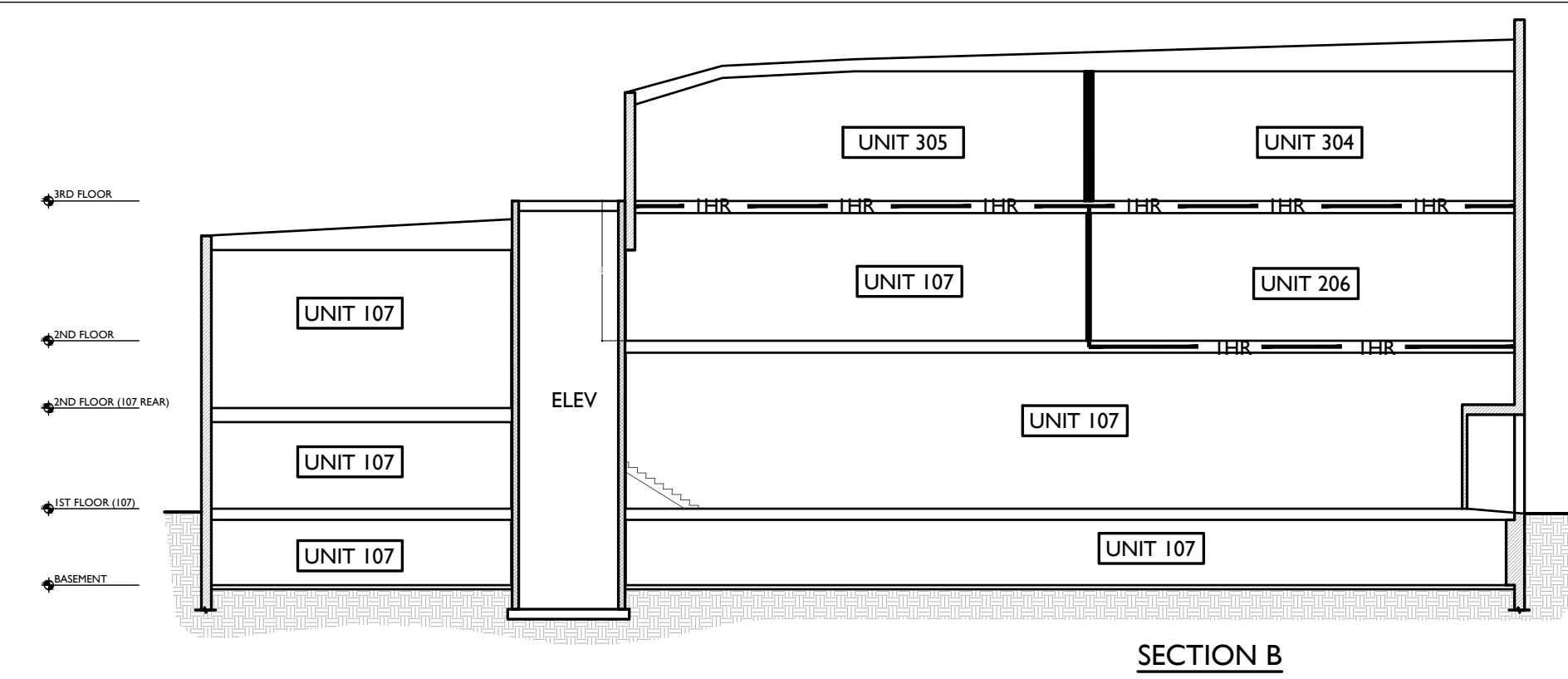
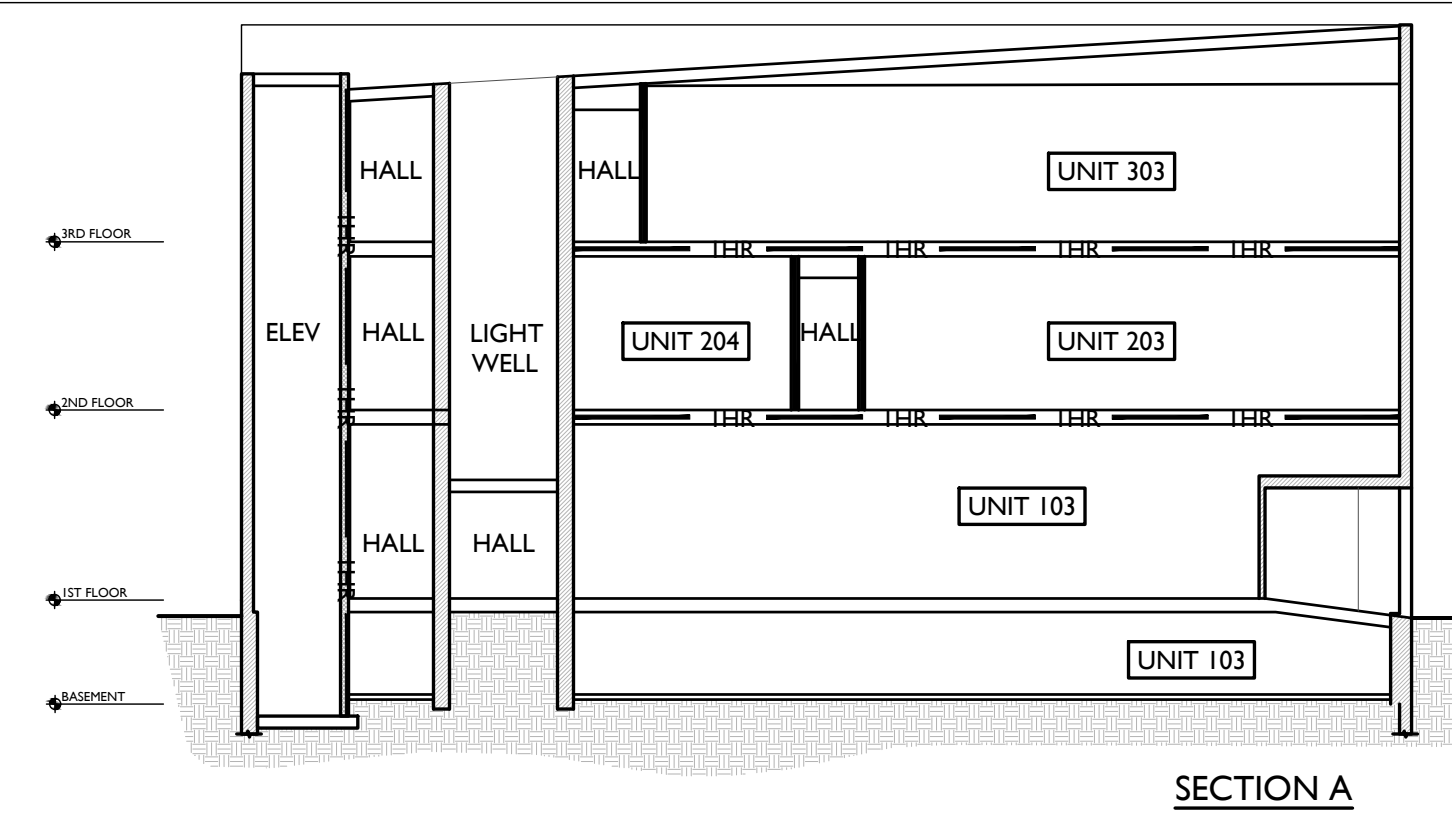


SECTION C



SECTION B



SECTION A

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

SECTION DIAGRAMS

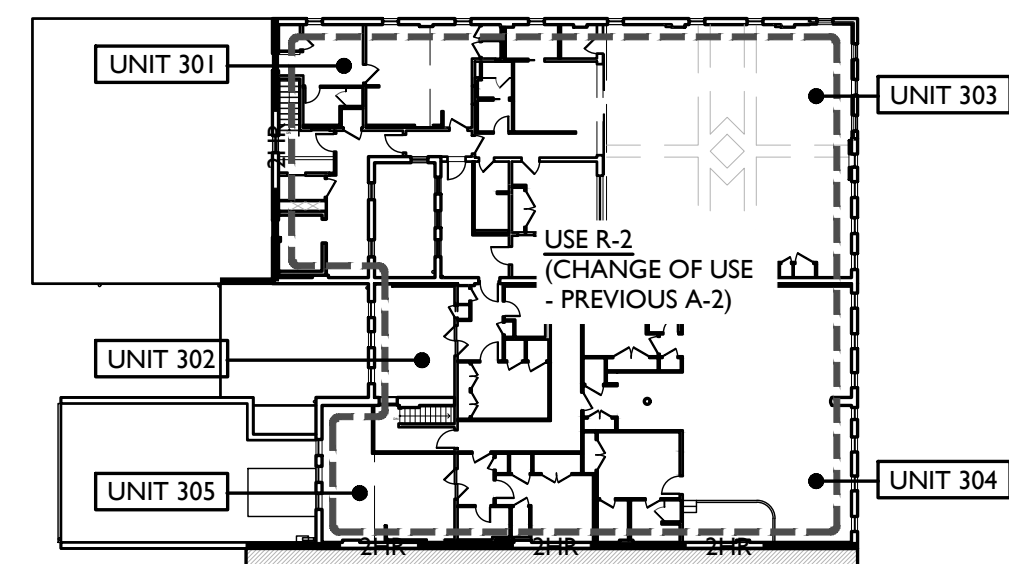
3

GENERAL NOTES

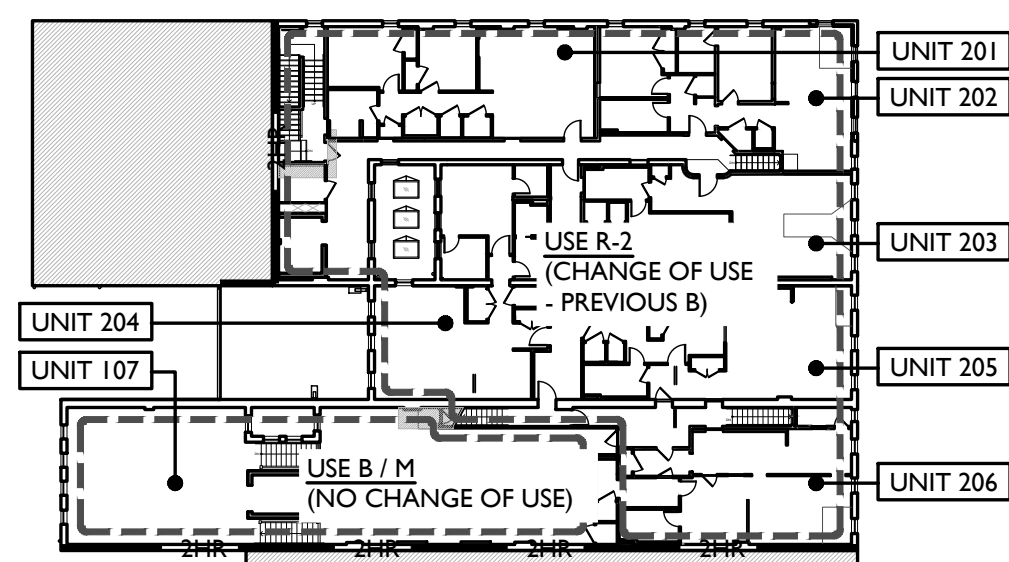
- A. HORIZONTAL FLOOR/CEILING + ROOF ASSEMBLIES ARE INDICATED ON THIS PAGE AND IN THE NEW WORK PLANS.
- B. RATED PARTITIONS ARE INDICATED IN NEW WORK PLANS.
- C. SEE SHEET A6.00 FOR ASSEMBLY TYPES & DETAILS.

GRAPHIC KEY

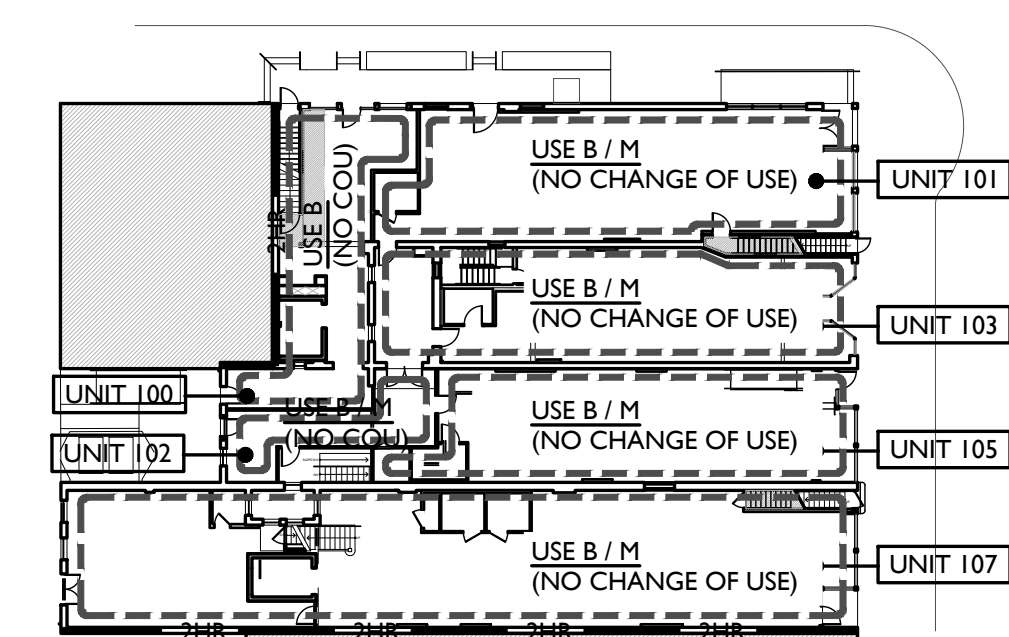
- EXIT → BUILDING EXIT
- ▨ FIRE-RATED FLOOR / CEILING ASSEMBLY ABOVE
- 2HR — 2 HOUR RATED CONSTRUCTION
- 1HR — 1 HOUR RATED CONSTRUCTION
- - - EGRESS OR COMMON PATH OF TRAVEL AS NOTED
- SPACE NAME, USE, AREA, OCCUPANTS
- Ⓢ FIRE EXTINGUISHER: TYPE 2-A-20-B-C WALL HUNG AT UNFINISHED SPACES. RECESSED CABINET AT FINISHED SPACES - FIRE RATED AS REQUIRED.



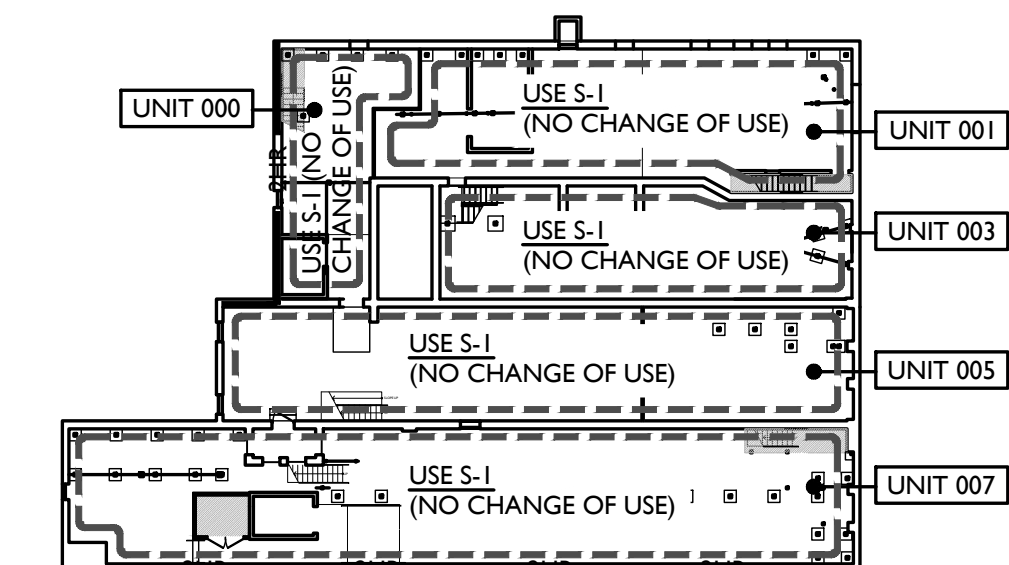
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

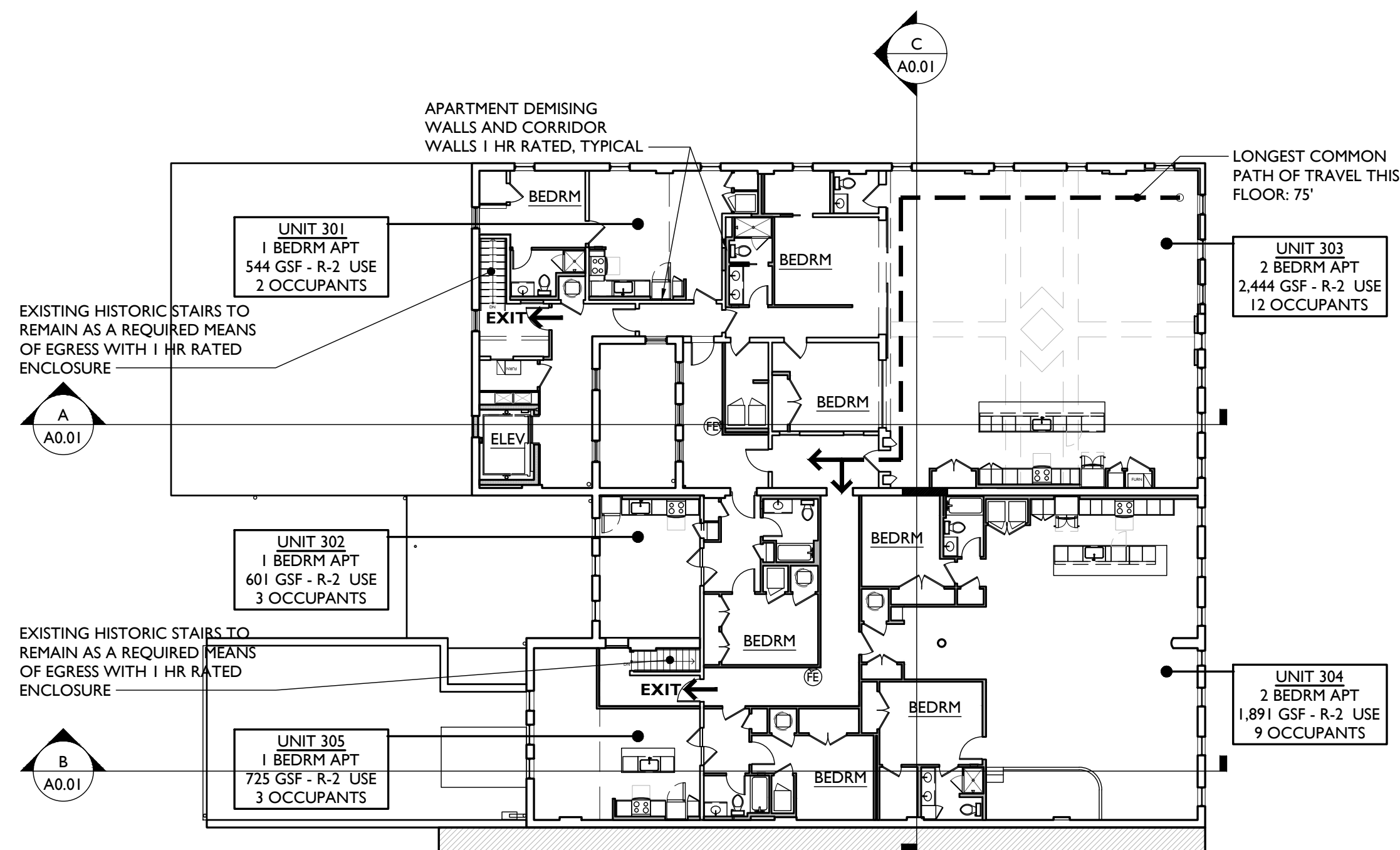


BASEMENT

SCALE: 1/32" = 1'-0"

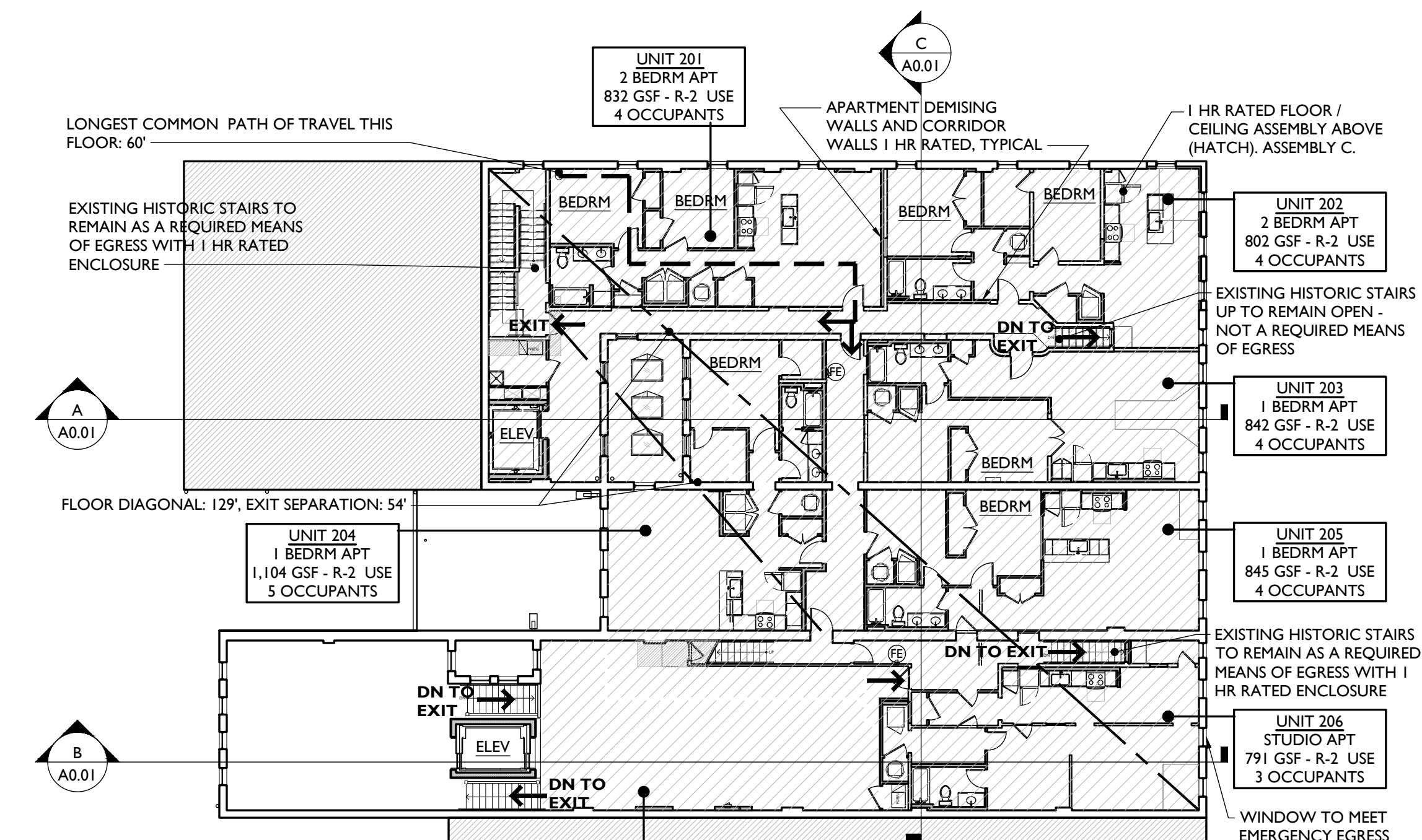
USE GROUP AREA DIAGRAMS

2



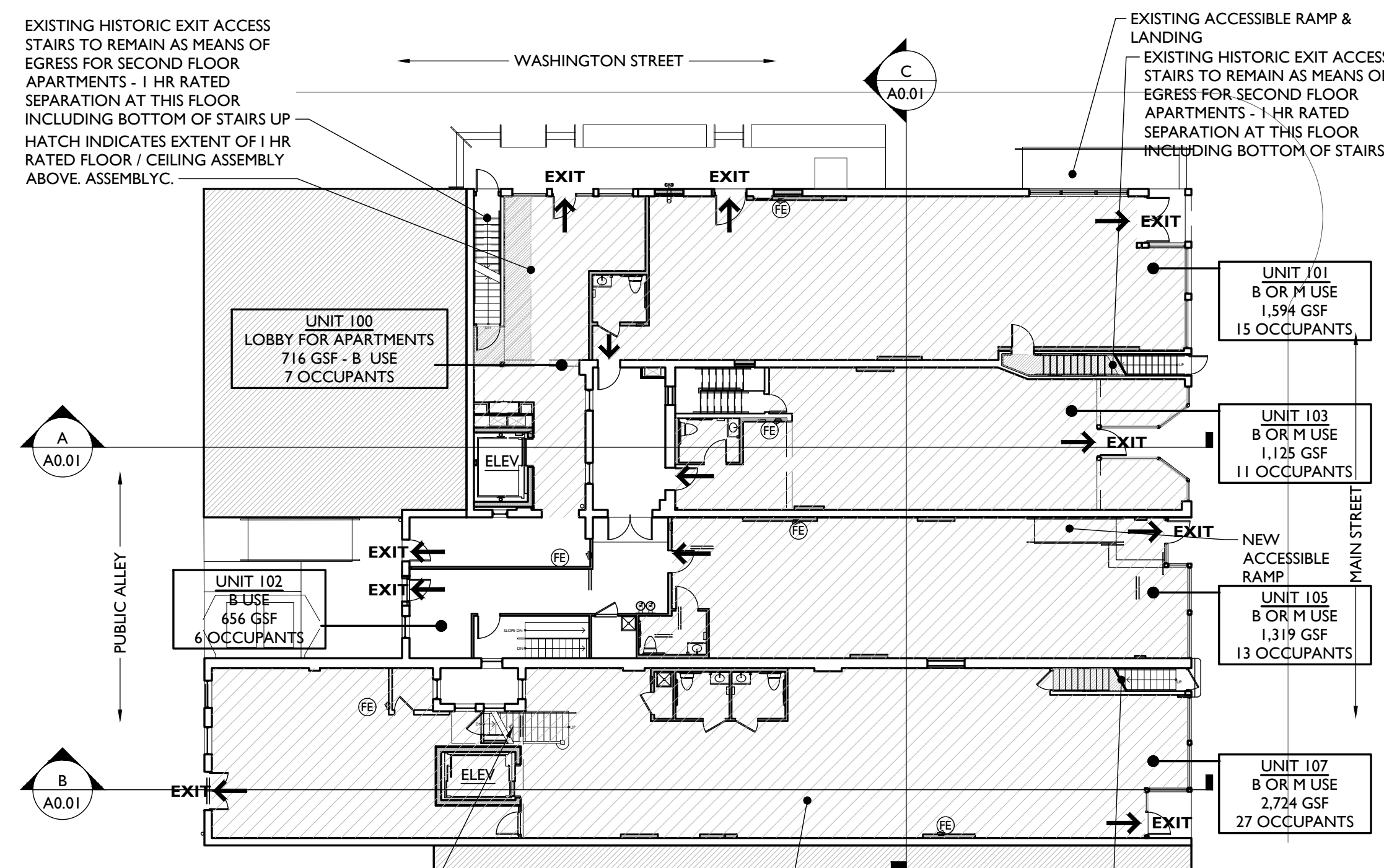
THIRD FLOOR

OCCUPANTS THIS FLOOR: 29
EXITS THIS FLOOR: 2



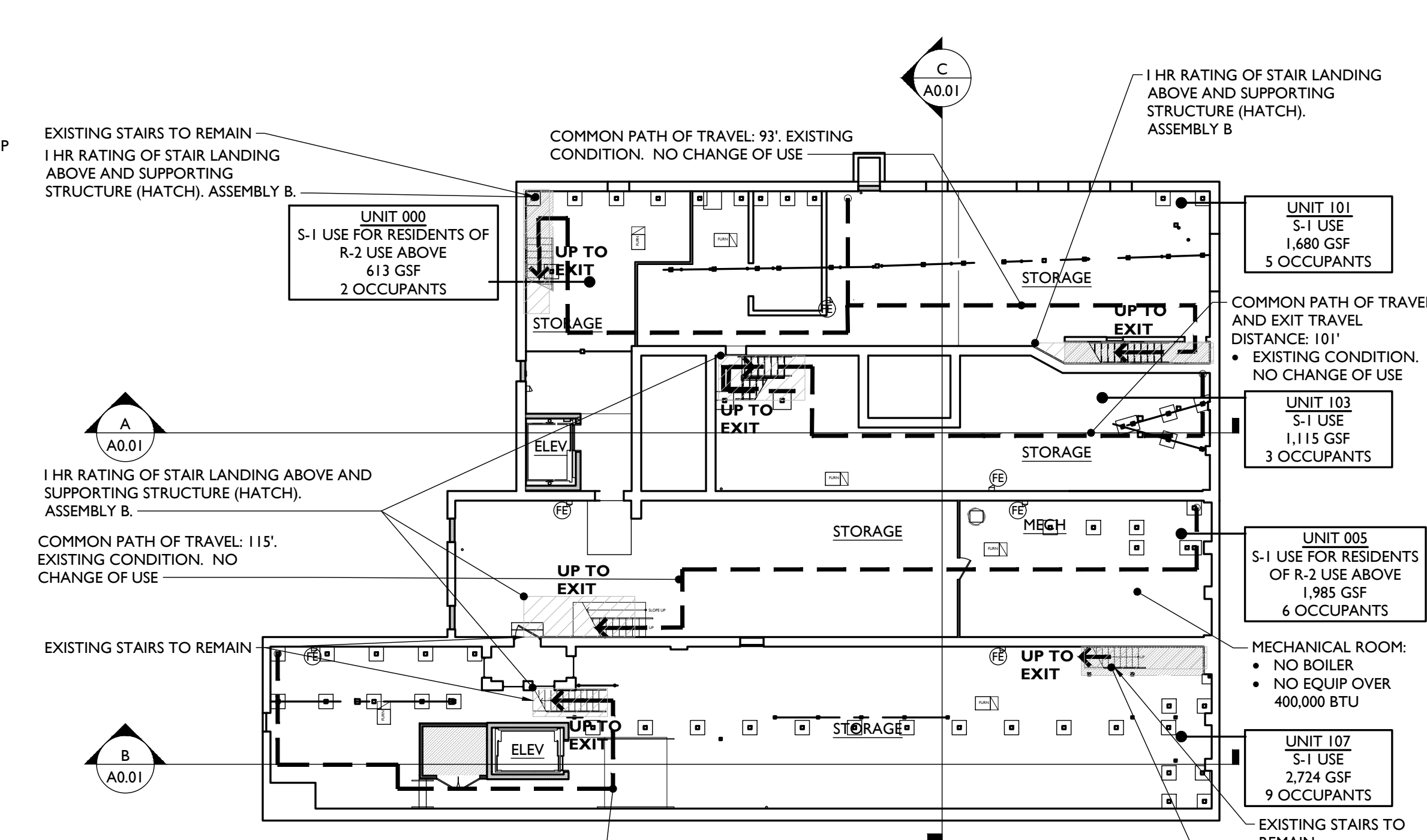
SECOND FLOOR

OCCUPANTS THIS FLOOR: 41
EXITS THIS FLOOR: 4



FIRST FLOOR

OCCUPANTS THIS FLOOR: 79
EXITS THIS FLOOR: 9



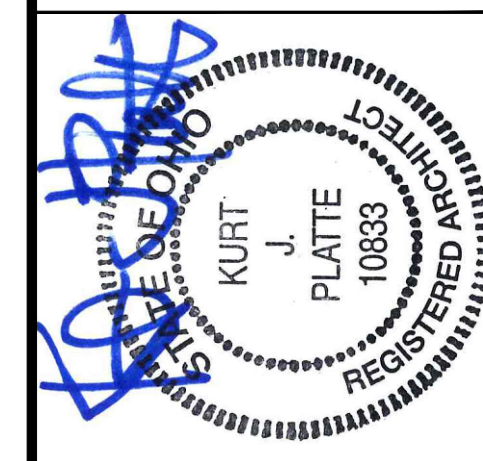
BASEMENT

OCCUPANTS THIS FLOOR: 25
EXITS THIS FLOOR: 6

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

LIFE SAFETY DIAGRAMS

1



KURT PLATTE 10833
EXP DATE 12.31.2023

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

Revisions

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

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

Job No: 22013 11.14.2022

GO.01

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

GENERAL NOTES - HISTORIC PROJECTS

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

GENERAL NOTES - COMMERCIAL PROJECTS

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

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

GENERAL NOTES: FLOOR PLAN

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

GENERAL NOTES: ALL TRADES

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

GENERAL NOTES: MECHANICAL AND PLUMBING

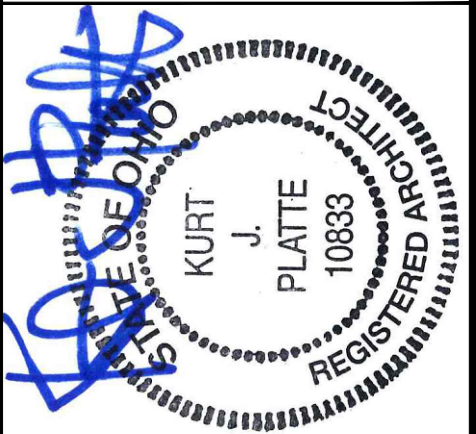
- 1. ALL EQUIPMENT, PIPING, FIXTURES AND ACCESSORIES SHALL BE FURNISHED AND INSTALLED BY THIS CONTRACTOR IN ACCORDANCE WITH BUILDING OWNER'S STANDARDS.
- 2. MECHANICAL CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING EQUIPMENT, PIPES, DUCT, ETC. PRIOR TO ROUGH-IN. CONTRACTOR TO LOCATE AND IDENTIFY ALL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

GENERAL NOTES: ELECTRICAL

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

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KURT PLATTE 10833
EXP DATE 12.31.2023

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

Revisions

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

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

Job No: 22013 11.14.2022

G0.03

LEGEND:

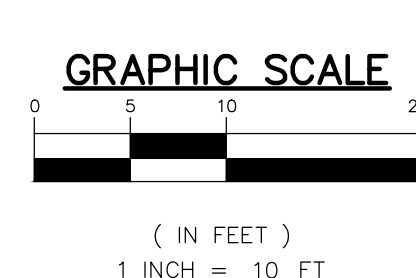
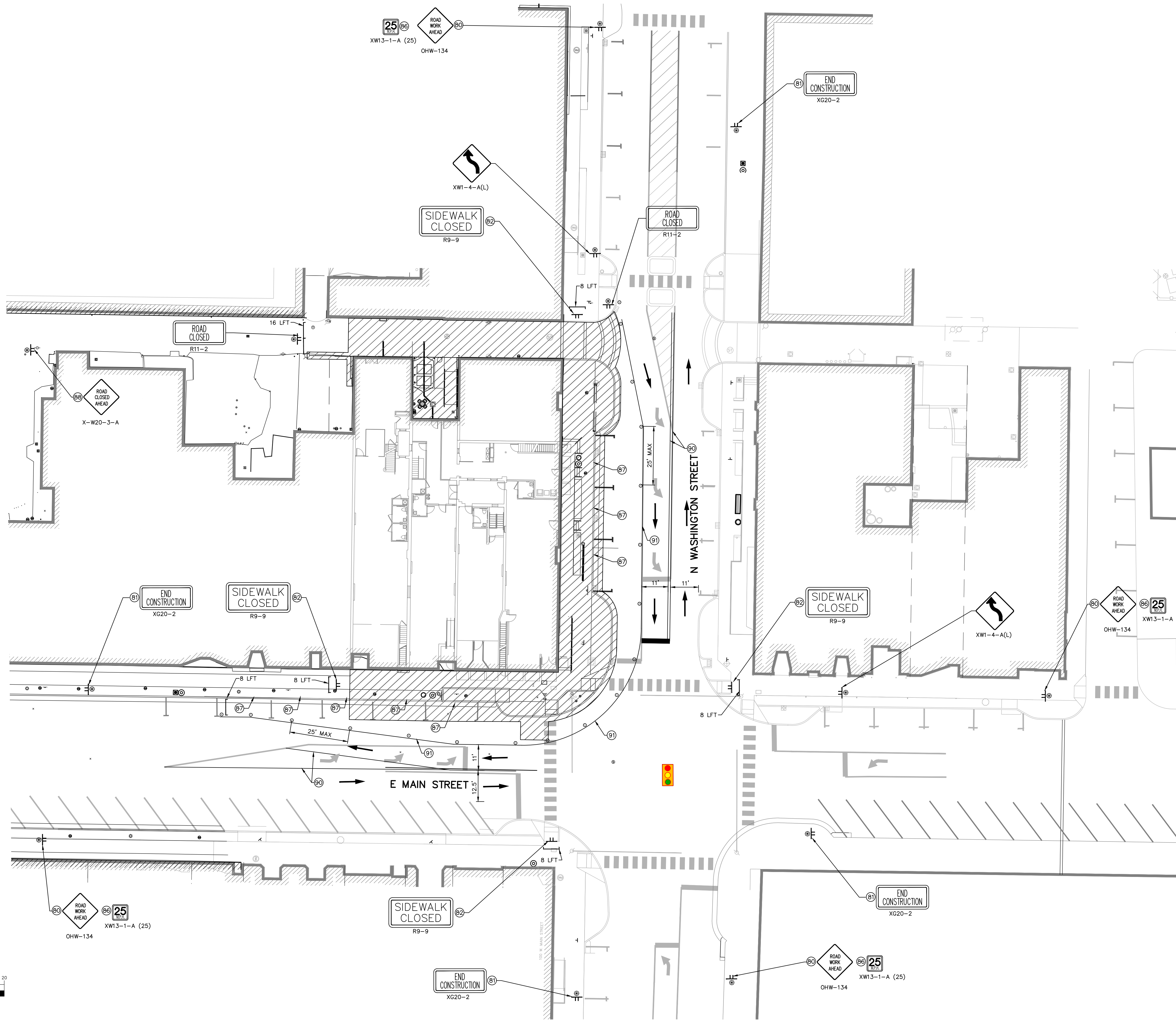
- Ⓢ ROAD WORK AHEAD (OHW-134)
- Ⓣ END CONSTRUCTION (XG20-20)
- Ⓡ SIDEWALK CLOSED (R9-9)
- Ⓜ TEMPORARY ADVISORY SPEED LIMIT SIGN (W13-1P)
- Ⓡ NO PARKING ANYTIME (R7-1)
- Ⓢ ROAD CLOSED AHEAD (X-W20-3-A)
- Ⓢ TEMPORARY PAVEMENT MARKING, REMOVABLE, YELLOW, 4 IN
- Ⓢ TEMPORARY PAVEMENT MARKING, REMOVABLE, WHITE, 4 IN
- DIRECTION OF MOTOR VEHICLE TRAFFIC
- Ⓢ CONSTRUCTION SIGN AND SUPPORTS
- CHANNELIZING DEVICE
- ▨ CONSTRUCTION AREA
- Ⓢ TYPE 'A' CONSTRUCTION WARNING LIGHT
- Ⓢ TYPE 'B' CONSTRUCTION WARNING LIGHT
- Ⓢ CONSTRUCTION SIGN AND SUPPORTS
- Ⓢ TYPE III BARRICADE
- R9-9 "SIDEWALK CLOSED" - (30"x18")
- Ⓢ EXISTING TRAFFIC SIGNAL SYSTEM

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL PLAN SUBMITTAL TO THE STATE (ODOT) AND CITY OF VAN WERT FOR APPROVAL OF ANY TEMPORARY LANE RESTRICTIONS ON WASHINGTON (US 127), MAIN (LINCOLN HIGHWAY) OR JACKSON STREETS AS NECESSARY, SUFFICIENTLY IN ADVANCE OF CONSTRUCTION.
2. ALL EXISTING PAVEMENT MARKINGS THAT CONFLICT WITH TRAFFIC ROUTING DURING CONSTRUCTION SHALL BE REMOVED BY GRINDING AND REPLACED UPON COMPLETION OF THE CONSTRUCTION.
3. CONTRACTOR SHALL COORDINATE WITH ADJACENT BUSINESSES AND RESIDENTS TO NOTIFY THEM OF LANE CLOSURES AND PROVIDE 48 HOURS NOTICE OF ANY TEMPORARY ACCESS CLOSURES.
4. TEMPORARY CONSTRUCTION ZONE DESIGN SPEED 25 MPH.
5. REFER TO DETOUR PLANS - DETAIL 1 ON SHEET C101 AND C103.
6. 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.
7. 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.
8. BARRICADE DISTANCE AND SEPARATION OF WARNING SIGNS TO BE SPACED ACCORDING TO THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
9. IF BARRICADES ARE TO BE LEFT UP OVERNIGHT, WARNING LIGHTS (FLASHERS) ARE TO BE USED.
10. 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.
11. NO ON-STREET PARKING WILL BE ALLOWED ALONG MAIN STREET (LINCOLN HIGHWAY) NEAR THE PROJECT AREA DURING THE CONSTRUCTION TIMEFRAME.

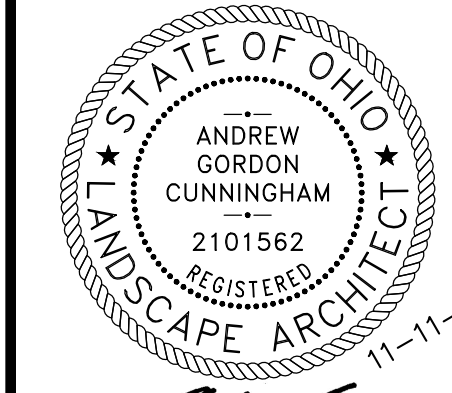
CONSTRUCTION PROCEDURE:

- PHASE I**
1. CONSTRUCTION OF WALKWAY, CURB RAMPS AND CURBING ON THE WEST SIDE OF WASHINGTON STREET (US 127) AND NORTH SIDE OF MAIN STREET.
 2. CONSTRUCTION OF WATER LINE ON THE NORTH SIDE OF MAIN STREET.
 3. CONSTRUCTION OF DRIVE APRON ON THE WEST SIDE OF WASHINGTON STREET (US 127).
- PHASE II**
1. CONSTRUCTION OF WALKWAY ON THE WEST SIDE OF WASHINGTON STREET (US 127) AND NORTH SIDE OF MAIN STREET.



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ANDREW CUNNINGHAM

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

Revisions

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



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

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

Job No: 21001 11.11.2022

C103

LEGEND:

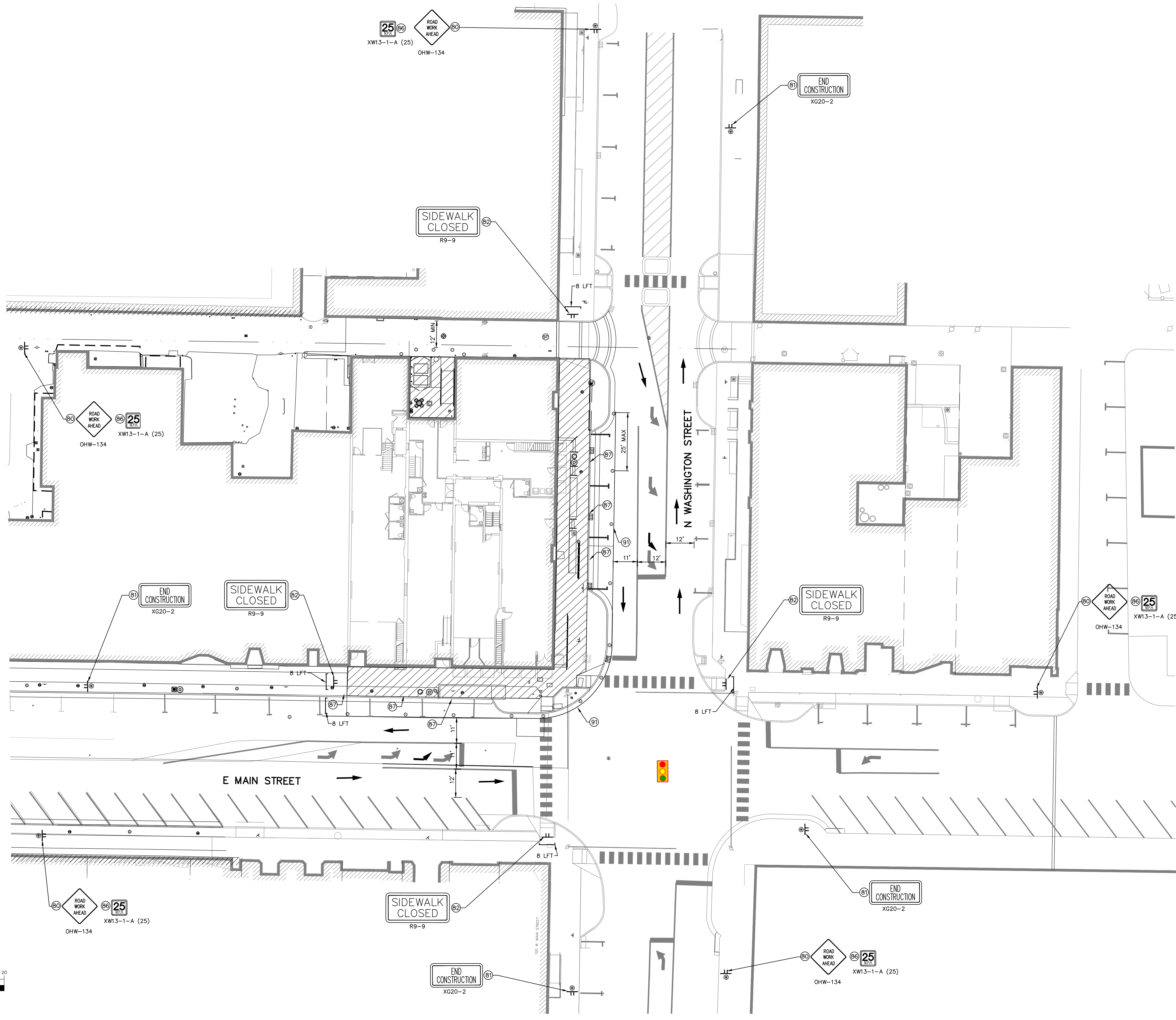
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5. REFER TO DETOUR PLANS - DETAIL 1 ON SHEET C101 AND C103.
6. THE POLICE AND FIRE DEPARTMENTS SHALL BE NOTIFIED 24 HOURS IN ADVANCE OF ANY CONSTRUCTION. NO STREET SHALL BE CLOSED WITHOUT THE APPROVAL OF THE CITY ENGINEER.
7. IF THE WORK IS TO COVER THE ENTIRE WIDTH OF THE STREET, ONE HALF OF THE STREET SHALL BE MAINTAINED FOR TRAFFIC WHILE ONE HALF OF THE STREET IS REPAIRED.
8. BARRICADE DISTANCE AND SEPARATION OF WARNING SIGNS TO BE SPACED ACCORDING TO THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
9. IF BARRICADES ARE TO BE LEFT UP OVERNIGHT, WARNING LIGHTS (FLASHERS) ARE TO BE USED.
10. 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.
11. NO ON-STREET PARKING WILL BE ALLOWED ALONG MAIN STREET (LINCOLN HIGHWAY) NEAR THE PROJECT AREA DURING THE CONSTRUCTION TIMEFRAME.

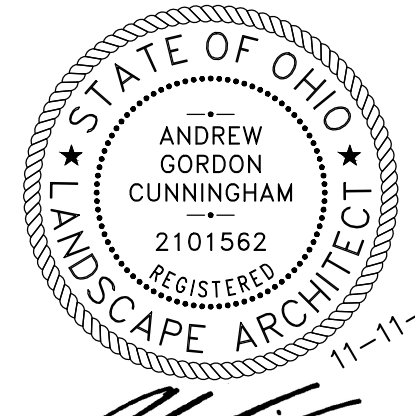
CONSTRUCTION PROCEDURE:

- PHASE I**
1. CONSTRUCTION OF WALKWAY, CURB RAMPS AND CURBING ON THE WEST SIDE OF WASHINGTON STREET (US 127) AND NORTH SIDE OF MAIN STREET.
 2. CONSTRUCTION OF WATER LINE ON THE NORTH SIDE OF MAIN STREET
 3. CONSTRUCTION OF DRIVE APRON ON THE WEST SIDE OF WASHINGTON STREET (US 127)
- PHASE II**
1. CONSTRUCTION OF WALKWAY ON THE WEST SIDE OF WASHINGTON STREET (US 127) AND NORTH SIDE OF MAIN STREET.



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Revisions

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



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

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

Job No: 21001 11.11.2022

C104

LEGEND

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

NOTES:

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

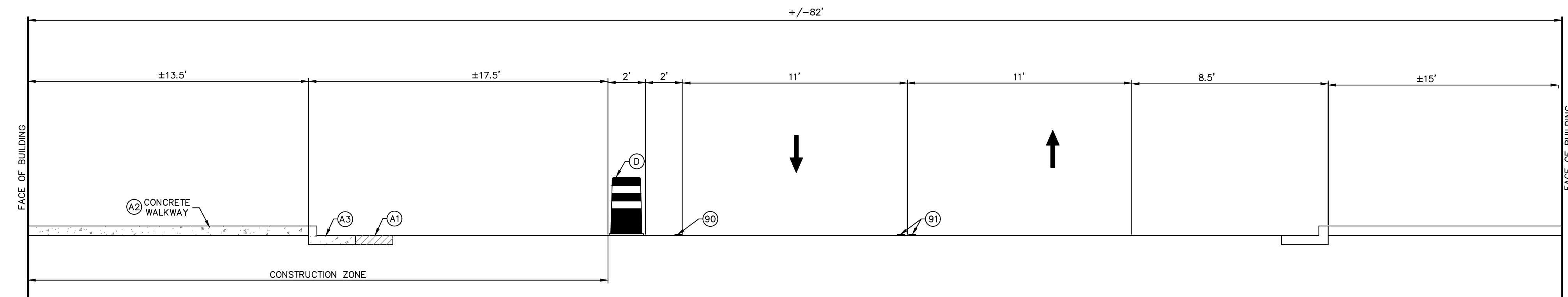
CONSTRUCTION PROCEDURE:

PHASE I

1. CONSTRUCTION OF WALKWAY, CURB RAMPS AND CURBING ON THE WEST SIDE OF WASHINGTON STREET (US 127) AND NORTH SIDE OF MAIN STREET.
2. CONSTRUCTION OF WATER LINE ON THE NORTH SIDE OF MAIN STREET
3. CONSTRUCTION OF DRIVE APRON ON THE WEST SIDE OF WASHINGTON STREET (US 127)

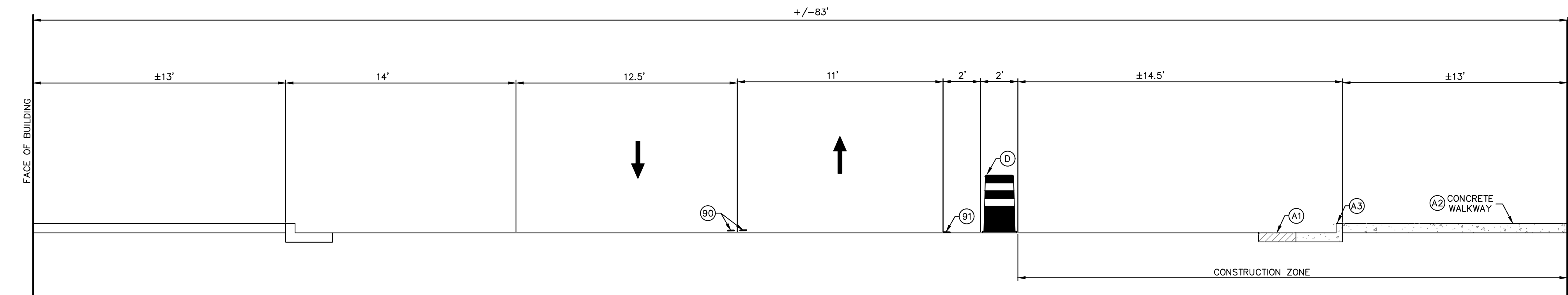
PHASE II

1. CONSTRUCTION OF WALKWAY ON THE WEST SIDE OF WASHINGTON STREET (US 127) AND NORTH SIDE OF MAIN STREET.



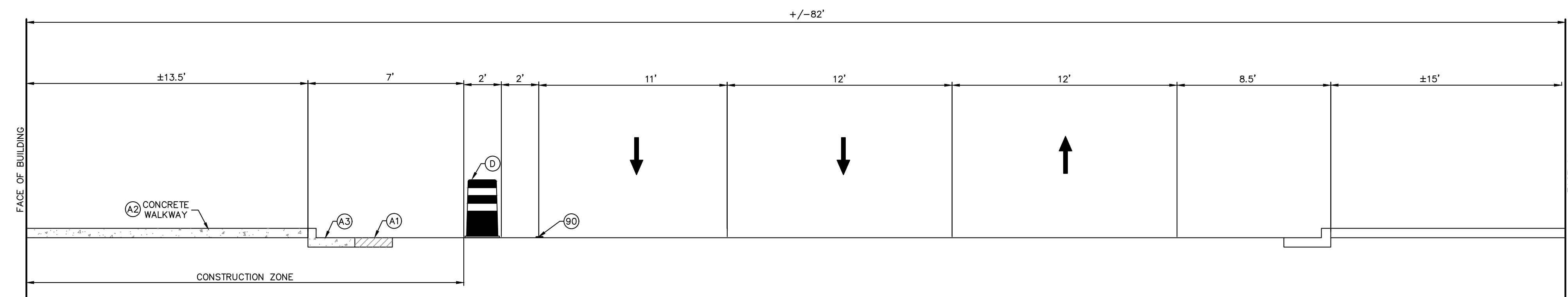
WASHINGTON STREET - PHASE I CONSTRUCTION

NOT TO SCALE



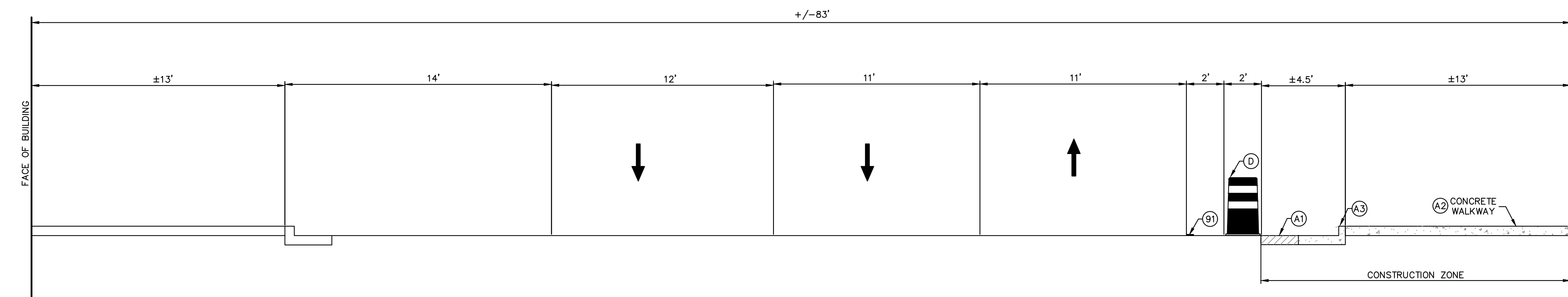
MAIN STREET - PHASE I CONSTRUCTION

NOT TO SCALE



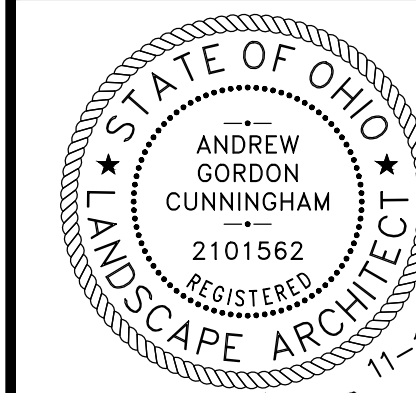
WASHINGTON STREET - PHASE II CONSTRUCTION

NOT TO SCALE



MAIN STREET - PHASE II CONSTRUCTION

NOT TO SCALE



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GENERAL NOTES:

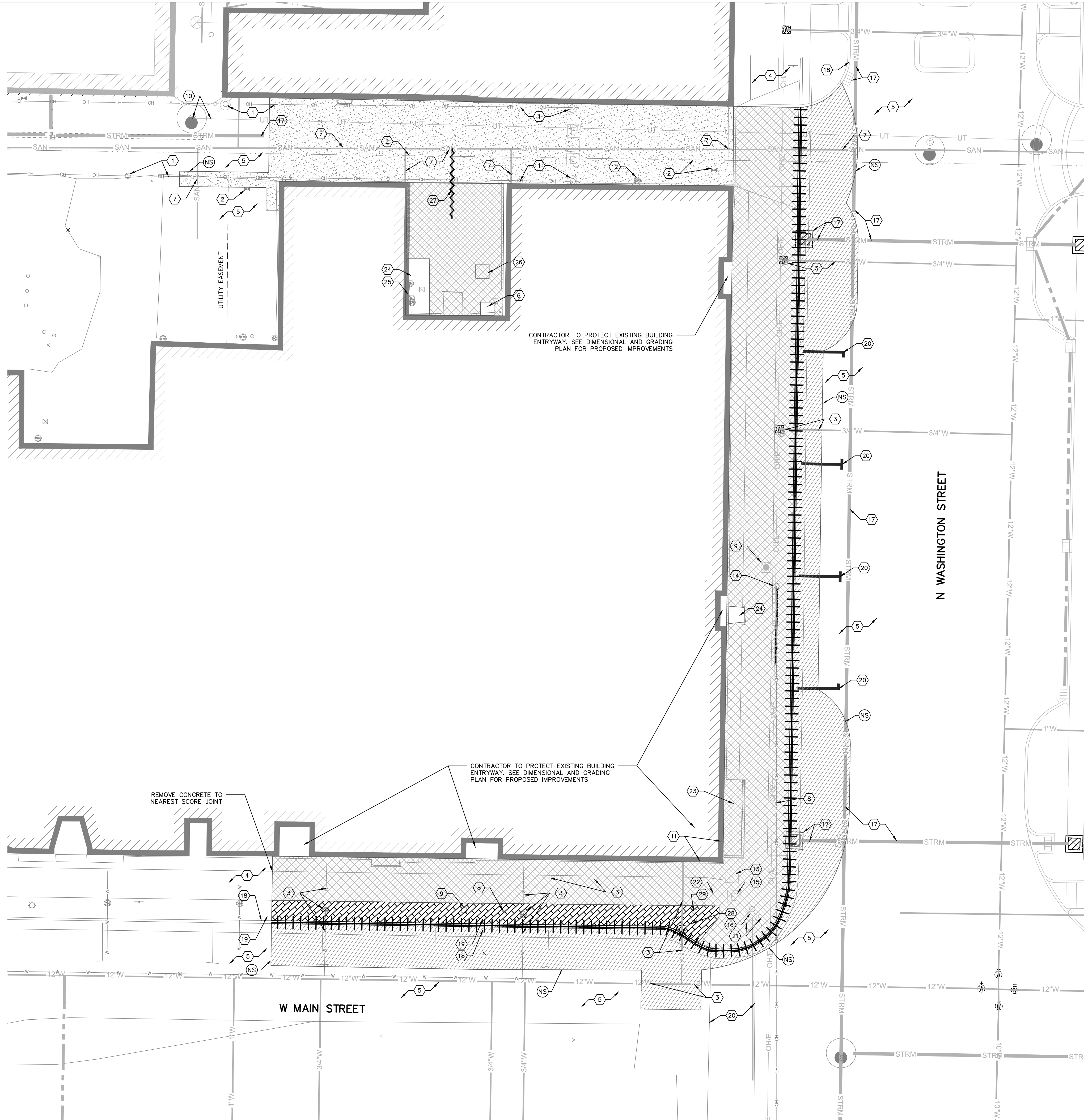
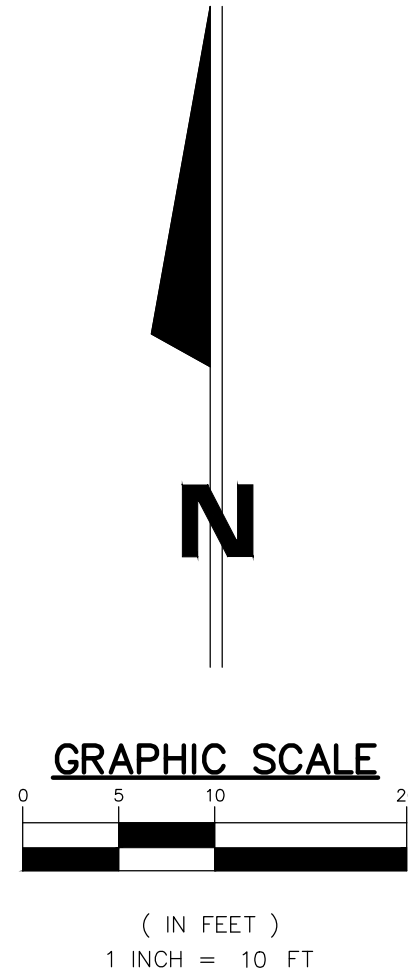
- OBTAIN ALL REQUIRED PERMITS AND COORDINATE INSPECTIONS FROM AUTHORITIES HAVING JURISDICTION. CONTRACTOR IS RESPONSIBLE FOR ALL PERMIT FEES, TAPPING FEES, INSPECTION FEES ETC.
- THE CONTRACTOR SHALL COORDINATE WITH THE BUSINESS OWNERS AND PROVIDE TEMPORARY BUSINESS ACCESS AT ALL TIMES.
- CONTRACTOR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

DEMOLITION LEGEND:

- | | | | |
|--|--|--|-----------------------------------|
| | REMOVE FULL DEPTH ASPHALT PAVEMENT. REMOVE AGGREGATE SUBBASE AS REQUIRED TO MEET FINISHED PROPOSED GRADE. NEAT LINE SAWCUT AT REMOVAL LIMITS | | EXISTING STORM LINE |
| | 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 | | EXISTING SANITARY LINE |
| | REMOVE CONCRETE PAVEMENT SIDEWALK FULL DEPTH. REMOVE AGGREGATE SUBBASE AS REQUIRED TO MEET PROPOSED FINISHED GRADE. NEAT LINE SAWCUT AT REMOVAL LIMITS | | EXISTING OVERHEAD ELECTRIC LINE |
| | REMOVE AND RESTORE DECORATIVE PAVEMENT | | EXISTING WATER LINE |
| | REMOVE CONCRETE CURB AND GUTTER NEAT LINE SAWCUT AT REMOVAL LIMITS | | EXISTING WATER METER |
| | REMOVE UTILITY AS REQUIRED FOR NEW CONSTRUCTION. COORDINATE ALL WORK WITH UTILITY OWNER/PROVIDER. | | NEATLINE SAWCUT AT REMOVAL LIMITS |
| | | | EXISTING UTILITY POLE |
| | | | EXISTING STORM STRUCTURE |
| | | | EXISTING COMMUNICATIONS STRUCTURE |
| | | | EXISTING SANITARY STRUCTURE |

DEMOLITION NOTES:

- PROTECT UTILITY POLES & OVERHEAD LINES
- APPROXIMATE LOCATION OF GAS LINE SHOWN - CONTRACTOR TO FIELD VERIFY EXACT LOCATION. PROTECT GAS LINE AND RESET VALVES TO PROPOSED FINISHED GRADE AS REQUIRED. REFER TO GENERAL NOTES FOR ADDITIONAL DETAILS AND UTILITY CONTACT INFORMATION.
- PROTECT WATER LINE, RESET VALVES TO PROPOSED FINISHED GRADE AS REQUIRED. CONTACT AND COORDINATE WITH VAN WERT WATER DEPARTMENT TO ADJUST VALVES AND METER FIT CASTINGS TO GRADE.
- PROTECT EXISTING SIDEWALK
- PROTECT EXISTING ASPHALT ROADWAY
- REMOVE AND FILL LIGHT WELL WITH B-BORROW MATERIAL. REPAIR BASEMENT WALLS PRIOR TO BACKFILLING. REFER TO ARCHITECTURAL/STRUCTURAL PLANS
- PROTECT EXISTING SANITARY LINE
- SALVAGE AND RELOCATE ROAD SIGN ON NEW POLES - COORDINATE WITH DIMENSIONAL PLAN FOR LOCATION
- PROTECT EXISTING LIGHT POLE AND FOUNDATION
- PROTECT EXISTING CENTURY LINK COMMUNICATION DUCT BANK
- PROTECT EXISTING STEP AND LANDING
- PROTECT UTILITY METER
- 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.
- REMOVE LIGHT, POLE, FOUNDATION AND OVERHEAD ELECTRIC LINES WERE TO BE REMOVED DURING PHASE I. CONTRACTOR TO CONFIRM EXISTING LIGHT AND ELECTRIC LINES WERE PREVIOUSLY REMOVED PRIOR TO START OF CONSTRUCTION
- PROTECT ELECTRICAL HANDHOLE, PROVIDE RISER TO BRING HANDHOLE FLUSH WITH ADJACENT PAVEMENT. REFER TO DIMENSIONAL AND GRADING PLANS. IF ELECTRICAL HANDHOLE IS DAMAGED DURING CONSTRUCTION CONTRACTOR SHALL REPLACE.
- PROTECT TRAFFIC SIGNAL, BOX, FOUNDATION, MANHOLE, LIGHT AND OVERHEAD ELECTRIC SERVICE LINE.
- PROTECT EXISTING STORM LINE AND ASSOCIATED STRUCTURES. RESET STRUCTURE TO FINISHED GRADE - REFER TO UTILITY PLANS.
- PROTECT EXISTING CURB AND GUTTER
- PROTECT EXISTING DECORATIVE PAVEMENT
- GRIND AND REMOVE EXISTING PAVEMENT MARKING
- REMOVE BOLLARDS
- SALVAGE AND RESTORE MONUMENT SIGN - REFER TO DIMENSIONAL PLAN
- REMOVE EXISTING RAMP, RAILING, LANDING, AND FOUNDATIONS FULL DEPTH
- REFER TO ARCHITECTURAL PLANS - REMOVAL OF EXISTING BASEMENT ACCESS HATCH
- REFER TO ARCHITECTURAL PLANS - REMOVAL OF MECHANICAL EQUIPMENT
- REMOVE CONCRETE FOUNDATION FULL DEPTH
- REMOVE SANITARY SEWER SERVICE AS REQUIRED. PLUG WITH WATER TIGHT SEAL
- ABANDON AND FILL WATER METER PIT. CUT AND CAP WATER SERVICE AT CURB.
- PROTECT EXISTING FIRE HYDRANT

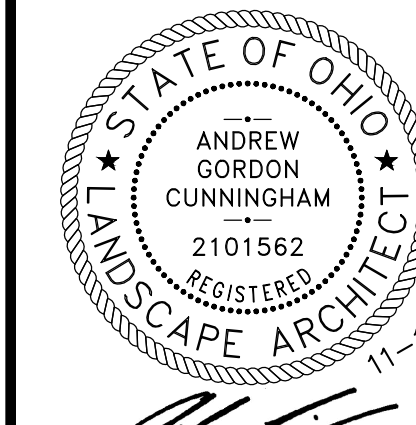


SCALE: 1" = 10'-0"

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.
- 2 CONCRETE PAVEMENT, STANDARD 8" THICK REINFORCED, OVER 6" #304 COMPACTED AGGREGATE 95% PROCTOR, MEDIUM BROOM FINISH, CONTROL JOINTS AS SHOWN ON PLANS OR 10' O.C AND EXPANSION JOINTS 40' O.C., MAXIMUM.
- 3 ASPHALT PAVEMENT TO MATCH CITY OF VAN WERT AND ODOT STANDARDS ROADWAY:
ITEM 404 TYPE 1 - "V" 1-1/4" ASPHALT CONCRETE SURFACE COURSE
ITEM 402 TYPE 2 - "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)
- 4 TOWNHALL PAVER BY UNILOCK, PATTERN: HERRINGBONE, SIZE: 9.875"x3.875"x2.75", COLOR: BURGUNDY RED (35%), BURNT CLAY (40%), BASALT (25%), JOINTING SAND: GRAY
- 5 STAMPED CONCRETE
- 6 RAILING
- 7 DEPRESSED CURB
- 8 STANDARD CURB
- 9 STANDARD CURB AND GUTTER
- 10 CURB RAMP
- 11 STANDARD STAIRS
- 12 6" CONCRETE STEP
- 13 TRASH BIN ENCLOSURE
- 14 STORM STRUCTURE
- 15 SALVAGED TRASH RECEPTACLE
- 16 SALVAGED PLANTER
- 17 TABLE + CHAIRS
- 18 6" PIPE BOLLARD
- 19 SALVAGED MONUMENT SIGN
- 20 STANDARD PIPE BOLLARD

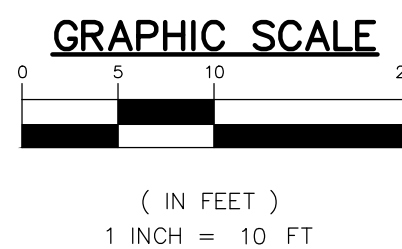
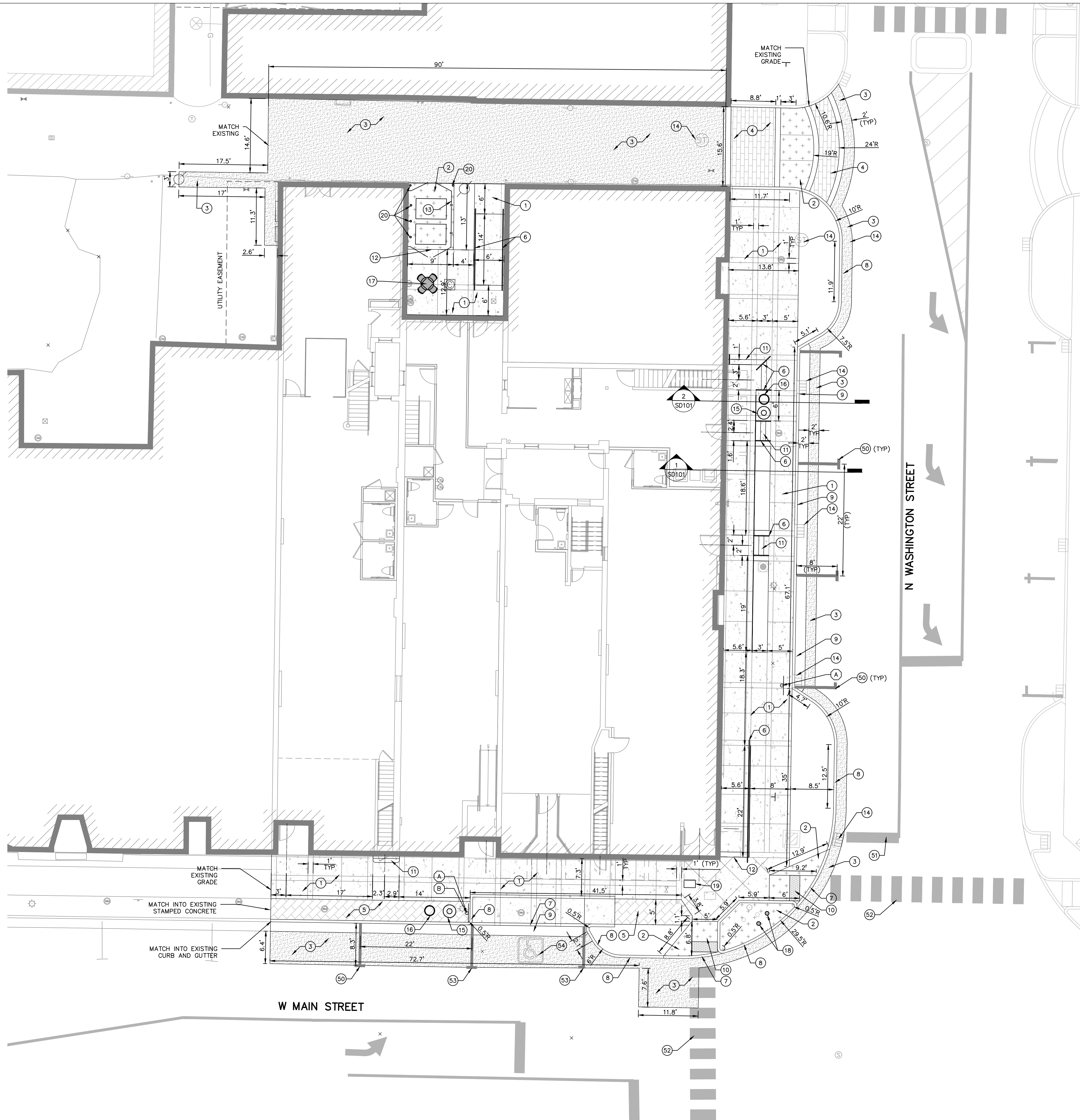
- DETAIL 1/SD102
- DETAIL 2/SD102
- DETAIL 3/SD102
- DETAIL 7/SD101
- DETAIL 7/SD102
- DETAILS 4 & 5/SD101
- DETAIL 5/SD102
- DETAIL 4/SD102
- DETAIL 6 & 11/SD102
- DETAIL 2/SD103
- DETAILS 4 & 5/SD101
- DETAIL 6/SD101
- DETAIL 1/SD103
- SEE UTILITY PLANS
- SURFACE MOUNT PER MANUFACTURER SPECIFICATIONS
- SURFACE MOUNT PER MANUFACTURER SPECIFICATIONS
- SURFACE MOUNT PER MANUFACTURER SPECIFICATIONS
- DETAIL 7/SD103
- COORDINATE WITH OWNER
- DETAIL 6/SD103

PAVEMENT MARKINGS LEGEND

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

SIGN LEGEND

- A 2 HR. PARKING DETAIL 3/SD103
- B HANDICAP PARKING DETAIL 3/SD103

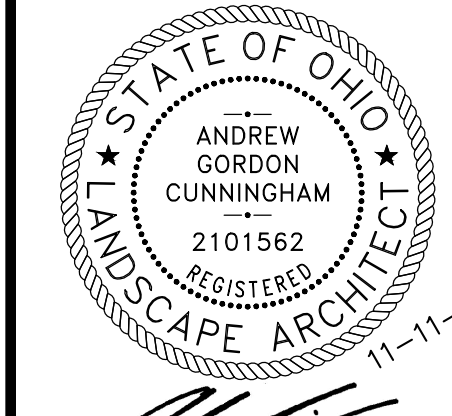


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DIMENSIONAL PLAN | 1

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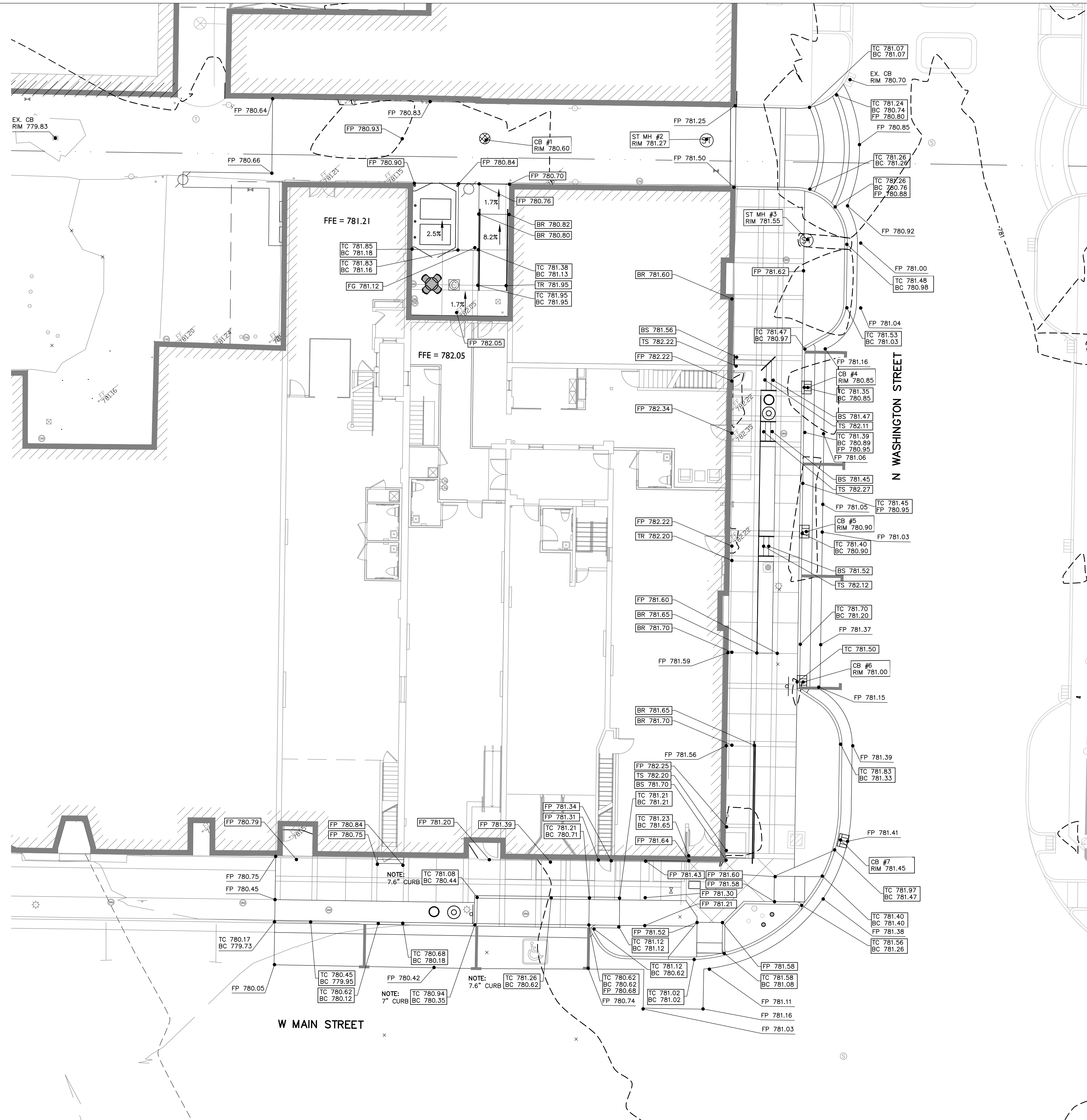
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C201

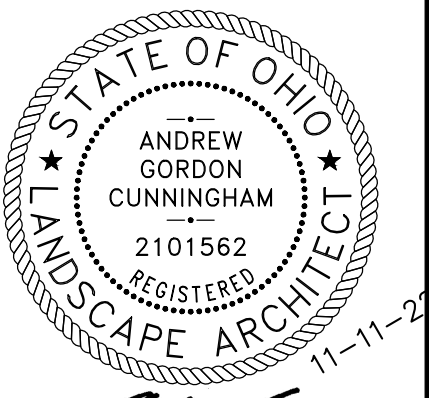
LEGEND

| | |
|-----------|----------------------------------|
| ---XXX.XX | EXISTING GRADE |
| -XXX.XX | PROPOSED GRADE |
| (ST) | PROPOSED CATCH BASIN/STORM INLET |
| [] | PROPOSED CATCH BASIN/STORM INLET |
| [X] | PROPOSED STORM MANHOLE |
| --- | PROPOSED GRADE BREAK |
| --- | PROPOSED TOP OF CURB |
| --- | PROPOSED TOP OF WALL |
| --- | PROPOSED FINISHED PAVEMENT |
| --- | PROPOSED FINISHED GRADE |
| --- | PROPOSED BOTTOM OF CURB |
| --- | EDGE OF PAVEMENT |
| --- | CATCH BASIN RIM |
| --- | FLOOR DRAIN RIM |
| --- | BOTTOM OF STEP |
| --- | TOP OF STEP |
| --- | BOTTOM OF RAMP |
| --- | TOP OF RAMP |
| --- | STORM MANHOLE RIM |



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C301

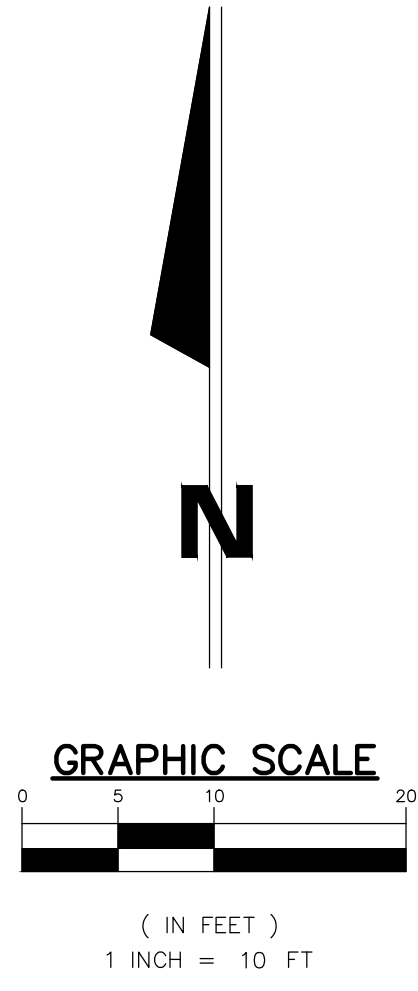
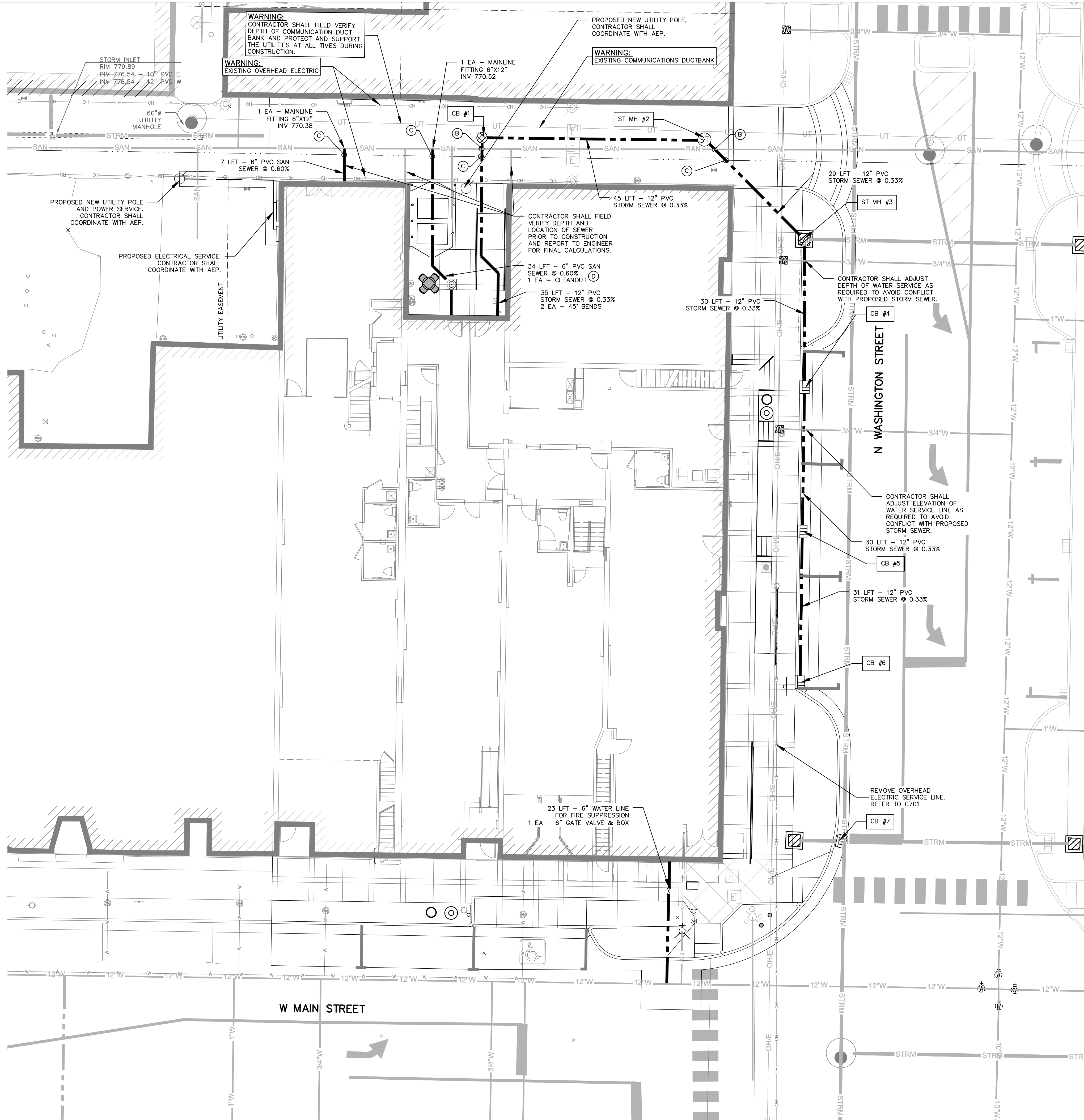
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GRADING PLAN | 1

LEGEND

- ⊙ PROPOSED STORM MANHOLE
- ⊙ PROPOSED RISER PIPE
- PROPOSED STORM LINE
- PROPOSED WATER LINE
- PROPOSED UNDERDRAIN
- PROPOSED ELECTRICAL SERVICE
- ⊕ PROPOSED ELECTRICAL HANDHOLE
- ⊕ WATER LINE QUICK CONNECT COUPLER
- ST --- EXISTING STORM LINE
- S --- EXISTING SANITARY LINE
- C --- EXISTING GAS LINE
- W --- EXISTING WATER LINE
- UE --- EXISTING UNDERGROUND ELECTRIC LINE
- UC --- EXISTING UNDERGROUND COMMUNICATIONS LINE
- ⊙ EXISTING STORM MANHOLE
- ⊙ EXISTING CATCH BASIN
- ⊕ UTILITY CROSSING
SEE NOTES FOR PIPE ELEVATIONS
- ⊕ ELECTRICAL KEYED NOTE
- ⊕ (A) EXISTING WATER SERVICE AND METER
CONTRACTOR SHALL REMOVE AND FILL IN EXISTING METER PIT.
EXISTING WATER SERVICE SHALL BE CUT AND CAPPED AT CURB.
- ⊕ (B) WATER AND SANITARY AND/OR STORM CROSSING
MAINTAIN MIN OF 18" VERTICAL SEPARATION.
- ⊕ (C) THE CONTRACTOR SHALL COORDINATE WITH THE GAS COMPANY
TO ADJUST GAS LINE AS REQUIRED TO AVOID CROSSING
CONFLICT.
- ⊕ (D) CONTRACTOR SHALL FIELD VERIFY AND MATCH THE EXISTING OR
PROPOSED SANITARY DISCHARGE INVERT ELEVATION. NOTIFY
ENGINEER IF INVERT IS LOWER THAN WHAT IS PROPOSED ON THE
PLANS.

| NEW STORM STRUCTURE INFORMATION | |
|---|---|
| CB #1 - 4' CATCH BASIN RIM 780.60 INV 776.83 - 12" PVC E INV 776.93 - 12" PVC S | CB #4 - 4' CATCH BASIN RIM 780.85 INV 776.60 - 12" PVC N INV 776.70 - 12" PVC S |
| ST MH #2 - 5' STORM MANHOLE RIM 781.27 INV 776.60 - 12" PVC SE INV 776.70 - 12" PVC W | CB #5 - 4' CATCH BASIN RIM 780.90 INV 776.79 - 12" PVC N INV 776.89 - 12" PVC S |
| ST MH #3 - EXISTING STORM INLET REPLACE WITH SOLID COVER RIM 781.58 INV 776.41 - 12" RCP E CONTRACTOR SHALL FIELD VERIFY EXISTING DISCHARGE INVERT PRIOR TO FABRICATING ALL STORM STRUCTURES. INV 776.50 - 12" PVC S INV 776.50 - 12" PVC NW | CB #6 - 4' CATCH BASIN RIM 781.00 INV 776.99 - 12" PVC N |
| NOTE: CONTRACTOR SHALL FIELD VERIFY EXISTING INVERTS OF SADDLE STRUCTURES AND REPORT TO ENGINEER FOR FINAL CALCULATIONS. | CB #7 - 5' CATCH BASIN SADDLE STRUCTURE RIM 781.14 INV 775.71 - 15" RCP N,S,E,W |



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ANDREW GORDON CUNNINGHAM
2101562
REGISTERED LANDSCAPE ARCHITECT
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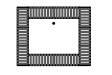


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VAN WERT, OH 45891
VAN WERT REDEVELOPMENT, PHASE 2**

Job No: 21001 11.11.2022

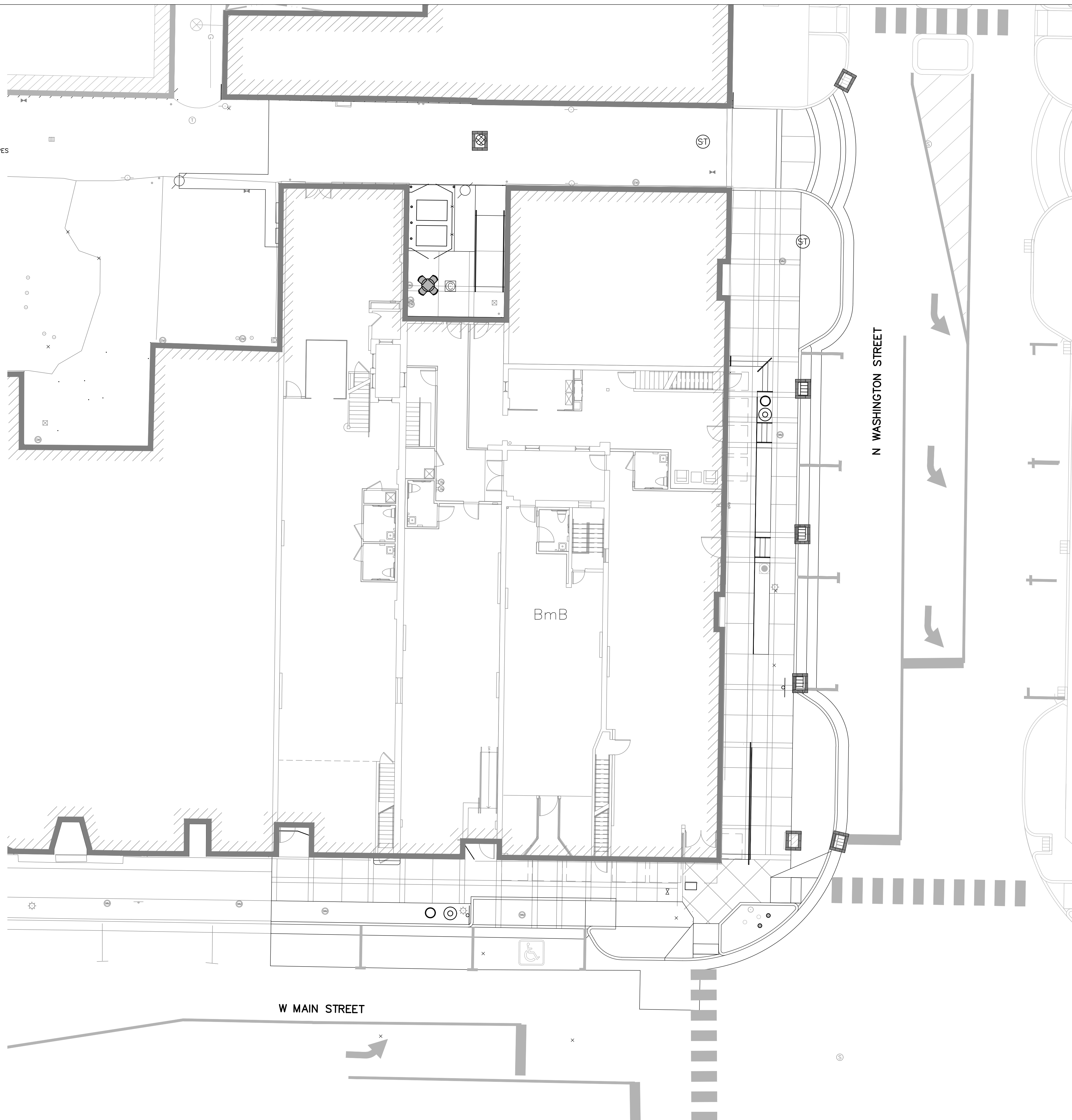
C401

EROSION CONTROL LEGEND

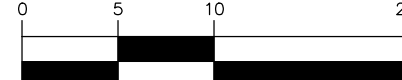
- 1
C502  TEMPORARY EROSION CONTROL INLET PROTECTION
- 2
C502  TEMPORARY GRAVEL ACCESS DRIVE
-  DIRECTION OF WATER FLOW

SOILS LEGEND

BmB BELMORE LOAM, 2 TO 6 PERCENT SLOPES



GRAPHIC SCALE



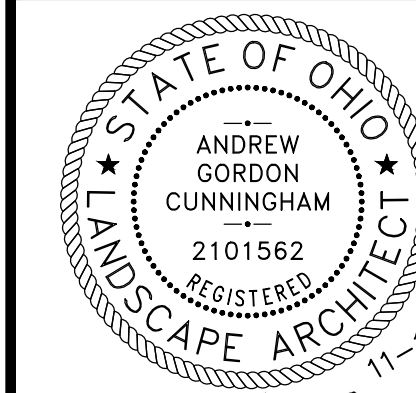
(IN FEET)
1 INCH = 10 FT

SCALE: 1" = 10'-0"

EROSION CONTROL PLAN |

PLATTE
architecture + design

1810 CAMPBELL ALLEY, SUITE 300 | CINCINNATI, OH 45202
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ANDREW CUNNINGHAM

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Revisions

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



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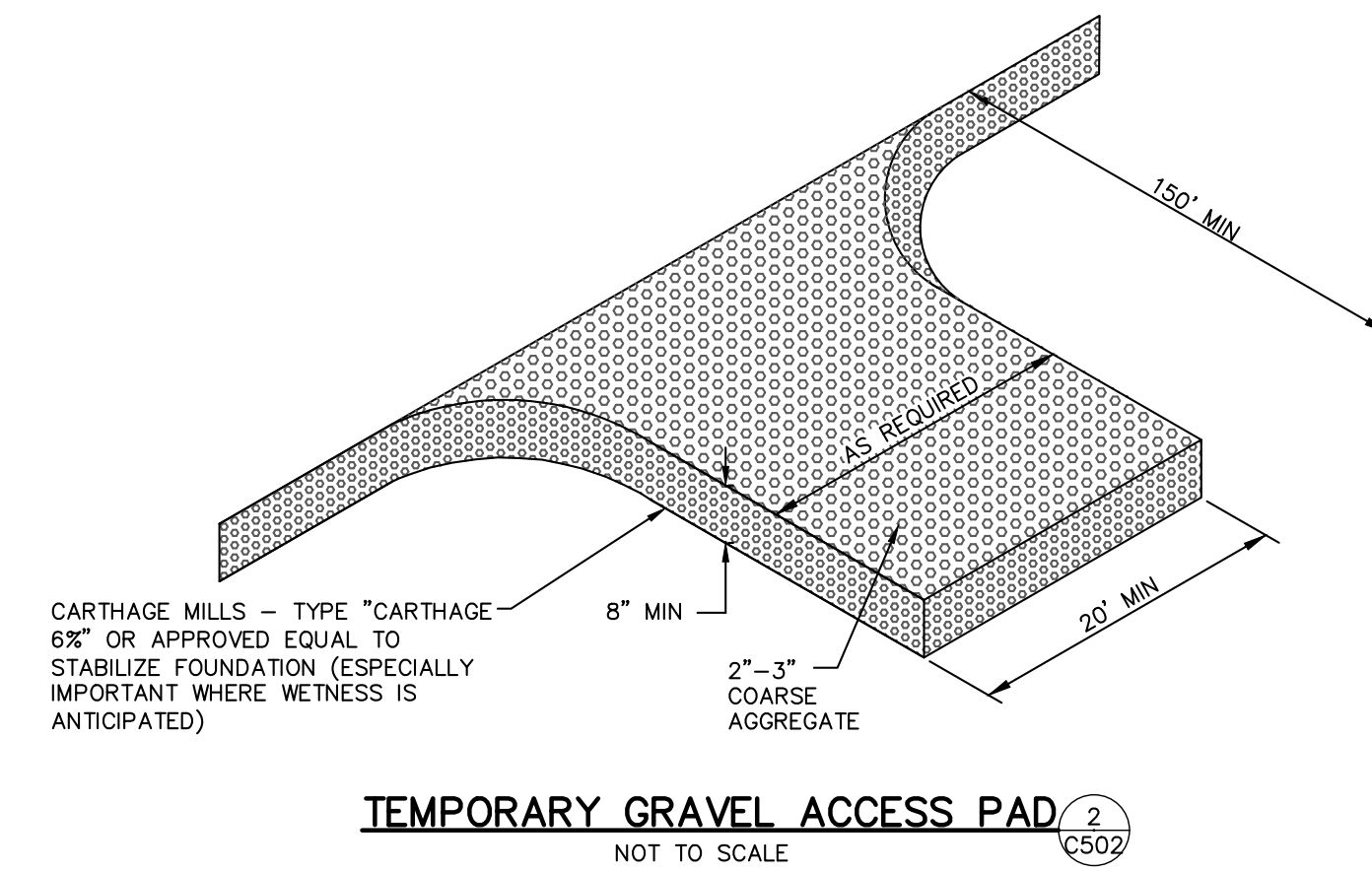
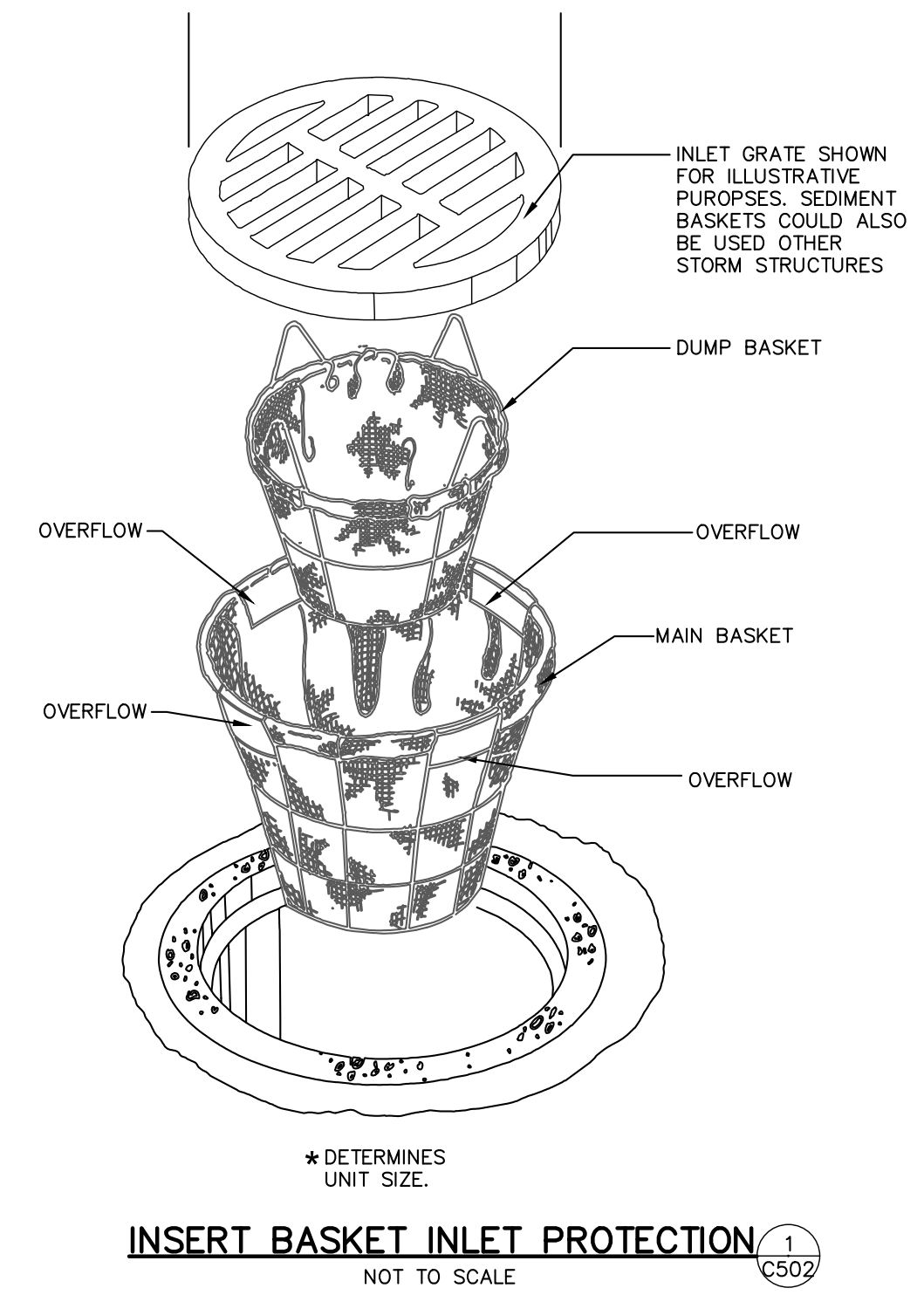
PROPOSED PROJECT:
**RENOVATION FOR
101-107 W. MAIN ST.**
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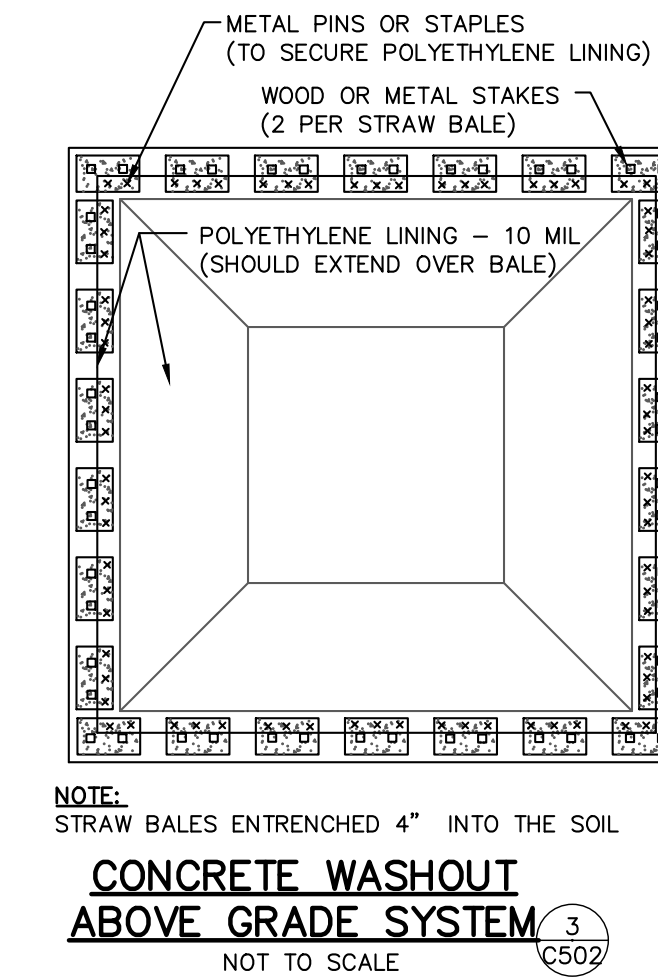
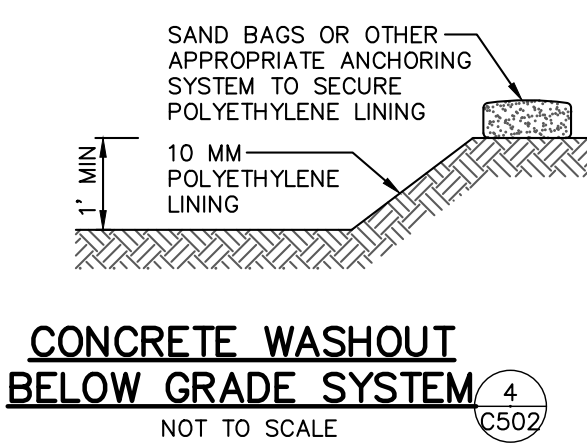
C501

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 RADI AT THE ROADWAY. GEOTEXTILE FOR STABILIZATION BELOW THE GRAVEL PADS SHALL BE INCLUDED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROMPTLY CLEANING UP ANY MATERIALS FROM PUBLIC ROADWAYS, WHICH ARE THE RESULT OF WORK OPERATIONS.
16. THE CONTRACTOR SHALL PERMANENTLY SEED, FERTILIZE, AND MULCH ALL FINAL GRADE AREAS (I.E., LANDSCAPE BERMS, RETENTION SWALES, ETC.) AS EACH IS COMPLETED. SEEDING, FERTILIZING, AND MULCHING SHALL BE IN COMPLIANCE WITH OHIO'S "RAINWATER AND LAND DEVELOPMENT MANUAL."
17. THE JOB WIDE SEQUENCE OF GENERAL WORK OPERATIONS RELATING TO EARTH DISTURBING ACTIVITIES SHALL BE SUCH AS TO PREVENT THE POTENTIAL FOR EROSION AND SEDIMENTATION. THE SEQUENCE SHALL BE GENERALLY AS FOLLOWS, WHILE ALSO CONSIDERING MAINTENANCE OF TRAFFIC:
 - A. SITE CLEARING AND BUILDING DEMOLITION
 - B. UNDERGROUND CONSTRUCTION
 - C. ROUGH GRADING/FINE GRADING
 - D. BUILDING CONSTRUCTION
 - E. PAVEMENT CONSTRUCTION
 - F. COMPLETION OF PERMANENT SEEDING
 - G. FINAL CLEANUP
18. TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED AT THE TIME OF SITE CLEARING AS EARLY IN THE ABOVE SEQUENCE AS NEEDED, AND SHALL BE MAINTAINED THROUGHOUT THE SEQUENCE AS NEEDED. DURING THE COURSE OF WORK, CLEANUP SHALL BE DONE AS NEEDED AND AS DIRECTED TO AVOID EROSION AND SEDIMENTATION.
19. THE EROSION AND SEDIMENTATION CONTROL MEASURES AS SHOWN SHALL BE CONSIDERED A MINIMUM APPLICATION AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING EROSION AND SEDIMENTATION CONTROL BEST MANAGEMENT PRACTICES AS NEEDED THROUGHOUT THE CONSTRUCTION.
20. THE CONTRACTOR SHALL LOCATE AND MAINTAIN A CONCRETE WASHOUT AREA FOR THE DURATION OF CONCRETE POURING ACTIVITIES. THE CONTRACTOR SHALL REMOVE ALL DRIED CONCRETE FROM THE WASHOUT AREA BY THE END OF THE PROJECT.
21. THE CONTRACTOR SHALL AVOID UNNECESSARILY DISTURBING OR REMOVING EXISTING VEGETATED TOPSOIL OR EARTH COVER ALONG THE PROJECT PERIMETER. THESE AREAS ACT AS SEDIMENT FILTERS.
22. ALL TEMPORARY SOIL EROSION AND SEDIMENTATION PROTECTION SHALL REMAIN IN PLACE UNTIL THE COMPLETION OF THE WORK AND THE AFFILIATED AREA IS PERMANENTLY STABILIZED.
23. REMOVAL OF TEMPORARY EROSION AND SEDIMENTATION PROTECTION IS REQUIRED FOR FINAL PROJECT ACCEPTANCE.
24. GRADING OF AREAS REQUIRING STABILIZATION OR THAT CREATE CONCENTRATED FLOWS SHALL NOT OCCUR DURING RAIN OR WHEN RAIN IS FORECASTED. STABILIZATION OCCUR IMMEDIATELY AFTER GRADING.



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



GENERAL LANDSCAPE NOTES

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

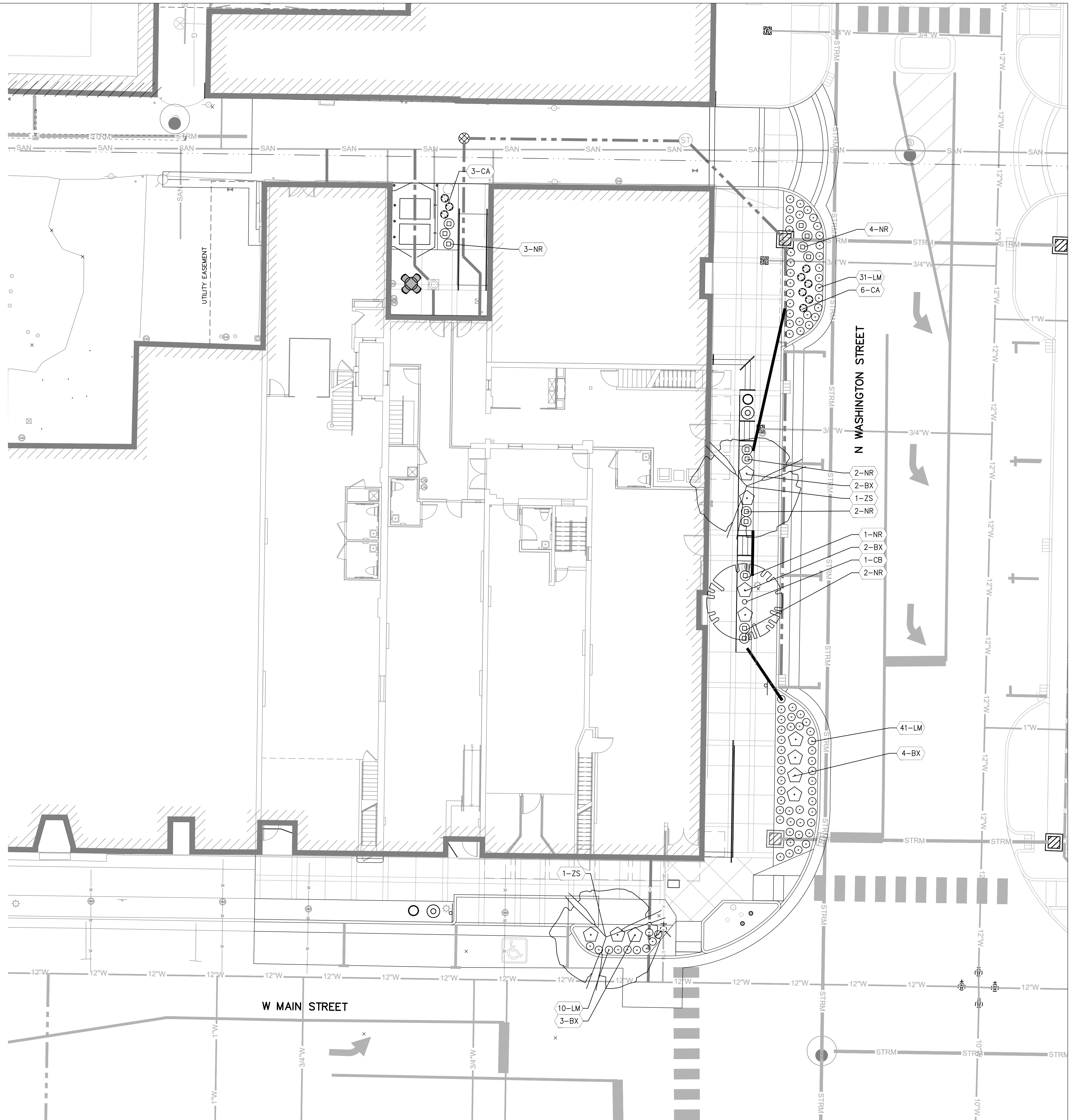
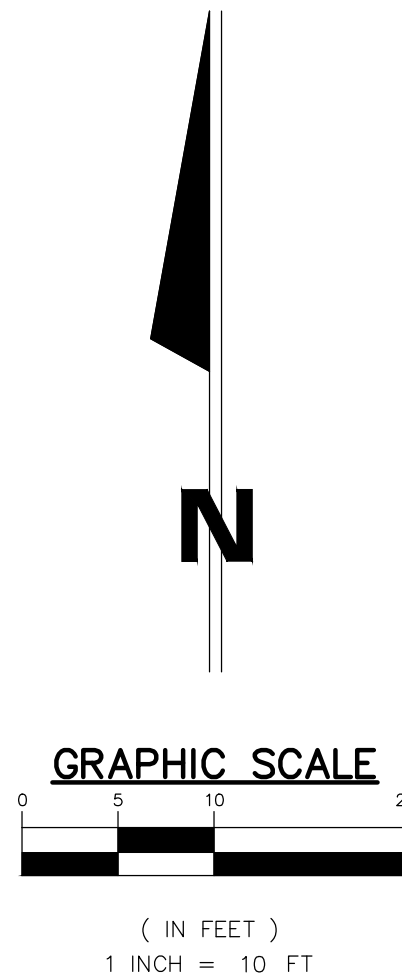
- ALL PLANT MATERIAL TO MEET AMERICAN STANDARDS FOR NURSERY STOCK, 1990 EDITION/ HORTIS THIRD 1076 CORNELL UNIVERSITY.
- PLANT CONTAINER SIZES ARE SHOWN AS GUIDELINES ONLY (MINIMUM HEIGHT AND SPREAD REQUIREMENTS RULE). PLANT HEIGHT AND SPREAD SPECIFICATIONS ARE MINIMUMS, ON CENTER (O.C.) SPECIFICATIONS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

PLANT MATERIAL LIST

| ID | BOTANICAL NAME | COMMON NAME | SIZE | QTY | ROOT |
|----|--|----------------------------------|-------------------|-----|-------|
| BX | BUXUS 'GLENCOE' | CHICAGOLAND GREEN BOXWOOD | NO. 5, 30" H MIN. | 11 | CONT. |
| CB | CARPINUS BETULUS 'FASTIGIATA' | COLUMNAR EUROPEAN HORNBAM | 2 1/2" CAL | 1 | B & B |
| CA | CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' | KARL FOERSTER FEATHER REED GRASS | NO. 1, 18" H MIN. | 9 | CONT. |
| NR | NEPETA X RACEMOSA 'WALKERS LOW' | WALKERS LOW CATMINT | NO. 1, 18" H MIN. | 14 | CONT. |
| LM | LIRIOPE MUSCARI 'BIG BLUE' | BIG BLUE LILY TURF | NO. 1, 12" H MIN. | 82 | CONT. |
| ZS | ZELKOVA SERRATA | JAPANESE ZELKOVA | 2 1/2" CAL | 2 | B & B |

KEYNOTE LEGEND

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

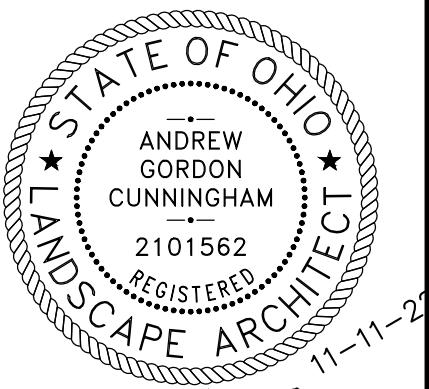


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LANDSCAPE PLAN 1

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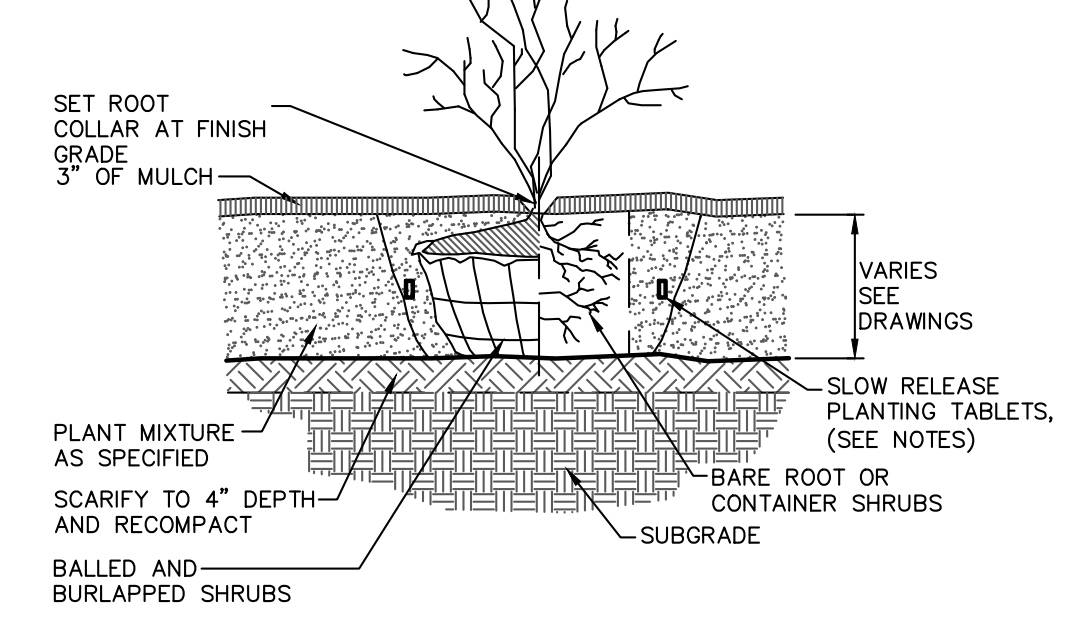
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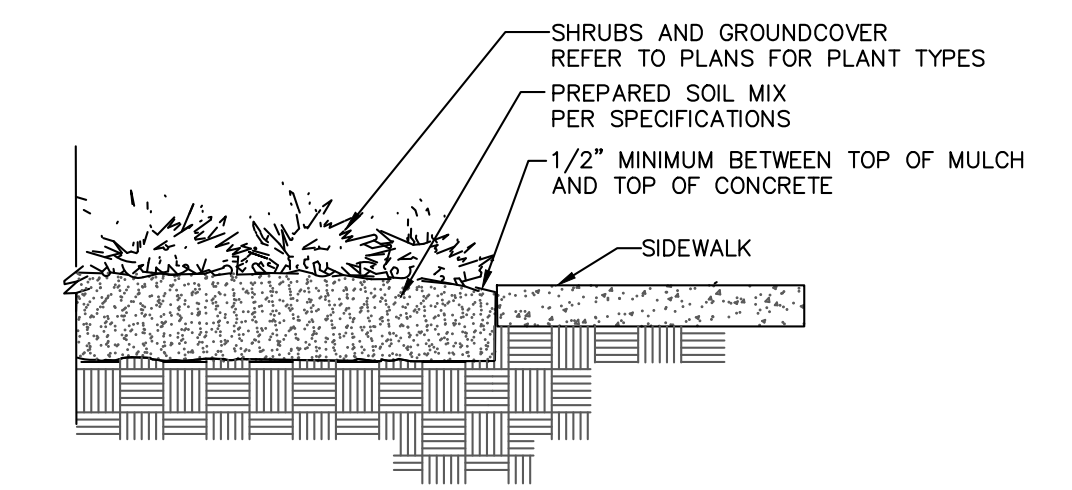
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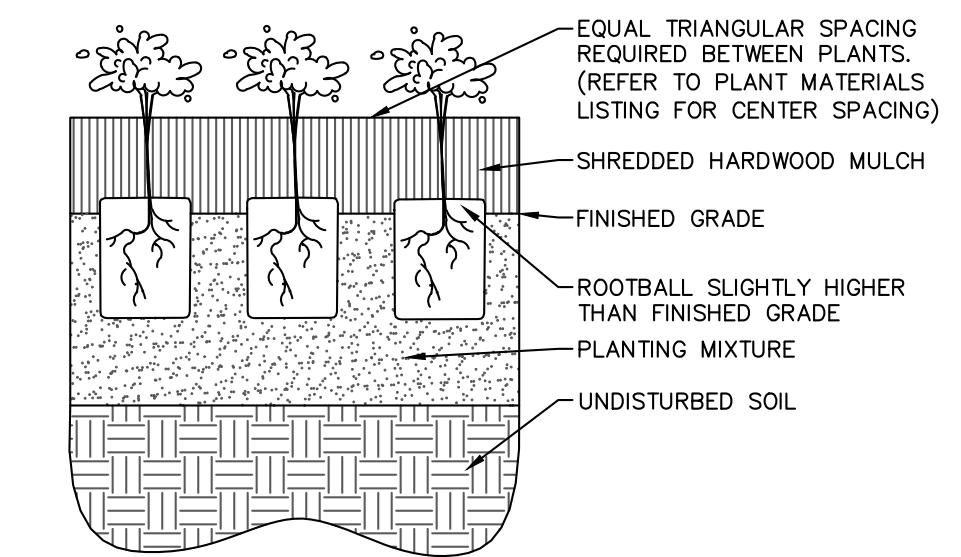
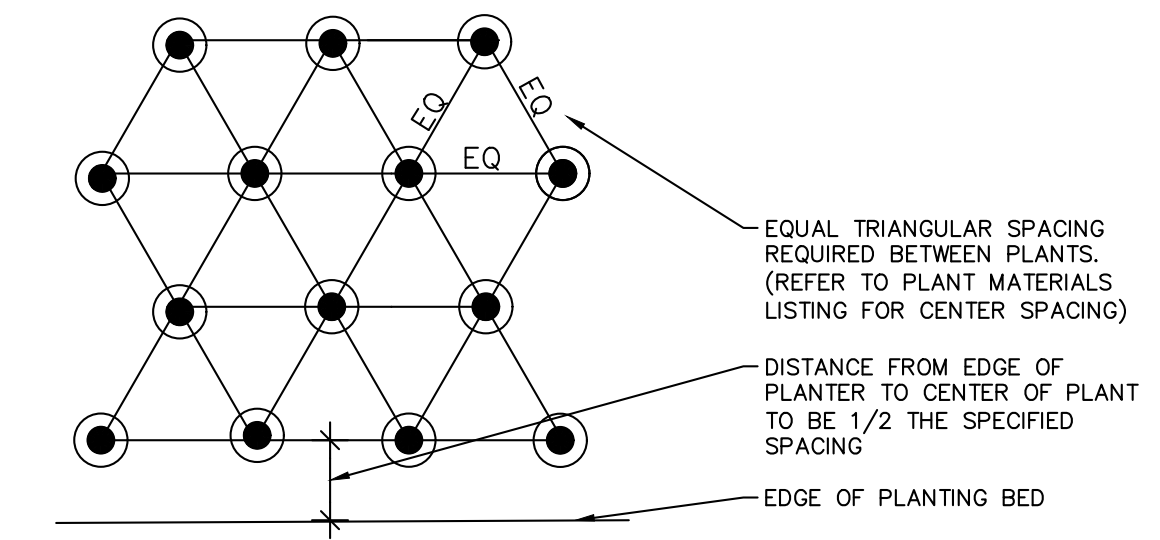
- NOTES:
1. DO NOT PRUNE EVERGREENS, EXCEPT TO REMOVE DEAD AND BROKEN BRANCHES.
 2. THIN BRANCHES AND FOLIAGE (NOT ALL BRANCH TIPS) BY 1/3, RETAINING NORMAL PLANT SHAPE (EXCEPT EVERGREEN).
 3. REMOVE BURLAP FROM TOP 1/3 OF BALL, OR WITH CONTAINER PLANTS, REMOVE POTS AND SPLIT BALLS AS SPECIFIED.



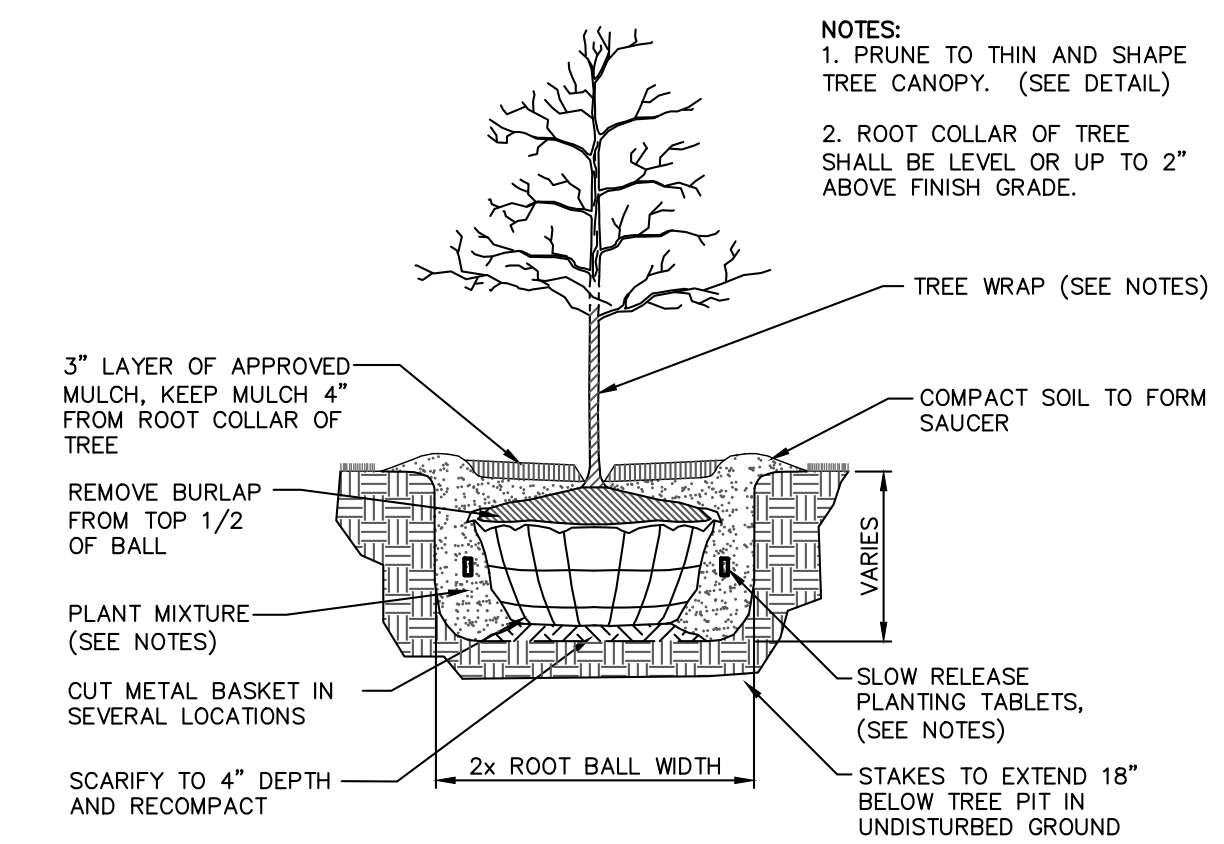
SHRUB PLANTING DETAIL 4
NOT TO SCALE C602



SIDEWALK/MULCH DETAIL 1
NOT TO SCALE C602



TYPICAL GROUND COVER SPACING 2
NOT TO SCALE C602



TREE PLANTING DETAIL 3
NOT TO SCALE C602



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- LEGEND**
- PROPOSED UNDERGROUND ELECTRICAL
 - PROPOSED UNDERGROUND FIBER AND COMMUNICATIONS
 - OVERHEAD UTILITY LINE
 - (A) LUMINAIRE TYPE
 - PROPOSED UTILITY POLE
 - ELECTRICAL QUASITE BOX HANDHOLE
 - ELECTRICAL PANEL
 - ★ PROPOSED UPLIGHT
 - PROPOSED LIGHT POLE, FIXTURE AND FOUNDATION
 - ⊕ GFCI RECEPTACLE IN WEATHER PROOF ENCLOSURE
 - ◆ PROPOSED FOB ENTRY

ELECTRICAL GENERAL NOTES

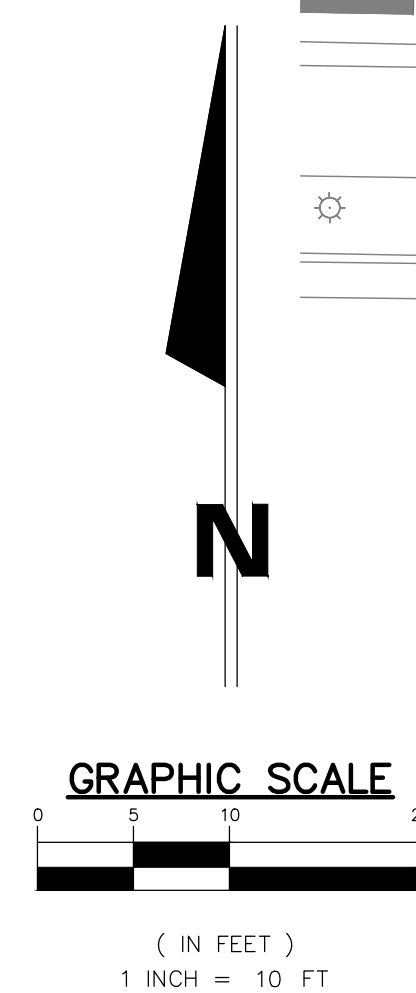
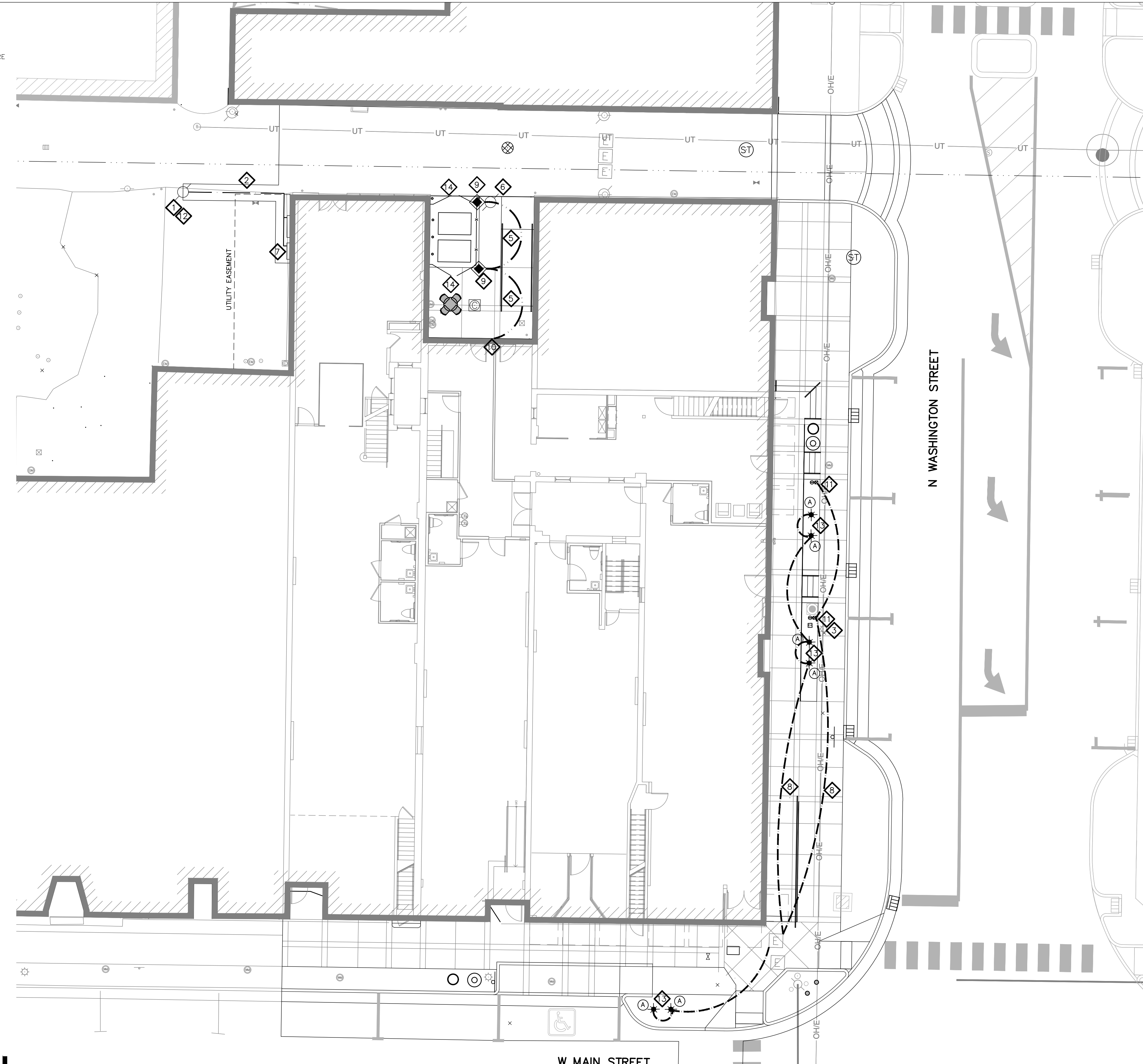
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ALL OTHER APPLICABLE CODES AND STANDARDS.
- ALL WORK SHALL BE COMPLETED BY A LICENSED ELECTRICIAN BY THE CITY OF VAN WERT AND STATE OF OHIO
- ALL DEVICE BOXES SHALL BE INSTALLED FLUSH AND CONDUITS RUN CONCEALED IN FINISHED AREAS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

ELECTRICAL KEYED NOTES DENOTED BY: ◆

- ELECTRICAL 3 PHASE SERVICE CONNECTION - CONTRACTOR SHALL COORDINATE WITH UTILITY PROVIDER
- THREE PHASE POWER SERVICE CONNECTION, (2) 4" SCH. 80 PVC CONDUITS (ONE EMPTY SPARE). CONTRACTOR SHALL PROVIDE TWO HOLE LUG CONNECTORS - CONTRACTOR SHALL COORDINATE WITH UTILITY PROVIDER (AEP)
- NEW STREETLIGHT ADDED IN PHASE 1 SCOPE
- PROVIDE ELECTRICAL POWER FOR STREET TREE UPLIGHTS FROM EXISTING ELECTRICAL PANEL VIA HANDHOLE ON NORTHWEST CORNER OF THE INTERSECTION OF MAIN AND WASHINGTON STREETS. EXISTING ELECTRICAL PANEL AND METER IS LOCATED WITHIN THE ALLEY ON THE EAST WALL OF THE BUILDING LOCATED AT 124 EAST MAIN STREET
- PROVIDE (2) 1" SCH. 40 CONDUIT
 - FOR ELECTRICAL FEED
 - FOR INTERNET FEED
- FUTURE POTENTIAL UTILITY POLE INSTALLED BY AEP - COORDINATE WITH UTILITY PROVIDER
- NEW EXTERIOR METER CENTER LOCATION TO SERVE UNITS - REFER TO BUILDING ELECTRICAL PLANS FOR SIZING AND ADDITIONAL DETAILS
- PROVIDE 2" SCH. 40 CONDUIT W/ # 10 CONDUCTORS AND # 12 GROUND MOUNT DOORKING 1520-086 CARD READER ON GATE POST - REFER TO DETAIL 1 ON SD103 - INSTALL PER MANUFACTURER'S SPECIFICATIONS
- PROVIDE SITE ELECTRICAL SERVICE FROM ELECTRICAL PANEL(S) WITHIN BUILDING - REFER TO PANEL SCHEDULES IN BUILDING ELECTRICAL PLANS.
- PROVIDE NEW GFCI RECEPTACLE IN WEATHERPROOF ENCLOSURE INSTALLED ON BLACK POST OR ON FACADE OF BUILDING. ONE DUPLEX RECEPTACLE PER LOCATION. INSTALL EACH RECEPTACLE ON SEPARATE CIRCUIT. PROVIDE 3/4" PVC SCH. 40 CONDUIT W/ CONDUCTORS #10 ALONG WITH APPROPRIATE GROUND. SEE DETAIL 3 ON SHEET C702.
- 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
- NEW IN-GROUND LIGHT FIXTURE - ACCENT LIGHT FOR NEW TREE - COORDINATE WITH LANDSCAPING PLAN. SEE DETAIL 2 ON SHEET C702
- MOUNT DOOR KING DKGL-S12 MAGNETIC LOCK ON REAR OF GATE FRAMES - REFER TO DETAIL 1 ON SD103 - INSTALL PER MANUFACTURER'S SPECIFICATIONS

ELECTRICAL SERVICE NOTES

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



LUMINAIRE SCHEDULE

| MARK | SYMBOL | POLE DESCRIPTION | POLE CATALOG NUMBER | LUMINAIRE DESCRIPTION | LUMINAIRE CATALOG NUMBER | MANUFACTURER | LAMP | LUMENS | VOLTAGE | COLOR | MOUNTING |
|------|--------|------------------|---------------------|--|-------------------------------|--------------|--------------------|--------|---------|-------|----------|
| (A) | ★ | --- | --- | DIE CAST ALUMINUM LED MICRO-FLOOD LIGHT WITH STANCHION MOUNT - CAST ALUMINUM WITH 1/2" NPSM FIXTURE MOUNT. SEE DETAIL 5/C702 | EL218F3-BL3KUV - BL SM18-BL-P | KIM | LED 3000 K, 700 MA | 650 | 120 | BLACK | ON GRADE |

SCALE: 1" = 10'-0"

LIGHTING PLAN | 1

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

Revisions

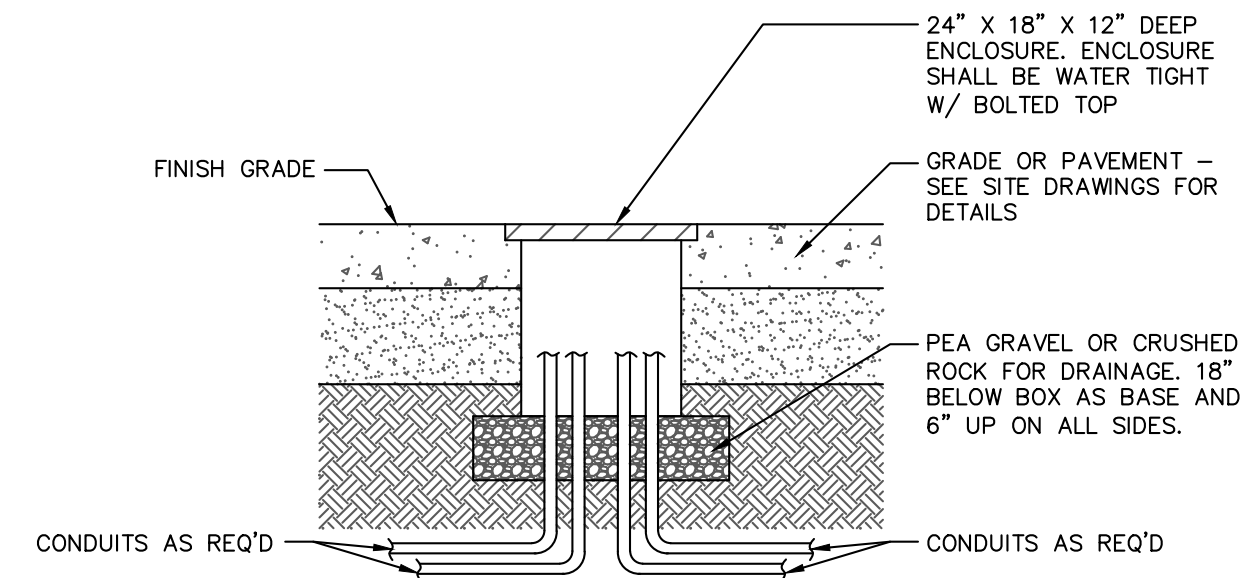
Design Team:
JONES PETRIE RAFINSKI
Drawn by:
AGC, JJB, CCE, NGD, SAK, BS



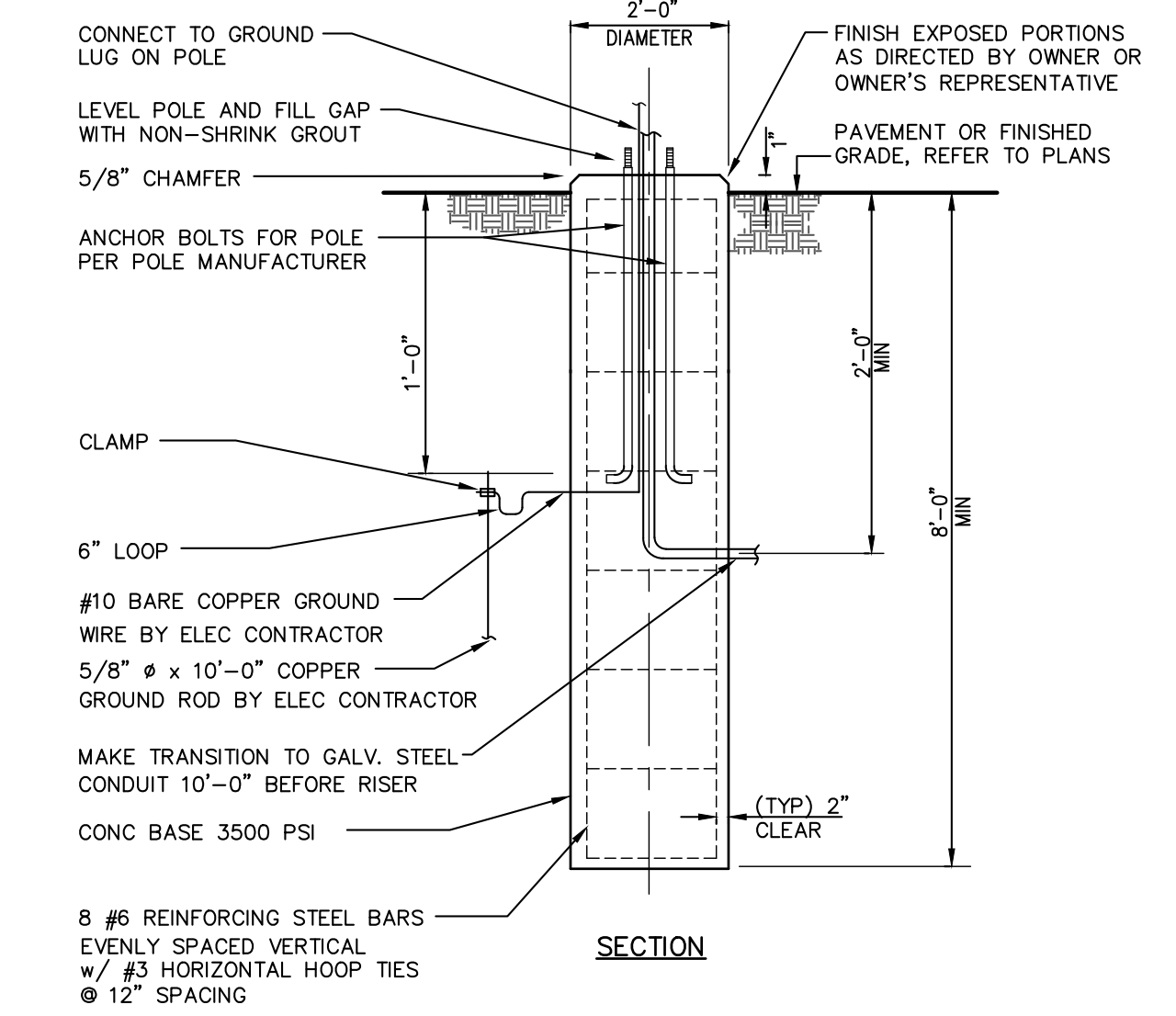
PROPOSED PROJECT:
**RENOVATION FOR
101-107 W. MAIN ST.**
VAN WERT, OH 45891
VAN WERT REDEVELOPMENT, PHASE 2

Job No: 21001 11.11.2022

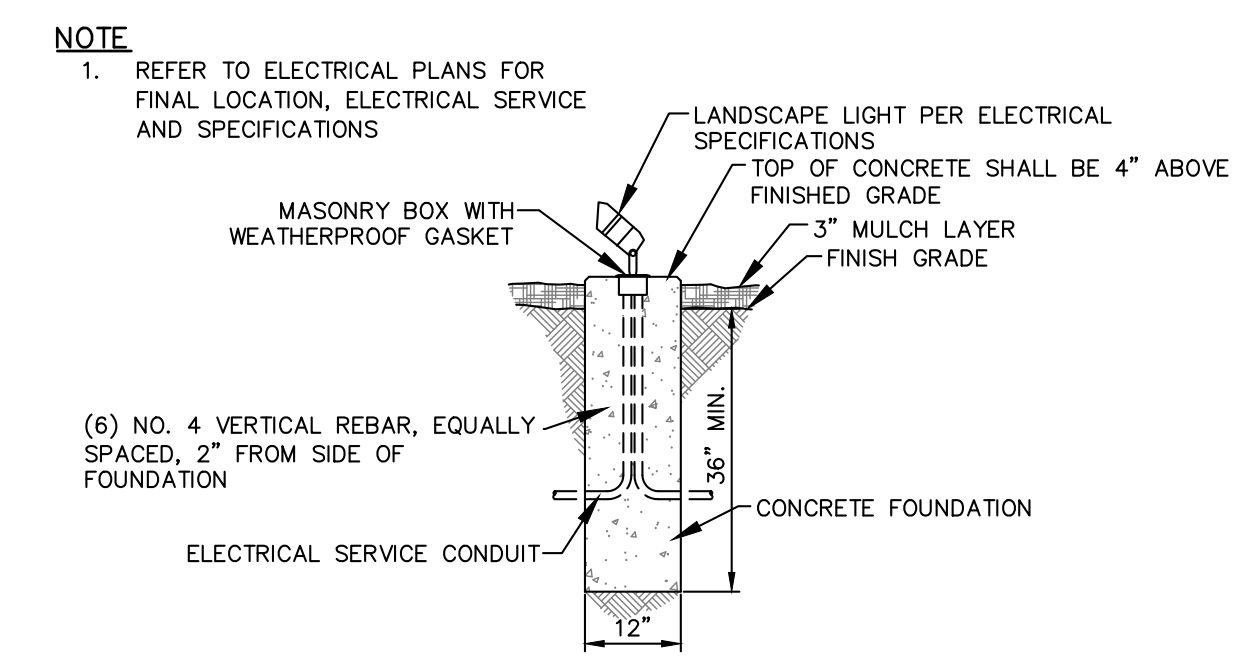
C701



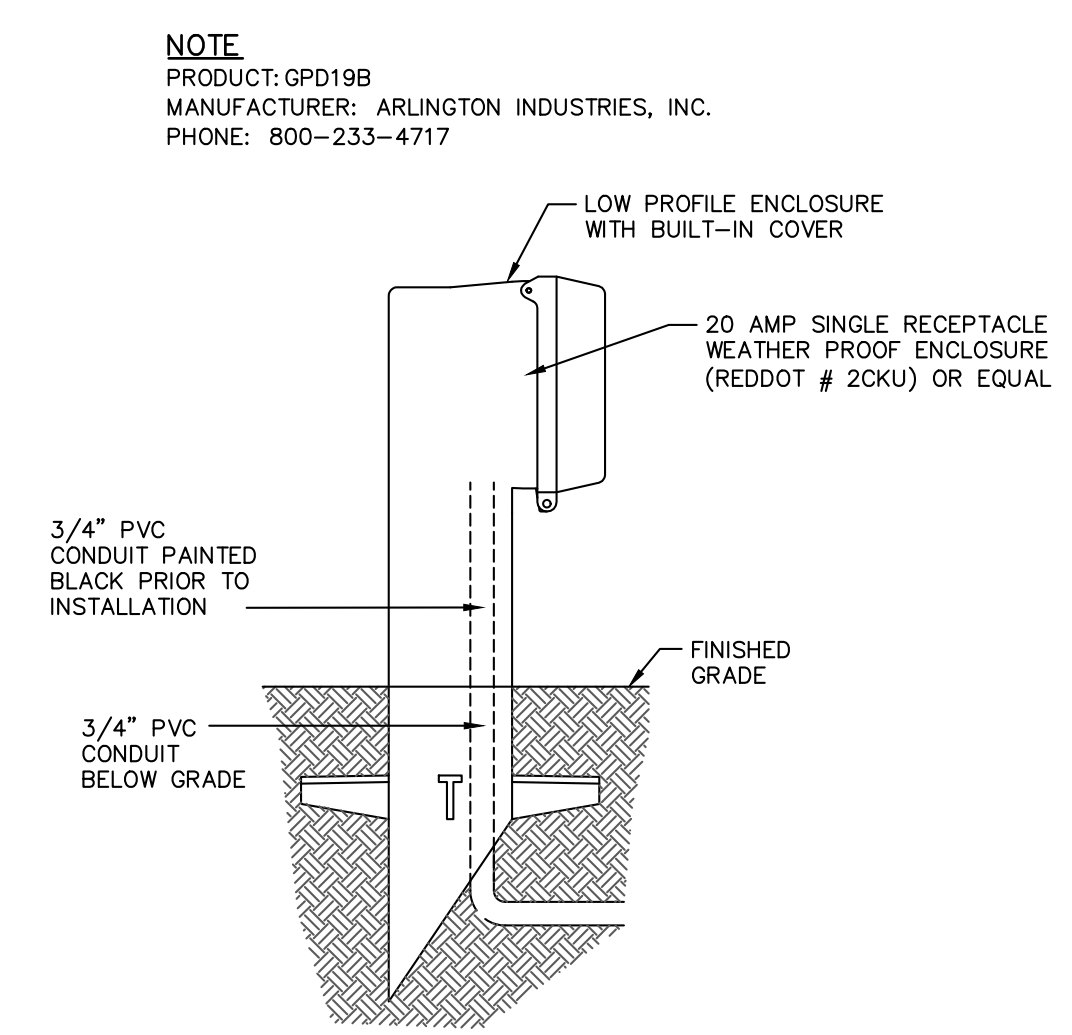
GRADE MOUNTED ENCLOSURE DETAIL 4
NOT TO SCALE C702



LIGHT POLE FOUNDATION 1
NOT TO SCALE C702



TREE ACCENT LIGHT 2
NOT TO SCALE C702



POST MOUNTED ELECTRICAL RECEPTACLE DETAIL 3
NOT TO SCALE C702

SCALE: N/A

LIGHTING DETAILS | 1

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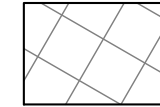
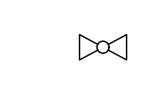

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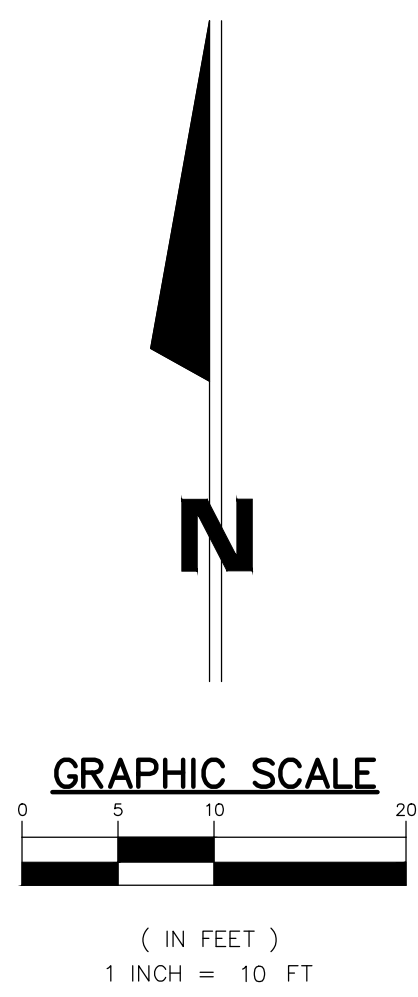
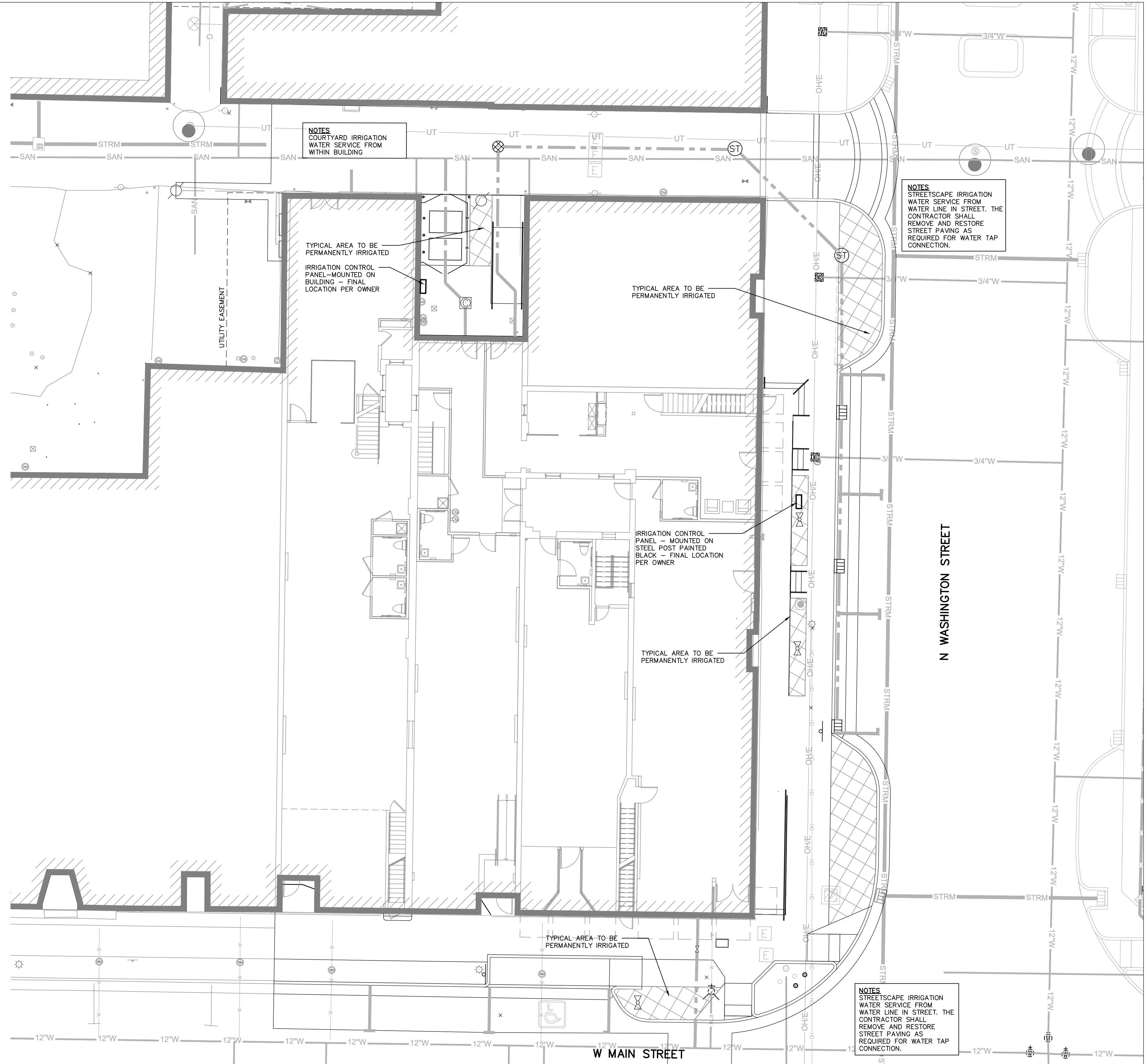
C702

IRRIGATION LEGEND

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

NOTES

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

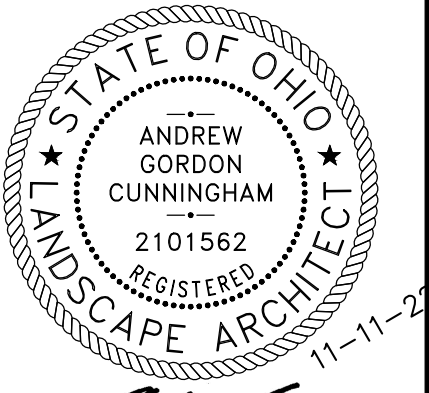


SCALE: 1" = 10'-0"

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

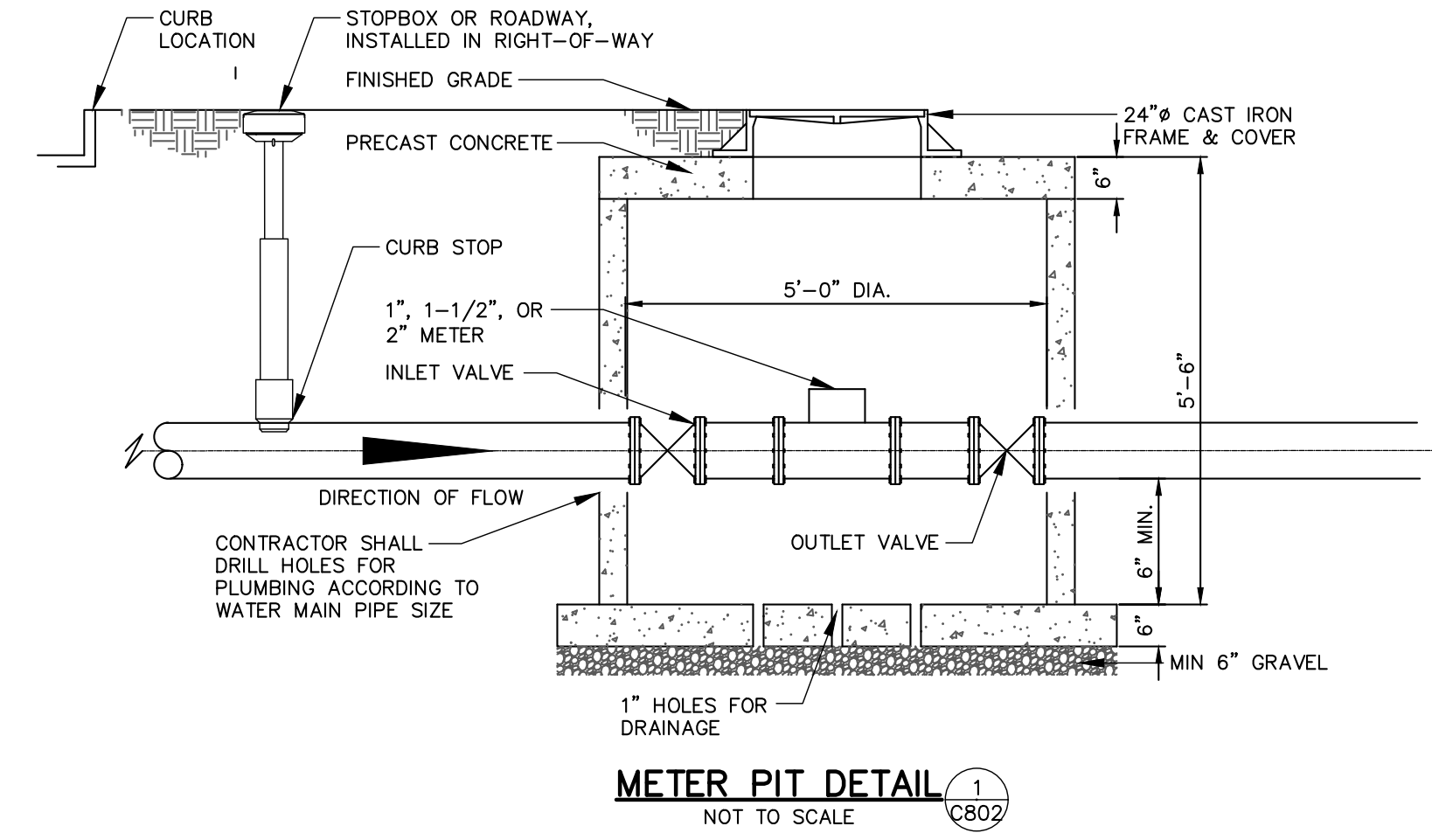
1. PROVIDE DRIP IRRIGATION IN ALL PLANTING AND SHRUB AREAS.
2. DRIP IRRIGATION SHALL BE THROUGH NETAFIM
3. DRIP TUBING SHALL BE FED BY 1" PVC PIPE WITH LANDSCAPE STAPLES EVERY 36" IN PLANT BEDS. IN LAWN AREAS INSTALL DRIP TUBE 6" BELOW THE SURFACE AND STAPLE EVERY 36".
4. DRIP TUBING SHALL BE INSTALLED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

WATER SUPPLY LINE NOTES

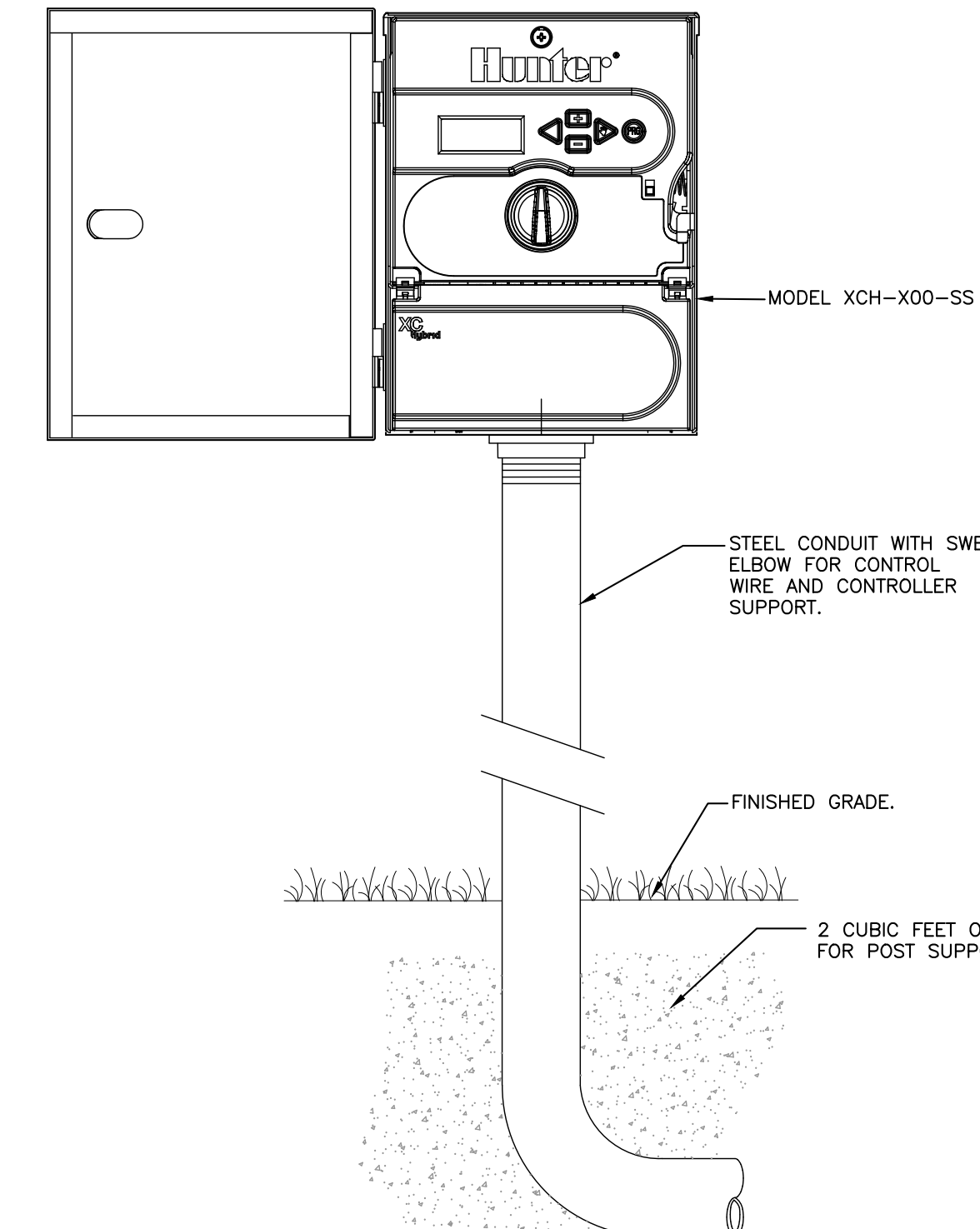
1. USE PVC SCHEDULE 40 OR HIGHER (NO THIN WALL PIPE).
2. IF 90° BENDS ARE NECESSARY, USE ONLY SWEEPING 90° OR 2-45° BENDS WITH 1' SECTION IN THE MIDDLE.
3. MARK EXACT LOCATION OF ALL SLEEVES. CONTRACTOR SHALL PROVIDE EXACT LOCATIONS OF SUPPLY LINE SLEEVING ON AS-BUILT DRAWINGS.
4. INSTALL PIPE 6" UNDER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

TAPPING REQUIREMENTS

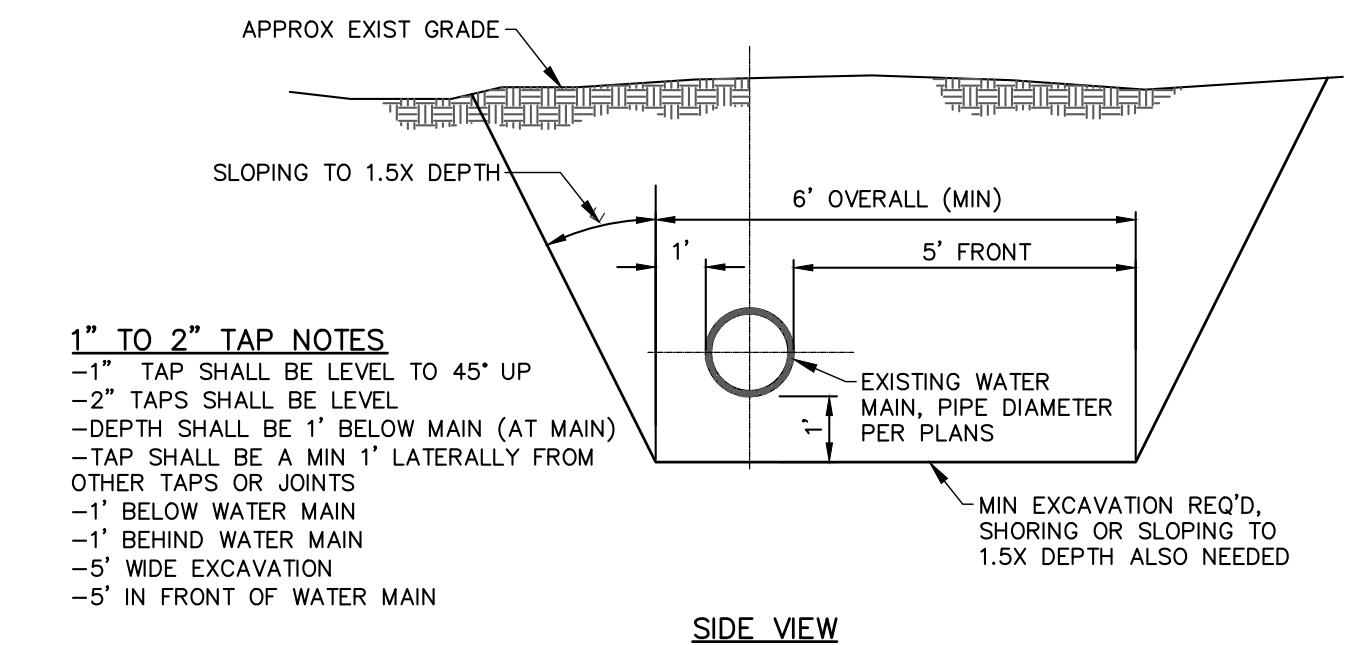
1. THE PLUMBER OR CONTRACTOR MUST OBTAIN ALL PERMITS REQUIRED BY THE CITY ENGINEERING DEPARTMENT. (I.E. EXCAVATION, STREET CUTS, AND SIDEWALK PERMITS)
2. THE TAP FEE IS TO BE PAID TO: WATER WORKS ENGINEERING DEPARTMENT.
3. SCHEDULE TAPS THROUGH FIELD OPERATIONS.
4. EXCAVATE, EXPOSE AND CLEAN WATER MAIN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



