

GENERAL NOTES

A. 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.

- B. NO HISTORIC ELEMENTS SHALL BE REMOVED OR MODIFIED UNLESS SPECIFICALLY INDICATED IN ARCHITECTURAL PLANS.
- C. REPAIR OR REPLACE EXG DAMAGED OR DETERIORATED FLOOR FRAMING AND/OR WOOD SUBFLOOR PER STRUCTURAL DRAWINGS.
- D. 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.
- E. HISTORIC TRIM TO BE RETAINED, UNO. SEE DEMO & PROPOSED PLANS.
- F. RETAIN HISTORIC WOOD WINDOW SASH, FRAMES, BRICKMOLD & SHUTTER HARDWARE, UNO. SEE DEMO & EXTERIOR ELEVATIONS.
- G. 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.
- H. SEE CODE SHEET FOR ROOF/FLOOR/CEILING ASSEMBLY LOCATIONS & PARTITION SCHEDULE FOR TYPES.
- I. PENETRATIONS OF RATED ASSEMBLIES TO BE PROTECTED PER SECTION 713.3 & 713.4 OBC. COORD W/ MEP DWGS.
- J. PROVIDE FIRE BLOCKING PER 717.2 OBC.
- K. PROVIDE DRAFTSTOPPING IN FLOORS, CLGS/ROOFS & ATTICS PER OBC.
- L. PROVIDE BLOCKING FOR SHELVING, CABINETS AND BATHROOM ACCESSORIES AND GRAB BARS. SEE PLANS AND INTERIOR ELEVATIONS.
- M. 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.
- N. EXTERIOR TRIM, SOFFITS, CORNICE AND CAST IRON STOREFRONT TO BE REPAIRED/RETIRED/REPLACED AND PAINTED. EXG. UN-PAINTED BRICK AND STONE TO REMAIN UNPAINTED. SEE EXTERIOR ELEVATIONS FOR SCOPE OF WORK. COORD COLORS DIRECTLY W/ ARCHITECT.
- O. 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.
- P. PROVIDE FIRE EXTINGUISHERS PER NFPA REQS. COORD W/ FIRE MARSHALL.
- Q. FASTENERS INTO EXISTING HISTORIC MASONRY WALLS ARE TO BE FASTENED INTO MORTAR JOINTS.
- R. EXTERIOR STEEL TO BE DUPLEX-FINISH (GALVANIZED, WITH HIGH-PERFORMANCE COMPATIBLE EPOXY PAINT).
- S. PROVIDE R19 MINERAL WOOL BATT INSULATION @ BASEMENT RIM BD. THROUGHOUT.
- T. 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.
- U. 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/TSPS/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.
- V. 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.
- W. HAND & GUARD INTERIOR WOOD RAILS: BOD - KOETTER RAILING PROFILE K-6042, RED OAK.

DRAWING INDEX

#	SHEET TITLE	OWNER SET 10/11/2022	BID & PERMIT 1/11/2022
GENERAL DRAWINGS			
G0.00	COVER SHEET		
G0.01	EGRESS & FIRE RATING DIAGRAMS		
G0.02	CODE SUMMARY		
CIVIL/LANDSCAPE DRAWINGS			
G1.01	GENERAL NOTES AND SPECIFICATIONS		
G1.02	GENERAL NOTES AND SPECIFICATIONS		
C1.01	MAINTENANCE OF TRAFFIC PLAN - PHASE I		
C1.02	MAINTENANCE OF TRAFFIC PLAN - PHASE II		
C1.03	MAINTENANCE OF TRAFFIC PLAN - SECTIONS		
C1.04	DEMOLITION PLAN		
C1.05	MAINTENANCE OF TRAFFIC PLAN SECTIONS		
C1.06	DEMOLITION PLAN		
C2.01	DIMENSIONAL PLAN		
C3.01	GRADING PLAN		
C4.01	UTILITY PLAN		
C5.01	EROSION CONTROL PLAN		
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C6.01	LANDSCAPE PLAN		
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C7.01	LIGHTING PLAN		
C7.02	LIGHTING DETAILS		
C8.01	IRRIGATION PLAN		
C8.02	IRRIGATION NOTES AND DETAILS		
SD.101	DETAILS		
SD.102	DETAILS		
SD.103	DETAILS		
SD.104	DETAILS		
SD.105	DETAILS		
ARCHITECTURAL DRAWINGS			
AD.1.00	EXG + DEMO FLOOR PLAN - BASEMENT		
AD.1.01	EXG + DEMO FLOOR PLAN - FIRST FLOOR		
AD.1.02	EXG + DEMO FLOOR PLAN - ROOF		
AD.2.00	EXG + DEMO ELEVATIONS - SOUTH + WEST		
AD.2.01	EXG + DEMO ELEVATIONS - NORTH + EAST		
A1.10	PROPOSED FLOOR PLAN - BASEMENT		
A1.11	PROPOSED FLOOR PLAN - FIRST FLOOR		
A1.12	PROPOSED FLOOR PLAN - ROOF		
A1.30	REFLECTED CEILING PLAN - BASEMENT		
A1.31	REFLECTED CEILING PLAN - FIRST FLOOR		
A2.10	PROPOSED ELEVATIONS - SOUTH + WEST		
A2.11	PROPOSED ELEVATIONS - NORTH + EAST		
A3.10	ENLARGED STAIR PLANS + SECTIONS		
A6.00	ASSEMBLIES + DETAILS		
A6.10	DOOR/HARDWARE TYPES + SCHEDULES		
A6.11	STOREFRONT TYPES + DETAILS		
A6.20	WINDOWS TYPES + DETAILS		
A7.00	GENERAL NOTES + SPECIFICATIONS		
STRUCTURAL DRAWINGS			
S0.01	STRUCTURAL GENERAL NOTES		
S0.02	STRUCTURAL GENERAL NOTES		
S1.00	FOUNDATION PLAN		
S1.10	1ST FLOOR FRAMING PLAN		
S1.20	ROOF FRAMING PLAN		
S2.00	ELEVATIONS		
S2.01	ELEVATIONS		
S3.10	FOUNDATION & 1ST FLOOR SECTIONS		
S3.11	1ST FLOOR SECTIONS		
S3.20	ROOF FRAMING SECTIONS		
S3.21	FRAMING SECTIONS		
MECHANICAL DRAWINGS			
M1-01	1ST FLOOR MECHANICAL PLAN		
M2-00	MECHANICAL DETAILS		
ELECTRICAL DRAWINGS			
E1-01	1ST FLOOR POWER PLAN		
E2-00	BASEMENT LIGHTING PLAN		
E2-01	1ST FLOOR LIGHTING PLAN		
E3-00	ELECTRICAL DETAILS		
E3-01	ELECTRICAL SPECIFICATIONS		
E4-00	ELECTRICAL SPECIFICATIONS		
PLUMBING DRAWINGS			
PI-00	BASEMENT PLUMBING PLAN		

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

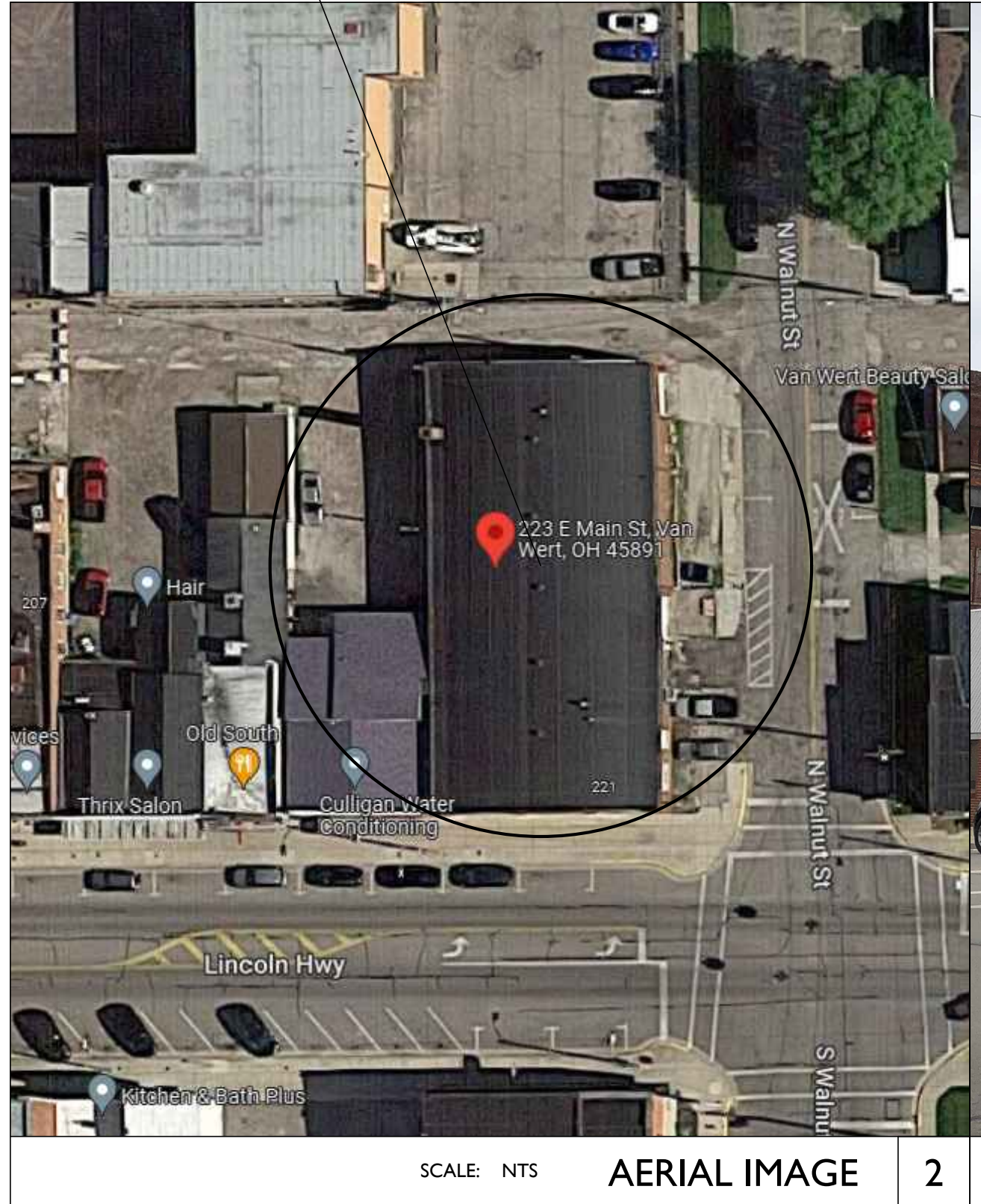
CIVIL ENGINEER
J.P.R.
222 PEARL STREET
FORT WAYNE, IN 46802
(574) 232-4388

ARCHITECT
PLATTE DESIGN
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

PROJECT LOCATION



SCALE: NTS AERIAL IMAGE 2



STREET VIEW 1

PROJECT DESCRIPTION

REHABILITATION/RENOVATION OF EXISTING HISTORIC COMMERCIAL BUILDING. BUILDING IS 1 STORY PLUS FULL OCCUPIED BASEMENT. THE BUILDING WILL BE COMMERCIAL WHITE-BOX FOR USE AS A FUTURE BREWERY. THE BUILDING WILL BE FULLY SPRINKLERED PER NFPA 13.

NOTE: THIS PERMIT SUBMISSION INCLUDES THE CORE/SHELL/LIFE SAFETY UPGRADES TO THE BUILDING. WORK IS LIMITED TO EXTERIOR IMPROVEMENTS, STRUCTURAL STABILIZATION, UTILITY UPGRADES, FIRE PROTECTION, AND THE INSTALLATION OF TEMPORARY LIGHTING/CONDITIONING AT THE INTERIOR. NO OTHER WORK WILL BE COMPLETED AT THIS TIME. THE FUTURE TENANT FIT-OUT AND OCCUPANCY, INCLUDING INTERIOR FINISHES, ELECTRICAL, PLUMBING, AND HVAC, WILL BE SUBMITTED UNDER A SEPARATE PERMIT. THE SPRINKLER SYSTEM FOR THIS PHASE WILL BE DESIGN-BUILD AND WILL ALSO BE SUBMITTED UNDER A SEPARATE PERMIT.

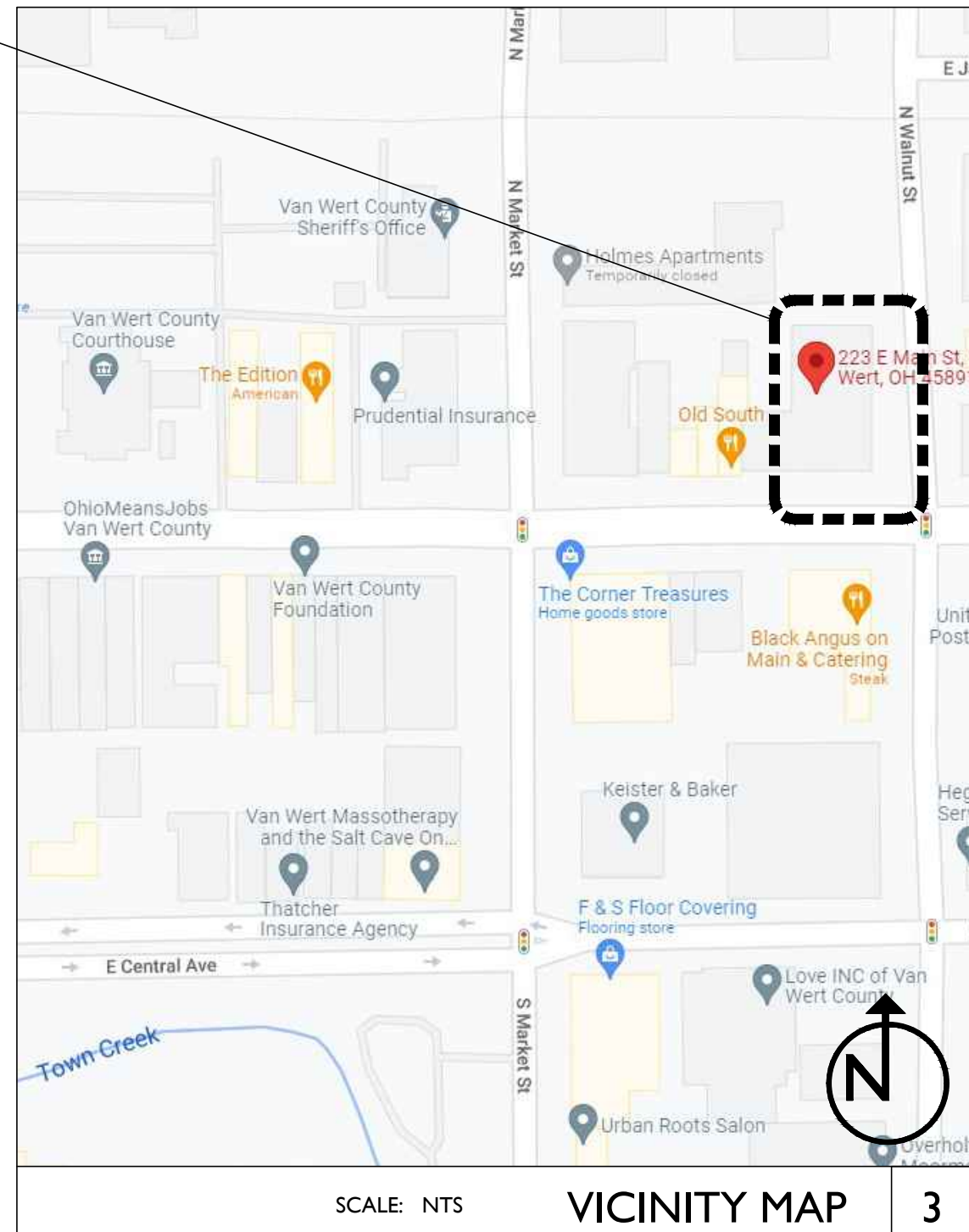
TYPICAL ABBREVIATIONS

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

TYPICAL SYMBOLS

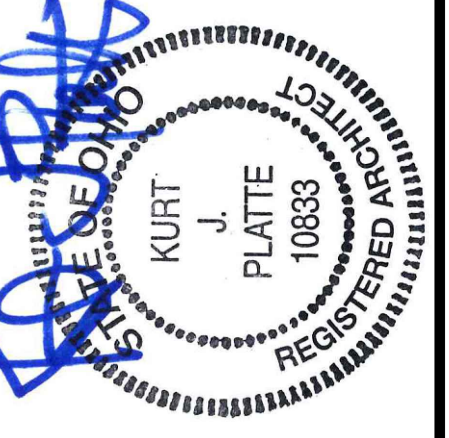
	NORTH ARROW
	EGRESS WINDOW
	KEYNOTE
	CENTERLINE TAG
	FLOOR ELEVATION TAG
	REVISION CLOUD TAG
	INTERIOR ELEVATION TAG
	SECTION CUT TAG
	DETAIL CALLOUT

PROJECT LOCATION



SCALE: NTS VICINITY MAP 3

PLATTE
architecture + design



KURT PLATTE 10833
EXP DATE 12.31.2021

Progress Dates
10-11-2022 - OWNER'S REVIEW PACKAGE
11-11-2022 - ISSUED FOR BID AND PERMIT

Revisions
Design Team:
AS, MR
Drawn by:
AS, MR

PROPOSED PROJECT:
RENOVATION FOR
223 E. MAIN ST.
VAN WERT, OH 45891
VAN WERT REDEVELOPMENT, PHASE 2

Job No: 22013 11.14.2022

GO.00

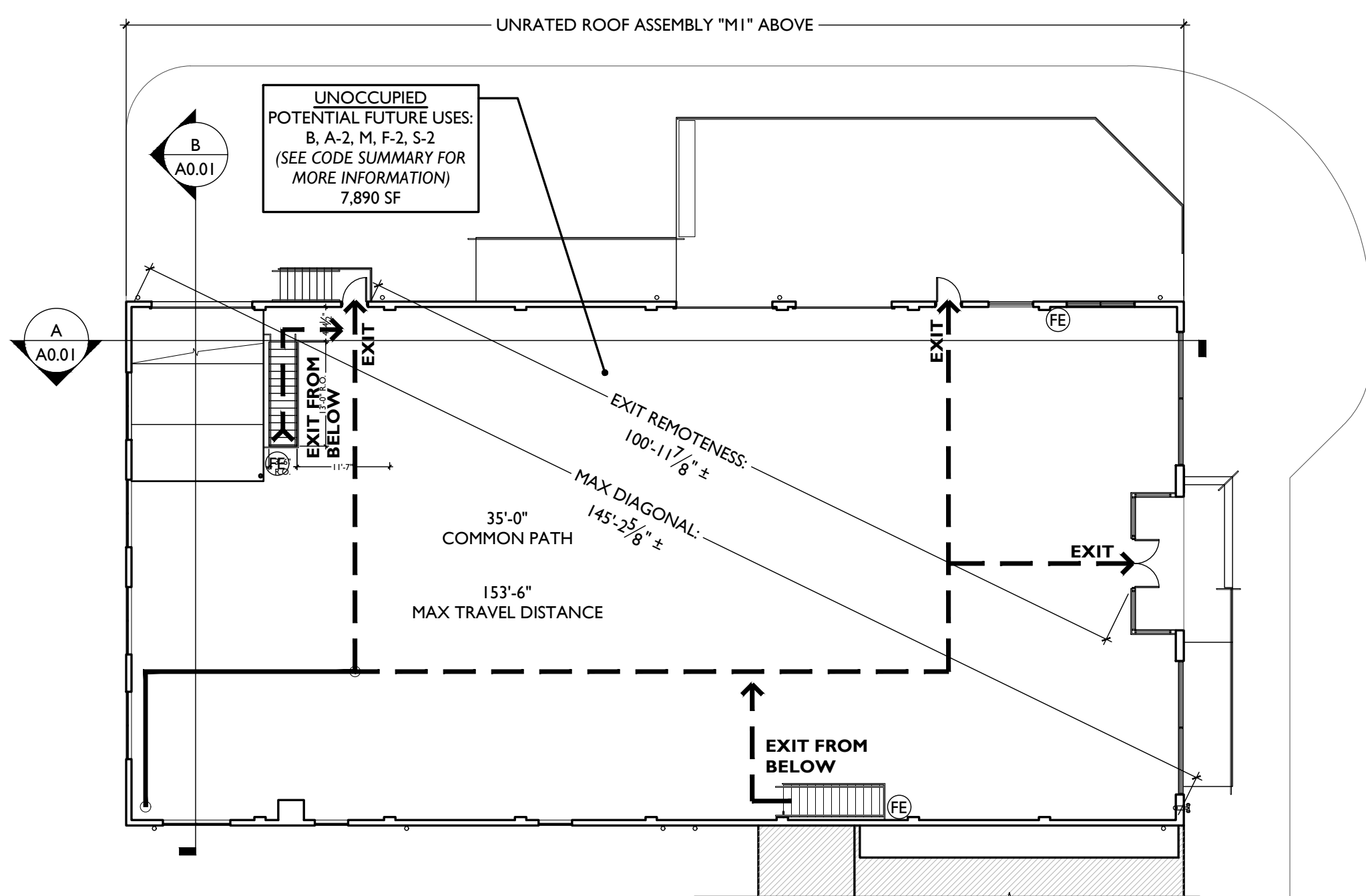
1810 CAMPBELL ALLEY, SUITE 300 | CINCINNATI, OH 45202
WWW.PLATTEDESIGN.COM | T: 513.871.1850 | F: 513.871.1829

GENERAL NOTES

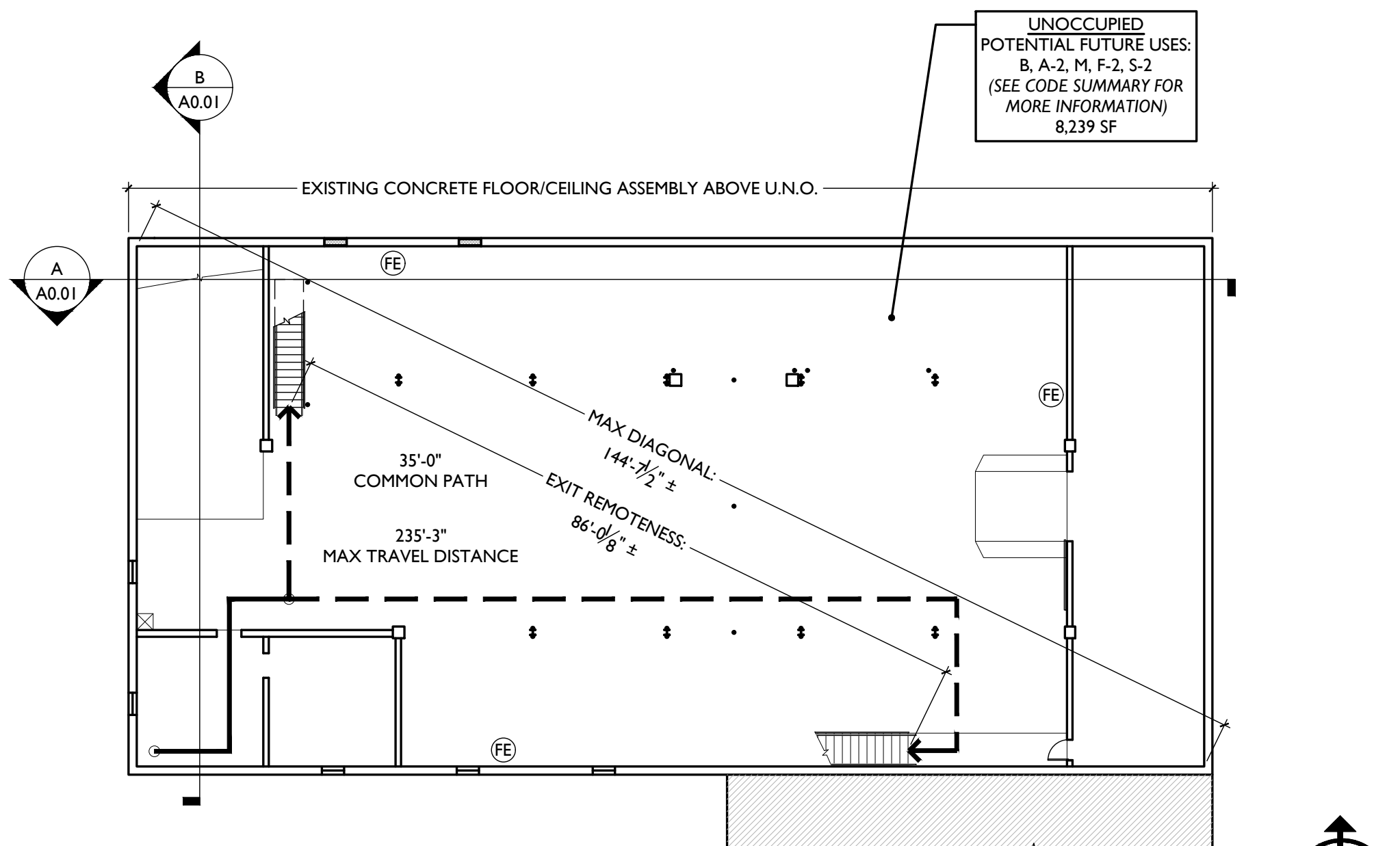
- A. HORIZONTAL FLOOR/CEILING + ROOF ASSEMBLIES ARE INDICATED ON THIS PAGE.
- B. NO RATED ASSEMBLIES WILL BE PROVIDED AT THIS TIME.
- C. SEE SHEET A6.00 FOR ASSEMBLY TYPES + DETAILS.

GRAPHIC KEY

- EXIT → BUILDING EXIT
- EGRESS OR COMMON PATH OF TRAVEL AS NOTED
- SPACE NAME, USE, AREA, OCCUPANTS
- ⊕ FIRE EXTINGUISHER: TYPE 2-A-20-B-C WALL HUNG.



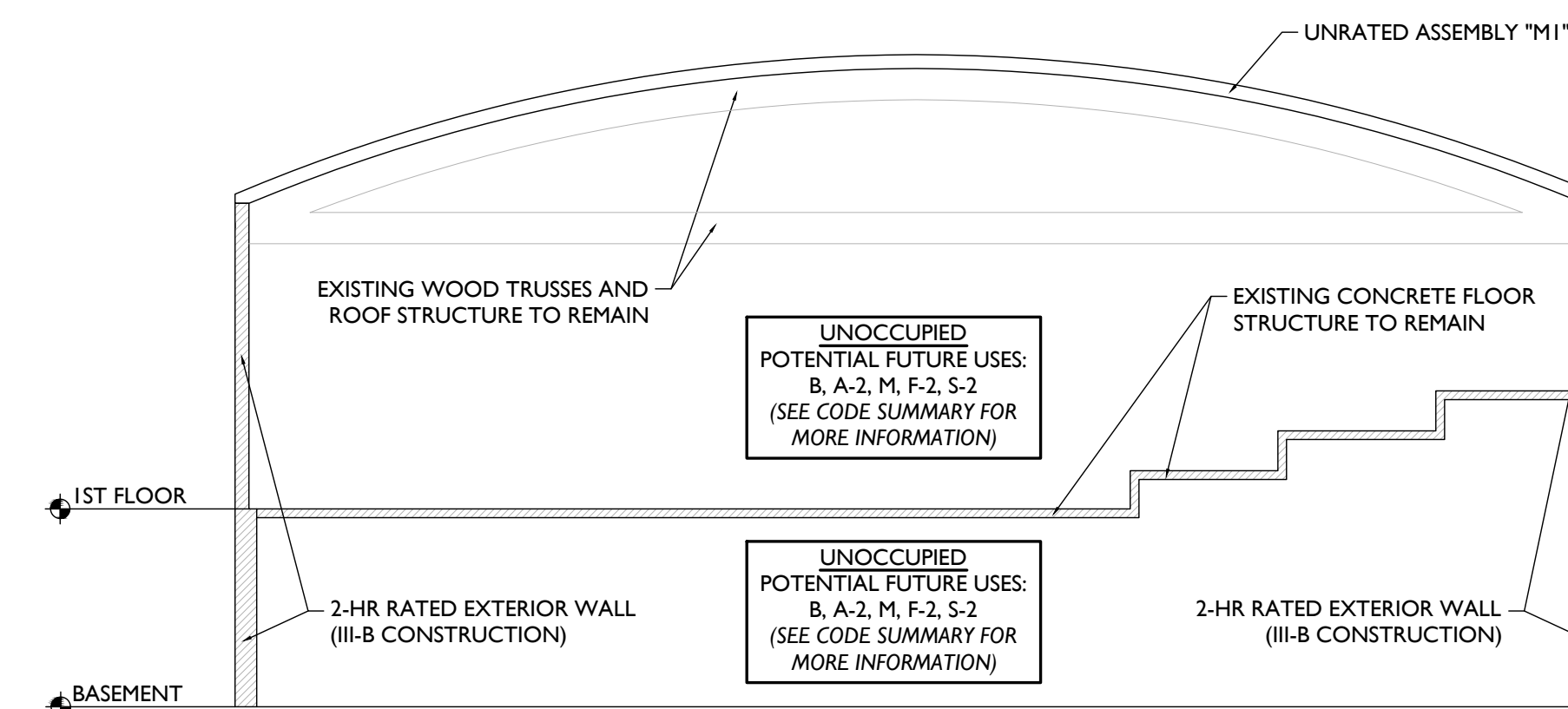
FIRST FLOOR



BASEMENT

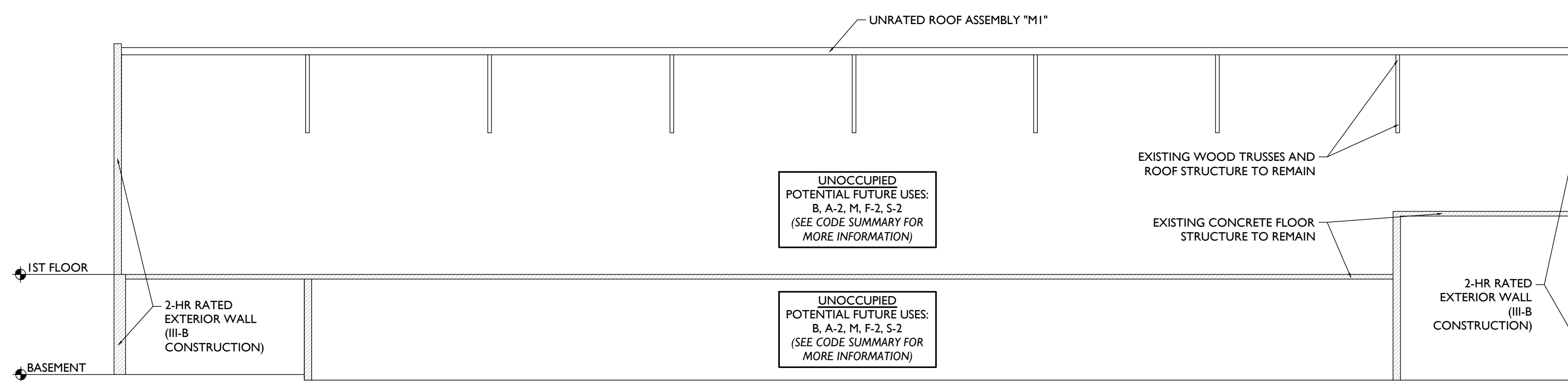
SCALE: 1/16" = 1'-0"

EGRESS DIAGRAMS



NOTE: SEE SHEET A6.00 FOR ASSEMBLY INFO.

FIRE RATING SECTION DIAGRAM "B"

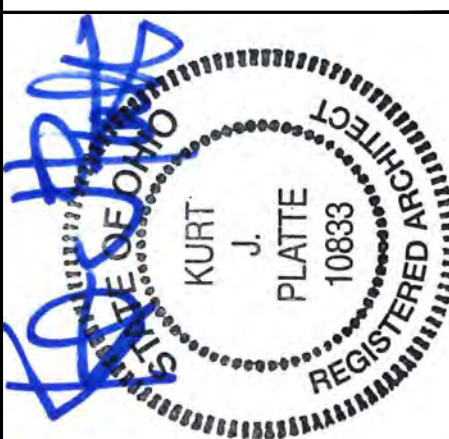


NOTE: SEE SHEET A6.00 FOR ASSEMBLY INFO.

FIRE RATING SECTION DIAGRAM "A"

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

FIRE RATING SECTION DIAGRAMS



KURT PLATTE 10833
EXP DATE 12.31.2021

Progress Dates
10-11-2022 - OWNER'S REVIEW PACKAGE
11-11-2022 - ISSUED FOR BID AND PERMIT

Revisions

Design Team:
AS, MR
Drawn by:
AS, MR

PROPOSED PROJECT:
**RENOVATION FOR
223 E. MAIN ST.**
VAN WERT, OH 45891
VAN WERT REDEVELOPMENT, PHASE 2

Job No: 22013 11.14.2022

PROPOSED BUILDING RENOVATION

ADDRESS: 223 E MAIN ST
CITY: VAN WERT
COUNTY: VAN WERT
ZONING JURISDICTION: VAN WERT COUNTY
BLDG. DEPT. JURISDICTION: STATE OF OHIO

PROJECT DESCRIPTION:

REHABILITATION/RENOVATION OF EXISTING HISTORIC COMMERCIAL BUILDING. BUILDING IS 1 STORY PLUS FULL OCCUPIED BASEMENT. THE BUILDING WILL BE COMMERCIAL WHITE-BOX FOR USE AS A FUTURE BREWERY. THE BUILDING WILL BE FULLY SPRINKLERED PER NFPA 13.

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ZONING INFORMATION:

ZONING DISTRICT: B-2 CENTRAL DOWNTOWN BUSINESS DISTRICT
HISTORIC OVERLAY: DOWNTOWN VAN WERT HISTORIC DISTRICT

PERMITTED USES: RETAIL, PERSONAL, BUSINESS & PUBLIC SERVICES, RESTAURANT, SOCIAL/ENTERTAINMENT FACILITIES. ALL FIRST FLOOR SPACES MEET THESE REQUIREMENTS.

PREVIOUS COMMERCIAL AREA: 17,260 SF (INCLUDING OCCUPIABLE BASEMENT)
PROPOSED COMMERCIAL AREA: 17,260 SF (UNCHANGED)

PARKING: PER SECTION 150.30, THE COMMERCIAL REQUIREMENT IS ALL OFF-STREET. THIS REQUIREMENT IS NOT CURRENTLY MET. THE CITY OF VAN WERT HAS A COMPREHENSIVE PARKING PLAN FOR ON-STREET PARKING THAT ALLOWS AN EXEMPTION FROM NEEDING TO MEET THE OFF-STREET PARKING REQUIREMENTS. THE VAN WERT COUNTY FOUNDATION HAS FORMALLY REQUESTED A VARIANCE FOR EXCEPTION OF THE PARKING REQUIREMENT UNTIL THE COMPREHENSIVE PLAN IS ADOPTED.

SIGNAGE: NO SIGNAGE IS PROPOSED AT THIS TIME.

2017 OHIO BUILDING CODE (OBC) - BUILDING DATA

SECTION 302.1 - USE GROUP CLASSIFICATION

PREVIOUS USE: BASEMENT: UNOCCUPIED & S-2, FIRST FLOOR: B/S-2.
PROPOSED USE: SPECIFIC PROPOSED USES/DIVISIONS OF USES WILL BE EVALUATED DURING THE TENANT IMPROVEMENT PHASE OF THIS PROJECT, UNDER A SEPARATE PERMIT/COVER. POTENTIAL USES INCLUDE: B, A-2, M, F-2 + S-2.

TABLE 504.3 - ALLOWABLE BUILDING HEIGHT IN FEET

EXISTING HEIGHT TO REMAIN UNCHANGED.
USES B, A-2, M, F-2, + S-2 CONSTRUCTION TYPE IIIB, SPRINKLERED: ALLOWED: 75'
EXISTING: 22'

TABLE 504.4 - ALLOWABLE BUILDING HEIGHT IN STORIES

EXISTING HEIGHT TO REMAIN UNCHANGED - 1 STORY.
CONSTRUCTION TYPE IIIB, WITH SPRINKLER SYSTEM:

POTENTIAL USE	ALLOWED
B	4
A-2	3
S-2	4
M	3
F-2	4

TABLE 506.2 - ALLOWABLE AREA FACTOR IN SQUARE FEET

EXISTING TOTAL BUILDING AREA (NOT CHANGING): 17,260 SF
CONSTRUCTION TYPE IIIB
ALLOWABLE FLOOR AREA, USE A-2 (MOST RESTRICTIVE), TYPE IIIB, SM 28,500 SF

TABLE 508.4 - REQUIRED SEPARATION OF OCCUPANCIES (HOURS)

NO SEPARATION REQUIRED

TABLE 601 - FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS

CONSTRUCTION TYPE IIIB
EXTERIOR BEARING WALLS - EXISTING: 2-HR RATING REQUIRED. ALL ARE 8" MIN SOLID MASONRY - 2-HR EQUIVALENT.
OTHER ELEMENTS: 0-HR RATING REQUIRED

SECTION 602 - CONSTRUCTION CLASSIFICATION

CONSTRUCTION TYPE: IIIB

TABLE 602 - RATING OF EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

FIRE SEPARATION DISTANCE: X<5'
ALL APPLICABLE EXTERIOR WALLS ARE SOLID MASONRY AND PROVIDE 2-HOUR EQUIVALENT RATING WHICH MEETS OR EXCEEDS THE FIRE RESISTANCE REQUIREMENTS.

SECTION 705.5 - FIRE RESISTANCE RATING OF EXTERIOR WALLS

ALL APPLICABLE EXTERIOR WALLS ARE SOLID MASONRY AND PROVIDE 2-HOUR EQUIVALENT RATING FROM BOTH INTERIOR AND EXTERIOR WHICH MEETS OR EXCEEDS THE REQUIREMENTS FOR FIRE SEPARATION DISTANCE.

TABLE 705.8 - MAXIMUM AREA OF EXTERIOR WALL OPENINGS

SPRINKLERED
ALL EXISTING OPENINGS, NO NEW OPENINGS.

SECTION 716 - OPENING PROTECTIVES

TABLE 716.5 - OPENING FIRE PROTECTION ASSEMBLIES, RATINGS AND MARKINGS

DOORS AT OPENINGS IN RATED EXTERIOR WALLS WILL BE NON-RATED AS ALLOWABLE UNPROTECTED OPENINGS PER 705.8.

SECTION 903 - AUTOMATIC SPRINKLER SYSTEMS

THE EXISTING BUILDING IS NOT CURRENTLY SPRINKLERED. A SPRINKLER SYSTEM IN COMPLIANCE WITH SECTION 903 IS REQUIRED AND WILL BE PROVIDED.

SECTION 905 - STANDPIPES

STANDPIPE NOT REQUIRED.

SECTION 906 - PORTABLE FIRE EXTINGUISHERS

FIRE EXTINGUISHERS WILL BE PROVIDED IN THE BASEMENT AND THE FIRST FLOOR COMMERCIAL SPACE AS REQUIRED BY THIS SECTION IN COORDINATION WITH THE LOCAL FIRE DEPARTMENT. SEE EGRESS PLAN DIAGRAMS FOR THE EXTINGUISHER LOCATIONS. GC TO COORD.

SECTION 907 - FIRE ALARM AND DETECTION SYSTEMS

MANUAL FIRE ALARM SYSTEM NOT REQUIRED AND WILL NOT BE PROVIDED.

SECTION 1004 - OCCUPANT LOAD

OCCUPANT LOADS WILL BE CALCULATED DURING THE TENANT IMPROVEMENT PHASE OF THIS PROJECT UNDER A SEPARATE PERMIT. THE BUILDING WILL REMAIN UNOCCUPIED UNTIL THAT TIME.

SECTION 1006.3 - EGRESS BASED ON OCCUPANT LOAD & TABLE 1006.3.1 - MINIMUM NUMBER OF EXITS/STORY

OCCUPANT LOAD LESS THAN 500 - 2 EXITS REQUIRED PER FLOOR, U.N.O.

FLOOR OR AREA
BASEMENT: 2 EXITS PROVIDED
FIRST FLOOR: 3 EXITS PROVIDED

SECTION 1009 - ACCESSIBLE MEANS OF EGRESS

ACCESSIBILITY WILL BE PROVIDED AT THE FIRST FLOOR TO THE EXTENT FEASIBLE. SPECIFIC ACCESSIBILITY REQUIREMENTS WILL BE EVALUATED DURING THE TENANT IMPROVEMENT PHASE OF THIS PROJECT UNDER A SEPARATE PERMIT. THE BUILDING WILL REMAIN UNOCCUPIED UNTIL THAT TIME.

SECTION 1010 - DOORS

ALL EGRESS DOORS ARE SIDE HINGED, HAVE A MINIMUM CLEAR OPENING WIDTH OF 32", AND MEET OTHER APPLICABLE REQUIREMENTS OF THIS SECTION.

SECTION 1011 - STAIRWAYS

EXISTING INTERIOR STAIRS ARE BEING MAINTAINED FOR HISTORIC PRESERVATION. REPAIR/RECONSTRUCTION OF EXISTING STAIRS WILL MAINTAIN THE EXISTING CONDITIONS.

NEW INTERIOR WOOD STAIRS AND NEW EXTERIOR STEEL STAIRS WILL BE INSTALLED ALONG THE EAST SIDE OF THE BUILDING FOR EGRESS AND WILL COMPLY WITH SECTION 1011.

SECTIONS 1014 - HANDRAILS & 1015 - GUARDS

EXISTING HANDRAILS AND GUARDRAILS AT INTERIOR STAIRS WILL BE REMOVED AND REPLACED.

NEW HANDRAILS AND GUARDRAILS ON BOTH INTERIOR AND EXTERIOR STAIRS WILL MEET THE REQUIREMENTS OF THESE SECTIONS.

SECTION 1017 - EXIT ACCESS TRAVEL DISTANCE AND TABLE 1017.2 - EXIT ACCESS TRAVEL DISTANCE

ALL EXIT ACCESS TRAVEL DISTANCES ARE LESS THAN ALLOWED MAXIMUMS.

SPRINKLERED
A-2 USE: MAXIMUM TRAVEL DISTANCE - 250'.
M USE: MAXIMUM TRAVEL DISTANCE - 250'.
B USE: MAXIMUM TRAVEL DISTANCE - 300'.
F-2 USE: MAXIMUM TRAVEL DISTANCE - 400'.
S-2 USE: MAXIMUM TRAVEL DISTANCE - 400'.

SECTION 1027 - EXTERIOR EXIT STAIRWAYS

AT THE EAST SIDE OF THE BUILDING, ONE NEW EXTERIOR STAIR WILL BE PROVIDED TO CONNECT THE COMMERCIAL SPACE DIRECTLY TO THE EXTERIOR AND TO GRADE. THIS STAIR WILL MEET THE REQUIREMENTS OF THIS SECTION AND SECTION 1028.

SECTIONS 1104 - ACCESSIBLE ROUTES & 1105 - ACCESSIBLE ENTRANCES

ACCESSIBILITY WILL BE PROVIDED AT THE FIRST FLOOR TO THE EXTENT FEASIBLE. SPECIFIC ACCESSIBILITY REQUIREMENTS WILL BE EVALUATED DURING THE TENANT IMPROVEMENT PHASE OF THIS PROJECT UNDER A SEPARATE PERMIT. THE BUILDING WILL REMAIN UNOCCUPIED UNTIL THAT TIME.

SECTION 2406 - SAFETY GLAZING

SAFETY GLAZING WILL BE PROVIDED AS REQUIRED BY THIS SECTION INCLUDING FIRST FLOOR STOREFRONT DOORS. WINDOW SILL HEIGHTS ARE GREATER THAN 18" ABOVE THE FLOOR AND DO NOT REQUIRE SAFETY GLAZING, U.N.O. IN PLANS. REFER TO DRAWINGS FOR SAFETY GLAZING LOCATIONS.

CHAPTER 29 - PLUMBING SYSTEMS

PLUMBING FIXTURES WILL BE CALCULATED AND PROVIDED DURING THE TENANT IMPROVEMENT PHASE OF THE PROJECT UNDER A SEPARATE PERMIT. NO FIXTURES ARE REQUIRED AT THIS TIME, SINCE THE SPACE WILL REMAIN UNOCCUPIED.

CHAPTER 34

SECTION 3408.3 - STAIRWAYS

EXISTING HISTORIC STAIRWAYS WILL REMAIN. CODE-COMPLIANT HANDRAILS AND GUARDRAILS WILL BE PROVIDED TO THE GREATEST EXTENT POSSIBLE.

SECTION 3409.1 - HISTORIC BUILDINGS

THE PROPOSED EXCEPTIONS TO MANDATORY WORK/COMPLIANCE DO NOT PRESENT ANY DISTINCT LIFE SAFETY HAZARDS.

SECTION 3411.4.2 - COMPLETE CHANGE OF OCCUPANCY

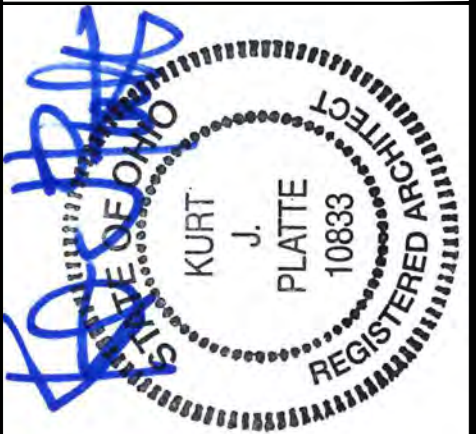
ALL PROPOSED WORK/CHANGES TO EXISTING CONDITIONS WILL COMPLY WITH SECTION 3411.4.2 TO THE MAXIMUM EXTENT TECHNICALLY FEASIBLE.

SECTION 3411.9 - HISTORIC BUILDINGS

- ACCESSIBLE ROUTES TO FIRST FLOOR COMMERCIAL SPACES PROVIDED TO THE EXTENT FEASIBLE VIA THE EAST AND SOUTH SIDES OF THE BUILDING.
- ACCESSIBLE RESTROOMS CAN BE PROVIDED AT FIRST FLOOR COMMERCIAL SPACES DURING THE TENANT IMPROVEMENT PHASE OF THIS PROJECT.

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KURT PLATTE 10833
EXP DATE 12.31.2021

Progress Dates
10-11-2022 - OWNER'S REVIEW PACKAGE
11-11-2022 - ISSUED FOR BID AND PERMIT

Revisions

Design Team:
AS, MR
Drawn by:
AS, MR

PROPOSED PROJECT:
RENOVATION FOR
223 E. MAIN ST.
VAN WERT, OH 45891
VAN WERT REDEVELOPMENT, PHASE 2

Job No: 22013 11.14.2022

G0.02

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 POND. 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 WRES & 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.
VAN WERT, OH 45891
(419) 238-1237
515 E. MAIN STREET
VAN WERT, OH 45891
(419) 238-3698
(419) 238-3086
(419) 238-3086
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 AND 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 SATISFACTORY 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

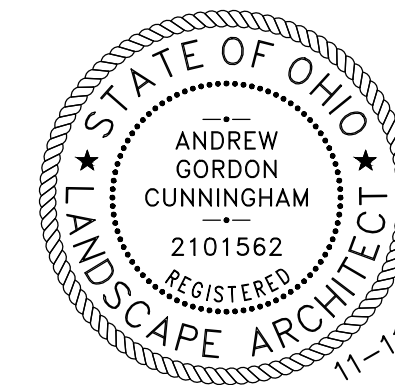
1. ALL ELEVATIONS SHOWN ARE TO FINISHED PAVEMENT UNLESS OTHERWISE NOTED ON PLANS.
 - A. SLOPE GRADES UNIFORMLY BETWEEN ELEVATIONS SHOWN. SLOPE SIDEWALKS AWAY FROM BUILDING AT 1.00% MINIMUM & 1.90% MAXIMUM PER FOOT.
 - B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE THROUGHOUT THE 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:
 - A. 1-1/4" ASPHALT CONCRETE SURFACE COURSE OVER
 - B. 1-3/4" ASPHALT CONCRETE LEVELING COURSE OVER
 - C. 7" BITUMINOUS AGGREGATE BASE OVER
 - D. (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 DAYS' 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.
 - A. 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.
 - B. 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.
 - C. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN ALL EROSION AND SEDIMENTATION CONTROL PRACTICES UNTIL COMPLETION OF PROJECT.
 - D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND COORDINATING WITH UTILITIES WITH RESPECT TO AVOIDING CONFLICTS AND DISTURBANCE OF SERVICES.
 - E. THE CONTRACTOR SHALL CLEAN OUT ALL CATCH BASINS AND STORM SEWER UPON COMPLETION OF THE PROJECT.
 - F. 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.
 - G. ANY TOPSOIL STOCKPILES ARE TO BE PROTECTED FROM EROSION. TEMPORARY TOPSOIL STOCKPILES WILL BE PERMITTED IN AREAS APPROVED BY THE ENGINEER.
 - H. THE CONTRACTOR SHALL CONTROL DUST ON THE PROJECT SITE WHEN NECESSARY USING METHODS WHICH COMPLY WITH THE "INDIANA STORM WATER QUALITY MANUAL."
 - I. 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.
 - J. 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.
 - K. STOCKPILES OF EARTH MATERIALS SHALL BE SHAPED AS PER STATE STANDARDS. TOPSOIL MATERIALS SHALL BE STOCKPILED SEPARATELY FROM OTHER SOILS.
 - L. 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."
 - M. 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.
2. 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
3. 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.
4. 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.
5. 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.
6. 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.
7. THE CONTRACTOR SHALL AVOID UNNECESSARILY DISTURBING OR REMOVING EXISTING VEGETATED TOPSOIL OR EARTH COVER ALONG THE PROJECT PERIMETER. THESE AREAS ACT AS SEDIMENT FILTERS.
8. ALL TEMPORARY SOIL EROSION AND SEDIMENTATION PROTECTION SHALL REMAIN IN PLACE UNTIL THE COMPLETION OF THE WORK AND THE AFFILIATED AREA IS PERMANENTLY STABILIZED.
9. REMOVAL OF TEMPORARY EROSION AND SEDIMENTATION PROTECTION IS REQUIRED FOR FINAL PROJECT ACCEPTANCE.



ANDREW CUNNINGHAM

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

Revisions

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



Job No: 21001 11.11.2022

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.

SPECIFICATION TIME FOR LENGTH(L) SHOWN (MIN:SEC):

PIPE DIA. (IN)	LENGTH (L)				
	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

MINIMUM TEST TIMES FOR VARIOUS MANHOLE DIAMETERS:

DEPTH (FT)	DIAMETER INCHES		
	48	60	72
BOR 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	707.33
CORRUGATED POLYETHYLENE SMOOTH-LINED PIPE	707.41
POLYVINYL CHLORIDE PLASTIC PIPE (NON-PERFORATED)	707.42
POLYVINYL CHLORIDE CORRUGATED SMOOTH-INTERIOR PIPE	707.43
POLYVINYL CHLORIDE PROFILE WALL PIPE	707.43
POLYVINYL CHLORIDE SOLID WALL PIPE	707.45
- OVER 30" DIAMETER

REINFORCED CONCRETE PIPE	ODOT MATERIALS NUMBER
REINFORCED CONCRETE ELLIPTICAL PIPE	706.02
- THE DRAINAGE TILE CURRENTLY CONNECTED TO THE EXISTING STORM SEWER SHALL BE DISCONNECTED 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 CISJ) 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 EXISTING BUILDING CONNECTIONS.
 - AT THE SPECIFIC REQUEST OF THE CITY ENGINEER ALL NEW BUILDING CONNECTIONS SHALL BE TESTED WITH AIR AT 4 PSI PRESSURE. C. THE SEWER TEST SHALL BE FROM THE CLEANOUT TO THE PROPERTY LINE CONNECTION OR TO THE MAIN SEWER WHICHEVER IS APPLICABLE.
 - WHEN 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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ANDREW CUNNINGHAM

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Revisions

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



PROPOSED PROJECT:
RENOVATION FOR
223 E MAIN ST.
VAN WERT, OH 45891
VAN WERT REDEVELOPMENT, PHASE 2

Job No: 21001 11.11.2022

CI02

LEGEND:

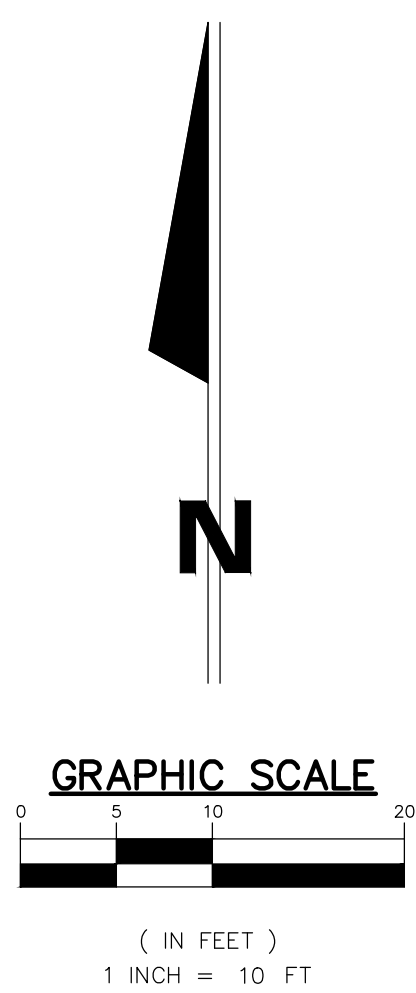
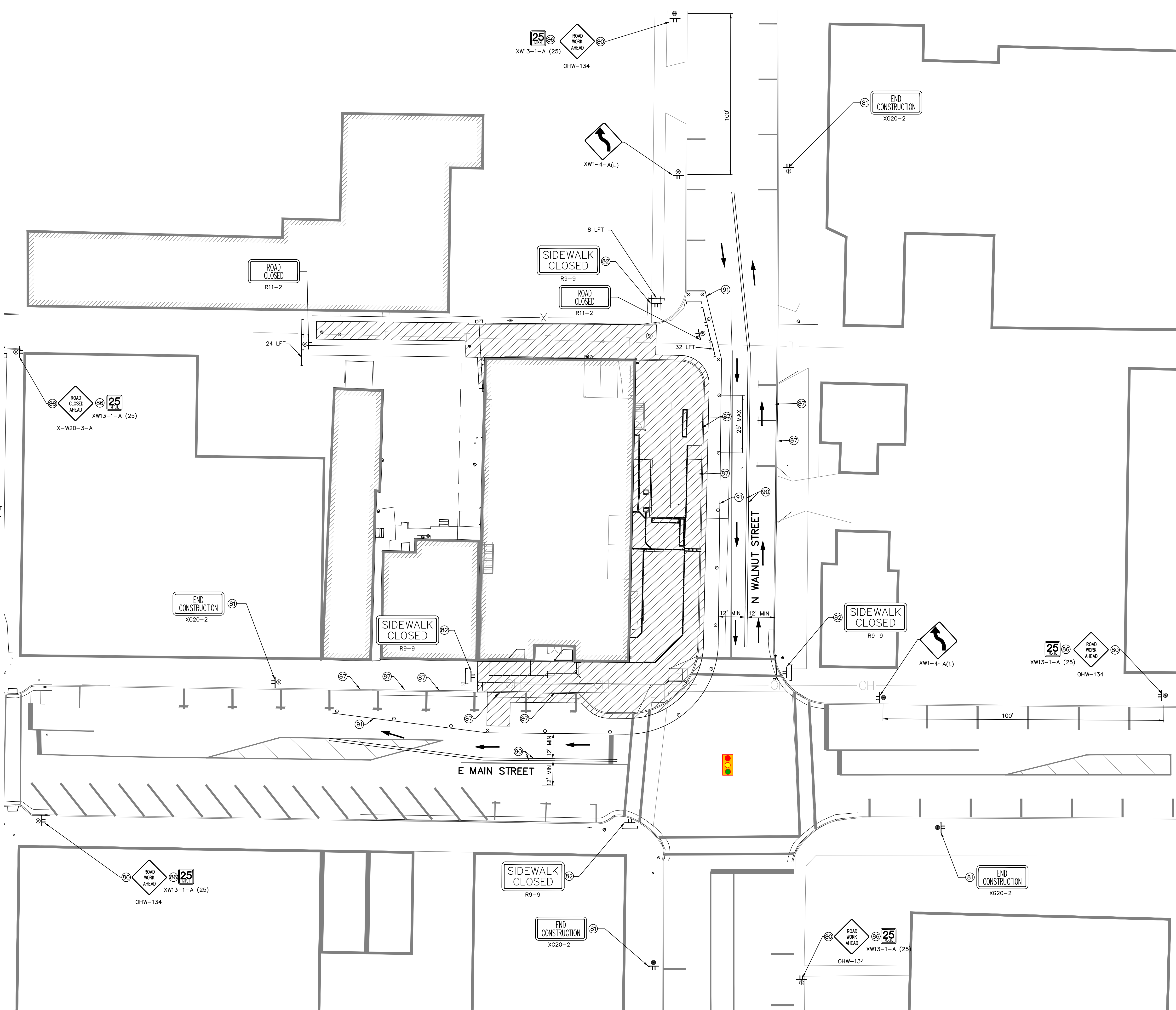
- Ⓢ ROAD WORK AHEAD (OHW-134)
- Ⓣ END CONSTRUCTION (XG20-20)
- Ⓤ SIDEWALK CLOSED (R9-9)
- Ⓦ TEMPORARY ADVISORY SPEED LIMIT SIGN (W13-1P)
- Ⓧ NO PARKING ANYTIME (R7-1)
- Ⓨ ROAD CLOSED AHEAD
- Ⓩ TEMPORARY PAVEMENT MARKING, REMOVABLE, YELLOW, 4 IN
- ⓐ TEMPORARY PAVEMENT MARKING, REMOVABLE, WHITE, 4 IN
-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

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 WASHINGTON (US 127), MAIN (LINCOLN HIGHWAY) OR JACKSON STREETS 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 LANE CLOSURES AND 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 MAIN STREET (LINCOLN HIGHWAY) NEAR THE PROJECT AREA DURING THE CONSTRUCTION TIMEFRAME.
11. CONTRACTOR SHALL COORDINATE WITH CITY OF VAN WERT FOR APPROVAL ON DESIRED MAINTENANCE OF TRAFFIC APPROACH DURING PHASE IA WHILE ASPHALT IS BEING INSTALLED. DEPENDING ON CONSTRUCTION TIMING, CLOSURE OF THE SOUTH BOUND TRAVEL LANE ON WALNUT STREET OR FLAGGING COULD BE PURSUED.

CONSTRUCTION PROCEDURE:

- PHASE IA**
1. CONSTRUCT ASPHALT IMPROVEMENTS WITHIN WALNUT STREET TO CENTERLINE OF ROAD
- PHASE IB**
1. CONSTRUCT WALKWAY, CURB RAMP, AND CURBING ON THE NORTH SIDE OF MAIN STREET AND WEST SIDE OF WALNUT STREET.
 2. INSTALL WATER LINE ALONG MAIN STREET
- PHASE II**
1. CONSTRUCT WALKWAY ON NORTH SIDE OF MAIN STREET AND WEST SIDE OF WALNUT STREET.



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AGC, JJB, CCE, NGD, SAK, BS



Job No: 21001 11.11.2022

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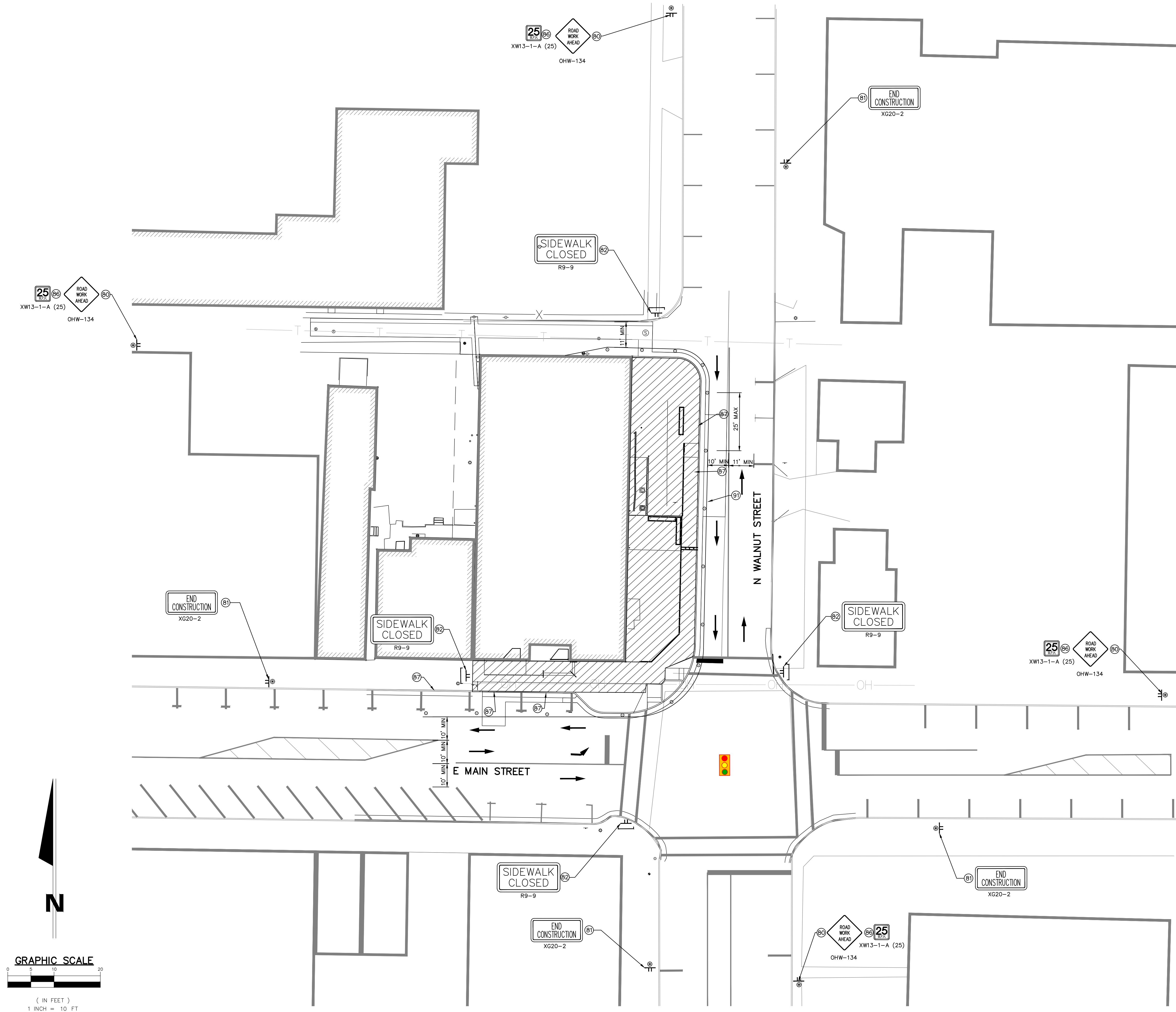
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6. IF THE WORK IS TO COVER THE ENTIRE WIDTH OF THE STREET, ONE HALF OF THE STREET SHALL BE MAINTAINED FOR TRAFFIC WHILE ONE HALF OF THE STREET IS REPAIRED.
7. BARRICADE DISTANCE AND SEPARATION OF WARNING SIGNS TO BE SPACED ACCORDING TO THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
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10. NO ON-STREET PARKING WILL BE ALLOWED ALONG MAIN STREET (LINCOLN HIGHWAY) NEAR THE PROJECT AREA DURING THE CONSTRUCTION TIMEFRAME.

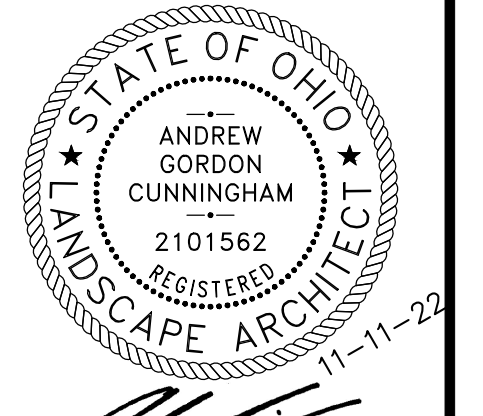
CONSTRUCTION PROCEDURE:

- PHASE I**
1. CONSTRUCT WALKWAY, CURB RAMP, AND CURBING ON THE NORTH SIDE OF MAIN STREET AND WEST SIDE OF WALNUT STREET.
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VAN WERT, OH 45891
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C104

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
- (D) STANDARD REFLECTIVE DRUM
- (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.

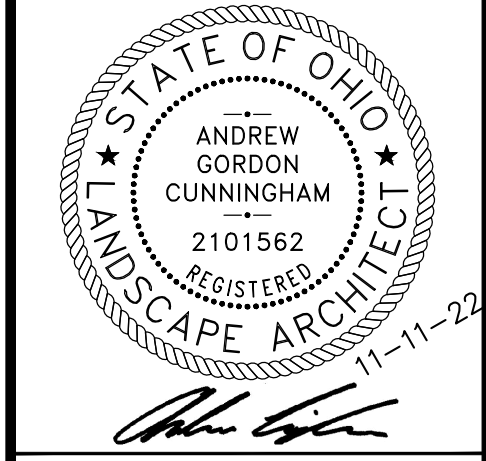
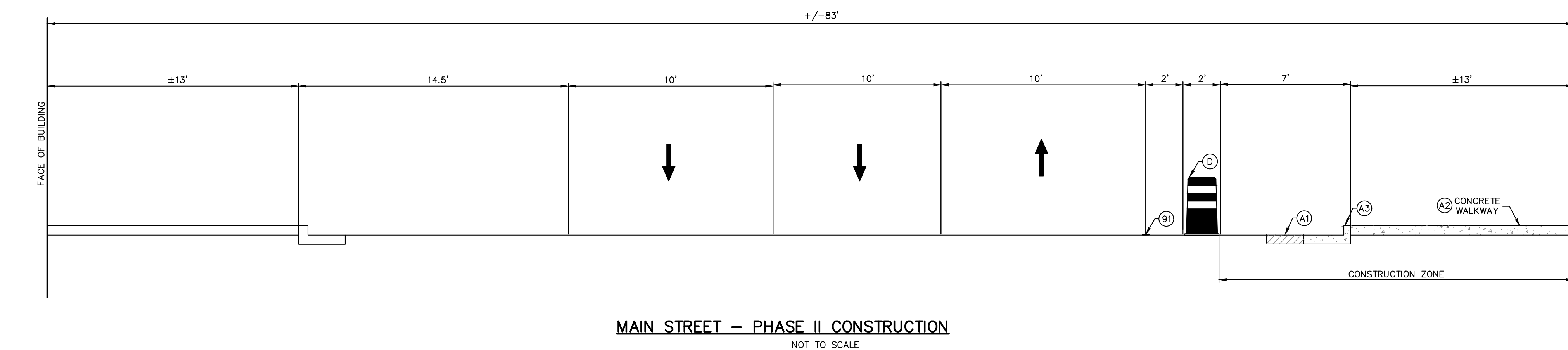
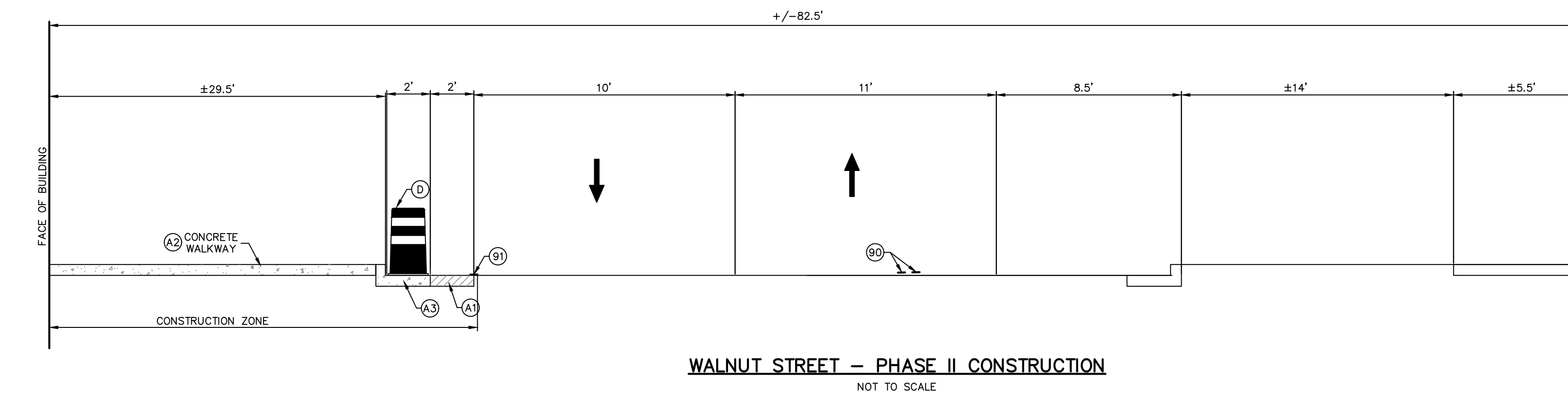
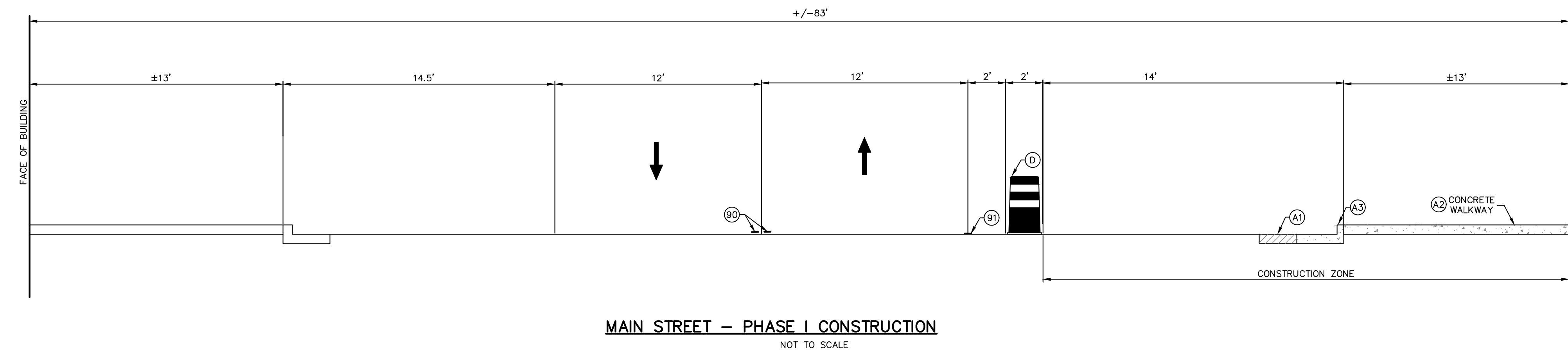
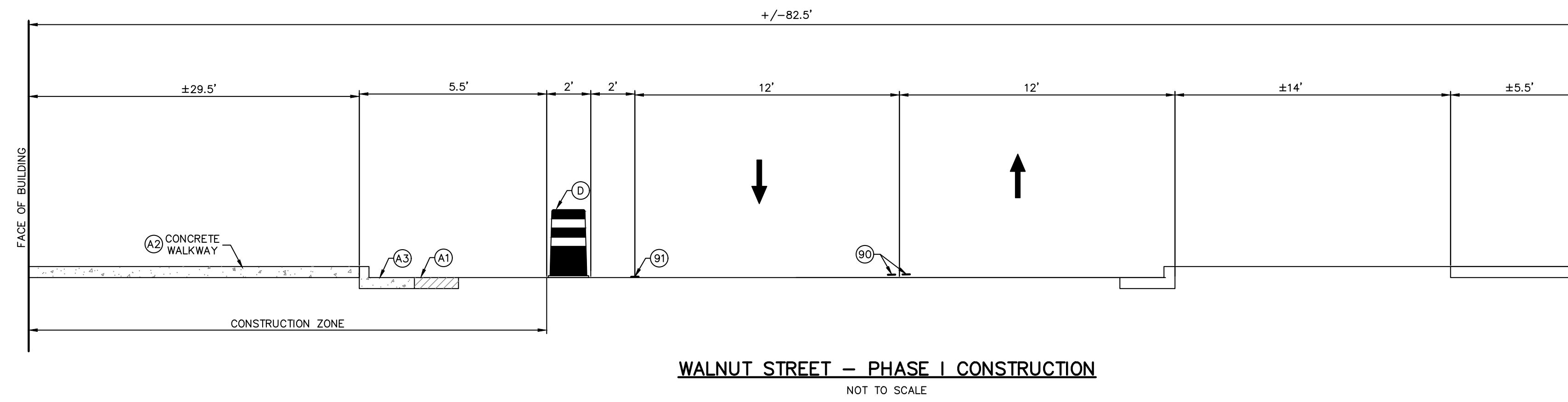
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2. INSTALL WATER LINE ALONG MAIN STREET

PHASE II

1. CONSTRUCT WALKWAY ON NORTH SIDE OF MAIN STREET AND WEST SIDE OF WALNUT STREET.



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VAN WERT REDEVELOPMENT, PHASE 2

Job No: 21001 11.11.2022

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 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 FULL DEPTH GRAVEL MATERIAL

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 REMOVAL LIMITS

EXISTING UTILITY POLE

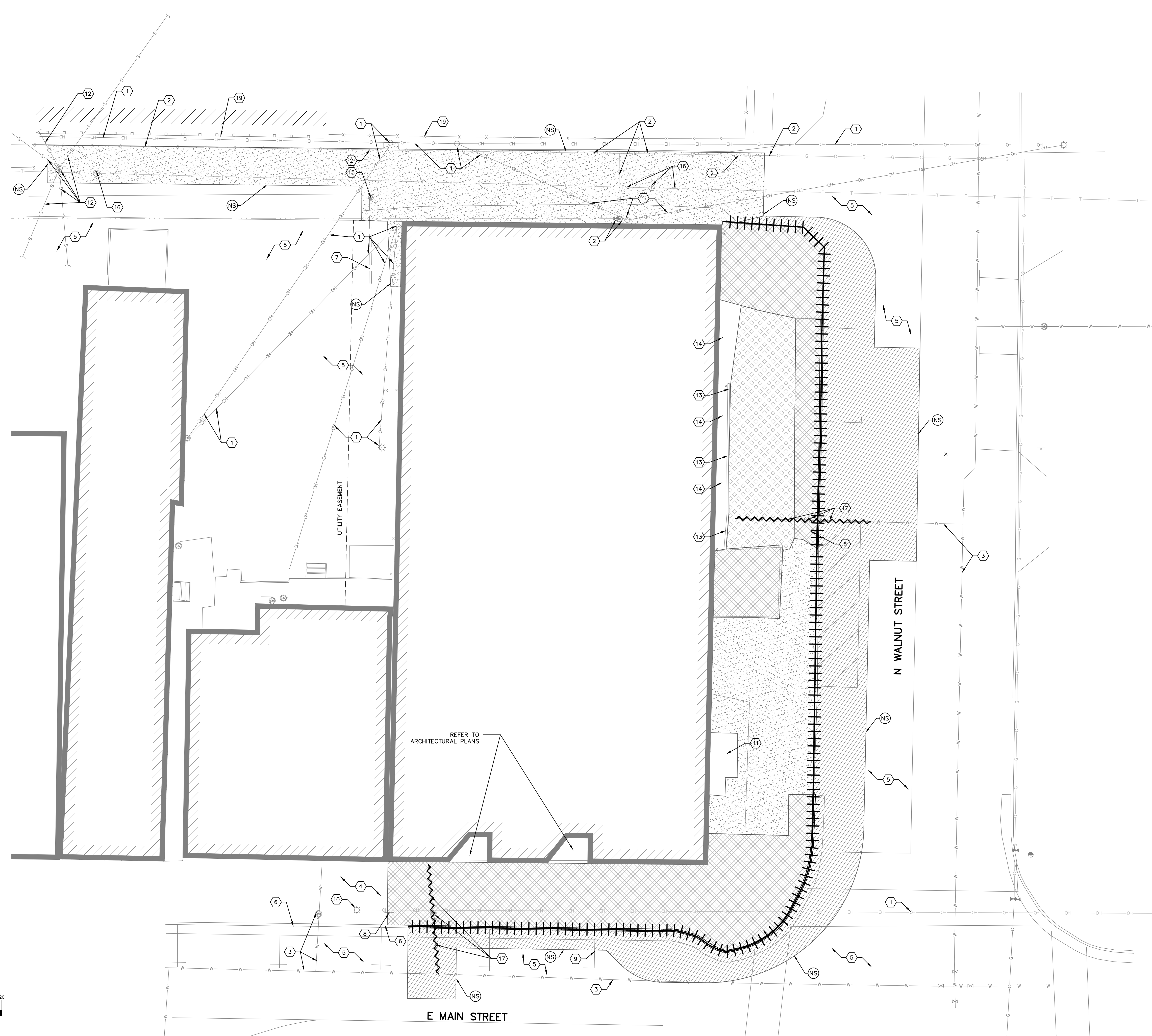
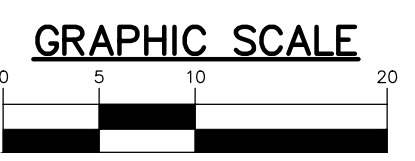
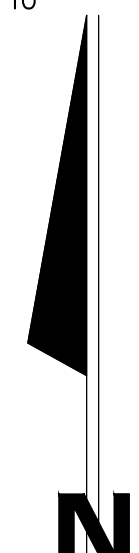
EXISTING STORM STRUCTURE

EXISTING COMMUNICATIONS STRUCTURE

EXISTING SANITARY STRUCTURE

DEMOLITION NOTES:

- PROTECT UTILITY POLES & OVERHEAD LINES
- APPROXIMATE LOCATION OF GAS LINE SHOWN - CONTRACTOR TO FIELD VERIFY EXACT LOCATION. PROTECT GAS LINE AND RESET VALVES TO PROPOSED FINISHED GRADE AS REQUIRED. REFER TO GENERAL NOTES FOR ADDITIONAL DETAILS AND UTILITY CONTACT INFORMATION.
- 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 OR STONE PARKING AREA
- PROTECT EXISTING CURB AND GUTTER
- PROTECT EXISTING STORM LINES AND ASSOCIATED STRUCTURES
- SALVAGE AND RELOCATE ROAD SIGN ON NEW POLES - COORDINATE WITH DIMENSIONAL PLAN FOR LOCATION
- GRIND AND REMOVE EXISTING PAVEMENT MARKING
- PROTECT EXISTING LIGHT POLE AND ASSOCIATED STRUCTURES
- FILL WITH B-BORROW MATERIAL. REPAIR BASEMENT WALLS PRIOR TO BACKFILLING. REFER TO ARCHITECTURAL/STRUCTURAL PLANS
- PROTECT EXISTING SANITARY LINES AND ASSOCIATED STRUCTURES
- REMOVE WALL AND FOUNDATION FULL DEPTH
- REMOVE ALL BRUSH, VEGETATION, AND ROOTS FULL DEPTH
- PROTECT STORM STRUCTURE - ADJUST RIM ELEVATION AS REQUIRED TO FINISHED GRADE
- PROTECT TELEPHONE STRUCTURE - ADJUST RIM ELEVATION AND UNDERGROUND DUCT BANKS OR CONDUITS REQUIRED TO FINISHED GRADE
- ABANDON AND FILL WATER METER PIT. CUT AND CAP WATER SERVICE AT CURB.
- PROTECT EXISTING DOWNSPOUT
- PROTECT EXISTING FENCE

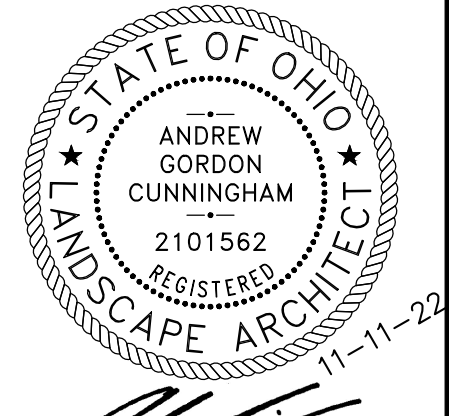


SCALE: 1" = 10'-0"

DEMOLITION PLAN | 1

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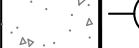















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VAN WERT, OH 45891
VAN WERT REDEVELOPMENT, PHASE 2




Job No: 21001 | 11.11.2022

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 - "VI" 1-1/4" ASPHALT CONCRETE SURFACE COURSE
ITEM 402 TYPE 2 - "VI" 1-3/4" ASPHALT CONCRETE LEVELING COURSE
ITEM 301 - "VII" 7" BITUMINOUS AGGREGATE BASE
ITEM 304 - "VII" 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 PIPE BOLLARD
-  6 RAILING
-  7 DEPRESSED CURB
-  8 STANDARD CURB
-  9 STANDARD CURB AND GUTTER
-  10 CURB RAMP
-  11 STANDARD STAIRS
-  12 MOVABLE PLANTER
-  13 TRENCH DRAIN
-  14 CONCRETE STEP

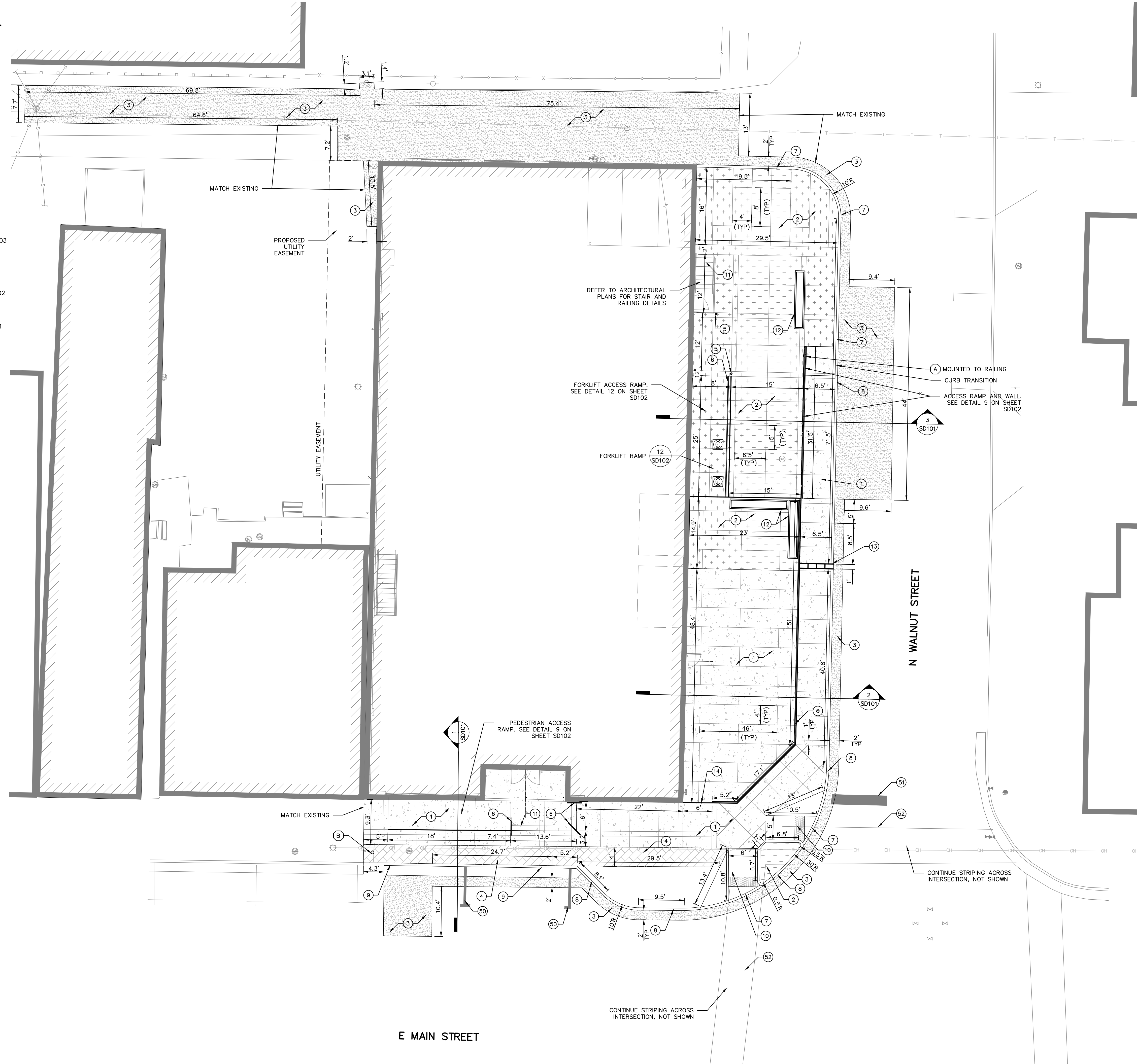
PAVEMENT MARKINGS LEGEND

-  50 LINE PER ODOT AND CITY OF VAN WERT STANDARDS, EPOXY, SOLID, WHITE, 4".
-  51 STOP BAR PER ODOT AND CITY OF VAN WERT STANDARDS, PAINT, SOLID, WHITE.
-  52 PEDESTRIAN CROSSWALK PER ODOT AND CITY OF VAN WERT STANDARDS, 24" TRAVERSE MARKING CROSSWALK, WITH 24" SPACINGS, EPOXY, SOLID, WHITE

SIGN LEGEND

-  A NO PARKING - LOADING ZONE DETAIL 1/SD103
-  B 2 HR PARKING DETAIL 1/SD103

- DETAIL 1/SD102
- DETAIL 2/SD102
- DETAIL 3/SD102
- DETAIL 7/SD102
- DETAIL 3/SD103
- DETAILS 5 & 6/SD103
- DETAIL 5/SD102
- DETAIL 4/SD102
- DETAIL 6 & 11/SD102
- DETAIL 2/SD102
- DETAIL 4 & 5/SD101
- BY OWNER
- DETAIL 4 /SD103
- DETAIL 7/SD103



SCALE: 1" = 10'-0"

DIMENSIONAL PLAN | 1

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ANDREW CUNNINGHAM

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

Revisions

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



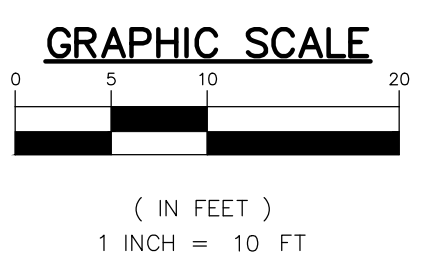
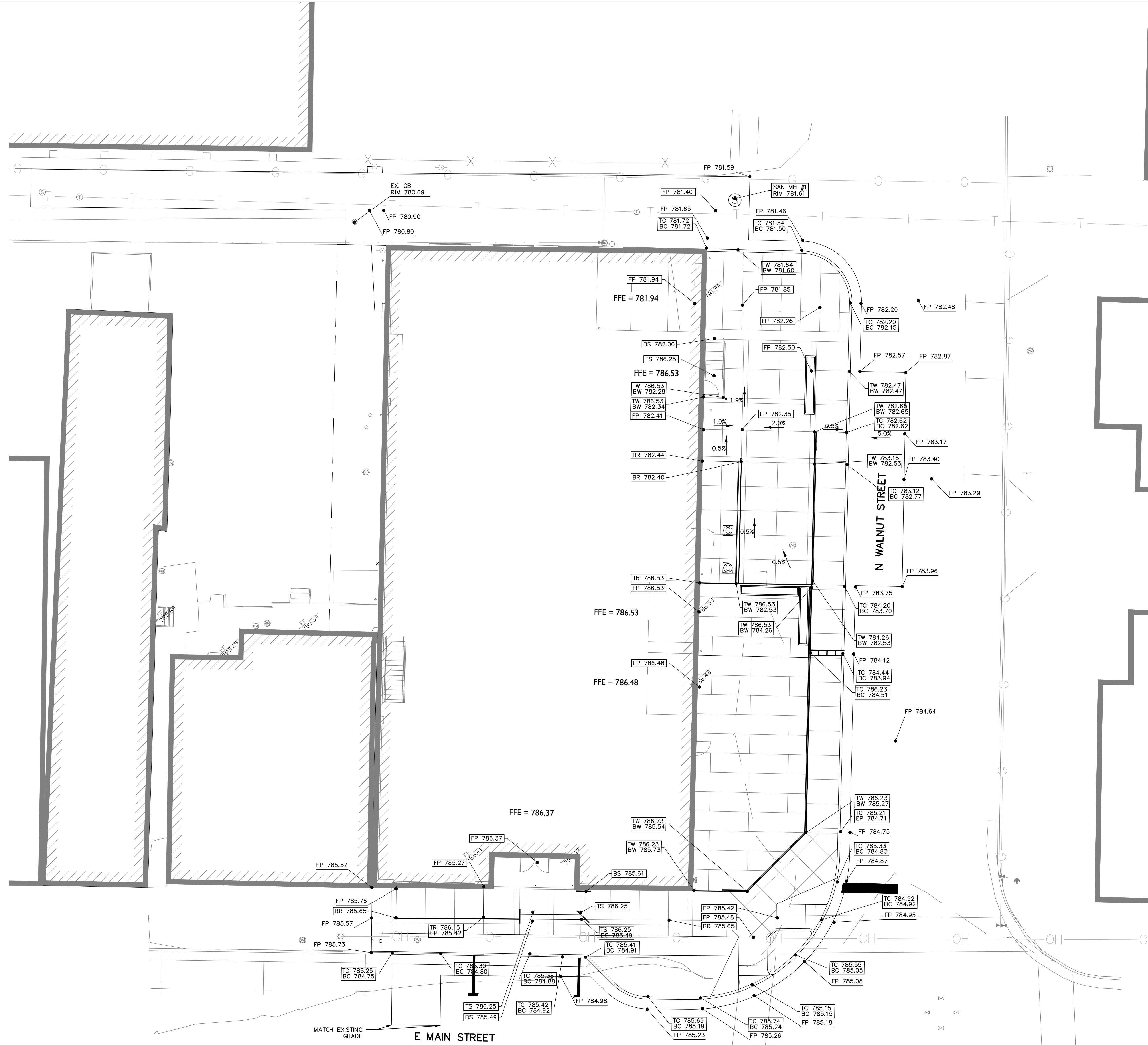
PROPOSED PROJECT:
**RENOVATION FOR
223 E MAIN ST.**
VAN WERT, OH 45891
VAN WERT REDEVELOPMENT, PHASE 2

Job No: 21001 11.11.2022

C201

LEGEND

- XXX.XX EXISTING GRADE
- XXX.XX PROPOSED GRADE
- (ST) PROPOSED CATCH BASIN/STORM INLET
- [Hatched Box] PROPOSED CATCH BASIN/STORM INLET
- [X in Box] PROPOSED STORM MANHOLE
- - - - - PROPOSED GRADE BREAK
- TC PROPOSED TOP OF CURB
- TW PROPOSED TOP OF WALL
- FP PROPOSED FINISHED PAVEMENT
- FG PROPOSED FINISHED GRADE
- BC PROPOSED BOTTOM OF CURB
- EP EDGE OF PAVEMENT
- CB CATCH BASIN RIM
- FD FLOOR DRAIN RIM
- BS BOTTOM OF STEP
- TS TOP OF STEP
- BR BOTTOM OF RAMP
- TR TOP OF RAMP
- ST MH STORM MANHOLE RIM

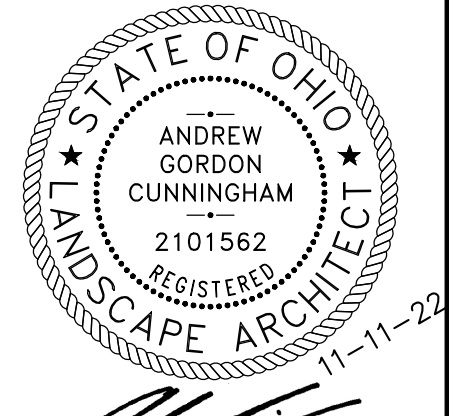


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GRADING PLAN | 1

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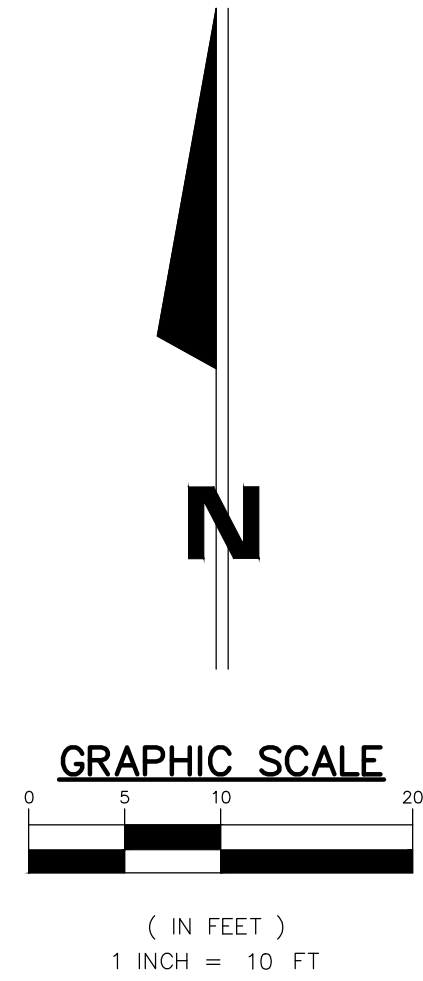
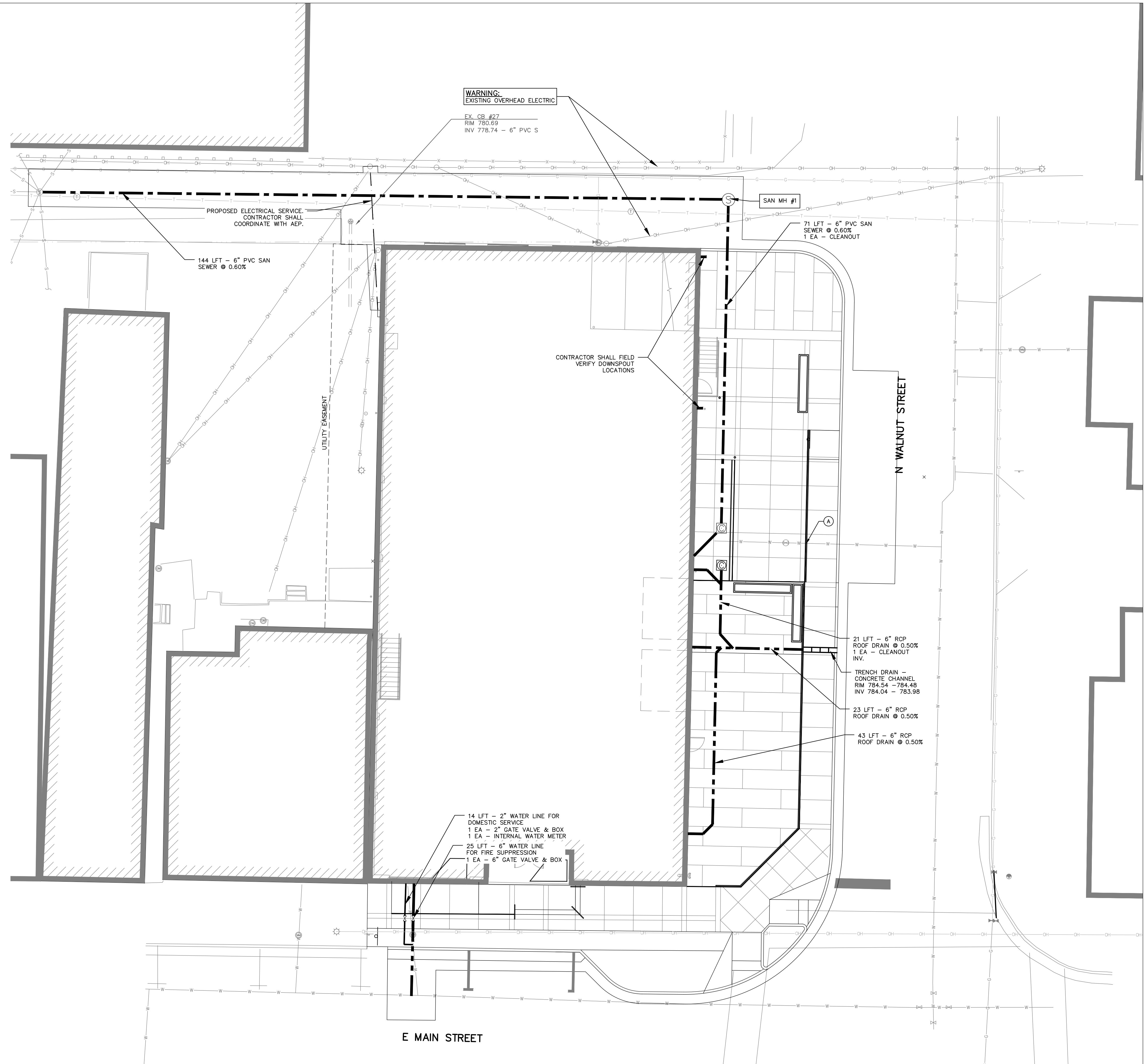
C301

LEGEND

- ⊕ PROPOSED STORM MANHOLE
- ⊙ PROPOSED RISER PIPE
- PROPOSED STORM LINE
- PROPOSED WATER LINE
- PROPOSED UNDERDRAIN
- PROPOSED ELECTRICAL SERVICE
- ⊕ PROPOSED ELECTRICAL HANDHOLE
- 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
- (A) EXISTING WATER SERVICE AND METER
CONTRACTOR SHALL REMOVE AND FILL IN EXISTING METER PIT.
EXISTING WATER SERVICE SHALL BE CUT AND CAPPED AT CURB.
- (B) WATER AND SANITARY AND/OR STORM CROSSING
MAINTAIN MIN OF 18" VERTICAL SEPARATION.
- (C) THE CONTRACTOR SHALL COORDINATE WITH THE GAS COMPANY
TO ADJUST GAS LINE AS REQUIRED TO AVOID CROSSING
CONFLICT.
- (D) 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.

