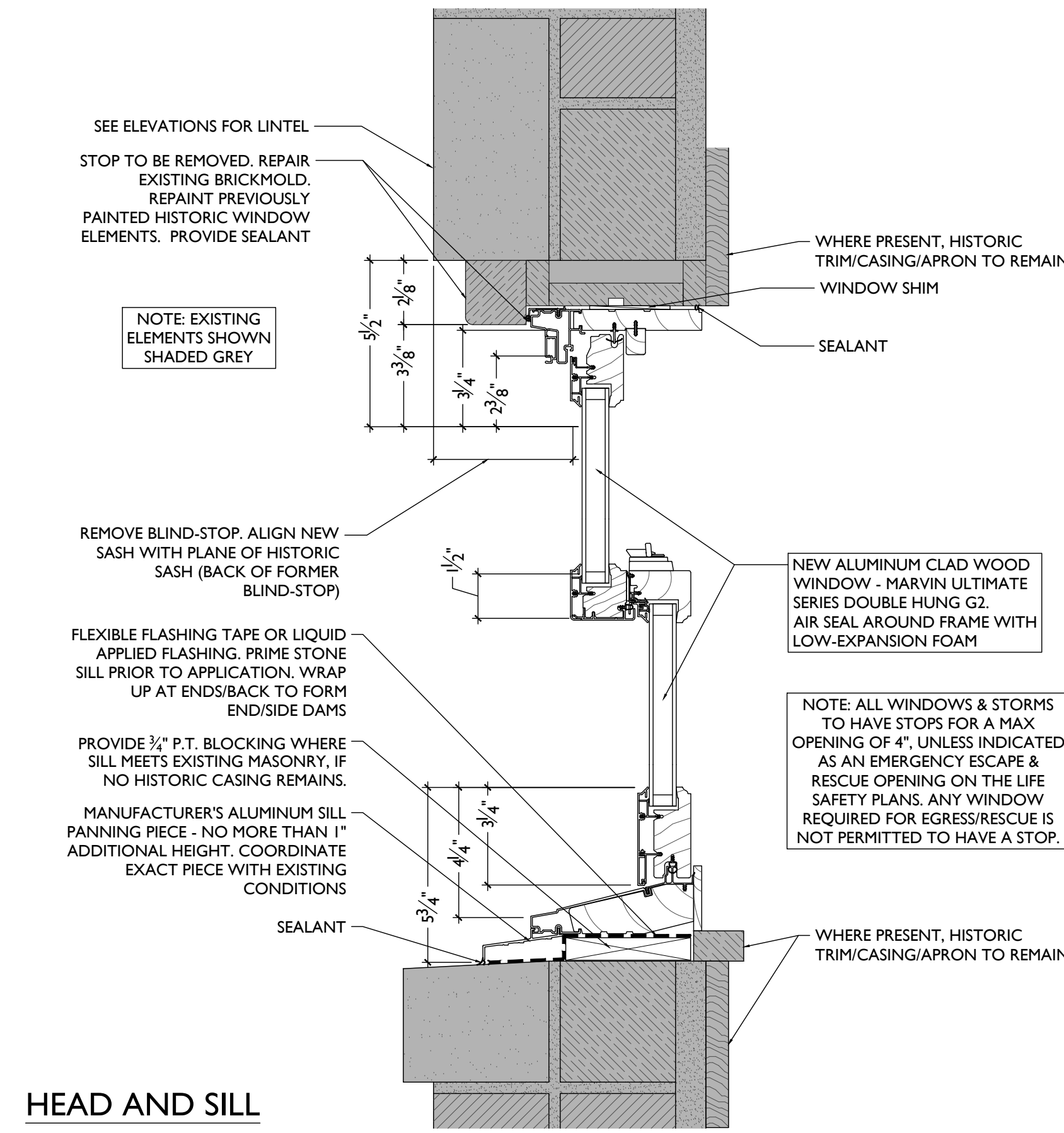


DETAILED ELEVATION

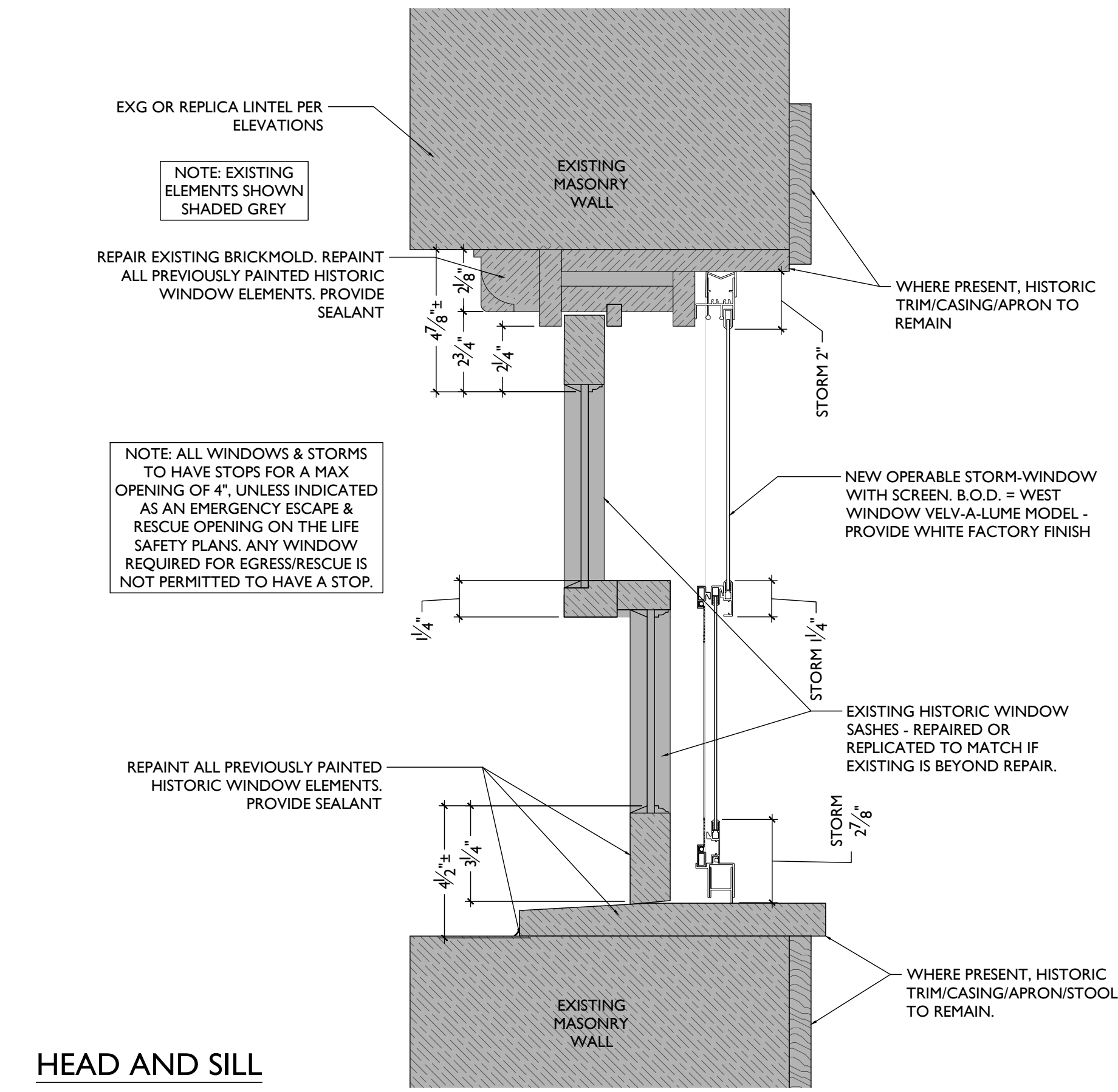
SCALE: 1/2" = 1'-0"



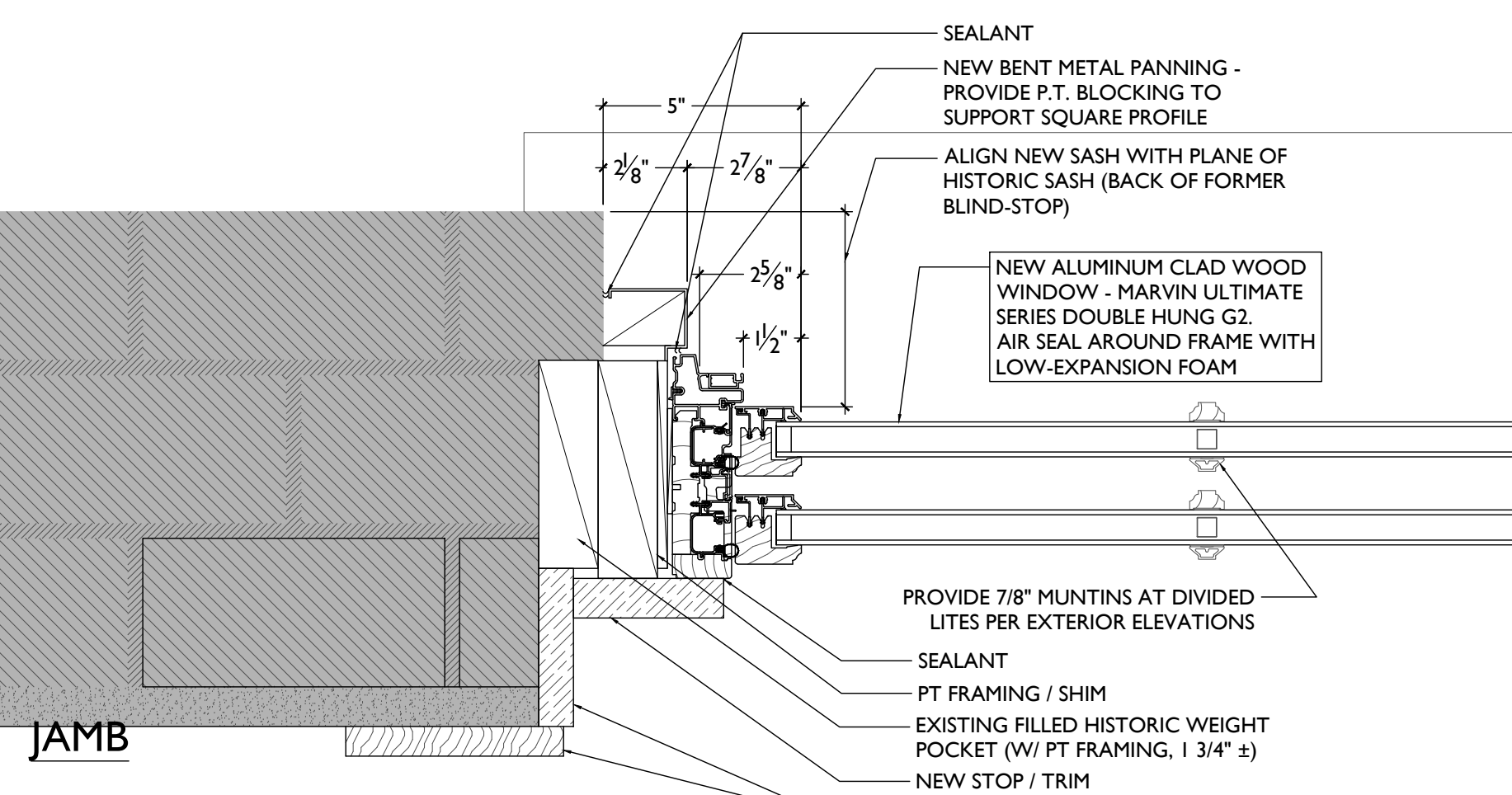
HEAD AND SILL



HEAD AND SILL

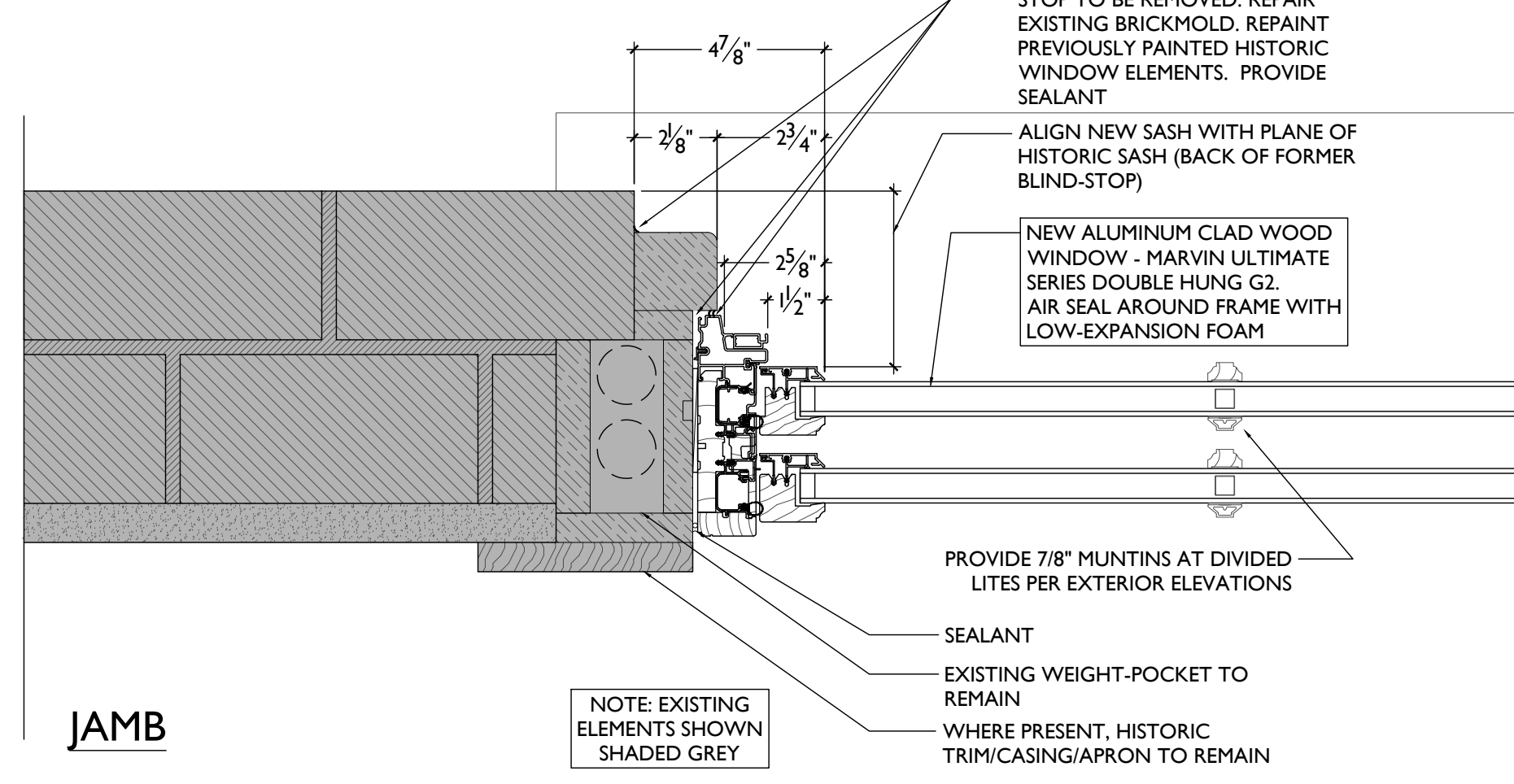


HEAD AND SILL



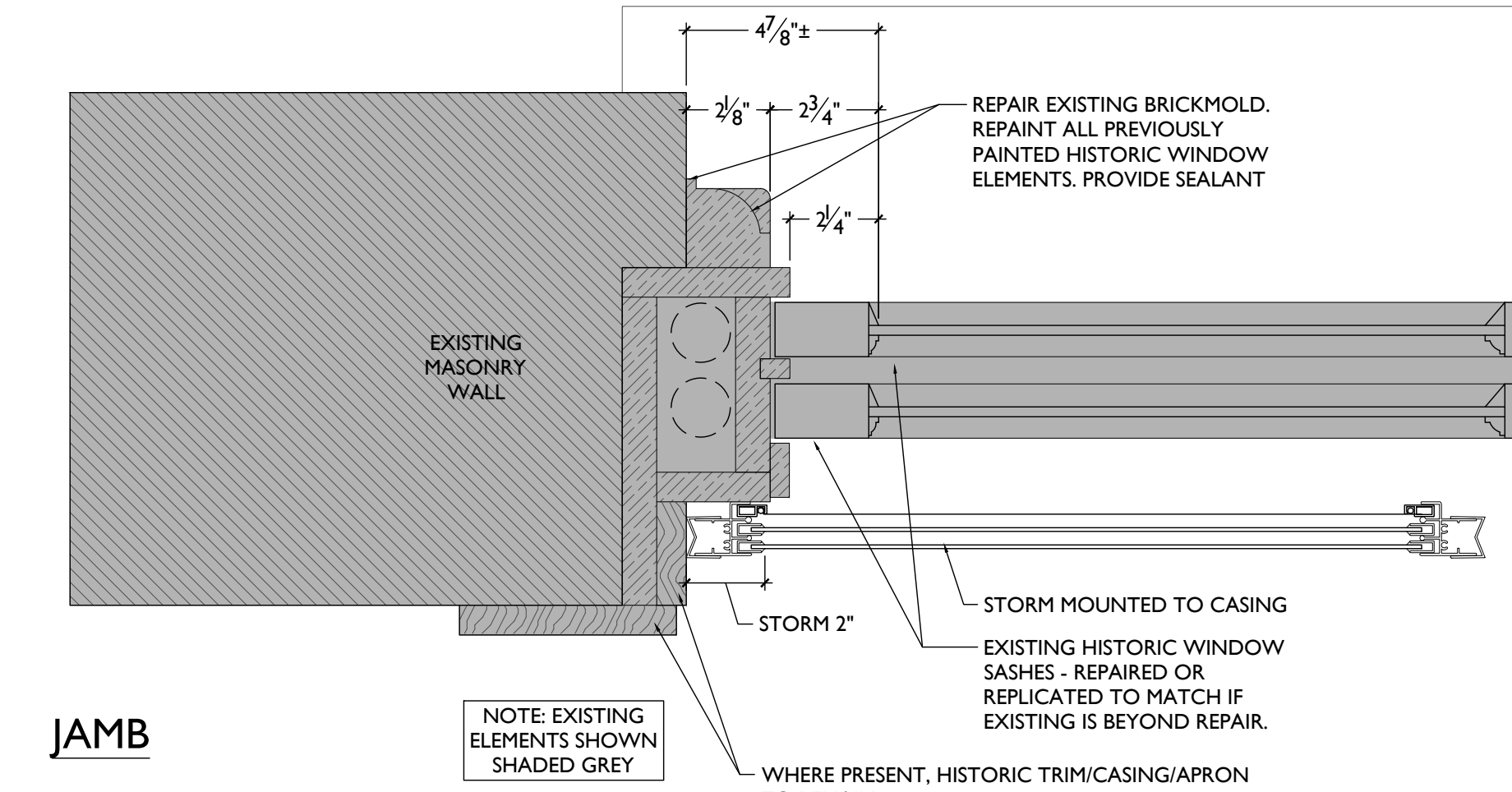
JAMB

NEW ALUM-CLAD DOUBLE-HUNG WOOD SASHES IN MASONRY OPG



JAMB

NEW ALUM-CLAD WOOD DOUBLE-HUNG SASHES IN EXG FRAME

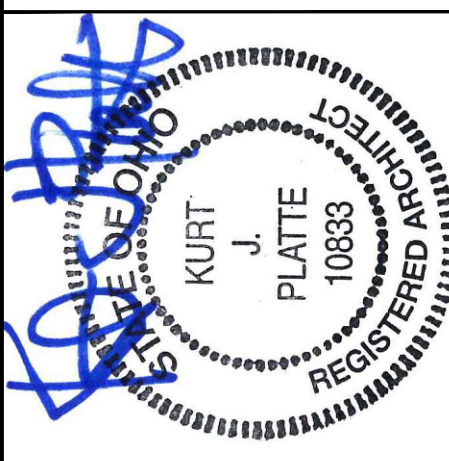


JAMB

EXG HISTORIC DOUBLE-HUNG SASHES TO REMAIN

SCALE: 3" = 1'-0"

WINDOW DETAILS



KURT PLATTE 10833
EXP DATE 12.31.2023
Progress Dates
10/12/2022 OWNER REVIEW
11/11/2022 BID AND PERMIT

Revisions
Design Team:
AS, CZ
Drawn by:
CZ, BR

PROPOSED PROJECT:
RENOVATION FOR 101-107 W. MAIN ST.
VAN WERT, OH 45891
VAN WERT REDEVELOPMENT, PHASE 2

Job No: 22013 5.16.2023

A6.20

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EXTERIOR FINISH SCHEDULE

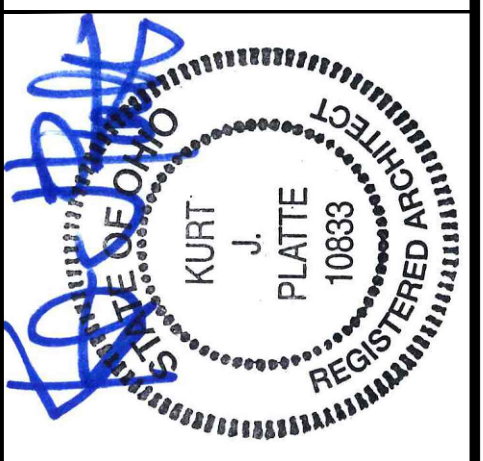
EXTERIOR PAINT COLORS		
PT EXT-1	DARK GREEN	SW2809 ROOKWOOD SHUTTER GREEN
PT EXT-2	LIGHT GRAY	SW0055 LIGHT FRENCH GRAY
PT EXT-3	WHITE	SW2829 CLASSICAL WHITE
PT EXT-6	BROWN	MATCH DARK BRONZE STOREFRONT
PT EXT-7	DARK GREY	SW7069 IRON ORE

EXTERIOR FINISHES	
EXG WINDOW FRAMES	PT EXT-6
WINDOW SILLS	PT EXT-1
101-103 WINDOW LINTELS	PT EXT-1 AND PT EXT-3
105-107 WINDOW LINTELS	PT EXT-1 AND PT EXT-3
GUARDRAILS/HANDRAILS	PT EXT-7
DOWNSPOUTS	PRE-FINISHED TO MATCH PT EXT-3 OR MATCH EXISTING BRICK COLOR
STAR TIES	PT EXT-1 / MATCH BRICK
PARGING	MATCH BRICK
EXTERIOR DOORS	SEE A6.10
NEW WINDOWS	SEE WINDOW TYPES A6.20 AND A6.21
NEW STOREFRONT	SEE STOREFRONT TYPES A6.13



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EXP DATE 12.31.2023

Progress Dates
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Revisions

Design Team:
TB, AM, CS
Drawn by:
TB

PROPOSED PROJECT:
**RENOVATION FOR
111 W MAIN ST**
VAN WERT, OH 45891
VAN WERT REDEVELOPMENT, PHASE 2

Job No: 22013 05.11.2023

A8.00

GENERAL STRUCTURAL NOTES

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GOVERNING CODE

OHIO BUILDING CODE - 2017, BASED ON 2015 IBC

CLASSIFICATION OF BUILDING STRUCTURE CATEGORY II, TABLE 1604.5

DESIGN LOADS

- 1. ROOF LOAD:
A. MINIMUM LIVE LOAD OR SNOW LOAD (Pf): 20 PSF
* MINIMUM SNOW LOAD GOVERNED BY Pf = 20 * I (PSF)
2. SNOW LOAD:
A. GROUND SNOW LOAD, Pg = 20 PSF MODIFIED BY APPLICABLE DRIFT COEFFICIENTS.
B. FLAT ROOF SNOW LOAD, Pf = 17 PSF MODIFIED BY APPLICABLE BUILDING COEFFICIENTS.
C. SNOW LOAD IMPORTANCE FACTOR I = 1.00
D. SNOW EXPOSURE FACTOR Ce = 1.0
E. THERMAL FACTOR, Ct = 1.00
3. FLOOR LOAD:
A. LIVE LOAD COMMERCIAL: 100 PSF
B. LIVE LOAD RESIDENTIAL: 40 PSF
C. DEAD LOAD ALLOWANCE: 15 PSF

- 4. WIND LOAD:
A. MAIN WINDFORCE - RESISTING SYSTEM: 115 MPH PER ASCE 7 (3-SECOND GUST).
B. WIND EXPOSURE B
C. WIND LOAD IMPORTANCE FACTOR Ie = 1.00
D. BASIC WIND VELOCITY PRESSURE, qh= 12.6 PSF, WORKING STRESS UNFACTORED LOADS
E. INTERNAL GUST PRESSURE COEFFICIENT Gcp = 0.18, ENCLOSED BUILDING.
A. GUARDRAILS:
a. TOP RAIL: 200 POUNDS CONCENTRATED AT ANY POINT IN ANY DIRECTION OR 50 PLF UNIFORM LOAD HORIZONTALLY SIMULTANEOUSLY WITH 100 PLF UNIFORM LOAD VERTICALLY.
b. IN-FILL AREAS: 50 POUNDS APPLIED ON A 1 SQUARE FOOT AREA.
5. SPECIAL INSPECTION REQUIREMENTS PER SECTION 1704. SEE CONSTRUCTION SPECIFICATIONS AND OR SPECIAL INSPECTION BOOKLET ADDENDUM REQUIREMENTS.

SPECIAL INSPECTIONS

PER THE REQUIREMENTS OF CHAPTER 17 SECTION 1704.1 OF THE REFERENCED BUILDING CODE, SPECIAL INSPECTION IS REQUIRED FOR THE PROPOSED BUILDING CONSTRUCTION. SPECIAL INSPECTION INVOLVES THE VERIFICATION OF COMPLIANCE OF MATERIALS, INSTALLATION, FABRICATION, ERECTION AND OR PLACEMENT OF COMPONENTS WITH THE OFFICIAL SET OF CONSTRUCTION DOCUMENTS AND REFERENCED STANDARDS. SPECIAL INSPECTION IS PART OF THE PERMIT APPLICATION PROCESS FUNDED BY THE OWNER OR OWNER'S AGENT.

A STATEMENT OF SPECIAL INSPECTION LISTING THE REQUIREMENTS ALONG WITH A SCHEDULE OF TESTING, SUBMITTAL REVIEWS, AND FIELD OBSERVATION REQUIREMENTS HAS BEEN PREPARED BY THE STRUCTURAL ENGINEER OF RECORD IN ACCORDANCE WITH SECTION 106.1 OF THE BUILDING CODE. THIS STATEMENT INCLUDES A COMPLETE LIST OF MATERIAL AND ACTIVITY REQUIRING INSPECTION. IT IS THE RESPONSIBILITY OF ALL PARTIES TO BECOME FAMILIAR WITH THIS REQUIREMENT AND UNDERSTAND THE GUIDELINES AND REQUIREMENTS OF EACH PARTY INVOLVED WITH THE CONSTRUCTION. A COPY OF THE STATEMENT OF SPECIAL INSPECTION IS AVAILABLE UPON REQUEST. THE SPECIAL INSPECTOR COORDINATOR SHALL COORDINATE WITH THE OWNER, CONTRACTOR AND THE DESIGN PROFESSIONALS AND SCHEDULE THE INSPECTIONS ACCORDINGLY.

CONSTRUCTION AND SAFETY

- 1. CONTRACTOR SHALL BRACE ENTIRE STRUCTURE AS REQUIRED DURING DEMOLITION AND CONSTRUCTION TO MAINTAIN STABILITY UNTIL THE STRUCTURE IS COMPLETE AND FUNCTIONING AS THE DESIGNED UNIT.
2. ENGINEER SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION SELECTED BY CONTRACTOR.
3. THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. WHEN ON SITE, THE ENGINEER IS RESPONSIBLE FOR HIS OWN SAFETY BUT HAS NO RESPONSIBILITY FOR THE SAFETY OF OTHER PERSONNEL OR SAFETY CONDITIONS AT THE SITE.
4. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. SHOULD ANY DISCREPANCY BE FOUND, CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER IMMEDIATELY OF THE CONDITION.
5. THE GENERAL CONTRACTOR SHALL VERIFY ALL INFORMATION IN THESE DRAWINGS AND SHALL REPORT ANY ERRORS, OMISSIONS, OR DISCREPANCIES TO THE OWNER AND ENGINEER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DEPARTURES FROM THESE PLANS NOT APPROVED IN WRITING BY THE OWNER AND ENGINEER.
6. THE OWNER AND ENGINEER HAS MADE NO INVESTIGATION TO DETERMINE IF ASBESTOS OR ANY OTHER HAZARDOUS MATERIAL IS PRESENT IN EXISTING CONSTRUCTION AND ASSUMES NO RESPONSIBILITY WITH REGARD TO ASBESTOS OR ANY OTHER HAZARDOUS MATERIAL.
7. THE CONTRACTOR IS TO REVIEW THESE DRAWINGS AND VISIT THE SITE BEFORE COMMENCING THE PROJECT IN ORDER TO FAMILIARIZE HIM OR HERSELF WITH THE PROPOSED WORK.
8. THE CONTRACTOR SHALL NOT REMOVE ANY ELEMENTS WHICH MAY CAUSE THE STRUCTURE TO BECOME UNSTABLE, OR THAT WILL POSE A RISK TO PERSONS OR PROPERTY, EVEN IF INDICATED IN PLANS. IF ANY ELEMENTS BECOME UNSTABLE, CONTRACTOR IS TO STABILIZE AND SHALL INFORM THE ENGINEER/OWNER IMMEDIATELY.
9. IT IS UP TO THE CONTRACTOR TO CONTINUALLY EVALUATE THE STRUCTURAL STABILITY OF THE BUILDING AND THE INTEGRITY OF ELEMENTS BOTH STRUCTURAL AND NON-STRUCTURAL THAT ARE SHOWN TO REMAIN. IF THE CONTRACTOR DETERMINES THAT SOME OF THESE ELEMENTS SHOULD BE REMOVED, HE/SHE MUST FIRST RECEIVE PERMISSION FROM THE ENGINEER/ OWNER, OR MAY BE FINANCIALLY RESPONSIBLE FOR THE REPLACEMENT OF THESE ELEMENTS.

FOUNDATIONS

- 1. SOIL CONDITIONS
A. PER CLIENT'S REQUEST, THE FOUNDATION DESIGN AND GENERAL FOUNDATION NOTES ARE BASED ON THE ASSUMPTION OF FAVORABLE SOIL CONDITIONS. THE CONTRACTOR SHALL RETAIN A GEOTECHNICAL ENGINEER TO VERIFY DESIGN ASSUMPTIONS PRIOR TO FOUNDATION INSTALLATION. VERIFICATION SHALL BE PERFORMED AS PART OF THE SPECIAL INSPECTIONS.
2. BOTTOM OF FOUNDATION ELEVATION INDICATED ARE FOR BIDDING PURPOSES AND MAY BE LOWERED TO SUIT SUB-SURFACE SOIL CONDITION. BEARING STRATA SHALL BE APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE. PROVIDE ENGINEERED FILL OR FLOWABLE FILL CONCRETE (500 PSI) UNDER FOUNDATIONS AT SOFT SPOTS AND FOR EXTENDING EXCAVATION TO ADEQUATE BEARING MATERIAL. INSTALL FOUNDATIONS AT DESIGNED ELEVATIONS.
3. ALL FOOTINGS SHALL BEAR ON LEVEL (WITHIN 1 IN 12) UNDISTURBED SOIL OR APPROVED ENGINEERED FILL. FOUNDATIONS HAVE BEEN DESIGNED FOR A MAXIMUM SOIL BEARING PRESSURE OF 1500 PSF BELOW STRIP FOOTINGS AND 1500 PSF BELOW ISOLATED COLUMN FOOTINGS.
4. COMPACTION:
A. ALL FILL MATERIALS SHALL BE APPROVED BY A GEOTECHNICAL CONSULTANT.
B. ENGINEERED FILL BENEATH FOOTINGS: MINIMUM COMPACTION 98% STANDARD PROCTOR DENSITY AT THE OPTIMUM MOISTURE CONTENT.
C. BACKFILL AGAINST FOUNDATION WALLS ALONG INTERIOR FACE OF FOUNDATION WALLS SHALL BE CLAYEY MATERIAL COMPACTED IN 6" LIFTS TO 98% STANDARD PROCTOR DENSITY OR CONCRETE WITH A COMPRESSIVE STRENGTH OF fc = 500 PSI.
D. BACKFILL ALONG EXTERIOR FACE OF BASEMENT OR ALONG RETAINING TYPE WALLS SHALL BE A WELL-GRADED GRANULAR MATERIAL COMPACTED TO 98% STANDARD PROCTOR DENSITY OR 250 PSI CONTROLLED DENSITY FILL (CDF) UP TO WITHIN 24 INCHES OF THE FINISHED GRADE. TOP 24" OF BACKFILL SHALL BE COMPACTED CLAYEY MATERIAL IF AREA IS LANDSCAPED. IF AREA IS PAVED, THEN PROVIDE GRANULAR OR CDF BACKFILL TO BOTTOM OF PAVEMENT SUB-BASE.
E. BACKFILL ALONG EXTERIOR FACE OF SHALLOW WALL FOUNDATIONS TO BE COMPACTED CLAYEY MATERIAL; COMPACT TO 95% STANDARD PROCTOR.
F. FILL BELOW FLOOR SLABS TOP 12" OF SUBBASE BELOW INTERIOR FLOOR SLAB TO BE PROOF ROLLED TO 98% STANDARD PROCTOR DENSITY PRIOR TO PLACEMENT OF SLAB.

CONCRETE CONFORM TO ALL REQUIREMENTS OF ACI 301. *SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS* EXCEPT AS MODIFIED BY THE SUPPLEMENTAL REQUIREMENTS BELOW. REPORTS FROM TESTS REQUIRED BY SECTION 1.6 OF ACI 301 SHALL BE SUBMITTED TO STRUCTURAL ENGINEER, ARCHITECT, OWNER, CONTRACTOR, CONCRETE SUPPLIER, AND BUILDING OFFICIAL.

- 2. CONCRETE MIX DESIGNS SHALL BE SUBMITTED FOR EACH TYPE OF CONCRETE TO THE STRUCTURAL ENGINEER FOR APPROVAL IN ACCORDANCE WITH ACI 301 SECTION 4.2.3.4 FIELD TEST DATA OR TRIAL MIXTURES.
3. MATERIALS: (fc BASED ON 28 DAY UNLESS NOTED)
A. CONCRETE UNLESS NOTED: fc = 4000 PSI., NORMAL AGGREGATE.
B. CONCRETE FOR INTERIOR FLOOR SLABS: fc = 4000 PSI AT 28 DAYS, 1800 PSI AT 3 DAYS, NORMAL WEIGHT AGGREGATE, MINIMUM PORTLAND CEMENT CONTENT PER ACI 301 TABLE 4.2.2.1, WATER NOT PERMITTED TO BE ADDED AT THE SITE, HRWR ADMIXTURE REQUIRED, MAXIMUM WATER/CEMENTITIOUS RATIO = 0.50.
C. CONCRETE FOR EXTERIOR FLAT WORK, WALKS, ETC.: fc = 4500 PSI, (4.5% TO 7.5% ENTRAINED AIR), MINIMUM PORTLAND CEMENT CONTENT = 520 #/CY, MAXIMUM WATER/CEMENTITIOUS RATIO = 0.45.
D. CONCRETE FOR FOUNDATION WALLS AND RETAINING WALLS WITH EXTERIOR EXPOSURE: fc = 4000 PSI, (4.5% TO 7.5% ENTRAINED AIR), MAXIMUM WATER/CEMENTITIOUS RATIO = 0.50.
E. REINFORCING STEEL: ASTM A615 OR ASTM 996 (AXLE ONLY) 60 KSI YIELD DEFORMED BARS AND ASTM A185 MESH, FLAT SHEETS ONLY.

- 4. SLUMP SHALL BE MEASURED PRIOR TO THE ADDITION OF HRWR.

EXPANSION AND EPOXY ADHESIVE ANCHORS

EXPANSION ANCHORS:
1. EXPANSION ANCHORS SHALL BE MANUFACTURED BY HILTI AND SHALL BE THE TYPE, SIZE, AND EMBEDMENT INDICATED ON DRAWINGS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. SUBSTITUTES MAY BE CONSIDERED; SUBMIT MANUFACTURER'S DATA PRIOR TO INSTALLATION.

EPOXY/ADHESIVE ANCHORS:

- 1. EPOXY ADHESIVE SHALL BE HIT-HY 270 ADHESIVE WITH SCREEN TUBES AT MASONRY, MANUFACTURED BY THE HILTI COMPANY. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. SUBSTITUTES MAY BE CONSIDERED; SUBMIT MANUFACTURER'S DATA PRIOR TO INSTALLATION.
2. THREADED RODS SHALL BE ASTM A36, HOT-DIPPED GALVANIZED. SIZES AND EMBEDMENT AS INDICATED ON THE DRAWINGS.

- 3. CONDUCT JOB-SITE TRAINING OF ALL CONTRACTOR'S PERSONNEL INSTALLING THIS PRODUCT FOR SAFE AND PROPER INSTALLATION, HANDLING, AND STORAGE OF THE EPOXY SYSTEM.

MASONRY

- 1. MASONRY CONSTRUCTION AND MATERIALS SHALL CONFORM TO ALL REQUIREMENTS OF *SPECIFICATION FOR MASONRY STRUCTURES (ACI 530.1/ASCE 6/TMS 602)* EXCEPT AS MODIFIED BY THE REQUIREMENTS OF THESE CONTRACT DOCUMENTS.
2. MATERIALS
A. FACING BRICK: SALVAGED BRICK FROM SIMILAR ERA COMPATIBLE WITH EXISTING COMPOSITION OF BRICK WITH RESPECT TO HARDNESS AND SIZE.
B. MORTAR: ASTM C270 TYPE 'O' TO MATCH WITH EXISTING MODIFIED ACCORDINGLY.
a. PORTLAND CEMENT-LIME MORTAR: PORTLAND CEMENT: TYPE I HYDRATED LIME: TYPE N.
b. MASONRY CEMENT MORTAR: AT CONTRACTOR'S OPTION.
C. GROUT: ASTM C476, fc = 2000 psi, SLUMP 8" TO 10".
D. POINTING MORTAR: ASTM 270 - BY VOLUME PROPORTIONS SHALL BE: 1 PART PORTLAND CEMENT, 1 PART LIME, AND 6 PARTS SAND. ADD MORTAR PIGMENTS TO PRODUCE COLOR AS REQUIRED

- 3. MORTAR PROPORTIONS MUST BE ACCURATELY MEASURED PRIOR TO MIXING. ADD CEMENT TO MIX IN FULL BAG QUANTITIES. MEASURE SAND IN BOX WITH VOLUME OF ONE CUBIC FOOT AS OFTEN AS NECESSARY TO MAINTAIN CONSISTENT PROPORTIONS AND AT LEAST ONCE DAILY AND EVERY 4 HOURS OF MIXING.
4. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS AND SPECIFICATIONS OF FIRE RATED MASONRY.
5. RUNNING BOND PATTERN SHALL BE USED FOR ALL MASONRY WORK UNLESS OTHERWISE NOTED.

6. MASONRY WALL REPAIR

- A. EXTERIOR MASONRY AND STONE IS TO BE REPAIRED, REPLACED, AND CLEANED AS NEEDED. CONTRACTOR SHALL PERFORM AN OBSERVATION OF ALL WALLS AND EXISTING LINTELS TO DETERMINE DAMAGED AREAS THAT REQUIRE REPAIR.
B. REPAIR DAMAGED JOINTS IN MASONRY WHERE MORTAR IS SOFT, DAMAGED, OR MISSING. CUT OUT JOINTS TO A DEPTH OF 2X THE WIDTH OF THE JOINT OR UNTIL SOUND MORTAR. REMOVE DUST AND LOOSE MATERIAL BY HAND BRUSHING. MORTAR TO MATCH EXISTING IN COMPOSITION, COLOR, TOOLING, PROFILE AND HARDNESS.
C. REPLACE MISSING, ERODED, SPALLED OR CRACKED MASONRY UNITS. CUT OUT UNITS, INCLUDING ENTIRE MORTAR JOINT AROUND MASONRY UNIT. REMOVE UNITS BY HAND USING CARE SO AS NOT TO DAMAGE ADJACENT MASONRY. TURN EXISTING BRICKS AROUND AND/OR USE SALVAGED BRICK IF POSSIBLE. BUILD-IN NEW MASONRY AND JOINTS TO MATCH EXISTING. ALIGN WITH EXISTING JOINTS AND COURSING TRUE AND LEVEL. FACES PLUMB AND IN-LINE. INSTALL ANY ANCHORAGES, FLASHINGS, OR REINFORCEMENTS AS NECESSARY. ALL NEW WORK SHALL MATCH THAT OF THE SURROUNDING MASONRY.
D. REMOVE CRACKED, DAMAGED AND SEVERELY SPALLED STONE LINTELS AND SILLS WITH CARE IN A MANNER TO PREVENT DAMAGE TO ADJACENT REMAINING MATERIALS. BUILD-IN NEW LINTELS AND SILLS. ALIGN WITH EXISTING JOINTS AND COURSING TRUE AND LEVEL. FACES PLUMB AND IN-LINE. INSTALL ANY ANCHORAGES, FLASHINGS, OR REINFORCEMENTS AS NECESSARY. WHERE APPLICABLE, NEW LINTELS AND SILLS TO BE PRECAST CONCRETE TO MATCH EXISTING IN COLOR AND TEXTURE. THE CONTRACTOR SHALL PROVIDE SAMPLES FOR APPROVAL PRIOR TO ORDERING MATERIAL. ALL STONE REPLACEMENT WORK WILL BE DONE WITHOUT DAMAGE, TO MATCH THE EXISTING HISTORIC STONE AND MASONRY.
E. REMOVE AND REPLACE ROTTED WOOD LINTELS AT EXISTING OPENINGS WITH STRUCTURAL STEEL HSS4x4x3/8 LINTELS.
F. UNPAINTED MASONRY AND STONE IS TO REMAIN UNPAINTED.
G. NEW MASONRY CONSTRUCTION FOR WALLS NEEDING TO BE ENTIRELY REBUILT SHALL BE CONSISTED OF AN EXTERIOR WYTHE OF SIMILAR BRICK MATERIAL OF THE ERA. COMPOSITE CONSTRUCTION WITH AN INNER 4" WYTHE OR 8" WYTHE OF CONCRETE MASONRY, TO MATCH EXISTING WALL WIDTH. INTER-CONNECT W/ 9 GAUGE LADDER TYPE JOINT REINFORCING (GALVANIZED) @ 8" O.C. GROUT ALL COLLAR JOINTS SOLID WITH JO Voids

STRUCTURAL STEEL

- 1. FIELD CONNECTIONS SHALL BE BOLTED EXCEPT WHERE WELDED CONNECTIONS ARE INDICATED ON THE STRUCTURAL DRAWINGS.
2. WELDING SHALL BE IN ACCORDANCE WITH THE AMERICAN WELDING SOCIETY (AWS D1.1).
3. MATERIALS:
A. ROLLED WIDE FLANGE SHAPES UNLESS NOTED: ASTM A992 DUAL GRADE, Fy = 50 ksi.
B. ROLLED SHAPES AND PLATES UNLESS NOTED: ASTM A-36.
C. TUBULAR SHAPES: ASTM A500, GRADE B.
D. PIPE SHAPES: ASTM A53, TYPES E OR S GRADE B.
E. BOLTS: ASTM A325-N, 3/4" DIAMETER UNLESS NOTED.
F. ANCHOR RODS: ASTM F1554 - GRADE 36 KSI MATERIAL FULLY THREADED RODS HAVING A NUT TACK WELDED IN PLACE ON BOTTOM. MINIMUM EMBEDMENT AS NOTED ON THE DRAWINGS.
G. FIELD WELDS: AWS E70XX, LOW HYDROGEN ELECTRODES.
H. NON-SHRINK NON-METALLIC GROUT: CRD-C-621 AND ASTM C1107 FOR INTERIOR AND EXTERIOR APPLICATIONS.

4. PAINT AND PROTECTION:

- A. STRUCTURAL STEEL UNLESS NOTED: FABRICATOR'S STANDARD PRIME COAT. TOUCH UP AFTER ERECTION.
B. MEMBERS TO BE ENCASED IN CONCRETE, MEMBERS TO RECEIVE SPRAY-ON FIREPROOFING AND THE TOP FLANGES OF BEAMS TO RECEIVE COMPOSITE SHEAR CONNECTORS SHALL HAVE NO PAINT. COORDINATE ALL FIREPROOFING REQUIREMENT WITH THE PROJECT SPECIFICATIONS AND ARCHITECTURAL DRAWINGS.
C. PROVIDE MINIMUM 3" CONCRETE COVER FOR ALL STEEL BELOW GRADE.
D. LINTELS SUPPORTING EXTERIOR MASONRY WYTHES AND MEMBERS EXPOSED TO WEATHER IN FINISHED STRUCTURES: HOT DIP GALVANIZE PER ASTM A123 AFTER FABRICATION. COATING WEIGHT PER PARAGRAPH 5.1 OF ASTM A123 AND A153. FABRICATE ASSEMBLIES PER ASTM A143, A384, AND A385. TOUCH UP AFTER ERECTION WITH ORGANIC ZINC RICH PAINT COMPLYING WITH DOP-P-21035 OR MIL-P-26915, MULTIPLE COATS TO DRY FILM THICKNESS OF 8 MILS.

- 5. CONTRACTOR SHALL SUBMIT ERECTION AND SHOP DRAWINGS FOR REVIEW BY ENGINEER PRIOR TO FABRICATION. ANY DEVIATIONS FROM THE ORIGINAL DESIGN INTENT SHALL BE APPROVED PRIOR TO SUBMITTING ANY SHOP SUBMITTALS. SUCH DRAWINGS WILL BE REJECTED.

METAL GRATING

- 1. THE DESIGN, FABRICATION AND ERECTION OF ALL STEEL GRATING SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE SPECIFICATION FOR GRATING.
2. MATERIALS:
A. WELDED STEEL GRATING: BEARING BARS AND CROSS BARS SHALL BE OF WELDING QUALITY MILD CARBON STEEL CONFORMING TO ASTM A569. SIZE OF BEARING BARS TO BE 1" DEEP BY 3/16" WIDE, SPACED TO PROVIDE 1/4" MAXIMUM BETWEEN BARS. CROSS BARS SHALL BE MANUFACTURER'S RECOMMENDED CONFIGURATION AND SPACED AT 4" ON CENTER. GRATING TO BE GALVANIZED AND Banded ALONG ALL EDGES.
B. STEEL GRATING SHALL BE CLAMPED TO THE STRUCTURAL STEEL SUPPORTING MEMBERS USING THE MANUFACTURER'S RECOMMENDED GALVANIZED CLAMPS.

WOOD

- 1. MATERIALS:
A. FRAMING LUMBER:
1. 2 x 8 AND LARGER: NO. 1 GRADE OR BETTER SOUTHERN PINE KILN DRIED.
2. 2 x 4: STUD GRADE OR BETTER SPRUCE PINE FIR KILN DRIED.
3. 2 x 6: NO. 2 GRADE OR BETTER SPRUCE PINE FIR KILN DRIED.
4. ACC-C (ALT CA-B OR SBX-DOT) PRESSURE TREAT PIECES IN CONTACT WITH FOUNDATION OR EXPOSED TO WEATHER.
2. SHEATHING & SUBFLOORING: 48/24 APA RATED TONGUE & GROOVE SUBFLOOR EXPOSURE 1. 32/16 APA RATED ROOF SHEATHING EXPOSURE 1. 24/16 APA RATED STRUCTURAL WALL SHEATHING EXPOSURE 1. ALL SHEATHING TO BE NAILED WITH 8d NAILS AT 6" ON CENTER AT PANEL EDGES AND 12" ON CENTER AT INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE. ROOF AND WALL SHEATHING SHALL BE SPACED A MINIMUM 1/8" AT PANEL EDGES AND ENDS OF SHEETS. USE APPROPRIATE PLYWOOD CLIPS AS RECOMMENDED BY THE APA. ALL PLYWOOD SUBFLOORING SHALL BE GLUED AND NAILED.
3. ADHESIVE FOR PLYWOOD SUBFLOORING: SHALL CONFORM TO PERFORMANCE SPECIFICATION AFG-01 DEVELOPED BY APA.

- 4. LVL (LAMINATED VENEER LUMBER) BEAMS: DISTRIBUTED AS TRUSS JOIST MACMILLAN, MICRO-LAM OR GEORGIA-PACIFIC CORPORATION, G-P LAM. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. LVL BEAMS SHALL HAVE MINIMUM DESIGN STRESS VALUES AS FOLLOWS:
Fb = 2600 PSI BENDING
Fv = 285 PSI HORIZONTAL SHEAR
Fc = 750 PSI COMPRESSION PERPENDICULAR TO GRAIN
E = 2,000,000 PSI MODULUS OF ELASTICITY
MULTIPLE LVL BEAMS AND HEADERS SHALL BE FASTENED TOGETHER AS FOLLOWS:
12" AND SMALLER MEMBERS:
* TWO-PIECE MEMBERS - 2 ROWS OF 16d COMMON NAILS AT 12" O.C.
* THREE PIECE MEMBERS - 2 ROWS OF 1 1/4"x5" STRUCTURAL WOOD SCREWS @ 24" O.C.
14" AND LARGER MEMBERS:
* TWO-PIECE MEMBERS - 3 ROWS OF 16d COMMON NAILS AT 12" O.C.
* THREE PIECE MEMBERS - 2 ROWS OF 1 1/4"x5" STRUCTURAL WOOD SCREWS AT 16" O.C.
5. AT NEW FLOOR FRAMING INSTALL TYPICAL FLOOR CROSS BRIDGING AT 8'-0" MAXIMUM INTERVALS IN EVERY JOIST SPACE TO AID IN LOAD SHARE DISTRIBUTION AND CONTROL POTENTIAL VIBRATION PROBLEMS.

