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/RETAINED/ REPLACED AND PAINTED. EXG. UN-PAINTED BRICK AND STONE TO REMAIN UNPAINTED. SEE EXTERIOR ELEVATIONS FOR SCOPE OF WORK. COORD COLORS DIRECTLY W/ ARCHITECT.
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/TPS/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 DETERMENTS 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 #	SHEET TITLE	BID & PERMIT 11/11/2022
GENERAL DRAWINGS		
G0.00	COVER SHEET	
G0.01	EGRESS & FIRE RATING DIAGRAMS	
G0.02	CODE SUMMARY	
CIVIL/LANDSCAPE DRAWINGS		
C101	GENERAL NOTES AND SPECIFICATIONS	
C102	GENERAL NOTES AND SPECIFICATIONS	
C103	MAINTENANCE OF TRAFFIC PLAN - PHASE I	
C104	MAINTENANCE OF TRAFFIC PLAN - PHASE II	
C105	MAINTENANCE OF TRAFFIC PLAN	
C106	DEMOLITION PLAN	
C201	DIMENSIONAL PLAN	
C301	GRADING PLAN	
C401	UTILITY PLAN	
C501	EROSION CONTROL PLAN	
C502	EROSION CONTROL NOTES AND DETAILS	
C601	LANDSCAPE PLAN	
C602	LANDSCAPE DETAILS	
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C702	LIGHTINH DETAILS	
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C802	IRRIGATION NOTES AND DETAILS	
SD101	DETAILS	
SD102	DETAILS	
SD103	DETAILS	
SD104	DETAILS	
SD105	DETAILS	
ARCHITECTURAL DRAWINGS		
AD1.00	EXG + DEMOLITION FLOOR PLAN - BASEMENT	
AD1.01	EXG + DEMOLITION FLOOR PLAN - FIRST FLOOR	
AD1.02	EXG + DEMOLITION FLOOR PLAN - SECOND FLOOR	
AD1.03	EXG + DEMOLITION FLOOR PLAN - ROOF	
AD2.00	EXG + DEMOLITION ELEVATIONS	
A1.10	PROPOSED FLOOR PLAN - BASEMENT	
A1.11	PROPOSED FLOOR PLAN - FIRST FLOOR	
A1.12	PROPOSED FLOOR PLAN - SECOND FLOOR	
A1.13	PROPOSED FLOOR PLAN - ROOF	
A1.30	REFLECTED CEILING PLAN - BASEMENT	
A1.31	REFLECTED CEILING PLAN - FIRST FLOOR	
A1.32	REFLECTED CEILING PLAN - SECOND FLOOR	
A2.10	PROPOSED ELEVATIONS - SOUTH AND NORTH	
A3.10	STAIRS SECTION	
A4.00	FINISH SCHEDULES	
A4.10	ENLGD PLANS + INTERIOR ELEVS	
A4.20	ENLGD PLANS + INTERIOR ELEVS	
A6.00	ASSEMBLIES	
A6.10	DOOR SCHEDULE	
A6.20	WINDOW DETAILS	
A8.00	COLORED ELEVATIONS	
STRUCTURAL DRAWINGS		
S001	GENERAL STRUCTURAL NOTES	
S100	FOUNDATION PLAN	
S110	FIRST FLOOR FRAMING PLAN	
S120	SECOND FLOOR FRAMING PLAN	
S130	ROOF FRAMING PLAN	
S320	FRAMING SECTIONS	
PLUMBING DRAWINGS		
P100	BASEMENT PLUMBING PLAN	
P101	FIRST FLOOR PLUMBING PLAN	
P102	SECOND FLOOR PLUMBING PLAN	
P200	PLUMBING DETAILS	
P201	PLUMBING DETAILS	
MECHANICAL DRAWINGS		
M100	BASEMENT MECHANICAL PLAN	
M101	FIRST FLOOR MECHANICAL PLAN	
M102	SECOND FLOOR MECHANICAL PLAN	
M103	ROOF MECHANICAL PLAN	
M200	MECHANICAL DETAILS	
M201	MECHANICAL DETAILS	
ELECTRICAL DRAWINGS		
E100	BASEMENT POWER PLAN	
E101	FIRST FLOOR POWER PLAN	
E102	SECOND FLOOR POWER PLAN	
E103	ROOF POWER PLAN	
E200	BASEMENT LIGHTING PLAN	
E201	FIRST FLOOR LIGHTING PLAN	
E202	SECOND FLOOR LIGHTING PLAN	
E300	ELECTRICAL DETAILS	
E301	ELECTRICAL DETAILS	
E302	ELECTRICAL DETAILS	

135 - 137 E. MAIN ST.
VAN WERT, OH 45891
VAN WERT REDEVELOPMENT, PHASE 2 RENOVATION

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

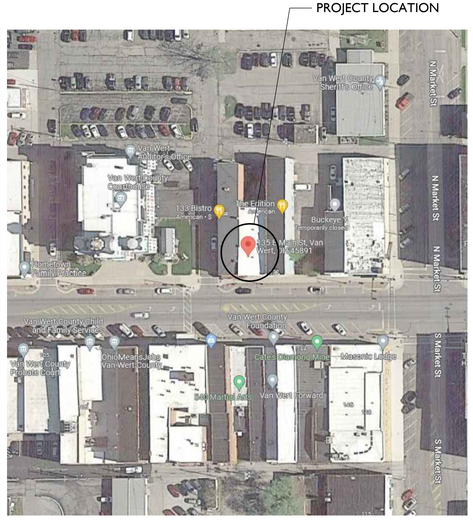
MEP ENGINEER
ENGINEERED BUILDING SYSTEMS
515 MONMOUTH STREET, STE 204
NEWPORT, KY 41071
(859) 801-2628

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

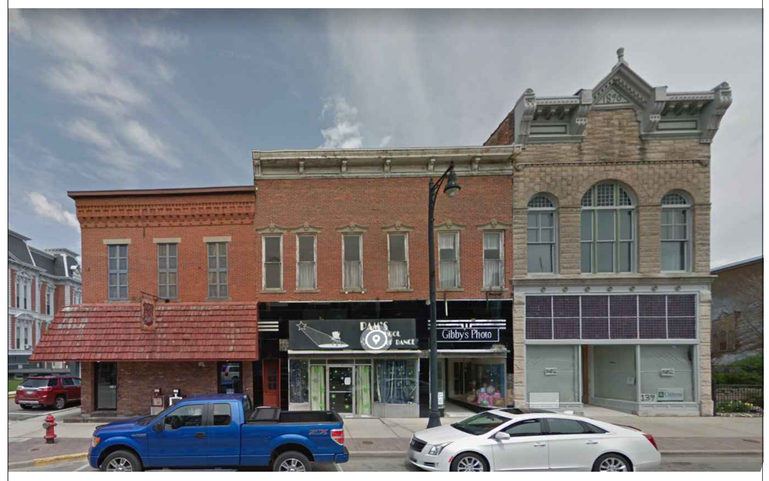
ARCHITECT
PLATTE ARCHITECTURE + DESIGN
1810 CAMPBELL ALLEY, STE 300
CINCINNATI, OH 45202
(513) 871-1850

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

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



SCALE: NTS AERIAL IMAGE 2



STREET VIEW 1

PROJECT DESCRIPTION

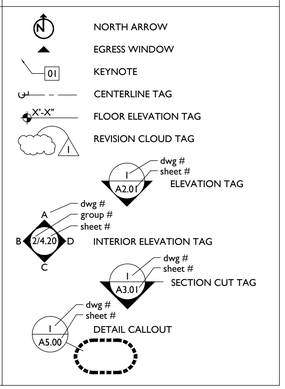
THIS PROJECT IS AN OVERALL RESTORATION AND RENOVATION OF AN EXISTING HISTORIC 2-STORY BUILDING. TWO ADDRESSES WILL BE CONSOLIDATED INTO INTO A SINGLE SEPARATED MIXED-USE BUILDING WITH 2 EXISTING COMMERCIAL SPACES ON THE FIRST FLOOR AND 2 NEW RESIDENTIAL UNITS ON THE SECOND FLOOR. THE PROJECT INCLUDES A CHANGE OF USE ON THE SECOND FLOOR FROM COMMERCIAL TO RESIDENTIAL.

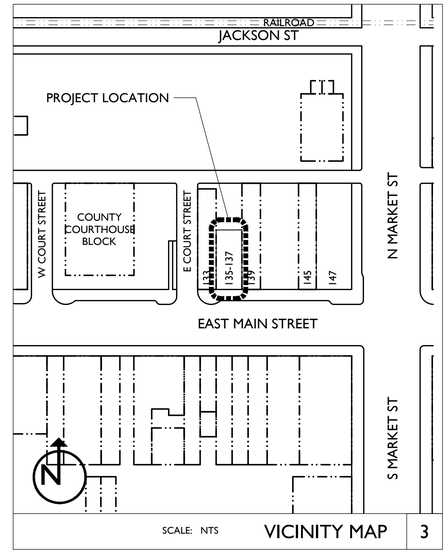
DEMOLITION WORK WILL INCLUDE NON-STRUCTURAL INTERIOR DEMOLITION AND SELECT DEMOLITION OF INTERIOR BEARING WALLS, AND MASONRY FOR NEW WINDOW AND DOOR OPENINGS. NEW WORK TO INCLUDE INTERIOR PARTITION WALLS, KITCHENS, BATHROOMS, FINISHES, AND MECHANICAL SYSTEMS. THE BUILDING WILL HAVE A FIRE SUPPRESSION SYSTEM.

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

TYPICAL SYMBOLS





SCALE: NTS VICINITY MAP 3

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

STATE OF OHIO
KURT J. PLATTE 10833
REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.2023

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

Revisions

Design Team:
JK, CH
Drawn by:
JK, CH

PROPOSED PROJECT:
RENOVATION FOR
135 - 137 E. MAIN ST.
VAN WERT, OH 45891
VAN WERT REDEVELOPMENT, PHASE 2

Job No: 22013 11.14.2022

G0.00

GENERAL NOTES

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

GRAPHIC KEY

EXIT → BUILDING EXIT

FIRE-RATED FLOOR / CEILING ASSEMBLY ABOVE

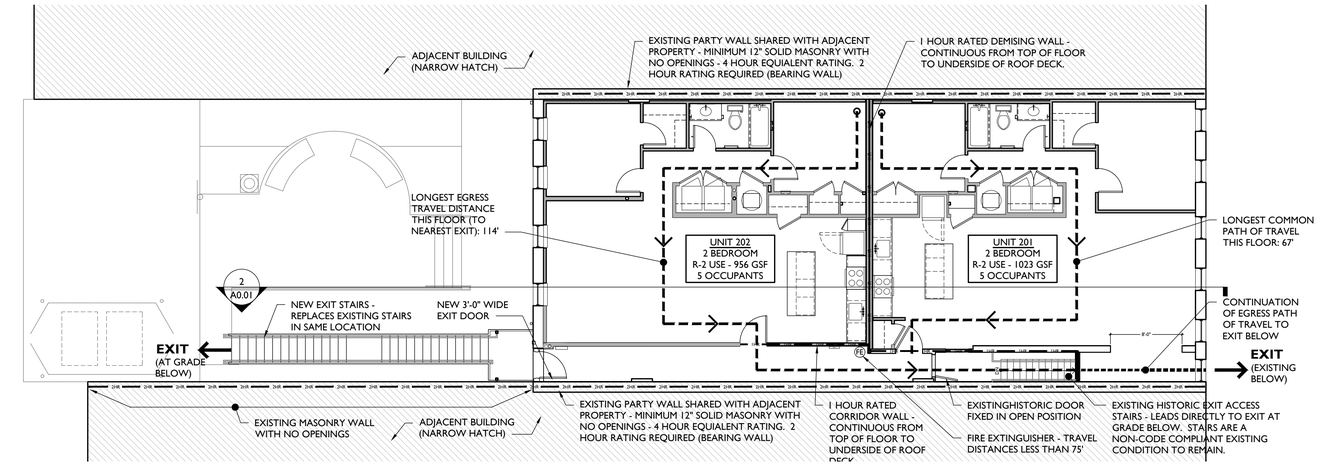
2 HOUR RATED CONSTRUCTION

1 HOUR RATED CONSTRUCTION

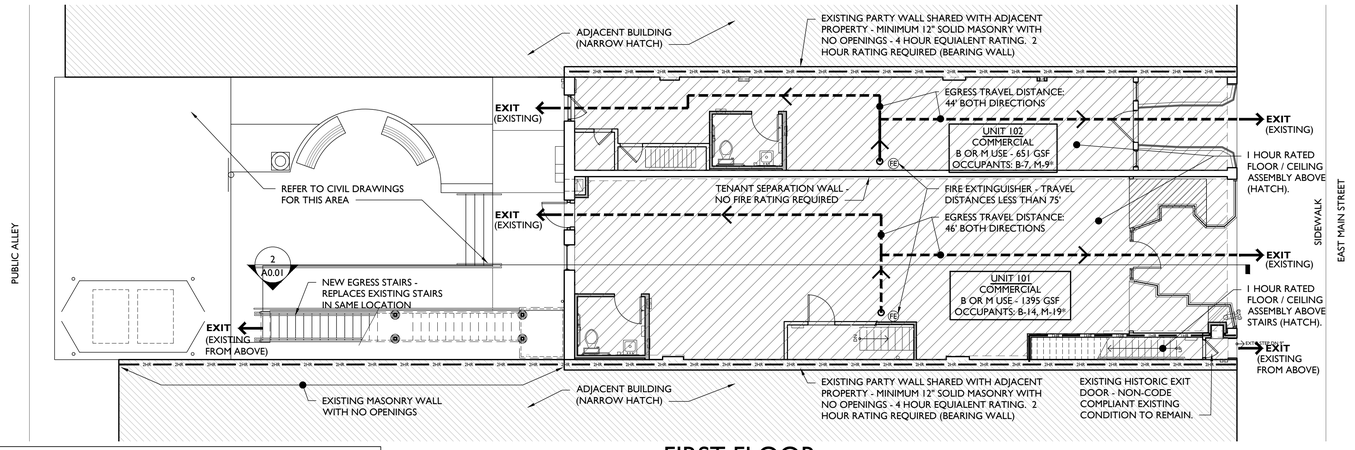
EGRESS OR COMMON PATH OF TRAVEL AS NOTED

SPACE NAME / USE, AREA, OCCUPANTS — SPACE IDENTIFICATION

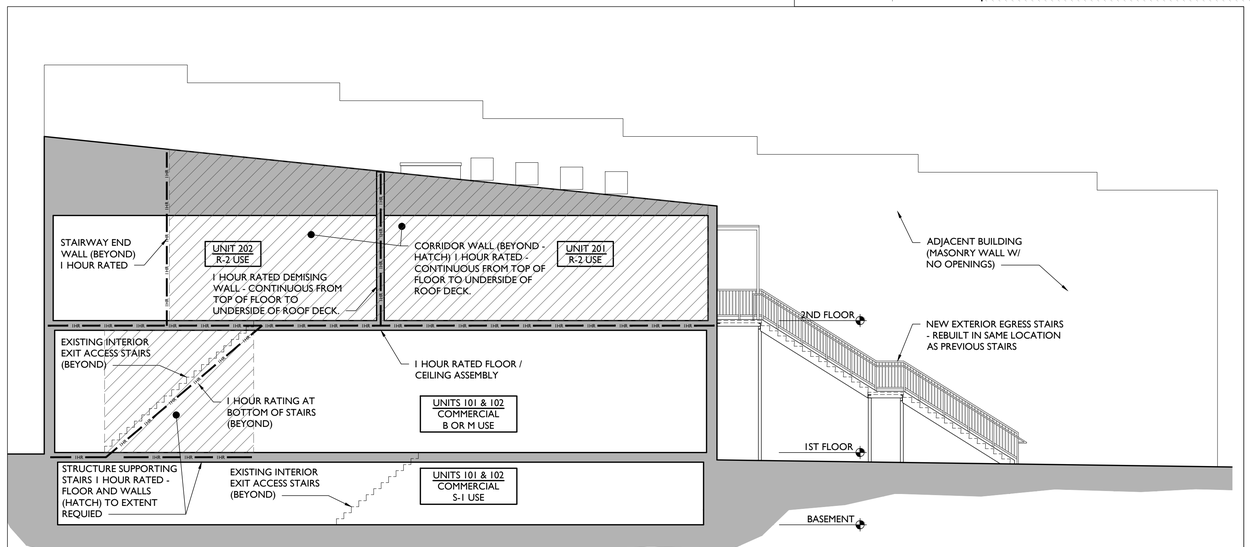
FE — FIRE EXTINGUISHER: TYPE 2-A:20-B:C WALL HUNG AT UNFINISHED SPACES. RECESSED CABINET AT FINISHESD SPACES - FIRE RATED AS REQUIRED.



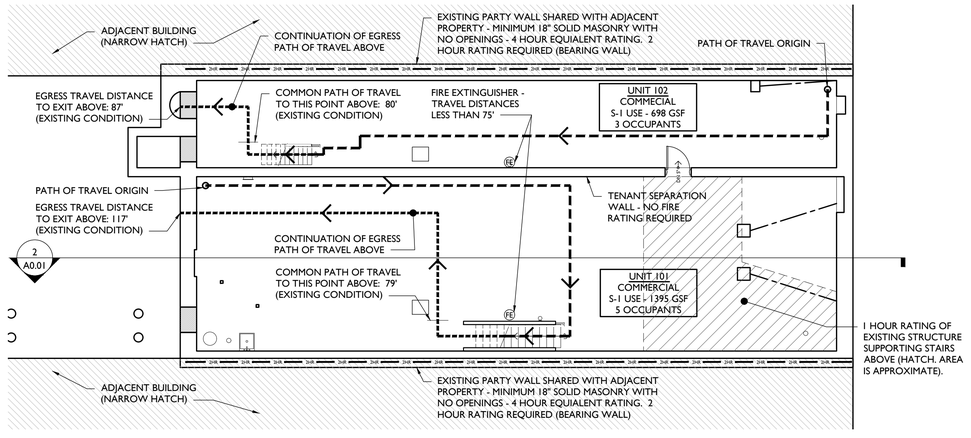
SECOND FLOOR



FIRST FLOOR



SCALE: 1/8" = 1'-0" FIRE RATING SECTION DIAGRAM | 2



BASEMENT

SCALE: 1/8" = 1'-0" EGRESS PLAN DIAGRAMS | 1

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STATE OF OHIO KURT J PLATTE 10833 REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.2023

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

Revisions

Design Team:
JK, CH
Drawn by:
JK, CH

PROPOSED PROJECT:
RENOVATION FOR
135 - 137 E. MAIN ST.
VAN WERT, OH 45891
VAN WERT REDEVELOPMENT, PHASE 2

Job No: 22013 11.11.2022

G0.01

PROPOSED BUILDING RENOVATION

ADDRESS:	135 - 137 EAST MAIN ST.
CITY:	VAN WERT, OHIO
COUNTY:	VAN WERT COUNTY, OHIO
ZONING JURISDICTION:	CITY OF VAN WERT
BUILDING DEPT. JURISDICTION:	OHIO DEPARTMENT OF COMMERCE
DESIGN REVIEW:	CITY OF VAN WERT, DESIGN REVIEW BOARD CERTIFICATE OF APPROPRIATENESS GRANTED
HISTORIC DESIGNATION:	DOWNTOWN VAN WERT HISTORIC DISTRICT NATIONAL REGISTER OF HISTORIC PLACES, SG100006140

APPLICABLE CODES AND STANDARDS

ZONING CODE:	ZONING CODE OF THE CITY OF VAN WERT
BUILDING CODE: AND REFERENCED ASSOCIATED MECHANICAL, ELECTRICAL, PLUMBING AND FIRE CODES.	2017 OHIO BUILDING CODE (OBC) WITH CURRENT AMENDMENTS
ACCESSIBILITY CODE:	2009 ICC/ANSI A117.1 AS REFERENCED IN THE OBC

PROJECT DESCRIPTION

REHABILITATION / RENOVATION OF EXISTING COMMERCIAL / RESIDENTIAL BUILDING. THE BUILDING IS LOCATED IN THE DOWNTOWN VAN WERT HISTORIC DISTRICT. ITS ORIGIN FALLS WITHIN THE PERIOD OF SIGNIFICANCE FOR THE DISTRICT. THEREFORE, IT IS RECOGNIZED AS AN HISTORIC BUILDING.

THE BUILDING IS TWO STORIES PLUS BASEMENT. IT CURRENTLY HAS TWO ADDRESSES BUT IS ONE PROPERTY. 135 AND 137 EAST MAIN ARE EXISTING FIRST FLOOR COMMERCIAL SPACES WITH ASSOCIATED BASEMENTS. THE COMMERCIAL SPACES WILL REMAIN USE GROUP B OR M AND THE BASEMENTS USE GROUP S-1. THE SECOND FLOOR WAS PREVIOUSLY OFFICES AND WILL BE A CHANGE OF USE TO R-2 WITH TWO APARTMENTS. THE APARTMENTS WILL BE ASSIGNED ADDRESSES BY THE CITY.

ZONING INFORMATION

ZONING REGULATIONS PER CHAPTER 150 OF THE VAN WERT ZONING CODE

ZONING DESIGNATION:	B-2 = CENTRAL BUSINESS DISTRICT
HISTORIC OVERLAY:	DOWNTOWN VAN WERT HISTORIC DISTRICT - CERTIFICATE OF APPROPRIATENESS GRANTED.
PERMITTED USES:	RETAIL, PERSONAL, BUSINESS & PUBLIC SERVICES, RESTAURANT, SOCIAL/ENTERTAINMENT FACILITIES. THE PROPOSED USE ALIGNS WITH PERMITTED USES. PREVIOUS AND PROPOSED COMMERIAL AREAS ARE UNCHANGED.
CONDITIONAL USE:	MULTI-FAMILY - THE SECOND FLOOR IS RESIDENTIAL, MULTI-FAMILY. THE VAN WERT CITY COUNCIL REVISED THE B-2 DISTRICT TO INCLUDE MULTI-FAMILY AS A PERMITTED USE IN THE B-2 DISTRICT EFFECTIVE JUNE 28, 2021. PREVIOUS RESIDENTIAL UNITS: 0 PROPOSED RESIDENTIAL UNITS: 2
PARKING:	THE CITY OF VAN WERT HAS A COMPREHENSIVE PARKING PLAN FOR ON-STREET PARKING THAT ALLOWS AN EXEMPTION FROM 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

CHAPTER 3 - USE AND OCCUPANCYCLASSIFICATION

SECTION 302 - CLASSIFICATION
302.1 - USE GROUP CLASSIFICATION
REFER ALSO TO THE USE GROUP AREA DIAGRAMS, DRAWING A0.01

BUILDING SUBDIVISION	PREVIOUS USE	PROPOSED USE
135 E MAIN		
BASEMENT:	S-1	S-1
FIRST FLOOR:	B / M	B / M
SECOND FLOOR:	B	R-2
137 E MAIN		
BASEMENT:	S-1	S-1
FIRST FLOOR:	B / M	B / M
SECOND FLOOR:	B	R-2

CHAPTER 4 - SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY

SECTION 420 - GROUP R2
420.2 - DWELLING UNIT SEPARATION WALLS:
EXISTING CONSTRUCTION MODIFIED AS REQUIRED AND NEW CONSTRUCTION BUILT PER SECTION 708.
1-HOUR RATING REQUIRED AND PROVIDED.

420.3 - HORIZONTAL SEPARATIONS AT DWELLING UNITS:
EXISTING CONSTRUCTION MODIFIED AS REQUIRED AND NEW CONSTRUCTION BUILT PER SECTION 711.
1-HOUR RATING REQUIRED AND PROVIDED.

420.5 - SPRINKLER SYSTEM REQUIRED GROUP R OCCUPANCIES:
SPRINKLER SYSTEM PROVIDED.

420.6 - FIRE ALARM SYSTEM AND SMOKE ALARMS REQUIRED:
FIRE ALARM SYSTEM AND SMOKE ALARMS TO BE PROVIDED PER SECTION 907.2.9 AND 907.2.11.

CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS

SECTION 504 - BUILDING HEIGHT AND NUMBER OF STORIES

TABLE 504.3 - ALLOWABLE BUILDING HEIGHT IN FEET
EXISTING HEIGHT TO REMAIN UNCHANGED - 42'.

TABLE 504.4 - ALLOWABLE BUILDING HEIGHT IN STORIES
EXISTING HEIGHT TO REMAIN UNCHANGED - 2 STORIES.

SECTION 506 - BUILDING AREA

TABLE 506.2 - ALLOWABLE AREA FACTOR IN SQUARE FEET
CONSTRUCTION TYPE IIIB, SPRINKLER SYSTEM PER 903.3.1.1, MULTI-LEVEL
EXISTING AREA TO REMAIN UNCHANGED.
CHANGE OF USE AT SECOND FLOOR FROM B TO R-2.

SECOND FLOOR AREA: 2,255
ALLOWABLE FLOOR AREA, USE R-2: 48,000

SECTION 508 - MIXED USE AND OCCUPANCY
THE BUILDING IS SEPARATED MIXED USES.

TABLE 508.4 - REQUIRED SEPARATION OF OCCUPANCIES (HOURS)
SPRINKLER SYSTEM PER 903.3.1.1

	REQUIRED	PROVIDED
B / R:	1	1
B / M:	N	N
B / S-1:	N	N
M / R:	1	1
M / S-1:	N	N

SECTION 509 - INCIDENTAL USES
NO INCIDENTAL USES.

CHAPTER 6 - TYPES OF CONSTRUCTION

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
USES: B, M, R-2, S-1. FIRE SEPARATION DISTANCE: X<5'

ALL APPLICABLE EXTERIOR WALLS ARE 8" MIN SOLID MASONRY AND PROVIDE 2-HOUR EQUIVALENT RATING.

CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES

SECTION 704 - FIRE RESISTANCE RATING OF STRUCTURAL MEMBERS
STRUCTURAL MEMBERS THAT REQUIRE A FIRE RATING WILL BE PROTECTED PER THE REQUIREMENTS OF THIS SECTION.

SECTION 705 - EXTERIOR WALLS
705.5 - FIRE RESISTANCE RATING OF EXTERIOR WALLS

ALL APPLICABLE EXTERIOR WALLS ARE 8" MIN SOLID MASONRY AND PROVIDE 2-HOUR EQUIVALENT RATING FROM BOTH INTERIOR AND EXTERIOR.

TABLE 705.8 - MAXIMUM AREA OF EXTERIOR WALL OPENINGS
UNPROTECTED, SPRINKLERED

FIRE SEP. DIST.		ALLOWED	PROVIDED
SOUTH WALL (MAIN ST):	40'	NO LIMIT	EXISTING STOREFRONTS AND UPPER LEVEL WINDOWS - NO NEW OPENINGS
NORTH WALL (ALLEY):	68'	NO LIMIT	EXISTING. NO NEW OPENINGS.
WEST WALL (PARTY WALL):	0'	NP	EXISTING. NO OPENINGS.
EAST WALL (PARTY WALL):	0'	NP	EXISTING. NO OPENINGS.

SECTION 706 - FIRE WALLS
706.1.1 PARTY WALLS. EXISTING HISTORIC PARTY WALLS ON LOT LINES BETWEEN ADJACENT BUILDINGS ARE 8" MIN MASONRY, 2-HOUR RATED.

SECTION 707 - FIRE BARRIERS
NO FIRE BARRIERS.

SECTION 708 - FIRE PARTITIONS
- EXISTING MASONRY CORRIDOR AND UNIT SEPARATION PARTITIONS COMPLY WITH REQUIREMENTS OF THIS SECTION.
- EXISTING FRAME CORRIDOR AND UNIT SEPARATION PARTITIONS THAT ARE TO REMAIN WILL BE MODIFIED AS REQUIRED TO MEET THE REQUIREMENTS OF THIS SECTION (SEE PARTITION/ASSEMBLY TYPES).
- NEW FRAME CORRIDOR AND UNIT SEPARATION PARTITIONS TO BE CONSTRUCTED PER THE REQUIREMENTS OF THIS SECTION.

SECTION 709 - SMOKE BARRIERS
NO SMOKE BARRIERS.

SECTION 710 - SMOKE PARTITIONS
NO SMOKE PARTITIONS.

SECTION 711 - HORIZONTAL ASSEMBLIES
EXISTING FLOOR/CEILING ASEMBLY TO BE MODIFIED AS REQUIRED FOR 1 HOUR RATING BETWEEN COMMERCIAL AND RESIDENTIAL USES.

SECTION 712 - VERTICAL OPENINGS
712.1.4 PENETRATIONS. PENETRATIONS SHALL BE PROTECTED PER SECTION 714.

SECTION 713 - SHAFT ENCLOSURES
NO SHAFTS.

SECTION 715 - FIRE-RESISTANT JOINT SYSTEMS
FIRE-RESISTANT JOINT SYSTEMS SHALL BE PROVIDED PER THE REQUIREMENTS OF THIS SECTION.

TABLE 716.5 - OPENING FIRE PROTECTION ASSEMBLIES, RATINGS AND MARKINGS

TYPE OF ASSEMBLY	REQ'D ASSEMBLY RATING	FIRE DOOR RATING
FIRE PARTITIONS - CORRIDORS	1 HOUR	1/3 HOUR
FIRE PARTITIONS - OTHER	1 HOUR	3/4 HOUR

SECTION 716.5.9 - DOOR CLOSING
ALL FIRE DOORS WILL HAVE CLOSERS AND LATCHES.

SECTION 717 - DUCTS AND AIR TRANSFER OPENINGS
DUCTS AND AIR TRANSFER OPENINGS SHALL MEET THE REQUIREMENTS OF THIS SECTION.

SECTION 718 - CONCEALED SPACES
718.2 FIREBLOCKING & 718.3 DRAFTSTOPPING
FIRE-BLOCKING AND DRAFT-STOPPING SHALL BE PROVIDED AS REQUIRED PER THIS SECTION.

SECTION 720 - THERMAL AND SOUND INSULATING MATERIALS
THERMAL AND SOUND INSULATING MATERIALS SHALL MEET THE REQUIREMENTS OF THIS SECTION.

CHAPTER 8 - INTERIOR FINISHES

SECTION 803 - WALL AND CEILING FINISHES
NEW WALL AND CEILING FINISHES SHALL MEET THE REQUIREMENTS OF THIS SECTION.

TABLE 803.11 - INTERIOR FINISH REQUIREMENTS

SPRINKLERED	REQUIRED	PROVIDED
EXIT STAIRWAYS, USES B, M	A	A
EXIT STAIRWAYS, USE R2	B	B
CORRIDORS, USES B, M	A	A
CORRIDORS, USE R2	B	B
ROOMS AND ENCLOSED SPACES, USES B, M, R2	C	C
ALL ROOMS AND SPACES, USE S	C	C

SECTION 804 - INTERIOR FLOOR FINISH
INTERIOR FLOOR FINISHES SHALL MEET THE REQUIREMENTS OF THIS SECTION.

CHAPTER 9 - FIRE PROTECTION SYSTEMS

SECTION 903 - AUTOMATIC SPRINKLER SYSTEMS
A NEW SPRINKLER SYSTEM WILL BE PROVIDED THROUGHOUT PER THE REQUIREMENTS OF 903.3.1.1 NFPA 13 SPRINKLER SYSTEMS (UNDER SEPARATE PERMIT).

SECTION 905 - STANDPIPE SYSTEMS
STANDPIPE SYSTEM NOT REQUIRED.

SECTION 906 - PORTABLE FIRE EXTINGUISHERS
FIRE EXTINGUISHERS WILL BE PROVIDED AS REQUIRED BY THIS SECTION IN COORDINATION WITH THE LOCAL FIRE DEPARTMENT.

SECTION 907 - FIRE ALARM AND DETECTION SYSTEMS
A FIRE ALARM SYSTEM W/ OCCUPANT NOTIFICATION DEVICES WILL BE PROVIDED (UNDER SEPARATE PERMIT).

907.2.2 - GROUP B:
MANUAL FIRE ALARM SYSTEM NOT REQUIRED.

907.2.7 - GROUP M:
MANUAL FIRE ALARM SYSTEM NOT REQUIRED.

907.2.9.1 - GROUP R-2:
MANUAL FIRE ALARM SYSTEM NOT REQUIRED.

907.2.9.2 - SMOKE ALARMS, AND 907.2.11.2 - GROUP R2:
SMOKE ALARMS WILL BE INSTALLED IN DWELLING UNITS AS REQUIRED.

SECTION 908 - EMERGENCY ALARM SYSTEMS
NOT REQUIRED.

SECTION 909 - SMOKE CONTROL SYSTEMS
NOT REQUIRED.

SECTION 910 - SMOKE AND HEAT REMOVAL
NOT REQUIRED.

SECTION 911 - FIRE COMMAND CENTER
NOT REQUIRED.

SECTION 912 - FIRE DEPARTMENT CONNECTIONS
PROVIDED PER THE REQUIREMENTS OF THIS SECTION.

SECTION 913 - FIRE PUMPS
NOT REQUIRED.

SECTION 914 - EMERGENCY RESPONDER SAFETY FEATURES
914.2 - EQUIPMENT ROOM IDENTIFICATION PROVIDED.

SECTION 915 - CARBON MONOXIDE DETECTION
NOT REQUIRED.

SECTION 916 - EMERGENCY RESPONDER RADIO COVERAGE
NOT REQUIRED.

CHAPTER 10 - MEANS OF EGRESS

SECTION 1004 - OCCUPANT LOAD

TABLE 1004.1.2 - MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT
* FOR B/M USES, M IS MOST RESTRICTIVE AND ASSUMES 25% BACK-OF-HOUSE SPACE AT 300 SF / OCCUPANT AND AND 75% MERCANTILE SPACE AT 60 SF / OCCUPANT.
O.L.F. = OCCUPANT LOAD FACTOR

OCCUPANT LOADS:

BASEMENT	AREA	USE / O.L.F.	OCCUPANTS
UNIT 101	1395 SF	S-1 / 300	5
UNIT 102	698 SF	S-1 / 300	3
TOTAL			8
FIRST FLOOR			
UNIT 101	1395 SF	B/M / *	19
UNIT 102	651 SF	B/M / *	9
TOTAL			28
UNIT 101 TOTAL			24
UNIT 102 TOTAL			12
SECOND FLOOR			
UNIT 201	1023 SF	R-2 / 200 SF	5
UNIT 202	956 SF	R-2 / 200 SF	5
TOTAL			10
BUILDING TOTAL			46

SECTION 1005 - MEANS OF EGRESS SIZING
THE CAPACITY BASED ON OCCUPANT LOAD OF ALL COMPONENTS OF THE MEANS OF EGRESS SYSTEM MEETS THE REQUIREMENTS OF THIS SECTION. SOME EXISTING HISTORIC COMPONENTS MAY NOT MEET THE MINIMUM WIDTH REQUIREMENTS OF OTHER SECTIONS OF THE CODE.

SECTION 1006 - NUMBER OF EXITS AND EXIT ACCESS DOORWAYS
EXITS REQUIRED:
OCCUPANT LOAD, COMMON PATH OF TRAVEL, AND NUMBER OF DWELLING UNITS ARE SUCH THAT ACCESS TO ONE EXIT IS REQUIRED FROM ALL FLOORS AND AREAS OF THE BUILDING PER TABLES 1006.2.1, 1006.3.2(1), AND 1006.3.2(2).

EXITS PROVIDED:

BASEMENT	
UNIT 101	1
UNIT 102	1
FIRST FLOOR	
UNIT 101	2
UNIT 102	2
SECOND FLOOR	2

SECTION 1007 - EXIT AND EXIT ACCESS DOORWAY CONFIGURATION
PROJECT MEETS THE REQUIREMENTS OF THIS SECTION. REFER TO LIFE SAFETY PLAN DIAGRAMS.

SECTION 1008 - MEANS OF EGRESS ILLUMINATION
MEANS OF EGRESS SHALL BE ILLUMINATED PER THE REQUIREMENTS OF THIS SECTION.

SECTION 1009 - ACCESSIBLE MEANS OF EGRESS
EXCEPTION 1: NOT REQUIRED IN EXISTING BUILDINGS.
ACCESSIBLE EGRESS WILL BE PROVIDED TO THE EXTENT FEASIBLE AT RENOVATED AREAS OF FIRST FLOOR COMMERCIAL SPACES. THE BASEMENT AND SECOND FLOORS ARE NOT ACCESSIBLE.

SECTION 1010 - DOORS
ALL NEW EGRESS DOORS ARE SIDE HINGED, HAVE A MINIMUM CLEAR OPENING WIDTH OF 32", AND MEET OTHER APPLICABLE REQUIREMENTS OF THIS SECTION. SOME EXISTING HISTORIC DOORS MAY NOT MEET THE REQUIREMENTS OF THIS SECTION BUT REMAIN AS AN EXISTING CONDITION.

SECTION 1011 - STAIRWAYS
EXISTING INTERIOR STAIRS AND STAIRWAYS ARE BEING MAINTAINED FOR HISTORIC PRESERVATION.
THE EXISTING INTERIOR EXIT ACCESS STAIRS THAT SERVE R-2 USE HAVE AN OCCUPANT LOAD OF 5, ARE APPROXIMATELY 30" WIDE, HAVE TREADS APPROXIMATELY 10" DEEP, AND RISERS APPROXIMATELY 8" HIGH. REPAIR/RECONSTRUCTION OF EXISTING STAIRWAYS WILL MAINTAIN THE EXISTING CONDITIONS AS ALLOWED PER SECTION 3408.3.

NEW SECOND FLOOR EXTERIOR EXIT STAIRS REPLACE EXISTING STAIRS IN THE SAME LOCATION AND MEET THE REQUIREMENTS OF THIS AND OTHER APPLICABLE SECTIONS.

SECTION 1012 - RAMPS
NO RAMPS.

SECTION 1013 - EXIT SIGNS
EXIT SIGNS WILL BE PROVIDED PER THE REQUIREMENTS OF THIS SECTION.

SECTIONS 1014 - HANDRAILS & 1015 - GUARDS
THERE CURRENTLY ARE NO HANDRAILS AT THE EXISTING HISTORIC INTERIOR EXIT ACCESS STAIRS. A HANDRAIL WILL BE ADDED TO ONE SIDE OF THE STAIRS. A GUARDRAIL IS NOT REQUIRED.

NEW HANDRAILS AND GUARDRAILS ON THE EXTERIOR EXIT STAIRS MEET THE REQUIREMENTS OF THESE SECTIONS.

SECTIO 1015.8 - WINDOW OPENINGS
OPERABLE WINDOWS AT SECOND FLOOR R-2 DWELLING UNITS SHALL BE PROVIDED WITH OPENING CONTROL DEVICES COMPLIANT WITH ASTM F2090.

SECTION 1017 - EXIT ACCESS TRAVEL DISTANCE AND TABLE 1017.2 - EXIT ACCESS TRAVEL DISTANCE
ALL EXIT ACCESS TRAVEL DISTANCES ARE LESS THAN ALLOWED MAXIMUMS.

SECTION 1019 - EXIT ACCESS STAIRWAYS AND RAMPS
THE EXISTING HISTORIC INTERIOR EXIT ACCESS STAIRS CONNECTS THE SECOND FLOOR DIRECTLY TO AN EXIT AT THE FIRST FLOOR. THE STAIRS WILL REMAIN OPEN AS AN EXISTING CONDITION AND AS ALLOWED PER 1019.3, CONDITION 1.

SECTION 1023 - INTERIOR EXIT STAIRWAYS
NO INTERIOR EXIT STAIRWAYS

SECTION 1028 - EXIT DISCHARGE
ALL STAIRWAYS DISCHARGE DIRECTLY TO THE EXTERIOR AT GRADE AND MEET OTHER APPLICABLE REQUIREMENTS OF THIS SECTION.

SECTION 1030 - EMERGENCY ESCAPE AND RESCUE
NOT REQUIRED.

CHAPTER 11 - ACCESSIBILITY

ACCESSIBILITY PROVIDED AT RENOVATED PORTIONS OF FIRST FLOOR COMMERCIAL SPACES ONLY, TO THE EXTENT FEASIBLE. OTHER AREAS OF THE BUILDING ARE NOT ACCESSIBLE. REFER TO CHAPTER 34 NOTES.

CHAPTER 12 - INTERIOR ENVIRONMENT

SECTION 1203 - VENTILATION
PUBLIC AREAS ARE PROVIDED WITH MECHANICAL VENTILATION. APARTMENTS ARE PROVIDED WITH NATURAL VENTILATION VIA OPERABLE WINDOWS. REFER TO MECHANICAL DRAWINGS.

SECTION 1205 - LIGHTING
BOTH NATURAL AND ARTIFICIAL LIGHTING ARE PROVIDED PER THE REQUIREMENTS OF THIS SECTION.

SECTION 1206 - YARDS OR COURTS
NO YARDS OR COURTS

SECTION 1207 - SOUND TRANSMISSION
NEW CONSTRUCTION COMMON WALLS, PARTITIONS AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS MEET THE REQUIREMENTS OF THIS SECTION. ALTERED EXISTING CONSTRUCTION WILL BE UPGRADED TO THE EXTENT FEASIBLE. UNALTERED EXISTING HISTORIC CONSTRUCTION TO REMAIN WILL NOT BE UPGRADED.

CHAPTER 13 - ENERGY EFFICIENCY

SECTION 1301.1 - SCOPE
PER IECC SECTIONS R501.6/C501.6, ENERGY COMPLIANCE IS NOT REQUIRED FOR HISTORIC BUILDINGS WHEN COMPLIANCE WOULD DEGRADE THE HISTORIC FABRIC OF THE BUILDING.

CHAPTER 24 - GLASS AND GLAZING

SECTION 2406 - SAFETY GLAZING
SAFETY GLAZING WILL BE PROVIDED AS REQUIRED BY THIS SECTION INCLUDING FIRST FLOOR STOREFRONT DOORS. DOUBLE HUNG 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

CHAPTER 29 - PLUMBING SYSTEMS
FIRST FLOOR AND BASEMENT COMMERCIAL SPACE UNIT 102: B OR M AND S USES WITH 15 OR FEWER OCCUPANTS. ONE SINGLE USER RESTROOM IS PROVIDED.

FIRST FLOOR AND BASEMENT COMMERCIAL SPACE UNIT 101: B OR M AND S USES WITH FEWER THAN 25 OCCUPANTS. ONE SINGLE USER RESTROOM AND A UTILITY SINK ARE PROVIDED.

R-2 USE APARTMENTS: ONE WATER CLOSET, LAVATORY, BATHTUB/SHOWER, AND KITCHEN SINK ARE PROVIDED PER DWELLING UNIT.

CHAPTER 34 - EXISTING BUILDINGS

SECTION 3408 CHANGE OF OCCUPANCY
THE SECOND FLOOR IS CHANGE OF OCCUPANCY FROM B TO R-2. OCCUPANCY FOR THE BASEMENT AND FIRST FLOOR IS UNCHANGED.

3408.3 - STAIRWAYS
EXISTING HISTORIC STAIRWAYS WILL REMAIN, INCLUDING HISTORIC GUARDRAILS / BALUSTERS (WHEN PRESENT), WHEN SUCH ELEMENTS ARE NOT PRESENT, CODE-COMPLIANT HANDRAILS AND GUARDRAILS WILL BE PROVIDED TO THE GREATEST EXTENT FEASIBLE.

3411.9 - HISTORIC BUILDINGS
- EXCEPTION: TYPE B UNITS NOT REQUIRED.
- AN ACCESSIBLE ROUTE TO THE SECOND FLOOR IS NOT FEASIBLE AND NOT PROVIDED.
- ACCESSIBLE ROUTES TO FIRST FLOOR COMMERCIAL SPACES PROVIDED TO THE EXTENT FEASIBLE.
- ACCESSIBLE ENTRANCES TO FIRST FLOOR COMMERCIAL SPACES PROVIDED TO THE EXTENT FEASIBLE.
- ACCESSIBLE RESTROOMS PROVIDED AT FIRST FLOOR COMMERCIAL SPACES.

ACCESSIBILITY IN HISTORIC BUILDINGS
PLATTE ARCHITECTURE + DESIGN IN CONJUNCTION WITH OUR CONSULTANTS AND THE OWNER WILL ATTEMPT TO IMPROVE THE ACCESSIBILITY OF HISTORIC BUILDINGS TO THE EXTENT FEASIBLE AND WITHOUT ALTERING THE BUILDING STRUCTURE OR HISTORIC CHARACTER. BUILDING ELEMENTS THAT DO NOT FULLY MEET THE REQUIREMENTS OF ICC A117.1 AS REFERENCED IN THE 2017 OBC WILL NOT BE INDICATED OR IDENTIFIED AS ACCESSIBLE.

CODE SUMMARY

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

STATE OF OHIO
KURT J PLATTE 10833
REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.2023

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

Revisions

Design Team:
JK, CH
Drawn by:
JK, CH

PROPOSED PROJECT:
RENOVATION FOR
135 - 137 E. MAIN ST.
VAN WERT, OH 45891
VAN WERT REDEVELOPMENT, PHASE 2

Job No: 22013 11.11.2022

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 PONDS. SEDIMENTATION SHALL BE REMOVED FROM THESE AREAS PRIOR TO PROJECT COMPLETION.

11. ALL WORK SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS IN FORCE AT TIME OF CONSTRUCTION.

12. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.

13. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.

14. THERE ARE NO SIGNIFICANT IMPACTS TO OFFSITE WATER SHED PATTERNS.

15. THE ENTERING AND EXITING OF EQUIPMENT AND HAULING TRAFFIC FROM THE WORK SITE SHALL BE DONE IN A SAFE MANNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT EQUIPMENT OPERATORS AND HAUL TRUCK DRIVERS, ETC., USE CAUTION AND ACCEPTABLE SPEEDS DURING WORK.

16. DESIGN, INSTALLATION AND SPECIFICATION FOR IMPROVEMENTS RELATED TO GAS, TELEPHONE, ELECTRIC, INTERNET, AND CABLE TELEVISION SERVICES SHALL BE COORDINATED BY THE CONTRACTOR. APPROVAL OF THE DESIGN, SCHEDULE, AND INSTALLATION SHALL BE BY THE OWNER OR OWNER'S REPRESENTATIVE.

17. CONTRACTOR SHALL COORDINATE TELEPHONE, ELECTRIC, INTERNET, AND CABLE TELEVISION CONDUITS WITH THE APPROPRIATE UTILITY PRIOR TO PAVEMENT INSTALLATION.

18. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN LATERAL AND SUBJACENT SUPPORT OF DOMINION ENERGY PIPELINE(S), IN COMPLIANCE TO 29 CFR, PART 1926, SUBPART P, (SAFE EXCAVATION & SHORING). ONE–FOOT MINIMUM VERTICAL AND HORIZONTAL CLEARANCE MUST BE MAINTAINED BETWEEN DOMINION ENERGY OHIO'S (DEO) EXISTING PIPELINE(S) AND ALL OTHER IMPROVEMENTS. EXTREME CARE SHOULD BE TAKEN NOT TO HARM ANY DEO FACILITY (PIPELINES, ETC.) OR APPURTENANCE (PIPE COATING, TRACER WIRE, CATHODIC PROTECTION TEST STATION WIRES & DEVICES, VALVE BOXES, ETC.). DEO FACILITIES MUST BE PROTECTED WITH A TARP DURING BRIDGE CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE AND LIABLE FOR ENSURING THAT ALL DEO EXISTING FACILITIES, ABOVE AND BELOW GROUND, REMAIN UNDAMAGED, ACCESSIBLE, AND IN WORKING ORDER. THE CROSSING OF DEO'S PIPELINE WITH ANOTHER STEEL FACILITY MAY CREATE A POTENTIAL CORROSION ISSUE FOR THE PROPOSED FACILITY AND THE EXISTING DEO FACILITY. PLEASE CONTACT DOMINION ENERGY OHIO'S CORROSION DEPARTMENT: DAVE CUTLIP (330–266–2121), RICK MCDONALD (330–266–2122), OR AL HUMRICHOUSER (330–478–3757).

19. CITY DEPARTMENTS:

SAFETY SERVICE DIRECTOR	CITY ENGINEER	STREET DEPARTMENT	WATER DISTRIBUTION DEPARTMENT
515 E. MAIN ST,	515 E. MAIN STREET	(419) 238–3086	(419) 238–3086
VAN WERT, OH.45891	VAN WERT, OH 45891		
(419) 238–1237	(419) 238–3698	SEWER COLLECTION DEPARTMENT	
		(419) 238–9676	

20. LOCATION TO EXISTING PIPE: WHERE THE PLANS PROVIDE FOR PROPOSED CONDUIT TO BE CONTINUED TO, OR TO CROSS EITHER OVER OR UNDER AN EXISTING SANITARY SEWER, STORM SEWER OR WATER LINE, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE THE EXISTING PIPE BOTH AS TO LINE AND GRADE BEFORE STARTING TO LAY THE PROPOSED CONDUIT.

21. THE MAXIMUM LENGTH OF ANY UTILITY TRENCH TO BE OPEN AT ANY TIME SHALL BE 250' UNLESS OTHERWISE APPROVED

22. COMPACTION METHODS:
   A. FLOODING SHALL NOT BE PERMITTED
   B. MECHANICAL DEVICES, HAND DEVICES, VIBRATING PLATES OR OTHER EQUIPMENT APPROVED BY THE CITY IS ACCEPTABLE 1' ABOVE PIPE IN UNIFORM LIFTS OF 12"(LOOSE DEPTH) OF EXISTING NATIVE MATERIAL AND 6"OF GRANULAR BACKFILL. THE HEIGHT OF LIFT WILLS DEPEND UPON THE TYPE OF MECHANICAL EQUIPMENT BEING USED. THE HEIGHT WILL BE 6" FOR HAND OPERATED TOOLS AND UP TO 12" ON EQUIPMENT MOUNTED TOOLS. THE COMPACTION EQUIPMENT SHALL BE CAPABLE OF COMPACTING THE MATERIAL UNDER THE HAUNCH OF THE PIPE.
   C. ALL COMPACTION SHALL MEET THE CITY REQUIREMENTS. IF TESTING OF COMPACTED AREAS IS REQUESTED BY THE CITY, SAID TESTING SHALL BE PERFORMED AT THE EXPENSE OF THE DEVELOPER
   D. ALL EMBANKMENT AREAS SHALL BE COMPACTED TO A MINIMUM OF 95% OF ASTM D698 STANDARD PROCTOR CURVE AND TESTED TO REPRESENT A DEPTH OF 12" UNLESS OTHERWISE SPECIFIED BY THE CITY

23. ALL CONSTRUCTION METHODS AND MATERIALS SHALL COMPLY WITH THE CITY ENGINEERING STANDARDS OR ODOT CONSTRUCTION AND MATERIAL SPECIFICATIONS WHICHEVER IS MORE RESTRICTIVE

24. LOW STRENGTH MORTAR BACKFILL: IN SITUATIONS WHERE UTILITIES CROSS HEAVILY TRAVELED STREETS, OR IT MAY BE DIFFICULT TO GET ADEQUATE COMPACTION ON GRANULAR MATERIAL, LOW STRENGTH MORTAR BACKFILL WILL BE REQUIRED PER ODOT ITEM 613 TYPE 1 ONLY. THE CITY MAY REQUIRE THIS TYPE OF BACKFILL AT THEIR DISCRETION WITH THE COST BEING BORE BY THE CONTRACTOR. CITY WILL REQUIRE MATERIAL CERTIFICATION.

ROADWAY NOTES

1. A PERFORMANCE SURETY BOND IS REQUIRED FOR EVERY STREET CUT ON OR WITHIN PUBLIC RIGHT–OF–WAY. THE BOND AMOUNT WILL BE DETERMINED BY THE CITY ENGINEER AND BASED UPON THE LENGTH AND WIDTH OF EXCAVATION. THE MINIMUM BOND AMOUNT IS $1,000.00. THE BOND WILL BE HELD FOR A PERIOD OF ONE YEAR AFTER APPROVAL OF REPAIRS IN CASE OF TRENCH SETTLEMENT,

2. THE APPLICANT SHALL HAVE SUFFICIENT BARRICADES, WARNING SIGNS, AND LIGHTS DURING THE ENTIRE PERIOD THAT THE WORK IS BEING PERFORMED AND SHALL ADHERE TO APPLICABLE SECTION OF THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

3. ALL UTILITIES ARE REQUIRED TO OBTAIN A PERMIT, BUT THEY ARE EXEMPT FROM THE BOND REQUIREMENT. ANY UTILITY THAT FAILS TO OBTAIN A PERMIT WILL THEN BE REQUIRED TO OBTAIN A PERMIT AND POST THE REQUIRED BOND.

4. THE EXISTING PAVEMENT SHALL BE NEATLY CUT PRIOR TO EXCAVATION, ALL EXCAVATED MATERIAL SHALL BE REMOVED FROM THE JOB SITE, THE APPLICANT IS RESPONSIBLE FOR ALL PAVEMENT DAMAGED OUTSIDE THE TRENCH AREA.

5. ALL STREET CUTS SHALL BE BACKFILLED AS PER PAGE 100–10 OF THESE STANDARDS.

6. ALL DISTURBED AREAS MUST BE RETURNED TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITION. ALL REPAIRS MUST MEET CITY SPECIFICATIONS, THE CITY MUST INSPECT AND APPROVE AND APPROVE ALL REPAIRS.

7. IF ASPHALT PAVEMENT CAN NOT BE PLACED IMMEDIATELY, THEN 11/2" OF COLD MIX SHALL BE PLACED IN THE BACKFILLED TRENCH WITHIN ONE WORKING DAY AFTER THE BACKFILL HAS BEEN COMPACTED.

8. EFFORTS SHALL BE MADE TO MINIMIZE DISTURBANCE TO TREES OR THIN ROOTS, EXTENSIVE EXCAVATION CAUSING DAMAGE TO TREES WILL RESULT IN THE REMOVAL AND REPLACEMENT OF, BY THE CONTRACTOR. THE REPLACEMENT SHALL BE AS PER THE CITY TREE ORDINANCE SEC, 131.10 AND OTHER APPLICABLE SECTIONS.

9. FOR CLOSURES OF ARTERIALS OR BUSY COLLECTORS THE CITY RESERVES THE OPPORTUNITY TO DIRECT CONTRACTOR TO CLOSE STREET DURING OFF PEAK TRAFFIC HOURS. CLOSURE MAY OCCUR AT NIGHT OR ON WEEKENDS. CONTRACTOR SHALL PROVIDE ALL TRAFFIC CONTROL ASSOCIATED WITH ROAD CLOSURE.

10. SURETY SHALL BE PROVIDED IN THE FORM OF A CERTIFIED CASHIER'S CHECK PAYABLE TO THE CITY OF VAN WERT.

11. IN THE EVENT THAT AFTER NOTIFICATION FROM THE CITY, THE CONTRACTOR FAILS TO CORRECT PROBLEMS ASSOCIATED WITH POOR TRENCH MAINTENANCE, THE CITY RESERVES EXCLUSIVE RIGHT TO CORRECT TRENCH PROBLEMS AND COLLECT ASSOCIATED COSTS FROM THE PERFORMANCE BOND.

12. FAILURE TO COMPLY WITH THE CONSTRUCTION STANDARDS, DRAWINGS AND DESIGN CRITERIA MAY BE CONSIDERED A VIOLATION OF THE CITY'S BUILDING CODE OR SUBDIVISION REGULATIONS. PENALTIES MAY BE ASSESSED ACCORDING TO THE SEVERITY OF THE VIOLATION.

13. ALL WORK SHALL BE ADHERE TO ODOT'S LATEST REVISION AND TO THE CITY SPECIFICATIONS WHICHEVER IS MORE STRINGENT SHALL PREVAIL UNLESS OTHERWISE APPROVED.

14. NON–PUBLIC CONSTRUCTION IMPROVEMENTS AFFECTING THE EXISTING CONDITION, PERFORMANCE AND LIFECYCLE OF CITY STREETS, ALLEYS, OR RIGHT–OF W AY SHALL BE RESTORED ACCORDING TO APPLICABLE STANDARDS AND DETAILS.

15. NO CITY STREET OR ALLEY SHALL BE CLOSED UNLESS THE CITY'S NOTIFIED A MINIMUM OF 48 HOURS IN ADVANCE OF A NON–EMERGENCY SITUATION. ADVANCED PUBLIC NOTIFICATION AND PUBLISHING SHALL BE A MINIMUM OF 24 HOURS,

16. ALL TEMPORARY PAVEMENT AND SIDEWALK SHALL BE MAINTAINED BY THE CONTRACTOR OR DEVELOPER AT ITS OWN EXPENSE IN A SUITABLE AND SAFE CONDITION FOR TRAFFIC UNTIL PERMANENT REPLACEMENT IS MADE OR THE PROJECT IS FINALLY ACCEPTED BY THE CITY.

17. ALL UTILITY ADJUSTMENTS (MANHOLES, WATER VALVES, ETC,) SHALL BE RAISED TO FINISHED GRADE AFTER THE FINAL ASPHALT COURSE IS LAID.

18. NO ASPHALT SHALL BE PLACED OVER EXCAVATED TRENCHES UNLESS THE TRENCHES HAVE BEEN COMPACTED AS PER CITY SPECIFICATIONS.

19. NO ASPHALT SHALL BE LAID UNLESS THE CITY IS GIVEN PRIOR NOTICE AND THE AMBIENT TEMPERATURE IS 50°F OR GREATER UNLESS OTHERWISE APPROVED.

20. THE CONTRACTOR SHALL MAINTAIN TRAFFIC CONTROL AT ALL TIMES WITH THE PROPER BARRICADES AS PER THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. THESE CONTROL DEVICES SHALL BE IN PLACE PRIOR TO ANY WORK COMMENCING. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL ITEMS,

21. TRAFFIC SHALL BE MAINTAINED AT ALL TIMES UNLESS OTHERWISE APPROVED BY THE CITY.

PAVING AND GRADING NOTES

1. ALL ELEVATIONS SHOWN ARE TO FINISHED PAVEMENT UNLESS OTHERWISE NOTED ON PLANS.

2. SLOPE GRADES UNIFORMLY BETWEEN ELEVATIONS SHOWN. SLOPE SIDEWALKS AWAY FROM BUILDING AT 1.00% MINIMUM & 1.90% MAXIMUM PER FOOT.

3. 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.

4. 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.

5. STANDARD ASPHALT PAVEMENTS SHALL BE:
   1–1/4" ASPHALT CONCRETE SURFACE COURSE OVER
   1–3/4" ASPHALT CONCRETE LEVELING COURSE OVER
   7" BITUMINOUS AGGREGATE BASE OVER
   (2) 3" LIFTS AGGREGATE BASE OVER COMPACTED SUBGRADE

6. CONCRETE WORK SHALL CONFORM TO ODOT ITEM 499 & 608, UNLESS OTHERWISE SPECIFIED WITHIN.

7. USE WHITE PIGMENTED CURING COMPOUND IMMEDIATELY AFTER FINISHING SURFACES, ANY OTHER METHOD OR TYPE OF CURING COMPOUND MUST BE PREAPPROVED.

8. ALL JOINTS SHALL BE NEATLY SAW CUT, UNLESS AN ALTERNATIVE METHOD IS APPROVED BY THE ENGINEERING DEPARTMENT.

9. CONCRETE SHALL BE ODOT CLASS C (4000 PSI, 600 LB/CY CEMENT) PROPOTIONING OPTIONS 1 AND 2 NOT ALLOWED.

10. CONCRETE SHALL CONTAIN 6% ±2% OF TOTAL AIR.

11. THE OWNER OR OWNER'S REPRESENTATIVE SHALL APPROVE EACH BITUMINOUS MIXTURE LIFT PRIOR TO THE PLACEMENT OF THE FOLLOWING LIFTS.

12. 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.

13. 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.

14. REMOVE AND REPLACE WITH CONTROLLED FILL ANY AREAS THAT HAVE BEEN SOFTENED BY RAINS, FREEZING, CONSTRUCTION EQUIPMENT, ETC.

15. 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.

16. 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.

17. 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.

18 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.

19. 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.

20. 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.

21. 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.

2. THE CONTRACTOR SHALL INSPECT ALL EROSION AND SEDIMENT CONTROL PRACTICES WEEKLY AND WITHIN 24 HOURS AFTER STORM EVENTS OF 1/2" OR MORE PRECIPITATION OR AFTER HEAVY USE AND REPAIR IMMEDIATELY.

3. THE CONTRACTOR SHALL KEEP A LOG OF THE CONTRACTOR'S INSPECTION OF TEMPORARY EROSION CONTROL MEASURES. THE LOG SHALL BE AVAILABLE AT THE JOB SITE FIELD OFFICE DURING ALL WORK DAY HOURS FOR REVIEW BY VISITING INSPECTORS, SWCD INSPECTORS, CITY INSPECTORS AND THE ENGINEER. THE LOG SHALL BE BRIEF, BUT SHALL INCLUDE THE NAME OF CONTRACTOR'S INSPECTOR, DATE OF INSPECTION, MAN HOURS OF CONTRACTOR'S INSPECTION TIME AND COMMENTS ON ANY AND ALL FAILED OR FAILING EROSION CONTROL FEATURES ALONG WITH THE MEASURES TAKEN FOR PROMPT CORRECTION.

4. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN ALL EROSION AND SEDIMENTATION CONTROL PRACTICES UNTIL COMPLETION OF PROJECT.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND COORDINATING WITH UTILITIES WITH RESPECT TO AVOIDING CONFLICTS AND DISTURBANCE OF SERVICES.

7. THE CONTRACTOR SHALL CLEAN OUT ALL CATCH BASINS AND STORM SEWER UPON COMPLETION OF THE PROJECT.

8. THE CONTRACTOR SHALL STRIP AND STOCKPILE TOPSOIL AND REMOVE EXCESS FROM SITE TO A PROPERLY PERMITTED SITE AS APPROVED BY THE OWNER UPON SUBSTANTIAL COMPLETION OF THE WORK.

9. ANY TOPSOIL STOCKPILES ARE TO BE PROTECTED FROM EROSION. TEMPORARY TOPSOIL STOCKPILES WILL BE PERMITTED IN AREAS APPROVED BY THE ENGINEER.

10. THE CONTRACTOR SHALL CONTROL DUST ON THE PROJECT SITE WHEN NECESSARY USING METHODS WHICH COMPLY WITH THE "INDIANA STORM WATER QUALITY MANUAL."

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL AND CONTAINING OF LIQUID OR SOLUBLE CONSTRUCTION MATERIALS FOR THE PROTECTION OF THE GROUNDWATER RESOURCE. ANY ACCIDENTAL SPILLAGE SHALL BE CLEANED UP IMMEDIATELY BY ACCEPTABLE MEANS, REGARDLESS OF THE TIME OF DAY OR DAY OF WEEK.

12. THE CONTRACTOR IS ADVISED THAT THE ENVIRONMENTAL REVIEW FOR THIS PROJECT HAS DETERMINED THAT THE PROJECT HAS LIMITED POTENTIAL TO ADVERSELY AFFECT THE WATER BEARING AQUIFER. THE CONTRACTOR'S OPERATIONS SHALL BE SUCH AS TO AVOID THE CREATION OF THE POTENTIAL FOR STORM WATER TO ENTER THE GROUND WATER.

13. STOCKPILES OF EARTH MATERIALS SHALL BE SHAPED AS PER STATE STANDARDS. TOPSOIL MATERIALS SHALL BE STOCKPILED SEPARATELY FROM OTHER SOILS.

14. THE CONTRACTOR SHALL CONSTRUCT TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT PADS PRIOR TO OTHER SITE OPERATIONS. REMOVE ALL VEGETATION AND OTHER OBJECTIONABLE MATERIAL FROM THE FOUNDATION AREA AND GRADE AND CROWN FOR POSITIVE DRAINAGE. CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE "OHIO STORM WATER QUALITY MANUAL."

15. THE CONTRACTOR'S BID SHALL INCLUDE THE USE OF TEMPORARY GRAVEL ENTRANCE PADS (INCIDENTAL TO THE CONTRACT) WHERE APPROVED HAULING ROUTES CONNECT TO ROADWAYS. THE WORK SHALL INCLUDE THE EVENTUAL REMOVAL OF SUCH GRAVEL PADS, AND THE INCIDENTAL GRADING, SEEDING, OR SODDING REQUIRED TO RETURN THE PAD AREAS TO ORIGINAL CONDITION. THE TEMPORARY GRAVEL PADS SHALL HAVE A MINIMUM 6" THICK APPLICATION OF 2" TO 3" COARSE AGGREGATE AT A MINIMUM 12' WIDE AND 50' LONG, WITH SUFFICIENT RADII AT THE ROADWAY. GEOTEXTILE FOR STABILIZATION BELOW THE GRAVEL PADS SHALL BE INCLUDED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROMPTLY CLEANING UP ANY MATERIALS FROM PUBLIC ROADWAYS, WHICH ARE THE RESULT OF WORK OPERATIONS.

20. THE JOB WIDE SEQUENCE OF GENERAL WORK OPERATIONS RELATING TO EARTH DISTURBING ACTIVITIES SHALL BE SUCH AS TO PREVENT THE POTENTIAL FOR EROSION AND SEDIMENTATION. THE SEQUENCE SHALL BE GENERALLY AS FOLLOWS, WHILE ALSO CONSIDERING MAINTENANCE OF TRAFFIC:
A. SITE CLEARING
B. UNDERGROUND CONSTRUCTION
C. ROUGH GRADING/FINE GRADING
D. PAVEMENT CONSTRUCTION
E. MISCELLANEOUS CONSTRUCTION
F. FINAL CLEANUP

21. TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED AT THE TIME OF SITE CLEARING AS EARLY IN THE ABOVE SEQUENCE AS NEEDED, AND SHALL BE MAINTAINED THROUGHOUT THE SEQUENCE AS NEEDED. DURING THE COURSE OF WORK, CLEANUP SHALL BE DONE AS NEEDED AND AS DIRECTED TO AVOID EROSION AND SEDIMENTATION.

22. THE EROSION AND SEDIMENTATION CONTROL MEASURES AS SHOWN SHALL BE CONSIDERED A MINIMUM APPLICATION AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING EROSION AND SEDIMENTATION CONTROL BEST MANAGEMENT PRACTICES AS NEEDED THROUGHOUT THE CONSTRUCTION.

23. THE CONTRACTOR SHALL LOCATE AND MAINTAIN A CONCRETE WASHOUT AREA FOR THE DURATION OF CONCRETE POURING ACTIVITIES. THE CONTRACTOR SHALL REMOVE ALL DRIED CONCRETE FROM THE WASHOUT AREA BY THE END OF THE PROJECT.

24. THE CONTRACTOR SHALL PROVIDE RIP–RAP DAMS ACROSS ALL DITCHES, SWALES, AND ROUGH CUT ROADS WHICH EXIT FROM THE SITE TO ELIMINATE SEDIMENT RUN–OFF.

25. THE CONTRACTOR SHALL AVOID UNNECESSARILY DISTURBING OR REMOVING EXISTING VEGETATED TOPSOIL OR EARTH COVER ALONG THE PROJECT PERIMETER. THESE AREAS ACT AS SEDIMENT FILTERS.

26. ALL TEMPORARY SOIL EROSION AND SEDIMENTATION PROTECTION SHALL REMAIN IN PLACE UNTIL THE COMPLETION OF THE WORK AND THE AFFILIATED AREA IS PERMANENTLY STABILIZED.

27. REMOVAL OF TEMPORARY EROSION AND SEDIMENTATION PROTECTION IS REQUIRED FOR FINAL PROJECT ACCEPTANCE.

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

STATE OF OHIO
ANDREW GORDON CUNNINGHAM
2101562
REGISTERED
LANDSCAPE ARCHITECT
11–11–22

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

JONES PETRIE RAFINSKI

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

Job No: 21001 11.11.2022

C101

SANITARY SEWER NOTES

1. CONTRACTOR IS TO UNCOVER AND CONFIRM ALL TAP LOCATIONS. LOCATION DISCREPANCIES ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION FOR RESOLUTION.

2. 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.

3. 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.

4. 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).

5. 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.

6. UTILITY TRENCHES SHALL BE BACKFILLED WITH GRANULAR MATERIAL AND COMPACTED IN 8" TYPICAL LIFTS TO 98% STANDARD PROCTOR DENSITY.

7. SANITARY PIPE SHALL BE SDR35 PVC WITH BELL AND SPIGOT JOINTS AND CONFORM TO ASTM D3034.

8. 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.

9. 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.

10. ROOF DRAINS, FOUNDATION DRAINS, SUMP PUMPS, AND OTHER CLEAR WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.

11. 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.

12. WHEN A CASTING OR OTHER PUBLIC PROPERTY IS ABANDONED IT REMAINS CITY PROPERTY.

13. NEW SEWERS MUST HAVE OEPA PLAN APPROVAL

14. EXCAVATION AND PIPE LAYING:
   A. 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.
   B. 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

15. NO SERVICE LINE SHALL BE ALLOWED TO CONNECT DIRECTLY INTO A MANHOLE, UNLESS APPROVED BY THE WASTEWATER COLLECTION SUPERINTENDENT.

16. ALL SERVICE LINES OR TEES SHALL BE ACCURATELY LOCATED, MAPPED, AND GIVEN TO THE CITY WITHIN 15 DAYS AFTER INSTALLATION.

17. 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.

18. A PERMIT TO OPEN INTO, ALTER, OR DISTURB ANY PUBLIC SEWER MUST BE OBTAINED.

19. ALL ABANDONED SEWER LATERALS SHALL BE CAPPED AT THE OWNER'S EXPENSE. AN INSPECTION SHALL BE MADE AND THE CAP STAKED.

20. NO PUBLIC GRAVITY SANITARY SEWER SHALL BE LESS THAN 8",

21. DUCTILE IRON PIPE WILL BE USED IN STREAM CROSSINGS AND WHERE MINIMUM OF 10 ' SEPARATION FROM WATER LINES CAN NOT BE MAINTAINED.

22. 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 ELASTOMETRIC GASKET WHICH IS POSITIVELY RETAINED. NO SOLVENT CEMENT JOINTS WILL BE PERMITTED IN FIELD CONSTRUCTION EXCEPT AS SPECIFICALLY AUTHORIZED BY THE CITY.

23. LOW PRESSURE AIR TEST:
   A. 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.
   B. 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.

24. DEFLECTION TEST:
   A. 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.
   B. NO PIPE SHALL EXCEED A DEFLECTION OF 5 % IF DEFLECTION EXCEEDS 5%, REPLACEMENT OR CORRECTION SHALL BB ACCOMPLISHED IN ACCORDANCE WITH THE REQUIREMENTS OF APPROVING AGENCY.
   C. 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.

25. TESTING:
   A. BEFORE ANY SEWER LINE IS PLACED INTO SERVICE OR ACCEPTED BY THE CITY, IT SHALL BB 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.
   B. ANY ITEM NOT SPECIFICALLY NOTED IN THESE STANDARDS SHALL BE COVERED UNDER NATIONAL ASSOCIATION OF SEWER SERVICE COMPANIES.
   C. 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.
   D. 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.

26. MANHOLE VACUUM TEST:
ALL SANITARY SEWER MANHOLES SHALL BE VACUUM TESTED USING THE FOLLOWING PROCEDURES FROM ASTM C-1244

   A. PREPARATION OF THE MANHOLE.
      1.ALL LIFT HOLES SHALL BE PLUGGED.
      2.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
   B. PROCEDURE.
      1. THE TEST HEAD SHALL BE PLACED AT THE TOP OF THE MANHOLE IN THE CASTING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
      2. 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).
      3. 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.
      4. 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)	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
	TIME (SECONDS)		
8 OR LESS	20	26	33
10	25	33	41
12	30	39	49
14	35	46	57
16	40	52	67
18	45	59	73
20	50	65	81
22	55	72	89
24	59	78	97
26	64	85	105
28	69	91	113
30	74	98	121

STORM UTILITY NOTES

1. CONTRACTOR IS TO UNCOVER AND CONFIRM ALL TAP LOCATIONS. LOCATION DISCREPANCIES ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION FOR RESOLUTION.

2. 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.

3. 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.

4. UTILITY TRENCHES SHALL BE BACKFILLED WITH GRANULAR MATERIAL AND COMPACTED IN 8" TYPICAL LIFTS TO 98% STANDARD PROCTOR DENSITY.

5. MANHOLE AND CATCH BASIN STRUCTURES SHALL BE PRE-CAST AND HAVE A MAXIMUM OF 2 ADJUSTING RINGS FOR FINISH GRADE ADJUSTMENT.

6. STORM PIPE SHALL BE SDR35 PVC WITH BELL AND SPIGOT JOINTS AND CONFORM TO ASTM D3034.

7. 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.

8. ALL MANHOLE, CATCH BASIN, AND INLET CASTINGS SHALL BE BICYCLE SAFE.

9. ALL STORM SEWER CONSTRUCTION SHALL ADHERE TO ODOT SPECIFICATIONS LATEST REVISION OR WITH THE CITY CONSTRUCTION STANDARDS AND DRAWINGS, WHICHEVER IS MORE RESTRICTIVE.

10. HUCKY PUCK IS REQUIRED ON ALL NON O-RING STORM SEWER AND MANHOLES, UNLESS OTHERWISE APPROVED.

11. WHEN A CASTING IS ABANDONED IT REMAINS CITY PROPERTY.

12. ALL STORM SEWER SHALL BE INSTALLED USING METHOD OF INSTALLATION APPROVED BY THE CITY.

13. ALL STORM SEWER PIPE SHALL HAVE A MINIMUM DIAMETER OF 12", UNLESS OTHERWISE APPROVED.

14. TYPES OF PIPE PERMITTED:

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

OVER 30" DIAMETER	ODOT MATERIALS NUMBER
REINFORCED CONCRETE PIPE	706.02
REINFORCED CONCRETE ELLIPTICAL PIPE	706.04

15. THE DRAINAGE TILE CURRENTLY CONNECTED TO THE EXISTING STORM SEWER SHALL BE CONNECTED TO THE PROPOSED STORM SEWER. ANY DRAINAGE TILE DAMAGED BY THE CONTRACTOR SHALL DE 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 DE NOTED ON THE AS-BUILT DRAWINGS AND SHALL BE INSPECTED BY THE CITY INSPECTOR BEFORE THEY ARE COVERED.

16. 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

1. THE 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.

2. MAINTAIN 10' MINIMUM HORIZONTAL SEPARATION AND 18" VERTICAL SEPARATION BETWEEN WATER UTILITIES AND SANITARY SEWER AND/OR STORM SEWER.

3. 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.

4. 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.

5. 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.

6. UTILITY TRENCHES SHALL BE BACKFILLED WITH GRANULAR MATERIAL AND COMPACTED IN 8" TYPICAL LIFTS TO 98% STANDARD PROCTOR DENSITY.

7. ALL WATER MAINS TO HAVE A BURIAL DEPTH AS REQUIRED BY THE OHIO DEPARTMENT OF ENVIRONMENTAL MANAGEMENT FOR THE SPECIFIC REGION OF WORK

8. 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.

9. NO WORK SHALL BE APPROVED OR ACCEPTED BY THE CITY UNLESS 2 WORKING DAYS NOTICE OF COMMENCING WORK IS GIVEN TO THE CITY,

10. 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,

11. THE MINIMUM LENGTH OF PIPE NIPPLES SHALL BE 18".

12. ALL WATERLINE CONSTRUCTION SHALL FOLLOW THE CITY STANDARDS, OHIO DEPARTMENT OF TRANSPORTATION ITEM 638, AND AWWA STANDARDS WHICHEVER IS MORE RESTRICTIVE,

13. 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,

14. ALL NEW WATER SERVICES SHALL BE EQUIPPED WITH A BACKFLOW PREVENTION DEVICE INSIDE THE BUILDING APPROVED BY THE OHIO EPA

15. 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.

16. WATER MAIN SIZE
   A. 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"
   B. DEAD ENDS NOT PERMITTED IF AT ALL POSSIBLE
   C. ALL EXPOSED BOLTS AND FITTINGS INCLUDING LOWER BARREL OF HYDRANT SHALL BE WRAPPED IN 8 MIL POLYETHYLENE

17. FITTINGS AND VALVES:
   A. 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-21.11 (A WWA C111 U.S.A MADE ONLY)
   B. ALL TEE'S AND CROSSES SHALL BE VALVED IN EACH DIRECTION UNLESS OTHERWISE APPROVED,
   C. NO VALVE SHALL BE OPERA TED BY PERSONNEL OTHER THAN A REPRESENTATIVE EMPLOYED BY THE WATER DISTRIBUTION,
   D. ALL VALVES SHOULD BE KEPT OUT OF PAVEMENT UNLESS OTHERWISE APPROVED BY THE WATER DISTRIBUTION SUPERINTENDENT

18. MATERIAL SPECIFICATIONS:
   A. 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
   B. 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 C905, 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.
   C. BELL JOINT RESTRAINTS - FOR PVC, USE UNI-FLANGE SERIES 1390 OR APPROVED EQUIVALENT.
   D. MECHANICAL JOINT RESTRAINTS - GRIP RING PIPE RESTRAINER.
   E. GATE VALVES - AWWA C-509, RESILIENT WEDGE, NON-RISING STEM, MECHANICAL JOINT, 250 PSI WORKING PRESSURE, CCW TO OPEN, WITH ARROW INDICATING OPEN DIRECTION, CLOW, ALL BOLTS IN VALVE BODY AND OPERATING NUT HOLD DOWN SHALL BE STAINLESS STEEL.
   F. VALVE BOXES - 3-PIECE CAST IRON 6" DIAMETER NOMINAL, ADJUSTABLE SCREW TYPE, COVER MARKED "WATER", U.S.A. MADE ONLY.
   G. WATER MAIN TO HAVE NO. 12 AWG COPPERHEAD REINFORCED TRACER WIRE (COPPER CLAD STEEL) CONDUCTOR CONSTRUCTION -CCS CONDUCTOR OD-0.0808, 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 (tensile) IN LBS, - 380, IMPACT FORCE IN IN-LBS., - 67.4, ALL WIRE SPLICES USE DRYCONN KING 6 YELLOW #22+0 #8 A WG WATER PROOF CONNECTORS WITH SILICONE SEALANT.
   H. TAPPING SLEEVES POWERSEAL MODEL 3490 MJ FABRICATED STAINLESS STEEL OR FORD STYLE FTSS BY MJ18-8 TYPE 304 STAINLESS STEEL FLANGE.

BUILDING CONNECTION NOTES

1. SEPTIC TANKS, WHEN ABANDONED, SHALL BE DEWATERED AND PROPERLY FILLED WITH GRANULAR MATERIAL WITH ALL TILES BEING PLUGGED WITH CONCRETE.

2. INDIVIDUAL OR CONTRACTOR INSTALLING SEWER CONNECTIONS SHALL BE REGISTERED WITH THE CITY

3. BEFORE BEGINNING WORK, A SEWER TAP PERMIT MUST BE OBTAINED.

4. 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.

5. 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.

6. 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.

7. SADDLES SHALL ONLY BE USED ON EXISTING VCP OR CONCRETE PIPE.

8. ALL TAPS INTO PLASTIC PIPE SHALL BE IN-LINE FITTING AND SLEEVED.

9. NO TAPS SHALL BE PERMITTED INTO THE TOP OF AN EXISTING OR NEW SANITARY SEWER MAIN UNLESS APPROVED BY THE WASTEWATER COLLECTION SUPERINTENDENT.

10. INSPECTION:
   A. A TAP INSPECTION SHALL BE REQUIRED ON ALL NEW BUILDING CONNECTIONS AND ALSO ON THE REPLACEMENT OF EXISTING BUILDING CONNECTIONS.
   B. 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.
   C. 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.
   D. A TAP FEE IS REQUIRED FOR ALL SEWER CONNECTIONS. AN INSPECTION WILL DE REQUIRED, THE SEWER COLLECTION DEPARTMENT SHALL INSPECT THE ENTIRE BUILDING CONNECTION FROM THE BUILDING TO THE MAIN SEWER,
   E. 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.

11. TESTING:
   A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TESTING FROM THE CONNECTION TO THE EXISTING OF EXISTING BUILDING CONNECTIONS.
   B. 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.
   D. WHEN A SUBSTANTIAL AMOUNT OF AN EXISTING LATERAL IS REPLACED, THE NEW PORTION OF THE LATERAL SHALL REQUIRE A TEST UNLESS OTHERWISE APPROVED.

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

SCALE: NO SCALE

GENERAL NOTES AND SPECIFICATIONS

1

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REGISTERED LANDSCAPE ARCHITECT
11-1-22

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

JONES PETRIE RAFINSKI

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

Job No: 21001 11.11.2022

C102

LEGEND:

- (80) ROAD WORK AHEAD (OHW-134)
- (81) END CONSTRUCTION (XG20-20)
- (82) SIDEWALK CLOSED (R9-9)
- (86) TEMPORARY ADVISORY SPEED LIMIT SIGN (W13-1P)
- (87) NO PARKING ANYTIME (R7-1)
- (90) TEMPORARY PAVEMENT MARKING, REMOVABLE, YELLOW, 4 IN
- (91) 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.

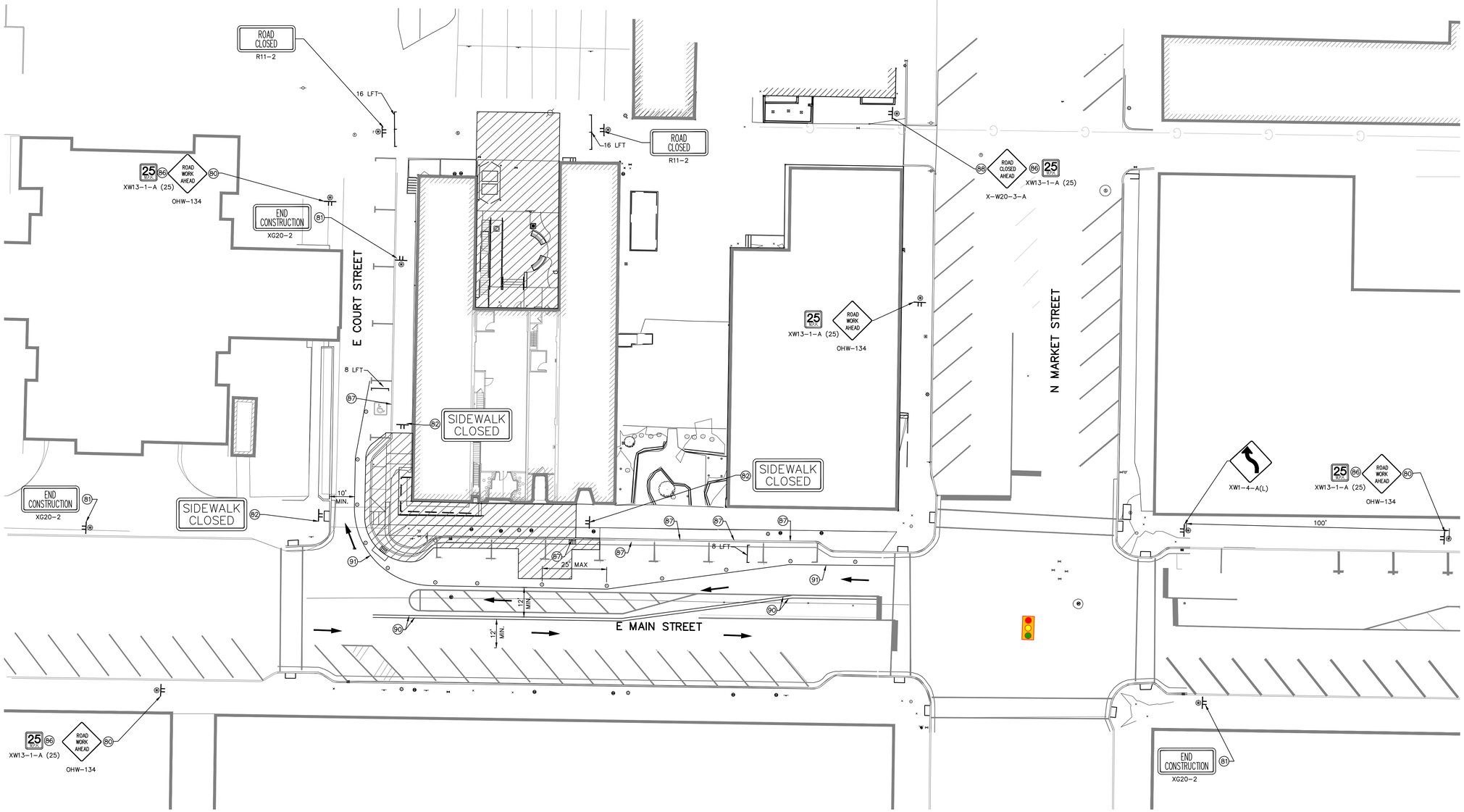
CONSTRUCTION PROCEDURE:

PHASE 1
1. CONSTRUCT WALKWAY AND CURBING ON THE NORTH SIDE OF MAIN STREET AND EAST SIDE OF COURT STREET.
2. INSTALL WATER LINE ALONG MAIN STREET

PHASE 2
1. CONSTRUCT WALKWAY ON THE NORTH SIDE OF MAIN STREET AND EAST SIDE OF COURT STREET.

N

GRAPHIC SCALE
0 5 10 20
(IN FEET)
1 INCH = 10 FT



SCALE: 1" = 20'-0" MAINTENANCE OF TRAFFIC PLAN - PHASE I | 1

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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

C103

LEGEND:

- (80) ROAD WORK AHEAD (OHW-134)
- (81) END CONSTRUCTION (XG20-20)
- (82) SIDEWALK CLOSED (R9-9)
- (86) TEMPORARY ADVISORY SPEED LIMIT SIGN (W13-1P)
- (87) NO PARKING ANYTIME (R7-1)
- (90) TEMPORARY PAVEMENT MARKING, REMOVABLE, YELLOW, 4 IN
- (91) TEMPORARY PAVEMENT MARKING, REMOVABLE, WHITE, 4 IN
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- CONSTRUCTION SIGN AND SUPPORTS
- CHANNELIZING DEVICE
- CONSTRUCTION AREA
- TYPE 'A' CONSTRUCTION WARNING LIGHT
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- 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.

CONSTRUCTION PROCEDURE:

PHASE 1
1. CONSTRUCT WALKWAY AND CURBING ON THE NORTH SIDE OF MAIN STREET AND EAST SIDE OF COURT STREET.
2. INSTALL WATER LINE ALONG MAIN STREET

PHASE 2
1. CONSTRUCT WALKWAY ON THE NORTH SIDE OF MAIN STREET AND EAST SIDE OF COURT STREET.

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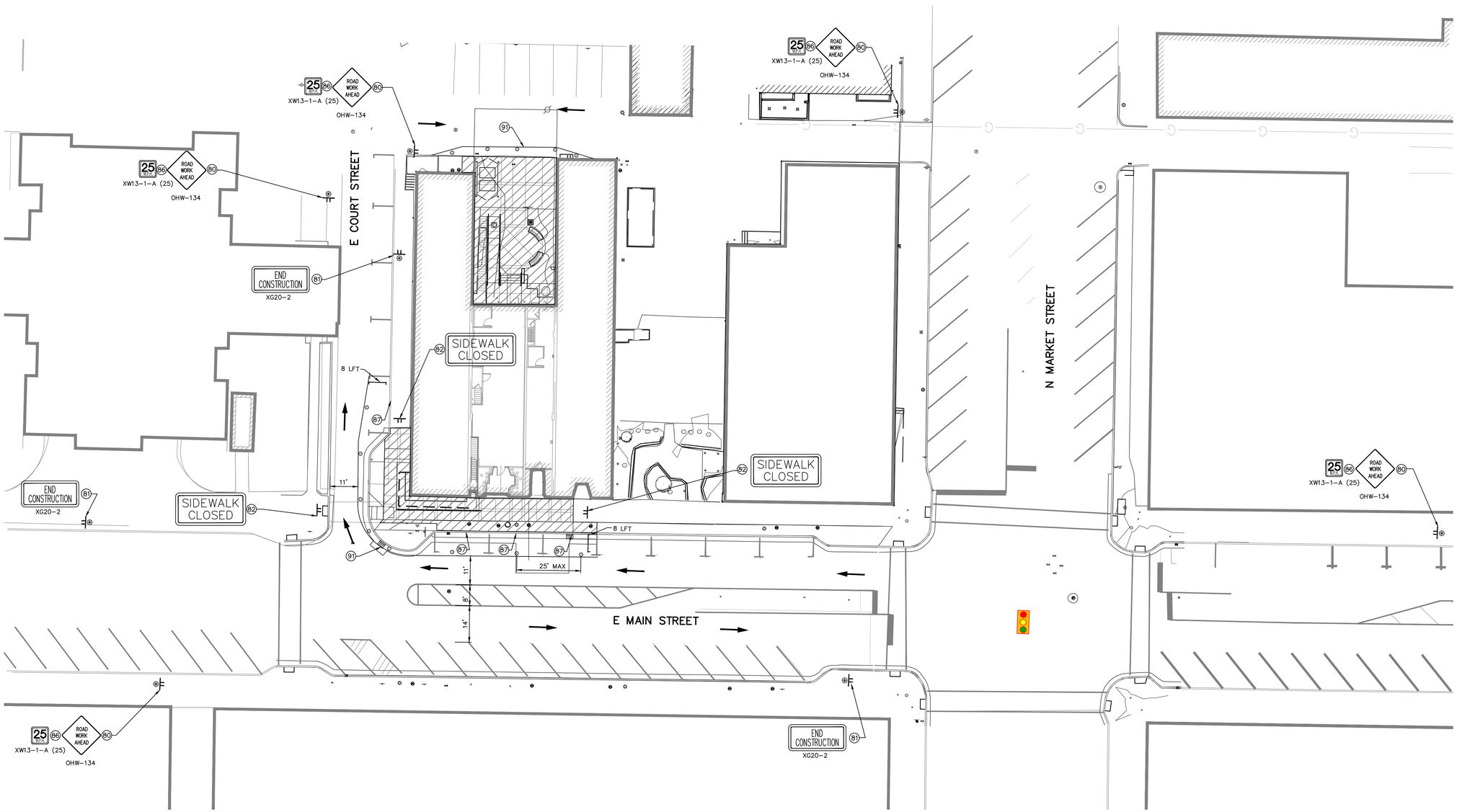

SCALE: 1" = 20'-0" MAINTENANCE OF TRAFFIC PLAN - PHASE II | 1

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C104

LEGEND

(A1) HMA FULL DEPTH PAVEMENT WITHIN ODOT RIGHT-OF-WAY SHALL BE:
ITEM 404 TYPE 1 – "VI" 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

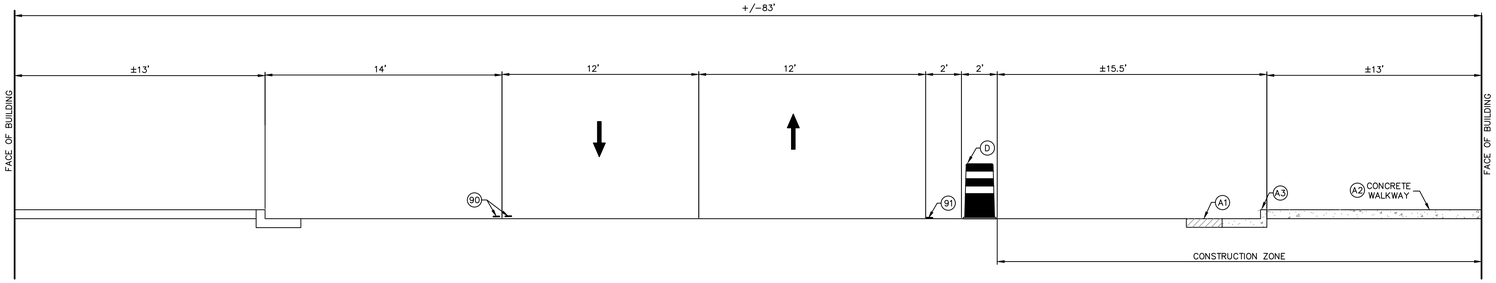
NOTES:

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.

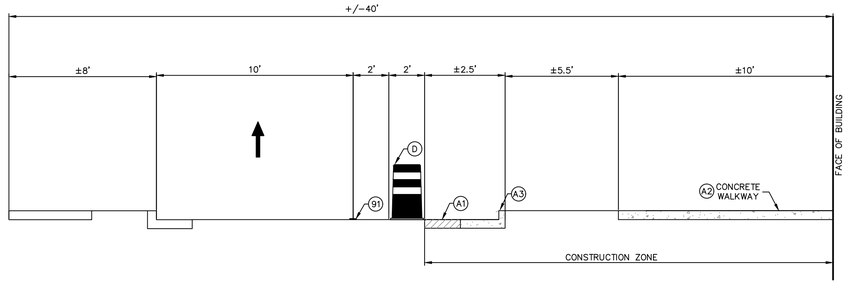
CONSTRUCTION PROCEDURE:

PHASE 1
1. CONSTRUCT WALKWAY AND CURBING ON THE NORTH SIDE OF MAIN STREET AND EAST SIDE OF COURT STREET.
2. INSTALL WATER LINE ALONG MAIN STREET

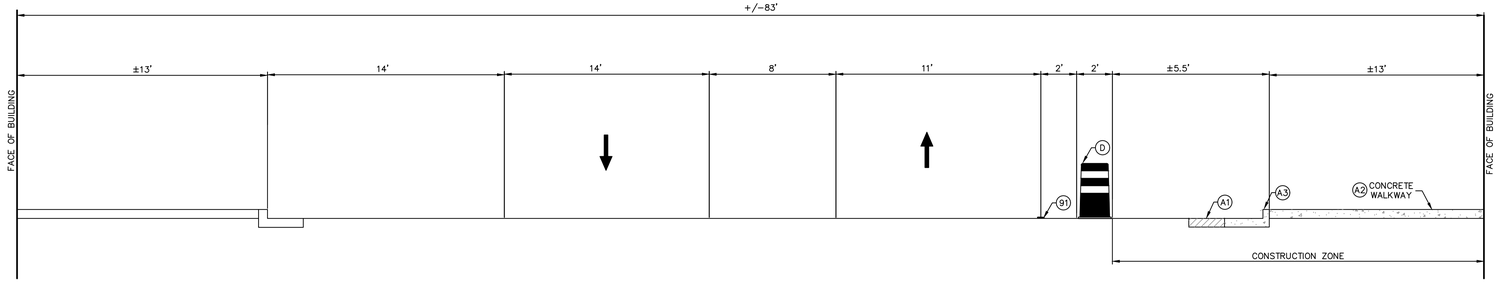
PHASE 2
1. CONSTRUCT WALKWAY ON THE NORTH SIDE OF MAIN STREET AND EAST SIDE OF COURT STREET.