GENERAL NOTES:

1. ALL UTILITIES WITHIN RIGHT-OF-WAY SHALL MATCH CITY OF VAN WERT AND/OR STATE OF OHIO STANDARDS.
2. THE CONTRACTOR SHALL COORDINATE ALL TELEPHONE, INTERNET AND DATA SERVICES. ALL EXISTING OVERHEAD SERVICE LINES SHALL BE REMOVED AND REPLACED WITH UNDERGROUND SERVICES. THE SERVICE ENTRANCE LOCATIONS SHALL BE COORDINATED WITH MEP PLANS AND DEMARCATION LOCATIONS.
3. CONTRACTOR SHALL COORDINATE WATER AND SANITARY SEWER SERVICE LOCATIONS WITH ARCHITECTURAL AND PLUMBING DRAWINGS PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL COORDINATE DOWNSPOUT LOCATIONS WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION OF DOWNSPOUT STORM SEWER CONNECTION.
5. WATER MAIN SHALL BE INSTALLED AT A DEPTH OF 60" MIN/84" MAX BURY.
6. CONTRACTOR SHALL MAINTAIN 18" MIN VERTICAL AND 10" MIN HORIZONTAL SEPARATION BETWEEN WATER MAIN AND STORM AND/OR SANITARY SEWER.

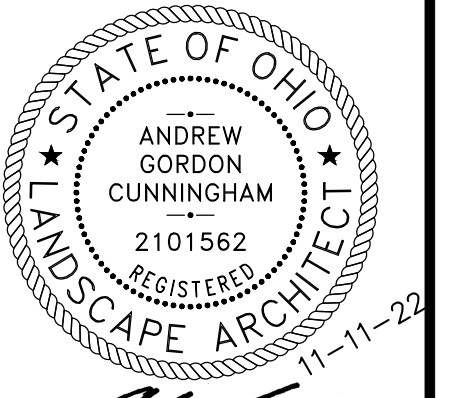


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UTILITY PLAN | 1

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




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VAN WERT REDEVELOPMENT, PHASE 2

Job No: 21001 | 11.11.2022

C401

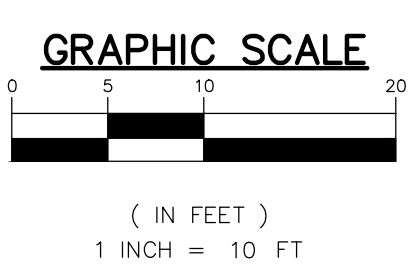
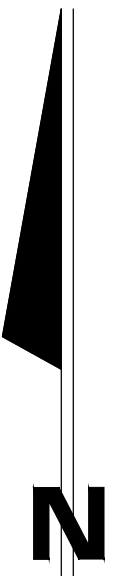
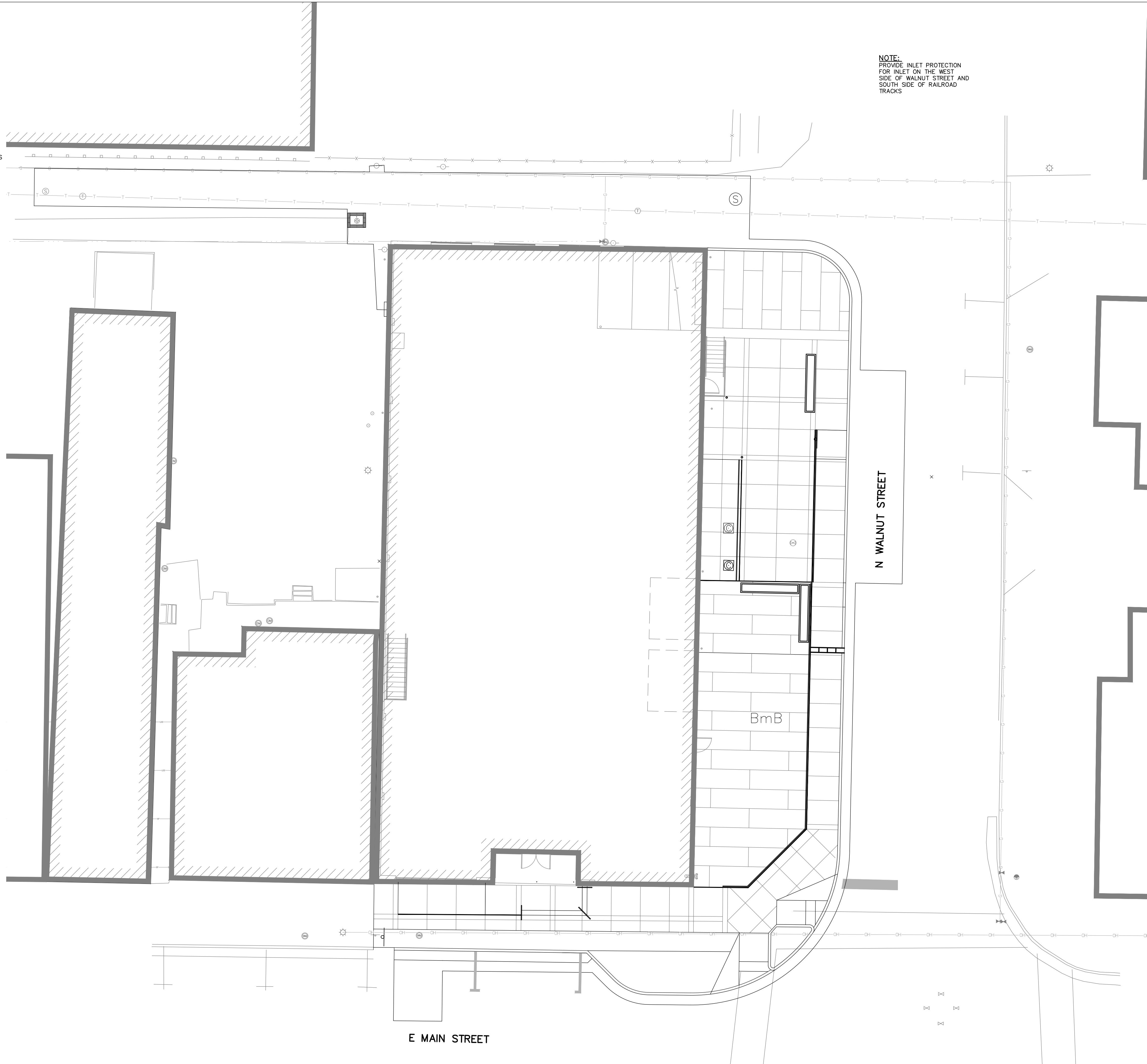
EROSION CONTROL LEGEND

- 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

NOTE:
PROVIDE INLET PROTECTION
FOR INLET ON THE WEST
SIDE OF WALNUT STREET AND
SOUTH SIDE OF RAILROAD
TRACKS

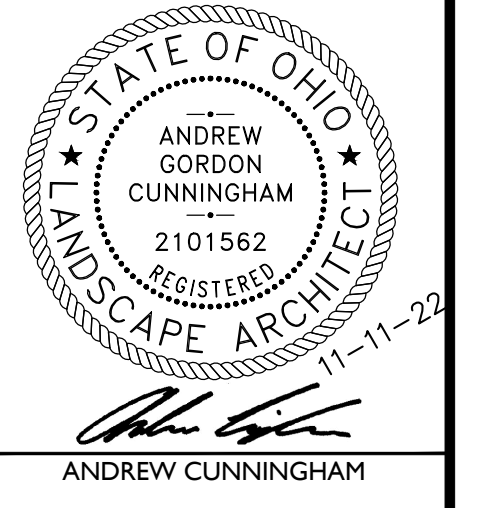


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EROSION CONTROL PLAN | 1

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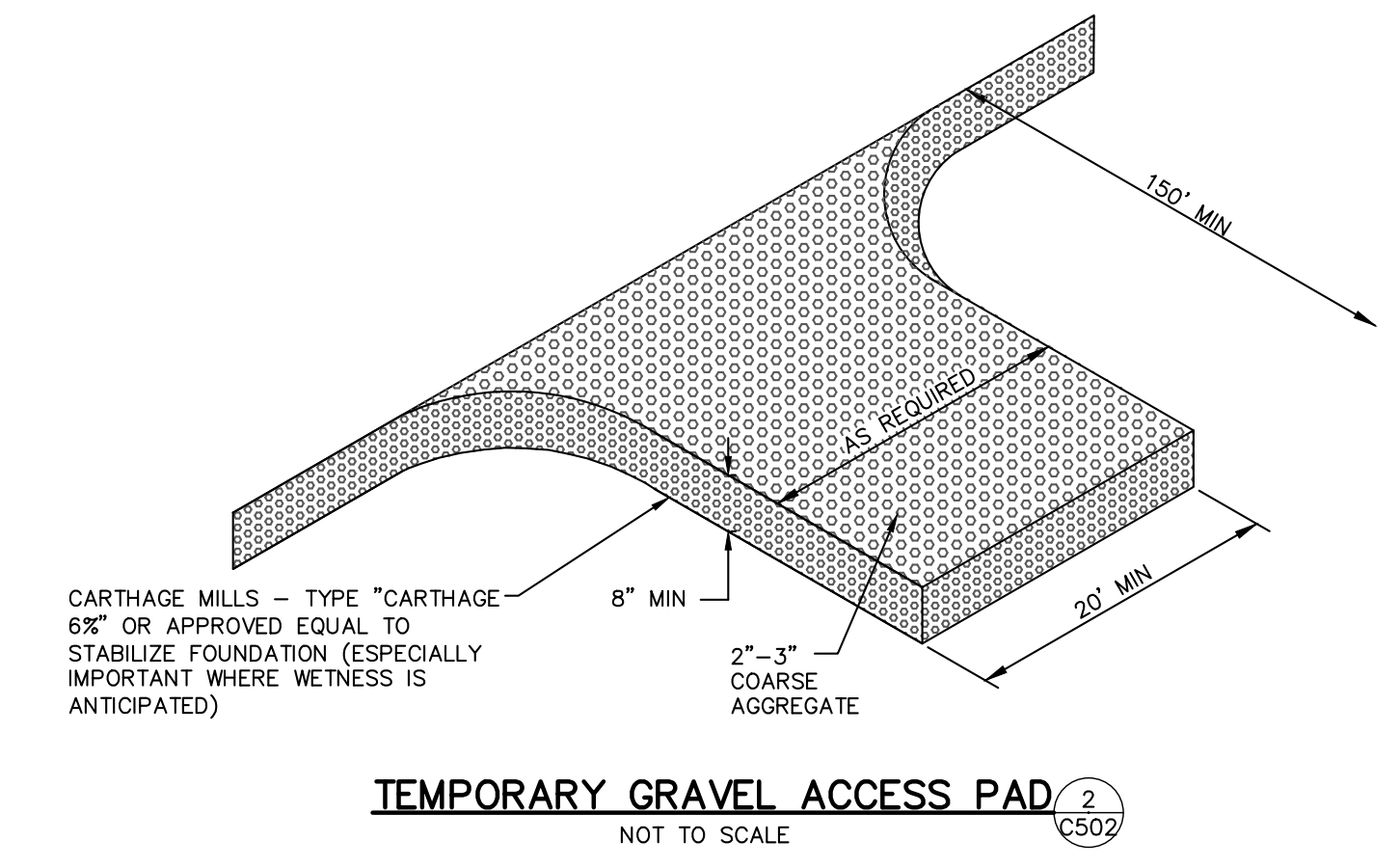
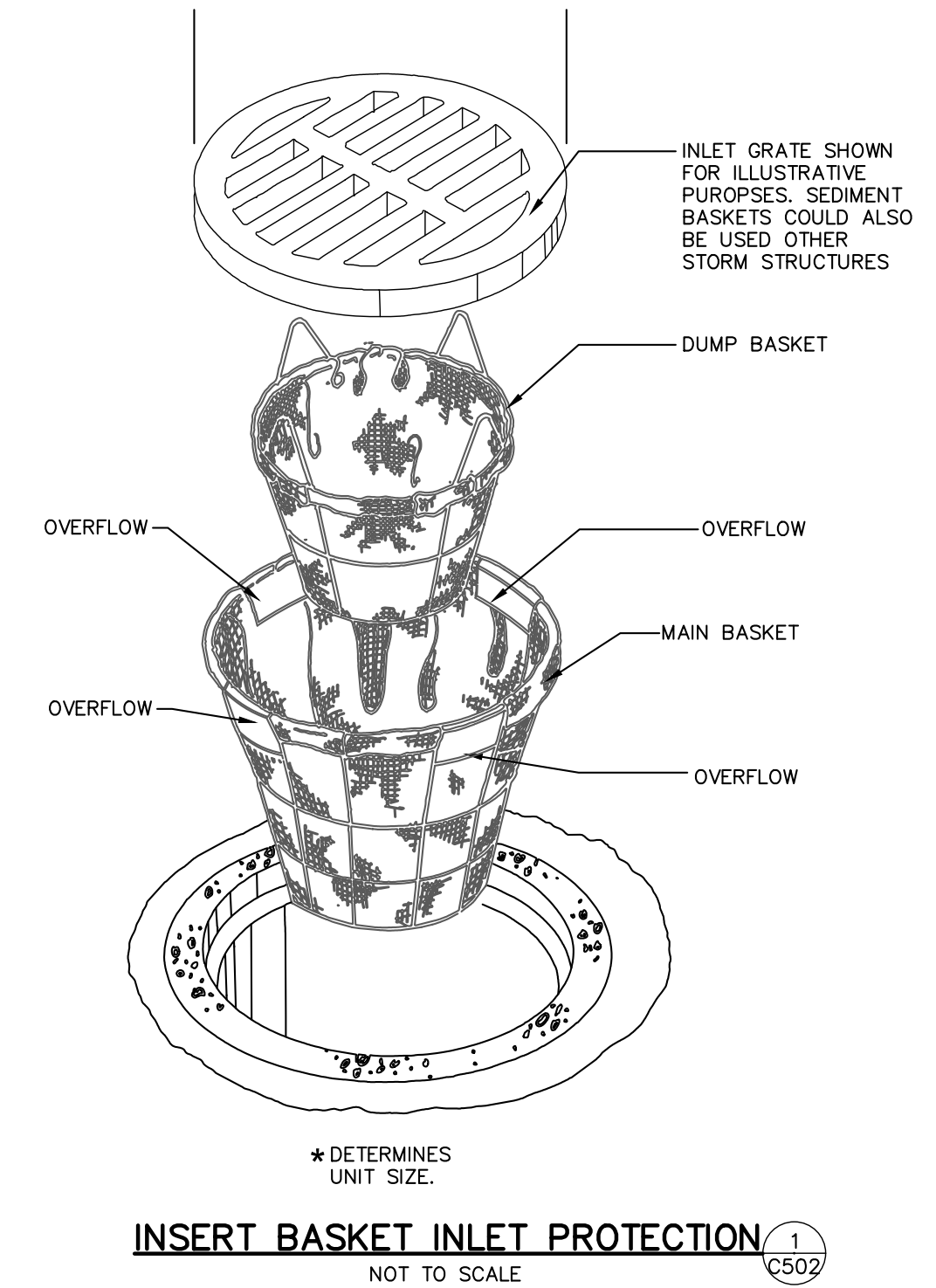
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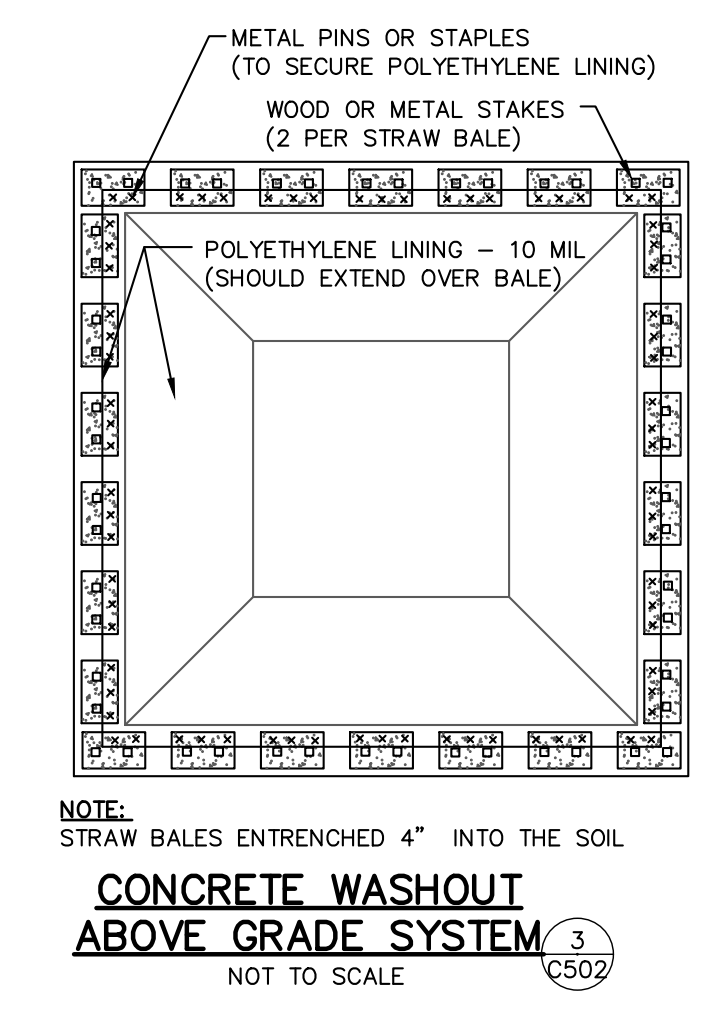
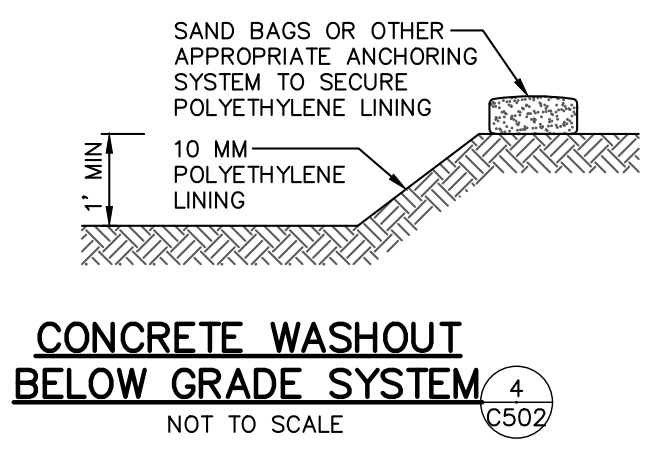
C501

EROSION CONTROL NOTES

- 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.
- 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.
 - 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.
 - THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN ALL EROSION AND SEDIMENTATION CONTROL PRACTICES UNTIL COMPLETION OF PROJECT.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND COORDINATING WITH UTILITIES WITH RESPECT TO AVOIDING CONFLICTS AND DISTURBANCE OF SERVICES.
 - THE CONTRACTOR SHALL HAVE ON FILE, AT THE SITE, OHIO'S "RAINWATER AND LAND DEVELOPMENT MANUAL."
 - THE CONTRACTOR SHALL CLEAN OUT ALL CATCH BASINS AND STORM SEWER UPON COMPLETION OF THE PROJECT.
 - 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.
 - ANY TOPSOIL STOCKPILES ARE TO BE PROTECTED FROM EROSION. TEMPORARY TOPSOIL STOCKPILES WILL BE PERMITTED IN AREAS APPROVED BY THE ENGINEER.
 - THE CONTRACTOR SHALL CONTROL DUST ON THE PROJECT SITE WHEN NECESSARY USING METHODS WHICH COMPLY WITH OHIO'S "RAINWATER AND LAND DEVELOPMENT MANUAL."
 - 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.
 - 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.
 - STOCKPILES OF EARTH MATERIALS SHALL BE SHAPED AS PER STATE STANDARDS. TOPSOIL MATERIALS SHALL BE STOCKPILED SEPARATELY FROM OTHER SOILS.
 - 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."
 - 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 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.
 - 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."
 - 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:
 - SITE CLEARING AND BUILDING DEMOLITION
 - UNDERGROUND CONSTRUCTION
 - ROUGH GRADING/FINE GRADING
 - BUILDING CONSTRUCTION
 - PAVEMENT CONSTRUCTION
 - COMPLETION OF PERMANENT SEEDING
 - FINAL CLEANUP
 - 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.
 - 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.
 - 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.
 - THE CONTRACTOR SHALL AVOID UNNECESSARILY DISTURBING OR REMOVING EXISTING VEGETATED TOPSOIL OR EARTH COVER ALONG THE PROJECT PERIMETER. THESE AREAS ACT AS SEDIMENT FILTERS.
 - ALL TEMPORARY SOIL EROSION AND SEDIMENTATION PROTECTION SHALL REMAIN IN PLACE UNTIL THE COMPLETION OF THE WORK AND THE AFFILIATED AREA IS PERMANENTLY STABILIZED.
 - REMOVAL OF TEMPORARY EROSION AND SEDIMENTATION PROTECTION IS REQUIRED FOR FINAL PROJECT ACCEPTANCE.
 - 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.

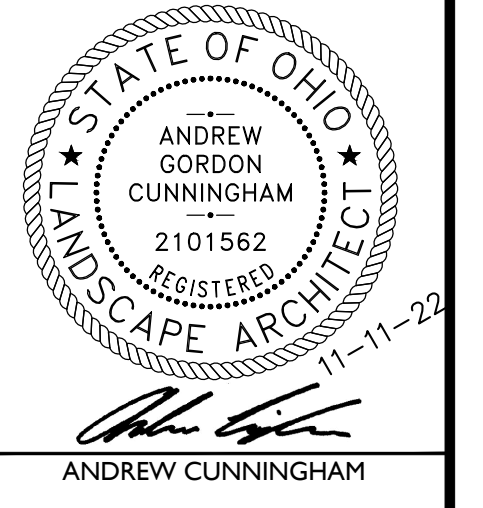


- NOTE:**
- CONCRETE WASHOUT LOCATION TO BE DETERMINED BY CONTRACTOR. CONTRACTOR TO SELECT EITHER AN ABOVE OR BELOW GRADE SYSTEM AS DETAILED OR A PREFABRICATED WASHOUT SYSTEM/CONTAINER. ALL OTHER METHODS SHALL BE APPROVED BY THE SOIL AND WATER CONSERVATION DISTRICT PRIOR TO USE.
 - ABOVE AND BELOW GRADE 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.
 - SYSTEM SHALL BE SIZED TO CONTAIN ALL LIQUID AND WASTE THAT IS EXPECTED TO BE GENERATED BETWEEN CLEANOUT PERIODS.
 - CONTRACTOR SHALL INSTALL THE SELECTED SYSTEM IN ACCORDANCE WITH OHIO'S RAINWATER AND LAND DEVELOPMENT MANUAL.



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C502

GENERAL LANDSCAPE NOTES

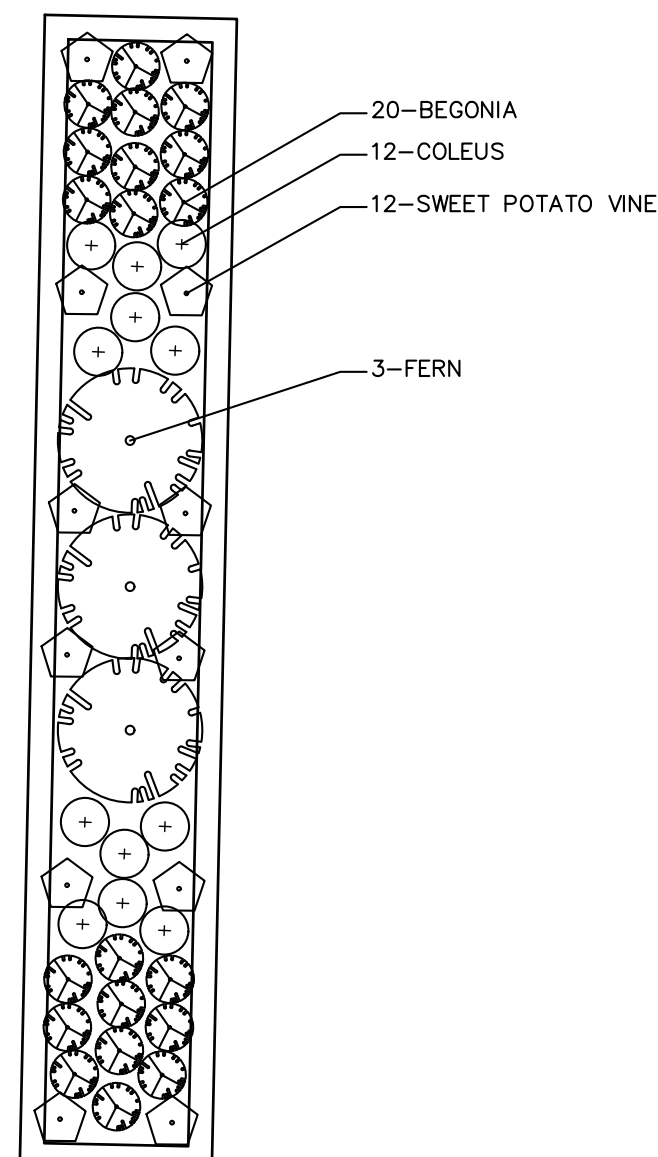
- CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY LOCATION OF ALL PRIVATE AND PUBLIC UTILITY LINES WHICH AFFECT THIS SITE. CONTRACTOR SHALL ALSO NOTIFY ALL UTILITY COMPANIES PRIOR TO THE COMMENCEMENT OF ANY SITE WORK.
- CONTRACTOR SHALL REVIEW PLANTING SPECIFICATIONS AND PLANTING DETAILS BEFORE BEGINNING WORK.
- 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:
 - TREE LOCATIONS - PRIOR TO PLANTING
 - 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 SHREDDED HARDWOOD MULCH APPLIED AFTER INSTALLATION OF PLANT MATERIAL. MULCH SHALL BE PEST & DISEASE FREE PLANT MATERIAL AND BE FREE OF TWIGS, LEAVES, STONES, CLAY OR OTHER FOREIGN MATERIAL. CONTRACTOR SHALL SUBMIT SAMPLE OF MULCH 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 AREA 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.

PLANT MATERIAL NOTES

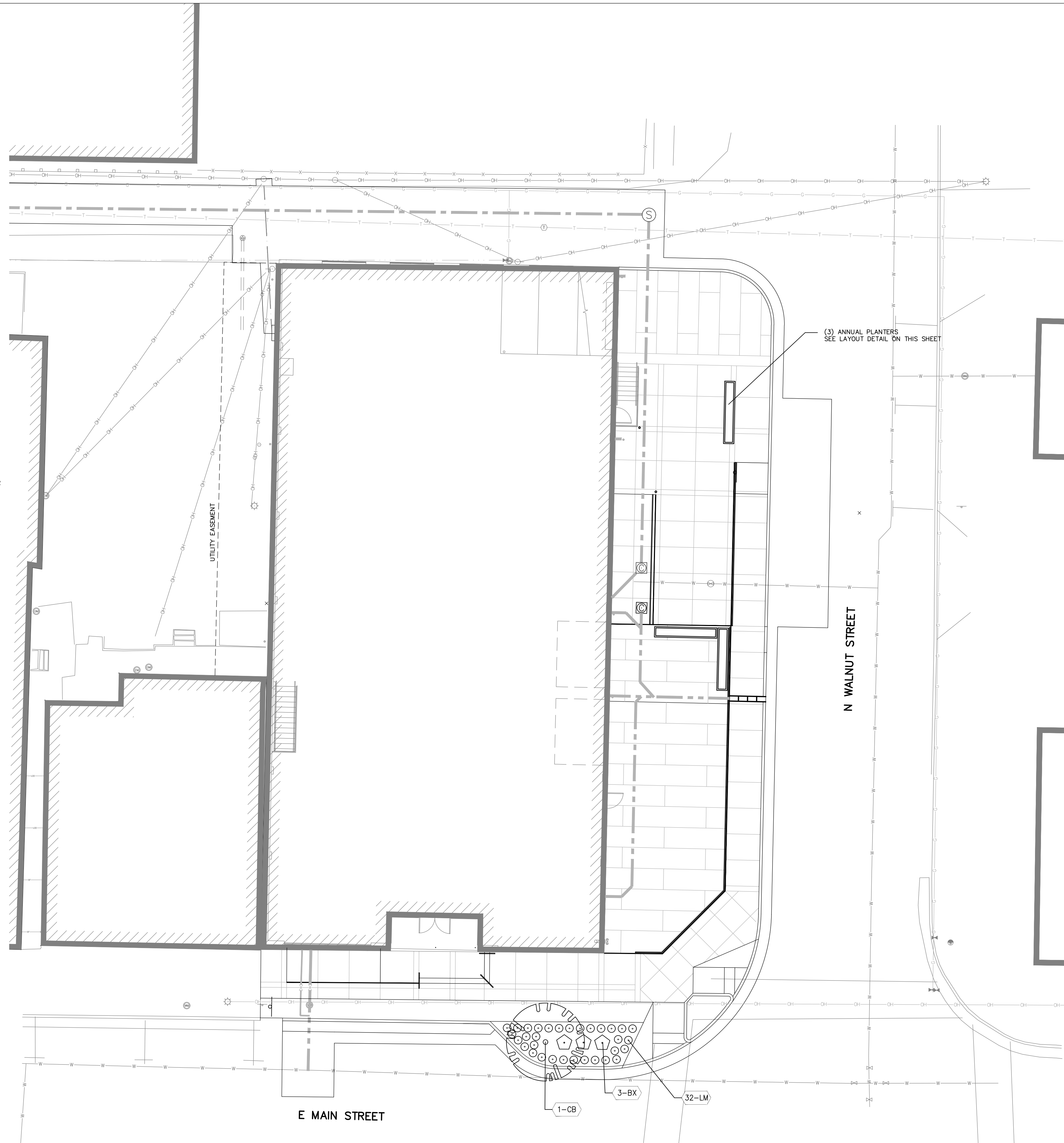
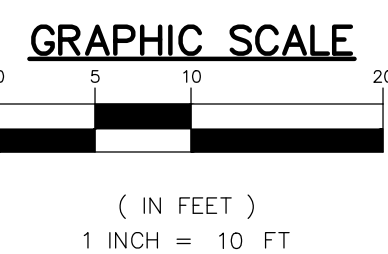
- ALL PLANT MATERIAL TO MEET AMERICAN STANDARDS FOR NURSERY STOCK, 1990 EDITION/ HORTIS THIRD 1076 CORNELL UNIVERSITY.
- PLANT CONTAINER SIZES ARE SHOWN AS GUIDELINES ONLY (MINIMUM HEIGHT AND SPREAD REQUIREMENTS RULE). PLANT HEIGHT AND SPREAD SPECIFICATIONS ARE MINIMUMS, ON CENTER (O.C.) SPECIFICATIONS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

STREETSCAPE PLANT MATERIAL LIST

ID	BOTANICAL NAME	COMMON NAME	SIZE	QTY	ROOT
BX	BUXUS 'GLENCOE'	CHICAGOLAND GREEN BOXWOOD	NO. 5, 30" H MIN.	3	CONT.
CB	CARPINUS BETULUS 'FASTIGIATA'	COLUMNAR EUROPEAN HORNBEAM	2 1/2" CAL	1	B & B
LM	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILY TURF	NO. 1, 12" H MIN.	32	CONT.



TYPICAL PLANTER PLANTING DETAIL
SCALE: NTS

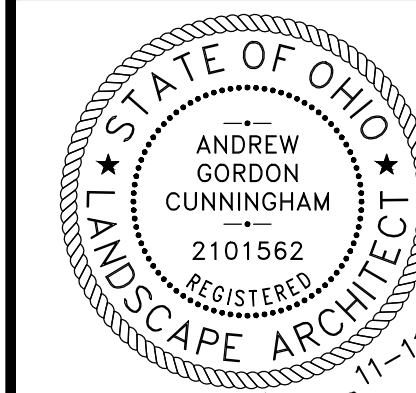


SCALE: 1" = 10'-0"

LANDSCAPE PLAN | 1

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

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

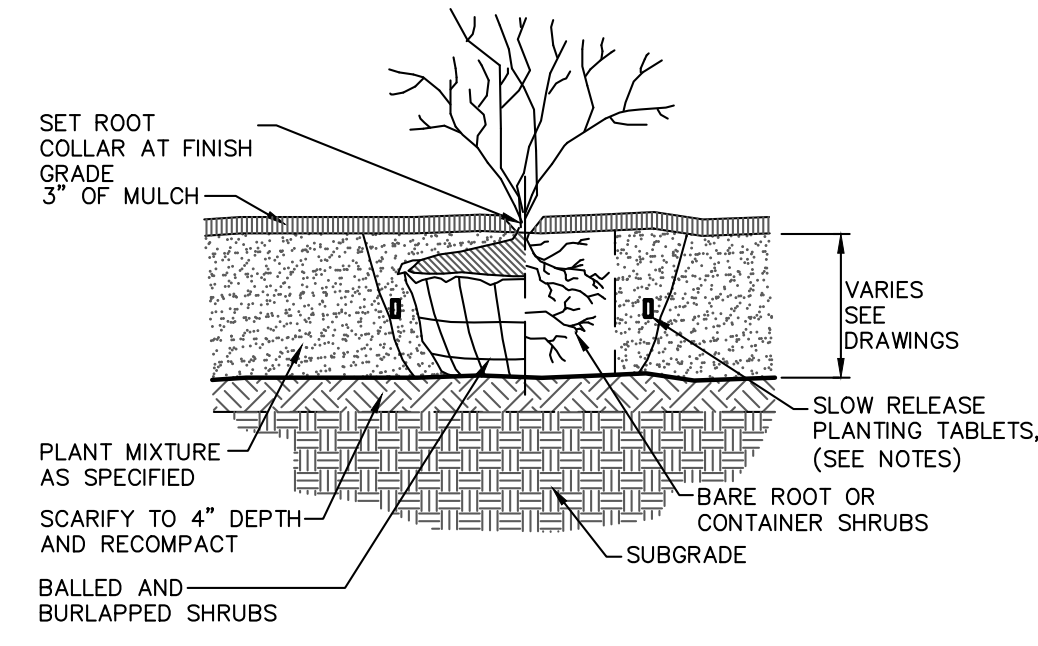


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**RENOVATION FOR
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VAN WERT, OH 45891
VAN WERT REDEVELOPMENT, PHASE 2

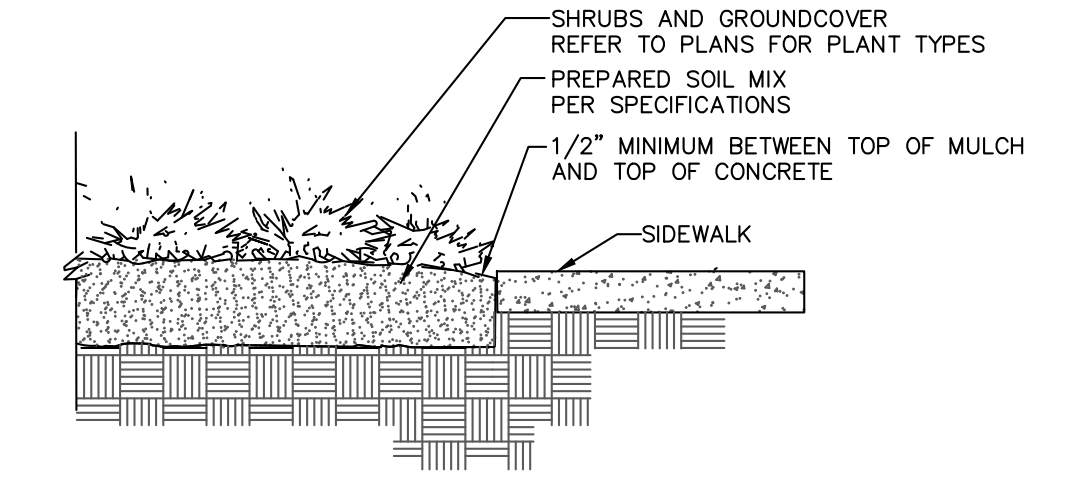
Job No: 21001 | 11.11.2022

C601

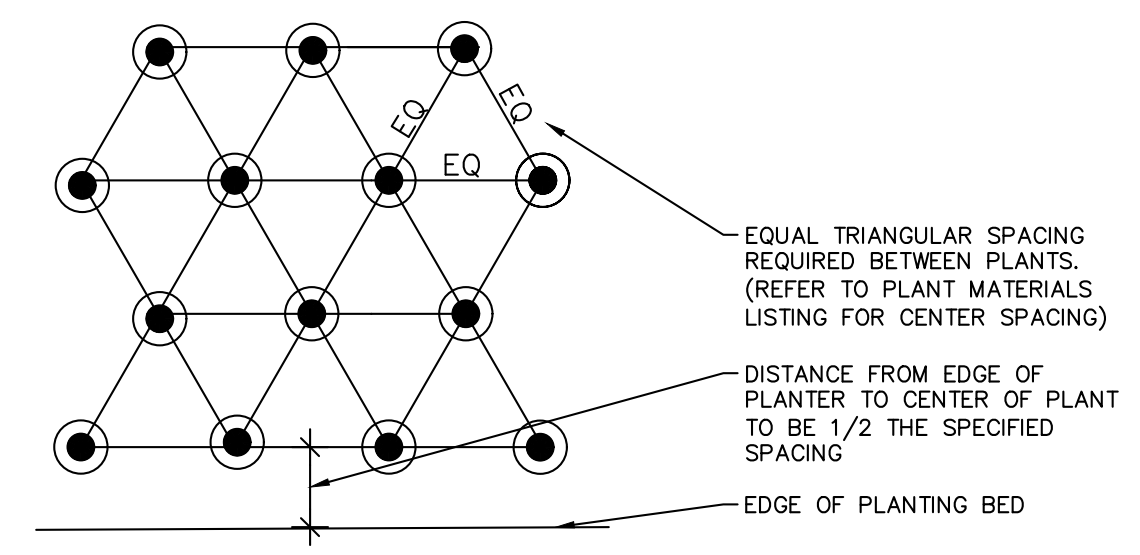
- NOTES:
- DO NOT PRUNE EVERGREENS, EXCEPT TO REMOVE DEAD AND BROKEN BRANCHES.
 - THIN BRANCHES AND FOLIAGE (NOT ALL BRANCH TIPS) BY 1/3, RETAINING NORMAL PLANT SHAPE (EXCEPT EVERGREEN).
 - REMOVE BURLAP FROM TOP 1/3 OF BALL, OR WITH CONTAINER PLANTS, REMOVE POTS AND SPLIT BALLS AS SPECIFIED.



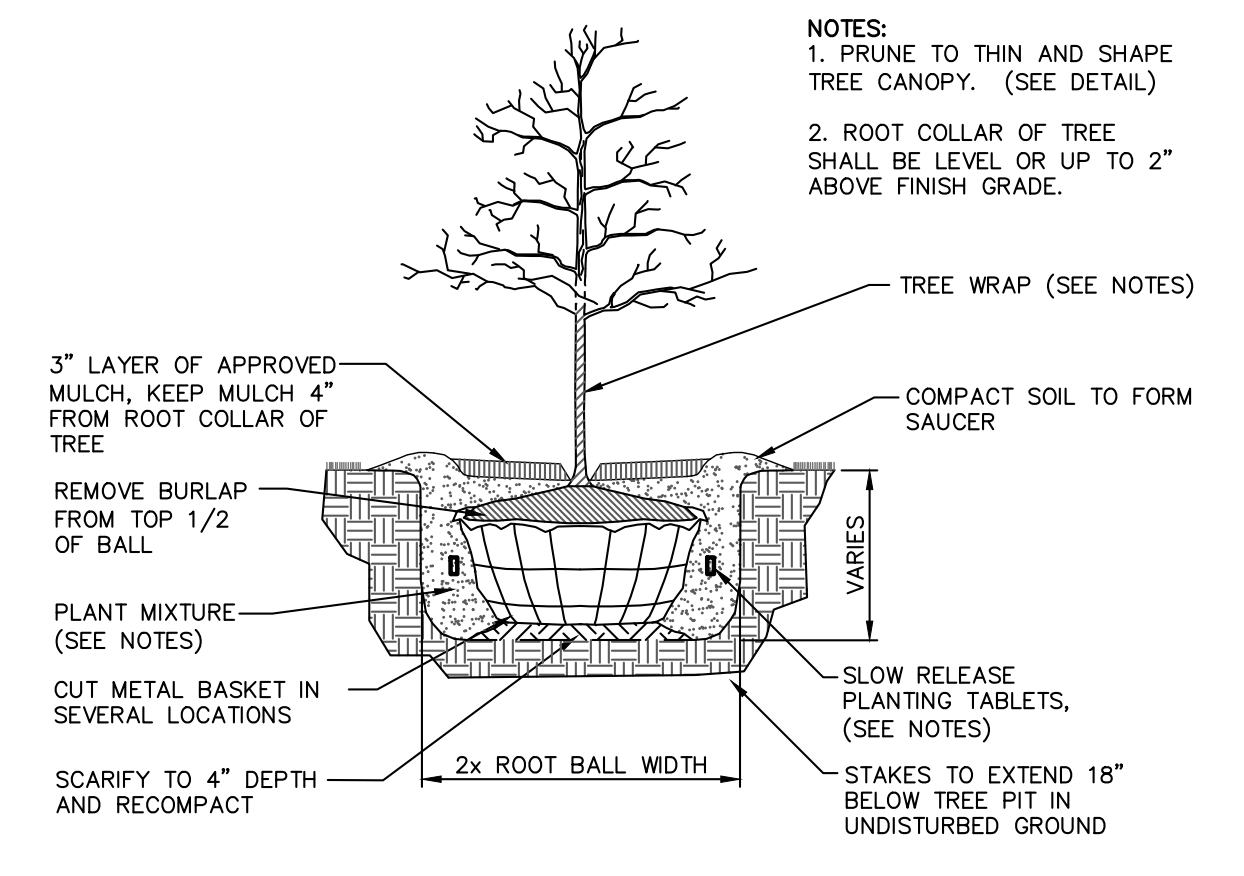
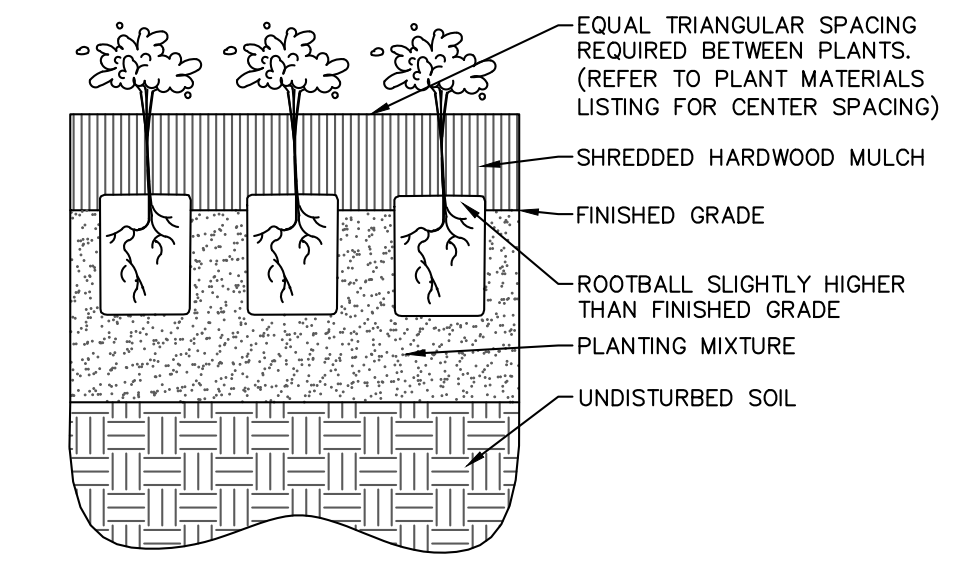
SHRUB PLANTING DETAIL 4
NOT TO SCALE C602



SIDEWALK/MULCH DETAIL 1
NOT TO SCALE C602

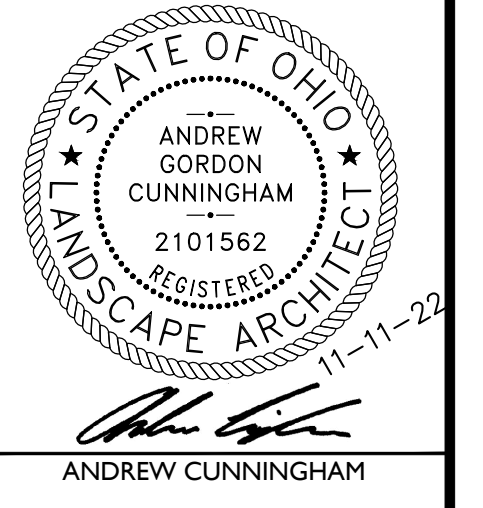


TYPICAL GROUNDCOVER SPACING 2
NOT TO SCALE C602



TREE PLANTING DETAIL 3
NOT TO SCALE C602

SCALE: N/A



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Job No: 21001 11.11.2022

LEGEND

- PROPOSED UNDERGROUND ELECTRICAL
- - - - PROPOSED UNDERGROUND DATA AND INTERNET
- OVERHEAD UTILITY LINE
- (A) LUMINAIRE TYPE
- PROPOSED UTILITY POLE
- ELECTRICAL QUASITE BOX HANDHOLE
- ELECTRICAL PANEL
- ★ PROPOSED UPLIGHT
- ⊙ PROPOSED LIGHT POLE, FIXTURE AND FOUNDATION
- ⊕ GFCI RECEPTACLE IN WEATHER PROOF ENCLOSURE

ELECTRICAL GENERAL NOTES

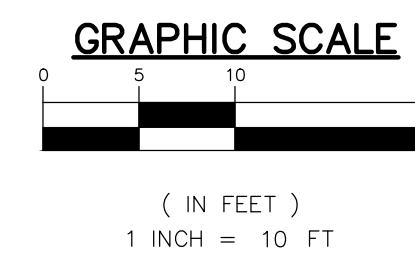
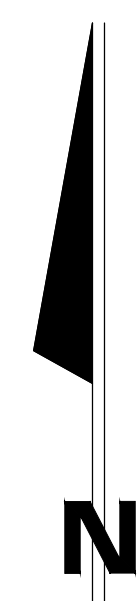
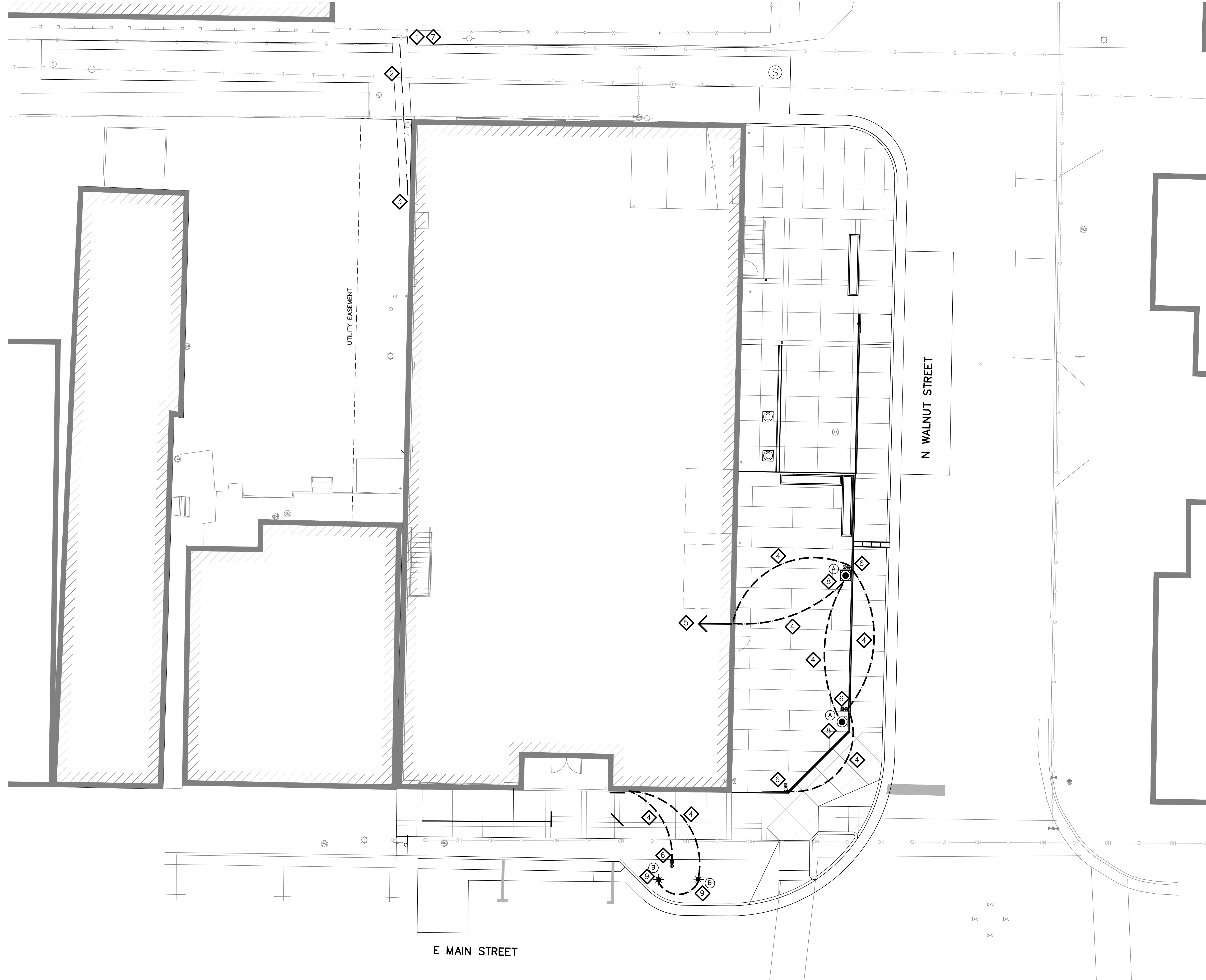
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ALL OTHER APPLICABLE CODES AND STANDARDS.
2. ALL WORK SHALL BE COMPLETED BY A LICENSED ELECTRICIAN BY THE CITY OF VAN WERT AND STATE OF OHIO.
3. ALL DEVICE BOXES SHALL BE INSTALLED FLUSH AND CONDUITS RUN CONCEALED IN FINISHED AREAS EXCEPT AS SPECIFICALLY SHOWN/NOTED OTHERWISE.
4. WIRE SIZE SHALL BE #12 MIN., UNLESS OTHERWISE NOTED. WIRE SIZES SMALLER THAN #6 AWG SHALL BE THHN/THWN. #6 AWG WIRE & LARGER SHALL BE THW, UNLESS NOTED OTHERWISE.
5. CIRCUITS WHERE THE TOTAL DISTANCE IS GREATER THAN 100', CONDUCTORS AND GROUND SHALL BE #8 AWG FROM THE PANEL BOARD.
6. WIRE (CONDUCTOR) COLORS SHALL BE AS PER APPLICABLE CODES.
7. ALL CONDUCTORS SHALL BE COPPER.
8. ALL CONDUCTORS SHALL BE RUN IN CONDUIT, AND SHALL BE SIZED PER CODE.
9. ALL MATERIALS SHALL BE UL APPROVED.
10. ALL BRANCH CIRCUITS TO HAVE A GREEN EQUIPMENT GROUNDING CONDUCTOR SIZED AS PER NEC 250.
11. PVC (SCHEDULE 40) PERMITTED BELOW GRADE.
12. IT IS INTENDED THAT AN EQUIPMENT GROUND CONDUCTOR (GREEN) SHALL BE RUN IN POWER CIRCUIT CONDUITS WHETHER OR NOT THE CONDUIT IS PVC.
13. CONTRACTOR TO COORDINATE ROUGHING-IN TO ALL EQUIPMENT W/ RESPECTIVE SUPPLIER PRIOR TO INSTALLING CONDUITS.
14. STREET LIGHTS SHALL BE ON A SINGLE PHOTO CELL.
15. DRAWINGS SHOW APPROXIMATE LOCATIONS OF NEW LIGHTS.
16. ALL RECEPTACLES SHALL BE ON A SEPARATE CIRCUIT.
17. 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: (7)

1. ELECTRICAL 3 PHASE SERVICE CONNECTION – CONTRACTOR SHALL COORDINATE WITH UTILITY PROVIDER
2. 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)
3. NEW EXTERIOR METER CENTER LOCATION TO SERVE UNITS – REFER TO BUILDING ELECTRICAL PLANS FOR SIZING AND ADDITIONAL DETAILS
4. PROVIDE 2" SCH. 40 CONDUIT W/ # 10 CONDUCTORS AND # 12 GROUND
5. PROVIDE SITE ELECTRICAL SERVICE FROM ELECTRICAL PANEL(S) WITHIN BUILDING – REFER TO PANEL SCHEDULES IN BUILDING ELECTRICAL PLANS.
6. PROVIDE NEW GFCI RECEPTACLE IN WEATHERPROOF ENCLOSURE INSTALLED ON BLACK POST OR ON FACADE OF BUILDING. ONE DUPLEX RECEPTACLE PER LOCATION. INSTALL EACH RECEPTACLE ON SEPARATE CIRCUIT. PROVIDE 3/4" PVC SCH. 40 CONDUIT W/ CONDUCTORS #10 ALONG WITH APPROPRIATE GROUND. SEE DETAIL 3 ON SHEET C702.
7. 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
8. NEW LIGHT POLE BASE, POLE, AND FIXTURE. REFER TO FIXTURE SCHEDULE FOR LIGHT AND REFER TO DETAIL 1 ON SHEET C702 FOR LIGHT POLE BASE. ELECTRICAL RECEPTACLE ON POLE SHALL BE ON SEPARATE CIRCUIT
9. NEW IN GROUND LIGHT FIXTURE – ACCENT LIGHT FOR NEW TREE. COORDINATE WITH LANDSCAPING PLAN. SEE DETAIL 2 ON C702

ELECTRICAL SERVICE NOTES

1. ALL WORK MUST MEET ALL NATIONAL ELECTRICAL CODE REQUIREMENTS AND ALL OTHER APPLICABLE CODES AND STANDARDS.
2. UNDERGROUND TRENCHING DEPTH FOR ELECTRICAL SERVICE SHALL BE BETWEEN 34"-40" FOR SECONDARY SERVICE AND 40"-46" FOR PRIMARY SERVICE. A PULL ROPE SHALL BE INSTALLED IN ALL ELECTRICAL SERVICE CONDUITS.
3. CONTRACTOR SHALL COORDINATE WITH AEP DESIGN TECHNICIAN, CLIENT AND ENGINEER TO DETERMINE FINAL UNDERGROUND SERVICE ROUTE AND METER LOCATION(S).
4. CONTRACTOR SHALL INSTALL CONDUIT 8" AWAY FROM POLE STRUCTURE UNLESS ADVISED DIFFERENTLY BY DESIGN TECHNICIAN.
5. ALL BENDS MUST BE 36" RADIUS SWEEPS.
6. ALL CONDUIT INSTALLED ABOVE GROUND SHALL BE SCHEDULE 80 PVC
7. CONTRACTOR SHALL COORDINATE WITH AEP CUSTOMER DESIGN TECHNICIAN FOR REQUIRED INSPECTION TO ENERGIZE SERVICE.
8. AEP TECHNICIAN CONTACT: HOLLY FRIEMOTH (419.232.7004)



LUMINAIRE SCHEDULE

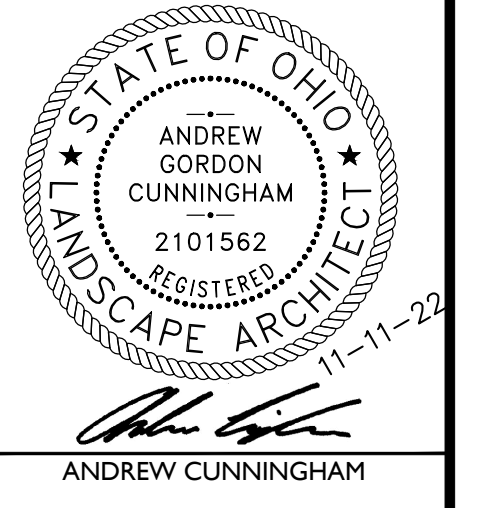
MARK	SYMBOL	POLE DESCRIPTION	POLE CATALOG NUMBER	LUMINAIRE DESCRIPTION	LUMINAIRE CATALOG NUMBER	MANUFACTURER	LAMP	LUMENS	VOLTAGE	COLOR	MOUNTING
(A)	⊙	RINCON PEDESTRIAN, LED	OH104244P1 LPRIN-LED	RINCON PEDESTRIAN, LED	LPRIN-LED	FORMS + SURFACES	LED 3000 K, 30W CUSTOM LED LIGHT ENGINE, COLOR OF STAINLESS STEEL, SATIN	2,175	120	STAINLESS STEEL, SATIN	80"
(B)	★	---	---	DIE CAST ALUMINUM LED MICRO-FLOOD LIGHT WITH STANCHION MOUNT – CAST ALUMINUM WITH 1/2" NPSM FIXTURE MOUNT. SEE DETAIL 5/C702	EL218F3-BL3KUV - BL SM18-BL-P	KIM	LED 3000 K, 700 MA	650	120	BLACK	ON GRADE

SCALE: 1" = 10'-0"

LIGHTING PLAN | 1

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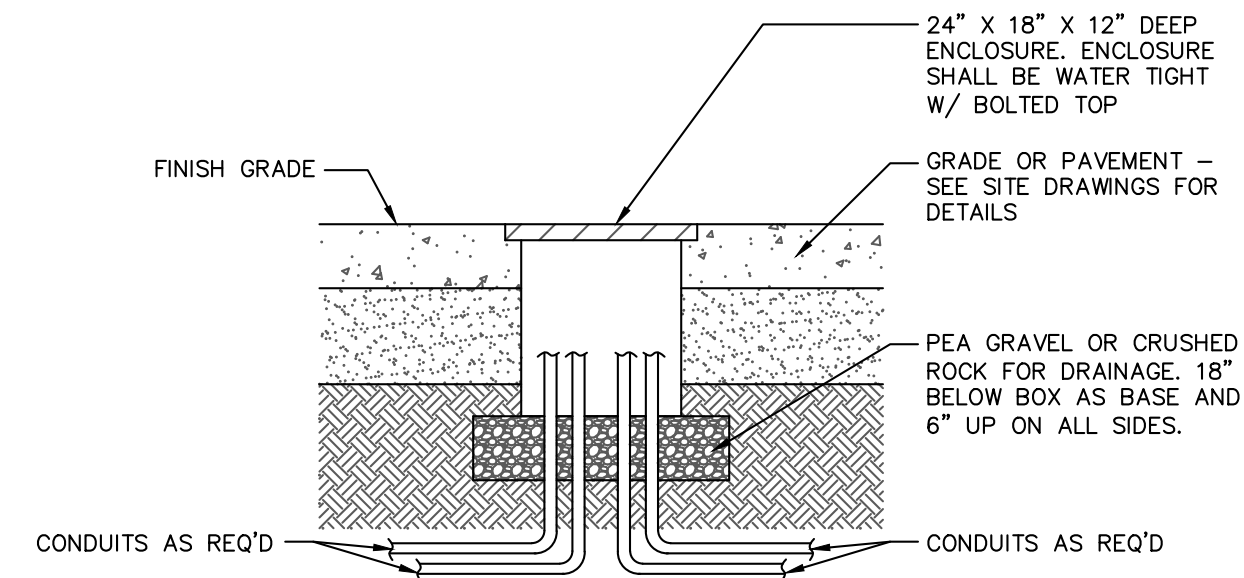
Design Team:
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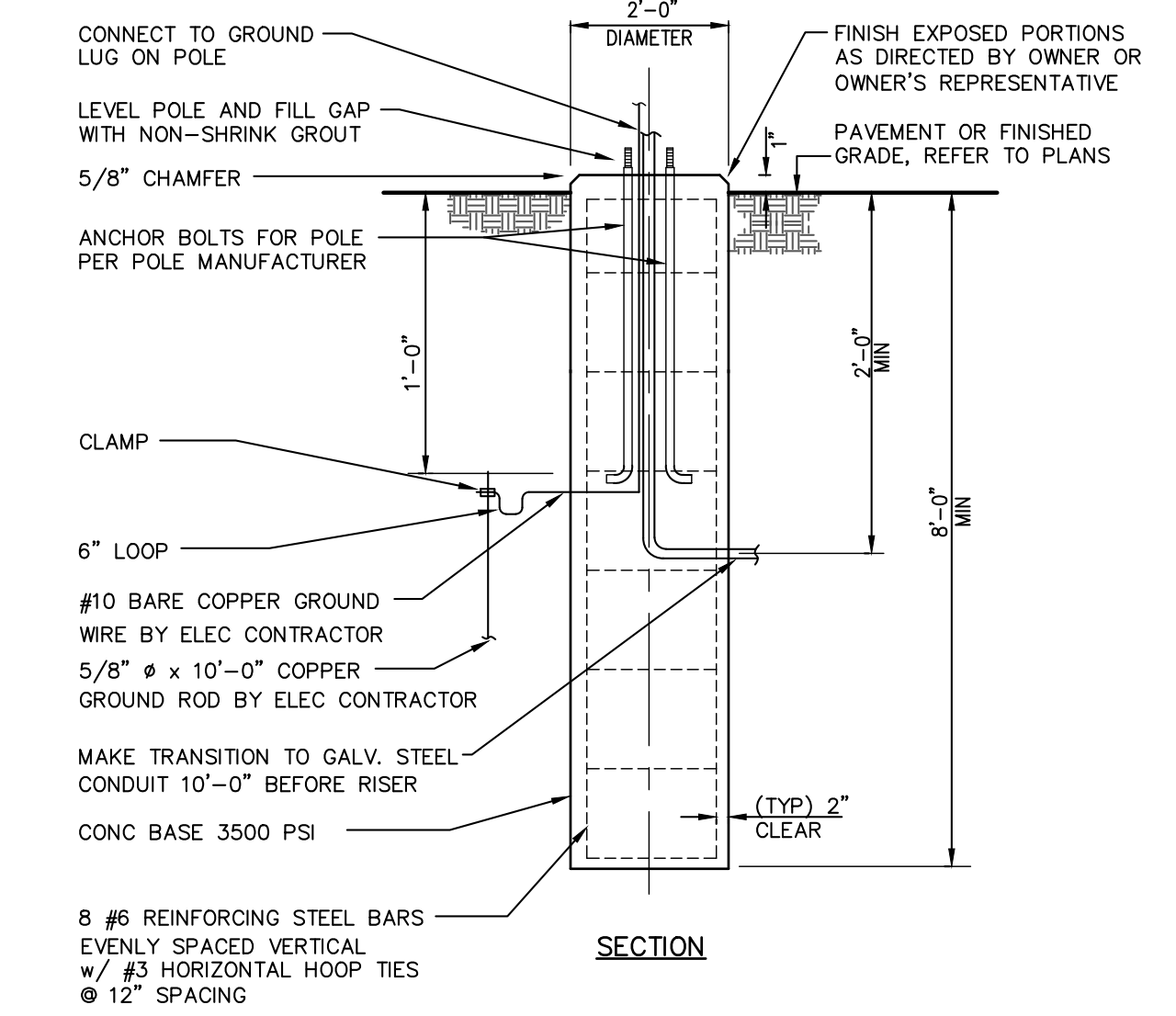
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VAN WERT REDEVELOPMENT, PHASE 2

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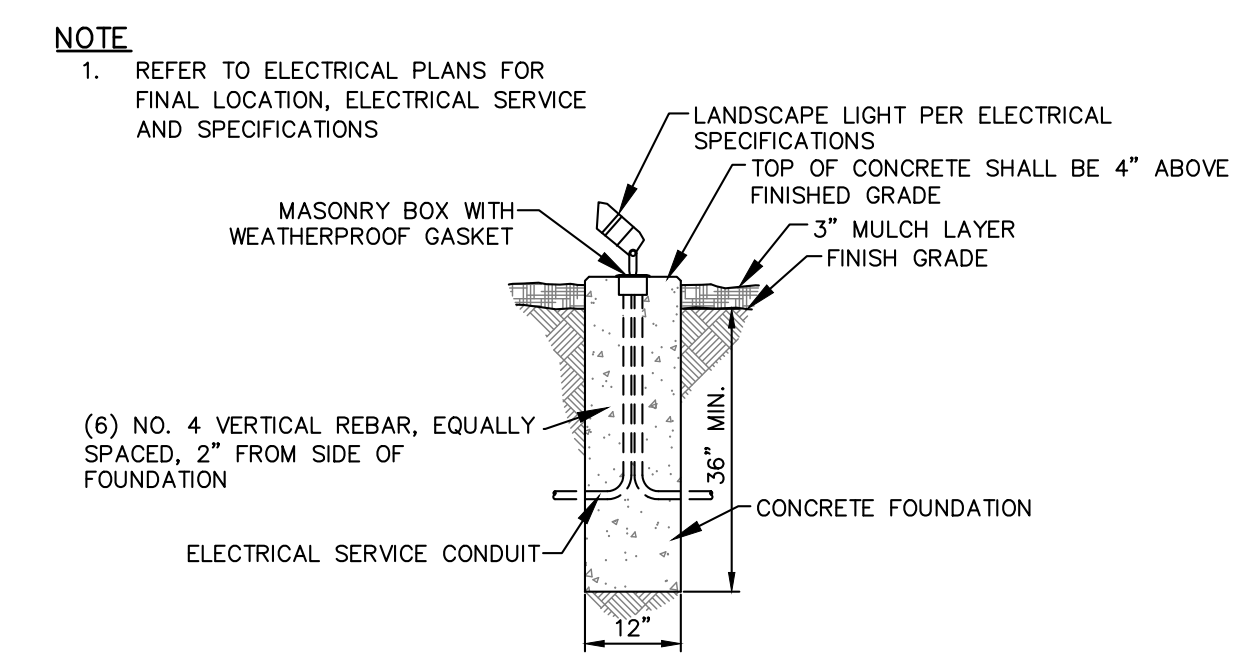
C701



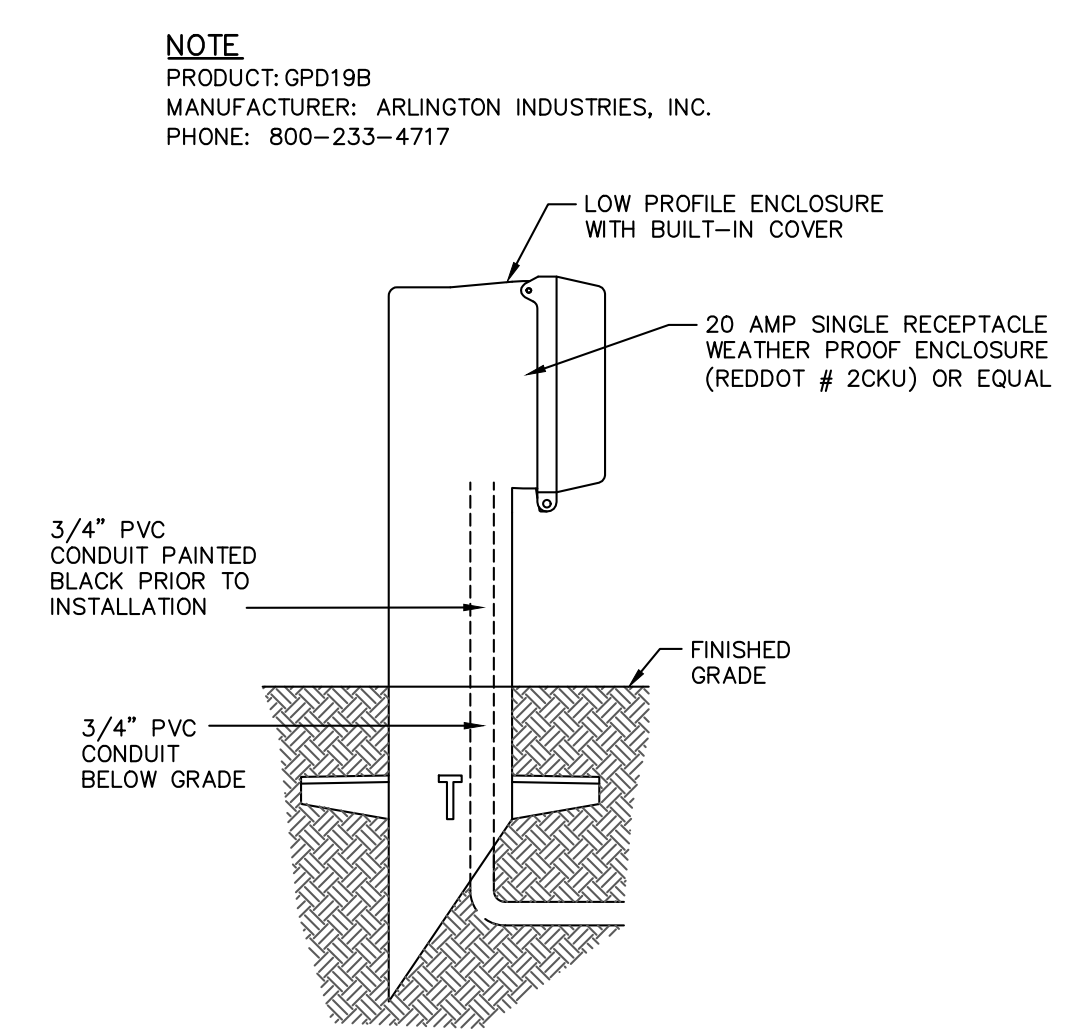
GRADE MOUNTED ENCLOSURE DETAIL 4
NOT TO SCALE C702



LIGHT POLE FOUNDATION 1
NOT TO SCALE C702



TREE ACCENT LIGHT 2
NOT TO SCALE C702



POST MOUNTED ELECTRICAL RECEPTACLE DETAIL 3
NOT TO SCALE C702

NOTE

- REFER TO ELECTRICAL PLANS FOR FINAL LOCATION, ELECTRICAL SERVICE AND SPECIFICATIONS

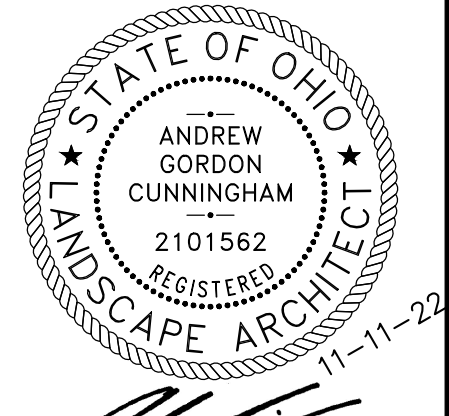
NOTE
PRODUCT: GPD19B
MANUFACTURER: ARLINGTON INDUSTRIES, INC.
PHONE: 800-233-4717

SCALE: N/A

LIGHTING DETAILS |

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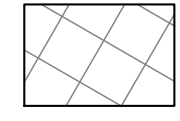




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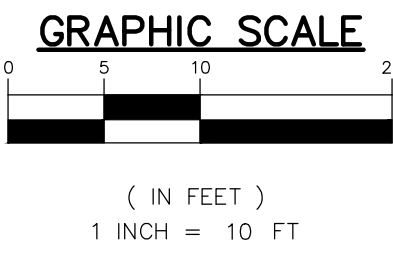
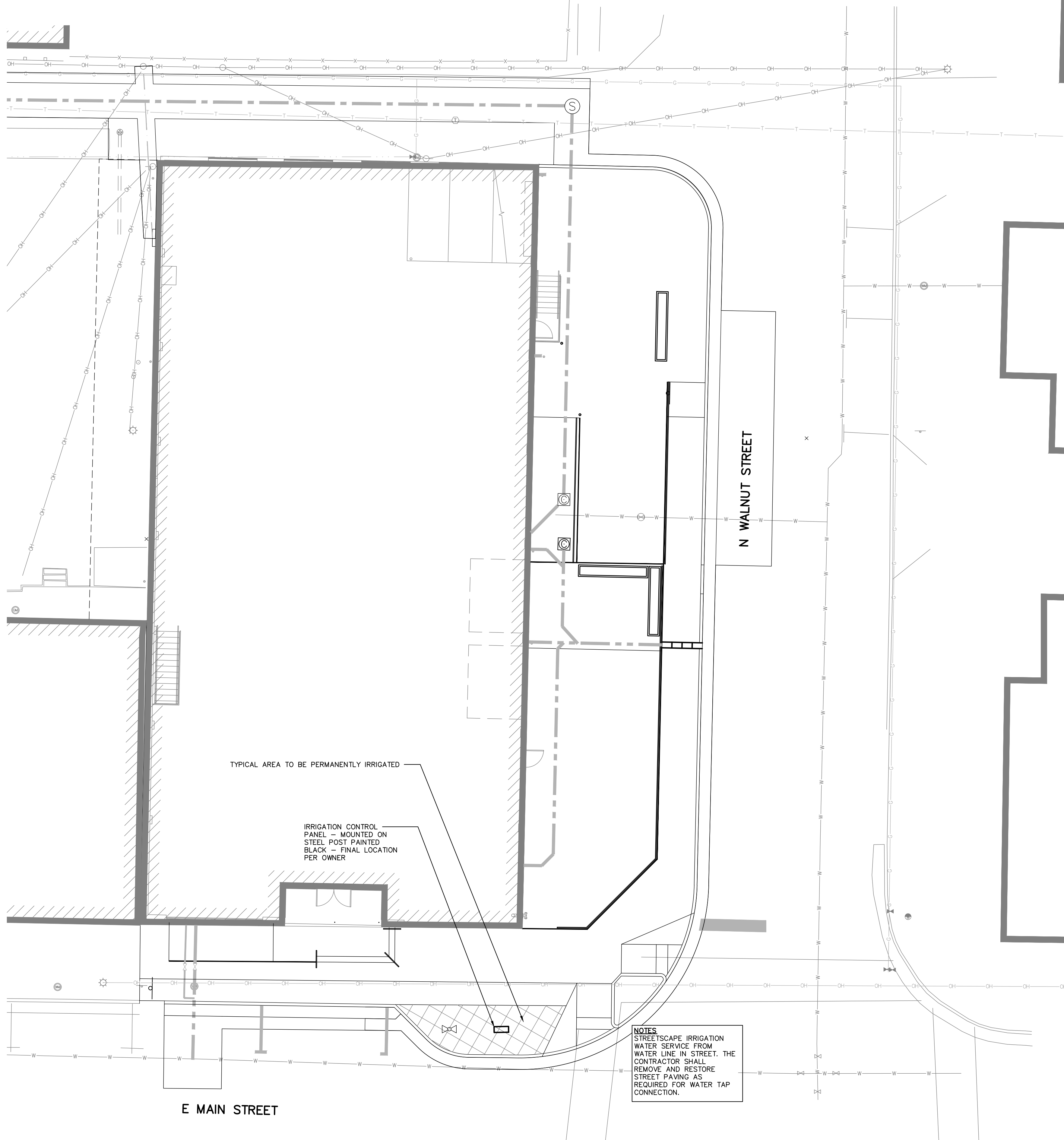
C702

IRRIGATION LEGEND

-  TYPICAL AREA TO BE PERMANENTLY IRRIGATED
-  PERMANENT DRIP IRRIGATION AT TREES IN PAVING
-  IRRIGATION CONTROL PANEL

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. REFER TO SPECIFICATIONS.
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. STREET AND COURTYARD SHALL BE METERED SEPARATELY.