- 6. UNLESS NOTED OTHERWISE, CONNECTORS SHALL BE MADE PERTABLE 2304.9.1, "RECOMMENDED FASTENING SCHEDULE", IN REFERENCED BUILDING CODE. STAPLES NOT PERMITTED FOR FASTENING APA RATED SHEATHING AND SUBFLOORING.
7. ALL PLYWOOD SUBFLOORING SHALL BE GLUED AND NAILED
8. ALL CONNECTION HARDWARE SPECIFIED ON THE STRUCTURAL DRAWINGS SHALL BE MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY AND SHALL BE FASTENED AS SPECIFIED IN THE SIMPSON PRODUCT AND INSTRUCTION MANUAL.
9. PROVIDE SOLID BLOCKING IN FLOOR CONSTRUCTION UNDER POSTS, MULTIPLE STUDS OR BEAM BEARINGS.
10. CONTRACTOR SHALL REPLACE OR SISTER ONTO ANY WOOD JOIST THAT IS DETERIORATED OR NOTCHED. CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF EXISTING JOISTS TO DETERMINE JOISTS THAT HAVE BEEN COMPROMISED. SISTERS SHALL BEAR ON EXISTING MASONRY WALLS.
11. SDS SCREWS REFER TO SIMPSON STRONG-TIE SDS SCREWS. ALTERNATE WOOD STRUCTURAL SCREWS CAN BE USED. SUBMIT SCREW TYPE AND MANUFACTURER FOR APPROVAL.

Schedule of Special Inspection Services:

- Inspection of Wood Construction per Section 1705.5
* Special inspections of the fabrication process of wood structural elements shall be in accordance with Section 1704.2.5.
Periodic inspection of wood framed joint details for compliance with approved construction documents for:
a. Details such as bracing and supporting of wood trusses.
b. Member locations and supports.
c. Verification of member grade and specie.
d. Application of joint details at each connection.
e. Grades, thickness, and fastening of APA rated wood sheathing.
f. Installation of seismic hold down anchors and connections to the structural framing.
g. Verify nominal size of framing members at adjoining panel edges, nail or staple diameter and length, number of fastener lines, and that spacing between fasteners in each line and at edge margins for all diaphragms

- Inspection of Structural Steel Construction per Section 1705.2
Hot Rolled Steel Framing:
* Material verification of high-strength bolts, nuts and washers, Structural Steel and Weld filler material per ASTM A 6, ASTM A569: (Ref. Code Section 1705.2.1)
a. Identification markings to conform to ASTM standards specified in the contract documents per AISC ASD Section A3.4 or AISC LRFD, Section A3.3.
* Periodic inspection of high-strength bolting of bearing type connections per AISC LRFD Section M2.5. (Ref. Code Section 1705.2.1) When using Turn-of-Nut method, periodic inspections can be made provided that erector is using one of the following techniques: Match marking techniques, the direct tension indicator washers or the alternate twist-off fasteners. Otherwise, continuous on-site observation of the bolt installation using a calibrated wrench shall be performed.
* Periodic visual inspection of steel frame joint details for compliance with approved construction documents for: (Ref. Code Section 1705.2.1)
a. Verify the installation of all structural members and locations as noted on the structural drawings.
b. Verify the use of the proper connection methods as noted on the structural drawings.
c. Verify the application of proper joint details at each beam to column connection per the structural drawings and shop submittals.

Table with 3 columns: Abbreviation, Description, and Unit/Type. Includes entries like AEF = Alternate Each Face, ARCH = Architect, BLDG = Building, BM = Beam, B/FTG = Bottom of Footing, B/DECK = Bottom of Deck, BRG = Bearing, CIP = Cast In Place, CJ = Control Joint, CL = Center Line, CLR = Clear, CMU = Concrete Masonry Unit, CONC = Concrete, CONT = Continuous, DL = Dead Load, DWG = Drawings, EJ = Expansion Joint, HL = Height, EMBD = Embedment, ENGR = Engineer, EQ = Equal Distance, EW = Each Way, EF = Step Footing, EX = Existing, EXT = Exterior, FTG = Footing, FND = Foundation, ga = Gauge, GALV = Galvanized, GC = General Contractor, GRAN = Granular, HORZ = Horizontal, HD = Hold Down Anchor, HSS = Hollow Structural Section, k = Kips, ksf = Kips Per Square Foot, lbs = Pounds, LG = Long, LL = Live Load, LLL = Long Leg Horizontal, LLV = Long Leg Vertical, LSL = Laminated Strand Lumber, LVL = Laminated Veneer Lumber, MAX = Maximum, MECH = Mechanical, MIN = Minimum, ML = Micro Laminated, NS = Non Shrink, NTS = Not to Scale, o.c. = On Center, PAF = Powder Actuated Fastener, PC = Piece, PEMB = Pre-Engineered Metal Building, PL = Plate, psf = Pounds Per Square Foot, RD = Roof Drain, REINF = Reinforcement, RTU = Roof Top Unit, SDS = Self Drilling Screw, SF = Step Footing, SW = Step Wall, SB = Solid Bearing, SCH = Schedule, SIM = Similar, STL = Steel, SRD = Secondary Roof Drain, T/FTG = Top Of Footing, TS = Tube Steel, TYP = Typical, UNO = Unless Noted Otherwise, VERT = Vertical, WWF = Welded Wire Fabric, WF = Wide Flange, WP = Work Point

NOT ALL ABBREVIATIONS APPLY. INCLUDED FOR REFERENCE ONLY.

STRUCTURAL INFORMATION NOTED IS BASED ON ASSUMPTIONS OF CONDITION OF EXISTING FRAMING & FRAMING HIDDEN FROM VISUAL OBSERVATION. DETAILS OF PROPOSED FRAMING MODIFICATION/REPAIRS ARE SUBJECT TO CHANGE ONCE DEMOLITION IS UNDERWAY



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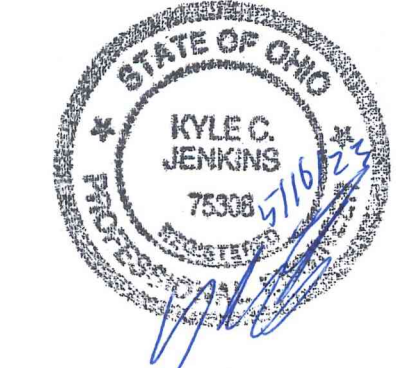


Table with 2 columns: Date, #. Rows include 05/16/2023, 03/24/2023, and REVISION/SUBMISSION.

Design Team: KCJ / JG / SJ
Date: 03/24/2023

PROPOSED PROJECT: RENOVATION FOR PLATTE ARCHITECTURE + DESIGN
111 WEST MAIN STREET
VAN WERT, OH 45891

Proj. No.: 22146.31

SOOI

111 WEST MAIN STREET
VAN WERT, OH 45891

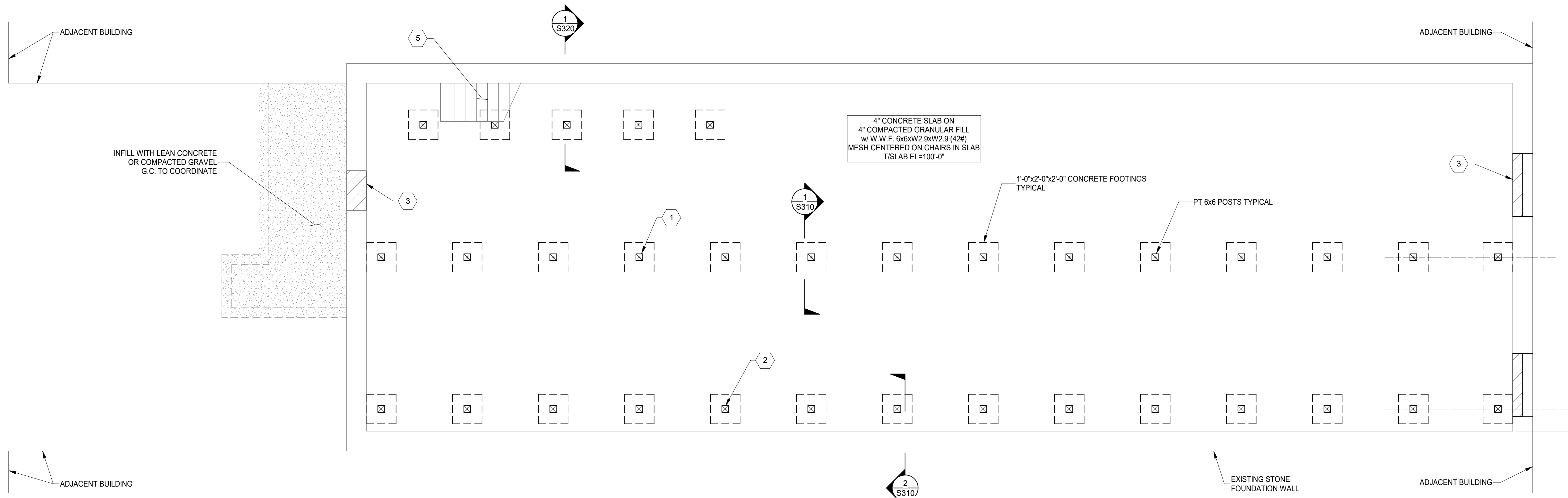
111 WEST MAIN STREET

DRAWING TITLE: GENERAL STRUCTURAL NOTES

PREPARED FOR: PLATTE ARCHITECTURE + DESIGN

111 WEST MAIN STREET
VAN WERT, OH 45891

111 WEST MAIN STREET



PROJECT KEYNOTES:

- 1 NEW BEAM, POSTS, AND CONCRETE FOOTINGS AT CENTER COLUMN LINE OF BUILDING.
- 2 NEW BEAM, POSTS, AND CONCRETE FOOTINGS AT WEST EDGE OF BUILDING.
- 3 INFILL EX OPENING WITH SOLID CMU OR HOLLOW CMU, GROUTED SOLID, TO MATCH WALL THICKNESS ABOVE. GROUT/MORTAR TIGHT TO EX STONE FOUNDATION WALLS AND MASONRY ABOVE. REMOVE EX WOOD LINTELS, CUT EX JOISTS BACK, AND BEAR JOISTS ON NEW BEAM.
- 4 REPLACE/REPAIR DAMAGED BRICK AT SOUTH WALL (MAIN STREET SIDE) SEE MASONRY REPAIR GENERAL NOTE.
- 5 PROVIDE NEW WOOD STAIR, NEW STAIR SHALL BE PRE-ENGINEERED, DESIGNED BY SUPPLIER.
- 6 EXISTING ROOF FRAMING TO BE UNCOVERED TO DETERMINE IF REPAIR IS NECESSARY.
- 7 REPLACE INFILL FRAMING WITH NEW 2x8 FRAMING FOR NEW STOREFRONT. USE SIMPSON LUS28 HANGER EACH END.
- 8 REFRAME WALL AND STAIR PER SECTION. VERIFY EXISTING FRAMING IS AS DETAILED. SEE KEYNOTE 3 FOR STAIR.
- 9 UNCOVER FLOOR FRAMING TO DETERMINE FULL EXTENT OF FIRE DAMAGE AND REPAIR/REPLACEMENT.
- 10 NEW HSS COLUMN FOR NEW BALCONY. SEE DETAIL.
- 11 NEW 2x6 BEARING WALL. SEE DETAIL.
- 12 NEW (2) 1 1/2"x11 7/8" LVL HEADERS FRAMING AROUND SKYLIGHT. COORD FRAMING WITH FINAL SKYLIGHT SELECTION.
- 13 EXISTING ROOF JOISTS. REMOVE DAMAGED EXISTING ROOF FRAMING AND REPLACE.
- 14 PROVIDE NEW LINTEL FOR OPENING. SEE TYPICAL LINTEL DETAIL.
- 15 REPLACE/REPAIR ROOFING AND JOISTS WITH SIGNIFICANT WATER DAMAGE WITH 2x10'S AND APA RATED ROOF SHEATHING.
- 16 NEW FRAMING/REINFORCING FOR RTU'S. SISTER 2x10'S ON EXISTING JOISTS. (2) 2x10'S AT HEADERS.
- 17 NEW FRAMING AROUND ROOF HATCH. SISTER 2x10'S ON EXISTING JOISTS. (2) 2x10'S AT HEADERS.

FOUNDATION PLAN
SCALE 1/4" = 1'-0"
NORTH

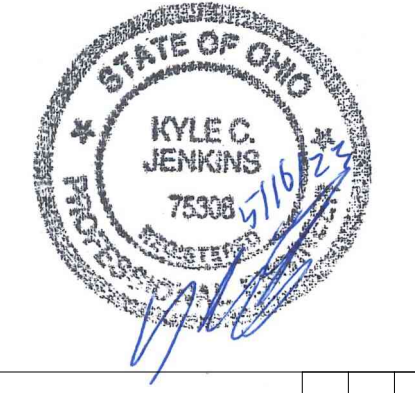
PLAN NOTES:

1. COORDINATE ALL DIMENSIONS, DOOR AND WINDOW LOCATIONS WITH ARCHITECTURAL DRAWINGS.
2. LUMBER AT 1ST FLOOR SHALL BE PRESSURE TREATED.
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4. REPAIR AND TUCKPOINT INTERIOR MASONRY PER THE GENERAL NOTES.
5. SEE STRUCTURAL ELEVATION DRAWINGS FOR EXTERIOR BRICK REPAIR AND TUCKPOINTING.
6. FIELD VERIFY ALL EXISTING CONDITIONS, NOTIFY ADVANTAGE GROUP ENGINEERS OF ANY DISCREPANCIES.
7. FASTEN SISTERS WITH 1/4"x3" SIMPSON SDS @ 24"o.c. STAGGERED UNLESS NOTED OTHERWISE.
8. FOR REFERENCE T/SLAB @ BASEMENT ELEVATOR LOBBY = 100'-0". COORDINATE ACTUAL ELEVATION WITH ARCH.

STRUCTURAL INFORMATION NOTED IS BASED ON ASSUMPTIONS OF CONDITION OF EXISTING FRAMING & FRAMING HIDDEN FROM VISUAL OBSERVATION. DETAILS OF PROPOSED FRAMING MODIFICATION/REPAIRS ARE SUBJECT TO CHANGE ONCE DEMOLITION IS UNDERWAY

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05/16/2023	BID/PERMIT	05/16/2023
03/24/2023	DESIGN/DEV	03/24/2023

Design Team: KCJ / JG / SJ
Date: 03/24/2023

DRAWING TITLE: FOUNDATION PLAN
PROPOSED PROJECT: PREPARED FOR: PLATTE ARCHITECTURE + DESIGN

**RENOVATION FOR
111 WEST MAIN STREET
VAN WERT, OH
45891**

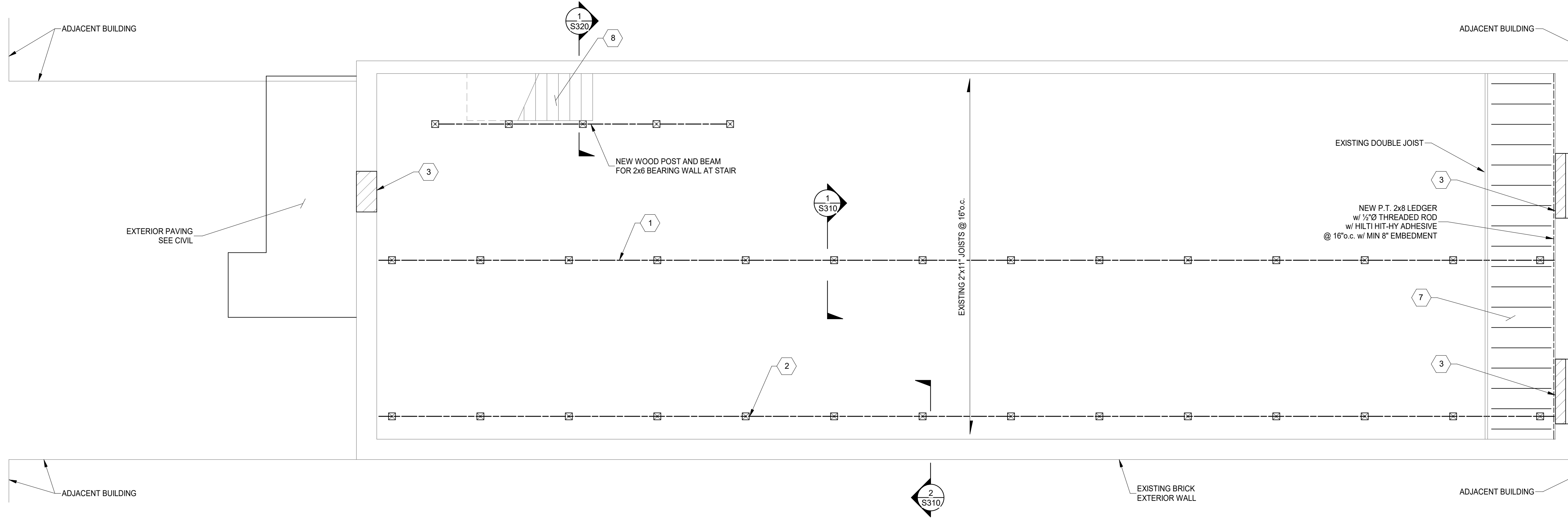
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111 WEST MAIN STREET



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1ST FLOOR FRAMING PLAN
SCALE 1/4" = 1'-0"



PLAN NOTES:

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PROPOSED PROJECT: PREPARED FOR: PLATTE ARCHITECTURE + DESIGN

**RENOVATION FOR
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VAN WERT, OH
45891**

Proj. No.: 22146.31

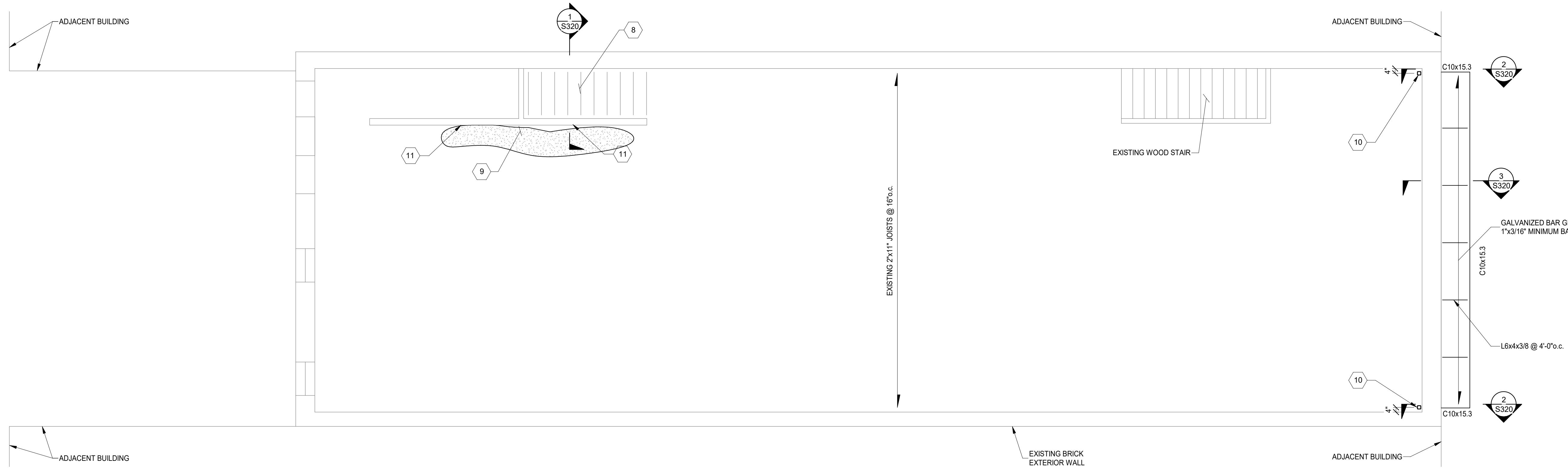
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DRAWING TITLE: 1ST FLOOR FRAMING PLAN

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111 WEST MAIN STREET



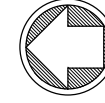
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2ND FLOOR FRAMING PLAN

SCALE 1/4" = 1'-0"

NORTH



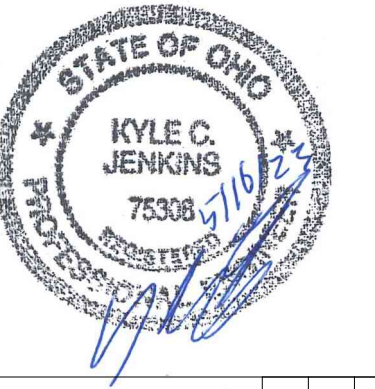
PLAN NOTES:

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03/24/2023	DESIGN/DEV	03/24/2023

Design Team: KCJ / JG / SJ
Date: 03/24/2023

PROPOSED PROJECT: PREPARED FOR: PLATTE ARCHITECTURE + DESIGN
**RENOVATION FOR
111 WEST MAIN STREET
VAN WERT, OH
45891**

Proj. No.: 22146.31

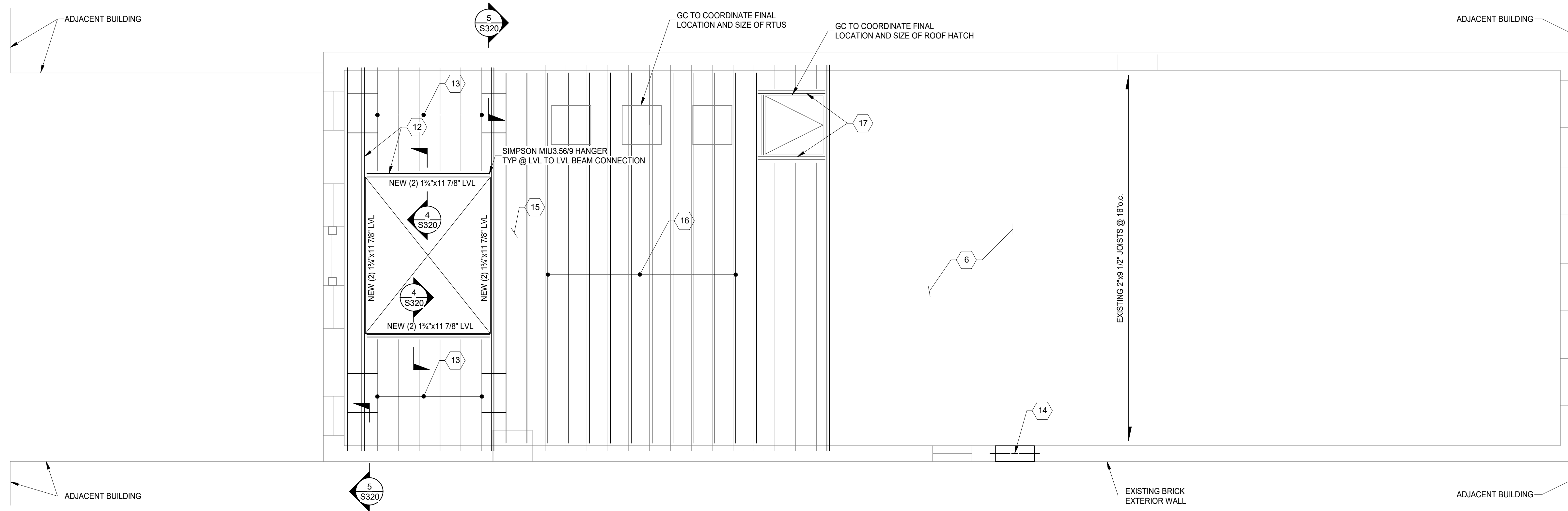
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DRAWING TITLE: 2ND FLOOR FRAMING PLAN

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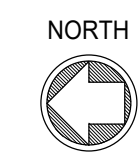
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ROOF FRAMING PLAN
SCALE 1/4" = 1'-0"



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DRAWING TITLE: ROOF FRAMING PLAN

PROPOSED PROJECT: PREPARED FOR: PLATTE ARCHITECTURE + DESIGN
**RENOVATION FOR
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#	REVISION/SUBMISSION	Date
05/16/2023	BID/PERMIT	05/16/2023
03/24/2023	DESIGN/DEV	03/24/2023

Design Team: KCJ / JG / SJ
Date: 03/24/2023

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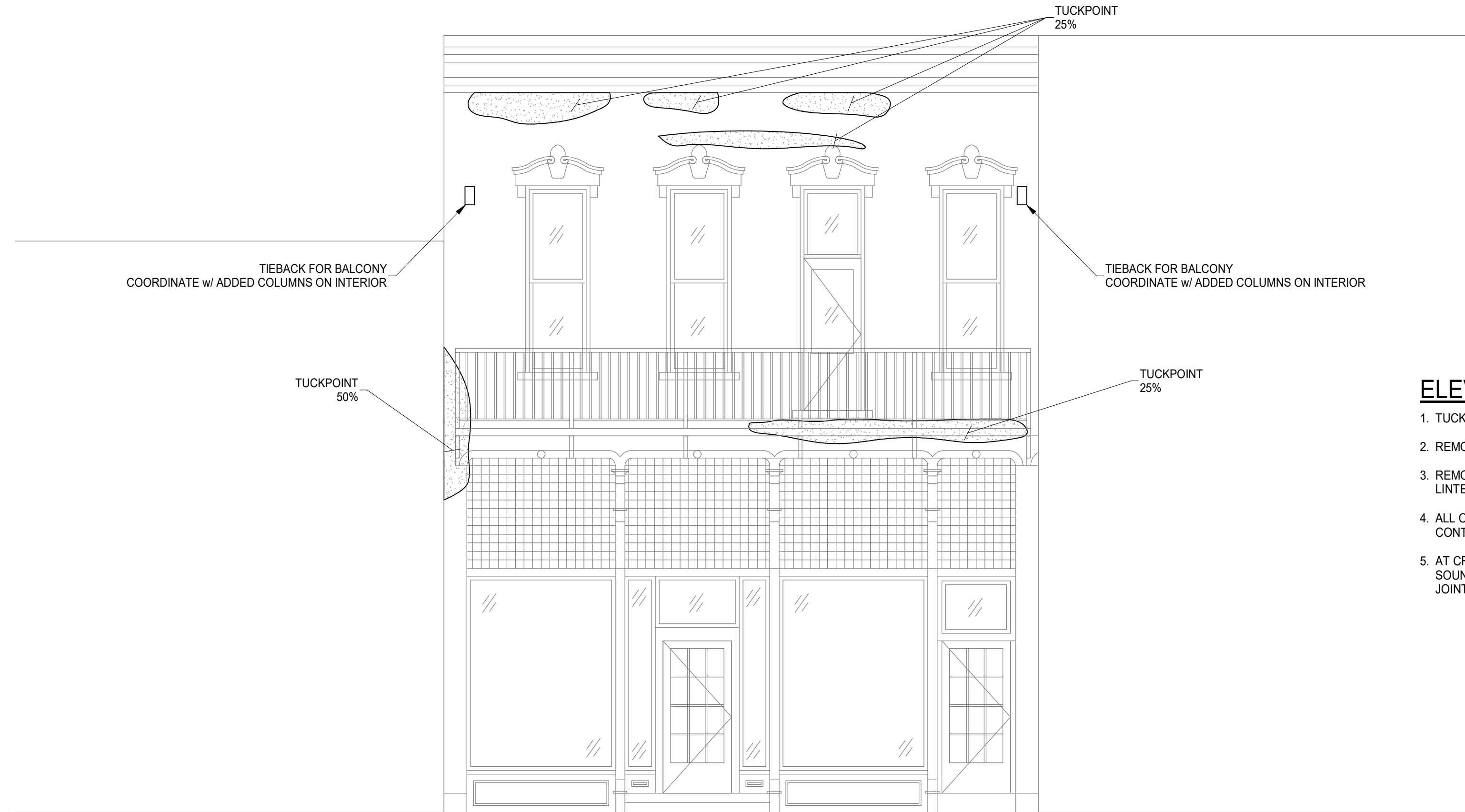
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**RENOVATION FOR
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Proj. No.: 22146.31

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DRAWING TITLE: ELEVATIONS



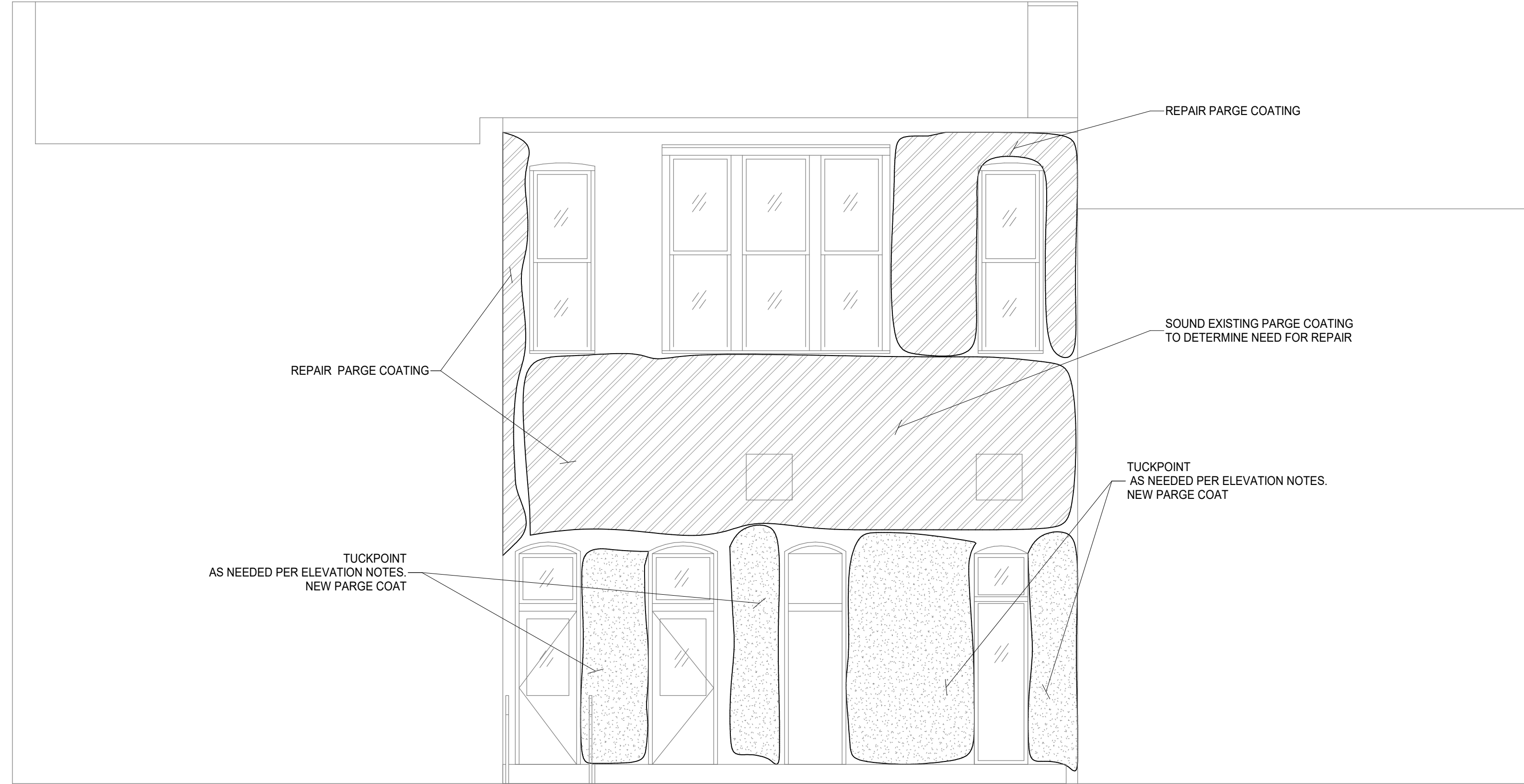
SOUTH ELEVATION
SCALE 1/4" = 1'-0"

ELEVATION NOTES:

1. TUCKPOINT JOINTS IN MASONRY WHERE MORTAR IS SOFT, DAMAGED OR MISSING.
2. REMOVE AND REPLACE SPALLING OR SOFT BRICK THAT IS COMPROMISED MORE THAN 3/4" OF DEPTH.
3. REMOVE CRACKED, DAMAGED OR SEVERLY SPALLED LINTELS AND REPLACE WITH RECLAIMED STONE OR CAST STONE LINTEL TO MATCH EXISTING.
4. ALL OBSERVATIONS WHERE MADE FROM THE GROUND LEVEL AND REPAIRS ARE SUBJECT TO CHANGE BASED ON CONTRACTOR HANDS ON INSPECTIONS.
5. AT CRACKS OR DAMAGED AREAS OF PARGE COAT, CONTRACTOR SHALL REMOVE ALL PARGE COAT THAT IS NOT SOUNDLY CONNECTED TO THE BRICK, AND REPLACE WITH NEW PARGE COAT. TUCKPOINT ANY DETERIORATED MORTAR JOINTS PRIOR TO APPLYING NEW PARGE COAT.

BRICK REPAIR LEGEND:

- TUCKPOINT
- REPAIR BRICK
- REPAIR PARGE COATING
- NEW MASONRY



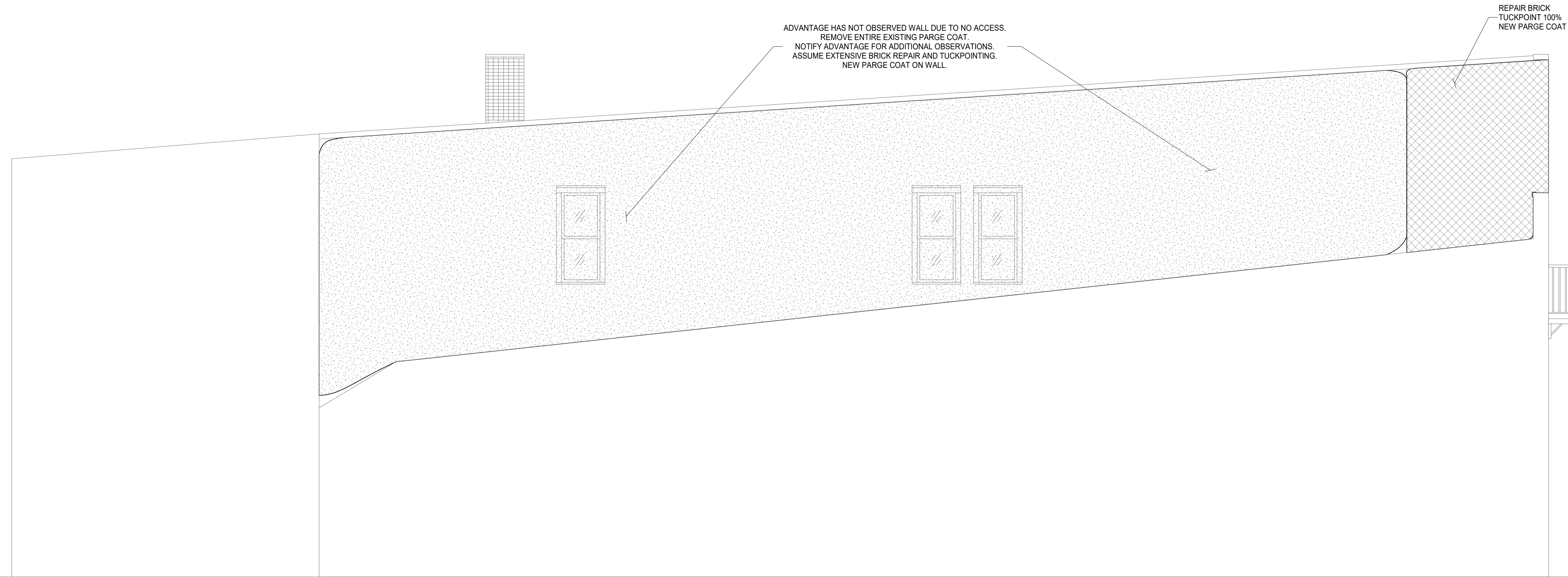
NORTH ELEVATION
SCALE 1/4" = 1'-0"

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WEST ELEVATION
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BRICK REPAIR LEGEND:

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-  REPAIR BRICK
-  REPAIR PARGE COATING
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DRAWING TITLE: WEST ELEVATION

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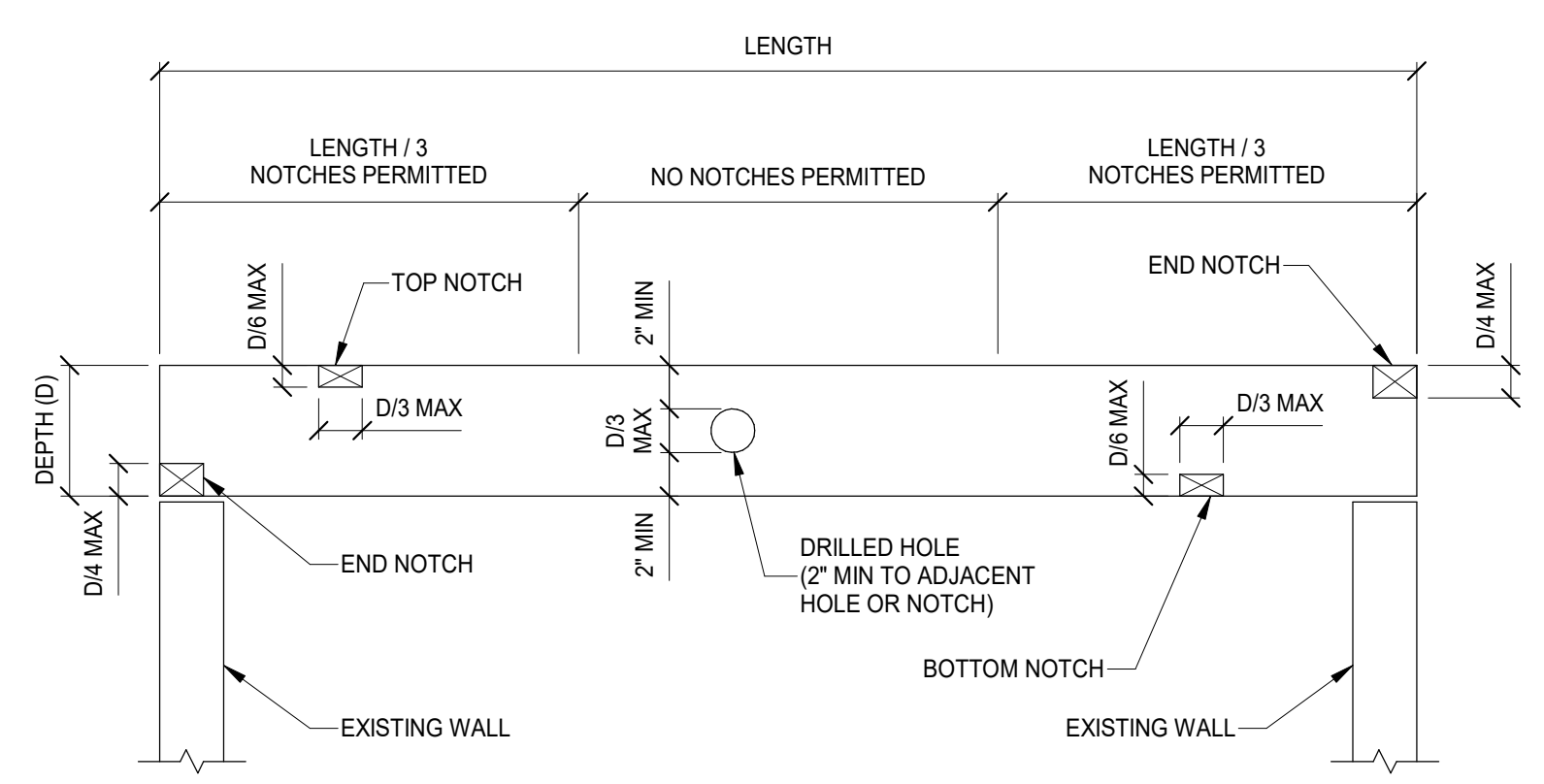
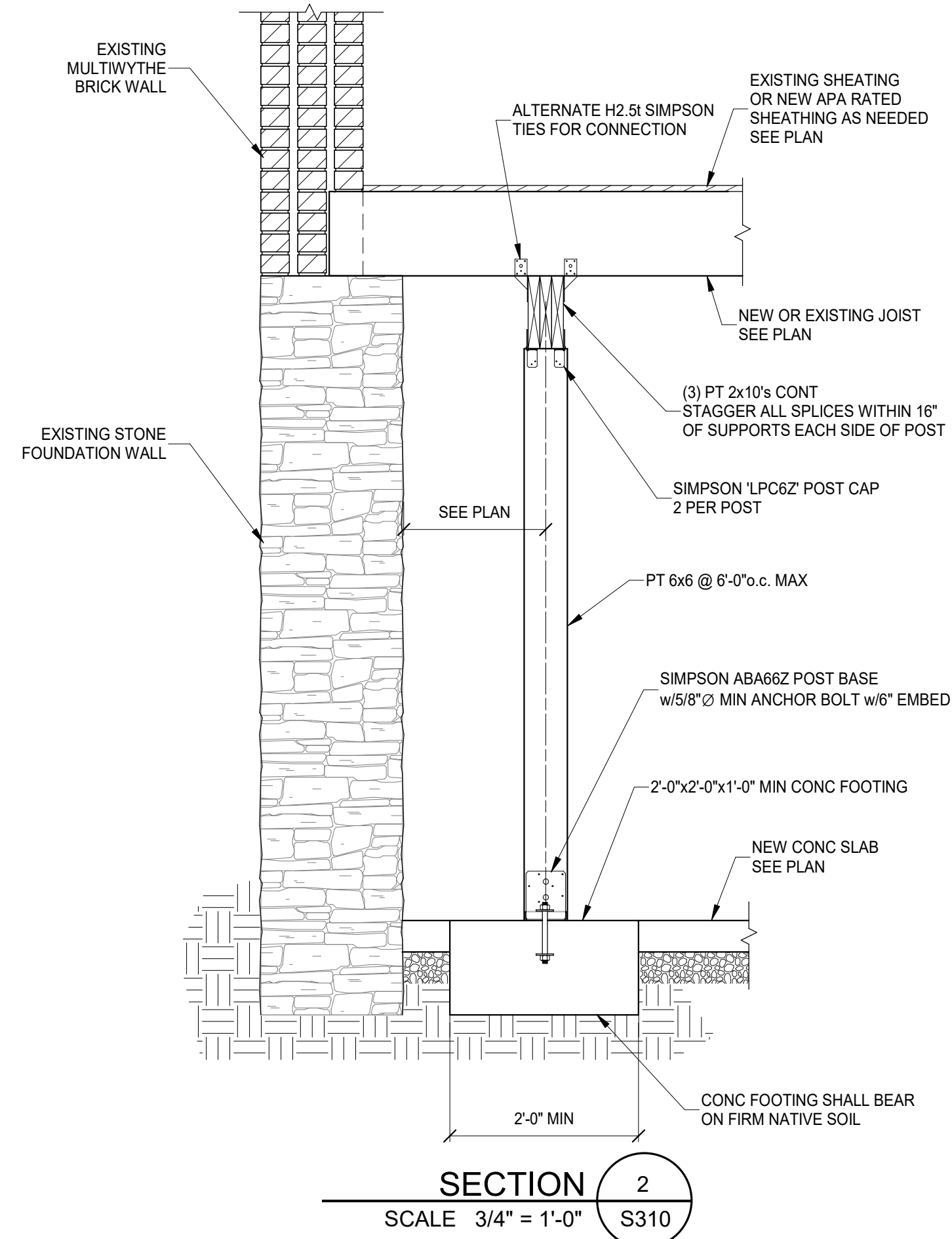
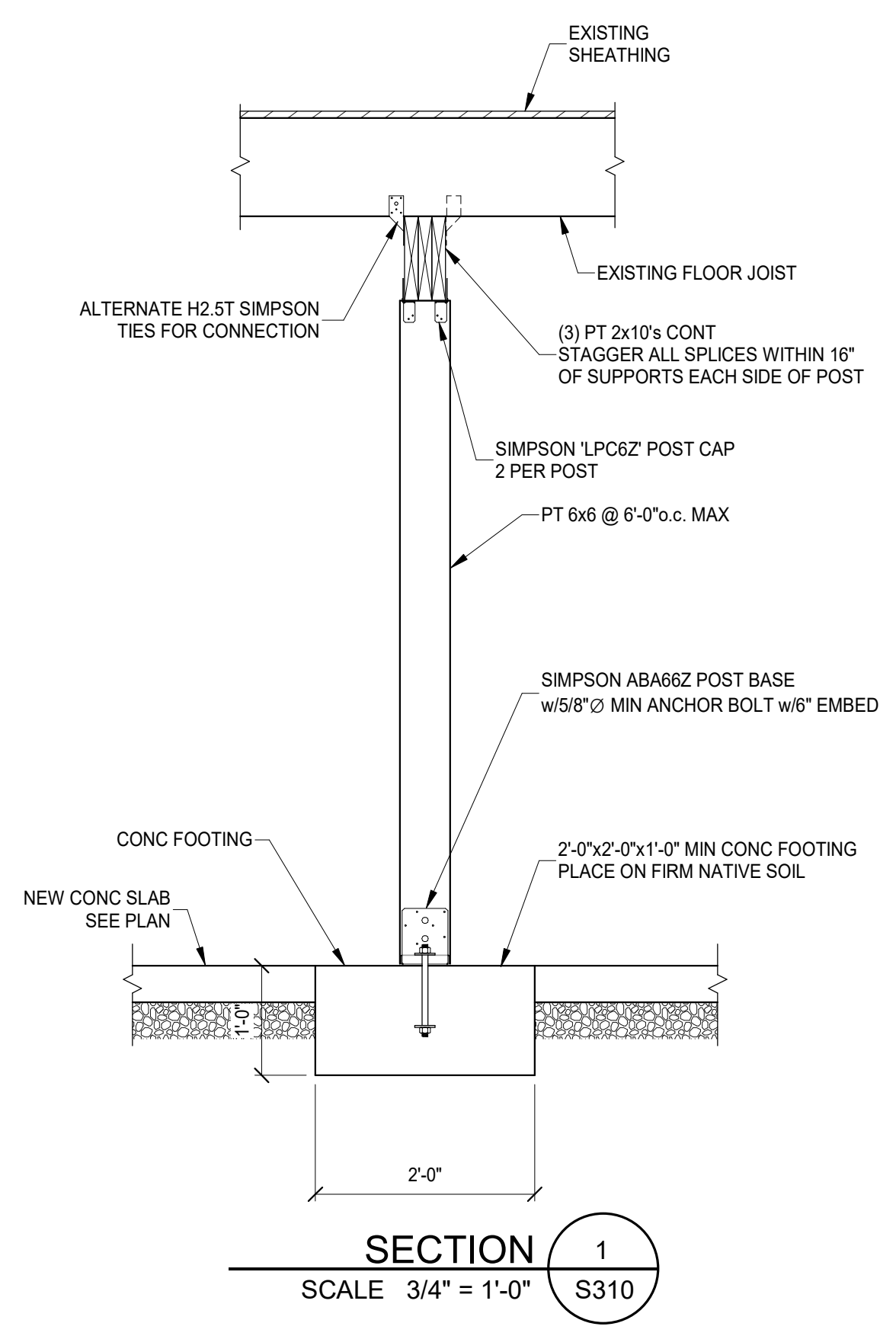
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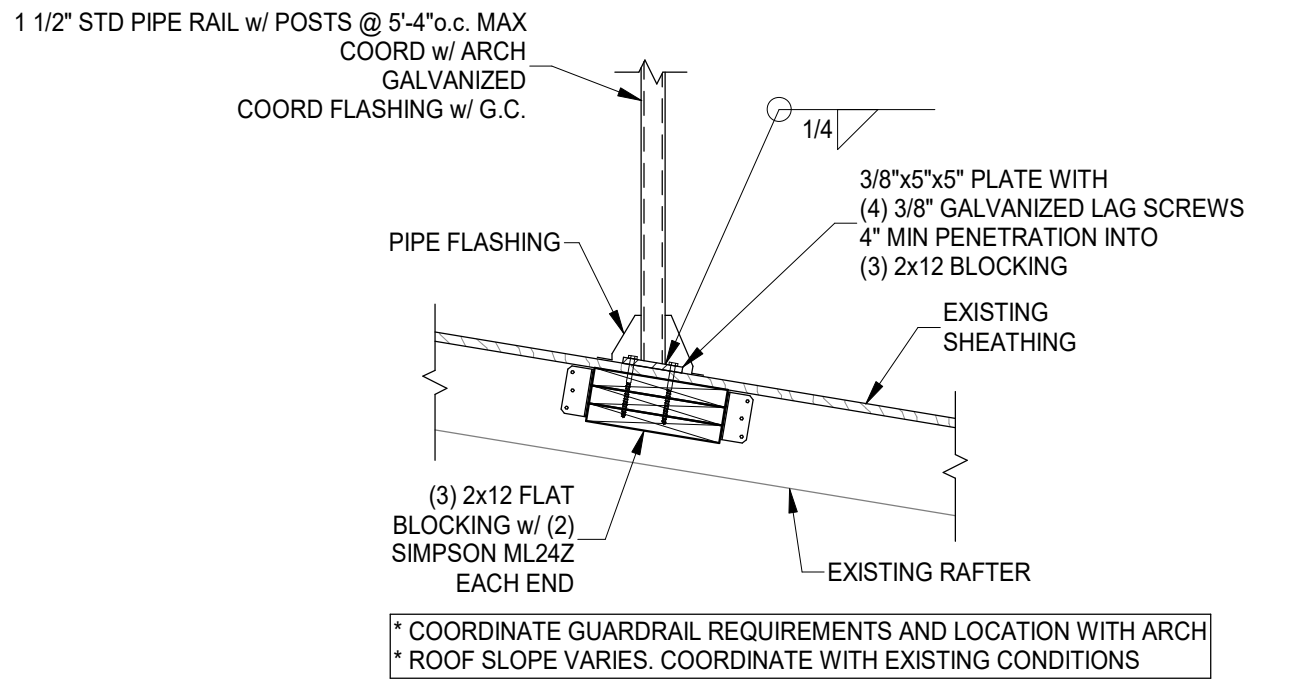