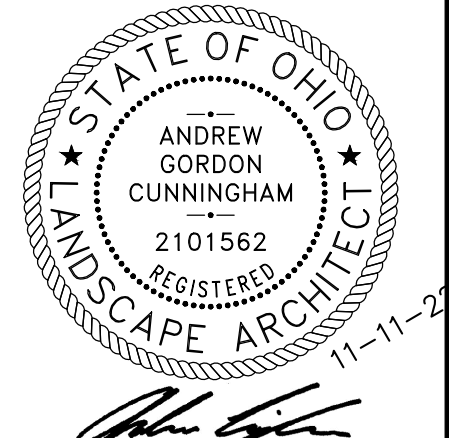
METER PIT DETAIL 1
NOT TO SCALE



XCH STAINLESS PEDESTAL MOUNTED CONTROLLER 2
NOT TO SCALE



1" & 2" TAP EXCAVATION 3
NOT TO SCALE



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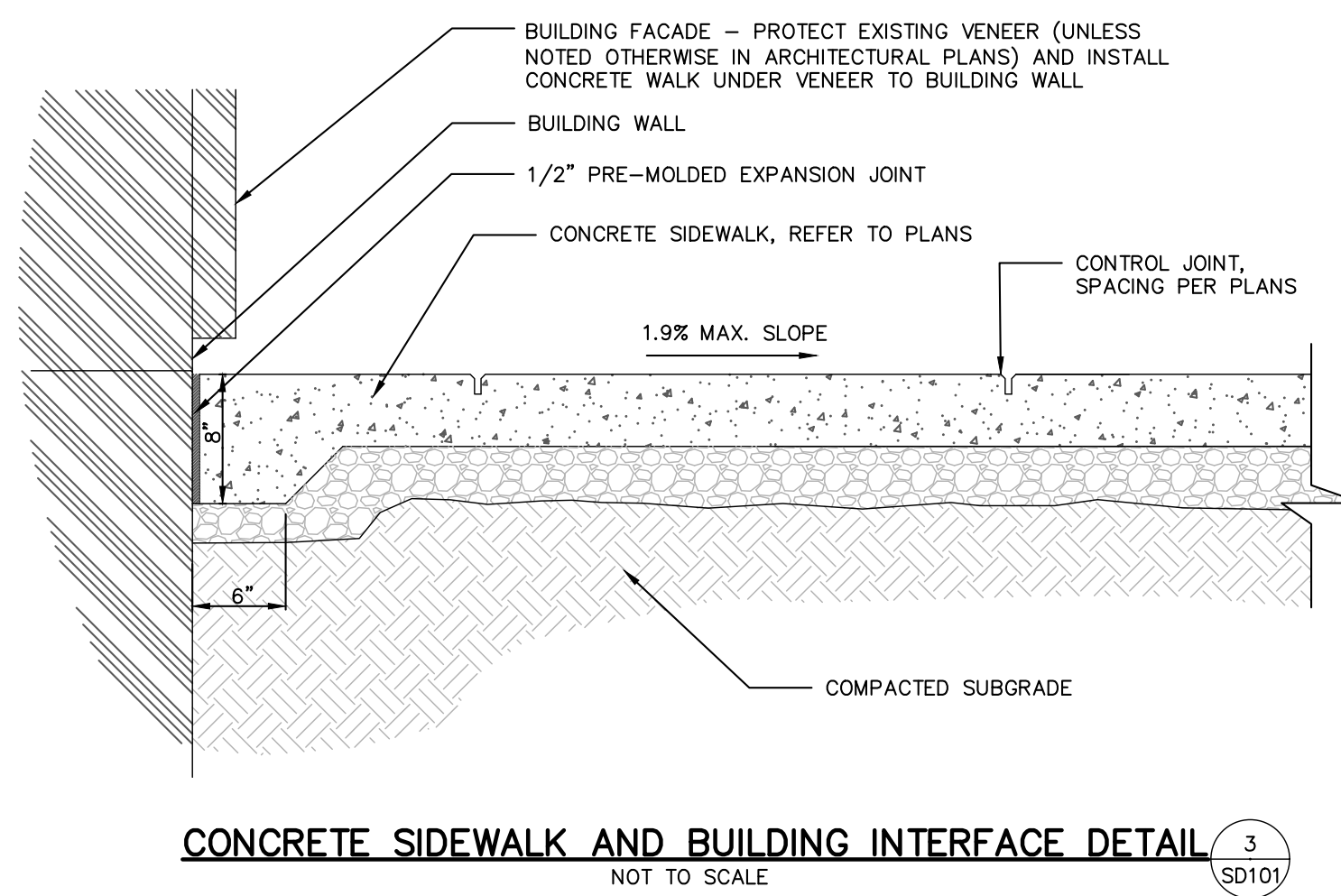
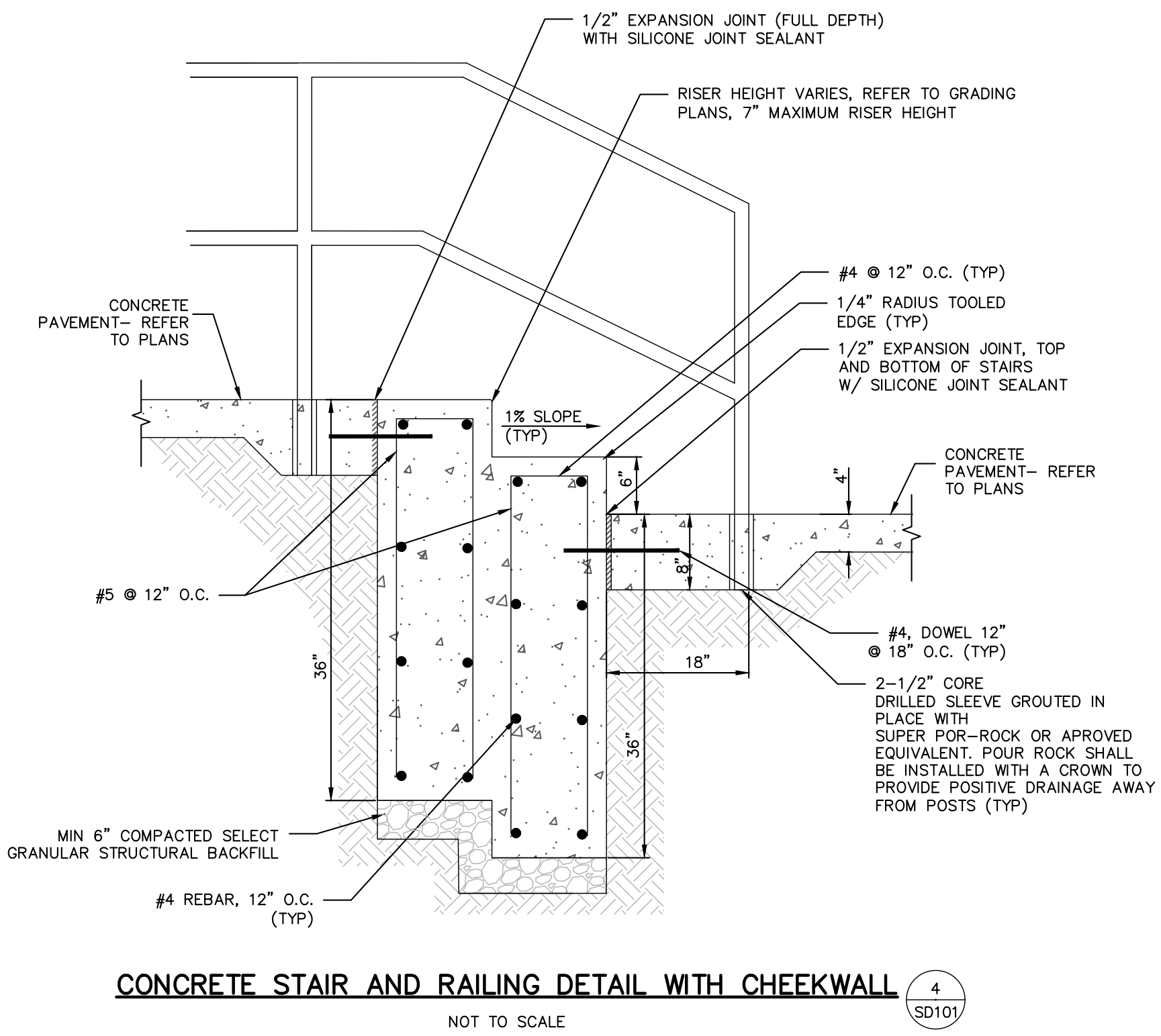
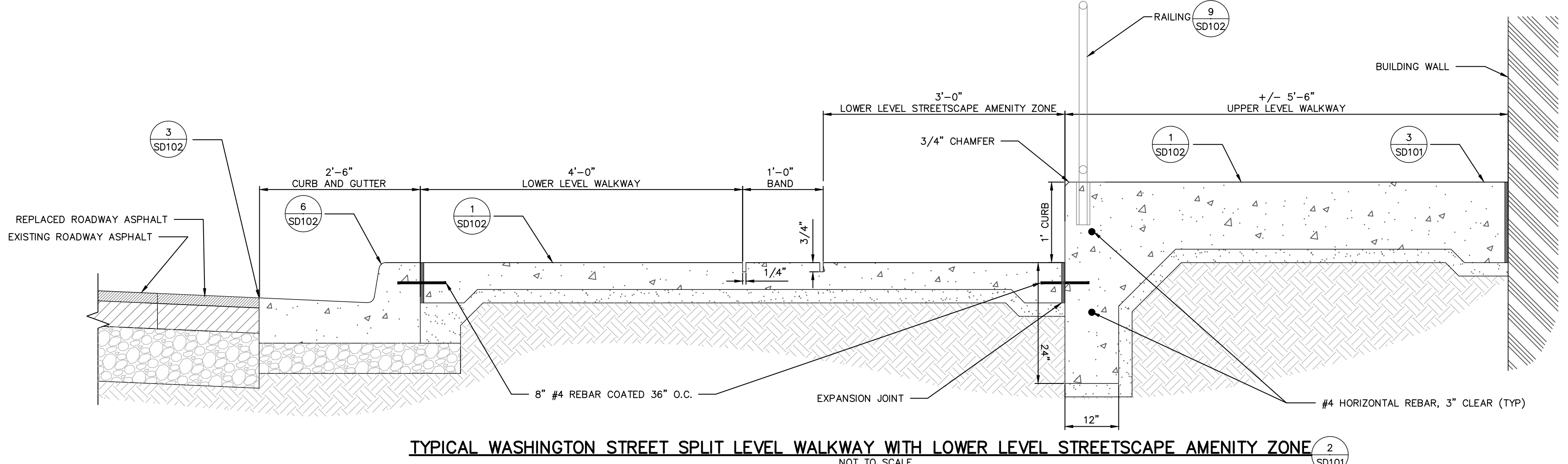
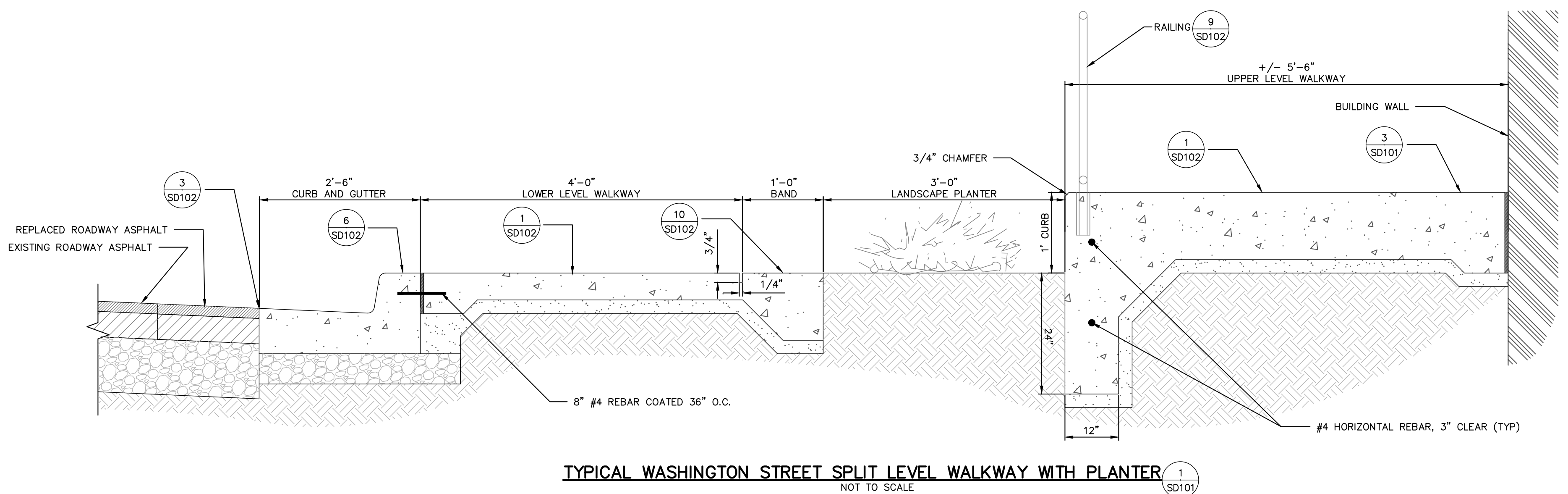
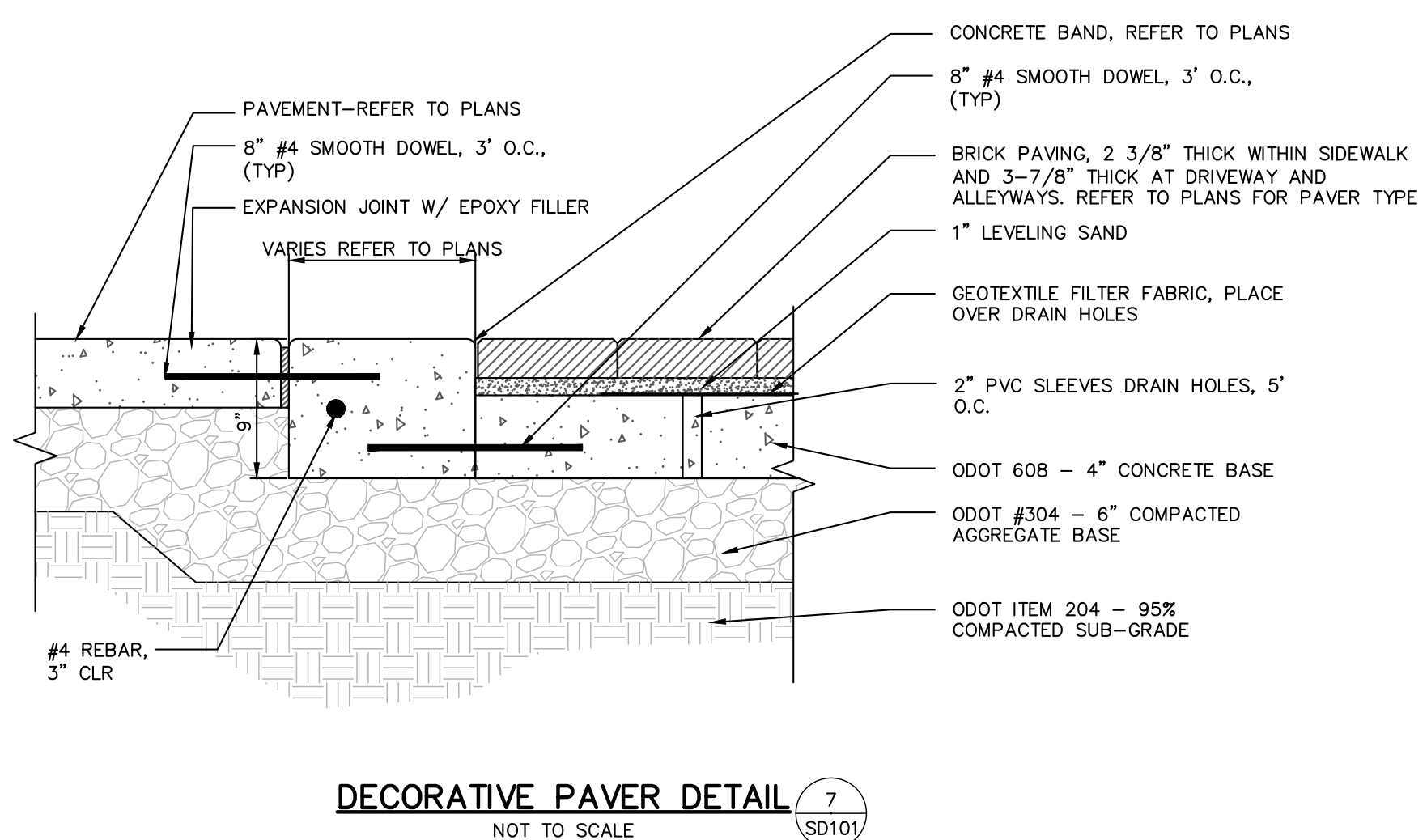
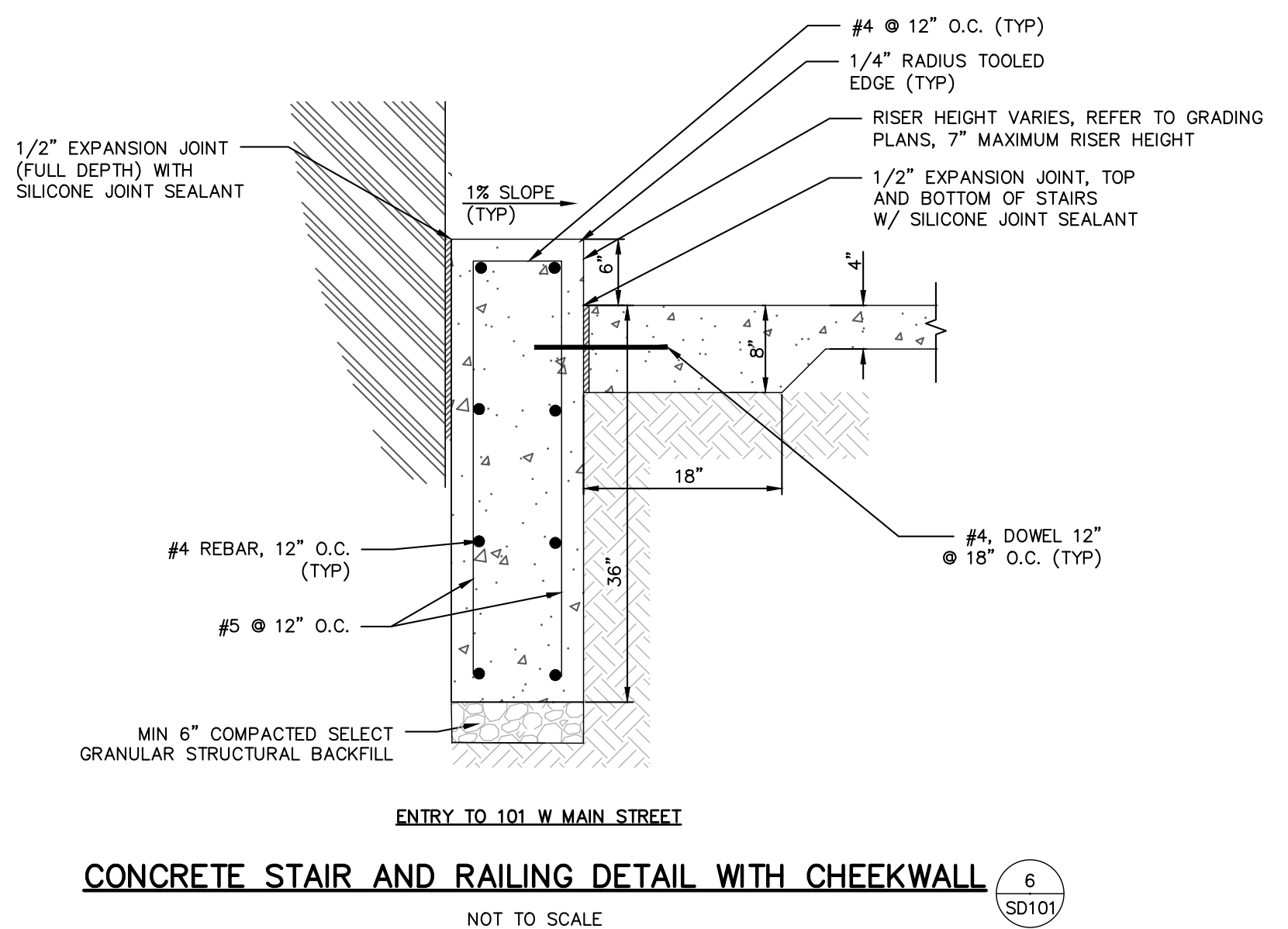
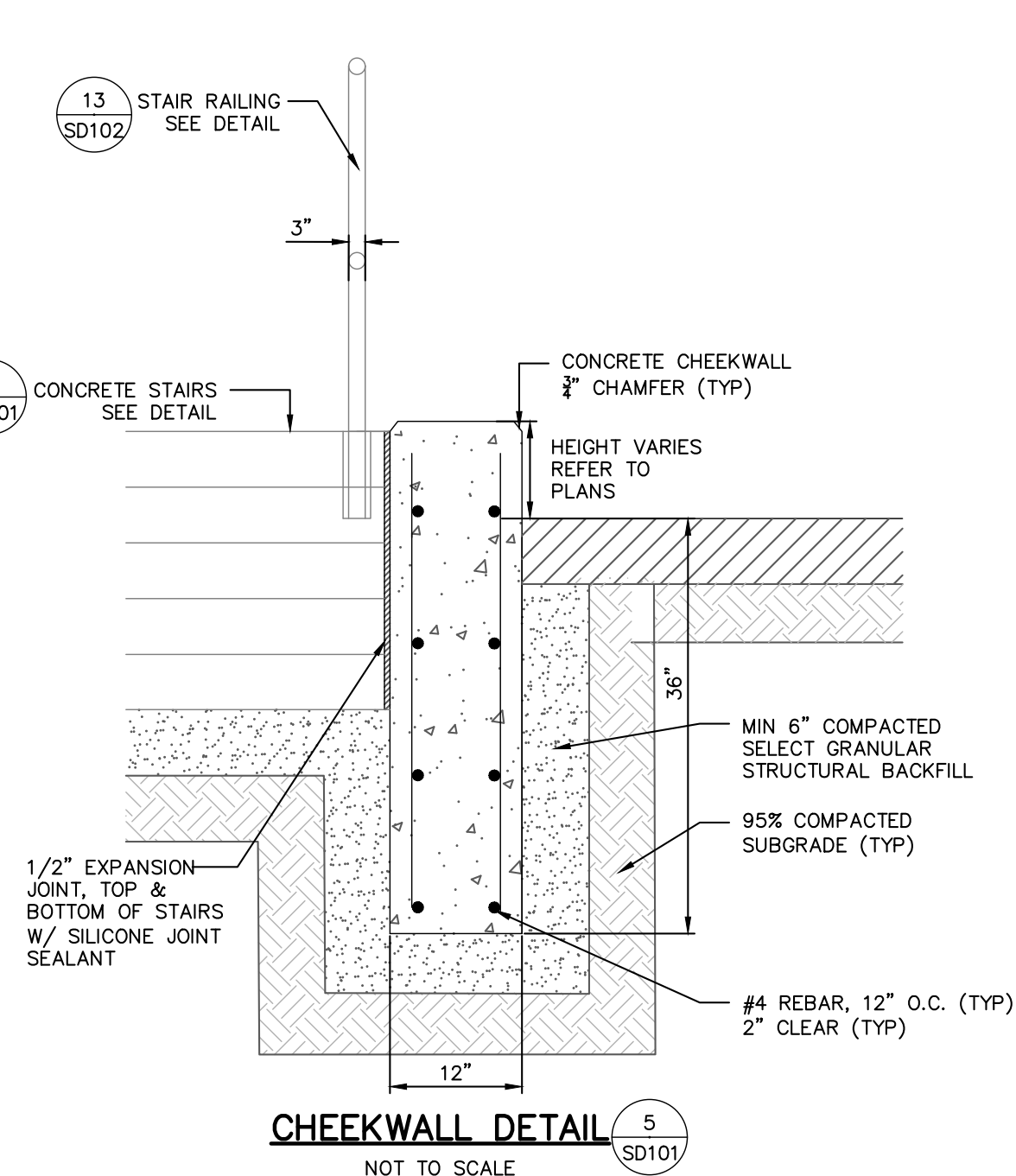
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RAILINGS—HANDRAIL AND GUARDRAIL

- 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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LANDSCAPE ARCHITECT
ANDREW GORDON CUNNINGHAM
2101562
REGISTERED
11-11-22

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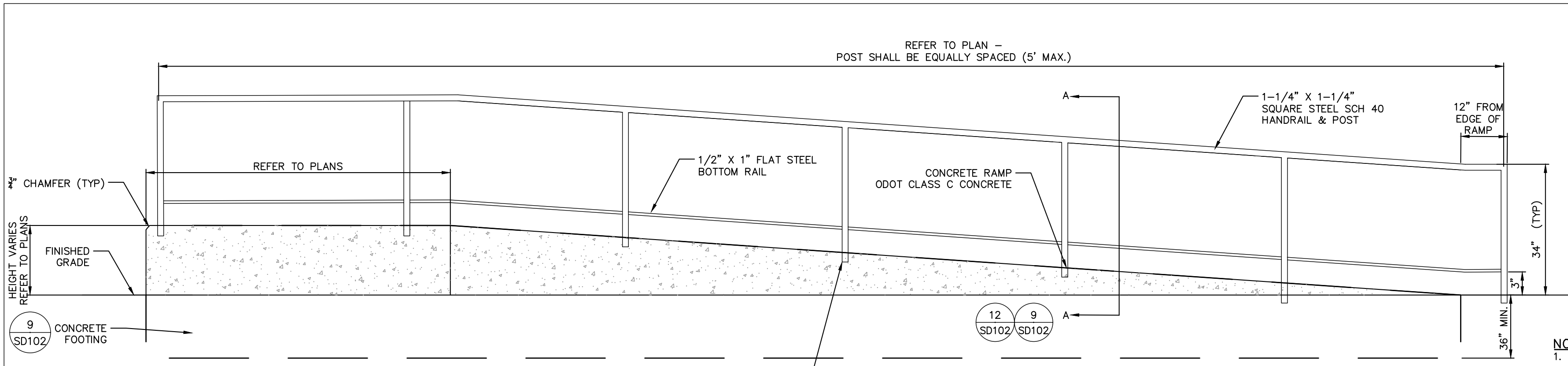
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PETRIE
RAFINSKI

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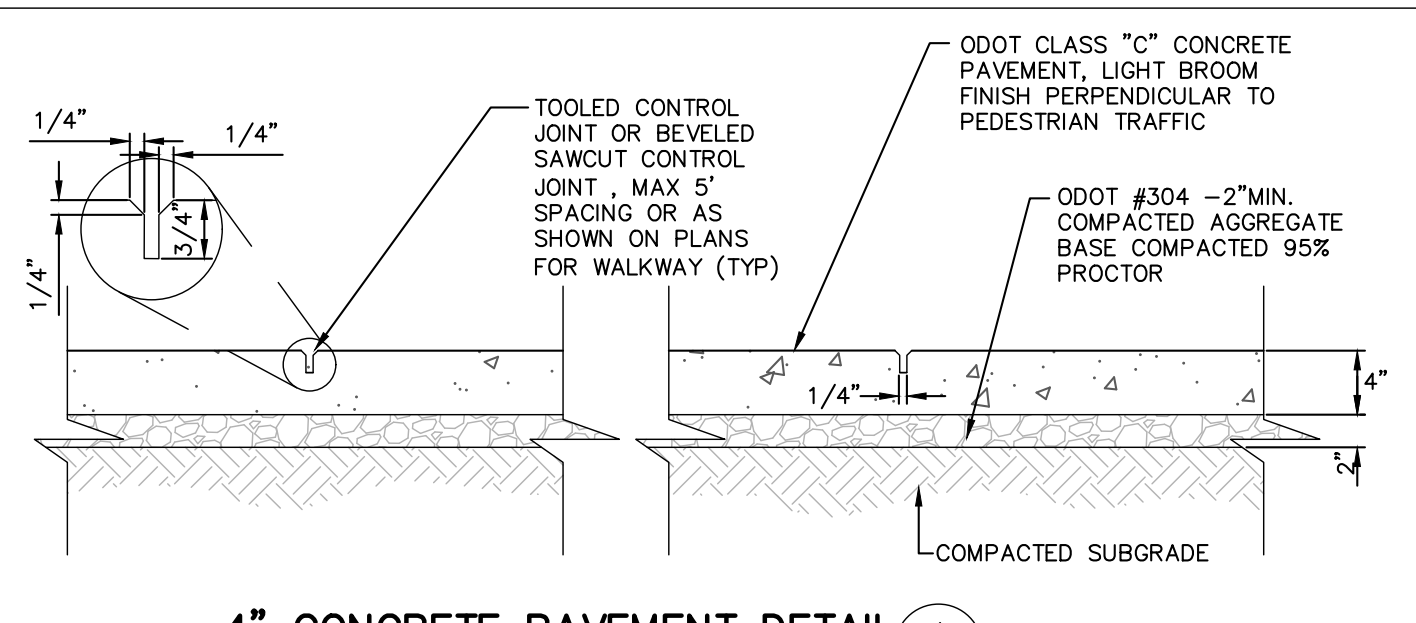
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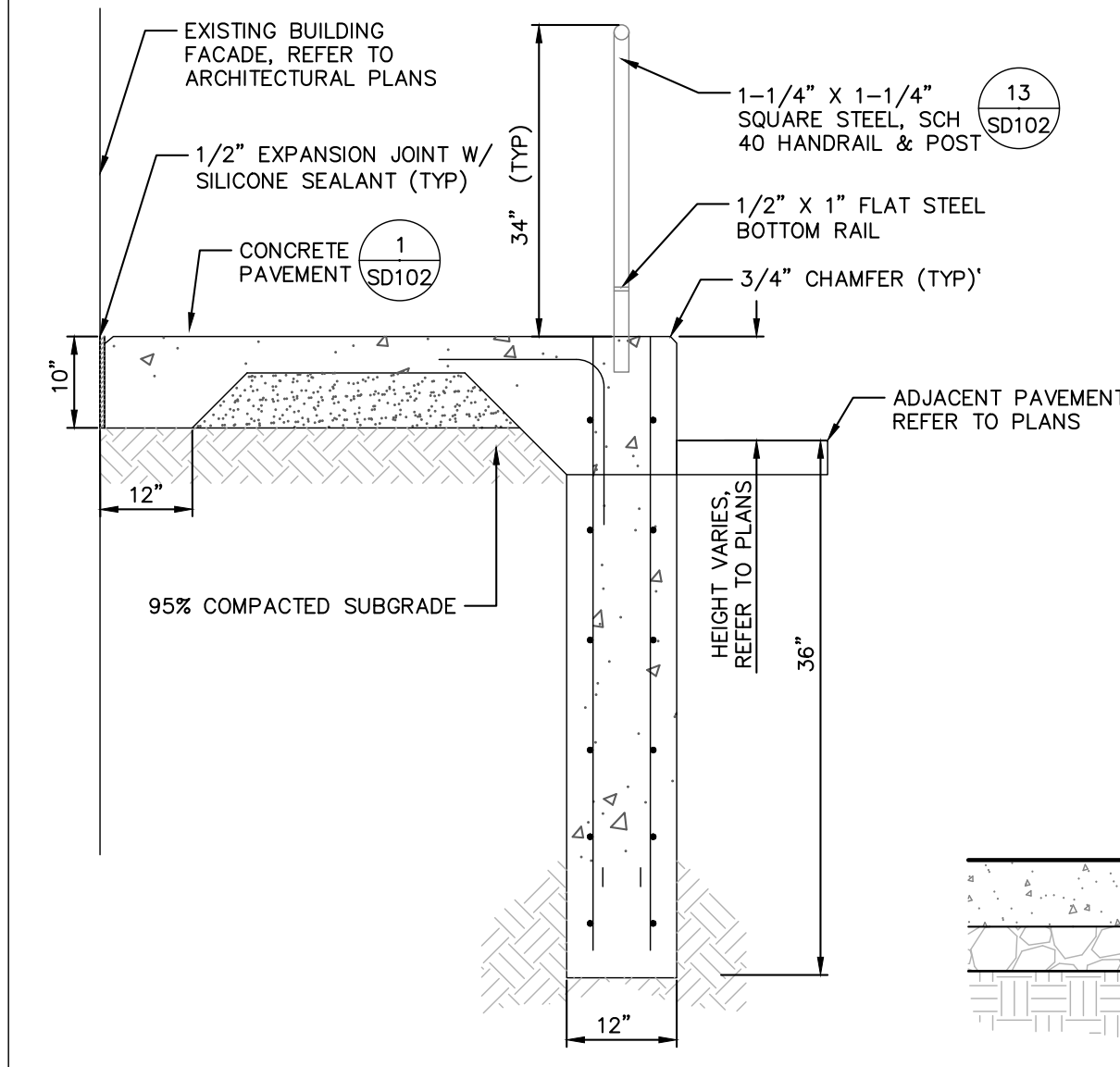
SD101



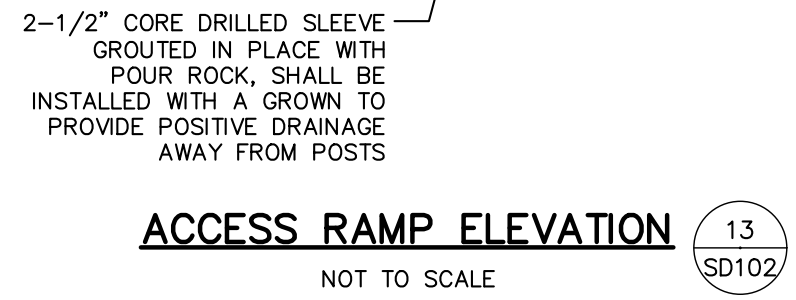
- NOTE:**
1. CONCRETE WORK SHALL CONFORM TO ODOT ITEM 499 AND 608, UNLESS OTHERWISE SPECIFIED WITHIN.
 2. USE WHITE PIGMENTED CURING COMPOUND IMMEDIATELY AFTER FINISHING SURFACES, ANY OTHER METHOD OR TYPE OF CURING COMPOUND MUST BE PREAPPROVED.
 3. ALL JOINTS SHALL BE NEATLY TOOLED OR SAW CUT, UNLESS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



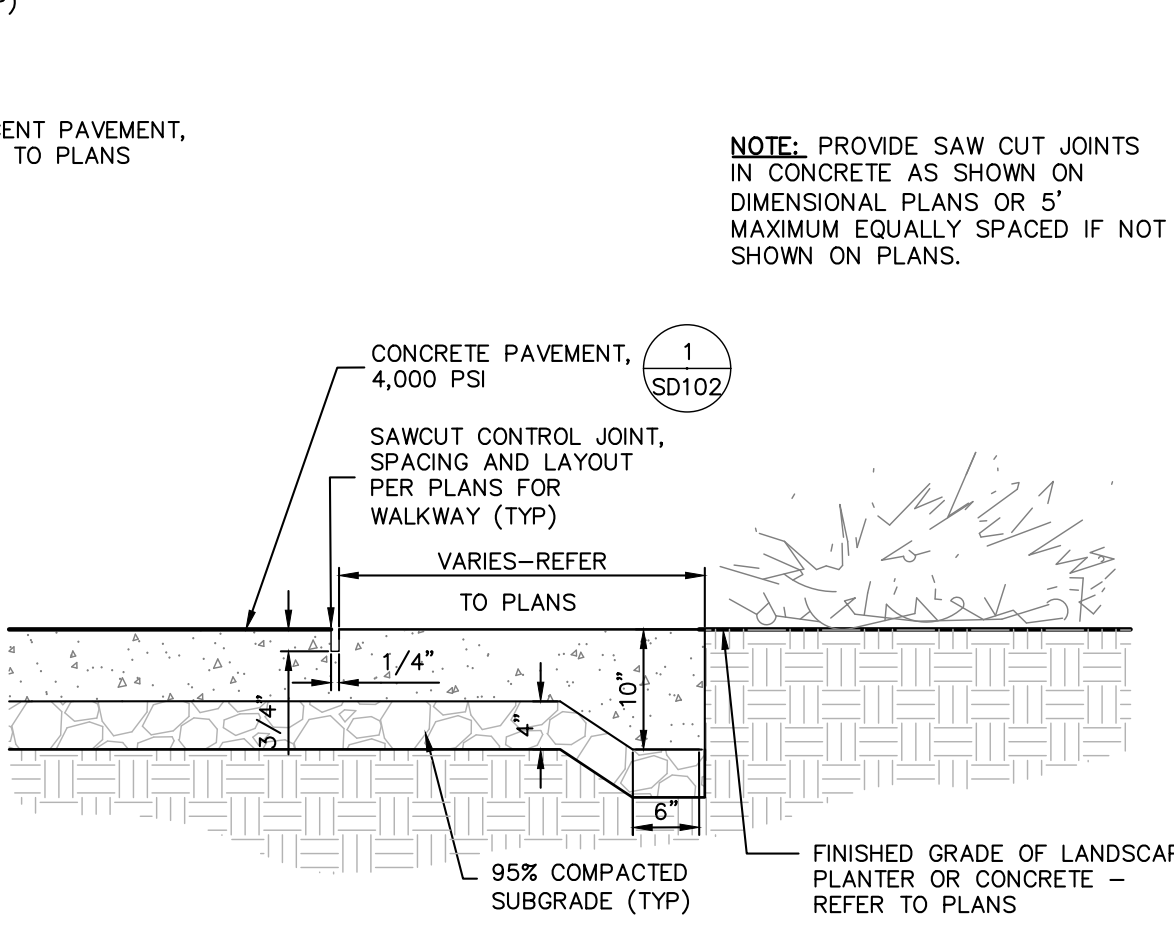
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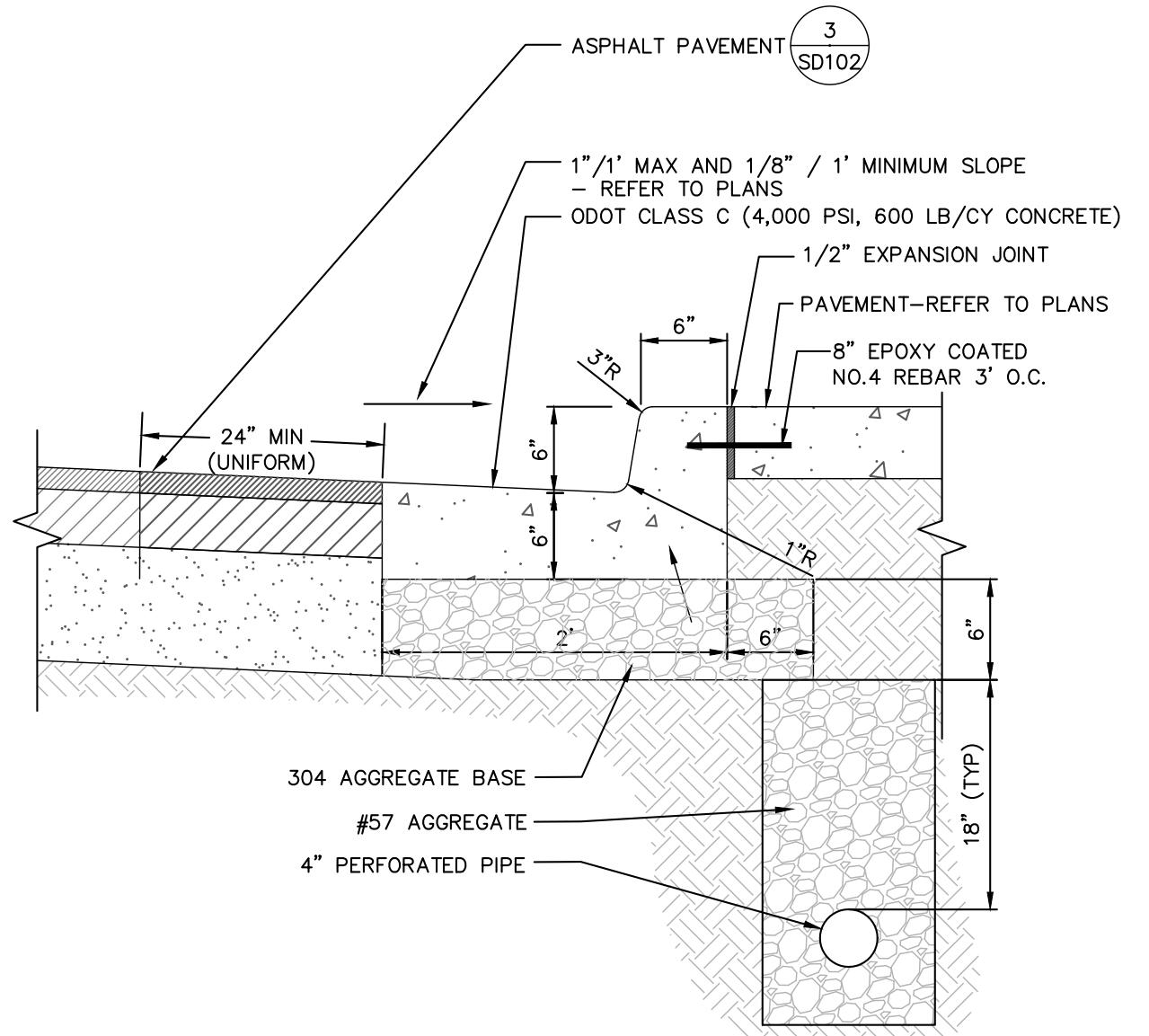
STREETSCAPE ACCESS RAMP SECTION A-A (9) SD102
NOT TO SCALE



ACCESS RAMP ELEVATION (13) SD102
NOT TO SCALE



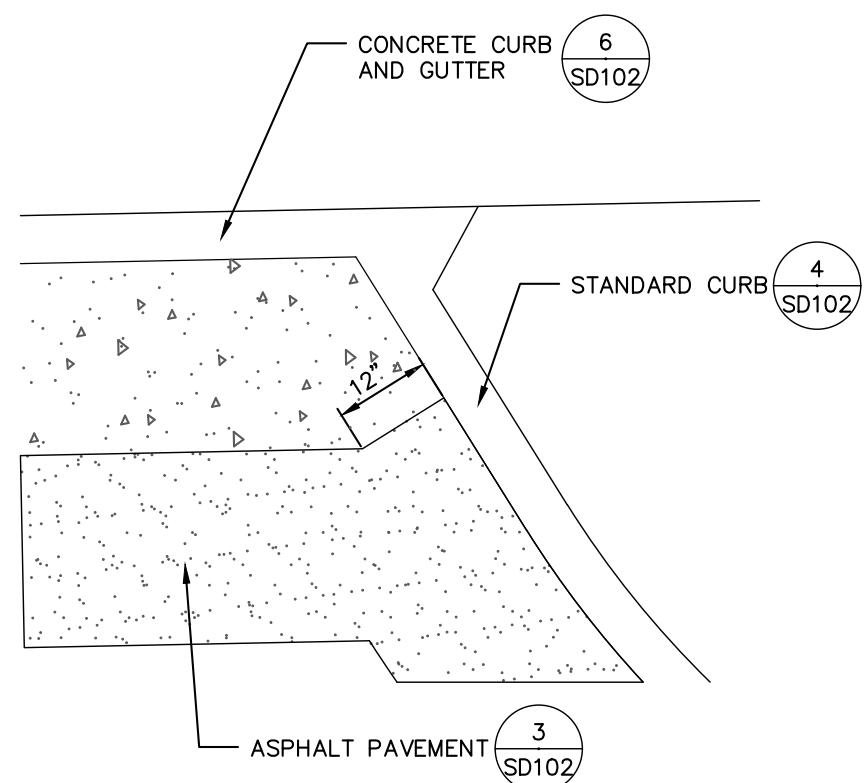
CONCRETE BAND WITH 4\"/>



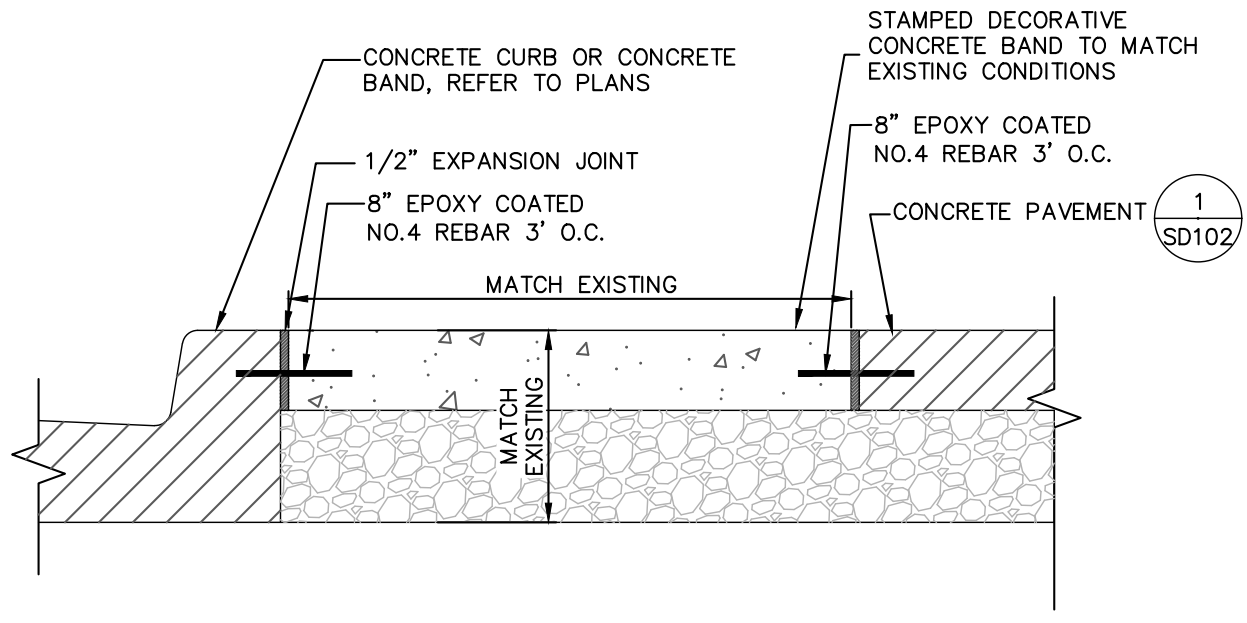
CONCRETE CURB & GUTTER (6) SD102
NOT TO SCALE

HANDRAIL NOTES:

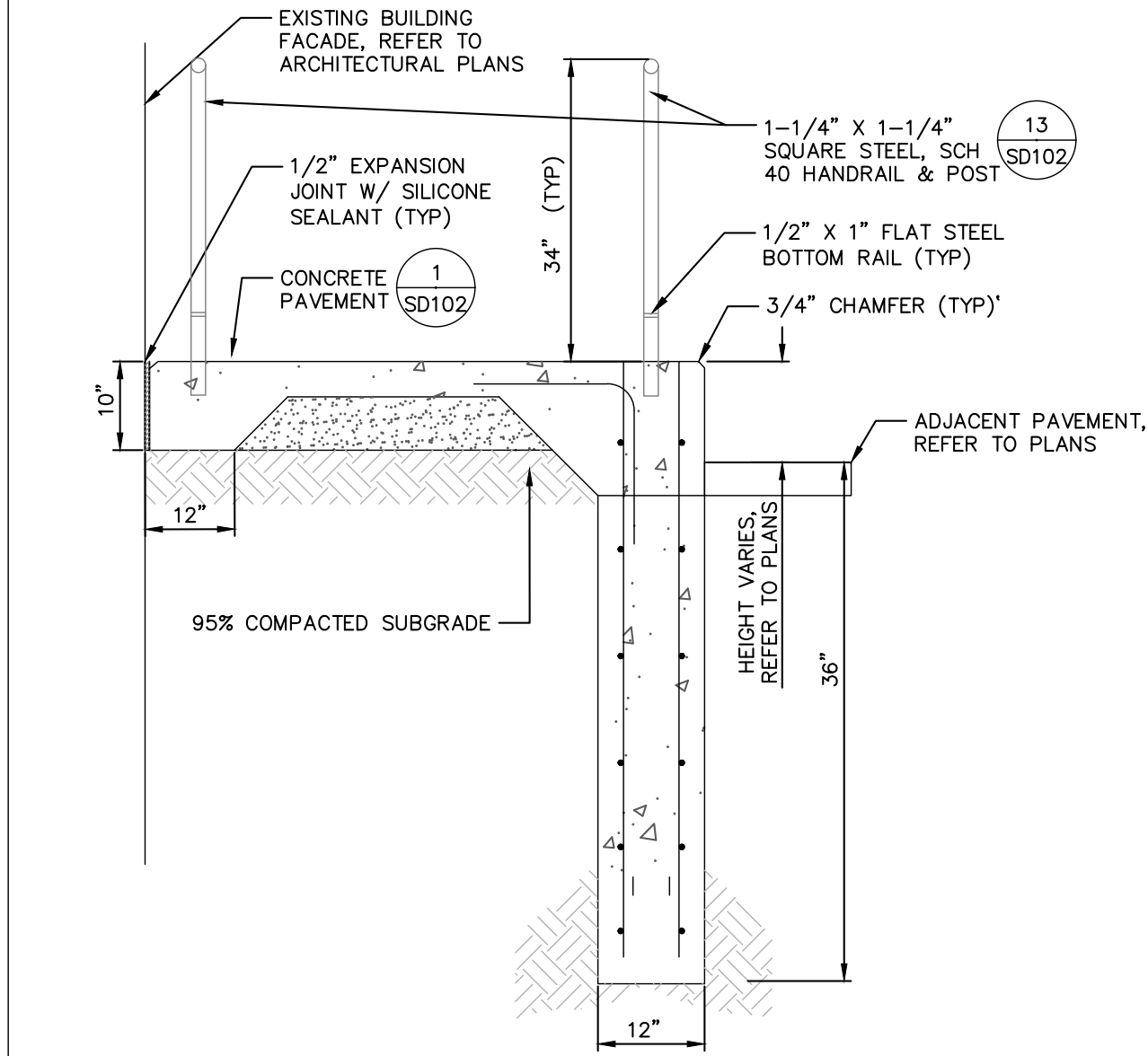
1. CONTRACTOR TO FIELD VERIFY LOCATIONS OF THE WALL AND PAVEMENT SLEEVES PRIOR TO RAIL FABRICATION.
2. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
3. ALL RAILS AND POSTS OF HANDRAILS SHALL BE 1-1/4" X 1-1/4" SQUARE STEEL SCHEDULE 40, GALVANIZED.
4. BOTTOM RAIL SHALL BE 1/2" 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



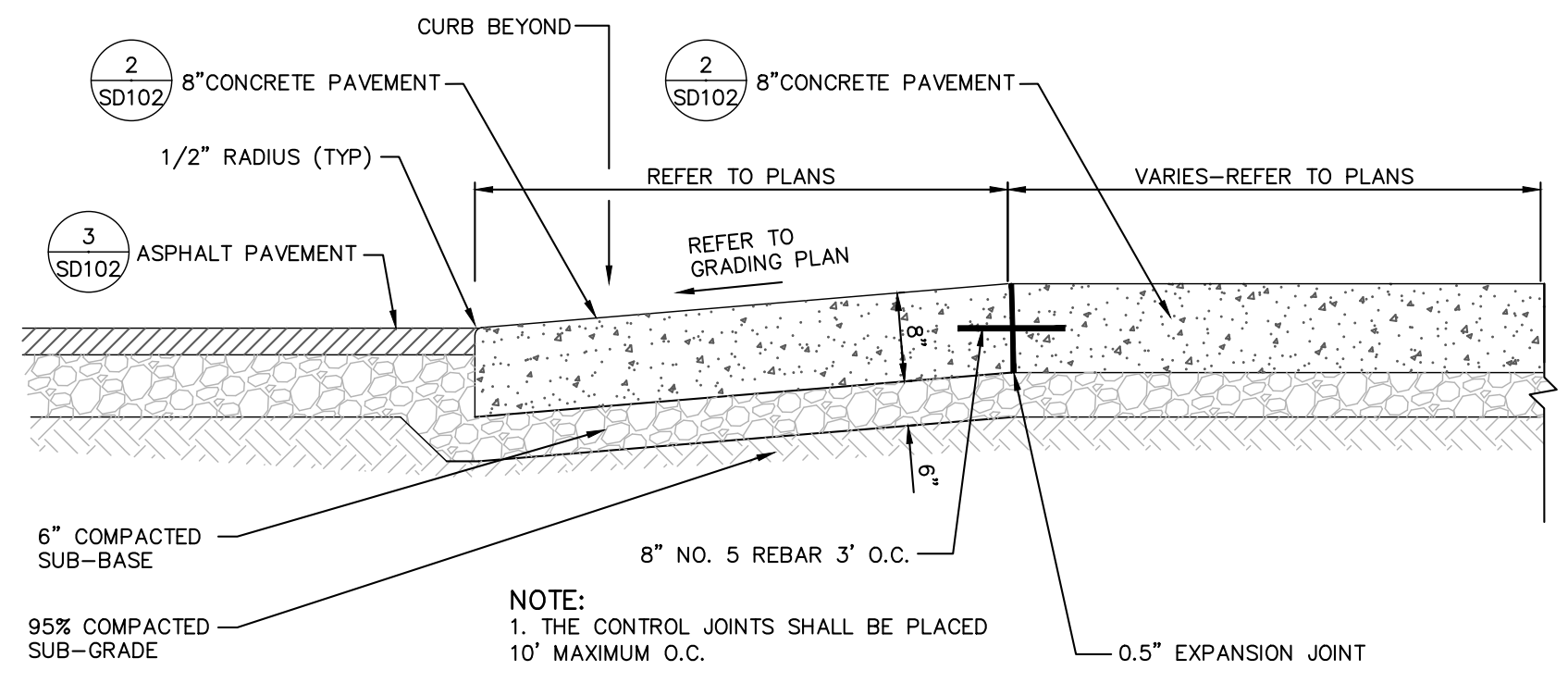
CURB AND GUTTER TRANSITION (11) SD102
NOT TO SCALE



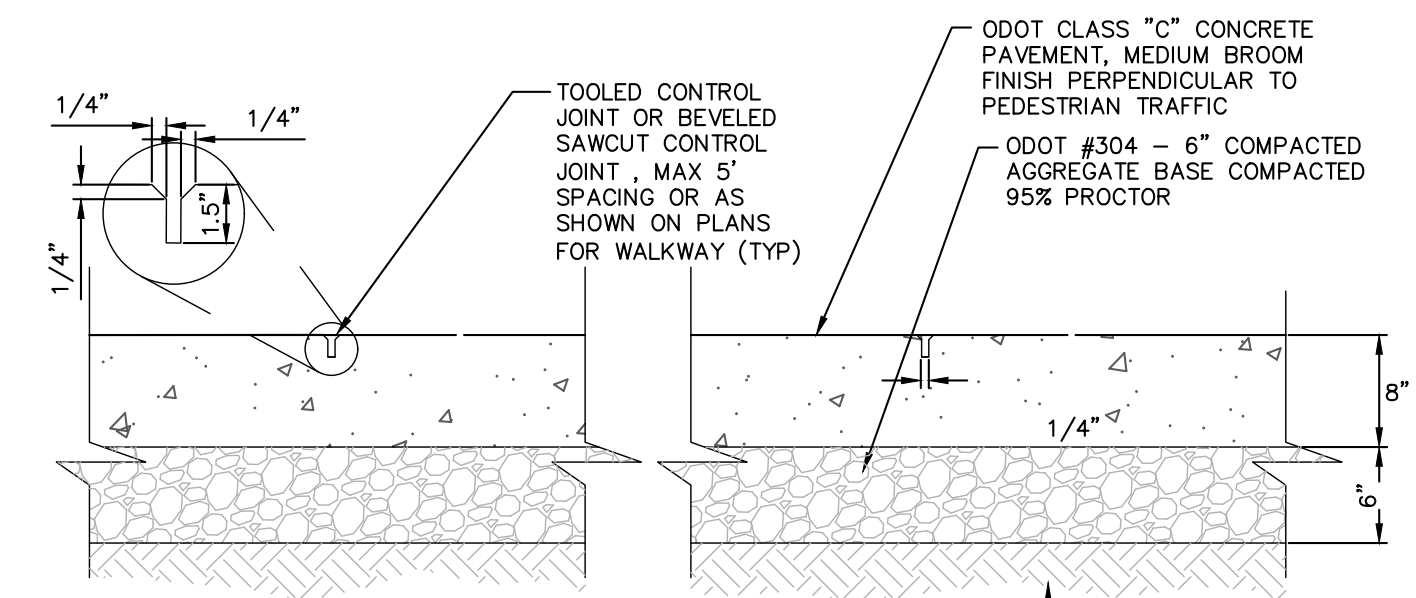
STAMPED CONCRETE PAVEMENT DETAIL (7) SD102
NOT TO SCALE



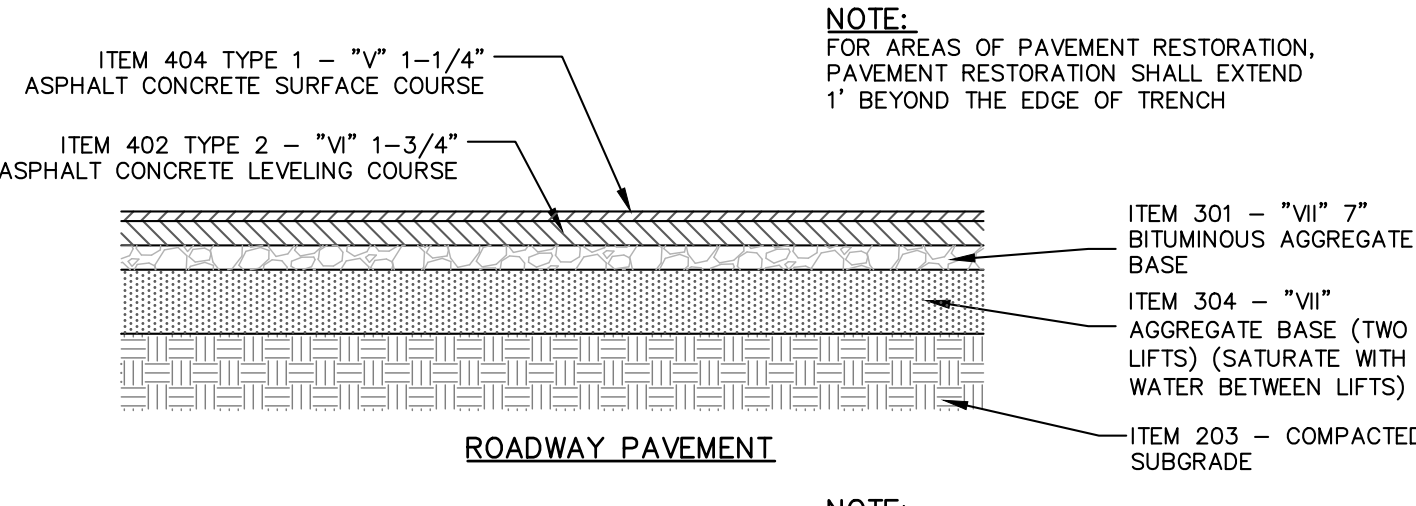
COURTYARD ACCESS RAMP SECTION A-A (12) SD102
NOT TO SCALE



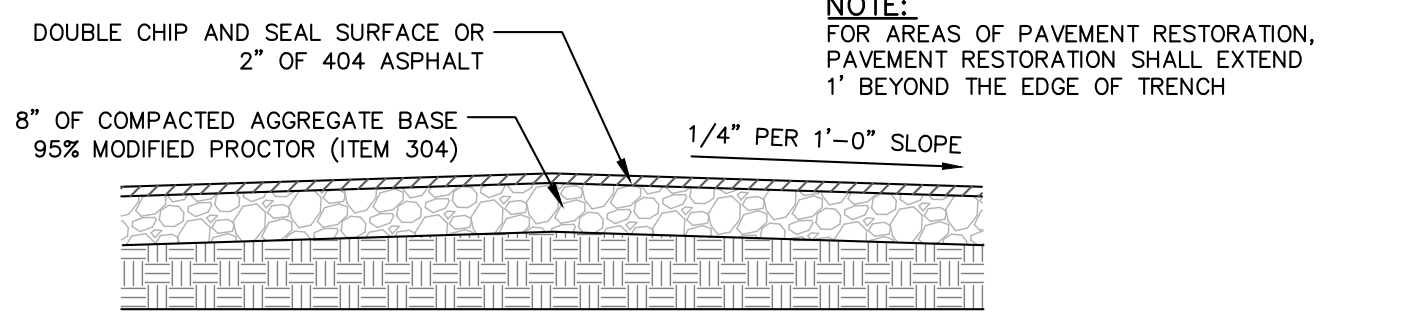
TRANSITION RAMP DETAIL (8) SD102
NOT TO SCALE



8\"/>

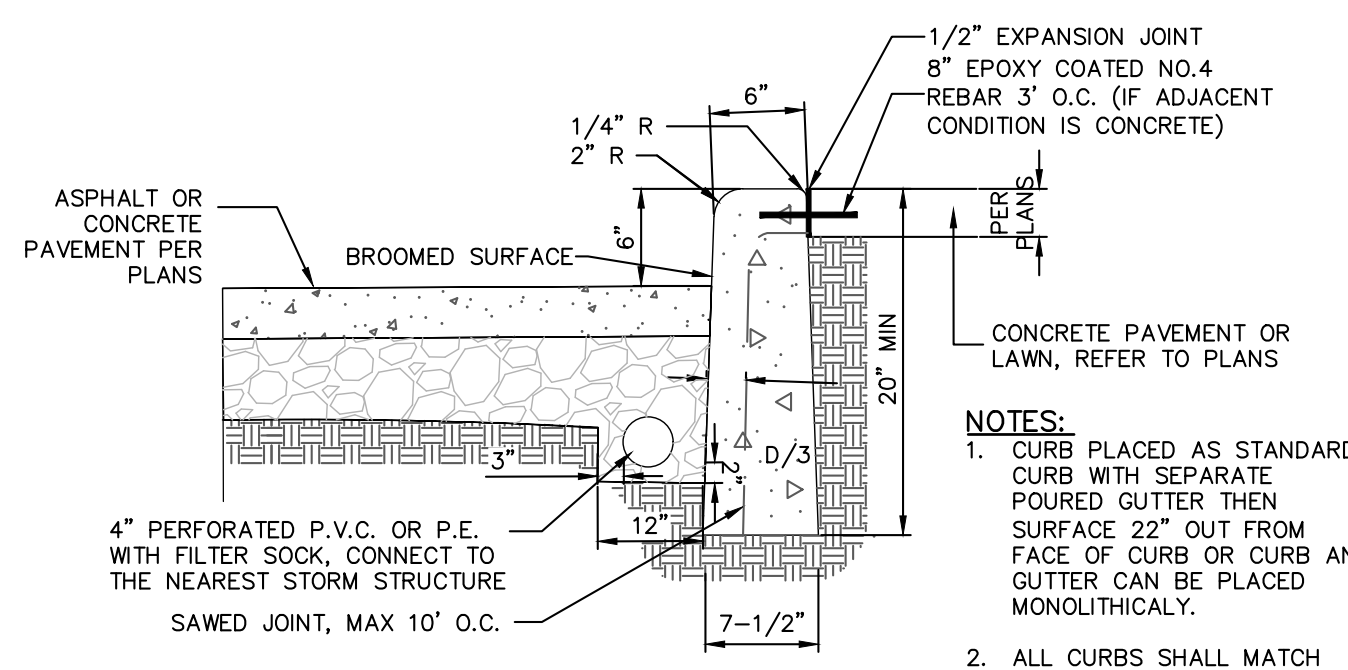


ROADWAY PAVEMENT

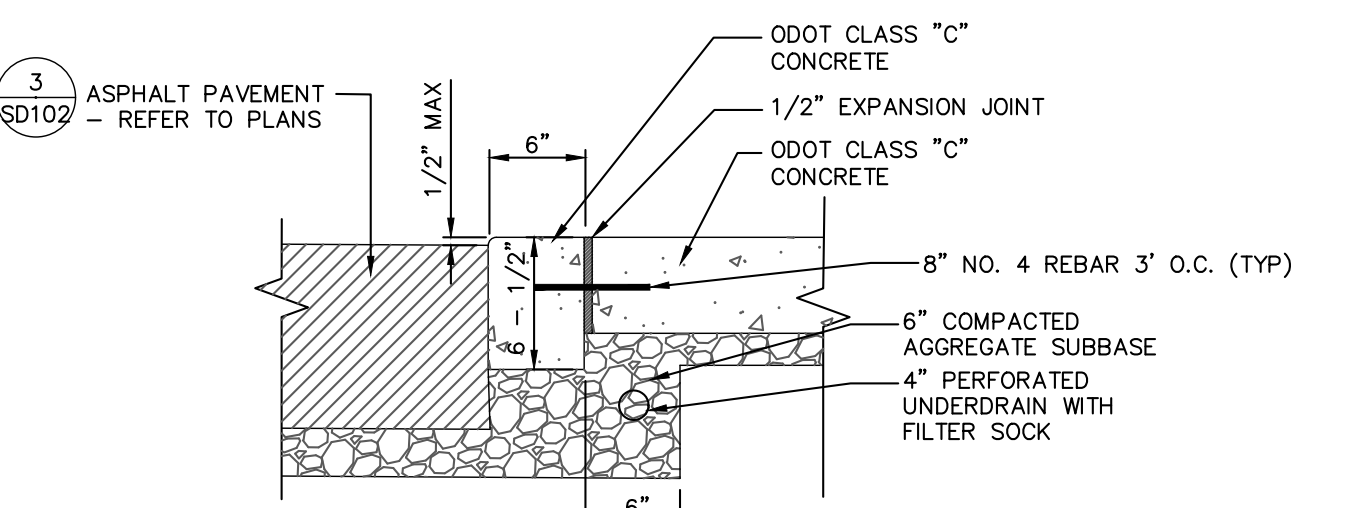


ALLEY PAVEMENT

TYPICAL ROADWAY PAVEMENT SECTIONS (3) SD102
NOT TO SCALE



STANDARD CURB (4) SD102
NOT TO SCALE

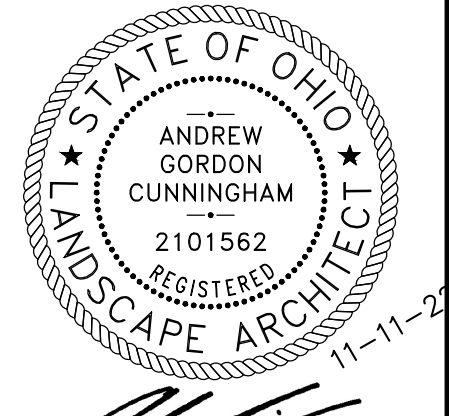


DEPRESSED CURB (5) SD102
NOT TO SCALE

- 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 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), PROPORTIONING 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.

- 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.



ANDREW CUNNINGHAM

Progress Dates
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11/11/2022 BID AND PERMIT

Revisions

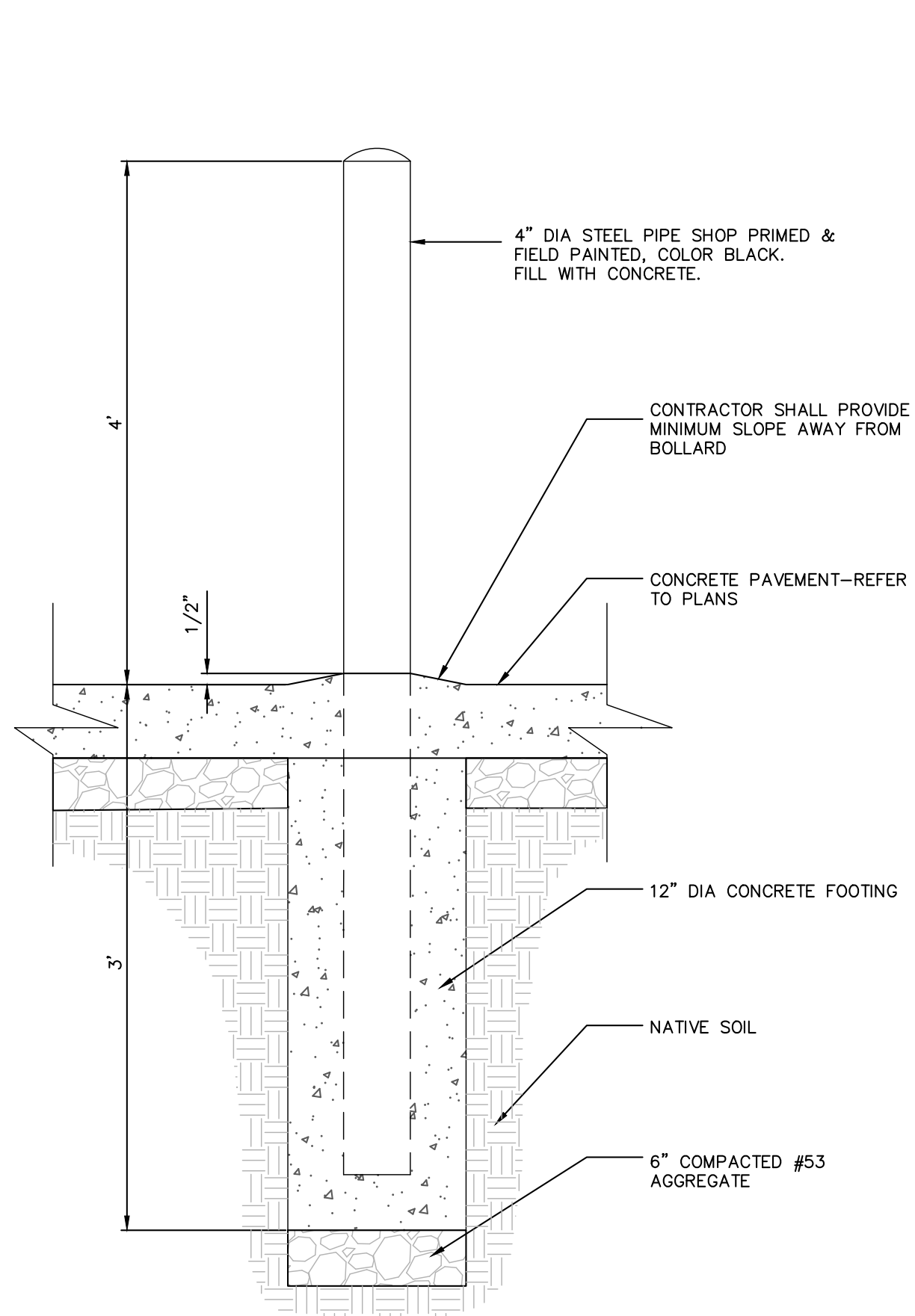
Design Team:
JONES PETRIE RAFINSKI
Drawn by:
AGC, JJB, CCE, NGD, SAK, BS



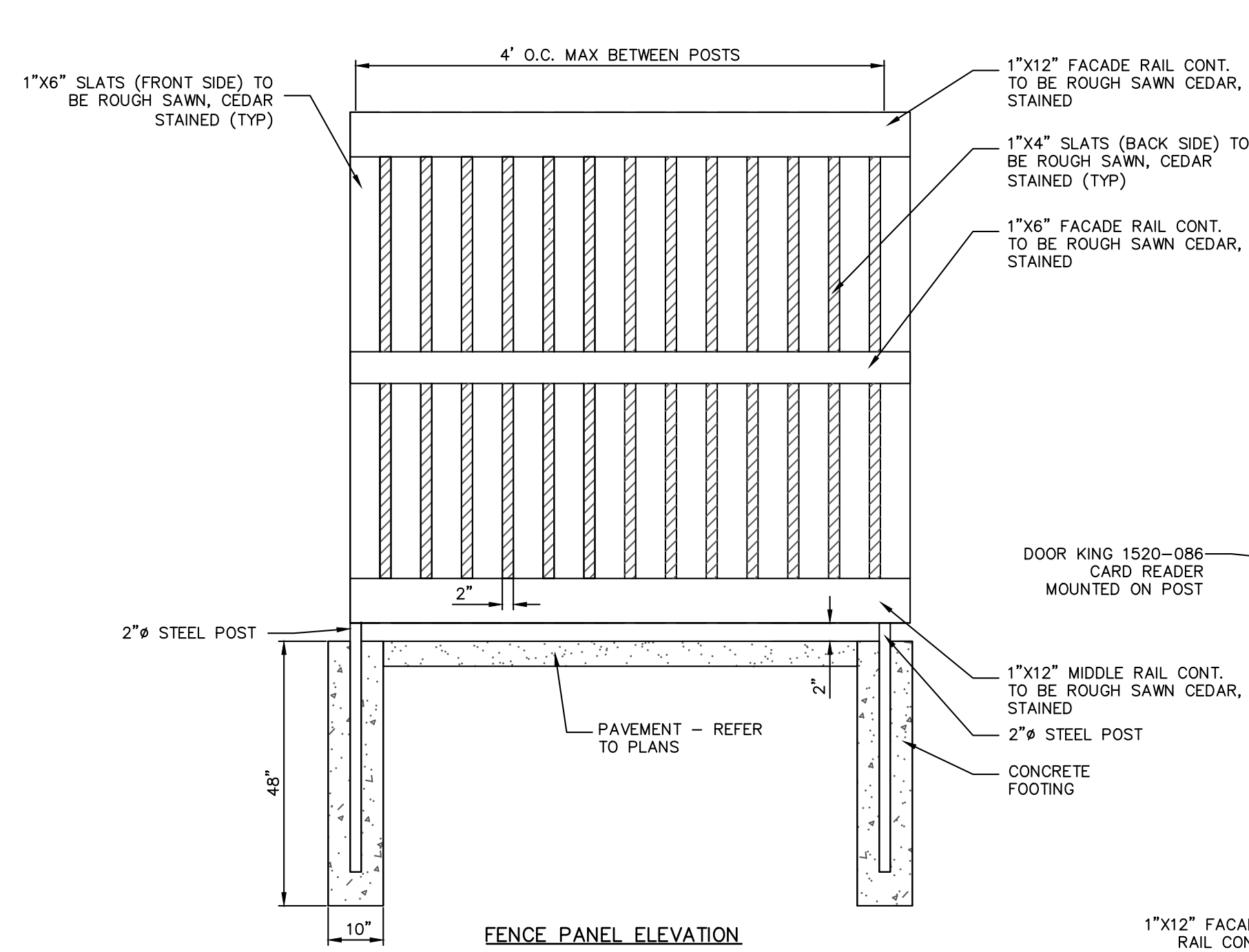
Fort Wayne, IN South Bend, IN
p: 260.422.2522 p: 574.232.4388

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

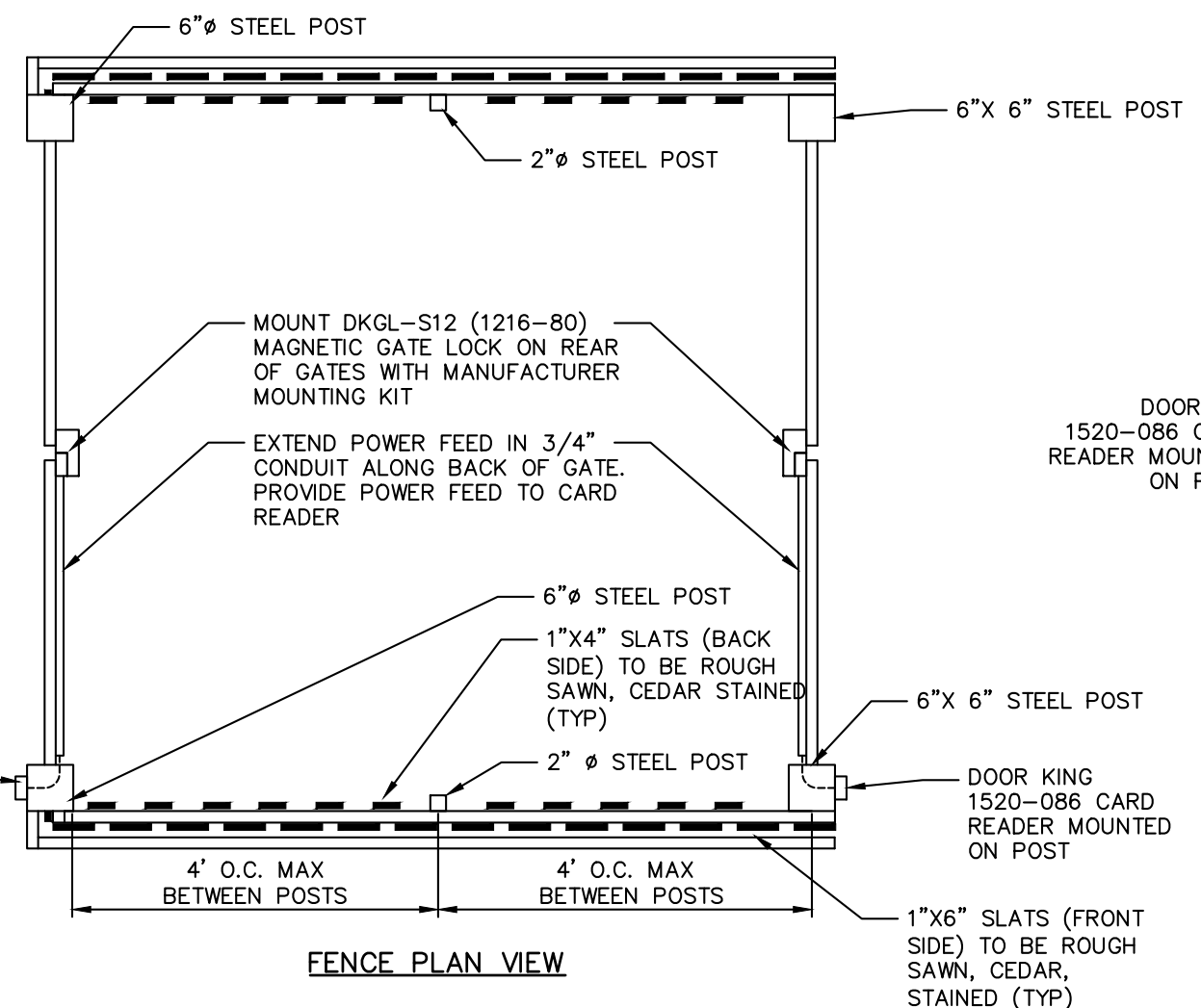
Job No: 21001 11.11.2022



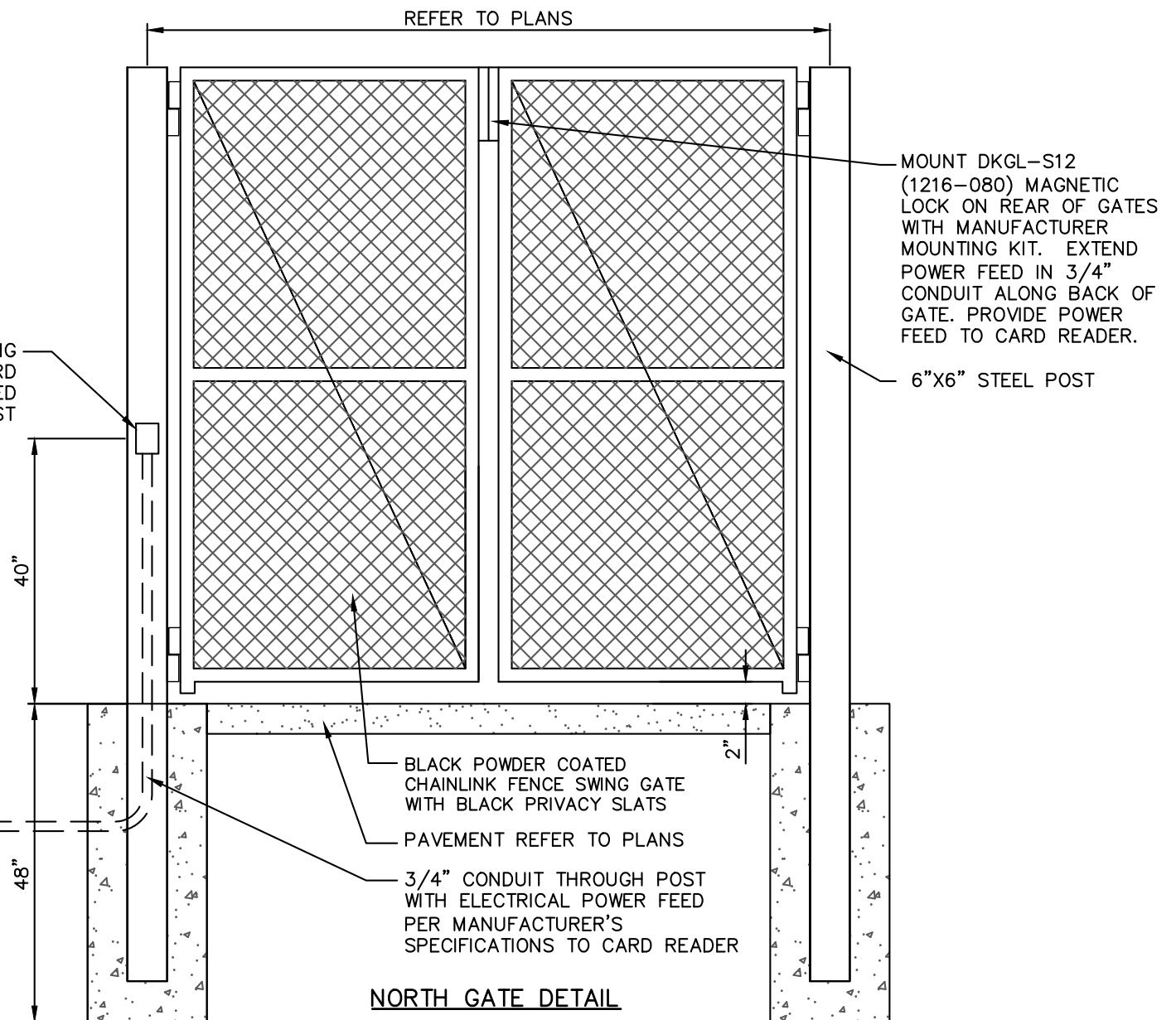
STANDARD PIPE BOLLARD DETAIL 6
NOT TO SCALE



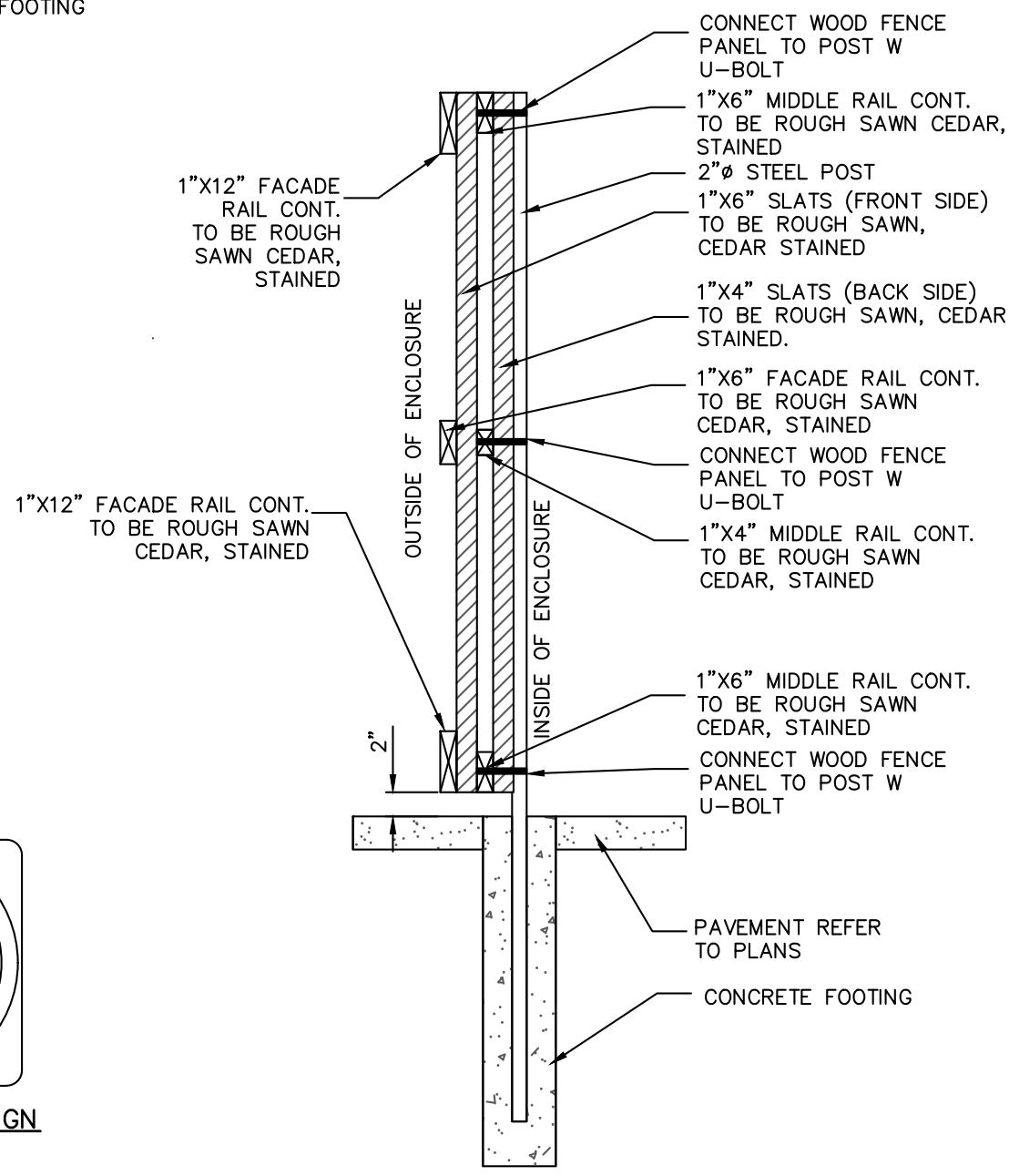
FENCE PANEL ELEVATION



FENCE PLAN VIEW

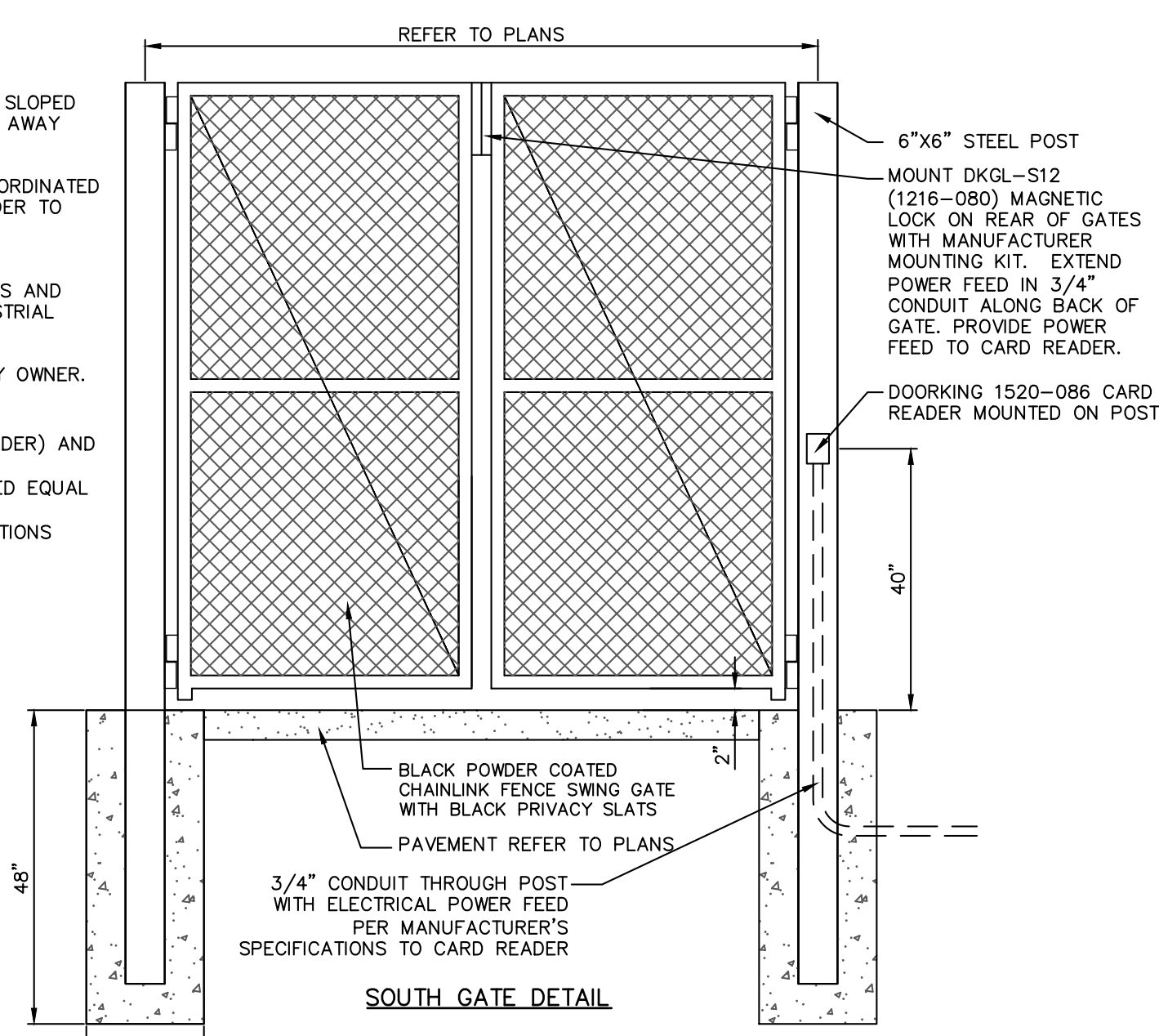


NORTH GATE DETAIL



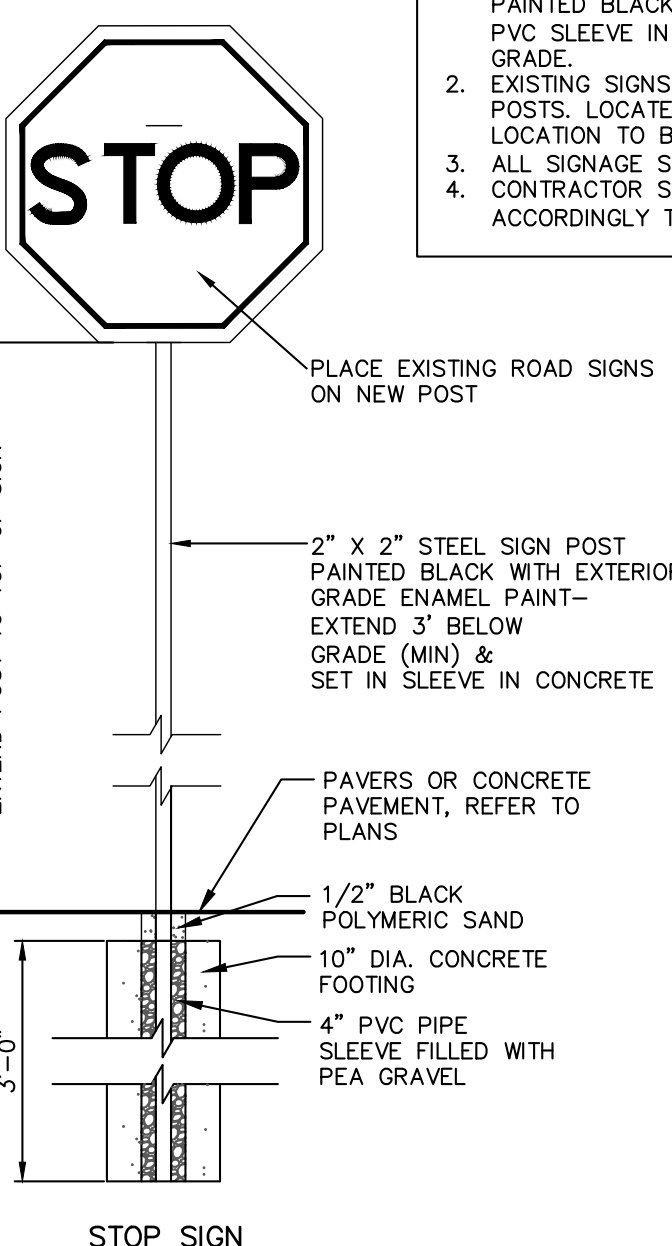
TYPICAL TRASH ENCLOSURE SCREENING DETAILS 1

- NOTES:**
- TOP OF CONCRETE FOOTING SHALL BE SLOPED AWAY FROM POST TO PROVIDE DRAINAGE AWAY FROM POST.
 - FINAL GATE DIMENSIONS SHALL BE COORDINATED WITH OWNER & GARBAGE SERVICE PROVIDER TO ENSURE CONTAINERS CAN FIT AND BE APPROPRIATELY ACCESSED.
 - ALL HARDWARE, HINGES, GATE LATCHES AND FASTENERS SHALL BE HEAVY DUTY INDUSTRIAL GRADE.
 - 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

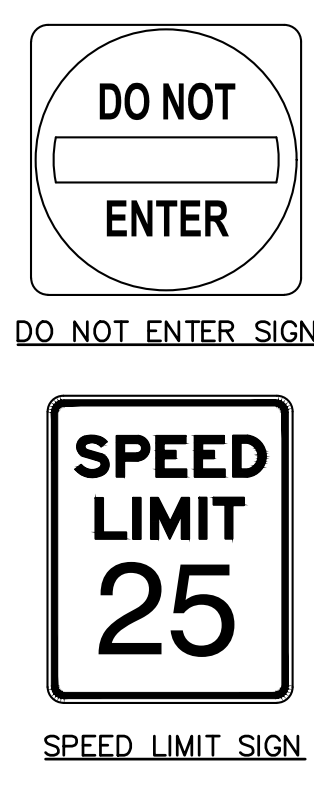


SOUTH GATE DETAIL

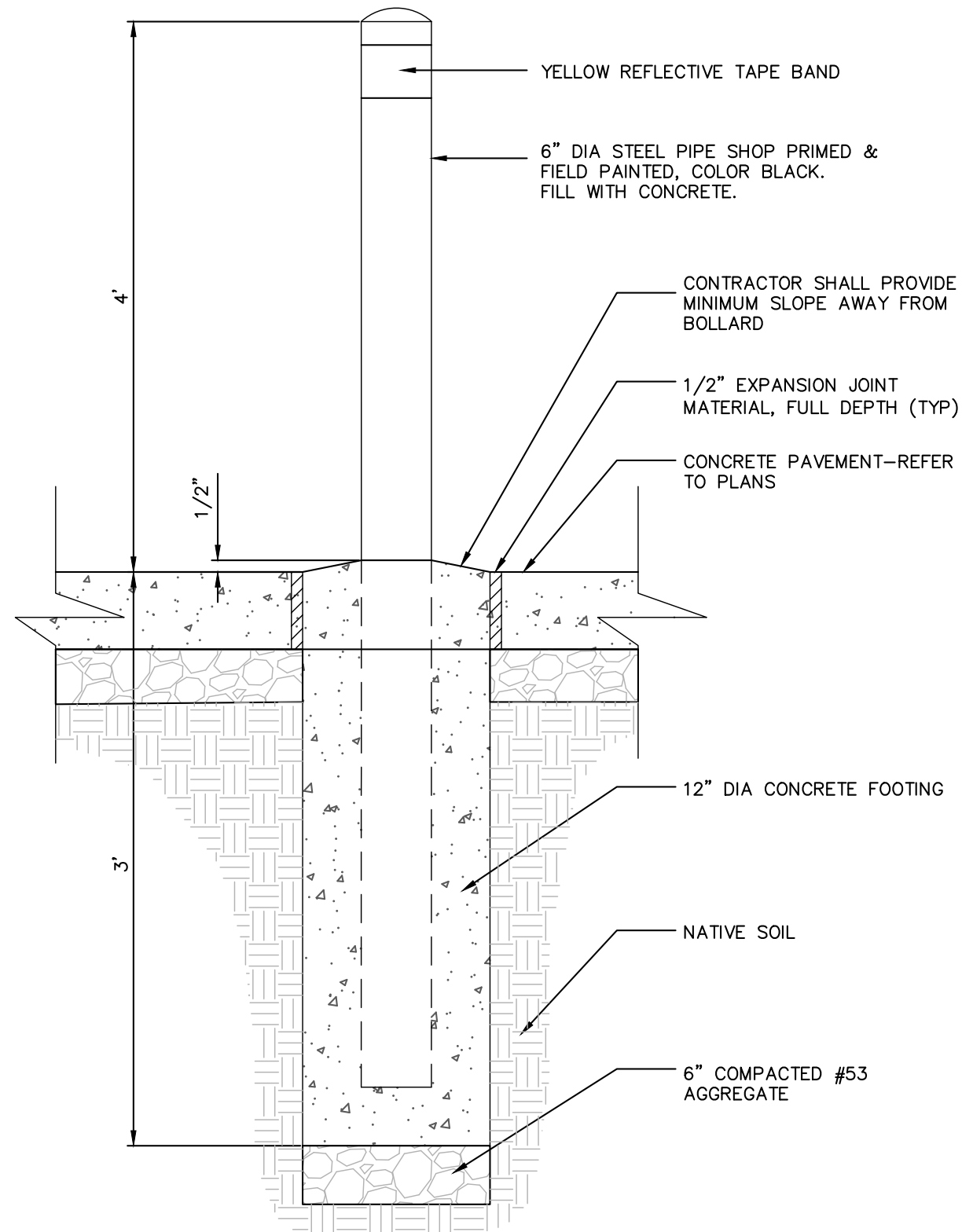
- NOTE:**
- ALL SIGNS SHALL BE PLACED ON 2"x2" STEEL SIGN POST PAINTED BLACK, WITH EXTERIOR GRADE ENAMEL PAINT. SET 4" PVC SLEEVE IN CONCRETE FOUNDATION EXTENDED 3" BELOW GRADE.
 - EXISTING SIGNS SHALL BE SALVAGED AND INSTALLED ON NEW POSTS. LOCATE ACCORDING TO DIMENSIONAL PLAN. FINAL LOCATION TO BE APPROVED BY THE ENGINEERING DEPARTMENT.
 - ALL SIGNAGE SHALL BE INSTALLED 7" HIGH TO BOTTOM OF SIGN. CONTRACTOR SHALL VERIFY SIZE OF SIGNS AND LENGTH OF POST ACCORDINGLY TO ACHIEVE 7" MINIMUM TO BOTTOM OF SIGN.



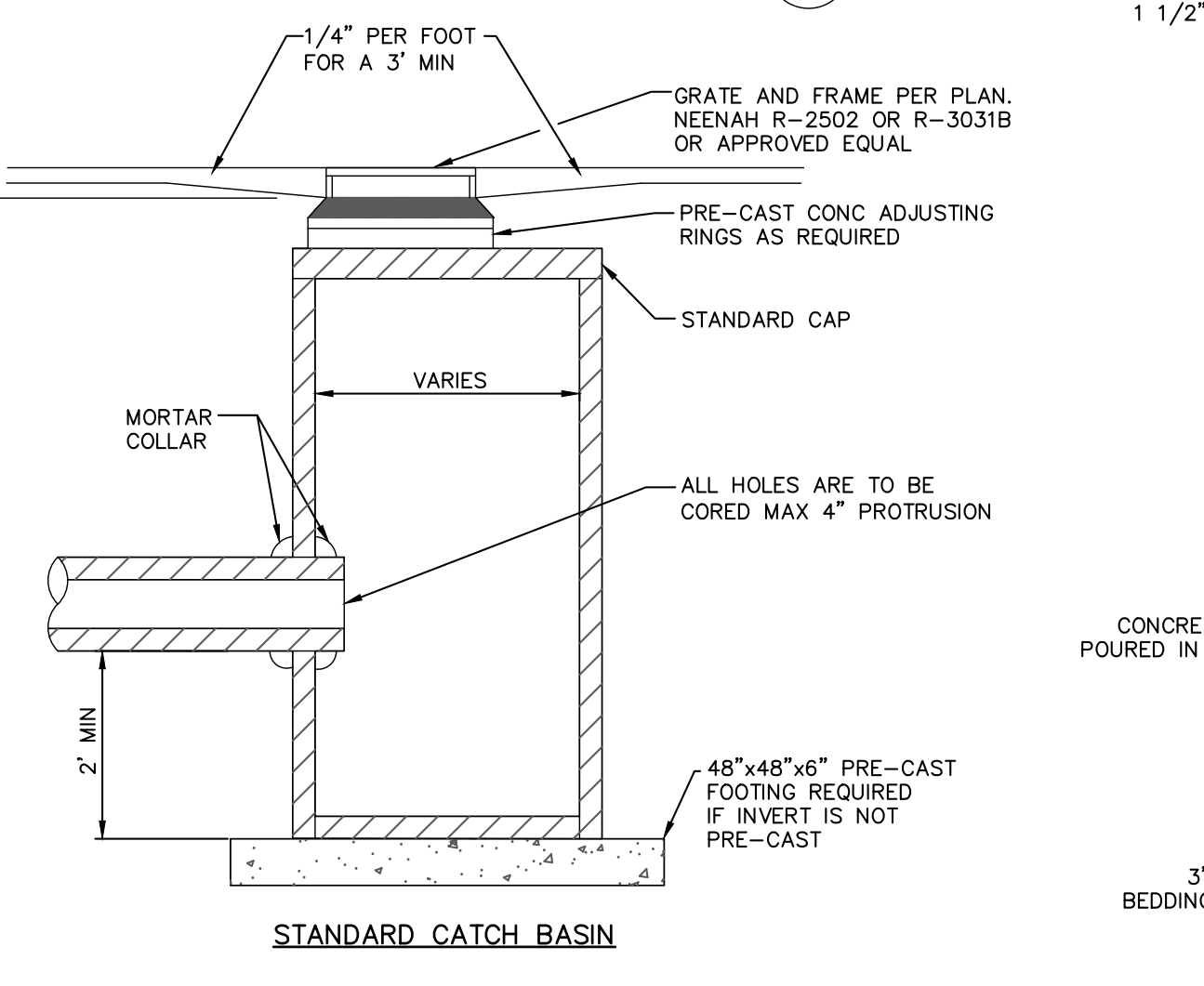
STREET SIGNS 3
NOT TO SCALE



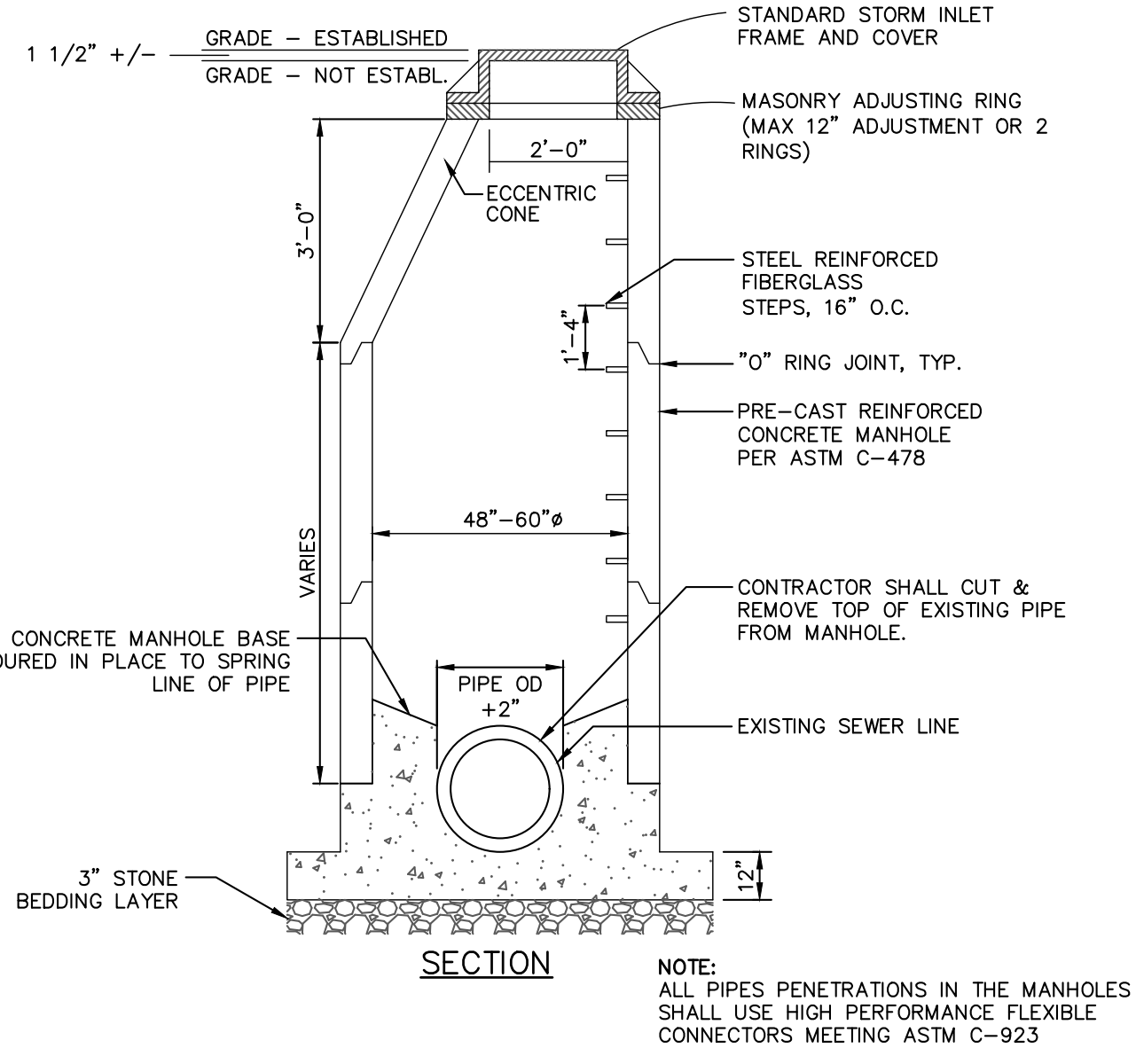
PRE-CAST DOGHOUSE STORM INLET 4
NOT TO SCALE



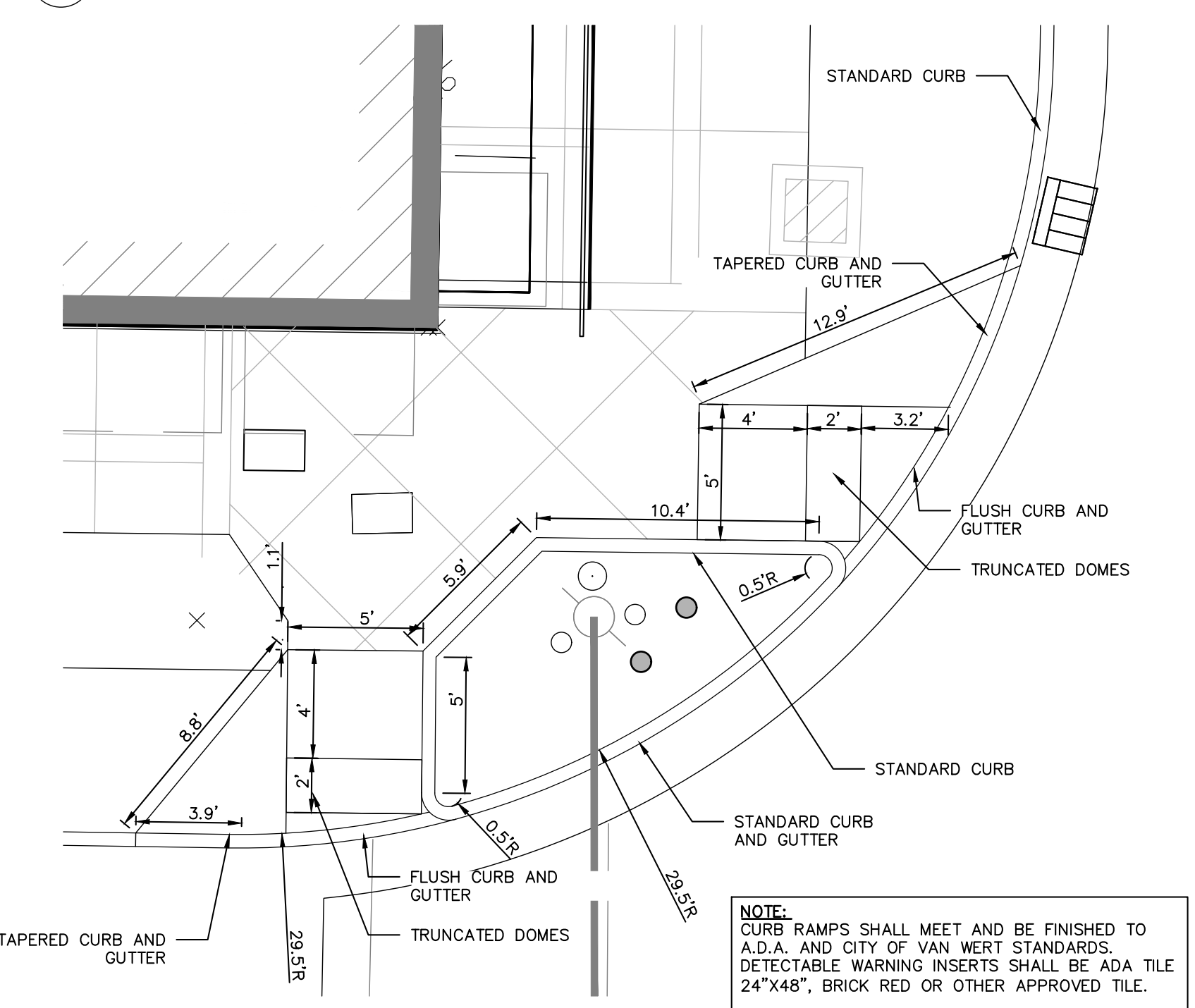
6" PIPE BOLLARD DETAIL 7
NOT TO SCALE



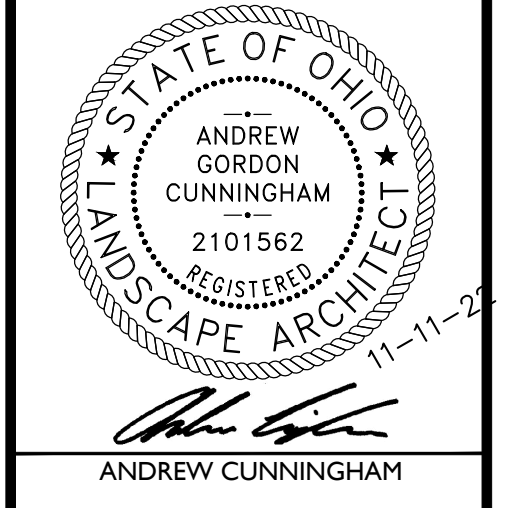
STANDARD CATCH BASIN 5
NOT TO SCALE



PRE-CAST DOGHOUSE STORM INLET 4
NOT TO SCALE



EAST MAIN STREET AND WASHINGTON STREET INTERSECTION CURB RAMPS 2
NOT TO SCALE

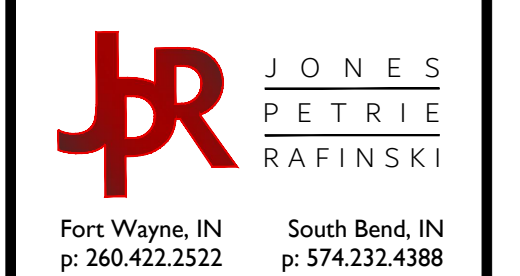


ANDREW CUNNINGHAM

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Revisions

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

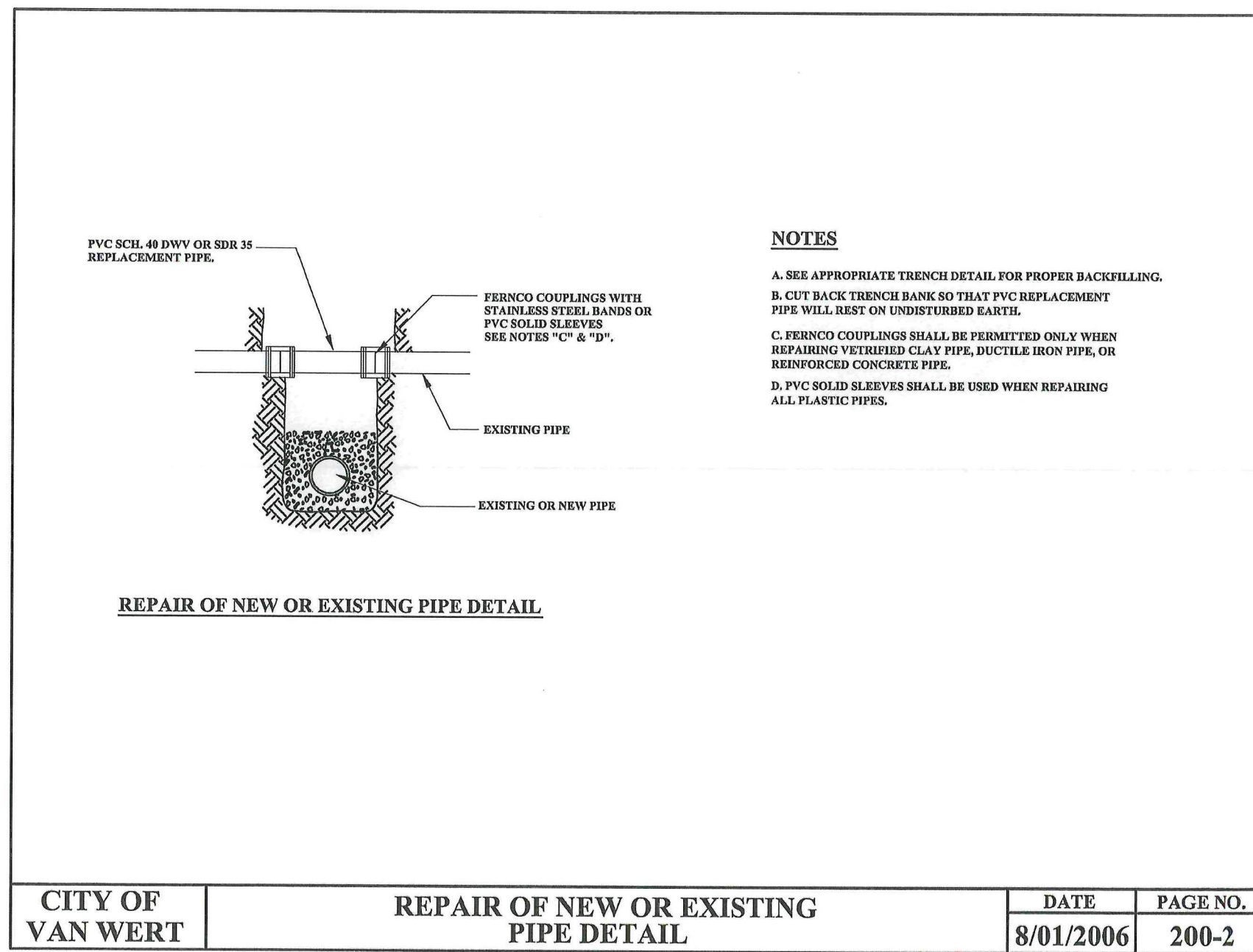


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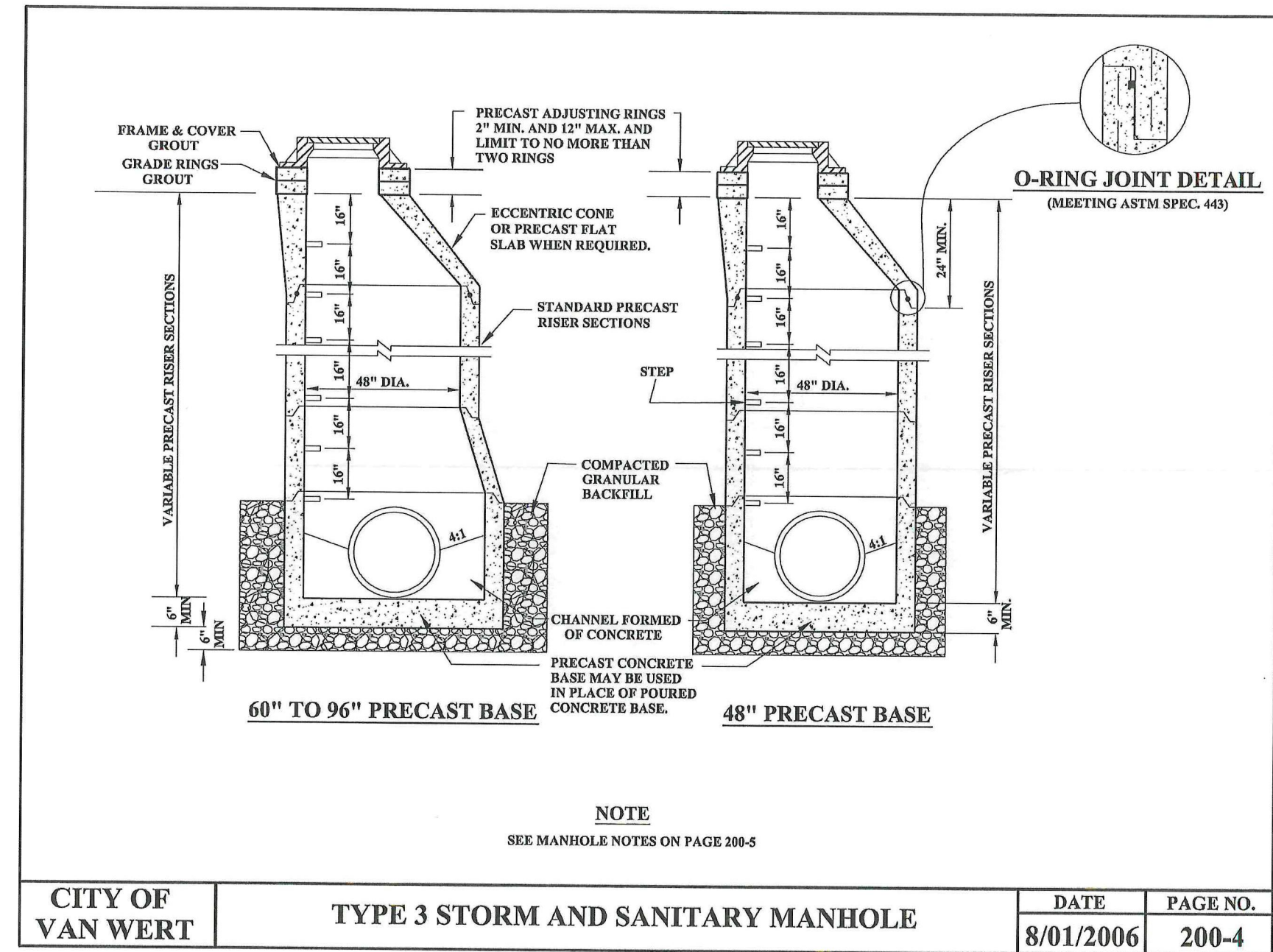
PROPOSED PROJECT:
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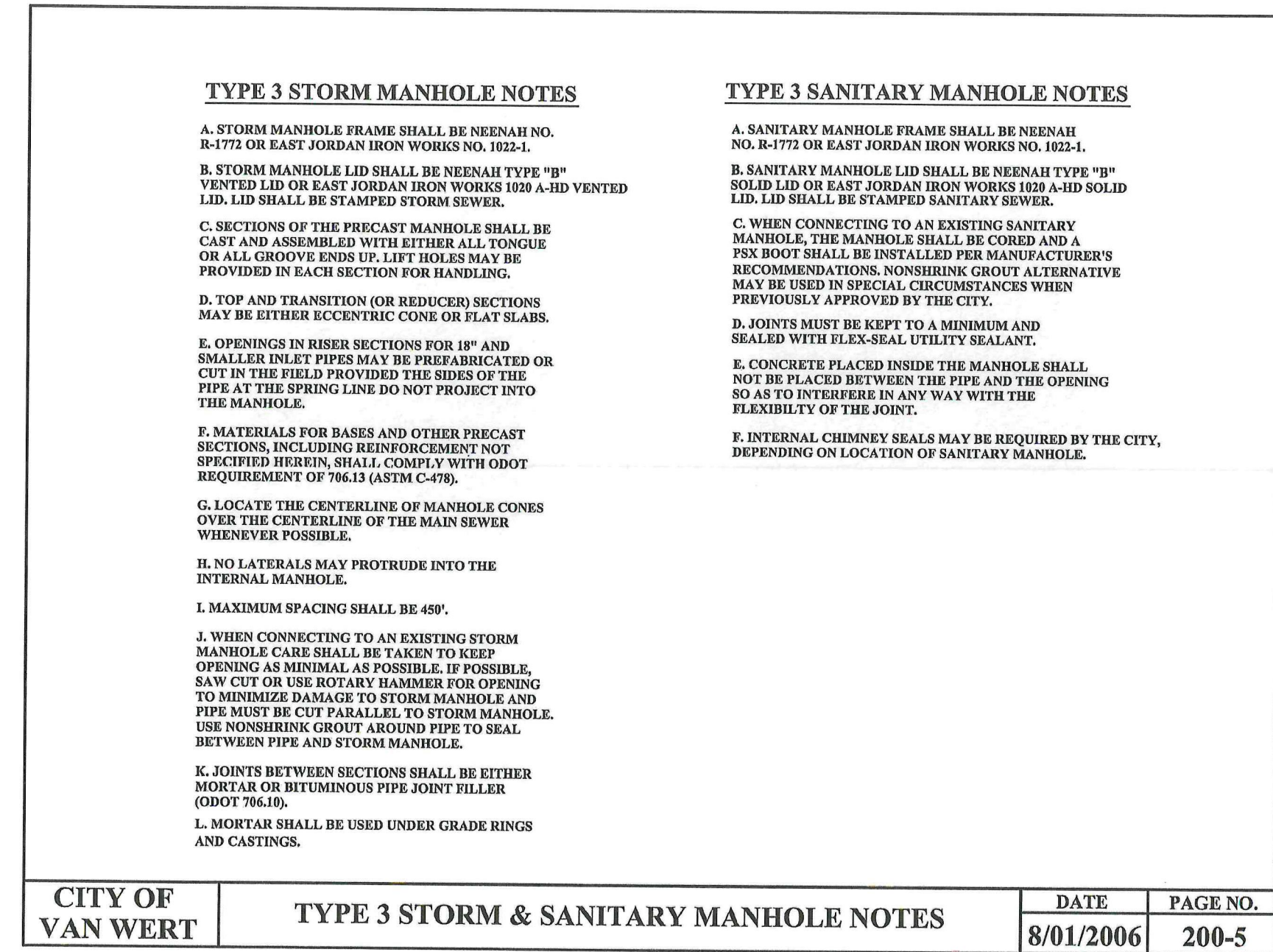
SDI03



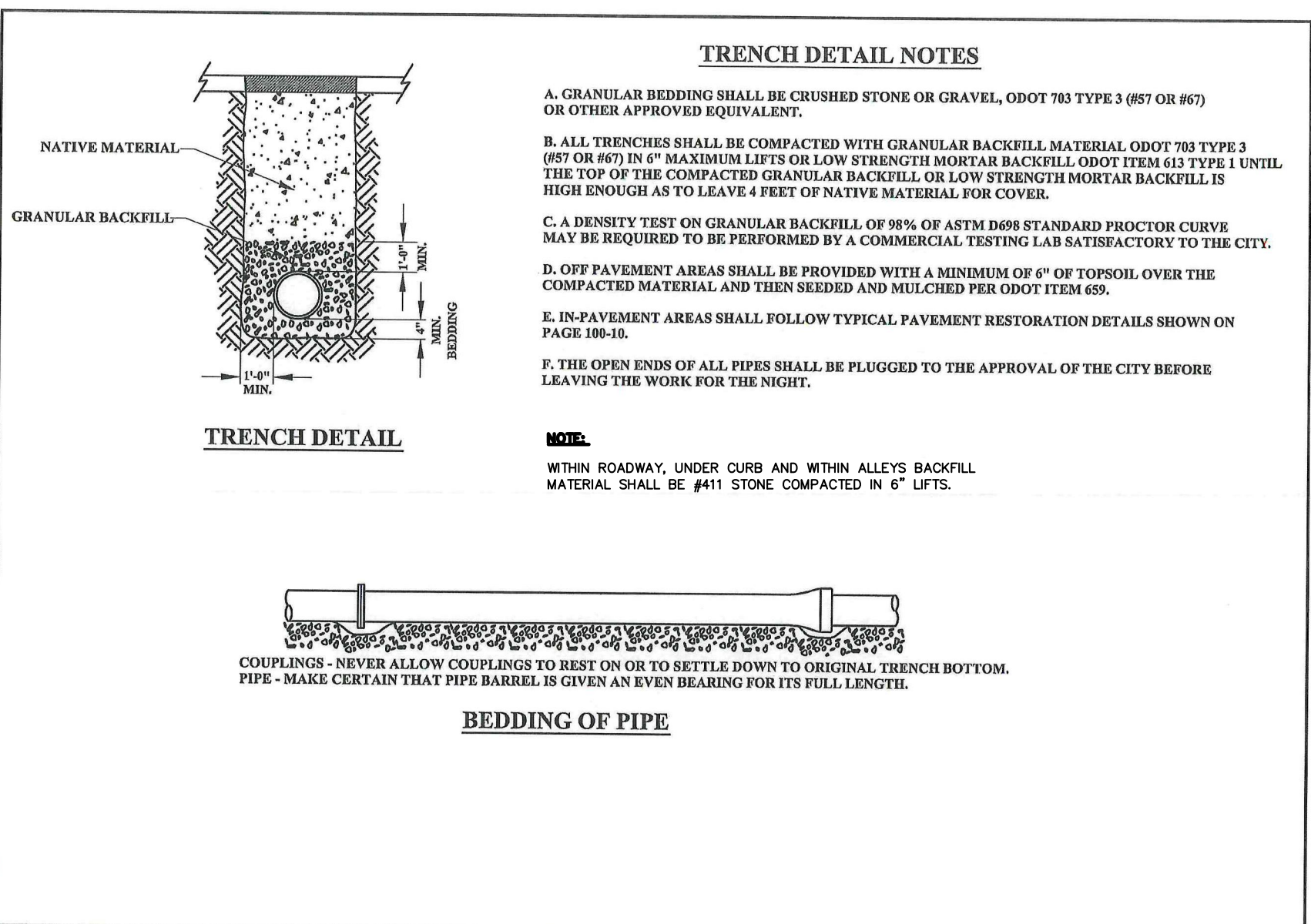
REPAIR OF NEW OR EXISTING PIPE DETAIL (5) SD104



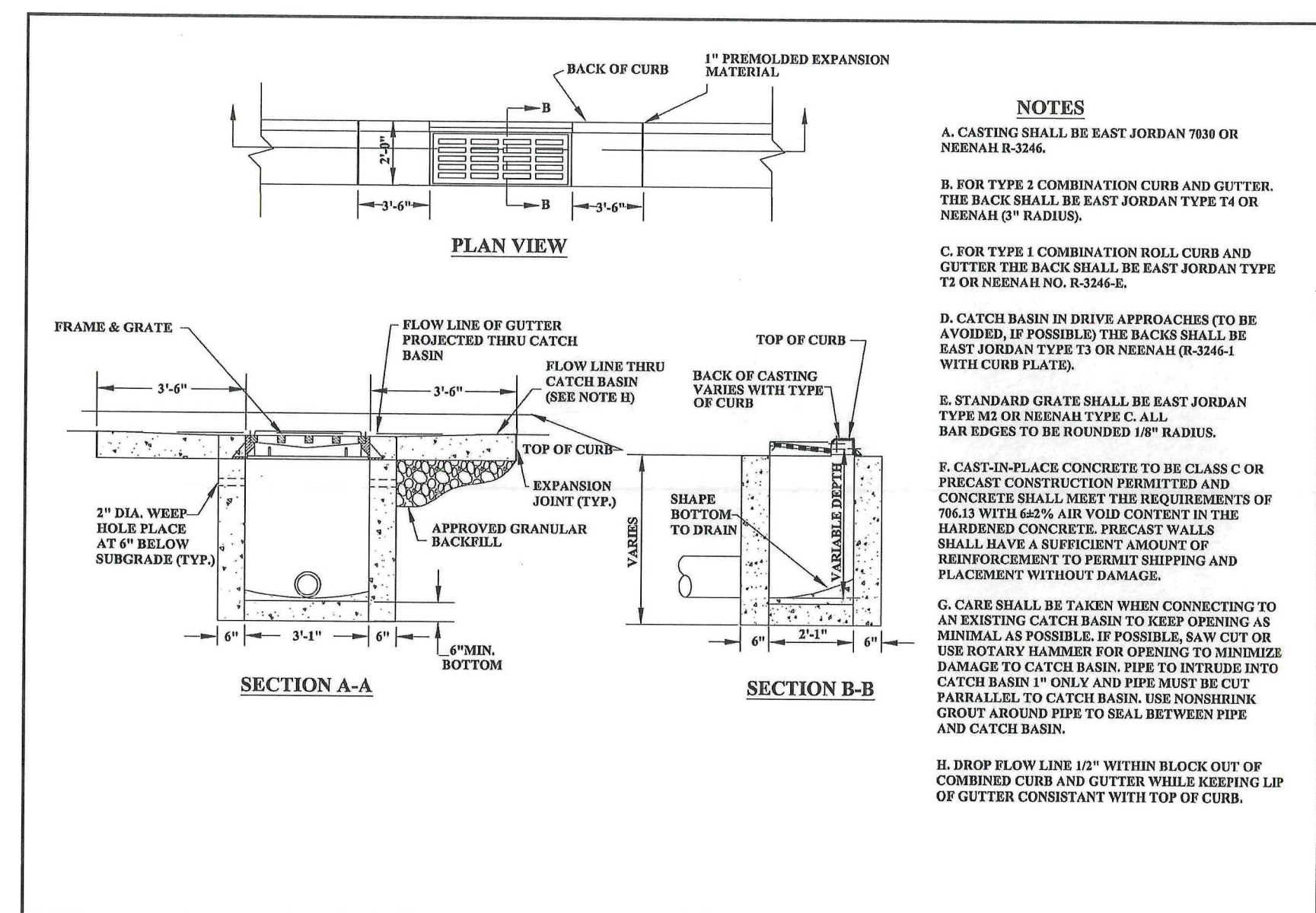
TYPE 3 STORM AND SANITARY MANHOLE (3) SD104



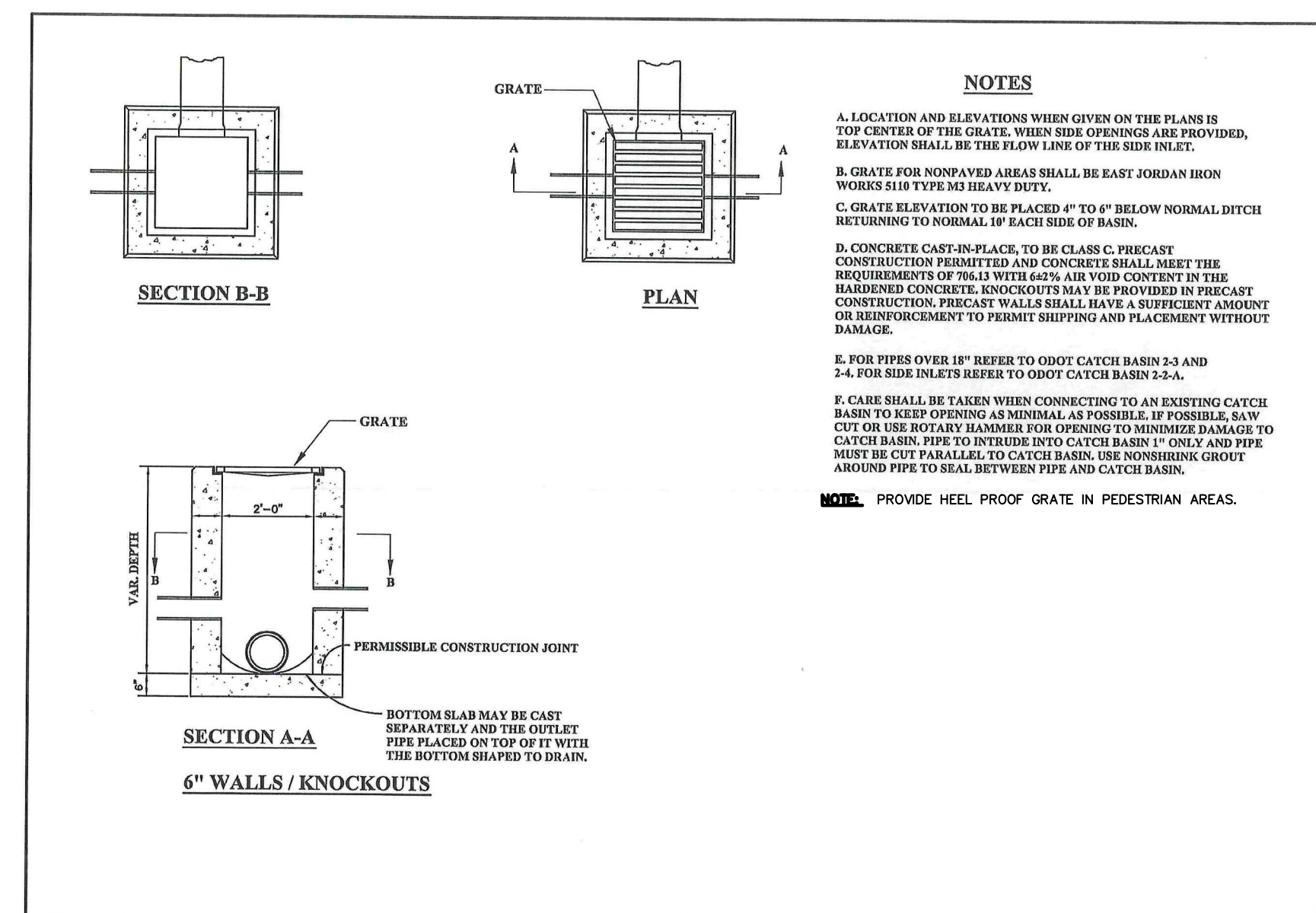
TYPE 3 STORM & SANITARY MANHOLE NOTES (1) SD104



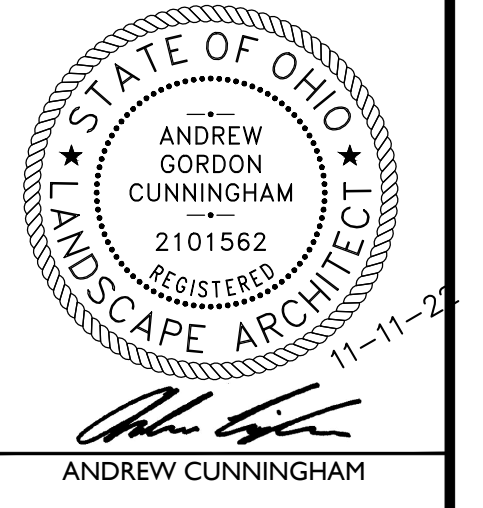
STORM AND SANITARY SEWER TRENCH DETAIL (6) SD104



TYPE 1 CATCH BASIN (4) SD104



TYPE 2-2-B CATCH BASIN (2) SD104



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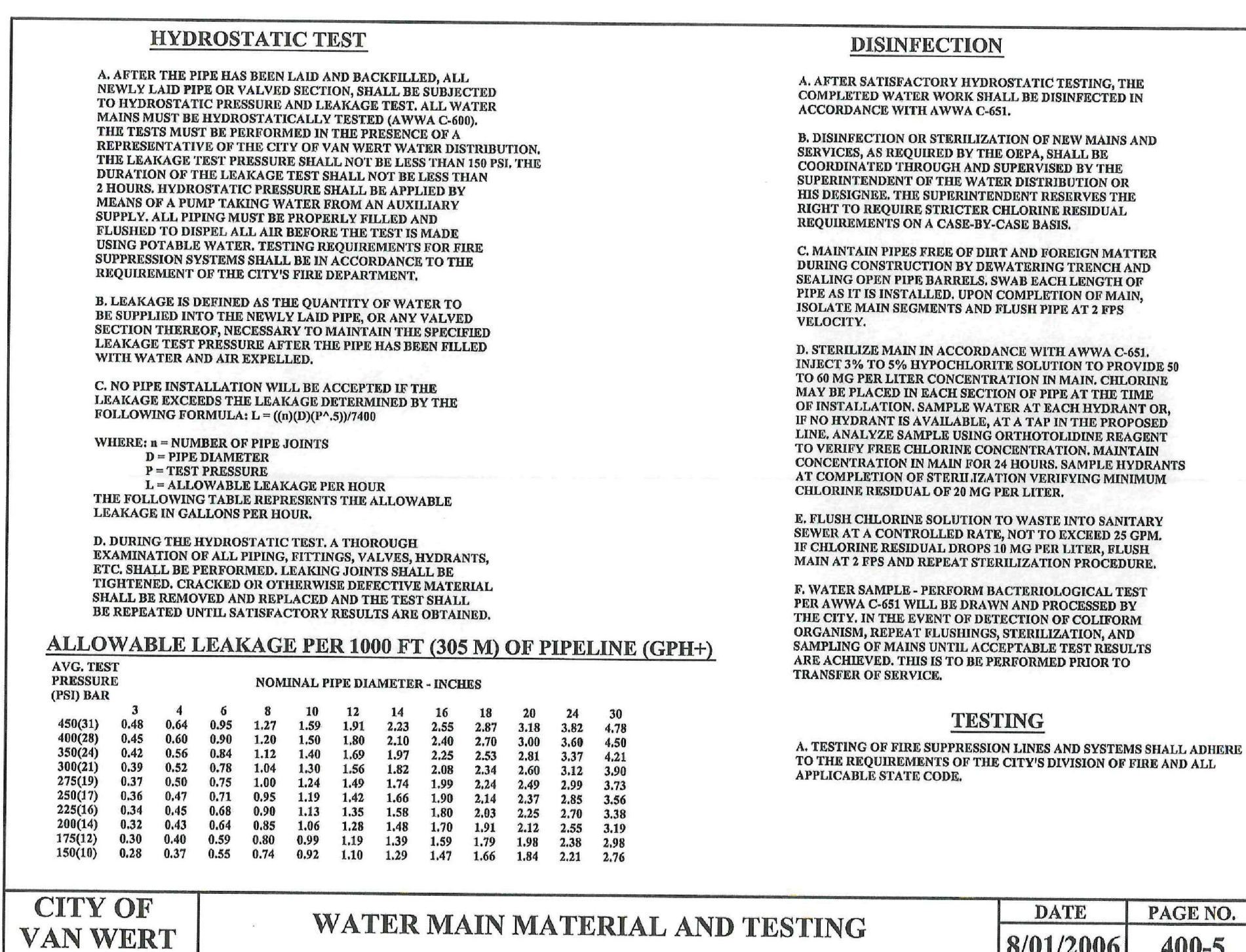
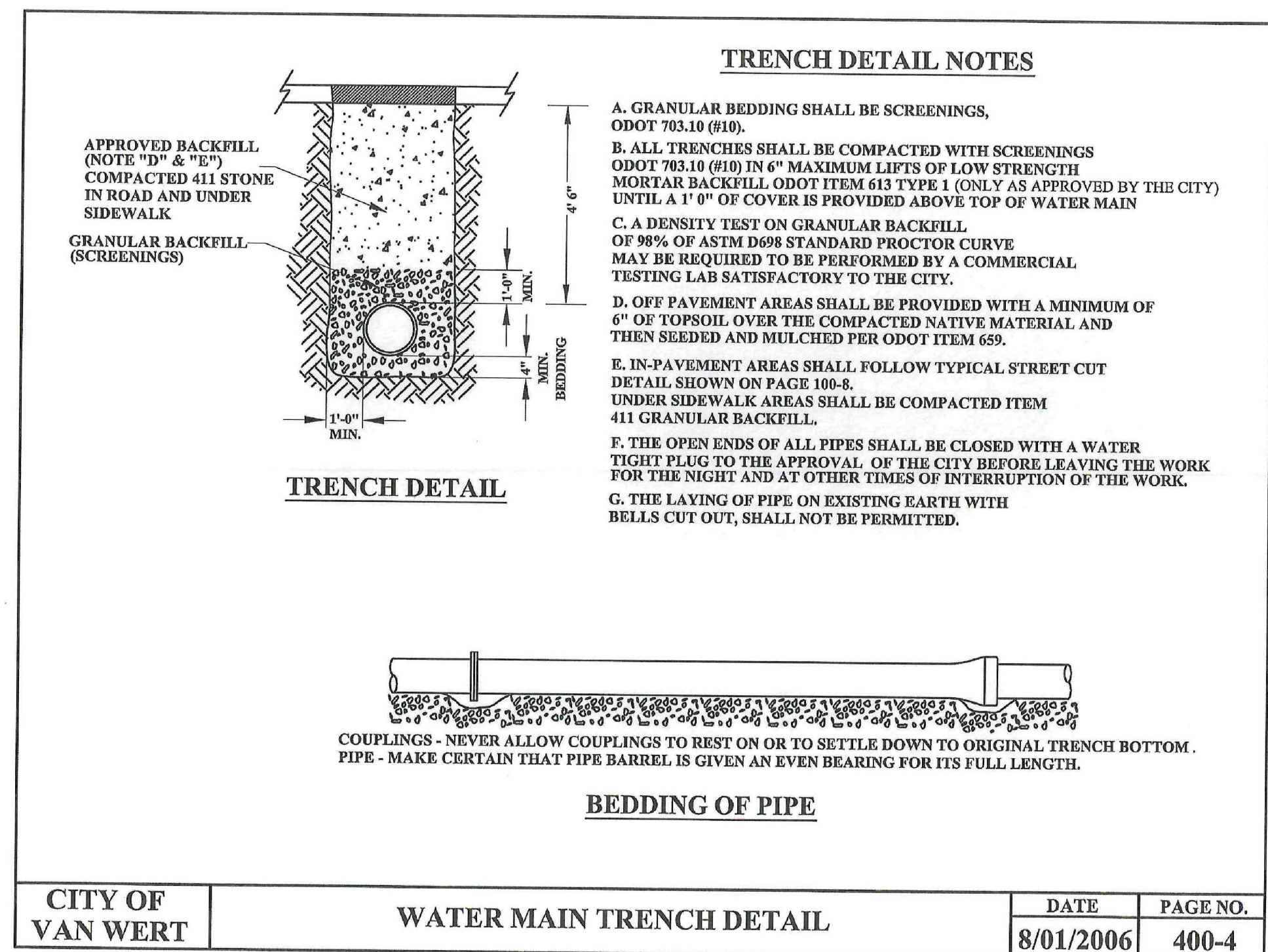
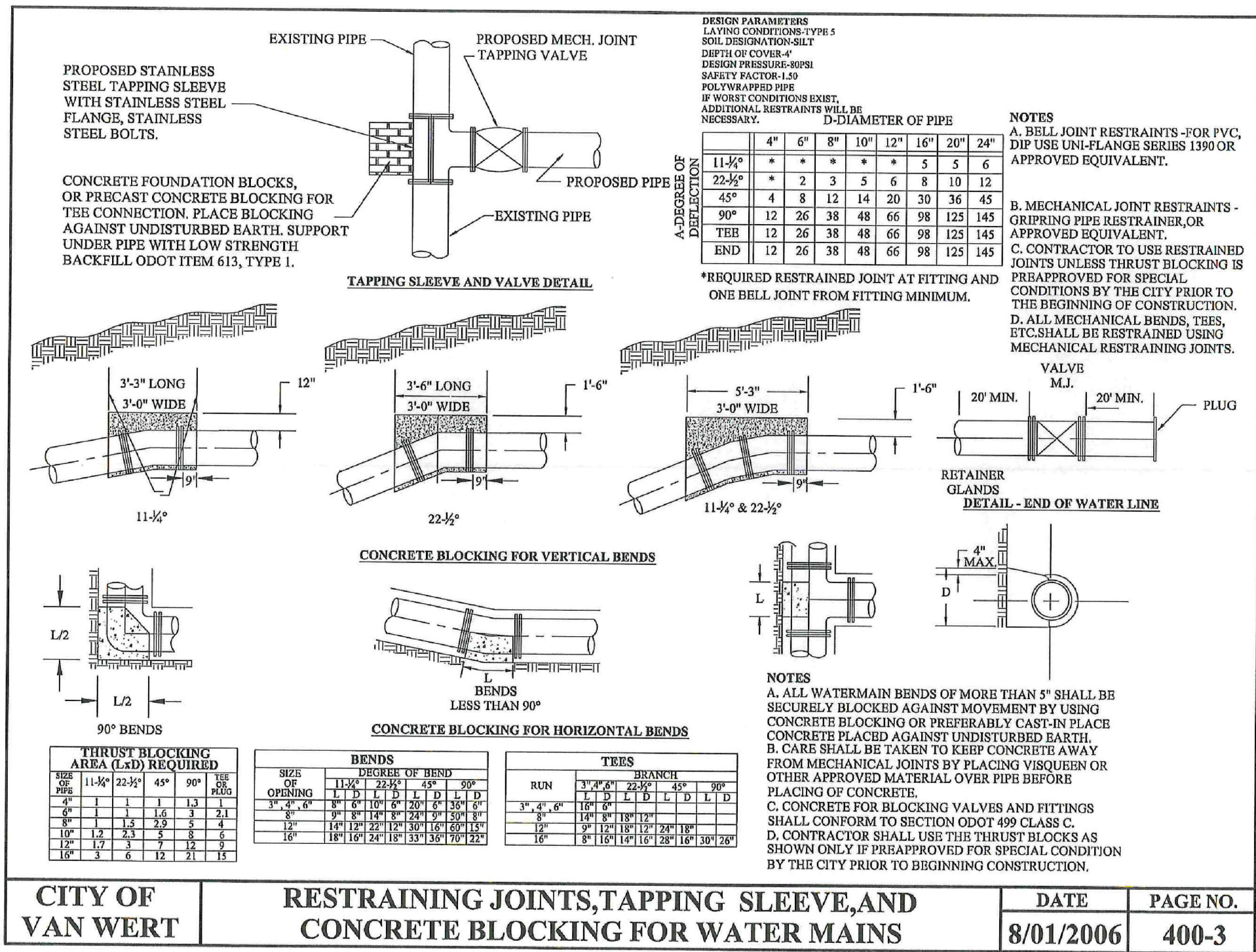
Revisions

Design Team:
JONES PETRIE RAFINSKI
Drawn by:
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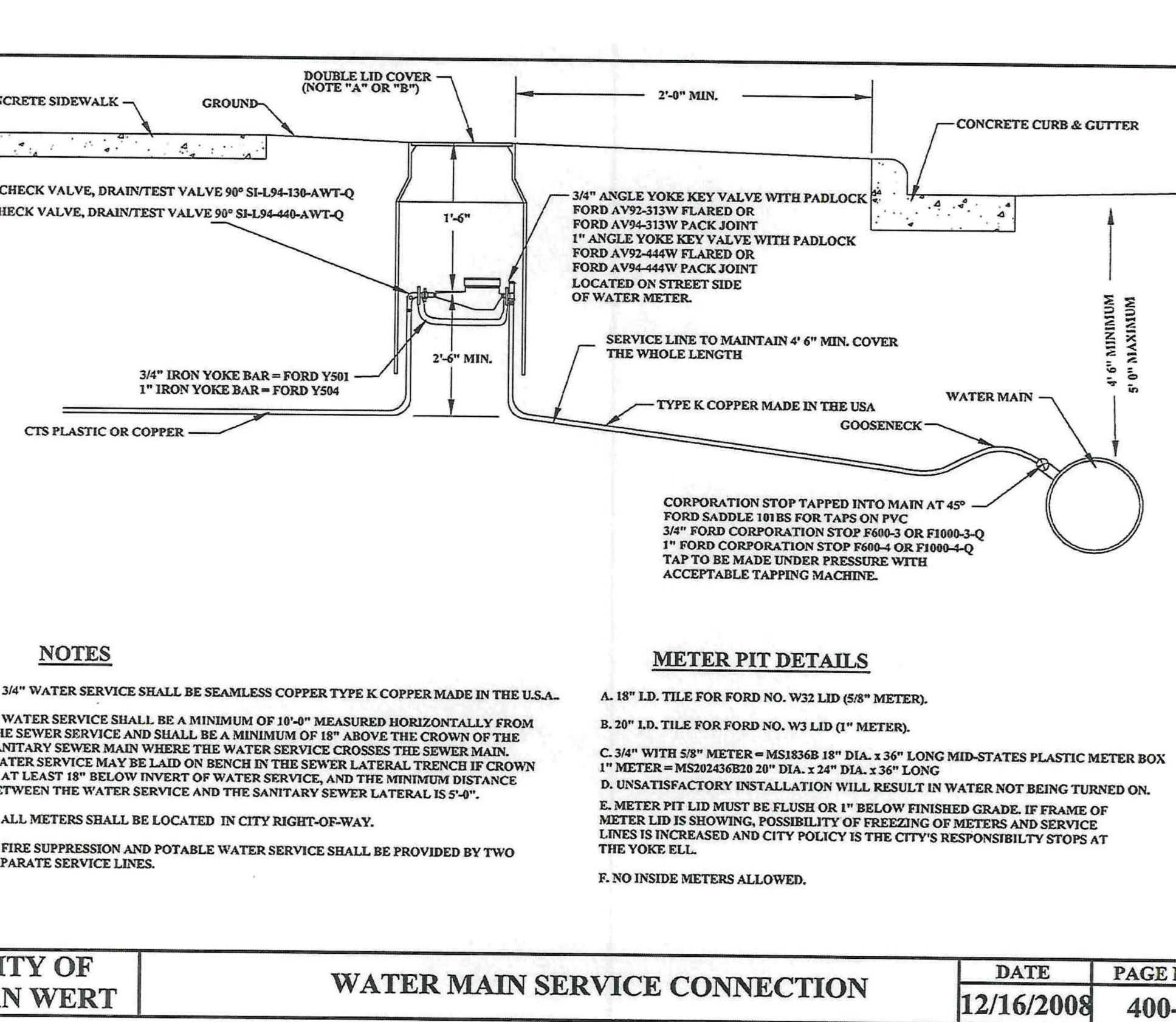
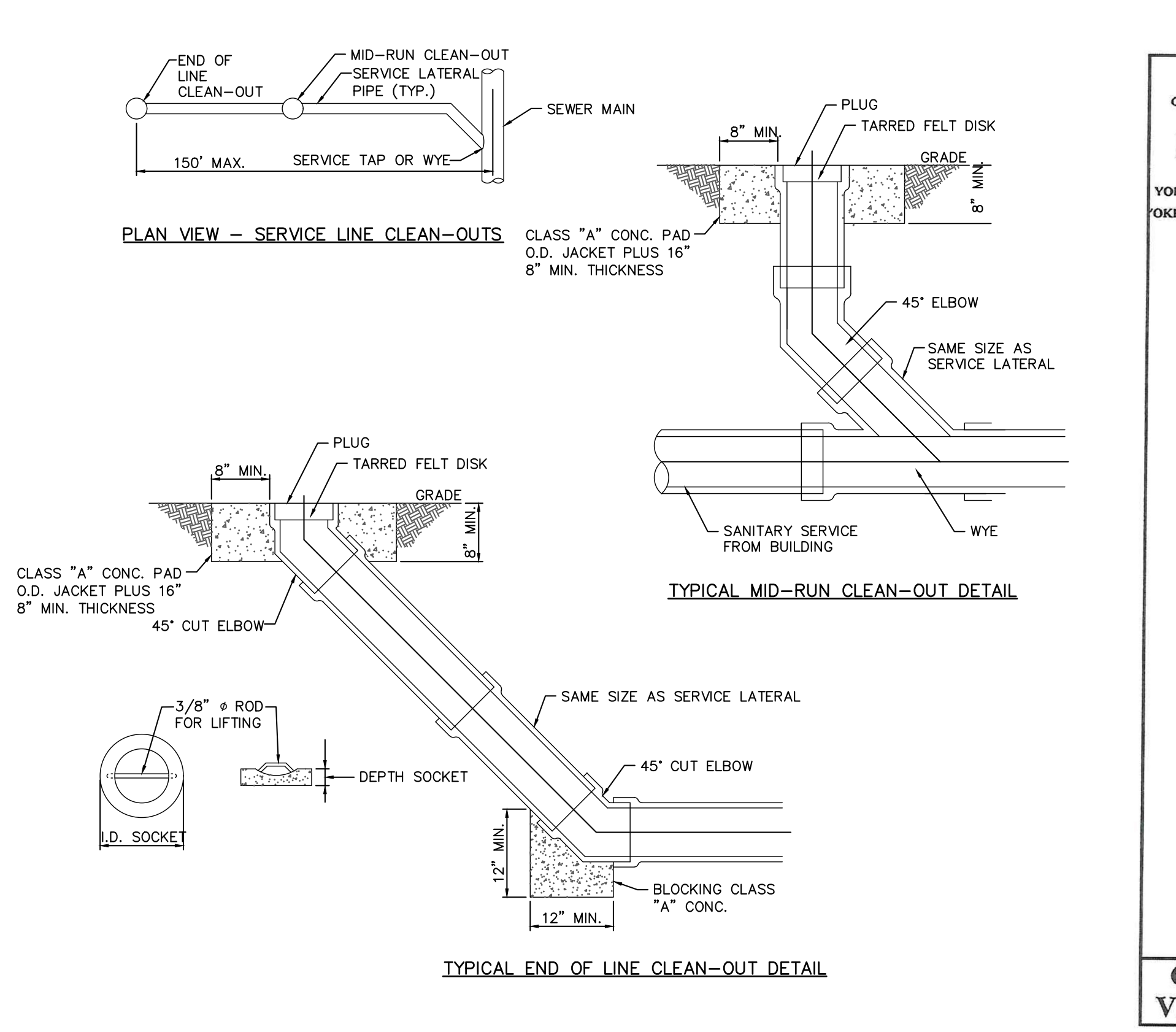
Job No: 21001 11.11.2022



CITY OF VAN WERT WATER MAIN TRENCH DETAIL DATE 8/01/2006 PAGE NO. 400-3

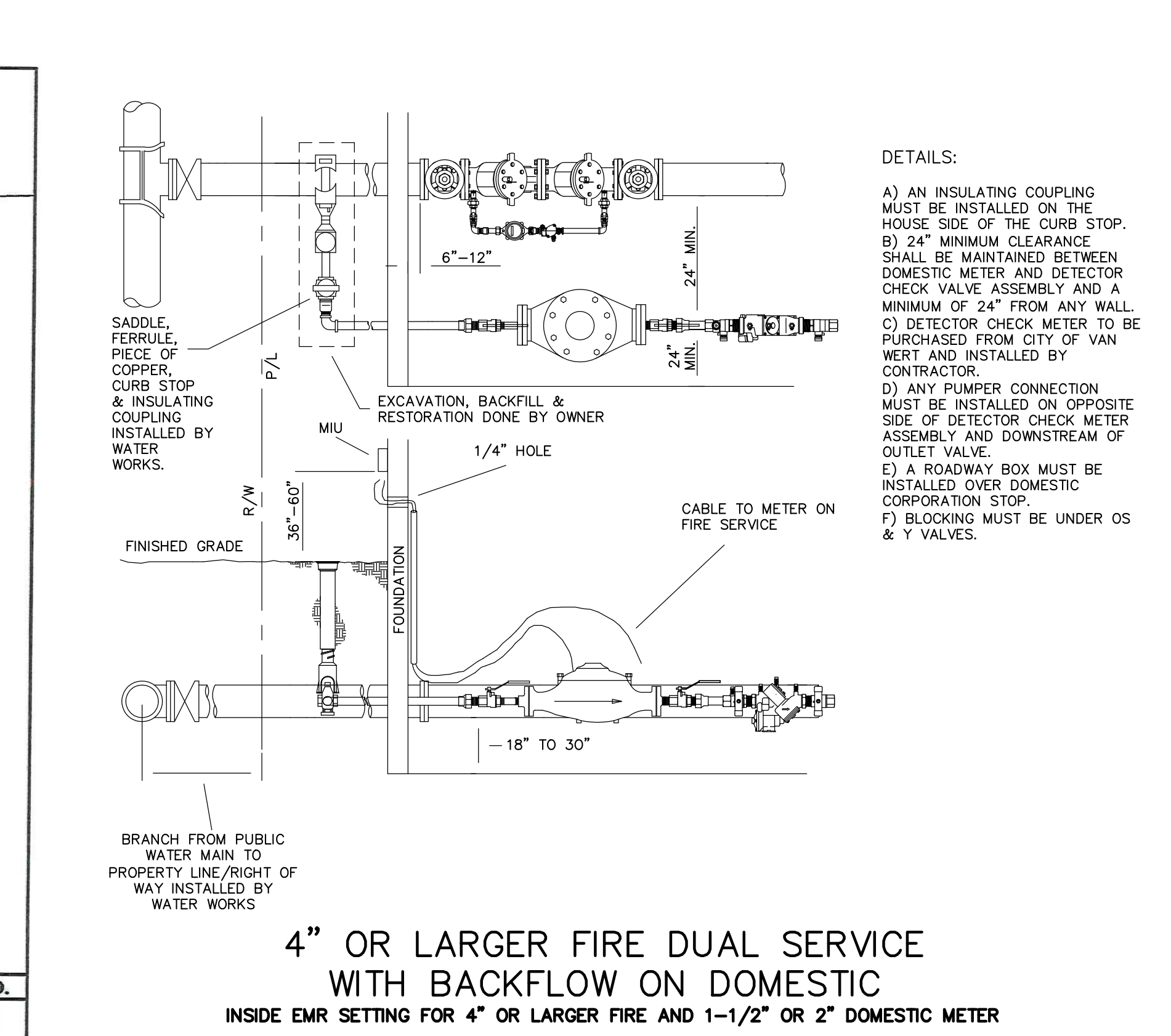
CITY OF VAN WERT WATER MAIN TRENCH DETAIL DATE 8/01/2006 PAGE NO. 400-4

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



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

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



CITY OF VAN WERT BACKFLOW ON DOMESTIC DETAIL DATE 12/16/2008 PAGE NO. 400-7

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 LANDSCAPE ARCHITECT ANDREW GORDON CUNNINGHAM 2101562 REGISTERED 11-11-2

ANDREW CUNNINGHAM

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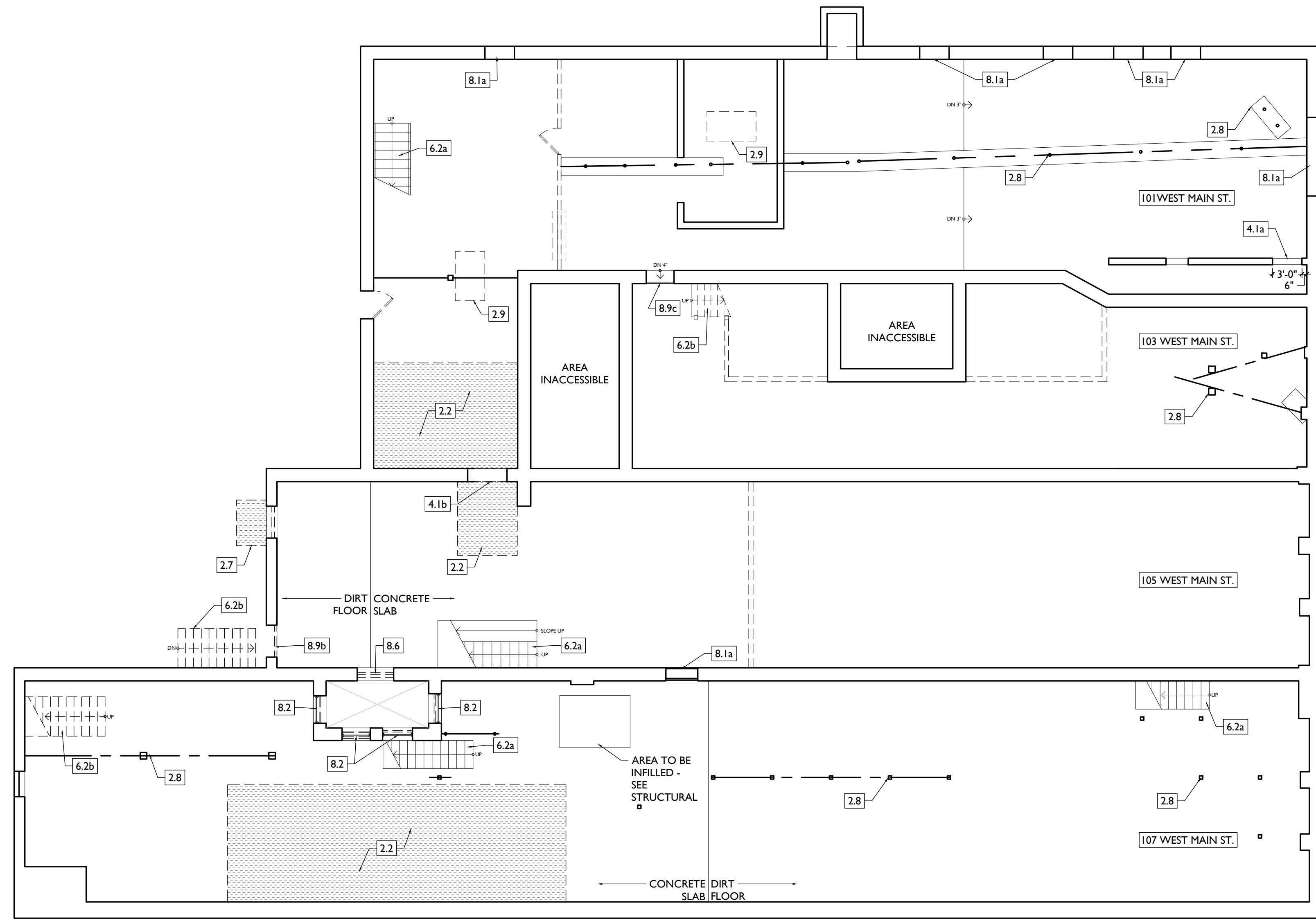
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SCALE: N/A DETAILS 1

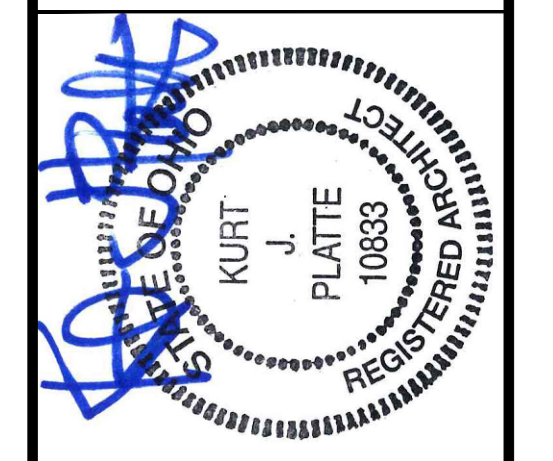
SD105

| DEMO WORK PLANS & ELEVATIONS # KEYED NOTES: | | DEMO GENERAL NOTES: | | DEMO WORK GRAPHIC KEY: | | | |
|--|--|---|--|---|--|--|--|
| <p>KEYED NOTES KEYED NOTES ARE CATEGORIZED FOR ORGANIZATIONAL PURPOSES ONLY. NOTES MAY REQUIRE MATERIALS OR WORK IN CATEGORIES OTHER THAN WHERE THEY OCCUR. THE CONTRACTOR IS RESPONSIBLE FOR THE WORK DESCRIBED IN ALL APPLICABLE NOTES REGARDLESS OF THE CATEGORY IN WHICH THEY OCCUR. ALL KEYED NOTES LISTED MAY NOT APPLY TO THIS SHEET.</p> | | <p>7. THERMAL AND MOISTURE PROTECTION 7.1 REMOVE NON-HISTORIC GUTTER & DOWNSPOUTS. 7.2 HISTORIC CORNICE TO REMAIN. REMOVE SIDING. CLEAN AND PREPARE FOR REPAINTING. 7.3 HISTORIC CORNICE MISSING IN THIS AREA. 7.4 EXG PARAPET. REPAIR AND RETAIN. 7.5 ROOF AT BASE OF LIGHT WELL TO BE REMOVED AND REPLACED. SEE PROPOSED.</p> | | <p>A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO THE APPROVED PART 2 NARRATIVE AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE. 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. ADDITIONAL INFORMATION REGARDING ELEMENTS TO BE RETAINED: C. IN AREAS OF NEW MASONRY OPENINGS, SALVAGE HISTORIC BRICK FOR REUSE & CAREFULLY SORT AND SEPARATE HARD-FIRED FACE BRICK FROM BRICKS AT INTERIOR WYTHES. D. RETAIN HISTORIC EXTERIOR ORNAMENT-CORNICES, FRIEZES, BRACKETS, ETC. AS NOTED. E. RETAIN HISTORIC STOREFRONT ELEMENTS - COLUMNS, LINTELS, THRESHOLDS, GLAZING. F. RETAIN HISTORIC INTERIOR WOOD TRIM - INCLUDES MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC. G. CAREFULLY REMOVE & RETAIN HISTORIC TRIM AT WALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FURRING INSTALLED.</p> | | <p>KEYNOTE #</p> <p>EXG EXTERIOR WALL TO REMAIN</p> <p>EXG INTERIOR WALL TO REMAIN</p> <p>EXG WALLELEMENT TO BE REMOVED - SEE PROPOSED PLANS FOR EXTENT OF DEMO</p> <p>EXG DOOR & FRAME TO BE REMOVED</p> <p>EXG WINDOW TO BE REMOVED</p> <p>EXG FLOOR OR ROOF CONSTRUCTION TO BE REMOVED</p> | |
| <p>4. MASONRY 4.1 NEW OR EXPANDED OPENING IN EXG MASONRY WALL. CAREFULLY REMOVE MASONRY FOR REUSE. PROVIDE NEW STEEL LINTEL. SEE ELEVATIONS & STRUCT DWGS. A. LEAVE CLEAN & PLUMB CUT MASONRY EDGES EXPOSED. B. COORDINATE SIZE OF DOOR/WINDOW OPENING WITH PROPOSED PLANS. 4.2 CHIMNEY TO REMAIN. 4.3 EXG INFILLED MASONRY OPENING. A. TO REMAIN INFILLED. B. TO BE REOPENED. CAREFULLY REMOVE INFILL.</p> | | <p>8. OPENINGS 8.1 INFILLED WINDOW OPENING: A. TO REMAIN INFILLED. B. TO BE REOPENED. REMOVE INFILL. 8.2 HISTORIC WINDOW TO BE RETAINED. REMOVE ANY NON-HISTORIC PLYWOOD, GRATES, AND ACCESSORIES. SEE NEW WORK PLANS FOR REPAIR NOTES. 8.3 HISTORIC OPENING WITH MISSING WINDOW. REMOVE STORM WINDOW OR STUCCO INFILL. RETAIN ANY SURROUNDING HISTORIC TRIM AND BRICK MOLD. 8.4 HISTORIC WINDOW TO BE REMOVED. SEE PROPOSED PLANS. 8.5 REPAIR AND RETAIN INTERIOR HISTORIC WINDOW. 8.6 INFILLED DOOR OPENING TO BE RE-OPENED. 8.7 HISTORIC WINDOW WITH SCREEN ONLY TO BE REMOVED AND REPLACED. SEE PROPOSED PLANS. 8.8 HISTORIC DOOR OPENING WITH TRANSOM: A. NO DOOR REMAINS/REMNANT CONDITION. REMOVE ANY INFILL. B. NON-HISTORIC DOOR TO BE REMOVED. C. HISTORIC DOOR AND TRANSOM TO BE REPAIRED AND RETAINED. D. HISTORIC DOOR TO BE REMOVED & RELOCATED. SEE DOOR SCHEDULE. E. HISTORIC DOOR TO BE REMOVED & STORED IN BASEMENT.</p> | | <p>H. RETAIN HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SIDELITES, AND TRIM. I. RETAIN HISTORIC WOOD WINDOW SASH, FRAMES, BRICK MOULD AND SHUTTER HARDWARE. J. RETAIN LOCATION OF EXG DOWNSPOUT TIE-INS, UNO. CLEAR OF DEBRIS & REPAIR AS REQ. REMOVE THE FOLLOWING, UNLESS NOTED OTHERWISE: K. FURNITURE & DEBRIS, INTERIOR & EXTERIOR. ALL FLOOR LEVELS, INCLUDING BASEMENT & ATTIC. L. SUSPENDED ACOUSTICAL CEILINGS. M. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED). N. NON-HISTORIC STAIRS (SHOWN DASHED). O. NON-HISTORIC CABINETRY. P. NON-HISTORIC WALL FINISHES, INCLUDING PANELING AND WALLCOVERING. Q. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE. R. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE. S. PLUMBING SYSTEMS - FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. BACK TO SERVICE. T. NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS, GUTTERBOARDS. U. NON-HISTORIC VINYL AND ALUM WINDOWS - RETAIN WOOD FRAMES & BRICKMOLD WHERE INDICATED. V. VEGETATION FROM BRICK.</p> | | <p>PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNO. RETAIN AND REPAIR PLASTER AT HISTORIC INTERIOR WALLS TO REMAIN. REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS. W. ROOFING DOWN TO EXG. SUBSTRATE, UNO. REPLACE DAMAGED/DETERIORATED SUBSTRATE AS REQ. X. DETERIORATED WOOD SUBFLOOR: REPLACE WITH NEW PLYWOOD SUBFLOOR. SEE PROPOSED. Y. AT NEW OPENINGS AND MODIFICATIONS OF EXG OPENINGS IN MASONRY WALLS, OR REMOVAL OF INFILL AT STOREFRONTS: - VERIFY INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. - VERIFY CONDITION OF EXG. LINTEL. IF DAMAGED, CONTACT ARCHITECT & STRUCT ENGINEER. - PROVIDE SHORING AS REQUIRED - TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED, EXCEPT WHERE NOTED IN CORRIDORS. - EXPOSED MASONRY EDGES ARE TO BE FIRED EDGES, UNO Z. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEEP BROOM CLEAN.</p> | |
| <p>2. EXG CONDITIONS 2.1 REMOVE FRAMING & SHEATHING/DECKING. SEE STRUCT DWGS & NEW WORK PLANS. 2.2 EXCAVATE AREA FOR NEW ELEVATOR SHAFT/MACHINE ROOM AND FOUNDATIONS. PROVIDE TEMPORARY SHORING PER STRUCT DWGS. SEE NEW WORK PLANS AND STRUCTURAL PLANS FOR EXTENTS. 2.3 REMOVE EXG BASEMENT HATCH AND INFILL OPENING. SEE PROPOSED CIVIL DWGS. 2.4 AT EXG WALL TO BE REMOVED, RETAIN BULKHEAD ABOVE AT 8'-0" A.F.F. 2.5 REMOVE EXG AWNING ABOVE. 2.6 REMOVE PARTIAL HEIGHT WALL. 2.7 EXG WINDOW WELL TO BE INFILLED. SEE PROPOSED CIVIL DWGS. 2.8 EXG STRUCTURAL ELEMENTS (POSTS, BEAMS, FOOTINGS, ETC.) TO REMAIN UNLESS NOTED OTHERWISE, TYPICAL. SEE PROPOSED STRUCTURAL DRAWINGS. 2.9 REMOVE EXG FURNACE, BOILER, AND PLUMBING EQUIPMENT.</p> | | <p>9. FINISHES 9.1 HISTORIC METAL CEILING ABOVE TO REMAIN. REMOVE ANY AREAS OF LOWERED ACT OR GYP BD. 9.2 PLASTER OR NON-HISTORIC CEILING ABOVE TO BE REMOVED. 9.3 HISTORIC FLOORING: A. REMAINS IN THIS AREA. REMOVE ANY NON-HISTORIC FLOORING ABOVE AND PREPARE FLOORS FOR PATCHING, SANDING, AND REFINISHING. B. DOES NOT REMAIN IN THIS AREA. REMOVE FLOORING AND PREPARE AREA FOR NEW FLOORING. REUSE SUBFLOORS IN GOOD CONDITION. 9.4 EXG HISTORIC TILE TO BE REPAIRED AND RETAINED. 9.5 EXG PLASTER AND STENCILED FINISH TO REMAIN, THIS WALL ONLY. PROTECT DURING DEMO. 9.6 REMOVE EXTERIOR STUCCO WORK AS SHOWN. IF ANY HISTORIC DOOR FRAMES, TRANSOMS, OR STOREFRONT ELEMENTS ARE UNCOVERED, NOTIFY ARCHITECT. 9.7 EXG EXTERIOR PARGING TO REMAIN. REPAIR AND RETAIN. 9.8 EXG CEILING ABOVE TO REMAIN.</p> | | <p>PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNO. RETAIN AND REPAIR PLASTER AT HISTORIC INTERIOR WALLS TO REMAIN. REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS. W. ROOFING DOWN TO EXG. SUBSTRATE, UNO. REPLACE DAMAGED/DETERIORATED SUBSTRATE AS REQ. X. DETERIORATED WOOD SUBFLOOR: REPLACE WITH NEW PLYWOOD SUBFLOOR. SEE PROPOSED. Y. AT NEW OPENINGS AND MODIFICATIONS OF EXG OPENINGS IN MASONRY WALLS, OR REMOVAL OF INFILL AT STOREFRONTS: - VERIFY INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. - VERIFY CONDITION OF EXG. LINTEL. IF DAMAGED, CONTACT ARCHITECT & STRUCT ENGINEER. - PROVIDE SHORING AS REQUIRED - TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED, EXCEPT WHERE NOTED IN CORRIDORS. - EXPOSED MASONRY EDGES ARE TO BE FIRED EDGES, UNO Z. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEEP BROOM CLEAN.</p> | | | |
| <p>3. CONCRETE 3.1 CONCRETE/STONE STEPS/LANDING TO BE REPAIRED AND RETAINED. 3.2 CONCRETE STEPS/LANDING TO BE REMOVED. 3.3 EXG PAVEMENT TO BE REMOVED AND REPLACED. SEE CIVIL PLANS FOR EXTENTS. 3.4 EXG CONCRETE RAMP AND LANDING TO BE REMOVED AND REPLACED. SEE PROPOSED CIVIL DWGS.</p> | | | | | | | |