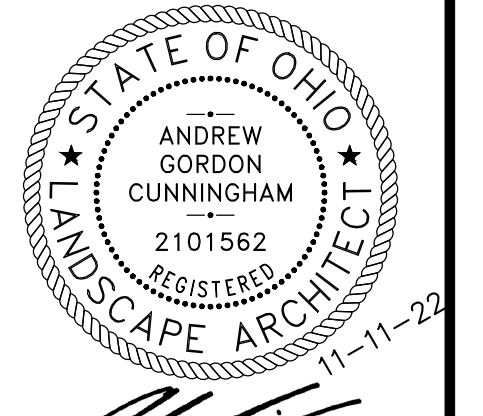
NOTES
STREETSCAPE IRRIGATION
WATER SERVICE FROM
WATER LINE IN STREET. THE
CONTRACTOR SHALL
REMOVE AND RESTORE
STREET PAVING AS
REQUIRED FOR WATER TAP
CONNECTION.

SCALE: 1" = 10'-0"

IRRIGATION PLAN | 1

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C801

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 CLASS 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

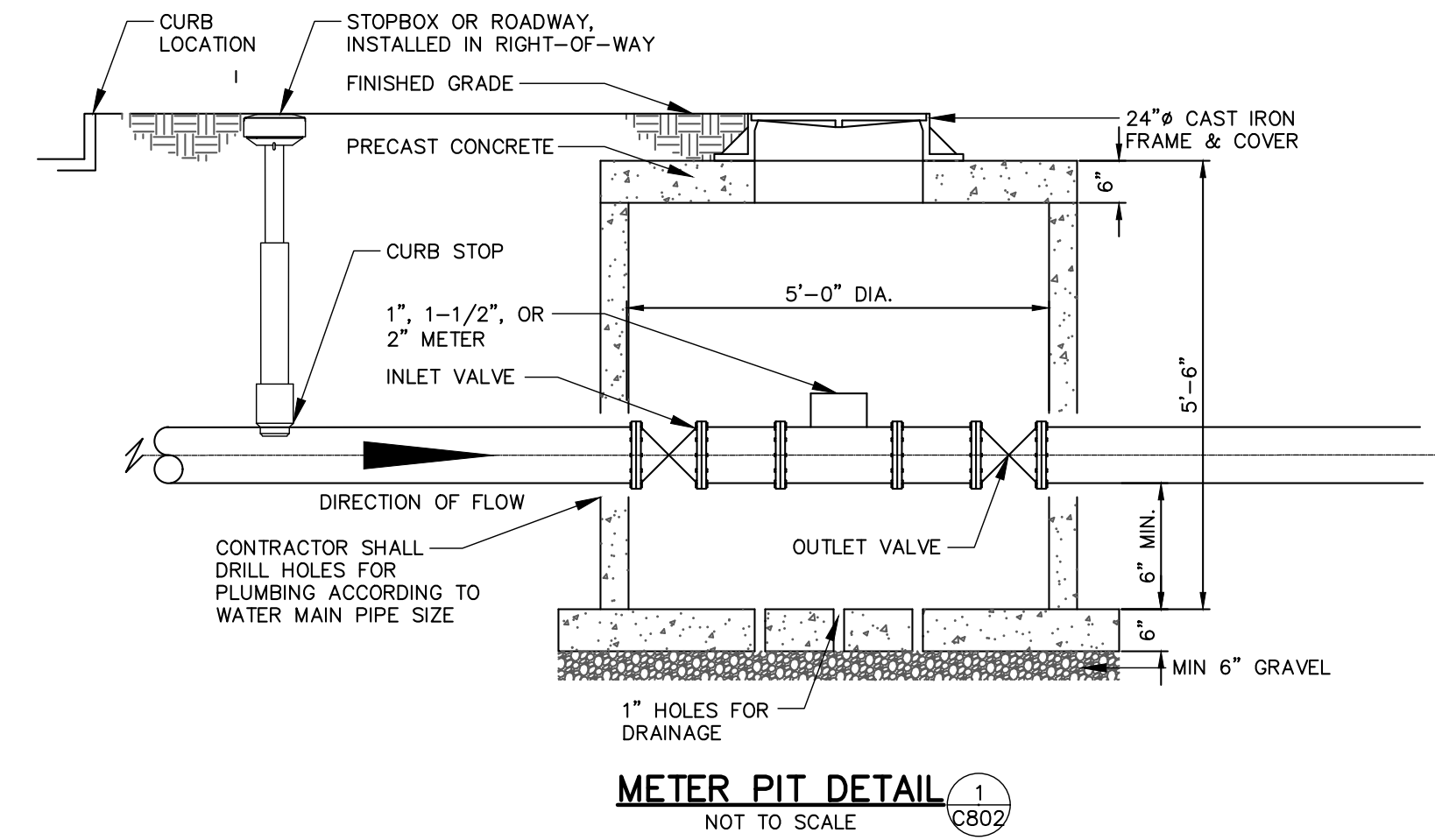
1. PROVIDE DRIP IRRIGATION IN ALL PLANTING AND SHRUB AREAS.
2. DRIP IRRIGATION SHALL BE THROUGH NETAFIM
3. DRIP TUBING SHALL BE FED BY 1" PVC PIPE WITH LANDSCAPE STAPLES EVERY 36" IN PLANT BEDS. IN LAWN AREAS INSTALL DRIP TUBE 6" BELOW THE SURFACE AND STAPLE EVERY 36".
4. DRIP TUBING SHALL BE INSTALLED 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 (#1LSOV) AT THE END POINT(S) OF EACH DRIP ZONE, IN A VALVE BOX.

WATER SUPPLY LINE NOTES

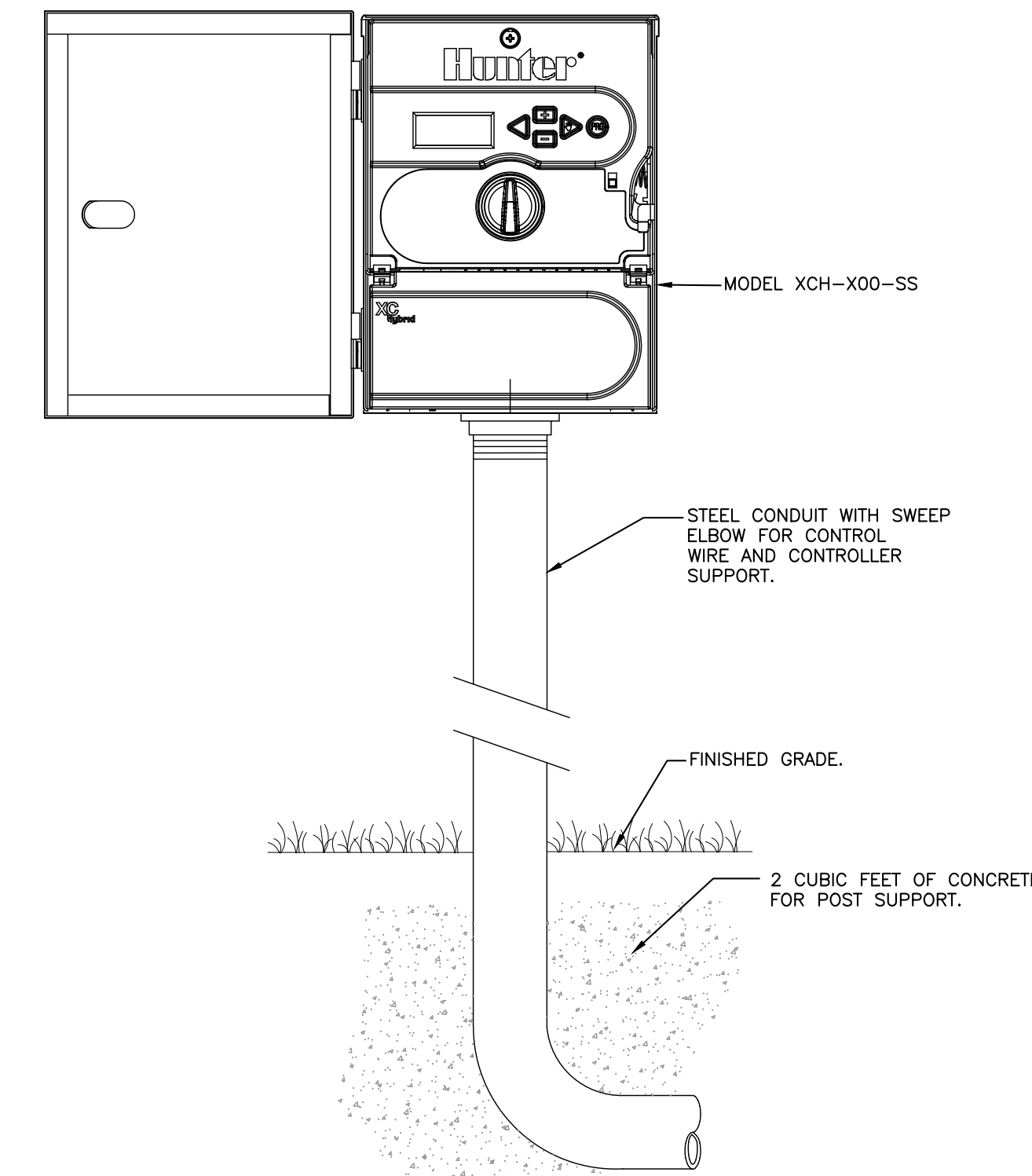
1. USE PVC SCHEDULE 40 OR HIGHER (NO THIN WALL PIPE).
2. IF 90° BENDS ARE NECESSARY, USE ONLY SWEEPING 90° OR 2-45° BENDS WITH 1' SECTION IN THE MIDDLE.
3. MARK EXACT LOCATION OF ALL SLEEVES. CONTRACTOR SHALL PROVIDE EXACT LOCATIONS OF SUPPLY LINE SLEEVING ON AS-BUILT DRAWINGS.
4. INSTALL PIPE 6" UNDER 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.

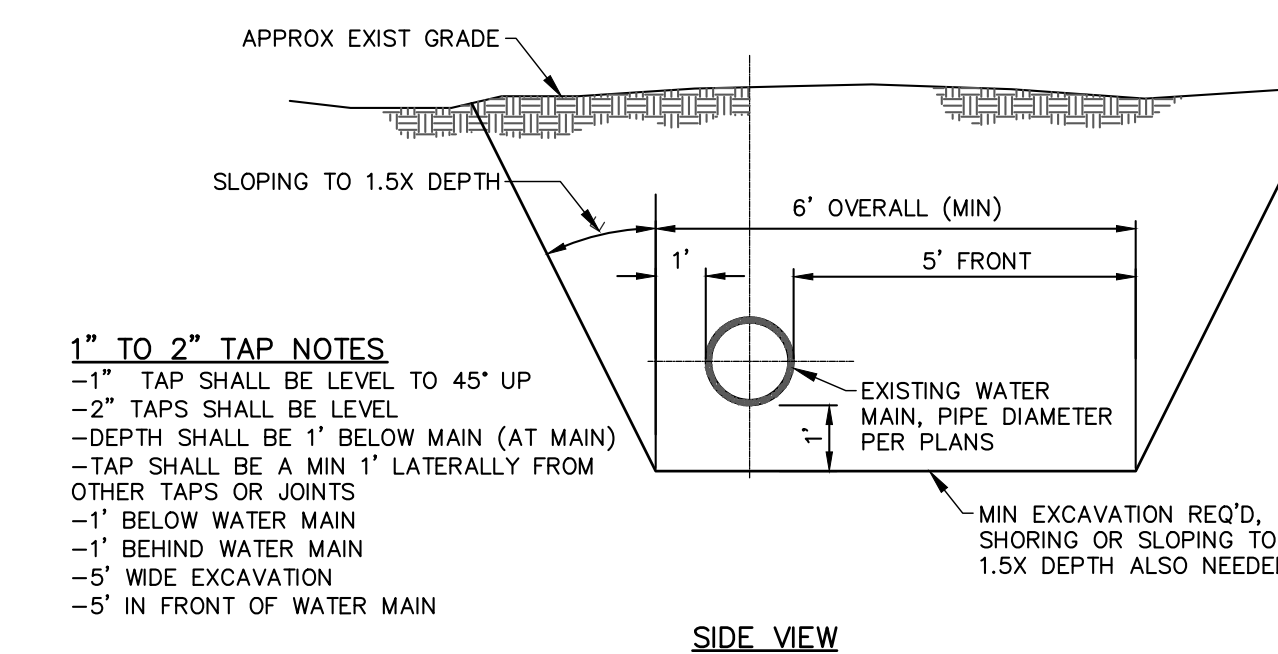


METER PIT DETAIL 1
NOT TO SCALE



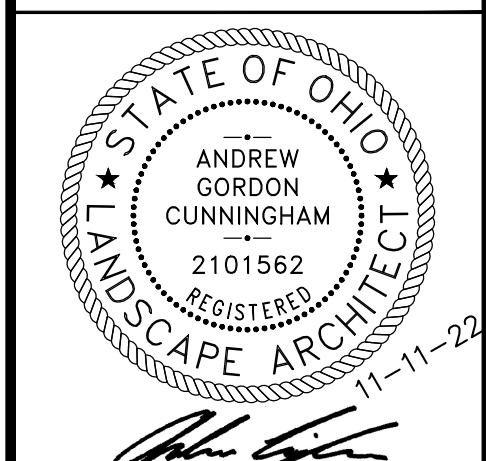
NOTE
12 STATION MODEL CONTROLLER, PROVIDE AND INSTALL SOLAR PANEL. MOUNT CONTROLLER WITH LCD SCREEN AT EYE LEVEL.

XCH STAINLESS PEDESTAL MOUNTED CONTROLLER 2
NOT TO SCALE



1" TO 2" TAP NOTES
 -1" TAP SHALL BE LEVEL TO 45° UP
 -2" TAPS SHALL BE LEVEL
 -DEPTH SHALL BE 1' BELOW MAIN (AT MAIN)
 -TAP SHALL BE A MIN 1' Laterally FROM OTHER TAPS OR JOINTS
 -1' BELOW WATER MAIN
 -1' BEHIND WATER MAIN
 -5' WIDE EXCAVATION
 -5' IN FRONT OF WATER MAIN

1" & 2" TAP EXCAVATION 3
NOT TO SCALE



ANDREW CUNNINGHAM

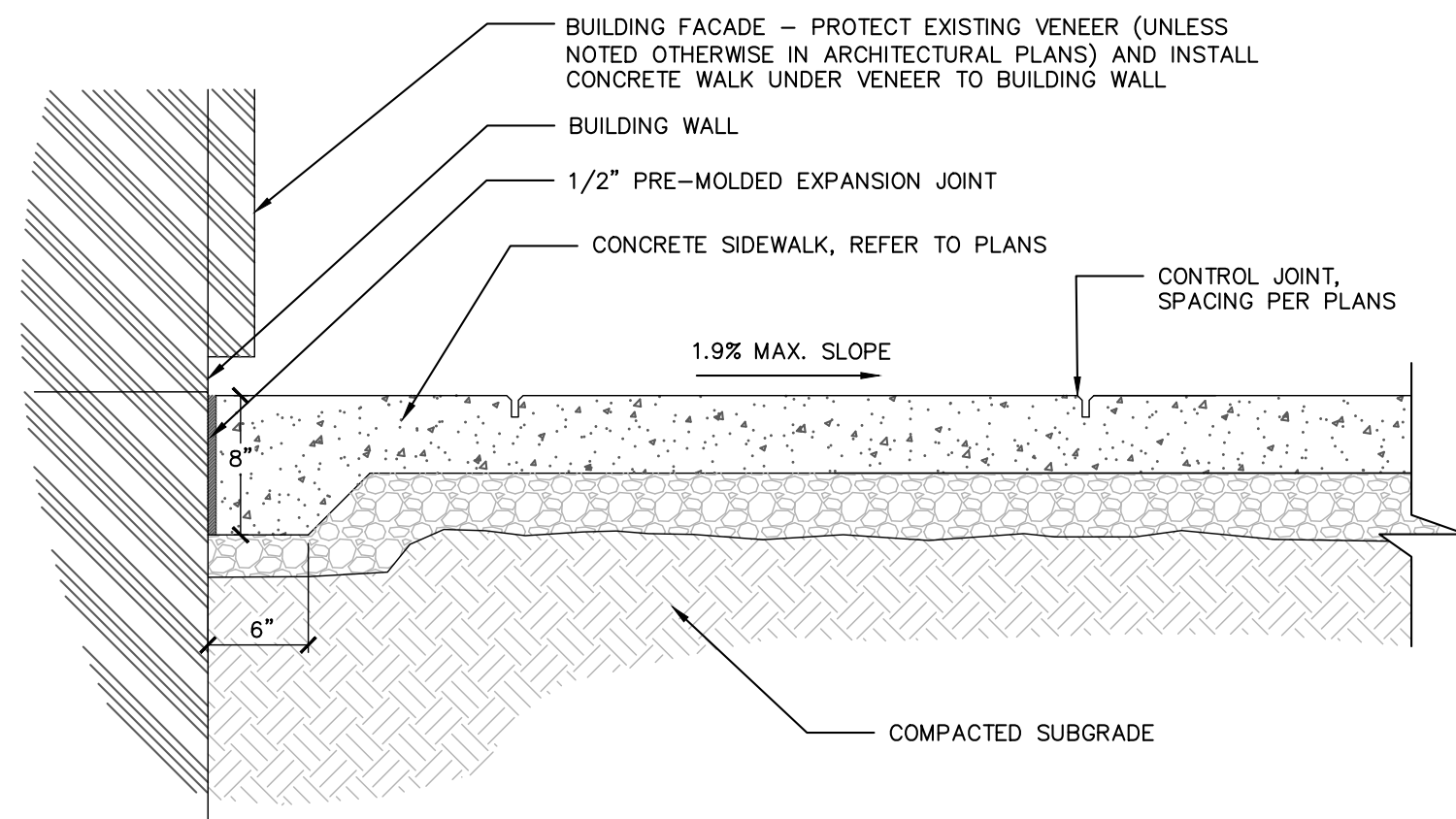
Progress Dates
10/12/2022 OWNER REVIEW
11/11/2022 BID AND PERMIT

Revisions

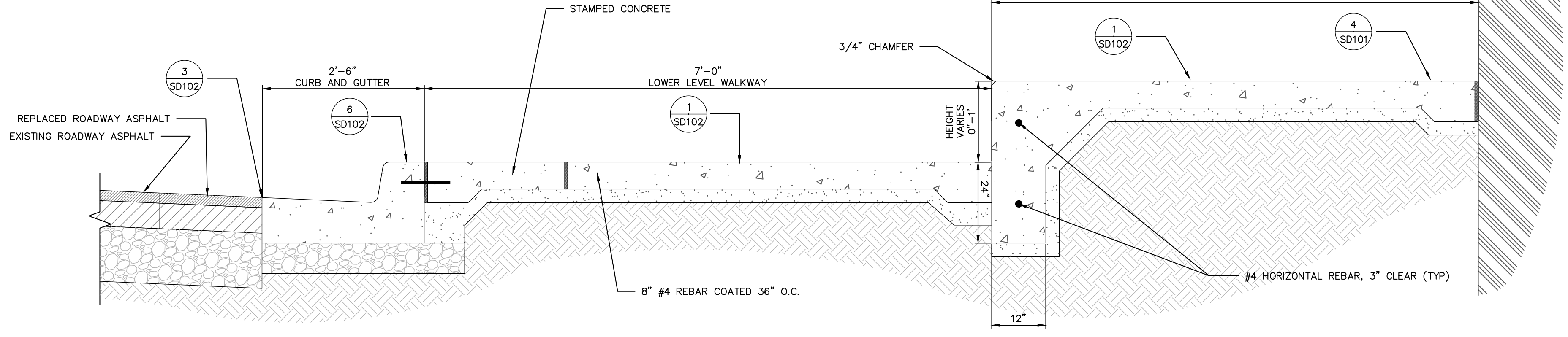
Design Team:
JONES PETRIE RAFINSKI
Drawn by:
AGC, JJB, CCE, NGD, SAK, BS



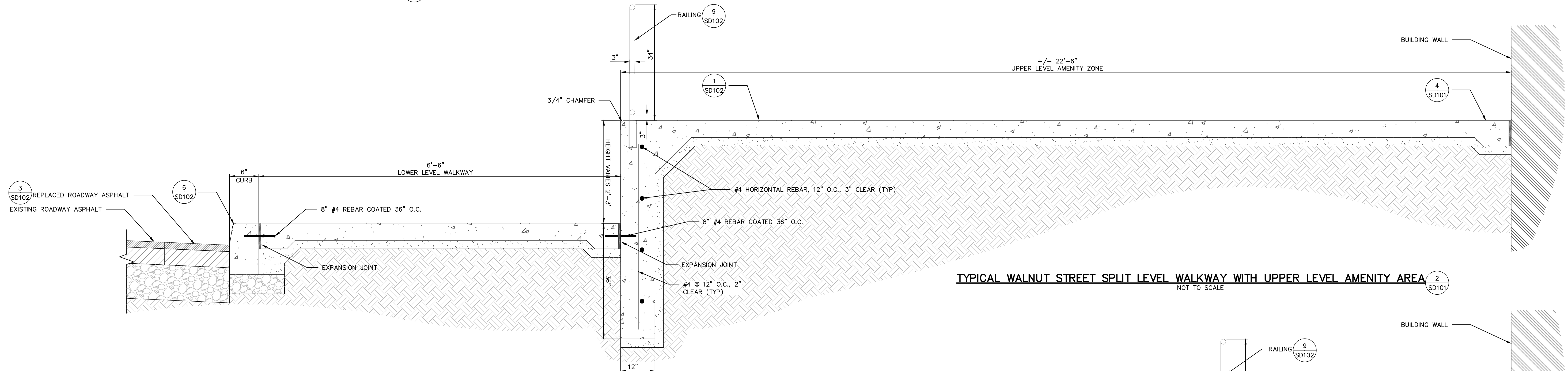
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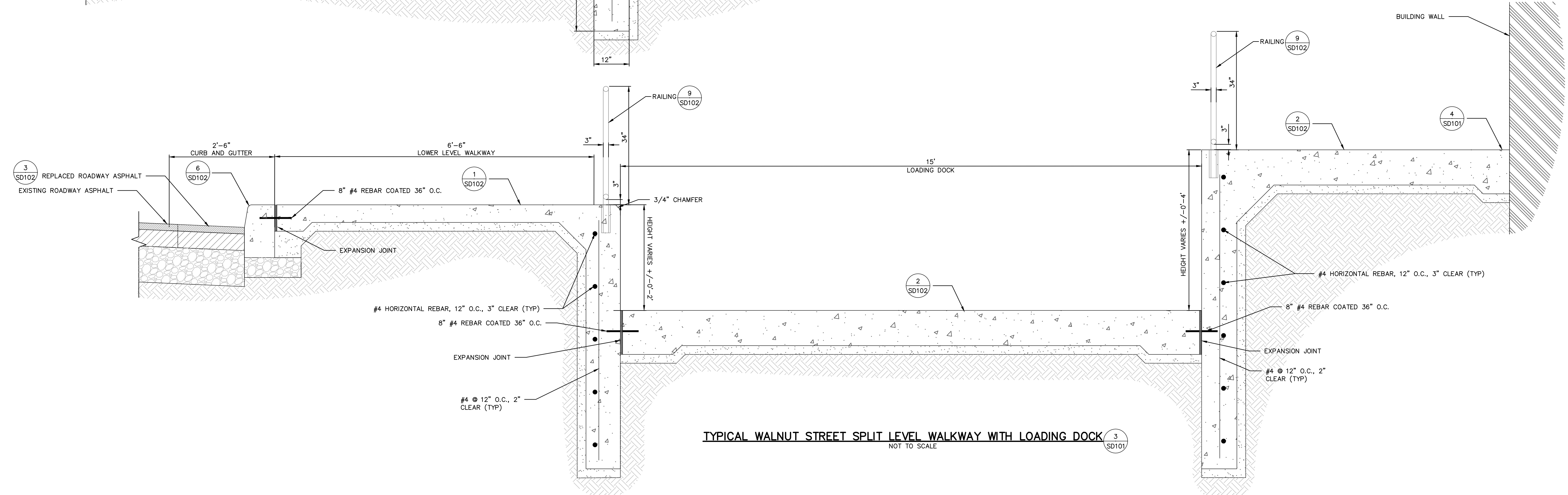
CONCRETE SIDEWALK AND BUILDING INTERFACE DETAIL (4)
NOT TO SCALE SD101



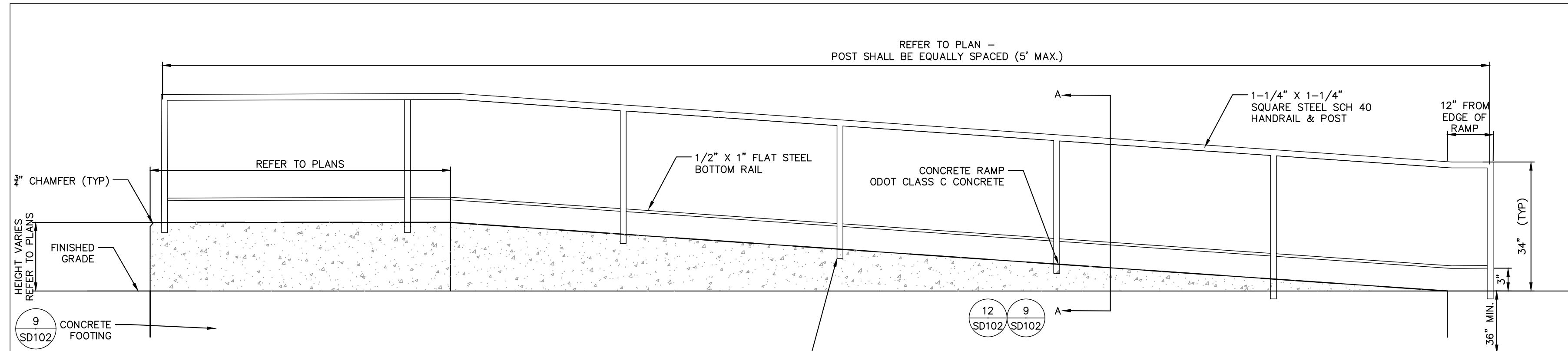
TYPICAL MAIN STREET SPLIT LEVEL WALKWAY (1)
NOT TO SCALE SD101



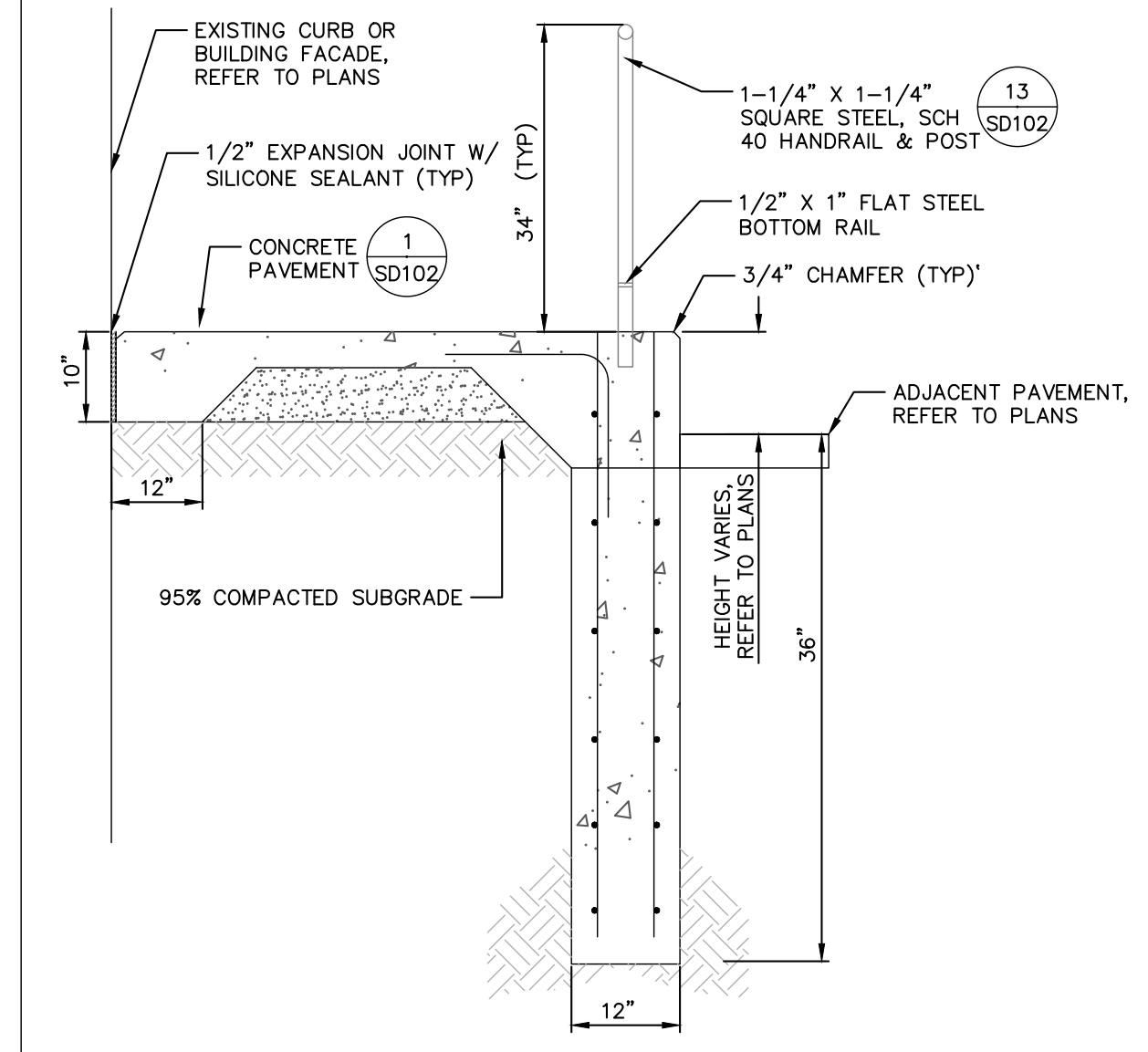
TYPICAL WALNUT STREET SPLIT LEVEL WALKWAY WITH UPPER LEVEL AMENITY AREA (2)
NOT TO SCALE SD101



TYPICAL WALNUT STREET SPLIT LEVEL WALKWAY WITH LOADING DOCK (3)
NOT TO SCALE SD101



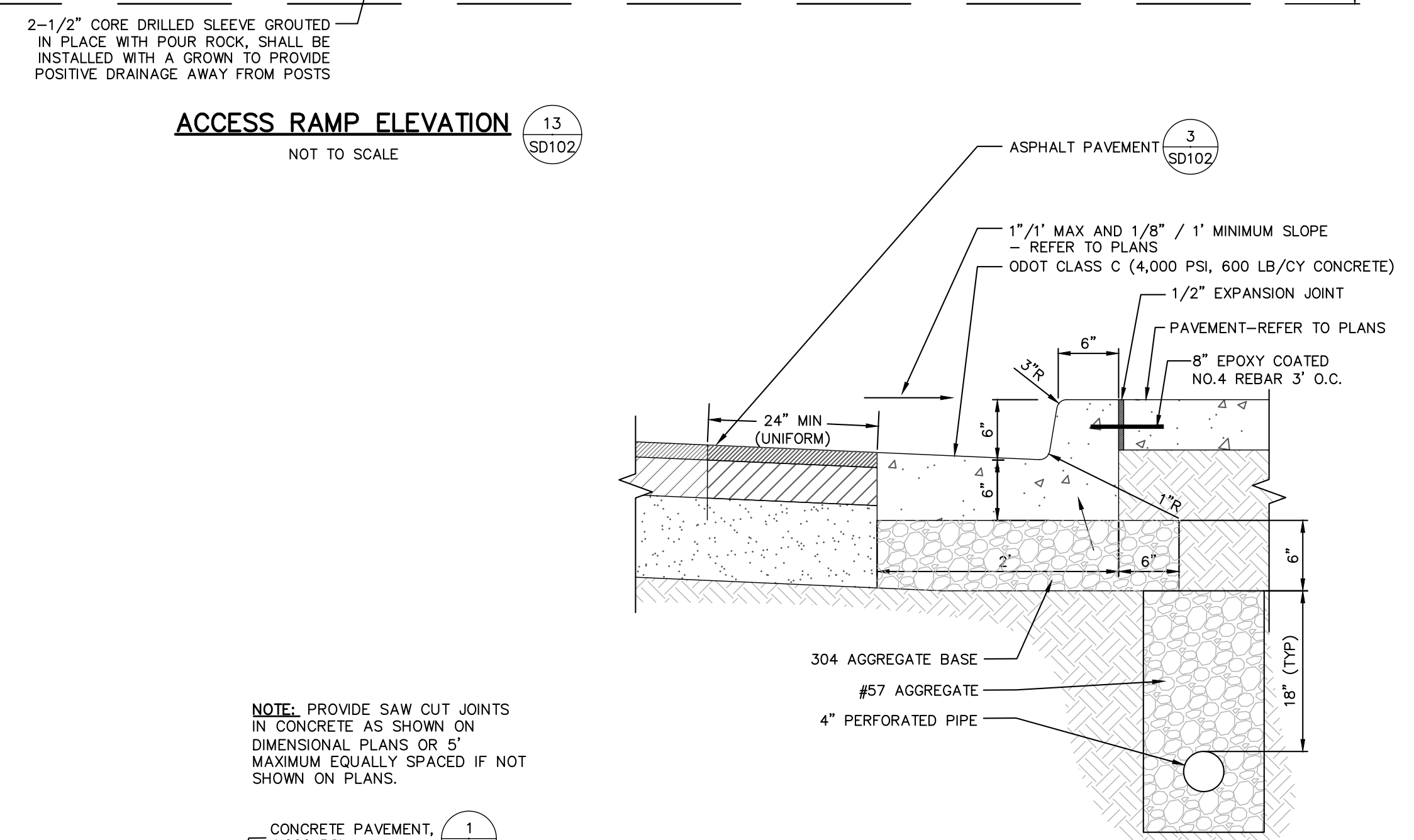
ACCESS RAMP ELEVATION (13) SD102
NOT TO SCALE



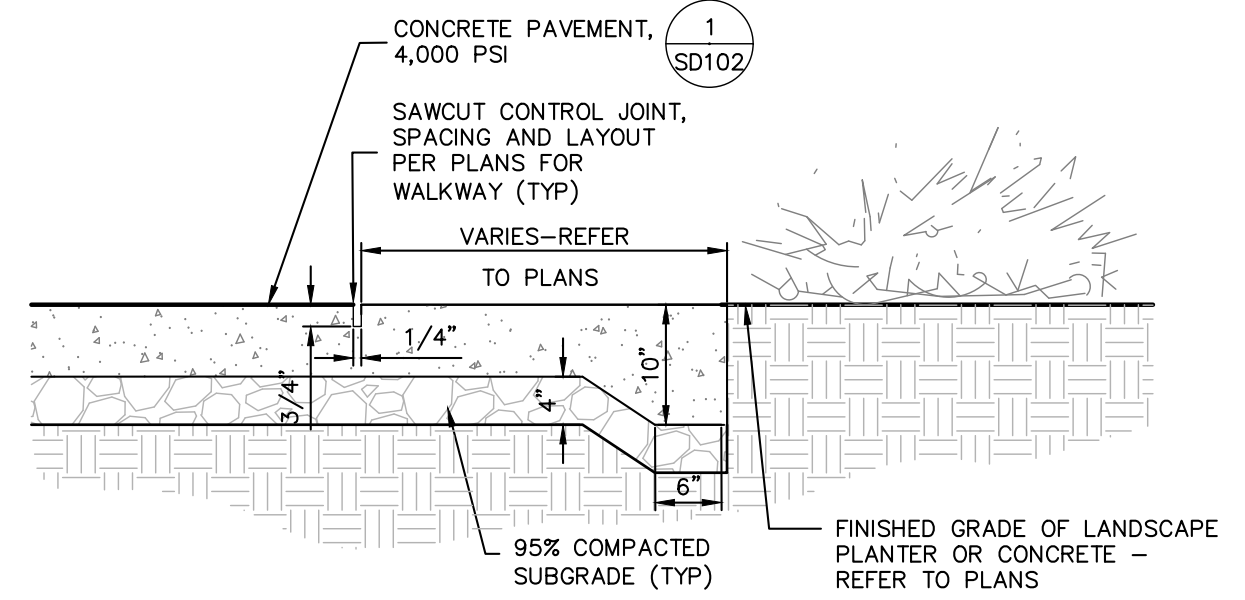
STREETSCAPE ACCESS RAMP SECTION A-A (9) SD102
NOT TO SCALE

HANDRAIL NOTES:

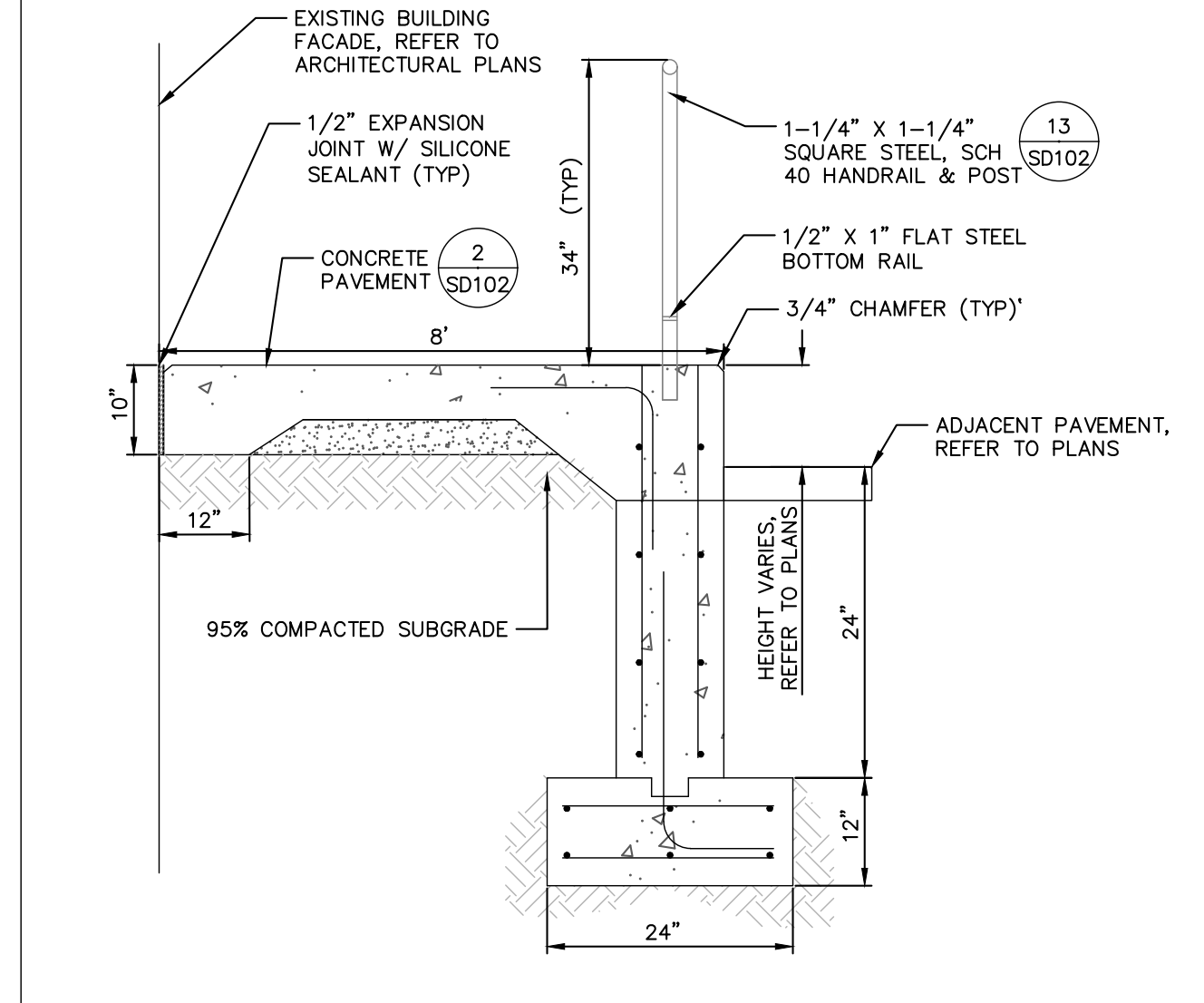
- CONTRACTOR TO FIELD VERIFY LOCATIONS OF THE WALL AND PAVEMENT SLEEVES PRIOR TO RAIL FABRICATION.
- CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
- ALL RAILS AND POSTS OF HANDRAILS SHALL BE 1-1/4" X 1-1/4" SQUARE STEEL SCHEDULE 40, GALVANIZED.
- BOTTOM RAIL SHALL BE 1/2" X 1" FLAT STEEL, GALVANIZED.
- ALL METAL SHALL BE JOINED WITH CONTINUOUS WELD. ALL CONNECTIONS SHALL BE GROUND SMOOTH TO ELIMINATE SHARP EDGES.
- ALL HAND RAILS SHALL BE GALVANIZED.
- 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.
- 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.
- ALL HANDRAILS SHALL BE GALVANIZED ALONG WITH 1 COAT OF EXTERIOR GRADE PRIMER AND 2 COATS OF EXTERIOR GRADE ENAMEL PAINT APPLIED, COLOR: BLACK



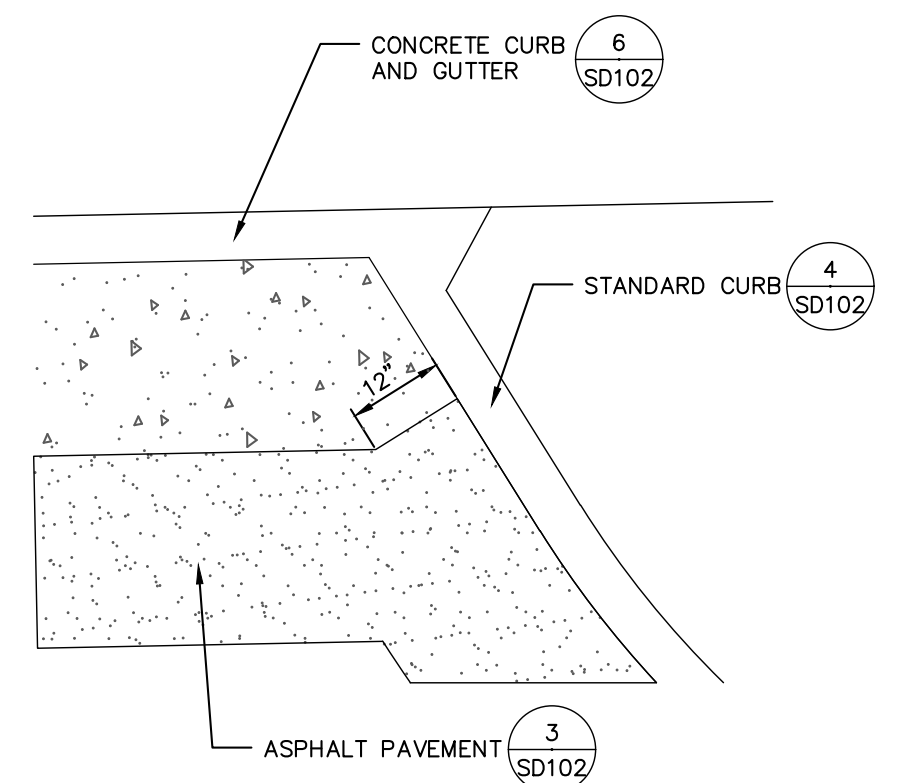
CONCRETE CURB & GUTTER (6) SD102
NOT TO SCALE



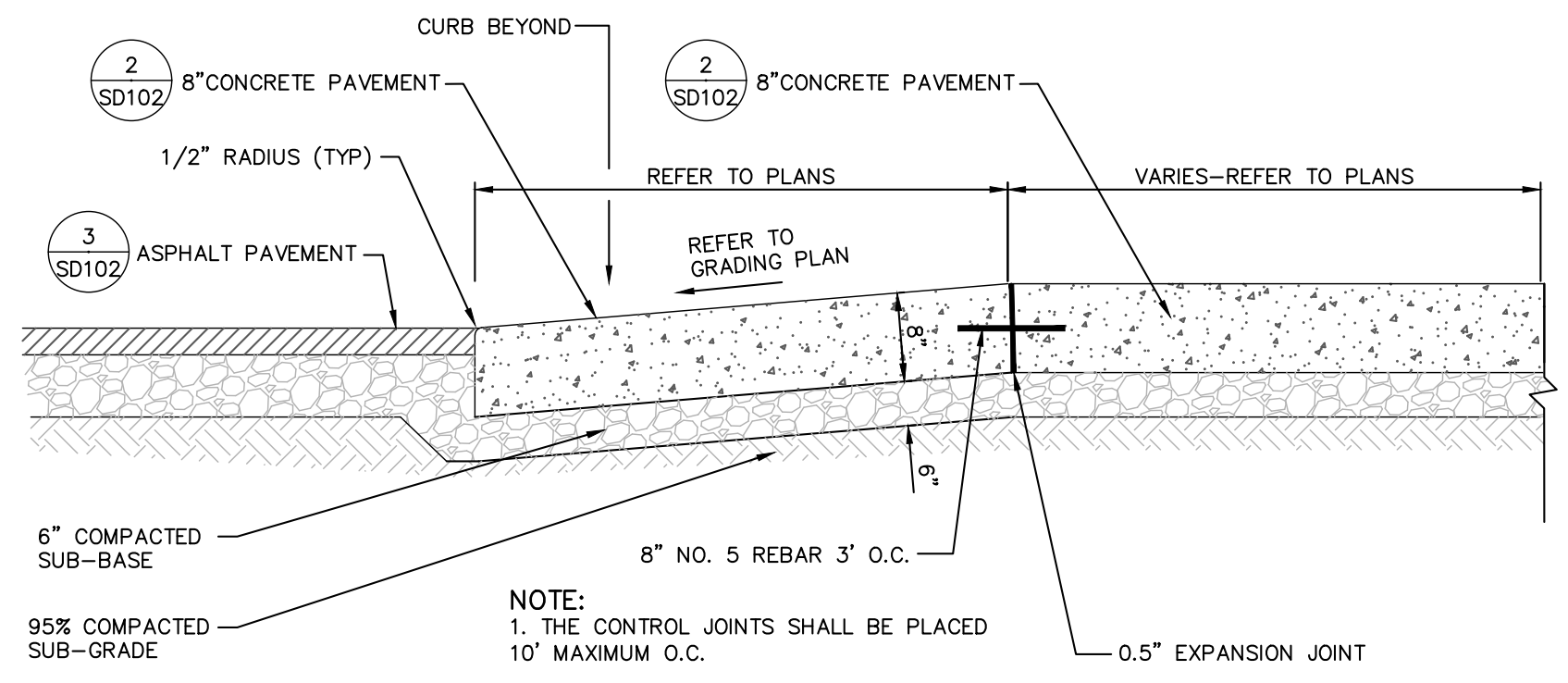
CONCRETE BAND WITH 4\"/>



FORKLIFT ACCESS RAMP SECTION A-A (12) SD102
NOT TO SCALE



CURB AND GUTTER TRANSITION (11) SD102
NOT TO SCALE

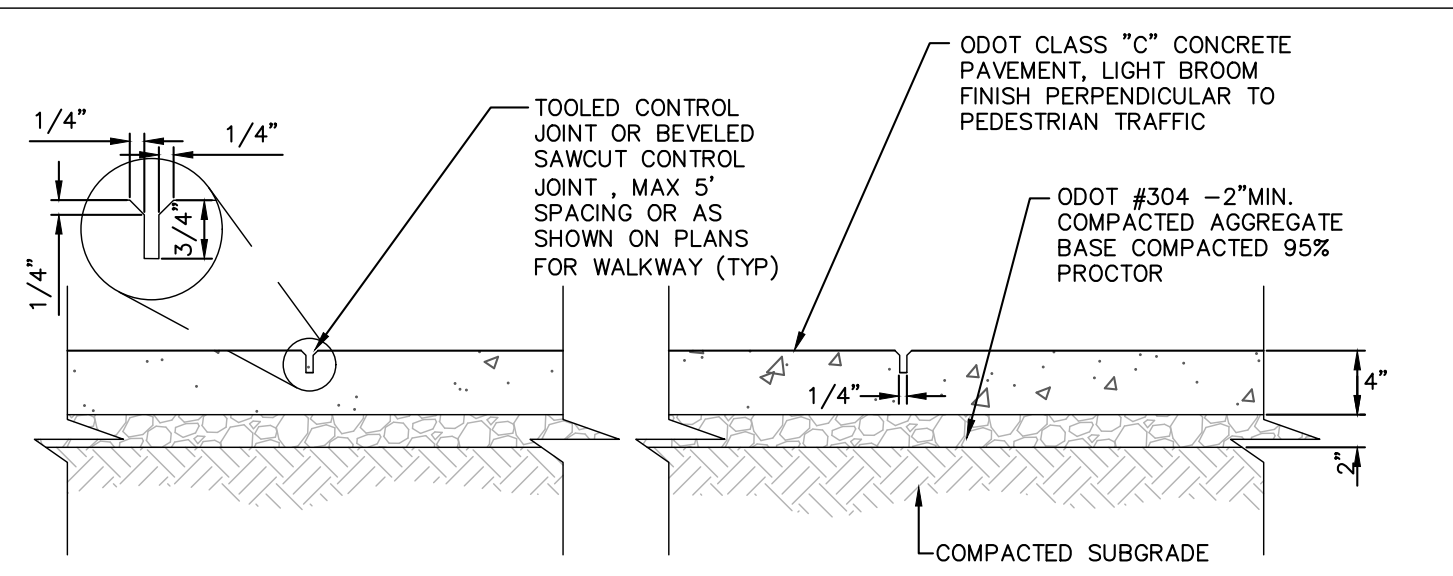


TRANSITION RAMP DETAIL (8) SD102
NOT TO SCALE

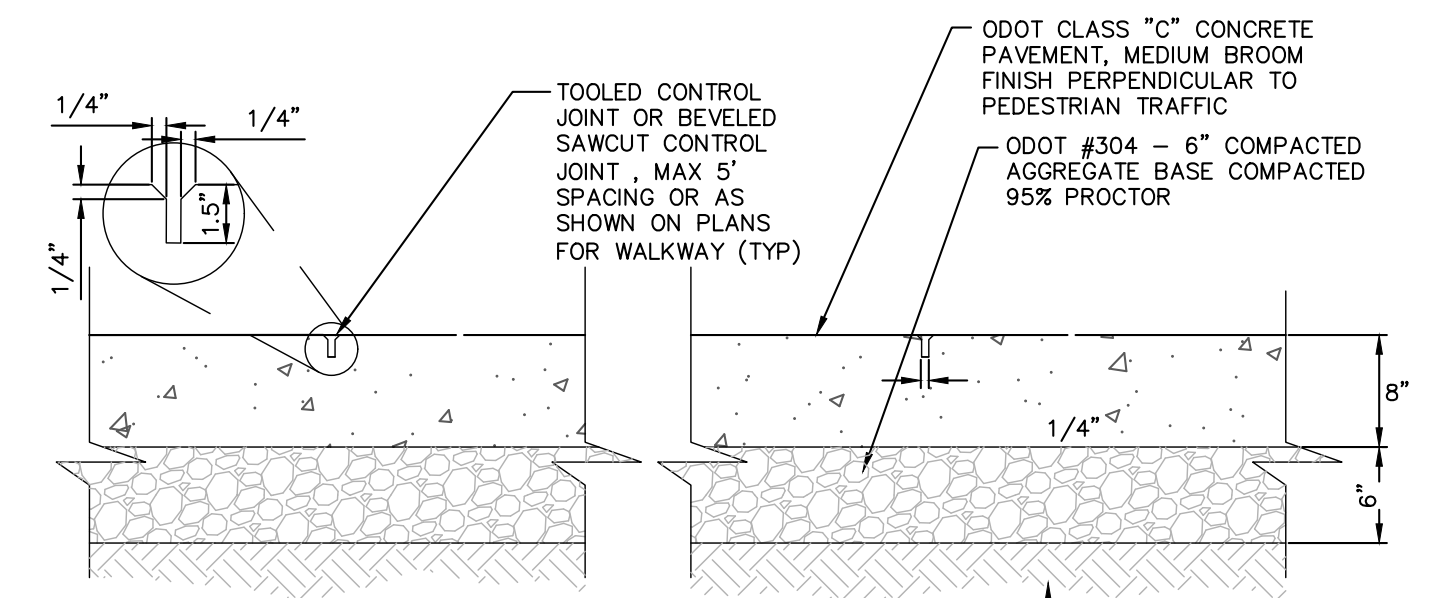
- NOTE:**
- CONCRETE WORK SHALL CONFORM TO ODOT ITEM 499 AND 608, UNLESS OTHERWISE SPECIFIED WITHIN.
 - USE WHITE PIGMENTED CURING COMPOUND IMMEDIATELY AFTER FINISHING SURFACES, ANY OTHER METHOD OR TYPE OF CURING COMPOUND MUST BE PREAPPROVED.
 - ALL JOINTS SHALL BE NEATLY TOOLED OR SAW CUT, UNLESS AN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

- NOTES:**
- NO HOLES SHALL BE VISIBLE ON EXTERIOR OF FINISHED RAILING.
 - STEEL SHALL BE GALVANIZED & PAINTED WITH ONE COAT OF PRIMER & TWO COATS OF EXTERIOR GRADE ENAMEL PAINT - COLOR: BLACK.
 - SURFACE MOUNT RAILING WHERE SPECIFIED ON PLANS.

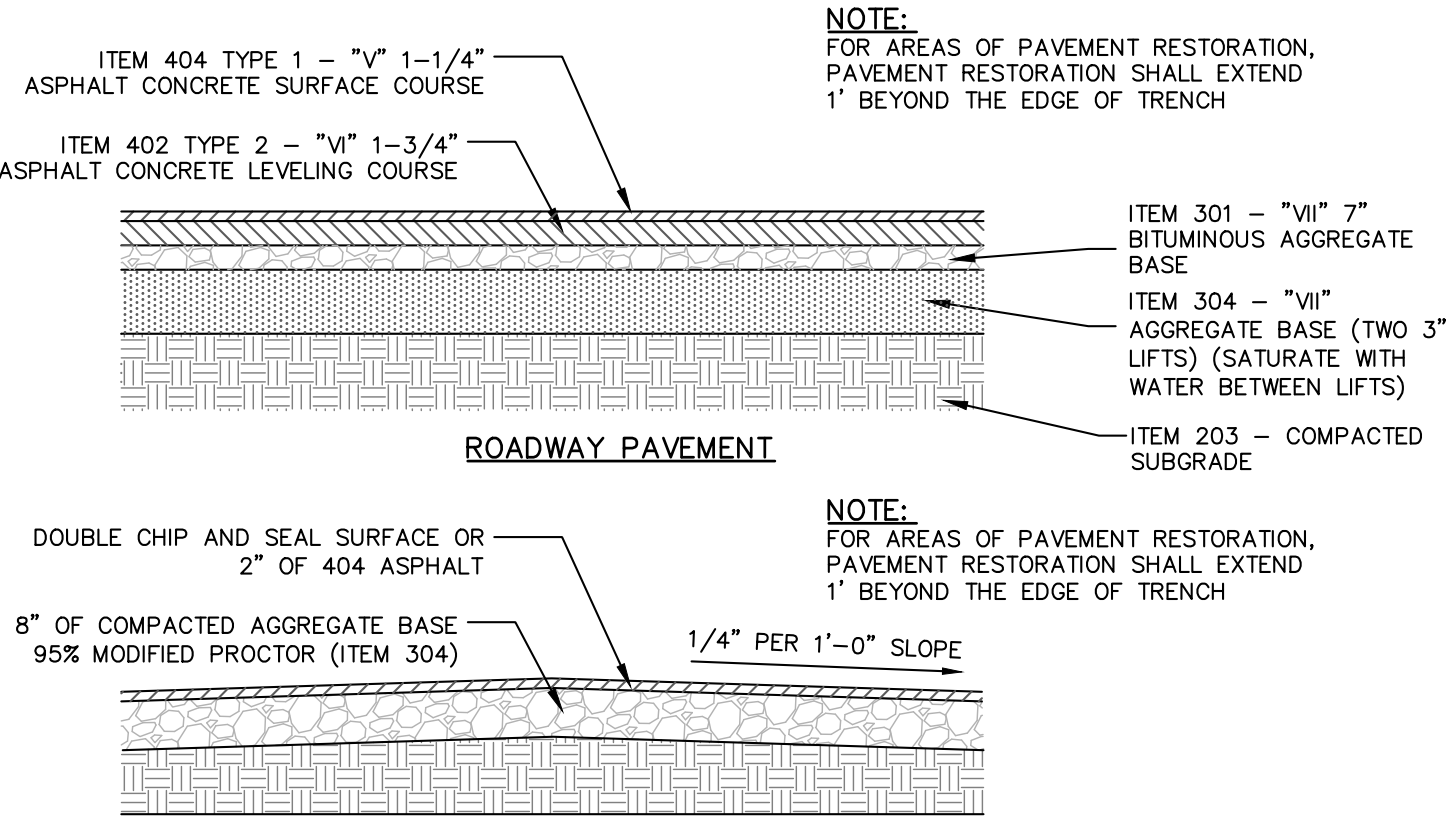
- NOTE:**
- CONCRETE AND WORK SHALL MEET THE REQUIREMENT SET FORTH IN ODOT ITEM 609 CURBING.
 - CURBING SHALL HAVE CONTRACTION JOINT EVERY 10'. ALL JOINTS SHALL BE SAWCUT.
 - MINIMUM OF 6" OF ODOT 304 SHALL BE PLACED UNDER CURBING.
 - CURBING SHALL BE BACKFILLED IMMEDIATELY AFTER FORMS ARE REMOVED OR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



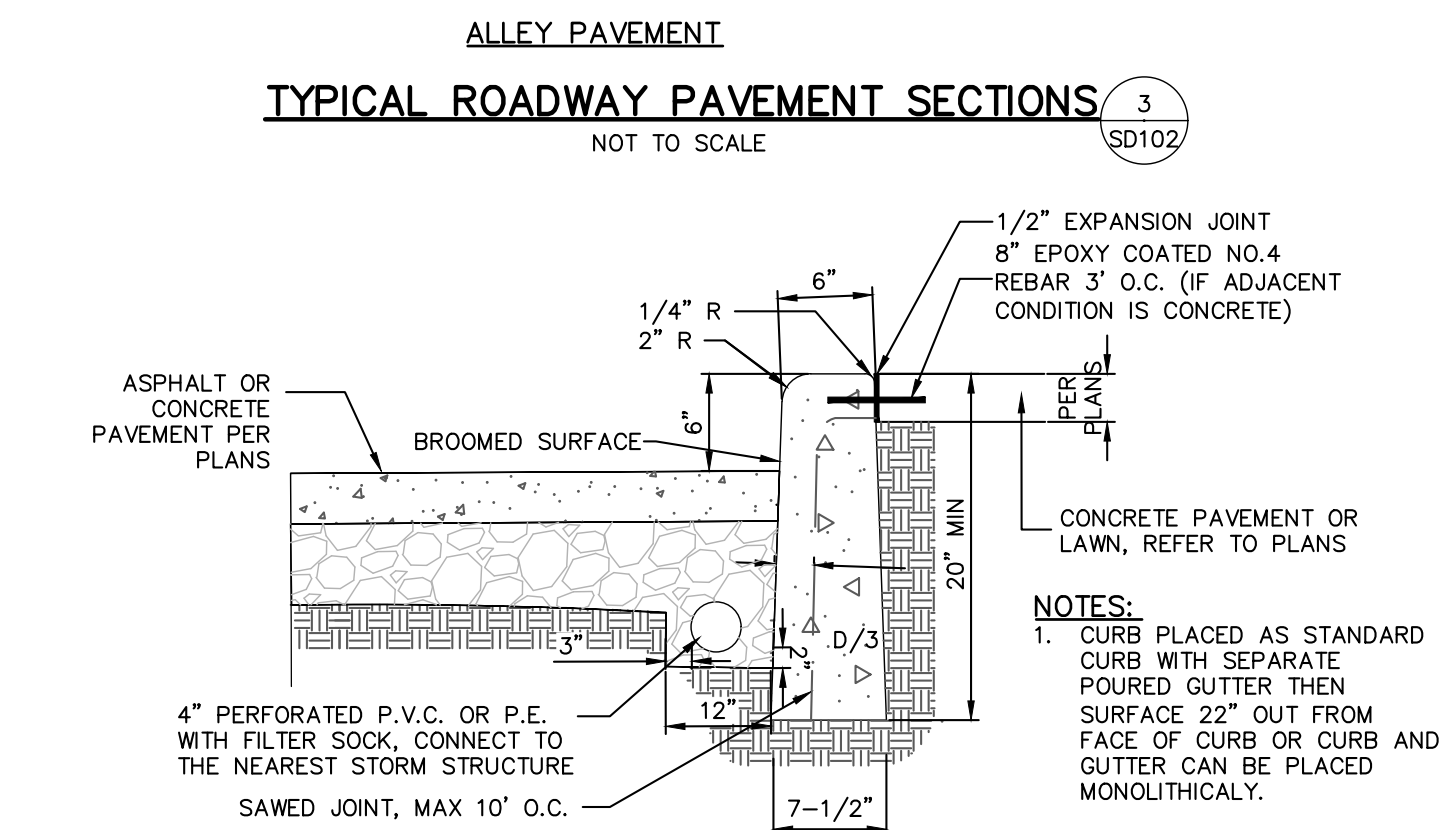
4\"/>



8\"/>

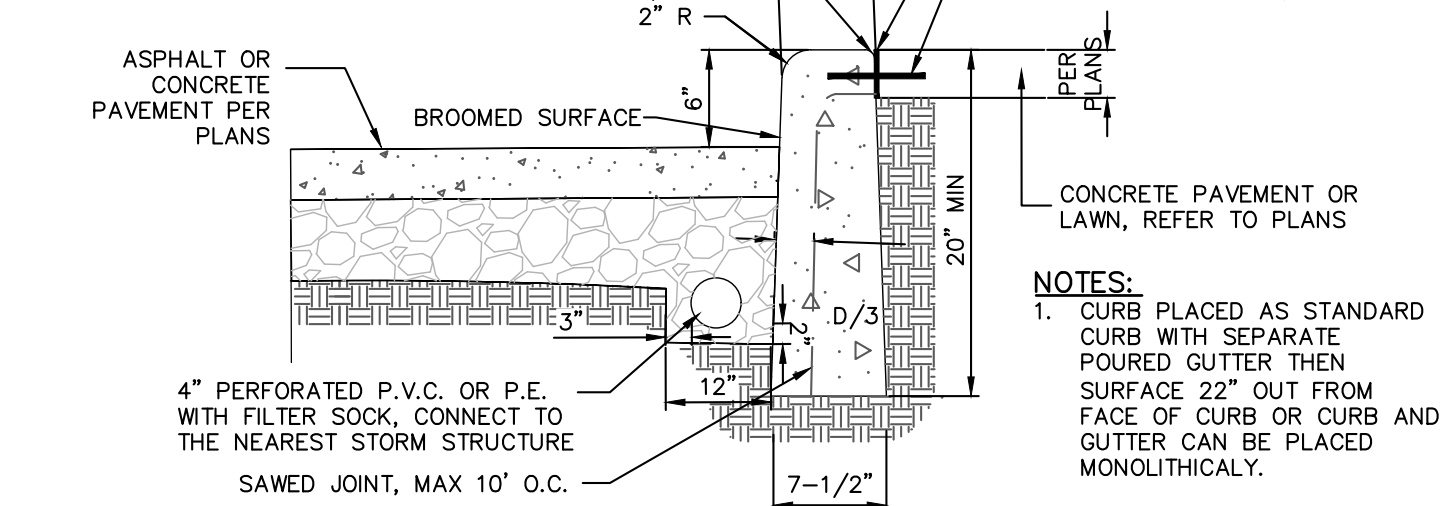


ROADWAY PAVEMENT

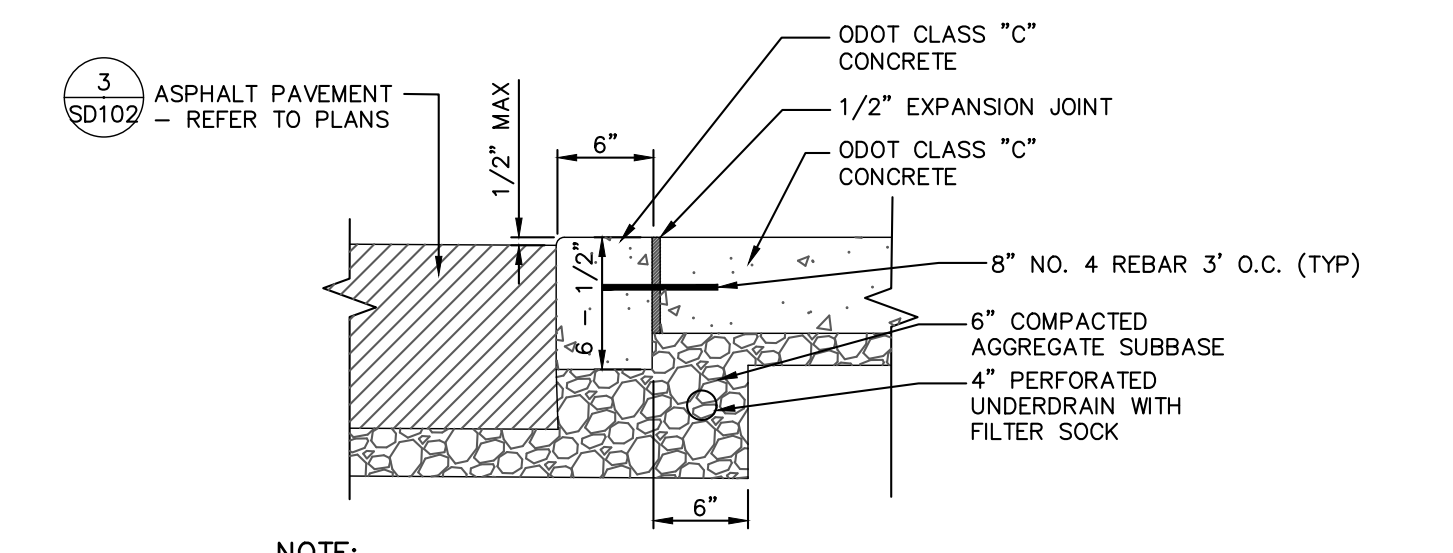


ALLEY PAVEMENT

TYPICAL ROADWAY PAVEMENT SECTIONS (3) SD102
NOT TO SCALE



STANDARD CURB (4) SD102
NOT TO SCALE



DEPRESSED CURB (5) SD102
NOT TO SCALE

- NOTE:**
- ALL CURB SHALL BE CONSTRUCTED OF ODOT CLASS "C" CONCRETE.
 - CONTRACTOR SHALL COORDINATE GUTTER PITCH WITH GRADING PLANS & EXISTING ROAD GRADES TO ENSURE POSITIVE DRAINAGE.
 - ALL CURB AND GUTTER SHALL MATCH CITY OF VAN WERT STANDARDS.



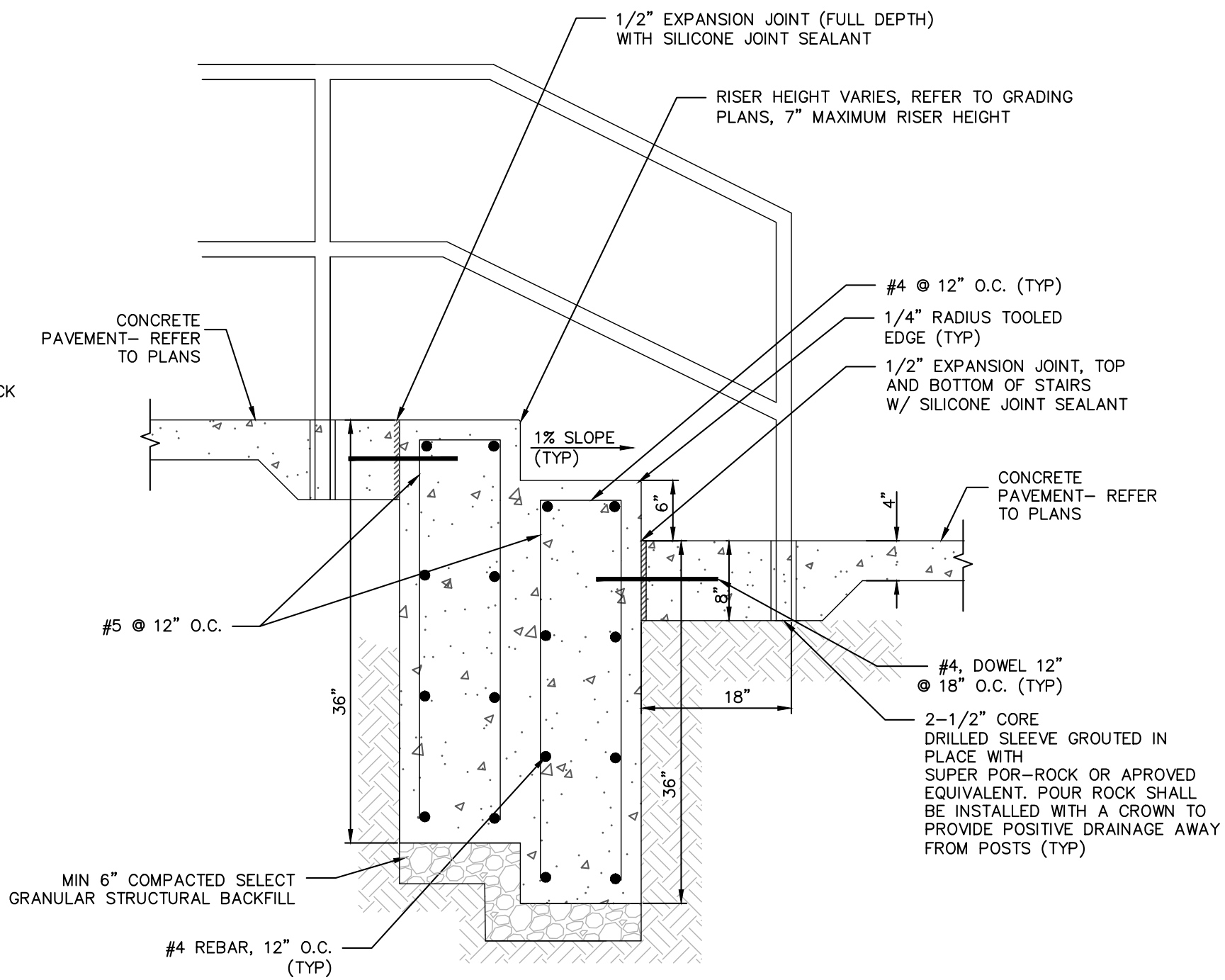
ANDREW CUNNINGHAM
Progress Dates
10/12/2022 OWNER REVIEW
11/11/2022 BID AND PERMIT

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

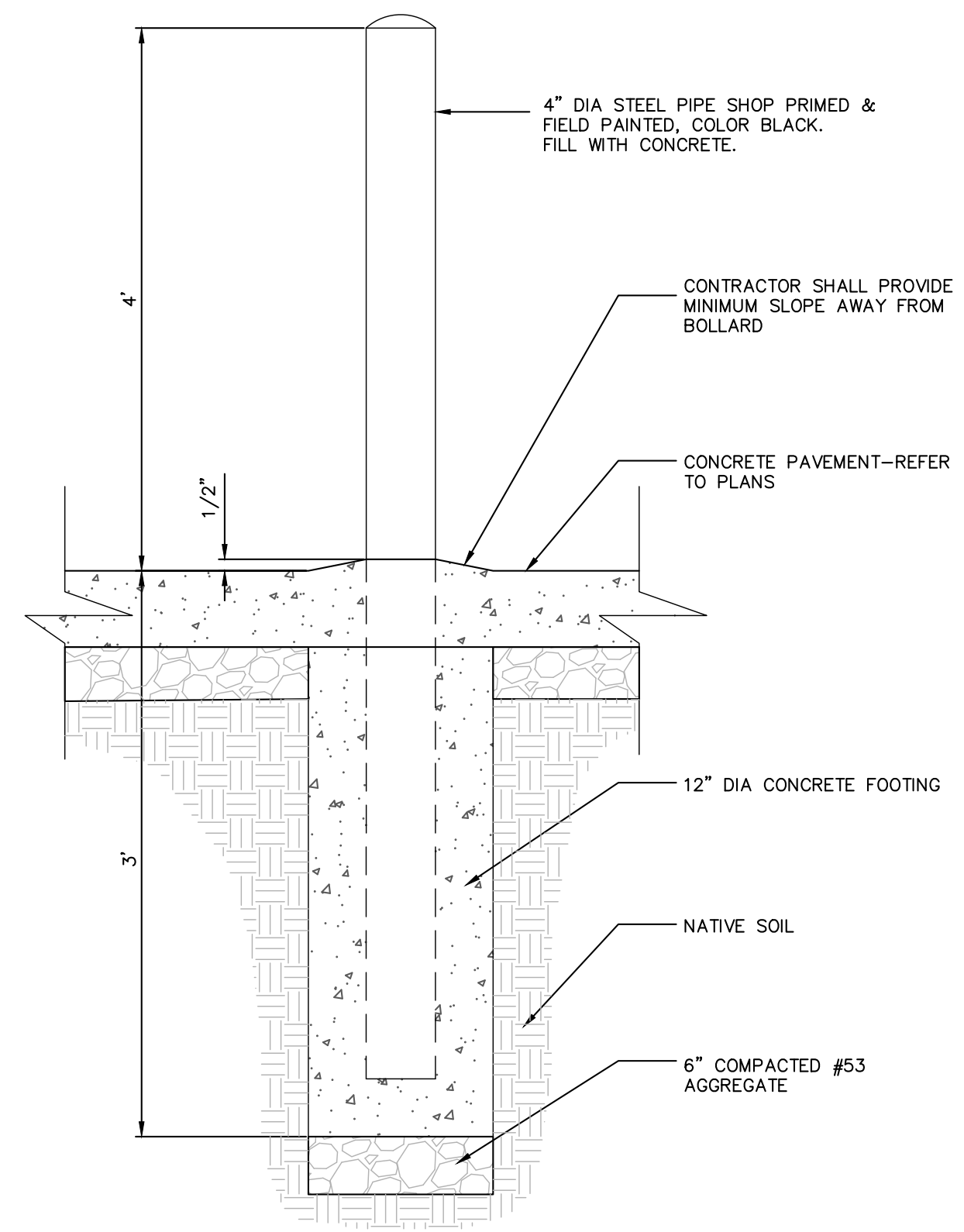


RAILINGS-HANDRAIL AND GUARDRAIL

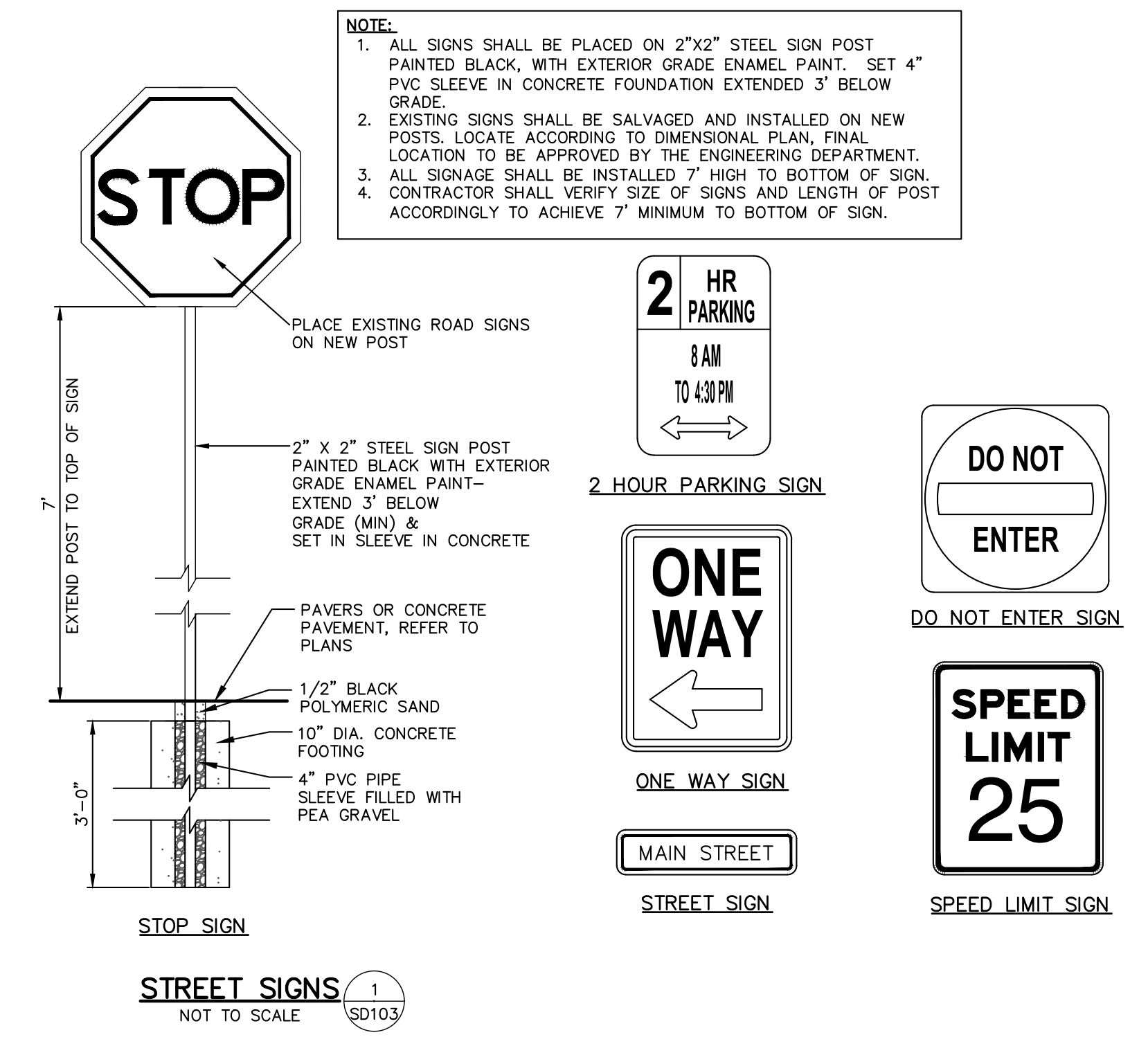
- NOTES:**
- CONTRACTOR TO FIELD VERIFY LOCATIONS OF THE WALL AND PAVEMENT SLEEVES PRIOR TO RAIL FABRICATION.
 - CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
 - ALL RAILS AND POSTS OF GUARD RAILING AND HANDRAILS SHALL BE 1-1/4" TUBULAR STEEL SCHEDULE 40. (1.66 O.D.), GALVANIZED.
 - PICKETS SHALL BE 3/4" TUBULAR STEEL PICKETS, GALVANIZED.
 - ALL METAL SHALL BE JOINED WITH CONTINUOUS WELD. ALL CONNECTIONS SHALL BE GROUND SMOOTH TO ELIMINATE SHARP EDGES.
 - ALL HAND RAILS AND GUARDRAILS SHALL BE GALVANIZED.
 - 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.
 - THERE SHALL BE NO HOLES VISIBLE ON EXTERIOR OF FINISHED RAIL.
 - ALL HANDRAIL AND SHALL BE GALVANIZED ALONG WITH 1 COAT OF EXTERIOR GRADE PRIMER AND 2 COATS OF EXTERIOR GRADE ENAMEL PAINT APPLIED, COLOR: BLACK



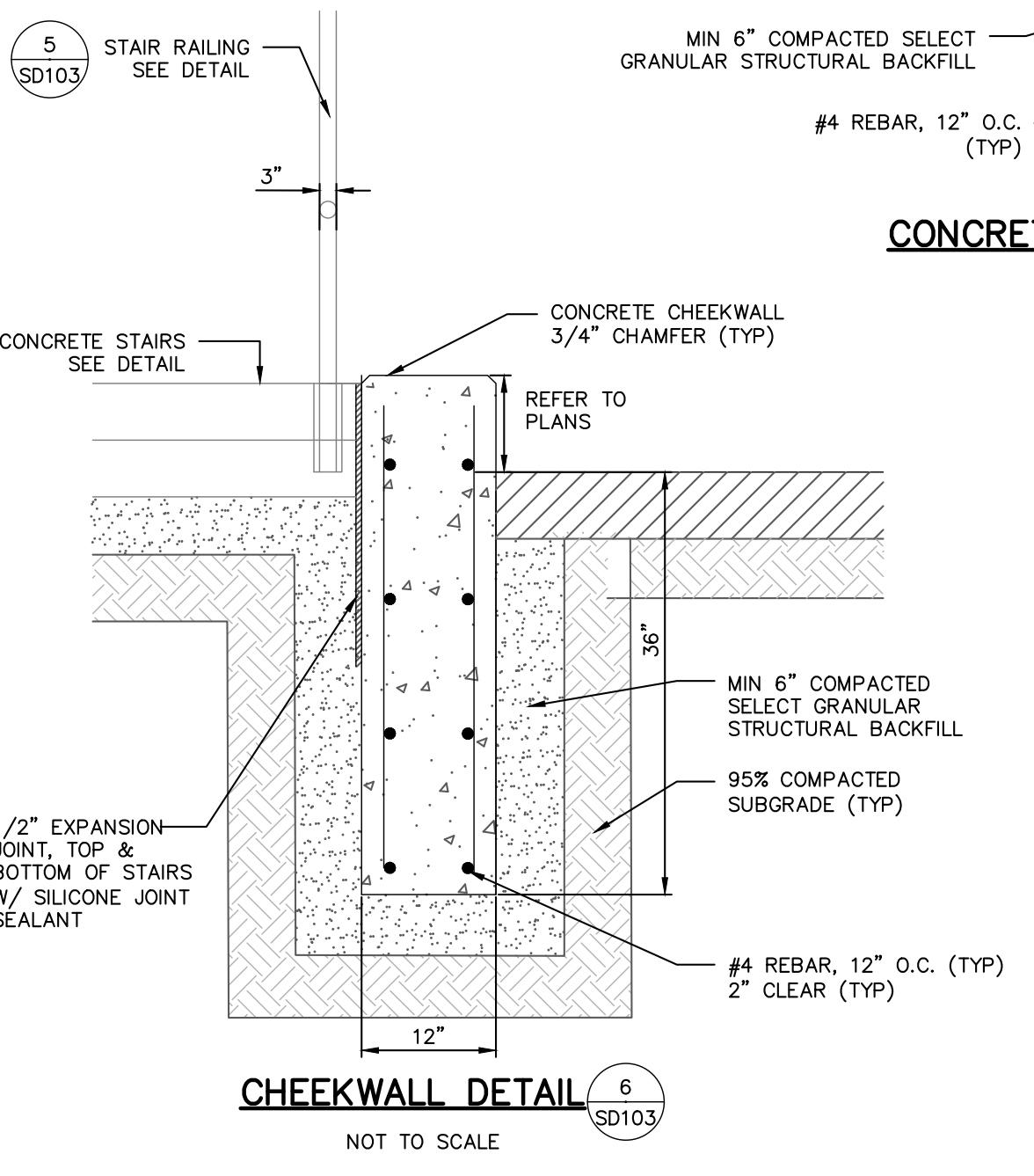
CONCRETE STAIR ON MAIN STREET DETAIL (SD103)



PIPE BOLLARD DETAIL (SD103)

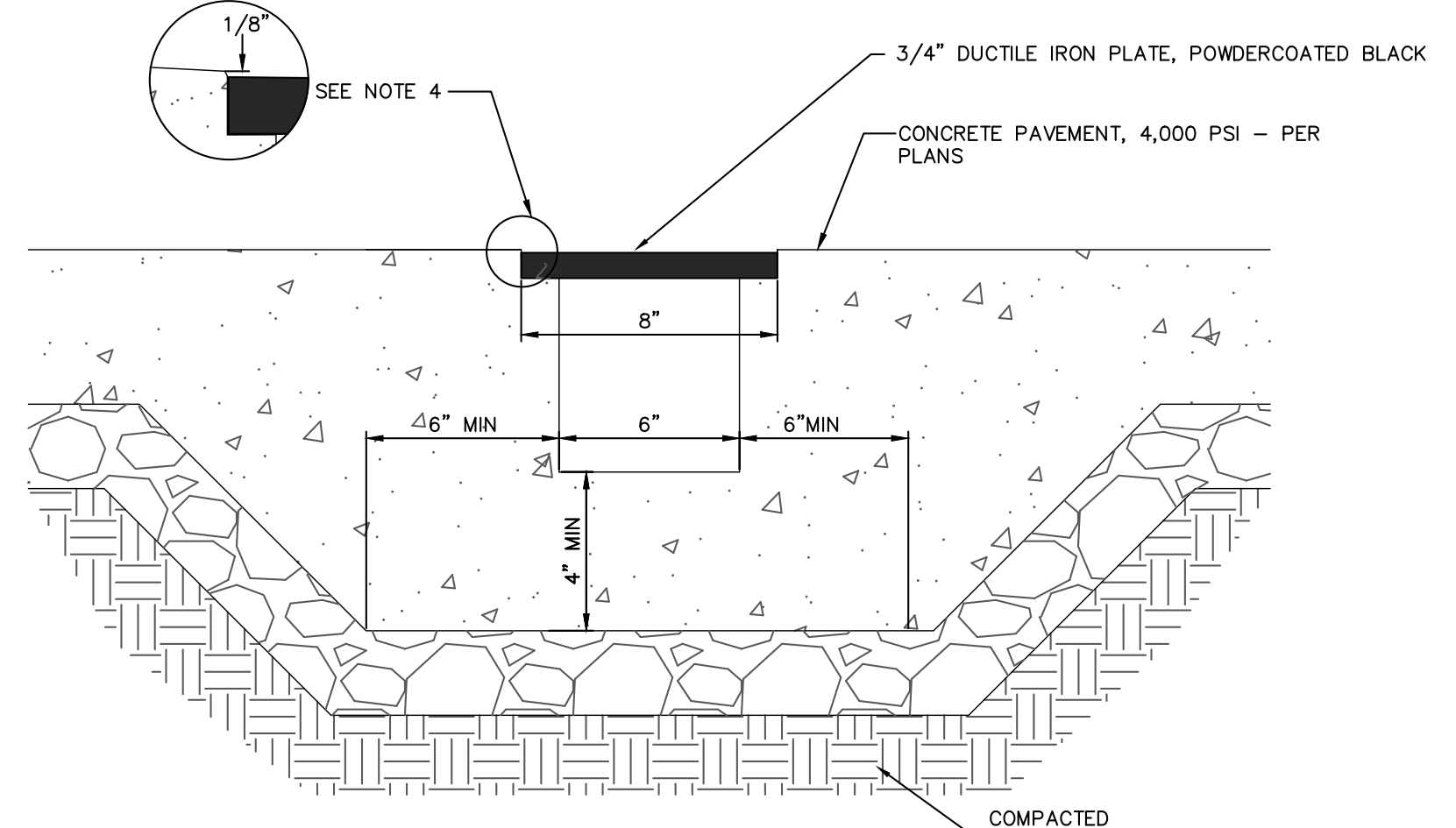


STREET SIGNS (SD103)

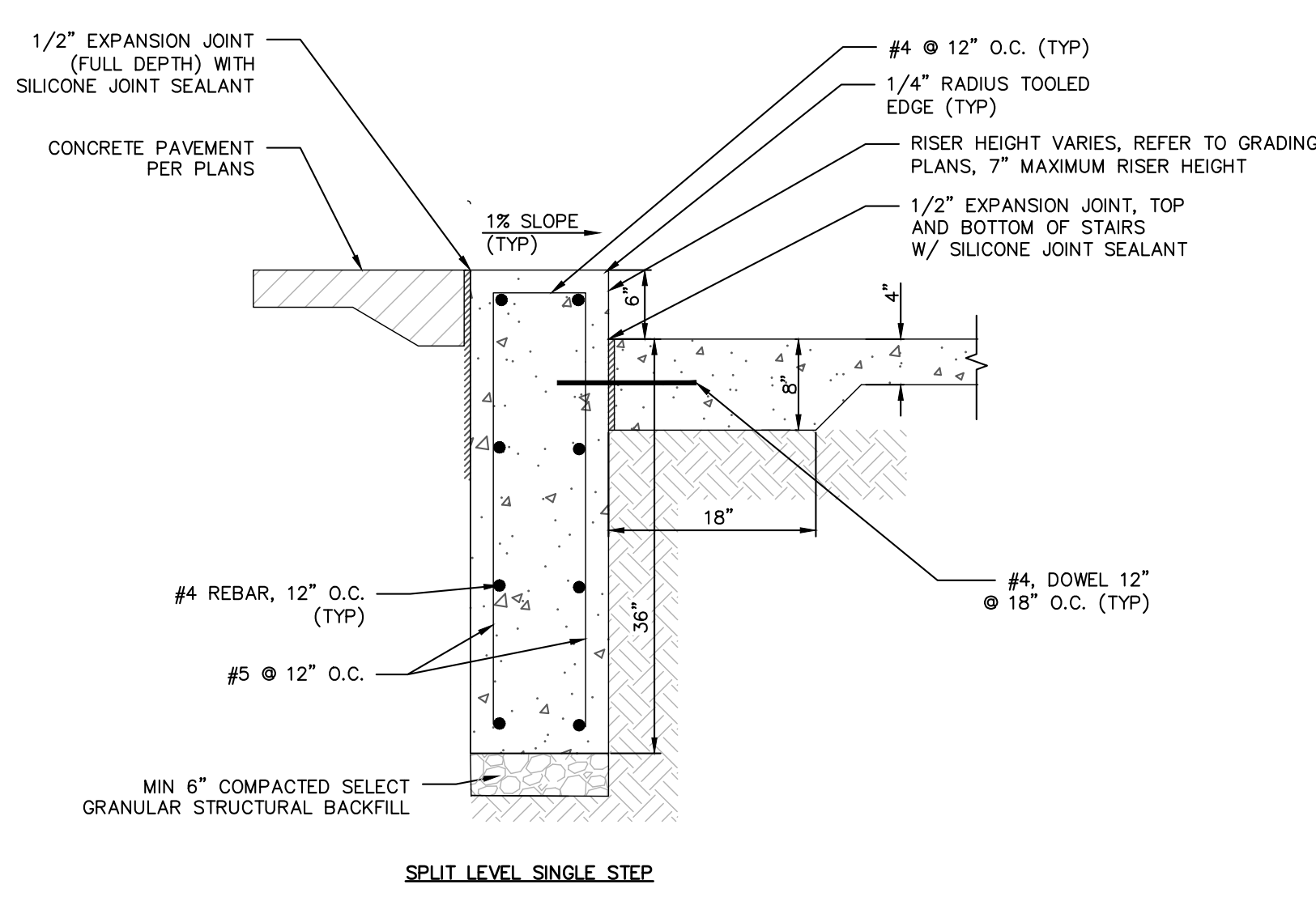


CHEEKWALL DETAIL (SD103)

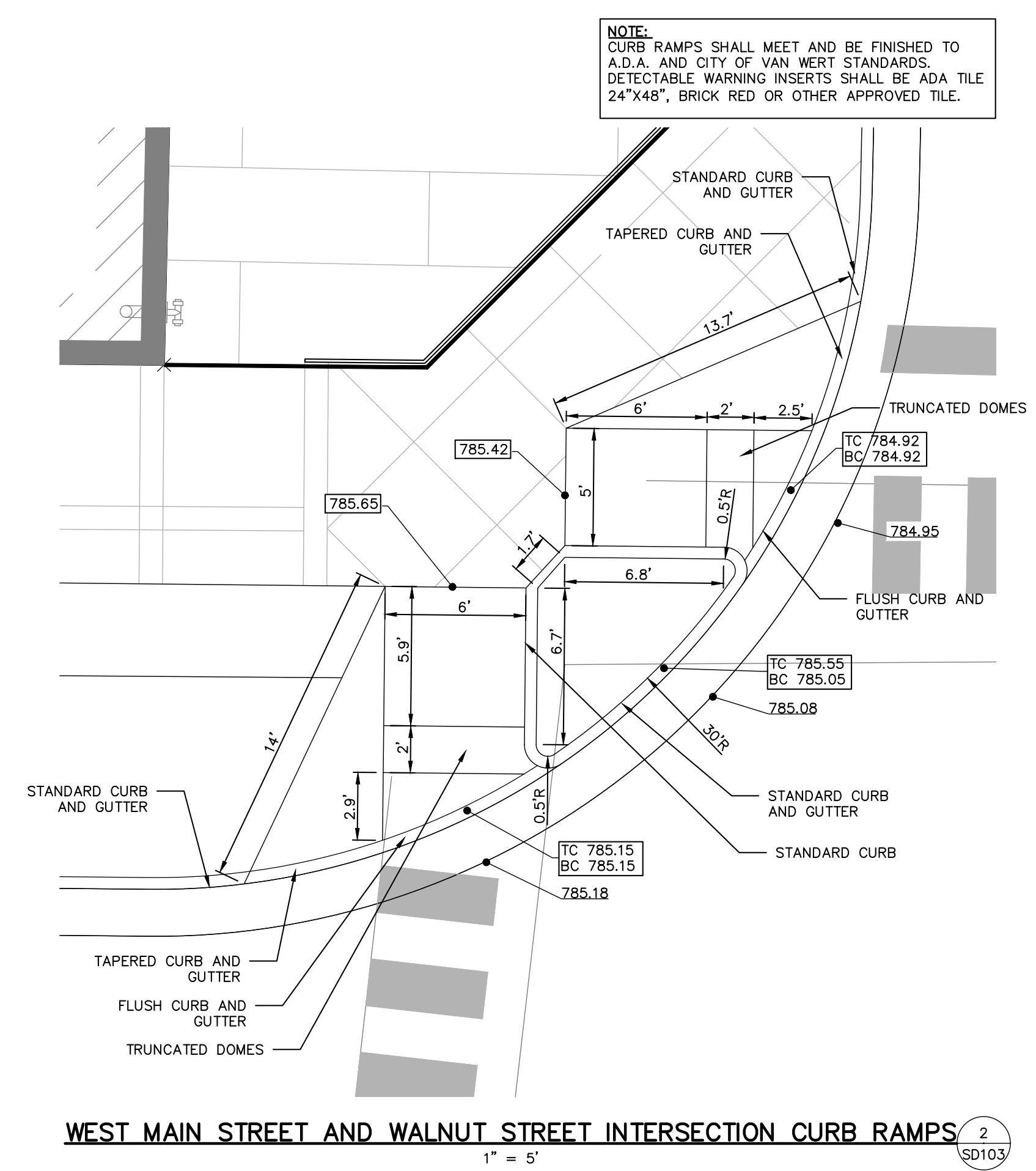
- NOTES:**
- ENSURE MINIMUM DIMENSIONS SHOWN ARE SUITABLE FOR EXISTING GROUND CONDITIONS.
 - MINIMUM CONCRETE STRENGTH OF 4,000. CONCRETE SHOULD BE VIBRATED TO ELIMINATE AIR POCKETS.
 - EXPANSION AND CONTRACTION CONTROL JOINTS AND REINFORCEMENT SHALL BE INSTALLED.
 - THE FINISHED LEVEL OF THE CONCRETE SURROUND MUST BE APPROX. 1/8" ABOVE THE TOP OF THE CHANNEL EDGE.
 - REFER TO ACO'S LATEST INSTALLATION INSTRUCTIONS FOR FURTHER DETAILS.