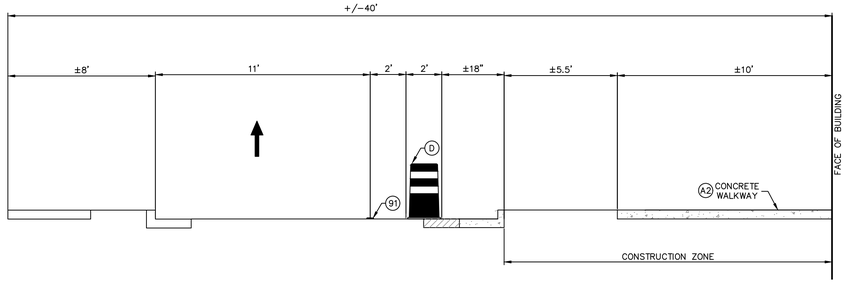
MAIN STREET – PHASE I CONSTRUCTION
NOT TO SCALE



COURT STREET – PHASE I CONSTRUCTION
NOT TO SCALE



MAIN STREET – PHASE 2 CONSTRUCTION
NOT TO SCALE



COURT STREET – PHASE 2 CONSTRUCTION
NOT TO SCALE

SCALE: NO SCALE

MAINTENANCE OF TRAFFIC PLAN - SECTIONS | 1

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Progress Dates
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11/11/2022 BID AND PERMIT

Revisions

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

JONES PETRIE RAFINSKI

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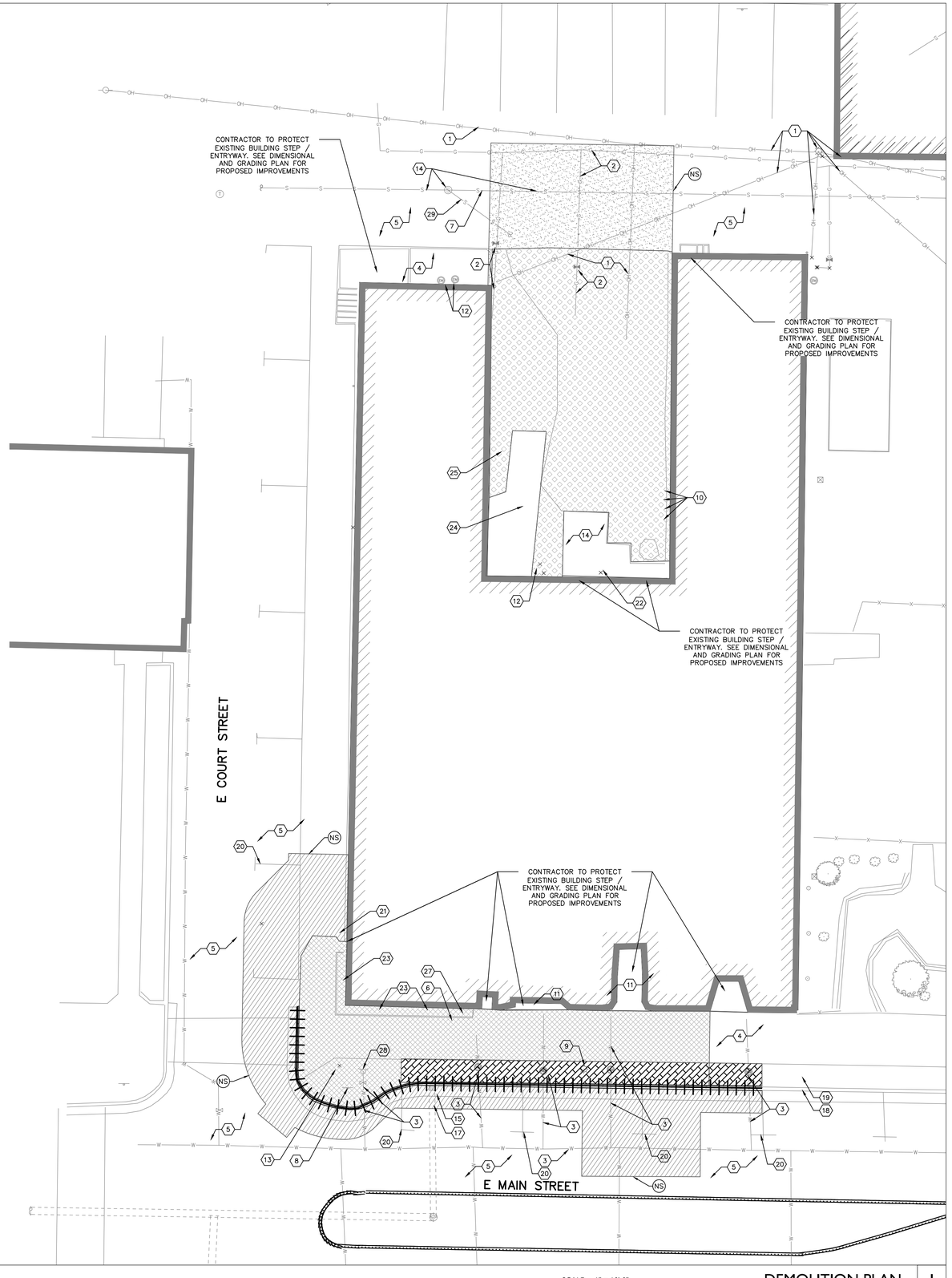
C105



GENERAL NOTES:

1. OBTAIN ALL REQUIRED PERMITS AND COORDINATE INSPECTIONS FROM AUTHORITIES HAVING JURISDICTION. CONTRACTOR IS RESPONSIBLE FOR ALL PERMIT FEES, TAPPING FEES, INSPECTION FEES ETC.
2. THE CONTRACTOR SHALL COORDINATE WITH THE BUSINESS OWNERS AND PROVIDE TEMPORARY BUSINESS ACCESS AT ALL TIMES.
3. CONTRACTOR SHALL NOT INTERRUPT ANY SERVICE TO ADJACENT PROPERTIES WITHOUT WRITTEN AUTHORIZATION FROM PROPERTY OWNER.
4. 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.
5. CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION REQUIRED BY UTILITY OWNERS TO CONSTRUCT PROJECT.
6. PROVIDE RECORD DRAWINGS TO THE OWNER FOR BELOW GRADE IMPROVEMENTS.
7. CONTRACTOR SHALL LOCATE ALL PRIVATE UTILITIES NOT COVERED BY THE PUBLIC LOCATING SERVICE.
8. ADJUST ANY EXISTING MANHOLES, VALVES, HYDRANTS, AND HANDHOLES, LOCATED WITHIN PROJECT LIMITS TO PROPOSED FINISHED GRADES.
9. CONTRACTOR SHALL SUPPORT AND PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION OF ADJACENT WORK.
10. COORDINATE ALL DEMOLITION WORK WITH OWNER AND ADJACENT BUSINESS OWNERS.
11. 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 AND RESTORE DECORATIVE PAVEMENT
◇	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
—S—S—	EXISTING SANITARY LINE
—G—G—	EXISTING GAS LINE
—OH—OH—	EXISTING OVERHEAD ELECTRIC LINE
—W—W—	EXISTING WATER LINE
Ⓦ	EXISTING WATER METER
(NS)	NEATLINE SAWCUT AT REMOVAL LIMITS
-⊙-	EXISTING UTILITY POLE
⊗	EXISTING STORM STRUCTURE
Ⓣ	EXISTING COMMUNICATIONS STRUCTURE
Ⓢ	EXISTING SANITARY STRUCTURE

DEMOLITION NOTES:

1. PROTECT UTILITY POLES & OVERHEAD LINES
2. 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.
3. 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.
4. PROTECT EXISTING SIDEWALK
5. PROTECT EXISTING ASPHALT ROADWAY
6. REMOVE EXISTING WOODEN RAMP AND RAIL
7. PROTECT EXISTING SANITARY LINE
8. SALVAGE AND RELOCATE ROAD SIGN ON NEW POLES – COORDINATE WITH DIMENSIONAL PLAN FOR LOCATION
9. PROTECT EXISTING LIGHT POLE AND FOUNDATION
10. PROTECT EXISTING VENT PIPES ON 139 E MAIN
11. PROTECT EXISTING TERRAZZO AT BUILDING ENTRIES
12. PROTECT UTILITY METER
13. PROTECT TRAFFIC SIGNAL HANDHOLE, PROVIDE RISER TO BRING HANDHOLE FLUSH WITH ADJACENT PAVEMENT, REFER TO DIMENSIONAL AND GRADING PLANS. IF TRAFFIC SIGNAL HANDHOLE IS DAMAGED DURING CONSTRUCTION CONTRACTOR SHALL REPLACE PER ODOT STANDARDS.
14. PROTECT EXISTING SANITARY LINE AND ASSOCIATED STRUCTURES. ADJUST RIM TO GRADE.
15. PROTECT EXISTING STORM STRUCTURE
16. PROTECT EXISTING DOWNSPOUT
17. PROTECT EXISTING STORM LINE
18. PROTECT EXISTING CURB AND GUTTER
19. PROTECT EXISTING DECORATIVE PAVEMENT
20. GRIND AND REMOVE EXISTING PAVEMENT MARKING
21. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL COORDINATE WITH BUILDING OWNER TO FIELD VERIFY EXISTING CONDITIONS AT EXISTING WINDOW WELL IN WALKWAY. CONTRACTOR SHALL PROVIDE ENGINEER WITH FIELD VERIFIED DIMENSIONS AND CONDITIONS SO ENGINEER CAN DEVELOP DETAILING TO BLOCK UP EXISTING WINDOW WELL OPENING WITH CINDER BLOCKS AND REBAR, OR ANOTHER APPROVED METHOD, TO PROVIDE WATER–PROOF CONDITION. VOID AREAS LOCATED BENEATH PROPOSED WALKWAY SHALL BE FILLED WITH STRUCTURAL BACKFILL.
22. REMOVE EXISTING STEPS AND FOUNDATIONS FULL DEPTH. REFER TO ARCHITECTURAL PLANS.
23. REMOVE EXISTING BRICK STEPS
24. REFER TO ARCHITECTURAL PLANS – REMOVAL OF EXISTING BASEMENT ACCESS
25. REFER TO ARCHITECTURAL PLANS – REMOVAL OF EXTERIOR STAIRWAY
26. REMOVE NEWSRACK AND RETURN TO OWNER
27. CONTRACTOR TO COORDINATE WITH OWNER ON REMOVAL OF WOODEN 'ENTRANCE' SIGN UNDER BUILDING CANOPY. PROTECT EXISTING CANOPY.
28. PROTECT EXISTING FIRE HYDRANT. ADJUST HYDRANT TO PROPOSED FINISHED GRADE AS REQUIRED.
29. CONTRACTOR SHALL FIELD VERIFY THAT THIS SANITARY LINE ONLY SERVICES THE BUILDINGS WITHIN THIS PROJECT SCOPE. UPON CONFIRMATION, CONTRACTOR SHALL SEAL WATER TIGHT THE OUTLET FOR THIS PIPE IN THE SANITARY MANHOLE.

GRAPHIC SCALE

(IN FEET)
1 INCH = 10 FT

CONTRACTOR TO PROTECT EXISTING BUILDING STEP / ENTRYWAY. SEE DIMENSIONAL AND GRADING PLAN FOR PROPOSED IMPROVEMENTS

CONTRACTOR TO PROTECT EXISTING BUILDING STEP / ENTRYWAY. SEE DIMENSIONAL AND GRADING PLAN FOR PROPOSED IMPROVEMENTS

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SCALE: 1" = 10'-0"

DEMOLITION PLAN 1

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C106

DETAILS LEGEND:

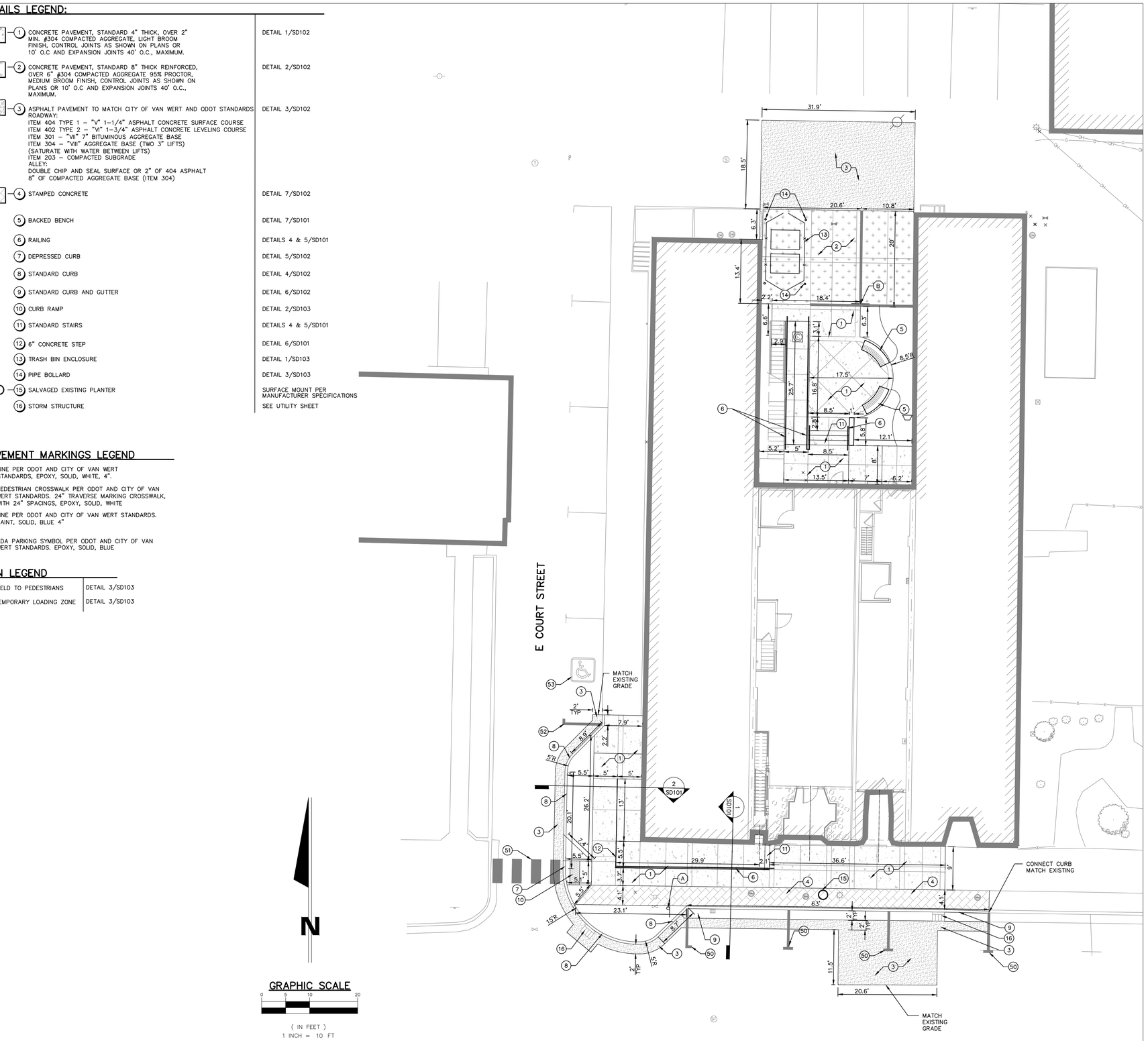
1	CONCRETE PAVEMENT, STANDARD 4" THICK, OVER 2" MIN. #304 COMPACTED AGGREGATE, LIGHT BROOM FINISH, CONTROL JOINTS AS SHOWN ON PLANS OR 10' O.C AND EXPANSION JOINTS 40' O.C., MAXIMUM.	DETAIL 1/SD102
2	CONCRETE PAVEMENT, STANDARD 8" THICK REINFORCED, OVER 6" #304 COMPACTED AGGREGATE 95% PROCTOR, MEDIUM BROOM FINISH, CONTROL JOINTS AS SHOWN ON PLANS OR 10' O.C AND EXPANSION JOINTS 40' O.C., MAXIMUM.	DETAIL 2/SD102
3	ASPHALT PAVEMENT TO MATCH CITY OF VAN WERT AND ODOT STANDARDS ROADWAY: ITEM 404 TYPE 1 – "V" 1-1/4" ASPHALT CONCRETE SURFACE COURSE ITEM 402 TYPE 2 – "VI" 1-3/4" ASPHALT CONCRETE LEVELING COURSE ITEM 301 – "VII" 7" BITUMINOUS AGGREGATE BASE ITEM 304 – "VIII" AGGREGATE BASE (TWO 3" LIFTS) (SATURATE WITH WATER BETWEEN LIFTS) ITEM 203 – COMPACTED SUBGRADE ALLEY: DOUBLE CHIP AND SEAL SURFACE OR 2" OF 404 ASPHALT 8" OF COMPACTED AGGREGATE BASE (ITEM 304)	DETAIL 3/SD102
4	STAMPED CONCRETE	DETAIL 7/SD102
5	BACKED BENCH	DETAIL 7/SD101
6	RAILING	DETAILS 4 & 5/SD101
7	DEPRESSED CURB	DETAIL 5/SD102
8	STANDARD CURB	DETAIL 4/SD102
9	STANDARD CURB AND GUTTER	DETAIL 6/SD102
10	CURB RAMP	DETAIL 2/SD103
11	STANDARD STAIRS	DETAILS 4 & 5/SD101
12	6" CONCRETE STEP	DETAIL 6/SD101
13	TRASH BIN ENCLOSURE	DETAIL 1/SD103
14	PIPE BOLLARD	DETAIL 3/SD103
15	SALVAGED EXISTING PLANTER	SURFACE MOUNT PER MANUFACTURER SPECIFICATIONS
16	STORM STRUCTURE	SEE UTILITY SHEET

PAVEMENT MARKINGS LEGEND

50	LINE PER ODOT AND CITY OF VAN WERT STANDARDS, EPOXY, SOLID, WHITE, 4".
51	PEDESTRIAN CROSSWALK PER ODOT AND CITY OF VAN WERT STANDARDS. 24" TRAVERSE MARKING CROSSWALK, WITH 24" SPACINGS, EPOXY, SOLID, WHITE
52	LINE PER ODOT AND CITY OF VAN WERT STANDARDS. PAINT, SOLID, BLUE 4"
53	ADA PARKING SYMBOL PER ODOT AND CITY OF VAN WERT STANDARDS. EPOXY, SOLID, BLUE

SIGN LEGEND

A	YIELD TO PEDESTRIANS — DETAIL 3/SD103
B	TEMPORARY LOADING ZONE — DETAIL 3/SD103



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GRAPHIC SCALE

0 5 10 20

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DIMENSIONAL PLAN | 1

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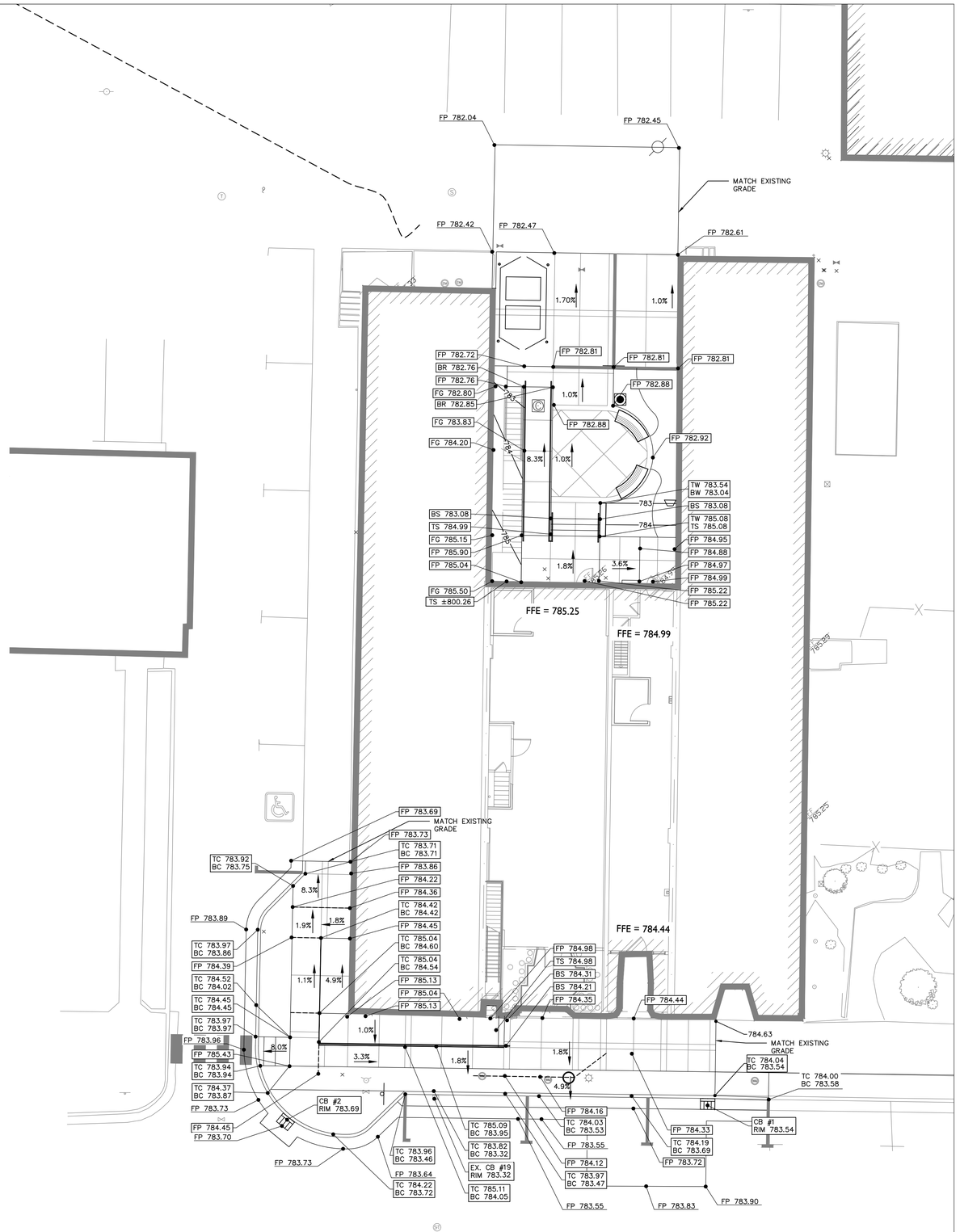
LEGEND

XXX.XX	EXISTING GRADE
XXX.XX	PROPOSED GRADE
ST	PROPOSED CATCH BASIN/STORM INLET
	PROPOSED CATCH BASIN/STORM INLET
	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

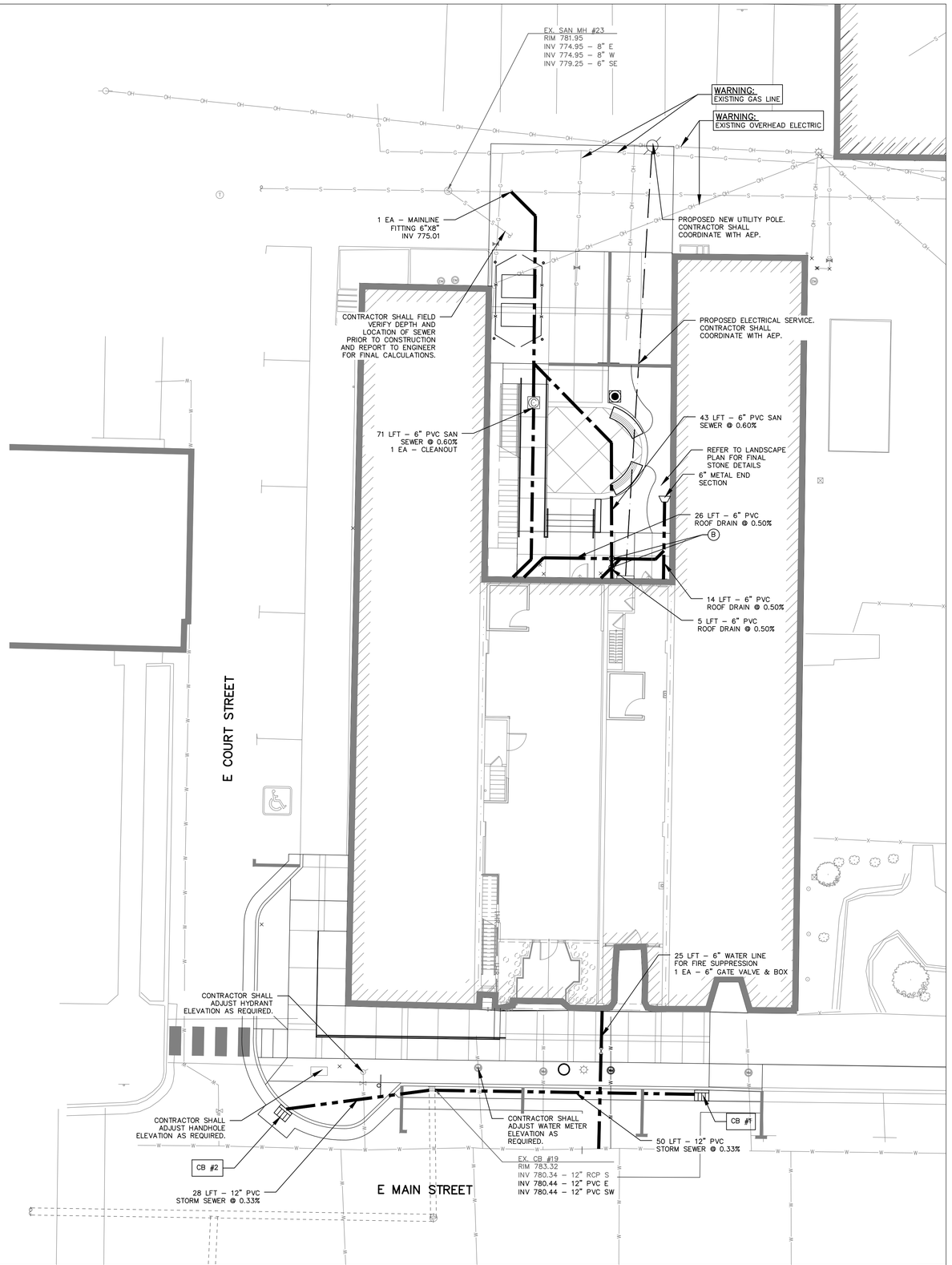
LEGEND

ST	PROPOSED STORM MANHOLE
⊗	PROPOSED RISER PIPE
	PROPOSED STORM LINE
	PROPOSED WATER LINE
	PROPOSED UNDERDRAIN
	PROPOSED ELECTRIC SERVICE
EH	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
ST	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.

NEW STORM STRUCTURE INFORMATION
CB #1 – 4' CATCH BASIN RIM 783.54 INV 780.60 – 12" PVC W
CB #2 – 4' CATCH BASIN RIM 783.69 INV 780.53 – 12" PVC NE



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UTILITY PLAN | 1

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C401

EROSION CONTROL LEGEND

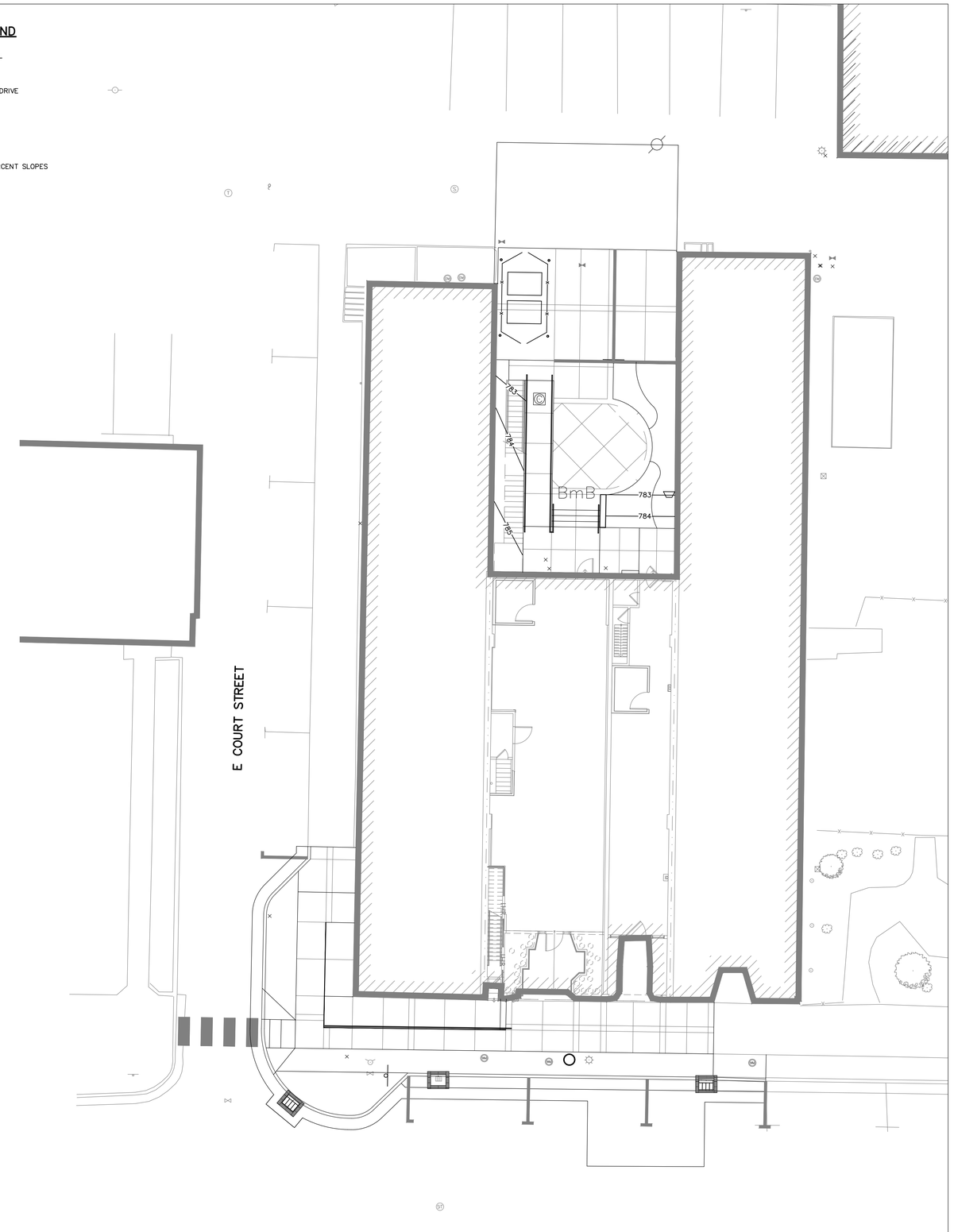
1/C502 — TEMPORARY EROSION CONTROL INLET PROTECTION

2/C502 — TEMPORARY GRAVEL ACCESS DRIVE

DIRECTION OF WATER FLOW

SOILS LEGEND

BmB — BELMORE LOAM, 2 TO 6 PERCENT SLOPES



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EROSION CONTROL NOTES AND DETAILS | 1

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C501

EROSION CONTROL NOTES

1. THE CONTRACTOR IS ADVISED THAT THE WORK MUST BE DONE IN COMPLIANCE WITH THE FOLLOWING SPECIFICATIONS, SOME OF WHICH RESULT FROM THE REQUIREMENTS OF THE OHIO ENVIRONMENTAL PROTECTION AGENCY STORM WATER PERMITS SECTION. AN APPROVED PERMIT FROM THIS AGENCY IS BASED ON THE CONTRACTOR'S COMPLIANCE WITH THE SPECIFICATIONS AND THE ACTUAL PERMIT DOCUMENTS.

2. THE CONTRACTOR SHALL INSPECT ALL EROSION AND SEDIMENT CONTROL PRACTICES WEEKLY AND WITHIN 24 HOURS AFTER STORM EVENTS OF 1/2" OR MORE PRECIPITATION OR AFTER HEAVY USE AND REPAIR IMMEDIATELY.

3. THE CONTRACTOR SHALL KEEP A LOG OF THE CONTRACTOR'S INSPECTION OF TEMPORARY EROSION CONTROL MEASURES. THE LOG SHALL BE AVAILABLE AT THE JOB SITE FIELD OFFICE DURING ALL WORK DAY HOURS FOR REVIEW BY VISITING OHIO EPA INSPECTORS, SWCD INSPECTORS, CITY INSPECTORS AND THE ENGINEER. THE LOG SHALL BE BRIEF, BUT SHALL INCLUDE THE NAME OF CONTRACTOR'S INSPECTOR, DATE OF INSPECTION, MAN HOURS OF CONTRACTOR'S INSPECTION TIME AND COMMENTS ON ANY AND ALL FAILED OR FAILING EROSION CONTROL FEATURES ALONG WITH THE MEASURES TAKEN FOR PROMPT CORRECTION.

4. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN ALL EROSION AND SEDIMENTATION CONTROL PRACTICES UNTIL COMPLETION OF PROJECT.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND COORDINATING WITH UTILITIES WITH RESPECT TO AVOIDING CONFLICTS AND DISTURBANCE OF SERVICES.

6. THE CONTRACTOR SHALL HAVE ON FILE, AT THE SITE, OHIO'S "RAINWATER AND LAND DEVELOPMENT MANUAL."

7. THE CONTRACTOR SHALL CLEAN OUT ALL CATCH BASINS AND STORM SEWER UPON COMPLETION OF THE PROJECT.

8. THE CONTRACTOR SHALL STRIP AND STOCKPILE TOPSOIL AND REMOVE EXCESS FROM SITE TO A PROPERLY PERMITTED SITE AS APPROVED BY THE OWNER UPON SUBSTANTIAL COMPLETION OF THE WORK.

9. ANY TOPSOIL STOCKPILES ARE TO BE PROTECTED FROM EROSION. TEMPORARY TOPSOIL STOCKPILES WILL BE PERMITTED IN AREAS APPROVED BY THE ENGINEER.

10. THE CONTRACTOR SHALL CONTROL DUST ON THE PROJECT SITE WHEN NECESSARY USING METHODS WHICH COMPLY WITH OHIO'S "RAINWATER AND LAND DEVELOPMENT MANUAL."

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL AND CONTAINING OF LIQUID OR SOLUBLE CONSTRUCTION MATERIALS FOR THE PROTECTION OF THE GROUNDWATER RESOURCE. ANY ACCIDENTAL SPILLAGE SHALL BE CLEANED UP IMMEDIATELY BY ACCEPTABLE MEANS, REGARDLESS OF THE TIME OF DAY OR DAY OF WEEK.

12. THE CONTRACTOR IS ADVISED THAT THE ENVIRONMENTAL REVIEW FOR THIS PROJECT HAS DETERMINED THAT THE PROJECT HAS LIMITED POTENTIAL TO ADVERSELY AFFECT THE WATER BEARING AQUIFER. THE CONTRACTOR'S OPERATIONS SHALL BE SUCH AS TO AVOID THE CREATION OF THE POTENTIAL FOR STORM WATER TO ENTER THE GROUND WATER.

13. STOCKPILES OF EARTH MATERIALS SHALL BE SHAPED AS PER STATE STANDARDS. TOPSOIL MATERIALS SHALL BE STOCKPILED SEPARATELY FROM OTHER SOILS.

14. THE CONTRACTOR SHALL CONSTRUCT TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT PADS PRIOR TO OTHER SITE OPERATIONS. REMOVE ALL VEGETATION AND OTHER OBJECTIONABLE MATERIAL FROM THE FOUNDATION AREA AND GRADE AND CROWN FOR POSITIVE DRAINAGE. CONSTRUCTION SHALL BE IN COMPLIANCE WITH OHIO'S "RAINWATER AND LAND DEVELOPMENT MANUAL."

15. THE CONTRACTOR'S BID SHALL INCLUDE THE USE OF TEMPORARY GRAVEL ENTRANCE PADS (INCIDENTAL TO THE CONTRACT) WHERE APPROVED HAULING ROUTES CONNECT TO ROADWAYS. THE WORK SHALL INCLUDE THE EVENTUAL REMOVAL OF SUCH GRAVEL PADS, AND THE INCIDENTAL GRADING, SEEDING, OR SODDING REQUIRED TO RETURN THE PAD AREAS TO ORIGINAL CONDITION. THE TEMPORARY GRAVEL PADS SHALL HAVE A MINIMUM 8" THICK APPLICATION OF 2" TO 3" COARSE AGGREGATE AT A MINIMUM 20' WIDE AND 150' LONG, WITH SUFFICIENT RADII AT THE ROADWAY. GEOTEXTILE FOR STABILIZATION BELOW THE GRAVEL PADS SHALL BE INCLUDED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROMPTLY CLEANING UP ANY MATERIALS FROM PUBLIC ROADWAYS, WHICH ARE THE RESULT OF WORK OPERATIONS.

16. THE CONTRACTOR SHALL PERMANENTLY SEED, FERTILIZE, AND MULCH ALL FINAL GRADE AREAS (I.E., LANDSCAPE BERMS, RETENTION SWALES, ETC.) AS EACH IS COMPLETED. SEEDING, FERTILIZING, AND MULCHING SHALL BE IN COMPLIANCE WITH OHIO'S "RAINWATER AND LAND DEVELOPMENT MANUAL."

17. THE JOB WIDE SEQUENCE OF GENERAL WORK OPERATIONS RELATING TO EARTH DISTURBING ACTIVITIES SHALL BE SUCH AS TO PREVENT THE POTENTIAL FOR EROSION AND SEDIMENTATION. THE SEQUENCE SHALL BE GENERALLY AS FOLLOWS, WHILE ALSO CONSIDERING MAINTENANCE OF TRAFFIC:
A. SITE CLEARING AND BUILDING DEMOLITION
B. UNDERGROUND CONSTRUCTION
C. ROUGH GRADING/FINE GRADING
D. BUILDING CONSTRUCTION
E. PAVEMENT CONSTRUCTION
F. COMPLETION OF PERMANENT SEEDING
G. FINAL CLEANUP

18. TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED AT THE TIME OF SITE CLEARING AS EARLY IN THE ABOVE SEQUENCE AS NEEDED, AND SHALL BE MAINTAINED THROUGHOUT THE SEQUENCE AS NEEDED. DURING THE COURSE OF WORK, CLEANUP SHALL BE DONE AS NEEDED AND AS DIRECTED TO AVOID EROSION AND SEDIMENTATION.

19. THE EROSION AND SEDIMENTATION CONTROL MEASURES AS SHOWN SHALL BE CONSIDERED A MINIMUM APPLICATION AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING EROSION AND SEDIMENTATION CONTROL BEST MANAGEMENT PRACTICES AS NEEDED THROUGHOUT THE CONSTRUCTION.

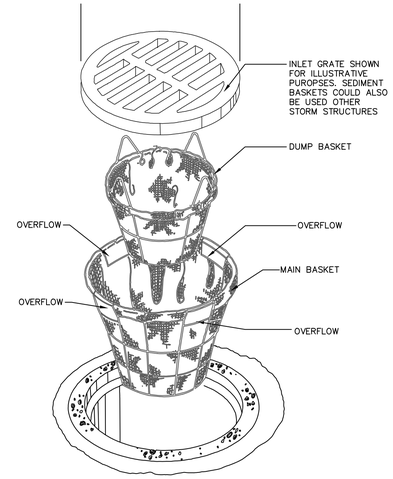
20. THE CONTRACTOR SHALL LOCATE AND MAINTAIN A CONCRETE WASHOUT AREA FOR THE DURATION OF CONCRETE POURING ACTIVITIES. THE CONTRACTOR SHALL REMOVE ALL DRIED CONCRETE FROM THE WASHOUT AREA BY THE END OF THE PROJECT.

21. THE CONTRACTOR SHALL AVOID UNNECESSARILY DISTURBING OR REMOVING EXISTING VEGETATED TOPSOIL OR EARTH COVER ALONG THE PROJECT PERIMETER. THESE AREAS ACT AS SEDIMENT FILTERS.

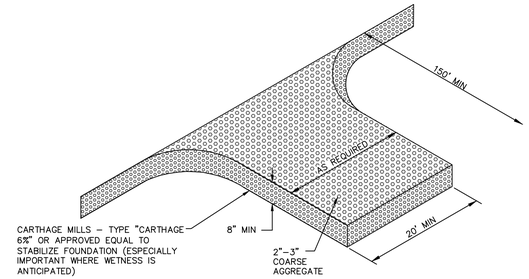
22. ALL TEMPORARY SOIL EROSION AND SEDIMENTATION PROTECTION SHALL REMAIN IN PLACE UNTIL THE COMPLETION OF THE WORK AND THE AFFILIATED AREA IS PERMANENTLY STABILIZED.

23. REMOVAL OF TEMPORARY EROSION AND SEDIMENTATION PROTECTION IS REQUIRED FOR FINAL PROJECT ACCEPTANCE.

24. GRADING OF AREAS REQUIRING STABILIZATION OR THAT CREATE CONCENTRATED FLOWS SHALL NOT OCCUR DURING RAIN OR WHEN RAIN IS FORECASTED. STABILIZATION OCCUR IMMEDIATELY AFTER GRADING.



INSERT BASKET INLET PROTECTION (1 C502)
NOT TO SCALE



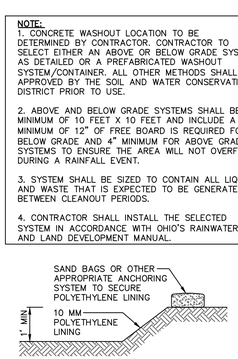
TEMPORARY GRAVEL ACCESS PAD (2 C502)
NOT TO SCALE

NOTE:
1. CONCRETE WASHOUT LOCATION TO BE DETERMINED BY CONTRACTOR. CONTRACTOR TO SELECT EITHER AN ABOVE OR BELOW GRADE SYSTEM AS DETAILED OR A PREFABRICATED WASHOUT SYSTEM/CONTAINER. ALL OTHER METHODS SHALL BE APPROVED BY THE SOIL AND WATER CONSERVATION DISTRICT PRIOR TO USE.

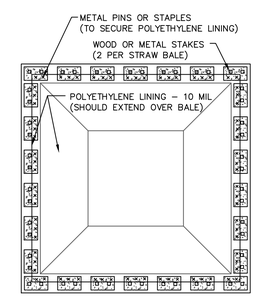
2. ABOVE AND BELOW GRADE SYSTEMS SHALL BE A MINIMUM OF 10 FEET X 10 FEET AND INCLUDE A MINIMUM OF 12" OF FREE BOARD IS REQUIRED FOR BELOW GRADE AND 4" MINIMUM FOR ABOVE GRADE SYSTEMS TO ENSURE THE AREA WILL NOT OVERFLOW DURING A RAINFALL EVENT.

3. SYSTEM SHALL BE SIZED TO CONTAIN ALL LIQUID AND WASTE THAT IS EXPECTED TO BE GENERATED BETWEEN CLEANOUT PERIODS.

4. CONTRACTOR SHALL INSTALL THE SELECTED SYSTEM IN ACCORDANCE WITH OHIO'S RAINWATER AND LAND DEVELOPMENT MANUAL.



CONCRETE WASHOUT BELOW GRADE SYSTEM (4 C502)
NOT TO SCALE



NOTE:
STRAW BALES ENTRENCHED 4" INTO THE SOIL

CONCRETE WASHOUT ABOVE GRADE SYSTEM (3 C502)
NOT TO SCALE

SCALE: N/A

EROSION CONTROL NOTES AND DETAILS | 1

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Drawn by:
AGC, JJB, CCE, NGD, SAK, BS

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VAN WERT REDEVELOPMENT, PHASE 2

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C502

GENERAL LANDSCAPE NOTES

1. 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.

2. CONTRACTOR SHALL REVIEW PLANTING SPECIFICATIONS AND PLANTING DETAILS BEFORE BEGINNING WORK.

3. CONTRACTOR SHALL VISIT THE PROJECT SITE AND BECOME FAMILIAR WITH CONDITIONS UNDER WHICH WORK SHALL BE IMPLEMENTED PRIOR TO BIDDING.

4. CONTRACTOR SHALL NOTIFY CONTRACT OFFICER OF ANY DISCREPANCIES IN THE EXISTING CONDITIONS OR WITHIN THE PLANS PRIOR TO BEGINNING WORK.

5. 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.

6. CONTRACT OFFICER SHALL APPROVE ALL FINISH GRADING PRIOR TO PLACEMENT OF ANY PLANT MATERIAL.

7. 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.

8. 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

9. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY REPAIRS MADE NECESSARY THROUGH THE ACTIONS/NEGLIGENCE OF THEIR CREW.

10. 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.

11. PLANT SYMBOLS TAKE PRECEDENCE OVER PLANT QUANTITIES SPECIFIED. WHERE SHRUB SYMBOLS ARE MASSED, CONTRACTOR SHALL MAINTAIN A CONSISTENT ON CENTER, TRIANGULAR SPACING AS SPECIFIED IN LEGEND. CONTRACTOR SHALL VERIFY PLANT TOTALS FOR BID PURPOSES.

12. 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.

13. 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.

14. 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.

15. PLANT MATERIAL MAY BE REJECTED AT ANY TIME BY CONTRACT OFFICER DUE TO CONDITION, FORM OR DAMAGE BEFORE OR AFTER PLANTING.

16. 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.

17. 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.

18. CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL LANDSCAPE PLANT MATERIAL TO THE LATEST HORTICULTURAL PRACTICE STANDARDS.

19. ALL PLANTING BEDS SHALL HAVE A 3 INCH (3") DEPTH OF SHREDDED HARDWOOD MULCH OR MEXICAN BEECH PEBBLE STONE MULCH OVER SECURELY STAPLED LANDSCAPE FABRIC, 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.

20. 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.

21. 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.

22. 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.

23. 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.

24. 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.

PLANT MATERIAL NOTES

1. ALL PLANT MATERIAL TO MEET AMERICAN STANDARDS FOR NURSERY STOCK, 1990 EDITION/ HORTIS THIRD 1076 CORNELL UNIVERSITY.

2. 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

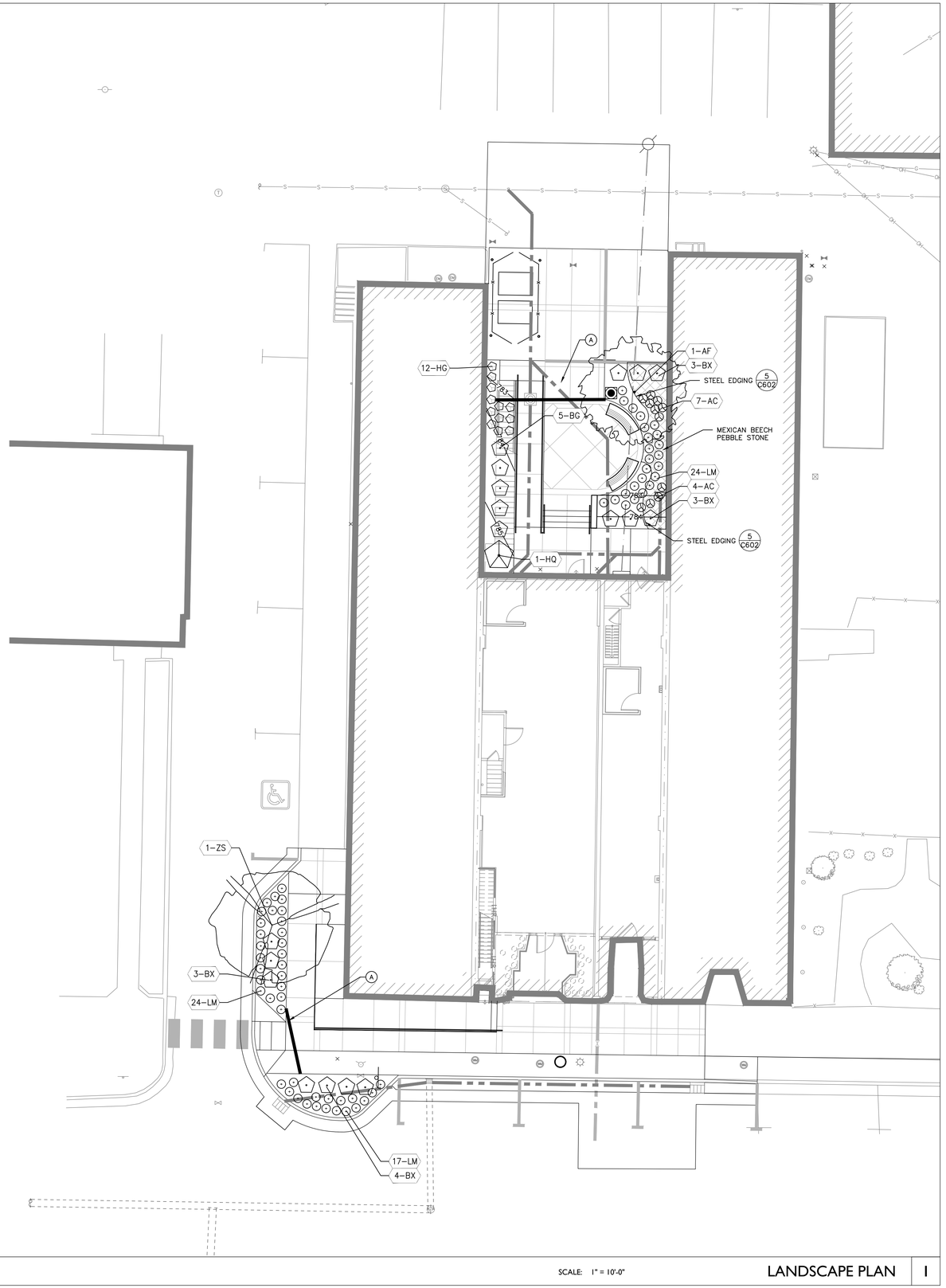
ID	BOTANICAL NAME	COMMON NAME	SIZE	QTY	ROOT
BX	BUXUS 'GLENCOE'	CHICAGOLAND GREEN BOXWOOD	NO. 5, 30" H MIN.	6	CONT.
LM	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILY TURF	NO. 1, 12" H MIN.	41	CONT.
ZS	ZELKOVA SERRATA	JAPANESE ZELKOVA	2 1/2" CAL	1	B&B

COURTYARD PLANT MATERIAL LIST

ID	BOTANICAL NAME	COMMON NAME	SIZE	QTY	ROOT
AC	ASTILBE CHINENSIS 'VISIONS'	VISIONS ASTILBE	NO. 1, 12" H MIN.	11	CONT.
AF	ACER FREEMANII 'ARMSTRONG'	ARMSTRONG FREEMAN MAPLE	2.5" CAL	1	B & B
BX	BUXUS 'GLENCOE'	CHICAGOLAND GREEN BOXWOOD	NO. 5, 30" H MIN.	6	CONT.
BG	BUXUS 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	NO. 5, 30" H MIN.	5	CONT.
LM	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILY TURF	NO. 1, 12" H MIN.	24	CONT.
HG	HOSTA 'GUACAMOLE'	GUACAMOLE HOSTA	NO. 1, 12" H MIN.	12	CONT.
HQ	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	NO. 5, 30" H MIN.	1	CONT.

KEYNOTE LEGEND

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



SCALE: 1" = 10'-0"

LANDSCAPE PLAN | 1

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Drawn by:
AGC, JJB, CCE, NGD, SAK, BS

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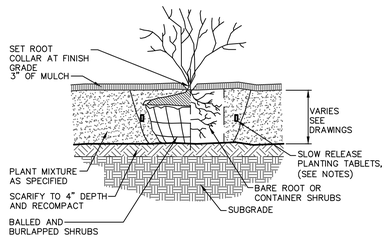
Job No: 21001 11.11.2022

C601

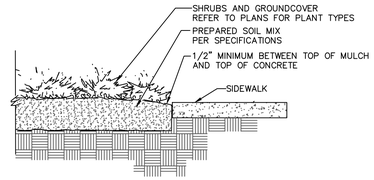
NOTES:
1. DO NOT PRUNE EVERGREENS, EXCEPT TO REMOVE DEAD AND BROKEN BRANCHES.

2. THIN BRANCHES AND FOLIAGE (NOT ALL BRANCH TIPS) BY 1/3, RETAINING NORMAL PLANT SHAPE (EXCEPT EVERGREEN).

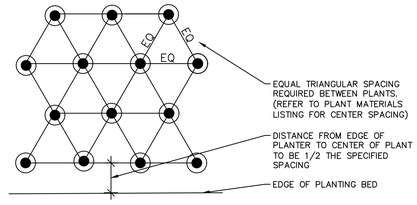
3. REMOVE BURLAP FROM TOP 1/3 OF BALL, OR WITH CONTAINER PLANTS, REMOVE POTS AND SPLIT BALLS AS SPECIFIED.

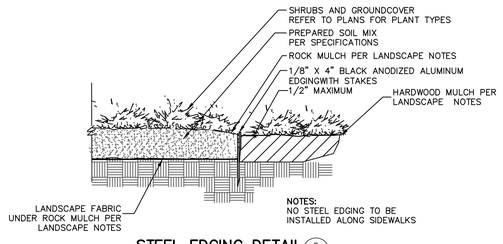


SHRUB PLANTING DETAIL 4/C602
NOT TO SCALE

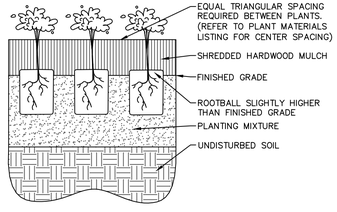


SIDEWALK/MULCH DETAIL 1/C602
NOT TO SCALE

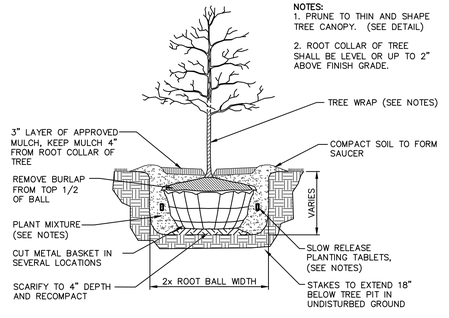




STEEL EDGING DETAIL 5/C602
NOT TO SCALE



TYPICAL GROUNDCOVER SPACING 2/C602
NOT TO SCALE



TREE PLANTING DETAIL 3/C602
NOT TO SCALE

SCALE: N/A

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LEGEND

- PROPOSED UNDERGROUND ELECTRICAL
- PROPOSED UNDERGROUND DATA AND INTERNET
- OVERHEAD UTILITY LINE
- (A) LUMINAIRE TYPE
- PROPOSED UTILITY POLE
- E ELECTRICAL QUASITE BOX HANDHOLE
- ELECTRICAL PANEL
- PROPOSED UPLIGHT
- PROPOSED LIGHT POLE, FIXTURE AND FOUNDATION
- GFIC RECEPTACLE IN WEATHER PROOF ENCLOSURE
- PROPOSED FOB ENTRY

ELECTRICAL GENERAL NOTES

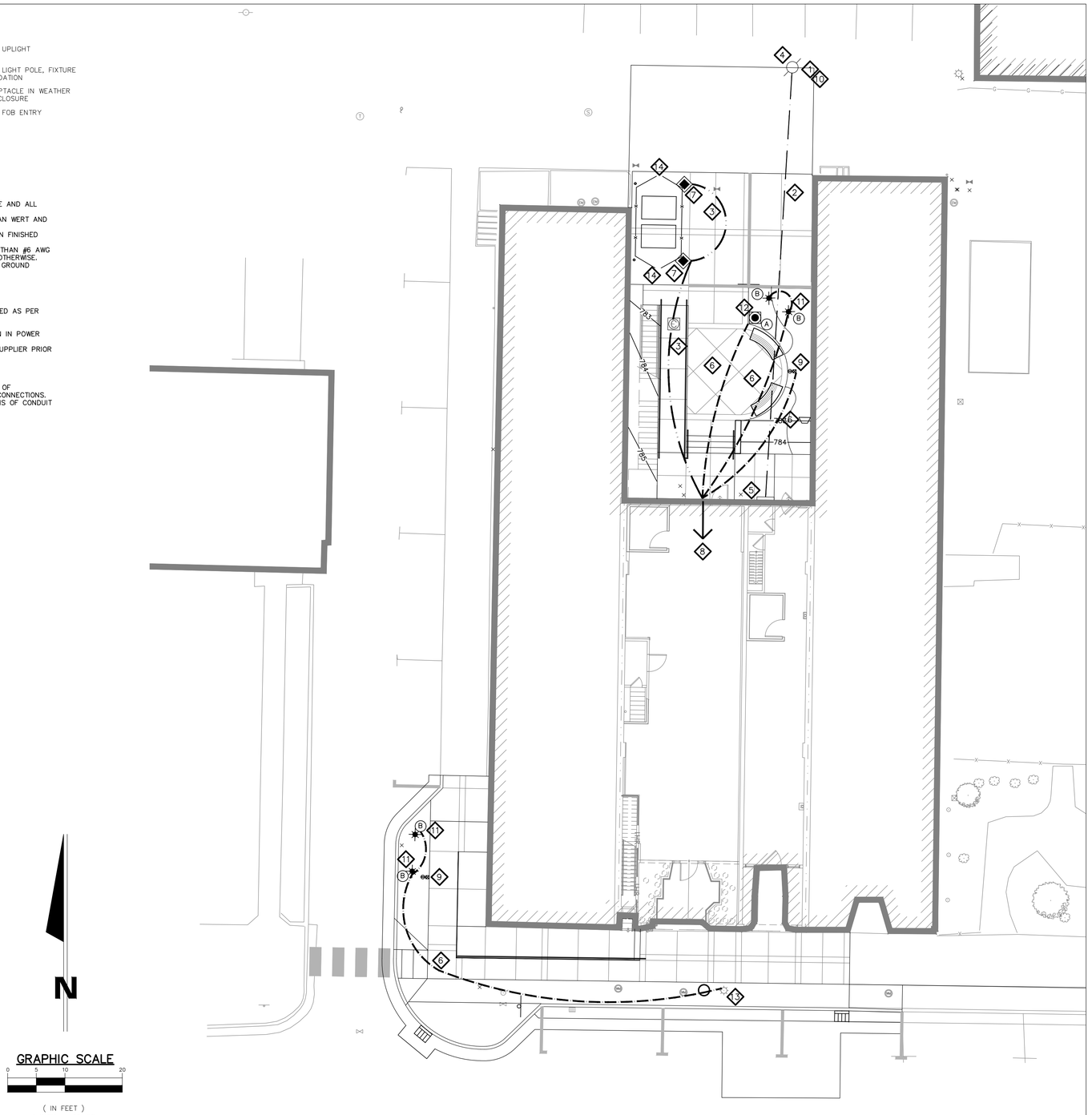
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ALL OTHER APPLICABLE CODES AND STANDARDS.
2. ALL WORK SHALL BE COMPLETED BY A LICENSED ELECTRICIAN BY THE CITY OF VAN WERT AND STATE OF OHIO
3. ALL DEVICE BOXES SHALL BE INSTALLED FLUSH AND CONDUITS RUN CONCEALED IN FINISHED 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:

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. PROVIDE (2) 1" SCH. 40 CONDUIT
   (1) FOR ELECTRICAL FEED
   (1) FOR INTERNET FEED
4. UTILITY POLE INSTALLED BY AEP – CONTRACTOR SHALL COORDINATE WITH UTILITY PROVIDER
5. NEW EXTERIOR METER CENTER LOCATION TO SERVE UNITS – REFER TO BUILDING ELECTRICAL PLANS FOR SIZING AND ADDITIONAL DETAILS
6. PROVIDE 2" SCH. 40 CONDUIT W/ # 10 CONDUCTORS AND # 12 GROUND
7. MOUNT DOORKING 1520-086 CARD READER ON GATE POST – REFER TO DETAIL 1 ON SD103 – INSTALL PER MANUFACTURER'S SPECIFICATIONS
8. PROVIDE SITE ELECTRICAL SERVICE FROM ELECTRICAL PANEL(S) WITHIN BUILDING – REFER TO PANEL SCHEDULES IN BUILDING ELECTRICAL PLANS.
9. PROVIDE NEW GFIC 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.
10. 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
11. NEW IN-GROUND LIGHT FIXTURE – ACCENT LIGHT FOR NEW TREE – COORDINATE WITH LANDSCAPING PLAN. SEE DETAIL 2 ON SHEET C702
12. 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
13. PROVIDE ELECTRICAL POWER FEED FOR TREE UPLIGHTS VIA STREETLIGHT CONDUIT POWER FEED. EXISTING ELECTRICAL PANEL AND METER IS LOCATED WITHIN ALLEY ON THE EAST WALL OF THE BUILDING LOCATED AT 124 EAST MAIN STREET
14. MOUNT DOOR KING DKGL-312 MAGNETIC LOCK ON REAR OF GATE FRAMES – REFER TO DETAIL 1 ON SD103 – INSTALL PER MANUFACTURER'S SPECIFICATIONS

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 6/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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STATE OF OHIO
ANDREW GORDON CUNNINGHAM
2101562
REGISTERED LANDSCAPE ARCHITECT
11-11-22

ANDREW CUNNINGHAM

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

Revisions

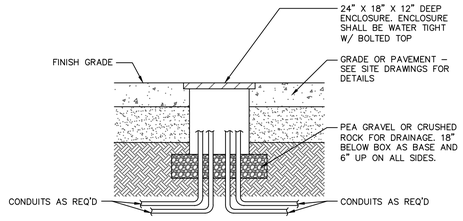
Design Team:
JONES PETRIE RAFINSKI
Drawn by:
AGC, JJB, CCE, NGD, SAK, BS

JONES PETRIE RAFINSKI

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

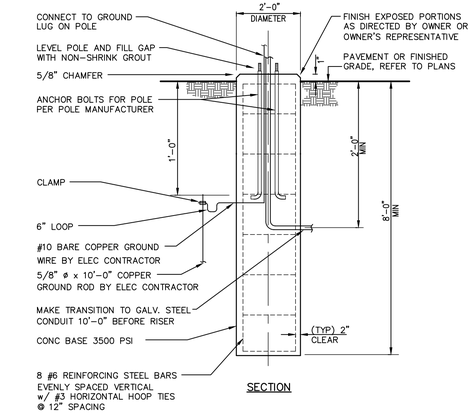
Job No: 21001 11.11.2022

C701



GRADE MOUNTED ENCLOUSURE DETAIL (4 / C702)

NOT TO SCALE

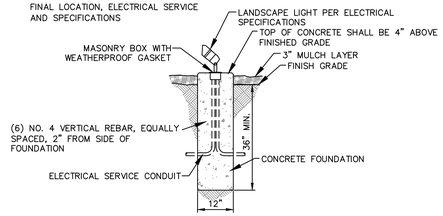


NOTE
1. ALL PLAIN, GRADE 60, REINFORCING STEEL

LIGHT POLE FOUNDATION (1 / C702)

NOT TO SCALE

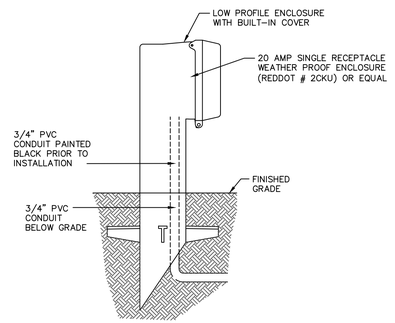
NOTE
1. REFER TO ELECTRICAL PLANS FOR FINAL LOCATION, ELECTRICAL SERVICE AND SPECIFICATIONS



TREE ACCENT LIGHT (2 / C702)

NOT TO SCALE

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



POST MOUNTED ELECTRICAL RECEPTACLE DETAIL (3 / C702)

NOT TO SCALE

SCALE: N/A

LIGHTING DETAILS | 1

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C702

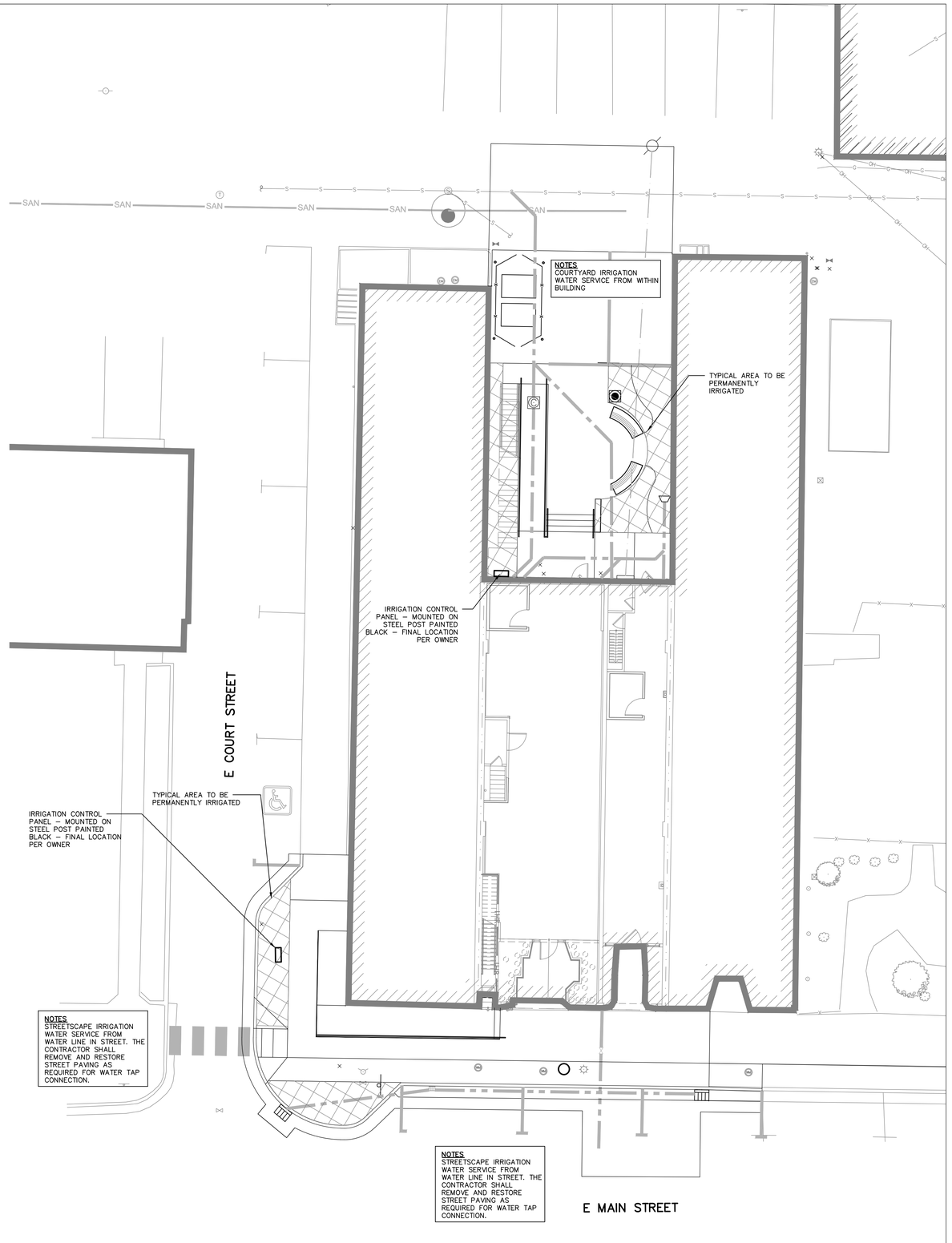
IRRIGATION LEGEND

TYPICAL AREA TO BE PERMANENTLY IRRIGATED

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.



N

GRAPHIC SCALE

0 5 10 20

(IN FEET)
1 INCH = 10 FT

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

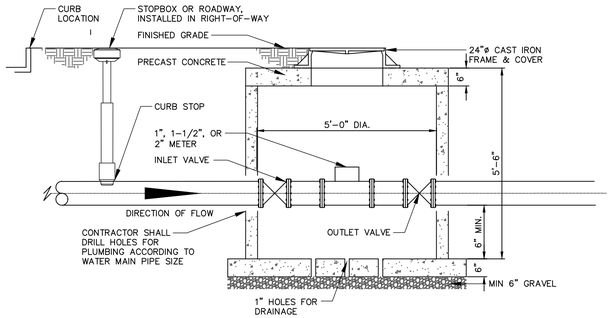
1. PROVIDE DRIP IRRIGATION IN ALL PLANTING AND SHRUB AREAS.
2. DRIP IRRIGATION SHALL BE THROUGH NETAFIM
3. DRIP TUBING SHALL BE FED BY 1" PVC PIPE WITH LANDSCAPE STAPLES EVERY 36" IN PLANT BEDS. IN LAWN AREAS INSTALL DRIP TUBE 6" BELOW THE SURFACE AND STAPLE EVERY 36".
4. DRIP TUBING SHALL BE INSTALLED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

WATER SUPPLY LINE NOTES

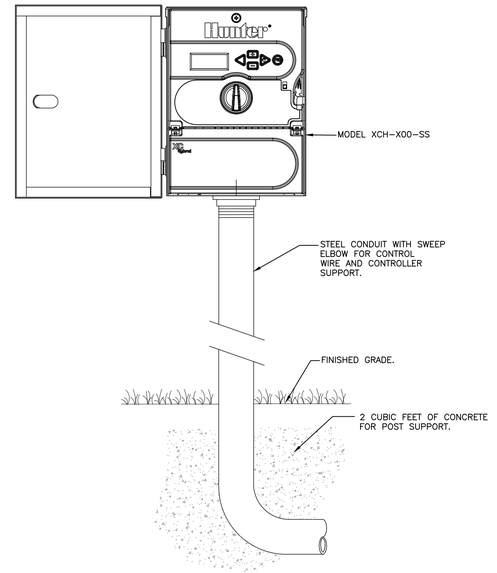
1. USE PVC SCHEDULE 40 OR HIGHER (NO THIN WALL PIPE).
2. IF 90° BENDS ARE NECESSARY, USE ONLY SWEEPING 90° OR 2-45° BENDS WITH 1' SECTION IN THE MIDDLE.
3. MARK EXACT LOCATION OF ALL SLEEVES. CONTRACTOR SHALL PROVIDE EXACT LOCATIONS OF SUPPLY LINE SLEEVING ON AS-BUILT DRAWINGS.
4. INSTALL PIPE 6" UNDER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

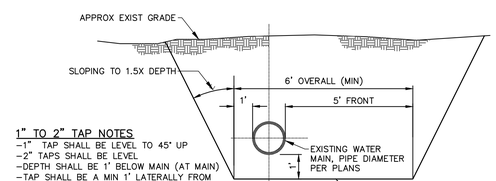


METER PIT DETAIL (1/C802)
NOT TO SCALE



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

XCH STAINLESS PEDESTAL MOUNTED CONTROLLER (2/C802)
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

SIDE VIEW

1" & 2" TAP EXCAVATION (3/C802)
NOT TO SCALE

SCALE: N/A

IRRIGATION NOTES AND DETAILS | 1

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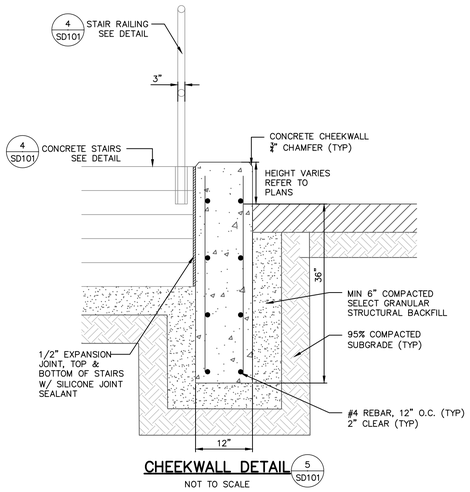
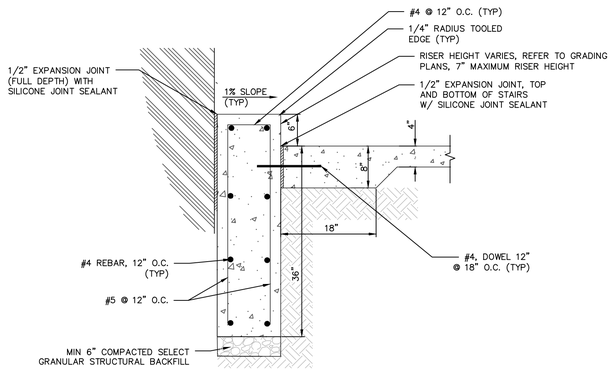


CHEEKWALL DETAIL 5 SD101

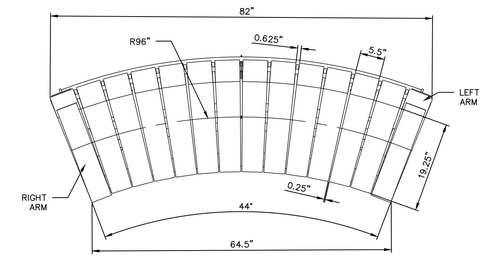
NOT TO SCALE



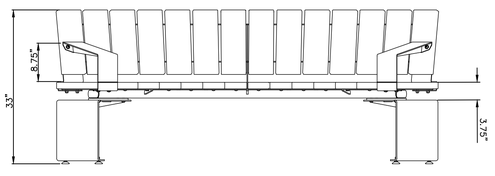
SPLIT LEVEL SINGLE STEP

CONCRETE STAIR AND RAILING DETAIL WITH CHEEKWALL 6 SD101

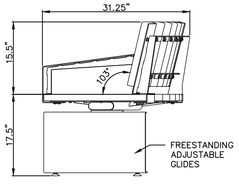
NOT TO SCALE



BENCH TOP VIEW



BENCH FRONT ELEVATION



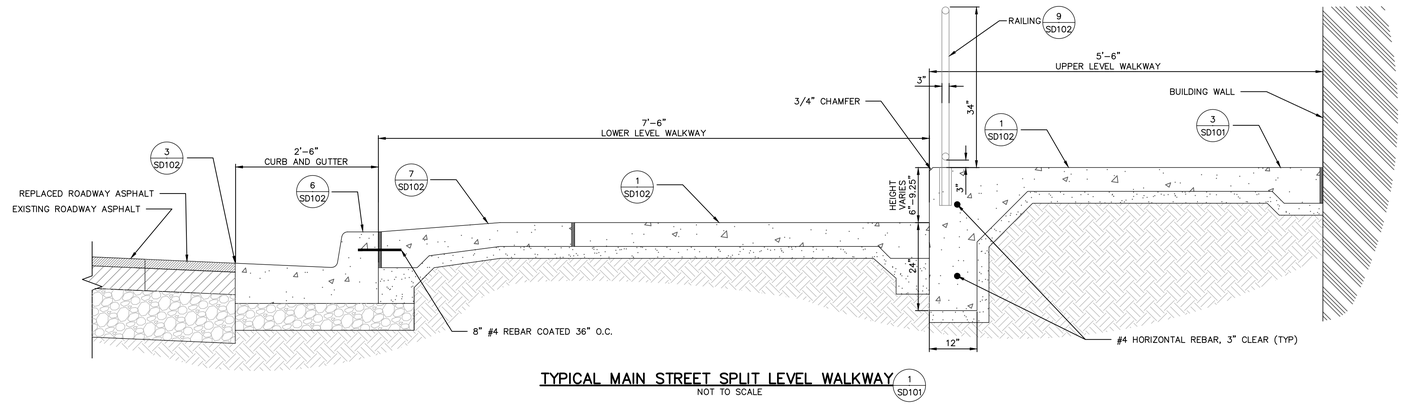
BENCH SIDE ELEVATION

LINK BENCH 7 SD101

NOT TO SCALE

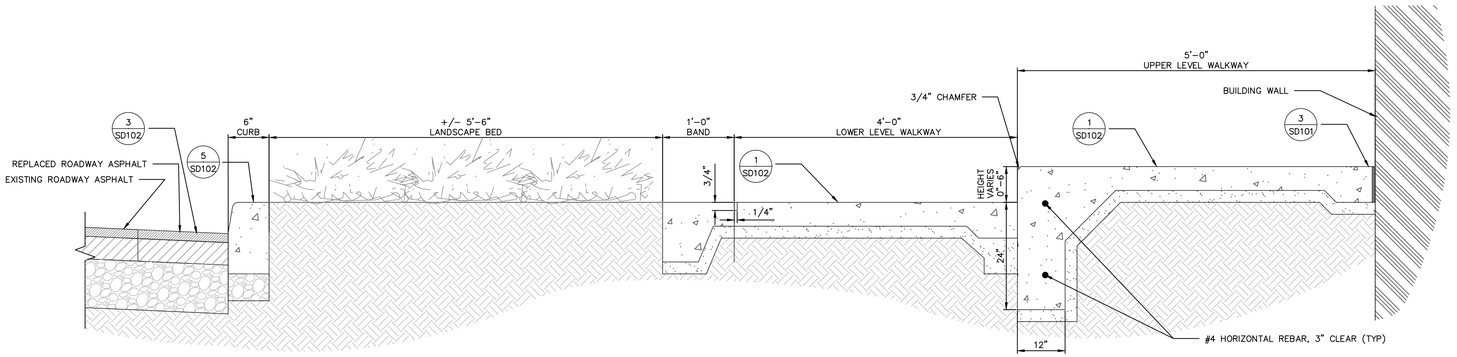
NOTES:

PRODUCT NAME: LINK BENCH
MANUFACTURER: LANDSCAPE FORMS
PHONE: 800-521-2546
SHAPE: PIANO KEY, 96" RADIUS
BACKING: OUTSIDE FULL BACKREST
ARMS: END ARMS
LEGS: ANODIZED ALUMINUM (OR APPROVED BY OWNER)
SEAT AND BACK PANELS: IPE (OR APPROVED BY OWNER)
SURFACE MOUNT INSTALLATION PER MANUFACTURERS SPECIFICATIONS



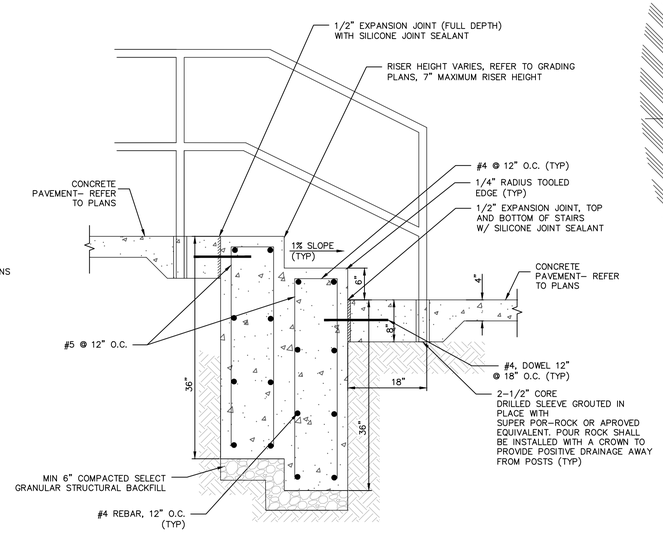
TYPICAL MAIN STREET SPLIT LEVEL WALKWAY 1 SD101

NOT TO SCALE



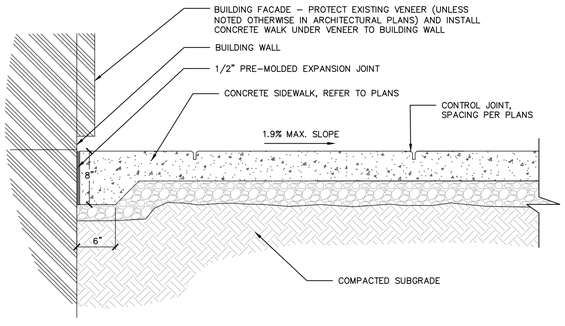
TYPICAL COURT STREET SPLIT LEVEL WALKWAY 2 SD101

NOT TO SCALE



CONCRETE STAIR AND RAILING DETAIL WITH CHEEKWALL 4 SD101

NOT TO SCALE



CONCRETE SIDEWALK AND BUILDING INTERFACE DETAIL 3 SD101

NOT TO SCALE

RAILINGS-HANDRAIL AND GUARDRAIL NOTES:

1. CONTRACTOR TO FIELD VERIFY LOCATIONS OF THE WALL AND PAVEMENT SLEEVES PRIOR TO RAIL FABRICATION.
2. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
3. ALL HANDRAILS AND POSTS SHALL BE 1-1/4" X 1-1/4" SQUARE STEEL SCHEDULE 40., GALVANIZED.
4. BOTTOM RAIL SHALL BE 1/2" X 1" FLAT STEEL, GALVANIZED.
5. ALL METAL SHALL BE JOINED WITH CONTINUOUS WELD. ALL CONNECTIONS SHALL BE GROUND SMOOTH TO ELIMINATE SHARP EDGES.
6. ALL HAND RAILS AND GUARDRAILS SHALL BE GALVANIZED.
7. 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.
8. 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.
9. ALL HANDRAIL SHALL BE GALVANIZED ALONG WITH 1 COAT OF EXTERIOR GRADE PRIMER AND 2 COATS OF EXTERIOR GRADE ENAMEL PAINT APPLIED, COLOR: BLACK

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REGISTERED LANDSCAPE ARCHITECT
11-11-22

ANDREW CUNNINGHAM

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

Revisions

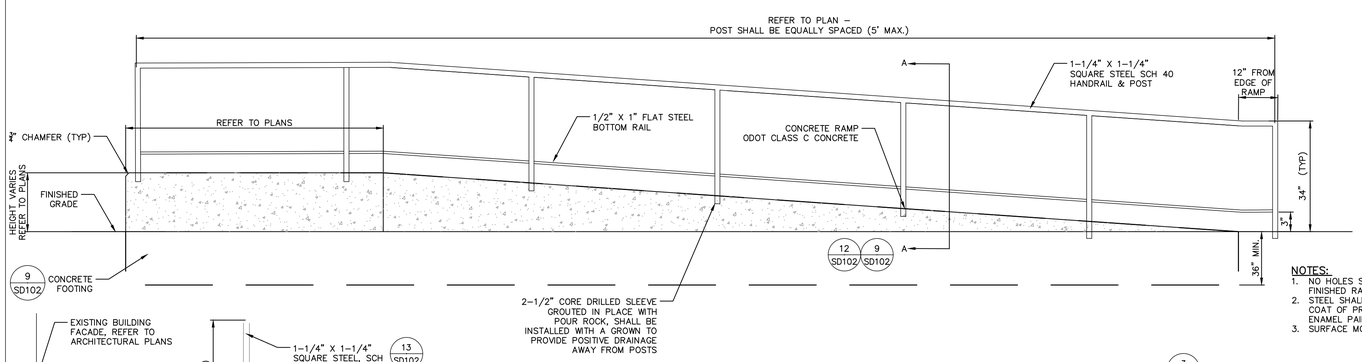
Design Team:
JONES PETRIE RAFINSKI
Drawn by:
AGC, JJB, CCE, NGD, SAK, BS

JONES PETRIE RAFINSKI

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

Job No: 21001 11.11.2022

SD101

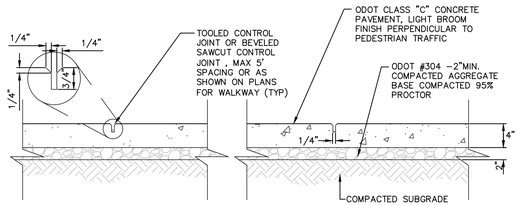


ACCESS RAMP ELEVATION (13 SD102)

NOT TO SCALE

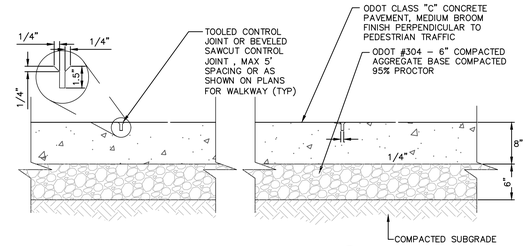
NOTES:
1. NO HOLES SHALL BE VISIBLE ON EXTERIOR OF FINISHED RAILING
2. STEEL SHALL BE GALVANIZED & PAINTED WITH ONE COAT OF PRIMER & TWO COATS OF EXTERIOR GRADE ENAMEL PAINT – COLOR: BLACK.
3. SURFACE MOUNT RAILING WHERE SPECIFIED ON PLANS

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



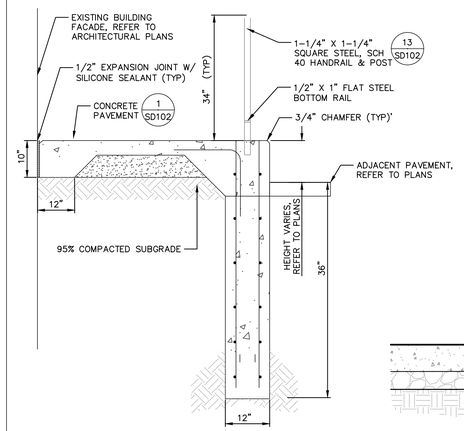
4" CONCRETE PAVEMENT DETAIL (1 SD102)

NOT TO SCALE



8" CONCRETE PAVEMENT DETAIL (2 SD102)

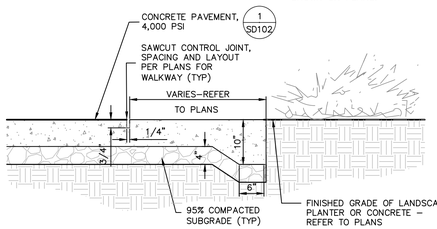
NOT TO SCALE



STREETSCAPE ACCESS RAMP SECTION A–A (9 SD102)

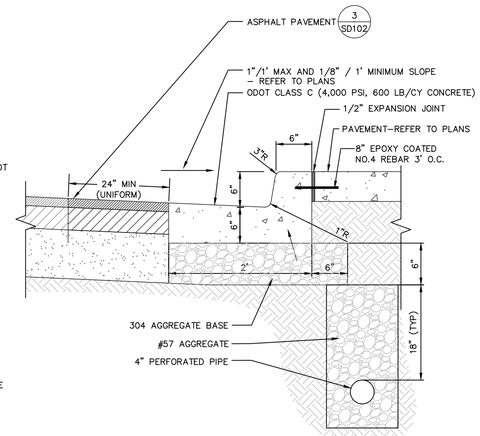
NOT TO SCALE

NOTE: PROVIDE SAW CUT JOINTS IN CONCRETE AS SHOWN ON DIMENSIONAL PLANS OR 5' MAXIMUM EQUALLY SPACED IF NOT SHOWN ON PLANS.



CONCRETE BAND WITH 4" CONCRETE PAVEMENT (10 SD102)

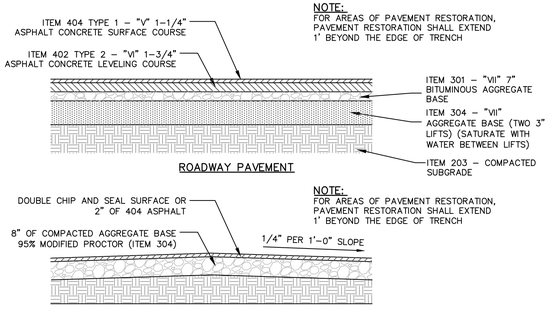
NOT TO SCALE



NOTE:
1. CONCRETE AND WORK SHALL MEET THE REQUIREMENT SET FORTH IN ODOT ITEM 609 CURBING.
2. CURBING SHALL HAVE CONTRACTION JOINT EVERY 10'. ALL JOINTS SHALL BE SAWCUT.
3. MINIMUM OF 6" OF ODOT 304 SHALL BE PLACED UNDER CURBING.
4. CURBING SHALL BE BACKFILLED IMMEDIATELY AFTER FORMS ARE REMOVED OR AS SOON AS PRACTICAL WHEN SLIP FORMING PRIOR TO OTHER CONSTRUCTION OPERATIONS.
5. PROVIDE BROOM FINISH AND EDGING TO ALL EXPOSED SURFACES.
6. 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.
7. CONCRETE SHALL BE ODOT CLASS C (4000 PSI, 600 LB/CY CEMENT). PROPOTIONING OPTIONS 1 AND 2 NOT ALLOWED.
8. CONCRETE SHALL CONTAIN 6% +/-2% OF TOTAL AIR.
9. TYPE 6 CURBS ARE FOR USE AROUND MEDIAN SECTION.
10. UNDERDRAIN MUST BE INSTALLED PRIOR TO CURB INSTALLATION.
11. ALL CURB CUTS MUST BE APPROVED PRIOR TO WORK BY THE ENGINEERING DEPARTMENT.
12. CONTRACTOR SHALL COORDINATE GUTTER PITCH WITH GRADING PLANS & EXISTING ROAD GRADES TO ENSURE POSITIVE DRAINAGE.
13. ALL CURB AND GUTTER SHALL MATCH ODOT AND CITY OF VAN WERT STANDARDS.
14. WHERE PAVERS ARE ADJACENT TO CURB, RECESS CONCRETE PAVEMENT BASE & DOWEL TO CURB.
15. MAXIMUM OF 200' LENGTH OF CURB AND THEN A 1/2" EXPANSION JOINT IS REQUIRED.
16. #4 BARS DOWELLED INTO EXISTING CURBS 4" MINIMUM.

CONCRETE CURB & GUTTER (6 SD102)

NOT TO SCALE



NOTE:
FOR AREAS OF PAVEMENT RESTORATION, PAVEMENT RESTORATION SHALL EXTEND 1' BEYOND THE EDGE OF TRENCH

ROADWAY PAVEMENT

NOTE:
FOR AREAS OF PAVEMENT RESTORATION, PAVEMENT RESTORATION SHALL EXTEND 1' BEYOND THE EDGE OF TRENCH

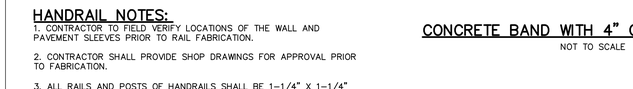
ALLEY PAVEMENT

TYPICAL ROADWAY PAVEMENT SECTIONS (3 SD102)

NOT TO SCALE

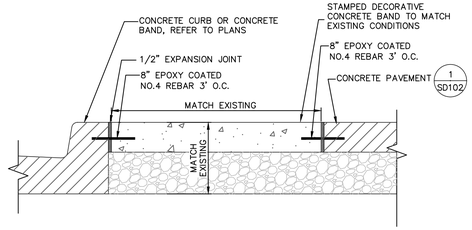
HANDRAIL NOTES:

1. CONTRACTOR TO FIELD VERIFY LOCATIONS OF THE WALL AND PAVEMENT SLEEVES PRIOR TO RAIL FABRICATION.
2. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
3. ALL RAILS AND POSTS OF HANDRAILS SHALL BE 1-1/4" X 1-1/4" SQUARE STEEL SCHEDULE 40, GALVANIZED.
4. BOTTOM RAIL SHALL BE 1/2" X 1" FLAT STEEL, GALVANIZED.
5. ALL METAL SHALL BE JOINED WITH CONTINUOUS WELD. ALL CONNECTIONS SHALL BE GROUND SMOOTH TO ELIMINATE SHARP EDGES.
6. ALL HAND RAILS SHALL BE GALVANIZED.
7. 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.
8. 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.
9. ALL HANDRAILS SHALL BE GALVANIZED ALONG WITH 1 COAT OF EXTERIOR GRADE PRIMER AND 2 COATS OF EXTERIOR GRADE ENAMEL PAINT APPLIED, COLOR: BLACK



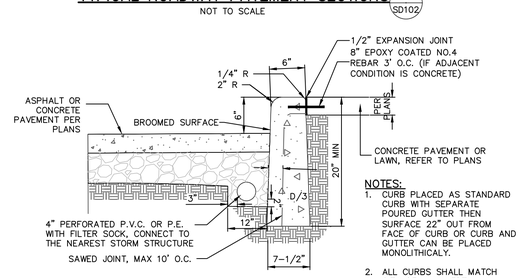
CURB AND GUTTER TRANSITION (11 SD102)

NOT TO SCALE



STAMPED CONCRETE PAVEMENT DETAIL (7 SD102)

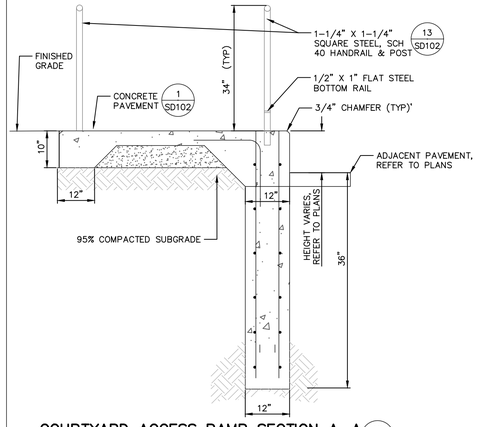
NOT TO SCALE



NOTES:
1. CURB PLACED AS STANDARD CURB WITH SEPARATE POURED GUTTER THEN SURFACE 22" OUT FROM FACE OF CURB OR CURB AND GUTTER CAN BE PLACED MONOLITHICALY.
2. ALL CURBS SHALL MATCH CITY OF VAN WERT STANDARDS AND ODOT STANDARDS

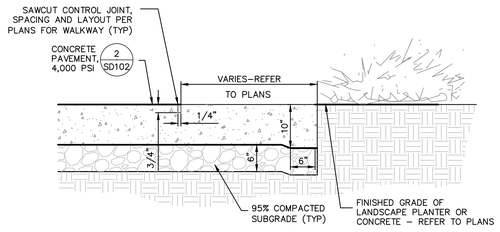
STANDARD CURB (4 SD102)

NOT TO SCALE



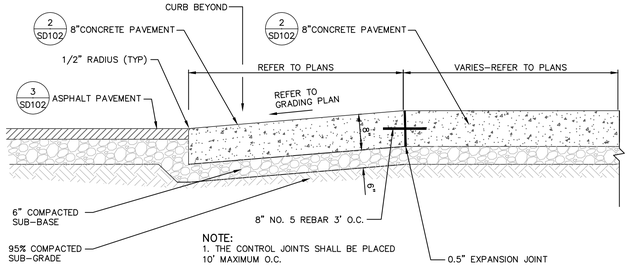
COURTYARD ACCESS RAMP SECTION A–A (12 SD102)

NOT TO SCALE



CONCRETE BAND WITH 8" CONCRETE PAVEMENT (12 SD102)

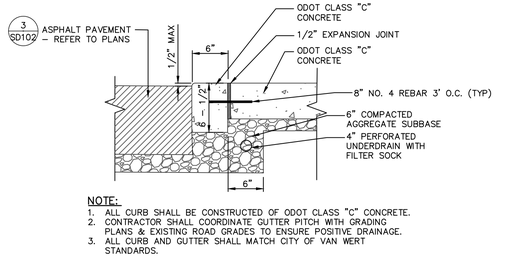
NOT TO SCALE



NOTE:
1. THE CONTROL JOINTS SHALL BE PLACED 10' MAXIMUM O.C.

TRANSITION RAMP DETAIL (8 SD102)

NOT TO SCALE



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

DEPRESSED CURB (5 SD102)

NOT TO SCALE

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STATE OF OHIO
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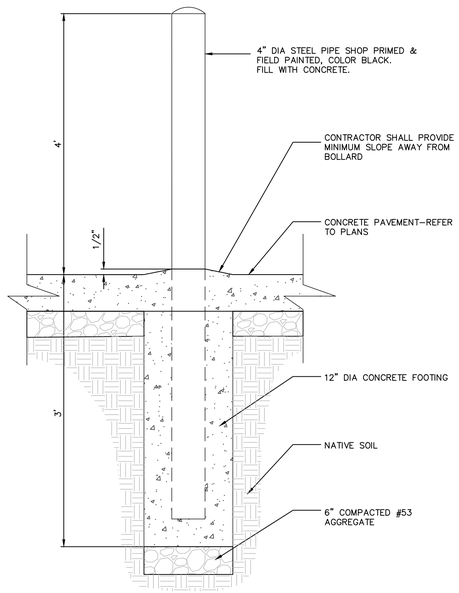
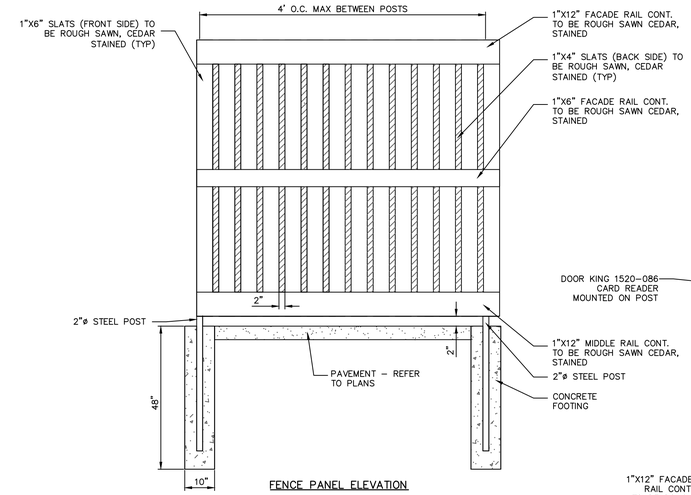
Job No: 21001 11.11.2022

SD102

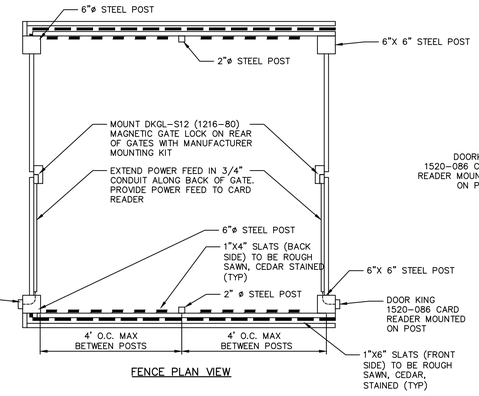
SCALE: N/A DETAILS 1



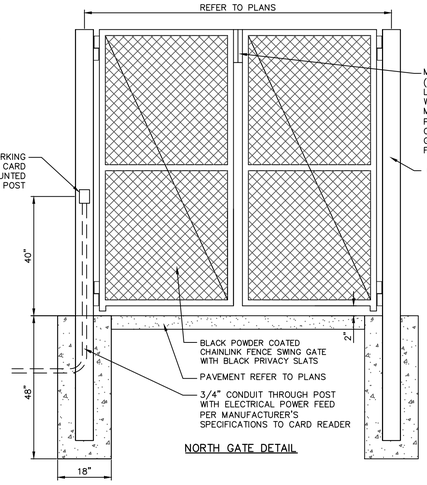
STANDARD PIPE BOLLARD DETAIL (6 SD103)
NOT TO SCALE



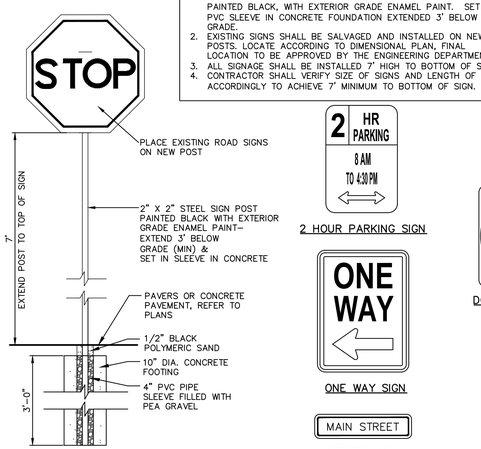
FENCE PANEL ELEVATION



FENCE PLAN VIEW



NORTH GATE DETAIL



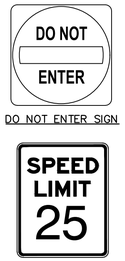
STOP SIGN

NOTE:
1. ALL SIGNS SHALL BE PLACED ON 2"X2" STEEL SIGN POST PAINTED BLACK, WITH EXTERIOR GRADE ENAMEL PAINT. SET 4" PVC SLEEVE IN CONCRETE FOUNDATION EXTENDED 3' BELOW GRADE.
2. EXISTING SIGNS SHALL BE SALVAGED AND INSTALLED ON NEW POSTS. LOCATE ACCORDING TO DIMENSIONAL PLAN, FINAL LOCATION TO BE APPROVED BY THE ENGINEERING DEPARTMENT.
3. ALL SIGNAGE SHALL BE INSTALLED 7' HIGH TO BOTTOM OF SIGN.
4. CONTRACTOR SHALL VERIFY SIZE OF SIGNS AND LENGTH OF POST ACCORDINGLY TO ACHIEVE 7' MINIMUM TO BOTTOM OF SIGN.

2 HOUR PARKING SIGN

ONE WAY SIGN

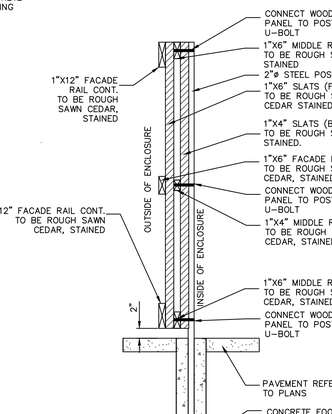
STREET SIGN



DO NOT ENTER SIGN

SPEED LIMIT SIGN

STREET SIGNS (3 SD103)
NOT TO SCALE



FENCE PANEL SECTION

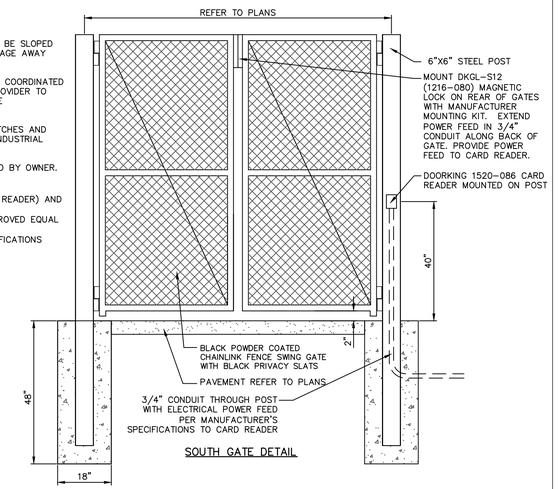
NOTES:
1. TOP OF CONCRETE FOOTING SHALL BE SLOPED AWAY FROM POST TO PROVIDE DRAINAGE AWAY FROM POST.

2. FINAL GATE DIMENSIONS SHALL BE COORDINATED WITH OWNER & GARBAGE SERVICE PROVIDER TO ENSURE CONTAINERS CAN FIT AND BE APPROPRIATELY ACCESSED.

3. ALL HARDWARE, HINGES, GATE LATCHES AND FASTENERS SHALL BE HEAVY DUTY INDUSTRIAL GRADE.

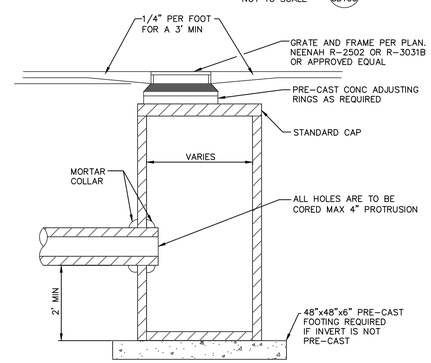
4. STAIN FOR CEDAR TO BE PROVIDED BY OWNER.

CARD READER NOTES:
CATALOG NUMBER: 1520–086 (CARD READER) AND DKGL–S12 (MAGNETIC LOCK)
MANUFACTURER: DOOR KING OR APPROVED EQUAL
PHONE: 800–826–7493
INSTALL PER MANUFACTURER'S SPECIFICATIONS



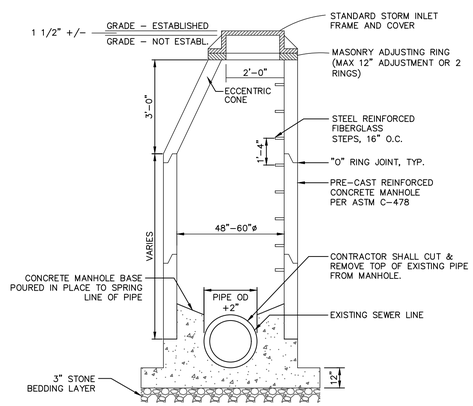
SOUTH GATE DETAIL

TYPICAL TRASH ENCLOSURE SCREENING DETAILS (1 SD103)



STANDARD CATCH BASIN

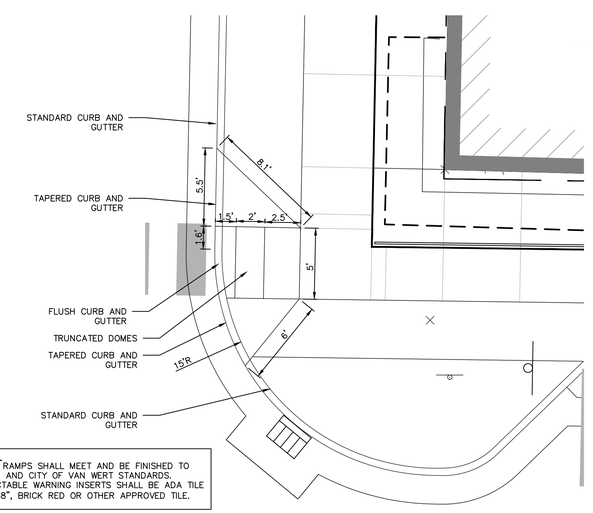
STANDARD CATCH BASIN (5 SD103)
NOT TO SCALE



SECTION

NOTE:
ALL PIPES PENETRATIONS IN THE MANHOLES SHALL USE HIGH PERFORMANCE FLEXIBLE CONNECTORS MEETING ASTM C–923

PRE–CAST DOGHOUSE STORM INLET (4 SD103)
NOT TO SCALE



NOTE:
CURB RAMPS SHALL MEET AND BE FINISHED TO A.D.A. AND CITY OF VAN WERT STANDARDS. DETECTABLE WARNING INSERTS SHALL BE ADA TILE 24"X48", BRICK RED OR OTHER APPROVED TILE.