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

EXISTING + DEMOLITION PLAN - BASEMENT



KURT PLATTE 10633
EXP DATE 12.31.2023

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

Revisions

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

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

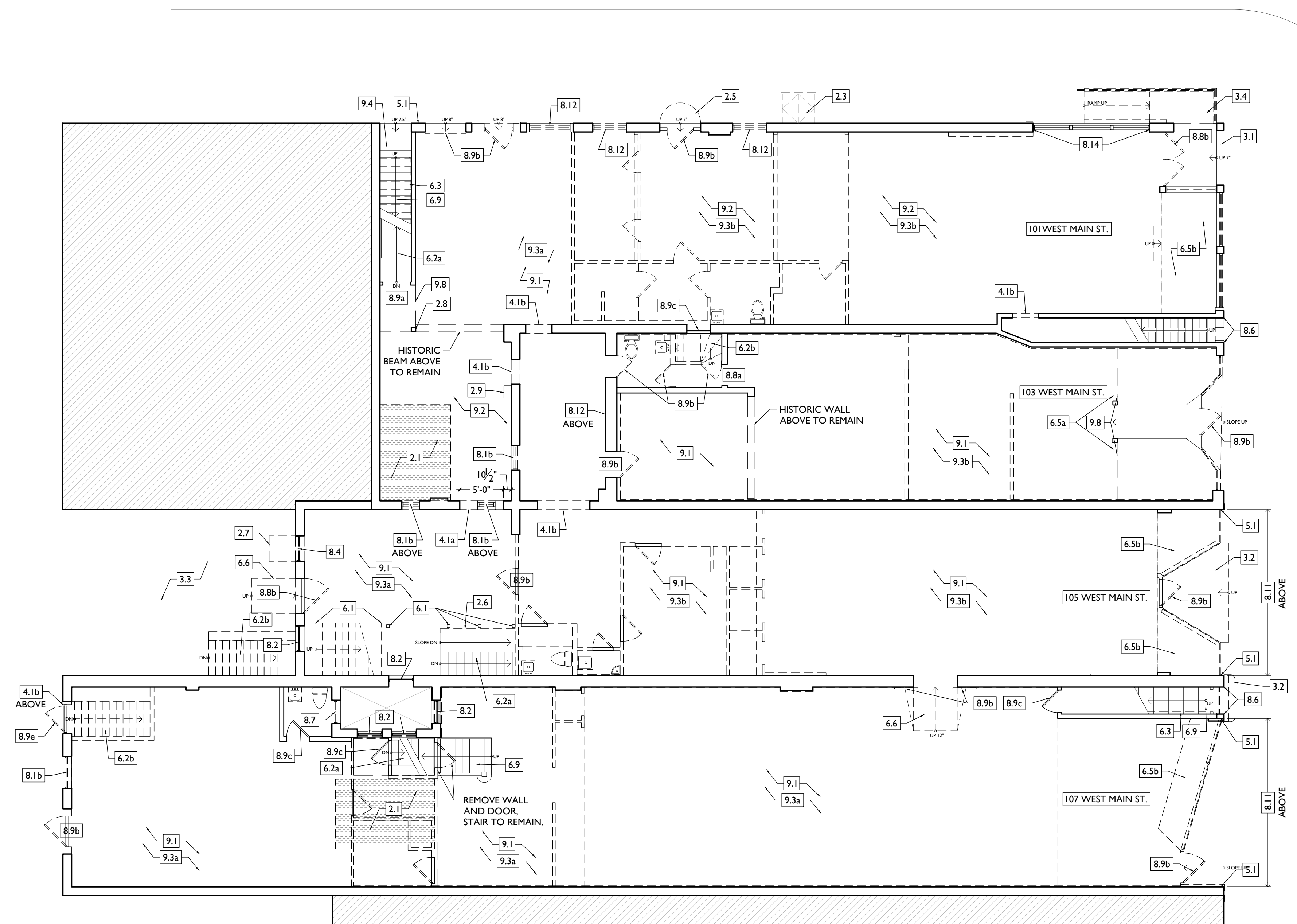
Job No: 22013 11.14.2022

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

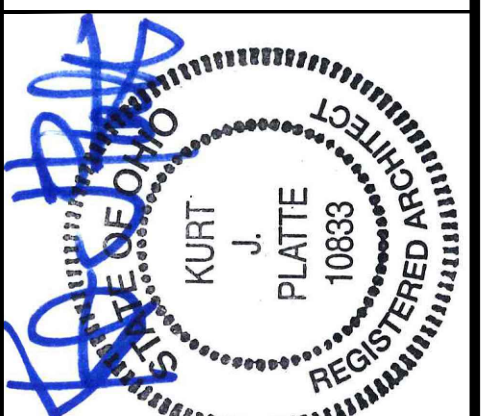
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SEE DOOR SCHEDULE. E. HISTORIC DOOR TO BE REMOVED & STORED IN BASEMENT.</p> <p>8.10 HISTORIC OVERSIZED SLIDING DOORS TO BE REPAIRED AND RETAINED IN PLACE. 8.11 REMOVE PANELING TO UNCOVER HISTORIC DECORATIVE GLASS AT STOREFRONT. SEE PROPOSED ELEVATIONS. 8.12 NON-HISTORIC OPENING TO BE INFILLED. SEE PROPOSED ELEVATIONS. 8.13 EXG HISTORIC RAISED DOOR THRESHOLD TO BE REMOVED. 8.14 EXG NON-HISTORIC STOREFRONT TO REMAIN.</p> <p>9. FINISHES 9.1 HISTORIC METAL CEILING ABOVE TO REMAIN. REMOVE ANY AREAS OF LOWERED ACT OR GYP BD. 9.2 PLASTER OR NON-HISTORIC CEILING ABOVE TO BE REMOVED. 9.3 HISTORIC FLOORING: A. REMAINS IN THIS AREA. REMOVE ANY NON-HISTORIC FLOORING ABOVE AND PREPARE FLOORS FOR PATCHING, SANDING, AND REFINISHING. B. DOES NOT REMAIN IN THIS AREA. REMOVE FLOORING AND PREPARE AREA FOR NEW FLOORING. REUSE SUBFLOORS IN GOOD CONDITION. 9.4 EXG HISTORIC TILE TO BE REPAIRED AND RETAINED. 9.5 EXG PLASTER AND STENCILED FINISH TO REMAIN. 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SCALE: 1/8" = 1'-0"

EXISTING + DEMOLITION PLAN - FIRST FLOOR

1



KURT PLATTE 10633
EXP DATE 12.31.2023

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

Revisions

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

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

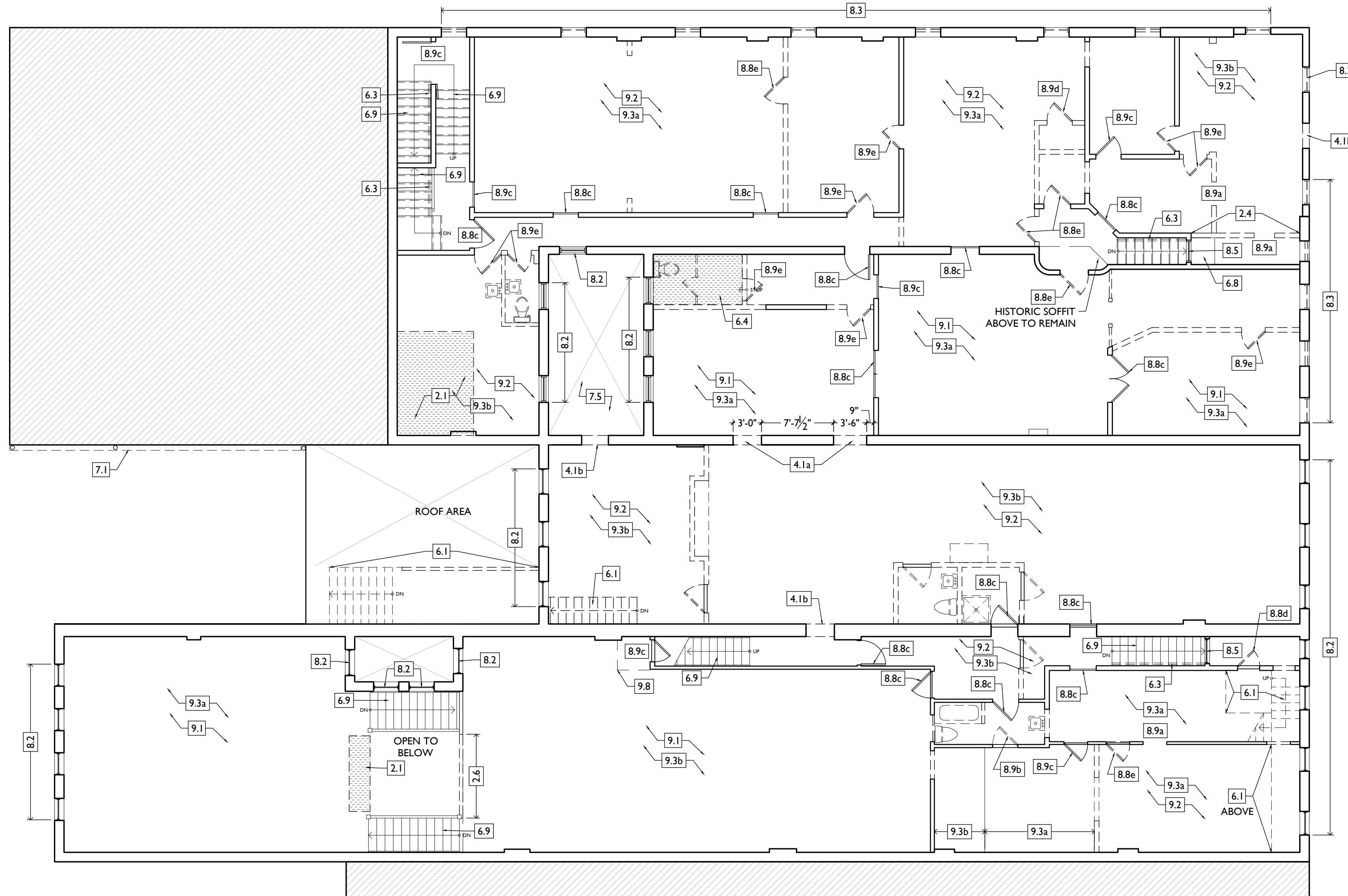
Job No: 22013 11.14.2022

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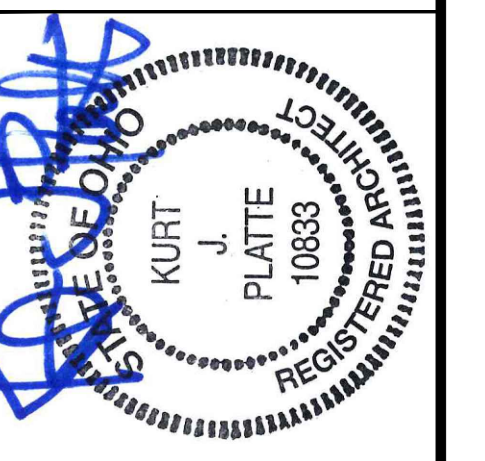
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| DEMO WORK PLANS & ELEVATIONS # KEYED NOTES: | | DEMO GENERAL NOTES: | | DEMO WORK GRAPHIC KEY: | | | |
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PROTECT/PRESERVE HISTORIC FLOORING BENEATH. 6.2 EXG WOOD BASEMENT STAIR: A. TO BE REPAIRED AND RETAINED. B. TO BE REMOVED ENTIRELY. 6.3 REMOVE NON-HISTORIC HANDRAIL/GUARDRAIL. 6.4 REMOVE AREA OF RAISED FLOOR. 6.5 EXG RAISED STOREFRONT DISPLAY AREAS: A. TO REMAIN. B. TO BE REMOVED. 6.6 EXG WOOD RAMP TO BE REMOVED. 6.7 EXG HISTORIC STAGE, SURROUND, AND STEPS TO BE RETAINED AND RELOCATED - SEE PROPOSED PLANS. 6.8 EXG AREA OF RAISED FLOOR OVER STAIRS TO REMAIN. 6.9 EXG HISTORIC STAIR TO REMAIN. RETAIN HISTORIC BALLUSTERS, RAILINGS, ETC.</p> <p>7. THERMAL AND MOISTURE PROTECTION 7.1 REMOVE NON-HISTORIC GUTTER & DOWNSPOUTS. 7.2 HISTORIC CORNICE TO REMAIN. REMOVE SIDING. CLEAN AND PREPARE FOR REPAINTING. 7.3 HISTORIC CORNICE MISSING IN THIS AREA. 7.4 EXG PARAPET. REPAIR AND RETAIN. 7.5 EXG AT BASE OF LIGHT WELL TO BE REMOVED AND REPLACED. SEE PROPOSED.</p> <p>8. OPENINGS 8.1 INFILLED WINDOW OPENING: A. TO REMAIN INFILLED. B. TO BE REOPENED. REMOVE INFILL. 8.2 HISTORIC WINDOW TO BE RETAINED. REMOVE ANY NON-HISTORIC PLYWOOD, GRATES, AND ACCESSORIES. SEE NEW WORK PLANS FOR REPAIR NOTES. 8.3 HISTORIC OPENING WITH MISSING WINDOW. REMOVE STORM WINDOW OR STUCCO INFILL. RETAIN ANY SURROUNDING HISTORIC TRIM AND BRICK MOLD. 8.4 HISTORIC WINDOW TO BE REMOVED. SEE PROPOSED PLANS. 8.5 REPAIR AND RETAIN INTERIOR HISTORIC WINDOW. 8.6 INFILLED DOOR OPENING TO BE RE-OPENED. 8.7 HISTORIC WINDOW WITH SCREEN ONLY TO BE REMOVED AND REPLACED. SEE PROPOSED PLANS. 8.8 HISTORIC DOOR OPENING WITH TRANSOM: A. NO DOOR REMAINS/REMNANT CONDITION. REMOVE ANY INFILL. B. NON-HISTORIC DOOR TO BE REMOVED. C. HISTORIC DOOR AND TRANSOM TO BE REPAIRED AND RETAINED. D. HISTORIC DOOR TO BE REMOVED & RELOCATED. SEE DOOR SCHEDULE. E. HISTORIC DOOR TO BE REMOVED & STORED IN BASEMENT.</p> <p>8.9 HISTORIC DOOR OPENING WITHOUT TRANSOM: A. NO DOOR REMAINS/REMNANT CONDITION. REMOVE ANY INFILL. B. NON-HISTORIC DOOR TO BE REMOVED. C. HISTORIC DOOR TO BE REPAIRED AND RETAINED. D. HISTORIC DOOR TO BE REMOVED & RELOCATED. SEE DOOR SCHEDULE. E. HISTORIC DOOR TO BE REMOVED & STORED IN BASEMENT.</p> <p>8.10 HISTORIC OVERSIZED SLIDING DOORS TO BE REPAIRED AND RETAINED IN PLACE. 8.11 REMOVE PANELING TO UNCOVER HISTORIC DECORATIVE GLASS AT STOREFRONT. SEE PROPOSED ELEVATIONS. 8.12 NON-HISTORIC OPENING TO BE INFILLED. SEE PROPOSED ELEVATIONS. 8.13 EXG HISTORIC RAISED DOOR THRESHOLD TO BE REMOVED. 8.14 EXG NON-HISTORIC STOREFRONT TO REMAIN.</p> <p>9. FINISHES 9.1 HISTORIC METAL CEILING ABOVE TO REMAIN. REMOVE ANY AREAS OF LOWERED ACT OR GYP BD. 9.2 PLASTER OR NON-HISTORIC CEILING ABOVE TO BE REMOVED. 9.3 HISTORIC FLOORING: A. REMAINS IN THIS AREA. REMOVE ANY NON-HISTORIC FLOORING ABOVE AND PREPARE FLOORS FOR PATCHING, SANDING, AND REFINISHING. B. DOES NOT REMAIN IN THIS AREA. REMOVE FLOORING AND PREPARE AREA FOR NEW FLOORING. REUSE SUBFLOORS IN GOOD CONDITION. 9.4 EXG HISTORIC TILE TO BE REPAIRED AND RETAINED. 9.5 EXG PLASTER AND STENCILED FINISH TO REMAIN. THIS WALL ONLY. PROTECT DURING DEMO. 9.6 REMOVE EXTERIOR STUCCO WORK AS SHOWN. IF ANY HISTORIC DOOR FRAMES, TRANSOMS, OR STOREFRONT ELEMENTS ARE UNCOVERED, NOTIFY ARCHITECT. 9.7 EXG EXTERIOR PARGING TO REMAIN. REPAIR AND RETAIN. 9.8 EXG CEILING ABOVE TO REMAIN.</p> | | <p>A. THIS PROJECT IS AN 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/INPS REVIEW.</p> <p>ADDITIONAL INFORMATION REGARDING ELEMENTS TO BE RETAINED: C. IN AREAS OF NEW MASONRY OPENINGS, SALVAGE HISTORIC BRICK FOR REUSE & CAREFULLY SORT AND SEPARATE HARD-FIRED FACE BRICK FROM BRICKS AT INTERIOR WYTHES. D. RETAIN HISTORIC EXTERIOR ORNAMENT - CORNICES, FRIEZES, BRACKETS, ETC. AS NOTED. E. RETAIN HISTORIC STOREFRONT ELEMENTS - COLUMNS, LINTELS, THRESHOLDS, GLAZING. F. RETAIN HISTORIC INTERIOR WOOD TRIM - INCLUDES MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC. G. CAREFULLY REMOVE & RETAIN HISTORIC TRIM AT WALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FURRING INSTALLED.</p> <p>H. RETAIN HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SIDELITES, AND TRIM. I. RETAIN HISTORIC WOOD WINDOW SASH, FRAMES, BRICK MOLD, AND SHUTTER HARDWARE. J. RETAIN LOCATION OF EXG DOWNSPOUT TIE-INS, UNO. CLEAR OF DEBRIS & REPAIR AS REQ.</p> <p>REMOVE THE FOLLOWING, UNLESS NOTED OTHERWISE: K. FURNITURE & DEBRIS, INTERIOR & EXTERIOR, ALL FLOOR LEVELS, INCLUDING BASEMENT & ATTIC. L. SUSPENDED ACOUSTICAL CEILINGS. M. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED). N. NON-HISTORIC STAIRS (SHOWN DASHED). O. NON-HISTORIC CABINETRY. P. NON-HISTORIC WALL FINISHES, INCLUDING PANELING AND WALL COVERING. Q. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE. R. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE. S. PLUMBING SYSTEMS - FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. BACK TO SERVICE. T. NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS, GUTTERBOARDS. U. NON-HISTORIC VINYL AND ALLUM WINDOWS - RETAIN WOOD FRAMES & BRICKMOLD WHERE INDICATED. V. VEGETATION FROM BRICK.</p> <p>PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNO. RETAIN AND REPAIR PLASTER AT HISTORIC INTERIOR WALLS TO REMAIN. REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS. W. ROOFING DOWN TO EXG. SUBSTRATE, UNO. REPLACE DAMAGED/DETERIORATED SUBSTRATE AS REQ. X. DETERIORATED WOOD SUBFLOOR: REPLACE WITH NEW PLYWOOD SUBFLOOR. SEE PROPOSED. Y. AT NEW OPENINGS AND MODIFICATIONS OF EXG OPENINGS IN MASONRY WALLS, OR REMOVAL OF INFILL AT STOREFRONTS: - VERIFY INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. - VERIFY CONDITION OF EXG. LINTEL. IF DAMAGED, CONTACT ARCHITECT & STRUCT ENGINEER. - PROVIDE SHORING AS REQUIRED - TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED, EXCEPT WHERE NOTED IN CORRIDORS. - EXPOSED MASONRY EDGES ARE TO BE FIRED EDGES, UNO Z. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEEP BROOM CLEAN.</p> | | <p>KEYNOTE</p> <p>EXG EXTERIOR WALL TO REMAIN</p> <p>EXG INTERIOR WALL TO REMAIN</p> <p>EXG WALLELEMENT TO BE REMOVED - SEE PROPOSED PLANS FOR EXTENT OF DEMO</p> <p>EXG DOOR & FRAME TO BE REMOVED</p> <p>EXG WINDOW TO BE REMOVED</p> <p>EXG FLOOR OR ROOF CONSTRUCTION TO BE REMOVED</p> | |



SCALE: 1/8" = 1'-0" EXISTING + DEMOLITION PLAN - SECOND FLOOR | 1



KURT PLATTE 10833
EXP DATE 12.31.2023

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

Revisions

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

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

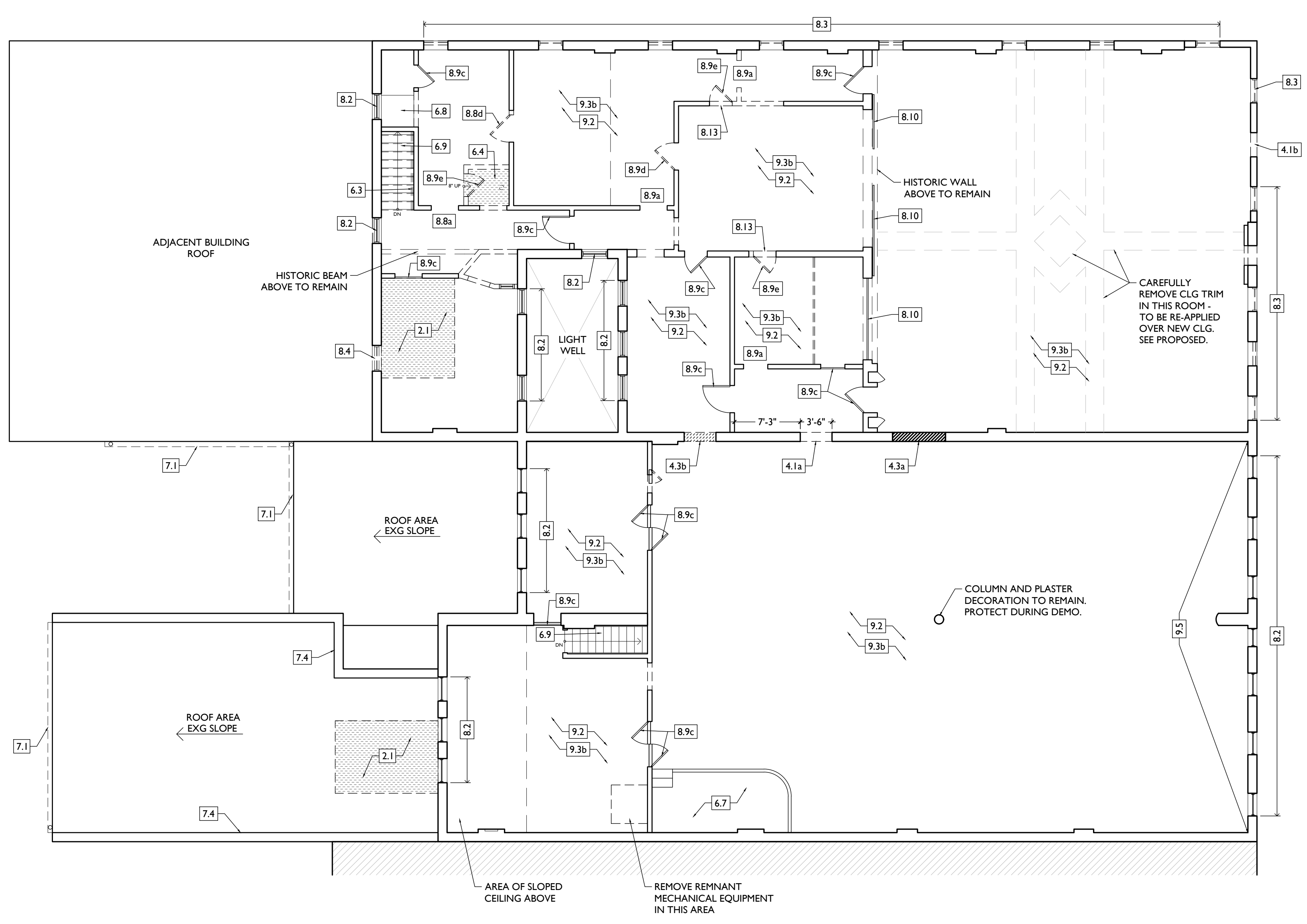
Job No: 22013 11.14.2022

ADI.02

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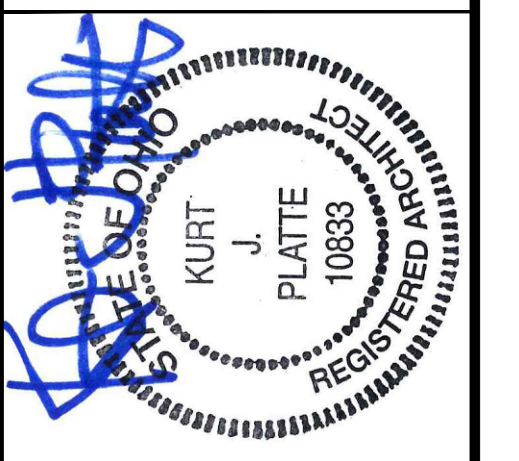
1810 CAMPBELL ALLEY, SUITE 300 | CINCINNATI, OH 45202
WWW.PLATTEDESIGN.COM | T: 513.871.1850 | F: 513.871.1829

| DEMO WORK PLANS & ELEVATIONS [H] KEYED NOTES: | | DEMO GENERAL NOTES: | | DEMO WORK GRAPHIC KEY: | | | |
|---|--|---|--|---|--|--|--|
| <p>KEYED NOTES KEYED NOTES ARE CATEGORIZED FOR ORGANIZATIONAL PURPOSES ONLY. NOTES MAY REQUIRE MATERIALS OR WORK IN CATEGORIES OTHER THAN WHERE THEY OCCUR. THE CONTRACTOR IS RESPONSIBLE FOR THE WORK DESCRIBED IN ALL APPLICABLE NOTES REGARDLESS OF THE CATEGORY IN WHICH THEY OCCUR. ALL KEYED NOTES LISTED MAY NOT APPLY TO THIS SHEET.</p> | | <p>4. MASONRY 4.1 NEW OR EXPANDED OPENING IN EXG MASONRY WALL. CAREFULLY REMOVE MASONRY FOR REUSE. PROVIDE NEW STEEL LINTEL. SEE ELEVATIONS & STRUCT DWGS. A. LEAVE CLEAN & PLUMB CUT MASONRY EDGES EXPOSED. B. COORDINATE SIZE OF DOOR/WINDOW OPENING WITH PROPOSED PLANS. 4.2 CHIMNEY TO REMAIN. 4.3 EXG INFILLED MASONRY OPENING. A. TO REMAIN INFILLED. B. TO BE REOPENED. CAREFULLY REMOVE INFILL.</p> | | <p>7. THERMAL AND MOISTURE PROTECTION 7.1 REMOVE NON-HISTORIC GUTTER & DOWNSPOUTS. 7.2 HISTORIC CORNICE TO REMAIN. REMOVE SIDING. CLEAN AND PREPARE FOR REPAINTING. 7.3 HISTORIC CORNICE MISSING IN THIS AREA. 7.4 EXG PARAPET. REPAIR AND RETAIN. 7.5 ROOF AT BASE OF LIGHT WELL TO BE REMOVED AND REPLACED. SEE PROPOSED.</p> | | <p>KEYNOTE [H] EXG EXTERIOR WALL TO REMAIN [I] EXG INTERIOR WALL TO REMAIN [J] EXG WALLELEMENT TO BE REMOVED - SEE PROPOSED PLANS FOR EXTENT OF DEMO [K] EXG DOOR & FRAME TO BE REMOVED [L] EXG WINDOW TO BE REMOVED [M] EXG FLOOR OR ROOF CONSTRUCTION TO BE REMOVED</p> | |
| <p>2. EXG CONDITIONS 2.1 REMOVE FRAMING & SHEATHING/DECKING. SEE STRUCT DWGS & NEW WORK PLANS. 2.2 EXCAVATE AREA FOR NEW ELEVATOR SHAFT/MACHINE ROOM AND FOUNDATIONS. PROVIDE TEMPORARY SHORING PER STRUCT DWGS. SEE NEW WORK PLANS AND STRUCTURAL PLANS FOR EXTENTS. 2.3 REMOVE EXG BASEMENT HATCH AND INFILL OPENING. SEE PROPOSED CIVIL DWGS. 2.4 AT EXG WALL TO BE REMOVED, RETAIN BULKHEAD ABOVE AT 8'-0" A.F.F. 2.5 REMOVE EXG AWNING ABOVE. 2.6 REMOVE PARTIAL HEIGHT WALL. 2.7 EXG WINDOW WELL TO BE INFILLED. SEE PROPOSED CIVIL DWGS. 2.8 EXG STRUCTURAL ELEMENTS (POSTS, BEAMS, FOOTINGS, ETC.) TO REMAIN UNLESS NOTED OTHERWISE. TYPICAL. SEE PROPOSED STRUCTURAL DRAWINGS. 2.9 REMOVE EXG FURNACE, BOILER, AND PLUMBING EQUIPMENT.</p> | | <p>8. OPENINGS 8.1 INFILLED WINDOW OPENING: A. TO REMAIN INFILLED. B. TO BE REOPENED. REMOVE INFILL. 8.2 HISTORIC WINDOW TO BE RETAINED. REMOVE ANY NON-HISTORIC PLYWOOD, GRATES, AND ACCESSORIES. SEE NEW WORK PLANS FOR REPAIR NOTES. 8.3 HISTORIC OPENING WITH MISSING WINDOW. REMOVE STORM WINDOW OR STUCCO INFILL. RETAIN ANY SURROUNDING HISTORIC TRIM AND BRICK MOLD. 8.4 HISTORIC WINDOW TO BE REMOVED. SEE PROPOSED PLANS. 8.5 REPAIR AND RETAIN INTERIOR HISTORIC WINDOW. 8.6 INFILLED DOOR OPENING TO BE RE-OPENED. 8.7 HISTORIC WINDOW WITH SCREEN ONLY TO BE REMOVED AND REPLACED. SEE PROPOSED PLANS. 8.8 HISTORIC DOOR OPENING WITH TRANSOM: A. NO DOOR REMAINS/REMNANT CONDITION. REMOVE ANY INFILL. B. NON-HISTORIC DOOR TO BE REMOVED. C. HISTORIC DOOR AND TRANSOM TO BE REPAIRED AND RETAINED. D. HISTORIC DOOR TO BE REMOVED & RELOCATED. SEE DOOR SCHEDULE. E. HISTORIC DOOR TO BE REMOVED & STORED IN BASEMENT.</p> | | <p>DEMO GENERAL NOTES: H. RETAIN HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SIDELITES, AND TRIM. I. RETAIN HISTORIC WOOD WINDOW SASH, FRAMES, BRICK MOULD AND SHUTTER HARDWARE. J. RETAIN LOCATION OF EXG DOWNSPOUT TIE-INS, UNO. CLEAR OF DEBRIS & REPAIR AS REQ. REMOVE THE FOLLOWING, UNLESS NOTED OTHERWISE: K. FURNITURE & DEBRIS, INTERIOR & EXTERIOR, ALL FLOOR LEVELS, INCLUDING BASEMENT & ATTIC. L. SUSPENDED ACOUSTICAL CEILINGS. M. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED). N. NON-HISTORIC STAIRS (SHOWN DASHED). O. NON-HISTORIC CABINETRY. P. NON-HISTORIC WALL FINISHES, INCLUDING PANELING AND WALLCOVERING. Q. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE. R. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE. S. PLUMBING SYSTEMS - FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. BACK TO SERVICE. T. NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS, GUTTERBOARDS. U. NON-HISTORIC VINYL AND ALUM WINDOWS - RETAIN WOOD FRAMES & BRICKMOLD WHERE INDICATED. V. VEGETATION FROM BRICK. PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNO. RETAIN AND REPAIR PLASTER AT HISTORIC INTERIOR WALLS TO REMAIN. REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS. W. ROOFING DOWN TO EXG. SUBSTRATE, UNO. REPLACE DAMAGED/DETERIORATED SUBSTRATE AS REQ. X. DETERIORATED WOOD SUBFLOOR: REPLACE WITH NEW PLYWOOD SUBFLOOR. SEE PROPOSED. Y. AT NEW OPENINGS AND MODIFICATIONS OF EXG OPENINGS IN MASONRY WALLS, OR REMOVAL OF INFILL AT STOREFRONTS: - VERIFY INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. - VERIFY CONDITION OF EXG. LINTEL. IF DAMAGED, CONTACT ARCHITECT & STRUCT ENGINEER. - PROVIDE SHORING AS REQUIRED - TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED, EXCEPT WHERE NOTED IN CORRIDORS. - EXPOSED MASONRY EDGES ARE TO BE FIRED EDGES, UNO Z. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEEP BROOM CLEAN.</p> | | | |
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architecture + design

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KURT PLATTE 10833
EXP DATE 12.31.2023

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

Revisions

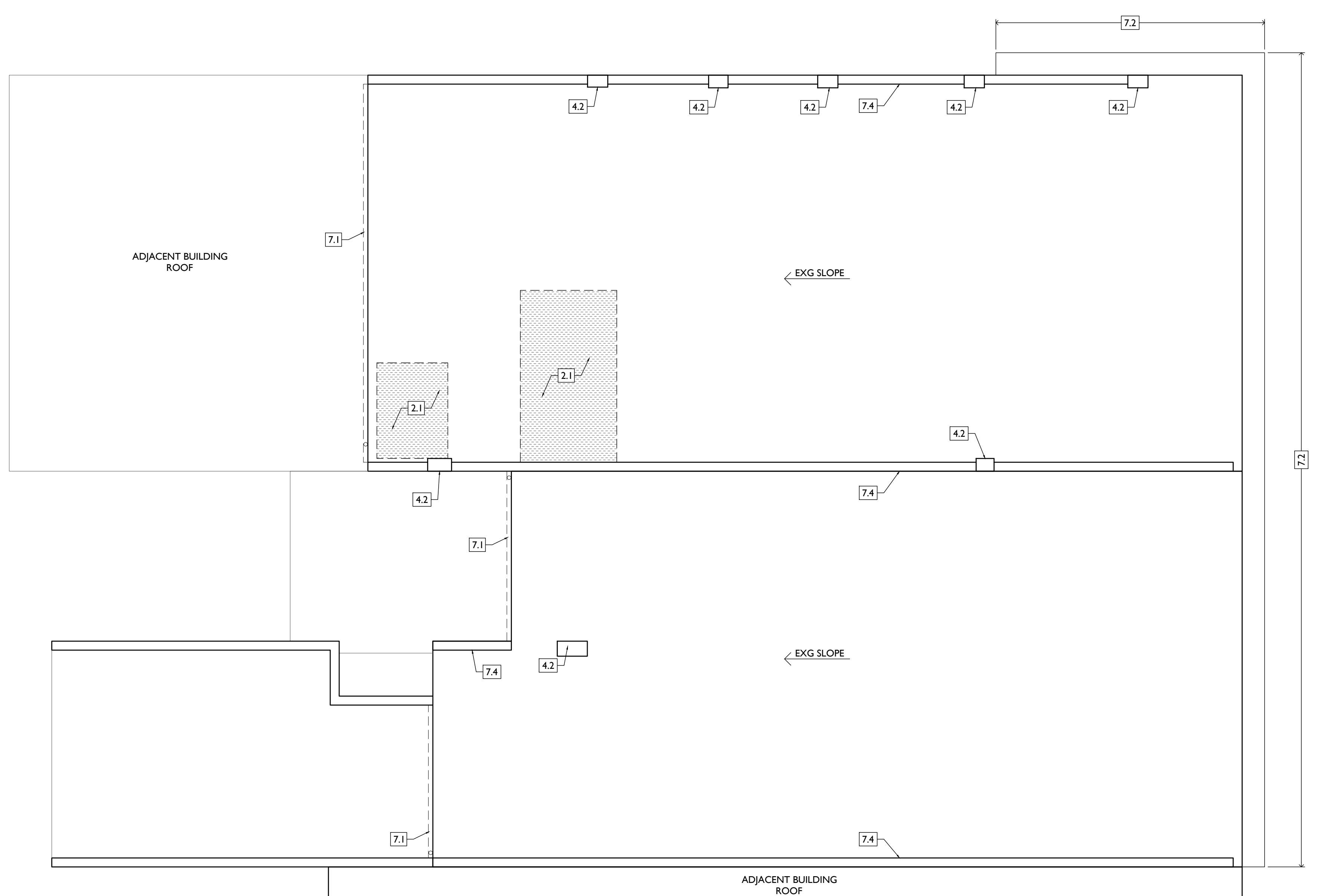
Design Team:
AS, CZ
Drawn by:
CZ, BR

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

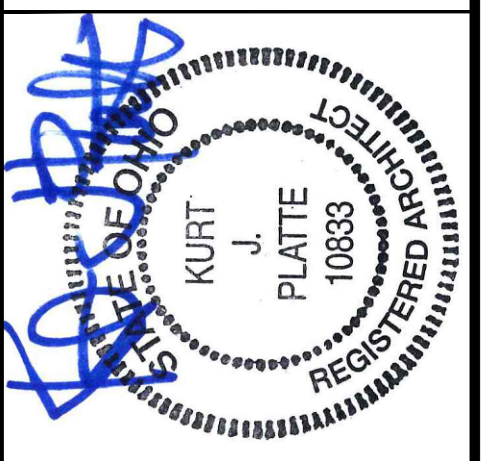
Job No: 22013 11.14.2022

ADI.03

| DEMO WORK PLANS & ELEVATIONS # KEYED NOTES: | | DEMO GENERAL NOTES: | | DEMO WORK GRAPHIC KEY: | | | |
|--|--|---|--|---|--|--|--|
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| <p>4. MASONRY 4.1 NEW OR EXPANDED OPENING IN EXG MASONRY WALL. CAREFULLY REMOVE MASONRY FOR REUSE. PROVIDE NEW STEEL LINTEL. SEE ELEVATIONS & STRUCT DWGS. A. LEAVE CLEAN & PLUMB CUT MASONRY EDGES EXPOSED. B. COORDINATE SIZE OF DOOR/WINDOW OPENING WITH PROPOSED PLANS. 4.2 CHIMNEY TO REMAIN. 4.3 EXG INFILLED MASONRY OPENING. A. TO REMAIN INFILLED. B. TO BE REOPENED. CAREFULLY REMOVE INFILL.</p> | | <p>8. OPENINGS 8.1 INFILLED WINDOW OPENING: A. TO REMAIN INFILLED. B. TO BE REOPENED. REMOVE INFILL. 8.2 HISTORIC WINDOW TO BE RETAINED. REMOVE ANY NON-HISTORIC PLYWOOD, GRATES, AND ACCESSORIES. SEE NEW WORK PLANS FOR REPAIR NOTES. 8.3 HISTORIC OPENING WITH MISSING WINDOW. REMOVE STORM WINDOW OR STUCCO INFILL. RETAIN ANY SURROUNDING HISTORIC TRIM AND BRICK MOLD. 8.4 HISTORIC WINDOW TO BE REMOVED. SEE PROPOSED PLANS. 8.5 REPAIR AND RETAIN INTERIOR HISTORIC WINDOW. 8.6 INFILLED DOOR OPENING TO BE RE-OPENED. 8.7 HISTORIC WINDOW WITH SCREEN ONLY TO BE REMOVED AND REPLACED. SEE PROPOSED PLANS. 8.8 HISTORIC DOOR OPENING WITH TRANSOM: A. NO DOOR REMAINS/REMNANT CONDITION. REMOVE ANY INFILL. B. NON-HISTORIC DOOR TO BE REMOVED. C. HISTORIC DOOR AND TRANSOM TO BE REPAIRED AND RETAINED. D. HISTORIC DOOR TO BE REMOVED & RELOCATED. SEE DOOR SCHEDULE. E. HISTORIC DOOR TO BE REMOVED & STORED IN BASEMENT.</p> | | <p>H. RETAIN HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SIDELITES, AND TRIM. I. RETAIN HISTORIC WOOD WINDOW SASH, FRAMES, BRICK MOLD AND SHUTTER HARDWARE. J. RETAIN LOCATION OF EXG DOWNSPOUT TIE-INS, UNO. CLEAR OF DEBRIS & REPAIR AS REQ. REMOVE THE FOLLOWING, UNLESS NOTED OTHERWISE: K. FURNITURE & DEBRIS, INTERIOR & EXTERIOR, ALL FLOOR LEVELS, INCLUDING BASEMENT & ATTIC. L. SUSPENDED ACOUSTICAL CEILINGS. M. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED). N. NON-HISTORIC STAIRS (SHOWN DASHED). O. NON-HISTORIC CABINETRY. P. NON-HISTORIC WALL FINISHES, INCLUDING PANELING AND WALLCOVERING. Q. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE. R. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE. S. PLUMBING SYSTEMS - FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. BACK TO SERVICE. T. NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS, GUTTERBOARDS. U. NON-HISTORIC VINYL AND ALUM WINDOWS - RETAIN WOOD FRAMES & BRICKMOLD WHERE INDICATED. V. VEGETATION FROM BRICK.</p> | | <p>PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNO. RETAIN AND REPAIR PLASTER AT HISTORIC INTERIOR WALLS TO REMAIN. REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS. W. ROOFING DOWN TO EXG. SUBSTRATE, U.N.O. REPLACE DAMAGED/DETERIORATED SUBSTRATE AS REQ. X. DETERIORATED WOOD SUBFLOOR: REPLACE WITH NEW PLYWOOD SUBFLOOR. SEE PROPOSED. Y. AT NEW OPENINGS AND MODIFICATIONS OF EXG OPENINGS IN MASONRY WALLS, OR REMOVAL OF INFILL AT STOREFRONTS: - VERIFY INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. - VERIFY CONDITION OF EXG. LINTEL. IF DAMAGED, CONTACT ARCHITECT & STRUCT ENGINEER. - PROVIDE SHORING AS REQUIRED - TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED, EXCEPT WHERE NOTED IN CORRIDORS. - EXPOSED MASONRY EDGES ARE TO BE FIRED EDGES, UNO Z. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEEP BROOM CLEAN.</p> | |
| <p>2. EXG CONDITIONS 2.1 REMOVE FRAMING & SHEATHING/DECKING. SEE STRUCT DWGS & NEW WORK PLANS. 2.2 EXCAVATE AREA FOR NEW ELEVATOR SHAFT/MACHINE ROOM AND FOUNDATIONS. PROVIDE TEMPORARY SHORING PER STRUCT DWGS. SEE NEW WORK PLANS AND STRUCTURAL PLANS FOR EXTENTS. 2.3 REMOVE EXG BASEMENT HATCH AND INFILL OPENING. SEE PROPOSED CIVIL DWGS. 2.4 AT EXG WALL TO BE REMOVED, RETAIN BULKHEAD ABOVE AT 8'-0" A.F.F. 2.5 REMOVE EXG AWNING ABOVE. 2.6 REMOVE PARTIAL HEIGHT WALL. 2.7 EXG WINDOW WELL TO BE INFILLED. SEE PROPOSED CIVIL DWGS. 2.8 EXG STRUCTURAL ELEMENTS (POSTS, BEAMS, FOOTINGS, ETC.) TO REMAIN UNLESS NOTED OTHERWISE, TYPICAL. SEE PROPOSED STRUCTURAL DRAWINGS. 2.9 REMOVE EXG FURNACE, BOILER, AND PLUMBING EQUIPMENT.</p> | | <p>9. FINISHES 9.1 HISTORIC METAL CEILING ABOVE TO REMAIN. REMOVE ANY AREAS OF LOWERED ACT OR GYP BD. 9.2 PLASTER OR NON-HISTORIC CEILING ABOVE TO BE REMOVED. 9.3 HISTORIC FLOORING: A. REMAINS IN THIS AREA. REMOVE ANY NON-HISTORIC FLOORING ABOVE AND PREPARE FLOORS FOR PATCHING, SANDING, AND REFINISHING. B. DOES NOT REMAIN IN THIS AREA. REMOVE FLOORING AND PREPARE AREA FOR NEW FLOORING. REUSE SUBFLOORS IN GOOD CONDITION. 9.4 EXG HISTORIC TILE TO BE REPAIRED AND RETAINED. 9.5 EXG PLASTER AND STENCILED FINISH TO REMAIN, THIS WALL ONLY. PROTECT DURING DEMO. 9.6 REMOVE EXTERIOR STUCCO WORK AS SHOWN. IF ANY HISTORIC DOOR FRAMES, TRANSOMS, OR STOREFRONT ELEMENTS ARE UNCOVERED, NOTIFY ARCHITECT. 9.7 EXG EXTERIOR PARGING TO REMAIN. REPAIR AND RETAIN. 9.8 EXG CEILING ABOVE TO REMAIN.</p> | | <p>EXG EXTERIOR WALL TO REMAIN EXG INTERIOR WALL TO REMAIN EXG WALLELEMENT TO BE REMOVED - SEE PROPOSED PLANS FOR EXTENT OF DEMO EXG DOOR & FRAME TO BE REMOVED EXG WINDOW TO BE REMOVED EXG FLOOR OR ROOF CONSTRUCTION TO BE REMOVED</p> | | | |
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SCALE: 1/8" = 1'-0" EXISTING + DEMOLITION PLAN - ROOF | 1



KURT PLATTE 10683
EXP DATE 12.31.2023
Progress Dates
10/12/2022 OWNER REVIEW
11/11/2022 BID AND PERMIT
Revisions
Design Team:
AS, CZ
Drawn by:
CZ, BR

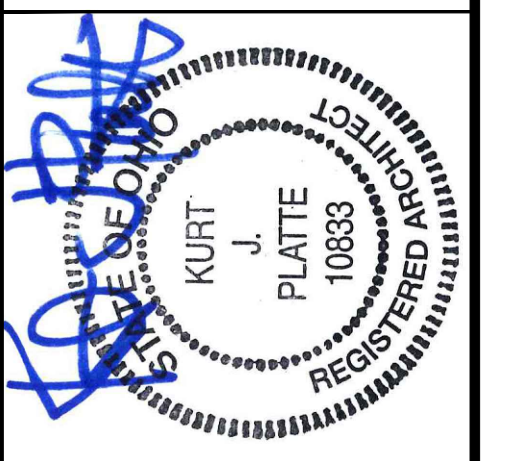
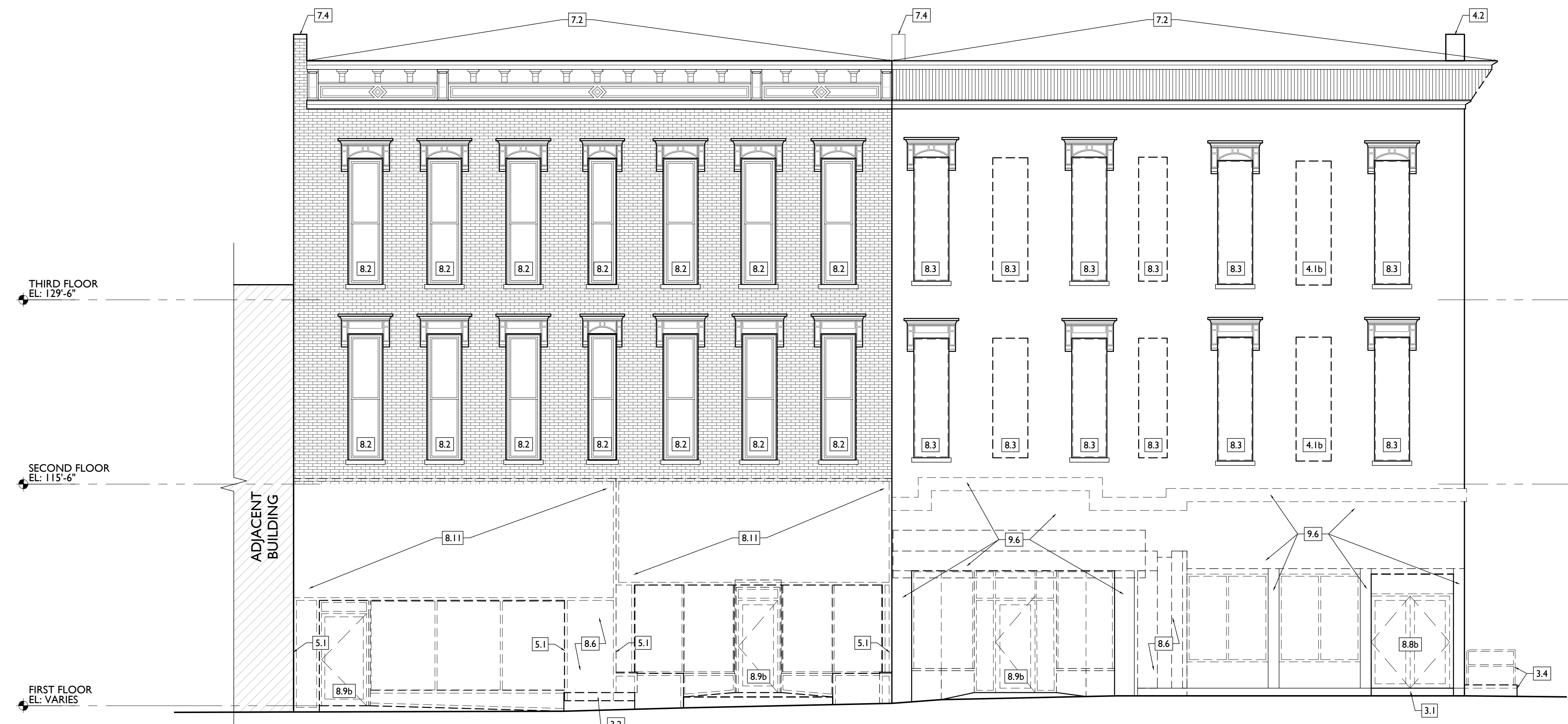
PROPOSED PROJECT:
RENOVATION FOR
101-107 W. MAIN ST.
VAN WERT, OH 45891
VAN WERT REDEVELOPMENT, PHASE 2

Job No: 22013 11.14.2022

ADI.04

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| DEMO WORK PLANS & ELEVATIONS # KEYED NOTES: | | DEMO GENERAL NOTES: | | DEMO WORK GRAPHIC KEY: | | | |
|--|--|---|--|---|--|--|--|
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| <p>2. EXG CONDITIONS 2.1 REMOVE FRAMING & SHEATHING/DECKING. SEE STRUCT DWGS & NEW WORK PLANS. 2.2 EXCAVATE AREA FOR NEW ELEVATOR SHAFT/MACHINE ROOM AND FOUNDATIONS. PROVIDE TEMPORARY SHORING PER STRUCT DWGS. SEE NEW WORK PLANS AND STRUCTURAL PLANS FOR EXTENTS. 2.3 REMOVE EXG BASEMENT HATCH AND INFILL OPENING. SEE PROPOSED CIVIL DWGS. 2.4 AT EXG WALL TO BE REMOVED, RETAIN BULKHEAD ABOVE AT 8'-0" A.F.F. 2.5 REMOVE EXG AWNING ABOVE. 2.6 REMOVE PARTIAL HEIGHT WALL. 2.7 EXG WINDOW WELL TO BE INFILLED. SEE PROPOSED CIVIL DWGS. 2.8 EXG STRUCTURAL ELEMENTS (POSTS, BEAMS, FOOTINGS, ETC.) TO REMAIN UNLESS NOTED OTHERWISE, TYPICAL. SEE PROPOSED STRUCTURAL DRAWINGS. 2.9 REMOVE EXG FURNACE, BOILER, AND PLUMBING EQUIPMENT.</p> | | <p>8. OPENINGS 8.1 INFILLED WINDOW OPENING: A. TO REMAIN INFILLED. B. TO BE REOPENED. REMOVE INFILL. 8.2 HISTORIC WINDOW TO BE RETAINED. REMOVE ANY NON-HISTORIC PLYWOOD, GRATES, AND ACCESSORIES. SEE NEW WORK PLANS FOR REPAIR NOTES. 8.3 HISTORIC OPENING WITH MISSING WINDOW. REMOVE STORM WINDOW OR STUCCO INFILL. RETAIN ANY SURROUNDING HISTORIC TRIM AND BRICK MOLD. 8.4 HISTORIC WINDOW TO BE REMOVED. SEE PROPOSED PLANS. 8.5 REPAIR AND RETAIN INTERIOR HISTORIC WINDOW. 8.6 INFILLED DOOR OPENING TO BE RE-OPENED. 8.7 HISTORIC WINDOW WITH SCREEN ONLY TO BE REMOVED AND REPLACED. SEE PROPOSED PLANS. 8.8 HISTORIC DOOR OPENING WITH TRANSOM: A. NO DOOR REMAINS/REMNANT CONDITION. REMOVE ANY INFILL. B. NON-HISTORIC DOOR TO BE REMOVED. C. HISTORIC DOOR AND TRANSOM TO BE REPAIRED AND RETAINED. D. HISTORIC DOOR TO BE REMOVED & RELOCATED. SEE DOOR SCHEDULE. E. HISTORIC DOOR TO BE REMOVED & STORED IN BASEMENT.</p> | | <p>A. THIS PROJECT IS AN 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/INPS REVIEW. ADDITIONAL INFORMATION REGARDING ELEMENTS TO BE RETAINED: C. IN AREAS OF NEW MASONRY OPENINGS, SALVAGE HISTORIC BRICK FOR REUSE & CAREFULLY SORT AND SEPARATE HARD-FIRED FACE BRICK FROM BRICKS AT INTERIOR WYTHES. D. RETAIN HISTORIC EXTERIOR ORNAMENT - CORNICES, FRIEZES, BRACKETS, ETC. AS NOTED. E. RETAIN HISTORIC STOREFRONT ELEMENTS - COLUMNS, LINTELS, THRESHOLDS, GLAZING. F. RETAIN HISTORIC INTERIOR WOOD TRIM - INCLUDES MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC. G. CAREFULLY REMOVE & RETAIN HISTORIC TRIM AT WALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FURRING INSTALLED.</p> | | <p>PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNO. RETAIN AND REPAIR PLASTER AT HISTORIC INTERIOR WALLS TO REMAIN. REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS. W. ROOFING DOWN TO EXG. SUBSTRATE, UNO. REPLACE DAMAGED/DETERIORATED SUBSTRATE AS REQ. X. DETERIORATED WOOD SUBFLOOR: REPLACE WITH NEW PLYWOOD SUBFLOOR. SEE PROPOSED. Y. AT NEW OPENINGS AND MODIFICATIONS OF EXG OPENINGS IN MASONRY WALLS, OR REMOVAL OF INFILL AT STOREFRONTS: - VERIFY INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. - VERIFY CONDITION OF EXG. LINTEL. IF DAMAGED, CONTACT ARCHITECT & STRUCT ENGINEER. - PROVIDE SHORING AS REQUIRED - TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED, EXCEPT WHERE NOTED IN CORRIDORS. - EXPOSED MASONRY EDGES ARE TO BE FIRED EDGES, UNO Z. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEEP BROOM CLEAN.</p> | |
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KURT PLATTE 10683
EXP DATE 12.31.2023

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

Revisions

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

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

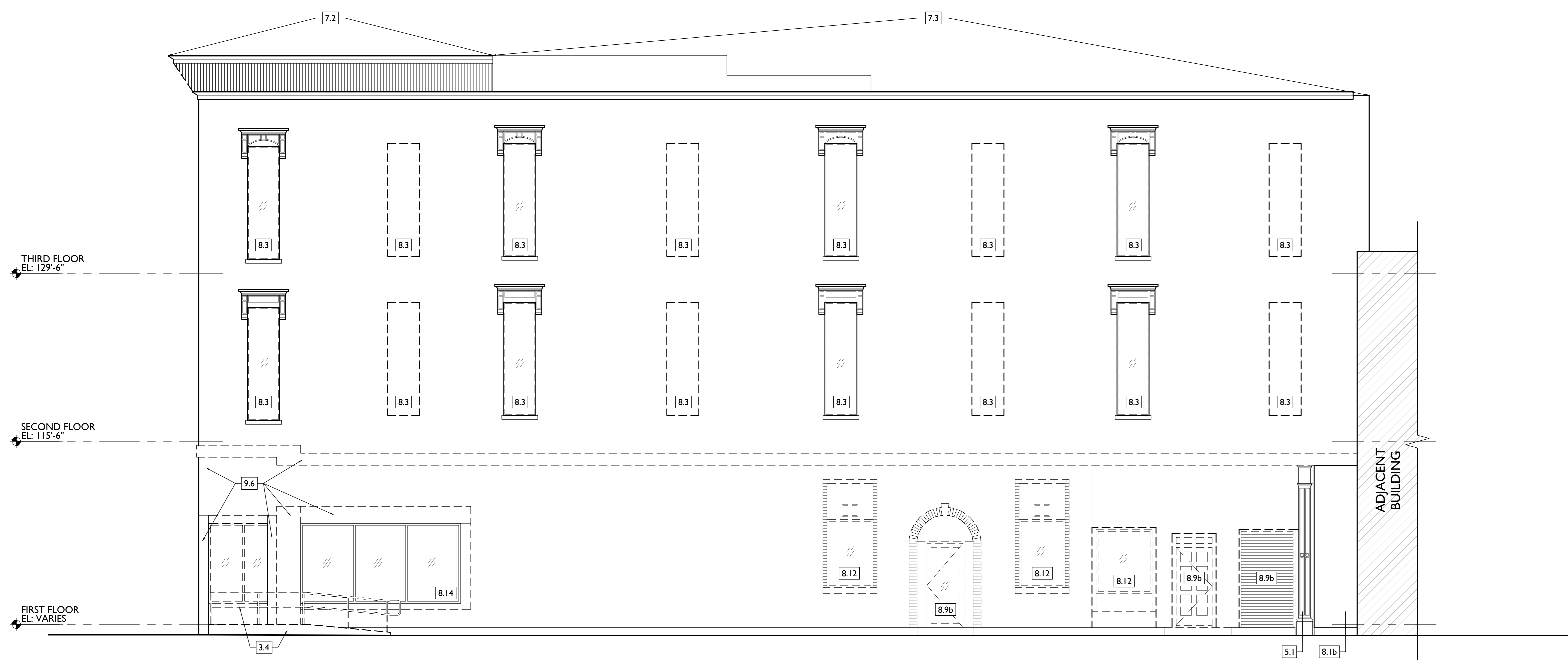
Job No: 22013 11.14.2022

AD2.00

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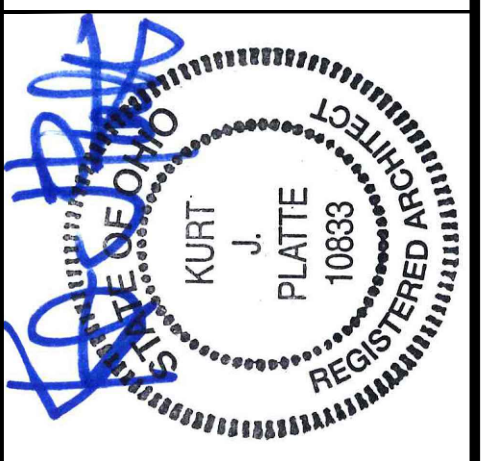
| DEMO WORK PLANS & ELEVATIONS [KEYED NOTES: | | DEMO GENERAL NOTES: | | DEMO WORK GRAPHIC KEY: | | | | | |
|---|--|---|--|--|--|---|--|--|--|
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SEE PROPOSED STRUCTURAL DRAWINGS. 2.9 REMOVE EXG FURNACE, BOILER, AND PLUMBING EQUIPMENT.</p> <p>3. CONCRETE 3.1 CONCRETE/STONE STEPS/LANDING TO BE REPAIRED AND RETAINED. 3.2 CONCRETE STEPS/LANDING TO BE REMOVED. 3.3 EXG PAVEMENT TO BE REMOVED AND REPLACED. SEE CIVIL PLANS FOR EXTENTS. 3.4 EXG CONCRETE RAMP AND LANDING TO BE REMOVED AND REPLACED. SEE PROPOSED CIVIL DWGS.</p> | | <p>4. MASONRY 4.1 NEW OR EXPANDED OPENING IN EXG MASONRY WALL. CAREFULLY REMOVE MASONRY FOR REUSE. PROVIDE NEW STEEL LINTEL. SEE ELEVATIONS & STRUCT DWGS. A. LEAVE CLEAN & PLUMB CUT MASONRY EDGES EXPOSED. B. COORDINATE SIZE OF DOOR/WINDOW OPENING WITH PROPOSED PLANS. 4.2 CHIMNEY TO REMAIN. 4.3 EXG INFILLED MASONRY OPENING. A. TO REMAIN INFILLED. B. TO BE REOPENED. CAREFULLY REMOVE INFILL.</p> <p>5. METALS 5.1 EXG METAL STOREFRONT FRAMEWORK TO BE UNCOVERED, REPAIRED AND RETAINED.</p> <p>6. WOOD, PLASTICS, AND COMPOSITES 6.1 REMOVE EXG NON-HISTORIC MEZZANINE, ACCESS STAIR, AND ANY SUPPORTS. PROTECT/PRESERVE HISTORIC FLOORING BENEATH. 6.2 EXG WOOD BASEMENT STAIR: A. TO BE REPAIRED AND RETAINED. B. TO BE REMOVED ENTIRELY. 6.3 REMOVE NON-HISTORIC HANDRAIL/GUARDRAIL. 6.4 REMOVE AREA OF RAISED FLOOR. 6.5 EXG RAISED STOREFRONT DISPLAY AREAS: A. TO REMAIN. B. TO BE REMOVED. 6.6 EXG WOOD RAMP TO BE REMOVED. 6.7 EXG HISTORIC STAGE, SURROUND, AND STEPS TO BE RETAINED AND RELOCATED - SEE PROPOSED PLANS. 6.8 EXG AREA OF RAISED FLOOR OVER STAIRS TO REMAIN. 6.9 EXG HISTORIC STAIR TO REMAIN. RETAIN HISTORIC BALLUSTERS, RAILINGS, ETC.</p> | | <p>7. THERMAL AND MOISTURE PROTECTION 7.1 REMOVE NON-HISTORIC GUTTER & DOWNSPOUTS. 7.2 HISTORIC CORNICE TO REMAIN. REMOVE SIDING. CLEAN AND PREPARE FOR REPAINTING. 7.3 HISTORIC CORNICE MISSING IN THIS AREA. 7.4 EXG PARAPET. REPAIR AND RETAIN. 7.5 ROOF AT BASE OF LIGHT WELL TO BE REMOVED AND REPLACED. SEE PROPOSED.</p> <p>8. OPENINGS 8.1 INFILLED WINDOW OPENING: A. TO REMAIN INFILLED. B. TO BE REOPENED. REMOVE INFILL. 8.2 HISTORIC WINDOW TO BE RETAINED. REMOVE ANY NON-HISTORIC PLYWOOD, GRATES, AND ACCESSORIES. SEE NEW WORK PLANS FOR REPAIR NOTES. 8.3 HISTORIC OPENING WITH MISSING WINDOW. REMOVE STORM WINDOW OR STUCCO INFILL. RETAIN ANY SURROUNDING HISTORIC TRIM AND BRICK MOLD. 8.4 HISTORIC WINDOW TO BE REMOVED. SEE PROPOSED PLANS. 8.5 REPAIR AND RETAIN INTERIOR HISTORIC WINDOW. 8.6 INFILLED DOOR OPENING TO BE RE-OPENED. 8.7 HISTORIC WINDOW WITH SCREEN ONLY TO BE REMOVED AND REPLACED. SEE PROPOSED PLANS. 8.8 HISTORIC DOOR OPENING WITH TRANSOM: A. NO DOOR REMAINS/REMNANT CONDITION. REMOVE ANY INFILL. B. NON-HISTORIC DOOR TO BE REMOVED. C. HISTORIC DOOR AND TRANSOM TO BE REPAIRED AND RETAINED. D. HISTORIC DOOR TO BE REMOVED & RELOCATED. SEE DOOR SCHEDULE. E. HISTORIC DOOR TO BE REMOVED & STORED IN BASEMENT. 8.9 HISTORIC DOOR OPENING WITHOUT TRANSOM: A. NO DOOR REMAINS/REMNANT CONDITION. REMOVE ANY INFILL. B. NON-HISTORIC DOOR TO BE REMOVED. C. HISTORIC DOOR TO BE REPAIRED AND RETAINED. D. HISTORIC DOOR TO BE REMOVED & RELOCATED. SEE DOOR SCHEDULE. E. HISTORIC DOOR TO BE REMOVED & STORED IN BASEMENT. 8.10 HISTORIC OVERSIZED SLIDING DOORS TO BE REPAIRED AND RETAINED IN PLACE. 8.11 REMOVE PANELING TO UNCOVER HISTORIC DECORATIVE GLASS AT STOREFRONT. SEE PROPOSED ELEVATIONS. 8.12 NON-HISTORIC OPENING TO BE INFILLED. SEE PROPOSED ELEVATIONS. 8.13 EXG HISTORIC RAISED DOOR THRESHOLD TO BE REMOVED. 8.14 EXG NON-HISTORIC STOREFRONT TO REMAIN.</p> <p>9. FINISHES 9.1 HISTORIC METAL CEILING ABOVE TO REMAIN. REMOVE ANY AREAS OF LOWERED ACT OR GYP BD. 9.2 PLASTER OR NON-HISTORIC CEILING ABOVE TO BE REMOVED. 9.3 HISTORIC FLOORING: A. REMAINS IN THIS AREA. REMOVE ANY NON-HISTORIC FLOORING ABOVE AND PREPARE FLOORS FOR PATCHING, SANDING, AND REFINISHING. B. DOES NOT REMAIN IN THIS AREA. REMOVE FLOORING AND PREPARE AREA FOR NEW FLOORING. REUSE SUBFLOORS IN GOOD CONDITION. 9.4 EXG HISTORIC TILE TO BE REPAIRED AND RETAINED. 9.5 EXG PLASTER AND STENCILED FINISH TO REMAIN, THIS WALL ONLY. PROTECT DURING DEMO. 9.6 REMOVE EXTERIOR STUCCO WORK AS SHOWN, IF ANY HISTORIC DOOR FRAMES, TRANSOMS, OR STOREFRONT ELEMENTS ARE UNCOVERED, NOTIFY ARCHITECT. 9.7 EXG EXTERIOR PARGING TO REMAIN. REPAIR AND RETAIN. 9.8 EXG CEILING ABOVE TO REMAIN.</p> | | <p>A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO THE APPROVED PART 2 NARRATIVE AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE. 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/INPS REVIEW.</p> <p>ADDITIONAL INFORMATION REGARDING ELEMENTS TO BE RETAINED: C. IN AREAS OF NEW MASONRY OPENINGS, SALVAGE HISTORIC BRICK FOR REUSE & CAREFULLY SORT AND SEPARATE HARD-FIRED FACE BRICK FROM BRICKS AT INTERIOR WYTHES. D. RETAIN HISTORIC EXTERIOR ORNAMENT - CORNICES, FRIEZES, BRACKETS, ETC. AS NOTED. E. RETAIN HISTORIC STOREFRONT ELEMENTS - COLUMNS, LINTELS, THRESHOLDS, GLAZING. F. RETAIN HISTORIC INTERIOR WOOD TRIM - INCLUDES MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC. G. CAREFULLY REMOVE & RETAIN HISTORIC TRIM AT WALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FURRING INSTALLED.</p> <p>H. RETAIN HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SIDELITES, AND TRIM. I. RETAIN HISTORIC WOOD WINDOW SASH, FRAMES, BRICK MOLD, AND SHUTTER HARDWARE. J. RETAIN LOCATION OF EXG DOWNSPOUT TIE-INS, UNO. CLEAR OF DEBRIS & REPAIR AS REQ. REMOVE THE FOLLOWING, UNLESS NOTED OTHERWISE: K. FURNITURE & DEBRIS, INTERIOR & EXTERIOR, ALL FLOOR LEVELS, INCLUDING BASEMENT & ATTIC. L. SUSPENDED ACOUSTICAL CEILINGS. M. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED). N. NON-HISTORIC STAIRS (SHOWN DASHED). O. NON-HISTORIC CABINETS. P. NON-HISTORIC WALL FINISHES, INCLUDING PANELING AND WALLCOVERING. Q. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE. R. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE. S. PLUMBING SYSTEMS - FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. BACK TO SERVICE. T. NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS/GUTTERBOARDS. U. NON-HISTORIC VINYL AND ALUM WINDOWS - RETAIN WOOD FRAMES & BRICKMOLD WHERE INDICATED. V. VEGETATION FROM BRICK.</p> <p>PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNO. RETAIN AND REPAIR PLASTER AT HISTORIC INTERIOR WALLS TO REMAIN. REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS. W. ROOFING DOWN TO EXG. SUBSTRATE, UNO. REPLACE DAMAGED/DETERIORATED SUBSTRATE AS REQ. X. DETERIORATED WOOD SUBFLOOR: REPLACE WITH NEW PLYWOOD SUBFLOOR. SEE PROPOSED. Y. AT NEW OPENINGS AND MODIFICATIONS OF EXG OPENINGS IN MASONRY WALLS, OR REMOVAL OF INFILL AT STOREFRONTS: - VERIFY INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. - VERIFY CONDITION OF EXG. LINTEL. IF DAMAGED, CONTACT ARCHITECT & STRUCT ENGINEER. - PROVIDE SHORING AS REQUIRED - TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED, EXCEPT WHERE NOTED IN CORRIDORS. - EXPOSED MASONRY EDGES ARE TO BE FIRED EDGES, UNO Z. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEEPED BROOM CLEAN.</p> | | <p>KEYNOTE #</p> <p>EXG EXTERIOR WALL TO REMAIN</p> <p>EXG INTERIOR WALL TO REMAIN</p> <p>EXG WALLELEMENT TO BE REMOVED - SEE PROPOSED PLANS FOR EXTENT OF DEMO</p> <p>EXG DOOR & FRAME TO BE REMOVED</p> <p>EXG WINDOW TO BE REMOVED</p> <p>EXG FLOOR OR ROOF CONSTRUCTION TO BE REMOVED</p> | |



SCALE: 3/16" = 1'-0"

EXISTING + DEMOLITION ELEVATION - EAST

1



KURT PLATTE 10833
EXP DATE 12.31.2023

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

Revisions

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

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

Job No: 22013 11.14.2022

AD2.01

PLATTE
architecture + design

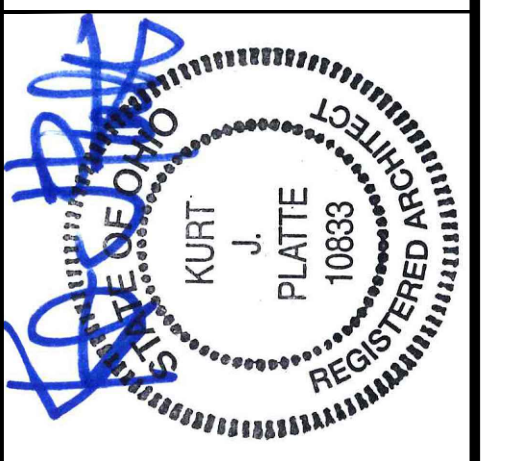
1810 CAMPBELL ALLEY, SUITE 300 | CINCINNATI, OH 45202
WWW.PLATTEDESIGN.COM | T: 513.871.1850 | F: 513.871.1829

| DEMO WORK PLANS & ELEVATIONS # KEYED NOTES: | | DEMO GENERAL NOTES: | | DEMO WORK GRAPHIC KEY: | | | |
|--|--|--|--|--|--|--|--|
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FINISHES</p> <p>9.1 HISTORIC METAL CEILING ABOVE TO REMAIN. REMOVE ANY AREAS OF LOWERED ACT OR GYP BD.</p> <p>9.2 PLASTER OR NON-HISTORIC CEILING ABOVE TO BE REMOVED.</p> <p>9.3 HISTORIC FLOORING:</p> <p>A. REMAINS IN THIS AREA. REMOVE ANY NON-HISTORIC FLOORING ABOVE AND PREPARE FLOORS FOR PATCHING, SANDING, AND REFINISHING.</p> <p>B. DOES NOT REMAIN IN THIS AREA. REMOVE FLOORING AND PREPARE AREA FOR NEW FLOORING. REUSE SUBFLOORS IN GOOD CONDITION.</p> <p>9.4 EXG HISTORIC TILE TO BE REPAIRED AND RETAINED.</p> <p>9.5 EXG PLASTER AND STENCILED FINISH TO REMAIN, THIS WALL ONLY. PROTECT DURING DEMO.</p> <p>9.6 REMOVE EXTERIOR STUCCO WORK AS SHOWN. IF ANY HISTORIC DOOR FRAMES, TRANSOMS, OR STOREFRONT ELEMENTS ARE UNCOVERED, NOTIFY ARCHITECT.</p> <p>9.7 EXG EXTERIOR PARGING TO REMAIN. REPAIR AND RETAIN.</p> <p>9.8 EXG CEILING ABOVE TO REMAIN.</p> | | <p>A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. 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RETAIN HISTORIC INTERIOR WOOD TRIM - INCLUDES MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINGCOTING, WINDOW FRAMES, DOOR FRAMES, ETC.</p> <p>G. CAREFULLY REMOVE & RETAIN HISTORIC TRIM AT WALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FURRING INSTALLED.</p> <p>H. RETAIN HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SIDELITES, AND TRIM.</p> <p>I. RETAIN HISTORIC WOOD WINDOW SASH, FRAMES, BRICK MOLD, AND SHUTTER HARDWARE.</p> <p>J. RETAIN LOCATION OF EXG DOWNSPOUT TIE-INS, UNO. CLEAR OF DEBRIS & REPAIR AS REQ.</p> <p>REMOVE THE FOLLOWING, UNLESS NOTED OTHERWISE:</p> <p>K. FURNITURE & DEBRIS, INTERIOR & EXTERIOR, ALL FLOOR LEVELS, INCLUDING BASEMENT & ATTIC.</p> <p>L. SUSPENDED ACOUSTICAL CEILINGS.</p> <p>M. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED).</p> <p>N. NON-HISTORIC STAIRS (SHOWN DASHED).</p> <p>O. NON-HISTORIC CABINETRY.</p> <p>P. NON-HISTORIC WALL FINISHES, INCLUDING PANELING AND WALLCOVERING.</p> <p>Q. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.</p> <p>R. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE.</p> <p>S. PLUMBING SYSTEMS - FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. BACK TO SERVICE.</p> <p>T. NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS/GUTTERBOARDS.</p> <p>U. NON-HISTORIC VINYL AND ALUM WINDOWS - RETAIN WOOD FRAMES & BRICKMOLD WHERE INDICATED.</p> <p>V. VEGETATION FROM BRICK.</p> <p>PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNO. RETAIN AND REPAIR PLASTER AT HISTORIC INTERIOR WALLS TO REMAIN. REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS. W. ROOFING DOWN TO EXG. SUBSTRATE, UNO. REPLACE DAMAGED/DETERIORATED SUBSTRATE AS REQ.</p> <p>X. DETERIORATED WOOD SUBFLOOR: REPLACE WITH NEW PLYWOOD SUBFLOOR. SEE PROPOSED.</p> <p>Y. AT NEW OPENINGS AND MODIFICATIONS OF EXG OPENINGS IN MASONRY WALLS, OR REMOVAL OF INFILL AT STOREFRONTS:</p> <p>- VERIFY INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION.</p> <p>- VERIFY CONDITION OF EXG. LINTEL. IF DAMAGED, CONTACT ARCHITECT & STRUCT ENGINEER.</p> <p>- PROVIDE SHORING AS REQUIRED</p> <p>- TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED, EXCEPT WHERE NOTED IN CORRIDORS.</p> <p>- EXPOSED MASONRY EDGES ARE TO BE FIRED EDGES, UNO</p> <p>Z. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEEPED BROOM CLEAN.</p> | | <p>DEMO WORK GRAPHIC KEY:</p> <p># KEYNOTE</p> <p>EXG EXTERIOR WALL TO REMAIN</p> <p>EXG INTERIOR WALL TO REMAIN</p> <p>EXG WALLELEMENT TO BE REMOVED - SEE PROPOSED PLANS FOR EXTENT OF DEMO</p> <p>EXG DOOR & FRAME TO BE REMOVED</p> <p>EXG WINDOW TO BE REMOVED</p> <p>EXG FLOOR OR ROOF CONSTRUCTION TO BE REMOVED</p> | |



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KURT PLATTE 10833
EXP DATE 12.31.2023

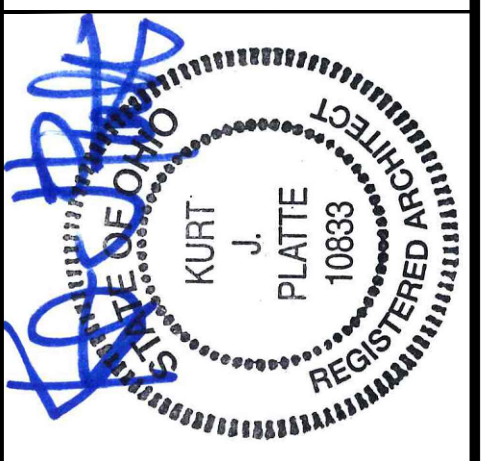
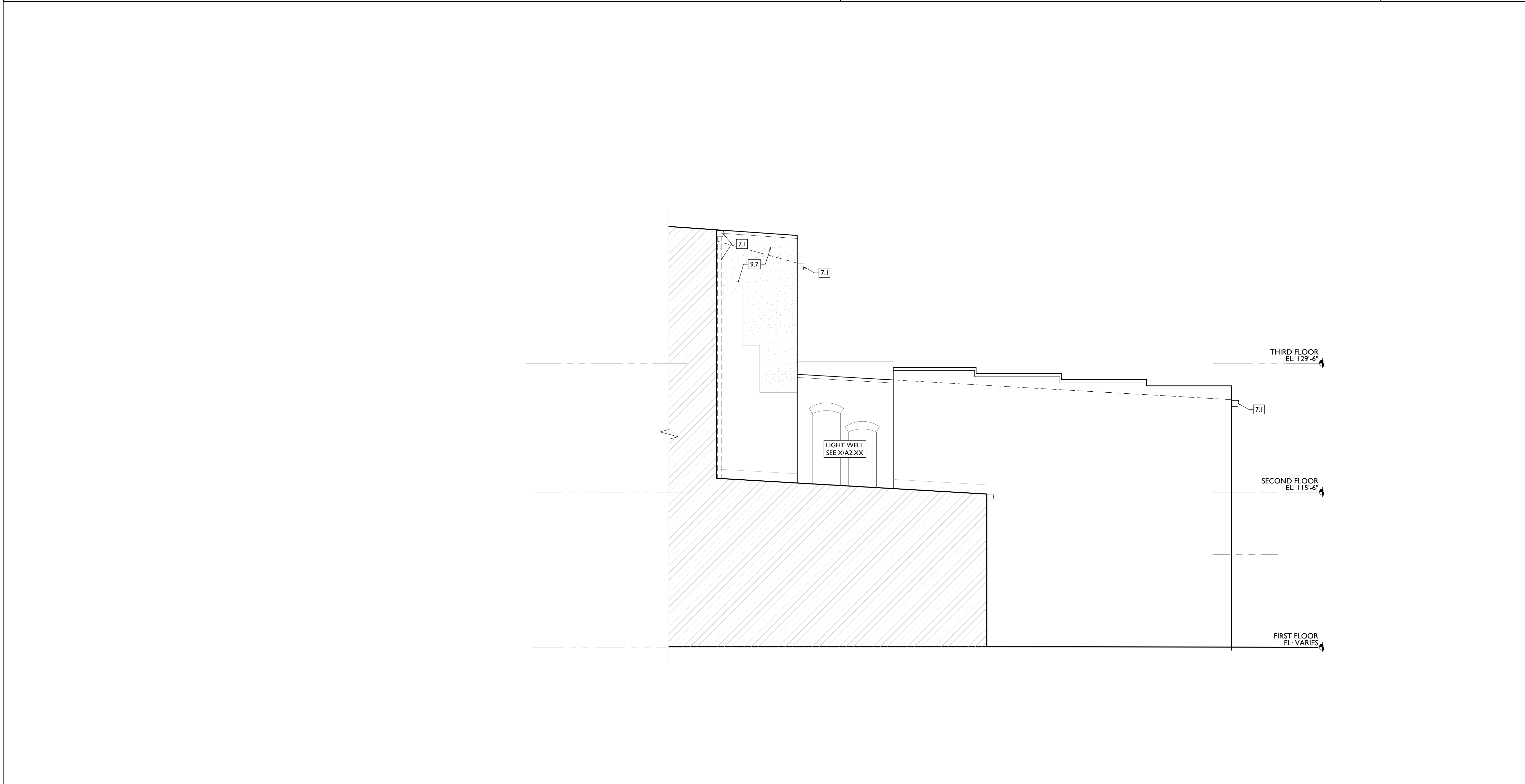
Progress Dates
10/12/2022 OWNER REVIEW
11/11/2022 BID AND PERMIT

Revisions

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

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

| DEMO WORK PLANS & ELEVATIONS # KEYED NOTES: | | DEMO GENERAL NOTES: | | DEMO WORK GRAPHIC KEY: | | | | | |
|---|--|---|--|---|--|--|--|--|--|
| <p>KEYED NOTES</p> <p>KEYED NOTES ARE CATEGORIZED FOR ORGANIZATIONAL PURPOSES ONLY. NOTES MAY REQUIRE MATERIALS OR WORK IN CATEGORIES OTHER THAN WHERE THEY OCCUR. THE CONTRACTOR IS RESPONSIBLE FOR THE WORK DESCRIBED IN ALL APPLICABLE NOTES REGARDLESS OF THE CATEGORY IN WHICH THEY OCCUR.</p> <p>ALL KEYED NOTES LISTED MAY NOT APPLY TO THIS SHEET.</p> | | <p>4. MASONRY</p> <p>4.1 NEW OR EXPANDED OPENING IN EXG MASONRY WALL. CAREFULLY REMOVE MASONRY FOR REUSE. PROVIDE NEW STEEL LINTEL. SEE ELEVATIONS & STRUCT DWGS.</p> <p>A. LEAVE CLEAN & PLUMB CUT MASONRY EDGES EXPOSED. B. COORDINATE SIZE OF DOOR/WINDOW OPENING WITH PROPOSED PLANS.</p> <p>4.2 CHIMNEY TO REMAIN.</p> <p>4.3 EXG INFILLED MASONRY OPENING. A. TO REMAIN INFILLED. B. TO BE REOPENED. CAREFULLY REMOVE INFILL.</p> <p>5. METALS</p> <p>5.1 EXG METAL STOREFRONT FRAMEWORK TO BE UNCOVERED, REPAIRED AND RETAINED.</p> <p>6. WOOD, PLASTICS, AND COMPOSITES</p> <p>6.1 REMOVE EXG NON-HISTORIC MEZZANINE, ACCESS STAIR, AND ANY SUPPORTS. PROTECT/PRESERVE HISTORIC FLOORING BENEATH.</p> <p>6.2 EXG WOOD BASEMENT STAIR: A. TO BE REPAIRED AND RETAINED. B. TO BE REMOVED ENTIRELY.</p> <p>6.3 REMOVE NON-HISTORIC HANDRAIL/GUARDRAIL.</p> <p>6.4 REMOVE AREA OF RAISED FLOOR.</p> <p>6.5 EXG RAISED STOREFRONT DISPLAY AREAS: A. TO REMAIN. B. TO BE REMOVED.</p> <p>6.6 EXG WOOD RAMP TO BE REMOVED.</p> <p>6.7 EXG HISTORIC STAGE, SURROUND, AND STEPS TO BE RETAINED AND RELOCATED - SEE PROPOSED PLANS.</p> <p>6.8 EXG AREA OF RAISED FLOOR OVER STAIRS TO REMAIN.</p> <p>6.9 EXG HISTORIC STAIR TO REMAIN. RETAIN HISTORIC BALLUSTERS, RAILINGS, ETC.</p> | | <p>7. THERMAL AND MOISTURE PROTECTION</p> <p>7.1 REMOVE NON-HISTORIC GUTTER & DOWNSPOUTS.</p> <p>7.2 HISTORIC CORNICE TO REMAIN. REMOVE SIDING. CLEAN AND PREPARE FOR REPAINTING.</p> <p>7.3 HISTORIC CORNICE MISSING IN THIS AREA.</p> <p>7.4 EXG PARAPET. REPAIR AND RETAIN.</p> <p>7.5 ROOF AT BASE OF LIGHT WELL TO BE REMOVED AND REPLACED. SEE PROPOSED.</p> <p>8. OPENINGS</p> <p>8.1 INFILLED WINDOW OPENING: A. TO REMAIN INFILLED. B. TO BE REOPENED. REMOVE INFILL.</p> <p>8.2 HISTORIC WINDOW TO BE RETAINED. REMOVE ANY NON-HISTORIC PLYWOOD, GRATES, AND ACCESSORIES. SEE NEW WORK PLANS FOR REPAIR NOTES.</p> <p>8.3 HISTORIC OPENING WITH MISSING WINDOW. REMOVE STORM WINDOW OR STUCCO INFILL. RETAIN ANY SURROUNDING HISTORIC TRIM AND BRICK MOLD.</p> <p>8.4 HISTORIC WINDOW TO BE REMOVED. SEE PROPOSED PLANS.</p> <p>8.5 REPAIR AND RETAIN INTERIOR HISTORIC WINDOW.</p> <p>8.6 INFILLED DOOR OPENING TO BE RE-OPENED.</p> <p>8.7 HISTORIC WINDOW WITH SCREEN ONLY TO BE REMOVED AND REPLACED. SEE PROPOSED PLANS.</p> <p>8.8 HISTORIC DOOR OPENING WITH TRANSOM: A. NO DOOR REMAINS/REMNANT CONDITION. REMOVE ANY INFILL. B. NON-HISTORIC DOOR TO BE REMOVED. C. HISTORIC DOOR AND TRANSOM TO BE REPAIRED AND RETAINED.</p> <p>8.9 HISTORIC DOOR TO BE REMOVED & RELOCATED. SEE DOOR SCHEDULE.</p> <p>8.10 HISTORIC DOOR TO BE REMOVED & STORED IN BASEMENT.</p> <p>8.11 HISTORIC OVERSIZED SLIDING DOORS TO BE REPAIRED AND RETAINED IN PLACE.</p> <p>8.12 REMOVE PANELING TO UNCOVER HISTORIC DECORATIVE GLASS AT STOREFRONT. SEE PROPOSED ELEVATIONS.</p> <p>8.13 EXG HISTORIC RAISED DOOR THRESHOLD TO BE REMOVED.</p> <p>8.14 EXG NON-HISTORIC STOREFRONT TO REMAIN.</p> <p>9. FINISHES</p> <p>9.1 HISTORIC METAL CEILING ABOVE TO REMAIN. REMOVE ANY AREAS OF LOWERED ACT OR GYP BD.</p> <p>9.2 PLASTER OR NON-HISTORIC CEILING ABOVE TO BE REMOVED.</p> <p>9.3 HISTORIC FLOORING: A. REMAINS IN THIS AREA. REMOVE ANY NON-HISTORIC FLOORING ABOVE AND PREPARE FLOORS FOR PATCHING, SANDING, AND REFINISHING. B. DOES NOT REMAIN IN THIS AREA. REMOVE FLOORING AND PREPARE AREA FOR NEW FLOORING. REUSE SUBFLOORS IN GOOD CONDITION.</p> <p>9.4 EXG HISTORIC TILE TO BE REPAIRED AND RETAINED.</p> <p>9.5 EXG PLASTER AND STENCILED FINISH TO REMAIN, THIS WALL ONLY. PROTECT DURING DEMO.</p> <p>9.6 REMOVE EXTERIOR STUCCO WORK AS SHOWN. IF ANY HISTORIC DOOR FRAMES, TRANSOMS, OR STOREFRONT ELEMENTS ARE UNCOVERED, NOTIFY ARCHITECT.</p> <p>9.7 EXG EXTERIOR PARGING TO REMAIN. REPAIR AND RETAIN.</p> <p>9.8 EXG CEILING ABOVE TO REMAIN.</p> | | <p>A. THIS PROJECT IS A NPS AND OHPO HISTORIC PRESERVATION TAX CREDIT PROJECT. COORDINATE & CONFORM ALL WORK TO THE APPROVED PART 2 NARRATIVE AND AMENDMENTS. NO HISTORIC ELEMENTS ARE TO BE REMOVED OR MODIFIED UNLESS SPECIFICALLY NOTED OTHERWISE.</p> <p>THROUGHOUT THIS PROJECT, HISTORIC DOORS, WINDOWS, AND INTERIOR TRIM REMAINS LARGELY INTACT. HISTORIC ELEMENTS (TRIM, DOORS, ETC.) TO BE REMAIN - OR - SALVAGED FOR REUSE. IF ANY REMAINS, TURN OVER TO OWNER.</p> <p>B. IF UNEXPECTED HISTORIC TRIM IS UNCOVERED DURING DEMOLITION, STOP WORK AND CONTACT ARCHITECT IMMEDIATELY FOR DOCUMENTATION AND POSSIBLE SHPO/NPS REVIEW.</p> <p>ADDITIONAL INFORMATION REGARDING ELEMENTS TO BE RETAINED:</p> <p>C. IN AREAS OF NEW MASONRY OPENINGS, SALVAGE HISTORIC BRICK FOR REUSE & CAREFULLY SORT AND SEPARATE HARD-FIRED FACE BRICK FROM BRICKS AT INTERIOR WYTHES.</p> <p>D. RETAIN HISTORIC EXTERIOR ORNAMENT- CORNICES, FRIEZES, BRACKETS, ETC. AS NOTED.</p> <p>E. RETAIN HISTORIC STOREFRONT ELEMENTS - COLUMNS, LINTELS, THRESHOLDS, GLAZING.</p> <p>F. RETAIN HISTORIC INTERIOR WOOD TRIM - INCLUDES MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC.</p> <p>G. CAREFULLY REMOVE & RETAIN HISTORIC TRIM AT WALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FURRING INSTALLED.</p> <p>H. RETAIN HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SIDELITES, AND TRIM.</p> <p>I. RETAIN HISTORIC WOOD WINDOW SASH, FRAMES, BRICK MOLD AND SHUTTER HARDWARE.</p> <p>J. RETAIN LOCATION OF EXG DOWNSPOUT TIE-INS, UNO. CLEAR OF DEBRIS & REPAIR AS REQ.</p> <p>REMOVE THE FOLLOWING, UNLESS NOTED OTHERWISE:</p> <p>K. FURNITURE & DEBRIS, INTERIOR & EXTERIOR. ALL FLOOR LEVELS, INCLUDING BASEMENT & ATTIC.</p> <p>L. SUSPENDED ACOUSTICAL CEILINGS.</p> <p>M. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED).</p> <p>N. NON-HISTORIC STAIRS (SHOWN DASHED).</p> <p>O. NON-HISTORIC CABINETRY.</p> <p>P. NON-HISTORIC WALL FINISHES, INCLUDING PANELING AND WALLCOVERING.</p> <p>Q. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.</p> <p>R. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE.</p> <p>S. PLUMBING SYSTEMS - FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. BACK TO SERVICE.</p> <p>T. NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS, GUTTERBOARDS.</p> <p>U. NON-HISTORIC VINYL AND ALUM WINDOWS - RETAIN WOOD FRAMES & BRICKMOLD WHERE INDICATED.</p> <p>V. VEGETATION FROM BRICK.</p> <p>PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNO. RETAIN AND REPAIR PLASTER AT HISTORIC INTERIOR WALLS TO REMAIN. REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS. W. ROOFING DOWN TO EXG. SUBSTRATE, U.N.O. REPLACE DAMAGED/DETERIORATED SUBSTRATE AS REQ.</p> <p>X. DETERIORATED WOOD SUBFLOOR: REPLACE WITH NEW PLYWOOD SUBFLOOR. SEE PROPOSED.</p> <p>Y. AT NEW OPENINGS AND MODIFICATIONS OF EXG OPENINGS IN MASONRY WALLS, OR REMOVAL OF INFILL AT STOREFRONTS: - VERIFY INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION. - VERIFY CONDITION OF EXG. LINTEL. IF DAMAGED, CONTACT ARCHITECT & STRUCT ENGINEER. - PROVIDE SHORING AS REQUIRED - TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED, EXCEPT WHERE NOTED IN CORRIDORS. - EXPOSED MASONRY EDGES ARE TO BE FIRED EDGES, UNO</p> <p>Z. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEEP BROOM CLEAN.</p> | | <p>DEMO WORK GRAPHIC KEY:</p> <p># KEYNOTE</p> <p>EXG EXTERIOR WALL TO REMAIN</p> <p>EXG INTERIOR WALL TO REMAIN</p> <p>EXG WALLELEMENT TO BE REMOVED - SEE PROPOSED PLANS FOR EXTENT OF DEMO</p> <p>EXG DOOR & FRAME TO BE REMOVED</p> <p>EXG WINDOW TO BE REMOVED</p> <p>EXG FLOOR OR ROOF CONSTRUCTION TO BE REMOVED</p> | |



KURT PLATTE 10683
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Revisions

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Job No: 22013 11.14.2022

AD2.03

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DEMO WORK PLANS & ELEVATIONS KEYED NOTES:

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ALL KEYED NOTES LISTED MAY NOT APPLY TO THIS SHEET.

- 2. EXG CONDITIONS**
2.1 REMOVE FRAMING & SHEATHING/DECKING. SEE STRUCT DWGS & NEW WORK PLANS.
2.2 EXCAVATE AREA FOR NEW ELEVATOR SHAFT/MACHINE ROOM AND FOUNDATIONS. PROVIDE TEMPORARY SHORING PER STRUCT DWGS. SEE NEW WORK PLANS AND STRUCTURAL PLANS FOR EXTENTS.
2.3 REMOVE EXG BASEMENT HATCH AND INFILL OPENING. SEE PROPOSED CIVIL DWGS.
2.4 AT EXG WALL TO BE REMOVED, RETAIN BULKHEAD ABOVE AT 8'-0" A.F.F.
2.5 REMOVE EXG AWNING ABOVE.
2.6 REMOVE PARTIAL HEIGHT WALL.
2.7 EXG WINDOW WELL TO BE INFILLED. SEE PROPOSED CIVIL DWGS.
2.8 EXG STRUCTURAL ELEMENTS (POSTS, BEAMS, FOOTINGS, ETC.) TO REMAIN UNLESS NOTED OTHERWISE, TYPICAL. SEE PROPOSED STRUCTURAL DRAWINGS.
2.9 REMOVE EXG FURNACE, BOILER, AND PLUMBING EQUIPMENT.
- 3. CONCRETE**
3.1 CONCRETE/STONE STEPS/LANDING TO BE REPAIRED AND RETAINED.
3.2 CONCRETE STEPS/LANDING TO BE REMOVED.
3.3 EXG PAVEMENT TO BE REMOVED AND REPLACED. SEE CIVIL PLANS FOR EXTENTS.
3.4 EXG CONCRETE RAMP AND LANDING TO BE REMOVED AND REPLACED. SEE PROPOSED CIVIL DWGS.

- 4. MASONRY**
4.1 NEW OR EXPANDED OPENING IN EXG MASONRY WALL. CAREFULLY REMOVE MASONRY FOR REUSE. PROVIDE NEW STEEL LINTEL. SEE ELEVATIONS & STRUCT DWGS.
A. LEAVE CLEAN & PLUMB CUT MASONRY EDGES EXPOSED.
B. COORDINATE SIZE OF DOOR/WINDOW OPENING WITH PROPOSED PLANS.
4.2 CHIMNEY TO REMAIN.
4.3 EXG INFILLED MASONRY OPENING.
A. TO REMAIN INFILLED.
B. TO BE REOPENED. CAREFULLY REMOVE INFILL.
- 5. METALS**
5.1 EXG METAL STOREFRONT FRAMEWORK TO BE UNCOVERED, REPAIRED AND RETAINED.
- 6. WOOD, PLASTICS, AND COMPOSITES**
6.1 REMOVE EXG NON-HISTORIC MEZZANINE, ACCESS STAIR, AND ANY SUPPORTS. PROTECT/PRESERVE HISTORIC FLOORING BENEATH.
6.2 EXG WOOD BASEMENT STAIR:
A. TO BE REPAIRED AND RETAINED.
B. TO BE REMOVED ENTIRELY.
6.3 REMOVE NON-HISTORIC HANDRAIL/GUARDRAIL.
6.4 REMOVE AREA OF RAISED FLOOR.
6.5 EXG RAISED STOREFRONT DISPLAY AREAS:
A. TO REMAIN.
B. TO BE REMOVED.
6.6 EXG WOOD RAMP TO BE REMOVED.
6.7 EXG HISTORIC STAGE, SURROUND, AND STEPS TO BE RETAINED AND RELOCATED - SEE PROPOSED PLANS.
6.8 EXG AREA OF RAISED FLOOR OVER STAIRS TO REMAIN.
6.9 EXG HISTORIC STAIR TO REMAIN. RETAIN HISTORIC BALLUSTERS, RAILINGS, ETC.

- 7. THERMAL AND MOISTURE PROTECTION**
7.1 REMOVE NON-HISTORIC GUTTER & DOWNSPOUTS.
7.2 HISTORIC CORNICE TO REMAIN. REMOVE SIDING. CLEAN AND PREPARE FOR REPAINTING.
7.3 HISTORIC CORNICE MISSING IN THIS AREA.
7.4 EXG PARAPET. REPAIR AND RETAIN.
7.5 EXG PARAPET. REPAIR AND RETAIN.
7.5 EXG PARAPET. REPAIR AND RETAIN.
- 8. OPENINGS**
8.1 INFILLED WINDOW OPENING:
A. TO REMAIN INFILLED.
B. TO BE REOPENED. REMOVE INFILL.
8.2 HISTORIC WINDOW TO BE RETAINED. REMOVE ANY NON-HISTORIC PLYWOOD, GRATES, AND ACCESSORIES. SEE NEW WORK PLANS FOR REPAIR NOTES.
8.3 HISTORIC OPENING WITH MISSING WINDOW. REMOVE STORM WINDOW OR STUCCO INFILL. RETAIN ANY SURROUNDING HISTORIC TRIM AND BRICK MOLD.
8.4 HISTORIC WINDOW TO BE REMOVED. SEE PROPOSED PLANS.
8.5 REPAIR AND RETAIN INTERIOR HISTORIC WINDOW.
8.6 INFILLED DOOR OPENING TO BE RE-OPENED.
8.7 HISTORIC WINDOW WITH SCREEN ONLY TO BE REMOVED AND REPLACED. SEE PROPOSED PLANS.
8.8 HISTORIC DOOR OPENING WITH TRANSOM:
A. NO DOOR REMAINS/REMNANT CONDITION. REMOVE ANY INFILL.
B. NON-HISTORIC DOOR TO BE REMOVED.
C. HISTORIC DOOR AND TRANSOM TO BE REPAIRED AND RETAINED.
D. HISTORIC DOOR TO BE REMOVED & RELOCATED. SEE DOOR SCHEDULE.
E. HISTORIC DOOR TO BE REMOVED & STORED IN

- BASEMENT.**
8.9 HISTORIC DOOR OPENING WITHOUT TRANSOM:
A. NO DOOR REMAINS/REMNANT CONDITION. REMOVE ANY INFILL.
B. NON-HISTORIC DOOR TO BE REMOVED.
C. HISTORIC DOOR TO BE REPAIRED AND RETAINED.
D. HISTORIC DOOR TO BE REMOVED & RELOCATED. SEE DOOR SCHEDULE.
E. HISTORIC DOOR TO BE REMOVED & STORED IN BASEMENT.
- 8.10 HISTORIC OVERSIZED SLIDING DOORS TO BE REPAIRED AND RETAINED IN PLACE.
8.11 REMOVE PANELING TO UNCOVER HISTORIC DECORATIVE GLASS AT STOREFRONT. SEE PROPOSED ELEVATIONS.
8.12 NON-HISTORIC OPENING TO BE INFILLED. SEE PROPOSED ELEVATIONS.
8.13 EXG HISTORIC RAISED DOOR THRESHOLD TO BE REMOVED.
8.14 EXG NON-HISTORIC STOREFRONT TO REMAIN.
- 9. FINISHES**
9.1 HISTORIC METAL CEILING ABOVE TO REMAIN. REMOVE ANY AREAS OF LOWERED ACT OR GYP BD.
9.2 PLASTER OR NON-HISTORIC CEILING ABOVE TO BE REMOVED.
9.3 HISTORIC FLOORING:
A. REMAINS IN THIS AREA. REMOVE ANY NON-HISTORIC FLOORING ABOVE AND PREPARE FLOORS FOR PATCHING, SANDING, AND REFINISHING.
B. DOES NOT REMAIN IN THIS AREA. REMOVE FLOORING AND PREPARE AREA FOR NEW FLOORING. REUSE SUBFLOORS IN GOOD CONDITION.
9.4 EXG HISTORIC TILE TO BE REPAIRED AND RETAINED.
9.5 EXG PLASTER AND STENCILED FINISH TO REMAIN, THIS WALL ONLY. PROTECT DURING DEMO.
9.6 REMOVE EXTERIOR STUCCO WORK AS SHOWN. IF ANY HISTORIC DOOR FRAMES, TRANSOMS, OR STOREFRONT ELEMENTS ARE UNCOVERED, NOTIFY ARCHITECT.
9.7 EXG EXTERIOR PARGING TO REMAIN. REPAIR AND RETAIN.
9.8 EXG CEILING ABOVE TO REMAIN.

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/INPS REVIEW.

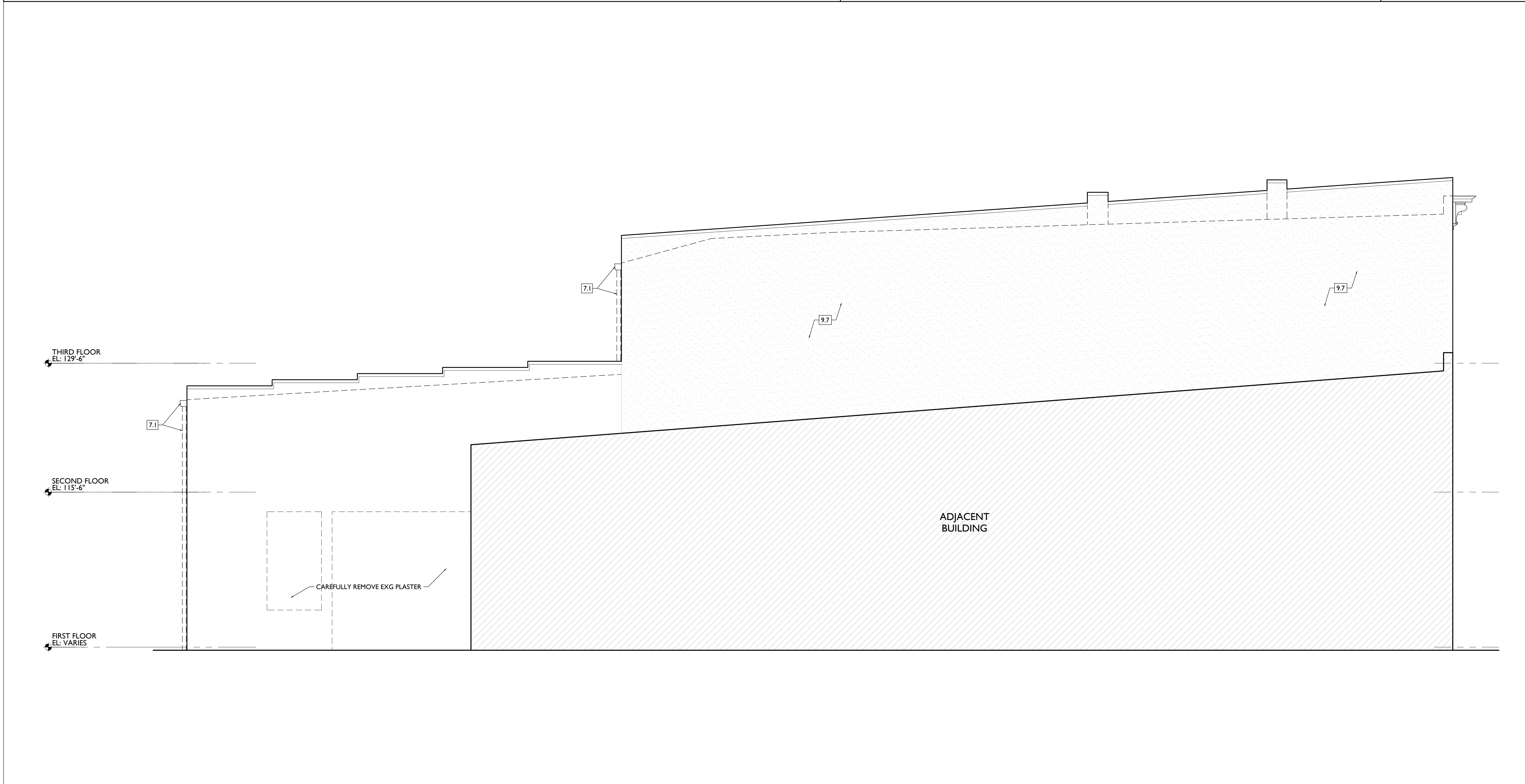
ADDITIONAL INFORMATION REGARDING ELEMENTS TO BE RETAINED:
C. IN AREAS OF NEW MASONRY OPENINGS, SALVAGE HISTORIC BRICK FOR REUSE & CAREFULLY SORT AND SEPARATE HARD-FIRED FACE BRICK FROM BRICKS AT INTERIOR WYTHES.
D. RETAIN HISTORIC EXTERIOR ORNAMENT - CORNICES, FRIEZES, BRACKETS, ETC. AS NOTED.
E. RETAIN HISTORIC STOREFRONT ELEMENTS - COLUMNS, LINTELS, THRESHOLDS, GLAZING.
F. RETAIN HISTORIC INTERIOR WOOD TRIM - INCLUDES MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC.
G. CAREFULLY REMOVE & RETAIN HISTORIC TRIM AT WALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FURRING INSTALLED.

- H. RETAIN HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SIDELITES, AND TRIM.
I. RETAIN HISTORIC WOOD WINDOW SASH, FRAMES, BRICK MOULD, AND SHUTTER HARDWARE.
J. RETAIN LOCATION OF EXG DOWNSPOUT TIE-INS, UNO. CLEAR OF DEBRIS & REPAIR AS REQ.
REMOVE THE FOLLOWING, UNLESS NOTED OTHERWISE:
K. FURNITURE & DEBRIS, INTERIOR & EXTERIOR, ALL FLOOR LEVELS, INCLUDING BASEMENT & ATTIC.
L. SUSPENDED ACOUSTICAL CEILINGS.
M. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED).
N. NON-HISTORIC STAIRS (SHOWN DASHED).
O. NON-HISTORIC CABINETRY.
P. NON-HISTORIC WALL FINISHES, INCLUDING PANELING AND WALLCOVERING.
Q. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.
R. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE.
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T. NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS/GUTTERBOARDS.
U. NON-HISTORIC VINYL AND ALUM WINDOWS - RETAIN WOOD FRAMES & BRICKMOLD WHERE INDICATED.
V. VEGETATION FROM BRICK.

PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNO. RETAIN AND REPAIR PLASTER AT HISTORIC INTERIOR WALLS TO REMAIN. REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS.
W. ROOFING DOWN TO EXG. SUBSTRATE, U.N.O. REPLACE DAMAGED/DETERIORATED SUBSTRATE AS REQ.
X. DETERIORATED WOOD SUBFLOOR: REPLACE WITH NEW PLYWOOD SUBFLOOR. SEE PROPOSED.
Y. AT NEW OPENINGS AND MODIFICATIONS OF EXG OPENINGS IN MASONRY WALLS, OR REMOVAL OF INFILL AT STOREFRONTS:
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- PROVIDE SHORING AS REQUIRED
- TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED, EXCEPT WHERE NOTED IN CORRIDORS.
- EXPOSED MASONRY EDGES ARE TO BE FIRED EDGES, UNO
Z. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEEP BROOM CLEAN.

DEMO WORK GRAPHIC KEY:

- KEYNOTE
- EXG EXTERIOR WALL TO REMAIN
- EXG INTERIOR WALL TO REMAIN
- EXG WALLELEMENT TO BE REMOVED - SEE PROPOSED PLANS FOR EXTENT OF DEMO
- EXG DOOR & FRAME TO BE REMOVED
- EXG WINDOW TO BE REMOVED
- EXG FLOOR OR ROOF CONSTRUCTION TO BE REMOVED



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Professional Engineer Seal for Kurt J. Platte, Registered Professional Engineer, No. 10863, State of Ohio.

KURT PLATTE 10833
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ALL KEYNOTES LISTED MAY NOT APPLY TO THIS SHEET.

2. EXG CONDITIONS

- 2.1 REMOVE FRAMING & SHEATHING/DECKING. SEE STRUCT DWGS & NEW WORK PLANS.
- 2.2 EXCAVATE AREA FOR NEW ELEVATOR SHAFT/MACHINE ROOM AND FOUNDATIONS. PROVIDE TEMPORARY SHORING PER STRUCT DWGS. SEE NEW WORK PLANS AND STRUCTURAL PLANS FOR EXTENTS.
- 2.3 REMOVE EXG BASEMENT HATCH AND INFILL OPENING. SEE PROPOSED CIVIL DWGS.
- 2.4 AT EXG WALL TO BE REMOVED, RETAIN BULKHEAD ABOVE AT 8'-0" A.F.F.
- 2.5 REMOVE EXG AWNING ABOVE.
- 2.6 REMOVE PARTIAL HEIGHT WALL.
- 2.7 EXG WINDOW WELL TO BE INFILLED. SEE PROPOSED CIVIL DWGS.
- 2.8 EXG STRUCTURAL ELEMENTS (POSTS, BEAMS, FOOTINGS, ETC.) TO REMAIN UNLESS NOTED OTHERWISE, TYPICAL. SEE PROPOSED STRUCTURAL DRAWINGS.
- 2.9 REMOVE EXG FURNACE, BOILER, AND PLUMBING EQUIPMENT.

3. CONCRETE

- 3.1 CONCRETE/STONE STEPS/LANDING TO BE REPAIRED AND RETAINED.
- 3.2 CONCRETE STEPS/LANDING TO BE REMOVED.
- 3.3 EXG PAVEMENT TO BE REMOVED AND REPLACED. SEE CIVIL PLANS FOR EXTENTS.
- 3.4 EXG CONCRETE RAMP AND LANDING TO BE REMOVED AND REPLACED. SEE PROPOSED CIVIL DWGS.

4. MASONRY

- 4.1 NEW OR EXPANDED OPENING IN EXG MASONRY WALL. CAREFULLY REMOVE MASONRY FOR REUSE. PROVIDE NEW STEEL LINTEL. SEE ELEVATIONS & STRUCT DWGS.
 - A. LEAVE CLEAN & PLUMB CUT MASONRY EDGES EXPOSED.
 - B. COORDINATE SIZE OF DOOR/WINDOW OPENING WITH PROPOSED PLANS.
- 4.2 CHIMNEY TO REMAIN.
- 4.3 EXG INFILLED MASONRY OPENING.
 - A. TO REMAIN INFILLED.
 - B. TO BE REOPENED. CAREFULLY REMOVE INFILL.

5. METALS

- 5.1 EXG METAL STOREFRONT FRAMEWORK TO BE UNCOVERED, REPAIRED AND RETAINED.

6. WOOD, PLASTICS, AND COMPOSITES

- 6.1 REMOVE EXG NON-HISTORIC MEZZANINE, ACCESS STAIR, AND ANY SUPPORTS. PROTECT/PRESERVE HISTORIC FLOORING BENEATH.
- 6.2 EXG WOOD BASEMENT STAIR:
 - A. TO BE REPAIRED AND RETAINED.
 - B. TO BE REMOVED ENTIRELY.
- 6.3 REMOVE NON-HISTORIC HANDRAIL/GUARDRAIL.
- 6.4 REMOVE AREA OF RAISED FLOOR.
- 6.5 EXG RAISED STOREFRONT DISPLAY AREAS:
 - A. TO REMAIN.
 - B. TO BE REMOVED.
- 6.6 EXG WOOD RAMP TO BE REMOVED.
- 6.7 EXG HISTORIC STAGE, SURROUND, AND STEPS TO BE RETAINED AND RELOCATED - SEE PROPOSED PLANS.
- 6.8 EXG AREA OF RAISED FLOOR OVER STAIRS TO REMAIN.
- 6.9 EXG HISTORIC STAIR TO REMAIN. RETAIN HISTORIC BALLUSTERS, RAILINGS, ETC.

DEMO WORK PLANS & ELEVATIONS # KEYED NOTES:

7. THERMAL AND MOISTURE PROTECTION

- 7.1 REMOVE NON-HISTORIC GUTTER & DOWNSPOUTS.
- 7.2 HISTORIC CORNICE TO REMAIN. REMOVE SIDING. CLEAN AND PREPARE FOR REPAINTING.
- 7.3 HISTORIC CORNICE MISSING IN THIS AREA.
- 7.4 EXG PARAPET. REPAIR AND RETAIN.
- 7.5 ROOF AT BASE OF LIGHT WELL TO BE REMOVED AND REPLACED. SEE PROPOSED.

8. OPENINGS

- 8.1 INFILLED WINDOW OPENING:
 - A. TO REMAIN INFILLED.
 - B. TO BE REOPENED. REMOVE INFILL.
- 8.2 HISTORIC WINDOW TO BE RETAINED. REMOVE ANY NON-HISTORIC PLYWOOD, GRATES, AND ACCESSORIES. SEE NEW WORK PLANS FOR REPAIR NOTES.
- 8.3 HISTORIC OPENING WITH MISSING WINDOW. REMOVE STORM WINDOW OR STUCCO INFILL. RETAIN ANY SURROUNDING HISTORIC TRIM AND BRICK MOLD.
- 8.4 HISTORIC WINDOW TO BE REMOVED. SEE PROPOSED PLANS.
- 8.5 REPAIR AND RETAIN INTERIOR HISTORIC WINDOW.
- 8.6 INFILLED DOOR OPENING TO BE RE-OPENED.
- 8.7 HISTORIC WINDOW WITH SCREEN ONLY TO BE REMOVED AND REPLACED. SEE PROPOSED PLANS.
- 8.8 HISTORIC DOOR OPENING WITH TRANSOM:
 - A. NO DOOR REMAINS/REMNANT CONDITION. REMOVE ANY INFILL.
 - B. NON-HISTORIC DOOR TO BE REMOVED.
 - C. HISTORIC DOOR AND TRANSOM TO BE REPAIRED AND RETAINED.
 - D. HISTORIC DOOR TO BE REMOVED & RELOCATED. SEE DOOR SCHEDULE.
 - E. HISTORIC DOOR TO BE REMOVED & STORED IN BASEMENT.

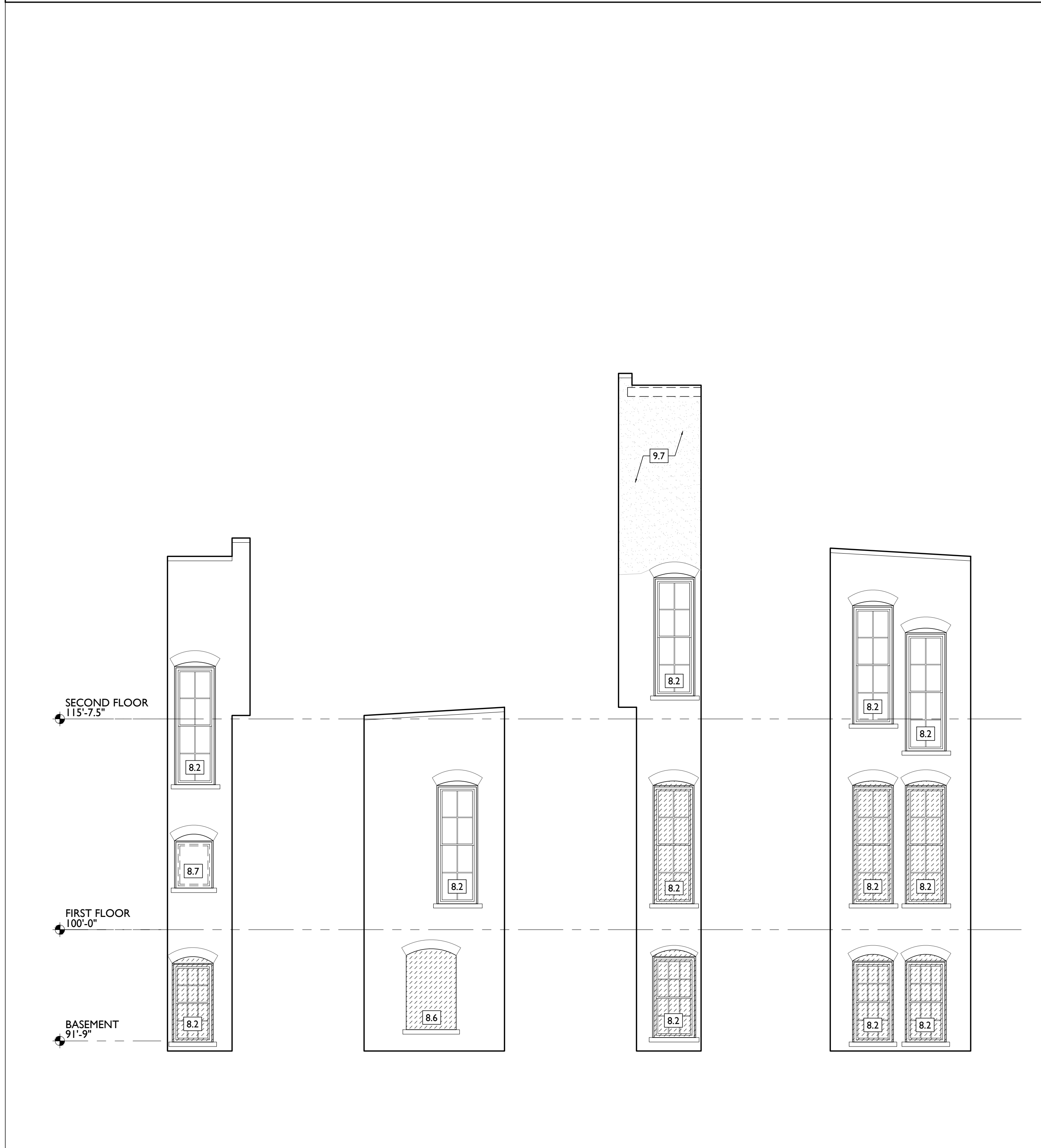
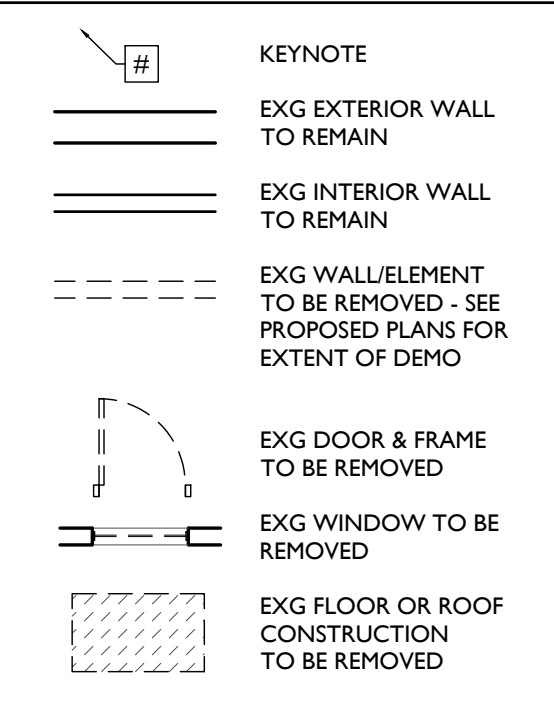
9. FINISHES

- 9.1 HISTORIC METAL CEILING ABOVE TO REMAIN. REMOVE ANY AREAS OF LOWERED ACT OR GYP BD.
- 9.2 PLASTER OR NON-HISTORIC CEILING ABOVE TO BE REMOVED.
- 9.3 HISTORIC FLOORING:
 - A. REMAINS IN THIS AREA. REMOVE ANY NON-HISTORIC FLOORING ABOVE AND PREPARE FLOORS FOR PATCHING, SANDING, AND REFINISHING.
 - B. DOES NOT REMAIN IN THIS AREA. REMOVE FLOORING AND PREPARE AREA FOR NEW FLOORING. REUSE SUBFLOORS IN GOOD CONDITION.
- 9.4 EXG HISTORIC TILE TO BE REPAIRED AND RETAINED.
- 9.5 EXG PLASTER AND STENCILED FINISH TO REMAIN, THIS WALL ONLY. PROTECT DURING DEMO.
- 9.6 REMOVE EXTERIOR STUCCO WORK AS SHOWN, IF ANY HISTORIC DOOR FRAMES, TRANSOMS, OR STOREFRONT ELEMENTS ARE UNCOVERED, NOTIFY ARCHITECT.
- 9.7 EXG EXTERIOR PARGING TO REMAIN. REPAIR AND RETAIN.
- 9.8 EXG CEILING ABOVE TO REMAIN.

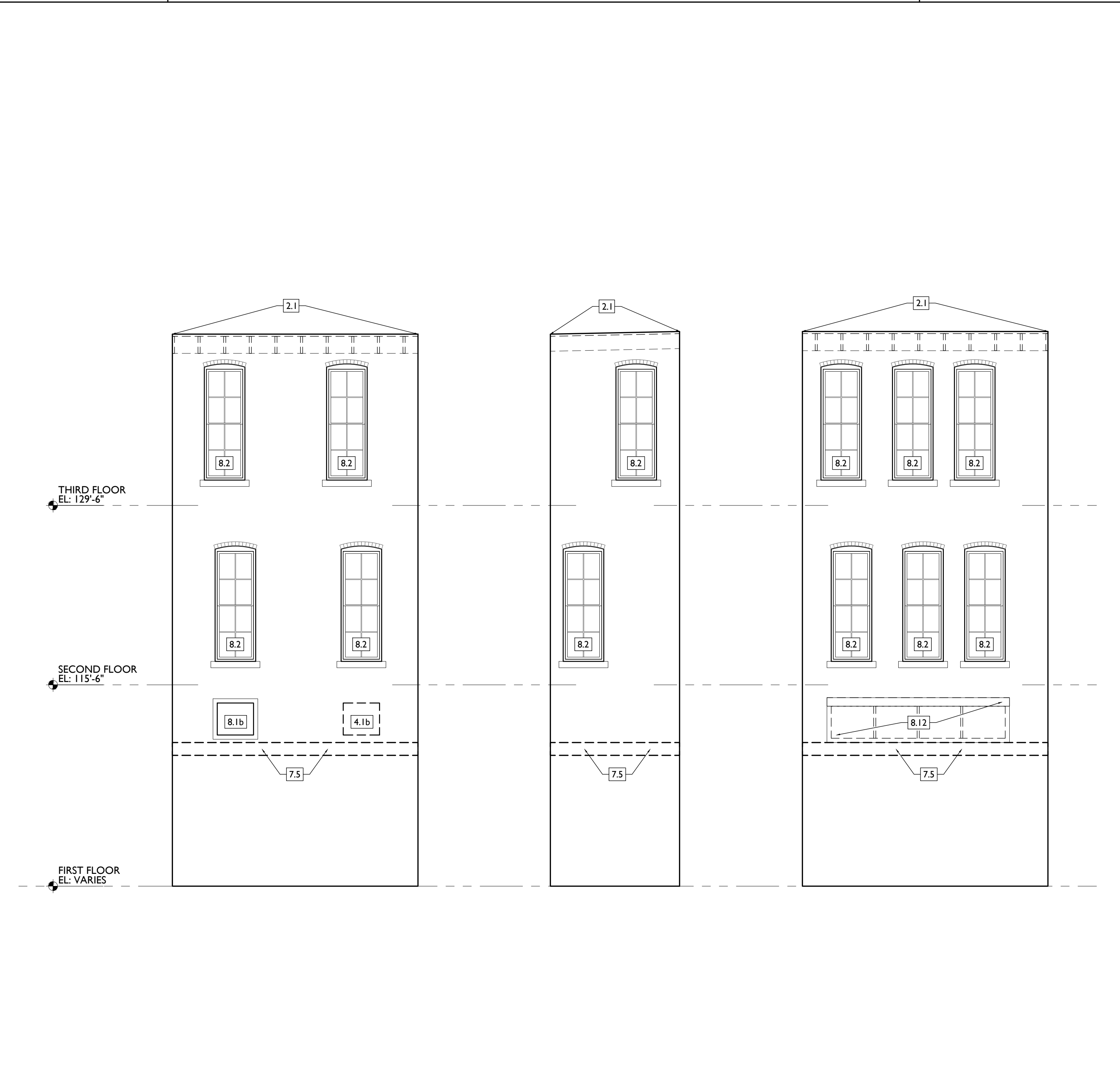
DEMO GENERAL NOTES:

- A. THIS PROJECT IS AN 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/INPS REVIEW.
- ADDITIONAL INFORMATION REGARDING ELEMENTS TO BE RETAINED:
 - C. IN AREAS OF NEW MASONRY OPENINGS, SALVAGE HISTORIC BRICK FOR REUSE & CAREFULLY SORT AND SEPARATE HARD-FIRED FACE BRICK FROM BRICKS AT INTERIOR WYTHES.
 - D. RETAIN HISTORIC EXTERIOR ORNAMENT-CORNICES, FRIEZES, BRACKETS, ETC. AS NOTED.
 - E. RETAIN HISTORIC STOREFRONT ELEMENTS - COLUMNS, LINTELS, THRESHOLDS, GLAZING.
 - F. RETAIN HISTORIC INTERIOR WOOD TRIM - INCLUDES MANTLES, BASEBOARDS, CROWN MOULDING, WALL PANELS, WAINSCOTING, WINDOW FRAMES, DOOR FRAMES, ETC.
 - G. CAREFULLY REMOVE & RETAIN HISTORIC TRIM AT WALLS WHERE PLASTER IS BEING REMOVED AND/OR NEW FURRING INSTALLED.
- H. RETAIN HISTORIC INTERIOR AND EXTERIOR DOORS, FRAMES, TRANSOMS, SIDELITES, AND TRIM.
- I. RETAIN HISTORIC WOOD WINDOW SASH, FRAMES, BRICK MOULD AND SHUTTER HARDWARE.
- J. RETAIN LOCATION OF EXG DOWNSPOUT TIE-INS, UNO. CLEAR OF DEBRIS & REPAIR AS REQ.
- REMOVE THE FOLLOWING, UNLESS NOTED OTHERWISE:
 - K. FURNITURE & DEBRIS, INTERIOR & EXTERIOR. ALL FLOOR LEVELS, INCLUDING BASEMENT & ATTIC.
 - L. SUSPENDED ACOUSTICAL CEILINGS.
 - M. NON-HISTORIC DOORS & DOOR FRAMES (SHOWN DASHED).
 - N. NON-HISTORIC STAIRS (SHOWN DASHED).
 - O. NON-HISTORIC CABINETRY.
 - P. NON-HISTORIC WALL FINISHES, INCLUDING PANELING AND WALLCOVERING.
 - Q. MECHANICAL SYSTEMS - BOILERS, FURNACES, CONDENSERS, DUCTS, VENTS, PANELS, ETC. BACK TO SERVICE.
 - R. ELECTRIC SYSTEMS - FIXTURES, SWITCHES, RECEPTACLES, WIRING, PANELS, ETC. BACK TO SERVICE.
 - S. PLUMBING SYSTEMS - FIXTURES, WATER HEATERS, DRAINS, PIPING, VENT STACKS, ETC. BACK TO SERVICE.
 - T. NON-HISTORIC DOWNSPOUTS & ALUMINUM GUTTERS/GUTTERBOARDS.
 - U. NON-HISTORIC VINYL AND ALUM WINDOWS - RETAIN WOOD FRAMES & BRICKMOLD WHERE INDICATED.
 - V. VEGETATION FROM BRICK.
- PLASTER & LATH: REFER TO HISTORIC NARRATIVES FOR SPECIFIC GUIDELINES FOR PLASTER REPAIR, WHEN REQ. FOLLOW THESE GUIDELINES FOR THE REMOVAL OR RETENTION OF PLASTER AND LATH, UNO. RETAIN AND REPAIR PLASTER AT HISTORIC INTERIOR WALLS TO REMAIN. REMOVE LOOSE OR DETERIORATED PLASTER AT MASONRY WALLS. W. ROOFING DOWN TO EXG. SUBSTRATE, UNO. REPLACE DAMAGED/DETERIORATED SUBSTRATE AS REQ.
- X. DETERIORATED WOOD SUBFLOOR: REPLACE WITH NEW PLYWOOD SUBFLOOR. SEE PROPOSED.
- Y. AT NEW OPENINGS AND MODIFICATIONS OF EXG OPENINGS IN MASONRY WALLS, OR REMOVAL OF INFILL AT STOREFRONTS:
 - VERIFY INFILL IS NON-LOADBEARING PRIOR TO DEMOLITION.
 - VERIFY CONDITION OF EXG. LINTEL. IF DAMAGED, CONTACT ARCHITECT & STRUCT ENGINEER.
 - PROVIDE SHORING AS REQUIRED
 - TOOTH OUT AND KEY IN MASONRY SO NO CUT BRICK IS EXPOSED, EXCEPT WHERE NOTED IN CORRIDORS.
 - EXPOSED MASONRY EDGES ARE TO BE FIRED EDGES, UNO
- Z. AT COMPLETION OF DEMOLITION, ALL FLOORS SHALL BE SWEEP BROOM CLEAN.

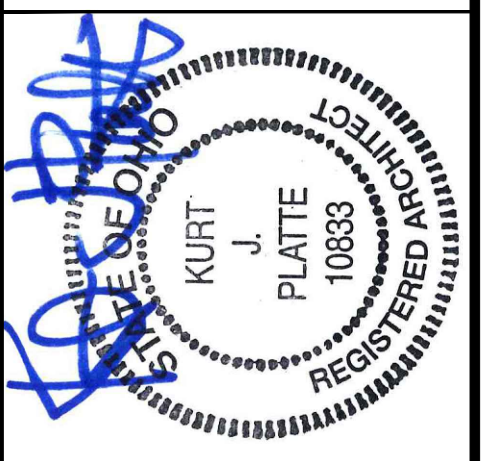
DEMO WORK GRAPHIC KEY:



SCALE: 3/16" = 1'-0" EXISTING + DEMOLITION ELEVATION - 107 LIGHT WELL 2



SCALE: 3/16" = 1'-0" EXISTING + DEMOLITION ELEVATION - 103 LIGHT WELL 1



KURT PLATTE 10633
EXP DATE 12.31.2023
Progress Dates
10/12/2022 OWNER REVIEW
11/11/2022 BID AND PERMIT

Revisions

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

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

Job No: 22013 11.14.2022

AD2.05

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NEW WORK PLANS & ELEVATIONS [KEYED] NOTES:

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

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

ALL KEYED NOTES LISTED MAY NOT APPLY TO THIS SHEET.

3. CONCRETE

- 3.1 SLAB TO REMAIN. SCOPE AND VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQUIRED.
- 3.2 NEW CONC SLAB. PROVIDE FLOOR DRAINS PER PLUMBING DWGS. PROVIDE CONTROL JOINTS @ 10'-0" O.C. SLOPE TOWARD FLOOR DRAIN.
- 3.3 NEW CONCRETE SLAB ON GRADE. SLOPE TO DRAIN. SEE CIVIL DWGS. 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.
- 3.5 EXG OPENING TO BASEMENT TO BE CAPPED WITH CONCRETE AT GRADE. WALL TO BE INFILLED W/ CMU. SEE STRUCTURAL AND CIVIL/LANDSCAPE DWGS.
- 3.6 NEW CONCRETE STEPS/LANDING, MAX RISER 7", MIN TREAD 11"; FOR EXTERIOR LOCATIONS. SEE CIVIL DWGS FOR DETAILS.
- 3.7 NEW AREA OF DEPRESSED SLAB AT AND AROUND ELEVATOR AND/OR ELEVATOR MACHINE ROOM. HEIGHT OF MACHINE ROOM TO BE MINIMUM 7'-6". COORDINATE FINAL HEIGHT AND DIMENSIONS WITH ELEVATOR MANUFACTURER'S SPECIFICATIONS.
- 3.8 SLOPED CONCRETE AT LEVEL CHANGE. MAX SLOPE 1:20.
- 3.9 NEW ACCESSIBLE CONCRETE RAMP AND LANDING, MAX SLOPE 1:12; SEE CIVIL DWGS FOR DETAILS.

4. MASONRY

- 4.1 NEW OR EXPANDED OPENING IN EXG MASONRY WALL. PROVIDE NEW STEEL LINTEL PER STRUCTURAL DWGS. AT OPENINGS WITHOUT NEW DOORS OR WINDOWS, TOOTH IN BRICK FOR EXPOSED BRICK JAMBS.

- 4.2 NEW CMU INFILL. SEE STRUCTURAL DWGS.
 - A. FACE TO BE 1" RECESSED FROM ADJACENT WALL.
 - B. COVER WITH STUCCO/PARGING FLUSH WITH ADJ WALL SURFACE.
 - C. COVER WITH STUCCO/PARGING AND RECESS 1" FROM ADJ WALL SURFACE.
- 4.3 STUCCO/PARGING:
 - A. REPAIR AND RETAIN EXG.
 - B. ADD NEW TO MATCH EXG ADJACENT.
- 4.4 NEW BRICK INFILL AT EXISTING OPENING. BRICK TO MATCH ADJACENT IN COLOR, SIZE, AND HARDNESS:
 - A. AT SILL, MATCH SILL HEIGHT OF ADJACENT WINDOW AND PROVIDE NEW STONE SILL.
 - B. AT JAMBS, MATCH WIDTH OF EXISTING TRANSOM OPENING ABOVE.
 - C. AT NON-HISTORIC OPENING. SEE STRUCTURAL DRAWINGS.
- 4.5 TUCKPOINT BRICK AND REPLACE DAMAGED BRICKS AS SHOWN ON EXTERIOR ELEVATIONS & PER SHPO NARRATIVE.
- 4.6 PROVIDE NEW MASONRY STAR TIES PER STRUCTURAL DWGS, TYP.

5. METALS

- 5.1 NEW CONTINUOUS EXTERIOR PAINTED STEEL PIPE HANDRAIL - REFER TO CIVIL DWGS. SEE A8.00 FOR PAINT COLOR.
- 5.2 TENANT STORAGE LOCKERS TO BE ENCLOSED BY OPEN CHAIN LINK FENCING UP TO 8'-0" A.F.F. WITH 30" WIDE DOORS.

6. WOOD, PLASTICS, AND COMPOSITES

- 6.1 RETAIN & REPAIR STOREFRONT ELEMENTS. SEE EXTERIOR ELEVATIONS.
 - A. FRAME.
 - B. DECORATIVE GLASS.
- 6.2 NEW RAKE TRIM & GLUTTERBOARD - SEE ELEVATIONS.
- 6.3 NEW PARTIAL HEIGHT WALL. HEIGHT AS NOTED. EXTEND STUDS AND FASTEN TO FLOOR STRUCTURE 4'-0" O.C. MAX AND END STUD.
- 6.4 NEW CONTINUOUS INTERIOR HANDRAIL, HANDRAILS TO BE STAINED WOOD WITH ELLIPSE PROFILE - FINAL STAIN AND PROFILE TO BE SELECTED BY ARCHITECT.
- 6.5 FLOOR AREA ABOVE TO BE 1-HR FIRE RATED, TYPICAL BETWEEN USES OR RESIDENTIAL UNITS. SEE A0.01 & A6.00.
- 6.6 STRUCTURAL POST - SEE STRUCTURAL DWGS. WHERE SUPPORTING A RATED FLOOR, WALL, OR STAIR ASSEMBLY. POSTS AND BEAMS TO BE 1 HOUR PROTECTED. SEE DETAIL 6/A.01.

- 6.9 EXISTING AREA OF RAISED FLOOR TO REMAIN. FINISH EXPOSED SIDES WITH (2) LAYERS TYPE X GYP BD FOR 1-HOUR STAIR ENCLOSURE.
- 6.10 AT EXPOSED CMU EXTERIOR WALL, NEW FURRING TO BE FLUSH WITH ADJ HISTORIC PLASTER.

7. THERMAL AND MOISTURE PROTECTION

- 7.1 NEW PRE-FINISHED GUTTER & DOWNSPOUT. SEE EXTERIOR ELEVATIONS. TIE INTO EXG SEWER SYSTEM.
- 7.2 NEW PVC AT LOWER 6' OF DOWNSPOUT. PAINT TO MATCH DOWNSPOUT.
- 7.3 NEW FULLY ADHERED MEMBRANE ROOF. PROVIDE TERMINATION BARS & METAL COUNTERFLASHING - SEE ROOF DETAILS. INSULATION PER SCHEDULE.
- 7.4 NEW ROOF CRICKET FOR POSITIVE DRAINAGE - TYPICAL AT SKYLIGHTS, CHIMNEYS, ETC. SEE ROOF DETAILS.
- 7.5 NEW ROOF ACCESS HATCH, INSTALL PER MANUFS INSTRUCTS:
 - A. 48" X 48", BASIS OF DESIGN: BILCO E-50TB.
 - B. 36" X 36", BASIS OF DESIGN: BILCO E-50TB.
- 7.6 NEW ALUM CAP @ CHIMNEY, TYP ALL CHIMNEYS.
- 7.7 EXG PARAPET TO REMAIN - REPAIR & REPLACE CAPS/COPING WITH NEW PRE-FINISHED ALUMINUM AS REQUIRED - SEE EXTERIOR ELEVATIONS. AT INTERMEDIATE PARAPETS, PROVIDE CONTINUOUS MEMBRANE ROOFING UP AND OVER PARAPET UNDER COPING/CAP.
- 7.8 NEW SKYLIGHT, BASIS OF DESIGN: VELLUX FIXED CURB-MOUNTED 3046. INSTALL PER MANUFS INSTRUCTS ON 12" MINIMUM CURB. PROVIDE AUTOMATED SHADE AT INTERIOR. SEE RCPS FOR PRECISE LOCATION.
- 7.9 PROVIDE SPLASH BLOCK AT DOWNSPOUT OUTLET.
- 7.10 EXISTING HISTORIC CORNICE:
 - A. TO REMAIN. REPAIR AND REPLICATE ANY MISSING PIECES. REPAINT PER A8.00.
 - B. REPLICATE AREA OF MISSING CORNICE TO MATCH EXISTING. MUST MEET OHP PART 2 DESCRIPTIONS.
 - C. ADD ALTERNATE: REPLICATE HISTORIC "UPPER CORNICE" SHOWN IN HISTORIC PHOTOS. COORDINATE WITH STRUCTURAL DRAWINGS.

8. OPENINGS

- 8.1 HISTORIC WINDOW TO REMAIN. REPAIR EXG WINDOW & FRAME COMPONENTS. INSTALL NEW INTERIOR STORM WINDOWS. SEE WINDOW DETAILS.
- 8.2 NEW CUSTOM REPLICA HISTORIC WINDOW. MATCH EXISTING ADJACENT HISTORIC WINDOWS. SEE WINDOW DETAILS.
- 8.3 NEW ALUMINUM CLAD WINDOW. SEE WINDOW DETAILS:
 - A. INSTALLED WITHIN EXG HISTORIC FRAMEWORK. RETAIN EXISTING HISTORIC TRIMWORK. WHERE MISSING, REPLICATE INTERIOR AND EXTERIOR TRIMWORK.
 - B. INSTALLED IN ROUGH MASONRY OPENING. REPLICATE INTERIOR AND EXTERIOR TRIMWORK TO MATCH ADJACENT.
- 8.4 EXG INTERIOR WINDOW TO BE REPAIRED AND RETAINED. ADD FURRING ON UNIT SIDE TO MAINTAIN REQUIRED FIRE RATING, SIMILAR TO TRANSOM DETAIL. SEE A6.01.
- 8.5 EXG INTERIOR OPENING TO BE INFILLED WITH FRAMED PARTITION. NEW FINISH TO BE FLUSH WITH EXG ADJACENT WALL FINISH ON BOTH SIDES.
- 8.6 WINDOW TO HAVE PRIVACY FILM ON INTERIOR FACE OF GLASS. LOWER SASH ONLY.
- 8.7 THIS DOOR/TRIM IS A RELOCATED HISTORIC DOOR. SEE EXG/DEMOLITION PLANS FOR ORIGINAL LOCATION & DOOR SCHEDULE FOR MORE INFORMATION.
- 8.8 RELOCATED HISTORIC TRIM INSTALLED IN THIS LOCATION. SEE EXG PLANS FOR ORIGINAL LOCATION.
- 8.9 NEW 6'-0" W X 3'-0" H (7'-0") AFF WINDOW TO PROVIDE DAYLIGHT TO BEDROOM.

- 10.1 LOCKABLE & RECESSED MAILBOXES - SEE INTERIOR ELEVATIONS FOR DETAILS. BOXES TO MEET USPS-4C STANDARDS & ACCESSIBILITY REQUIREMENTS.
- 10.2 CLOSETS W/ BLOCKING AT RODS & BRACKETS:
 - A. TYP. CLOSET: 12" DEEP MELAMINE SHELF & CLOTHES ROD AT 66" AFF. TYP U.N.O.
 - B. WALK-IN CLOSET - SHELF & CLOTHES ROD.
 - C. 12" DEEP MELAMINE SHELF ABOVE W/D.
- 10.3 ADJUSTABLE SHELVES ON STANDARD MOUNT, (5) SHELVES TYP:
 - A. 10" DEEP
 - B. 12" DEEP
 - C. 18" DEEP
 - D. 24" DEEP
- 10.4 RECESSED ENTRY SECURITY SYSTEM CALL BOX BY SECURITY CONTRACTOR.
- 10.5 FIRE EXTINGUISHER. SEE LIFE SAFETY PLANS A0.01.
 - A. SURFACE MOUNTED.
 - B. SEMI-RECESSED CABINET WITH WHITE FINISH. WHERE LOCATED IN FIRE-RATED WALLS, PROVIDE FIRE-RATED CABINET.
- 10.6 RECESSED KEY LOCK BOX - BASIS OF DESIGN KNOXBOX 3200. INSTALL PER MANUFS INSTRUCTS. COORDINATE WITH FIRE DEPT.
- 10.7 NEW FABRIC AWNINGS, 48" DEEP, 12" MAX RISE. BLACK FRAME AND FABRIC. SEE DETAILS.
- 10.8 NEW ELEVATOR. SEE DETAILS:
 - A. THYSSENKRUPP ENDURA HMRL, 150 FPS, 4000#.
 - B. THYSSENKRUPP ENDURA, 150 FPS, 4000#, CUSTOM SIZE.

- 21.1 MAINTAIN FIRE RATING BEHIND FIXED HISTORIC DOOR/WINDOW. SEE DETAILS ON A6.01.
- 21.2 FIRE-RATING TO BE CONTINUOUS BEHIND PLUMBING/CHASE/ FURRING WALL. FIRE RATING TO BE CONTINUOUS AT INTERSECTION W/ NON-RATED WALL.
- 21.3 AT BATHROOM FLOOR, PROVIDE LIQUID APPLIED WATERPROOF MEMBRANE THROUGHOUT AND FIRESTOP SEALANT AT FLOOR PENETRATIONS. SEE FINISH SCHEDULE FOR FINISH FLOOR.
- 21.4 RE-APPLY SALVAGED CEILING TRIM IN HISTORIC LOCATIONS. REPLICATE MISSING.
- 21.5 NEW DECORATIVE LINTEL AT RE-OPENED HISTORIC WINDOW. REPLICATE ADJACENT. SEE NOT 8.2A AND WINDOW DETAILS.

22. PLUMBING

- 22.1 PROVIDE PIPE FOR VAPOR MITIGATION RISER, AS REQUIRED BY OWNER'S CONSULTANT. RISER TO EXTEND FROM BASEMENT TO ROOF. CONFIRM LOCATIONS OF RISERS WITH CONSULTANT DESIGN. SEE NOTE 3.4. COORDINATE WITH PLUMBING.
- 22.2 NEW UTILITY SINK. SEE PLUMBING DWGS.
- 22.3 NEW INTERNAL ROOF DRAIN - SLOPE ROOF TOWARDS DRAIN. SEE PLUMBING DWGS.

23. HEATING, VENTILATING, AND AIR CONDITIONING

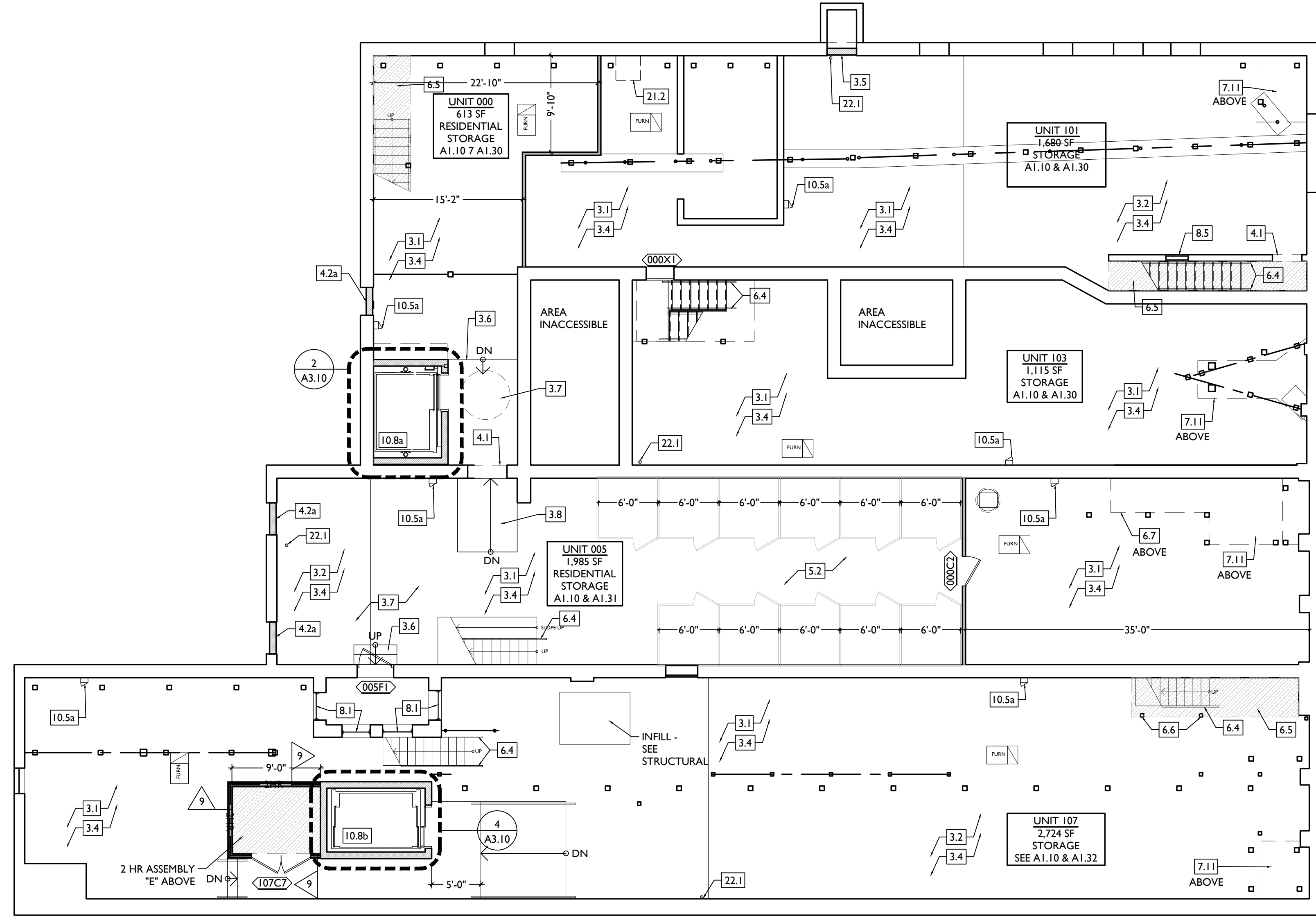
- 23.1 MECHANICAL UNITS - WALKING PADS TO & AROUND EQUIPMENT. GUARDRAIL REQUIRED WHERE EQUIPMENT IS WITHIN 10' OF ROOF EDGE. COORDINATE WITH HVAC & STRUCTURAL DWGS. INSTALL UNITS ON SOUND ISOLATING PADS.
- 23.2 EXPOSED DUCTWORK ABOVE. MUST MEET SHPO PART 2 DESCRIPTIONS. COORD W/ MEP DWGS.
- 23.3 NEW 1-HR RATED SHAFT FOR OUTSIDE AIR DUCT. COORDINATE WITH MECHANICAL DWGS. INSTALL METAL SAFETY RAILINGS AROUND UNITS AS SHOWN.
- 23.4 OUTSIDE AIR INTAKE. SEE MECHANICAL DWGS.
- 23.5 PROVIDE TRANSFER GRILL ABOVE DOOR FOR LAUNDRY VENTILATION. SEE MECHANICAL DWGS.

24. ELECTRICAL

- 24.1 ELECTRIC PANEL RECESSED IN WALL W/ 30"W X 36"D CLEAR FLOOR SPACE. PAINT TO MATCH ADJACENT WALL W/ APPROPRIATE PAINT TYPE FOR PANEL.
- 24.2 DOOR TO HAVE ELECTRONIC RELEASE MECHANISM. SEE ELECTRICAL DWGS.
- 24.3 NEW GYP BD SOFFIT/ BULKHEAD/ DROPPED CLG - SEE RCPS.
- 24.4 AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE. SEE A0.01 & A6.00.
- 24.5 AREA OF TUCKPOINTING - SEE ELEV & STRUCT DWGS.
- 24.6 DOOR TAG. SEE SCHEDULE / A6.10-11.
- 24.7 WINDOW DESIGNATION. SEE A6.20.
- 24.8 STOREFRONT DESIGNATION. SEE A6.12.
- 24.9 EMERGENCY EGRESS EXIT.
- 24.10 OPG CONTAINS SAFETY GLAZING.
- 24.11 SINGLE HUNG OPG - UPPER SASH TO BE FIXED WITHIN 3'-0" OF EXHAUST.
- 24.12 ELEVATION TAG.

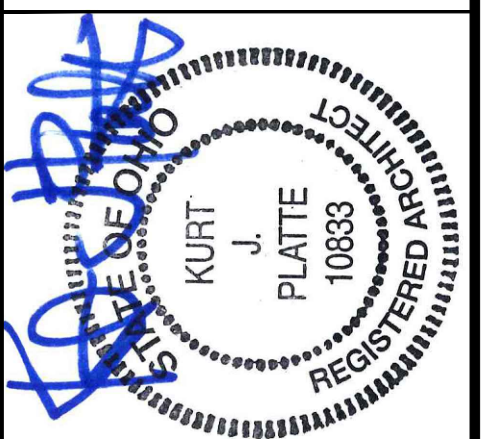
NEW WORK GRAPHIC KEY:

- 2 PARTITION TYPE - SEE A6.00. (TYPE I U.N.O.) KEYNOTE.
- 4 EXG 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 & A6.00.
- AREA OF TUCKPOINTING - SEE ELEV & STRUCT DWGS.
- 100A DOOR TAG. SEE SCHEDULE / A6.10-11.
- WINDOW DESIGNATION. SEE A6.20.
- SFA STOREFRONT DESIGNATION. SEE A6.12.
- E EMERGENCY EGRESS EXIT.
- SG OPG CONTAINS SAFETY GLAZING.
- SH SINGLE HUNG OPG - UPPER SASH TO BE FIXED WITHIN 3'-0" OF EXHAUST.
- X-X" ELEVATION TAG.



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

PROPOSED PLAN - BASEMENT | 1



KURT PLATTE 10833
EXP DATE 12.31.2023

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

Revisions

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

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

Job No: 22013 | 11.14.2022

AI.10

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ALL KEYED NOTES LISTED MAY NOT APPLY TO THIS SHEET.

- 3. CONCRETE**
- 3.1 SLAB TO REMAIN. SCOPE AND VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQUIRED.
 - 3.2 NEW CONC SLAB. PROVIDE FLOOR DRAINS PER PLUMBING DWGS. PROVIDE CONTROL JOINTS @ 10'-0" O.C. SLOPE TOWARD FLOOR DRAIN.
 - 3.3 NEW CONCRETE SLAB ON GRADE. SLOPE TO DRAIN. SEE CIVIL DWGS.
 - 3.4 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.
 - 3.5 EXG OPENING TO BASEMENT TO BE CAPPED WITH CONCRETE AT GRADE. WALL TO BE INFILLED W/ CMU. SEE STRUCTURAL AND CIVIL/LANDSCAPE DWGS.
 - 3.6 NEW CONCRETE STEPS/LANDING. MAX RISER 7", MIN TREAD 11"; FOR EXTERIOR LOCATIONS. SEE CIVIL DWGS FOR DETAILS.
 - 3.7 NEW AREA OF DEPRESSED SLAB AT AND AROUND ELEVATOR AND/OR ELEVATOR MACHINE ROOM. HEIGHT OF MACHINE ROOM TO BE MINIMUM 7'-6". COORDINATE FINAL HEIGHT AND DIMENSIONS WITH ELEVATOR MANUFACTURER'S SPECIFICATIONS.
 - 3.8 SLOPED CONCRETE AT LEVEL CHANGE. MAX SLOPE 1:20.
 - 3.9 NEW ACCESSIBLE CONCRETE RAMP AND LANDING. MAX SLOPE 1:12; SEE CIVIL DWGS FOR DETAILS.
- 4. MASONRY**
- 4.1 NEW OR EXPANDED OPENING IN EXG MASONRY WALL. PROVIDE NEW STEEL LINTEL PER STRUCTURAL DWGS. AT OPENINGS WITHOUT NEW DOORS OR WINDOWS, TOOTH IN BRICK FOR EXPOSED BRICK JAMBS.

- 4.2 NEW CMU INFILL. SEE STRUCTURAL DWGS.
 - 4.3 STUCCO/PARGING:
A. REPAIR AND RETAIN EXG.
B. ADD NEW TO MATCH EXG ADJACENT.
 - 4.4 NEW BRICK INFILL AT EXISTING OPENING. BRICK TO MATCH ADJACENT IN COLOR, SIZE, AND HARDNESS:
A. AT SILL. MATCH SILL HEIGHT OF ADJACENT WINDOW AND PROVIDE NEW STONE SILL.
B. AT JAMBS. MATCH WIDTH OF EXISTING TRANSOM OPENING ABOVE.
C. AT NON-HISTORIC OPENING. SEE STRUCTURAL DRAWINGS.
 - 4.5 TUCKPOINT BRICK AND REPLACE DAMAGED BRICKS AS SHOWN ON EXTERIOR ELEVATIONS & PER SHPO NARRATIVE.
 - 4.6 PROVIDE NEW MASONRY STAR TIES PER STRUCTURAL DWGS, TYP.
- 5. METALS**
- 5.1 NEW CONTINUOUS EXTERIOR PAINTED STEEL PIPE HANDRAIL - REFER TO CIVIL DWGS. SEE A8.00 FOR PAINT COLOR.
 - 5.2 TENANT STORAGE LOCKERS TO BE ENCLOSED BY OPEN CHAIN LINK FENCING UP TO 8'-0" A.F.F. WITH 30" WIDE DOORS.
- 6. WOOD, PLASTICS, AND COMPOSITES**
- 6.1 RETAIN & REPAIR STOREFRONT ELEMENTS. SEE EXTERIOR ELEVATIONS.
 - 6.2 NEW RAKE TRIM & GLUTTERBOARD - SEE ELEVATIONS.
 - 6.3 NEW PARTIAL HEIGHT WALL. HEIGHT AS NOTED. EXTEND STUDS AND FASTEN TO FLOOR STRUCTURE 4'-0" O.C. MAX AND END STUD.
 - 6.4 NEW CONTINUOUS INTERIOR HANDRAIL. HANDRAILS TO BE STAINED WOOD WITH ELLIPSE PROFILE - FINAL STAIN AND PROFILE TO BE SELECTED BY ARCHITECT.
 - 6.5 FLOOR AREA ABOVE TO BE 1-HR FIRE RATED. TYPICAL BETWEEN USES OR RESIDENTIAL UNITS. SEE A0.01 & A6.00.
 - 6.6 STRUCTURAL POST - SEE STRUCTURAL DWGS. WHERE SUPPORTING A RATED FLOOR, WALL, OR STAIR ASSEMBLY. POSTS AND BEAMS TO BE 1 HOUR PROTECTED. SEE DETAIL 6/A.01.
 - 6.7 AREA OF DROPPED FLOOR. COORDINATE WITH STRUCTURAL DWGS.
 - 6.8 RELOCATED HISTORIC STAGE. REPAIR AS NEEDED.

- 7. THERMAL AND MOISTURE PROTECTION**
- 7.1 NEW PRE-FINISHED GUTTER & DOWNSPOUT. SEE EXTERIOR ELEVATIONS. TIE INTO EXG SEWER SYSTEM.
 - 7.2 NEW PVC AT LOWER 6' OF DOWNSPOUT. PAINT TO MATCH DOWNSPOUT.
 - 7.3 NEW FULLY ADHERED MEMBRANE ROOF. PROVIDE TERMINATION BARS & METAL COUNTERFLASHING - SEE ROOF DETAILS. INSULATION PER SCHEDULE.
 - 7.4 NEW ROOF CRICKET FOR POSITIVE DRAINAGE - TYPICAL AT SKYLIGHTS, CHIMNEYS, ETC. SEE ROOF DETAILS.
 - 7.5 NEW ROOF ACCESS HATCH. INSTALL PER MANUFS INSTRUCTS:
A. 48" X 48", BASIS OF DESIGN: BILCO E-50TB.
B. 36" X 36", BASIS OF DESIGN: BILCO E-50TB.
 - 7.6 NEW ALUM CAP @ CHIMNEY. TYP ALL CHIMNEYS.
 - 7.7 EXG PARAPET TO REMAIN - REPAIR & REPLACE CAPS/COPING WITH NEW PRE-FINISHED ALUMINUM AS REQUIRED - SEE EXTERIOR ELEVATIONS. AT INTERMEDIATE PARAPETS, PROVIDE CONTINUOUS MEMBRANE ROOFING UP AND COVER PARAPET UNDER COPING/CAP.
 - 7.8 NEW SKYLIGHT. BASIS OF DESIGN: VELLUX FIXED CURB MOUNTED 3046. INSTALL PER MANUFS INSTRUCTS ON 12" MINIMUM CURB. PROVIDE AUTOMATED SHADE AT INTERIOR. SEE RCPS FOR PRECISE LOCATION.
 - 7.9 PROVIDE SPLASH BLOCK AT DOWNSPOUT OUTLET.
 - 7.10 EXISTING HISTORIC CORNICE:
A. TO REMAIN. REPAIR AND REPLICATE ANY MISSING PIECES. REPAIR PER A8.00.
B. REPLICATE AREA OF MISSING CORNICE TO MATCH EXISTING. MUST MEET OHPD PART 2 DESCRIPTIONS.
C. ADD ALTERNATE. REPLICATE HISTORIC "UPPER CORNICE" SHOWN IN HISTORIC PHOTOS. COORDINATE WITH STRUCTURAL DRAWINGS.
 - 7.11 INSULATE FLOOR CAVITY ABOVE AND BELOW EXTERIOR RECESSED ENTRANCES, TYP. PROVIDE WATERPROOFING AT BASEMENT.
- 8. OPENINGS**
- 8.1 HISTORIC WINDOW TO REMAIN. REPAIR EXG WINDOW & FRAME COMPONENTS. INSTALL NEW INTERIOR STORM WINDOWS. SEE WINDOW DETAILS.

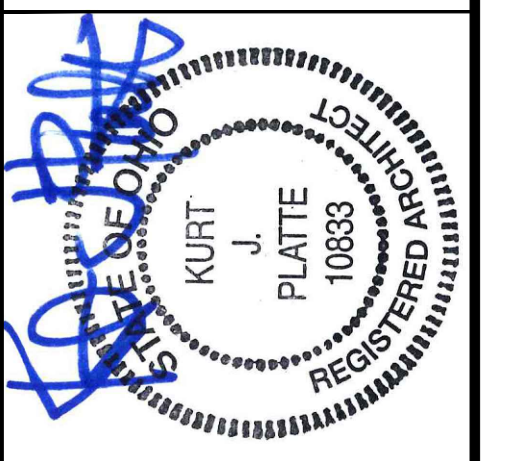
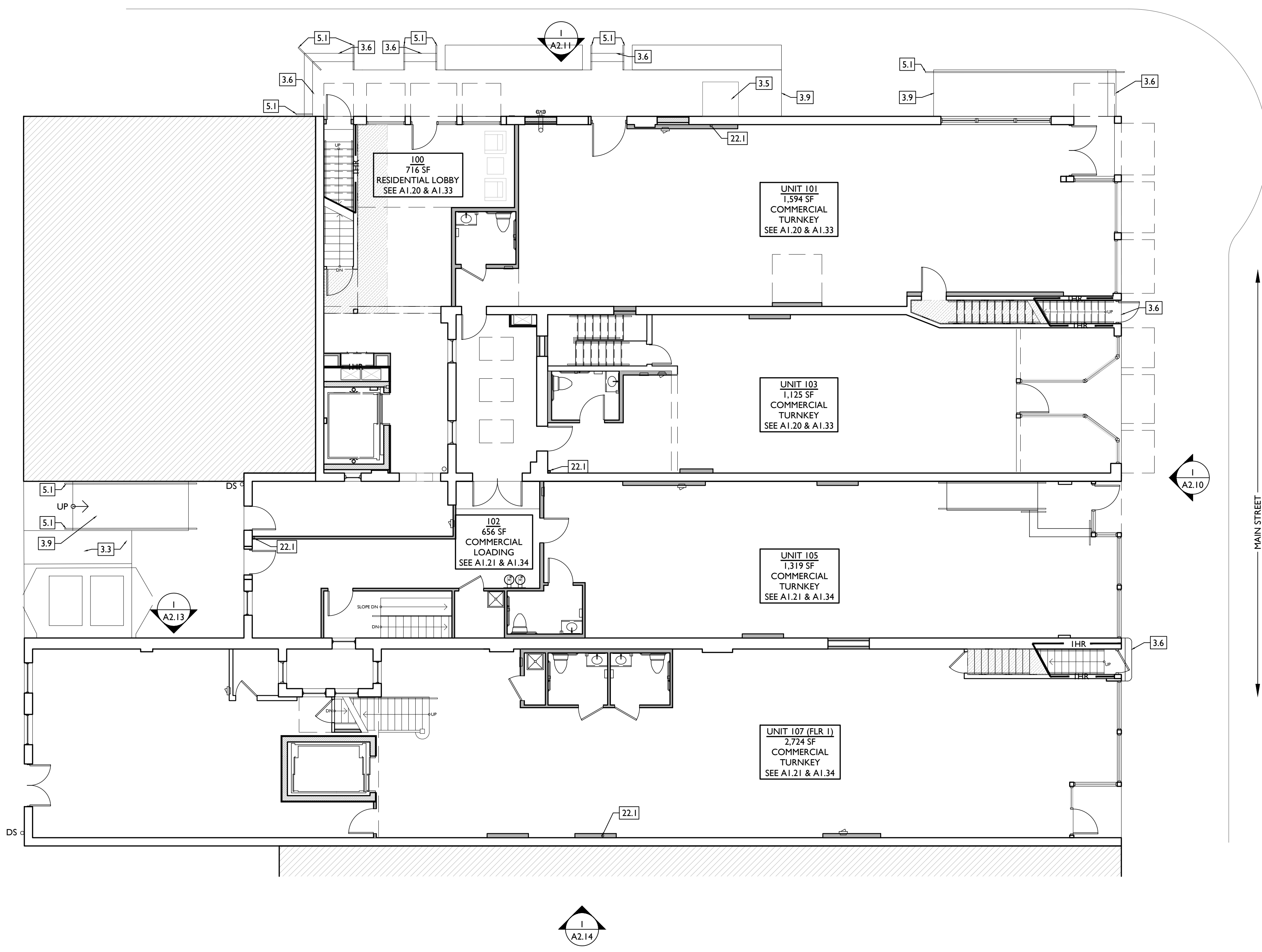
- 8.2 NEW CUSTOM REPLICA HISTORIC WINDOW. MATCH EXISTING ADJACENT HISTORIC WINDOWS. SEE WINDOW DETAILS.
 - 8.3 NEW ALUMINUM CLAD WINDOW. SEE WINDOW DETAILS:
A. INSTALLED WITHIN EXG HISTORIC FRAMEWORK. RETAIN EXISTING HISTORIC TRIMWORK. WHERE MISSING, REPLICATE INTERIOR AND EXTERIOR TRIMWORK.
B. INSTALLED IN ROUGH MASONRY OPENING. REPLICATE INTERIOR AND EXTERIOR TRIMWORK TO MATCH ADJACENT.
 - 8.4 EXG INTERIOR WINDOW TO BE REPAIRED AND RETAINED. ADD FURRING ON UNIT SIDE TO MAINTAIN REQUIRED FIRE RATING, SIMILAR TO TRANSOM DETAIL. SEE A6.01.
 - 8.5 EXG INTERIOR OPENING TO BE INFILLED WITH FRAMED PARTITION. NEW FINISH TO BE FLUSH WITH EXG ADJACENT WALL FINISH ON BOTH SIDES.
 - 8.6 WINDOW TO HAVE PRIVACY FILM ON INTERIOR FACE OF GLASS. LOWER SASH ONLY.
 - 8.7 THIS DOOR/TRIM IS A RELOCATED HISTORIC DOOR. SEE EXG/DEMOLITION PLANS FOR ORIGINAL LOCATION & DOOR SCHEDULE FOR MORE INFORMATION.
 - 8.8 RELOCATED HISTORIC TRIM INSTALLED IN THIS LOCATION. SEE EXG PLANS FOR ORIGINAL LOCATION.
 - 8.9 NEW 6'-0" W X 3'-0" H (7'-0") AFF WINDOW TO PROVIDE DAYLIGHT TO BEDROOM.
- 9. FINISHES**
- 9.1 MAINTAIN FIRE RATING BEHIND FIXED HISTORIC DOOR/WINDOW. SEE DETAILS ON A6.01.
 - 9.2 FIRE-RATING TO BE CONTINUOUS BEHIND PLUMBING/CHASE/FURRING WALL. FIRE RATING TO BE CONTINUOUS AT INTERSECTION W/ NON-RATED WALL.
 - 9.3 AT BATHROOM FLOOR, PROVIDE LIQUID APPLIED WATERPROOF MEMBRANE THROUGHOUT AND FIRESTOP SEALANT AT FLOOR PENETRATIONS. SEE FINISH SCHEDULE FOR FINISH FLOOR.
 - 9.4 RE-APPLY SALVAGED CEILING TRIM IN HISTORIC LOCATIONS. REPLICATE MISSING.
 - 9.5 NEW DECORATIVE LINTEL AT RE-OPENED HISTORIC WINDOW. REPLICATE ADJACENT. SEE NOT 8.2A AND WINDOW DETAILS.

- 10. SPECIALTIES**
- 10.1 LOCKABLE & RECESSED MAILBOXES - SEE INTERIOR ELEVATIONS FOR DETAILS. BOXES TO MEET USFS-4C STANDARDS & ACCESSIBILITY REQUIREMENTS.
 - 10.2 CLOSETS W/ BLOCKING AT RODS & BRACKETS:
A. TYP. CLOSET: 12" DEEP MELAMINE SHELF & CLOTHES ROD AT 66" AFF. TYP U/L/O.
B. WALK-IN CLOSET - SHELF & CLOTHES ROD.
C. 12" DEEP MELAMINE SHELF ABOVE W/D.
D. 24" DEEP
 - 10.3 ADJUSTABLE SHELVES ON STANDARD MOUNT, (5) SHELVES TYP:
A. 10" DEEP
B. 12" DEEP
C. 18" DEEP
D. 24" DEEP
 - 10.4 RECESSED ENTRY SECURITY SYSTEM CALL BOX BY SECURITY CONTRACTOR.
 - 10.5 FIRE EXTINGUISHER. SEE LIFE SAFETY PLANS A0.01.
A. SURFACE MOUNTED.
B. SEMI-RECESSED CABINET WITH WHITE FINISH. WHERE LOCATED IN FIRE-RATED WALLS, PROVIDE FIRE-RATED CABINET.
 - 10.6 RECESSED KEY LOCK BOX - BASIS OF DESIGN KNOXBOX 3200. INSTALL PER MANUFS INSTRUCTS. COORDINATE WITH FIRE DEPT.
 - 10.7 NEW FABRIC AWNINGS. 48" DEEP. 12" MAX RISE. BLACK FRAME AND FABRIC. SEE DETAILS.
 - 10.8 NEW ELEVATOR. SEE DETAILS:
A. THYSSENKRUPP ENDURA HMRL, 150 FPS, 4000#.
B. THYSSENKRUPP ENDURA, 150 FPS, 4000#, CUSTOM SIZE.
- 21. FIRE SUPPRESSION**
- 21.1 APPROX LOCATION OF FDC CONNECTION - COORDINATE W/ FIRE DEPT.
 - 21.2 SPRINKLER RISER. SEE PLUMBING DWGS.
- 22. PLUMBING**
- 22.1 PROVIDE PIPE FOR VAPOR MITIGATION RISER, AS REQUIRED BY OWNER'S CONSULTANT. RISER TO EXTEND FROM BASEMENT TO ROOF. CONFIRM LOCATIONS OF RISERS WITH CONSULTANT DESIGN. SEE NOTE 3.4. COORDINATE WITH PLUMBING.
 - 22.2 NEW UTILITY SINK. SEE PLUMBING DWGS.
 - 22.3 NEW INTERNAL ROOF DRAIN - SLOPE ROOF TOWARDS DRAIN. SEE PLUMBING DWGS.

- 22.4 WALL MOUNTED WATER HEATER ABOVE LAUNDRY - PROVIDE BLOCKING AS REQUIRED. SEE PLUMBING DWGS.
- 23. HEATING, VENTILATING, AND AIR CONDITIONING**
- 23.1 MECHANICAL UNITS - WALKING PADS TO & AROUND EQUIPMENT. GUARDRAIL REQUIRED WHERE EQUIPMENT IS WITHIN 10' OF ROOF EDGE. COORDINATE WITH HVAC & STRUCTURAL DWGS. INSTALL UNITS ON SOUND ISOLATING PADS.
 - 23.2 EXPOSED DUCTWORK ABOVE. MUST MEET SHPO PART 2 DESCRIPTIONS. COORD W/ MEP DWGS.
 - 23.3 NEW 1-HR RATED SHAFT FOR OUTSIDE AIR DUCT. COORDINATE WITH MECHANICAL DWGS. INSTALL METAL SAFETY RAILINGS AROUND UNITS AS SHOWN.
 - 23.4 OUTSIDE AIR INTAKE. SEE MECHANICAL DWGS.
 - 23.5 PROVIDE TRANSFER GRILL ABOVE DOOR FOR LAUNDRY VENTILATION. SEE MECHANICAL DWGS.
- 26. ELECTRICAL**
- 26.1 ELECTRIC PANEL RECESSED IN WALL W/ 30"W X 36"D CLEAR FLOOR SPACE. PAINT TO MATCH ADJACENT WALL W/ APPROPRIATE PAINT TYPE FOR PANEL.
 - 26.2 DOOR TO HAVE ELECTRONIC RELEASE MECHANISM. SEE ELECTRICAL DWGS.
- 32. EXTERIOR IMPROVEMENTS**
- 32.1 NEW LANDSCAPING PER CIVIL ENGLANDSCAPE ARCH DWGS.