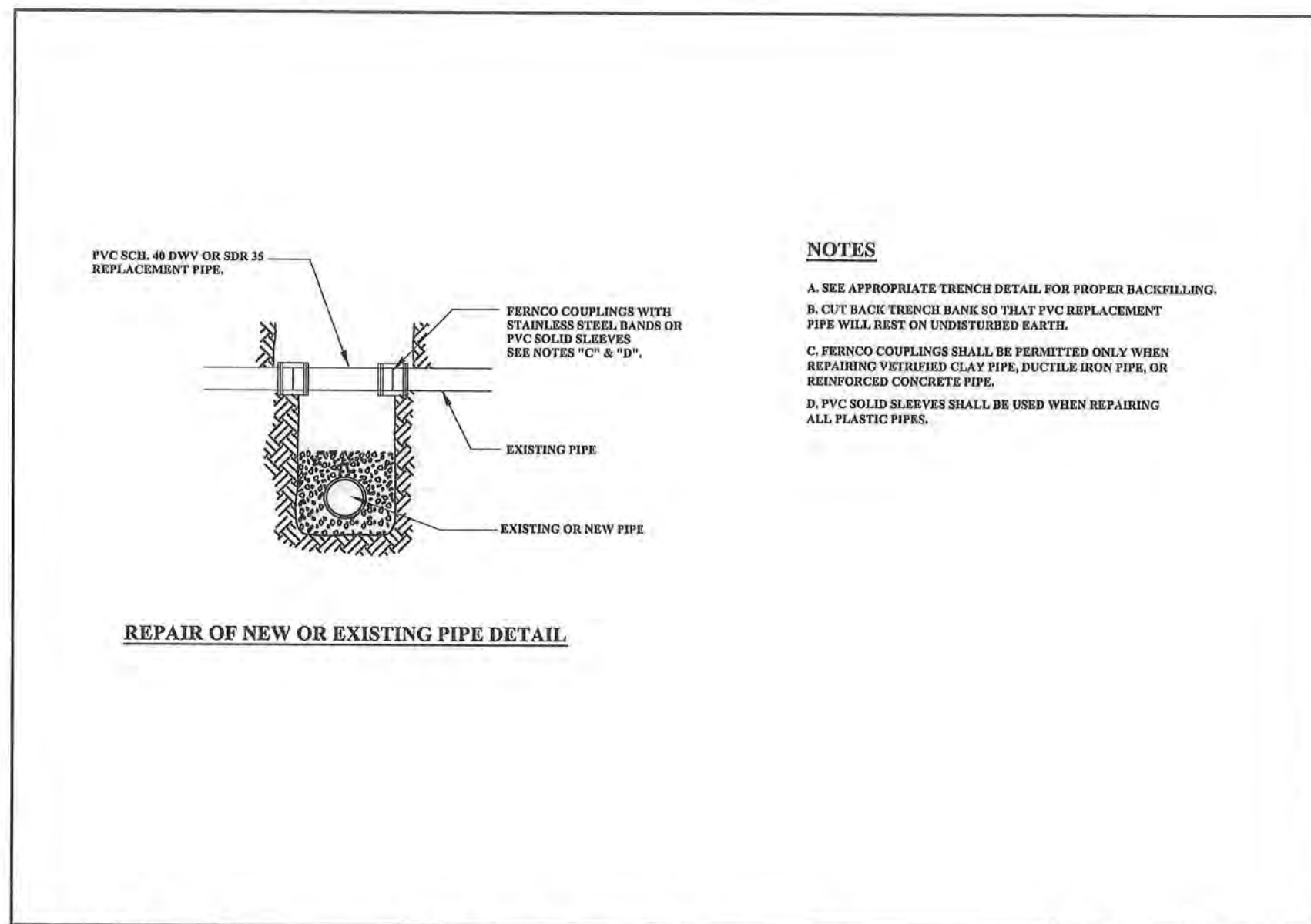
TRENCH DRAIN (SD103)



CONCRETE STEP AT AMENITY AREA DETAIL (SD103)



WEST MAIN STREET AND WALNUT STREET INTERSECTION CURB RAMPS (SD103)



NOTES

A. SEE APPROPRIATE TRENCH DETAIL FOR PROPER BACKFILLING.

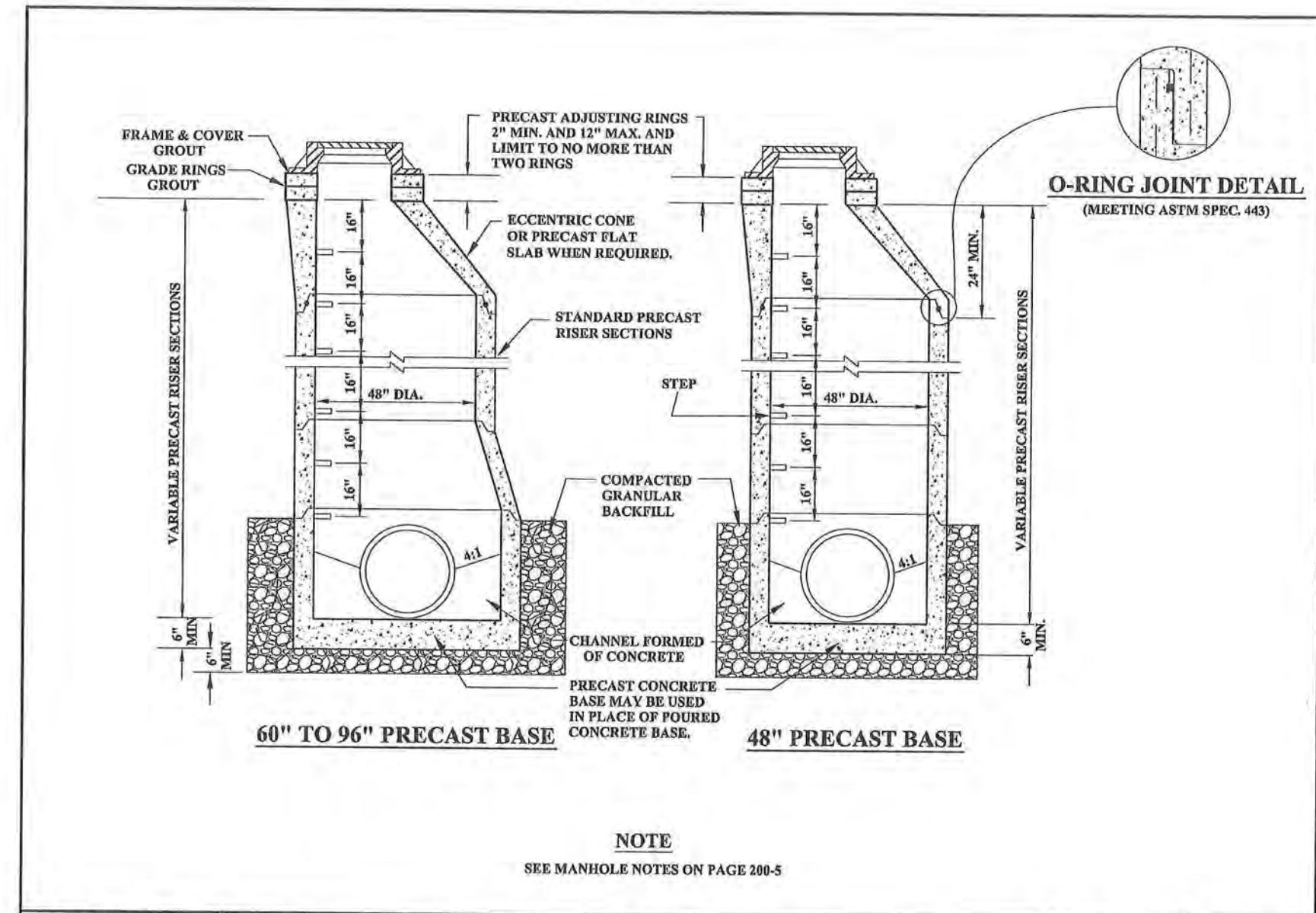
B. CUT BACK TRENCH BANK SO THAT PVC REPLACEMENT PIPE WILL REST ON UNDISTURBED EARTH.

C. FERRO COUPLINGS SHALL BE PERMITTED ONLY WHEN REPAIRING VITRIFIED CLAY PIPE, PICTURE IRON PIPE, OR REINFORCED CONCRETE PIPE.

D. PVC SOLID SLEEVES SHALL BE USED WHEN REPAIRING ALL PLASTIC PIPES.

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

REPAIR OF NEW OR EXISTING PIPE DETAIL (5) SD104
NOT TO SCALE



NOTE
SEE MANHOLE NOTES ON PAGE 200-5

CITY OF VAN WERT	TYPE 3 STORM AND SANITARY MANHOLE	DATE	PAGE NO.
	TYPE 3 STORM AND SANITARY MANHOLE	8/01/2006	200-4

TYPE 3 STORM AND SANITARY MANHOLE (3) SD104
NOT TO SCALE

TYPE 3 STORM MANHOLE NOTES

A. STORM MANHOLE FRAME SHALL BE NEENAH NO. R-772 OR EAST JORDAN IRON WORKS NO. 1022-1.

B. STORM MANHOLE LID SHALL BE NEENAH TYPE "B" VENTED LID OR EAST JORDAN IRON WORKS 1022 A-HD VENTED LID. LID SHALL BE STAMPED STORM SEWER.

C. SECTIONS OF THE PRECAST MANHOLE SHALL BE CAST AND ASSEMBLED WITH EITHER ALL TONGUE OR ALL GROOVE ENDS UP. LIFT HOLES MAY BE PROVIDED IN EACH SECTION FOR HANDLING.

D. TOP AND TRANSITION (OR REDUCER) SECTIONS MAY BE EITHER ECCENTRIC CONE OR FLAT SLABS.

E. OPENINGS IN RISER SECTIONS FOR 1" AND SMALLER INLET PIPES MAY BE PREFABRICATED OR CUT IN THE FIELD PROVIDED THE SIDES OF THE PIPE AT THE SPRING LINE DO NOT PROJECT INTO THE MANHOLE.

F. MATERIALS FOR BASES AND OTHER PRECAST SECTIONS, INCLUDING REINFORCEMENT NOT SPECIFIED HEREIN, SHALL COMPLY WITH ODOT REQUIREMENT OF 78-13 (ASTM C-478).

G. LOCATE THE CENTERLINE OF MANHOLE CONES OVER THE CENTERLINE OF THE MAIN SEWER WHEREVER POSSIBLE.

H. NO LATERALS MAY PROTRUDE INTO THE INTERNAL MANHOLE.

I. MAXIMUM SPACING SHALL BE 48".

J. WHEN CONNECTING TO AN EXISTING STORM MANHOLE CARE SHALL BE TAKEN TO KEEP OPENING AS MINIMAL AS POSSIBLE. IF POSSIBLE, SAW CUT OR USE ROTARY HAMMER FOR OPENING TO MINIMIZE DAMAGE TO STORM MANHOLE AND PIPE MUST BE CUT PARALLEL TO STORM MANHOLE. USE NONSHRINK GROUT AROUND PIPE TO SEAL BETWEEN PIPE AND STORM MANHOLE.

K. JOINTS BETWEEN SECTIONS SHALL BE EITHER MORTAR OR BITUMINOUS PIPE JOINT FILLER (ODOT 78-10).

L. MORTAR SHALL BE USED UNDER GRADE RINGS AND CASTINGS.

TYPE 3 SANITARY MANHOLE NOTES

A. SANITARY MANHOLE FRAME SHALL BE NEENAH NO. R-772 OR EAST JORDAN IRON WORKS NO. 1022-1.

B. SANITARY MANHOLE LID SHALL BE NEENAH TYPE "B" SOLID LID OR EAST JORDAN IRON WORKS 1022 A-HD SOLID LID. LID SHALL BE STAMPED SANITARY SEWER.

C. WHEN CONNECTING TO AN EXISTING SANITARY MANHOLE, THE MANHOLE SHALL BE CURED AND A PEX BOOT SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. NONSHRINK GROUT ALTERNATIVE MAY BE USED IN SPECIAL CIRCUMSTANCES WHEN PREVIOUSLY APPROVED BY THE CITY.

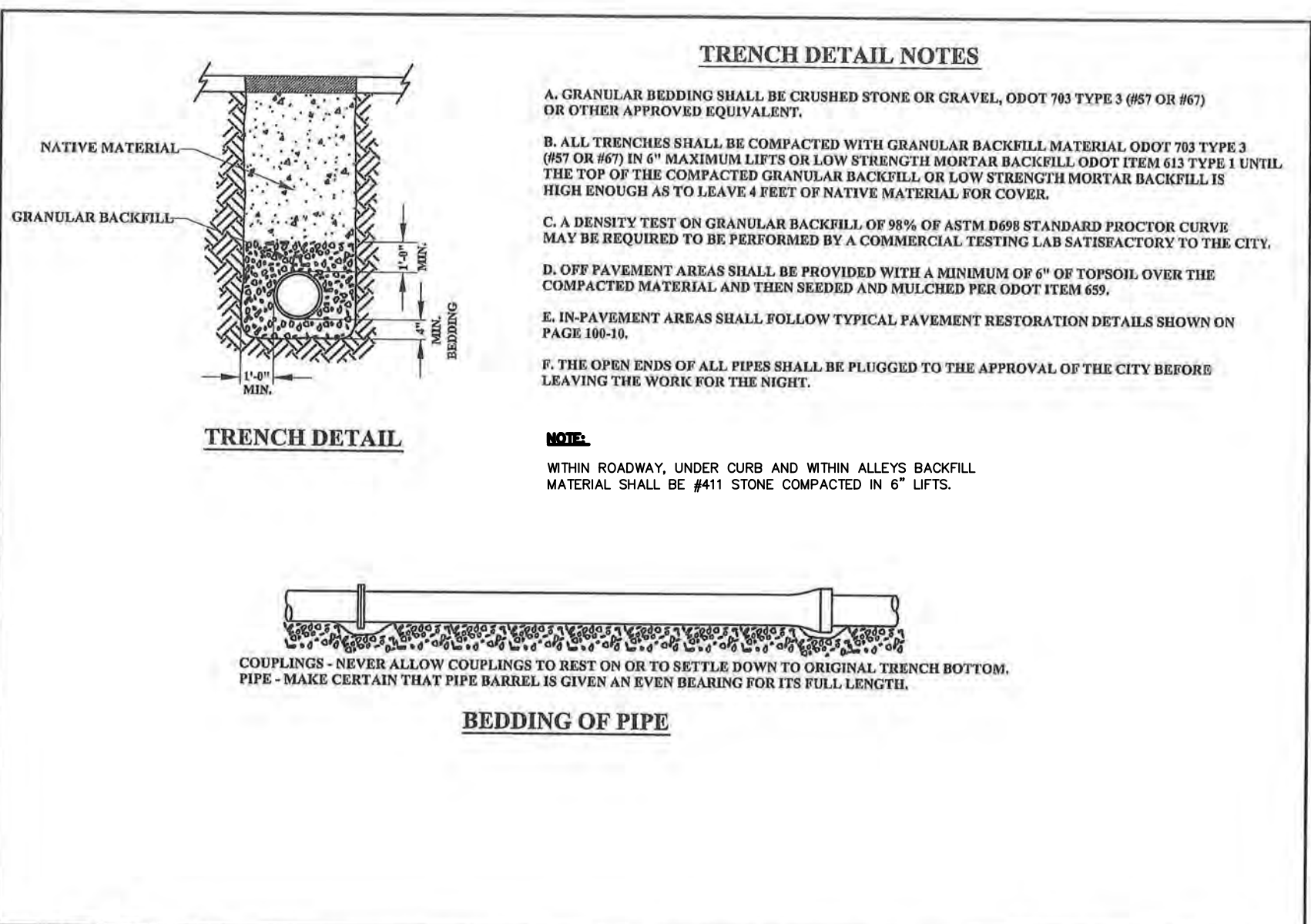
D. JOINTS MUST BE KEPT TO A MINIMUM AND SEALED WITH FLEX-SEAL UTILITY SEALANT.

E. CONCRETE PLACED INSIDE THE MANHOLE SHALL NOT BE PLACED BETWEEN THE PIPE AND THE OPENING SO AS TO INTERFERE IN ANY WAY WITH THE FLEXIBILITY OF THE JOINT.

F. INTERNAL CHIMNEY SEALS MAY BE REQUIRED BY THE CITY, DEPENDING ON LOCATION OF SANITARY MANHOLE.

CITY OF VAN WERT	TYPE 3 STORM & SANITARY MANHOLE NOTES	DATE	PAGE NO.
	TYPE 3 STORM & SANITARY MANHOLE NOTES	8/01/2006	200-5

TYPE 3 STORM & SANITARY MANHOLE NOTES (1) SD104
NOT TO SCALE



TRENCH DETAIL NOTES

A. GRANULAR BEDDING SHALL BE CRUSHED STONE OR GRAVEL, ODOT 70 TYPE 3 (897 OR 867) OR OTHER APPROVED EQUIVALENT.

B. ALL TRENCHES SHALL BE COMPACTED WITH GRANULAR BACKFILL MATERIAL ODOT 70 TYPE 3 (897 OR 867) IN 6" MAXIMUM LIFTS OR LOW STRENGTH SHORTER BACKFILL ODOT ITEM 413 TYPE 1 UNTIL THE TOP OF THE COMPACTED GRANULAR BACKFILL OR LOW STRENGTH MORTAR 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 659.

E. IN-PAVEMENT AREAS SHALL FOLLOW TYPICAL PAVEMENT RESTORATION DETAILS SHOWN ON PAGE 100-10.

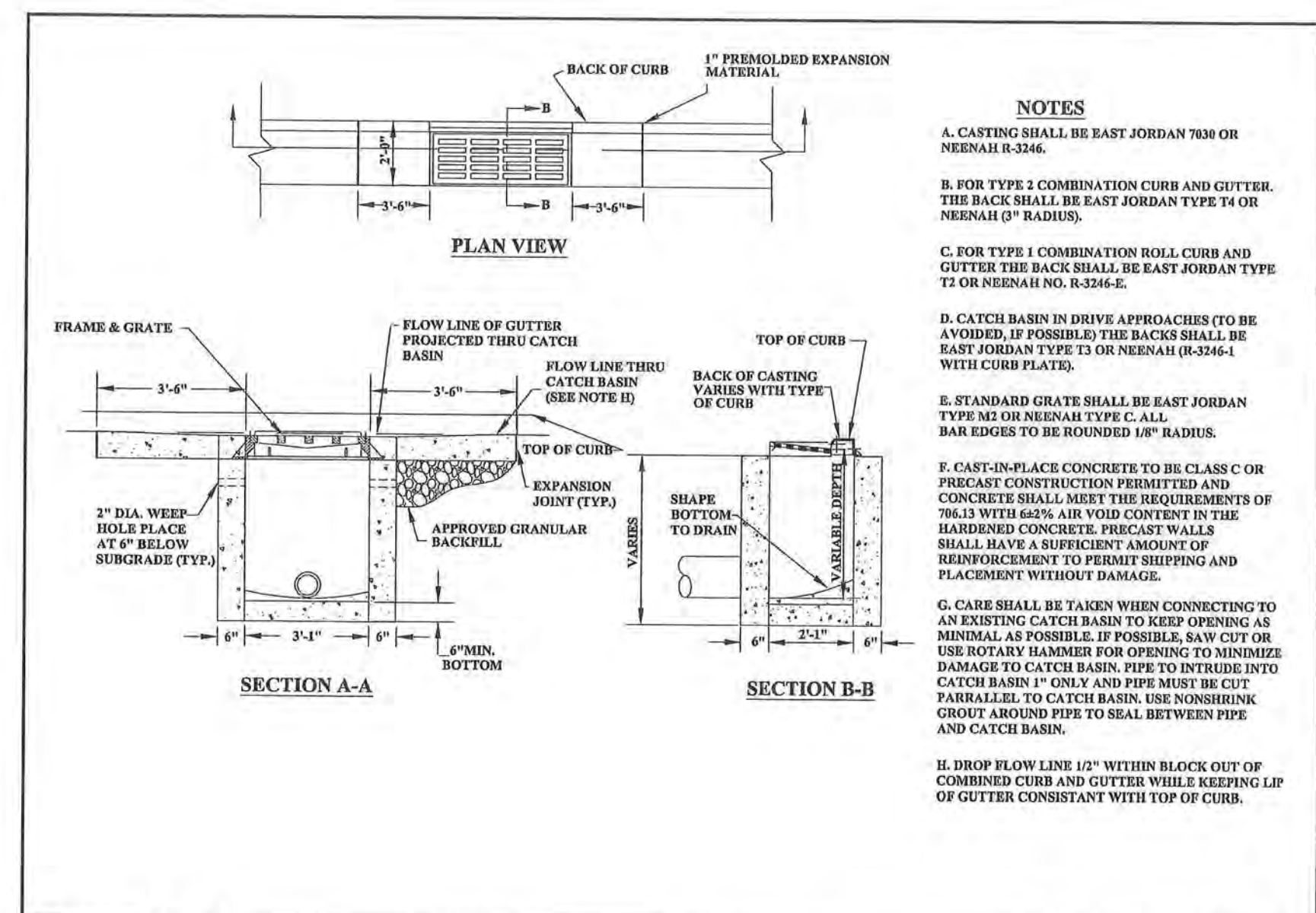
F. THE OPEN ENDS OF ALL PIPES SHALL BE PLUGGED TO THE APPROVAL OF THE CITY BEFORE LEAVING THE WORK FOR THE NIGHT.

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

COUPLINGS - NEVER ALLOW COUPLINGS TO REST ON OR TO SETTLE DOWN TO ORIGINAL TRENCH BOTTOM. PIPE - MAKE CERTAIN THAT PIPE BARREL BE GIVEN AN EVEN BEARING FOR ITS FULL LENGTH.

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

STORM AND SANITARY SEWER TRENCH DETAIL (6) SD104
NOT TO SCALE



NOTES

A. CASTING SHALL BE EAST JORDAN 7000 OR NEENAH R-2446.

B. FOR TYPE 1 COMBINATION CURB AND GUTTER, THE BACK SHALL BE EAST JORDAN TYPE T4 OR NEENAH Q-8 RADIIUS.

C. FOR TYPE 1 COMBINATION ROLL CURB AND GUTTER THE BACK SHALL BE EAST JORDAN TYPE T2 OR NEENAH NO. R-2446-E.

D. CATCH BASIN IN DRIVE APPROACHES TO BE AVOIDED. IF POSSIBLE THE BACKS SHALL BE EAST JORDAN TYPE T3 OR NEENAH (R-2446-1) WITH CURB FLATS.

E. STANDARD GRATE SHALL BE EAST JORDAN TYPE M3 OR NEENAH TYPE C. ALL BAR EDGES TO BE ROUNDED 1/8" RADIIUS.

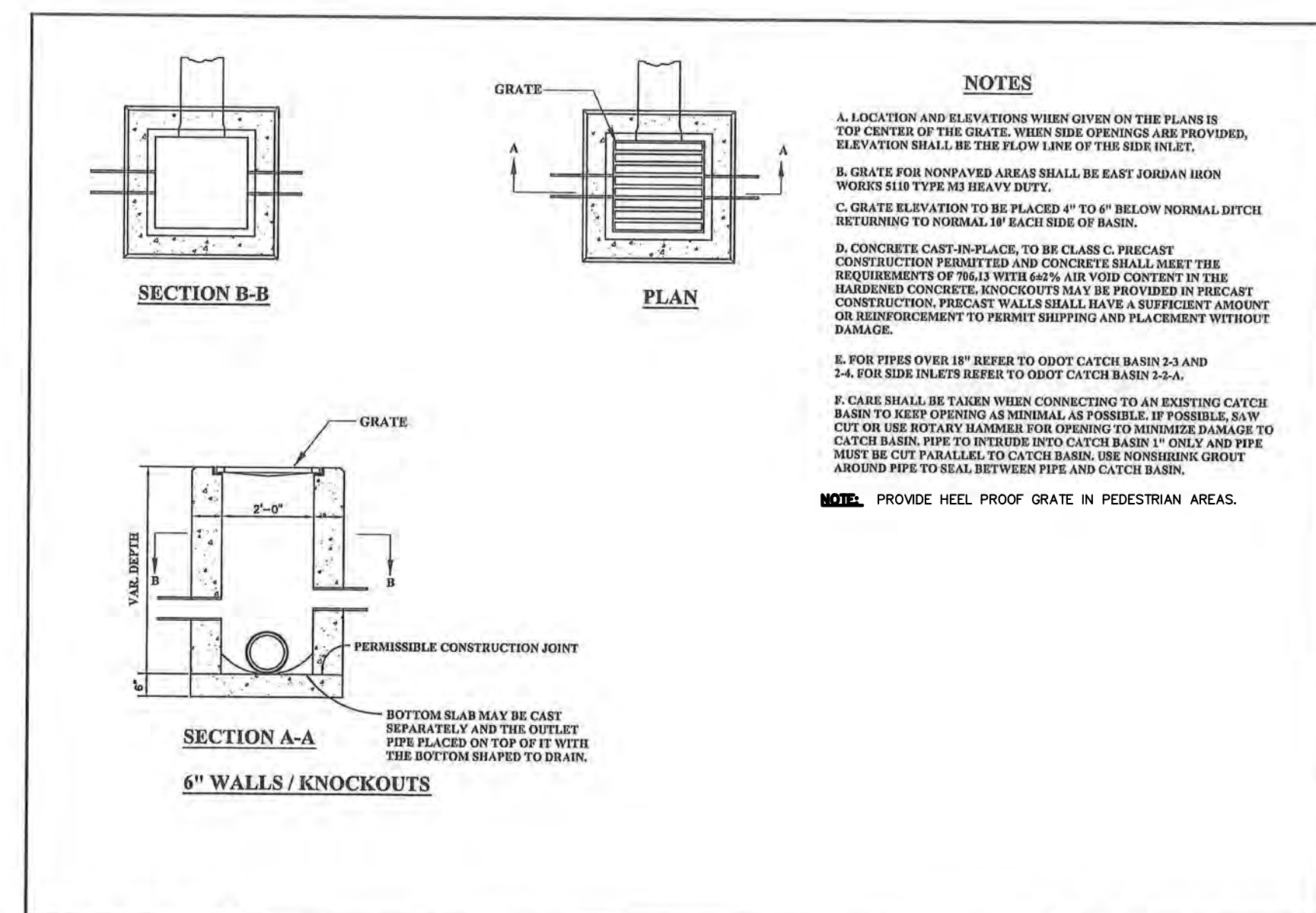
F. CAST-IN-PLACE CONCRETE TO BE CLASS C OR PRECAST CONSTRUCTION PERMITTED AND CONCRETE SHALL MEET THE REQUIREMENTS OF 78-13 WITH 6% AIR VOID CONTENT IN THE HARDENED CONCRETE. PRECAST WALLS SHALL HAVE A SUFFICIENT AMOUNT OF REINFORCEMENT TO PERMIT SHUDDING AND PLACEMENT WITHOUT DAMAGE.

G. CARE SHALL BE TAKEN WHEN CONNECTING TO AN EXISTING CATCH BASIN TO KEEP OPENING AS MINIMAL AS POSSIBLE. IF POSSIBLE, SAW CUT OR USE ROTARY HAMMER FOR OPENING TO MINIMIZE DAMAGE TO CATCH BASIN. PIPE TO INTRUDE INTO CATCH BASIN 1" ONLY AND PIPE MUST BE CUT PARALLEL TO CATCH BASIN. USE NONSHRINK GROUT AROUND PIPE TO SEAL BETWEEN PIPE AND CATCH BASIN.

H. DROP FLOW LINE 1/2" WITHIN BLOCK OUT OF COMBINED CURB AND GUTTER WHILE KEEPING 1/2" OF GUTTER CONSISTANT WITH TOP OF CURB.

CITY OF VAN WERT	TYPE 1 CATCH BASIN	DATE	PAGE NO.
	TYPE 1 CATCH BASIN	8/01/2006	300-2

TYPE 1 CATCH BASIN (4) SD104
NOT TO SCALE



NOTES

A. LOCATION AND ELEVATIONS WHEN GIVEN ON THE PLANS IS TOP CENTER OF THE GRATE. WHEN SIDE OPENINGS ARE PROVIDED, ELEVATION SHALL BE THE FLOW LINE OF THE SIDE INLET.

B. GRATE FOR NONPAVED AREAS SHALL BE EAST JORDAN IRON WORKS 1010 TYPE 30 HEAVY DUTY.

C. GRATE ELEVATION TO BE PLACED 6" BELOW NORMAL DITCH RETURNING TO NORMAL 1/2" EACH SIDE OF BASIN.

D. CONCRETE CAST-IN-PLACE, TO BE CLASS C. PRECAST CONSTRUCTION PERMITTED AND CONCRETE SHALL MEET THE REQUIREMENTS OF 78-13 WITH 6% AIR VOID CONTENT IN THE HARDENED CONCRETE. KNOCKOUTS MAY BE PROVIDED IN PRECAST CONSTRUCTION, PRECAST WALLS SHALL HAVE A SUFFICIENT AMOUNT OF REINFORCEMENT TO PERMIT SHUDDING AND PLACEMENT WITHOUT DAMAGE.

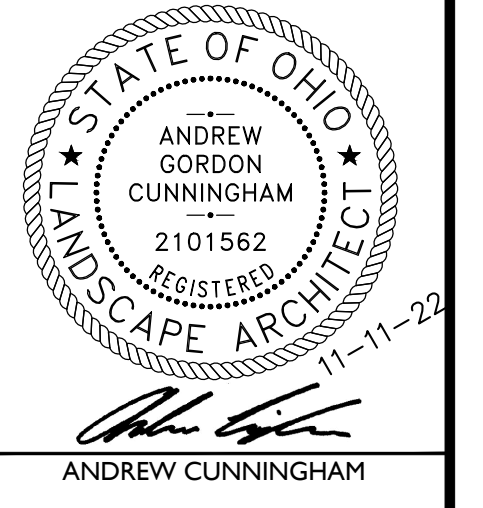
E. FOR PIPES OVER 18" REFER TO ODOT CATCH BASIN 2-3 AND 2-4. FOR SIDE INLETS REFER TO ODOT CATCH BASIN 2-5A.

F. CARE SHALL BE TAKEN WHEN CONNECTING TO AN EXISTING CATCH BASIN TO KEEP OPENING AS MINIMAL AS POSSIBLE. IF POSSIBLE, SAW CUT OR USE ROTARY HAMMER FOR OPENING TO MINIMIZE DAMAGE TO CATCH BASIN. PIPE TO INTRUDE INTO CATCH BASIN 1" ONLY AND PIPE MUST BE CUT PARALLEL TO CATCH BASIN. USE NONSHRINK GROUT AROUND PIPE TO SEAL BETWEEN PIPE AND CATCH BASIN.

NOTE: PROVIDE HEEL PROOF GRATE IN PEDESTRIAN AREAS.

CITY OF VAN WERT	TYPE 2-2-B CATCH BASIN	DATE	PAGE NO.
	TYPE 2-2-B CATCH BASIN	8/01/2006	300-3

TYPE 2-2-B CATCH BASIN (2) SD104
NOT TO SCALE



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

Revisions

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



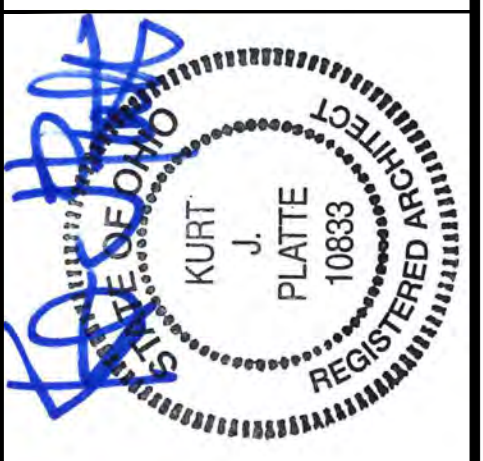
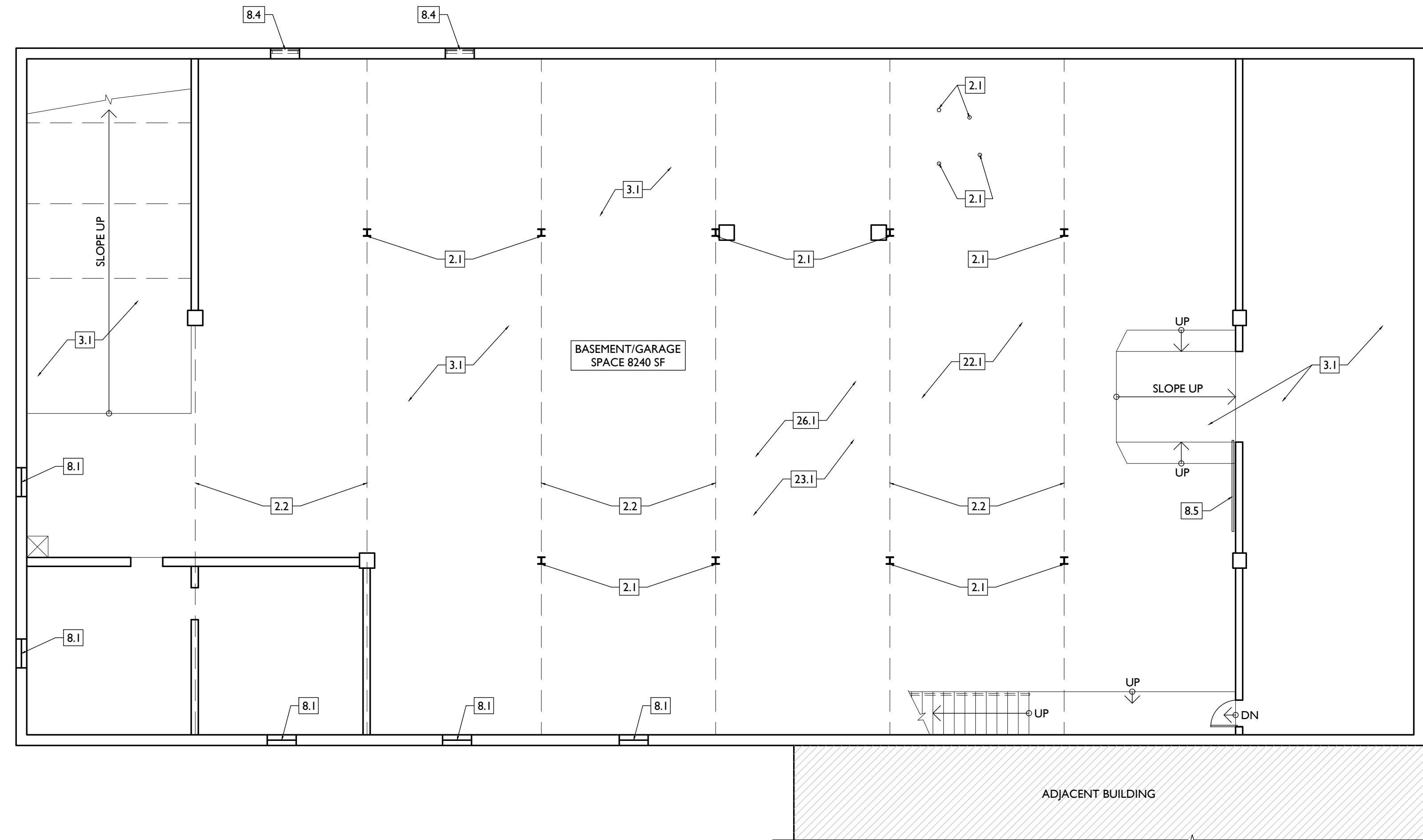
PROPOSED PROJECT:
RENOVATION FOR
223 E MAIN ST.
VAN WERT, OH 45891
VAN WERT REDEVELOPMENT, PHASE 2

Job No: 21001 11.11.2022

- | | |
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| <p>1. GENERAL</p> <p>2. EXG CONDITIONS</p> <p>2.1 EXISTING COLUMN/STRUCTURAL ELEMENT TO REMAIN. SEE STRUCTURAL DRAWINGS.</p> <p>2.2 EXISTING BEAM/TRUSS ABOVE TO REMAIN. SEE STRUCTURAL DRAWINGS.</p> <p>2.3 REMOVE EXISTING GARAGE DOOR, FRAMING AND INFILL ENTIRELY.</p> <p>3. CONCRETE</p> <p>3.1 EXISTING CONCRETE SLAB AND RAMP IN BASEMENT TO REMAIN. PATCH/REPAIR AS REQUIRED. SEE STRUCTURAL DRAWINGS.</p> <p>3.2 EXISTING CONCRETE FLOOR STRUCTURE TO REMAIN. PATCH/REPAIR AS REQUIRED AND PREP TO RECEIVE NEW FINISH. SEE STRUCTURAL DRAWINGS FOR EXTENTS. CONTRACTOR TO VERIFY IN FIELD.</p> <p>3.3 REMOVE EXISTING CONCRETE SLAB TO EXTENTS SHOWN TO CREATE OPENING FOR NEW INTERIOR STAIR. SEE STRUCTURAL DRAWINGS.</p> <p>3.4 REMOVE EXISTING CONCRETE SITE WALL, CONCRETE LOADING DOCK IN ENTIRETY, AND ASPHALT TOPPING AT DRIVE-IN DOOR.</p> <p>4. MASONRY</p> <p>4.1 NEW OR EXPANDED OPENING IN EXG MASONRY WALL. CAREFULLY REMOVE MASONRY FOR REUSE.</p> <p>A. PROVIDE NEW STEEL LINTEL. SEE ELEVATIONS & STRUCTURAL DRAWINGS.</p> <p>B. USE EXG LINTEL. VERIFY CONDITION & CAPACITY W/ STRUCTURAL DRAWINGS.</p> <p>4.2 MASONRY SILL TO BE LOWERED TO ORIGINAL HEIGHT.</p> <p>4.3 EXISTING CHIMNEY TO BE RETAINED.</p> <p>4.4 REPAIR/RETAIN EXISTING PARAPET CAP.</p> <p>5. METALS</p> <p>5.1 REMOVE NON-HISTORIC METAL PANEL AT EXTERIOR. PATCH / REPAIR AS REQUIRED. CONTRACTOR TO VERIFY EXISTING CONDITIONS IN FIELD.</p> | <p>6. WOOD, PLASTICS, AND COMPOSITES</p> <p>6.1 REPAIR/RETAIN EXISTING STAIR. REMOVE REMAINING HANDRAIL.</p> <p>6.2 REMOVE NON-HISTORIC WALLS AND FINISHES ENTIRELY.</p> <p>7. THERMAL AND MOISTURE PROTECTION</p> <p>7.1 REMOVE NON-HISTORIC GUTTER, DOWNSPOUTS, AND EXISTING FASCIA.</p> <p>7.2 EXISTING ROOFING TO BE REMOVED ENTIRELY BACK TO SHEATHING.</p> <p>8. OPENINGS</p> <p>8.1 INFILLED OPENING TO REMAIN INFILLED. CONTRACTOR TO VERIFY EXISTING CONDITIONS.</p> <p>8.2 REMOVE EXISTING NON-HISTORIC METAL WINDOWS AND CMU INFILL ENTIRELY, BACK TO ORIGINAL MASONRY OPENING.</p> <p>8.3 REMOVE PORTION OF EXG WALL FOR NEW DOOR. SEE PROPOSED DRAWINGS.</p> <p>8.4 REMOVE NON-HISTORIC WINDOWS ENTIRELY, BACK TO ORIGINAL OPENINGS.</p> <p>8.5 EXISTING HISTORIC BARN DOOR TO REMAIN.</p> <p>8.6 RETAIN HISTORIC STOREFRONT TRANSOM DIVIDER. SEE ELEVATIONS.</p> <p>8.7 REMOVE NON-HISTORIC STOREFRONT ELEMENTS BACK TO ORIGINAL MASONRY OPENINGS.</p> <p>9. FINISHES</p> <p>9.1 REMOVE NON-HISTORIC FLOORING DOWN TO EXISTING CONCRETE.</p> <p>9.2 NON-HISTORIC CEILING ABOVE TO BE REMOVED ENTIRELY. EXISTING TRUSSES TO BE LEFT EXPOSED.</p> <p>22. PLUMBING</p> <p>22.1 REMOVE ALL PLUMBING EQUIPMENT.</p> <p>23. MECHANICAL</p> <p>23.1 REMOVE ALL MECHANICAL EQUIPMENT.</p> <p>26. ELECTRICAL</p> <p>26.1 REMOVE ALL ELECTRICAL EQUIPMENT.</p> |
|--|---|

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- THROUGHOUT THIS PROJECT, HISTORIC DOORS, WINDOWS, AND INTERIOR TRIM REMAINS LARGELY INTACT. HISTORIC ELEMENTS (TRIM, DOORS, ETC.) TO BE RETAINED - OR - SALVAGED FOR REUSE. IF ANY REMAINS, TURN OVER TO OWNER.
- B. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.**
- 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.**
- 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. UNDO. CLEAR OF DEBRIS & REPAIR AS REQ.**
- REMOVE THE FOLLOWING, UNLESS NOTED OTHERWISE:**
- K. FURNITURE & DEBRIS, INTERIOR & EXTERIOR, ALL FLOOR LEVELS, INCLUDING BASEMENT & ATTIC.**
- L. SUSPENDED ACOUSTICAL CEILINGS.**
- M. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED).**
- N. NON-HISTORIC STAIRS (SHOWN DASHED).**
- O. NON-HISTORIC CABINETRY.**
- P. NON-HISTORIC WALL FINISHES, INCLUDING PANELING AND WALLCOVERING.**
- Q. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.**
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- 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:**
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 - PROVIDE SHORING AS REQUIRED
 - TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED, EXCEPT WHERE NOTED IN CORRIDORS.
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- KEYNOTE
- EXG EXTERIOR WALL TO REMAIN
- EXG INTERIOR WALL TO REMAIN
- EXG WALL/ELEMENT TO BE REMOVED
- EXG DOOR & FRAME TO BE REMOVED
- EXG WINDOW TO BE REMOVED
- EXG FLOOR OR WALL CONSTRUCTION TO BE REMOVED



KURT PLATTE 10833
EXP DATE 12.31.2021

Progress Dates
10-11-2022 - OWNER'S REVIEW PACKAGE
11-11-2022 - ISSUED FOR BID AND PERMIT

Revisions

Design Team:
AS, MR
Drawn by:
AS, MR

PROPOSED PROJECT:
RENOVATION FOR
223 E. MAIN ST.
VAN WERT, OH 45891
VAN WERT REDEVELOPMENT, PHASE 2

Job No: 22013 11.14.2022

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DEMO WORK PLANS & ELEVATIONS KEYED NOTES:

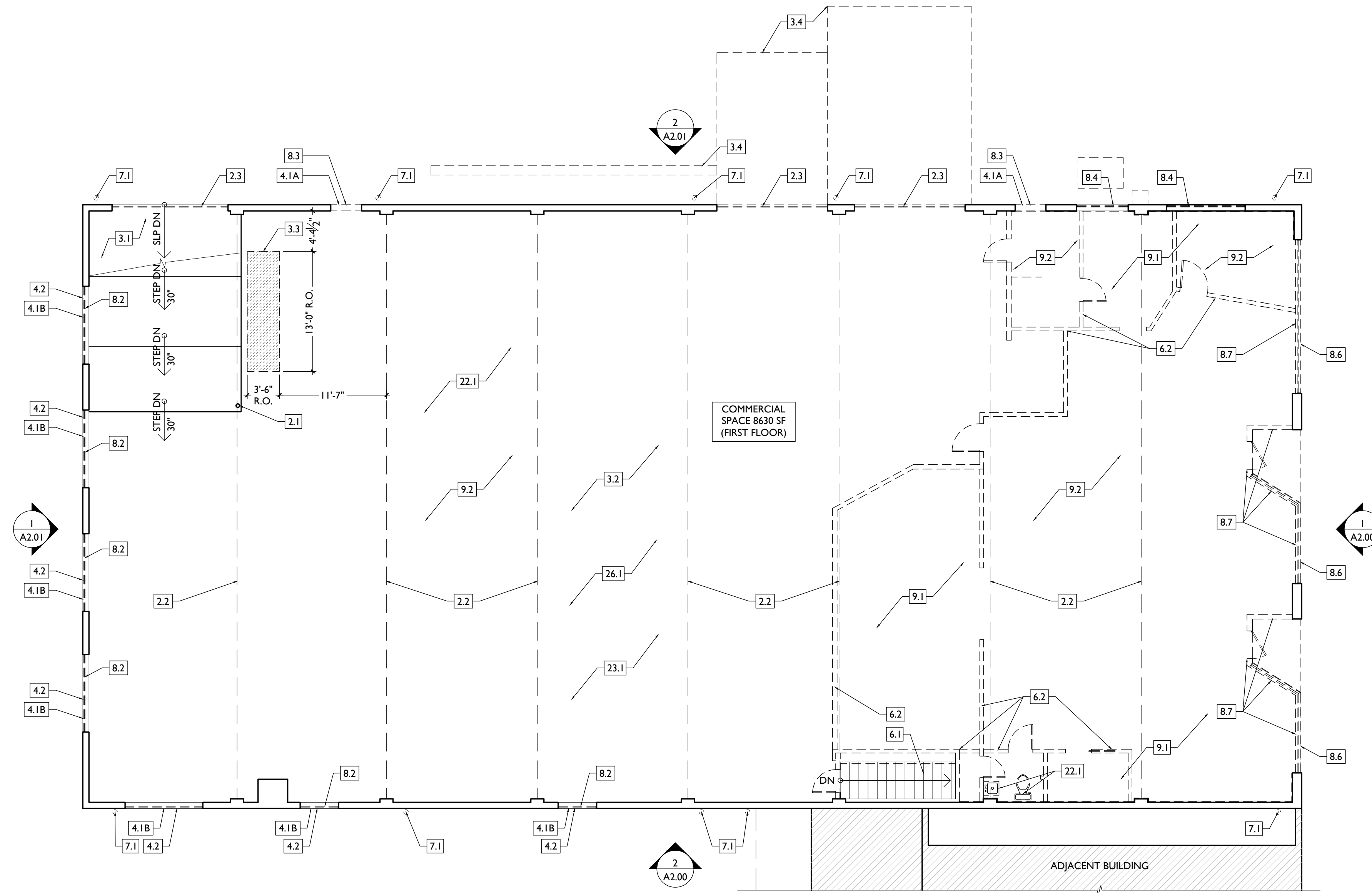
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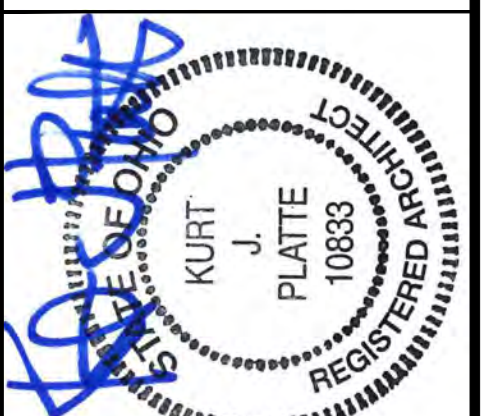
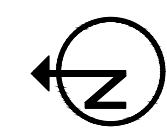
DEMO WORK GRAPHIC KEY:

- KEYNOTE
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- EXG FLOOR OR WALL CONSTRUCTION TO BE REMOVED



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

EXISTING + DEMOLITION PLAN - FIRST FLOOR



KURT PLATTE 10833
EXP DATE 12.31.2021

Progress Dates
10-11-2022 - OWNER'S REVIEW PACKAGE
11-11-2022 - ISSUED FOR BID AND PERMIT

Revisions

Design Team:
AS, MR
Drawn by:
AS, MR

PROPOSED PROJECT:
**RENOVATION FOR
223 E. MAIN ST.**
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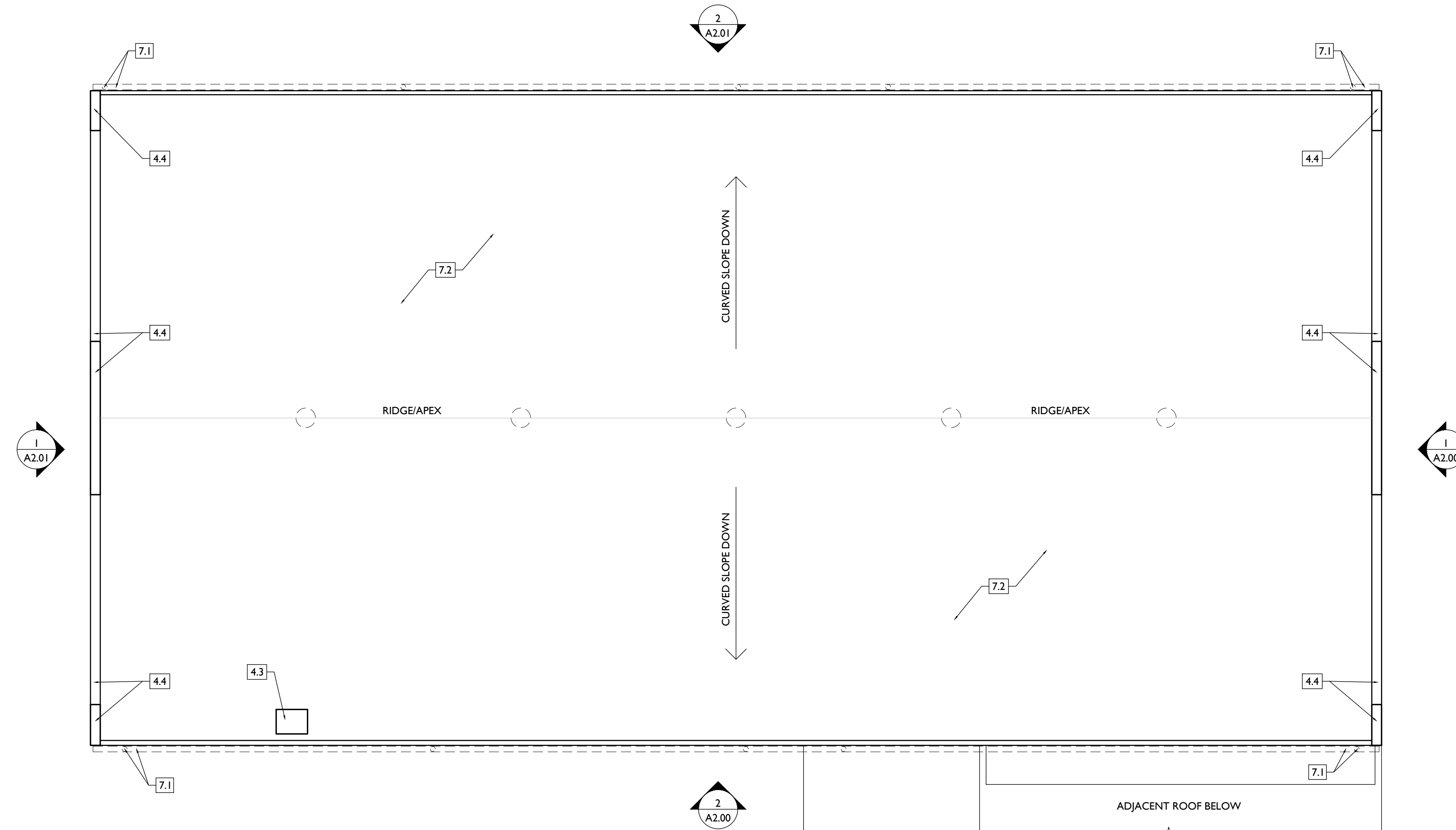
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| <p>1. GENERAL</p> <p>2. EXG CONDITIONS</p> <p>2.1 EXISTING COLUMN/STRUCTURAL ELEMENT TO REMAIN. SEE STRUCTURAL DRAWINGS.</p> <p>2.2 EXISTING BEAM/TRUSS ABOVE TO REMAIN. SEE STRUCTURAL DRAWINGS.</p> <p>2.3 REMOVE EXISTING GARAGE DOOR, FRAMING AND INFILL ENTIRELY.</p> <p>3. CONCRETE</p> <p>3.1 EXISTING CONCRETE SLAB AND RAMP IN BASEMENT TO REMAIN. PATCH/REPAIR AS REQUIRED. SEE STRUCTURAL DRAWINGS.</p> <p>3.2 EXISTING CONCRETE FLOOR STRUCTURE TO REMAIN. PATCH/REPAIR AS REQUIRED AND PREP TO RECEIVE NEW FINISH. SEE STRUCTURAL DRAWINGS FOR EXTENTS. CONTRACTOR TO VERIFY IN FIELD.</p> <p>3.3 REMOVE EXISTING CONCRETE SLAB TO EXTENTS SHOWN TO CREATE OPENING FOR NEW INTERIOR STAIR. SEE STRUCTURAL DRAWINGS.</p> <p>3.4 REMOVE EXISTING CONCRETE SITE WALL, CONCRETE LOADING DOCK IN ENTIRETY, AND ASPHALT TOPPING AT DRIVE-IN DOOR.</p> <p>4. MASONRY</p> <p>4.1 NEW OR EXPANDED OPENING IN EXG MASONRY WALL. CAREFULLY REMOVE MASONRY FOR REUSE.</p> <p>A. PROVIDE NEW STEEL LINTEL. SEE ELEVATIONS & STRUCTURAL DRAWINGS.</p> <p>B. USE EXG LINTEL. VERIFY CONDITION & CAPACITY W/ STRUCTURAL DRAWINGS.</p> <p>4.2 MASONRY SILL TO BE LOWERED TO ORIGINAL HEIGHT.</p> <p>4.3 EXISTING CHIMNEY TO BE RETAINED.</p> <p>4.4 REPAIR/RETAIN EXISTING PARAPET CAP.</p> <p>5. METALS</p> <p>5.1 REMOVE NON-HISTORIC METAL PANEL AT EXTERIOR. PATCH / REPAIR AS REQUIRED. CONTRACTOR TO VERIFY EXISTING CONDITIONS IN FIELD.</p> | <p>6. WOOD, PLASTICS, AND COMPOSITES</p> <p>6.1 REPAIR/RETAIN EXISTING STAIR. REMOVE REMAINING HANDRAIL.</p> <p>6.2 REMOVE NON-HISTORIC WALLS AND FINISHES ENTIRELY.</p> <p>7. THERMAL AND MOISTURE PROTECTION</p> <p>7.1 REMOVE NON-HISTORIC GUTTER, DOWNSPOUTS, AND EXISTING FASCIA.</p> <p>7.2 EXISTING ROOFING TO BE REMOVED ENTIRELY BACK TO SHEATHING.</p> <p>8. OPENINGS</p> <p>8.1 INFILLED OPENING TO REMAIN INFILLED. CONTRACTOR TO VERIFY EXISTING CONDITIONS.</p> <p>8.2 REMOVE EXISTING NON-HISTORIC METAL WINDOWS AND CMU INFILL ENTIRELY, BACK TO ORIGINAL MASONRY OPENING.</p> <p>8.3 REMOVE PORTION OF EXG WALL FOR NEW DOOR. SEE PROPOSED DRAWINGS.</p> <p>8.4 REMOVE NON-HISTORIC WINDOWS ENTIRELY, BACK TO ORIGINAL OPENINGS.</p> <p>8.5 EXISTING HISTORIC BARN DOOR TO REMAIN.</p> <p>8.6 RETAIN HISTORIC STOREFRONT TRANSOM DIVIDER. SEE ELEVATIONS.</p> <p>8.7 REMOVE NON-HISTORIC STOREFRONT ELEMENTS BACK TO ORIGINAL MASONRY OPENINGS.</p> <p>9. FINISHES</p> <p>9.1 REMOVE NON-HISTORIC FLOORING DOWN TO EXISTING CONCRETE.</p> <p>9.2 NON-HISTORIC CEILING ABOVE TO BE REMOVED ENTIRELY. EXISTING TRUSSES TO BE LEFT EXPOSED.</p> <p>22. PLUMBING</p> <p>22.1 REMOVE ALL PLUMBING EQUIPMENT.</p> <p>23. MECHANICAL</p> <p>23.1 REMOVE ALL MECHANICAL EQUIPMENT.</p> <p>26. ELECTRICAL</p> <p>26.1 REMOVE ALL ELECTRICAL EQUIPMENT.</p> |
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- P. NON-HISTORIC WALL FINISHES, INCLUDING PANELING AND WALLCOVERING.**
- Q. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.**
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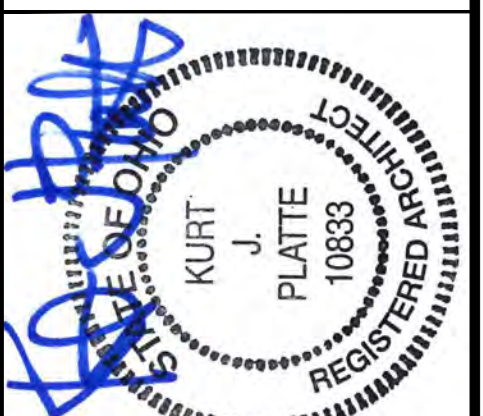
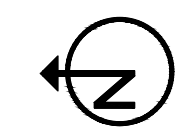
DEMO WORK GRAPHIC KEY:

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- EXG EXTERIOR WALL TO REMAIN
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SCALE: 1/8" = 1'-0"

EXISTING + DEMOLITION PLAN - ROOF



KURT PLATTE 10833
EXP DATE 12.31.2021

Progress Dates
10-11-2022 - OWNER'S REVIEW PACKAGE
11-11-2022 - ISSUED FOR BID AND PERMIT

Revisions

Design Team:
AS, MR
Drawn by:
AS, MR

PROPOSED PROJECT:
RENOVATION FOR
223 E. MAIN ST.
VAN WERT, OH 45891
VAN WERT REDEVELOPMENT, PHASE 2

Job No: 22013 11.14.2022

ADI.02

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KURT PLATTE 10833
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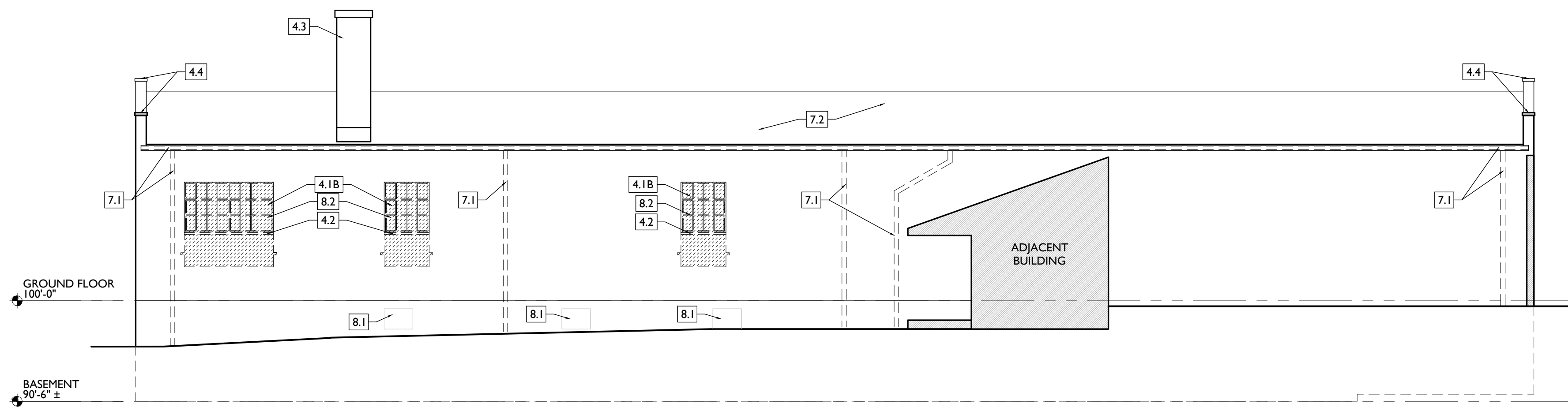
Revisions

Design Team:
AS, MR
Drawn by:
AS, MR

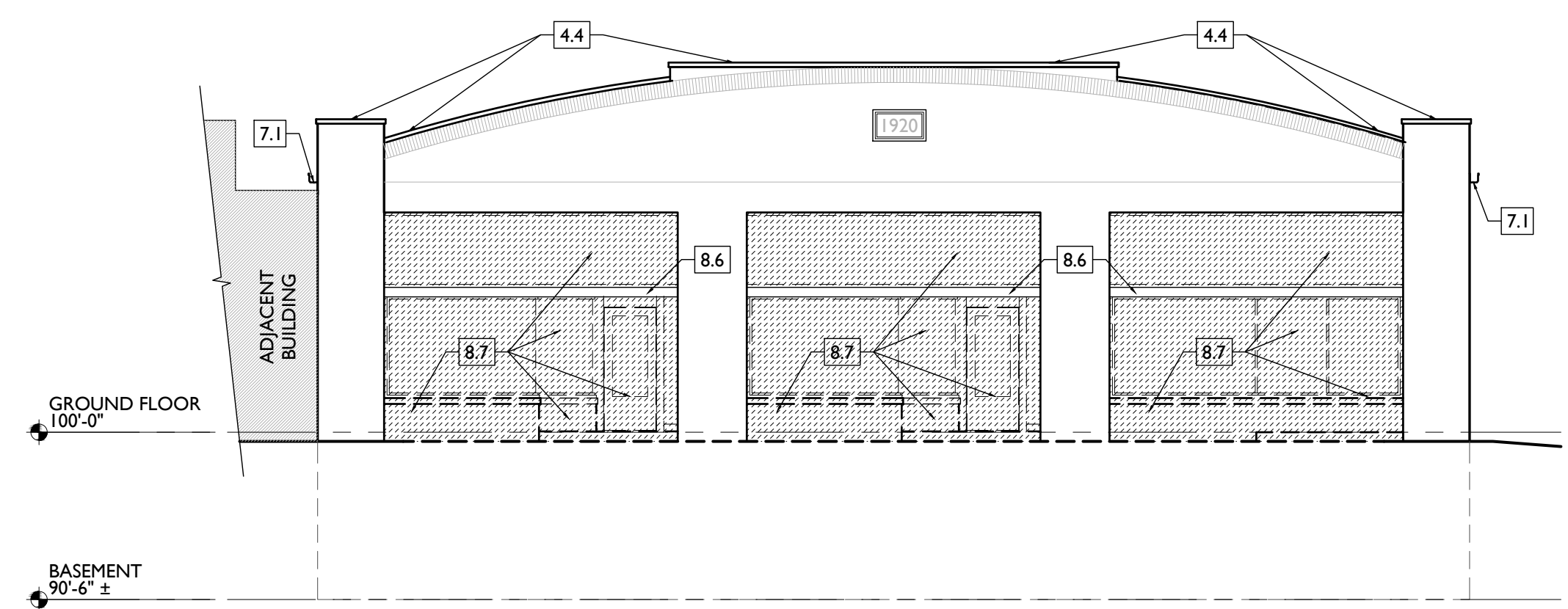
PROPOSED PROJECT:
**RENOVATION FOR
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VAN WERT, OH 45891
VAN WERT REDEVELOPMENT, PHASE 2

Job No: 22013 11.14.2022

AD2.00



SCALE: 1/8" = 1'-0" EXISTING + DEMOLITION ELEVATION - WEST 2



SCALE: 1/8" = 1'-0" EXISTING + DEMOLITION ELEVATION - SOUTH 1

DEMO WORK PLANS & ELEVATIONS KEYED NOTES:

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 - U. NON-HISTORIC VINYL AND ALUM WINDOWS - RETAIN WOOD FRAMES & BRICK-MOLD 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, UNDO. 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 SWEEP BROOM CLEAN.**

DEMO WORK GRAPHIC KEY:

- KEYNOTE
- EXG EXTERIOR WALL TO REMAIN
 - EXG INTERIOR WALL TO REMAIN
 - EXG WALL/ELEMENT TO BE REMOVED
 - EXG DOOR & FRAME TO BE REMOVED
 - EXG WINDOW TO BE REMOVED
 - EXG FLOOR OR WALL CONSTRUCTION TO BE REMOVED

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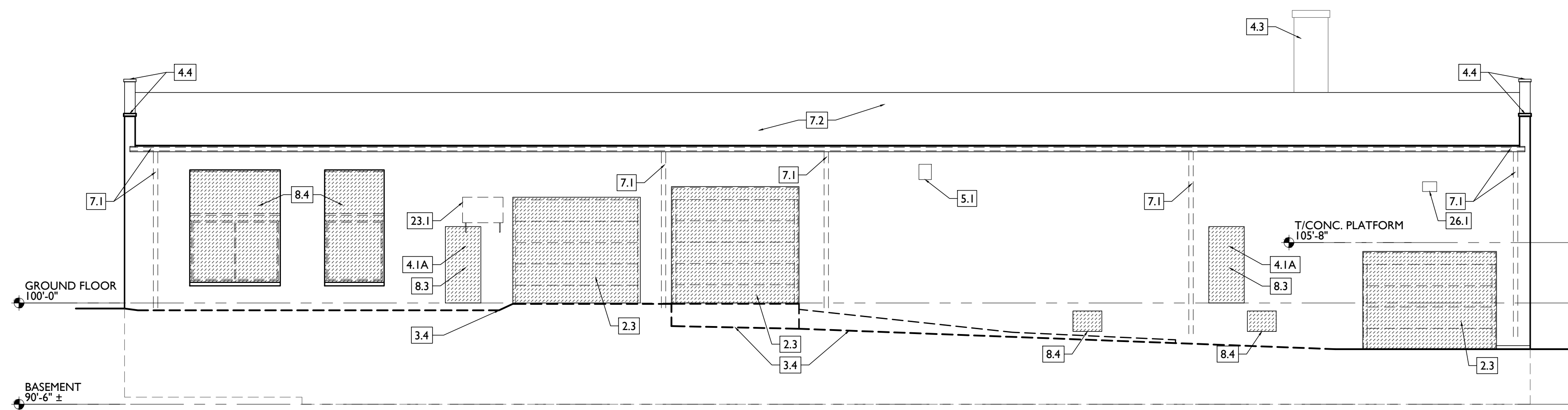
Revisions

Design Team:
AS, MR
Drawn by:
AS, MR

PROPOSED PROJECT:
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VAN WERT, OH 45891
VAN WERT REDEVELOPMENT, PHASE 2

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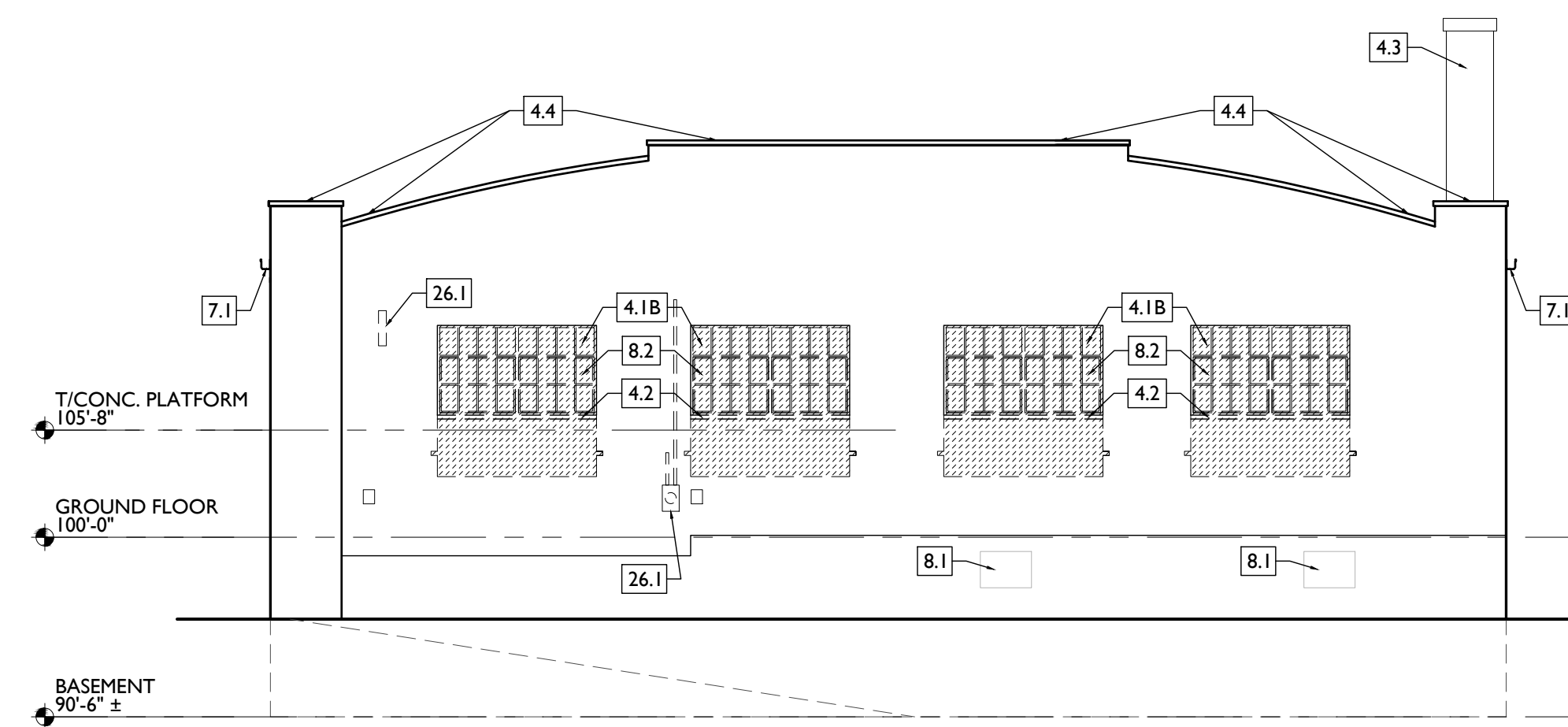
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SCALE: 1/8" = 1'-0"

EXISTING + DEMOLITION ELEVATION - EAST

2



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

EXISTING + DEMOLITION ELEVATION - NORTH

1

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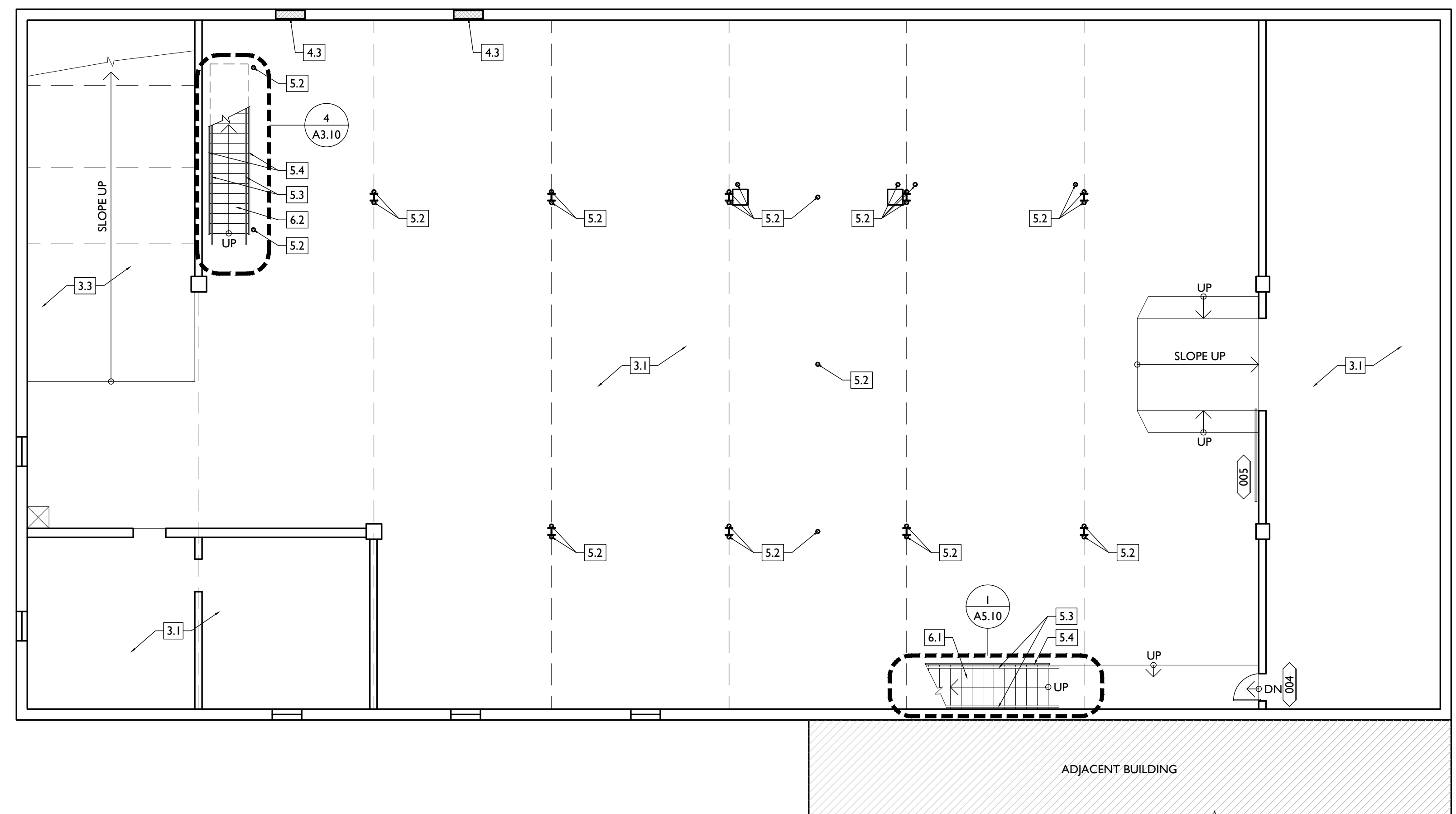
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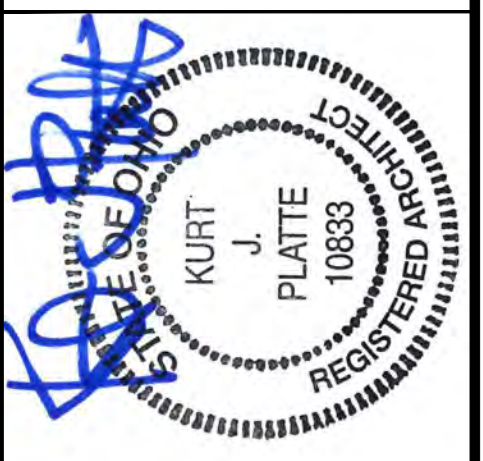
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A1.10

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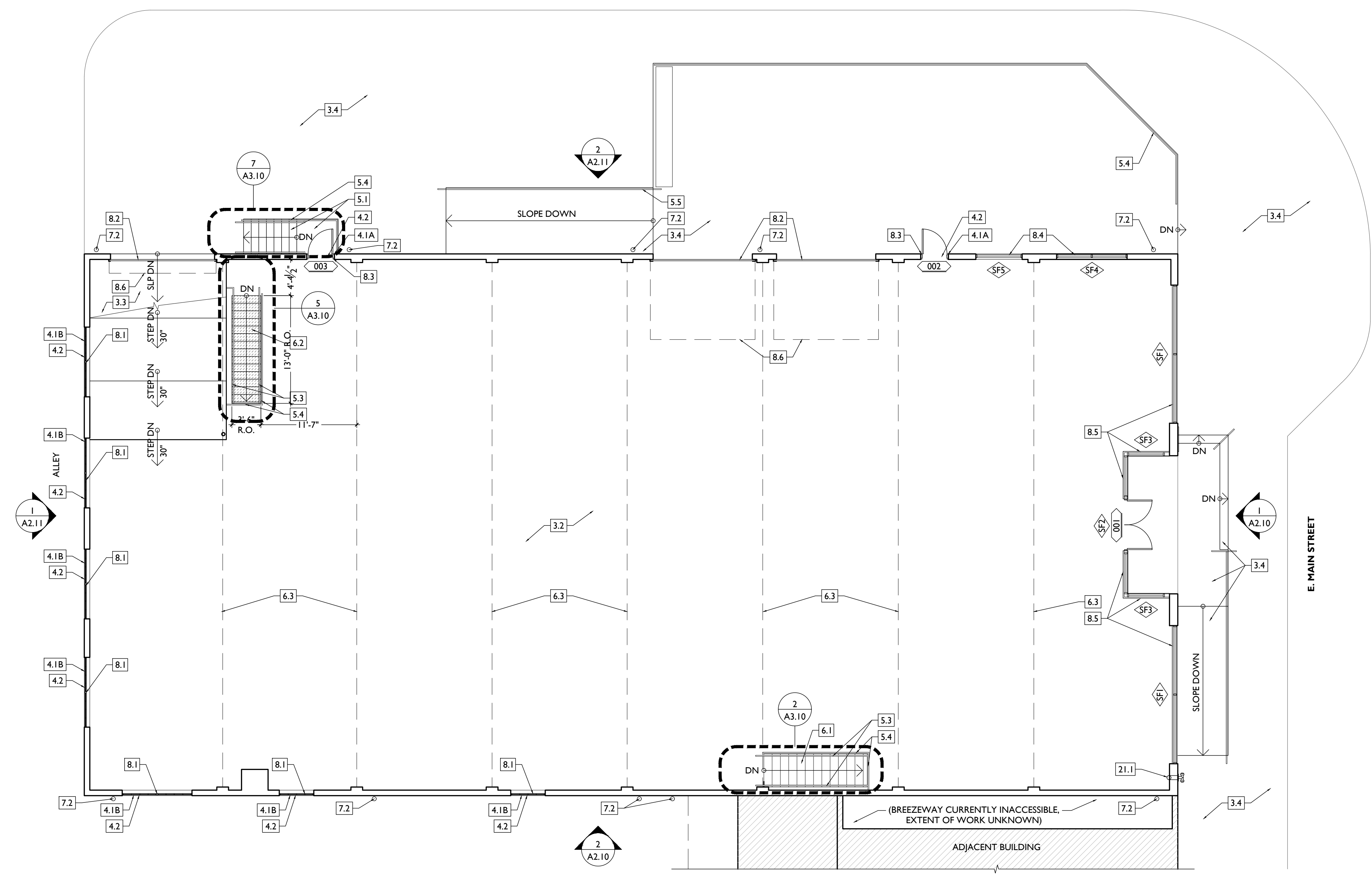
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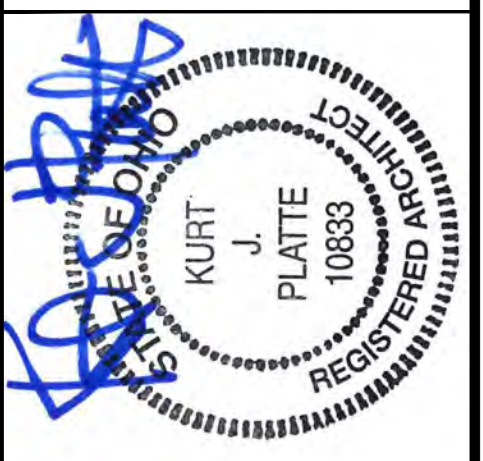
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N. WALNUT STREET



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PROPOSED PLAN - FIRST FLOOR



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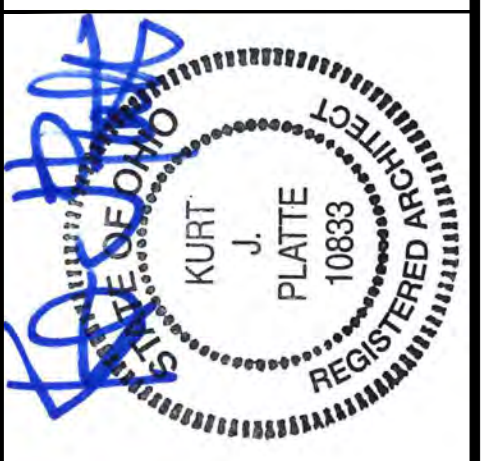
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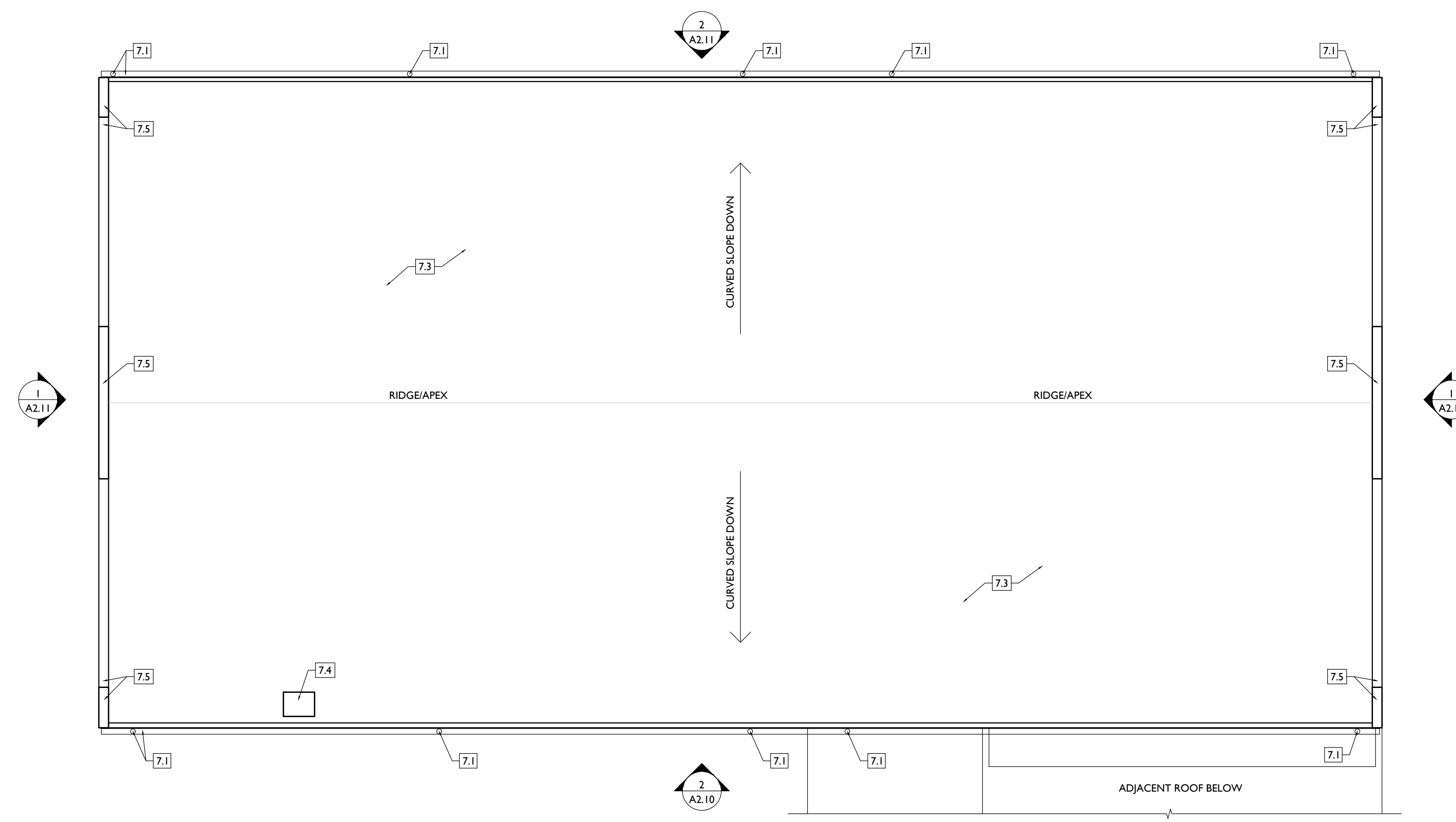


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PROPOSED PLAN - ROOF | 1

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REFLECTED CEILING PLAN FIXTURE LEGEND:		
SYMBOL	FIXTURE TYPE	REMARKS
	SURFACE MOUNT UTILITY FIXTURE	TYPICAL IN COMMERCIAL WHITEBOX SPACES, ATTICS, AND IN BASEMENTS
	WALL MOUNT EXTERIOR LIGHT	EXTERIOR ARCHITECTURAL UP-DOWN LIGHT
	WALL MOUNT EXTERIOR LIGHT	EXTERIOR ARCHITECTURAL GOOSENECK LIGHT
	EMERGENCY EGRESS LIGHT	EMERGENCY EGRESS EXIT SIGN W/ LIGHTS - REFER TO ELECTRICAL DWGS FOR LOCATIONS AND TYPE
	EMERGENCY EGRESS LIGHT	LED REMOTE HEAD EMERGENCY EGRESS LIGHT - REFER TO ELECTRICAL DWGS FOR LOCATIONS AND TYPE
	EMERGENCY EGRESS LIGHT	EMERGENCY EGRESS LIGHT WALL PACK - REFER TO ELECTRICAL DWGS FOR LOCATIONS AND TYPE

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. SEE ELECTRICAL DRAWINGS FOR FIXTURE SPECIFICATIONS.