WEST MAIN STREET AND WEST COURT STREET INTERSECTION CURB RAMP (2 SD103)
1" = 5'

SCALE: N/A

DETAILS | 1

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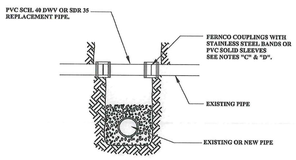


REPAIR OF NEW OR EXISTING PIPE DETAIL

NOTES

A. SEE APPROPRIATE TRENCH DETAIL FOR PROPER BACKFILLING.

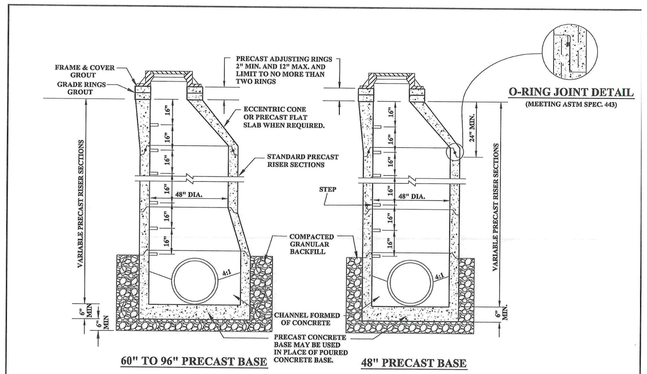
B. CUT BACK TRENCH BANK SO THAT PVC REPLACEMENT PIPE WILL REST ON UNDISTURBED EARTH.

C. FERNCO COUPLINGS SHALL BE PERMITTED ONLY WHEN REPAIRING VITRIFIED CLAY PIPE, DUCTILE 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.
		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.
		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-1772 OR EAST JORDAN IRON WORKS NO. 1022-1.

B. STORM MANHOLE LID SHALL BE NEENAH TYPE "B" VENTED LID OR EAST JORDAN IRON WORKS 1020 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 18" 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 706.13 (ASTM C-478).

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

H. NO LATERALS MAY PROTRUDE INTO THE INTERNAL MANHOLE.

I. MAXIMUM SPACING SHALL BE 450'.

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 706.10).

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

TYPE 3 SANITARY MANHOLE NOTES

A. SANITARY MANHOLE FRAME SHALL BE NEENAH NO. R-1772 OR EAST JORDAN IRON WORKS NO. 1022-1.

B. SANITARY MANHOLE LID SHALL BE NEENAH TYPE "B" SOLID LID OR EAST JORDAN IRON WORKS 1020 A-HD SOLID LID. LID SHALL BE STAMPED SANITARY SEWER.

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

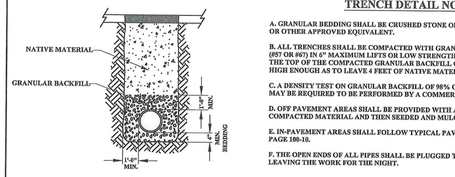
D. JOINTS MUST BE KEPT TO A MINIMUM AND SEALED WITH FLEX-SEAL UTILITY SEALANT.

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.
		8/01/2006	200-5

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



TRENCH DETAIL

TRENCH DETAIL NOTES

A. GRANULAR BEDDING SHALL BE CRUSHED STONE OR GRAVEL, ODOT 703 TYPE 3 (857 OR 867) OR OTHER APPROVED EQUIVALENT.

B. ALL TRENCHES SHALL BE COMPACTED WITH GRANULAR BACKFILL MATERIAL ODOT 703 TYPE 3 (857 OR 867) IN 6" MAXIMUM LIFTS OR LOW STRENGTH MORTAR BACKFILL ODOT ITEM 613 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 95% OF ASTM D698 STANDARD PROCTOR CURVE MAY BE REQUIRED TO BE PERFORMED BY A COMMERCIAL TESTING LAB SATISFACTORY TO THE CITY.

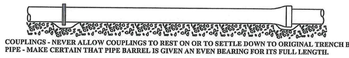
D. OFF PAVEMENT AREAS SHALL BE PROVIDED WITH A MINIMUM OF 6" OF TOPSOIL OVER THE COMPACTED MATERIAL AND THEN SEEDED AND MULCHED PER ODOT ITEM 659.

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.

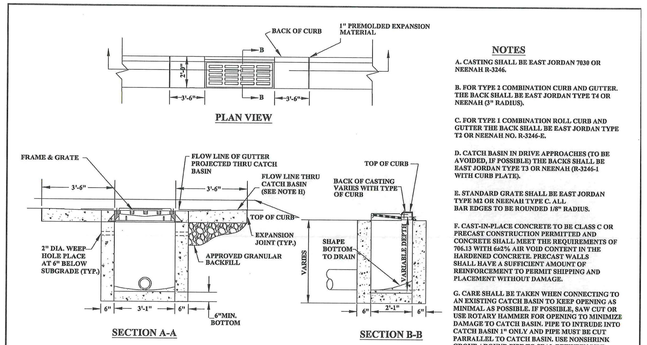


COUPLINGS - NEVER ALLOW COUPLINGS TO REST ON OR TO SETTLE DOWN TO ORIGINAL TRENCH BOTTOM.
PIPE - MAKE CERTAIN THAT PIPE BARREL IS GIVEN AN EVEN BEARING FOR ITS FULL LENGTH.

BEDDING OF PIPE

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

STORM AND SANITARY SEWER TRENCH DETAIL 6 SD104
NOT TO SCALE



NOTES

A. CASTING SHALL BE EAST JORDAN 7830 OR NEENAH R-3246.

B. FOR TYPE 2 COMBINATION CURB AND GUTTER. THE BACK SHALL BE EAST JORDAN TYPE T4 OR NEENAH (3" RADIUS).

C. FOR TYPE 1 COMBINATION ROLL CURB AND GUTTER THE BACK SHALL BE EAST JORDAN TYPE T3 OR NEENAH NO. R-3246-E.

D. CATCH BASIN IN DRIVE APPROACHES (TO BE AVOIDED, IF POSSIBLE) THE BACKS SHALL BE EAST JORDAN TYPE T3 OR NEENAH (R-3246-1 WITH CURB PLATE).

E. STANDARD GRATE SHALL BE EAST JORDAN TYPE M1 OR NEENAH TYPE C ALL BAR EDGES TO BE ROUNDED 1/8" RADIUS.

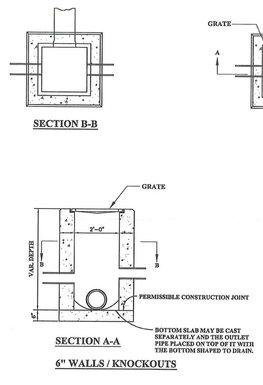
F. CAST-IN-PLACE CONCRETE TO BE CLASS C OR PRECAST CONSTRUCTION PERMITTED AND CONCRETE SHALL MEET THE REQUIREMENTS OF 706.13 WITH 6±2% AIR VOID CONTENT IN THE HARDENED CONCRETE. PRECAST WALLS SHALL HAVE A SUFFICIENT AMOUNT OF REINFORCEMENT TO PERMIT SHIPPING AND PLACEMENT WITHOUT DAMAGE.

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 PARRALLEL 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 LIP OF GUTTER CONSISTANT WITH TOP OF CURB.

CITY OF VAN WERT	TYPE 1 CATCH BASIN	DATE	PAGE NO.
		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 5118 TYPE M3 HEAVY DUTY.

C. GRATE ELEVATION TO BE PLACED 4" TO 6" BELOW NORMAL DITCH RETURNING TO NORMAL 18" EACH SIDE OF BASIN.

D. CONCRETE CAST-IN-PLACE, TO BE CLASS C. PRECAST CONSTRUCTION PERMITTED AND CONCRETE SHALL MEET THE REQUIREMENTS OF 706.13 WITH 6±2% AIR VOID CONTENT IN THE HARDENED CONCRETE. KNOCKOUTS MAY BE PROVIDED IN PRECAST CONSTRUCTION. PRECAST WALLS SHALL HAVE A SUFFICIENT AMOUNT OR REINFORCEMENT TO PERMIT SHIPPING 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 2-5-A.

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.
		8/01/2006	300-3

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

SCALE: N/A DETAILS 1

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

STATE OF OHIO
ANDREW GORDON CUNNINGHAM
2101562
REGISTERED
LANDSCAPE ARCHITECT
11-11-22

ANDREW CUNNINGHAM

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

Revisions

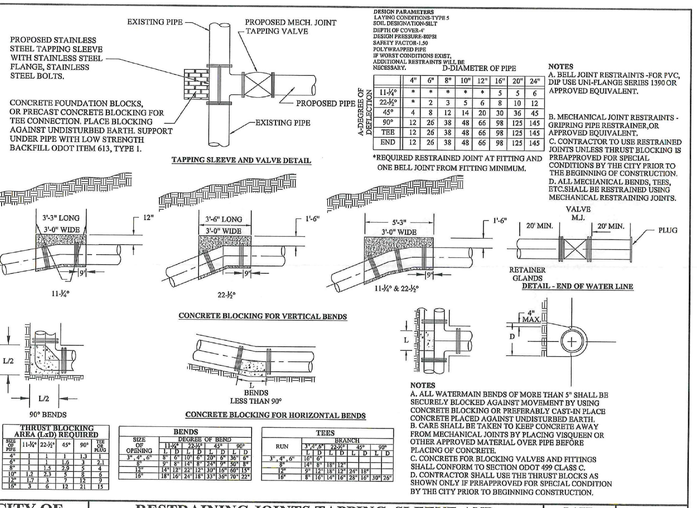
Design Team:
JONES PETRIE RAFINSKI
Drawn by:
AGC, JB, CCE, NGD, SAK, BS

JONES PETRIE RAFINSKI

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

Job No: 21001 11.11.2022

SD104



DESIGN PARAMETERS
LAYING CONDITION=TYPE 5
SOIL DESIGNATION=SILT
DEPTH OF COVER=4'
DESIGN PRESSURE=80PSI
TEST PRESSURE=150
POLYWRAPPED PIPE
IF WORST CONDITIONS EXIST, ADDITIONAL RESTRAINTS WILL BE NECESSARY.

A-DEGREE OF DEFLECTION	D-DIAMETER OF PIPE 4"	6"	8"	10"	12"	16"	20"	24"
11-½°	*	*	*	*	*	5	5	6
22-½°	*	2	3	5	6	8	10	12
45°	4	8	12	14	20	30	36	45
90°	12	26	38	48	66	98	125	145
TEE	12	26	38	48	66	98	125	145
END	12	26	38	48	66	98	125	145

*REQUIRED RESTRAINED JOINT AT FITTING AND ONE BELL JOINT FROM FITTING MINIMUM.

NOTES
A. BELL JOINT RESTRAINTS -FOR PVC, DIP USE UNI-FLANGE SERIES 1390 OR APPROVED EQUIVALENT.
B. MECHANICAL JOINT RESTRAINTS - GRIPRING PIPE RESTRAINER,OR APPROVED EQUIVALENT.
C. CONTRACTOR TO USE RESTRAINED JOINTS UNLESS THRUST BLOCKING IS PREAPPROVED FOR SPECIAL CONDITIONS BY THE CITY PRIOR TO THIS BEGINNING OF CONSTRUCTION.
D. ALL MECHANICAL BENDS, TEES, ETC.SHALL BE RESTRAINED USING MECHANICAL RESTRAINING JOINTS.

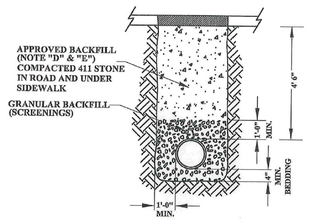
THRUST BLOCKING AREA (LxD) REQUIRED

SIZE	BENDS 11¼°	22½°	45°	90°	TEE & END
4"	1	1	1	3	3
6"	1	1	2	5	5
8"	1	2	3	8	8
10"	1	3	5	12	12
12"	2	4	7	17	17
16"	3	7	12	30	30
20"	5	11	19	47	47
24"	7	16	27	68	68

NOTES
A. ALL WATERMAIN BENDS OF MORE THAN 5° SHALL BE SECURELY BLOCKED AGAINST MOVEMENT BY USING CONCRETE BLOCKING OR PREFERABLY CAST-IN PLACE CONCRETE PLACED AGAINST UNDISTURBED EARTH.
B. CARE SHALL BE TAKEN TO KEEP CONCRETE AWAY FROM MECHANICAL JOINTS BY PLACING VISQUEEN OR OTHER APPROVED MATERIAL OVER PIPE BEFORE PLACING OF CONCRETE.
C. CONCRETE FOR BLOCKING VALVES AND FITTINGS SHALL CONFORM TO SECTION ODOT 499 CLASS C.
D. CONTRACTOR SHALL USE THE THRUST BLOCKS AS SHOWN ONLY IF PREAPPROVED FOR SPECIAL CONDITION BY THE CITY PRIOR TO BEGINNING CONSTRUCTION.

CITY OF VAN WERT	RESTRAINING JOINTS,TAPPING SLEEVE,AND CONCRETE BLOCKING FOR WATER MAINS	DATE	PAGE NO.
		8/01/2006	400-3

RESTRAINING JOINTS,TAPPING SCREWS,AND CONCRETE BLOCKING FOR WATER MAINS
NOT TO SCALE
5 SD105



TRENCH DETAIL

TRENCH DETAIL NOTES

A. GRANULAR BEDDING SHALL BE SCREENINGS, ODOT 703.10 (#10).

B. ALL TRENCHES SHALL BE COMPACTED WITH SCREENINGS ODOT 703.10 (#10) IN 6" MAXIMUM LIFTS OF LOW STRENGTH MORTAR BACKFILL ODOT ITEM 613 TYPE 1 (ONLY AS APPROVED BY THE CITY) UNTIL A 1'0" OF COVER IS PROVIDED ABOVE TOP OF WATER MAIN

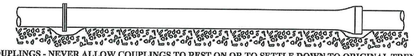
C. A DENSITY TEST ON GRANULAR BACKFILL OF 98% OF ASTM D698 STANDARD PROCTOR CURVE MAY BE REQUIRED TO BE PERFORMED BY A COMMERCIAL TESTING LAB SATISFACTORY TO THE CITY.

D. OFF PAVEMENT AREAS SHALL BE PROVIDED WITH A MINIMUM OF 6" OF TOPSOIL OVER THE COMPACTED NATIVE MATERIAL AND THEN SEEDED AND MULCHED PER ODOT ITEM 659.

E. IN-PAVEMENT AREAS SHALL FOLLOW TYPICAL STREET CUT DETAIL SHOWN ON PAGE 100-8. UNDER SIDEWALK AREAS SHALL BE COMPACTED ITEM 411 GRANULAR BACKFILL.

F. THE OPEN ENDS OF ALL PIPES SHALL BE CLOSED WITH A WATER TIGHT PLUG TO THE APPROVAL OF THE CITY BEFORE LEAVING THE WORK FOR THE NIGHT AND AT OTHER TIMES OF INTERRUPTION OF THE WORK.

G. THE LAYING OF PIPE ON EXISTING EARTH WITH BELLS CUT OUT, SHALL NOT BE PERMITTED.



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

BEDDING OF PIPE

CITY OF VAN WERT	WATER MAIN TRENCH DETAIL	DATE	PAGE NO.
		8/01/2006	400-4

WATER MAIN TRENCH DETAIL
NOT TO SCALE
3 SD105

HYDROSTATIC TEST

A. AFTER THE PIPE HAS BEEN LAID AND BACKFILLED, ALL NEWLY LAID PIPE OR VALVED SECTION, SHALL BE SUBJECTED TO HYDROSTATIC PRESSURE AND LEAKAGE TEST. ALL WATER MAINS MUST BE HYDROSTATICALLY TESTED (AWWA C-600). THE TESTS MUST BE PERFORMED IN THE PRESENCE OF A REPRESENTATIVE OF THE CITY OF VAN WERT WATER DISTRIBUTION. THE LEAKAGE TEST PRESSURE SHALL NOT BE LESS THAN 150 PSI. THE DURATION OF THE LEAKAGE TEST SHALL NOT BE LESS THAN 2 HOURS. HYDROSTATIC PRESSURE SHALL BE APPLIED BY MEANS OF A PUMP TAKING WATER FROM AN AUXILIARY SUPPLY. ALL PIPING MUST BE PROPERLY FILLED AND FLUSHED TO DISPEL ALL AIR BEFORE THE TEST IS MADE USING POTABLE WATER. TESTING REQUIREMENTS FOR FIRE SUPPRESSION SYSTEMS SHALL BE IN ACCORDANCE TO THE REQUIREMENT OF THE CITY'S FIRE DEPARTMENT.

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

C. NO PIPE INSTALLATION WILL BE ACCEPTED IF THE LEAKAGE EXCEEDS THE LEAKAGE DETERMINED BY THE FOLLOWING FORMULA: L = ((n)(D)(P^.5))/7400

WHERE: n = NUMBER OF PIPE JOINTS
D = PIPE DIAMETER
P = TEST PRESSURE
L = ALLOWABLE LEAKAGE PER HOUR
THE FOLLOWING TABLE REPRESENTS THE ALLOWABLE LEAKAGE IN GALLONS PER HOUR.

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

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

AVG. TEST PRESSURE (PSI)	NOMINAL PIPE DIAMETER - INCHES 3	4	6	8	10	12	14	16	18	20	24	30
450(31)	0.68	0.64	0.95	1.27	1.59	1.91	2.23	2.55	2.87	3.18	3.82	4.78
400(28)	0.45	0.60	0.90	1.20	1.50	1.80	2.10	2.40	2.70	3.00	3.60	4.58
350(24)	0.42	0.56	0.84	1.12	1.40	1.69	1.97	2.25	2.53	2.81	3.37	4.21
300(21)	0.39	0.52	0.78	1.04	1.30	1.56	1.82	2.08	2.34	2.60	3.12	3.90
275(19)	0.37	0.50	0.75	1.00	1.24	1.49	1.74	1.99	2.24	2.49	2.99	3.73
250(17)	0.36	0.47	0.71	0.95	1.19	1.43	1.66	1.90	2.14	2.37	2.85	3.56
225(16)	0.34	0.45	0.68	0.90	1.13	1.35	1.58	1.80	2.03	2.25	2.70	3.38
200(14)	0.32	0.43	0.64	0.85	1.06	1.28	1.48	1.70	1.91	2.12	2.55	3.19
175(12)	0.30	0.40	0.59	0.80	0.99	1.19	1.39	1.59	1.79	1.98	2.38	2.98
150(10)	0.28	0.37	0.55	0.74	0.92	1.10	1.29	1.47	1.66	1.84	2.21	2.76

DISINFECTION

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

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

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

D. STERILIZE MAIN IN ACCORDANCE WITH AWWA C-651. INJECT 3% TO 5% HYPOCHLORITE SOLUTION TO PROVIDE 50 TO 60 MG PER LITER CONCENTRATION IN MAIN. CHLORINE MAY BE PLACED IN EACH SECTION OF PIPE AT THE TIME OF INSTALLATION. SAMPLE WATER AT EACH HYDRANT OR, IF NO HYDRANT IS AVAILABLE, AT A TAP IN THE PROPOSED LINE. ANALYZE SAMPLE USING ORTHOTOLIDINE REAGENT TO VERIFY FREE CHLORINE CONCENTRATION. MAINTAIN CONCENTRATION IN MAIN FOR 24 HOURS. SAMPLE HYDRANTS AT COMPLETION OF STERILIZATION VERIFYING MINIMUM CHLORINE RESIDUAL OF 20 MG PER LITER.

E. FLUSH CHLORINE SOLUTION TO WASTE INTO SANITARY SEWER AT A CONTROLLED RATE, NOT TO EXCEED 25 GPM. IF CHLORINE RESIDUAL DROPS 10 MG PER LITER, FLASH MAIN AT 2 FPS AND REPEAT STERILIZATION PROCEDURE.

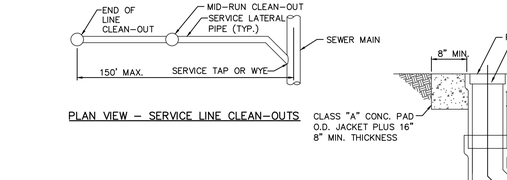
F. WATER SAMPLE - PERFORM BACTERIOLOGICAL TEST PER AWWA C-651 WILL BE DRAWN AND PROCESSED BY THE CITY. IN THE EVENT OF DETECTION OF COLIFORM ORGANISM, REPEAT FLUSHINGS, STERILIZATION, AND SAMPLING OF MAINS UNTIL ACCEPTABLE TEST RESULTS ARE ACHIEVED. THIS IS TO BE PERFORMED PRIOR TO TRANSFER OF SERVICE.

TESTING

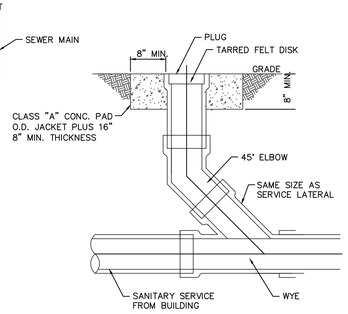
A. TESTING OF FIRE SUPPRESSION LINES AND SYSTEMS SHALL ADHERE TO THE REQUIREMENTS OF THE CITY'S DIVISION OF FIRE AND ALL APPLICABLE STATE CODE.

CITY OF VAN WERT	WATER MAIN MATERIAL AND TESTING	DATE	PAGE NO.
		8/01/2006	400-5

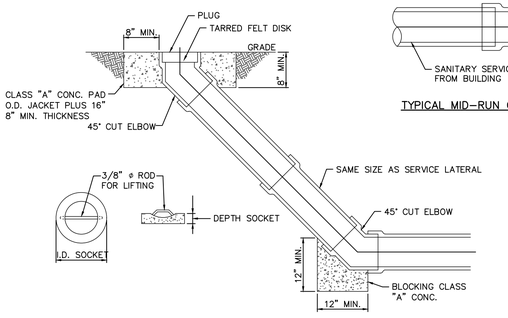
WATER MAIN MATERIAL AND TESTING
NOT TO SCALE
1 SD105



PLAN VIEW – SERVICE LINE CLEAN-OUTS

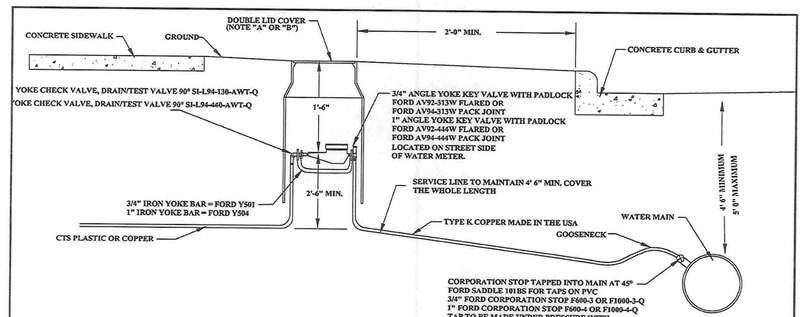


TYPICAL MID-RUN CLEAN-OUT DETAIL



TYPICAL END OF LINE CLEAN-OUT DETAIL

TYPICAL CLEANOUT
NOT TO SCALE
6 SD105



NOTES

A. 3/4" WATER SERVICE SHALL BE SEAMLESS COPPER TYPE K COPPER MADE IN THE U.S.A..

B. WATER SERVICE SHALL BE A MINIMUM OF 10'-0" MEASURED HORIZONTALLY FROM THE SEWER SERVICE AND SHALL BE A MINIMUM OF 18" ABOVE THE CROWN OF THE SANITARY SEWER MAIN WHERE THE WATER SERVICE CROSSES THE SEWER MAIN. WATER SERVICE MAY BE LAID ON BENCH IN THE SEWER LATERAL TRENCH IF CROWN IS AT LEAST 18" BELOW INVERT OF WATER SERVICE, AND THE MINIMUM DISTANCE BETWEEN THE WATER SERVICE AND THE SANITARY SEWER LATERAL IS 5'-0".

C. ALL METERS SHALL BE LOCATED IN CITY RIGHT-OF-WAY.

D. FIRE SUPPRESSION AND POTABLE WATER SERVICE SHALL BE PROVIDED BY TWO SEPARATE SERVICE LINES.

METER PIT DETAILS

A. 18" I.D. TILE FOR FORD NO. W32 LID (5/8" METER).

B. 20" I.D. TILE FOR FORD NO. W3 LID (1" METER).

C. 3/4" WITH 5/8" METER = MS1836B 18" DIA. x 36" LONG MID-STATES PLASTIC METER BOX
1" METER = MS2024S6B20 20" DIA. x 24" DIA. x 36" LONG

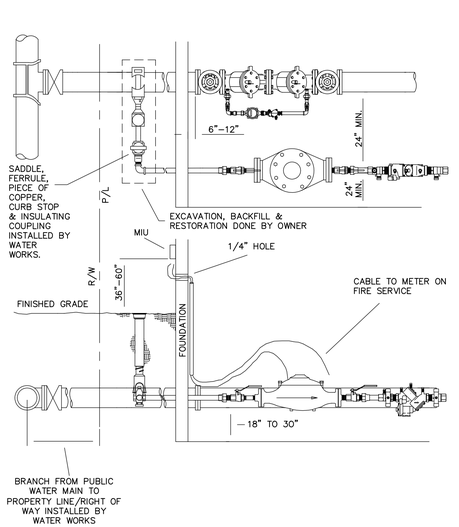
D. UNSATISFACTORY INSTALLATION WILL RESULT IN WATER NOT BEING TURNED ON.

E. METER PIT LID MUST BE FLUSH OR 1" BELOW FINISHED GRADE. IF FRAME OF METER LID IS SHOWING, POSSIBILITY OF FREEZING OF METERS AND SERVICE LINES IS INCREASED AND CITY POLICY IS THE CITY'S RESPONSIBILTY STOPS AT THE YOKE ELL.

F. NO INSIDE METERS ALLOWED.

CITY OF VAN WERT	WATER MAIN SERVICE CONNECTION	DATE	PAGE NO.
		12/16/2008	400-6

WATER MAIN SERVICE CONNECTION
NOT TO SCALE
4 SD105



DETAILS:

A) AN INSULATING COUPLING MUST BE INSTALLED ON THE HOUSE SIDE OF THE CURB STOP.
B) 24" MINIMUM CLEARANCE SHALL BE MAINTAINED BETWEEN DOMESTIC METER AND DETECTOR CHECK VALVE ASSEMBLY AND A MINIMUM OF 24" FROM ANY WALL.
C) DETECTOR CHECK METER TO BE PURCHASED FROM CITY OF VAN WERT AND INSTALLED BY CONTRACTOR.
D) ANY PUMPER CONNECTION MUST BE INSTALLED ON OPPOSITE SIDE OF DETECTOR CHECK METER ASSEMBLY AND DOWNSTREAM OF OUTLET VALVE.
E) A ROADWAY BOX MUST BE INSTALLED OVER DOMESTIC CORPORATION STOP.
F) BLOCKING MUST BE UNDER OS & Y VALVES.

4" OR LARGER FIRE DUAL SERVICE WITH BACKFLOW ON DOMESTIC

INSIDE EMR SETTING FOR 4" OR LARGER FIRE AND 1–1/2" OR 2" DOMESTIC METER

BACKFLOW ON DOMESTIC DETAIL
NOT TO SCALE
2 SD105

SCALE: N/A

DETAILS | 1

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1810 CAMPBELL ALLEY, SUITE 300 | CINCINNATI, OH 45202
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STATE OF OHIO
ANDREW GORDON CUNNINGHAM
2101562
REGISTERED LANDSCAPE ARCHITECT
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Progress Dates
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Revisions

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

JONES PETRIE RAFINSKI

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

Job No: 21001 11.11.2022

SD105

DEMOLITION 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.

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

ALL KEYED NOTES LISTED MAY NOT APPLY TO THIS SHEET.

1. GENERAL
1.1 REFER TO CIVIL DRAWINGS FOR COURTYARD DEMOLITION.

2. EXG CONDITIONS
2.1 REMOVE EXISTING AREA WELL IN ITS ENTIRETY INCLUDING FOUNDATIONS, RETAINING WALLS, STAIRS, RAILINGS AND ROOF. REFER TO CIVIL DRAWINGS.
2.2 REMOVE EXISTING STAIRS IN ITS ENTIRETY INCLUDING STAIRS, LANDINGS, RAILINGS, FOUNDATIONS, COLUMNS, WALL ANCHORS, FLASHING AND ROOF. REPAIR DAMAGE TO THIS AND NEIGHBORING BUILDING RESULTING FROM THE STAIRS ATTACHMENT OR REMOVAL.
2.3 NOT USED.
2.4 REMOVE PREVIOUSLY ABANDONED EXISTING STAIRS.
2.5 EXISTING STAIRS TO REMAIN IN USE.
2.6 EXISTING STRUCTURAL COLUMN TO REMAIN. DO NOT DISTURB.
2.7 PARTIAL DEMOLITION OF WALL ABOVE DROPPED CEILINGS THIS AREA MAY BE REQUIRED. REFER TO NEW WORK PLANS.
2.8 THIS AREA: EXISTING RAISED PLATFORMS TO REMAIN. EXISTING DROPPED CEILINGS, BULKHEADS, SOFFITS, STOREFRONT FRAMING, GLAZING AND DOOR TO BE REMOVED. DROPPED CEILINGS AND BULKHEADS TO BE REPLACED AS NEW CONSTRUCTION IN EXACT CONFIGURATION AS EXISTING. DOCUMENT EXISTING CONSTRUCTION PRIOR TO REMOVAL. REFER TO NEW WORK PLANS.
2.9 THIS AREA: EXISTING CONSTRUCTION TO REMAIN INCLUDING STOREFRONT GLAZING AND FRAMES, ENTRANCE DOOR AND FLANKING WINDOWS, WALLS, RAISED PLATFORMS, BULKHEADS, AND DROPPED CEILINGS . REFER TO NEW WORK PLANS.
2.10 EXISTING OPENING TO BE WIDENED. WALL IS ASSUMED TO BE NON-LOAD BEARING. IF DISCOVERED TO BE LOAD BEARING, PROVIDE SHORING AND CONTACT ARCHITECT AND STRUCTURAL ENGINEER FOR DIRECTION.
2.11 HISTORIC EXTERIOR ORNAMENT TO REMAIN - CORNICE, BRACKETS, FRIEZE AND LINTELS.
2.12 REMOVE TRIM TO ALLOW FOR NEW BRACKET.

3. CONCRETE
3.1 CONCRETE OR STONE STEPS OR STOOP TO BE REMOVED.
3.2 DEMOLISH EXISTING CONCRETE SLAB IN AREAS TO RECEIVE NEW CONCRETE SLAB. REFER TO STRUCTURAL DRAWINGS.

4. MASONRY
4.1 EXPANDED OPENING IN EXG MASONRY WALL. CAREFULLY REMOVE MASONRY FOR REUSE. PROVIDE NEW STEEL AND STONE LINTELS, AND STONE SILL. REFER TO ELEVATIONS AND STRUCTURAL DRAWINGS.
4.2 CHIMNEY TO REMAIN

5. METALS
5.1 REMOVE GUARDRAIL/HANDRAIL.

6. WOOD, PLASTICS, AND COMPOSITES
6.1 REMOVE EXISTING PARTITIONS.
6.2 REMOVE NON-HISTORIC STAIR & GUARD/HANDRAILS ENTIRELY.
6.3 STAIRS AND HANDRAIL TO REMAIN. REMOVE NON-HISTORIC FINISH ON TREADS AND LANDINGS.
6.4 REMOVE NON-HISTORIC FURRING, PANELING AND TRIM.
6.5 REMOVE SHELVES.
6.6 HISTORIC TRIM:
  A. RETAIN.
  B. HISTORIC TRIM TO BE CAREFULLY REMOVED & SALVAGED FOR REUSE.

7. THERMAL AND MOISTURE PROTECTION
7.1 REMOVE NON-HISTORIC GUTTER & DOWNSPOUTS.
7.2 REMOVE ROOFING ENTIRELY.
7.3 REMOVE SIDING & FURRING.
7.4 CAREFULLY REMOVE DAMAGED GLASS PANELS, INDICATED BY + PATTERN, (AND ANY OTHER DAMAGED PANELS NOT INDENTIFIED) FOR REPLACEMENT.
7.5 PERFORM ROOFING DEMOLITION AT PARTY WALL INTERFACE WITH ADJACENT PROPERTIES SUCH THAT NEIGHBORING ROOFS REMAIN WATER TIGHT AND THEIR ROOFING WARRANTIES ARE NOT AFFECTED.

8. OPENINGS
8.1 REMOVE DOOR AND FRAME, AND TRANSOM AS OCCURS.
8.2 HISTORIC DOOR OPENING WITH TRANSOM. ENTRANCE DOOR TO REMAIN. REMOVE STORM DOOR AND TRANSOM OR TRANSOM INFILL ABOVE IN PREPARATION FOR NEW TRANSOM AND FRAME.
8.3 EXISTING DOOR TO REMAIN.
8.4 HISTORIC WINDOW TO BE RETAINED. SEE NEW WORK PLANS FOR REPAIR NOTES.
8.5 REMOVE WINDOW & FRAME, AND INFILL AS OCCURS, ENTIRELY BACK TO MASONRY OPENING.
8.6 EXISTING INTERIOR WINDOW/DOOR TO REMAIN.
8.7 REMOVE ACCESS PANEL AND TRIM ABOVE. SALVAGE FOR REUSE.
8.8 EXISTING ACCESS PANEL ABOVE TO REMAIN.

9. FINISHES
9.1 REMOVE PLASTER FROM FRAMING:
  A. THIS SIDE.
  B. BOTH SIDES OF FRAMING.
9.2 REMOVE NON-HISTORIC WALL FURRING, GYP BD, PEGBOARD AND PANELING.
9.3 HISTORIC FLOORING TO REMAIN. SEE NEW WORK PLANS.
9.4 REMOVE NON-HISTORIC FLOORING DOWN TO EXISTING HARDWOOD.
9.5 REMOVE NON-HISTORIC FLOORING DOWN TO EXISTING TERRAZZO FLOORING.
9.6 REMOVE CARPETING FROM RAISED PLATFORMS.
9.7 REMOVE SUSPENDED ACOUSTICAL AND GYP BD CEILINGS AS OCCUR, AND PLASTER AND LATH CEILING AT UNDERSIDE OF FLOOR, ROOF OR CEILING STRUCTURE ABOVE. AREA INDICATED BY CROSSHATCH.
9.8 REMOVE NON-HISTORIC PANELING AND ASSOCIATED TRIM.
9.9 REMOVE NON-HISTORIC SIGNAGE.

22. PLUMBING
22.1 REMOVE PLUMBING PIPING, FIXTURES AND ASSOCIATED ITEMS.

23. MECHANICAL
23.1 REMOVE MECHANICAL EQUIPMENT

26. ELECTRICAL
26.1 REMOVE ELECTRICAL EQUIPMENT

DEMOLITION 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
EXG CEILING FINISH TO BE REMOVED

DEMOLITION GENERAL NOTES

HISTORIC PRESERVATION TAX CREDIT PROJECT:
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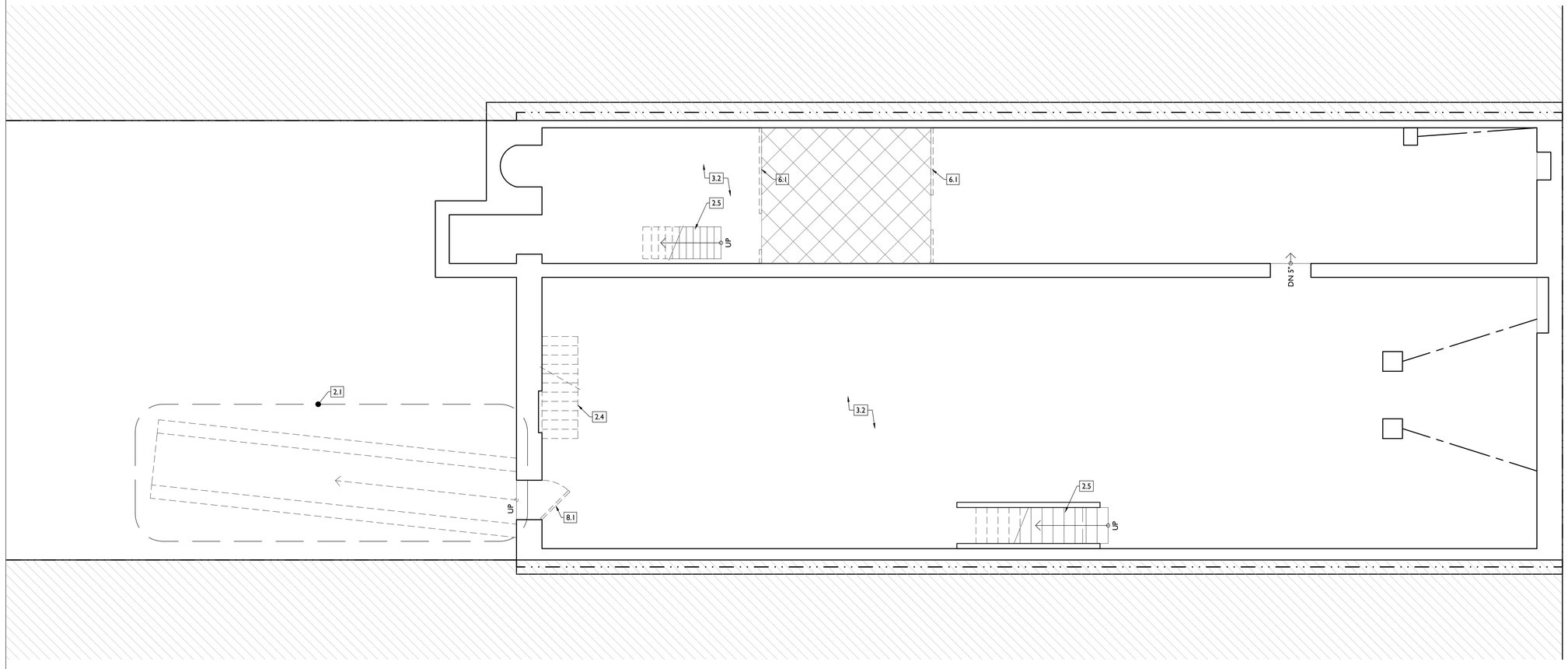
B. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.

NEIGHBORING PROPERTIES:
A. OBTAIN PERMISSION FROM THE OWNERS FOR ANY WORK ON OR AFFECTING NEIGHBORING PROPERTIES.
B. PROTECT NEIGHBORING PROPERTIES FROM DAMAGE.
C. REPAIR ANY DAMAGE TO NEIGHBORING PROPERTIES CAUSED BY DEMOLITION ACTIVITIES.

RETAIN THE FOLLOWING, UNLESS NOTED OTHERWISE:
A. IN AREAS OF NEW MASONRY OPENINGS, SALVAGE HISTORIC BRICK FOR REUSE & CAREFULLY SORT AND SEPARATE HARD-FIRED FACE BRICK FROM BRICKS AT INTERIOR WYTHES.
B. RETAIN HISTORIC EXTERIOR ORNAMENT- CORNICES, FRIEZES, BRACKETS, ETC. AS NOTED.
C. RETAIN HISTORIC STOREFRONT ELEMENTS - COLUMNS, LINTELS, THRESHOLDS, GLAZING.
D. RETAIN HISTORIC INTERIOR WOOD TRIM - INCLUDES MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC.
  - CAREFULLY REMOVE & RETAIN HISTORIC TRIM ATWALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FURRING INSTALLED.
  - RETAIN HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SIDELITES, AND TRIM.
  - RETAIN HISTORIC WOOD WINDOW SASH, FRAMES, AND BRICKMOLD AND SHUTTER HARDWARE.
E. RETAIN LOCATION OF EXISTING DOWNSPOUT TIE-INS, UNO. CLEAR OF DEBRIS & REPAIR AS REQ.

REMOVE THE FOLLOWING, UNLESS NOTED OTHERWISE:
A. FURNITURE & DEBRIS, INTERIOR & EXTERIOR, ALL FLOOR LEVELS, INCLUDG BASEMENT & ATTIC.
B. SUSPENDED ACOUSTICAL CEILINGS.
C. WALL COVERING.
D. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED).
E. NON-HISTORIC STAIRS (SHOWN DASHED).
F. NON-HISTORIC CABINETRY, PANELING AND TRIM.
G. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.
H. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, CONDUIT, BOXES, WIRING, PANELS, ETC. BACK TO SERVICE.
I. PLUMBING SYSTEMS - FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. BACK TO SERVICE.
J. NON-HISTORIC DOWNSPOUTS, GUTTERS AND GUTTER BOARDS.
K. NON-HISTORIC VINYL AND ALUM WINDOWS - RETAIN WOOD FRAMES & BRICKMOLD WHERE INDICATED.
L. VEGETATION FROM BRICK.
M. PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNO. RETAIN AND REPAIR PLASTER AT HISTORIC INTERIOR WALLS TO REMAIN. REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS.
N. AT NEW OPENINGS AND MODIFICATIONS OF EXISTING 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.
O. REMOVE ROOFING DOWN TO EXG. SHEATHING. REPLACE DAMAGED/DETERIORATED SHEATHING AS REQ PER STRUCTURAL DRAWINGS.
P. REMOVE DETERIORATED WOOD SUBFLOOR. REPLACE WITH NEW SUBFLOOR PER STRUCTURAL DRAWINGS.
Q. AT COMPLETION OF DEMOLITION, ALL DEBRIS SHALL BE REMOVED AND FLOORS SWEPT BROOM CLEAN.
R. REFER TO THE DRAWINGS OF OTHER DICIPLINES HEREIN - CIVIL, STRUCTURAL, MEPFP, ETC - FOR ADDITIONAL DEMOLITION INFORMATION.



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

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architecture + design
1810 CAMPBELL ALLEY, SUITE 300 | CINCINNATI, OH 45202
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KURT J. PLATTE 10833 REGISTERED ARCHITECT STATE OF OHIO

KURT PLATTE 10833
EXP DATE 12.31.2023

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

Revisions

Design Team:
JK, CH
Drawn by:
JK, CH

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AD1.00

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J. NON-HISTORIC DOWNSPOUTS, GUTTERS AND GUTTER BOARDS.
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M. PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNO. RETAIN AND REPAIR PLASTER AT HISTORIC INTERIOR WALLS TO REMAIN. REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS.
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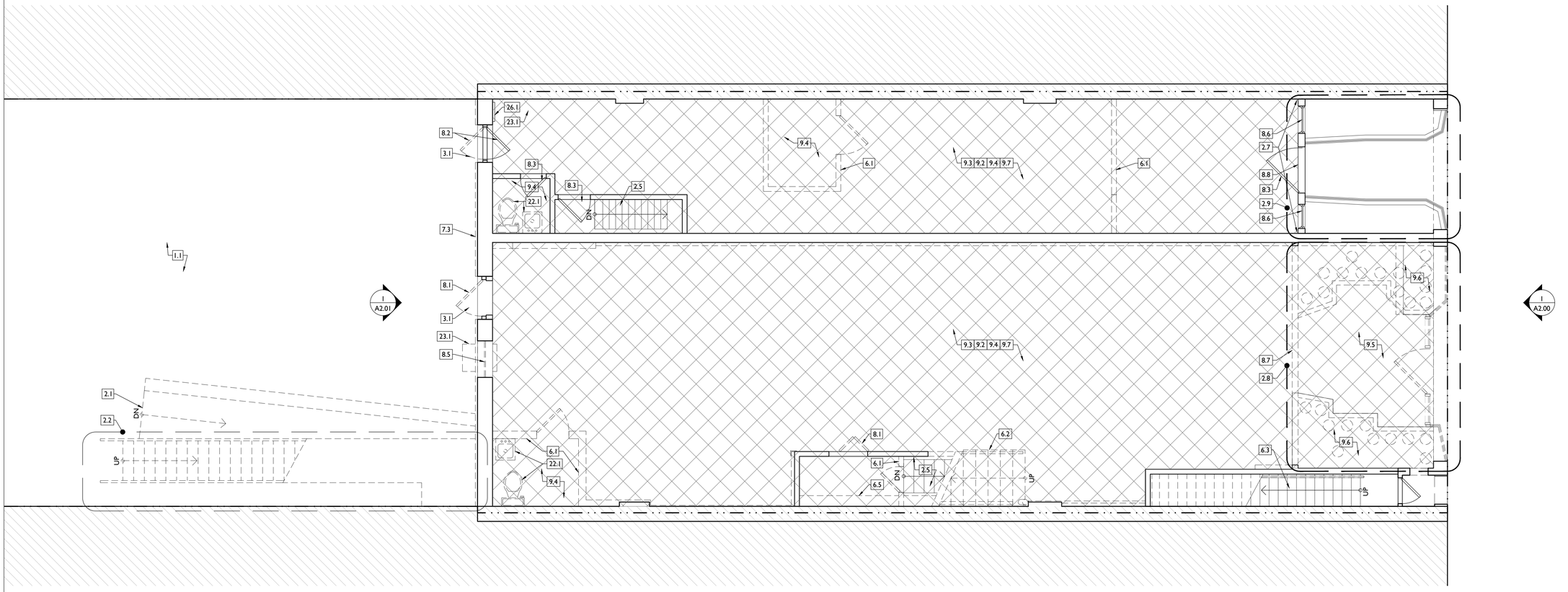

SCALE: 1/4" = 1'-0"

EXISTING + DEMOLITION PLAN - FIRST FLOOR | 1

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1810 CAMPBELL ALLEY, SUITE 300 | CINCINNATI, OH 45202
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STATE OF OHIO KURT J. PLATTE 10833 REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.2023

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

Revisions

Design Team:
JK, CH
Drawn by:
JK, CH

PROPOSED PROJECT:
RENOVATION FOR
135 - 137 E. MAIN ST.
VAN WERT, OH 45891
VAN WERT REDEVELOPMENT, PHASE 2

Job No: 22013 11.11.2022

AD1.01

DEMOLITION 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.

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

ALL KEYED NOTES LISTED MAY NOT APPLY TO THIS SHEET.

1. GENERAL
1.1 REFER TO CIVIL DRAWINGS FOR COURTYARD DEMOLITION.

2. EXG CONDITIONS
2.1 REMOVE EXISTING AREA WELL IN ITS ENTIRETY INCLUDING FOUNDATIONS, RETAINING WALLS, STAIRS, RAILINGS AND ROOF. REFER TO CIVIL DRAWINGS.
2.2 REMOVE EXISTING STAIRS IN ITS ENTIRETY INCLUDING STAIRS, LANDINGS, RAILINGS, FOUNDATIONS, COLUMNS, WALL ANCHORS, FLASHING AND ROOF. REPAIR DAMAGE TO THIS AND NEIGHBORING BUILDING RESULTING FROM THE STAIRS ATTACHMENT OR REMOVAL.
2.3 NOT USED.
2.4 REMOVE PREVIOUSLY ABANDONED EXISTING STAIRS.
2.5 EXISTING STAIRS TO REMAIN IN USE.
2.6 EXISTING STRUCTURAL COLUMN TO REMAIN. DO NOT DISTURB.
2.7 PARTIAL DEMOLITION OF WALL ABOVE DROPPED CEILINGS THIS AREA MAY BE REQUIRED. REFER TO NEW WORK PLANS.
2.8 THIS AREA: EXISTING RAISED PLATFORMS TO REMAIN. EXISTING DROPPED CEILINGS, BULKHEADS, SOFFITS, STOREFRONT FRAMING, GLAZING AND DOOR TO BE REMOVED. DROPPED CEILINGS AND BULKHEADS TO BE REPLACED AS NEW CONSTRUCTION IN EXACT CONFIGURATION AS EXISTING. DOCUMENT EXISTING CONSTRUCTION PRIOR TO REMOVAL. REFER TO NEW WORK PLANS.
2.9 THIS AREA: EXISTING CONSTRUCTION TO REMAIN INCLUDING STOREFRONT GLAZING AND FRAMES, ENTRANCE DOOR AND FLANKING WINDOWS, WALLS, RAISED PLATFORMS, BULKHEADS, AND DROPPED CEILINGS . REFER TO NEW WORK PLANS.
2.10 EXISTING OPENING TO BE WIDENED. WALL IS ASSUMED TO BE NON-LOAD BEARING. IF DISCOVERED TO BE LOAD BEARING, PROVIDE SHORING AND CONTACT ARCHITECT AND STRUCTURAL ENGINEER FOR DIRECTION.
2.11 HISTORIC EXTERIOR ORNAMENT TO REMAIN - CORNICE, BRACKETS, FRIEZE AND LINTELS.
2.12 REMOVE TRIM TO ALLOW FOR NEW BRACKET.

3. CONCRETE
3.1 CONCRETE OR STONE STEPS OR STOOP TO BE REMOVED.
3.2 DEMOLISH EXISTING CONCRETE SLAB IN AREAS TO RECEIVE NEW CONCRETE SLAB. REFER TO STRUCTURAL DRAWINGS.

4. MASONRY
4.1 EXPANDED OPENING IN EXG MASONRY WALL. CAREFULLY REMOVE MASONRY FOR REUSE. PROVIDE NEW STEEL AND STONE LINTELS, AND STONE SILL. REFER TO ELEVATIONS AND STRUCTURAL DRAWINGS.
4.2 CHIMNEY TO REMAIN

5. METALS
5.1 REMOVE GUARDRAIL/HANDRAIL.

6. WOOD, PLASTICS, AND COMPOSITES
6.1 REMOVE EXISTING PARTITIONS.
6.2 REMOVE NON-HISTORIC STAIR & GUARD/HANDRAILS ENTIRELY.
6.3 STAIRS AND HANDRAIL TO REMAIN. REMOVE NON-HISTORIC FINISH ON TREADS AND LANDINGS.
6.4 REMOVE NON-HISTORIC FURRING, PANELING AND TRIM.
6.5 REMOVE SHELVES.
6.6 HISTORIC TRIM:
  A. RETAIN.
  B. HISTORIC TRIM TO BE CAREFULLY REMOVED & SALVAGED FOR REUSE.

7. THERMAL AND MOISTURE PROTECTION
7.1 REMOVE NON-HISTORIC GUTTER & DOWNSPOUTS.
7.2 REMOVE ROOFING ENTIRELY.
7.3 REMOVE SIDING & FURRING.
7.4 CAREFULLY REMOVE DAMAGED GLASS PANELS, INDICATED BY + PATTERN, (AND ANY OTHER DAMAGED PANELS NOT INDENTIFIED) FOR REPLACEMENT.
7.5 PERFORM ROOFING DEMOLITION AT PARTY WALL INTERFACE WITH ADJACENT PROPERTIES SUCH THAT NEIGHBORING ROOFS REMAIN WATER TIGHT AND THEIR ROOFING WARRANTIES ARE NOT AFFECTED.

8. OPENINGS
8.1 REMOVE DOOR AND FRAME, AND TRANSOM AS OCCURS.
8.2 HISTORIC DOOR OPENING WITH TRANSOM. ENTRANCE DOOR TO REMAIN. REMOVE STORM DOOR AND TRANSOM OR TRANSOM INFILL ABOVE IN PREPARATION FOR NEW TRANSOM AND FRAME.
8.3 EXISTING DOOR TO REMAIN.
8.4 HISTORIC WINDOW TO BE RETAINED. SEE NEW WORK PLANS FOR REPAIR NOTES.
8.5 REMOVE WINDOW & FRAME, AND INFILL AS OCCURS, ENTIRELY BACK TO MASONRY OPENING.
8.6 EXISTING INTERIOR WINDOW/DOOR TO REMAIN.
8.7 REMOVE ACCESS PANEL AND TRIM ABOVE. SALVAGE FOR REUSE.
8.8 EXISTING ACCESS PANEL ABOVE TO REMAIN.

9. FINISHES
9.1 REMOVE PLASTER FROM FRAMING:
  A. THIS SIDE.
  B. BOTH SIDES OF FRAMING.
9.2 REMOVE NON-HISTORIC WALL FURRING, GYP BD, PEGBOARD AND PANELING.
9.3 HISTORIC FLOORING TO REMAIN. SEE NEW WORK PLANS.
9.4 REMOVE NON-HISTORIC FLOORING DOWN TO EXISTING HARDWOOD.
9.5 REMOVE NON-HISTORIC FLOORING DOWN TO EXISTING TERRAZZO FLOORING.
9.6 REMOVE CARPETING FROM RAISED PLATFORMS.
9.7 REMOVE SUSPENDED ACOUSTICAL AND GYP BD CEILINGS AS OCCUR, AND PLASTER AND LATH CEILING AT UNDERSIDE OF FLOOR, ROOF OR CEILING STRUCTURE ABOVE. AREA INDICATED BY CROSSHATCH.
9.8 REMOVE NON-HISTORIC PANELING AND ASSOCIATED TRIM.
9.9 REMOVE NON-HISTORIC SIGNAGE.

22. PLUMBING
22.1 REMOVE PLUMBING PIPING, FIXTURES AND ASSOCIATED ITEMS.

23. MECHANICAL
23.1 REMOVE MECHANICAL EQUIPMENT

26. ELECTRICAL
26.1 REMOVE ELECTRICAL EQUIPMENT

DEMOLITION 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
- EXG CEILING FINISH TO BE REMOVED

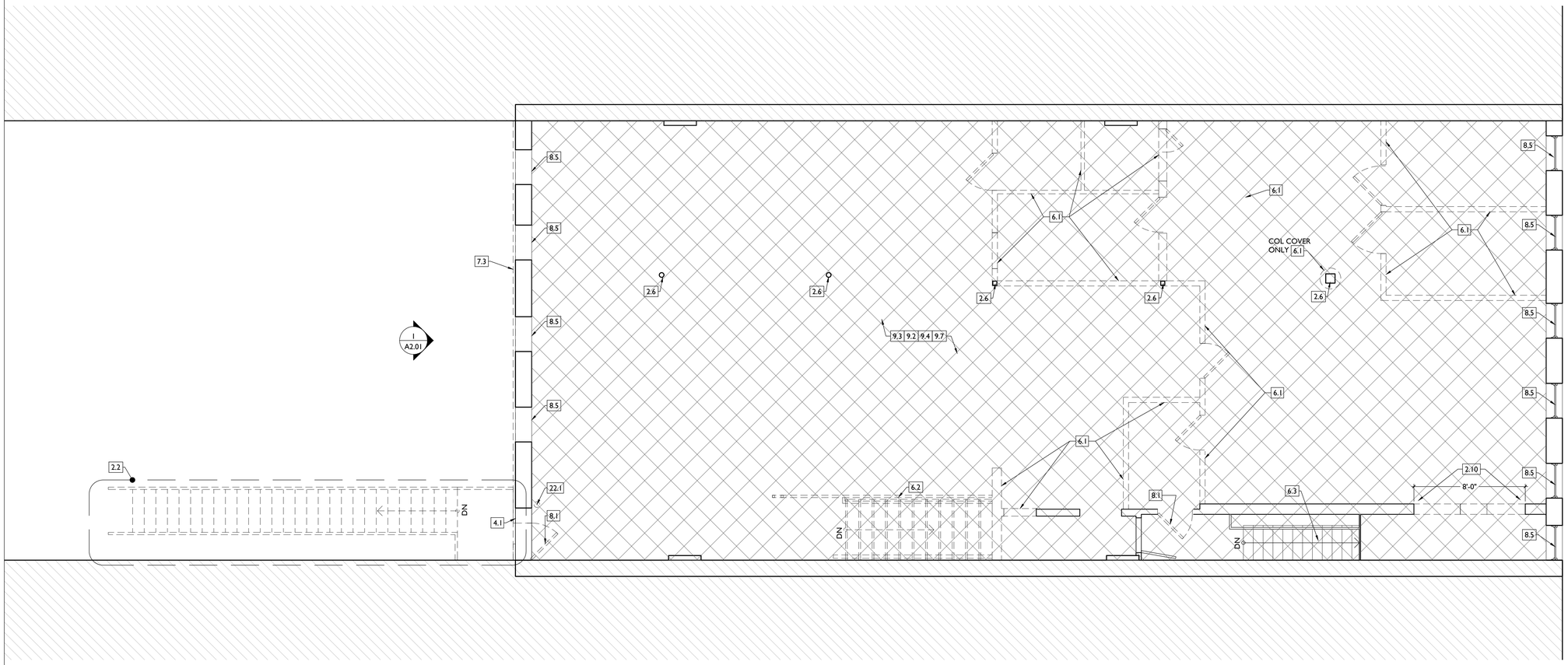
DEMOLITION GENERAL NOTES

HISTORIC PRESERVATION TAX CREDIT PROJECT:
A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO THE APPROVED PART 2 NARRATIVE AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE. THROUGHOUT THIS PROJECT, HISTORIC DOORS, WINDOWS, AND INTERIOR TRIM REMAINS LARGELY INTACT. HISTORIC ELEMENTS (TRIM, DOORS, ETC.) TO BE REMAIN - OR - SALVAGED FOR REUSE. IF ANY REMAINS, TURN OVER TO OWNER.
B. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.

NEIGHBORING PROPERTIES:
A. OBTAIN PERMISSION FROM THE OWNERS FOR ANY WORK ON OR AFFECTING NEIGHBORING PROPERTIES.
B. PROTECT NEIGHBORING PROPERTIES FROM DAMAGE.
C. REPAIR ANY DAMAGE TO NEIGHBORING PROPERTIES CAUSED BY DEMOLITION ACTIVITIES.

RETAIN THE FOLLOWING, UNLESS NOTED OTHERWISE:
A. IN AREAS OF NEW MASONRY OPENINGS, SALVAGE HISTORIC BRICK FOR REUSE & CAREFULLY SORT AND SEPARATE HARD-FIRED FACE BRICK FROM BRICKS AT INTERIOR WYTHES.
B. RETAIN HISTORIC EXTERIOR ORNAMENT- CORNICES, FRIEZES, BRACKETS, ETC. AS NOTED.
C. RETAIN HISTORIC STOREFRONT ELEMENTS - COLUMNS, LINTELS, THRESHOLDS, GLAZING.
D. RETAIN HISTORIC INTERIOR WOOD TRIM - INCLUDES MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC.
  - CAREFULLY REMOVE & RETAIN HISTORIC TRIM ATWALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FURRING INSTALLED.
  - RETAIN HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SIDELITES, AND TRIM.
  - RETAIN HISTORIC WOOD WINDOW SASH, FRAMES, AND BRICKMOLD AND SHUTTER HARDWARE.
E. RETAIN LOCATION OF EXISTING DOWNSPOUT TIE-INS, UNO. CLEAR OF DEBRIS & REPAIR AS REQ.

REMOVE THE FOLLOWING, UNLESS NOTED OTHERWISE:
A. FURNITURE & DEBRIS, INTERIOR & EXTERIOR, ALL FLOOR LEVELS, INCLUDG BASEMENT & ATTIC.
B. SUSPENDED ACOUSTICAL CEILINGS.
C. WALL COVERING.
D. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED).
E. NON-HISTORIC STAIRS (SHOWN DASHED).
F. NON-HISTORIC CABINETRY, PANELING AND TRIM.
G. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.
H. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, CONDUIT, BOXES, WIRING, PANELS, ETC. BACK TO SERVICE.
I. PLUMBING SYSTEMS - FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. BACK TO SERVICE.
J. NON-HISTORIC DOWNSPOUTS, GUTTERS AND GUTTER BOARDS.
K. NON-HISTORIC VINYL AND ALUM WINDOWS - RETAIN WOOD FRAMES & BRICKMOLD WHERE INDICATED.
L. VEGETATION FROM BRICK.
M. PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNO. RETAIN AND REPAIR PLASTER AT HISTORIC INTERIOR WALLS TO REMAIN. REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS.
N. AT NEW OPENINGS AND MODIFICATIONS OF EXISTING 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.
O. REMOVE ROOFING DOWN TO EXG. SHEATHING. REPLACE DAMAGED/DETERIORATED SHEATHING AS REQ PER STRUCTURAL DRAWINGS.
P. REMOVE DETERIORATED WOOD SUBFLOOR. REPLACE WITH NEW SUBFLOOR PER STRUCTURAL DRAWINGS.
Q. AT COMPLETION OF DEMOLITION, ALL DEBRIS SHALL BE REMOVED AND FLOORS SWEPT BROOM CLEAN.
R. REFER TO THE DRAWINGS OF OTHER DICIPLINES HEREIN - CIVIL, STRUCTURAL, MEPFP, ETC - FOR ADDITIONAL DEMOLITION INFORMATION.



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

EXISTING + DEMOLITION PLAN - SECOND FLOOR | 1

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1810 CAMPBELL ALLEY, SUITE 300 | CINCINNATI, OH 45202
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STATE OF OHIO KURT J. PLATTE 10833 REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.2023

Progress Dates
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11/11/2022 BID AND PERMIT

Revisions

Design Team:
JK, CH
Drawn by:
JK, CH

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RENOVATION FOR
135 - 137 E. MAIN ST.
VAN WERT, OH 45891
VAN WERT REDEVELOPMENT, PHASE 2

Job No: 22013 11.14.2022

AD1.02

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2.3 NOT USED.
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2.12 REMOVE TRIM TO ALLOW FOR NEW BRACKET.

3. CONCRETE
3.1 CONCRETE OR STONE STEPS OR STOOP TO BE REMOVED.
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8. OPENINGS
8.1 REMOVE DOOR AND FRAME, AND TRANSOM AS OCCURS.
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8.5 REMOVE WINDOW & FRAME, AND INFILL AS OCCURS, ENTIRELY BACK TO MASONRY OPENING.
8.6 EXISTING INTERIOR WINDOW/DOOR TO REMAIN.
8.7 REMOVE ACCESS PANEL AND TRIM ABOVE. SALVAGE FOR REUSE.
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9. FINISHES
9.1 REMOVE PLASTER FROM FRAMING:
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22.1 REMOVE PLUMBING PIPING, FIXTURES AND ASSOCIATED ITEMS.

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23.1 REMOVE MECHANICAL EQUIPMENT

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RETAIN THE FOLLOWING, UNLESS NOTED OTHERWISE:
A. IN AREAS OF NEW MASONRY OPENINGS, SALVAGE HISTORIC BRICK FOR REUSE & CAREFULLY SORT AND SEPARATE HARD-FIRED FACE BRICK FROM BRICKS AT INTERIOR WYTHES.
B. RETAIN HISTORIC EXTERIOR ORNAMENT- CORNICES, FRIEZES, BRACKETS, ETC. AS NOTED.
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  - RETAIN HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SIDELITES, AND TRIM.
  - RETAIN HISTORIC WOOD WINDOW SASH, FRAMES, AND BRICKMOLD AND SHUTTER HARDWARE.
E. RETAIN LOCATION OF EXISTING DOWNSPOUT TIE-INS, UNO. CLEAR OF DEBRIS & REPAIR AS REQ.

REMOVE THE FOLLOWING, UNLESS NOTED OTHERWISE:
A. FURNITURE & DEBRIS, INTERIOR & EXTERIOR, ALL FLOOR LEVELS, INCLUDG BASEMENT & ATTIC.
B. SUSPENDED ACOUSTICAL CEILINGS.
C. WALL COVERING.
D. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED).
E. NON-HISTORIC STAIRS (SHOWN DASHED).
F. NON-HISTORIC CABINETRY, PANELING AND TRIM.
G. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.
H. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, CONDUIT, BOXES, WIRING, PANELS, ETC. BACK TO SERVICE.
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J. NON-HISTORIC DOWNSPOUTS, GUTTERS AND GUTTER BOARDS.
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M. PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNO. RETAIN AND REPAIR PLASTER AT HISTORIC INTERIOR WALLS TO REMAIN. REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS.
N. AT NEW OPENINGS AND MODIFICATIONS OF EXISTING OPENINGS IN MASONRY WALLS, OR REMOVAL OF INFILL AT STOREFRONTS:
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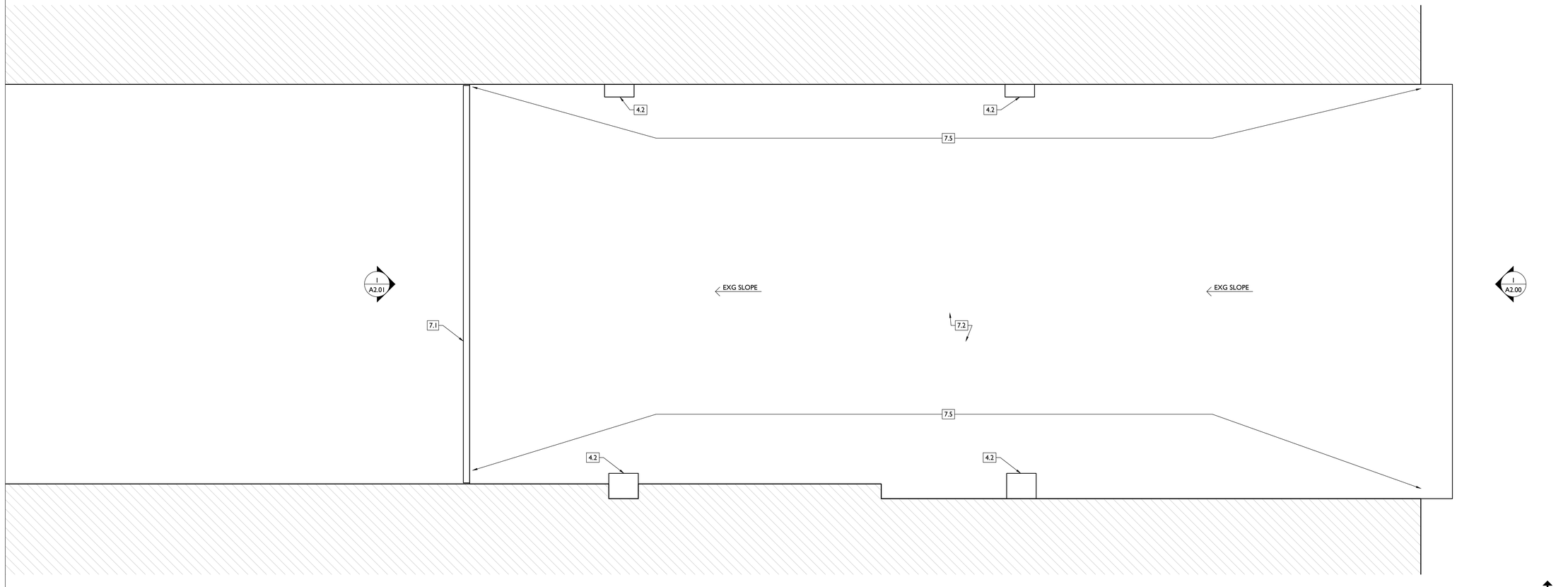
  - TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED, EXCEPT WHERE NOTED IN CORRIDORS.
  - EXPOSED MASONRY EDGES ARE TO BE FIRED EDGES, UNO.
O. REMOVE ROOFING DOWN TO EXG. SHEATHING. REPLACE DAMAGED/DETERIORATED SHEATHING AS REQ PER STRUCTURAL DRAWINGS.
P. REMOVE DETERIORATED WOOD SUBFLOOR. REPLACE WITH NEW SUBFLOOR PER STRUCTURAL DRAWINGS.
Q. AT COMPLETION OF DEMOLITION, ALL DEBRIS SHALL BE REMOVED AND FLOORS SWEPT BROOM CLEAN.
R. REFER TO THE DRAWINGS OF OTHER DICIPLINES HEREIN - CIVIL, STRUCTURAL, MEPFP, ETC - FOR ADDITIONAL DEMOLITION INFORMATION.



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

EXISTING + DEMOLITION PLAN - ROOF | 1

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

STATE OF OHIO
KURT J. PLATTE 10833
REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.2023

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

Revisions

Design Team:
JK, CH
Drawn by:
JK, CH

PROPOSED PROJECT:
RENOVATION FOR
135 - 137 E. MAIN ST.
VAN WERT, OH 45891
VAN WERT REDEVELOPMENT, PHASE 2

Job No: 22013 11.11.2022

AD1.03

DEMOLITION 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.

KEYED NOTES

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

ALL KEYED NOTES LISTED MAY NOT APPLY TO THIS SHEET.

1. GENERAL
1.1 REFER TO CIVIL DRAWINGS FOR COURTYARD DEMOLITION.

2. EXG CONDITIONS
2.1 REMOVE EXISTING AREA WELL IN ITS ENTIRETY INCLUDING FOUNDATIONS, RETAINING WALLS, STAIRS, RAILINGS AND ROOF. REFER TO CIVIL DRAWINGS.
2.2 REMOVE EXISTING STAIRS IN ITS ENTIRETY INCLUDING STAIRS, LANDINGS, RAILINGS, FOUNDATIONS, COLUMNS, WALL ANCHORS, FLASHING AND ROOF. REPAIR DAMAGE TO THIS AND NEIGHBORING BUILDING RESULTING FROM THE STAIRS ATTACHMENT OR REMOVAL.
2.3 NOT USED.
2.4 REMOVE PREVIOUSLY ABANDONED EXISTING STAIRS.
2.5 EXISTING STAIRS TO REMAIN IN USE.
2.6 EXISTING STRUCTURAL COLUMN TO REMAIN. DO NOT DISTURB.
2.7 PARTIAL DEMOLITION OF WALL ABOVE DROPPED CEILINGS THIS AREA MAY BE REQUIRED. REFER TO NEW WORK PLANS.
2.8 THIS AREA: EXISTING RAISED PLATFORMS TO REMAIN. EXISTING DROPPED CEILINGS, BULKHEADS, SOFFITS, STOREFRONT FRAMING, GLAZING AND DOOR TO BE REMOVED. DROPPED CEILINGS AND BULKHEADS TO BE REPLACED AS NEW CONSTRUCTION IN EXACT CONFIGURATION AS EXISTING. DOCUMENT EXISTING CONSTRUCTION PRIOR TO REMOVAL. REFER TO NEW WORK PLANS.
2.9 THIS AREA: EXISTING CONSTRUCTION TO REMAIN INCLUDING STOREFRONT GLAZING AND FRAMES, ENTRANCE DOOR AND FLANKING WINDOWS, WALLS, RAISED PLATFORMS, BULKHEADS, AND DROPPED CEILINGS . REFER TO NEW WORK PLANS.
2.10 EXISTING OPENING TO BE WIDENED. WALL IS ASSUMED TO BE NON-LOAD BEARING. IF DISCOVERED TO BE LOAD BEARING, PROVIDE SHORING AND CONTACT ARCHITECT AND STRUCTURAL ENGINEER FOR DIRECTION.
2.11 HISTORIC EXTERIOR ORNAMENT TO REMAIN - CORNICE, BRACKETS, FRIEZE AND LINTELS.
2.12 REMOVE TRIM TO ALLOW FOR NEW BRACKET.

3. CONCRETE
3.1 CONCRETE OR STONE STEPS OR STOOP TO BE REMOVED.
3.2 DEMOLISH EXISTING CONCRETE SLAB IN AREAS TO RECEIVE NEW CONCRETE SLAB. REFER TO STRUCTURAL DRAWINGS.

4. MASONRY
4.1 EXPANDED OPENING IN EXG MASONRY WALL. CAREFULLY REMOVE MASONRY FOR REUSE. PROVIDE NEW STEEL AND STONE LINTELS, AND STONE SILL. REFER TO ELEVATIONS AND STRUCTURAL DRAWINGS.
4.2 CHIMNEY TO REMAIN

5. METALS
5.1 REMOVE GUARDRAIL/HANDRAIL.

6. WOOD, PLASTICS, AND COMPOSITES
6.1 REMOVE EXISTING PARTITIONS.
6.2 REMOVE NON-HISTORIC STAIR & GUARD/HANDRAILS ENTIRELY.
6.3 STAIRS AND HANDRAIL TO REMAIN. REMOVE NON-HISTORIC FINISH ON TREADS AND LANDINGS.
6.4 REMOVE NON-HISTORIC FURRING, PANELING AND TRIM.
6.5 REMOVE SHELVES.
6.6 HISTORIC TRIM:
A. RETAIN.
B. HISTORIC TRIM TO BE CAREFULLY REMOVED & SALVAGED FOR REUSE.

7. THERMAL AND MOISTURE PROTECTION
7.1 REMOVE NON-HISTORIC GUTTER & DOWNSPOUTS.
7.2 REMOVE ROOFING ENTIRELY.
7.3 REMOVE SIDING & FURRING.
7.4 CAREFULLY REMOVE DAMAGED GLASS PANELS, INDICATED BY + PATTERN, (AND ANY OTHER DAMAGED PANELS NOT INDENTIFIED) FOR REPLACEMENT.
7.5 PERFORM ROOFING DEMOLITION AT PARTY WALL INTERFACE WITH ADJACENT PROPERTIES SUCH THAT NEIGHBORING ROOFS REMAIN WATER TIGHT AND THEIR ROOFING WARRANTIES ARE NOT AFFECTED.

8. OPENINGS
8.1 REMOVE DOOR AND FRAME, AND TRANSOM AS OCCURS.
8.2 HISTORIC DOOR OPENING WITH TRANSOM. ENTRANCE DOOR TO REMAIN. REMOVE STORM DOOR AND TRANSOM OR TRANSOM INFILL ABOVE IN PREPARATION FOR NEW TRANSOM AND FRAME.
8.3 EXISTING DOOR TO REMAIN.
8.4 HISTORIC WINDOW TO BE RETAINED. SEE NEW WORK PLANS FOR REPAIR NOTES.
8.5 REMOVE WINDOW & FRAME, AND INFILL AS OCCURS, ENTIRELY BACK TO MASONRY OPENING.
8.6 EXISTING INTERIOR WINDOW/DOOR TO REMAIN.
8.7 REMOVE ACCESS PANEL AND TRIM ABOVE. SALVAGE FOR REUSE.
8.8 EXISTING ACCESS PANEL ABOVE TO REMAIN.

9. FINISHES
9.1 REMOVE PLASTER FROM FRAMING:
A. THIS SIDE.
B. BOTH SIDES OF FRAMING.
9.2 REMOVE NON-HISTORIC WALL FURRING, GYP BD, PEGBOARD AND PANELING.
9.3 HISTORIC FLOORING TO REMAIN. SEE NEW WORK PLANS.
9.4 REMOVE NON-HISTORIC FLOORING DOWN TO EXISTING HARDWOOD.
9.5 REMOVE NON-HISTORIC FLOORING DOWN TO EXISTING TERRAZZO FLOORING.
9.6 REMOVE CARPETING FROM RAISED PLATFORMS.
9.7 REMOVE SUSPENDED ACOUSTICAL AND GYP BD CEILINGS AS OCCUR, AND PLASTER AND LATH CEILING AT UNDERSIDE OF FLOOR, ROOF OR CEILING STRUCTURE ABOVE. AREA INDICATED BY CROSSHATCH.
9.8 REMOVE NON-HISTORIC PANELING AND ASSOCIATED TRIM.
9.9 REMOVE NON-HISTORIC SIGNAGE.

22. PLUMBING
22.1 REMOVE PLUMBING PIPING, FIXTURES AND ASSOCIATED ITEMS.

23. MECHANICAL
23.1 REMOVE MECHANICAL EQUIPMENT

26. ELECTRICAL
26.1 REMOVE ELECTRICAL EQUIPMENT

DEMOLITION 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
- EXG CEILING FINISH TO BE REMOVED

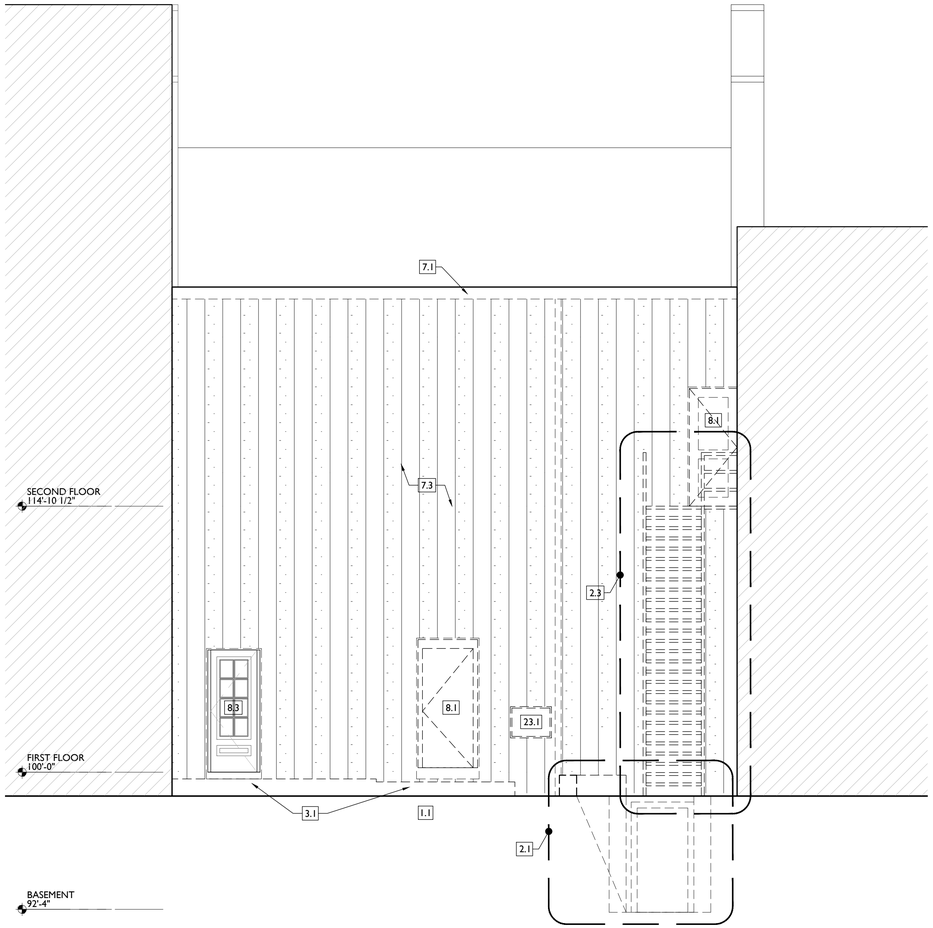
DEMOLITION GENERAL NOTES

HISTORIC PRESERVATION TAX CREDIT PROJECT:
A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO THE APPROVED PART 2 NARRATIVE AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.
THROUGHOUT THIS PROJECT, HISTORIC DOORS, WINDOWS, AND INTERIOR TRIM REMAINS LARGELY INTACT. HISTORIC ELEMENTS (TRIM, DOORS, ETC.) TO BE REMAIN - OR - SALVAGED FOR REUSE. IF ANY REMAINS, TURN OVER TO OWNER.
B. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.

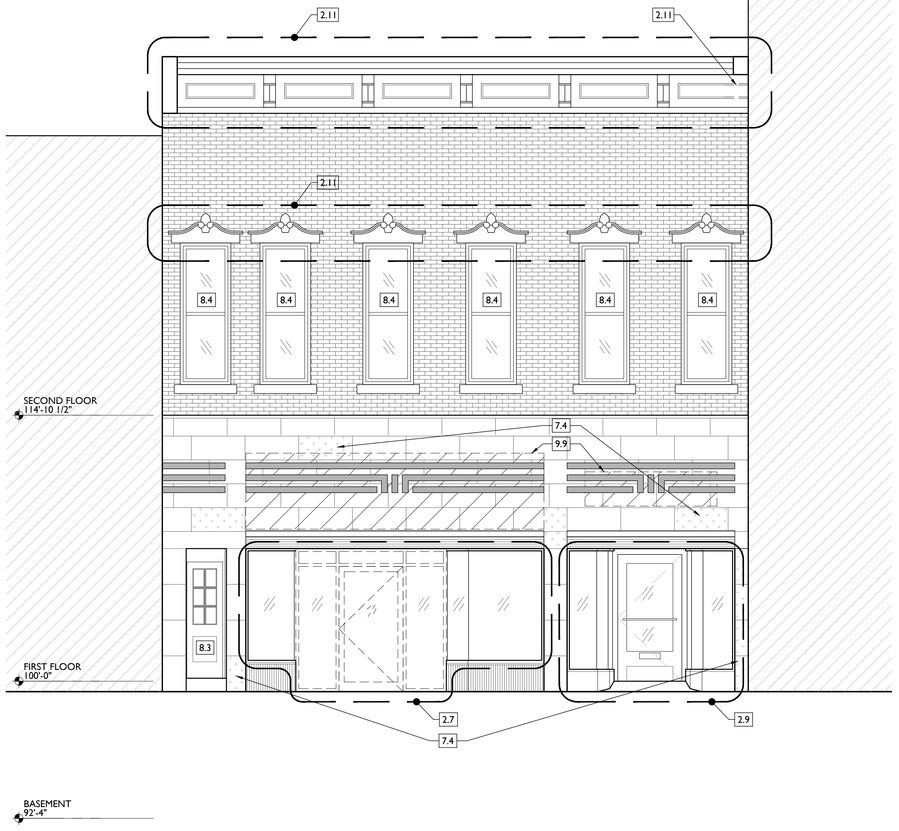
NEIGHBORING PROPERTIES:
A. OBTAIN PERMISSION FROM THE OWNERS FOR ANY WORK ON OR AFFECTING NEIGHBORING PROPERTIES.
B. PROTECT NEIGHBORING PROPERTIES FROM DAMAGE.
C. REPAIR ANY DAMAGE TO NEIGHBORING PROPERTIES CAUSED BY DEMOLITION ACTIVITIES.

RETAIN THE FOLLOWING, UNLESS NOTED OTHERWISE:
A. IN AREAS OF NEW MASONRY OPENINGS, SALVAGE HISTORIC BRICK FOR REUSE & CAREFULLY SORT AND SEPARATE HARD-FIRED FACE BRICK FROM BRICKS AT INTERIOR WYTHES.
B. RETAIN HISTORIC EXTERIOR ORNAMENT- CORNICES, FRIEZES, BRACKETS, ETC. AS NOTED.
C. RETAIN HISTORIC STOREFRONT ELEMENTS - COLUMNS, LINTELS, THRESHOLDS, GLAZING.
D. RETAIN HISTORIC INTERIOR WOOD TRIM - INCLUDES MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC.
- CAREFULLY REMOVE & RETAIN HISTORIC TRIM ATWALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FURRING INSTALLED.
- RETAIN HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SIDELITES, AND TRIM.
- RETAIN HISTORIC WOOD WINDOW SASH, FRAMES, AND BRICKMOLD AND SHUTTER HARDWARE.
E. RETAIN LOCATION OF EXISTING DOWNSPOUT TIE-INS, UNO. CLEAR OF DEBRIS & REPAIR AS REQ.

REMOVE THE FOLLOWING, UNLESS NOTED OTHERWISE:
A. FURNITURE & DEBRIS, INTERIOR & EXTERIOR, ALL FLOOR LEVELS, INCLUDG BASEMENT & ATTIC.
B. SUSPENDED ACOUSTICAL CEILINGS.
C. WALL COVERING.
D. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED).
E. NON-HISTORIC STAIRS (SHOWN DASHED).
F. NON-HISTORIC CABINETRY, PANELING AND TRIM.
G. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.
H. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, CONDUIT, BOXES, WIRING, PANELS, ETC. BACK TO SERVICE.
I. PLUMBING SYSTEMS - FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. BACK TO SERVICE.
J. NON-HISTORIC DOWNSPOUTS, GUTTERS AND GUTTER BOARDS.
K. NON-HISTORIC VINYL AND ALUM WINDOWS - RETAIN WOOD FRAMES & BRICKMOLD WHERE INDICATED.
L. VEGETATION FROM BRICK.
M. PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNO. RETAIN AND REPAIR PLASTER AT HISTORIC INTERIOR WALLS TO REMAIN. REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS.
N. AT NEW OPENINGS AND MODIFICATIONS OF EXISTING 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.
O. REMOVE ROOFING DOWN TO EXG. SHEATHING. REPLACE DAMAGED/DETERIORATED SHEATHING AS REQ PER STRUCTURAL DRAWINGS.
P. REMOVE DETERIORATED WOOD SUBFLOOR. REPLACE WITH NEW SUBFLOOR PER STRUCTURAL DRAWINGS.
Q. AT COMPLETION OF DEMOLITION, ALL DEBRIS SHALL BE REMOVED AND FLOORS SWEPT BROOM CLEAN.
R. REFER TO THE DRAWINGS OF OTHER DICIPLINES HEREIN - CIVIL, STRUCTURAL, MEPFP, ETC - FOR ADDITIONAL DEMOLITION INFORMATION.



SCALE: 1/4" = 1'-0" EXISTING + DEMOLITION ELEVATION - NORTH 2



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

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AD2.00

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- HISTORIC INTERIOR WALLS - PRESERVE, REPAIR, AND PATCH HISTORIC TRIM AT EXG HISTORIC INTERIOR WALLS AND DOOR OPENINGS.

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3. CONCRETE
- 3.1 SLAB TO REMAIN. SCOPE & VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQUIRED.
- 3.2 NEW CONCRETE SLAB ON VAPOR BARRIER ON GRANULAR FILL. REFER TO STRUCTURAL DRAWINGS. NEW FLOOR DRAIN(S) PER PLUMBING DRAWINGS. SLOPE SLAB TO DRAIN(S) FROM 8' MIN OUT.
- 3.3 VAPOR MITIGATION SYSTEM BELOW SLAB, AS REQUIRED BY OWNER'S CONSULTANT. SEE CONSULTANT DESIGN FOR SYSTEM DETAILS AND LOCATIONS OF VERTICAL VENTS. SEE NOTE 22.1.
- 3.4 NEW CONCRETE RAMP, STAIRS, LANDING AND METAL RAILINGS. REFER TO CIVIL DRAWINGS.
- 3.5 CONCRETE FOUNDATION FOR STAIRS ABOVE. STAIRS DESIGN IS DELIGATED. QUANTITY, SIZE AND LOCATION MAY VARY FROM THAT SHOWN.
- 3.6 FILL VOID AND CAP W/ CONCRETE. REFER TO STRUCTURAL DRAWINGS.

4. MASONRY
- 4.1 EXPANDED OPENING IN EXG MASONRY WALL. REFER TO STRUCTURAL DWGS. PROVIDE NEW STRUCTURAL AND STONE LINTELS AND THRESHOLD. TOOTH IN BRICK AT SIDE JAMB - NO EXPOSED BRICK CUTS.
- 4.2 BRICK TO BE LEFT EXPOSED. REPAIR DAMAGED BRICK, SCRAPE LOOSE PAINT, CLEAN.
- 4.3 TUCKPOINT BRICK AS SHOWN ON EXTERIOR ELEVATIONS & PER SHPO NARRATIVE.
- 4.4 REPLACE DAMAGED/MISSING BRICK AS SHOWN ON EXTERIOR ELEVATIONS & PER SHPO NARRATIVE.
- 4.5 NEW STONE SILL/THRESHOLD.
- 4.6 NEW CMU INFILL. REFER TO STRUCTURAL DRAWINGS.

5. METALS
- 5.1 NEW STEEL STAIRS, LANDINGS, GUARDRAILS AND HANDRAILS.
- 5.2 42"H STEEL GUARDRAIL WITH OPENINGS < 21" - GALVANIZED AND PAINTED.

6. WOOD, PLASTICS, AND COMPOSITES
- 6.1 REPAIR DAMAGE TO EXISTING WOOD STAIRS TREADS AND RISERS.
- 6.2 REPAIR DAMAGE TO EXISTING WOOD FLOOR.
- 6.3 NEW FLOOR FRAMING (SEE STRUCT DWGS).
- 6.4 EXTEND EXISTING RAISED PLATFORM (HATCH). MATCH HEIGHT. FOLLOW OUTLINE OF EXISTING BULKHEAD ABOVE.
- 6.5 EXISTING ABANDONED STAIRS TO REMAIN.
- 6.6 EXISTING STAIRS TO REMAIN IN USE.
- 6.7 NEW 42" H GUARDRAIL W/ OPENINGS LESS THAN 4".
- 6.8 NEW 36" H HANDRAIL - WD ELIPSE PROFILE STAINED.
- 6.9 EXISTING COLUMN. REFER TO STRUCTURAL DWGS.
- 6.10 NEW INFILL WALL FRAMING TO FILL GAP FROM FLOOR TO CEILING WHERE STAIRS WERE REMOVED.
- 6.11 EXISTING RAISED PLATFORM TO REMAIN.
- 6.12 REPAIR PLATFORM AS REQUIRED DUE TO FDC INSTALLATION. COORD W/ FIRE SUPP CONTRACTOR.
- 6.13 INFILL FLOOR CONSTRUCTION AT PREVIOUS STAIRS OPENING. 1 HR FIRE RATED FLOOR CEILING ASSEMBLY. REFER TO STRUCTURAL DRAWINGS. PROVIDE NEW OR SALVAGED WOOD FINISH FLOORING TO MATCH EXISTING - TOOTH INTO EXTG.
- 6.14 1 HOUR FIRE RATED INFILL AT PREVIOUS DOOR OPENING. FINISH FLUSH W/ EXISTING BOTH SIDES.
- 6.15 REMOVE AND SALVAGE EXISTING BOARDS ON WALL STAIRS SIDE. BUILD NEW 1 HOUR FIRE RATED WALL. REPLACE BOARDS OVER NEW WALL STAIRS SIDE.
- 6.16 PLACE WALL TO CONCEAL EXISTING COLUMN.
- 6.17 EXISTING COLUMN.
- 6.18 CHASE TO CONCEAL PLUMBING - MINIMIZE EXTENT. COORDINATE WITH PLUMBING.
- 6.19 FLOOR JOISTS IN BASEMENT TO REMAIN EXPOSED EXCEPT AS OTHERWISE INDICATED.
- 6.20 RECESSED SHELF. REFER TO INTERIOR ELEVATIONS.
- 6.21 NEW COLUMN. REFER TO STRUCTURAL DRAWINGS.

7. THERMAL AND MOISTURE PROTECTION
- 7.1 NEW 6" GUTTER, DRIP EDGE, AND 4" X 4" OR 3" X 5" DOWNSPOUT - PRE-FINISHED ALUMINUM - COLOR TBD. NEW 1X8 GUTTER BD.
- 7.2 NEW FULLY ADHERED MEMBRANE ROOF W/ CRICKETS WHERE REQUIRED FOR POSITIVE DRAINAGE AND TERMINATION BARS WITH METAL COUNTERFLASHING.
- 7.3 ROOF INSULATION PER SCHEDULE.
- 7.4 NEW ROOF ACCESS HATCH. BASIS OF DESIGN: BILCO SS-50-36 X 72-TB, LONG SIDE HINGE, W/ 12" CURB. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
- 7.5 ROOFING WALKPATH OVERLAY FROM ROOF HATCH TO AND AROUND HVAC UNITS (HATCH).
- 7.6 NEW ALUM CAP AT CHIMNEY. TYPICAL.
- 7.7 EXG PARAPET TO REMAIN - REPAIR & REPLACE CAPS/COPING AS REQUIRED - SEE EXTERIOR ELEVATIONS.
- 7.8 CANOPY ABOVE STAIRS LANDING.
- 7.9 ROOF HATCH ABOVE.
- 7.10 SEAL JOINT BETWEEN TERRAZZO FLOOR AND BOTTOM OF STOREFRONT KNEE WALL.
- 7.11 INSULATE FLOOR CAVITY ABOVE EXTERIOR RECESSED ENTRANCES. TYPICAL.
- 7.12 INSULATE EXPOSED EXTERIOR WALLS WITHIN THE ROOF CAVITY FROM TOP OF CEILING TO BOTTOM OR ROOF DECK - R-19 MIN.
- 7.13 WHERE ADJACENT BUILDING IS TALLER - TURN ROOFING UP WALL 12" MIN. PROVIDE TERMINATION BAR W/ SEALANT AND COUNTERFLASHING.
- 7.14 WHERE ADJACENT BUILDING IS SHORTER - MAINTAIN A WATER-TIGHT CONDITION AT INTERFACE OF WALL AND ROOFING SYSTEMS OF THE TWO BUILDINGS.
- 7.15 METAL DRIP EDGE AT EXPOSED ROOF EDGE.
- 7.16 NEW 4" GUTTER, DRIP EDGE, AND 3" RND OR 3" X 4" DOWNSPOUT - PRE-FINISHED ALUMINUM - COLOR TBD.

8. OPENINGS
- 8.1 HISTORIC WINDOW OR DOOR TO REMAIN. REPAIR AND REFURBISH.
- 8.2 EXISTING WOOD WINDOW FRAMES TO REMAIN - REPAIR AND REFURBISH - WITH NEW REPLICA WOOD SASHES, JAMB EXTENSIONS, STOOL AND CASING. NEW INTERIOR FRICTION FIT STORM WINDOWS.
- 8.3 NEW ALUMINUM CLAD WINDOW W/ WOOD INTERIOR JAMB EXTENSIONS, STOOL AND CASING INSTALLED IN MASONRY OPENING PER DETAILS.
- 8.4 NEW STOREFRONT W/ ALUM PERIMETER FRAME AND VERTICAL BUTT-GLAZED JOINTS. LAYOUT FOLLOWS RAISED PLATFORM BELOW AND BULKHEAD ABOVE.
- 8.5 EXISTING BUTT-GLAZED HISTORIC STOREFRONT AND ENTRANCE TO REMAIN. REFURBISH AND PROTECT.
- 8.6 NEW ALUMINUM STOREFRONT ENTRANCE.
- 8.7 ATTIC ACCESS PANEL (22"x30" MIN.).
- 8.8 FIRE RATED ATTIC ACCESS PANEL (22"x30" MIN.) AT VERTICAL FACE OF CORRIDOR WALL ABOVE CORRIDOR CEILING BOTH SIDES OF DEMISING WALL.
- 8.9 HISTORIC DOOR TO BE FIXED IN THE OPEN POSITION. REMOVE LATCH HARDWARE AND COVER WITH ESCUTCHEON PLATE.
- 8.10 NEW SKYLIGHT ABOVE.
- 8.11 VELUX FS M06 30X46 FIXED SKYLIGHT ON 12"H CURB. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE MOTORIZED BLACKOUT SHADES.
- 8.12 NEW DOOR, TRANSOM AND FRAME IN EXISTING OPENING, OR WIDENED OPENING AS NOTED.
- 8.13 NEW WOOD TRANSOM FRAME & SASH ABOVE EXISTING DOOR IN EXISTING OPENING.
- 8.14 FIRE RATED ACCESS PANEL AT WALL ABOVE. TRIM WITH SALVAGED CASING FROM ORIGINAL DOOR.
- 8.15 HISTORIC ACCESS DOOR ABOVE TO REMAIN. REPAIR AND REFURBISH.

9. FINISHES
- 9.1 1 HR RATED WALL CONTINUOUS TO UNDERSIDE OF ROOF DECK ABOVE.
- 9.2 FIRE RATING TO BE CONTINUOUS AT INTERSECTION W/ NON-RATED WALL.
- 9.3 EXISTING WOOD FLOORING TO REMAIN. REPAIR AND REFINISH. REFER TO FINISH SCHEDULE.
- 9.4 EXISTING TERRAZZO FLOORING TO REMAIN. CLEAN AND REFURBISH. APPLY SLIP RESISTANT CLEAR SEALER. PROTECT DURING CONSTRUCTION.
- 9.5 PROVIDE EXTERIOR SLIP-RESISTANT CERAMIC TILE - TCNA SYSTEM F10S WITH WATERPROOF MEMBRANE. ACOUSTICAL INSULATION AT PLUMBING STACKS.
- 9.6 REPAIR WALLS AND FLOOR WHERE PLUMBING FIXTURES REMOVED AND ELSEWHERE AS REQUIRED.
- 9.7 1 HOUR RATED FLOOR / CEILING ASSEMBLY ABOVE ENTIRE TENANT AREA (INCLUDING ABOVE EXTERIOR RECSSED ENTRANCES) - FLOOR/CEILING ASSEMBLY A.
- 9.8 UNDERSIDE OF STAIRS AND LANDING AND ALL STRUCTURE SUPPORTING STAIRS ABOVE TO HAVE 1 HOUR FIRE RATED PROTECTION - FLOOR / CEILING ASSEMBLY B. EXTENT SHOWN (HATCH) IS APPROXIMATE - VERIFY IN FIELD.
- 9.9 REPLACE DAMAGED OR MISSING GLASS FACADE PANELS TO MATCH EXISTING. CLEAN ALL PANELS, TYPICAL ENTIRE FACADE.
- 9.10 NEW METAL PANELS AT KNEE WALL OF EXTENDED PLATFORM TO MATCH EXISTING. REPAIR AND CLEAN EXISTING PANELS TO REMAIN.
- 9.11 NEW CORBEL TO MATCH EXISTING AT OPPOSITE SIDE.
- 9.12 AT EXISTING STUD WALL - CONTRACTOR OPTION THIS SIDE: REMOVE EXISTING WALL FINISH AND REPLACE WITH 1 LAYER 5/8" TYPE X GYP BD, OR KEEP EXISTING WALL FINISH AND PLACE 1 LAYER 5/8" TYPE X GYP BD OVER. GYP BD CONTINUOUS TO UNDERSIDE OF SUBFLOOR ABOVE.
- 9.13 1 HR RATED CEILING THIS AREA. EXISTING DROPPED CEILINGS, SOFFITS AND BULKHEADS TO BE REMOVED AND REBUILT IN SAME CONFIGURATION AFTER RATED CEILING IS PLACED AT BOTTOM OF FLOOR ABOVE. APPLY 2 LAYERS 5/8" TYPE X GYP BD (EXT GRADE AT EXTERIOR) - FLOOR / CEILING ASSEMBLY B.
- 9.14 1 HR RATED CEILING THIS AREA. APPLY 2 LAYERS 5/8" TYPE X GYP BD OVER EXISTING DROPPED CEILING (EXTERIOR GRADE GYP BD AT EXTERIOR).
- 9.15 APPLY 1 LAYER 5/8" TYPE X GYP BD TO WALL FROM BOTTOM OF DROPPED CEILING TO MEMBRANE OF FLOOR ASSEMBLY ABOVE.
- 9.16 AT EXISTING STUD WALL THIS SIDE: REMOVE EXISTING WALL FINISH, APPLY SOUND ATTENUATION BATTS IN CAVITY AND PLACE 1 LAYER 5/8" TYPE X GYP BD ON STUDS, GYP BD CONTINUOUS TO UNDERSIDE OF ROOF DECK ABOVE. ADDITIONAL FRAMING ABOVE EXISTING CEILING MAY BE REQUIRED.

10. SPECIALTIES
- 10.1 EMERGENCY KEY BOX RECESSED INTO WALL.
- 10.2 RECESSED MAILBOX EQ-1. REFER TO FINISH SCHEDULE.
- 10.3 ENTRY SECURITY SYSTEM CALL BOX - RECESSED.
- 10.4 CLOSETS W/ BLOCKING AT RODS & BRACKETS:
  - A. TYP. ENCLOSED CLOSET: 12" DEEP MELAMINE SHELF & CLOTHES ROD AT 66" AFF.; TYP U.N.O.
  - B. OPEN CLOSET- SHELF & CLOTHES ROD.
  - C. (5) 16" DEEP ADJUSTABLE SHELVES ON STANDARD MOUNT.
  - D. 12" DEEP MELAMINE SHELF ABOVE W/D.
- 10.5 WALL MOUNTED FIRE EXTINGUISHER.
- 10.6 FIRE EXTINGUISHER IN SEMI-RECESSED CABINET. PROVIDE FIRE RATED CABINET AT FIRE RATED WALLS.