NEW WORK GRAPHIC KEY:

- PARTITION TYPE - SEE A6.00. (TYPE I U.N.O.) KEYNOTE.
- EXG WALL.
- NEW PARTITION WALL.
- NEW MASONRY WALL.
- OBJECT OVERHEAD.
- 1-HR FIRE RATING.
- 2-HR FIRE RATING.
- NEW FLOOR & FRAMING TO MATCH ADJ - SEE STRUCT DWGS.
- NEW GYP BD SOFFIT/ BULKHEAD/ DROPPED CLG - SEE RCPS.
- AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE. SEE A0.01 & A6.00.
- AREA OF TUCKPOINTING - SEE ELEV & STRUCT DWGS.
- DOOR TAG. SEE SCHEDULE / A6.10-11.
- WINDOW DESIGNATION. SEE A6.20.
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- NEW CMU INFILL. SEE STRUCTURAL DWGS.
 - FACE TO BE 1" RECESSED FROM ADJACENT WALL.
 - COVER WITH STUCCO/PARGING FLUSH WITH ADJ WALL SURFACE.
 - COVER WITH STUCCO/PARGING AND RECESS 1" FROM ADJ WALL SURFACE.
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 - REPAIR AND RETAIN EXG.
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 - FRAME.
 - DECORATIVE GLASS.
 - NEW RAKE TRIM & GLUTTERBOARD - SEE ELEVATIONS.
 - NEW PARTIAL HEIGHT WALL HEIGHT AS NOTED. EXTEND STUDS AND FASTEN TO FLOOR STRUCTURE 4'-0" O.C. MAX AND END STUD.
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 - EXISTING HISTORIC CORNICHE.
 - TO REMAIN. REPAIR AND REPLICATE ANY MISSING PIECES. REPAIR PER A8.00.
 - REPLICATE AREA OF MISSING CORNICHE TO MATCH EXISTING. MUST MEET OHP PART 2 DESCRIPTIONS.
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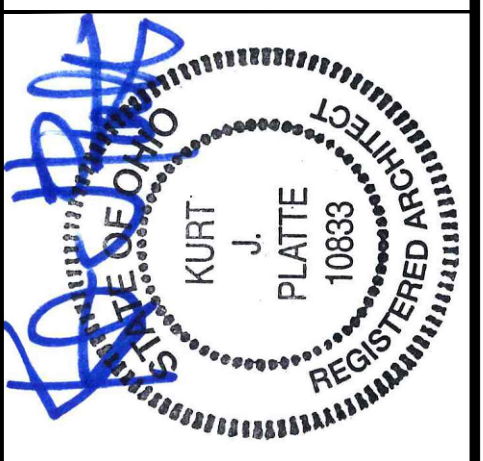
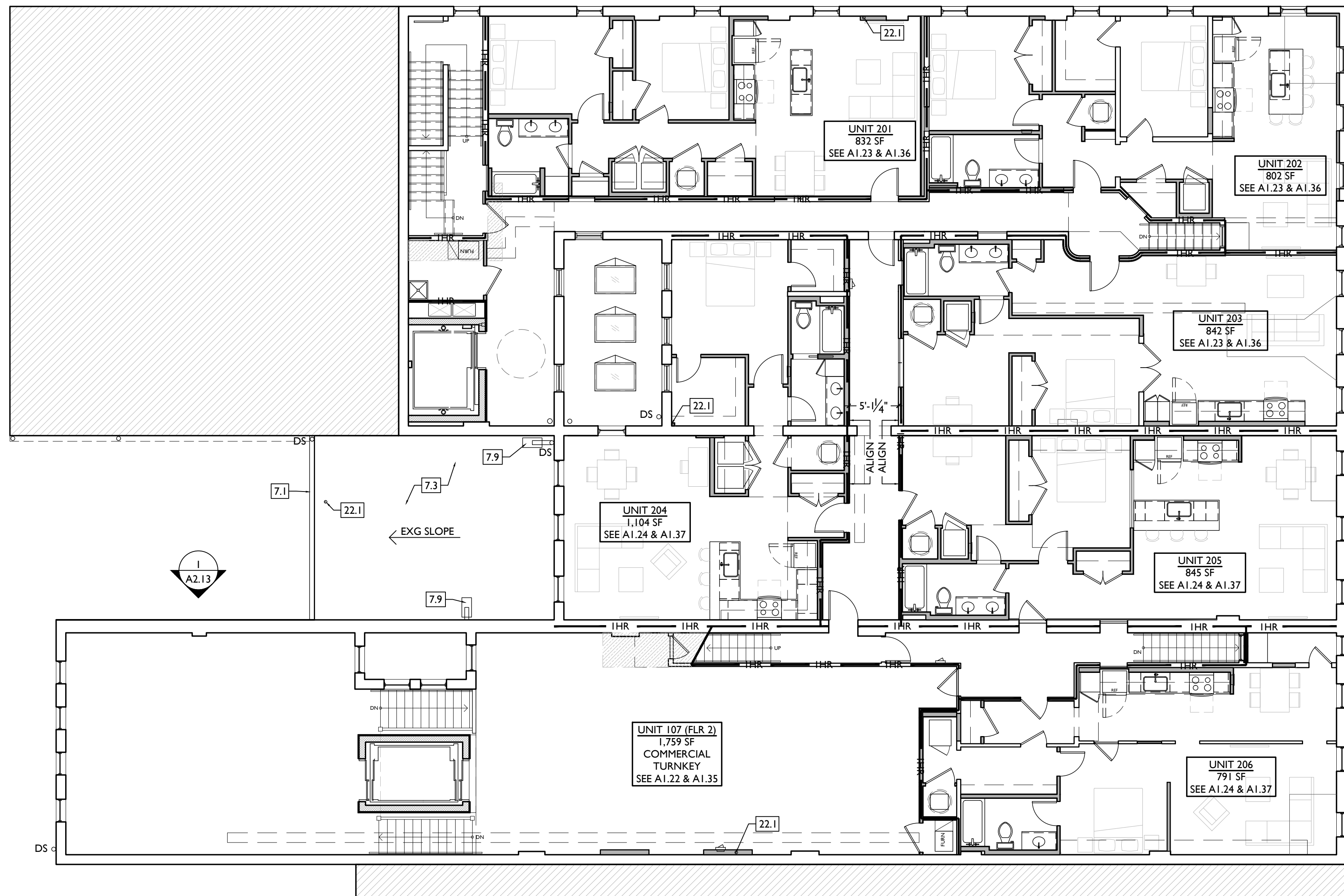
- EXISTING AREA OF RAISED FLOOR TO REMAIN. FINISH EXPOSED SIDES WITH (2) LAYERS TYPE X GYP BD FOR 1-HOUR STAIR ENCLOSURE.
 - AT EXPOSED CMU EXTERIOR WALL. NEW FURRING TO BE FLUSH WITH ADJ HISTORIC PLASTER.
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- 9. FINISHES**
- MAINTAIN FIRE RATING BEHIND FIXED HISTORIC DOOR/WINDOW. SEE DETAILS ON A6.01.
 - FIRE-RATING TO BE CONTINUOUS BEHIND PLUMBING/CHASE/ FURRING WALL. FIRE RATING TO BE CONTINUOUS AT INTERSECTION W/ NON-RATED WALL.
 - AT BATHROOM FLOOR, PROVIDE LIQUID APPLIED WATERPROOF MEMBRANE THROUGHOUT AND FIRESTOP SEALANT AT FLOOR PENETRATIONS. SEE FINISH SCHEDULE FOR FINISH FLOOR.
 - RE-APPLY SALVAGED CEILING TRIM IN HISTORIC LOCATIONS. REPLICATE MISSING.
 - NEW DECORATIVE LINTEL AT RE-OPENED HISTORIC WINDOW. REPLICATE ADJACENT. SEE NOT 8.2A AND WINDOW DETAILS.

- NEW CUSTOM REPLICA HISTORIC WINDOW. MATCH EXISTING ADJACENT HISTORIC WINDOWS. SEE WINDOW DETAILS.
 - INSTALLED WITHIN EXISTING HISTORIC FRAMEWORK. RETAIN EXISTING HISTORIC TRIMWORK. WHERE MISSING, REPLICATE INTERIOR AND EXTERIOR TRIMWORK.
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 - NEW 6'-0" W X 3'-0" H (7'-0") AFF WINDOW TO PROVIDE DAYLIGHT TO BEDROOM.
- 10. SPECIALTIES**
- LOCKABLE & RECESSED MAILBOXES - SEE INTERIOR ELEVATIONS FOR DETAILS. BOXES TO MEET USFS-4C STANDARDS & ACCESSIBILITY REQUIREMENTS.
 - CLOSETS W/ BLOCKING AT RODS & BRACKETS.
 - TYP. CLOSET: 12" DEEP MELAMINE SHELF & CLOTHES ROD AT 66" AFF. TYP U.N.O.
 - WALK-IN CLOSET - SHELF & CLOTHES ROD.
 - 12" DEEP MELAMINE SHELF ABOVE W/D.
 - ADJUSTABLE SHELVES ON STANDARD MOUNT. (5) SHELVES TYP:
 - 10" DEEP
 - 12" DEEP
 - 18" DEEP
 - 24" DEEP
 - RECESSED ENTRY SECURITY SYSTEM CALL BOX BY SECURITY CONTRACTOR.
 - FIRE EXTINGUISHER. SEE LIFE SAFETY PLANS A0.01.
 - SURFACE MOUNTED.
 - SEMI-RECESSED CABINET WITH WHITE FINISH. WHERE LOCATED IN FIRE-RATED WALLS, PROVIDE FIRE-RATED CABINET.
 - RECESSED KEY LOCK BOX - BASIS OF DESIGN KNOXBOX 3200. INSTALL PER MANUF'S INSTRUCTS. COORDINATE WITH FIRE DEPT.
 - NEW FABRIC AWNINGS. 48" DEEP. 12" MAX RISE. BLACK FRAME AND FABRIC. SEE DETAILS.
 - NEW ELEVATOR. SEE DETAILS:
 - THYSSENKRUPP ENDURA HMRL, 150 FPS, 4000#.
 - THYSSENKRUPP ENDURA, 150 FPS, 4000#, CUSTOM SIZE.
- 21. FIRE SUPPRESSION**
- APPROX LOCATION OF FDC CONNECTION - COORDINATE W/ FIRE DEPT.
 - SPRINKLER RISER. SEE PLUMBING DWGS.
- 22. PLUMBING**
- PROVIDE PIPE FOR VAPOR MITIGATION RISER, AS REQUIRED BY OWNER'S CONSULTANT. RISER TO EXTEND FROM BASEMENT TO ROOF. CONFIRM LOCATIONS OF RISERS WITH CONSULTANT DESIGN. SEE NOTE 3.4. COORDINATE WITH PLUMBING.
 - NEW UTILITY SINK. SEE PLUMBING DWGS.
 - NEW INTERNAL ROOF DRAIN - SLOPE ROOF TOWARDS DRAIN. SEE PLUMBING DWGS.

- WALL MOUNTED WATER HEATER ABOVE LAUNDRY - PROVIDE BLOCKING AS REQUIRED. SEE PLUMBING DWGS.
- 23. HEATING, VENTILATING, AND AIR CONDITIONING**
- MECHANICAL UNITS - WALKING PADS TO & AROUND EQUIPMENT. GUARDRAIL REQUIRED WHERE EQUIPMENT IS WITHIN 10' OF ROOF EDGE. COORDINATE WITH HVAC & STRUCTURAL DWGS. INSTALL UNITS ON SOUND ISOLATING PADS.
 - EXPOSED DUCTWORK ABOVE. MUST MEET SHPO PART 2 DESCRIPTIONS. COORD W/ MEP DWGS.
 - NEW 1-HR RATED SHAFT FOR OUTSIDE AIR DUCT. COORDINATE WITH MECHANICAL DWGS. INSTALL METAL SAFETY RAILINGS AROUND UNITS AS SHOWN.
 - OUTSIDE AIR INTAKE. SEE MECHANICAL DWGS.
 - PROVIDE TRANSFER GRILL ABOVE DOOR FOR LAUNDRY VENTILATION. SEE MECHANICAL DWGS.
- 26. ELECTRICAL**
- ELECTRIC PANEL RECESSED IN WALL W/ 30"W X 36"D CLEAR FLOOR SPACE. PAINT TO MATCH ADJACENT WALL W/ APPROPRIATE PAINT TYPE FOR PANEL.
 - DOOR TO HAVE ELECTRONIC RELEASE MECHANISM. SEE ELECTRICAL DWGS.
- 32. EXTERIOR IMPROVEMENTS**
- NEW LANDSCAPING PER CIVIL ENGLANDSCAPE ARCH DWGS.

NEW WORK GRAPHIC KEY:

| | |
|--|---|
| | PARTITION TYPE - SEE A6.00. (TYPE I U.N.O.) KEYNOTE. |
| | EXG WALL. |
| | NEW PARTITION WALL. |
| | NEW MASONRY WALL. |
| | OBJECT OVERHEAD. |
| | 1-HR FIRE RATING. |
| | 2-HR FIRE RATING. |
| | NEW FLOOR & FRAMING TO MATCH ADJ - SEE STRUCT DWGS. |
| | NEW GYP BD SOFFIT/ BULKHEAD/ DROPPED CLG - SEE RCPS. |
| | AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE. SEE A0.01 & A6.00. |
| | AREA OF TUCKPOINTING - SEE ELEV'S & STRUCT DWGS. |
| | DOOR TAG. SEE SCHEDULE / A6.10-11. |
| | WINDOW DESIGNATION. SEE A6.20. |
| | STOREFRONT DESIGNATION. SEE A6.12. |
| | EMERGENCY EGRESS EXIT. |
| | OPG CONTAINS SAFETY GLAZING. |
| | SINGLE HUNG OPG - UPPER SASH TO BE FIXED WITHIN 3'-0" OF EXHAUST. |
| | ELEVATION TAG. |



KURT PLATTE 10833
EXP DATE 12.31.2023

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

Revisions

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

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

Job No: 22013 11.14.2022

AI.12

NEW WORK PLANS & ELEVATIONS [KEYED NOTES:

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

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

ALL KEYED NOTES LISTED MAY NOT APPLY TO THIS SHEET.

- 3. CONCRETE**
- 3.1 SLAB TO REMAIN. SCOPE AND VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQUIRED.
 - 3.2 NEW CONC SLAB. PROVIDE FLOOR DRAINS PER PLUMBING DWGS. PROVIDE CONTROL JOINTS @ 10'-0" O.C. SLOPE TOWARD FLOOR DRAIN.
 - 3.3 NEW CONCRETE SLAB ON GRADE. SLOPE TO DRAIN. SEE CIVIL DWGS.
 - 3.4 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.
 - 3.5 EXG OPENING TO BASEMENT TO BE CAPPED WITH CONCRETE AT GRADE. WALL TO BE INFILLED W/ CMU. SEE STRUCTURAL AND CIVIL/LANDSCAPE DWGS.
 - 3.6 NEW CONCRETE STEPS/LANDING, MAX RISER 7", MIN TREAD 11"; FOR EXTERIOR LOCATIONS. SEE CIVIL DWGS FOR DETAILS.
 - 3.7 NEW AREA OF DEPRESSED SLAB AT AND AROUND ELEVATOR AND/OR ELEVATOR MACHINE ROOM. HEIGHT OF MACHINE ROOM TO BE MINIMUM 7'-6". COORDINATE FINAL HEIGHT AND DIMENSIONS WITH ELEVATOR MANUFACTURER'S SPECIFICATIONS.
 - 3.8 SLOPED CONCRETE AT LEVEL CHANGE. MAX SLOPE 1:20.
 - 3.9 NEW ACCESSIBLE CONCRETE RAMP AND LANDING, MAX SLOPE 1:12; SEE CIVIL DWGS FOR DETAILS.
- 4. MASONRY**
- 4.1 NEW OR EXPANDED OPENING IN EXG MASONRY WALL. PROVIDE NEW STEEL LINTEL PER STRUCTURAL DWGS. AT OPENINGS WITHOUT NEW DOORS OR WINDOWS, TOOTH IN BRICK FOR EXPOSED BRICK JAMBS.

- 4.2 NEW CMU INFILL. SEE STRUCTURAL DWGS.
 - 4.3 STUCCO/PARGING:
 - A. REPAIR AND RETAIN EXG.
 - B. ADD NEW TO MATCH EXG ADJACENT.
 - 4.4 NEW BRICK INFILL AT EXISTING OPENING. BRICK TO MATCH ADJACENT IN COLOR, SIZE, AND HARDNESS:
 - A. AT SILL. MATCH SILL HEIGHT OF ADJACENT WINDOW AND PROVIDE NEW STONE SILL.
 - B. AT JAMBS. MATCH WIDTH OF EXISTING TRANSOM OPENING ABOVE.
 - C. AT NON-HISTORIC OPENING. SEE STRUCTURAL DRAWINGS.
 - 4.5 TUCKPOINT BRICK AND REPLACE DAMAGED BRICKS AS SHOWN ON EXTERIOR ELEVATIONS & PER SHPO NARRATIVE.
 - 4.6 PROVIDE NEW MASONRY STAR TIES PER STRUCTURAL DWGS, TYP.
- 5. METALS**
- 5.1 NEW CONTINUOUS EXTERIOR PAINTED STEEL PIPE HANDRAIL - REFER TO CIVIL DWGS. SEE A8.00 FOR PAINT COLOR.
 - 5.2 TENANT STORAGE LOCKERS TO BE ENCLOSED BY OPEN CHAIN LINK FENCING UP TO 8'-0" A.F.F. WITH 30" WIDE DOORS.
- 6. WOOD, PLASTICS, AND COMPOSITES**
- 6.1 RETAIN & REPAIR STOREFRONT ELEMENTS. SEE EXTERIOR ELEVATIONS.
 - A. FRAME.
 - B. DECORATIVE GLASS.
 - 6.2 NEW RAKE TRIM & GLUTTERBOARD - SEE ELEVATIONS.
 - 6.3 NEW PARTIAL HEIGHT WALL. HEIGHT AS NOTED. EXTEND STUDS AND FASTEN TO FLOOR STRUCTURE 4'-0" O.C. MAX AND END STUD.
 - 6.4 NEW CONTINUOUS INTERIOR HANDRAIL, HANDRAILS TO BE STAINED WOOD WITH ELLIPSE PROFILE - FINAL STAIN AND PROFILE TO BE SELECTED BY ARCHITECT.
 - 6.5 FLOOR AREA ABOVE TO BE 1-HR FIRE RATED, TYPICAL BETWEEN USES OR RESIDENTIAL UNITS. SEE A0.01 & A6.00.
 - 6.6 STRUCTURAL POST - SEE STRUCTURAL DWGS. WHERE SUPPORTING A RATED FLOOR, WALL, OR STAIR ASSEMBLY. POSTS AND BEAMS TO BE 1 HOUR PROTECTED. SEE DETAIL 6/A6.01.
 - 6.7 AREA OF DROPPED FLOOR. COORDINATE WITH STRUCTURAL DWGS.
 - 6.8 RELOCATED HISTORIC STAGE. REPAIR AS NEEDED.

- 6.9 EXISTING AREA OF RAISED FLOOR TO REMAIN. FINISH EXPOSED SIDES WITH (2) LAYERS TYPE X GYP BD FOR 1-HOUR STAIR ENCLOSURE.
 - 6.10 AT EXPOSED CMU EXTERIOR WALL, NEW FURRING TO BE FLUSH WITH ADJ HISTORIC PLASTER.
- 7. THERMAL AND MOISTURE PROTECTION**
- 7.1 NEW PRE-FINISHED GUTTER & DOWNSPOUT. SEE EXTERIOR ELEVATIONS. TIE INTO EXG SEWER SYSTEM.
 - 7.2 NEW PVC AT LOWER 6' OF DOWNSPOUT. PAINT TO MATCH DOWNSPOUT.
 - 7.3 NEW FULLY ADHERED MEMBRANE ROOF. PROVIDE TERMINATION BARS & METAL COUNTERFLASHING - SEE ROOF DETAILS. INSULATION PER SCHEDULE.
 - 7.4 NEW ROOF CRICKET FOR POSITIVE DRAINAGE - TYPICAL AT SKYLIGHTS, CHIMNEYS, ETC. SEE ROOF DETAILS.
 - 7.5 NEW ROOF ACCESS HATCH, INSTALL PER MANUFS INSTRUCTS:
 - A. 48" X 48", BASIS OF DESIGN: BILCO E-50TB.
 - B. 36" X 36", BASIS OF DESIGN: BILCO E-50TB.
 - 7.6 NEW ALUM CAP @ CHIMNEY, TYP ALL CHIMNEYS.
 - 7.7 EXG PARAPET TO REMAIN - REPAIR & REPLACE CAPS/COPING WITH NEW PRE-FINISHED ALUMINUM AS REQUIRED - SEE EXTERIOR ELEVATIONS. AT INTERMEDIATE PARAPETS, PROVIDE CONTINUOUS MEMBRANE ROOFING UP AND OVER PARAPET UNDER COPING/CAP.
 - 7.8 NEW SKYLIGHT, BASIS OF DESIGN: VELLUX FIXED CURB MOUNTED 3046. INSTALL PER MANUFS INSTRUCTS ON 12" MINIMUM CURB. PROVIDE AUTOMATED SHADE AT INTERIOR. SEE RCPS FOR PRECISE LOCATION.
 - 7.9 PROVIDE SPLASH BLOCK AT DOWNSPOUT OUTLET.
 - 7.10 EXISTING HISTORIC CORNICHE:
 - A. TO REMAIN. REPAIR AND REPLICATE ANY MISSING PIECES. REPAIR PER A8.00.
 - B. REPLICATE AREA OF MISSING CORNICHE TO MATCH EXISTING. MUST MEET OHP PART 2 DESCRIPTIONS.
 - C. ADD ALTERNATE: REPLICATE HISTORIC "UPPER CORNICHE" SHOWN IN HISTORIC PHOTOS. COORDINATE WITH STRUCTURAL DRAWINGS.
 - 7.11 INSULATE FLOOR CAVITY ABOVE AND BELOW EXTERIOR RECESSED ENTRANCES, TYP. PROVIDE WATERPROOFING AT BASEMENT.
- 8. OPENINGS**
- 8.1 HISTORIC WINDOW TO REMAIN. REPAIR EXG WINDOW & FRAME COMPONENTS. INSTALL NEW INTERIOR STORM WINDOWS. SEE WINDOW DETAILS.

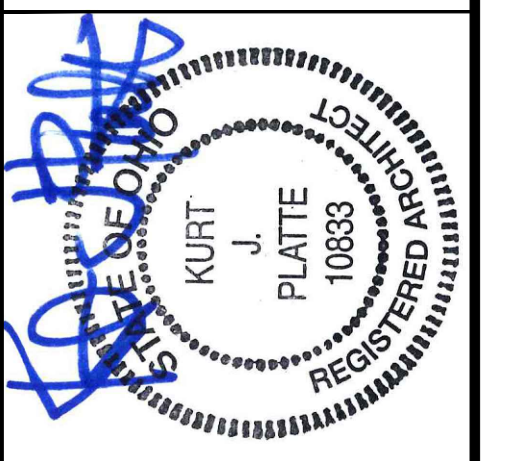
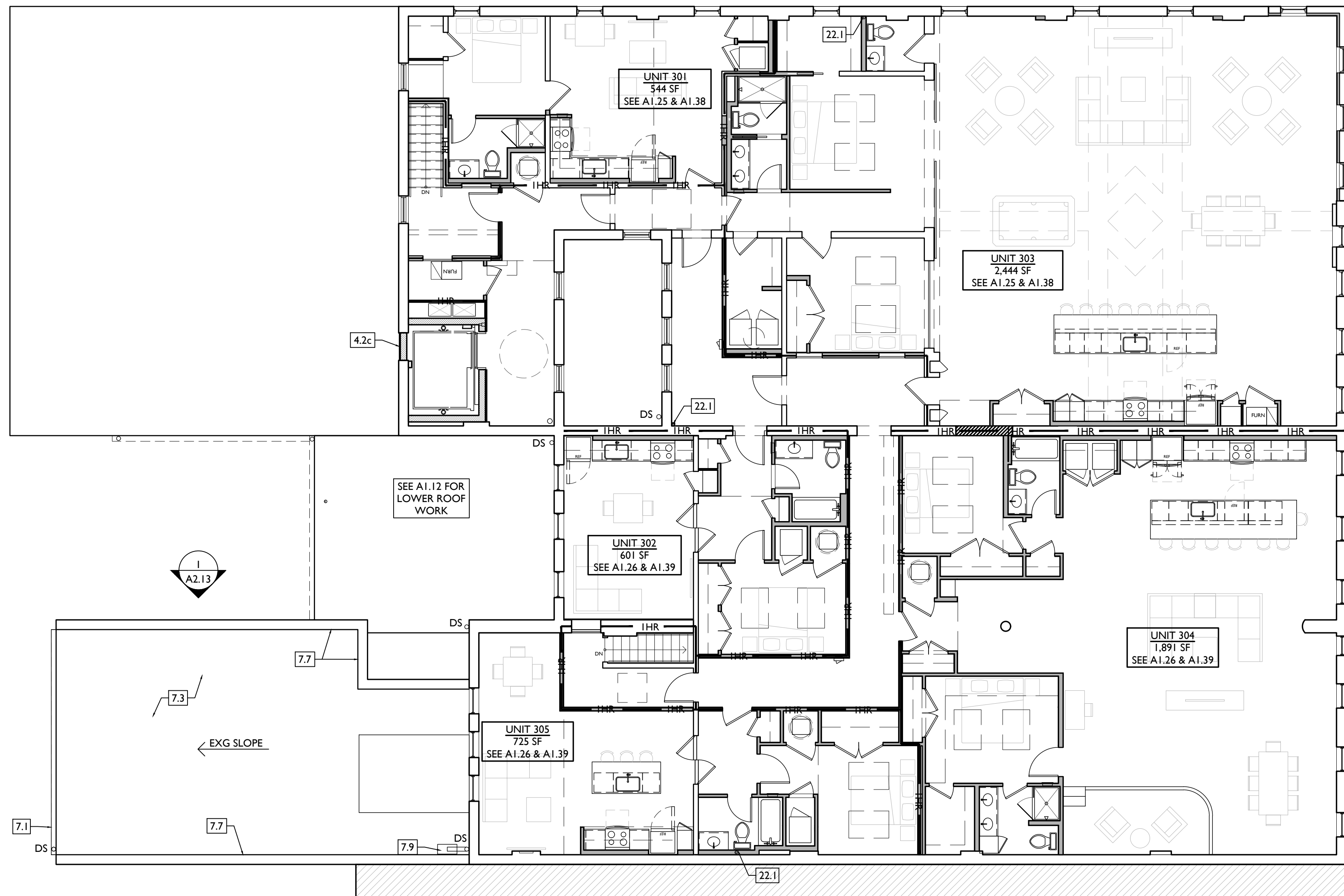
- 8.2 NEW CUSTOM REPLICA HISTORIC WINDOW. MATCH EXISTING ADJACENT HISTORIC WINDOWS. SEE WINDOW DETAILS.
 - 8.3 NEW ALUMINUM CLAD WINDOW. SEE WINDOW DETAILS:
 - A. INSTALLED WITHIN EXG HISTORIC FRAMEWORK. RETAIN EXISTING HISTORIC TRIMWORK. WHERE MISSING, REPLICATE INTERIOR AND EXTERIOR TRIMWORK.
 - B. INSTALLED IN ROUGH MASONRY OPENING. REPLICATE INTERIOR AND EXTERIOR TRIMWORK TO MATCH ADJACENT.
 - 8.4 EXG INTERIOR WINDOW TO BE REPAIRED AND RETAINED. ADD FURRING ON UNIT SIDE TO MAINTAIN REQUIRED FIRE RATING, SIMILAR TO TRANSOM DETAIL. SEE A6.01.
 - 8.5 EXG INTERIOR OPENING TO BE INFILLED WITH FRAMED PARTITION. NEW FINISH TO BE FLUSH WITH EXG ADJACENT WALL FINISH ON BOTH SIDES.
 - 8.6 WINDOW TO HAVE PRIVACY FILM ON INTERIOR FACE OF GLASS. LOWER SASH ONLY.
 - 8.7 THIS DOOR/TRIM IS A RELOCATED HISTORIC DOOR. SEE EXG/DEMOLITION PLANS FOR ORIGINAL LOCATION & DOOR SCHEDULE FOR MORE INFORMATION.
 - 8.8 RELOCATED HISTORIC TRIM INSTALLED IN THIS LOCATION. SEE EXG PLANS FOR ORIGINAL LOCATION.
 - 8.9 NEW 6'-0" W X 3'-0" H (7'-0") AFF WINDOW TO PROVIDE DAYLIGHT TO BEDROOM.
- 9. FINISHES**
- 9.1 MAINTAIN FIRE RATING BEHIND FIXED HISTORIC DOOR/WINDOW. SEE DETAILS ON A6.01.
 - 9.2 FIRE-RATING TO BE CONTINUOUS BEHIND PLUMBING/CHASE/ FURRING WALL. FIRE RATING TO BE CONTINUOUS AT INTERSECTION W/ NON-RATED WALL.
 - 9.3 AT BATHROOM FLOOR, PROVIDE LIQUID APPLIED WATERPROOF MEMBRANE THROUGHOUT AND FIRESTOP SEALANT AT FLOOR PENETRATIONS. SEE FINISH SCHEDULE FOR FINISH FLOOR.
 - 9.4 RE-APPLY SALVAGED CEILING TRIM IN HISTORIC LOCATIONS. REPLICATE MISSING.
 - 9.5 NEW DECORATIVE LINTEL AT RE-OPENED HISTORIC WINDOW. REPLICATE ADJACENT. SEE NOT 8.2A AND WINDOW DETAILS.

- 10. SPECIALTIES**
- 10.1 LOCKABLE & RECESSED MAILBOXES - SEE INTERIOR ELEVATIONS FOR DETAILS. BOXES TO MEET USFS-4C STANDARDS & ACCESSIBILITY REQUIREMENTS.
 - 10.2 CLOSETS W/ BLOCKING AT RODS & BRACKETS:
 - A. TYP. CLOSET: 12" DEEP MELAMINE SHELF & CLOTHES ROD AT 66" AFF. TYP U/L/O.
 - B. WALK-IN CLOSET - SHELF & CLOTHES ROD.
 - C. 12" DEEP MELAMINE SHELF ABOVE W/D.
 - 10.3 ADJUSTABLE SHELVES ON STANDARD MOUNT, (5) SHELVES TYP:
 - A. 10" DEEP
 - B. 12" DEEP
 - C. 18" DEEP
 - D. 24" DEEP
 - 10.4 RECESSED ENTRY SECURITY SYSTEM CALL BOX BY SECURITY CONTRACTOR.
 - 10.5 FIRE EXTINGUISHER. SEE LIFE SAFETY PLANS A0.01.
 - A. SURFACE MOUNTED.
 - B. SEMI-RECESSED CABINET WITH WHITE FINISH. WHERE LOCATED IN FIRE-RATED WALLS, PROVIDE FIRE-RATED CABINET.
 - 10.6 RECESSED KEY LOCK BOX - BASIS OF DESIGN KNOXBOX 3200. INSTALL PER MANUFS INSTRUCTS. COORDINATE WITH FIRE DEPT.
 - 10.7 NEW FABRIC AWNINGS, 48" DEEP, 12" MAX RISE. BLACK FRAME AND FABRIC. SEE DETAILS.
 - 10.8 NEW ELEVATOR. SEE DETAILS:
 - A. THYSSENKRUPP ENDURA HMR.L, 150 FPS, 4000#.
 - B. THYSSENKRUPP ENDURA, 150 FPS, 4000#, CUSTOM SIZE.
- 21. FIRE SUPPRESSION**
- 21.1 APPROX LOCATION OF FDC CONNECTION - COORDINATE W/ FIRE DEPT.
 - 21.2 SPRINKLER RISER. SEE PLUMBING DWGS.
- 22. PLUMBING**
- 22.1 PROVIDE PIPE FOR VAPOR MITIGATION RISER, AS REQUIRED BY OWNER'S CONSULTANT. RISER TO EXTEND FROM BASEMENT TO ROOF. CONFIRM LOCATIONS OF RISERS WITH CONSULTANT DESIGN. SEE NOTE 3.4. COORDINATE WITH PLUMBING.
 - 22.2 NEW UTILITY SINK. SEE PLUMBING DWGS.
 - 22.3 NEW INTERNAL ROOF DRAIN - SLOPE ROOF TOWARDS DRAIN. SEE PLUMBING DWGS.

- 22.4 WALL MOUNTED WATER HEATER ABOVE LAUNDRY - PROVIDE BLOCKING AS REQUIRED. SEE PLUMBING DWGS.
- 23. HEATING, VENTILATING, AND AIR CONDITIONING**
- 23.1 MECHANICAL UNITS - WALKING PADS TO & AROUND EQUIPMENT. GUARDRAIL REQUIRED WHERE EQUIPMENT IS WITHIN 10' OF ROOF EDGE. COORDINATE WITH HVAC & STRUCTURAL DWGS. INSTALL UNITS ON SOUND ISOLATING PADS.
 - 23.2 EXPOSED DUCTWORK ABOVE. MUST MEET SHPO PART 2 DESCRIPTIONS. COORD W/ MEP DWGS.
 - 23.3 NEW 1-HR RATED SHAFT FOR OUTSIDE AIR DUCT. COORDINATE WITH MECHANICAL DWGS. INSTALL METAL SAFETY RAILINGS AROUND UNITS AS SHOWN.
 - 23.4 OUTSIDE AIR INTAKE. SEE MECHANICAL DWGS.
 - 23.5 PROVIDE TRANSFER GRILL ABOVE DOOR FOR LAUNDRY VENTILATION. SEE MECHANICAL DWGS.
- 26. ELECTRICAL**
- 26.1 ELECTRIC PANEL RECESSED IN WALL W/ 30"W X 36"D CLEAR FLOOR SPACE. PAINT TO MATCH ADJACENT WALL W/ APPROPRIATE PAINT TYPE FOR PANEL.
 - 26.2 DOOR TO HAVE ELECTRONIC RELEASE MECHANISM. SEE ELECTRICAL DWGS.
- 32. EXTERIOR IMPROVEMENTS**
- 32.1 NEW LANDSCAPING PER CIVIL ENGLANDSCAPE ARCH DWGS.

NEW WORK GRAPHIC KEY:

- PARTITION TYPE - SEE A6.00. (TYPE I U.N.O.) KEYNOTE.
- EXG 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 & A6.00.
- AREA OF TUCKPOINTING - SEE ELEV & STRUCT DWGS.
- 100A - DOOR TAG. SEE SCHEDULE / A6.10-11.
- WINDOW DESIGNATION. SEE A6.20.
- STOREFRONT DESIGNATION. SEE A6.12.
- E - 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.



KURT PLATTE 10833
EXP DATE 12.31.2023

Progress Dates
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Revisions

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

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

Job No: 22013 11.14.2022

A1.13

PLATTE
architecture + design

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ALL KEYED NOTES LISTED MAY NOT APPLY TO THIS SHEET.

3. CONCRETE

- 3.1 SLAB TO REMAIN. SCOPE AND VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQUIRED.
- 3.2 NEW CONC SLAB. PROVIDE FLOOR DRAINS PER PLUMBING DWGS. PROVIDE CONTROL JOINTS @ 10'-0" O.C. SLOPE TOWARD FLOOR DRAIN.
- 3.3 NEW CONCRETE SLAB ON GRADE. SLOPE TO DRAIN. SEE CIVIL DWGS.
- 3.4 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.
- 3.5 EXG OPENING TO BASEMENT TO BE CAPPED WITH CONCRETE AT GRADE. WALL TO BE INFILLED W/ CMU. SEE STRUCTURAL AND CIVIL/LANDSCAPE DWGS.
- 3.6 NEW CONCRETE STEPS/LANDING, MAX RISER 7", MIN TREAD 11"; FOR EXTERIOR LOCATIONS. SEE CIVIL DWGS FOR DETAILS.
- 3.7 NEW AREA OF DEPRESSED SLAB AT AND AROUND ELEVATOR AND/OR ELEVATOR MACHINE ROOM. HEIGHT OF MACHINE ROOM TO BE MINIMUM 7'-6". COORDINATE FINAL HEIGHT AND DIMENSIONS WITH ELEVATOR MANUFACTURER'S SPECIFICATIONS.
- 3.8 SLOPED CONCRETE AT LEVEL CHANGE, MAX SLOPE 1:20.
- 3.9 NEW ACCESSIBLE CONCRETE RAMP AND LANDING, MAX SLOPE 1:12; SEE CIVIL DWGS FOR DETAILS.

4. MASONRY

- 4.1 NEW OR EXPANDED OPENING IN EXG MASONRY WALL. PROVIDE NEW STEEL LINTEL PER STRUCTURAL DWGS. AT OPENINGS WITHOUT NEW DOORS OR WINDOWS, TOOTH IN BRICK FOR EXPOSED BRICK JAMBS.

- 4.2 NEW CMU INFILL. SEE STRUCTURAL DWGS.
 - A. FACE TO BE 1" RECESSED FROM ADJACENT WALL.
 - B. COVER WITH STUCCO/PARGING FLUSH WITH ADJ WALL SURFACE.
 - C. COVER WITH STUCCO/PARGING AND RECESS 1" FROM ADJ WALL SURFACE.
- 4.3 STUCCO/PARGING:
 - A. REPAIR AND RETAIN EXG.
 - B. ADD NEW TO MATCH EXG ADJACENT.
- 4.4 NEW BRICK INFILL AT EXISTING OPENING. BRICK TO MATCH ADJACENT IN COLOR, SIZE, AND HARDNESS:
 - A. AT SILL, MATCH SILL HEIGHT OF ADJACENT WINDOW AND PROVIDE NEW STONE SILL.
 - B. AT JAMBS, MATCH WIDTH OF EXISTING TRANSOM OPENING ABOVE.
 - C. AT NON-HISTORIC OPENING. SEE STRUCTURAL DRAWINGS.
- 4.5 TUCKPOINT BRICK AND REPLACE DAMAGED BRICKS AS SHOWN ON EXTERIOR ELEVATIONS & PER SHPO NARRATIVE.
- 4.6 PROVIDE NEW MASONRY STAR TIES PER STRUCTURAL DWGS, TYP.

5. METALS

- 5.1 NEW CONTINUOUS EXTERIOR PAINTED STEEL PIPE HANDRAIL - REFER TO CIVIL DWGS. SEE A8.00 FOR PAINT COLOR.
- 5.2 TENANT STORAGE LOCKERS TO BE ENCLOSED BY OPEN CHAIN LINK FENCING UP TO 8'-0" A.F.F. WITH 30" WIDE DOORS.

6. WOOD, PLASTICS, AND COMPOSITES

- 6.1 RETAIN & REPAIR STOREFRONT ELEMENTS. SEE EXTERIOR ELEVATIONS.
 - A. FRAME.
 - B. DECORATIVE GLASS.
- 6.2 NEW RAKE TRIM & GLUTTERBOARD - SEE ELEVATIONS.
- 6.3 NEW PARTIAL HEIGHT WALL. HEIGHT AS NOTED. EXTEND STUDS AND FASTEN TO FLOOR STRUCTURE 4'-0" O.C. MAX AND END STUD.
- 6.4 NEW CONTINUOUS INTERIOR HANDRAIL, HANDRAILS TO BE STAINED WOOD WITH ELLIPSE PROFILE - FINAL STAIN AND PROFILE TO BE SELECTED BY ARCHITECT.
- 6.5 FLOOR AREA ABOVE TO BE 1-HR FIRE RATED, TYPICAL BETWEEN USES OR RESIDENTIAL UNITS. SEE A0.01 & A6.00.
- 6.6 STRUCTURAL POST - SEE STRUCTURAL DWGS. WHERE SUPPORTING A RATED FLOOR, WALL, OR STAIR ASSEMBLY. POSTS AND BEAMS TO BE 1 HOUR PROTECTED. SEE DETAIL 6/A6.01.

7. THERMAL AND MOISTURE PROTECTION

- 7.1 NEW PRE-FINISHED GUTTER & DOWNSPOUT. SEE EXTERIOR ELEVATIONS. TIE INTO EXG SEWER SYSTEM.
- 7.2 NEW PVC AT LOWER 6' OF DOWNSPOUT. PAINT TO MATCH DOWNSPOUT.
- 7.3 NEW FULLY ADHERED MEMBRANE ROOF. PROVIDE TERMINATION BARS & METAL COUNTERFLASHING - SEE ROOF DETAILS. INSULATION PER SCHEDULE.
- 7.4 NEW ROOF CRICKET FOR POSITIVE DRAINAGE - TYPICAL AT SKYLIGHTS, CHIMNEYS, ETC. SEE ROOF DETAILS.
- 7.5 NEW ROOF ACCESS HATCH, INSTALL PER MANUFS INSTRUCTS:
 - A. 48" X 48", BASIS OF DESIGN: BILCO F-50TB.
 - B. 36" X 36", BASIS OF DESIGN: BILCO F-50TB.
- 7.6 NEW ALLUM CAP @ CHIMNEY, TYP ALL CHIMNEYS.
- 7.7 EXG PARAPET TO REMAIN - REPAIR & REPLACE CAPS/COPING WITH NEW PRE-FINISHED ALUMINUM AS REQUIRED - SEE EXTERIOR ELEVATIONS. AT INTERMEDIATE PARAPETS, PROVIDE CONTINUOUS MEMBRANE ROOFING UP AND OVER PARAPET UNDER COPING/CAP.
- 7.8 NEW SKYLIGHT, BASIS OF DESIGN: VELLUX FIXED CURB-MOUNTED 3046. INSTALL PER MANUFS INSTRUCTS ON 12" MINIMUM CURB. PROVIDE AUTOMATED SHADE AT INTERIOR. SEE RCPS FOR PRECISE LOCATION.
- 7.9 PROVIDE SPLASH BLOCK AT DOWNSPOUT OUTLET.
- 7.10 EXISTING HISTORIC CORNICE:
 - A. TO REMAIN. REPAIR AND REPLICATE ANY MISSING PIECES. REPAINT PER A8.00.
 - B. REPLICATE AREA OF MISSING CORNICE TO MATCH EXISTING. MUST MEET OHPD PART 2 DESCRIPTIONS.
 - C. ADD ALTERNATE: REPLICATE HISTORIC "UPPER CORNICE" SHOWN IN HISTORIC PHOTOS. COORDINATE WITH STRUCTURAL DRAWINGS.

8. OPENINGS

- 8.1 HISTORIC WINDOW TO REMAIN. REPAIR EXG WINDOW & FRAME COMPONENTS. INSTALL NEW INTERIOR STORM WINDOWS. SEE WINDOW DETAILS.

- 8.2 NEW CUSTOM REPLICA HISTORIC WINDOW. MATCH EXISTING ADJACENT HISTORIC WINDOWS. SEE WINDOW DETAILS.
- 8.3 NEW ALUMINUM CLAD WINDOW. SEE WINDOW DETAILS:
 - A. INSTALLED WITHIN EXG HISTORIC FRAMEWORK. RETAIN EXISTING HISTORIC TRIMWORK. WHERE MISSING, REPLICATE INTERIOR AND EXTERIOR TRIMWORK.
 - B. INSTALLED IN ROUGH MASONRY OPENING. REPLICATE INTERIOR AND EXTERIOR TRIMWORK TO MATCH ADJACENT.
- 8.4 EXG INTERIOR WINDOW TO BE REPAIRED AND RETAINED. ADD FURRING ON UNIT SIDE TO MAINTAIN REQUIRED FIRE RATING, SIMILAR TO TRANSOM DETAIL. SEE A6.01.
- 8.5 EXG INTERIOR OPENING TO BE INFILLED WITH FRAMED PARTITION. NEW FINISH TO BE FLUSH WITH EXG ADJACENT WALL FINISH ON BOTH SIDES.
- 8.6 WINDOW TO HAVE PRIVACY FILM ON INTERIOR FACE OF GLASS. LOWER SASH ONLY.
- 8.7 THIS DOOR/TRIM IS A RELOCATED HISTORIC DOOR. SEE EXG/DEMOLITION PLANS FOR ORIGINAL LOCATION & DOOR SCHEDULE FOR MORE INFORMATION.
- 8.8 RELOCATED HISTORIC TRIM INSTALLED IN THIS LOCATION. SEE EXG PLANS FOR ORIGINAL LOCATION.
- 8.9 NEW 6'-0" W X 3'-0" H (7'-0" AFF) WINDOW TO PROVIDE DAYLIGHT TO BEDROOM.

9. FINISHES

- 9.1 MAINTAIN FIRE RATING BEHIND FIXED HISTORIC DOOR/WINDOW. SEE DETAILS ON A6.01.
- 9.2 FIRE-RATING TO BE CONTINUOUS BEHIND PLUMBING/CHASE/ FURRING WALL. FIRE-RATING TO BE CONTINUOUS AT INTERSECTION W/ NON-RATED WALL.
- 9.3 AT BATHROOM FLOOR, PROVIDE LIQUID APPLIED WATERPROOF MEMBRANE THROUGHOUT AND FIRESTOP SEALANT AT FLOOR PENETRATIONS. SEE FINISH SCHEDULE FOR FINISH FLOOR.
- 9.4 RE-APPLY SALVAGED CEILING TRIM IN HISTORIC LOCATIONS. REPLICATE MISSING.
- 9.5 NEW DECORATIVE LINTEL AT RE-OPENED HISTORIC WINDOW. REPLICATE ADJACENT. SEE NOT 8.2A AND WINDOW DETAILS.

10. SPECIALTIES

- 10.1 LOCKABLE & RECESSED MAILBOXES - SEE INTERIOR ELEVATIONS FOR DETAILS. BOXES TO MEET USPS-4C STANDARDS & ACCESSIBILITY REQUIREMENTS.
- 10.2 CLOSETS W/ BLOCKING AT RODS & BRACKETS:
 - A. TYP. CLOSET: 12" DEEP MELAMINE SHELF & CLOTHES ROD AT 66" AFF. TYP U/L/O.
 - B. WALK-IN CLOSET - SHELF & CLOTHES ROD.
- 10.3 ADJUSTABLE SHELVES ON STANDARD MOUNT, (5) SHELVES TYP:
 - A. 10" DEEP
 - B. 12" DEEP
 - C. 18" DEEP
 - D. 24" DEEP
- 10.4 RECESSED ENTRY SECURITY SYSTEM CALL BOX BY SECURITY CONTRACTOR.
- 10.5 FIRE EXTINGUISHER. SEE LIFE SAFETY PLANS A0.01.
 - A. SURFACE MOUNTED.
 - B. SEMI-RECESSED CABINET WITH WHITE FINISH. WHERE LOCATED IN FIRE-RATED WALLS, PROVIDE FIRE-RATED CABINET.
- 10.6 RECESSED KEY LOCK BOX - BASIS OF DESIGN KNOXBOX 3200. INSTALL PER MANUFS INSTRUCTS. COORDINATE WITH FIRE DEPT.
- 10.7 NEW FABRIC AWNINGS, 48" DEEP, 12" MAX RISE. BLACK FRAME AND FABRIC. SEE DETAILS.
- 10.8 NEW ELEVATOR. SEE DETAILS:
 - A. THYSSENKRUPP ENDURA HMRL, 150 FPS, 4000#.
 - B. THYSSENKRUPP ENDURA, 150 FPS, 4000#, CUSTOM SIZE.

21. FIRE SUPPRESSION

- 21.1 APPROX LOCATION OF FDC CONNECTION - COORDINATE W/ FIRE DEPT.
- 21.2 SPRINKLER RISER. SEE PLUMBING DWGS.

22. PLUMBING

- 22.1 PROVIDE PIPE FOR VAPOR MITIGATION RISER, AS REQUIRED BY OWNER'S CONSULTANT. RISER TO EXTEND FROM BASEMENT TO ROOF. CONFIRM LOCATIONS OF RISERS WITH CONSULTANT DESIGN. SEE NOTE 3.4. COORDINATE WITH PLUMBING.
- 22.2 NEW UTILITY SINK. SEE PLUMBING DWGS.
- 22.3 NEW INTERNAL ROOF DRAIN - SLOPE ROOF TOWARDS DRAIN. SEE PLUMBING DWGS.

23. HEATING, VENTILATING, AND AIR CONDITIONING

- 23.1 MECHANICAL UNITS - WALKING PADS TO & AROUND EQUIPMENT. GUARDRAIL REQUIRED WHERE EQUIPMENT IS WITHIN 10' OF ROOF EDGE. COORDINATE WITH HVAC & STRUCTURAL DWGS. INSTALL UNITS ON SOUND ISOLATING PADS.
- 23.2 EXPOSED DUCTWORK ABOVE. MUST MEET SHPO PART 2 DESCRIPTIONS. COORD W/ MEP DWGS.
- 23.3 NEW 1-HR RATED SHAFT FOR OUTSIDE AIR DUCT. COORDINATE WITH MECHANICAL DWGS. INSTALL METAL SAFETY RAILINGS AROUND UNITS AS SHOWN.
- 23.4 OUTSIDE AIR INTAKE. SEE MECHANICAL DWGS.
- 23.5 PROVIDE TRANSFER GRILL ABOVE DOOR FOR LAUNDRY VENTILATION. SEE MECHANICAL DWGS.

26. ELECTRICAL

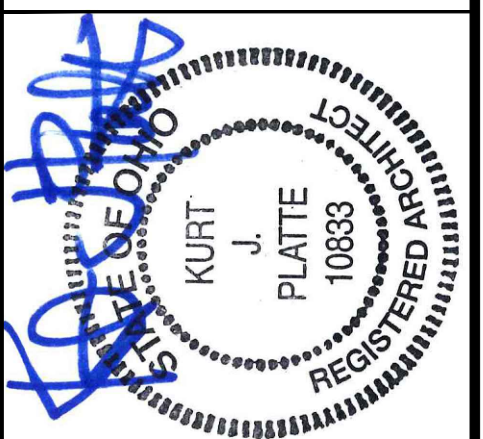
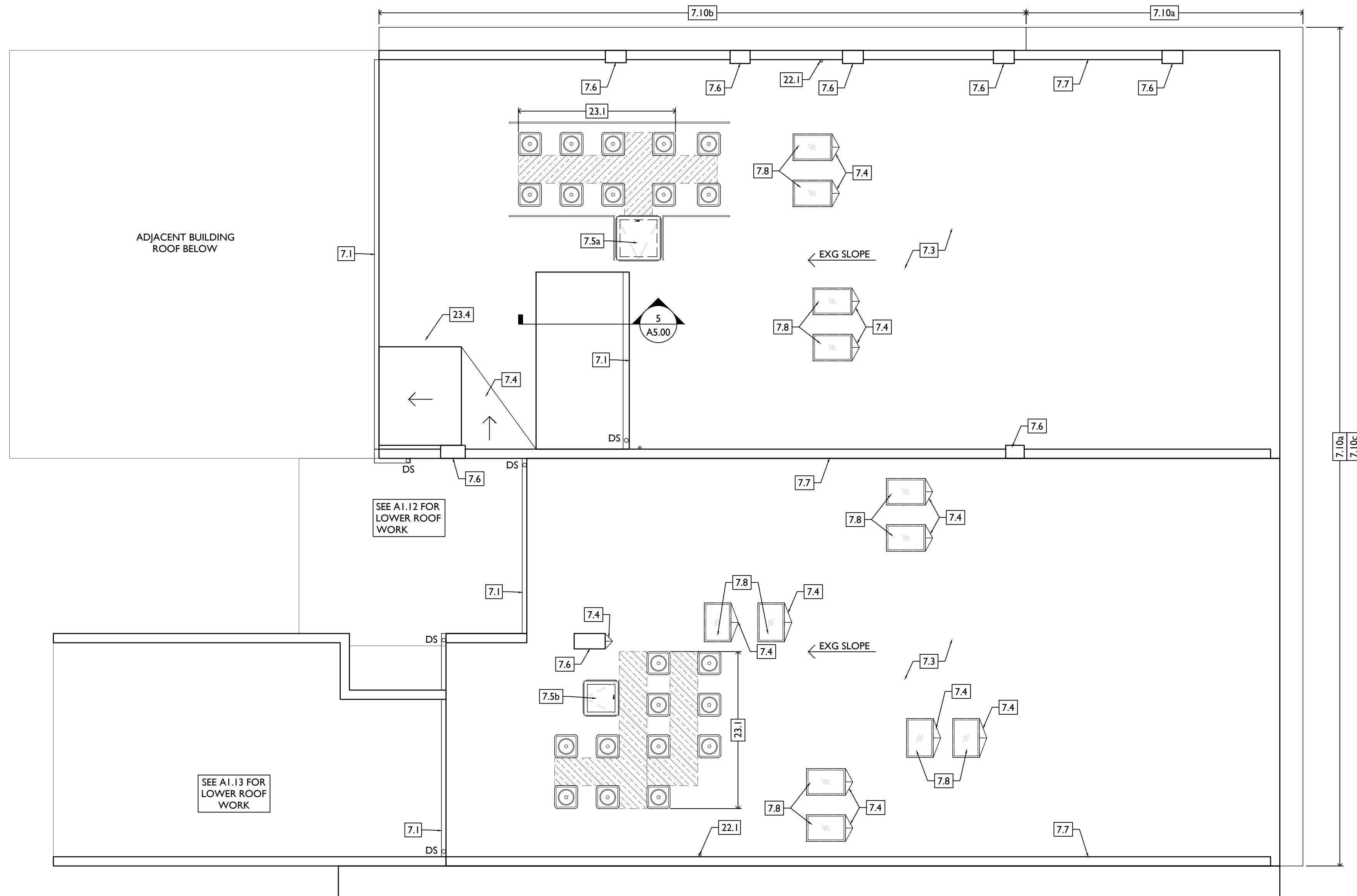
- 26.1 ELECTRIC PANEL RECESSED IN WALL W/ 30"W X 36"D CLEAR FLOOR SPACE. PAINT TO MATCH ADJACENT WALL W/ APPROPRIATE PAINT TYPE FOR PANEL.
- 26.2 DOOR TO HAVE ELECTRONIC RELEASE MECHANISM. SEE ELECTRICAL DWGS.

32. EXTERIOR IMPROVEMENTS

- 32.1 NEW LANDSCAPING PER CIVIL ENGLANDSCAPE ARCH DWGS.

NEW WORK GRAPHIC KEY:

- PARTITION TYPE - SEE A6.00. (TYPE I U.N.O.) KEYNOTE.
- EXG 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 & A6.00.
- AREA OF TUCKPOINTING - SEE ELEV'S & STRUCT DWGS.
- 100A DOOR TAG. SEE SCHEDULE / A6.10-11.
- A WINDOW DESIGNATION. SEE A6.20.
- SFA STOREFRONT DESIGNATION. SEE A6.12.
- E 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.



KURT PLATTE 10833
EXP DATE 12.31.2023

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

Revisions

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

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

Job No: 22013 11.14.2022

AI.14

NEW WORK PLANS & ELEVATIONS [KEY] KEYED NOTES:

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

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

ALL KEYED NOTES LISTED MAY NOT APPLY TO THIS SHEET.

3. CONCRETE

- 3.1 SLAB TO REMAIN. SCOPE AND VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQUIRED.
- 3.2 NEW CONC SLAB. PROVIDE FLOOR DRAINS PER PLUMBING DWGS. PROVIDE CONTROL JOINTS @ 10'-0" O.C. SLOPE TOWARD FLOOR DRAIN.
- 3.3 NEW CONCRETE SLAB ON GRADE. SLOPE TO DRAIN. SEE CIVIL DWGS.
- 3.4 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.
- 3.5 EXG OPENING TO BASEMENT TO BE CAPPED WITH CONCRETE AT GRADE. WALL TO BE INFILLED W/ CMU. SEE STRUCTURAL AND CIVIL/LANDSCAPE DWGS.
- 3.6 NEW CONCRETE STEPS/LANDING, MAX RISER 7", MIN TREAD 11"; FOR EXTERIOR LOCATIONS. SEE CIVIL DWGS FOR DETAILS.
- 3.7 NEW AREA OF DEPRESSED SLAB AT AND AROUND ELEVATOR AND/OR ELEVATOR MACHINE ROOM. HEIGHT OF MACHINE ROOM TO BE MINIMUM 7'-6". COORDINATE FINAL HEIGHT AND DIMENSIONS WITH ELEVATOR MANUFACTURER'S SPECIFICATIONS.
- 3.8 SLOPED CONCRETE AT LEVEL CHANGE. MAX SLOPE 1:20.
- 3.9 NEW ACCESSIBLE CONCRETE RAMP AND LANDING, MAX SLOPE 1:12; SEE CIVIL DWGS FOR DETAILS.

4. MASONRY

- 4.1 NEW OR EXPANDED OPENING IN EXG MASONRY WALL. PROVIDE NEW STEEL LINTEL PER STRUCTURAL DWGS. AT OPENINGS WITHOUT NEW DOORS OR WINDOWS, TOOTH IN BRICK FOR EXPOSED BRICK JAMBS.

- 4.2 NEW CMU INFILL. SEE STRUCTURAL DWGS.
- 4.3 STUCCO/PARGING:
 - A. REPAIR AND RETAIN EXG.
 - B. ADD NEW TO MATCH EXG ADJACENT.
- 4.4 NEW BRICK INFILL AT EXISTING OPENING. BRICK TO MATCH ADJACENT IN COLOR, SIZE, AND HARDNESS:
 - A. AT SILL: MATCH SILL HEIGHT OF ADJACENT WINDOW AND PROVIDE NEW STONE SILL.
 - B. AT JAMBS: MATCH WIDTH OF EXISTING TRANSOM OPENING ABOVE.
 - C. AT NON-HISTORIC OPENING. SEE STRUCTURAL DRAWINGS.
- 4.5 TUCKPOINT BRICK AND REPLACE DAMAGED BRICKS AS SHOWN ON EXTERIOR ELEVATIONS & PER SHPO NARRATIVE.
- 4.6 PROVIDE NEW MASONRY STAR TIES PER STRUCTURAL DWGS, TYP.

5. METALS

- 5.1 NEW CONTINUOUS EXTERIOR PAINTED STEEL PIPE HANDRAIL - REFER TO CIVIL DWGS. SEE A8.00 FOR PAINT COLOR.
- 5.2 TENANT STORAGE LOCKERS TO BE ENCLOSED BY OPEN CHAIN LINK FENCING UP TO 8'-0" A.F.F. WITH 30" WIDE DOORS.

6. WOOD, PLASTICS, AND COMPOSITES

- 6.1 RETAIN & REPAIR STOREFRONT ELEMENTS. SEE EXTERIOR ELEVATIONS.
 - A. FRAME.
 - B. DECORATIVE GLASS.
- 6.2 NEW RAKE TRIM & GLITTERBOARD - SEE ELEVATIONS.
- 6.3 NEW PARTIAL HEIGHT WALL. HEIGHT AS NOTED. EXTEND STUDS AND FASTEN TO FLOOR STRUCTURE 4'-0" O.C. MAX AND END STUD.
- 6.4 NEW CONTINUOUS INTERIOR HANDRAIL. HANDRAILS TO BE STAINED WOOD WITH ELLIPSE PROFILE - FINAL STAIN AND PROFILE TO BE SELECTED BY ARCHITECT.
- 6.5 FLOOR AREA ABOVE TO BE 1-HR FIRE RATED, TYPICAL BETWEEN USES OR RESIDENTIAL UNITS. SEE A0.01 & A6.00.
- 6.6 STRUCTURAL POST. SEE STRUCTURAL DWGS. WHERE SUPPORTING A RATED FLOOR, WALL, OR STAIR ASSEMBLY. POSTS AND BEAMS TO BE 1 HOUR PROTECTED. SEE DETAIL A6/A.01.
- 6.7 AREA OF DROPPED FLOOR. COORDINATE WITH STRUCTURAL DWGS.
- 6.8 RELOCATED HISTORIC STAGE. REPAIR AS NEEDED.

- 6.9 EXISTING AREA OF RAISED FLOOR TO REMAIN. FINISH EXPOSED SIDES WITH (2) LAYERS TYPE X GYP BD FOR 1-HOUR STAIR ENCLOSURE.
- 6.10 AT EXPOSED CMU EXTERIOR WALL, NEW FURRING TO BE FLUSH WITH ADJ HISTORIC PLASTER.

7. THERMAL AND MOISTURE PROTECTION

- 7.1 NEW PRE-FINISHED GUTTER & DOWNSPOUT. SEE EXTERIOR ELEVATIONS. TIE INTO EXG SEWER SYSTEM.
- 7.2 NEW PVC AT LOWER 6' OF DOWNSPOUT. PAINT TO MATCH DOWNSPOUT.
- 7.3 NEW FULLY ADHERED MEMBRANE ROOF. PROVIDE TERMINATION BARS & METAL COUNTERFLASHING - SEE ROOF DETAILS. INSULATION PER SCHEDULE.
- 7.4 NEW ROOF CRICKET FOR POSITIVE DRAINAGE - TYPICAL AT SKYLIGHTS, CHIMNEYS, ETC. SEE ROOF DETAILS.
- 7.5 NEW ROOF ACCESS HATCH. INSTALL PER MANUFS INSTRUCTS:
 - A. 48" X 48" BASIS OF DESIGN: BILCO E-50TB.
 - B. 36" X 36" BASIS OF DESIGN: BILCO E-50TB.
- 7.6 NEW ALUM CAP @ CHIMNEY. TYP ALL CHIMNEYS.
- 7.7 EXG PARAPET TO REMAIN - REPAIR & REPLACE CAPS/COPING WITH NEW PRE-FINISHED ALUMINUM AS REQUIRED - SEE EXTERIOR ELEVATIONS. AT INTERMEDIATE PARAPETS, PROVIDE CONTINUOUS MEMBRANE ROOFING UP AND COVER PARAPET UNDER COPING/CAP. NEW SKYLIGHT. BASIS OF DESIGN: VELLUX FIXED CURB-MOUNTED 3046. INSTALL PER MANUFS INSTRUCTS ON 12" MINIMUM CURB. PROVIDE AUTOMATED SHADE AT INTERIOR. SEE RCPS FOR PRECISE LOCATION.
- 7.9 PROVIDE SPLASH BLOCK AT DOWNSPOUT OUTLET.
- 7.10 EXISTING HISTORIC CORNICHE.
 - A. TO REMAIN. REPAIR AND REPLICATE ANY MISSING PIECES. REPAIR PER A8.00.
 - B. REPLICATE AREA OF MISSING CORNICHE TO MATCH EXISTING. MUST MEET OHPD PART 2 DESCRIPTIONS.
 - C. ADD ALTERNATE: REPLICATE HISTORIC "UPPER CORNICHE" SHOWN IN HISTORIC PHOTOS. COORDINATE WITH STRUCTURAL DRAWINGS.
- 7.11 INSULATE FLOOR CAVITY ABOVE AND BELOW EXTERIOR RECESSED ENTRANCES, TYP. PROVIDE WATERPROOFING AT BASEMENT.

8. OPENINGS

- 8.1 HISTORIC WINDOW TO REMAIN. REPAIR EXG WINDOW & FRAME COMPONENTS. INSTALL NEW INTERIOR STORM WINDOWS. SEE WINDOW DETAILS.

- 8.2 NEW CUSTOM REPLICA HISTORIC WINDOW. MATCH EXISTING ADJACENT HISTORIC WINDOWS. SEE WINDOW DETAILS.
- 8.3 NEW ALUMINUM CLAD WINDOW. SEE WINDOW DETAILS:
 - A. INSTALLED WITHIN EXG HISTORIC FRAMEWORK. RETAIN EXISTING INTERIOR AND EXTERIOR TRIMWORK. WHERE MISSING, REPLICATE INTERIOR AND EXTERIOR TRIMWORK.
 - B. INSTALLED IN ROUGH MASONRY OPENING. REPLICATE INTERIOR AND EXTERIOR TRIMWORK TO MATCH ADJACENT.
- 8.4 EXG INTERIOR WINDOW TO BE REPAIRED AND RETAINED. ADD FURRING ON UNIT SIDE TO MAINTAIN REQUIRED FIRE RATING, SIMILAR TO TRANSOM DETAIL. SEE A6.01.
- 8.5 EXG INTERIOR OPENING TO BE INFILLED WITH FRAMED PARTITION. NEW FINISH TO BE FLUSH WITH EXG ADJACENT WALL FINISH ON BOTH SIDES.
- 8.6 WINDOW TO HAVE PRIVACY FILM ON INTERIOR FACE OF GLASS. LOWER SASH ONLY.
- 8.7 THIS DOOR/TRIM IS A RELOCATED HISTORIC DOOR. SEE EXG/DEMOLITION PLANS FOR ORIGINAL LOCATION & DOOR SCHEDULE FOR MORE INFORMATION.
- 8.8 RELOCATED HISTORIC TRIM INSTALLED IN THIS LOCATION. SEE EXG PLANS FOR ORIGINAL LOCATION.
- 8.9 NEW 6'-0" W X 3'-0" H (7'-0" AFF) WINDOW TO PROVIDE DAYLIGHT TO BEDROOM.

9. FINISHES

- 9.1 MAINTAIN FIRE RATING BEHIND FIXED HISTORIC DOOR/WINDOW. SEE DETAILS ON A6.01.
- 9.2 FIRE-RATING TO BE CONTINUOUS BEHIND PLUMBING/CHASE/ FURRING WALL. FIRE RATING TO BE CONTINUOUS AT INTERSECTION W/ NON-RATED WALL.
- 9.3 AT BATHROOM FLOOR, PROVIDE LIQUID APPLIED WATERPROOF MEMBRANE THROUGHOUT AND FIRESTOP SEALANT AT FLOOR PENETRATIONS. SEE FINISH SCHEDULE FOR FINISH FLOOR.
- 9.4 RE-APPLY SALVAGED CEILING TRIM IN HISTORIC LOCATIONS. REPLICATE MISSING.
- 9.5 NEW DECORATIVE LINTEL AT RE-OPENED HISTORIC WINDOW. REPLICATE ADJACENT. SEE NOT 8.2A AND WINDOW DETAILS.

10. SPECIALTIES

- 10.1 LOCKABLE & RECESSED MAILBOXES - SEE INTERIOR ELEVATIONS FOR DETAILS. BOXES TO MEET USPS-4C STANDARDS & ACCESSIBILITY REQUIREMENTS.
- 10.2 CLOSETS W/ BLOCKING AT RODS & BRACKETS:
 - A. TYP. CLOSET: 12" DEEP MELAMINE SHELF & CLOTHES ROD AT 66" AFF. TYP U/L/O.
 - B. WALK-IN CLOSET - SHELF & CLOTHES ROD.
 - C. 12" DEEP MELAMINE SHELF ABOVE W/D.
- 10.3 ADJUSTABLE SHELVES ON STANDARD MOUNT, (5) SHELVES TYP:
 - A. 10" DEEP
 - B. 12" DEEP
 - C. 18" DEEP
 - D. 24" DEEP
- 10.4 RECESSED ENTRY SECURITY SYSTEM CALL BOX BY SECURITY CONTRACTOR.
- 10.5 FIRE EXTINGUISHER. SEE LIFE SAFETY PLANS A0.01.
 - A. SURFACE MOUNTED.
 - B. SEMI-RECESSED CABINET WITH WHITE FINISH. WHERE LOCATED IN FIRE-RATED WALLS, PROVIDE FIRE-RATED CABINET.
- 10.6 RECESSED KEY LOCK BOX - BASIS OF DESIGN KNOXBOX 3200. INSTALL PER MANUFS INSTRUCTS. COORDINATE WITH FIRE DEPT.
- 10.7 NEW FABRIC AWNINGS. 48" DEEP. 12" MAX RISE. BLACK FRAME AND FABRIC. SEE DETAILS.
- 10.8 NEW ELEVATOR. SEE DETAILS:
 - A. THYSSENKRUPP ENDURA HMRL, 150 FPS, 4000#.
 - B. THYSSENKRUPP ENDURA, 150 FPS, 4000#, CUSTOM SIZE.

21. FIRE SUPPRESSION

- 21.1 APPROX LOCATION OF FDC CONNECTION - COORDINATE W/ FIRE DEPT.
- 21.2 SPRINKLER RISER. SEE PLUMBING DWGS.

22. PLUMBING

- 22.1 PROVIDE PIPE FOR VAPOR MITIGATION RISER, AS REQUIRED BY OWNER'S CONSULTANT. RISER TO EXTEND FROM BASEMENT TO ROOF. CONFIRM LOCATIONS OF RISERS WITH CONSULTANT DESIGN. SEE NOTE 3.4. COORDINATE WITH PLUMBING.
- 22.2 NEW UTILITY SINK. SEE PLUMBING DWGS.
- 22.3 NEW INTERNAL ROOF DRAIN - SLOPE ROOF TOWARDS DRAIN. SEE PLUMBING DWGS.

- 22.4 WALL MOUNTED WATER HEATER ABOVE LAUNDRY - PROVIDE BLOCKING AS REQUIRED. SEE PLUMBING DWGS.

23. HEATING, VENTILATING, AND AIR CONDITIONING

- 23.1 MECHANICAL UNITS - WALKING PADS TO & AROUND EQUIPMENT. GUARDRAIL REQUIRED WHERE EQUIPMENT IS WITHIN 10' OF ROOF EDGE. COORDINATE WITH HVAC & STRUCTURAL DWGS. INSTALL UNITS ON SOUND ISOLATING PADS.
- 23.2 EXPOSED DUCTWORK ABOVE. MUST MEET SHPO PART 2 DESCRIPTIONS. COORD W/ MEP DWGS.
- 23.3 NEW 1-HR RATED SHAFT FOR OUTSIDE AIR DUCT. COORDINATE WITH MECHANICAL DWGS. INSTALL METAL SAFETY RAILINGS AROUND UNITS AS SHOWN.
- 23.4 OUTSIDE AIR INTAKE. SEE MECHANICAL DWGS.
- 23.5 PROVIDE TRANSFER GRILL ABOVE DOOR FOR LAUNDRY VENTILATION. SEE MECHANICAL DWGS.

26. ELECTRICAL

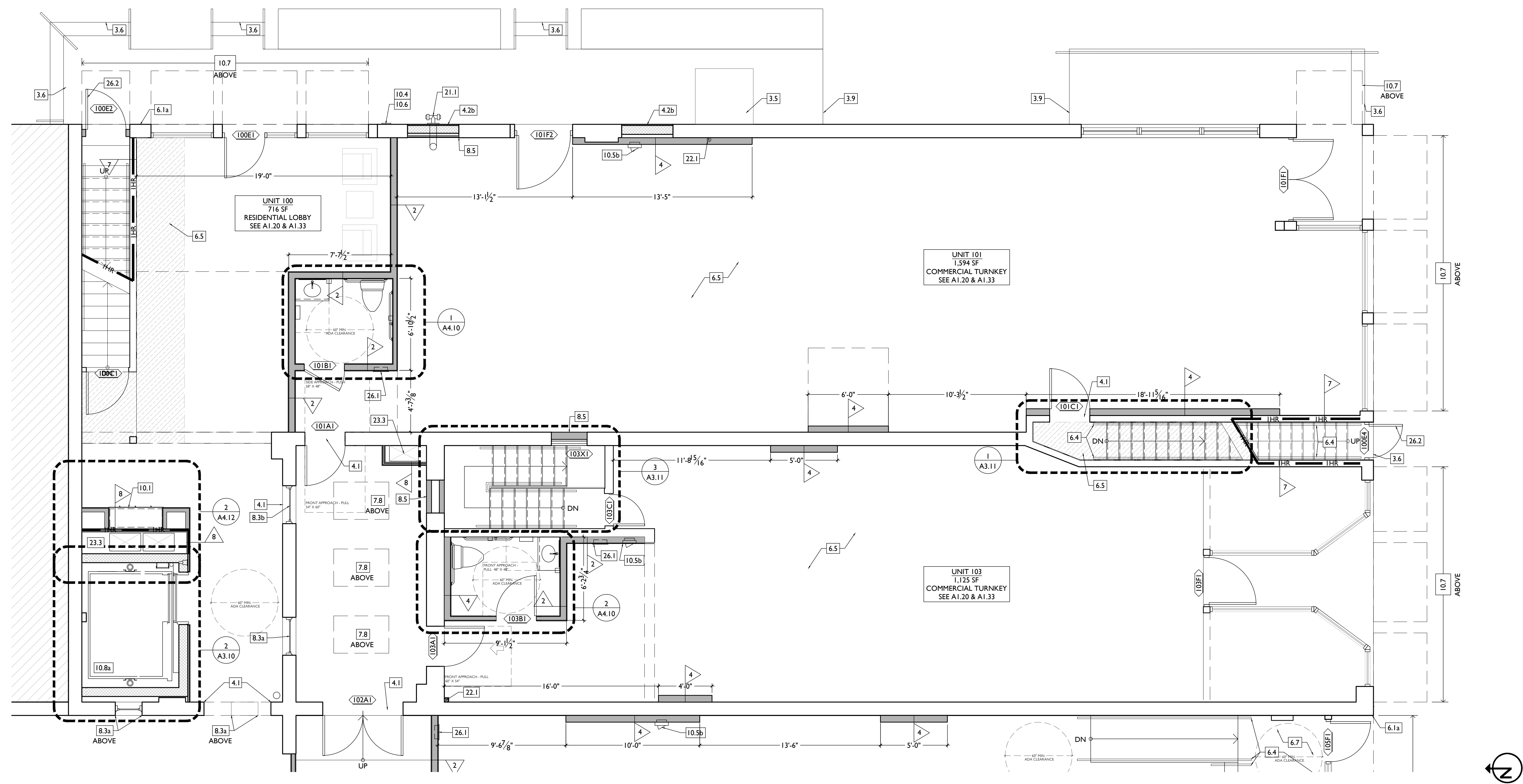
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32. EXTERIOR IMPROVEMENTS

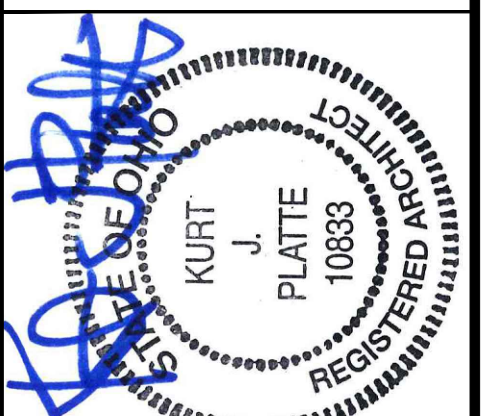
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NEW WORK GRAPHIC KEY:

- 2 PARTITION TYPE - SEE A6.00. (TYPE I U.N.O.) KEYNOTE.
- 4 EXG WALL.
- NEW PARTITION WALL.
- NEW MASONRY WALL.
- OBJECT OVERHEAD.
- 1HR 1-HR FIRE RATING.
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- E EMERGENCY EGRESS EXIT.
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SCALE: 1/4" = 1'-0" ENLARGED PLAN - UNITS 100 / 101 / 103



KURT PLATTE 10833
EXP DATE 12.31.2023

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

Revisions

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

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

Job No: 22013 11.14.2022

A1.20

PLATTE
architecture + design

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

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 - NEW ACCESSIBLE CONCRETE RAMP AND LANDING, MAX SLOPE 1:12; SEE CIVIL DWGS FOR DETAILS.
- 4. MASONRY**
- NEW OR EXPANDED OPENING IN EXG MASONRY WALL. PROVIDE NEW STEEL LINTEL PER STRUCTURAL DWGS. AT OPENINGS WITHOUT NEW DOORS OR WINDOWS, TOOTH IN BRICK FOR EXPOSED BRICK JAMBS.

- NEW CMU INFILL. SEE STRUCTURAL DWGS.
 - FACE TO BE 1" RECESSED FROM ADJACENT WALL.
 - COVER WITH STUCCO/PARGING FLUSH WITH ADJ WALL SURFACE.
 - COVER WITH STUCCO/PARGING AND RECESS 1" FROM ADJ WALL SURFACE.
 - STUCCO/PARGING:
 - REPAIR AND RETAIN EXG.
 - ADD NEW TO MATCH EXG ADJACENT.
 - NEW BRICK INFILL AT EXISTING OPENING. BRICK TO MATCH ADJACENT IN COLOR, SIZE AND HARDNESS:
 - AT SILL, MATCH SILL HEIGHT OF ADJACENT WINDOW AND PROVIDE NEW STONE SILL.
 - AT JAMBS, MATCH WIDTH OF EXISTING TRANSOM OPENING ABOVE.
 - AT NON-HISTORIC OPENING. SEE STRUCTURAL DRAWINGS.
 - TUCKPOINT BRICK AND REPLACE DAMAGED BRICKS AS SHOWN ON EXTERIOR ELEVATIONS & PER SHPO NARRATIVE.
 - PROVIDE NEW MASONRY STAR TIES PER STRUCTURAL DWGS, TYP.
- 5. METALS**
- NEW CONTINUOUS EXTERIOR PAINTED STEEL PIPE HANDRAIL - REFER TO CIVIL DWGS. SEE A8.00 FOR PAINT COLOR.
 - TENANT STORAGE LOCKERS TO BE ENCLOSED BY OPEN CHAIN LINK FENCING UP TO 8'-0" A.F.F. WITH 30" WIDE DOORS.
- 6. WOOD, PLASTICS, AND COMPOSITES**
- RETAIN & REPAIR STOREFRONT ELEMENTS. SEE EXTERIOR ELEVATIONS.
 - FRAME.
 - DECORATIVE GLASS.
 - NEW RAKE TRIM & GLUTTERBOARD - SEE ELEVATIONS.
 - NEW PARTIAL HEIGHT WALL. HEIGHT AS NOTED. EXTEND STUDS AND FASTEN TO FLOOR STRUCTURE 4'-0" O.C. MAX AND END STUD.
 - NEW CONTINUOUS INTERIOR HANDRAIL, HANDRAILS TO BE STAINED WOOD WITH ELLIPSE PROFILE - FINAL STAIN AND PROFILE TO BE SELECTED BY ARCHITECT.
 - FLOOR AREA ABOVE TO BE 1-HR FIRE RATED, TYPICAL BETWEEN USES OR RESIDENTIAL UNITS. SEE A0.01 & A6.00.
 - STRUCTURAL POST - SEE STRUCTURAL DWGS. WHERE SUPPORTING A RATED FLOOR, WALL, OR STAIR ASSEMBLY. POSTS AND BEAMS TO BE 1 HOUR PROTECTED. SEE DETAIL 6/A.01.
 - AREA OF DROPPED FLOOR. COORDINATE WITH STRUCTURAL DWGS.
 - RELOCATED HISTORIC STAGE. REPAIR AS NEEDED.

- 7. THERMAL AND MOISTURE PROTECTION**
- NEW PRE-FINISHED GUTTER & DOWNSPOUT. SEE EXTERIOR ELEVATIONS. TIE INTO EXG SEWER SYSTEM.
 - NEW PVC AT LOWER 6' OF DOWNSPOUT. PAINT TO MATCH DOWNSPOUT.
 - NEW FULLY ADHERED MEMBRANE ROOF. PROVIDE TERMINATION BARS & METAL COUNTERFLASHING - SEE ROOF DETAILS. INSULATION PER SCHEDULE.
 - NEW ROOF CRICKET FOR POSITIVE DRAINAGE - TYPICAL AT SKYLIGHTS, CHIMNEYS, ETC. SEE ROOF DETAILS.
 - NEW ROOF ACCESS HATCH. INSTALL PER MANUP'S INSTRUCTS:
 - 48" X 48" BASIS OF DESIGN: BILCO E-50TB.
 - 36" X 36" BASIS OF DESIGN: BILCO E-50TB.
 - NEW ALUM CAP @ CHIMNEY, TYP ALL CHIMNEYS.
 - EXG PARAPET TO REMAIN - REPAIR & REPLACE CAPS/COPING WITH NEW PRE-FINISHED ALUMINUM AS REQUIRED - SEE EXTERIOR ELEVATIONS. AT INTERMEDIATE PARAPETS, PROVIDE CONTINUOUS MEMBRANE ROOFING UP AND OVER PARAPET UNDER COPING/CAP.
 - NEW SKYLIGHT, BASIS OF DESIGN: VELLUX FIXED CURB-MOUNTED 3046. INSTALL PER MANUP'S INSTRUCTS ON 12" MINIMUM CURB. PROVIDE AUTOMATED SHADE AT INTERIOR. SEE RCPS FOR PRECISE LOCATION.
 - PROVIDE SPLASH BLOCK AT DOWNSPOUT OUTLET.
 - EXISTING HISTORIC CORNICHE:
 - TO REMAIN. REPAIR AND REPLICATE ANY MISSING PIECES. REPAIR PER A8.00.
 - REPLICATE AREA OF MISSING CORNICHE TO MATCH EXISTING. MUST MEET OHPD PART 2 DESCRIPTIONS.
 - ADD ALTERNATE: REPLICATE HISTORIC "UPPER CORNICHE" SHOWN IN HISTORIC PHOTOS. COORDINATE WITH STRUCTURAL DRAWINGS.
 - INSULATE FLOOR CAVITY ABOVE AND BELOW EXTERIOR RECESSED ENTRANCES, TYP. PROVIDE WATERPROOFING AT BASEMENT.
- 8. OPENINGS**
- HISTORIC WINDOW TO REMAIN. REPAIR EXG WINDOW & FRAME COMPONENTS. INSTALL NEW INTERIOR STORM WINDOWS. SEE WINDOW DETAILS.

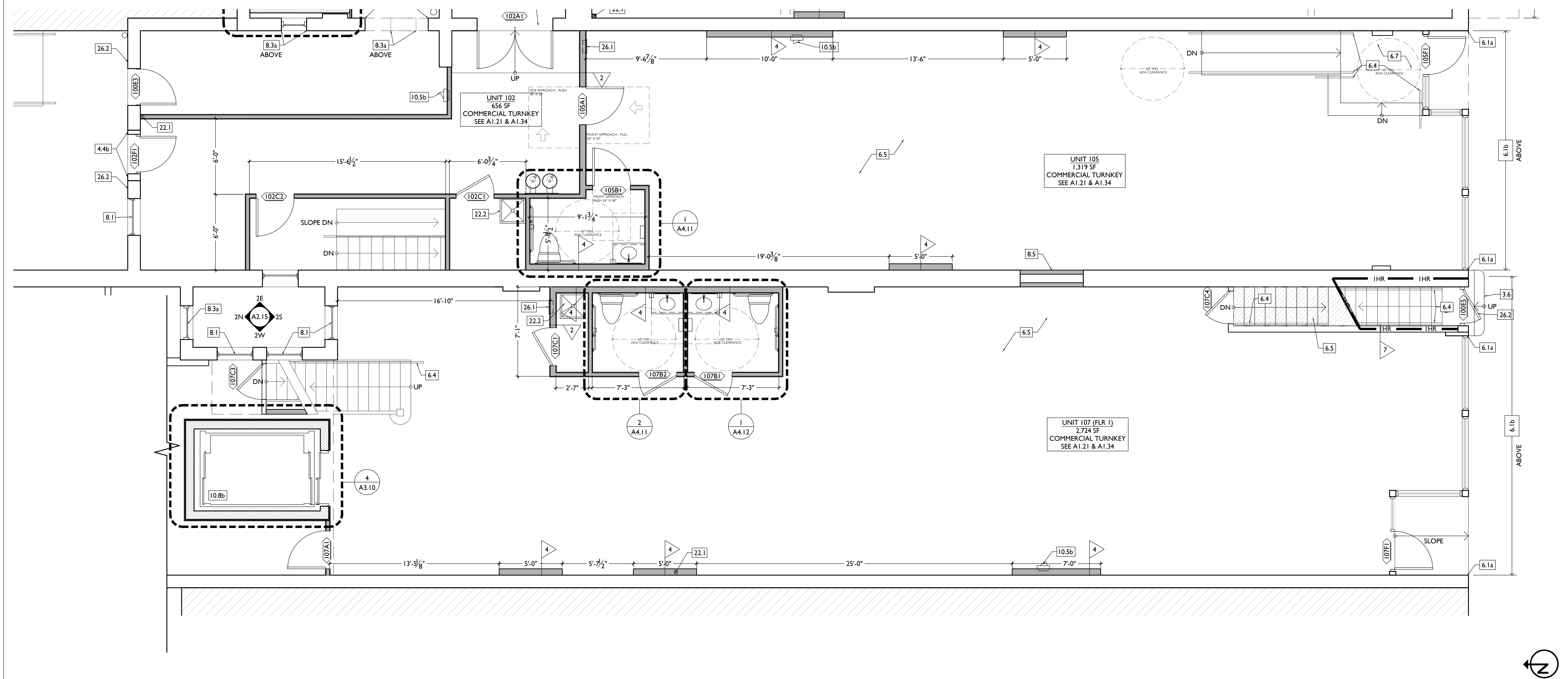
- NEW CUSTOM REPLICA HISTORIC WINDOW. MATCH EXISTING ADJACENT HISTORIC WINDOWS. SEE WINDOW DETAILS.
 - INSTALLED WITHIN EXISTING HISTORIC FRAMEWORK. RETAIN EXISTING HISTORIC TRIMWORK. WHERE MISSING, REPLICATE INTERIOR AND EXTERIOR TRIMWORK.
 - NEW ALUMINUM CLAD WINDOW. SEE WINDOW DETAILS:
 - INSTALLED WITHIN EXG HISTORIC FRAMEWORK. RETAIN EXISTING HISTORIC TRIMWORK. WHERE MISSING, REPLICATE INTERIOR AND EXTERIOR TRIMWORK.
 - INSTALLED IN ROUGH MASONRY OPENING.
 - EXG INTERIOR WINDOW TO BE REPAIRED AND RETAINED. ADD FURRING ON UNIT SIDE TO MAINTAIN REQUIRED FIRE RATING, SIMILAR TO TRANSOM DETAIL. SEE A6.01.
 - EXG INTERIOR OPENING TO BE INFILLED WITH FRAMED PARTITION. NEW FINISH TO BE FLUSH WITH EXG ADJACENT WALL FINISH ON BOTH SIDES.
 - WINDOW TO HAVE PRIVACY FILM ON INTERIOR FACE OF GLASS. LOWER SASH ONLY.
 - THIS DOOR/TRIM IS A RELOCATED HISTORIC DOOR. SEE EXG/DEMOLITION PLANS FOR ORIGINAL LOCATION & DOOR SCHEDULE FOR MORE INFORMATION.
 - RELOCATED HISTORIC TRIM INSTALLED IN THIS LOCATION. SEE EXG PLANS FOR ORIGINAL LOCATION.
 - NEW 6'-0" W X 3'-0" H (7'-0") AFF WINDOW TO PROVIDE DAYLIGHT TO BEDROOM.
- 9. FINISHES**
- MAINTAIN FIRE RATING BEHIND FIXED HISTORIC DOOR/WINDOW. SEE DETAILS ON A6.01.
 - FIRE-RATING TO BE CONTINUOUS BEHIND PLUMBING/CHASE/FURRING WALL. FIRE-RATING TO BE CONTINUOUS AT INTERSECTION W/ NON-RATED WALL.
 - AT BATHROOM FLOOR, PROVIDE LIQUID APPLIED WATERPROOF MEMBRANE THROUGHOUT AND FIRESTOP SEALANT AT FLOOR PENETRATIONS. SEE FINISH SCHEDULE FOR FINISH FLOOR.
 - RE-APPLY SALVAGED CEILING TRIM IN HISTORIC LOCATIONS. REPLICATE MISSING.
 - NEW DECORATIVE LINTEL AT RE-OPENED HISTORIC WINDOW. REPLICATE ADJACENT. SEE NOT 8.2A AND WINDOW DETAILS.

- 10. SPECIALTIES**
- LOCKABLE & RECESSED MAILBOXES - SEE INTERIOR ELEVATIONS FOR DETAILS. BOXES TO MEET USPS-4C STANDARDS & ACCESSIBILITY REQUIREMENTS.
 - CLOSETS W/ BLOCKING AT RODS & BRACKETS.
 - TYP. CLOSET: 12" DEEP MELAMINE SHELF & CLOTHES ROD AT 66" AFF. TYP UN/O.
 - WALK-IN CLOSET - SHELF & CLOTHES ROD.
 - 12" DEEP MELAMINE SHELF ABOVE W/D.
 - ADJUSTABLE SHELVES ON STANDARD MOUNT, (5) SHELVES TYP:
 - 10" DEEP
 - 12" DEEP
 - 18" DEEP
 - 24" DEEP
 - RECESSED ENTRY SECURITY SYSTEM CALL BOX BY SECURITY CONTRACTOR.
 - FIRE EXTINGUISHER. SEE LIFE SAFETY PLANS A0.01.
 - SURFACE MOUNTED.
 - SEMI-RECESSED CABINET WITH WHITE FINISH. WHERE LOCATED IN FIRE-RATED WALLS, PROVIDE FIRE-RATED CABINET.
 - RECESSED KEY LOCK BOX - BASIS OF DESIGN KNOXBOX 3200. INSTALL PER MANUP'S INSTRUCTS. COORDINATE WITH FIRE DEPT.
 - NEW FABRIC AWNINGS. 48" DEEP. 12" MAX RISE. BLACK FRAME AND FABRIC. SEE DETAILS.
 - NEW ELEVATOR. SEE DETAILS:
 - THYSSENKRUPP ENDURA HMRL, 150 FPS, 4000#.
 - THYSSENKRUPP ENDURA, 150 FPS, 4000#, CUSTOM SIZE.
- 21. FIRE SUPPRESSION**
- APPROX LOCATION OF FDC CONNECTION - COORDINATE W/ FIRE DEPT.
 - SPRINKLER RISER. SEE PLUMBING DWGS.
- 22. PLUMBING**
- PROVIDE PIPE FOR VAPOR MITIGATION RISER, AS REQUIRED BY OWNER'S CONSULTANT. RISER TO EXTEND FROM BASEMENT TO ROOF. CONFIRM LOCATIONS OF RISERS WITH CONSULTANT DESIGN. SEE NOTE 3.4. COORDINATE WITH PLUMBING.
 - NEW UTILITY SINK. SEE PLUMBING DWGS.
 - NEW INTERNAL ROOF DRAIN - SLOPE ROOF TOWARDS DRAIN. SEE PLUMBING DWGS.

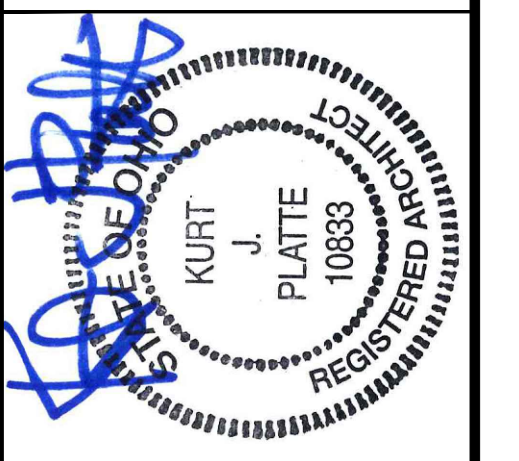
- WALL MOUNTED WATER HEATER ABOVE LAUNDRY - PROVIDE BLOCKING AS REQUIRED. SEE PLUMBING DWGS.
- 23. HEATING, VENTILATING, AND AIR CONDITIONING**
- MECHANICAL UNITS - WALKING PADS TO & AROUND EQUIPMENT. GUARDRAIL REQUIRED WHERE EQUIPMENT IS WITHIN 10' OF ROOF EDGE. COORDINATE WITH HVAC & STRUCTURAL DWGS. INSTALL UNITS ON SOUND ISOLATING PADS.
 - EXPOSED DUCTWORK ABOVE. MUST MEET SHPO PART 2 DESCRIPTIONS. COORD W/ MEP DWGS.
 - NEW 1-HR RATED SHAFT FOR OUTSIDE AIR DUCT. COORDINATE WITH MECHANICAL DWGS. INSTALL METAL SAFETY RAILINGS AROUND UNITS AS SHOWN.
 - OUTSIDE AIR INTAKE. SEE MECHANICAL DWGS.
 - PROVIDE TRANSFER GRILL ABOVE DOOR FOR LAUNDRY VENTILATION. SEE MECHANICAL DWGS.
- 26. ELECTRICAL**
- ELECTRIC PANEL RECESSED IN WALL W/ 30"W X 36"D CLEAR FLOOR SPACE. PAINT TO MATCH ADJACENT WALL W/ APPROPRIATE PAINT TYPE FOR PANEL.
 - DOOR TO HAVE ELECTRONIC RELEASE MECHANISM. SEE ELECTRICAL DWGS.
- 32. EXTERIOR IMPROVEMENTS**
- NEW LANDSCAPING PER CIVIL ENGLANDSCAPE ARCH DWGS.

NEW WORK GRAPHIC KEY:

| | |
|--|---|
| | PARTITION TYPE - SEE A6.00. (TYPE I U.N.O.) KEYNOTE. |
| | EXG WALL. |
| | NEW PARTITION WALL. |
| | NEW MASONRY WALL. |
| | OBJECT OVERHEAD. |
| | 1-HR FIRE RATING. |
| | 2-HR FIRE RATING. |
| | NEW FLOOR & FRAMING TO MATCH ADJ - SEE STRUCT DWGS. |
| | NEW GYP BD SOFFIT/ BULKHEAD/ DROPPED CLG - SEE RCPS. |
| | AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE. SEE A0.01 & A6.00. |
| | AREA OF TUCKPOINTING - SEE ELEV'S & STRUCT DWGS. |
| | DOOR TAG. SEE SCHEDULE / A6.10-11. |
| | WINDOW DESIGNATION. SEE A6.20. |
| | STOREFRONT DESIGNATION. SEE A6.12. |
| | EMERGENCY EGRESS EXIT. |
| | OPG CONTAINS SAFETY GLAZING. |
| | SINGLE HUNG OPG - UPPER SASH TO BE FIXED WITHIN 3'-0" OF EXHAUST. |
| | ELEVATION TAG. |



SCALE: 1/4" = 1'-0" ENLARGED PLAN - UNITS 102 / 105 / 107 FRONT | 1



KURT PLATTE 10833
EXP DATE 12.31.2023

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

Revisions

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

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

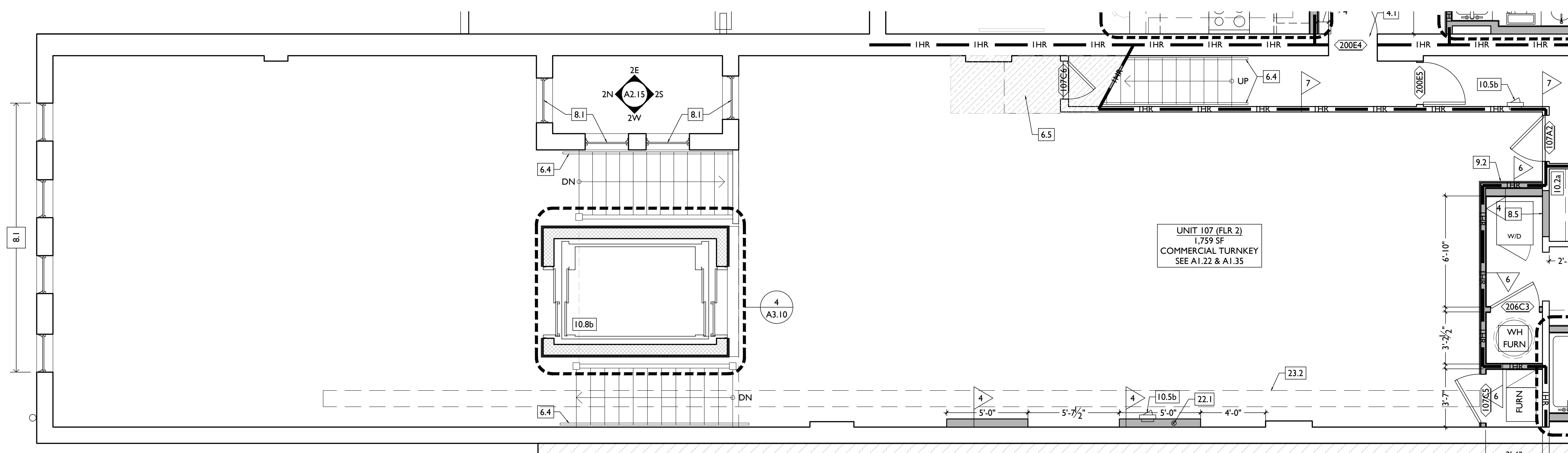
Job No: 22013 11.14.2022

A1.21

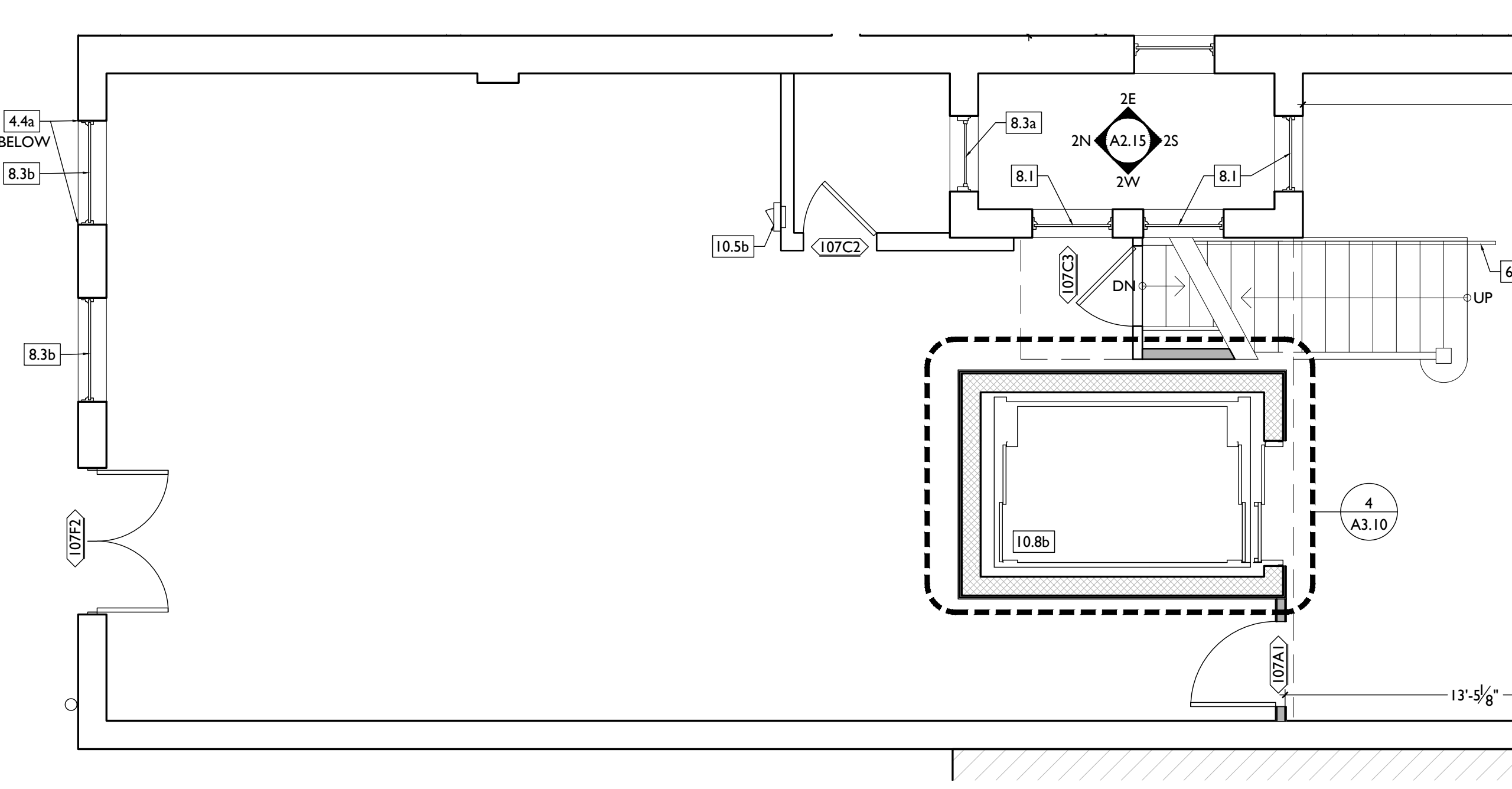
PLATTE
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| NEW WORK PLANS & ELEVATIONS [E] KEYED NOTES: | | | NEW WORK GRAPHIC KEY: | |
|---|--|--|---|--|
| <p>THIS IS A HISTORIC TAX CREDIT PROJECT. ALL WORK MUST COMPLY W/ APPROVED PART 2, INCLUDING AMENDMENTS. THESE DOCUMENTS ARE PART OF THE PROJECT CONTRACT DOCUMENTS.</p> <p>KEYED NOTES KEYED NOTES ARE CATEGORIZED FOR ORGANIZATIONAL PURPOSES ONLY. NOTES MAY REQUIRE MATERIALS OR WORK IN CATEGORIES OTHER THAN WHERE THEY OCCUR. THE CONTRACTOR IS RESPONSIBLE FOR THE WORK DESCRIBED IN ALL APPLICABLE NOTES REGARDLESS OF THE CATEGORY IN WHICH THEY OCCUR. ALL KEYED NOTES LISTED MAY NOT APPLY TO THIS SHEET.</p> | | | | |
| <p>3. CONCRETE</p> <p>3.1 SLAB TO REMAIN. SCOPE AND VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQUIRED.</p> <p>3.2 NEW CONC SLAB. PROVIDE FLOOR DRAINS PER PLUMBING DWGS. PROVIDE CONTROL JOINTS @ 10'-0" O.C. SLOPE TOWARD FLOOR DRAIN.</p> <p>3.3 NEW CONCRETE SLAB ON GRADE. SLOPE TO DRAIN. SEE CIVIL DWGS.</p> <p>3.4 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.</p> <p>3.5 EXG OPENING TO BASEMENT TO BE CAPPED WITH CONCRETE AT GRADE. WALL TO BE INFILLED W/ CMU. SEE STRUCTURAL AND CIVIL/LANDSCAPE DWGS.</p> <p>3.6 NEW CONCRETE STEPS/LANDING. MAX RISER 7", MIN TREAD 11"; FOR EXTERIOR LOCATIONS. SEE CIVIL DWGS FOR DETAILS.</p> <p>3.7 NEW AREA OF DEPRESSED SLAB AT AND AROUND ELEVATOR AND/OR ELEVATOR MACHINE ROOM. HEIGHT OF MACHINE ROOM TO BE MINIMUM 7'-6". COORDINATE FINAL HEIGHT AND DIMENSIONS WITH ELEVATOR MANUFACTURER'S SPECIFICATIONS.</p> <p>3.8 SLOPED CONCRETE AT LEVEL CHANGE. MAX SLOPE 1:20.</p> <p>3.9 NEW ACCESSIBLE CONCRETE RAMP AND LANDING. MAX SLOPE 1:12; SEE CIVIL DWGS FOR DETAILS.</p> <p>4. MASONRY</p> <p>4.1 NEW OR EXPANDED OPENING IN EXG MASONRY WALL. PROVIDE NEW STEEL LINTEL PER STRUCTURAL DWGS. AT OPENINGS WITHOUT NEW DOORS OR WINDOWS, TOOTH IN BRICK FOR EXPOSED BRICK JAMBS.</p> | <p>4.2 NEW CMU INFILL. SEE STRUCTURAL DWGS.</p> <p>A. FACE TO BE 1" RECESSED FROM ADJACENT WALL.</p> <p>B. COVER WITH STUCCO/PARGING FLUSH WITH ADJ WALL SURFACE.</p> <p>C. COVER WITH STUCCO/PARGING AND RECESS 1" FROM ADJ WALL SURFACE.</p> <p>4.3 STUCCO/PARGING:</p> <p>A. REPAIR AND RETAIN EXG.</p> <p>B. ADD NEW TO MATCH EXG ADJACENT.</p> <p>4.4 NEW BRICK INFILL AT EXISTING OPENING. BRICK TO MATCH ADJACENT IN COLOR, SIZE, AND HARDNESS:</p> <p>A. AT SILL. MATCH SILL HEIGHT OF ADJACENT WINDOW AND PROVIDE NEW STONE SILL.</p> <p>B. AT JAMBS. MATCH WIDTH OF EXISTING TRANSOM OPENING ABOVE.</p> <p>C. AT NON-HISTORIC OPENING. SEE STRUCTURAL DRAWINGS.</p> <p>4.5 TUCKPOINT BRICK AND REPLACE DAMAGED BRICKS AS SHOWN ON EXTERIOR ELEVATIONS & PER SHPO NARRATIVE.</p> <p>4.6 PROVIDE NEW MASONRY STAR TIES PER STRUCTURAL DWGS, TYP.</p> <p>5. METALS</p> <p>5.1 NEW CONTINUOUS EXTERIOR PAINTED STEEL PIPE HANDRAIL - REFER TO CIVIL DWGS. SEE A8.00 FOR PAINT COLOR.</p> <p>5.2 TENANT STORAGE LOCKERS TO BE ENCLOSED BY OPEN CHAIN LINK FENCING UP TO 8'-0" A.F.F. WITH 30" WIDE DOORS.</p> <p>6. WOOD, PLASTICS, AND COMPOSITES</p> <p>6.1 RETAIN & REPAIR STOREFRONT ELEMENTS. SEE EXTERIOR ELEVATIONS.</p> <p>A. FRAME.</p> <p>B. DECORATIVE GLASS.</p> <p>6.2 NEW RAKE TRIM & GLUTTERBOARD - SEE ELEVATIONS.</p> <p>6.3 NEW PARTIAL HEIGHT WALL. HEIGHT AS NOTED. EXTEND STUDS AND FASTEN TO FLOOR STRUCTURE 4'-0" O.C. MAX AND END STUD.</p> <p>6.4 NEW CONTINUOUS INTERIOR HANDRAIL. HANDRAILS TO BE STAINED WOOD WITH ELLIPSE PROFILE - FINAL STAIN AND PROFILE TO BE SELECTED BY ARCHITECT.</p> <p>6.5 FLOOR AREA ABOVE TO BE 1-HR FIRE RATED, TYPICAL BETWEEN USES OR RESIDENTIAL UNITS. SEE A0.01 & A6.00.</p> <p>6.6 STRUCTURAL POST - SEE STRUCTURAL DWGS. WHERE SUPPORTING A RATED FLOOR, WALL, OR STAIR ASSEMBLY. POSTS AND BEAMS TO BE 1 HOUR PROTECTED. SEE DETAIL 6/A6.01.</p> <p>6.7 AREA OF DROPPED FLOOR. COORDINATE WITH STRUCTURAL DWGS.</p> <p>6.8 RELOCATED HISTORIC STAGE. REPAIR AS NEEDED.</p> | <p>6.9 EXISTING AREA OF RAISED FLOOR TO REMAIN. FINISH EXPOSED SIDES WITH (2) LAYERS TYPE X GYP BD FOR 1-HOUR STAIR ENCLOSURE.</p> <p>6.10 AT EXPOSED CMU EXTERIOR WALL, NEW FURRING TO BE FLUSH WITH ADJ HISTORIC PLASTER.</p> <p>7. THERMAL AND MOISTURE PROTECTION</p> <p>7.1 NEW PRE-FINISHED GUTTER & DOWNSPOUT. SEE EXTERIOR ELEVATIONS. TIE INTO EXG SEWER SYSTEM.</p> <p>7.2 NEW PVC AT LOWER 6' OF DOWNSPOUT. PAINT TO MATCH DOWNSPOUT.</p> <p>7.3 NEW FULLY ADHERED MEMBRANE ROOF. PROVIDE TERMINATION BARS & METAL COUNTERFLASHING - SEE ROOF DETAILS. INSULATION PER SCHEDULE.</p> <p>7.4 NEW ROOF CRICKET FOR POSITIVE DRAINAGE - TYPICAL AT SKYLIGHTS, CHIMNEYS, ETC. SEE ROOF DETAILS.</p> <p>7.5 NEW ROOF ACCESS HATCH. INSTALL PER MANUP'S INSTRUCTS:</p> <p>A. 48" X 48", BASIS OF DESIGN: BILCO E-50TB.</p> <p>B. 36" X 36", BASIS OF DESIGN: BILCO E-50TB.</p> <p>7.6 NEW ALLUM CAP @ CHIMNEY, TYP ALL CHIMNEYS.</p> <p>7.7 EXG PARAPET TO REMAIN - REPAIR & REPLACE CAPS/COPING WITH NEW PRE-FINISHED ALUMINUM AS REQUIRED - SEE EXTERIOR ELEVATIONS. AT INTERMEDIATE PARAPETS, PROVIDE CONTINUOUS MEMBRANE ROOFING UP AND COVER PARAPET UNDER COPING/CAP.</p> <p>7.8 NEW SKYLIGHT. BASIS OF DESIGN: VELLUX FIXED CURB-MOUNTED 3046. INSTALL PER MANUP'S INSTRUCTS ON 12" MINIMUM CURB. PROVIDE AUTOMATED SHADE AT INTERIOR. SEE RCPS FOR PRECISE LOCATION.</p> <p>7.9 PROVIDE SPLASH BLOCK AT DOWNSPOUT OUTLET.</p> <p>7.10 EXISTING HISTORIC CORNICE:</p> <p>A. TO REMAIN. REPAIR AND REPLICATE ANY MISSING PIECES. REPAIR PER A8.00.</p> <p>B. REPLICATE AREA OF MISSING CORNICE TO MATCH EXISTING. MUST MEET OHPO PART 2 DESCRIPTIONS.</p> <p>C. ADD ALTERNATE: REPLICATE HISTORIC "UPPER CORNICE" SHOWN IN HISTORIC PHOTOS. COORDINATE WITH STRUCTURAL DRAWINGS.</p> <p>7.11 INSULATE FLOOR CAVITY ABOVE AND BELOW EXTERIOR RECESSED ENTRANCES, TYP. PROVIDE WATERPROOFING AT BASEMENT.</p> <p>8. OPENINGS</p> <p>8.1 HISTORIC WINDOW TO REMAIN. REPAIR EXG WINDOW & FRAME COMPONENTS. INSTALL NEW INTERIOR STORM WINDOWS. SEE WINDOW DETAILS.</p> | <p>10. SPECIALTIES</p> <p>10.1 LOCKABLE & RECESSED MAILBOXES - SEE INTERIOR ELEVATIONS FOR DETAILS. BOXES TO MEET USPS-4C STANDARDS & ACCESSIBILITY REQUIREMENTS.</p> <p>10.2 CLOSETS W/ BLOCKING AT RODS & BRACKETS:</p> <p>A. TYP. CLOSET: 12" DEEP MELAMINE SHELF & CLOTHES ROD AT 66" AFF. TYP U.N.O.</p> <p>B. WALK-IN CLOSET - SHELF & CLOTHES ROD.</p> <p>C. 12" DEEP MELAMINE SHELF ABOVE W/D.</p> <p>10.3 ADJUSTABLE SHELVES ON STANDARD MOUNT, (5) SHELVES TYP:</p> <p>A. 10" DEEP</p> <p>B. 12" DEEP</p> <p>C. 18" DEEP</p> <p>D. 24" DEEP</p> <p>10.4 RECESSED ENTRY SECURITY SYSTEM CALL BOX BY SECURITY CONTRACTOR.</p> <p>10.5 FIRE EXTINGUISHER. SEE LIFE SAFETY PLANS A0.01.</p> <p>A. SURFACE MOUNTED.</p> <p>B. SEMI-RECESSED CABINET WITH WHITE FINISH. WHERE LOCATED IN FIRE-RATED WALLS, PROVIDE FIRE-RATED CABINET.</p> <p>10.6 RECESSED KEY LOCK BOX - BASIS OF DESIGN KNOXBOX 3200. INSTALL PER MANUP'S INSTRUCTS. COORDINATE WITH FIRE DEPT.</p> <p>10.7 NEW FABRIC AWNINGS. 48" DEEP. 12" MAX RISE. BLACK FRAME AND FABRIC. SEE DETAILS.</p> <p>10.8 NEW ELEVATOR. SEE DETAILS:</p> <p>A. THYSSENKRUPP ENDURA HMLR, 150 FPS, 4000#.</p> <p>B. THYSSENKRUPP ENDURA, 150 FPS, 4000#, CUSTOM SIZE.</p> <p>21. FIRE SUPPRESSION</p> <p>21.1 APPROX LOCATION OF FDC CONNECTION - COORDINATE W/ FIRE DEPT.</p> <p>21.2 SPRINKLER RISER. SEE PLUMBING DWGS.</p> <p>22. PLUMBING</p> <p>22.1 PROVIDE PIPE FOR VAPOR MITIGATION RISER, AS REQUIRED BY OWNER'S CONSULTANT. RISER TO EXTEND FROM BASEMENT TO ROOF. CONFIRM LOCATIONS OF RISERS WITH CONSULTANT DESIGN. SEE NOTE 3.4. COORDINATE WITH PLUMBING.</p> <p>22.2 NEW UTILITY SINK. SEE PLUMBING DWGS.</p> <p>22.3 NEW INTERNAL ROOF DRAIN - SLOPE ROOF TOWARDS DRAIN. SEE PLUMBING DWGS.</p> | <p>22.4 WALL MOUNTED WATER HEATER ABOVE LAUNDRY - PROVIDE BLOCKING AS REQUIRED. SEE PLUMBING DWGS.</p> <p>23. HEATING, VENTILATING, AND AIR CONDITIONING</p> <p>23.1 MECHANICAL UNITS - WALKING PADS TO & AROUND EQUIPMENT. GUARDRAIL REQUIRED WHERE EQUIPMENT IS WITHIN 10' OF ROOF EDGE. COORDINATE WITH HVAC & STRUCTURAL DWGS. INSTALL UNITS ON SOUND ISOLATING PADS.</p> <p>23.2 EXPOSED DUCTWORK ABOVE. MUST MEET SHPO PART 2 DESCRIPTIONS. COORD W/ MEP DWGS.</p> <p>23.3 NEW 1-HR RATED SHAFT FOR OUTSIDE AIR DUCT. COORDINATE WITH MECHANICAL DWGS. INSTALL METAL SAFETY RAILINGS AROUND UNITS AS SHOWN.</p> <p>23.4 OUTSIDE AIR INTAKE. SEE MECHANICAL DWGS.</p> <p>23.5 PROVIDE TRANSFER GRILL ABOVE DOOR FOR LAUNDRY VENTILATION. SEE MECHANICAL DWGS.</p> <p>26. ELECTRICAL</p> <p>26.1 ELECTRIC PANEL RECESSED IN WALL W/ 30"W X 36"D CLEAR FLOOR SPACE. PAINT TO MATCH ADJACENT WALL W/ APPROPRIATE PAINT TYPE FOR PANEL.</p> <p>26.2 DOOR TO HAVE ELECTRONIC RELEASE MECHANISM. SEE ELECTRICAL DWGS.</p> <p>32. EXTERIOR IMPROVEMENTS</p> <p>32.1 NEW LANDSCAPING PER CIVIL ENGLANDSCAPE ARCH DWGS.</p> |
| <p>NEW WORK GRAPHIC KEY:</p> <ul style="list-style-type: none"> PARTITION TYPE - SEE A6.00. (TYPE I U.N.O.) KEYNOTE. EXG WALL. NEW PARTITION WALL. NEW MASONRY WALL. OBJECT OVERHEAD. 1-HR FIRE RATING. 2-HR FIRE RATING. NEW FLOOR & FRAMING TO MATCH ADJ - SEE STRUCT DWGS. NEW GYP BD SOFFIT/ BULKHEAD/ DROPPED CLG - SEE RCPS. AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE. SEE A0.01 & A6.00. AREA OF TUCKPOINTING - SEE ELEV & STRUCT DWGS. DOOR TAG. SEE SCHEDULE / A6.10-11. WINDOW DESIGNATION. SEE A6.20. STOREFRONT DESIGNATION. SEE A6.12. EMERGENCY EGRESS EXIT. OPG CONTAINS SAFETY GLAZING. SINGLE HUNG OPG - UPPER SASH TO BE FIXED WITHIN 3'-0" OF EXHAUST. ELEVATION TAG. | | | | |



SCALE: 1/4" = 1'-0" ENLARGED PLAN - UNIT 107 (SECOND FLOOR) 2



SCALE: 1/4" = 1'-0" ENLARGED PLAN - UNIT 107 REAR (FIRST FLOOR) 1

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KURT PLATTE 10833
EXP DATE 12.31.2023

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

Revisions

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

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

Job No: 22013 11.14.2022

A1.22

NEW WORK PLANS & ELEVATIONS [KEYED NOTES:

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

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

3. CONCRETE

- 3.1 SLAB TO REMAIN. SCOPE AND VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQUIRED.
- 3.2 NEW CONC SLAB. PROVIDE FLOOR DRAINS PER PLUMBING DWGS. PROVIDE CONTROL JOINTS @ 10'-0" O.C. SLOPE TOWARD FLOOR DRAIN.
- 3.3 NEW CONCRETE SLAB ON GRADE. SLOPE TO DRAIN. SEE CIVIL DWGS. 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.
- 3.5 EXG OPENING TO BASEMENT TO BE CAPPED WITH CONCRETE AT GRADE. WALL TO BE INFILLED W/ CMU. SEE STRUCTURAL AND CIVIL/LANDSCAPE DWGS.
- 3.6 NEW CONCRETE STEPS/LANDING. MAX RISER 7". MIN TREAD 11". FOR EXTERIOR LOCATIONS. SEE CIVIL DWGS FOR DETAILS.
- 3.7 NEW AREA OF DEPRESSED SLAB AT AND AROUND ELEVATOR AND/OR ELEVATOR MACHINE ROOM. HEIGHT OF MACHINE ROOM TO BE MINIMUM 7'-6". COORDINATE FINAL HEIGHT AND DIMENSIONS WITH ELEVATOR MANUFACTURER'S SPECIFICATIONS.
- 3.8 SLOPED CONCRETE AT LEVEL CHANGE. MAX SLOPE 1:20.
- 3.9 NEW ACCESSIBLE CONCRETE RAMP AND LANDING. MAX SLOPE 1:12. SEE CIVIL DWGS FOR DETAILS.

4. MASONRY

- 4.1 NEW OR EXPANDED OPENING IN EXG MASONRY WALL. PROVIDE NEW STEEL LINTEL PER STRUCTURAL DWGS. AT OPENINGS WITHOUT NEW DOORS OR WINDOWS, TOOTH IN BRICK FOR EXPOSED BRICK JAMBS.

- 4.2 NEW CMU INFILL. SEE STRUCTURAL DWGS.
- 4.3 STUCCO/PARGING:
 - A. REPAIR AND RETAIN EXG.
 - B. ADD NEW TO MATCH EXG ADJACENT.
- 4.4 NEW BRICK INFILL AT EXISTING OPENING. BRICK TO MATCH ADJACENT IN COLOR, SIZE, AND HARDNESS:
 - A. AT SILL. MATCH SILL HEIGHT OF ADJACENT WINDOW AND PROVIDE NEW STONE SILL.
 - B. AT JAMBS. MATCH WIDTH OF EXISTING TRANSOM OPENING ABOVE.
 - C. AT NON-HISTORIC OPENING. SEE STRUCTURAL DRAWINGS.
- 4.5 TUCKPOINT BRICK AND REPLACE DAMAGED BRICKS AS SHOWN ON EXTERIOR ELEVATIONS & PER SHPO NARRATIVE.
- 4.6 PROVIDE NEW MASONRY STAR TIES PER STRUCTURAL DWGS, TYP.

5. METALS

- 5.1 NEW CONTINUOUS EXTERIOR PAINTED STEEL PIPE HANDRAIL - REFER TO CIVIL DWGS. SEE A8.00 FOR PAINT COLOR.
- 5.2 TENANT STORAGE LOCKERS TO BE ENCLOSED BY OPEN CHAIN LINK FENCING UP TO 8'-0" A.F.F. WITH 30" WIDE DOORS.

6. WOOD, PLASTICS, AND COMPOSITES

- 6.1 RETAIN & REPAIR STOREFRONT ELEMENTS. SEE EXTERIOR ELEVATIONS.
 - A. FRAME.
 - B. DECORATIVE GLASS.
- 6.2 NEW RAKE TRIM & GLUTTERBOARD - SEE ELEVATIONS.
- 6.3 NEW PARTIAL HEIGHT WALL. HEIGHT AS NOTED. EXTEND STUDS AND FASTEN TO FLOOR STRUCTURE 4'-0" O.C. MAX AND END STUD.
- 6.4 NEW CONTINUOUS INTERIOR HANDRAIL. HANDRAILS TO BE STAINED WOOD WITH ELIPSE PROFILE - FINAL STAIN AND PROFILE TO BE SELECTED BY ARCHITECT.
- 6.5 FLOOR AREA ABOVE TO BE 1-HR FIRE RATED. TYPICAL BETWEEN USES OR RESIDENTIAL UNITS. SEE A0.01 & A6.00.
- 6.6 STRUCTURAL POST. SEE STRUCTURAL DWGS. WHERE SUPPORTING A RATED FLOOR, WALL, OR STAIR ASSEMBLY. POSTS AND BEAMS TO BE 1 HOUR PROTECTED. SEE DETAIL 6/A.01.
- 6.7 AREA OF DROPPED FLOOR. COORDINATE WITH STRUCTURAL DWGS.
- 6.8 RELOCATED HISTORIC STAGE. REPAIR AS NEEDED.

- 6.9 EXISTING AREA OF RAISED FLOOR TO REMAIN. FINISH EXPOSED SIDES WITH (2) LAYERS TYPE X GYP BD FOR 1-HOUR STAIR ENCLOSURE.
- 6.10 AT EXPOSED CMU EXTERIOR WALL. NEW FURRING TO BE FLUSH WITH ADJ HISTORIC PLASTER.

7. THERMAL AND MOISTURE PROTECTION

- 7.1 NEW PRE-FINISHED GUTTER & DOWNSPOUT. SEE EXTERIOR ELEVATIONS. TIE INTO EXG SEWER SYSTEM.
- 7.2 NEW PVC AT LOWER 6' OF DOWNSPOUT. PAINT TO MATCH DOWNSPOUT.
- 7.3 NEW FULLY ADHERED MEMBRANE ROOF. PROVIDE TERMINATION BARS & METAL COUNTERFLASHING - SEE ROOF DETAILS. INSULATION PER SCHEDULE.
- 7.4 NEW ROOF CRICKET FOR POSITIVE DRAINAGE - TYPICAL AT SKYLIGHTS, CHIMNEYS, ETC. SEE ROOF DETAILS.
- 7.5 NEW ROOF ACCESS HATCH. INSTALL PER MANUF'S INSTRUCTS:
 - A. 48" X 48". BASIS OF DESIGN: BILCO E-50TB.
 - B. 36" X 36". BASIS OF DESIGN: BILCO E-50TB.
- 7.6 NEW ALUM CAP @ CHIMNEY. TYP ALL CHIMNEYS.
- 7.7 EXG PARAPET TO REMAIN - REPAIR & REPLACE CAPS/COPING WITH NEW PRE-FINISHED ALUMINUM AS REQUIRED - SEE EXTERIOR ELEVATIONS. AT INTERMEDIATE PARAPETS, PROVIDE CONTINUOUS MEMBRANE ROOFING UP AND OVER PARAPET UNDER COPING/CAP.
- 7.8 NEW SKYLIGHT. BASIS OF DESIGN: VELLUX FIXED CURB-MOUNTED 3046. INSTALL PER MANUF'S INSTRUCTS ON 12" MINIMUM CURB. PROVIDE AUTOMATED SHADE AT INTERIOR. SEE RCPS FOR PRECISE LOCATION.
- 7.9 PROVIDE SPLASH BLOCK AT DOWNSPOUT OUTLET.
- 7.10 EXISTING HISTORIC CORNICHE:
 - A. TO REMAIN. REPAIR AND REPLICATE ANY MISSING PIECES. REPAIR PER A8.00.
 - B. REPLICATE AREA OF MISSING CORNICHE TO MATCH EXISTING. MUST MEET OHPD PART 2 DESCRIPTIONS.
 - C. ADD ALTERNATE: REPLICATE HISTORIC "UPPER CORNICHE" SHOWN IN HISTORIC PHOTOS. COORDINATE WITH STRUCTURAL DRAWINGS.
- 7.11 INSULATE FLOOR CAVITY ABOVE AND BELOW EXTERIOR RECESSED ENTRANCES, TYP. PROVIDE WATERPROOFING AT BASEMENT.

8. OPENINGS

- 8.1 HISTORIC WINDOW TO REMAIN. REPAIR EXG WINDOW & FRAME COMPONENTS. INSTALL NEW INTERIOR STORM WINDOWS. SEE WINDOW DETAILS.

- 8.2 NEW CUSTOM REPLICA HISTORIC WINDOW. MATCH EXISTING ADJACENT HISTORIC WINDOWS. SEE WINDOW DETAILS.
- 8.3 NEW ALUMINUM CLAD WINDOW. SEE WINDOW DETAILS:
 - A. INSTALLED WITHIN EXG HISTORIC FRAMEWORK. RETAIN EXISTING HISTORIC TRIMWORK. WHERE MISSING, REPLICATE INTERIOR AND EXTERIOR TRIMWORK.
 - B. WALK-IN CLOSET - SHELF & CLOTHES ROD. C. 12" DEEP MELAMINE SHELF ABOVE W/D.
- 8.4 EXG INTERIOR WINDOW TO BE REPAIRED AND RETAINED. ADD FURRING ON UNIT SIDE TO MAINTAIN REQUIRED FIRE RATING. SIMILAR TO TRANSOM DETAIL. SEE A6.01.
- 8.5 EXG INTERIOR OPENING TO BE INFILLED WITH FRAMED PARTITION. NEW FINISH TO BE FLUSH WITH EXG ADJACENT WALL FINISH ON BOTH SIDES.
- 8.6 WINDOW TO HAVE PRIVACY FILM ON INTERIOR FACE OF GLASS. LOWER SASH ONLY.
- 8.7 THIS DOOR/TRIM IS A RELOCATED HISTORIC DOOR. SEE EXG/DEMOLITION PLANS FOR ORIGINAL LOCATION & DOOR SCHEDULE FOR MORE INFORMATION.
- 8.8 RELOCATED HISTORIC TRIM INSTALLED IN THIS LOCATION. SEE EXG PLANS FOR ORIGINAL LOCATION.
- 8.9 NEW 6'-0" W X 3'-0" H (7'-0") AFF WINDOW TO PROVIDE DAYLIGHT TO BEDROOM.

9. FINISHES

- 9.1 MAINTAIN FIRE RATING BEHIND FIXED HISTORIC DOOR/WINDOW. SEE DETAILS ON A6.01.
- 9.2 FIRE-RATING TO BE CONTINUOUS BEHIND PLUMBING/CHASE/FURRING WALL. FIRE RATING TO BE CONTINUOUS AT INTERSECTION W/ NON-RATED WALL.
- 9.3 AT BATHROOM FLOOR, PROVIDE LIQUID APPLIED WATERPROOF MEMBRANE THROUGHOUT AND FIRESTOP SEALANT AT FLOOR PENETRATIONS. SEE FINISH SCHEDULE FOR FINISH FLOOR.
- 9.4 RE-APPLY SALVAGED CEILING TRIM IN HISTORIC LOCATIONS. REPLICATE MISSING.
- 9.5 NEW DECORATIVE LINTEL AT RE-OPENED HISTORIC WINDOW. REPLICATE ADJACENT. SEE NOT 8.2A AND WINDOW DETAILS.

- 10. SPECIALTIES
- 10.1 LOCKABLE & RECESSED MAILBOXES - SEE INTERIOR ELEVATIONS FOR DETAILS. BOXES TO MEET USPS-4C STANDARDS & ACCESSIBILITY REQUIREMENTS.
- 10.2 CLOSETS W/ BLOCKING AT RODS & BRACKETS:
 - A. TYP. CLOSET: 12" DEEP MELAMINE SHELF & CLOTHES ROD AT 66" AFF. TYP U/L/O.
 - B. WALK-IN CLOSET - SHELF & CLOTHES ROD.
- 10.3 ADJUSTABLE SHELVES ON STANDARD MOUNT, (5) SHELVES TYP:
 - A. 10" DEEP
 - B. 12" DEEP
 - C. 18" DEEP
 - D. 24" DEEP
- 10.4 RECESSED ENTRY SECURITY SYSTEM CALL BOX BY SECURITY CONTRACTOR.
- 10.5 FIRE EXTINGUISHER. SEE LIFE SAFETY PLANS A0.01.
 - A. SURFACE MOUNTED.
 - B. SEMI-RECESSED CABINET WITH WHITE FINISH. WHERE LOCATED IN FIRE-RATED WALLS, PROVIDE FIRE-RATED CABINET.
- 10.6 RECESSED KEY LOCK BOX - BASIS OF DESIGN KNOXBOX 3200. INSTALL PER MANUF'S INSTRUCTS. COORDINATE WITH FIRE DEPT.
- 10.7 NEW FABRIC AWNINGS. 48" DEEP. 12" MAX RISE. BLACK FRAME AND FABRIC. SEE DETAILS.
- 10.8 NEW ELEVATOR. SEE DETAILS:
 - A. THYSSENKRUPP ENDURA HMRL, 150 FPS, 4000#.
 - B. THYSSENKRUPP ENDURA, 150 FPS, 4000#, CUSTOM SIZE.

21. FIRE SUPPRESSION

- 21.1 APPROX LOCATION OF FDC CONNECTION - COORDINATE W/ FIRE DEPT.
- 21.2 SPRINKLER RISER. SEE PLUMBING DWGS.

22. PLUMBING

- 22.1 PROVIDE PIPE FOR VAPOR MITIGATION RISER, AS REQUIRED BY OWNER'S CONSULTANT. RISER TO EXTEND FROM BASEMENT TO ROOF. CONFIRM LOCATIONS OF RISERS WITH CONSULTANT DESIGN. SEE NOTE 3.4. COORDINATE WITH PLUMBING.
- 22.2 NEW UTILITY SINK. SEE PLUMBING DWGS.
- 22.3 NEW INTERNAL ROOF DRAIN - SLOPE ROOF TOWARDS DRAIN. SEE PLUMBING DWGS.

- 23. HEATING, VENTILATING, AND AIR CONDITIONING
- 23.1 MECHANICAL UNITS - WALKING PADS TO & AROUND EQUIPMENT. GUARDRAIL REQUIRED WHERE EQUIPMENT IS WITHIN 10' OF ROOF EDGE. COORDINATE WITH HVAC & STRUCTURAL DWGS. INSTALL UNITS ON SOUND ISOLATING PADS.
- 23.2 EXPOSED DUCTWORK ABOVE. MUST MEET SHPO PART 2 DESCRIPTIONS. COORD W/ MEP DWGS.
- 23.3 NEW 1-HR RATED SHAFT FOR OUTSIDE AIR DUCT. COORDINATE WITH MECHANICAL DWGS. INSTALL METAL SAFETY RAILINGS AROUND UNITS AS SHOWN.
- 23.4 OUTSIDE AIR INTAKE. SEE MECHANICAL DWGS.
- 23.5 PROVIDE TRANSFER GRILL ABOVE DOOR FOR LAUNDRY VENTILATION. SEE MECHANICAL DWGS.

26. ELECTRICAL

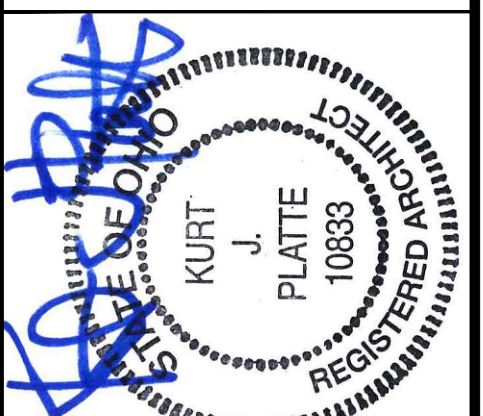
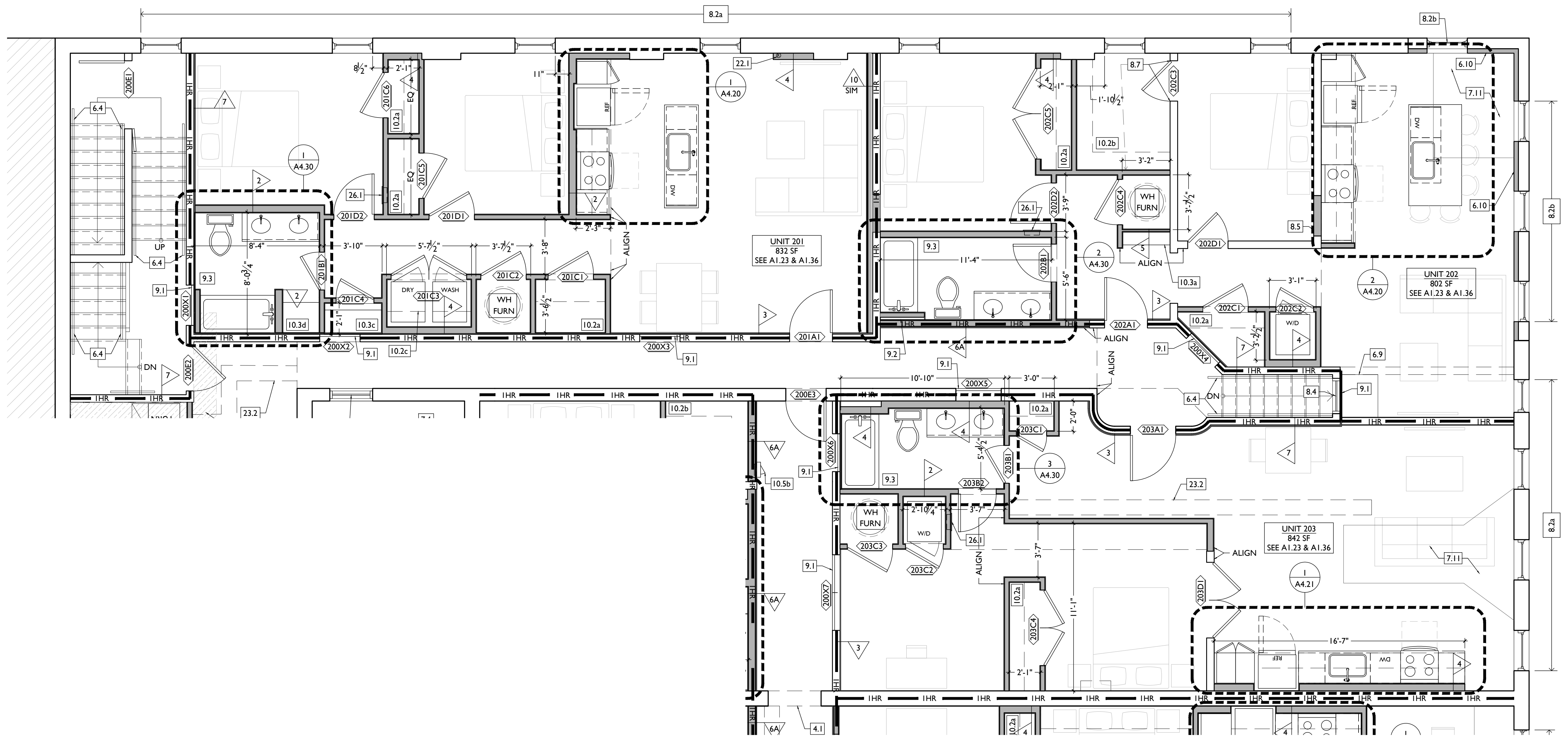
- 26.1 ELECTRIC PANEL RECESSED IN WALL W/ 30" W X 36" D CLEAR FLOOR SPACE. PAINT TO MATCH ADJACENT WALL W/ APPROPRIATE PAINT TYPE FOR PANEL.
- 26.2 DOOR TO HAVE ELECTRONIC RELEASE MECHANISM. SEE ELECTRICAL DWGS.

32. EXTERIOR IMPROVEMENTS

- 32.1 NEW LANDSCAPING PER CIVIL ENGLANDSCAPE ARCH DWGS.

NEW WORK GRAPHIC KEY:

- PARTITION TYPE - SEE A6.00. (TYPE I U.N.O.) KEYNOTE.
- EXG 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 & A6.00.
- AREA OF TUCKPOINTING - SEE ELEVS & STRUCT DWGS.
- 100A DOOR TAG. SEE SCHEDULE / A6.10-11.
- WINDOW DESIGNATION. SEE A6.20.
- SFA STOREFRONT DESIGNATION. SEE A6.12.
- E 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.



KURT PLATTE 10633
EXP DATE 12.31.2023
Progress Dates
10/12/2022 OWNER REVIEW
11/11/2022 BID AND PERMIT

Revisions

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

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

Job No: 22013 11.14.2022

A1.23

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- SLAB TO REMAIN. SCOPE AND VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQUIRED.
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 - NEW CONCRETE SLAB ON GRADE. SLOPE TO DRAIN. SEE CIVIL DWGS. 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.
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 - NEW CONCRETE STEPS/LANDING. MAX RISER 7". MIN TREAD 11". FOR EXTERIOR LOCATIONS. SEE CIVIL DWGS FOR DETAILS.
 - NEW AREA OF DEPRESSED SLAB AT AND AROUND ELEVATOR AND/OR ELEVATOR MACHINE ROOM. HEIGHT OF MACHINE ROOM TO BE MINIMUM 7'-6". COORDINATE FINAL HEIGHT AND DIMENSIONS WITH ELEVATOR MANUFACTURER'S SPECIFICATIONS.
 - SLOPED CONCRETE AT LEVEL CHANGE. MAX SLOPE 1:20.
 - NEW ACCESSIBLE CONCRETE RAMP AND LANDING. MAX SLOPE 1:12. SEE CIVIL DWGS FOR DETAILS.
- 4. MASONRY**
- NEW OR EXPANDED OPENING IN EXG MASONRY WALL. PROVIDE NEW STEEL LINTEL PER STRUCTURAL DWGS. AT OPENINGS WITHOUT NEW DOORS OR WINDOWS, TOOTH IN BRICK FOR EXPOSED BRICK JAMBS.

- NEW CMU INFILL. SEE STRUCTURAL DWGS.
 - FACE TO BE 1" RECESSED FROM ADJACENT WALL.
 - COVER WITH STUCCO/PARGING FLUSH WITH ADJ WALL SURFACE.
 - COVER WITH STUCCO/PARGING AND RECESS 1" FROM ADJ WALL SURFACE.
 - STUCCO/PARGING:
 - REPAIR AND RETAIN EXG.
 - ADD NEW TO MATCH EXG ADJACENT.
 - NEW BRICK INFILL AT EXISTING OPENING. BRICK TO MATCH ADJACENT IN COLOR, SIZE, AND HARDNESS:
 - AT SILL. MATCH SILL HEIGHT OF ADJACENT WINDOW AND PROVIDE NEW STONE SILL.
 - AT JAMBS. MATCH WIDTH OF EXISTING TRANSOM OPENING ABOVE.
 - AT NON-HISTORIC OPENING. SEE STRUCTURAL DRAWINGS.
 - TUCKPOINT BRICK AND REPLACE DAMAGED BRICKS AS SHOWN ON EXTERIOR ELEVATIONS & PER SHPO NARRATIVE.
 - PROVIDE NEW MASONRY STAR TIES PER STRUCTURAL DWGS, TYP.
- 5. METALS**
- NEW CONTINUOUS EXTERIOR PAINTED STEEL PIPE HANDRAIL - REFER TO CIVIL DWGS. SEE A8.00 FOR PAINT COLOR.
 - TENANT STORAGE LOCKERS TO BE ENCLOSED BY OPEN CHAIN LINK FENCING UP TO 8'-0" A.F.F. WITH 30" WIDE DOORS.
- 6. WOOD, PLASTICS, AND COMPOSITES**
- RETAIN & REPAIR STOREFRONT ELEMENTS. SEE EXTERIOR ELEVATIONS.
 - FRAME.
 - DECORATIVE GLASS.
 - NEW RAKE TRIM & GLUTTERBOARD - SEE ELEVATIONS.
 - NEW PARTIAL HEIGHT WALL. HEIGHT AS NOTED. EXTEND STUDS AND FASTEN TO FLOOR STRUCTURE 4'-0" O.C. MAX AND END STUD.
 - NEW CONTINUOUS INTERIOR HANDRAIL. HANDRAILS TO BE STAINED WOOD WITH ELLIPSE PROFILE - FINAL STAIN AND PROFILE TO BE SELECTED BY ARCHITECT.
 - FLOOR AREA ABOVE TO BE 1-HR FIRE RATED. TYPICAL BETWEEN USES OR RESIDENTIAL UNITS. SEE A0.01 & A6.00.
 - STRUCTURAL POST. SEE STRUCTURAL DWGS. WHERE SUPPORTING A RATED FLOOR, WALL, OR STAIR ASSEMBLY. POSTS AND BEAMS TO BE 1 HOUR PROTECTED. SEE DETAIL 6/A.01.
 - AREA OF DROPPED FLOOR. COORDINATE WITH STRUCTURAL DWGS.
 - RELOCATED HISTORIC STAGE. REPAIR AS NEEDED.

- EXISTING AREA OF RAISED FLOOR TO REMAIN. FINISH EXPOSED SIDES WITH (2) LAYERS TYPE X GYP BD FOR 1-HOUR STAIR ENCLOSURE.
 - COVER EXG CMU EXTERIOR WALL. NEW FURRING TO BE FLUSH WITH ADJ HISTORIC PLASTER.
- 7. THERMAL AND MOISTURE PROTECTION**
- NEW PRE-FINISHED GLUTTER & DOWNSPOUT. SEE EXTERIOR ELEVATIONS. TIE INTO EXG SEWER SYSTEM.
 - NEW PVC AT LOWER 6' OF DOWNSPOUT. PAINT TO MATCH DOWNSPOUT.
 - NEW FULLY ADHERED MEMBRANE ROOF. PROVIDE TERMINATION BARS & METAL COUNTERFLASHING - SEE ROOF DETAILS. INSULATION PER SCHEDULE.
 - NEW ROOF CRICKET FOR POSITIVE DRAINAGE - TYPICAL AT SKYLIGHTS, CHIMNEYS, ETC. SEE ROOF DETAILS.
 - NEW ROOF ACCESS MATCH. INSTALL PER MANUFS INSTRUCTS:
 - 48" X 48" BASIS OF DESIGN: BILCO E-50TB.
 - 36" X 36" BASIS OF DESIGN: BILCO E-50TB.
 - NEW ALUM CAP @ CHIMNEY. TYP ALL CHIMNEYS.
 - EXG PARAPET TO REMAIN - REPAIR & REPLACE CAPS/COPING WITH NEW PRE-FINISHED ALUMINUM AS REQUIRED - SEE EXTERIOR ELEVATIONS. AT INTERMEDIATE PARAPETS, PROVIDE CONTINUOUS MEMBRANE ROOFING UP AND OVER PARAPET UNDER COPING/CAP.
 - NEW SKYLIGHT. BASIS OF DESIGN: VELLUX FIXED CURB-MOUNTED 3046. INSTALL PER MANUFS INSTRUCTS ON 12" MINIMUM CURB. PROVIDE AUTOMATED SHADE AT INTERIOR. SEE RCPS FOR PRECISE LOCATION.
 - PROVIDE SPLASH BLOCK AT DOWNSPOUT OUTLET.
 - EXISTING HISTORIC CORNICE.
 - TO REMAIN. REPAIR AND REPLACE ANY MISSING PIECES. REPAIR PER A8.00.
 - REPLICATE AREA OF MISSING CORNICE TO MATCH EXISTING. MUST MEET OHPD PART 2 DESCRIPTIONS.
 - ADD ALTERNATE. REPLICATE HISTORIC "UPPER CORNICE" SHOWN IN HISTORIC PHOTOS. COORDINATE WITH STRUCTURAL DRAWINGS.
 - INSULATE FLOOR CAVITY ABOVE AND BELOW EXTERIOR RECESSED ENTRANCES, TYP. PROVIDE WATERPROOFING AT BASEMENT.
- 8. OPENINGS**
- HISTORIC WINDOW TO REMAIN. REPAIR EXG WINDOW & FRAME COMPONENTS. INSTALL NEW INTERIOR STORM WINDOW. SEE WINDOW DETAILS.

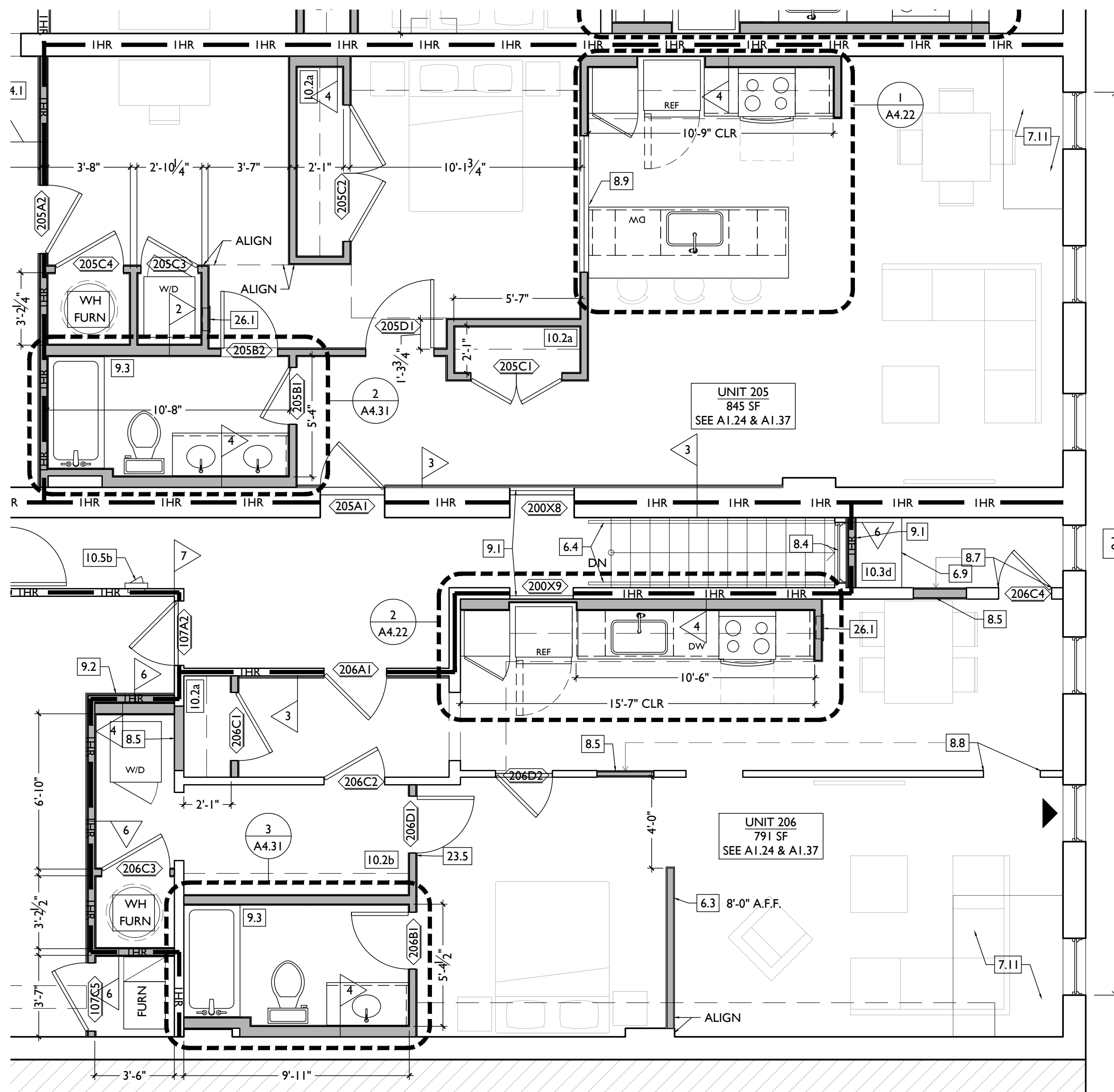
- NEW CUSTOM REPLICA HISTORIC WINDOW. MATCH EXISTING ADJACENT HISTORIC WINDOWS. SEE WINDOW DETAILS.
 - INSTALL WITHIN EXISTING HISTORIC FRAMEWORK. RETAIN EXISTING HISTORIC TRIMWORK. WHERE MISSING, REPLICATE INTERIOR AND EXTERIOR TRIMWORK.
 - NEW ALUMINUM CLAD WINDOW. SEE WINDOW DETAILS:
 - INSTALLED WITHIN EXG HISTORIC FRAMEWORK. RETAIN EXISTING HISTORIC TRIMWORK. WHERE MISSING, REPLICATE INTERIOR AND EXTERIOR TRIMWORK.
 - INSTALLED IN ROUGH MASONRY OPENING.
 - EXG INTERIOR WINDOW TO BE REPAIRED AND RETAINED. ADD FURRING ON UNIT SIDE TO MAINTAIN REQUIRED FIRE RATING. SIMILAR TO TRANSOM DETAIL. SEE A6.01.
 - EXG INTERIOR OPENING TO BE INFILLED WITH FRAMED PARTITION. NEW FINISH TO BE FLUSH WITH EXG ADJACENT WALL FINISH ON BOTH SIDES.
 - WINDOW TO HAVE PRIVACY FILM ON INTERIOR FACE OF GLASS. LOWER SASH ONLY.
 - THIS DOOR/TRIM IS A RELOCATED HISTORIC DOOR. SEE EXG/DEMOLITION PLANS FOR ORIGINAL LOCATION & DOOR SCHEDULE FOR MORE INFORMATION.
 - RELOCATED HISTORIC TRIM INSTALLED IN THIS LOCATION. SEE EXG PLANS FOR ORIGINAL LOCATION.
 - NEW 6'-0" W X 3'-0" H (7'-0" AFF) WINDOW TO PROVIDE DAYLIGHT TO BEDROOM.
- 9. FINISHES**
- MAINTAIN FIRE RATING BEHIND FIXED HISTORIC DOOR/WINDOW. SEE DETAILS ON A6.01.
 - FIRE-RATING TO BE CONTINUOUS BEHIND PLUMBING/CHASE/FURRING WALL. FIRE RATING TO BE CONTINUOUS AT INTERSECTION W/ NON-RATED WALL.
 - AT BATHROOM FLOOR, PROVIDE LIQUID APPLIED WATERPROOF MEMBRANE THROUGHOUT AND FIRESTOP SEALANT AT FLOOR PENETRATIONS. SEE FINISH SCHEDULE FOR FINISH FLOOR.
 - RE-APPLY SALVAGED CEILING TRIM IN HISTORIC LOCATIONS. REPLICATE MISSING.
 - NEW DECORATIVE LINTEL AT RE-OPENED HISTORIC WINDOW. REPLICATE ADJACENT. SEE NOT 8.2A AND WINDOW DETAILS.

- 10. SPECIALTIES**
- LOCKABLE & RECESSED MAILBOXES - SEE INTERIOR ELEVATIONS FOR DETAILS. BOXES TO MEET USPS-4C STANDARDS & ACCESSIBILITY REQUIREMENTS.
 - CLOSETS W/ BLOCKING AT RODS & BRACKETS:
 - TYP. CLOSET: 12" DEEP MELAMINE SHELF & CLOTHES ROD AT 66" AFF. TYP U.N.O.
 - WALK-IN CLOSET - SHELF & CLOTHES ROD.
 - 12" DEEP MELAMINE SHELF ABOVE W/D.
 - ADJUSTABLE SHELVES ON STANDARD MOUNT, (5) SHELVES TYP:
 - 10" DEEP
 - 12" DEEP
 - 18" DEEP
 - 24" DEEP
 - RECESSED ENTRY SECURITY SYSTEM CALL BOX BY SECURITY CONTRACTOR.
 - FIRE EXTINGUISHER. SEE LIFE SAFETY PLANS A0.01.
 - SURFACE MOUNTED.
 - SEMI-RECESSED CABINET WITH WHITE FINISH. WHERE LOCATED IN FIRE-RATED WALLS, PROVIDE FIRE-RATED CABINET.
 - RECESSED KEY LOCK BOX - BASIS OF DESIGN KNOXBOX 3200. INSTALL PER MANUFS INSTRUCTS. COORDINATE WITH FIRE DEPT.
 - NEW FABRIC AWNINGS. 48" DEEP. 12" MAX RISE. BLACK FRAME AND FABRIC. SEE DETAILS.
 - NEW ELEVATOR. SEE DETAILS:
 - THYSSENKRUPP ENDURA HMRL, 150 FPS, 4000#.
 - THYSSENKRUPP ENDURA, 150 FPS, 4000#, CUSTOM SIZE.
- 21. FIRE SUPPRESSION**
- APPROX LOCATION OF FDC CONNECTION - COORDINATE W/ FIRE DEPT.
 - SPRINKLER RISER. SEE PLUMBING DWGS.
- 22. PLUMBING**
- PROVIDE PIPE FOR VAPOR MITIGATION RISER, AS REQUIRED BY OWNER'S CONSULTANT. RISER TO EXTEND FROM BASEMENT TO ROOF. CONFIRM LOCATIONS OF RISERS WITH CONSULTANT DESIGN. SEE NOTE 3.4. COORDINATE WITH PLUMBING.
 - NEW UTILITY SINK. SEE PLUMBING DWGS.
 - NEW INTERNAL ROOF DRAIN - SLOPE ROOF TOWARDS DRAIN. SEE PLUMBING DWGS.

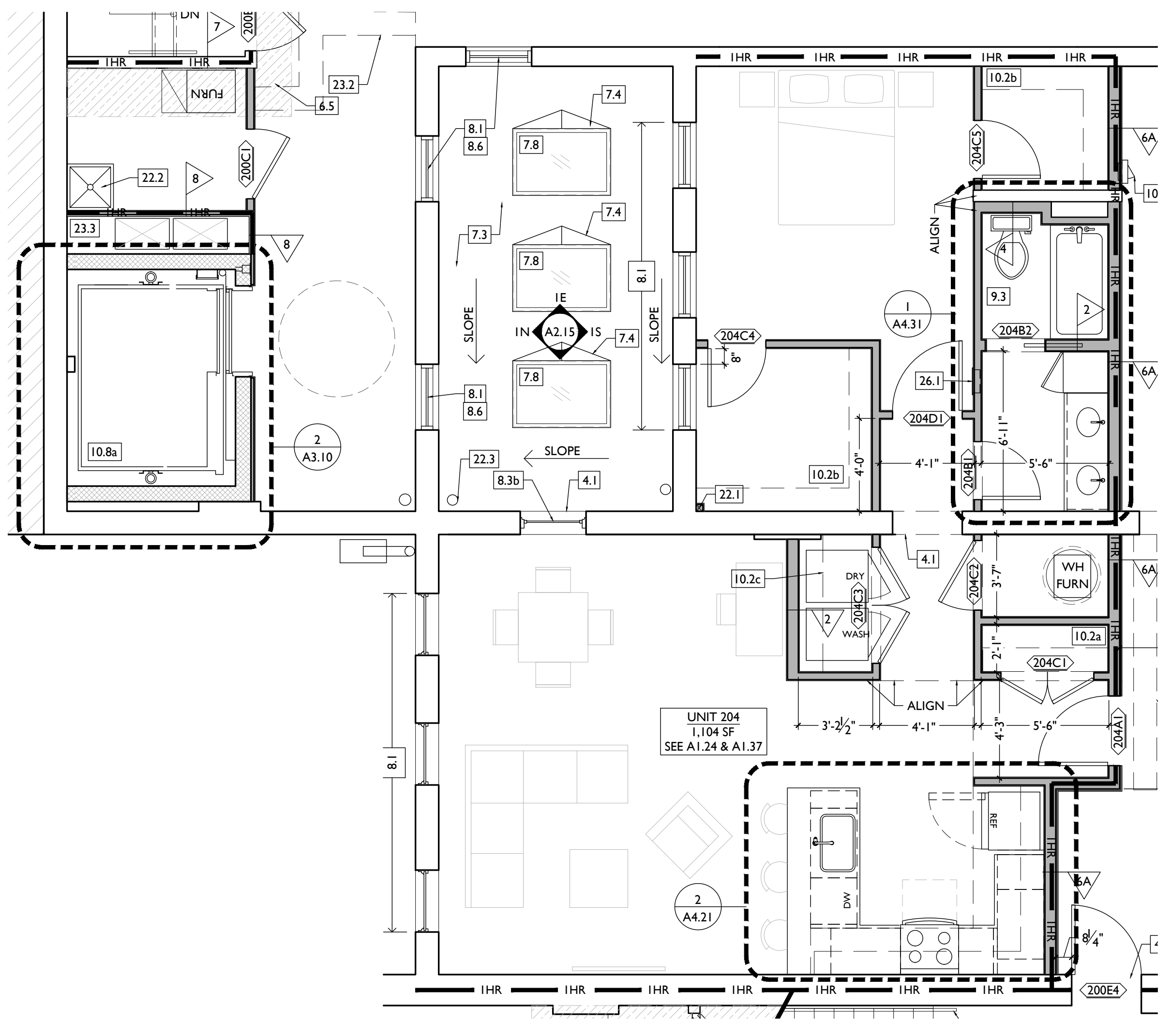
- WALL MOUNTED WATER HEATER ABOVE LAUNDRY - PROVIDE BLOCKING AS REQUIRED. SEE PLUMBING DWGS.
- 23. HEATING, VENTILATING, AND AIR CONDITIONING**
- MECHANICAL UNITS - WALKING PADS TO & AROUND EQUIPMENT. GUARDRAIL REQUIRED WHERE EQUIPMENT IS WITHIN 10' OF ROOF EDGE. COORDINATE WITH HVAC & STRUCTURAL DWGS. INSTALL UNITS ON SOUND ISOLATING PADS.
 - EXPOSED DUCTWORK ABOVE. MUST MEET SHPO PART 2 DESCRIPTIONS. COORD W/ MEP DWGS.
 - NEW 1-HR RATED SHAFT FOR OUTSIDE AIR DUCT. COORDINATE WITH MECHANICAL DWGS. INSTALL METAL SAFETY RAILINGS AROUND UNITS AS SHOWN.
 - OUTSIDE AIR INTAKE. SEE MECHANICAL DWGS.
 - PROVIDE TRANSFER GRILL ABOVE DOOR FOR LAUNDRY VENTILATION. SEE MECHANICAL DWGS.
- 26. ELECTRICAL**
- ELECTRIC PANEL RECESSED IN WALL W/ 30"W X 36"D CLEAR FLOOR SPACE. PAINT TO MATCH ADJACENT WALL W/ APPROPRIATE PAINT TYPE FOR PANEL.
 - DOOR TO HAVE ELECTRONIC RELEASE MECHANISM. SEE ELECTRICAL DWGS.
- 32. EXTERIOR IMPROVEMENTS**
- NEW LANDSCAPING PER CIVIL ENGLANDSCAPE ARCH DWGS.

NEW WORK GRAPHIC KEY:

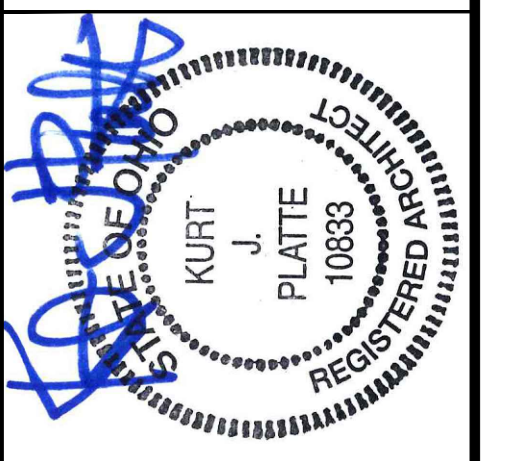
- PARTITION TYPE - SEE A6.00. (TYPE I U.N.O.) KEYNOTE.
- EXG WALL.
- NEW PARTITION WALL.
- NEW MASONRY WALL.
- OBJECT OVERHEAD.
- 1-HR FIRE RATING.
- 2-HR FIRE RATING.
- NEW FLOOR & FRAMING TO MATCH ADJ - SEE STRUCT DWGS.
- NEW GYP BD SOFFIT/ BULKHEAD/ DROPPED CLG - SEE RCPS.
- AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE. SEE A0.01 & A6.00.
- AREA OF TUCKPOINTING - SEE ELEV & STRUCT DWGS.
- 100A DOOR TAG. SEE SCHEDULE / A6.10-11.
- WINDOW DESIGNATION. SEE A6.20.
- SFA STOREFRONT DESIGNATION. SEE A6.12.
- E MANUFACTURER EGRESS EXIT.
- SG OPG CONTAINS SAFETY GLAZING.
- SH SINGLE HUNG OPG - UPPER SASH TO BE FIXED WITHIN 3'-0" OF EXHAUST.
- X-X" ELEVATION TAG.



SCALE: 1/4" = 1'-0" ENLARGED PLAN - UNITS 205 / 206 2



SCALE: 1/4" = 1'-0" ENLARGED PLAN - UNIT 204 1



KURT PLATTE 10633
EXP DATE 12.31.2023

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

Revisions

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

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

Job No: 22013 11.14.2022

A1.24

PLATTE
architecture + design

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NEW WORK PLANS & ELEVATIONS [K] KEYED NOTES:

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ALL KEYED NOTES LISTED MAY NOT APPLY TO THIS SHEET.

3. CONCRETE

- 3.1 SLAB TO REMAIN. SCOPE AND VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQUIRED.
- 3.2 NEW CONC SLAB. PROVIDE FLOOR DRAINS PER PLUMBING DWGS. PROVIDE CONTROL JOINTS @ 10'-0" O.C. SLOPE TOWARD FLOOR DRAIN.
- 3.3 NEW CONCRETE SLAB ON GRADE. SLOPE TO DRAIN. SEE CIVIL DWGS. 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.
- 3.5 EXG OPENING TO BASEMENT TO BE CAPPED WITH CONCRETE AT GRADE. WALL TO BE INFILLED W/ CMU. SEE STRUCTURAL AND CIVIL/LANDSCAPE DWGS.
- 3.6 NEW CONCRETE STEPS/LANDING, MAX RISER 7", MIN TREAD 11"; FOR EXTERIOR LOCATIONS. SEE CIVIL DWGS FOR DETAILS.
- 3.7 NEW AREA OF DEPRESSED SLAB AT AND AROUND ELEVATOR AND/OR ELEVATOR MACHINE ROOM. HEIGHT OF MACHINE ROOM TO BE MINIMUM 7'-6". COORDINATE FINAL HEIGHT AND DIMENSIONS WITH ELEVATOR MANUFACTURER'S SPECIFICATIONS.
- 3.8 SLOPED CONCRETE AT LEVEL CHANGE. MAX SLOPE 1:20.
- 3.9 NEW ACCESSIBLE CONCRETE RAMP AND LANDING, MAX SLOPE 1:12; SEE CIVIL DWGS FOR DETAILS.

4. MASONRY

- 4.1 NEW OR EXPANDED OPENING IN EXG MASONRY WALL. PROVIDE NEW STEEL LINTEL PER STRUCTURAL DWGS. AT OPENINGS WITHOUT NEW DOORS OR WINDOWS, TOOTH IN BRICK FOR EXPOSED BRICK JAMBS.

- 4.2 NEW CMU INFILL. SEE STRUCTURAL DWGS.
- 4.3 STUCCO/PARGING: A. REPAIR AND RETAIN EXG. B. ADD NEW TO MATCH EXG ADJACENT.
- 4.4 NEW BRICK INFILL AT EXISTING OPENING. BRICK TO MATCH ADJACENT IN COLOR, SIZE, AND HARDNESS: A. AT SILL: MATCH SILL HEIGHT OF ADJACENT WINDOW AND PROVIDE NEW STONE SILL. B. AT JAMBS: MATCH WIDTH OF EXISTING TRANSOM OPENING ABOVE. C. AT NON-HISTORIC OPENING. SEE STRUCTURAL DRAWINGS.
- 4.5 TUCKPOINT BRICK AND REPLACE DAMAGED BRICKS AS SHOWN ON EXTERIOR ELEVATIONS & PER SHPO NARRATIVE.
- 4.6 PROVIDE NEW MASONRY STAR TIES PER STRUCTURAL DWGS, TYP.

5. METALS

- 5.1 NEW CONTINUOUS EXTERIOR PAINTED STEEL PIPE HANDRAIL - REFER TO CIVIL DWGS. SEE A8.00 FOR PAINT COLOR.
- 5.2 TENANT STORAGE LOCKERS TO BE ENCLOSED BY OPEN CHAIN LINK FENCING UP TO 8'-0" A.F.F. WITH 30" WIDE DOORS.

6. WOOD, PLASTICS, AND COMPOSITES

- 6.1 RETAIN & REPAIR STOREFRONT ELEMENTS. SEE EXTERIOR ELEVATIONS.
- 6.2 NEW RAKE TRIM & GLUTTERBOARD - SEE ELEVATIONS.
- 6.3 NEW PARTIAL HEIGHT WALL. HEIGHT AS NOTED. EXTEND STUDS AND FASTEN TO FLOOR STRUCTURE 4'-0" O.C. MAX AND END STUD.
- 6.4 NEW CONTINUOUS INTERIOR HANDRAIL. HANDRAILS TO BE STAINED WOOD WITH ELIPSE PROFILES - FINAL STAIN AND PROFILE TO BE SELECTED BY ARCHITECT.
- 6.5 FLOOR AREA ABOVE TO BE 1-HR FIRE RATED. TYPICAL BETWEEN USES OR RESIDENTIAL UNITS. SEE A0.01 & A6.00.
- 6.6 STRUCTURAL POST. SEE STRUCTURAL DWGS. WHERE SUPPORTING A RATED FLOOR, WALL, OR STAIR ASSEMBLY. POSTS AND BEAMS TO BE 1 HOUR PROTECTED. SEE DETAIL 6/A.01.
- 6.7 AREA OF DROPPED FLOOR. COORDINATE WITH STRUCTURAL DWGS.
- 6.8 RELOCATED HISTORIC STAGE. REPAIR AS NEEDED.

- 6.9 EXISTING AREA OF RAISED FLOOR TO REMAIN. FINISH EXPOSED SIDES WITH (2) LAYERS TYPE X GYP BD FOR 1-HOUR STAIR ENCLOSURE.
- 6.10 AT EXPOSED CMU EXTERIOR WALL, NEW FURRING TO BE FLUSH WITH ADJ HISTORIC PLASTER.

7. THERMAL AND MOISTURE PROTECTION

- 7.1 NEW PRE-FINISHED GLUTTER & DOWNSPOUT. SEE EXTERIOR ELEVATIONS. TIE INTO EXG SEWER SYSTEM.
- 7.2 NEW PVC AT LOWER 6' OF DOWNSPOUT. PAINT TO MATCH DOWNSPOUT.
- 7.3 NEW FULLY ADHERED MEMBRANE ROOF. PROVIDE TERMINATION BARS & METAL COUNTERFLASHING - SEE ROOF DETAILS. INSULATION PER SCHEDULE.
- 7.4 NEW ROOF CRICKET FOR POSITIVE DRAINAGE - TYPICAL AT SKYLIGHTS, CHIMNEYS, ETC. SEE ROOF DETAILS.
- 7.5 NEW ROOF ACCESS HATCH. INSTALL PER MANUF'S INSTRUCTS: A. 48" X 48", BASIS OF DESIGN: BILCO E-50TB. B. 36" X 36", BASIS OF DESIGN: BILCO E-50TB.
- 7.6 NEW ALUM CAP @ CHIMNEY. TYP ALL CHIMNEYS.
- 7.7 EXG PARAPET TO REMAIN - REPAIR & REPLACE CAPS/COPING WITH NEW PRE-FINISHED ALUMINUM AS REQUIRED - SEE EXTERIOR ELEVATIONS. AT INTERMEDIATE PARAPETS, PROVIDE CONTINUOUS MEMBRANE ROOFING UP AND OVER PARAPET UNDER COPING/CAP.
- 7.8 NEW SKYLIGHT. BASIS OF DESIGN: VELLUX FIXED CURB - VOLUNTEER 3046. INSTALL PER MANUF'S INSTRUCTS ON 12" MINIMUM CURB. PROVIDE AUTOMATED SHADE AT INTERIOR. SEE RCPS FOR PRECISE LOCATION.
- 7.9 PROVIDE SPLASH BLOCK AT DOWNSPOUT OUTLET.
- 7.10 EXISTING HISTORIC CORNICE: A. TO REMAIN. REPAIR AND REPLACE ANY MISSING PIECES. REPAINT PER A8.00. B. REPLICATE AREA OF MISSING CORNICE TO MATCH EXISTING. MUST MEET OHFP PART 2 DESCRIPTIONS. C. ADD ALTERNATE: REPLICATE HISTORIC "UPPER CORNICE" SHOWN IN HISTORIC PHOTOS. COORDINATE WITH STRUCTURAL DRAWINGS.
- 7.11 INSULATE FLOOR CAVITY ABOVE AND BELOW EXTERIOR RECESSED ENTRANCES, TYP. PROVIDE WATERPROOFING AT BASEMENT.

8. OPENINGS

- 8.1 HISTORIC WINDOW TO REMAIN. REPAIR EXG WINDOW & FRAME COMPONENTS. INSTALL NEW INTERIOR STORM WINDOW. SEE WINDOW DETAILS.

- 8.2 NEW CUSTOM REPLICA HISTORIC WINDOW. MATCH EXISTING ADJACENT HISTORIC WINDOWS. SEE WINDOW DETAILS.
- 8.3 NEW ALUMINUM CLAD WINDOW. SEE WINDOW DETAILS: A. INSTALLED WITHIN EXG HISTORIC FRAMEWORK. RETAIN EXISTING HISTORIC TRIMWORK. WHERE MISSING, REPLICATE INTERIOR AND EXTERIOR TRIMWORK. B. WALK-IN CLOSET - SHELF & CLOTHES ROD. C. 12" DEEP MELAMINE SHELF ABOVE W/D. D. 12" DEEP MELAMINE SHELVES ON STANDARD MOUNT, (5) SHELVES TYP: A. 10" DEEP B. 12" DEEP C. 18" DEEP D. 24" DEEP
- 8.4 EXG INTERIOR WINDOW TO BE REPAIRED AND RETAINED. ADD FURRING ON UNIT SIDE TO MAINTAIN REQUIRED FIRE RATING, SIMILAR TO TRANSOM DETAIL. SEE A6.01.
- 8.5 EXG INTERIOR OPENING TO BE INFILLED WITH FRAMED PARTITION. NEW FINISH TO BE FLUSH WITH EXG ADJACENT WALL FINISH ON BOTH SIDES.
- 8.6 WINDOW TO HAVE PRIVACY FILM ON INTERIOR FACE OF GLASS. LOWER SASH ONLY.
- 8.7 THIS DOOR/TRIM IS A RELOCATED HISTORIC DOOR. SEE EXG/DEMOLITION PLANS FOR ORIGINAL LOCATION & DOOR SCHEDULE FOR MORE INFORMATION.
- 8.8 RELOCATED HISTORIC TRIM INSTALLED IN THIS LOCATION. SEE EXG PLANS FOR ORIGINAL LOCATION.
- 8.9 NEW 6'-0" W X 3'-0" H (7'-0") AFF WINDOW TO PROVIDE DAYLIGHT TO BEDROOM.