K. 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.

REFLECTED CEILING PLAN GRAPHIC KEY:

CEILING HEIGHT TAG (TYP 8'-0" U.N.O.)

DENOTES NIGHT LIGHT FIXTURE

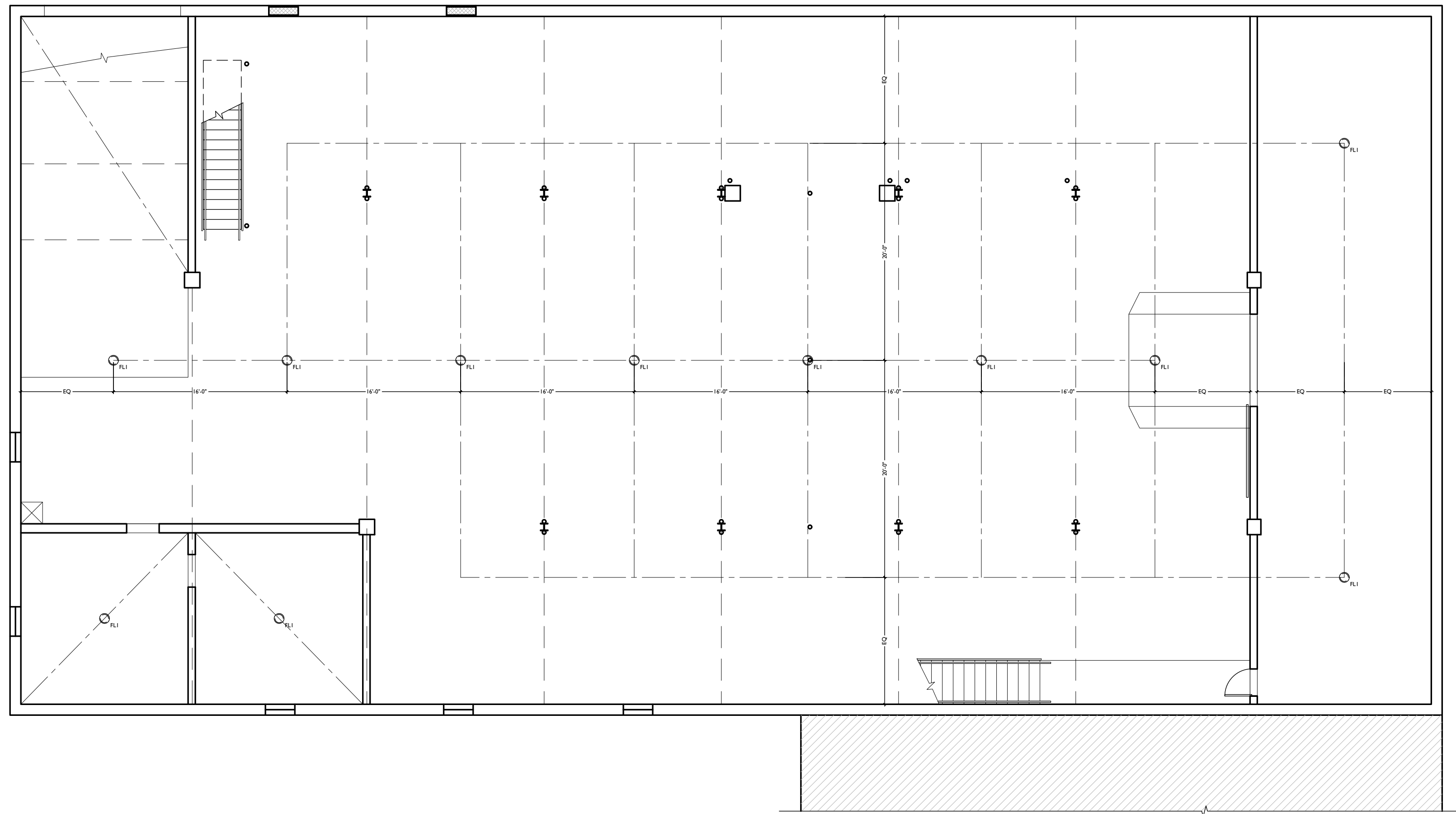
DENOTES OCCUPANCY SENSOR

COMBO SMOKE/CARBON MONOXIDE DETECTOR: IONIZATION (TYP BEDROOMS)

PHOTOELECTRIC

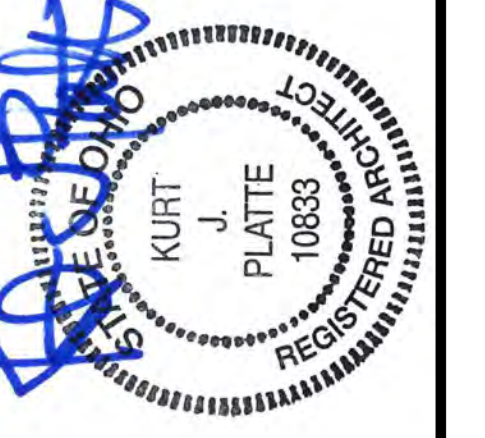
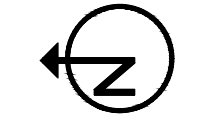
CENTER ON ARCHITECTURAL FEATURE

STRUCTURAL MEMBER - SEE STRUCTURAL DWGS



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

REFLECTED CEILING PLAN - BASEMENT



KURT PLATTE 10833
EXP DATE 12.31.2021

Progress Dates
10-11-2022 - OWNER'S REVIEW PACKAGE
11-11-2022 - ISSUED FOR BID AND PERMIT

Revisions

Design Team:
AS, MR
Drawn by:
AS, MR

PROPOSED PROJECT:
RENOVATION FOR
223 E. MAIN ST.
VAN WERT, OH 45891
VAN WERT REDEVELOPMENT, PHASE 2

Job No: 22013 11.14.2022

A1.30

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REFLECTED CEILING PLAN FIXTURE LEGEND:		
SYMBOL	FIXTURE TYPE	REMARKS
	SURFACE MOUNT UTILITY FIXTURE	TYPICAL IN COMMERCIAL WHITEBOX SPACES, ATTICS, AND IN BASEMENTS
	WALL MOUNT EXTERIOR LIGHT	EXTERIOR ARCHITECTURAL UP-DOWN LIGHT
	WALL MOUNT EXTERIOR LIGHT	EXTERIOR ARCHITECTURAL GOOSENECK LIGHT
	EMERGENCY EGRESS LIGHT	EMERGENCY EGRESS EXIT SIGN W/ LIGHTS - REFER TO ELECTRICAL DWGS FOR LOCATIONS AND TYPE
	EMERGENCY EGRESS LIGHT	LED REMOTE HEAD EMERGENCY EGRESS LIGHT - REFER TO ELECTRICAL DWGS FOR LOCATIONS AND TYPE
	EMERGENCY EGRESS LIGHT	EMERGENCY EGRESS LIGHT WALL PACK - REFER TO ELECTRICAL DWGS FOR LOCATIONS AND TYPE

REFLECTED CEILING PLAN GENERAL NOTES:

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

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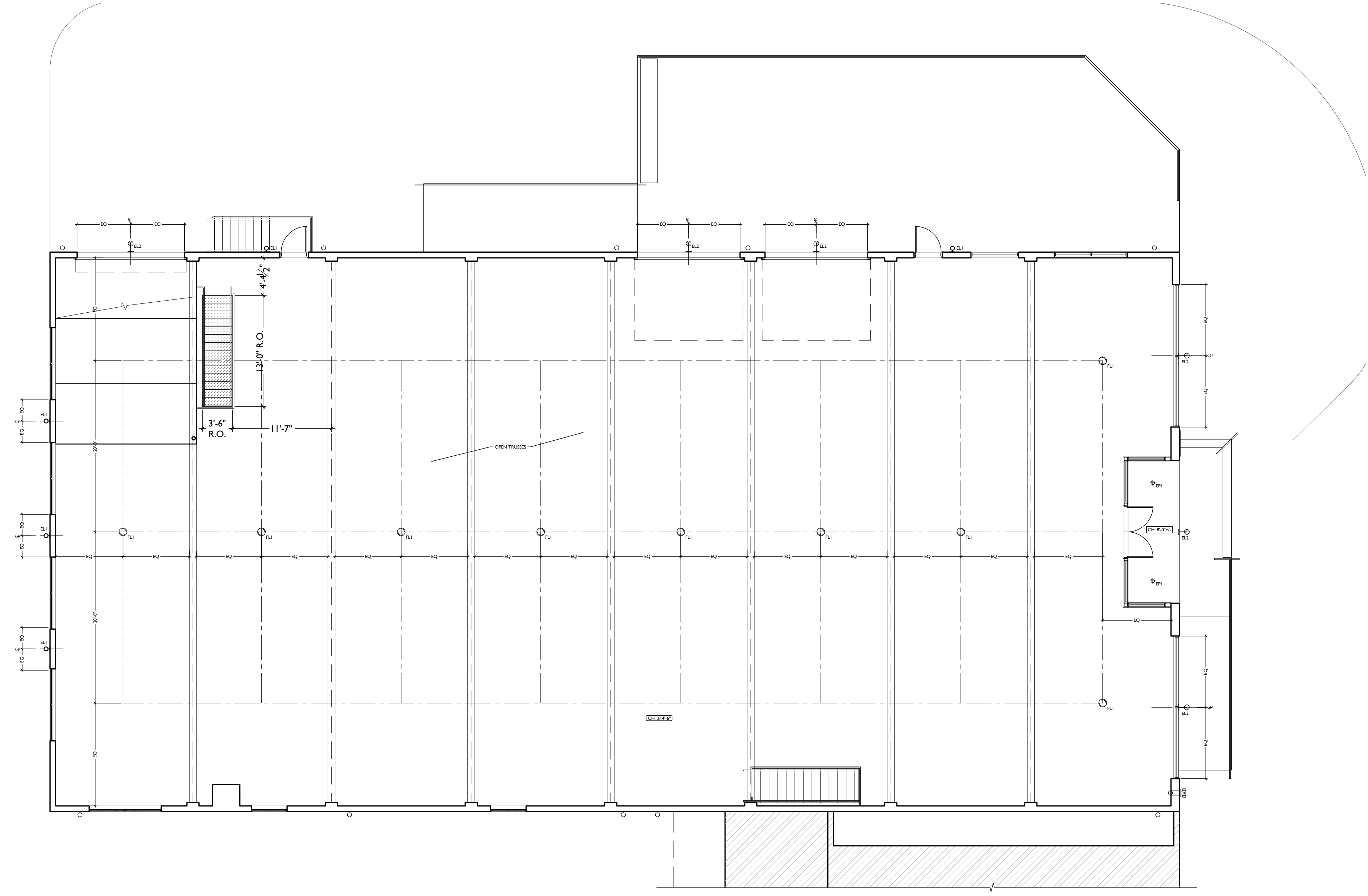
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J. SEE ELECTRICAL DRAWINGS FOR FIXTURE SPECIFICATIONS.

K. 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.

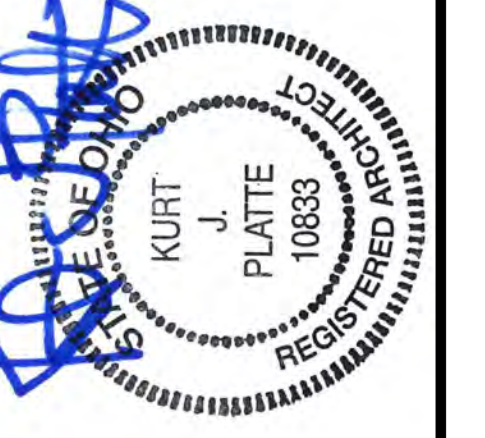
REFLECTED CEILING PLAN GRAPHIC KEY:

	CEILING HEIGHT TAG (TYP 8'-0" U.N.O.)
(NL)	DENOTES NIGHT LIGHT FIXTURE
(OS)	DENOTES OCCUPANCY SENSOR
	COMBO SMOKE/CARBON MONOXIDE DETECTOR: IONIZATION (TYP BEDROOMS)
	PHOTOELECTRIC
	CENTER ON ARCHITECTURAL FEATURE
	STRUCTURAL MEMBER - SEE STRUCTURAL DWGS



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AS, MR
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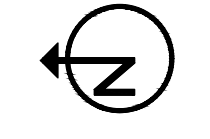
PROPOSED PROJECT:
RENOVATION FOR
223 E. MAIN ST.
VAN WERT, OH 45891
VAN WERT REDEVELOPMENT, PHASE 2

Job No: 22013 11.14.2022

A1.31

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

REFLECTED CEILING PLAN - FIRST FLOOR



NEW WORK PLANS & ELEVATIONS [KEYED] NOTES:

IMPORTANT !!! HISTORIC TRIM PRESENT IN THIS BUILDING:
 + THROUGHOUT THIS BUILDING, HISTORIC TRIM, DOORS, AND WINDOWS ARE PRESENT. PRESERVE HISTORIC ELEMENTS UNO. AREAS OF MISSING HISTORIC TRIM ON HISTORIC WALLS SHALL BE PATCHED TO MATCH ADJ HISTORIC TRIM EXACTLY.
 + HISTORIC EXTERIOR WALLS TO RECEIVE FURRING - CAREFULLY REMOVE EXG HISTORIC INTERIOR TRIM, REPAIR, AND REINSTALL ON NEWLY-FURRED OUT WALLS TO PRESERVE HISTORIC APPEARANCE.
 + HISTORIC INTERIOR WALLS - PRESERVE, REPAIR, AND PATCH HISTORIC TRIM AT EXG HISTORIC INTERIOR WALLS AND DOOR OPENINGS.

3. CONCRETE
 3.1 SLAB TO REMAIN. SCOPE & VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQUIRED.
 3.2 EXG CONCRETE FLOOR/STRUCTURE TO REMAIN. REPAIR AS REQUIRED AND SEAL. SEE STRUCTURAL DWGS.
 3.3 EXG CONCRETE RAMP TO REMAIN. REPAIR AS REQ. SEE STRUCTURAL DWGS.
 3.4 NEW SITEWORK, SIDEWALKS, RAMPS, AND CURB CUTS PER CIVIL DRAWINGS.

4. MASONRY
 4.1 NEW OR EXPANDED OPENING IN EXG MASONRY WALL
 A. PROVIDE NEW STEEL LINTEL. SEE ELEVATIONS & STRUCTURAL DRAWINGS.
 B. USE EXG LINTEL. VERIFY CONDITION & CAPACITY W/ STRUCTURAL DRAWINGS.
 4.2 NEW CAST STONE SILL/THRESHOLD.
 4.3 EXG MASONRY OPENING TO BE INFILLED W/ CMU AT THE INTERIOR AND BRICK AT THE EXTERIOR TO MATCH EXG HISTORIC WITH WATERTIGHT CONSTRUCTION. INSET NEW BRICK 1" BACK FROM FACE OF ADJACENT WALL.
 4.4 TUCKPOINT BRICK AS SHOWN ON EXTERIOR ELEVATIONS AND PER SHPO NARRATIVE.
 4.5 REPLACE DAMAGED/MISSING BRICK AS SHOWN ON EXTERIOR ELEVATIONS AND PER SHPO NARRATIVE.

5. METALS
 5.1 NEW EXTERIOR STEEL STAIR AND LANDING. SEE DETAILS

ON A3.10 AND STRUCTURAL DRAWINGS.
 5.2 NEW STEEL STRUCTURE/REINFORCING PER STRUCTURAL DRAWINGS. ALL NEW AND EXG STEEL TO BE PAINTED BLACK.
 5.3 NEW CONTINUOUS STEEL PIPE HANDRAIL AT 36" A.F.F. AND STAIR NOSINGS, PAINTED BLACK. SEE DETAILS A3.10.
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6. WOOD, PLASTICS, AND COMPOSITES
 6.1 REPAIR EXG WOOD STAIRS AS REQ.
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 6.3 EXISTING WOOD TRUSS (ABOVE). SEE STRUCTURAL DRAWINGS

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 7.1 NEW DARK BRONZE PRE-FINISHED GUTTER & DOWNSPOUT. SEE EXTERIOR ELEVATIONS. TIE INTO EXISTING SEWER SYSTEM.
 7.2 PROVIDE PRE-MANUFACTURED CAST IRON BOOT AT BASE OF DOWNSPOUT.
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8. OPENINGS
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 8.6 NEW OVERHEAD DOOR TRACK OR COILING DOOR HOUSING (ABOVE). SHOWN F.R.O.

9. FINISHES

10. SPECIALTIES
 21.1 APPROX LOCATION OF FDC CONNECTION - COORDINATE W/ FIRE DEPT.

21. FIRE SUPPRESSION

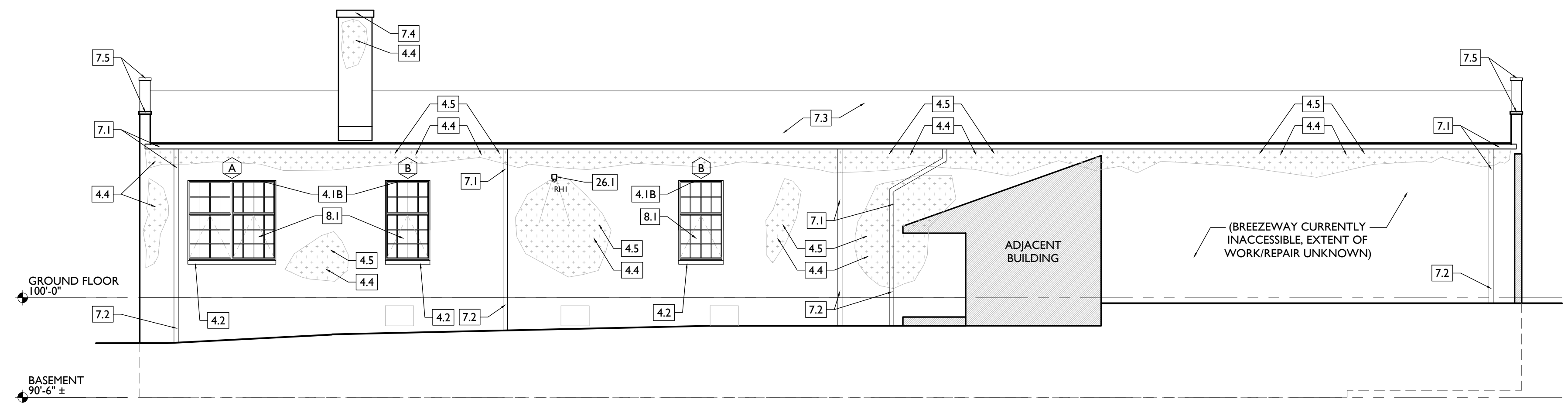
22. PLUMBING

23. HEATING, VENTILATING, AND AIR CONDITIONING

26. ELECTRICAL
 26.1 NEW EXTERIOR LIGHTING. NO EXPOSED CONDUIT ON FACE OF BUILDING.

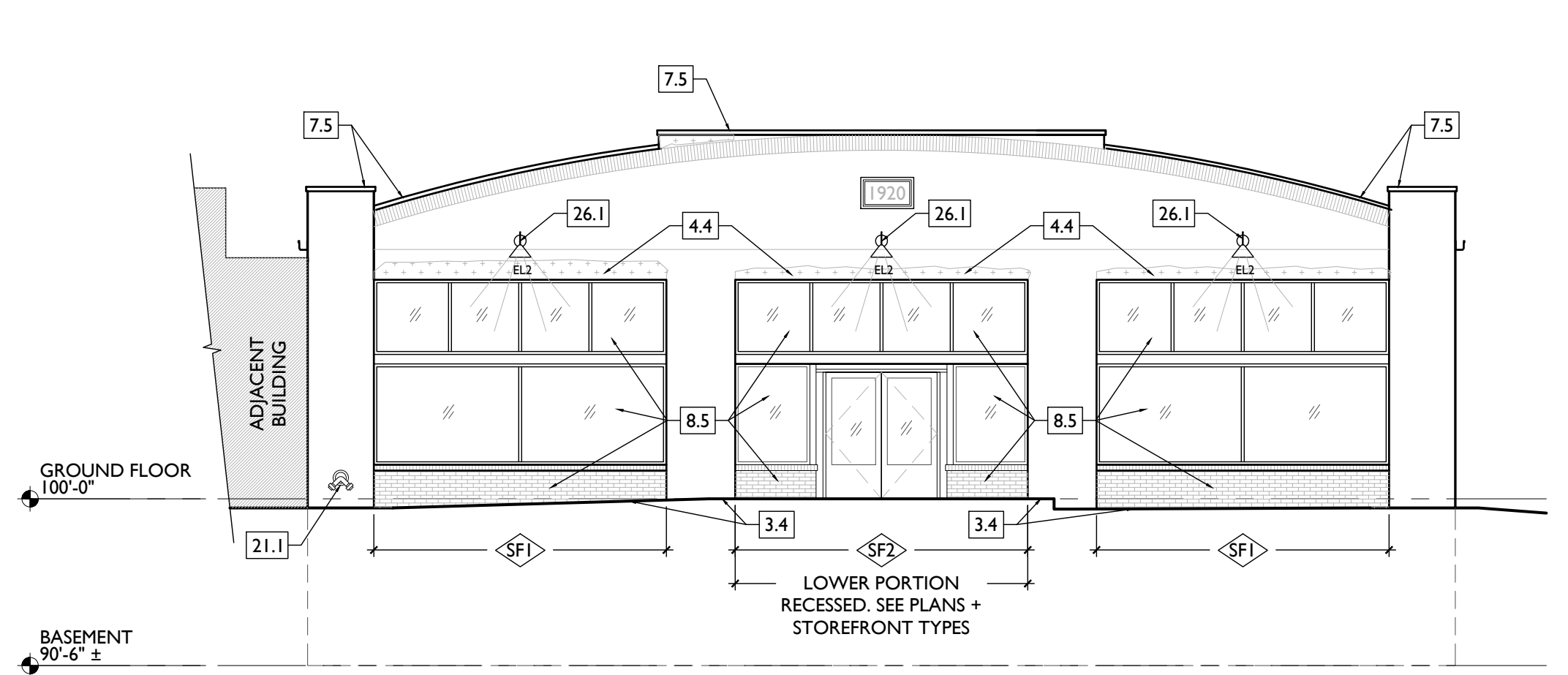
NEW WORK GRAPHIC KEY:

- 2 PARTITION TYPE - SEE A6.00.
- 4 KEYNOTE.
- EXISTING WALL
- NEW PARTITION WALL
- NEW MASONRY WALL
- OBJECT OVERHEAD.
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- EMERGENCY EGRESS EXIT.
- SG OPG CONTAINS SAFETY GLAZING.
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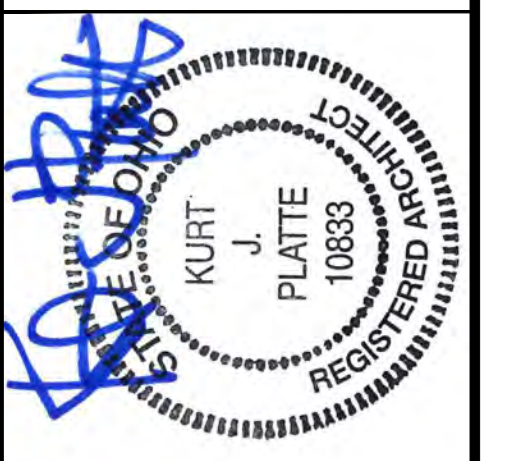
SCALE: 1/8" = 1'-0"

PROPOSED ELEVATION - WEST 2



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

PROPOSED ELEVATION - SOUTH 1



KURT PLATTE 10833
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Revisions

Design Team:
 AS, MR
 Drawn by:
 AS, MR

PROPOSED PROJECT:
 RENOVATION FOR
223 E. MAIN ST.
 VAN WERT, OH 45891
 VAN WERT REDEVELOPMENT, PHASE 2

Job No: 22013 11.14.2022

A2.10

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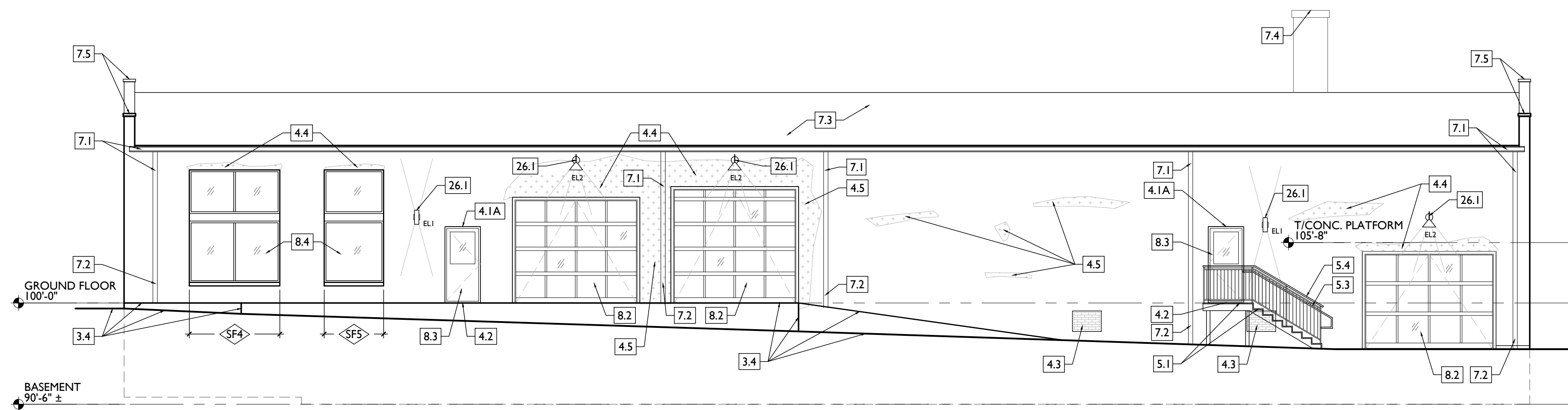
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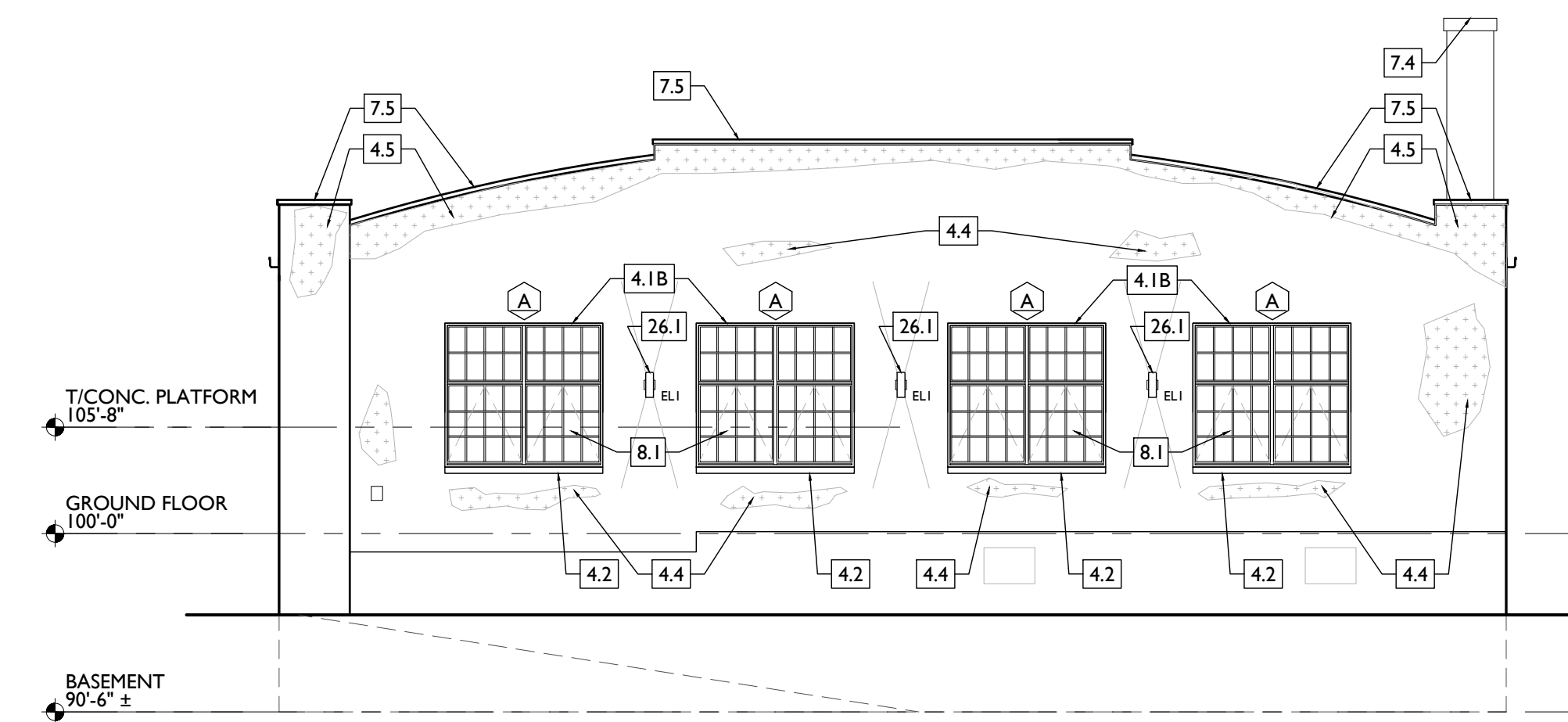
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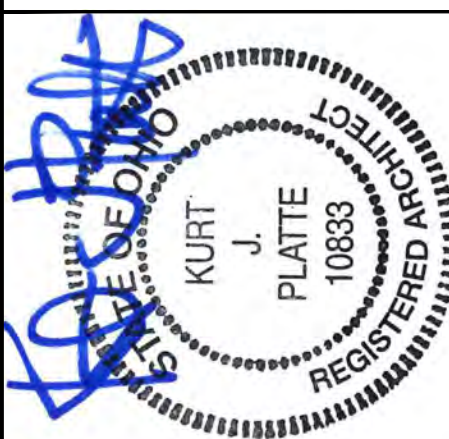
SCALE: 1/8" = 1'-0"

PROPOSED ELEVATION - EAST 2



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

PROPOSED ELEVATION - NORTH 1



KURT PLATTE 10833
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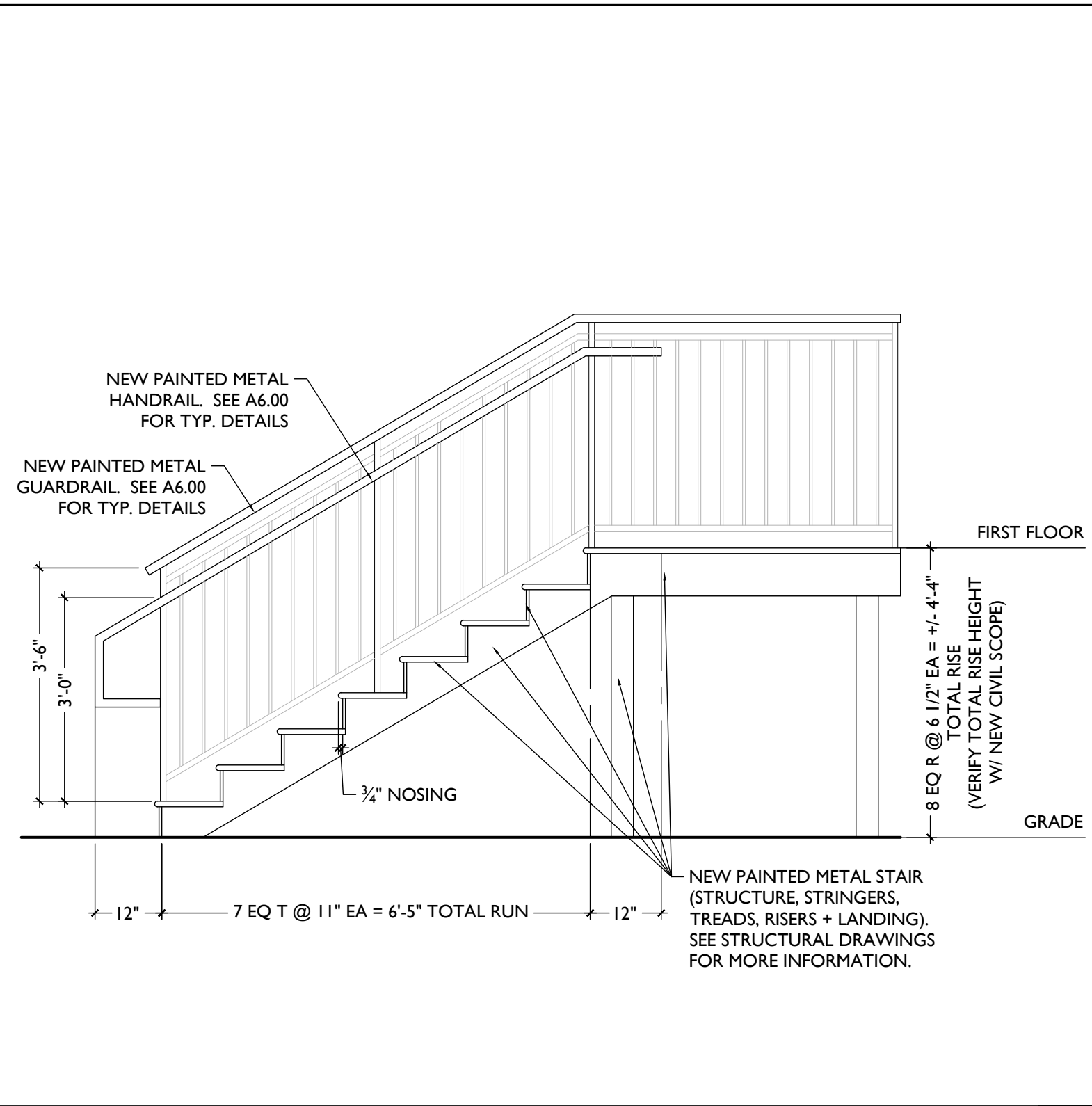
Revisions

Design Team:
 AS, MR
 Drawn by:
 AS, MR

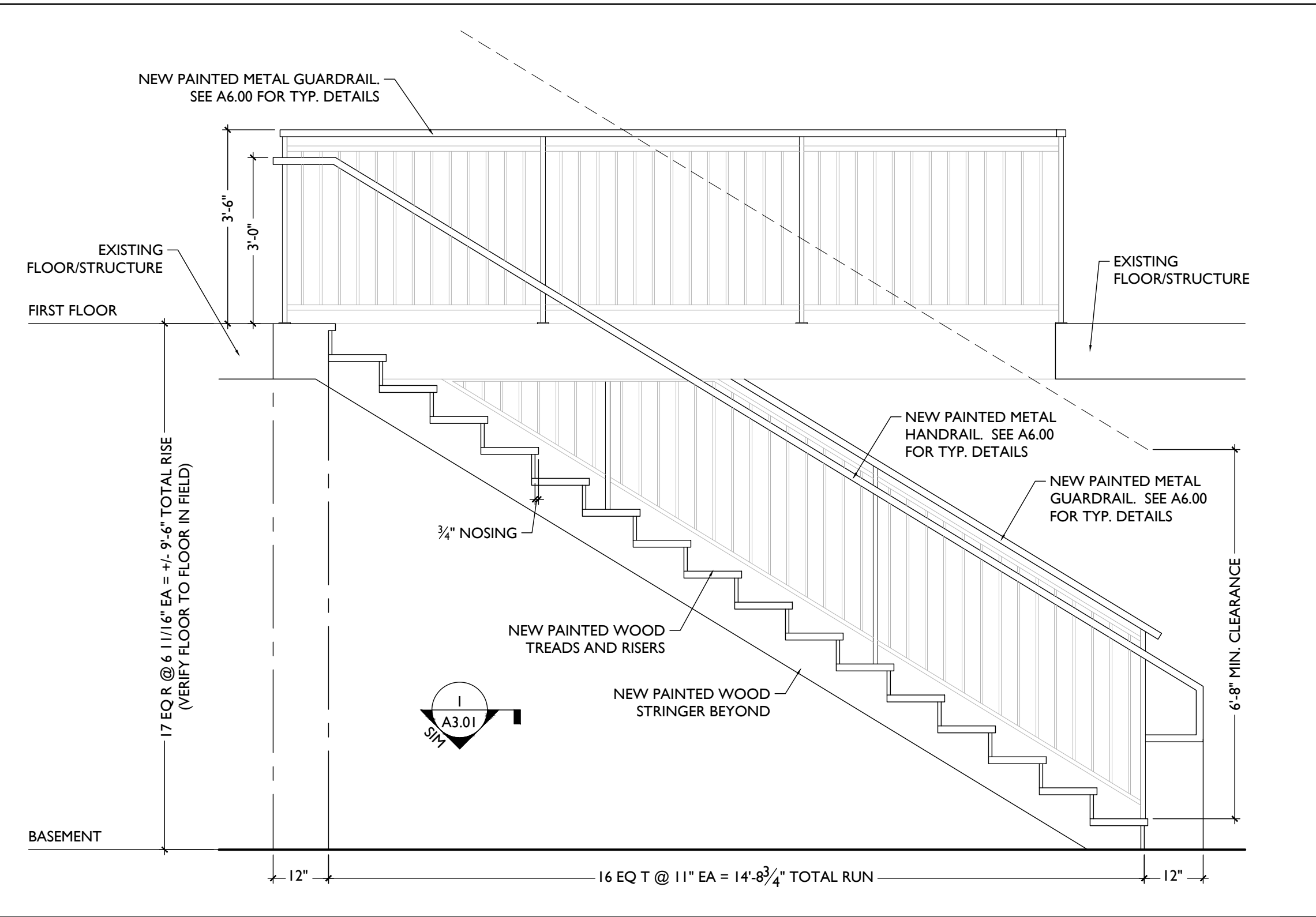
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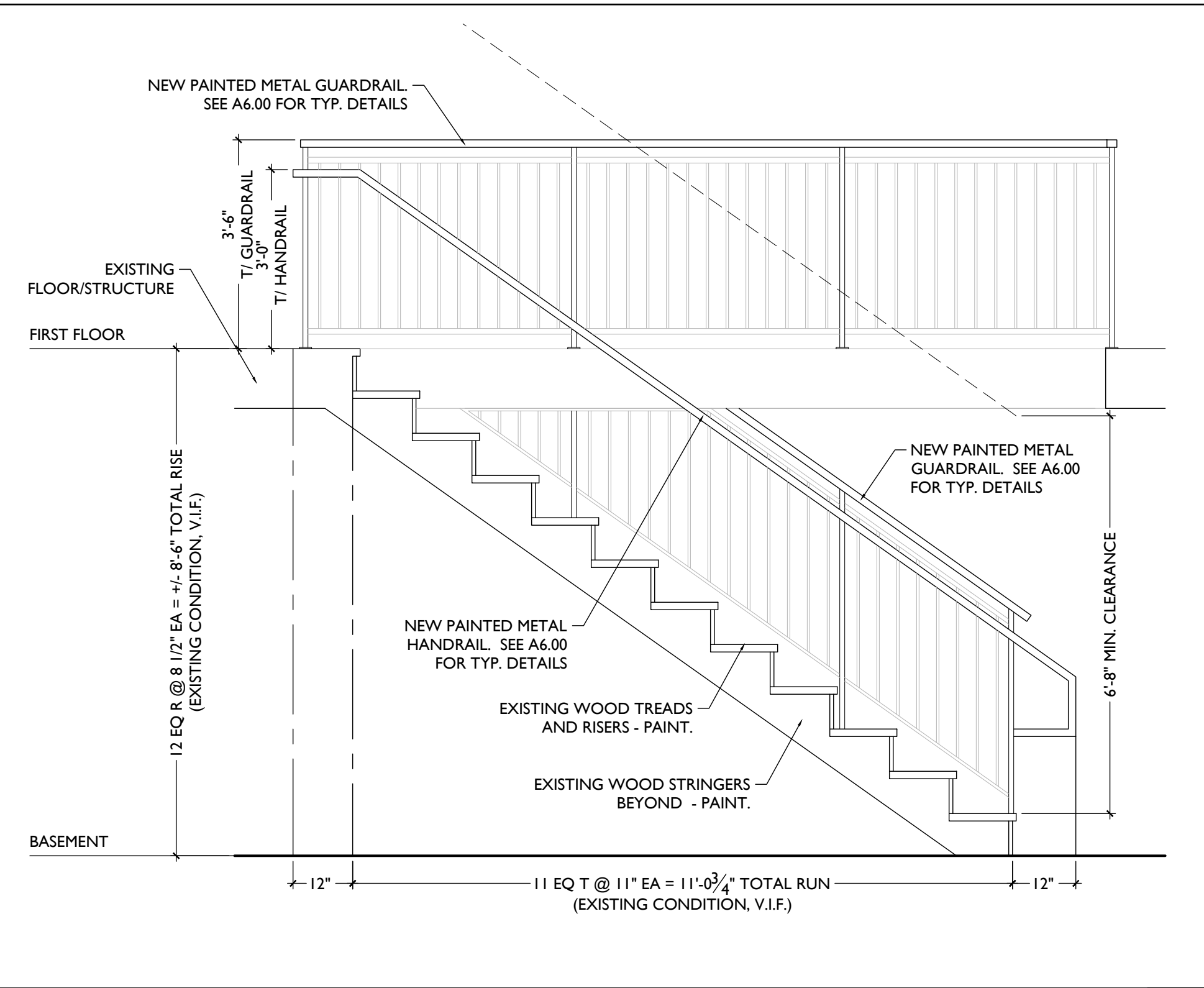
A2.11



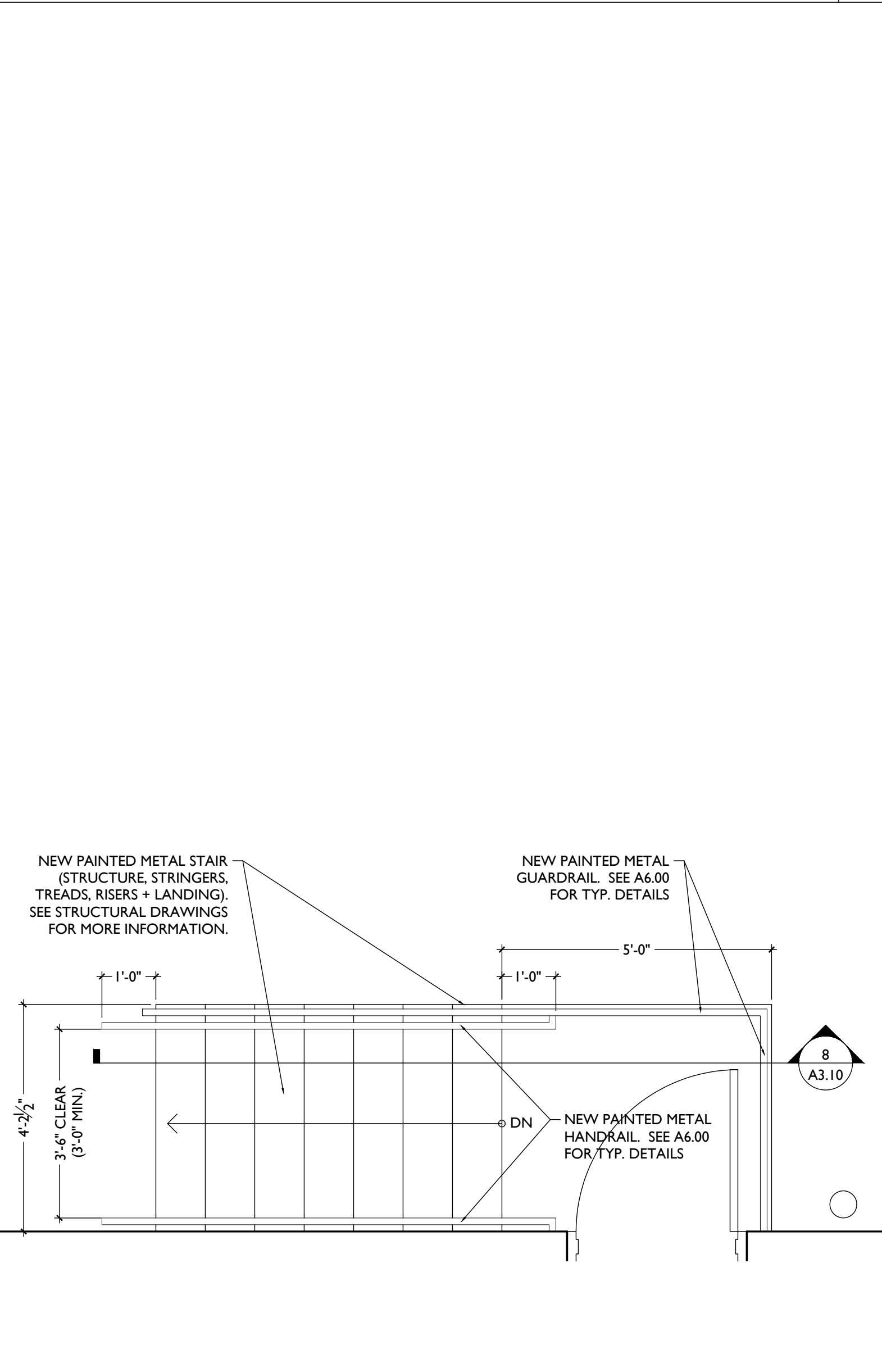
NEW EXTERIOR STAIR - SECTION 8



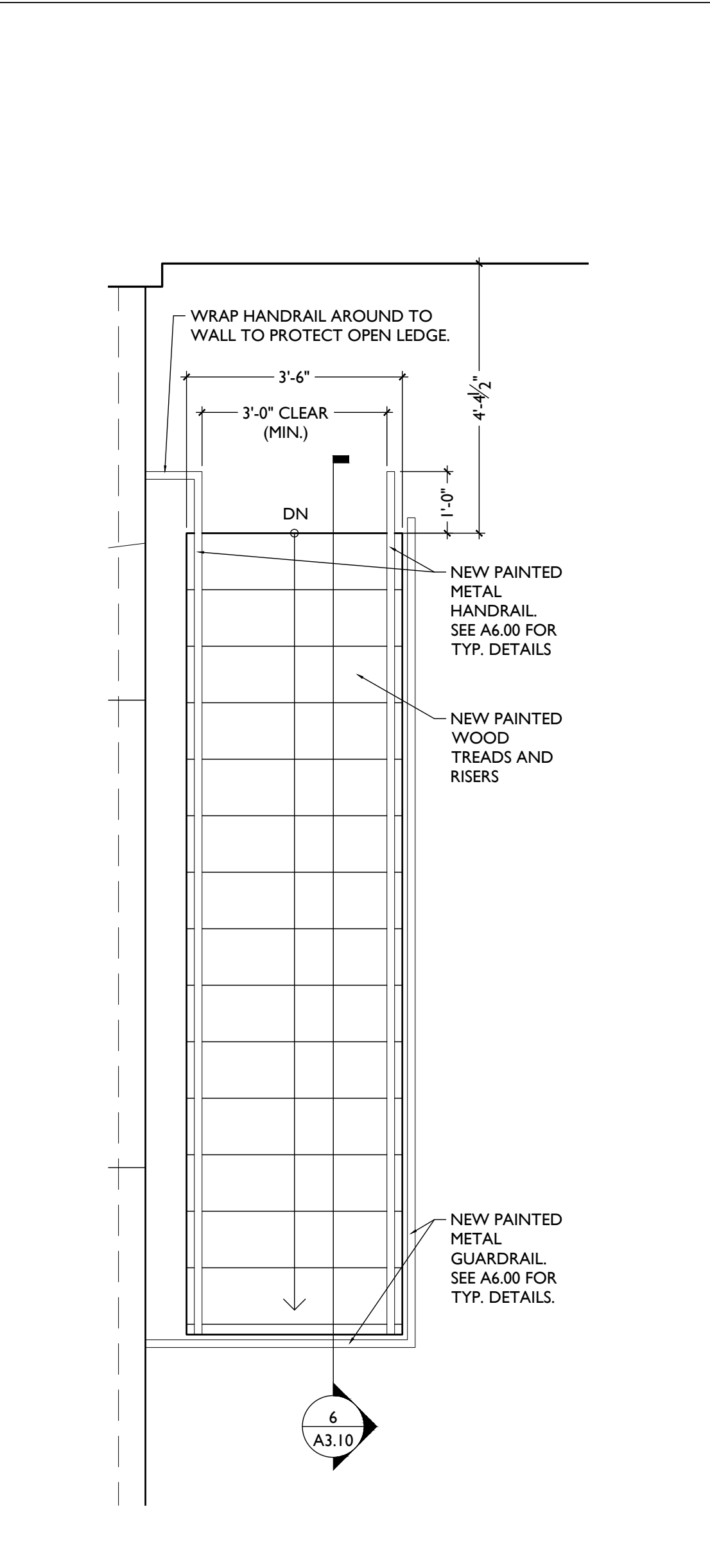
NEW INTERIOR STAIR - SECTION 6



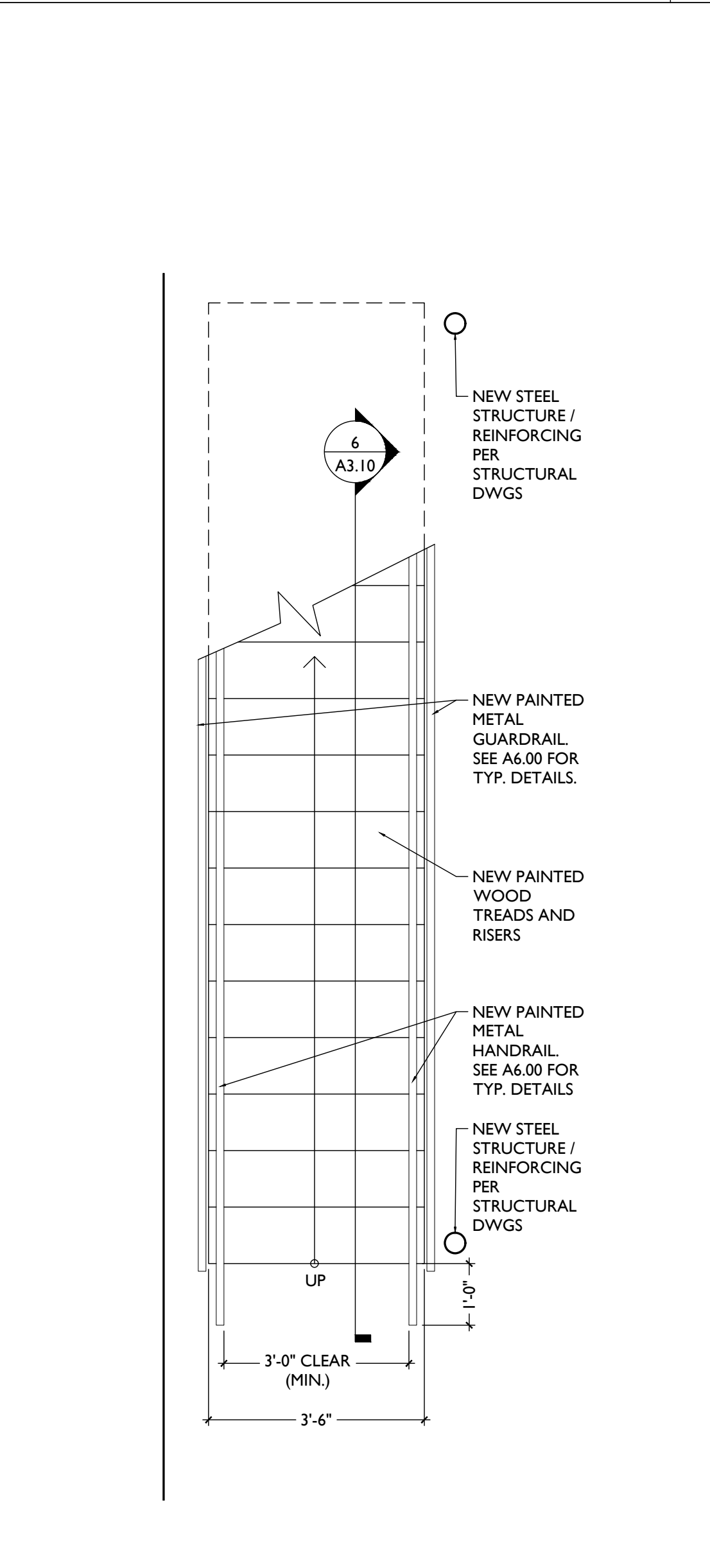
EXISTING STAIR - SECTION 3



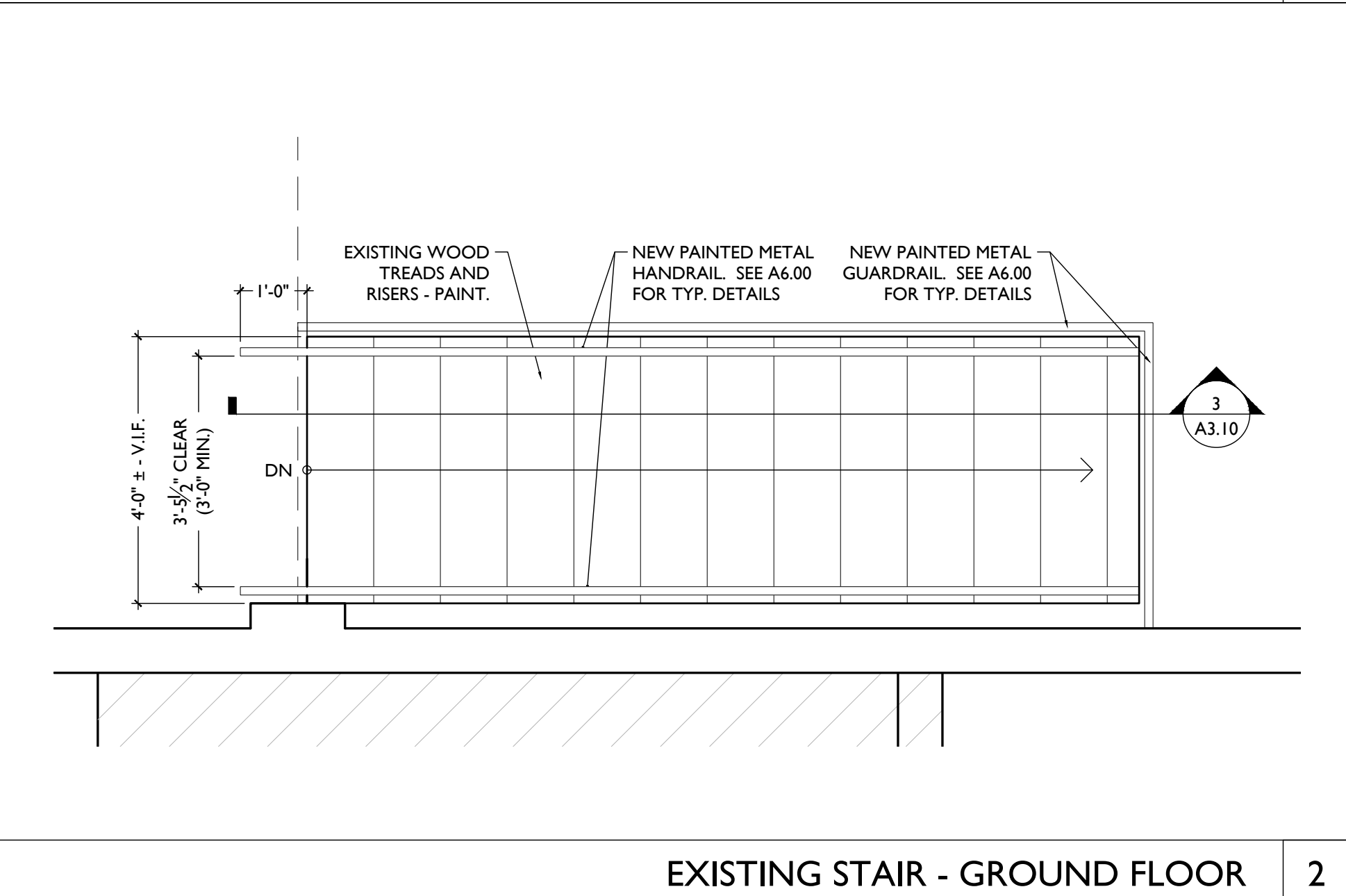
NEW EXTERIOR STAIR - GROUND FLOOR 7



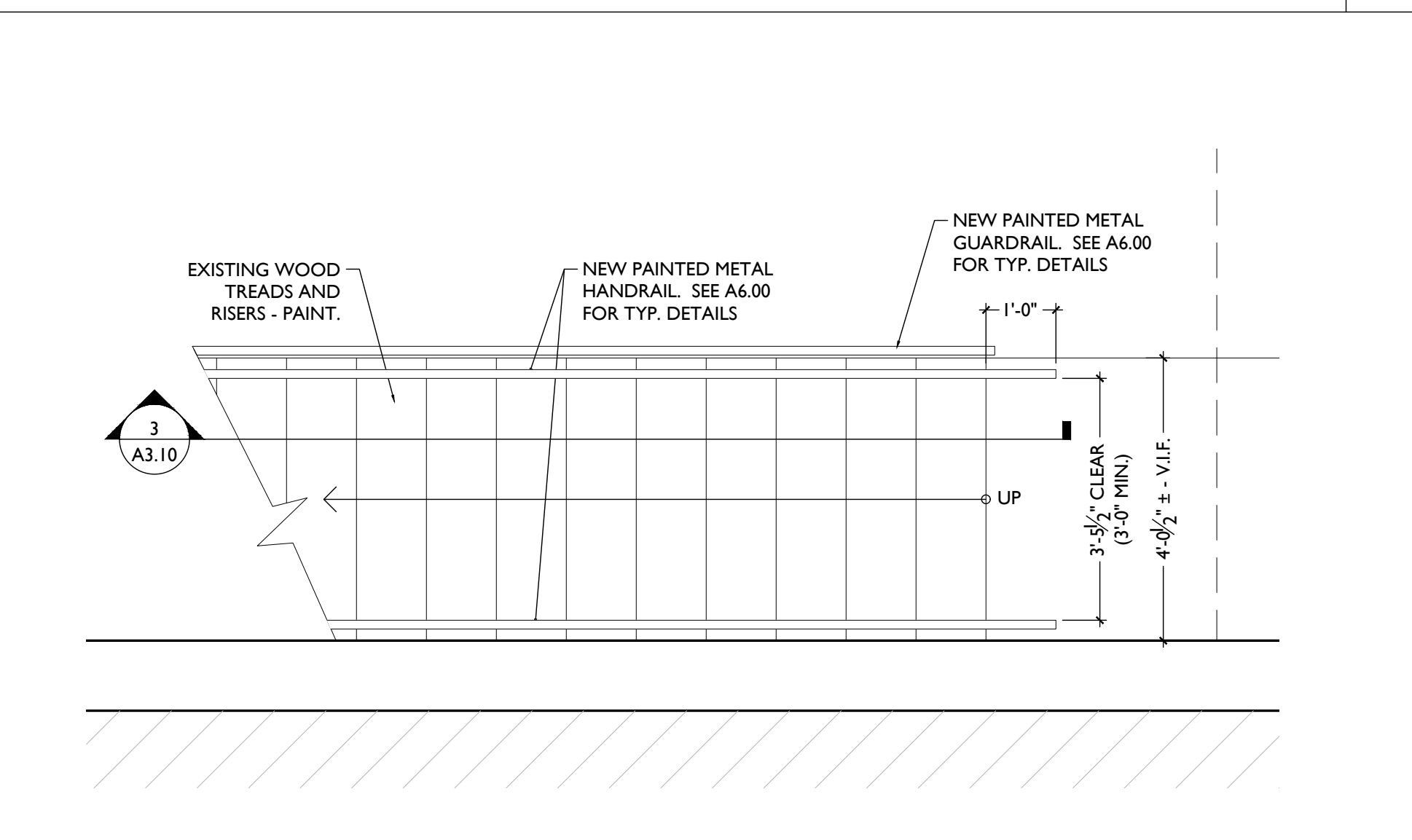
NEW INTERIOR STAIR - GROUND FLOOR 5



NEW INTERIOR STAIR - BASEMENT 4



EXISTING STAIR - GROUND FLOOR 2



EXISTING STAIR - BASEMENT 1

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

ENLARGED STAIR PLANS + SECTIONS

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KURT J. PLATTE
10833
REGISTERED PROFESSIONAL ENGINEER
STATE OF OHIO

PROPOSED PROJECT:
**RENOVATION FOR
223 E. MAIN ST.
VAN WERT, OH 45891
VAN WERT REDEVELOPMENT, PHASE 2**

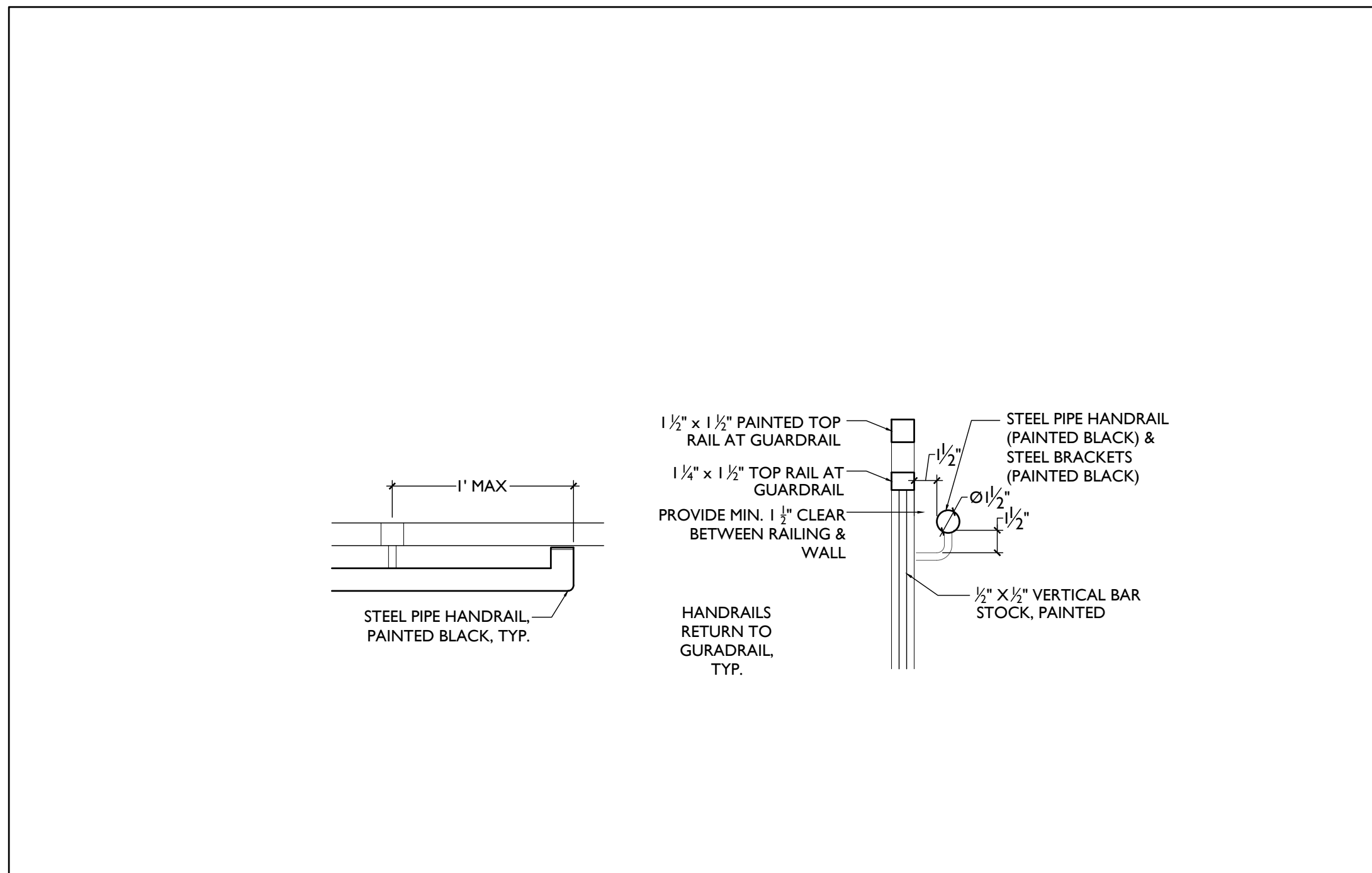
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11-11-2022 - ISSUED FOR BID AND PERMIT

Revisions

Design Team:
AS, MR
Drawn by:
AS, MR

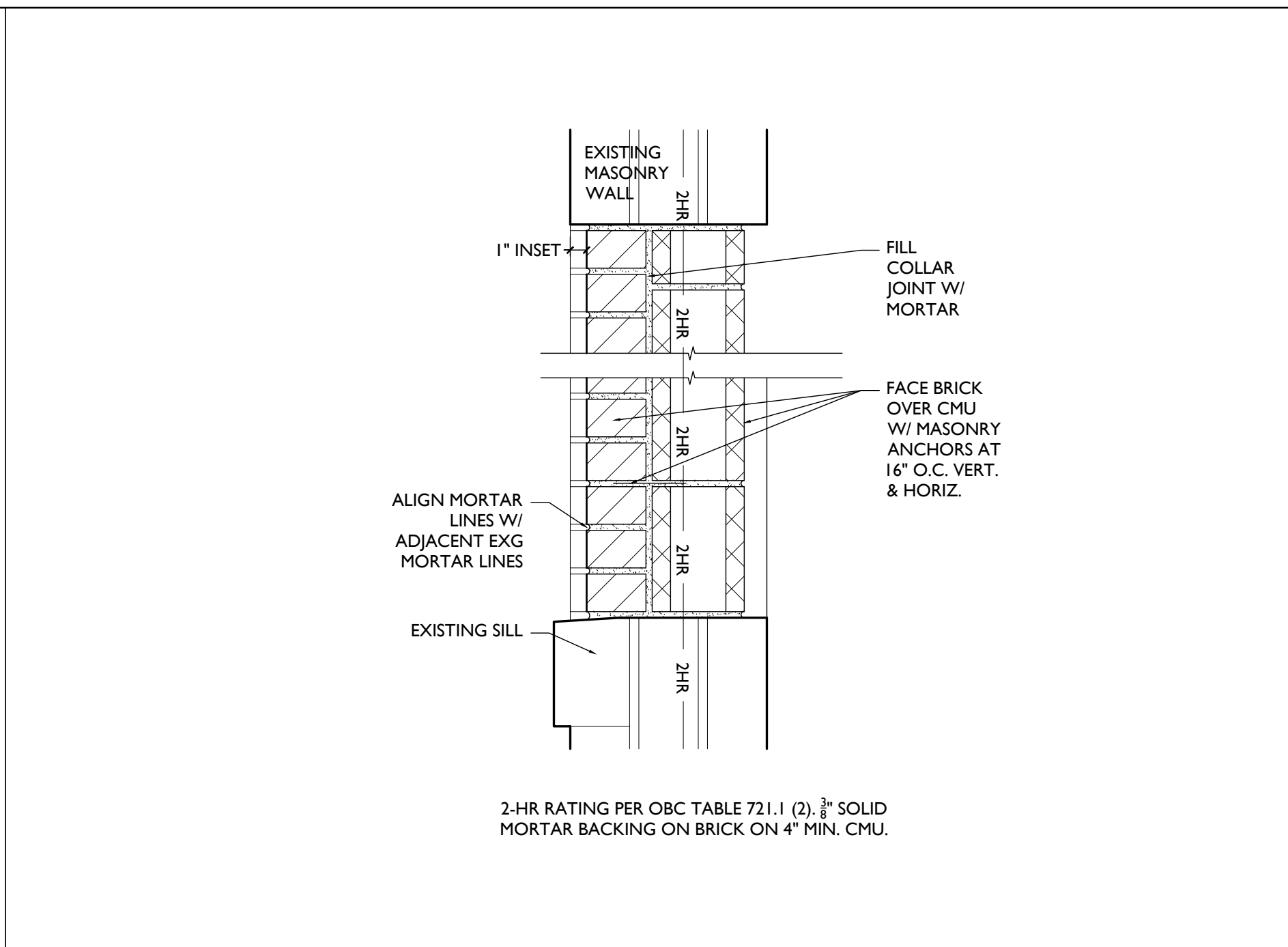
Job No: 22013 11.14.2022

A3.10



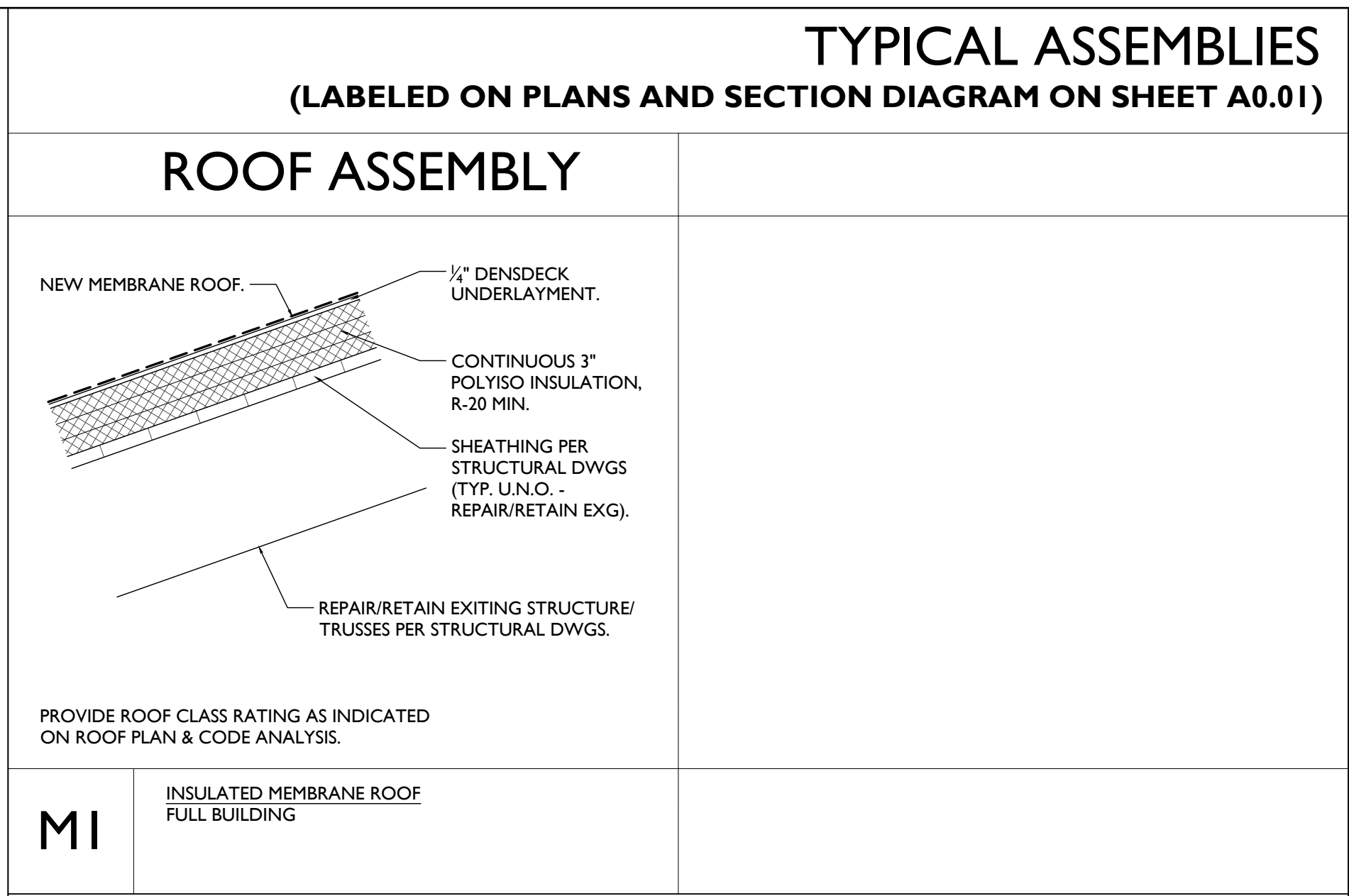
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HANDRAIL DETAIL 8



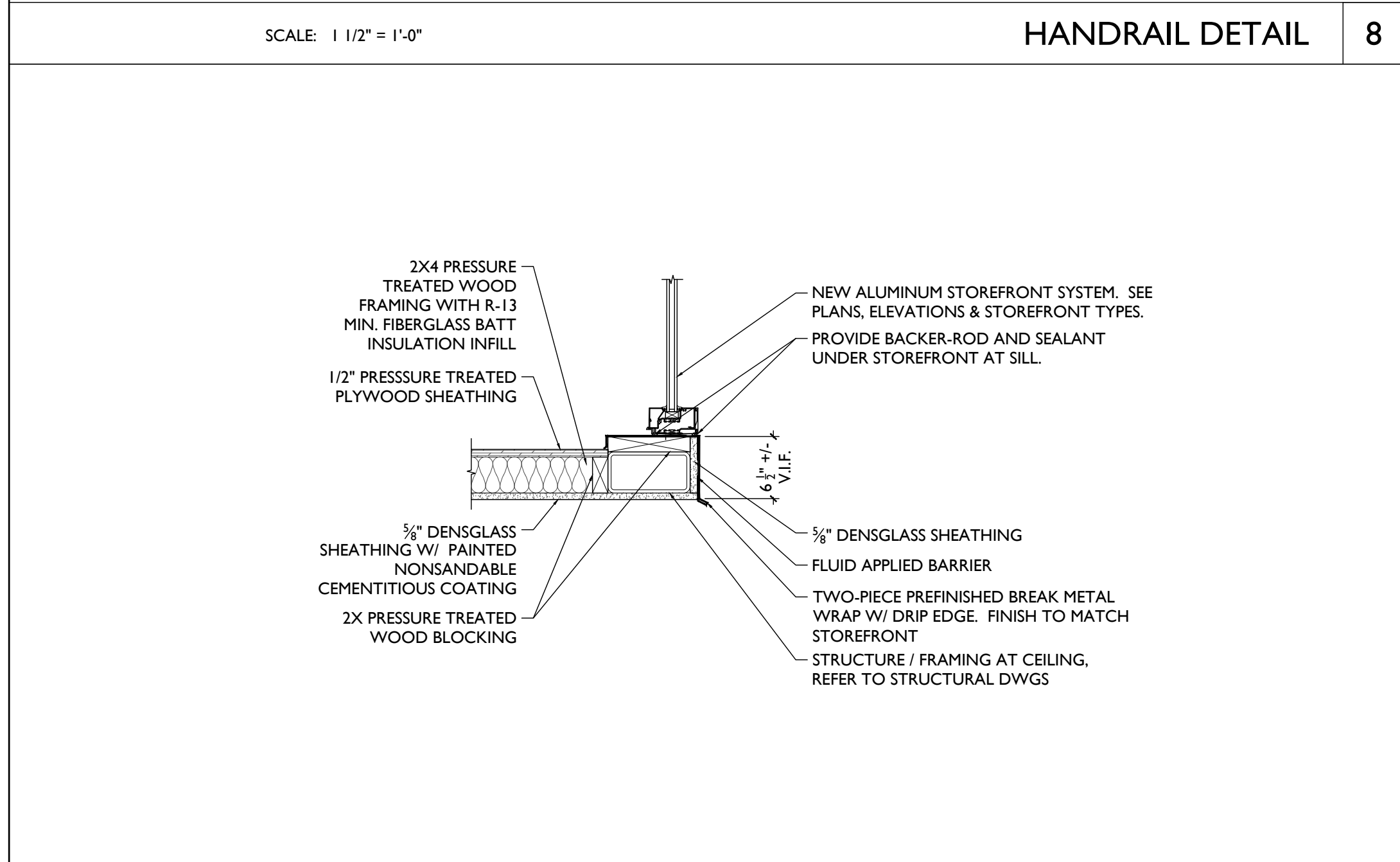
SCALE: 1 1/2" = 1'-0"

INFILL AT EXISTING OPENING 5



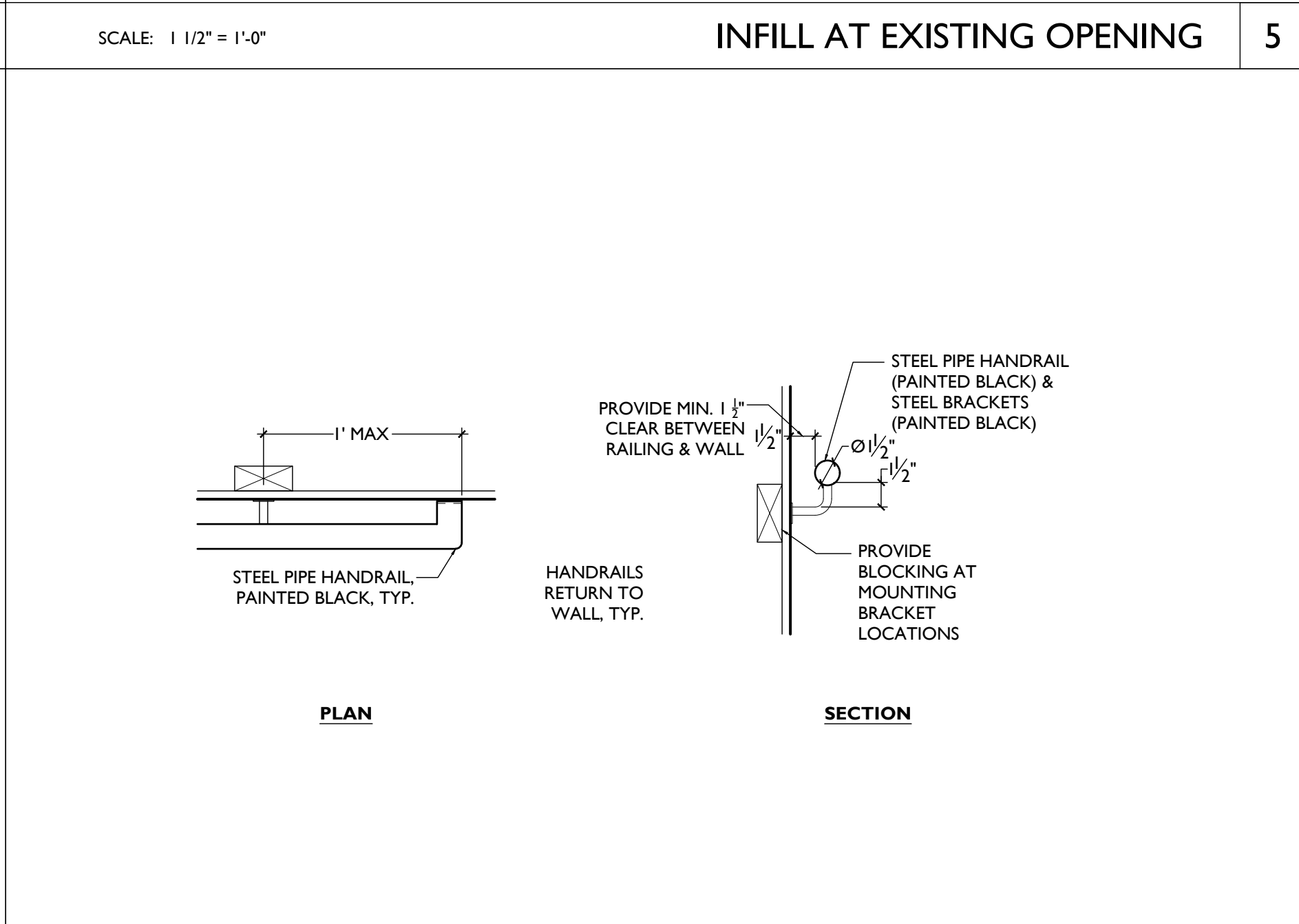
PROVIDE ROOF CLASS RATING AS INDICATED ON ROOF PLAN & CODE ANALYSIS.