21. FIRE SUPPRESSION
- 21.1 APPROX LOCATION OF FDC CONNECTION - COORDINATE W/ FIRE DEPT.
- 21.2 SPRINKLER RISER. SEE PLUMBING DWGS.
- 21.3 WATER SUPPLY ENTRANCE, METER AND/OR FIRE SUPPRESSION EQUIPMENT THIS AREA. REFER TO CIVIL AND PLUMBING DRAWINGS.

22. PLUMBING
- 22.1 FLOOR DRAIN THIS AREA. REFER TO PLUMBING DRAWINGS.

23. HEATING, VENTILATING, AND AIR CONDITIONING
- 23.1 MECHANICAL UNIT(S). REFER TO HVAC & STRUCTURAL DWGS. INSTALL UNITS ON SOUND ISOLATING PADS. PLACE UNITS AS CLOSE TO ADJACENT BUILDING WALL AS POSSIBLE WHILE MAINTAINING REQUIRED CLEARANCES.
- 23.2 EXPOSED DUCT WORK, MUST MEET OHPO PART 2 DESCRIPTIONS. COORD W/ MEP DWGS.
- 23.3 INTAKE VENT TO ALIGN WITH LINTELS.
- 23.4 MECHANICAL EQUIPMEMT. REFER TO MECHANICAL DRAWINGS.
- 23.5 ADJACENT BUILDING HIGHER THIS AREA - NO DROPOFF - GUARDRAIL **NOT** REQUIRED.

26. ELECTRICAL
- 26.1 ELECTRIC PANEL RECESSED IN WALL OR SURFACE MTD AS INDICATED W/ 30"W X 36"D CLEAR AREA IN FRONT. PAINT TO MATCH ADJACENT WALL WITH APPROPRIATE PAINT TYPE FOR PANEL.
- 26.2 NEW EXTERIOR LIGHTING. NO EXPOSED CONDUIT ON FACE OF BUILDING.
- 26.3 ELECTRICAL EQUIPMENT. REFER TO ELECTRICAL DRAWINGS.
- 26.4 POSSIBLE SECURITY CAMERA LOCATION ABOVE. REFER TO ELECTRICAL DRAWINGS. COORDINATE WITH OWNER'S SECURITY CONSULTANT.

32. EXTERIOR IMPROVEMENTS
- 32.1 REFER TO CIVIL DRAWINGS FOR WORK IN COURTYARD.

NEW WORK GRAPHIC KEY

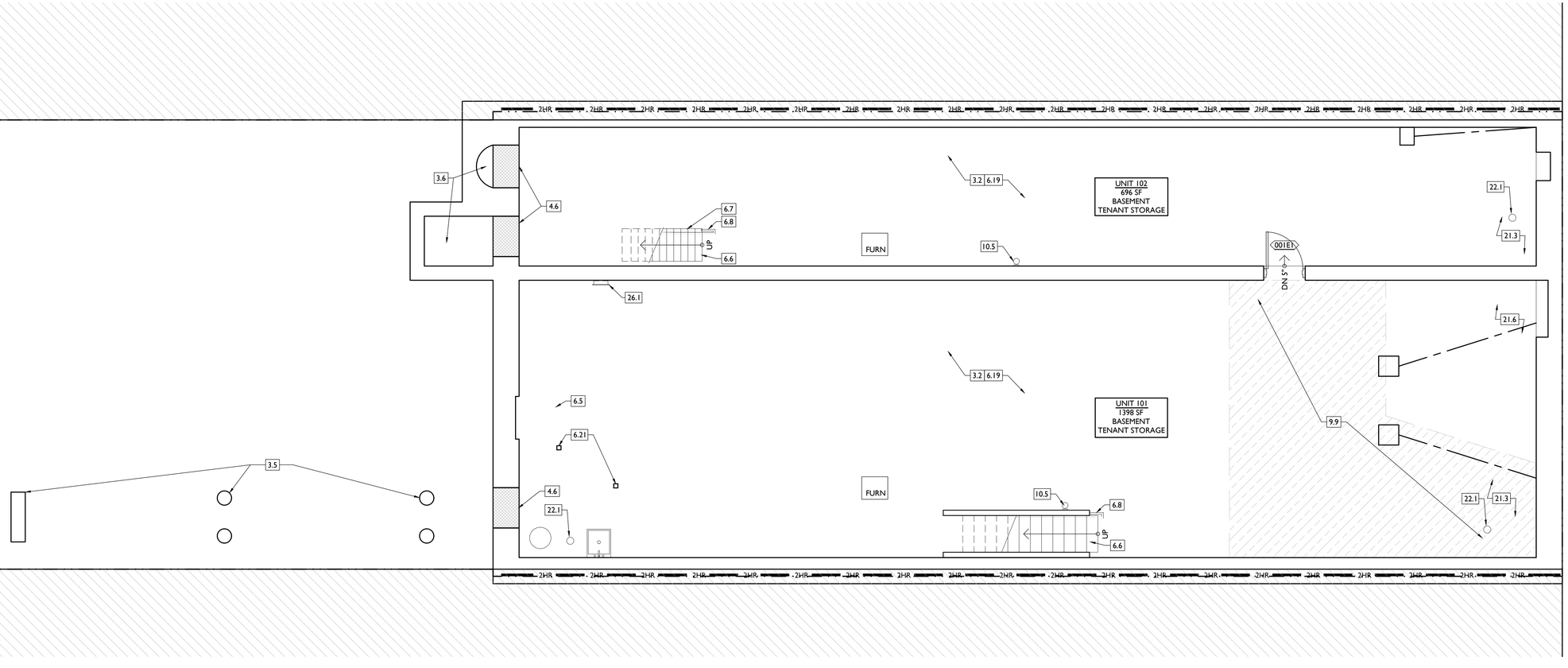
- 2 / 4 — PARTITION TYPE - SEE A6.00. / KEYNOTE.
- EXISTING WALL.
- NEW PARTITION WALL.
- NEW MASONRY WALL.
- OBJECT OVERHEAD.
- 1HR — 1-HR FIRE RATING.
- 2HR — 2-HR FIRE RATING.
- NEW FLOOR & FRAMING TO MATCH ADJ - SEE STRUCT DWGS.
- NEW GYP BD SOFFIT/ BULKHEAD/ DROPPED CLG - SEE RCPS.
- AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE. SEE A0.01 & A6.01.
- AREA OF TUCKPOINTING - SEE ELEVS & STRUCT DWGS.
- 100A — DOOR TAG. SEE SCHEDULE / A6.10-13.
- A — WINDOW DESIGNATION. SEE A6.20-25.
- SFA — STOREFRONT DESIGNATION. SEE A6.13.
- EMERGENCY EGRESS EXIT.
- SG — OPG CONTAINS SAFETY GLAZING.
- SH — SINGLE HUNG OPG - UPPER SASH TO BE FIXED WITHIN 3'-0" OF EXHAUST.
- X'-X" — ELEVATION TAG.

FLOOR PLAN GENERAL NOTES

A. DIMENSIONS ARE TO THE FACE OF FINISH FOR EXISTING CONSTRUCTION AND FACE OF STUD FOR NEW CONSTRUCTION.

B. NEW PARTITIONS ARE TYPE 1 UNLESS OTHERWISE INDICATED.

C. NEW PARTITIONS ARE SHOWN SHADED.



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

PROPOSED PLAN - BASEMENT | 1

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

STATE OF OHIO
KURT J PLATTE 10833
REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.2023

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

Revisions

Design Team:
JK, CH
Drawn by:
JK, CH

PROPOSED PROJECT:
RENOVATION FOR
135 - 137 E. MAIN ST.
VAN WERT, OH 45891
VAN WERT REDEVELOPMENT, PHASE 2

Job No: 22013 11.11.2022

A1.10

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.

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

ALL KEYED NOTES LISTED MAY NOT APPLY TO THIS SHEET.

3. CONCRETE
3.1 SLAB TO REMAIN. SCOPE & VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQUIRED.
3.2 NEW CONCRETE SLAB ON VAPOR BARRIER ON GRANULAR FILL. REFER TO STRUCTURAL DRAWINGS. NEW FLOOR DRAIN(S) PER PLUMBING DRAWINGS. SLOPE SLAB TO DRAIN(S) FROM 8' MIN OUT.
3.3 VAPOR MITIGATION SYSTEM BELOW SLAB, AS REQUIRED BY OWNER'S CONSULTANT. SEE CONSULTANT DESIGN FOR SYSTEM DETAILS AND LOCATIONS OF VERTICAL VENTS. SEE NOTE 22.1.
3.4 NEW CONCRETE RAMP, STAIRS, LANDING AND METAL RAILINGS. REFER TO CIVIL DRAWINGS.
3.5 CONCRETE FOUNDATION FOR STAIRS ABOVE. STAIRS DESIGN IS DELIGATED. QUANTITY, SIZE AND LOCATION MAY VARY FROM THAT SHOWN.
3.6 FILL VOID AND CAP W/ CONCRETE. REFER TO STRUCTURAL DRAWINGS.

4. MASONRY
4.1 EXPANDED OPENING IN EXG MASONRY WALL. REFER TO STRUCTURAL DWGS. PROVIDE NEW STRUCTURAL AND STONE LINTELS AND THRESHOLD. TOOTH IN BRICK AT SIDE JAMB - NO EXPOSED BRICK CUTS.
4.2 BRICK TO BE LEFT EXPOSED. REPAIR DAMAGED BRICK, SCRAPE LOOSE PAINT, CLEAN.
4.3 TUCKPOINT BRICK AS SHOWN ON EXTERIOR ELEVATIONS & PER SHPO NARRATIVE.
4.4 REPLACE DAMAGED/MISSING BRICK AS SHOWN ON EXTERIOR ELEVATIONS & PER SHPO NARRATIVE.
4.5 NEW STONE SILL/THRESHOLD.
4.6 NEW CMU INFILL. REFER TO STRUCTURAL DRAWINGS.

5. METALS
5.1 NEW STEEL STAIRS, LANDINGS, GUARDRAILS AND HANDRAILS.
5.2 42"H STEEL GUARDRAIL WITH OPENINGS < 21" - GALVANIZED AND PAINTED.

6. WOOD, PLASTICS, AND COMPOSITES
6.1 REPAIR DAMAGE TO EXISTING WOOD STAIRS TREADS AND RISERS.
6.2 REPAIR DAMAGE TO EXISTING WOOD FLOOR.
6.3 NEW FLOOR FRAMING (SEE STRUCT DWGS).
6.4 EXTEND EXISTING RAISED PLATFORM (HATCH). MATCH HEIGHT. FOLLOW OUTLINE OF EXISTING BULKHEAD ABOVE.
6.5 EXISTING ABANDONED STAIRS TO REMAIN.
6.6 EXISTING STAIRS TO REMAIN IN USE.
6.7 NEW 42" H GUARDRAIL W/ OPENINGS LESS THAN 4".
6.8 NEW 36" H HANDRAIL - WD ELIPSE PROFILE STAINED.
6.9 EXISTING COLUMN. REFER TO STRUCTURAL DWGS.
6.10 NEW INFILL WALL FRAMING TO FILL GAP FROM FLOOR TO CEILING WHERE STAIRS WERE REMOVED.
6.11 EXISTING RAISED PLATFORM TO REMAIN.
6.12 REPAIR PLATFORM AS REQUIRED DUE TO FDC INSTALLATION. COORD W/ FIRE SUPP CONTRACTOR.
6.13 INFILL FLOOR CONSTRUCTION AT PREVIOUS STAIRS OPENING. 1 HR FIRE RATED FLOOR CEILING ASSEMBLY. REFER TO STRUCTURAL DRAWINGS. PROVIDE NEW OR SALVAGED WOOD FINISH FLOORING TO MATCH EXISTING - TOOTH INTO EXTG.
6.14 1 HOUR FIRE RATED INFILL AT PREVIOUS DOOR OPENING. FINISH FLUSH W/ EXISTING BOTH SIDES.
6.15 REMOVE AND SALVAGE EXISTING BOARDS ON WALL STAIRS SIDE. BUILD NEW 1 HOUR FIRE RATED WALL. REPLACE BOARDS OVER NEW WALL STAIRS SIDE.
6.16 PLACE WALL TO CONCEAL EXISTING COLUMN.
6.17 EXISTING COLUMN.
6.18 CHASE TO CONCEAL PLUMBING - MINIMIZE EXTENT. COORDINATE WITH PLUMBING.
6.19 FLOOR JOISTS IN BASEMENT TO REMAIN EXPOSED EXCEPT AS OTHERWISE INDICATED.
6.20 RECESSED SHELF. REFER TO INTERIOR ELEVATIONS.
6.21 NEW COLUMN. REFER TO STRUCTURAL DRAWINGS.

7. THERMAL AND MOISTURE PROTECTION
7.1 NEW 6" GUTTER, DRIP EDGE, AND 4" X 4" OR 3" X 5" DOWNSPOUT - PRE-FINISHED ALUMINUM - COLOR TBD. NEW 1X8 GUTTER BD.
7.2 NEW FULLY ADHERED MEMBRANE ROOF W/ CRICKETS WHERE REQUIRED FOR POSITIVE DRAINAGE AND TERMINATION BARS WITH METAL COUNTERFLASHING.
7.3 ROOF INSULATION PER SCHEDULE.
7.4 NEW ROOF ACCESS HATCH. BASIS OF DESIGN: BILCO SS-50-36 X 72-TB, LONG SIDE HINGE, W/ 12" CURB. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
7.5 ROOFING WALKPATH OVERLAY FROM ROOF HATCH TO AND AROUND HVAC UNITS (HATCH).
7.6 NEW ALUM CAP AT CHIMNEY. TYPICAL.
7.7 EXG PARAPET TO REMAIN - REPAIR & REPLACE CAPS/COPING AS REQUIRED - SEE EXTERIOR ELEVATIONS.
7.8 CANOPY ABOVE STAIRS LANDING.
7.9 ROOF HATCH ABOVE.
7.10 SEAL JOINT BETWEEN TERRAZZO FLOOR AND BOTTOM OF STOREFRONT KNEE WALL.
7.11 INSULATE FLOOR CAVITY ABOVE EXTERIOR RECESSED ENTRANCES. TYPICAL.
7.12 INSULATE EXPOSED EXTERIOR WALLS WITHIN THE ROOF CAVITY FROM TOP OF CEILING TO BOTTOM OR ROOF DECK - R-19 MIN.
7.13 WHERE ADJACENT BUILDING IS TALLER - TURN ROOFING UP WALL 12" MIN. PROVIDE TERMINATION BAR W/ SEALANT AND COUNTERFLASHING.
7.14 WHERE ADJACENT BUILDING IS SHORTER - MAINTAIN A WATER-TIGHT CONDITION AT INTERFACE OF WALL AND ROOFING SYSTEMS OF THE TWO BUILDINGS.
7.15 METAL DRIP EDGE AT EXPOSED ROOF EDGE.
7.16 NEW 4" GUTTER, DRIP EDGE, AND 3" RND OR 3" X 4" DOWNSPOUT - PRE-FINISHED ALUMINUM - COLOR TBD.

8. OPENINGS
8.1 HISTORIC WINDOW OR DOOR TO REMAIN. REPAIR AND REFURBISH.
8.2 EXISTING WOOD WINDOW FRAMES TO REMAIN - REPAIR AND REFURBISH - WITH NEW REPLICA WOOD SASHES, JAMB EXTENSIONS, STOOL AND CASING. NEW INTERIOR FRICTION FIT STORM WINDOWS.
8.3 NEW ALUMINUM CLAD WINDOW W/ WOOD INTERIOR JAMB EXTENSIONS, STOOL AND CASING INSTALLED IN MASONRY OPENING PER DETAILS.
8.4 NEW STOREFRONT W/ ALUM PERIMETER FRAME AND VERTICAL BUTT-GLAZED JOINTS. LAYOUT FOLLOWS RAISED PLATFORM BELOW AND BULKHEAD ABOVE.
8.5 EXISTING BUTT-GLAZED HISTORIC STOREFRONT AND ENTRANCE TO REMAIN. REFURBISH AND PROTECT.
8.6 NEW ALUMINUM STOREFRONT ENTRANCE.
8.7 ATTIC ACCESS PANEL (22"x30" MIN.).
8.8 FIRE RATED ATTIC ACCESS PANEL (22"x30" MIN.) AT VERTICAL FACE OF CORRIDOR WALL ABOVE CORRIDOR CEILING BOTH SIDES OF DEMISING WALL.
8.9 HISTORIC DOOR TO BE FIXED IN THE OPEN POSITION. REMOVE LATCH HARDWARE AND COVER WITH ESCUTCHEON PLATE.
8.10 NEW SKYLIGHT ABOVE.
8.11 VELUX FS M06 30X46 FIXED SKYLIGHT ON 12"H CURB. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE MOTORIZED BLACKOUT SHADES.
8.12 NEW DOOR, TRANSOM AND FRAME IN EXISTING OPENING, OR WIDENED OPENING AS NOTED.
8.13 NEW WOOD TRANSOM FRAME & SASH ABOVE EXISTING DOOR IN EXISTING OPENING.
8.14 FIRE RATED ACCESS PANEL AT WALL ABOVE. TRIM WITH SALVAGED CASING FROM ORIGINAL DOOR.
8.15 HISTORIC ACCESS DOOR ABOVE TO REMAIN. REPAIR AND REFURBISH.

9. FINISHES
9.1 1 HR RATED WALL CONTINUOUS TO UNDERSIDE OF ROOF DECK ABOVE.
9.2 FIRE RATING TO BE CONTINUOUS AT INTERSECTION W/ NON-RATED WALL.
9.3 EXISTING WOOD FLOORING TO REMAIN. REPAIR AND REFINISH. REFER TO FINISH SCHEDULE.
9.4 EXISTING TERRAZZO FLOORING TO REMAIN. CLEAN AND REFURBISH. APPLY SLIP RESISTANT CLEAR SEALER. PROTECT DURING CONSTRUCTION.
9.5 PROVIDE EXTERIOR SLIP-RESISTANT CERAMIC TILE - TCNA SYSTEM F10S WITH WATERPROOF MEMBRANE. ACOUSTICAL INSULATION AT PLUMBING STACKS.
9.7 REPAIR WALLS AND FLOOR WHERE PLUMBING FIXTURES REMOVED AND ELSEWHERE AS REQUIRED.
9.8 1 HOUR RATED FLOOR / CEILING ASSEMBLY ABOVE ENTIRE TENANT AREA (INCLUDING ABOVE EXTERIOR RECSSED ENTRANCES) - FLOOR/CEILING ASSEMBLY A.
9.9 UNDERSIDE OF STAIRS AND LANDING AND ALL STRUCTURE SUPPORTING STAIRS ABOVE TO HAVE 1 HOUR FIRE RATED PROTECTION - FLOOR / CEILING ASSEMBLY B. EXTENT SHOWN (HATCH) IS APPROXIMATE - VERIFY IN FIELD.
9.10 REPLACE DAMAGED OR MISSING GLASS FACADE PANELS TO MATCH EXISTING. CLEAN ALL PANELS, TYPICAL ENTIRE FACADE.
9.11 NEW METAL PANELS AT KNEE WALL OF EXTENDED PLATFORM TO MATCH EXISTING. REPAIR AND CLEAN EXISTING PANELS TO REMAIN.
9.12 NEW CORBEL TO MATCH EXISTING AT OPPOSITE SIDE.
9.13 AT EXISTING STUD WALL - CONTRACTOR OPTION THIS SIDE: REMOVE EXISTING WALL FINISH AND REPLACE WITH 1 LAYER 5/8" TYPE X GYP BD, OR KEEP EXISTING WALL FINISH AND PLACE 1 LAYER 5/8" TYPE X GYP BD OVER. GYP BD CONTINUOUS TO UNDERSIDE OF SUBFLOOR ABOVE.
9.14 1 HR RATED CEILING THIS AREA. EXISTING DROPPED CEILINGS, SOFFITS AND BULKHEADS TO BE REMOVED AND REBUILT IN SAME CONFIGURATION AFTER RATED CEILING IS PLACED AT BOTTOM OF FLOOR ABOVE. APPLY 2 LAYERS 5/8" TYPE X GYP BD (EXT GRADE AT EXTERIOR) - FLOOR / CEILING ASSEMBLY B.
9.15 1 HR RATED CEILING THIS AREA. APPLY 2 LAYERS 5/8" TYPE X GYP BD OVER EXISTING DROPPED CEILING (EXTERIOR GRADE GYP BD AT EXTERIOR).
9.16 APPLY 1 LAYER 5/8" TYPE X GYP BD TO WALL FROM BOTTOM OF DROPPED CEILING TO MEMBRANE OF FLOOR ASSEMBLY ABOVE.
9.17 AT EXISTING STUD WALL THIS SIDE: REMOVE EXISTING WALL FINISH, APPLY SOUND ATTENUATION BATTS IN CAVITY AND PLACE 1 LAYER 5/8"PE X GYP BD ON STUDS, GYP BD CONTINUOUS TO UNDERSIDE OF ROOF DECK ABOVE. ADDITIONAL FRAMING ABOVE EXISTING CEILING MAY BE REQUIRED.

10. SPECIALTIES
10.1 EMERGENCY KEY BOX RECESSED INTO WALL.
10.2 RECESSED MAILBOX EQ-1. REFER TO FINISH SCHEDULE.
10.3 ENTRY SECURITY SYSTEM CALL BOX - RECESSED.
10.4 CLOSETS W/ BLOCKING AT RODS & BRACKETS:
A. TYP. ENCLOSED CLOSET: 12" DEEP MELAMINE SHELF & CLOTHES ROD AT 66" AFF.; TYP U.N.O.
B. OPEN CLOSET- SHELF & CLOTHES ROD.
C. (5) 16" DEEP ADJUSTABLE SHELVES ON STANDARD MOUNT.
D. 12" DEEP MELAMINE SHELF ABOVE W/D.
10.5 WALL MOUNTED FIRE EXTINGUISHER.
10.6 FIRE EXTINGUISHER IN SEMI-RECESSED CABINET. PROVIDE FIRE RATED CABINET AT FIRE RATED WALLS.

21. FIRE SUPPRESSION
21.1 APPROX LOCATION OF FDC CONNECTION - COORDINATE W/ FIRE DEPT.
21.2 SPRINKLER RISER. SEE PLUMBING DWGS.
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22. PLUMBING
22.1 FLOOR DRAIN THIS AREA. REFER TO PLUMBING DRAWINGS.

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23.3 INTAKE VENT TO ALIGN WITH LINTELS.
23.4 MECHANICAL EQUIPMEMT. REFER TO MECHANICAL DRAWINGS.
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26. ELECTRICAL
26.1 ELECTRIC PANEL RECESSED IN WALL OR SURFACE MTD AS INDICATED W/ 30"W X 36"D CLEAR AREA IN FRONT. PAINT TO MATCH ADJACENT WALL WITH APPROPRIATE PAINT TYPE FOR PANEL.
26.2 NEW EXTERIOR LIGHTING. NO EXPOSED CONDUIT ON FACE OF BUILDING.
26.3 ELECTRICAL EQUIPMENT. REFER TO ELECTRICAL DRAWINGS.
26.4 POSSIBLE SECURITY CAMERA LOCATION ABOVE. REFER TO ELECTRICAL DRAWINGS. COORDINATE WITH OWNER'S SECURITY CONSULTANT.

32. EXTERIOR IMPROVEMENTS
32.1 REFER TO CIVIL DRAWINGS FOR WORK IN COURTYARD.

NEW WORK GRAPHIC KEY

- PARTITION TYPE - SEE A6.00.
- KEYNOTE.
- EXISTING WALL.
- NEW PARTITION WALL.
- NEW MASONRY WALL.
- OBJECT OVERHEAD.
- 1HR — 1-HR FIRE RATING.
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- AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE. SEE A0.01 & A6.01.
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FLOOR PLAN GENERAL NOTES

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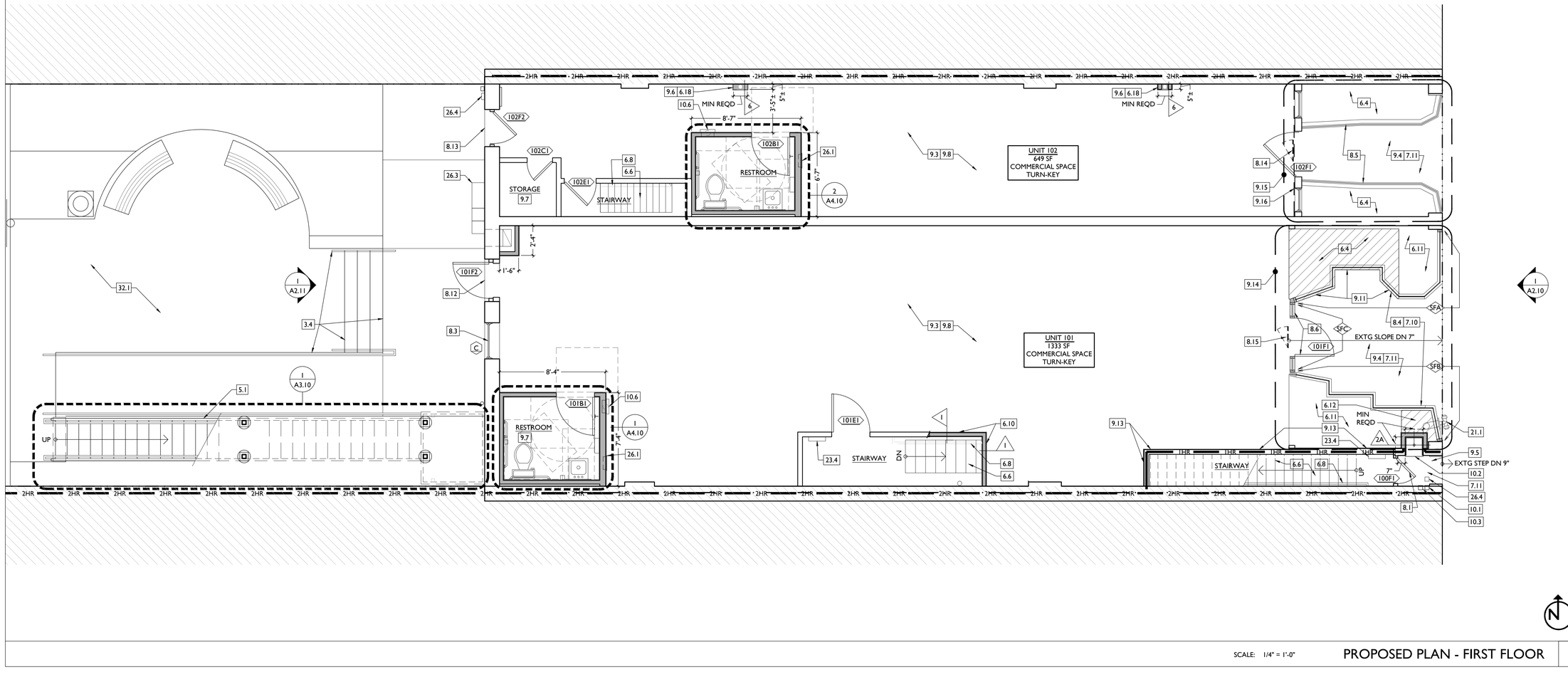

SCALE: 1/4" = 1'-0"

PROPOSED PLAN - FIRST FLOOR | 1

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RENOVATION FOR
135 - 137 E. MAIN ST.
VAN WERT, OH 45891
VAN WERT REDEVELOPMENT, PHASE 2

Job No: 22013 11.11.2022

A1.11

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.
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ALL KEYED NOTES LISTED MAY NOT APPLY TO THIS SHEET.

3. CONCRETE
3.1 SLAB TO REMAIN. SCOPE & VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQUIRED.
3.2 NEW CONCRETE SLAB ON VAPOR BARRIER ON GRANULAR FILL. REFER TO STRUCTURAL DRAWINGS. NEW FLOOR DRAIN(S) PER PLUMBING DRAWINGS. SLOPE SLAB TO DRAIN(S) FROM 8' MIN OUT.
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3.4 NEW CONCRETE RAMP, STAIRS, LANDING AND METAL RAILINGS. REFER TO CIVIL DRAWINGS.
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3.6 FILL VOID AND CAP W/ CONCRETE. REFER TO STRUCTURAL DRAWINGS.

4. MASONRY
4.1 EXPANDED OPENING IN EXG MASONRY WALL. REFER TO STRUCTURAL DWGS. PROVIDE NEW STRUCTURAL AND STONE LINTELS AND THRESHOLD. TOOTH IN BRICK AT SIDE JAMB - NO EXPOSED BRICK CUTS.
4.2 BRICK TO BE LEFT EXPOSED. REPAIR DAMAGED BRICK, SCRAPE LOOSE PAINT, CLEAN.
4.3 TUCKPOINT BRICK AS SHOWN ON EXTERIOR ELEVATIONS & PER SHPO NARRATIVE.
4.4 REPLACE DAMAGED/MISSING BRICK AS SHOWN ON EXTERIOR ELEVATIONS & PER SHPO NARRATIVE.
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5.1 NEW STEEL STAIRS, LANDINGS, GUARDRAILS AND HANDRAILS.
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6. WOOD, PLASTICS, AND COMPOSITES
6.1 REPAIR DAMAGE TO EXISTING WOOD STAIRS TREADS AND RISERS.
6.2 REPAIR DAMAGE TO EXISTING WOOD FLOOR.
6.3 NEW FLOOR FRAMING (SEE STRUCT DWGS).
6.4 EXTEND EXISTING RAISED PLATFORM (HATCH). MATCH HEIGHT. FOLLOW OUTLINE OF EXISTING BULKHEAD ABOVE.
6.5 EXISTING ABANDONED STAIRS TO REMAIN.
6.6 EXISTING STAIRS TO REMAIN IN USE.
6.7 NEW 42" H GUARDRAIL W/ OPENINGS LESS THAN 4".
6.8 NEW 36" H HANDRAIL - WD ELIPSE PROFILE STAINED.
6.9 EXISTING COLUMN. REFER TO STRUCTURAL DWGS.
6.10 NEW INFILL WALL FRAMING TO FILL GAP FROM FLOOR TO CEILING WHERE STAIRS WERE REMOVED.
6.11 EXISTING RAISED PLATFORM TO REMAIN.
6.12 REPAIR PLATFORM AS REQUIRED DUE TO FDC INSTALLATION. COORD W/ FIRE SUPP CONTRACTOR.
6.13 INFILL FLOOR CONSTRUCTION AT PREVIOUS STAIRS OPENING. 1 HR FIRE RATED FLOOR CEILING ASSEMBLY. REFER TO STRUCTURAL DRAWINGS. PROVIDE NEW OR SALVAGED WOOD FINISH FLOORING TO MATCH EXISTING - TOOTH INTO EXTG.
6.14 1 HOUR FIRE RATED INFILL AT PREVIOUS DOOR OPENING. FINISH FLUSH W/ EXISTING BOTH SIDES.
6.15 REMOVE AND SALVAGE EXISTING BOARDS ON WALL STAIRS SIDE. BUILD NEW 1 HOUR FIRE RATED WALL. REPLACE BOARDS OVER NEW WALL STAIRS SIDE.
6.16 PLACE WALL TO CONCEAL EXISTING COLUMN.
6.17 EXISTING COLUMN.
6.18 CHASE TO CONCEAL PLUMBING - MINIMIZE EXTENT. COORDINATE WITH PLUMBING.
6.19 FLOOR JOISTS IN BASEMENT TO REMAIN EXPOSED EXCEPT AS OTHERWISE INDICATED.
6.20 RECESSED SHELF. REFER TO INTERIOR ELEVATIONS.
6.21 NEW COLUMN. REFER TO STRUCTURAL DRAWINGS.

7. THERMAL AND MOISTURE PROTECTION
7.1 NEW 6" GUTTER, DRIP EDGE, AND 4" X 4" OR 3" X 5" DOWNSPOUT - PRE-FINISHED ALUMINUM - COLOR TBD. NEW 1X8 GUTTER BD.
7.2 NEW FULLY ADHERED MEMBRANE ROOF W/ CRICKETS WHERE REQUIRED FOR POSITIVE DRAINAGE AND TERMINATION BARS WITH METAL COUNTERFLASHING.
7.3 ROOF INSULATION PER SCHEDULE.
7.4 NEW ROOF ACCESS HATCH. BASIS OF DESIGN: BILCO SS-50-36 X 72-TB, LONG SIDE HINGE, W/ 12" CURB. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
7.5 ROOFING WALKPATH OVERLAY FROM ROOF HATCH TO AND AROUND HVAC UNITS (HATCH).
7.6 NEW ALUM CAP AT CHIMNEY. TYPICAL.
7.7 EXG PARAPET TO REMAIN - REPAIR & REPLACE CAPS/COPING AS REQUIRED - SEE EXTERIOR ELEVATIONS.
7.8 CANOPY ABOVE STAIRS LANDING.
7.9 ROOF HATCH ABOVE.
7.10 SEAL JOINT BETWEEN TERRAZZO FLOOR AND BOTTOM OF STOREFRONT KNEE WALL.
7.11 INSULATE FLOOR CAVITY ABOVE EXTERIOR RECESSED ENTRANCES. TYPICAL.
7.12 INSULATE EXPOSED EXTERIOR WALLS WITHIN THE ROOF CAVITY FROM TOP OF CEILING TO BOTTOM OR ROOF DECK - R-19 MIN.
7.13 WHERE ADJACENT BUILDING IS TALLER - TURN ROOFING UP WALL 12" MIN. PROVIDE TERMINATION BAR W/ SEALANT AND COUNTERFLASHING.
7.14 WHERE ADJACENT BUILDING IS SHORTER - MAINTAIN A WATER-TIGHT CONDITION AT INTERFACE OF WALL AND ROOFING SYSTEMS OF THE TWO BUILDINGS.
7.15 METAL DRIP EDGE AT EXPOSED ROOF EDGE.
7.16 NEW 4" GUTTER, DRIP EDGE, AND 3" RND OR 3" X 4" DOWNSPOUT - PRE-FINISHED ALUMINUM - COLOR TBD.

8. OPENINGS
8.1 HISTORIC WINDOW OR DOOR TO REMAIN. REPAIR AND REFURBISH.
8.2 EXISTING WOOD WINDOW FRAMES TO REMAIN - REPAIR AND REFURBISH - WITH NEW REPLICA WOOD SASHES, JAMB EXTENSIONS, STOOL AND CASING. NEW INTERIOR FRICTION FIT STORM WINDOWS.
8.3 NEW ALUMINUM CLAD WINDOW W/ WOOD INTERIOR JAMB EXTENSIONS, STOOL AND CASING INSTALLED IN MASONRY OPENING PER DETAILS.
8.4 NEW STOREFRONT W/ ALUM PERIMETER FRAME AND VERTICAL BUTT-GLAZED JOINTS. LAYOUT FOLLOWS RAISED PLATFORM BELOW AND BULKHEAD ABOVE.
8.5 EXISTING BUTT-GLAZED HISTORIC STOREFRONT AND ENTRANCE TO REMAIN. REFURBISH AND PROTECT.
8.6 NEW ALUMINUM STOREFRONT ENTRANCE.
8.7 ATTIC ACCESS PANEL (22"x30" MIN.).
8.8 FIRE RATED ATTIC ACCESS PANEL (22"x30" MIN.) AT VERTICAL FACE OF CORRIDOR WALL ABOVE CORRIDOR CEILING BOTH SIDES OF DEMISING WALL.
8.9 HISTORIC DOOR TO BE FIXED IN THE OPEN POSITION. REMOVE LATCH HARDWARE AND COVER WITH ESCUTCHEON PLATE.
8.10 NEW SKYLIGHT ABOVE.
8.11 VELUX FS M06 30X46 FIXED SKYLIGHT ON 12"H CURB. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE MOTORIZED BLACKOUT SHADES.
8.12 NEW DOOR, TRANSOM AND FRAME IN EXISTING OPENING, OR WIDENED OPENING AS NOTED.
8.13 NEW WOOD TRANSOM FRAME & SASH ABOVE EXISTING DOOR IN EXISTING OPENING.
8.14 FIRE RATED ACCESS PANEL AT WALL ABOVE. TRIM WITH SALVAGED CASING FROM ORIGINAL DOOR.
8.15 HISTORIC ACCESS DOOR ABOVE TO REMAIN. REPAIR AND REFURBISH.

9. FINISHES
9.1 1 HR RATED WALL CONTINUOUS TO UNDERSIDE OF ROOF DECK ABOVE.
9.2 FIRE RATING TO BE CONTINUOUS AT INTERSECTION W/ NON-RATED WALL.
9.3 EXISTING WOOD FLOORING TO REMAIN. REPAIR AND REFINISH. REFER TO FINISH SCHEDULE.
9.4 EXISTING TERRAZZO FLOORING TO REMAIN. CLEAN AND REFURBISH. APPLY SLIP RESISTANT CLEAR SEALER. PROTECT DURING CONSTRUCTION.
9.5 PROVIDE EXTERIOR SLIP-RESISTANT CERAMIC TILE - TCNA SYSTEM F10S WITH WATERPROOF MEMBRANE. ACOUSTICAL INSULATION AT PLUMBING STACKS.
9.7 REPAIR WALLS AND FLOOR WHERE PLUMBING FIXTURES REMOVED AND ELSEWHERE AS REQUIRED.
9.8 1 HOUR RATED FLOOR / CEILING ASSEMBLY ABOVE ENTIRE TENANT AREA (INCLUDING ABOVE EXTERIOR RECSSED ENTRANCES) - FLOOR/CEILING ASSEMBLY A.
9.9 UNDERSIDE OF STAIRS AND LANDING AND ALL STRUCTURE SUPPORTING STAIRS ABOVE TO HAVE 1 HOUR FIRE RATED PROTECTION - FLOOR / CEILING ASSEMBLY B. EXTENT SHOWN (HATCH) IS APPROXIMATE - VERIFY IN FIELD.
9.10 REPLACE DAMAGED OR MISSING GLASS FACADE PANELS TO MATCH EXISTING. CLEAN ALL PANELS, TYPICAL ENTIRE FACADE.
9.11 NEW METAL PANELS AT KNEE WALL OF EXTENDED PLATFORM TO MATCH EXISTING. REPAIR AND CLEAN EXISTING PANELS TO REMAIN.
9.12 NEW CORBEL TO MATCH EXISTING AT OPPOSITE SIDE.
9.13 AT EXISTING STUD WALL - CONTRACTOR OPTION THIS SIDE: REMOVE EXISTING WALL FINISH AND REPLACE WITH 1 LAYER 5/8" TYPE X GYP BD, OR KEEP EXISTING WALL FINISH AND PLACE 1 LAYER 5/8" TYPE X GYP BD OVER. GYP BD CONTINUOUS TO UNDERSIDE OF SUBFLOOR ABOVE.
9.14 1 HR RATED CEILING THIS AREA. EXISTING DROPPED CEILINGS, SOFFITS AND BULKHEADS TO BE REMOVED AND REBUILT IN SAME CONFIGURATION AFTER RATED CEILING IS PLACED AT BOTTOM OF FLOOR ABOVE. APPLY 2 LAYERS 5/8" TYPE X GYP BD (EXT GRADE AT EXTERIOR) - FLOOR / CEILING ASSEMBLY B.
9.15 1 HR RATED CEILING THIS AREA. APPLY 2 LAYERS 5/8" TYPE X GYP BD OVER EXISTING DROPPED CEILING (EXTERIOR GRADE GYP BD AT EXTERIOR).
9.16 APPLY 1 LAYER 5/8" TYPE X GYP BD TO WALL FROM BOTTOM OF DROPPED CEILING TO MEMBRANE OF FLOOR ASSEMBLY ABOVE.
9.17 AT EXISTING STUD WALL THIS SIDE: REMOVE EXISTING WALL FINISH, APPLY SOUND ATTENUATION BATTS IN CAVITY AND PLACE 1 LAYER 5/8" TYPE X GYP BD ON STUDS, GYP BD CONTINUOUS TO UNDERSIDE OF ROOF DECK ABOVE. ADDITIONAL FRAMING ABOVE EXISTING CEILING MAY BE REQUIRED.

10. SPECIALTIES
10.1 EMERGENCY KEY BOX RECESSED INTO WALL.
10.2 RECESSED MAILBOX EQ-1. REFER TO FINISH SCHEDULE.
10.3 ENTRY SECURITY SYSTEM CALL BOX - RECESSED.
10.4 CLOSETS W/ BLOCKING AT RODS & BRACKETS:
A. TYP. ENCLOSED CLOSET: 12" DEEP MELAMINE SHELF & CLOTHES ROD AT 66" AFF.; TYP U.N.O.
B. OPEN CLOSET- SHELF & CLOTHES ROD.
C. (5) 16" DEEP ADJUSTABLE SHELVES ON STANDARD MOUNT.
D. 12" DEEP MELAMINE SHELF ABOVE W/D.
10.5 WALL MOUNTED FIRE EXTINGUISHER.
10.6 FIRE EXTINGUISHER IN SEMI-RECESSED CABINET. PROVIDE FIRE RATED CABINET AT FIRE RATED WALLS.

21. FIRE SUPPRESSION
21.1 APPROX LOCATION OF FDC CONNECTION - COORDINATE W/ FIRE DEPT.
21.2 SPRINKLER RISER. SEE PLUMBING DWGS.
21.3 WATER SUPPLY ENTRANCE, METER AND/OR FIRE SUPPRESSION EQUIPMENT THIS AREA. REFER TO CIVIL AND PLUMBING DRAWINGS.

22. PLUMBING
22.1 FLOOR DRAIN THIS AREA. REFER TO PLUMBING DRAWINGS.

23. HEATING, VENTILATING, AND AIR CONDITIONING
23.1 MECHANICAL UNIT(S). REFER TO HVAC & STRUCTURAL DWGS. INSTALL UNITS ON SOUND ISOLATING PADS. PLACE UNITS AS CLOSE TO ADJACENT BUILDING WALL AS POSSIBLE WHILE MAINTAINING REQUIRED CLEARANCES.
23.2 EXPOSED DUCT WORK, MUST MEET OHPO PART 2 DESCRIPTIONS. COORD W/ MEP DWGS.
23.3 INTAKE VENT TO ALIGN WITH LINTELS.
23.4 MECHANICAL EQUIPMEMT. REFER TO MECHANICAL DRAWINGS.
23.5 ADJACENT BUILDING HIGHER THIS AREA - NO DROPOFF - GUARDRAIL **NOT** REQUIRED.

26. ELECTRICAL
26.1 ELECTRIC PANEL RECESSED IN WALL OR SURFACE MTD AS INDICATED W/ 30"W X 36"D CLEAR AREA IN FRONT. PAINT TO MATCH ADJACENT WALL WITH APPROPRIATE PAINT TYPE FOR PANEL.
26.2 NEW EXTERIOR LIGHTING. NO EXPOSED CONDUIT ON FACE OF BUILDING.
26.3 ELECTRICAL EQUIPMENT. REFER TO ELECTRICAL DRAWINGS.
26.4 POSSIBLE SECURITY CAMERA LOCATION ABOVE. REFER TO ELECTRICAL DRAWINGS. COORDINATE WITH OWNER'S SECURITY CONSULTANT.

32. EXTERIOR IMPROVEMENTS
32.1 REFER TO CIVIL DRAWINGS FOR WORK IN COURTYARD.

NEW WORK GRAPHIC KEY

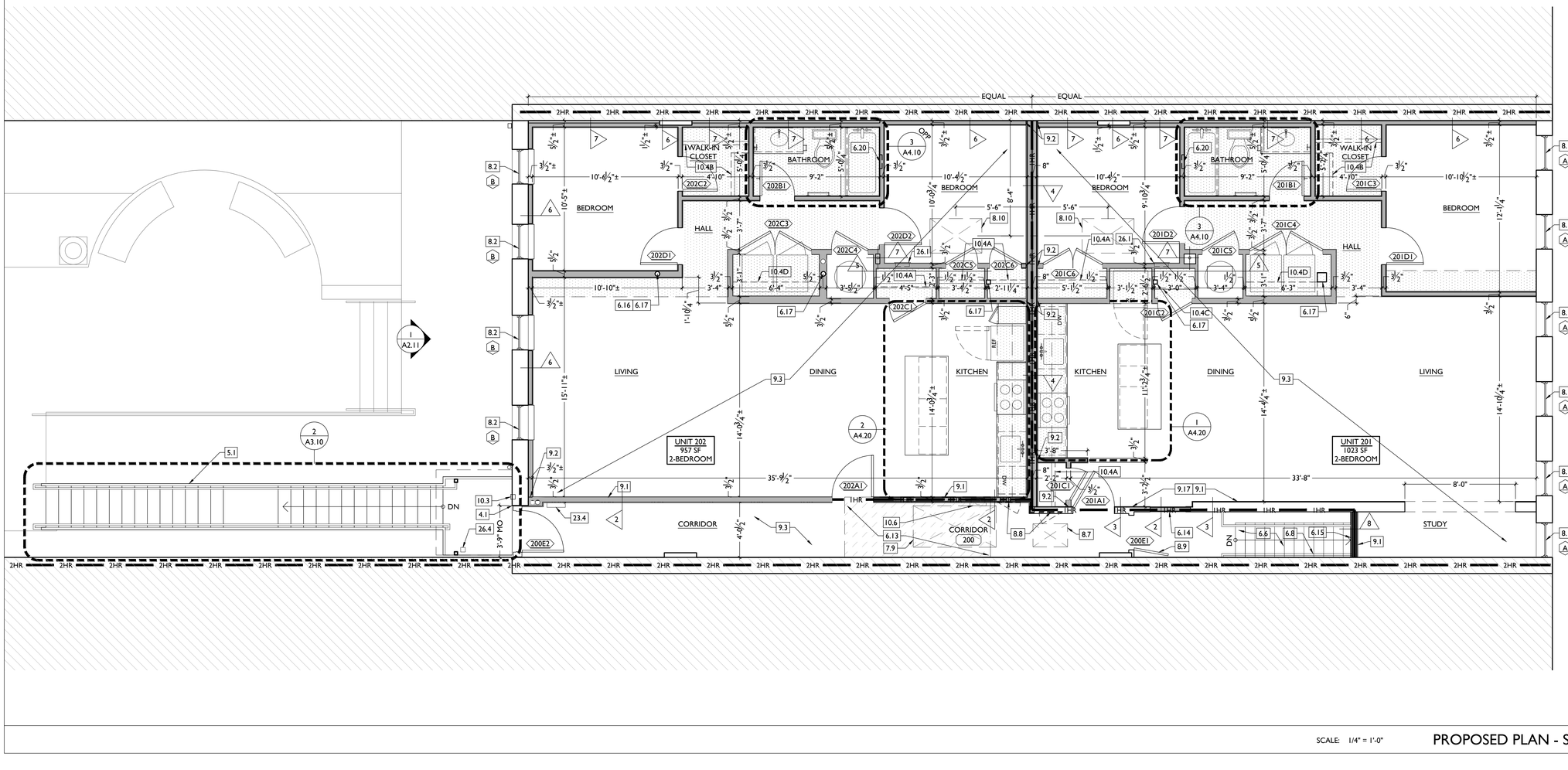
- PARTITION TYPE - SEE A6.00.
- KEYNOTE.
- EXISTING WALL.
- NEW PARTITION WALL.
- NEW MASONRY WALL.
- OBJECT OVERHEAD.
- 1HR — 1-HR FIRE RATING.
- 2HR — 2-HR FIRE RATING.
- NEW FLOOR & FRAMING TO MATCH ADJ - SEE STRUCT DWGS.
- NEW GYP BD SOFFIT/ BULKHEAD/ DROPPED CLG - SEE RCPS.
- AREA OF ATYPICAL FIRE-RATED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

FLOOR PLAN GENERAL NOTES

A. DIMENSIONS ARE TO THE FACE OF FINISH FOR EXISTING CONSTRUCTION AND FACE OF STUD FOR NEW CONSTRUCTION.

B. NEW PARTITIONS ARE TYPE 1 UNLESS OTHERWISE INDICATED.

C. NEW PARTITIONS ARE SHOWN SHADED.



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

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

STATE OF OHIO KURT J PLATTE 10833 REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.2023

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

Revisions

Design Team:
JK, CH
Drawn by:
JK, CH

PROPOSED PROJECT:
RENOVATION FOR
135 - 137 E. MAIN ST.
VAN WERT, OH 45891
VAN WERT REDEVELOPMENT, PHASE 2

Job No: 22013 11.11.2022

A1.12

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.

KEYED NOTES

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

ALL KEYED NOTES LISTED MAY NOT APPLY TO THIS SHEET.

3. CONCRETE
- 3.1 SLAB TO REMAIN. SCOPE & VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQUIRED.
- 3.2 NEW CONCRETE SLAB ON VAPOR BARRIER ON GRANULAR FILL. REFER TO STRUCTURAL DRAWINGS. NEW FLOOR DRAIN(S) PER PLUMBING DRAWINGS. SLOPE SLAB TO DRAIN(S) FROM 8' MIN OUT.
- 3.3 VAPOR MITIGATION SYSTEM BELOW SLAB, AS REQUIRED BY OWNER'S CONSULTANT. SEE CONSULTANT DESIGN FOR SYSTEM DETAILS AND LOCATIONS OF VERTICAL VENTS. SEE NOTE 22.1.
- 3.4 NEW CONCRETE RAMP, STAIRS, LANDING AND METAL RAILINGS. REFER TO CIVIL DRAWINGS.
- 3.5 CONCRETE FOUNDATION FOR STAIRS ABOVE. STAIRS DESIGN IS DELIGATED. QUANTITY, SIZE AND LOCATION MAY VARY FROM THAT SHOWN.
- 3.6 FILL VOID AND CAP W/ CONCRETE. REFER TO STRUCTURAL DRAWINGS.

4. MASONRY
- 4.1 EXPANDED OPENING IN EXG MASONRY WALL. REFER TO STRUCTURAL DWGS. PROVIDE NEW STRUCTURAL AND STONE LINTELS AND THRESHOLD. TOOTH IN BRICK AT SIDE JAMB - NO EXPOSED BRICK CUTS.
- 4.2 BRICK TO BE LEFT EXPOSED. REPAIR DAMAGED BRICK, SCRAPE LOOSE PAINT, CLEAN.
- 4.3 TUCKPOINT BRICK AS SHOWN ON EXTERIOR ELEVATIONS & PER SHPO NARRATIVE.
- 4.4 REPLACE DAMAGED/MISSING BRICK AS SHOWN ON EXTERIOR ELEVATIONS & PER SHPO NARRATIVE.
- 4.5 NEW STONE SILL/THRESHOLD.
- 4.6 NEW CMU INFILL. REFER TO STRUCTURAL DRAWINGS.

5. METALS
- 5.1 NEW STEEL STAIRS, LANDINGS, GUARDRAILS AND HANDRAILS.
- 5.2 42"H STEEL GUARDRAIL WITH OPENINGS < 21" - GALVANIZED AND PAINTED.

6. WOOD, PLASTICS, AND COMPOSITES
- 6.1 REPAIR DAMAGE TO EXISTING WOOD STAIRS TREADS AND RISERS.
- 6.2 REPAIR DAMAGE TO EXISTING WOOD FLOOR.
- 6.3 NEW FLOOR FRAMING (SEE STRUCT DWGS).
- 6.4 EXTEND EXISTING RAISED PLATFORM (HATCH). MATCH HEIGHT. FOLLOW OUTLINE OF EXISTING BULKHEAD ABOVE.
- 6.5 EXISTING ABANDONED STAIRS TO REMAIN.
- 6.6 EXISTING STAIRS TO REMAIN IN USE.
- 6.7 NEW 42" H GUARDRAIL W/ OPENINGS LESS THAN 4".
- 6.8 NEW 36" H HANDRAIL - WD ELIPSE PROFILE STAINED.
- 6.9 EXISTING COLUMN. REFER TO STRUCTURAL DWGS.
- 6.10 NEW INFILL WALL FRAMING TO FILL GAP FROM FLOOR TO CEILING WHERE STAIRS WERE REMOVED.
- 6.11 EXISTING RAISED PLATFORM TO REMAIN.
- 6.12 REPAIR PLATFORM AS REQUIRED DUE TO FDC INSTALLATION. COORD W/ FIRE SUPP CONTRACTOR.
- 6.13 INFILL FLOOR CONSTRUCTION AT PREVIOUS STAIRS OPENING. 1 HR FIRE RATED FLOOR CEILING ASSEMBLY. REFER TO STRUCTURAL DRAWINGS. PROVIDE NEW OR SALVAGED WOOD FINISH FLOORING TO MATCH EXISITNG - TOOTH INTO EXTG.
- 6.14 1 HOUR FIRE RATED INFILL AT PREVIOUS DOOR OPENING. FINISH FLUSH W/ EXISTING BOTH SIDES.
- 6.15 REMOVE AND SALVAGE EXISTING BOARDS ON WALL STAIRS SIDE. BUILD NEW 1 HOUR FIRE RATED WALL. REPLACE BOARDS OVER NEW WALL STAIRS SIDE.
- 6.16 PLACE WALL TO CONCEAL EXISTING COLUMN.
- 6.17 EXISTING COLUMN.
- 6.18 CHASE TO CONCEAL PLUMBING - MINIMIZE EXTENT. COORDINATE WITH PLUMBING.
- 6.19 FLOOR JOISTS IN BASEMENT TO REMAIN EXPOSED EXCEPT AS OTHERWISE INDICATED.
- 6.20 RECESSED SHELF. REFER TO INTERIOR ELEVATIONS.
- 6.21 NEW COLUMN. REFER TO STRUCTURAL DRAWINGS.

7. THERMAL AND MOISTURE PROTECTION
- 7.1 NEW 6" GUTTER, DRIP EDGE, AND 4" X 4" OR 3" X 5" DOWNSPOUT - PRE-FINISHED ALUMINUM - COLOR TBD. NEW 1X8 GUTTER BD.
- 7.2 NEW FULLY ADHERED MEMBRANE ROOF W/ CRICKETS WHERE REQUIRED FOR POSITIVE DRAINAGE AND TERMINATION BARS WITH METAL COUNTERFLASHING.
- 7.3 ROOF INSULATION PER SCHEDULE.
- 7.4 NEW ROOF ACCESS HATCH. BASIS OF DESIGN: BILCO SS-50-36 X 72-TB, LONG SIDE HINGE, W/ 12" CURB. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
- 7.5 ROOFING WALKPATH OVERLAY FROM ROOF HATCH TO AND AROUND HVAC UNITS (HATCH).
- 7.6 NEW ALUM CAP AT CHIMNEY. TYPICAL.
- 7.7 EXG PARAPET TO REMAIN - REPAIR & REPLACE CAPS/COPING AS REQUIRED - SEE EXTERIOR ELEVATIONS.
- 7.8 CANOPY ABOVE STAIRS LANDING.
- 7.9 ROOF HATCH ABOVE.
- 7.10 SEAL JOINT BETWEEN TERRAZZO FLOOR AND BOTTOM OF STOREFRONT KNEE WALL.
- 7.11 INSULATE FLOOR CAVITY ABOVE EXTERIOR RECESSED ENTRANCES. TYPICAL.
- 7.12 INSULATE EXPOSED EXTERIOR WALLS WITHIN THE ROOF CAVITY FROM TOP OF CEILING TO BOTTOM OR ROOF DECK - R-19 MIN.
- 7.13 WHERE ADJACENT BUILDING IS TALLER - TURN ROOFING UP ALL 12" MIN. PROVIDE TERMINATION BAR W/ SEALANT AND COUNTERFLASHING.
- 7.14 WHERE ADJACENT BUILDING IS SHORTER - MAINTAIN A WATER-TIGHT CONDITION AT INTERFACE OF WALL AND ROOFING SYSTEMS OF THE TWO BUILDINGS.
- 7.15 METAL DRIP EDGE AT EXPOSED ROOF EDGE.
- 7.16 NEW 4" GUTTER, DRIP EDGE, AND 3" RND OR 3" X 4" DOWNSPOUT - PRE-FINISHED ALUMINUM - COLOR TBD.

8. OPENINGS
- 8.1 HISTORIC WINDOW OR DOOR TO REMAIN. REPAIR AND REFURBISH.
- 8.2 EXISTING WOOD WINDOW FRAMES TO REMAIN - REPAIR AND REFURBISH - WITH NEW REPLICA WOOD SASHES, JAMB EXTENSIONS, STOOL AND CASING. NEW INTERIOR FRICTION FIT STORM WINDOWS.
- 8.3 NEW ALUMINUM CLAD WINDOW W/ WOOD INTERIOR JAMB EXTENSIONS, STOOL AND CASING INSTALLED IN MASONRY OPENING PER DETAILS.
- 8.4 NEW STOREFRONT W/ ALUM PERIMETER FRAME AND VERTICAL BUTT-GLAZED JOINTS. LAYOUT FOLLOWS RAISED PLATFORM BELOW AND BULKHEAD ABOVE.
- 8.5 EXISTING BUTT-GLAZED HISTORIC STOREFRONT AND ENTRANCE TO REMAIN. REFURBISH AND PROTECT.
- 8.6 NEW ALUMINUM STOREFRONT ENTRANCE.
- 8.7 ATTIC ACCESS PANEL (22"x30" MIN.).
- 8.8 FIRE RATED ATTIC ACCESS PANEL (22"x30" MIN.) AT VERTICAL FACE OF CORRIDOR WALL ABOVE CORRIDOR CEILING BOTH SIDES OF DEMISING WALL.
- 8.9 HISTORIC DOOR TO BE FIXED IN THE OPEN POSITION. REMOVE LATCH HARDWARE AND COVER WITH ESCUTCHEON PLATE.
- 8.10 NEW SKYLIGHT ABOVE.
- 8.11 VELUX FS M06 30X46 FIXED SKYLIGHT ON 12"H CURB. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE MOTORIZED BLACKOUT SHADES.
- 8.12 NEW DOOR, TRANSOM AND FRAME IN EXISTING OPENING, OR WIDENED OPENING AS NOTED.
- 8.13 NEW WOOD TRANSOM FRAME & SASH ABOVE EXISTING DOOR IN EXISTING OPENING.
- 8.14 FIRE RATED ACCESS PANEL AT WALL ABOVE. TRIM WITH SALVAGED CASING FROM ORIGINAL DOOR.
- 8.15 HISTORIC ACCESS DOOR ABOVE TO REMAIN. REPAIR AND REFURBISH.

9. FINISHES
- 9.1 1 HR RATED WALL CONTINUOUS TO UNDERSIDE OF ROOF DECK ABOVE.
- 9.2 FIRE RATING TO BE CONTINUOUS AT INTERSECTION W/ NON-RATED WALL.
- 9.3 EXISTING WOOD FLOORING TO REMAIN. REPAIR AND REFINISH. REFER TO FINISH SCHEDULE.
- 9.4 EXISTING TERRAZZO FLOORING TO REMAIN. CLEAN AND REFURBISH. APPLY SLIP RESISTANT CLEAR SEALER. PROTECT DURING CONSTRUCTION.
- 9.5 PROVIDE EXTERIOR SLIP-RESISTANT CERAMIC TILE - TCNA SYSTEM F105 WITH WATERPROOF MEMBRANE. ACOUSTICAL INSULATION AT PLUMBING STACKS.
- 9.7 REPAIR WALLS AND FLOOR WHERE PLUMBING FIXTURES REMOVED AND ELSEWHERE AS REQUIRED.
- 9.8 1 HOUR RATED FLOOR / CEILING ASSEMBLY ABOVE ENTIRE TENANT AREA (INCLUDING ABOVE EXTERIOR RECSSED ENTRANCES) - FLOOR/CEILING ASSEMBLY A.
- 9.9 UNDERSIDE OF STAIRS AND LANDING AND ALL STRUCTURE SUPPORTING STAIRS ABOVE TO HAVE 1 HOUR FIRE RATED PROTECTION - FLOOR / CEILING ASSEMBLY B. EXTENT SHOWN (HATCH) IS APPROXIMATE - VERIFY IN FIELD.
- 9.10 REPLACE DAMAGED OR MISSING GLASS FACADE PANELS TO MATCH EXISTING. CLEAN ALL PANELS, TYPICAL ENTIRE FACADE.
- 9.11 NEW METAL PANELS AT KNEE WALL OF EXTENDED PLATFORM TO MATCH EXISTING. REPAIR AND CLEAN EXISTING PANELS TO REMAIN.
- 9.12 NEW CORBEL TO MATCH EXISTING AT OPPOSITE SIDE.
- 9.13 AT EXISTING STUD WALL - CONTRACTOR OPTION THIS SIDE: REMOVE EXISTING WALL FINISH AND REPLACE WITH 1 LAYER 5/8" TYPE X GYP BD, OR KEEP EXISTING WALL FINISH AND PLACE 1 LAYER 5/8" TYPE X GYP BD OVER. GYP BD CONTINUOUS TO UNDERSIDE OF SUBFLOOR ABOVE.
- 9.14 1 HR RATED CEILING THIS AREA. EXISTING DROPPED CEILINGS, SOFFITS AND BULKHEADS TO BE REMOVED AND REBUILT IN SAME CONFIGURATION AFTER RATED CEILING IS PLACED AT BOTTOM OF FLOOR ABOVE. APPLY 2 LAYERS 5/8" TYPE X GYP BD (EXT GRADE AT EXTERIOR) - FLOOR / CEILING ASSEMBLY B.
- 9.15 1 HR RATED CEILING THIS AREA. APPLY 2 LAYERS 5/8" TYPE X GYP BD OVER EXISTING DROPPED CEILING (EXTERIOR GRADE GYP BD AT EXTERIOR).
- 9.16 APPLY 1 LAYER 5/8" TYPE X GYP BD TO WALL FROM BOTTOM OF DROPPED CEILING TO MEMBRANE OF FLOOR ASSEMBLY ABOVE.
- 9.17 AT EXISTING STUD WALL THIS SIDE: REMOVE EXISTING WALL FINISH, APPLY SOUND ATTENUATION BATTS IN CAVITY AND PLACE 1 LAYER 5/8" TYPE X GYP BD ON STUDS, GYP BD CONTINUOUS TO UNDERSIDE OF ROOF DECK ABOVE. ADDITIONAL FRAMING ABOVE EXISTING CEILING MAY BE REQUIRED.

10. SPECIALTIES
- 10.1 EMERGENCY KEY BOX RECESSED INTO WALL.
- 10.2 RECESSED MAILBOX EQ-1. REFER TO FINISH SCHEDULE.
- 10.3 ENTRY SECURITY SYSTEM CALL BOX - RECESSED.
- 10.4 CLOSETS W/ BLOCKING AT RODS & BRACKETS:
  - A. TYP. ENCLOSED CLOSET: 12" DEEP MELAMINE SHELF & CLOTHES ROD AT 66" AFF.; TYP U.N.O.
  - B. OPEN CLOSET- SHELF & CLOTHES ROD.
  - C. (5) 16" DEEP ADJUSTABLE SHELVES ON STANDARD MOUNT.
  - D. 12" DEEP MELAMINE SHELF ABOVE W/D.
- 10.5 WALL MOUNTED FIRE EXTINGUISHER.
- 10.6 FIRE EXTINGUISHER IN SEMI-RECESSED CABINET. PROVIDE FIRE RATED CABINET AT FIRE RATED WALLS.

21. FIRE SUPPRESSION
- 21.1 APPROX LOCATION OF FDC CONNECTION - COORDINATE W/ FIRE DEPT.
- 21.2 SPRINKLER RISER. SEE PLUMBING DWGS.
- 21.3 WATER SUPPLY ENTRANCE, METER AND/OR FIRE SUPPRESSION EQUIPMENT THIS AREA. REFER TO CIVIL AND PLUMBING DRAWINGS.

22. PLUMBING
- 22.1 FLOOR DRAIN THIS AREA. REFER TO PLUMBING DRAWINGS.

23. HEATING, VENTILATING, AND AIR CONDITIONING
- 23.1 MECHANICAL UNIT(S). REFER TO HVAC & STRUCTURAL DWGS. INSTALL UNITS ON SOUND ISOLATING PADS. PLACE UNITS AS CLOSE TO ADJACENT BUILDING WALL AS POSSIBLE WHILE MAINTAINING REQUIRED CLEARANCES.
- 23.2 EXPOSED DUCT WORK, MUST MEET OHPO PART 2 DESCRIPTIONS. COORD W/ MEP DWGS.
- 23.3 INTAKE VENT TO ALIGN WITH LINTELS.
- 23.4 MECHANICAL EQUIPMEMT. REFER TO MECHANICAL DRAWINGS.
- 23.5 ADJACENT BUILDING HIGHER THIS AREA - NO DROPOFF - GUARDRAIL **NOT** REQUIRED.

26. ELECTRICAL
- 26.1 ELECTRIC PANEL RECESSED IN WALL OR SURFACE MTD AS INDICATED W/ 30"W X 36"D CLEAR AREA IN FRONT. PAINT TO MATCH ADJACENT WALL WITH APPROPRIATE PAINT TYPE FOR PANEL.
- 26.2 NEW EXTERIOR LIGHTING. NO EXPOSED CONDUIT ON FACE OF BUILDING.
- 26.3 ELECTRICAL EQUIPMENT. REFER TO ELECTRICAL DRAWINGS.
- 26.4 POSSIBLE SECURITY CAMERA LOCATION ABOVE. REFER TO ELECTRICAL DRAWINGS. COORDINATE WITH OWNER'S SECURITY CONSULTANT.

32. EXTERIOR IMPROVEMENTS
- 32.1 REFER TO CIVIL DRAWINGS FOR WORK IN COURTYARD.

NEW WORK GRAPHIC KEY

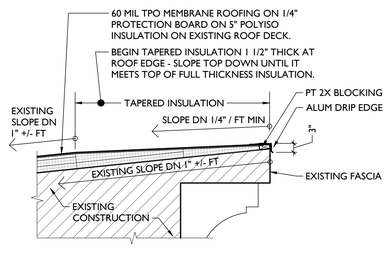
- PARTITION TYPE - SEE A6.00.
- KEYNOTE.
- EXISTING WALL.
- NEW PARTITION WALL.
- NEW MASONRY WALL.
- OBJECT OVERHEAD.
- 1HR — 1-HR FIRE RATING.
- 2HR — 2-HR FIRE RATING.
- NEW FLOOR & FRAMING TO MATCH ADJ - SEE STRUCT DWGS.
- NEW GYP BD SOFFIT/ BULKHEAD/ DROPPED CLG - SEE RCPS.
- AREA OF ATYPICAL FIRE-RATED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

ROOF PLAN GENERAL NOTES

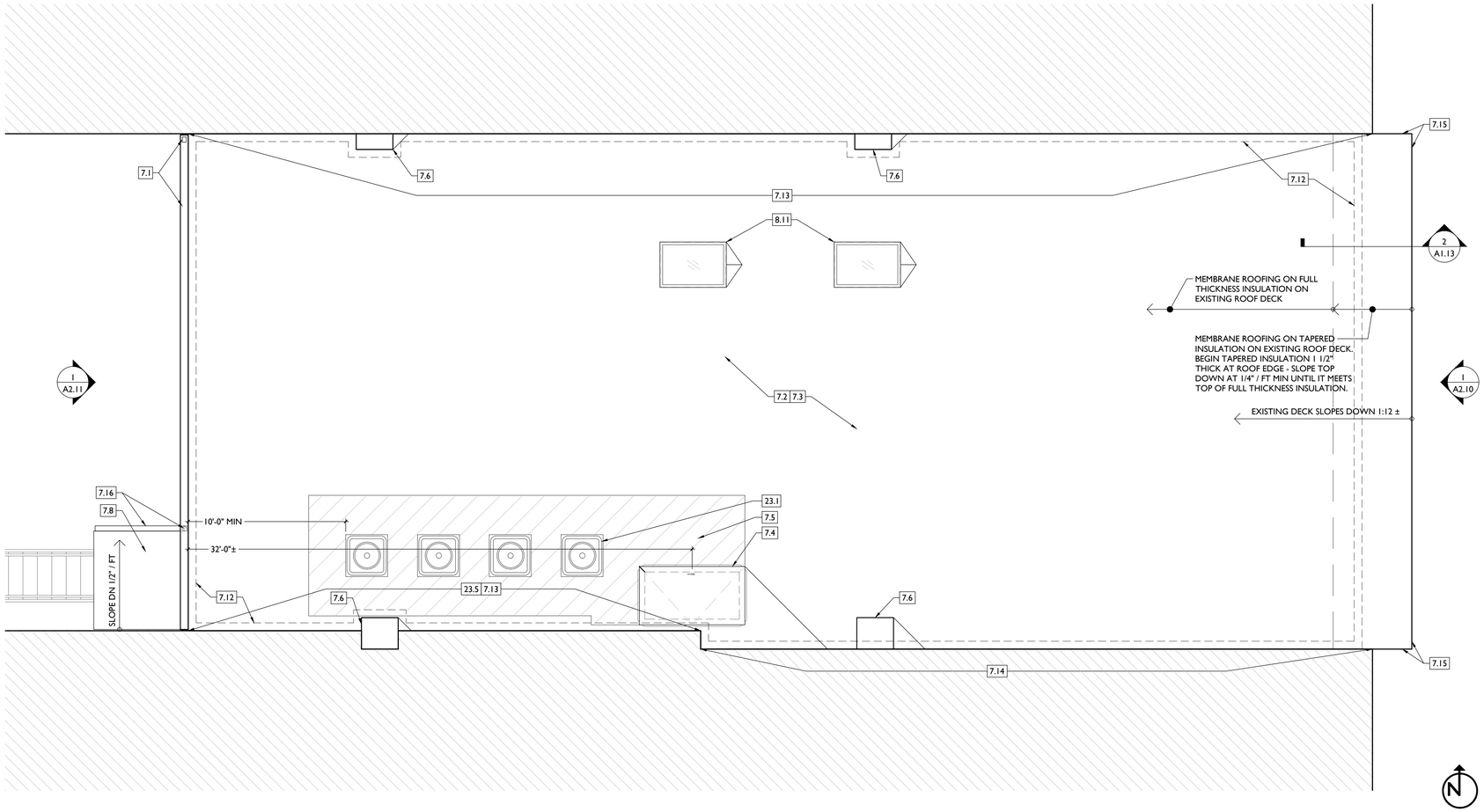
A. ROOFING WORK MAY REQUIRE ACCESS TO THE TWO ADJACENT BUILDINGS AND WORK ON THE INTERFACE BETWEEN BUILDING'S PARTY WALLS AND ROOF CONSTRUCTION. SECURE PERMISSION FROM THE ADJACENT PROPERTY OWNERS TO PERFORM SUCH WORK. PROTECT ADJACENT BUILDING CONSTRUCTION, MAINTAIN WATER-TIGHT CONDITION AT INTERFACE BETWEEN BUILDINGS AND THE WORK AREA. EMPLOY INSTALLERS ACCEPTABLE TO EXISTING ROOFING MANUFACTURER AND COMPLY WITH EXISTING ROOFING MANUFACTURER REQUIREMENTS TO MAINTAIN EXISTING WARRANTIES.

C. SHEET METAL WORK TO COMPLY WITH SMACA ARCHITECTURAL SHEET METAL MANUAL.

E. HVAC ISOLATION PADS ON ROOF: BOD - VIBRATION ISOLATION PAD, NEOPRENE, 8"X8" FOR EQUIPMENT 3200# MAX.



SCALE: 1/2" = 1'-0" FRONT ROOF EDGE SECTION | 1



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

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STATE OF OHIO KURT J PLATTE 10833 REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.2023

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Revisions

Design Team:
JK, CH
Drawn by:
JK, CH

PROPOSED PROJECT:
RENOVATION FOR
135 - 137 E. MAIN ST.
VAN WERT, OH 45891
VAN WERT REDEVELOPMENT, PHASE 2

Job No: 22013 11.11.2022

A1.13

REFLECTED CEILING PLAN FIXTURE LEGEND:

SYMBOL	FIXTURE TYPE	REMARKS
SM1 / SM2 / SM3	SURFACE MOUNT LED CAN LIGHT	SM1 - GENERAL LIGHTS. PROVIDE DIMMERS IN RESIDENTIAL UNITS. SM2 - ALWAYS ON , TYPICAL IN COMMON STAIRHALLS. SM3 - DAMP RATED, TYPICAL IN SHOWERS.
LI	SURFACE MOUNT LINEAR LED	TYPICAL IN COMMERCIAL TURNKEY SPACES
V1 / V2	WALL MOUNT VANITY LIGHT	V1 - TYPICAL OVER BATHROOM VANITIES IN TYPICAL RESIDENTIAL UNITS. V2 - TYPICAL IN COMMERCIAL WHITEBOX BATHROOMS.
FI	CEILING FAN WITH LIGHT	DIMMABLE, TYPICAL IN BEDROOMS.
FLI	SURFACE MOUNT UTILITY FIXTURE	TYPICAL IN COMMERCIAL WHITEBOX SPACES, ATTICS, AND IN BASEMENTS
TLI	SURFACE MOUNT TRACK LIGHT	DIMMABLE, TYPICAL IN COMMERCIAL TURNKEY SPACES AND IN LOBBIES
ELI	WALL MOUNT EXTERIOR LIGHT	EXTERIOR ARCHITECTURAL UP-DOWN LIGHT
EL2	WALL MOUNT EXTERIOR LIGHT	EXTERIOR ARCHITECTURAL GOOSENECK LIGHT

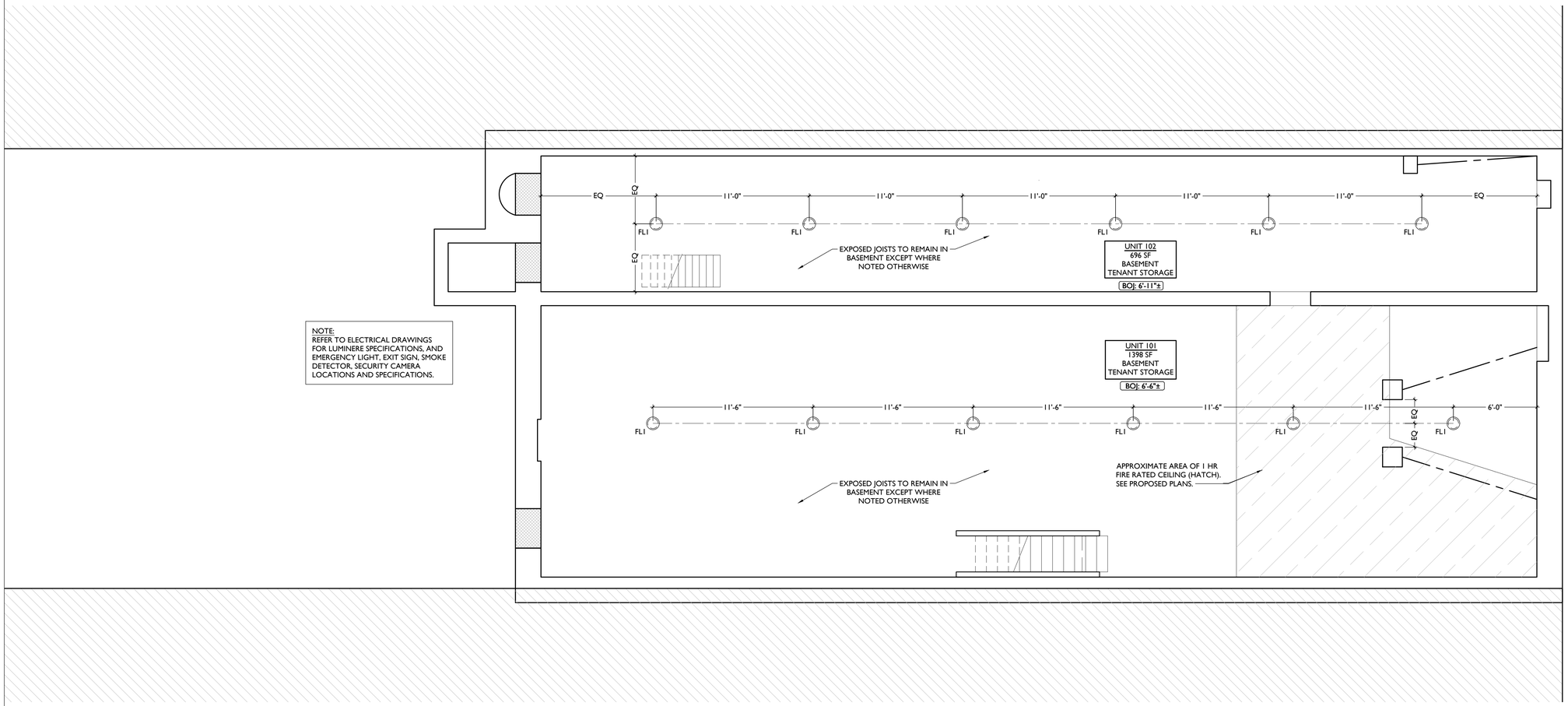
SYMBOL	FIXTURE TYPE	REMARKS
EL3	WALL MOUNT EXTERIOR LIGHT	EXTERIOR ARCHITECTURAL CORNICE LIGHT
EP1	SURFACE MOUNT EXTERIOR PENDANT	EXTERIOR PENDANT LIGHT
P1	SURFACE MOUNT PENDANT	TYPICAL IN COMMERCIAL SPACES
P2	SURFACE MOUNT PENDANT	TYPICAL OVER ISLANDS IN TYPICAL RESIDENTIAL UNITS.
UC	UNDER CABINET LIGHT	TYPICAL IN RESIDENTIAL KITCHENS
EF	BATHROOM VENT	TYPICAL BATHROOM EXHAUST FAN/VENT
ES	EXIT SIGN	EMERGENCY EGRESS EXIT SIGN
ESL	EXIT SIGN	EMERGENCY EGRESS EXIT SIGN W/ LIGHTS
RHI	EMERGENCY EGRESS LIGHT	LED REMOTE HEAD EMERGENCY EGRESS LIGHT
EL	EMERGENCY EGRESS LIGHT	EMERGENCY EGRESS LIGHT WALL PACK

REFLECTED CEILING PLAN GRAPHIC KEY:

- CH: 8'-0" — CEILING HEIGHT TAG
- SOFFIT/LOWERED GYP BD CEILING
- AREA OF ATYPICAL FIRE-RATING. SEE PLANS & SHEET A0.01
- WC — WATER CURTAIN HEAD TO PROVIDE 100% COVERAGE OF WINDOW- COORD W/ F.P PLANS
- (NL) — DENOTES NIGHT LIGHT FIXTURE
- (OS) — DENOTES OCCUPANCY SENSOR
- SD1 — COMBO SMOKE/CARBON MONOXIDE DETECTOR: IONIZATION (TYP BEDROOMS)
- SD2 — PHOTOELECTRIC
- CENTER ON ARCHITECTURAL FEATURE
- STRUCTURAL MEMBER - SEE STRUCTURAL DWGS

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. EXISTING CEILING HEIGHTS TO BE V.I.F.
E. ALL CEILING FINISHES IN OCCUPIED SPACES TO BE SMOOTH PAINTED GYPSUM BOARD 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 U.N.O.
H. PROVIDE UNDER-CABINET LIGHTING BENEATH ALL UPPER KITCHEN CABINETS IN RESIDENTAL UNITS. SEE ELEC DWGS.
I. REFER TO EXTERIOR ELEVATIONS FOR MOUNTING HEIGHTS OF EXTERIOR LIGHTS.
J. REFER TO ELECTRICAL DRAWINGS FOR FIXTURE SPECIFICATIONS.
K. REFER TO ELECTRICAL DRAWINGS FOR EXIT SIGN, EMERGENCY LIGHT, AND SMOKE DETECTOR LOCATIONS AND SPECIFICATIONS.
L. ANY FIXTURES LOCATED IN AREAS WITH REMAINING HISTORIC TIN CEILINGS SHOULD BE CENTERED ON THE CEILING TILES, RATHER THAN PERFECTLY CENTERED IN THE SPACE. ADJUST THE GRID PLACEMENT/DIMENSIONS BY A FEW INCHES AS REQUIRED.
M. IF LIGHTING PLACEMENT CONFLICTS WITH EXISTING FRAMING LOCATIONS, NOTIFY ARCHITECT.



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

REFLECTED CEILING PLAN - BASEMENT | 1

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JK, CH
Drawn by:
JK, CH

PROPOSED PROJECT:
RENOVATION FOR
135 - 137 E. MAIN ST.
VAN WERT, OH 45891
VAN WERT REDEVELOPMENT, PHASE 2

Job No: 22013 11.11.2022

A1.30

REFLECTED CEILING PLAN FIXTURE LEGEND:

SYMBOL	FIXTURE TYPE	REMARKS
SM1 / SM2 / SM3	SURFACE MOUNT LED CAN LIGHT	SM1 - GENERAL LIGHTS. PROVIDE DIMMERS IN RESIDENTIAL UNITS. SM2 - ALWAYS ON , TYPICAL IN COMMON STAIRHALLS. SM3 - DAMP RATED, TYPICAL IN SHOWERS.
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EL2	WALL MOUNT EXTERIOR LIGHT	EXTERIOR ARCHITECTURAL GOOSENECK LIGHT

SYMBOL	FIXTURE TYPE	REMARKS
EL3	WALL MOUNT EXTERIOR LIGHT	EXTERIOR ARCHITECTURAL CORNICE LIGHT
EPI	SURFACE MOUNT EXTERIOR PENDANT	EXTERIOR PENDANT LIGHT
PI	SURFACE MOUNT PENDANT	TYPICAL IN COMMERCIAL SPACES
P2	SURFACE MOUNT PENDANT	TYPICAL OVER ISLANDS IN TYPICAL RESIDENTIAL UNITS.
UC	UNDER CABINET LIGHT	TYPICAL IN RESIDENTIAL KITCHENS
EF	BATHROOM VENT	TYPICAL BATHROOM EXHAUST FAN/VENT
ES	EXIT SIGN	EMERGENCY EGRESS EXIT SIGN
ESL	EXIT SIGN	EMERGENCY EGRESS EXIT SIGN W/ LIGHTS
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- CENTER ON ARCHITECTURAL FEATURE
- STRUCTURAL MEMBER - SEE STRUCTURAL DWGS

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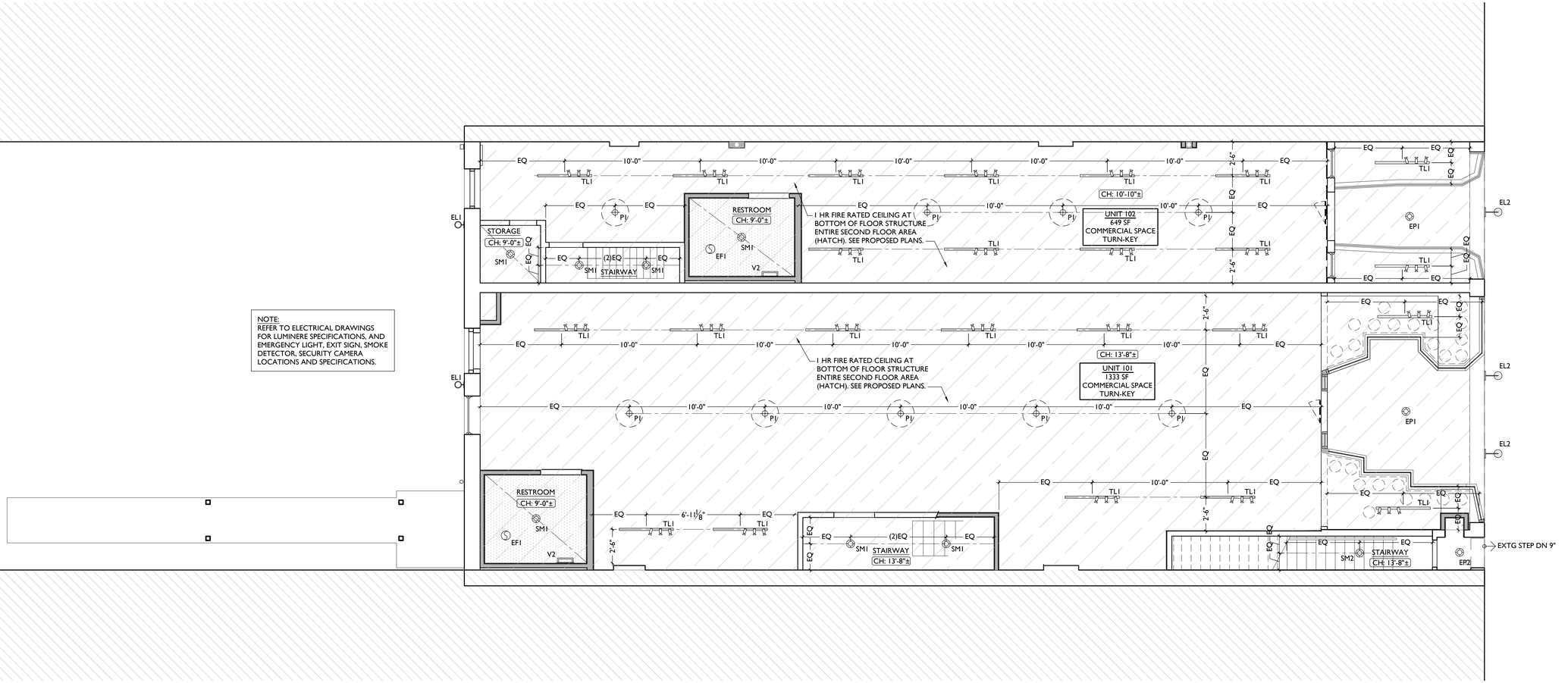
M. IF LIGHTING PLACEMENT CONFLICTS WITH EXISTING FRAMING LOCATIONS, NOTIFY ARCHITECT.

NOTE:
REFER TO ELECTRICAL DRAWINGS FOR LUMINERE SPECIFICATIONS, AND EMERGENCY LIGHT, EXIT SIGN, SMOKE DETECTOR, SECURITY CAMERA LOCATIONS AND SPECIFICATIONS.



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

REFLECTED CEILING PLAN - FIRST FLOOR | 1

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REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.2023

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11/11/2022 BID AND PERMIT

Revisions

Design Team:
JK, CH
Drawn by:
JK, CH

PROPOSED PROJECT:
RENOVATION FOR
135 - 137 E. MAIN ST.
VAN WERT, OH 45891
VAN WERT REDEVELOPMENT, PHASE 2

Job No: 22013 11.11.2022

A1.31

REFLECTED CEILING PLAN FIXTURE LEGEND:

SYMBOL	FIXTURE TYPE	REMARKS
SM1 / SM2 / SM3	SURFACE MOUNT LED CAN LIGHT	SM1 - GENERAL LIGHTS. PROVIDE DIMMERS IN RESIDENTIAL UNITS. SM2 - ALWAYS ON , TYPICAL IN COMMON STAIRHALLS. SM3 - DAMP RATED, TYPICAL IN SHOWERS.
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ESL	EXIT SIGN	EMERGENCY EGRESS EXIT SIGN W/ LIGHTS
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EL	EMERGENCY EGRESS LIGHT	EMERGENCY EGRESS LIGHT WALL PACK

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REFLECTED CEILING PLAN GENERAL NOTES:

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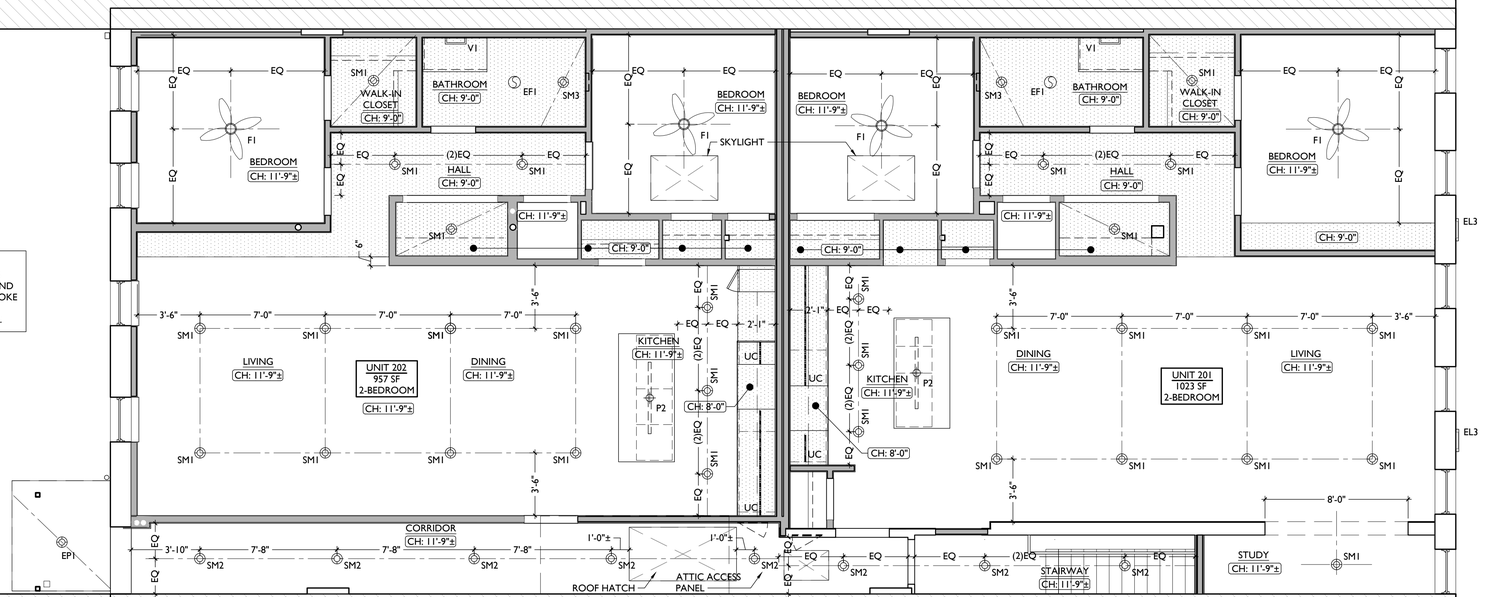

SCALE: 1/4" = 1'-0"

REFLECTED CEILING PLAN - SECOND FLOOR | 1

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VAN WERT REDEVELOPMENT, PHASE 2

Job No: 22013 11.11.2022

A1.32

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.

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

ALL KEYED NOTES LISTED MAY NOT APPLY TO THIS SHEET.

3. CONCRETE
3.1 SLAB TO REMAIN. SCOPE & VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQUIRED.
3.2 NEW CONCRETE SLAB ON VAPOR BARRIER ON GRANULAR FILL. REFER TO STRUCTURAL DRAWINGS. NEW FLOOR DRAIN(S) PER PLUMBING DRAWINGS. SLOPE SLAB TO DRAIN(S) FROM 8' MIN OUT.
3.3 VAPOR MITIGATION SYSTEM BELOW SLAB, AS REQUIRED BY OWNER'S CONSULTANT. SEE CONSULTANT DESIGN FOR SYSTEM DETAILS AND LOCATIONS OF VERTICAL VENTS. SEE NOTE 22.1.
3.4 NEW CONCRETE RAMP, STAIRS, LANDING AND METAL RAILINGS. REFER TO CIVIL DRAWINGS.
3.5 CONCRETE FOUNDATION FOR STAIRS ABOVE. STAIRS DESIGN IS DELIGATED. QUANTITY, SIZE AND LOCATION MAY VARY FROM THAT SHOWN.
3.6 FILL VOID AND CAP W/ CONCRETE. REFER TO STRUCTURAL DRAWINGS.

4. MASONRY
4.1 EXPANDED OPENING IN EXG MASONRY WALL. REFER TO STRUCTURAL DWGS. PROVIDE NEW STRUCTURAL AND STONE LINTELS AND THRESHOLD. TOOTH IN BRICK AT SIDE JAMB - NO EXPOSED BRICK CUTS.
4.2 BRICK TO BE LEFT EXPOSED. REPAIR DAMAGED BRICK, SCRAPE LOOSE PAINT, CLEAN.
4.3 TUCKPOINT BRICK AS SHOWN ON EXTERIOR ELEVATIONS & PER SHPO NARRATIVE.
4.4 REPLACE DAMAGED/MISSING BRICK AS SHOWN ON EXTERIOR ELEVATIONS & PER SHPO NARRATIVE.
4.5 NEW STONE SILL/THRESHOLD.
4.6 NEW CMU INFILL. REFER TO STRUCTURAL DRAWINGS.

5. METALS
5.1 NEW STEEL STAIRS, LANDINGS, GUARDRAILS AND HANDRAILS.
5.2 42"H STEEL GUARDRAIL WITH OPENINGS < 21" - GALVANIZED AND PAINTED.

6. WOOD, PLASTICS, AND COMPOSITES
6.1 REPAIR DAMAGE TO EXISTING WOOD STAIRS TREADS AND RISERS.
6.2 REPAIR DAMAGE TO EXISTING WOOD FLOOR.
6.3 NEW FLOOR FRAMING (SEE STRUCT DWGS).
6.4 EXTEND EXISTING RAISED PLATFORM (HATCH). MATCH HEIGHT. FOLLOW OUTLINE OF EXISTING BULKHEAD ABOVE.
6.5 EXISTING ABANDONED STAIRS TO REMAIN.
6.6 EXISTING STAIRS TO REMAIN IN USE.
6.7 NEW 42" H GUARDRAIL W/ OPENINGS LESS THAN 4".
6.8 NEW 36" H HANDRAIL - WD ELIPSE PROFILE STAINED.
6.9 EXISTING COLUMN. REFER TO STRUCTURAL DWGS.
6.10 NEW INFILL WALL FRAMING TO FILL GAP FROM FLOOR TO CEILING WHERE STAIRS WERE REMOVED.
6.11 EXISTING RAISED PLATFORM TO REMAIN.
6.12 REPAIR PLATFORM AS REQUIRED DUE TO FDC INSTALLATION. COORD W/ FIRE SUPP CONTRACTOR.
6.13 INFILL FLOOR CONSTRUCTION AT PREVIOUS STAIRS OPENING. 1 HR FIRE RATED FLOOR CEILING ASSEMBLY. REFER TO STRUCTURAL DRAWINGS. PROVIDE NEW OR SALVAGED WOOD FINISH FLOORING TO MATCH EXISTING - TOOTH INTO EXTG.
6.14 1 HOUR FIRE RATED INFILL AT PREVIOUS DOOR OPENING. FINISH FLUSH W/ EXISTING BOTH SIDES.
6.15 REMOVE AND SALVAGE EXISTING BOARDS ON WALL STAIRS SIDE. BUILD NEW 1 HOUR FIRE RATED WALL. REPLACE BOARDS OVER NEW WALL STAIRS SIDE.
6.16 PLACE WALL TO CONCEAL EXISTING COLUMN.
6.17 EXISTING COLUMN.
6.18 CHASE TO CONCEAL PLUMBING - MINIMIZE EXTENT. COORDINATE WITH PLUMBING.
6.19 FLOOR JOISTS IN BASEMENT TO REMAIN EXPOSED EXCEPT AS OTHERWISE INDICATED.
6.20 RECESSED SHELF. REFER TO INTERIOR ELEVATIONS.
6.21 NEW COLUMN. REFER TO STRUCTURAL DRAWINGS.

7. THERMAL AND MOISTURE PROTECTION
7.1 NEW 6" GUTTER, DRIP EDGE, AND 4" X 4" OR 3" X 5" DOWNSPOUT - PRE-FINISHED ALUMINUM - COLOR TBD. NEW 1X8 GUTTER BD.
7.2 NEW FULLY ADHERED MEMBRANE ROOF W/ CRICKETS WHERE REQUIRED FOR POSITIVE DRAINAGE AND TERMINATION BARS WITH METAL COUNTERFLASHING.
7.3 ROOF INSULATION PER SCHEDULE.
7.4 NEW ROOF ACCESS HATCH. BASIS OF DESIGN: BILCO SS-50-36 X 72-TB, LONG SIDE HINGE, W/ 12" CURB. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
7.5 ROOFING WALKPATH OVERLAY FROM ROOF HATCH TO AND AROUND HVAC UNITS (HATCH).
7.6 NEW ALUM CAP AT CHIMNEY. TYPICAL.
7.7 EXG PARAPET TO REMAIN - REPAIR & REPLACE CAPS/COPING AS REQUIRED - SEE EXTERIOR ELEVATIONS.
7.8 CANOPY ABOVE STAIRS LANDING.
7.9 ROOF HATCH ABOVE.
7.10 SEAL JOINT BETWEEN TERRAZZO FLOOR AND BOTTOM OF STOREFRONT KNEE WALL.
7.11 INSULATE FLOOR CAVITY ABOVE EXTERIOR RECESSED ENTRANCES. TYPICAL.
7.12 INSULATE EXPOSED EXTERIOR WALLS WITHIN THE ROOF CAVITY FROM TOP OF CEILING TO BOTTOM OR ROOF DECK - R-19 MIN.
7.13 WHERE ADJACENT BUILDING IS TALLER - TURN ROOFING UP WALL 12" MIN. PROVIDE TERMINATION BAR W/ SEALANT AND COUNTERFLASHING.
7.14 WHERE ADJACENT BUILDING IS SHORTER - MAINTAIN A WATER-TIGHT CONDITION AT INTERFACE OF WALL AND ROOFING SYSTEMS OF THE TWO BUILDINGS.
7.15 METAL DRIP EDGE AT EXPOSED ROOF EDGE.
7.16 NEW 4" GUTTER, DRIP EDGE, AND 3" RND OR 3" X 4" DOWNSPOUT - PRE-FINISHED ALUMINUM - COLOR TBD.

8. OPENINGS
8.1 HISTORIC WINDOW OR DOOR TO REMAIN. REPAIR AND REFURBISH.
8.2 EXISTING WOOD WINDOW FRAMES TO REMAIN - REPAIR AND REFURBISH - WITH NEW REPLICA WOOD SASHES, JAMB EXTENSIONS, STOOL AND CASING. NEW INTERIOR FRICTION FIT STORM WINDOWS.
8.3 NEW ALUMINUM CLAD WINDOW W/ WOOD INTERIOR JAMB EXTENSIONS, STOOL AND CASING INSTALLED IN MASONRY OPENING PER DETAILS.
8.4 NEW STOREFRONT W/ ALUM PERIMETER FRAME AND VERTICAL BUTT-GLAZED JOINTS. LAYOUT FOLLOWS RAISED PLATFORM BELOW AND BULKHEAD ABOVE
8.5 EXISTING BUTT-GLAZED HISTORIC STOREFRONT AND ENTRANCE TO REMAIN. REFURBISH AND PROTECT.
8.6 NEW ALUMINUM STOREFRONT ENTRANCE.
8.7 ATTIC ACCESS PANEL (22"x30" MIN.).
8.8 FIRE RATED ATTIC ACCESS PANEL (22"x30" MIN.) AT VERTICAL FACE OF CORRIDOR WALL ABOVE CORRIDOR CEILING BOTH SIDES OF DEMISING WALL.
8.9 HISTORIC DOOR TO BE FIXED IN THE OPEN POSITION. REMOVE LATCH HARDWARE AND COVER WITH ESCUTCHEON PLATE.
8.10 NEW SKYLIGHT ABOVE.
8.11 VELUX FS M06 30X46 FIXED SKYLIGHT ON 12"H CURB. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE MOTORIZED BLACKOUT SHADES.
8.12 NEW DOOR, TRANSOM AND FRAME IN EXISTING OPENING, OR WIDENED OPENING AS NOTED.
8.13 NEW WOOD TRANSOM FRAME & SASH ABOVE EXISTING DOOR IN EXISTING OPENING.
8.14 FIRE RATED ACCESS PANEL AT WALL ABOVE. TRIM WITH SALVAGED CASING FROM ORIGINAL DOOR.
8.15 HISTORIC ACCESS DOOR ABOVE TO REMAIN. REPAIR AND REFURBISH.