9. FINISHES

- 9.1 MAINTAIN FIRE RATING BEHIND FIXED HISTORIC DOOR/WINDOW. SEE DETAILS ON A6.01.
- 9.2 FIRE-RATING TO BE CONTINUOUS BEHIND PLUMBING/CHASE/FURRING WALL. FIRE RATING TO BE CONTINUOUS AT INTERSECTION W/ NON-RATED WALL.
- 9.3 AT BATHROOM FLOOR, PROVIDE LIQUID APPLIED WATERPROOF MEMBRANE THROUGHOUT AND FIRESTOP SEALANT AT FLOOR PENETRATIONS. SEE FINISH SCHEDULE FOR FINISH FLOOR.
- 9.4 RE-APPLY SALVAGED CEILING TRIM IN HISTORIC LOCATIONS. REPLICATE MISSING.
- 9.5 NEW DECORATIVE LINTEL AT RE-OPENED HISTORIC WINDOW. REPLICATE ADJACENT. SEE NOT 8.2A AND WINDOW DETAILS.

- 10.1 LOCKABLE & RECESSED MAILBOXES - SEE INTERIOR ELEVATIONS FOR DETAILS. BOXES TO MEET USFS-4C STANDARDS & ACCESSIBILITY REQUIREMENTS.
- 10.2 CLOSETS W/ BLOCKING AT RODS & BRACKETS: A. TYP. CLOSET: 12" DEEP MELAMINE SHELF & CLOTHES ROD AT 66" AFF. TYP U.N.O. B. WALK-IN CLOSET - SHELF & CLOTHES ROD. C. 12" DEEP MELAMINE SHELF ABOVE W/D. D. 12" DEEP MELAMINE SHELVES ON STANDARD MOUNT, (5) SHELVES TYP: A. 10" DEEP B. 12" DEEP C. 18" DEEP D. 24" DEEP
- 10.3 RECESSED ENTRY SECURITY SYSTEM CALL BOX BY SECURITY CONTRACTOR.
- 10.4 FIRE EXTINGUISHER. SEE LIFE SAFETY PLANS A0.01.
- 10.5 SURFACE MOUNTED: A. SEMI-RECESSED CABINET WITH WHITE FINISH. WHERE LOCATED IN FIRE-RATED WALLS, PROVIDE FIRE-RATED CABINET.
- 10.6 RECESSED KEY LOCK BOX - BASIS OF DESIGN KNOXBOX 3200. INSTALL PER MANUF'S INSTRUCTS. COORDINATE WITH FIRE DEPT.
- 10.7 NEW FABRIC AWNINGS. 48" DEEP. 12" MAX RISE. BLACK FRAME AND FABRIC. SEE DETAILS.
- 10.8 NEW ELEVATOR. SEE DETAILS: A. THYSSENKRUPP ENDURA HM150, 150 FPS, 4000#. B. THYSSENKRUPP ENDURA, 150 FPS, 4000#, CUSTOM SIZE.

21. FIRE SUPPRESSION

- 21.1 APPROX LOCATION OF FDC CONNECTION - COORDINATE W/ FIRE DEPT.
- 21.2 SPRINKLER RISER. SEE PLUMBING DWGS.

22. PLUMBING

- 22.1 PROVIDE PIPE FOR VAPOR MITIGATION RISER, AS REQUIRED BY OWNER'S CONSULTANT. RISER TO EXTEND FROM BASEMENT TO ROOF. CONFIRM LOCATIONS OF RISERS WITH CONSULTANT DESIGN. SEE NOTE 3.4. COORDINATE WITH PLUMBING.
- 22.2 NEW UTILITY SINK. SEE PLUMBING DWGS.
- 22.3 NEW INTERNAL ROOF DRAIN - SLOPE ROOF TOWARDS DRAIN. SEE PLUMBING DWGS.

- 23.1 MECHANICAL UNITS - WALKING PADS TO & AROUND EQUIPMENT. GUARDRAIL REQUIRED WHERE EQUIPMENT IS WITHIN 10' OF ROOF EDGE. COORDINATE WITH HVAC & STRUCTURAL DWGS. INSTALL UNITS ON SOUND ISOLATING PADS.
- 23.2 EXPOSED DUCTWORK ABOVE. MUST MEET SHPO PART 2 DESCRIPTIONS. COORD W/ MEP DWGS.
- 23.3 NEW 1-HR RATED SHAFT FOR OUTSIDE AIR DUCT. COORDINATE WITH MECHANICAL DWGS. INSTALL METAL SAFETY RAILINGS AROUND UNITS AS SHOWN.
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- 23.5 PROVIDE TRANSFER GRILL ABOVE DOOR FOR LAUNDRY VENTILATION. SEE MECHANICAL DWGS.

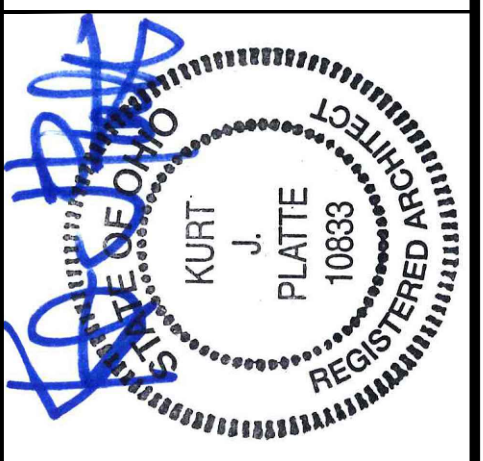
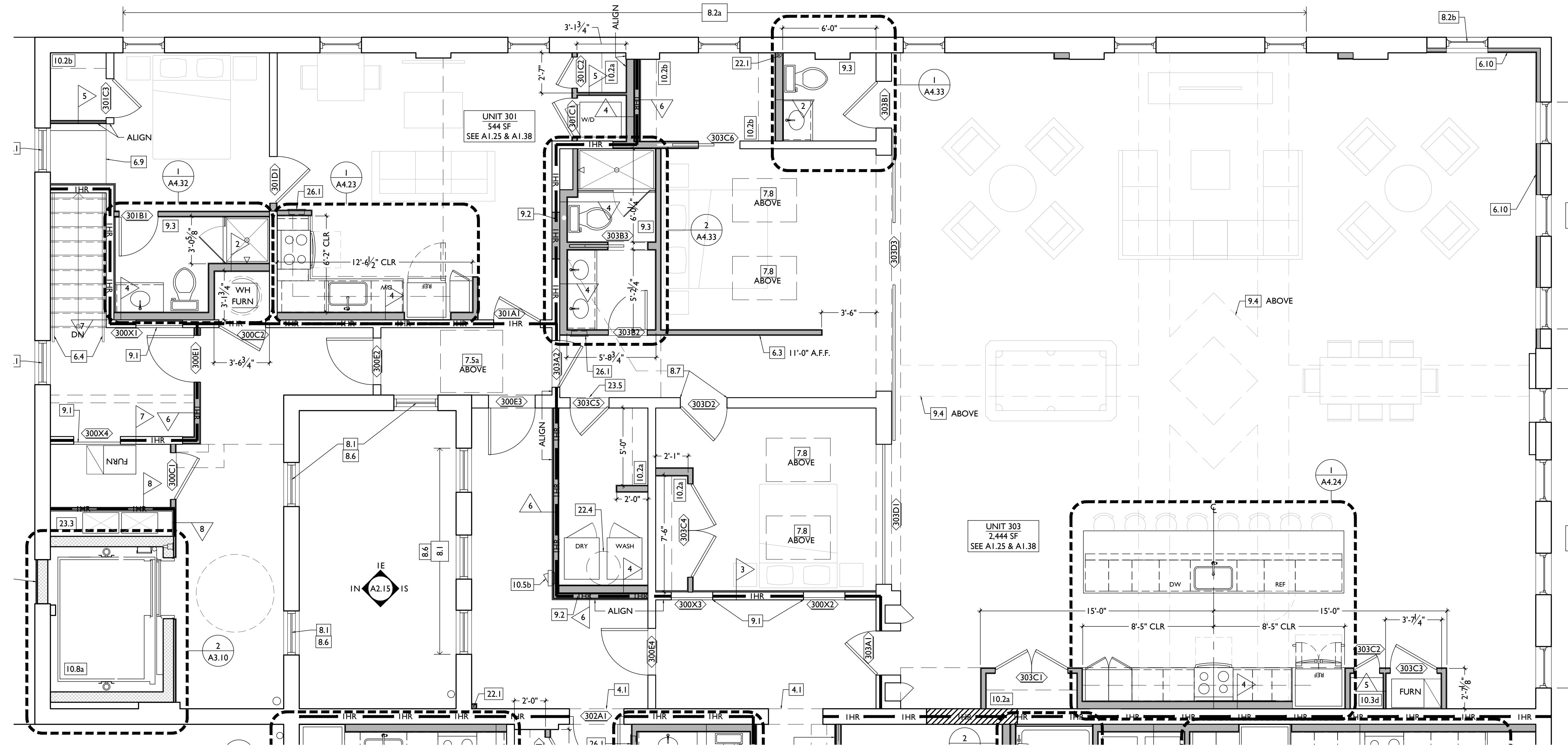
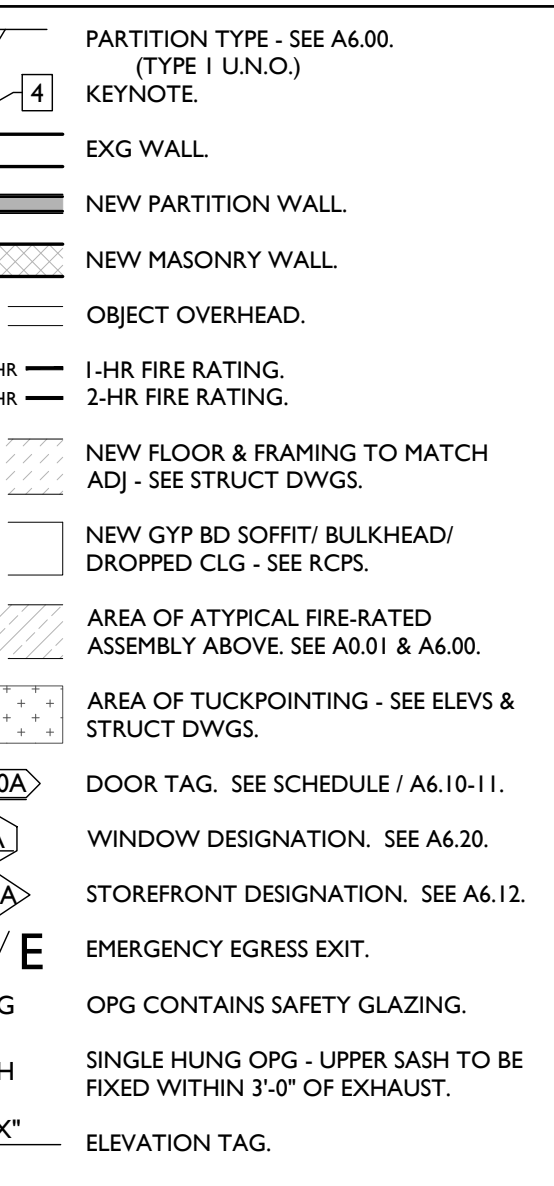
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32. EXTERIOR IMPROVEMENTS

- 32.1 NEW LANDSCAPING PER CIVIL ENGLANDSCAPE ARCH DWGS.

NEW WORK GRAPHIC KEY:



KURT PLATTE 10633
EXP DATE 12.31.2023

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

Revisions

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

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

Job No: 22013 11.14.2022

A1.25

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- NEW OR EXPANDED OPENING IN EXG MASONRY WALL. PROVIDE NEW STEEL LINTEL PER STRUCTURAL DWGS. AT OPENINGS WITHOUT NEW DOORS OR WINDOWS, TOOTH IN BRICK FOR EXPOSED BRICK JAMBS.

- NEW CMU INFILL. SEE STRUCTURAL DWGS.
 - FACE TO BE 1" RECESSED FROM ADJACENT WALL.
 - COVER WITH STUCCO/PARGING FLUSH WITH ADJ WALL SURFACE.
 - COVER WITH STUCCO/PARGING AND RECESS 1" FROM ADJ WALL SURFACE.
 - STUCCO/PARGING:
 - REPAIR AND RETAIN EXG.
 - ADD NEW TO MATCH EXG ADJACENT.
 - NEW BRICK INFILL AT EXISTING OPENING. BRICK TO MATCH ADJACENT IN COLOR, SIZE, AND HARDNESS:
 - AT SILL: MATCH SILL HEIGHT OF ADJACENT WINDOW AND PROVIDE NEW STONE SILL.
 - AT JAMBS: MATCH WIDTH OF EXISTING TRANSOM OPENING ABOVE.
 - AT NON-HISTORIC OPENING. SEE STRUCTURAL DRAWINGS.
 - TUCKPOINT BRICK AND REPLACE DAMAGED BRICKS AS SHOWN ON EXTERIOR ELEVATIONS & PER SHPO NARRATIVE.
 - PROVIDE NEW MASONRY STAR TIES PER STRUCTURAL DWGS, TYP.
- 5. METALS**
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 - TENANT STORAGE LOCKERS TO BE ENCLOSED BY OPEN CHAIN LINK FENCING UP TO 8'-0" A.F.F. WITH 30" WIDE DOORS.
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- RETAIN & REPAIR STOREFRONT ELEMENTS. SEE EXTERIOR ELEVATIONS.
 - FRAME.
 - DECORATIVE GLASS.
 - NEW RAKE TRIM & GLUTTERBOARD - SEE ELEVATIONS.
 - NEW PARTIAL HEIGHT WALL. HEIGHT AS NOTED. EXTEND STUDS AND FASTEN TO FLOOR STRUCTURE 4'-0" O.C. MAX AND END STUD.
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- 7. THERMAL AND MOISTURE PROTECTION**
- NEW PRE-FINISHED GUTTER & DOWNSPOUT. SEE EXTERIOR ELEVATIONS, TIE INTO EXG SEWER SYSTEM.
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 - NEW ROOF ACCESS MATCH. INSTALL PER MANUFS INSTRUCTS:
 - 48" X 48" BASIS OF DESIGN: BILCO E-50TB.
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 - EXG PARAPET TO REMAIN - REPAIR & REPLACE CAPS/COPING WITH NEW PRE-FINISHED ALUMINUM AS REQUIRED - SEE EXTERIOR ELEVATIONS. AT INTERMEDIATE PARAPETS, PROVIDE CONTINUOUS MEMBRANE ROOFING UP AND OVER PARAPET UNDER COPING/CAP.
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 - PROVIDE SPLASH BLOCK AT DOWNSPOUT OUTLET.
 - EXISTING HISTORIC CORNICHE:
 - TO REMAIN. REPAIR AND REPLICATE ANY MISSING PIECES. REPAIR PER A8.00.
 - REPLICATE AREA OF MISSING CORNICHE TO MATCH EXISTING. MUST MEET OHP PART 2 DESCRIPTIONS.
 - ADD ALTERNATE: REPLICATE HISTORIC "UPPER CORNICHE" SHOWN IN HISTORIC PHOTOS. COORDINATE WITH STRUCTURAL DRAWINGS.
 - INSULATE FLOOR CAVITY ABOVE AND BELOW EXTERIOR RECESSED ENTRANCES, TYP. PROVIDE WATERPROOFING AT BASEMENT.
- 8. OPENINGS**
- HISTORIC WINDOW TO REMAIN. REPAIR EXG WINDOW & FRAME COMPONENTS. INSTALL NEW INTERIOR STORM WINDOWS. SEE WINDOW DETAILS.

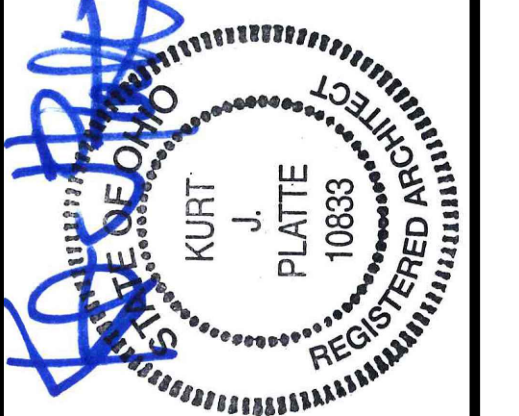
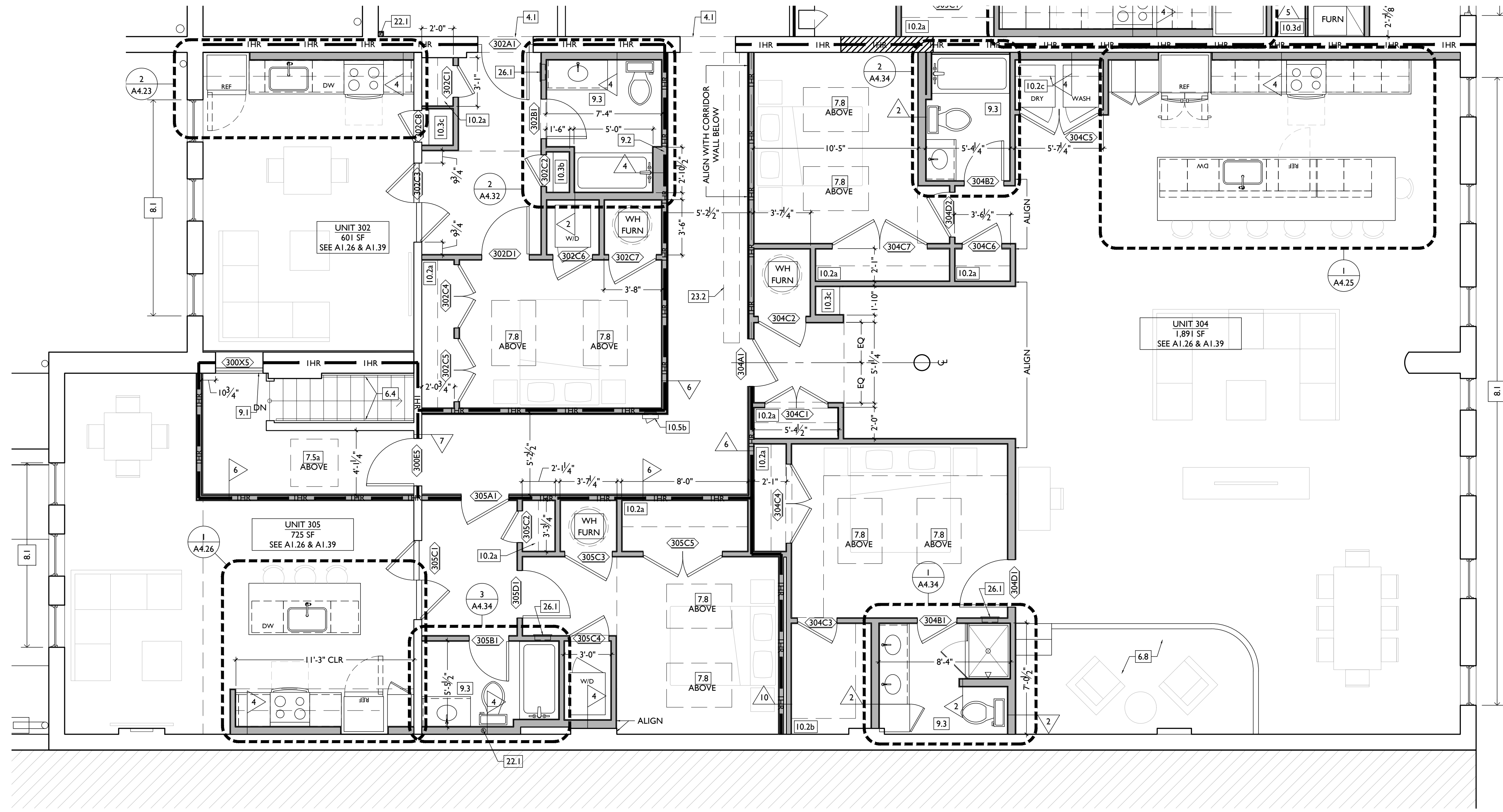
- NEW CUSTOM REPLICA HISTORIC WINDOW. MATCH EXISTING ADJACENT HISTORIC WINDOWS. SEE WINDOW DETAILS.
 - ADJACENT HISTORIC WINDOWS. SEE WINDOW DETAILS.
 - INSTALLED WITHIN EXISTING HISTORIC FRAMEWORK. RETAIN EXISTING HISTORIC TRIMWORK. WHERE MISSING, REPLICATE INTERIOR AND EXTERIOR TRIMWORK.
 - INSTALLED IN ROUGH MASONRY OPENING. REPLICATE INTERIOR AND EXTERIOR TRIMWORK TO MATCH ADJACENT.
 - NEW ALUMINUM CLAD WINDOW. SEE WINDOW DETAILS:
 - INSTALLED WITHIN EXG HISTORIC FRAMEWORK. RETAIN EXISTING HISTORIC TRIMWORK. WHERE MISSING, REPLICATE INTERIOR AND EXTERIOR TRIMWORK.
 - INSTALLED IN ROUGH MASONRY OPENING.
 - EXG INTERIOR WINDOW TO BE REPAIRED AND RETAINED. ADD FURRING ON UNIT SIDE TO MAINTAIN REQUIRED FIRE RATING, SIMILAR TO TRANSOM DETAIL. SEE A6.01.
 - EXG INTERIOR OPENING TO BE INFILLED WITH FRAMED PARTITION. NEW FINISH TO BE FLUSH WITH EXG ADJACENT WALL FINISH ON BOTH SIDES.
 - WINDOW TO HAVE PRIVACY FILM ON INTERIOR FACE OF GLASS. LOWER SASH ONLY.
 - THIS DOOR/TRIM IS A RELOCATED HISTORIC DOOR. SEE EXG/DEMOLITION PLANS FOR ORIGINAL LOCATION & DOOR SCHEDULE FOR MORE INFORMATION.
 - RELOCATED HISTORIC TRIM INSTALLED IN THIS LOCATION. SEE EXG PLANS FOR ORIGINAL LOCATION.
 - NEW 6'-0" W X 3'-0" H (7'-0") AFF WINDOW TO PROVIDE DAYLIGHT TO BEDROOM.
- 9. FINISHES**
- MAINTAIN FIRE RATING BEHIND FIXED HISTORIC DOOR/WINDOW. SEE DETAILS ON A6.01.
 - FIRE-RATING TO BE CONTINUOUS BEHIND PLUMBING/CHASE/ FURRING WALL. FIRE RATING TO BE CONTINUOUS AT INTERSECTION W/ NON-RATED WALL.
 - AT BATHROOM FLOOR, PROVIDE LIQUID APPLIED WATERPROOF MEMBRANE THROUGHOUT AND FIRESTOP SEALANT AT FLOOR PENETRATIONS. SEE FINISH SCHEDULE FOR FINISH FLOOR.
 - RE-APPLY SALVAGED CEILING TRIM IN HISTORIC LOCATIONS. REPLICATE MISSING.
 - NEW DECORATIVE LINTEL AT RE-OPENED HISTORIC WINDOW. REPLICATE ADJACENT. SEE NOT 8.2A AND WINDOW DETAILS.

- 10. SPECIALTIES**
- LOCKABLE & RECESSED MAILBOXES - SEE INTERIOR ELEVATIONS FOR DETAILS. BOXES TO MEET USPS-4C STANDARDS & ACCESSIBILITY REQUIREMENTS.
 - CLOSETS W/ BLOCKING AT RODS & BRACKETS.
 - TYP. CLOSET: 12" DEEP MELAMINE SHELF & CLOTHES ROD AT 66" AFF. TYP U.N.O.
 - WALK-IN CLOSET - SHELF & CLOTHES ROD.
 - 12" DEEP MELAMINE SHELF ABOVE W/D.
 - ADJUSTABLE SHELVES ON STANDARD MOUNT, (5) SHELVES TYP:
 - 10" DEEP
 - 12" DEEP
 - 18" DEEP
 - 24" DEEP
 - RECESSED ENTRY SECURITY SYSTEM CALL BOX BY SECURITY CONTRACTOR.
 - FIRE EXTINGUISHER. SEE LIFE SAFETY PLANS A0.01.
 - SURFACE MOUNTED.
 - SEMI-RECESSED CABINET WITH WHITE FINISH. WHERE LOCATED IN FIRE-RATED WALLS, PROVIDE FIRE-RATED CABINET.
 - RECESSED KEY LOCK BOX - BASIS OF DESIGN KNOXBOX 3200. INSTALL PER MANUFS INSTRUCTS. COORDINATE WITH FIRE DEPT.
 - NEW FABRIC AWNINGS. 48" DEEP. 12" MAX RISE. BLACK FRAME AND FABRIC. SEE DETAILS.
 - NEW ELEVATOR. SEE DETAILS:
 - THYSSENKRUPP ENDURA HMR.L, 150 FPS, 4000#.
 - THYSSENKRUPP ENDURA, 150 FPS, 4000#, CUSTOM SIZE.
- 21. FIRE SUPPRESSION**
- APPROX LOCATION OF FDC CONNECTION - COORDINATE W/ FIRE DEPT.
 - SPRINKLER RISER. SEE PLUMBING DWGS.
- 22. PLUMBING**
- PROVIDE PIPE FOR VAPOR MITIGATION RISER, AS REQUIRED BY OWNER'S CONSULTANT. RISER TO EXTEND FROM BASEMENT TO ROOF. CONFIRM LOCATIONS OF RISERS WITH CONSULTANT DESIGN. SEE NOTE 3.4. COORDINATE WITH PLUMBING.
 - NEW UTILITY SINK. SEE PLUMBING DWGS.
 - NEW INTERNAL ROOF DRAIN - SLOPE ROOF TOWARDS DRAIN. SEE PLUMBING DWGS.

- WALL MOUNTED WATER HEATER ABOVE LAUNDRY - PROVIDE BLOCKING AS REQUIRED. SEE PLUMBING DWGS.
- 23. HEATING, VENTILATING, AND AIR CONDITIONING**
- MECHANICAL UNITS - WALKING PADS TO & AROUND EQUIPMENT. GUARDRAIL REQUIRED WHERE EQUIPMENT IS WITHIN 10' OF ROOF EDGE. COORDINATE WITH HVAC & STRUCTURAL DWGS. INSTALL UNITS ON SOUND ISOLATING PADS.
 - EXPOSED DUCTWORK ABOVE. MUST MEET SHPO PART 2 DESCRIPTIONS. COORD W/ MEP DWGS.
 - NEW 1-HR RATED SHAFT FOR OUTSIDE AIR DUCT. COORDINATE WITH MECHANICAL DWGS. INSTALL METAL SAFETY RAILINGS AROUND UNITS AS SHOWN.
 - OUTSIDE AIR INTAKE. SEE MECHANICAL DWGS.
 - PROVIDE TRANSFER GRILL ABOVE DOOR FOR LAUNDRY VENTILATION. SEE MECHANICAL DWGS.
- 26. ELECTRICAL**
- ELECTRIC PANEL RECESSED IN WALL W/ 30" W X 36" D CLEAR FLOOR SPACE. PAINT TO MATCH ADJACENT WALL W/ APPROPRIATE PAINT TYPE FOR PANEL.
 - DOOR TO HAVE ELECTRONIC RELEASE MECHANISM. SEE ELECTRICAL DWGS.
- 32. EXTERIOR IMPROVEMENTS**
- NEW LANDSCAPING PER CIVIL ENGLANDSCAPE ARCH DWGS.

NEW WORK GRAPHIC KEY:

| | |
|--|---|
| | PARTITION TYPE - SEE A6.00. (TYPE I U.N.O.) KEYNOTE. |
| | EXG WALL. |
| | NEW PARTITION WALL. |
| | NEW MASONRY WALL. |
| | OBJECT OVERHEAD. |
| | 1-HR FIRE RATING. |
| | 2-HR FIRE RATING. |
| | NEW FLOOR & FRAMING TO MATCH ADJ - SEE STRUCT DWGS. |
| | NEW GYP BD SOFFIT/ BULKHEAD/ DROPPED CLG - SEE RCPS. |
| | AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE. SEE A0.01 & A6.00. |
| | AREA OF TUCKPOINTING - SEE ELEV & STRUCT DWGS. |
| | DOOR TAG. SEE SCHEDULE / A6.10-11. |
| | WINDOW DESIGNATION. SEE A6.20. |
| | STOREFRONT DESIGNATION. SEE A6.12. |
| | EMERGENCY EGRESS EXIT. |
| | OPG CONTAINS SAFETY GLAZING. |
| | SINGLE HUNG OPG - UPPER SASH TO BE FIXED WITHIN 3'-0" OF EXHAUST. |
| | ELEVATION TAG. |



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Revisions

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

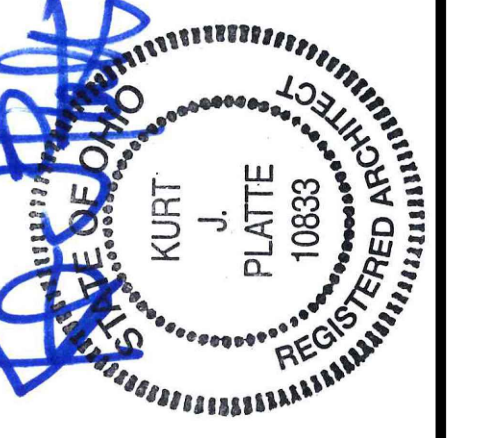
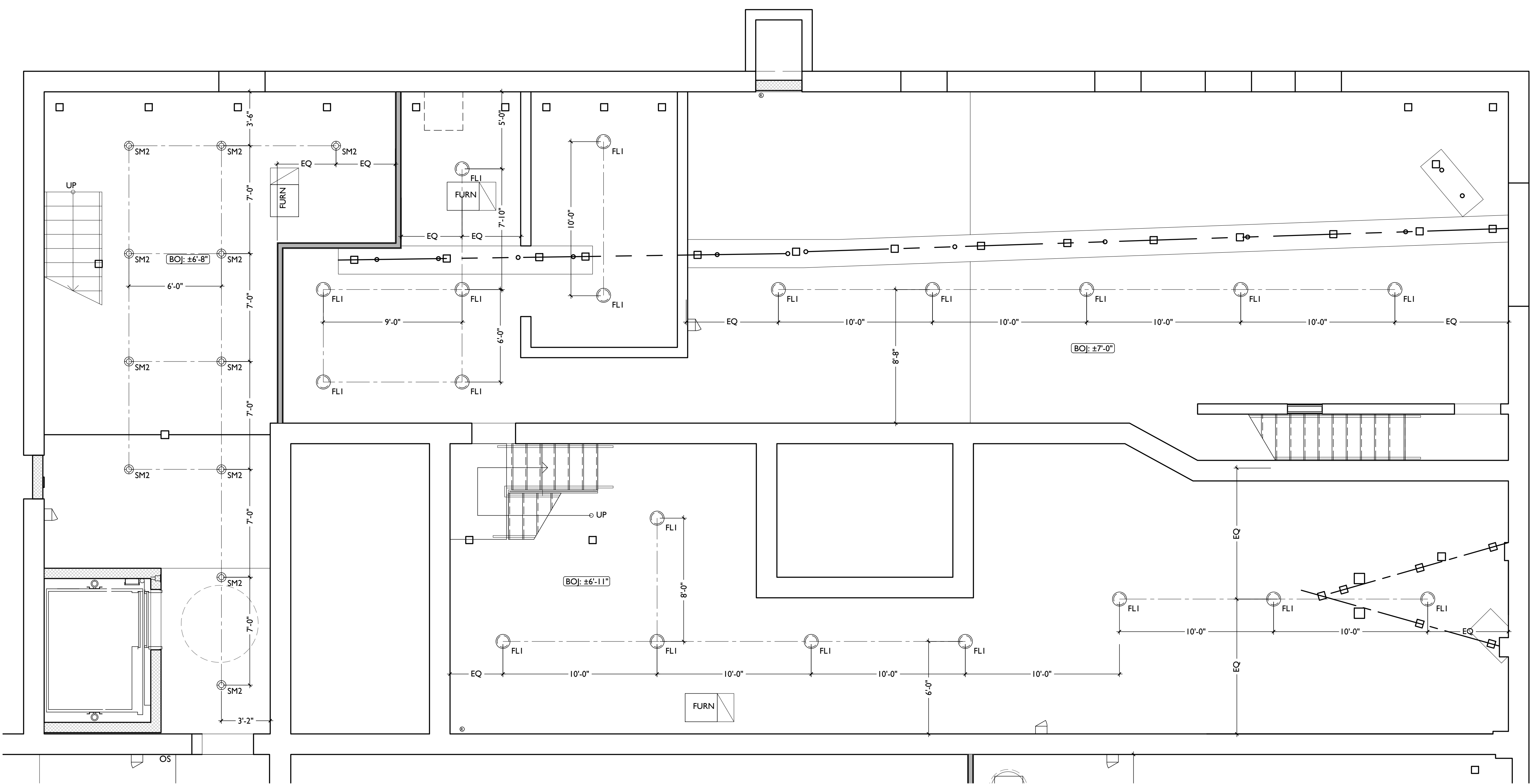
PROPOSED PROJECT:
**RENOVATION FOR
101-107 W. MAIN ST.**
VAN WERT, OH 45891
VAN WERT REDEVELOPMENT, PHASE 2

Job No: 22013 11.14.2022

A1.26

| REFLECTED CEILING PLAN FIXTURE LEGEND: | | | REFLECTED CEILING PLAN GENERAL NOTES: | | | REFLECTED CEILING PLAN GRAPHIC KEY: | | |
|--|-------------------------------|---|---------------------------------------|--------------------------------|--|-------------------------------------|---|---|
| SYMBOL | FIXTURE TYPE | REMARKS | SYMBOL | FIXTURE TYPE | REMARKS | SYMBOL | FIXTURE TYPE | REMARKS |
| SM1 | SURFACE MOUNT LED CAN LIGHT | SM1 - GENERAL LIGHTS. PROVIDE DIMMERS IN RESIDENTIAL UNITS. | EL3 | WALL MOUNT EXTERIOR LIGHT | EXTERIOR ARCHITECTURAL CORNICE LIGHT | CH: 8'-0" | CEILING HEIGHT TAG (TYP 8'-0" U.N.O.) | |
| SM2 | | SM2 - ALWAYS ON, TYPICAL IN COMMON STAIRHALLS. | EP1 | SURFACE MOUNT EXTERIOR PENDANT | EXTERIOR PENDANT LIGHT | | TYP. CLG U.N.O.: REMOVE ANY EXG PLASTER. INSTALL NEW GYP BD AT HISTORIC CLG HEIGHT SEE A6.00 FOR FLOOR/CEILING ASSEMBLIES | |
| SM3 | | SM3 - DAMP RATED, TYPICAL IN SHOWERS. | P1, P2 | SURFACE MOUNT PENDANT | TYPICAL IN RESIDENTIAL LOBBIES. | | | SOFFIT/LOWERED GYP BD CEILING |
| SM4 | | SM4 - EXTERIOR LIGHT AT COMMERCIAL ENTRIES, DAMP RATED. | P3, P4 | SURFACE MOUNT PENDANT | TYPICAL OVER ISLANDS IN TYPICAL RESIDENTIAL UNITS. P4 - TYPICAL OVER ISLANDS IN LUXURY LOFTS. | | | AREA OF ATYPICAL FIRE-RATING. SEE PLANS & SHEET A0.01 |
| V1, V2, V3 | WALL MOUNT VANITY LIGHT | V1 - TYPICAL OVER BATHROOM VANITIES IN TYPICAL RESIDENTIAL UNITS. | P5 | SURFACE MOUNT PENDANT | TYPICAL IN COMMERCIAL SPACES | (NL) | DENOTES NIGHT LIGHT FIXTURE | |
| | | V2 - TYPICAL OVER BATHROOM VANITIES IN LUXURY LOFTS. | UC | UNDER CABINET LIGHT | TYPICAL IN RESIDENTIAL KITCHENS | (OS) | DENOTES OCCUPANCY SENSOR - COORDINATE WITH ELECTRICAL | |
| | | V3 - TYPICAL IN COMMERCIAL TURNKEY BATHROOMS. | EF | BATHROOM VENT | TYPICAL BATHROOM EXHAUST FAN/VENT | SDI | COMBO SMOKE/CARBON MONOXIDE DETECTOR - IONIZATION (TYP BEDROOMS) | |
| FI | CEILING FAN WITH LIGHT | DIMMABLE, TYPICAL IN BEDROOMS AND LIVING ROOMS. | ES | EMERGENCY EGRESS LIGHT | EMERGENCY EGRESS EXIT SIGN - SEE ELECTRICAL DRAWINGS | SDP | PHOTOELECTRIC | |
| FL1 | SURFACE MOUNT UTILITY FIXTURE | TYPICAL IN BASEMENTS | ESL | EMERGENCY EGRESS LIGHT | EMERGENCY EGRESS EXIT SIGN W/ LIGHTS - SEE ELECTRICAL DRAWINGS | | CENTER ON ARCHITECTURAL FEATURE | |
| TL1 | SURFACE MOUNT TRACK LIGHT | DIMMABLE, TYPICAL IN COMMERCIAL TURNKEY SPACES AND IN LOBBIES | | | | | STRUCTURAL MEMBER - SEE STRUCTURAL DWGS | |
| EL1 | WALL MOUNT EXTERIOR LIGHT | EXTERIOR ARCHITECTURAL UP-DOWN LIGHT | | | | | | |
| EL2 | WALL MOUNT EXTERIOR LIGHT | EXTERIOR ARCHITECTURAL GOOSENECK LIGHT | | | | | | |

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- B. IF A FIXTURE APPEARS TO BE CENTERED IN A SPACE, THEN CENTER IT.
- C. LOWERED CEILINGS AND SOFFITS SHALL BE 8'-0" HIGH A.F.F., U.N.O.
- D. CLG HTS AT EXG FLOORS ARE TO BE W/F.
- E. ALL CEILING FINISHES IN OCCUPIED SPACES TO BE SMOOTH PAINTED DRYWALL U.N.O. SEE FINISH SCHEDULE FOR PAINT COLORS.
- F. BASEMENTS & UNOCCUPIED ATTICS TO HAVE EXPOSED JOISTS - NO FINISH CLGS U.N.O.
- G. ALL SOFFITS OVER KITCHEN CABINETS TO BE 8'-0" AFF AND 2'-1 1/2" WIDE MINIMUM.
- H. PROVIDE UNDER-CABINET LIGHTING BENEATH ALL UPPER KITCHEN CABINETS IN RESIDENTIAL UNITS. SEE ELEC DWGS.
- I. SEE EXTERIOR ELEVATIONS FOR MOUNTING HEIGHTS OF EXTERIOR LIGHTS.
- J. FIXTURES SHOWN ON THIS PLAN ARE FOR DESIGN INTENT AND LOCATION ONLY. SEE ELECTRICAL DRAWINGS FOR FIXTURE SPECIFICATIONS.
- K. REFER TO ELECTRICAL DRAWINGS FOR EXIT SIGN, EMERGENCY LIGHT, AND SMOKE DETECTOR LOCATIONS AND SPECIFICATIONS.
- L. ANY FIXTURES LOCATED IN AREAS WITH REMAINING HISTORIC TIN CEILINGS SHOULD BE CENTERED ON THE CEILING GRID, RATHER THAN PERFECTLY CENTERED IN THE SPACE. ADJUST THE GRID PLACEMENT/DIMENSIONS BY A FEW INCHES AS REQUIRED TO ACCOMMODATE THIS.
- M. IF LIGHTING PLACEMENT CONFLICTS WITH EXISTING FRAMING LOCATIONS, NOTIFY ARCHITECT.



KURT PLATTE 10833
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AS, CZ
Drawn by:
CZ, BR

PROPOSED PROJECT:
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VAN WERT, OH 45891
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Job No: 22013 11.14.2022

A1.30

| REFLECTED CEILING PLAN FIXTURE LEGEND: | | | REFLECTED CEILING PLAN GENERAL NOTES: | | | REFLECTED CEILING PLAN GRAPHIC KEY: | | |
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| SM3 | | SM3 - DAMP RATED, TYPICAL IN SHOWERS. | P1 | SURFACE MOUNT PENDANT | TYPICAL IN RESIDENTIAL LOBBIES. | [Symbol] | SOFFIT/LOWERED GYP BD CEILING | |
| SM4 | | SM4 - EXTERIOR LIGHT AT COMMERCIAL ENTRIES, DAMP RATED. | P2 | | | P3 - TYPICAL OVER ISLANDS IN TYPICAL RESIDENTIAL UNITS. | [Symbol] | AREA OF ATYPICAL FIRE-RATING. SEE PLANS & SHEET A0.01 |
| V1 | WALL MOUNT VANITY LIGHT | V1 - TYPICAL OVER BATHROOM VANITIES IN TYPICAL RESIDENTIAL UNITS. | P4 | P4 - TYPICAL OVER ISLANDS IN LUXURY LOFTS. | | (NL) | DENOTES NIGHT LIGHT FIXTURE | |
| V2 | | V2 - TYPICAL OVER BATHROOM VANITIES IN LUXURY LOFTS. | P5 | TYPICAL IN COMMERCIAL SPACES | | (OS) | DENOTES OCCUPANCY SENSOR - COORDINATE WITH ELECTRICAL | |
| V3 | | V3 - TYPICAL IN COMMERCIAL TURNKEY BATHROOMS. | UC | UNDER CABINET LIGHT | TYPICAL IN RESIDENTIAL KITCHENS | [Symbol] | COMBO SMOKE/CARBON MONOXIDE DETECTOR: IONIZATION (TYP BEDROOMS) | |
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| FL1 | SURFACE MOUNT UTILITY FIXTURE | TYPICAL IN BASEMENTS | ES | EMERGENCY EGRESS LIGHT | EMERGENCY EGRESS EXIT SIGN - SEE ELECTRICAL DRAWINGS | [Symbol] | CENTER ON ARCHITECTURAL FEATURE | |
| TL1 | SURFACE MOUNT TRACK LIGHT | DIMMABLE, TYPICAL IN COMMERCIAL TURNKEY SPACES AND IN LOBBIES | ESL | EMERGENCY EGRESS LIGHT | EMERGENCY EGRESS EXIT SIGN W/ LIGHTS - SEE ELECTRICAL DRAWINGS | [Symbol] | STRUCTURAL MEMBER - SEE STRUCTURAL DWGS | |
| EL1 | WALL MOUNT EXTERIOR LIGHT | EXTERIOR ARCHITECTURAL UP-DOWN LIGHT | | | | | | |
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B. IF A FIXTURE APPEARS TO BE CENTERED IN A SPACE, THEN CENTER IT.

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

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

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

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

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

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

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

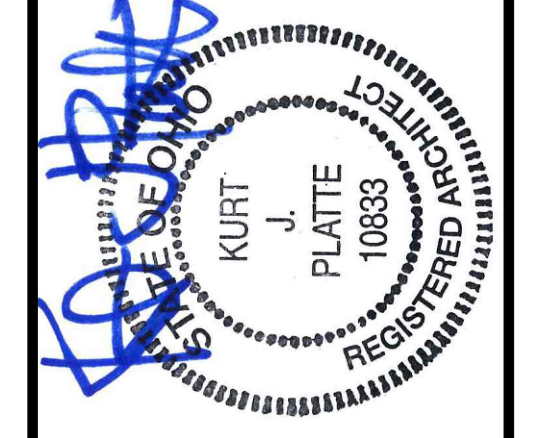
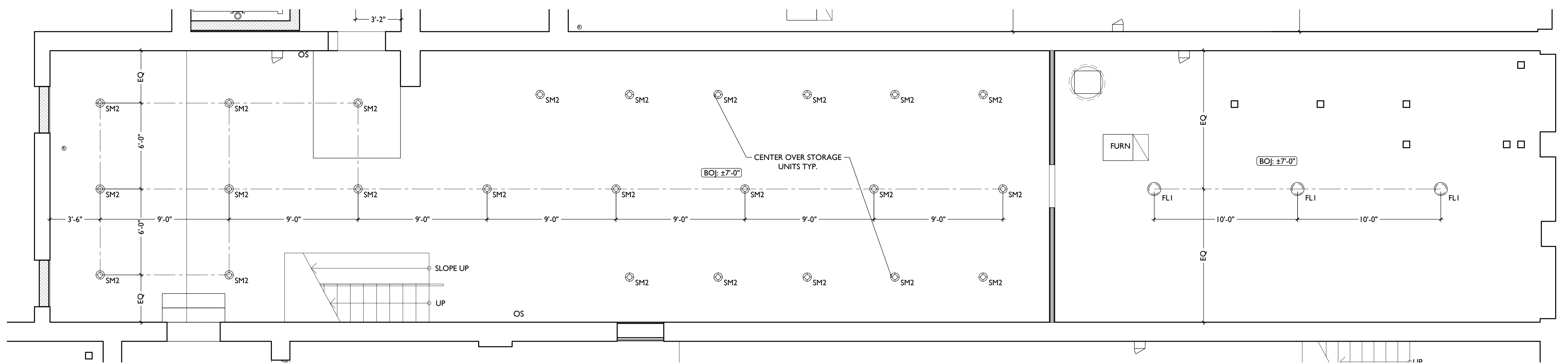
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M. IF LIGHTING PLACEMENT CONFLICTS WITH EXISTING FRAMING LOCATIONS, NOTIFY ARCHITECT.

| SYMBOL | FIXTURE TYPE | REMARKS |
|----------|--------------------------------|--|
| [Symbol] | WALL MOUNT EXTERIOR LIGHT | EXTERIOR ARCHITECTURAL CORNICE LIGHT |
| [Symbol] | SURFACE MOUNT EXTERIOR PENDANT | EXTERIOR PENDANT LIGHT |
| [Symbol] | SURFACE MOUNT PENDANT | TYPICAL IN RESIDENTIAL LOBBIES. |
| [Symbol] | SURFACE MOUNT PENDANT | P3 - TYPICAL OVER ISLANDS IN TYPICAL RESIDENTIAL UNITS. |
| [Symbol] | SURFACE MOUNT PENDANT | P4 - TYPICAL OVER ISLANDS IN LUXURY LOFTS. |
| [Symbol] | SURFACE MOUNT PENDANT | TYPICAL IN COMMERCIAL SPACES |
| [Symbol] | UNDER CABINET LIGHT | TYPICAL IN RESIDENTIAL KITCHENS |
| [Symbol] | BATHROOM VENT | TYPICAL BATHROOM EXHAUST FAN/VENT |
| [Symbol] | EMERGENCY EGRESS LIGHT | EMERGENCY EGRESS EXIT SIGN - SEE ELECTRICAL DRAWINGS |
| [Symbol] | EMERGENCY EGRESS LIGHT | EMERGENCY EGRESS EXIT SIGN W/ LIGHTS - SEE ELECTRICAL DRAWINGS |



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AS, CZ
Drawn by:
CZ, BR

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101-107 W. MAIN ST.**
VAN WERT, OH 45891
VAN WERT REDEVELOPMENT, PHASE 2

Job No: 22013 11.14.2022

AI.31

| SYMBOL | FIXTURE TYPE | REMARKS |
|----------------|-------------------------------|---|
| SM1 | SURFACE MOUNT LED CAN LIGHT | SM1 - GENERAL LIGHTS. PROVIDE DIMMERS IN RESIDENTIAL UNITS. |
| SM2 | | SM2 - ALWAYS ON, TYPICAL IN COMMON STAIRHALLS. |
| SM3 | | SM3 - DAMP RATED, TYPICAL IN SHOWERS. |
| SM4 | | SM4 - EXTERIOR LIGHT AT COMMERCIAL ENTRIES, DAMP RATED. |
| V1 V2 V3 | WALL MOUNT VANITY LIGHT | V1 - TYPICAL OVER BATHROOM VANITIES IN TYPICAL RESIDENTIAL UNITS. |
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| FI | CEILING FAN WITH LIGHT | DIMMABLE, TYPICAL IN BEDROOMS AND LIVING ROOMS. |
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| TL1 | SURFACE MOUNT TRACK LIGHT | DIMMABLE, TYPICAL IN COMMERCIAL TURNKEY SPACES AND IN LOBBIES |
| EL1 | WALL MOUNT EXTERIOR LIGHT | EXTERIOR ARCHITECTURAL UP-DOWN LIGHT |
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| SYMBOL | FIXTURE TYPE | REMARKS |
|----------|--------------------------------|---|
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| EPI | SURFACE MOUNT EXTERIOR PENDANT | EXTERIOR PENDANT LIGHT |
| P1 P2 | SURFACE MOUNT PENDANT | TYPICAL IN RESIDENTIAL LOBBIES. |
| P3 P4 | | P3 - TYPICAL OVER ISLANDS IN TYPICAL RESIDENTIAL UNITS. P4 - TYPICAL OVER ISLANDS IN LUXURY LOFTS. |
| P5 | SURFACE MOUNT PENDANT | TYPICAL IN COMMERCIAL SPACES |
| UC | UNDER CABINET LIGHT | TYPICAL IN RESIDENTIAL KITCHENS |
| EF | BATHROOM VENT | TYPICAL BATHROOM EXHAUST FAN/VENT |
| ES | EMERGENCY EGRESS LIGHT | EMERGENCY EGRESS EXIT SIGN - SEE ELECTRICAL DRAWINGS |
| ESL | EMERGENCY EGRESS LIGHT | EMERGENCY EGRESS EXIT SIGN W/ LIGHTS - SEE ELECTRICAL DRAWINGS |

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

REFLECTED CEILING PLAN GENERAL NOTES:

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

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.

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

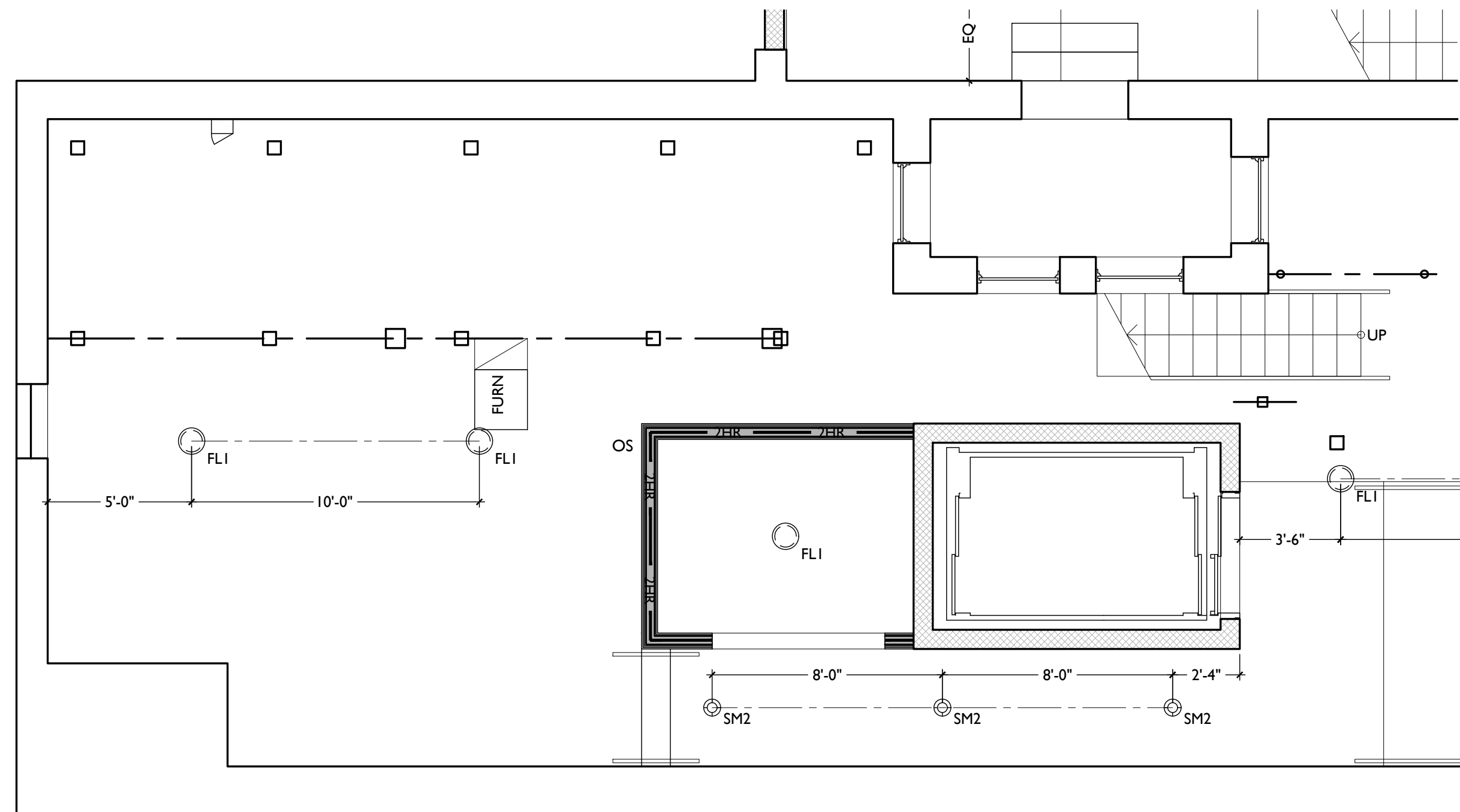
J. FIXTURES SHOWN ON THIS PLAN ARE FOR DESIGN INTENT AND LOCATION ONLY. SEE ELECTRICAL DRAWINGS FOR FIXTURE SPECIFICATIONS.

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

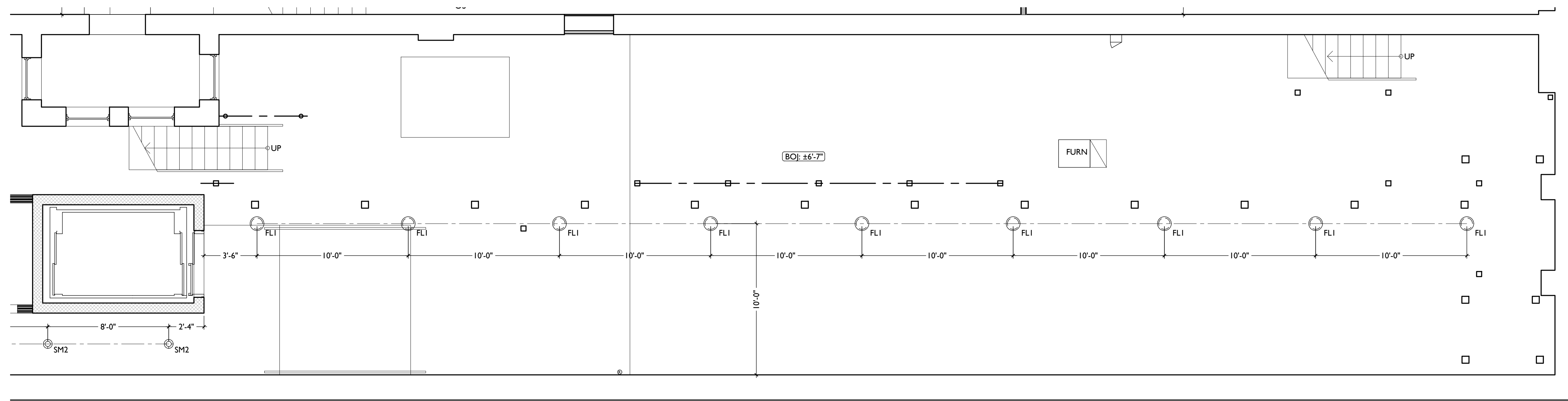
L. ANY FIXTURES LOCATED IN AREAS WITH REMAINING HISTORIC TIN CEILINGS SHOULD BE CENTERED ON THE CEILING TILES, RATHER THAN PERFECTLY CENTERED IN THE SPACE. ADJUST THE GRID PLACEMENT/DIMENSIONS BY A FEW INCHES AS REQUIRED TO ACCOMMODATE THIS.

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

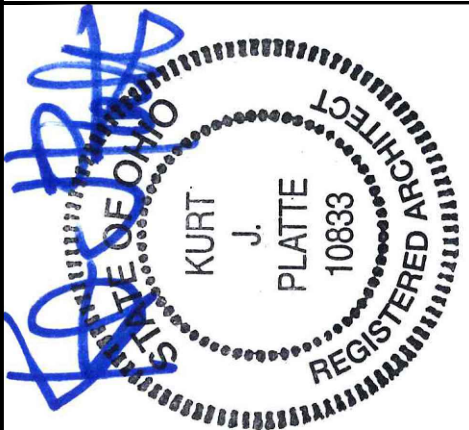
| REFLECTED CEILING PLAN GRAPHIC KEY: | |
|-------------------------------------|--|
| (CH: 8'-0") | CEILING HEIGHT TAG (TYP 8'-0" U.N.O.) |
| [Empty Box] | TYP. CLG U.N.O.: REMOVE ANY EXG PLASTER. INSTALL NEW GYP BD AT HISTORIC CLG HEIGHT. SEE A6.00 FOR FLOOR/CEILING ASSEMBLIES |
| [Hatched Box] | SOFFIT/LOWERED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



SCALE: 1/4" = 1'-0" REFLECTED CEILING PLAN - UNIT 007 REAR 2



SCALE: 1/4" = 1'-0" REFLECTED CEILING PLAN - UNIT 007 FRONT 1



KURT PLATTE 10833
EXP DATE 12.31.2023

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

Revisions

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

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

Job No: 22013 11.14.2022

A1.32

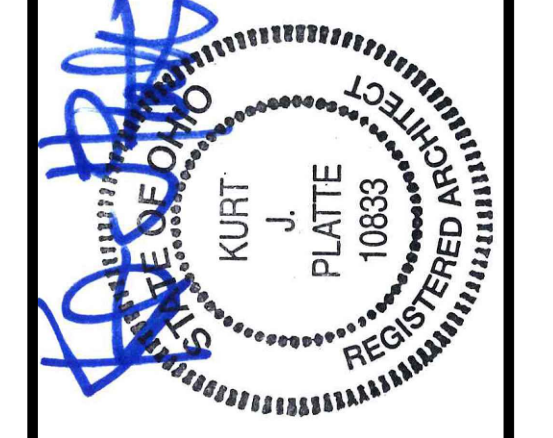
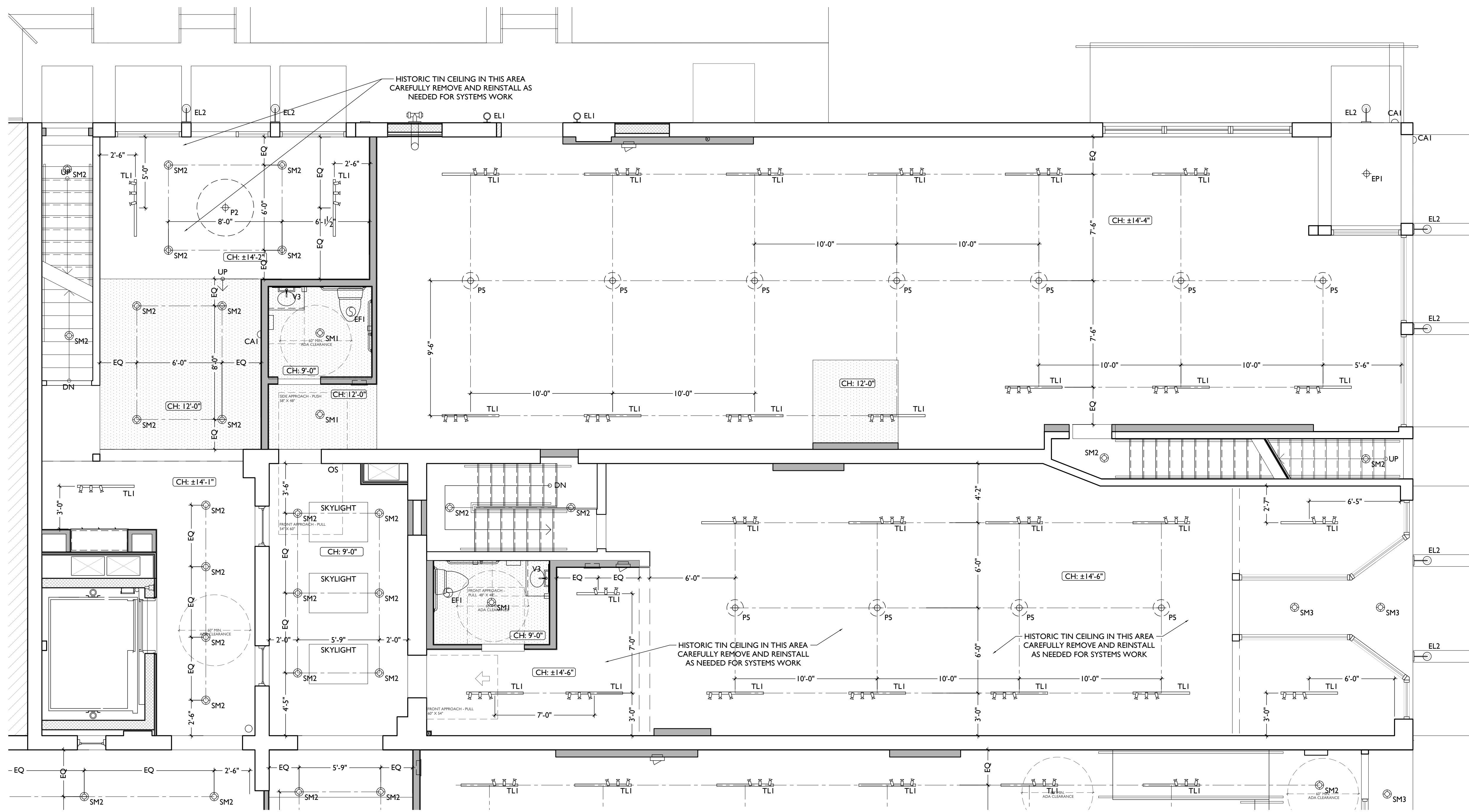
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| REFLECTED CEILING PLAN FIXTURE LEGEND: | | | REFLECTED CEILING PLAN GENERAL NOTES: | | | REFLECTED CEILING PLAN GRAPHIC KEY: | | |
|--|-------------------------------|---|---------------------------------------|--------------------------------|--|-------------------------------------|---|----------------|
| SYMBOL | FIXTURE TYPE | REMARKS | SYMBOL | FIXTURE TYPE | REMARKS | SYMBOL | FIXTURE TYPE | REMARKS |
| SM1 | SURFACE MOUNT LED CAN LIGHT | SM1 - GENERAL LIGHTS. PROVIDE DIMMERS IN RESIDENTIAL UNITS. | EL3 | WALL MOUNT EXTERIOR LIGHT | EXTERIOR ARCHITECTURAL CORNICE LIGHT | CH: 8'-0" | CEILING HEIGHT TAG (TYP 8'-0" U.N.O.) | |
| SM2 | | SM2 - ALWAYS ON, TYPICAL IN COMMON STAIRHALLS. | EP1 | SURFACE MOUNT EXTERIOR PENDANT | EXTERIOR PENDANT LIGHT | | TYP. CLG U.N.O.: REMOVE ANY EXG PLASTER. INSTALL NEW GYP BD AT HISTORIC CLG HEIGHT SEE A6.00 FOR FLOOR/CEILING ASSEMBLIES | |
| SM3 | | SM3 - DAMP RATED, TYPICAL IN SHOWERS. | P1 | SURFACE MOUNT PENDANT | TYPICAL IN RESIDENTIAL LOBBIES. | | SOFFIT/LOWERED GYP BD CEILING | |
| SM4 | | SM4 - EXTERIOR LIGHT AT COMMERCIAL ENTRIES, DAMP RATED. | P2 | | | | AREA OF ATYPICAL FIRE-RATING. SEE PLANS & SHEET A0.01 | |
| V1 | WALL MOUNT VANITY LIGHT | V1 - TYPICAL OVER BATHROOM VANITIES IN TYPICAL RESIDENTIAL UNITS. | P3 | SURFACE MOUNT PENDANT | P3 - TYPICAL OVER ISLANDS IN TYPICAL RESIDENTIAL UNITS. | (NL) | DENOTES NIGHT LIGHT FIXTURE | |
| V2 | | V2 - TYPICAL OVER BATHROOM VANITIES IN LUXURY LOFTS. | P4 | SURFACE MOUNT PENDANT | P4 - TYPICAL OVER ISLANDS IN LUXURY LOFTS. | (OS) | DENOTES OCCUPANCY SENSOR - COORDINATE WITH ELECTRICAL | |
| V3 | | V3 - TYPICAL IN COMMERCIAL TURNKEY BATHROOMS. | P5 | SURFACE MOUNT PENDANT | TYPICAL IN COMMERCIAL SPACES | SD | COMBO SMOKE/CARBON MONOXIDE DETECTOR - IONIZATION (TYP BEDROOMS) | |
| FI | CEILING FAN WITH LIGHT | DIMMABLE, TYPICAL IN BEDROOMS AND LIVING ROOMS. | UC | UNDER CABINET LIGHT | TYPICAL IN RESIDENTIAL KITCHENS | SDP | PHOTOELECTRIC | |
| FL1 | SURFACE MOUNT UTILITY FIXTURE | TYPICAL IN BASEMENTS | EF | BATHROOM VENT | TYPICAL BATHROOM EXHAUST FAN/VENT | — | CENTER ON ARCHITECTURAL FEATURE | |
| TL1 | SURFACE MOUNT TRACK LIGHT | DIMMABLE, TYPICAL IN COMMERCIAL TURNKEY SPACES AND IN LOBBIES | ES | EMERGENCY EGRESS LIGHT | EMERGENCY EGRESS EXIT SIGN - SEE ELECTRICAL DRAWINGS | — | STRUCTURAL MEMBER - SEE STRUCTURAL DWGS | |
| EL1 | WALL MOUNT EXTERIOR LIGHT | EXTERIOR ARCHITECTURAL UP-DOWN LIGHT | ESL | EMERGENCY EGRESS LIGHT | EMERGENCY EGRESS EXIT SIGN W/ LIGHTS - SEE ELECTRICAL DRAWINGS | | | |
| EL2 | WALL MOUNT EXTERIOR LIGHT | EXTERIOR ARCHITECTURAL GOOSENECK LIGHT | | | | | | |

- A. NOTE: THIS IS A HISTORIC TAX CREDIT PROJECT. ALL WORK MUST COMPLY W/ APPROVED. PART 2, INCLUDING AMENDMENTS. NO HISTORIC ELEMENTS SHALL BE REMOVED/MODIFIED UNLESS SPECIFICALLY INDICATED IN ARCH DWGS.**
- B. IF A FIXTURE APPEARS TO BE CENTERED IN A SPACE, THEN CENTER IT.
- C. LOWERED CEILINGS AND SOFFITS SHALL BE 8'-0" HIGH A.F.F., U.N.O.
- D. CLG HTS AT EXG FLOORS ARE TO BE W.I.F.
- E. ALL CEILING FINISHES IN OCCUPIED SPACES TO BE SMOOTH PAINTED DRYWALL U.N.O. SEE FINISH SCHEDULE FOR PAINT COLORS.
- F. BASEMENTS & UNOCCUPIED ATTICS TO HAVE EXPOSED JOISTS - NO FINISH CLGS U.N.O.
- G. ALL SOFFITS OVER KITCHEN CABINETS TO BE 8'-0" AFF AND 2'-1 1/2" WIDE MINIMUM.
- H. PROVIDE UNDER-CABINET LIGHTING BENEATH ALL UPPER KITCHEN CABINETS IN RESIDENTIAL UNITS. SEE ELEC DWGS.
- I. SEE EXTERIOR ELEVATIONS FOR MOUNTING HEIGHTS OF EXTERIOR LIGHTS.
- J. FIXTURES SHOWN ON THIS PLAN ARE FOR DESIGN INTENT AND LOCATION ONLY. SEE ELECTRICAL DRAWINGS FOR FIXTURE SPECIFICATIONS.
- K. REFER TO ELECTRICAL DRAWINGS FOR EXIT SIGN, EMERGENCY LIGHT, AND SMOKE DETECTOR LOCATIONS AND SPECIFICATIONS.
- L. ANY FIXTURES LOCATED IN AREAS WITH REMAINING HISTORIC TIN CEILINGS SHOULD BE CENTERED ON THE CEILING TILES, RATHER THAN PERFECTLY CENTERED IN THE SPACE. ADJUST THE GRID PLACEMENT/DIMENSIONS BY A FEW INCHES AS REQUIRED TO ACCOMMODATE THIS.
- M. IF LIGHTING PLACEMENT CONFLICTS WITH EXISTING FRAMING LOCATIONS, NOTIFY ARCHITECT.

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



KURT PLATTE 10833
EXP DATE 12.31.2023

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

Revisions

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

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

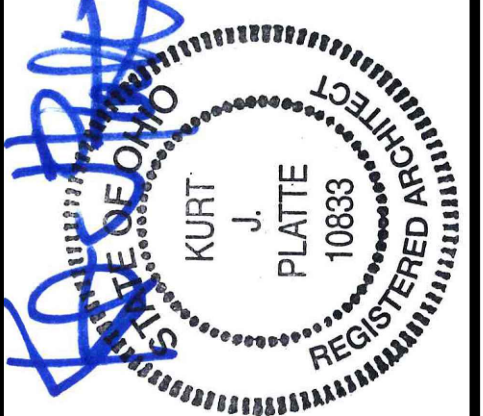
Job No: 22013 11.14.2022

A1.33

| REFLECTED CEILING PLAN FIXTURE LEGEND: | | | REFLECTED CEILING PLAN GENERAL NOTES: | | | REFLECTED CEILING PLAN GRAPHIC KEY: | | |
|--|-------------------------------|---|---------------------------------------|--|--|---|---|---|
| SYMBOL | FIXTURE TYPE | REMARKS | SYMBOL | FIXTURE TYPE | REMARKS | SYMBOL | FIXTURE TYPE | REMARKS |
| SM1 | SURFACE MOUNT LED CAN LIGHT | SM1 - GENERAL LIGHTS. PROVIDE DIMMERS IN RESIDENTIAL UNITS. | EL3 | WALL MOUNT EXTERIOR LIGHT | EXTERIOR ARCHITECTURAL CORNICE LIGHT | CH: 8'-0" | CEILING HEIGHT TAG (TYP 8'-0" U.N.O.) | |
| SM2 | | SM2 - ALWAYS ON, TYPICAL IN COMMON STAIRHALLS. | EP1 | SURFACE MOUNT EXTERIOR PENDANT | EXTERIOR PENDANT LIGHT | [Empty Box] | TYP. CLG U.N.O.: REMOVE ANY EXG PLASTER. INSTALL NEW GYP BD AT HISTORIC CLG HEIGHT SEE A6.00 FOR FLOOR/CEILING ASSEMBLIES | |
| SM3 | | SM3 - DAMP RATED, TYPICAL IN SHOWERS. | P1 | SURFACE MOUNT PENDANT | TYPICAL IN RESIDENTIAL LOBBIES. | [Empty Box] | SOFFIT/LOWERED GYP BD CEILING | |
| SM4 | | SM4 - EXTERIOR LIGHT AT COMMERCIAL ENTRIES, DAMP RATED. | P2 | | | P3 - TYPICAL OVER ISLANDS IN TYPICAL RESIDENTIAL UNITS. | [Empty Box] | AREA OF ATYPICAL FIRE-RATING. SEE PLANS & SHEET A0.01 |
| V1 | WALL MOUNT VANITY LIGHT | V1 - TYPICAL OVER BATHROOM VANITIES IN TYPICAL RESIDENTIAL UNITS. | P4 | P4 - TYPICAL OVER ISLANDS IN LUXURY LOFTS. | | (NL) | DENOTES NIGHT LIGHT FIXTURE | |
| V2 | | V2 - TYPICAL OVER BATHROOM VANITIES IN LUXURY LOFTS. | P5 | TYPICAL IN COMMERCIAL SPACES | | (OS) | DENOTES OCCUPANCY SENSOR - COORDINATE WITH ELECTRICAL | |
| V3 | | V3 - TYPICAL IN COMMERCIAL TURNKEY BATHROOMS. | UC | UNDER CABINET LIGHT | TYPICAL IN RESIDENTIAL KITCHENS | SD | COMBO SMOKE/CARBON MONOXIDE DETECTOR - IONIZATION (TYP BEDROOMS) | |
| FI | CEILING FAN WITH LIGHT | DIMMABLE, TYPICAL IN BEDROOMS AND LIVING ROOMS. | EF | BATHROOM VENT | TYPICAL BATHROOM EXHAUST FAN/VENT | SDP | PHOTOELECTRIC | |
| FL1 | SURFACE MOUNT UTILITY FIXTURE | TYPICAL IN BASEMENTS | ES | EMERGENCY EGRESS LIGHT | EMERGENCY EGRESS EXIT SIGN - SEE ELECTRICAL DRAWINGS | [Empty Box] | CENTER ON ARCHITECTURAL FEATURE | |
| TL1 | SURFACE MOUNT TRACK LIGHT | DIMMABLE, TYPICAL IN COMMERCIAL TURNKEY SPACES AND IN LOBBIES | ESL | EMERGENCY EGRESS LIGHT | EMERGENCY EGRESS EXIT SIGN W/ LIGHTS - SEE ELECTRICAL DRAWINGS | [Empty Box] | STRUCTURAL MEMBER - SEE STRUCTURAL DWGS | |
| EL1 | WALL MOUNT EXTERIOR LIGHT | EXTERIOR ARCHITECTURAL UP-DOWN LIGHT | | | | | | |
| EL2 | WALL MOUNT EXTERIOR LIGHT | EXTERIOR ARCHITECTURAL GOOSENECK LIGHT | | | | | | |

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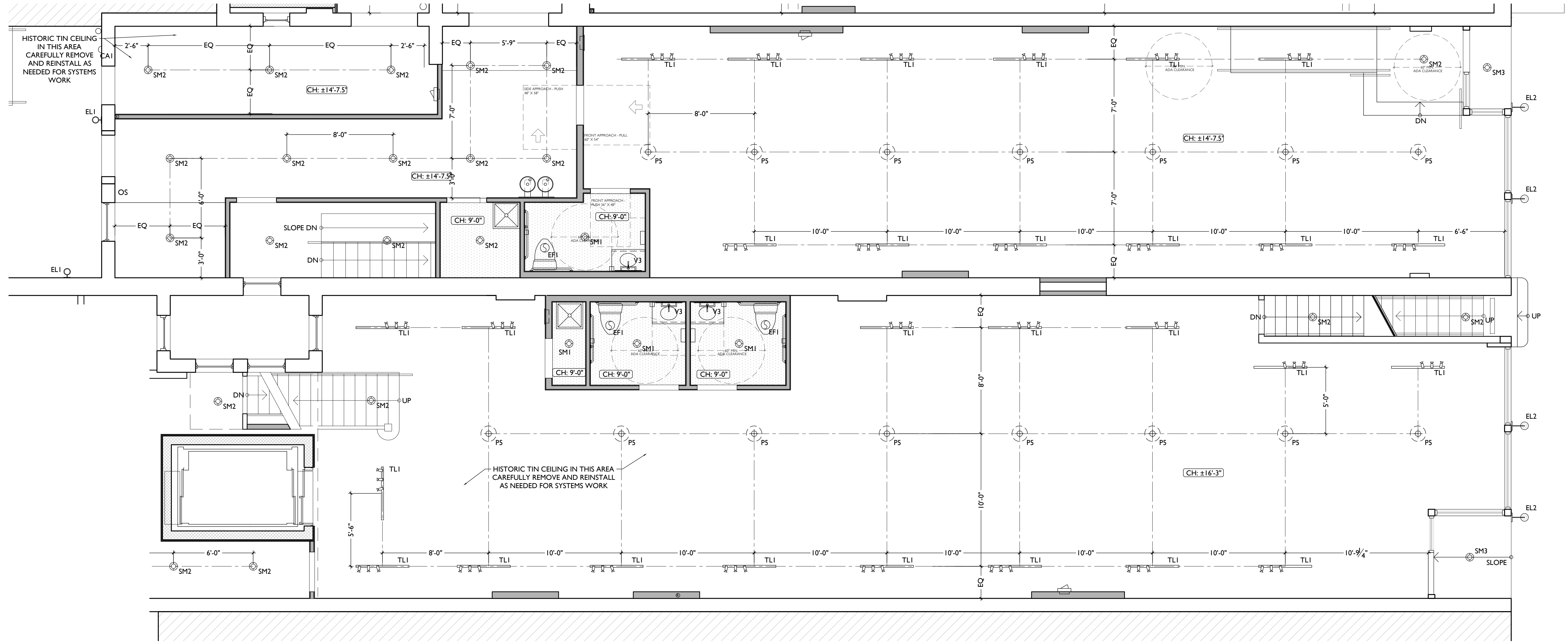


KURT PLATTE 10833
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11/11/2022 BID AND PERMIT

Revisions

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



SCALE: 1/4" = 1'-0" REFLECTED CEILING PLAN - UNITS 102 / 105 / 107 FRONT

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

Job No: 22013 11.14.2022

A1.34

| REFLECTED CEILING PLAN FIXTURE LEGEND: | | | REFLECTED CEILING PLAN GENERAL NOTES: | | | REFLECTED CEILING PLAN GRAPHIC KEY: | | |
|--|-------------------------------|---|---------------------------------------|--------------------------------|--|---|---|----------------------|
| SYMBOL | FIXTURE TYPE | REMARKS | SYMBOL | FIXTURE TYPE | REMARKS | SYMBOL | FIXTURE TYPE | REMARKS |
| SM1 | SURFACE MOUNT LED CAN LIGHT | SM1 - GENERAL LIGHTS. PROVIDE DIMMERS IN RESIDENTIAL UNITS. | EL3 | WALL MOUNT EXTERIOR LIGHT | EXTERIOR ARCHITECTURAL CORNICE LIGHT | CH: 8'-0" | CEILING HEIGHT TAG (TYP 8'-0" U.N.O.) | |
| SM2 | | SM2 - ALWAYS ON, TYPICAL IN COMMON STAIRHALLS. | EP1 | SURFACE MOUNT EXTERIOR PENDANT | EXTERIOR PENDANT LIGHT | [Empty Box] | TYP. CLG U.N.O.: REMOVE ANY EXG PLASTER. INSTALL NEW GYP BD AT HISTORIC CLG HEIGHT SEE A6.00 FOR FLOOR/CEILING ASSEMBLIES | |
| SM3 | | SM3 - DAMP RATED, TYPICAL IN SHOWERS. | P1 | SURFACE MOUNT PENDANT | TYPICAL IN RESIDENTIAL LOBBIES. | [Hatched Box] | SOFFIT/LOWERED GYP BD CEILING | |
| SM4 | | SM4 - EXTERIOR LIGHT AT COMMERCIAL ENTRIES, DAMP RATED. | P2 | | | P3 - TYPICAL OVER ISLANDS IN TYPICAL RESIDENTIAL UNITS. | P4 - TYPICAL OVER ISLANDS IN LUXURY LOFTS. | [Diagonal Lines Box] |
| V1 | WALL MOUNT VANITY LIGHT | V1 - TYPICAL OVER BATHROOM VANITIES IN TYPICAL RESIDENTIAL UNITS. | UC | UNDER CABINET LIGHT | TYPICAL IN RESIDENTIAL KITCHENS | (NL) | DENOTES NIGHT LIGHT FIXTURE | |
| V2 | | V2 - TYPICAL OVER BATHROOM VANITIES IN LUXURY LOFTS. | EF | BATHROOM VENT | TYPICAL BATHROOM EXHAUST FAN/VENT | (OS) | DENOTES OCCUPANCY SENSOR - COORDINATE WITH ELECTRICAL | |
| V3 | | V3 - TYPICAL IN COMMERCIAL TURNKEY BATHROOMS. | ES | EMERGENCY EGRESS LIGHT | EMERGENCY EGRESS EXIT SIGN - SEE ELECTRICAL DRAWINGS | SD | COMBO SMOKE/CARBON MONOXIDE DETECTOR - IONIZATION (TYP BEDROOMS) | |
| FI | CEILING FAN WITH LIGHT | DIMMABLE, TYPICAL IN BEDROOMS AND LIVING ROOMS. | ESL | EMERGENCY EGRESS LIGHT | EMERGENCY EGRESS EXIT SIGN W/ LIGHTS - SEE ELECTRICAL DRAWINGS | SDP | PHOTOELECTRIC | |
| FL1 | SURFACE MOUNT UTILITY FIXTURE | TYPICAL IN BASEMENTS | | | | [Center Line] | CENTER ON ARCHITECTURAL FEATURE | |
| TL1 | SURFACE MOUNT TRACK LIGHT | DIMMABLE, TYPICAL IN COMMERCIAL TURNKEY SPACES AND IN LOBBIES | | | | [Structural Member] | STRUCTURAL MEMBER - SEE STRUCTURAL DWGS | |
| EL1 | WALL MOUNT EXTERIOR LIGHT | EXTERIOR ARCHITECTURAL UP-DOWN LIGHT | | | | | | |
| EL2 | WALL MOUNT EXTERIOR LIGHT | EXTERIOR ARCHITECTURAL GOOSENECK LIGHT | | | | | | |

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

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

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

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

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

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

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

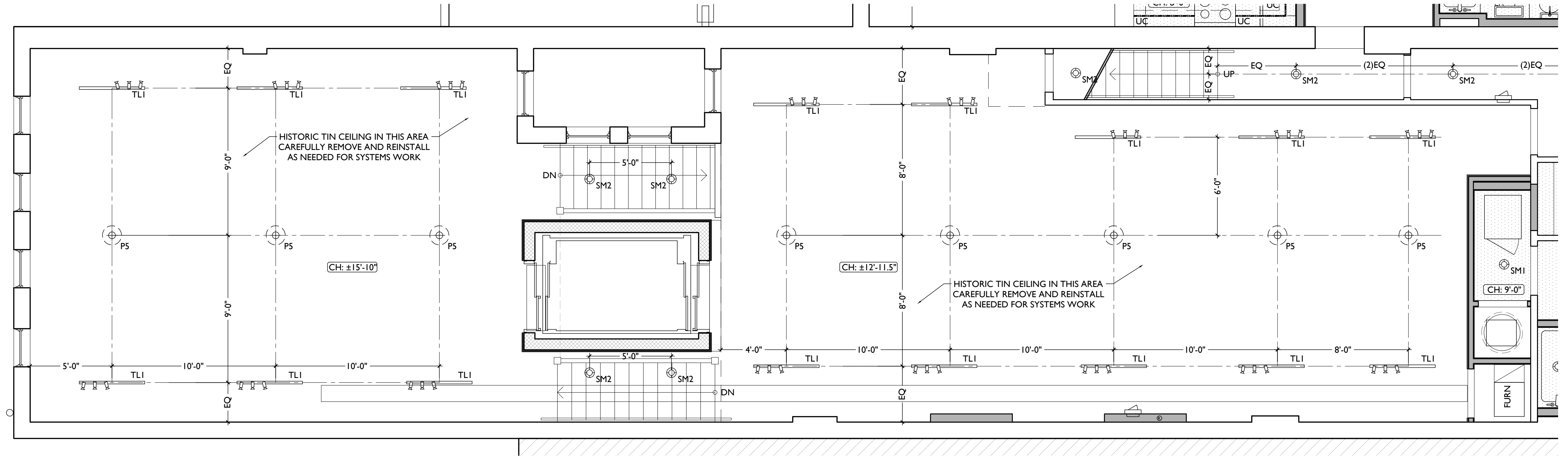
I. SEE EXTERIOR ELEVATIONS FOR MOUNTING HEIGHTS OF EXTERIOR LIGHTS.

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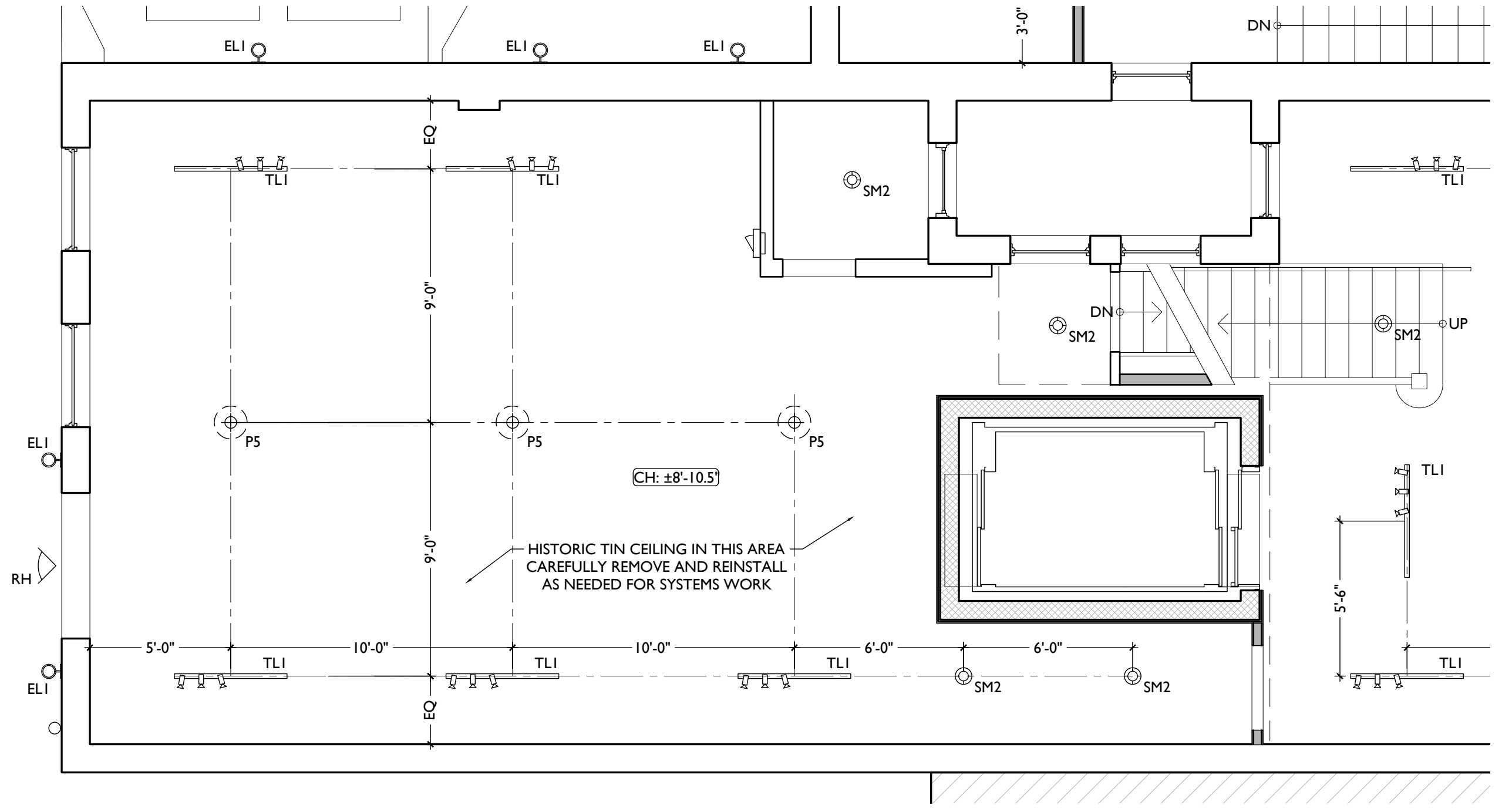
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L. ANY FIXTURES LOCATED IN AREAS WITH REMAINING HISTORIC TIN CEILINGS SHOULD BE CENTERED ON THE CEILING TILES, RATHER THAN PERFECTLY CENTERED IN THE SPACE. ADJUST THE GRID PLACEMENT/DIMENSIONS BY A FEW INCHES AS REQUIRED TO ACCOMMODATE THIS.

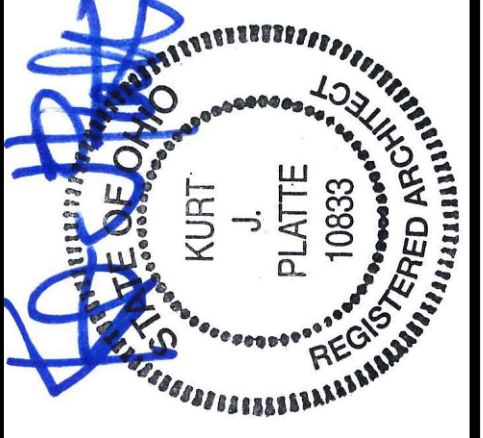
M. IF LIGHTING PLACEMENT CONFLICTS WITH EXISTING FRAMING LOCATIONS, NOTIFY ARCHITECT.



SCALE: 1/4" = 1'-0" REFLECTED CEILING PLAN - UNIT 107 (SECOND FLOOR) 2



SCALE: 1/4" = 1'-0" REFLECTED CEILING PLAN - UNIT 107 REAR (FIRST FLOOR) 1



KURT PLATTE 10833
EXP DATE 12.31.2023

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

Revisions

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

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

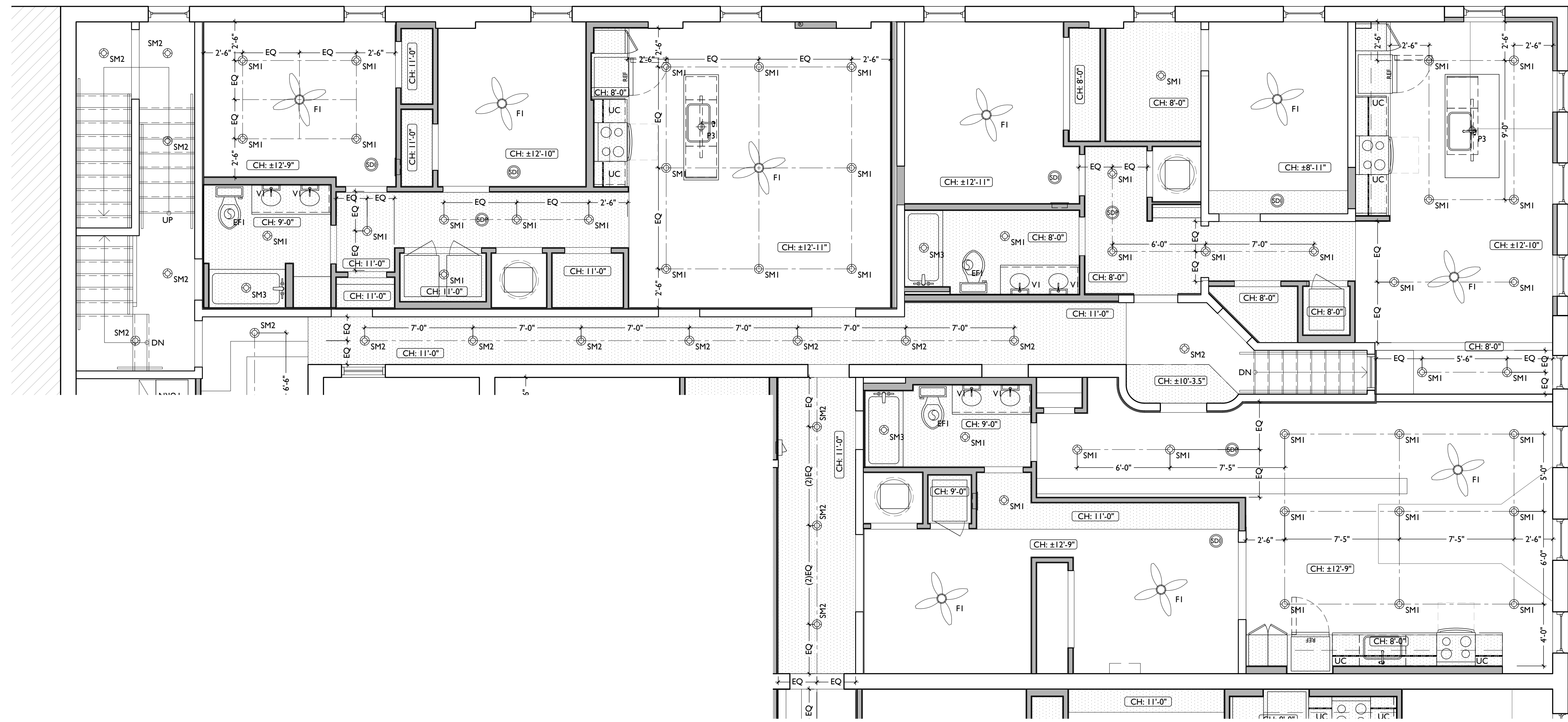
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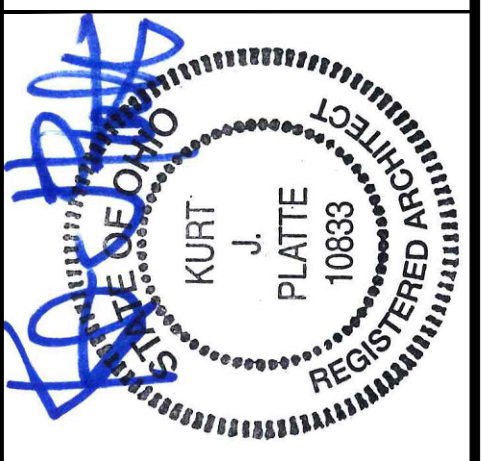
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| REFLECTED CEILING PLAN FIXTURE LEGEND: | | | REFLECTED CEILING PLAN GENERAL NOTES: | | | REFLECTED CEILING PLAN GRAPHIC KEY: | | |
|--|-------------------------------|---|---------------------------------------|--------------------------------|--|---|---|---|
| SYMBOL | FIXTURE TYPE | REMARKS | SYMBOL | FIXTURE TYPE | REMARKS | SYMBOL | FIXTURE TYPE | REMARKS |
| SM1 | SURFACE MOUNT LED CAN LIGHT | SM1 - GENERAL LIGHTS. PROVIDE DIMMERS IN RESIDENTIAL UNITS. | EL3 | WALL MOUNT EXTERIOR LIGHT | EXTERIOR ARCHITECTURAL CORNICE LIGHT | <p>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.</p> <p>B. IF A FIXTURE APPEARS TO BE CENTERED IN A SPACE, THEN CENTER IT.</p> <p>C. LOWERED CEILINGS AND SOFFITS SHALL BE 8'-0" HIGH A.F.F., U.N.O.</p> <p>D. CLG HTS AT EXG FLOORS ARE TO BE W.F.</p> <p>E. ALL CEILING FINISHES IN OCCUPIED SPACES TO BE SMOOTH PAINTED DRYWALL U.N.O. SEE FINISH SCHEDULE FOR PAINT COLORS.</p> <p>F. BASEMENTS & UNOCCUPIED ATTICS TO HAVE EXPOSED JOISTS - NO FINISH CLGS U.N.O.</p> <p>G. ALL SOFFITS OVER KITCHEN CABINETS TO BE 8'-0" AFF AND 2'-1 1/2" WIDE MINIMUM.</p> <p>H. PROVIDE UNDER-CABINET LIGHTING BENEATH ALL UPPER KITCHEN CABINETS IN RESIDENTIAL UNITS. SEE ELEC DWGS.</p> <p>I. SEE EXTERIOR ELEVATIONS FOR MOUNTING HEIGHTS OF EXTERIOR LIGHTS.</p> <p>J. FIXTURES SHOWN ON THIS PLAN ARE FOR DESIGN INTENT AND LOCATION ONLY. SEE ELECTRICAL DRAWINGS FOR FIXTURE SPECIFICATIONS.</p> <p>K. REFER TO ELECTRICAL DRAWINGS FOR EXIT SIGN, EMERGENCY LIGHT, AND SMOKE DETECTOR LOCATIONS AND SPECIFICATIONS.</p> <p>L. ANY FIXTURES LOCATED IN AREAS WITH REMAINING HISTORIC TIN CEILINGS SHOULD BE CENTERED ON THE CEILING TILES, RATHER THAN PERFECTLY CENTERED IN THE SPACE. ADJUST THE GRID PLACEMENT/DIMENSIONS BY A FEW INCHES AS REQUIRED TO ACCOMMODATE THIS.</p> <p>M. IF LIGHTING PLACEMENT CONFLICTS WITH EXISTING FRAMING LOCATIONS, NOTIFY ARCHITECT.</p> | CH: 8'-0" | CEILING HEIGHT TAG (TYP 8'-0" U.N.O.) |
| SM2 | | SM2 - ALWAYS ON, TYPICAL IN COMMON STAIRHALLS. | EP1 | SURFACE MOUNT EXTERIOR PENDANT | EXTERIOR PENDANT LIGHT | | □ | TYP. CLG U.N.O.: REMOVE ANY EXG PLASTER. INSTALL NEW GYP BD AT HISTORIC CLG HEIGHT. SEE A6.00 FOR FLOOR/CEILING ASSEMBLIES. |
| SM3 | | SM3 - DAMP RATED, TYPICAL IN SHOWERS. | P1 | SURFACE MOUNT PENDANT | TYPICAL IN RESIDENTIAL LOBBIES. | | □ | SOFFIT/LOWERED GYP BD CEILING |
| SM4 | | SM4 - EXTERIOR LIGHT AT COMMERCIAL ENTRIES, DAMP RATED. | P2 | | | | AREA OF ATYPICAL FIRE-RATING. SEE PLANS & SHEET A0.01 | |
| V1 | WALL MOUNT VANITY LIGHT | V1 - TYPICAL OVER BATHROOM VANITIES IN TYPICAL RESIDENTIAL UNITS. | P3 | SURFACE MOUNT PENDANT | P3 - TYPICAL OVER ISLANDS IN TYPICAL RESIDENTIAL UNITS. | | (NL) | DENOTES NIGHT LIGHT FIXTURE |
| V2 | | V2 - TYPICAL OVER BATHROOM VANITIES IN LUXURY LOFTS. | P4 | SURFACE MOUNT PENDANT | P4 - TYPICAL OVER ISLANDS IN LUXURY LOFTS. | | (OS) | DENOTES OCCUPANCY SENSOR - COORDINATE WITH ELECTRICAL |
| V3 | | V3 - TYPICAL IN COMMERCIAL TURNKEY BATHROOMS. | P5 | SURFACE MOUNT PENDANT | TYPICAL IN COMMERCIAL SPACES | | SD | COMBO SMOKE/CARBON MONOXIDE DETECTOR - IONIZATION (TYP BEDROOMS) |
| FI | CEILING FAN WITH LIGHT | DIMMABLE, TYPICAL IN BEDROOMS AND LIVING ROOMS. | UC | UNDER CABINET LIGHT | TYPICAL IN RESIDENTIAL KITCHENS | | SDP | PHOTOELECTRIC |
| FL1 | SURFACE MOUNT UTILITY FIXTURE | TYPICAL IN BASEMENTS | EF | BATHROOM VENT | TYPICAL BATHROOM EXHAUST FAN/VENT | | — | CENTER ON ARCHITECTURAL FEATURE |
| TL1 | SURFACE MOUNT TRACK LIGHT | DIMMABLE, TYPICAL IN COMMERCIAL TURNKEY SPACES AND IN LOBBIES | ES | EMERGENCY EGRESS LIGHT | EMERGENCY EGRESS EXIT SIGN - SEE ELECTRICAL DRAWINGS | | — | STRUCTURAL MEMBER - SEE STRUCTURAL DWGS |
| EL1 | WALL MOUNT EXTERIOR LIGHT | EXTERIOR ARCHITECTURAL UP-DOWN LIGHT | ESL | EMERGENCY EGRESS LIGHT | EMERGENCY EGRESS EXIT SIGN W/ LIGHTS - SEE ELECTRICAL DRAWINGS | | | |
| EL2 | WALL MOUNT EXTERIOR LIGHT | EXTERIOR ARCHITECTURAL GOOSENECK LIGHT | | | | | | |



SCALE: 1/4" = 1'-0" REFLECTED CEILING PLAN - UNITS 201 / 202 / 203



KURT PLATTE 10833
EXP DATE 12.31.2023

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

Revisions

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

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

Job No: 22013 11.14.2022

A1.36

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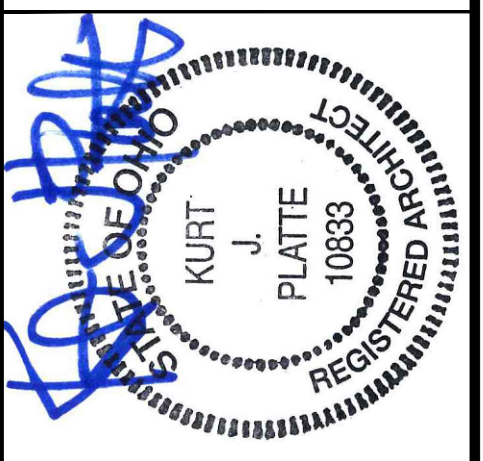
| REFLECTED CEILING PLAN FIXTURE LEGEND: | | |
|--|--------------------------------|---|
| SYMBOL | FIXTURE TYPE | REMARKS |
| SM1 | SURFACE MOUNT LED CAN LIGHT | SM1 - GENERAL LIGHTS. PROVIDE DIMMERS IN RESIDENTIAL UNITS. |
| SM2 | | SM2 - ALWAYS ON, TYPICAL IN COMMON STAIRHALLS. |
| SM3 | | SM3 - DAMP RATED, TYPICAL IN SHOWERS. |
| SM4 | | SM4 - EXTERIOR LIGHT AT COMMERCIAL ENTRIES, DAMP RATED. |
| V1 | WALL MOUNT VANITY LIGHT | V1 - TYPICAL OVER BATHROOM VANITIES IN TYPICAL RESIDENTIAL UNITS. |
| V2 | | V2 - TYPICAL OVER BATHROOM VANITIES IN LUXURY LOFTS. |
| V3 | | V3 - TYPICAL IN COMMERCIAL TURNKEY BATHROOMS. |
| FI | CEILING FAN WITH LIGHT | DIMMABLE, TYPICAL IN BEDROOMS AND LIVING ROOMS. |
| FL1 | SURFACE MOUNT UTILITY FIXTURE | TYPICAL IN BASEMENTS |
| TL1 | SURFACE MOUNT TRACK LIGHT | DIMMABLE, TYPICAL IN COMMERCIAL TURNKEY SPACES AND IN LOBBIES |
| EL1 | WALL MOUNT EXTERIOR LIGHT | EXTERIOR ARCHITECTURAL UP-DOWN LIGHT |
| EL2 | WALL MOUNT EXTERIOR LIGHT | EXTERIOR ARCHITECTURAL GOOSENECK LIGHT |
| EL3 | WALL MOUNT EXTERIOR LIGHT | EXTERIOR ARCHITECTURAL CORNICE LIGHT |
| EPI | SURFACE MOUNT EXTERIOR PENDANT | EXTERIOR PENDANT LIGHT |
| P1 | SURFACE MOUNT PENDANT | TYPICAL IN RESIDENTIAL LOBBIES. |
| P2 | | |
| P3 | SURFACE MOUNT PENDANT | P3 - TYPICAL OVER ISLANDS IN TYPICAL RESIDENTIAL UNITS. |
| P4 | SURFACE MOUNT PENDANT | P4 - TYPICAL OVER ISLANDS IN LUXURY LOFTS. |
| P5 | SURFACE MOUNT PENDANT | TYPICAL IN COMMERCIAL SPACES |
| UC | UNDER CABINET LIGHT | TYPICAL IN RESIDENTIAL KITCHENS |
| EF | BATHROOM VENT | TYPICAL BATHROOM EXHAUST FAN/VENT |
| ES | EMERGENCY EGRESS LIGHT | EMERGENCY EGRESS EXIT SIGN - SEE ELECTRICAL DRAWINGS |
| ESL | EMERGENCY EGRESS LIGHT | EMERGENCY EGRESS EXIT SIGN W/ LIGHTS - SEE ELECTRICAL DRAWINGS |

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

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

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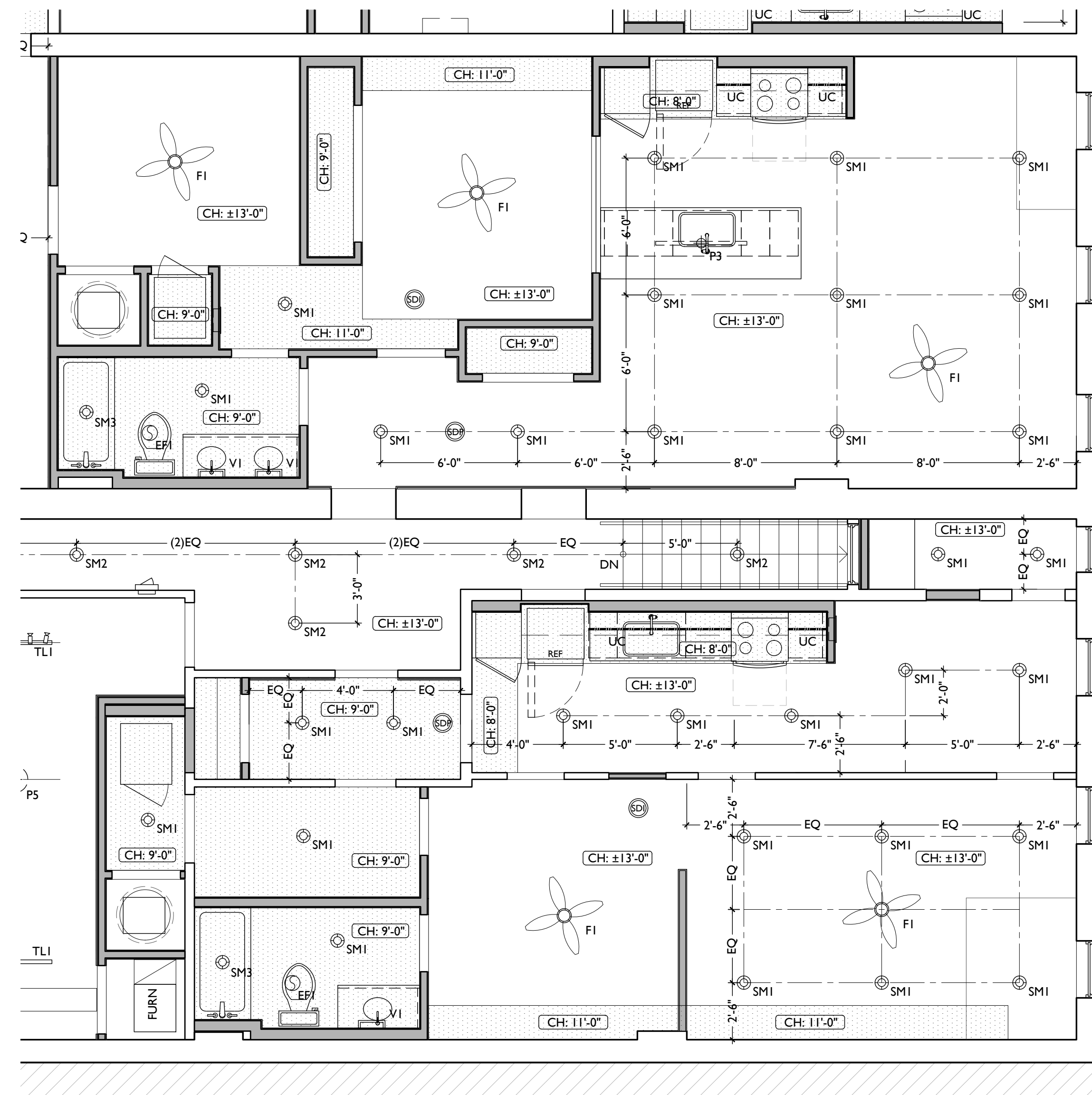


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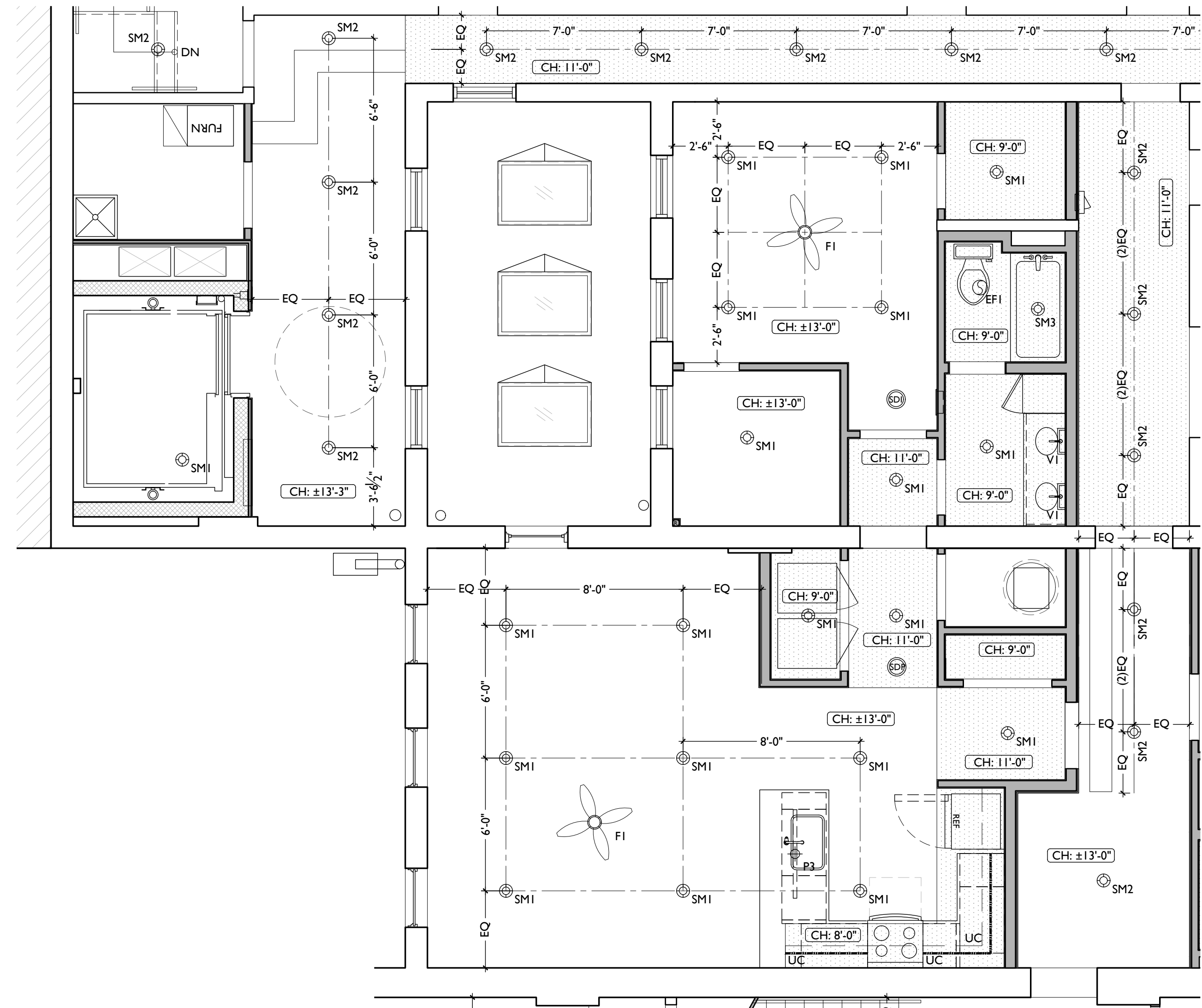
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Revisions

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



SCALE: 1/4" = 1'-0" REFLECTED CEILING PLAN - UNITS 205 / 206 2



SCALE: 1/4" = 1'-0" REFLECTED CEILING PLAN - UNIT 204 1

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

Job No: 22013 11.14.2022

A1.37

| REFLECTED CEILING PLAN FIXTURE LEGEND: | | | REFLECTED CEILING PLAN GENERAL NOTES: | | | REFLECTED CEILING PLAN GRAPHIC KEY: | | |
|--|-------------------------------|---|---------------------------------------|--------------------------------|--|-------------------------------------|---|---|
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| SM1 | SURFACE MOUNT LED CAN LIGHT | SM1 - GENERAL LIGHTS. PROVIDE DIMMERS IN RESIDENTIAL UNITS. | EL3 | WALL MOUNT EXTERIOR LIGHT | EXTERIOR ARCHITECTURAL CORNICE LIGHT | CH: 8'-0" | CEILING HEIGHT TAG (TYP 8'-0" U.N.O.) | |
| SM2 | | SM2 - ALWAYS ON, TYPICAL IN COMMON STAIRHALLS. | EP1 | SURFACE MOUNT EXTERIOR PENDANT | EXTERIOR PENDANT LIGHT | [Empty Box] | TYP. CLG U.N.O.: REMOVE ANY EXG PLASTER. INSTALL NEW GYP BD AT HISTORIC CLG HEIGHT SEE A6.00 FOR FLOOR/CEILING ASSEMBLIES | |
| SM3 | | SM3 - DAMP RATED, TYPICAL IN SHOWERS. | P1 | SURFACE MOUNT PENDANT | TYPICAL IN RESIDENTIAL LOBBIES. | [Empty Box] | SOFFIT/LOWERED GYP BD CEILING | |
| SM4 | | SM4 - EXTERIOR LIGHT AT COMMERCIAL ENTRIES, DAMP RATED. | P2 | | | | [Hatched Box] | AREA OF ATYPICAL FIRE-RATING. SEE PLANS & SHEET A0.01 |
| V1 | WALL MOUNT VANITY LIGHT | V1 - TYPICAL OVER BATHROOM VANITIES IN TYPICAL RESIDENTIAL UNITS. | P3 | SURFACE MOUNT PENDANT | P3 - TYPICAL OVER ISLANDS IN TYPICAL RESIDENTIAL UNITS. | (NL) | DENOTES NIGHT LIGHT FIXTURE | |
| V2 | | V2 - TYPICAL OVER BATHROOM VANITIES IN LUXURY LOFTS. | P4 | SURFACE MOUNT PENDANT | P4 - TYPICAL OVER ISLANDS IN LUXURY LOFTS. | (OS) | DENOTES OCCUPANCY SENSOR - COORDINATE WITH ELECTRICAL | |
| V3 | | V3 - TYPICAL IN COMMERCIAL TURNKEY BATHROOMS. | P5 | SURFACE MOUNT PENDANT | TYPICAL IN COMMERCIAL SPACES | SD | COMBO SMOKE/CARBON MONOXIDE DETECTOR - IONIZATION (TYP BEDROOMS) | |
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| FL1 | SURFACE MOUNT UTILITY FIXTURE | TYPICAL IN BASEMENTS | EF | BATHROOM VENT | TYPICAL BATHROOM EXHAUST FAN/VENT | [Center Mark] | CENTER ON ARCHITECTURAL FEATURE | |
| TL1 | SURFACE MOUNT TRACK LIGHT | DIMMABLE, TYPICAL IN COMMERCIAL TURNKEY SPACES AND IN LOBBIES | ES | EMERGENCY EGRESS LIGHT | EMERGENCY EGRESS EXIT SIGN - SEE ELECTRICAL DRAWINGS | [Structural Line] | STRUCTURAL MEMBER - SEE STRUCTURAL DWGS | |
| EL1 | WALL MOUNT EXTERIOR LIGHT | EXTERIOR ARCHITECTURAL UP-DOWN LIGHT | ESL | EMERGENCY EGRESS LIGHT | EMERGENCY EGRESS EXIT SIGN W/ LIGHTS - SEE ELECTRICAL DRAWINGS | | | |
| EL2 | WALL MOUNT EXTERIOR LIGHT | EXTERIOR ARCHITECTURAL GOOSENECK LIGHT | | | | | | |

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

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

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

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

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

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

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

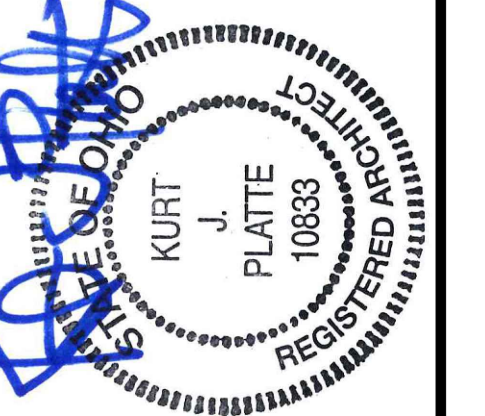
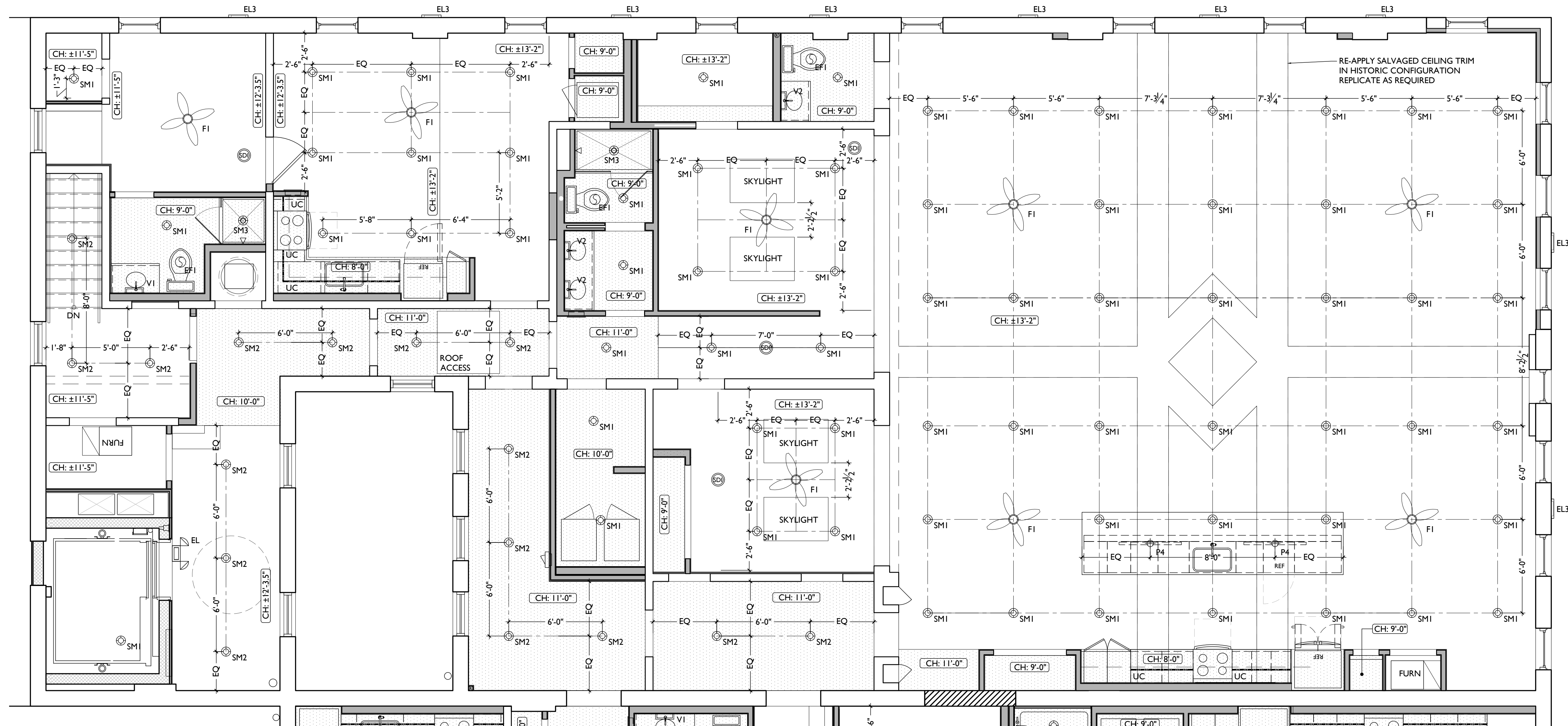
I. SEE EXTERIOR ELEVATIONS FOR MOUNTING HEIGHTS OF EXTERIOR LIGHTS.

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

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

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

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



KURT PLATTE 10833
EXP DATE 12.31.2023

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

Revisions

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

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

Job No: 22013 11.14.2022

A1.38

| REFLECTED CEILING PLAN FIXTURE LEGEND: | | | REFLECTED CEILING PLAN GENERAL NOTES: | | | REFLECTED CEILING PLAN GRAPHIC KEY: | | |
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| SM3 | | SM3 - DAMP RATED, TYPICAL IN SHOWERS. | P1 | SURFACE MOUNT PENDANT | TYPICAL IN RESIDENTIAL LOBBIES. | | SOFFIT/LOWERED GYP BD CEILING | |
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| V1 | WALL MOUNT VANITY LIGHT | V1 - TYPICAL OVER BATHROOM VANITIES IN TYPICAL RESIDENTIAL UNITS. | P3 | SURFACE MOUNT PENDANT | P3 - TYPICAL OVER ISLANDS IN TYPICAL RESIDENTIAL UNITS. | (NL) | DENOTES NIGHT LIGHT FIXTURE | |
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B. IF A FIXTURE APPEARS TO BE CENTERED IN A SPACE, THEN CENTER IT.

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

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

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

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

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

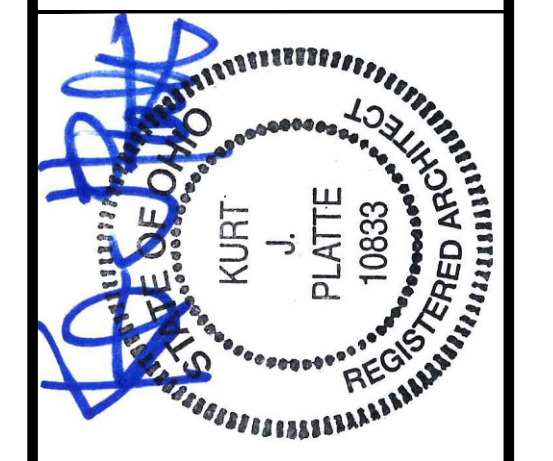
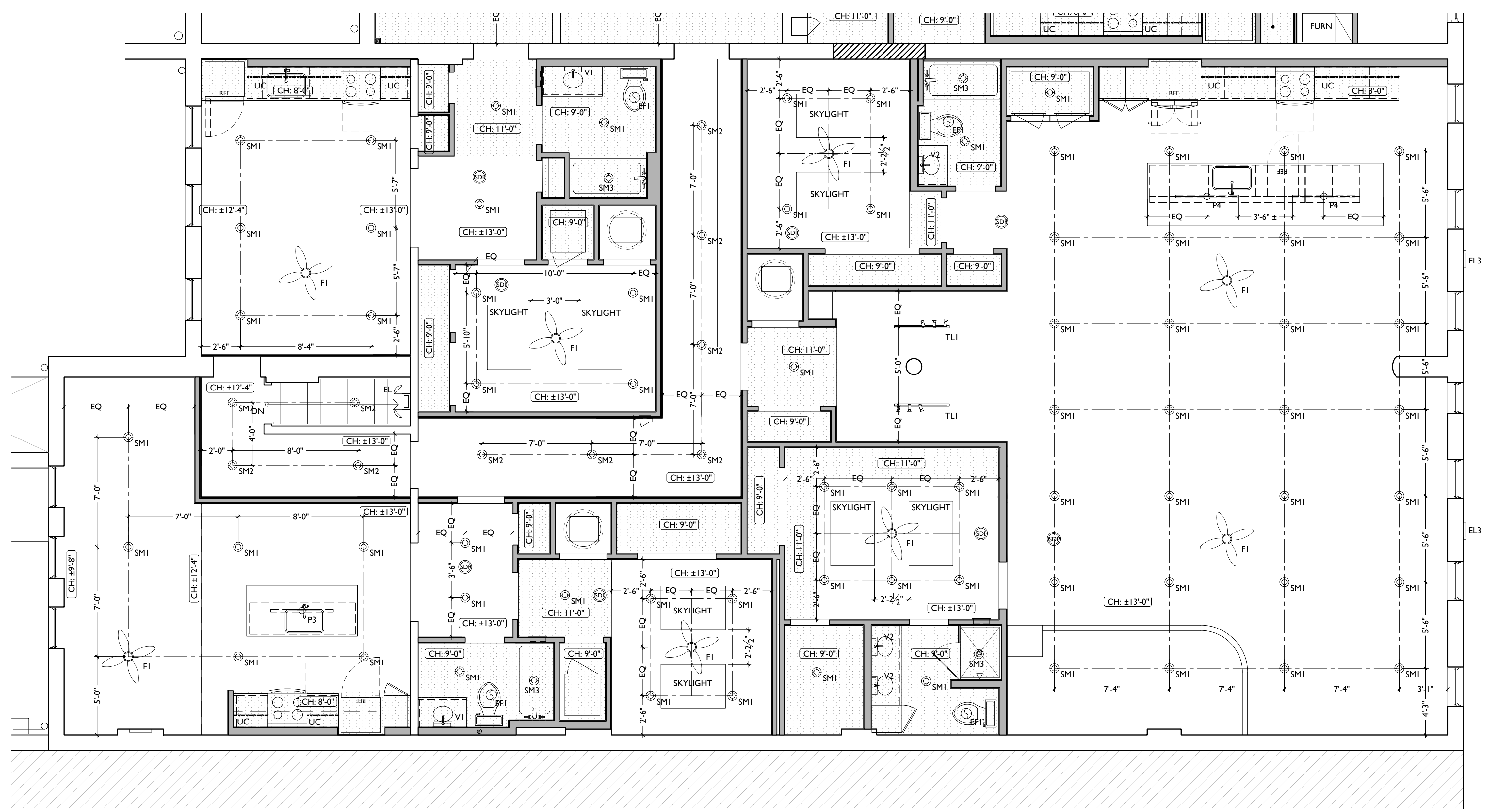
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M. IF LIGHTING PLACEMENT CONFLICTS WITH EXISTING FRAMING LOCATIONS, NOTIFY ARCHITECT.



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A1.39

NEW WORK PLANS & ELEVATIONS [KEYED NOTES]

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

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

ALL KEYED NOTES LISTED MAY NOT APPLY TO THIS SHEET.

3. CONCRETE

- 3.1 SLAB TO REMAIN. SCOPE AND VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQUIRED.
- 3.2 NEW CONC SLAB. PROVIDE FLOOR DRAINS PER PLUMBING DWGS. PROVIDE CONTROL JOINTS @ 10'-0" O.C. SLOPE TOWARD FLOOR DRAIN.
- 3.3 NEW CONCRETE SLAB ON GRADE. SLOPE TO DRAIN. SEE CIVIL DWGS. 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.
- 3.5 EXG OPENING TO BASEMENT TO BE CAPPED WITH CONCRETE AT GRADE. WALL TO BE INFILLED W/ CMU. SEE STRUCTURAL AND CIVIL/LANDSCAPE DWGS.
- 3.6 NEW CONCRETE STEPS/LANDING. MAX RISER 7", MIN TREAD 11"; FOR EXTERIOR LOCATIONS. SEE CIVIL DWGS FOR DETAILS.
- 3.7 NEW AREA OF DEPRESSED SLAB AT AND AROUND ELEVATOR AND/OR ELEVATOR MACHINE ROOM. HEIGHT OF MACHINE ROOM TO BE MINIMUM 7'-6". COORDINATE FINAL HEIGHT AND DIMENSIONS WITH ELEVATOR MANUFACTURER'S SPECIFICATIONS.
- 3.8 SLOPED CONCRETE AT LEVEL CHANGE. MAX SLOPE 1:20.
- 3.9 NEW ACCESSIBLE CONCRETE RAMP AND LANDING. MAX SLOPE 1:12; SEE CIVIL DWGS FOR DETAILS.

4. MASONRY

- 4.1 NEW OR EXPANDED OPENING IN EXG MASONRY WALL. PROVIDE NEW STEEL LINTEL PER STRUCTURAL DWGS. AT OPENINGS WITHOUT NEW DOORS OR WINDOWS, TOOTH IN BRICK FOR EXPOSED BRICK JAMBS.

- 4.2 NEW CMU INFILL. SEE STRUCTURAL DWGS.
- 4.3 STUCCO/PARGING:
 - A. REPAIR AND RETAIN EXG.
 - B. ADD NEW TO MATCH EXG ADJACENT.
- 4.4 NEW BRICK INFILL AT EXISTING OPENING. BRICK TO MATCH ADJACENT IN COLOR, SIZE, AND HARDNESS:
 - A. AT SILL MATCH SILL HEIGHT OF ADJACENT WINDOW AND PROVIDE NEW STONE SILL.
 - B. AT JAMBS MATCH WIDTH OF EXISTING TRANSOM OPENING ABOVE.
 - C. AT NON-HISTORIC OPENING. SEE STRUCTURAL DRAWINGS.
- 4.5 TUCKPOINT BRICK AND REPLACE DAMAGED BRICKS AS SHOWN ON EXTERIOR ELEVATIONS & PER SHPO NARRATIVE.
- 4.6 PROVIDE NEW MASONRY STAR TIES PER STRUCTURAL DWGS. TYP.

- 5. **5. METALS**
- 5.1 NEW CONTINUOUS EXTERIOR PAINTED STEEL PIPE HANDRAIL - REFER TO CIVIL DWGS. SEE A8.00 FOR PAINT COLOR.
- 5.2 TENANT STORAGE LOCKERS TO BE ENCLOSED BY OPEN CHAIN LINK FENCING UP TO 8'-0" A.F.F. WITH 30" WIDE DOORS.

- 6. **6. WOOD, PLASTICS, AND COMPOSITES**
- 6.1 RETAIN & REPAIR STOREFRONT ELEMENTS. SEE EXTERIOR ELEVATIONS.
- 6.2 NEW RAKE TRIM & GLUTTERBOARD - SEE ELEVATIONS.
- 6.3 NEW PARTIAL HEIGHT WALL. HEIGHT AS NOTED. EXTEND STUDS AND FASTEN TO FLOOR STRUCTURE 4'-0" O.C. MAX AND END STUD.
- 6.4 NEW CONTINUOUS INTERIOR HANDRAIL. HANDRAILS TO BE STAINED WOOD WITH ELLIPSE PROFILE - FINAL STAIN AND PROFILE TO BE SELECTED BY ARCHITECT.
- 6.5 FLOOR AREA ABOVE TO BE 1-HR FIRE RATED. TYPICAL BETWEEN USES OR RESIDENTIAL UNITS. SEE A0.01 & A6.00.
- 6.6 STRUCTURAL POST - SEE STRUCTURAL DWGS. WHERE SUPPORTING A RATED FLOOR, WALL, OR STAIR ASSEMBLY. POSTS AND BEAMS TO BE 1 HOUR PROTECTED. SEE DETAIL 6/A6.01.

- 6.7 AREA OF DROPPED FLOOR. COORDINATE WITH STRUCTURAL DWGS.
- 6.8 RELOCATED HISTORIC STAGE. REPAIR AS NEEDED.

- 6.9 EXISTING AREA OF RAISED FLOOR TO REMAIN. FINISH EXPOSED SIDES WITH (2) LAYERS TYPE X GYP BD FOR 1-HOUR STAIR ENCLOSURE.
- 6.10 AT EXPOSED CMU EXTERIOR WALL. NEW FURRING TO BE FLUSH WITH ADJ HISTORIC PLASTER.

- 7. **7. THERMAL AND MOISTURE PROTECTION**
- 7.1 NEW PRE-FINISHED GUTTER & DOWNSPOUT. SEE EXTERIOR ELEVATIONS. TIE INTO EXG SEWER SYSTEM.
- 7.2 NEW PVC AT LOWER 6' OF DOWNSPOUT. PAINT TO MATCH DOWNSPOUT.
- 7.3 NEW FULLY ADHERED MEMBRANE ROOF. PROVIDE TERMINATION BARS & METAL COUNTERFLASHING - SEE ROOF DETAILS. INSULATION PER SCHEDULE.
- 7.4 NEW ROOF CRICKET FOR POSITIVE DRAINAGE - TYPICAL AT SKYLIGHTS, CHIMNEYS, ETC. SEE ROOF DETAILS.
- 7.5 NEW ROOF ACCESS HATCH. INSTALL PER MANUP'S INSTRUCTS:
 - A. 48" X 48" BASIS OF DESIGN: BILCO E-50TB.
 - B. 36" X 36" BASIS OF DESIGN: BILCO E-50TB.
- 7.6 NEW ALUM CAP @ CHIMNEY. TYP ALL CHIMNEYS.
- 7.7 EXG PARAPET TO REMAIN - REPAIR & REPLACE CAPS/COPING WITH NEW PRE-FINISHED ALUMINUM AS REQUIRED - SEE EXTERIOR ELEVATIONS. AT INTERMEDIATE PARAPETS, PROVIDE CONTINUOUS MEMBRANE ROOFING UP AND OVER PARAPET UNDER COPING/CAP.
- 7.8 NEW SKYLIGHT. BASIS OF DESIGN: VELLUX FIXED CURB-MOUNTED 3046. INSTALL PER MANUP'S INSTRUCTS ON 12" MINIMUM CURB. PROVIDE AUTOMATED SHADE AT INTERIOR. SEE RCPS FOR PRECISE LOCATION.
- 7.9 PROVIDE SPLASH BLOCK AT DOWNSPOUT OUTLET.
- 7.10 EXISTING HISTORIC CORNICHE:
 - A. TO REMAIN. REPAIR AND REPLICATE ANY MISSING PIECES. REPAIR PER A8.00.
 - B. REPLICATE AREA OF MISSING CORNICHE TO MATCH EXISTING. MUST MEET OHPD PART 2 DESCRIPTIONS.
 - C. ADD ALTERNATE. REPLICATE HISTORIC "UPPER CORNICHE" SHOWN IN HISTORIC PHOTOS. COORDINATE WITH STRUCTURAL DRAWINGS.

- 7.11 INSULATE FLOOR CAVITY ABOVE AND BELOW EXTERIOR RECESSED ENTRANCES. TYP. PROVIDE WATERPROOFING AT BASEMENT.

- 8. **8. OPENINGS**
- 8.1 HISTORIC WINDOW TO REMAIN. REPAIR EXG WINDOW & FRAME COMPONENTS. INSTALL NEW INTERIOR STORM WINDOWS. SEE WINDOW DETAILS.

- 8.2 NEW CUSTOM REPLICA HISTORIC WINDOW. MATCH EXISTING ADJACENT HISTORIC WINDOWS. SEE WINDOW DETAILS.
- 8.3 NEW ALUMINUM CLAD WINDOW. SEE WINDOW DETAILS:
 - A. INSTALLED WITHIN EXG HISTORIC FRAMEWORK. RETAIN EXISTING HISTORIC TRIMWORK. WHERE MISSING, REPLICATE INTERIOR AND EXTERIOR TRIMWORK.
 - B. INSTALLED IN ROUGH MASONRY OPENING. REPLICATE INTERIOR AND EXTERIOR TRIMWORK TO MATCH ADJACENT.
- 8.4 EXG INTERIOR WINDOW TO BE REPAIRED AND RETAINED. ADD FURRING ON UNIT SIDE TO MAINTAIN REQUIRED FIRE RATING. SIMILAR TO TRANSOM DETAIL. SEE A6.01.
- 8.5 EXG INTERIOR OPENING TO BE INFILLED WITH FRAMED PARTITION. NEW FINISH TO BE FLUSH WITH EXG ADJACENT WALL FINISH ON BOTH SIDES.
- 8.6 WINDOW TO HAVE PRIVACY FILM ON INTERIOR FACE OF GLASS. LOWER SASH ONLY.
- 8.7 THIS DOOR/TRIM IS A RELOCATED HISTORIC DOOR. SEE EXG/DEMOLITION PLANS FOR ORIGINAL LOCATION & DOOR SCHEDULE FOR MORE INFORMATION.
- 8.8 RELOCATED HISTORIC TRIM INSTALLED IN THIS LOCATION. SEE EXG PLANS FOR ORIGINAL LOCATION.
- 8.9 NEW 6'-0" W X 3'-0" H (7'-0") AFF WINDOW TO PROVIDE DAYLIGHT TO BEDROOM.

- 9. **9. FINISHES**
- 9.1 MAINTAIN FIRE RATING BEHIND FIXED HISTORIC DOOR/WINDOW. SEE DETAILS ON A6.01.
- 9.2 FIRE-RATING TO BE CONTINUOUS BEHIND PLUMBING/CHASE/ FURRING WALL. FIRE RATING TO BE CONTINUOUS AT INTERSECTION W/ NON-RATED WALL.
- 9.3 AT BATHROOM FLOOR, PROVIDE LIQUID APPLIED WATERPROOF MEMBRANE THROUGHOUT AND FIRESTOP SEALANT AT FLOOR PENETRATIONS. SEE FINISH SCHEDULE FOR FINISH FLOOR.
- 9.4 RE-APPLY SALVAGED CEILING TRIM IN HISTORIC LOCATIONS. REPLICATE MISSING.
- 9.5 NEW DECORATIVE LINTEL AT RE-OPENED HISTORIC WINDOW. REPLICATE ADJACENT. SEE NOT 8.2A AND WINDOW DETAILS.

- 10. **10. SPECIALTIES**
- 10.1 LOCKABLE & RECESSED MAILBOXES - SEE INTERIOR ELEVATIONS FOR DETAILS. BOXES TO MEET USFS-4C STANDARDS & ACCESSIBILITY REQUIREMENTS.
- 10.2 CLOSETS W/ BLOCKING AT RODS & BRACKETS:
 - A. TYP. CLOSET: 12" DEEP MELAMINE SHELF & CLOTHES ROD AT 66" AFF. TYP U.N.O.
 - B. WALK-IN CLOSET - SHELF & CLOTHES ROD.
 - C. 12" DEEP MELAMINE SHELF ABOVE W/D.
- 10.3 ADJUSTABLE SHELVES ON STANDARD MOUNT. (5) SHELVES TYP:
 - A. 10" DEEP
 - B. 12" DEEP
 - C. 18" DEEP
 - D. 24" DEEP
- 10.4 RECESSED ENTRY SECURITY SYSTEM CALL BOX BY SECURITY CONTRACTOR.
- 10.5 FIRE EXTINGUISHER. SEE LIFE SAFETY PLANS A0.01.
 - A. SURFACE MOUNTED.
 - B. SEMI-RECESSED CABINET WITH WHITE FINISH. WHERE LOCATED IN FIRE-RATED WALLS, PROVIDE FIRE-RATED CABINET.
- 10.6 RECESSED KEY LOCK BOX - BASIS OF DESIGN KNOXBOX 3200. INSTALL PER MANUP'S INSTRUCTS. COORDINATE WITH FIRE DEPT.
- 10.7 NEW FABRIC AWNINGS. 48" DEEP. 12" MAX RISE. BLACK FRAME AND FABRIC. SEE DETAILS.
- 10.8 NEW ELEVATOR. SEE DETAILS:
 - A. THYSSENKRUPP ENDURA HMRL, 150 FPS, 4000#.
 - B. THYSSENKRUPP ENDURA, 150 FPS, 4000#, CUSTOM SIZE.

- 21. **21. FIRE SUPPRESSION**
- 21.1 APPROX LOCATION OF FDC CONNECTION - COORDINATE W/ FIRE DEPT.
- 21.2 SPRINKLER RISER. SEE PLUMBING DWGS.

- 22. **22. PLUMBING**
- 22.1 PROVIDE PIPE FOR VAPOR MITIGATION RISER, AS REQUIRED BY OWNER'S CONSULTANT. RISER TO EXTEND FROM BASEMENT TO ROOF. CONFIRM LOCATIONS OF RISERS WITH CONSULTANT DESIGN. SEE NOTE 3.4. COORDINATE WITH PLUMBING.
- 22.2 NEW UTILITY SINK. SEE PLUMBING DWGS.
- 22.3 NEW INTERNAL ROOF DRAIN - SLOPE ROOF TOWARDS DRAIN. SEE PLUMBING DWGS.

- 22.4 WALL MOUNTED WATER HEATER ABOVE LAUNDRY - PROVIDE BLOCKING AS REQUIRED. SEE PLUMBING DWGS.

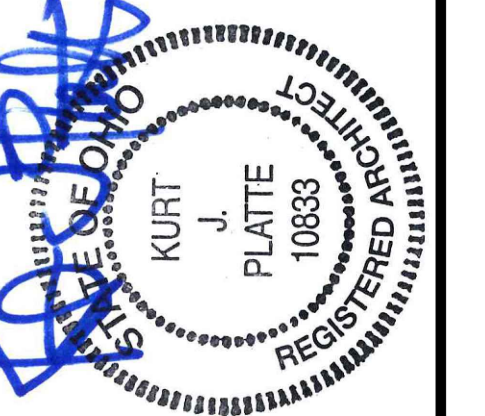
- 23. **23. HEATING, VENTILATING, AND AIR CONDITIONING**
- 23.1 MECHANICAL UNITS - WALKING PADS TO & AROUND EQUIPMENT. GUARDRAIL REQUIRED WHERE EQUIPMENT IS WITHIN 10' OF ROOF EDGE. COORDINATE WITH HVAC & STRUCTURAL DWGS. INSTALL UNITS ON SOUND ISOLATING PADS.
- 23.2 EXPOSED DUCTWORK ABOVE. MUST MEET SHPO PART 2 DESCRIPTIONS. COORD W/ MEP DWGS.
- 23.3 NEW 1-HR RATED SHAFT FOR OUTSIDE AIR DUCT. COORDINATE WITH MECHANICAL DWGS. INSTALL METAL SAFETY RAILINGS AROUND UNITS AS SHOWN.
- 23.4 OUTSIDE AIR INTAKE. SEE MECHANICAL DWGS.
- 23.5 PROVIDE TRANSFER GRILL ABOVE DOOR FOR LAUNDRY VENTILATION. SEE MECHANICAL DWGS.

- 26. **26. ELECTRICAL**
- 26.1 ELECTRIC PANEL RECESSED IN WALL W/ 30"W X 36"D CLEAR FLOOR SPACE. PAINT TO MATCH ADJACENT WALL W/ APPROPRIATE PAINT TYPE FOR PANEL.
- 26.2 DOOR TO HAVE ELECTRONIC RELEASE MECHANISM. SEE ELECTRICAL DWGS.

- 32. **32. EXTERIOR IMPROVEMENTS**
- 32.1 NEW LANDSCAPING PER CIVIL ENGLANDSCAPE ARCH DWGS.

NEW WORK GRAPHIC KEY:

- 2 PARTITION TYPE - SEE A6.00. (TYPE I U.N.O.) KEYNOTE.
- 4 EXG 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 & A6.00.
- AREA OF TUCKPOINTING - SEE ELEV'S & STRUCT DWGS.
- 100A DOOR TAG. SEE SCHEDULE / A6.10-11.
- WINDOW DESIGNATION. SEE A6.20.
- SFA STOREFRONT DESIGNATION. SEE A6.12.
- E 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.



KURT PLATTE 10683
EXP DATE 12.31.2023

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

Revisions

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

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

Job No: 22013 11.14.2022

PLATTE
architecture + design

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

NEW WORK PLANS & ELEVATIONS [KEYED] NOTES:

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

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ALL KEYED NOTES LISTED MAY NOT APPLY TO THIS SHEET.

3. CONCRETE

- 3.1 SLAB TO REMAIN. SCOPE AND VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQUIRED.
- 3.2 NEW CONCR SLAB. PROVIDE FLOOR DRAINS PER PLUMBING DWGS. PROVIDE CONTROL JOINTS @ 10'-0" O.C. SLOPE TOWARD FLOOR DRAIN.
- 3.3 NEW CONCRETE SLAB ON GRADE. SLOPE TO DRAIN. SEE CIVIL DWGS.
- 3.4 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.
- 3.5 EXG OPENING TO BASEMENT TO BE CAPPED WITH CONCRETE AT GRADE. WALL TO BE INFILLED W/ CMU. SEE STRUCTURAL AND CIVIL/LANDSCAPE DWGS.
- 3.6 NEW CONCRETE STEPS/LANDING. MAX RISER 7". MIN TREAD 11". FOR EXTERIOR LOCATIONS. SEE CIVIL DWGS FOR DETAILS.
- 3.7 NEW AREA OF DEPRESSED SLAB AT AND AROUND ELEVATOR AND/OR ELEVATOR MACHINE ROOM. HEIGHT OF MACHINE ROOM TO BE MINIMUM 7'-6". COORDINATE FINAL HEIGHT AND DIMENSIONS WITH ELEVATOR MANUFACTURER'S SPECIFICATIONS.
- 3.8 SLOPED CONCRETE AT LEVEL CHANGE. MAX SLOPE 1:20.
- 3.9 NEW ACCESSIBLE CONCRETE RAMP AND LANDING. MAX SLOPE 1:12. SEE CIVIL DWGS FOR DETAILS.

4. MASONRY

- 4.1 NEW OR EXPANDED OPENING IN EXG MASONRY WALL. PROVIDE NEW STEEL LINTEL PER STRUCTURAL DWGS. AT OPENINGS WITHOUT NEW DOORS OR WINDOWS, TOOTH IN BRICK FOR EXPOSED BRICK JAMBS.

- 4.2 NEW CMU INFILL. SEE STRUCTURAL DWGS.
 - A. FACE TO BE 1" RECESSED FROM ADJACENT WALL.
 - B. COVER WITH STUCCO/PARGING FLUSH WITH ADJ WALL SURFACE.
 - C. COVER WITH STUCCO/PARGING AND RECESS 1" FROM ADJ WALL SURFACE.
- 4.3 STUCCO/PARGING:
 - A. REPAIR AND RETAIN EXG.
 - B. ADD NEW TO MATCH EXG ADJACENT.
- 4.4 NEW BRICK INFILL AT EXISTING OPENING. BRICK TO MATCH ADJACENT IN COLOR, SIZE, AND HARDNESS:
 - A. AT SILL MATCH SILL HEIGHT OF ADJACENT WINDOW AND PROVIDE NEW STONE SILL.
 - B. AT JAMBS MATCH WIDTH OF EXISTING TRANSOM OPENING ABOVE.
 - C. AT NON-HISTORIC OPENING. SEE STRUCTURAL DRAWINGS.
- 4.5 TUCKPOINT BRICK AND REPLACE DAMAGED BRICKS AS SHOWN ON EXTERIOR ELEVATIONS & PER SHPO NARRATIVE.
- 4.6 PROVIDE NEW MASONRY STAR TIES PER STRUCTURAL DWGS. TYP.

5. METALS

- 5.1 NEW CONTINUOUS EXTERIOR PAINTED STEEL PIPE HANDRAIL - REFER TO CIVIL DWGS. SEE A8.00 FOR PAINT COLOR.
- 5.2 TENANT STORAGE LOCKERS TO BE ENCLOSED BY OPEN CHAIN LINK FENCING UP TO 8'-0" A.F.F. WITH 30" WIDE DOORS.

6. WOOD, PLASTICS, AND COMPOSITES

- 6.1 RETAIN & REPAIR STOREFRONT ELEMENTS. SEE EXTERIOR ELEVATIONS.
 - A. FRAME.
 - B. DECORATIVE GLASS.
- 6.2 NEW RAKE TRIM & GUTTERBOARD - SEE ELEVATIONS.
- 6.3 NEW PARTIAL HEIGHT WALL. HEIGHT AS NOTED. EXTEND STUDS AND FASTEN TO FLOOR STRUCTURE 4'-0" O.C. MAX AND END STUD.
- 6.4 NEW CONTINUOUS INTERIOR HANDRAIL. HANDRAILS TO BE STAINED WOOD WITH ELLIPSE PROFILE - FINAL STAIN AND PROFILE TO BE SELECTED BY ARCHITECT.
- 6.5 FLOOR AREA ABOVE TO BE 1-HR FIRE RATED. TYPICAL BETWEEN USES OR RESIDENTIAL UNITS. SEE A0.01 & A6.00.
- 6.6 STRUCTURAL POST - SEE STRUCTURAL DWGS. WHERE SUPPORTING A RATED FLOOR, WALL, OR STAIR ASSEMBLY. POSTS AND BEAMS TO BE 1 HOUR PROTECTED. SEE DETAIL 6/A.01.

- 6.9 EXISTING AREA OF RAISED FLOOR TO REMAIN. FINISH EXPOSED SIDES WITH (2) LAYERS TYPE X GYP BD FOR 1-HOUR STAIR ENCLOSURE.
- 6.10 AT EXPOSED CMU EXTERIOR WALL. NEW FURRING TO BE FLUSH WITH ADJ HISTORIC PLASTER.

7. THERMAL AND MOISTURE PROTECTION

- 7.1 NEW PRE-FINISHED GUTTER & DOWNSPOUT. SEE EXTERIOR ELEVATIONS. TIE INTO EXG SEWER SYSTEM.
- 7.2 NEW PVC AT LOWER 6' OF DOWNSPOUT. PAINT TO MATCH DOWNSPOUT.
- 7.3 NEW FULLY ADHERED MEMBRANE ROOF. PROVIDE TERMINATION BARS & METAL COUNTERFLASHING - SEE ROOF DETAILS. INSULATION PER SCHEDULE.
- 7.4 NEW ROOF CRICKET FOR POSITIVE DRAINAGE - TYPICAL AT SKYLIGHTS, CHIMNEYS, ETC. SEE ROOF DETAILS.
- 7.5 NEW ROOF ACCESS HATCH. INSTALL PER MANUFS INSTRUCTS:
 - A. 48" X 48". BASIS OF DESIGN: BILCO E-50TB.
 - B. 36" X 36". BASIS OF DESIGN: BILCO E-50TB.
- 7.6 NEW ALLUM CAP @ CHIMNEY. TYP ALL CHIMNEYS.
- 7.7 EXG PARAPET TO REMAIN - REPAIR & REPLACE CAPS/COPING WITH NEW PRE-FINISHED ALUMINUM AS REQUIRED - SEE EXTERIOR ELEVATIONS. AT INTERMEDIATE PARAPETS, PROVIDE CONTINUOUS MEMBRANE ROOFING UP AND OVER PARAPET UNDER COPING/CAP.
- 7.8 NEW SKYLIGHT. BASIS OF DESIGN: VELUX FIXED CURB-MOUNTED 3046. INSTALL PER MANUFS INSTRUCTS ON 12" MINIMUM CURB. PROVIDE AUTOMATED SHADE AT INTERIOR. SEE RCPS FOR PRECISE LOCATION.
- 7.9 PROVIDE SPLASH BLOCK AT DOWNSPOUT OUTLET.
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 - B. REPLICATE AREA OF MISSING CORNICHE TO MATCH EXISTING. MUST MEET OHPD PART 2 DESCRIPTIONS.
 - C. ADD ALTERNATE. REPLICATE HISTORIC "UPPER CORNICHE" SHOWN IN HISTORIC PHOTOS. COORDINATE WITH STRUCTURAL DRAWINGS.
- 7.11 INSULATE FLOOR CAVITY ABOVE AND BELOW EXTERIOR RECESSED ENTRANCES. TYP. PROVIDE WATERPROOFING AT BASEMENT.

8. OPENINGS

- 8.1 HISTORIC WINDOW TO REMAIN. REPAIR EXG WINDOW & FRAME COMPONENTS. INSTALL NEW INTERIOR STORM WINDOWS. SEE WINDOW DETAILS.

- 8.2 NEW CUSTOM REPLICA HISTORIC WINDOW. MATCH EXISTING ADJACENT HISTORIC WINDOWS. SEE WINDOW DETAILS.
- 8.3 NEW ALUMINIUM CLAD WINDOW. SEE WINDOW DETAILS:
 - A. INSTALLED WITHIN EXG HISTORIC FRAMEWORK. RETAIN EXISTING HISTORIC TRIMWORK. WHERE MISSING, REPLICATE INTERIOR AND EXTERIOR TRIMWORK.
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- 8.4 EXG INTERIOR WINDOW TO BE REPAIRED AND RETAINED. ADD FURRING ON UNIT SIDE TO MAINTAIN REQUIRED FIRE RATING. SIMILAR TO TRANSOM DETAIL. SEE A6.01.
- 8.5 EXG INTERIOR OPENING TO BE INFILLED WITH FRAMED PARTITION. NEW FINISH TO BE FLUSH WITH EXG ADJACENT WALL FINISH ON BOTH SIDES.
- 8.6 WINDOW TO HAVE PRIVACY FILM ON INTERIOR FACE OF GLASS. LOWER SASH ONLY.
- 8.7 THIS DOOR/TRIM IS A RELOCATED HISTORIC DOOR. SEE EXG/DEMOLITION PLANS FOR ORIGINAL LOCATION & DOOR SCHEDULE FOR MORE INFORMATION.
- 8.8 RELOCATED HISTORIC TRIM INSTALLED IN THIS LOCATION. SEE EXG PLANS FOR ORIGINAL LOCATION.
- 8.9 NEW 6'-0" W X 3'-0" H (7'-0") AFF WINDOW TO PROVIDE DAYLIGHT TO BEDROOM.

9. FINISHES

- 9.1 MAINTAIN FIRE RATING BEHIND FIXED HISTORIC DOOR/WINDOW. SEE DETAILS ON A6.01.
- 9.2 FIRE-RATING TO BE CONTINUOUS BEHIND PLUMBING/CHASE/ FURRING WALL. FIRE RATING TO BE CONTINUOUS AT INTERSECTION W/ NON-RATED WALL.
- 9.3 AT BATHROOM FLOOR, PROVIDE LIQUID APPLIED WATERPROOF MEMBRANE THROUGHOUT AND FIRESTOP SEALANT AT FLOOR PENETRATIONS. SEE FINISH SCHEDULE FOR FINISH FLOOR.
- 9.4 RE-APPLY SALVAGED CEILING TRIM IN HISTORIC LOCATIONS. REPLICATE MISSING.
- 9.5 NEW DECORATIVE LINTEL AT RE-OPENED HISTORIC WINDOW. REPLICATE ADJACENT. SEE NOT 8.2A AND WINDOW DETAILS.

10. SPECIALTIES

- 10.1 LOCKABLE & RECESSED MAILBOXES - SEE INTERIOR ELEVATIONS FOR DETAILS. BOXES TO MEET USPS-4C STANDARDS & ACCESSIBILITY REQUIREMENTS.
 - CLOSETS W/ BLOCKING AT RODS & BRACKETS.
- 10.2 CLOSET: 12" DEEP MELAMINE SHELF & CLOTHES ROD AT 66" AFF. TYP U/L/O.
 - B. WALK-IN CLOSET - SHELF & CLOTHES ROD.
 - C. 12" DEEP MELAMINE SHELF ABOVE W/D.
- 10.3 ADJUSTABLE SHELVES ON STANDARD MOUNT. (5) SHELVES TYP:
 - A. 10" DEEP
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 - C. 18" DEEP
 - D. 24" DEEP
- 10.4 RECESSED ENTRY SECURITY SYSTEM CALL BOX BY SECURITY CONTRACTOR. FIRE EXTINGUISHER. SEE LIFE SAFETY PLANS A0.01.
 - A. SURFACE MOUNTED.
 - B. SEMI-RECESSED CABINET WITH WHITE FINISH. WHERE LOCATED IN FIRE-RATED WALLS, PROVIDE FIRE-RATED CABINET.
- 10.6 RECESSED KEY LOCK BOX - BASIS OF DESIGN KNOXBOX 3200. INSTALL PER MANUFS INSTRUCTS. COORDINATE WITH FIRE DEPT.
- 10.7 NEW FABRIC AWNINGS. 48" DEEP. 12" MAX RISE. BLACK FRAME AND FABRIC. SEE DETAILS.
- 10.8 NEW ELEVATOR. SEE DETAILS:
 - A. THYSSENKRUPP ENDURA HMRL, 150 FPS, 4000#.
 - B. THYSSENKRUPP ENDURA, 150 FPS, 4000#, CUSTOM SIZE.

21. FIRE SUPPRESSION

- 21.1 APPROX LOCATION OF FDC CONNECTION - COORDINATE W/ FIRE DEPT.
- 21.2 SPRINKLER RISER. SEE PLUMBING DWGS.

22. PLUMBING

- 22.1 PROVIDE PIPE FOR VAPOR MITIGATION RISER, AS REQUIRED BY OWNER'S CONSULTANT. RISER TO EXTEND FROM BASEMENT TO ROOF. CONFIRM LOCATIONS OF RISERS WITH CONSULTANT DESIGN. SEE NOTE 3.4. COORDINATE WITH PLUMBING.
- 22.2 NEW UTILITY SINK. SEE PLUMBING DWGS.
- 22.3 NEW INTERNAL ROOF DRAIN - SLOPE ROOF TOWARDS DRAIN. SEE PLUMBING DWGS.

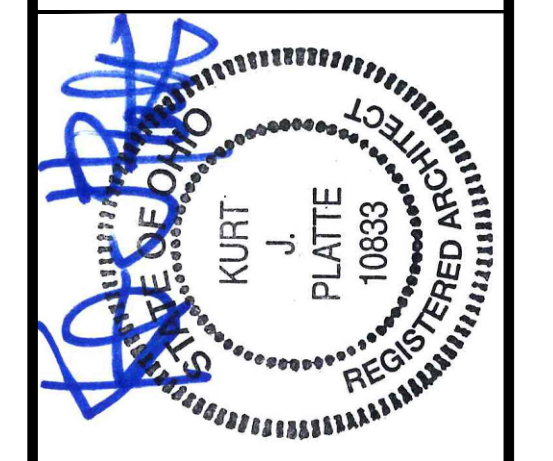
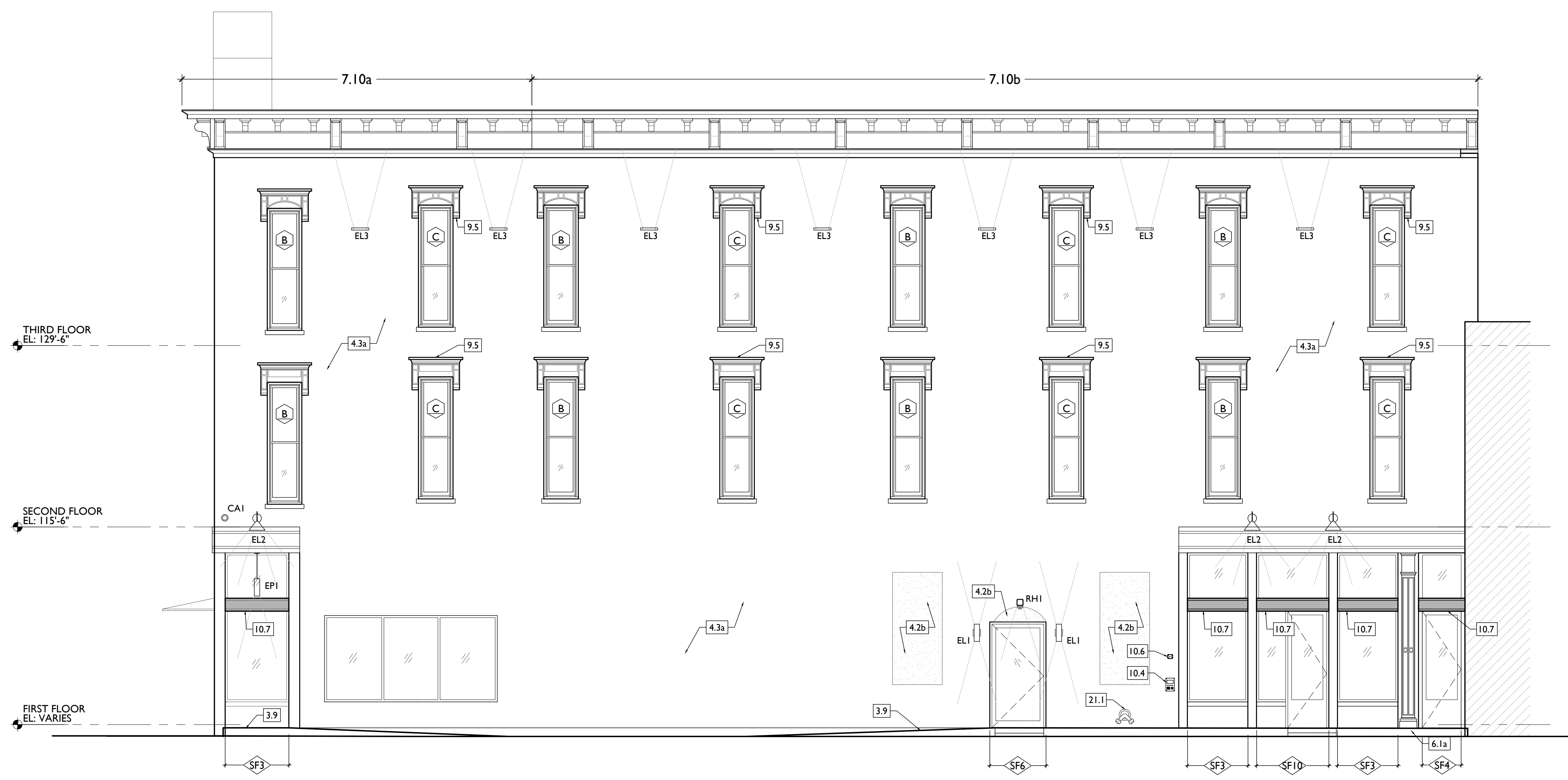
- 22.4 WALL MOUNTED WATER HEATER ABOVE LAUNDRY - PROVIDE BLOCKING AS REQUIRED. SEE PLUMBING DWGS.

23. HEATING, VENTILATING, AND AIR CONDITIONING

- 23.1 MECHANICAL UNITS - WALKING PADS TO & AROUND EQUIPMENT. GUARDRAIL REQUIRED WHERE EQUIPMENT IS WITHIN 10' OF ROOF EDGE. COORDINATE WITH HVAC & STRUCTURAL DWGS. INSTALL UNITS ON SOUND ISOLATING PADS.
- 23.2 EXPOSED DUCTWORK ABOVE. MUST MEET SHPO PART 2 DESCRIPTIONS. COORD W/ MEP DWGS.
- 23.3 NEW 1-HR RATED SHAFT FOR OUTSIDE AIR DUCT. COORDINATE WITH MECHANICAL DWGS. INSTALL METAL SAFETY RAILINGS AROUND UNITS AS SHOWN.
- 23.4 OUTSIDE AIR INTAKE. SEE MECHANICAL DWGS.
- 23.5 PROVIDE TRANSFER GRILL ABOVE DOOR FOR LAUNDRY VENTILATION. SEE MECHANICAL DWGS.
- 26. ELECTRICAL
 - 26.1 ELECTRIC PANEL RECESSED IN WALL W/ 30"W X 36"D CLEAR FLOOR SPACE. PAINT TO MATCH ADJACENT WALL W/ APPROPRIATE PAINT TYPE FOR PANEL.
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- 32. EXTERIOR IMPROVEMENTS
 - 32.1 NEW LANDSCAPING PER CIVIL ENGLANDSCAPE ARCH DWGS.

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PARTITION TYPE - SEE A6.00. (TYPE I U.N.O.) KEYNOTE.
 EXG WALL
 NEW PARTITION WALL
 NEW MASONRY WALL
 OBJECT OVERHEAD.
 1HR 1-HR FIRE RATING.
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 NEW GYP BD SOFFIT/ BULKHEAD/ DROPPED CLG - SEE RCPS.
 AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE. SEE A0.01 & A6.00.
 AREA OF TUCKPOINTING - SEE ELEVS & STRUCT DWGS.
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KURT PLATTE 10833
EXP DATE 12.31.2023

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

Revisions

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

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

Job No: 22013 11.14.2022

A2.11

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- 3.5 EXG OPENING TO BASEMENT TO BE CAPPED WITH CONCRETE AT GRADE. WALL TO BE INFILLED W/ CMU. SEE STRUCTURAL AND CIVIL/LANDSCAPE DWGS.
- 3.6 NEW CONCRETE STEPS/LANDING. MAX RISER 7", MIN TREAD 11"; FOR EXTERIOR LOCATIONS. SEE CIVIL DWGS FOR DETAILS.
- 3.7 NEW AREA OF DEPRESSED SLAB AT AND AROUND ELEVATOR AND/OR ELEVATOR MACHINE ROOM. HEIGHT OF MACHINE ROOM TO BE MINIMUM 7'-6". COORDINATE FINAL HEIGHT AND DIMENSIONS WITH ELEVATOR MANUFACTURER'S SPECIFICATIONS.
- 3.8 SLOPED CONCRETE AT LEVEL CHANGE. MAX SLOPE 1:20.
- 3.9 NEW ACCESSIBLE CONCRETE RAMP AND LANDING. MAX SLOPE 1:12; SEE CIVIL DWGS FOR DETAILS.

4. MASONRY

- 4.1 NEW OR EXPANDED OPENING IN EXG MASONRY WALL. PROVIDE NEW STEEL LINTEL PER STRUCTURAL DWGS. AT OPENINGS WITHOUT NEW DOORS OR WINDOWS, TOOTH IN BRICK FOR EXPOSED BRICK JAMBS.

- 4.2 NEW CMU INFILL. SEE STRUCTURAL DWGS.
 - A. FACE TO BE 1" RECESSED FROM ADJACENT WALL.
 - B. COVER WITH STUCCO/PARGING FLUSH WITH ADJ WALL SURFACE.
 - C. COVER WITH STUCCO/PARGING AND RECESS 1" FROM ADJ WALL SURFACE.
- 4.3 STUCCO/PARGING:
 - A. REPAIR AND RETAIN EXG.
 - B. ADD NEW TO MATCH EXG ADJACENT.
- 4.4 NEW BRICK INFILL AT EXISTING OPENING. BRICK TO MATCH ADJACENT IN COLOR, SIZE, AND HARDNESS:
 - A. AT SILL MATCH SILL HEIGHT OF ADJACENT WINDOW AND PROVIDE NEW STONE SILL.
 - B. AT JAMBS MATCH WIDTH OF EXISTING TRANSOM OPENING ABOVE.
 - C. AT NON-HISTORIC OPENING. SEE STRUCTURAL DRAWINGS.
- 4.5 TUCKPOINT BRICK AND REPLACE DAMAGED BRICKS AS SHOWN ON EXTERIOR ELEVATIONS & PER SHPO NARRATIVE.
- 4.6 PROVIDE NEW MASONRY STAR TIES PER STRUCTURAL DWGS. TYP.

5. METALS

- 5.1 NEW CONTINUOUS EXTERIOR PAINTED STEEL PIPE HANDRAIL - REFER TO CIVIL DWGS. SEE A8.00 FOR PAINT COLOR.
- 5.2 TENANT STORAGE LOCKERS TO BE ENCLOSED BY OPEN CHAIN LINK FENCING UP TO 8'-0" A.F.F. WITH 30" WIDE DOORS.

6. WOOD, PLASTICS, AND COMPOSITES

- 6.1 RETAIN & REPAIR STOREFRONT ELEMENTS. SEE EXTERIOR ELEVATIONS.
 - A. FRAME.
 - B. DECORATIVE GLASS.
- 6.2 NEW RAKE TRIM & GLUTTERBOARD - SEE ELEVATIONS.
- 6.3 NEW PARTIAL HEIGHT WALL HEIGHT AS NOTED. EXTEND STUDS AND FASTEN TO FLOOR STRUCTURE 4'-0" O.C. MAX AND END STUD.
- 6.4 NEW CONTINUOUS INTERIOR HANDRAIL, HANDRAILS TO BE STAINED WOOD WITH ELLIPSE PROFILE - FINAL STAIN AND PROFILE TO BE SELECTED BY ARCHITECT.
- 6.5 FLOOR AREA ABOVE TO BE 1-HR FIRE RATED. TYPICAL BETWEEN USES OR RESIDENTIAL UNITS. SEE A0.01 & A6.00.
- 6.6 STRUCTURAL POST - SEE STRUCTURAL DWGS. WHERE SUPPORTING A RATED FLOOR, WALL, OR STAIR ASSEMBLY. POSTS AND BEAMS TO BE 1 HOUR PROTECTED. SEE DETAIL 6/A.01.

7. THERMAL AND MOISTURE PROTECTION

- 7.1 NEW PRE-FINISHED GUTTER & DOWNSPOUT. SEE EXTERIOR ELEVATIONS. TIE INTO EXG SEWER SYSTEM.
- 7.2 NEW PVC AT LOWER 6' OF DOWNSPOUT. PAINT TO MATCH DOWNSPOUT.
- 7.3 NEW FULLY ADHERED MEMBRANE ROOF. PROVIDE TERMINATION BARS & METAL COUNTERFLASHING - SEE ROOF DETAILS. INSULATION PER SCHEDULE.
- 7.4 NEW ROOF CRICKET FOR POSITIVE DRAINAGE - TYPICAL AT SKYLIGHTS, CHIMNEYS, ETC. SEE ROOF DETAILS.
- 7.5 NEW ROOF ACCESS HATCH. INSTALL PER MANUP'S INSTRUCTS:
 - A. 48" X 48", BASIS OF DESIGN: BILCO E-50TB.
 - B. 36" X 36", BASIS OF DESIGN: BILCO E-50TB.
- 7.6 NEW ALLUM CAP @ CHIMNEY. TYP ALL CHIMNEYS.
- 7.7 EXG PARAPET TO REMAIN - REPAIR & REPLACE CAPS/COPING WITH NEW PRE-FINISHED ALUMINUM AS REQUIRED - SEE EXTERIOR ELEVATIONS. AT INTERMEDIATE PARAPETS, PROVIDE CONTINUOUS MEMBRANE ROOFING UP AND COVER PARAPET UNDER COPING/CAP.
- 7.8 NEW SKYLIGHT. BASIS OF DESIGN: VELLUX FIXED CURB-MOUNTED 3046. INSTALL PER MANUP'S INSTRUCTS ON 12" MINIMUM CURB. PROVIDE AUTOMATED SHADE AT INTERIOR. SEE RCPS FOR PRECISE LOCATION.
- 7.9 PROVIDE SPLASH BLOCK AT DOWNSPOUT OUTLET.
- 7.10 EXISTING HISTORIC CORNICHE:
 - A. TO REMAIN. REPAIR AND REPLICATE ANY MISSING PIECES. REPAIR PER A8.00.
 - B. REPLICATE AREA OF MISSING CORNICHE TO MATCH EXISTING. MUST MEET OHPO PART 2 DESCRIPTIONS.
 - C. ADD ALTERNATE: REPLICATE HISTORIC "UPPER CORNICHE" SHOWN IN HISTORIC PHOTOS. COORDINATE WITH STRUCTURAL DRAWINGS.
- 7.11 INSULATE FLOOR CAVITY ABOVE AND BELOW EXTERIOR RECESSED ENTRANCES. TYP. PROVIDE WATERPROOFING AT BASEMENT.

8. OPENINGS

- 8.1 HISTORIC WINDOW TO REMAIN. REPAIR EXG WINDOW & FRAME COMPONENTS. INSTALL NEW INTERIOR STORM WINDOWS. SEE WINDOW DETAILS.