MI INSULATED MEMBRANE ROOF FULL BUILDING



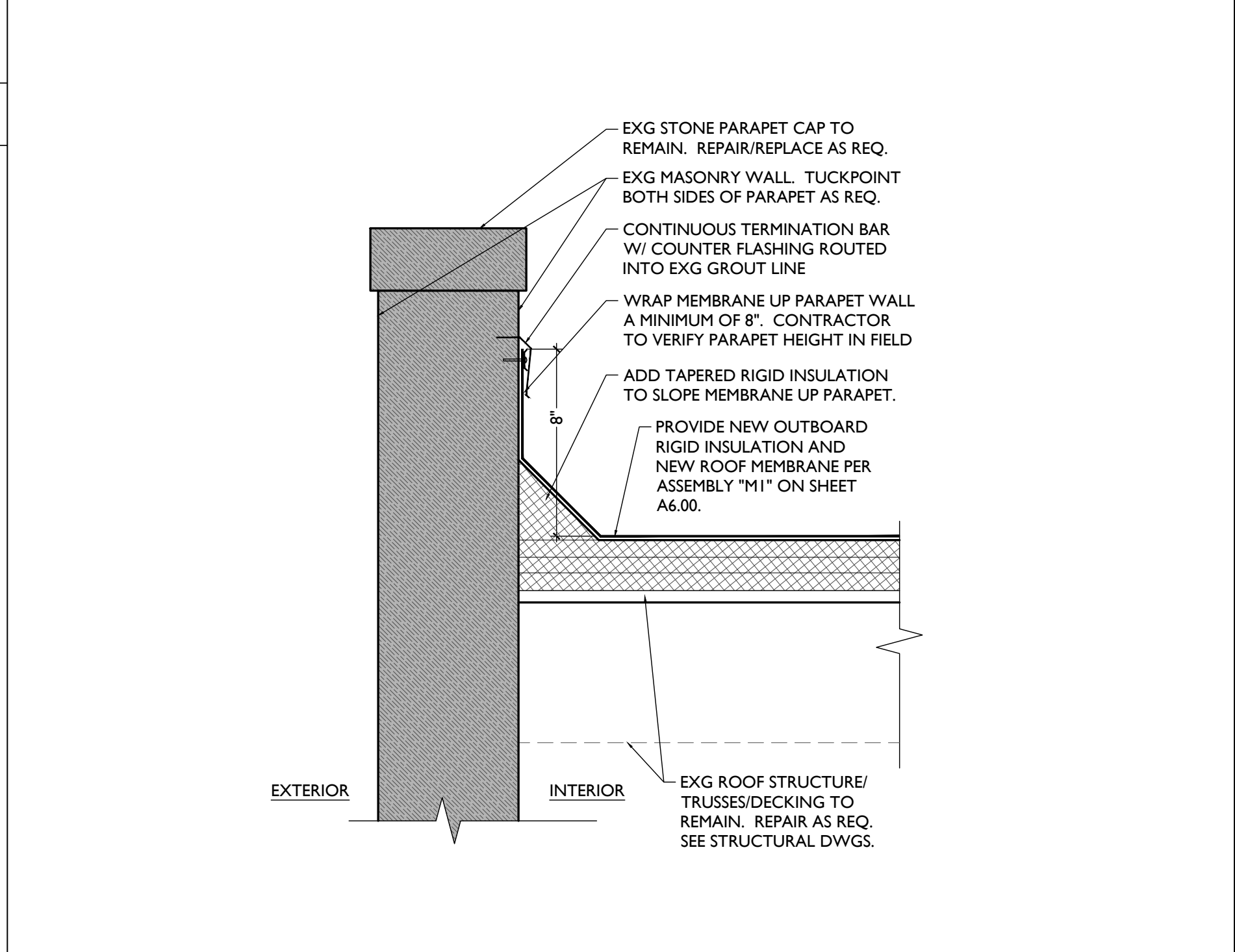
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NEW STOREFRONT 7



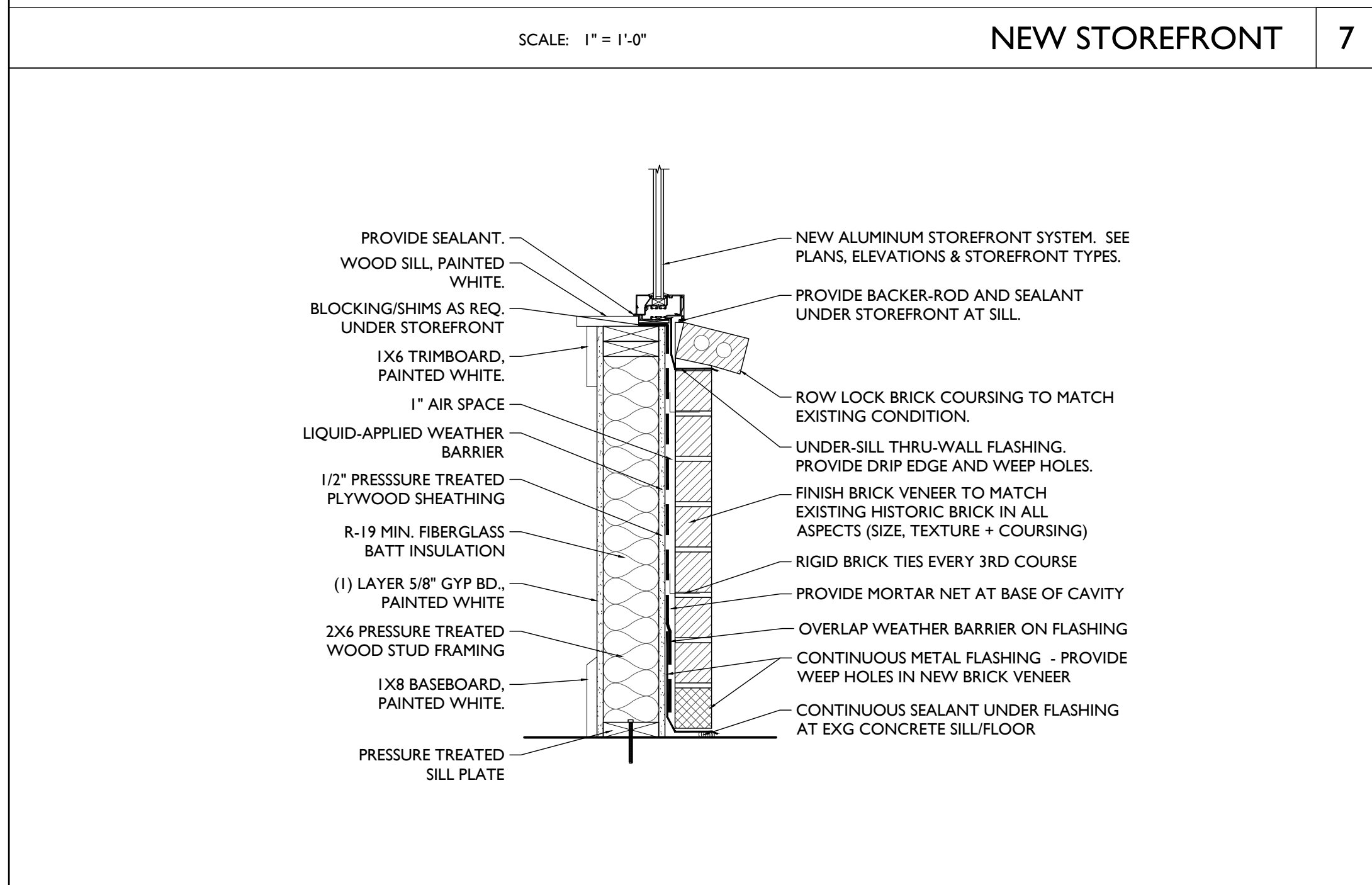
SCALE: 1 1/2" = 1'-0"

HANDRAIL DETAIL 4



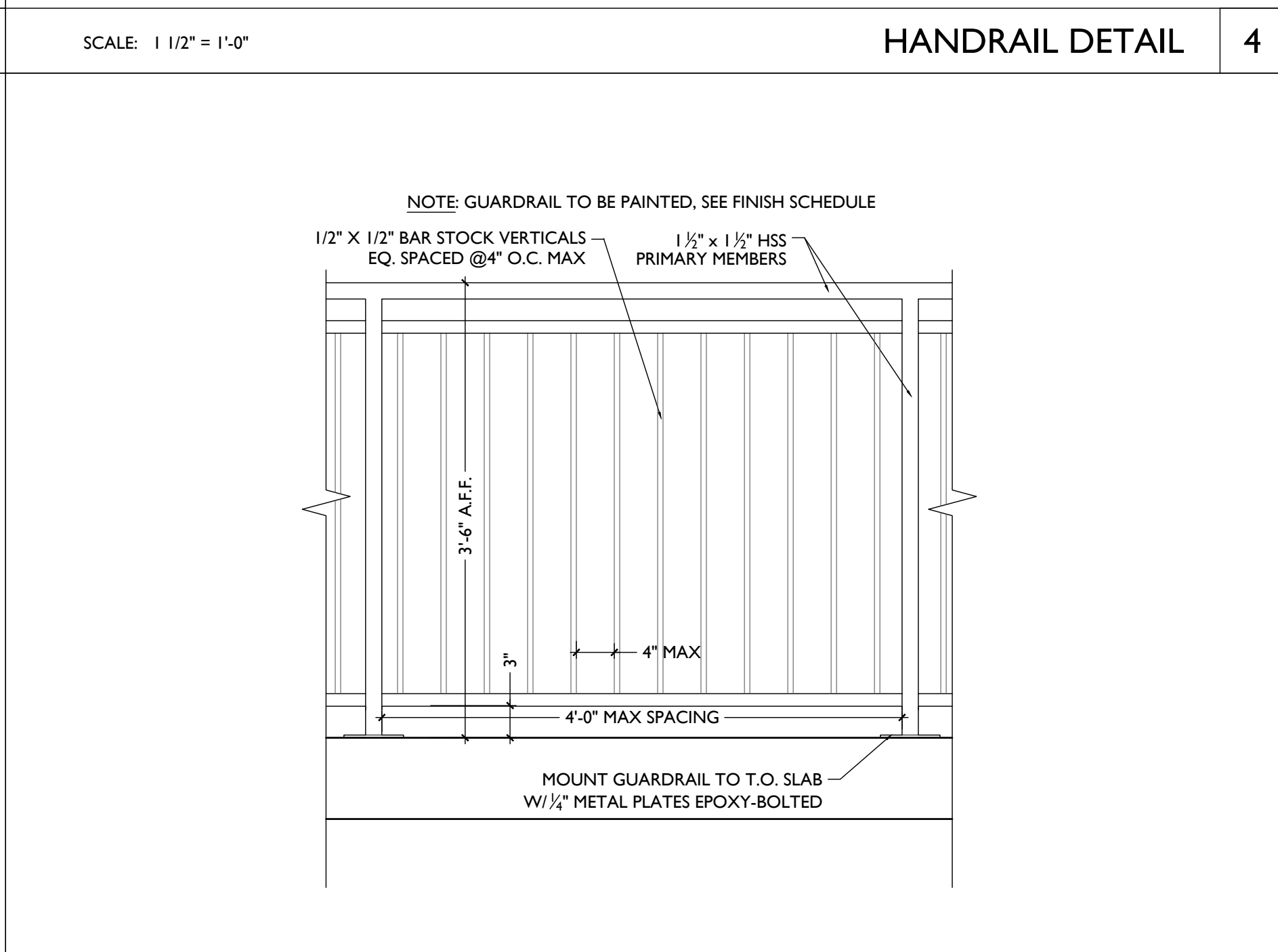
SCALE: 1 1/2" = 1'-0"

ROOF DETAIL AT PARAPET 2



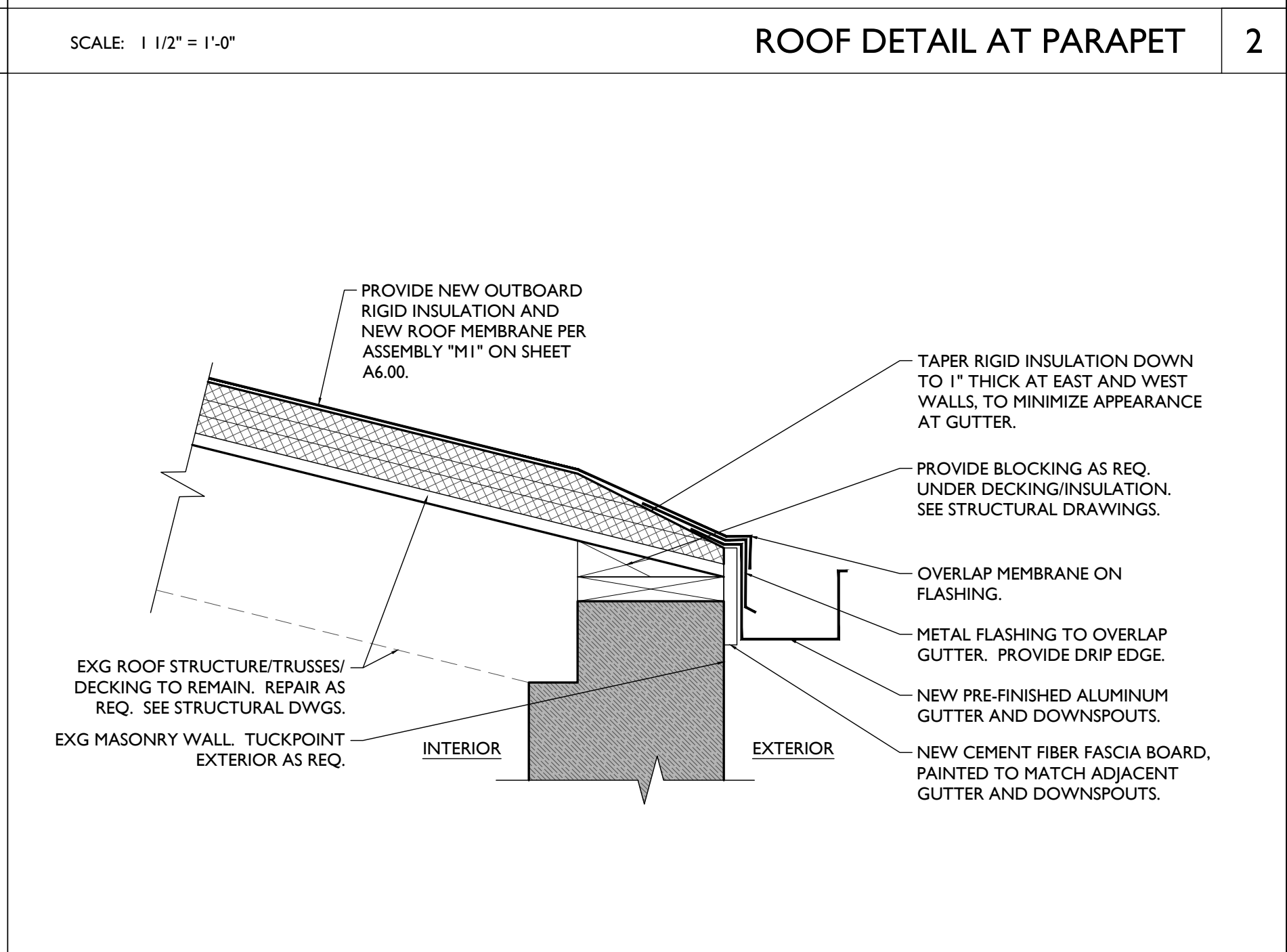
SCALE: 1" = 1'-0"

NEW STOREFRONT 6



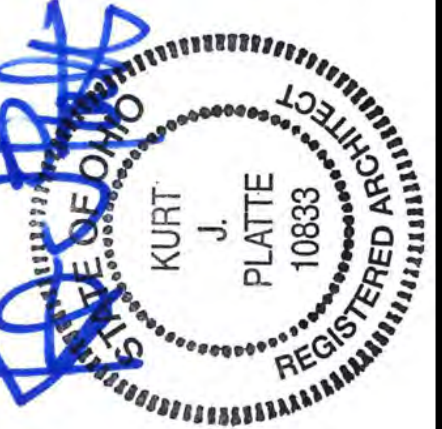
SCALE: 1" = 1'-0"

GUARDRAIL DETAIL 3



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

ROOF DETAIL AT GUTTER ASSEMBLIES & DETAILS 1



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DOOR SCHEDULE

DOOR #	DOOR							FRAME		HDW	REMARKS	
	WIDTH	HEIGHT	TYPE	MAT'L	GLAZG	PANELS	FINISH	TYPE	FINISH	TYPE	RATING	NOTES
001	3'-0" (x2)	V.I.F.	NEW	A/SF	3/4G	0P	FF	SF2	FF	H01	--	
002	3'-0"	7'-0"	NEW	HM	1/2G	0P	PT	F1	PT	H02	--	VERIFY DOOR FRAME HEAD HEIGHT EITHER 2" OR 4" (7'-2" OR 7'-4" OVERALL)
003	3'-0"	7'-0"	NEW	HM	1/2G	0P	PT	F1	PT	H02	--	
004	EXG	EXG	EXG	---	---	---	---	---	---	---	---	TO REMAIN
005	EXG	EXG	EXG	---	---	---	---	---	---	---	---	TO REMAIN

HARDWARE SCHEDULE

HDWR	M	DESCRIPTION
EXTERIOR COMMERCIAL DOORS		
H01	EXTERIOR STOREFRONT DOOR AT COMMERCIAL SPACE	<ul style="list-style-type: none"> PART OF STOREFRONT SYSTEM; COORDINATE WITH STOREFRONT SYSTEM AND ELEVATIONS INSIDE KEYLOCK W/ SINGLE ACTION LEVER RELEASE MECHANISM RELEASES DEADBOLT WHEN INTERIOR HANDLE IS TURNED. MEETS EMERGENCY EGRESS REQUIREMENT. CONTINUOUS HINGES (1) CLOSER FINISH TO MATCH ADJACENT STOREFRONT FINISHES
H02	EXTERIOR COMMERCIAL DOOR	<ul style="list-style-type: none"> ENTRY LOCKSET OUTSIDE KEYLOCK (LOCKED FROM OUTSIDE) LEVER HANDLES INSIDE KEYLOCK W/ SINGLE ACTION LEVER RELEASE MECHANISM RELEASES DEADBOLT WHEN INTERIOR HANDLE IS TURNED. MEETS EMERGENCY EGRESS REQUIREMENT. 1-1/2 PAIR HINGES (1) CLOSER

NOTES:
 1. ALL HARDWARE TO HAVE MATTE BLACK FINISH.
 2. ALL HARDWARE TO BE AS SPECIFIED OR APPROVED EQUAL.
 3. COORDINATE KEYING REQUIREMENTS WITH OWNER'S CONSTRUCTION MANAGER.
 4. PROVIDE DOOR CLOSERS WITH FULL COVER.
 5. ON 8' DOORS, PROVIDE ADDITIONAL HINGE. ON DOORS UP TO 3 FEET WIDE, HINGES TO BE 4-1/2" X 4-1/2". DOORS WIDER THAN 3 FEET TO HAVE 5" X 4-1/2" HINGES.
 6. PROVIDE DOOR STOPS AT ALL DOORS.

CALL OUT LEGENDS

DOOR TYPES			
TYPE	MATERIAL	GLAZING	PANELS
N	NEW	EXG EXG TO REMAIN	0G NO GLAZING
H	HISTORIC (EXG)	HM HOLLOW METAL	1/2G 1/2 LITE
2N	DOUBLE NEW	SF STOREFRONT	3/4G 3/4 LITE

TYPE	MATERIAL	GLAZING	PANELS
XX	XX	XXX	XXX

EXAMPLE
 N | HM | 1/2G | 0P | NEW HOLLOW METAL HALF LITE FLUSH DOOR

DOOR FINISHES (ALSO SEE A4.00 AND A8.00-8.01)	
FF	DOOR TO BE FACTORY FINISHED AS PART OF NEW STOREFRONT SYSTEM. SEE STOREFRONT TYPES ON A6.12.
PT	AT EXTERIOR DOORS. SEE EXTERIOR PAINT SCHEDULE ON A8.00-A8.01.

FRAME TYPES (ALSO SEE A6.11)	
F1	NEW HOLLOW METAL FRAME/TRIM
F2	EXG/HISTORIC FRAME/TRIM TO REMAIN

GENERAL NOTES

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

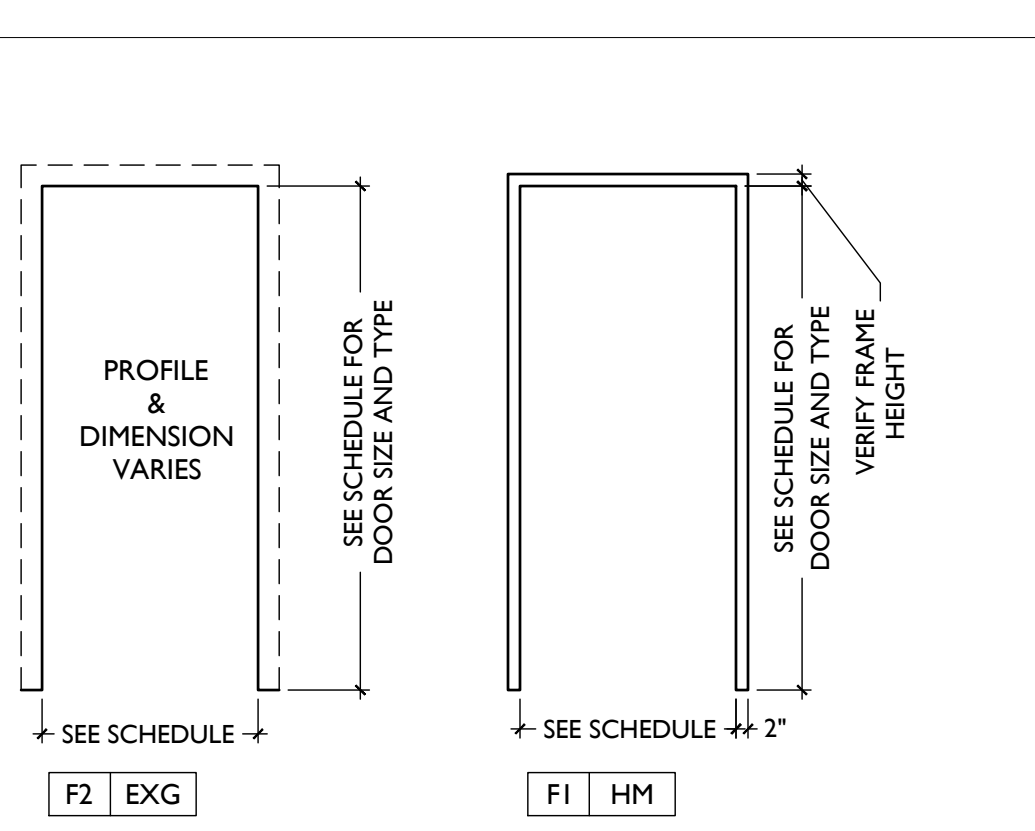
DOOR FRAMES

- FURNISH AND INSTALL ALL DOOR FRAMES AS SHOWN ON THE DRAWINGS AND IN ACCORDANCE WITH FINAL SHOP DRAWINGS AND MANUFACTURER'S DATA AND INSTRUCTIONS.
- SUBMIT SHOP DRAWINGS FOR FABRICATION AND INSTALLATION OF FRAMES. INCLUDE DETAILS OF EACH FRAME TYPE, CONDITIONS AT OPENINGS, DETAILS OF CONSTRUCTION, LOCATION, AND INSTALLATION REQUIREMENTS OF FINISH HARDWARE AND REINFORCEMENTS, AND DETAILS OF JOINTS AND CONNECTIONS. SHOW ANCHORAGE AND ACCESSORY ITEMS. PROVIDE SCHEDULE OF FRAMES USING SAME REFERENCE FOR DETAILS AND OPENINGS AS THOSE ON CONTRACT DRAWINGS.
- NEW FRAMES SHALL HAVE UL LABELS TO MATCH RATING NOTED IN DOOR SCHEDULE.
- SET AND BRACE ALL DOOR FRAMES. FRAMES SHALL BE PREPARED FOR HARDWARE PER TEMPLATES FURNISHED BY HARDWARE SUPPLIER.
- COORDINATE LOCATIONS FOR OTHER TRADES TO BUILD IN THEIR WORK AS REQUIRED.

DOORS

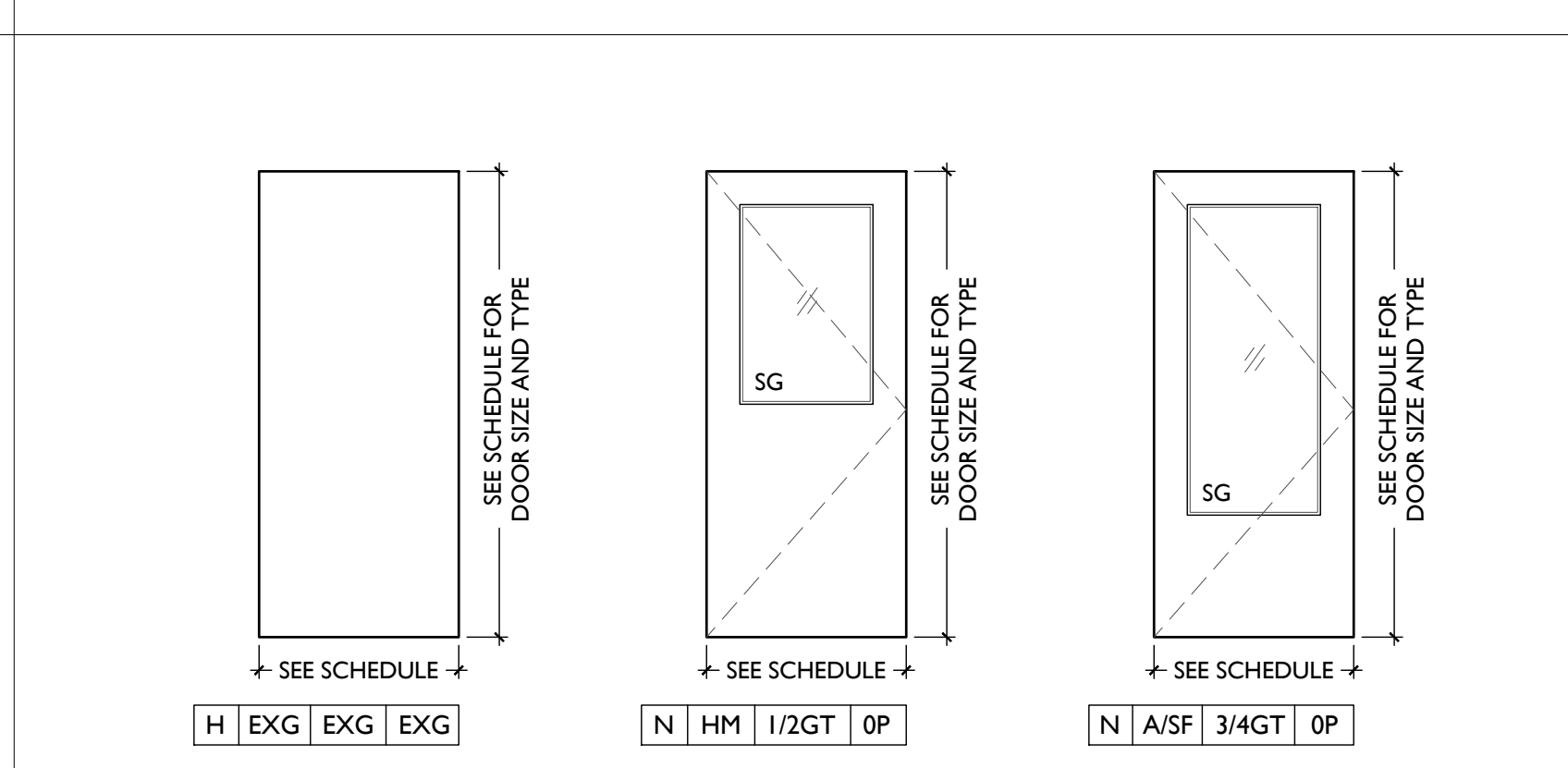
- FURNISH AND INSTALL ALL DOORS AS SHOWN ON THE DRAWINGS AND IN ACCORDANCE WITH FINAL SHOP DRAWINGS AND MANUFACTURER'S DATA AND INSTRUCTIONS.
- SUBMIT DOOR MANUFACTURER'S PRODUCT DATA SPECIFICATIONS AND INSTALLATION INSTRUCTIONS FOR EACH TYPE OF DOOR. PROVIDE SCHEDULE OF DOORS USING SAME REFERENCE FOR DETAILS AND OPENINGS AS THOSE ON CONTRACT DRAWINGS.
- EXTERIOR DOORS TO BE INSULATED, THERMALLY BROKEN WITH WEATHERSTRIPPING, AND PROVIDED WITH ACCESSIBLE THRESHOLD.
- GLAZING IN DOOR LITES AND SIDE LITES SHALL BE CLEAR SAFETY GLASS, 1/4" THICKNESS, UNLESS OTHERWISE NOTED. WIRED GLASS, IS NOT ALLOWED. GLASS FRAMES IN DOORS SHALL HAVE FLUSH STOPS.
- FIT DOORS TO FRAMES WITH MINIMUM UNIFORM CLEARANCES AND BEVELS. DOORS SHALL BE PREPARED FOR HARDWARE AS REQUIRED BY HARDWARE SCHEDULE. SEAL DOOR EDGE SURFACES AFFECTED BY FITTING AND MACHINING. PROVIDE DOOR CLEARANCES SO THAT DOOR MAY FREELY MOVE ABOVE FINISH FLOOR MATERIAL.

TYPICAL FRAME TYPES

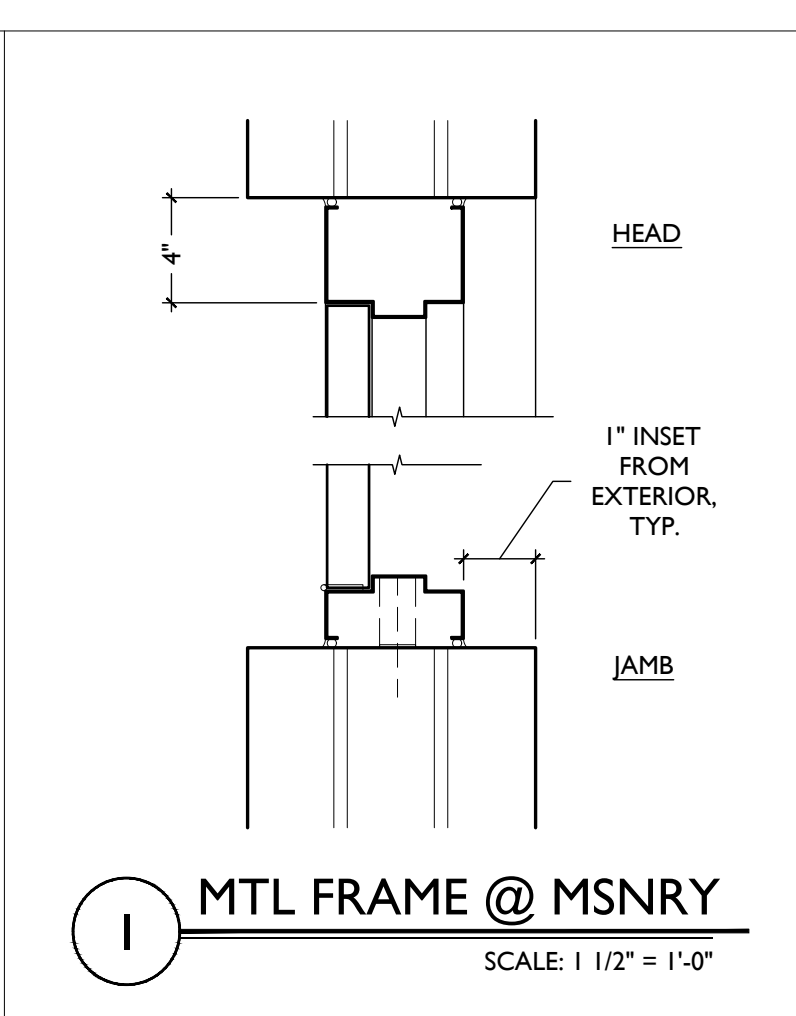


TYPICAL DOOR TYPES

SG = SAFETY GLAZING



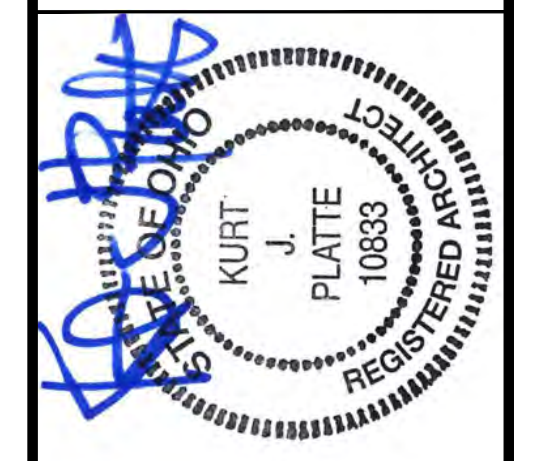
TYPICAL DOOR DETAILS



DOOR TYPES & SCHEDULE

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 Drawn by:
 AS, MR

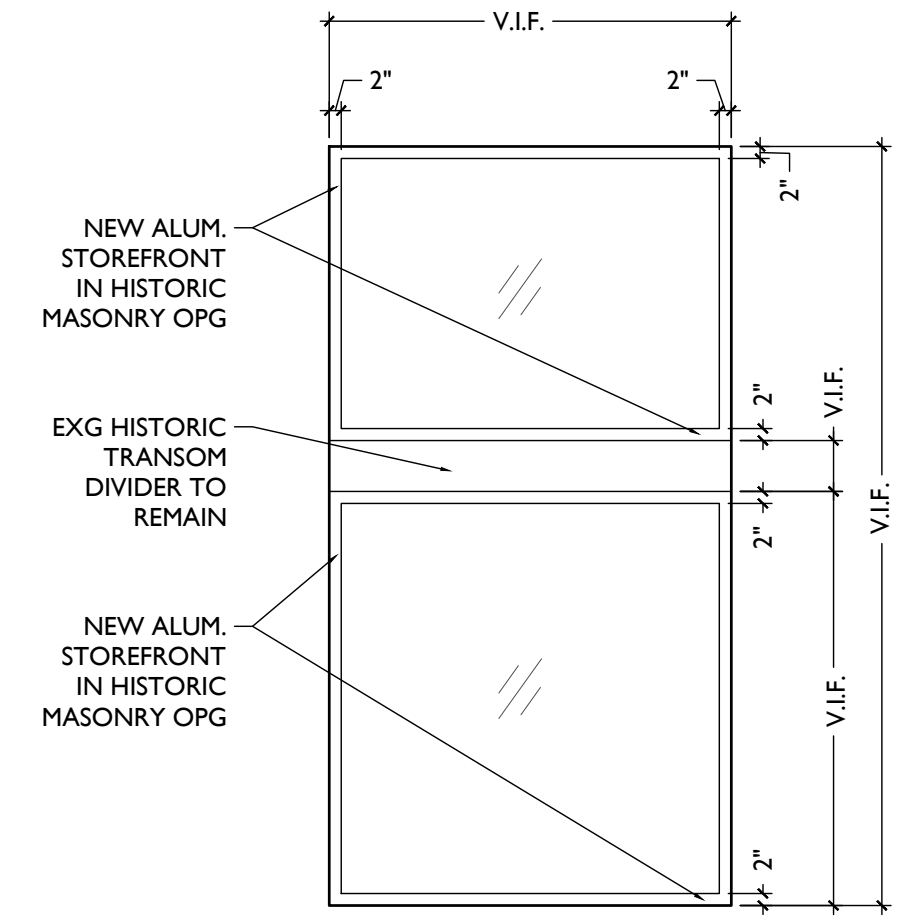
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Job No: 22013 | 11.14.2022

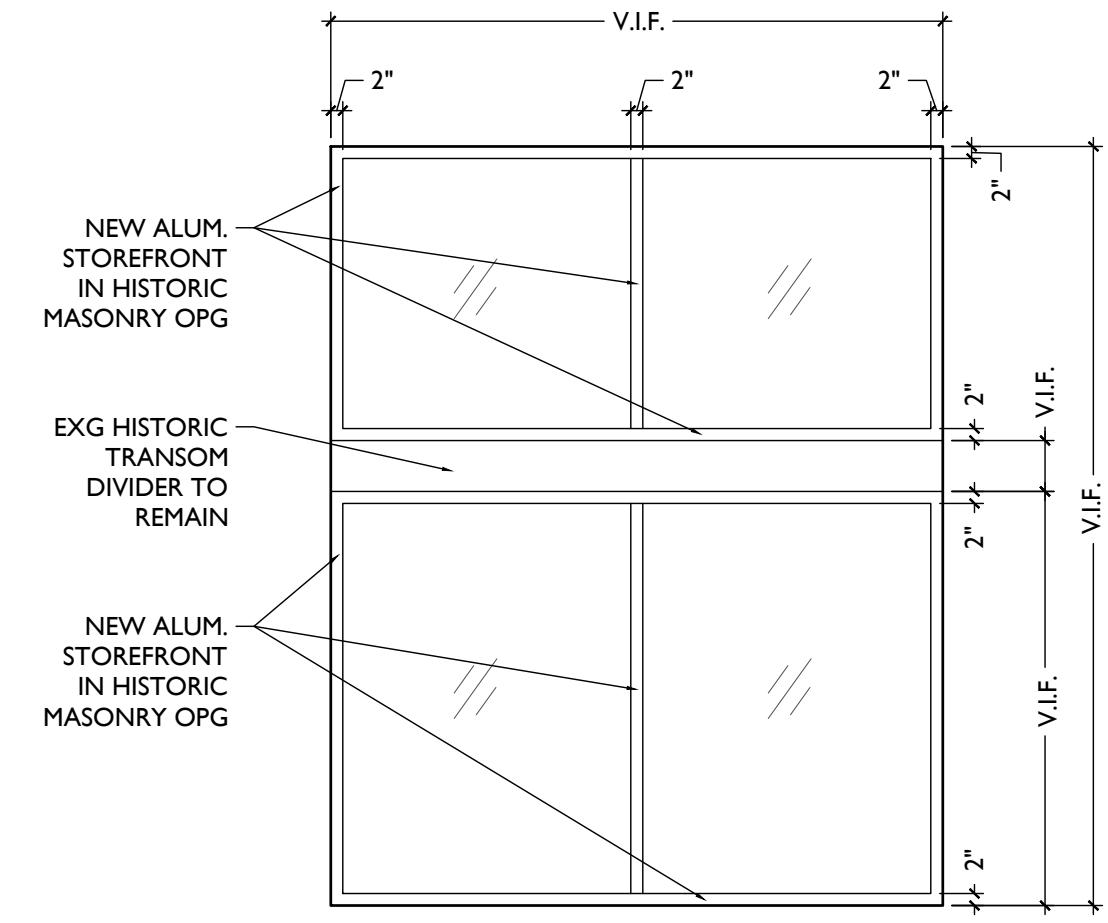
A6.10

TYPICAL STOREFRONT TYPES

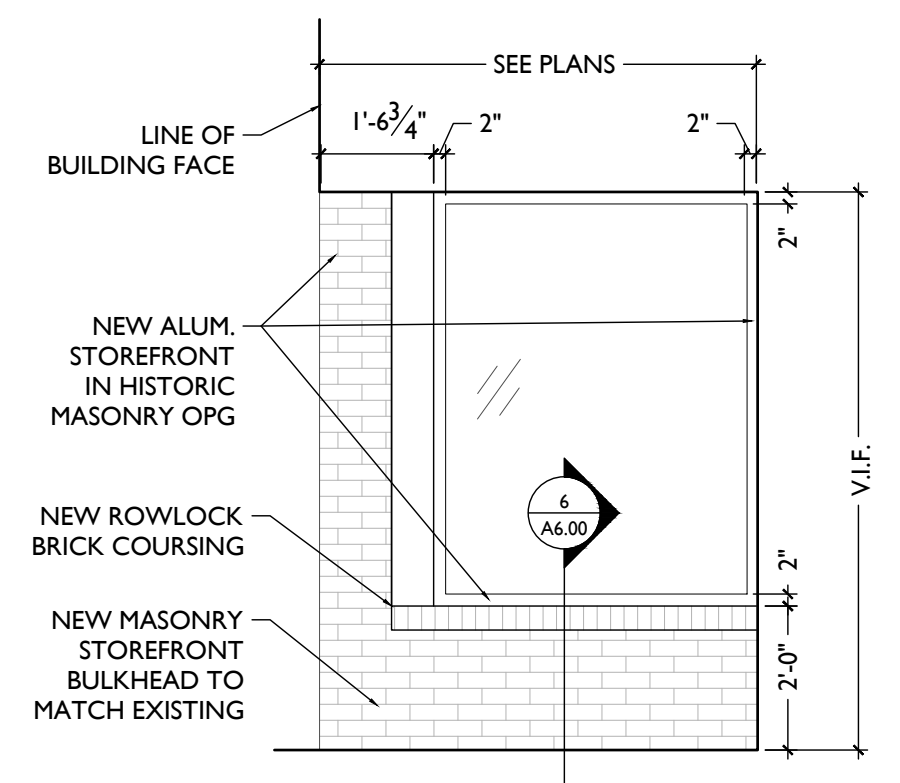
STOREFRONT NOTES:
 1. BASIS OF DESIGN FOR NEW ALUMINUM STOREFRONT:
 KAWNEER 451 UT W/ LOW-E ARGON-FILLED I.G.
 2. SG = SAFETY GLAZING PER PLANS
 3. FIXED UNITS IN STOREFRONT EXCEPT FOR DOOR OR WHERE NOTED OTHERWISE
 4. HISTORIC STOREFRONT ELEMENTS - SEE PLANS & ELEVATIONS. REPAIR & REPLICATE PARTS AS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



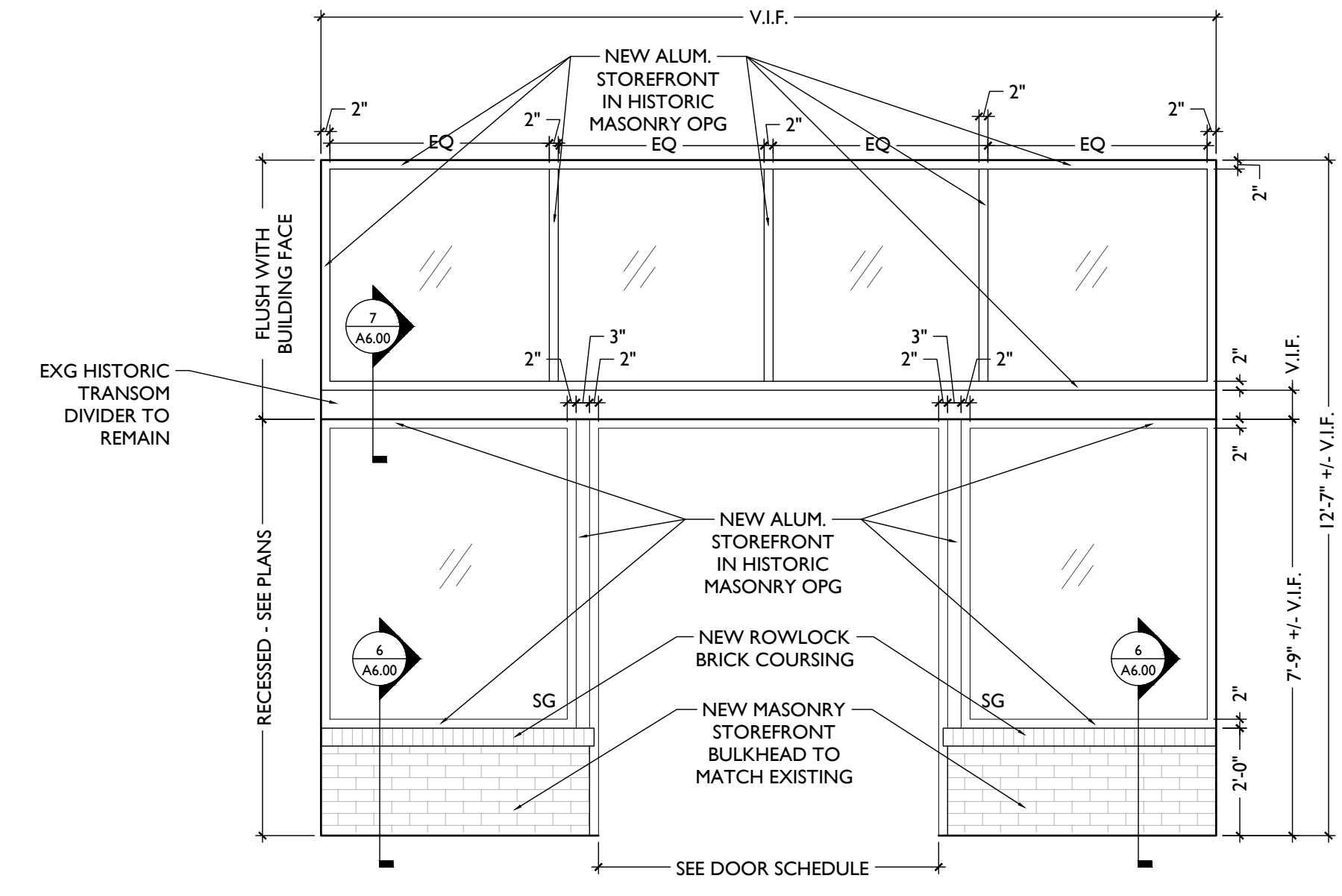
SF5 NEW STOREFRONT IN EXISTING OPENING (SINGLE WINDOW)
 SCALE: 3" = 1'-0"



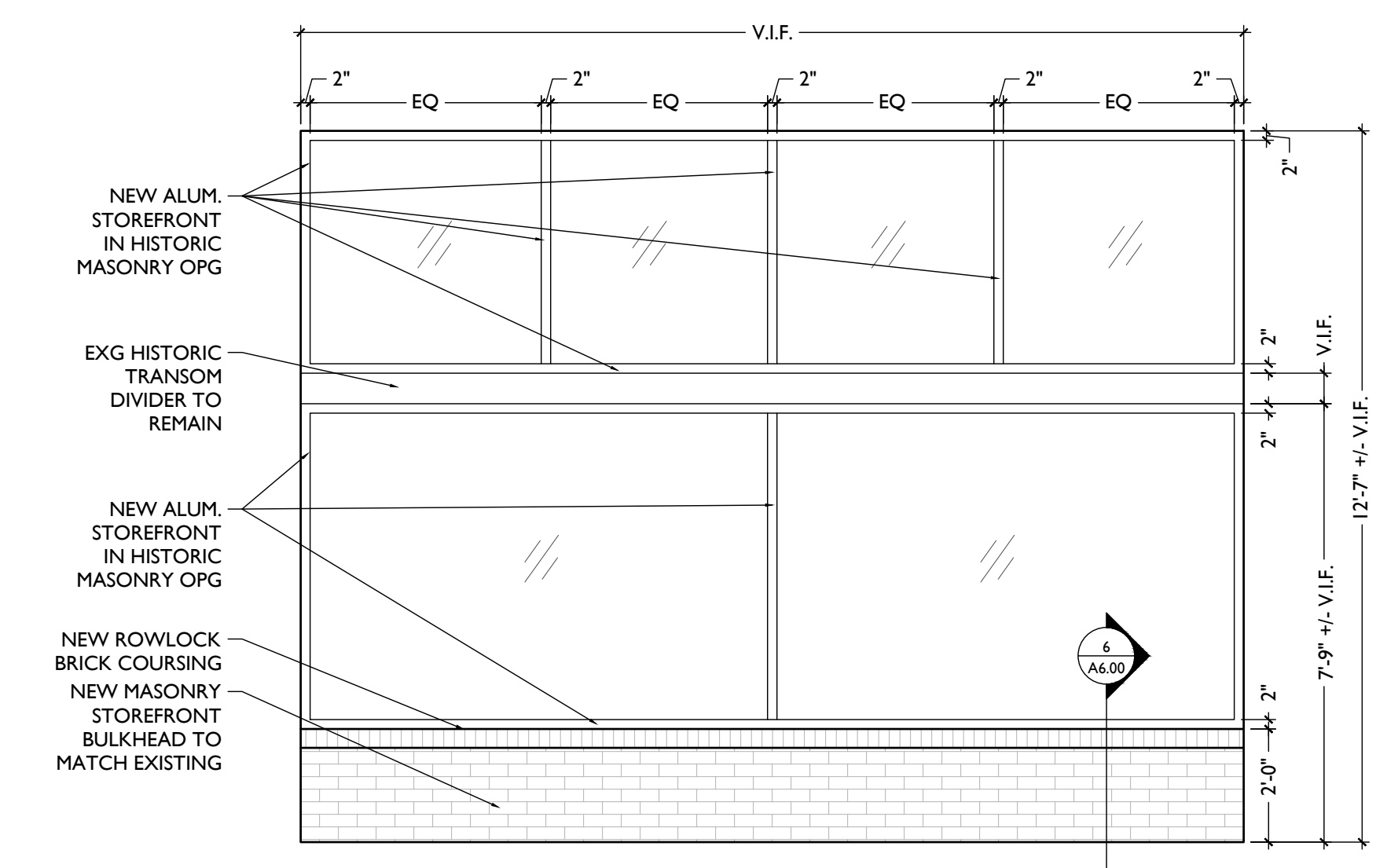
SF4 NEW STOREFRONT IN EXISTING OPENING (DOUBLE WINDOW)
 SCALE: 3" = 1'-0"



SF3 NEW STOREFRONT IN EXISTING OPENING (RECESSED ENTRY SIDE)
 SCALE: 3/8" = 1'-0"

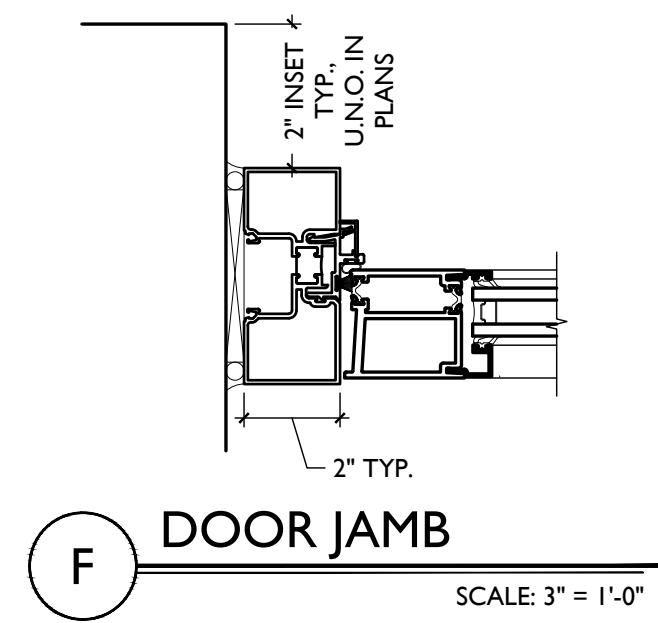


SF2 NEW STOREFRONT IN EXISTING OPENING (RECESSED ENTRY BAY)
 SCALE: 3/8" = 1'-0"

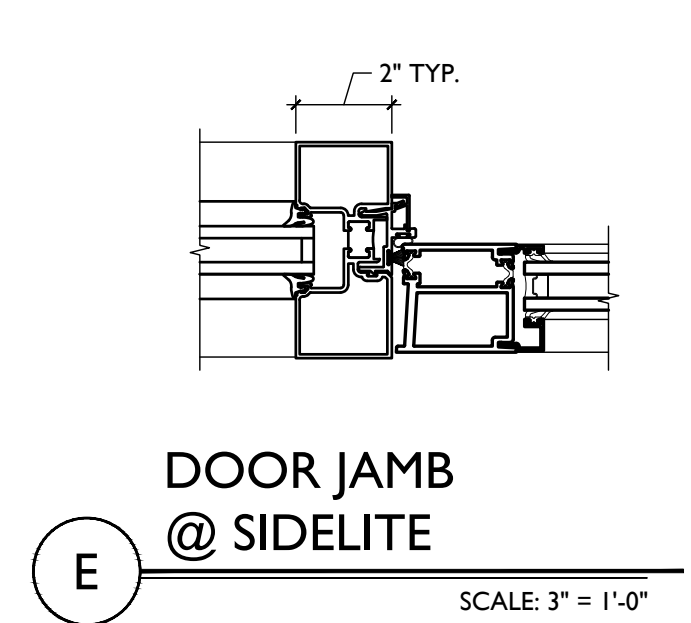


SF1 NEW STOREFRONT IN EXISTING OPENING (LARGE WINDOW BAY)
 SCALE: 3/8" = 1'-0"

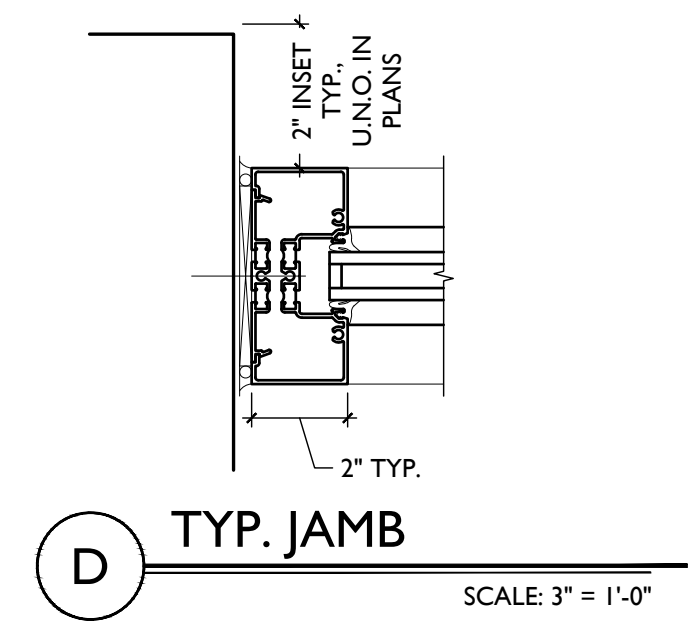
TYPICAL STOREFRONT DETAILS



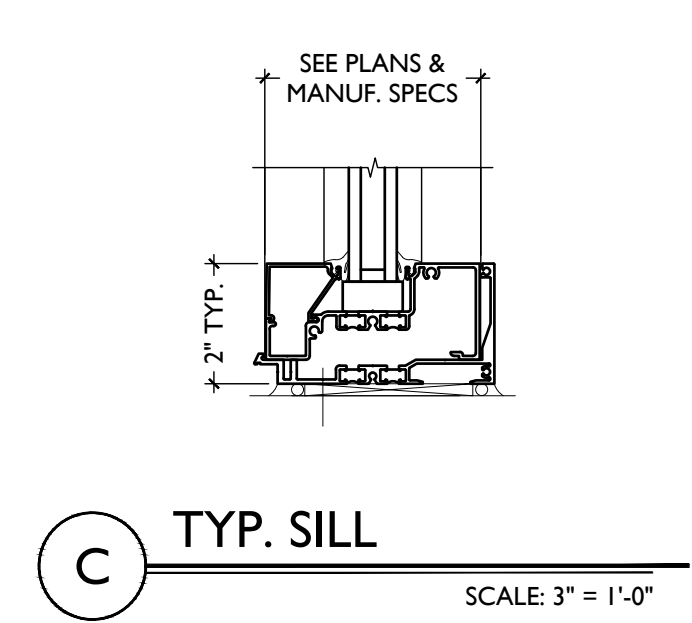
F DOOR JAMB
 SCALE: 3" = 1'-0"



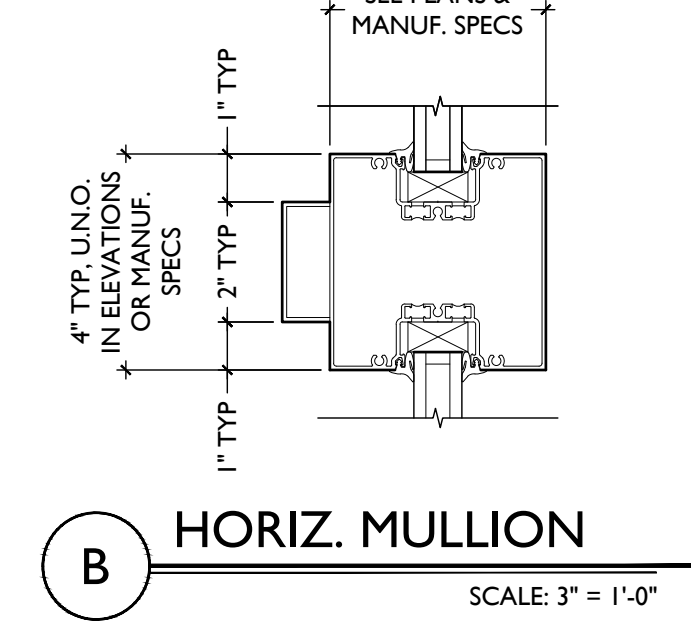
E DOOR JAMB @ SIDELITE
 SCALE: 3" = 1'-0"



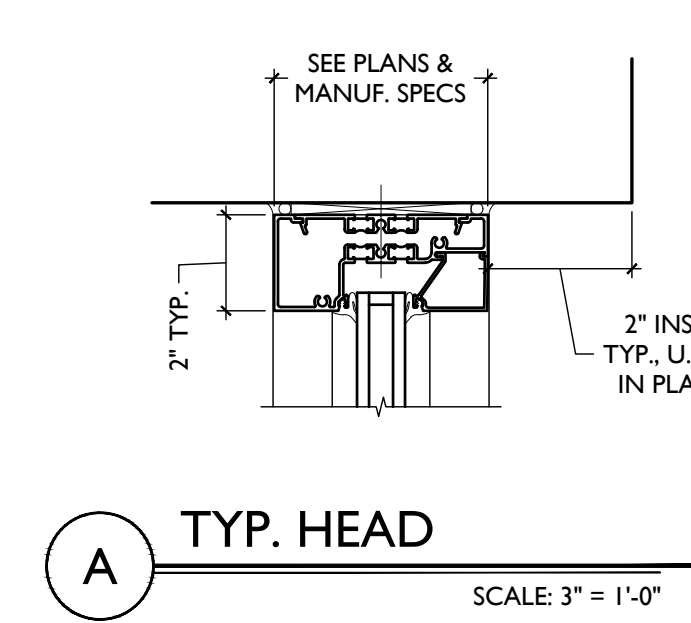
D TYP. JAMB
 SCALE: 3" = 1'-0"



C TYP. SILL
 SCALE: 3" = 1'-0"

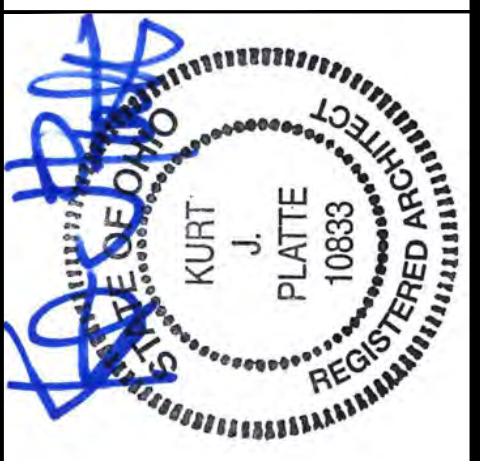


B HORIZ. MULLION
 SCALE: 3" = 1'-0"



A TYP. HEAD
 SCALE: 3" = 1'-0"

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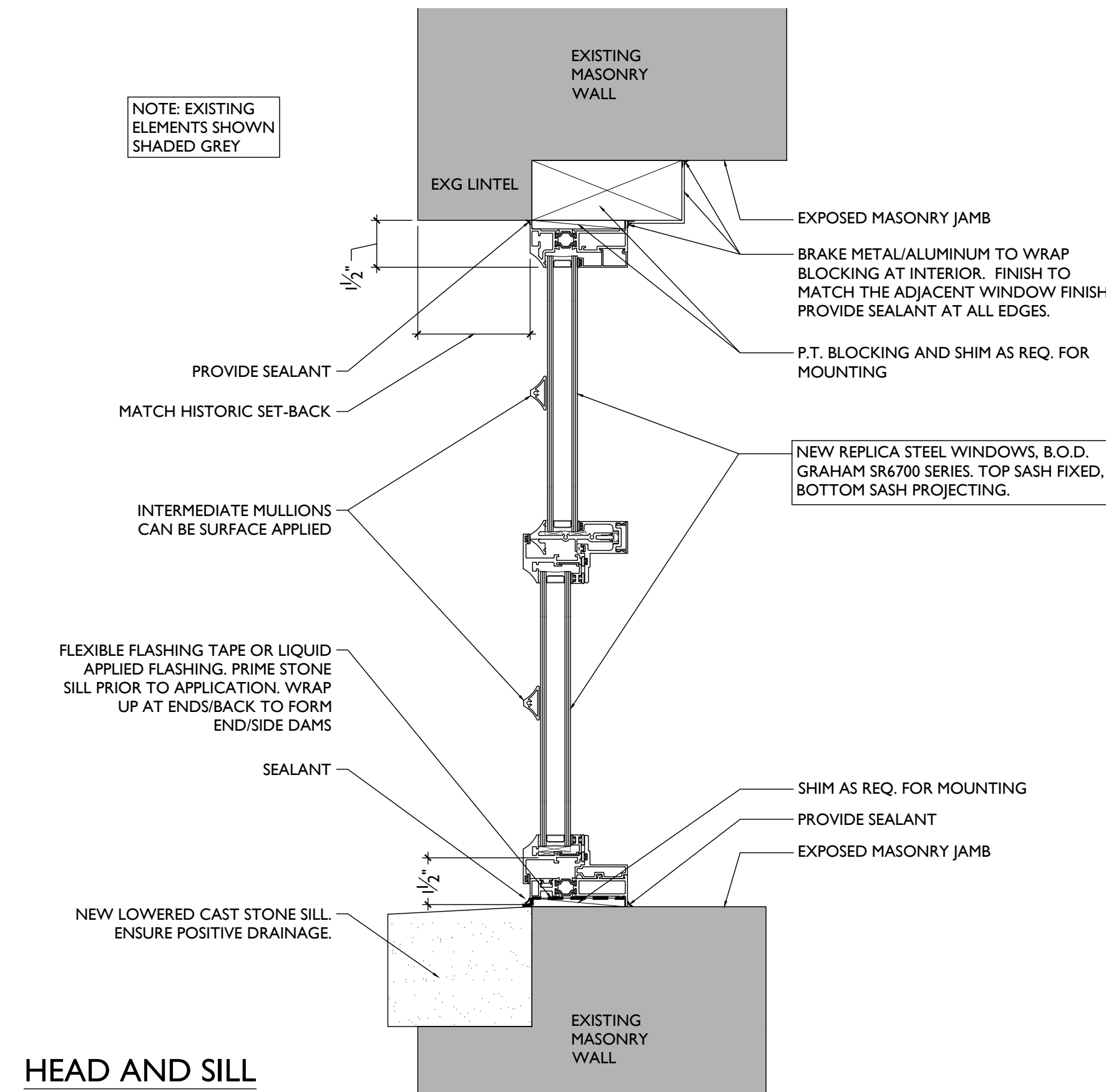
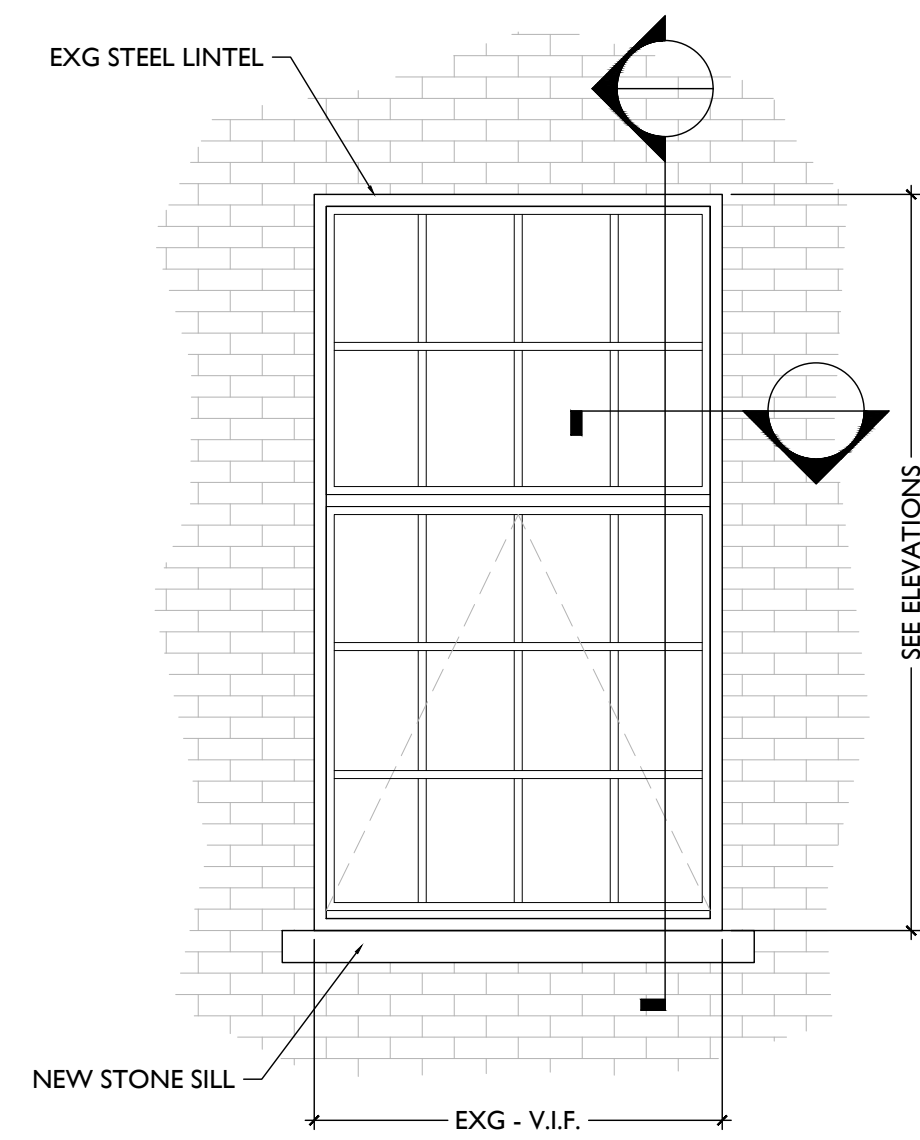
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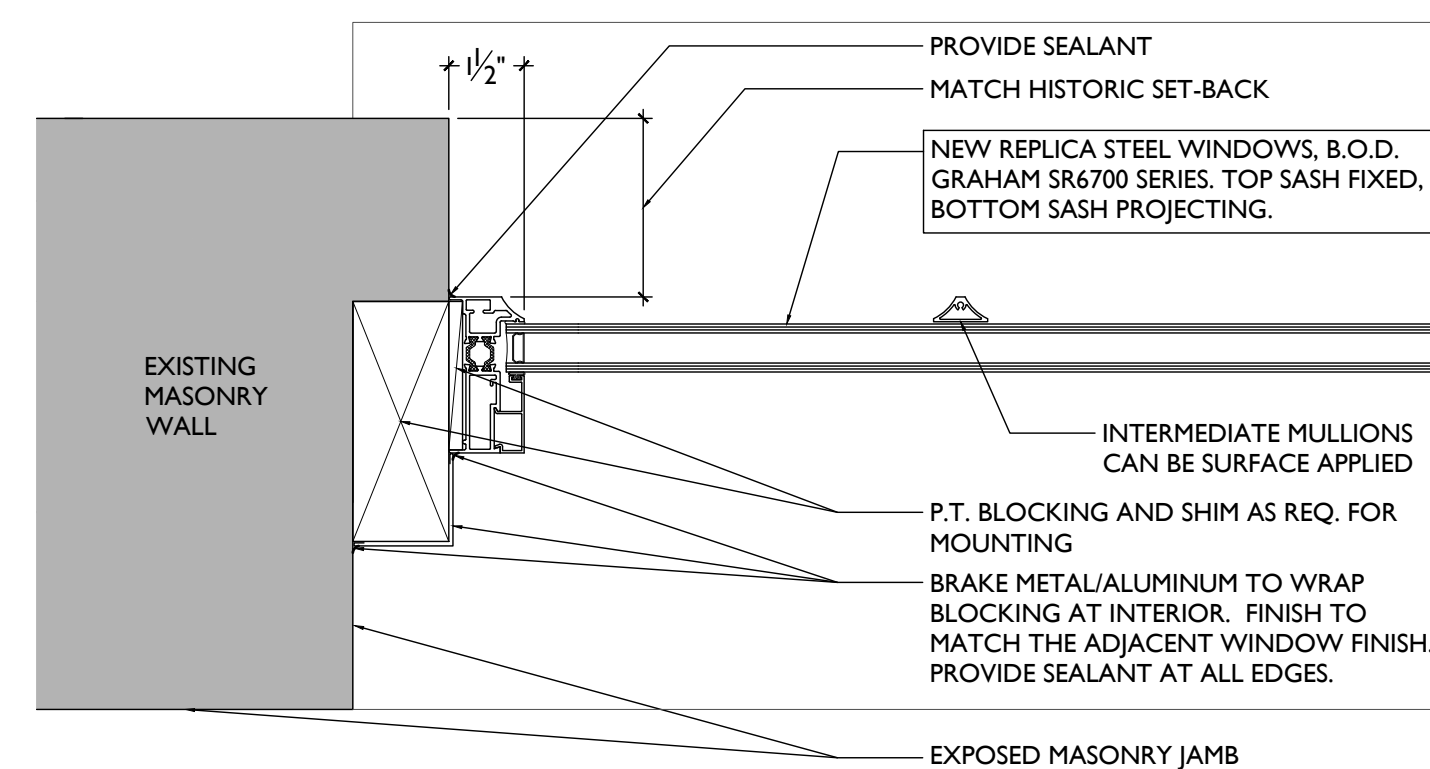
A6.11

DETAILED ELEVATION

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



HEAD AND SILL



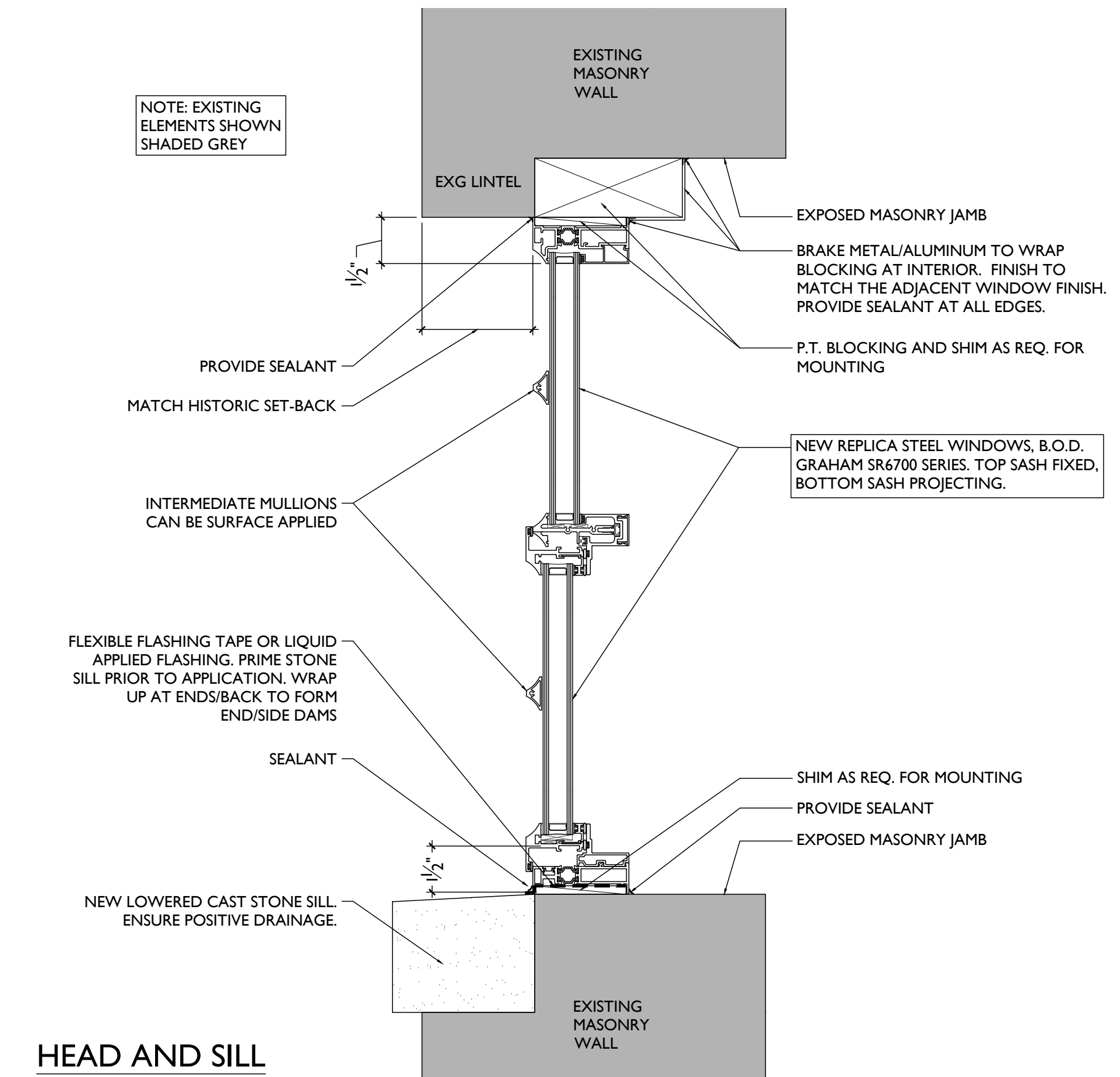
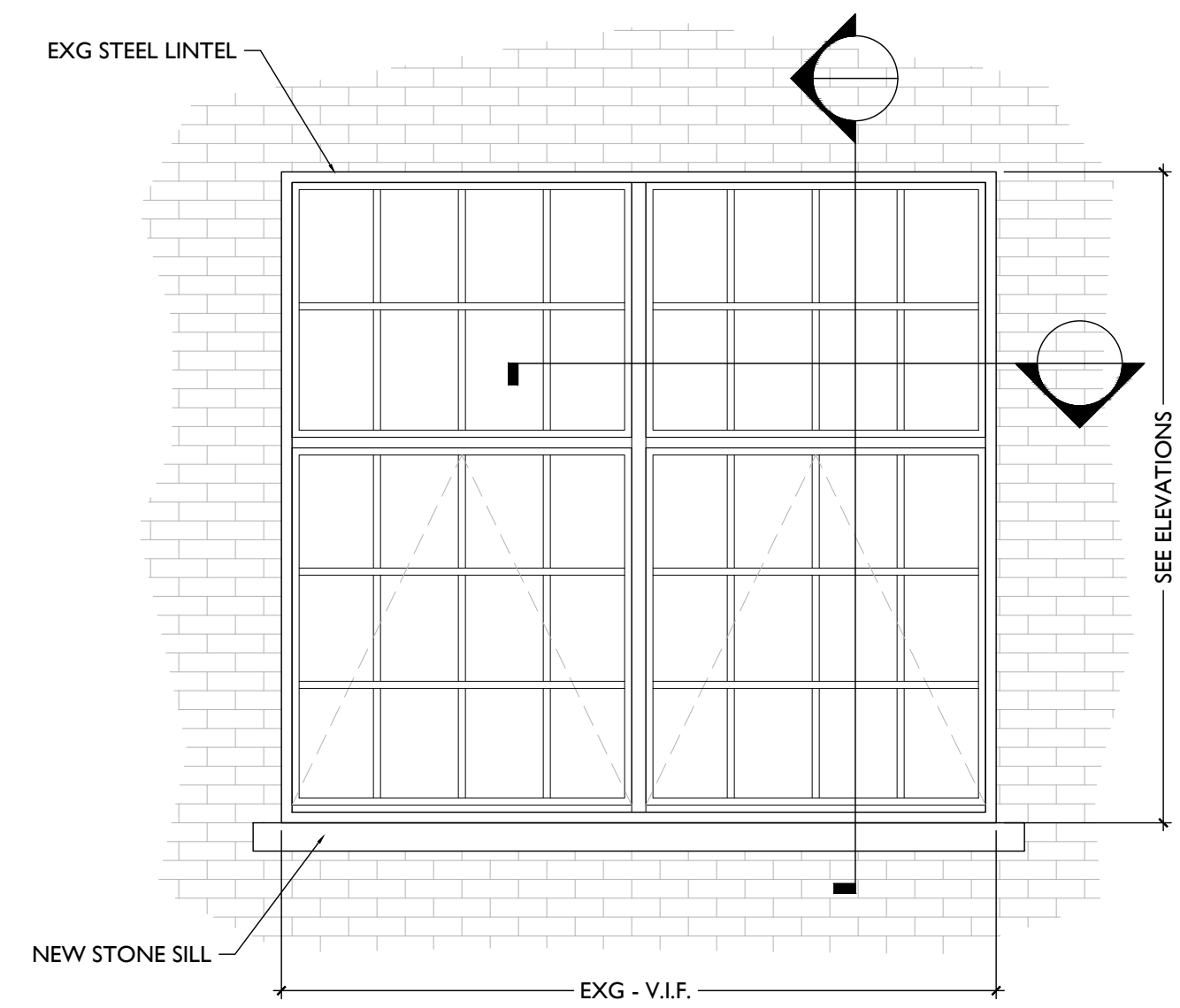
JAMB

NOTE: EXISTING ELEMENTS SHOWN SHADED GREY

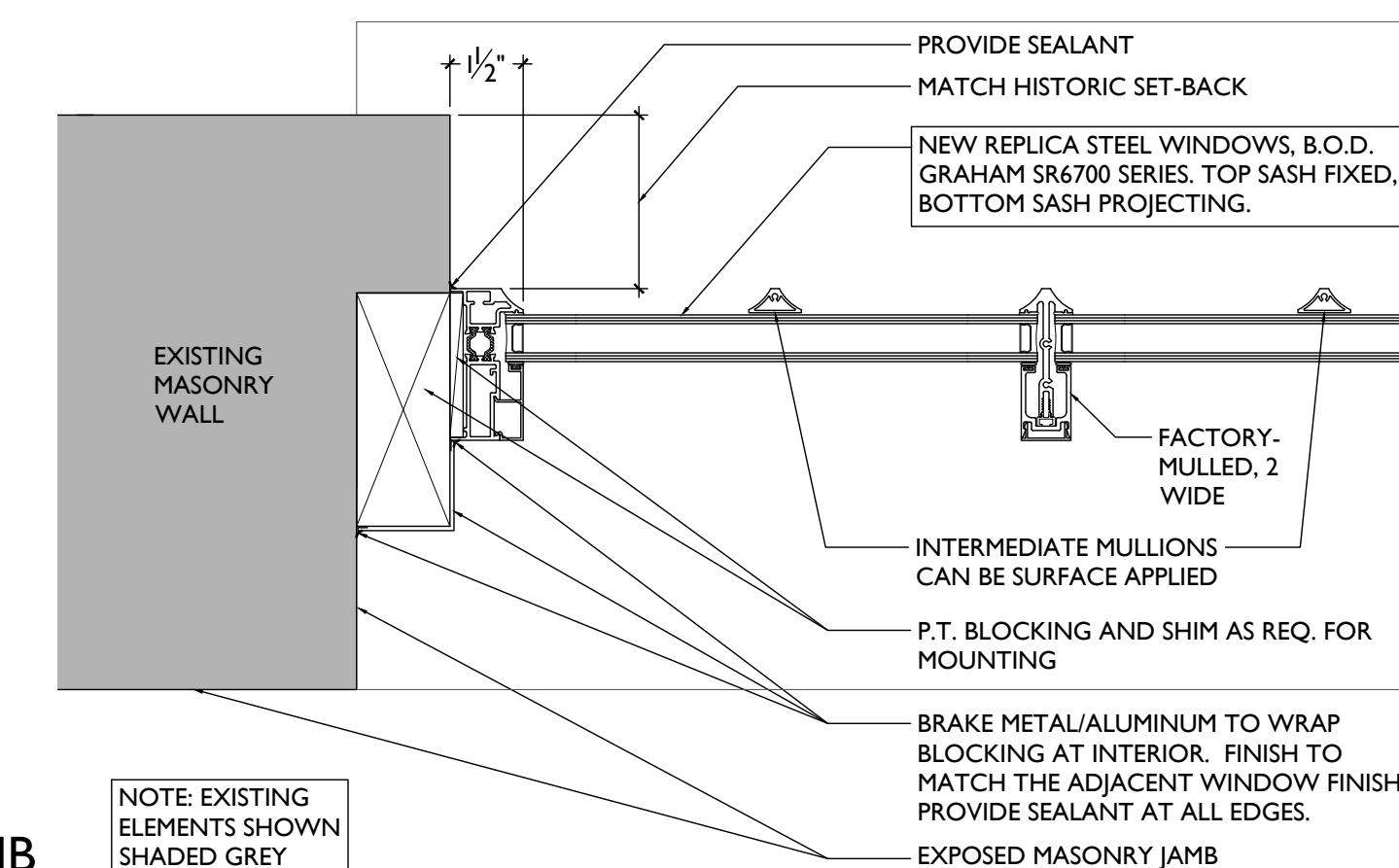
TYPE 'B' - WINDOW TYPE B

DETAILED ELEVATION

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



HEAD AND SILL



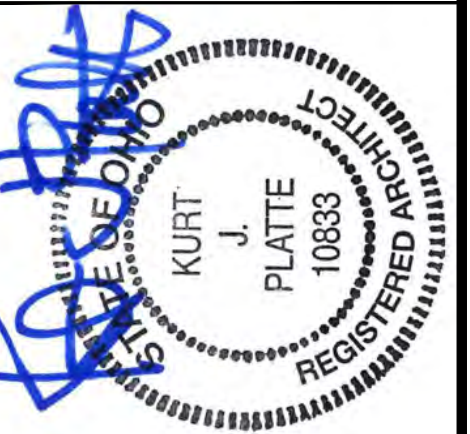
JAMB

NOTE: EXISTING ELEMENTS SHOWN SHADED GREY

TYPE 'A' - WINDOW TYPE A

SCALE: 3" = 1'-0"

WINDOW DETAILS



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A6.20

GENERAL STRUCTURAL NOTES

COPIES OF PUBLICATIONS REFERENCED IN THESE GENERAL STRUCTURAL NOTES ARE AVAILABLE FOR REVIEW AT ADVANTAGE GROUP ENGINEERS, INC. CONTRACTORS UNFAMILIAR WITH THESE PUBLICATIONS MUST REVIEW THEM PRIOR TO CONSTRUCTION.

GOVERNING CODE

OHIO BUILDING CODE – 2017, BASED ON 2015 IBC

CLASSIFICATION OF THE BUILDING STRUCTURE: RISK CATEGORY II, TABLE 1604.5

DESIGN LOADS

- 1. ROOF LOAD:
A. MINIMUM LIVE LOAD OR SNOW LOAD: 20 PSF*
B. JOIST FRAMING LOAD: 3 PSF
C. CEILING: 3 PSF
D. DUCTS, LIGHTS, MISC. MECHANICAL: 2 PSF
*MINIMUM LIVE / SNOW LOAD GOVERNED BY MINIMUM SNOW LOAD, Pm = Is * Pg
2. SNOW LOAD:
A. GROUND SNOW LOAD, Pg = 20 PSF
B. FLAT ROOF SNOW LOAD, Pp = 14 PSF MODIFIED BY APPLICABLE BUILDING COEFFICIENTS.

Table with 4 columns: Submittal/Shop Drawing, Submittal, Calculations, PE/SE Seal & Signature. Rows include Concrete Mix, Concrete Reinforcing, Structural Steel, Structural Steel Connections, and Miscellaneous Steel.

- 3. REQUESTS FOR INFORMATION (RFI'S) SHALL BE SUBMITTED IN A TIMELY MANNER...
A. THE CONTRACTOR MUST USE DUE DILIGENCE IN ATTEMPTING TO FIND ANY ANSWER PRIOR TO SUBMITTING AN RFI.
B. IF THE INFORMATION REQUESTED IN AN RFI IS APPARENT FROM FIELD OBSERVATION, IS CONTAINED IN THE CONSTRUCTION DOCUMENTS, OR IS REASONABLY INFERRABLE FROM THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR ALL REASONABLE COSTS CHARGED RELATED TO ADDITIONAL SERVICES INCURRED DUE TO ANSWERING THE RFI.

CONSTRUCTION AND SAFETY

- 1. THE CONTRACTOR SHALL BRACE ENTIRE STRUCTURE AS REQUIRED TO MAINTAIN STABILITY UNTIL COMPLETE AND FUNCTIONING AS THE DESIGNED UNIT.
2. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION SELECTED BY THE 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.

MISCELLANEOUS STRUCTURAL NOTES

- 1. THESE STRUCTURAL DRAWINGS DEPICT A STRUCTURAL SYSTEM AND THE MAJOR COMPONENTS OF THAT SYSTEM. MINOR ITEMS, INCLUDING BUT NOT LIMITED TO, POURSTOPS, DECK SUPPORT ANGLES, FRAMES AT FLOOR AND ROOF DECK OPENINGS, OFS AT ARCHITECTURAL FEATURES, ETC. SHALL BE SUPPLIED BY THE CONTRACTOR AS NEEDED TO PROVIDE A COMPLETE SYSTEM.
2. WHERE DETAILS ARE CALLED FOR IN ONE AREA OF THE BUILDING, THEY SHALL BE DUPLICATED AT SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.

FOUNDATIONS

- 1. SOIL CONDITIONS:
A. PER THE CLIENT'S REQUEST, THE FOUNDATION DESIGN AND GENERAL FOUNDATION NOTES ARE BASED ON THE ASSUMPTIONS OF FAVORABLE SOIL CONDITIONS. THE CONTRACTOR SHALL RETAIN THE SERVICES OF A GEOTECHNICAL CONSULTANT TO VERIFY THE DESIGN ASSUMPTIONS OF NATIVE UNDISTURBED SOILS PRIOR TO THE FOUNDATION INSTALLATION.
2. THE BOTTOM OF FOUNDATION ELEVATION INDICATED ARE FOR BIDDING PURPOSES AND MAY BE LOWERED TO SUIT SUB-SURFACE SOIL CONDITION.

- 3. ALL FOOTINGS SHALL BEAR ON LEVEL (WITHIN 1/4 IN) UNDISTURBED SOIL OR PROVED 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. CONTRACTOR SHALL CONTACT UTILITY COMPANIES FOR LOCATING UNDERGROUND SERVICES AND IS RESPONSIBLE FOR THEIR PROTECTION AND SUPPORT.
5. 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.

- 6. ALL AREAS WITHIN THE FOOTPRINT OF THE BUILDING, INCLUDING UTILITY TRENCHES, MUST BE FREE OF ANY WET AND/OR SOFT AREAS PRIOR TO THE PLACEMENT OF FILL MATERIAL OR SLAB.
7. SEAL UTILITY TRENCH AT THE EXTERIOR FOUNDATION WALL BY USING A COMPACTED CLAYEY BACKFILL OR LEAN CONCRETE TO CREATE A DAM TO PREVENT ENTRY OF WATER.