9. FINISHES
9.1 1 HR RATED WALL CONTINUOUS TO UNDERSIDE OF ROOF DECK ABOVE.
9.2 FIRE RATING TO BE CONTINUOUS AT INTERSECTION W/ NON-RATED WALL.
9.3 EXISTING WOOD FLOORING TO REMAIN. REPAIR AND REFINISH. REFER TO FINISH SCHEDULE.
9.4 EXISTING TERRAZZO FLOORING TO REMAIN. CLEAN AND REFURBISH. APPLY SLIP RESISTANT CLEAR SEALER. PROTECT DURING CONSTRUCTION.
9.5 PROVIDE EXTERIOR SLIP-RESISTANT CERAMIC TILE - TCNA SYSTEM F105 WITH WATERPROOF MEMBRANE.
9.6 ACOUSTICAL INSULATION AT PLUMBING STACKS.
9.7 REPAIR WALLS AND FLOOR WHERE PLUMBING FIXTURES REMOVED AND ELSEWHERE AS REQUIRED.
9.8 1 HOUR RATED FLOOR / CEILING ASSEMBLY ABOVE ENTIRE TENANT AREA (INCLUDING ABOVE EXTERIOR RECSSED ENTRANCES) - FLOOR/CEILING ASSEMBLY A.
9.9 UNDERSIDE OF STAIRS AND LANDING AND ALL STRUCTURE SUPPORTING STAIRS ABOVE TO HAVE 1 HOUR FIRE RATED PROTECTION - FLOOR / CEILING ASSEMBLY B. EXTENT SHOWN (HATCH) IS APPROXIMATE - VERIFY IN FIELD.
9.10 REPLACE DAMAGED OR MISSING GLASS FACADE PANELS TO MATCH EXISTING. CLEAN ALL PANELS. TYPICAL ENTIRE FACADE.
9.11 NEW METAL PANELS AT KNEE WALL OF EXTENDED PLATFORM TO MATCH EXISTING. REPAIR AND CLEAN EXISTING PANELS TO REMAIN.
9.12 NEW CORBEL TO MATCH EXISTING AT OPPOSITE SIDE.
9.13 AT EXISTING STUD WALL - CONTRACTOR OPTION THIS SIDE: REMOVE EXISTING WALL FINISH AND REPLACE WITH 1 LAYER 5/8" TYPE X GYP BD, OR KEEP EXISTING WALL FINISH AND PLACE 1 LAYER 5/8" TYPE X GYP BD OVER. GYP BD CONTINUOUS TO UNDERSIDE OF SUBFLOOR ABOVE.
9.14 1 HR RATED CEILING THIS AREA. EXISTING DROPPED CEILINGS, SOFFITS AND BULKHEADS TO BE REMOVED AND REBUILT IN SAME CONFIGURATION AFTER RATED CEILING IS PLACED AT BOTTOM OF FLOOR ABOVE. APPLY 2 LAYERS 5/8" TYPE X GYP BD (EXT GRADE AT EXTERIOR) - FLOOR / CEILING ASSEMBLY B.
9.15 1 HR RATED CEILING THIS AREA. APPLY 2 LAYERS 5/8" TYPE X GYP BD OVER EXISTING DROPPED CEILING (EXTERIOR GRADE GYP BD AT EXTERIOR).
9.16 APPLY 1 LAYER 5/8" TYPE X GYP BD TO WALL FROM BOTTOM OF DROPPED CEILING TO MEMBRANE OF FLOOR ASSEMBLY ABOVE.
9.17 AT EXISTING STUD WALL THIS SIDE: REMOVE EXISTING WALL FINISH, APPLY SOUND ATTENUATION BATTS IN CAVITY AND PLACE 1 LAYER 5/8" TYPE X GYP BD ON STUDS, GYP BD CONTINUOUS TO UNDERSIDE OF ROOF DECK ABOVE. ADDITIONAL FRAMING ABOVE EXISTING CEILING MAY BE REQUIRED.

10. SPECIALTIES
10.1 EMERGENCY KEY BOX RECESSED INTO WALL.
10.2 RECESSED MAILBOX EQ-1. REFER TO FINISH SCHEDULE.
10.3 ENTRY SECURITY SYSTEM CALL BOX - RECESSED.
10.4 CLOSETS W/ BLOCKING AT RODS & BRACKETS:
A. TYP. ENCLOSED CLOSET: 12" DEEP MELAMINE SHELF & CLOTHES ROD AT 66" AFF.; TYP U.N.O.
B. OPEN CLOSET- SHELF & CLOTHES ROD.
C. (5) 16" DEEP ADJUSTABLE SHELVES ON STANDARD MOUNT.
D. 12" DEEP MELAMINE SHELF ABOVE W/D.
10.5 WALL MOUNTED FIRE EXTINGUISHER.
10.6 FIRE EXTINGUISHER IN SEMI-RECESSED CABINET. PROVIDE FIRE RATED CABINET AT FIRE RATED WALLS.

21. FIRE SUPPRESSION
21.1 APPROX LOCATION OF FDC CONNECTION - COORDINATE W/ FIRE DEPT.
21.2 SPRINKLER RISER. SEE PLUMBING DWGS.
21.3 WATER SUPPLY ENTRANCE, METER AND/OR FIRE SUPPRESSION EQUIPMENT THIS AREA. REFER TO CIVIL AND PLUMBING DRAWINGS.

22. PLUMBING
22.1 FLOOR DRAIN THIS AREA. REFER TO PLUMBING DRAWINGS.

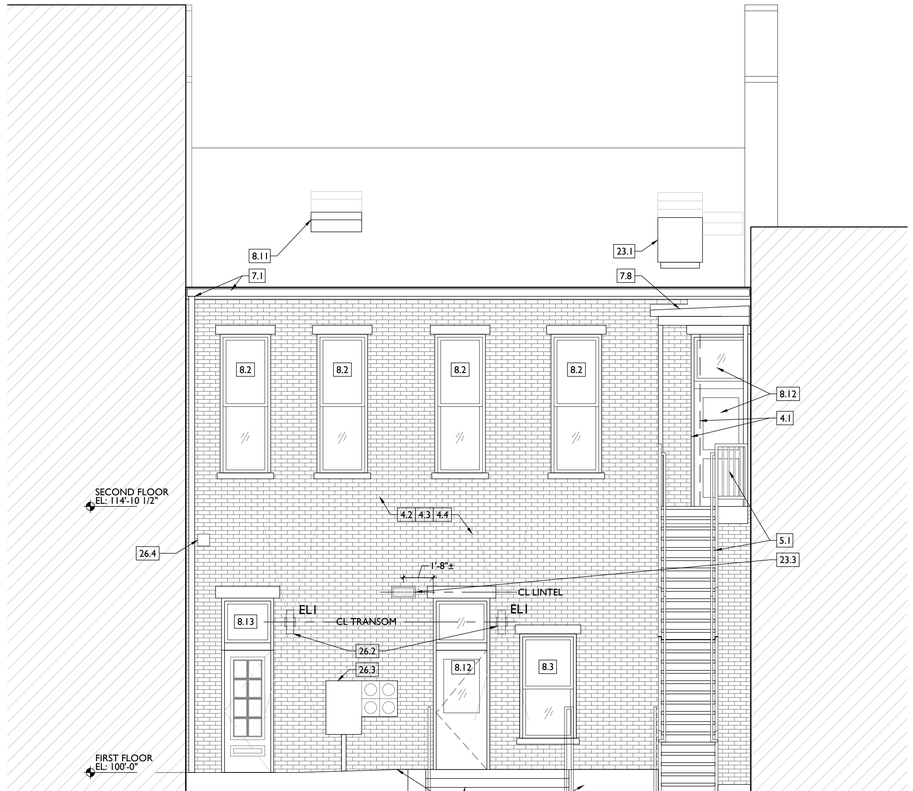
23. HEATING, VENTILATING, AND AIR CONDITIONING
23.1 MECHANICAL UNIT(S). REFER TO HVAC & STRUCTURAL DWGS. INSTALL UNITS ON SOUND ISOLATING PADS. PLACE UNITS AS CLOSE TO ADJACENT BUILDING WALL AS POSSIBLE WHILE MAINTAINING REQUIRED CLEARANCES.
23.2 EXPOSED DUCT WORK, MUST MEET OHPO PART 2 DESCRIPTIONS. COORD W/ MEP DWGS.
23.3 INTAKE VENT TO ALIGN WITH LINTELS.
23.4 MECHANICAL EQUIPMEMT. REFER TO MECHANICAL DRAWINGS.
23.5 ADJACENT BUILDING HIGHER THIS AREA - NO DROPOFF - GUARDRAIL **NOT** REQUIRED.

26. ELECTRICAL
26.1 ELECTRIC PANEL RECESSED IN WALL OR SURFACE MTD AS INDICATED W/ 30"W X 36"D CLEAR AREA IN FRONT. PAINT TO MATCH ADJACENT WALL WITH APPROPRIATE PAINT TYPE FOR PANEL.
26.2 NEW EXTERIOR LIGHTING. NO EXPOSED CONDUIT ON FACE OF BUILDING.
26.3 ELECTRICAL EQUIPMENT. REFER TO ELECTRICAL DRAWINGS.
26.4 POSSIBLE SECURITY CAMERA LOCATION ABOVE. REFER TO ELECTRICAL DRAWINGS. COORDINATE WITH OWNER'S SECURITY CONSULTANT.

32. EXTERIOR IMPROVEMENTS
32.1 REFER TO CIVIL DRAWINGS FOR WORK IN COURTYARD.

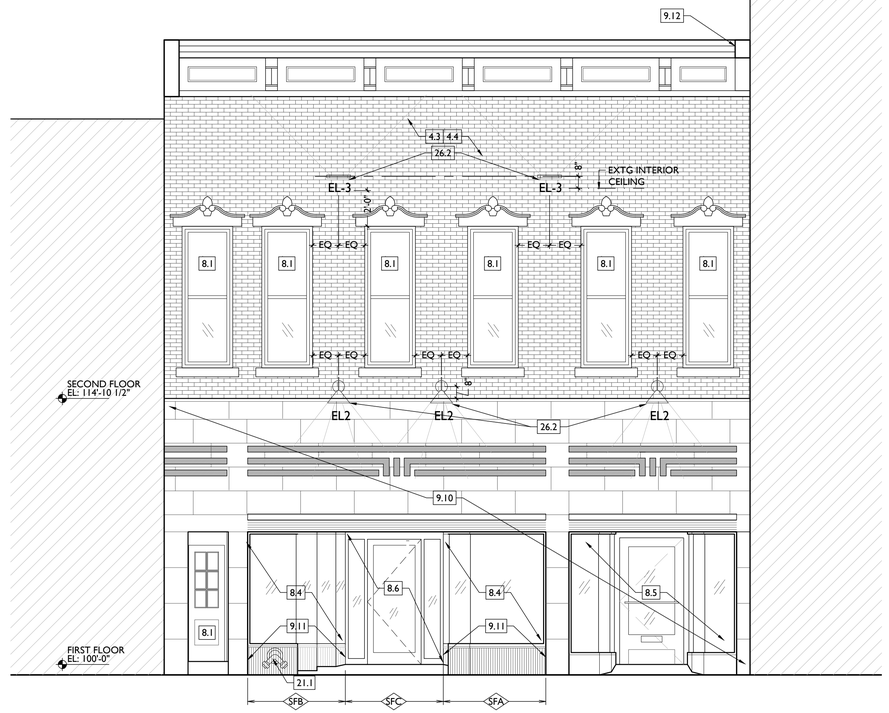
NEW WORK GRAPHIC KEY

- 2 / 4 — PARTITION TYPE - SEE A6.00.
- KEYNOTE.
- EXISTING WALL.
- NEW PARTITION WALL.
- NEW MASONRY WALL.
- OBJECT OVERHEAD.
- 1HR — 1-HR FIRE RATING.
- 2HR — 2-HR FIRE RATING.
- NEW FLOOR & FRAMING TO MATCH ADJ - SEE STRUCT DWGS.
- NEW GYP BD SOFFIT/ BULKHEAD/ DROPPED CLG - SEE RCPS.
- AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE. SEE A0.01 & A6.01.
- AREA OF TUCKPOINTING - SEE ELEVS & STRUCT DWGS.
- 100A — DOOR TAG. SEE SCHEDULE / A6.10-13.
- A — WINDOW DESIGNATION. SEE A6.20-25.
- SFA — STOREFRONT DESIGNATION. SEE A6.13.
- EMERGENCY EGRESS EXIT.
- SG — OPG CONTAINS SAFETY GLAZING.
- SH — SINGLE HUNG OPG - UPPER SASH TO BE FIXED WITHIN 3'-0" OF EXHAUST.
- X'-X" — ELEVATION TAG.



NOTE:
AT THE TIME OF CONSTRUCTION DOCUMENTS PREPARATION THE REAR ELEVATION WAS COVERED WITH SIDING AND THE CONDITION OF THE EXTERIOR BRICK WALL WAS UNKNOWN. FOLLOWING SIDING DEMOLITION NOTIFY THE ARCHITECT OF ANY DAMAGE OR CONDITIONS THAT MAY DIFFER FROM THAT INDICATED HEREIN.

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



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

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KURT J. PLATTE 10833 REGISTERED ARCHITECT STATE OF OHIO

KURT PLATTE 10833
EXP DATE 12.31.2023

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

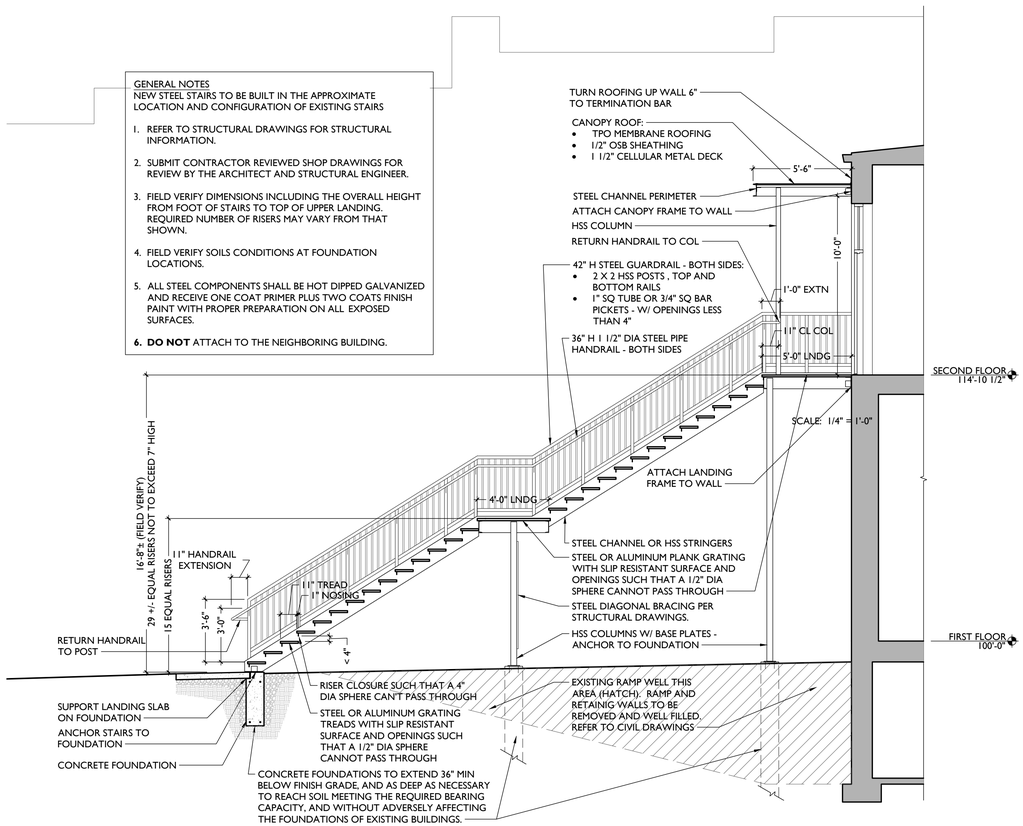
Revisions

Design Team:
JK, CH
Drawn by:
JK, CH

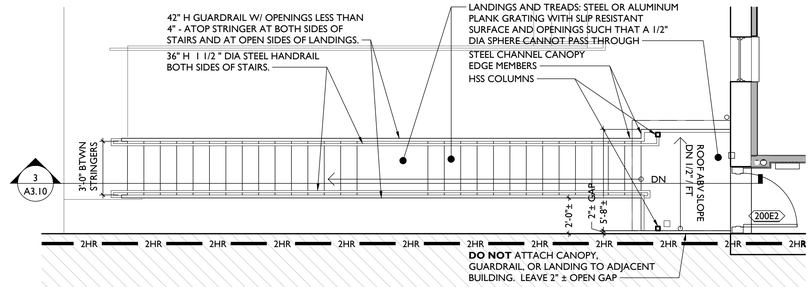
PROPOSED PROJECT:
RENOVATION FOR
135 - 137 E. MAIN ST.
VAN WERT, OH 45891
VAN WERT REDEVELOPMENT, PHASE 2

Job No: 22013 11.11.2022

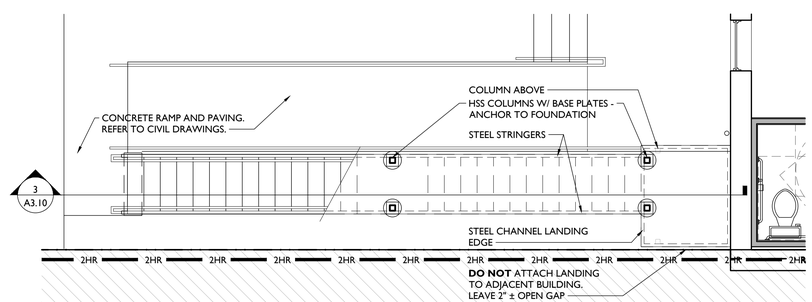
A2.10



SECTION | 3



SECOND FLOOR PLAN | 2



FIRST FLOOR PLAN | 1

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

STAIRS PLANS AND SECTION

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STATE OF OHIO
KURT J PLATTE
10833
REGISTERED ARCHITECT

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VAN WERT, OH 45891
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A3.10

TYPICAL STAIRHALL FINISHES SCHEDULE

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

TYPICAL UNIT FINISHES SCHEDULE

MATERIAL / LOCATION	CODE	DESCRIPTION	NOTES	SOURCE
		FLOORING		
WOOD FLOORING	FL-1	MANU: EXISTING WOOD FLOORING FINISH: DURASEAL STAIN COLOR: DARK WALNUT	STRIP, SAND AND STAIN PER MANUFACTURER'S SPECIFICATIONS	
WOOD FLOORING	FL-2	MANU: NEW FIELD-FINISHED FLOORING FINISH: MATCH FL-1 COLOR: MATCH FL-1	NEW WOOD FLOORING TO MATCH EXISTING FOR INFILL AND PATCHING. TOOTH INTO EXISTING	
BATHROOM FLOOR TILE (STUDIOS, 1BRS, 2BRS)	FL-3	MANU: DALTILE COLLECTION: LINDEN POINT COLOR: GRIGIO LP21 SIZE: 12 X 24 GROUT: MAPEI - 02 PEWTER	INSTALL: RUNNING BOND PROVIDE WATERPROOF MEMBRANE BENEATH BATHROOM TILE FLOORING.	DALTILE VICKI MARCH VICKI.MARCH@DALTILE.COM 513.702.517.3335
EXISTING EXTERIOR FLOORING	FL-4	SEE TYPICAL COMMERCIAL WHITE BOX AND TURNKEY FINISHES SCHEDULE		
LVT	FL-7	SHAW CONTRACT COLLECTION: CONCRETE STYLE: 094UV SIZE: 24.02 X 18.5, COLOR: RUGGED PLATINUM 03503 CORETECT WITH XRC TECHNOLOGY	FLOORING FOR LAUNDRY CLOSETS, MECHANICAL CLOSETS, COMMERCIAL STORAGE ROOMS	
		WALL TILE		
KITCHEN BACKSPLASH TILE (STUDIOS, 1BRS, 2BRS)	WT-1	MANU: DALTILE COLLECTION: COLOR WHEEL SIZE: 4X4 FINISH: SEMI GLOSS COLOR: WHITE 0100 GROUT: MAPEI - 93 WARM GRAY	INSTALL: HORIZONTAL RUNNING BOND, SEE INTERIOR ELEVATIONS	DALTILE VICKI MARCH VICKI.MARCH@DALTILE.COM 513.702.517.3335
SHOWER WALL TILE	WT-5	MANU: DALTILE COLLECTION: LINDEN POINT SIZE: 12 X 24 COLOR: GRIGIO LP21 GROUT: MATCH FL-3	INSTALL: HORIZONTAL RUNNING BOND	DALTILE VICKI MARCH VICKI.MARCH@DALTILE.COM 513.702.517.3335
SHOWER TRIM TILE	WT-6	MANU: DALTILE COLLECTION: LINDEN POINT SIZE: 3 X 12 COLOR: GRIGIO LP21 GROUT: MATCH FL-3	INSTALL: VERTICAL STACKED, SEE INTERIOR ELEVATIONS	DALTILE VICKI MARCH VICKI.MARCH@DALTILE.COM 513.702.517.3335
		PAINT		
GENERAL PAINT	PT-1	MANU: SHERWIN WILLIAMS COLLECTION: EMERALD INTERIOR LATEX PAINT COLOR: SW 7004 SNOWBOUND	WALL FINISH: SATIN BASE,TRIM, MILLWORK FINISH: SEMI-GLOSS CEILING FINISH: FLAT	SHERWIN WILLIAMS ANGELA JULIAN ANGIE.JULIAN@SHERWIN.COM 317.714.5610
PAINT - UNIT ENTRY DOORS	PT-2	MANU: SHERWIN WILLIAMS COLLECTION: EMERALD INTERIOR LATEX PAINT COLOR: SW 7069 IRON ORE	WALL FINISH: SATIN BASE,TRIM, MILLWORK FINISH: SEMI-GLOSS CEILING FINISH: FLAT	SHERWIN WILLIAMS ANGELA JULIAN ANGIE.JULIAN@SHERWIN.COM 317.714.5610
		WALL BASE		
HISTORIC WOOD BASE	WB-1	MANU: EXISTING WOOD FLOORING FINISH: PAINT COLOR: SHERWIN WILLIAMS SNOWBOUND SW 7004 SEMI GLOSS	KEEP ALL HISTORIC BASE - REPAIR/RETAIN WHEN PRESENT. PATCH TO MATCH ADJACENT. CLEAN, SAND, AND PAINT.	
BATHROOM TILE WALL BASE	WB-2	MANU: DALTILE COLLECTION: LINDEN POINT SIZE: 3 X 12 COLOR: GRIGIO LP21 GROUT: MAPEI - 02 PEWTER		DALTILE VICKI MARCH VICKI.MARCH@DALTILE.COM 513.702.517.3335
TYPICAL NEW PAINTED WOOD BASE	WB-3	MANU: CONTRACTOR PROVIDED 1X6 POPLAR W/ TOE MOLDING FINISH: PAINT COLOR: SHERWIN WILLIAMS SNOWBOUND SW 7004 SEMI GLOSS		
		SOLID SURFACE		
COUNTERTOP	SS-1	MANUF: LG VIATERA FINISH: CLASSIC COLLECTION, SNOW STORM SIZE: 2.5 CM PROFILE: EASED EDGE	STUDIOS, 1BRS, 2BRS	LG HAUSYS MICHELLE ALLEN MALLEN@LGHAUSYS.COM 513.214.9939
		CASEGOODS		
CABINETS (STUDIOS, 1BRS, 2BRS)	CG-1	MANU: SMART CABINETS DOOR STYLE: SUMMIT MAPLE: FULL OVERLAY FINISH: STAIN - SILVERGRASS	DOOR PULLS - MANU: LIBERTY HARDWARE COLLECTION: 5" STARK MODERN PULL FINISH: BLACK	SMART CABINETRY SALES@SMARTCABINETRY.COM 574.831.5010
		WINDOW TREATMENTS		
ROLLED SHADE	SH-1	MANU: SFW CONTRACT COLLECTION: ETERNITY - 3% OPACITY FINISH: WHITE FOG C1514	ROLLED SHADES ON ALL RESIDENTIAL UNIT WINDOWS	
		EQUIPMENT		
MAILBOX	EQ-1	MANU: SALSBURY INDUSTRIES COLLECTION:4C RECESSED USPS APPROVED MAILBOXES: SPEC: 3711S-04BFU MAILBOX - 11 DOOR HIGH RECESSED MOUNTED 4C HORIZONTAL MAILBOX WITH 4 DOORS AND 1 PARCEL LOCKER IN BLACK WITH USPS ACCESS - FRONT-LOADING (QUANTITY:1)	FINISH: BLACK	WWW.MAILBOXES.COM

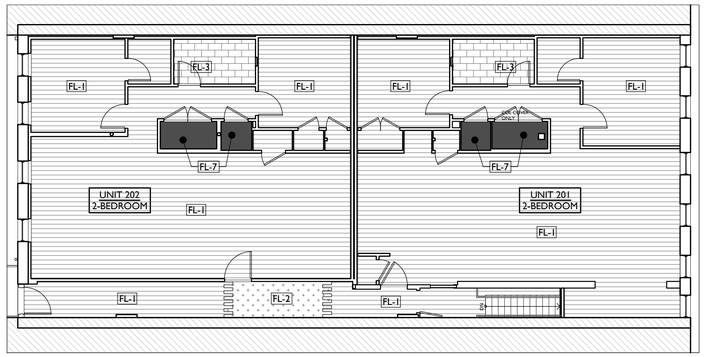
TYPICAL COMMERCIAL WHITE BOX AND TURNKEY FINISHES SCHEDULE

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

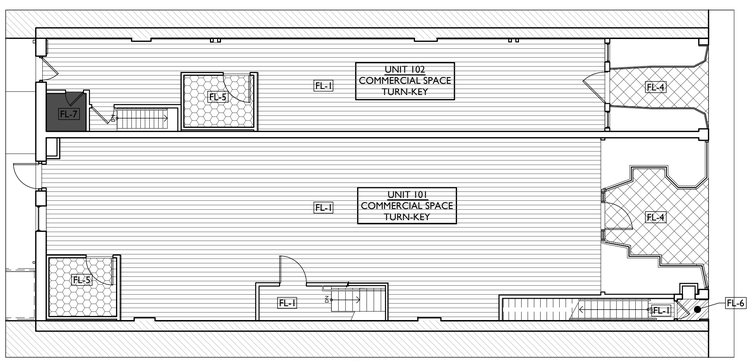
FINISH SCHEDULES

FLOOR FINISH LEGEND

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



SECOND FLOOR



FIRST FLOOR

1/8" = 1'-0"

FLOOR FINISH PLANS

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STATE OF OHIO
KURT J PLATTE 10833
REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.2023

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

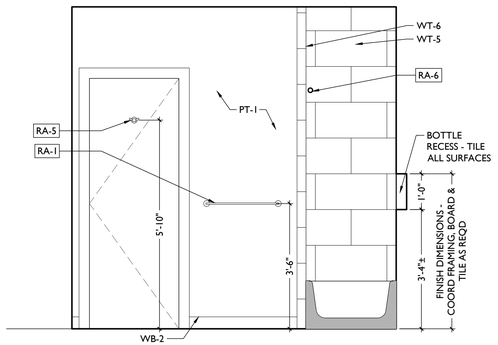
Revisions

Design Team:
JK, CH
Drawn by:
JK, CH

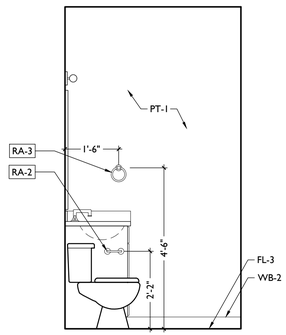
PROPOSED PROJECT:
RENOVATION FOR
135 - 137 E. MAIN ST.
VAN WERT, OH 45891
VAN WERT REDEVELOPMENT, PHASE 2

Job No: 22013 11.14.2022

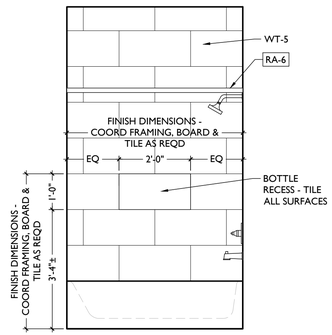
A4.00



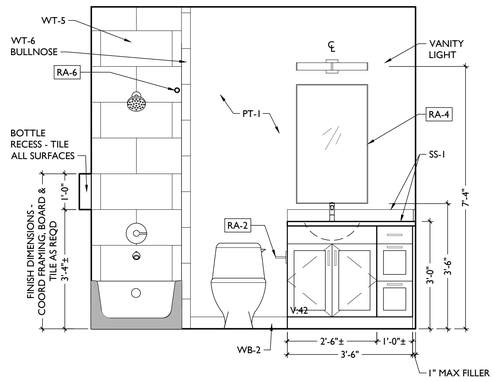
ELEVATION 3D



ELEVATION 3C



ELEVATION 3B



ELEVATION 3A

BATHROOM ACCESSORIES SCHEDULE

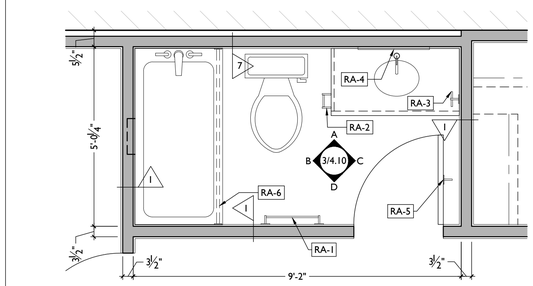
COMMERCIAL

CODE	ITEM	PRODUCT	MOUNTING HT	REMARKS
CA-1	GRAB BAR	BOBRICK B-5806X42 - (42"),	SEE ELEVATIONS, NOTE C	
CA-2	GRAB BAR	BOBRICK B-5806X36 - (36"),	SEE ELEVATIONS, NOTE C	
CA-3	GRAB BAR	BOBRICK B-5806X18 - (18"),	SEE ELEVATIONS, NOTE C	
CA-4	TOILET TISSUE DISPENSER	MANU: MOEN COLLECTION: CONTEMPORARY SPRING LOADED TOILET PAPER HOLDER P5050 FINISH: BRIGHT CHROME	24" A.F.F. NOTE C	SURFACE MOUNTED
CA-5	COAT HOOK	BOBRICK B-2111	48" A.F.F.	
CA-6	SOAP DISPENSER	BOBRICK B-4112	NOTE A. C	SURFACE MOUNTED
CA-7	PAPER TOWEL / WASTE RECEPTACLE	BOBRICK B-3699	38" - 48" A.F.F.	SURFACE MOUNTED
CA-8	MIRROR	MANU: MDC LINE: INDUSTRIAL - STEELE BLACK MIRROR SKU: MHE8006 FRAME FINISH: BRUSHED BLACK STAINLESS STEEL SIZE: 24 X 36	40" A.F.F. TO BOTTOM OF REFLECTIVE SURFACE, NOTE C	
CA-9	MOP HOLDER W/ SHELF		NOTE C	SURFACE MOUNTED

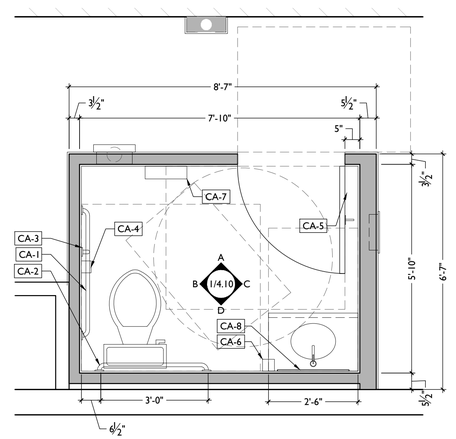
RESIDENTIAL - STUDIO, 1 BR, 2 BR

CODE	ITEM	PRODUCT	MOUNTING HT	REMARKS
RA-1	TOWEL BAR	MANU: MOEN COLLECTION: CONTEMPORARY 24" TOWEL BAR P5124 FINISH: BRIGHT CHROME	N/A	
RA-2	TOILET TISSUE DISPENSER	MANU: MOEN COLLECTION: CONTEMPORARY SPRING LOADED TOILET PAPER HOLDER P5050 FINISH: BRIGHT CHROME	N/A	SURFACE MOUNTED ON CABINET
RA-3	TOWEL RING	MANU: MOEN COLLECTION: CONTEMPORARY TOWEL RING P5500 FINISH: BRIGHT CHROME	N/A	
RA-4	MIRROR	MANU: MDC COLLECTION: INDUSTRIAL STEEL BLACK MIRROR, STEEL CORNERS SIZE: 30 X 40 - TBD FINISH: BRUSHED BLACK STAINLESS STEEL	SEE ELEVATION	SURFACE MOUNTED
RA-5	ROBE HOOK			
RA-6	SHOWER ROD, CURTAIN, AND HOOKS			

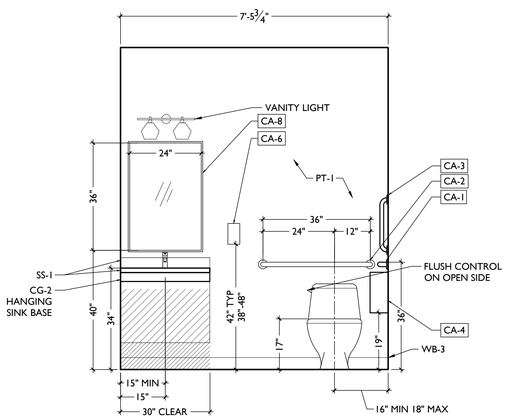
NOTES:
A: OPERATING CONTROLS OF SOAP DISPENSER AND MULTI PURPOSE UNITS TO BE 42" A.F.F.
B: G.C. TO FIELD VERIFY ALL SIZES
C: PROVIDE BLOCKING FOR ALL WALL MOUNTED FIXTURES AND ACCESSORIES
D: ALL DIMENSIONS TAKEN FROM WALL FINISH FACE



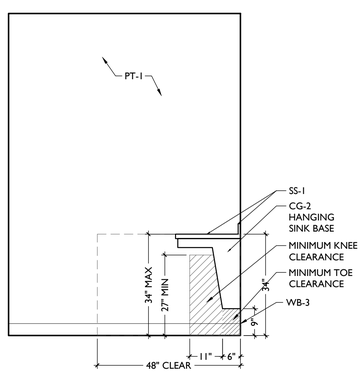
ENLARGED RESTROOM PLAN - UNIT 201 3



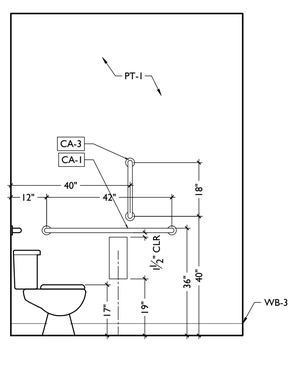
ENLARGED RESTROOM PLAN - UNIT 102 2



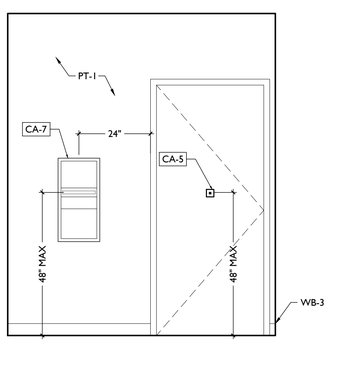
ELEVATION 1D



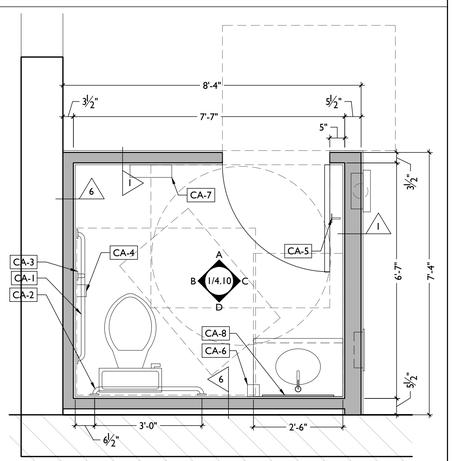
ELEVATION 1C



ELEVATION 1B



ELEVATION 1A



ENLARGED RESTROOM PLAN - UNIT 101 1

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

ENLARGED RESTROOM PLANS & INTERIOR ELEVATIONS

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KURT J PLATTE 10833 REGISTERED ARCHITECT STATE OF OHIO

KURT PLATTE 10833
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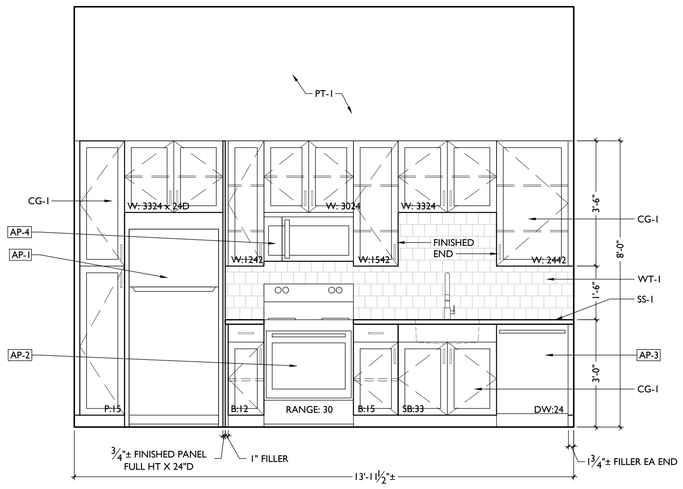
VAN WERT REDEVELOPMENT, PHASE 2

Job No: 22013 11.14.2022

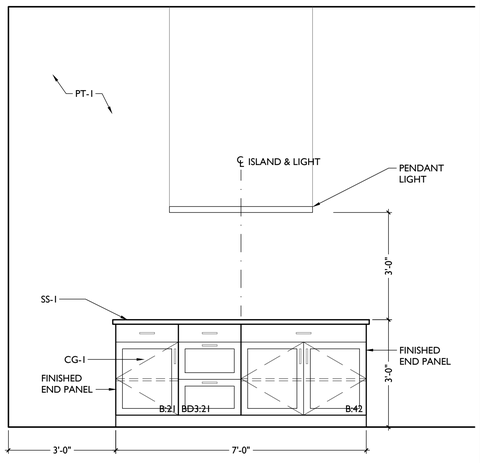
A4.10

APPLIANCE SCHEDULE

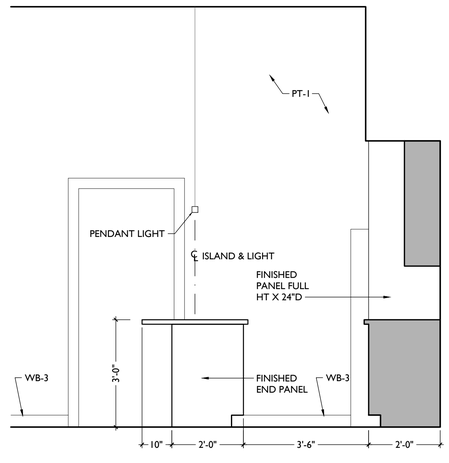
CODE	ITEM/ LOCATION	DESCRIPTION	FINISH	NOTES
AP-1	REFRIGERATOR (STUDIOS, 1BRS, 2BRS)	MANU: GE COLLECTION: 17.5 CU. FT. TOP FREEZER REFRIGERATOR GIE18GSNRSS INTERNAL ICE-MAKER	STAINLESS	
AP-2	RANGE (STUDIOS, 1BRS, 2BRS)	MANU: GE COLLECTION: FREESTANDING 30" ELECTRIC RANGE JB258RMSS	STAINLESS	
AP-3	DISHWASHER	MANU: GE COLLECTION: DISHWASHER 24" BUILT-IN GDT630PSMSS	STAINLESS	
AP-4	MICROWAVE	MANU: GE COLLECTION: 30" OVER-THE-RANGE MICROWAVE JVM6172SKSS	STAINLESS WITH BLACK HANDLES	
AP-5	WASHING MACHINE	MANU: GE COLLECTION: TOP LOAD HIGH EFFICIENCY WASHING MACHINE GTW685BSLWS	WHITE	
AP-6	DRYER	MANU: GE COLLECTION: ELECTRIC DRYER GTD45EASJWS	WHITE	



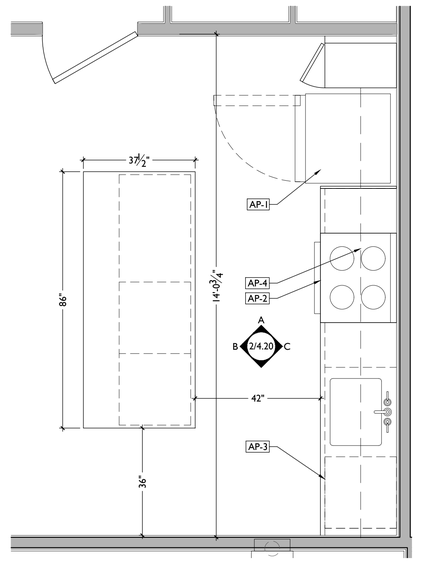
ELEVATION 2C



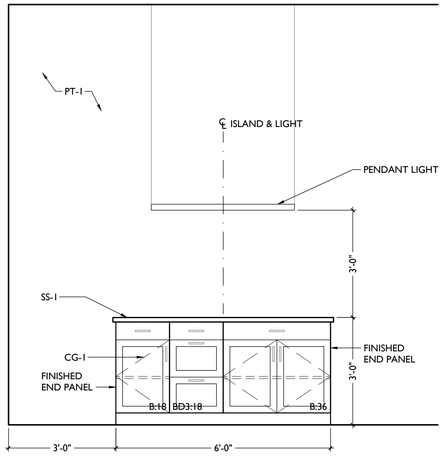
ELEVATION 2B



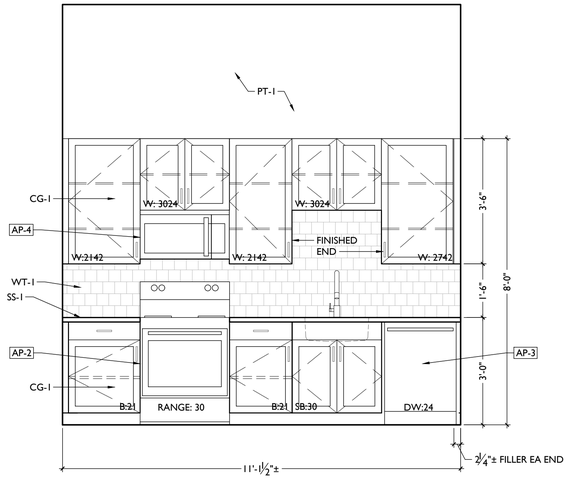
ELEVATION 2A



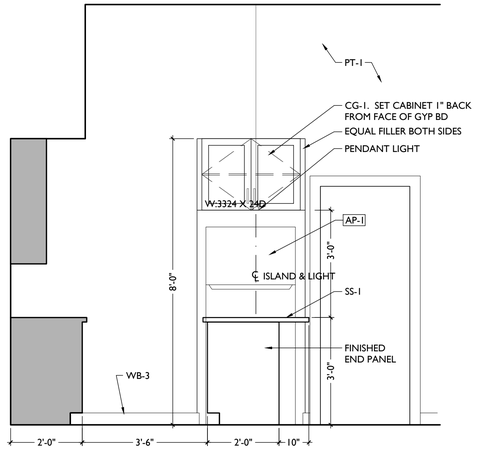
ENLARGED PLAN - UNIT 202 2



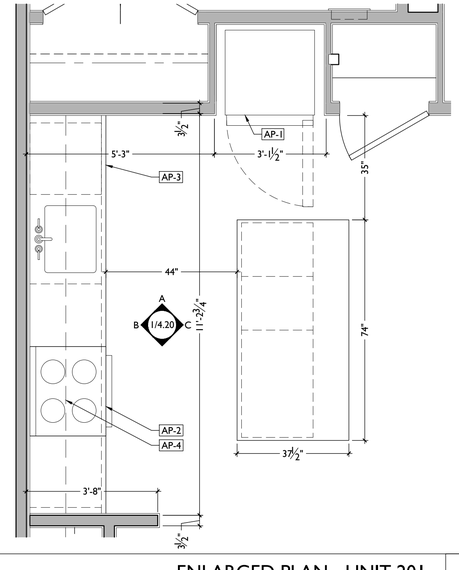
ELEVATION 1C



ELEVATION 1B



ELEVATION 1A



ENLARGED PLAN - UNIT 201 1

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

ENLARGED KITCHEN PLANS & INTERIOR ELEVATIONS

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STATE OF OHIO KURT J. PLATTE 10833 REGISTERED ARCHITECT

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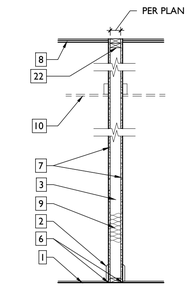
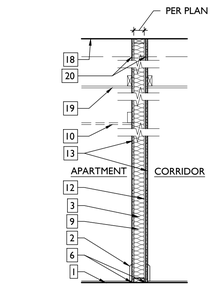
A4.20



1 PARTITION N.T.S.

TYPICAL PARTITION
(NON-RATED)
ALL PARTITIONS TO BE TYPE "1"
U.N.O. ON PLANS.

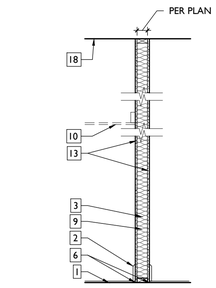
2X4 OR 2X6 WOOD STUDS AT 16" OC
(STUD DIMENSION PER PLANS)
W/ 5/8" GYP BOARD EACH SIDE.



2 PARTITION N.T.S.

TYPICAL CORRIDOR PARTITION
1 HOUR RATED FIRE PARTITION
UL DESIGN NO: U311
STC: MEETS OR EXCEEDS 50

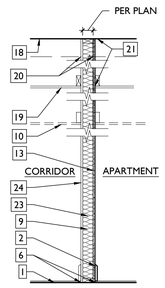
2X4 OR 2X6 WOOD STUDS AT 16" OC
(STUD DIMENSION PER PLANS)
W/ 5/8" GYP BOARD EACH SIDE.



2A PARTITION N.T.S.

1 HOUR RATED FIRE PARTITION
UL DESIGN NO: U305

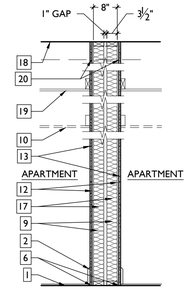
2X4 OR 2X6 WOOD STUDS AT 16" OC
(STUD DIMENSION PER PLANS)
W/ 5/8" GYP BOARD EACH SIDE.



3 PARTITION N.T.S.

EXISTING CORRIDOR PARTITION
1 HOUR RATING PROVIDED PER OBC 722.6
5/8" TYPE X GYP BD: 40 MIN
STUDS: 20 MIN
TOTAL: 60 MIN

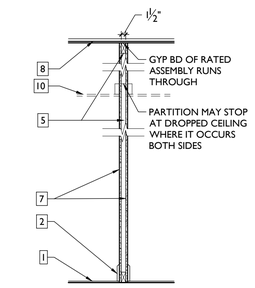
EXISTING WOOD STUDS WITH EXISTING FINISH CORRIDOR SIDE AND 1 NEW LAYER 5/8" TYPE X GYP BD APARTMENT UNIT SIDE. REFER TO EXISTING WALL NOTES.



4 PARTITION N.T.S.

TYPICAL APARTMENT DEMISING PARTITION
1 HOUR RATED FIRE PARTITION
UL DESIGN NO: U341
STC: MEETS OR EXCEEDS 50

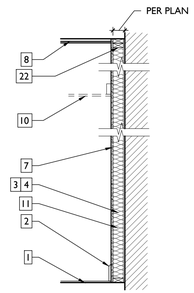
DOUBLE 2X4 WOOD STUD PARTITION - STUDS AT 16" OC W/ 5/8" TYPE X GYP BD EACH SIDE.



5 PARTITION N.T.S.

THIN FRAME PARTITION
(NON-RATED)

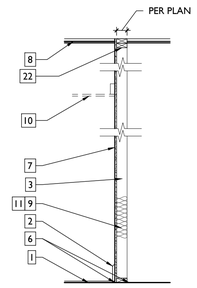
1 1/2" FRAMING WALL
2X4 WOOD STUDS (FLAT) AT 16" OC
W/ 5/8" GYP BOARD EACH SIDE



6 PARTITION N.T.S.

TYPICAL FURRED WALL
(NON RATED)

2X WOOD STUDS AT 16" OC TIGHT OR WITH SLIGHT GAP TO BASE WALL AND 5/8" GYP BD ROOM SIDE.



7 PARTITION N.T.S.

TYPICAL CHASE OR CAVITY WALL:
(NON-RATED)

2X WOOD STUDS AT 16" OC
W/ 5/8" GYP BOARD ONE SIDE

PARTITION TYPE NOTES

1. FLOOR FINISH ON FLOOR STRUCTURE.
2. SCHEDULED BASE - SEE ROOM FINISH SCHEDULE.
3. 3 1/2" OR 5 1/2" WOOD STUDS (AS INDICATED) @ 16" O.C.
4. 1 1/2" OR 3/4" WOOD FURRING (AS INDICATED) @ 16" O.C.
5. 1 1/2" (FLAT 2X4) WOOD STUDS @ 16" O.C.
6. FIRE SEALANT BOTH SIDES AT RATED PARTITIONS. ACOUSTICAL SEALANT BOTH SIDES AT NON-RATED PARTITIONS.
7. 5/8" GYPSUM BOARD.
8. ROOF/CEILING OR OR FLOOR/CEILING ASSEMBLY PER LOCATION.
9. SOUND ATTENUATION OR THERMAL INSULATION PER SCHEDULE.
10. DROPPED GYP BD CEILING / SOFFIT AS OCCURS. REFER TO CEILING PLANS.
11. THERMAL INSULATION PER SCHEDULE AT EXTERIOR WALL LOCATIONS.
12. 1/2" RESILIENT CHANNELS AT 16" O.C.
13. 5/8" TYPE X GYP BD.
14. 2 LAYERS 5/8" TYPE X GYP BD.
15. GYP BD PASSES THROUGH AT INTERSECTING FLOOR ASSEMBLIES, SOFFITS, PARTITIONS OR OTHER CONSTRUCTION.
16. FIRE BARRIER CONTINUOUS TO UNDERSIDE OF ROOF DECK.
17. 3 1/2" WOOD STUDS EACH SIDE OF PARTITION CENTERLINE.
18. EXISTING ROOF DECK.
19. EXISTING PLASTER ON WOOD FRAME CEILING TO REMAIN. MODIFY AS REQUIRED FOR PARTITION TO PASS THROUGH TO ROOF DECK.
20. FIT GYP BD TIGHTLY TO EXISTING STRUCTURE - FIRE SEAL AROUND.
21. IF EXTG PARTITION IS NOT CONTINUOUS TO ROOF DECK, EXTEND PER PARTITION TYPE 2.
22. DOUBLE TOP PLATE WHERE INTERRUPTING GYP BD MEMBRANE OF 1 HOUR RATED ASSEMBLY.
23. EXISTING WOOD STUDS
24. EXISTING FINISH.

NOTE:
INSTALL RESILIENT CHANNELS PER MANUFACTURER INSTRUCTIONS.
DO NOT ATTACH GYPSUM BOARD THROUGH CHANNELS INTO WOOD FRAMING.

PARTITION INSULATION SCHEDULE

LOCATION	TYPE	THICKNESS OR R-VALUE	NOTES
MECHANICAL CLOSET PARTITIONS	SOUND ATTENUATION BATTS *	3 1/2"	
DWELLING UNIT BATHROOM PARTITIONS	SOUND ATTENUATION BATTS *	3 1/2"	
COMMERCIAL RESTROOM PARTITIONS	SOUND ATTENUATION BATTS *	3 1/2"	
PLUMBING CHASE PARTITIONS	SOUND ATTENUATION BATTS *	3 1/2"	CONTINUOUS PIPE INSULATION AT VENT/DRAIN STACKS. ALSO REFER TO PLUMBING DRAWINGS
DWELLING UNIT DEMISING PARTITIONS	SOUND ATTENUATION BATTS *	3 1/2"	BOTH SIDES OF DOUBLE STUD PARTITIONS. COORD W/ FIRE-RATING & UL ASSEMBLY
STAIRS ENCLOSURE PARTITIONS	SOUND ATTENUATION BATTS *	3 1/2"	COORD W/ FIRE-RATING & UL ASSEMBLY
CORRIDOR / DWELLING UNIT PARTITIONS	SOUND ATTENUATION BATTS *	3 1/2"	COORD W/ FIRE-RATING & UL ASSEMBLY
FURRED EXTERIOR WALL	THERMAL CELLULOSE OR UNFACED FIBERGLASS BATTS	R-13	REFER TO FLOOR PLANS AND PARTITION TYPES

* AT NON-FIRE RATED PARTITIONS PROVIDE ACOUSTICAL SEALANT TOP AND BOTTOM BOTH SIDES AND AT ALL PENETRATIONS

EXISTING WALLS

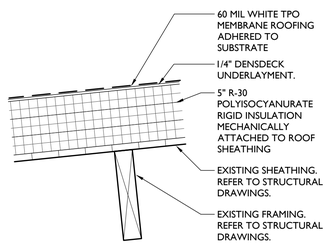
AT EXISTING MASONRY WALLS TO REMAIN:
- EXISTING PLASTER TO REMAIN IN PLACE, UNLESS NOTED OTHERWISE.
- ELECTRICAL TO BE IN SURFACE MOUNTED CONDUIT AND BOXES. CONDUIT TO BE HORIZONTAL AT 18"± A.F.F. (NO EXPOSED VERTICAL CONDUIT) U.N.O. ON ELECTRICAL DRAWINGS. PAINT CONDUIT TO MATCH WALL.

AT EXISTING CORRIDOR/STAIR HALL WALLS TO REMAIN:
- EXISTING WALL FINISH TO REMAIN IN PLACE ON CORRIDOR/STAIR HALL SIDE, UNLESS NOTED OTHERWISE.
- ON OPPOSITE SIDE, CAREFULLY REMOVE ANY HISTORIC TRIM AND REMOVE PLASTER. INSTALL NEW GYP. BD. AND REINSTALL OR REPLICATE HISTORIC TRIM.
- ALL SYSTEMS TO BE CONCEALED WITHIN WALLS.

AT EXISTING INTERIOR WALLS TO REMAIN (WITHIN UNITS):
- CAREFULLY REMOVE ANY HISTORIC TRIM AND REMOVE PLASTER FROM BOTH SIDES. INSTALL NEW GYP. BD. AND REINSTALL OR REPLICATE HISTORIC TRIM.
- ALL SYSTEMS TO BE CONCEALED WITHIN WALLS.

NOTE: SOME EXISTING WALLS RECEIVE ADDITIONAL FURRING OR LAYERS OF GYP BD TO ACCOMMODATE PLUMBING OR ACHIEVE FIRE RATINGS. THESE INSTANCES ARE NOTED ON THE PLANS AND CORRESPOND WITH THE ABOVE WALL TYPES.

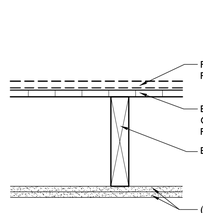
ROOF ASSEMBLY



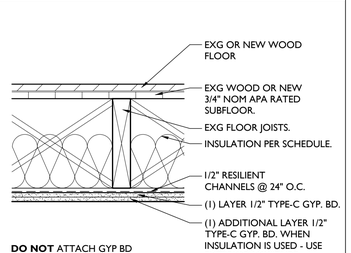
INSTALL ROOFING SYSTEM PER MANUFACTURER'S RECOMMENDATIONS.

M1 — INSULATED MEMBRANE ROOF ABOVE OCCUPIED TOP FLOOR

FLOOR/CEILING ASSEMBLIES



B — FLOOR/CEILING ASSEMBLY
1-HR MEMBRANE
ASSEMBLY IS A 1-HR MEMBRANE PROTECTION PER GA-610-13 (PROVIDES PROTECTION FROM UNDERSIDE)



DO NOT ATTACH GYP BD THROUGH CHANNELS INTO WOOD FRAMING - INSTALL PER MFR INSTRUCTS.

A — FLOOR/CEILING ASSEMBLY
TYPICAL DWELLING UNIT SEPARATION
1-HR FIRE-RATED
UL# L514

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KURT J. PLATTE 10833 REGISTERED ARCHITECT STATE OF OHIO

KURT PLATTE 10833
EXP DATE 12.31.2023

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

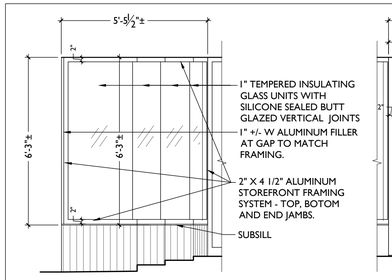
Revisions

Design Team:
JK, CH
Drawn by:
JK, CH

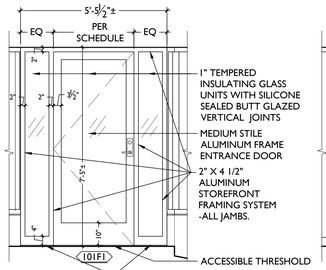
PROPOSED PROJECT:
RENOVATION FOR
135 - 137 E. MAIN ST.
VAN WERT, OH 45891
VAN WERT REDEVELOPMENT, PHASE 2

Job No: 22013 11.11.2022

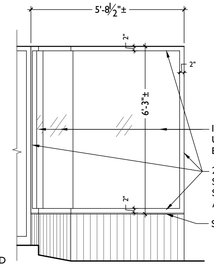
A6.00



SFB-1



SFC-1



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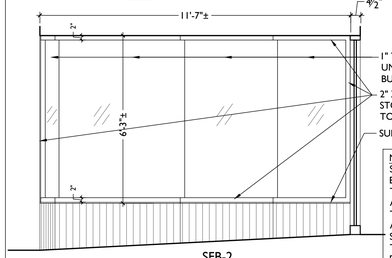
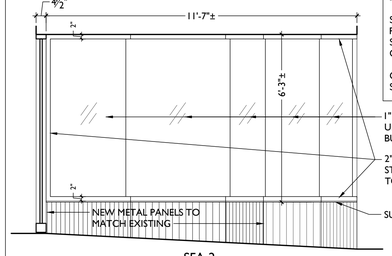


SFB-2

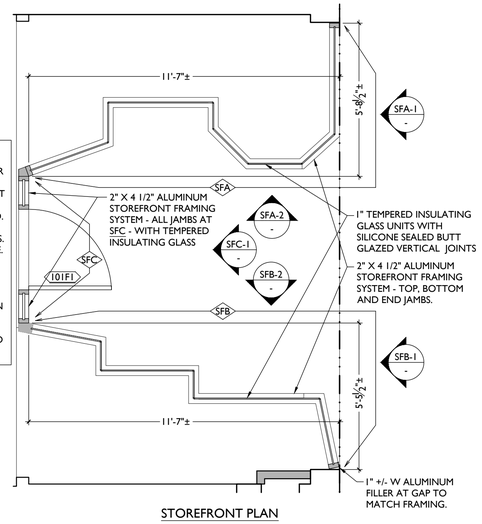
NOTE:
STOREFRONT ELEVATIONS ARE SHOWN EITHER PARALLEL TO OR PERPENDICULAR TO THE BUILDING FRONT FACADE. ANGLED SEGMENTS ARE NOT SHOWN AT THEIR TRUE WIDTH. SOME SEGMENTS ARE HIDDEN BY THOSE MORE FORWARD. SOME SEGMENTS ARE SHOWN MORE THAN ONCE - IN DIFFERENT ELEVATIONS. DIMENSIONS SHOWN ARE APPROXIMATE. **FIELD VERIFY ALL DIMENSIONS**.

STOREFRONT SYSTEM BASIS-OF-DESIGN PRODUCT: KAWNEER 451T FRAMING SYSTEM W/ 350 STANDARD ENTRANCE IN CLEAR ANODIZED FINISH.

GLAZING: CLEAR INSULATING TEMPERED SAFETY GLASS UNITS

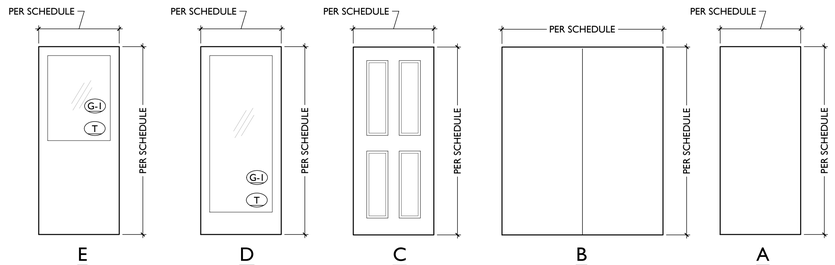


SFA-2

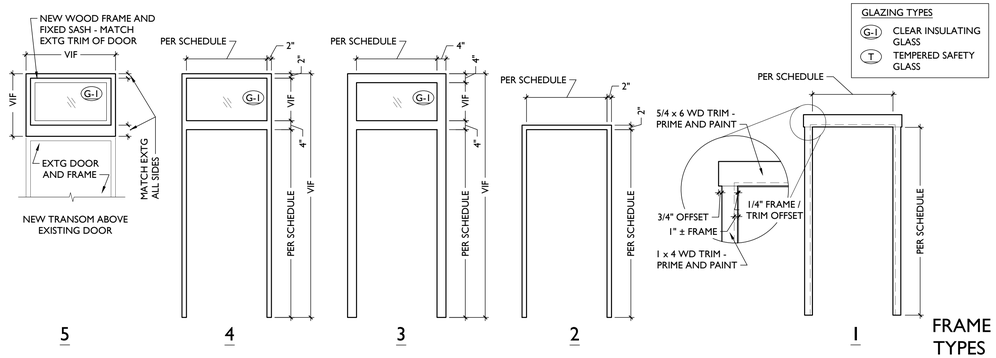


STOREFRONT PLAN

3/8" = 1'-0" STOREFRONT ELEVATIONS 3



DOOR TYPES



FRAME TYPES

DOOR AND FRAME TYPES 2

DOOR 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

A. FURNISH AND INSTALL ALL DOOR FRAMES AS SHOWN ON THE DRAWINGS AND IN ACCORDANCE WITH FINAL SHOP DRAWINGS AND MANUFACTURER'S DATA AND INSTRUCTIONS.

B. 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.

C. NEW FRAMES SHALL HAVE UL LABELS TO MATCH RATING NOTED IN DOOR SCHEDULE.

D. SET AND BRACE ALL DOOR FRAMES. FRAMES SHALL BE PREPARED FOR HARDWARE PER TEMPLATES FURNISHED BY HARDWARE SUPPLIER.

E. COORDINATE LOCATIONS FOR OTHER TRADES TO BUILD IN THEIR WORK AS REQUIRED.

DOORS

F. FURNISH AND INSTALL ALL DOORS AS SHOWN ON THE DRAWINGS AND IN ACCORDANCE WITH FINAL SHOP DRAWINGS AND MANUFACTURER'S DATA AND INSTRUCTIONS.

G. 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.

H. EXTERIOR DOORS TO BE INSULATED, THERMALLY BROKEN WITH WEATHERSTRIPPING, AND PROVIDED WITH ACCESSIBLE THRESHOLD.

I. 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.

J. DOORS SHALL HAVE UL LABELS TO MATCH RATING NOTED IN DOOR SCHEDULE.

K. VERIFY SIZE OF ALL EXISTING DOORS AND DOOR OPENINGS IN FIELD. WHERE HISTORIC DOORS ARE BEING RELOCATED, VERIFY DOOR FITS IN NEW LOCATION. IF DOOR DOES NOT FIT, CONTACT ARCHITECT.

L. 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.

HARDWARE SCHEDULE

SET 1 - OPENING 001E1				
3	EA	HINGES	5BB1 4.5 X 4.5	622	IVES
1	EA	PASSAGE SET	ALX10 BRW	622	SCH
1	EA	DOUBLE DEADBOLT	B562P	622	SCH
SET 2 - OPENING 100F1				
3	EA	HINGES	5BB1 4.5 X 4.5	622	IVES
1	EA	STOREROOM LOCK	ALX80 BRW	622	SCH
1	EA	CLOSER	SC70A-3077PA	622	FAL
1	EA	ELECTRIC STRIKE	1005	GRY	HES
1	EA	CARD READER	BY OTHERS		
1	EA	WALL STOP	WS407	622	IVES
1	EA	SWEEP	200N	AL	NGP
1	SET	SEALS	160	AL	NGP
SET 3 - OPENING 101F1				
1	EA	CONTINUOUS HINGE	112XY	325AN	IVES
1	EA	DEADLATCH	4900	335	AR
1	EA	PADDLE	4560-X01	121	AR
1	EA	OFFSET PULLS	8190HD-N	BLK	IVES
1	EA	CLOSER	SC70A-3049SS	622	FAL
1	EA	DROP PLATE	SC70A-18	622	FAL
1	EA	BLADE STOP SPACER	SC70A-61	622	FAL
1	EA	SUPPORT	SC70A-30	622	FAL
1	EA	THRESHOLD	8425	AL	NGP
1	EA	SWEEP	200N	AL	NGP
1	SET	SEALS	160	AL	NGP
WEATHERSTRIP AND SEAL BY ALUMINUM PROVIDERS				
SET 4 - OPENING 102F1				
1	EA	CONTINUOUS HINGE	112XY	325AN	IVES
1	EA	DEADLATCH	4900	335	AR
1	EA	PADDLE	4560-X01	121	AR
1	EA	OFFSET PULLS	8190HD-N	BLK	IVES
1	EA	CLOSER	SC70A-3049DS	622	FAL
1	EA	DROP PLATE	SC70A-18	622	FAL
1	EA	BLADE STOP SPACER	SC70A-61	622	FAL
1	EA	SUPPORT	SC70A-30	622	FAL
1	EA	THRESHOLD	8425	AL	NGP
1	EA	SWEEP	200N	AL	NGP
1	SET	SEALS	160	AL	NGP
SET 5 - OPENING 101B1, 102B1				
3	EA	HINGES	5BB1 4.5 X 4.5	622	IVES
1	EA	PRIVACY LOCK	ALX40 BRW	622	SCH
1	EA	WALL STOP	WS407	622	IVES
SET 6 - OPENING 101E1				
3	EA	HINGES	5BB1 4.5 X 4.5	622	IVES
1	EA	ENTRY LOCK	ALX53 BRW	622	SCH
1	EA	CLOSER	SC70A-3049SS	622	FAL
SET 7 - OPENING 102C1				
3	EA	HINGES	5BB1 4.5 X 4.5	622	IVES
1	EA	STOREROOM LOCK	ALX80 BRW	622	SCH
1	EA	WALL STOP	WS407	622	IVES
SET 8 - OPENING 101F2, 102F2				
3	EA	HINGES	5BB1 4.5 X 4.5	622	IVES
1	EA	ENTRY LOCK	MA512	622	FAL
1	EA	CLOSER	SC70A-3049SS	622	FAL
1	EA	THRESHOLD	8425	AL	NGP
1	EA	SWEEP	200N	AL	NGP
1	EA	RAIN DRIP	16A	AL	NGP
1	SET	SEALS	160	AL	NGP
SET 9 - OPENING 200E2				
3	EA	HINGES	5BB1 4.5 X 4.5	622	IVES
1	EA	STOREROOM LOCK	ALX80 BRW	622	SCH
1	EA	CLOSER	SC70A-3077PA	622	IVES
1	EA	THRESHOLD	8425	AL	NGP
1	EA	SWEEP	200N	AL	NGP
1	EA	RAIN DRIP	16A	AL	NGP
1	SET	SEALS	160	AL	NGP
SET 10 - OPENING 200E1 - EXISTING TO REMAIN				
SET 11 - OPENING 102E1				
3	EA	HINGES	5BB1 4.5 X 4.5	622	IVES
1	EA	ENTRY LOCK	ALX53 BRW	622	SCH
1	EA	CLOSER	SC70A-3077PA	622	FAL
SET APT 1 - APARTMENT ENTRIES				
2	EA	HINGES	3SP1 4.5 X 4.5	622	IVES
1	EA	HINGES	5BB1 4.5 X 4.5	622	IVES
1	EA	LOCKSET	F51A BRW	622	SCH
1	EA	DEADBOLT	B560P	622	SCH
1	EA	SEALS	5050	DKB	NGP
1	EA	SWEEP	600A	BLK	NGP
1	EA	THRESHOLD	425	AL	NGP
1	EA	VIEWER	U696B-BLK	DKB	NGP
SET APT 2 - APARTMENT BATHROOMS AND BEDROOMS				
3	EA	HINGES	5BB1 4.5 X 4.5	622	IVES
1	EA	PRIVACY LOCK	F40 BRW	622	SCH
1	EA	FLEXIBLE STOP	060 BLK	631	IVES
SET APT 3 - APARTMENT MECHANICAL CLOSETS				
3	EA	HINGES	5BB1 4.5 X 4.5	622	IVES
1	EA	DEADBOLT	B561	622	SCH
1	EA	FLEXIBLE STOP	060 BLK	631	IVES
SET APT 4 - SINGLE DOOR APARTMENT CLOSETS				
3	EA	HINGES	5BB1 4.5 X 4.5	622	IVES
1	EA	PASSAGE SET	F10 BRW	622	SCH
1	EA	FLEXIBLE STOP	060 BLK	631	IVES
SET APT 5 - DOUBLE DOOR APARTMENT CLOSETS				
6	EA	HINGES	5BB1 4.5 X 4.5	622	IVES
2	EA	DUMMY TRIM	F170 BRW	622	SCH
2	EA	ROLLER LATCH	RL36A	630	IVES
2	EA	FLEXIBLE STOP	060 BLK	631	IVES

DOOR SCHEDULE

DOOR NUMBER	DOOR LOCATION	DOOR WIDTH	DOOR HEIGHT	DOOR TYPE	DOOR MAT'L	DOOR FINISH	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	HDW SET	REMARKS RATING	REMARKS NOTES
BASEMENT												
001E1	BETWEEN UNITS	VIF	VIF	A	HM	PT	2	HM	PT	1	-	1.D, 5
FIRST FLOOR												
100F1	STREET ENTRANCE TO 2ND FLOOR	VIF	VIF	VIF	WD	PT	VIF	WD	PT	2	-	1.A, 3
UNIT 101												
101F1	MAIN ENTRANCE	3'-0"	VIF	D	AL	CA	SFC	AL	CA	3	-	
101E1	BASEMENT STAIRS	3'-0"	7'-0"	A	WD	PT	1	WD	PT	6	-	1.D
101B1	RESTROOM	3'-0"	7'-0"	A	WD	PT	1	WD	PT	5	-	4
101F2	REAR ENTRANCE	VIF	7'-0"	E	HM	PT	4	HM	PT	8	-	1.E, 5
UNIT 102												
102F1	MAIN ENTRANCE	VIF	VIF	D	WD	PT	VIF	WD	PT	4	-	1.A
102E1	BASEMENT STAIRS	VIF	VIF	VIF	WD	PT	VIF	WD	PT	11	-	1.A
102B1	RESTROOM	3'-0"	7'-0"	A	WD	PT	1	WD	PT	5	-	4
102C1	STORAGE	VIF	VIF	VIF	WD	PT	VIF	WD	PT	7	-	1.A
102F2	REAR ENTRANCE	VIF	VIF	VIF	WD	PT	5	WD	PT	8	-	1.C
SECOND FLOOR												
200E1	CORRIDOR	VIF	VIF	VIF	WD	PT	VIF	WD	PT	EXG	-	1.B
200E2	CORRIDOR / EXTERIOR	3'-0"	7'-0"	D	HM	PT	3	HM	PT	9	-	1.F, 3, 5
UNIT 201												
201A1	UNIT ENTRANCE	3'-0"	7'-0"	C	WD	PT	1	WD	PT	APT 1	20	
201B1	BATHROOM	2'-6"	7'-0"	A	WD	PT	1	WD	PT	APT 2	-	4
201C1	ENTRY CLOSET	2'-4"	7'-0"	A	WD	PT	1	WD	PT	APT 4	-	
201C2	PANTRY CLOSET	2'-6"	7'-0"	A	WD	PT	1	WD	PT	APT 4	-	
201C3	WALK-IN CLOSET	2'-6"	7'-0"	A	WD	PT	1	WD	PT	APT 4	-	
201C4	W/D CLOSET	5'-4"	7'-0"	B	WD	PT	1	WD	PT	APT 5	-	2, 4
201C5	MECHANICAL CLOSET	2'-8"	7'-0"	A	WD	PT	1	WD	PT	APT 3	-	2
201C6	CLOSET	4'-4"	7'-0"	B	WD	PT	1	WD	PT	APT 5	-	
201D1	BEDROOM	2'-8"	7'-0"	A	WD	PT	1	WD	PT	APT 2	-	4
201D2	BEDROOM	2'-8"	7'-0"	A	WD	PT	1	WD	PT	APT 2	-	4
UNIT 202												
202A1	UNIT ENTRANCE	3'-0"	7'-0"	C	WD	PT	1	WD	PT	APT 1	20	
202B1	BATHROOM	2'-6"	7'-0"	A	WD	PT	1	WD	PT	APT 2	-	4
202C1	ENTRY CLOSET	2'-8"	7'-0"	A	WD	PT	1	WD	PT	APT 4	-	
202C2	WALK-IN CLOSET	2'-6"	7'-0"	A	WD	PT	1	WD	PT	APT 4	-	
202C3	W/D CLOSET	5'-4"	7'-0"	B	WD	PT	1	WD	PT	APT 5	-	2, 4
202C4	MECHANICAL CLOSET	2'-8"	7'-0"	A	WD	PT	1	WD	PT	APT 3	-	2
202C5	CLOSET	2'-4"	7'-0"	A	WD	PT	1	WD	PT	APT 4	-	
202C6	CLOSET	2'-4"	7'-0"	A	WD	PT	1	WD	PT	APT 4	-	
202D1	BEDROOM	2'-8"	7'-0"	A	WD	PT	1	WD	PT	APT 2	-	4
202D2	BEDROOM	2'-8"	7'-0"	A	WD	PT	1	WD	PT	APT 2	-	4

ABBREVIATIONS

GENERAL:
VIF: VERIFY IN FIELD
EXG: EXISTING
INT: INTERIOR
EXT: EXTERIOR

MATERIALS:
WD: WOOD FRAME OR SOLID CORE WOOD DOOR
AL: ALUMINUM
HM: HOLLOW METAL (STEEL)

FINISHES:
PT: PAINTED
CA: CLEAR ANODIZED

DOOR SCHEDULE NOTES

1. EXISTING HISTORIC OPENING:
   - 1.A. EXISTING HISTORIC DOOR AND FRAME TO REMAIN.
   - 1.B. EXISTING HISTORIC DOOR IS TO BE FIXED IN OPEN POSITION.
   - 1.C. EXISTING DOOR AND FRAME TO REMAIN WITH NEW TRANSOM AND FRAME ABOVE IN EXISTING OPENING.
   - 1.D. NEW DOOR AND FRAME IN HISTORIC OPENING.
   - 1.E. NEW DOOR, TRANSOM AND FRAME IN EXISTING OPENING.
   - 1.F. NEW DOOR, TRANSOM AND FRAME IN WIDENED EXISTING OPENING.
2. PROVIDE HINGES THAT ALLOW FOR EASY DOOR REMOVAL FOR EQUIPMENT INSTALLATION & MAINTENANCE.
3. ELECTRIC LATCH.
4. UNDERCUT DOOR 2" ABOVE FINISH FLOOR. REFER TO MECHANICAL PLANS.
5. HM DOOR AND FRAME TO BE GALVANIZED.

DOOR HARDWARE NOTES

1. ALL HARDWARE TO BE OPERABLE IN THE DIRECTION OF EGRESS ALWAYS WITHOUT KNOWLEDGE, KEY OR TIGHT PINCHING OR GRASPING THE DEVICE.
2. ALL ACCESS CONTROL TO BE FAIL SAFE AND MEET THE REQUIREMENTS OF OBC 1010.1.9.9.
3. ALL HARDWARE TO HAVE MATTE BLACK FINISH, UNLESS NOTED OTHERWISE.
4. COORDINATE KEYING REQUIREMENTS WITH OWNER'S CONSTRUCTION MANAGER.
5. ALL HARDWARE TO BE AS SPECIFIED OR APPROVED EQUAL.
6. PROVIDE DOOR CLOSERS WITH FULL COVER.
7. PROVIDE SILENCERS AT INTERIOR DOORS.
8. PROVIDE ACCESSIBLE THRESHOLDS AT ACCESSIBLE ENTRANCES.
9. WHERE DOOR DOES NOT SWING INTO WALL AT 90 DEGREES, PROVIDE (2) 708-BLK 622 IVES HINGE STOPS.

DOOR AND HARDWARE SCHEDULES 1

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architecture + design
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WWW.PLATTEDESIGN.COM | T: 513.871.1850 | F: 513.871.1829

STATE OF OHIO KURT J PLATTE 10833 REGISTERED ARCHITECT

KURT PLATTE 10833
EXP DATE 12.31.2023

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JK, CH
Drawn by:
JK, CH

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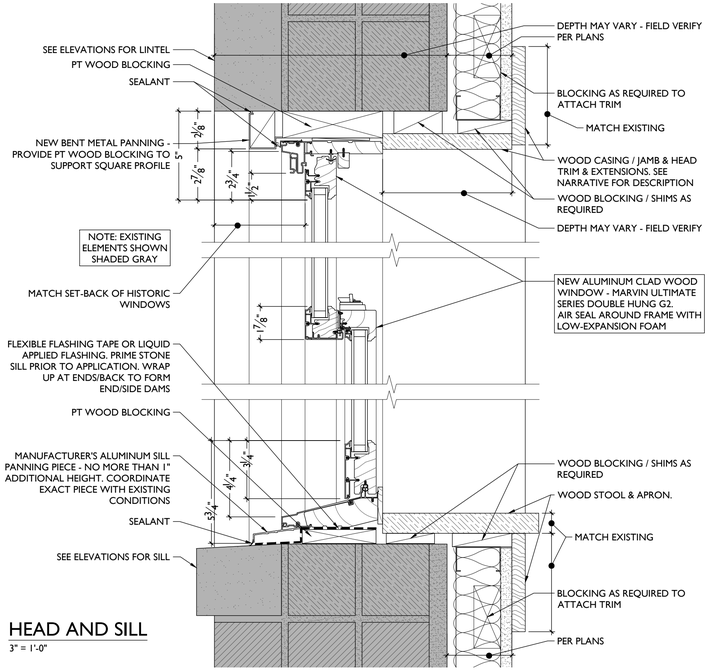
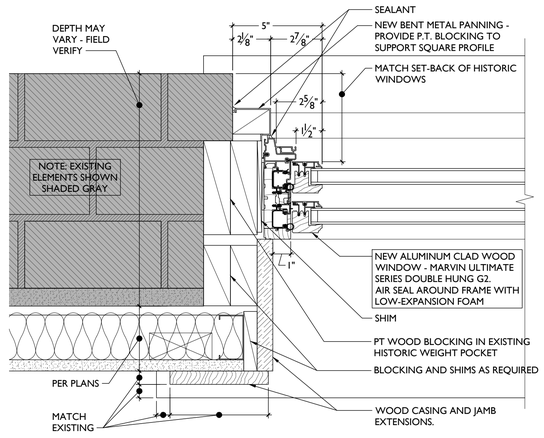
VAN WERT, OH 45891
VAN WERT REDEVELOPMENT, PHASE 2

Job No: 22013 11.11.2022

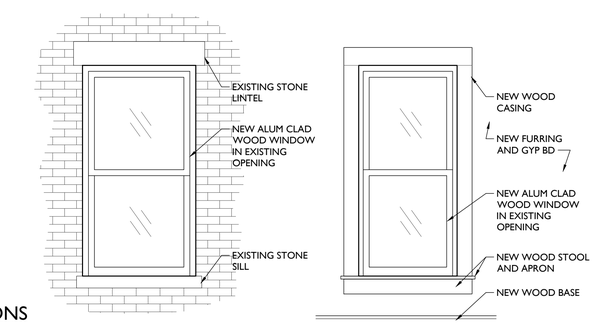
A6.10



HEAD AND SILL
3" = 1'-0"

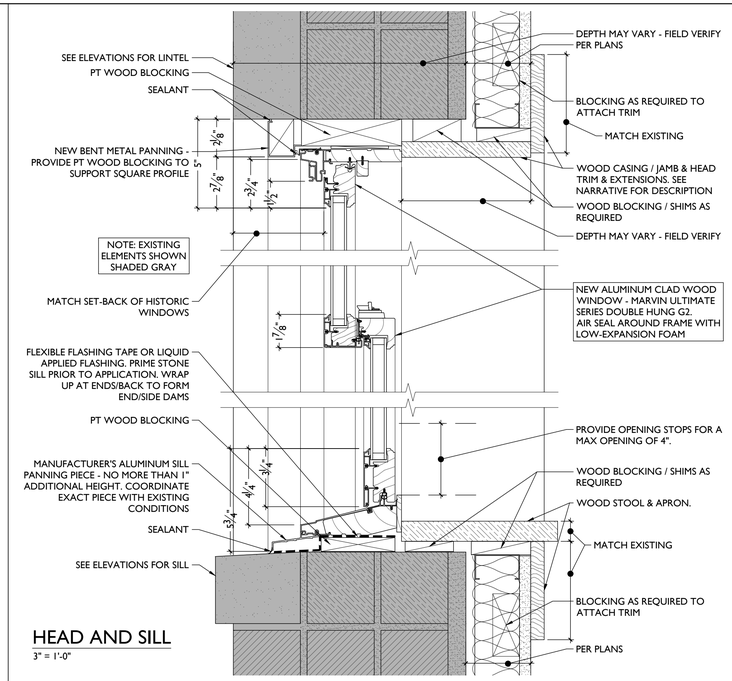


SIDE JAMB
3" = 1'-0"



ELEVATIONS
1/2" = 1'-0"

WINDOW TYPE C | 3



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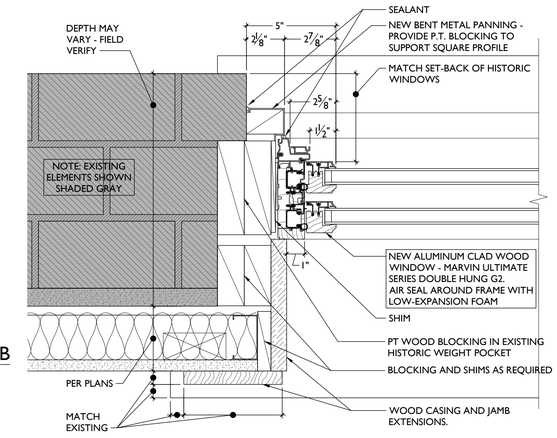
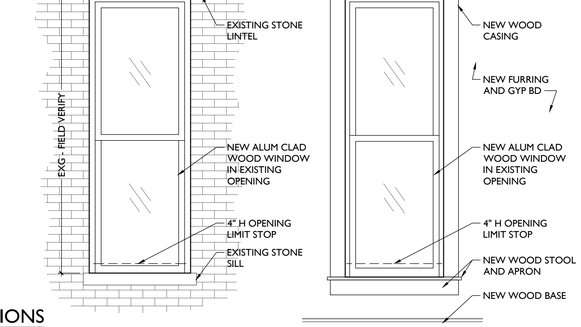
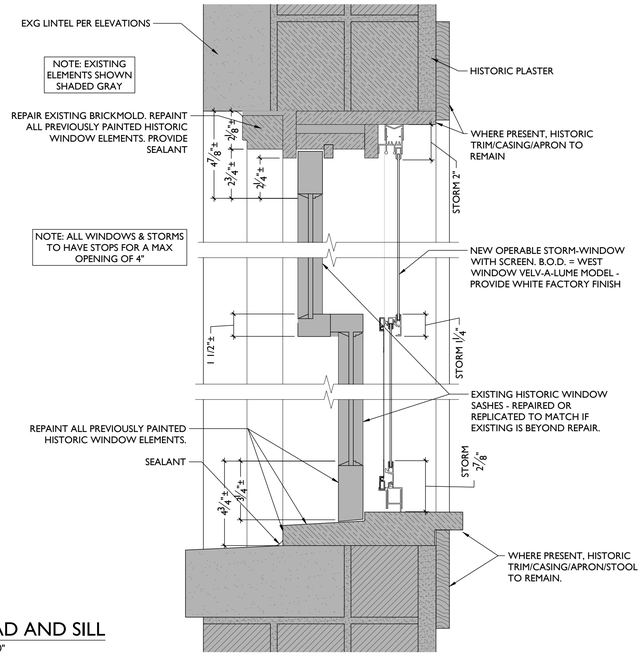


SIDE JAMB
3" = 1'-0"

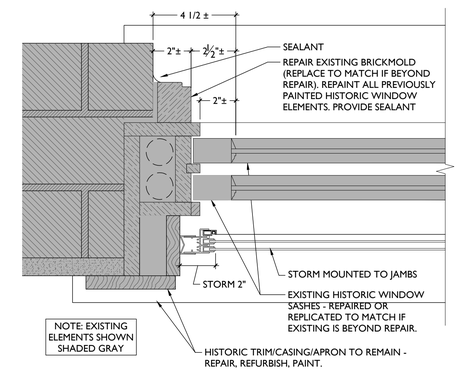


ELEVATIONS
1/2" = 1'-0"

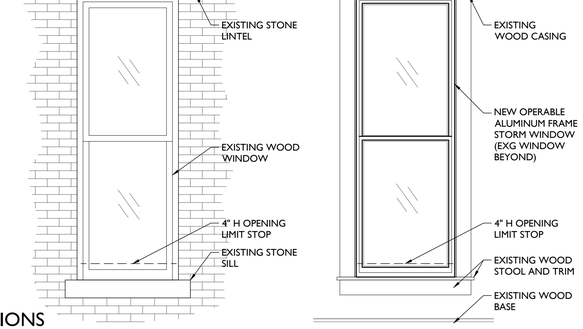
WINDOW TYPE B | 2



HEAD AND SILL
3" = 1'-0"



SIDE JAMB
3" = 1'-0"

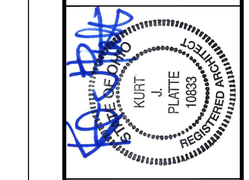


ELEVATIONS
1/2" = 1'-0"

WINDOW TYPE A | 1

WINDOW DETAILS

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



KURT PLATTE 10833
EXP DATE 12.31.2023

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

Revisions

Design Team:
JK, CH
Drawn by:
JK, CH

PROPOSED PROJECT:
RENOVATION FOR
135 - 137 E. MAIN ST.
VAN WERT, OH 45891
VAN WERT REDEVELOPMENT, PHASE 2

Job No: 22013 11.11.2022

A6.20

EAST
COURT
STREET

133 E. MAIN

135 E. MAIN
UNPAINTED RED BRICK

139 E. MAIN

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

COLORED ELEVATION (SOUTH) | 1

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

STATE OF OHIO
KURT J. PLATTE
10833
REGISTERED ARCHITECT

KURT PLATTE 10833
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A8.00

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 BUILDING STRUCTURE
CATEGORY II, TABLE 1604.5

DESIGN LOADS

1. ROOF LOAD:

A. MINIMUM LIVE LOAD OR SNOW LOAD (Pf): 20 PSF*

* MINIMUM SNOW LOAD GOVERNED BY Pf = 20 * I (PSF)

2. SNOW LOAD:

A. GROUND SNOW LOAD, Pg = 20 PSF MODIFIED BY APPLICABLE DRIFT COEFFICIENTS.

B. FLAT ROOF SNOW LOAD, Pf = 17 PSF MODIFIED BY APPLICABLE BUILDING COEFFICIENTS.

C. SNOW LOAD IMPORTANCE FACTOR I = 1.00

D. SNOW EXPOSURE FACTOR Ce = 1.0

E. THERMAL FACTOR, Ct = 1.00

3. FLOOR LOAD:

A. LIVE LOAD COMMERCIAL: 100 PSF
B. LIVE LOAD RESIDENTIAL: 40 PSF
C. DEAD LOAD ALLOWANCE 15 PSF

4. WIND LOAD:

A. MAIN WINDFORCE - RESISTING SYSTEM: 115 MPH PER ASCE 7 (3-SECOND GUST).

B. WIND EXPOSURE B

C. WIND LOAD IMPORTANCE FACTOR Ie = 1.00

D. BASIC WIND VELOCITY PRESSURE, qh= 12.6 PSF, WORKING STRESS UNFACTORED LOADS

E. INTERNAL GUST PRESSURE COEFFICIENT GCp = 0.18, ENCLOSED BUILDING.

A. GUARDRAILS:

a. TOP RAIL: 200 POUNDS CONCENTRATED AT ANY POINT IN ANY DIRECTION OR 50 PLF UNIFORM LOAD HORIZONTALLY SIMULTANEOUSLY WITH 100 PLF UNIFORM LOAD VERTICALLY.

b. IN-FILL AREAS: 50 POUNDS APPLIED ON A 1 SQUARE FOOT AREA.

5. SPECIAL INSPECTION REQUIREMENTS PER SECTION 1704. SEE CONSTRUCTION SPECIFICATIONS AND OR SPECIAL INSPECTION BOOKLET ADDENDUM REQUIREMENTS.

SPECIAL INSPECTIONS

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

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

CONSTRUCTION AND SAFETY

1. CONTRACTOR SHALL BRACE ENTIRE STRUCTURE AS REQUIRED DURING DEMOLITION AND CONSTRUCTION TO MAINTAIN STABILITY UNTIL THE STRUCTURE IS COMPLETE AND FUNCTIONING AS THE DESIGNED UNIT.

2. ENGINEER SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION SELECTED BY CONTRACTOR.

3. THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. WHEN ON SITE, THE ENGINEER IS RESPONSIBLE FOR HIS OWN SAFETY BUT HAS NO RESPONSIBILITY FOR THE SAFETY OF OTHER PERSONNEL OR SAFETY CONDITIONS AT THE SITE.

4. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. SHOULD ANY DISCREPANCY BE FOUND, CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER IMMEDIATELY OF THE CONDITION.

5. THE GENERAL CONTRACTOR SHALL VERIFY ALL INFORMATION IN THESE DRAWINGS AND SHALL REPORT ANY ERRORS, OMISSIONS, OR DISCREPANCIES TO THE OWNER AND ENGINEER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DEPARTURES FROM THESE PLANS NOT APPROVED IN WRITING BY THE OWNER AND ENGINEER.

6. THE OWNER AND ENGINEER HAS MADE NO INVESTIGATION TO DETERMINE IF ASBESTOS OR ANY OTHER HAZARDOUS MATERIAL IS PRESENT IN EXISTING CONSTRUCTION AND ASSUMES NO RESPONSIBILITY WITH REGARD TO ASBESTOS OR ANY OTHER HAZARDOUS MATERIAL.

7. THE CONTRACTOR IS TO REVIEW THESE DRAWINGS AND VISIT THE SITE BEFORE COMMENCING THE PROJECT IN ORDER TO FAMILIARIZE HIM OR HERSELF WITH THE PROPOSED WORK.

8. THE CONTRACTOR SHALL NOT REMOVE ANY ELEMENTS WHICH MAY CAUSE THE STRUCTURE TO BECOME UNSTABLE, OR THAT WILL POSE A RISK TO PERSONS OR PROPERTY, EVEN IF INDICATED IN PLANS. IF ANY ELEMENTS BECOME UNSTABLE, CONTRACTOR IS TO STABILIZE AND SHALL INFORM THE ENGINEER/OWNER IMMEDIATELY.

9. IT IS UP TO THE CONTRACTOR TO CONTINUALLY EVALUATE THE STRUCTURAL STABILITY OF THE BUILDING AND THE INTEGRITY OF ELEMENTS BOTH STRUCTURAL AND NON-STRUCTURAL THAT ARE SHOWN TO REMAIN. IF THE CONTRACTOR DETERMINES THAT SOME OF THESE ELEMENTS SHOULD BE REMOVED, HE/SHE MUST FIRST RECEIVE PERMISSION FROM THE ENGINEER/ OWNER, OR MAY BE FINANCIALLY RESPONSIBLE FOR THE REPLACEMENT OF THESE ELEMENTS.

FOUNDATIONS

1. SOIL CONDITIONS

A. PER CLIENT'S REQUEST, THE FOUNDATION DESIGN AND GENERAL FOUNDATION NOTES ARE BASED ON THE ASSUMPTION OF FAVORABLE SOIL CONDITIONS. THE CONTRACTOR SHALL RETAIN A GEOTECHNICAL ENGINEER TO VERIFY DESIGN ASSUMPTIONS PRIOR TO FOUNDATION INSTALLATION. VERIFICATION SHALL BE PERFORMED AS PART OF THE SPECIAL INSPECTIONS.

2. BOTTOM OF FOUNDATION ELEVATION INDICATED ARE FOR BIDDING PURPOSES AND MAY BE LOWERED TO SUIT SUB-SURFACE SOIL CONDITION. BEARING STRATA SHALL BE APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE. PROVIDE ENGINEERED FILL OR FLOWABLE FILL CONCRETE (500 PSI) UNDER FOUNDATIONS AT SOFT SPOTS AND FOR EXTENDING EXCAVATION TO ADEQUATE BEARING MATERIAL. INSTALL FOUNDATIONS AT DESIGNED ELEVATIONS.

3. ALL FOOTINGS SHALL BEAR ON LEVEL (WITHIN 1 IN 12) UNDISTURBED SOIL OR APPROVED ENGINEERED FILL. FOUNDATIONS HAVE BEEN DESIGNED FOR A MAXIMUM SOIL BEARING PRESSURE OF 1500 PSF BELOW STRIP FOOTINGS AND 1500 PSF BELOW ISOLATED COLUMN FOOTINGS.

4. COMPACTION:

A. ALL FILL MATERIALS SHALL BE APPROVED BY A GEOTECHNICAL CONSULTANT.

B. ENGINEERED FILL BENEATH FOOTINGS: MINIMUM COMPACTION 98% STANDARD PROCTOR DENSITY AT THE OPTIMUM MOISTURE CONTENT.

C. BACKFILL AGAINST FOUNDATION WALLS ALONG INTERIOR FACE OF FOUNDATION WALLS SHALL BE CLAYEY MATERIAL COMPACTED IN 6" LIFTS TO 95% STANDARD PROCTOR DENSITY OR CONCRETE WITH A COMPRESSIVE STRENGTH OF f'_c = 500 PSI.

D. BACKFILL ALONG EXTERIOR FACE OF BASEMENT OR ALONG RETAINING TYPE WALLS SHALL BE A WELL-GRADED GRANULAR MATERIAL COMPACTED TO 95% STANDARD PROCTOR DENSITY OR 250 PSI CONTROLLED DENSITY FILL (CDF) UP TO WITHIN 24 INCHES OF THE FINISHED GRADE. TOP 24" OF BACKFILL SHALL BE COMPACTED CLAYEY MATERIAL IF AREA IS LANDSCAPED. IF AREA IS PAVED, THEN PROVIDE GRANULAR OR CDF BACKFILL TO BOTTOM OF PAVEMENT SUB-BASE.

E. BACKFILL ALONG EXTERIOR FACE OF SHALLOW WALL FOUNDATIONS TO BE COMPACTED CLAYEY MATERIAL; COMPACT TO 95% STANDARD PROCTOR.

F. FILL BELOW FLOOR SLABS TOP 12" OF SUBBASE BELOW INTERIOR FLOOR SLAB TO BE PROOF ROLLED TO 98% STANDARD PROCTOR DENSITY PRIOR TO PLACEMENT OF SLAB.

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

2. CONCRETE MIX DESIGNS SHALL BE SUBMITTED FOR EACH TYPE OF CONCRETE TO THE STRUCTURAL ENGINEER FOR APPROVAL IN ACCORDANCE WITH ACI 301 SECTION 4.2.3.4 FIELD TEST DATA OR TRIAL MIXTURES.

3. MATERIALS: (f'_c BASED ON 28 DAY UNLESS NOTED)

A. CONCRETE UNLESS NOTED: f'_c = 4000 PSI., NORMAL AGGREGATE.

B. CONCRETE FOR INTERIOR FLOOR SLABS: f'_c = 4000 PSI AT 28 DAYS, 1800 PSI AT 3 DAYS, NORMAL WEIGHT AGGREGATE, MINIMUM PORTLAND CEMENT CONTENT PER ACI 301 TABLE 4.2.2.1, WATER NOT PERMITTED TO BE ADDED AT THE SITE, HRWR ADMIXTURE REQUIRED, MAXIMUM WATER/CEMENTITIOUS RATIO = 0.50.

C. CONCRETE FOR EXTERIOR FLAT WORK, WALKS, ETC.: f'_c = 4500 PSI, (4.5% TO 7.5% ENTRAINED AIR), MINIMUM PORTLAND CEMENT CONTENT = 520 #/CY, MAXIMUM WATER/CEMENTITIOUS RATIO = 0.45.

D CONCRETE FOR FOUNDATION WALLS AND RETAINING WALLS WITH EXTERIOR EXPOSURE: f'_c = 4000 PSI, (4.5% TO 7.5% ENTRAINED AIR), MAXIMUM WATER/CEMENTITIOUS RATIO = 0.50.

E. REINFORCING STEEL: ASTM A615 OR ASTM 996 (AXLE ONLY) 60 KSI YIELD DEFORMED BARS AND ASTM A185 MESH, FLAT SHEETS ONLY.

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

EXPANSION AND EPOXY ADHESIVE ANCHORS

EXPANSION ANCHORS:

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

EPOXY/ADHESIVE ANCHORS:

1. EPOXY ADHESIVE SHALL BE HIT-HY 270 ADHESIVE WITH SCREEN TUBES AT MASONRY, MANUFACTURED BY THE HILTI COMPANY. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. SUBSTITUTES MAY BE CONSIDERED; SUBMIT MANUFACTURER'S DATA PRIOR TO INSTALLATION.

2. THREADED RODS SHALL BE ASTM A36, HOT-DIPPED GALVANIZED. SIZES AND EMBEDMENT AS INDICATED ON THE DRAWINGS.

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

MASONRY

1. MASONRY CONSTRUCTION AND MATERIALS SHALL CONFORM TO ALL REQUIREMENTS OF "SPECIFICATION FOR MASONRY STRUCTURES (ACI 530.1/ASCE 6/TMS 602)" EXCEPT AS MODIFIED BY THE REQUIREMENTS OF THESE CONTRACT DOCUMENTS.

2. MATERIALS

A. FACING BRICK: SALVAGED BRICK FROM SIMILAR ERA COMPATITBLE WITH EXISTING COMPOSITION OF BRICK WITH RESPECT TO HARDNESS AND SIZE.

B. MORTAR: ASTM C270 TYPE 'O' TO MATCH WITH EXISTING MODIFIED ACCORDINGLY.

a. PORTLAND CEMENT-LIME MORTAR: PORTLAND CEMENT: TYPE I.HYDRATED LIME: TYPE N.

b. MASONRY CEMENT MORTAR: AT CONTRACTOR'S OPTION.

C. GROUT: ASTM C476. f'_c = 2000 psi, SLUMP 8" TO 10".

D. POINTING MORTAR: ASTM 270 - BY VOLUME PROPORTIONS SHALL BE: 1 PART PORTLND CEMENT, 1 PART LIME, AND 6 PARTS SAND. ADD MORTAR PIGMENTS TO PRODUCE COLOR AS REQUIRED

3. MORTAR PROPORTIONS MUST BE ACCURATELY MEASURED PRIOR TO MIXING. ADD CEMENT TO MIX IN FULL BAG QUANTITIES. MEASURE SAND IN BOX WITH VOLUME OF ONE CUBIC FOOT AS OFTEN AS NECESSARY TO MAINTAIN CONSISTENT PROPORTIONS AND AT LEAST ONCE DAILY AND EVERY 4 HOURS OF MIXING.

4. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS AND SPECIFICATIONS OF FIRE RATED MASONRY.

5. RUNNING BOND PATTERN SHALL BE USED FOR ALL MASONRY WORK UNLESS OTHERWISE NOTED.

6. MASONRY WALL REPAIR

A. EXTERIOR MASONRY AND STONE IS TO BE REPAIRED, REPLACED, AND CLEANED AS NEEDED. CONTRACTOR SHALL PERFORM AN OBSERVATION OF ALL WALLS AND EXISTING LINTELS TO DETERMINE DAMAGED AREAS THAT REQUIRE REPAIR.