- 6.9 EXISTING AREA OF RAISED FLOOR TO REMAIN. FINISH EXPOSED SIDES WITH (2) LAYERS TYPE X GYP BD FOR 1-HOUR STAIR ENCLOSURE.
- 6.10 AT EXPOSED CMU EXTERIOR WALL, NEW FURRING TO BE FLUSH WITH ADJ HISTORIC PLASTER.

- 8.2 NEW CUSTOM REPLICA HISTORIC WINDOW. MATCH EXISTING ADJACENT HISTORIC WINDOWS. SEE WINDOW DETAILS.
- 8.3 NEW ALUMINUM CLAD WINDOW. SEE WINDOW DETAILS:
 - A. INSTALLED WITHIN EXG HISTORIC FRAMEWORK. RETAIN EXISTING HISTORIC TRIMWORK. WHERE MISSING, REPLICATE INTERIOR AND EXTERIOR TRIMWORK.
 - B. INSTALLED IN ROUGH MASONRY OPENING. REPLICATE INTERIOR AND EXTERIOR TRIMWORK TO MATCH ADJACENT.
- 8.4 EXG INTERIOR WINDOW TO BE REPAIRED AND RETAINED. ADD FURRING ON UNIT SIDE TO MAINTAIN REQUIRED FIRE RATING. SIMILAR TO TRANSOM DETAIL. SEE A6.01.
- 8.5 EXG INTERIOR OPENING TO BE INFILLED WITH FRAMED PARTITION. NEW FINISH TO BE FLUSH WITH EXG ADJACENT WALL FINISH ON BOTH SIDES.
- 8.6 WINDOW TO HAVE PRIVACY FILM ON INTERIOR FACE OF GLASS. LOWER SASH ONLY.
- 8.7 THIS DOOR/TRIM IS A RELOCATED HISTORIC DOOR. SEE EXG/DEMOLITION PLANS FOR ORIGINAL LOCATION & DOOR SCHEDULE FOR MORE INFORMATION.
- 8.8 RELOCATED HISTORIC TRIM INSTALLED IN THIS LOCATION. SEE EXG PLANS FOR ORIGINAL LOCATION.
- 8.9 NEW 6'-0" W X 3'-0" H (7'-0") AFF WINDOW TO PROVIDE DAYLIGHT TO BEDROOM.

9. FINISHES

- 9.1 MAINTAIN FIRE RATING BEHIND FIXED HISTORIC DOOR/WINDOW. SEE DETAILS ON A6.01.
- 9.2 FIRE-RATING TO BE CONTINUOUS BEHIND PLUMBING/CHASE/FURRING WALL. FIRE RATING TO BE CONTINUOUS AT INTERSECTION W/ NON-RATED WALL.
- 9.3 AT BATHROOM FLOOR, PROVIDE LIQUID APPLIED WATERPROOF MEMBRANE THROUGHOUT AND FIRESTOP SEALANT AT FLOOR PENETRATIONS. SEE FINISH SCHEDULE FOR FINISH FLOOR.
- 9.4 RE-APPLY SALVAGED CEILING TRIM IN HISTORIC LOCATIONS. REPLICATE MISSING.
- 9.5 NEW DECORATIVE LINTEL AT RE-OPENED HISTORIC WINDOW. REPLICATE ADJACENT. SEE NOT 8.2A AND WINDOW DETAILS.

- 10.1 LOCKABLE & RECESSED MAILBOXES - SEE INTERIOR ELEVATIONS FOR DETAILS. BOXES TO MEET USFS-4C STANDARDS & ACCESSIBILITY REQUIREMENTS.
- 10.2 CLOSETS W/ BLOCKING AT RODS & BRACKETS:
 - A. TYP. CLOSET: 12" DEEP MELAMINE SHELF & CLOTHES ROD AT 66" AFF. TYP U/L/O.
 - B. WALK-IN CLOSET - SHELF & CLOTHES ROD.
 - C. 12" DEEP MELAMINE SHELF ABOVE W/D.
- 10.3 ADJUSTABLE SHELVES ON STANDARD MOUNT. (5) SHELVES TYP:
 - A. 10" DEEP
 - B. 12" DEEP
 - C. 18" DEEP
 - D. 24" DEEP
- 10.4 RECESSED ENTRY SECURITY SYSTEM CALL BOX BY SECURITY CONTRACTOR.
- 10.5 FIRE EXTINGUISHER. SEE LIFE SAFETY PLANS A0.01.
 - A. SURFACE MOUNTED.
 - B. SEMI-RECESSED CABINET WITH WHITE FINISH. WHERE LOCATED IN FIRE-RATED WALLS, PROVIDE FIRE-RATED CABINET.
- 10.6 RECESSED KEY LOCK BOX - BASIS OF DESIGN KNOXBOX 3200. INSTALL PER MANUP'S INSTRUCTS. COORDINATE WITH FIRE DEPT.
- 10.7 NEW FABRIC AWNINGS. 48" DEEP. 12" MAX RISE. BLACK FRAME AND FABRIC. SEE DETAILS.
- 10.8 NEW ELEVATOR. SEE DETAILS:
 - A. THYSSENKRUPP ENDURA HMRL, 150 FPS, 4000#.
 - B. THYSSENKRUPP ENDURA, 150 FPS, 4000#, CUSTOM SIZE.

21. FIRE SUPPRESSION

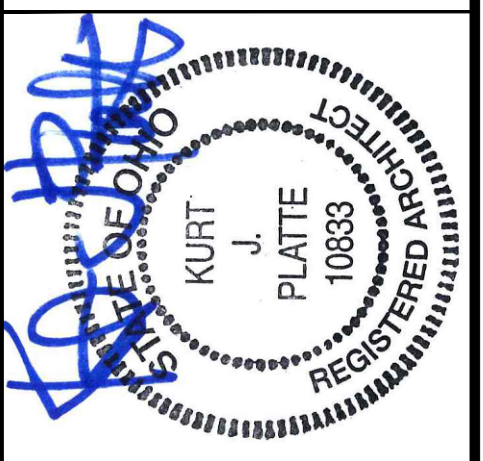
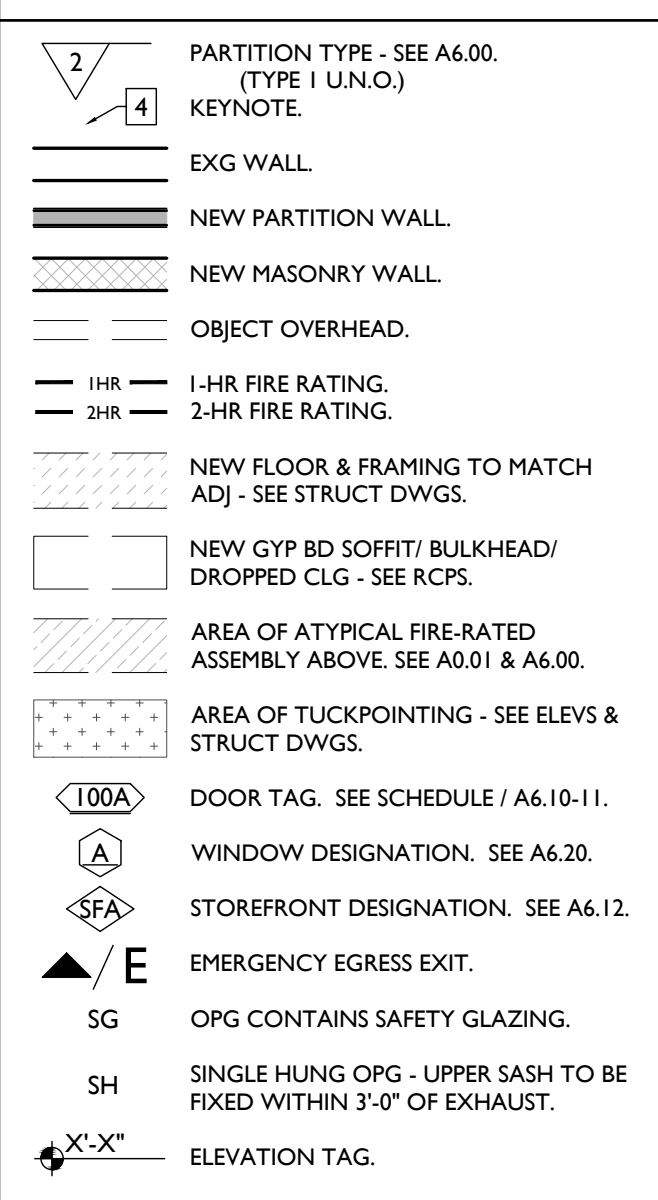
- 21.1 APPROX LOCATION OF FDC CONNECTION - COORDINATE W/ FIRE DEPT.
- 21.2 SPRINKLER RISER. SEE PLUMBING DWGS.

22. PLUMBING

- 22.1 PROVIDE PIPE FOR VAPOR MITIGATION RISER, AS REQUIRED BY OWNER'S CONSULTANT. RISER TO EXTEND FROM BASEMENT TO ROOF. CONFIRM LOCATIONS OF RISERS WITH CONSULTANT DESIGN. SEE NOTE 3.4. COORDINATE WITH PLUMBING.
- 22.2 NEW UTILITY SINK. SEE PLUMBING DWGS.
- 22.3 NEW INTERNAL ROOF DRAIN - SLOPE ROOF TOWARDS DRAIN. SEE PLUMBING DWGS.

- 22.4 WALL MOUNTED WATER HEATER ABOVE LAUNDRY - PROVIDE BLOCKING AS REQUIRED. SEE PLUMBING DWGS.
- 23. HEATING, VENTILATING, AND AIR CONDITIONING
 - 23.1 MECHANICAL UNITS - WALKING PADS TO & AROUND EQUIPMENT. GUARDRAIL REQUIRED WHERE EQUIPMENT IS WITHIN 10' OF ROOF EDGE. COORDINATE WITH HVAC & STRUCTURAL DWGS. INSTALL UNITS ON SOUND ISOLATING PADS.
 - 23.2 EXPOSED DUCTWORK ABOVE. MUST MEET SHPO PART 2 DESCRIPTIONS. COORD W/ MEP DWGS.
 - 23.3 NEW 1-HR RATED SHAFT FOR OUTSIDE AIR DUCT. COORDINATE WITH MECHANICAL DWGS. INSTALL METAL SAFETY RAILINGS AROUND UNITS AS SHOWN.
 - 23.4 OUTSIDE AIR INTAKE. SEE MECHANICAL DWGS.
 - 23.5 PROVIDE TRANSFER GRILL ABOVE DOOR FOR LAUNDRY VENTILATION. SEE MECHANICAL DWGS.
- 26. ELECTRICAL
 - 26.1 ELECTRIC PANEL RECESSED IN WALL W/ 30"W X 36"D CLEAR FLOOR SPACE. PAINT TO MATCH ADJACENT WALL W/ APPROPRIATE PAINT TYPE FOR PANEL.
 - 26.2 DOOR TO HAVE ELECTRONIC RELEASE MECHANISM. SEE ELECTRICAL DWGS.
- 32. EXTERIOR IMPROVEMENTS
 - 32.1 NEW LANDSCAPING PER CIVIL ENGLANDSCAPE ARCH DWGS.

NEW WORK GRAPHIC KEY:



KURT PLATTE 10833
EXP DATE 12.31.2023

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

Revisions

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

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

Job No: 22013 | 11.14.2022

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NEW WORK PLANS & ELEVATIONS [K] KEYED NOTES:

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

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

ALL KEYED NOTES LISTED MAY NOT APPLY TO THIS SHEET.

3. CONCRETE

- 3.1 SLAB TO REMAIN. SCOPE AND VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQUIRED.
- 3.2 NEW CONC SLAB. PROVIDE FLOOR DRAINS PER PLUMBING DWGS. PROVIDE CONTROL JOINTS @ 10'-0" O.C. SLOPE TOWARD FLOOR DRAIN.
- 3.3 NEW CONCRETE SLAB ON GRADE. SLOPE TO DRAIN. SEE CIVIL DWGS.
- 3.4 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.
- 3.5 EXG OPENING TO BASEMENT TO BE CAPPED WITH CONCRETE AT GRADE. WALL TO BE INFILLED W/ CMU. SEE STRUCTURAL AND CIVIL/LANDSCAPE DWGS.
- 3.6 NEW CONCRETE STEPS/LANDING, MAX RISER 7", MIN TREAD 11"; FOR EXTERIOR LOCATIONS. SEE CIVIL DWGS FOR DETAILS.
- 3.7 NEW AREA OF DEPRESSED SLAB AT AND AROUND ELEVATOR AND/OR ELEVATOR MACHINE ROOM. HEIGHT OF MACHINE ROOM TO BE MINIMUM 7'-6". COORDINATE FINAL HEIGHT AND DIMENSIONS WITH ELEVATOR MANUFACTURER'S SPECIFICATIONS.
- 3.8 SLOPED CONCRETE AT LEVEL CHANGE, MAX SLOPE 1:20.
- 3.9 NEW ACCESSIBLE CONCRETE RAMP AND LANDING, MAX SLOPE 1:12; SEE CIVIL DWGS FOR DETAILS.

4. MASONRY

- 4.1 NEW OR EXPANDED OPENING IN EXG MASONRY WALL. PROVIDE NEW STEEL LINTEL PER STRUCTURAL DWGS. AT OPENINGS WITHOUT NEW DOORS OR WINDOWS, TOOTH IN BRICK FOR EXPOSED BRICK JAMBS.

- 4.2 NEW CMU INFILL. SEE STRUCTURAL DWGS.
 - A. FACE TO BE 1" RECESSED FROM ADJACENT WALL.
 - B. COVER WITH STUCCO/PARGING FLUSH WITH ADJ WALL SURFACE.
 - C. COVER WITH STUCCO/PARGING AND RECESS 1" FROM ADJ WALL SURFACE.
- 4.3 STUCCO/PARGING:
 - A. REPAIR AND RETAIN EXG.
 - B. ADD NEW TO MATCH EXG ADJACENT.
- 4.4 NEW BRICK INFILL AT EXISTING OPENING. BRICK TO MATCH ADJACENT IN COLOR, SIZE, AND HARDNESS:
 - A. AT SILL, MATCH SILL HEIGHT OF ADJACENT WINDOW AND PROVIDE NEW STONE SILL.
 - B. AT JAMBS, MATCH WIDTH OF EXISTING TRANSOM OPENING ABOVE.
 - C. AT NON-HISTORIC OPENING. SEE STRUCTURAL DRAWINGS.
- 4.5 TUCKPOINT BRICK AND REPLACE DAMAGED BRICKS AS SHOWN ON EXTERIOR ELEVATIONS & PER SHPO NARRATIVE.
- 4.6 PROVIDE NEW MASONRY STAR TIES PER STRUCTURAL DWGS, TYP.

- 5. METALS**
- 5.1 NEW CONTINUOUS EXTERIOR PAINTED STEEL PIPE HANDRAIL - REFER TO CIVIL DWGS. SEE A8.00 FOR PAINT COLOR.
- 5.2 TENANT STORAGE LOCKERS TO BE ENCLOSED BY OPEN CHAIN LINK FENCING UP TO 8'-0" A.F.F. WITH 30" WIDE DOORS.

6. WOOD, PLASTICS, AND COMPOSITES

- 6.1 RETAIN & REPAIR STOREFRONT ELEMENTS. SEE EXTERIOR ELEVATIONS.
 - A. FRAME.
 - B. DECORATIVE GLASS.
- 6.2 NEW RAKE TRIM & GLUTTERBOARD - SEE ELEVATIONS.
- 6.3 NEW PARTIAL HEIGHT WALL. HEIGHT AS NOTED. EXTEND STUDS AND FASTEN TO FLOOR STRUCTURE 4'-0" O.C. MAX AND END STUD.
- 6.4 NEW CONTINUOUS INTERIOR HANDRAIL, HANDRAILS TO BE STAINED WOOD WITH ELLIPSE PROFILE - FINAL STAIN AND PROFILE TO BE SELECTED BY ARCHITECT.
- 6.5 FLOOR AREA ABOVE TO BE 1-HR FIRE RATED, TYPICAL BETWEEN USES OR RESIDENTIAL UNITS. SEE A0.01 & A6.00.
- 6.6 STRUCTURAL POST - SEE STRUCTURAL DWGS. WHERE SUPPORTING A RATED FLOOR, WALL, OR STAIR ASSEMBLY. POSTS AND BEAMS TO BE 1 HOUR PROTECTED. SEE DETAIL 6/A6.01.
- 6.7 AREA OF DROPPED FLOOR. COORDINATE WITH STRUCTURAL DWGS.
- 6.8 RELOCATED HISTORIC STAGE. REPAIR AS NEEDED.

- 6.9 EXISTING AREA OF RAISED FLOOR TO REMAIN. FINISH EXPOSED SIDES WITH (2) LAYERS TYPE X GYP BD FOR 1-HOUR STAIR ENCLOSURE.
- 6.10 AT EXPOSED CMU EXTERIOR WALL, NEW FURRING TO BE FLUSH WITH ADJ HISTORIC PLASTER.

7. THERMAL AND MOISTURE PROTECTION

- 7.1 NEW PRE-FINISHED GLUTTER & DOWNSPOUT. SEE EXTERIOR ELEVATIONS. TIE INTO EXG SEWER SYSTEM.
- 7.2 NEW PVC AT LOWER 6' OF DOWNSPOUT. PAINT TO MATCH DOWNSPOUT.
- 7.3 NEW FULLY ADHERED MEMBRANE ROOF. PROVIDE TERMINATION BARS & METAL COUNTERFLASHING - SEE ROOF DETAILS. INSULATION PER SCHEDULE.
- 7.4 NEW ROOF CRICKET FOR POSITIVE DRAINAGE - TYPICAL AT SKYLIGHTS, CHIMNEYS, ETC. SEE ROOF DETAILS.
- 7.5 NEW ROOF ACCESS HATCH, INSTALL PER MANUFS INSTRUCTS:
 - A. 48" X 48", BASIS OF DESIGN: BILCO E-50TB.
 - B. 36" X 36", BASIS OF DESIGN: BILCO E-50TB.
- 7.6 NEW ALLUM CAP @ CHIMNEY, TYP ALL CHIMNEYS.
- 7.7 EXG PARAPET TO REMAIN - REPAIR & REPLACE CAPS/COPING WITH NEW PRE-FINISHED ALUMINIUM AS REQUIRED - SEE EXTERIOR ELEVATIONS. AT INTERMEDIATE PARAPETS, PROVIDE CONTINUOUS MEMBRANE ROOFING UP AND OVER PARAPET UNDER COPING/CAP.
- 7.8 NEW SKYLIGHT, BASIS OF DESIGN: VELLUX FIXED CURB-MOUNTED 3046. INSTALL PER MANUFS INSTRUCTS ON 12" MINIMUM CURB. PROVIDE AUTOMATED SHADE AT INTERIOR. SEE RCPS FOR PRECISE LOCATION. PROVIDE SPLASH BLOCK AT DOWNSPOUT OUTLET.
- 7.9 EXISTING HISTORIC CORNICE:
 - A. TO REMAIN. REPAIR AND REPLICATE ANY MISSING PIECES. REPAIR PER A8.00.
 - B. REPLICATE AREA OF MISSING CORNICE TO MATCH EXISTING. MUST MEET OHPD PART 2 DESCRIPTIONS.
 - C. ADD ALTERNATE: REPLICATE HISTORIC "UPPER CORNICE" SHOWN IN HISTORIC PHOTOS. COORDINATE WITH STRUCTURAL DRAWINGS.
- 7.10 INSULATE FLOOR CAVITY ABOVE AND BELOW EXTERIOR RECESSED ENTRANCES, TYP. PROVIDE WATERPROOFING AT BASEMENT.

8. OPENINGS

- 8.1 HISTORIC WINDOW TO REMAIN. REPAIR EXG WINDOW & FRAME COMPONENTS. INSTALL NEW INTERIOR STORM WINDOWS. SEE WINDOW DETAILS.

- 8.2 NEW CUSTOM REPLICA HISTORIC WINDOW. MATCH EXISTING ADJACENT HISTORIC WINDOWS. SEE WINDOW DETAILS.
- 8.3 NEW ALUMINIUM CLAD WINDOW. SEE WINDOW DETAILS:
 - A. INSTALLED WITHIN EXG HISTORIC FRAMEWORK. RETAIN EXISTING HISTORIC TRIMWORK. WHERE MISSING, REPLICATE INTERIOR AND EXTERIOR TRIMWORK.
 - B. INSTALLED IN ROUGH MASONRY OPENING. REPLICATE INTERIOR AND EXTERIOR TRIMWORK TO MATCH ADJACENT.
- 8.4 EXG INTERIOR WINDOW TO BE REPAIRED AND RETAINED. ADD FURRING ON UNIT SIDE TO MAINTAIN REQUIRED FIRE RATING, SIMILAR TO TRANSOM DETAIL. SEE A6.01.
- 8.5 EXG INTERIOR OPENING TO BE INFILLED WITH FRAMED PARTITION. NEW FINISH TO BE FLUSH WITH EXG ADJACENT WALL FINISH ON BOTH SIDES.
- 8.6 WINDOW TO HAVE PRIVACY FILM ON INTERIOR FACE OF GLASS. LOWER SASH ONLY.
- 8.7 THIS DOOR/TRIM IS A RELOCATED HISTORIC DOOR. SEE EXG/DEMOLITION PLANS FOR ORIGINAL LOCATION & DOOR SCHEDULE FOR MORE INFORMATION.
- 8.8 RELOCATED HISTORIC TRIM INSTALLED IN THIS LOCATION. SEE EXG PLANS FOR ORIGINAL LOCATION.
- 8.9 NEW 6'-0" W X 3'-0" H (7'-0") AFF WINDOW TO PROVIDE DAYLIGHT TO BEDROOM.

9. FINISHES

- 9.1 MAINTAIN FIRE RATING BEHIND FIXED HISTORIC DOOR/WINDOW. SEE DETAILS ON A6.01.
- 9.2 FIRE-RATING TO BE CONTINUOUS BEHIND PLUMBING/CHASE/ FURRING WALL. FIRE RATING TO BE CONTINUOUS AT INTERSECTION W/ NON-RATED WALL.
- 9.3 AT BATHROOM FLOOR, PROVIDE LIQUID APPLIED WATERPROOF MEMBRANE THROUGHOUT AND FIRESTOP SEALANT AT FLOOR PENETRATIONS. SEE FINISH SCHEDULE FOR FINISH FLOOR.
- 9.4 RE-APPLY SALVAGED CEILING TRIM IN HISTORIC LOCATIONS. REPLICATE MISSING.
- 9.5 NEW DECORATIVE LINTEL AT RE-OPENED HISTORIC WINDOW. REPLICATE ADJACENT. SEE NOT 8.2A AND WINDOW DETAILS.

10. SPECIALTIES

- 10.1 LOCKABLE & RECESSED MAILBOXES - SEE INTERIOR ELEVATIONS FOR DETAILS. BOXES TO MEET USFS-4C STANDARDS & ACCESSIBILITY REQUIREMENTS.
 - A. TYP. CLOSET: 12" DEEP MELAMINE SHELF & CLOTHES ROD AT 66" AFF. TYP U/L/O.
 - B. WALK-IN CLOSET - SHELF & CLOTHES ROD.
 - C. 12" DEEP MELAMINE SHELF ABOVE W/D.
- 10.2 ADJUSTABLE SHELVES ON STANDARD MOUNT, (5) SHELVES TYP:
 - A. 10" DEEP
 - B. 12" DEEP
 - C. 18" DEEP
 - D. 24" DEEP
- 10.3 RECESSED ENTRY SECURITY SYSTEM CALL BOX BY SECURITY CONTRACTOR. FIRE EXTINGUISHER. SEE LIFE SAFETY PLANS A0.01.
 - A. SURFACE MOUNTED.
 - B. SEMI-RECESSED CABINET WITH WHITE FINISH. WHERE LOCATED IN FIRE-RATED WALLS, PROVIDE FIRE-RATED CABINET.
- 10.4 RECESSED KEY LOCK BOX - BASIS OF DESIGN KNOXBOX 3200. INSTALL PER MANUFS INSTRUCTS. COORDINATE WITH FIRE DEPT.
- 10.5 NEW FABRIC AWNINGS, 48" DEEP, 12" MAX RISE. BLACK FRAME AND FABRIC. SEE DETAILS.
- 10.6 NEW ELEVATOR. SEE DETAILS:
 - A. THYSSENKRUPP ENDURA HMRL, 150 FPS, 4000#.
 - B. THYSSENKRUPP ENDURA, 150 FPS, 4000#, CUSTOM SIZE.

21. FIRE SUPPRESSION

- 21.1 APPROX LOCATION OF FDC CONNECTION - COORDINATE W/ FIRE DEPT.
- 21.2 SPRINKLER RISER. SEE PLUMBING DWGS.

22. PLUMBING

- 22.1 PROVIDE PIPE FOR VAPOR MITIGATION RISER, AS REQUIRED BY OWNER'S CONSULTANT. RISER TO EXTEND FROM BASEMENT TO ROOF. CONFIRM LOCATIONS OF RISERS WITH CONSULTANT DESIGN. SEE NOTE 3.4. COORDINATE WITH PLUMBING.
- 22.2 NEW UTILITY SINK. SEE PLUMBING DWGS.
- 22.3 NEW INTERNAL ROOF DRAIN - SLOPE ROOF TOWARDS DRAIN. SEE PLUMBING DWGS.

23. HEATING, VENTILATING, AND AIR CONDITIONING

- 23.1 MECHANICAL UNITS - WALKING PADS TO & AROUND EQUIPMENT. GUARDRAIL REQUIRED WHERE EQUIPMENT IS WITHIN 10' OF ROOF EDGE. COORDINATE WITH HVAC & STRUCTURAL DWGS. INSTALL UNITS ON SOUND ISOLATING PADS.
- 23.2 EXPOSED DUCTWORK ABOVE. MUST MEET SHPO PART 2 DESCRIPTIONS. COORD W/ MEP DWGS.
- 23.3 NEW 1-HR RATED SHAFT FOR OUTSIDE AIR DUCT. COORDINATE WITH MECHANICAL DWGS. INSTALL METAL SAFETY RAILINGS AROUND UNITS AS SHOWN.
- 23.4 OUTSIDE AIR INTAKE. SEE MECHANICAL DWGS.
- 23.5 PROVIDE TRANSFER GRILL ABOVE DOOR FOR LAUNDRY VENTILATION. SEE MECHANICAL DWGS.

26. ELECTRICAL

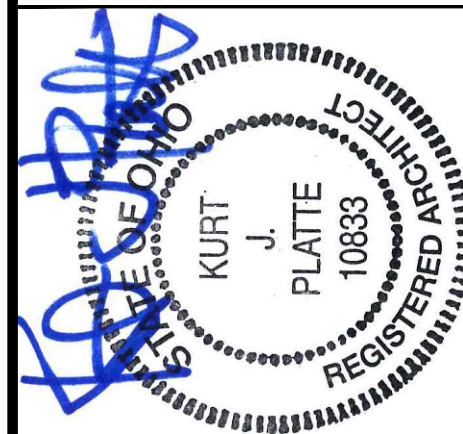
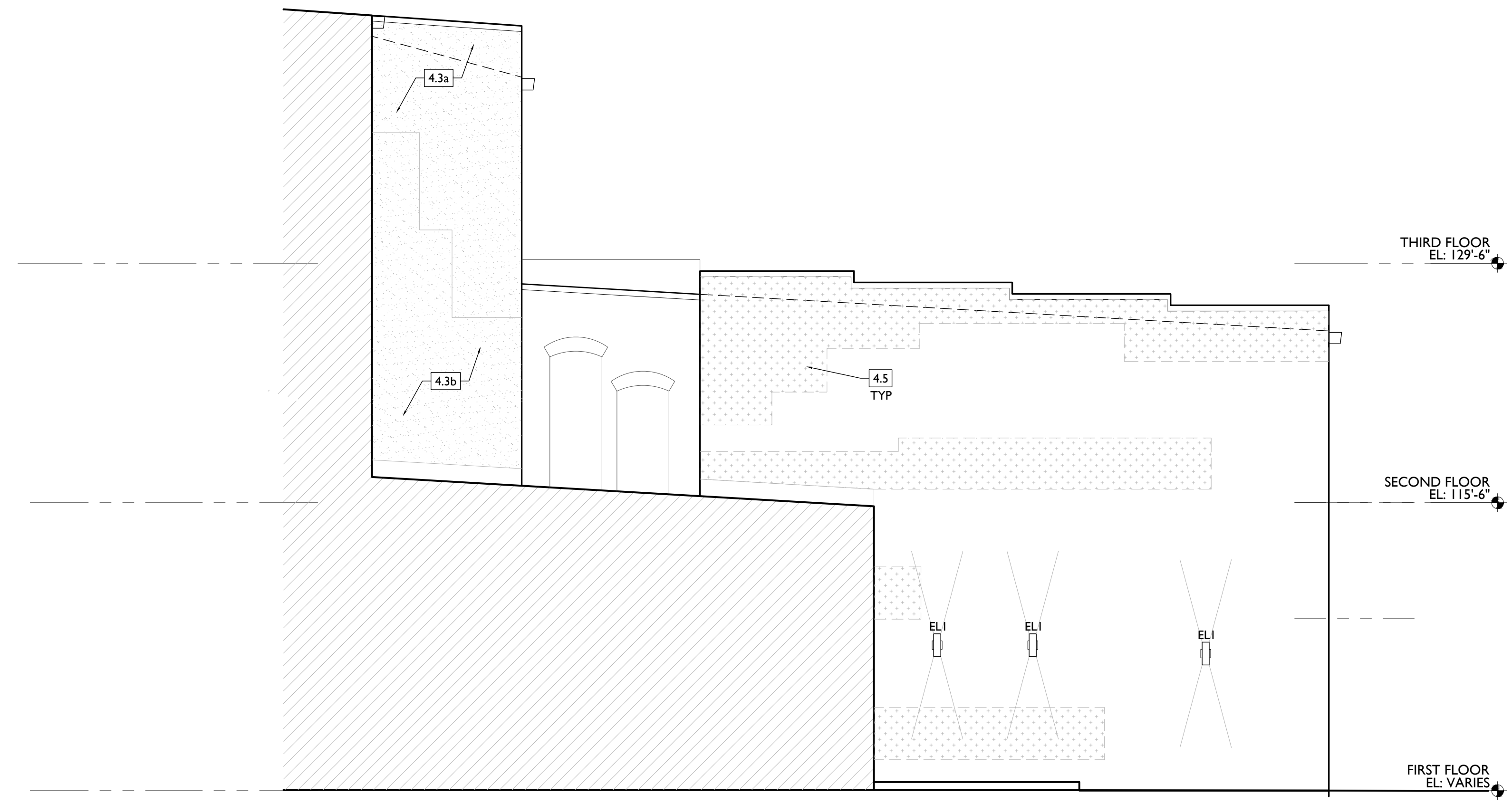
- 26.1 ELECTRIC PANEL RECESSED IN WALL W/ 30"W X 36"D CLEAR FLOOR SPACE. PAINT TO MATCH ADJACENT WALL W/ APPROPRIATE PAINT TYPE FOR PANEL.
- 26.2 DOOR TO HAVE ELECTRONIC RELEASE MECHANISM. SEE ELECTRICAL DWGS.

32. EXTERIOR IMPROVEMENTS

- 32.1 NEW LANDSCAPING PER CIVIL ENGLANDSCAPE ARCH DWGS.

NEW WORK GRAPHIC KEY:

| | |
|--|--|
| | PARTITION TYPE - SEE A6.00. (TYPE I U.N.O.) KEYNOTE. |
| | EXG WALL. |
| | NEW PARTITION WALL. |
| | NEW MASONRY WALL. |
| | OBJECT OVERHEAD. |
| | 1-HR FIRE RATING. |
| | 2-HR FIRE RATING. |
| | NEW FLOOR & FRAMING TO MATCH ADJ - SEE STRUCT DWGS. |
| | NEW GYP BD SOFFIT/ BULKHEAD/ DROPPED CLG - SEE RCPS. |
| | AREA OF ATYPICAL FIRE-RATED ASSEMBLY ABOVE. SEE A0.01 & A6.00. |
| | AREA OF TUCKPOINTING - SEE ELEV & STRUCT DWGS. |
| | 100A DOOR TAG. SEE SCHEDULE / A6.10-11. |
| | WINDOW DESIGNATION. SEE A6.20. |
| | STOREFRONT DESIGNATION. SEE A6.12. |
| | EMERGENCY EGRESS EXIT. |
| | SG OPG CONTAINS SAFETY GLAZING. |
| | SH SINGLE HUNG OPG - UPPER SASH TO BE FIXED WITHIN 3'-0" OF EXHAUST. |
| | ELEVATION TAG. |



KURT PLATTE 10633
EXP DATE 12.31.2023

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

Revisions

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

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

Job No: 22013 | 11.14.2022

A2.13

PLATTE
architecture + design

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

NEW WORK PLANS & ELEVATIONS [KEYED] NOTES:

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

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

ALL KEYED NOTES LISTED MAY NOT APPLY TO THIS SHEET.

3. CONCRETE

- 3.1 SLAB TO REMAIN. SCOPE AND VERIFY FLOOR DRAINS CONNECT TO SEWER. REPAIR AS REQUIRED.
- 3.2 NEW CONC SLAB. PROVIDE FLOOR DRAINS PER PLUMBING DWGS. PROVIDE CONTROL JOINTS @ 10'-0" O.C. SLOPE TOWARD FLOOR DRAIN.
- 3.3 NEW CONCRETE SLAB ON GRADE. SLOPE TO DRAIN. SEE CIVIL DWGS. 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.
- 3.5 EXG OPENING TO BASEMENT TO BE CAPPED WITH CONCRETE AT GRADE. WALL TO BE INFILLED W/ CMU. SEE STRUCTURAL AND CIVIL/LANDSCAPE DWGS.
- 3.6 NEW CONCRETE STEPS/LANDING. MAX RISER 7", MIN TREAD 11"; FOR EXTERIOR LOCATIONS. SEE CIVIL DWGS FOR DETAILS.
- 3.7 NEW AREA OF DEPRESSED SLAB AT AND AROUND ELEVATOR AND/OR ELEVATOR MACHINE ROOM. HEIGHT OF MACHINE ROOM TO BE MINIMUM 7'-6". COORDINATE FINAL HEIGHT AND DIMENSIONS WITH ELEVATOR MANUFACTURER'S SPECIFICATIONS.
- 3.8 SLOPED CONCRETE AT LEVEL CHANGE. MAX SLOPE 1:20.
- 3.9 NEW ACCESSIBLE CONCRETE RAMP AND LANDING. MAX SLOPE 1:12; SEE CIVIL DWGS FOR DETAILS.

4. MASONRY

- 4.1 NEW OR EXPANDED OPENING IN EXG MASONRY WALL. PROVIDE NEW STEEL LINTEL PER STRUCTURAL DWGS. AT OPENINGS WITHOUT NEW DOORS OR WINDOWS, TOOTH IN BRICK FOR EXPOSED BRICK JAMBS.

- 4.2 NEW CMU INFILL. SEE STRUCTURAL DWGS.
 - A. FACE TO BE 1" RECESSED FROM ADJACENT WALL.
 - B. COVER WITH STUCCO/PARGING FLUSH WITH ADJ WALL SURFACE.
 - C. COVER WITH STUCCO/PARGING AND RECESS 1" FROM ADJ WALL SURFACE.
- 4.3 STUCCO/PARGING:
 - A. REPAIR AND RETAIN EXG.
 - B. ADD NEW TO MATCH EXG ADJACENT.
- 4.4 NEW BRICK INFILL AT EXISTING OPENING. BRICK TO MATCH ADJACENT IN COLOR, SIZE, AND HARDNESS:
 - A. AT SILL, MATCH SILL HEIGHT OF ADJACENT WINDOW AND PROVIDE NEW STONE SILL.
 - B. AT JAMBS, MATCH WIDTH OF EXISTING TRANSOM OPENING ABOVE.
 - C. AT NON-HISTORIC OPENING. SEE STRUCTURAL DRAWINGS.
- 4.5 TUCKPOINT BRICK AND REPLACE DAMAGED BRICKS AS SHOWN ON EXTERIOR ELEVATIONS & PER SHPO NARRATIVE.
- 4.6 PROVIDE NEW MASONRY STAR TIES PER STRUCTURAL DWGS, TYP.

5. METALS

- 5.1 NEW CONTINUOUS EXTERIOR PAINTED STEEL PIPE HANDRAIL - REFER TO CIVIL DWGS. SEE A8.00 FOR PAINT COLOR.
- 5.2 TENANT STORAGE LOCKERS TO BE ENCLOSED BY OPEN CHAIN LINK FENCING UP TO 8'-0" A.F.F. WITH 30" WIDE DOORS.

6. WOOD, PLASTICS, AND COMPOSITES

- 6.1 RETAIN & REPAIR STOREFRONT ELEMENTS. SEE EXTERIOR ELEVATIONS.
 - A. FRAME.
 - B. DECORATIVE GLASS.
- 6.2 NEW RAKE TRIM & GLUTTERBOARD - SEE ELEVATIONS.
- 6.3 NEW PARTIAL HEIGHT WALL. HEIGHT AS NOTED. EXTEND STUDS AND FASTEN TO FLOOR STRUCTURE 4'-0" O.C. MAX AND END STUD.
- 6.4 NEW CONTINUOUS INTERIOR HANDRAIL, HANDRAILS TO BE STAINED WOOD WITH ELLIPSE PROFILE - FINAL STAIN AND PROFILE TO BE SELECTED BY ARCHITECT.
- 6.5 FLOOR AREA ABOVE TO BE 1-HR FIRE RATED, TYPICAL BETWEEN USES OR RESIDENTIAL UNITS. SEE A0.01 & A6.00.
- 6.6 STRUCTURAL POST - SEE STRUCTURAL DWGS. WHERE SUPPORTING A RATED FLOOR, WALL, OR STAIR ASSEMBLY. POSTS AND BEAMS TO BE 1 HOUR PROTECTED. SEE DETAIL 6/A6.01.
- 6.7 AREA OF DROPPED FLOOR. COORDINATE WITH STRUCTURAL DWGS.
- 6.8 RELOCATED HISTORIC STAGE. REPAIR AS NEEDED.

7. THERMAL AND MOISTURE PROTECTION

- 7.1 NEW PRE-FINISHED GUTTER & DOWNSPOUT. SEE EXTERIOR ELEVATIONS. TIE INTO EXG SEWER SYSTEM.
- 7.2 NEW PVC AT LOWER 6' OF DOWNSPOUT. PAINT TO MATCH DOWNSPOUT.
- 7.3 NEW FULLY ADHERED MEMBRANE ROOF. PROVIDE TERMINATION BARS & METAL COUNTERFLASHING - SEE ROOF DETAILS. INSULATION PER SCHEDULE.
- 7.4 NEW ROOF CRICKET FOR POSITIVE DRAINAGE - TYPICAL AT SKYLIGHTS, CHIMNEYS, ETC. SEE ROOF DETAILS.
- 7.5 NEW ROOF ACCESS HATCH. INSTALL PER MANUP'S INSTRUCTS:
 - A. 48" X 48", BASIS OF DESIGN: BILCO E-50TB.
 - B. 36" X 36", BASIS OF DESIGN: BILCO E-50TB.
- 7.6 NEW ALUM CAP @ CHIMNEY, TYP ALL CHIMNEYS.
- 7.7 EXG PARAPET TO REMAIN - REPAIR & REPLACE CAPS/COPING WITH NEW PRE-FINISHED ALUMINUM AS REQUIRED - SEE EXTERIOR ELEVATIONS. AT INTERMEDIATE PARAPETS, PROVIDE CONTINUOUS MEMBRANE ROOFING UP AND OVER PARAPET UNDER COPING/CAP.
- 7.8 NEW SKYLIGHT. BASIS OF DESIGN: VELLUX FIXED CURB-MOUNTED 3046. INSTALL PER MANUP'S INSTRUCTS ON 12" MINIMUM CURB. PROVIDE AUTOMATED SHADE AT INTERIOR. SEE RCPS FOR PRECISE LOCATION. PROVIDE SPLASH BLOCK AT DOWNSPOUT OUTLET.
- 7.9 EXISTING HISTORIC CORNICE:
 - A. TO REMAIN. REPAIR AND REPLICATE ANY MISSING PIECES. REPAIR PER A8.00.
 - B. REPLICATE AREA OF MISSING CORNICE TO MATCH EXISTING. MUST MEET OHPD PART 2 DESCRIPTIONS.
 - C. ADD ALTERNATE: REPLICATE HISTORIC "UPPER CORNICE" SHOWN IN HISTORIC PHOTOS. COORDINATE WITH STRUCTURAL DRAWINGS.
- 7.10 INSULATE FLOOR CAVITY ABOVE AND BELOW EXTERIOR RECESSED ENTRANCES, TYP. PROVIDE WATERPROOFING AT BASEMENT.

8. OPENINGS

- 8.1 HISTORIC WINDOW TO REMAIN. REPAIR EXG WINDOW & FRAME COMPONENTS. INSTALL NEW INTERIOR STORM WINDOWS. SEE WINDOW DETAILS.

9. FINISHES

- 9.1 MAINTAIN FIRE RATING BEHIND FIXED HISTORIC DOOR/WINDOW. SEE DETAILS ON A6.01.
- 9.2 FIRE-RATING TO BE CONTINUOUS BEHIND PLUMBING/CHASE/ FURRING WALL. FIRE RATING TO BE CONTINUOUS AT INTERSECTION W/ NON-RATED WALL.
- 9.3 AT BATHROOM FLOOR, PROVIDE LIQUID APPLIED WATERPROOF MEMBRANE THROUGHOUT AND FIRESTOP SEALANT AT FLOOR PENETRATIONS. SEE FINISH SCHEDULE FOR FINISH FLOOR. RE-APPLY SALVAGED CEILING TRIM IN HISTORIC LOCATIONS. REPLICATE MISSING.
- 9.4 NEW DECORATIVE LINTEL AT RE-OPENED HISTORIC WINDOW. REPLICATE ADJACENT. SEE NOT 8.2A AND WINDOW DETAILS.

10. SPECIALTIES

- 10.1 LOCKABLE & RECESSED MAILBOXES - SEE INTERIOR ELEVATIONS FOR DETAILS. BOXES TO MEET USPS-4C STANDARDS & ACCESSIBILITY REQUIREMENTS.
 - A. TYP. CLOSET: 12" DEEP MELAMINE SHELF & CLOTHES ROD AT 66" AFF. TYP U/L/O.
 - B. WALK-IN CLOSET - SHELF & CLOTHES ROD.
 - C. 12" DEEP MELAMINE SHELF ABOVE W/D.
- 10.2 ADJUSTABLE SHELVES ON STANDARD MOUNT, (5) SHELVES TYP:
 - A. 10" DEEP
 - B. 12" DEEP
 - C. 18" DEEP
 - D. 24" DEEP
- 10.3 RECESSED ENTRY SECURITY SYSTEM CALL BOX BY SECURITY CONTRACTOR. FIRE EXTINGUISHER. SEE LIFE SAFETY PLANS A0.01.
 - A. SURFACE MOUNTED.
 - B. SEMI-RECESSED CABINET WITH WHITE FINISH. WHERE LOCATED IN FIRE-RATED WALLS, PROVIDE FIRE-RATED CABINET.
- 10.4 RECESSED KEY LOCK BOX - BASIS OF DESIGN KNOXBOX 3200. INSTALL PER MANUP'S INSTRUCTS. COORDINATE WITH FIRE DEPT.
- 10.5 NEW FABRIC AWNINGS. 48" DEEP. 12" MAX RISE. BLACK FRAME AND FABRIC. SEE DETAILS.
- 10.6 NEW ELEVATOR. SEE DETAILS:
 - A. THYSSENKRUPP ENDURA HMRL, 150 FPS, 4000#.
 - B. THYSSENKRUPP ENDURA, 150 FPS, 4000#, CUSTOM SIZE.
- 10.7 APPROX LOCATION OF FDC CONNECTION - COORDINATE W/ FIRE DEPT.
- 10.8 SPRINKLER RISER. SEE PLUMBING DWGS.
- 10.9 PROVIDE PIPE FOR VAPOR MITIGATION RISER, AS REQUIRED BY OWNER'S CONSULTANT. RISER TO EXTEND FROM BASEMENT TO ROOF. CONFIRM LOCATIONS OF RISERS WITH CONSULTANT DESIGN. SEE NOTE 3.4. COORDINATE WITH PLUMBING.
- 10.10 NEW UTILITY SINK. SEE PLUMBING DWGS.
- 10.11 NEW INTERNAL ROOF DRAIN - SLOPE ROOF TOWARDS DRAIN. SEE PLUMBING DWGS.

22. PLUMBING

- 22.1 PROVIDE PIPE FOR VAPOR MITIGATION RISER, AS REQUIRED BY OWNER'S CONSULTANT. RISER TO EXTEND FROM BASEMENT TO ROOF. CONFIRM LOCATIONS OF RISERS WITH CONSULTANT DESIGN. SEE NOTE 3.4. COORDINATE WITH PLUMBING.
- 22.2 NEW UTILITY SINK. SEE PLUMBING DWGS.
- 22.3 NEW INTERNAL ROOF DRAIN - SLOPE ROOF TOWARDS DRAIN. SEE PLUMBING DWGS.

NEW WORK GRAPHIC KEY:

- 2 PARTITION TYPE - SEE A6.00. (TYPE I U.N.O.) KEYNOTE.
- 4 EXG 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 & A6.00.
- AREA OF TUCKPOINTING - SEE ELEV'S & STRUCT DWGS.
- 100A DOOR TAG. SEE SCHEDULE / A6.10-11.
- WINDOW DESIGNATION. SEE A6.20.
- SFA STOREFRONT DESIGNATION. SEE A6.12.
- E EMERGENCY EGRESS EXIT.
- SG OPG CONTAINS SAFETY GLAZING.
- SH SINGLE HUNG OPG - UPPER SHAFT TO BE FIXED WITHIN 3'-0" OF EXHAUST.
- X-X" ELEVATION TAG.

THIRD FLOOR
EL: 129'-6"

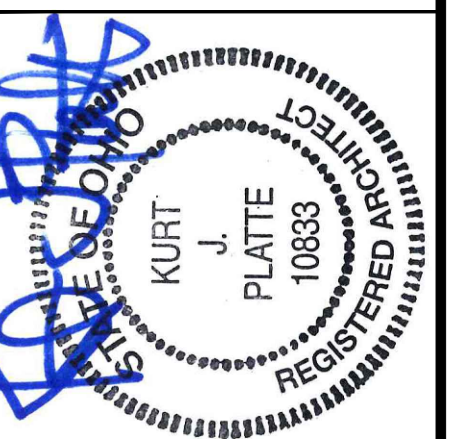
SECOND FLOOR
EL: 115'-6"

FIRST FLOOR
EL: VARIES

EXTENSIVE MASONRY
REPAIR IN THIS AREA
VERIFY IN FIELD

4.5
TYP

PLATTE
architecture + design



KURT PLATTE 10633
EXP DATE 12.31.2023

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

Revisions

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

PROPOSED PROJECT:
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VAN WERT REDEVELOPMENT, PHASE 2

Job No: 22013 11.14.2022

A2.14

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- 3.2 NEW CONC SLAB. PROVIDE FLOOR DRAINS PER PLUMBING DWGS. PROVIDE CONTROL JOINTS @ 10'-0" O.C. SLOPE TOWARD FLOOR DRAIN.
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4. MASONRY

- 4.1 NEW OR EXPANDED OPENING IN EXG MASONRY WALL. PROVIDE NEW STEEL LINTEL PER STRUCTURAL DWGS. AT OPENINGS WITHOUT NEW DOORS OR WINDOWS, TOOTH IN BRICK FOR EXPOSED BRICK JAMBS.

- 4.2 NEW CMU INFILL. SEE STRUCTURAL DWGS.
 - A. FACE TO BE 1" RECESSED FROM ADJACENT WALL.
 - B. COVER WITH STUCCO/PARGING FLUSH WITH ADJ WALL SURFACE.
 - C. COVER WITH STUCCO/PARGING AND RECESS 1" FROM ADJ WALL SURFACE.
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 - B. AT JAMBS. MATCH WIDTH OF EXISTING TRANSOM OPENING ABOVE.
 - C. AT NON-HISTORIC OPENING. SEE STRUCTURAL DRAWINGS.
- 4.5 TUCKPOINT BRICK AND REPLACE DAMAGED BRICKS AS SHOWN ON EXTERIOR ELEVATIONS & PER SHPO NARRATIVE.
- 4.6 PROVIDE NEW MASONRY STAR TIES PER STRUCTURAL DWGS, TYP.

- 5. METALS**
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- 5.2 TENANT STORAGE LOCKERS TO BE ENCLOSED BY OPEN CHAIN LINK FENCING UP TO 8'-0" A.F.F. WITH 30" WIDE DOORS.

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 - B. DECORATIVE GLASS.
- 6.2 NEW RAKE TRIM & GLUTTERBOARD - SEE ELEVATIONS.
- 6.3 NEW PARTIAL HEIGHT WALL. HEIGHT AS NOTED. EXTEND STUDS AND FASTEN TO FLOOR STRUCTURE 4'-0" O.C. MAX AND END STUD.
- 6.4 NEW CONTINUOUS INTERIOR HANDRAIL. HANDRAILS TO BE STAINED WOOD WITH ELLIPSE PROFILE - FINAL STAIN AND PROFILE TO BE SELECTED BY ARCHITECT.
- 6.5 FLOOR AREA ABOVE TO BE 1-HR FIRE RATED. TYPICAL BETWEEN USES OR RESIDENTIAL UNITS. SEE A0.01 & A6.00.
- 6.6 STRUCTURAL POST - SEE STRUCTURAL DWGS. WHERE SUPPORTING A RATED FLOOR, WALL, OR STAIR ASSEMBLY. POSTS AND BEAMS TO BE 1 HOUR PROTECTED. SEE DETAIL 6/A.01.
- 6.7 AREA OF DROPPED FLOOR. COORDINATE WITH STRUCTURAL DWGS.
- 6.8 RELOCATED HISTORIC STAGE. REPAIR AS NEEDED.

- 6.9 EXISTING AREA OF RAISED FLOOR TO REMAIN. FINISH EXPOSED SIDES WITH (2) LAYERS TYPE X GYP BD FOR 1-HOUR STAIR ENCLOSURE.
 - 6.10 AT EXPOSED CMU EXTERIOR WALL. NEW FURRING TO BE FLUSH WITH ADJ HISTORIC PLASTER.
- 7. THERMAL AND MOISTURE PROTECTION**
- 7.1 NEW PRE-FINISHED GUTTER & DOWNSPOUT. SEE EXTERIOR ELEVATIONS. TIE INTO EXG SEWER SYSTEM.
 - 7.2 NEW PVC AT LOWER 6' OF DOWNSPOUT. PAINT TO MATCH DOWNSPOUT.
 - 7.3 NEW FULLY ADHERED MEMBRANE ROOF. PROVIDE TERMINATION BARS & METAL COUNTERFLASHING - SEE ROOF DETAILS. INSULATION PER SCHEDULE.
 - 7.4 NEW ROOF CRICKET FOR POSITIVE DRAINAGE - TYPICAL AT SKYLIGHTS, CHIMNEYS, ETC. SEE ROOF DETAILS.
 - 7.5 NEW ROOF ACCESS HATCH. INSTALL PER MANUF'S INSTRUCTS:
 - A. 48" X 48", BASIS OF DESIGN: BILCO E-50TB.
 - B. 36" X 36", BASIS OF DESIGN: BILCO E-50TB.
 - 7.6 NEW ALLUM CAP @ CHIMNEY. TYP ALL CHIMNEYS.
 - 7.7 EXG PARAPET TO REMAIN - REPAIR & REPLACE CAPS/COPING WITH NEW PRE-FINISHED ALUMINUM AS REQUIRED - SEE EXTERIOR ELEVATIONS. AT INTERMEDIATE PARAPETS, PROVIDE CONTINUOUS MEMBRANE ROOFING UP AND OVER PARAPET UNDER COPING/CAP.
 - 7.8 NEW SKYLIGHT. BASIS OF DESIGN: VELLUX FIXED CURB-MOUNTED 3046. INSTALL PER MANUF'S INSTRUCTS ON 12" MINIMUM CURB. PROVIDE AUTOMATED SHADE AT INTERIOR. SEE RCPS FOR PRECISE LOCATION. PROVIDE SPLASH BLOCK AT DOWNSPOUT OUTLET.
 - 7.9 EXISTING HISTORIC CORNICE.
 - 7.10 A. TO REMAIN. REPAIR AND REPLICATE ANY MISSING PIECES. REPAIR PER A8.00.
 - B. REPLICATE AREA OF MISSING CORNICE TO MATCH EXISTING. MUST MEET OHPO PART 2 DESCRIPTIONS.
 - C. ADD ALTERNATE: REPLICATE HISTORIC "UPPER CORNICE" SHOWN IN HISTORIC PHOTOS. COORDINATE WITH STRUCTURAL DRAWINGS.
 - 7.11 INSULATE FLOOR CAVITY ABOVE AND BELOW EXTERIOR RECESSED ENTRANCES, TYP. PROVIDE WATERPROOFING AT BASEMENT.

8. OPENINGS

- 8.1 HISTORIC WINDOW TO REMAIN. REPAIR EXG WINDOW & FRAME COMPONENTS. INSTALL NEW INTERIOR STORM WINDOWS. SEE WINDOW DETAILS.
- 8.2 NEW CUSTOM REPLICA HISTORIC WINDOW. MATCH EXISTING ADJACENT HISTORIC WINDOWS. SEE WINDOW DETAILS.
- 8.3 NEW ALUMINUM CLAD WINDOW. SEE WINDOW DETAILS:
 - A. INSTALLED WITHIN EXG HISTORIC FRAMEWORK. RETAIN EXISTING HISTORIC TRIMWORK. WHERE MISSING, REPLICATE INTERIOR AND EXTERIOR TRIMWORK.
 - B. INSTALLED IN ROUGH MASONRY OPENING. REPLICATE INTERIOR AND EXTERIOR TRIMWORK TO MATCH ADJACENT.
- 8.4 NEW ALUMINUM CLAD WINDOW. SEE WINDOW DETAILS:
 - A. INSTALLED WITHIN EXG HISTORIC FRAMEWORK. RETAIN EXISTING HISTORIC TRIMWORK. WHERE MISSING, REPLICATE INTERIOR AND EXTERIOR TRIMWORK.
 - B. INSTALLED IN ROUGH MASONRY OPENING.
- 8.5 EXG INTERIOR WINDOW TO BE REPAIRED AND RETAINED. ADD FURRING ON UNIT SIDE TO MAINTAIN REQUIRED FIRE RATING, SIMILAR TO TRANSOM DETAIL. SEE A6.01.
- 8.6 EXG INTERIOR WINDOW TO BE REPAIRED AND RETAINED. ADD FURRING ON UNIT SIDE TO MAINTAIN REQUIRED FIRE RATING, SIMILAR TO TRANSOM DETAIL. SEE A6.01.
- 8.7 THIS DOOR/TRIM IS A RELOCATED HISTORIC DOOR. SEE EXG/DEMOLITION PLANS FOR ORIGINAL LOCATION & DOOR SCHEDULE FOR MORE INFORMATION.
- 8.8 RELOCATED HISTORIC TRIM INSTALLED IN THIS LOCATION. SEE EXG PLANS FOR ORIGINAL LOCATION.
- 8.9 NEW 6'-0" W X 3'-0" H (7'-0") AFF WINDOW TO PROVIDE DAYLIGHT TO BEDROOM.

- 9.1 MAINTAIN FIRE RATING BEHIND FIXED HISTORIC DOOR/WINDOW. SEE DETAILS ON A6.01.
- 9.2 FIRE-RATING TO BE CONTINUOUS BEHIND PLUMBING/CHASE/FURRING WALL. FIRE RATING TO BE CONTINUOUS AT INTERSECTION W/ NON-RATED WALL.
- 9.3 AT BATHROOM FLOOR, PROVIDE LIQUID APPLIED WATERPROOF MEMBRANE THROUGHOUT AND FIRESTOP SEALANT AT FLOOR PENETRATIONS. SEE FINISH SCHEDULE FOR FINISH FLOOR.
- 9.4 RE-APPLY SALVAGED CEILING TRIM IN HISTORIC LOCATIONS. REPLICATE MISSING.
- 9.5 NEW DECORATIVE LINTEL AT RE-OPENED HISTORIC WINDOW. REPLICATE ADJACENT. SEE NOT 8.2A AND WINDOW DETAILS.

- 10. SPECIALTIES**
- 10.1 LOCKABLE & RECESSED MAILBOXES - SEE INTERIOR ELEVATIONS FOR DETAILS. BOXES TO MEET USFS-4C STANDARDS & ACCESSIBILITY REQUIREMENTS.
- 10.2 CLOSETS W/ BLOCKING AT RODS & BRACKETS:
 - A. TYP. CLOSET: 12" DEEP MELAMINE SHELF & CLOTHES ROD AT 66" AFF. TYP U/L/O.
 - B. WALK-IN CLOSET - SHELF & CLOTHES ROD.
 - C. 12" DEEP MELAMINE SHELF ABOVE W/D.
- 10.3 ADJUSTABLE SHELVES ON STANDARD MOUNT, (5) SHELVES TYP:
 - A. 10" DEEP
 - B. 12" DEEP
 - C. 18" DEEP
 - D. 24" DEEP
- 10.4 RECESSED ENTRY SECURITY SYSTEM CALL BOX BY SECURITY CONTRACTOR.
- 10.5 FIRE EXTINGUISHER. SEE LIFE SAFETY PLANS A0.01.
 - A. SURFACE MOUNTED.
 - B. SEMI-RECESSED CABINET WITH WHITE FINISH. WHERE LOCATED IN FIRE-RATED WALLS, PROVIDE FIRE-RATED CABINET.
- 10.6 RECESSED KEY LOCK BOX - BASIS OF DESIGN KNOXBOX 3200. INSTALL PER MANUF'S INSTRUCTS. COORDINATE WITH FIRE DEPT.
- 10.7 NEW FABRIC AWNINGS. 48" DEEP. 12" MAX RISE. BLACK FRAME AND FABRIC. SEE DETAILS.
- 10.8 NEW ELEVATOR. SEE DETAILS:
 - A. THYSSENKRUPP ENDURA HMRL, 150 FPS, 4000#.
 - B. THYSSENKRUPP ENDURA, 150 FPS, 4000#, CUSTOM SIZE.
- 21. FIRE SUPPRESSION**
- 21.1 APPROX LOCATION OF FDC CONNECTION - COORDINATE W/ FIRE DEPT.
- 21.2 SPRINKLER RISER. SEE PLUMBING DWGS.
- 22. PLUMBING**
- 22.1 PROVIDE PIPE FOR VAPOR MITIGATION RISER, AS REQUIRED BY OWNER'S CONSULTANT. RISER TO EXTEND FROM BASEMENT TO ROOF. CONFIRM LOCATIONS OF RISERS WITH CONSULTANT DESIGN. SEE NOTE 3.4. COORDINATE WITH PLUMBING.
- 22.2 NEW UTILITY SINK. SEE PLUMBING DWGS.
- 22.3 NEW INTERNAL ROOF DRAIN - SLOPE ROOF TOWARDS DRAIN. SEE PLUMBING DWGS.

- 22.4 WALL MOUNTED WATER HEATER ABOVE LAUNDRY - PROVIDE BLOCKING AS REQUIRED. SEE PLUMBING DWGS.
- 23. HEATING, VENTILATING, AND AIR CONDITIONING**
- 23.1 MECHANICAL UNITS - WALKING PADS TO & AROUND EQUIPMENT. GUARDRAIL REQUIRED WHERE EQUIPMENT IS WITHIN 10' OF ROOF EDGE. COORDINATE WITH HVAC & STRUCTURAL DWGS. INSTALL UNITS ON SOUND ISOLATING PADS.
- 23.2 EXPOSED DUCTWORK ABOVE. MUST MEET SHPO PART 2 DESCRIPTIONS. COORD W/ MEP DWGS.
- 23.3 NEW 1-HR RATED SHAFT FOR OUTSIDE AIR DUCT. COORDINATE WITH MECHANICAL DWGS. INSTALL METAL SAFETY RAILINGS AROUND UNITS AS SHOWN.
- 23.4 OUTSIDE AIR INTAKE. SEE MECHANICAL DWGS.
- 23.5 PROVIDE TRANSFER GRILL ABOVE DOOR FOR LAUNDRY VENTILATION. SEE MECHANICAL DWGS.
- 26. ELECTRICAL**
- 26.1 ELECTRIC PANEL RECESSED IN WALL W/ 30"W X 36"D CLEAR FLOOR SPACE. PAINT TO MATCH ADJACENT WALL W/ APPROPRIATE PAINT TYPE FOR PANEL.
- 26.2 DOOR TO HAVE ELECTRONIC RELEASE MECHANISM. SEE ELECTRICAL DWGS.
- 32. EXTERIOR IMPROVEMENTS**
- 32.1 NEW LANDSCAPING PER CIVIL ENGLANDSCAPE ARCH DWGS.

NEW WORK GRAPHIC KEY:

- 2 PARTITION TYPE - SEE A6.00. (TYPE I U.N.O.) KEYNOTE.
- 4 EXG 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 & A6.00.
- AREA OF TUCKPOINTING - SEE ELEV'S & STRUCT DWGS.
- 100A DOOR TAG. SEE SCHEDULE / A6.10-11.
- WINDOW DESIGNATION. SEE A6.20.
- STOREFRONT DESIGNATION. SEE A6.12.
- 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.

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REGISTERED ARCHITECT
KURT J. PLATTE
10833

KURT PLATTE 10833
EXP DATE 12.31.2023

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

Revisions

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

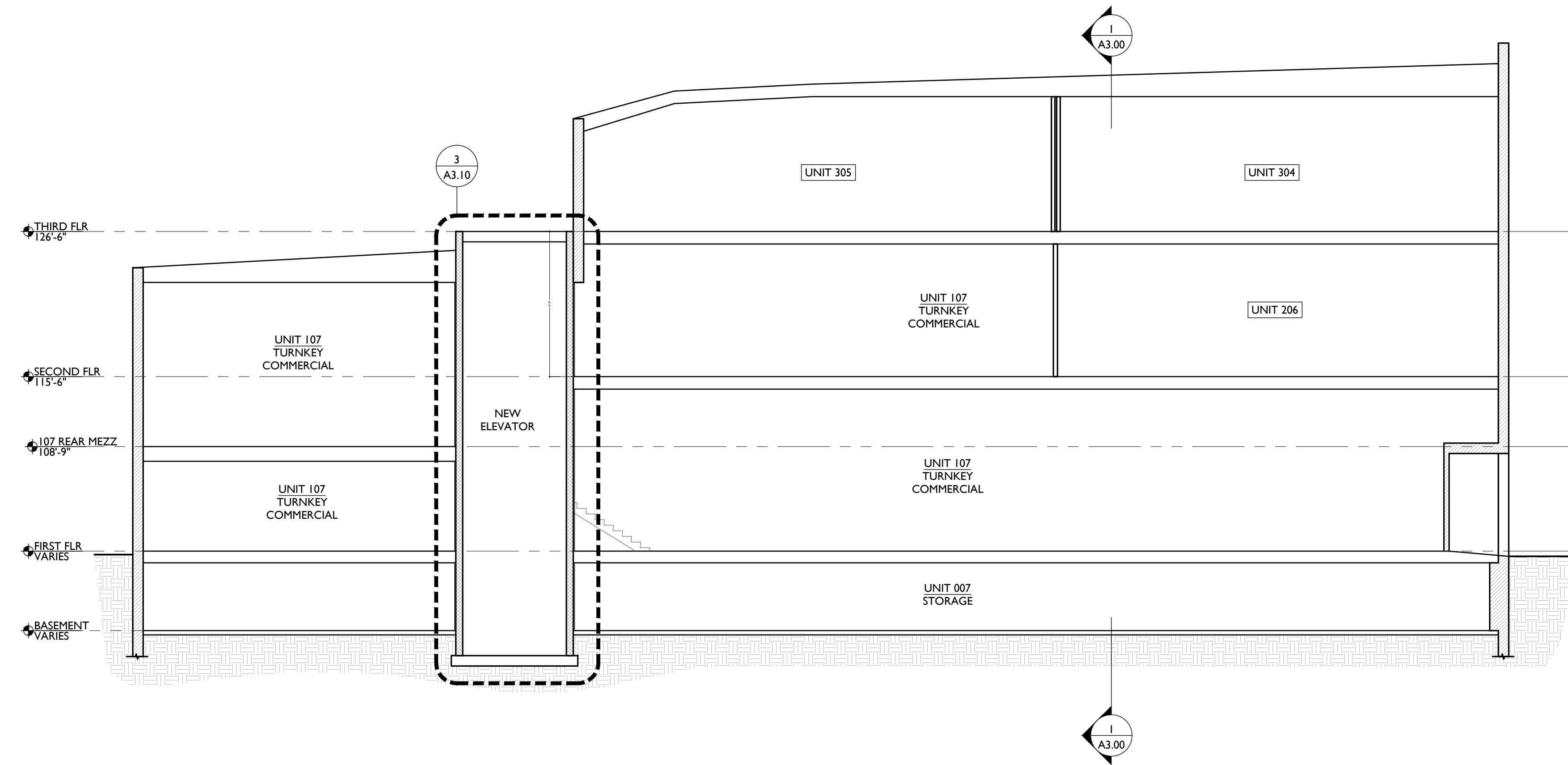
PROPOSED PROJECT:
RENOVATION FOR
101-107 W. MAIN ST.
VAN WERT, OH 45891
VAN WERT REDEVELOPMENT, PHASE 2

Job No: 22013 11.14.2022

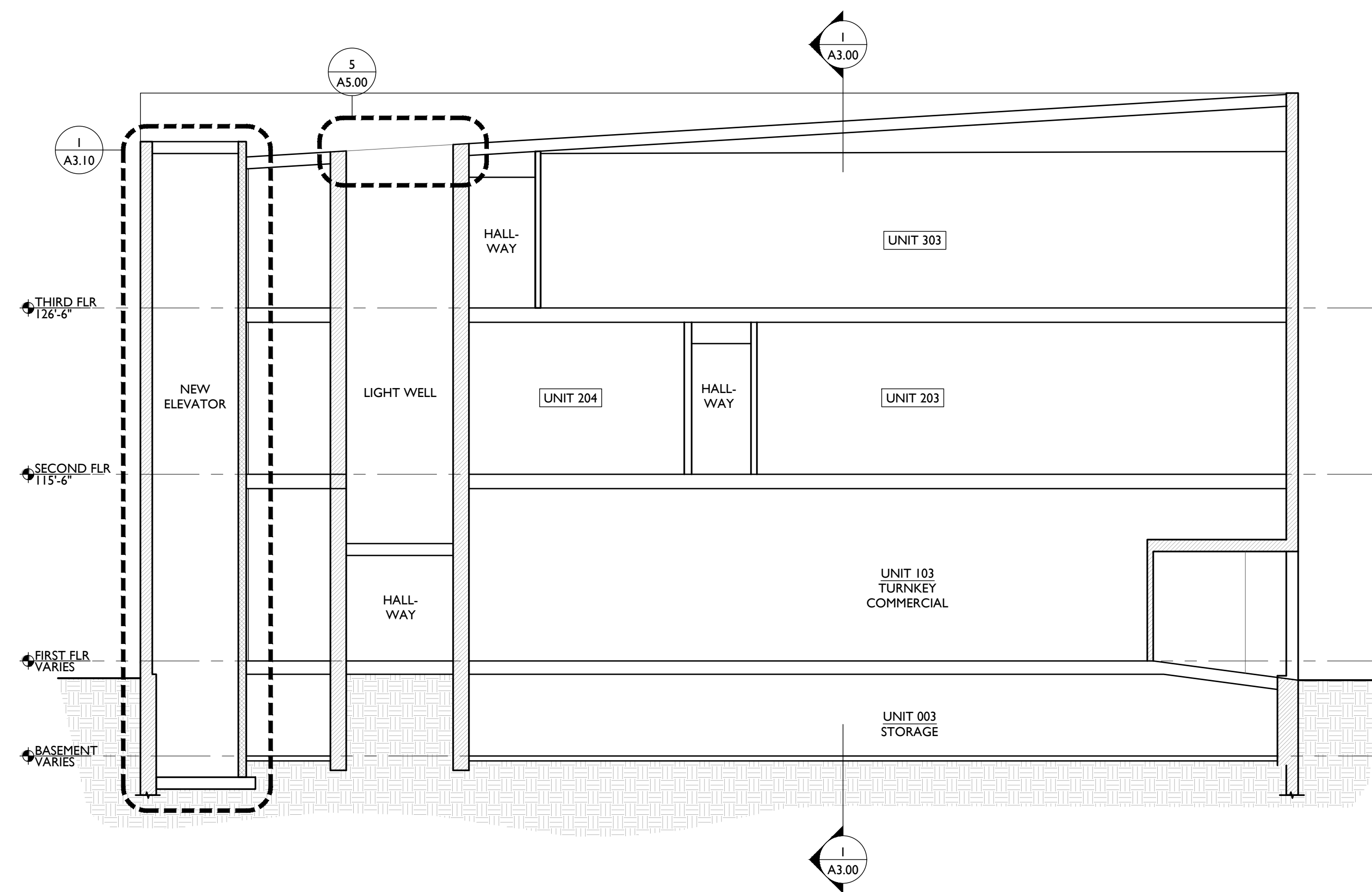
A2.15

NOTE: MASONRY REPAIR IN LIGHT WELLS TO BE DETERMINED AFTER DEMO/CLEANOUT

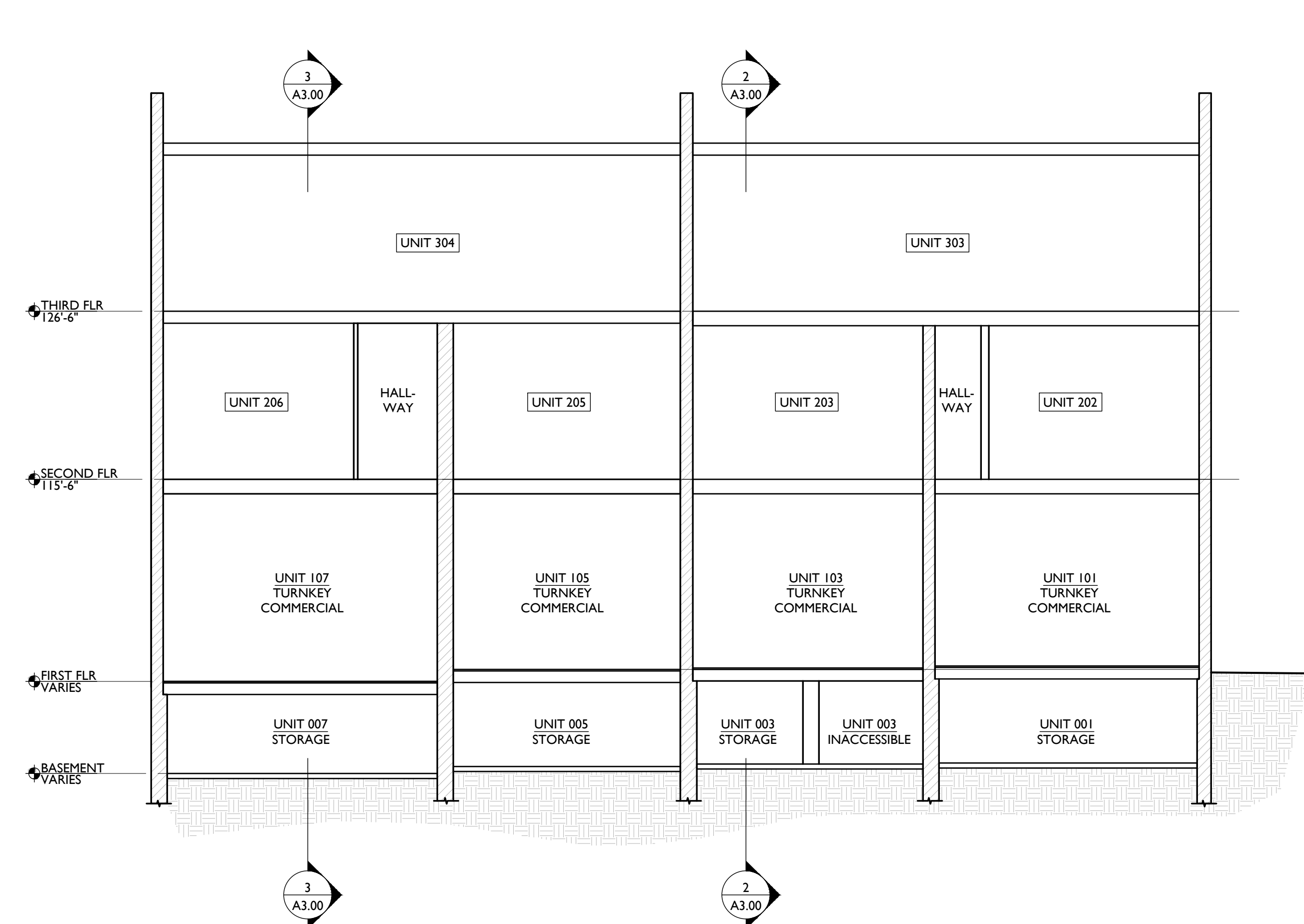




SECTION 3 (N/S AT 107) 3



SECTION 2 (N/S AT 103) 2

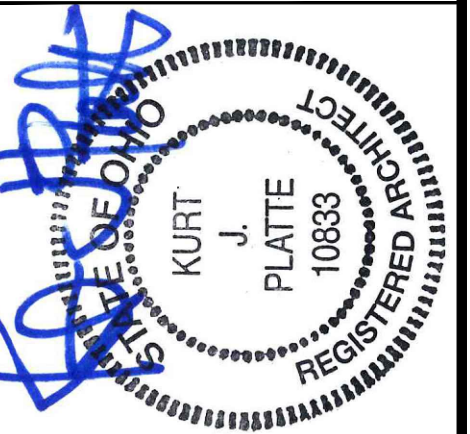


SECTION 1 (E/W) 1

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

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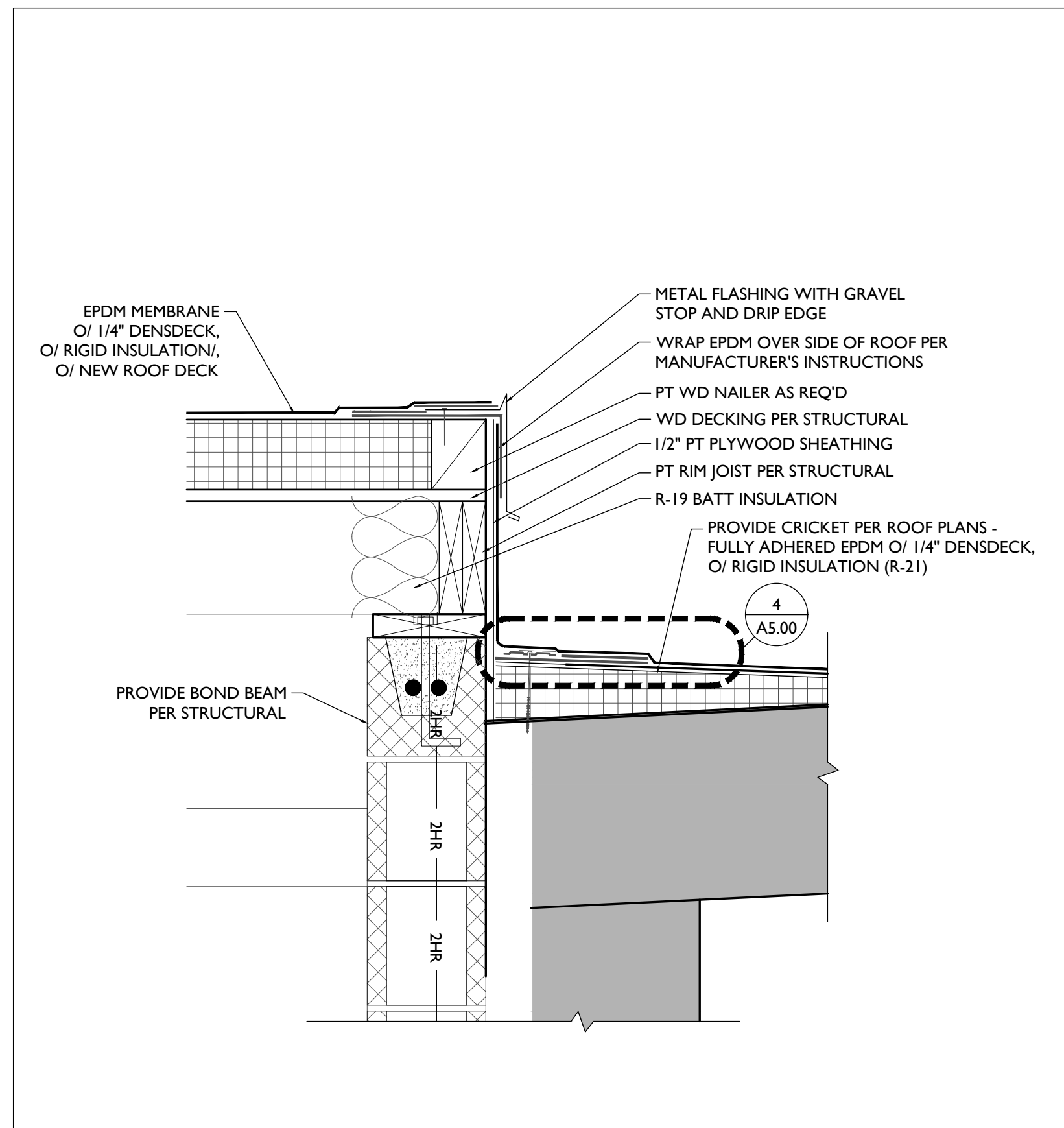
Revisions

Design Team:
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Drawn by:
CZ, BR

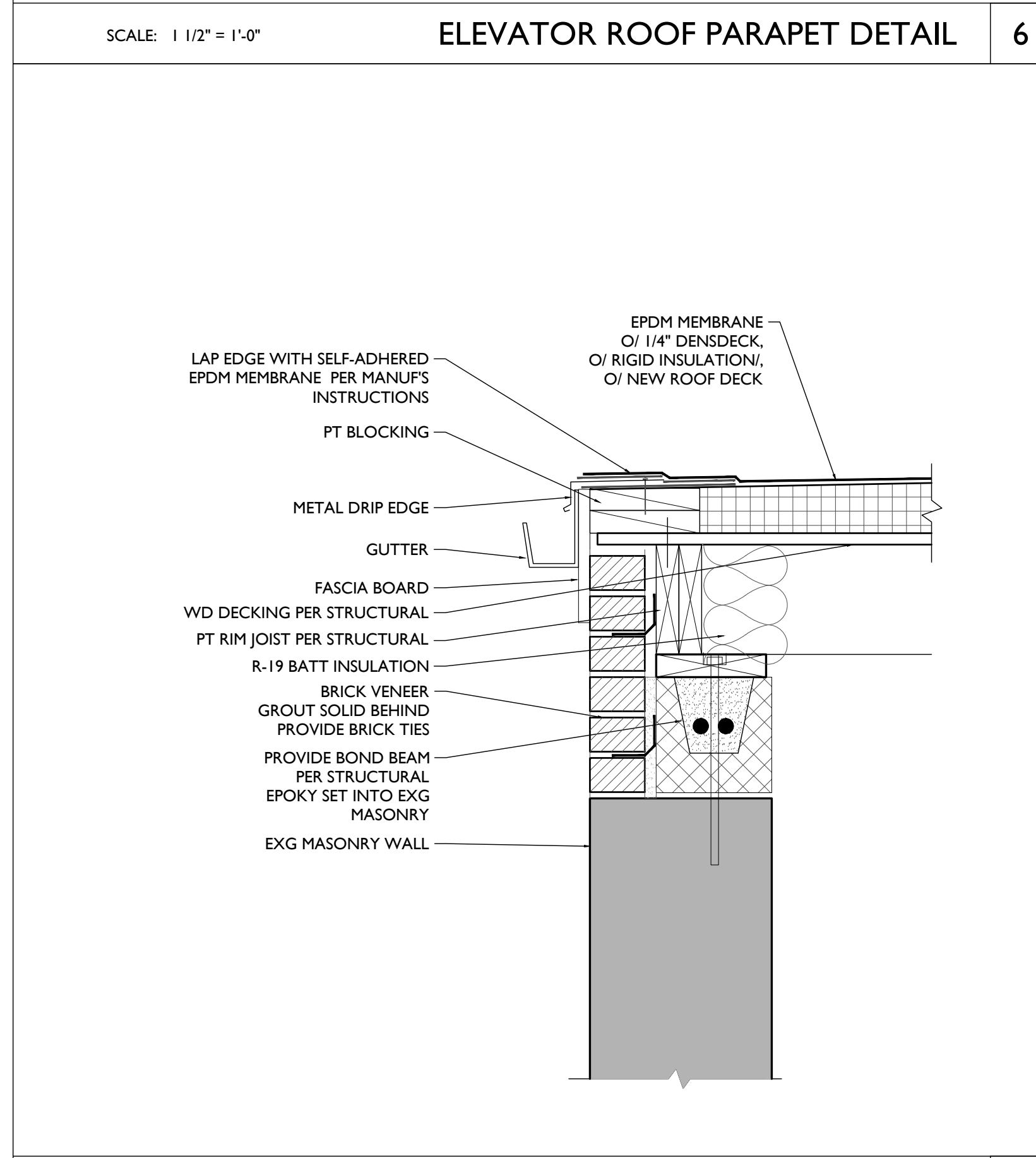
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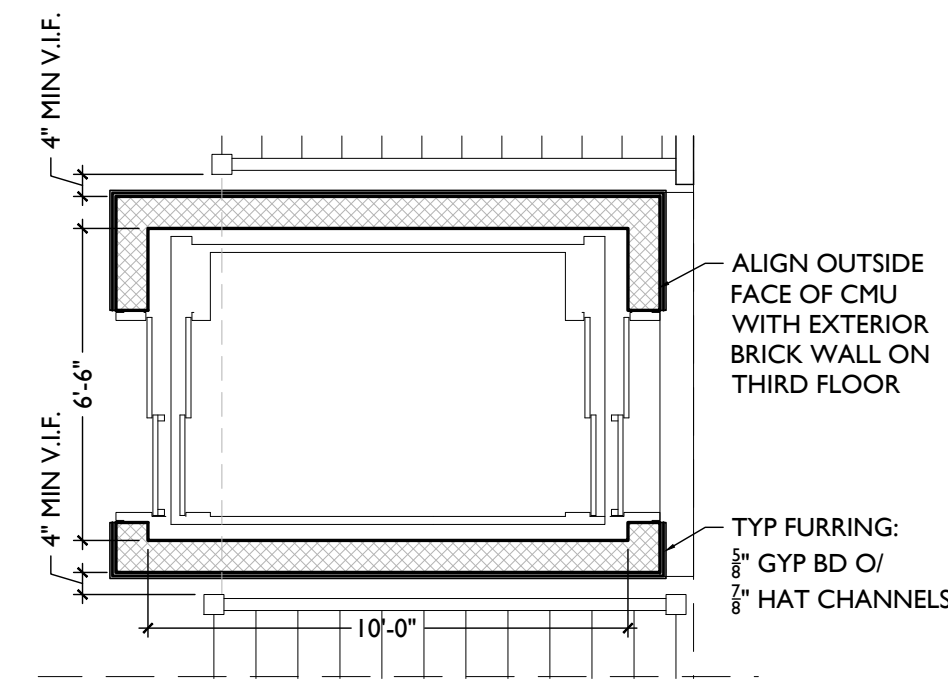
A3.00



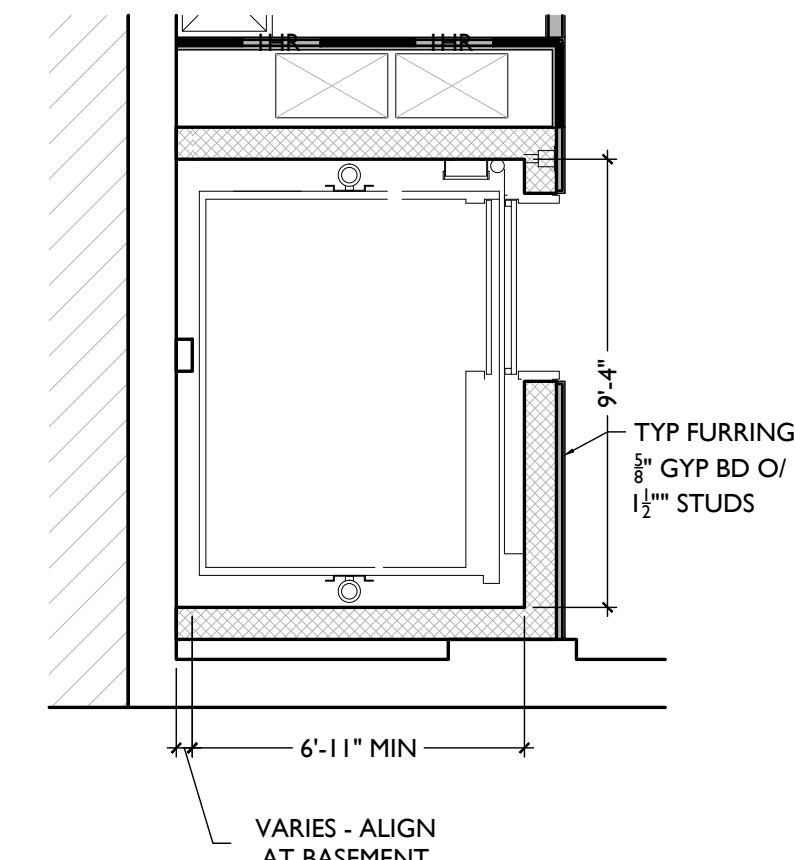
ELEVATOR ROOF PARAPET DETAIL 6



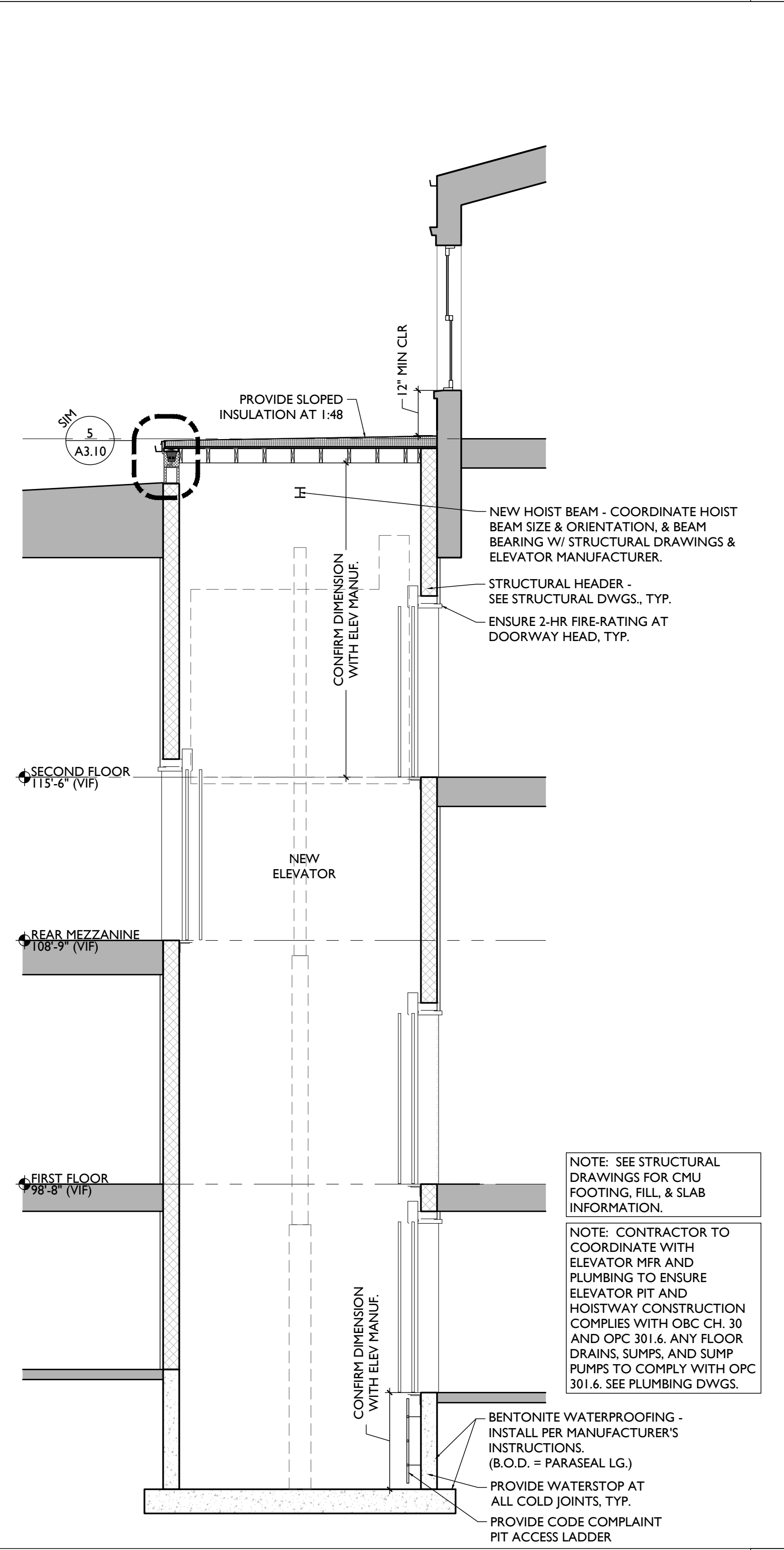
ELEVATOR ROOF PARAPET DETAIL 5



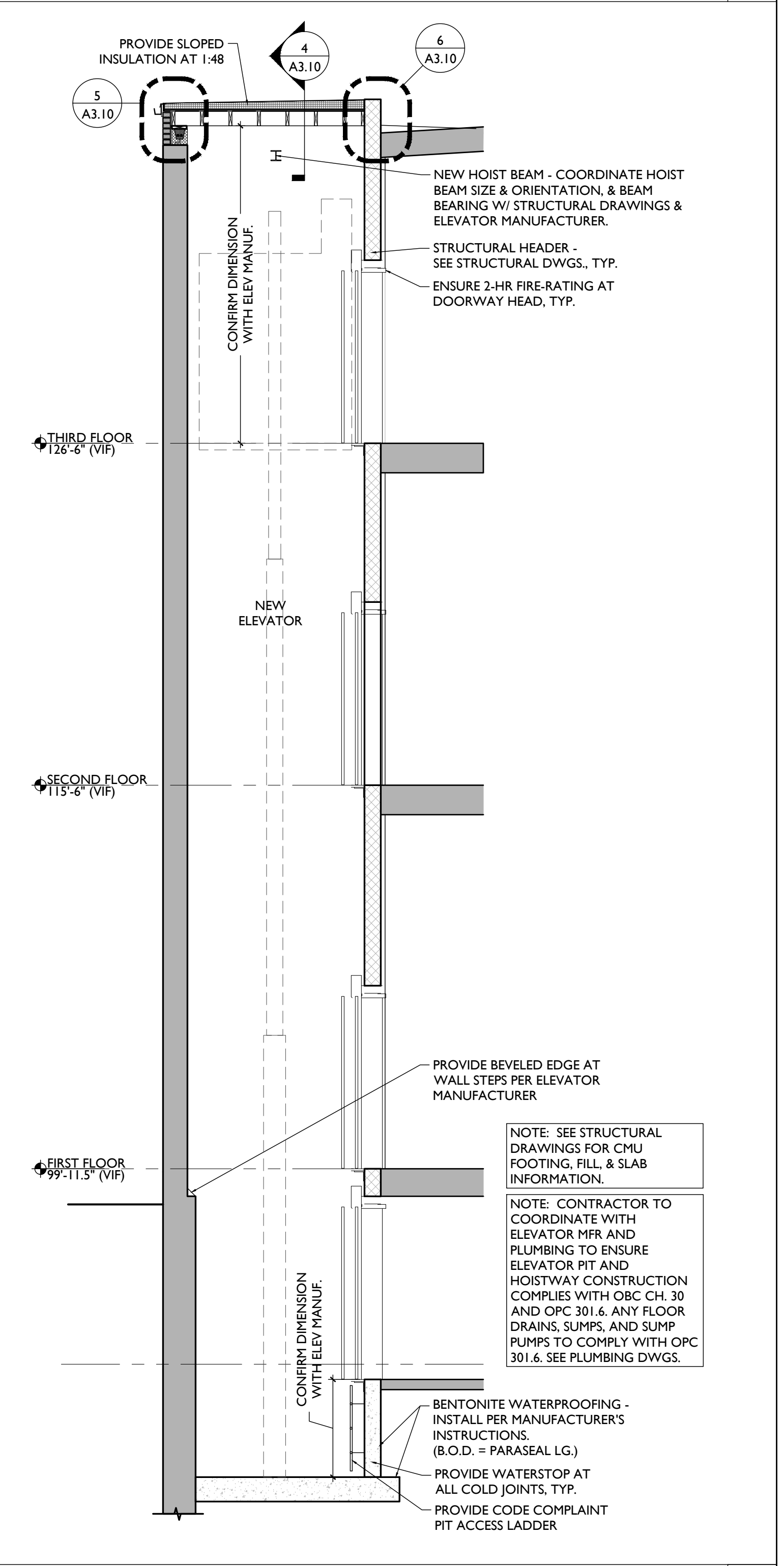
107 ELEVATOR TYP PLAN 4



103 ELEVATOR TYP PLAN 2

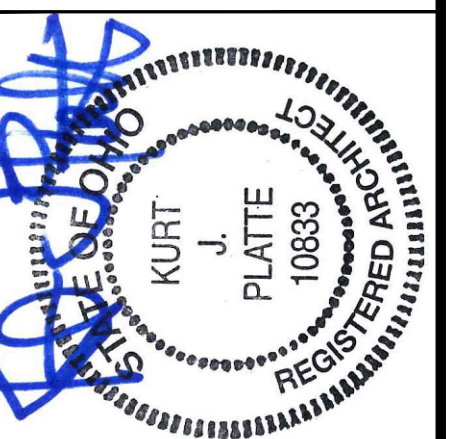


107 ELEVATOR SECTION 3



103 ELEVATOR SECTION 1

ELEVATOR SECTIONS & DETAILS



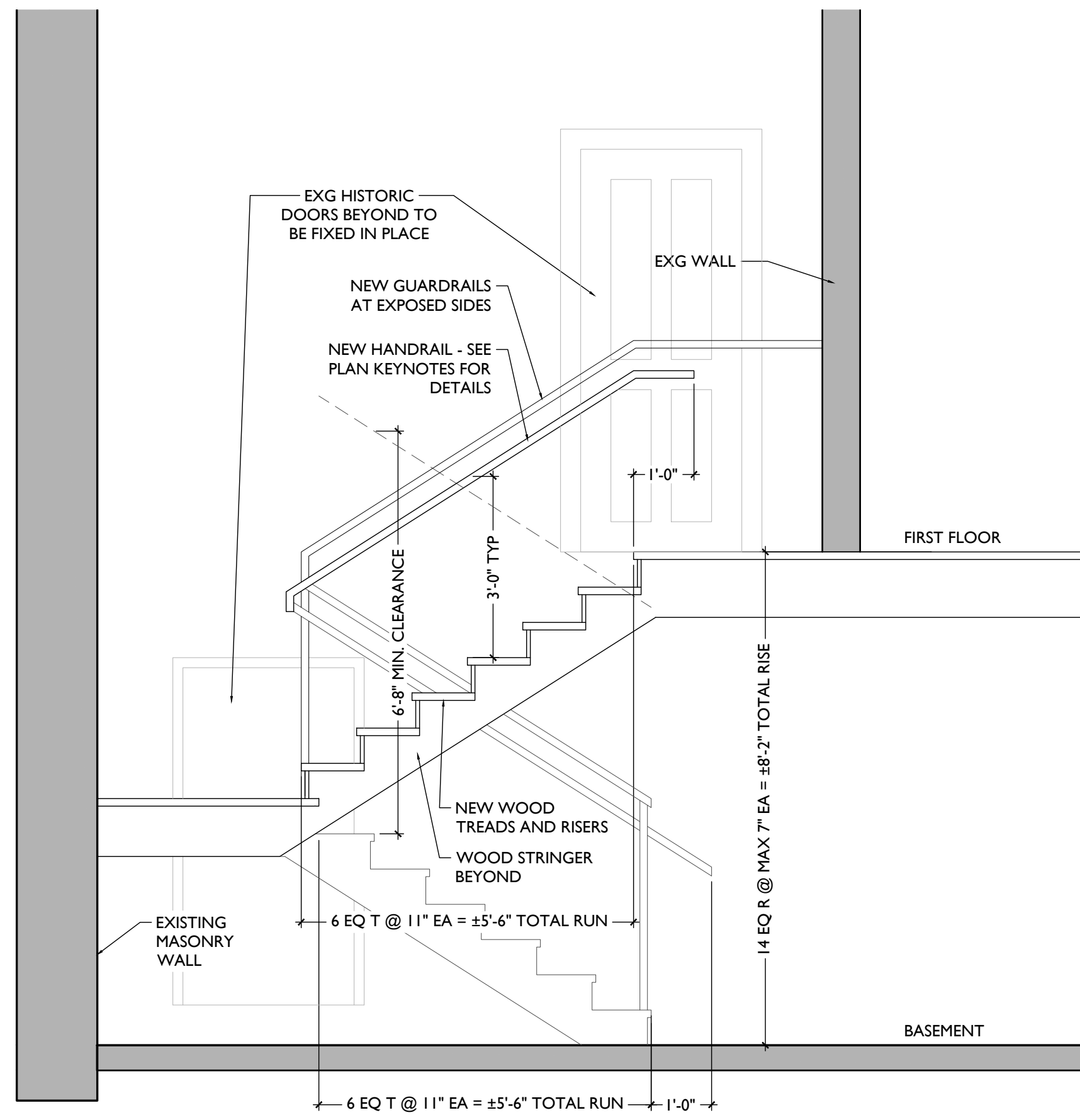
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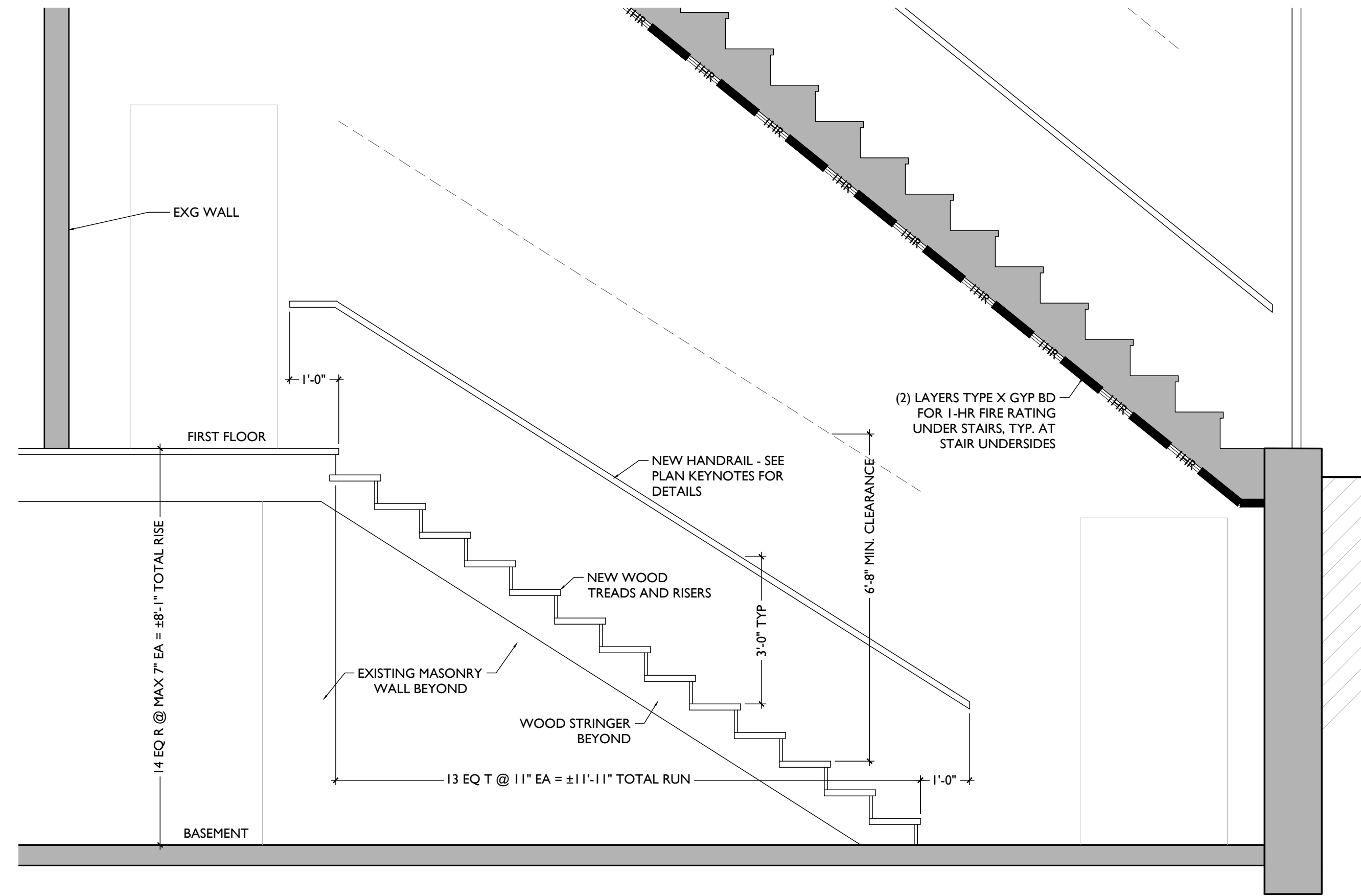
Design Team:
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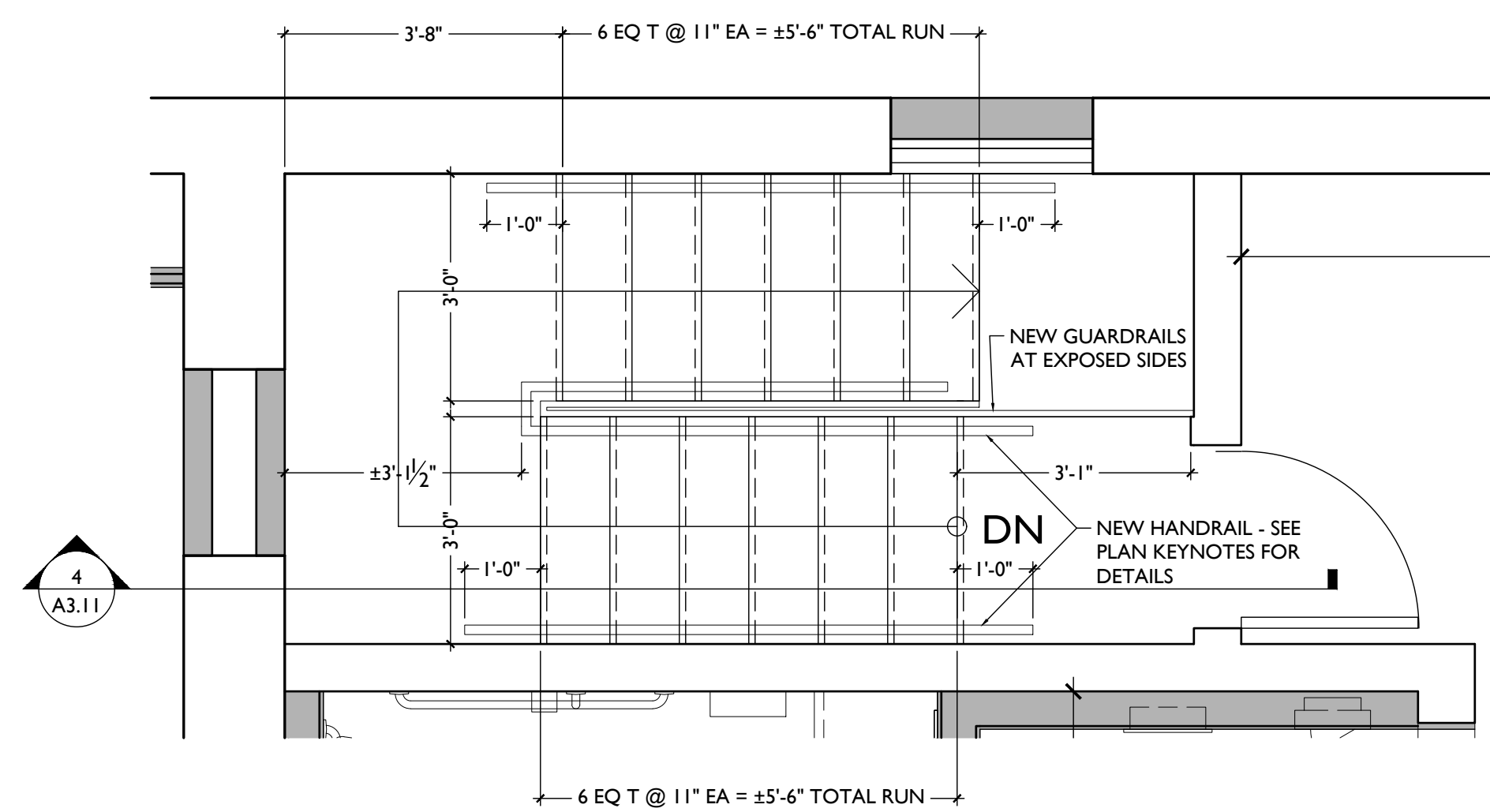
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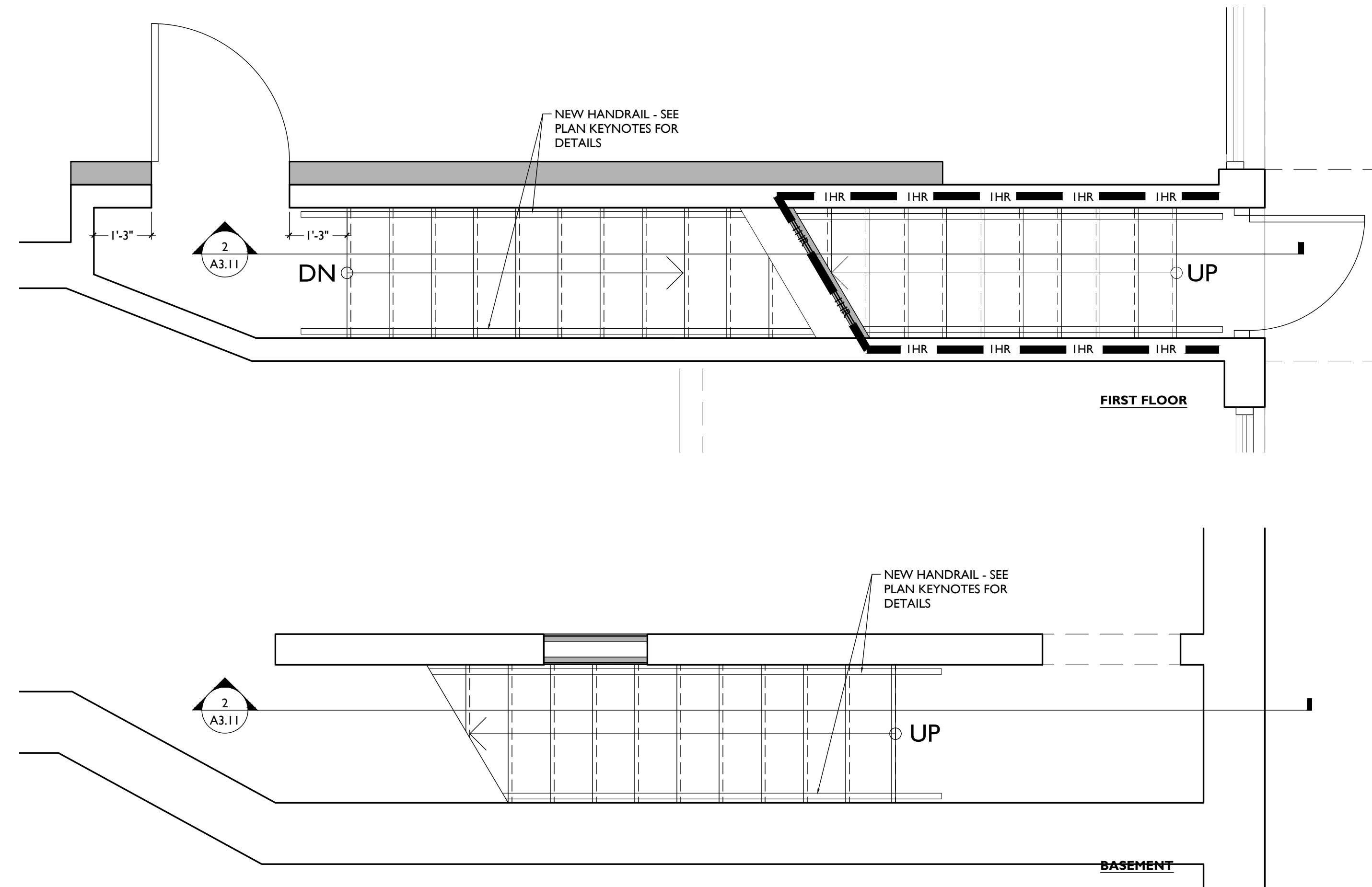
I03 BASEMENT STAIR - SECTION 4



I01 BASEMENT STAIR - SECTION 2



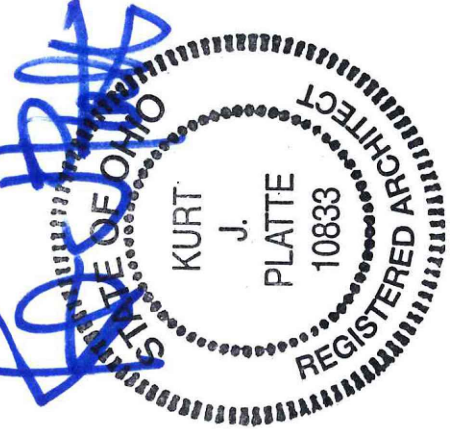
I03 BASEMENT STAIR - ENLARGED PLAN 3



I01 BASEMENT STAIR - ENLARGED PLANS 1

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

STAIR SECTIONS & DETAILS



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Job No: 22013 11.14.2022

TYPICAL UNIT FINISHES SCHEDULE - 101-107 W. MAIN

| PRODUCT NAME | 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 | NEW PREFINISHED FLOORING MANU: WOODWARD FLOORING SPECIES: WHITE OAK FLOORING STAIN COLOR: TIMBER | | |
| 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@DAL TILE.COM 513.702.517.3335 |
| 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 | |
| BATHROOM FLOOR TILE (LUXURY LOFTS) | FL-8 | MANU: DALTILE COLLECTION: KEYSTONE COLOR: D311 MATTE BLACK SIZE: 1" HEX GROUT: MAPEI - 10 BLACK | | DALTILE VICKI MARCH VICKI.MARCH@DAL TILE.COM 513.702.517.3335 |
| WALL TILE | | | | |
| KITCHEN BACKSPLASH TILE (STUDIOS, 1BRS, 2BRS) | WT-1 | MANU: DALTILE COLLECTION: COLOR WHEEL SIZE: 4X4 FINISH: SEMI GLOSS COLOR: WHITE D100 GROUT: MAPEI - 93 WARM GRAY | INSTALL: HORIZONTAL RUNNING BOND, SEE INTERIOR ELEVATIONS | DALTILE VICKI MARCH VICKI.MARCH@DAL TILE.COM 513.702.517.3335 |
| KITCHEN BACKSPLASH TILE | WT-2 | NOT USED | | (USED IN PHASE 1) |
| KITCHEN BACKSPLASH TILE (LUXURY LOFTS) | WT-3 | MANU: DALTILE COLLECTION: REMEDY COLOR: RD20 ELIXIR SIZE: 2 1/2 X 9 1/2 FINISH: GLOSSY GROUT: MAPEI - 93 WARM GRAY | INSTALL: HORIZONTAL STACKED, SEE INTERIOR ELEVATIONS | DALTILE VICKI MARCH VICKI.MARCH@DAL TILE.COM 513.702.517.3335 |
| KITCHEN BACKSPLASH TILE | WT-4 | NOT USED | | (USED IN PHASE 1) |
| 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@DAL TILE.COM 513.702.517.3335 |
| SHOWER TRIM TILE | WT-6 | MANU: DALTILE COLLECTION: LINDEN POINT SIZE: 3 X 12 COLOR: GRIGIO LP21 GROUT: MATCH FL-3 | INSTALL: VERTICAL STACKED, SEE INTERIOR ELEVATIONS | DALTILE VICKI MARCH VICKI.MARCH@DAL TILE.COM 513.702.517.3335 |
| PAINT | | | | |
| GENERAL PAINT | PT-1 | MANU: SHERWIN WILLIAMS COLLECTION: EMERALD INTERIOR LATEX PAINT COLOR: SW 7004 SNOWBOUND | WALL FINISH: SATIN BASE,TRIM, MILLWORK FINISH: SEMI-GLOSS CEILING FINISH: FLAT | SHERWIN WILLIAMS ANGELA JULIAN ANGIEJULIAN@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 ANGIEJULIAN@SHERWIN.COM 317.714.5610 |
| EXTERIOR PAINT | | SEE A8.00 FOR EXTERIOR PAINT COLORS | | |
| 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@DAL TILE.COM 513.702.517.3335 |
| TYPICAL NEW PAINTED WOOD BASE | WB-3 | MANU: CONTRACTOR PROVIDED 1X6 POPLAR W/ TOE HOLDING 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 MALLENG@LGHAUSYS.COM 513.214.9939 |
| COUNTERTOP | SS-2 | MANUF: LG VIATERA FINISH: MUSICA COLLECTION, ADAGIO GOLD SIZE: 2.5 CM PROFILE: EASED EDGE | LUXURY LOFTS | LG HAUSYS MICHELLE ALLEN MALLENG@LGHAUSYS.COM 513.214.9939 |
| CASEGOODS | | | | |
| CABINETS (STUDIOS, 1BRS, 2BRS) | CG-1 | MANUF: SMART CABINETS DOOR STYLE: SUMMIT MAPLE, FULL OVERLAY FINISH: STAIN - SILVERGRASS | DOOR PULLS - MANU: LIBERTY HARDWARE COLLECTION: 5" STARK MODERN PULL FINISH: BLACK | SMART CABINETS SALES@SMARTCABINETS.COM 574.831.5010 |
| CABINETS (LUXURY LOFTS) | CG-2 | MANUF: SMART CABINETS EDGE PROFILE: DECO MAPLE, FULL OVERLAY FINISH: STAIN - SILVERGRASS | DOOR PULLS: MANU: LIBERTY HARDWARE COLLECTION: CITATION II PULL 5" CENTER-TO-CENTER PN6505-110-C FINISH: STAINLESS | SMART CABINETS SALES@SMARTCABINETS.COM 574.831.5010 |
| GLASS | | | | |
| MIRROR | GL-1 | MANU: MDC COLLECTION: INDUSTRIAL STEEL BLACK MIRROR, STEEL CORNERS SIZE: 30 X 40 - TBD FINISH: BRUSHED BLACK STAINLESS STEEL | | MDC CHRISSY VAN WINKEL CVANWINKLE@MDCWALL.COM 513.668.7283 |
| GLASS SHOWER ENCLOSURE | GL-2 | MANU: BASCO COLLECTION: CELESTA FRAMELESS 1/2" GLASS SWING DOOR & PANEL SHOWER DOOR W/ PULL AND THROUGH-THE-GLASS TOWEL BAR FINISH: CHROME | | |

| WINDOW TREATMENTS | | | | |
|--------------------------|------|--|--|--|
| ROLLED SHADE | SH-1 | MANU: SPW 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: FINISH: BLACK 371 1D-15BFU MAILBOX - 11 DOOR HIGH RECESSED MOUNTED 4C HORIZONTAL MAILBOX WITH 15 DOORS AND 1 PARCEL LOCKER IN BLACK WITH USPS ACCESS - FRONT-LOADING (QUANTITY:1) 371 12-2PBFU PARCEL BOX - 11 DOOR HIGH RECESSED MOUNTED 4C HORIZONTAL PARCEL LOCKER WITH 2 PARCEL LOCKERS IN BLACK WITH USPS ACCESS - FRONT-LOADING (QUANTITY: 1) | | WWW.MAILBOXES.COM |

RESIDENTIAL LOBBY

| MATERIAL/LOCATION | CODE | DESCRIPTION | NOTES | SOURCE |
|------------------------|-------|--|--|--|
| FLOORING | | | | |
| TYPICAL CEILING PAINT | PT-1 | MANU: SHERWIN WILLIAMS COLLECTION: EMERALD INTERIOR LATEX PAINT COLOR: SW 7004 SNOWBOUND FINISH: FLAT | TIN CEILING TO REMAIN, PAINT | SHERWIN WILLIAMS ANGELA JULIAN ANGIEJULIAN@SHERWIN.COM 317.714.5610 |
| TYPICAL WALL PAINT | PT-10 | SHERWIN WILLIAMS - SW6253 OLYMPUS WHITE COLLECTION: EMERALD INTERIOR LATEX PAINT | WALL FINISH: SATIN BASE,TRIM, MILLWORK FINISH: SEMI-GLOSS CEILING FINISH: FLAT | SHERWIN WILLIAMS ANGELA JULIAN ANGIEJULIAN@SHERWIN.COM 317.714.5610 |
| TYPICAL FLOORING | FL-1 | SEE FINISH PLAN AND FINISH SCHEDULE | | |
| WALLCOVERING | WC-1 | MANUFACTURER: MOMENTUM WALLCOVERING COLLECTION: TBD | LOCATIONS INDICATED ON FINISH PLAN | |
| TYPICAL BATHROOM FLOOR | FL-5 | MANU: DALTILE COLLECTION: KEYSTONE SIZE: 1" HEX COLOR: D16K WHITE WITH MATTE BLACK ROSETTE GROUT: MAPEI - 10 BLACK | | |

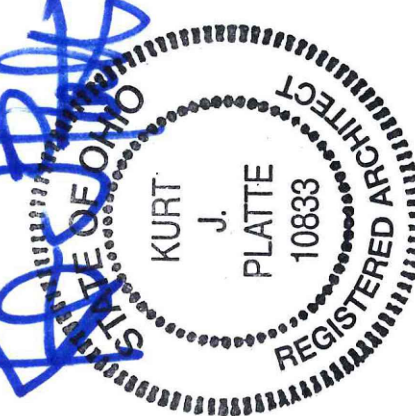
TYPICAL STAIRHALL FINISHES SCHEDULE

| 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 | | SEE FINISH PLAN | | |
| 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 ANGIEJULIAN@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 ANGIEJULIAN@SHERWIN.COM 317.714.5610 |

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 | IN LOCATIONS WHERE EXISTING TIN CEILING REMAINS, PAINT | |
| TYPICAL WALL PAINT | PT-1 | SEE UNIT FINISH SCHEDULE FOR SPEC | | |
| TYPICAL FLOORING | | SEE FINISH PLAN FOR SPEC | | |
| 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@DAL TILE.COM 513.702.517.3335 |
| TYPICAL BATHROOM VANITY CASEWORK | CG-3 | MANUF: SMART CABINETS STYLE: HANGING ADA SINK BASE MAPLE, FULL OVERLAY FINISH: STAIN - SILVERGRASS | | SMART CABINETS SALES@SMARTCABINETS.COM 574.831.5010 |

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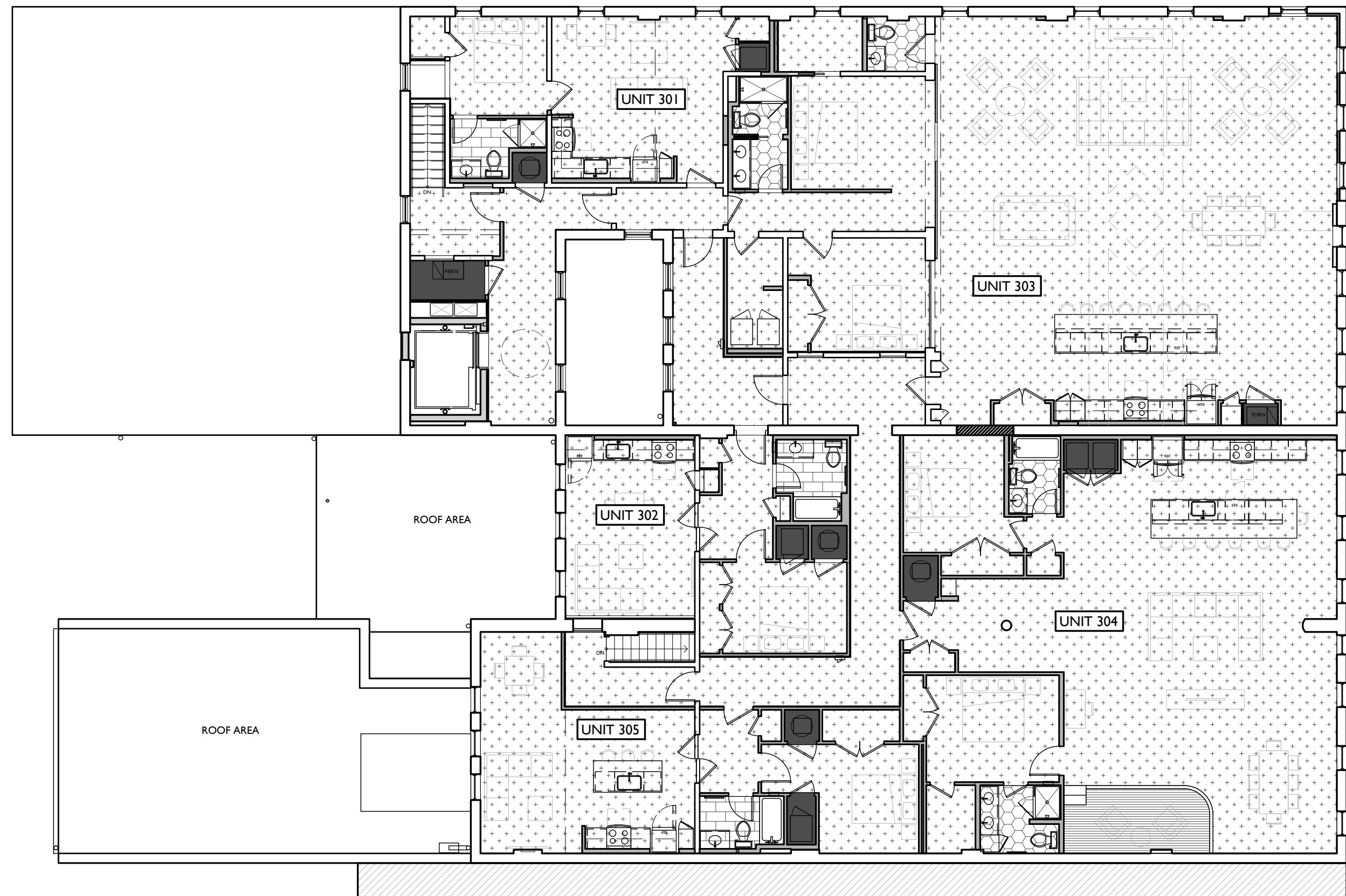
Revisions

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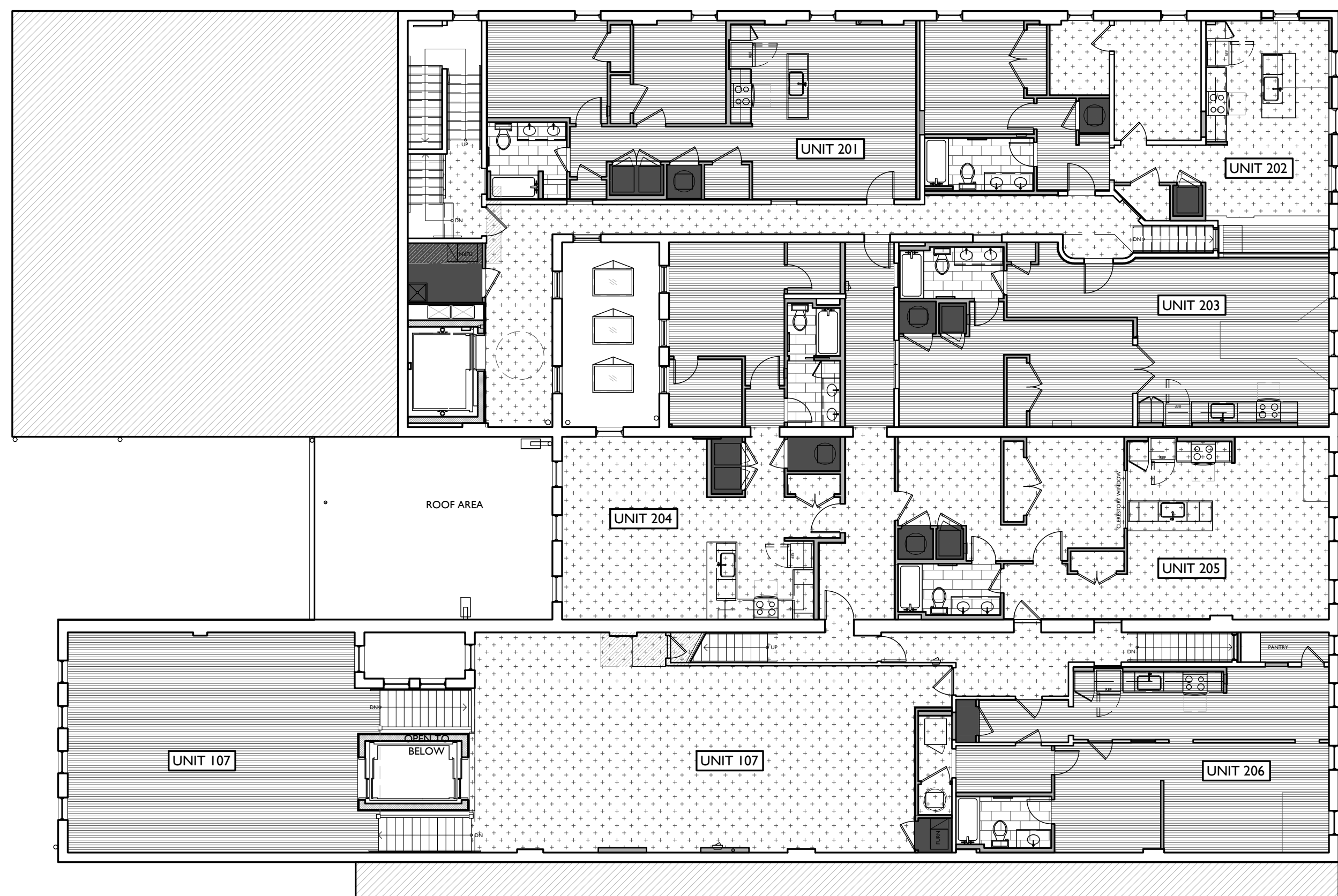
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Job No: 22013 11.14.2022

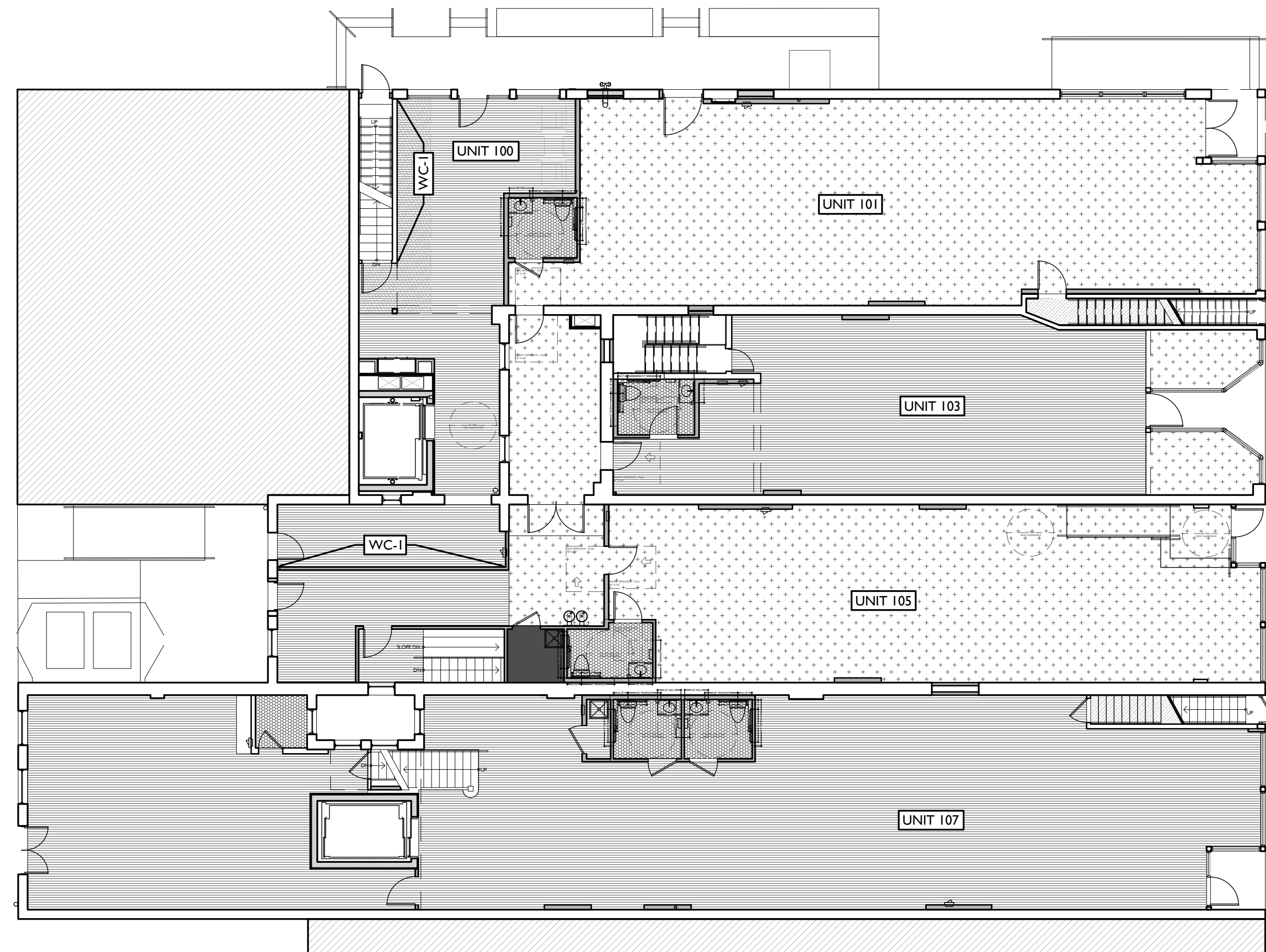
A4.00



SCALE: 3/32" = 1'-0" THIRD FLOOR 3



SCALE: 3/32" = 1'-0" SECOND FLOOR 2

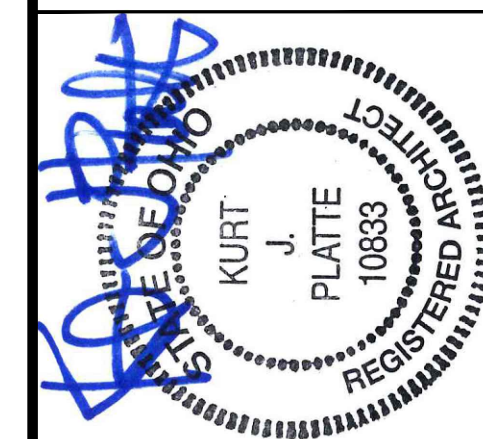


SCALE: 3/32" = 1'-0" FIRST FLOOR 1

FINISH FLOOR PLANS

FLOOR FINISH LEGEND (SEE FINISH SCHEDULES A4.00-A4.02 FOR DETAILS)

| | |
|--|---|
| | FL-1 EXG HISTORIC FINISH FLOORS TO REMAIN |
| | FL-2 NEW WOOD FLOORS |
| | FL-3 RESIDENTIAL RESTROOMS |
| | FL-5 COMMERCIAL RESTROOMS |
| | FL-6 EXG HISTORIC SUBFLOORS TO REMAIN |
| | FL-7 RESIDENTIAL LAUNDRY/ MECH ROOMS BUILDING STORAGE ROOMS |
| | FL-8 RESIDENTIAL LUXURY LOFT BATHROOM FLOORING |



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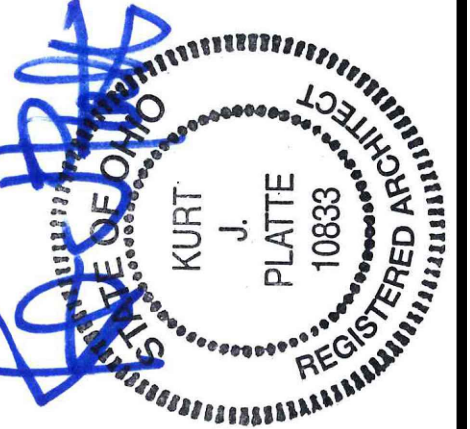
A4.01

| 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 - STEEL 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 |

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

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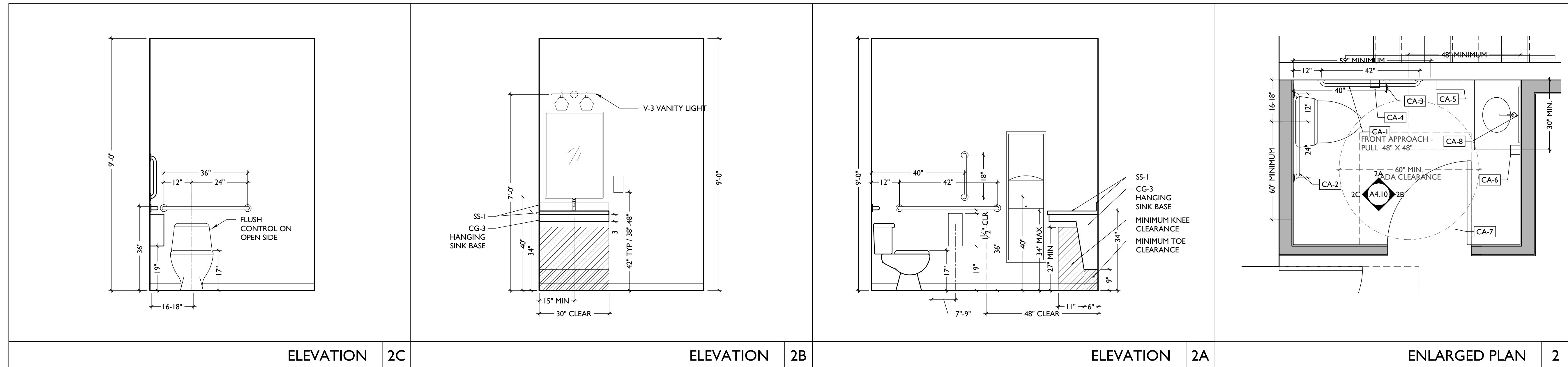
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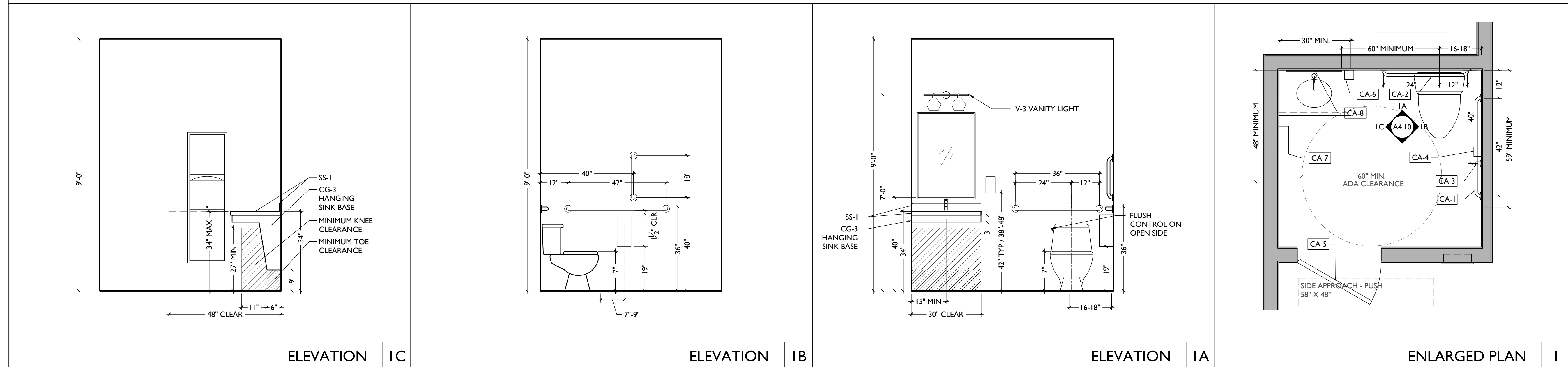
KURT PLATTE 10833
EXP DATE 12.31.2023
Progress Dates
10/12/2022 OWNER REVIEW
11/11/2022 BID AND PERMIT

Revisions

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



SCALE: 1/2" = 1'-0" ENLARGED COMMERCIAL BATHROOM PLAN & INTERIOR ELEVATIONS - UNIT 103



SCALE: 1/2" = 1'-0" ENLARGED COMMERCIAL BATHROOM PLAN & INTERIOR ELEVATIONS - UNIT 101

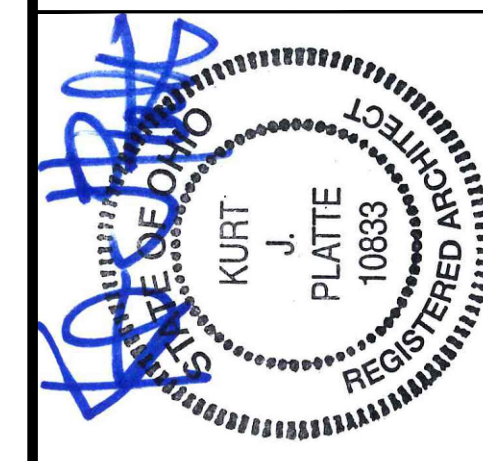
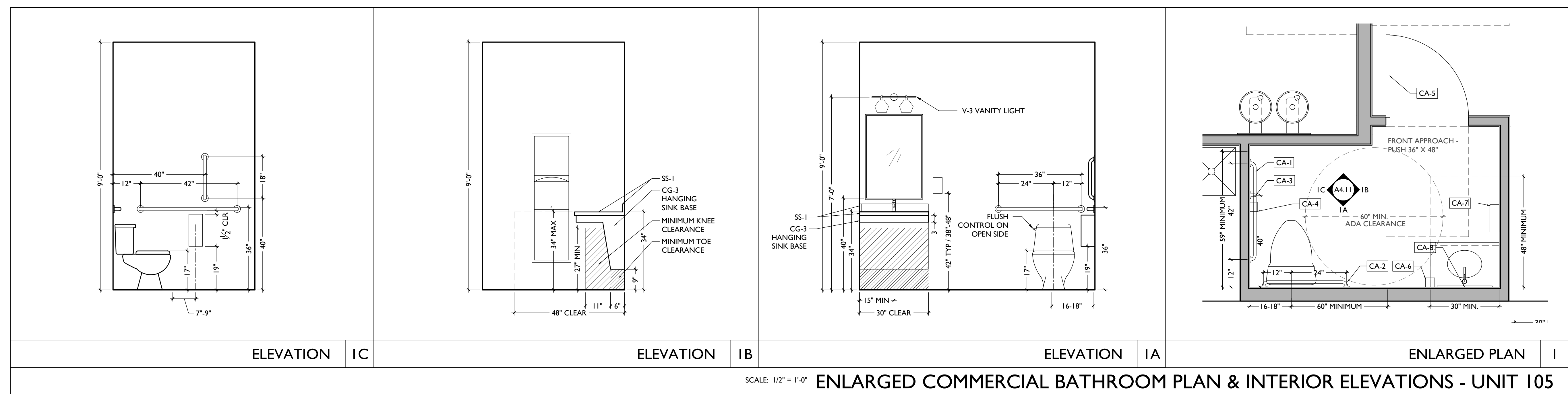
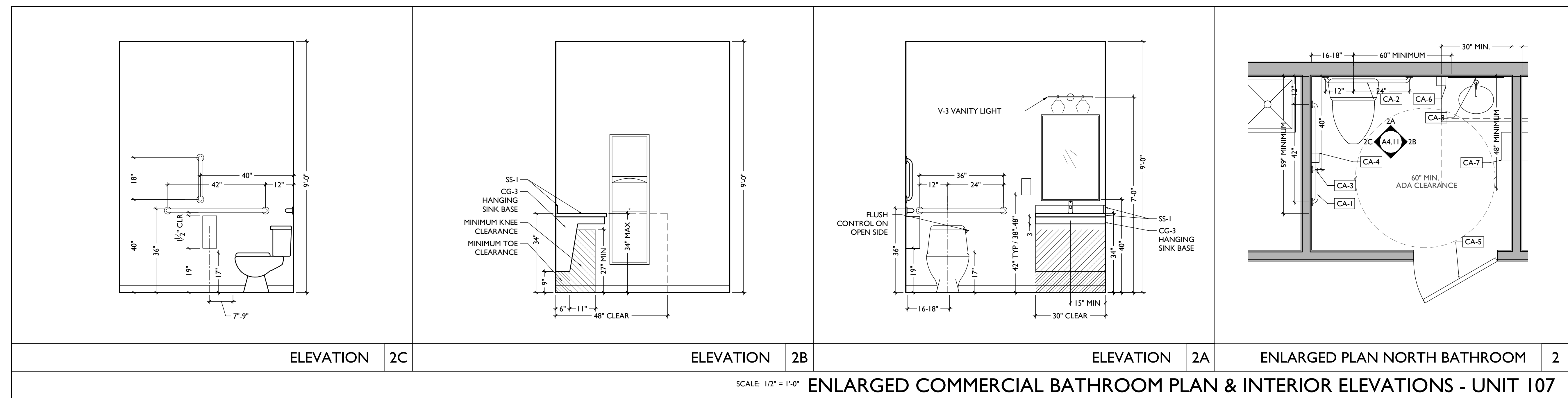
PROPOSED PROJECT:
**RENOVATION FOR
101-107 W. MAIN ST.**
VAN WERT, OH 45891
VAN WERT REDEVELOPMENT, PHASE 2

Job No: 22013 11.14.2022

A4.10

| 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 - STEEL 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 |

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



KURT PLATTE 10833
EXP DATE 12.31.2023

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

Revisions

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

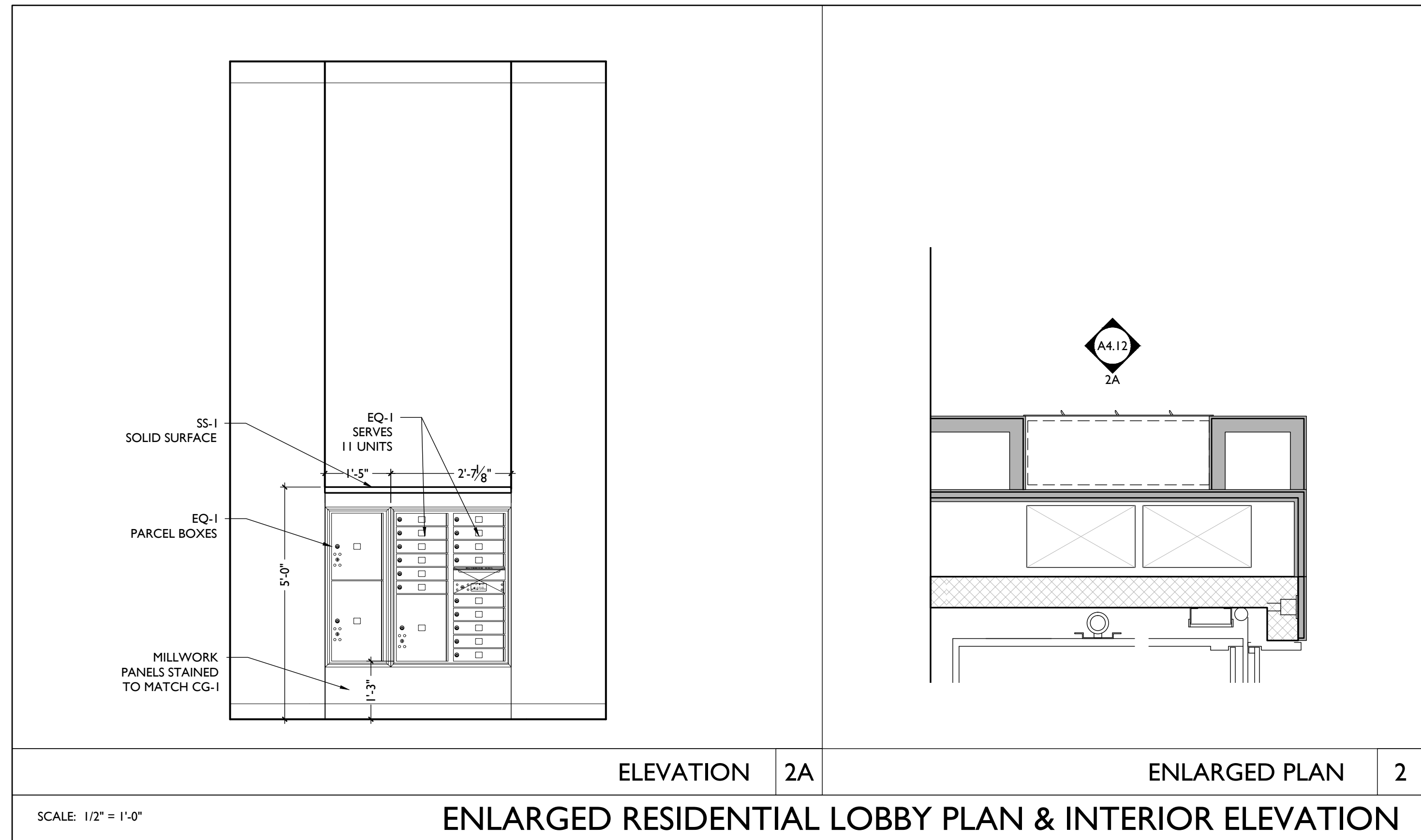
PROPOSED PROJECT:
**RENOVATION FOR
101-107 W. MAIN ST.**
VAN WERT, OH 45891
VAN WERT REDEVELOPMENT, PHASE 2

Job No: 22013 11.14.2022

A4.11

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architecture + design

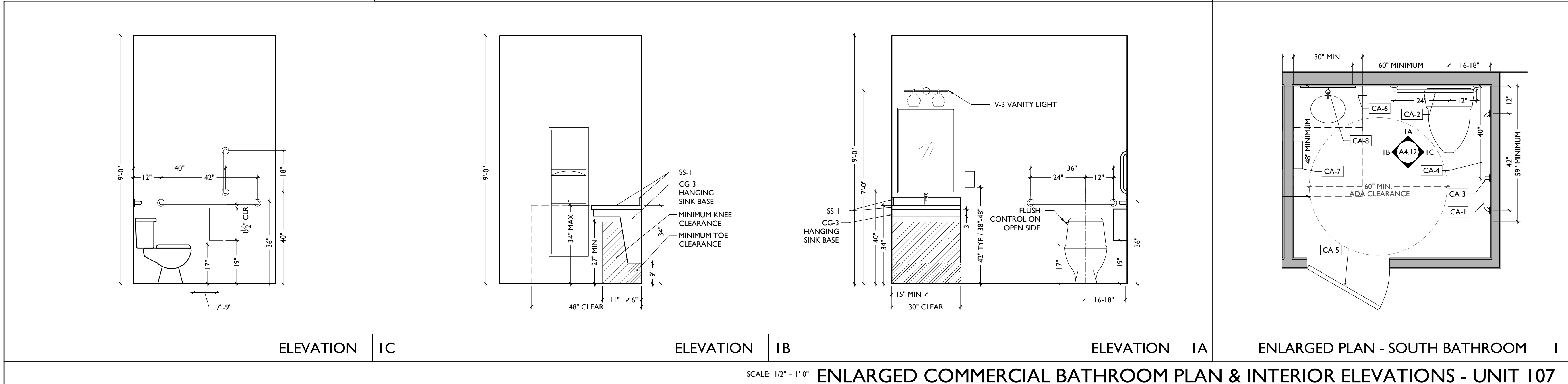
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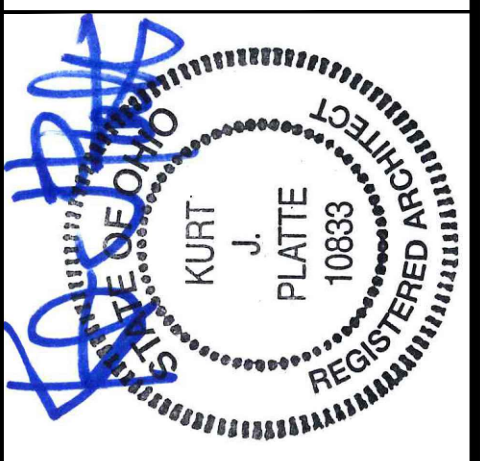
ENLARGED RESIDENTIAL LOBBY PLAN & INTERIOR ELEVATION

| 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 - STEEL 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 |

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 COMMERCIAL BATHROOM PLAN & INTERIOR ELEVATIONS - UNIT 107



KURT PLATTE 10833
 EXP DATE 12.31.2023

Progress Dates
 10/12/2022 OWNER REVIEW
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Revisions

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

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

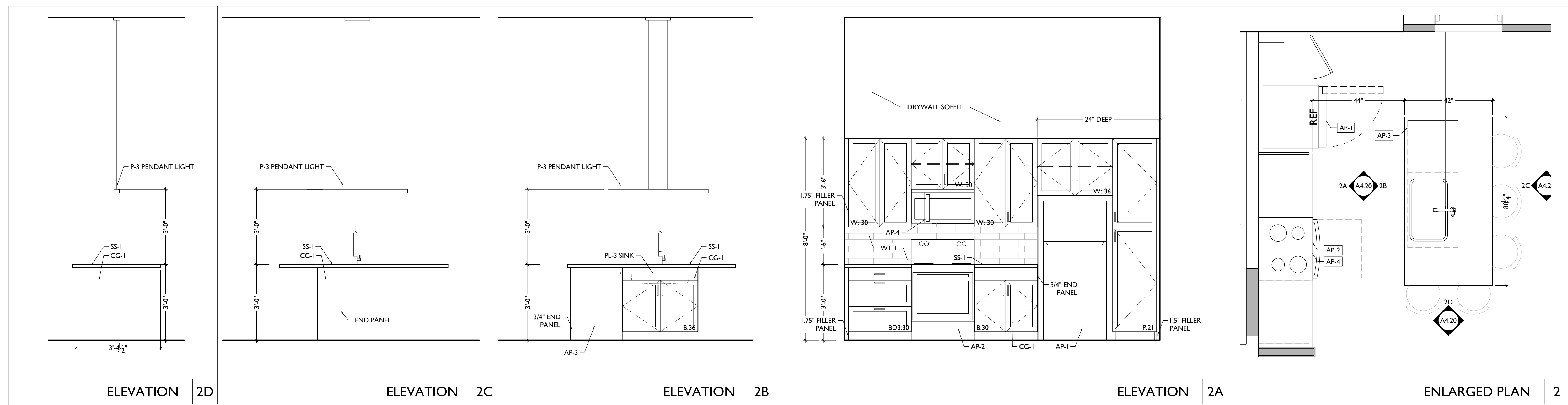
Job No: 22013 11.14.2022

A4.12

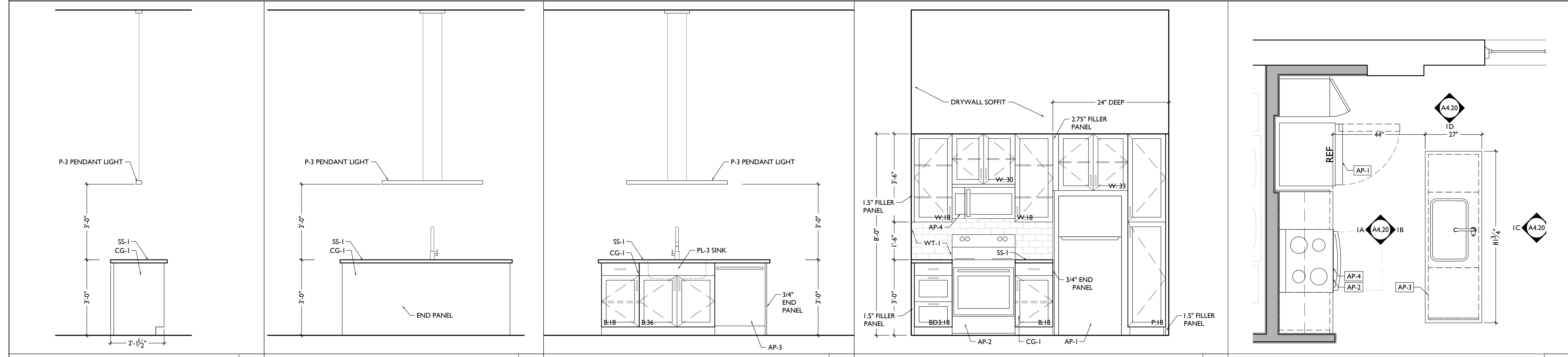
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| APPLIANCE SCHEDULE | | | | |
|--------------------|------------------------------------|---|------------------------------|-------|
| CODE | ITEM/ LOCATION | DESCRIPTION | FINISH | NOTES |
| AP-1 | REFRIGERATOR (STUDIOS, 1BRS, 2BRS) | MANU: GE COLLECTION: 17.5 CU. FT. TOP FREEZER REFRIGERATOR GIE19G5NRSS 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 JYM6172SKSS | 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 | |



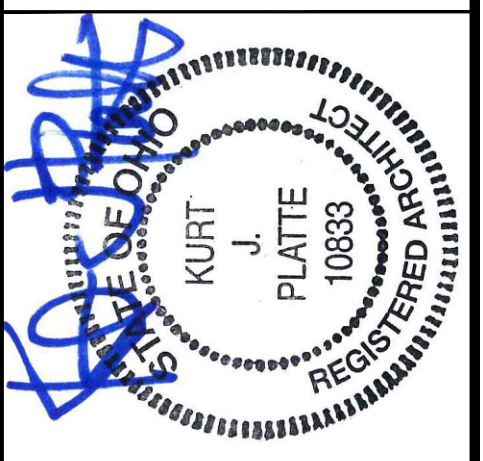
SCALE: 1/2" = 1'-0" ENLARGED KITCHEN PLAN & INTERIOR ELEVATIONS - UNIT 202



SCALE: 1/2" = 1'-0" ENLARGED KITCHEN PLAN & INTERIOR ELEVATIONS - UNIT 201

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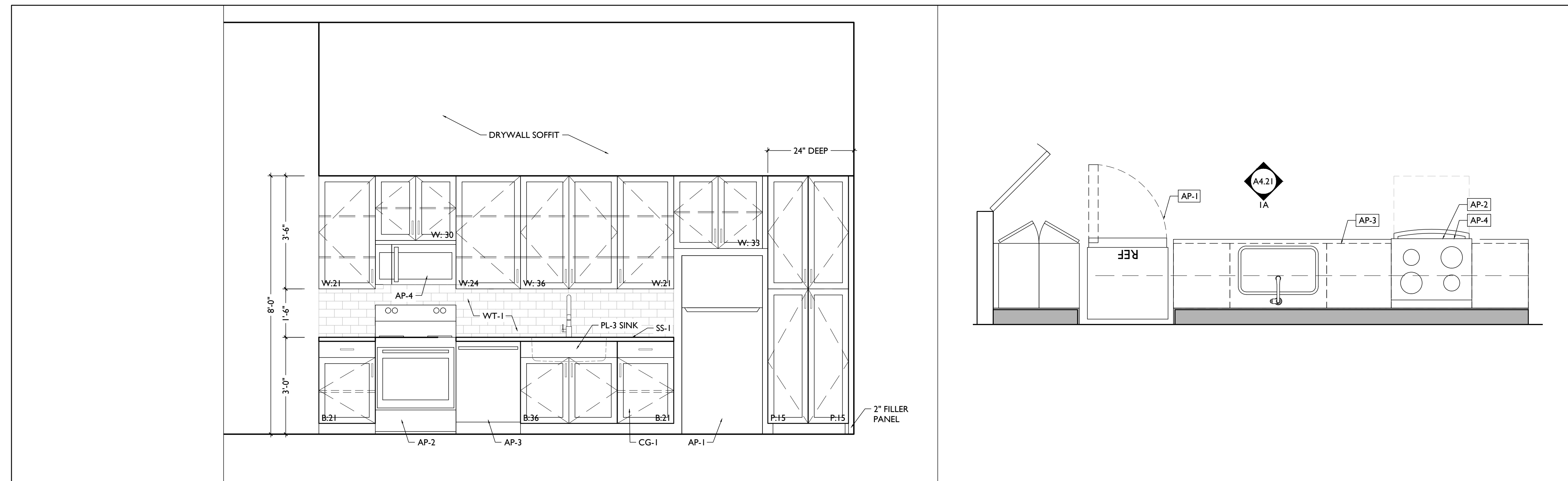
KURT PLATTE 10833
EXP DATE 12.31.2023
Progress Dates
10/12/2022 OWNER REVIEW
11/11/2022 BID AND PERMIT
Revisions
Design Team:
AS, CZ
Drawn by:
CZ, BR

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

Job No: 22013 11.14.2022

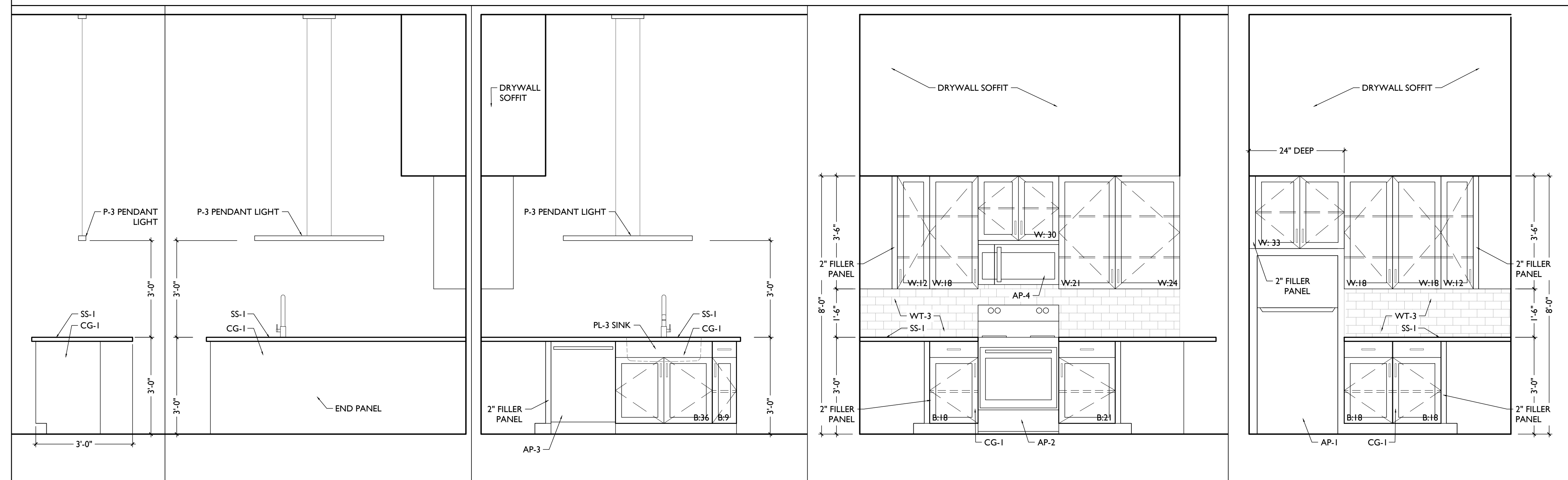
A4.20

| APPLIANCE SCHEDULE | | | | |
|--------------------|------------------------------------|---|------------------------------|-------|
| CODE | ITEM/ LOCATION | DESCRIPTION | FINISH | NOTES |
| AP-1 | REFRIGERATOR (STUDIOS, 1BRS, 2BRS) | MANU: GE COLLECTION: 17.5 CU. FT. TOP FREEZER REFRIGERATOR GIE19G5NRSS 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 | |
| AP-7 | REFRIGERATOR (LUXURY LOFT) | MANU: GE COLLECTION: 28.7 CU. FT. STANDARD-DEPTH FRENCH DOOR REFRIGERATOR GNE29GYNFS INTERNAL ICE-MAKER | STAINLESS | |
| AP-8 | RANGE (LUXURY LOFT) | MANU: GE COLLECTION: FREESTANDING 30" ELECTRIC RANGE JS760SPSS | STAINLESS | |



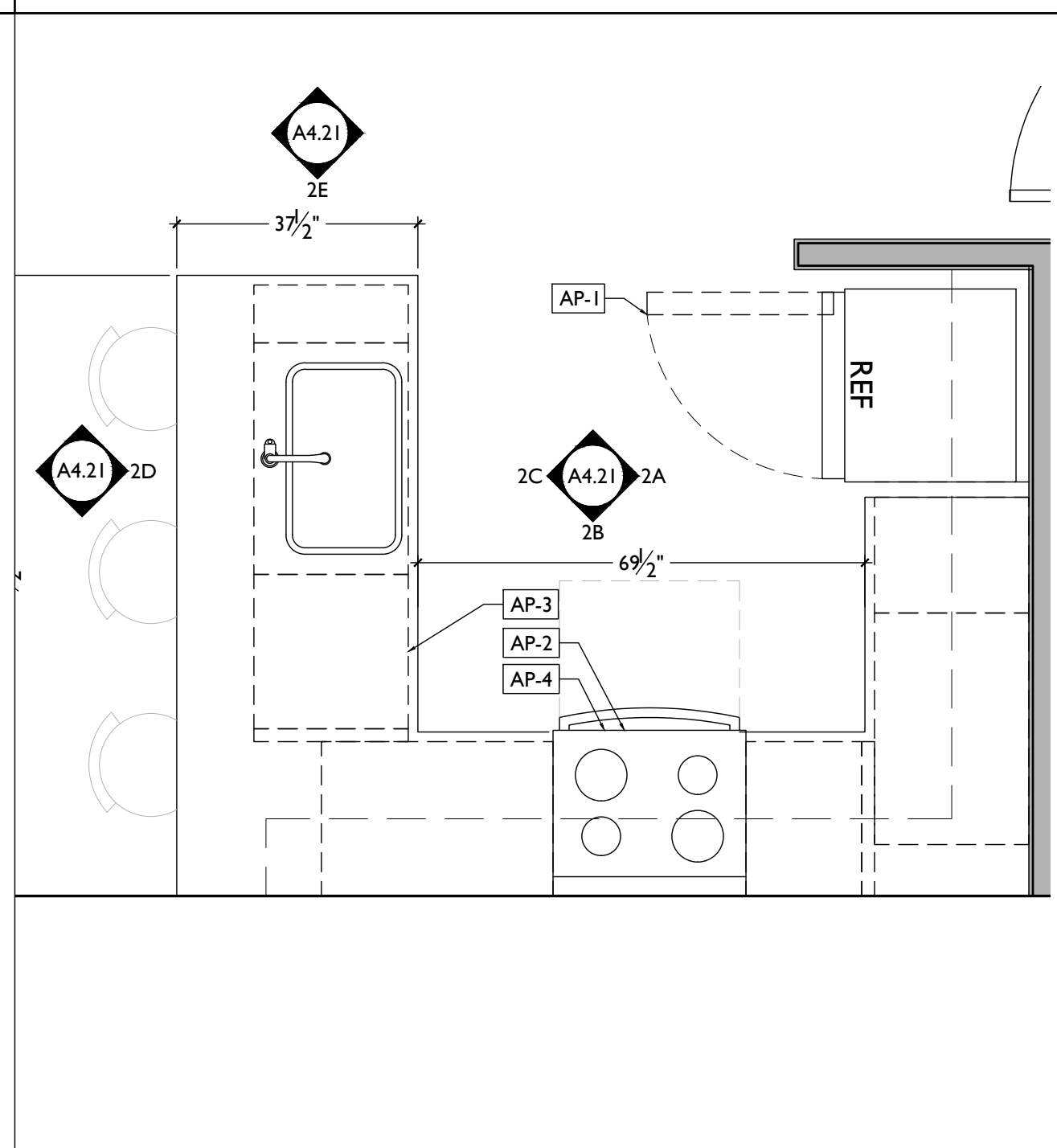
ELEVATION IA ENLARGED PLAN I

SCALE: 1/2" = 1'-0" ENLARGED KITCHEN PLAN & INTERIOR ELEVATIONS - UNIT 203



ELEVATION 2E ELEVATION 2D ELEVATION 2C ELEVATION 2B

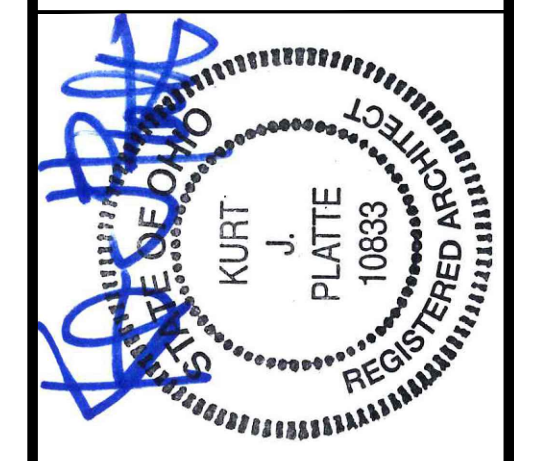
SCALE: 1/2" = 1'-0" ENLARGED KITCHEN PLAN & INTERIOR ELEVATIONS - UNIT 204



ENLARGED PLAN 2

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Revisions

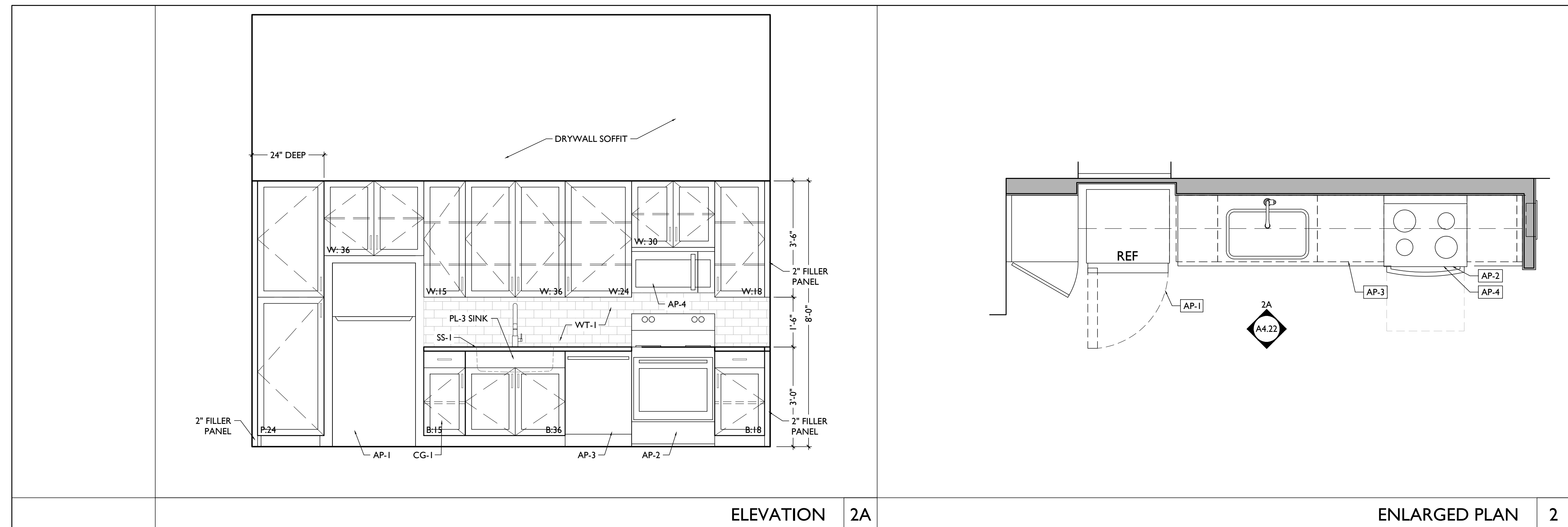
Design Team:
AS, CZ
Drawn by:
CZ, BR

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

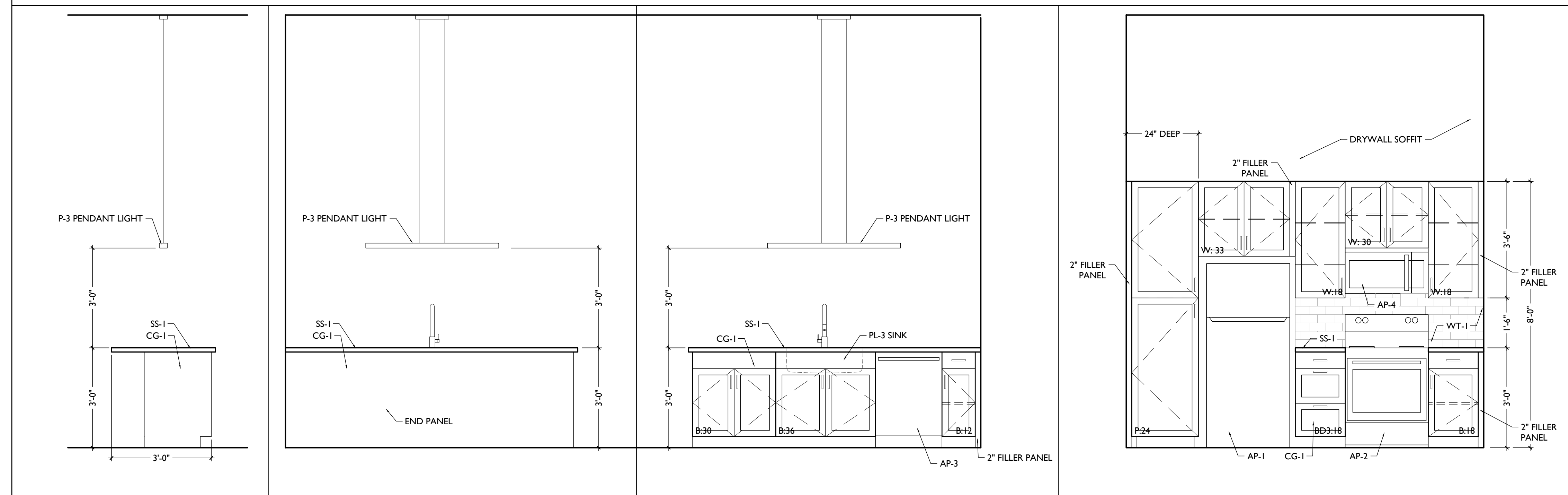
Job No: 22013 11.14.2022

A4.21

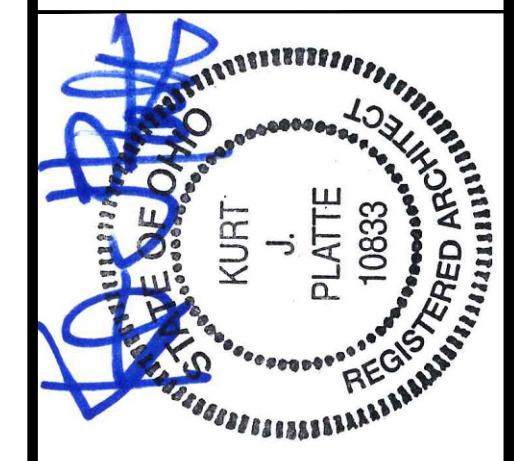
| APPLIANCE SCHEDULE | | | | |
|--------------------|------------------------------------|---|------------------------------|-------|
| CODE | ITEM/ LOCATION | DESCRIPTION | FINISH | NOTES |
| AP-1 | REFRIGERATOR (STUDIOS, 1BRS, 2BRS) | MANU: GE COLLECTION: 17.5 CU. FT. TOP FREEZER REFRIGERATOR GIE19G5NRSS 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 JVM61725KSS | 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 | |
| AP-7 | REFRIGERATOR (LUXURY LOFT) | MANU: GE COLLECTION: 28.7 CU. FT. STANDARD-DEPTH FRENCH DOOR REFRIGERATOR GNE29GYNFS INTERNAL ICE-MAKER | STAINLESS | |
| AP-8 | RANGE (LUXURY LOFT) | MANU: GE COLLECTION: FREESTANDING 30" ELECTRIC RANGE JS7605PSS | STAINLESS | |