BID/PERMIT DESIGN/DEV	05/16/2023	Date
REVISION/SUBMISSION	03/24/2023	Date
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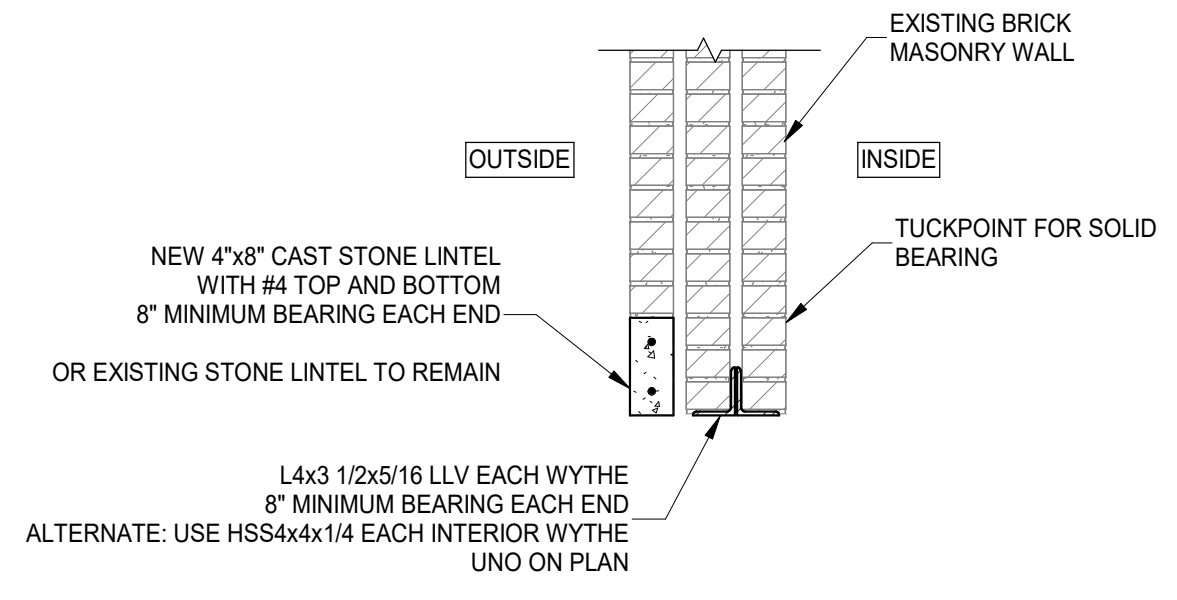
Design Team: KCJ / JG / SJ
Date: 03/24/2023



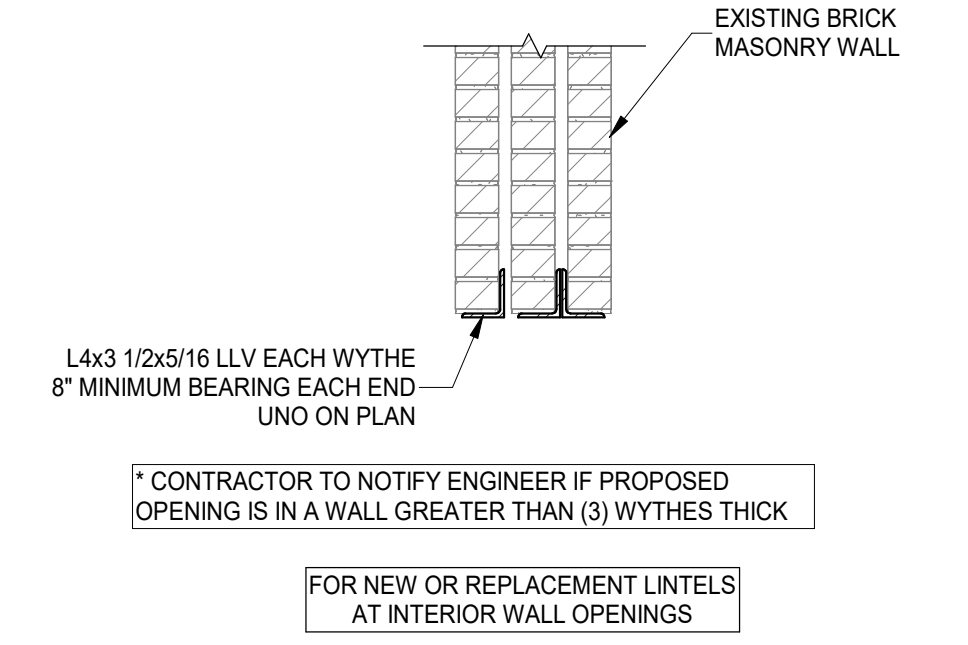
NOTIFY ENGINEER FOR DIRECTION IF OPENINGS DO NOT MEET THE CRITERIA SHOWN



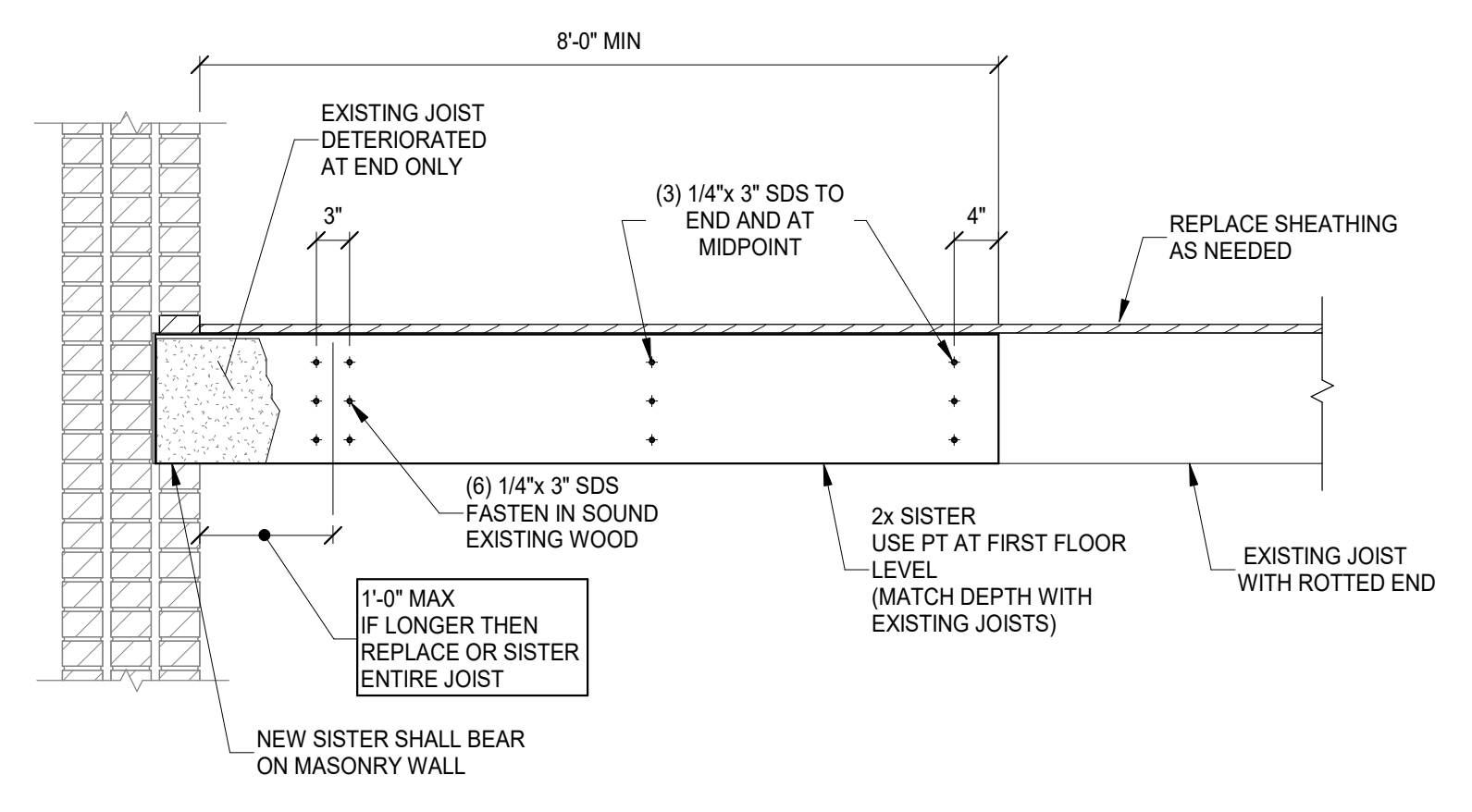
TYPICAL RAILING CONNECTION TO ROOF
SCALE 3/4" = 1'-0"



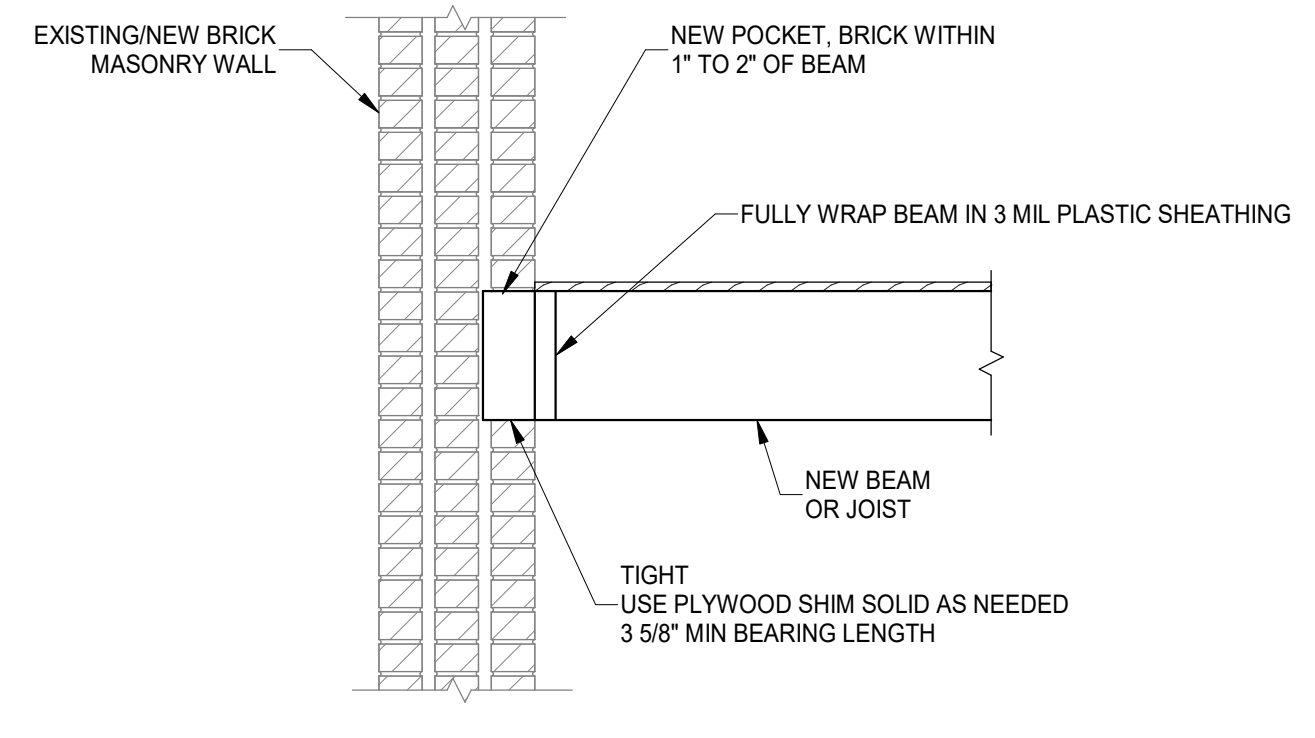
TYPICAL NEW OR REPLACEMENT EXTERIOR LINTEL
SCALE 3/4" = 1'-0"



TYPICAL INTERIOR LINTEL DETAIL
SCALE 3/4" = 1'-0"



TYPICAL JOIST END SISTER DETAIL
SCALE 3/4" = 1'-0"



TYPICAL BEAM OR JOIST POCKET DETAIL
SCALE 3/4" = 1'-0"

STRUCTURAL INFORMATION NOTED IS BASED ON ASSUMPTIONS OF CONDITION OF EXISTING FRAMING & FRAMING HIDDEN FROM VISUAL OBSERVATION. DETAILS OF PROPOSED FRAMING MODIFICATION/REPAIRS ARE SUBJECT TO CHANGE ONCE DEMOLITION IS UNDERWAY

DRAWING TITLE: FOUNDATION & TYPICAL SECTIONS
PROPOSED PROJECT: PREPARED FOR: PLATTE ARCHITECTURE + DESIGN

RENOVATION FOR
111 WEST MAIN STREET
VAN WERT, OH
45891

Proj. No.: 22146.31

S310

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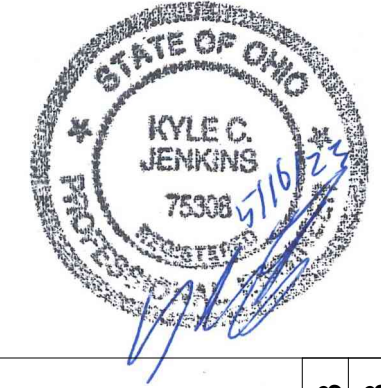
111 WEST MAIN STREET
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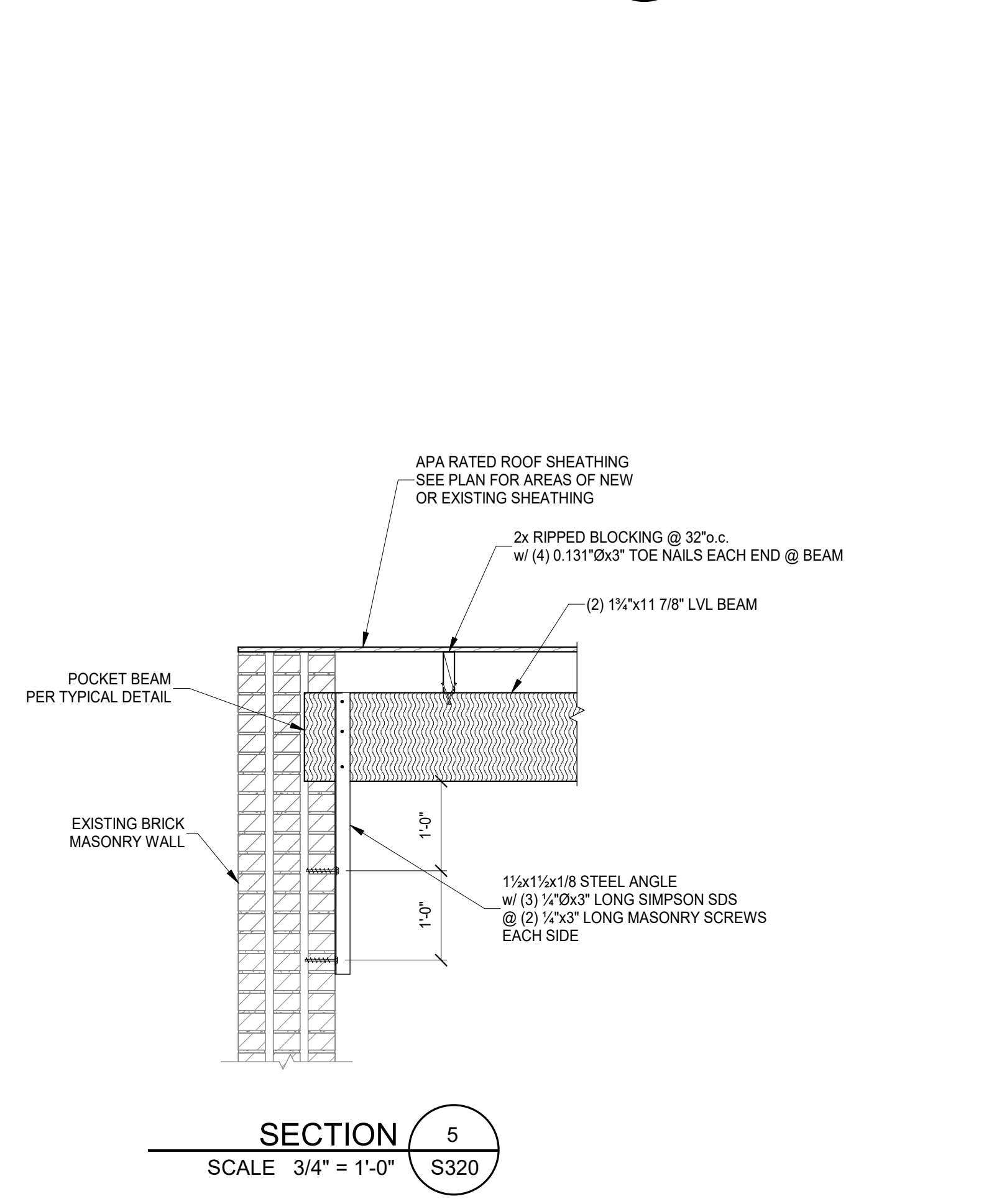
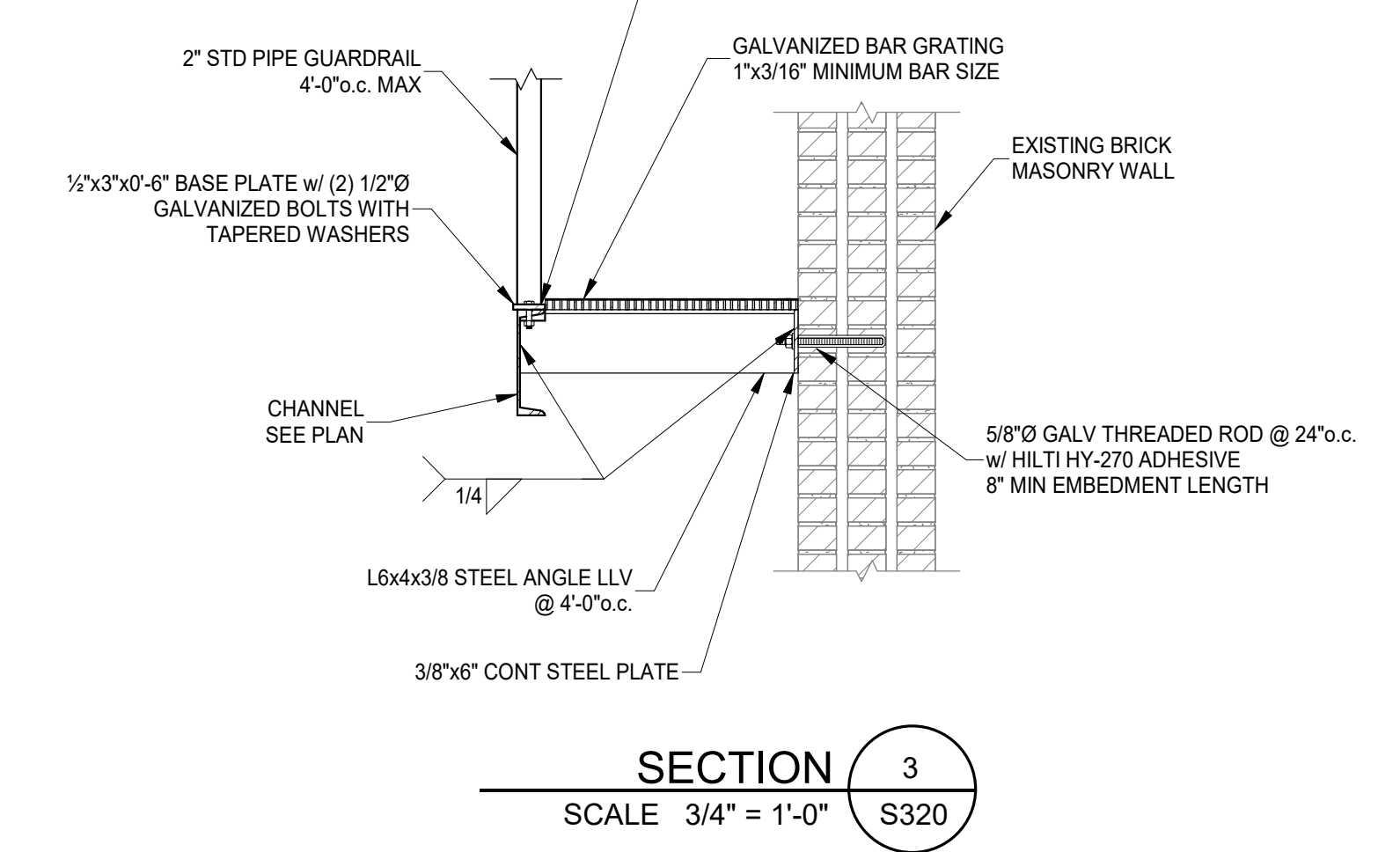
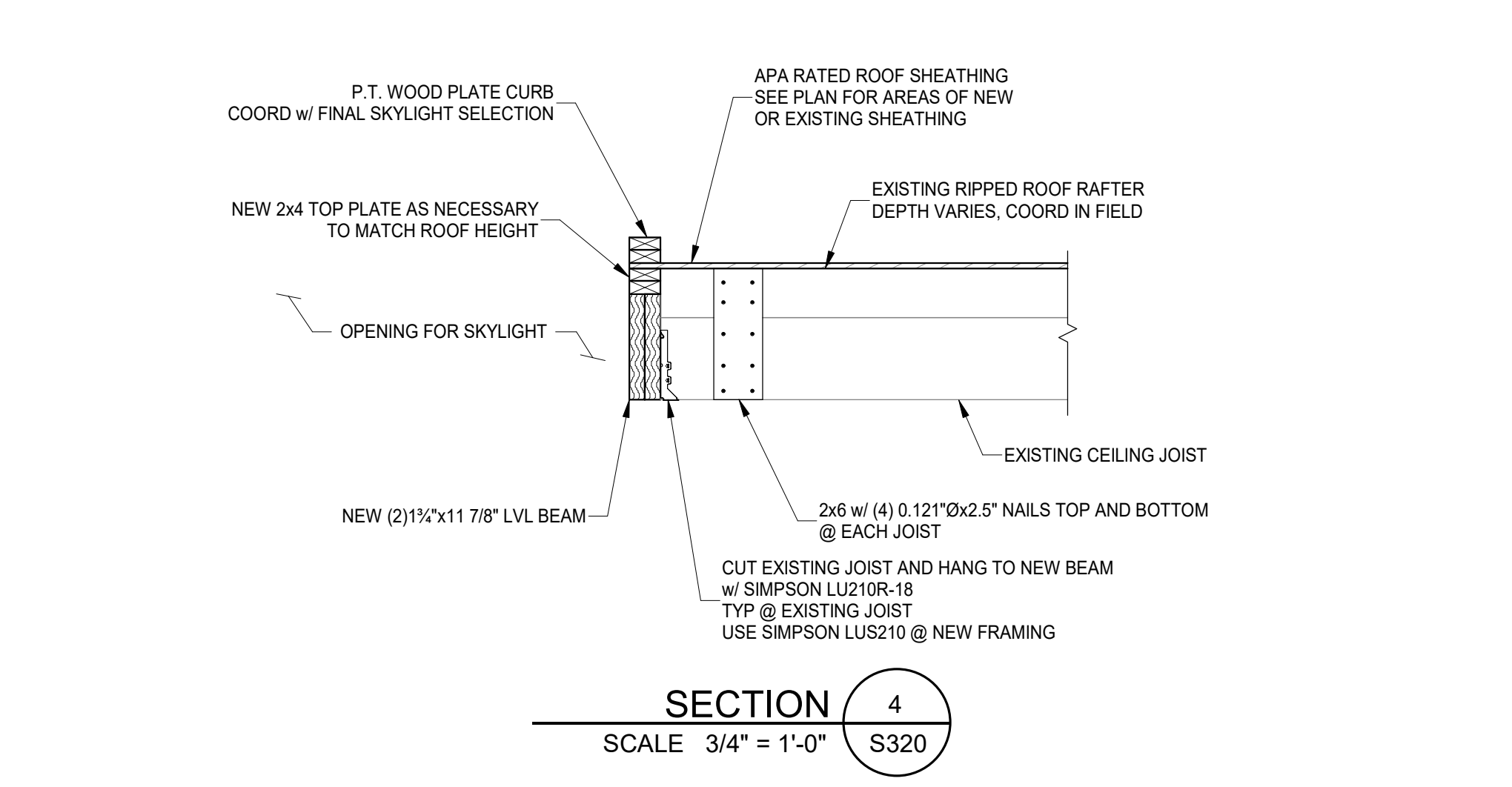
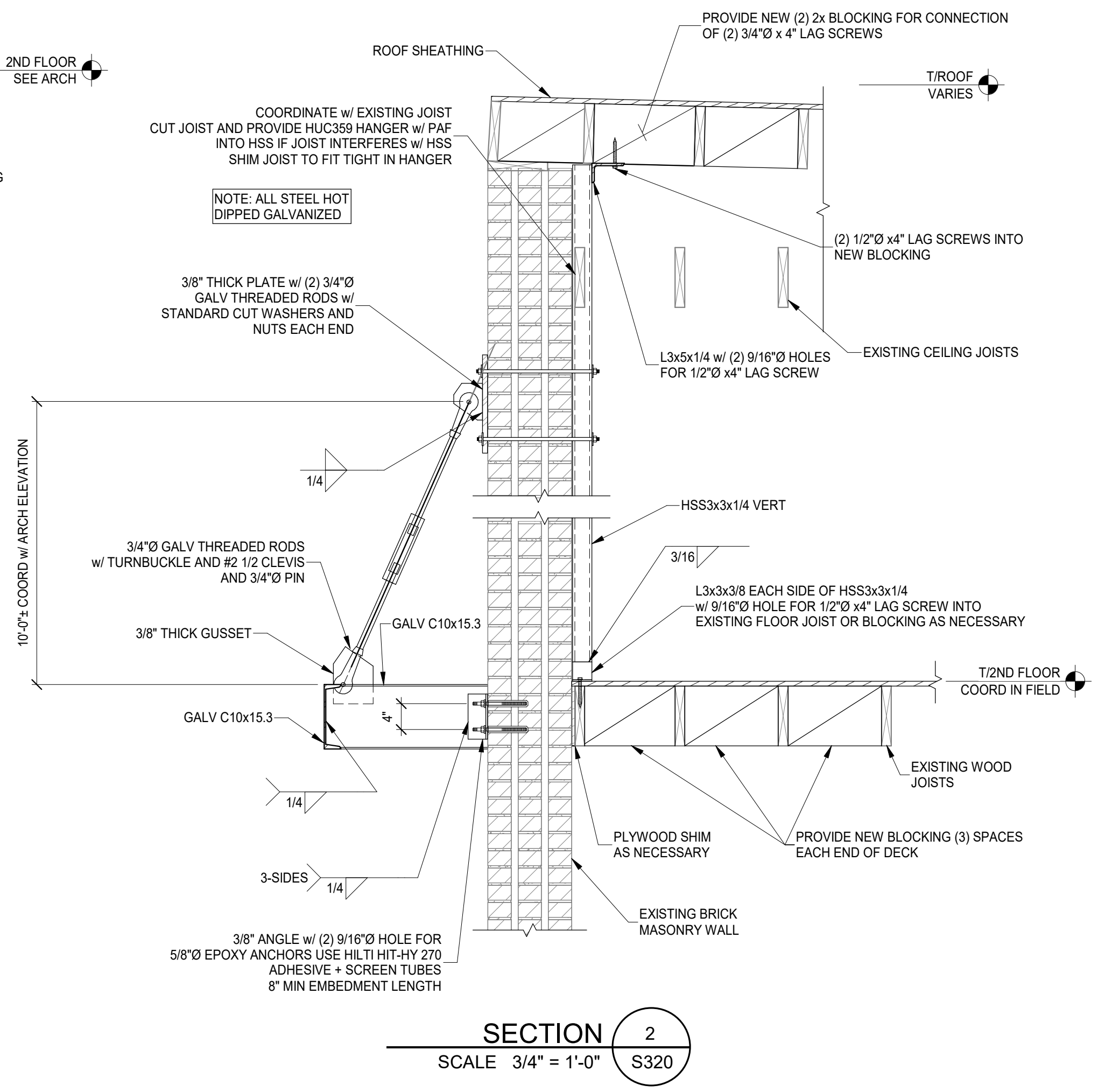
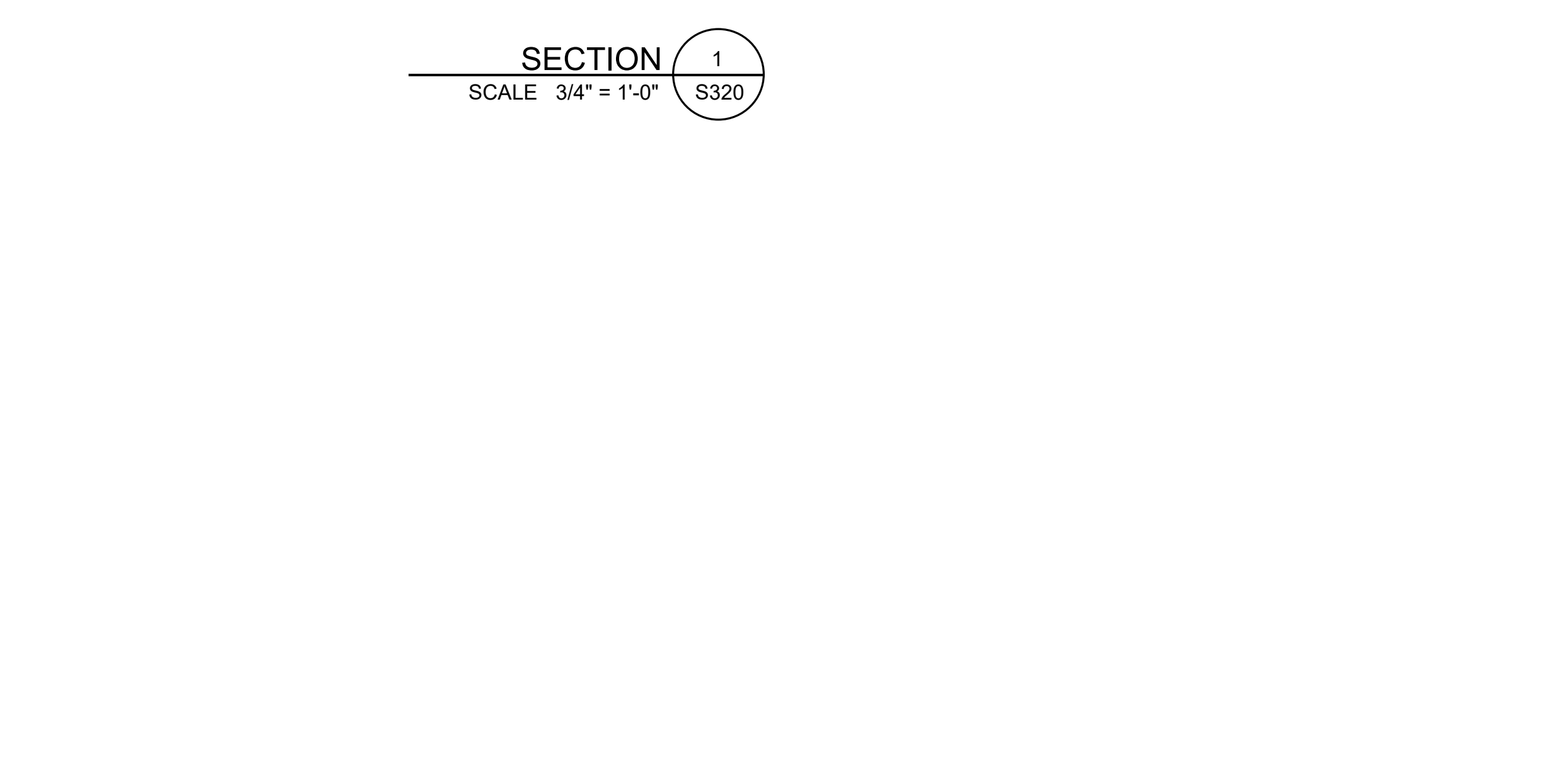
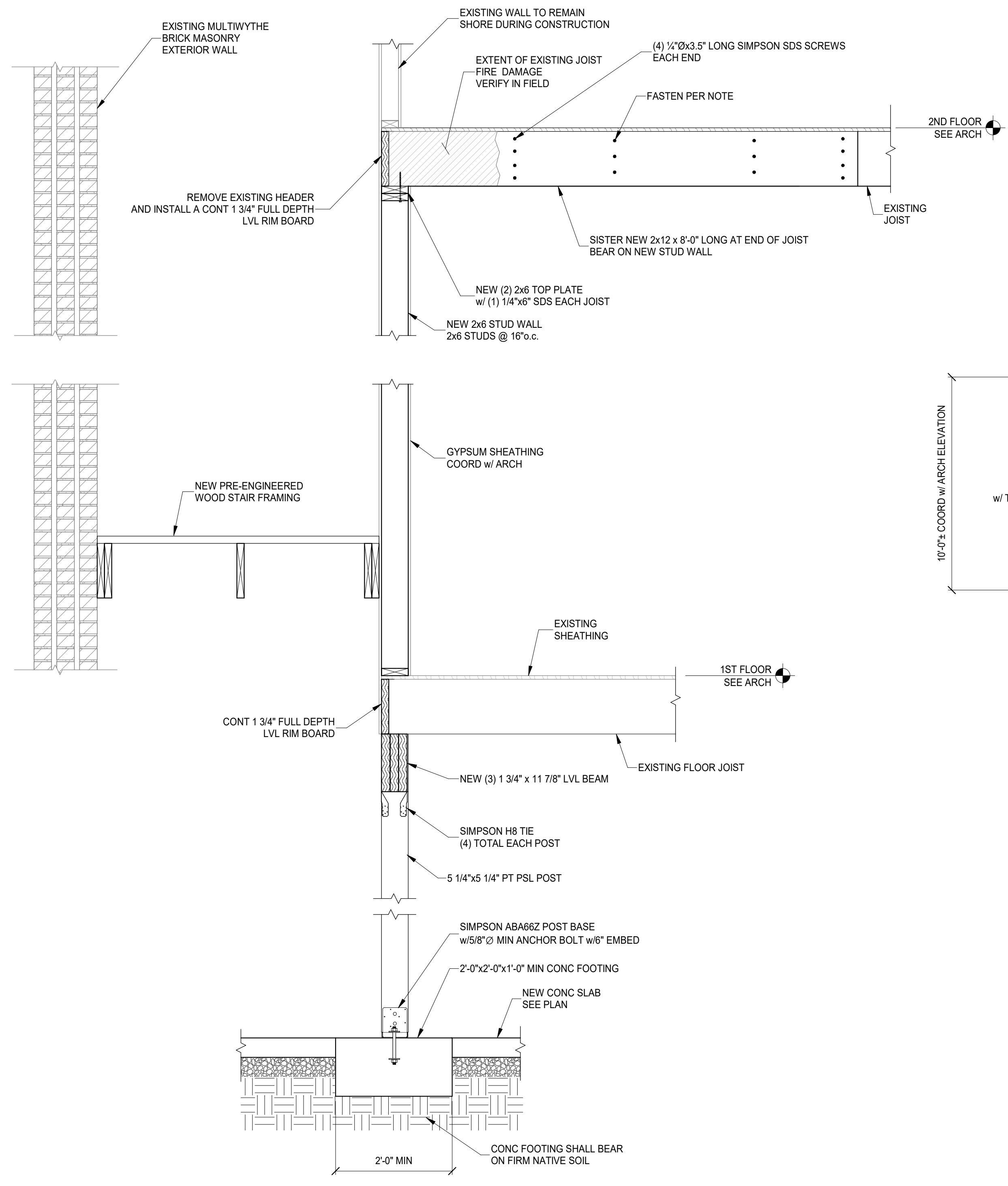
#	REVISION/SUBMISSION	Date
05/16/2023	BID/PERMIT DESIGN/DEV	03/24/2023

Design Team: KCJ / JG / SJ
Date: 03/24/2023

DRAWING TITLE: FRAMING SECTIONS
PROPOSED PROJECT: RENOVATION FOR 111 WEST MAIN STREET VAN WERT, OH 45891
PREPARED FOR: PLATTE ARCHITECTURE + DESIGN

Proj. No.: 22146.31

S320



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SYMBOLS LEGEND -- HVAC

	THERMOSTAT
	CEILING DIFFUSER
	SIDE WALL GRILL
	RETURN WALL GRILL
	AIR FLOW DIRECTION
	DUCTWORK
	TYPICAL SUPPLY DUCT ON
	TYPICAL RETURN DUCT ON
	TYPICAL EXHAUST DUCT
	TYPICAL ROUND DUCT ON
	ROUND DUCT UP
	DROPPED CEILING/SOFFT
	MOD MOTOR OPERATED DAMPER

MECHANICAL SCOPE OF WORK

THE MECHANICAL SCOPE OF THIS PROJECT IS TO PROVIDE HAVE SYSTEM FOR BUILDING RENOVATION TO WHITE BOX COMMERCIAL AND RESIDENTIAL SPACES.

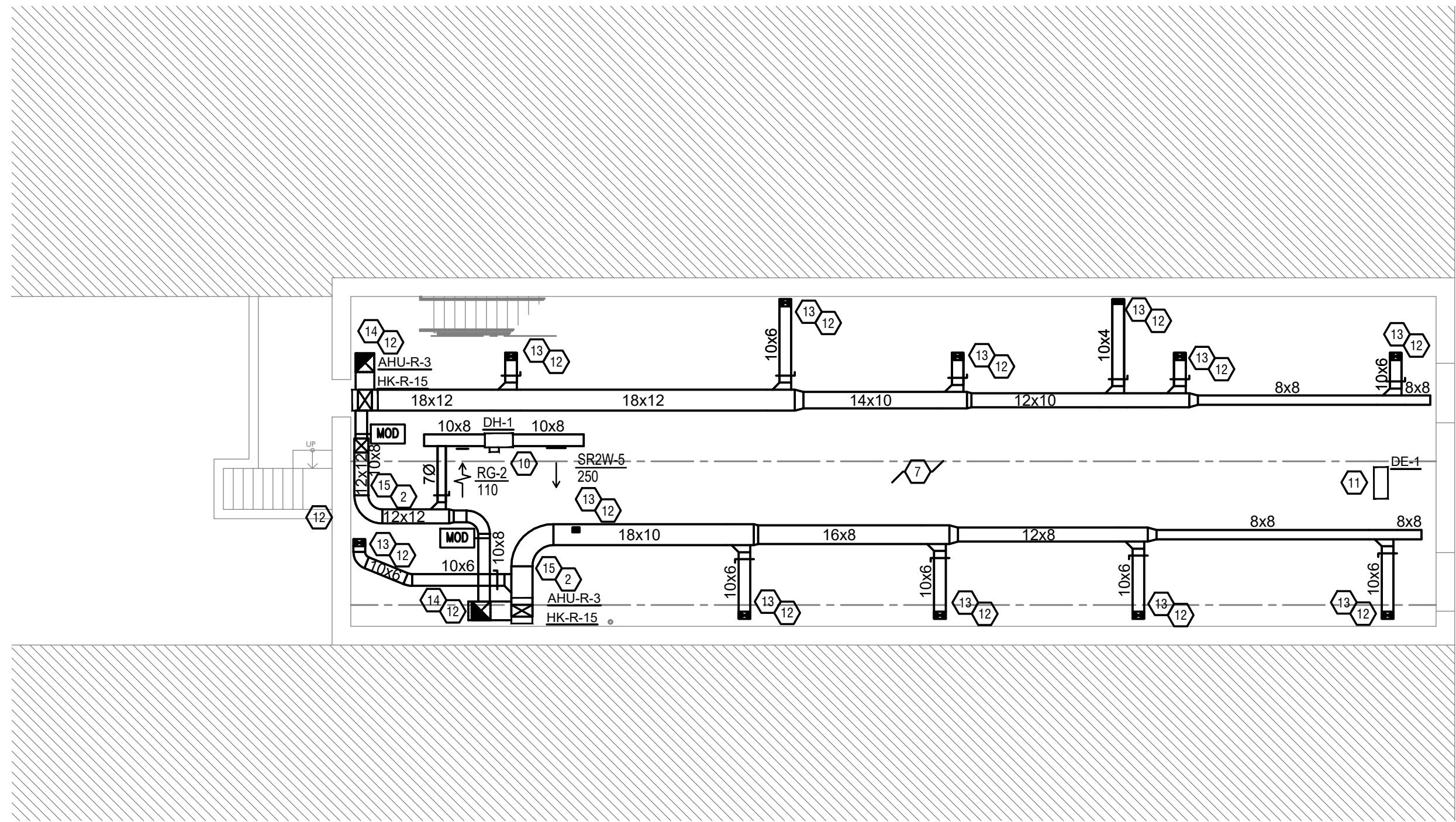
CODES & STANDARDS REFERENCED

- 2017 OHIO MECHANICAL CODE
- 2017 OHIO BUILDING CODE
- ASHRAE 90.1-2010

HVAC DESIGN CONDITIONS

COMMERCIAL		RESIDENTIAL	
COOLING	HEATING	COOLING	HEATING
OUTDOOR: 93 DB / 75 WB	OUTDOOR: 0 DB	OUTDOOR: 93 DB / 75 WB	OUTDOOR: 0 DB
INDOOR: 72	INDOOR: 70	INDOOR: 75	INDOOR: 70

- ### GENERAL NOTES
- FOR FULL SCHEDULES, SPECIFICATIONS, AND COMPLETE LISTING SEE DETAIL SHEETS.
 - COORDINATE ROUTING OF ALL WORK WITH OTHER TRADES.
 - COORDINATE WITH ELECTRICAL CONTRACTOR FOR POWER CONNECTIONS TO ALL MECHANICAL EQUIPMENT.
 - INSTALL ALL EQUIPMENT PER MANUFACTURER'S REQUIREMENTS. MAINTAIN ALL CODE RECOMMENDED CLEARANCES FOR ACCESS AND MAINTENANCE.
 - REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS, AND FINAL CEILING DIFFUSER LOCATIONS.
 - PROVIDE BACKDRAFT DAMPERS FOR ALL EXHAUST SYSTEMS AND EITHER LOUVER, BRICK VENT, OR CAPS AT ALL EXTERIOR BUILDING PENETRATIONS.
 - PROVIDE AN OVERFLOW SWITCH IN AUXILIARY EVAPORATOR DRAIN CONNECTION UNITS, WHICH WILL SHUTOFF THE UNIT ON HIGH WATER LEVEL.
 - IN DWELLING UNITS, ROUTE ALL SUPPLY, RETURN, AND EXHAUST DUCTWORK ABOVE DROP CEILING OR IN BULKHEADS. COORDINATE ROUTING WITH ARCHITECTURAL DRAWINGS. DUCTS SHALL BE RUN BELOW THE RATED FLOOR/CEILING.
 - ROUTE ALL AIR CONDITIONER CONDENSATE TO NEARBY FLOOR DRAIN. PROVIDE MINIMUM SLOPE OF 1/8" PER FOOT. SIZE CONDENSATE PER SECTION 307.2.2 OF THE OHIO MECHANICAL CODE.
 - MOUNT THERMOSTATS 60" ABOVE FINISHED FLOOR.
 - PROVIDE AN APPROVED THROUGH PENETRATION FIRESTOP FOR ALL PIPING INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E814 OR UL 1479. FIRESTOP SHALL HAVE A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCHES OF WATER AND SHALL HAVE AN F RATING OF NOT LESS THAN THE REQUIRED FIRE-RESISTANCE RATING OF THE WALL OR FLOOR PENETRATED.
 - ANY EQUIPMENT THAT IS SUBSTITUTED SHALL FIT IN THE SPACE PROVIDED WITH ADEQUATE ROOM FOR SERVICING, INCLUDING SUBSTITUTE EQUIPMENT NAMED IN THE SPECIFICATIONS. SUBMIT A 1/4" SCALE DRAWING OF ALL EQUIPMENT SUBSTITUTED FOR APPROVAL PRIOR TO INSTALLATION, INCLUDING, BUT NOT LIMITED TO, STRUCTURAL AND ARCHITECTURAL IMPACT, CLEARANCE REQUIREMENTS AND UTILITY REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR TO COORDINATE ALL NEW ELECTRICAL AND PLUMBING REQUIREMENTS WITH THE ELECTRICAL AND PLUMBING CONTRACTORS.
 - MATERIALS WITHIN PLENUMS SHALL BE NONCOMBUSTIBLE OR SHALL BE LISTED AND LABELED AS HAVING A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E 84 OR UL 723.
 - THE FOLLOWING GUIDELINES MUST BE FOLLOWED FOR THE DOMESTIC DRYER EXHAUST SYSTEMS.
 - EXHAUST DUCTS SHALL HAVE A SMOOTH INTERIOR FINISH AND BE CONSTRUCTED OF METAL A MINIMUM OF 28 GAGE.
 - DUCT SIZE SHALL BE 4 INCHES NOMINAL DIAMETER.
 - DUCTS SHALL BE SUPPORTED AT 4-FOOT INTERVALS AND SECURED IN PLACE. THE INSERT END OF THE DUCT SHALL EXTEND INTO THE ADJOINING DUCT OR FITTING IN THE DIRECTION OF AIRFLOW.
 - DUCTS SHALL NOT BE JOINED WITH SCREWS OF SIMILAR FASTENERS THAT PROTRUDE MORE THAN 1/8" INTO THE INSIDE OF THE DUCT.
 - PROTECTIVE SHIELD PLATES SHALL BE PLACED WHERE NAILS OR SCREWS FROM FINISH OR OTHER WORK ARE LIKELY TO PENETRATE THE CLOTHES DRYER EXHAUST DUCT SHIELD PLATES SHALL BE PLACED ON THE FINISHED FACE OF ALL FRAMING MEMBERS WHERE THERE IS LESS THAN 1-1/4 INCHES BETWEEN THE DUCT AND THE FINISHED FACE OF THE FRAMING MEMBER. SHIELD PLATES SHALL BE CONSTRUCTED OF STEEL, HAVE A THICKNESS OF 0.062 INCHES, AND EXTEND NOT LESS THAN 2 INCHES ABOVE SOLE PLATES AND BELOW TOP PLATES.
 - TRANSITION DUCTS USED TO CONNECT THE DRYER TO THE EXHAUST DUCT SYSTEM SHALL BE A SINGLE LENGTH THAT IS LISTED AND LABELED IN ACCORDANCE WITH UL 2158A. TRANSITION DUCTS SHALL BE NOT GREATER THAN 8 FEET IN LENGTH AND SHALL NOT BE CONCEALED WITHIN CONSTRUCTION.
 - PROVIDE DRYER WALL BOX EQUAL TO DUNDAS JAFINE MODEL DRB4XZW NEAR DRYER.
 - PROVIDE A PERMANENT LABEL OR TAG (EQUAL TO DRYERPLACARD) INDICATING ACTUAL EQUIVALENT LENGTH OF EXHAUST DUCT LENGTH SHALL INCLUDE 5' FOR 90° LABEL/TAG MUST BE WITHIN 6' OF DRYER EXHAUST CONNECTION. DRYER EXHAUST DUCT FITTING EQUIVALENT LENGTH SHALL BE 2'-4" FOR A RADIUS MITERED 45-DEGREE ELBOW AND 5 FEET FOR A RADIUS MITERED 90-DEGREE ELBOW.