B. REPAIR DAMAGED JOINTS IN MASONRY WHERE MORTAR IS SOFT, DAMAGED, OR MISSING. CUT OUT JOINTS TO A DEPTH OF 2X THE WIDTH OF THE JOINT OR UNTIL SOUND MORTAR. REMOVE DUST AND LOOSE MATERIAL BY HAND BRUSHING. MORTAR TO MATCH EXISTING IN COMPOSITION,COLOR,TOOLING, PROFILE AND HARDNESS.

C. REPLACE MISSING, ERODED, SPALLED OR CRACKED MASONRY UNITS. CUT OUT UNITS, INCLUDING ENTIRE MORTAR JOINT AROUND MASONRY UNIT. REMOVE UNITS BY HAND USING CARE SO AS NOT TO DAMAGE ADJACENT MASONRY. TURN EXISTING BRICKS AROUND AND/OR USE SALVAGED BRICK IF POSSIBLE. BUILD-IN NEW MASONRY AND JOINTS TO MATCH EXISTING. ALIGN WITH EXISTING JOINTS AND COURSING TRUE AND LEVEL, FACES PLUMB AND IN-LINE. INSTALL ANY ANCHORS, FLASHING, OR REINFORCEMENTS AS NECESSARY, ALL NEW WORK SHALL MATCH THAT OF THE SURROUNDING MASONRY.

D. REMOVE CRACKED, DAMAGED AND SEVERELY SPALLED STONE LINTELS AND SILLS WITH CARE IN A MANNER TO PREVENT DAMAGE TO ADJACENT REMAINING MATERIALS. BUILD-IN NEW LINTELS AND SILLS. ALIGN WITH EXISTING JOINTS AND COURSING TRUE AND LEVEL, FACES PLUMB AND IN-LINE. INSTALL ANY ANCHORAGES, FLASHINGS, OR REINFORCEMENTS AS NECESSARY. WHERE APPLICABLE, NEW LINTELS AND SILLS TO BE PRECAST CONCRETE TO MATCH EXISTING IN COLOR AND TEXTURE. THE CONTRACTOR SHALL PROVIDE SAMPLES FOR APPROVAL PRIOR TO ORDERING MATERIAL. ALL STONE REPLACEMENT WORK WILL BE DONE WITHOUT DAMAGE, TO MATCH THE EXISTING HISTORIC STONE AND MASONRY.

E. REMOVE AND REPLACE ROTTED WOOD LINTELS AT EXISTING OPENINGS WITH STRUCTURAL STEEL HSS4x4x3/8 LINTELS.

F. UNPAINTED MASONRY AND STONE IS TO REMAIN UNPAINTED.

G. NEW MASONRY CONSTRUCTION FOR WALLS NEEDING TO BE ENTIRELY REBUILT SHALL BE CONSISTED OF AN EXTERIOR WYTHE OF SIMILAR BRICK MATERIAL OF THE ERA. COMPOSITE CONSTRUCTION WITH AN INNER 4" WYTHE OR 8" WYTHE OF CONCRETE MASONRY. TO MATCH EXISTING WALL WIDTH. INTER-CONNECT W/ 9 GAUGE LADDER TYPE JOINT REINFORCING (GALVANIZED) @ 8" O.C. GROUT ALL COLLAR JOINTS SOLID WITH NO VOIDS

STRUCTURAL STEEL

1. FIELD CONNECTIONS SHALL BE BOLTED EXCEPT WHERE WELDED CONNECTIONS ARE INDICATED ON THE STRUCTURAL DRAWINGS.

2. WELDING SHALL BE IN ACCORDANCE WITH THE AMERICAN WELDING SOCIETY (AWS D1.1).

3. MATERIALS:

A. ROLLED WIDE FLANGE SHAPES UNLESS NOTED: ASTM A992 DUAL GRADE, Fy = 50 ksi.

B. ROLLED SHAPES AND PLATES UNLESS NOTED: ASTM A-36.

C. TUBULAR SHAPES: ASTM A500, GRADE B.

D. PIPE SHAPES: ASTM A53, TYPES E OR S GRADE B.

E. BOLTS: ASTM A325-N, 3/4" DIAMETER UNLESS NOTED.

F. ANCHOR RODS: ASTM F1554 - GRADE 36 KSI MATERIAL FULLY THREADED RODS HAVING A NUT TACK WELDED IN PLACE ON BOTTOM. MINIMUM EMBEDMENT AS NOTED ON THE DRAWINGS.

G. FIELD WELDS: AWS E70XX, LOW HYDROGEN ELECTRODES.

H. NON-SHRINK NON-METALLIC GROUT: CRD-C-621 AND ASTM C1107 FOR INTERIOR AND EXTERIOR APPLICATIONS.

4. PAINT AND PROTECTION:

A. STRUCTURAL STEEL UNLESS NOTED: FABRICATOR'S STANDARD PRIME COAT. TOUCH UP AFTER ERECTION.

B. MEMBERS TO BE ENCASED IN CONCRETE, MEMBERS TO RECEIVE SPRAY-ON FIREPROOFING AND THE TOP FLANGES OF BEAMS TO RECEIVE COMPOSITE SHEAR CONNECTORS SHALL HAVE NO PAINT. COORDINATE ALL FIREPROOFING REQUIREMENT WITH THE PROJECT SPECIFICATIONS AND ARCHITECTURAL DRAWINGS.

C. PROVIDE MINIMUM 3" CONCRETE COVER FOR ALL STEEL BELOW GRADE.

D. LINTELS SUPPORTING EXTERIOR MASONRY WYTHES AND MEMBERS EXPOSED TO WEATHER IN FINISHED STRUCTURES: HOT DIP GALVANIZE PER ASTM A123 AFTER FABRICATION. COATING WEIGHT PER PARAGRAPH 5.1 OF ASTM A123 AND A153. FABRICATE ASSEMBLIES PER ASTM A143, A384, AND A385. TOUCH UP AFTER ERECTION WITH ORGANIC ZINC RICH PAINT COMPLYING WITH DOP-P-21035 OR MIL-P-26915, MULTIPLE COATS TO DRY FILM THICKNESS OF 8 MILS.

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

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 Fabic
ksf	=	Kips Per Square Foot	WF	=	Wide Flange
lbs	=	Pounds	WP	=	Work Point

NOT ALL ABBREVIATIONS APPLY. INCLUDED FOR REFERENCE ONLY.

WOOD

1. MATERIALS:

A. FRAMING LUMBER:

1. 2 x 8 AND LARGER: NO. 1 GRADE OR BETTER SOUTHERN PINE KILN DRIED.

2. 2 x 4: STUD GRADE OR BETTER SPRUCE PINE FIR KILN DRIED.

3. 2 x 6: NO. 2 GRADE OR BETTER SPRUCE PINE FIR KILN DRIED.

4. ACQ-C (ALT CA-B OR SBX-DOT) PRESSURE TREAT PIECES IN CONTACT WITH FOUNDATION OR EXPOSED TO WEATHER.

2. SHEATHING & SUBFLOORING: 48/24 APA RATED TONGUE & GROOVE SUBFLOOR EXPOSURE 1. 32/16 APA RATED ROOF SHEATHING EXPOSURE 1. 24/16 APA RATED STRUCTURAL WALL SHEATHING EXPOSURE 1. ALL SHEATHING TO BE NAILED WITH 8d NAILS AT 6" ON CENTER AT PANEL EDGES AND 12" ON CENTER AT INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE. ROOF AND WALL SHEATHING SHALL BE SPACED A MINIMUM 1/8" AT PANEL EDGES AND ENDS OF SHEETS. USE APPROPRIATE PLYWOOD CLIPS AS RECOMMENDED BY THE APA. ALL PLYWOOD SUBFLOORING SHALL BE GLUED AND NAILED.

3. ADHESIVE FOR PLYWOOD SUBFLOORING: SHALL CONFORM TO PERFORMANCE SPECIFICATION AFG-01 DEVELOPED BY APA.

4. LVL (LAMINATED VENEER LUMBER) BEAMS: DISTRIBUTED AS TRUSS JOIST MACMILLAN, MICRO-LAM OR GEORGIA-PACIFIC CORPORATION, G-P LAM INSTALL PER MANUFACTURER'S RECOMMENDATIONS. LVL BEAMS SHALL HAVE MINIMUM DESIGN STRESS VALUES AS FOLLOWS:

Fb = 2600 PSI BENDING
Fv = 285 PSI HORIZONTAL SHEAR
Fc = 750 PSI COMPRESSION PERPENDICULAR TO GRAIN
E = 2,000,000 PSI MODULUS OF ELASTICITY

MULTIPLE LVL BEAMS AND HEADERS SHALL BE FASTENED TOGETHER AS FOLLOWS:

12" AND SMALLER MEMBERS:
- TWO-PIECE MEMBERS - 2 ROWS OF 16d COMMON NAILS AT 12" O.C.
- THREE PIECE MEMBERS - 2 ROWS OF 1/4"x5" STRUCTURAL WOOD SCREWS @ 24" O.C.

14" AND LARGER MEMBERS:
- TWO-PIECE MEMBERS - 3 ROWS OF 16d COMMON NAILS AT 12" O.C.
- THREE PIECE MEMBERS - 2 ROWS OF 1/4"x5" STRUCTURAL WOOD SCREWS AT 16" O.C.

5. AT NEW FLOOR FRAMING INSTALL TYPICAL FLOOR CROSS BRIDGING AT 8'-0" MAXIMUM INTERVALS IN EVERY JOIST SPACE TO AID IN LOAD SHARE DISTRIBUTION AND CONTROL POTENTIAL VIBRATION PROBLEMS.

6. UNLESS NOTED OTHERWISE, CONNECTORS SHALL BE MADE PERTABLE 2304.9.1, "RECOMMENDED FASTENING SCHEDULE", IN REFERENCED BUILDING CODE. STAPLES NOT PERMITTED FOR FASTENING APA RATED SHEATHING AND SUBFLOORING.

7. ALL PLYWOOD SUBFLOORING SHALL BE GLUED AND NAILED

8. ALL CONNECTION HARDWARE SPECIFIED ON THE STRUCTURAL DRAWINGS SHALL BE MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY AND SHALL BE FASTENED AS SPECIFIED IN THE SIMPSON PRODUCT AND INSTRUCTION MANUAL.

9. PROVIDE SOLID BLOCKING IN FLOOR CONSTRUCTION UNDER POSTS, MULTIPLE STUDS OR BEAM BEARINGS.

10. CONTRACTOR SHALL REPLACE OR SISTER ONTO ANY WOOD JOIST THAT IS DETERIORATED OR NOTCHED. CONTRACTOR SHALL PERFORME A VISUAL INSPECTION OF EXISTING JOISTS TO DETERMINE JOISTS THAT HAVE BEEN COMPROMISED. SISTERS SHALL BEAR ON EXISTING MASONRY WALLS.

11. SDS SCREWS REFER TO SIMPSON STRONG-TIE SDS SCREWS. ALTERNATE WOOD STRUCTURAL SCREWS CAN BE USED. SUBMIT SCREW TYPE AND MANUFACTURER FOR APPROVAL.

Schedule of Special Inspection Services:

Inspection of Masonry Construction per Section 1705.4
- Periodic verification for compliance with approved submittals
- Periodic verification of proportions of materials in premixed or preblended 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.

Inspection of Wood Construction per Section 1705.5
- Special inspections of the fabrication process of wood structural elements shall be in accordance with Section 1704.2.5.

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

Inspection of Structural Steel Construction per Section 1705.2
Hot Rolled Steel Framing:
- Material verification of high-strength bolts, nuts and washers, Structural Steel and Weld filler material per ASTM A 6, ASTM A568: (Ref. Code Section 1705.2.1)
  a. Identification markings to conform to ASTM standards specified in the contract documents per AISC ASD Section A3.4 or AISC LRFD: Section A3.3.
- Periodic inspection of high-strength bolting of bearing type connections per AISC LRFD Section M2.5. (Ref. Code Section 1705.2.1) When using Turn-of-Nut method, periodic inspections can be made provided that erector is using one of the following techniques. Match marking techniques, the direct tension indicator washers or the alternate twist-off fasteners. Otherwise, continuous on-site observation of the bolt installation using a calibrated wrench shall be performed.
- Periodic visual inspection of steel frame joint details for compliance with approved construction documents for: (Ref. Code Section 1705.2.1)
  a. Verify the installation of all structural members and locations as noted on the structural drawings.
  b. Verify the use of the proper connection methods as noted on the structural drawings.
  c. Verify the application of proper joint details at each beam to column connection per the structural drawings and shop submittals.

Structural Consultants
ADVANTAGE GROUP
ENGINEERS, INC.
1527 Madison Road
Cincinnati, Ohio 45206
Ph: (513) 396-8900

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

KYLE C. JENKINS 75308 REGISTERED PROFESSIONAL ENGINEER STATE OF OHIO

#	REVISION/SUBMISSION	Date
	Issued for Bid and Permit	11/11/2022

Design Team: KCJ /SJ
Date: 10/10/2022

DRAWING TITLE: GENERAL STRUCTURAL NOTES

PREPARED FOR: PLATTE ARCHITECTURE + DESIGN

PROPOSED PROJECT:
VAN WERT PROJECT
135 EAST MAIN ST
135 EAST MAIN ST
VAN WERT, OH 45891

Proj. No.: 22146.14

S001

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VAN WERT, OH 45891

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ADVANTAGE GROUP
ENGINEERS, INC.
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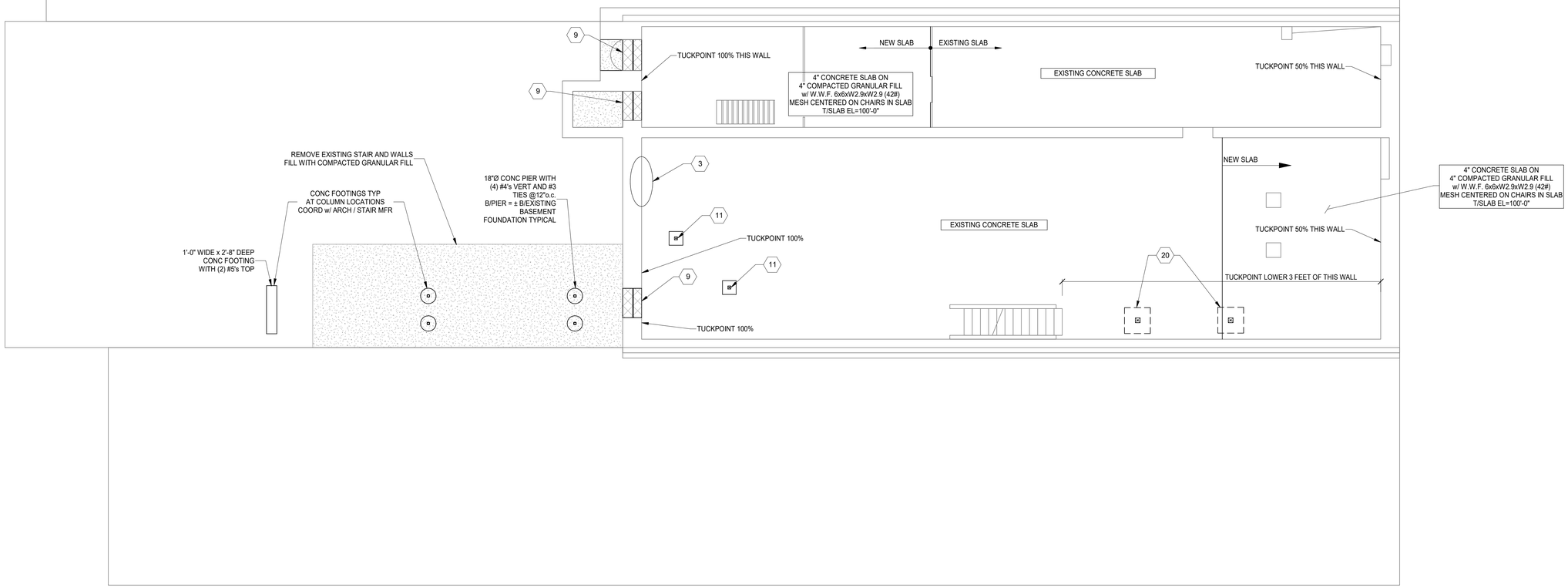

FOUNDATION PLAN
SCALE 3/16" = 1'-0"

NORTH

PROJECT KEYNOTES:

1. REMOVE EXISTING SETTLED SLAB AND OBSERVE SOIL BELOW. REMOVE ANY EXISTING LOOSE FILL THAT IS CAUSING THE SLAB SETTLEMENT AND REPLACE WITH 250 PSF CONTROLLED DENSITY FILL (CDF). PROVIDE NEW 4" FINISHED SLAB.
2. PROVIDE NEW (3) HSS4x4x1/4" LINTEL AT EXISTING OPENING, TIGHT TO BOTTOM OF EXISTING JOISTS. 8" MINIMUM BEARING EACH END.
3. REPAIR & TUCKPOINT EXISTING MASONRY.
4. REMOVE EXISTING HEADER AND PROVIDE NEW (2) 2x12 P.T. HEADER, w/ SIMPSON HUS210-2 HANGER EACH END. HANG EXISTING JOISTS TO HEADER w/ LUS210-R HANGERS. BEAR ON MASONRY WHERE APPLICABLE.
5. HANG EX HEADER TO CONTINUOUS JOIST w/ LUS210 HANGER EACH END. HANG EX JOISTS TO EX HEADER WITH LUS28-R HANGERS.
6. SISTER EX JOIST w/ NEW 2x12 P.T. SISTER END SHALL BE WITHIN 2" OF WALL EACH END. FASTEN TO EXISTING JOIST w/ (4) ¼"x3" S.W.S. EACH END AND AT 24" O.C. STAGGERED ALONG LENGTH.
7. NEW 2x12 SISTER w/ (2) ¼"x3" S.W.S @ 16" o.c. CUT BACK EX JOISTS AND HANG TO HEADER w/ LUS28 HANGERS.
8. NEW 2x12 PT SISTER FASTENED TO EXISTING JOIST. POCKET SISTER 4" INTO WEST WALL, EAST END SHALL BE WITHIN 6" OF WALL. PROVIDE (4) ¼"x3" S.W.S. AT EAST END, AND 24" o.c. ALONG LENGTH.
9. INFILL EX OPENING WITH SOLID CMU OR HOLLOW CMU GROUTED SOLID, TO MATCH WALL THICKNESS ABOVE. GROUT/MORTAR TIGHT TO EX.STONE FOUNDATION WALLS AND MASONRY ABOVE. REMOVE EX.WOOD LINTELS. REMOVED DEBREES FROM EXTERIOR WINDOW WELL OR STAIR, AND FILL WITH CDF. TOP WITH 4" CONCRETE SIDEWALK SLAB.
10. REMOVED DEBREES FROM EXTERIOR WINDOW WELL OR STAIR, AND FILL WITH 250 PSF CDF. TOP WITH 4" CONCRETE SLAB.
11. NEW 4x4 P.T. POST w/ SIMPSON LP4Z POST CAP. BEAR ON 8"x16"x16" CONCRETE FOOTING, w/ SIMPSON ABA44Z POST BASE.
12. HANG EX HEADER TO CONTINUOUS JOIST w/ LUS210 HANGER EACH END. HANG EX JOISTS TO EX HEADER WITH LUS28-R HANGERS.
13. INFILL EX STAIR OPENING WITH NEW 2x12 JOISTS AT 16" o.c. PROVIDE CONTINUOUS 2x12 LEDGER AT MASONRY WITH ½" EXP ANCHORS AT 16" o.c. STAGGERED, 3-1/2" MIN EMBED. HANG JOISTS TO LEDGER AND EXISTING BEAM w/ LUS210 HANGERS.
14. EX WOOD COLUMN IN WALL. DO NOT DISTURB COLUMN DURING WALL DEMOLITION.
15. NEW 2x8 LEDGER WITH ½" EXPANSION ANCHOR @ 16" o.c, 3-1/2" MIN EMBEDMENT, STAGGERED.
16. AT ROOF, PROVIDE NEW (2) 2x10 HEADER w/ LUS210-2 EACH END. AT CEILING, PROVIDE NEW (2) 2x8 HEADER w/ LUS26-2 EACH END. HANG EXISTING JOISTS TO HEADERS WITH LUS28-R
17. AT ROOF, PROVIDE NEW (2) 2x12 JOISTS NOTCH BOTTOM AND BEAR ON INTERIOR KNEE WALL, AND POCKET INTO EXISTING MASONRY WALL WITH 3 1/2" BEARING, CONNECT TO LEDGER w/ SIMPSON H2.5 TIE. AT CEILING, PROVIDE NEW (2) 2x8 JOISTS, HANG TO EX WOOD BEAM w/ (2) LUS26-2 HANGERS, CONNECT TO MASONRY WALL w/ SIMPSON HU28-2 HANGERS AND (10) ¼"x2-3/4" TITEN TURBO SCREWS.
18. REINFORCE EX JOISTS SUPPORTING NEW CONDENSERS w/ NEW 2x10 SISTERS. BEAR ON LEDGER AT MASONRY WALL. EAST END OF SISTER SHALL BE WITHIN 6" OF THE INTERIOR WOOD KNEE WALL, w/ (4) ¼"x3" S.W.S. AT END.
19. PROVIDE SOLID PT WOOD BLOCKING / SHIMS BELOW EXISTING JOISTS AT WALL BEARING. REMOVE LOOSE MORTAR AND DEBRIS FROM JOIST POCKET PRIOR TO ADDDING BLOCKING / SHIMS.
20. NEW 6x6 PT POST. BEAR ON 12"x30"x30" CONCRETE FOOTING, WITH SIMPSON ABA66Z POST BASE.
21. REMOVE EXISTING DOUBLE BEAM AND REPLACE WITH NEW (2) 2x12 PT BEAM. POCKET BEAM INTO EXISTING MASONRY WALL EACH END. SPLICE AT NEW POST.
22. REMOVE EXISTING BEARING WALL. PROVIDE NEW 2x4 STUD WALL WITH 2x4 STUDS @ 16"o.c.
23. NEW 2x12 SISTER. BEAR ON WALL AT WEST END. EAST END SHALL BE WITHIN 4" OF WALL. PROVIDE (4) 1/4"x3" SWS EACH END.
24. EXISTING SINGLE 2x12 HEADER, PROVIDE LUS210 EACH END. HANG EXISTING JOISTS TO HEADER WITH LUS8R-18 @ 1 3/4" JOISTS AND LUS26 AT 2x6's.
25. REMOVE EXISTING FRAMING. PROVIDE NEW 2x12 JOISTS @ 16"o.c. WITH LUS210 EACH END.
26. SISTER EXISTING JOISTS AT ROOF AND CEILING WITH 2x8, BEAR ON WOOD KNEE WALL, EAST END SHALL BE WITHIN 4" OF WALL WITH (3) 1/4"x3" SWS.
27. C8x11.5 BEAM WITH L3x3x1/4 ANGLE FOR DECK SUPPORT. T/ANGLE = 1 1/2" BELOW T/CHANNEL.
28. HSS COLUMN SHALL BYPASS CHANNEL. L3x3x1/4 x 5 1/2" LONG ANGLE EACH SIDE OF COLUMN WITH (4) 3/4"Ø BOLTS TO CHANNEL. WELD ANGLE TO HSS WITH 3/16" ALL AROUND WELD.
29. L3x3x1/4 CONT WITH 3/8"Ø SLEEVE ANCHOR @ 12"o.c. 2" MIN EMBEDMENT.

PLAN NOTES:

1. COORDINATE ALL DIMENSIONS, DOOR AND WINDOW LOCATIONS WITH ARCHITECTURAL DRAWINGS.
2. REMOVE DAMAGED OR SATURATED SHEATHING AND REPLACE WITH NEW APA RATED SHEATHING. REPLACE DAMAGED, SATURATED OR DETERIORATED JOISTS WITH NEW JOISTS OF THE SAME SIZE.
3. LUMBER AT 1ST FLOOR AND BASEMENT SHALL BE PRESSURE TREATED.
4. WOOD LINTELS AT OPENINGS IN MASONRY WALLS WHERE ROTTED SHALL BE REPLACED WITH A STEEL HSS4x4x3/8 (GALVANIZED) LINTEL AT EACH 4" WYTHE. ALTERNATIVELY USE A 4"x8" PRECAST CONCRETE LINTEL WITH #5 TOP AND BOTTOM EACH 4" WYTHE, OR AN L4x3-1/2x5/16" LINTEL LLV, EACH WYTHE.
5. SEE STRUCTURAL ELEVATION DRAWINGS FOR EXTERIOR BRICK REPAIR AND TUCKPOINTING.
6. REPAIR AND TUCKPOINT INTERIOR MASONRY PER THE GENERAL NOTES.
7. FIELD VERIFY ALL EXISTING CONDITIONS, NOTIFY ADVANTAGE GROUP ENGINEERS OF ANY DESCREPANCIES.
8. SWS = STRUCTURAL WOOD SCREW. ALLOWABLE SCREWS ARE 1/4" SIMPSON SDS, 1/4" SPAX POWERLAGS OR 1/4" FASTEN MASTER LEDGER LOK.
9. FASTEN SISTERS WITH 1/4"x3" SWS @ 24"o.c. STAGGERED UNLESS NOTED OTHERWISE.

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

STATE OF OHIO
KYLE C. JENKINS
75308
REGISTERED
PROFESSIONAL ENGINEER

#	REVISION/SUBMISSION	Date
	Issued for Bid and Permit	11/11/2022

Design Team: KCJ /SJ
Date: 10/10/2022

PROPOSED PROJECT:
VAN WERT PROJECT
135 EAST MAIN ST
135 EAST MAIN ST
VAN WERT, OH 45891

PREPARED FOR: PLATTE ARCHITECTURE + DESIGN

Proj. No.: 22146.14

DRAWING TITLE: FOUNDATION PLAN

S100

135 EAST MAIN ST
VAN WERT, OH 45891

135 EAST MAIN ST

Structural Consultants
ADVANTAGE GROUP
ENGINEERS, INC.
1527 Madison Road
Cincinnati, Ohio 45206
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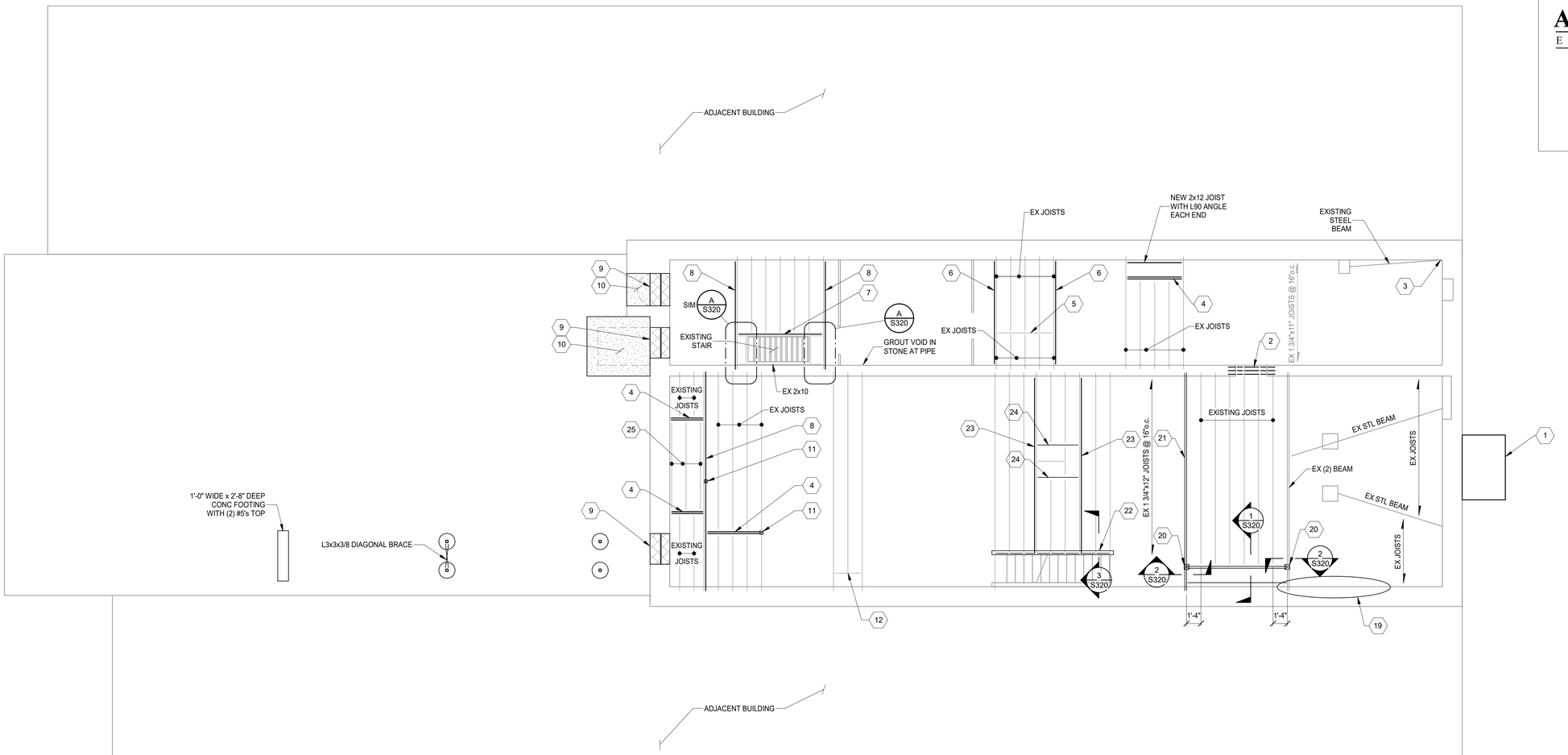

1ST FLOOR FRAMING PLAN

SCALE 3/16" = 1'-0"

NORTH

PROJECT KEYNOTES:

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13. INFILL EX STAIR OPENING WITH NEW 2x12 JOISTS AT 16" o.c. PROVIDE CONTINUOUS 2x12 LEDGER AT MASONRY WITH ½" EXP ANCHORS AT 16" o.c. STAGGERED, 3-1/2" MIN EMBED. HANG JOISTS TO LEDGER AND EXISTING BEAM w/ LUS210 HANGERS.
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23. NEW 2x12 SISTER. BEAR ON WALL AT WEST END. EAST END SHALL BE WITHIN 4" OF WALL. PROVIDE (4) 1/4"x3" SWS EACH END.
24. EXISTING SINGLE 2x12 HEADER, PROVIDE LUS210 EACH END. HANG EXISTING JOISTS TO HEADER WITH LUS8R-18 @ 1 3/4" JOISTS AND LUS26 AT 2x6's.
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PLAN NOTES:

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STATE OF OHIO
KYLE C. JENKINS
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REGISTERED
PROFESSIONAL ENGINEER

#	REVISION/SUBMISSION	Date
	Issued for Bid and Permit	11/11/2022

Design Team: KCJ /SJ
Date: 10/10/2022

DRAWING TITLE: 1ST FLOOR FRAMING PLAN

PROPOSED PROJECT: PREPARED FOR: PLATTE ARCHITECTURE + DESIGN

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

Proj. No.: 22146.14

S110

Structural Consultants
ADVANTAGE GROUP
ENGINEERS, INC.
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Cincinnati, Ohio 45206
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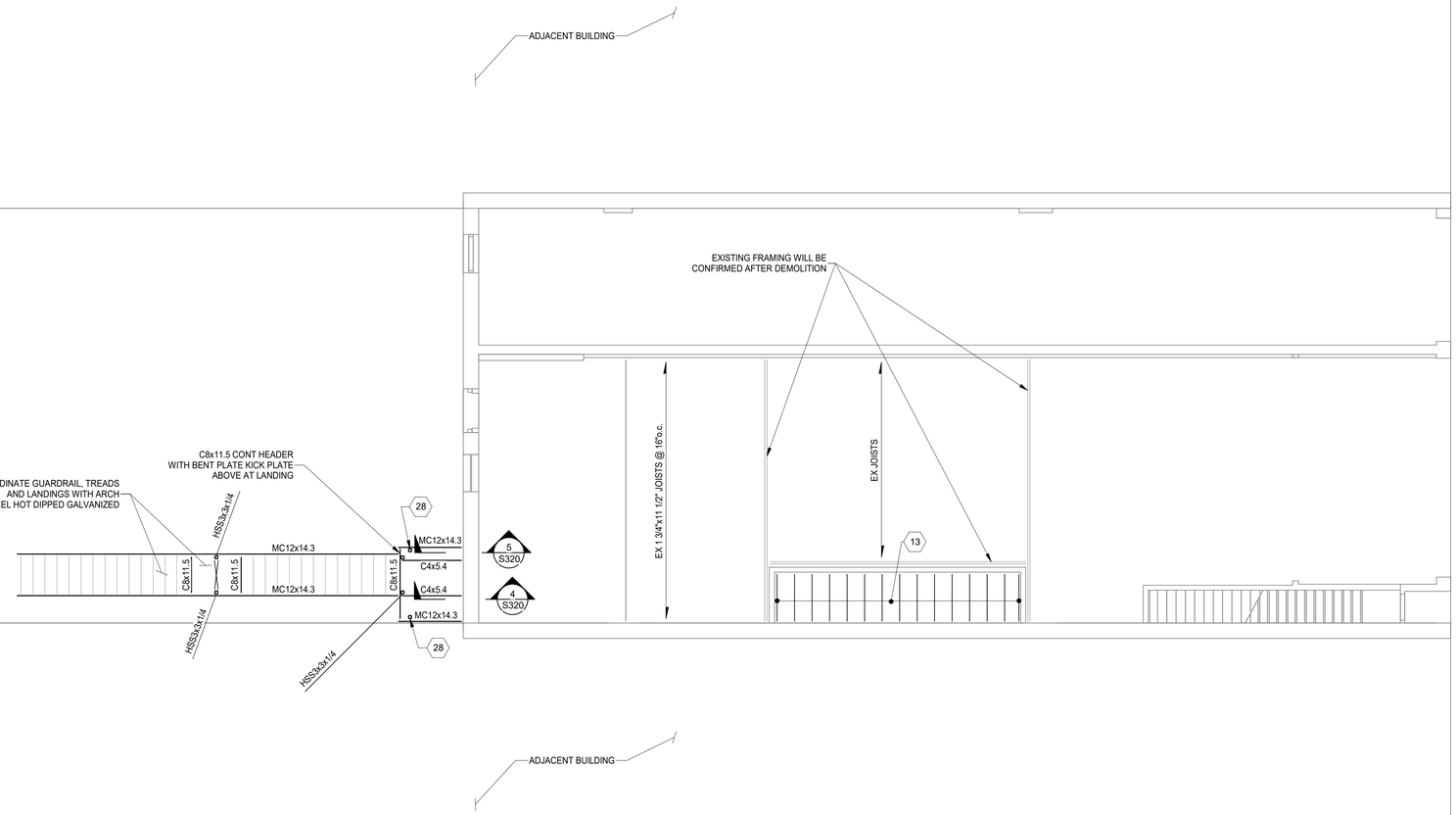

2ND FLOOR FRAMING PLAN

SCALE 3/16" = 1'-0"

NORTH

PROJECT KEYNOTES:

1. REMOVE EXISTING SETTLED SLAB AND OBSERVE SOIL BELOW. REMOVE ANY EXISTING LOOSE FILL THAT IS CAUSING THE SLAB SETTLEMENT AND REPLACE WITH 250 PSF CONTROLLED DENSITY FILL (CDF). PROVIDE NEW 4" FINISHED SLAB.
2. PROVIDE NEW (3) HSS4x4x1/4" LINTEL AT EXISTING OPENING, TIGHT TO BOTTOM OF EXISTING JOISTS. 8" MINIMUM BEARING EACH END.
3. REPAIR & TUCKPOINT EXISTING MASONRY.
4. REMOVE EXISTING HEADER AND PROVIDE NEW (2) 2x12 P.T. HEADER, w/ SIMPSON HUS210-2 HANGER EACH END. HANG EXISTING JOISTS TO HEADER w/ LUS210-R HANGERS. BEAR ON MASONRY WHERE APPLICABLE.
5. HANG EX HEADER TO CONTINUOUS JOIST w/ LUS210 HANGER EACH END. HANG EX JOISTS TO EX HEADER WITH LUS28-R HANGERS.
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7. NEW 2x12 SISTER w/ (2) ¼"x3" S.W.S @ 16" o.c. CUT BACK EX JOISTS AND HANG TO HEADER w/ LUS28 HANGERS.
8. NEW 2x12 PT SISTER FASTENED TO EXISTING JOIST. POCKET SISTER 4" INTO WEST WALL, EAST END SHALL BE WITHIN 6" OF WALL. PROVIDE (4) ¼"x3" S.W.S. AT EAST END, AND 24" o.c. ALONG LENGTH.
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12. HANG EX HEADER TO CONTINUOUS JOIST w/ LUS210 HANGER EACH END. HANG EX JOISTS TO EX HEADER WITH LUS28-R HANGERS.
13. INFILL EX STAIR OPENING WITH NEW 2x12 JOISTS AT 16" o.c. PROVIDE CONTINUOUS 2x12 LEDGER AT MASONRY WITH ½" EXP ANCHORS AT 16" o.c. STAGGERED, 3-1/2" MIN EMBED. HANG JOISTS TO LEDGER AND EXISTING BEAM w/ LUS210 HANGERS.
14. EX WOOD COLUMN IN WALL. DO NOT DISTURB COLUMN DURING WALL DEMOLITION.
15. NEW 2x8 LEDGER WITH ½" EXPANSION ANCHOR @ 16" o.c, 3-1/2" MIN EMBEDMENT, STAGGERED.
16. AT ROOF, PROVIDE NEW (2) 2x10 HEADER w/ LUS210-2 EACH END. AT CEILING, PROVIDE NEW (2) 2x8 HEADER w/ LUS26-2 EACH END. HANG EXISTING JOISTS TO HEADERS WITH LUS28-R
17. AT ROOF, PROVIDE NEW (2) 2x12 JOISTS NOTCH BOTTOM AND BEAR ON INTERIOR KNEE WALL, AND POCKET INTO EXISTING MASONRY WALL WITH 3 1/2" BEARING, CONNECT TO LEDGER w/ SIMPSON H2.5 TIE. AT CEILING, PROVIDE NEW (2) 2x8 JOISTS, HANG TO EX WOOD BEAM w/ (2) LUS26-2 HANGERS, CONNECT TO MASONRY WALL w/ SIMPSON HU28-2 HANGERS AND (10) ¼"x2-3/4" TITEN TURBO SCREWS.
18. REINFORCE EX JOISTS SUPPORTING NEW CONDENSERS w/ NEW 2x10 SISTERS. BEAR ON LEDGER AT MASONRY WALL. EAST END OF SISTER SHALL BE WITHIN 6" OF THE INTERIOR WOOD KNEE WALL, w/ (4) ¼"x3" S.W.S. AT END.
19. PROVIDE SOLID PT WOOD BLOCKING / SHIMS BELOW EXISTING JOISTS AT WALL BEARING. REMOVE LOOSE MORTAR AND DEBRIS FROM JOIST POCKET PRIOR TO ADDDING BLOCKING / SHIMS.
20. NEW 6x6 PT POST. BEAR ON 12"x30"x30" CONCRETE FOOTING, WITH SIMPSON ABA66Z POST BASE.
21. REMOVE EXISTING DOUBLE BEAM AND REPLACE WITH NEW (2) 2x12 PT BEAM. POCKET BEAM INTO EXISTING MASONRY WALL EACH END. SPLICE AT NEW POST.
22. REMOVE EXISTING BEARING WALL. PROVIDE NEW 2x4 STUD WALL WITH 2x4 STUDS @ 16"o.c.
23. NEW 2x12 SISTER. BEAR ON WALL AT WEST END. EAST END SHALL BE WITHIN 4" OF WALL. PROVIDE (4) 1/4"x3" SWS EACH END.
24. EXISTING SINGLE 2x12 HEADER, PROVIDE LUS210 EACH END. HANG EXISTING JOISTS TO HEADER WITH LUS8R-18 @ 1 3/4" JOISTS AND LUS26 AT 2x6's.
25. REMOVE EXISTING FRAMING. PROVIDE NEW 2x12 JOISTS @ 16"o.c. WITH LUS210 EACH END.
26. SISTER EXISTING JOISTS AT ROOF AND CEILING WITH 2x8, BEAR ON WOOD KNEE WALL, EAST END SHALL BE WITHIN 4" OF WALL WITH (3) 1/4"x3" SWS.
27. C8x11.5 BEAM WITH L3x3x1/4 ANGLE FOR DECK SUPPORT. T/ANGLE = 1 1/2" BELOW T/CHANNEL.
28. HSS COLUMN SHALL BYPASS CHANNEL. L3x3x1/4 x 5 1/2" LONG ANGLE EACH SIDE OF COLUMN WITH (4) 3/4"Ø BOLTS TO CHANNEL. WELD ANGLE TO HSS WITH 3/16" ALL AROUND WELD.
29. L3x3x1/4 CONT WITH 3/8"Ø SLEEVE ANCHOR @ 12"o.c. 2" MIN EMBEDMENT.

PLAN NOTES:

1. COORDINATE ALL DIMENSIONS, DOOR AND WINDOW LOCATIONS WITH ARCHITECTURAL DRAWINGS.
2. REMOVE DAMAGED OR SATURATED SHEATHING AND REPLACE WITH NEW APA RATED SHEATHING. REPLACE DAMAGED, SATURATED OR DETERIORATED JOISTS WITH NEW JOISTS OF THE SAME SIZE.
3. LUMBER AT 1ST FLOOR AND BASEMENT SHALL BE PRESSURE TREATED.
4. WOOD LINTELS AT OPENINGS IN MASONRY WALLS WHERE ROTTED SHALL BE REPLACED WITH A STEEL HSS4x4x3/8 (GALVANIZED) LINTEL AT EACH 4" WYTHE. ALTERNATIVELY USE A 4"x8" PRECAST CONCRETE LINTEL WITH #5 TOP AND BOTTOM EACH 4" WYTHE, OR AN L4x3-1/2x5/16" LINTEL LLV, EACH WYTHE.
5. SEE STRUCTURAL ELEVATION DRAWINGS FOR EXTERIOR BRICK REPAIR AND TUCKPOINTING.
6. REPAIR AND TUCKPOINT INTERIOR MASONRY PER THE GENERAL NOTES.
7. FIELD VERIFY ALL EXISTING CONDITIONS, NOTIFY ADVANTAGE GROUP ENGINEERS OF ANY DESCREPANCIES.
8. SWS = STRUCTURAL WOOD SCREW. ALLOWABLE SCREWS ARE 1/4" SIMPSON SDS, 1/4" SPAX POWERLAGS OR 1/4" FASTEN MASTER LEDGER LOK.
9. FASTEN SISTERS WITH 1/4"x3" SWS @ 24"o.c. STAGGERED UNLESS NOTED OTHERWISE.

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

STATE OF OHIO
KYLE C. JENKINS
75308
REGISTERED
PROFESSIONAL ENGINEER

#	REVISION/SUBMISSION	Date
	Issued for Bid and Permit	11/11/2022

Design Team: KCJ /SJ
Date: 10/10/2022

PROPOSED PROJECT:
VAN WERT PROJECT
135 EAST MAIN ST
VAN WERT, OH 45891

PREPARED FOR: PLATTE ARCHITECTURE + DESIGN

DRAWING TITLE: 2ND FLOOR FRAMING PLAN

Proj. No.: 22146.14

S120

135 EAST MAIN ST
VAN WERT, OH 45891

Structural Consultants
ADVANTAGE GROUP
ENGINEERS, INC.
1527 Madison Road
Cincinnati, Ohio 45206
Ph: (513) 396-8900

PLATTE
architecture + design
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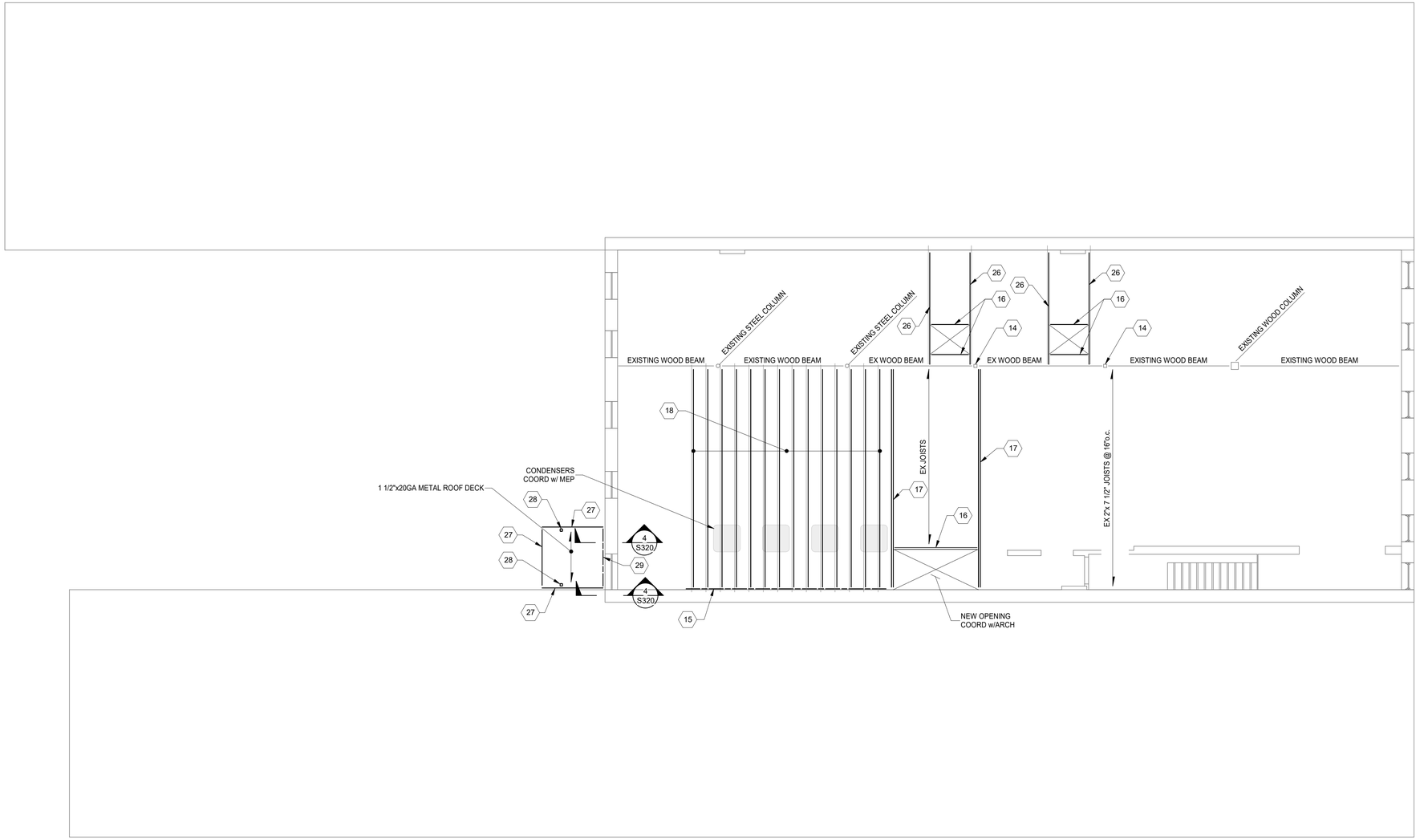

ROOF FRAMING PLAN

SCALE 3/16" = 1'-0"

NORTH

PROJECT KEYNOTES:

1. REMOVE EXISTING SETTLED SLAB AND OBSERVE SOIL BELOW. REMOVE ANY EXISTING LOOSE FILL THAT IS CAUSING THE SLAB SETTLEMENT AND REPLACE WITH 250 PSF CONTROLLED DENSITY FILL (CDF). PROVIDE NEW 4" FINISHED SLAB.
2. PROVIDE NEW (3) HSS4x4x1/4" LINTEL AT EXISTING OPENING, TIGHT TO BOTTOM OF EXISTING JOISTS. 8" MINIMUM BEARING EACH END.
3. REPAIR & TUCKPOINT EXISTING MASONRY.
4. REMOVE EXISTING HEADER AND PROVIDE NEW (2) 2x12 P.T. HEADER, w/ SIMPSON HUS210-2 HANGER EACH END. HANG EXISTING JOISTS TO HEADER w/ LUS210-R HANGERS. BEAR ON MASONRY WHERE APPLICABLE.
5. HANG EX HEADER TO CONTINUOUS JOIST w/ LUS210 HANGER EACH END. HANG EX JOISTS TO EX HEADER WITH LUS28-R HANGERS.
6. SISTER EX JOIST w/ NEW 2x12 P.T. SISTER END SHALL BE WITHIN 2" OF WALL EACH END. FASTEN TO EXISTING JOIST w/ (4) ¼"x3" S.W.S. EACH END AND AT 24" O.C. STAGGERED ALONG LENGTH.
7. NEW 2x12 SISTER w/ (2) ¼"x3" S.W.S @ 16" o.c. CUT BACK EX JOISTS AND HANG TO HEADER w/ LUS28 HANGERS.
8. NEW 2x12 PT SISTER FASTENED TO EXISTING JOIST. POCKET SISTER 4" INTO WEST WALL, EAST END SHALL BE WITHIN 6" OF WALL. PROVIDE (4) ¼"x3" S.W.S. AT EAST END, AND 24" o.c. ALONG LENGTH.
9. INFILL EX OPENING WITH SOLID CMU OR HOLLOW CMU GROUTED SOLID, TO MATCH WALL THICKNESS ABOVE. GROUT/MORTAR TIGHT TO EX STONE FOUNDATION WALLS AND MASONRY ABOVE. REMOVE EX WOOD LINTELS. REMOVED DEBREES FROM EXTERIOR WINDOW WELL OR STAIR, AND FILL WITH CDF. TOP WITH 4" CONCRETE SIDEWALK SLAB.
10. REMOVED DEBREES FROM EXTERIOR WINDOW WELL OR STAIR, AND FILL WITH 250 PSF CDF. TOP WITH 4" CONCRETE SLAB.
11. NEW 4x4 P.T. POST w/ SIMPSON LP4Z POST CAP. BEAR ON 8"x16"x16" CONCRETE FOOTING, w/ SIMPSON ABA44Z POST BASE.
12. HANG EX HEADER TO CONTINUOUS JOIST w/ LUS210 HANGER EACH END. HANG EX JOISTS TO EX HEADER WITH LUS28-R HANGERS.
13. INFILL EX STAIR OPENING WITH NEW 2x12 JOISTS AT 16" o.c. PROVIDE CONTINUOUS 2x12 LEDGER AT MASONRY WITH ½" EXP ANCHORS AT 16" o.c. STAGGERED, 3-1/2" MIN EMBED. HANG JOISTS TO LEDGER AND EXISTING BEAM w/ LUS210 HANGERS.
14. EX WOOD COLUMN IN WALL. DO NOT DISTURB COLUMN DURING WALL DEMOLITION.
15. NEW 2x8 LEDGER WITH ½" EXPANSION ANCHOR @ 16" o.c, 3-1/2" MIN EMBEDMENT, STAGGERED.
16. AT ROOF, PROVIDE NEW (2) 2x10 HEADER w/ LUS210-2 EACH END. AT CEILING, PROVIDE NEW (2) 2x8 HEADER w/ LUS26-2 EACH END. HANG EXISTING JOISTS TO HEADERS WITH LUS28-R
17. AT ROOF, PROVIDE NEW (2) 2x12 JOISTS NOTCH BOTTOM AND BEAR ON INTERIOR KNEE WALL, AND POCKET INTO EXISTING MASONRY WALL WITH 3 1/2" BEARING, CONNECT TO LEDGER w/ SIMPSON H2.5 TIE. AT CEILING, PROVIDE NEW (2) 2x8 JOISTS, HANG TO EX WOOD BEAM w/ (2) LUS26-2 HANGERS, CONNECT TO MASONRY WALL w/ SIMPSON HU28-2 HANGERS AND (10) ¼"x2-3/4" TITEN TURBO SCREWS.
18. REINFORCE EX JOISTS SUPPORTING NEW CONDENSERS w/ NEW 2x10 SISTERS. BEAR ON LEDGER AT MASONRY WALL. EAST END OF SISTER SHALL BE WITHIN 6" OF THE INTERIOR WOOD KNEE WALL, w/ (4) ¼"x3" S.W.S. AT END.
19. PROVIDE SOLID PT WOOD BLOCKING / SHIMS BELOW EXISTING JOISTS AT WALL BEARING. REMOVE LOOSE MORTAR AND DEBRIS FROM JOIST POCKET PRIOR TO ADDDING BLOCKING / SHIMS.
20. NEW 6x6 PT POST. BEAR ON 12"x30"x30" CONCRETE FOOTING, WITH SIMPSON ABA66Z POST BASE.
21. REMOVE EXISTING DOUBLE BEAM AND REPLACE WITH NEW (2) 2x12 PT BEAM. POCKET BEAM INTO EXISTING MASONRY WALL EACH END. SPLICE AT NEW POST.
22. REMOVE EXISTING BEARING WALL. PROVIDE NEW 2x4 STUD WALL WITH 2x4 STUDS @ 16"o.c.
23. NEW 2x12 SISTER. BEAR ON WALL AT WEST END. EAST END SHALL BE WITHIN 4" OF WALL. PROVIDE (4) 1/4"x3" SWS EACH END.
24. EXISTING SINGLE 2x12 HEADER, PROVIDE LUS210 EACH END. HANG EXISTING JOISTS TO HEADER WITH LUS8R-18 @ 1 3/4" JOISTS AND LUS26 AT 2x6's.
25. REMOVE EXISTING FRAMING. PROVIDE NEW 2x12 JOISTS @ 16"o.c. WITH LUS210 EACH END.
26. SISTER EXISTING JOISTS AT ROOF AND CEILING WITH 2x8, BEAR ON WOOD KNEE WALL, EAST END SHALL BE WITHIN 4" OF WALL WITH (3) 1/4"x3" SWS.
27. C8x11.5 BEAM WITH L3x3x1/4 ANGLE FOR DECK SUPPORT. T/ANGLE = 1 1/2" BELOW T/CHANNEL.
28. HSS COLUMN SHALL BYPASS CHANNEL. L3x3x1/4 x 5 1/2" LONG ANGLE EACH SIDE OF COLUMN WITH (4) 3/4"Ø BOLTS TO CHANNEL. WELD ANGLE TO HSS WITH 3/16" ALL AROUND WELD.
29. L3x3x1/4 CONT WITH 3/8"Ø SLEEVE ANCHOR @ 12"o.c. 2" MIN EMBEDMENT.

PLAN NOTES:

1. COORDINATE ALL DIMENSIONS, DOOR AND WINDOW LOCATIONS WITH ARCHITECTURAL DRAWINGS.
2. REMOVE DAMAGED OR SATURATED SHEATHING AND REPLACE WITH NEW APA RATED SHEATHING. REPLACE DAMAGED, SATURATED OR DETERIORATED JOISTS WITH NEW JOISTS OF THE SAME SIZE.
3. LUMBER AT 1ST FLOOR AND BASEMENT SHALL BE PRESSURE TREATED.
4. WOOD LINTELS AT OPENINGS IN MASONRY WALLS WHERE ROTTED SHALL BE REPLACED WITH A STEEL HSS4x4x3/8 (GALVANIZED) LINTEL AT EACH 4" WYTHE. ALTERNATIVELY USE A 4"x8" PRECAST CONCRETE LINTEL WITH #5 TOP AND BOTTOM EACH 4" WYTHE, OR AN L4x3-1/2x5/16" LINTEL LLV, EACH WYTHE.
5. SEE STRUCTURAL ELEVATION DRAWINGS FOR EXTERIOR BRICK REPAIR AND TUCKPOINTING.
6. REPAIR AND TUCKPOINT INTERIOR MASONRY PER THE GENERAL NOTES.
7. FIELD VERIFY ALL EXISTING CONDITIONS, NOTIFY ADVANTAGE GROUP ENGINEERS OF ANY DESCREPANCIES.
8. SWS = STRUCTURAL WOOD SCREW. ALLOWABLE SCREWS ARE 1/4" SIMPSON SDS, 1/4" SPAX POWERLAGS OR 1/4" FASTEN MASTER LEDGER LOK.
9. FASTEN SISTERS WITH 1/4"x3" SWS @ 24"o.c. STAGGERED UNLESS NOTED OTHERWISE.

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

STATE OF OHIO
KYLE C. JENKINS
75308
REGISTERED
PROFESSIONAL ENGINEER

#	REVISION/SUBMISSION	Date
	Issued for Bid and Permit	11/11/2022

Design Team: KCJ /SJ
Date: 10/10/2022

PROPOSED PROJECT:
VAN WERT PROJECT
135 EAST MAIN ST
VAN WERT, OH 45891

PREPARED FOR: PLATTE ARCHITECTURE + DESIGN

DRAWING TITLE: ROOF FRAMING PLAN

Proj. No.: 22146.14

S130

135 EAST MAIN ST
VAN WERT, OH 45891

135 EAST MAIN ST

NORTH ELEVATION
SCALE 3/8" = 1'-0"

ELEVATION NOTES:

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

PROJECT KEYNOTES:

10 NEW STAR PLATE AND WALL TIE.

25 INFILL EXISTING WALL OPENING w/ 8" SOLID CMU AND 4" BRICK, HORIZONTAL REINFORCING AT 8" o.c. TOOTH NEW MASONRY INTO EXISTING ALONG VERTICAL EDGES.

BRICK REPAIR LEGEND:

- TUCKPOINT
- TIE BRICK WYTHES WITH HELIFIX OR SPIRALOK TIES @ 16"o.c. EACH WAY. TUCKPOINT AS NEEDED.
- REPAIR BRICK
- BRICK INFILL

Structural Consultants
ADVANTAGE GROUP
ENGINEERS, INC.
1527 Madison Road
Cincinnati, Ohio 45206
Ph: (513) 396-8900

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

STATE OF OHIO
KYLE C. JENKINS
75309
REGISTERED
PROFESSIONAL ENGINEER

#	Issued for Bid and Permit	Date
	REVISION/SUBMISSION	11/11/2022

Design Team: KCJ /SJ
Date: 10/10/2022

DRAWING TITLE: NORTH ELEVATION

PROPOSED PROJECT:
VAN WERT PROJECT
135 EAST MAIN ST
135 EAST MAIN ST
VAN WERT, OH 45891

PREPARED FOR: PLATTE ARCHITECTURE + DESIGN

Proj. No.: 22146.14

S200

135 EAST MAIN ST
VAN WERT, OH 45891

135 EAST MAIN ST

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

BRICK REPAIR LEGEND:

- TUCKPOINT
- TIE BRICK WYTHES WITH HELIFIX OR SPIRALOK TIES @ 16"o.c. EACH WAY. TUCKPOINT AS NEEDED.
- REPAIR BRICK
- BRICK INFILL

PROJECT KEYNOTES:

10 NEW STAR PLATE AND WALL TIE.

25 INFILL EXISTING WALL OPENING w/ 8" SOLID CMU AND 4" BRICK, HORIZONTAL REINFORCING AT 8" o.c. TOOTH NEW MASONRY INTO EXISTING ALONG VERTICAL EDGES.

SOUTH ELEVATION
SCALE 3/8" = 1'-0"

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ADVANTAGE GROUP
ENGINEERS, INC.
1527 Madison Road
Cincinnati, Ohio 45206
Ph: (513) 396-8900

PLATTE
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WWW.PLATTEDESIGN.COM | T: 513.871.1850 | F: 513.871.1829

STATE OF OHIO
KYLE C. JENKINS
75308
REGISTERED
PROFESSIONAL ENGINEER

#	REVISION/SUBMISSION	Date
	Issued for Bid and Permit	11/11/2022

Design Team: KCJ /SJ
Date: 10/10/2022

PROPOSED PROJECT:
VAN WERT PROJECT
135 EAST MAIN ST
135 EAST MAIN ST
VAN WERT, OH 45891

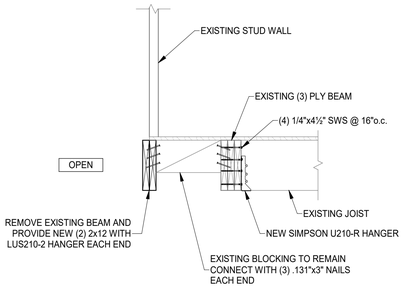
Proj. No.: 22146.14

DRAWING TITLE: SOUTH ELEVATION

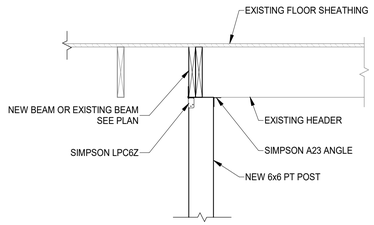
S201

135 EAST MAIN ST
VAN WERT, OH 45891

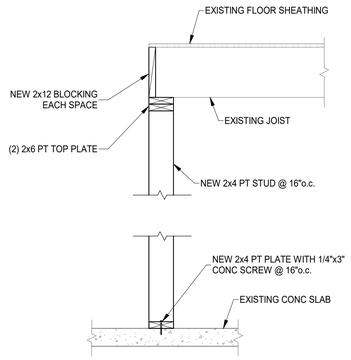
135 EAST MAIN ST



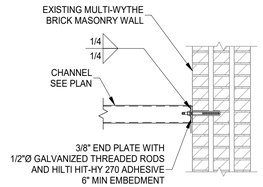
SECTION 1 / S320
SCALE 3/4" = 1'-0"



SECTION 2 / S320
SCALE 3/4" = 1'-0"



SECTION 3 / S320
SCALE 3/4" = 1'-0"



SECTION 4 / S320
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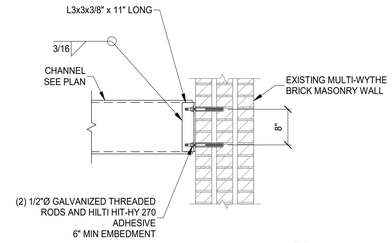
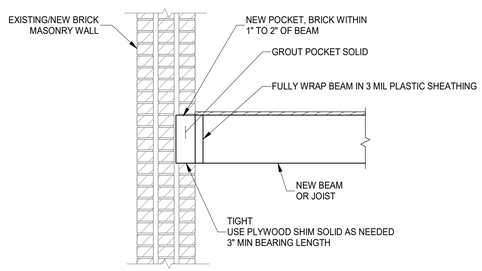
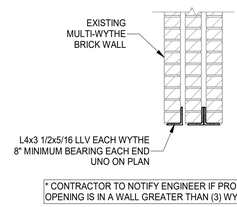


SECTION 5 / S320
SCALE 3/4" = 1'-0"

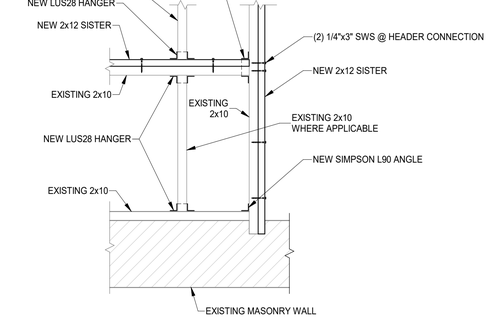


TYPICAL BEAM OR JOIST POCKET DETAIL
SCALE 3/4" = 1'-0"

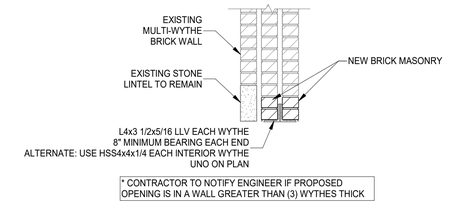


* CONTRACTOR TO NOTIFY ENGINEER IF PROPOSED OPENING IS IN A WALL GREATER THAN (3) WYTHES THICK

TYPICAL INTERIOR LINTEL DETAIL
SCALE 3/4" = 1'-0"
FOR NEW OR REPLACEMENT INTERIOR LINTELS

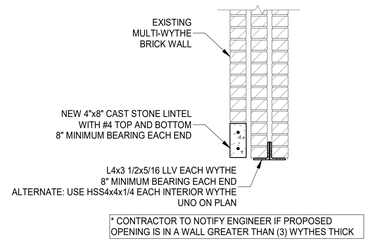


PLAN DETAIL A / S320
SCALE 3/4" = 1'-0"



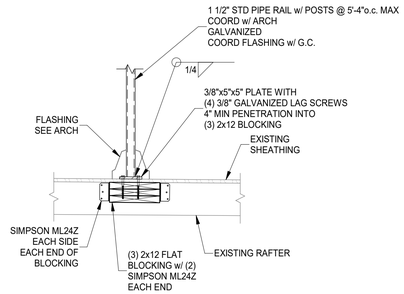
* CONTRACTOR TO NOTIFY ENGINEER IF PROPOSED OPENING IS IN A WALL GREATER THAN (3) WYTHES THICK

TYPICAL EXTERIOR WALL, INTERIOR LINTEL REPLACEMENT DETAIL
SCALE 3/4" = 1'-0"



* CONTRACTOR TO NOTIFY ENGINEER IF PROPOSED OPENING IS IN A WALL GREATER THAN (3) WYTHES THICK

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



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

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KYLE C. JENKINS 75308 REGISTERED PROFESSIONAL ENGINEER STATE OF OHIO

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

PREPARED FOR: PLATTE ARCHITECTURE + DESIGN

Proj. No.: 22146.14

DRAWING TITLE: FRAMING SECTIONS

S320

135 EAST MAIN ST
VAN WERT, OH 45891

135 EAST MAIN ST

REFER TO SITE UTILITY PLANS FOR SIZES AND LOCATIONS OF FIRE SERVICES AND/OR DUAL SERVICE WATER BRANCHES SUPPLYING DOMESTIC AND FIRE SUPPRESSION SYSTEMS.

PLUMBING GENERAL NOTES

A. THE CONTRACTOR SHALL CONTACT THE ARCHITECT, ENGINEER OR OWNER PRIOR TO BIDDING FOR INTERPRETATIONS AND CLARIFICATIONS OF THE DESIGN AND INCLUDE IN HIS BID ALL COSTS TO MEET THE DESIGN INTENT.

B. DESIGN DRAWINGS ARE SCHEMATIC. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING OR AWARD OF CONTRACT TO INSPECT EXISTING FIELD CONDITIONS. CONTRACT SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY FOR REQUIRED FIELD MODIFICATIONS DUE TO EXISTING CONDITIONS.

C. BIDDING CONTRACTORS SHALL HAVE A WORKING KNOWLEDGE OF LOCAL CODES AND ORDINANCES AND SHALL INCLUDE IN THEIR BIDS THE COSTS FOR ALL WORK INSTALLED IN STRICT ACCORDANCE WITH GOVERNING CODES, THE PLANS AND SPECIFICATIONS NOT WITHSTANDING. THE CONTRACTOR SHALL ALERT ARCHITECT, ENGINEER OR OWNER OF ANY APPARENT DISCREPANCIES BETWEEN GOVERNING CODES AND DESIGN INTENT.

D. PROVIDE POINT-OF-USE THERMOSTATIC MIXING VALVES ON ALL PUBLIC LAVATORIES AND HAND SINKS. VALVES SHALL MEET ASSE 1070 AND SHALL BE EQUAL TO WATTS USG-B.

E. PROVIDE SQUARE STRAINERS ON FLOOR DRAINS IN TILED AREAS.

F. REFER TO ARCHITECT'S PLANS AND ELEVATIONS FOR ALL FIXTURE MOUNTING HEIGHTS.

G. PROVIDE ALL LABOR, MATERIAL, AND EQUIPMENT NECESSARY TO COMPLETELY FURNISH, INSTALL, AND PLACE INTO OPERATION, ALL SYSTEMS SHOWN ON THE DRAWINGS AND DELINEATED IN THE SPECIFICATIONS IN ACCORDANCE WITH ALL STATE AND LOCAL CODES AND ORDINANCES. REPORT ANY KNOWN DISCREPANCIES TO THE ARCHITECT/ENGINEER PRIOR TO INSTALLATION.

H. COORDINATE ALL WORK AND SPACE REQUIREMENTS IN CEILING SPACES WITH OTHER TRADES PRIOR TO INSTALLATION; INCLUDING BUT NOT LIMITED TO: ARCHITECTURAL, CIVIL, STRUCTURAL, ELECTRICAL, FIRE PROTECTION, AND MECHANICAL.

I. INSTALL ALL EQUIPMENT WITH CODE REQUIRED AND MANUFACTURER RECOMMENDED MINIMUM CLEARANCES FOR SERVICE, ACCESS, AND FIRE PROTECTION.

J. MAINTAIN A MINIMUM OF 10 FEET BETWEEN ALL OUTSIDE AIR INTAKES AND ALL EXHAUST, VENT, AND FLUE OUTLETS.

K. WATER PIPING IN AREAS SUBJECT TO FREEZING TEMPERATURES WILL NOT BE PERMITTED WITHOUT PROVIDING FROST PROOF PROTECTION.

L. MAKE FINAL CONNECTION TO OWNER SUPPLIED EQUIPMENT.

M. WHEREVER FIXTURES REQUIRING PLUMBING CONNECTIONS ARE FURNISHED BY OWNER OR ARE RELOCATED, PLUMBING SUBCONTRACTOR SHALL FURNISH AND INSTALL CARRIERS, "P" TRAP AND STOPS.

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13. STORM PIPING UP TO DOWNSPOUT
14. NEW STORM PIPING, REFER TO CIVIL UTILITY PLAN FOR CONTINUATION

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

PLUMBING PLAN - BASEMENT | 1

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WWW.PLATTEDESIGN.COM T: 513.871.1850 | F: 513.871.1829

STATE OF OHIO
SCOTT SEVERT STILKEY
E-77755
REGISTERED PROFESSIONAL ENGINEER

Progress Dates
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Checked By: sss

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PR-09740

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TEAMWORK • COLLABORATION
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515 Monmouth Street, Suite 204
Newport, KY 41071 (859) 261-0585
MEP Consulting Services, Inc. in OH

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

21001 ----

P1.00

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PLUMBING PLAN - FIRST FLOOR | 1

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PLUMBING PLAN - SECOND FLOOR | 1

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P1.02

Z:\~Project Directories\9700-9799\9740- Van Wert, OH- Phase II\~Construction Documents\135 E MAIN\9740-P2-00-PLUMBING-DETAILS.dwg-EBS. Plot Date/Time: Nov 10, 2022-2:32pm – By: eddie.platt

DIVISION 22 - PLUMBING

1. GENERAL PLUMBING REQUIREMENTS
   a. THE PLUMBING CONTRACTOR MUST REFER TO SITE PLANS, ARCHITECTURAL PLANS AND ELEVATIONS, AND PRICING INSTRUCTIONS FROM THE GENERAL CONTRACTOR TO DEVELOP THEIR PRICE. THE PLUMBING CONTRACTOR'S PRICE (INCLUDING TAXES) SHOULD INCLUDE ALL LABOR AND MATERIAL NECESSARY TO PROVIDE A COMPLETE AND FULLY OPERATIONAL PLUMBING SYSTEM.
   b. THE PLUMBING CONTRACTOR SHALL BE LICENSED BY THE STATE OF OHIO TO INSTALL PLUMBING SYSTEMS.
   c. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE STATE, LOCAL CODES AND ORDINANCES. IN CASE OF CONFLICT BETWEEN THE DRAWINGS/SPECIFICATIONS AND THE CODES AND ORDINANCES, THE HIGHEST STANDARD SHALL APPLY. THE PLUMBING CONTRACTOR SHALL SATISFY CODE REQUIREMENTS AS A MINIMUM STANDARD.
   d. SUBMIT TO THE ARCHITECT PDF FILE COPIES OF COMPLETE AND CERTIFIED SHOP DRAWINGS, DESCRIPTIVE DATA, PERFORMANCE DATA AND RATINGS, DIAGRAMS AND SPECIFICATIONS ON ALL SPECIFIED EQUIPMENT INCLUDING ACCESSORIES, AND MATERIALS FOR REVIEW.
   e. REFER TO ARCHITECTURAL DRAWINGS, GENERAL NOTES, INSTRUCTIONS TO BIDDERS, GENERAL CONDITIONS, SUPPLEMENTARY GENERAL CONDITIONS, SPECIFICATIONS, AND DRAWINGS EXCEPT AS NOTED HEREIN WHICH APPLY IN ALL RESPECTS TO THIS SECTION.
   f. COORDINATE PIPING CHASES, SHAFTS, ABOVE CEILING WORK, ETC. WITH ARCHITECT. ALL DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO WORK.
   g. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL NECESSARY PLUMBING PIPING PENETRATIONS. THIS INCLUDES CORING HOLES IN SLABS, ETC.
   h. EQUIPMENT AND MATERIALS SHALL CONFORM WITH APPROPRIATE PROVISIONS OF 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.
   i. INSTALL EQUIPMENT PER MANUFACTURER'S REQUIREMENTS. MAINTAIN ALL CODE RECOMMENDED CLEARANCES.
   j. WHERE NOT PROVIDED BY OTHERS, PROCURE AND PAY FOR ALL PERMITS, FEES, TAXES AND INSPECTIONS NECESSARY TO COMPLETE THE PLUMBING WORK. FURNISH CERTIFICATE OF APPROVAL FOR WORK FROM INSPECTION AUTHORITY TO OWNER BEFORE FINAL ACCEPTANCE FOR WORK. CERTIFICATE OF FINAL INSPECTION AND APPROVAL SHALL BE SUBMITTED WITH THE CONTRACTOR'S REQUEST FOR PAYMENT. NO FINAL PAYMENT WILL BE APPROVED WITHOUT THIS CERTIFICATE.
   k. ALL WORK SHALL BE ACCURATELY LAID-OUT WITH OTHER TRADES, PRIOR TO INSTALLATION & FABRICATION, TO AVOID ALL CONFLICTS AND OBTAIN A NEAT AND WORKMANLIKE INSTALLATION WHICH WILL AFFORD MAXIMUM ACCESSIBILITY FOR EQUIPMENT OPERATION, MAINTENANCE CLEARANCES AND HEADROOM.
2. USE OF INFORMATION PROVIDED BY EBS
   a. THE INFORMATION PROVIDED IS INTENDED TO CONVEY DESIGN INTENT ONLY. ALL MEANS AND METHODS, SEQUENCES, TECHNIQUES, AND PROCEDURES OF CONSTRUCTION AS WELL AS ANY ASSOCIATED SAFETY PRECAUTIONS AND PROGRAMS, AND ALL INCIDENTAL AND TEMPORARY DEVICES REQUIRED TO CONSTRUCT THE PROJECT, AND TO PROVIDE A COMPLETE AND FULLY OPERATIONAL PLUMBING SYSTEM ARE THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR.
3. CONTRACTOR COORDINATION
   a. COORDINATION DRAWINGS SHOWING SYSTEM AND COMPONENT INSTALLATION LAYOUT, ROUTING, DETAILS, ETC. SHALL BE PRODUCED BY THE PLUMBING CONTRACTOR AND UNDER THE SUPERVISION OF THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER, OR APPROPRIATE PARTY AS APPLICABLE. ALL SYSTEMS INSTALLED BY EACH SUB-CONTRACTOR SHALL BE COORDINATED WITH ONE ANOTHER AND APPROVED BY GENERAL CONTRACTOR/CONSTRUCTION MANAGER, ETC. PRIOR TO INSTALLATION AND/OR FABRICATION. IF QUESTIONS CONCERNING DESIGN INTENT ARISE DURING COORDINATION, EBS CAN ASSIST WHERE APPROPRIATE.
4. PLUMBING FIXTURES
   a. SHUT OFF VALVES/STOPS SHALL BE PROVIDED AT ALL LAVATORIES, SINKS AND WATER CLOSETS.
   b. COORDINATE COLOR OF FIXTURES WITH ARCHITECT. FIXTURES SHALL BE WHITE UNLESS OTHERWISE NOTED.
   c. PROVIDE ADA COMPLIANT FIXTURES WHERE INDICATED ON THE ARCHITECTURAL PLANS. PROVIDE OFFSET FIXTURE TAILPIECES AND TRAPS WHERE REQUIRED TO MEET ADA LEG CLEARANCES.
   d. FIXTURES SHALL BE SECURELY FASTENED TO PREVENT ANY MOVEMENT OF FIXTURE DURING NORMAL USE. SEAL TO WALL, FLOOR OR COUNTERTOP WITH SILICONIZED ACRYLIC-LATEX CAULK.
5. DRAIN PANS
   a. PROVIDE DRAIN PAN UNDER WATER HEATERS. PIPE WATER HEATER DRAIN AND PRESSURE RELIEF VALVE SEPARATELY AND INDIRECTLY TO FLOOR DRAIN (NOT TO DRAIN PAN). DRAIN PANS INSTALLED IN ROOMS BEING USED AS A PLENUM SHALL BE ALUMINUM.
   b. DRAIN PANS SHALL BE PROVIDED UNDER WASHERS AND SHALL BE SIZED TO ACCOMMODATE A STANDARD WASHER OR STACKABLE WASHER/DRYER AS APPLICABLE. BASIS OF DESIGN SHALL BE DRIPTITE 30-5/8" WIDE X 34-5/8" DEEP TRANSLUCENT PAN. DRILL ¾" OUTLET IN VERTICAL SIDEWALL FOR SIDE-OUTLET OR IN BOTTOM OF PAN DIRECTLY OVER DRAIN IF DRAIN IS UNDER THE PAN. DRAIN CONNECTION SHALL BE MADE WITH MANUFACTURER PROVIDED DRAIN OUTLET CONNECTION. PANS ARE AVAILABLE IN CUSTOM SIZES IF NECESSARY (COORDINATE SIZES AND LOCATIONS OF THE PAN WITH ROOM DIMENSIONS AND EQUIPMENT SIZES AS PROVIDED BY THE ARCHITECT/OWNER).
6. DOMESTIC WATER SYSTEMS
   a. NEW FIXTURES SHALL BE CONNECTED TO THE EXISTING WATER SERVICE/MAIN.
   b. PROVIDE SEPARATE VALVE AND TAB METER FOR EACH TENANT SPACE.
   c. EXTERIOR DOMESTIC WATER SERVICE PIPING:
   i. EXTERIOR WATER SERVICE PIPING 2" AND SMALLER TO BE PVC, SDR 21 SERIES PIPE, MANUFACTURED FROM A TYPE I, GRADE I POLYVINYL CHLORIDE (PVC) COMPOUND WITH A CELL CLASSIFICATION OF 12454 PER ASTM D1784. THE PIPE SHALL BE MANUFACTURED IN STRICT COMPLIANCE TO ASTM D2241. STANDARD LENGTHS OF PIPE SIZES 10" AND LARGER SHALL BE BEVELED EACH END BY THE PIPE MANUFACTURER. ALL PIPE SHALL BE STORED INDOORS AFTER PRODUCTION AT THE MANUFACTURING SITE UNTIL SHIPPED FROM FACTORY. THIS PIPE MUST CARRY THE NATIONAL SANITATION FOUNDATION (NSF) SEAL OF APPROVAL FOR POTABLE WATER APPLICATIONS. PIPE MUST INCORPORATE A FORMED BELL COMPLETE WITH A SINGLE RUBBER GASKET CONFORMING TO ASTM F477. JOINTS SHALL BE DESIGNED TO MEET THE ZERO LEAKAGE TEST REQUIREMENTS OF ASTM D 3139. SOLVENT CEMENT: JOINT SURFACES SHALL BE CLEAN AND FREE FROM MOISTURE. A PRIMER THAT CONFORMS TO ASTM F656 SHALL BE APPLIED. SOLVENT CEMENT CONFORMING TO ASTM D2564 SHALL BE APPLIED TO ALL JOINT SURFACES. THE JOINT SHALL BE MADE WHILE THE CEMENT IS WET AND SHALL BE IN ACCORDANCE WITH ASTM D2855.
   d. INTERIOR DOMESTIC WATER PIPING:
   i. WHERE ALLOWED BY CODE, CPVC PIPING CAN BE USED.
   a. CPVC PIPING 2" AND SMALLER SHALL BE EQUAL TO FLOW GUARD GOLD - THIS SPECIFICATION COVERS COPPER TUBE SIZE (CTS) CPVC MANUFACTURED TO STANDARD DIMENSIONAL RATIO (SDR) 11 FOR HOT AND COLD DOMESTIC WATER DISTRIBUTION. THIS SYSTEM IS INTENDED FOR PRESSURE APPLICATIONS WHERE THE OPERATING TEMPERATURE WILL NOT EXCEED 180°F AT 100 PSI. PIPE AND FITTINGS SHALL BE MANUFACTURED FROM VIRGIN RIGID CPVC (CHLORINATED POLYVINYL CHLORIDE) VINYL COMPOUNDS WITH A CELL CLASS OF 24448 AS IDENTIFIED IN ASTM D 1784. CTS CPVC PIPE AND FITTINGS SHALL CONFORM TO ASTM D 2846. PIPE AND FITTINGS SHALL BE MANUFACTURED AS A SYSTEM AND BE THE PRODUCT OF ONE MANUFACTURER. ALL PIPE AND FITTINGS SHALL BE MANUFACTURED IN THE UNITED STATES. PIPE AND FITTINGS SHALL CONFORM TO NATIONAL SANITATION FOUNDATION (NSF) STANDARDS 14 AND 61. INSTALLATION SHALL COMPLY WITH LATEST INSTALLATION PROVIDED BY THE MANUFACTURER AND SHALL CONFORM TO ALL LOCAL PLUMBING, BUILDING AND FIRE CODE REQUIREMENTS. BURIED PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM F 1668. SOLVENT WELD JOINTS SHALL BE MADE USING CPVC CEMENT CONFORMING TO ASTM F 493. YELLOW ONE-STEP CEMENT MAY BE USED WITHOUT PRIMER. IF A PRIMER IS REQUIRED BY LOCAL PLUMBING OR BUILDING CODES, THEN A PRIMER CONFORMING TO ASTM F 656 SHOULD BE USED. THE SYSTEM SHALL BE PROTECTED FROM CHEMICAL AGENTS, FIRE STOPPING MATERIALS, THREAD SEALANT, PLASTICIZED VINYL PRODUCTS OR OTHER AGGRESSIVE CHEMICAL AGENTS NOT COMPATIBLE WITH CPVC COMPOUNDS. SYSTEMS SHALL BE HYDROSTATICALLY TESTED AFTER INSTALLATION. NEVER TEST WITH OR TRANSPORT/STORE COMPRESSED AIR OR GAS IN CPVC PIPE OR FITTINGS.
   ii. WHERE ALLOWED BY CODE, PEX TUBE AND FITTINGS CAN BE USED. TUBING SHALL BE PEX-A TYPE AND FITTINGS SHALL BE EQUAL TO UPONOR AQUAPEX. TUBING AND FITTINGS MUST CONFORM TO ASTM F876 "STANDARD SPECIFICATION FOR CROSSLINKED POLYETHYLENE, ASTM F877 "STANDARD FOR CROSSLINKED POLYETHYLENE PLASTIC HOT AND COLD WATER DISTRIBUTION SYSTEMS". PROVIDE ENGINEERED PLASTIC FITTINGS WITH PLASTIC COLLARS WHICH CONFORM TO ASTM F1960 STANDARD SPECIFICATION FOR COLD EXPANSION FITTINGS WITH PEX REINFORCING RINGS FOR USE WITH CROSSLINKED POLYETHYLENE PIPING. PEX TUBING AND CONNECTIONS SHALL BE WARRANTED FOR A PERIOD OF 25 YEARS. DO NOT WELD, GLUE, TAPE OR ALLOW OTHER SOLVENT BASED ADHESIVES OR PAINTS TO COME INTO CONTACT WITH TUBING. DO NOT ALLOW TUBING TO COME IN CONTACT WITH PIPE THREAD COMPOUNDS, FIREWALL PENETRATION SEALING COMPOUNDS, AND PETROLEUM BASED SEALANTS. DO NOT ALLOW TUBING TO COME WITHIN 6" OF GAS APPLIANCE VENTS OR 12" OF RECESSED LIGHT FIXTURES. DO NOT EXPOSE TUBING TO OPEN FLAME. DO NOT SOLDER WITHIN 18" OF TUBING. DO NOT INSTALL TUBING BETWEEN TUB SPOUT AND SHOWER VALVE. RADIUS OF BENDS MUST NOT EXCEED SIX TIMES OUTSIDE TUBE DIAMETER. REPAIR KINKS IN TUBING USING HEAT AS RECOMMENDED BY MANUFACTURER. TUBING SHALL BE INSTALLED IN MAXIMUM PRACTICAL LENGTHS, AS DIRECTLY AS POSSIBLE TO REMOTE MANIFOLD WITH MINIMUM FITTINGS. TUBING SHALL BE SUPPORTED IN A MATTER THAT DOES NOT DAMAGE TUBING AND ALLOWS FOR THERMAL EXPANSION. SUPPORTS SHALL BE SPACED AT 32" MINIMUM HORIZONTALLY AND 60" VERTICALLY AND WITHIN 6" OF FITTINGS OR BENDS. USE BEND SUPPORTS AT 90 DEGREE BENDS. PROTECT INSTALLED TUBING FROM DAMAGE. INSTALL METAL PLATES WHERE TUBING PENETRATES STUDS AT FACE OF STUDS. REMOTE MANIFOLD TYPE FITTINGS SHALL BE UTILIZED AT BRANCHES IN ROOMS WHERE TUBING IS TERMINATED (MODIFIED HOME-RUN INSTALLATION TYPE). UTILIZE EXPANDER TOOLS RECOMMENDED BY MANUFACTURER FOR CONNECTION OF TUBING TO FITTINGS. DO NOT OVER EXPAND TUBING. PIPE SHALL BE SUPPORTED AT FITTINGS AND FIXTURES AS RECOMMENDED BY MANUFACTURER. PIPING SHALL BE INSTALLED WITH MINIMUM AMOUNT OF FITTINGS. USE MANUFACTURER APPROVED VALVES, FITTINGS, HOSE BIBS AND BOXES AT FIXTURES.
   e. CONTROL VALVES SHALL BE MANUFACTURED BY OR APPROVED BY PIPING MANUFACTURER.
   f. ADJUST ALL STOPS AND VALVES PROPERLY PRIOR TO PROJECT COMPLETION.
7. BACKFLOW PREVENTION
   a. PROVIDE REDUCED PRESSURE BACKFLOW PREVENTER ON WATER SERVICE ENTRANCE.
   b. BACKFLOW PREVENTERS FOR 2" AND SMALLER WATER SERVICES - PROVIDE REDUCED PRESSURE BACKFLOW PREVENTER ON THE WATER SERVICE MAIN WHERE THE WATER SERVICE ENTERS THE BUILDING. REDUCED PRESSURE BACKFLOW PREVENTER TO BE EQUAL TO WATTS SERIES LF919QT. APPROVED MANUFACTURERS OF EQUAL PRODUCTS SHALL BE CONBRACO AND WILKINS.
8. WATER HAMMER ARRESTORS/SHOCK ABSORBERS
   a. REMOVE SHOCK CONDITIONS FROM ALL PIPING. PROVIDE AND INSTALL WATER HAMMER ARRESTORS/SHOCK ABSORBERS ON ALL PIPING SERVING FLUSH VALVE FIXTURES, CLOTHES WASHER SUPPLY BOXES, COMMERCIAL WASHER SUPPLY LINES, AND OTHER EQUIPMENT WITH QUICK-CLOSING VALVES. WATER HAMMER ARRESTORS SHALL BE PROVIDED PER PLUMBING AND DRAINAGE INSTITUTE STANDARD PDI-WH 201.
9. SANITARY AND VENT SYSTEMS
   a. CONNECT NEW SANITARY PIPING TO THE EXISTING SANITARY STACKS AND/OR UNDERGROUND SANITARY BUILDING SEWER. CONTRACTOR SHALL CLEAN AND INSPECT EXISTING UNDERGROUND BUILDING SEWER, SEWER LATERAL AND ALL PIPING INTENDED TO BE REUSED TO DETERMINED CONDITION FOR REUSE. PROVIDE INSPECTION REPORT AND RECOMMENDATION TO OWNER.
   b. CUT AND PATCH BASEMENT SLAB AS REQUIRED TO INSTALL NEW SANITARY PIPING.
   c. INTERIOR SANITARY, WASTE, AND VENT PIPING:
   i. SANITARY, WASTE, AND VENT PIPING WITHIN BUILDING TO BE SCHEDULE 40 PVC PIPING AND FITTINGS CONFORMING TO ASTM D 2665, SOLID-WALL DRAIN PIPING WITH PVC SOCKET SOLVENT WELD FITTINGS CONFORMING TO ASTM D2665, MADE TO ASTM D3311, DRAIN, WASTE, AND VENT PATTERNS.
   ii. WHERE PIPING SHALL BE INSTALLED IN A PLENUM, SANITARY, WASTE, AND VENT PIPING WITHIN BUILDING TO BE NO-HUB, CAST-IRON PIPE WITH NO-HUB COUPLINGS CONSISTING OF A STAINLESS STEEL SHIELD, CLAMP, AND NEOPRENE GASKET. COUPLINGS SHALL BE TESTED AND CERTIFIED TO CISPI 310, ASTM C1277, ASTM C564, AND NSF. IDEAL CLAMP PRODUCTS' HEAVY DUTY POW'R GEAR (RED SHIELD) COUPLINGS ARE ALSO APPROVED AND ACCEPTABLE. THESE COUPLINGS ARE LISTED WITH NSF INTERNATIONAL AND CONFORM WITH ASTM C1540 PERFORMANCE REQUIREMENTS (SHEAR, DEFLECTION AND UNRESTRAINED THRUST TESTS).
   iii. ABOVEGROUND SANITARY, WASTE, AND VENT PIPING WITHIN MECHANICAL CLOSETS (PLENUMS) TO BE NO-HUB, CAST-IRON PIPE CONFORMING TO ASTM A74, ASTM A888, AND CISPI 301, WITH NO-HUB COUPLINGS CONSISTING OF A STAINLESS STEEL SHIELD, CLAMP, AND NEOPRENE GASKET. COUPLINGS SHALL BE TESTED AND CERTIFIED TO CISPI 310, ASTM C1277, ASTM C564, AND NSF. IDEAL CLAMP PRODUCTS' HEAVY DUTY POW'R GEAR (RED SHIELD) COUPLINGS ARE ALSO APPROVED AND ACCEPTABLE. THESE COUPLINGS ARE LISTED WITH NSF INTERNATIONAL AND CONFORM WITH ASTM C1540 PERFORMANCE REQUIREMENTS (SHEAR, DEFLECTION AND UNRESTRAINED THRUST TESTS).
   d. COORDINATE WITH LOCAL AUTHORITIES FOR DRAINAGE REQUIREMENTS FOR EQUIPMENT DESIGNATED WITH INDIRECT WASTE TO FLOOR DRAINS. PROVIDE PIPED DRAIN TO SANITARY IF REQUIRED BY LOCAL JURISDICTION.
10. TRAP SEAL PROTECTION
   a. TRAP SEALS SUBJECT TO EVAPORATION SHALL BE PROTECTED BY ONE OF THE METHODS BELOW, AS APPROVED BY THE LOCAL PLUMBING AUTHORITY HAVING JURISDICTION:
   b. POTABLE WATER-SUPPLIED TRAP SEAL PRIMER VALVE - A POTABLE WATER-SUPPLIED TRAP SEAL PRIMER VALVE MUST SUPPLY WATER TO THE TRAP. WATER-SUPPLIED TRAP SEAL PRIMERS MUST CONFORM TO ASSE 1018. THE DISCHARGE PIPE FROM THE TRAP SEAL PRIMER MUST CONNECT TO THE TRAP ABOVE THE TRAP SEAL ON THE INLET SIDE OF THE TRAP.
   c. BARRIER-TYPE TRAP SEAL PROTECTION DEVICE - A BARRIER-TYPE TRAP SEAL PROTECTION DEVICE MUST PROTECT THE TRAP SEAL FROM EVAPORATION. BARRIER-TYPE TRAP SEAL PROTECTION DEVICES MUST CONFORM TO ASSE 1072. THE DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
11. STORM PIPING
   a. CONNECT NEW STORM PIPING TO EXISTING SEWER LATERAL.
   b. EXTERIOR STORM PIPING:
   i. EXTERIOR STORM PIPING OUTSIDE BUILDING TO BE PVC: ANSI/ASTM D 3033, TYPE PSP OR ASTM D 3034, TYPE PSM SDR-35.
   c. INTERIOR STORM PIPING:
   i. UNDERGROUND STORM PIPING WITHIN BUILDINGS 16" AND UNDER SHALL BE SCHEDULE 40 PVC PIPING AND FITTINGS CONFORMING TO ASTM D 2665, SOLID-WALL DRAIN PIPING WITH PVC SOCKET SOLVENT WELD FITTINGS CONFORMING TO ASTM D2665, MADE TO ASTM D3311, DRAIN, WASTE, AND VENT PATTERNS.
   ii. WHERE NOT INSTALLED IN A PLENUM, ABOVEGROUND STORM PIPING WITHIN BUILDING SHALL BE SCHEDULE 40 PVC PIPING AND FITTINGS CONFORMING TO ASTM D 2665, SOLID-WALL DRAIN PIPING WITH PVC SOCKET SOLVENT WELD FITTINGS CONFORMING TO ASTM D2665, MADE TO ASTM D3311, DRAIN, WASTE, AND VENT PATTERNS.
12. CLEANOUTS
   a. PROVIDE FLOOR AND WALL CLEANOUTS WHERE REQUIRED IN ALL SOIL, WASTE, DRAIN AND STORM PIPING. IN AREAS WITH CERAMIC TILE OR CARPETED FLOORING, PROVIDE CLEANOUTS WITH SQUARE, ADJUSTABLE, NICKEL BRONZE TOP. IN AREAS WITH RESILIENT FLOORING, PROVIDE CLEANOUTS WITH SQUARE, ADJUSTABLE, NICKEL BRONZE TOP WITH TILE RECESS. CLEANOUTS SHALL BE SAME SIZE AS PIPE EXCEPT THAT CLEANOUTS LARGER THAN 4" WILL NOT BE REQUIRED. WHERE CLEANOUTS OCCUR IN WALLS OF FINISHED AREAS, THEY SHALL BE CONCEALED BEHIND CHROME PLATED ACCESS COVERS.
13. VALVES - GENERAL
   a. PLUMBING CONTRACTOR MUST PROVIDE VALVES AS NECESSARY FOR PROPER SYSTEM OPERATION AND COMPONENT ISOLATION. INSTALL VALVES FOR EACH ISOLATED FIXTURE OR GROUP OF FIXTURES, AND EACH CONNECTION TO EQUIPMENT.
   b. LOCATE SHUT-OFF VALVES ADJACENT TO EQUIPMENT FOR EASY ACCESS SUCH THAT VALVES CAN BE REACHED WITHOUT MOVING EQUIPMENT.
14. VALVES FOR DOMESTIC WATER
   a. VALVES FOR DOMESTIC WATER MUST MEET THE REQUIREMENTS OF THE LEAD-FREE LAW S.3874. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE LEAD-FREE PRODUCTS AS MANDATED BY THE LAW AND AS REQUIRED/INTERPRETED BY THE AUTHORITY HAVING JURISDICTION.
   b. PROVIDE VALVES FOR WORKING PRESSURE IN WATER PIPING OF 125 PSI OR GREATER.
   c. GENERAL DUTY SHUT-OFF BALL VALVES
   i. PROVIDE TWO-PIECE, FULL PORT, SILICON BRONZE BALL VALVES WITH THE CAPABILITY OF ACCEPTING EXTENDED OPERATING HANDLES (FOR INSULATED PIPING). VALVES SHALL BE NIBCO MODEL T/S/PC-595-Y-66-LF (-NS) OR EQUAL PRODUCT MANUFACTURED BY AMERICAN VALVE CO, CRANE, HAMMOND, MILWAUKEE, RED-WHITE VALVE CORPORATION, OR WATTS.
   d. THERMOSTATIC MIXING VALVES
   i. TEMPERED WATER SHALL BE DELIVERED FROM PUBLIC HAND-WASHING FACILITIES (LAVATORIES AND SINKS) THROUGH AN APPROVED WATER-TEMPERATURE LIMITING DEVICE THAT CONFORMS TO ASSE 1070. SET OUTLET TEMPERATURE OF THERMOSTATIC MIXING VALVE TO 110 DEGREES F. POINT-OF-USE THERMOSTATIC MIXING VALVES SHALL BE EQUAL TO WATTS SERIES USG-B. ROUTE TEMPERED WATER TO HOT WATER SIDE OF SINK/LAVATORY. ACCEPTABLE MANUFACTURERS INCLUDE SYMMONS, LAWLER, LEONARD, POWERS, BRADLEY, AND WATTS.
15. ELEVATOR PIT SUMP PUMP
   a. ELEVATOR PUMP SYSTEM TO BE EQUAL TO TOPP INDUSTRIES #B22ELE, 18" X 22" BASIN WITH PERFORATED STEEL COVER, AND ZOELLER 98 PUMP, ½ HP, 115 VOLT WITH 1½" DISCHARGE, FLOAT VALVE, AND CHECK VALVE.