CONCRETE

- 1. CONCRETE WORK AND TESTING SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS", EXCEPT AS MODIFIED BY THE SUPPLEMENTAL REQUIREMENTS BELOW.
2. CONCRETE WORK IN COLD WEATHER SHALL CONFORM TO ALL REQUIREMENTS OF ACI 306.1 "STANDARD SPECIFICATION FOR COLD WEATHER CONCRETING" AND ACI 306R "COLD WEATHER CONCRETING".
3. CONCRETE WORK IN HOT WEATHER SHALL CONFORM TO ALL REQUIREMENTS OF ACI 305R "HOT WEATHER CONCRETING".

Table with 8 columns: Application, f'c @ 28 days (psi), Air Content, Max w/c ratio, Max Agg Size (in), F Class, S Class, W Class, C Class. Rows include Footings, Interior Floor Slab on Grade, Exterior Flatwork (Plain Concrete), and Elevated Slab (Interior).

- 8. SLUMP SHALL BE MEASURED PRIOR TO THE ADDITION OF HRWR.
9. ALL REINFORCING BARS, EMBEDS, AND ANCHOR RODS SHALL BE PLACED WITHIN THE REQUIRED TOLERANCES AND SUPPORTED TO PREVENT DISPLACEMENT DURING CONCRETE PLACEMENT.
10. LAP SPLICE REINFORCING BARS 48 BAR DIAMETERS UNLESS NOTED OTHERWISE.

APPLICATION OF IMPERVIOUS SHEETING OR APPLICATION OF "CURE AND SEAL" TYPE CURING COMPOUND MEETING ASTM C-1315. FOR APPLICATIONS EXPOSED TO SUNLIGHT USE CLASS A (NON-YELLOWING) CURING COMPOUND. COORDINATE CURING METHOD WITH ARCHITECTURAL FLOOR FINISHES THAT REQUIRE ADHESION TO THE SLAB (SUCH AS TILE) TO INSURE PROPER BOND.

- 14. AT SLAB AND WALL OPENING CORNERS AND REENTRANT CORNERS, PROVIDE (1) #5 BAR IN EACH FACE PARALLEL TO EACH EDGE EXTENDING A MINIMUM OF 2'-0" PAST EDGE OF OPENING. THIS STEEL MAY BE OMITTED IF TYPICAL REINFORCING STEEL EXCEEDS THIS MINIMUM REQUIREMENT.
15. REINFORCE ALL CONCRETE SLABS SUPPORTED ON METAL FORM DECK WITH 6x6-W2 9xW2.9 (42#) MESH. LOCATE MESH AT CENTER OF DEPTH OF CONCRETE THICKNESS ABOVE METAL DECK FOR SLABS UP TO 3" THICK.
16. LAP WELDED WIRE FABRIC MINIMUM 1' FULL SPACE PLUS 2".

EXPANSION AND EPOXY ADHESIVE ANCHORS

- 1. EXPANSION ANCHORS:
A. EXPANSION ANCHORS SHALL BE MANUFACTURED BY THE HILTI COMPANY AND SHALL BE THE TYPE, SIZE, AND EMBEDMENT INDICATED ON THE DRAWINGS.
2. EPOXY ADHESIVE ANCHORS:
A. EPOXY ADHESIVE SHALL BE HIT-HY 200 V3 EPOXY ADHESIVE MANUFACTURED BY THE HILTI COMPANY.

MASONRY

- 1. MASONRY CONSTRUCTION AND MATERIALS SHALL CONFORM TO ALL REQUIREMENTS OF "SPECIFICATION FOR MASONRY STRUCTURES (ACI 530.1) ASSE CONTRACT DOCUMENTS".
2. COMPRESSIVE STRENGTH SHALL BE DETERMINED FOR EACH TYPE OF MASONRY BY THE UNIT STRENGTH METHOD.
3. SUBMITTALS SHALL BE MADE FOR THE FOLLOWING:
A. COLD WEATHER CONSTRUCTION PROCEDURE.
B. HOT WEATHER CONSTRUCTION PROCEDURE.

- 4. MATERIALS:
A. CONCRETE MASONRY UNITS: ASTM C90 TYPE I ABOVE GRADE; LIGHTWEIGHT AGGREGATE PER ASTM C331 OR NORMAL WEIGHT.
B. FACING BRICK: SALVAGED BRICK FROM SIMILAR ERA COMPATIBLE WITH EXISTING COMPOSITION OF BRICK WITH RESPECT TO HARDNESS AND SIZE.
C. MORTAR: ASTM C270 TYPE O TO MATCH WITH EXISTING, MODIFIED ACCORDINGLY.
D. GROUT: ASTM C476. f'c = 2000 PSI, SLUMP 8" TO 10".

MASONRY WALL REPAIR

- 1. 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.
2. 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.

- 3. 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.
4. REMOVE CRACKED, DAMAGED AND SEVERELY SPALLED STONE LINTELS AND SILLS WITH CARE IN A MANNER TO PREVENT DAMAGE TO ADJACENT REMAINING MATERIALS.
5. NEW MASONRY CONSTRUCTION FOR WALLS NEEDING TO BE ENTIRELY REBUILT SHALL BE CONSISTED OF AN EXTERIOR WYTHE OF SIMILAR BRICK MATERIAL OF THE ERA.

STRUCTURAL STEEL

- 1. ALL DETAILING, FABRICATION, AND ERECTION SHALL CONFORM TO AISC SPECIFICATIONS FOR "DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS", AND THE AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES", LATEST EDITION.
2. THE CONTRACTOR SHALL SUBMIT AS PART OF THE BIDDING PROCEDURE A UNIT COST FOR MISCELLANEOUS STRUCTURAL STEEL REQUIREMENTS THAT MAY HAVE BEEN OMITTED FROM THE CONSTRUCTION BID DOCUMENTS.
3. NO OPENING OR HOLE SHALL BE PLACED IN ANY STRUCTURAL MEMBER (OTHER THAN WHAT IS INDICATED ON THE DRAWINGS) UNLESS THE LOCATION HAS BEEN APPROVED IN WRITING BY THE STRUCTURAL ENGINEER.

- 8. 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.
9. CONTRACTOR SHALL SUBMIT ERECTION AND SHOP DRAWINGS FOR REVIEW BY ENGINEER PRIOR TO FABRICATION.

WOOD

- 1. MATERIALS:
A. FRAMING LUMBER:
a. 2x8 AND LARGER: NO.1 GRADE OR BETTER SOUTHERN PINE KILN DRIED.
b. 2x4: STUD GRADE OR BETTER SPRUCE PINE FIR KILN DRIED.
c. 2x6: NO.2 GRADE OR BETTER SPRUCE PINE FIR KILN DRIED.
d. ACO-C (ALT CA-BR OR SBX-DOT) PRESSURE TREAT PIECES IN CONTACT WITH FOUNDATION OR EXPOSED TO WEATHER.

PLATTE Architecture + design



Table with 2 columns: #, Date. Row 1: 11/11/2022

Design Team: KCJ/JNG/SJ Date: 11/11/2022

VAN WERT PROJECT 223 EAST MAIN ST VAN WERT, OH 45891

S001

SCHEDULE OF SPECIAL INSPECTION SERVICES

Inspection of Fabricators per Section 1704.2.5

- Where the Fabricator is not "Approved" in accordance with Section 1704.2.5.2, the Fabricator of structural load bearing members and assemblies being performed on the premises of a fabricator's shop shall provide the necessary documentation as outlined in Section 1704.2.5.1. The Special Inspector shall review the procedures provided by the Fabricator for completeness and adequacy relative to the code requirements for the Fabricator's scope of work. If requested, the fabricator shall be required to submit a detailed procedure for material control that demonstrates the fabricator's ability to maintain suitable records and procedures. At any time during the fabrication process, the material specification, grade, and mill test reports for the main stress-carrying elements must be provided at the request of the Special Inspector.

Inspection of Structural Steel Construction per Section 1705.2

Hot Rolled Steel Framing

Agent:

- Special inspections of the fabrication process of all hot rolled steel structural components shall be in accordance with Section 1704.2.5.
 - Material verification of high-strength bolts, nuts and washers, Structural Steel and
 - Weld filler material per ASTM A 6, ASTM A568; (Ref. Code Section 1705.2.1)
 - Identification markings to conform to ASTM standards specified in the contract documents per AISC ASD Section A3.4 or AISC LRFD: Section A3.3.
 - Manufacturer's certificate of compliance and or Mill reports.
- 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 inspection of field welding per AWS D1.1: (Ref. Code Section 1705.2.2.1) Applicable for Structural Steel connections having a single pass fillet welds 5/16" and smaller.
 - Verify prior to the start of work all materials, welding procedures and qualification of all welders.
 - Visual inspection of field welded joint details per the construction documents. Check length, size and type of weld performed.
 - Visual inspection of all floor deck welds. Verify design intent and spacing of welds and welded members. Check for side lap fasteners and welded connections along edge of sheets and perimeter and drag strut collectors.
 - Verify prior to the start of work all materials, welding procedures and qualifications of all welders.
 - Inspect all multi-pass fillet welds.
 - Inspect all complete and partial penetration groove welds.
- Periodic inspection of elevated floors for proper deck attachment and slab reinforcement. Verify the support of the welded wire mesh and placement of any additional bars over girder supports etc.
- Periodic visual inspection of steel frame joint details for compliance with approved construction documents for: (Ref. Code Section 1705.2.1)
 - Verify the installation of all structural members and locations as noted on the structural drawings.
 - Verify the use of the proper connection methods as noted on the structural drawings.
 - Verify the installation of all column anchorage and proper bolt spacing as per the submitted placement drawings. Confirm proper bolt projection for installation of nut and washers.
 - Verify the installation of grout beneath structural column base plate.
 - Verify the application of proper joint details at each beam to column connection per the structural drawings and shop submittals.
 - Verify the proper installation of the floor metal decking with appropriate laps and attachment to the perimeter angles and structural members.

Inspection of Concrete Construction per Section 1705.3

Agent:

- Periodic inspection of reinforcing steel size, spacing and placement. (Including pre-stressing tendons) per ACI 318: Chapters 3.5, 7.1-7.7. (Ref. Code Section 1901)
- Scope to include:
 - Reviewing and documenting the size, grade, spacing and clearance of all embedded reinforcing bars prior to placement of concrete.
- Verify bars are free of dirt and excessive rust, oil, or damage of any kind.
- Verify specified lap splices in field with information on the drawings.
- Verify method of bar support and ties.
- Continuous inspection of bolts installed in concrete prior to and during placement of concrete. (Where allowable loads have been increased per ACI 318: Chapters 8.1.3, 21.2.8) (Ref. Code Section 1908.5, 1909.1) (Not required if normal tension values are used. See table 1908.2).
- Periodic Verification of the use of the required design mix per project specifications per ACI 318: Chapters 4, 5.2-5.4. (Ref. Code Section 1904.2, 1910.2, 1910.3).
- Continuous sampling of fresh concrete and performing slump, air content and determining the temperature of fresh concrete at the time of making specimens for strength tests per ASTM C 172, ASTM C 31 & ACI 318: Chapters 5.6 & 5.8. (Ref. Code Section 1910.10).
- Minimum frequency (1910.10) Samples for strength tests of each class of concrete shall be taken at least once per shift, but not less than one sample for each 50 cubic yards placed.
- Continuous inspection of concrete placement for proper application techniques per ACI 318: Chapters 5.9 & 5.10. (Ref. Code Section 1910.6, 1910.7, 1910.8).
- Verify the application of Cold Weather concrete and or Hot Weather concrete techniques per ACI 318: Chapters 5.12-5.13.
- Periodic inspection for maintenance of specified curing and temperature and techniques per ACI 318: Chapters 5.11 - 5.13. (ref. Code Section 1910.9).
- Curing of concrete shall be maintained above 40-degree F and in a moist environment for seven days after placement or cured by (1910.9) accelerated means that comply with ACI 318, section 5.11.3.
- Periodic inspection of Formwork construction: (This inspection is not to address the means or methods of forming / shoring but to verify the geometry affecting the structural integrity of such form).
- Verify size and dimensions of structural members being formed.
- Verify intent, configuration, and location of specified structural member being formed.

Expansion / Adhesive Anchors

Agent:

- Periodic inspection of post installed anchor rods.
- Verify the embedment depths and drilling procedure used to create hole.
- Verify that hole has been cleaned and drilled properly.
- Document outside temperature and installation method use to install the epoxy adhesive.

Inspection of Masonry Construction per Section 1705.4

Agent:

- Periodic verification for compliance with approved submittals.
- Periodic verification of f'm and f'ACC prior to construction and for every 5,000 SF during construction.
- Periodic verification of proportions of materials in premixed or blended mortar, prestressing grout, and grout other than self-consolidating grout, as delivered to the project site.
- Periodic verification of masonry repairs, anchorages, wall ties, and lintels.
- Periodic verification of site prepared mortar, mortar strength evaluation and the construction of mortar joints.
- Periodic verification and location of structural reinforcement per ACI 530/ASCE 5/TMS 602: Article 3.3b.
- Periodic verification of size and location of structural elements; type, size, and location of anchors; including details of anchorage of masonry to structural steel members, frames, or other construction per ACI 530/ASCE 5/TMS 602.
- Periodic verification of specified size, grade, and type of reinforcement per ACI 530/ASCE 5/TMS 602: Article 2.4, 3.4. (Ref. Code Section 2107).
- Periodic verification of protection of masonry during cold weather (temperature below 40 degrees Fahrenheit) or hot weather (temperature above 90 degrees Fahrenheit) per ACI 530/ASCE 5/TMS 602: Article 1.8. (Ref. Code Section 2104.3 & 2104.4).
- Periodic verification prior to grouting that grout space is clean and correct proportions of site prepared grout are present per ACI 530/ASCE 5/TMS 602: Article 2.6 & 3.2.
- Periodic verification of the placement of reinforcing steel, connectors, prestressing tendons, and anchorages per ACI 530/ASCE 5/TMS 602: Article 3.4.
- Continuous inspection of structural masonry elements consisting of horizontal and vertical reinforcement grouted within the cells of the blocks. Verify that size, depths, and placement of all structural steel is properly positioned prior to grouting.
- Verification that grout is placed in compliance with code and construction documents per ACI 530/ASCE 5/TMS 602: Article 3.5. Randomly check sections of wall for required grouted cells and grouted bond beams for the placement of grout.

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REVISION/SUBMISSION	#

Design Team: KCJ /JNG/SJ
Date: 11/11/2022

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

NOT ALL ABBREVIATIONS APPLY. INCLUDED FOR REFERENCE ONLY.

DRAWING TITLE: GENERAL STRUCTURAL NOTES

PROPOSED PROJECT: PREPARED FOR: PLATTE ARCHITECTURE + DESIGN

VAN WERT PROJECT
223 EAST MAIN ST
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VAN WERT, OH 45891

Proj. No.: 22146.15

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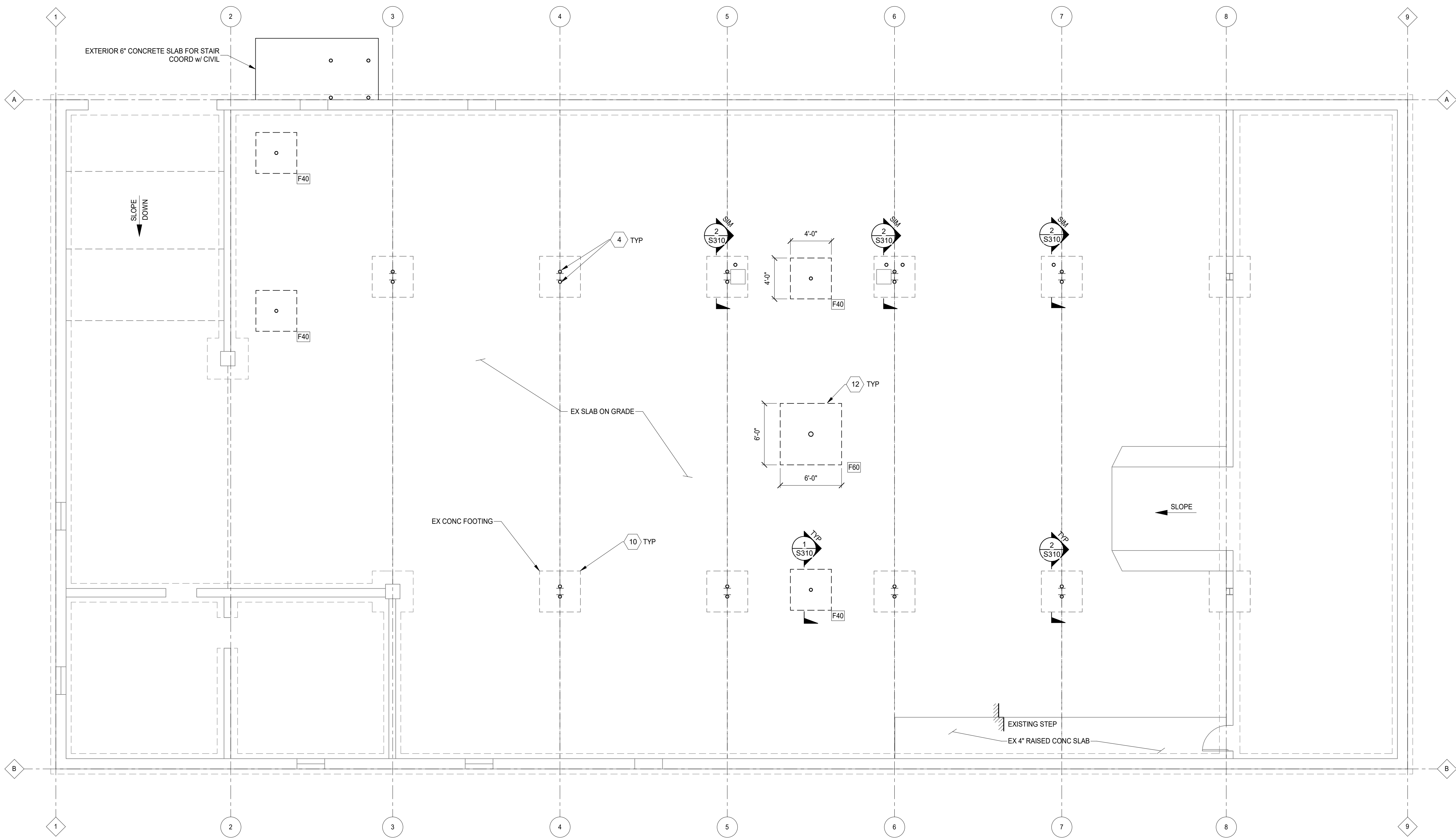
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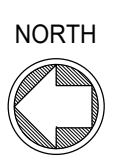
Design Team: KCJ/JNG/SJ
Date: 11/11/2022



PROJECT KEYNOTES:

- 1 CONCRETE SPALLING, REBAR EXPOSED, REPAIR CONCRETE AND REBAR, PER TYPICAL CONCRETE PATCH DETAIL. ON S310
- 2 REINFORCE JOISTS w/ W8x18 UNDER EXISTING PAN JOIST. FASTEN TO STEEL BEAM ENCASED IN CONCRETE AT ENDS WITH (4) 5/8"Ø HILTI KWIK BOLT 3 ANCHORS.
- 3 REMOVE EXISTING SLAB IN EXTENTS OF SHADED REGION. USE STEEL FRAME ON PLAN WITH 4" CONCRETE SLAB ON METAL DECK AS NEW FLOOR. POSITION FRAMING INSIDE OF EXISTING BAY FRAMING.
- 4 NEW 4"Ø STD PIPE EACH SIDE OF EXISTING W8x COLUMNS. SAWCUT SLAB TO SIT NEW HSS MEMBERS ON EXISTING FOOTING WITH BASEPLATE. SEE TYPICAL BASEPLATE DETAIL.
- 5 NEW 4"Ø STD PIPE ON NEW F40 FOOTING. SEE FOOTING SCHEDULE FOR SIZE AND REINFORCING.
- 6 EXISTING WF BEAM REINFORCING EXISTING PAN JOISTS.
- 7 REGION OF SPALLING CONCRETE TO BE REMOVED AND PATCHED.
- 8 SOME CONCRETE REMOVED FOR HANGING MISCELLANEOUS ITEMS FROM THE REBAR IN PAN JOIST. NO NEED TO PATCH.
- 9 NEW HSS4x0.250. SAWCUT SLAB TO SIT NEW HSS MEMBERS ON EXISTING FOOTING WITH BASEPLATE. SEE TYPICAL BASEPLATE DETAIL.
- 10 VERIFY EXTENTS OF EXISTING FOOTING. IF NEW HSS COLUMNS DO NOT FIT ON EXISTING FOOTING, A NEW FOOTING WILL NEED TO BE DESIGNED.
- 11 REMOVE EXISTING WF BEAMS, PATCH CONCRETE OF JOISTS ABOVE WF BEAMS, AND PLACE NEW STEEL.
- 12 SAWCUT EXISTING SLAB TO PLACE NEW FOOTING.
- 13 W12x19 BEAM BELOW STRINGERS FOR SUPPORT OF STRINGERS. CONNECT TO WF BEAM w/ SHEAR PLATE w/ (2) 1/2"Ø BOLTS. CONNECT TO CONCRETE WALL w/ 5/16" DOUBLE ANGLE w/ (4) 1/2"Ø HILTI KWIK BOLT 3 EXPANSION ANCHORS, 3" MIN EMBED.
- 14 REMOVE EXISTING LINTELS AND REPLACE w/ NEW STEEL LINTEL PER 6/S321 OR 6A/S321. HSS AND ANGLE SHALL BEAR A MINIMUM OF 8" EACH SIDE.
- 15 REMOVE EXISTING LINTEL AND REPLACE w/ GALVANIZED STEEL LINTEL PER DETAIL ON S321

FOUNDATION PLAN
SCALE 3/16" = 1'-0"



FOOTING SCHEDULE		
MARK	DESCRIPTION	T/FTG
F40	4'-0"x4'-0"x1'-0" CONC FOOTING w/(4) #5s EACH WAY BOTTOM	SEE PLAN
F60	6'-0"x6'-0"x1'-0" CONC FOOTING w/(6) #5s EACH WAY BOTTOM	SEE PLAN

PLAN NOTES:

1. COORDINATE ALL DIMENSIONS, DOOR AND WINDOW LOCATIONS WITH ARCHITECTURAL DRAWINGS.
2. FIELD VERIFY DIMENSIONS BEFORE FABRICATION.
3. FIELD VERIFY ALL EXISTING CONDITIONS. NOTIFY ADVANTAGE GROUP ENGINEERS OF ANY DISCREPANCIES.

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 PLAN

PROPOSED PROJECT: PREPARED FOR: PLATTE ARCHITECTURE + DESIGN

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Design Team: KCJ/JNG/SJ
Date: 11/11/2022

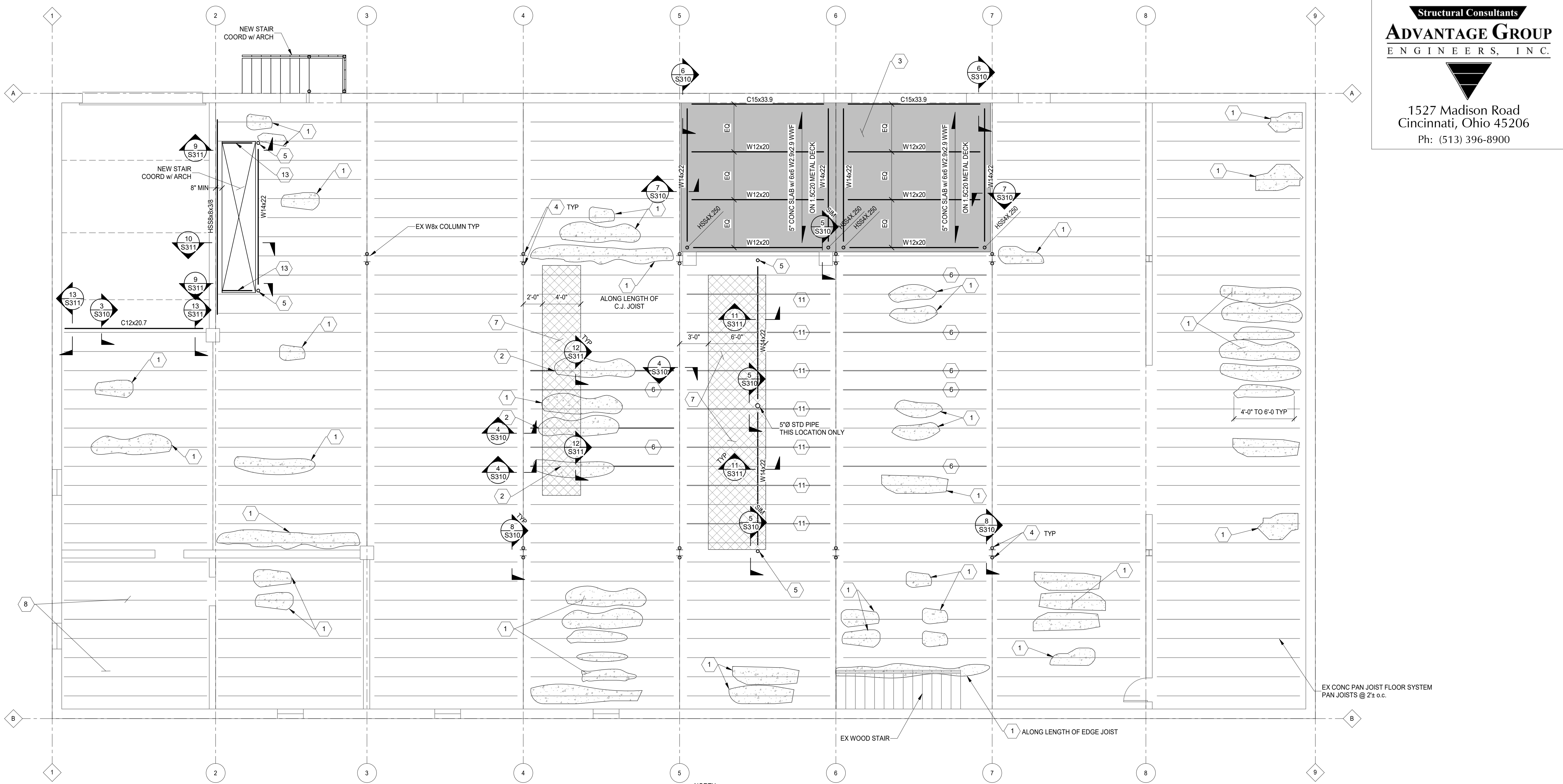
DRAWING TITLE: 1ST FLOOR FRAMING PLAN

PROPOSED PROJECT: PREPARED FOR: PLATTE ARCHITECTURE + DESIGN

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PROJECT KEYNOTES:

- 1 CONCRETE SPALLING, REBAR EXPOSED. REPAIR CONCRETE AND REBAR, PER TYPICAL CONCRETE PATCH DETAIL ON S310.
- 2 REINFORCE JOISTS w/ W8x18 UNDER EXISTING PAN JOIST. FASTEN TO STEEL BEAM ENCASED IN CONCRETE AT ENDS WITH (4) 5/8" HILTI KWIK BOLT 3 ANCHORS.
- 3 REMOVE EXISTING SLAB IN EXTENTS OF SHADED REGION. REPLACE w/ STEEL FRAME AND CONCRETE SLAB ON DECK PER PLAN.
- 4 NEW HSS4x250 EACH SIDE OF EXISTING W8x COLUMNS. SAWCUT SLAB TO SIT NEW HSS MEMBERS ON EXISTING FOOTING WITH BASEPLATE. SEE TYPICAL BASEPLATE DETAIL.
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1ST FLOOR FRAMING PLAN
SCALE 3/16" = 1'-0"
NORTH

PLAN NOTES:

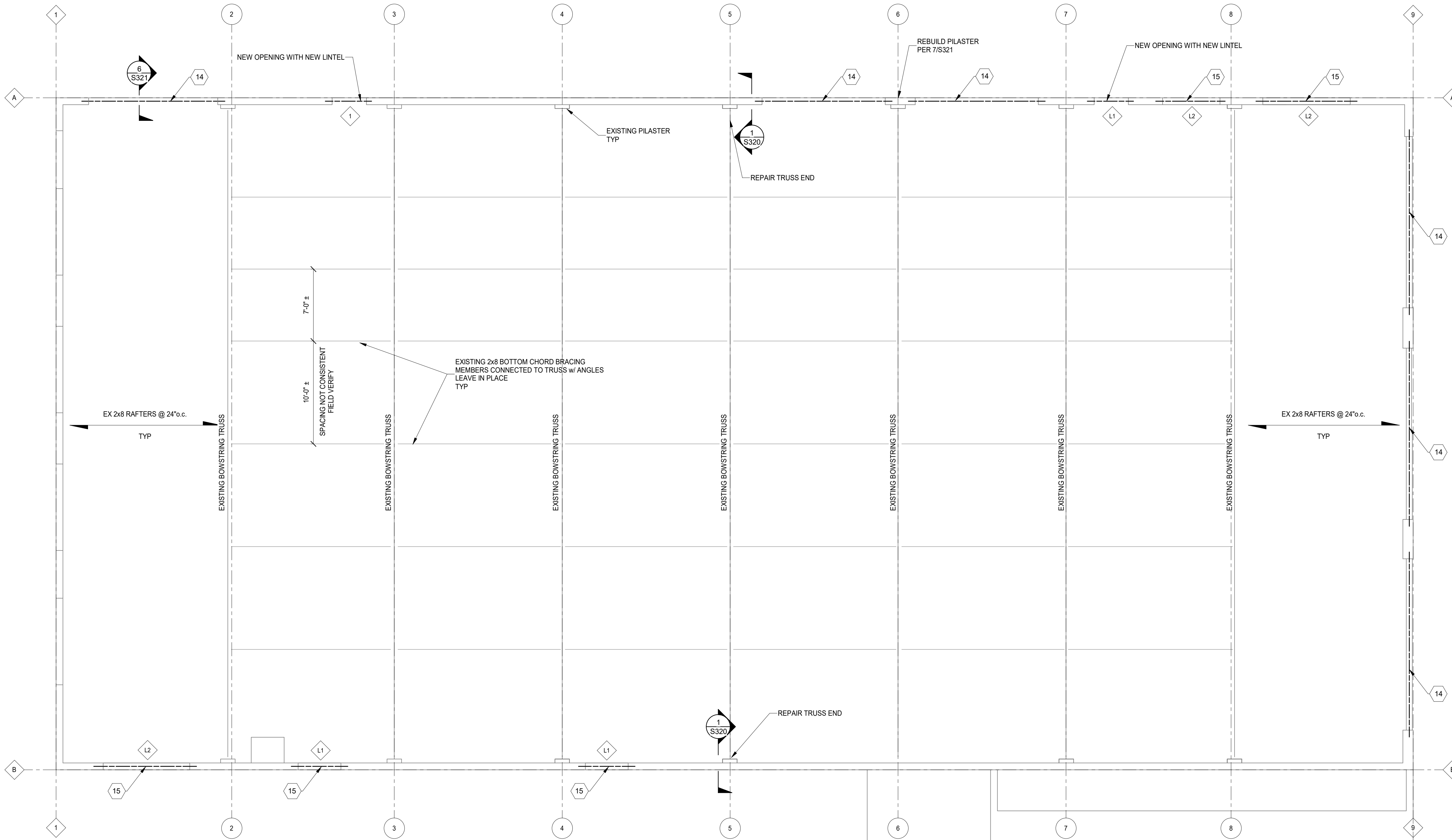
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- 4. CONCRETE REPAIRS NOTED ON PLAN REFER TO UNDERSIDE OF FLOOR SYSTEM.

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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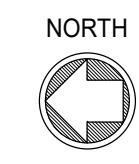
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- 2 REINFORCE JOISTS w/ W8x18 UNDER EXISTING PAN JOIST. FASTEN TO STEEL BEAM ENCASED IN CONCRETE AT ENDS WITH (4) 5/8"Ø HILTI KWIK BOLT 3 ANCHORS.
- 3 REMOVE EXISTING SLAB IN EXTENTS OF SHADED REGION. USE STEEL FRAME ON PLAN WITH 4" CONCRETE SLAB ON METAL DECK AS NEW FLOOR. POSITION FRAMING INSIDE OF EXISTING BAY FRAMING.
- 4 NEW 4"Ø STD PIPE EACH SIDE OF EXISTING W8x COLUMNS. SAWCUT SLAB TO SIT NEW HSS MEMBERS ON EXISTING FOOTING WITH BASEPLATE. SEE TYPICAL BASEPLATE DETAIL.
- 5 NEW 4"Ø STD PIPE ON NEW F40 FOOTING. SEE FOOTING SCHEDULE FOR SIZE AND REINFORCING.
- 6 EXISTING WF BEAM REINFORCING EXISTING PAN JOISTS.
- 7 REGION OF SPALLING CONCRETE TO BE REMOVED AND PATCHED.
- 8 SOME CONCRETE REMOVED FOR HANGING MISCELLANEOUS ITEMS FROM THE REBAR IN PAN JOIST. NO NEED TO PATCH.
- 9 NEW HSS4x0.250. SAWCUT SLAB TO SIT NEW HSS MEMBERS ON EXISTING FOOTING WITH BASEPLATE. SEE TYPICAL BASEPLATE DETAIL.
- 10 VERIFY EXTENTS OF EXISTING FOOTING. IF NEW HSS COLUMNS DO NOT FIT ON EXISTING FOOTING, A NEW FOOTING WILL NEED TO BE DESIGNED.
- 11 REMOVE EXISTING WF BEAMS, PATCH CONCRETE OF JOISTS ABOVE WF BEAMS, AND PLACE NEW STEEL.
- 12 SAWCUT EXISTING SLAB TO PLACE NEW FOOTING.
- 13 W12x19 BEAM BELOW STRINGERS FOR SUPPORT OF STRINGERS. CONNECT TO WF BEAM w/ SHEAR PLATE w/ (2) 3/4"Ø BOLTS. CONNECT TO CONCRETE WALL w/ 5/16" DOUBLE ANGLE w/ (4) 1/2"Ø HILTI KWIK BOLT 3 EXPANSION ANCHORS, 3" MIN EMBED.
- 14 REMOVE EXISTING LINTELS AND REPLACE w/ NEW STEEL LINTEL PER 6/S321 OR 6A/S321. HSS AND ANGLE SHALL BEAR A MINIMUM OF 8" EACH SIDE.
- 15 REMOVE EXISTING LINTEL AND REPLACE w/ GALVANIZED STEEL LINTEL PER DETAIL ON S321.

ROOF FRAMING PLAN
SCALE 3/16" = 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

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Design Team: KCJ/JNG/SJ
Date: 11/11/2022

DRAWING TITLE: ROOF FRAMING PLAN
PROPOSED PROJECT: PREPARED FOR: PLATTE ARCHITECTURE + DESIGN
VAN WERT PROJECT
223 EAST MAIN ST
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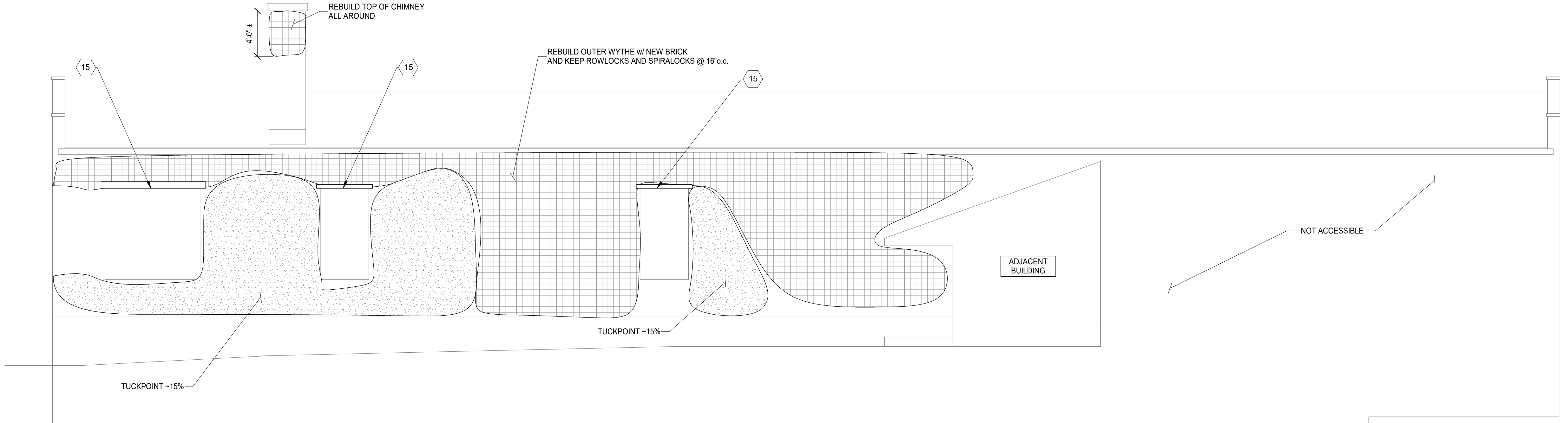
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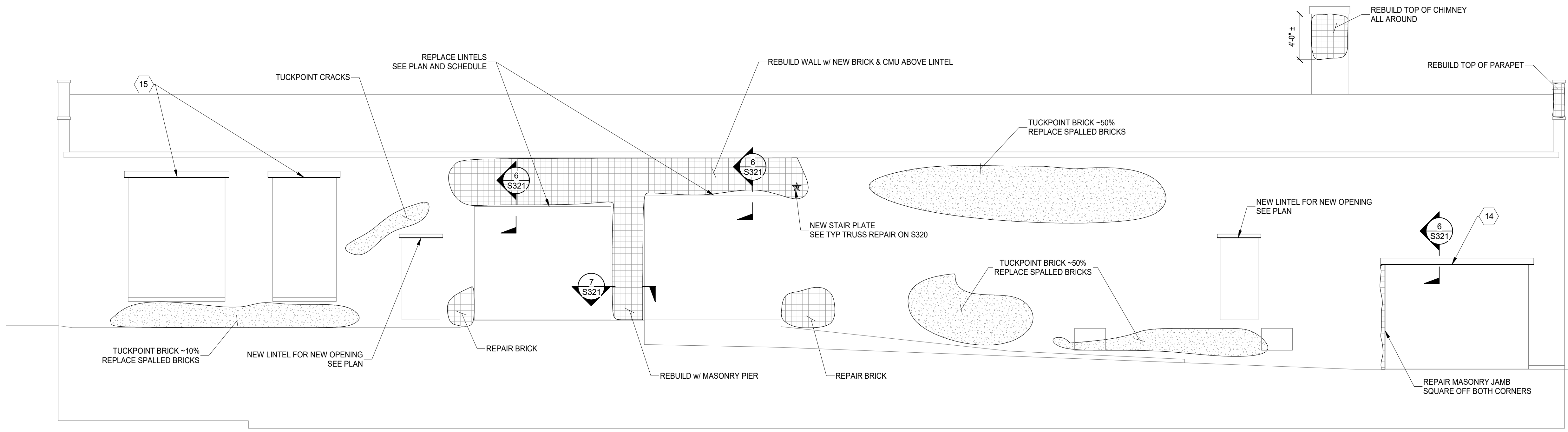
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WEST ELEVATION
SCALE 3/16" = 1'-0"



EAST ELEVATION
SCALE 3/16" = 1'-0"

BRICK REPAIR LEGEND:

- TUCKPOINT
- REBUILD OR REPAIR BRICK

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. AFTER TUCKPOINTING AND REPAIR, SEAL ALL EXTERIOR BRICK SURFACES WITH SURE KLEAN WEATHER SEAL SILOXANE PD BY PROSOCO BY PROSOCO.
5. ALL OBSERVATIONS WHERE MADE FROM THE GROUND LEVEL AND REPAIRS ARE SUBJECT TO CHANGE BASED ON CONTRACTOR HANDS ON INSPECTIONS.
6. 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.

PROJECT KEYNOTES:

- 14 REMOVE EXISTING LINTELS AND REPLACE w NEW STEEL LINTEL PER 6/S320. HSS AND ANGLE SHALL BEAR A MINIMUM OF 8" EACH SIDE
- 15 REMOVE EXISTING LINTEL AND REPLACE w GALVANIZED STEEL LINTEL PER DETAIL ON S320

DRAWING TITLE: ELEVATIONS

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Design Team: KCJ/JNG/SJ
Date: 11/11/2022

PROPOSED PROJECT: PREPARED FOR: PLATTE ARCHITECTURE + DESIGN
VAN WERT PROJECT
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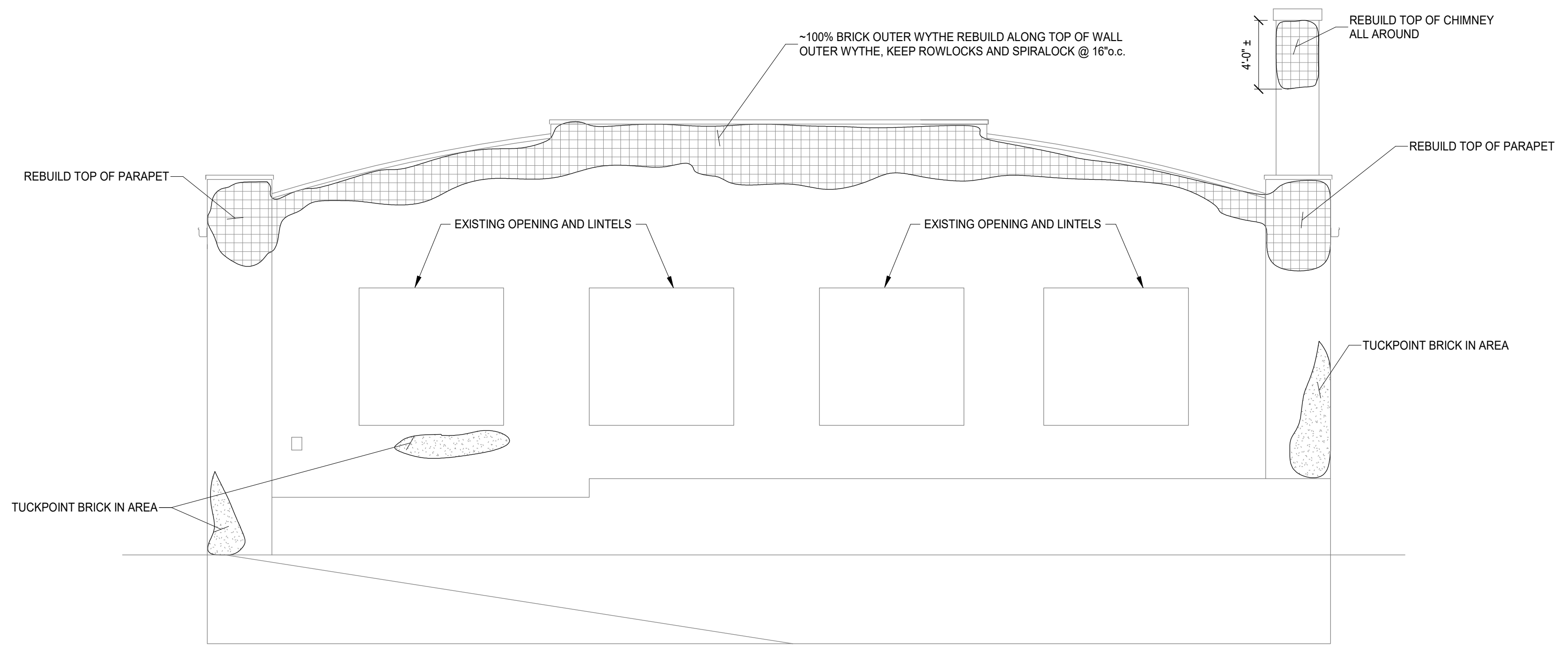
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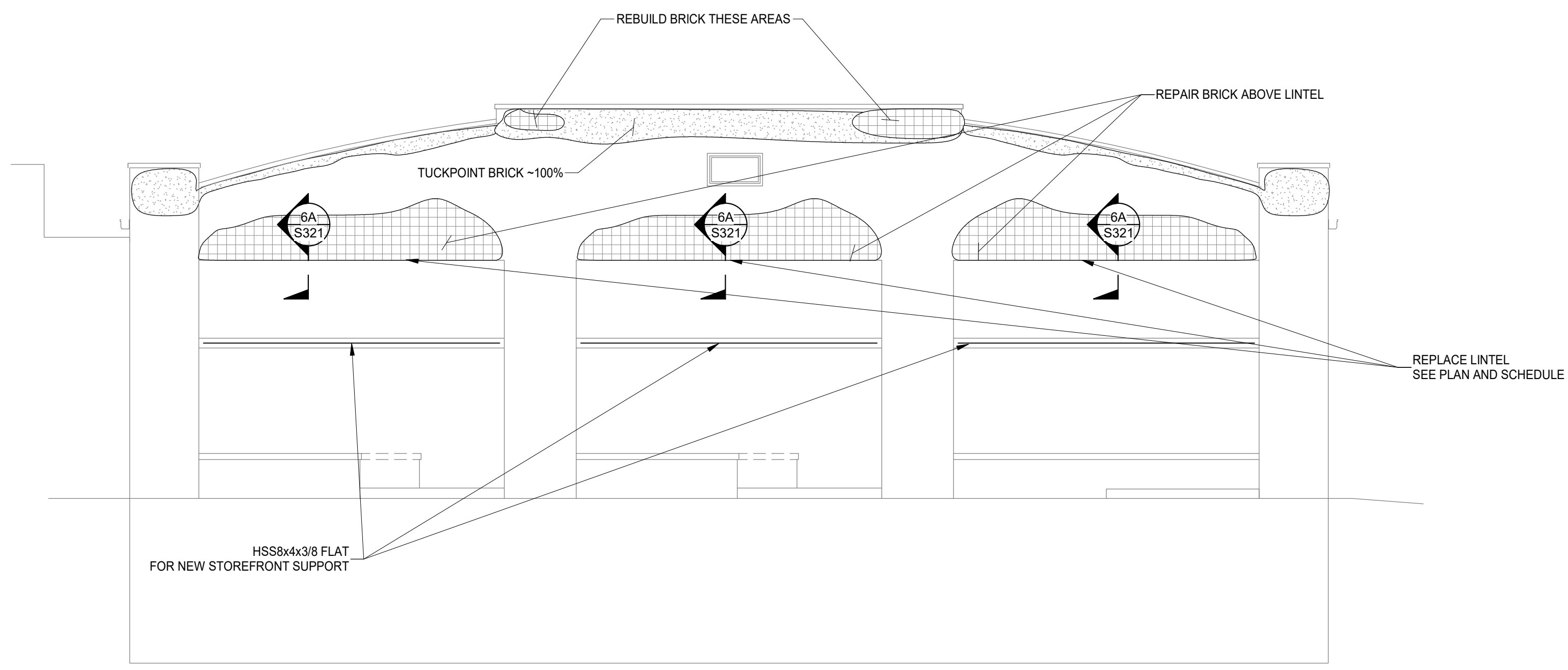
223 EAST MAIN ST

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NORTH ELEVATION
SCALE 3/16" = 1'-0"



SOUTH ELEVATION
SCALE 3/16" = 1'-0"

BRICK REPAIR LEGEND:

- TUCKPOINT
- REBUILD OR REPAIR BRICK

- ELEVATION NOTES:**
1. TUCKPOINT JOINTS IN MASONRY WHERE MORTAR IS SOFT, DAMAGED OR MISSING.
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 3. REMOVE CRACKED, DAMAGED OR SEVERLY SPALLED LINTELS AND REPLACE WITH RECLAIMED STONE OR CAST STONE LINTEL TO MATCH EXISTING.
 4. AFTER TUCKPOINTING AND REPAIR, SEAL ALL EXTERIOR BRICK SURFACES WITH SURE KLEAN WEATHER SEAL SILOXANE PD BY PROSOCO BY PROSOCO.
 5. ALL OBSERVATIONS WHERE MADE FROM THE GROUND LEVEL AND REPAIRS ARE SUBJECT TO CHANGE BASED ON CONTRACTOR HANDS ON INSPECTIONS.
 6. 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 DETEIORATED MORTAR JOINTS PRIOR TO APPLYING NEW PARGE COAT.

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DRAWING TITLE: ELEVATIONS

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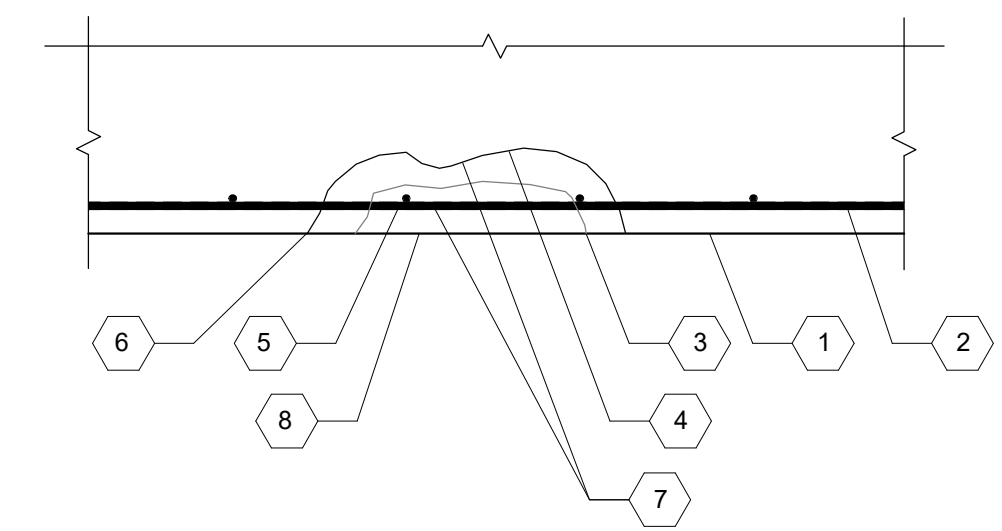
DRAWING TITLE: FOUNDATION AND 1ST FLOOR SECTIONS

PROPOSED PROJECT: VAN WERT PROJECT
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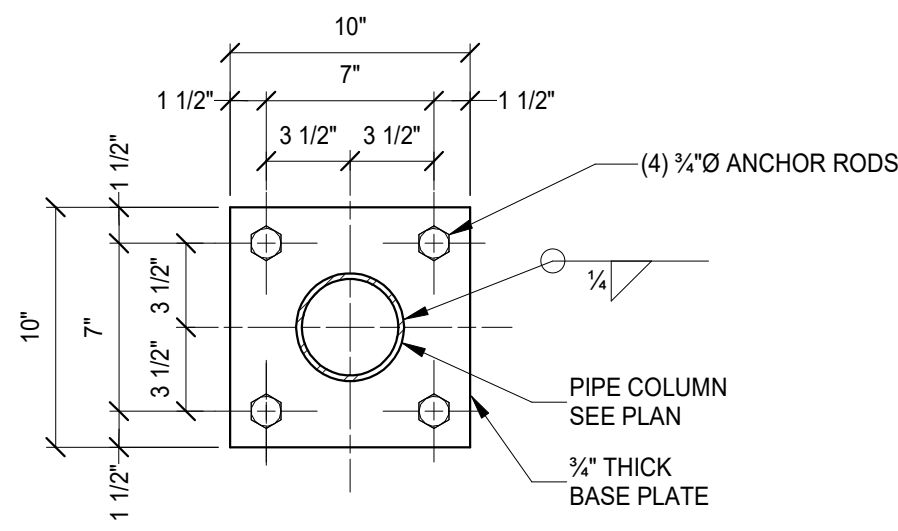
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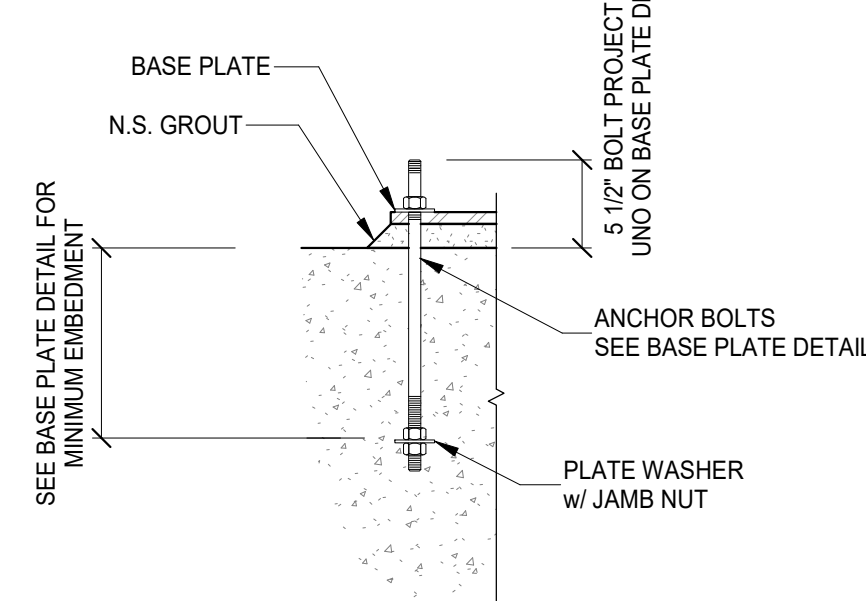


- EXISTING CONCRETE
- EXISTING REINFORCING STEEL
- DELAMINATION PLANE
- REMOVE ALL UNSOUND CONCRETE AND SOUND CONCRETE AS REQUIRED TO PROVIDE 3/4" CLEAR BEHIND REINFORCING. MINIMUM PATCH DEPTH IS 3/4" WITH A 1/4" MAXIMUM SUBSTRATE PROFILE. LIMIT SIZE OF CHIPPING HAMMER TO 16 lbs.
- WIRE BRUSH AND HIGH PRESSURE WASH TO REMOVE LOOSE RUST. APPLY CORVERTER RUST PRIMER (CORTEC CORP) TO ALL EXPOSED REINFORCING STEEL. ANCHOR LOOSE REINFORCING TO SOUND CONCRETE WITH J-BOLTS OR TIE TO ADJACENT REINFORCING. NOTIFY STRUCTURAL ENGINEER IF CROSS SECTIONAL AREA OF REMAINING STEEL IS LESS THAN 80% OF ORIGINAL AREA.
- 1/2" DEEP SAWCUT AROUND PERIMETER OF EXCAVATION. DO NOT DAMAGE EXISTING REINFORCING. CAREFULLY EXCAVATE PATCH OUT TO SAWCUT. DO NOT DAMAGE NEW EDGE.
- COAT PATCH AND REINFORCING AREA WITH A SCRUB COAT OF PATCH MATERIAL. PREPARE CONCRETE SURFACE PER MANUFACTURER'S RECOMMENDATION.
- APPLY PATCH MATERIAL IN 2" MAXIMUM THICKNESS LIFTS. SCORE INTERFACE BETWEEN LIFTS. STEEL TROWEL FINISH. PATCH MATERIAL TO BE MCI-2702 (CORTEC CORP).

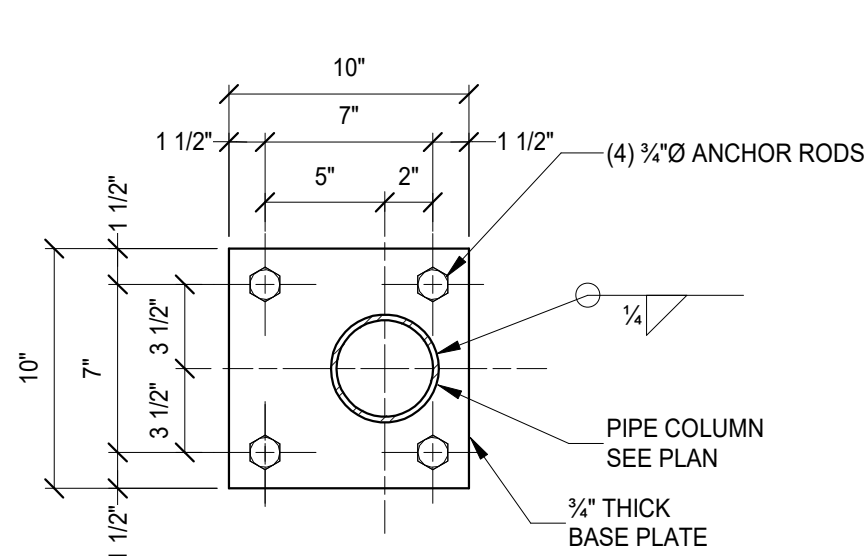
TYPICAL CONCRETE BEAM REPAIR
 SCALE 3/4" = 1'-0"



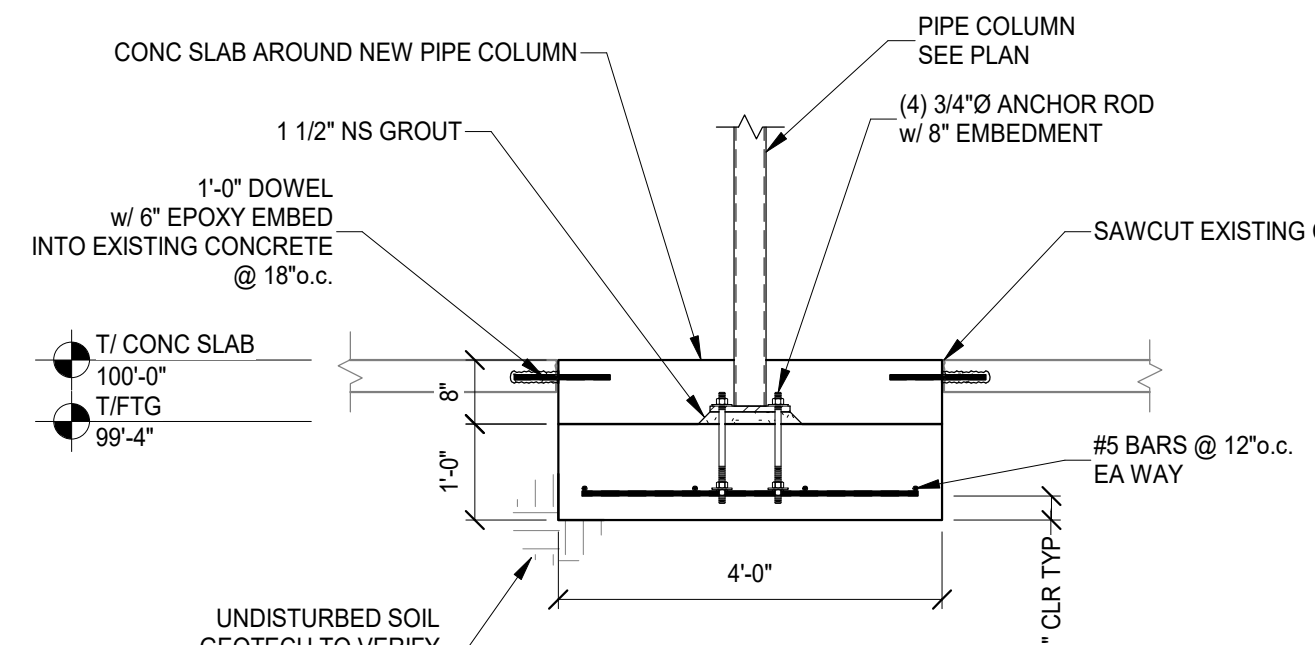
TYP STD PIPE BASE PLATE DETAIL
 SCALE 1 1/2" = 1'-0"



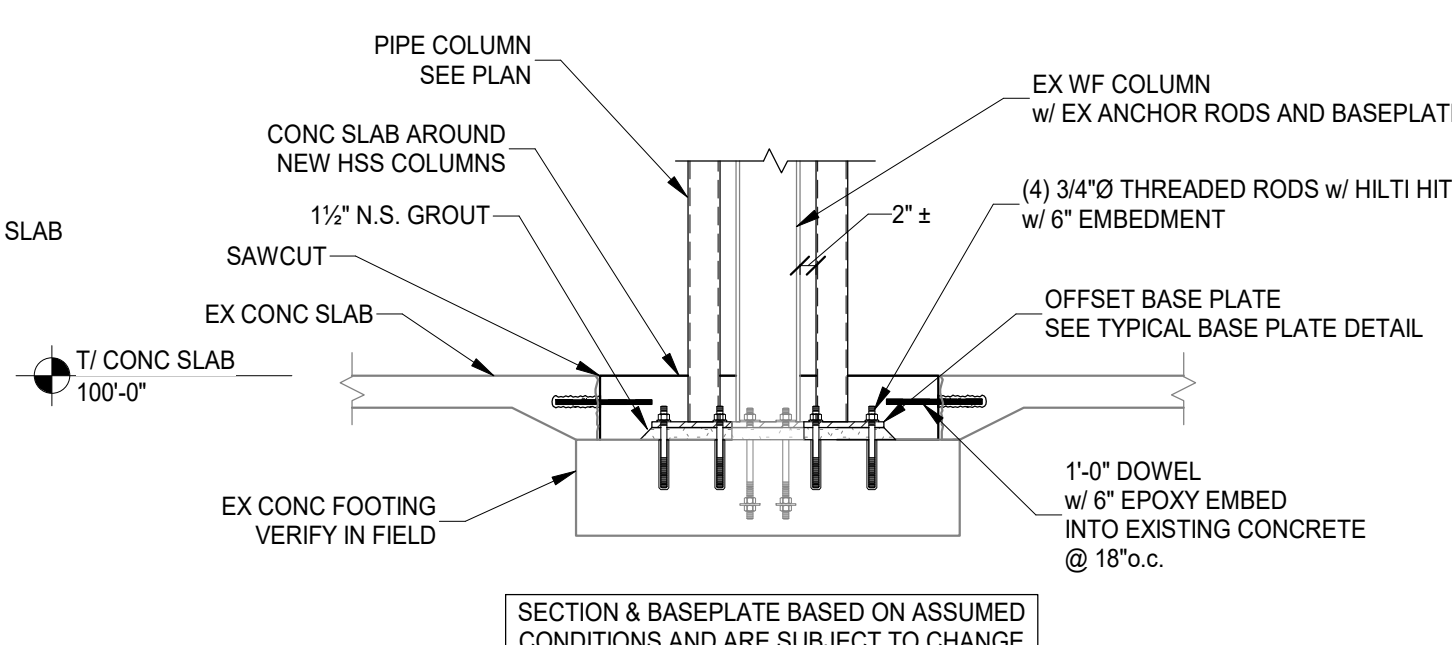
TYPICAL ANCHOR BOLT
 SCALE 1" = 1'-0"



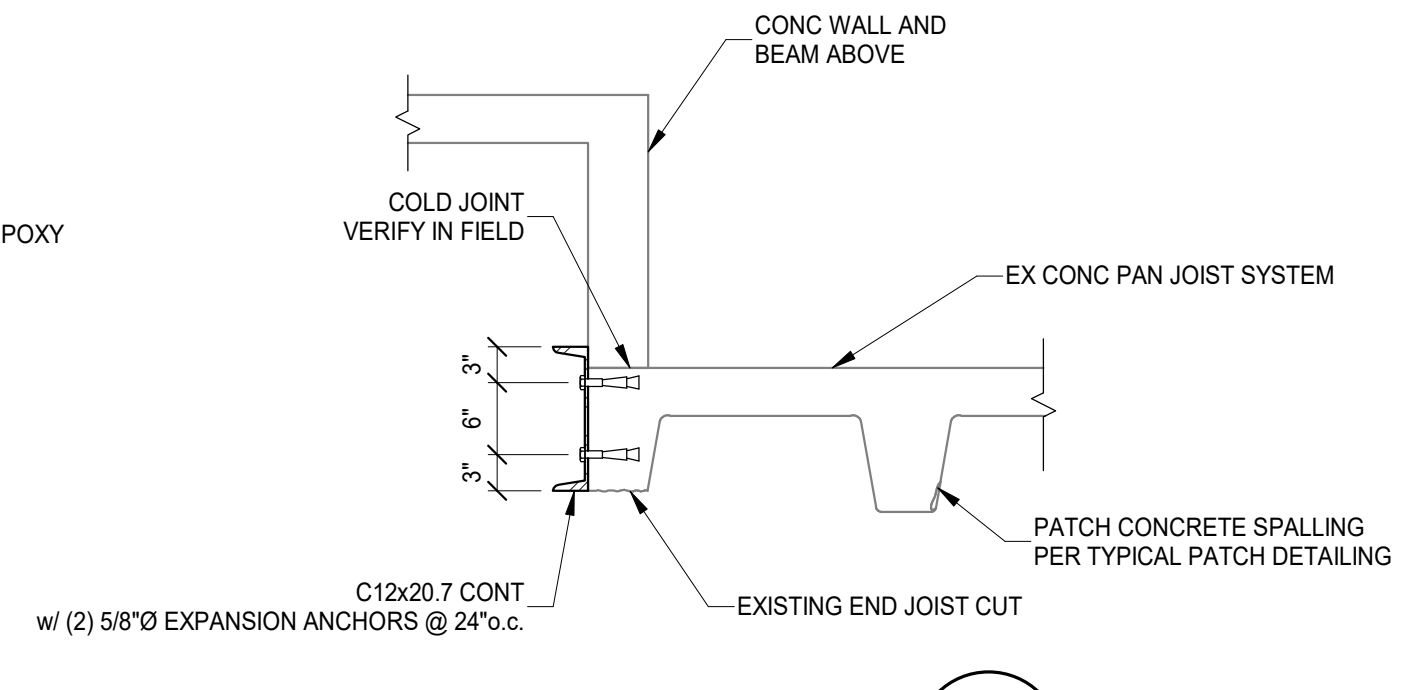
TYP STD PIPE OFFSET BASE PLATE DETAIL
 SCALE 1 1/2" = 1'-0"



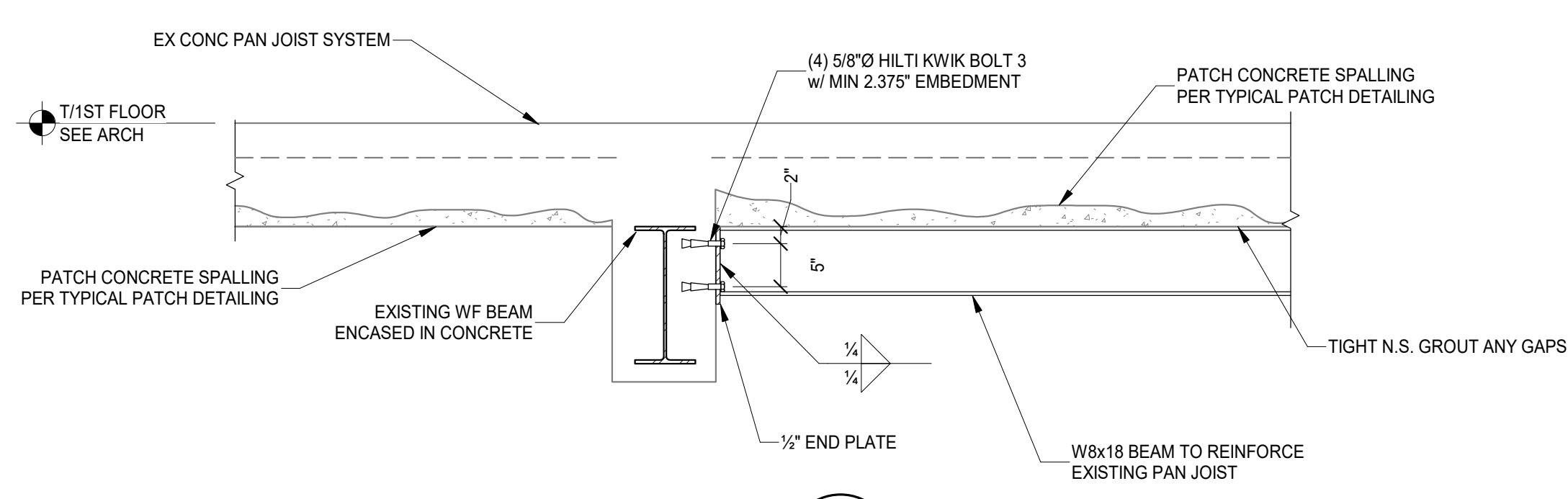
SECTION 1
 SCALE 1/2" = 1'-0" S310



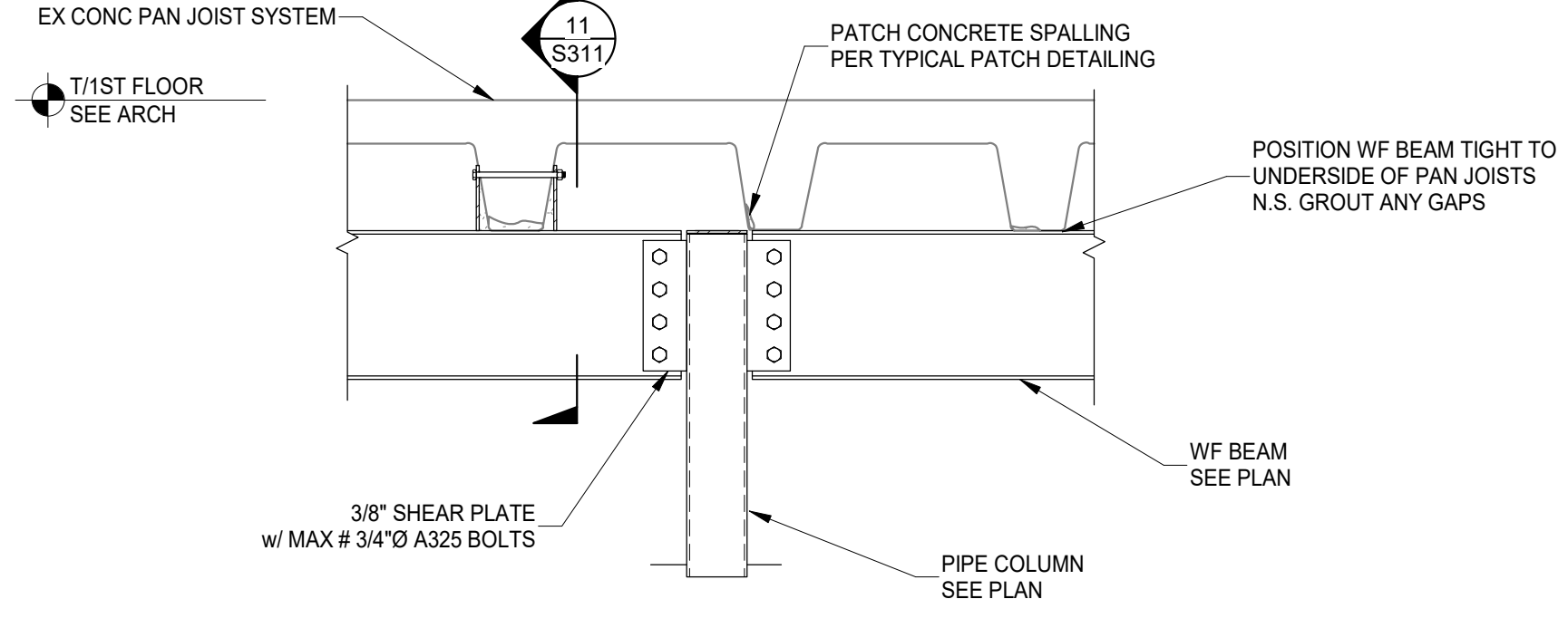
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 SCALE 1/2" = 1'-0" S310



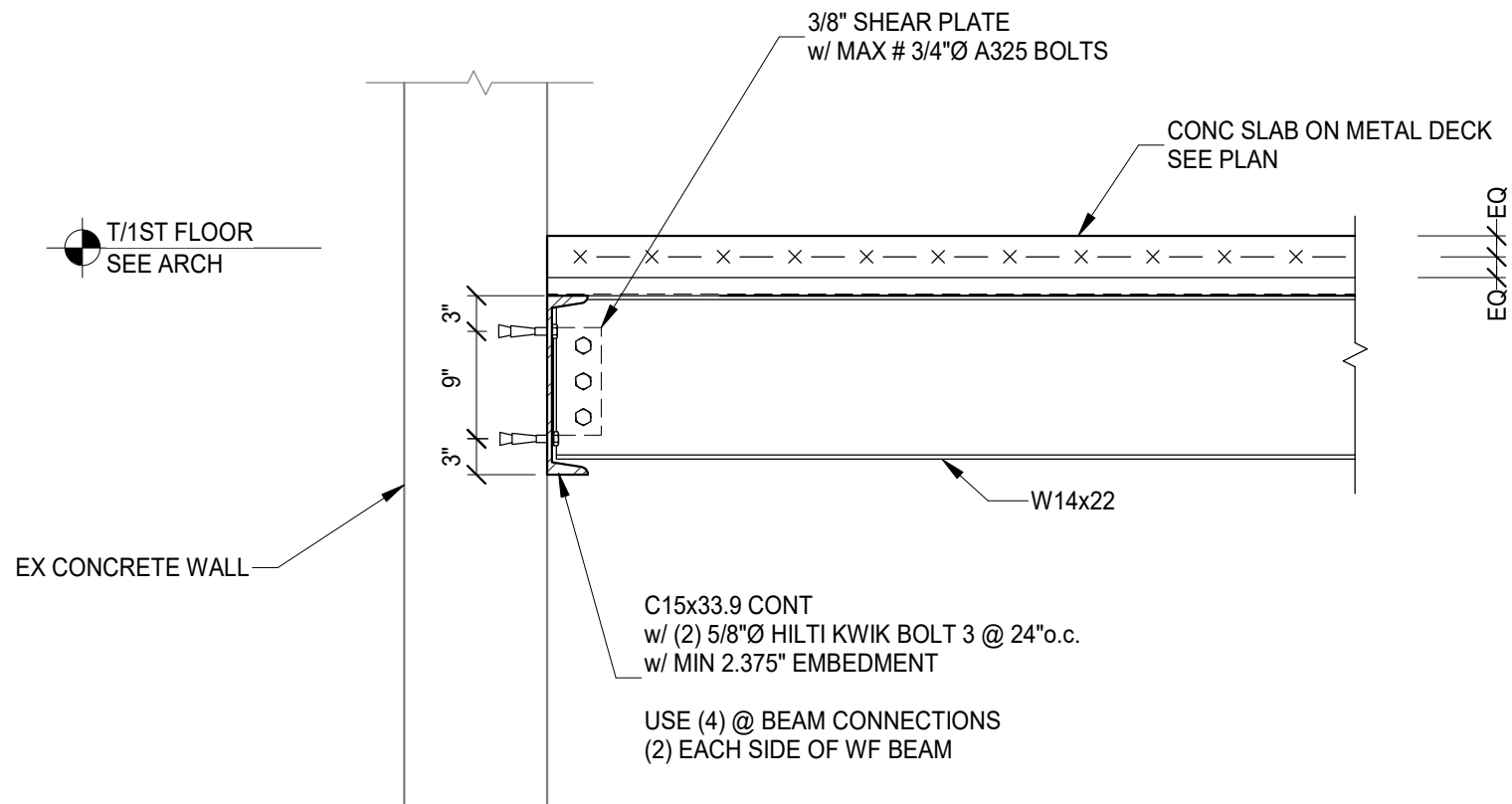
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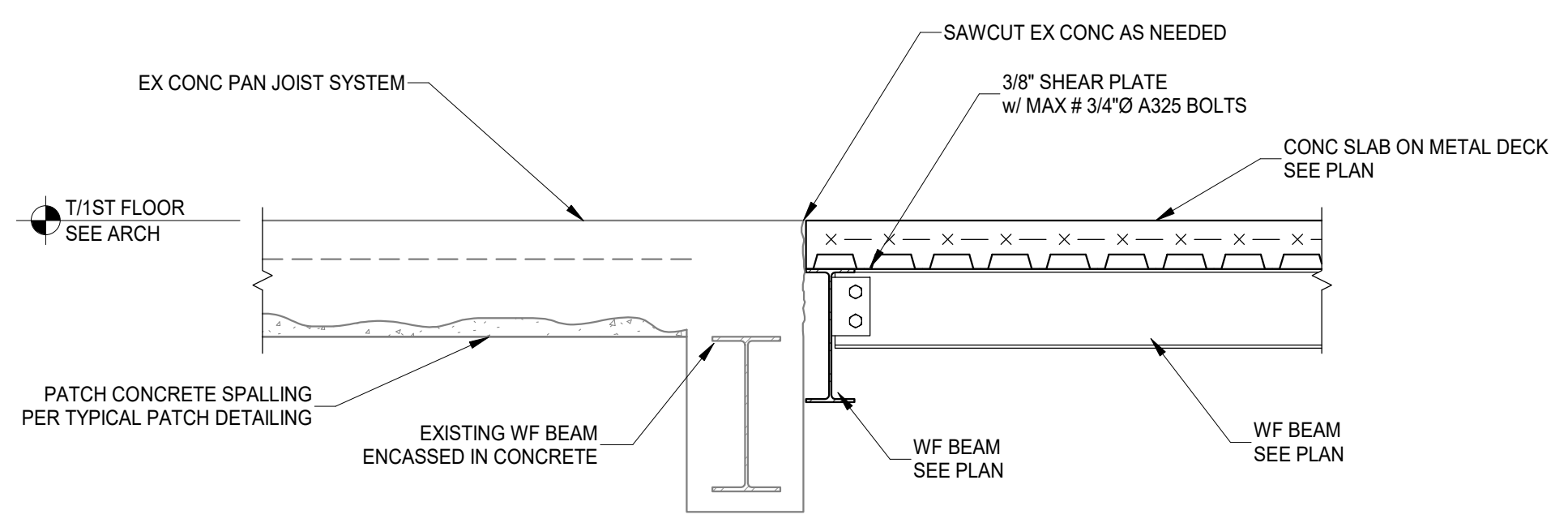
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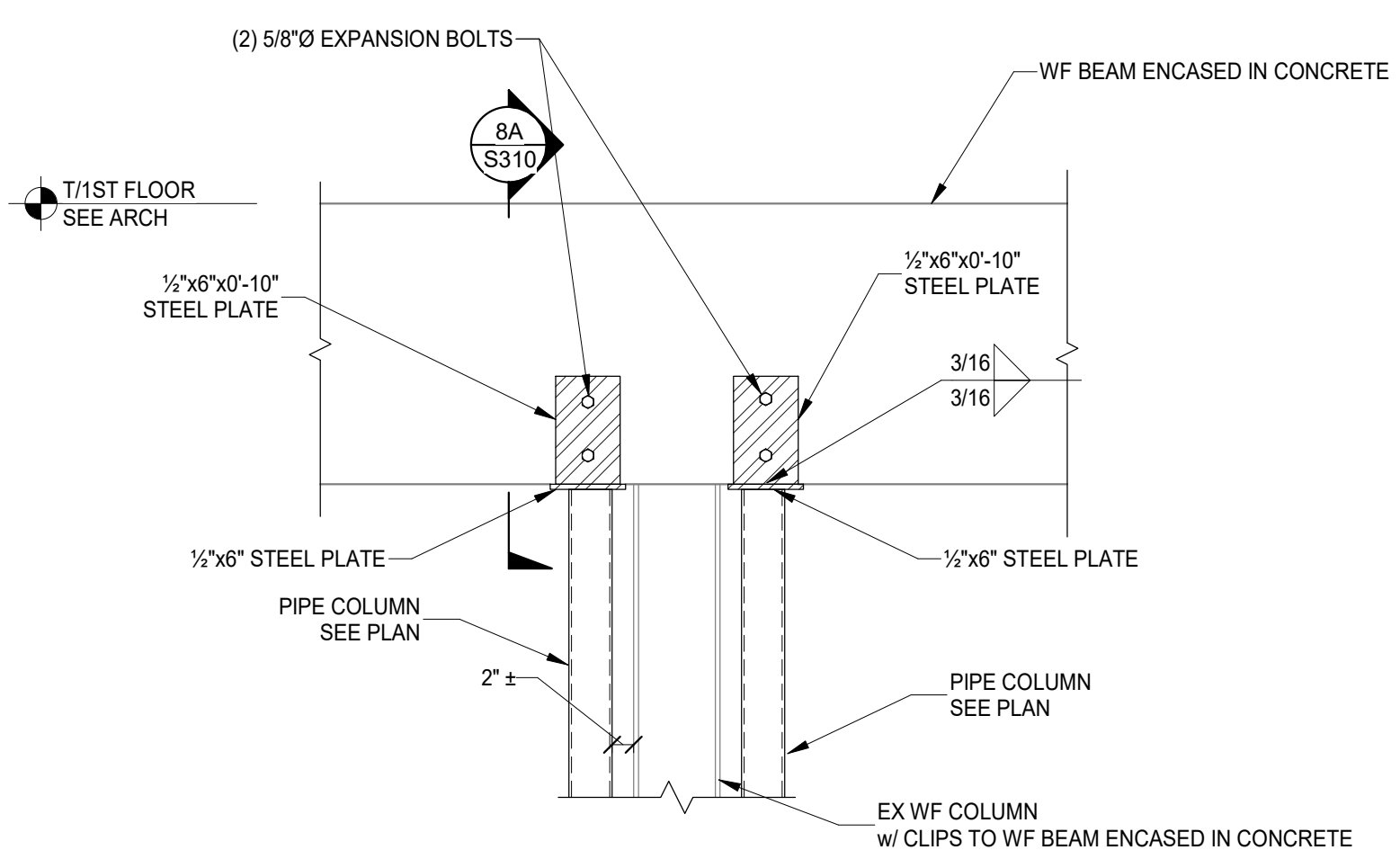
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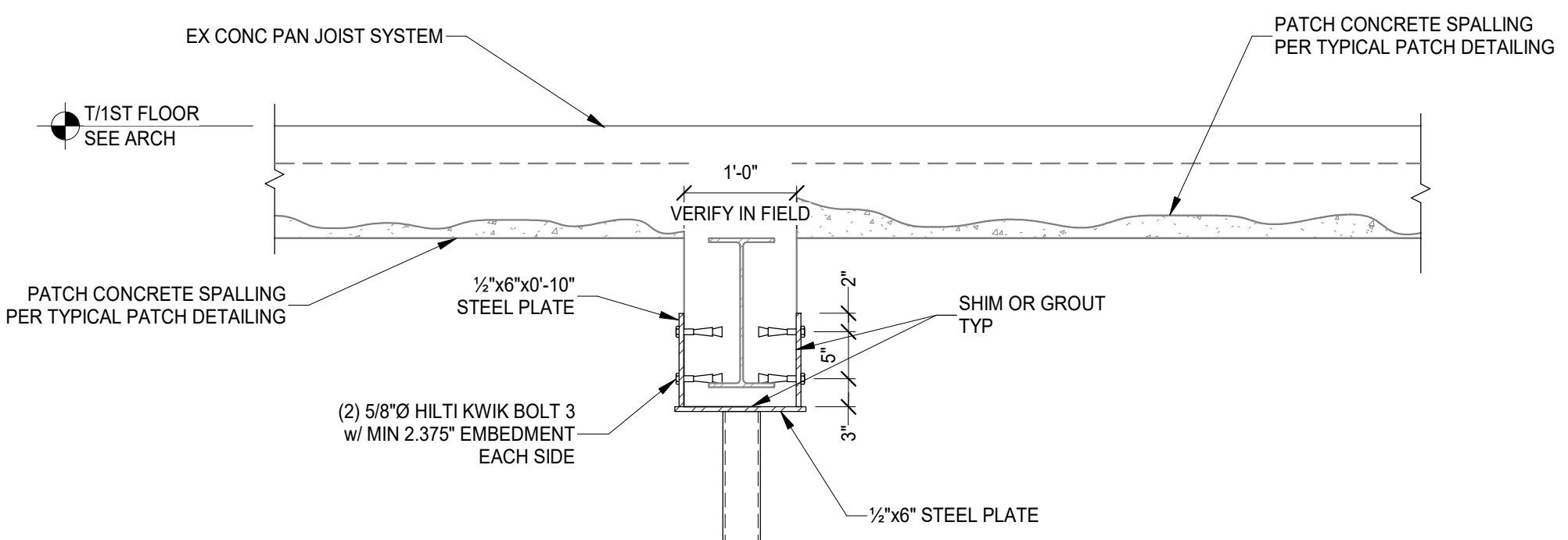
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 SCALE 3/4" = 1'-0" S310



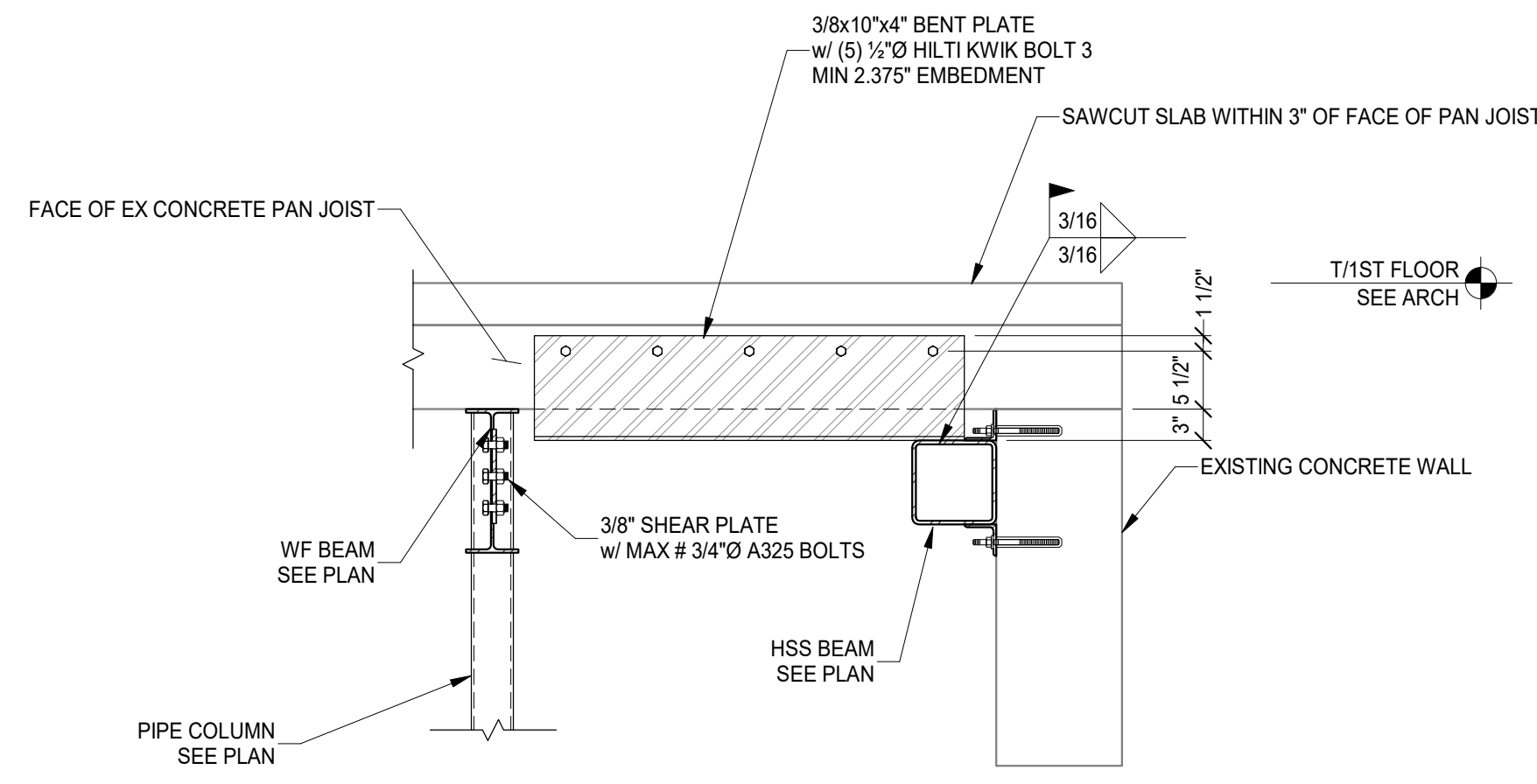
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 SCALE 3/4" = 1'-0" S310