SCALE: 1/8" = 1'-0"

MECHANICAL PLAN - BASEMENT | 1

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Progress Dates
05/16/2023 - BID / PERMIT

Revisions

Checked By: SSS

Drawn by: RPG

PR-09740

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TEAMWORK • COLLABORATION
SHARED SUCCESS
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Newport, KY 41071 (859) 261-0585
MEP Consulting Services, Inc. in OH
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PROPOSED PROJECT:
RENOVATION FOR
111 W. MAIN
VAN WERT, OH 45891
VAN WERT DEVELOPMENT, PHASE II

21001

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Z:\Project_Directories\9700-9793\9700-Phase II-Construction Documents\111_W Wert_OH-Phase II-Mechanical-First-Floor-Plan.dwg-ERS_Plot_Date/Time: May 16, 2023-8:56am - Bk: kmpower
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	MOD MOTOR OPERATED DAMPER

MECHANICAL SCOPE OF WORK

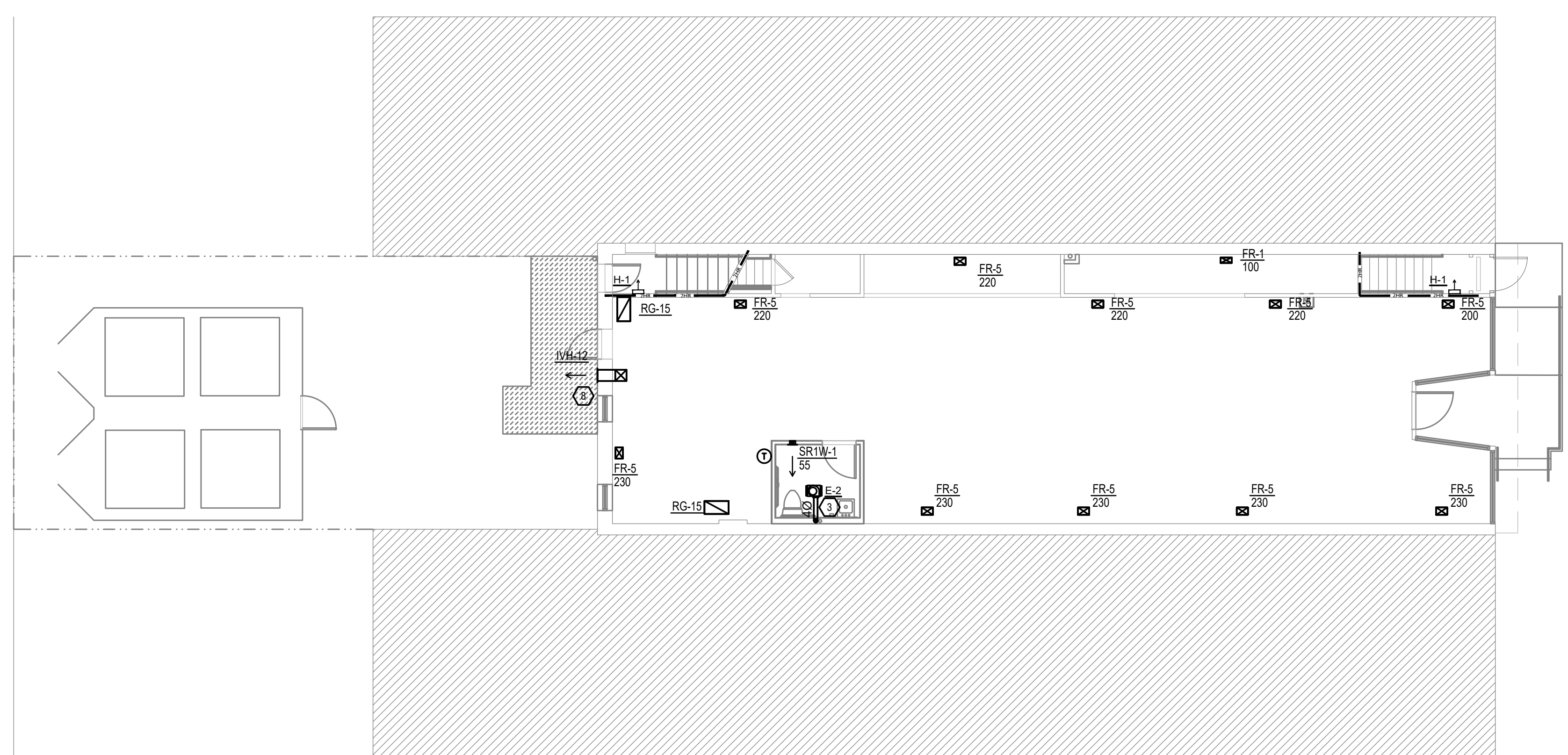
THE MECHANICAL SCOPE OF THIS PROJECT IS TO PROVIDE HAVE SYSTEM FOR BUILDING RENOVATION TO WHITE BOX COMMERCIAL AND RESIDENTIAL SPACES.

- ### CODES & STANDARDS REFERENCED
- 2017 OHIO MECHANICAL CODE
 - 2017 OHIO BUILDING CODE
 - ASHRAE 90.1-2010

HVAC DESIGN CONDITIONS

COMMERCIAL		RESIDENTIAL	
COOLING	HEATING	COOLING	HEATING
OUTDOOR: 93 DB / 75 WB	OUTDOOR: 0 DB	OUTDOOR: 93 DB / 75 WB	OUTDOOR: 0 DB
INDOOR: 72	INDOOR: 70	INDOOR: 75	INDOOR: 70

- ### GENERAL NOTES
- FOR FULL SCHEDULES, SPECIFICATIONS, AND COMPLETE LISTING SEE DETAIL SHEETS.
 - COORDINATE ROUTING OF ALL WORK WITH OTHER TRADES.
 - COORDINATE WITH ELECTRICAL CONTRACTOR FOR POWER CONNECTIONS TO ALL MECHANICAL EQUIPMENT.
 - INSTALL ALL EQUIPMENT PER MANUFACTURERS REQUIREMENTS. MAINTAIN ALL CODE RECOMMENDED CLEARANCES FOR ACCESS AND MAINTENANCE.
 - REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS, AND FINAL CEILING DIFFUSER LOCATIONS.
 - PROVIDE BACKDRAFT DAMPERS FOR ALL EXHAUST SYSTEMS AND EITHER LOUVER, BRICK VENT, OR CAPS AT ALL EXTERIOR BUILDING PENETRATIONS.
 - PROVIDE AN OVERFLOW SWITCH IN AUXILIARY EVAPORATOR DRAIN CONNECTION UNITS, WHICH WILL SHUTOFF THE UNIT ON HIGH WATER LEVEL.
 - IN DWELLING UNITS, ROUTE ALL SUPPLY, RETURN, AND EXHAUST DUCTWORK ABOVE DROP CEILING OR IN BULKHEADS. COORDINATE ROUTING WITH ARCHITECTURAL DRAWINGS. DUCTS SHALL BE RUN BELOW THE RATED FLOOR/CEILING.
 - ROUTE ALL AIR CONDITIONER CONDENSATE TO NEARBY FLOOR DRAIN. PROVIDE MINIMUM SLOPE OF 1/8" PER FOOT. SIZE CONDENSATE PER SECTION 307.2.2 OF THE OHIO MECHANICAL CODE.
 - MOUNT THERMOSTATS 60" ABOVE FINISHED FLOOR.
 - PROVIDE AN APPROVED THROUGH PENETRATION FIRESTOP FOR ALL PIPING INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E814 OR UL 1479. FIRESTOP SHALL HAVE A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCHES OF WATER AND SHALL HAVE AN F RATING OF NOT LESS THAN THE REQUIRED FIRE-RESISTANCE RATING OF THE WALL OR FLOOR PENETRATED.
 - ANY EQUIPMENT THAT IS SUBSTITUTED SHALL FIT IN THE SPACE PROVIDED WITH ADEQUATE ROOM FOR SERVICING, INCLUDING SUBSTITUTE EQUIPMENT NAMED IN THE SPECIFICATIONS. SUBMIT A 1/4" SCALE DRAWING OF ALL EQUIPMENT SUBSTITUTED FOR APPROVAL PRIOR TO INSTALLATION, INCLUDING, BUT NOT LIMITED TO, STRUCTURAL AND ARCHITECTURAL IMPACT, CLEARANCE REQUIREMENTS AND UTILITY REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR TO COORDINATE ALL NEW ELECTRICAL AND PLUMBING REQUIREMENTS WITH THE ELECTRICAL AND PLUMBING CONTRACTORS.
 - MATERIALS WITHIN PLENUMS SHALL BE NONCOMBUSTIBLE OR SHALL BE LISTED AND LABELED AS HAVING A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E 84 OR UL 723.
 - THE FOLLOWING GUIDELINES MUST BE FOLLOWED FOR THE DOMESTIC DRYER EXHAUST SYSTEMS.
 - EXHAUST DUCTS SHALL HAVE A SMOOTH INTERIOR FINISH AND BE CONSTRUCTED OF METAL A MINIMUM OF 28 GAGE.
 - DUCT SIZE SHALL BE 4 INCHES NOMINAL DIAMETER.
 - DUCTS SHALL BE SUPPORTED AT 4-FOOT INTERVALS AND SECURED IN PLACE. THE INSERT END OF THE DUCT SHALL EXTEND INTO THE ADJOINING DUCT OR FITTING IN THE DIRECTION OF AIRFLOW.
 - DUCTS SHALL NOT BE JOINED WITH SCREWS OF SIMILAR FASTENERS THAT PROTRUDE MORE THAN 1/8" INCH INTO THE INSIDE OF THE DUCT.
 - PROTECTIVE SHIELD PLATES SHALL BE PLACED WHERE NAILS OR SCREWS FROM FINISH OR OTHER WORK ARE LIKELY TO PENETRATE THE CLOTHES DRYER EXHAUST DUCT SHIELD PLATES SHALL BE PLACED ON THE FINISHED FACE OF ALL FRAMING MEMBERS WHERE THERE IS LESS THAN 1-1/4 INCHES BETWEEN THE DUCT AND THE FINISHED FACE OF THE FRAMING MEMBER. SHIELD PLATES SHALL BE CONSTRUCTED OF STEEL. HAVE A THICKNESS OF 0.062 INCHES, AND EXTEND NOT LESS THAN 2 INCHES ABOVE SOLE PLATES AND BELOW TOP PLATES.
 - TRANSITION DUCTS USED TO CONNECT THE DRYER TO THE EXHAUST DUCT SYSTEM SHALL BE A SINGLE LENGTH THAT IS LISTED AND LABELED IN ACCORDANCE WITH UL 2158A. TRANSITION DUCTS SHALL BE NOT GREATER THAN 8 FEET IN LENGTH AND SHALL NOT BE CONCEALED WITHIN CONSTRUCTION.
 - PROVIDE DRYER WALL BOX EQUAL TO DUNDAS JAFINE MODEL DRB4X2W NEAR DRYER.
 - PROVIDE A PERMANENT LABEL OR TAG (EQUAL TO DRYERPLACARD) INDICATING ACTUAL EQUIVALENT LENGTH OF EXHAUST DUCT LENGTH SHALL INCLUDE 5' FOR 90° LABEL/TAG MUST BE WITHIN 6' OF DRYER EXHAUST CONNECTION. DRYER EXHAUST DUCT FITTING EQUIVALENT LENGTH SHALL BE 2'-4" FOR A RADIUS MITERED 45-DEGREE ELBOW AND 5 FEET FOR A RADIUS MITERED 90-DEGREE ELBOW.

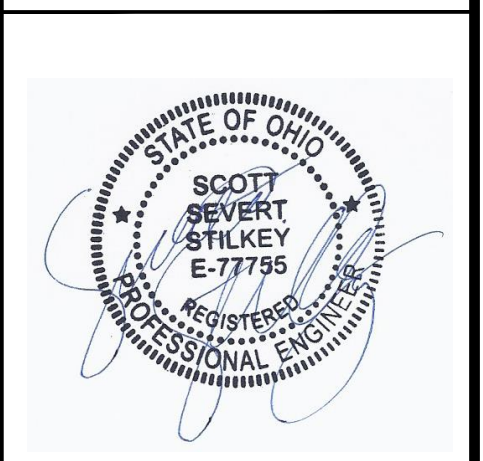


SCALE: 1/8" = 1'-0"

MECHANICAL PLAN - FIRST FLOOR

PROPOSED PROJECT:
 RENOVATION FOR
III W. MAIN
 VAN WERT, OH 45891
 VAN WERT DEVELOPMENT, PHASE II

21001



Progress Dates
 05/16/2023 - BID / PERMIT

Revisions

Checked By: SSS

Drawn by: RPG

FR-09740

ENGINEERED BUILDING SYSTEMS INC.

TEAMWORK • COLLABORATION
 SHARED SUCCESS

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 Newport, KY 41071 (859) 261-0585
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MI.OI

Z:\Project_Directories\9700-9793\9700-9793-Phase II-Construction Documents\111 W Wert OH-Phase II-Mechanical-SECOND-FLOOR-PLAN.dwg-ERS. Pkg. Date/Time: May 16, 2023-8:57am - Bt. Lmgwr
 THESE DRAWINGS AND SPECIFICATIONS ARE NOT AUTHORIZED TO BE USED AS CONTRACT DOCUMENTS. THESE DRAWINGS HAVE BEEN PREPARED TO DEMONSTRATE COMPLIANCE WITH APPLICABLE CODES, AND ARE INTENDED TO PROVIDE THE AUTHORITIES HAVING JURISDICTION WITH INFORMATION TO DETERMINE CODE COMPLIANCE. THE INSTALLING CONTRACTOR IS RESPONSIBLE TO ENSURE THAT MEANS, METHODS, AND MATERIALS USED IN CONSTRUCTION ARE INSTALLED IN ACCORDANCE WITH ANY CONTRACTUAL AGREEMENT THAT MAY EXIST WITH AN OWNER, CONSTRUCTION MANAGER, GENERAL CONTRACTOR, ETC.

DIFFUSER, GRILLE, AND REGISTER SCHEDULE					
CALLOUT	DESCRIPTION	FACE SIZE (IN)	INLET SIZE (IN)	MODEL	NOTES
FR-1	FLOOR REGISTER, ALL-STEEL CONSTRUCTION, 75% FREE AREA, TOE-OPERATED VALVE CONTROL	12x6	10x4	HART AND COOLEY/ 210	GOLDEN SAND ENAMEL FINISH
FR-5	FLOOR REGISTER, ALL-STEEL CONSTRUCTION, 75% FREE AREA, TOE-OPERATED VALVE CONTROL	12x8	10x6	HART AND COOLEY/ 210	GOLDEN SAND ENAMEL FINISH
IVH-12	28 GAUGE GALVANIZED STEEL, PRE-PAINTED INTAKE VENT.	15x15	12Ø	FAMCO SWVP	ANGLED HOOD, 1/4 INCH INSECT SCREEN.
RG-2	RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINN AT 20 DEGREES	10x8	8x6	HART AND COOLEY/ 650	BRIGHT WHITE FINISH
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RG-15	HEAVY DUTY STEEL FLOOR GRILLE	26x14	24x12	HART AND COOLEY/ 265	GOLDEN SAND ENAMEL FINISH
SDG1W-1	ALUMINUM SINGLE DEFLECTION SPIRAL DIFFUSER	12x5	10x3	HART AND COOLEY/ SV	ADJUSTABLE DAMPER, BRIGHT WHITE FINISH
SDG2W-1	ALUMINUM DOUBLE DEFLECTION SPIRAL DIFFUSER	12x5	10x3	HART AND COOLEY/ SVH	ADJUSTABLE DAMPER, BRIGHT WHITE FINISH
SDG2W-1C	ALUMINUM DOUBLE DEFLECTION SPIRAL DIFFUSER	12x5	10x3	HART AND COOLEY/ SVH	ADJUSTABLE DAMPER, BRIGHT WHITE FINISH
SDG2W-3	ALUMINUM DOUBLE DEFLECTION SPIRAL DIFFUSER	14x6	12x4	HART AND COOLEY/ SVH	ADJUSTABLE DAMPER, BRIGHT WHITE FINISH
SR1W-1	STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING	10x6	8x4	HART AND COOLEY/ 651	ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH
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SR2W-2C	STEEL 2-WAY REGISTER, MS DAMPER, 1/3" FIN SPACING	12x6	10x4	HART AND COOLEY/ 661	ADJUSTABLE DAMPER IN FACE, BRIGHT WHITE FINISH
SR2W-3	STEEL 2-WAY REGISTER, MS DAMPER, 1/3" FIN SPACING	16x6	14x4	HART AND COOLEY/ 661	ADJUSTABLE DAMPER IN FACE, BRIGHT WHITE FINISH
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TG-1	RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINN AT 20 DEGREES	16x14	14x12	HART AND COOLEY/ 650	BRIGHT WHITE FINISH

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 - DUCT EXHAUST UP THROUGH ROOF WITH RAIN-PROOF CAP EQUAL TO FAMCO MODEL BKXP OR ENGINEERED EQUIVALENT.
 - DUCT DRYER EXHAUST UP THROUGH ROOF WITH DRYER JACK MODEL 477 OR ENGINEERED EQUIVALENT.
 - UNDERCUT DOOR 2" ABOVE FINISHED FLOOR FOR RETURN AIR.
 - PROVIDE RATED DRYER WALL BOX WHEN INSTALLED ON RATED WALL.
 - ALL TENANT STORAGE SPACES SHALL BE VENTILATED AS STORAGE/WAREHOUSE SPACE IN ACCORDANCE WITH TABLE 403.3 OF THE 2017 OHIO MECHANICAL CODE AT A RATE OF 0.06 CFM PER SQUARE FOOT. PROVIDE NEW FAN/HEATER IN BASEMENT FOR CODE MINIMUM OSA LISTED ABOVE.
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SYMBOLS LEGEND -- HVAC

	THERMOSTAT
	CEILING DIFFUSER
	SIDE WALL GRILL
	RETURN WALL GRILL
	AIR FLOW DIRECTION
	DUCTWORK
	TYPICAL SUPPLY DUCT ON
	TYPICAL RETURN DUCT ON
	TYPICAL EXHAUST DUCT
	TYPICAL ROUND DUCT ON
	ROUND DUCT UP
	DROPPED CEILING/SOFFT
	MOD MOTOR OPERATED DAMPER

MECHANICAL SCOPE OF WORK

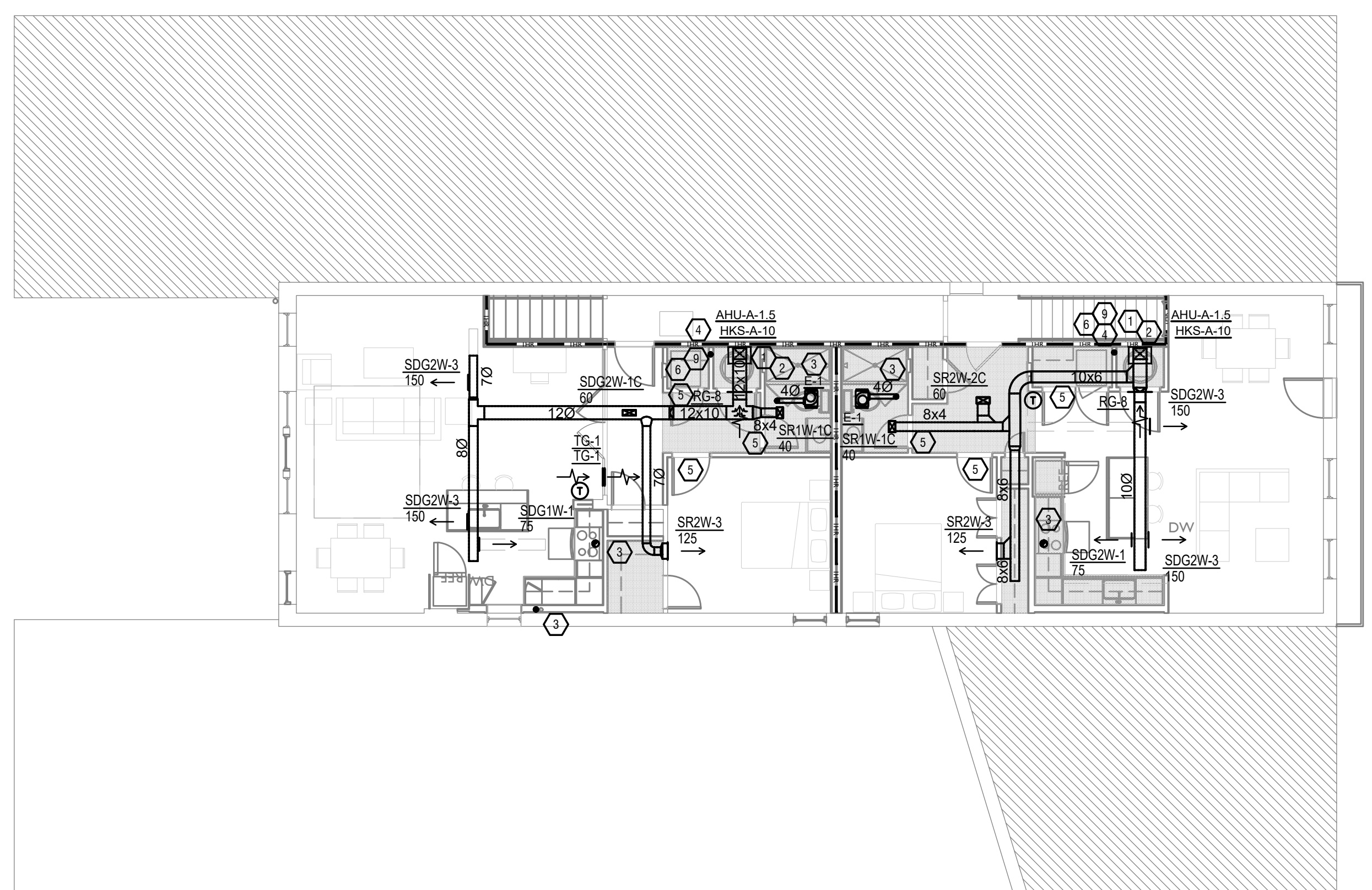
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SCALE: 1/8" = 1'-0"

MECHANICAL PLAN - SECOND FLOOR | 1

PLATTE

architecture + design

202 W. ELDER STREET, 4TH FLOOR | CINCINNATI, OH 45202
 WWW.PLATTEDESIGN.COM | T: 513.871.1850 | F: 513.871.1829

Progress Dates
05/16/2023 - BID / PERMIT

Revisions

Checked By: SSS

Drawn by: RPG

PR-09740

ENGINEERED BUILDING SYSTEMS INC.

TEAMWORK • COLLABORATION
SHARED SUCCESS

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Newport, KY 41071 (859) 261-0585
MEP Consulting Services, Inc. in OH
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PROPOSED PROJECT:
**RENOVATION FOR
111 W. MAIN
VAN WERT, OH 45891
VAN WERT DEVELOPMENT, PHASE II**

21001

MI.02

Z:\Project_Directories\9700-9793\9740 - Van Wert, OH - Phase II - Construction Documents\111 - W. Main\9740-MI-03-MECHANICAL-ROOF-PLAN.dwg - ERS - Plot Date/Time: May 16, 2023 3:55pm - Plt: k.meyer
 THESE DRAWINGS AND SPECIFICATIONS ARE NOT AUTHORIZED TO BE USED AS CONTRACT DOCUMENTS. THESE DRAWINGS HAVE BEEN PREPARED TO DEMONSTRATE COMPLIANCE WITH APPLICABLE CODES, AND ARE INTENDED TO PROVIDE THE AUTHORITIES HAVING JURISDICTION WITH INFORMATION TO DETERMINE CODE COMPLIANCE. THE INSTALLING CONTRACTOR IS RESPONSIBLE TO ENSURE THAT MEANS, METHODS, AND MATERIALS USED IN CONSTRUCTION ARE INSTALLED IN ACCORDANCE WITH ANY CONTRACTUAL AGREEMENT THAT MAY EXIST WITH AN OWNER, CONSTRUCTION MANAGER, GENERAL CONTRACTOR, ETC.

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SYMBOLS LEGEND -- HVAC

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	RETURN WALL GRILL
	AIR FLOW DIRECTION
	DUCTWORK
	TYPICAL SUPPLY DUCT ON
	TYPICAL RETURN DUCT ON
	TYPICAL EXHAUST DUCT
	TYPICAL ROUND DUCT ON
	ROUND DUCT UP
	DROPPED CEILING/SOFFT
	MOD MOTOR OPERATED DAMPER

MECHANICAL SCOPE OF WORK

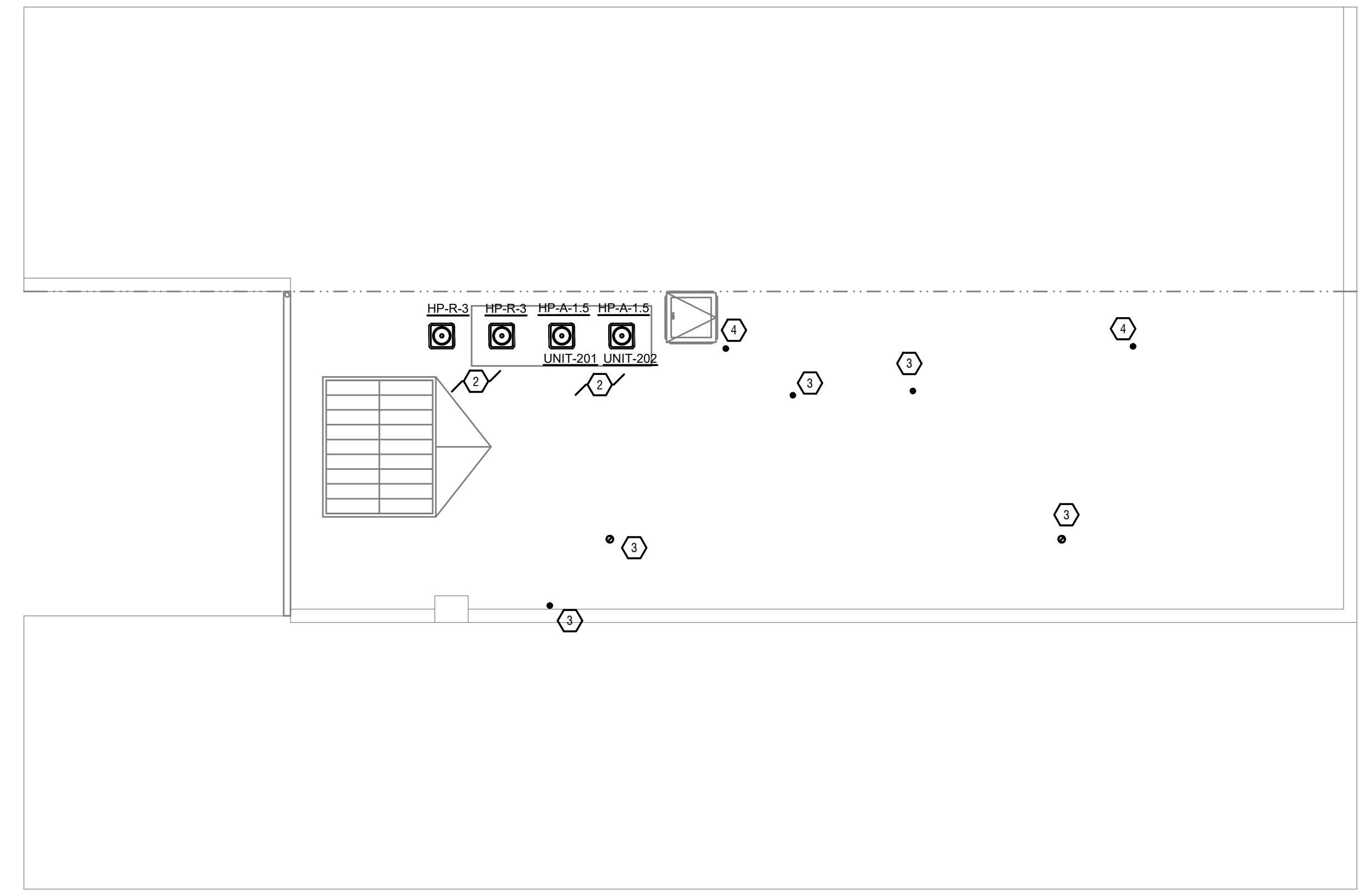
THE MECHANICAL SCOPE OF THIS PROJECT IS TO PROVIDE HAVE SYSTEM FOR BUILDING RENOVATION TO WHITE BOX COMMERCIAL AND RESIDENTIAL SPACES.

- ### CODES & STANDARDS REFERENCED
- 2017 OHIO MECHANICAL CODE
 - 2017 OHIO BUILDING CODE
 - ASHRAE 90.1-2010

HVAC DESIGN CONDITIONS

COMMERCIAL		RESIDENTIAL	
COOLING	HEATING	COOLING	HEATING
OUTDOOR: 93 DB / 75 WB	OUTDOOR: 0 DB	OUTDOOR: 93 DB / 75 WB	OUTDOOR: 0 DB
INDOOR: 72	INDOOR: 70	INDOOR: 75	INDOOR: 70

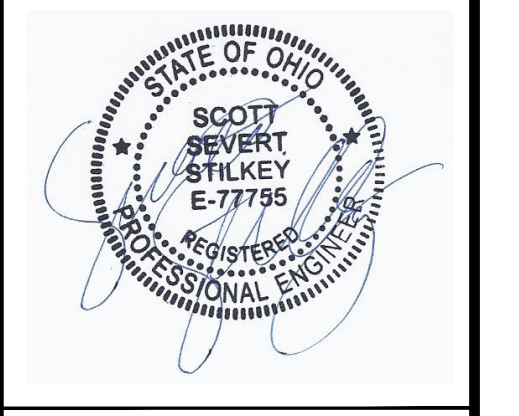
- ### GENERAL NOTES
- FOR FULL SCHEDULES, SPECIFICATIONS, AND COMPLETE LISTING SEE DETAIL SHEETS.
 - COORDINATE ROUTING OF ALL WORK WITH OTHER TRADES.
 - COORDINATE WITH ELECTRICAL CONTRACTOR FOR POWER CONNECTIONS TO ALL MECHANICAL EQUIPMENT.
 - INSTALL ALL EQUIPMENT PER MANUFACTURERS REQUIREMENTS. MAINTAIN ALL CODE RECOMMENDED CLEARANCES FOR ACCESS AND MAINTENANCE.
 - REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS, AND FINAL CEILING DIFFUSER LOCATIONS.
 - PROVIDE BACKDRAFT DAMPERS FOR ALL EXHAUST SYSTEMS AND EITHER LOUVER, BRICK VENT, OR CAPS AT ALL EXTERIOR BUILDING PENETRATIONS.
 - PROVIDE AN OVERFLOW SWITCH IN AUXILIARY EVAPORATOR DRAIN CONNECTION UNITS, WHICH WILL SHUTOFF THE UNIT ON HIGH WATER LEVEL.
 - IN DWELLING UNITS, ROUTE ALL SUPPLY, RETURN, AND EXHAUST DUCTWORK ABOVE DROP CEILING OR IN BULKHEADS. COORDINATE ROUTING WITH ARCHITECTURAL DRAWINGS. DUCTS SHALL BE RUN BELOW THE RATED FLOOR/CEILING.
 - ROUTE ALL AIR CONDITIONER CONDENSATE TO NEARBY FLOOR DRAIN. PROVIDE MINIMUM SLOPE OF 1/8" PER FOOT. SIZE CONDENSATE PER SECTION 307.2.2 OF THE OHIO MECHANICAL CODE.
 - MOUNT THERMOSTATS 60" ABOVE FINISHED FLOOR.
 - PROVIDE AN APPROVED THROUGH PENETRATION FIRESTOP FOR ALL PIPING INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E814 OR UL 1479. FIRESTOP SHALL HAVE A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCHES OF WATER AND SHALL HAVE AN F RATING OF NOT LESS THAN THE REQUIRED FIRE-RESISTANCE RATING OF THE WALL OR FLOOR PENETRATED.
 - ANY EQUIPMENT THAT IS SUBSTITUTED SHALL FIT IN THE SPACE PROVIDED WITH ADEQUATE ROOM FOR SERVICING, INCLUDING SUBSTITUTE EQUIPMENT NAMED IN THE SPECIFICATIONS. SUBMIT A 1/4" SCALE DRAWING OF ALL EQUIPMENT SUBSTITUTED FOR APPROVAL PRIOR TO INSTALLATION, INCLUDING, BUT NOT LIMITED TO, STRUCTURAL AND ARCHITECTURAL IMPACT, CLEARANCE REQUIREMENTS AND UTILITY REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR TO COORDINATE ALL NEW ELECTRICAL AND PLUMBING REQUIREMENTS WITH THE ELECTRICAL AND PLUMBING CONTRACTORS.
 - MATERIALS WITHIN PLENUMS SHALL BE NONCOMBUSTIBLE OR SHALL BE LISTED AND LABELED AS HAVING A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E 84 OR UL 723.
 - THE FOLLOWING GUIDELINES MUST BE FOLLOWED FOR THE DOMESTIC DRYER EXHAUST SYSTEMS.
 - EXHAUST DUCTS SHALL HAVE A SMOOTH INTERIOR FINISH AND BE CONSTRUCTED OF METAL A MINIMUM OF 28 GAGE.
 - DUCT SIZE SHALL BE 4 INCHES NOMINAL DIAMETER.
 - DUCTS SHALL BE SUPPORTED AT 4-FOOT INTERVALS AND SECURED IN PLACE. THE INSERT END OF THE DUCT SHALL EXTEND INTO THE ADJOINING DUCT OR FITTING IN THE DIRECTION OF AIRFLOW.
 - DUCTS SHALL NOT BE JOINED WITH SCREWS OF SIMILAR FASTENERS THAT PROTRUDE MORE THAN 1/8" INTO THE INSIDE OF THE DUCT.
 - PROTECTIVE SHIELD PLATES SHALL BE PLACED WHERE NAILS OR SCREWS FROM FINISH OR OTHER WORK ARE LIKELY TO PENETRATE THE CLOTHES DRYER EXHAUST DUCT SHIELD PLATES SHALL BE PLACED ON THE FINISHED FACE OF ALL FRAMING MEMBERS WHERE THERE IS LESS THAN 1-1/4 INCHES BETWEEN THE DUCT AND THE FINISHED FACE OF THE FRAMING MEMBER. SHIELD PLATES SHALL BE CONSTRUCTED OF STEEL, HAVE A THICKNESS OF 0.062 INCHES, AND EXTEND NOT LESS THAN 2 INCHES ABOVE SOLE PLATES AND BELOW TOP PLATES.
 - TRANSITION DUCTS USED TO CONNECT THE DRYER TO THE EXHAUST DUCT SYSTEM SHALL BE A SINGLE LENGTH THAT IS LISTED AND LABELED IN ACCORDANCE WITH UL 2158A. TRANSITION DUCTS SHALL BE NOT GREATER THAN 8 FEET IN LENGTH AND SHALL NOT BE CONCEALED WITHIN CONSTRUCTION.
 - PROVIDE DRYER WALL BOX EQUAL TO DUNDAS JAFINE MODEL DRB4XZW NEAR DRYER.
 - PROVIDE A PERMANENT LABEL OR TAG (EQUAL TO DRYERPLACARD) INDICATING ACTUAL EQUIVALENT LENGTH OF EXHAUST DUCT LENGTH SHALL INCLUDE 5' FOR 90° LABEL/TAG MUST BE WITHIN 6' OF DRYER EXHAUST CONNECTION. DRYER EXHAUST DUCT FITTING EQUIVALENT LENGTH SHALL BE 2'-4" FOR A RADIUS MITERED 45-DEGREE ELBOW AND 5 FEET FOR A RADIUS MITERED 90-DEGREE ELBOW.



SCALE: 1/8" = 1'-0"

MECHANICAL PLAN - ROOF PLAN | 1

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Progress Dates
05/16/2023 - BID / PERMIT

Revisions

Checked By: SSS

Drawn by: RPG

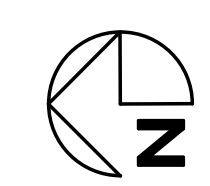


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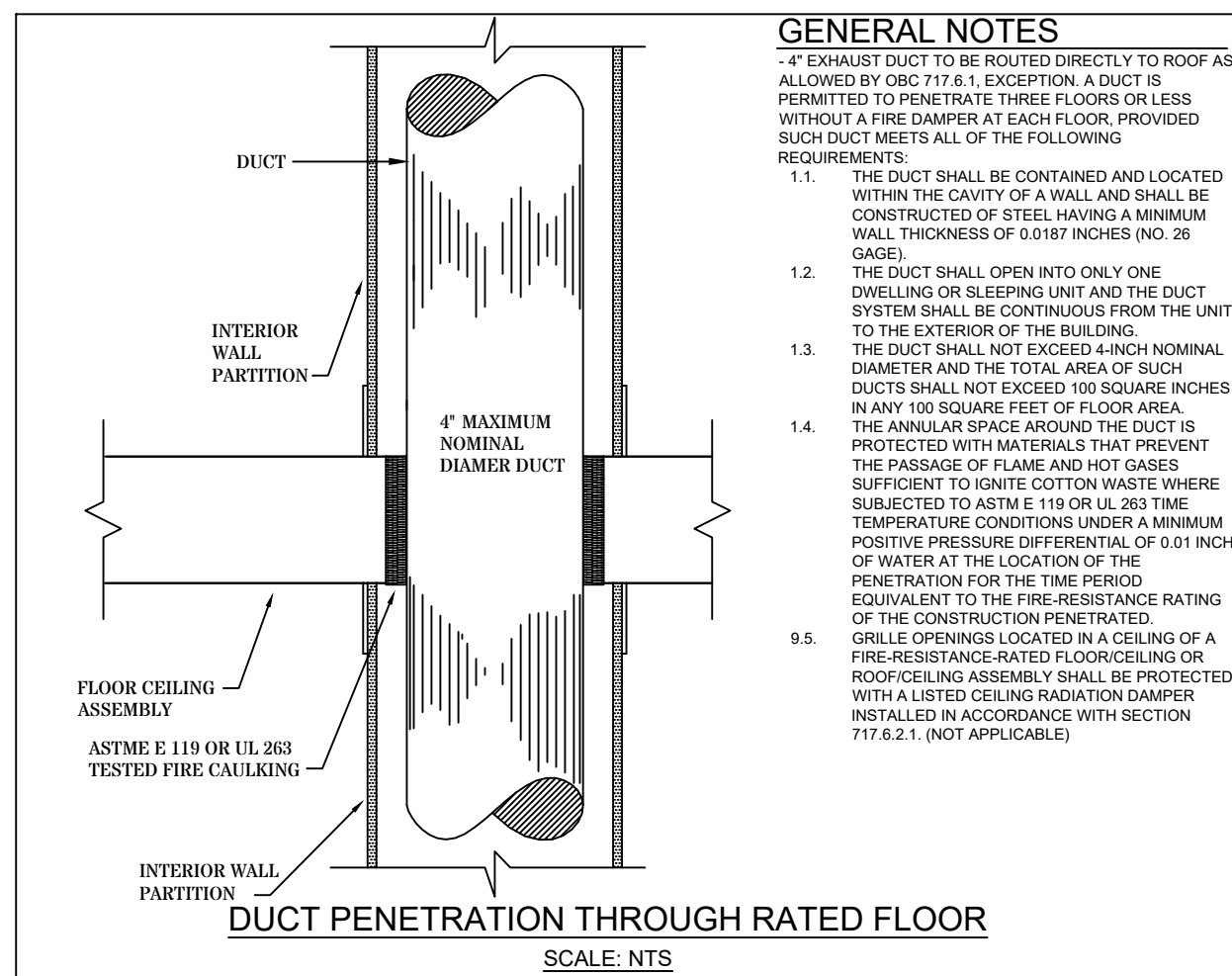
PROPOSED PROJECT:
 RENOVATION FOR
111 W. MAIN
 VAN WERT, OH 45891
 VAN WERT DEVELOPMENT, PHASE II

21001

MI.03



Z:\Project_Directories\9700-9793\9740-01-Phase II-Construction Documents\111 W Main\9740-02-00-MECHANICAL-DETAILS.dwg - FBS, Plot Date/Time: May 16, 2023, 9:00am - Bk, k.meyer
 THESE DRAWINGS AND SPECIFICATIONS ARE NOT AUTHORIZED TO BE USED AS CONTRACT DOCUMENTS. THESE DRAWINGS HAVE BEEN PREPARED TO DEMONSTRATE COMPLIANCE WITH APPLICABLE CODES, AND ARE INTENDED TO PROVIDE THE AUTHORITIES HAVING JURISDICTION WITH INFORMATION TO DETERMINE CODE COMPLIANCE. THE INSTALLING CONTRACTOR IS RESPONSIBLE TO ENSURE THAT MEANS, METHODS, AND MATERIALS USED IN CONSTRUCTION ARE INSTALLED IN ACCORDANCE WITH ANY CONTRACTUAL AGREEMENT THAT MAY EXIST WITH AN OWNER, CONSTRUCTION MANAGER, GENERAL CONTRACTOR, ETC.



MECHANICAL EXHAUST SCHEDULE - OHIO MECHANICAL CODE 2017										
111 W MAIN										
UNIT NUMBER	ROOMNAME	OCCUPANCY CLASSIFICATION	AREA (F2)	EXHAUST AIRFLOW RATE (CFM/F2)	FIXTURES				TOTAL EXHAUST AIRFLOW REQ (CFM)	TOTAL EXHAUST AIRFLOW ACT. (CFM)
					EXHAUST RATE PER FIXTURE (CFM)	LOWER CONTINUOUS RATE?	HIGHER INTERMITTENT RATE?	QTY. OF FIXTURES		
101	RESTROOM	PUBLIC SPACES - TOILET ROOM	-	-	50/70	NO	YES	1	70	70
201	RESTROOM	PRIVATE DWELLING - TOILET ROOMS	-	-	20/50	NO	YES	1	50	50
202	RESTROOM	PRIVATE DWELLING - TOILET ROOMS	-	-	20/50	NO	YES	1	50	50

*EXHAUST CALCULATIONS PER OMC 2017 TABLE 403.3.1.1

BASEMENT: MECHANICAL VENTILATION SCHEDULE 135 E MAIN				
UNIT	AREA (SQ. FT.)	VENT. AIR REQ./SQFT (CFM)	VENT. AIR REQ. (CFM)	VENT. AIR PROVIDED (CFM)
101 BASEMENT	1817	0.06	109	85

*VENTILATION CALCULATIONS PER OMC 2017 TABLE 403.3.1.1

NATURAL VENTILATION SCHEDULE - VAN WERT 111 W MAIN					
UNIT	ROOMNAME	AREA	DOOR OPENABLE AREA (SQ. FT.)	WINDOW OPENABLE AREA (SQ. FT.)	4% OF FLOOR AREA
201	LIVING ROOM	629	0	44	25
201	BEDROOM	172	0	7	7
202	LIVING ROOM	560	16	28	22
202	BEDROOM	163	0	7	7

NATURAL VENTILATION CALCULATIONS PER SEC 402.1 OF 2017 OMC

NATURAL VENTILATION OF THE OCCUPIED SPACE SHALL BE THROUGH WINDOWS, DOORS, OR OTHER OPENINGS TO THE SPACE. THE OPERATING MECHANISM FOR SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS SO THAT THE OPENINGS ARE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS.

*VENTILATION CALCULATIONS PER OMC 2017 TABLE 403.3.1.1

APARTMENT STYLE INDOOR SPLIT SYSTEM SCHEDULE										
TAG	AREA SERVED	MANUFACTURER	SERIES	MODEL	CFM	ESP	HEAT-KW	VOLT/PHASE	WEIGHT	NOTE
AHU-A-1.5	REFER TO DRAWINGS	TEMPSTAR	FM4X	1800	REFER TO DRAWINGS	0.4	REFER TO DRAWINGS	208/1	129	1,2,3,4,5,6

1. WALL MOUNTED
2. PRESSURE REQUIRED TO MEET DESIGN AIRFLOW ON PLANS. UNITS SHALL HAVE A MINIMUM ESP OF 0.3"
3. ECM MOTOR
4. REFER TO HEAT KIT SCHEDULE FOR ELECTRICAL EQUIPMENT LOAD
5. CONDENSATE SWITCH DIVERSITECH MODEL CS-1.
6. HONEYWELL T6 THERMOSTAT.