   AVAILABLE MANUFACTURERS INCLUDE ZOELLER, WEIL PUMPS, LIBERTY PUMPS, ARMSTRONG, DAYTON, BARNES, OR GORMAN RUPP CO.
16. HANGERS & SUPPORTS
   a. THE PLUMBING CONTRACTOR MUST FURNISH ALL PIPE SUPPORTS REQUIRED FOR THEIR WORK. ALL PIPING SHALL BE SUPPORTED PER CODE. ADDITIONAL SUPPORTS SHALL BE PROVIDED WHERE REQUIRED TO PREVENT SAGGING. WHERE ALTERNATIVE PIPING MATERIALS ARE USED, HANGER SPACING CAN BE REDUCED AS RECOMMENDED BY THE MANUFACTURER AND WHERE ALLOWED BY CODE.
17. INSULATION
   a. PROVIDE THERMAL INSULATION ON ALL DOMESTIC HOT WATER PIPING WITH SELF-SEALING CLOSED CELL ELASTOMERIC FOAM. PROVIDE A CONTINUOUS VAPOR TIGHT SEAL. INSULATION SHALL BE CONTINUOUS THRU ALL WALLS AND FLOORS. NFPA FIRE HAZARD RATING FOR INSULATION, ADHESIVES, SEALERS, AND COATINGS MUST NOT EXCEED 25 FOR FLAME SPREAD AND 50 FOR SMOKE DEVELOPED, UNLESS OTHERWISE REQUIRED BY THE LOCAL AUTHORITY OR ENERGY CODES. THE MINIMUM INSULATION LEVELS SHALL BE AS FOLLOWS:
   i. PROVIDE 1" THICK ELASTOMERIC INSULATION ON HOT WATER PIPING.
   b. PROVIDE INSULATION ON ALL PEX PIPING WHEN USED IN PLENUMS AND WHERE REQUIRED TO MAINTAIN THE REQUIRED FLAME AND SMOKE RATINGS. MOST PEX PIPING ¾" AND SMALLER SHALL BE INSULATED TO MAINTAIN ITS PLENUM RATED PROPERTY IF 18" SEPARATION BETWEEN THE PIPING CANNOT BE PROVIDED.
18. INSULATION FOR HANDICAP ACCESSIBLE FIXTURES (WHERE NOT PROTECTED WITH A SHROUD)
   a. ALL HANDICAP LAVATORY P-TRAP AND ANGLE STOP ASSEMBLIES SHALL BE INSULATED WITH TRAP WRAP PROTECTIVE KIT MANUFACTURED BY PROFLO MODEL PF200 SERIES OR EQUAL. PROVIDE OFFSET TRAPS FOR HANDICAP ACCESSIBLE FIXTURES WHERE REQUIRED. ABRASION RESISTANT, ANTI-MICROBIAL VINYL EXTERIOR COVER SHALL BE SMOOTH. FOR TRAPS, THE INSULATION MUST HAVE A CLEANOUT NUT CAP TO ALLOW SERVICE TO THE TRAP WITHOUT DISASSEMBLY. FOR STOPS, THE INSULATION MUST HAVE A LOCK LID THAT PREVENTS TAMPERING BUT ALLOWS ACCESS WITHOUT REMOVAL OF THE INSULATION. FASTENERS MUST REMAIN SUBSTANTIALLY OUT OF SIGHT. ACCEPTABLE MANUFACTURERS INCLUDE PROFLO, TRUEBRO, PLUMBEREX, AND DEARBORN.
19. CONCRETE HOUSEKEEPING PADS
   a. ALL FLOOR-MOUNTED EQUIPMENT SHALL BE INSTALLED LEVEL AND PLUMB ON 4" THICK CONCRETE HOUSEKEEPING PAD.
20. ESCUTCHEON PLATES
   a. INSTALL ONE-PIECE CHROME PLATED BRASS WALL PLATE EQUIPPED WITH SET SCREW AROUND ALL EXPOSED PIPE PASSING THROUGH WALLS IN FINISHED AREAS.
21. ACCESS PANELS
   a. LOCATE VALVES IN READILY ACCESSIBLE LOCATIONS. WHERE VALVES SHALL BE INSTALLED ABOVE NON-ACCESSIBLE CEILINGS, PROVIDE ACCESS PANELS. ACCESS PANELS SHALL BE PAINTABLE METAL. COORDINATE ACCESS PANEL SIZES AND LOCATIONS WITH THE ARCHITECT.
22. FIRE STOPPING
   a. PROVIDE FIRE STOPPING AT ALL PENETRATIONS THROUGH RATED SEPARATIONS PER LOCAL CODES & REGULATIONS & PER UL RECOMMENDATIONS FOR ASSEMBLIES ENCOUNTERED IN PROJECT.
   b. THE FIRE STOPPING MATERIAL MUST MEET THE INTEGRITY OF THE FIRE RATED WALL, FLOOR, CEILING & ROOF BEING PENETRATED. REFER TO ARCHITECT'S DRAWINGS FOR WALL, FLOOR, CEILING & ROOF FIRE RATINGS PRIOR TO BIDDING WORK.
23. FLASHING & COUNTERFLASHING
   a. PROVIDE ROOF FLASHING AND COUNTERFLASHING FOR ALL ROOF PENETRATIONS.
   b. OBTAIN APPROVAL FROM GENERAL CONTRACTOR, CONSTRUCTION MANAGER, OWNER AND/OR ROOFING CONTRACTOR PRIOR TO MAKING ANY PENETRATIONS SO THAT WARRANTIES ARE NOT COMPROMISED OR VOIDED.
24. CATHODIC PROTECTION
   a. PROVIDE DIELECTRIC INSULATION AT POINTS WHERE COPPER OR BRASS PIPE COMES IN CONTACT WITH FERROUS PIPING, REINFORCING STEEL OR OTHER DISSIMILAR METAL IN STRUCTURE.
25. EXCAVATION, TRENCHING & BACKFILL
   a. DO ALL EXCAVATION, TRENCHING & BACKFILL REQUIRED FOR THE INSTALLATION OF PLUMBING WORK.
   b. ALL BACKFILL SHALL BE COMPACTED & BROUGHT TO FINISHED GRADE AND MUST MATCH SURROUNDING CONDITIONS.
   c. RESTORE ALL DISTURBED FLOORING TO ORIGINAL CONDITION.
   d. ALL PIPING SHALL BE LAID ON A BED OF SAND, 6" THICK MINIMUM. BACKFILL UNDER BUILDING AND ALL DRIVES, ROADS AND WALKS WITH BANK-RUN GRAVEL.
26. CUTTING AND PATCHING
   a. CUT AND PATCH WALLS AND FLOORS TO MATCH BUILDING CONSTRUCTION WHERE REQUIRED TO INSTALL ALL PLUMBING.
27. CONNECTIONS
   a. INSTALL UNIONS AT FINAL CONNECTION TO EACH PIECE OF EQUIPMENT. INSTALL DIELECTRIC COUPLINGS TO CONNECT PIPING MATERIALS OF DISSIMILAR METALS.
28. INSTALLATION
   a. INSTALL PIPING FREE OF SAGS AND BENDS. INSTALL FITTINGS FOR CHANGES IN DIRECTION AND BRANCH CONNECTIONS. INSTALL SLEEVES FOR PIPES PASSING THROUGH CONCRETE AND MASONRY WALLS, GYPSUM-BOARD PARTITIONS, CONCRETE FLOOR, AND ROOF SLABS. SEAL PIPE PENETRATIONS THROUGH RATED CONSTRUCTION WITH FIRESTOPPING SEALANT MATERIAL. UNDERGROUND WATER AND SEWER LINES SHALL BE LAID IN SEPARATE TRENCHES WITH A MINIMUM HORIZONTAL SPACING AS REQUIRED BY CODE, EXCAVATED TO THE PROPER DEPTH AND GRADED TO PRODUCE THE REQUIRED FALL.
29. TESTING
   a. ALL PLUMBING WORK SHALL BE TESTED & APPROVED BY INSPECTOR PRIOR TO BEING BACKFILLED, CONCEALED & PUT INTO SERVICE. AFTER TESTING IS COMPLETE & APPROVED, THE PLUMBING CONTRACTOR MUST DISINFECT THE POTABLE WATER SYSTEM AS REQUIRED BY LOCAL AUTHORITY. TEST WATER PURITY ACCORDING TO LOCAL REQUIREMENTS AND SUBMIT CERTIFIED TEST RESULTS TO OWNER FOR REVIEW AND APPROVAL.
30. SHOP DRAWINGS
   a. SUBMIT TO THE ARCHITECT PDF FILE COPIES OF COMPLETE & CERTIFIED SHOP DRAWINGS, DESCRIPTIVE DATA, PERFORMANCE DATA & RATINGS, DIAGRAMS AND SPECIFICATIONS ON ALL SPECIFIED EQUIPMENT, INCLUDING ACCESSORIES, AND MATERIALS FOR REVIEW.
   b. THE MAKE, MODEL NUMBER, TYPE, FINISH & ACCESSORIES OF ALL EQUIPMENT AND MATERIALS SHALL BE REVIEWED & APPROVED BY THE PLUMBING CONTRACTOR & GENERAL CONTRACTOR PRIOR TO SUBMITTING TO THE ARCHITECT FOR THEIR REVIEW & APPROVAL.
   c. REVIEW OF SHOP DRAWINGS DOES NOT RELIEVE THE PLUMBING CONTRACTOR/VENDOR FROM COMPLIANCE WITH THE REQUIREMENTS OF THE CONTRACT DRAWINGS, SPECIFICATIONS & APPLICABLE CODES.
31. 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.
32. WARRANTY
   a. THE PLUMBING CONTRACTOR MUST UNCONDITIONALLY WARRANT ALL WORK TO BE FREE OF DEFECTS IN EQUIPMENT, MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE BY OWNER AND THE PLUMBING CONTRACTOR WILL REPAIR OR REPLACE ANY DEFECTIVE WORK PROMPTLY AND WITHOUT CHARGE TO THE OWNER.
   b. RESTORE ANY OTHER EXISTING WORK DAMAGED IN THE COURSE OF REPAIRING DEFECTIVE EQUIPMENT, MATERIALS AND WORKMANSHIP.

PLUMBING LEGEND

SYMBOL	DESCRIPTION
— — S — —	SANITARY WASTE PIPING
—— V ——	VENT PIPING
—— FM ——	FORCED MAIN WASTE PIPING
—— CW ——	COLD WATER PIPING
—— HW ——	HOT WATER PIPING
—— G ——	NATURAL GAS PIPING
—— ST ——	STORM PIPING
—— FT ——	FOOTING DRAIN
FD ●	FLOOR DRAIN
FS ■	FLOOR SINK
—⋈—	BALL VALVE
—N—	CHECK VALVE
—⋈—	GAS REGULATOR
CO ○	CLEANOUT
WH H	FROST PROOF WALL HYDRANT
HB H	HOSE BIBB
(#)	VENT THROUGH ROOF RISER INDICATOR

PLUMBING EQUIPMENT AND FIXTURE SCHEDULE

LV1 - LAVATORY SINK, COUNTERTOP WITH INTEGRAL BOWL SINK W/ DELTA 525 SINGLE LEVER FAUCET, FLEXIBLE STAINLESS SUPPLY PIPES, ANGLE STOPS, "P" TRAP, POPUP DRAIN. PROVIDE INSULATION EQUAL TO TRUEBRO "LAV GUARD" TRAP & SUPPLY INSULATORS AND WALL HANGER. MEETS ADA GUIDELINES.

LV2 - LAVATORY SINK, KOHLER MODEL K-2005-0, VITREOUS CHINA, 22"X18" WALL HUNG LAVATORY W/ KOHLER K-15198-F-CP SINGLE LEVER POLISHED CHROME FAUCET WITH 0.5 GPM AERATOR, FLEXIBLE STAINLESS SUPPLY PIPES, ANGLE STOPS, "P" TRAP, POPUP DRAIN, AND PROFLO #PF200TRAP COVER.

WC1 - WATER CLOSET, AMERICAN STANDARD MODEL 3517F.101020 CADET PRO COMPACT RH EL BOWL, AMERICAN STANDARD MODEL 4188A.104020 1.28 GALLONS PER FLUSH 12 TANK CADET COMPLETE WHITE, AMERICAN STANDARD MODEL 5321.110.020 ELONGATED CLOSET SEAT WITH COVER WHITE, MCGUIRE MODEL LF2166CCF LF SUPPLY FLEX CLOSET CP 1/2NOMCO, PROFLO MODEL PFWR WAX RING, PROFLOW MODEL PF90104 PAIR OF CLOSET BOLTS, NUTS, & WASHERS.

WC2 - WATER CLOSET, AMERICAN STANDARD MODEL 3517C.101 CADET PRO ELONGATED BOWL, AMERICAN STANDARD MODEL 4188A.104 1.28 GALLONS PER FLUSH 12 TANK CADET COMPLETE WHITE, AMERICAN STANDARD MODEL 5321.110.020 ELONGATED CLOSET SEAT WITH COVER WHITE, MCGUIRE MODEL LF2166CCF LF SUPPLY FLEX CLOSET CP 1/2NOMCO, PROFLO MODEL PFWR WAX RING, PROFLOW MODEL PF90104 PAIR OF CLOSET BOLTS, NUTS, & WASHERS.

FD1 - FLOOR DRAIN, SIOUX CHIEF MODEL 842-P WITH NICKEL BRONZE ADJUSTABLE STRAINER. PROVIDE TRAP PRIMERS WHERE REQUIRED BY CODE. REFER TO WASTE AND VENT ISOMETRIC FOR SIZES.

KS1 - KITCHEN SINK, PROFLO MODEL PFUC301A UNDER MOUNT 24" x 18" x 8" 18 GA. STAINLESS STEEL SINGLE BOWL W/ PEERLESS FAUCET P7923LF CHROME SINGLE LEVER FAUCET WITH 1.5 GPM AERATOR, STAINLESS STEEL BASKET STRAINER, ANGLE SUPPLY STOPS.

DW1 - DISHWASHER, COORDINATE WITH OWNER/ARCHITECT FOR MANUFACTURER

BT1 - BATHTUB, STERLING ENSEMBLE 71171110, 30" WIDTH; MADE OF VIKRELL, WITH PEERLESS PTT14423 MODEL TUB AND SHOWER FAUCET.

EDWH1 - ELECTRIC WATER HEATER, A.O. SMITH DEL-6S-1.5, 6 GALLON, 1.5 KW, ROUTE OVERFLOW AND T&P VALVE TO FLOOR DRAIN, PROVIDE ARMTROL 2 GALLON EXPANSION TANK

EDWH2 - ELECTRIC WATER HEATER, A.O. SMITH ECLN-40, 38 GALLON CAPACITY, LOWBOY, 6 KW, ROUTE OVERFLOW AND T&P VALVE TO FLOOR DRAIN, PROVIDE ARMTROL 2 GALLON EXPANSION TANK

EDWH3 - ELECTRIC INSTANT HOT WATER HEATER, EEMAX SP3512, 3.5 KW, 120V, TO BE MOUNTED BELOW SINK

BFP - BACKFLOW PREVENTER, WATTS MODEL LF 919 REDUCED PRESSURE BACKFLOW ASSEMBLY.

US1 - UTILITY SINK, EQUAL TO MUSTEE MODEL 19CFT UTILATUB COMBO. ONE PIECE MOLDED CONSTRUCTION, 18 GALLON CAPACITY KIT WHICH INCLUDES FAUCET, FLEXIBLE SUPPLY HOSES, PVC TRAP AND TAILPIECE, TOP COVER, AND DRAIN STOPPER.

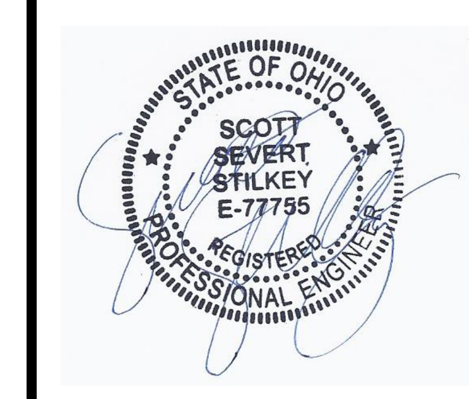
ESE1 - ELECTRIC SEWAGE EJECTOR, ZOELLER SUMP PUMP MODEL 53, 115 VOLT SINGLE PHASE PUMP WITH 1-1/2" DISCHARGE. SOLIDS HANDLING VORTEX IMPELLER, CAST IRON HOUSING, 34 GPM @ 10' HEAD, 1/3 HP OIL FILLED MOTOR, 1-1/2" PVC CHECK VALVE AND BALL VALVE, 115 VOLT SINGLE PIGGYBACK VARIABLE LEVEL FLOAT SMITCH, UL LISTED 115 VOLT SINGLE PHASE NEMA 4X HIGH WATER ALARM WITH WIFI CONNECTIVITY, 18" X 30" STRUCTURAL FOAM BASIN WITH AIRTIGHT COVER, DISCHARGE AND VENT GROMMET THROUGH LID, ONE GROMMET FOR 3" FIELD INSTALLATION OF INLET.

WB1 - WASHER BOX, OATEY CENTRO, IN WALL WASHER SUPPLY / DRAIN BOX FOR CLOTHES WASHER.

IB1 - ICE MAKER BOX, ACCOR MODEL FLOWTITE OBP05-2, ICE MAKER WATER SUPPLY BOX. PROVIDE FIRE-RATED BOX IF INSTALLED IN FIRE-RATED WALL EQUAL TO ACCOR MODEL FR-12.

WH1 - WALL HYDRANT, WOODFORD MODEL B-67 3/4". PROVIDE FROST-PROOF EXTERIOR WALL HYDRANTS WITH LOOSE-TEE KEYS ON EACH ELEVATION OF BUILDING. WALL HYDRANTS SHALL BE WALL HYDRANT WITH CHROME FINISH ON BRASS CASTING WITH BOX AND HINGED, DOOR. CONCEAL WITHIN INTERIOR PARTITIONS AND/OR INSTALL IN A MANNER THAT PREVENTS FREEZING. FURNISH TO OWNER, ONE VALVE KEY FOR EACH KEY OPERATED WALL HYDRANT INSTALLED. APPROVED MANUFACTURERS OF EQUAL PRODUCTS SHALL BE ZURN, WADE, JOSAM, SMITH, OR WATTS.

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



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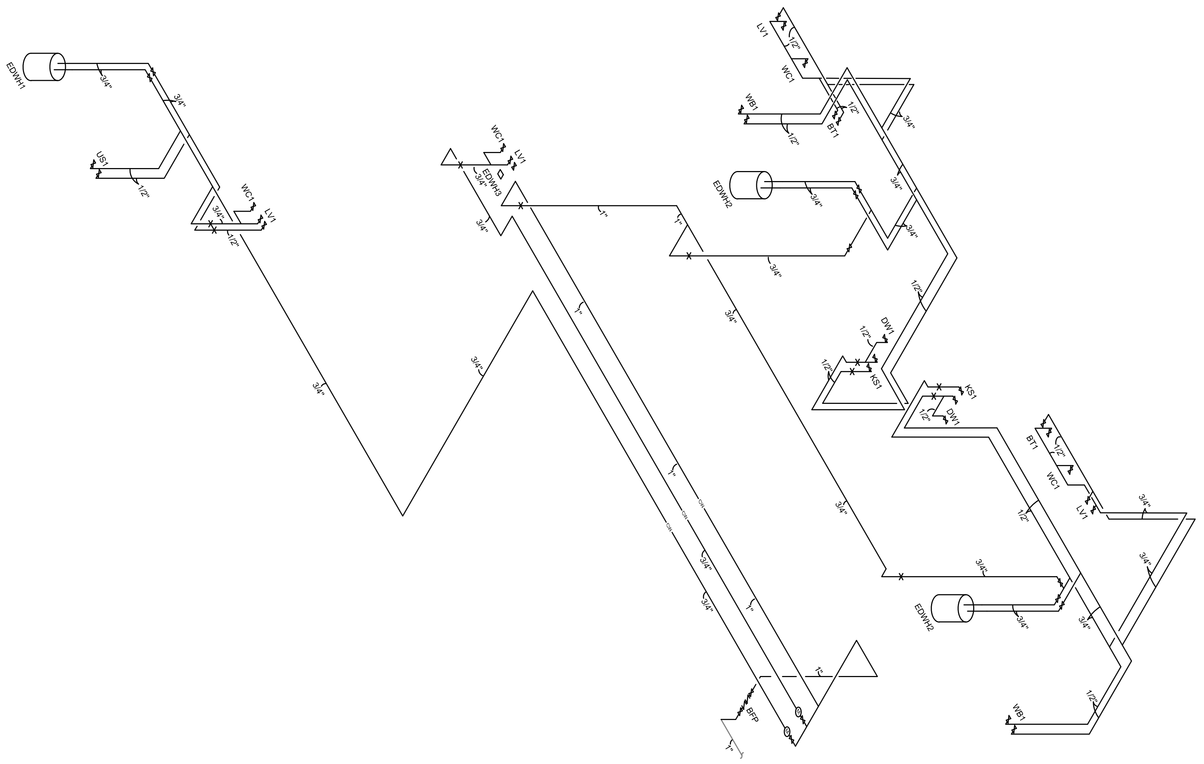
ENGINEERED BUILDING SYSTEMS INC.
TEAMWORK • COLLABORATION
SHARED SUCCESS
515 Monmouth Street, Suite 204
Newport, KY 41071 (859) 261-0585
MEP Consulting Services, Inc. in OH

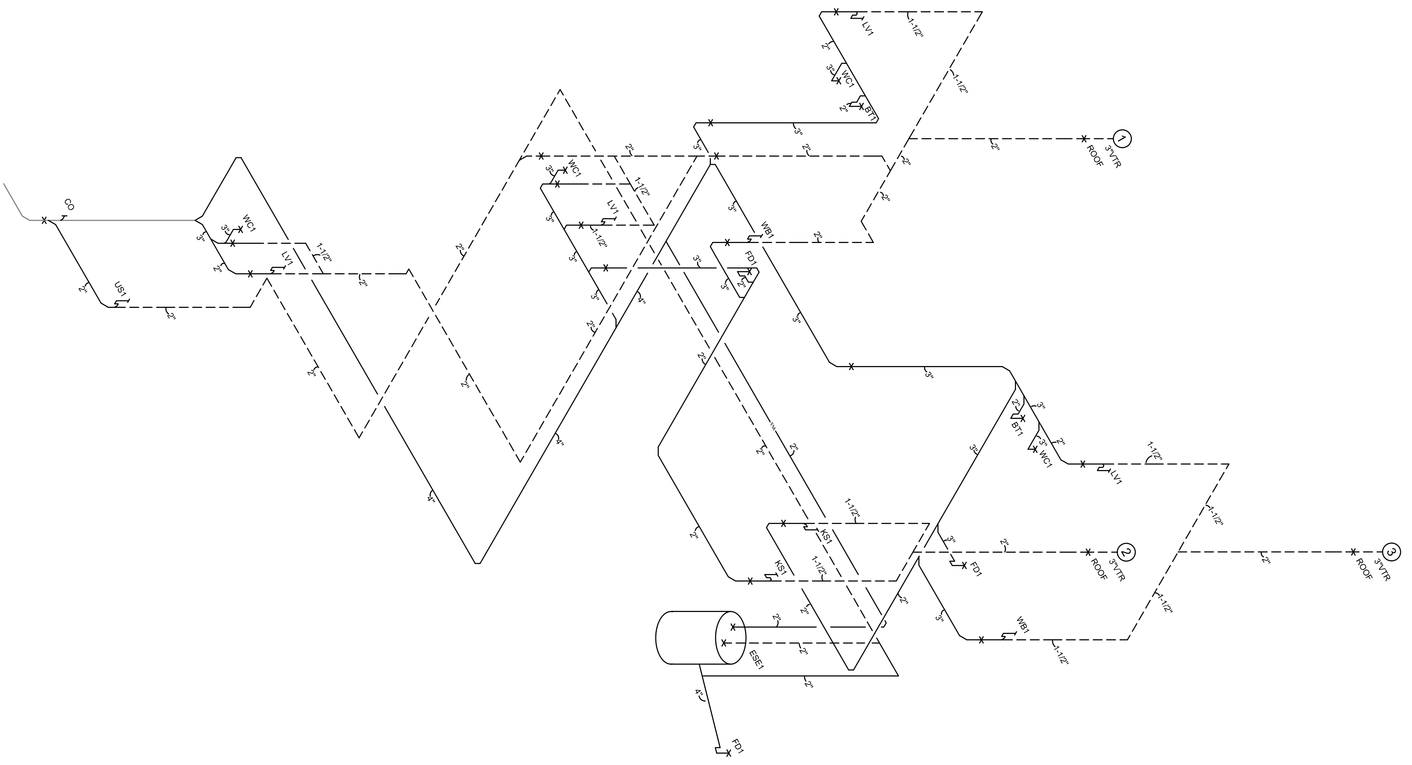
PROPOSED PROJECT:
RENOVATION FOR
135 E. MAIN
VAN WERT, OH 45891
VAN WERT DEVELOPMENT, PHASE II

21001 ----

PLUMBING DETAILS | 1

P2.00





PLUMBING ISOMETRICS

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P2.01

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1541 Monmouth St.
Newport, KY 41071 (859) 261-4565
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STATE OF OHIO
SCOTT T. STICKEY
PROFESSIONAL ENGINEER

PLATTE
architecture + design

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

SYMBOLS LEGEND – HVAC

T	THERMOSTAT
	CEILING DIFFUSER
	SIDE WALL GRILL
	RETURN WALL GRILL
	AIR FLOW DIRECTION
14x10	DUCTWORK
14x10	LINED DUCTWORK
	TYPICAL SUPPLY DUCT DN
	TYPICAL RETURN DUCT DN
	TYPICAL EXHAUST DUCT
	TYPICAL ROUND DUCT DN
	ROUND DUCT UP
	DROPPED CEILING/SOFFIT
FD	1.5 HR FIRE DAMPER
DS	DUCT SMOKE DETECTOR
A	ANNUNCIATER
MOD	MOD MOTOR OPERATED DAMPER

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. PROVIDE BACKDRAFT DAMPERS FOR ALL EXHAUST SYSTEMS AND EITHER LOUVER, BRICK VENT, OR CAPS AT ALL EXTERIOR BUILDING PENETRATIONS.

G. IN DWELLING UNITS, ROUTE ALL SUPPLY, RETURN, AND EXHAUST DUCTWORK ABOVE DROP CEILING OR IN BULKHEADS. COORDINATE ROUTING WITH ARCHITECTURAL DRAWINGS. DUCTS SHALL BE RUN BELOW THE RATED FLOOR/CEILING.

K. MATERIALS WITHIN PLENUMS SHALL BE NONCOMBUSTIBLE OR SHALL BE LISTED AND LABLED AS HAVING A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E 84 OR UL 723.

J. THE FOLLOWING GUIDELINES MUST BE FOLLOWED FOR THE DOMESTIC DRYER EXHAUST SYSTEMS.

J.A. EXHAUST DUCTS SHALL HAVE A SMOOTH INTERIOR FINISH AND BE CONSTRUCTED OF METAL A MINIMUM OF 28 GAGE.

J.B. DUCT SIZE SHALL BE 4 INCHES NOMINAL DIAMETER.

J.C. DUCTS SHALL BE SUPPORTED AT 4-FOOT INTERVALS AND SECURED IN PLACE. THE INSERT END OF THE DUCT SHALL EXTEND INTO THE ADJOINING DUCT OR FITTING IN THE DIRECTION OF AIRFLOW.

J.D. DUCTS SHALL NOT BE JOINED WITH SCREWS OF SIMILAR FASTENERS THAT PROTRUDE MORE THAN ¼ INCH INTO THE INSIDE OF THE DUCT.

J.E. PROTECTIVE SHIELD PLATES SHALL BE PLACED WHERE NAILS OR SCREWS FROM FINISH OR OTHER WORK ARE LIKELY TO PENETRATE THE CLOTHES DRYER EXHAUST DUCT.SHIELD PLATES SHALL BE PLACED ON THE FINISHED FACE OF ALL FRAMING MEMBERS WHERE THERE IS LESS THAN 1-1/4 INCHES BETWEEN THE DUCT AND THE FINISHED FACE OF THE FRAMING MEMBER. SHIELD PLATES SHALL BE CONSTRUCTED OF STEEL, HAVE A THICKNESS OF 0.062 INCHES, AND EXTEND NOT LESS THAN 2 INCHES ABOVE SOLE PLATES AND BELOW TOP PLATES.

J.F. TRANSITION DUCTS USED TO CONNECT THE DRYER TO THE EXHAUST DUCT SYSTEM SHALL BE A SINGLE LENGTH THAT IS LISTED AND LABELED IN ACCORDANCE WITH UL 2158A. TRANSITION DUCTS SHALL BE NOT GREATER THAN 8 FEET IN LENGTH AND SHALL NOT BE CONCEALED WITHIN CONSTRUCTION.

J.G. PROVIDE DRYER WALL BOX EQUAL TO DUNDAS JAFINE MODEL DRB4XZW NEAR DRYER.

J.H. PROVIDE A PERMANENT LABEL OR TAG (EQUAL TO DRYERPLACARD) INDICATING ACTUAL EQUIVALENT LENGTH OF EXHAUST DUCT. LENGTH SHALL INCLUDE 5' FOR 90 . LABEL/TAG MUST BE WITHIN 6' OF DRYER EXHAUST CONNECTION. DRYER EXHAUST DUCT FITTING EQUIVALENT LENGTH SHALL BE 2'-6" FOR A RADIUS MITERED 45-DEGREE ELBOW AND 5 FEET FOR A RADIUS MITERED 90-DEGREE ELBOW.

J.I. PROVIDE ACCESS PANEL AND VERTICAL CLEAN OUT FOR DRYER DUCT 90-DEGREE VERTICAL RISER LOCATIONS PER 2017 OMC SECTION 504. COORDINATE ACCESS PANEL SELECTION WITH THE OWNER/ARCHITECT PRIOR TO PURCHASE AND INSTALLATION.

K. PROVIDE AN OVERFLOW SWITCH IN PRIMARY DRAIN LINE, WHICH WILL SHUTOFF THE UNIT ON HIGH WATER LEVEL.

KEYED SHEET NOTES

1. ROUTE 3/4" CONDENSATE DRAIN LINE TO NEAREST FLOOR DRAIN. SLOPE PIPE A MINIMUM OF 1/8 " PER FOOT AWAY FROM UNIT.
2. ROUTE LINE SET FROM OUTDOOR UNIT TO INDOOR AIR HANDLER. ALL PIPING SHALL BE CONCEALED IN FINISHED AREA. SIZE PER MANUFACTURES RECOMMENDATIONS.
3. PROVIDE OVERFLOW SWITCH IN PRIMARY DRAIN LINE, WHICH WILL SHUTOFF THE UNIT ON HIGH WATER LEVEL.
4. DUCT EXHAUST UP THROUGH ROOF WITH RAIN-PROOF CAP EQUAL TO FAMCO MODEL BKXP OR ENGINEERED EQUIVALENT.
5. DUCT DRYER EXHAUST UP THROUGH ROOF WITH DRYER JACK MODEL 477 OR ENGINEERED EQUIVALENT.
6. UNDERCUT DOOR 2" ABOVE FINISHED FLOOR FOR RETURN AIR.
7. KITCHEN EXHAUST TO BE ROUTED DIRECTLY TO ROOF, AS ALLOWED PER 2017 OMC 607.6.1 AND OBC 714.4. REFER TO HILTI FIRE STOP DETAIL.
8. REFER TO DRYER DUCT REQUIREMENTS IN GENERAL NOTES SECTION J. PROVIDE RATED DRYER WALL BOX WHEN INSTALLED ON RATED WALL.
9. ALL TENANT STORAGE SPACES SHALL BE VENTILATED AS STORAGE/WAREHOUSE SPACE IN ACCORDANCE WITH TABLE 403.3 OF THE 2017 OHIO MECHANICAL CODE AT A RATE OF 0.06 CFM PER SQUARE FOOT. PROVIDE NEW FAN/HEATER IN BASEMENT FOR CODE MINIMUM OSA LISTED ABOVE.
10. PROVIDE 1" INTERNALLY LINED RETURN DUCT FOR SOUND REDUCTION.
11. SUPPLY DUCT UP TO FIRST FLOOR.
12. RETURN DUCT UP TO FIRST FLOOR.
13. THE MECHANICAL CONTRACTOR SHALL INSTALL AN ADDRESSABLE DUCT SMOKE DETECTOR WITH VISUAL AND AUDIBLE ALARM IN RETURN AIR DUCT CONNECTED TO FIRE ALARM SYSTEM THAT WILL SHUT DOWN THE UNIT UPON DETECTION OF SMOKE.
14. PROVIDE WEATHER PROOF SUPPLY AIR INTAKE WITH BIRD SCREEN. OUTDOOR AIR INLET LOCATION TO MAINTAIN MINIMUM OF 10' FROM EXHAUST OUTLETS PER 2017 OMC 502.
15. REFER TO DRYER DUCT REQUIREMENTS IN GENERAL NOTES SECTION J. PROVIDE RATED DRYER WALL BOX WHEN INSTALLED ON RATED WALL.
16. BALANCE OUTDOOR AIR PER BASEMENT STORAGE MECHANICAL VENTILATION SCHEDULE REQUIREMENTS.
17. ROUTE 3/4 CONDENSATE LINE FROM DE-1 TO NEAREST FLOOR DRAIN IN BASEMENT.SLOPE PIPE A MINIMUM OF 1/8 " PER FOOT AWAY FROM UNIT.
18. COORDINATE DUCT WORK RUNS GOING UP WITH ALL DISCIPLINES/TRADES.
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MECHANICAL SCOPE OF WORK (PLAN REVIEW ONLY)

MECHANICAL SCOPE OF WORK IS TO PROVIDE NEW HVAC SYSTEMS AND VENTILATION FOR RESIDENTAL AND COMMERCIAL SPACES. MECHANICAL CONTRACTOR SHALL REFERENCE ALL DISCIPLINE DRAWING, ETC. TO REVEAL FULL SCOPE OF WORK. REFER TO MECHANICAL SPECIFICATIONS FOR ADDITIONAL DETAILS.

CODES REFERENCED

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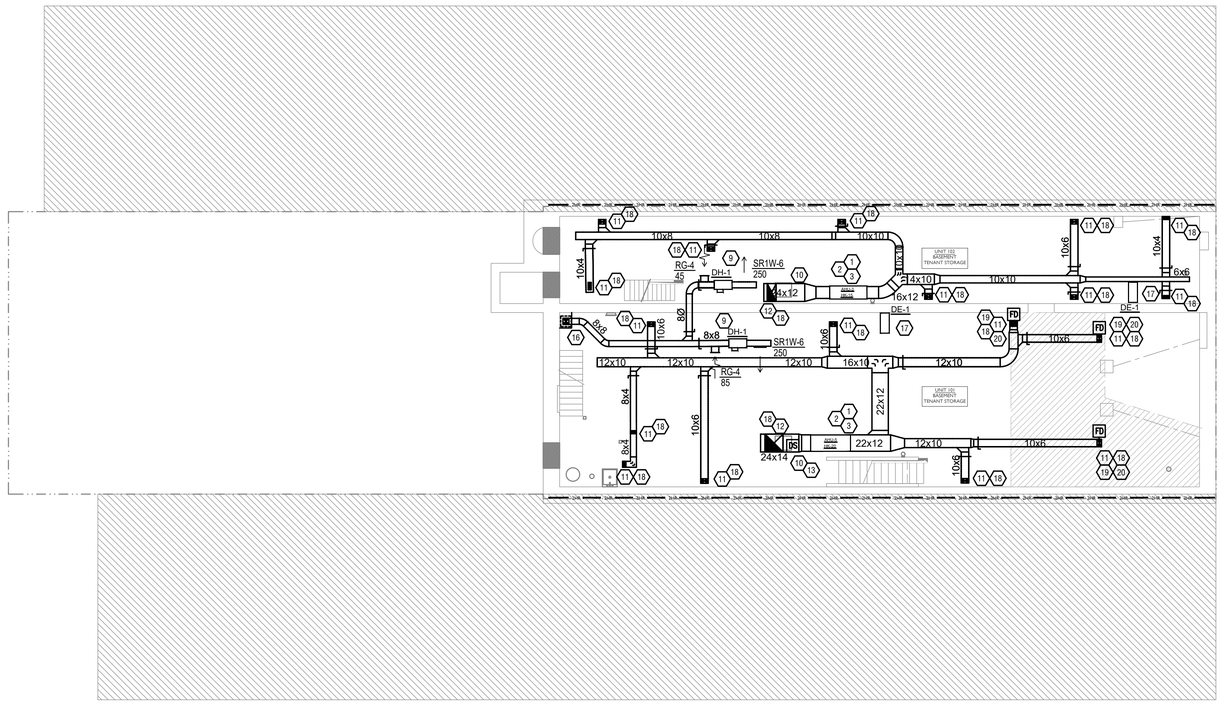
- ASHRAE 90.1-2010

HVAC DESIGN CONDITIONS

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



DIFFUSER, GRILLE, AND REGISTER SCHEDULE

CALLOUT	DESCRIPTION	FACE SIZE (IN)	INLET SIZE (IN)	MODEL	NOTES
BV-4	ALUMINUM BRICK VENT (SIX BRICK), 4" STANDARD DEPTH, MESH ALUMINUM INSECT SCREEN STANDARD.	16 3/8x7 1/2	16 3/8x7 1/2	HART AND COOLEY/ BV165	SATIN ANODIZED FINISH
FR-1	FLOOR REGISTER, ALL-STEEL CONSTRUCTION, 75% FREE AREA, TOE-OPERATED VALVE CONTROL	12x6	10x4	HART AND COOLEY/ 210	GOLDEN SAND ENAMEL FINISH
FR-5	FLOOR REGISTER, ALL-STEEL CONSTRUCTION, 75% FREE AREA, TOE-OPERATED VALVE CONTROL	12x8	10x6	HART AND COOLEY/ 210	GOLDEN SAND ENAMEL FINISH
RG-4	RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINS AT 20 DEGREES	12x10	10x8	HART AND COOLEY/ 650	BRIGHT WHITE FINISH
RG-8	RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINS AT 20 DEGREES	22x16	20x14	HART AND COOLEY/ 650	BRIGHT WHITE FINISH
RG-15	HEAVY DUTY STEEL FLOOR GRILLE	26x14	24x12	HART AND COOLEY/ 265	GOLDEN SAND ENAMEL FINISH
RG-16	HEAVY DUTY STEEL FLOOR GRILLE	26x26	24x24	HART AND COOLEY/ 265	GOLDEN SAND ENAMEL FINISH
SR1W-1	STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING	10x6	8x4	HART AND COOLEY/ 651	ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH
SR1W-4	STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING	12x8	10x6	HART AND COOLEY/ 651	ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH
SR1W-6	STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING	16x8	14x6	HART AND COOLEY/ 651	ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH
SR2W-1	STEEL 2-WAY REGISTER, MS DAMPER, 1/3" FIN SPACING	8x6	6x4	HART AND COOLEY/ 661	ADJUSTABLE DAMPER IN FACE, BRIGHT WHITE FINISH
SR2W-1C	STEEL 2-WAY REGISTER, MS DAMPER, 1/3" FIN SPACING	8x6	6x4	HART AND COOLEY/ 661	ADJUSTABLE DAMPER IN FACE, BRIGHT WHITE FINISH
SR2W-3	STEEL 2-WAY REGISTER, MS DAMPER, 1/3" FIN SPACING	16x6	14x4	HART AND COOLEY/ 661	ADJUSTABLE DAMPER IN FACE, BRIGHT WHITE FINISH

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

MECHANICAL PLAN - BASEMENT | 1

PLATTE
architecture + design
202 W. ELDER STREET 4TH FLOOR | CINCINNATI, OH 45202
WWW.PLATTEDESIGN.COM T: 513.871.1850 | F: 513.871.1849

STATE OF OHIO
SCOTT SEVERT STILKEY E-77755
REGISTERED PROFESSIONAL ENGINEER

Progress Dates
11-11-2022 ISSUED FOR BID & PERMIT

Revisions

Checked By: SSS

Drawn by: RPG

PR-09740

ENGINEERED BUILDING SYSTEMS INC.
TEAMWORK • COLLABORATION
SHARED SUCCESS
515 Monmouth Street, Suite 204
Newport, KY 41071 (859) 261-0585
MEP Consulting Services, Inc. in OH

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

21001 ----

M1.00

SYMBOLS LEGEND – HVAC

T	THERMOSTAT
	CEILING DIFFUSER
	SIDE WALL GRILL
	RETURN WALL GRILL
	AIR FLOW DIRECTION
14x10	DUCTWORK
14x10	LINED DUCTWORK
	TYPICAL SUPPLY DUCT DN
	TYPICAL RETURN DUCT DN
	TYPICAL EXHAUST DUCT
	TYPICAL ROUND DUCT DN
	ROUND DUCT UP
	DROPPED CEILING/SOFFIT
FD	1.5 HR FIRE DAMPER
DS	DUCT SMOKE DETECTOR
A	ANNUNCIATER
MOD	MOD MOTOR OPERATED DAMPER

GENERAL NOTES

A. FOR FULL SCHEDULES, SPECIFICATIONS, AND COMPLETE LISTING SEE DETAIL SHEETS.

B. COORDINATE ROUTING OF ALL WORK WITH OTHER TRADES.

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COMMERCIAL		RESIDENTIAL	
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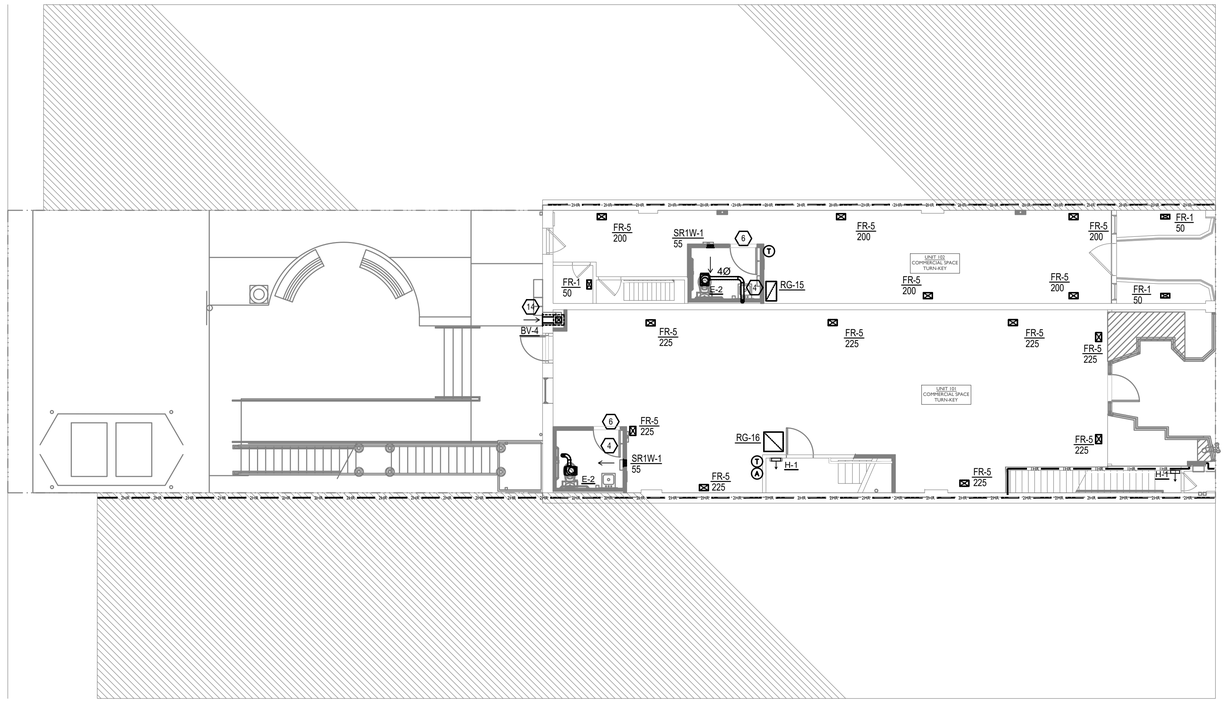

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RG-4	RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINS AT 20 DEGREES	12x10	10x8	HART AND COOLEY/ 650	BRIGHT WHITE FINISH
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MECHANICAL PLAN - FIRST FLOOR | 1

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

STATE OF OHIO
SCOTT SEVERT STILKEY
E-77755
REGISTERED PROFESSIONAL ENGINEER

Progress Dates
11-11-2022 ISSUED FOR BID & PERMIT

Revisions

Checked By: SSS

Drawn by: RPG

PR-09740

ENGINEERED BUILDING SYSTEMS INC.
TEAMWORK • COLLABORATION
SHARED SUCCESS
515 Monmouth Street, Suite 204
Newport, KY 41071 (859) 261-0585
MEP Consulting Services, Inc. in OH

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

21001 ----

M1.01

SYMBOLS LEGEND – HVAC

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	CEILING DIFFUSER
	SIDE WALL GRILL
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	AIR FLOW DIRECTION
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14x10	LINED DUCTWORK
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	TYPICAL ROUND DUCT DN
	ROUND DUCT UP
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FD	1.5 HR FIRE DAMPER
DS	DUCT SMOKE DETECTOR
A	ANNUNCIATER
MOD	MOD MOTOR OPERATED DAMPER

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J.I. PROVIDE ACCESS PANEL AND VERTICAL CLEAN OUT FOR DRYER DUCT 90-DEGREE VERTICAL RISER LOCATIONS PER 2017 OMC SECTION 504. COORDINATE ACCESS PANEL SELECTION WITH THE OWNER/ARCHITECT PRIOR TO PURCHASE AND INSTALLATION.

K. PROVIDE AN OVERFLOW SWITCH IN PRIMARY DRAIN LINE, WHICH WILL SHUTOFF THE UNIT ON HIGH WATER LEVEL.

KEYED SHEET NOTES

1. ROUTE 3/4" CONDENSATE DRAIN LINE TO NEAREST FLOOR DRAIN. SLOPE PIPE A MINIMUM OF 1/8 " PER FOOT AWAY FROM UNIT.
2. ROUTE LINE SET FROM OUTDOOR UNIT TO INDOOR AIR HANDLER. ALL PIPING SHALL BE CONCEALED IN FINISHED AREA. SIZE PER MANUFACTURES RECOMMENDATIONS.
3. PROVIDE OVERFLOW SWITCH IN PRIMARY DRAIN LINE, WHICH WILL SHUTOFF THE UNIT ON HIGH WATER LEVEL.
4. DUCT EXHAUST UP THROUGH ROOF WITH RAIN-PROOF CAP EQUAL TO FAMCO MODEL BKXP OR ENGINEERED EQUIVALENT.
5. DUCT DRYER EXHAUST UP THROUGH ROOF WITH DRYER JACK MODEL 477 OR ENGINEERED EQUIVALENT.
6. UNDERCUT DOOR 2" ABOVE FINISHED FLOOR FOR RETURN AIR.
7. KITCHEN EXHAUST TO BE ROUTED DIRECTLY TO ROOF, AS ALLOWED PER 2017 OMC 607.6.1 AND OBC 714.4. REFER TO HILTI FIRE STOP DETAIL.
8. REFER TO DRYER DUCT REQUIREMENTS IN GENERAL NOTES SECTION J. PROVIDE RATED DRYER WALL BOX WHEN INSTALLED ON RATED WALL.
9. ALL TENANT STORAGE SPACES SHALL BE VENTILATED AS STORAGE/WAREHOUSE SPACE IN ACCORDANCE WITH TABLE 403.3 OF THE 2017 OHIO MECHANICAL CODE AT A RATE OF 0.06 CFM PER SQUARE FOOT. PROVIDE NEW FAN/HEATER IN BASEMENT FOR CODE MINIMUM OSA LISTED ABOVE.
10. PROVIDE 1" INTERNALLY LINED RETURN DUCT FOR SOUND REDUCTION.
11. SUPPLY DUCT UP TO FIRST FLOOR.
12. RETURN DUCT UP TO FIRST FLOOR.
13. THE MECHANICAL CONTRACTOR SHALL INSTALL AN ADDRESSABLE DUCT SMOKE DETECTOR WITH VISUAL AND AUDIBLE ALARM IN RETURN AIR DUCT CONNECTED TO FIRE ALARM SYSTEM THAT WILL SHUT DOWN THE UNIT UPON DETECTION OF SMOKE.
14. PROVIDE WEATHER PROOF SUPPLY AIR INTAKE WITH BIRD SCREEN. OUTDOOR AIR INLET LOCATION TO MAINTAIN MINIMUM OF 10' FROM EXHAUST OUTLETS PER 2017 OMC 502.
15. REFER TO DRYER DUCT REQUIREMENTS IN GENERAL NOTES SECTION J. PROVIDE RATED DRYER WALL BOX WHEN INSTALLED ON RATED WALL.
16. BALANCE OUTDOOR AIR PER BASEMENT STORAGE MECHANICAL VENTILATION SCHEDULE REQUIREMENTS.
17. ROUTE 3/4 CONDENSATE LINE FROM DE-1 TO NEAREST FLOOR DRAIN IN BASEMENT.SLOPE PIPE A MINIMUM OF 1/8 " PER FOOT AWAY FROM UNIT.
18. COORDINATE DUCT WORK RUNS GOING UP WITH ALL DISCIPLINES/TRADES.
19. PROVIDE AND INSTALL FIRE DAMPER WHERE NEEDED.
20. PROVIDE AND INSTALL AN ACCESS PANEL WHERE FIRE DAMPER IS LOCATED.

MECHANICAL SCOPE OF WORK (PLAN REVIEW ONLY)

MECHANICAL SCOPE OF WORK IS TO PROVIDE NEW HVAC SYSTEMS AND VENTILATION FOR RESIDENTAL AND COMMERCIAL SPACES. MECHANICAL CONTRACTOR SHALL REFERENCE ALL DISCIPLINE DRAWING, ETC. TO REVEAL FULL SCOPE OF WORK. REFER TO MECHANICAL SPECIFICATIONS FOR ADDITIONAL DETAILS.

CODES REFERENCED

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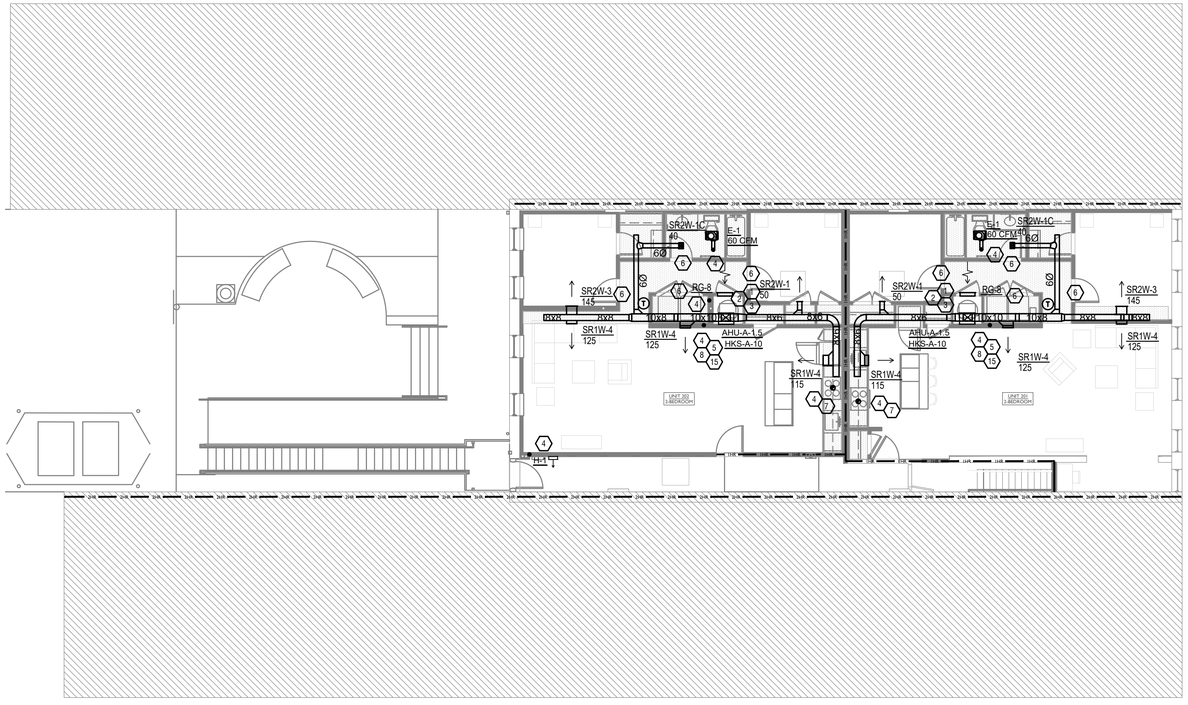
- ASHRAE 90.1-2010

HVAC DESIGN CONDITIONS

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



DIFFUSER, GRILLE, AND REGISTER SCHEDULE

CALLOUT	DESCRIPTION	FACE SIZE (IN)	INLET SIZE (IN)	MODEL	NOTES
BV-4	ALUMINUM BRICK VENT (SIX BRICK), 4" STANDARD DEPTH, MESH ALUMINUM INSECT SCREEN STANDARD.	16 3/8x7 1/2	16 3/8x7 1/2	HART AND COOLEY/ BV165	SATIN ANODIZED FINISH
FR-1	FLOOR REGISTER, ALL-STEEL CONSTRUCTION, 75% FREE AREA, TOE-OPERATED VALVE CONTROL	12x6	10x4	HART AND COOLEY/ 210	GOLDEN SAND ENAMEL FINISH
FR-5	FLOOR REGISTER, ALL-STEEL CONSTRUCTION, 75% FREE AREA, TOE-OPERATED VALVE CONTROL	12x8	10x6	HART AND COOLEY/ 210	GOLDEN SAND ENAMEL FINISH
RG-4	RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINS AT 20 DEGREES	12x10	10x8	HART AND COOLEY/ 650	BRIGHT WHITE FINISH
RG-8	RETURN AIR GRILLE, ALL-STEEL CONSTRUCTION, 1/3" SPACED FINS AT 20 DEGREES	22x16	20x14	HART AND COOLEY/ 650	BRIGHT WHITE FINISH
RG-15	HEAVY DUTY STEEL FLOOR GRILLE	26x14	24x12	HART AND COOLEY/ 265	GOLDEN SAND ENAMEL FINISH
RG-16	HEAVY DUTY STEEL FLOOR GRILLE	26x26	24x24	HART AND COOLEY/ 265	GOLDEN SAND ENAMEL FINISH
SR1W-1	STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING	10x6	8x4	HART AND COOLEY/ 651	ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH
SR1W-4	STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING	12x8	10x6	HART AND COOLEY/ 651	ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH
SR1W-6	STEEL 1-WAY REGISTER, PLATE DAMPER, 1/3" FIN SPACING	16x8	14x6	HART AND COOLEY/ 651	ADJUSTABLE PLATE DAMPER, BRIGHT WHITE FINISH
SR2W-1	STEEL 2-WAY REGISTER, MS DAMPER, 1/3" FIN SPACING	8x6	6x4	HART AND COOLEY/ 661	ADJUSTABLE DAMPER IN FACE, BRIGHT WHITE FINISH
SR2W-1C	STEEL 2-WAY REGISTER, MS DAMPER, 1/3" FIN SPACING	8x6	6x4	HART AND COOLEY/ 661	ADJUSTABLE DAMPER IN FACE, BRIGHT WHITE FINISH
SR2W-3	STEEL 2-WAY REGISTER, MS DAMPER, 1/3" FIN SPACING	16x6	14x4	HART AND COOLEY/ 661	ADJUSTABLE DAMPER IN FACE, BRIGHT WHITE FINISH

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

MECHANICAL PLAN - SECOND FLOOR

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

STATE OF OHIO
SCOTT SEVERT STILKEY
E-77755
REGISTERED
PROFESSIONAL ENGINEER

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Revisions

Checked By: SSS

Drawn by: RPG

PR-09740

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PROPOSED PROJECT:
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VAN WERT DEVELOPMENT, PHASE II

21001 ----

M1.02

SYMBOLS LEGEND – HVAC

T	THERMOSTAT
	CEILING DIFFUSER
→	SIDE WALL GRILL
	RETURN WALL GRILL
	AIR FLOW DIRECTION
14x10	DUCTWORK
14x10	LINED DUCTWORK
	TYPICAL SUPPLY DUCT DN
	TYPICAL RETURN DUCT DN
	TYPICAL EXHAUST DUCT
	TYPICAL ROUND DUCT DN
	ROUND DUCT UP
	DROPPED CEILING/SOFFIT
FD	1.5 HR FIRE DAMPER
DS	DUCT SMOKE DETECTOR
A	ANNUNCIATER
MOD	MOD MOTOR OPERATED DAMPER

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. PROVIDE BACKDRAFT DAMPERS FOR ALL EXHAUST SYSTEMS AND EITHER LOUVER, BRICK VENT, OR CAPS AT ALL EXTERIOR BUILDING PENETRATIONS.

G. IN DWELLING UNITS, ROUTE ALL SUPPLY, RETURN, AND EXHAUST DUCTWORK ABOVE DROP CEILING OR IN BULKHEADS. COORDINATE ROUTING WITH ARCHITECTURAL DRAWINGS. DUCTS SHALL BE RUN BELOW THE RATED FLOOR/CEILING.

K. MATERIALS WITHIN PLENUMS SHALL BE NONCOMBUSTIBLE OR SHALL BE LISTED AND LABLED AS HAVING A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E 84 OR UL 723.

J. THE FOLLOWING GUIDELINES MUST BE FOLLOWED FOR THE DOMESTIC DRYER EXHAUST SYSTEMS.

J.A. EXHAUST DUCTS SHALL HAVE A SMOOTH INTERIOR FINISH AND BE CONSTRUCTED OF METAL A MINIMUM OF 28 GAGE.

J.B. DUCT SIZE SHALL BE 4 INCHES NOMINAL DIAMETER.

J.C. DUCTS SHALL BE SUPPORTED AT 4-FOOT INTERVALS AND SECURED IN PLACE. THE INSERT END OF THE DUCT SHALL EXTEND INTO THE ADJOINING DUCT OR FITTING IN THE DIRECTION OF AIRFLOW.

J.D. DUCTS SHALL NOT BE JOINED WITH SCREWS OF SIMILAR FASTENERS THAT PROTRUDE MORE THAN ½ INCH INTO THE INSIDE OF THE DUCT.

J.E. PROTECTIVE SHIELD PLATES SHALL BE PLACED WHERE NAILS OR SCREWS FROM FINISH OR OTHER WORK ARE LIKELY TO PENETRATE THE CLOTHES DRYER EXHAUST DUCT.SHIELD PLATES SHALL BE PLACED ON THE FINISHED FACE OF ALL FRAMING MEMBERS WHERE THERE IS LESS THAN 1-1/4 INCHES BETWEEN THE DUCT AND THE FINISHED FACE OF THE FRAMING MEMBER. SHIELD PLATES SHALL BE CONSTRUCTED OF STEEL, HAVE A THICKNESS OF 0.062 INCHES, AND EXTEND NOT LESS THAN 2 INCHES ABOVE SOLE PLATES AND BELOW TOP PLATES.

J.F. TRANSITION DUCTS USED TO CONNECT THE DRYER TO THE EXHAUST DUCT SYSTEM SHALL BE A SINGLE LENGTH THAT IS LISTED AND LABELED IN ACCORDANCE WITH UL 2158A. TRANSITION DUCTS SHALL BE NOT GREATER THAN 8 FEET IN LENGTH AND SHALL NOT BE CONCEALED WITHIN CONSTRUCTION.

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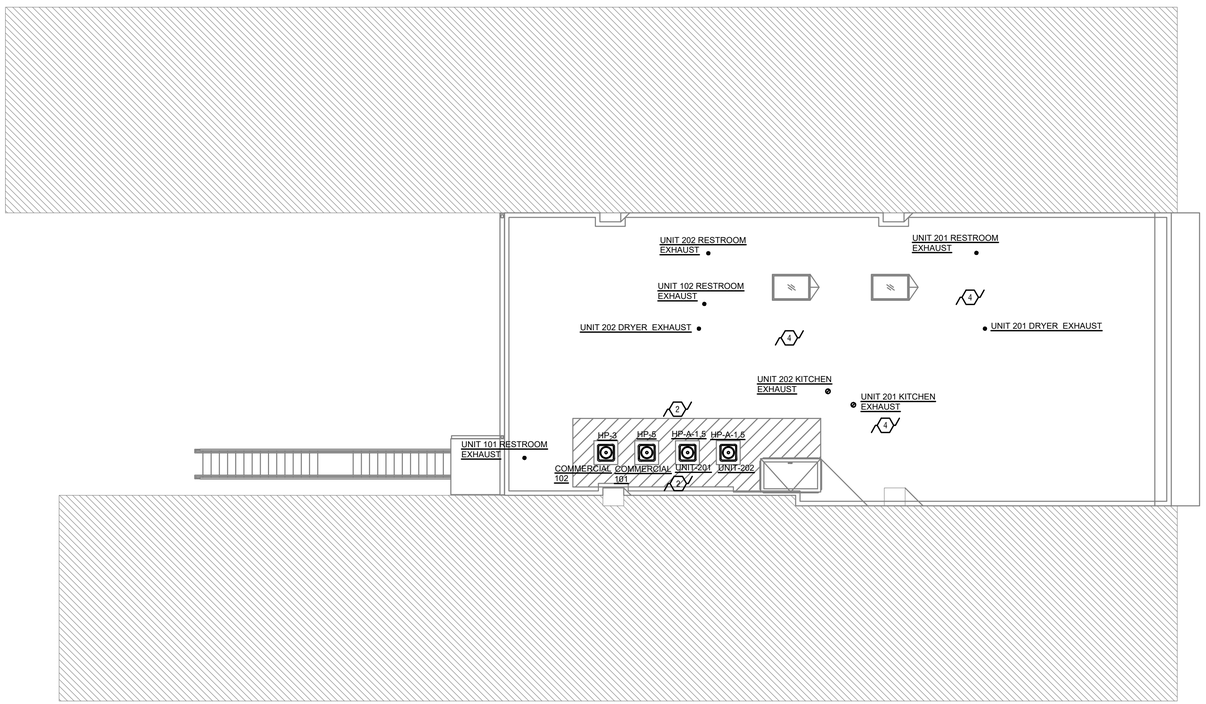

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MECHANICAL PLAN - ROOF PLAN | 1

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VAN WERT DEVELOPMENT, PHASE II

21001 ----

M1.03

Z:\~Project Directories\9700-9799\9740 - Van Wert, OH- Phase II\~Construction Documents\135 E MAIN\9740-M2-00-MECHANICAL-DETAILS.dwg - ERS, Plot Date/Time: Nov 10, 2022 - 1:11pm - By: k.meyer

THESE DRAWINGS AND SPECIFICATIONS ARE NOT AUTHORIZED TO BE USED AS CONTRACT DOCUMENTS. THESE DRAWINGS HAVE BEEN PREPARED TO DEMONSTRATE COMPLIANCE WITH APPLICABLE CODES, AND ARE INTENDED TO PROVIDE THE AUTHORITIES HAVING JURISDICTION WITH INFORMATION TO DETERMINE CODE COMPLIANCE. THE INSTALLING CONTRACTOR IS RESPONSIBLE TO ENSURE THAT MEANS, METHODS, AND MATERIALS USED IN CONSTRUCTION ARE INSTALLED IN ACCORDANCE WITH ANY CONTRACTURAL AGREEMENT THAT MAY EXIST WITH AN OWNER, CONSTRUCTION MANAGER, GENERAL CONTRACTOR, ETC.

DUCT INSULATION SCHEDULE

EQUIPMENT	AIR DISTRIBUTION TYPE			
	SA	RA	OA	ADDITIONAL NOTES
AHU-A-1.5	R-3.5	N/A	N/A	-
AHU-3	R-3.5	N/A	N/A	-
AHU-5	R-3.5	N/A	N/A	-

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

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

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

NATURAL VENTILATION SCHEDULE - VAN WERT 135 E MAIN

UNIT	ROOM NAME	AREA	DOOR OPENABLE AREA [SQ. FT]	WINDOW OPENABLE AREA [SQ. FT]	TOTAL OPENABLE AREA	UNOBSTRUCTED OPENING AREA	4% OF FLOOR AREA	8% OF FLOOR AREA
101	COMMERCIAL SPACE	1092	42	9	51	NA	44	N/A
102	COMMERCIAL SPACE	649	42	0	42	NA	26	N/A
200	CORRIDOR	166	21	0	21	NA	7	N/A

NATURAL VENTILATION CALCULATIONS PER SEC 402.1 OF 2017 OMC

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

** OPENABLE AREA IS THROUGH ADJOINING SPACES PER SECTION 402.3 OF THE 2011 OMC. THE OPENING BETWEEN ADJOINING SPACES MUST BE UNOBSTRUCTED AND SHALL HAVE AN AREA NOT LESS THAN 8 PERCENT OF THE INTERIOR AREA OR A MINIMUM OF 25 SQUARE FEET. THE 107B TURN KEY COMMERCIAL SPACE AND 107 TURN KEY COMMERCIAL SPACE SHARE AN 104 SF UNOBSTRUCTED OPENING.

APARTMENT STYLE INDOOR SPLIT SYSTEM SCHEDULE

TAG	AREA SERVED	MANUFACTURER	SERIES	MODEL	CFM	ESP	HEAT-KW	VOLT/PHASE	WEIGHT	NOTE
AHU-A-1.5	REFER TO DRAWINGS	TEMPSTAR	FMA4X	1800	REFER TO DRAWINGS	0.5	REFER TO DRAWINGS	208/1	129	1,2,3,4,5,6

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

APARTMENT STYLE HEAT KIT SCHEDULE (ECM MOTOR UNITS)

MODEL	AREA SERVED	MANUFACTURER	MODEL	USED ON SIZE	HEAT-KW @ 240V	WEIGHT (LBS.)	VOLT/PHASE	MCA CIRCUIT #1	MOCP CIRCUIT #1	NOTES
HK-A-10	REFER TO DRAWINGS	TEMPSTAR	EHK210B	AHU-2.5	10.0	5.1	208/1	48.6	60	1

1. MCA BASED ON AHU + HEAT KEAT

APARTMENT OUTDOOR SPLIT SYSTEM SCHEDULE

TAG	AREA SERVED	MANUFACTURER	SERIES	MODEL	CLG-MBH	NOMINAL TONS	MIN SEER	HEAT-MBH	MIN HSPF	VOLT/PHASE	MCA	MOCP	REFRIGERANT	WEIGHT	NOTES
HP-A-1.5	REFER TO DRAWINGS	TEMPSTAR	N4H4	18GKP	18	1.5	14	18	8.2	208/1	11.8	20	410A	136	1,2

1. PROVIDE 8" HEAT PUMP PAD WITH ANTI-VIBRATION PADS.
2. PROVIDE LONG LINE SET KITS AS NEEDED. CONTRACTOR TO DETERMINE WHICH SPLIT SYSTEMS NEED LONG LINE SET KITS.

FAN SCHEDULE

TAG	TYPE	AREA SERVED	MANUFACTURER	MODEL	DRIVE	CFM	ESP	WATTS	RPM	VOLT/PHASE	MOUNTING	WEIGHT	NOTES
E-1	EXHAUST	TOILET	PANASONIC	FV-05-11VKS1	DIRECT	30,60	0.15	17	1205	115/60/1	CEILING	12	1,2
E-2	EXHAUST	TOILET	PANASONIC	FV-0510VS1	DIRECT	80	0.25	11.5	1070	115/60/1	CEILING	9	-

1. FAN SHALL RUN CONTINUOUSLY AT LOW SPEED (30 CFM) AND SHALL RAMP UP TO HIGH SPEED (60 CFM) WHEN SWITCH IS TURNED ON.
2. PROVIDE MULTI SPEED CONTROL FV-VS15VK1

DEHUMIDIFIER SCHEDULE

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

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

HEATERS

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

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

INDOOR SPLIT SYSTEM SCHEDULE

TAG	AREA SERVED	MANUFACTURER	SERIES	MODEL	CFM	ESP	HEAT-KW	HP	VOLT/PHASE	MCA	MOCP	NOTES	WEIGHT
AHU-3	REFER TO PLANS	TEMPSTAR	FEM4X	3600BL	REFER TO PLANS	0.5	REFER TO HEAT KIT SCHEDULE	3/4	208/1	REFER TO HEAT KIT SCHEDULE		1,2,3	155
AHU-5	REFER TO PLANS	TEMPSTAR	FEM4X	6000BL	REFER TO PLANS	0.5	REFER TO HEAT KIT SCHEDULE	1	208/1			1,2,3	167

1. SUSPENDED. VERIFY INSTALLATION PER DRAWINGS.
2. CONDENSATE SWITCH DIVERSITECH MODEL CS-1.
6. HONEYWELL T6 THERMOSTAT.

HEAT KIT SCHEDULE

TAG	AREA SERVED	MANUFACTURER	MODEL	HEAT-KW @ 208V	VOLT/PHASE	MCA CIRCUIT #1	MOCP CIRCUIT #1	MCA CIRCUIT #2	MOCP CIRCUIT #2	NOTES
HK-15	REFER TO DRAWINGS	TEMPSTAR	EHK15AKB	11.3	208/1	53.8	60	22.7	25	1,2,3
HK-20	REFER TO DRAWINGS	TEMPSTAR	EHK20AKB	15.0	208/1	53.8	60	45.3	50	1,2,3

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

OUTDOOR SPLIT SYSTEM SCHEDULE

TAG	AREA SERVED	MANUFACTURER	SERIES	MODEL	CLG-MBH	NOMINAL TONS	MIN SEER	HEAT-MBH	MIN HSPF	VOLT/PHASE	MCA	MOCP	REFRIGERANT	MOUNTING	WEIGHT	NOTE
HP-3	REFER TO DRAWINGS	TEMPSTAR	N4H4	36GKG	42	3	14	42	8.2	208/1	20	30	410A	GRADE	170	1,2
HP-5	REFER TO DRAWINGS	TEMPSTAR	N4H4	60GKG	60	5	14	60	8.2	208/1	32	50	410A	GRADE	212	1,2

1. PROVIDE 8" HEAT PUMP PAD WITH ANTI-VIBRATION PADS.
2. PROVIDE LONG LINE SET KITS AS NEEDED. CONTRACTOR TO DETERMINE WHICH SYSTEMS NEED LONG LINE SET KITS.

BASEMENT: MECHANICAL VENTILATION SCHEDULE 135 E MAIN

UNIT	AREA (SQ. FT.)	VENT. AIR REQ/SQFT (CFM)	VENT. AIR REQ. (CFM)	VENT. AIR PROVIDED (CFM)
101 BASEMENT	1398	0.06	84	85
102 BASEMENT	696	0.06	42	45

RESIDENTIAL UNITS: MECHANICAL VENTILATION SCHEDULE

UNIT	AREA (SQ. FT.)	NUMBER OF BEDROOMS	VENT. AIR REQ. Qfan (Eq. 4.1a) (CFM)	UNIT VENTILATION (CFM)
201	980	2	52	60
202	963	2	51	60

CALCULATION PER ASHRAE 62.2

MECHANICAL EXHAUST SCHEDULE -OHIO MECHANICAL CODE 2017

135 E MAIN

UNIT NUMBER	ROOMNAME	OCCUPANCY CLASSIFICATION	AREA (ft2)	EXHAUST AIRFLOW RATE (CFM/ft2)	FIXTURES				TOTAL EXHAUST AIRFLOW REQ. (CFM)	TOTAL EXHAUST AIRFLOW ACT. (CFM)
					EXHAUST RATE PER FIXTURE (CFM)	LOWER CONTINUOUS RATE?	HIGHER INTERMITTENT RATE?	QTY. OF FIXTURES		
101	RESTROOM	PUBLIC SPACES - TOILET ROOM	-	-	50/70	NO	YES	1	70	70
102	RESTROOM	PUBLIC SPACES - TOILET ROOM	-	-	50/70	NO	YES	1	70	70
201	RESTROOM	PRIVATE DWELLING - TOILET ROOMS	-	-	30/60	YES	YES	1	60	60
202	RESTROOM	PRIVATE DWELLING - TOILET ROOMS	-	-	30/60	YES	YES	1	50	60

PLATTE
architecture + design
202 W. ELDER STREET 4TH FLOOR | CINCINNATI, OH 45202
WWW.PLATTEDESIGN.COM T: 513.871.1850 | F: 513.871.1849

STATE OF OHIO SCOTT SEVERT STILKEY E-77755 REGISTERED PROFESSIONAL ENGINEER

Progress Dates
11-11-2022 ISSUED FOR BID & PERMIT

Revisions

Checked By: SSS

Drawn by: RPG

PR-09740

ENGINEERED BUILDING SYSTEMS INC.
TEAMWORK • COLLABORATION
SHARED SUCCESS
515 Monmouth Street, Suite 204
Newport, KY 41071 (859) 261-0585
MEP Consulting Services, Inc. in OH

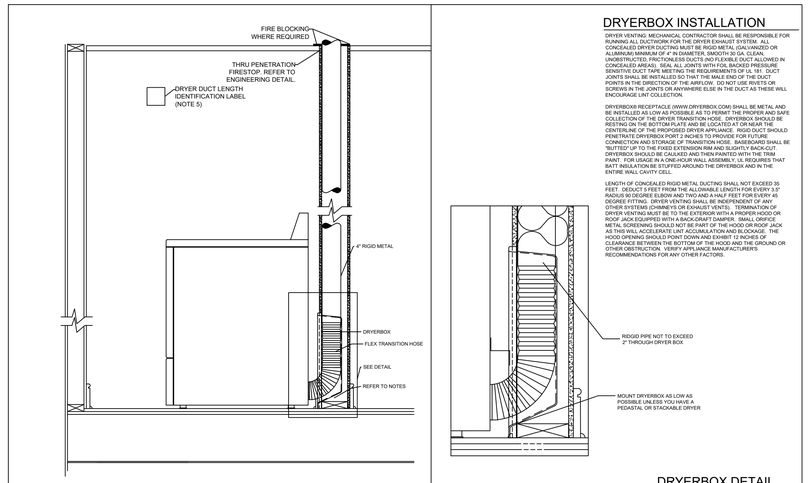
PROPOSED PROJECT:
RENOVATION FOR
135 E. MAIN
VAN WERT, OH 45891
VAN WERT DEVELOPMENT, PHASE II

21001 ----

M2.00

MECHANICAL SPECIFICATIONS

1. General
   a. Refer to architectural drawings, general notes, instructions to bidders, general conditions, supplementary general conditions, base building specifications and drawings, shop drawing manuals and as-built plans, except as noted herein, which apply in all respects to this section. The contractor shall visit the site and familiarize himself with all existing conditions prior to bidding the work
2. Use of Drawings And Specifications
   a. EBS drawings and specifications are intended to convey design intent only. All means and methods sequences, techniques, and procedures of construction as well as any associated safety precautions and programs, and all incidental and temporary devices required to construct the project, and to provide a complete and fully operational mechanical system are the responsibility of the mechanical contractor.
3. Standards
   a. Equipment and materials shall conform with appropriate provisions of AGA, ARI, ASME, ASTM, CISPI, UL, NEMA, ANSI, SMACNA, ASHRAE, NFPA, NEC, as applicable to each individual unit or assembly. All equipment must bear UL label.
4. License / Experience
   a. Contractor must be licensed by the state to install HVAC systems/equipment. Contractor must also have a minimum of 5 years of experience and have installed at least (5) successful project installations of similar size and scope. References must be provided upon request.
5. Codes
   a. All work shall be performed in strict accordance with all applicable state and local codes and ordinances. The mechanical contractor shall satisfy code requirements at a minimum without any extra cost to the owner. In case of conflict between the drawings/specifications and the codes and ordinances, the highest standard shall apply.
6. Permits and Fees
   a. The mechanical contractor shall procure and pay for all permits, fees, taxes, and inspections necessary to complete the mechanical work. Furnish certificate of approval for work from inspection authority to owner before final acceptance for work. Certificate of final inspection and approval shall be submitted with the contractor's request for payment. No final payment will be approved without this certificate.
7. Site Examination
   a. The mechanical contractor shall thoroughly examine all areas of work where equipment, ductwork, and piping will be installed and shall report any condition that, in his opinion, prevents the proper installation of the mechanical work prior to bid. Contractor shall also examine the drawings and specifications of other branches of work, making reference to them for details of new or existing building conditions. No extras will be allowed for failure to include all required work in bid.
   b. All work shall be done at times convenient to the owner and only during normal working hours, unless specified otherwise.
   c. Mechanical contractor shall take their own measurements and be responsible for them.
   d. Access panels are not shown on drawings. During site examination, contractor shall identify all areas where access panels are required, and report to general contractor. Designation of who furnishes and who installs access panels must be coordinated with general contractor prior to starting work.
8. Contractor Coordination
   a. Coordination drawings showing system and component installation layout, routing, details, etc. Shall be produced by the mechanical contractor and under the supervision of the general contractor/construction manager, or appropriate party as applicable.
   b. All systems installed by each sub-contractor shall be coordinated with one another and approved by general contractor/construction manager, etc. prior to installation and/or fabrication.
   c. If questions concerning design intent arise during coordination, EBS can assist where appropriate.
   d. The architectural drawings shall take precedence over all other drawings. Do not scale distances off the mechanical drawings; use actual building dimensions.
9. Shop Drawings / Submittals
   a. Submit to the architect electronic copies of complete and certified shop drawings, descriptive data, performance data and ratings, diagrams and specifications on all specified equipment, including accessories, and materials for review. The make, model number, type, finish and accessories of all equipment and materials shall be reviewed and approved by the mechanical contractor and general contractor prior to submitting to the architect for their review and approval. Approval of shop drawings does not relieve the mechanical contractor/vendor from compliance with the requirements of the contract drawings, specifications and applicable codes.
   b. Shop drawings shall be required for the following:
      i. HVAC equipment
      ii. Fans
      iii. Diffusers, registers, grilles, dampers, louvers, and all sheet metal accessories
      iv. Temperature controls
      v. Sheet metal coordination drawings
      vi. Air balance report
   c. Products installed by the mechanical contractor and provided by others must be submitted for review prior to purchasing. Products shall not be selected based on permit drawings without express permission - products shall be selected based on construction drawings.
10. Record Drawing
    a. The mechanical contractor shall be responsible for creating record drawings where required. Drawings shall be produced in Autocad 2004 format or later.
11. Testing
    a. All mechanical systems shall be tested for proper operation.
12. Fire Stopping
    a. Provide fire stopping at all penetrations through rated separations per local codes & regulations & per UL recommendations for assemblies encountered in project.
    b. The fire stopping material shall meet the integrity of the fire rated wall, floor, ceiling & roof being penetrated. Refer to architect's drawings for wall, floor, ceiling & roof fire ratings prior to bidding work.
    c. Refer to architect's drawings for wall, floor, ceiling, and roof fire ratings prior to bidding work.
13. Access Panels
    a. Provide ceiling and wall access panel quantities & locations to the general contractor prior to bidding. Access panels are required for all concealed appliances, controls devices, heat exchangers and HVAC system components that utilize energy. Where access panels are used, the access panel should be sized to allow accessibility for inspection, service, repair and replacement without disabling the function of a fire-resistance-rated assembly or removing permanent construction, other appliances, venting systems or any other piping or ducts not connected to the appliance being inspected, serviced, repaired or replaced. There shall be no extras for having to add access panels after bids are awarded.
14. Cutting and Patching
    a. Neatly do all cutting as required and patch all cut surfaces to match building construction. The contractor shall employ and pay a trade trained and qualified to perform the required patching work. All surfaces disturbed shall be restored with like materials to the satisfaction of the owner. All penetrations through roof shall be made by bonded roofer. Mechanical contractor shall pay all fees required.
15. Flashing & Counterflashing
    a. Roof flashing shall be furnished and installed by the roofing contractor. Roof counterflashing shall be furnished and installed by the mechanical contractor. Coordinate work with roofing contractor and pay all fees.
    b. Obtain approval from general contractor, construction manager, owner and/or roofing contractor prior to making any penetrations so that warranties are not compromised or voided.
16. Warranty
    a. The mechanical contractor shall unconditionally warrant all work to be free of defects in equipment, material and workmanship for a period of one (1) year from the date of final acceptance by owner. The mechanical contractor will repair or replace any defective work promptly and without charge to the owner.
    b. Restore any other existing work damaged in the course of repairing defective equipment, materials and workmanship.
17. Mechanical Work
    a. The mechanical contractor shall provide new hvac equipment, fans, ductwork, piping, air devices, controls as indicated on drawings and as specified. Startup and 1st year parts and labor warranty shall be included and manufacturer's extended warranties. Equipment and appliances shall be installed as required by the terms of their approval, in accordance with the conditions of the listing, the manufacturer's installation instructions, and the applicable code.
18. Owner's Instructions
    a. Provide two sets of complete operating and maintenance instructions with drawings, typewritten instructions and operating sequences and descriptive data sheets. Assemble each set in a hard-bound cover. Provide pdf files of all documentation.
19. Finale
    a. Put all equipment in service and demonstrate that all conditions of the contract have been fulfilled. Remove all tools, debris, etc. occasioned by work under this contract. Submit all warranties, test reports, operating and maintenance manuals for HVAC systems, log sheets and charts, and guarantees as previously specified. Provide all reports, forms, etc. required by inspectors to the satisfaction of the owner. Provide as-built record drawings (in Autocad 2007 or later) showing an accurate account of the final installed systems. Systems including but not limited to all equipment and associated controls, ductwork/piping, air devices, etc.
20. Sheetmetal Ductwork
    a. All sizes of ducts shown on the drawings are interior duct dimensions. All ductwork shall be rigid sheetmetal constructed from galvanized sheet steel in accordance with SMACNA low velocity duct construction standards. All exposed ductwork shall be round, spiral lock-seam type, as shown on HVAC drawings. Assemble and install ductwork in accordance with recognized industry practice for achieving air tight (5% leakage) and noiseless (no objectionable noise) systems, capable of performing each indicated service. Furnish all required dampers, transitions, offsets, connections to air devices, and other accessories necessary for a complete operating system. Flexible ductwork shall not exceed 8'-0" long.
21. Adhesives and Sealants
    a. Seal all longitudinal and transverse duct joints with a UL 181A or 181B non-hardening, non-migrating mastic or liquid elastic sealant of a type recommended by the manufacturer for sealing joints and seams in sheet metal ductwork. Cover all field joints, joints around spin-in fittings and fastening screws with mastic. All sealants and gaskets shall have surface-burning characteristics with a maximum flame-spread index of 25 and a maximum smoke-developed index of 50 when tested according to UL 723.
    b. Exposed Ductwork: trim duct sealants flush with metal. Create a smooth and uniform exposed bead. Do not use two-part tape sealing system.
22. Duct Supports
    a. Furnish and install hot-dipped galvanized steel fasteners, hangers, anchors, rods, straps, trim, and angles for support of ductwork.
23. Flexible Connections
    a. Furnish and install neoprene flexible duct connections at the inlet and discharge of units and fans.
24. Duct Manual Volume Dampers
    a. Furnish and install opposed-blade, leak-proof volume control dampers where indicated on drawings and locations in supply, return and exhaust ducts where branches are taken from larger ducts or at each individual duct register in order to achieve system air balance quantities. Balancing devices must be provided in accordance with IMC 603.18. All manual volume dampers must be shown on coordination drawings when submitted for review.
25. Fire Dampers
    a. Furnish and install UL555 listed fire dampers as shown on the drawings and in accordance with NFPA and local and state codes. Refer to architectural drawings for all rated walls, floors, and roofs. Fire dampers shall be UL labeled and installed as shown on the drawings or as required by NFPA and codes. Dampers and sleeves shall meet construction requirements of NFPA 90A, 92A, and 92B. Dampers shall be AMCA licensed for air performance. Damper construction shall be a minimum 16-gauge steel frame for square or rectangular ducts and 14-gauge steel frame for round ducts. Damper blades shall be 16-gauge galvanized steel. Bearings and jamb seals shall be stainless steel. Each fire damper shall have a rating that meets the fire resistance requirement of the assembly rating and shall be supplied with a 165-degree F fusible link. Provide all necessary sleeves, angles, etc. Required to provide an installation in accordance with the damper manufacturer's installation instructions. Dampers shall be approved for vertical or horizontal mounting as required by the location shown and shall be labeled for use in dynamic systems.
26. Duct Access Doors
    a. Furnish and install conveniently located duct access doors of ample size and quantity for servicing the dampers.
27. Diffusers, Grilles and Registers
    a. Diffusers, grilles and registers shall be manufactured by titus, price, or engineered approved equal and shall be furnished and installed by the mechanical contractor. Diffusers shall be installed as indicated on the drawings and schedules. The mechanical contractor shall provide all miscellaneous items necessary for a complete and proper installation in the type of ceiling and walls used in this project.
28. Exhaust Fan
    a. Fan manufacturer shall be Panasonic, or engineered approved equal. Refer to drawings and schedules for unit location, technical data, and any applicable accessories.
29. Ducted Split Systems
    a. Split systems shall consist of high efficient air handling unit and associated heat pump. Equipment shall have manufacturer's standard warranty.
    b. Split system manufacturer shall be Tempstar, Carrier, or engineered equal.
30. 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..
31. Piping Supports (Metal Pipe)
    a. Furnish and install hot-dipped galvanized steel fasteners, hangers, anchors, rods, straps, trim and angles for support of piping.
32. Piping Supports (Plastic Pipe)
    a. Furnish and install hangers for plastic piping per manufacturer's requirements.
33. 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.
34. Testing, Balancing, and Adjusting
    a. The air balance contractor shall accurately balance the systems to provide air quantities as indicated on the drawings and in the schedules/specifications, operate automatic control systems, and verify set points during balancing.
35. Sequence of Operation
    a. Heaters
       i. H-1: heater shall be controlled from the integral thermostat. When the temperature of the space drops below the thermostat setpoint, the heater fan shall run and the electric heating element shall engage to maintain temperature setpoint.
       ii. DH-1: heater shall be controlled from the integral thermostat. When the temperature of the space drops below the thermostat setpoint, the heater fan shall run and the electric heating element shall engage to maintain temperature setpoint.
    b. Exhaust Fans
       i. E-X: exhaust fan shall run on a Light Switch (furnished by the electrical contractor).
    c. Split Systems
       i. AHU/HP-X:
          ii. Heating mode - indoor air handler shall be controlled from a thermostat in the space. When the thermostat calls for heating the fan shall run and the heat pump in heating mode shall run to maintain temperature setpoint. If the heat pump cannot maintain temperature in the space, the electric heat kit shall energize until set point is reached. When the setpoint is reached the unit shall shut off.
          iii. Cooling mode - when the thermostat calls for cooling the heat pump unit shall run in cooling mode, the air handler fan shall run, and the dx cooling coil shall cool the air to maintain temperature setpoint
    d. Dehumidifier
       i. DE-1: When the relative humidity of the space rises above the set point (50%) the dehumidifier shall start the dehumidification cycle. The dehumidifier shall run until the relative humidity of the space falls below the setpoint.



DRYERBOX INSTALLATION

DRYER VENTING: MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR RUNNING ALL DUCTWORK FOR THE DRYER EXHAUST SYSTEM. ALL CONCEALED DRYER DUCTING MUST BE RIGID METAL (GALVANIZED OR ALUMINUM) MINIMUM OF 4" IN DIAMETER, SMOOTH 30 GA. CLEAN, UNOBSTRUCTED, FRICTIONLESS DUCTS (NO FLEXIBLE DUCT ALLOWED IN CONCEALED SPACES). ALL DUCT JOINTS AND OPENINGS MUST BE SECURELY SEALED WITH METAL TAPE TO PREVENT LINT LEAKAGE. ALL DUCT JOINTS SHALL BE INSTALLED SO THAT THE MALE END OF THE DUCT POINTS IN THE DIRECTION OF THE AIRFLOW. DO NOT USE RIVETS OR SCREWS IN THE JOINTS OR ANYWHERE ELSE IN THE DUCT AS THESE WILL ENCOURAGE LINT COLLECTION.

DRYERBOX® RECEPTACLE (WWW.DRYERBOX.COM) SHALL BE METAL AND BE INSTALLED AS LOW AS POSSIBLE AS TO PERMIT THE PROPER AND SAFE COLLECTION OF THE DRYER TRANSITION HOSE. DRYERBOX SHOULD BE RESTING ON THE BOTTOM PLATE AND BE LOCATED AT OR NEAR THE CENTERLINE OF THE PROPOSED DRYER APPLIANCE. RIGID DUCT SHOULD PENETRATE DRYERBOX PORT 2 INCHES TO PROVIDE FOR FUTURE CONNECTION AND STORAGE OF TRANSITION HOSE. BASEBOARD SHALL BE CUT AWAY TO ALLOW FOR DRYERBOX INSTALLATION. ANY GAPS AROUND DRYERBOX SHOULD BE CAULKED AND THEN PAINTED WITH THE TRIM PAINT. FOR USAGE IN A ONE-HOUR WALL ASSEMBLY, UL REQUIRES THAT BATT INSULATION BE STUFFED AROUND THE DRYERBOX AND IN THE ENTIRE WALL CAVITY CELL

LENGTH OF CONCEALED RIGID METAL DUCTING SHALL NOT EXCEED 35 FEET. DEDUCT 5 FEET FROM THE ALLOWABLE LENGTH FOR EVERY 3.5" RADIUS 90 DEGREE ELBOW AND TWO AND A HALF FEET FOR EVERY 45 DEGREE FITTING. DRYER VENTING SHALL BE INDEPENDENT OF ANY OTHER SYSTEMS (CHIMNEYS OR EXHAUST VENTS). TERMINATION OF DRYER VENTING MUST BE TO THE EXTERIOR WITH A PROPER HOOD OR ROOF JACK EQUIPPED WITH A BACK DRAFT DAMPER. SMALL ORIFICE METAL SCREENS SHOULD NOT BE USED AT THE TERMINATION. ROOF JACK MUST HAVE SCREENED BIRD/LINT ACCUMULATION AND 30 CM CLEAR. THE HOOD OPENING SHOULD POINT DOWN AND EXHIBIT 12 INCHES OF CLEARANCE BETWEEN THE BOTTOM OF THE HOOD AND THE GROUND OR OTHER OBSTRUCTION. VERIFY APPLIANCE MANUFACTURER'S RECOMMENDATIONS FOR ANY OTHER FACTORS.

DRYERBOX DETAIL

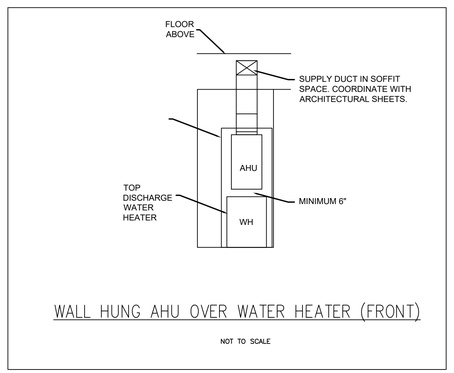
CLASSIFIED UL

FIRESTOP DEVICE
FOR USE IN THROUGH-PENETRATION FIRESTOP SYSTEMS
SEE UL FIRE RESISTANCE DIRECTORY
(Control No. 25XC) ONE HOUR F RATING

MANUFACTURED BY:
In-O-Vate Technologies, Inc.
810 Saturn Street, Suite 21
Jupiter, FL 33477 USA
(888) 443.7937
www.dryerbox.com
US Patent No. :
5,476,183 and 6,419,102 and 7,7341,045

PRODUCT: DRYER BOX MODEL 425
INSTALLATION: DETAILS FOR 6" STUD WALL
MATERIAL: 22GA. ALUMINIZED STEEL 0.018
SCALE: NTS
DATE: Nov 2012

DRYER CLOSET SCHEMATIC



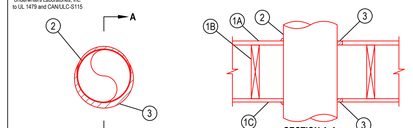
WALL HUNG AHU OVER WATER HEATER (FRONT)

NOT TO SCALE

CLASSIFIED UL — Classified by Underwriters Laboratories, Inc. to UL 1479 and CAN/ULC-S115

System No. F-C-7025
F Rating — 1 Hr
T Rating — 0 Hr

FC 7025



1. Floor-Ceiling Assembly — The 1 hr fire-rated solid or trussed lumber joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Floor-Ceiling Designs in the UL Fire Resistance Directory. The general construction features of the floor-ceiling assembly are summarized below:
   A. Flooring System — Lumber or plywood subfloor with finish floor of lumber, plywood or Floor Topping Mixture* as specified in the individual Floor-Ceiling Design. Max diam of opening shall be 11 in. (279 mm).
   B. Wood Joists* — Nom 10 in. (254 mm) deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or Structural Wood Members* with bridging as required and with ends firestopped.
   C. Gypsum Board* — Nom 4 ft (1.22 m) wide by 5/8 in. (16 mm) thick as specified in the individual Floor-Ceiling Design. Gypsum board secured to wood joists or furring channels as specified in the individual Floor-Ceiling Design. Max diam of opening shall be 11 in. (279 mm).

1A. Chase Wall — (Optional, Not Shown) — The through penetrants (Item 2) may be routed through a 1 hr fire rated single, double or staggered wood stud/gypsum board chase wall. Depth of chase wall stud cavity to be min 1/2 in. (13 mm) greater than diameter of opening cut in sole and top plates to accommodate the through penetrant (Item 2). The chase wall shall be constructed of the materials and in the manner specified in the individual U300 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
   A. Studs — Nom 2 by 4 in. (51 by 102 mm), 2 by 6 in. (51 by 152 mm), 2 by 8 in. (51 by 203 mm) or double nom 2 by 4 in. (51 by 102 mm) lumber studs.
   B. Sole Plate — Nom 2 by 4 in. (51 by 102 mm), 2 by 6 in. (51 by 152 mm) or 2 by 8 in. (51 by 203 mm) lumber plates or double nom 2 by 4 in. (51 by 102 mm) lumber plates tightly butted together. Circular opening to be centered in sole plate. Sole plate to be min 1 in. (25mm) wider than diam of opening. Max diam of opening in sole plate is 11 in. (279 mm).
   C. Top Plate — The double top plate shall consist of two nom 2 by 4 in. (51 by 102 mm), 2 by 6 in. (51 by 152 mm) or 2 by 8 in. (51 by 203 mm) lumber plates or double nom 2 by 4 in. (51 by 102 mm) lumber plates tightly butted together. Circular opening to be centered in top plate. Top plate to be min 1 in. (25mm) wider than diam of opening. Max diam of opening in top plate is 5-1/2 in. (140 mm).
   D. Gypsum Board* — Thickness, type, number of layers and fasteners shall be as specified in individual Wall and Partition Design.

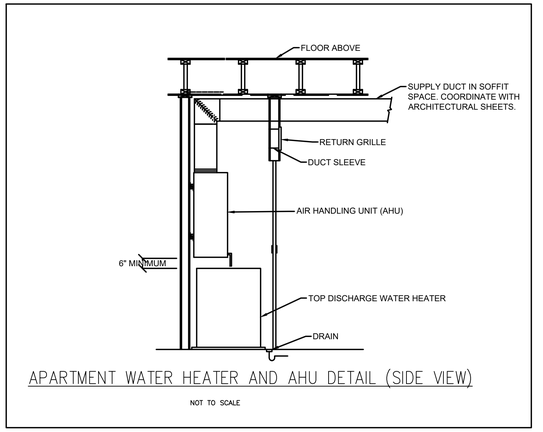
2. Steel Duct — One steel duct to be installed concentrically or eccentrically within the opening. The annular space between the steel duct and the periphery of opening shall be min 0 in. (0 mm, point contact) to max 1 in. (25 mm). Steel duct to be rigidly supported on both sides of floor-ceiling assembly. The following sizes of steel ducts may be used:
   A. Max 10 in. (254 mm) diam by min 0.019 in. (0.50 mm) thick steel duct.
   B. Max 4 in. (102 mm) diam by min 0.016 in. (0.40 mm) thick steel duct.

3. Fill, Void or Cavity Materials*-Sealant — Min 3/4 in. (19 mm) thickness of sealant applied within the annulus flush with the top surface of the floor or sole plate. Min 5/8 in. (16 mm) thickness of sealant applied within the annulus flush with the bottom surface of gypsum board or lower top plate. A min 1/2 in. (13 mm) diam bead of sealant to be applied at the duct/subflooring or sole plate interface and the duct/gypsum board or top plate interface.
   HILTI CONSTRUCTION CHEMICALS, DIV OF
   HILTI INC — CP 606 Flexible Firestop Sealant

*Bearing the UL Classification Mark

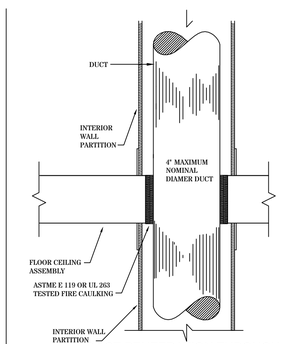
HILTI Firestop Systems

Reproduced by HILTI, Inc. Courtesy of Underwriters Laboratories, Inc.
October 09, 2006



APARTMENT WATER HEATER AND AHU DETAIL (SIDE VIEW)

NOT TO SCALE



DUCT PENETRATION THROUGH RATED FLOOR

SCALE: NTS

GENERAL NOTES

- 4" EXHAUST DUCT TO BE ROUTED DIRECTLY TO ROOF AS ALLOWED BY OBC 717.6.1, EXCEPTION. A DUCT IS PERMITTED TO PENETRATE THREE FLOORS OR LESS WITHOUT A FIRE DAMPER AT EACH FLOOR, PROVIDED SUCH DUCT MEETS ALL OF THE FOLLOWING REQUIREMENTS:
  1.1. THE DUCT SHALL BE CONTAINED AND LOCATED WITHIN THE CAVITY OF A WALL AND SHALL BE CONSTRUCTED OF STEEL HAVING A MINIMUM WALL THICKNESS OF 0.0187 INCHES (NO. 26 GAGE).
  1.2. THE DUCT SHALL OPEN INTO ONLY ONE DWELLING OR SLEEPING UNIT AND THE DUCT SYSTEM SHALL BE CONTINUOUS FROM THE UNIT TO THE EXTERIOR OF THE BUILDING.
  1.3. THE DUCT SHALL NOT EXCEED 4-INCH NOMINAL DIAMETER AND THE TOTAL AREA OF SUCH DUCTS SHALL NOT EXCEED 100 SQUARE INCHES IN ANY 100 SQUARE FEET OF FLOOR AREA.
  1.4. THE ANNULAR SPACE AROUND THE DUCT IS PROTECTED WITH MATERIALS THAT PREVENT THE PASSAGE OF FLAME AND HOT GASES SUFFICIENT TO IGNITE COTTON WASTE WHERE SUBJECTED TO ASTM E 119 OR UL 263 TIME TEMPERATURE CONDITIONS UNDER A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH OF WATER AT THE LOCATION OF THE PENETRATION FOR THE TIME PERIOD EQUIVALENT TO THE FIRE-RESISTANCE RATING OF THE CONSTRUCTION PENETRATED.
  9.5. GRILLE OPENINGS LOCATED IN A CEILING OF A FIRE-RESISTANCE-RATED FLOOR/CEILING OR ROOF/CEILING ASSEMBLY SHALL BE PROTECTED WITH A LISTED CEILING RADIATION DAMPER INSTALLED IN ACCORDANCE WITH SECTION 717.6.2.1. (NOT APPLICABLE)

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STATE OF OHIO — SCOTT SEVERT STILKEY E-77795 — REGISTERED PROFESSIONAL ENGINEER

Progress Dates
11-11-2022 ISSUED FOR BID & PERMIT

Revisions

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Drawn by: RPG

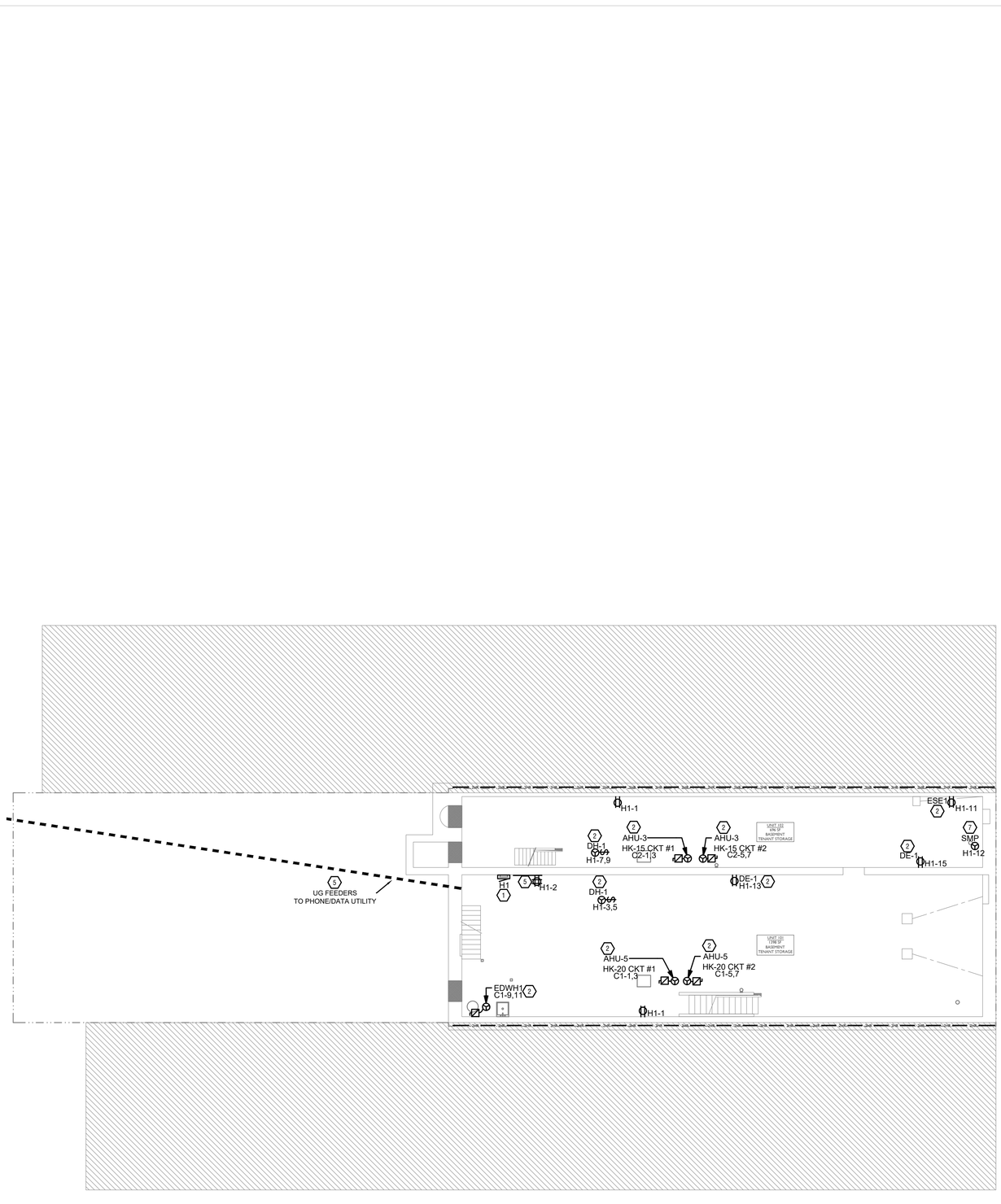
PR-09740

ENGINEERED BUILDING SYSTEMS INC.
TEAMWORK • COLLABORATION
SHARED SUCCESS
515 Monmouth Street, Suite 204
Newport, KY 41071 (859) 261-0585
MEP Consulting Services, Inc. in OH

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

21001 ----

M2.01



KEYED SHEET NOTES

1. NEW ELECTRICAL EQUIPMENT. SEE SINGLE LINE DIAGRAM AND PANEL SCHEDULES FOR MORE INFORMATION.
2. MECHANICAL EQUIPMENT PROVIDED BY THE MECHANICAL CONTRACTOR. WIRING BY THE ELECTRICAL CONTRACTOR. VERIFY LOCATION AND REQUIREMENTS WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.
3. RECEPTACLE AND J-BOXES SHOWN SERVE APT UNIT LO-VOLT DEMARC. SEE ELEC SPECS FOR MORE INFORMATION. PROVIDE CAT6E FOR DATA, AND QUAD-SHIELD COAX (CONFIRM REQUIRED CABLE TYPE WITH SPECTRUM PRIOR TO ROUGH-IN) FOR TV LOCATIONS SHOW. CABLE TERMINATIONS BY UTILITY PROVIDER. EC TO PROVIDE ALL HOMERUN CABLING INCLUDING FROM ABOVE FRIDGE DEMARC TO DEVICE(S) SHOWN (TYP. ALL UNITS). SEE LEGEND FOR MORE INFORMATION.
4. DISHWASHER MUST BE GFCI PROTECTED PER NEC 210.8(D). INSTALL RECEPTACLE IN BASE CABINET UNDER KITCHEN SINK IN READILY ACCESSIBLE LOCATION. EC TO PROVIDE 6' MIN. UL LISTED NEMA 5-15P CORD WHIP FOR DISHWASHER DISCONNECTING MEANS.
5. EC TO PROVIDE 4' X 4' X 3/4" PLYWOOD BACKBOARD AND DEDICATED QUAD RECEPTACLE FOR MAIN PHONE/DATA/I-T UTILITY DEMARC. PROVIDE REQ. RACEWAYS & COORDINATE LOCATION OF UTILITY POLE WITH CIVIL ENG, OWNER, AND DATA/PHONE PROVIDER PRIOR TO CONSTRUCTION.
6. ENTRY SYSTEM ACCESS CONTROL. VERIFY SYSTEM REQUIREMENTS AND ROUGH-IN LOCATIONS WITH OWNER PRIOR TO START OF CONSTRUCTION. PROVIDE POWER FOR OWNERS HEAD-END EQUIPMENT AND REMOTE POWER FOR SECURE DOORS AS REQUIRED. PROVIDE AND INSTALL PHONE HOMERUN FROM ENTRY SYSTEM INTERCOM TO BASEMENT PHONE DEMARC.
7. PROVIDE 120 VOLT DEDICATED CIRCUIT FOR SPRINKLER RISER MONITORING PANEL (SMP). SYSTEM TO BE DESIGN BUILD BY FIRE PROTECTION CONTRACTOR. CONFIRM ALL REQUIREMENTS WITH INSTALLING CONTRACTOR, ARCH CODE SHEET, AND OWNER PRIOR TO CONSTRUCTION.
8. ELECTRICAL CONTRACTOR TO INSTALL 120 VOLT DEDICATED CIRCUIT IN J-BOX FOR FUTURE RADON EXHAUST FAN IN AN ACCESSIBLE LOCATION. VERIFY LOCATION WITH ARCHITECT PRIOR TO ROUGH-IN. CIRCUIT AS SHOWN.
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12. PROVIDE ITEMS NECESSARY TO OPERATE OWNER SUPPLIED SECURITY CAMERAS. EC TO COORDINATE ALL ASSOCIATED WORK WITH OWNER AND ARCHITECT PRIOR TO CONSTRUCTION.