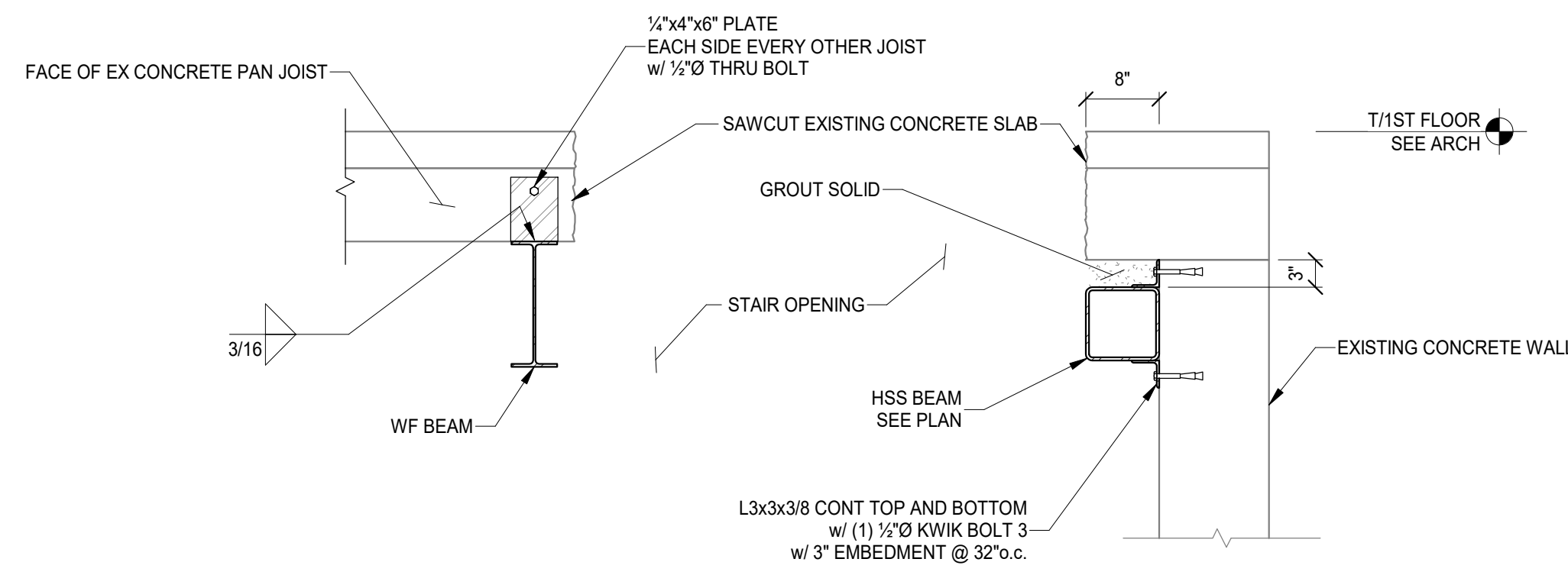
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 SCALE 3/4" = 1'-0" S310



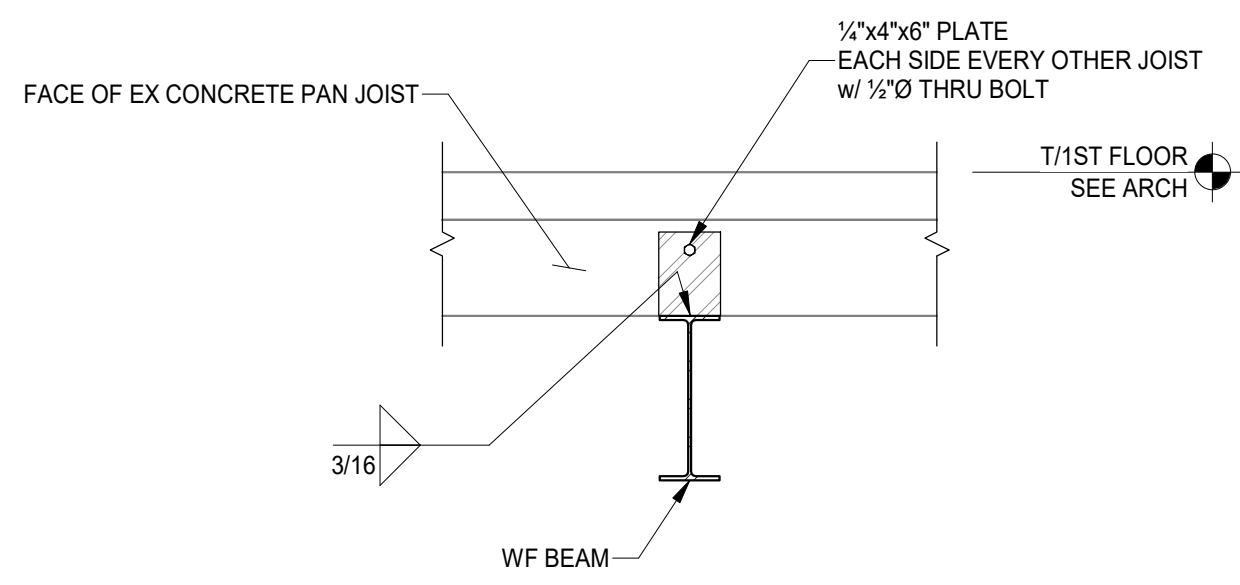
SECTION 8A
 SCALE 3/4" = 1'-0" S310



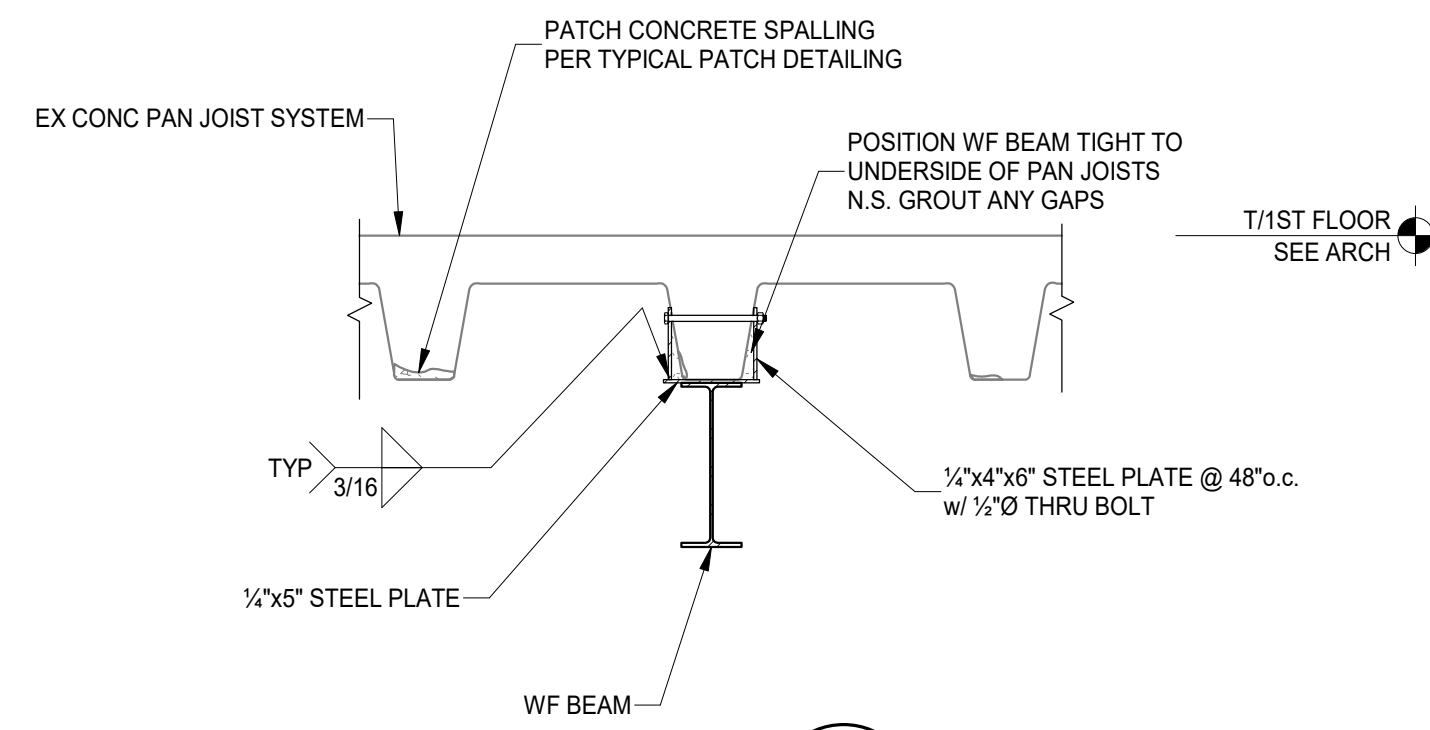
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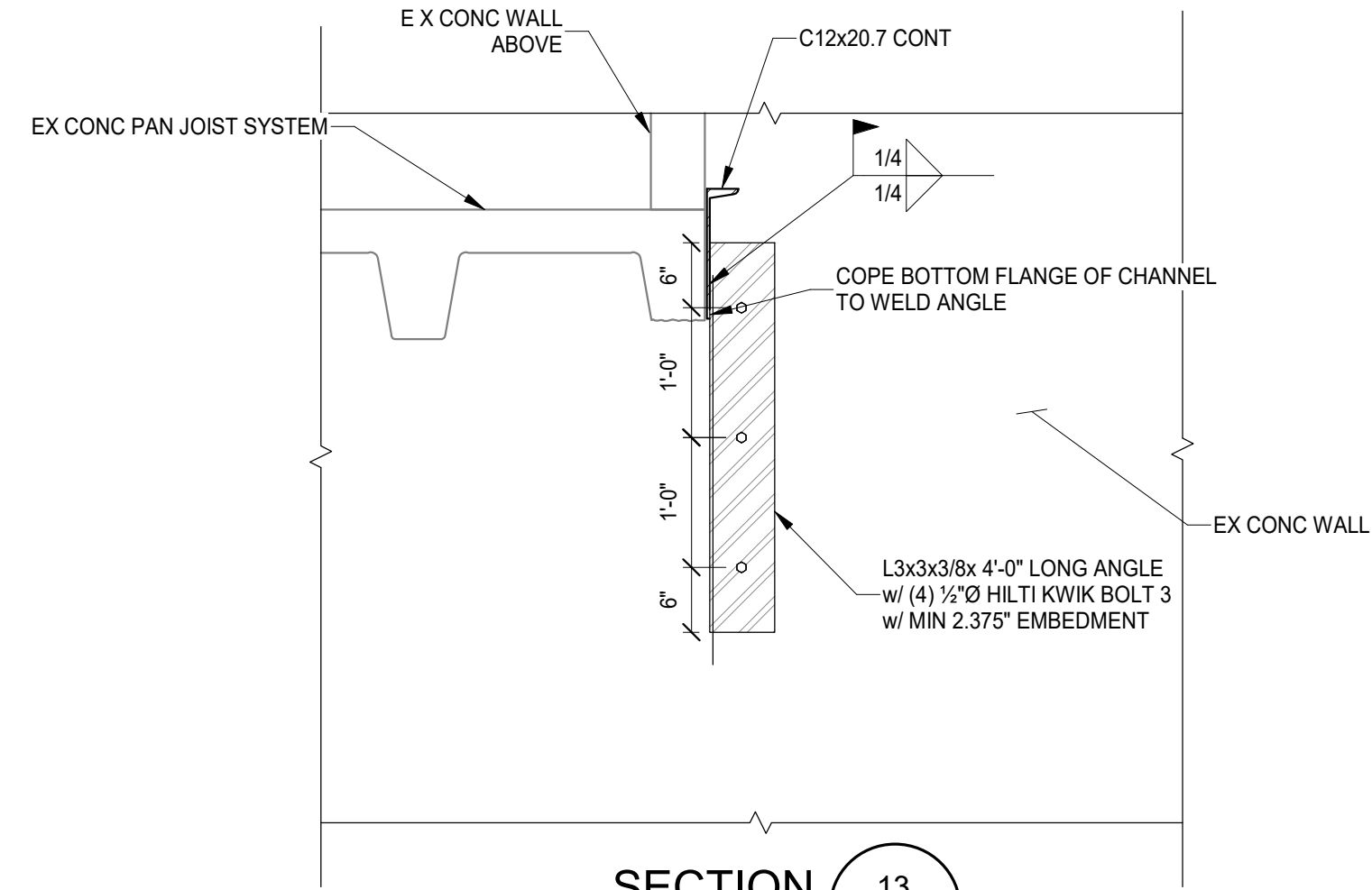
SECTION 10
SCALE 3/4" = 1'-0" S311



SECTION 11
SCALE 3/4" = 1'-0" S311



SECTION 12
SCALE 3/4" = 1'-0" S311



SECTION 13
SCALE 3/4" = 1'-0" S311

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Design Team: KCJ/JNG/SJ
Date: 11/11/2022

DRAWING TITLE: 1ST FLOOR SECTIONS

PROPOSED PROJECT: PREPARED FOR: PLATTE ARCHITECTURE + DESIGN

VAN WERT PROJECT
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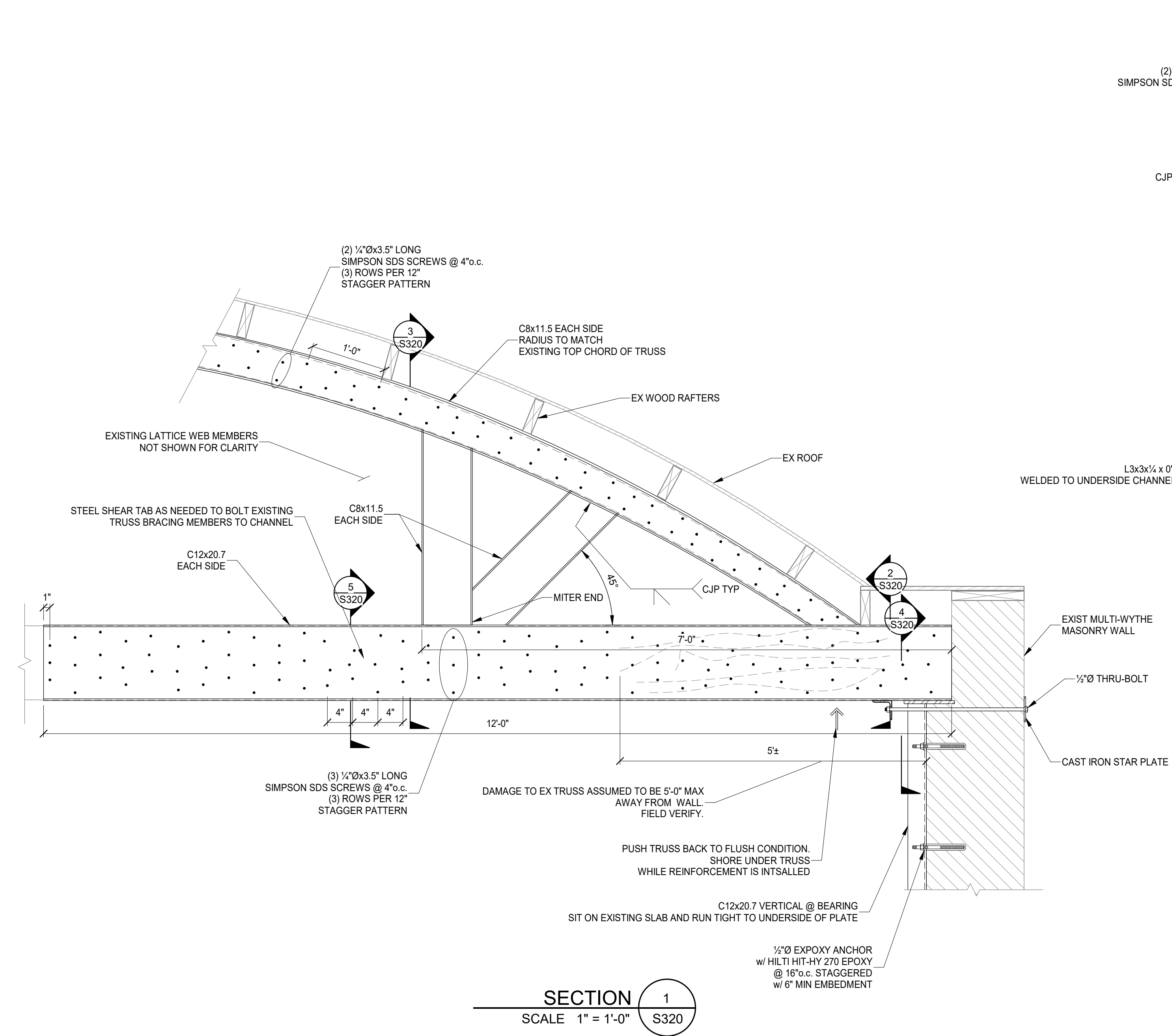
Design Team: KCJ/JNG/SJ
Date: 11/11/2022

DRAWING TITLE: ROOF FRAMING SECTIONS
PROPOSED PROJECT: PREPARED FOR: PLATTE ARCHITECTURE + DESIGN
VAN WERT PROJECT
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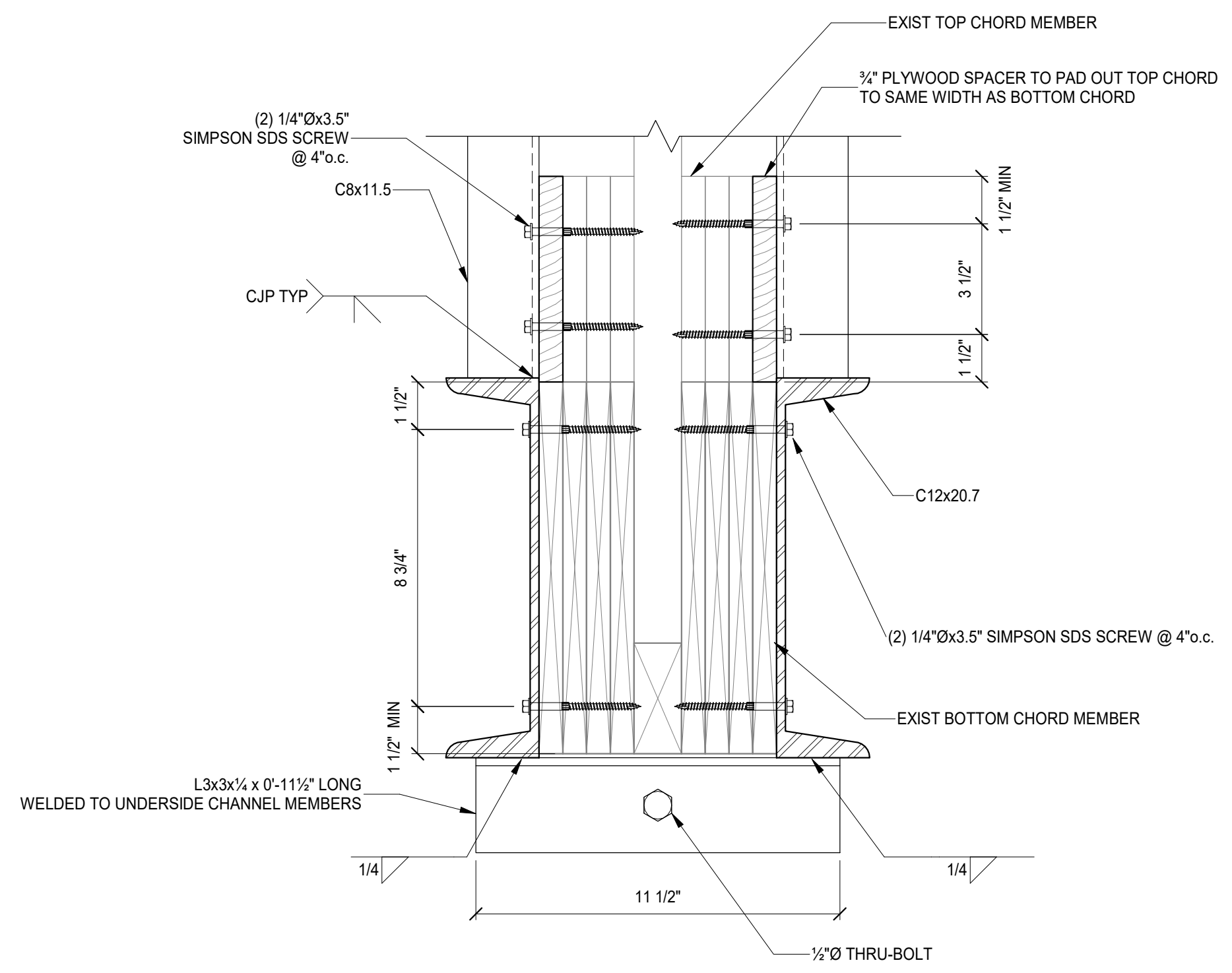
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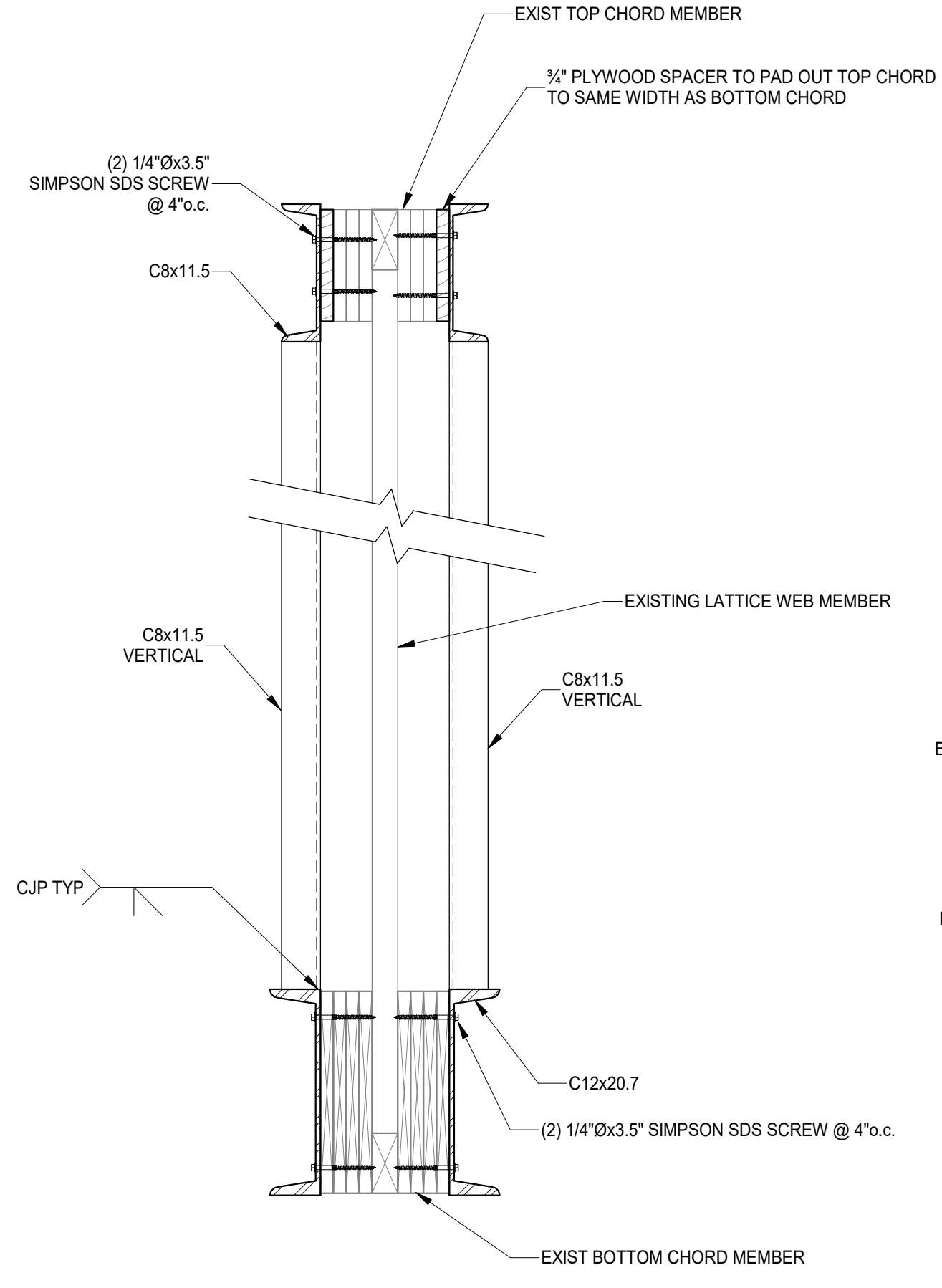
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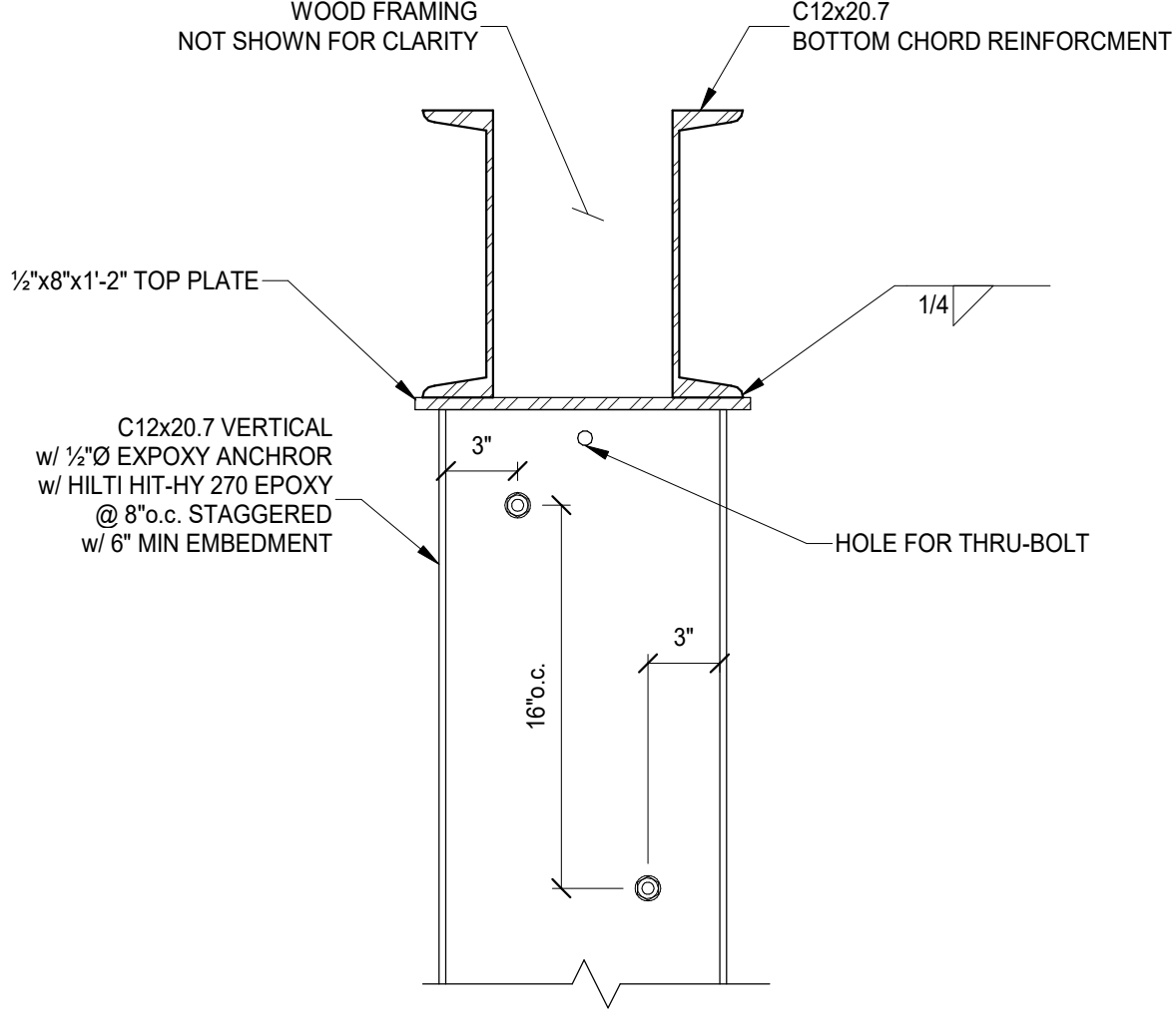
SECTION 1
SCALE 1" = 1'-0" S320



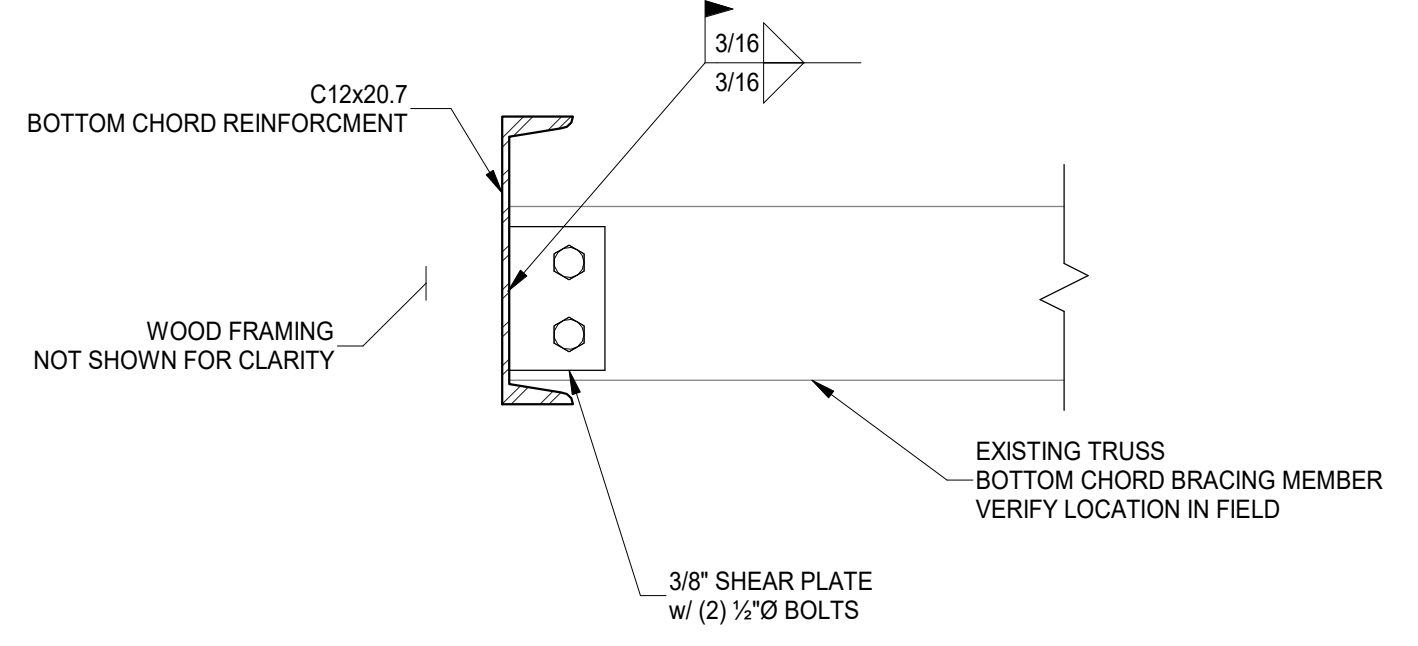
SECTION 2
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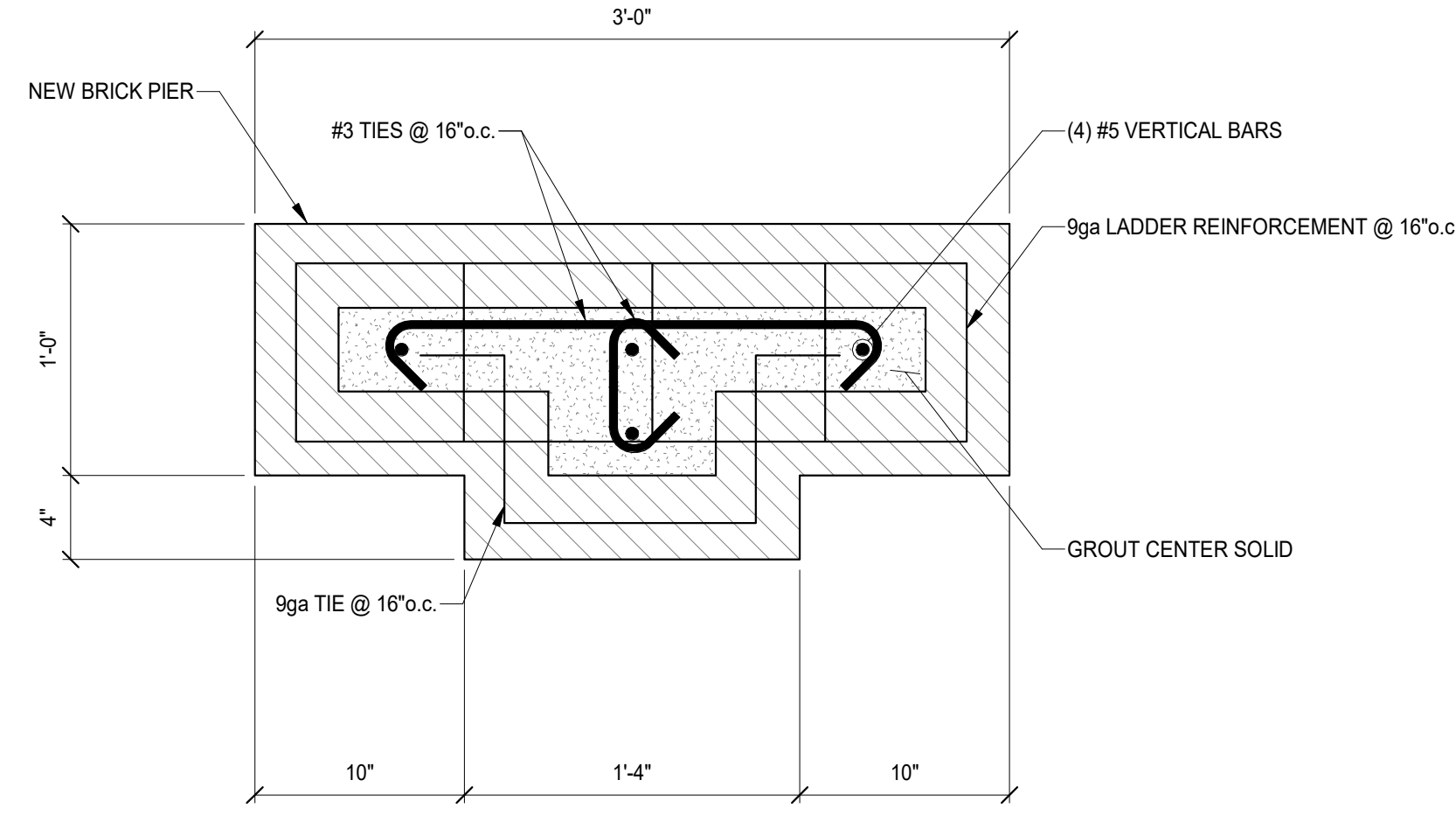
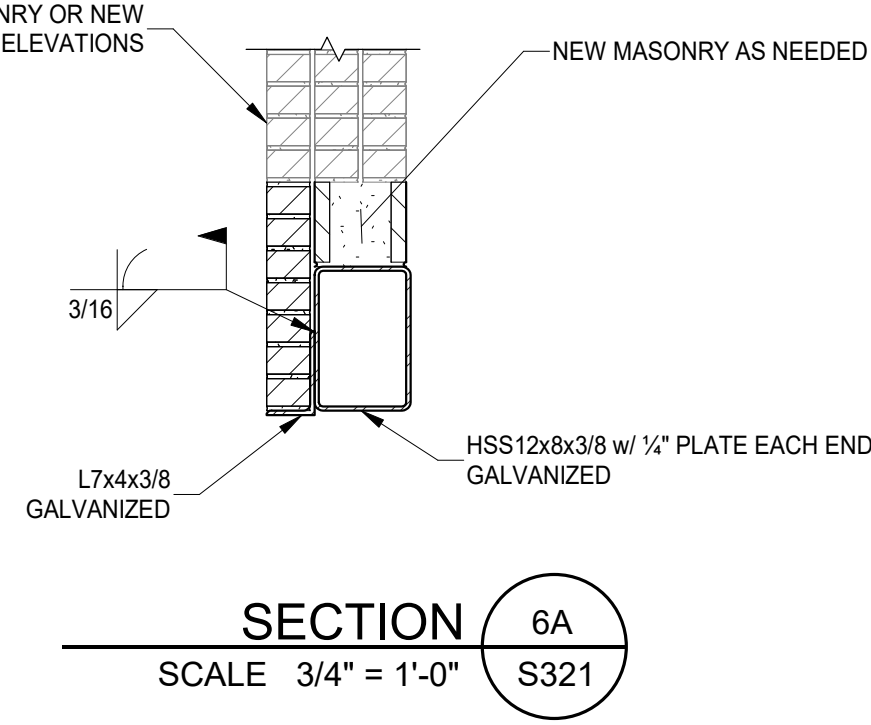
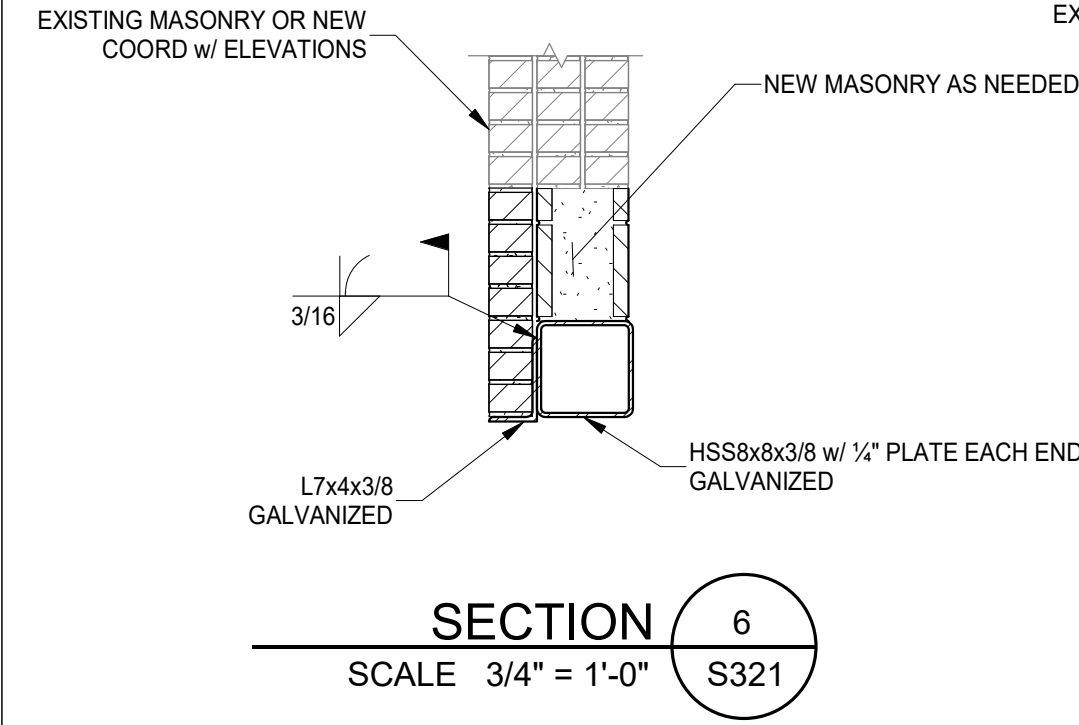
SECTION 3
SCALE 1 1/2" = 1'-0" S320



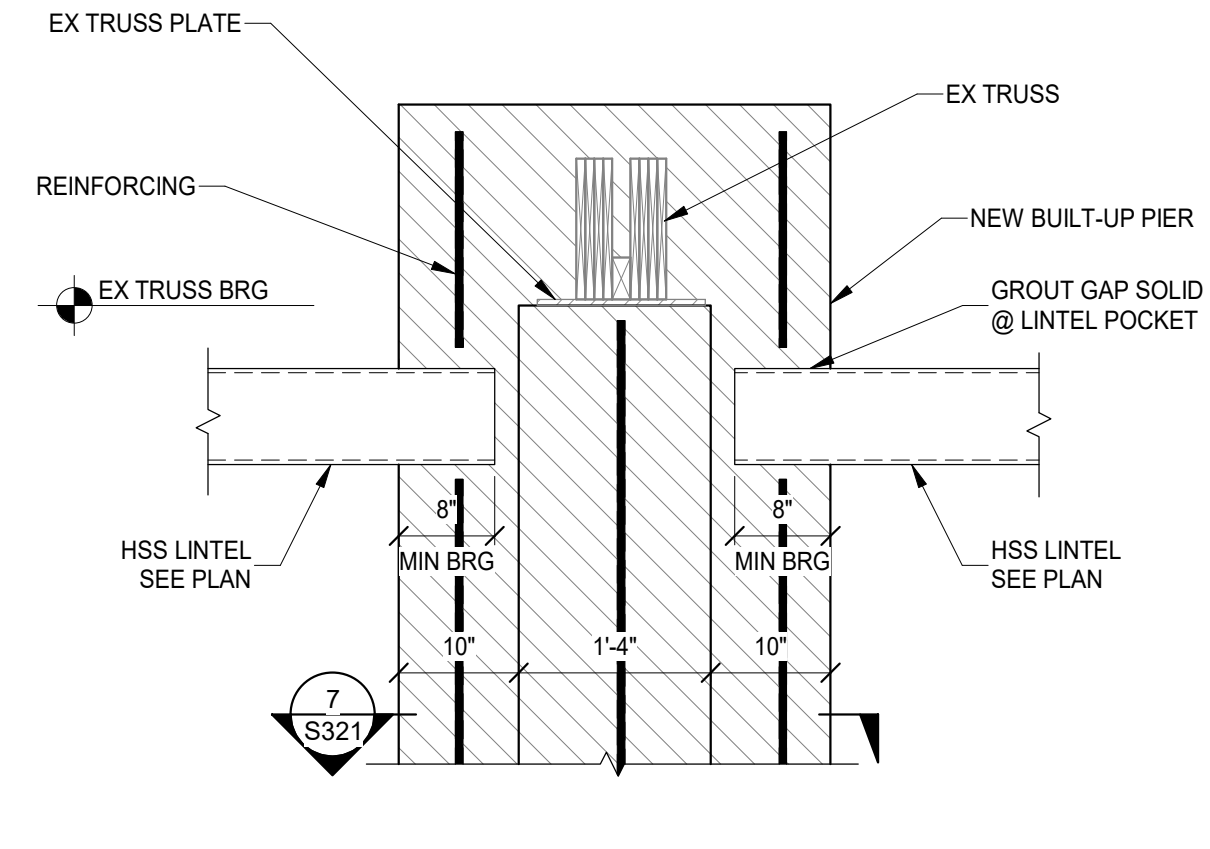
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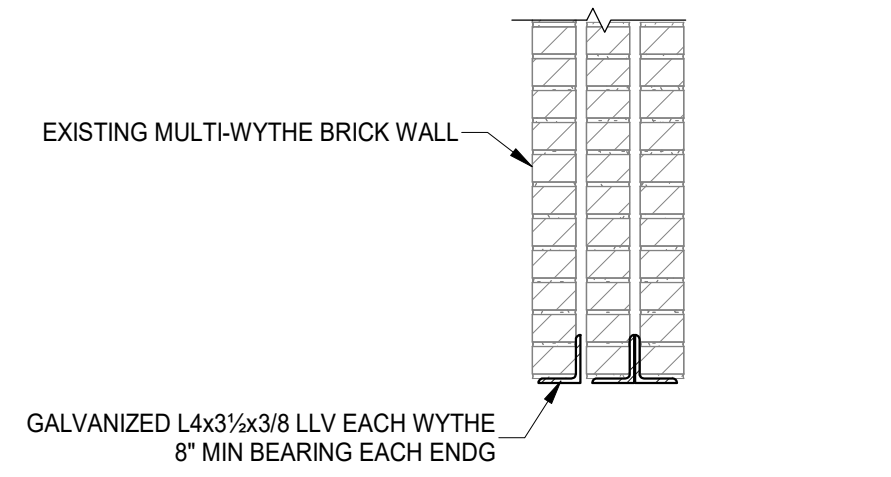
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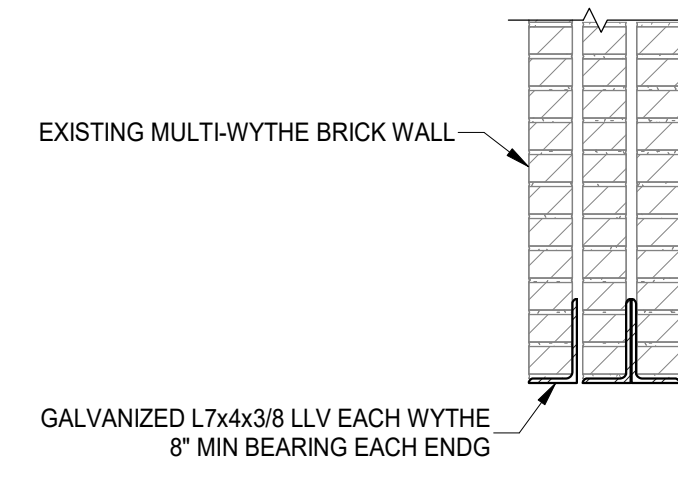
SECTION 7
SCALE 1 1/2" = 1'-0" S321



SECTION 8
SCALE 3/4" = 1'-0" S321



*CONTRACTOR TO NOTIFY ENGINEER IF PROPOSED OPENING IS IN A WALL GREATER THAN (3) WYTHES THICK
L1 LINTEL DETAIL
SCALE 3/4" = 1'-0"



*CONTRACTOR TO NOTIFY ENGINEER IF PROPOSED OPENING IS IN A WALL GREATER THAN (3) WYTHES THICK
L2 LINTEL DETAIL
SCALE 3/4" = 1'-0"

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Date: 11/11/2022

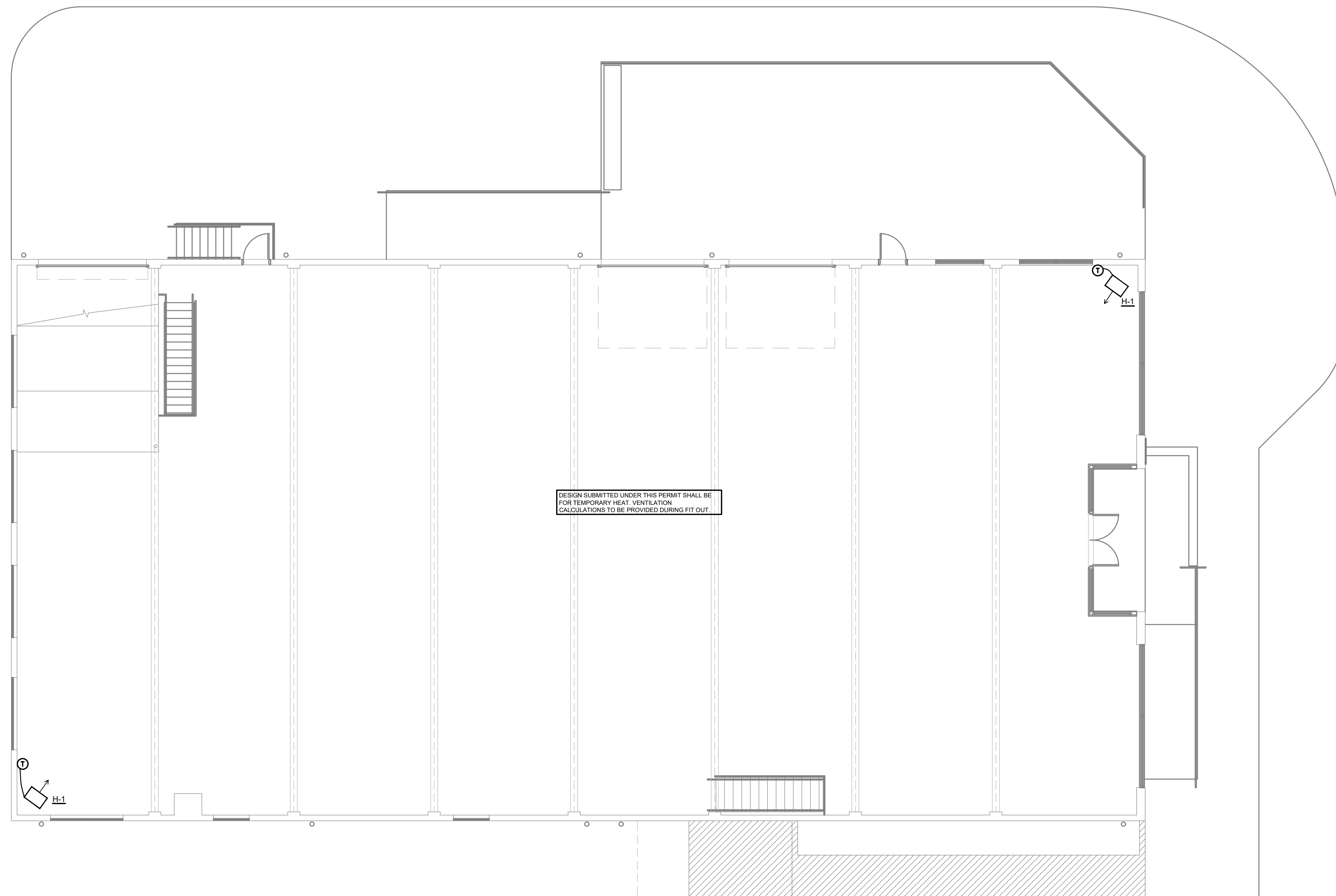
DRAWING TITLE: FRAMING SECTIONS
PREPARED FOR: PLATTE ARCHITECTURE + DESIGN
PROPOSED PROJECT:
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MECHANICAL SCOPE OF WORK (PLAN REVIEW ONLY)

MECHANICAL SCOPE OF WORK IS TO PROVIDE FREEZE PROTECTION HEAT ONLY FOR SPACE. MECHANICAL CONTRACTOR SHALL REFERENCE ALL DISCIPLINE DRAWING, ETC. TO REVEAL FULL SCOPE OF WORK. REFER TO MECHANICAL SPECIFICATIONS FOR ADDITIONAL DETAILS.

CODES & STANDARDS REFERENCED

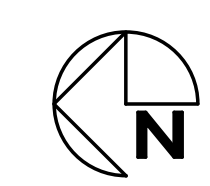
- 2017 OHIO MECHANICAL CODE
- 2017 OHIO BUILDING CODE
- ASHRAE 90.1-2010

GENERAL NOTES

- A. FOR FULL SCHEDULES, SPECIFICATIONS, AND COMPLETE LISTING SEE DETAIL SHEETS.
- B. COORDINATE ROUTING OF ALL WORK WITH OTHER TRADES.
- C. COORDINATE WITH ELECTRICAL CONTRACTOR FOR POWER CONNECTIONS TO ALL MECHANICAL EQUIPMENT.
- D. INSTALL ALL EQUIPMENT PER MANUFACTURER'S REQUIREMENTS. MAINTAIN ALL CODE RECOMMENDED CLEARANCES FOR ACCESS AND MAINTENANCE.
- E. REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS, AND FINAL CEILING DIFFUSER LOCATIONS.
- F. MAINTAIN ALL CODE REQUIRED SERVICE CLEARANCES. FOLLOW CLEARANCE TO COMBUSTIBLE DISTANCE PER MANUFACTURER'S INSTRUCTIONS.

SYMBOLS LEGEND - HVAC

⊕	THERMOSTAT
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SCALE: 1/8" = 1'-0"

MECHANICAL PLAN - FIRST FLOOR | 1



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

21001

MI.01

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Z:\Project_Directories\9700-9799\9740 - Von Wert, OH - Phase II - Construction Documents\23 E MAIN\9740-02-00-MECHANICAL-DETAILS.dwg-EBS_Plot Date/Time: Nov 10, 2022 -1:15pm - By: k.meyer
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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, shop drawing manuals and submittal plans, and all other documents 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 accessability 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, 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.
- 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.
- 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 [type "L" copper tubing with wrought copper sweat fittings, 50/50 solder], [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 25/50 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..
21. Piping Supports (Metal Pipe)
 - a. Furnish and install hot-dipped galvanized steel fasteners, hangers, anchors, rods, straps, trim and angles for support of piping.
 22. Piping Supports (Plastic Pipe)
 - a. Furnish and install hangers for plastic piping per manufacturer's requirements.
 23. 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.
 24. Sequence of Operation
 - a. Heaters
 - i. H-X 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.

HEATERS													
TAG	TYPE	AREA SERVED	MANUFACTURER	MODEL	HEAT-MBH	FUEL	HEAT-KW	HEAT-INPUT	VOLT/PHASE	AMPS	MOUNTING	WEIGHT	NOTES
H-1	UNIT HEATER	STORAGE	QMARK	MJH402	102	ELECTRIC	30	--	208/3/60	83.4	HUNG FROM CEILING	114	-

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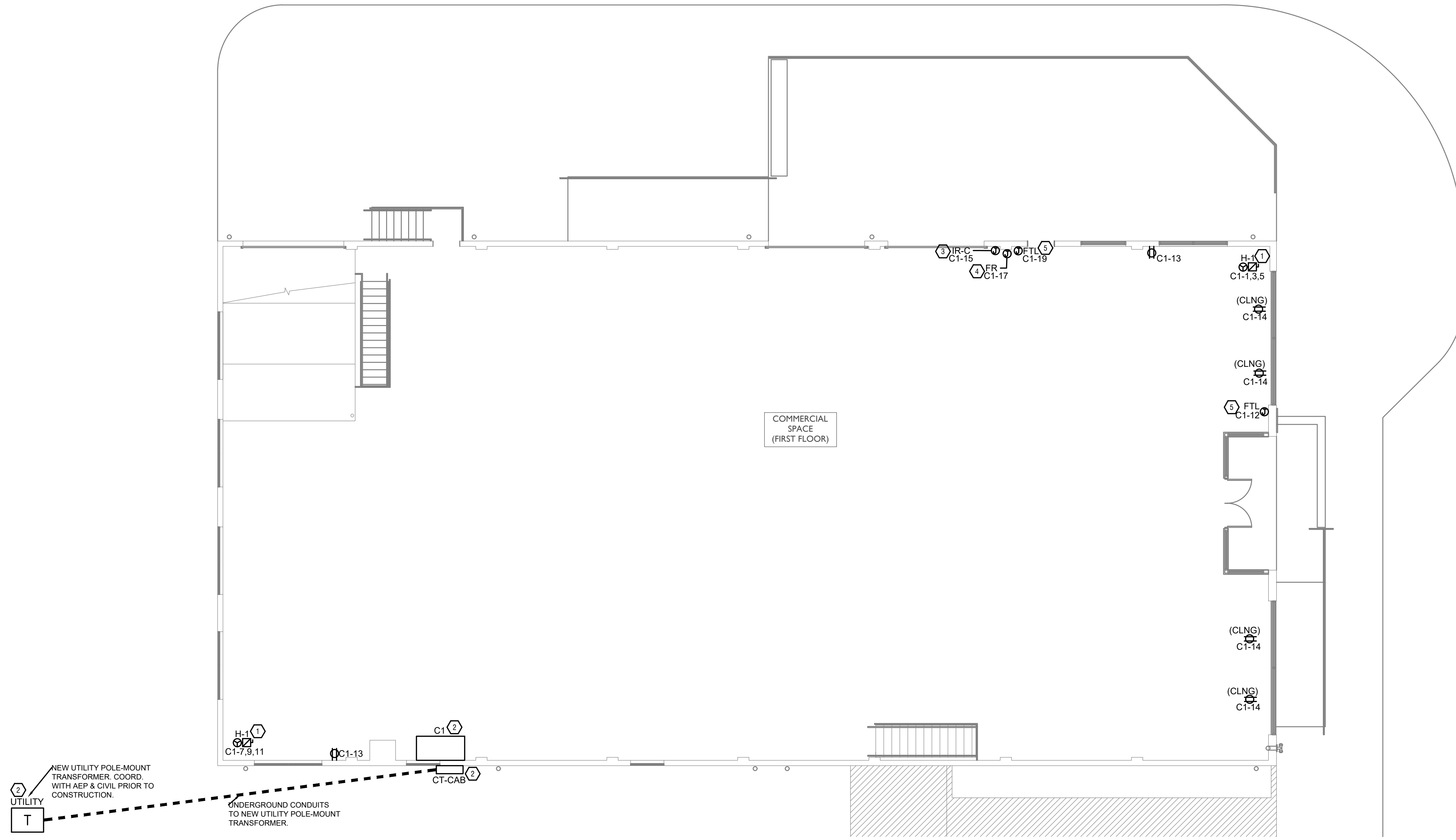
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PROPOSED PROJECT:
 RENOVATION FOR
223 E. MAIN
 VAN WERT, OH 45891
 VAN WERT DEVELOPMENT, PHASE II

21001
M2.00

Z:\Projects\Directories\9700-9799\9740-Van Wert, OH-Phase II-Construction Documents\223 E MAIN\9740-E1-01-ELECTRICAL-POWER-FIRST-FLOOR-PLAN.dwg-EBS, Plot Date/Time: Nov 11, 2022-1:14pm - Bg done.domenic@ebs.com
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SCOPE OF WORK

PROJECT CONSISTS OF THE RENOVATIONS TO AN EXISTING BUILDING CONVERTED INTO A WHITE BOX BREWERY TENANT. NEW POWER AND LIGHTING THROUGHOUT. SEE DETAILS SHEETS FOR MORE INFORMATION.

GENERAL NOTES-POWER

- A. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL CONDUIT/CABLE ROUTING. COORDINATE ROUTING WITH ALL OTHER TRADES AND BUILDING CONDITIONS.
- B. SEE SINGLE LINE DIAGRAM FOR FEEDER WIRE AND CONDUIT SIZE. ALL CIRCUITS NOT SIZED ON DRAWING SHALL BE INSTALLED TO MEET MINIMUM SIZE REQUIRED BY NEC.
- C. 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.
- D. ALL PANELS AND DISCONNECTS LOCATED OUTDOORS SHALL BE LABELED NEMA 3R.
- E. 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.
- F. 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.
- G. REFER TO ARCHITECT'S PLANS AND ELEVATIONS FOR ALL DEFERRED MOUNTING HEIGHTS.
- H. 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-OVERALL PROJECT

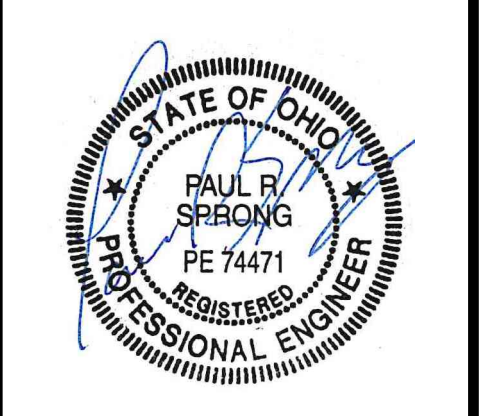
- A. EBS DRAWINGS INDICATE DESIGN INTENT AND REQUIRED OUTCOMES. IF CONDITIONS ARISE IN THE FIELD THAT REQUIRE DEVIATIONS FROM THE DRAWINGS IT IS ASSUMED THAT THE CONTRACTOR WILL DETERMINE THE APPROPRIATE DEVIATION WITH APPROVAL FROM THE OWNER. EBS IS AVAILABLE TO ASSIST WHEN REQUIRED IF ISSUES ARISE.

KEYED SHEET NOTES

- 1. MECHANICAL EQUIPMENT PROVIDED BY THE MECHANICAL CONTRACTOR. WIRING BY THE ELECTRICAL CONTRACTOR. VERIFY LOCATION AND REQUIREMENTS WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.
- 2. NEW ELECTRICAL EQUIPMENT. SEE SINGLE LINE DIAGRAM AND PANEL SCHEDULES FOR MORE INFORMATION.
- 3. COORDINATE LOCATION OF J-BOX FOR OWNERS FUTURE IRRIGATION CONTROL SYSTEM WITH INSTALLING CONTRACTOR, OWNER, AND ARCHITECT PRIOR TO CONSTRUCTION.
- 4. COORDINATE LOCATION OF J-BOX FOR FUTURE RECEPTACLES IN COURTYARD WITH OWNER, AND ARCHITECT PRIOR TO CONSTRUCTION.
- 5. COORDINATE LOCATION OF J-BOX FOR FUTURE LIGHTING IN COURTYARD WITH OWNER, AND ARCHITECT PRIOR TO CONSTRUCTION.

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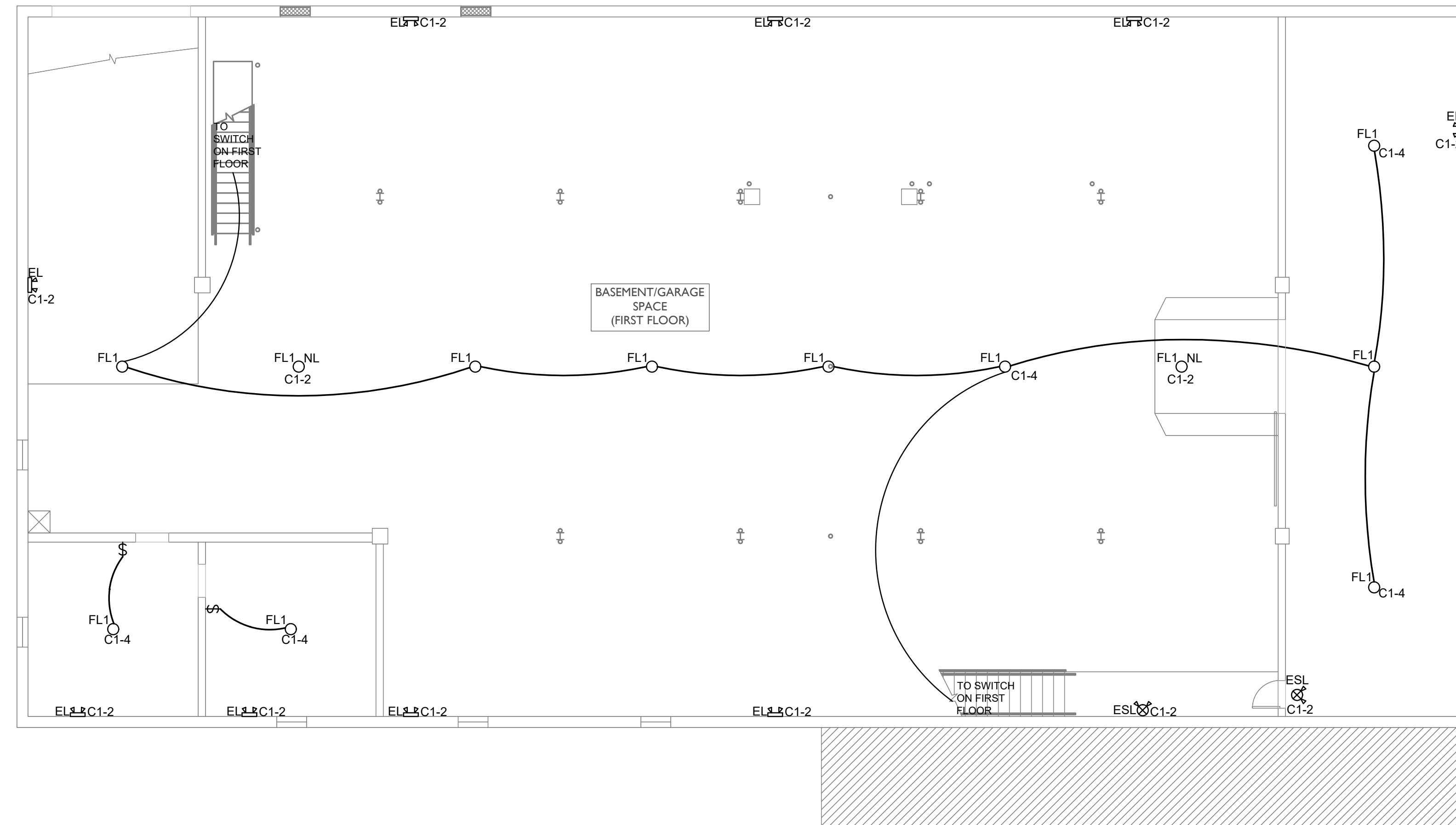
PROPOSED PROJECT:
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223 E. MAIN
 VAN WERT, OH 45891
 VAN WERT DEVELOPMENT, PHASE II

21001
E1.01

Z:\Projects\Director\9700-9789\9740-Van Wert, OH-Phase II-Construction Documents\223 E MAIN\9740-E2-00-ELECTRICAL-LIGHTING-BASEMENT-PLAN.dwg - ERS, Pk Date/Time: Nov 11, 2022-11:13am - By: dave.dannenhiser
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LIGHT FIXTURE SCHEDULE				
CALLOUT	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
EL2	(1) 100W LED	EXTERIOR GOOSENECK LIGHT FIXTURE	HI-LITE MFG - ANGLE SHADE COLLECTION H-18107, DARK GREY FINISH	100
EP1	(1)	PENDANT AT COMMERCIAL ENTRANCE	TBD	64
ESL	(2) 4.3W LED	EXIT/EMERGENCY COMBO-PROVIDE REMOTE CAPABILITY AS REQUIRED	LITHONIA -LHQM LED WHITE HO SD	4.3
FL1	(1) 26W LED	ROUND LED SURFACE MOUNT (W/ INTEGRAL OCCUPANCY SENSOR)	NUVO - 26 WATT 3000K 15" ROUND FLUSH MOUNT LED FIXTURE	26
RH1	(2) LED	REMOTE HEAD - POWERED FROM LOCAL EXIT SIGN BATTERY	LITHONIA ELA B T QWP LO309	

NL = EGRESS ILLUMINATION



SCOPE OF WORK

PROJECT CONSISTS OF THE RENOVATIONS TO AN EXISTING BUILDING CONVERTED INTO A WHITE BOX BREWERY TENANT. NEW POWER AND LIGHTING THROUGHOUT. SEE DETAILS SHEETS FOR MORE INFORMATION.

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.

GENERAL NOTES-OVERALL PROJECT

- 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.

KEYED SHEET NOTES

- 1. EXTERIOR LIGHTING ON PHOTOCELL. CONFIRM LOCATION OF PHOTOCELL DEVICE WITH OWNER AND ARCHITECT PRIOR TO ROUGH-IN.

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 VAN WERT DEVELOPMENT, PHASE II

21001

E2.00



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LIGHT FIXTURE SCHEDULE				
CALLOUT	LAMP	DESCRIPTION	MODEL	INPUT WATTS
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EP1	(1)	PENDANT AT COMMERCIAL ENTRANCE	TBD	64
ESL	(2) 4.3W LED	EXIT/EMERGENCY COMBO-PROVIDE REMOTE CAPABILITY AS REQUIRED	LITHONIA -LHQM LED WHITE HO SD	4.3
FL1	(1) 26W LED	ROUND LED SURFACE MOUNT (W/ INTEGRAL OCCUPANCY SENSOR)	NUVO - 26 WATT 3000K 15" ROUND FLUSH MOUNT LED FIXTURE	26
RH1	(2) LED	REMOTE HEAD - POWERED FROM LOCAL EXIT SIGN BATTERY	LITHONIA ELA B T QWP LO309	

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SCOPE OF WORK

PROJECT CONSISTS OF THE RENOVATIONS TO AN EXISTING BUILDING CONVERTED INTO A WHITE BOX BREWERY TENANT. NEW POWER AND LIGHTING THROUGHOUT. SEE DETAILS SHEETS FOR MORE INFORMATION.

GENERAL NOTES-LIGHTING

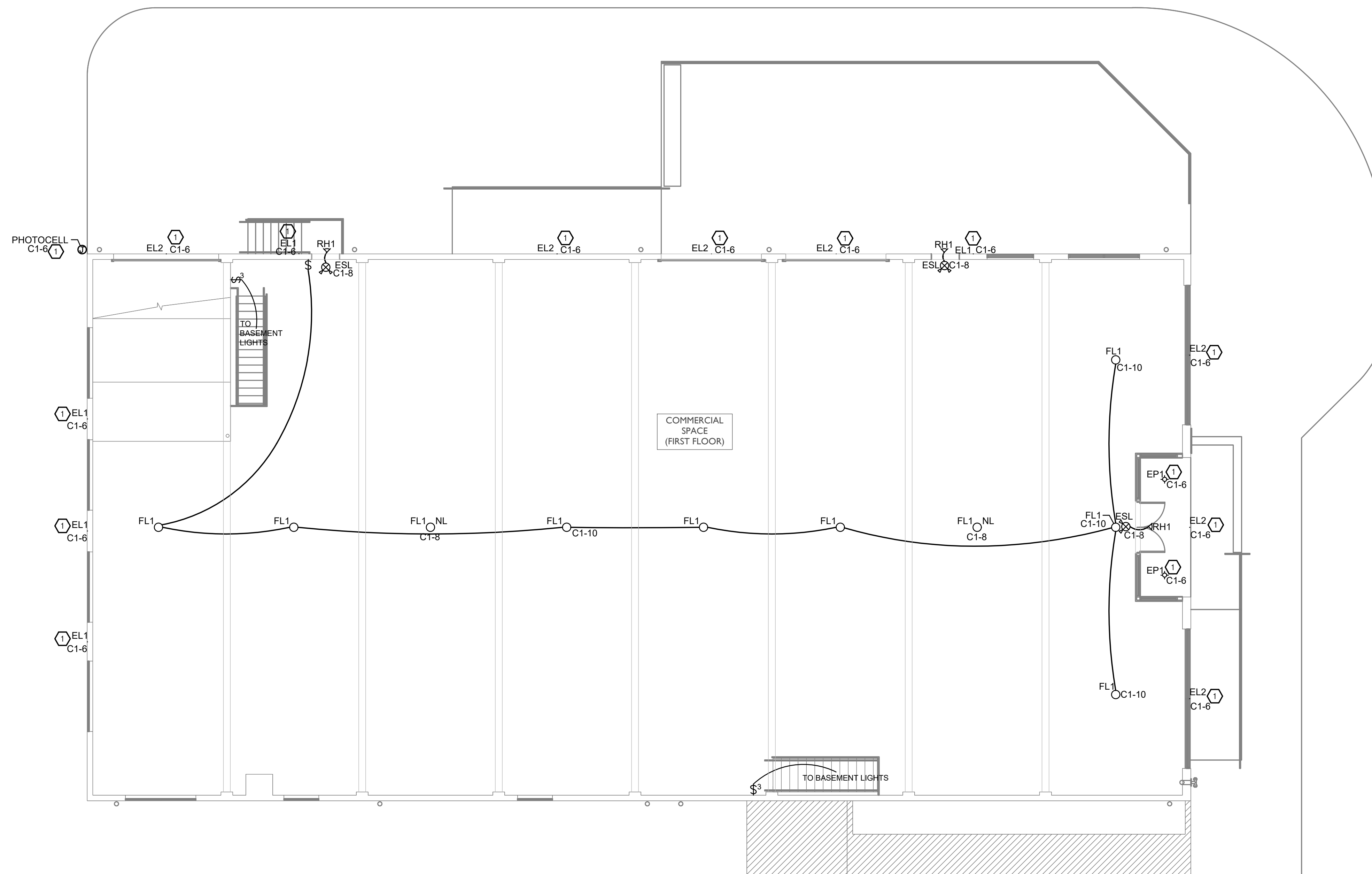
- A. REFER TO ARCHITECT'S PLANS AND ELEVATIONS FOR DIMENSIONED LOCATIONS OF LIGHT FIXTURES.
- B. PROVIDE HOLD-ON-TYPE BREAKERS FOR EGRESS/EMERGENCY LIGHTING CIRCUITS. WIRE ALL EGRESS/EMERGENCY FIXTURES AHEAD OF ANY LOCAL SWITCHING.
- C. LIGHT FIXTURES CONTROLLED BY SWITCH IN SAME ROOM UNLESS OTHERWISE 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.

GENERAL NOTES-OVERALL PROJECT

- 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.

KEYED SHEET NOTES

- 1. EXTERIOR LIGHTING ON PHOTOCELL. CONFIRM LOCATION OF PHOTOCELL DEVICE WITH OWNER AND ARCHITECT PRIOR TO ROUGH-IN.



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

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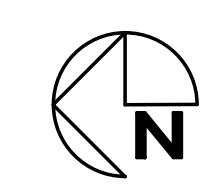


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PROPOSED PROJECT:
**RENOVATION FOR
 223 E. MAIN**
 VAN WERT, OH 45891
 VAN WERT DEVELOPMENT, PHASE II

21001

E2.01



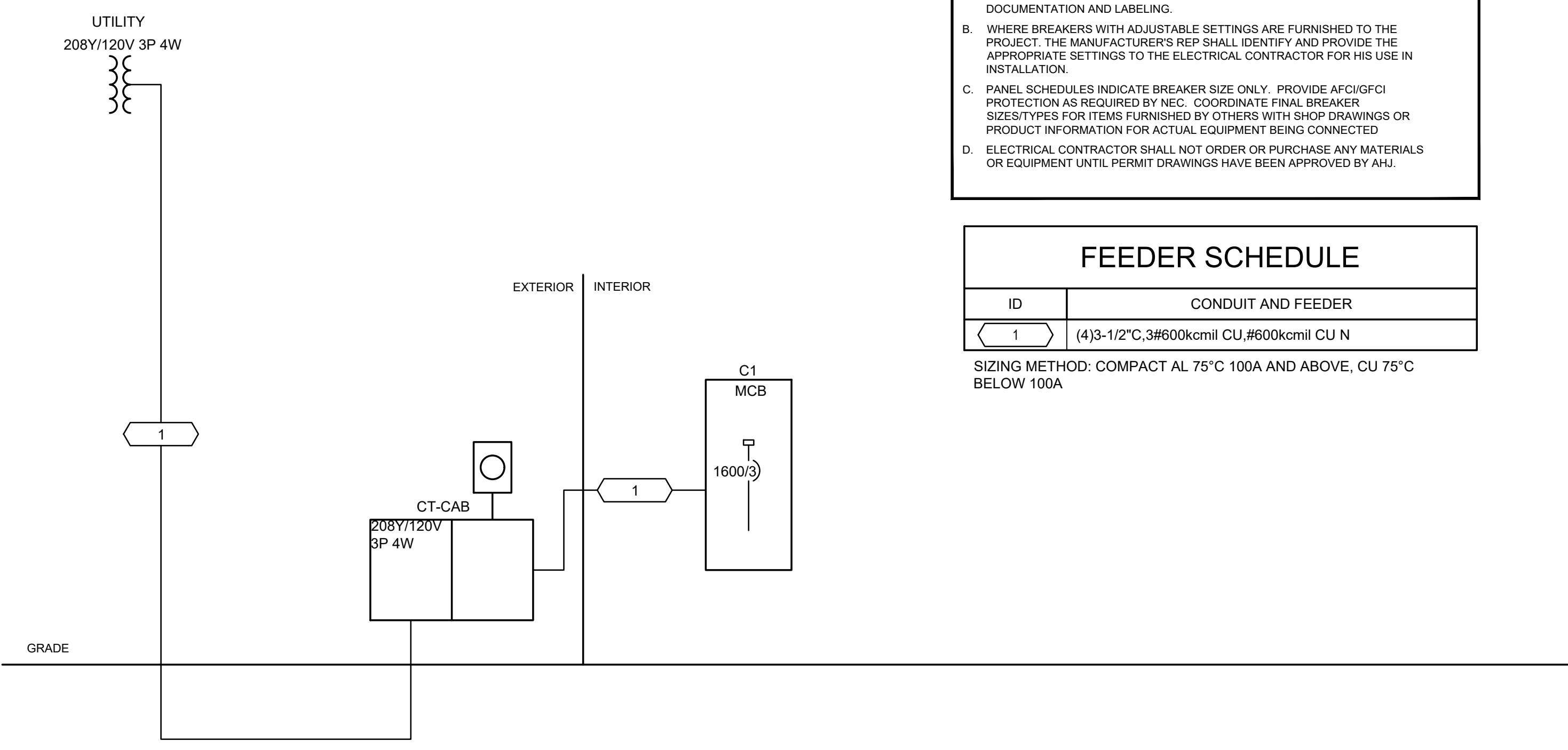
Z:\Projects\Director\9700-9789\9740-Phase II-Construction Documents\23 E MAIN\9740-E3-0-ELECTRICAL-DETAILS.dwg - ERS - Plot Date/Time: Nov 11, 2022-12:39pm - Bp: dove.danner@platt.com
 THESE DRAWINGS AND SPECIFICATIONS ARE NOT AUTHORIZED TO BE USED AS CONTRACT DOCUMENTS. THESE DRAWINGS HAVE BEEN PREPARED 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.

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	PP	FURNITURE POWER POLE - RECEPTACLE
\$DT	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	FB	RECESSED FLOOR BOX - MULTI-SERVICE (POWER/DATA)
\$PIR	OCC SENSOR - WALL - PASSIVE INFRARED	AV	RECESSED FLOOR BOX - MULTI-SERVICE W/AV
\$	OCC SENSOR POWER PACK	P	RECESSED MULTI-SERVICE POKE THRU
\$	OCC SENSOR POWER PACK - 2 CKT	SC	SPECIAL CONNECTION
USB	DUPLEX RECEPTACLE	SR	SIMPLEX RECEPTACLE
USB	DUPLEX RECEPTACLE W/USB JACKS	EC	EQUIPMENT CONNECTION
	COUNTER HEIGHT DUPLEX RECEPTACLE	\$M	MANUAL MOTOR STARTER
	QUAD RECEPTACLE	ND	NON-FUSED DISCONNECT
	COUNTER HEIGHT QUAD RECEPTACLE	FD	FUSED DISCONNECT
(CLNG)	CEILING (SHOW WINDOW) RECEPTACLE	FMD	FUSED DISCONNECT W/MAGNETIC MOTOR STARTER
GFCI	DUPLEX - GFCI RECEPTACLE	JB	JUNCTION BOX
GFCI	COUNTER HEIGHT DUPLEX - GFCI RECEPTACLE	HNE	HOME NETWORK ENCLOSURE
GFCI	COUNTER HEIGHT DUPLEX - GFCI RECEPTACLE	SC	SECURITY CAMERA
WP	SPLIT-WIRED (SWITCHED) RECEPTACLE	DL	DATA LOCATION (RING & STRING, U.N.O)
GFCI	WEATHER PROOF - GFCI RECEPTACLE	VD	VOICE DROP - LOCATION
DW	DISHWASHER - GFCI RECEPTACLE	VDC	VOICE/DATA DROP - LOCATION
GFCI	DISHWASHER - GFCI RECEPTACLE	CTV	CABLE TV (COAX) - LOCATION
DISP	GARBAGE DISPOSAL	CR	CARD READER
MM	MICROWAVE RECEPTACLE	DR	DOOR RELEASE - ACCESS CONTROL
FRIG	REFRIGERATOR RECEPTACLE	DS	DOOR STRIKE - ACCESS CONTROL
RANGE	RANGE - 208-240V/ 1-PHASE 50 AMP RECEPTACLE	ML	MAG-LOCK - ACCESS CONTROL
WASH	WASHER - GFCI RECEPTACLE	PS	POSITION SWITCH
DRYER	DRYER - 208-240V/ 1-PHASE 30 AMP RECEPTACLE	PR	PROXY READER
W/D	STACKED WASHER/DRYER - 208-240V/ 1-PHASE 30 AMP RECEPTACLE	RE	REQUEST TO EXIT SWITCH
	DUPLEX - MONUMENT FLOOR BOX	WIA	WIRELESS INTERNET ACCESS POINT
	DUPLEX - RECESSED FLOOR BOX	SH	DOOR HOLD - FIRE ALARM
	PANELBOARD	SD	DUCT SMOKE DETECTOR
	PANELBOARD W/ BUS (MCB OR MLO) - SINGLE LINE DIAGRAM	FABP	FIRE ALARM BOOSTER PANEL
	TRANSFORMER - SINGLE LINE DIAGRAM	FACP	FIRE ALARM CONTROL PANEL
	TRANSFORMER W/ GROUND - SINGLE LINE DIAGRAM	FARA	FIRE ALARM REMOTE ANNUCIATOR
	PADMOUNT TRANSFORMER - SINGLE LINE DIAGRAM	FS	SPRINKLER FLOW SWITCH
	AUTOMATIC TRANSFER SWITCH (ATS) - SINGLE LINE DIAGRAM	HD	HEAT DETECTOR - FIRE ALARM
	STANDBY/EMERGENCY GENERATOR - SINGLE LINE DIAGRAM	H	HORN - FIRE ALARM
	* METER BASE - SINGLE LINE DIAGRAM	HS	HORN/STROBE - FIRE ALARM
	FUSED DISCONNECT - SINGLE LINE DIAGRAM	PIV	POST INDICATOR VALVE - (PIV)
	* CT CABINET - SINGLE LINE DIAGRAM	PRE-A	PRE-ACTION PANEL
	* FINAL METER CONFIGURATION TBD/ APPROVED BY LOCAL UTILITY COMPANY PRIOR TO CONSTRUCTION.	PS	PRESSURE SWITCH
		P	PULL STATION - FIRE ALARM
		SD	SMOKE DAMPER
		SD	SMOKE DETECTOR
		CO	COMBINATION SMOKE/CO2 DETECTOR
		S	SPEAKER - FIRE ALARM
		SS	SPEAKER/STROBE - FIRE ALARM
		ST	STROBE - FIRE ALARM

ABBREVIATIONS:		EXAMPLES:	
N	Number	SWITCH GROUP	
HZ	Hertz	FUNCTION	
IG	Isolated Ground	FIXTURE TYPE (SEE SCHEDULE)	
IMC	Intermediate Metal Conduit	SWITCH	
KMIL	Thousand Circular Mils	PANEL-CIRCUIT	
KVA	Kilovolt-Amperes	WEATHER PROOF	
LFTG	Liquid Tight Metal Conduit	PANEL NAME AND CIRCUIT NUMBER	
LRA	Locked Rotor Amperes	GROUND FAULT PROTECTED	
MC	Metal Clad Cable	ISOLATED GROUND	
MCB	Main Circuit Breaker		
MCC	Motor Control Center		
MLO	Main Lug Only		
NC	Normally Closed		
NEC	National Electrical Code		
NEMA	National Electrical Manufacturers Association		
NFPA	National Fire Protection Association		
NL	Night Lighting (Egress Illumination)		
NO	Normally Open		
NTS	Not To Scale		
P	Pole		
PB	Push Button or Panic Button or Pull Box		
PNL	Panel		
PWR	Power		
QTY	Quantity		
REQ	Required		
RMC	Rigid Metal Conduit		
RNC	Rigid Non-Metallic Conduit		
RTU	Roof Top Unit		
ST	Shunt Trip		
SW	Switch		
TSTAT	Thermostat		
TYF	Typical		
UG	Underground		
UL	Underwriters Laboratory		
UNO	Unless Noted Otherwise		
V	Volt		
VA	Volt-Amperes		
W	Wait or Wire		
WP	Weather Proof		
XFMR	Transformer		

NOTE: ALL ITEMS MAY NOT BE USED.

AVAILABLE FAULT CURRENT DETERMINED BY AEP UTILITIES



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.

FEEDER SCHEDULE

ID	CONDUIT AND FEEDER
1	(4)3-1/2" C, 3#600kcmil CU, #600kcmil CU N

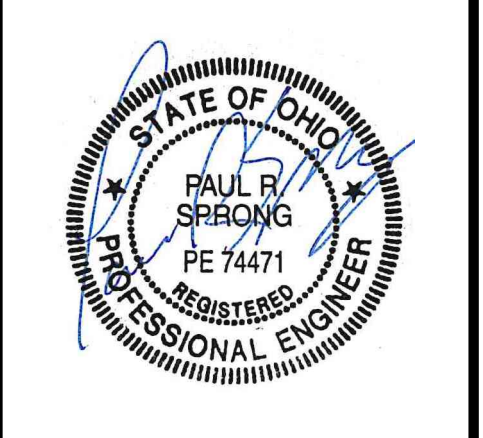
SIZING METHOD: COMPACT AL 75°C 100A AND ABOVE, CU 75°C BELOW 100A

C1

ROOM	MOUNTING SURFACE	VOLTS	208Y/120V 3P 4W	AIC	T.B.D.		
FED FROM	CT-CAB	BUS AMPS	1600	MAIN BKR	1600		
NOTE		NEUTRAL	100%	LUGS	STANDARD		
CKT #	CKT BKR	LOAD KVA	CIRCUIT DESCRIPTION	CKT #	CKT BKR	LOAD KVA	CIRCUIT DESCRIPTION
1	110/3	30	H-1	d 2	20/1	0.105	BASEMENT EM/NL LIGHTING
3				b 4	20/1	0.65	LIGHTING
5				c 6	20/1	1.43	EXTERIOR LIGHTING, PHOTOCELL
7	110/3	30	H-1	d 8	20/1	0.143	FIRST FLOOR EM/NL LIGHTING
9				b 10	20/1	1.09	(FTL) FUTURE TREE UPLIGHTS
11				c 12	20/1	0.1	SHOW WINDOW RECEPTACLE
13	20/1	0.36	RECEPTACLE	d 14	20/1	0.72	SPACE
15	20/1	0.25	(IR-C) IRRIGATION CONTROLS	b 16	20/1	0	SPACE
17	20/1	0.54	(FR) FUTURE EXTERIOR RECEPTACLES	c 18	20/1	0	SPACE
19	20/1	0.1	(FTL) FUTURE TREE UPLIGHTS	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
25	20/1	0	SPACE	d 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	d 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

	CONN KVA	CALC KVA		CONN KVA	CALC KVA
LIGHTING	2.53	3.16	(125%)	0.25	0.25
RECEPTACLES	1.62	1.62	(50%>10)	60	60
			TOTAL LOAD	65	
			BALANCED 3-PHASE LOAD	181 A	
			PHASE A	99.8%	
			PHASE B	97.4%	
			PHASE C	103%	

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ENGINEERED BUILDING SYSTEMS INC.

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SHARED SUCCESS

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