APARTMENT STYLE HEAT KIT SCHEDULE (ECM MOTOR UNITS)										
MODEL	AREA SERVED	MANUFACTURER	MODEL	USED ON SIZE	HEAT-KW @ 208V	WEIGHT (LBS.)	VOLT/PHASE	MCA CIRCUIT #1	MOC CIRCUIT #1	NOTES
HKS-A-10	REFER TO DRAWINGS	TEMPSTAR	EHK210B	AHU-1.5	7.2	5.1	208/1	47.6	60	1

1. MCA BASED ON AHU + HEAT KEAT

OUTDOOR SPLIT SYSTEM SCHEDULE

TAG	AREA SERVED	MANUFACTURER	SERIES	MODEL	CLG-MBH	NOMINAL TONS	MIN SEER	HEAT-MBH	MIN HSPF	VOLT/PHASE	MCA	MOC	REFRIGERANT	WEIGHT	NOTES
HP-A-1.5	REFER TO DRAWINGS	TEMPSTAR	NH4	18GKP	18	1.5	14	18	8.2	208/1	11.8	20	410A	136	1,2

1. PROVIDE 8" HEAT PUMP PAD WITH ANTI-VIBRATION PADS.

INDOOR SPLIT SYSTEM SCHEDULE

TAG	AREA SERVED	MANUFACTURER	SERIES	MODEL	CFM	ESP	HEAT-KW	HP	VOLT/PHASE	MCA	MOC	MOUNTING	WEIGHT
AHU-R-3	REFER TO PLANS	TEMPSTAR	FEM4X	3600BL	REFER TO PLANS	0.5	REFER TO HEAT KIT SCHEDULE	3/4	208/1	REFER TO HEAT KIT SCHEDULE		1,2	155

1. CONDENSATE SWITCH DIVERSITECH MODEL CS-1

2. HONEYWELL T6 THERMOSTAT

HEAT KIT SCHEDULE

TAG	AREA SERVED	MANUFACTURER	MODEL	HEAT-KW @ 208V	VOLT/PHASE	MCA CIRCUIT #1	MOC CIRCUIT #1	MCA CIRCUIT #2	MOC CIRCUIT #2	MCA CIRCUIT #3	MOC CIRCUIT #3	NOTES
HK-R-15	REFER TO DRAWINGS	TEMPSTAR	EHK15AKB	11.3	208/1	53.8	60	22.7	25	-	-	1,2,3

1. PLUG-IN WIRING HARNESS
2. FUSE LINK SECONDARY HIGH-TEMPERATURE LIMIT CONTROL
3. ETL LISTED.

OUTDOOR SPLIT SYSTEM SCHEDULE

TAG	AREA SERVED	MANUFACTURER	SERIES	MODEL	CLG-MBH	NOMINAL TONS	MIN SEER	HEAT-MBH	MIN HSPF	VOLT/PHASE	MCA	MOC	REFRIGERANT	MOUNTING	WEIGHT	NOTE
HP-R-3	REFER TO DRAWINGS	TEMPSTAR	NH4	36GKG	42	3	14	42	8.2	208/1	20	30	410A	ROOF	170	1

1. PROVIDE 8" HEAT PUMP WITH ANTI-VIBRATION PADS.

DEHUMIDIFIER SCHEDULE

TAG	AREA SERVED	MANUFACTURER	MODEL	CAPACITY - PINTS/24 HR	AMPS	FUSE	VOLT/PHASE	MOUNTING	WEIGHT	NOTES
DE-1	BASEMENT	APRILAIRE	1850	95	8	15	120/1	FLOOR	70	1,2,3,4

1. ENERGY STAR RATED
2. DEHUMIDIFICATION COLTRON
3. CORD AND PLUG CONNECTION
4. PROVIDE LOW PROFILE CONDENSATE PUMP

FAN SCHEDULE

TAG	TYPE	AREA SERVED	MANUFACTURER	MODEL	DRIVE	CFM	WATTS	RPM	VOLT/PHASE	MOUNTING	WEIGHT	NOTES	
E-1	EXHAUST	TOILET	PANASONIC	FV-0510VS1	DIRECT	50	0.25	7.5	1025	115/60/1	CEILING	9	1
E-2	EXHAUST	TOILET	PANASONIC	FV-0510VS1	DIRECT	80	0.25	11.5	1070	115/60/1	CEILING	9	1

1. FAN TO BE OPERATED BY A WALL SWITCH (PROVIDED BY THE ELECTRICAL CONTRACTOR)

HEATERS

TAG	TYPE	AREA SERVED	MANUFACTURER	MODEL	HEAT-MBH	FUEL	HEAT-KW	CFM	VOLT/PHASE	MOUNTING	WEIGHT	NOTES
H-1	WALL HEATER	STAR/BATH/ENTRANCE	BERKO	FRA4020	6.8	ELECTRIC	2	-	208/1/60	IN WALL	30	1,2,3
DH-1	DUCT HEATER	REFER TO PLANS	HOTPOD	MFHE-0300-6	6.8	ELECTRIC	5	250	208/1/60	INLINE	135	4,5

1. SEM-RECESSED MOUNTING SLEEVE. (GENERAL CONTRACTOR TO PROVIDE FIRE RATED ENCLOSURE AROUND SLEEVE).
2. INTEGRAL THERMOSTAT
3. TAMPER PROOF FRONT COVER
4. DUCT STAT INCLUDED
5. REPLACEABLE FILTER

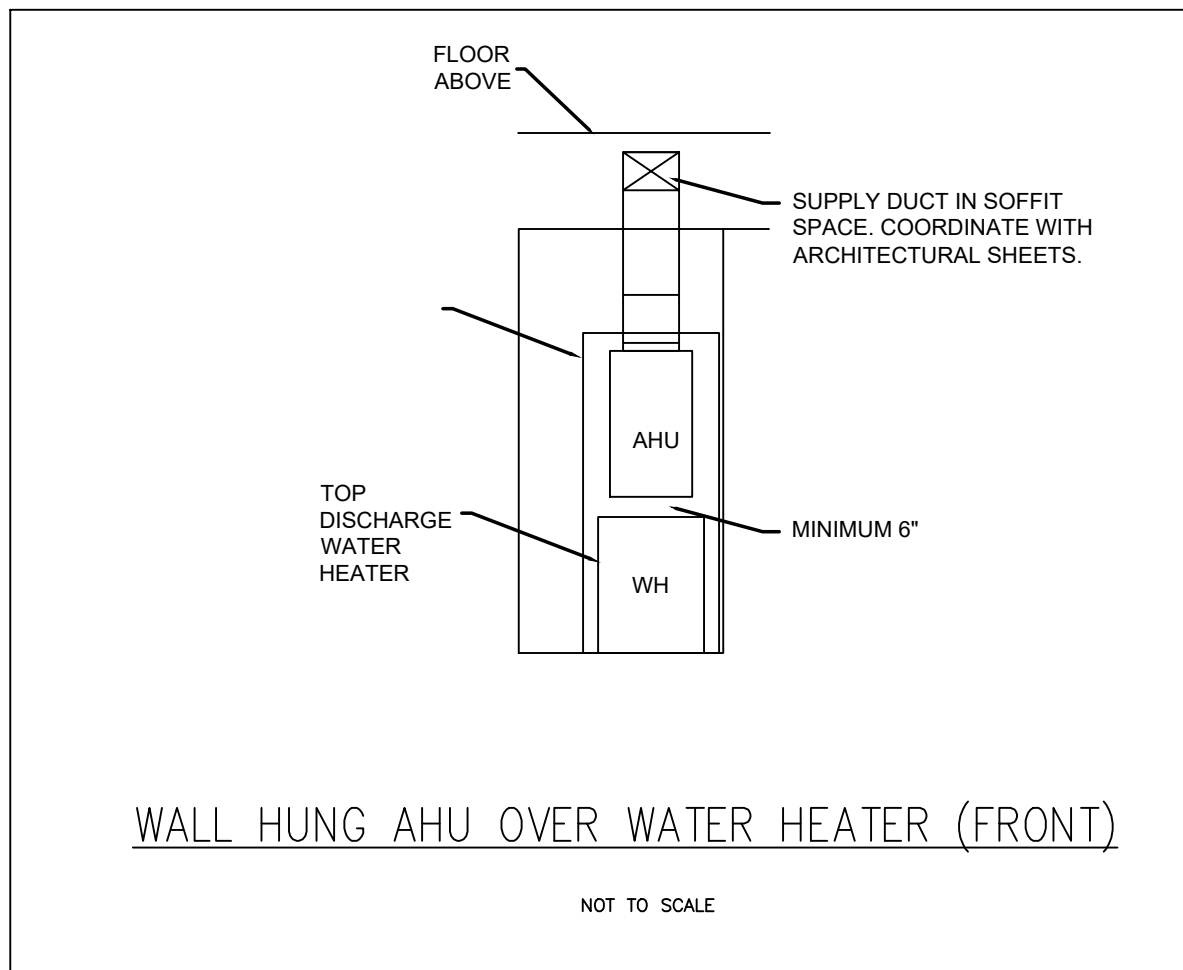
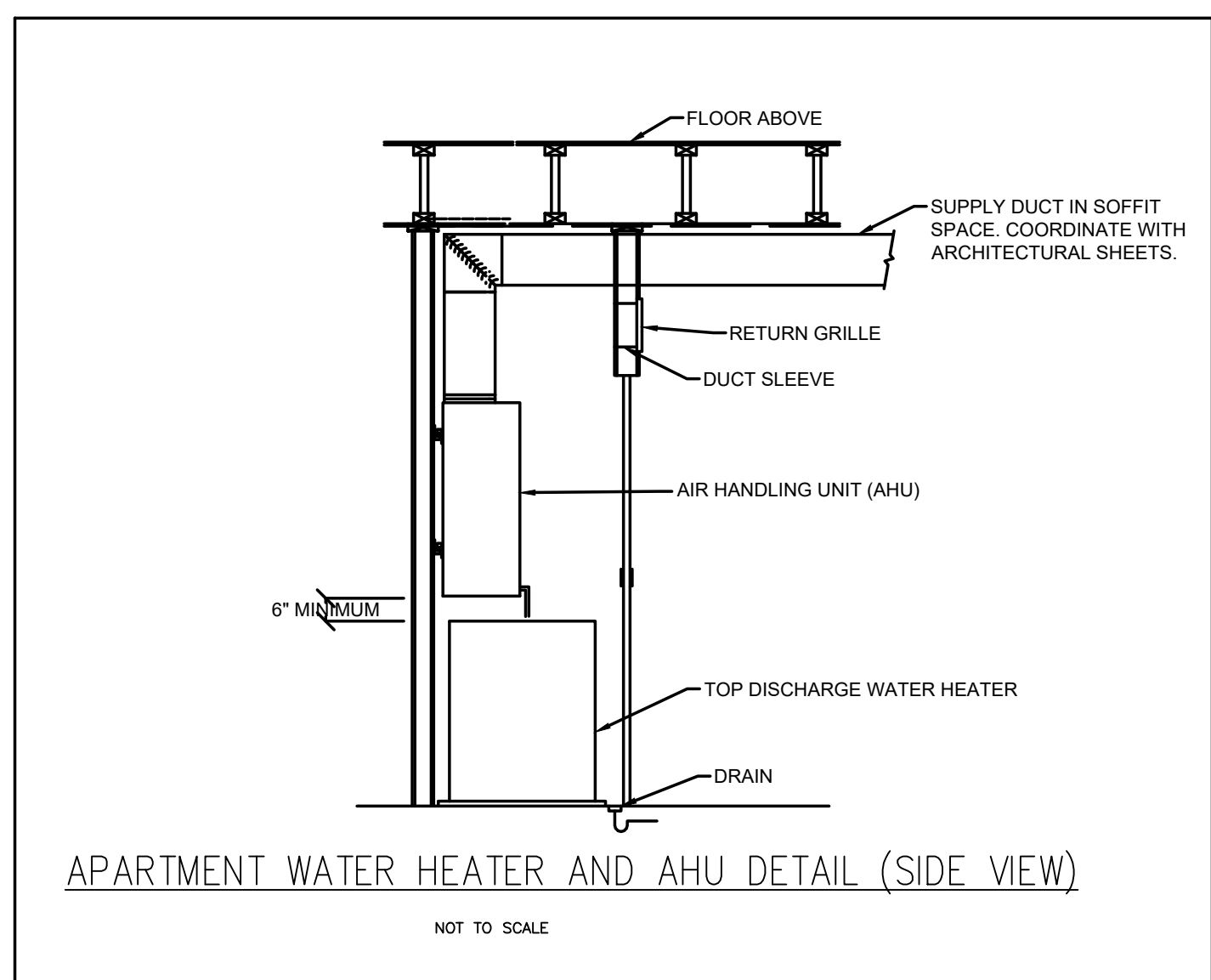
DUCT INSULATION SCHEDULE

EQUIPMENT	AIR DISTRIBUTION TYPE		
	SA	RA	OA
AHU-A-1.5	R-3.5	NA	NA
AHU-R-3	R-3.5	NA	R-3.5

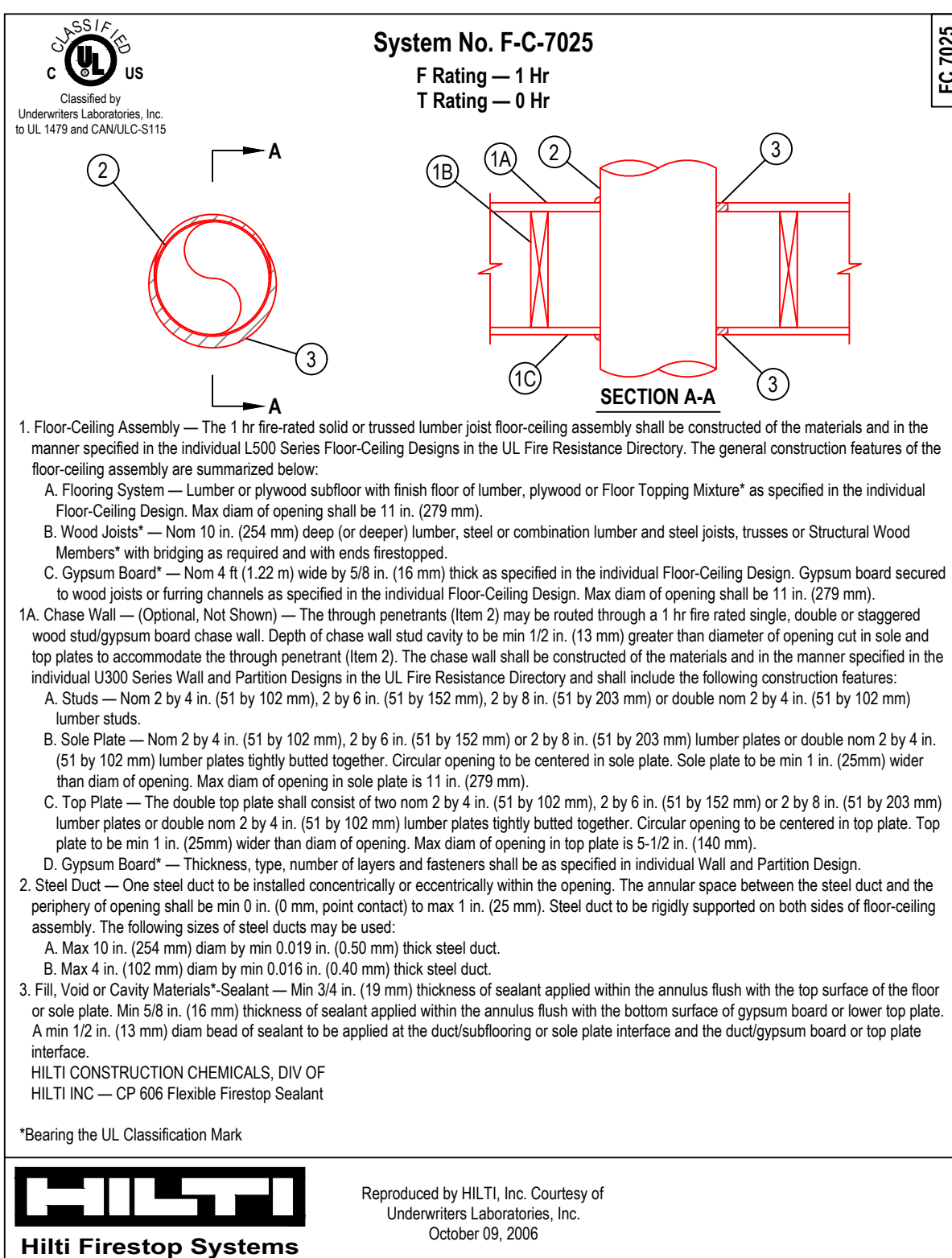
DUCT INSULATION REQUIREMENTS ARE BASED ON TABLE 6.8.2B OF ASHRAE 90.1 2010 ENERGY CODE.

PROVIDE DUCTWORK OF SUFFICIENT THICKNESS TO MEET THE INSTALLED R-VALUE REQUIREMENTS LISTED ABOVE.

ITEMS NOT REQUIRED TO BE INSULATED: FIBROUS-GLASS DUCTS, DUCTS WITH LINER THAT MEETS ASHRAE 90.1, FACTORY-INSULATED FLEXIBLE DUCTS, FACTORY-INSULATED PLENUMS AND CASINGS, FLEX CONNECTORS, VIBRATION-CONTROL DEVICES, FACTORY-INSULATED ACCESS PANELS AND



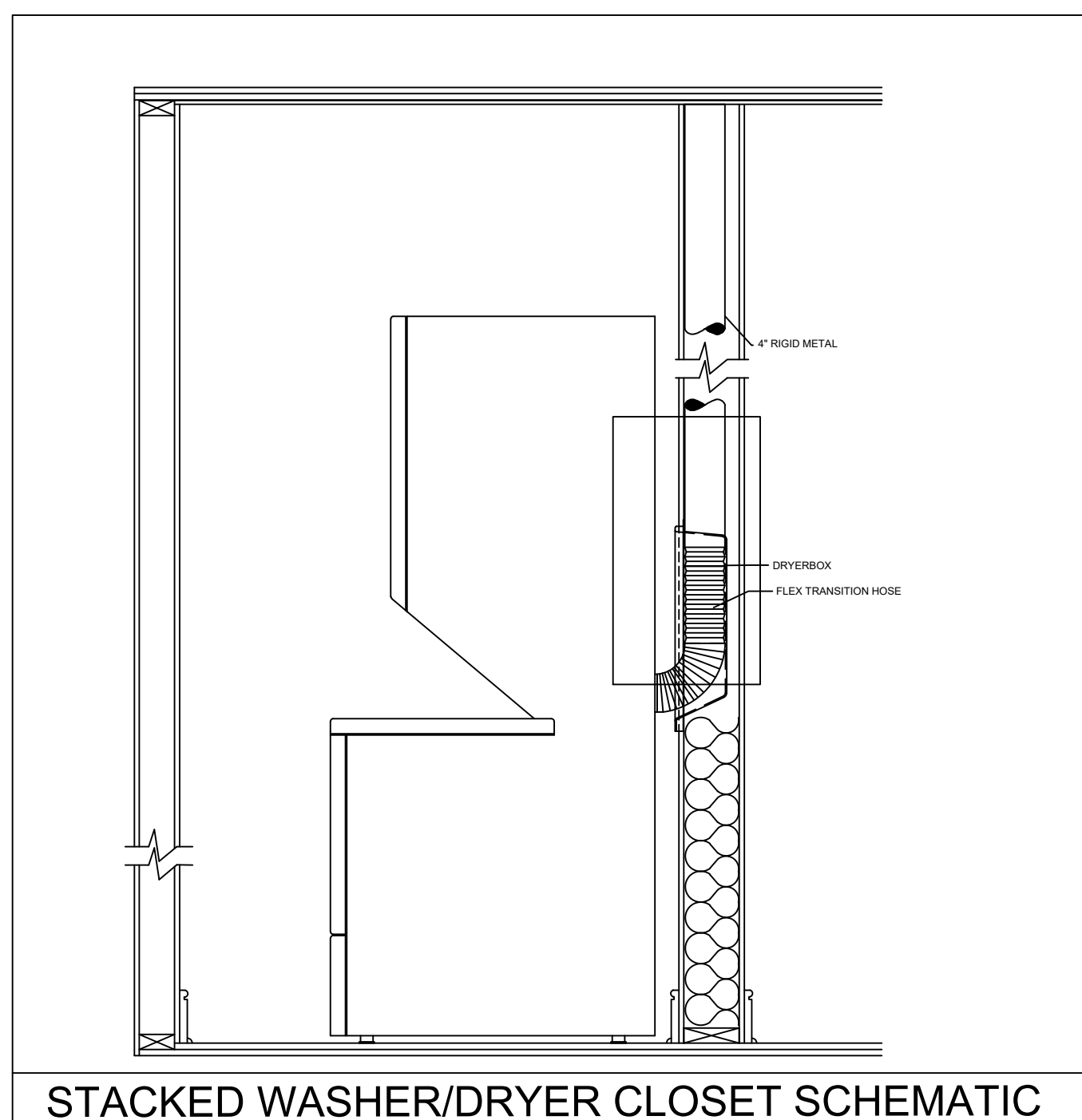
WALL HUNG AHU OVER WATER HEATER (FRONT)



*Bearing the UL Classification Mark



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STACKED WASHER/DRYER CLOSET SCHEMATIC

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PROPOSED PROJECT:
RENOVATION FOR
111 W. MAIN
VAN WERT, OH 45891
VAN WERT DEVELOPMENT, PHASE II

21001

M2.00

Z:\Project_Directories\9700-9793\9740 - Von Wert, OH - Phase II - Construction Documents\111_W_Mech\9740-M2-01-MECHANICAL-DETAILS.dwg - EBS_Plot Date/Time: May 16, 2023 - 9:00am - Bp_k.mesner
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MECHANICAL SPECIFICATIONS

1. General
 - a. Refer to architectural drawings, general notes, instructions to bidders, general conditions, supplementary general conditions, base building specifications and drawings, shop drawing manuals and as-built plans, except as noted herein, which apply in all respects to this section. The contractor shall visit the site and familiarize himself with all existing conditions prior to bidding the work.
 2. Use of Drawings And Specifications
 - a. EBS drawings and specifications are intended to convey design intent only. All means and methods sequences, techniques, and procedures of construction as well as any associated safety precautions and programs, and all incidental and temporary devices required to construct the project, and to provide a complete and fully operational mechanical system are the responsibility of the mechanical contractor.
 3. Standards
 - a. Equipment and materials shall conform with appropriate provisions of AGA, ARI, ASME, ASTM, CISPI, UL, NEMA, ANSI, SMACNA, ASHRAE, NFPA, NEC, as applicable to each individual unit or assembly. All equipment must bear UL label.
 4. License / Experience
 - a. Contractor must be licensed by the state to install HVAC systems/equipment. Contractor must also have a minimum of 5 years of experience and have installed at least (5) successful project installations of similar size and scope. References must be provided upon request.
 5. Codes
 - a. All work shall be performed in strict accordance with all applicable state and local codes and ordinances. The mechanical contractor shall satisfy code requirements at a minimum without any extra cost to the owner. In case of conflict between the drawings/specifications and the codes and ordinances, the highest standard shall apply.
 6. Permits and Fees
 - a. The mechanical contractor shall procure and pay for all permits, fees, taxes, and inspections necessary to complete the mechanical work. Furnish certificate of approval for work from inspection authority to owner before final acceptance for work. Certificate of final inspection and approval shall be submitted with the contractor's request for payment. No final payment will be approved without this certificate.
 7. Site Examination
 - a. The mechanical contractor shall thoroughly examine all areas of work where equipment, ductwork, and piping will be installed and shall report any condition that, in his opinion, prevents the proper installation of the mechanical work prior to bid. Contractor shall also examine the drawings and specifications of other branches of work, making reference to them for details of new or existing building conditions. No extras will be allowed for failure to include all required work in bid.
 - b. All work shall be done at times convenient to the owner and only during normal working hours, unless specified otherwise.
 - c. Mechanical contractor shall take their own measurements and be responsible for them.
 - d. Access panels are not shown on drawings. During site examination, contractor shall identify all areas where access panels are required, and report to general contractor. Designation of who furnishes and who installs access panels must be coordinated with general contractor prior to starting work.
 8. Contractor Coordination
 - a. Coordination drawings showing system and component installation layout, routing, details, etc. Shall be produced by the mechanical contractor and under the supervision of the general contractor/construction manager, or appropriate party as applicable.
 - b. All systems installed by each sub-contractor shall be coordinated with one another and approved by general contractor/construction manager, etc. prior to installation and/or fabrication.
 - c. If questions concerning design intent arise during coordination, EBS can assist where appropriate.
 - d. The architectural drawings shall take precedence over all other drawings. Do not scale distances off the mechanical drawings; use actual building dimensions.
 9. Shop Drawings / Submittals
 - a. Submit to the architect electronic copies of complete and certified shop drawings, descriptive data, performance data and ratings, diagrams and specifications on all specified equipment, including accessories, and materials for review. The make, model number, type, finish and accessories of all equipment and materials shall be reviewed and approved by the mechanical contractor and general contractor prior to submitting to the architect for their review and approval. Approval of shop drawings does not relieve the mechanical contractor/vendor from compliance with the requirements of the contract drawings, specifications and applicable codes.
 - b. Shop drawings shall be required for the following:
 - i. HVAC equipment
 - ii. Fans
 - iii. Diffusers, registers, grilles, dampers, louvers, and all sheet metal accessories
 - iv. Temperature controls
 - v. Sheet metal coordination drawings
 - vi. Air balance report
 - c. Products installed by the mechanical contractor and provided by others must be submitted for review prior to purchasing. Products shall not be selected based on permit drawings without express permission - products shall be selected based on construction drawings.
 10. Record Drawing
 - a. The mechanical contractor shall be responsible for creating record drawings where required. Drawings shall be produced in Autocad 2004 format or later.
 11. Testing
 - a. All mechanical systems shall be tested for proper operation.
 12. Fire Stopping
 - a. Provide fire stopping at all penetrations through rated separations per local codes & regulations & per UL recommendations for assemblies encountered in project.
 - b. The fire stopping material shall meet the integrity of the fire rated wall, floor, ceiling & roof being penetrated. Refer to architect's drawings for wall, floor, ceiling & roof fire ratings prior to bidding work.
 - c. Refer to architect's drawings for wall, floor, ceiling, and roof fire ratings prior to bidding work.
 13. Access Panels
 - a. Provide ceiling and wall access panel quantities & locations to the general contractor prior to bidding. Access panels are required for all concealed appliances, controls devices, heat exchangers and HVAC system components that utilize energy. Where access panels are used, the access panel should be sized to allow accessibility for inspection, service, repair and replacement without disabling the function of a fire-resistance-rated assembly or removing permanent construction, other appliances, venting systems or any other piping or ducts not connected to the appliance being inspected, serviced, repaired or replaced. There shall be no extras for having to add access panels after bids are awarded.
 14. Cutting and Patching
 - a. Neatly do all cutting as required and patch all cut surfaces to match building construction. The contractor shall employ and pay a trade trained and qualified to perform the required patching work. All surfaces disturbed shall be restored with like materials to the satisfaction of the owner. All penetrations through roof shall be made by bonded roofer. Mechanical contractor shall pay all fees required.
 15. Flashing & Counterflashing
 - a. Roof flashing shall be furnished and installed by the roofing contractor. Roof counterflashing shall be furnished and installed by the mechanical contractor. Coordinate work with roofing contractor and pay all fees.
 - b. Obtain approval from general contractor, construction manager, owner and/or roofing contractor prior to making any penetrations so that warranties are not compromised or voided.
 16. Warranty
 - a. The mechanical contractor shall unconditionally warrant all work to be free of defects in equipment, material and workmanship for a period of one (1) year from the date of final acceptance by owner. The mechanical contractor will repair or replace any defective work promptly and without charge to the owner.
 - b. Restore any other existing work damaged in the course of repairing defective equipment, materials and workmanship.
 17. Mechanical Work
 - a. The mechanical contractor shall provide new hvac equipment, fans, ductwork, piping, air devices, controls as indicated on drawings and as specified. Startup and 1st year parts and labor warranty shall be included and manufacturer's extended warranties. Equipment and appliances shall be installed as required by the terms of their approval, in accordance with the conditions of the listing, the manufacturer's installation instructions, and the applicable code.
 18. Owner's Instructions
 - a. Provide two sets of complete operating and maintenance instructions with drawings, typewritten instructions and operating sequences and descriptive data sheets. Assemble each set in a hard-bound cover. Provide pdf files of all documentation.
 19. Finale
 - a. Put all equipment in service and demonstrate that all conditions of the contract have been fulfilled. Remove all tools, debris, etc. occasioned by work under this contract. Submit all warranties, test reports, operating and maintenance manuals for HVAC systems, log sheets and charts, log sheets and charts, and guarantees as previously specified. Provide all reports, forms, etc. required by inspectors to the satisfaction of the owner. Provide as-built record drawings (in Autocad 2007 or later) showing an accurate account of the final installed systems. Systems including but not limited to all equipment and associated controls, ductwork/piping, air devices, etc.
 20. Sheetmetal Ductwork
 - a. All sizes of ducts shown on the drawings are interior duct dimensions. All ductwork shall be rigid sheetmetal constructed from galvanized sheet steel in accordance with SMACNA low velocity duct construction standards. All exposed ductwork shall be round, spiral lock-seam type, as shown on HVAC drawings. Assemble and install ductwork in accordance with recognized industry practice for achieving air tight (5% leakage) and noiseless (no objectionable noise) systems, capable of performing each indicated service. Furnish all required dampers, transitions, offsets, connections to air devices, and other accessories necessary for a complete operating system. Flexible ductwork shall not exceed 8'-0" long.
 21. Adhesives and Sealants
 - a. Seal all longitudinal and transverse duct joints with a UL 181A or 181B non-hardening, non-migrating mastic or liquid elastic sealant of a type recommended by the manufacturer for sealing joints and seams in sheet metal ductwork. Cover all field joints, joints around spin-in fittings and fastening screws with mastic. All sealants and gaskets shall have surface-burning characteristics with a maximum flame-spread index of 25 and a maximum smoke-developed index of 50 when tested according to UL 723.
 - b. Exposed Ductwork: trim duct sealants flush with metal. Create a smooth and uniform exposed bead. Do not use two-part tape sealing system.
 22. Duct Supports
 - a. Furnish and install hot-dipped galvanized steel fasteners, hangers, anchors, rods, straps, trim, and angles for support of ductwork.
23. Flexible Connections
 - a. Furnish and install neoprene flexible duct connections at the inlet and discharge of units and fans.
24. Duct Manual Volume Dampers
 - a. Furnish and install opposed-blade, leak-proof volume control dampers where indicated on drawings and locations in supply, return and exhaust ducts where branches are taken from larger ducts or at each individual duct register in order to achieve system air balance quantities. Balancing devices must be provided in accordance with IMC 603.16. All manual volume dampers must be shown on coordination drawings when submitted for review.
25. Duct Access Doors
 - a. Furnish and install conveniently located duct access doors of ample size and quantity for servicing the dampers.
26. Diffusers, Grilles and Registers
 - a. Diffusers, grilles and registers shall be manufactured by this, price, or engineered approved equal and shall be furnished and installed by the mechanical contractor. Diffusers shall be installed as indicated on the drawings and schedules. The mechanical contractor shall provide all miscellaneous items necessary for a complete and proper installation in the type of ceiling and walls used in this project.
27. Exhaust Fan
 - a. Fan manufacturer shall be Panasonic, or engineered approved equal. Refer to drawings and schedules for unit location, technical data, and any applicable accessories.
28. Ducted Split Systems
 - a. Split systems shall consist of high efficient air handling unit and associated heat pump. Equipment shall have manufacturer's standard warranty.
 - b. Split system manufacturer shall be Tempstar, Carrier, or engineered equal.
29. Condensate Drain Piping
 - a. The mechanical contractor shall furnish and install condensate drains, p-traps with removable cleanout caps for air equipment per manufacturer's recommendations. The p-trap depth shall be at least the depth specified for the respective pressure drop of the unit. Condensate drain piping shall be scheduled 40 CPVC pipe with solvent weld fittings. (Insulate condensate walls of pipe with Armaflex AP, flexible closed cell elastomeric foam, self-sealing insulation. Provide 1/2" thick insulation on piping < 1" in diameter and 1" thick insulation on piping between 1" and 1-1/2" in diameter. Pipe insulation shall not exceed Z5/50 flame-smoke ratings). All condensate drain lines shall be configured to permit the clearing of blockages and performance of maintenance without requiring the drain line to be cut. For condensate pumps located in uninhabitable spaces (i.e. attics and crawl spaces), provide controls that will shut down the air equipment if the condensate pump fails.
 - b. All cooling equipment shall have a overflow switch in the primary drain line, that will shut down the unit on high water level or when the condensate is clogged.
30. Piping Supports (Metal Pipe)
 - a. Furnish and install hot-dipped galvanized steel fasteners, hangers, anchors, rods, straps, trim and angles for support of piping.
31. Piping Supports (Plastic Pipe)
 - a. Furnish and install hangers for plastic piping per manufacturer's requirements.
32. Temperature Controls and Control Wiring
 - a. The mechanical contractor shall provide all control wiring necessary for the complete and proper operating temperature control system. Programmable thermostats shall be provided with equipment packages unless otherwise noted.
 - b. Exposed wiring: All wiring exposed to the space shall be run in conduit. Coordinate requirements with architectural drawings.
33. Testing, Balancing, and Adjusting
 - a. The air balance contractor shall accurately balance the systems to provide air quantities as indicated on the drawings and in the schedules/specifications, operate automatic control systems, and verify set points during balancing.
34. Sequence of Operation
 - a. Heaters
 - i. H-1: heater shall be controlled from the integral thermostat. When the temperature of the space drops below the thermostat setpoint, the heater fan shall run and the electric heating element shall engage to maintain temperature setpoint.
 - ii. DH-1: heater shall be controlled from the integral thermostat. When the temperature of the space drops below the thermostat setpoint, the heater fan shall run and the electric heating element shall engage to maintain temperature setpoint.
 - b. Exhaust Fans
 - i. E-1/2: exhaust fan shall run on a Light Switch (furnished by the electrical contractor).
 - c. Split Systems
 - i. AHUHP-X:
 - ii. Heating mode - indoor air handler shall be controlled from a thermostat in the space. When the thermostat calls for heating the fan shall run and the heat pump in heating mode shall run to maintain temperature setpoint. If the heat pump cannot maintain temperature in the space, the electric heat kit shall energize until set point is reached. When the setpoint is reached the unit shall shut off.
 - iii. Cooling mode - when the thermostat calls for cooling the heat pump unit shall run in cooling mode, the air handler fan shall run, and the dx cooling coil shall cool the air to maintain temperature setpoint
 - d. Dehumidifier
 - i. DE-1: When the relative humidity of the space rises above the set point (50%) the dehumidifier shall start the dehumidification cycle. The dehumidifier shall run until the relative humidity of the space falls below the setpoint.

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PROPOSED PROJECT:
RENOVATION FOR
III W. MAIN
VAN WERT, OH 45891
VAN WERT DEVELOPMENT, PHASE II

21001

M2.01

MECHANICAL DETAILS

1

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INTERIOR EXPOSED CONDUIT NOTE

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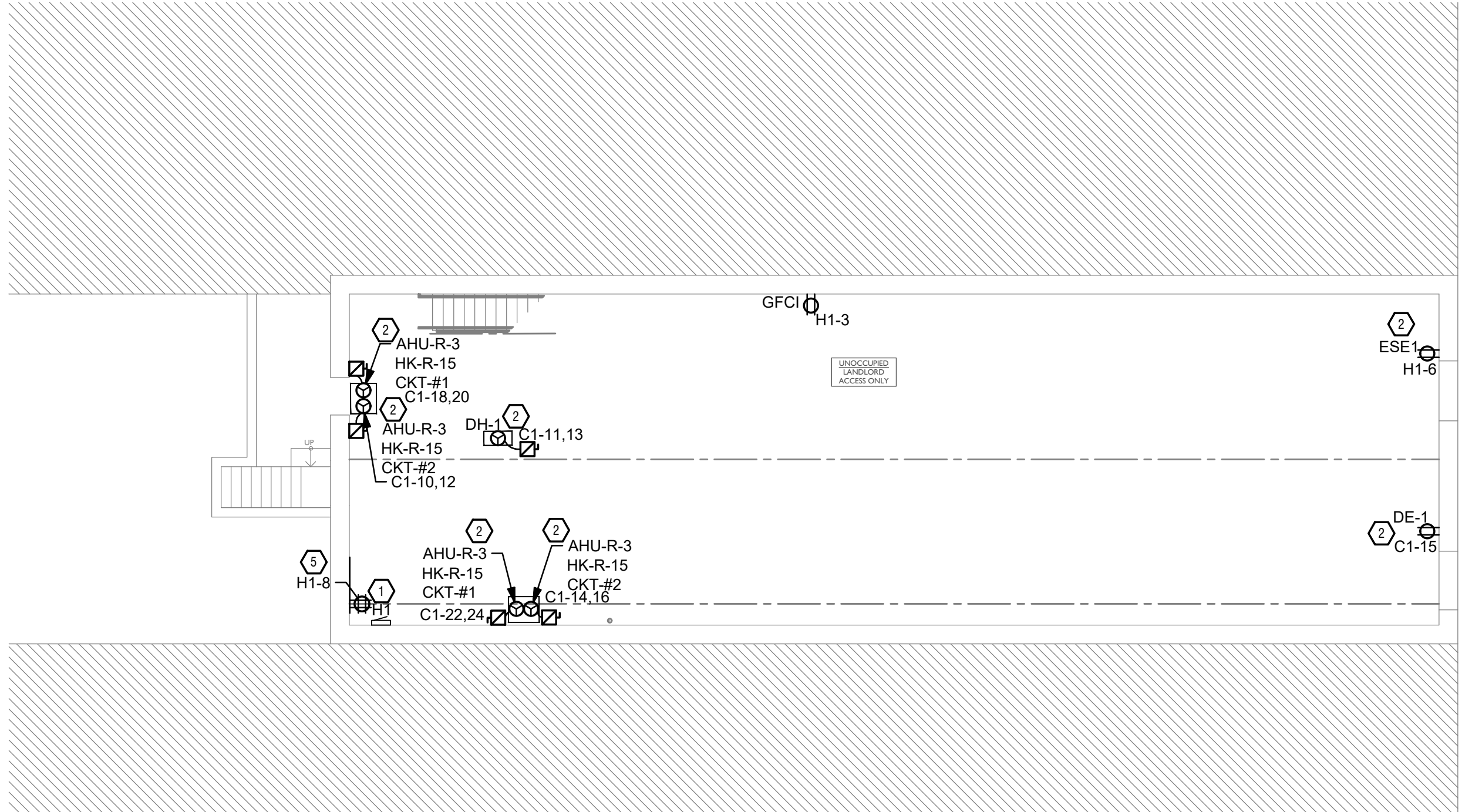
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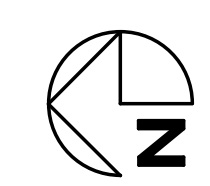
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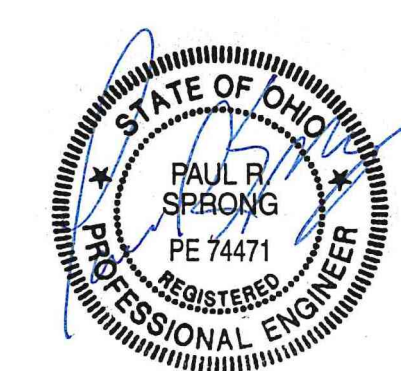


SCALE: 1/8" = 1'-0"

ELECTRICAL POWER PLAN - BASEMENT



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111 W. MAIN
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 VAN WERT DEVELOPMENT, PHASE II

21001
EI.00

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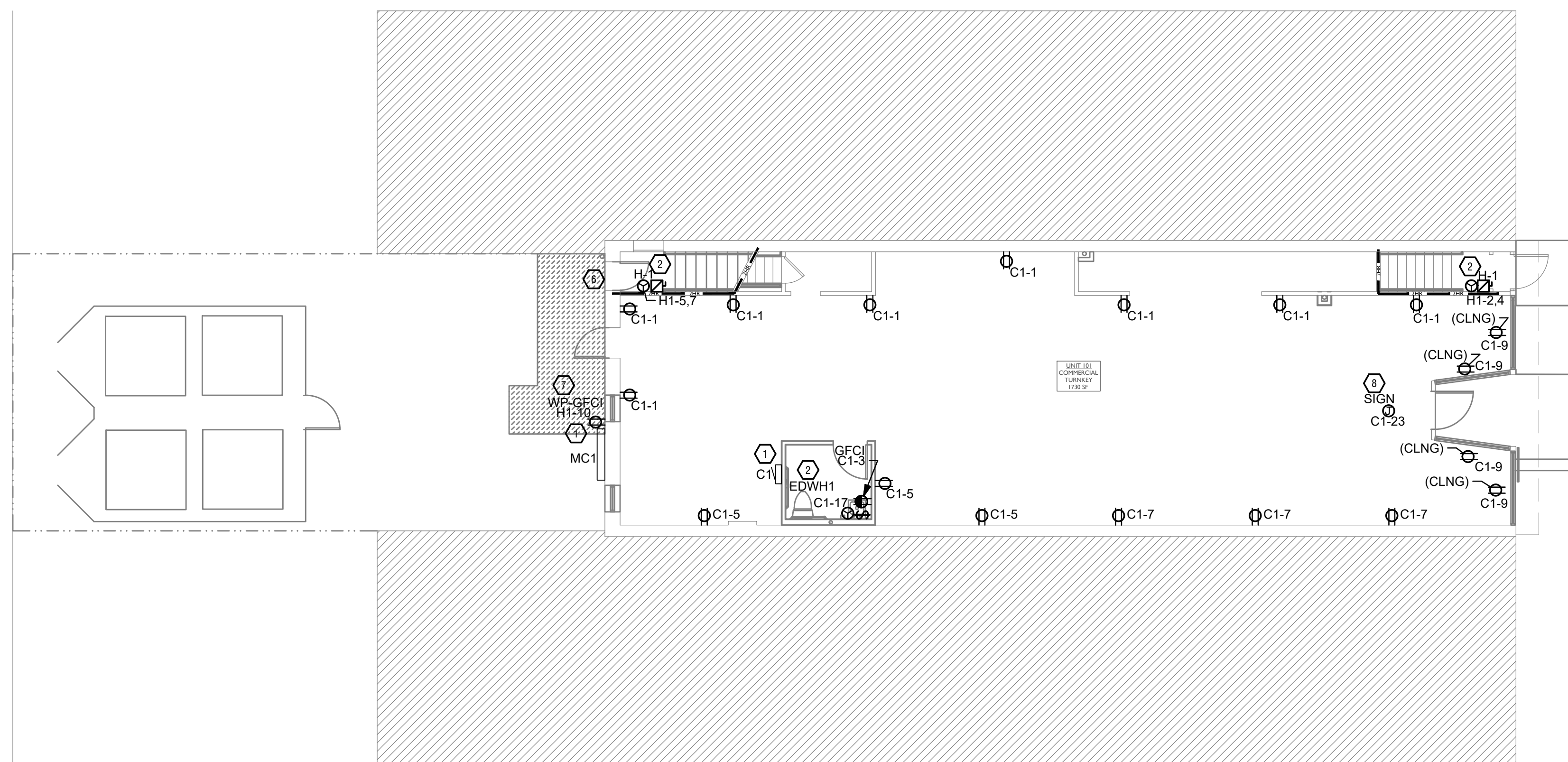
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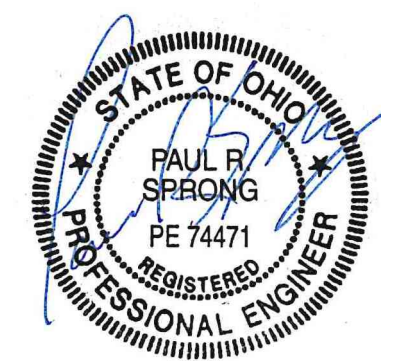
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ELECTRICAL POWER PLAN - FIRST FLOOR



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 111 W. MAIN**
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- EC TO PROVIDE 4' X 4' X 3/4" PLYWOOD BACKBOARD AND DEDICATED QUAD RECEPTACLE FOR MAIN PHONE/DATA-T UTILITY DEMARC. PROVIDE REQ. RACEWAYS & COORDINATE LOCATION OF UTILITY POLE WITH CIVIL ENG. OWNER, AND DATAPHONE PROVIDER PRIOR TO CONSTRUCTION.
- ENTRY SYSTEM ACCESS CONTROL. VERIFY SYSTEM REQUIREMENTS AND ROUGH-IN LOCATIONS WITH OWNER PRIOR TO START OF CONSTRUCTION. PROVIDE POWER FOR OWNERS HEAD-END EQUIPMENT AND REMOTE POWER FOR SECURE DOORS AS REQUIRED. PROVIDE AND INSTALL PHONE HOMERUN FROM ENTRY SYSTEM INTERCOM TO BASEMENT PHONE DEMARC.
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- PROVIDE DEDICATED BRANCH CIRCUIT FOR 1ST FLOOR TENANT SIGNAGE. COORDINATE WIRING CONNECTION WITH INSTALLING CONTRACTOR PRIOR TO CONSTRUCTION.

INTERIOR EXPOSED CONDUIT NOTE

- ALL INTERIOR EXPOSED CONDUIT ON HISTORIC MASONRY WALLS TO BE INSTALLED IN A SINGLE HORIZONTAL RUN 18" A.F.F. UNLESS NOTED OTHERWISE IN THE SHOP PART 2 NARRATIVES. IF HEIGHT CONFLICTS WITH HISTORIC ELEMENTS SUCH AS WINDOWS OR TRIM, CONTACT ARCHITECT BEFORE INSTALLING.

SCOPE OF WORK

PROJECT CONSISTS OF THE COMPLETE RENOVATION OF AN EXISTING HISTORIC BUILDING. NEW POWER AND LIGHTING TO BE INSTALLED FOR 1ST FLOOR COMMERCIAL TENANT, AND APT. UNITS ON THE FLOORS ABOVE. SEE DETAILS SHEETS FOR MORE INFORMATION.

GENERAL NOTES-OVERALL PROJECT

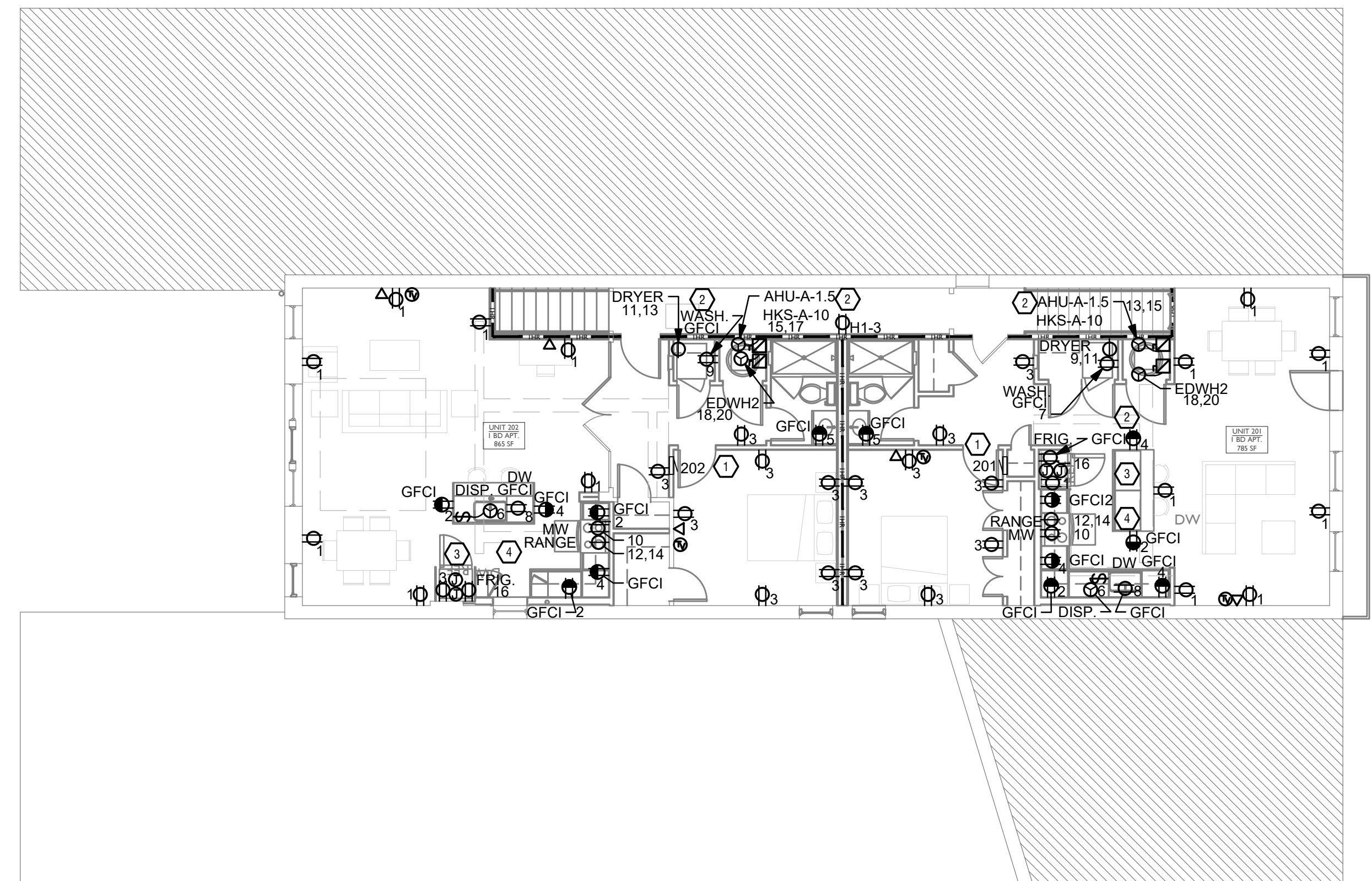
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GENERAL NOTES-POWER

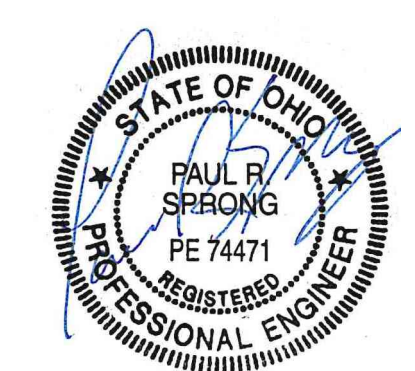
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- PROVIDE MOTOR STARTERS FOR EQUIPMENT AS INDICATED ON DRAWINGS. COORDINATE ANY INTERLOCKING WIRING WITH HVAC CONTRACTOR AND PROVIDE WIRING, COILS, AND AUXILIARY CONTACTS AS NECESSARY. SIZE ALL CIRCUITS FOR ACTUAL EQUIPMENT TO BE CONNECTED.
- ALL PANELS AND DISCONNECTS LOCATED OUTDOORS SHALL BE LABELED NEMA 3R.
- ROOF MOUNTED AND OUTDOOR EQUIPMENT SHALL HAVE 120V RECEPTACLE MOUNTED WITHIN 25' OF EACH PIECE. RECEPTACLES SHALL BE IN WEATHER PROOF BOX AND HAVE GFCI PROTECTION.
- FOR ITEMS FURNISHED BY OTHER TRADES, ELECTRICAL CONTRACTOR TO FULLY COORDINATE BREAKER AND WIRE SIZES WITH ACTUAL EQUIPMENT BEING CONNECTED PRIOR TO ROUGH-IN, OR INSTALLATION. THE SIZES ON PANEL SCHEDULES REFER TO BASIS OF DESIGN SELECTIONS, AND ACTUAL ITEMS MAY DEVIATE FROM BASIS OF DESIGN. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO CONFIRM REQUIRED WIRE AND BREAKER SIZES WITH THE CONTRACTOR FURNISHING THE EQUIPMENT.
- REFER TO ARCHITECT'S PLANS AND ELEVATIONS FOR ALL DEVICE MOUNTING HEIGHTS.
- CONTRACTOR TO PROVIDE GROUNDING AND BONDING AS REQUIRED FOR ELECTRICAL SYSTEMS. GROUNDING AND BONDING IS CONSIDERED MEANS AND METHODS OF CONSTRUCTION, AND SHOULD BE COMPLETED BY THE ELECTRICAL CONTRACTOR IN ACCORDANCE WITH NEC 250. GAS PIPING SYSTEMS MUST BE BONDED PER UTILITY PROVIDER'S INSTALLATION GUIDELINES WHERE REQUIRED.