ELEVATION 2A ENLARGED PLAN 2
SCALE: 1/2" = 1'-0" ENLARGED KITCHEN PLAN & INTERIOR ELEVATIONS - UNIT 206



ELEVATION ID ELEVATION IC ELEVATION IB ENLARGED PLAN I
SCALE: 1/2" = 1'-0" ENLARGED KITCHEN PLAN & INTERIOR ELEVATIONS - UNIT 205



KURT PLATTE 10833
EXP DATE 12.31.2023
Progress Dates
10/12/2022 OWNER REVIEW
11/11/2022 BID AND PERMIT
Revisions
Design Team:
AS, CZ
Drawn by:
CZ, BR

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

Job No: 22013 11.14.2022

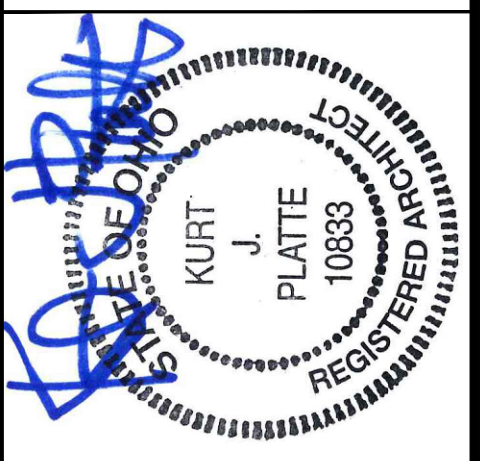
A4.22

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| APPLIANCE SCHEDULE | | | | |
|--------------------|------------------------------------|---|------------------------------|-------|
| CODE | ITEM/LOCATION | DESCRIPTION | FINISH | NOTES |
| AP-1 | REFRIGERATOR (STUDIOS, 1BRS, 2BRS) | MANU: GE COLLECTION: 17.5 CU. FT. TOP FREEZER REFRIGERATOR GIE19G5NRSS 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 JVM61725KSS | 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 | |
| AP-7 | REFRIGERATOR (LUXURY LOFT) | MANU: GE COLLECTION: 28.7 CU. FT. STANDARD-DEPTH FRENCH DOOR REFRIGERATOR GNE29GYNFS INTERNAL ICE-MAKER | STAINLESS | |
| AP-8 | RANGE (LUXURY LOFT) | MANU: GE COLLECTION: FREESTANDING 30" ELECTRIC RANGE JS760SPSS | STAINLESS | |
| AP-9 | DRINK FRIDGE (LUXURY LOFT) | MANU: GE COLLECTION: PROFILE SERIES BEVERAGE CENTER # PVS06BSPSS | STAINLESS | |

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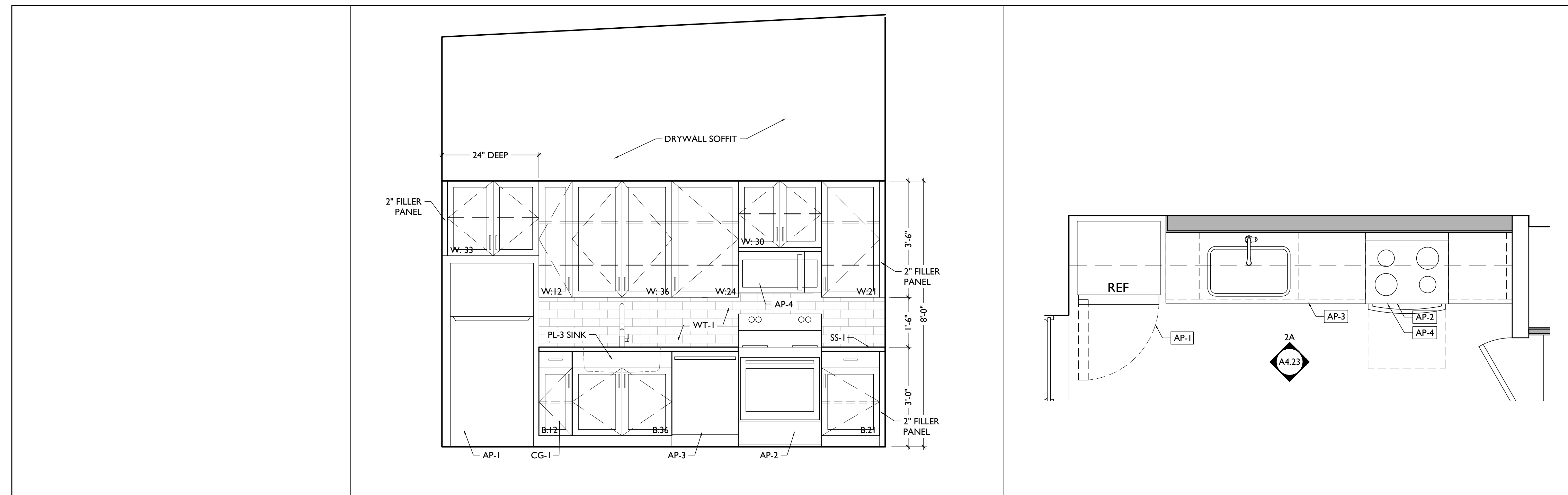


KURT PLATTE 10833
EXP DATE 12.31.2023

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

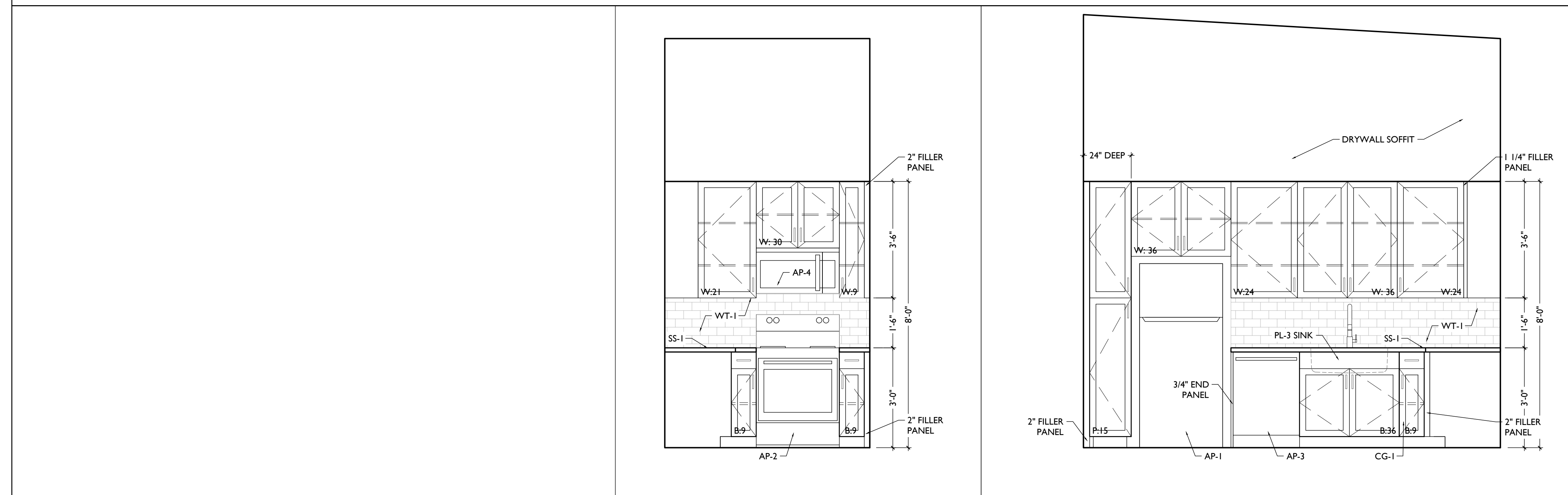
Revisions

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



ELEVATION 2A ENLARGED PLAN 2

SCALE: 1/2" = 1'-0" ENLARGED KITCHEN PLAN & INTERIOR ELEVATIONS - UNIT 302



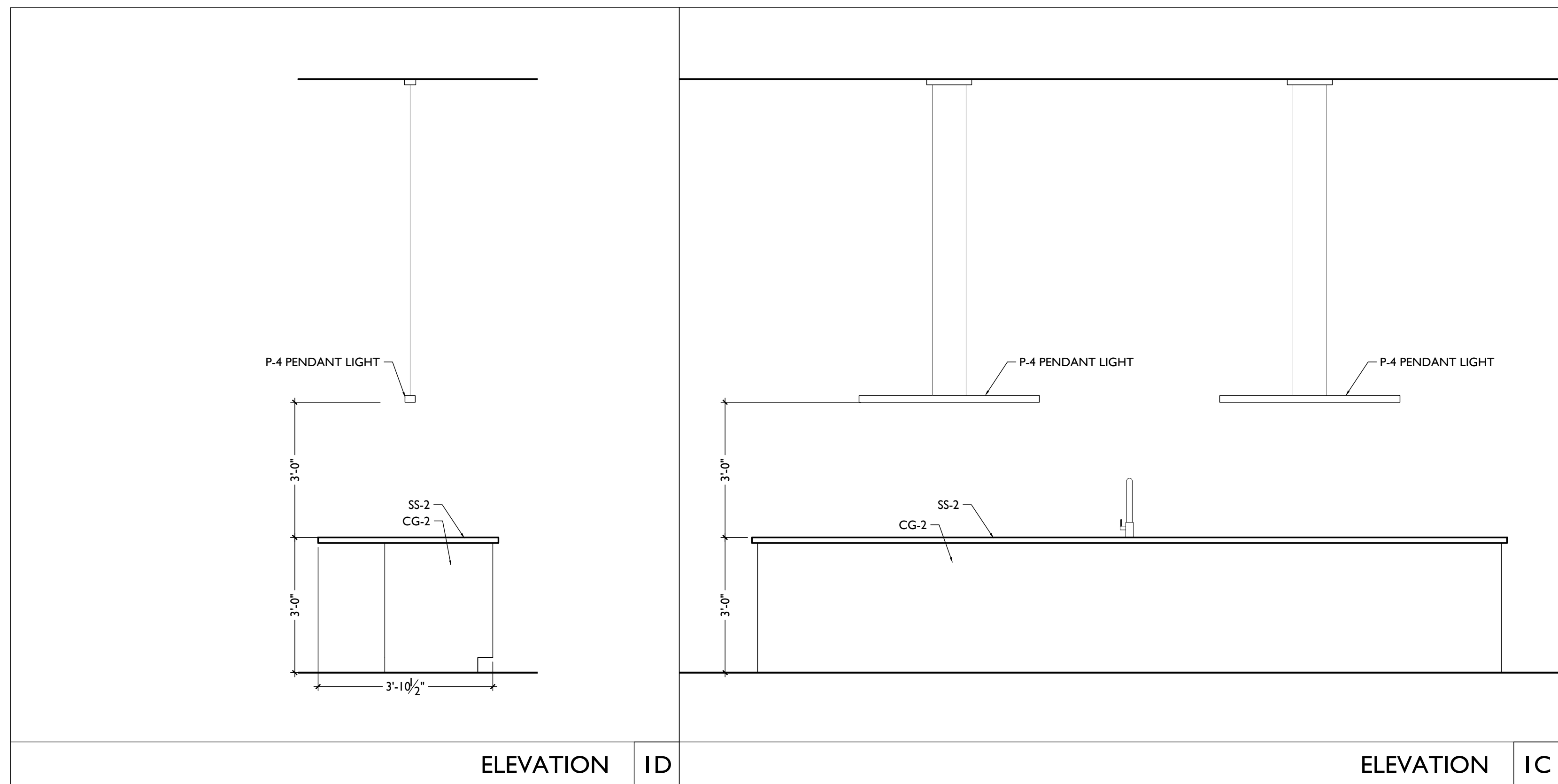
ELEVATION 1B ENLARGED PLAN 1

SCALE: 1/2" = 1'-0" ENLARGED KITCHEN PLAN & INTERIOR ELEVATIONS - UNIT 301

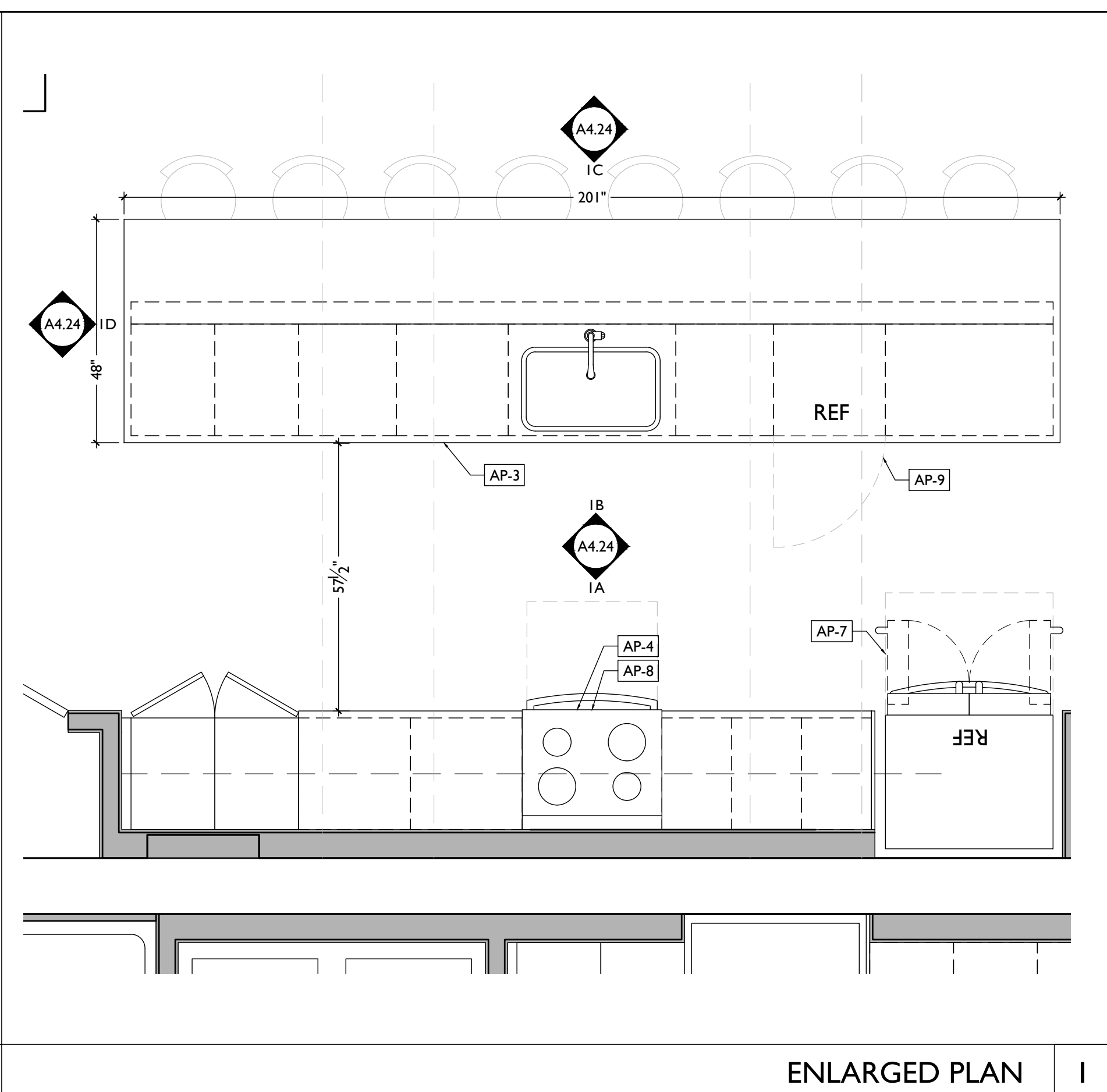
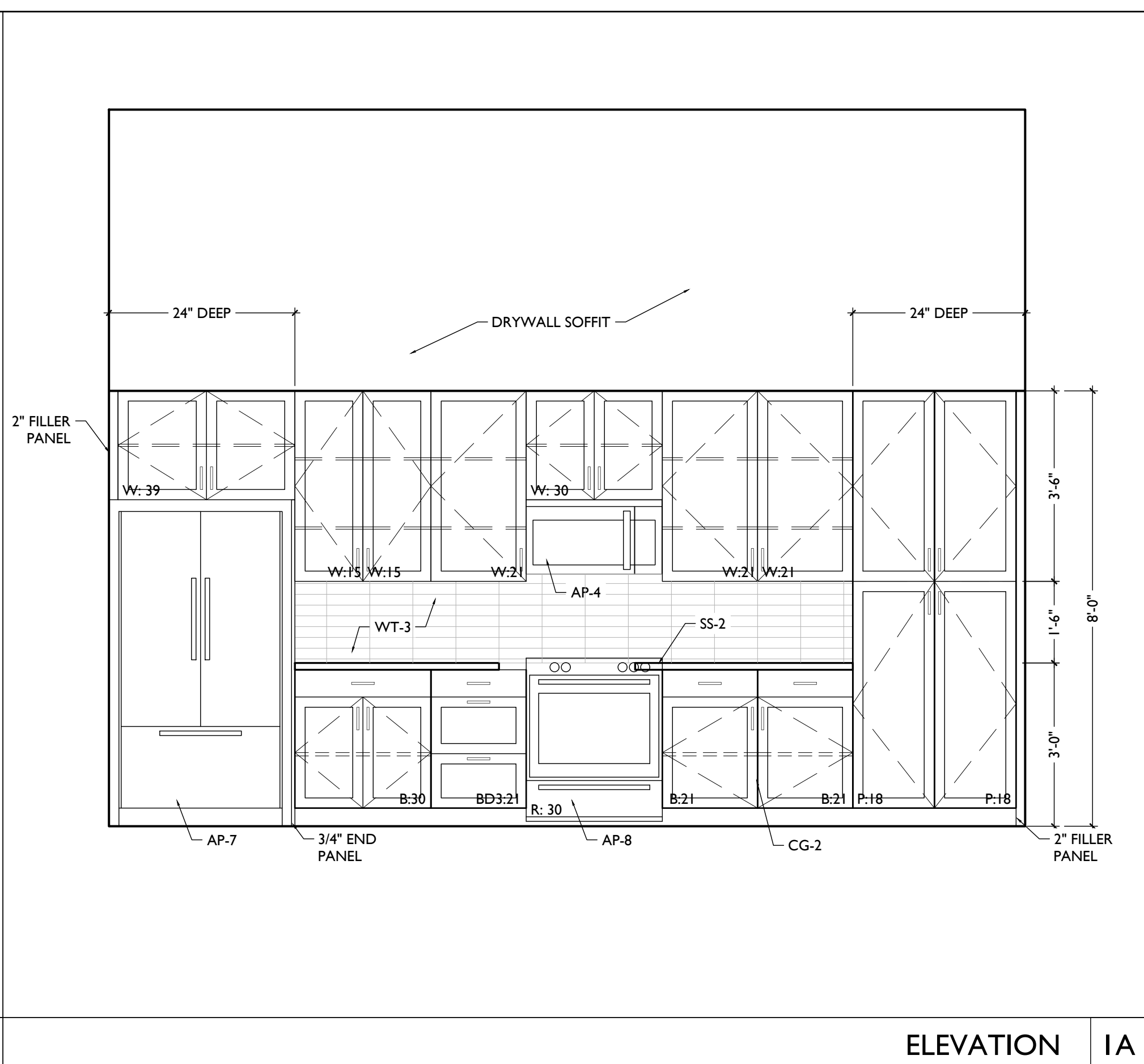
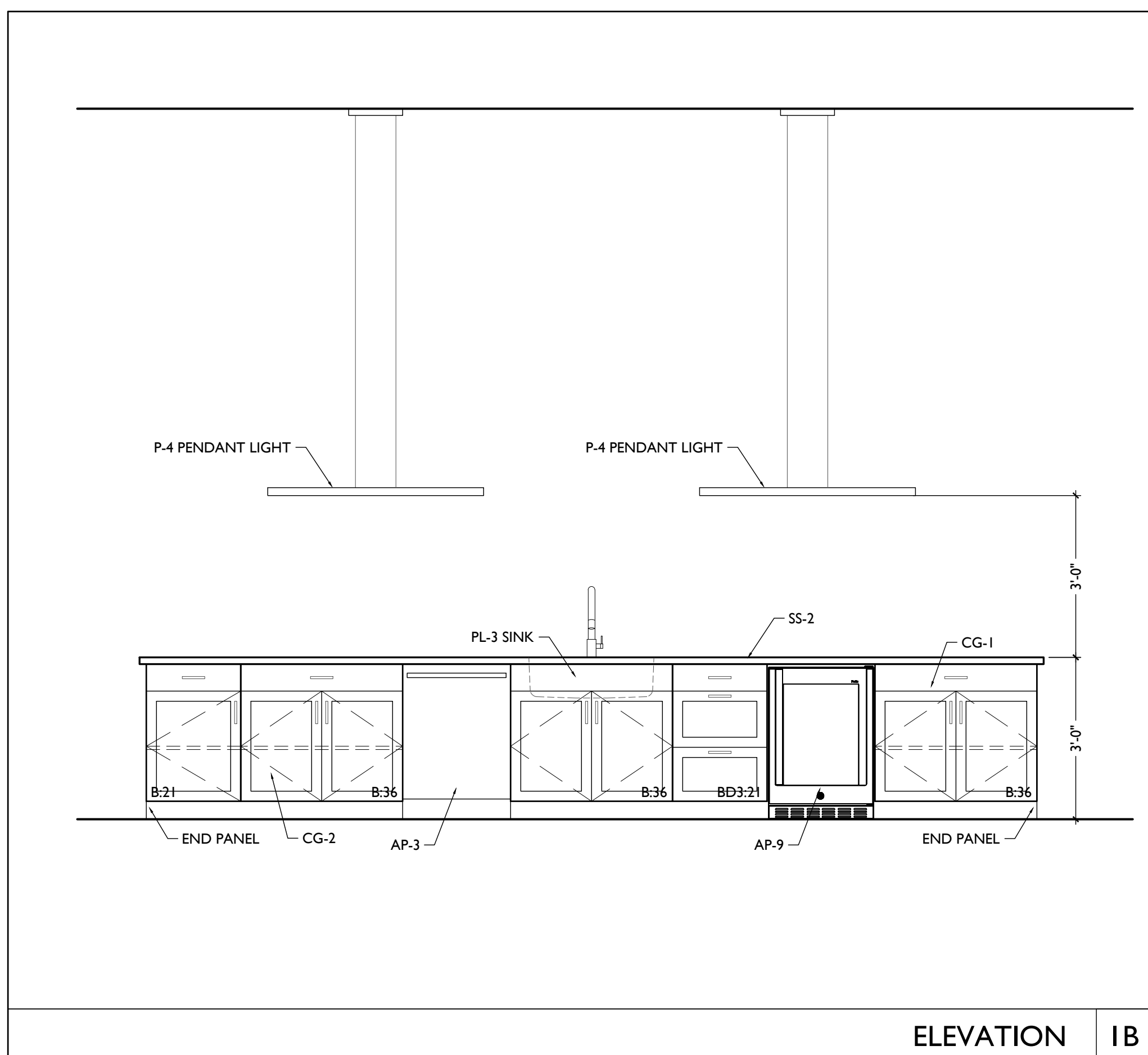
PROPOSED PROJECT:
RENOVATION FOR
101-107 W. MAIN ST.
VAN WERT, OH 45891
VAN WERT REDEVELOPMENT, PHASE 2

Job No: 22013 11.14.2022

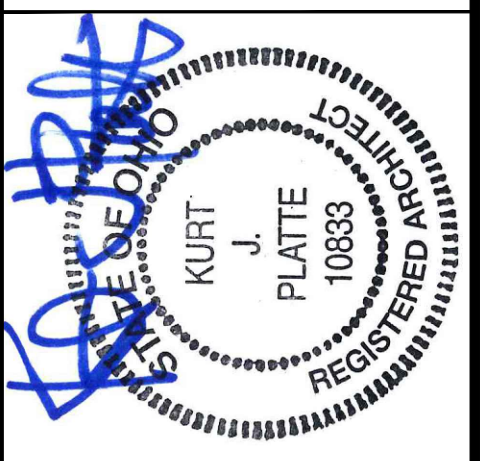
A4.23



| APPLIANCE SCHEDULE | | | | |
|--------------------|------------------------------------|---|------------------------------|-------|
| CODE | ITEM/LOCATION | DESCRIPTION | FINISH | NOTES |
| AP-1 | REFRIGERATOR (STUDIOS, 1BRS, 2BRS) | MANU: GE COLLECTION: 17.5 CU. FT. TOP FREEZER REFRIGERATOR GIE19G5NRSS 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 JVM61725KSS | STAINLESS WITH BLACK HANDLES | |
| AP-5 | WASHING MACHINE | MANU: GE COLLECTION: TOP LOAD HIGH EFFICIENCY WASHING MACHINE GTW685SLWS | WHITE | |
| AP-6 | DRYER | MANU: GE COLLECTION: ELECTRIC DRYER GTD45EASJWS | WHITE | |
| AP-7 | REFRIGERATOR (LUXURY LOFT) | MANU: GE COLLECTION: 28.7 CU. FT. STANDARD-DEPTH FRENCH DOOR REFRIGERATOR GNE29GYNFS INTERNAL ICE-MAKER | STAINLESS | |
| AP-8 | RANGE (LUXURY LOFT) | MANU: GE COLLECTION: FREESTANDING 30" ELECTRIC RANGE JS760SPSS | STAINLESS | |
| AP-9 | DRINK FRIDGE (LUXURY LOFT) | MANU: GE COLLECTION: PROFILE SERIES BEVERAGE CENTER # PVS06BSPSS | STAINLESS | |



SCALE: 1/2" = 1'-0" ENLARGED KITCHEN PLAN & INTERIOR ELEVATIONS - UNIT 303



KURT PLATTE 10833
EXP DATE 12.31.2023

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

Revisions

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

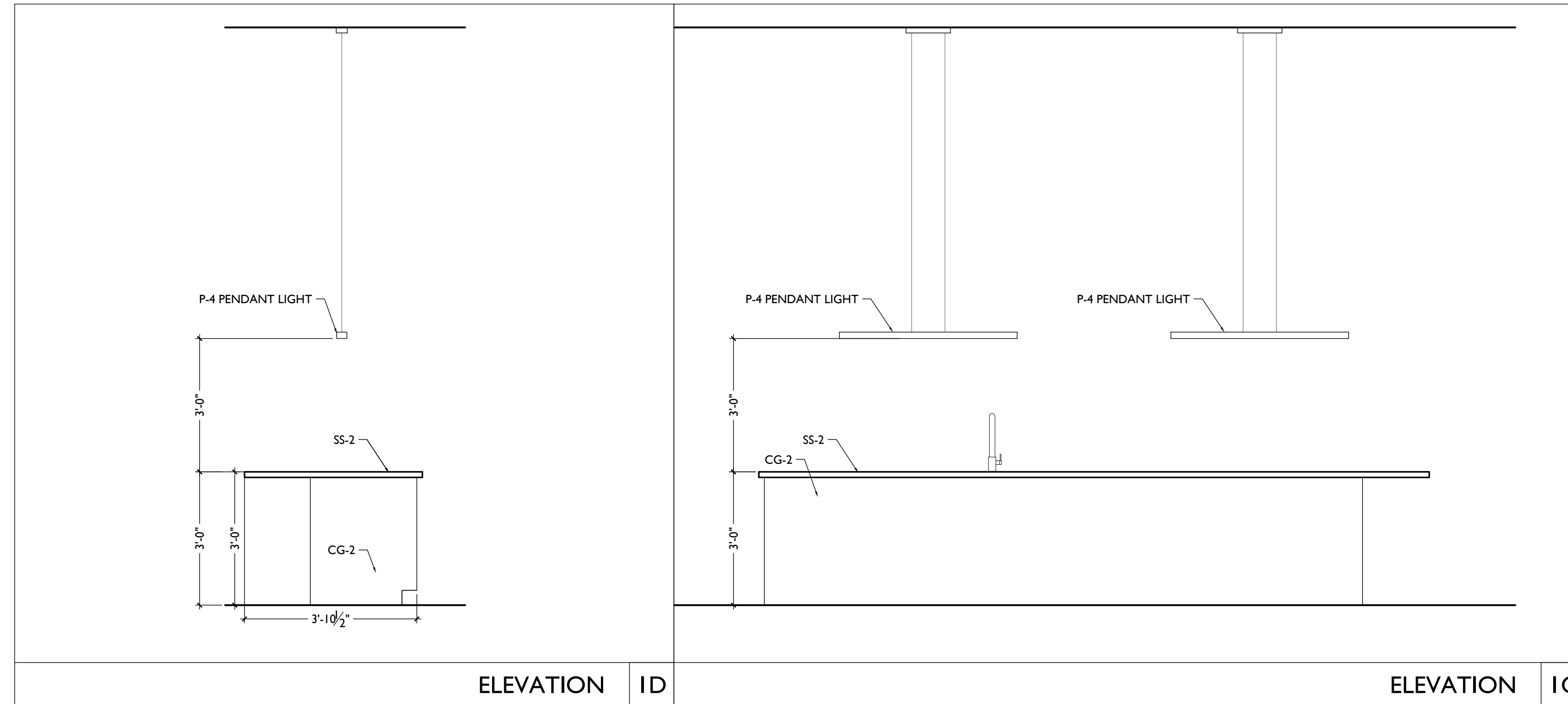
PROPOSED PROJECT:
RENOVATION FOR
101-107 W. MAIN ST.
VAN WERT, OH 45891
VAN WERT REDEVELOPMENT, PHASE 2

Job No: 22013 11.14.2022

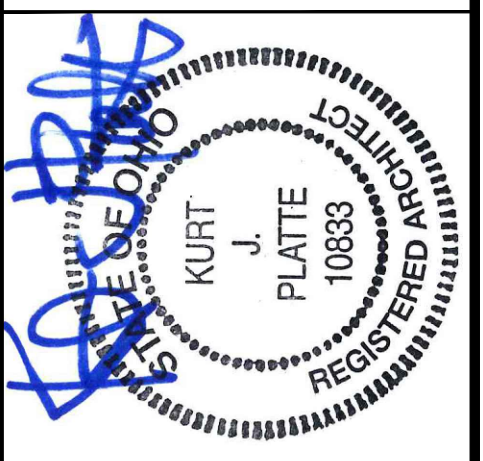
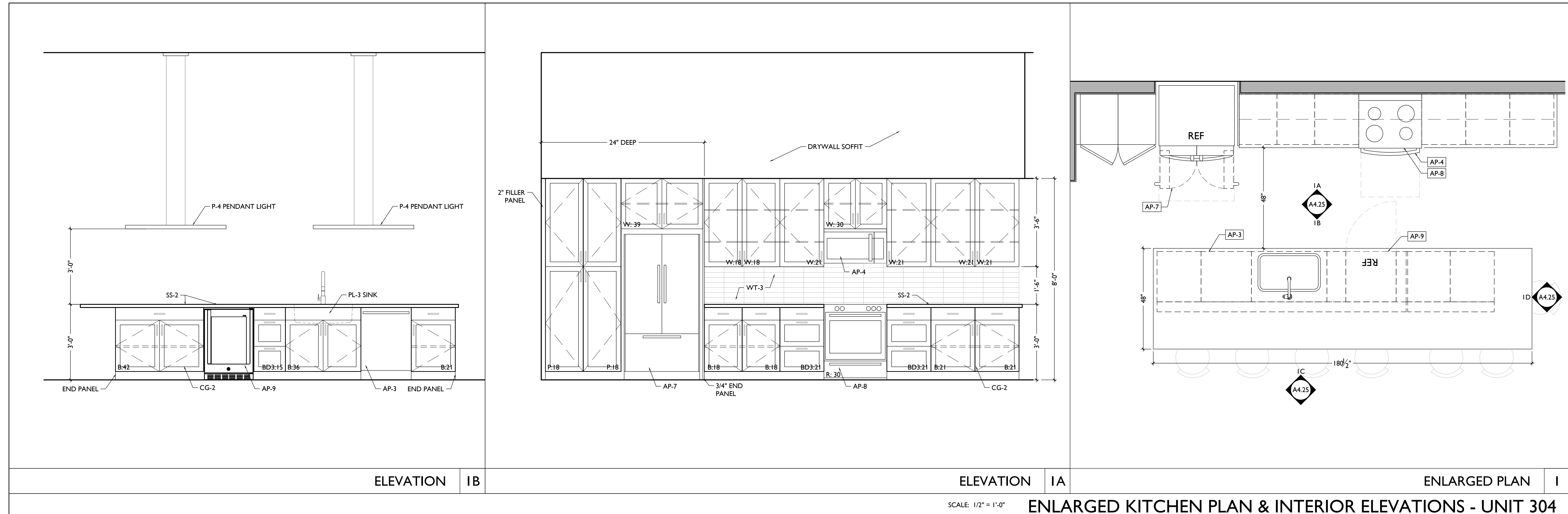
A4.24

PLATTE
architecture + design

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| APPLIANCE SCHEDULE | | | | |
|--------------------|------------------------------------|---|------------------------------|-------|
| CODE | ITEM/LOCATION | DESCRIPTION | FINISH | NOTES |
| AP-1 | REFRIGERATOR (STUDIOS, 1BRS, 2BRS) | MANU: GE COLLECTION: 17.5 CU. FT. TOP FREEZER REFRIGERATOR GIE19G5NRSS 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 JVM61725KSS | 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 | |
| AP-7 | REFRIGERATOR (LUXURY LOFT) | MANU: GE COLLECTION: 28.7 CU. FT. STANDARD-DEPTH FRENCH DOOR REFRIGERATOR GNE29GYNFS INTERNAL ICE-MAKER | STAINLESS | |
| AP-8 | RANGE (LUXURY LOFT) | MANU: GE COLLECTION: FREESTANDING 30" ELECTRIC RANGE JS760SPSS | STAINLESS | |
| AP-9 | DRINK FRIDGE (LUXURY LOFT) | MANU: GE COLLECTION: PROFILE SERIES BEVERAGE CENTER # PV506BSPSS | STAINLESS | |



KURT PLATTE 10833
EXP DATE 12.31.2023

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

Revisions

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

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

Job No: 22013 11.14.2022

A4.25

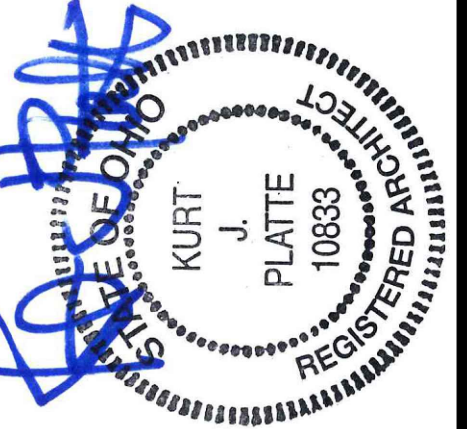
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| APPLIANCE SCHEDULE | | | | |
|--------------------|------------------------------------|---|------------------------------|-------|
| CODE | ITEM/LOCATION | DESCRIPTION | FINISH | NOTES |
| AP-1 | REFRIGERATOR (STUDIOS, 1BRS, 2BRS) | MANU: GE COLLECTION: 17.5 CU. FT. TOP FREEZER REFRIGERATOR GIE19G5NRSS 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 JVM61725KSS | 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 | |
| AP-7 | REFRIGERATOR (LUXURY LOFT) | MANU: GE COLLECTION: 28.7 CU. FT. STANDARD-DEPTH FRENCH DOOR REFRIGERATOR GNE29GYNFS INTERNAL ICE-MAKER | STAINLESS | |
| AP-8 | RANGE (LUXURY LOFT) | MANU: GE COLLECTION: FREESTANDING 30" ELECTRIC RANGE JS760SPSS | STAINLESS | |
| AP-9 | DRINK FRIDGE (LUXURY LOFT) | MANU: GE COLLECTION: PROFILE SERIES BEVERAGE CENTER # PVS06BSPSS | STAINLESS | |

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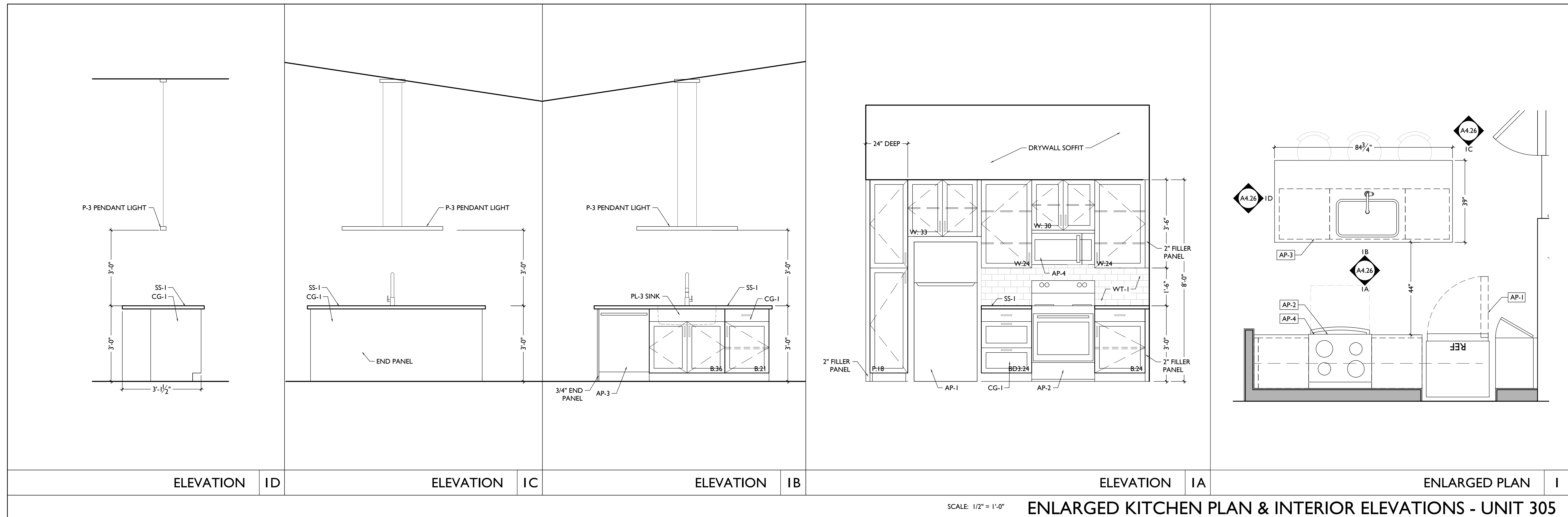


KURT PLATTE 10833
EXP DATE 12.31.2023

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

Revisions

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



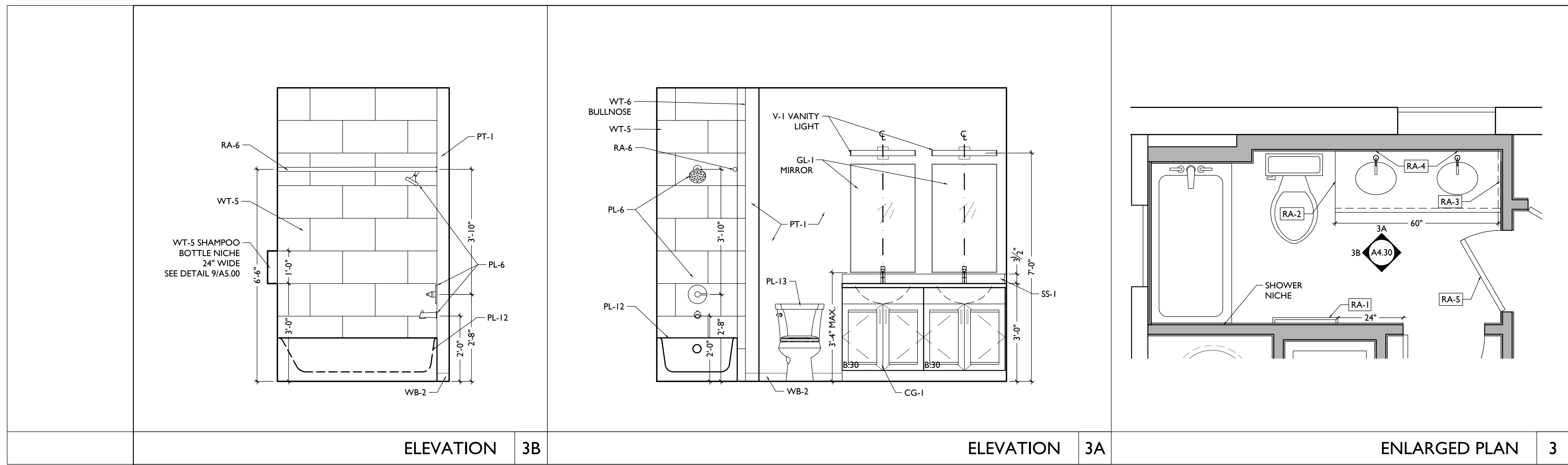
SCALE: 1/2" = 1'-0"

ENLARGED KITCHEN PLAN & INTERIOR ELEVATIONS - UNIT 305

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

Job No: 22013 11.14.2022

A4.26



ELEVATION 3B

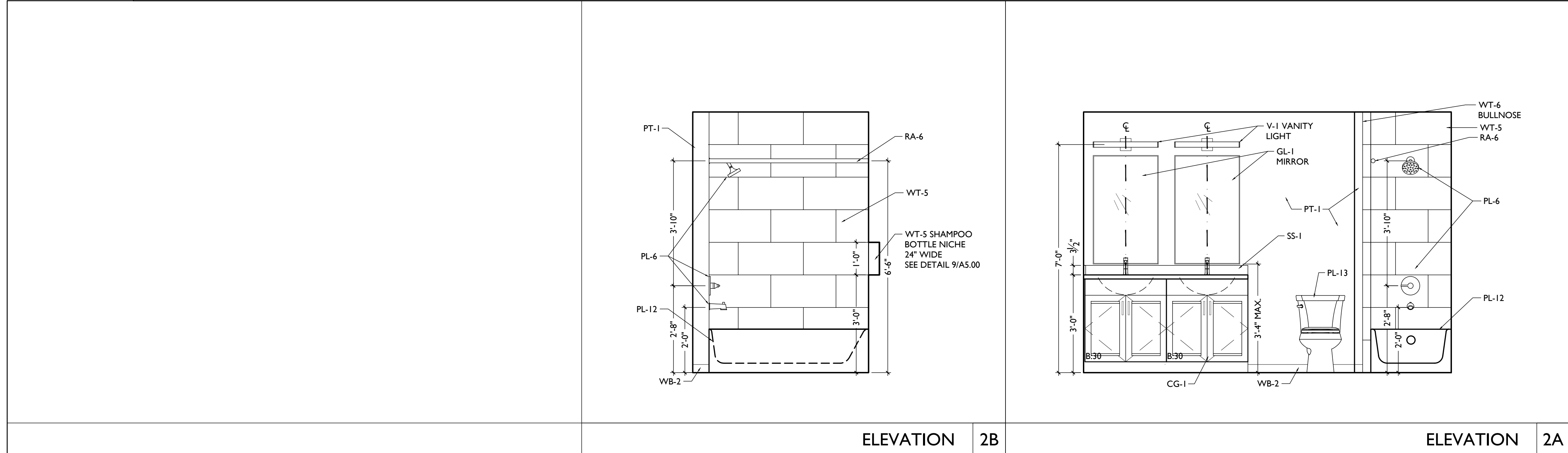
ELEVATION 3A

ENLARGED PLAN 3

SCALE: 1/2" = 1'-0" ENLARGED BATHROOM PLAN & INTERIOR ELEVATIONS - UNIT 203

| BATHROOM ACCESSORIES SCHEDULE | | | | |
|----------------------------------|--------------------------------|---|---------------|----------------------------|
| 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 P5300 FINISH: BRIGHT CHROME | N/A | |
| RA-4 | MIRROR | SEE UNIT FINISH SCHEDULE GL-1 GLASS SPEC | 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

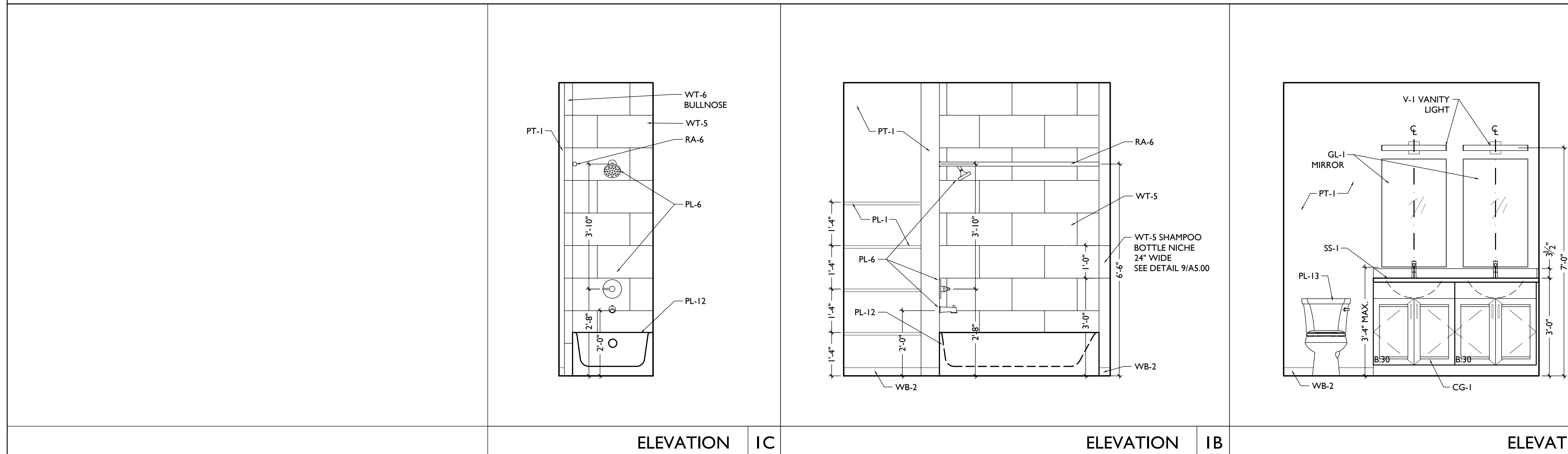


ELEVATION 2B

ELEVATION 2A

ENLARGED PLAN 2

SCALE: 1/2" = 1'-0" ENLARGED BATHROOM PLAN & INTERIOR ELEVATIONS - UNIT 202



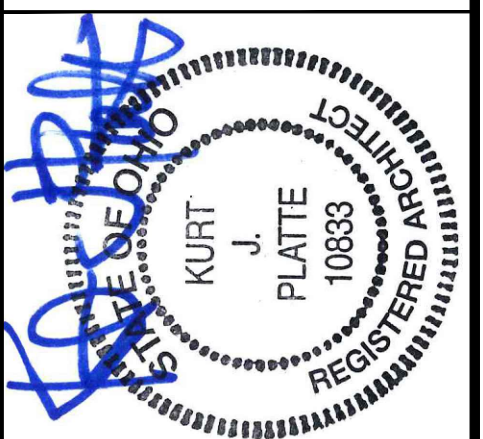
ELEVATION 1C

ELEVATION 1B

ELEVATION 1A

ENLARGED PLAN 1

SCALE: 1/2" = 1'-0" ENLARGED BATHROOM PLAN & INTERIOR ELEVATIONS - UNIT 201



KURT PLATTE 10833
 EXP DATE 12.31.2023
 Progress Dates
 10/12/2022 OWNER REVIEW
 11/11/2022 BID AND PERMIT
 Revisions
 Design Team:
 AS, CZ
 Drawn by:
 CZ, BR

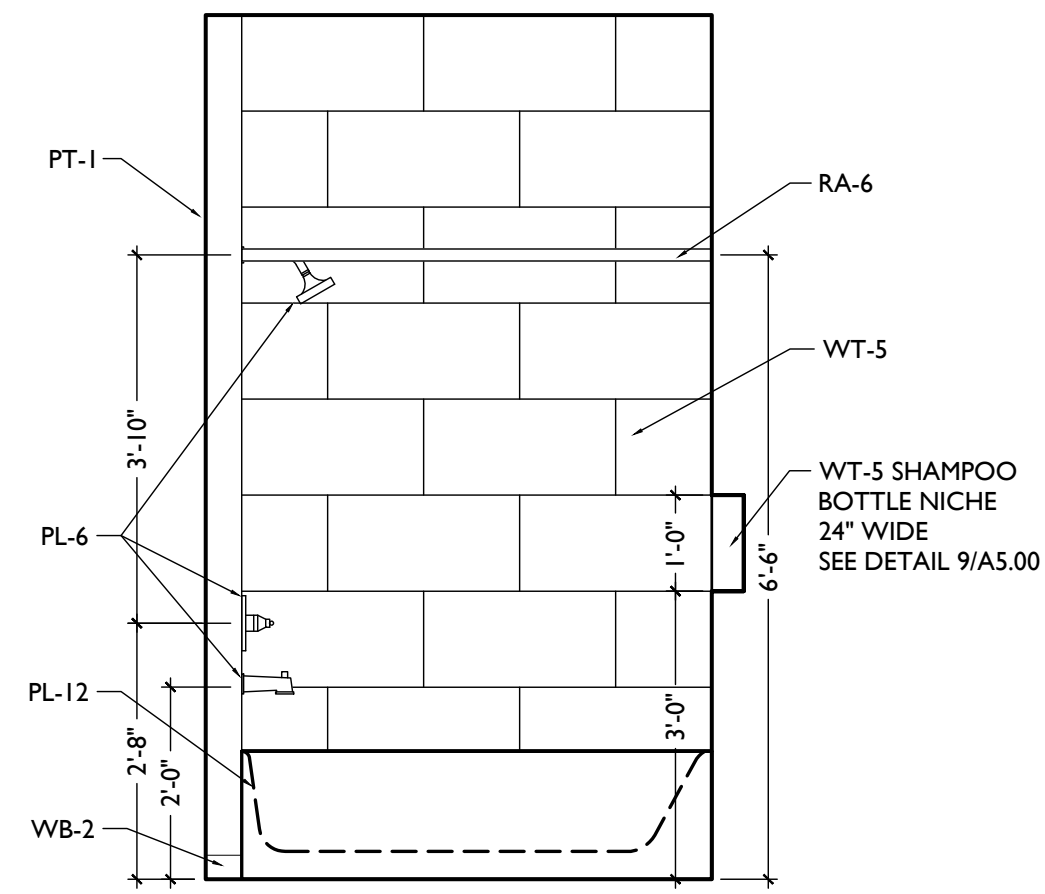
PROPOSED PROJECT:
 RENOVATION FOR
101-107 W. MAIN ST.
 VAN WERT, OH 45891
 VAN WERT REDEVELOPMENT, PHASE 2

Job No: 22013 11.14.2022

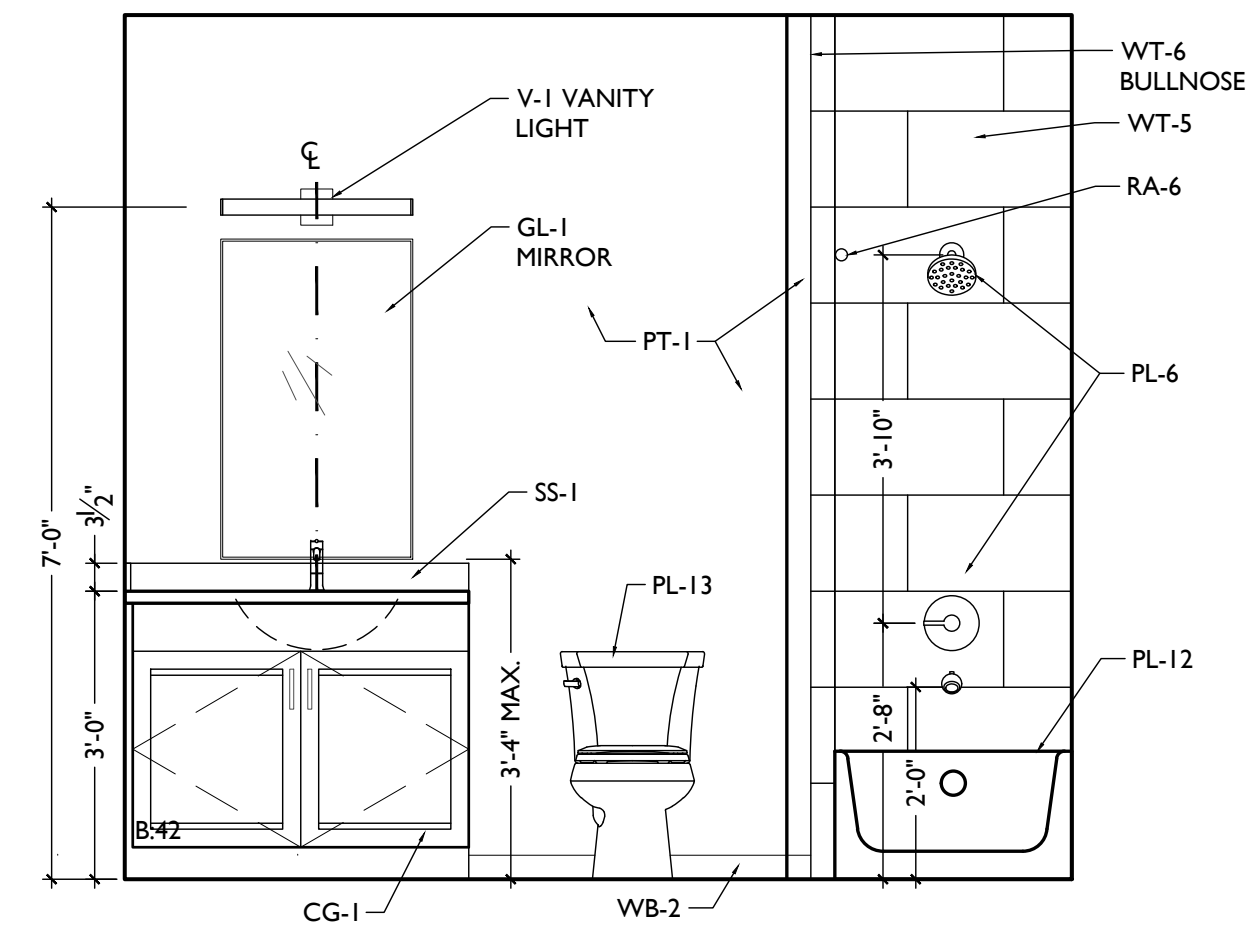
A4.30

PLATTE
 architecture + design

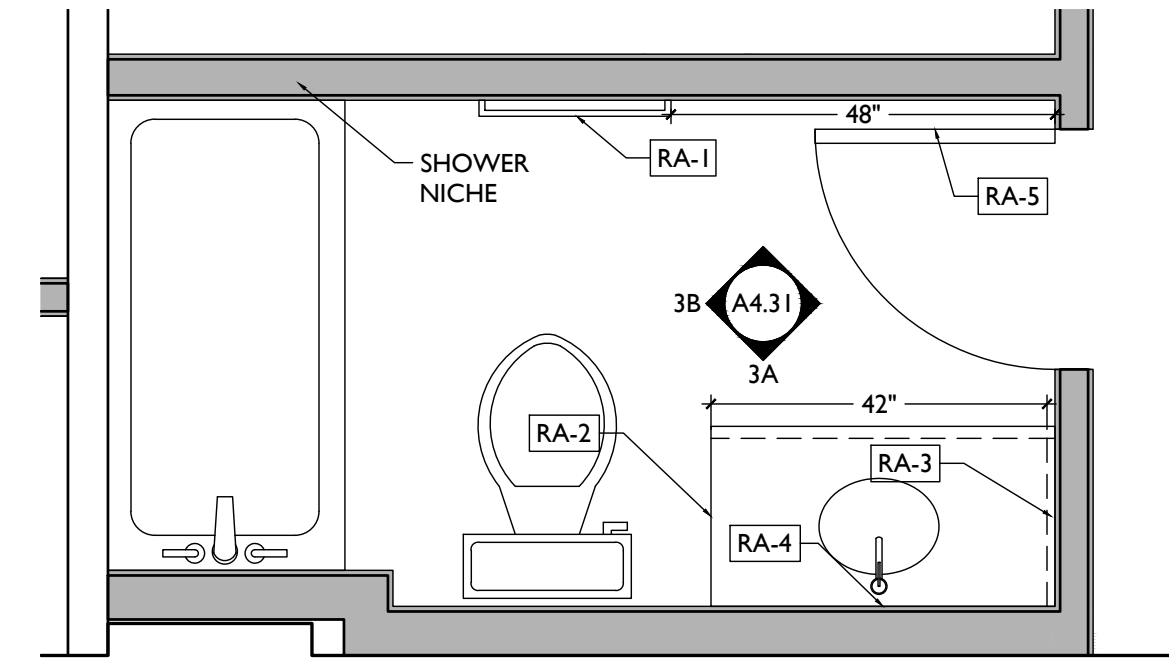
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ELEVATION 3B



ELEVATION 3A



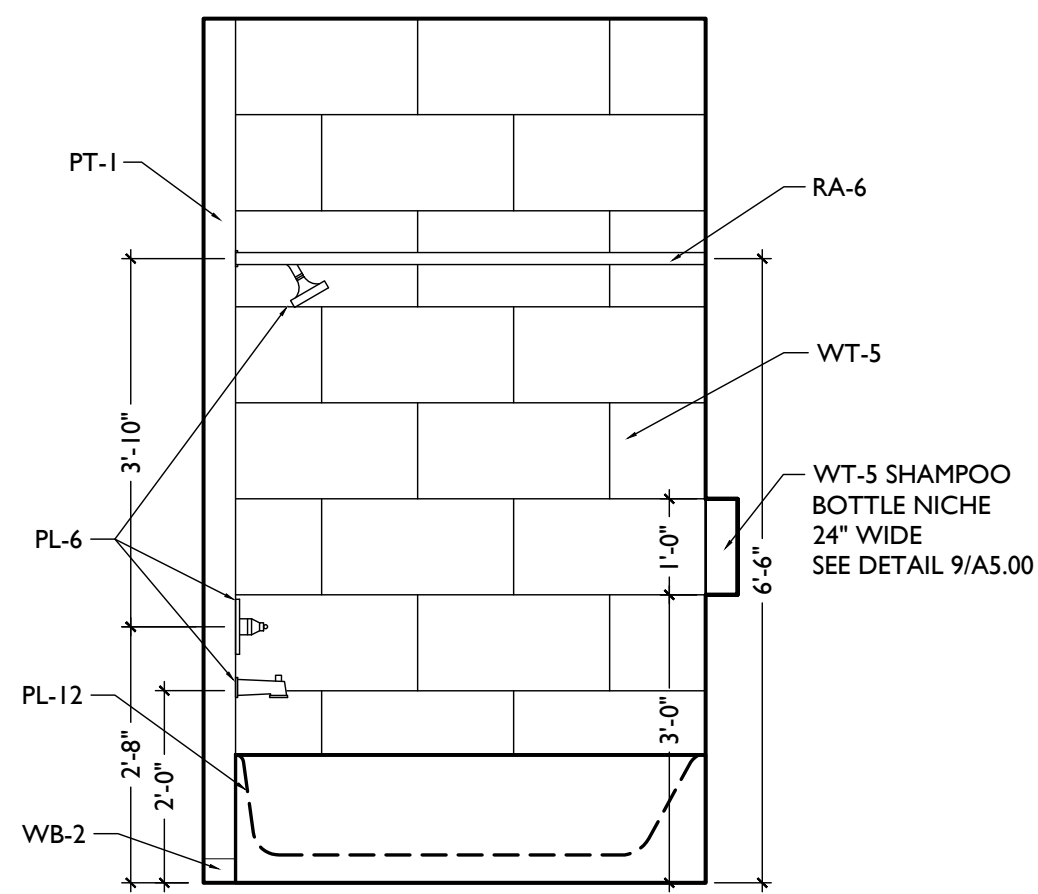
ENLARGED PLAN 3

BATHROOM ACCESSORIES SCHEDULE

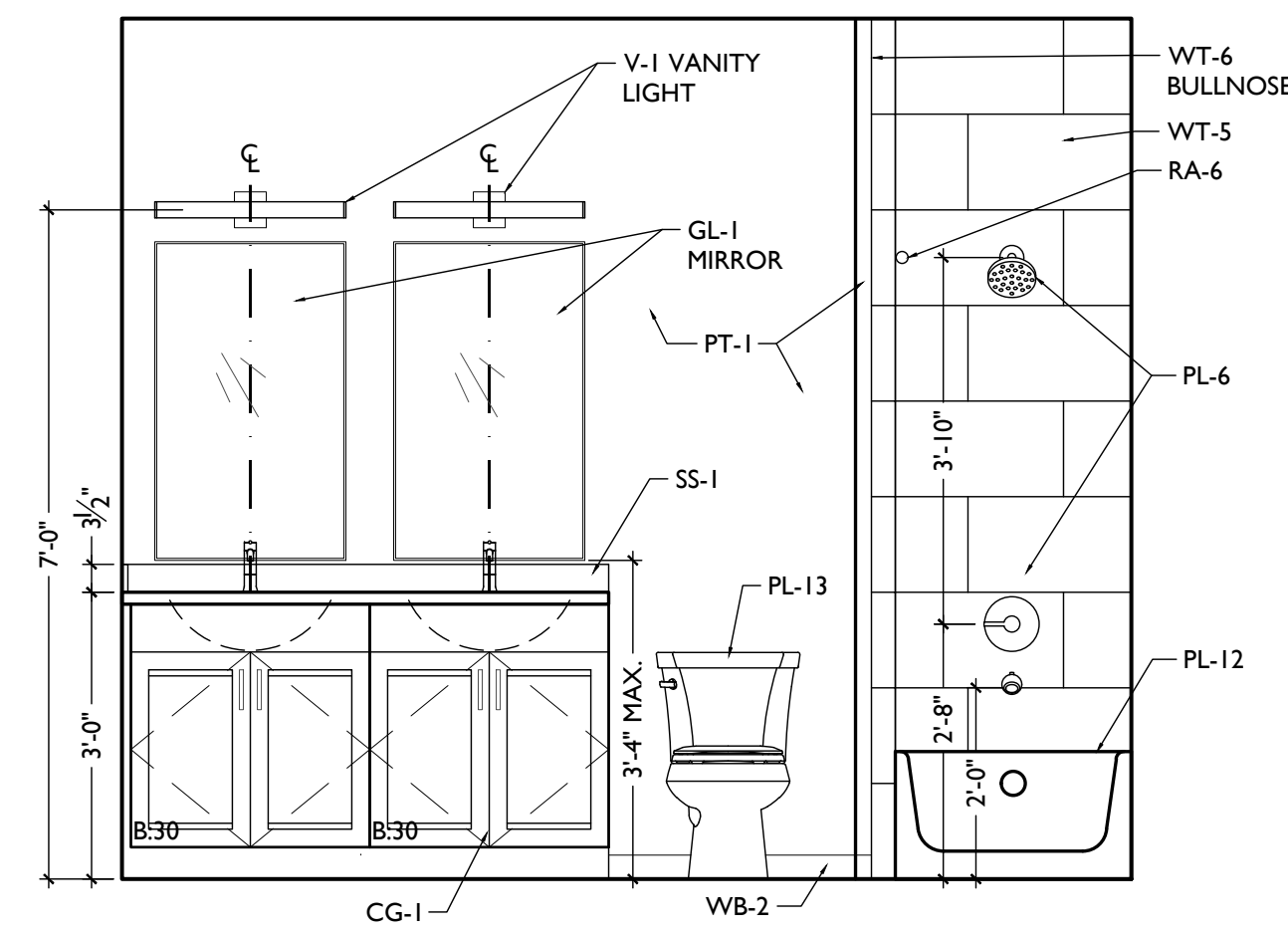
| RESIDENTIAL - STUDIO, 1 BR, 2 BR | | | | |
|----------------------------------|--------------------------------|---|---------------|----------------------------|
| CODE | ITEM | PRODUCT | MOUNTING HT | REMARKS |
| RA-1 | TOWEL BAR | MANU: MOEN COLLECTION: CONTEMPORARY 24" TOWEL BAR P5124 FINISH: BRIGHT 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 P5300 FINISH: BRIGHT CHROME | N/A | |
| RA-4 | MIRROR | SEE UNIT FINISH SCHEDULE GL-1 GLASS SPEC | 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

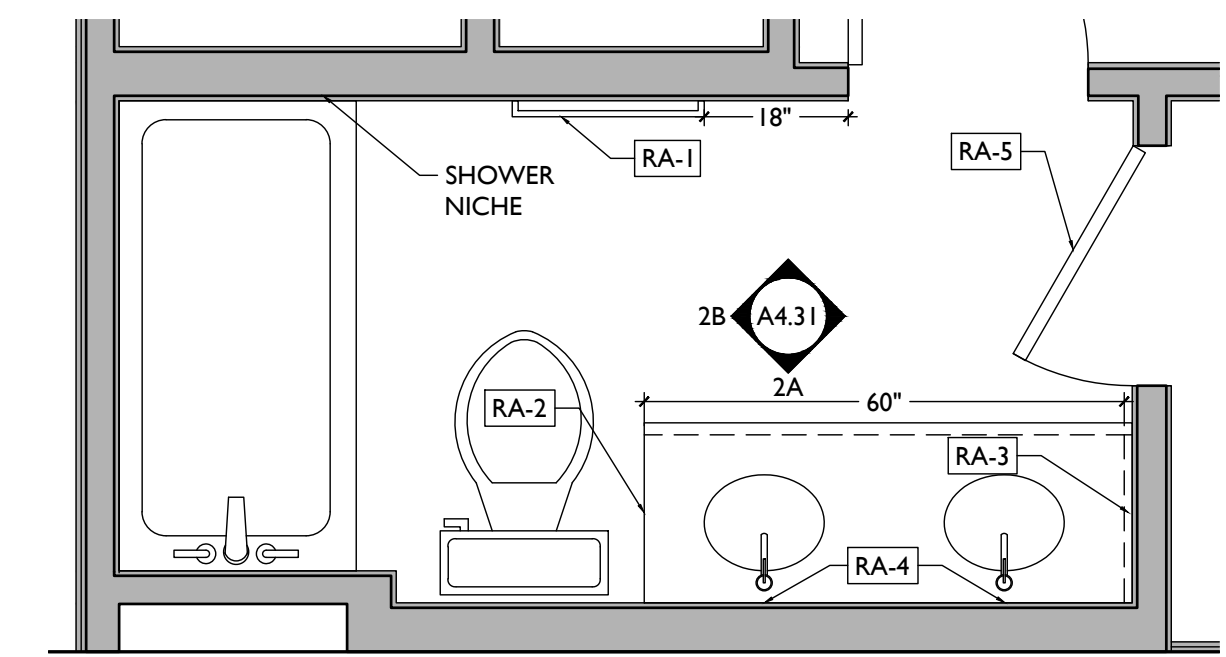
SCALE: 1/2" = 1'-0" ENLARGED BATHROOM PLAN & INTERIOR ELEVATIONS - UNIT 206



ELEVATION 2B

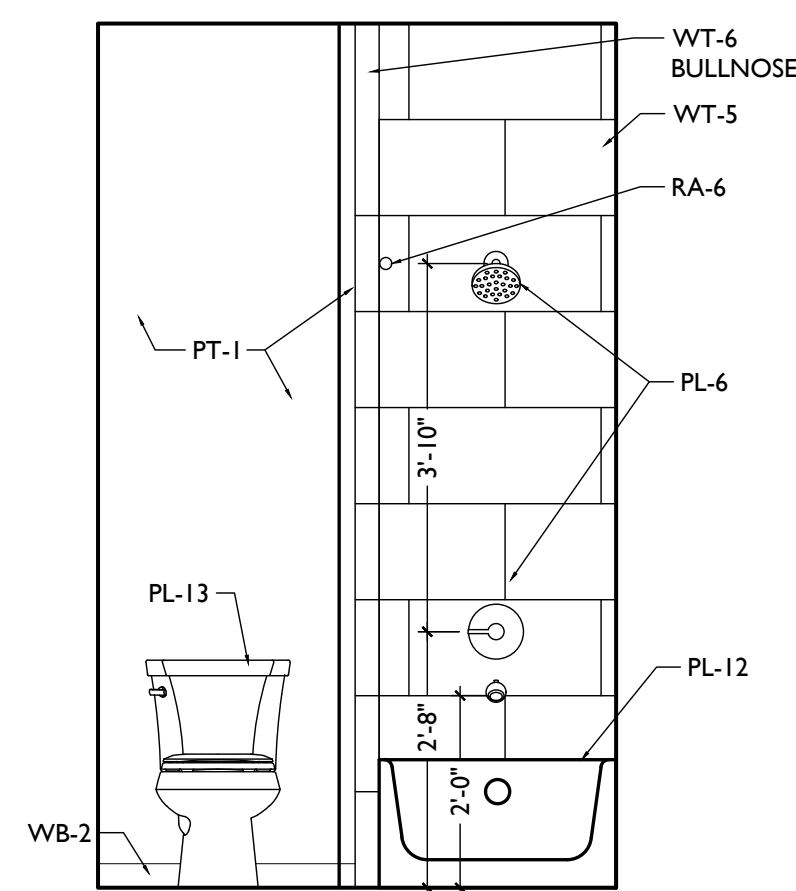


ELEVATION 2A

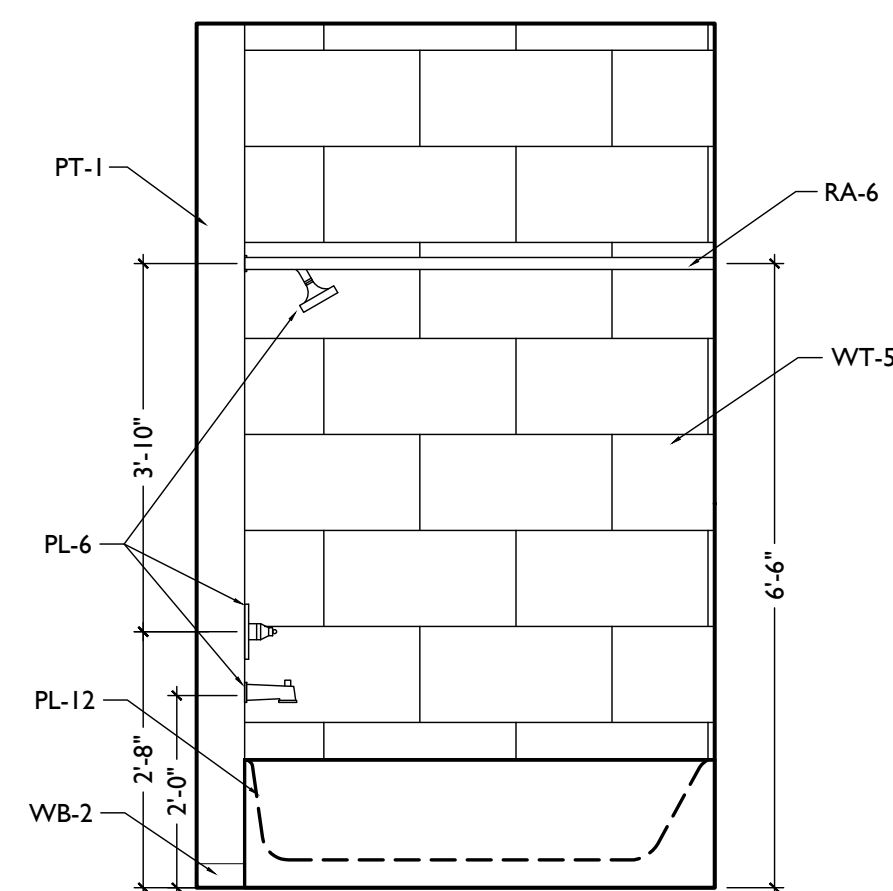


ENLARGED PLAN 2

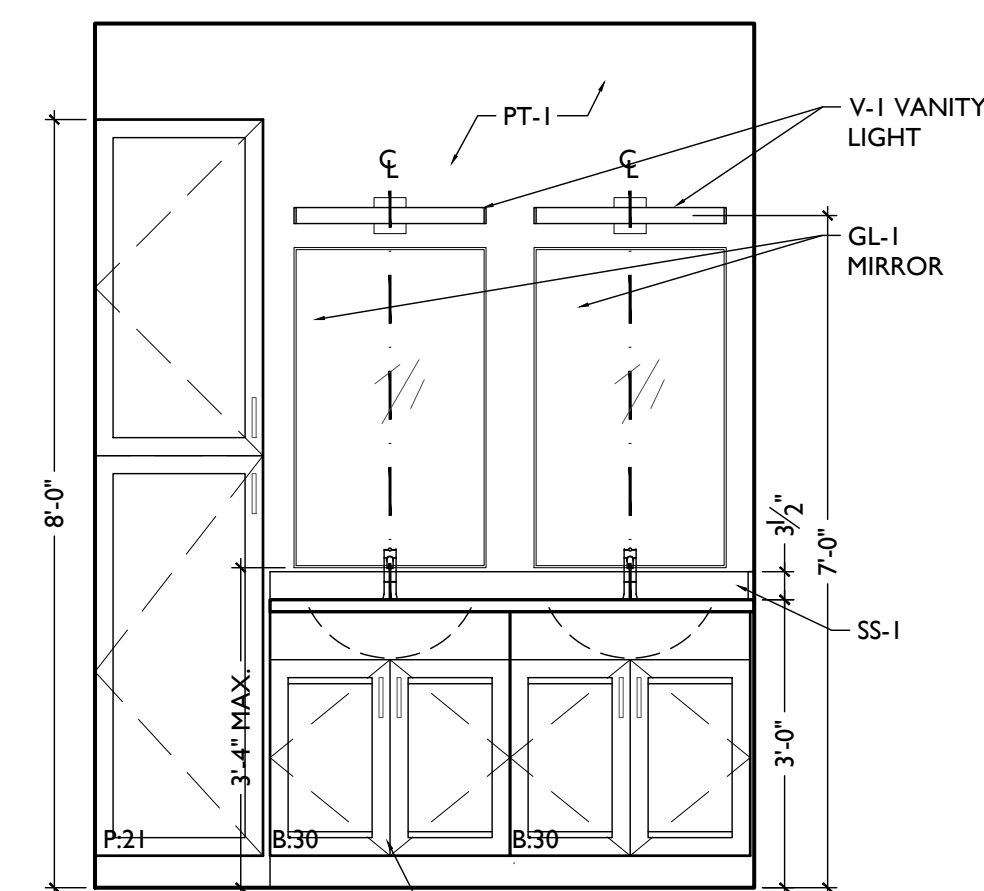
SCALE: 1/2" = 1'-0" ENLARGED BATHROOM PLAN & INTERIOR ELEVATIONS - UNIT 205



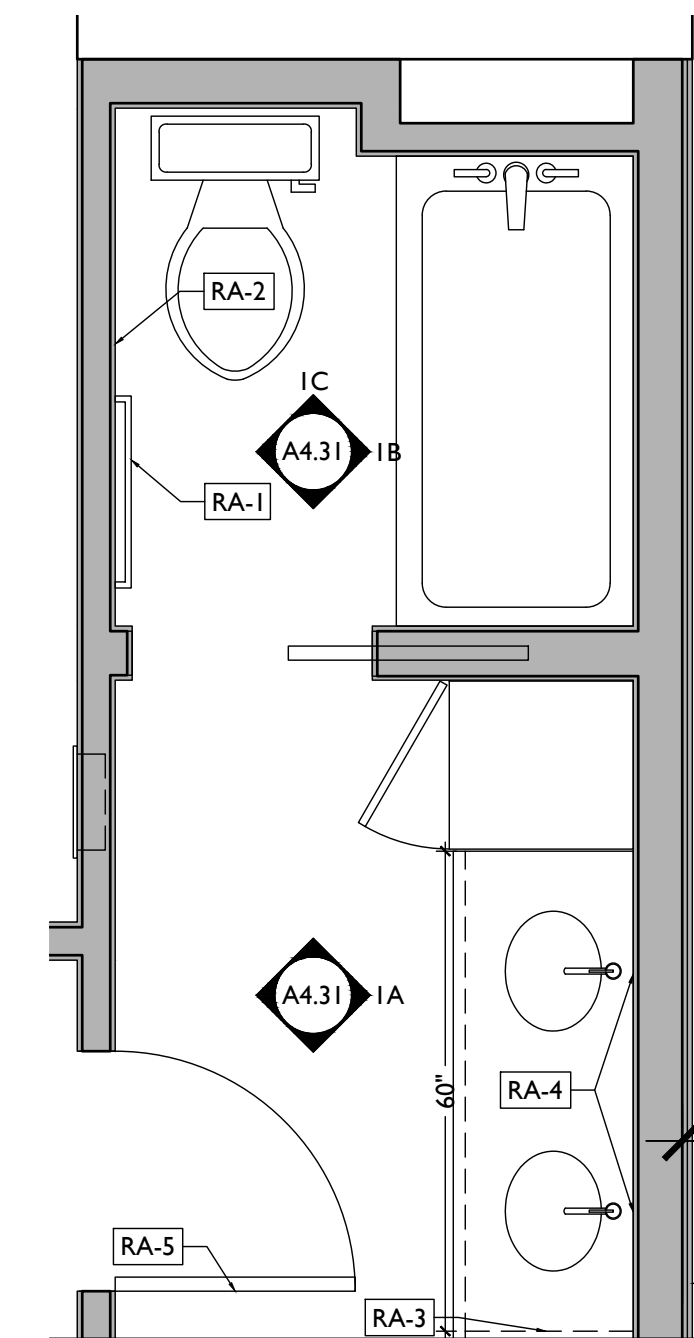
ELEVATION 1C



ELEVATION 1B

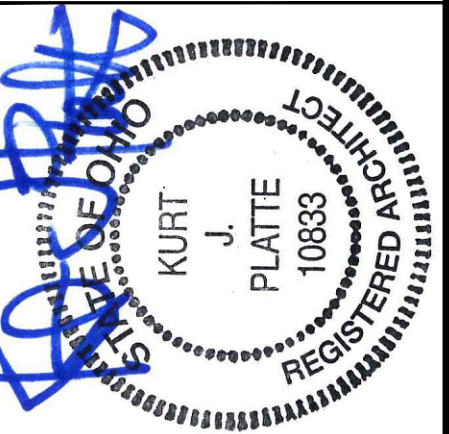


ELEVATION 1A



ENLARGED PLAN 1

SCALE: 1/2" = 1'-0" ENLARGED BATHROOM PLAN & INTERIOR ELEVATIONS - UNIT 204



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

Revisions

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

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

Job No: 22013 11.14.2022

A4.31

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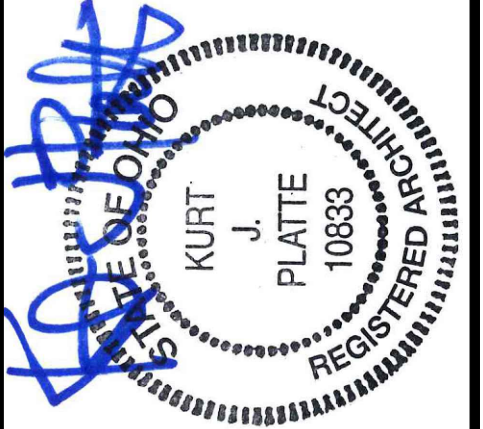
BATHROOM ACCESSORIES SCHEDULE

| 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 | SEE UNIT FINISH SCHEDULE GL-1 GLASS SPEC | 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

PLATTE
 architecture + design

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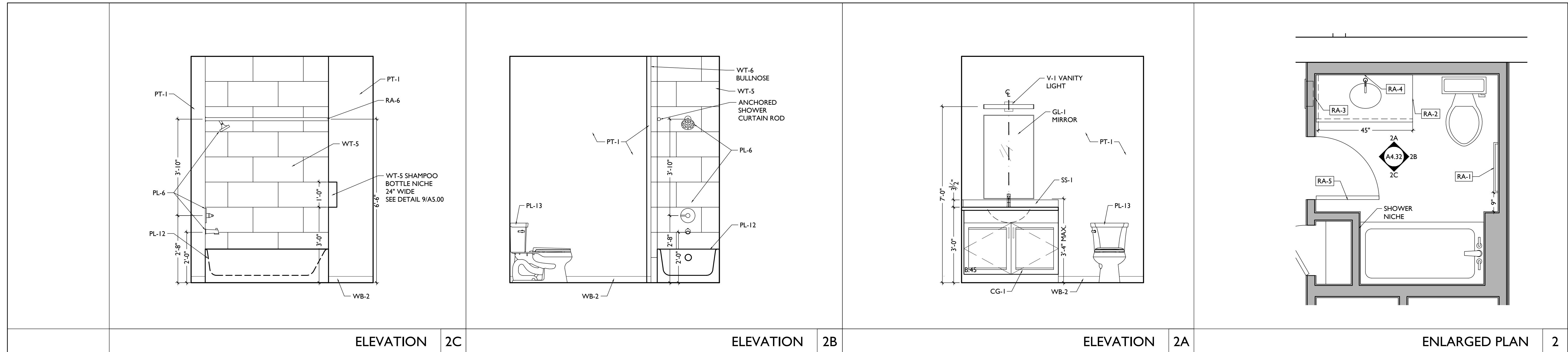


KURT PLATTE 10833
 EXP DATE 12.31.2023

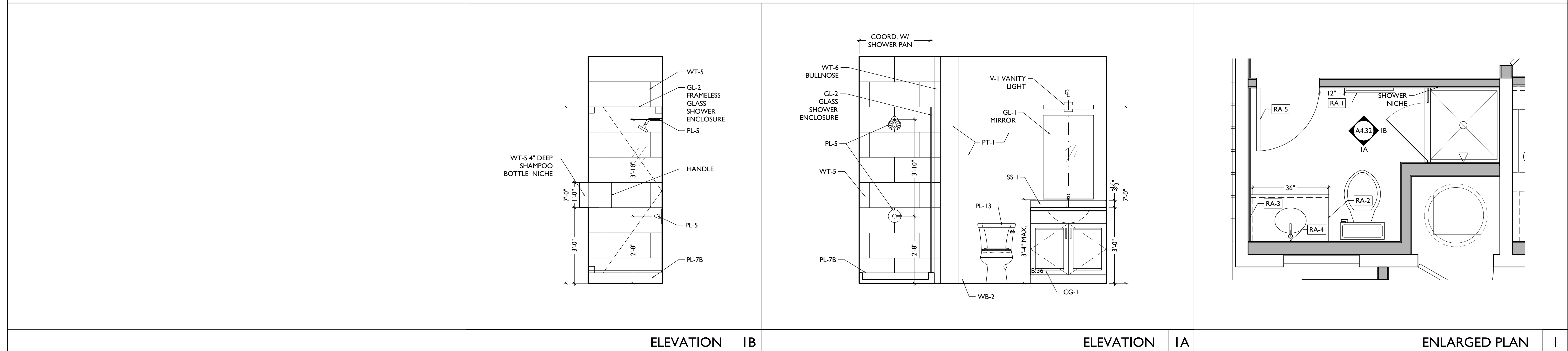
Progress Dates
 10/12/2022 OWNER REVIEW
 11/11/2022 BID AND PERMIT

Revisions

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



SCALE: 1/2" = 1'-0" ENLARGED BATHROOM PLAN & INTERIOR ELEVATIONS - UNIT 302



SCALE: 1/2" = 1'-0" ENLARGED BATHROOM PLAN & INTERIOR ELEVATIONS - UNIT 301

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

Job No: 22013 11.14.2022

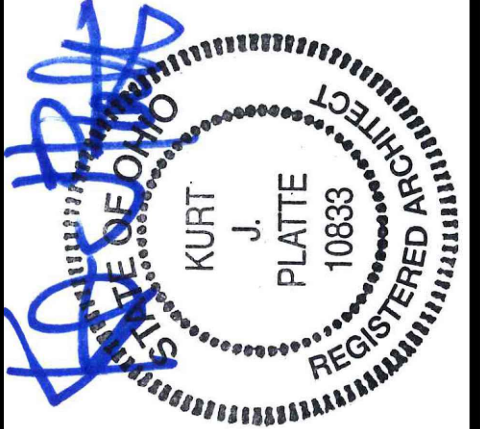
A4.32

| BATHROOM ACCESSORIES SCHEDULE | | | | |
|-------------------------------|--------------------------------|---|---------------|----------------------------|
| RESIDENTIAL - LUXURY LOFT | | | | |
| CODE | ITEM | PRODUCT | MOUNTING HT | REMARKS |
| RA-10 | TOWEL BAR | MANU: MOEN COLLECTION: CONTEMPORARY 24" TOWEL BAR P5124 FINISH: BRIGHT CHROME | N/A | |
| RA-11 | TOILET TISSUE DISPENSER | MANU: MOEN COLLECTION: CONTEMPORARY SPRING LOADED TOILET PAPER HOLDER P5050 FINISH: BRIGHT CHROME | N/A | SURFACE MOUNTED ON CABINET |
| RA-12 | TOWEL RING | MANU: MOEN COLLECTION: CONTEMPORARY TOWEL RING P5500 FINISH: BRIGHT CHROME | N/A | |
| RA-13 | MIRROR | SEE UNIT FINISH SCHEDULE GL-1 GLASS SPEC | SEE ELEVATION | SURFACE MOUNTED |
| RA-14 | ROBE HOOK | | | |
| RA-15 | 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

PLATTE
architecture + design

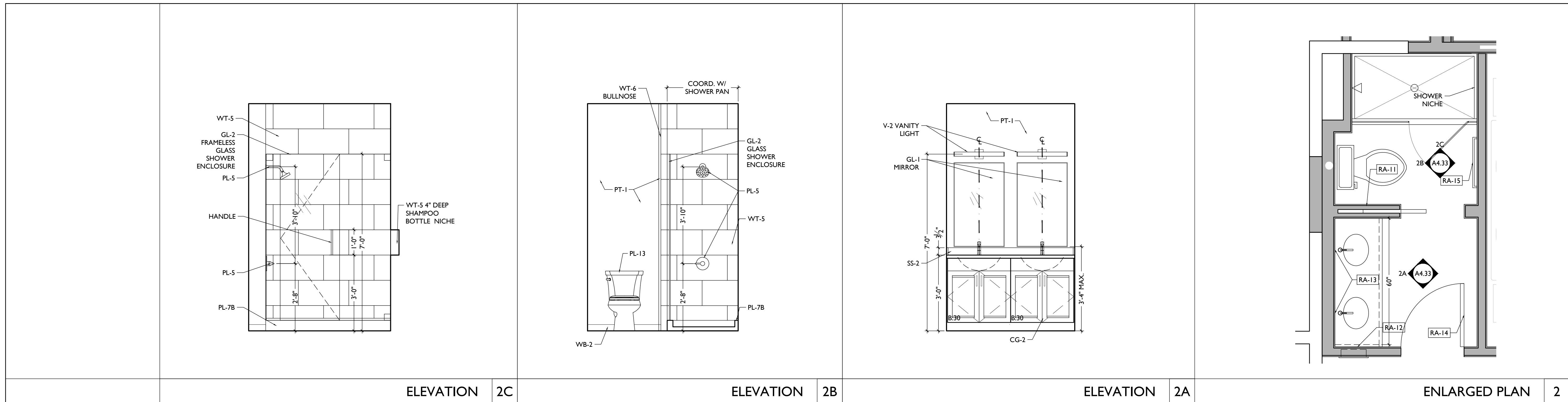
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KURT PLATTE 10833
EXP DATE 12.31.2023
Progress Dates
10/12/2022 OWNER REVIEW
11/11/2022 BID AND PERMIT

Revisions

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



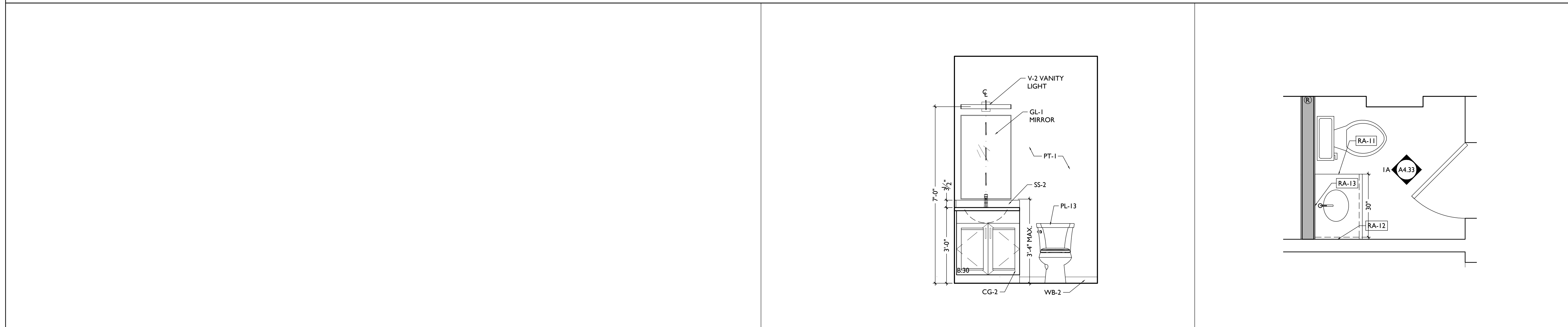
ELEVATION 2C

ELEVATION 2B

ELEVATION 2A

ENLARGED PLAN 2

SCALE: 1/2" = 1'-0" ENLARGED BATHROOM PLAN & INTERIOR ELEVATIONS - UNIT 303



ELEVATION 1A

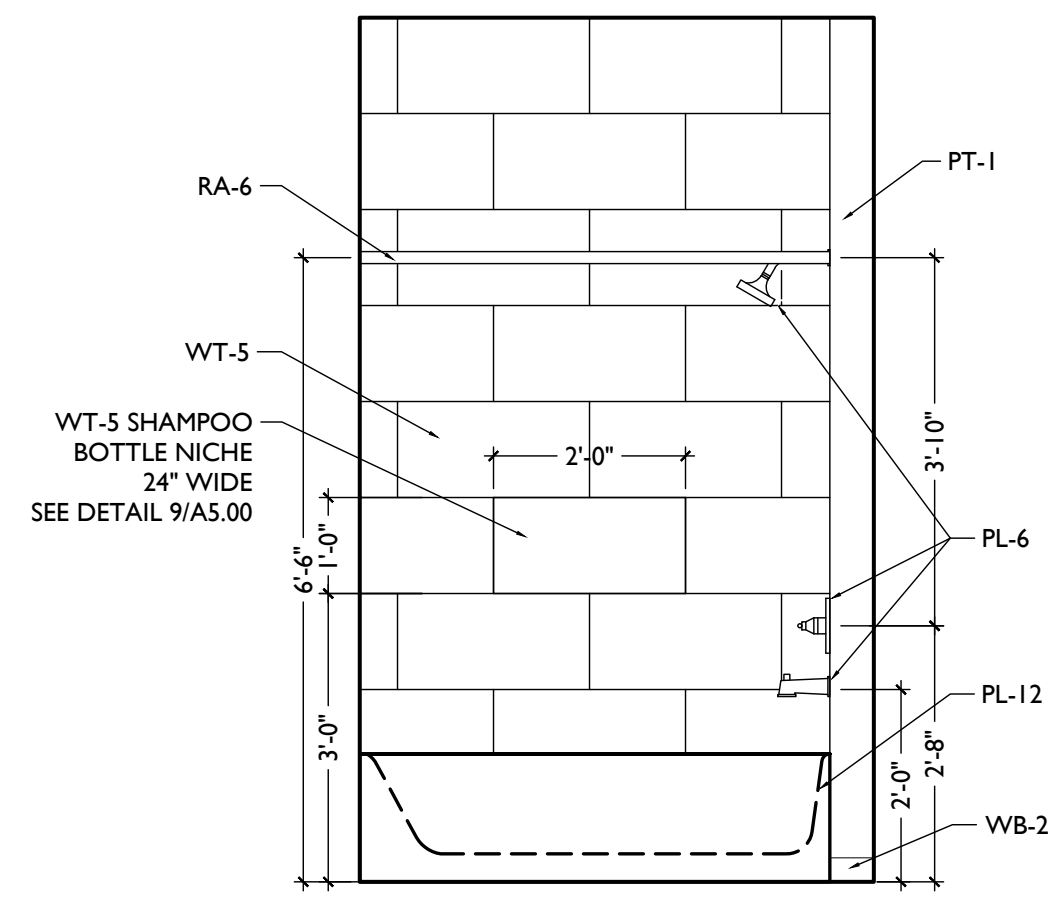
ENLARGED PLAN 1

SCALE: 1/2" = 1'-0" ENLARGED BATHROOM PLAN & INTERIOR ELEVATIONS - UNIT 303

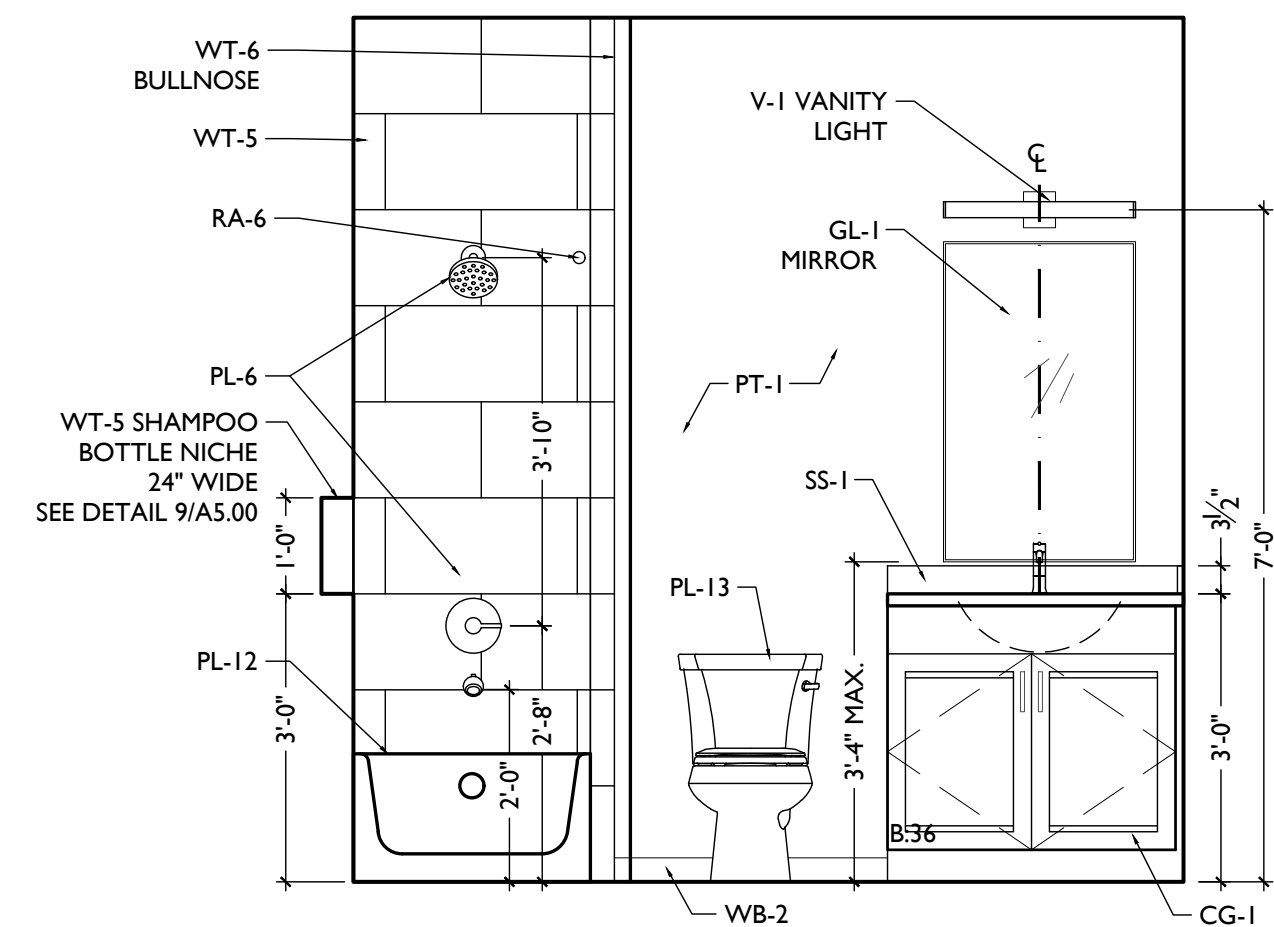
PROPOSED PROJECT:
**RENOVATION FOR
101-107 W. MAIN ST.**
VAN WERT, OH 45891
VAN WERT REDEVELOPMENT, PHASE 2

Job No: 22013 11.14.2022

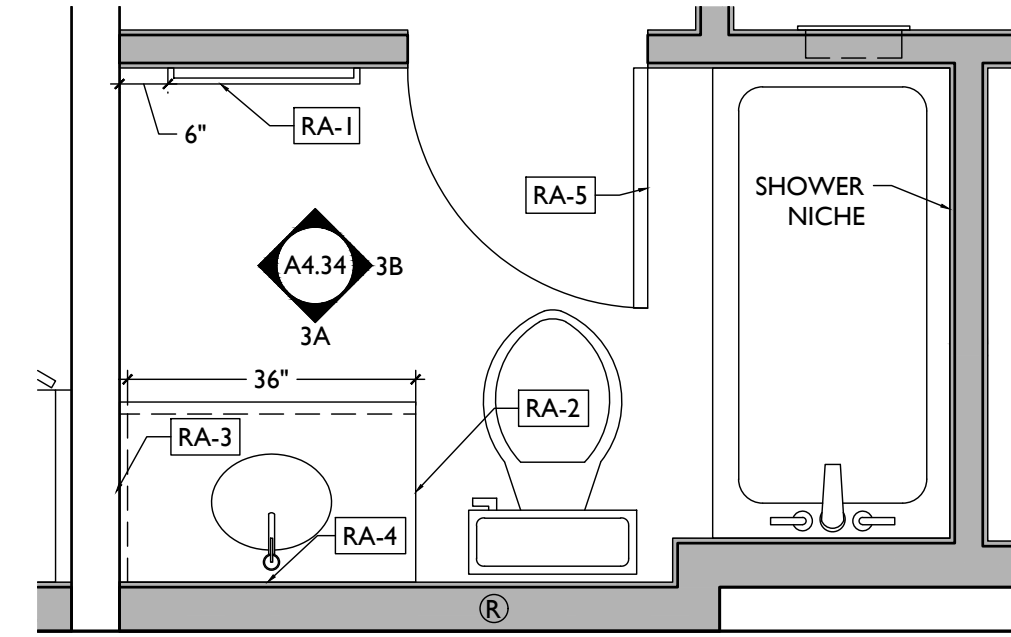
A4.33



ELEVATION 3B

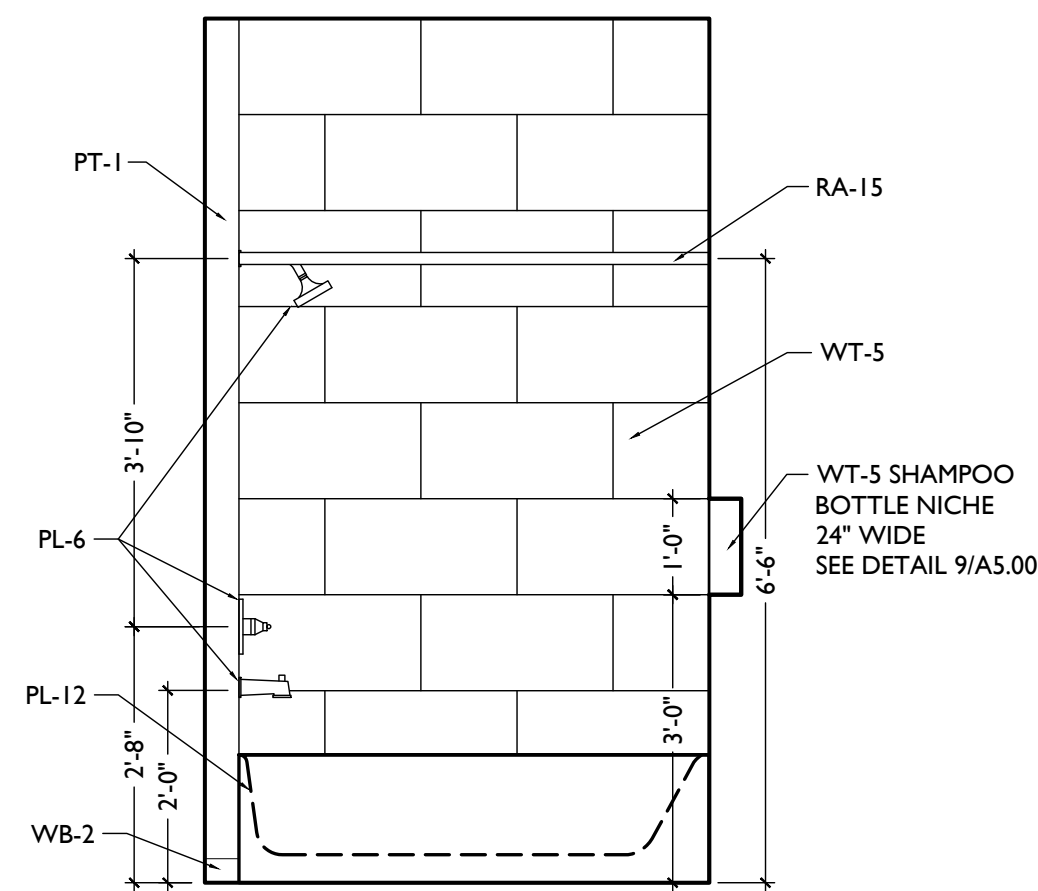


ELEVATION 3A

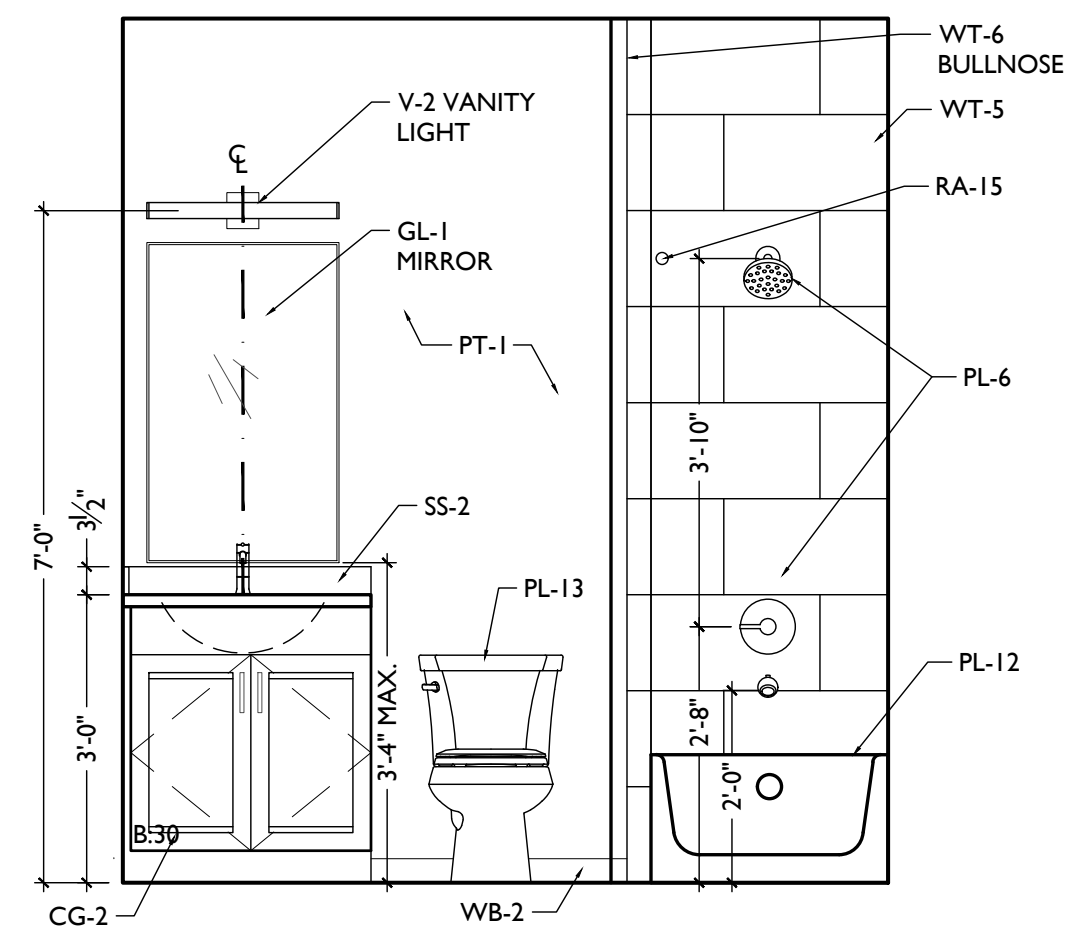


ENLARGED PLAN 3

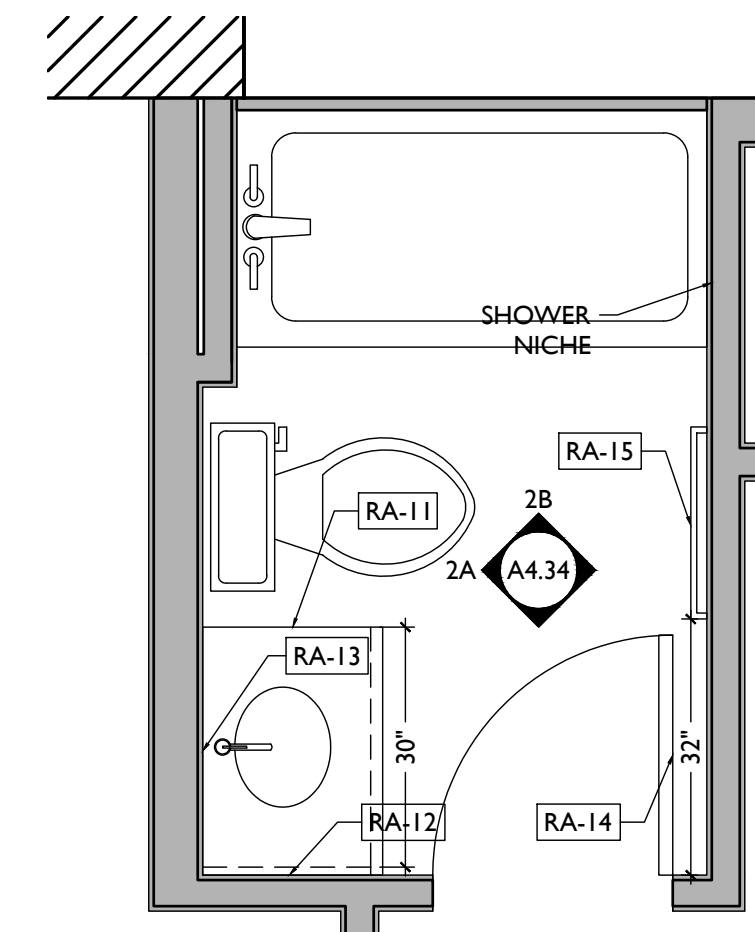
SCALE: 1/2" = 1'-0" ENLARGED BATHROOM PLAN & INTERIOR ELEVATIONS - UNIT 305



ELEVATION 2B

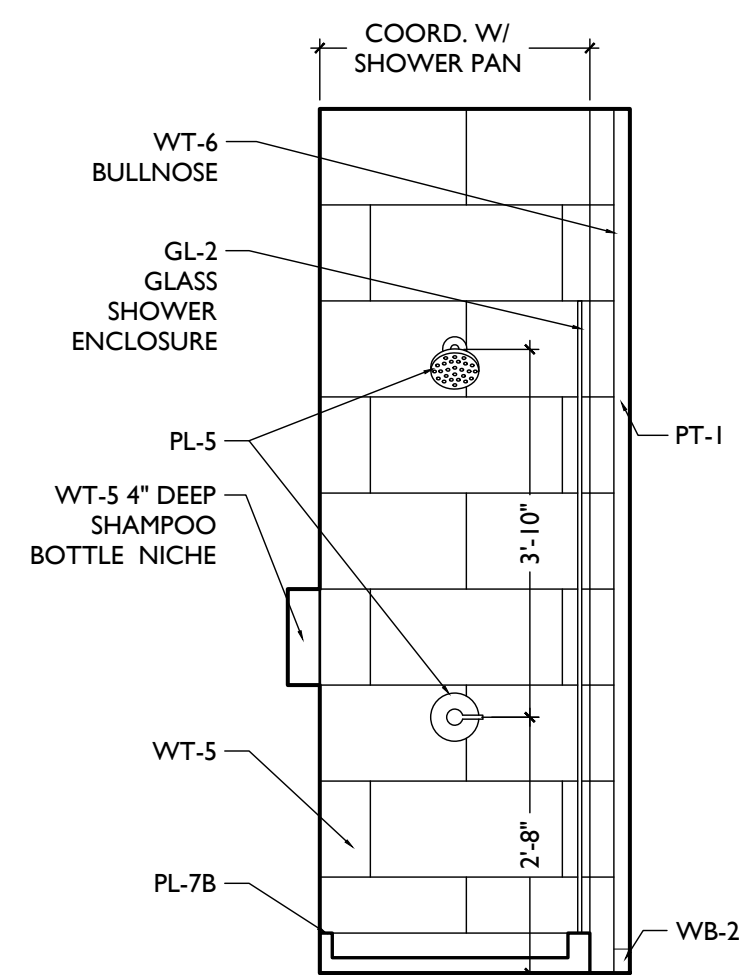


ELEVATION 2A

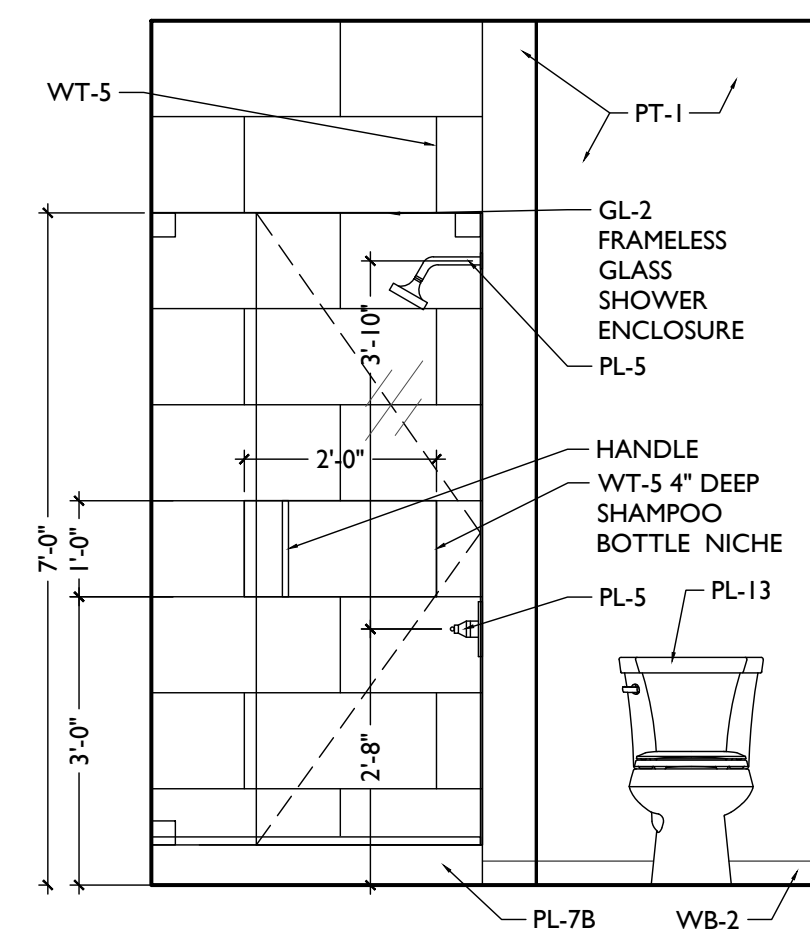


ENLARGED PLAN 2

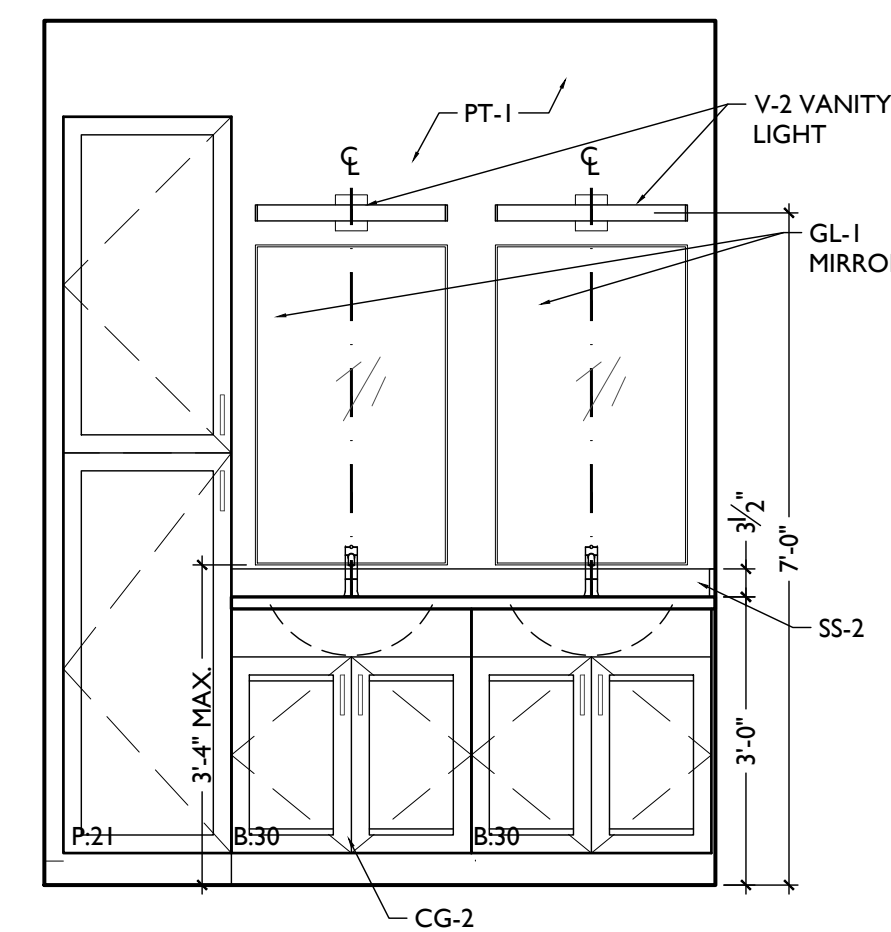
SCALE: 1/2" = 1'-0" ENLARGED BATHROOM PLAN & INTERIOR ELEVATIONS - UNIT 304



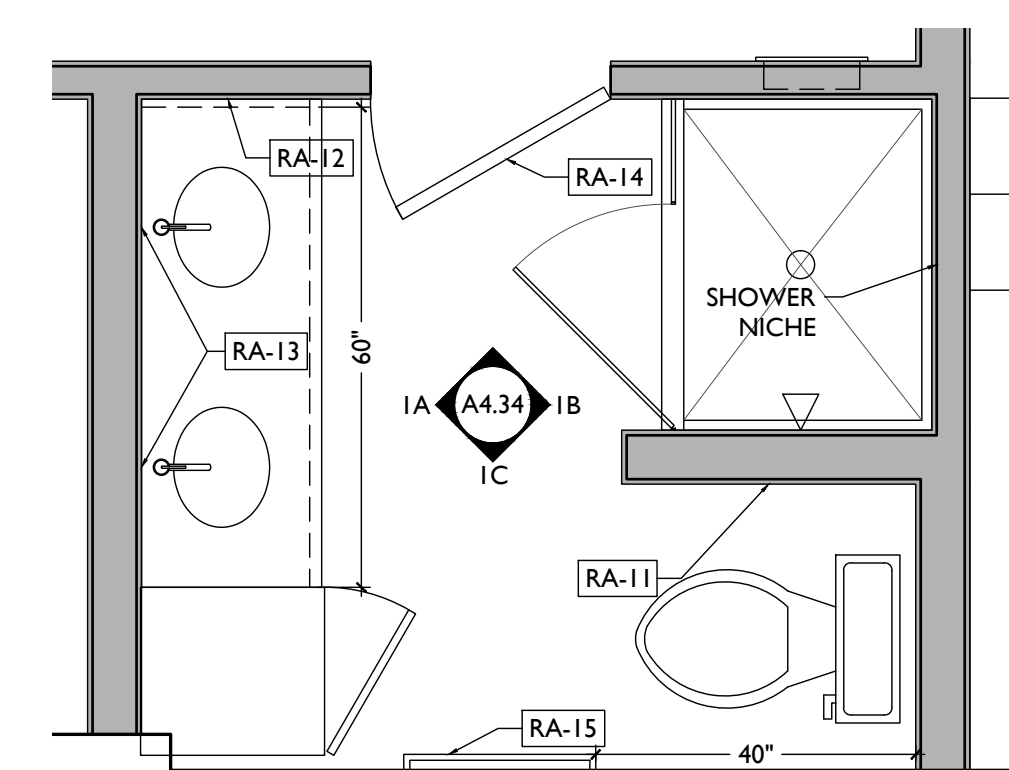
ELEVATION 1C



ELEVATION 1B



ELEVATION 1A

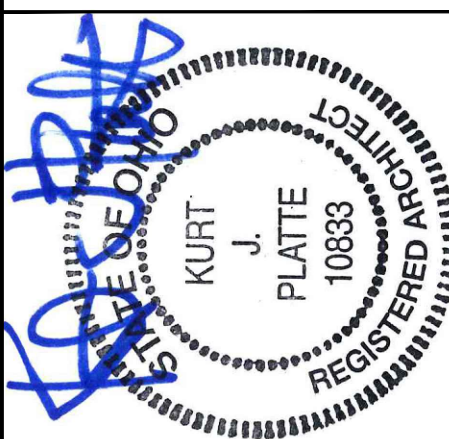


ENLARGED PLAN 1

SCALE: 1/2" = 1'-0" ENLARGED BATHROOM PLAN & INTERIOR ELEVATIONS - UNIT 304

| BATHROOM ACCESSORIES SCHEDULE | | | | |
|----------------------------------|--------------------------------|---|---------------|----------------------------|
| 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 | SEE UNIT FINISH SCHEDULE GL-1 GLASS SPEC | SEE ELEVATION | SURFACE MOUNTED |
| RA-5 | ROBE HOOK | | | |
| RA-6 | SHOWER ROD, CURTAIN, AND HOOKS | | | |
| RESIDENTIAL - LUXURY LOFT | | | | |
| CODE | ITEM | PRODUCT | MOUNTING HT | REMARKS |
| RA-10 | TOWEL BAR | MANU: MOEN COLLECTION; CONTEMPORARY 24" TOWEL BAR P5124 FINISH: BRIGHT CHROME | N/A | |
| RA-11 | TOILET TISSUE DISPENSER | MANU: MOEN COLLECTION; CONTEMPORARY SPRING LOADED TOILET PAPER HOLDER P5050 FINISH: BRIGHT CHROME | N/A | SURFACE MOUNTED ON CABINET |
| RA-12 | TOWEL RING | MANU: MOEN COLLECTION; CONTEMPORARY TOWEL RING P5500 FINISH: BRIGHT CHROME | N/A | |
| RA-13 | MIRROR | SEE UNIT FINISH SCHEDULE GL-1 GLASS SPEC | SEE ELEVATION | SURFACE MOUNTED |
| RA-14 | ROBE HOOK | | | |
| RA-15 | 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



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Revisions

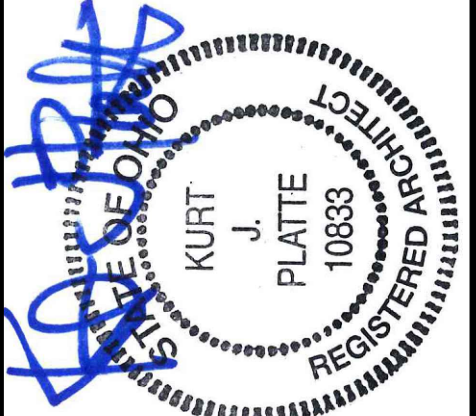
Design Team:
 AS, CZ
 Drawn by:
 CZ, BR

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

Job No: 22013 11.14.2022

A4.34

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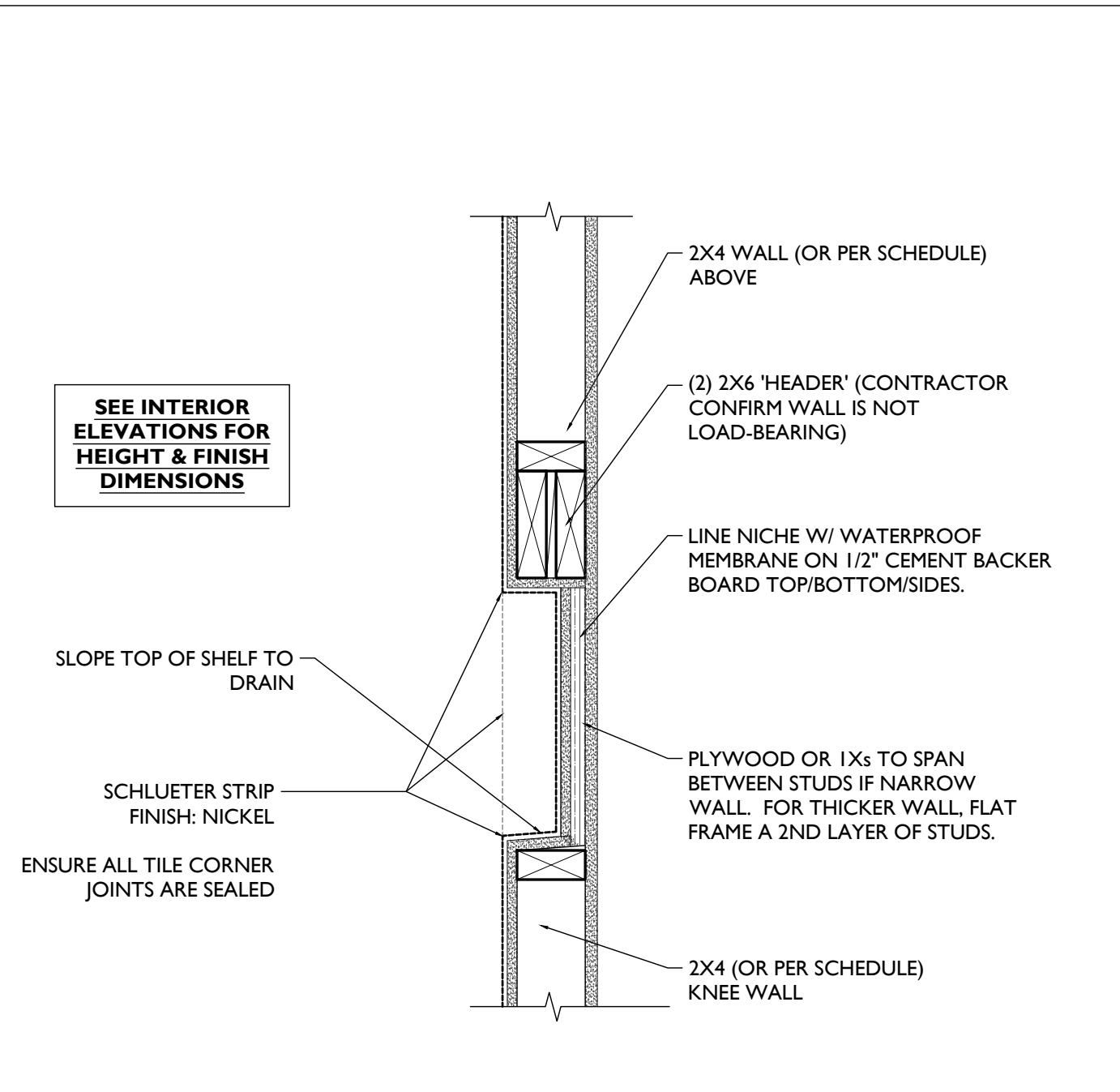
Revisions

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

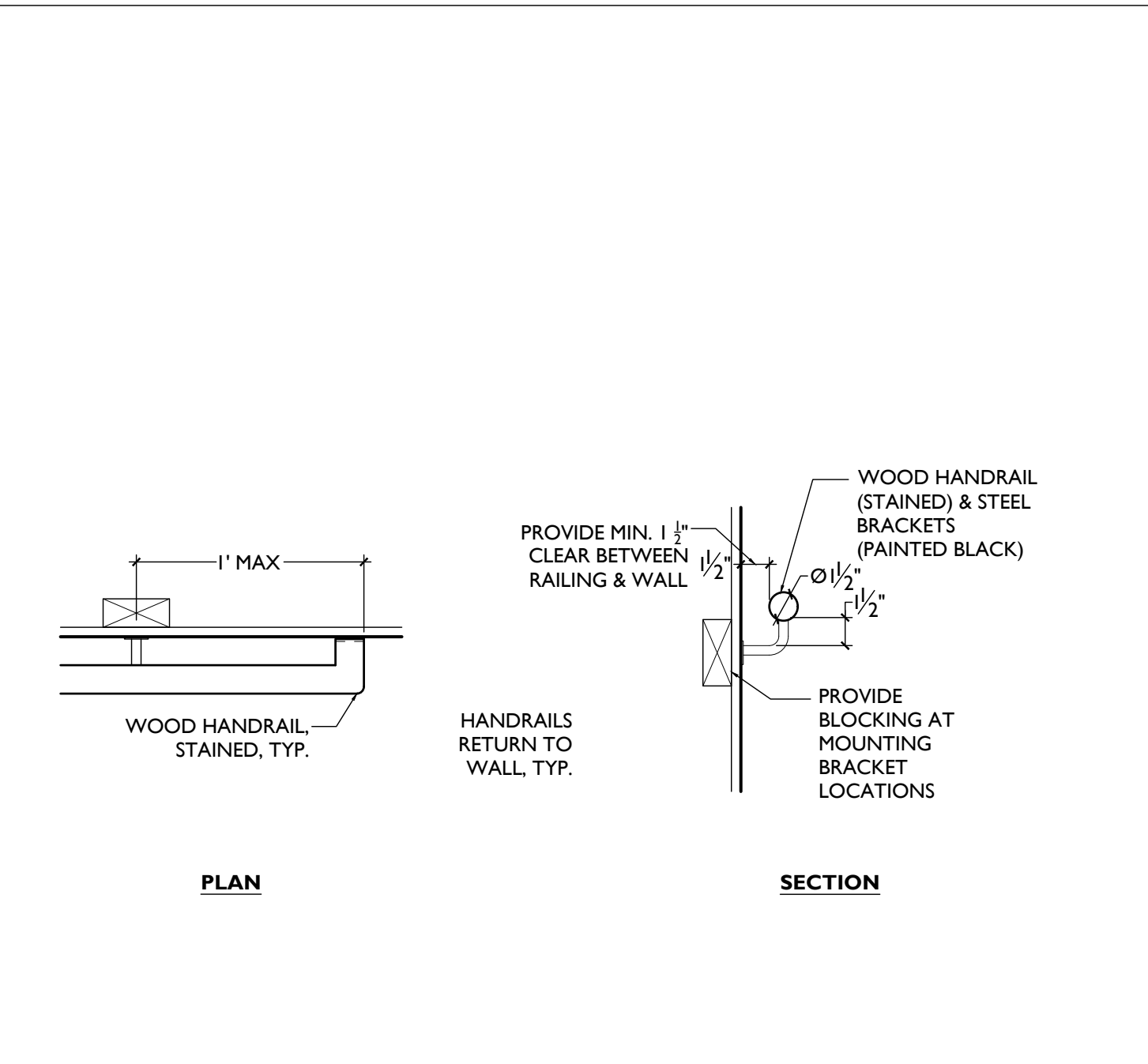
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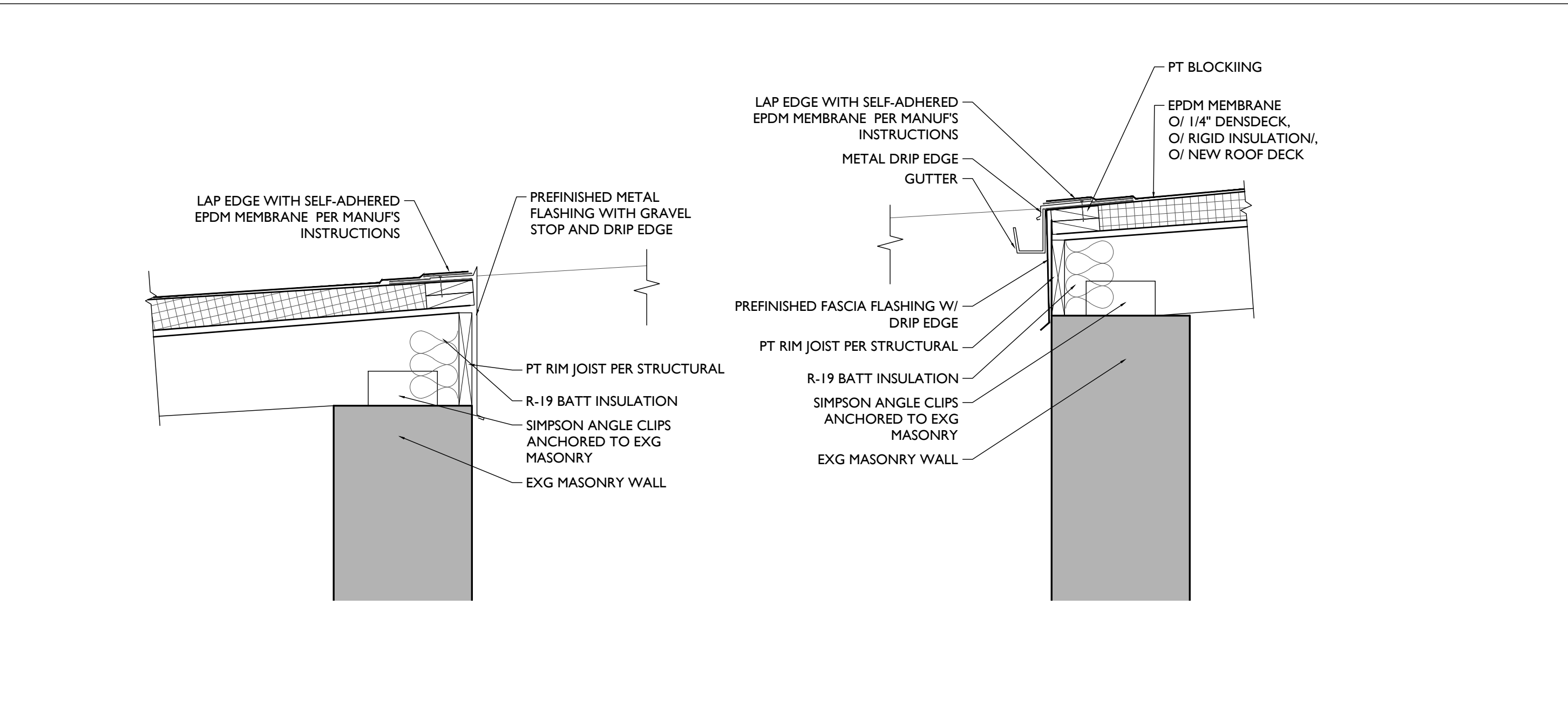
A5.00



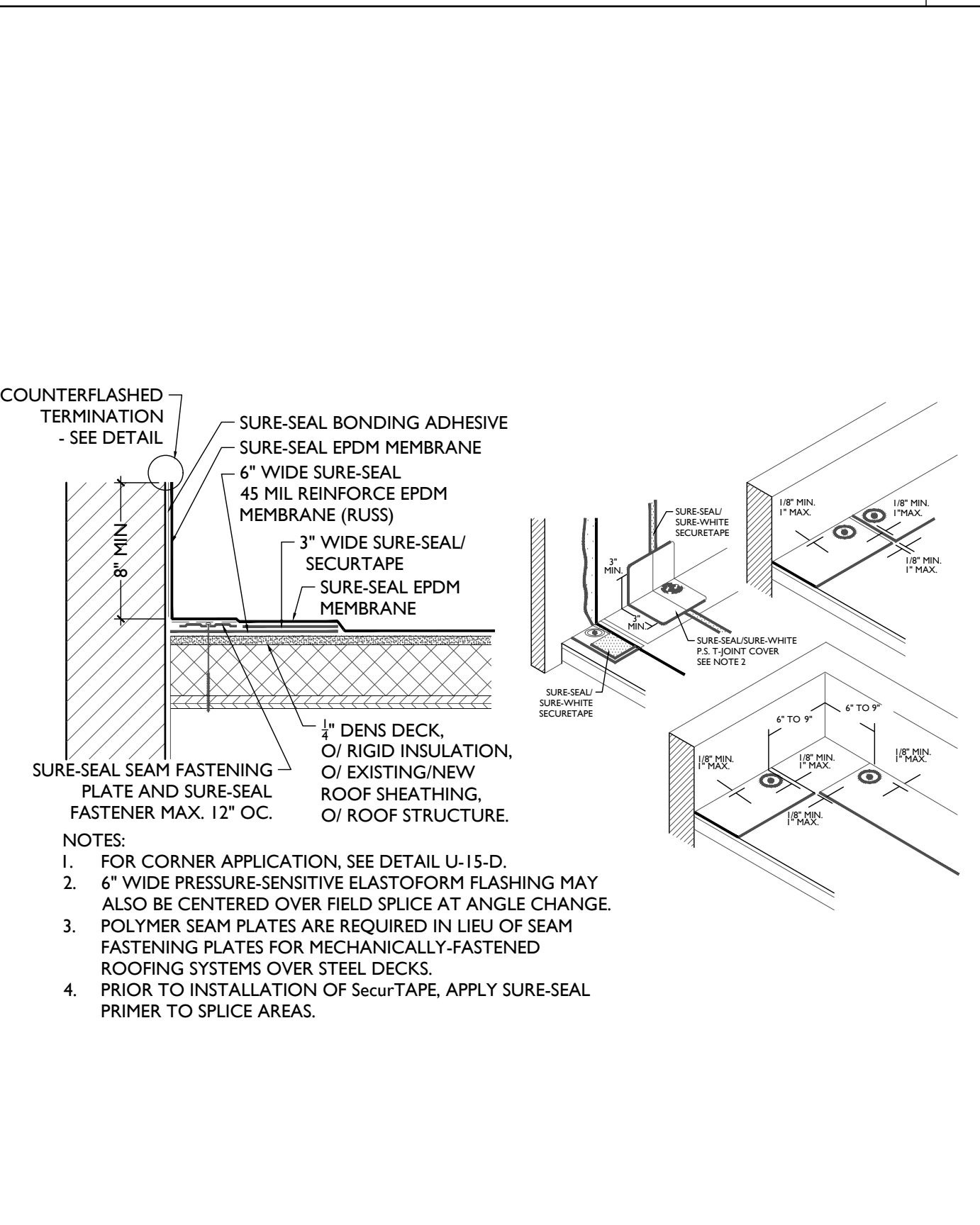
SHOWER NICHE DETAIL 7



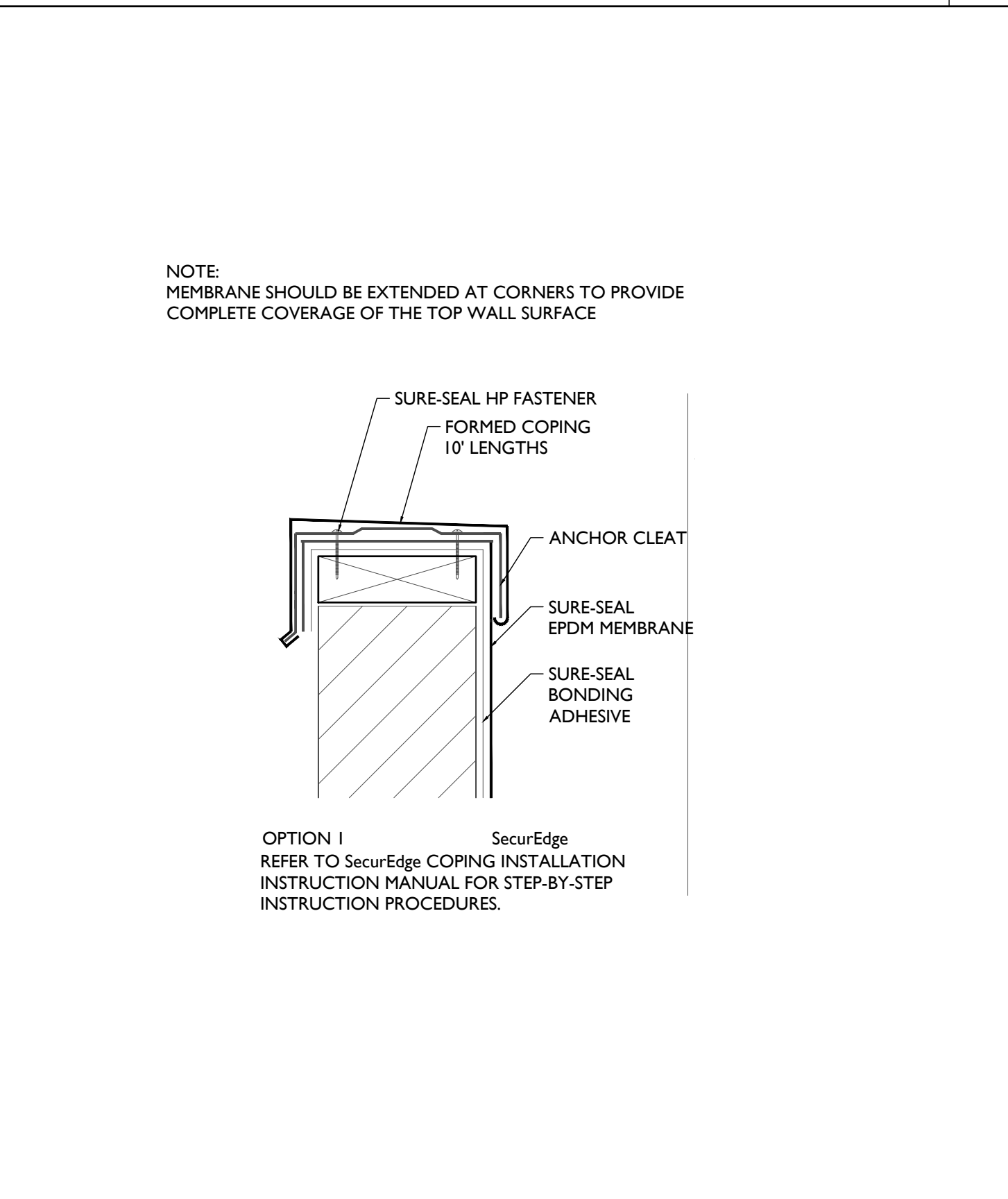
INTERIOR HANDRAIL DETAIL 6



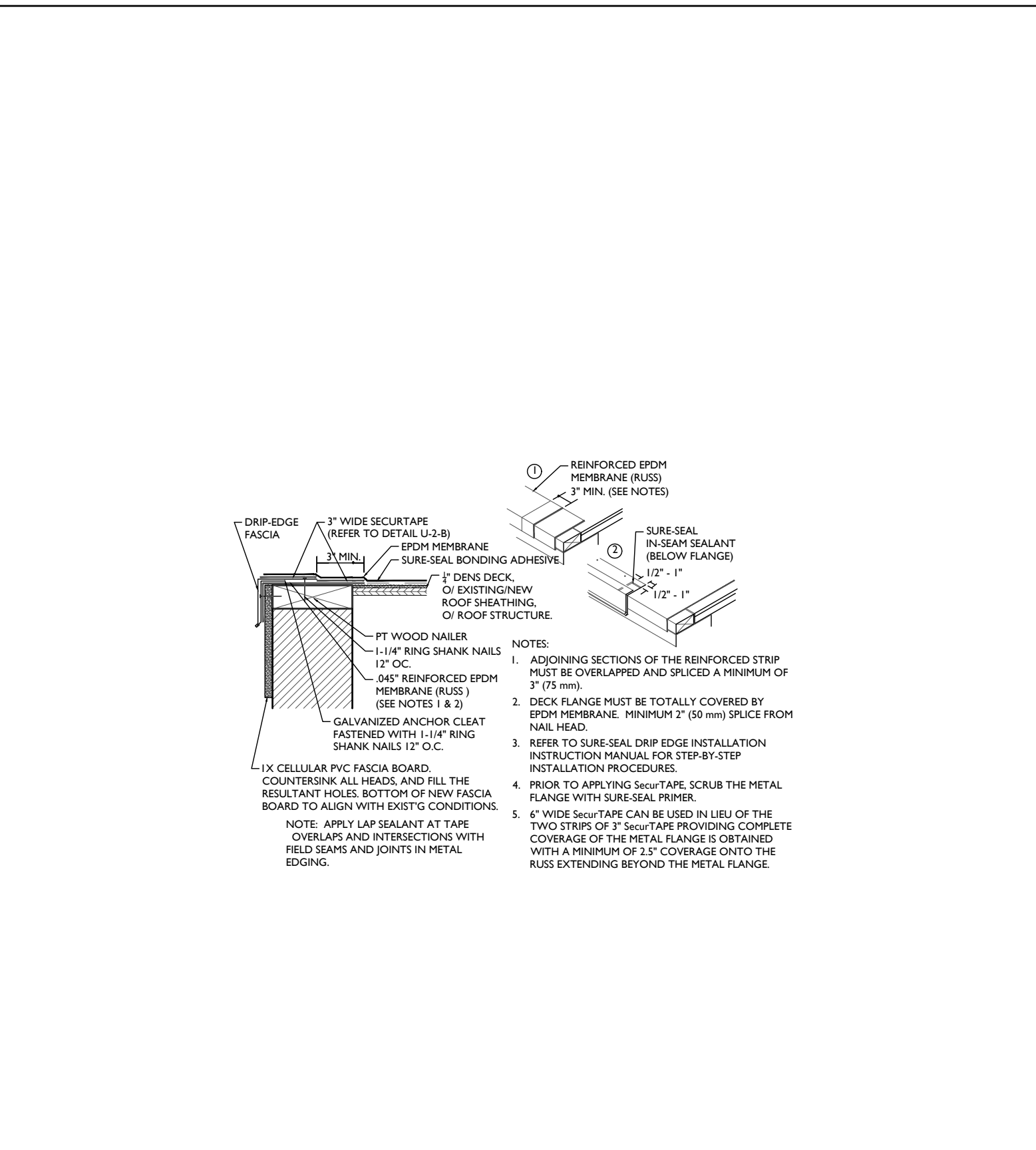
LIGHT WELL ROOF DETAILS 5



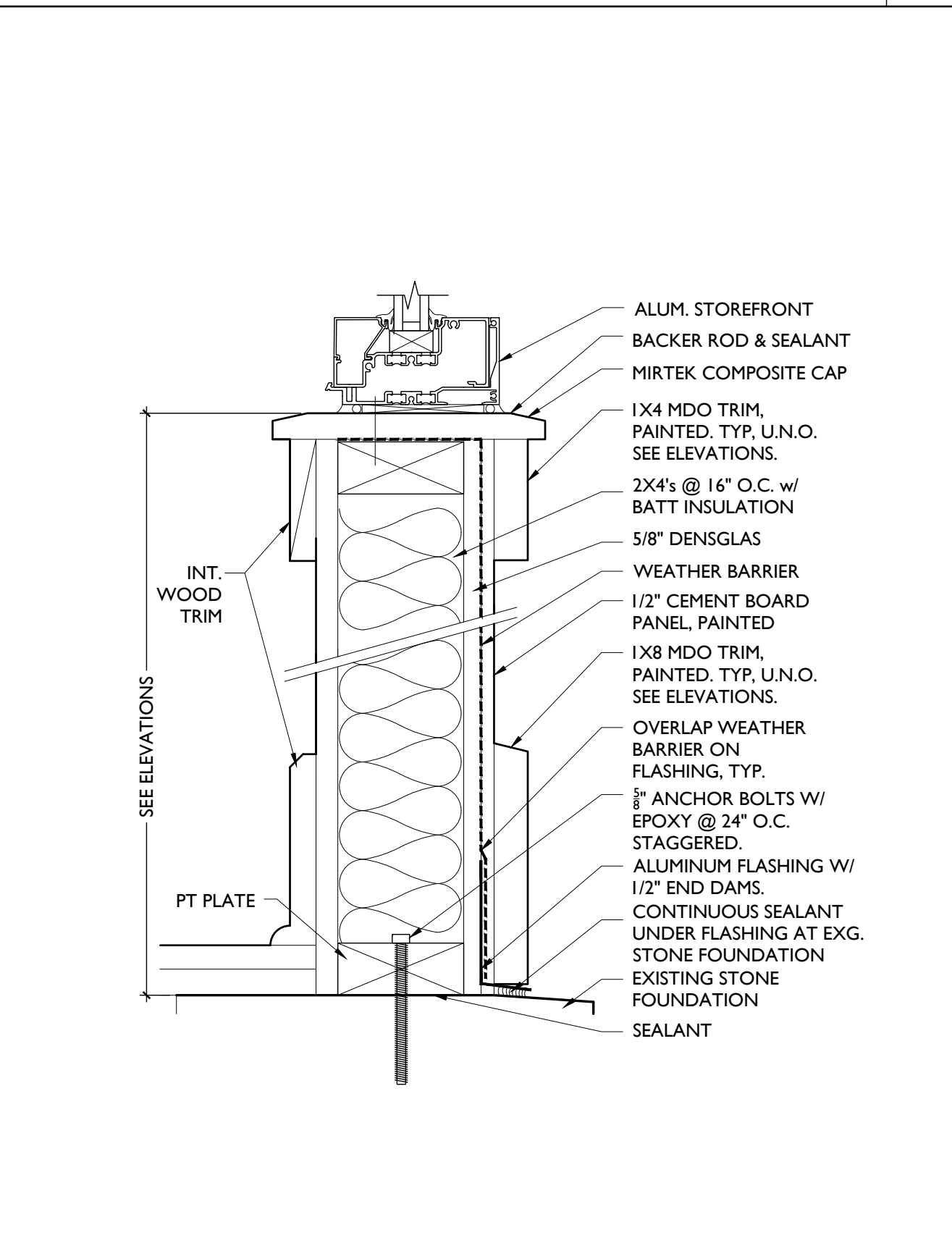
PARAPET / CURB WITH RUSS DETAIL 4



PARAPET COPING DETAIL 3

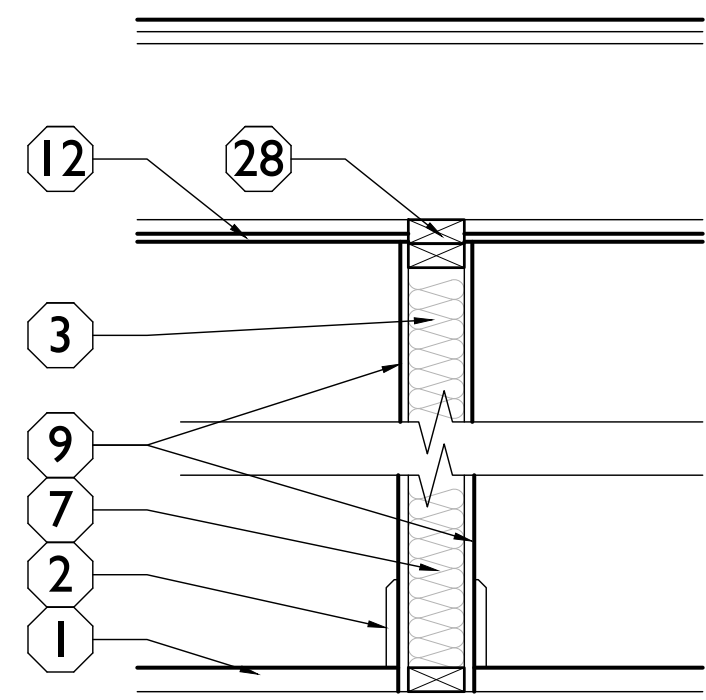


METAL RAKE TRIM DETAIL 2

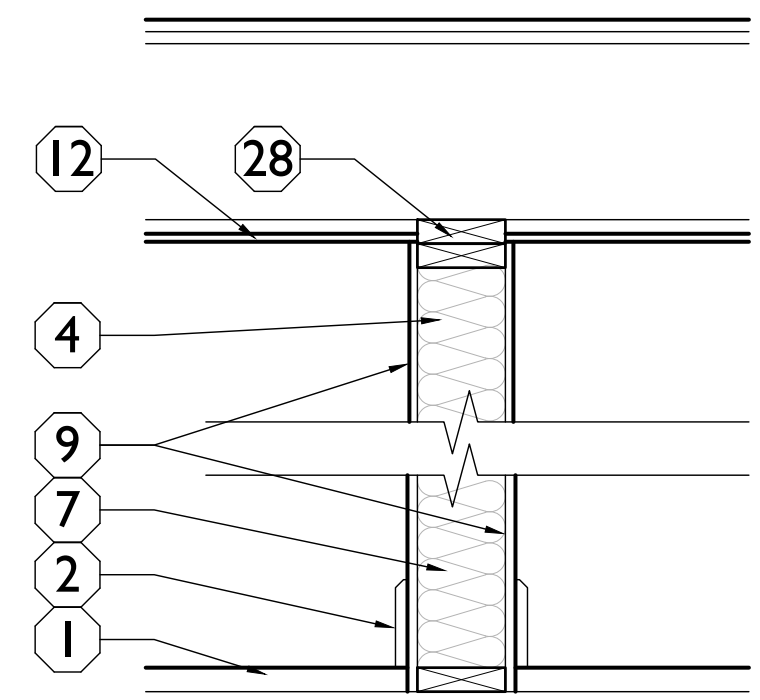


STOREFRONT BASE DETAIL 1

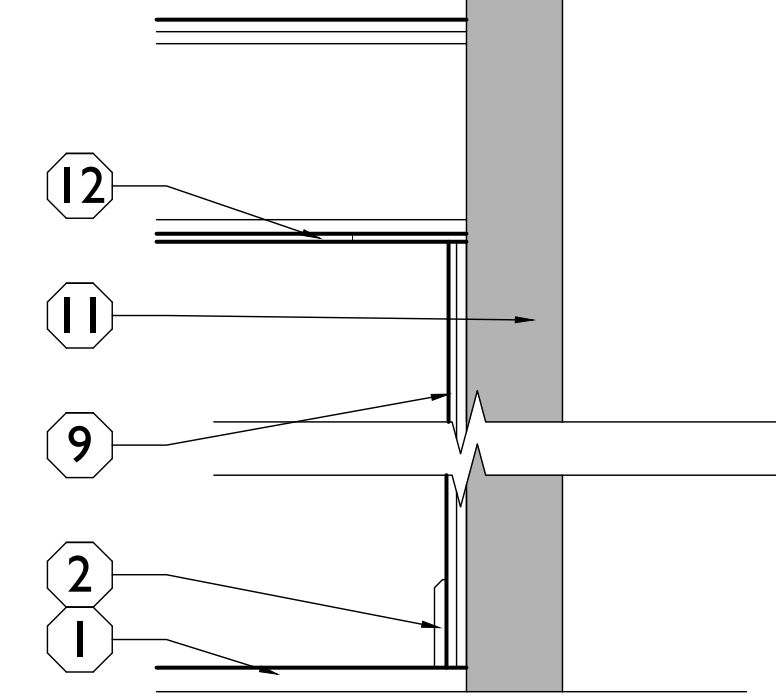
DETAILS



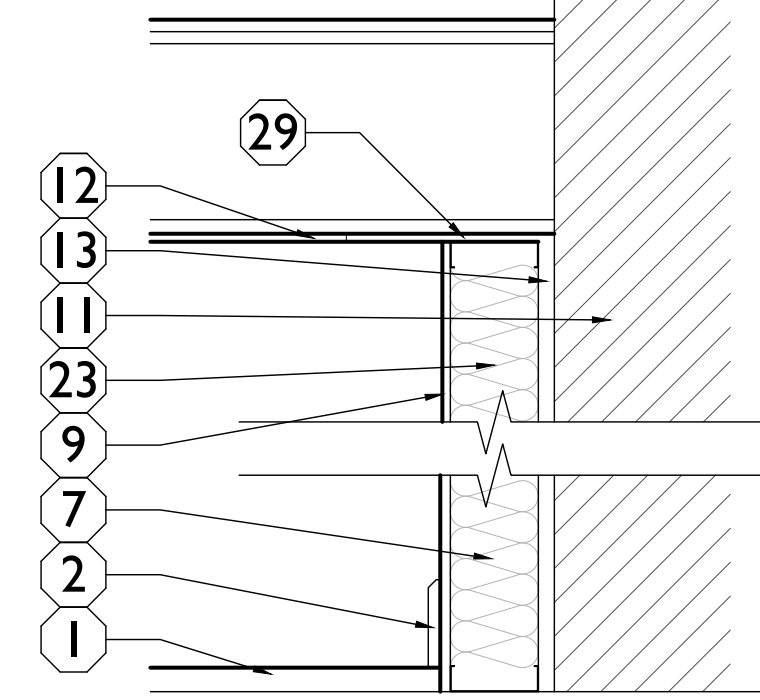
1 SECTION 1
 TYPICAL INTERIOR PARTITION (NON RATED)
 2X4 WOOD STUDS AT 16" O.C.
 W/ 5/8" GYP. BD. EACH SIDE
 W/ INSULATION PER SCHEDULE
 NOTE: PROVIDE PT. SILL PLATE IN BASEMENT



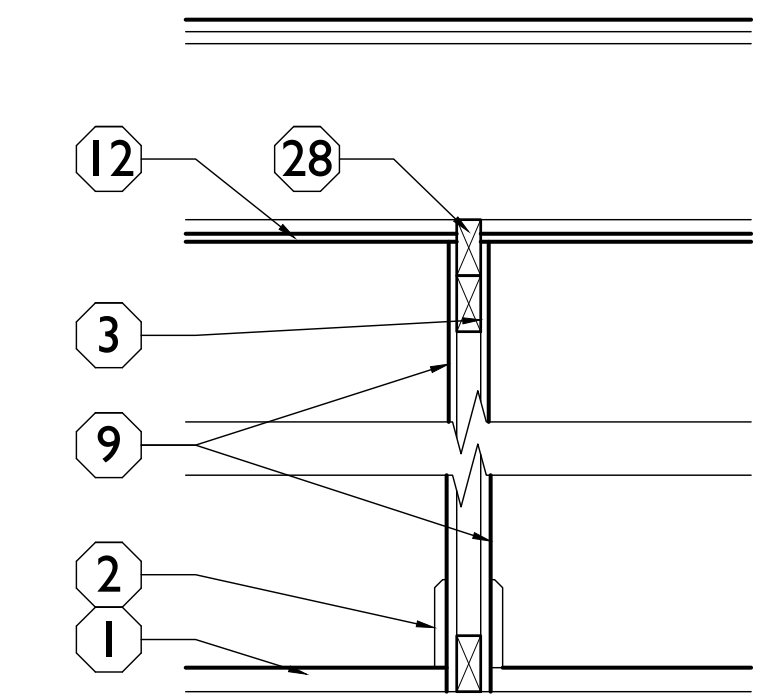
2 SECTION 2
 TYPICAL PLUMBING WET WALL (NON RATED)
 2X6 WOOD STUDS AT 16" O.C.
 W/ 5/8" GYP. BD. EACH SIDE
 W/ INSULATION PER SCHEDULE
 NOTE: PROVIDE PT. SILL PLATE IN BASEMENT



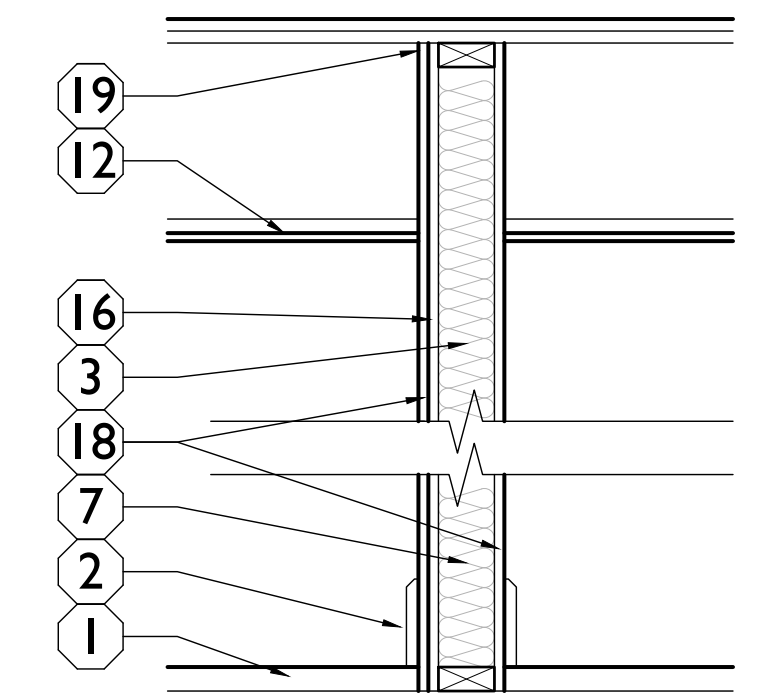
3 SECTION 3
 FURRING AT EXG INTERIOR WALLS (RATED)
 TWO (2) LAYERS OF 5/8" GYP. BD.
 ON UNIT SIDE
 HELD TIGHT TO EXG. WALL
 MEETS 1-HR RATING PER OBC PRESCRIPTIVE FIRE RATING TABLE 722.2.1.4(2)



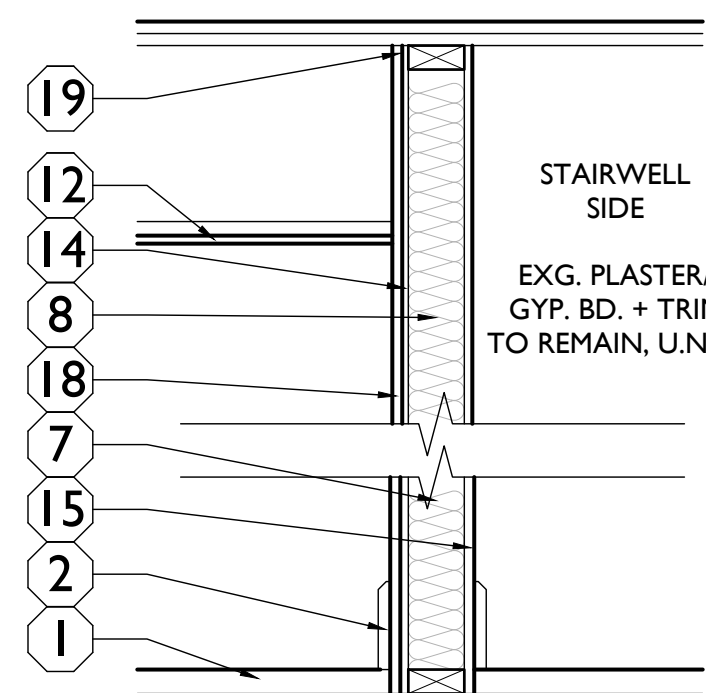
4 SECTION 4
 PLUMBING FURRING AT EXG WALLS (NON RATED)
 2X6 METAL STUD FRAMING AT 16" O.C.
 HELD 1" OFF EXG. WALL
 W/ 5/8" GYP. BD. ONE SIDE
 W/ INSULATION PER SCHEDULE



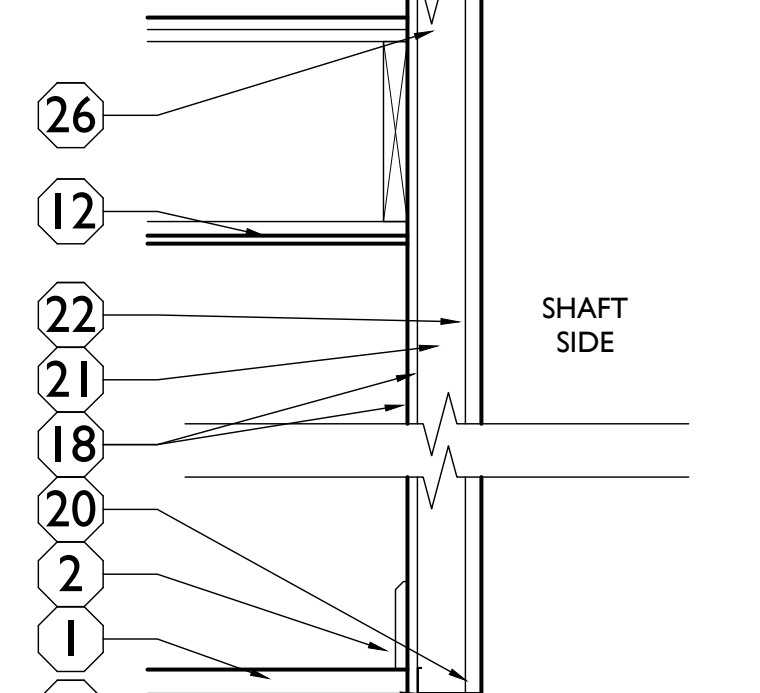
5 SECTION 5
 FLAT FRAME INTERIOR PARTITION (NON RATED)
 2X4 WOOD STUDS AT 16" O.C.
 W/ 5/8" GYP. BD. EACH SIDE
 NOTE: PROVIDE PT. SILL PLATE IN BASEMENT



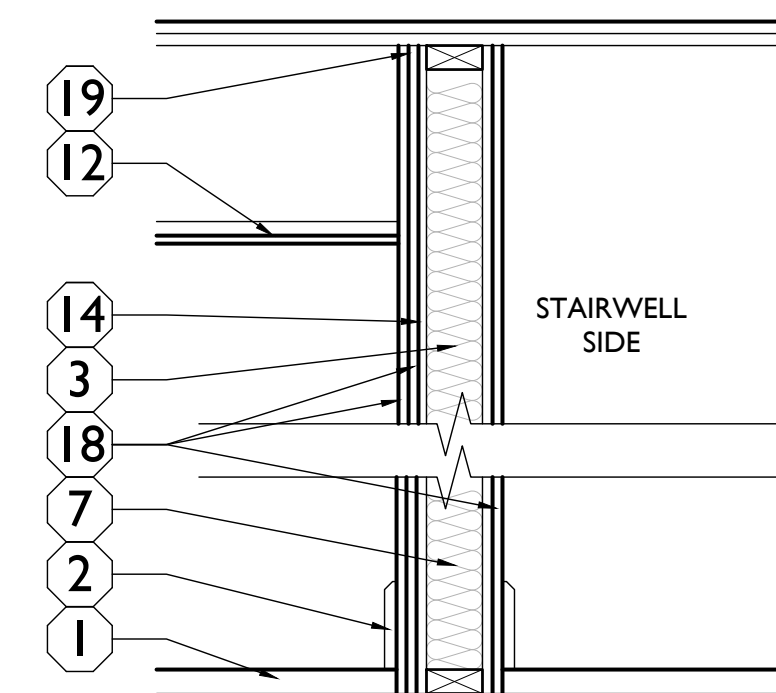
6 SECTION 6 / 6A
 NEW 1-HR RATED - FIRE BARRIER
 2X4 (U.N.O.) FIRESTOPPED WOOD STUDS 24" O.C. (NEW OR EXG)
 W/ 5/8" RESILIENT CHANNELS 16" O.C. ONE SIDE
 W/ (1) LAYER 5/8" TYPE X GYP. BD. EACH SIDE
 W/ VERTICAL JOINTS LOCATED MIDWAY BETWEEN STUDS.
 W/ INSUL PER SCHEDULE
 NOTE: PROVIDE PT. SILL PLATE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



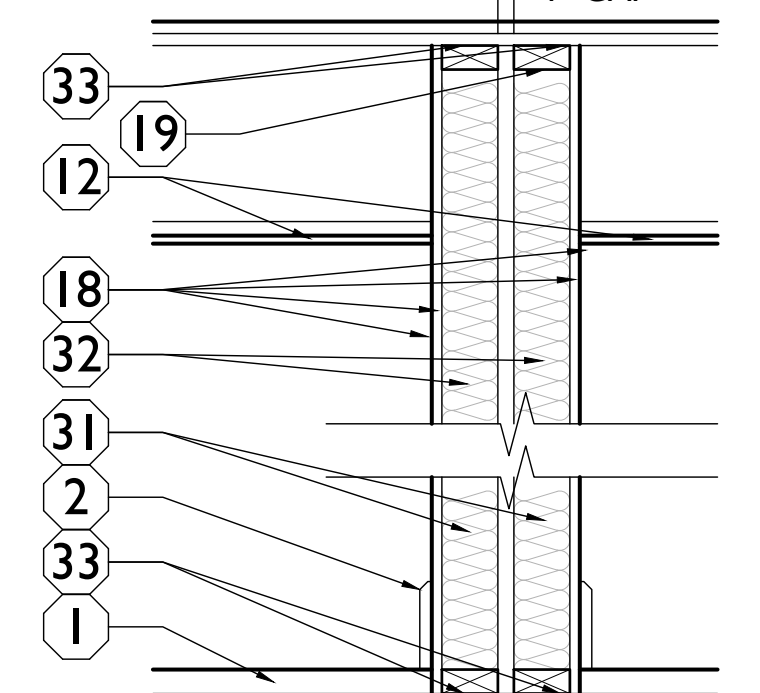
7 SECTION 7
 EXISTING 1-HR RATED STAIRWELL ENCLOSURE - FIRE BARRIER
 EXISTING 2X4 WOOD STUDS AT 16" O.C.
 W/ EXG GYP. BD. OR EXG. PLASTER ON STAIR SIDE
 PROVIDE RESILIENT CHANNELS AT 24" O.C. ONE SIDE (TYP. NON-STAIRWELL SIDE)
 (1) LAYER 5/8" TYPE 'X' GYP. BD. ON NON-STAIRWELL SIDE
 PROVIDE INSULATION PER SCHEDULE
 SOUND SEAL PERIMETER BOTH SIDES, TOP AND BOTTOM
 FIRE RATING = 50 MIN EXG (20 MIN STUD (16" O.C.) + 30 MIN EXG FINISH (5/8" EXG PLASTER) + 40 MIN NEW (5/8" TYPE X GYP BD) = **90 MIN TOTAL FIRE RATING**
 NOTE: PER 721.1(2) EXCEPTION "E", PLASTER MAY BE SUBSTITUTED FOR GYPSUM WALLBOARD PROVIDED IT IS THE SAME SIZE/THICKNESS/CORE TYPE.