INTERIOR EXPOSED CONDUIT NOTE

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

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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.

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 DEVICE 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.

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B. FURNISH AND INSTALL SMOKE DETECTORS AS REQUIRED BY CODE. SMOKE DETECTORS SHOWN ON EBS DRAWINGS ARE INTENDED TO CONVEY GENERAL COMPLIANCE FOR BUILDING DEPARTMENT SUBMITTALS. PROVIDE INTERWIRING BETWEEN SMOKE DETECTORS LOCATED IN THE SAME UNIT. SMOKE DETECTORS SHALL BE HARD WIRED WITH BATTERY BACK-UP. FIRE ALARM AND/OR SMOKE DETECTOR SYSTEMS ARE FURNISHED ON A DESIGN-BUILD BASIS BY THE ELECTRICIAN.

C. WHERE CIRCUITING IS SHOWN TYPICAL FOR MULTIPLE UNITS, COORDINATE BREAKER/WIRE SIZES FOR EQUIPMENT FURNISHED BY OTHERS WITH SHOP DRAWINGS PROVIDED BY THE CONTRACTOR SUPPLYING THE EQUIPMENT. VERIFY BREAKER/WIRE SIZES FOR EQUIPMENT OR APPLIANCE FOR EACH UNIT PRIOR TO ROUGH-IN.

D. SEE ARCHITECTURAL REFLECTED CEILING PLANS FOR DIMENSIONED LOCATIONS OF ALL LIGHT FIXTURES.

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G. COORDINATE RECEPTACLE, PHONE, AND TV DEVICE PLACEMENT WITH FURNITURE LOCATIONS. VERIFY WITH ARCHITECT PRIOR TO ROUGH IN. LOCATIONS SHOWN ON DRAWINGS ARE INTENDED TO CONVEY DESIGN INTENT, AND DEMONSTRATE GENERAL COMPLIANCE WITH CODE. WHERE ACTUAL STUD LOCATIONS REQUIRE DEVICE LOCATIONS TO BE ADJUSTED, ADDED OR MINOR VARIATIONS AMONG UNITS THAT ARE SHOWN AS "TYPICAL", ETC. OCCUR, CONTRACTOR, UNDER HIS BASE BID, TO MAKE NECESSARY ADJUSTMENTS / ADDITIONS IN THE FIELD TO MAINTAIN NEC DWELLING UNIT RECEPTACLE SPACING REQUIREMENTS. WHERE ACTUAL WINDOW CONSTRUCTION PROHIBITS THE INSTALLATION OF A WALL RECEPTACLE, PROVIDE FLOOR RECEPTACLE WITHIN 18 INCHES OF THE BASE OF THE WALL. PROVIDE TAMPER PROOF RECEPTACLES AS REQUIRED BY NEC ART. 406.12

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

ELECTRICAL POWER PLAN - BASEMENT | 1

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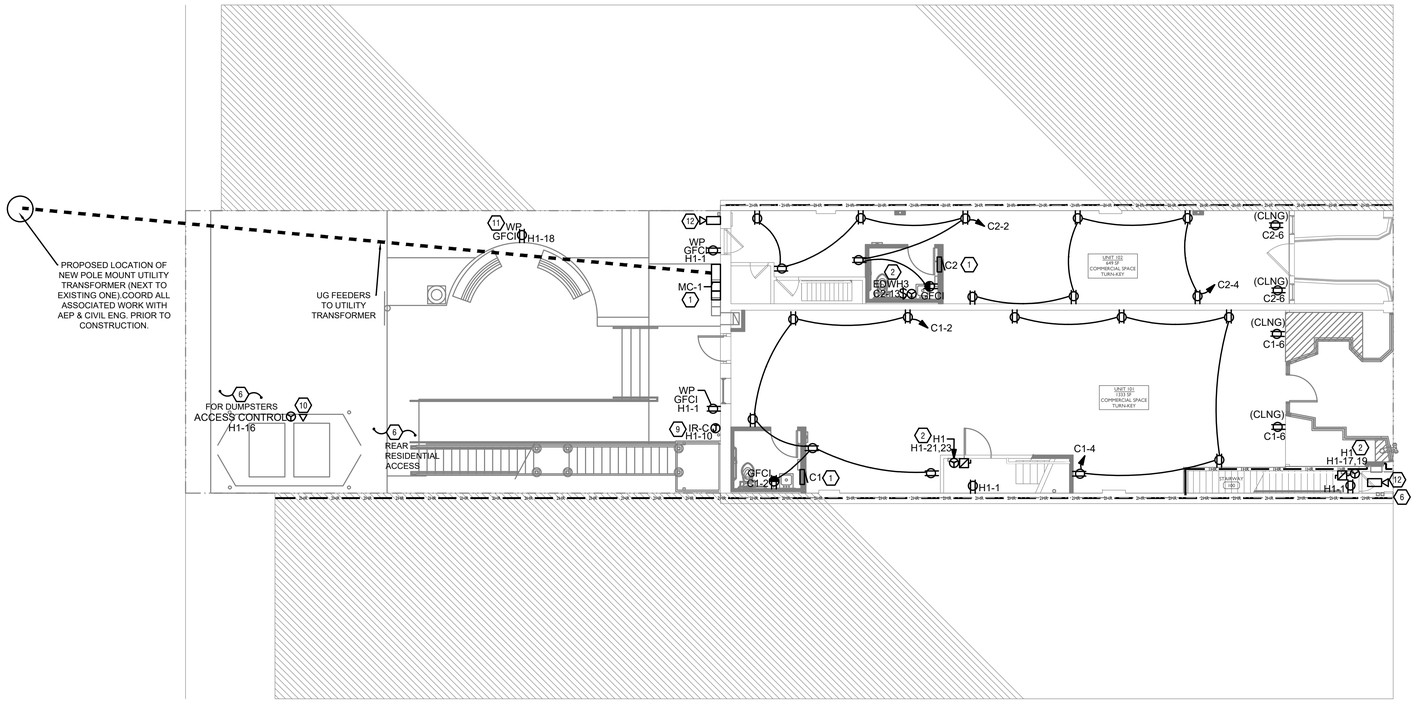

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ELECTRICAL POWER PLAN - FIRST FLOOR | 1

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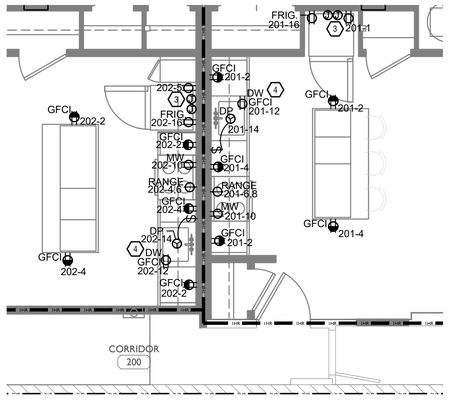
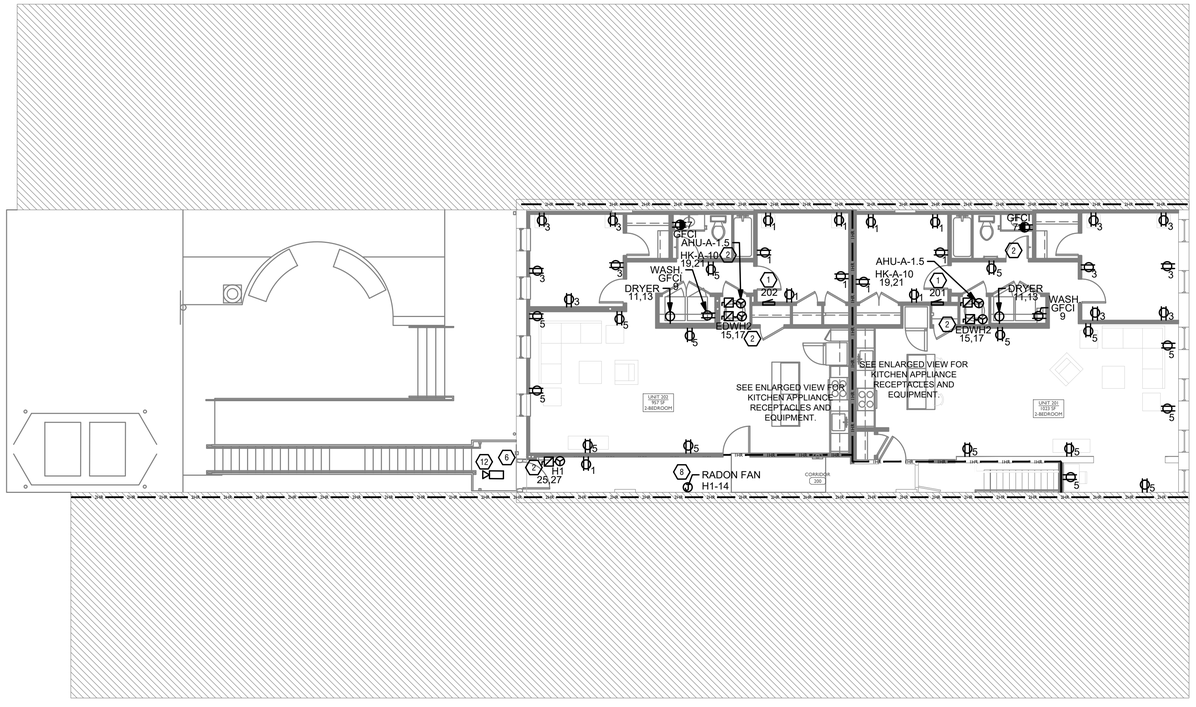


ENLARGED KITCHEN UNITS 201/202: 1/4" = 1'



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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-DWELLING UNITS

A. PROVIDE AFCI PROTECTION IN ACCORDANCE WITH NEC 210.12. AFCI PROTECTION MUST BE PROVIDED WHERE EXISTING BRANCH CIRCUIT WIRING IS MODIFIED, OR RECEPTACLES ARE REPLACED, IN ACCORDANCE WITH NEC AND LOCAL ELECTRICAL INSPECTION REQUIREMENTS. REFER TO NEC 406.4 (D) AND NEC 210.12 (D)
B. FURNISH AND INSTALL SMOKE DETECTORS AS REQUIRED BY CODE. SMOKE DETECTORS SHOWN ON EBS DRAWINGS ARE INTENDED TO CONVEY GENERAL COMPLIANCE FOR BUILDING DEPARTMENT SUBMITTALS. PROVIDE INTERWIRING BETWEEN SMOKE DETECTORS LOCATED IN THE SAME UNIT. SMOKE DETECTORS SHALL BE HARD WIRED WITH BATTERY BACK-UP. FIRE ALARM AND/OR SMOKE DETECTOR SYSTEMS ARE FURNISHED ON A DESIGN-BUILD BASIS BY THE ELECTRICIAN.
C. WHERE CIRCUITING IS SHOWN TYPICAL FOR MULTIPLE UNITS, COORDINATE BREAKER/WIRE SIZES FOR EQUIPMENT FURNISHED BY OTHERS WITH SHOP DRAWINGS PROVIDED BY THE CONTRACTOR SUPPLYING THE EQUIPMENT. VERIFY BREAKER/WIRE SIZES FOR EQUIPMENT OR APPLIANCE FOR EACH UNIT PRIOR TO ROUGH-IN.
D. SEE ARCHITECTURAL REFLECTED CEILING PLANS FOR DIMENSIONED LOCATIONS OF ALL LIGHT FIXTURES.
E. PROVIDE CONDUIT AND PULL STRING TO APPROVED LOCATION FOR VOICE, DATA, AND CATV CABLES.
F. CIRCUITING ON DRAWINGS AND PANEL SCHEDULE IS SHOWN TYPICAL FOR SIMILAR UNITS. REFER TO DWELLING UNIT LOAD SUMMARIES FOR INDIVIDUAL DWELLING UNIT LOAD CALCULATIONS
G. COORDINATE RECEPTACLE, PHONE, AND TV DEVICE PLACEMENT WITH FURNITURE LOCATIONS. VERIFY WITH ARCHITECT PRIOR TO ROUGH IN. LOCATIONS SHOWN ON DRAWINGS ARE INTENDED TO CONVEY DESIGN INTENT, AND DEMONSTRATE GENERAL COMPLIANCE WITH CODE. WHERE ACTUAL STUD LOCATIONS REQUIRE DEVICE LOCATIONS TO BE ADJUSTED, ADDED OR MINOR VARIATIONS AMONG UNITS THAT ARE SHOWN AS "TYPICAL", ETC. OCCUR, CONTRACTOR, UNDER HIS BASE BID, TO MAKE NECESSARY ADJUSTMENTS / ADDITIONS IN THE FIELD TO MAINTAIN NEC DWELLING UNIT RECEPTACLE SPACING REQUIREMENTS. WHERE ACTUAL WINDOW CONSTRUCTION PROHIBITS THE INSTALLATION OF A WALL RECEPTACLE, PROVIDE FLOOR RECEPTACLE WITHIN 18 INCHES OF THE BASE OF THE WALL. PROVIDE TAMPER PROOF RECEPTACLES AS REQUIRED BY NEC ART. 406.12

SCALE: 1/4" = 1'-0" ELECTRICAL POWER PLAN - SECOND FLOOR | 1

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

STATE OF OHIO
PAUL R SPRONG
PE 74471
REGISTERED
PROFESSIONAL ENGINEER

Progress Dates
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Drawn by: DJD

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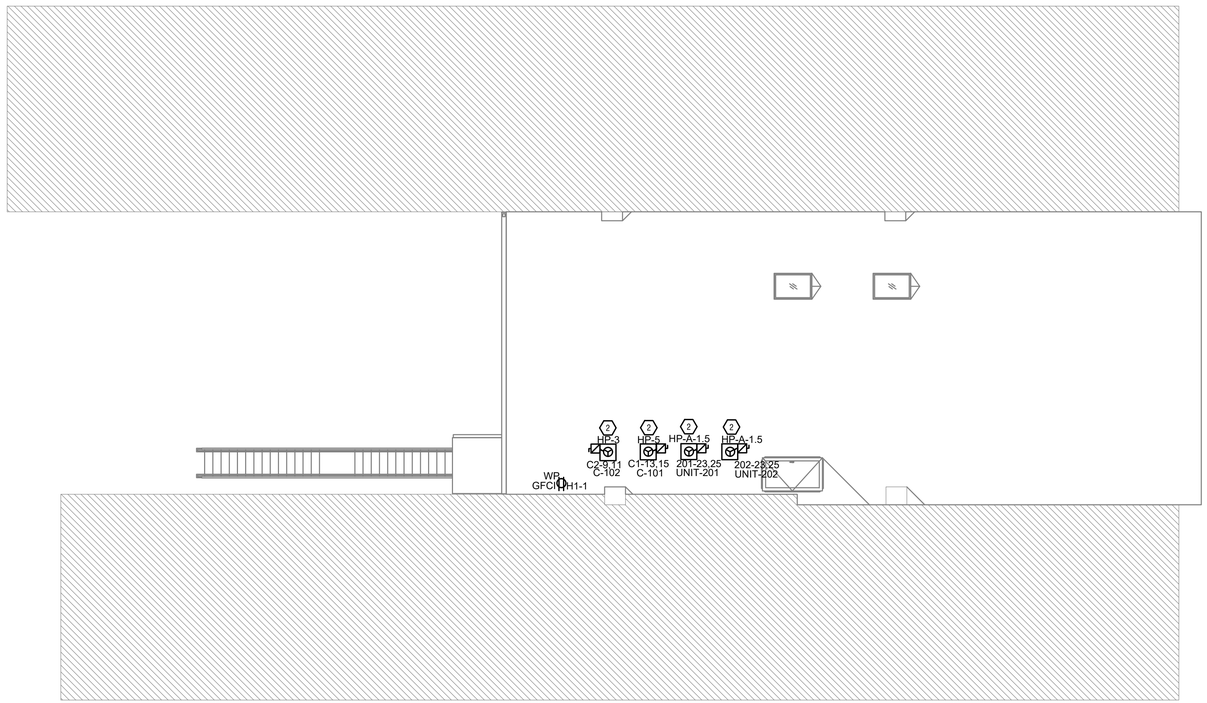
ENGINEERED BUILDING SYSTEMS INC.
TEAMWORK ▪ COLLABORATION
SHARED SUCCESS
515 Monmouth Street, Suite 204
Newport, KY 41071 (859) 261-0585
MEP Consulting Services, Inc. in OH

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

21001 ----

E1.02



KEYED SHEET NOTES

1. NEW ELECTRICAL EQUIPMENT. SEE SINGLE LINE DIAGRAM AND PANEL SCHEDULES FOR MORE INFORMATION.
2. MECHANICAL EQUIPMENT PROVIDED BY THE MECHANICAL CONTRACTOR. WIRING BY THE ELECTRICAL CONTRACTOR. VERIFY LOCATION AND REQUIREMENTS WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.
3. RECEPTACLE AND J-BOXES SHOWN SERVE APT UNIT LO-VOLT DEMARC. SEE ELEC SPECS FOR MORE INFORMATION. PROVIDE CAT6E FOR DATA, AND QUAD-SHIELD COAX (CONFIRM REQUIRED CABLE TYPE WITH SPECTRUM PRIOR TO ROUGH-IN) FOR TV LOCATIONS SHOW. CABLE TERMINATIONS BY UTILITY PROVIDER. EC TO PROVIDE ALL HOMERUN CABLING INCLUDING FROM ABOVE FRIDGE DEMARC TO DEVICE(S) SHOWN (TYP. ALL UNITS). SEE LEGEND FOR MORE INFORMATION.
4. DISHWASHER MUST BE GFCI PROTECTED PER NEC 210.8(D). INSTALL RECEPTACLE IN BASE CABINET UNDER KITCHEN SINK IN READILY ACCESSIBLE LOCATION. EC TO PROVIDE 6' MIN. UL LISTED NEMA 5-15P CORD WHIP FOR DISHWASHER DISCONNECTING MEANS.
5. EC TO PROVIDE 4' X 4' X 3/4" PLYWOOD BACKBOARD AND DEDICATED QUAD RECEPTACLE FOR MAIN PHONE/DATA/I-T UTILITY DEMARC. PROVIDE REQ. RACEWAYS & COORDINATE LOCATION OF UTILITY POLE WITH CIVIL ENG, OWNER, AND DATA/PHONE PROVIDER PRIOR TO CONSTRUCTION.
6. ENTRY SYSTEM ACCESS CONTROL. VERIFY SYSTEM REQUIREMENTS AND ROUGH-IN LOCATIONS WITH OWNER PRIOR TO START OF CONSTRUCTION. PROVIDE POWER FOR OWNERS HEAD-END EQUIPMENT AND REMOTE POWER FOR SECURE DOORS AS REQUIRED. PROVIDE AND INSTALL PHONE HOMERUN FROM ENTRY SYSTEM INTERCOM TO BASEMENT PHONE DEMARC.
7. PROVIDE 120 VOLT DEDICATED CIRCUIT FOR SPRINKLER RISER MONITORING PANEL (SMP). SYSTEM TO BE DESIGN BUILD BY FIRE PROTECTION CONTRACTOR. CONFIRM ALL REQUIREMENTS WITH INSTALLING CONTRACTOR, ARCH CODE SHEET, AND OWNER PRIOR TO CONSTRUCTION.
8. ELECTRICAL CONTRACTOR TO INSTALL 120 VOLT DEDICATED CIRCUIT IN J-BOX FOR FUTURE RADON EXHAUST FAN IN AN ACCESSIBLE LOCATION. VERIFY LOCATION WITH ARCHITECT PRIOR TO ROUGH-IN. CIRCUIT AS SHOWN.
9. COORDINATE LOCATION OF J-BOX THAT PROVIDES POWER FOR OWNERS IRRIGATION CONTROL SYSTEM WITH INSTALLING CONTRACTOR, OWNER, AND ARCHITECT PRIOR TO CONSTRUCTION.
10. INSTALL SPARE EMPTY 1" CONDUIT WITH PULL-STRING FROM BASEMENT TO REAR COURTYARD DUMPSTER ENCLOSURE FOR OWNERS ENTRY SYSTEM.
11. COORDINATE LOCATION OF RECEPTACLE AT COURTYARD SEATING AREA WITH OWNER, CIVIL ENG, AND ARCHITECT PRIOR TO CONSTRUCTION. RECEPTACLE TO BE POST MOUNTED ON BLACK ALUMINUM POST, OR SIMILAR.
12. PROVIDE ITEMS NECESSARY TO OPERATE OWNER SUPPLIED SECURITY CAMERAS. EC TO COORDINATE ALL ASSOCIATED WORK WITH OWNER AND ARCHITECT PRIOR TO CONSTRUCTION.

INTERIOR EXPOSED CONDUIT NOTE

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

SCOPE OF WORK

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

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.

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 DEVICE 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.

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

ELECTRICAL POWER PLAN - ROOF PLAN | 1

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

STATE OF OHIO
PAUL R SPRONG
PE 74471
REGISTERED
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Revisions

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Drawn by: DJD

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TEAMWORK • COLLABORATION
SHARED SUCCESS
515 Monmouth Street, Suite 204
Newport, KY 41071 (859) 261-0585
MEP Consulting Services, Inc. in OH

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

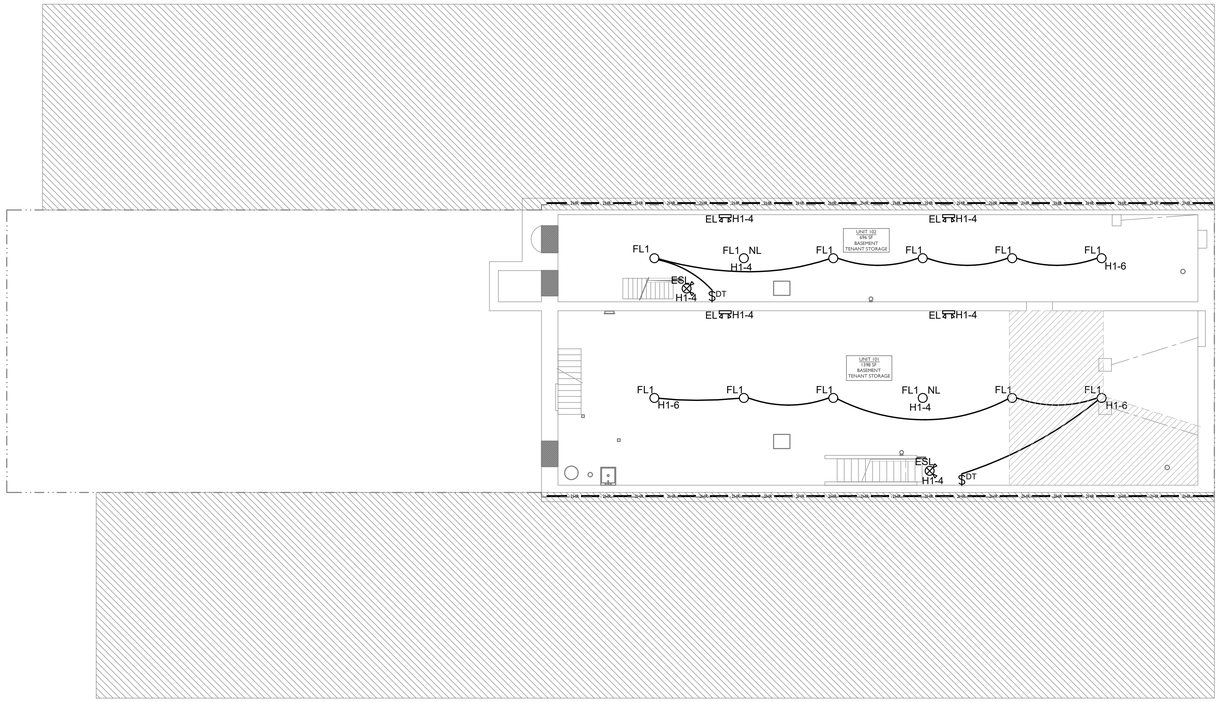
21001 ----

E1.03

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
EL3	(1) 7.3W LED	EXTERIOR CORNICE LIGHT FIXTURE	HYDREL HLF-SERIES (CONFIRM MODEL WITH OWNER. BASIS OF DESIGN 7.3 WATTS/1FT)	7.3
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
ESL2	(2) 4.3W LED	EXIT/EMERGENCY COMBO-PROVIDE REMOTE CAPABILITY AS REQUIRED	EZXTEU-2-G-B-EM-RC	4.3
F1	(1) 16W INTEGRATED	CEILING FAN/LIGHT 52"	MINKA AIRE - DYNO INTERIOR FAN F1000-WH	16
FL1	(1) 26W LED	ROUND LED SURFACE MOUNT (W/ INTEGRAL OCCUPANCY SENSOR)	NUVO - 26 WATT 3000K 15" ROUND FLUSH MOUNT LED FIXTURE	26
G1	(1) 10W LED	IN-GROUND LANDSCAPING LIGHT FOR TREES IN COURTYARD	KIM LIGHITNG EL218F3-8L3KUV-BL-SM18-BL-P	10
P1	(6) 60W LED	PENDANT - RESIDENTIAL LOBBY	WEST ELM - HAYES 6 LIGHT CHANDELIER	60
P2	(6) 60W LED	PENDANT - LARGE	WEST ELM - SWOOP ARM CHANDELIER SMALL BRASS	60
PL	(1) 30W LED	REAR COURTYARD POLE LIGHT - LED W/ INTEGRATED 120V GFCI RECEPTACLE (PROVIDEDE BY EC)	FORMS & SURFACES LPRIN-LED	30
RH1	(2) LED	REMOTE HEAD - POWERED FROM LOCAL EXIT SIGN BATTERY	LITHONIA ELA B T QWP LO309	
SM1	(1) 9.5W LED	5" LED - LOW PROFILE DISK	PHILLIPS - LIGHTOLIER SLIMSURFACE LED DOWNLIGHT	9.5
SM2	(1) 9.5W LED	5" SURFACE AREA LIGHT	PHILLIPS - LIGHTOLIER SLIMSURFACE LED DOWNLIGHT	9.5
SM3	(1) 9.5W LED	5" SURFACE LED DISK - WET LISTED	PHILLIPS - LIGHTOLIER SLIMSURFACE LED DOWNLIGHT	9.5
TL1	(1) 15W LED	4' FOOT TRACK SECTION	WAC LIGHTING AC LED TRACK LUMINAIRE H/L/J-LED202	15
UC	(1) 15W LED	UNDER CABINET LIGHT	WAC - UNDERCABINET TASK LUMINAIRE	15
V1	(1) 24W LED	VANITY LIGHT	VISUAL COMFORT - LYNK 24 BATH	24
V2	(1) 20W LED	VANITY LIGHT	FMVCSL-24in-MVolt-30K-90CRI-BZ	20

NL = EGRESS ILLUMINATION



SCOPE OF WORK

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

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.

GENERAL NOTES-LIGHTING

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

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

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

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

INTERIOR EXPOSED CONDUIT NOTE

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

KEYED SHEET NOTES

1. EXTERIOR LIGHTING CONTROLLED BY PHOTOCELL DEVICE. MOUNT DEVICE TOWARDS UNOBSTRUCTED SKY, AND AWAY FROM ADJACENT LIGHTING.
2. PROVIDE HARD-WIRED SMOKE DETECTORS WITH BATTERY BACK-UP AS REQUIRED.
3. AIM EMERGENCY EGRESS FIXTURE (RH1) TOWARDS HISTORIC STOREFRONT TO ILLUMINATE EXTERIOR PER OBC.
4. NEW LIGHT POLE BASE , POLE, AND FIXTURE. REDER TO FIXTURE SCHEDULE FOR LIGHT AND REFER TO DETAIL 2 ON CIVIL SHEET C702 FOR LIGHT POLE BASE. RECEPTACLE ON POLE TO BE ON SEPARATE CIRCUIT FROM LIGHT.
5. NEW IN-GROUND LIGHT FIXTURE (ACCENT LIGHT FOR TREE). COORDINATE WITH LANDSCAPING PLAN. SEE DETAIL 6 ON CIVIL SHEET C702 FOR MORE INFORMATION.

SCALE: 1/8" = 1'-0" ELECTRICAL LIGHTING PLAN - BASEMENT | 1

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

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21001 ----

E2.00

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
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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
ESL2	(2) 4.3W LED	EXIT/EMERGENCY COMBO-PROVIDE REMOTE CAPABILITY AS REQUIRED	EZXTEU-2-G-B-EM-RC	4.3
F1	(1) 16W INTEGRATED	CEILING FAN/LIGHT 52"	MINKA AIRE - DYNO INTERIOR FAN F1000-WH	16
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PL	(1) 30W LED	REAR COURTYARD POLE LIGHT - LED W/ INTEGRATED 120V GFCI RECEPTACLE (PROVIDEDE BY EC)	FORMS & SURFACES LPRIN-LED	30
RH1	(2) LED	REMOTE HEAD - POWERED FROM LOCAL EXIT SIGN BATTERY	LITHONIA ELA B T QWP LO309	
SM1	(1) 9.5W LED	5" LED - LOW PROFILE DISK	PHILLIPS - LIGHTOLIER SLIMSURFACE LED DOWNLIGHT	9.5
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V2	(1) 20W LED	VANITY LIGHT	FMVCSL-24in-MVolt-30K-90CRI-BZ	20

NL = EGRESS ILLUMINATION

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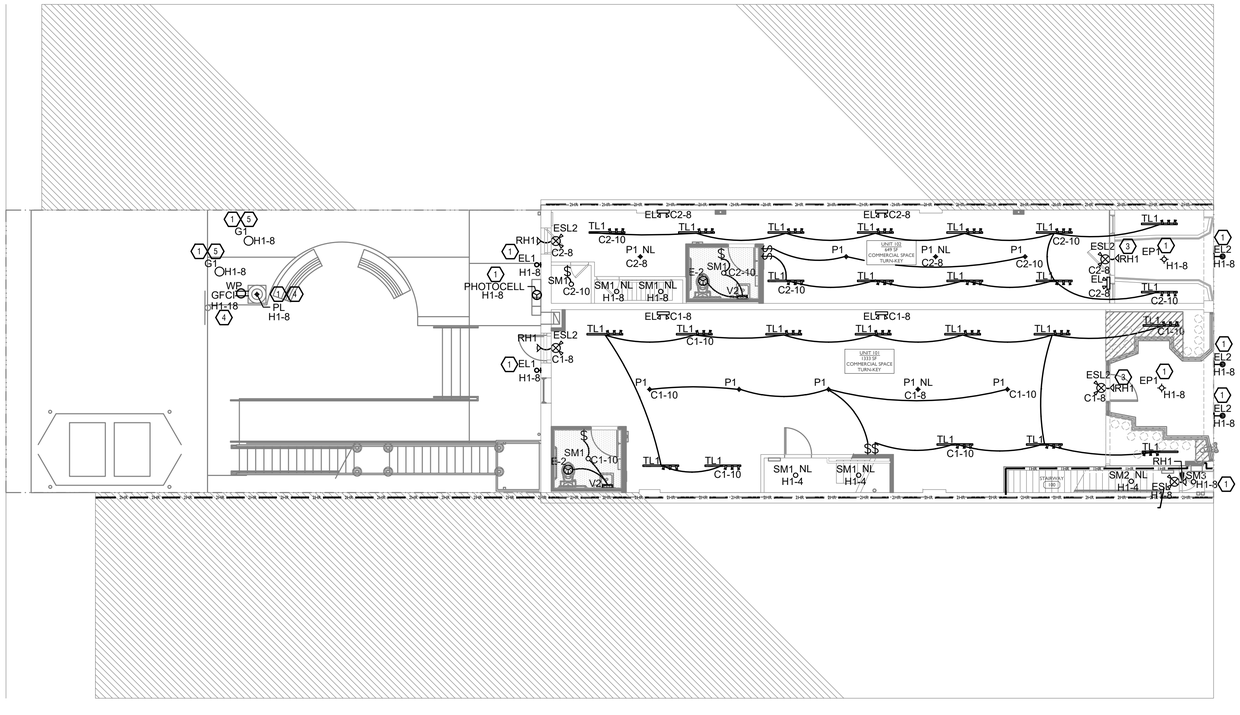
4. NEW LIGHT POLE BASE , POLE, AND FIXTURE. REDER TO FIXTURE SCHEDULE FOR LIGHT AND REFER TO DETAIL 2 ON CIVIL SHEET C702 FOR LIGHT POLE BASE. RECEPTACLE ON POLE TO BE ON SEPARATE CIRCUIT FROM LIGHT.
5. NEW IN-GROUND LIGHT FIXTURE (ACCENT LIGHT FOR TREE). COORDINATE WITH LANDSCAPING PLAN. SEE DETAIL 6 ON CIVIL SHEET C702 FOR MORE INFORMATION.



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

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

STATE OF OHIO
PAUL R SPRONG
PE 74471
REGISTERED
PROFESSIONAL ENGINEER

Progress Dates
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PR-09740

ENGINEERED BUILDING SYSTEMS INC.
TEAMWORK • COLLABORATION
SHARED SUCCESS
515 Monmouth Street, Suite 204
Newport, KY 41071 (859) 261-0585
MEP Consulting Services, Inc. in OH

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

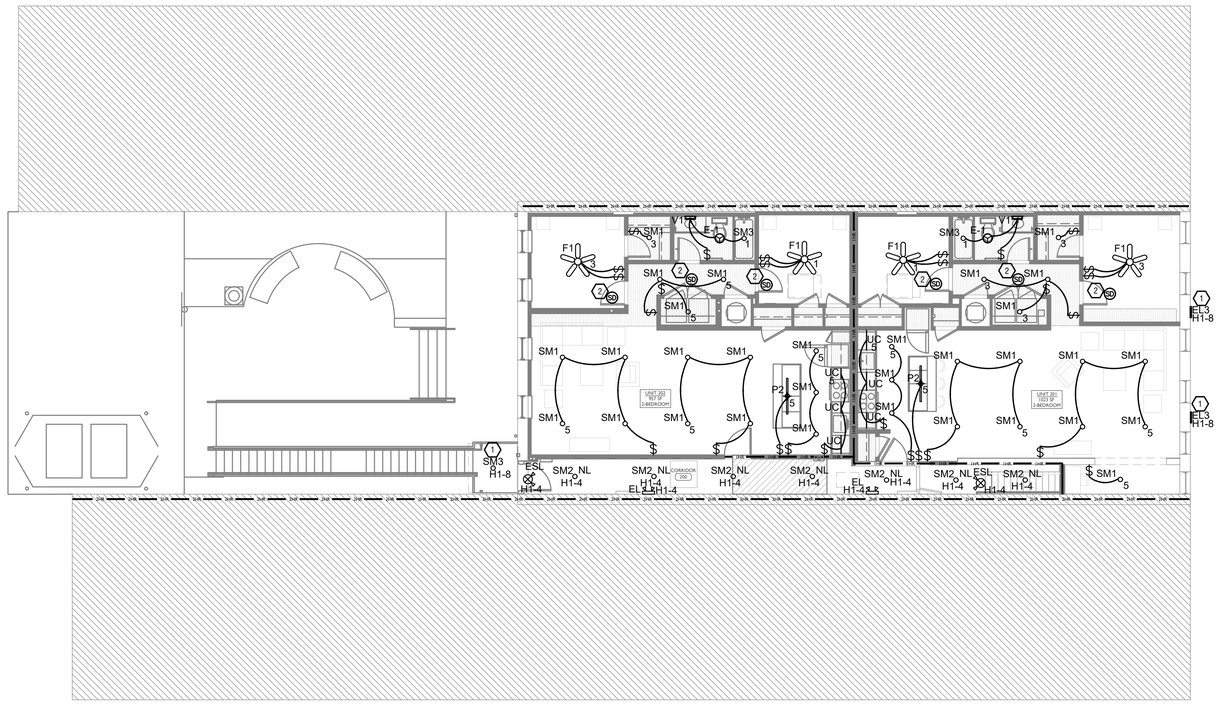
21001 ----

E2.01

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
EL3	(1) 7.3W LED	EXTERIOR CORNICE LIGHT FIXTURE	HYDREL HLF-SERIES (CONFIRM MODEL WITH OWNER. BASIS OF DESIGN 7.3 WATTS/1FT)	7.3
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
ESL2	(2) 4.3W LED	EXIT/EMERGENCY COMBO-PROVIDE REMOTE CAPABILITY AS REQUIRED	EZXTEU-2-G-B-EM-RC	4.3
F1	(1) 16W INTEGRATED	CEILING FAN/LIGHT 52"	MINKA AIRE - DYNO INTERIOR FAN F1000-WH	16
FL1	(1) 26W LED	ROUND LED SURFACE MOUNT (W/ INTEGRAL OCCUPANCY SENSOR)	NUVO - 26 WATT 3000K 15" ROUND FLUSH MOUNT LED FIXTURE	26
G1	(1) 10W LED	IN-GROUND LANDSCAPING LIGHT FOR TREES IN COURTYARD	KIM LIGHITNG EL218F3-8L3KUV-BL-SM18-BL-P	10
P1	(6) 60W LED	PENDANT - RESIDENTIAL LOBBY	WEST ELM - HAYES 6 LIGHT CHANDELIER	60
P2	(6) 60W LED	PENDANT - LARGE	WEST ELM - SWOOP ARM CHANDELIER SMALL BRASS	60
PL	(1) 30W LED	REAR COURTYARD POLE LIGHT - LED W/ INTEGRATED 120V GFCI RECEPTACLE (PROVIDEDE BY EC)	FORMS & SURFACES LPRIN-LED	30
RH1	(2) LED	REMOTE HEAD - POWERED FROM LOCAL EXIT SIGN BATTERY	LITHONIA ELA B T QWP LO309	
SM1	(1) 9.5W LED	5" LED - LOW PROFILE DISK	PHILLIPS - LIGHTOLIER SLIMSURFACE LED DOWNLIGHT	9.5
SM2	(1) 9.5W LED	5" SURFACE AREA LIGHT	PHILLIPS - LIGHTOLIER SLIMSURFACE LED DOWNLIGHT	9.5
SM3	(1) 9.5W LED	5" SURFACE LED DISK - WET LISTED	PHILLIPS - LIGHTOLIER SLIMSURFACE LED DOWNLIGHT	9.5
TL1	(1) 15W LED	4' FOOT TRACK SECTION	WAC LIGHTING AC LED TRACK LUMINAIRE H/L/J-LED202	15
UC	(1) 15W LED	UNDER CABINET LIGHT	WAC - UNDERCABINET TASK LUMINAIRE	15
V1	(1) 24W LED	VANITY LIGHT	VISUAL COMFORT - LYNK 24 BATH	24
V2	(1) 20W LED	VANITY LIGHT	FMVCSL-24in-MVolt-30K-90CRI-BZ	20

NL = EGRESS ILLUMINATION



SCOPE OF WORK

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

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.

GENERAL NOTES-LIGHTING

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

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

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

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

INTERIOR EXPOSED CONDUIT NOTE

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

KEYED SHEET NOTES

1. EXTERIOR LIGHTING CONTROLLED BY PHOTOCELL DEVICE. MOUNT DEVICE TOWARDS UNOBSTRUCTED SKY, AND AWAY FROM ADJACENT LIGHTING.
2. PROVIDE HARD-WIRED SMOKE DETECTORS WITH BATTERY BACK-UP AS REQUIRED.
3. AIM EMERGENCY EGRESS FIXTURE (RH1) TOWARDS HISTORIC STOREFRONT TO ILLUMINATE EXTERIOR PER OBC.
4. NEW LIGHT POLE BASE , POLE, AND FIXTURE. REDER TO FIXTURE SCHEDULE FOR LIGHT AND REFER TO DETAIL 2 ON CIVIL SHEET C702 FOR LIGHT POLE BASE. RECEPTACLE ON POLE TO BE ON SEPARATE CIRCUIT FROM LIGHT.
5. NEW IN-GROUND LIGHT FIXTURE (ACCENT LIGHT FOR TREE). COORDINATE WITH LANDSCAPING PLAN. SEE DETAIL 6 ON CIVIL SHEET C702 FOR MORE INFORMATION.

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

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E2.02

ELECTRICAL LEGEND

*SEE LIGHT FIXTURE SCHEDULE FOR FIXTURE TYPES.

$	SINGLE POLE LIGHT SWITCH
$3	THREE WAY LIGHT SWITCH
$4	FOUR WAY LIGHT SWITCH
$D	DIMMER SWITCH
$FS	FAN SPEED CONTROL
ODT	OCC SENSOR - CEILING - DUAL TECHNOLOGY
OPIR	OCC SENSOR - CEILING - PASSIVE INFRARED
$DT	OCC SENSOR - WALL - DUAL TECHNOLOGY
$PIR	OCC SENSOR - WALL - PASSIVE INFRARED
	OCC SENSOR POWER PACK
	OCC SENSOR POWER PACK - 2 CKT
	DUPLEX RECEPTACLE
USB	DUPLEX RECEPTACLE W/USB JACKS
	COUNTER HEIGHT DUPLEX RECEPTACLE
	QUAD RECEPTACLE
	COUNTER HEIGHT QUAD RECEPTACLE
(CLNG)	CEILING (SHOW WINDOW) RECEPTACLE
GFCI	DUPLEX - GFCI RECEPTACLE
GFCI	COUNTER HEIGHT DUPLEX - GFCI RECEPTACLE
	SPLIT-WIRED (SWITCHED) RECEPTACLE
WP GFCI	WEATHER PROOF - GFCI RECEPTACLE
DW GFCI	DISHWASHER - GFCI RECEPTECLE
DISP	GARBAGE DISPOSAL
MW	MICROWAVE RECEPTACLE
FRIG	REFRIGERATOR RECEPTACLE
RANGE	RANGE - 208-240V/ 1-PHASE 50 AMP RECEPTACLE
WASH GFCI	WASHER - GFCI RECEPTACLE
DRYER	DRYER - 208-240V/ 1-PHASE 30 AMP RECEPTACLE
W/D	STACKED WASHER/DRYER - 208-240V/ 1-PHASE 30 AMP RECEPTACLE
	DUPLEX - MONUMENT FLOOR BOX
	DUPLEX - RECESSED FLOOR BOX
	PANELBOARD
	PANELBOARD W/ BUS (MCB OR MLO) - SINGLE LINE DIAGRAM
	TRANSFORMER - SINGLE LINE DIAGRAM
	TRANSFORMER W/ GROUND - SINGLE LINE DIAGRAM
	PADMOUNT TRANSFORMER - SINGLE LINE DIAGRAM
	AUTOMATIC TRANSFER SWITCH (ATS) - SINGLE LINE DIAGRAM
	STANDBY/EMERGENCY GENERATOR - SINGLE LINE DIAGRAM
	* METER BASE - SINGLE LINE DIAGRAM
	FUSED DISCONNECT - SINGLE LINE DIAGRAM
	* CT CABINET - SINGLE LINE DIAGRAM

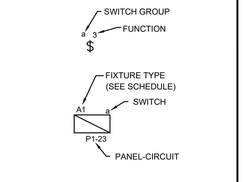
L5-20R	LOCKING 125V/20 AMP - RECEPTACLE
L6-20R	LOCKING 250V/20 AMP (1-PHASE) - RECEPTACLE
L5-30R	LOCKING 125V/30 AMP - RECEPTACLE
L6-30R	LOCKING 250V/20 AMP (1-PHASE) - RECEPTACLE
PP	FURNITURE POWER POLE - RECEPTACLE
RFF	FURNITURE RECESSED FLOOR FEED
WFF	FURNITURE WALL FEED
FB	RECESSED FLOOR BOX - MULTI-SERVICE (POWER/DATA)
AV	RECESSED FLOOR BOX - MULTI-SERVICE W/AV
PT	RECESSED MULTI-SERVICE POKE THRU
	SPECIAL CONNECTION
	SIMPLEX RECEPTACLE
	EQUIPMENT CONNECTION
$M	MANUAL MOTOR STARTER
	NON-FUSED DISCONNECT
	FUSED DISCONNECT
	FUSED DISCONNECT W/MAGNETIC MOTOR STARTER
	JUNCTION BOX
HNE	HOME NETWORK ENCLOSURE
	SECURITY CAMERA
	DATA LOCATION (RING & STRING, U.N.O)
	VOICE DROP - LOCATION
	VOICE/DATA DROP - LOCATION
	CABLE TV (COAX) - LOCATION
CR	CARD READER
DR	DOOR RELEASE - ACCESS CONTROL
DS	DOOR STRIKE - ACCESS CONTROL
ML	MAG-LOCK - ACCESS CONTROL
PS	POSITION SWITCH
PR	PROXY READER
RE	REQUEST TO EXIT SWITCH
WAP	WIRELESS INTERNET ACCESS POINT
	DOOR HOLD - FIRE ALARM
DSD	DUCT SMOKE DETECTOR
FABP	FIRE ALARM BOOSTER PANEL
FACP	FIRE ALARM CONTROL PANEL
FARA	FIRE ALARM REMOTE ANNUNCIATOR
FS	SPRINKLER FLOW SWITCH
H	HEAT DETECTOR - FIRE ALARM
	HORN - FIRE ALARM
	HORN/STROBE - FIRE ALARM
PIV	POST INDICATOR VALVE - (PIV)
PRE-A	PRE-ACTION PANEL
PS	PRESSURE SWITCH
F	PULL STATION - FIRE ALARM
SD	SMOKE DAMPER
SD	SMOKE DETECTOR
CO SD	COMBINATION SMOKE/CO2 DETECTOR
SP	SPEAKER - FIRE ALARM
	SPEAKER/STROBE - FIRE ALARM
	STROBE - FIRE ALARM

* FINAL METER CONFIGURATION TBD/ APPROVED BY LOCAL UTILITY COMPANY PRIOR TO CONSTRUCTION.

ABBREVIATIONS:

#	Number	HP	Heat Pump
Ω	Ohm	HZ	Hertz
Φ	Phase	IG	Isolated Ground
A	Amperes	IMC	Intermediate Metal Conduit
AC	Alternating Current	KCMIL	Thousand Circular Mils
A/C	Air Conditioning	KVA	Kilovolt-Amperes
AFCI	Arc Fault Current Interrupter	LFMC	Liquid Tight Metal Conduit
AHU	Air Handling Unit	LTG	Lighitng
AIC	Ampere Interrupting Capacity	LRA	Locked Rotor Amperes
AL	Aluminum	MC	Metal Clad Cable
ATS	Automatic Transfer Switch	MCB	Main Circuit Breaker
ATC	Automatic Temperature Control	MCC	Motor Control Center
AWG	American Wire Gauge	MLO	Main Lug Only
C	Conduit	NC	Normally Closed
CATV	Cable Television	NEC	National Electrical Code
CB	Critical Branch	NEMA	National Electrical Manufactures Association
C/B	Circuit Breaker	NFPA	National Fire Protection Association
CKT	Circuit	NL	Night Lighting (Egress Illumination)
CCTV	Closed Circuit Television	NO	Normally Open
CT	Current Transformer	NTS	Not To Scale
CU	Condensing Unit	P	Pole
DC	Direct Current	PB	Push Button or Panic Button or Pull Box
DIA	Diameter	PNL	Panel
EC	Electrical Contractor	PWR	Power
EF	Exhaust Fan	QTY	Quantity
ELEV	Elevator	REQ	Required
EM	Emergency	RMC	Rigid Metal Conduit
EMT	Electrical Metallic Tubing	RNC	Rigid Non-Metallic Conduit
EPO	Emergency Power Off	RTU	Roof Top Unit
EWC	Electric Water Cooler	ST	Shunt Trip
EWH	Electric Water Heater	SW	Switch
FA	Fire Alarm	TSTAT	Thermostat
FAA	Fire Alarm Annuciator	TYP	Typical
FLA	Full Load Amperes	UG	Underground
FMC	Flexible Metal Conduit	UL	Underwriters Labratory
GF	Gas Furnace	UNO	Unless Noted Otherwise
GFCI	Ground Fault Current Interrupter	V	Volt
GND	Ground	VA	Volt-Amperes
GWH	Gas Water Heater	W	Watt or Wire
HOA	Hand-Off-Automatic Switch	WP	Weather Proof
HVAC	Heating, Ventilation, Air Conditioning	XFMR	Transformer

EXAMPLES:



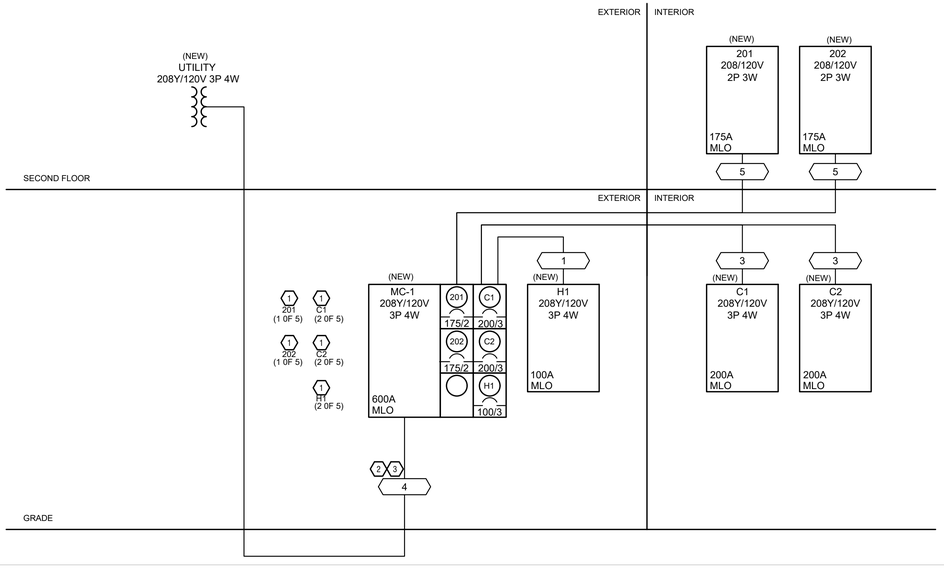
NOTE: ALL ITEMS MAY NOT BE USED.

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
EL3	(1) 7.3W LED	EXTERIOR CORNICE LIGHT FIXTURE	HYDREL HLF-SERIES (CONFIRM MODEL WITH OWNER. BASIS OF DESIGN 7.3 WATTS/1FT)	7.3
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
ESL2	(2) 4.3W LED	EXIT/EMERGENCY COMBO-PROVIDE REMOTE CAPABILITY AS REQUIRED	EZXTEU-2-G-B-EM-RC	4.3
F1	(1) 16W INTEGRATED	CEILING FAN/LIGHT 52"	MINKA AIRE - DYNO INTERIOR FAN F1000-WH	16
FL1	(1) 26W LED	ROUND LED SURFACE MOUNT (W/ INTEGRAL OCCUPANCY SENSOR)	NUVO - 26 WATT 3000K 15" ROUND FLUSH MOUNT LED FIXTURE	26
G1	(1) 10W LED	IN-GROUND LANDSCAPING LIGHT FOR TREES IN COURTYARD	KIM LIGHITNG EL218F3-8L3KUV-BL-SM18-BL-P	10
P1	(6) 60W LED	PENDANT - RESIDENTIAL LOBBY	WEST ELM - HAYES 6 LIGHT CHANDELIER	60
P2	(6) 60W LED	PENDANT - LARGE	WEST ELM - SWOOP ARM CHANDELIER SMALL BRASS	60
PL	(1) 30W LED	REAR COURTYARD POLE LIGHT - LED W/ INTEGRATED 120V GFCI RECEPTACLE (PROVIDEDE BY EC)	FORMS & SURFACES LPRIN-LED	30
RH1	(2) LED	REMOTE HEAD - POWERED FROM LOCAL EXIT SIGN BATTERY	LITHONIA ELA B T QWP LO309	
SM1	(1) 9.5W LED	5" LED - LOW PROFILE DISK	PHILLIPS - LIGHTOLIER SLIMSURFACE LED DOWNLIGHT	9.5
SM2	(1) 9.5W LED	5" SURFACE AREA LIGHT	PHILLIPS - LIGHTOLIER SLIMSURFACE LED DOWNLIGHT	9.5
SM3	(1) 9.5W LED	5" SURFACE LED DISK - WET LISTED	PHILLIPS - LIGHTOLIER SLIMSURFACE LED DOWNLIGHT	9.5
TL1	(1) 15W LED	4' FOOT TRACK SECTION	WAC LIGHTING AC LED TRACK LUMINAIRE H/L/J-LED202	15
UC	(1) 15W LED	UNDER CABINET LIGHT	WAC - UNDERCABINET TASK LUMINAIRE	15
V1	(1) 24W LED	VANITY LIGHT	VISUAL COMFORT - LYNK 24 BATH	24
V2	(1) 20W LED	VANITY LIGHT	FMVCSL-24in-MVolt-30K-90CRI-BZ	20

NL = EGRESS ILLUMINATION

AVAILABLE FAULT CURRENT TO BE DETERMINED BY AEP UTILTIES



FEEDER SCHEDULE

ID	CONDUIT AND FEEDER
1	1-1/4"C,3#1 AL,#1 AL N,#6 AL G
3	2-1/2"C,3#250kcmil AL,#250kcmil AL N,#4 AL G
4	(2)3"C,3#500kcmil AL,#500kcmil AL N
5	2#4/0 AL,#4/0 AL N,#4 AL G

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

GENERAL NOTES-SINGLE LINE DIAGRAM

A. 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.

B. 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.

C. 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

D. ELECTRICAL CONTRACTOR SHALL NOT ORDER OR PURCHASE ANY MATERIALS OR EQUIPMENT UNTIL PERMIT DRAWINGS HAVE BEEN APPROVED BY AHJ.

E. 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.

PLATTE
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VAN WERT, OH 45891
VAN WERT DEVELOPMENT, PHASE II

21001 ----

E3.00

C1

ROOM
MOUNTING **FLUSH**
FED FROM **MC-1**
NOTE

VOLTS **208Y/120V 3P 4W**
BUS AMPS **200**
NEUTRAL **100%**

AIC **T.B.D.**
MAIN BKR **MLO**
LUGS **STANDARD**

CKT #	CKT BKR	LOAD KVA	CIRCUIT DESCRIPTION		CKT #	CKT BKR	LOAD KVA	CIRCUIT DESCRIPTION
1	70/2	10	AHU-5	a	2	20/1	1.08	RECEPTACLE
3	|			b	4	20/1	0.9	RECEPTACLE
5	70/2	10	AHU-5	c	6	20/1	0.36	RECEPTACLE
7	|			a	8	20/1	0.073	EM/NL LIGHTING
9	20/2	1.5	EDWH1	b	10	20/1	0.55	E-2, LIGHTING
11	|			c	12	20/1	0	SPACE
13	20/2	2.45	HP-5	a	14	20/1	0	SPACE
15	|			b	16	20/1	0	SPACE
17	20/1	0	SPACE	c	18	20/1	0	SPACE
19	20/1	0	SPACE	a	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	a	26	20/1	0	SPACE
27	20/1	0	SPACE	b	28	20/1	0	SPACE
29	20/1	0	SPACE	c	30	20/1	0	SPACE
31	20/1	0	SPACE	a	32	20/1	0	SPACE
33	20/1	0	SPACE	b	34	20/1	0	SPACE
35	20/1	0	SPACE	c	36	20/1	0	SPACE
37	20/1	0	SPACE	a	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	0.522	0.653	(125%)	RECEPTACLES	2.34	2.34	(50%>10)
APPLIANCE	0.1	0.1	(100%)	CONTINUOUS	1.5	1.88	(125%)
LARGEST MOTOR	10	2.5	(25%)	HEATING	22.5	22.5	(100%)
				COOLING	22.5	0	(0%)
				TOTAL LOAD		29.9	
				BALANCED 3-PHASE LOAD		83.1 A	
				PHASE A		133%	
				PHASE B		96.5%	
				PHASE C		70.6%	

C2

ROOM
MOUNTING **FLUSH**
FED FROM **MC-1**
NOTE

VOLTS **208Y/120V 3P 4W**
BUS AMPS **200**
NEUTRAL **100%**

AIC **T.B.D.**
MAIN BKR **MLO**
LUGS **STANDARD**

CKT #	CKT BKR	LOAD KVA	CIRCUIT DESCRIPTION		CKT #	CKT BKR	LOAD KVA	CIRCUIT DESCRIPTION
1	50/2	7.5	AHU-3	a	2	20/1	1.08	RECEPTACLE
3	|			b	4	20/1	0.9	RECEPTACLE
5	50/2	7.5	AHU-3	c	6	20/1	0.36	RECEPTACLE
7	|			a	8	20/1	0.135	EM/NL LIGHTING
9	20/2	2.45	HP-3	b	10	20/1	0.439	E-2, LIGHTING
11	|			c	12	20/1	0	SPACE
13	40/1	3.5	EDWH3	a	14	20/1	0	SPACE
15	20/1	0	SPACE	b	16	20/1	0	SPACE
17	20/1	0	SPACE	c	18	20/1	0	SPACE
19	20/1	0	SPACE	a	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	a	26	20/1	0	SPACE
27	20/1	0	SPACE	b	28	20/1	0	SPACE
29	20/1	0	SPACE	c	30	20/1	0	SPACE
31	20/1	0	SPACE	a	32	20/1	0	SPACE
33	20/1	0	SPACE	b	34	20/1	0	SPACE
35	20/1	0	SPACE	c	36	20/1	0	SPACE
37	20/1	0	SPACE	a	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	0.474	0.592	(125%)	RECEPTACLES	2.34	2.34	(50%>10)
APPLIANCE	0.1	0.1	(100%)	CONTINUOUS	3.5	4.38	(125%)
LARGEST MOTOR	7.5	1.88	(25%)	HEATING	17.5	17.5	(100%)
				COOLING	17.5	0	(0%)
				TOTAL LOAD		26.7	
				BALANCED 3-PHASE LOAD		74.2 A	
				PHASE A		151%	
				PHASE B		80.3%	
				PHASE C		68.5%	

H1

ROOM
MOUNTING **FLUSH**
FED FROM **MC-1**
NOTE

VOLTS **208Y/120V 3P 4W**
BUS AMPS **100**
NEUTRAL **100%**

AIC **T.B.D.**
MAIN BKR **MLO**
LUGS **STANDARD**

CKT #	CKT BKR	LOAD KVA	CIRCUIT DESCRIPTION		CKT #	CKT BKR	LOAD KVA	CIRCUIT DESCRIPTION
1	20/1	1.44	RECEPTACLE	a	2	20/1	0.36	RECEPTACLE
3	40/2	5	DH-1	b	4	20/1	0.176	EM/NL LIGHTING
5	|			c	6	20/1	0.26	LIGHTING
7	40/2	5	DH-1	a	8	20/1	0.776	LIGHTING, PHOTOCELL
9	|			b	10	20/1	0.25	(IR-C) IRRIGATION CONTROLS
11	20/1	0.864	ESE1	c	12	20/1	0.5	(SMP) SPRINKLER MONITORING PANEL
13	20/1	0.96	DE-1	a	14	20/1	0.25	RADON FAN
15	20/1	0.96	DE-1	b	16	20/1	0.25	ACCESS CONTROL
17	20/2	2	H1	c	18	20/1	0.36	REAR COURTYARD RECEPTACLE
19	|			a	20	20/1	0	SPACE
21	20/2	2	H1	b	22	20/1	0	SPACE
23	|			c	24	20/1	0	SPACE
25	20/2	2	H1	a	26	20/1	0	SPACE
27	|			b	28	20/1	0	SPACE
29	20/1	0	SPACE	c	30	20/1	0	SPACE
31	20/1	0	SPACE	a	32	20/1	0	SPACE
33	20/1	0	SPACE	b	34	20/1	0	SPACE
35	20/1	0	SPACE	c	36	20/1	0	SPACE
37	20/1	0	SPACE	a	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	1.21	1.52	(125%)	NONCONTINUOUS	4.03	4.03	(100%)
RECEPTACLES	2.16	2.16	(50%>10)	HEATING	16	16	(100%)
				TOTAL LOAD		23.7	
				BALANCED 3-PHASE LOAD		65.8 A	
				PHASE A		107%	
				PHASE B		109%	
				PHASE C		84.1%	

201

ROOM
MOUNTING **FLUSH**
FED FROM **MC-1**
NOTE

VOLTS **208/120V 2P 3W**
BUS AMPS **175**
NEUTRAL **100%**

AIC **T.B.D.**
MAIN BKR **MLO**
LUGS **STANDARD**

CKT #	CKT BKR	LOAD KVA	CIRCUIT DESCRIPTION		CKT #	CKT BKR	LOAD KVA	CIRCUIT DESCRIPTION
1	15/1	1.23	E-1, LIGHTING, RECEPTACLE	a	2	20/1	1.5	SMALL APPLIANCE
3	15/1	1.13	LIGHTING, RECEPTACLE	b	4	20/1	1.5	SMALL APPLIANCE
5	15/1	1.84	LIGHTING, RECEPTACLE	a	6	50/2	12	RANGE
7	20/1	0.18	BATH	b	8	|		
9	20/1	1.5	LAUNDRY	a	10	20/1	1.8	MICROWAVE
11	30/2	5	DRYER	b	12	20/1	1.2	DISHWASHER
13	|			a	14	20/1	0.864	GARBAGE DISPOSAL
15	40/2	6	EDWH2	b	16	20/1	0.5	FRIG.
17	|			a	18	20/1	0	SPACE
19	60/2	10.1	AHU-A-1.5	b	20	20/1	0	SPACE
21	|			a	22	20/1	0	SPACE
23	20/2	2.45	HP-A-1.5	b	24	20/1	0	SPACE
25	|			a	26	20/1	0	SPACE
27	20/1	0	SPACE	b	28	20/1	0	SPACE
29	20/1	0	SPACE	a	30	20/1	0	SPACE

OPTIONAL DWELLING UNIT CALCULATION (NEC 220.82)

	CONN KVA			CONN KVA	CALC KVA	
LIGHTING AND RECEPTACLES	3.07	1,023 SF (3 VA/SF)	GENERAL LOAD			
SMALL-APPLIANCE	3		UP TO 10 KVA	10	10	(100%)
LAUNDRY	1.5		OVER 10 KVA	24.9	9.97	(40%)
APPLIANCES	15.4		MAX HEATING OR COOLING		12.6	(220.82(C)(1))
ELECTRIC COOKING	12		TOTAL LOAD		32.5	
TOTAL GENERAL LOAD	34.9		BALANCED LOAD		156 A	
			PHASE A		107%	
			PHASE B		92.7%	

202

ROOM
MOUNTING **FLUSH**
FED FROM **MC-1**
NOTE

VOLTS **208/120V 2P 3W**
BUS AMPS **175**
NEUTRAL **100%**

AIC **T.B.D.**
MAIN BKR **MLO**
LUGS **STANDARD**

CKT #	CKT BKR	LOAD KVA	CIRCUIT DESCRIPTION		CKT #	CKT BKR	LOAD KVA	CIRCUIT DESCRIPTION
1	15/1	1.05	E-1, LIGHTING, RECEPTACLE	a	2	20/1	1.5	SMALL APPLIANCE
3	15/1	0.925	LIGHTING, RECEPTACLE	b	4	20/1	1.5	SMALL APPLIANCE
5	15/1	1.68	LIGHTING, RECEPTACLE	a	6	50/2	12	RANGE
7	20/1	0.18	BATH	b	8	|		
9	20/1	1.5	LAUNDRY	a	10	20/1	1.8	MICROWAVE
11	30/2	5	DRYER	b	12	20/1	1.2	DISHWASHER
13	|			a	14	20/1	0.864	GARBAGE DISPOSAL
15	40/2	6	EDWH2	b	16	20/1	0.5	FRIG.
17	|			a	18	20/1	0	SPACE
19	60/2	10.1	AHU-A-1.5	b	20	20/1	0	SPACE
21	|			a	22	20/1	0	SPACE
23	20/2	2.45	HP-A-1.5	b	24	20/1	0	SPACE
25	|			a	26	20/1	0	SPACE
27	20/1	0	SPACE	b	28	20/1	0	SPACE
29	20/1	0	SPACE	a	30	20/1	0	SPACE

OPTIONAL DWELLING UNIT CALCULATION (NEC 220.82)

	CONN KVA			CONN KVA	CALC KVA	
LIGHTING AND RECEPTACLES	2.87	957 SF (3 VA/SF)	GENERAL LOAD			
SMALL-APPLIANCE	3		UP TO 10 KVA	10	10	(100%)
LAUNDRY	1.5		OVER 10 KVA	24.7	9.89	(40%)
APPLIANCES	15.4		MAX HEATING OR COOLING		12.6	(220.82(C)(1))
ELECTRIC COOKING	12		TOTAL LOAD		32.5	
TOTAL GENERAL LOAD	34.7		BALANCED LOAD		156 A	
			PHASE A		107%	
			PHASE B		92.8%	

MC-1

ROOM
MOUNTING **FLUSH**
FED FROM **UTILITY**
NOTE

VOLTS **208Y/120V 3P 4W**
BUS AMPS **600**
NEUTRAL **100%**

AIC **T.B.D.**
MAIN BKR **MLO**
LUGS **STANDARD**

CKT #	BREAKER TRIP/POLES	CIRCUIT DESCRIPTION	LOAD KVA A	LOAD KVA B	LOAD KVA C	FEEDER RACEWAY AND CONDUCTORS
1	200/3	PANEL C1	12.4	8.43	6.11	2-1/2"C,3#250kcmil AL,#250kcmil AL N,#4 AL G
2	175/2	PANEL 201		26.5	22.3	2#4/0 AL,#4/0 AL N,#4 AL G
3	200/3	PANEL C2	6.32	5.34	12.2	2-1/2"C,3#250kcmil AL,#250kcmil AL N,#4 AL G
4	175/2	PANEL 202	26.2	22.1		2#4/0 AL,#4/0 AL N,#4 AL G
5	100/3	PANEL H1	6.48	8.29	8.64	1-1/4"C,3#1 AL,#1 AL N,#6 AL G
6	20/2	SPACE	0		0	
		TOTAL CONNECTED KVA BY PHASE	51.4	70.7	49.3	

OPTIONAL MULTIFAMILY DWELLING CALCULATION (NEC 220.84)

DWELLING UNIT LOADS

	KVA			KVA
LIGHTING AND RECEPTACLES	5.94	1,980 SF (3 VA/SF)	CONNECTED LOAD	95
SMALL-APPLIANCE	6		DWELLING UNITS	2
LAUNDRY	3		DEMAND FACTOR	(NEC 220.85)
APPLIANCES	30.9		CALCULATED LOAD	64.1
ELECTRIC COOKING	24			
HEATING	25.1	(100%)		
COOLING	25.1	(0%)		

HOUSE LOADS

	CONN KVA	CALC KVA			CONN KVA	CALC KVA	
LIGHTING	2.21	2.76	(125%)	CONTINUOUS	5	6.25	(125%)
LARGEST MOTOR	10	2.5	(25%)	NONCONTINUOUS	4.03	4.03	(100%)
RECEPTACLES	6.84	6.84	(50%>10)	HEATING	55.9	55.9	(100%)
				COOLING	39.9	0	(0%)
				TOTAL HOUSE LOAD		78.3	

TOTAL LOAD

	KVA		KVA
TOTAL DWELLING UNIT LOAD	64.1	TOTAL LOAD	142
TOTAL HOUSE LOAD	78.3	BALANCED 3-PHASE LOAD	395 A

PLATTE
architecture + design
202 W. ELDER STREET 4TH FLOOR | CINCINNATI, OH 45202
WWW.PLATTEDESIGN.COM T: 513.871.1850 | F: 513.871.1849

STATE OF OHIO
PAUL R SPRONG
PE 74471
REGISTERED PROFESSIONAL ENGINEER

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515 Monmouth Street, Suite 204
Newport, KY 41071 (859) 261-0585
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PROPOSED PROJECT:
RENOVATION FOR
135 E. MAIN
VAN WERT, OH 45891
VAN WERT DEVELOPMENT, PHASE II

21001 ----

E3.01

ELECTRICAL SPECIFICATIONS

1. GENERAL DEMOLITION
   a. REFER TO ARCHITECTURAL DRAWINGS, GENERAL NOTES, INSTRUCTIONS TO BIDDERS, GENERAL CONDITIONS, SUPPLEMENTARY GENERAL CONDITIONS, BASE BUILDING SPECIFICATIONS AND DRAWINGS, SHOP DRAWING MANUALS AND AS-BUILT PLANS, EXCEPT AS NOTED HEREIN, WHICH APPLY IN ALL RESPECTS TO THIS SECTION. THE CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS PRIOR TO BIDDING THE WORK
2. USE OF DRAWINGS AND SPECIFICATIONS
   a. EBS DRAWINGS AND SPECIFICATIONS ARE INTENDED TO CONVEY DESIGN INTENT ONLY. ALL MEANS AND METHODS SEQUENCES, TECHNIQUES, AND PROCEDURES OF CONSTRUCTION AS WELL AS ANY ASSOCIATED SAFETY PRECAUTIONS AND PROGRAMS, AND ALL INCIDENTAL AND TEMPORARY DEVICES REQUIRED TO CONSTRUCT THE PROJECT, AND TO PROVIDE A COMPLETE AND FULLY OPERATIONAL ELECTRICAL SYSTEM ARE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
3. STANDARDS
   a. MATERIALS EQUIPMENT AND MATERIALS SHALL CONFORM WITH APPROPRIATE PROVISIONS OF NEC, ASTM, UL, ETL, NEMA, ANSI, AS APPLICABLE TO EACH INDIVIDUAL UNIT OR ASSEMBLY.
4. CODES
   a. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES. IN CASE OF CONFLICT BETWEEN THE DRAWINGS/SPECIFICATIONS AND THE CODES AND ORDINANCES, THE HIGHEST STANDARD SHALL APPLY. THE ELECTRICAL CONTRACTOR SHALL SATISFY CODE REQUIREMENTS AS A MINIMUM STANDARD WITHOUT ANY EXTRA COST TO OWNER.
5. PERMITS AND FEES
   a. THE ELECTRICAL CONTRACTOR SHALL PROCURE AND PAY FOR ALL PERMITS, FEES AND INSPECTIONS NECESSARY TO COMPLETE THE ELECTRICAL WORK.
6. WARRANTY
   a. THE ELECTRICAL CONTRACTOR SHALL UNCONDITIONALLY WARRANT ALL WORK TO BE FREE OF DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE, AND WILL REPAIR OR REPLACE ANY DEFECTIVE WORK PROMPTLY AND WITHOUT CHARGE AND RESTORE ANY OTHER EXISTING WORK DAMAGED IN THE COURSE OF REPAIRING DEFECTIVE MATERIALS AND WORKMANSHIP.
7. SITE EXAMINATION
   a. THE ELECTRICAL CONTRACTOR SHALL THOROUGHLY EXAMINE ALL AREAS OF WORK WHERE EQUIPMENT WILL BE INSTALLED AND SHALL REPORT ANY CONDITION THAT, IN HIS OPINION, PREVENTS THE PROPER INSTALLATION OF THE ELECTRICAL WORK PRIOR TO BID. HE SHALL ALSO EXAMINE THE DRAWINGS AND SPECIFICATIONS OF OTHER BRANCHES OF WORK MAKING REFERENCE TO THEM FOR DETAILS OF NEW OR EXISTING BUILDING CONDITIONS.
   b. ALL WORK SHALL BE DONE AT TIMES CONVENIENT TO THE OWNER AND ONLY DURING NORMAL WORKING HOURS, UNLESS SPECIFIED OTHERWISE.
   c. ELECTRICAL CONTRACTOR SHALL TAKE HIS OWN MEASUREMENTS AND BE RESPONSIBLE FOR THEM.
   d. ACCESS PANELS ARE NOT SHOWN ON DRAWINGS. DURING SITE EXAMINATION, CONTRACTOR SHALL IDENTIFY ALL AREAS WHERE ACCESS PANELS ARE REQUIRED, AND REPORT TO GENERAL CONTRACTOR. DESIGNATION OF WHO FURNISHES AND WHO INSTALLS ACCESS PANELS MUST BE COORDINATED WITH GENERAL CONTRACTOR PRIOR TO STARTING WORK.
8. CONTRACTOR COORDINATION
   a. THE ELECTRICAL DRAWINGS AND SPECIFICATIONS CONVEY DESIGN INTENT ONLY. MEANS AND METHODS, SEQUENCES, TECHNIQUES, AND PROCEDURES OF CONSTRUCTION AS WELL AS ANY ASSOCIATED SAFETY PRECAUTIONS AND PROGRAMS, AND ALL INCIDENTAL AND TEMPORARY DEVICES REQUIRED TO CONSTRUCT THE PROJECT ARE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
   b. COORDINATION DRAWINGS SHOWING SYSTEM AND COMPONENT INSTALLATION LAYOUT, ROUTING, DETAILS, ETC. SHALL BE PRODUCED BY THE ELECTRICAL CONTRACTOR AND UNDER THE SUPERVISION OF THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER, OR APPROPRIATE PARTY AS APPLICABLE.
   c. ALL SYSTEMS INSTALLED BY EACH SUB-CONTRACTOR SHALL BE COORDINATED WITH ONE ANOTHER AND APPROVED BY GENERAL CONTRACTOR/CONSTRUCTION MANAGER, ETC. PRIOR TO INSTALLATION AND/OR FABRICATION. WHERE THE ELECTRICAL CONTRACTOR IS MAKING A CONNECTION TO EQUIPMENT/COMPONENTS THAT ARE FURNISHED BY OTHERS, ELECTRICAL CONTRACTOR TO VERIFY ALL CONNECTION REQUIREMENTS WITH ACTUAL EQUIPMENT BEING CONNECTED, INCLUDING BUT NOT LIMITED TO OCP SIZE, MEANS OF DISCONNECT, SPECIAL CONNECTION REQUIREMENTS, OR OTHER ITEMS INDICATED ON SHOP DRAWINGS, OR MANUFACTURER'S INSTALLATION INSTRUCTIONS AND/OR INSTALLATION DIAGRAMS, AND FURNISH ALL LABOR AND MATERIALS REQUIRED FOR THE INSTALLATION AND OPERATION OF THE EQUIPMENT. NO ALLOWANCES WILL BE MADE FOR FAILURE TO COORDINATE, AFTER ELECTRICAL CONNECTIONS HAVE BEEN INSTALLED.
   d. IF QUESTIONS CONCERNING DESIGN INTENT ARISE DURING COORDINATION, EBS CAN ASSIST WHERE APPROPRIATE.
   e. THE ARCHITECTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER ALL OTHER DRAWINGS. DO NOT SCALE DISTANCES OFF THE ELECTRICAL DRAWINGS; USE ACTUAL BUILDING DIMENSIONS.
   f. COORDINATION DRAWINGS SHOWING SYSTEM AND COMPONENT INSTALLATION LAYOUT, ROUTING, DETAILS, ETC. SHALL BE PRODUCED BY THE ELECTRICAL CONTRACTOR AND UNDER THE SUPERVISION OF THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER, OR APPROPRIATE PARTY AS APPLICABLE. ALL SYSTEMS INSTALLED BY EACH SUB-CONTRACTOR SHALL BE COORDINATED WITH ONE ANOTHER AND APPROVED BY GENERAL CONTRACTOR/CONSTRUCTION MANAGER, ETC. PRIOR TO INSTALLATION AND/OR FABRICATION. IF QUESTIONS CONCERNING DESIGN INTENT ARISE DURING COORDINATION, EBS CAN ASSIST WHERE APPROPRIATE.
9. UTILITY COORDINATION
   a. ELECTRICAL CONTRACTOR TO VERIFY INSTALLATION OF METERING AND UTILITY DEMARCATION EQUIPMENT WITH UTILITY PROVIDER PRIOR TO START OF WORK AND FURNISH AND INSTALL REQUIRED ITEMS PER UTILITY COMPANY'S INSTALLATION REQUIREMENTS AND/OR MANUALS.
10. SUBMITTALS
    a. PRODUCTS INSTALLED BY THE ELECTRICAL CONTRACTOR AND PROVIDED BY OTHERS MUST BE SUBMITTED FOR REVIEW PRIOR TO PURCHASING. PRODUCTS SHALL NOT BE SELECTED BASED ON PERMIT DRAWINGS WITHOUT EXPRESS PERMISSION - PRODUCTS SHALL BE SELECTED BASED ON CONSTRUCTION DRAWINGS.
11. RECORD DRAWING
    a. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR CREATING RECORD DRAWINGS WHERE REQUIRED. DRAWINGS SHALL BE PRODUCED IN AUTOCAD 2004 FORMAT OR LATER.
12. SHOP DRAWINGS
    a. SUBMIT TO THE ARCHITECT PDF FILE COPIES OF COMPLETE & CERTIFIED SHOP DRAWINGS, DESCRIPTIVE DATA, PERFORMANCE DATA & RATINGS, DIAGRAMS AND SPECIFICATIONS ON ALL SPECIFIED EQUIPMENT, INCLUDING ACCESSORIES, AND MATERIALS FOR REVIEW.
    b. THE MAKE, MODEL NUMBER, TYPE, FINISH & ACCESSORIES OF ALL EQUIPMENT AND MATERIALS SHALL BE REVIEWED & APPROVED BY THE ELECTRICAL CONTRACTOR & GENERAL CONTRACTOR PRIOR TO SUBMITTING TO THE ARCHITECT FOR THEIR REVIEW & APPROVAL.
    c. REVIEW OF SHOP DRAWINGS DOES NOT RELIEVE THE ELECTRICAL CONTRACTOR/VENDOR FROM COMPLIANCE WITH THE REQUIREMENTS OF THE CONTRACT DRAWINGS, SPECIFICATIONS & APPLICABLE CODES.
13. TESTING
    a. ALL ELECTRICAL SYSTEMS SHALL BE TESTED FOR PROPER OPERATION. BALANCE ALL BRANCH CIRCUIT LOADS BETWEEN THE PHASES OF THE SYSTEM TO WITHIN 10% OF THE HIGHEST PHASE LOAD IN EACH PANELBOARD.
14. TEMPORARY POWER
    a. THE ELECTRICAL CONTRACTOR SHALL PROVIDE TEMPORARY ELECTRICAL WIRING FOR CONSTRUCTION. THE TEMPORARY SERVICE SHALL BE A MINIMUM OF 60 AMPS, SINGLE PHASE, THREE WIRE, 120/208 VOLTS FUSED AT MAIN DISCONNECT. ALL RECEPTACLES ON THIS TEMPORARY SERVICE SHALL BE PROTECTED BY A GFI BREAKER.
15. MECHANICAL EQUIPMENT
    a. ALL FINAL CONNECTIONS TO MECHANICAL EQUIPMENT SHALL BE DONE BY THE ELECTRICAL CONTRACTOR.
16. DEMOLITION
    a. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR DEENERGIZING CIRCUITS IN DEMOLITION AREAS TO INSURE A SAFE CONDITION. ELECTRICAL DEVICES AND ASSOCIATED WIRING LOCATED WITHIN THE DEMOLITION AREA THAT WILL NO LONGER BE USED SHALL BE REMOVED AND PROPERLY DISPOSED OF AT CONTRACTOR'S EXPENSE UNLESS OTHERWISE NOTED.
17. POWER OUTAGES
    a. THE ELECTRICAL CONTRACTOR SHALL SCHEDULE ALL ELECTRICAL SYSTEM(S) OUTAGES WITH THE GENERAL CONTRACTOR AND OWNER AT LEAST 24 HOURS IN ADVANCE. UNLESS APPROVED OTHERWISE ALL OUTAGES SHALL OCCUR BETWEEN 11:00PM AND 5:00AM.
18. GROUNDING AND BONDING
    a. CONTRACTOR TO PROVIDE GROUNDING AND BONDING AS REQUIRED FOR ELECTRICAL SYSTEMS. GROUNDING AND BONDING IS CONSIDERED MEANS AND METHODS OF CONSTRUCTION, AND SHOULD BE COMPLETED BY THE ELECTRICAL CONTRACTOR IN ACCORDANCE WITH NEC 250.
    b. ANY GAS PIPING SYSTEMS MUST BE BONDED PER UTILITY PROVIDER'S INSTALLATION GUIDELINES WHERE REQUIRED.
19. MATERIALS
    a. PROVIDE ALL NEW MATERIAL AND EQUIPMENT UNLESS NOTED OTHERWISE. ALL EQUIPMENT SHALL BE UL APPROVED AND LABELED, OR OTHER APPROVED TESTING ORGANIZATION WHICH HAS ACCEPTANCE BY THE LOCAL JURISDICTION, FOR THE PURPOSE FOR WHICH THEY ARE USED, IN ADDITION TO MEETING ALL REQUIREMENTS OF THE CURRENT APPLICABLE CODES AND REGULATIONS. NO SUBSTITUTION TO MATERIALS SPECIFIED WILL BE ALLOWED UNLESS APPROVED BY THE OWNER.
    b. ELECTRICAL CONTRACTOR SHALL NOT ORDER OR PURCHASE ANY MATERIALS OR EQUIPMENT UNTIL PERMIT DRAWINGS HAVE BEEN APPROVED. NO ALLOWANCES WILL BE MADE FOR ANY CHANGES THAT OCCUR IF PERMIT DRAWINGS HAVE NOT BEEN APPROVED PRIOR TO ORDERING.
20. CUTTING AND FITTING
    a. PERFORM CUTTING, CORING, FITTING, REPAIRING AND FINISHING OF THE WORK NECESSARY FOR THE INSTALLATION OF THE EQUIPMENT OF THIS SECTION. HOWEVER, NO CUTTING OF THE WORK OF OTHER TRADES OR OF ANY STRUCTURAL MEMBER SHALL BE DONE WITHOUT THE CONSENT OF THE OWNER. PROPERLY FILL, SEAL, FIREPROOF, AND WATERPROOF ALL OPENINGS, SLEEVES, AND HOLES IN SLABS, WALLS, AND CASEWORK.
21. WIRING METHODS
    a. PROVIDE CODE APPROVED WIRING METHODS FOR BRANCH CIRCUITING INDOORS, SUCH AS NM CABLE (ONLY WHERE PERMITTED BY NEC 334), EMT CONDUIT, OR MC CABLE FOR MECHANICAL EQUIPMENT, LIGHTING, AND POWER.
    b. CONDUIT RUNS ON EXTERIOR OF BUILDING SHALL BE RIGID STEEL CONDUIT WITH WEATHER TIGHT, CORROSION-RESISTANT FITTINGS. SCHEDULE 40 PVC IS ACCEPTABLE WHERE PERMITTED BY CODE AND OR UNDERGROUND RUNS OR CONCRETE ENCASEMENT WHERE NOT EXPOSED TO PHYSICAL DAMAGE.
    c. THE MINIMUM SIZE OF CONDUIT SHALL BE 3/4" UNLESS OTHERWISE NOTED. CONDUIT CONNECTORS SHALL BE DOUBLE LOCKNUT TYPE, UL LISTED AND LABELED, WITH COMPRESSION OR SET SCREW FITTINGS.
    d. RIGID CONDUIT SHALL BE HOT DIPPED GALVANIZED.
    e. WHERE RACEWAYS ARE INSTALLED FOR OTHERS TO USE, OR FOR FUTURE USE, PROVIDE NYLON PULL STRING.
    f. PENETRATIONS THROUGH FIRE RATED CONSTRUCTION SHALL BE SEALED USING 3M FIRE BARRIER CAULK, NELSON ELECTRIC FLAMESEAL OR T&B FLAMESAFE OR OTHER APPROVED METHOD.
22. CONDUCTORS AND TERMINATIONS
    a. BRANCH CONDUCTORS SHALL BE COPPER, FEEDERS AS INDICATED ON RISER DIAGRAM. CONDUCTORS SHALL BE INSULATED FOR 600V NUMBER 12 AWG MINIMUM. PROVIDE WIRES AND CABLES AS INDICATED LISTED AND SUITABLE FOR TEMPERATURE, CONDITIONS, AND LOCATION WHERE INSTALLED.
23. MOTORS AND OTHER WIRING
    a. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL REQUIRED CONDUIT, WIRING, AND SAFETY SWITCHES FOR ALL MOTORS, AND OTHER ELECTRICAL EQUIPMENT, EVEN THOUGH THE MOTORS AND ELECTRICAL EQUIPMENT MAY BE SUPPLIED BY OTHERS. THE ELECTRICAL CONTRACTOR SHALL INCLUDE ALL WORK AND CONNECTIONS REQUIRED TO MAKE THE SYSTEM COMPLETE AND OPERATIONAL. PROVIDE MAGNETIC STARTERS FOR EQUIPMENT AS INDICATED ON THE DRAWINGS.
    b. THE ELECTRICAL EQUIPMENT MAY INCLUDE BUT NOT BE LIMITED TO SUCH ITEMS AS GRILLE MOTORS AND INTERLOCKS, EXTERIOR AND INTERIOR SIGNAGE, STARTING DEVICES, MOTOR CONTROLLERS, FLOAT SWITCHES, ALARM DEVICES OR SYSTEMS, PUSH BUTTONS, EXHAUST FANS, DATA SYSTEMS, INTERCOMS AND STEREO SYSTEMS. THE ELECTRICAL CONTRACTOR SHALL VERIFY EQUIPMENT LOCATION AND SIZES WITH THE TRADE SUPPLYING THE EQUIPMENT BEFORE INSTALLING THE CONDUIT OR OUTLETS.
24. DEVICES
    a. HUBBELL, LEVITON, OR APPROVED EQUAL WITH MATCHING COVERPLATES (WHITE).
    b. PROVIDE SPECIFICATION GRADE WIRING DEVICES, IN TYPES, CHARACTERISTICS, GRADES, COLORS, AND ELECTRICAL RATINGS FOR APPLICATIONS INDICATED, WHICH ARE UL-LISTED AND WHICH COMPLY WITH NEMA WD1 AND OTHER APPLICABLE UL AND NEMA STANDARDS. VERIFY COLOR SELECTIONS WITH ARCHITECT. PROVIDE DEVICE PLATES TO MATCH DEVICE COLORS.
    c. PROVIDE GFCI PROTECTION FOR ALL KITCHEN 15 AND 20-AMP RECEPTACLES. WHERE THE RECEPTACLE IS RENDERED INACCESSIBLE BY EQUIPMENT PROVIDE GFCI PROTECTION AT THE CIRCUIT BREAKER.
25. SERVICE ENTRANCE AND DISTRIBUTION EQUIPMENT
    a. ELECTRICAL CONTRACTOR MUST SUBMIT DRAWINGS FOR PERMIT AND RECEIVE APPROVAL PRIOR TO ORDERING EQUIPMENT. NO ALLOWANCES WILL BE MADE FOR EQUIPMENT CHANGES THAT OCCUR PRIOR TO RECEIPT OF APPROVED PLANS.
26. DISCONNECTS AND FUSED SWITCHES
    a. HEAVY DUTY TYPE, HORSEPOWER RATED WITH INTERLOCKING COVER. NEMA 1 TYPICAL OUTDOOR AND WET LOCATION SWITCHES SHALL BE RAINTIGHT TYPE NEMA 3RR. ALL SWITCHES SHALL BE LOCKABLE. FUSES IN CIRCUITS RATED AT 600 AMPERES OR LESS SHALL BE UL CLASS RK1 DUAL-ELEMENT, TIME-DELAY, CURRENT LIMITING FUSES. FUSES IN CIRCUITS RATED AT 601 AMPERES OR LARGER SHALL BE UL CLASS L TIME-DELAY, CURRENT LIMITING FUSES.
27. NAMEPLATES
    a. PROVIDE PERMANENT NAMEPLATE LABELING ON ALL DISCONNECTS. INCLUDE LOAD SERVED, VOLTAGE, PHASE, HORSEPOWER, FUSE SIZE, AND TYPE.
28. MOUNTING
    a. MOUNT INDEPENDENT OF THE MECHANICAL UNIT HOUSING UNLESS SPECIFICALLY ACCEPTED BY THE LOCAL CODE AUTHORITY. PROVIDE UNISTRUT SUPPORT CHANNELS MOUNTED IN COORDINATION WITH ROOF PENETRATION AND PATCHING WORK. COORDINATE WITH GENERAL CONTRACTOR.
29. GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS AND EQUIPMENT
    a. PROVIDE GROUNDING AND BONDING FOR ELECTRICAL SERVICE IN ACCORDANCE WITH NEC ARTICLE 250.
    b. ALL MAJOR PARTS NOT CARRYING CURRENT, INCLUDING BUT NOT LIMITED TO, SECONDARY FEEDER CIRCUIT, EQUIPMENT AND PANELBOARD ENCLOSURES, PULL AND JUNCTION BOXES, SHALL BE PROPERLY GROUNDED. METALLIC RACEWAYS SHALL UTILIZE DOUBLE LOCKNUTS AND OTHER FITTINGS AS REQUIRED TO PROVIDE GROUND CONTINUITY.
30. MULTI-TENANT METER CENTERS
    a. PROVIDE METER CENTERS(S) AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN. METER CENTERS SHALL HAVE MAIN LUGS ONLY OR MAIN BREAKERS AS REQUIRED, AND SHALL HAVE BRANCH BREAKER INSTALLED FOR EACH METER SOCKET. METER CENTERS SHALL BE EATON, SQUARE D, GE BY ABB, OR EQUAL, AND SHALL BE OF THE SAME MANUFACTURE AS LOAD CENTERS OR PANELBOARDS SERVED. METER CENTERS SHALL BE ENCLOSED NEMA 1, NEMA 3R AS REQUIRED. FINAL CONFIGURATION (NUMBER OF METERS PER SECTION, END-MAIN/CENTER-MAIN, ETC. SHALL BE DETERMINED BY CONTRACTOR. ALL BUSSING MUST BE RATED FOR THE LOADS SERVED. METER CENTERS SHALL BE RATED TO WITHSTAND THE AVAILABLE FAULT CURRENT.
31. PANELBOARDS
    a. PROVIDE BRANCH CIRCUIT PANELBOARD(S) AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN. PANELBOARDS SHALL HAVE BOLTED, THERMAL AND MAGNETIC BREAKERS WITH MAIN LUGS ONLY OR MAIN BREAKERS AS REQUIRED. PANELBOARDS SHALL BE EATON, SQUARE D, GE BY ABB, OR EQUAL, AND BE ENCLOSED IN NEMA 1 TYPE HOUSING UNLESS NOTED OTHERWISE. ENCLOSURE(S) SHALL BE COMPLETE WITH A HINGED DOOR, CYLINDER LOCK, AND A NEATLY TYPED DIRECTORY UNDER PLASTIC COVER IN EACH PANEL DOOR. ALL MULTIPLE POLE BREAKERS SHALL HAVE A COMMON TRIP HANDLE. ALL PANELS AND BREAKERS SHALL BE RATED TO WITHSTAND AVAILABLE FAULT CURRENT.
32. RESIDENTIAL LOAD CENTERS
    a. PROVIDE LOAD CENTERS AS SHOWN ON DRAWINGS AND AS SPECIFIED HEREIN. LOAD CENTERS SHALL BE EATON, SQUARE D, GE BY ABB, OR EQUAL. LOAD CENTERS SHALL CONTAIN A NEATLY TYPED DIRECTORY IN EACH DOOR. ALL MULTIPLE POLE BREAKERS SHALL HAVE A COMMON TRIP HANDLE. ALL PANELS AND BREAKERS SHALL BE RATED TO WITHSTAND AVAILABLE FAULT CURRENT. LOAD CENTERS MAY BE USED IN AREAS OTHER THAN DWELLING UNITS WHERE APPROPRIATE AND WHERE APPROVED BY OWNER'S REPRESENTATIVE.
33. LIGHTING
    a. PROVIDE A NEW LIGHTING SYSTEM COMPLETE AND FULLY OPERATIONAL AND IN CONFORMANCE WITH CODE AND UL LISTING REQUIREMENTS. CLEAN ALL FIXTURES AT TIME OF JOB COMPLETION UTILIZING MANUFACTURERS APPROVED OR RECOMMENDED CLEANING SOLUTIONS. ALL FIXTURES AND LAMPS ARE PROVIDED BY THIS CONTRACTOR AS SCHEDULED UNLESS NOTED OTHERWISE. CONTRACTOR SHALL FURNISH ALL BOXES, MOUNTING KITS, TRANSFORMERS, CONTROLLERS, AND OTHER COMPONENTS NECESSARY FOR A COMPLETE AND FULLY FUNCTIONAL INSTALLATION.
    b. WHERE DIMMERS AND/OR DIMMING SYSTEMS ARE REQUIRED, CONTRACTOR TO FURNISH DIMMERS THAT ARE COMPATIBLE WITH FIXTURE SOURCE AND RATED FOR THE WATTAGE OF THE DIMMING ZONE. PROVIDE ADDITIONAL DIMMERS AS REQUIRED TO MEET ZONE LOAD REQUIREMENTS.
34. TELEPHONE SYSTEM
    a. TELEPHONE WIRING AND SYSTEM PROVIDED BY OWNER. VERIFY SYSTEM REQUIREMENTS AND ROUGH-IN LOCATIONS WITH OWNER PRIOR TO START OF CONSTRUCTION. ELECTRICAL CONTRACTOR SHALL PROVIDE PLASTER RING AND PULL STRING FROM EACH DEVICE LOCATION TO ABOVE ACCESSIBLE CEILING.
35. SECURITY SYSTEM NOTES
    a. SECURITY WIRING AND SYSTEM PROVIDED BY OWNER. VERIFY SYSTEM REQUIREMENTS AND ROUGH-IN LOCATIONS WITH OWNER PRIOR TO START OF CONSTRUCTION. PROVIDE POWER FOR OWNER'S HEAD-END EQUIPMENT AND REMOTE POWER FOR SECURE DOORS AS REQUIRED.
36. DATA/POS/A-V/SYSTEM NOTES
    a. DATA, POS AND/OR A-V WIRING AND SYSTEMS PROVIDED BY OWNER. VERIFY SYSTEM REQUIREMENTS AND ROUGH-IN LOCATIONS WITH OWNER PRIOR TO START OF CONSTRUCTION. ELECTRICAL CONTRACTOR SHALL PROVIDE PLASTER RING AND PULL STRING FROM EACH DEVICE LOCATION TO ABOVE ACCESSIBLE CEILING.
37. FIRE ALARM SYSTEM
    a. FIRE ALARM SYSTEM TO BE DESIGN-BUILD BY CONTRACTOR. CONTRACTOR SHALL PROVIDE ALL REQUIRED DRAWINGS AND SUBMIT TO AUTHORITIES. REFER TO ARCHITECTS CODE SHEET FOR RELEVANT DESIGN CRITERIA. SUBMIT DRAWINGS TO OWNER/ARCHITECT FOR REVIEW PRIOR TO SUBMITTING TO AUTHORITIES. PROVIDE REQUIRED ITEMS INCLUDING BUT NOT LIMITED TO RELAY MODULES, MONITOR MODULES, RETURN-AIR DETECTORS, ELEVATOR RECALL, ETC. PROVIDE REMOTE ANNUNCIATOR PANEL(S) AT LOCATION(S) APPROVED BY ARCHITECT AND AUTHORITIES.

PLATTE
architecture + design
202 W. ELDER STREET 4TH FLOOR | CINCINNATI, OH 45202
WWW.PLATTEDESIGN.COM T: 513.871.1850 | F: 513.871.1859

STATE OF OHIO
PAUL R SPRONG
PE 74471
REGISTERED PROFESSIONAL ENGINEER

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ENGINEERED BUILDING SYSTEMS INC.
TEAMWORK • COLLABORATION
SHARED SUCCESS
515 Monmouth Street, Suite 204
Newport, KY 41071 (859) 261-0585
MEP Consulting Services, Inc. in OH

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RENOVATION FOR
135 E. MAIN
VAN WERT, OH 45891
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