GENERAL NOTES-DWELLING UNITS

- PROVIDE AFCI PROTECTION IN ACCORDANCE WITH NEC 210.12. AFCI PROTECTION MUST BE PROVIDED WHERE EXISTING BRANCH CIRCUIT WIRING IS MODIFIED, OR RECEPTACLES ARE REPLACED, IN ACCORDANCE WITH NEC AND LOCAL ELECTRICAL INSPECTION REQUIREMENTS. REFER TO NEC 408.4 (D) AND NEC 210.12 (D).
- FURNISH AND INSTALL SMOKE DETECTORS AS REQUIRED BY CODE. SMOKE DETECTORS SHOWN ON EBS DRAWINGS ARE INTENDED TO CONVEY GENERAL COMPLIANCE FOR BUILDING DEPARTMENT SUBMITTALS. PROVIDE INTERWIRING BETWEEN SMOKE DETECTORS LOCATED IN THE SAME UNIT. SMOKE DETECTORS SHALL BE HARD WIRED WITH BATTERY BACK-UP. FIRE ALARM AND/OR SMOKE DETECTOR SYSTEMS ARE FURNISHED ON A DESIGN-BUILD BASIS BY THE ELECTRICIAN.
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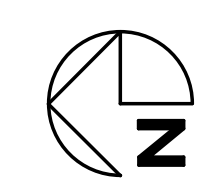
Revisions

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PROPOSED PROJECT:
 RENOVATION FOR
111 W. MAIN
 VAN WERT, OH 45891
 VAN WERT DEVELOPMENT, PHASE II



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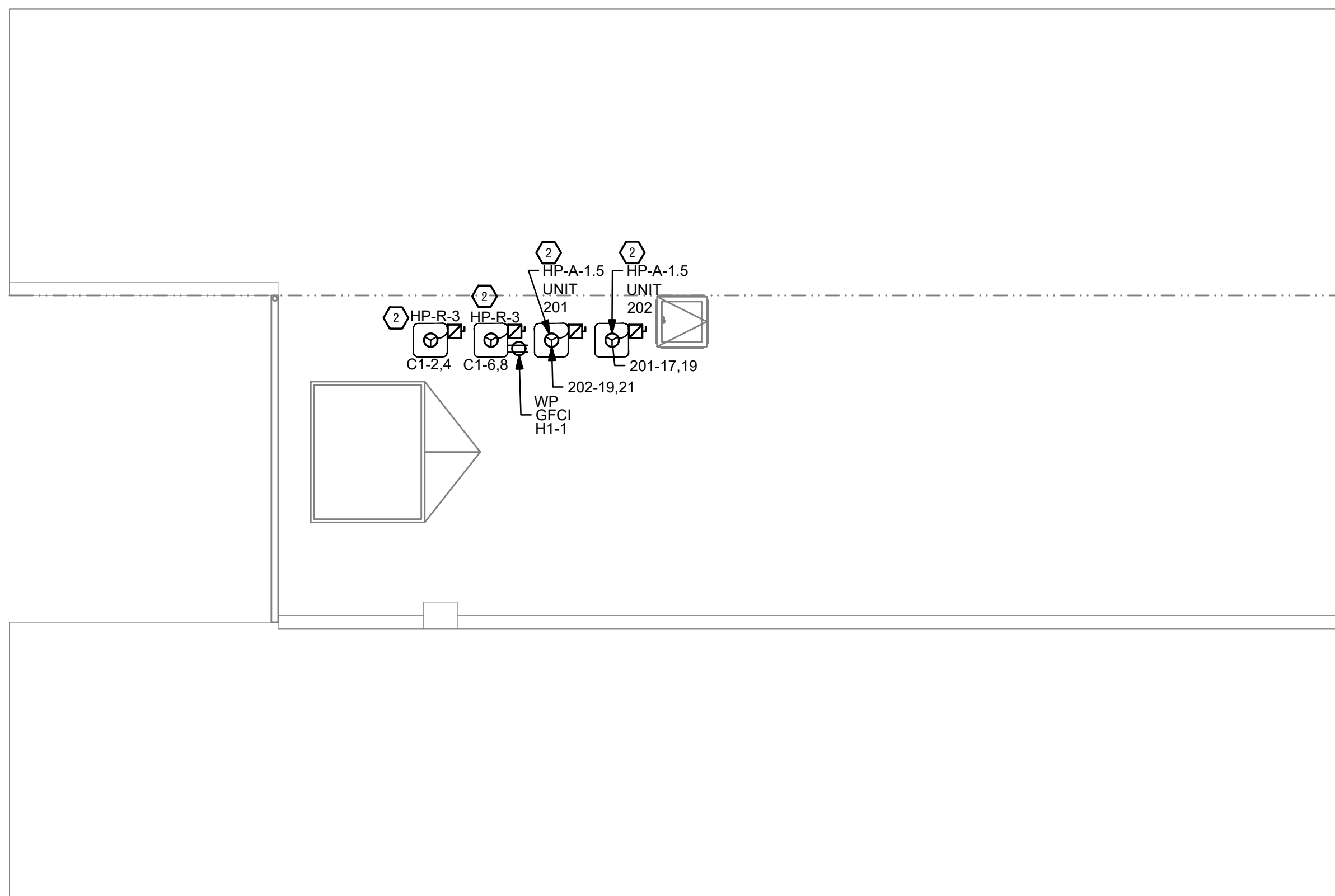
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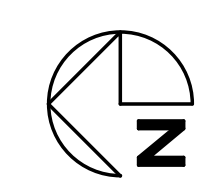
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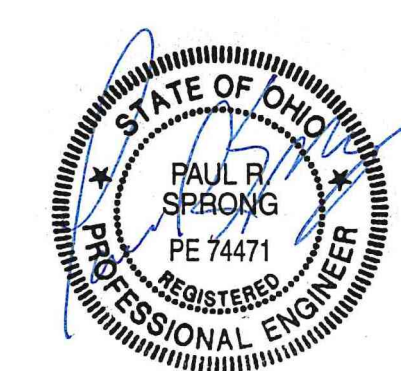


SCALE: 1/8" = 1'-0"

ELECTRICAL POWER PLAN - ROOF PLAN



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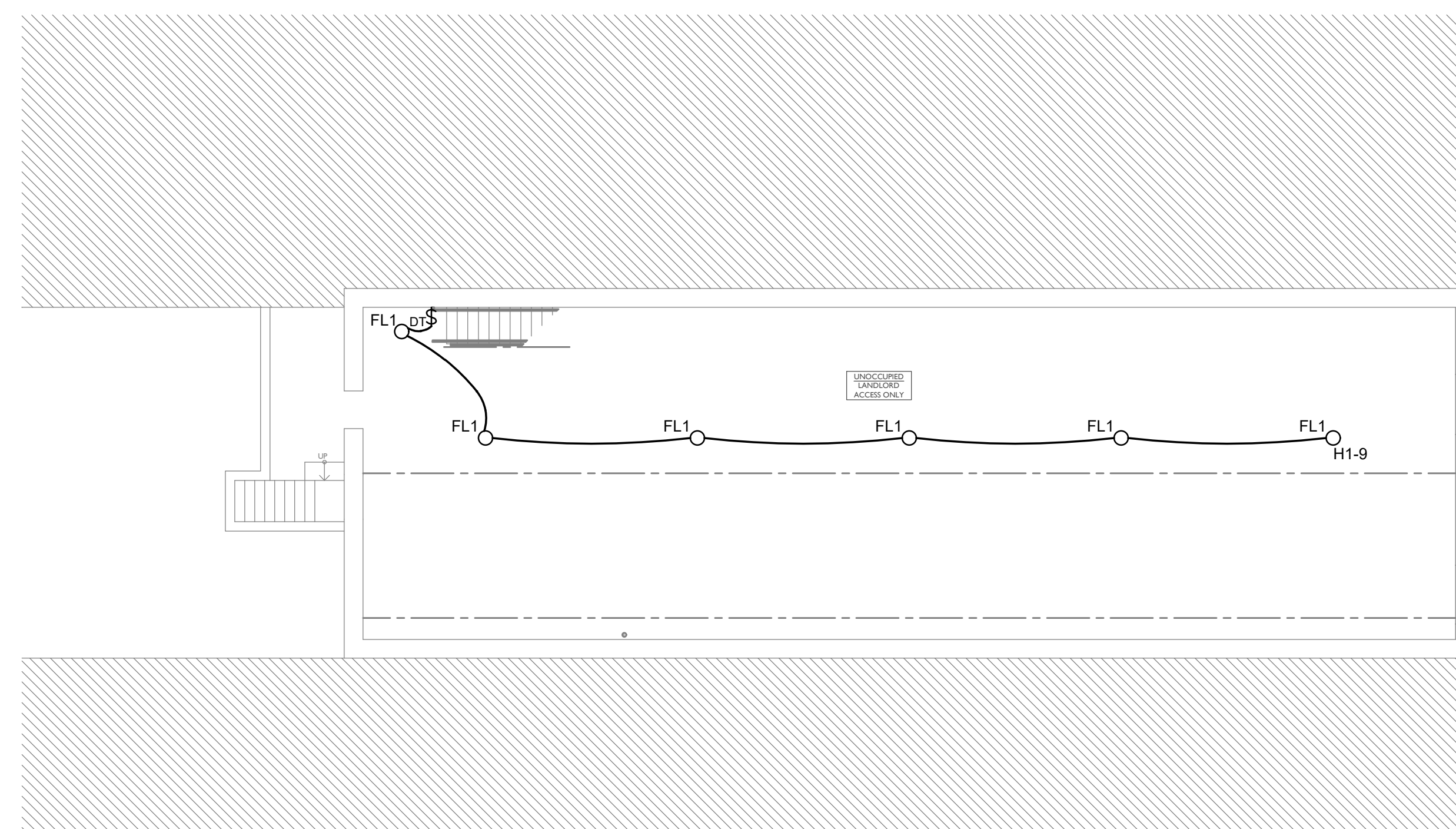
PROPOSED PROJECT:
 RENOVATION FOR
111 W. MAIN
 VAN WERT, OH 45891
 VAN WERT DEVELOPMENT, PHASE II

21001
EI.03

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LIGHT FIXTURE SCHEDULE					
CALLOUT	SYMBOL	LAMP	DESCRIPTION	MODEL	INPUT WATTS
EL		(2) 1W LED	EMERGENCY WALL PACK	LITHONIA CONTRACTOR SELECT EU2C	2
EL1		(1) 120W LED	EXTERIOR ARCHITECTURAL LIGHT FIXTURE	KICHLER - CYLINDER 15" 2 LIGHT WALL LIGHT BRONZE 9246AZ	120
ESL		(2) 4.3W LED	EXIT/EMERGENCY COMBO-PROVIDE REMOTE CAPABILITY AS REQUIRED	LITHONIA -LHQM LED WHITE HO SD	4.3
F1		(1) 16W INTEGRATED	CEILING FAN/LIGHT 52"	MINKA AIRE - DYNO INTERIOR FAN F1000-WH	16
FL1		(1) 28W LED	ROUND LED SURFACE MOUNT (W/ INTEGRAL OCCUPANCY SENSOR)	NUVO - 26 WATT 3000K 15" ROUND FLUSH MOUNT LED FIXTURE, #62-1191	26
P1		(6) 60W LED	PENDANT - RESIDENTIAL LOBBY	WEST ELM - HAYES 6 LIGHT CHANDELIER	60
P3		(1) 30W LED	PENDANT - RESIDENTIAL OVER COUNTERS	ACCESS - 63964LEDD-MBL/ACR FLOAT 48 INCH MATTE BLACK PENDANT CEILING LIGHT	30
RH1		(2) LED	REMOTE HEAD - POWERED FROM LOCAL EXIT SIGN BATTERY	LITHONIA ELA B T QWP L0309	
SM1		(1) 9.5W LED	5" LED - LOW PROFILE DISK	PHILLIPS - LIGHTOLIER SLIMSURFACE LED DOWNLIGHT	9.5
SM2		(1) 9.5W LED	5" SURFACE AREA LIGHT	PHILLIPS - LIGHTOLIER SLIMSURFACE LED DOWNLIGHT	9.5
SM3		(1) 9.5W LED	5" SURFACE LED DISK	PHILLIPS - LIGHTOLIER SLIMSURFACE LED DOWNLIGHT	9.5
TL1		(1) 15W LED	4' FOOT TRACK SECTION	WAC LIGHTING AC LED TRACK LUMINAIRE H/L/J-LED202	15
UC		(1) 15W LED	UNDER CABINET LIGHT	WAC - UNDERCABINET TASK LUMINAIRE	15
V1		(1) 24W LED	VANITY LIGHT	TECH LIGHTING - LYNK 24 BATH ANTIQUE BRONZE	24
V2		(1) 20W LED	VANITY LIGHT	FMVCSL-24in-MV0it-30K-90CRI-BZ	20

NL = EGRESS ILLUMINATION



SCOPE OF WORK

PROJECT CONSISTS OF THE COMPLETE RENOVATION OF AN EXISTING HISTORIC BUILDING. NEW POWER AND LIGHTING TO BE INSTALLED FOR 1ST FLOOR COMMERCIAL TENANT, AND APT. UNITS ON THE FLOORS ABOVE. SEE DETAILS SHEETS FOR MORE INFORMATION.

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GENERAL NOTES-LIGHTING

A. REFER TO ARCHITECT'S PLANS AND ELEVATIONS FOR DIMENSIONED LOCATIONS OF LIGHT FIXTURES.
 B. PROVIDE HOLD-ON-TYPE BREAKERS FOR EGRESS/EMERGENCY LIGHTING CIRCUITS. WIRE ALL EGRESS/EMERGENCY FIXTURES AHEAD OF ANY LOCAL SWITCHING.
 C. LIGHT FIXTURES CONTROLLED BY SWITCH IN SAME ROOM UNLESS OTHERWISE NOTED.
 D. WHERE DIMMERS AND/OR DIMMING SYSTEMS ARE REQUIRED, CONTRACTOR TO FURNISH DIMMERS THAT ARE COMPATIBLE WITH FIXTURE SOURCE AND RATED FOR THE WATTAGE OF THE DIMMING ZONE. PROVIDE ADDITIONAL DIMMERS AS REQUIRED TO MEET ZONE LOAD REQUIREMENTS.

INTERIOR EXPOSED CONDUIT NOTE

ALL INTERIOR EXPOSED CONDUIT ON HISTORIC MASONRY WALLS TO BE INSTALLED IN A SINGLE HORIZONTAL RUN 18" A.F.F. UNLESS NOTED OTHERWISE IN THE SHPO PART 2 NARRATIVES. IF HEIGHT CONFLICTS WITH HISTORIC ELEMENTS SUCH AS WINDOWS OR TRIM, CONTACT ARCHITECT BEFORE INSTALLING.

KEYED SHEET NOTES

1. EXTERIOR LIGHTING CONTROLLED BY PHOTOCELL DEVICE. MOUNT DEVICE TOWARDS UNOBSTRUCTED SKY, AND AWAY FROM ADJACENT LIGHTING.
 2. PROVIDE HARD-WIRED SMOKE DETECTORS WITH BATTERY BACK-UP AS REQUIRED.
 3. MECHANICAL EQUIPMENT PROVIDED BY THE MECHANICAL CONTRACTOR. WIRING BY THE ELECTRICAL CONTRACTOR. VERIFY LOCATION AND REQUIREMENTS WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.

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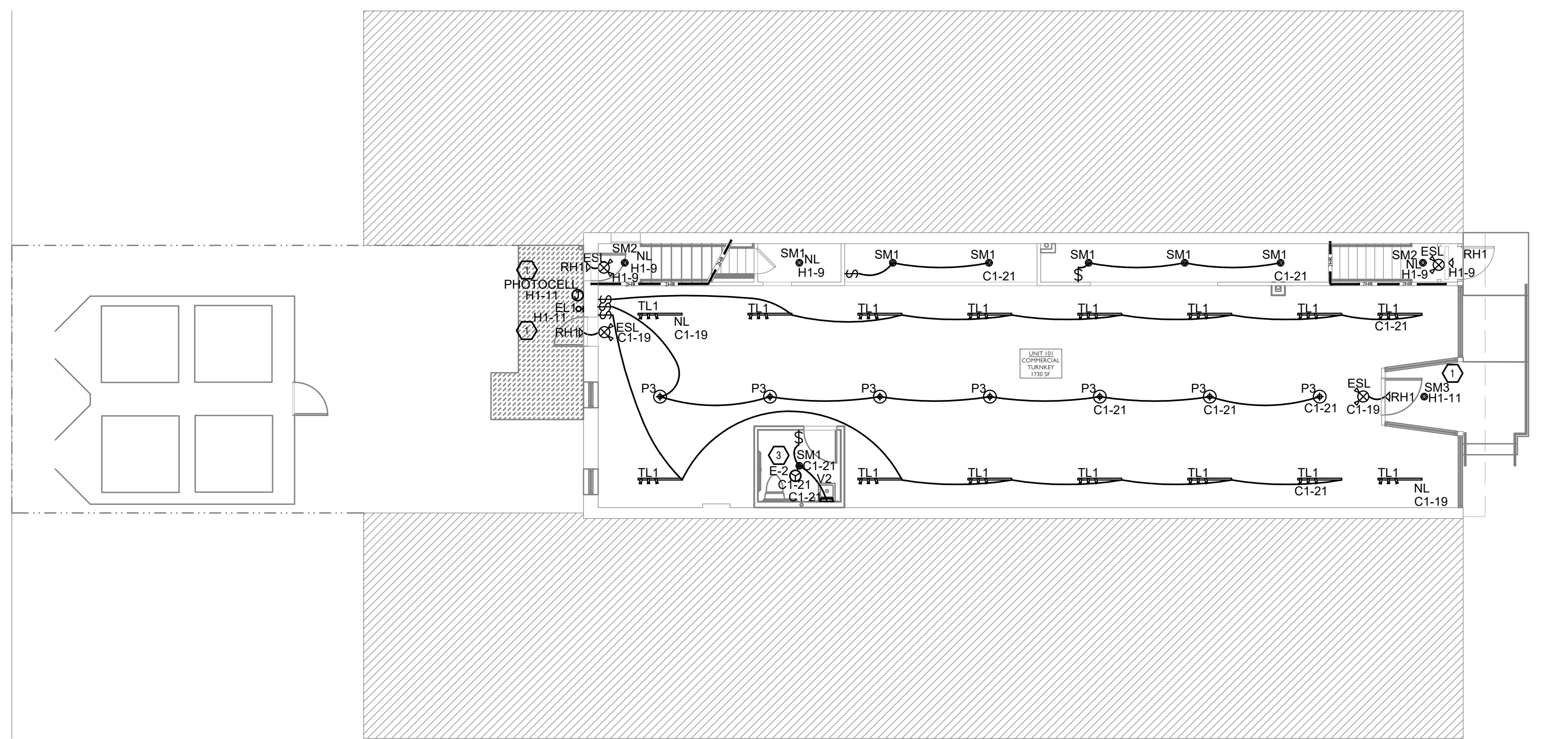
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LIGHT FIXTURE SCHEDULE					
CALLOUT	SYMBOL	LAMP	DESCRIPTION	MODEL	INPUT WATTS
EL	⌚	(2) 1W LED	EMERGENCY WALL PACK	LITHONIA CONTRACTOR SELECT EU2C	2
EL1	⊖	(1) 120W LED	EXTERIOR ARCHITECTURAL LIGHT FIXTURE	KICHLER - CYLINDER 15" 2 LIGHT WALL LIGHT BRONZE 9246AZ	120
ESL	⊗	(2) 4.3W LED	EXIT/EMERGENCY COMBO-PROVIDE REMOTE CAPABILITY AS REQUIRED	LITHONIA - LHQM LED WHITE HO SD	4.3
F1	⊗	(1) 16W INTEGRATED	CEILING FAN/LIGHT 52"	MINKA AIRE - DYNO INTERIOR FAN F1000-WH	16
FL1	○	(1) 26W LED	ROUND LED SURFACE MOUNT (W/ INTEGRAL OCCUPANCY SENSOR)	NUVO - 26 WATT 3000K 15" ROUND FLUSH MOUNT LED FIXTURE, #62-1191	26
P1	+	(6) 60W LED	PENDANT - RESIDENTIAL LOBBY	WEST ELM - HAYES 6 LIGHT CHANDELIER	60
P3	⊕	(1) 30W LED	PENDANT - RESIDENTIAL OVER COUNTERS	ACCESS - 63964LEDD-MBL/ACR FLOAT 48 INCH MATTE BLACK PENDANT CEILING LIGHT	30
RH1	◁	(2) LED	REMOTE HEAD - POWERED FROM LOCAL EXIT SIGN BATTERY	LITHONIA ELA B T QWP L0309	
SM1	•	(1) 9.5W LED	5" LED - LOW PROFILE DISK	PHILLIPS - LIGHTOLIER SLIMSURFACE LED DOWNLIGHT	9.5
SM2	•	(1) 9.5W LED	5" SURFACE AREA LIGHT	PHILLIPS - LIGHTOLIER SLIMSURFACE LED DOWNLIGHT	9.5
SM3	•	(1) 9.5W LED	5" SURFACE LED DISK	PHILLIPS - LIGHTOLIER SLIMSURFACE LED DOWNLIGHT	9.5
TL1	— —	(1) 15W LED	4' FOOT TRACK SECTION	WAC LIGHTING AC LED TRACK LUMINAIRE HL/J-LED202	15
UC	- - - -	(1) 15W LED	UNDER CABINET LIGHT	WAC - UNDERCABINET TASK LUMINAIRE	15
V1	▭	(1) 24W LED	VANITY LIGHT	TECH LIGHTING - LYNK 24 BATH ANTIQUE BRONZE	24
V2	▭	(1) 20W LED	VANITY LIGHT	FMVCSL-24in-MVolt-30K-90CRI-BZ	20

NL = EGRESS ILLUMINATION



SCOPE OF WORK

PROJECT CONSISTS OF THE COMPLETE RENOVATION OF AN EXISTING HISTORIC BUILDING. NEW POWER AND LIGHTING TO BE INSTALLED FOR 1ST FLOOR COMMERCIAL TENANT, AND APT. UNITS ON THE FLOORS ABOVE. SEE DETAILS SHEETS FOR MORE INFORMATION.

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A. EBS DRAWINGS INDICATE DESIGN INTENT AND REQUIRED OUTCOMES. IF CONDITIONS ARISE IN THE FIELD THAT REQUIRE DEVIATIONS FROM THE DRAWINGS IT IS ASSUMED THAT THE CONTRACTOR WILL DETERMINE THE APPROPRIATE DEVIATION WITH APPROVAL FROM THE OWNER. EBS IS AVAILABLE TO ASSIST WHEN REQUIRED IF ISSUES ARISE.

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A. REFER TO ARCHITECT'S PLANS AND ELEVATIONS FOR DIMENSIONED LOCATIONS OF LIGHT FIXTURES.

B. PROVIDE HOLD-ON-TYPE BREAKERS FOR EGRESS/EMERGENCY LIGHTING CIRCUITS. WIRE ALL EGRESS/EMERGENCY FIXTURES AHEAD OF ANY LOCAL SWITCHING.

C. LIGHT FIXTURES CONTROLLED BY SWITCH IN SAME ROOM UNLESS OTHERWISE NOTED.

D. WHERE DIMMERS AND/OR DIMMING SYSTEMS ARE REQUIRED, CONTRACTOR TO FURNISH DIMMERS THAT ARE COMPATIBLE WITH FIXTURE SOURCE AND RATED FOR THE WATTAGE OF THE DIMMING ZONE. PROVIDE ADDITIONAL DIMMERS AS REQUIRED TO MEET ZONE LOAD REQUIREMENTS.

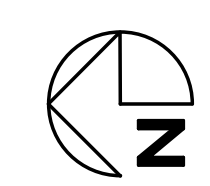
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KEYED SHEET NOTES

- EXTERIOR LIGHTING CONTROLLED BY PHOTOCELL DEVICE. MOUNT DEVICE TOWARDS UNOBSTRUCTED SKY, AND AWAY FROM ADJACENT LIGHTING.
- PROVIDE HARD-WIRED SMOKE DETECTORS WITH BATTERY BACK-UP AS REQUIRED.
- MECHANICAL EQUIPMENT PROVIDED BY THE MECHANICAL CONTRACTOR. WIRING BY THE ELECTRICAL CONTRACTOR. VERIFY LOCATION AND REQUIREMENTS WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.

SCALE: 1/8" = 1'-0" ELECTRICAL LIGHTING PLAN - FIRST FLOOR



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Progress Dates
05/16/2023 - BID / PERMIT

Revisions

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Drawn by: DJD

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PROPOSED PROJECT:
RENOVATION FOR III W. MAIN
 VAN WERT, OH 45891
 VAN WERT DEVELOPMENT, PHASE II

21001

E2.01

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V2	⊙	(1) 20W LED	VANITY LIGHT	FMVCSL-24in-MV0it-30K-90CRI-BZ	20

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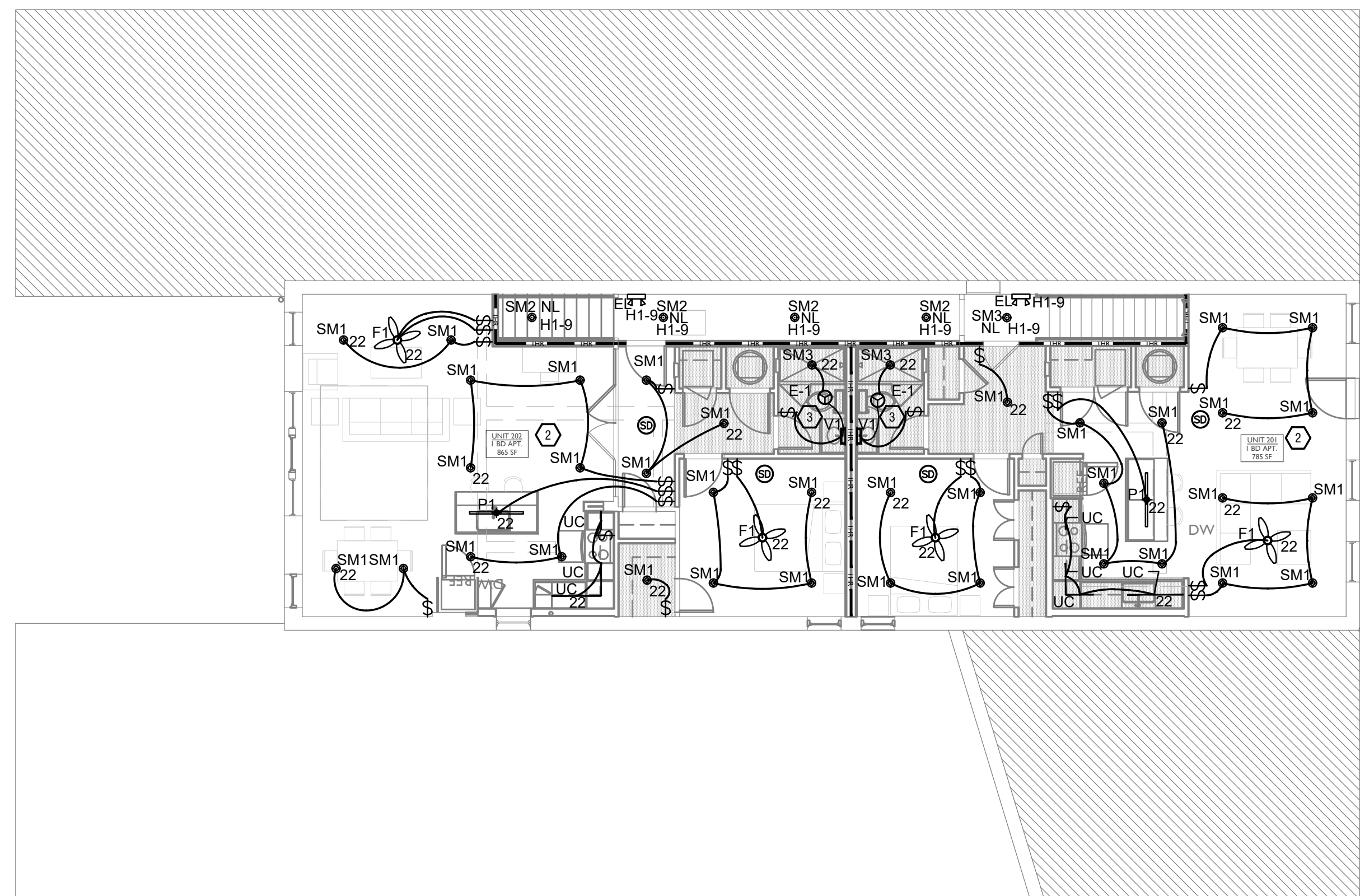
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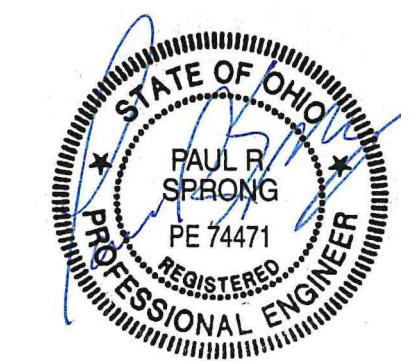
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Revisions

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PROPOSED PROJECT:
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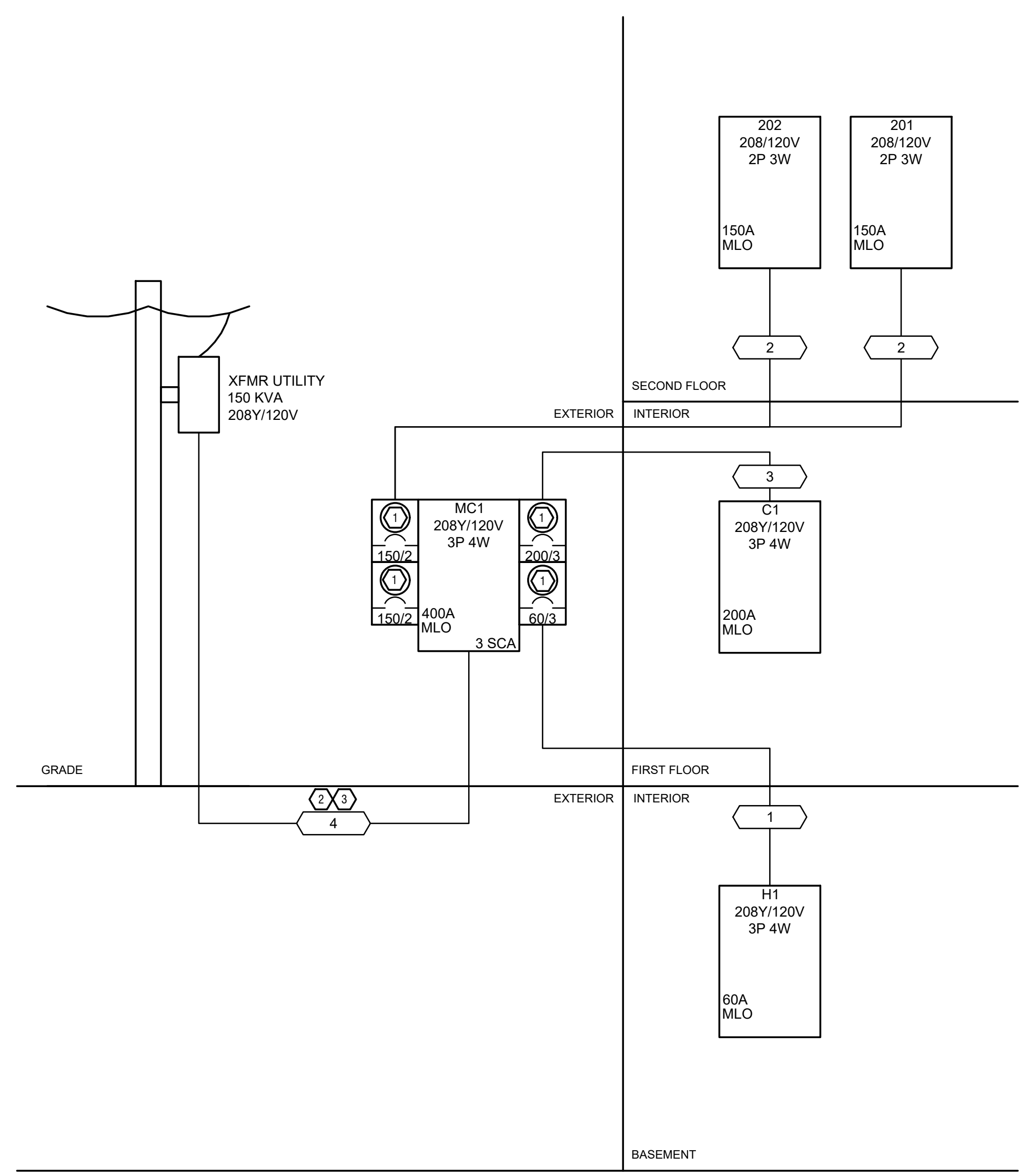
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ELECTRICAL LEGEND		*SEE LIGHT FIXTURE SCHEDULE FOR FIXTURE TYPES.	
\$	SINGLE POLE LIGHT SWITCH	L5-20R	LOCKING 125V/20 AMP - RECEPTACLE
\$3	THREE WAY LIGHT SWITCH	L6-20R	LOCKING 250V/20 AMP (1-PHASE) - RECEPTACLE
\$4	FOUR WAY LIGHT SWITCH	L5-30R	LOCKING 125V/30 AMP - RECEPTACLE
\$D	DIMMER SWITCH	L6-30R	LOCKING 250V/20 AMP (1-PHASE) - RECEPTACLE
\$FS	FAN SPEED CONTROL		FURNITURE POWER POLE - RECEPTACLE
\$OT	OCC SENSOR - CEILING - DUAL TECHNOLOGY	RFF	FURNITURE RECESSED FLOOR FEED
\$PIR	OCC SENSOR - CEILING - PASSIVE INFRARED	WFF	FURNITURE WALL FEED
\$DT	OCC SENSOR - WALL - DUAL TECHNOLOGY		RECESSED FLOOR BOX - MULTI-SERVICE (POWER/DATA)
\$PIR	OCC SENSOR - WALL - PASSIVE INFRARED		RECESSED FLOOR BOX - MULTI-SERVICE WAV
	OCC SENSOR POWER PACK		RECESSED MULTI-SERVICE POKE THRU
	OCC SENSOR POWER PACK - 2 CKT		SPECIAL CONNECTION
	DUPLEX RECEPTACLE		SIMPLEX RECEPTACLE
USB	DUPLEX RECEPTACLE W/USB JACKS		EQUIPMENT CONNECTION
	COUNTER HEIGHT DUPLEX RECEPTACLE		MANUAL MOTOR STARTER
	QUAD RECEPTACLE		NON-FUSED DISCONNECT
	COUNTER HEIGHT QUAD RECEPTACLE		FUSED DISCONNECT
(CLNG)	CEILING (SHOW WINDOW) RECEPTACLE		FUSED DISCONNECT W/MAGNETIC MOTOR STARTER
GFCI	DUPLEX - GFCI RECEPTACLE	HNE	JUNCTION BOX
GFCI	COUNTER HEIGHT DUPLEX - GFCI RECEPTACLE		HOME NETWORK ENCLOSURE
	SPLIT-WIRED (SWITCHED) RECEPTACLE		SECURITY CAMERA
WP GFCI	WEATHER PROOF - GFCI RECEPTACLE		DATA LOCATION (RING & STRING, U.N.O.)
DW GFCI	DISHWASHER - GFCI RECEPTACLE		VOICE DROP - LOCATION
DISP	GARBAGE DISPOSAL		VOICE/DATA DROP - LOCATION
MW	MICROWAVE RECEPTACLE		CABLE TV (COAX) - LOCATION
FRIG	REFRIGERATOR RECEPTACLE		CARD READER
RANGE	RANGE - 208-240V/ 1-PHASE 50 AMP RECEPTACLE		DOOR RELEASE - ACCESS CONTROL
WASH GFCI	WASHER - GFCI RECEPTACLE		DOOR STRIKE - ACCESS CONTROL
DRYER	DRYER - 208-240V/ 1-PHASE 30 AMP RECEPTACLE		MAG-LOCK - ACCESS CONTROL
W/D	STACKED WASHER/DRYER - 208-240V/ 1-PHASE 30 AMP RECEPTACLE		POSITION SWITCH
	DUPLEX - MONUMENT FLOOR BOX		PROXY READER
	DUPLEX - RECESSED FLOOR BOX		REQUEST TO EXIT SWITCH
	PANELBOARD	WAP	WIRELESS INTERNET ACCESS POINT
	PANELBOARD W/ BUS (MCB OR MLO) - SINGLE LINE DIAGRAM		DOOR HOLD - FIRE ALARM
	TRANSFORMER - SINGLE LINE DIAGRAM		DUCT SMOKE DETECTOR
	TRANSFORMER W/ GROUND - SINGLE LINE DIAGRAM		FIRE ALARM BOOSTER PANEL
	PADMOUNT TRANSFORMER - SINGLE LINE DIAGRAM		FIRE ALARM CONTROL PANEL
	AUTOMATIC TRANSFER SWITCH (ATS) - SINGLE LINE DIAGRAM		FIRE ALARM REMOTE ANNUNCIATOR
	STANDBY/EMERGENCY GENERATOR - SINGLE LINE DIAGRAM		SPRINKLER FLOW SWITCH
	* METER BASE - SINGLE LINE DIAGRAM		HEAT DETECTOR - FIRE ALARM
	FUSED DISCONNECT - SINGLE LINE DIAGRAM		HORN - FIRE ALARM
	* CT CABINET - SINGLE LINE DIAGRAM		HORN/STROBE - FIRE ALARM
	* FINAL METER CONFIGURATION TBD/ APPROVED BY LOCAL UTILITY COMPANY PRIOR TO CONSTRUCTION.		POST INDICATOR VALVE - (PIV)
			PRE-ACTION PANEL
			PRESSURE SWITCH
			PULL STATION - FIRE ALARM
			SMOKE DAMPER
			SMOKE DETECTOR
			COMBINATION SMOKE/CO2 DETECTOR
			SPEAKER - FIRE ALARM
			SPEAKER/STROBE - FIRE ALARM
			STROBE - FIRE ALARM
ABBREVIATIONS:		EXAMPLES:	
#	Number	HP	Heat Pump
IS	Isolated Ground	HZ	Hertz
IG	Isolated Ground	IG	Isolated Ground
IMC	Intermediate Metal Conduit	IMC	Intermediate Metal Conduit
KCMIL	Thousand Circular Mils	LFMC	Liquid Tight Metal Conduit
KVA	Kilovolt-Amperes	LTG	Lighting
LFMC	Liquid Tight Metal Conduit	LRA	Locked Rotor Amperes
LTG	Lighting	MC	Metal Clad Cable
LRA	Locked Rotor Amperes	MCB	Main Circuit Breaker
MCC	Motor Control Center	MCC	Motor Control Center
MLO	Main Lug Only	MLO	Main Lug Only
NC	Normally Closed	NC	Normally Closed
NEC	National Electrical Code	NEC	National Electrical Code
NEMA	National Electrical Manufacturers Association	NEMA	National Electrical Manufacturers Association
NFPA	National Fire Protection Association	NFPA	National Fire Protection Association
NL	Night Lighting (Egress Illumination)	NL	Night Lighting (Egress Illumination)
NO	Normally Open	NO	Normally Open
NTS	Not To Scale	NTS	Not To Scale
P	Pole	P	Pole
PB	Push Button or Panic Button or Pull Box	PB	Push Button or Panic Button or Pull Box
PNL	Panel	PNL	Panel
PWR	Power	PWR	Power
QTY	Quantity	QTY	Quantity
REQ	Required	REQ	Required
RMC	Rigid Metal Conduit	RMC	Rigid Metal Conduit
RNC	Rigid Non-Metallic Conduit	RNC	Rigid Non-Metallic Conduit
RTU	Roof Top Unit	RTU	Roof Top Unit
ST	Shunt Trip	ST	Shunt Trip
SW	Switch	SW	Switch
TSTAT	Thermostat	TSTAT	Thermostat
TYP	Typical	TYP	Typical
UG	Underground	UG	Underground
UL	Underwriters Laboratory	UL	Underwriters Laboratory
UNO	Unless Noted Otherwise	UNO	Unless Noted Otherwise
V	Volt	V	Volt
VA	Volt-Amperes	VA	Volt-Amperes
W	Watt or Wire	W	Watt or Wire
WP	Weather Proof	WP	Weather Proof
XFMR	Transformer	XFMR	Transformer

LIGHT FIXTURE SCHEDULE					
CALLOUT	SYMBOL	LAMP	DESCRIPTION	MODEL	INPUT WATTS
EL		(2) 1W LED	EMERGENCY WALL PACK	LITHONIA CONTRACTOR SELECT EU2C	2
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RH1		(2) LED	REMOTE HEAD - POWERED FROM LOCAL EXIT SIGN BATTERY	LITHONIA ELA B T QWP L0309	
SM1		(1) 9.5W LED	5" LED - LOW PROFILE DISK	PHILLIPS - LIGHTOLIER SLIMSURFACE LED DOWNLIGHT	9.5
SM2		(1) 9.5W LED	5" SURFACE AREA LIGHT	PHILLIPS - LIGHTOLIER SLIMSURFACE LED DOWNLIGHT	9.5
SM3		(1) 9.5W LED	5" SURFACE LED DISK	PHILLIPS - LIGHTOLIER SLIMSURFACE LED DOWNLIGHT	9.5
TL1		(1) 15W LED	4' FOOT TRACK SECTION	WAC LIGHTING AC LED TRACK LUMINAIRE H/LJ-LED202	15
UC		(1) 15W LED	UNDER CABINET LIGHT	WAC - UNDERCABINET TASK LUMINAIRE	15
V1		(1) 24W LED	VANITY LIGHT	TECH LIGHTING - LYNK 24 BATH ANTIQUE BRONZE	24
V2		(1) 20W LED	VANITY LIGHT	FMVCSL-24in-MVolt-30K-90CRI-BZ	20

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**FAULT CURRENT PROVIDED BY UTILITY COMPANY (AEP)
COORDINATE AVAILABLE FAULT CURRENT PRIOR TO PURCHASING EQUIPMENT**



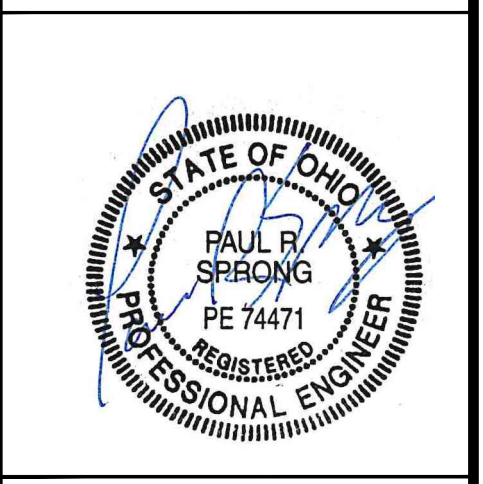
FEEDER SCHEDULE	
ID	CONDUIT AND FEEDER
1	1" 1/2" C, 2#3/0 AL, #3/0 AL, N, #4 AL, G
2	1-1/2" C, 2#3/0 AL, #3/0 AL, N, #4 AL, G
3	2-1/2" C, 3#250kcmil AL, #250kcmil AL, N, #4 AL, G
4	(2) 1-1/2" C, 3#250kcmil AL, #250kcmil AL, N, #1/0 AL, G

SIZING METHOD: COMPACT AL 75°C 100A AND ABOVE, CU 75°C BELOW 100A

- GENERAL NOTES-SINGLE LINE DIAGRAM**
- ALL BREAKERS SHALL BE RATED TO WITHSTAND THE AVAILABLE FAULT CURRENT AT THEIR LOCATION. WHERE SERIES-RATED COMBINATIONS ARE USED IN ACCORDANCE WITH NEC 240.86 (B) AND (C) THE CONTRACTOR AND/OR HIS EQUIPMENT SUPPLIER MUST PROVIDE APPROPRIATE DOCUMENTATION AND LABELING.
 - WHERE BREAKERS WITH ADJUSTABLE SETTINGS ARE FURNISHED TO THE PROJECT, THE MANUFACTURER'S REP SHALL IDENTIFY AND PROVIDE THE APPROPRIATE SETTINGS TO THE ELECTRICAL CONTRACTOR FOR HIS USE IN INSTALLATION.
 - PANEL SCHEDULES INDICATE BREAKER SIZE ONLY. PROVIDE AFCI/GFCI PROTECTION AS REQUIRED BY NEC. COORDINATE FINAL BREAKER SIZES/TYPES FOR ITEMS FURNISHED BY OTHERS WITH SHOP DRAWINGS OR PRODUCT INFORMATION FOR ACTUAL EQUIPMENT BEING CONNECTED.
 - ELECTRICAL CONTRACTOR SHALL NOT ORDER OR PURCHASE ANY MATERIALS OR EQUIPMENT UNTIL PERMIT DRAWINGS HAVE BEEN APPROVED BY AHJ.
 - CONTRACTOR TO PROVIDE GROUNDING AND BONDING AS REQUIRED FOR ELECTRICAL SYSTEMS. GROUNDING AND BONDING IS CONSIDERED MEANS AND METHODS OF CONSTRUCTION, AND SHOULD BE COMPLETED BY THE ELECTRICAL CONTRACTOR IN ACCORDANCE WITH NEC 250. GAS PIPING SYSTEMS MUST BE BONDED PER UTILITY PROVIDER'S INSTALLATION GUIDELINES WHERE REQUIRED.

- KEYED SHEET NOTES**
- PROVIDE PERMANENT LABELING FOR SERVICE DISCONNECTS AS REQUIRED BY NEC ART. 110. SEE BREAKDOWN FOR NUMBERING OF SERVICE DISCONNECTS.
 - IN UNDERGROUND FEED TO UTILITY TRANSFORMER PLATFORM, EC TO PROVIDE SPARE EMPTY CONDUIT (SAME SIZE AS FEEDER) WITH PULL STRING FOR FUTURE USE.
 - EC TO INSTALL ALL UNDERGROUND CONDUITS AS SHOWN AND AS INSTRUCTED BY AEP ELECTRICAL UTILITY. SEE FIRST FLOOR POWER PLAN FOR METERING/SERVICE DISCONNECT LOCATIONS.

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Progress Dates
05/16/2023 - BID / PERMIT

Revisions

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PR-09740
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 MEP Consulting Services, Inc. in OH
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PROPOSED PROJECT:
RENOVATION FOR III W. MAIN
 VAN WERT, OH 45891
 VAN WERT DEVELOPMENT, PHASE II

Z:\Project_Directories\9700-9789\9740- Von Wert, OH- Phase II-Construction Documents\111 W Wert\9740-E3-01-ELECTRICAL-DETAILS.dwg-ERS. Plot Date/Time: May 16, 2023-9:23am - Br: dave.donnerleber
 THESE DRAWINGS AND SPECIFICATIONS ARE NOT AUTHORIZED TO BE USED AS CONTRACT DOCUMENTS. THESE DRAWINGS HAVE BEEN PREPARED TO DEMONSTRATE COMPLIANCE WITH APPLICABLE CODES, AND ARE INTENDED TO PROVIDE THE AUTHORITIES HAVING JURISDICTION WITH INFORMATION TO DETERMINE CODE COMPLIANCE. THE INSTALLING CONTRACTOR IS RESPONSIBLE TO ENSURE THAT MEANS, METHODS, AND MATERIALS USED IN CONSTRUCTION ARE INSTALLED IN ACCORDANCE WITH ANY CONTRACTUAL AGREEMENT THAT MAY EXIST WITH AN OWNER, CONSTRUCTION MANAGER, GENERAL CONTRACTOR, ETC.

MC1				VOLTS 208Y/120V 3P 4W			AIC T.B.D.		
ROOM MOUNTING FLUSH				BUS AMPS 200			MAIN BKR MLO		
FED FROM UTILITY				NEUTRAL 100%			LUGS STANDARD		
NOTE									
CKT #	BREAKER TRIP/POLES	CIRCUIT DESCRIPTION	LOAD KVA			FEEDER RACEWAY AND CONDUCTORS			
			A	B	C				
1	200/3	PANEL C1	16.6	14.8	21.4	2-1/2"C,3#250kcmil AL,N,#4 AL G			
2	60/3	PANEL H1	1.99	2.54	1.78	1"C,3#6 CU,N,#10 CU G			
3	150/2	PANEL 202	22.3		25.4	1-1/2"C,2#3/0 AL,N,#4 AL G			
4	150/2	PANEL 201	24.1	23.8		1-1/2"C,2#3/0 AL,N,#4 AL G			
TOTAL CONNECTED KVA BY PHASE			65.1	41.1	48.6				
OPTIONAL MULTIFAMILY DWELLING CALCULATION (NEC 220.84)									
DWELLING UNIT LOADS									
LIGHTING AND RECEPTACLES		5.4	1,801 SF	CONNECTED LOAD		94.5			
SMALL-APPLIANCE		6	(3 VA/SF)	DWELLING UNITS		2			
LAUNDRY		3		DEMAND FACTOR		(NEC 220.85)			
APPLIANCES		31.4		CALCULATED LOAD		63.8			
ELECTRIC COOKING		24							
HEATING		24.7	(100%)						
COOLING		4.91	(0%)						
HOUSE LOADS									
LIGHTING		0.895	1.12	(125%)	RECEPTACLES	4.5	4.5	(50%>10)	
LARGEST MOTOR		4.16	1.04	(25%)	CONTINUOUS	1.5	1.88	(125%)	
MOTORS		3.04	3.04	(100%)	HEATING	49.1	49.1	(100%)	
					COOLING	8.32	0	(0%)	
TOTAL HOUSE LOAD						60.7			
TOTAL LOAD									
TOTAL DWELLING UNIT LOAD		63.8		TOTAL LOAD		124			
TOTAL HOUSE LOAD		60.7		BALANCED 3-PHASE LOAD		346 A			

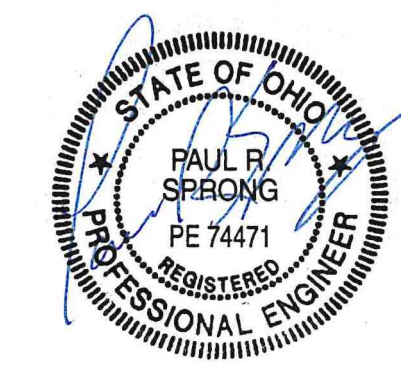
C1				VOLTS 208Y/120V 3P 4W			AIC T.B.D.		
ROOM MOUNTING FLUSH				BUS AMPS 200			MAIN BKR MLO		
FED FROM MC1				NEUTRAL 100%			LUGS STANDARD		
NOTE									
CKT #	CKT BKR	LOAD KVA	CIRCUIT DESCRIPTION	CKT #	CKT BKR	LOAD KVA	CIRCUIT DESCRIPTION		
								1	20/1
3	20/1	0.18	RECEPTACLE	b 4					
5	20/1	0.54	RECEPTACLE	c 6	30/2	4.16	HP-R-3		
7	20/1	0.54	RECEPTACLE	d 8					
9	20/1	0.72	RECEPTACLE	b 10	25/2	4.72	AHU-R-3		
11	30/2	5	DH-1	c 12					
13				a 14	25/2	4.72	AHU-R-3		
15	15/1	0.96	(DE-1) DEHUMIDIFIER	b 16					
17	20/1	1.5	EDWH1	c 18	60/2	11.2	AHU-R-3		
19	20/1	0.039	EXIT/EM LIGHTING	d 20					
21	20/1	0.494	E-2, LIGHTING	b 22	60/2	11.2	AHU-R-3		
23	20/1	1.2	SIGN	c 24					
25	20/1	0	SPACE	a 26	20/1	0	SPACE		
27	20/1	0	SPACE	b 28	20/1	0	SPACE		
29	20/1	0	SPACE	c 30	20/1	0	SPACE		
31	20/1	0	SPACE	a 32	20/1	0	SPACE		
33	20/1	0	SPACE	b 34	20/1	0	SPACE		
35	20/1	0	SPACE	c 36	20/1	0	SPACE		
37	20/1	0	SPACE	d 38	20/1	0	SPACE		
39	20/1	0	SPACE	b 40	20/1	0	SPACE		
41	20/1	0	SPACE	c 42	20/1	0	SPACE		
LIGHTING		0.521	0.651	(125%)	RECEPTACLES	3.42	3.42	(50%>10)	
LARGEST MOTOR		4.16	1.04	(25%)	CONTINUOUS	1.5	1.88	(125%)	
MOTORS		2.17	2.17	(100%)	HEATING	45.1	45.1	(100%)	
					COOLING	8.32	0	(0%)	
TOTAL LOAD						54.3			
BALANCED 3-PHASE LOAD						151 A			
						PHASE A	95.5%		
						PHASE B	83.9%		
						PHASE C	121%		

H1				VOLTS 208Y/120V 3P 4W			AIC T.B.D.		
ROOM MOUNTING FLUSH				BUS AMPS 60			MAIN BKR MLO		
FED FROM MC1				NEUTRAL 100%			LUGS STANDARD		
NOTE									
CKT #	CKT BKR	LOAD KVA	CIRCUIT DESCRIPTION	CKT #	CKT BKR	LOAD KVA	CIRCUIT DESCRIPTION		
								1	20/1
3	20/1	0.36	RECEPTACLE	b 4					
5	20/2	2	H-1	c 6	20/1	0.864	(ESE1) ELECTRIC SEWAGE PUMP		
7				a 8	20/1	0.36	DATA/LOW-VOLTAGE DEMARC RECEPTACLE		
9	20/1	0.245	EXIT/EM LIGHTING	b 10	20/1	0.18	IRRIGATION CONTROL RECEPTACLE		
11	20/1	0.13	LIGHTING	c 12	20/1	0	SPACE		
13	20/1	0	SPACE	d 14	20/1	0	SPACE		
15	20/1	0	SPACE	b 16	20/1	0	SPACE		
17	20/1	0	SPACE	c 18	20/1	0	SPACE		
19	20/1	0	SPACE	d 20	20/1	0	SPACE		
21	20/1	0	SPACE	b 22	20/1	0	SPACE		
23	20/1	0	SPACE	c 24	20/1	0	SPACE		
LIGHTING		0.374	0.468	(125%)	MOTORS	0.864	0.864	(100%)	
LARGEST MOTOR		0.864	0.216	(25%)	RECEPTACLES	1.08	1.08	(50%>10)	
					HEATING	4	4	(100%)	
TOTAL LOAD						6.63			
BALANCED 3-PHASE LOAD						18.4 A			
						PHASE A	117%		
						PHASE B	86.7%		
						PHASE C	95.9%		

202				VOLTS 208/120V 2P 3W			AIC T.B.D.		
ROOM MOUNTING FLUSH				BUS AMPS 150			MAIN BKR MLO		
FED FROM MC1				NEUTRAL 100%			LUGS STANDARD		
NOTE									
CKT #	CKT BKR	LOAD KVA	CIRCUIT DESCRIPTION	CKT #	CKT BKR	LOAD KVA	CIRCUIT DESCRIPTION		
								1	15/1
3	15/1	1.44	RECEPTACLE	b 4	20/1	1.5	SMALL APPLIANCE		
5	20/1	0.18	BATH	a 6	20/1	1.18	DISP.		
7	20/1	0	SPACE	b 8	20/1	1.2	DISHWASHER		
9	20/1	1.5	LAUNDRY	a 10	20/1	1.8	MICROWAVE		
11	30/2	5	DRYER	b 12	50/2	12	RANGE		
13				a 14					
15	60/2	9.9	AHU-A-1.5	b 16	20/1	0.5	FRIG.		
17				a 18	40/2	6	EDWH2		
19	20/2	2.45	HP-A-1.5	b 20					
21				a 22	20/1	0.349	E-1, LIGHTING		
23	20/1	0	SPACE	b 24	20/1	0	SPACE		
25	20/1	0	SPACE	a 26	20/1	0	SPACE		
27	20/1	0	SPACE	b 28	20/1	0	SPACE		
29	20/1	0	SPACE	a 30	20/1	0	SPACE		
OPTIONAL DWELLING UNIT CALCULATION (NEC 220.82)									
LIGHTING AND RECEPTACLES		2.79	930 SF	GENERAL LOAD		10	10	(100%)	
SMALL-APPLIANCE		3	(3 VA/SF)	UP TO 10 KVA		10	10	(100%)	
LAUNDRY		1.5		OVER 10 KVA		25	9.99	(40%)	
APPLIANCES		15.7		MAX HEATING OR COOLING			8.89	(220.82(C)(3))	
ELECTRIC COOKING		12		TOTAL LOAD			28.9		
TOTAL GENERAL LOAD		35		BALANCED LOAD			139 A		
							PHASE A	106%	
							PHASE B	94.5%	

201				VOLTS 208/120V 2P 3W			AIC T.B.D.		
ROOM MOUNTING FLUSH				BUS AMPS 150			MAIN BKR MLO		
FED FROM MC1				NEUTRAL 100%			LUGS STANDARD		
NOTE									
CKT #	CKT BKR	LOAD KVA	CIRCUIT DESCRIPTION	CKT #	CKT BKR	LOAD KVA	CIRCUIT DESCRIPTION		
								1	15/1
3	15/1	1.44	RECEPTACLE	b 4	20/1	1.5	SMALL APPLIANCE		
5	20/1	0.18	BATH	a 6	20/1	1.18	DISP.		
7	20/1	1.5	LAUNDRY	b 8	20/1	1.2	DISHWASHER		
9	30/2	5	DRYER	a 10	20/1	1.8	MICROWAVE		
11				b 12	50/2	12	RANGE		
13				a 14					
15	60/2	9.9	AHU-A-1.5	b 16	20/1	0.5	FRIG.		
17				a 18	40/2	6	EDWH2		
19	20/2	2.45	HP-A-1.5	b 20					
21				a 22	20/1	0.364	E-1, LIGHTING		
23	20/1	0	SPACE	b 24	20/1	0	SPACE		
25	20/1	0	SPACE	a 26	20/1	0	SPACE		
27	20/1	0	SPACE	b 28	20/1	0	SPACE		
29	20/1	0	SPACE	a 30	20/1	0	SPACE		
OPTIONAL DWELLING UNIT CALCULATION (NEC 220.82)									
LIGHTING AND RECEPTACLES		2.62	872 SF	GENERAL LOAD		10	10	(100%)	
SMALL-APPLIANCE		3	(3 VA/SF)	UP TO 10 KVA		10	10	(100%)	
LAUNDRY		1.5		OVER 10 KVA		24.8	9.92	(40%)	
APPLIANCES		15.7		MAX HEATING OR COOLING			8.89	(220.82(C)(3))	
ELECTRIC COOKING		12		TOTAL LOAD			28.8		
TOTAL GENERAL LOAD		34.8		BALANCED LOAD			138 A		
							PHASE A	101%	
							PHASE B	99.4%	

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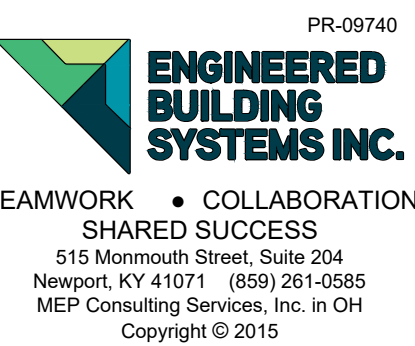


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PROPOSED PROJECT:
 RENOVATION FOR
III W. MAIN
 VAN WERT, OH 45891
 VAN WERT DEVELOPMENT, PHASE II

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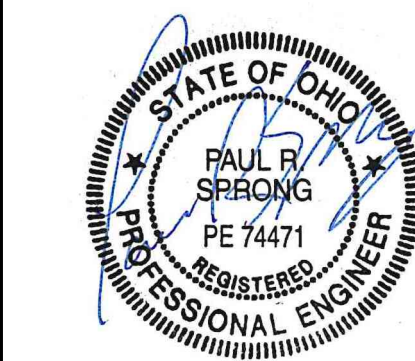
ELECTRICAL SPECIFICATIONS

1. GENERAL DEMOLITION
 - a. REFER TO ARCHITECTURAL DRAWINGS, GENERAL NOTES, INSTRUCTIONS TO BIDDERS, GENERAL CONDITIONS, SUPPLEMENTARY GENERAL CONDITIONS, BASE BUILDING SPECIFICATIONS AND DRAWINGS, SHOP DRAWING MANUALS AND AS-BUILT PLANS, EXCEPT AS NOTED HEREIN, WHICH APPLY IN ALL RESPECTS TO THIS SECTION. THE CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS PRIOR TO BIDDING THE WORK
2. USE OF DRAWINGS AND SPECIFICATIONS
 - a. EBS DRAWINGS AND SPECIFICATIONS ARE INTENDED TO CONVEY DESIGN INTENT ONLY. ALL MEANS AND METHODS SEQUENCES, TECHNIQUES, AND PROCEDURES OF CONSTRUCTION AS WELL AS ANY ASSOCIATED SAFETY PRECAUTIONS AND PROGRAMS, AND ALL INCIDENTAL AND TEMPORARY DEVICES REQUIRED TO CONSTRUCT THE PROJECT, AND TO PROVIDE A COMPLETE AND FULLY OPERATIONAL ELECTRICAL SYSTEM ARE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
3. STANDARDS
 - a. MATERIALS EQUIPMENT AND MATERIALS SHALL CONFORM WITH APPROPRIATE PROVISIONS OF NEC, ASTM, UL, ETL, NEMA, ANSI, AS APPLICABLE TO EACH INDIVIDUAL UNIT OR ASSEMBLY.
4. CODES
 - a. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES. IN CASE OF CONFLICT BETWEEN THE DRAWINGS/SPECIFICATIONS AND THE CODES AND ORDINANCES, THE HIGHEST STANDARD SHALL APPLY. THE ELECTRICAL CONTRACTOR SHALL SATISFY CODE REQUIREMENTS AS A MINIMUM STANDARD WITHOUT ANY EXTRA COST TO OWNER.
5. PERMITS AND FEES
 - a. THE ELECTRICAL CONTRACTOR SHALL PROCURE AND PAY FOR ALL PERMITS, FEES AND INSPECTIONS NECESSARY TO COMPLETE THE ELECTRICAL WORK.
6. WARRANTY
 - a. THE ELECTRICAL CONTRACTOR SHALL UNCONDITIONALLY WARRANT ALL WORK TO BE FREE OF DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE, AND WILL REPAIR OR REPLACE ANY DEFECTIVE WORK PROMPTLY AND WITHOUT CHARGE AND RESTORE ANY OTHER EXISTING WORK DAMAGED IN THE COURSE OF REPAIRING DEFECTIVE MATERIALS AND WORKMANSHIP.
7. SITE EXAMINATION
 - a. THE ELECTRICAL CONTRACTOR SHALL THOROUGHLY EXAMINE ALL AREAS OF WORK WHERE EQUIPMENT WILL BE INSTALLED AND SHALL REPORT ANY CONDITION THAT, IN HIS OPINION, PREVENTS THE PROPER INSTALLATION OF THE ELECTRICAL WORK PRIOR TO BID. HE SHALL ALSO EXAMINE THE DRAWINGS AND SPECIFICATIONS OF OTHER BRANCHES OF WORK MAKING REFERENCE TO THEM FOR DETAILS OF NEW OR EXISTING BUILDING CONDITIONS.
 - b. ALL WORK SHALL BE DONE AT TIMES CONVENIENT TO THE OWNER AND ONLY DURING NORMAL WORKING HOURS, UNLESS SPECIFIED OTHERWISE.
 - c. ELECTRICAL CONTRACTOR SHALL TAKE HIS OWN MEASUREMENTS AND BE RESPONSIBLE FOR THEM.
 - d. ACCESS PANELS ARE NOT SHOWN ON DRAWINGS. DURING SITE EXAMINATION, CONTRACTOR SHALL IDENTIFY ALL AREAS WHERE ACCESS PANELS ARE REQUIRED, AND REPORT TO GENERAL CONTRACTOR. DESIGNATION OF WHO FURNISHES AND WHO INSTALLS ACCESS PANELS MUST BE COORDINATED WITH GENERAL CONTRACTOR PRIOR TO STARTING WORK.
8. CONTRACTOR COORDINATION
 - a. THE ELECTRICAL DRAWINGS AND SPECIFICATIONS CONVEY DESIGN INTENT ONLY. MEANS AND METHODS, SEQUENCES, TECHNIQUES, AND PROCEDURES OF CONSTRUCTION AS WELL AS ANY ASSOCIATED SAFETY PRECAUTIONS AND PROGRAMS, AND ALL INCIDENTAL AND TEMPORARY DEVICES REQUIRED TO CONSTRUCT THE PROJECT ARE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
 - b. COORDINATION DRAWINGS SHOWING SYSTEM AND COMPONENT INSTALLATION LAYOUT, ROUTING, DETAILS, ETC. SHALL BE PRODUCED BY THE ELECTRICAL CONTRACTOR AND UNDER THE SUPERVISION OF THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER, OR APPROPRIATE PARTY AS APPLICABLE.
 - c. ALL SYSTEMS INSTALLED BY EACH SUB-CONTRACTOR SHALL BE COORDINATED WITH ONE ANOTHER AND APPROVED BY GENERAL CONTRACTOR/CONSTRUCTION MANAGER, ETC. PRIOR TO INSTALLATION AND/OR FABRICATION. WHERE THE ELECTRICAL CONTRACTOR IS MAKING A CONNECTION TO EQUIPMENT/COMPONENTS THAT ARE FURNISHED BY OTHERS, ELECTRICAL CONTRACTOR TO VERIFY ALL CONNECTION REQUIREMENTS WITH ACTUAL EQUIPMENT BEING CONNECTED, INCLUDING BUT NOT LIMITED TO OCP SIZE, MEANS OF DISCONNECT, SPECIAL CONNECTION REQUIREMENTS, OR OTHER ITEMS INDICATED ON SHOP DRAWINGS, OR MANUFACTURER'S INSTALLATION INSTRUCTIONS AND/OR INSTALLATION DIAGRAMS, AND FURNISH ALL LABOR AND MATERIALS REQUIRED FOR THE INSTALLATION AND OPERATION OF THE EQUIPMENT. NO ALLOWANCES WILL BE MADE FOR FAILURE TO COORDINATE, AFTER ELECTRICAL CONNECTIONS HAVE

- BEEN INSTALLED.
- d. IF QUESTIONS CONCERNING DESIGN INTENT ARISE DURING COORDINATION, EBS CAN ASSIST WHERE APPROPRIATE.
 - e. THE ARCHITECTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER ALL OTHER DRAWINGS. DO NOT SCALE DISTANCES OFF THE ELECTRICAL DRAWINGS; USE ACTUAL BUILDING DIMENSIONS.
 - f. COORDINATION DRAWINGS SHOWING SYSTEM AND COMPONENT INSTALLATION LAYOUT, ROUTING, DETAILS, ETC. SHALL BE PRODUCED BY THE ELECTRICAL CONTRACTOR AND UNDER THE SUPERVISION OF THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER, OR APPROPRIATE PARTY AS APPLICABLE. ALL SYSTEMS INSTALLED BY EACH SUB-CONTRACTOR SHALL BE COORDINATED WITH ONE ANOTHER AND APPROVED BY GENERAL CONTRACTOR/CONSTRUCTION MANAGER, ETC. PRIOR TO INSTALLATION AND/OR FABRICATION. IF QUESTIONS CONCERNING DESIGN INTENT ARISE DURING COORDINATION, EBS CAN ASSIST WHERE APPROPRIATE.
9. UTILITY COORDINATION
 - a. ELECTRICAL CONTRACTOR TO VERIFY INSTALLATION OF METERING AND UTILITY DEMARCATION EQUIPMENT WITH UTILITY PROVIDER PRIOR TO START OF WORK AND FURNISH AND INSTALL REQUIRED ITEMS PER UTILITY COMPANY'S INSTALLATION REQUIREMENTS AND/OR MANUALS.
 10. SUBMITTALS
 - a. PRODUCTS INSTALLED BY THE ELECTRICAL CONTRACTOR AND PROVIDED BY OTHERS MUST BE SUBMITTED FOR REVIEW PRIOR TO PURCHASING. PRODUCTS SHALL NOT BE SELECTED BASED ON PERMIT DRAWINGS WITHOUT EXPRESS PERMISSION - PRODUCTS SHALL BE SELECTED BASED ON CONSTRUCTION DRAWINGS.
 11. RECORD DRAWING
 - a. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR CREATING RECORD DRAWINGS WHERE REQUIRED. DRAWINGS SHALL BE PRODUCED IN AUTOCAD 2004 FORMAT OR LATER.
 12. SHOP DRAWINGS
 - a. SUBMIT TO THE ARCHITECT PDF FILE COPIES OF COMPLETE & CERTIFIED SHOP DRAWINGS, DESCRIPTIVE DATA, PERFORMANCE DATA & RATINGS, DIAGRAMS AND SPECIFICATIONS ON ALL SPECIFIED EQUIPMENT, INCLUDING ACCESSORIES, AND MATERIALS FOR REVIEW.
 - b. THE MAKE, MODEL NUMBER, TYPE, FINISH & ACCESSORIES OF ALL EQUIPMENT AND MATERIALS SHALL BE REVIEWED & APPROVED BY THE ELECTRICAL CONTRACTOR & GENERAL CONTRACTOR PRIOR TO SUBMITTING TO THE ARCHITECT FOR THEIR REVIEW & APPROVAL.
 - c. REVIEW OF SHOP DRAWINGS DOES NOT RELIEVE THE ELECTRICAL CONTRACTOR/VENDOR FROM COMPLIANCE WITH THE REQUIREMENTS OF THE CONTRACT DRAWINGS, SPECIFICATIONS & APPLICABLE CODES.
 13. TESTING
 - a. ALL ELECTRICAL SYSTEMS SHALL BE TESTED FOR PROPER OPERATION, BALANCE ALL BRANCH CIRCUIT LOADS BETWEEN THE PHASES OF THE SYSTEM TO WITHIN 10% OF THE HIGHEST PHASE LOAD IN EACH PANELBOARD.
 14. TEMPORARY POWER
 - a. THE ELECTRICAL CONTRACTOR SHALL PROVIDE TEMPORARY ELECTRICAL WIRING FOR CONSTRUCTION. THE TEMPORARY SERVICE SHALL BE A MINIMUM OF 60 AMPS, SINGLE PHASE, THREE WIRE, 120/208 VOLTS FUSED AT MAIN DISCONNECT. ALL RECEPTACLES ON THIS TEMPORARY SERVICE SHALL BE PROTECTED BY A GFI BREAKER.
 15. MECHANICAL EQUIPMENT
 - a. ALL FINAL CONNECTIONS TO MECHANICAL EQUIPMENT SHALL BE DONE BY THE ELECTRICAL CONTRACTOR.
 16. DEMOLITION
 - a. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR DEENERGIZING CIRCUITS IN DEMOLITION AREAS TO INSURE A SAFE CONDITION. ELECTRICAL DEVICES AND ASSOCIATED WIRING LOCATED WITHIN THE DEMOLITION AREA THAT WILL NO LONGER BE USED SHALL BE REMOVED AND PROPERLY DISPOSED OF AT CONTRACTOR'S EXPENSE UNLESS OTHERWISE NOTED.
 17. POWER OUTAGES
 - a. THE ELECTRICAL CONTRACTOR SHALL SCHEDULE ALL ELECTRICAL SYSTEM(S) OUTAGES WITH THE GENERAL CONTRACTOR AND OWNER AT LEAST 24 HOURS IN ADVANCE. UNLESS APPROVED OTHERWISE ALL OUTAGES SHALL OCCUR BETWEEN 11:00PM AND 5:00AM.
 18. GROUNDING AND BONDING
 - a. CONTRACTOR TO PROVIDE GROUNDING AND BONDING AS REQUIRED FOR ELECTRICAL SYSTEMS. GROUNDING AND BONDING IS CONSIDERED MEANS AND METHODS OF CONSTRUCTION AND SHOULD BE COMPLETED BY THE ELECTRICAL CONTRACTOR IN ACCORDANCE WITH NEC 250.
 - b. ANY GAS PIPING SYSTEMS MUST BE BONDED PER UTILITY PROVIDER'S INSTALLATION GUIDELINES WHERE REQUIRED.
 19. MATERIALS
 - a. PROVIDE ALL NEW MATERIAL AND EQUIPMENT UNLESS NOTED OTHERWISE. ALL EQUIPMENT SHALL BE UL APPROVED AND LABELED, OR OTHER APPROVED TESTING ORGANIZATION WHICH HAS ACCEPTANCE BY THE LOCAL JURISDICTION, FOR THE PURPOSE FOR

- WHICH THEY ARE USED, IN ADDITION TO MEETING ALL REQUIREMENTS OF THE CURRENT APPLICABLE CODES AND REGULATIONS. NO SUBSTITUTION TO MATERIALS SPECIFIED WILL BE ALLOWED UNLESS APPROVED BY THE OWNER.
- b. ELECTRICAL CONTRACTOR SHALL NOT ORDER OR PURCHASE ANY MATERIALS OR EQUIPMENT UNTIL PERMIT DRAWINGS HAVE BEEN APPROVED. NO ALLOWANCES WILL BE MADE FOR ANY CHANGES THAT OCCUR IF PERMIT DRAWINGS HAVE NOT BEEN APPROVED PRIOR TO ORDERING.
20. CUTTING AND FITTING
 - a. PERFORM CUTTING, CORING, FITTING, REPAIRING AND FINISHING OF THE WORK NECESSARY FOR THE INSTALLATION OF THE EQUIPMENT OF THIS SECTION. HOWEVER, NO CUTTING OF THE WORK OF OTHER TRADES OR OF ANY STRUCTURAL MEMBER SHALL BE DONE WITHOUT THE CONSENT OF THE OWNER. PROPERLY FILL, SEAL, FIREPROOF, AND WATERPROOF ALL OPENINGS, SLEEVES, AND HOLES IN SLABS, WALLS, AND CASEWORK.
 21. WIRING METHODS
 - a. PROVIDE CODE APPROVED WIRING METHODS FOR BRANCH CIRCUITING INDOORS, SUCH AS NM CABLE (ONLY WHERE PERMITTED BY NEC 334), EMT CONDUIT, OR MC CABLE FOR MECHANICAL EQUIPMENT, LIGHTING, AND POWER.
 - b. CONDUIT RUNS ON EXTERIOR OF BUILDING SHALL BE RIGID STEEL CONDUIT WITH WEATHER TIGHT, CORROSION-RESISTANT FITTINGS, SCHEDULE 40 PVC IS ACCEPTABLE WHERE PERMITTED BY CODE AND OR UNDERGROUND RUNS OR CONCRETE ENCASEMENT WHERE NOT EXPOSED TO PHYSICAL DAMAGE.
 - c. THE MINIMUM SIZE OF CONDUIT SHALL BE 3/4" UNLESS OTHERWISE NOTED. CONDUIT CONNECTORS SHALL BE DOUBLE LOCKNUT TYPE, UL LISTED AND LABELED, WITH COMPRESSION OR SET SCREW FITTINGS.
 - d. RIGID CONDUIT SHALL BE HOT DIPPED GALVANIZED.
 - e. WHERE RACEWAYS ARE INSTALLED FOR OTHERS TO USE, OR FOR FUTURE USE, PROVIDE NYLON PULL STRING.
 - f. PENETRATIONS THROUGH FIRE RATED CONSTRUCTION SHALL BE SEALED USING 3M FIRE BARRIER CAULK, NELSON ELECTRIC FLAMESEAL OR T&B FLAMESAFE OR OTHER APPROVED METHOD.
 22. CONDUCTORS AND TERMINATIONS
 - a. BRANCH CONDUCTORS SHALL BE COPPER, FEEDERS AS INDICATED ON RISER DIAGRAM. CONDUCTORS SHALL BE INSULATED FOR 600V NUMBER 12 AWG MINIMUM. PROVIDE WIRES AND CABLES AS INDICATED LISTED AND SUITABLE FOR TEMPERATURE, CONDITIONS, AND LOCATION WHERE INSTALLED.
 23. MOTORS AND OTHER WIRING
 - a. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL REQUIRED CONDUIT, WIRING, AND SAFETY SWITCHES FOR ALL MOTORS, AND OTHER ELECTRICAL EQUIPMENT, EVEN THOUGH THE MOTORS AND ELECTRICAL EQUIPMENT MAY BE SUPPLIED BY OTHERS. THE ELECTRICAL CONTRACTOR SHALL INCLUDE ALL WORK AND CONNECTIONS REQUIRED TO MAKE THE SYSTEM COMPLETE AND OPERATIONAL. PROVIDE MAGNETIC STARTERS FOR EQUIPMENT AS INDICATED ON THE DRAWINGS.
 - b. THE ELECTRICAL EQUIPMENT MAY INCLUDE BUT NOT BE LIMITED TO SUCH ITEMS AS GRILLE MOTORS AND INTERLOCKS, EXTERIOR AND INTERIOR SIGNAGE, STARTING DEVICES, MOTOR CONTROLLERS, FLOAT SWITCHES, ALARM DEVICES OR SYSTEMS, PUSH BUTTONS, EXHAUST FANS, DATA SYSTEMS, INTERCOMS AND STEREO SYSTEMS. THE ELECTRICAL CONTRACTOR SHALL VERIFY EQUIPMENT LOCATION AND SIZES WITH THE TRADE SUPPLYING THE EQUIPMENT BEFORE INSTALLING THE CONDUIT OR OUTLETS.
 24. DEVICES
 - a. HUBBELL, LEVITON, OR APPROVED EQUAL WITH MATCHING COVERPLATES.
 - b. PROVIDE SPECIFICATION GRADE WIRING DEVICES, IN TYPES, CHARACTERISTICS, GRADES, COLORS, AND ELECTRICAL RATINGS FOR APPLICATIONS INDICATED, WHICH ARE UL-LISTED AND WHICH COMPLY WITH NEMA WDI AND OTHER APPLICABLE UL AND NEMA STANDARDS. VERIFY COLOR SELECTIONS WITH ARCHITECT. PROVIDE DEVICE PLATES TO MATCH DEVICE COLORS.
 - c. PROVIDE GFCI PROTECTION FOR ALL KITCHEN 15 AND 20-AMP RECEPTACLES. WHERE THE RECEPTACLE IS RENDERED INACCESSIBLE BY EQUIPMENT PROVIDE GFCI PROTECTION AT THE CIRCUIT BREAKER.
 25. SERVICE ENTRANCE AND DISTRIBUTION EQUIPMENT
 - a. ELECTRICAL CONTRACTOR MUST SUBMIT DRAWINGS FOR PERMIT AND RECEIVE APPROVAL PRIOR TO ORDERING EQUIPMENT. NO ALLOWANCES WILL BE MADE FOR EQUIPMENT CHANGES THAT OCCUR PRIOR TO RECEIPT OF APPROVED PLANS.
 26. DISCONNECTS AND FUSED SWITCHES
 - a. HEAVY DUTY TYPE, HORSEPOWER RATED WITH INTERLOCKING COVER, NEMA 1 TYPICAL. OUTDOOR AND WET LOCATION SWITCHES SHALL BE RAINTIGHT TYPE NEMA 3RR. ALL SWITCHES SHALL BE LOCKABLE. FUSES IN CIRCUITS RATED AT 600 AMPERES OR LESS SHALL BE UL CLASS RK1 DUAL-ELEMENT, TIME-DELAY, CURRENT LIMITING FUSES. FUSES IN CIRCUITS RATED AT 601 AMPERES OR LARGER SHALL BE UL CLASS L TIME-DELAY, CURRENT LIMITING FUSES.

27. NAMEPLATES
 - a. PROVIDE PERMANENT NAMEPLATE LABELING ON ALL DISCONNECTS, INCLUDE LOAD SERVED, VOLTAGE, PHASE, HORSEPOWER, FUSE SIZE, AND TYPE.
28. MOUNTING
 - a. MOUNT INDEPENDENT OF THE MECHANICAL UNIT HOUSING UNLESS SPECIFICALLY ACCEPTED BY THE LOCAL CODE AUTHORITY. PROVIDE UNISTRUT SUPPORT CHANNELS MOUNTED IN COORDINATION WITH ROOF PENETRATION AND PATCHING WORK. COORDINATE WITH GENERAL CONTRACTOR.
29. GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS AND EQUIPMENT
 - a. PROVIDE GROUNDING AND BONDING FOR ELECTRICAL SERVICE IN ACCORDANCE WITH NEC ARTICLE 250.
 - b. ALL MAJOR PARTS NOT CARRYING CURRENT, INCLUDING BUT NOT LIMITED TO SECONDARY FEEDER CIRCUIT, EQUIPMENT AND PANELBOARD ENCLOSURES, PULL AND JUNCTION BOXES, SHALL BE PROPERLY GROUNDED. METALLIC RACEWAYS SHALL UTILIZE DOUBLE LOCKNUTS AND OTHER FITTINGS AS REQUIRED TO PROVIDE GROUND CONTINUITY.
30. LIGHTING CONTACTORS
 - a. PROVIDE LIGHTING CONTACTORS AS INDICATED ON DRAWINGS. 30A, 12-POLE LIGHTING CONTACTOR IN NEMA 1 ENCLOSURE.
31. MULTI-TENANT METER CENTERS
 - a. PROVIDE METER CENTERS(S) AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN. METER CENTERS SHALL HAVE MAIN LUGS ONLY OR MAIN BREAKERS AS REQUIRED. AND SHALL HAVE BRANCH BREAKER INSTALLED FOR EACH METER SOCKET. METER CENTERS SHALL BE EATON, SQUARE D, GE BY ABB, OR EQUAL, AND SHALL BE OF THE SAME MANUFACTURE AS LOAD CENTERS OR PANELBOARDS SERVED. METER CENTERS SHALL BE ENCLOSED NEMA 1, NEMA 3R AS REQUIRED. FINAL CONFIGURATION (NUMBER OF METERS PER SECTION, END-MAIN/CENTER-MAIN, ETC. SHALL BE DETERMINED BY CONTRACTOR. ALL BUSSING MUST BE RATED FOR THE LOADS SERVED. METER CENTERS SHALL BE RATED TO WITHSTAND THE AVAILABLE FAULT CURRENT.
32. PANELBOARDS
 - a. PROVIDE BRANCH CIRCUIT PANELBOARD(S) AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN. PANELBOARDS SHALL HAVE BOLTED, THERMAL AND MAGNETIC BREAKERS WITH MAIN LUGS ONLY OR MAIN BREAKERS AS REQUIRED. PANELBOARDS SHALL BE EATON, SQUARE D, GE BY ABB, OR EQUAL, AND BE ENCLOSED IN NEMA 1 TYPE HOUSING UNLESS NOTED OTHERWISE. ENCLOSURE(S) SHALL BE COMPLETE WITH A HINGED DOOR, CYLINDER LOCK, AND A NEATLY TYPED DIRECTORY UNDER PLASTIC COVER IN EACH PANEL DOOR. ALL MULTIPLE POLE BREAKERS SHALL HAVE A COMMON TRIP HANDLE. ALL PANELS AND BREAKERS SHALL BE RATED TO WITHSTAND AVAILABLE FAULT CURRENT.
33. RESIDENTIAL LOAD CENTERS
 - a. PROVIDE LOAD CENTERS AS SHOWN ON DRAWINGS AND AS SPECIFIED HEREIN. LOAD CENTERS SHALL BE EATON, SQUARE D, GE BY ABB, OR EQUAL. LOAD CENTERS SHALL CONTAIN A NEATLY TYPED DIRECTORY IN EACH DOOR. ALL MULTIPLE POLE BREAKERS SHALL HAVE A COMMON TRIP HANDLE. ALL PANELS AND BREAKERS SHALL BE RATED TO WITHSTAND AVAILABLE FAULT CURRENT. LOAD CENTERS MAY BE USED IN AREAS OTHER THAN DWELLING UNITS WHERE APPROPRIATE AND WHERE APPROVED BY OWNER'S REPRESENTATIVE.
34. LIGHTING
 - a. PROVIDE A NEW LIGHTING SYSTEM COMPLETE AND FULLY OPERATIONAL AND IN CONFORMANCE WITH CODE AND UL LISTING REQUIREMENTS. CLEAN ALL FIXTURES AT TIME OF JOB COMPLETION UTILIZING MANUFACTURERS APPROVED OR RECOMMENDED CLEANING SOLUTIONS. ALL FIXTURES AND LAMPS ARE PROVIDED BY THIS CONTRACTOR AS SCHEDULED UNLESS NOTED OTHERWISE. CONTRACTOR SHALL FURNISH ALL BOXES, MOUNTING KITS, TRANSFORMERS, CONTROLLERS, AND OTHER COMPONENTS NECESSARY FOR A COMPLETE AND FULLY FUNCTIONAL INSTALLATION.
 - b. WHERE DIMMERS AND/OR DIMMING SYSTEMS ARE REQUIRED, CONTRACTOR TO FURNISH DIMMERS THAT ARE COMPATIBLE WITH FIXTURE SOURCE AND RATED FOR THE WATTAGE OF THE DIMMING ZONE. PROVIDE ADDITIONAL DIMMERS AS REQUIRED TO MEET ZONE LOAD REQUIREMENTS.
35. TELEPHONE SYSTEM
 - a. TELEPHONE WIRING AND SYSTEM PROVIDED BY OWNER. VERIFY SYSTEM REQUIREMENTS AND ROUGH-IN LOCATIONS WITH OWNER PRIOR TO START OF CONSTRUCTION. ELECTRICAL CONTRACTOR SHALL PROVIDE PLASTER RING AND PULL STRING FROM EACH DEVICE LOCATION TO ABOVE ACCESSIBLE CEILING.
36. DATA/POS/A-V/SYSTEM NOTES
 - a. DATA, POS AND/OR A-V WIRING AND SYSTEMS PROVIDED BY OWNER. VERIFY SYSTEM REQUIREMENTS AND ROUGH-IN LOCATIONS WITH OWNER PRIOR TO START OF CONSTRUCTION. ELECTRICAL CONTRACTOR SHALL PROVIDE PLASTER RING AND PULL STRING FROM EACH DEVICE LOCATION TO ABOVE ACCESSIBLE CEILING.

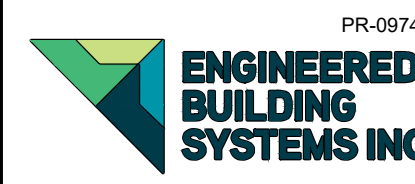


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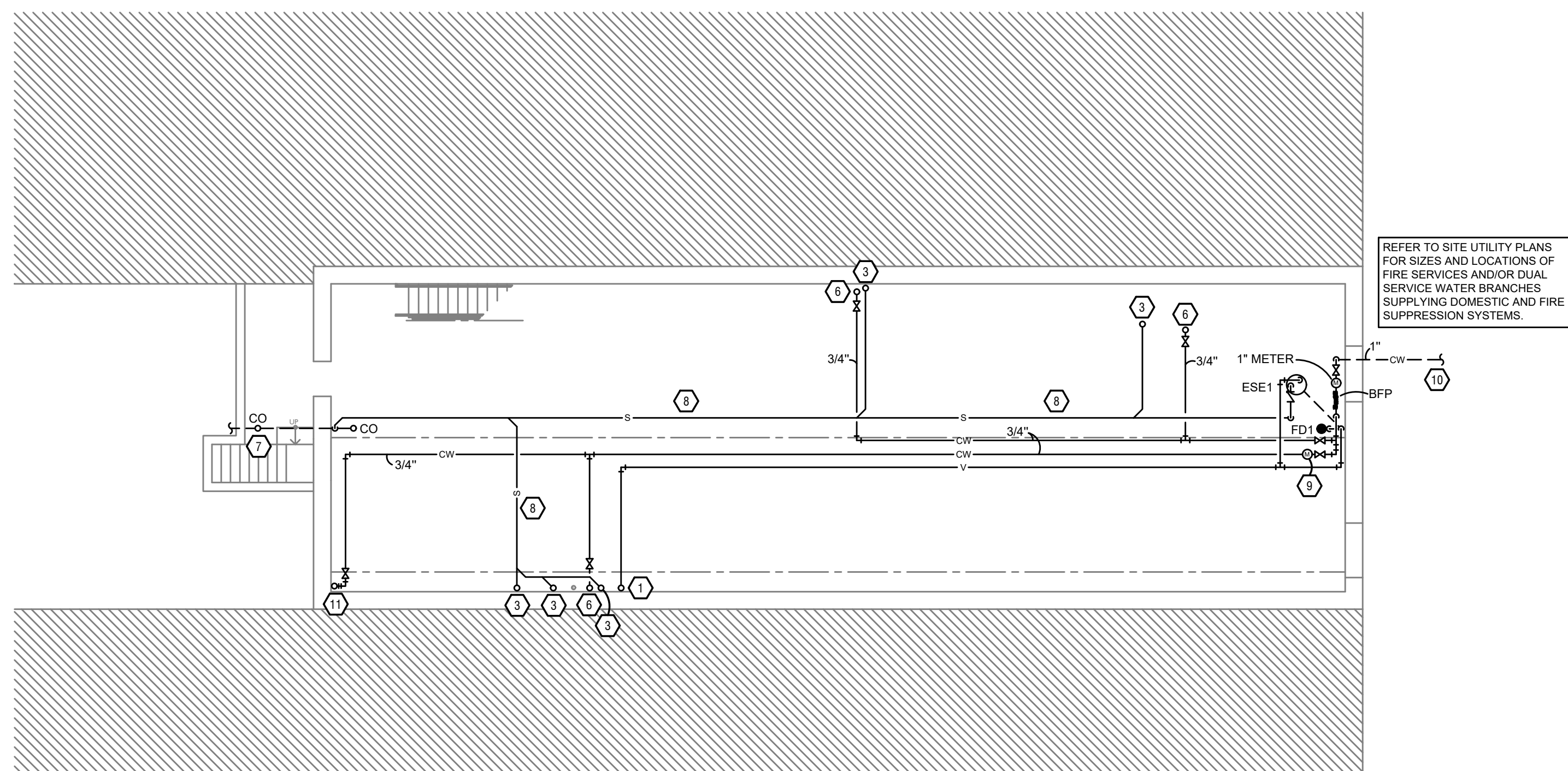
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PROPOSED PROJECT:
RENOVATION FOR
111 W. MAIN
VAN WERT, OH 45891
VAN WERT DEVELOPMENT, PHASE II

21001

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PLUMBING PLAN - BASEMENT |

PROPOSED PROJECT:
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111 W. MAIN
 VAN WERT, OH 45891
 VAN WERT DEVELOPMENT, PHASE II

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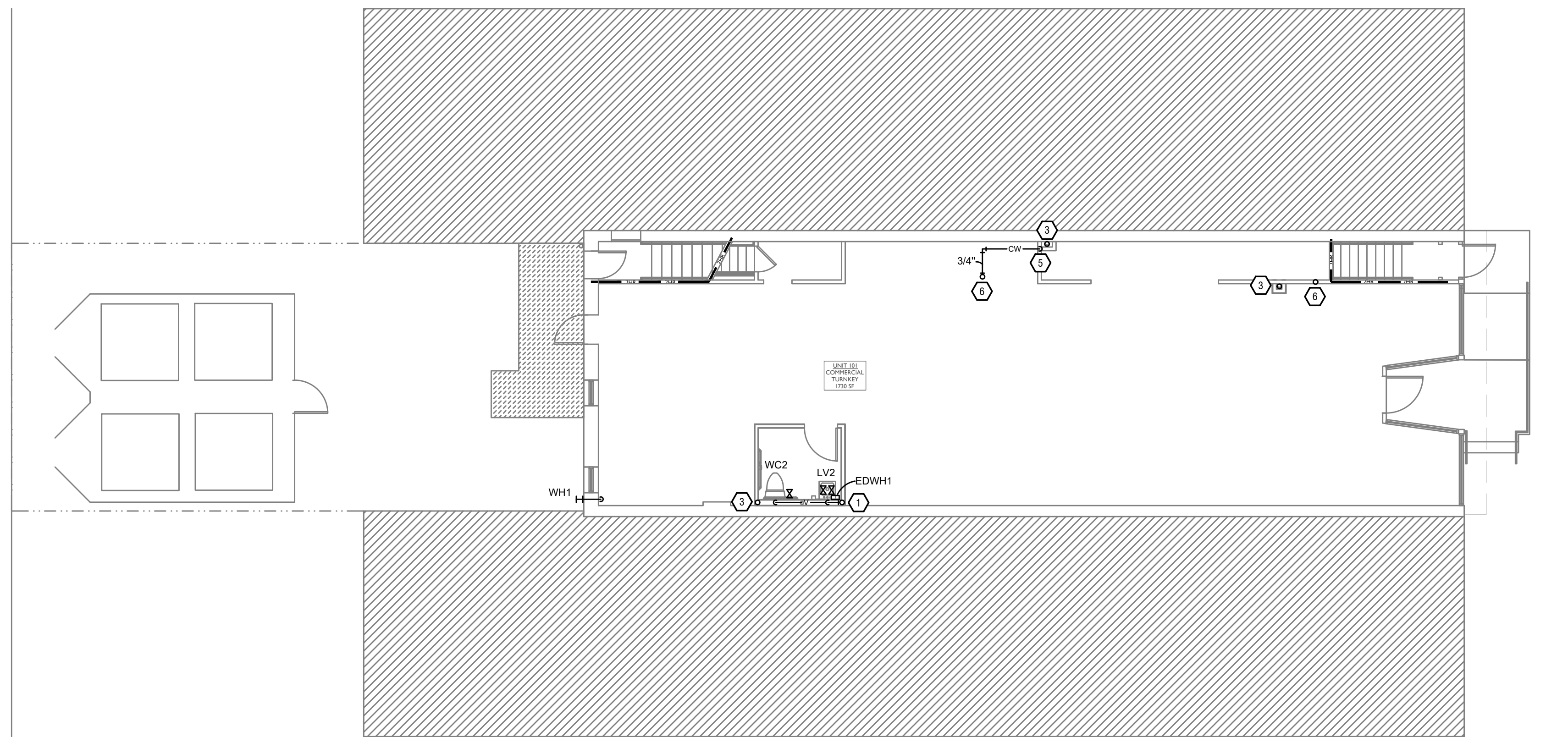
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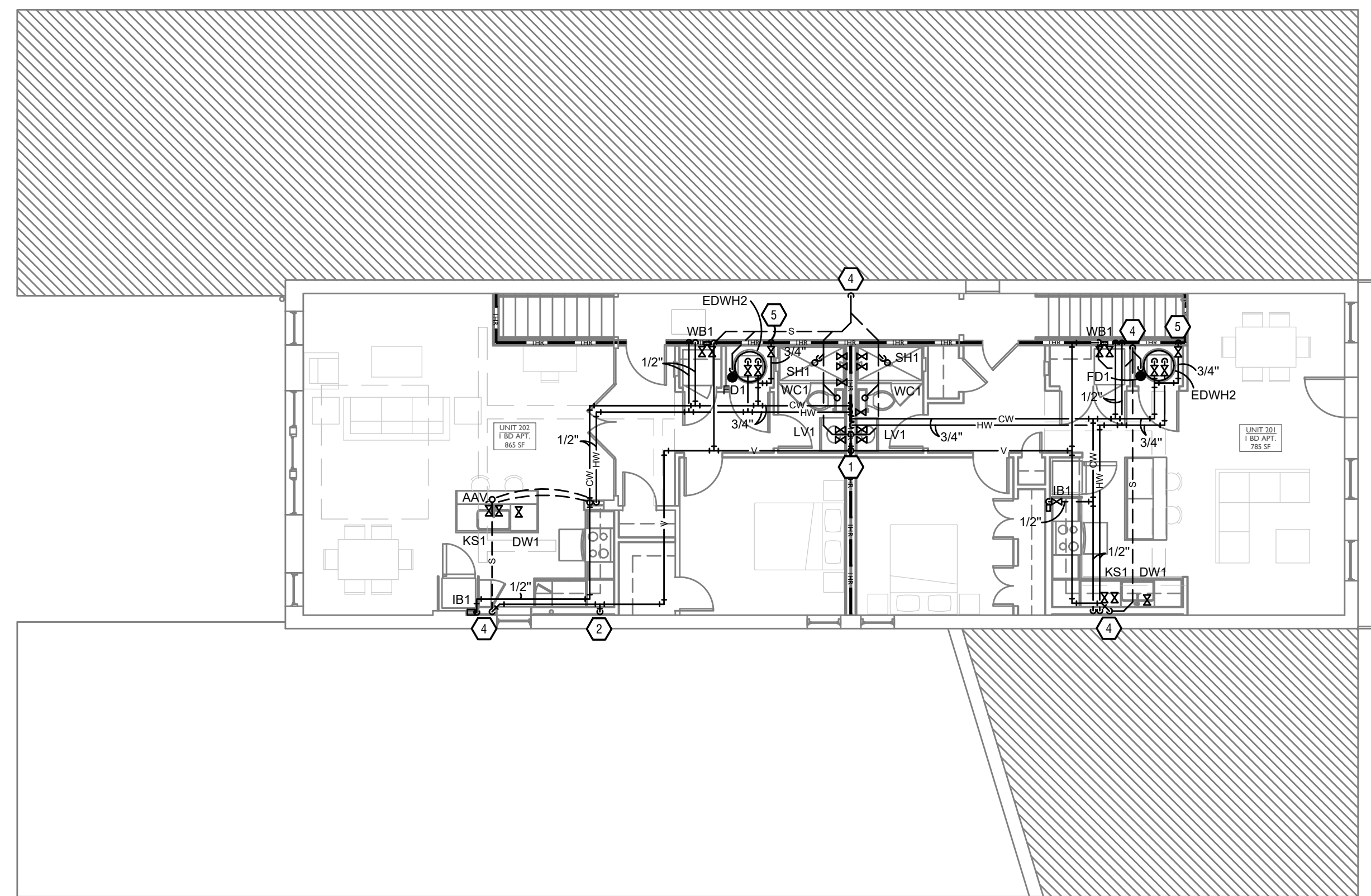
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111 W. MAIN
 VAN WERT, OH 45891
 VAN WERT DEVELOPMENT, PHASE II

21001
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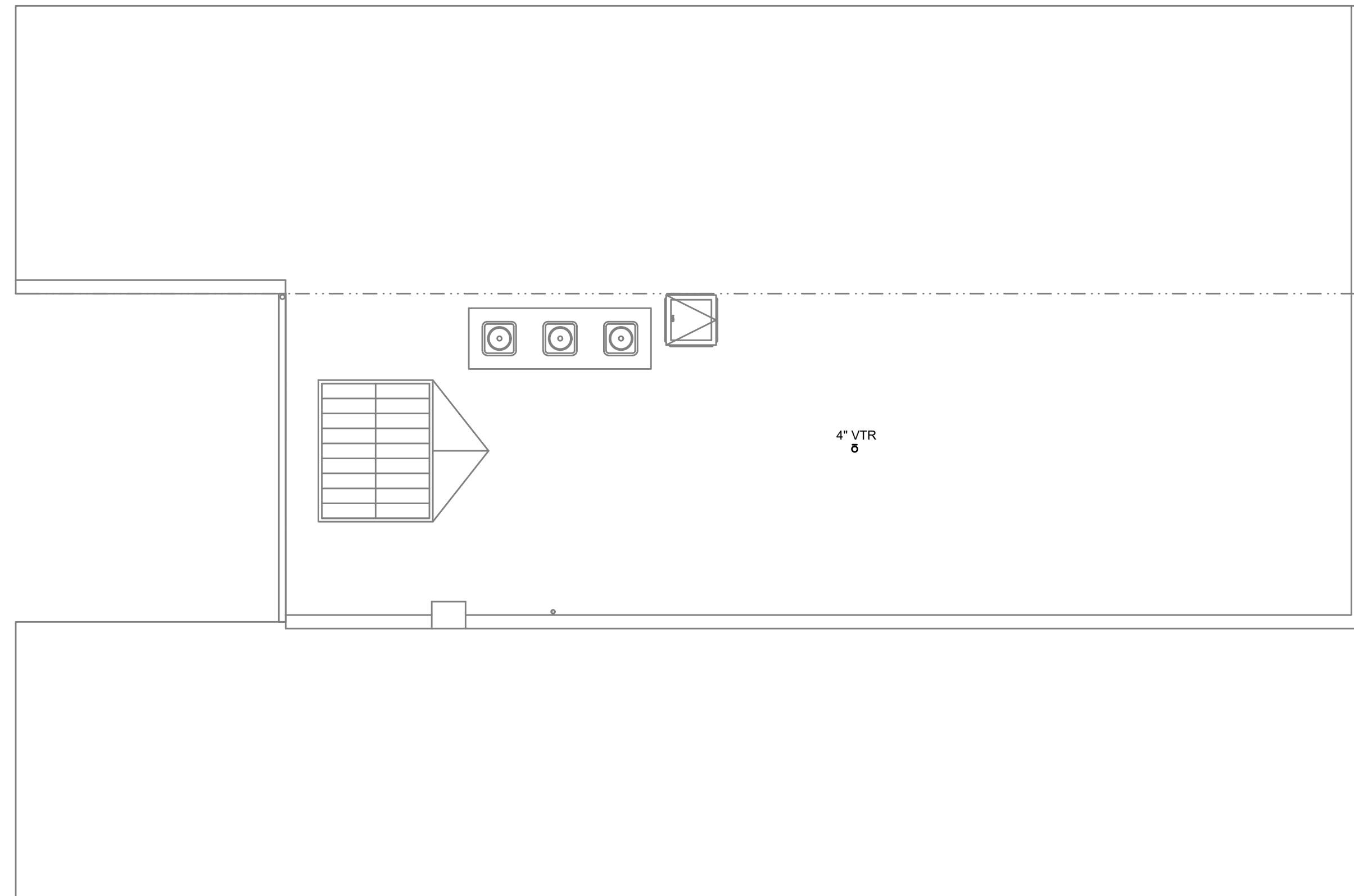
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III W. MAIN
 VAN WERT, OH 45891
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21001

P1.02

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PLUMBING GENERAL NOTES

- A. THE CONTRACTOR SHALL CONTACT THE ARCHITECT, ENGINEER OR OWNER PRIOR TO BIDDING FOR INTERPRETATIONS AND CLARIFICATIONS OF THE DESIGN AND INCLUDE IN HIS BID ALL COSTS TO MEET THE DESIGN INTENT.
- B. DESIGN DRAWINGS ARE SCHEMATIC. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING OR AWARD OF CONTRACT TO INSPECT EXISTING FIELD CONDITIONS. CONTRACT SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY FOR REQUIRED FIELD MODIFICATIONS DUE TO EXISTING CONDITIONS.
- C. BIDDING CONTRACTORS SHALL HAVE A WORKING KNOWLEDGE OF LOCAL CODES AND ORDINANCES AND SHALL INCLUDE IN THEIR BIDS THE COSTS FOR ALL WORK INSTALLED IN STRICT ACCORDANCE WITH GOVERNING CODES, THE PLANS AND SPECIFICATIONS NOT WITHSTANDING. THE CONTRACTOR SHALL ALERT ARCHITECT, ENGINEER OR OWNER OF ANY APPARENT DISCREPANCIES BETWEEN GOVERNING CODES AND DESIGN INTENT.
- D. PROVIDE POINT-OF-USE THERMOSTATIC MIXING VALVES ON ALL PUBLIC LAVATORIES AND HAND SINKS. VALVES SHALL MEET ASSE 1070 AND SHALL BE EQUAL TO WATTS USG-B.
- E. PROVIDE SQUARE STRAINERS ON FLOOR DRAINS IN TILED AREAS.
- F. REFER TO ARCHITECT'S PLANS AND ELEVATIONS FOR ALL FIXTURE MOUNTING HEIGHTS.
- G. PROVIDE ALL LABOR, MATERIAL, AND EQUIPMENT NECESSARY TO COMPLETELY FURNISH, INSTALL, AND PLACE INTO OPERATION. ALL SYSTEMS SHOWN ON THE DRAWINGS AND DELINEATED IN THE SPECIFICATIONS IN ACCORDANCE WITH ALL STATE AND LOCAL CODES AND ORDINANCES. REPORT ANY KNOWN DISCREPANCIES TO THE ARCHITECT/ENGINEER PRIOR TO INSTALLATION.
- H. COORDINATE ALL WORK AND SPACE REQUIREMENTS IN CEILING SPACES WITH OTHER TRADES PRIOR TO INSTALLATION, INCLUDING BUT NOT LIMITED TO: ARCHITECTURAL, CIVIL, STRUCTURAL, ELECTRICAL, FIRE PROTECTION, AND MECHANICAL.
- I. INSTALL ALL EQUIPMENT WITH CODE REQUIRED AND MANUFACTURER RECOMMENDED MINIMUM CLEARANCES FOR SERVICE, ACCESS, AND FIRE PROTECTION.
- J. MAINTAIN A MINIMUM OF 10 FEET BETWEEN ALL OUTSIDE AIR INTAKES AND ALL EXHAUST, VENT, AND FLUE OUTLETS.
- K. WATER PIPING IN AREAS SUBJECT TO FREEZING TEMPERATURES WILL NOT BE PERMITTED WITHOUT PROVIDING FROST PROOF PROTECTION.
- L. MAKE FINAL CONNECTION TO OWNER SUPPLIED EQUIPMENT.
- M. WHEREVER FIXTURES REQUIRING PLUMBING CONNECTIONS ARE FURNISHED BY OWNER OR ARE RELOCATED, PLUMBING SUBCONTRACTOR SHALL FURNISH AND INSTALL CARRIERS, "P" TRAP AND STOPS.

PLUMBING KEYED SHEET NOTES

- 1. VENT PIPING UP TO LEVEL ABOVE
- 2. VENT PIPING DOWN TO LEVEL BELOW
- 3. SANITARY PIPING UP TO LEVEL ABOVE
- 4. SANITARY PIPING DOWN TO LEVEL BELOW
- 5. COLD WATER PIPING DOWN TO LEVEL BELOW
- 6. COLD WATER PIPING UP TO LEVEL ABOVE
- 7. NEW SANITARY PIPING, REFER TO CIVIL UTILITY PLAN FOR CONTINUATION
- 8. ROUTE NEW SANITARY PIPING ALONG CEILING AS HIGH AS POSSIBLE
- 9. PROVIDE 3/4" TAB METER FOR TENANT SPACE
- 10. NEW 1" DOMESTIC WATER SERVICE, REFER TO CIVIL UTILITY PLANS FOR CONTINUATION AND METER LOCATION
- 11. COLD WATER PIPING UP TO IRRIGATION SYSTEM

SCALE: 1/8" = 1'-0"

PLUMBING PLAN - ROOF



PROPOSED PROJECT:
 RENOVATION FOR
111 W. MAIN
 VAN WERT, OH 45891
 VAN WERT DEVELOPMENT, PHASE II

21001

Pl.03

Progress Dates
 05/16/2023 - BID / PERMIT

Revisions

Checked By: sss

Drawn by: EAP

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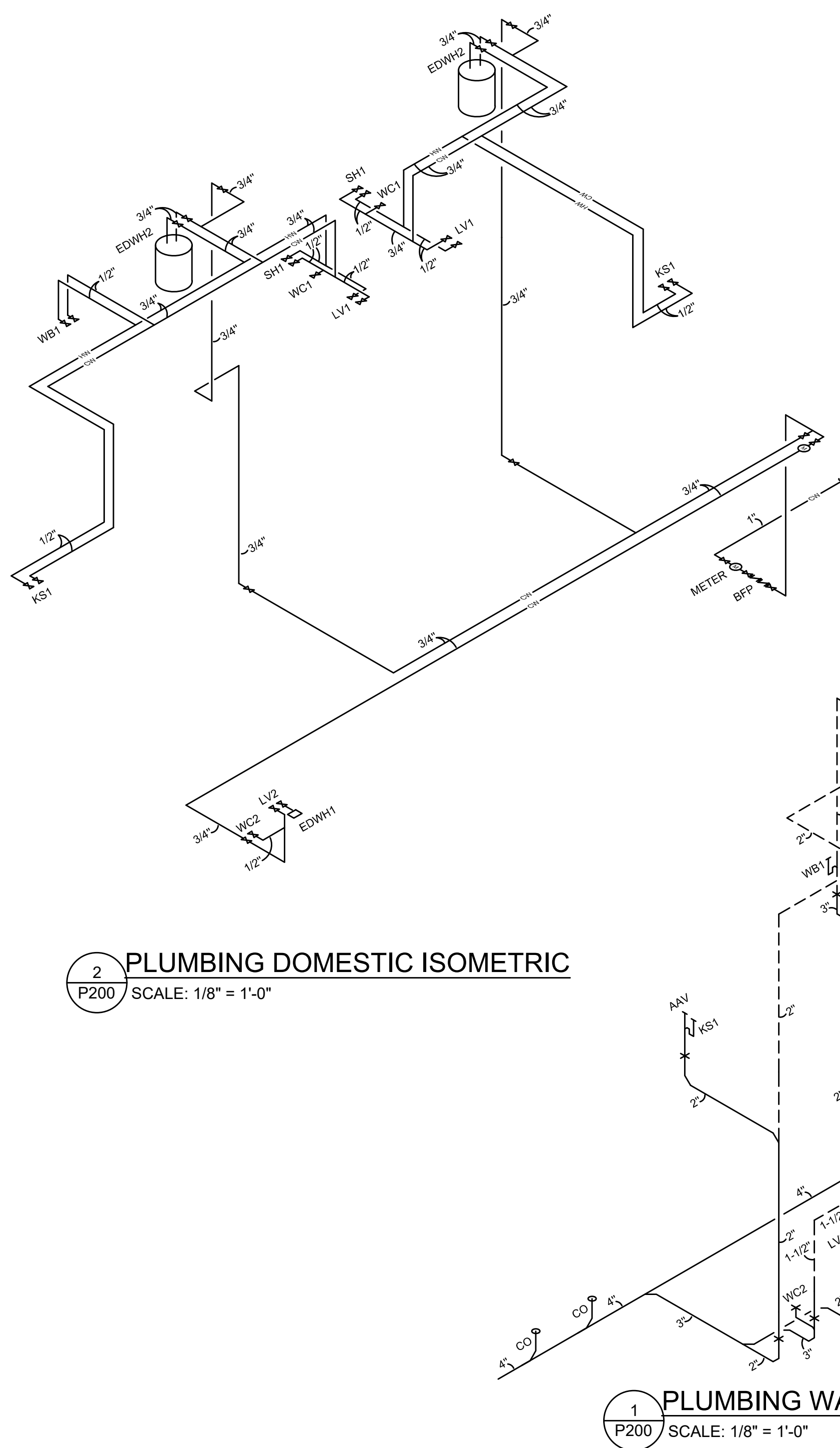
DIVISION 22 - PLUMBING

1. GENERAL PLUMBING REQUIREMENTS
 - a. THE PLUMBING CONTRACTOR MUST REFER TO SITE PLANS, ARCHITECTURAL PLANS AND ELEVATIONS, AND PRICING INSTRUCTIONS FROM THE GENERAL CONTRACTOR TO DEVELOP THEIR PRICE. THE PLUMBING CONTRACTOR'S PRICE (INCLUDING TAXES) SHOULD INCLUDE ALL LABOR AND MATERIAL NECESSARY TO PROVIDE A COMPLETE AND FULLY OPERATIONAL PLUMBING SYSTEM.
 - b. THE PLUMBING CONTRACTOR SHALL BE LICENSED BY THE STATE OF OHIO TO INSTALL PLUMBING SYSTEMS.
 - c. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE STATE, LOCAL CODES AND ORDINANCES. IN CASE OF CONFLICT BETWEEN THE DRAWINGS/SPECIFICATIONS AND THE CODES AND ORDINANCES, THE HIGHEST STANDARD SHALL APPLY. THE PLUMBING CONTRACTOR SHALL SATISFY CODE REQUIREMENTS AS A MINIMUM STANDARD.
 - d. SUBMIT TO THE ARCHITECT PDF FILE COPIES OF COMPLETE AND CERTIFIED SHOP DRAWINGS, DESCRIPTIVE DATA, PERFORMANCE DATA AND RATINGS, DIAGRAMS AND SPECIFICATIONS ON ALL SPECIFIED EQUIPMENT INCLUDING ACCESSORIES, AND MATERIALS FOR REVIEW.
 - e. REFER TO ARCHITECTURAL DRAWINGS, GENERAL NOTES, INSTRUCTIONS TO BIDDERS, GENERAL CONDITIONS, SUPPLEMENTARY GENERAL CONDITIONS, SPECIFICATIONS, AND DRAWINGS EXCEPT AS NOTED HEREIN WHICH APPLY IN ALL RESPECTS TO THIS SECTION.
 - f. COORDINATE PIPING CHASES, SHAFTS, ABOVE CEILING WORK, ETC. WITH ARCHITECT. ALL DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO WORK BEING INITIATED.
 - g. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL NECESSARY PLUMBING PIPING PENETRATIONS, THIS INCLUDES CORING HOLES IN SLABS, ETC.
 - h. EQUIPMENT AND MATERIALS SHALL CONFORM WITH APPROPRIATE PROVISIONS OF AQA, ARI, ASME, ASTM, CISPI, UL, NEMA, ANSI, SMACNA, ASHRAE, NPA, NEC, AS APPLICABLE TO EACH INDIVIDUAL UNIT OR ASSEMBLY. ALL EQUIPMENT MUST BEAR UL LABEL.
 - i. INSTALL EQUIPMENT PER MANUFACTURER'S REQUIREMENTS. MAINTAIN ALL CODE RECOMMENDED CLEARANCES.
 - j. WHERE NOT PROVIDED BY OTHERS, PROCURE AND PAY FOR ALL PERMITS, FEES, TAXES AND INSPECTIONS NECESSARY TO COMPLETE THE PLUMBING WORK. FURNISH CERTIFICATE OF APPROVAL FOR WORK FROM INSPECTION AUTHORITY TO OWNER BEFORE FINAL ACCEPTANCE FOR WORK. CERTIFICATE OF FINAL INSPECTION AND APPROVAL SHALL BE SUBMITTED WITH THE CONTRACTOR'S REQUEST FOR PAYMENT. NO FINAL PAYMENT WILL BE APPROVED WITHOUT THIS CERTIFICATE.
 - k. ALL WORK SHALL BE ACCURATELY LAID-OUT WITH OTHER TRADES, PRIOR TO INSTALLATION & FABRICATION, TO AVOID ALL CONFLICTS AND OBTAIN A NEAT AND WORKMANLIKE INSTALLATION WHICH WILL AFFORD MAXIMUM ACCESSIBILITY FOR EQUIPMENT OPERATION, MAINTENANCE CLEARANCES AND HEADROOM.
 2. USE OF INFORMATION PROVIDED BY EBS
 - a. THE INFORMATION PROVIDED IS INTENDED TO CONVEY DESIGN INTENT ONLY. ALL MEANS AND METHODS, SEQUENCES, TECHNIQUES, AND PROCEDURES OF CONSTRUCTION AS WELL AS ANY ASSOCIATED SAFETY PRECAUTIONS AND PROGRAMS, AND ALL INCIDENTAL AND TEMPORARY DEVICES REQUIRED TO CONSTRUCT THE PROJECT, AND TO PROVIDE A COMPLETE AND FULLY OPERATIONAL PLUMBING SYSTEM ARE THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR.
 3. CONTRACTOR COORDINATION
 - a. COORDINATION DRAWINGS SHOWING SYSTEM AND COMPONENT INSTALLATION LAYOUT, ROUTING, DETAILS, ETC. SHALL BE PRODUCED BY THE PLUMBING CONTRACTOR AND UNDER THE SUPERVISION OF THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER, OR APPROPRIATE PARTY AS APPLICABLE. ALL SYSTEMS INSTALLED BY EACH CONTRACTOR SHALL BE COORDINATED WITH ONE ANOTHER AND APPROVED BY GENERAL CONTRACTOR/CONSTRUCTION MANAGER, ETC. PRIOR TO INSTALLATION AND/OR FABRICATION. IF QUESTIONS CONCERNING DESIGN INTENT ARISE DURING COORDINATION, EBS CAN ASSIST WHERE APPROPRIATE.
 4. PLUMBING FIXTURES
 - a. SHUT OFF VALVES/STOPS SHALL BE PROVIDED AT ALL LAVATORIES, SINKS AND WATER CLOSETS.
 - b. COORDINATE COLOR OF FIXTURES WITH ARCHITECT. FIXTURES SHALL BE WHITE UNLESS OTHERWISE NOTED.
 - c. PROVIDE ADA COMPLIANT FIXTURES WHERE INDICATED ON THE ARCHITECTURAL PLANS. PROVIDE OFFSET FIXTURE FALL PIECES AND TRAPS WHERE REQUIRED TO MEET ADA LEG CLEARANCES.
 - d. FIXTURES SHALL BE SECURELY FASTENED TO PREVENT ANY MOVEMENT OF FIXTURE DURING NORMAL USE. SEAL TO WALL, FLOOR OR COUNTERTOP WITH SILICONIZED ACRYLIC-LATEX CAULK.
 5. DRAIN PANS
 - a. PROVIDE DRAIN PAN UNDER WATER HEATERS. PIPE WATER HEATER DRAIN AND PRESSURE RELIEF VALVE SEPARATELY TO FLOOR DRAIN TO FLOOR DRAIN (NOT TO DRAIN PAN). DRAIN PANS INSTALLED IN ROOMS BEING USED AS A PLENUM SHALL BE ALUMINUM.
 - b. DRAIN PANS SHALL BE PROVIDED UNDER WASHERS AND SHALL BE SIZED TO ACCOMMODATE A STANDARD WASHER OR STACKABLE WASHER DRYER AS APPLICABLE. BASIS OF DESIGN SHALL BE DRIPPROOF 30-5/8" WIDE X 34-5/8" DEEP TRANSLUCENT PAN. DRILL 1/2" OUTLET IN VERTICAL SIDEWALL FOR SIDE-OUTLET OR IN BOTTOM OF PAN DIRECTLY OVER DRAIN IF DRAIN IS UNDER THE PAN. DRAIN CONNECTION SHALL BE MADE WITH MANUFACTURER PROVIDED DRAIN OUTLET CONNECTION PANS ARE AVAILABLE IN CUSTOM SIZES IF NECESSARY (COORDINATE SIZES AND LOCATIONS OF THE PAN WITH ROOM DIMENSIONS AND EQUIPMENT SIZES AS PROVIDED BY THE ARCHITECT/OWNER).
 6. DOMESTIC WATER SYSTEMS
 - a. NEW FIXTURES SHALL BE CONNECTED TO THE EXISTING WATER SERVICE MAIN.
 - b. PROVIDE SEPARATE VALVE AND TAB METER FOR EACH TENANT SPACE.
 - c. EXTERIOR DOMESTIC WATER SERVICE PIPING.
 - i. EXTERIOR WATER SERVICE PIPING 2" AND SMALLER TO BE PVC, SDR 21 SERIES PIPE, MANUFACTURED FROM A TYPE I, GRADE I POLYVINYL CHLORIDE (PVC) COMPOUND WITH A CELL CLASSIFICATION OF 12454 PER ASTM D1784. THE PIPE SHALL BE MANUFACTURED IN STRICT COMPLIANCE TO ASTM D2241. STANDARD LENGTHS OF PIPE SIZES 10" AND LARGER SHALL BE BEVELED EACH END BY THE PIPE MANUFACTURER. ALL PIPE SHALL BE STORED INDOORS AFTER PRODUCTION AT THE MANUFACTURING SITE UNTIL SHIPPED FROM FACTORY. THIS PIPE MUST CARRY THE NATIONAL SANITATION FOUNDATION (NSF) SEAL OF APPROVAL FOR POTABLE WATER APPLICATIONS. PIPE MUST INCORPORATE A FORMED HELL COMPLETE WITH A SINGLE RUBBER GASKET CONFORMING TO ASTM F477. JOINTS SHALL BE DESIGNED TO MEET THE ZERO LEAKAGE TEST REQUIREMENTS OF ASTM D 3139. SOLVENT CEMENT JOINT SURFACES SHALL BE CLEAN AND FREE FROM MOISTURE. A PRIMER THAT CONFORMS TO ASTM F656 SHALL BE APPLIED. SOLVENT CEMENT CONFORMING TO ASTM D2564 SHALL BE APPLIED TO ALL JOINT SURFACES. THE JOINT SHALL BE MADE WHILE THE CEMENT IS WET AND SHALL BE IN ACCORDANCE WITH ASTM D2855.
 - ii. INTERIOR DOMESTIC WATER PIPING:
 - a. WHERE ALLOWED BY CODE, CPVC PIPING CAN BE USED.
 - b. CPVC PIPING 2" AND SMALLER SHALL BE EQUAL TO FLOW GUARD GOLD. THIS SPECIFICATION COVERS COPPER TUBE SIZE (CTS) CPVC MANUFACTURED TO STANDARD DIMENSIONAL RATIO (SDR) 11 FOR HOT AND COLD DOMESTIC WATER DISTRIBUTION. THIS SYSTEM IS INTENDED FOR PRESSURE APPLICATIONS WHERE THE OPERATING TEMPERATURE WILL NOT EXCEED 180°F AT 100 PSI. PIPE AND FITTINGS SHALL BE MANUFACTURED FROM VIRGIN RIGID CPVC (CHLORINATED POLYVINYL CHLORIDE) VINYL COMPOUNDS WITH A CELL CLASS OF 2448 AS IDENTIFIED IN ASTM D 784. CTS CPVC PIPE AND FITTINGS SHALL CONFORM TO ASTM D 2846. PIPE AND FITTINGS SHALL BE MANUFACTURED AS A SYSTEM AND BE THE PRODUCT OF ONE MANUFACTURER. ALL PIPE AND FITTINGS SHALL BE MANUFACTURED IN THE UNITED STATES. PIPE AND FITTINGS SHALL CONFORM TO NATIONAL SANITATION FOUNDATION (NSF) STANDARDS I 4 AND G1. INSTALLATION SHALL COMPLY WITH LATEST INSTALLATION PROVIDED BY THE MANUFACTURER AND SHALL CONFORM TO ALL LOCAL PLUMBING, BUILDING AND FIRE CODE REQUIREMENTS. BURIED PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM F 1668. SOLVENT WELD JOINTS SHALL BE MADE USING CPVC CEMENT CONFORMING TO ASTM F 493. YELLOW ONE-STEP CEMENT MAY BE USED WITHOUT PRIMER. IF A PRIMER IS REQUIRED BY LOCAL PLUMBING OR BUILDING CODES, THEN A PRIMER CONFORMING TO ASTM F 656 SHOULD BE USED. THE SYSTEM SHALL BE PROTECTED FROM CHEMICAL AGENTS, FIRE STOPPING MATERIALS, THREAD SEALANT, PLASTICIZED VINYL PRODUCTS OR OTHER AGGRESSIVE CHEMICAL AGENTS NOT COMPATIBLE WITH CPVC COMPOUNDS. SYSTEMS SHALL BE HYDROSTATICALLY TESTED AFTER INSTALLATION. NEVER TEST WITH OR TRANSPORT/STORE COMPRESSED AIR OR GAS IN CPVC PIPE OR FITTINGS.
 - iii. WHERE ALLOWED BY CODE, PEX TUBE AND FITTINGS CAN BE USED.
 7. BACKFLOW PREVENTION
 - a. PROVIDE REDUCED PRESSURE BACKFLOW PREVENT ON WATER SERVICE ENTRANCE.
 - b. BACKFLOW PREVENTERS FOR 2" AND SMALLER WATER SERVICES - PROVIDE REDUCED PRESSURE BACKFLOW PREVENTER ON THE WATER SERVICE MAIN WHERE THE WATER SERVICE ENTERS THE BUILDING. REDUCED PRESSURE BACKFLOW PREVENTER TO BE EQUAL TO WATTS SERIES L9190QT. APPROVED MANUFACTURERS OF EQUAL PRODUCTS SHALL BE CONBRACO AND WILKINS.
 8. WATER HAMMER ARRESTORS/SHOCK ABSORBERS
 - a. REMOVE SHOCK CONDITIONS FROM ALL PIPING. PROVIDE AND INSTALL WATER HAMMER ARRESTORS/SHOCK ABSORBERS ON ALL PIPING SERVING FLUSH VALVE FIXTURES, CLOTHES WASHER SUPPLY BOXES, COMMERCIAL WASHER SPLY LINES, AND OTHER EQUIPMENT WITH QUICK-CLOSING VALVES. WATER HAMMER ARRESTORS SHALL BE PROVIDED PER PLUMBING AND DRAINAGE INSTITUTE STANDARD PDI-WH 201C.
 9. SANITARY AND VENT SYSTEMS
 - a. CONNECT NEW SANITARY PIPING TO THE EXISTING SANITARY STACKS AND/OR UNDERGROUND SANITARY BUILDING SEWER. CONTRACTOR SHALL CLEAN AND INSPECT EXISTING UNDERGROUND BUILDING SEWER. CONTRACTOR SHALL CLEAN AND INSPECT UNDERGROUND BUILDING SEWER LATERAL AND ALL PIPING INTENDED TO BE INSTALLED. INSPECTION DETERMINED CONDITION FOR REUSE. PROVIDE INSPECTION REPORT AND RECOMMENDATION TO OWNER.
 - b. CUT AND PATCH BASEMENT SLAB AS REQUIRED TO INSTALL NEW SANITARY PIPING.
 - c. INTERIOR SANITARY, WASTE, AND VENT PIPING:
 - i. SANITARY, WASTE, AND VENT PIPING WITHIN BUILDING TO BE SCHEDULE 40 PVC PIPING AND FITTINGS CONFORMING TO ASTM D 2665. SOLID-WALL DRAIN PIPING WITH PVC SOCKET SOLVENT WELD FITTINGS CONFORMING TO ASTM D2665, MADE TO ASTM D3311, DRAIN, WASTE, AND VENT PATTERNS.
 - ii. WHERE PIPING SHALL BE INSTALLED IN A PLENUM, SANITARY, WASTE, AND VENT PIPING WITHIN BUILDING TO BE NO-HUB, CAST-IRON PIPE WITH NO-HUB COUPLINGS CONSISTING OF A STAINLESS STEEL SHIELD, CLAMP, AND NEOPRENE GASKET. COUPLINGS SHALL BE TESTED AND CERTIFIED TO CSP1 310, ASTM C1277, ASTM C564, AND NSF IDEAL CLAMP PRODUCTS. HEAVY DUTY POW'R GEAR (RED SHIELD) COUPLINGS ARE ALSO APPROVED AND ACCEPTABLE. THESE COUPLINGS ARE LISTED WITH NSF INTERNATIONAL AND CONFORM WITH ASTM C1540 PERFORMANCE REQUIREMENTS (SHEAR, DEFLECTION AND UNRESTRAINED THRUST TESTS).
 - iii. ABOVEGROUND SANITARY, WASTE, AND VENT PIPING WITHIN MECHANICAL CLOSETS (PLENUMS) TO BE NO-HUB, CAST-IRON PIPE CONFORMING TO ASTM A 74, ASTM A88, AND CISPI 301. WITH NO-HUB COUPLINGS CONSISTING OF A STAINLESS STEEL SHIELD, CLAMP, AND NEOPRENE GASKET. COUPLINGS SHALL BE TESTED AND CERTIFIED TO CSP1 310, ASTM C1277, ASTM C564, AND NSF IDEAL CLAMP PRODUCTS. HEAVY DUTY POW'R GEAR (RED SHIELD) COUPLINGS ARE ALSO APPROVED AND ACCEPTABLE. THESE COUPLINGS ARE LISTED WITH NSF INTERNATIONAL AND CONFORM WITH ASTM C1540 PERFORMANCE REQUIREMENTS (SHEAR, DEFLECTION AND UNRESTRAINED THRUST TESTS).
 - iv. COORDINATE WITH LOCAL AUTHORITIES FOR DRAINAGE REQUIREMENTS FOR EQUIPMENT DESIGNATED WITH INDIRECT WASTE TO FLOOR DRAINS. PROVIDE PIPED DRAIN TO SANITARY IF REQUIRED BY LOCAL JURISDICTION.
 10. TRAP SEAL PROTECTION
 - a. INSTALL TRAP SEAL PROTECTION TO EVAPORATION SHALL BE PROTECTED BY ONE OF THE METHODS BELOW, AS APPROVED BY THE LOCAL PLUMBING AUTHORITY HAVING JURISDICTION:
 - i. POTABLE WATER-SUPPLIED TRAP SEAL PRIMER VALVE - A POTABLE WATER-SUPPLIED TRAP SEAL PRIMER VALVE MUST SUPPLY WATER TO THE TRAP. WATER-SUPPLIED TRAP SEAL PRIMERS MUST CONFORM TO ASSE 1018. THE DISCHARGE PIPE FROM THE TRAP SEAL PRIMER MUST CONNECT TO THE TRAP ABOVE THE TRAP SEAL ON THE INLET SIDE OF THE TRAP.
 - ii. BARRIER-TYPE TRAP SEAL PROTECTION DEVICE - A BARRIER-TYPE TRAP SEAL PROTECTION DEVICE MUST PROTECT THE TRAP FROM EVAPORATION. BARRIER-TYPE TRAP SEAL PROTECTION DEVICES MUST CONFORM TO ASSE 1072. THE DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
 11. CLEANOUTS
 - a. PROVIDE FLOOR AND WALL CLEANOUTS WHERE REQUIRED IN ALL SOIL, WASTE, DRAIN AND STORM PIPING. IN AREAS WITH CERAMIC TILE OR CARPETED FLOORING, PROVIDE CLEANOUTS WITH SQUARE, ADJUSTABLE, NICKEL BRONZE TOP. IN AREAS WITH RESILIENT FLOORING, PROVIDE CLEANOUTS WITH SQUARE, ADJUSTABLE, NICKEL BRONZE TOP WITH TILE RECESS. CLEANOUTS SHALL BE SAME SIZE AS PIPE EXCEPT THAT CLEANOUTS LARGER THAN 4" WILL NOT BE REQUIRED. WHERE CLEANOUTS OCCUR IN WALLS OF FINISHED AREAS, THEY SHALL BE CONCEALED BEHIND CHROME PLATED ACCESS COVERS.
 12. VALVES - GENERAL
 - a. PLUMBING CONTRACTOR MUST PROVIDE VALVES AS NECESSARY FOR PROPER SYSTEM OPERATION AND COMPONENT ISOLATION. INSTALL VALVES FOR EACH ISOLATED FIXTURE OR GROUP OF FIXTURES, AND EACH CONNECTION TO EQUIPMENT.
 - b. LOCATE SHUT-OFF VALVES ADJACENT TO EQUIPMENT FOR EASY ACCESS SUCH THAT VALVES CAN BE REACHED WITHOUT MOVING EQUIPMENT.
 13. VALVES FOR DOMESTIC WATER
 - a. VALVES FOR DOMESTIC WATER MUST MEET THE REQUIREMENTS OF THE LEAD-FREE LAW 5.3574. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE LEAD-FREE PRODUCTS AS MANDATED BY THE LAW AND AS REQUIRED/INTERPRETED BY THE AUTHORITY HAVING JURISDICTION.
 - b. PROVIDE VALVES FOR WORKING PRESSURE IN WATER PIPING OF 125 PSI OR GREATER.
 - c. GENERAL DUTY SHUT-OFF BALL VALVES
 - i. PROVIDE TWO-PIECE, FULL PORT, SILICON BRONZE BALL VALVES WITH THE CAPABILITY OF ACCEPTING EXTENDED OPERATING HANDLES (FOR INSULATED PIPING). VALVES SHALL BE NIBCO MODEL, TS/CP-595-Y-66-LF (-NS) OR EQUAL PRODUCT MANUFACTURED BY AMERICAN VALVE CO, CRANE, HAMMOND, MILWAUKEE, RED-WHITE VALVE CORPORATION, OR WATTS.
 - ii. THERMOSTATIC MIXING VALVES
 - i. TEMPERED WATER SHALL BE DELIVERED FROM PUBLIC HAND-WASHING FACILITIES (LAVATORIES AND SINKS) THROUGH AN APPROVED WATER-TEMPERATURE LIMITING DEVICE THAT CONFORMS TO ASSE 1070.
14. HANGERS & SUPPORTS
 - a. THE PLUMBING CONTRACTOR MUST FURNISH ALL PIPE SUPPORTS REQUIRED FOR THEIR WORK. ALL PIPING SHALL BE SUPPORTED PER CODE. ADDITIONAL SUPPORTS SHALL BE PROVIDED WHERE REQUIRED TO PREVENT SAGGING. WHERE ALTERNATIVE PIPING MATERIALS ARE USED, HANGER SPACING CAN BE REDUCED AS RECOMMENDED BY THE MANUFACTURER AND WHERE ALLOWED BY CODE.
15. INSULATION
 - a. PROVIDE THERMAL INSULATION ON ALL DOMESTIC HOT WATER PIPING WITH SELF-SEALING CLOSED CELL ELASTOMERIC FOAM. PROVIDE A CONTINUOUS VAPOR TIGHT SEAL. INSULATION SHALL BE CONTINUOUS THRU ALL WALLS AND FLOORS. NPFA FIRE HAZARD RATING FOR INSULATION, ADHESIVES, SEALERS, AND COATINGS MUST NOT EXCEED 25 FOR FLAME SPREAD AND 50 FOR SMOKE DEVELOPED UNLESS OTHERWISE REQUIRED BY THE LOCAL AUTHORITY OR ENERGY CODES. THE MINIMUM INSULATION LEVELS SHALL BE AS FOLLOWS:
 - i. PROVIDE 1" THICK ELASTOMERIC INSULATION ON HOT WATER PIPING.
 - ii. PROVIDE INSULATION ON ALL PEX PIPING WHEN USED IN PLENUMS AND WHERE REQUIRED TO MAINTAIN THE REQUIRED FLAME AND SMOKE RATING. MOST PEX PIPING 2" AND SMALLER SHALL BE INSULATED TO MAINTAIN ITS PLENUM RATED PROPERTY IF 18" SEPARATION BETWEEN THE PIPING CANNOT BE PROVIDED.
16. INSULATION FOR HANDICAP ACCESSIBLE FIXTURES (WHERE NOT PROTECTED WITH A SHROUD)
 - a. ALL HANDICAP LAVATORY P-TRAP AND ANGLE STOP ASSEMBLIES SHALL BE INSULATED WITH TRAP WRAP PROTECTIVE KIT MANUFACTURED BY PROFLO MODEL PF200 SERIES OR EQUAL. PROVIDE OFFSET TRAPS FOR HANDICAP ACCESSIBLE FIXTURES WHERE REQUIRED. ABRASION RESISTANT, ANTI-MICROBIAL VINYL EXTERIOR COVER SHALL BE SMOOTH. FOR TRAPS, THE INSULATION MUST HAVE A CLEANOUT W/UT CAP TO ALLOW SERVICE TO THE TRAP WITHOUT DISASSEMBLY. FOR STOPS, THE INSULATION MUST HAVE A LOCK LID THAT PREVENTS TAMPERING BUT ALLOWS ACCESS WITHOUT REMOVAL OF THE INSULATION. FASTENERS MUST REMAIN SUBSTANTIALLY OUT OF SIGHT. ACCEPTABLE MANUFACTURERS INCLUDE PROFLO, TRUEBRO, PLUMBEREX, AND DEARBORN.
17. CONCRETE HOUSEKEEPING PADS
 - a. ALL FLOOR-MOUNTED EQUIPMENT SHALL BE INSTALLED LEVEL AND PLUMB ON 4" THICK CONCRETE HOUSEKEEPING PAD.
18. ESCUTCHEON PLATES
 - a. INSTALL ONE-PIECE CHROME PLATED BRASS WALL PLATE EQUIPPED WITH SET SCREW AROUND ALL EXPOSED PIPE PASSING THROUGH WALLS IN FINISHED AREAS.
19. ACCESS PANELS
 - a. LOCATE VALVES IN READILY ACCESSIBLE LOCATIONS. WHERE VALVES SHALL BE INSTALLED ABOVE NON-ACCESSIBLE CEILINGS, PROVIDE ACCESS PANELS. ACCESS PANELS SHALL BE PAINTABLE METAL. COLOR FINISH, ACCESS PANEL SIZES AND LOCATIONS WITH THE ARCHITECT.
20. FIRE STOPPING
 - a. PROVIDE FIRE STOPPING AT ALL PENETRATIONS THROUGH RATED SEPARATIONS PER LOCAL CODES & REGULATIONS & PER UL RECOMMENDATIONS FOR ASSEMBLIES ENCOUNTERED IN PROJECT.
 - b. THE FIRE STOPPING MATERIAL MUST MEET THE INTEGRITY OF THE FIRE RATED WALL, FLOOR, CEILING & ROOF BEING PENETRATED. REFER TO ARCHITECT'S DRAWINGS FOR WALL, FLOOR, CEILING & ROOF FIRE RATINGS PRIOR TO BIDDING WORK.
21. FLASHING & COUNTERFLASHING
 - a. PROVIDE ROOF FLASHING AND COUNTERFLASHING FOR ALL ROOF PENETRATIONS.
 - b. OBTAIN APPROVAL FROM GENERAL CONTRACTOR, CONSTRUCTION MANAGER, OWNER AND/OR ROOFING CONTRACTOR PRIOR TO MAKING ANY PENETRATIONS SO THAT WARRANTIES ARE NOT COMPROMISED OR VOIDED.
22. CATHODIC PROTECTION
 - a. PROVIDE DIELECTRIC INSULATION AT POINTS WHERE COPPER OR BRASS PIPE COMES IN CONTACT WITH FERROUS PIPING, REINFORCING STEEL OR OTHER DISSIMILAR METAL STRUCTURE.
23. EXCAVATION, TRENCHING & BACKFILL
 - a. DO ALL EXCAVATION, TRENCHING & BACKFILL REQUIRED FOR THE INSTALLATION OF PLUMBING WORK.
 - b. ALL BACKFILL SHALL BE COMPACTED & BROUGHT TO FINISHED GRADE AND MUST MATCH SURROUNDING CONDITIONS.
 - c. RESTORE ALL DISTURBED FLOORING TO ORIGINAL CONDITION.
 - d. ALL PIPING SHALL BE LAID ON A BED OF SAND, 6" THICK MINIMUM. BACKFILL UNDER BUILDING AND ALL DRIVES, ROADS AND WALKS WITH BANK-RUN GRAVEL.
24. CUTTING AND PATCHING
 - a. CUT AND PATCH WALLS AND FLOORS TO MATCH BUILDING CONSTRUCTION WHERE REQUIRED TO INSTALL ALL PLUMBING.
25. CONNECTIONS
 - a. INSTALL UNIONS AT FINAL CONNECTION TO EACH PIECE OF EQUIPMENT. INSTALL DIELECTRIC COUPLINGS TO CONNECT PIPING MATERIALS OF DISSIMILAR METALS.
26. INSTALLATION
 - a. INSTALL ALL PIPING FREE OF TAGS AND BENDS. INSTALL FITTINGS FOR CHANGES IN DIRECTION AND BRANCH CONNECTIONS. INSTALL SLEEVES FOR PIPING PENETRATING THROUGH CONCRETE AND MASONRY WALLS, GYPSUM-BOARD PARTITIONS, CONCRETE FLOOR, AND ROOF SLABS. SEAL PIPE PENETRATIONS THROUGH RATED CONSTRUCTION WITH FIRESTOPPING SEALANT MATERIAL. UNDERGROUND WATER AND SEWER LINES SHALL BE LAID IN SEPARATE TRENCHES WITH A MINIMUM HORIZONTAL SPACING AS REQUIRED BY CODE. EXCAVATED TO THE PROPER DEPTH AND GRADED TO PRODUCE THE REQUIRED FALL.
27. TESTING
 - a. ALL PLUMBING WORK SHALL BE TESTED & APPROVED BY INSPECTOR PRIOR TO BEING BACKFILLED, CONCEALED & PUT INTO SERVICE. AFTER TESTING IS COMPLETE & APPROVED, THE PLUMBING CONTRACTOR MUST DISINFECT THE POTABLE WATER SYSTEM AS REQUIRED BY LOCAL AUTHORITY. TEST WATER PURITY ACCORDING TO LOCAL REQUIREMENTS AND SUBMIT CERTIFIED TEST RESULTS TO OWNER FOR REVIEW AND APPROVAL.
28. SHOP DRAWINGS
 - a. SUBMIT TO THE ARCHITECT PDF FILE COPIES OF COMPLETE & CERTIFIED SHOP DRAWINGS, DESCRIPTIVE DATA, PERFORMANCE DATA & RATINGS, DIAGRAMS AND SPECIFICATIONS ON ALL SPECIFIED EQUIPMENT, INCLUDING ACCESSORIES AND MATERIALS FOR REVIEW.
 - b. THE MAKE, MODEL NUMBER, TYPE, FINISH & ACCESSORIES OF ALL EQUIPMENT AND MATERIALS SHALL BE REVIEWED & APPROVED BY THE PLUMBING CONTRACTOR & GENERAL CONTRACTOR PRIOR TO SUBMITTING TO THE ARCHITECT FOR THEIR REVIEW & APPROVAL.
 - c. REVIEW OF SHOP DRAWINGS DOES NOT RELIEVE THE PLUMBING CONTRACTOR OF RESPONSIBILITY FOR COMPLIANCE WITH THE REQUIREMENTS OF THE CONTRACT DRAWINGS, SPECIFICATIONS & APPLICABLE CODES.
29. OWNER'S INSTRUCTIONS
 - a. PROVIDE TWO SETS OF COMPLETE OPERATING AND MAINTENANCE INSTRUCTIONS WITH DRAWINGS, TYPEWRITTEN INSTRUCTIONS AND OPERATING SEQUENCES AND DESCRIPTIVE DATA SHEETS, ASSEMBLE EACH SET IN A HARD-BOUND COVER.
30. WARRANTY
 - a. THE PLUMBING CONTRACTOR MUST UNCONDITIONALLY WARRANT ALL WORK TO BE FREE OF DEFECTS IN EQUIPMENT, MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE BY OWNER AND THE PLUMBING CONTRACTOR WILL REPAIR OR REPLACE ANY DEFECTIVE WORK PROMPTLY AND WITHOUT CHARGE TO THE OWNER.
 - b. RESTORE ANY OTHER EXISTING WORK DAMAGED IN THE COURSE OF REPAIRING DEFECTIVE EQUIPMENT, MATERIALS AND WORKMANSHIP.

SET OUTLET TEMPERATURE OF THERMOSTATIC MIXING VALVE TO 110 DEGREES F. POINT-OF-USE THERMOSTATIC MIXING VALVES SHALL BE "STANDARD SPECIFICATION FOR CROSSLINKED POLYETHYLENE PLASTIC HOT AND COLD WATER DISTRIBUTION SYSTEMS". PROVIDE ENGINEERED PLASTIC FITTINGS WITH PLASTIC COLLARS WHICH CONFORM TO ASTM F1960 STANDARD SPECIFICATION FOR COLD EXPANSION RESISTANT PEX REINFORCING RINGS FOR USE WITH CROSSLINKED POLYETHYLENE PIPING. PEX TUBING AND CONNECTIONS SHALL BE WARRANTED FOR A PERIOD OF 25 YEARS. DO NOT WELD, GLUE, TAPE OR ALLOW OTHER SOLVENT BASED ADHESIVES OR PAINTS TO COME INTO CONTACT WITH TUBING. DO NOT ALLOW TUBING TO COME IN CONTACT WITH PIPE THREAD COMPOUNDS, FIREWALL PENETRATION SEALING COMPOUNDS, AND PETROLEUM BASED SEALANTS. DO NOT ALLOW TUBING TO COME WITHIN 6" OF GAS APPLIANCE VENTS OR 12" OF RECESSED LIGHT FIXTURES. DO NOT EXPOSE TUBING TO OPEN FLAME. DO NOT SOLDER WITHIN 18" OF TUBING. DO NOT INSTALL TUBING BETWEEN TUB SPOUT AND SHOWER VALVE. RADIUS OF BENDS MUST NOT EXCEED SIX TIMES OUTSIDE TUBE DIAMETER. REPAIR KINKS IN TUBING USING HEAT AS RECOMMENDED BY MANUFACTURER. TUBING SHALL BE INSTALLED IN MAXIMUM PRACTICAL LENGTHS, AS DIRECTLY AS POSSIBLE TO REMOVE MANIFOLD WITH MINIMUM FITTINGS. TUBING SHALL BE SUPPORTED IN A MANNER THAT DOES NOT DAMAGE TUBING AND ALLOWS FOR THERMAL EXPANSION. SUPPORTS SHALL BE SPACED AT 32" MINIMUM HORIZONTALLY AND 60" VERTICALLY AND WITHIN 6" OF FITTINGS OR BENDS. USE BEND SUPPORTS AT 90 DEGREE BENDS. PROTECT INSTALLED TUBING FROM DAMAGE. INSTALL METAL PLATES WHERE TUBING PENETRATES STUDS AT FACE OF STUDS. REMOVE MANIFOLD TYPE FITTINGS SHALL BE UTILIZED AT BRANCHES IN ROOMS WHERE TUBING IS TERMINATED (MODIFIED HOME-RUN INSTALLATION TYPE). LITE EXPANDER TOOLS RECOMMENDED BY MANUFACTURER FOR CONNECTION OF TUBING TO FITTINGS. DO NOT OVER EXPAND TUBING. PIPE SHALL BE SUPPORTED AT FITTINGS AND FIXTURES AS RECOMMENDED BY THE MANUFACTURER. PIPING SHALL BE INSTALLED WITH MINIMUM AMOUNT OF FITTINGS. USE MANUFACTURER APPROVED VALVES, FITTINGS, HOSE BIBS AND BOXES AT FIXTURES.

PLUMBING LEGEND	
SYMBOL	DESCRIPTION
- - - S - - -	SANITARY WASTE PIPING
- - - V - - -	VENT PIPING
- - - CW - - -	COLD WATER PIPING
- - - HW - - -	HOT WATER PIPING
FD ●	FLOOR DRAIN
○	BALL VALVE
CO ○	CLEANOUT

PLUMBING EQUIPMENT AND FIXTURE SCHEDULE	
LV1	LAVATORY SINK, COUNTERTOP WITH INTEGRAL BOWL SINK W/ DELTA 925 SINGLE LEVER FAUCET, FLEXIBLE STAINLESS SUPPLY PIPES, ANGLE STOPS, 1/2" TRAP, POPUP DRAIN, PROVIDE INSULATION EQUAL TO TRUEBRO "LAV GUARD" TRAP & SUPPLY INSULATORS AND WALL HANGER. MEETS ADA GUIDELINES.
LV2	LAVATORY SINK, KOHLER MODEL K-2005-0, VITREOUS CHINA, 22"x18" WALL HUNG LAVATORY W/ KOHLER K-15198-F-CP SINGLE LEVER POLISHED CHROME FAUCET WITH 0.5 GPM AERATOR, FLEXIBLE STAINLESS SUPPLY PIPES, ANGLE STOPS, 1/2" TRAP, POPUP DRAIN, AND PROFLO RPF200TRAP COVER.
WC1	WATER CLOSET, AMERICAN STANDARD MODEL 3517F 101020 CADET PRO COMPACT RH EL BOWL, AMERICAN STANDARD MODEL 4188A 104020 1 28 GALLONS PER FLUSH 12 TANK CADET COMPLETE WHITE, MCGUIRE MODEL LF2166CCF LF SUPPLY FLEX CLOSET CP 1/2NMCO, PROFLO MODEL PFWR WAX RING, PROFLOW MODEL PPF9014 PAIR OF CLOSET BOLTS, NUTS, & WASHERS.
WC2	WATER CLOSET, AMERICAN STANDARD MODEL 3517C101 CADET PRO ELONGATED BOWL, AMERICAN STANDARD MODEL 4188A 104020 1 28 GALLONS PER FLUSH 12 TANK CADET COMPLETE WHITE, AMERICAN STANDARD MODEL 5321 110 020 ELONGATED CLOSET SEAT WITH COVER WHITE, MCGUIRE MODEL LF2166CCF LF SUPPLY FLEX CLOSET CP 1/2NMCO, PROFLO MODEL PFWR WAX RING, PROFLOW MODEL PPF9014 PAIR OF CLOSET BOLTS, NUTS, & WASHERS.
FD1	FLOOR DRAIN, SIOUX CHIEF MODEL 842-P WITH NICKEL BRONZE ADJUSTABLE STRAINER. PROVIDE TRAP PRIMERS WHERE REQUIRED BY CODE. REFER TO WASTE AND VENT ISOMETRIC FOR SIZES.
KS1	KITCHEN SINK, PROFLO MODEL PFCU301A UNDER MOUNT 24" x 18" x 8" 18 GA. STAINLESS STEEL SINGLE BOWL W/ PEERLESS FAUCET P7923LF CHROME SINGLE LEVER FAUCET WITH 1.5 GPM AERATOR, STAINLESS STEEL BASKET STRAINER, ANGLE SUPPLY STOPS.
DW1	DISHWASHER, COORDINATE WITH OWNER/ARCHITECT FOR MANUFACTURER
SH1	SHOWER, SHOWER BASE, PROFLO 60" X 34" MODEL PFSB034WH, WITH PEERLESS PTT1423Z MODEL SHOWER FAUCET
EDWH1	ELECTRIC INSTANT HOT WATER HEATER, EEMAX SP9312, 3.5 KW, 120V, TO BE MOUNTED BELOW SINK
EDWH2	ELECTRIC WATER HEATER, A.O. SMITH ECLN40, 38 GALLON CAPACITY, LOWBOY, 6 KW, ROUTE OVERFLOW AND T&P VALVE TO FLOOR DRAIN, PROVIDE ARMTR02 L GROUND EXPANSION TANK
BFP	BACKFLOW PREVENTER, WATTS MODEL LF 919 REDUCED PRESSURE BACKFLOW ASSEMBLY.
ESE1	ELECTRIC SEWAGE EJECTOR, ZOEGLER SUMP PUMP MODEL 53, 115 VOLT SINGLE PHASE PUMP WITH 1-1/2" DISCHARGE, SOLIDS HANDLING VORTEX IMPELLER, CAST IRON HOUSING, 34 GPM @ 10' HEAD, 1/3 HP OIL FILLED MOTOR, 1-1/2" PVC CHECK VALVE AND BALL VALVE, 115 VOLT SINGLE PHASE VARIABLE LEVEL FLOAT SWITCH, UL LISTED 115 VOLT SINGLE PHASE NEMA 4X HIGH WATER ALARM WITH WIFI CONNECTIVITY, 18" X 30" STRUCTURAL FOAM BASIN WITH AIRTIGHT COVER, DISCHARGE AND VENT GROMMET THROUGH LID, ONE GROMMET FOR 3" FLOOR INSTALLATION OF INLET.
WB1	WASHER BOX, OATEY CENTRO, IN WALL WASHER SUPPLY / DRAIN BOX FOR CLOTHES WASHER.
IB1	ICE MAKER BOX, ACCOR MODEL FLOWTITE OBPO52, ICE MAKER WATER SUPPLY BOX. PROVIDE FIRE-RATED BOX IF INSTALLED IN FIRE-RATED WALL. EQUAL TO ACCOR MODEL FR-12.
WH1	WALL HYDRANT, EQUAL TO WOODFORD MODEL B-67 3/4". PROVIDE FROST-PROOF EXTERIOR WALL HYDRANTS WITH LOOSE-TEE KEYS ON EACH ELEVATION OF BUILDING. WALL HYDRANTS SHALL BE WALL HYDRANT WITH CHROME FINISH ON BRASS CASTING WITH COVER AND HINGED DOOR CONCEALED WITHIN INTERIOR PARTITION AND/OR INSTALL IN A MANNER THAT PREVENTS FREEZING. FURNISH TO OWNER, ONE VALVE KEY FOR EACH KEY OPERATED WALL HYDRANT INSTALLED. APPROVED MANUFACTURERS OF EQUAL PRODUCTS SHALL BE ZURN, WADE, JOSAM, SMITH, OR WATTS.



PROPOSED PROJECT:
**RENOVATION FOR
 III W. MAIN**
 VAN WERT, OH 45891
 VAN WERT DEVELOPMENT, PHASE II



Progress Dates
 05/16/2023 - BID / PERMIT

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 SHARED SUCCESS
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