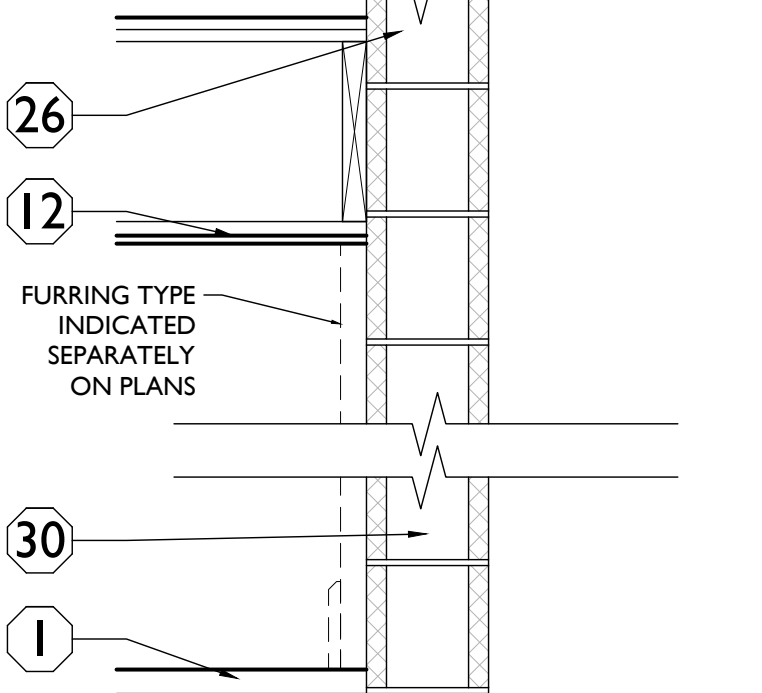
8 SECTION 8
 NEW 1-HR SHAFTWALL - FIRE BARRIER
 2 1/2" x 1" SHAPED STUDS @ 24" O.C. AND "J" SHAPE RUNNERS AT TOP, BOTTOM AND SIDES
 W/ (1) LAYER 5/8" TYPE X GYP. BD. ONE SIDE & (1) LAYER 1" NOMINAL GYP LINER PANEL
 W/ SOUND ATTENUATION INSUL PER SCHEDULE
 UL #U263 SYSTEM E



9 SECTION 9
 NEW 2-HR RATED ENCLOSURE - FIRE BARRIER
 2X4 (U.N.O.) FIRESTOPPED WOOD STUDS AT 16" O.C. (NEW OR EXG)
 W/ RESILIENT CHANNELS AT 24" O.C. ONE SIDE (TYP. NON-STAIRWELL SIDE)
 W/ (2) LAYERS 5/8" TYPE X GYP. BD. EACH SIDE
 W/ INSUL PER SCHEDULE
 NOTE: PROVIDE PT. SILL PLATE IN BASEMENT
 SOUND SEAL PERIMETER BOTH SIDES, TOP AND BOTTOM
 UL #U301



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



11 SECTION 11
 NEW 8' CMU WALL (2 HR RATED)
 8" CONCRETE MASONRY UNITS IN FULL BED MORTAR NOMINAL 3/8" THICK W/ REINFORCING PER STRUCTURAL DRAWINGS
 UL #U905

**WALL ASSEMBLIES/
 PARTITION TYPES**

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

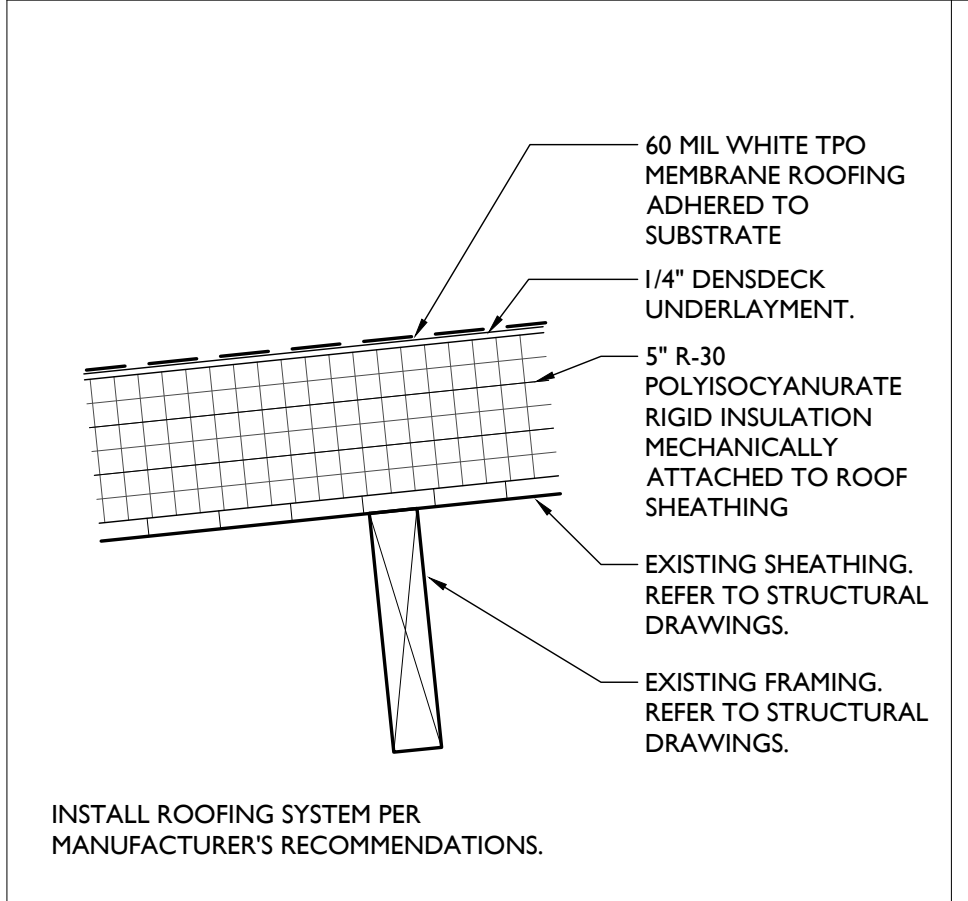
PARTITION INSULATION SCHEDULE

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

EXISTING WALLS

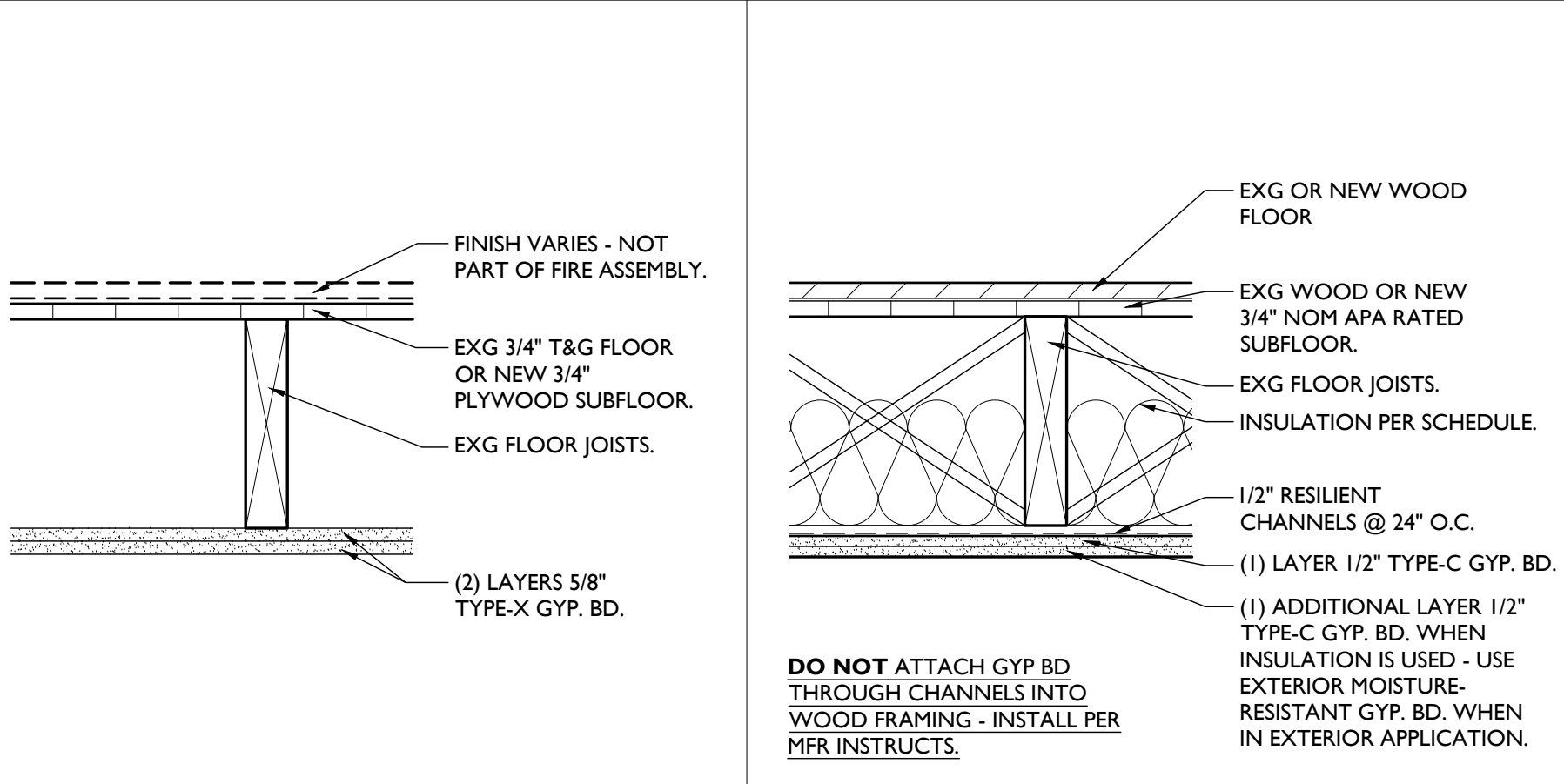
- AT EXISTING MASONRY WALLS TO REMAIN:**
- EXISTING PLASTER TO REMAIN IN PLACE, UNLESS NOTED OTHERWISE.
 - ELECTRICAL TO BE SURFACE MOUNTED TO WALLS 18" A.F.F. U.N.O. ON ELECTRICAL DRAWINGS. PAINT CONDUIT TO MATCH WALL.
- AT EXISTING INTERIOR WALLS TO REMAIN (WITHIN UNITS):**
- CAREFULLY REMOVE ANY HISTORIC TRIM AND REMOVE PLASTER FROM BOTH SIDES. INSTALL NEW GYP. BD. AND REINSTALL OR REPLICATE HISTORIC TRIM.
 - ALL SYSTEMS TO BE CONCEALED WITHIN WALLS.
- AT EXISTING CORRIDOR/STAIR HALL WALLS TO REMAIN:**
- EXISTING PLASTER TO REMAIN IN PLACE ON CORRIDOR/STAIR HALL SIDE, UNLESS NOTED OTHERWISE.
 - ON OPPOSITE SIDE, CAREFULLY REMOVE ANY HISTORIC TRIM AND REMOVE PLASTER. INSTALL NEW GYP. BD. AND REINSTALL OR REPLICATE HISTORIC TRIM.
 - ALL SYSTEMS TO BE CONCEALED WITHIN WALLS.
- 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



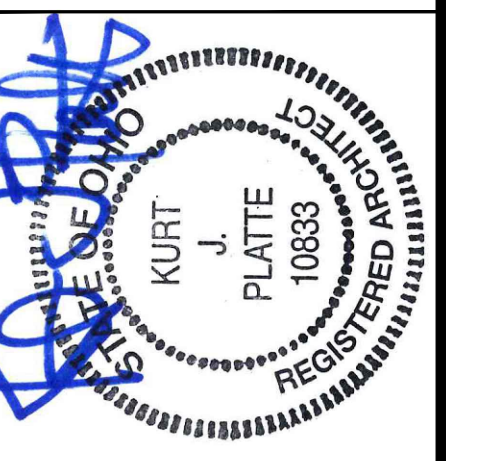
INSTALL ROOFING SYSTEM PER MANUFACTURER'S RECOMMENDATIONS.
 MI INSULATED MEMBRANE ROOF 1-HR MEMBRANE COORDINATE WITH INSUL SCHEDULE

FLOOR/CEILING ASSEMBLIES



A FLOOR/CEILING ASSEMBLY 1-HR MEMBRANE ASSEMBLY IS A 1-HR MEMBRANE PROTECTION PER GA-610-13 (PROVIDES PROTECTION FROM UNDERSIDE)
 B FLOOR/CEILING ASSEMBLY TYPICAL DWELLING UNIT SEPARATION 1-HR FIRE-RATED UL# L514

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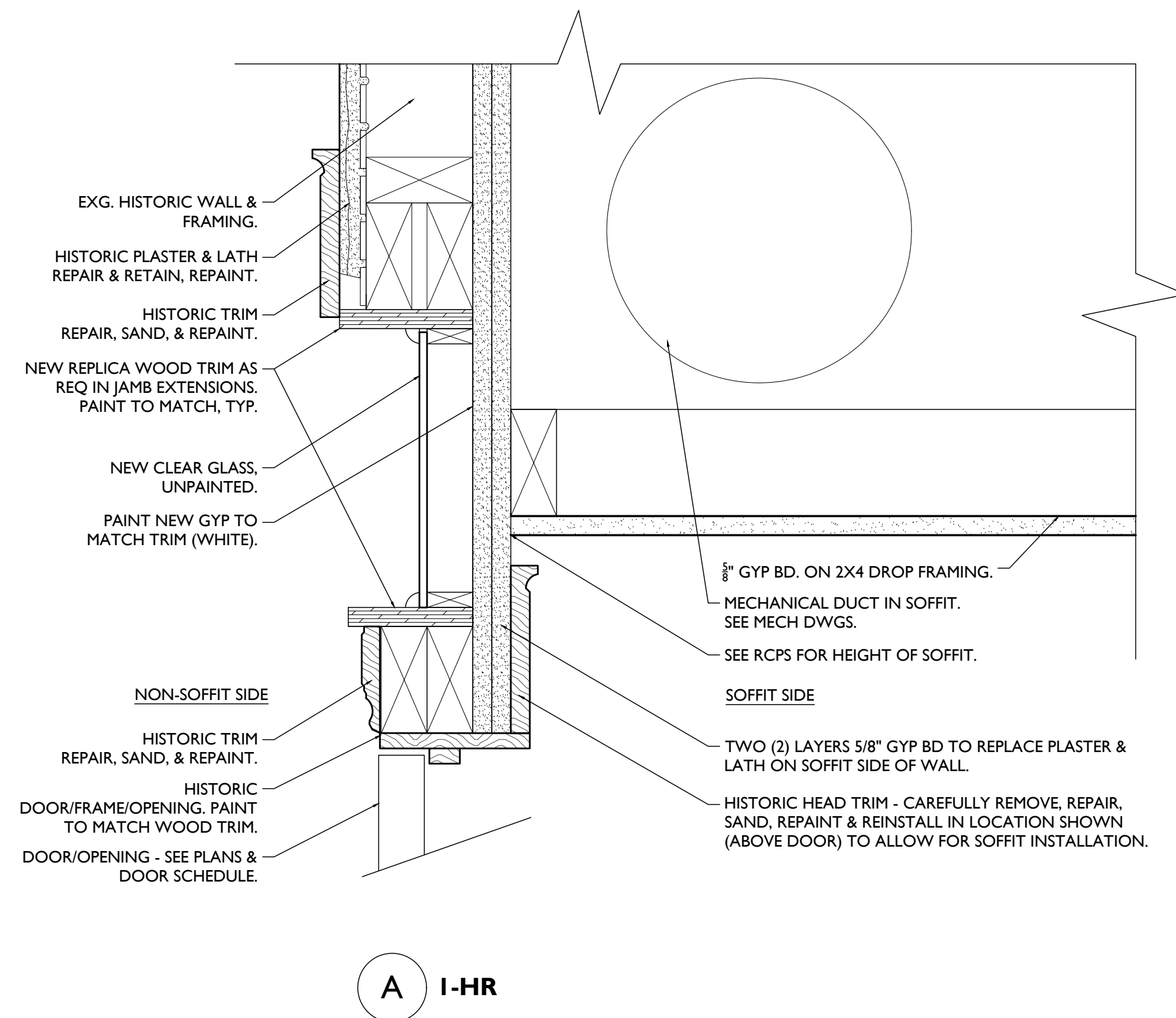
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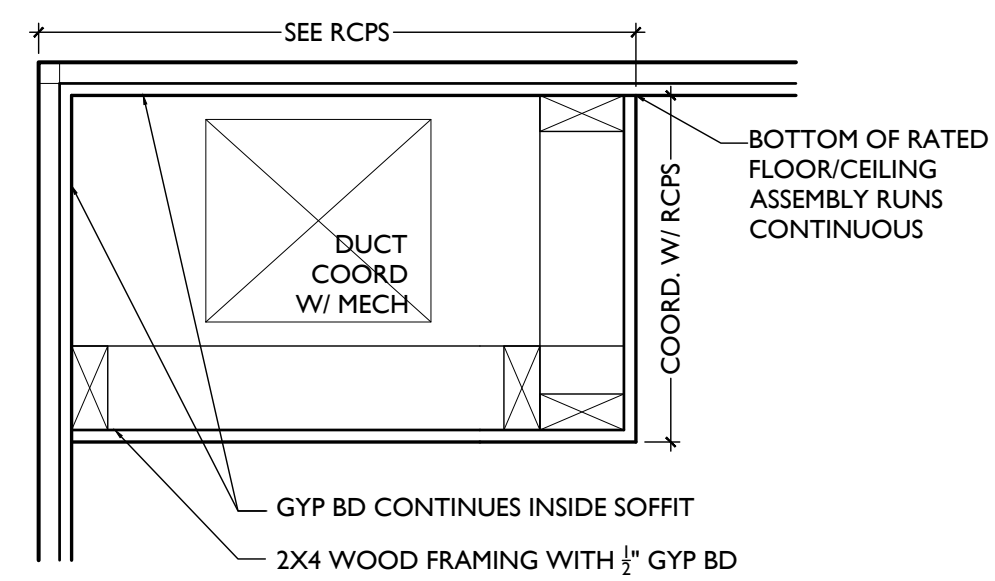
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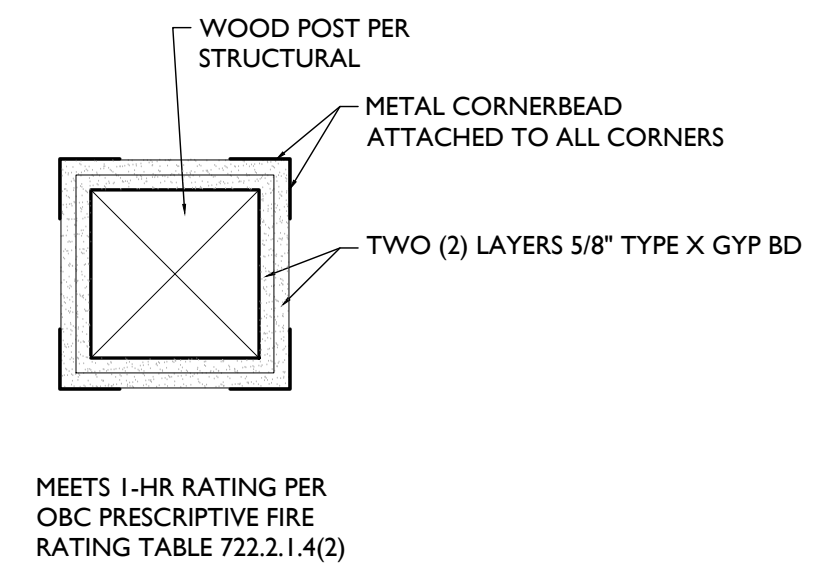
A6.00



A 1-HR



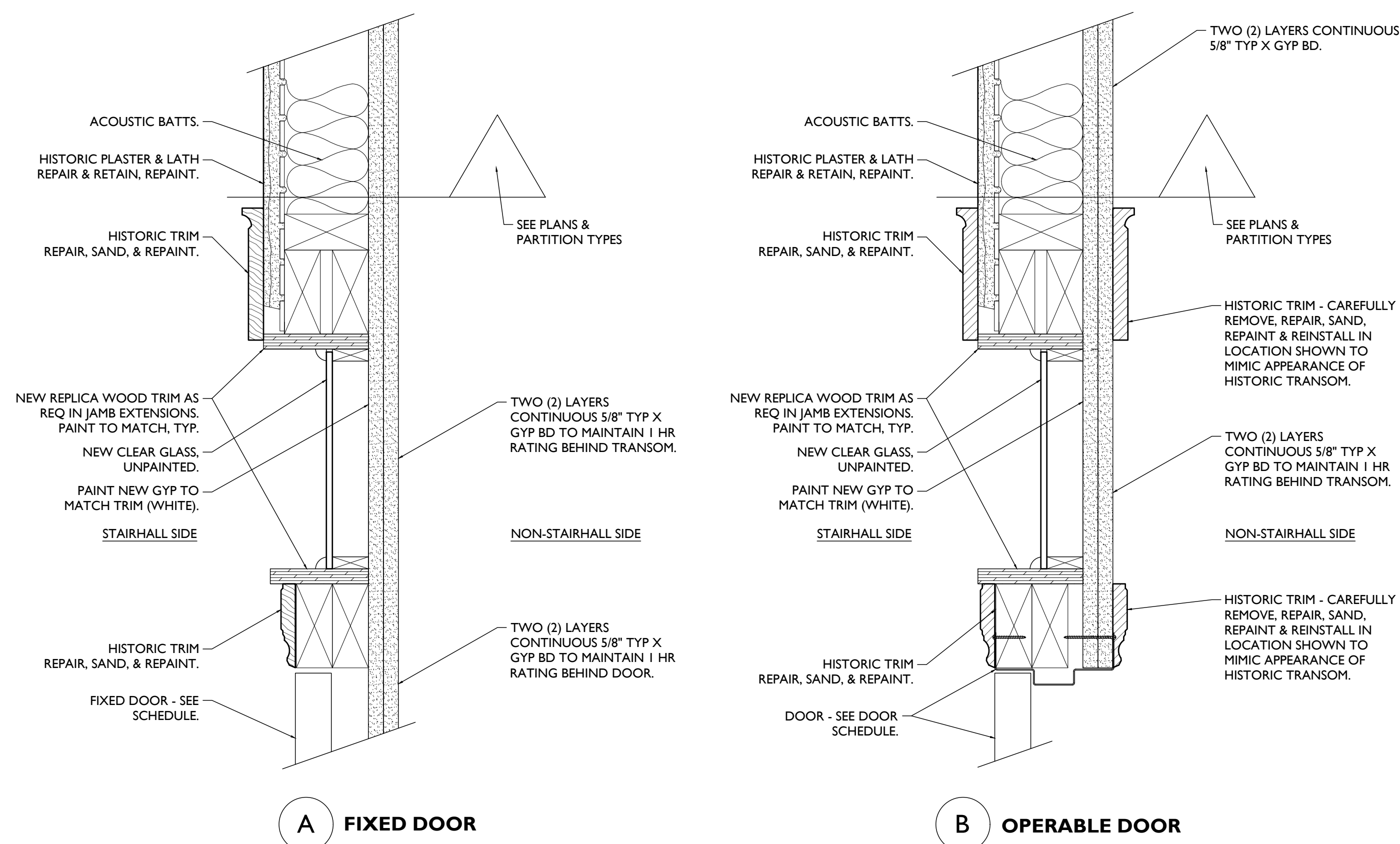
TYPICAL SOFFIT IN DWELLING UNIT 4



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

COLUMN PROTECTION 3

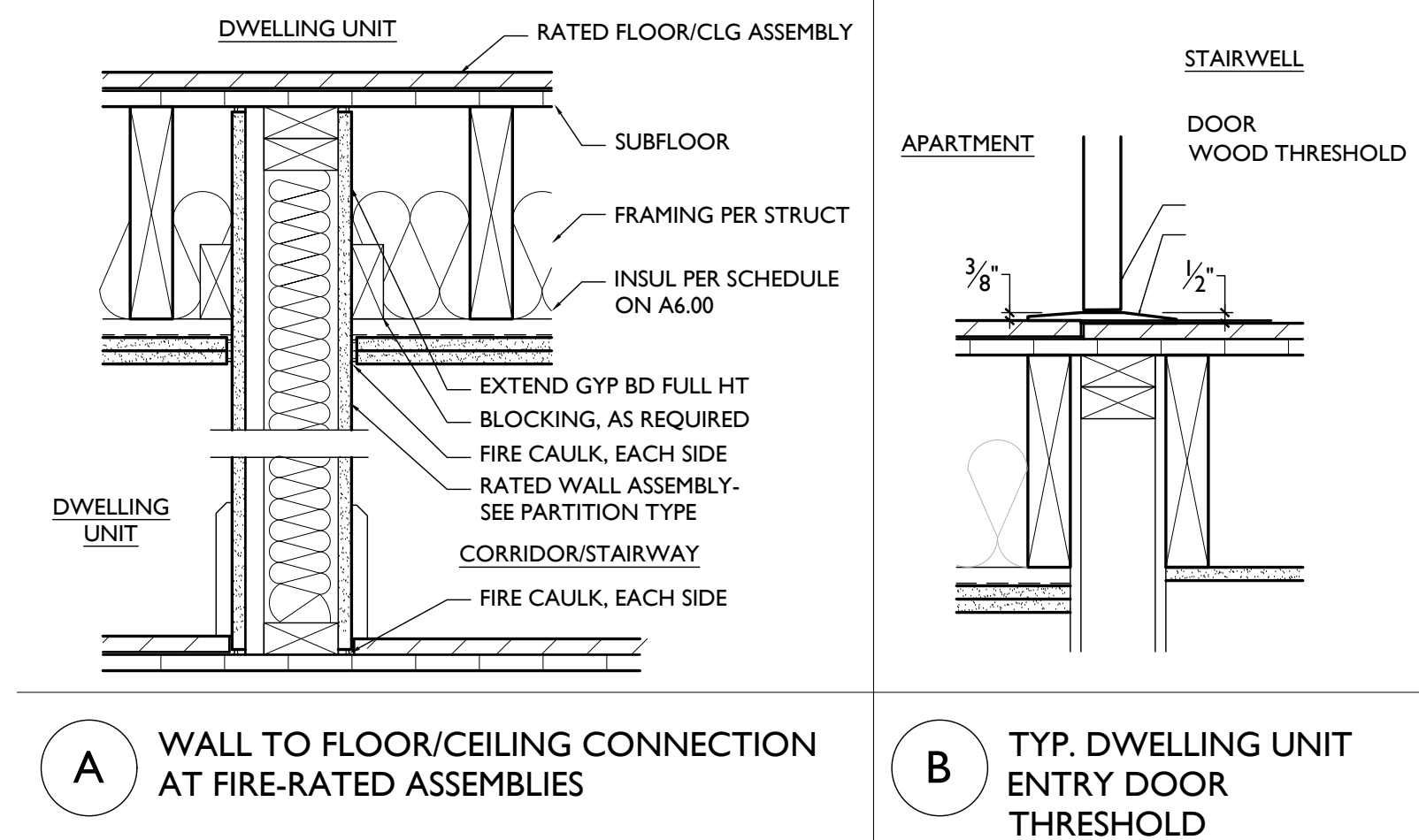
3" = 1'-0" SOFFIT AT CORRIDOR TRANSOMS 6



A FIXED DOOR

B OPERABLE DOOR

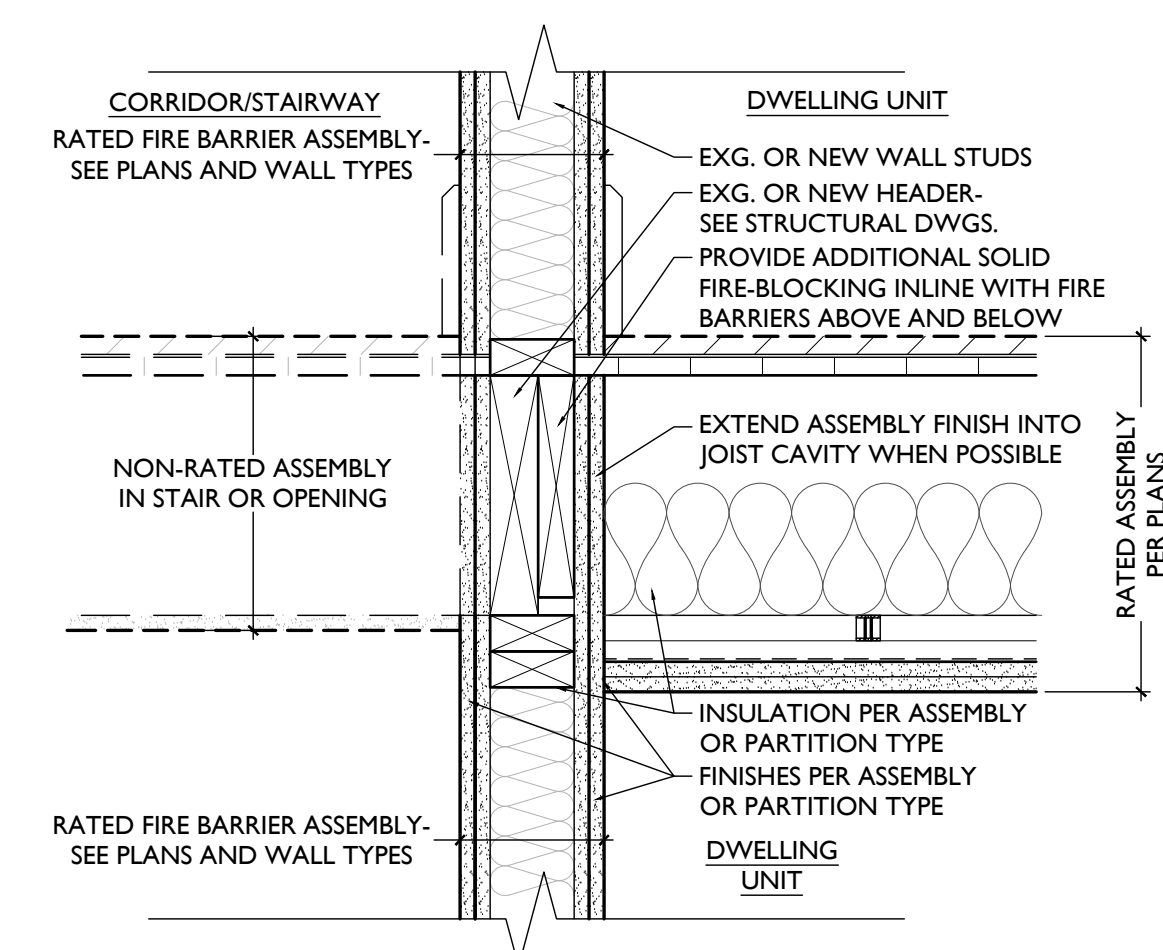
SCALE: 3" = 1'-0" RATING AT WOOD FRAME CORRIDOR OPENINGS 5



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

B TYP. DWELLING UNIT ENTRY DOOR THRESHOLD

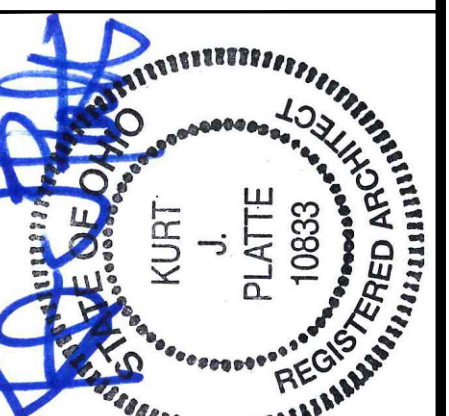
TYPICAL RATED ASSEMBLY AT DWELLING UNIT 2



TYPICAL RATED ASSEMBLY AT EXG. STAIR 1

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

TYPICAL FIRE RATING DETAILS



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Drawn by:
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HARDWARE SCHEDULE

UNIT SET 1

UNIT BATHROOMS, BEDROOMS
201B1 202B1 203B1 203B2 203B2 204B1 205B1 205B2 206B1 301B1 303B1
303B2 302B1 304B2 304B1 305B1 201D1 201D1 202D1 204D1 205D1 206D1 206D2
301D1 303D2 302D1 304D1 304D2 305D1

Table with 4 columns: QTY, EA, DESCRIPTION, MATERIAL, and COMMENTS. Includes items like HINGES, PRIVACY LOCK, FLEXIBLE STOP.

UNIT SET 2

UNIT WH FURNACE
201C2 202C4 203C3 204C2 205C4 206C3 300C2 303C3 302C7 304C2 303C3

Table with 4 columns: QTY, EA, DESCRIPTION, MATERIAL, and COMMENTS. Includes items like HINGES, DEADBOLT, FLEXIBLE STOP.

UNIT SET 3

UNIT CLOSETS, WD CLOSETS, VESITBULES
201C1 201C4 201C5 201C6 202C1 202C3 203C1 204C4 205C5 206C1 206C4 301C3
301C2 303C1 303C2 302C8 302C2 304C3 304C6 305C2 202C2 203C2 205C3 301C1
303C5 302C6 305C4 206C2

Table with 4 columns: QTY, EA, DESCRIPTION, MATERIAL, and COMMENTS. Includes items like HINGES, PASSAGE SET, FLEXIBLE STOP.

UNIT SET 4

UNIT DOUBLE DOOR CLOSETS AND DOUBLE DOOR WD CLOSETS
201C3 204C3 304C5 202C3 203C4 204C1 205C1 304C7 205C2 303C1 303C4 302C4
302C5 304C1 304C4 305C5 203D1 302C3 305C1

Table with 4 columns: QTY, EA, DESCRIPTION, MATERIAL, and COMMENTS. Includes items like HINGES, DUMMY TRIM, ROLLER LATCH, FLEXIBLE STOP.

UNIT SET 5

UNIT POCKET DOORS
204B2 303B3 303C6

Table with 4 columns: QTY, EA, DESCRIPTION, MATERIAL, and COMMENTS. Includes items like POCKET DOOR HDW, LOCKING DOOR PULL.

UNIT SET 6

UNIT ENTRIES
201A1 202A1 203A1 204A1 205A1 205A2 206A1 301A1 303A1 303A2 302A1 304A1
305A1

Table with 4 columns: QTY, EA, DESCRIPTION, MATERIAL, and COMMENTS. Includes items like HINGES, HINGES, LOCKSET, DEADBOLT, SEALS, SWEEP, THRESHOLD, VIEWER.

SET 1

Table with 4 columns: QTY, EA, DESCRIPTION, MATERIAL, and COMMENTS. Includes items like HINGES, STOREROOM LOCK, CLOSER.

SET 2

Table with 4 columns: QTY, EA, DESCRIPTION, MATERIAL, and COMMENTS. Includes items like HINGES, ENTRY LOCK, CLOSER.

SET 3

Table with 4 columns: QTY, EA, DESCRIPTION, MATERIAL, and COMMENTS. Includes items like CONTINUOUS HINGE, DEAD LATCH, PADDLE, OFFSET PULLS, CLOSER, DROP PLATE, BLADE STOP SPACER, SUPPORT, ELECTRIC STRIKE, CARD READER, THRESHOLD, SWEEP.

SET 4

Table with 4 columns: QTY, EA, DESCRIPTION, MATERIAL, and COMMENTS. Includes items like CONTINUOUS HINGE, DEAD LATCH, PADDLE, OFFSET PULLS, DROP PLATE, BLADE STOP SPACER, SUPPORT, THRESHOLD, SWEEP.

SET 5

Table with 4 columns: QTY, EA, DESCRIPTION, MATERIAL, and COMMENTS. Includes items like CONTINUOUS HINGE, CVR DEVICE, OFFSET PULLS, CLOSER, DROP PLATE, BLADE STOP SPACER, SUPPORT, THRESHOLD, SWEEP.

SET 6

Table with 4 columns: QTY, EA, DESCRIPTION, MATERIAL, and COMMENTS. Includes items like CONTINUOUS HINGE, DEAD LATCH, PADDLE, OFFSET PULLS, CLOSER, DROP PLATE, BLADE STOP SPACER, SUPPORT, ELECTRIC STRIKE, CARD READER, THRESHOLD, SWEEP.

SET 7

Table with 4 columns: QTY, EA, DESCRIPTION, MATERIAL, and COMMENTS. Includes items like CONTINUOUS HINGE, CVR DEVICE, OFFSET PULLS, CLOSER, DROP PLATE, BLADE STOP SPACER, SUPPORT, ELECTRIC STRIKE, CARD READER, THRESHOLD, SWEEP.

SET 8

Table with 4 columns: QTY, EA, DESCRIPTION, MATERIAL, and COMMENTS. Includes items like HINGES, PRIVACY LOCK, WALL STOP.

SET 9

Table with 4 columns: QTY, EA, DESCRIPTION, MATERIAL, and COMMENTS. Includes items like HINGES, PRIVACY LOCK, CLOSER.

SET 10

Table with 4 columns: QTY, EA, DESCRIPTION, MATERIAL, and COMMENTS. Includes items like HINGES, STOREROOM LOCK, CLOSER.

SET 11

Table with 4 columns: QTY, EA, DESCRIPTION, MATERIAL, and COMMENTS. Includes items like HINGES, PASSAGE SET, CLOSER, WALL STOP.

SET 12

Table with 4 columns: QTY, EA, DESCRIPTION, MATERIAL, and COMMENTS. Includes items like HINGES, PASSAGE SET, MANUAL FLUSH, BOLTS, OVERHEAD STOP.

SET 13

Table with 4 columns: QTY, EA, DESCRIPTION, MATERIAL, and COMMENTS. Includes items like HINGES, PASSAGE SET, WALL STOP.

SET 14

Table with 4 columns: QTY, EA, DESCRIPTION, MATERIAL, and COMMENTS. Includes items like HINGES, PASSAGE SET, CLOSER.

SET 15

Table with 4 columns: QTY, EA, DESCRIPTION, MATERIAL, and COMMENTS. Includes items like CONTINUOUS HINGE, CVR DEVICE, OFFSET PULLS, ELECTRIC STRIKE, CARD READER, THRESHOLD, SWEEP, RAIN DRIP, SEALS.

SET 16

Table with 4 columns: QTY, EA, DESCRIPTION, MATERIAL, and COMMENTS. Includes items like HINGES, PASSAGE SET, CLOSER, MAG HOLD OPEN.

SET 17

Table with 4 columns: QTY, EA, DESCRIPTION, MATERIAL, and COMMENTS. Includes items like HINGES, STOREROOM LOCK, CLOSER, ELECTRIC STRIKE, CARD READER, WALL STOP, THRESHOLD, SWEEP, RAIN DRIP, SEALS.

SET 18

Table with 4 columns: QTY, EA, DESCRIPTION, MATERIAL, and COMMENTS. Includes items like HINGES, ENTRY LOCK, CLOSER, MANUAL FLUSH, BOLT, THRESHOLD, SWEEP, RAIN DRIP, SEALS.

SET 19

Table with 4 columns: QTY, EA, DESCRIPTION, MATERIAL, and COMMENTS. Includes items like HINGES, PASSAGE SET, CLOSER.

SET 20

Table with 4 columns: QTY, EA, DESCRIPTION, MATERIAL, and COMMENTS. Includes items like HINGES, PASSAGE SET, CLOSER.

DOORS FIXED IN PLACE-NO HARDWARE REQUIRED

SET 21

Table with 4 columns: QTY, EA, DESCRIPTION, MATERIAL, and COMMENTS. Includes items like HINGES, STOREROOM LOCK, CLOSER, WALL STOP.

SET 22

Table with 4 columns: QTY, EA, DESCRIPTION, MATERIAL, and COMMENTS. Includes items like HINGES, STOREROOM LOCK, MANUAL FLUSH, BOLT.

SET 23

Table with 4 columns: QTY, EA, DESCRIPTION, MATERIAL, and COMMENTS. Includes items like HINGES, PASSAGE SET, WALL STOP.

CALL OUT LEGENDS

Table with 4 columns: TYPE, MATERIAL, GLAZING, PANELS. Details for Door Types.

Table with 4 columns: TYPE, MATERIAL, GLAZING, PANELS. Example callouts for Door Types.

Table with 2 columns: TYPE, DESCRIPTION. Details for Door Finishes.

Table with 2 columns: TYPE, DESCRIPTION. Details for Frame Types.

Table with 2 columns: TYPE, DESCRIPTION. Details for Transom Types.

SCHEDULE NOTES

- 1. EXISTING HISTORIC OPENING:
1.A. EXISTING HISTORIC DOOR (& TRANSOM, IF APPLICABLE) TO REMAIN IN SITU.
1.B. EXISTING HISTORIC DOOR IS TO BE FIXED IN PLACE. SEE PLANS.
1.C. RELOCATED HISTORIC DOOR, FRAME & TRIM. SEE EXISTING PLANS FOR PREVIOUS LOCATION AND NEW WORK PLANS FOR NEW LOCATION.

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.

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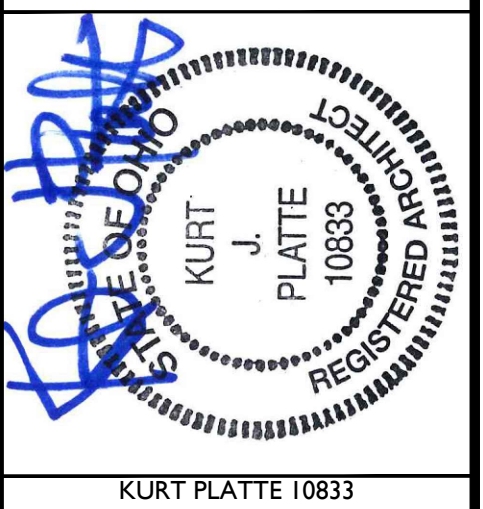
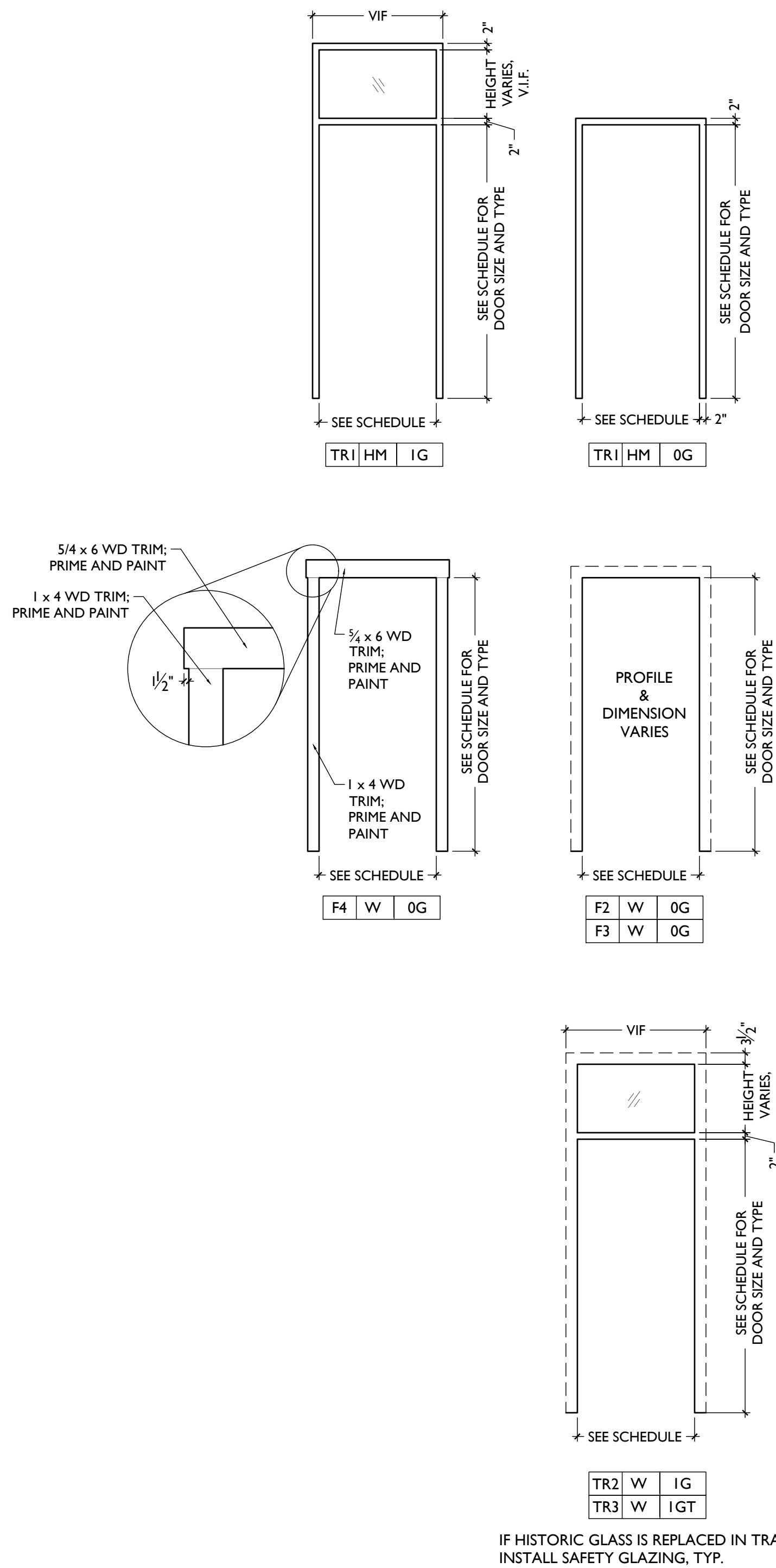


Table with 2 columns: Field, Value. Includes Progress Dates, Design Team, and Revisions.

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

DOOR SCHEDULE

TYPICAL DOOR FRAME TYPES



IF HISTORIC GLASS IS REPLACED IN TRANSOM, INSTALL SAFETY GLAZING, TYP.

LEGEND / GENERAL NOTES

NEW OR HISTORIC MATERIAL GLAZING PANELS

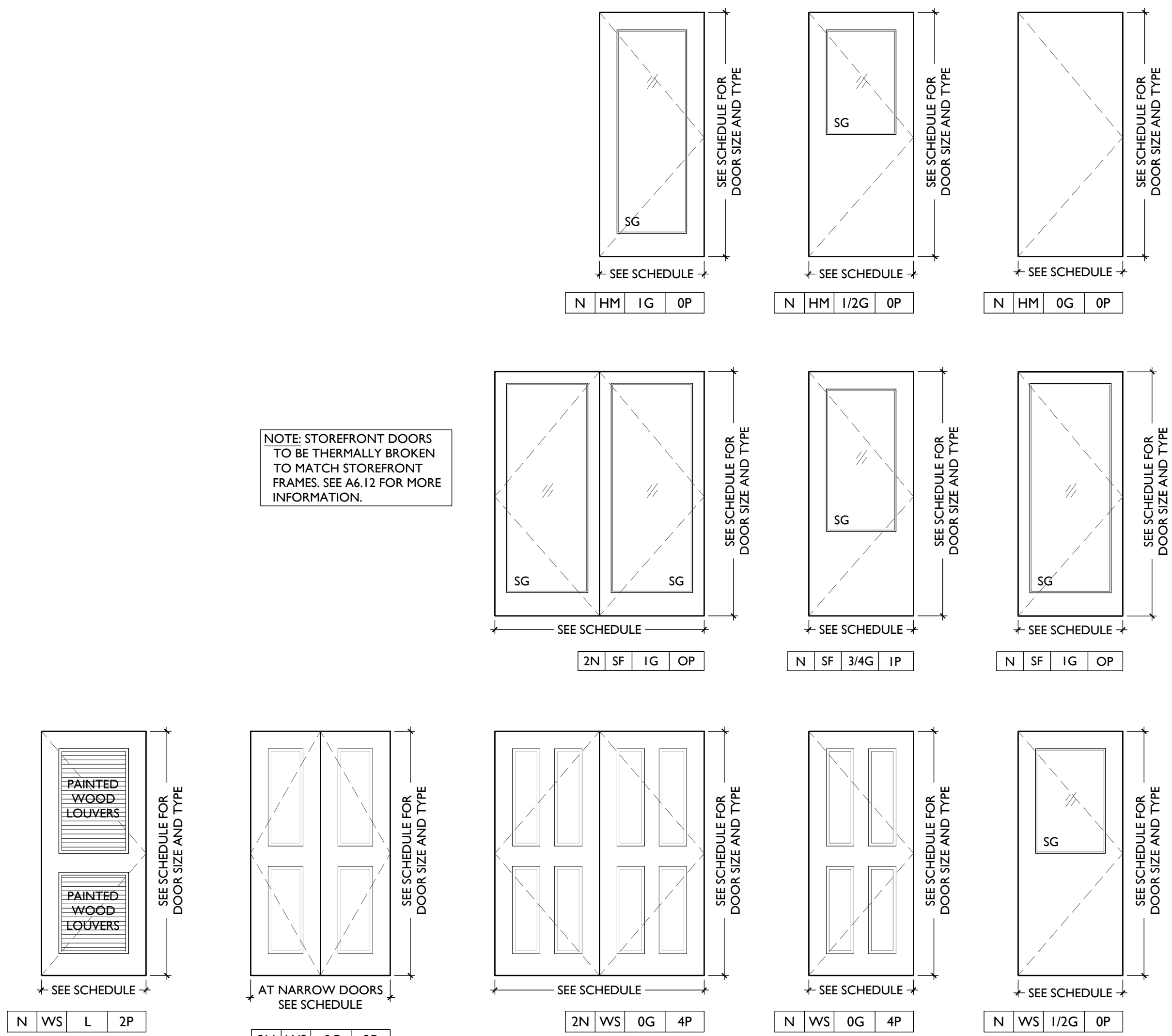
| | | | |
|----|----|-----|-----|
| XX | XX | XXX | XXX |
|----|----|-----|-----|

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

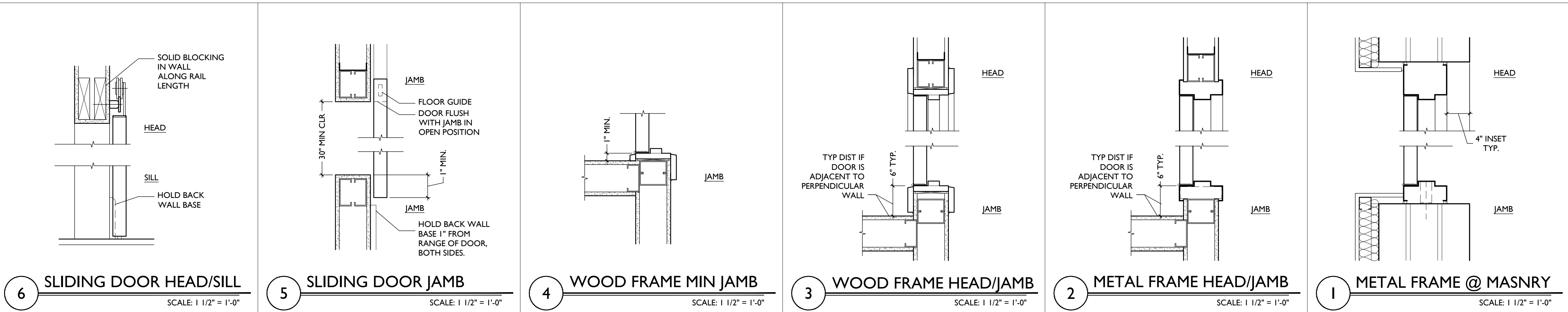
| SEE DOOR SCHEDULE SHEET | | SEE DOOR TYPES SHEET | |
|-------------------------|------------------------|----------------------|--------------|
| NEW OR HISTORIC | MATERIAL | GLAZING | PANELS |
| N NEW | W WOOD | 0G NO GLAZING | 0P NO PANELS |
| H HISTORIC (EXG) | WH WOOD - HOLLOW CORE | 1G FULL LITE | 1P 1 PANEL |
| 2N DOUBLE | WS WOOD - SOLID CORE | 1/2G 1/2 LITE | 4P 4 PANEL |
| 2H DOUBLE | HM HOLLOW METAL | 3/4G 3/4 LITE | |
| | A ALUMINUM | 6G 6 LITES | |
| | S STEEL | L LOUVRED | |
| | SF STOREFRONT ALUMINUM | | |
| | FB FIBERGLASS | | |

TYPICAL DOOR TYPES

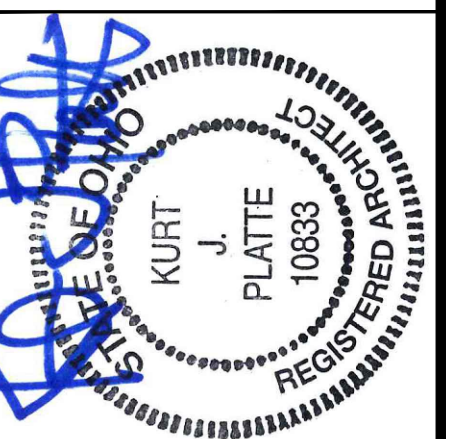
SG = SAFETY GLAZING



TYPICAL DOOR DETAILS



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Progress Dates
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11/11/2022 BID AND PERMIT

Revisions

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

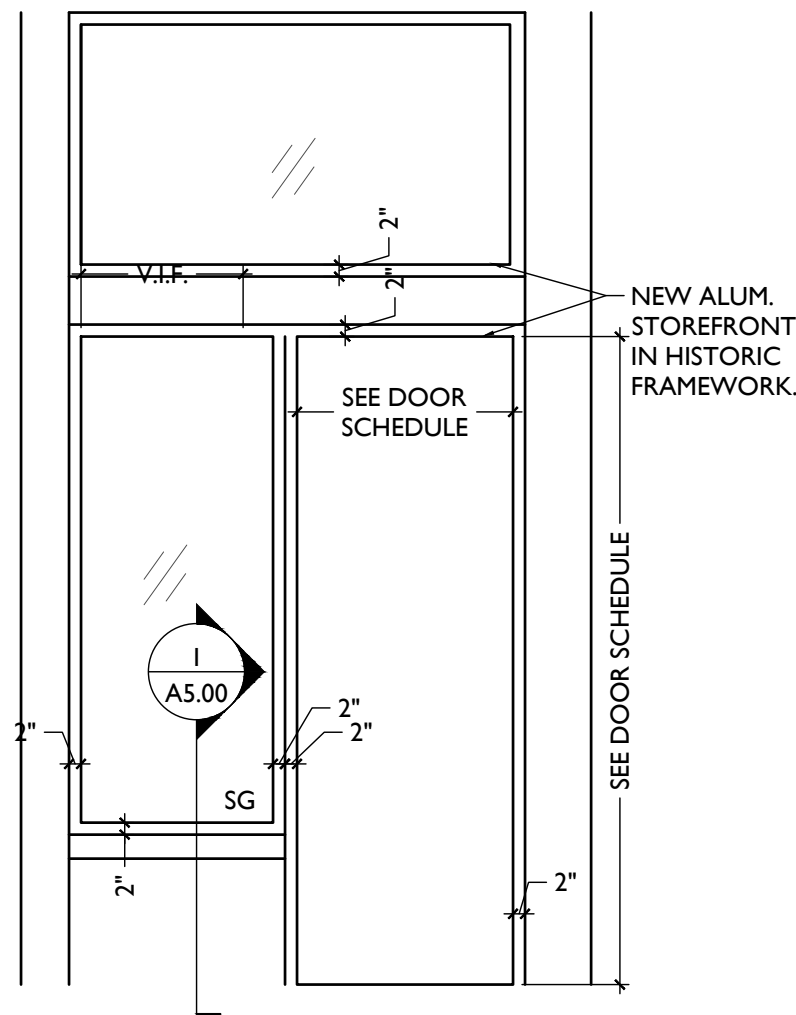
PROPOSED PROJECT:
RENOVATION FOR
101-107 W. MAIN ST.
VAN WERT, OH 45891
VAN WERT REDEVELOPMENT, PHASE 2

Job No: 22013 11.14.2022

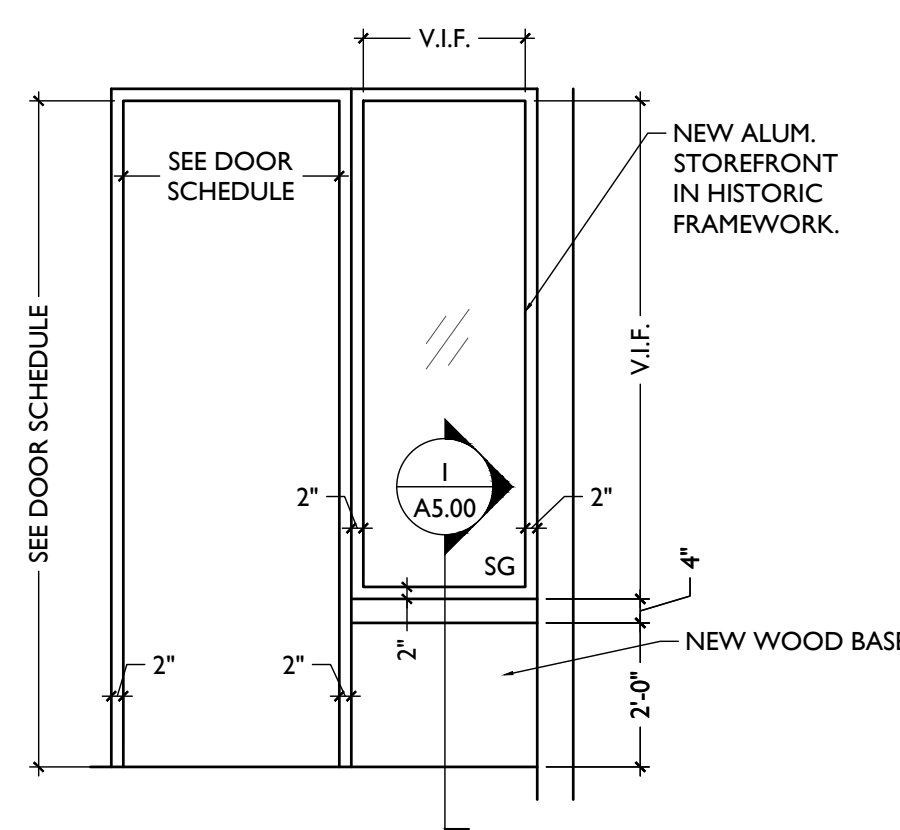
A6.12

TYPICAL STOREFRONT TYPES

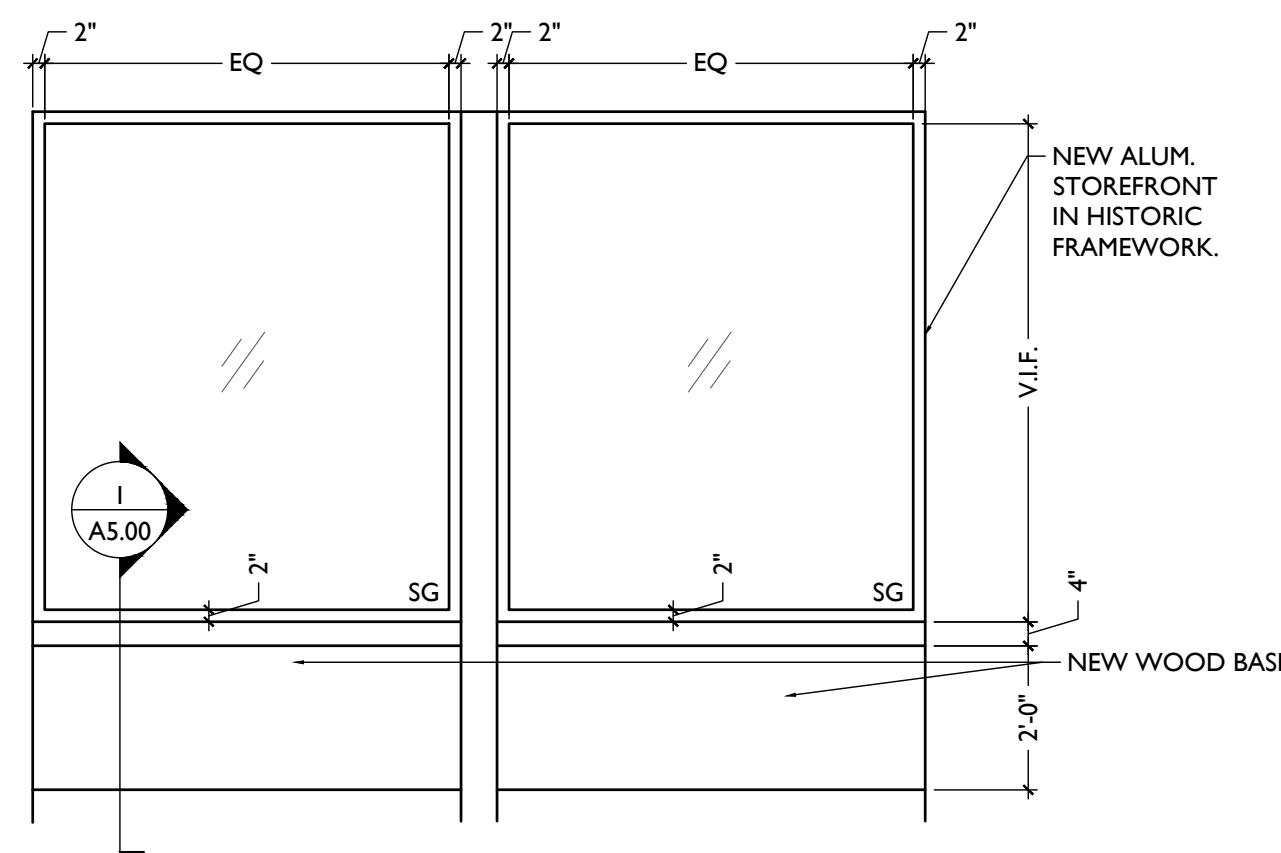
- STOREFRONT NOTES:**
1. BASIS OF DESIGN FOR NEW ALUMINUM STOREFRONT: KAWNEER 451 UT W/ LOW-E ARGON-FILLED I.G.
 2. SG = SAFETY GLAZING PER PLANS
 3. FIXED UNITS IN STOREFRONT EXCEPT FOR DOOR OR WHERE NOTED OTHERWISE
 4. HISTORIC STOREFRONTS & DOORS - SEE PLANS & DOOR SCHEDULE FOR HISTORIC TO REMAIN.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



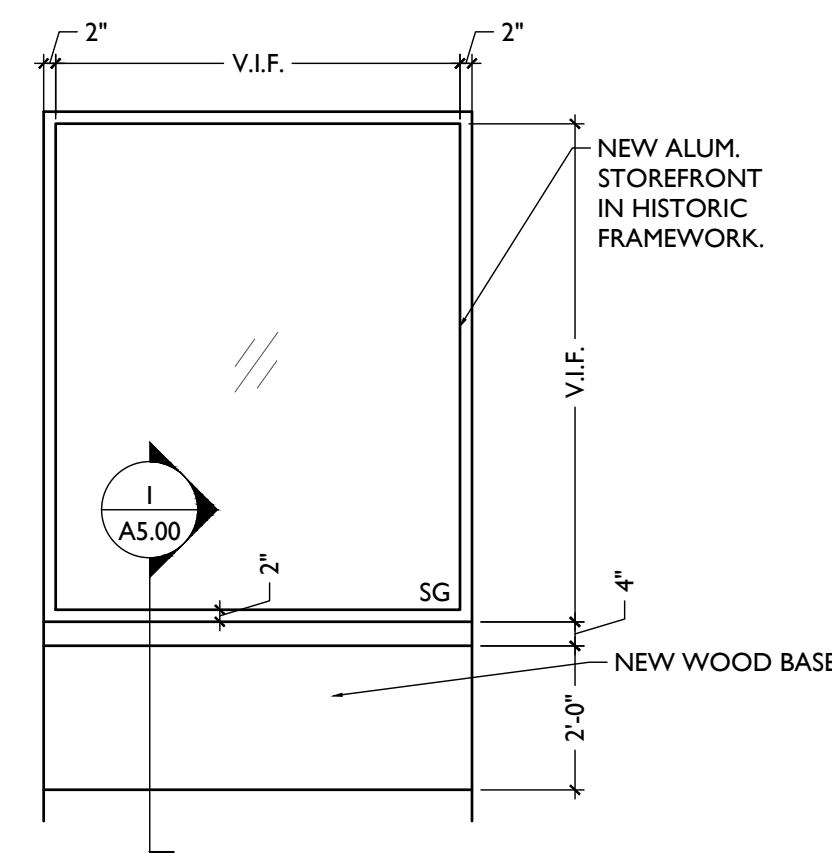
SF10 NEW STOREFRONT DOOR WITH TRANSOM AND SIDELITE IN HISTORIC OPENING
 FINISH: DARK BRONZE NON-METALLIC
 SCALE: 3/8" = 1'-0"



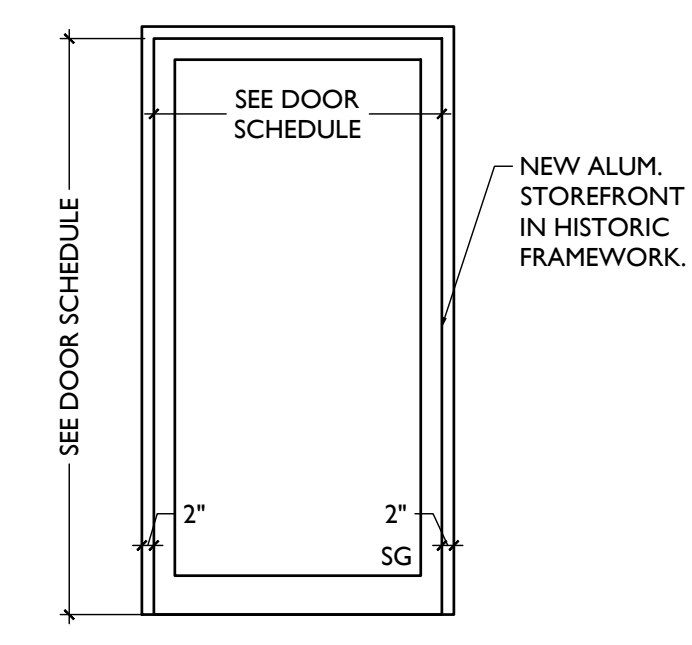
SF9 NEW STOREFRONT DOOR WITH SIDELITE
 FINISH: DARK BRONZE NON-METALLIC
 SCALE: 3/8" = 1'-0"



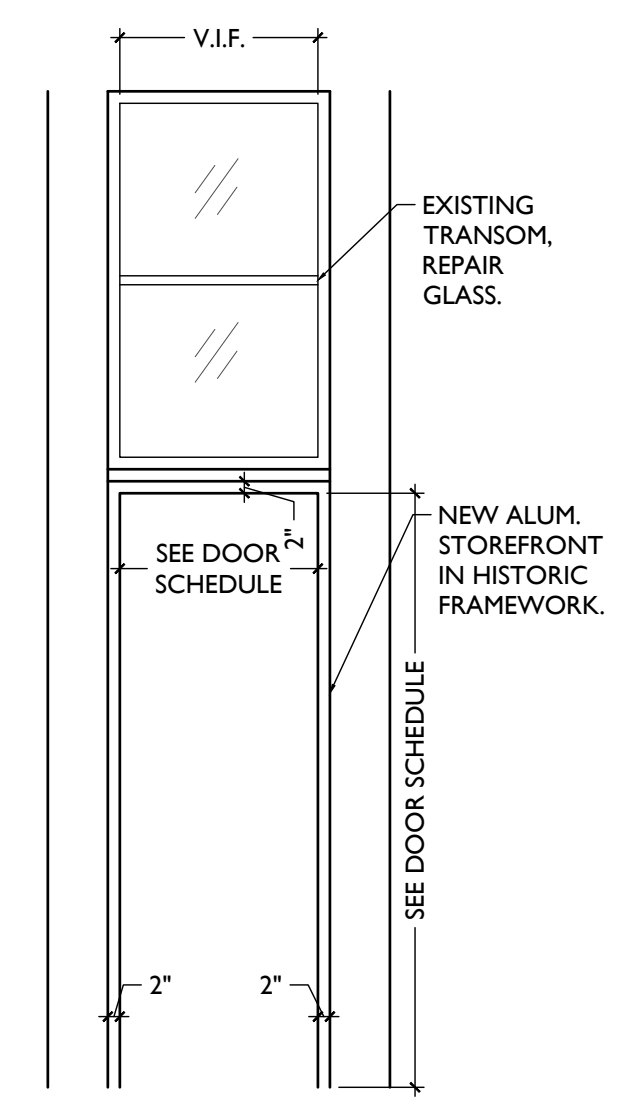
SF8 NEW STOREFRONT IN HISTORIC FRAMEWORK (2-BAY)
 FINISH: DARK BRONZE NON-METALLIC
 SCALE: 3/8" = 1'-0"



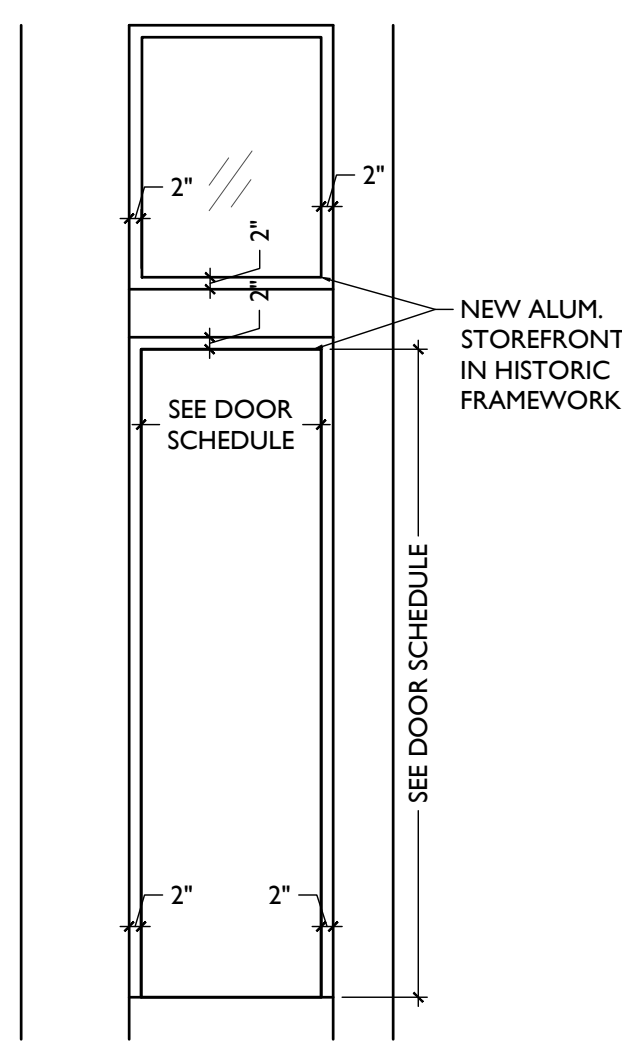
SF7 NEW STOREFRONT IN HISTORIC FRAMEWORK
 FINISH: DARK BRONZE NON-METALLIC
 SCALE: 3/8" = 1'-0"



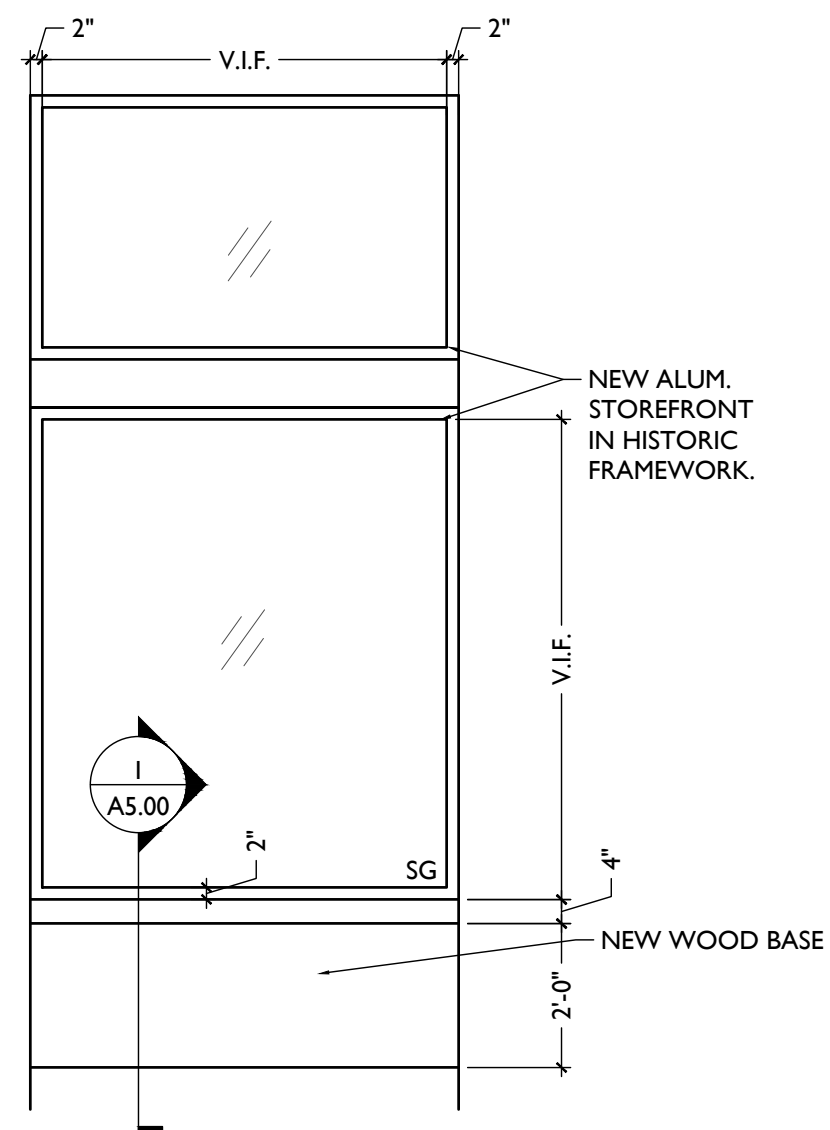
SF6 NEW STOREFRONT DOOR
 FINISH: DARK BRONZE NON-METALLIC
 SCALE: 3/8" = 1'-0"



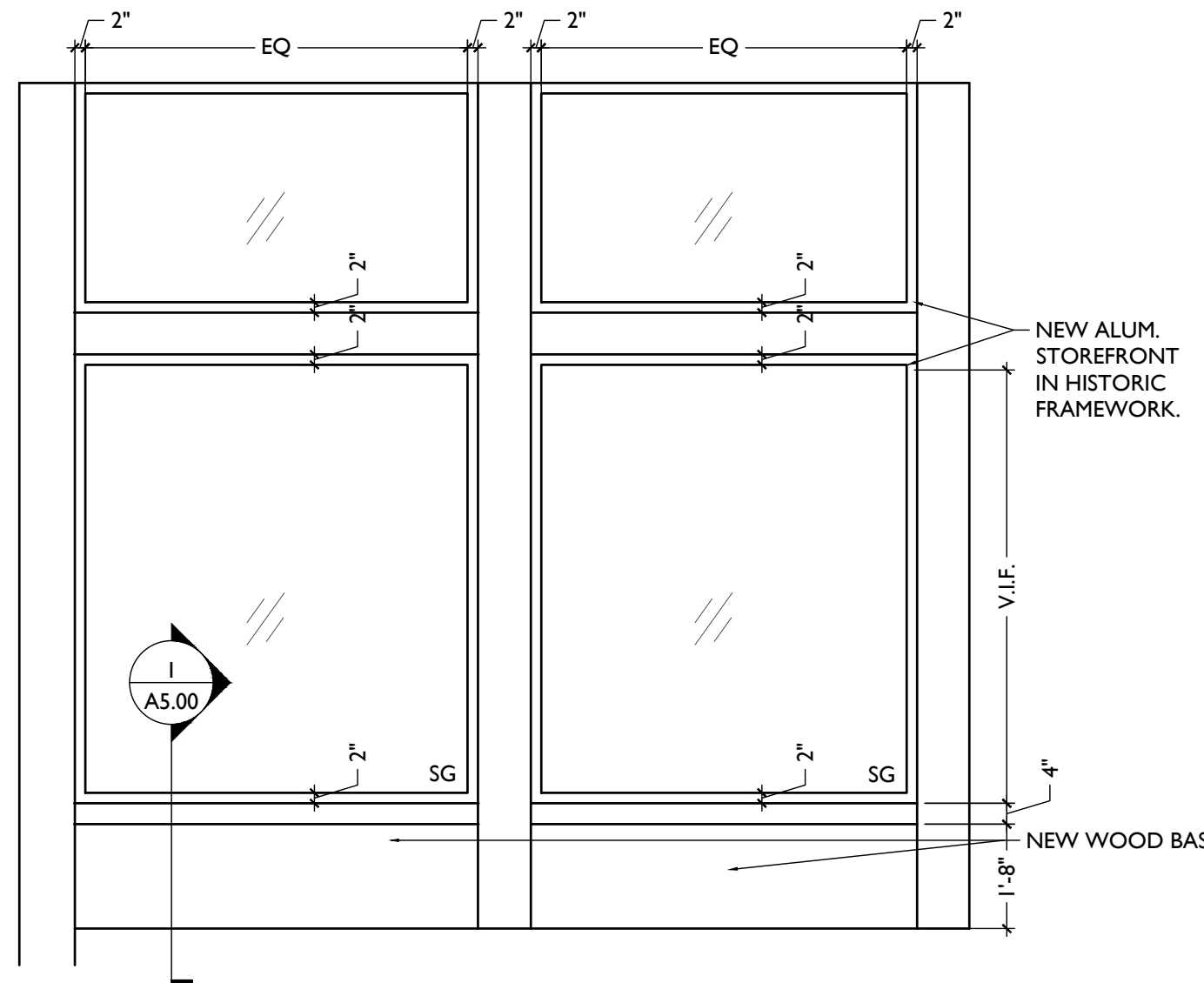
SF5 NEW STOREFRONT DOOR WITH TRANSOM IN HISTORIC OPENING
 FINISH: DARK BRONZE NON-METALLIC
 SCALE: 3/8" = 1'-0"



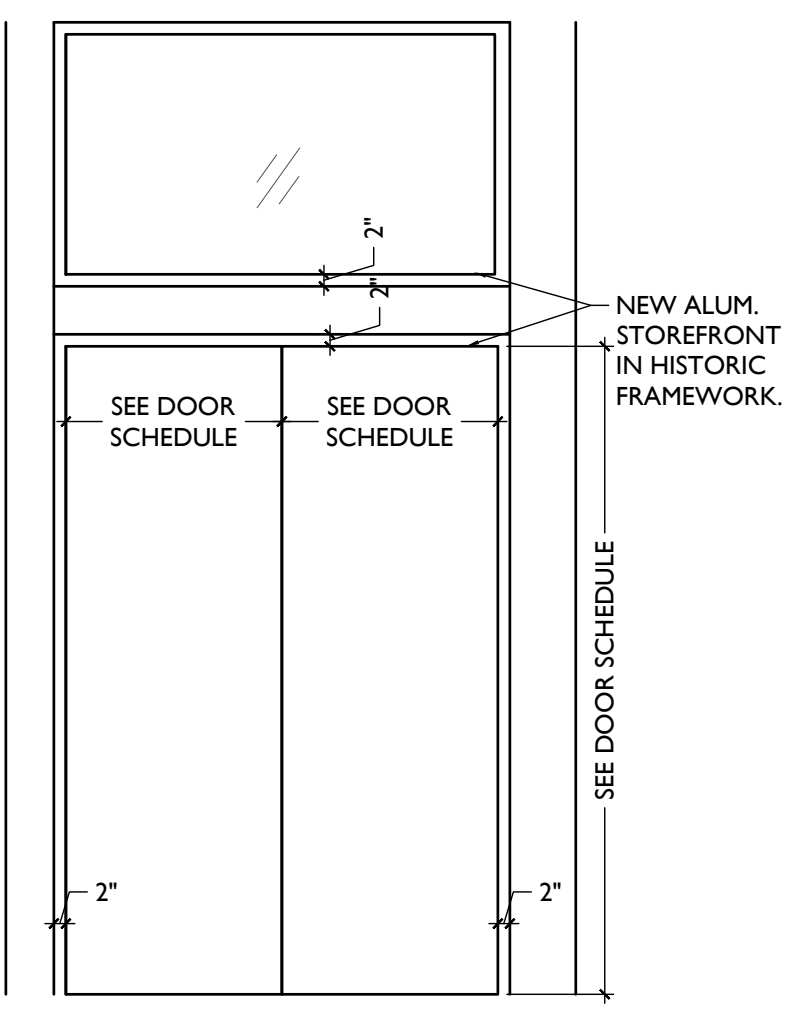
SF4 NEW STOREFRONT DOOR WITH TRANSOM IN HISTORIC OPENING
 FINISH: DARK BRONZE NON-METALLIC
 SCALE: 3/8" = 1'-0"



SF3 NEW STOREFRONT IN HISTORIC FRAMEWORK
 FINISH: DARK BRONZE NON-METALLIC
 SCALE: 3/8" = 1'-0"

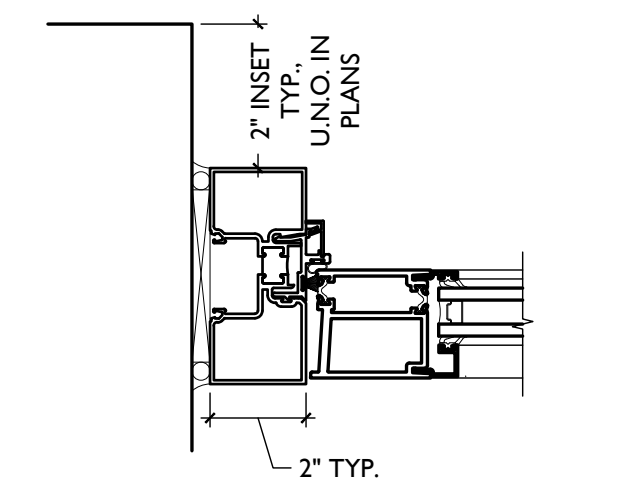


SF2 NEW STOREFRONT IN HISTORIC FRAMEWORK (2-BAY)
 FINISH: DARK BRONZE NON-METALLIC
 SCALE: 3/8" = 1'-0"

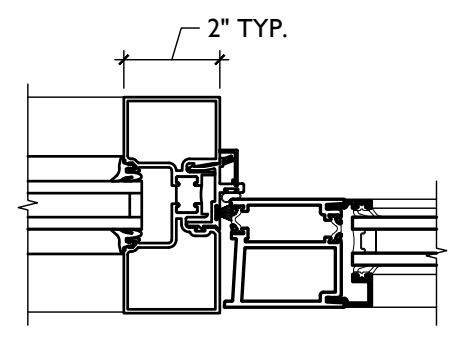


SF1 NEW STOREFRONT DOORS WITH TRANSOM IN HISTORIC OPENING
 FINISH: DARK BRONZE NON-METALLIC
 SCALE: 3/8" = 1'-0"

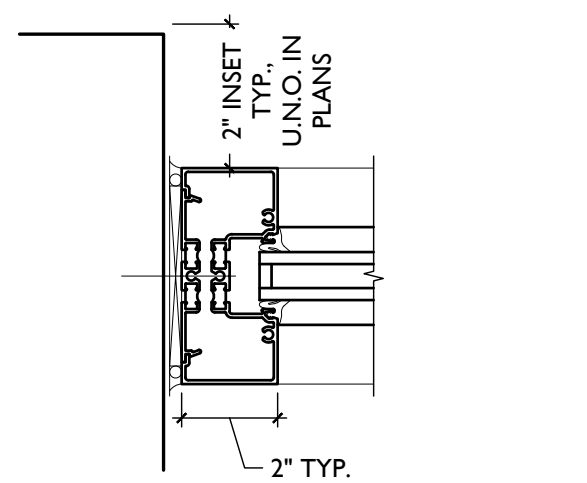
TYPICAL STOREFRONT DETAILS



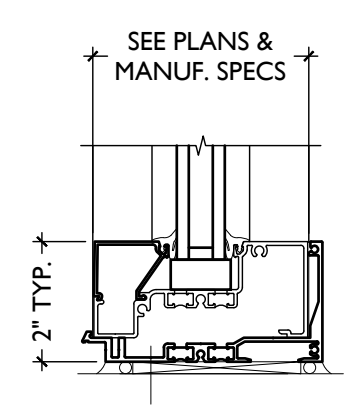
F DOOR JAMB
 SCALE: 3" = 1'-0"



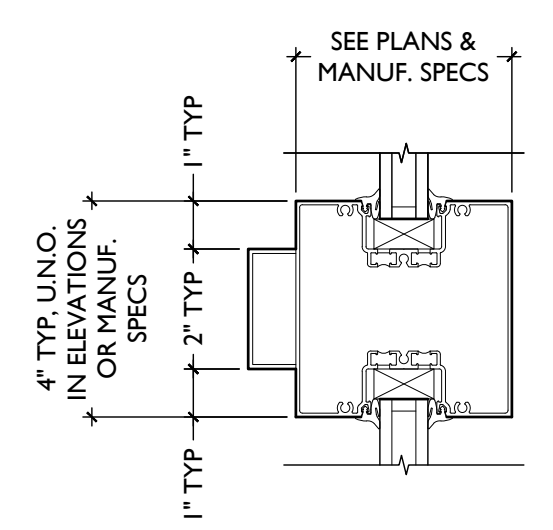
E DOOR JAMB @ SIDELITE
 SCALE: 3" = 1'-0"



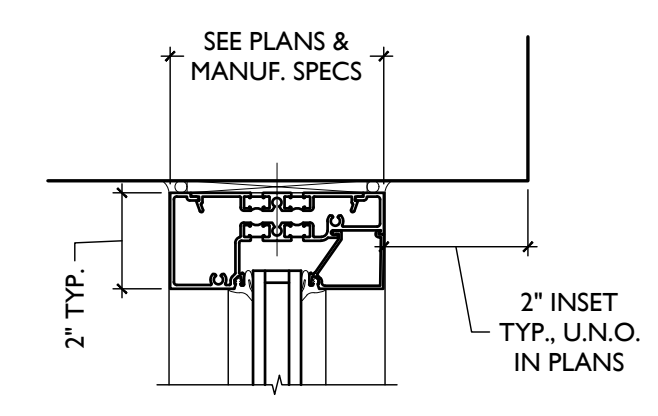
D TYP. JAMB
 SCALE: 3" = 1'-0"



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

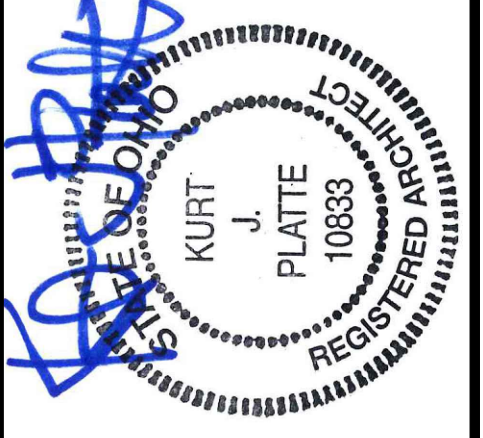


B HORIZ. MULLION
 SCALE: 3" = 1'-0"



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

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

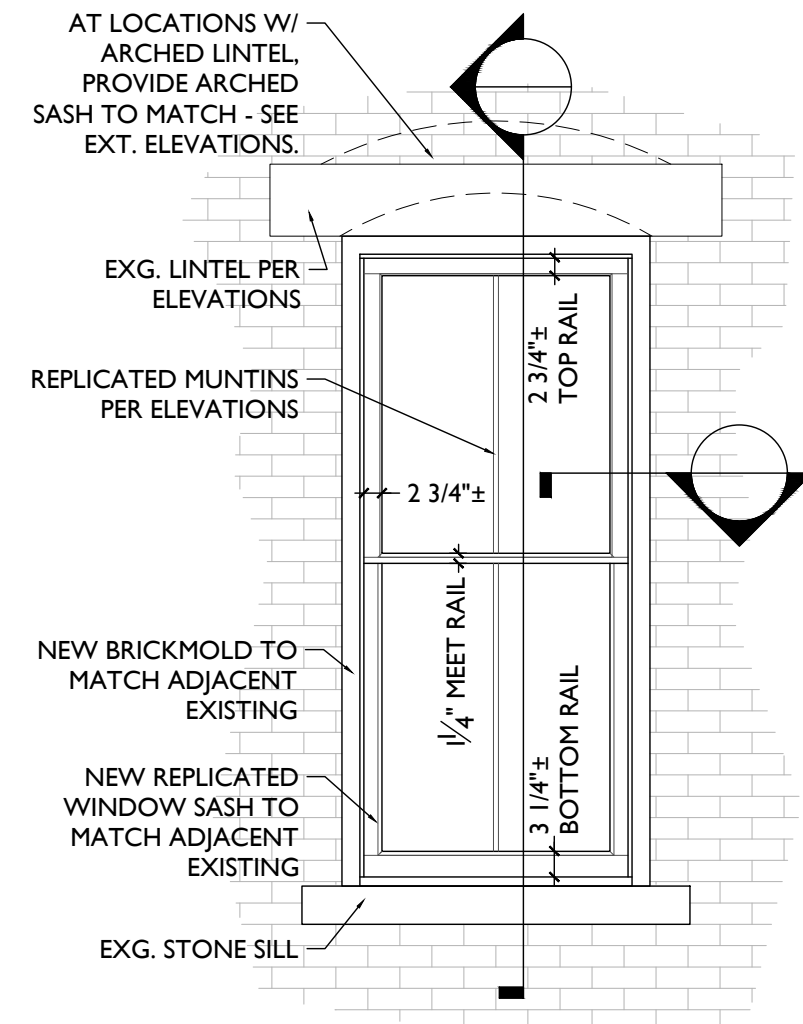
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 VAN WERT REDEVELOPMENT, PHASE 2

Job No: 22013 11.14.2022

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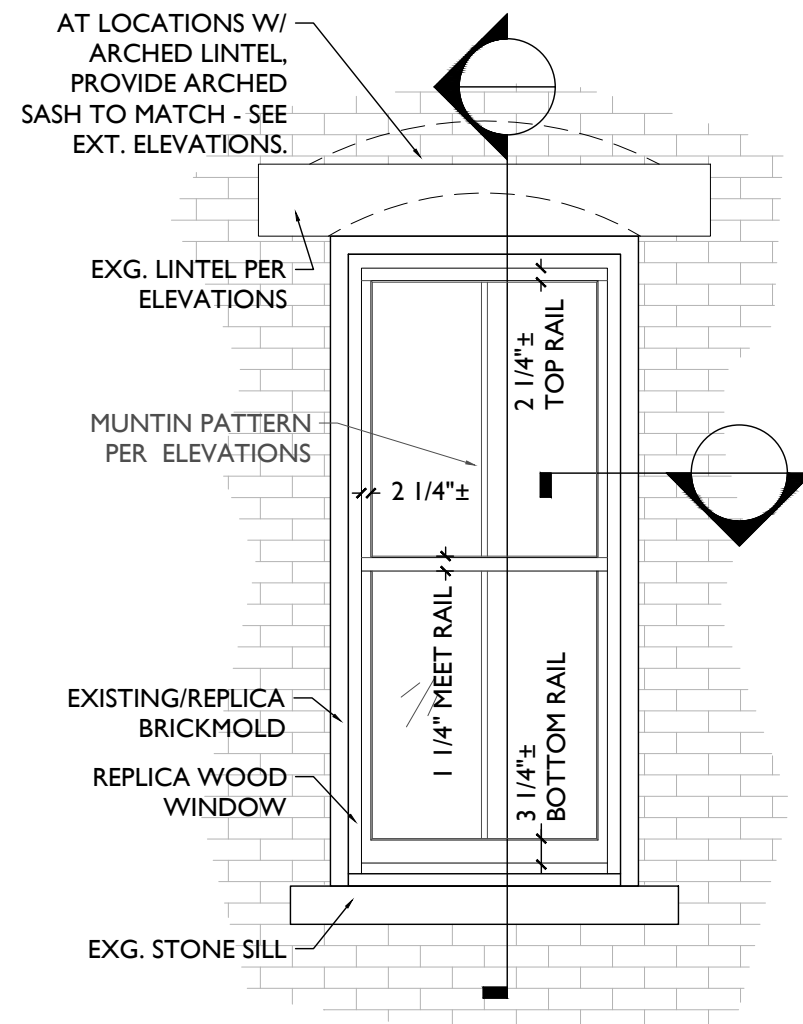
DETAILED ELEVATION

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



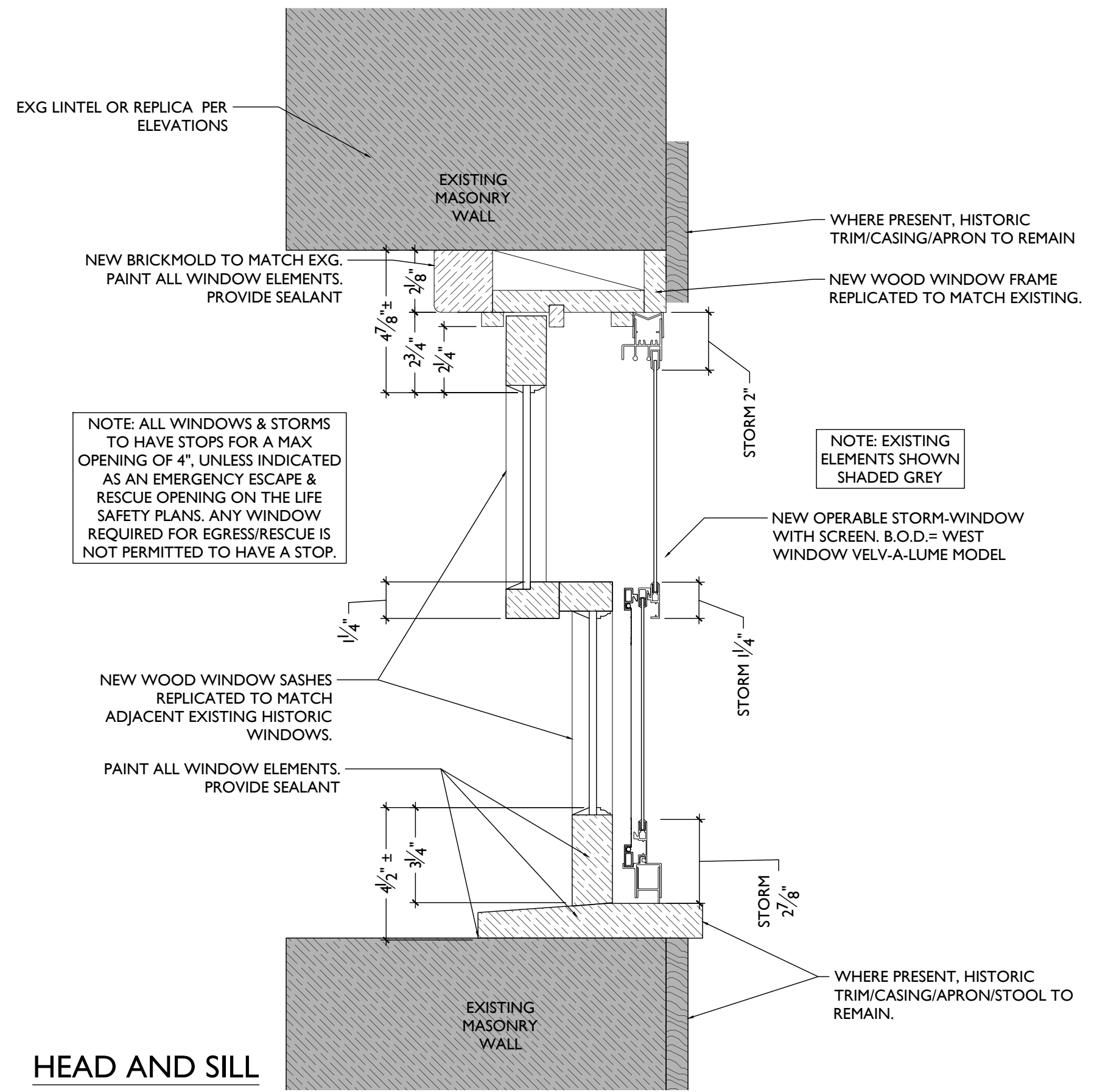
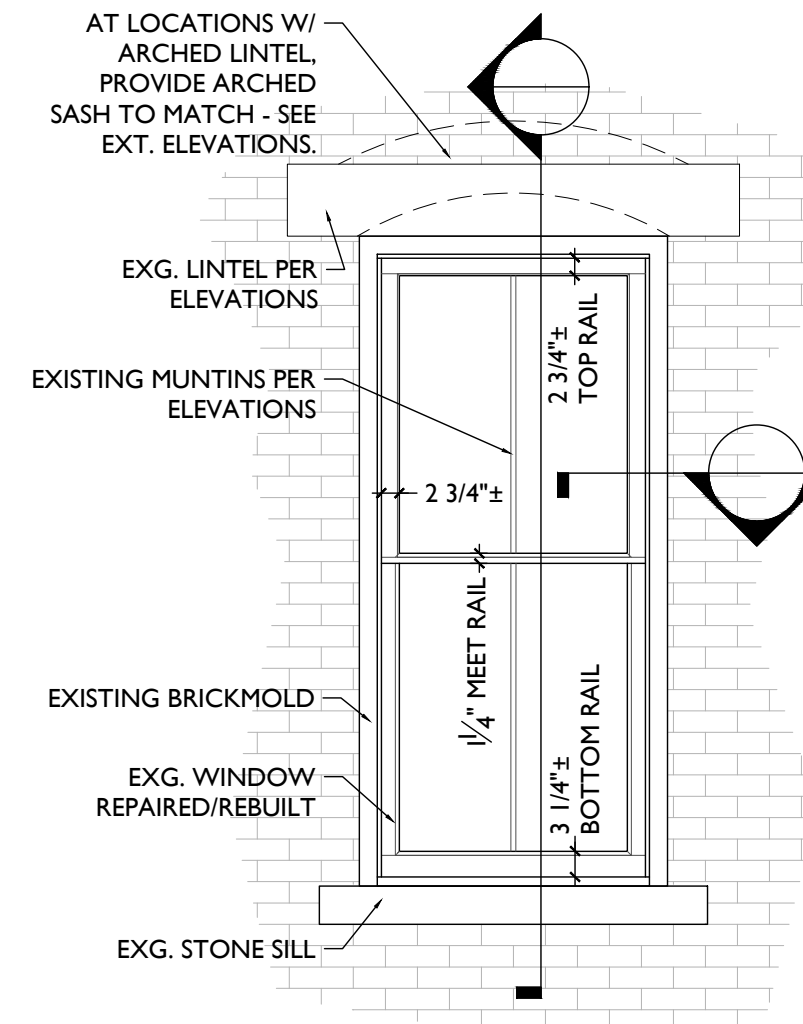
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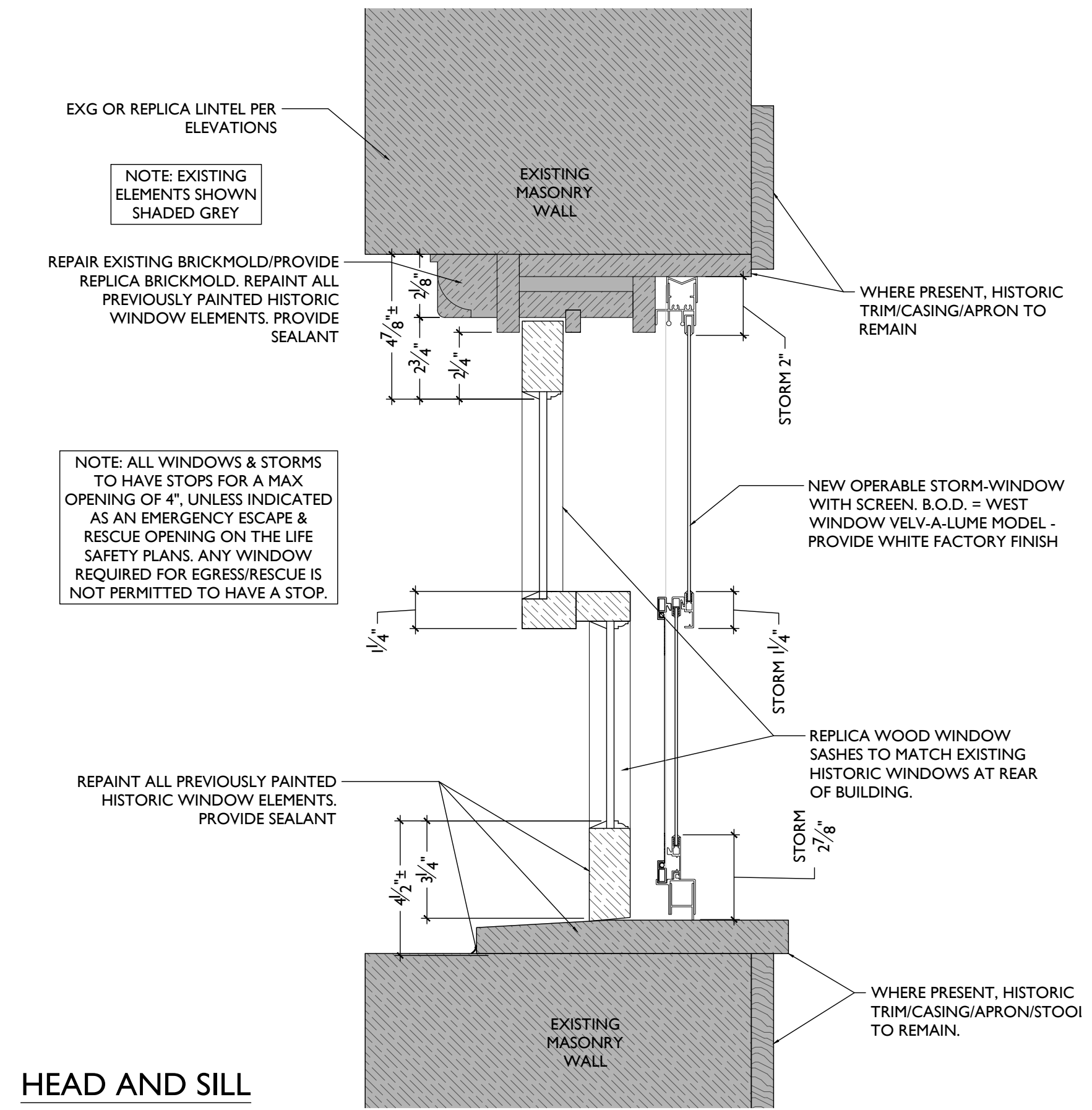


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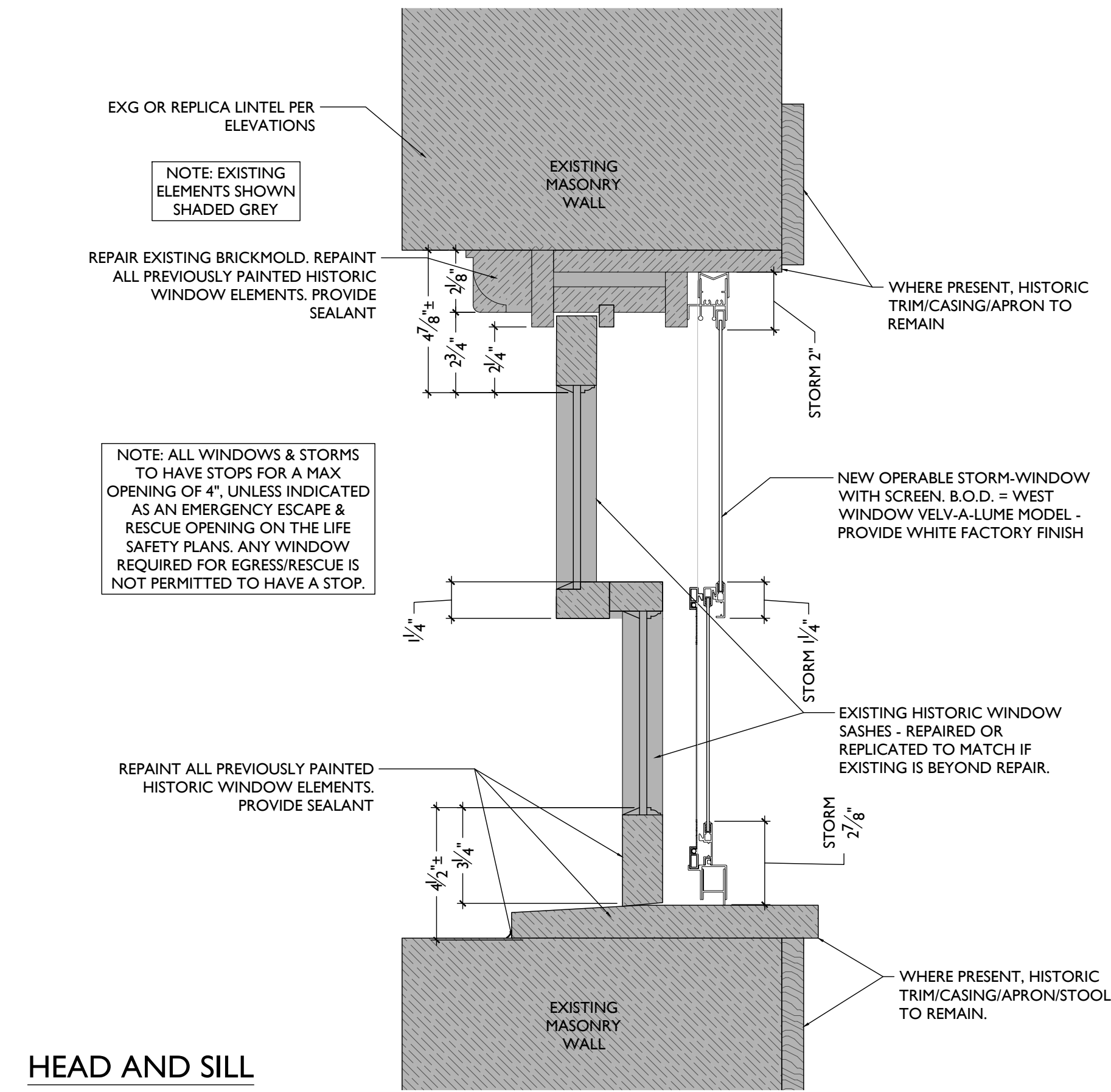
SCALE: 1/2" = 1'-0"



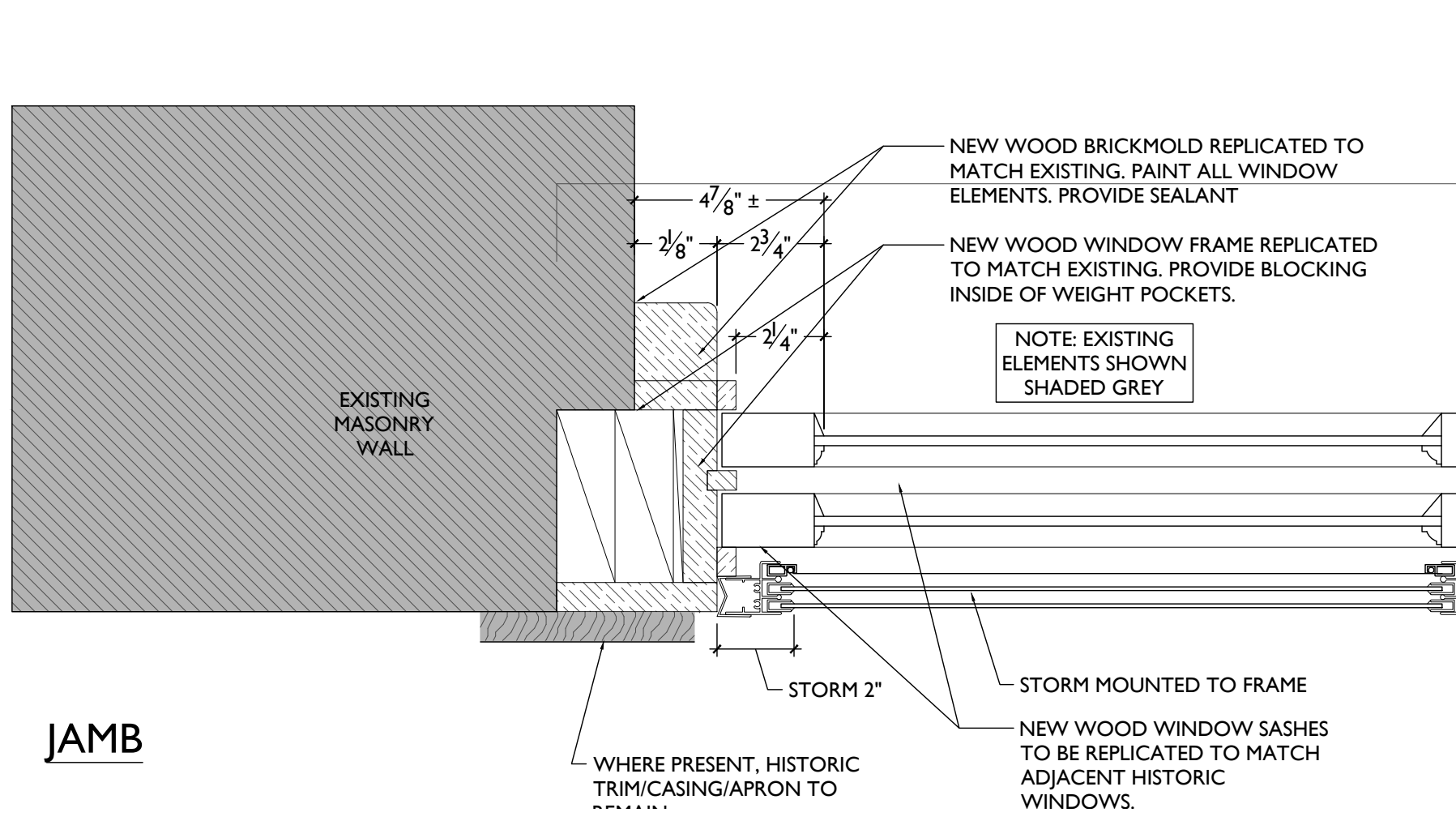
HEAD AND SILL



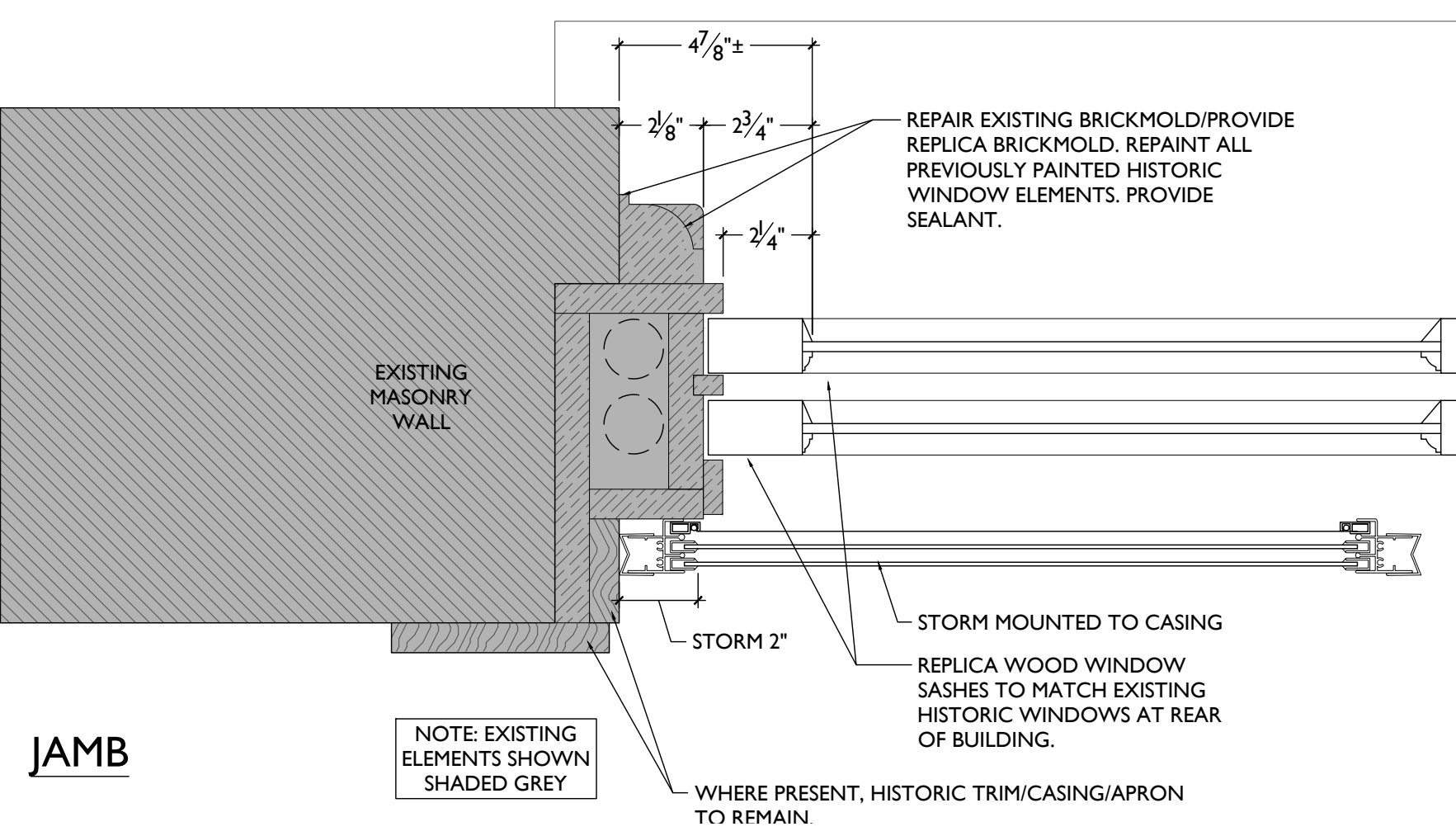
HEAD AND SILL



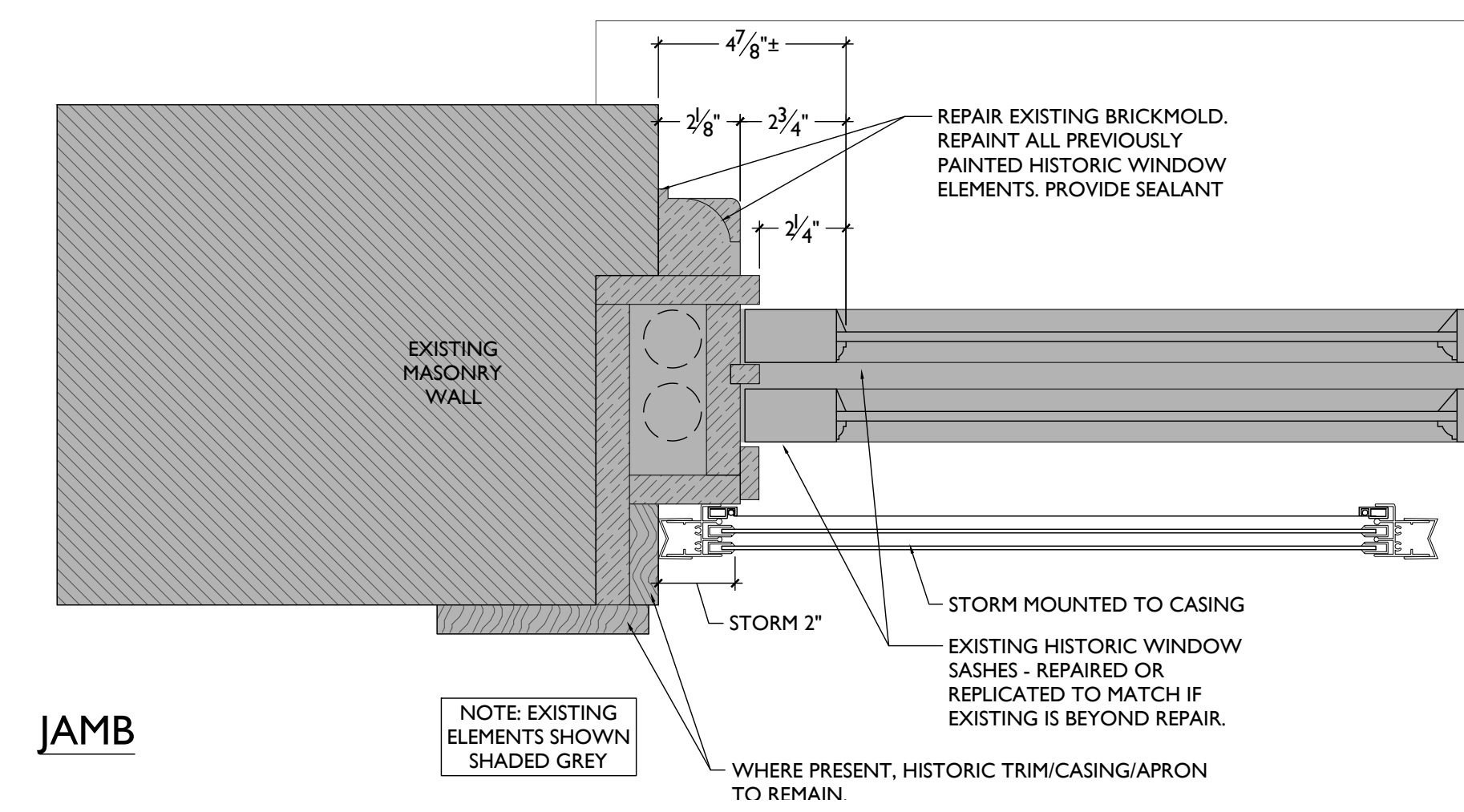
HEAD AND SILL



JAMB



JAMB



JAMB

NEW REPLICA DOUBLE-HUNG WOOD SASHES IN MASONRY OPG

C

NEW REPLICA WOOD DOUBLE-HUNG SASHES IN EXG FRAME

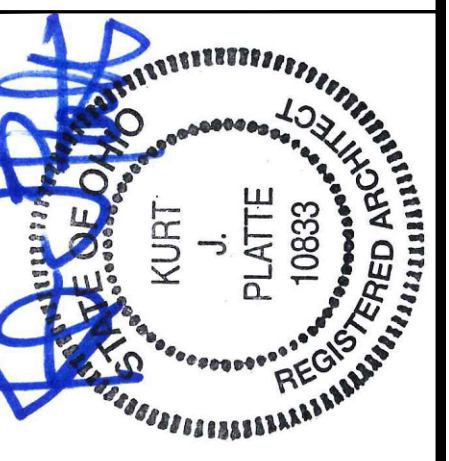
B

EXG HISTORIC DOUBLE-HUNG SASHES TO REMAIN

A

SCALE: 3" = 1'-0"

WINDOW DETAILS



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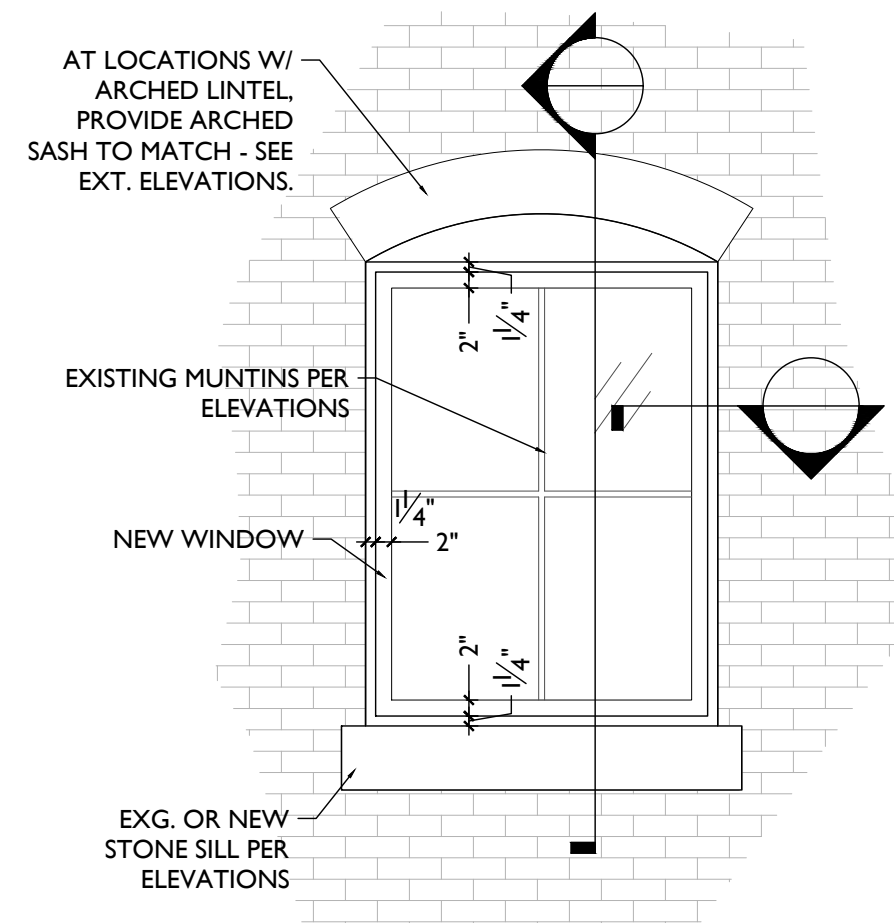
Design Team:
AS, CZ
Drawn by:
CZ, BR

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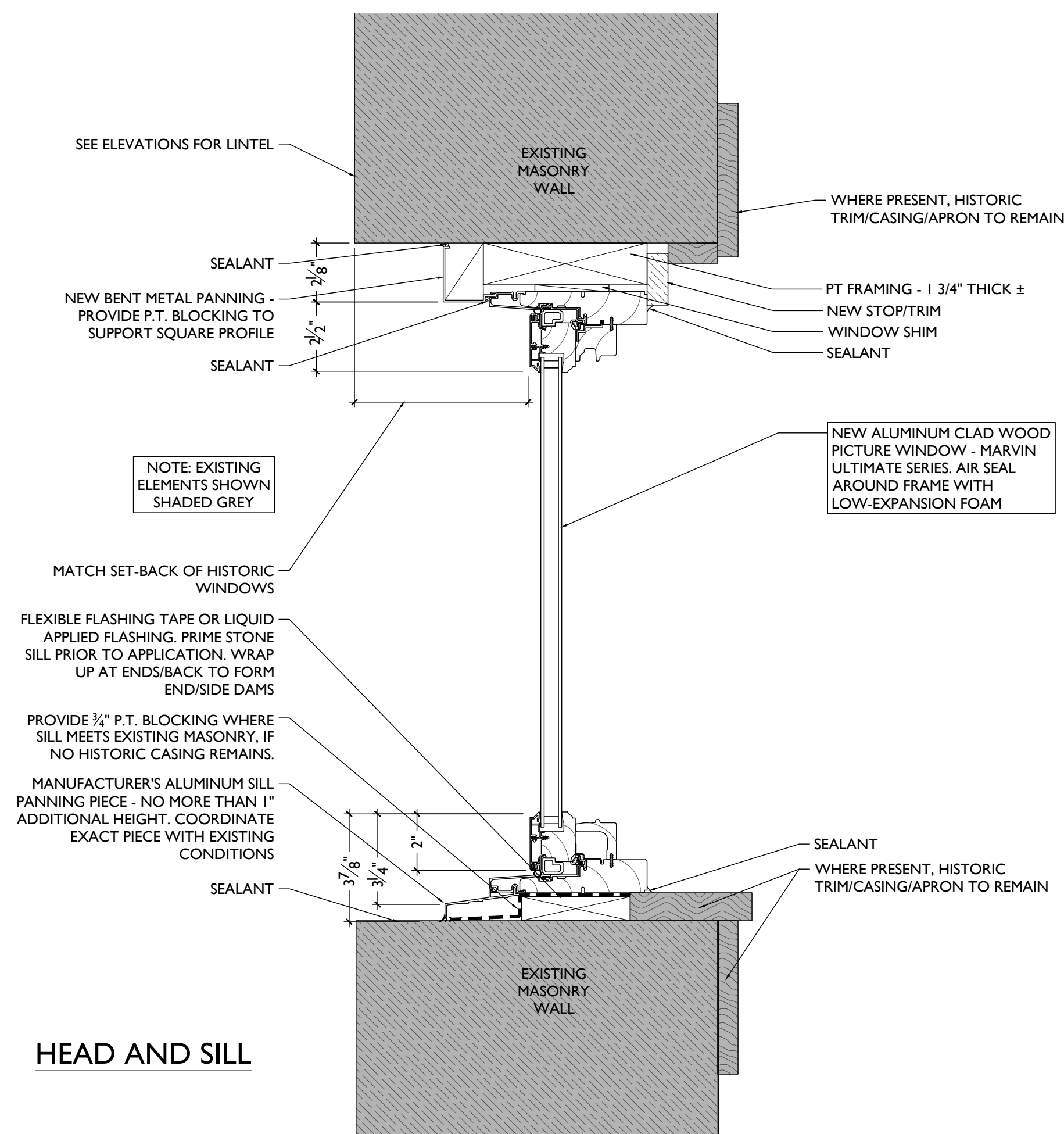
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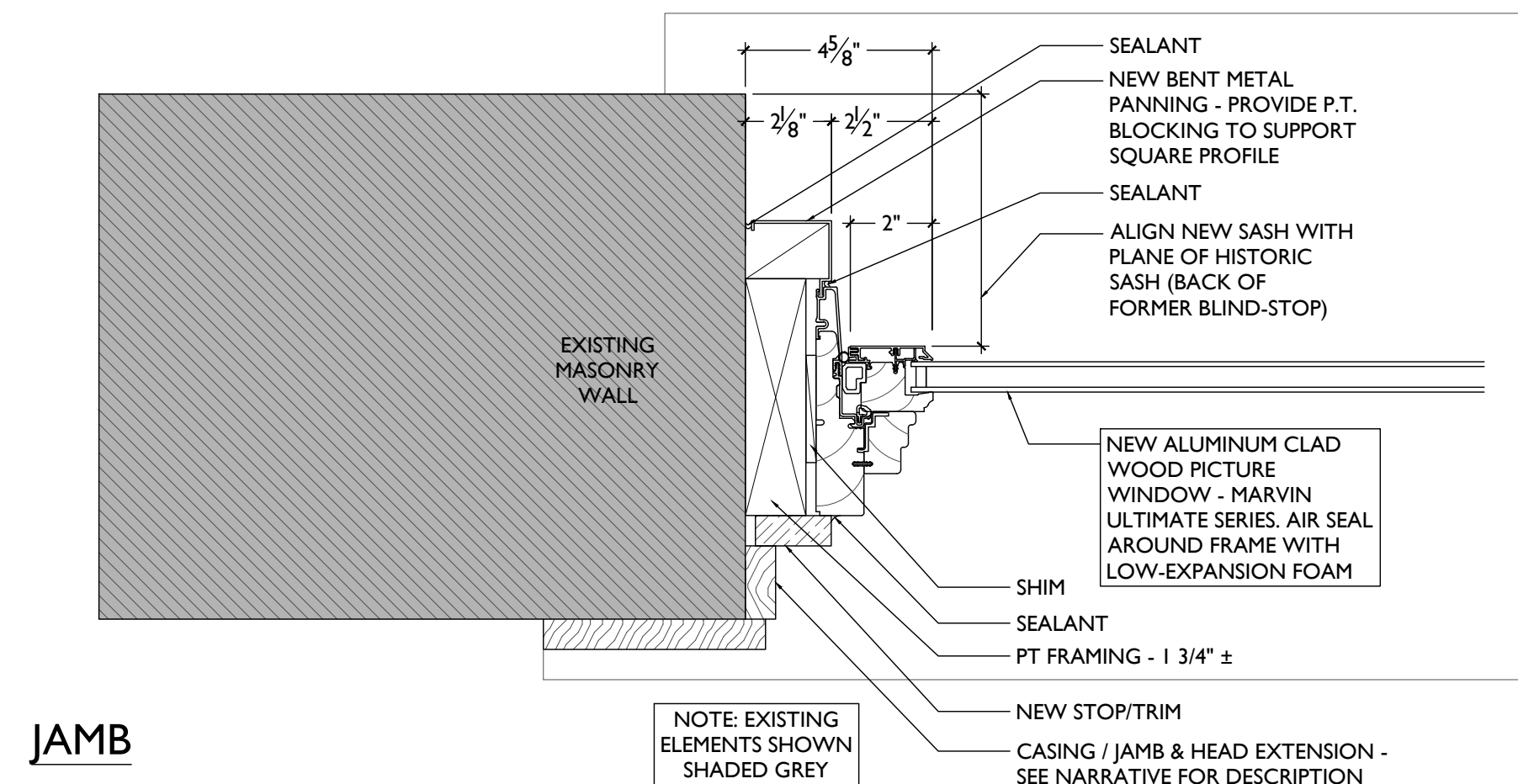


DETAILED ELEVATION

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

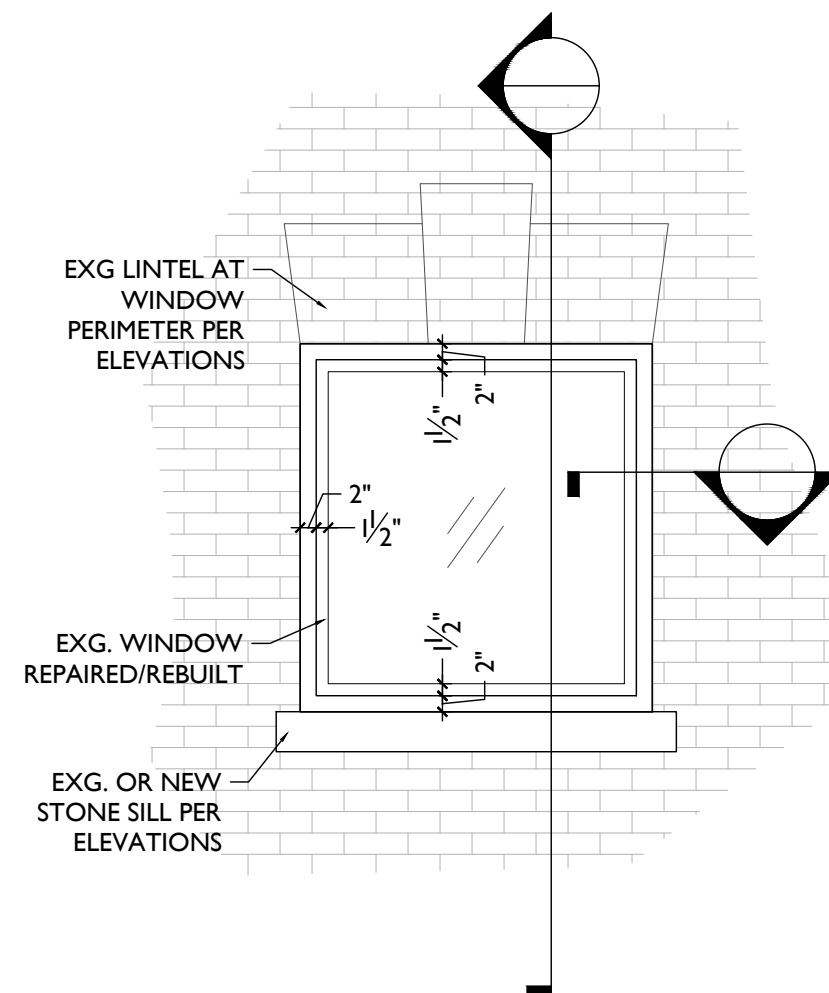


HEAD AND SILL



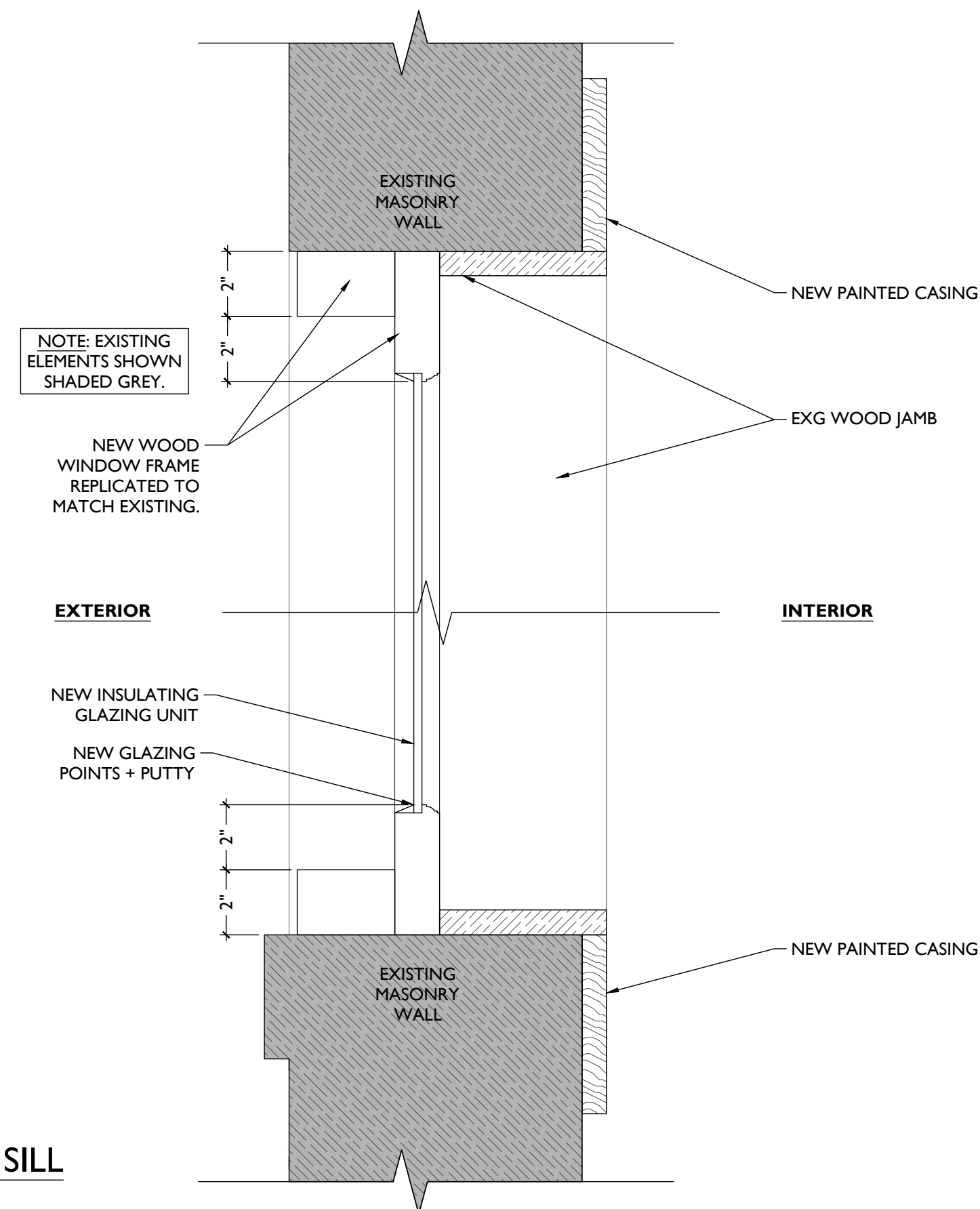
JAMB

NEW ALUMINUM-CLAD WOOD FIXED IN MASONRY OPG F

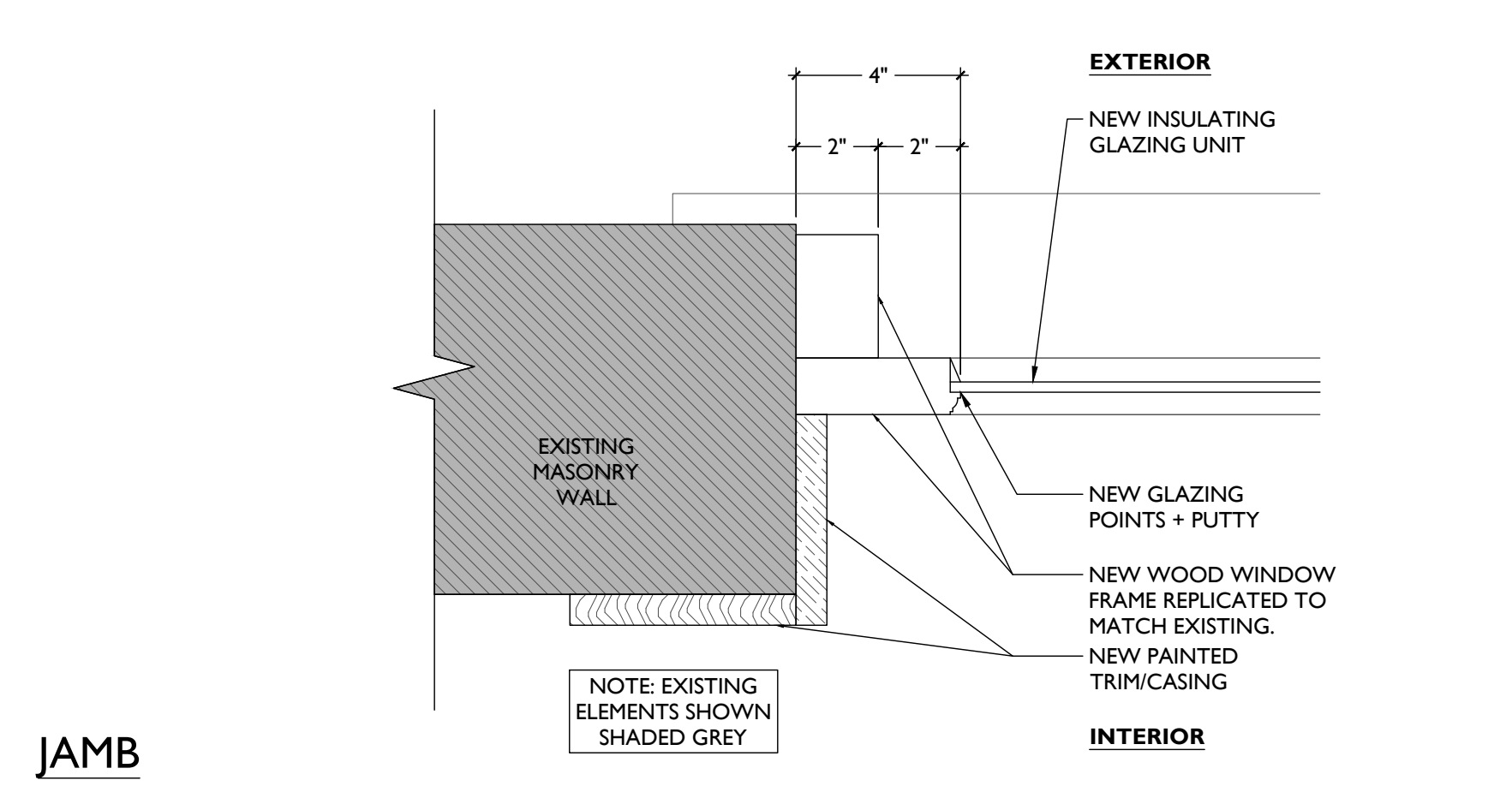


DETAILED ELEVATION

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

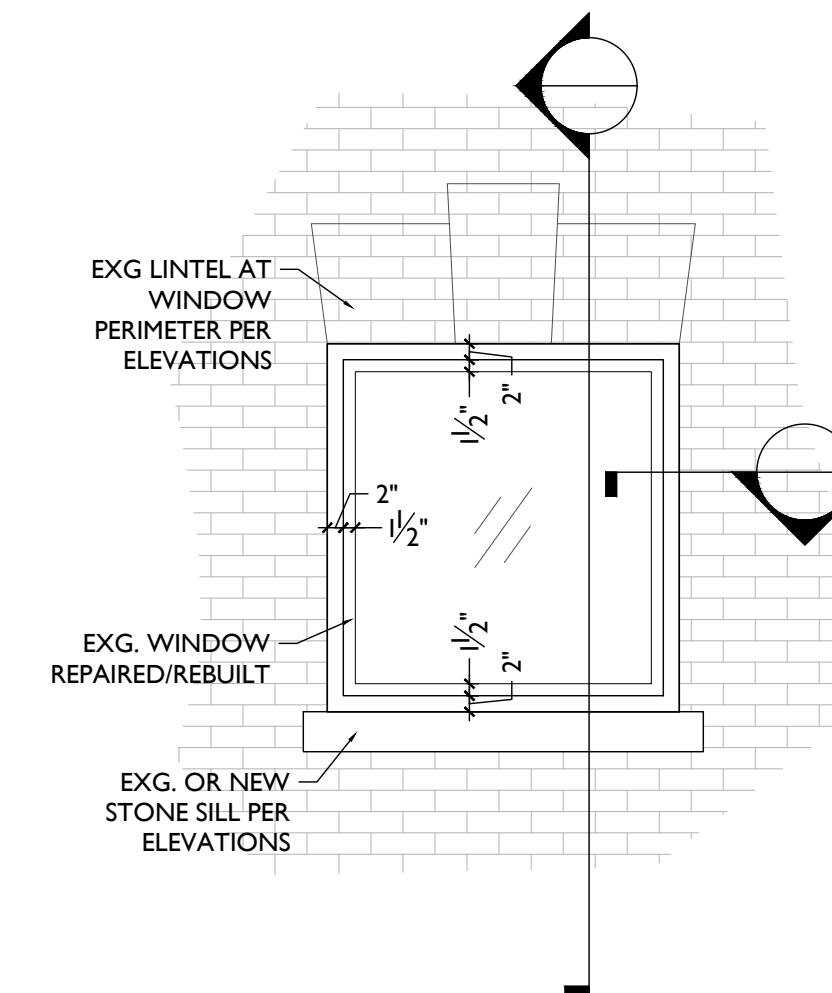


HEAD AND SILL



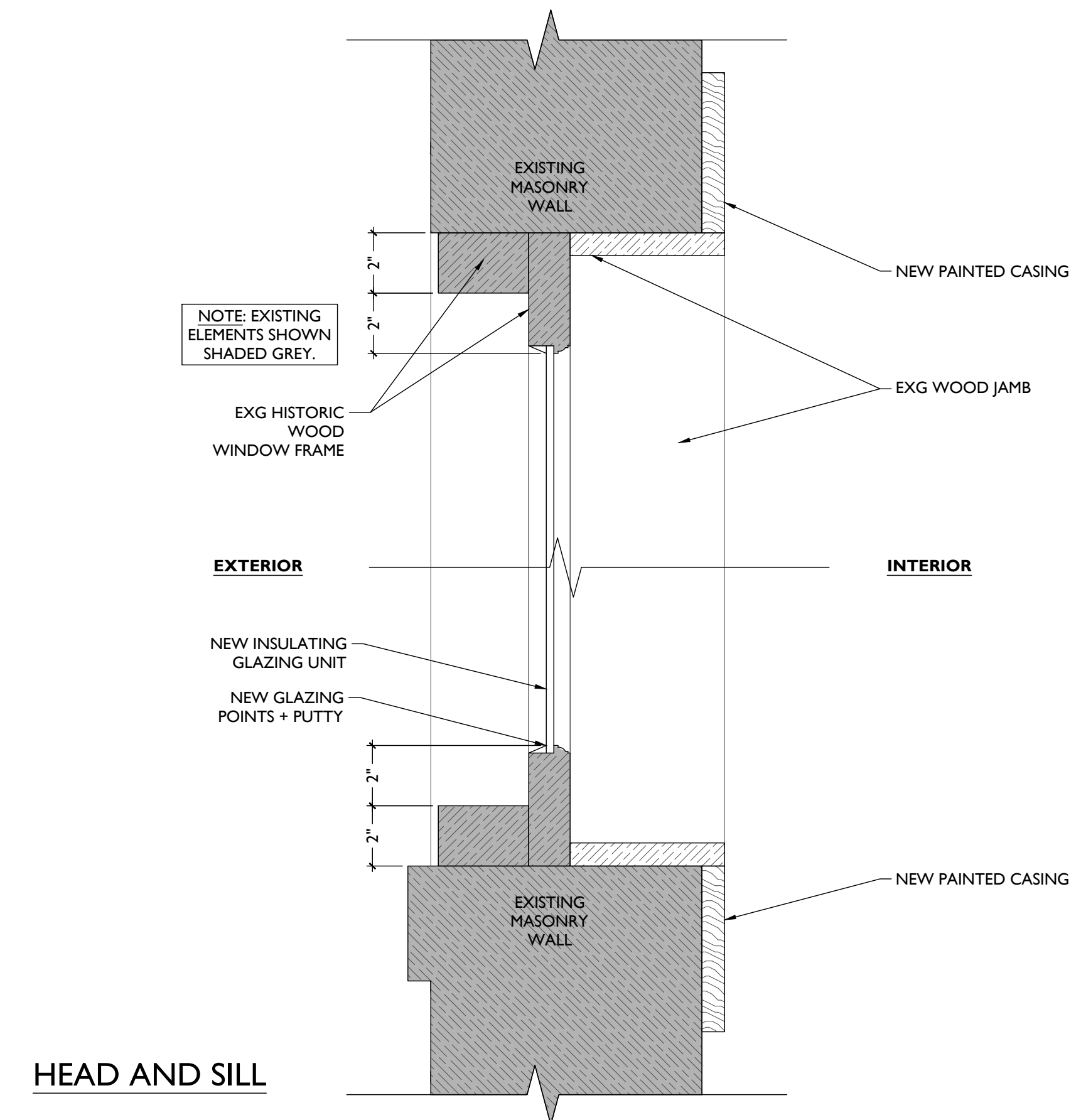
JAMB

NEW WOOD FIXED REPLICA IN MASONRY OPG E

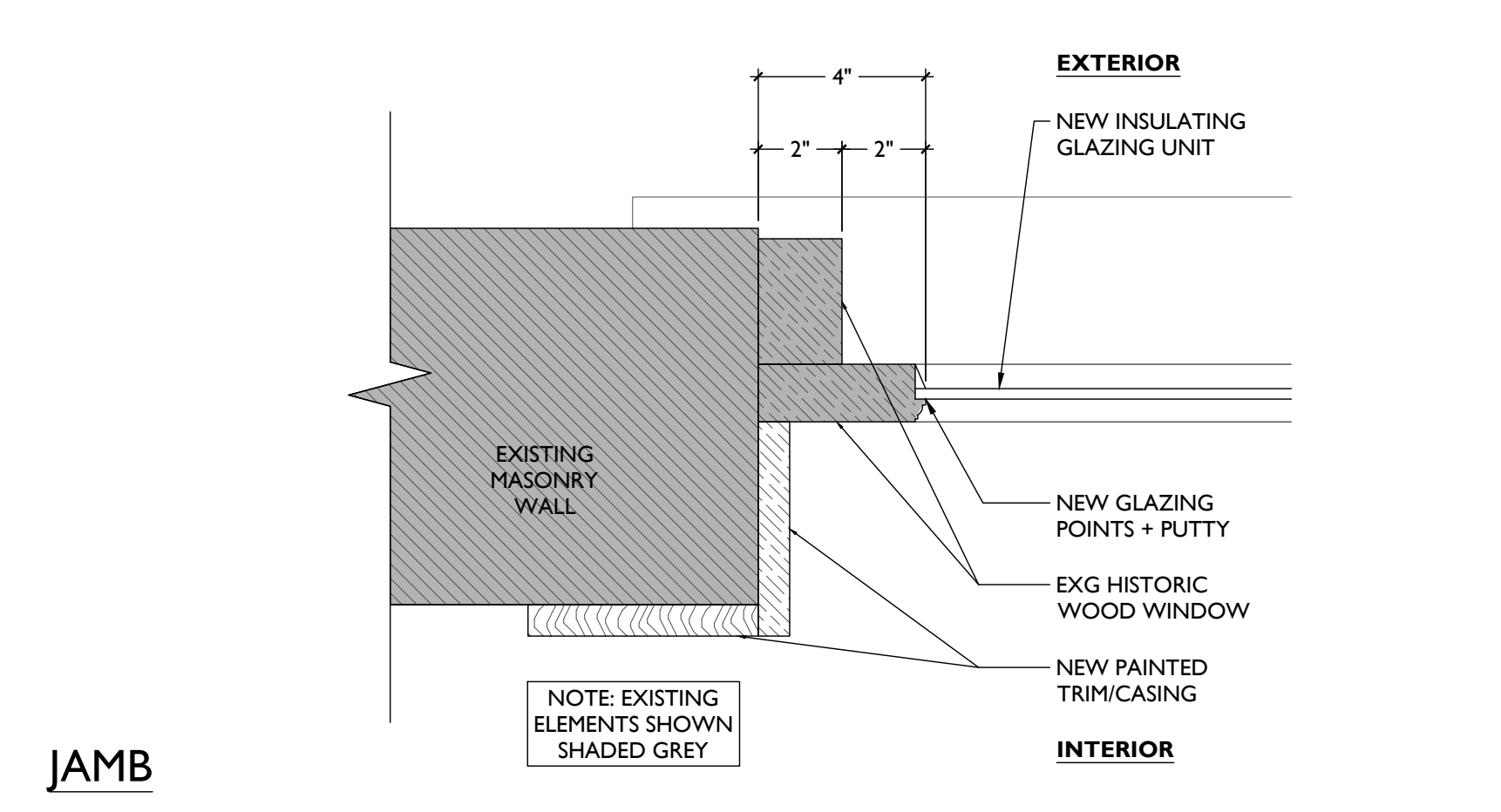


DETAILED ELEVATION

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



HEAD AND SILL

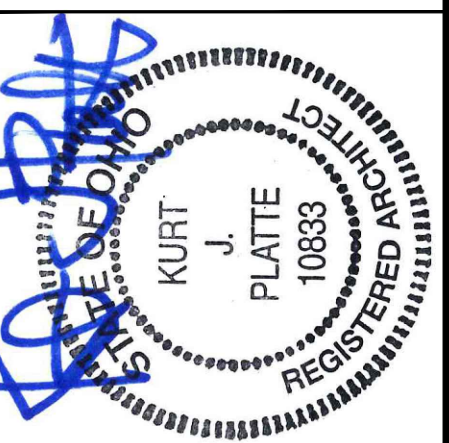


JAMB

EXG HISTORIC WOOD FIXED WINDOW D

SCALE: 3" = 1'-0"

WINDOW DETAILS



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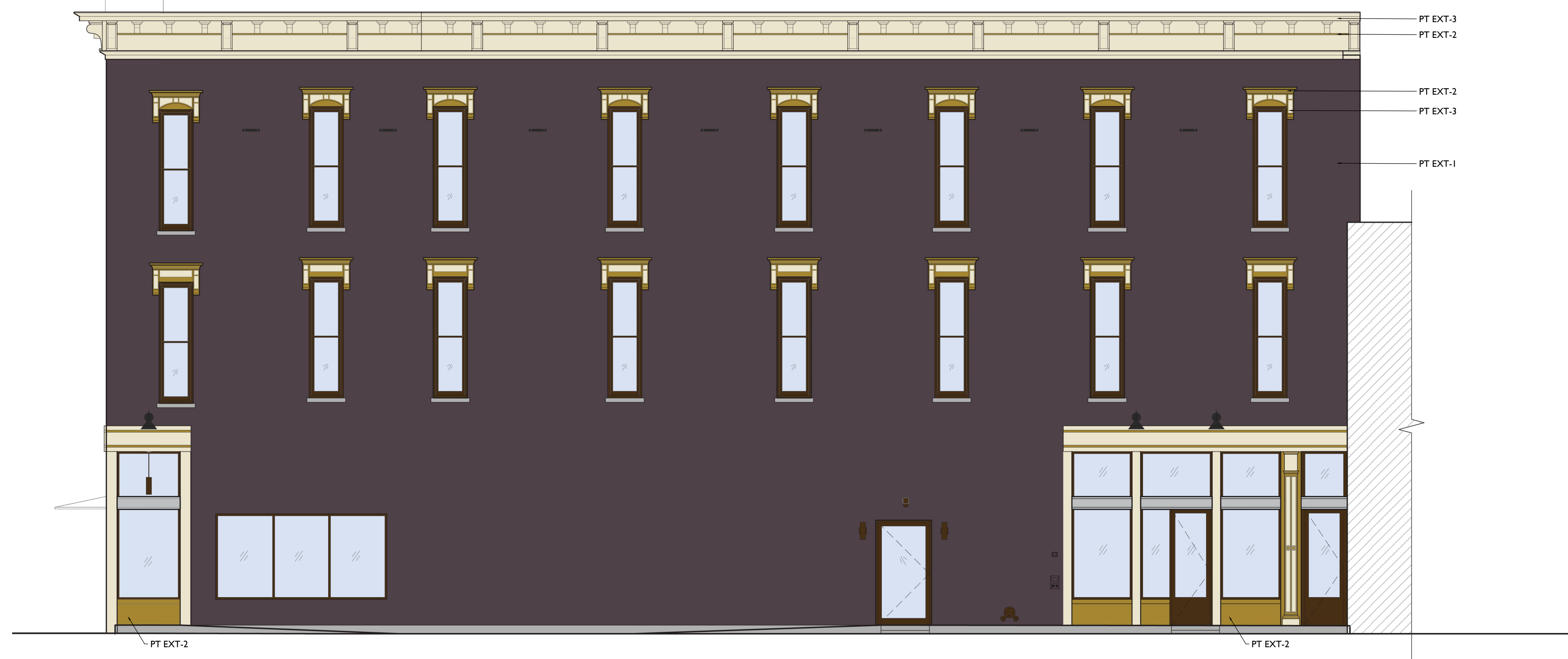
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A6.21

EXTERIOR FINISH SCHEDULE

| EXTERIOR PAINT COLORS | | |
|-----------------------|-----------|------------------------------|
| PT EXT-1 | PURPLE | SW6372 PLUM BROWN |
| PT EXT-2 | YELLOW | SW6397 NANKEEN |
| PT EXT-3 | WHITE | SW2829 CLASSICAL WHITE |
| PT EXT-6 | BROWN | MATCH DARK BRONZE STOREFRONT |
| PT EXT-7 | DARK GREY | SW7569 IRON ORE |

| EXTERIOR FINISHES | |
|------------------------|--|
| EXG WINDOW FRAMES | PT EXT-4 |
| WINDOW SILLS | UNPAINTED STONE |
| 101-103 WINDOW LINTELS | PT EXT-2 AND PT-EXT-3 |
| 105-107 WINDOW LINTELS | PT EXT-1 AND PT-EXT-3 |
| GUARDRAILS/HANDRAILS | PT EXT-7 |
| DOWNSPOUTS | PRE-FINISHED TO MATCH PT EXT-1 OR MATCH EXISTING BRICK COLOR |
| STAR TIES | PT EXT-1 / MATCH BRICK |
| PARGING | MATCH BRICK |
| EXTERIOR DOORS | SEE A6.10 |
| NEW WINDOWS | SEE WINDOW TYPES A6.20 AND A6.21 |
| NEW STOREFRONT | SEE STOREFRONT TYPES A6.13 |

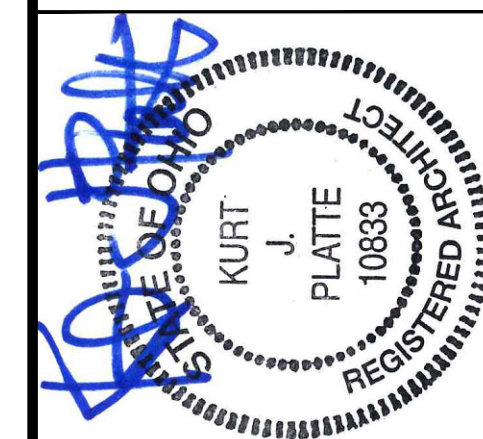


EAST ELEVATION 2



SCALE: 3/16" = 1'-0"

COLORED ELEVATION (SOUTH) 1



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

Revisions

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

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

Job No: 22013 11.14.2022

A8.00

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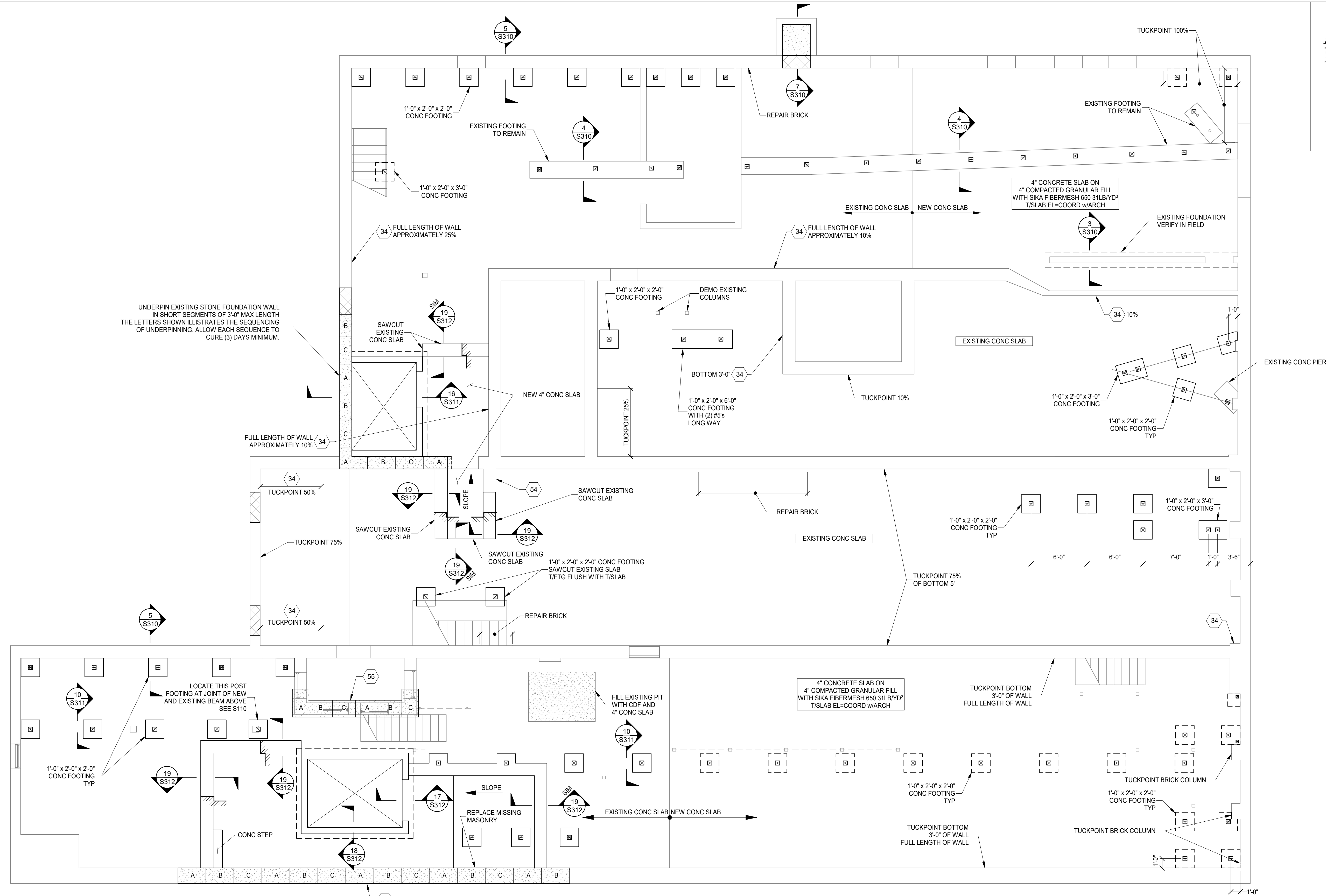
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| | | | 11/11/2022 |

Design Team: KCJ/SJ
Date: 08/17/2022

PROPOSED PROJECT: PREPARED FOR: PLATTE ARCHITECTURE + DESIGN
VAN WERT PROJECT
101-107 WEST MAIN ST
101-107 WEST MAIN ST
VAN WERT, OH 45891

Proj. No.: 22146.13

S100

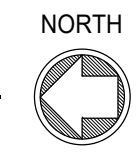


PLAN NOTES:

- COORDINATE ALL DIMENSIONS, DOOR AND WINDOW LOCATIONS WITH ARCHITECTURAL DRAWINGS.
- 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.
- LUMBER AT 1ST FLOOR AND BASEMENT SHALL BE PRESSURE TREATED.
- 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 L4x3-11/2x5/16" LINTEL LLV, EACH WYTHE.
- SEE STRUCTURAL ELEVATION DRAWINGS FOR EXTERIOR BRICK REPAIR AND TUCKPOINTING.
- REPAIR AND TUCKPOINT INTERIOR MASONRY PER THE GENERAL NOTES.
- FIELD VERIFY ALL EXISTING CONDITIONS, NOTIFY ADVANTAGE GROUP ENGINEERS OF ANY DISCREPANCIES.
- SWS = STRUCTURAL WOOD SCREW. ALLOWABLE SCREWS ARE 1/4" SIMPSON SDS, 1/4" SPAX POWERLAGS OR 1/4" FASTEN MASTER LEDGER LOK.
- 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

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



DRAWING TITLE: FOUNDATION PLAN

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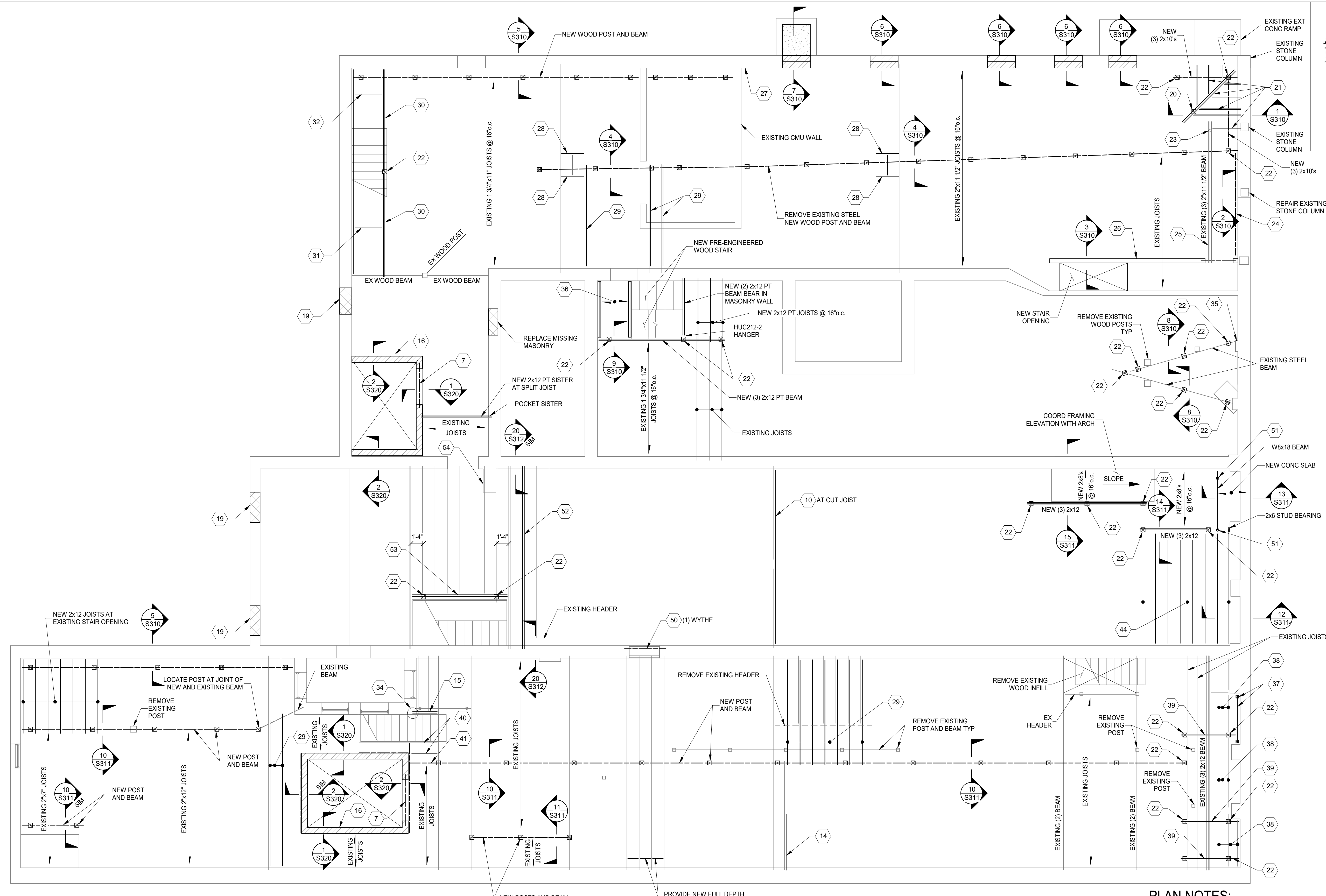
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Date: 08/17/2022



PLAN NOTES:

- COORDINATE ALL DIMENSIONS, DOOR AND WINDOW LOCATIONS WITH ARCHITECTURAL DRAWINGS.
- ▶ = MOMENT CONNECTION.
-

PLAN NOTES:

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1ST FLOOR FRAMING PLAN
SCALE 3/16" = 1'-0"
NORTH

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

DRAWING TITLE: 1ST FLOOR FRAMING PLAN

PROPOSED PROJECT: PREPARED FOR: PLATTE ARCHITECTURE + DESIGN
VAN WERT PROJECT
101-107 WEST MAIN ST
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VAN WERT, OH 45891

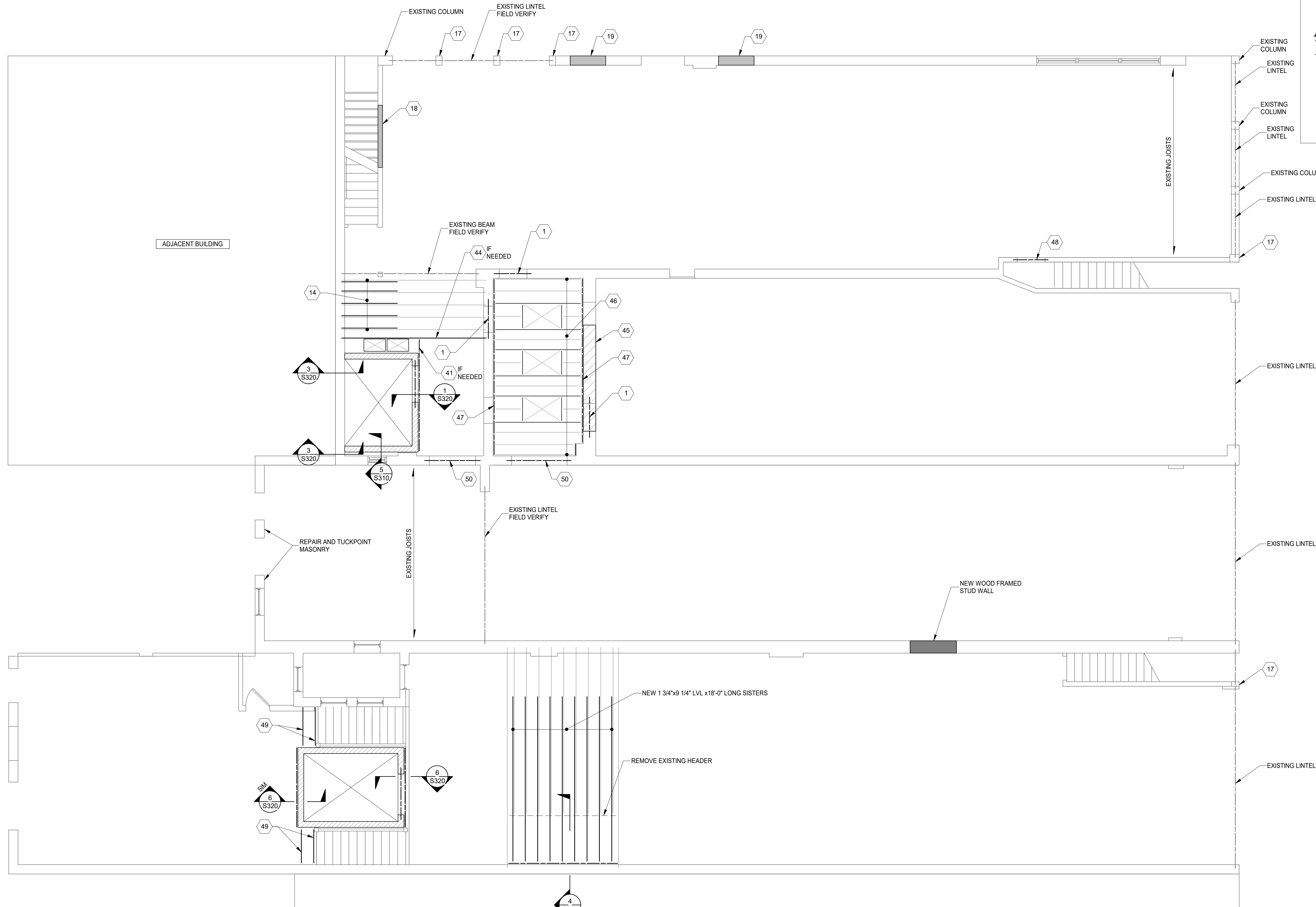
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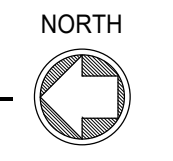
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PLAN NOTES:

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2ND FLOOR FRAMING PLAN
 SCALE 3/16" = 1'-0"



DRAWING TITLE: 2ND FLOOR FRAMING PLAN

PROPOSED PROJECT: PREPARED FOR: PLATTE ARCHITECTURE + DESIGN

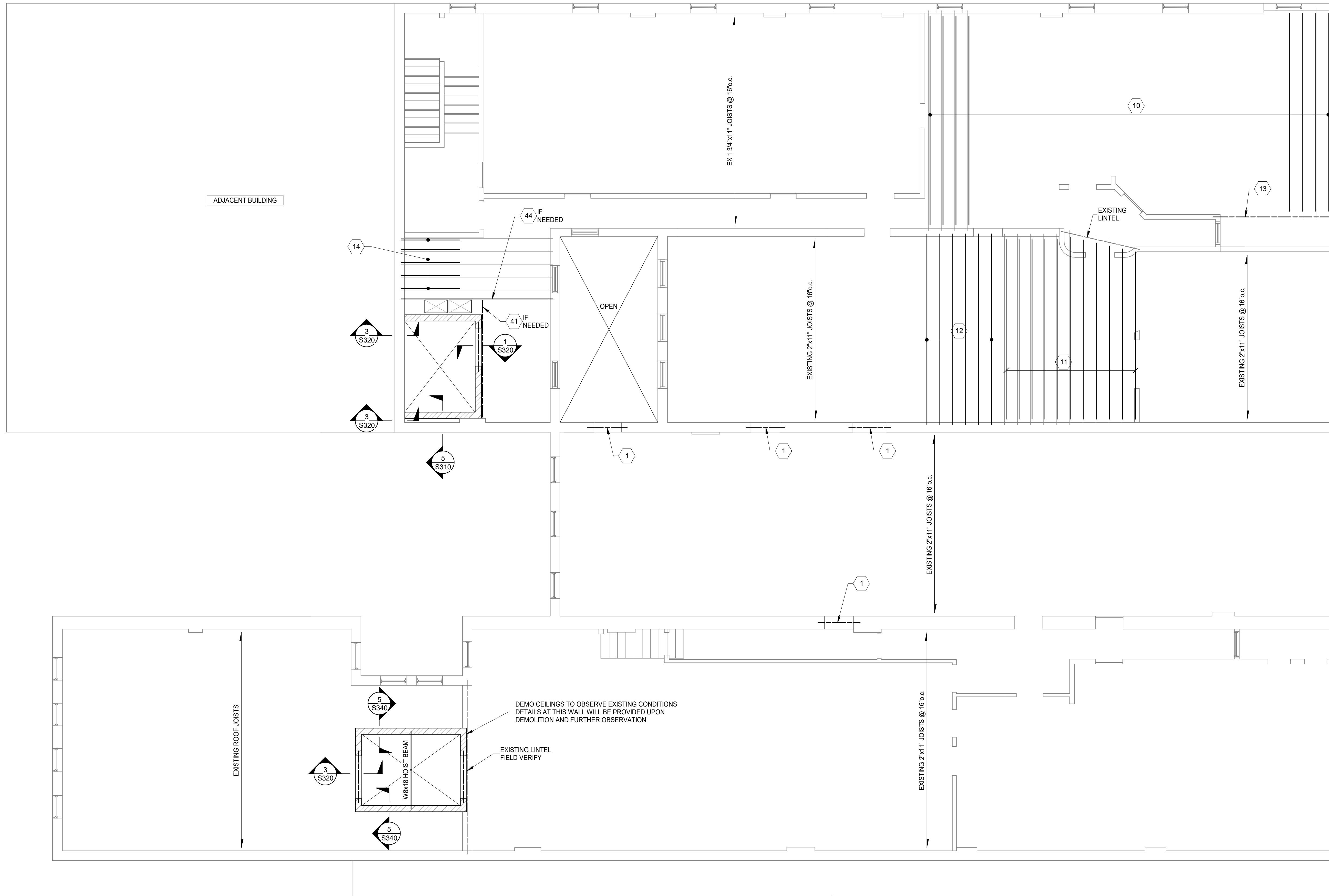
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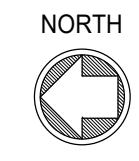
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3RD FLOOR FRAMING PLAN
SCALE 3/16" = 1'-0"



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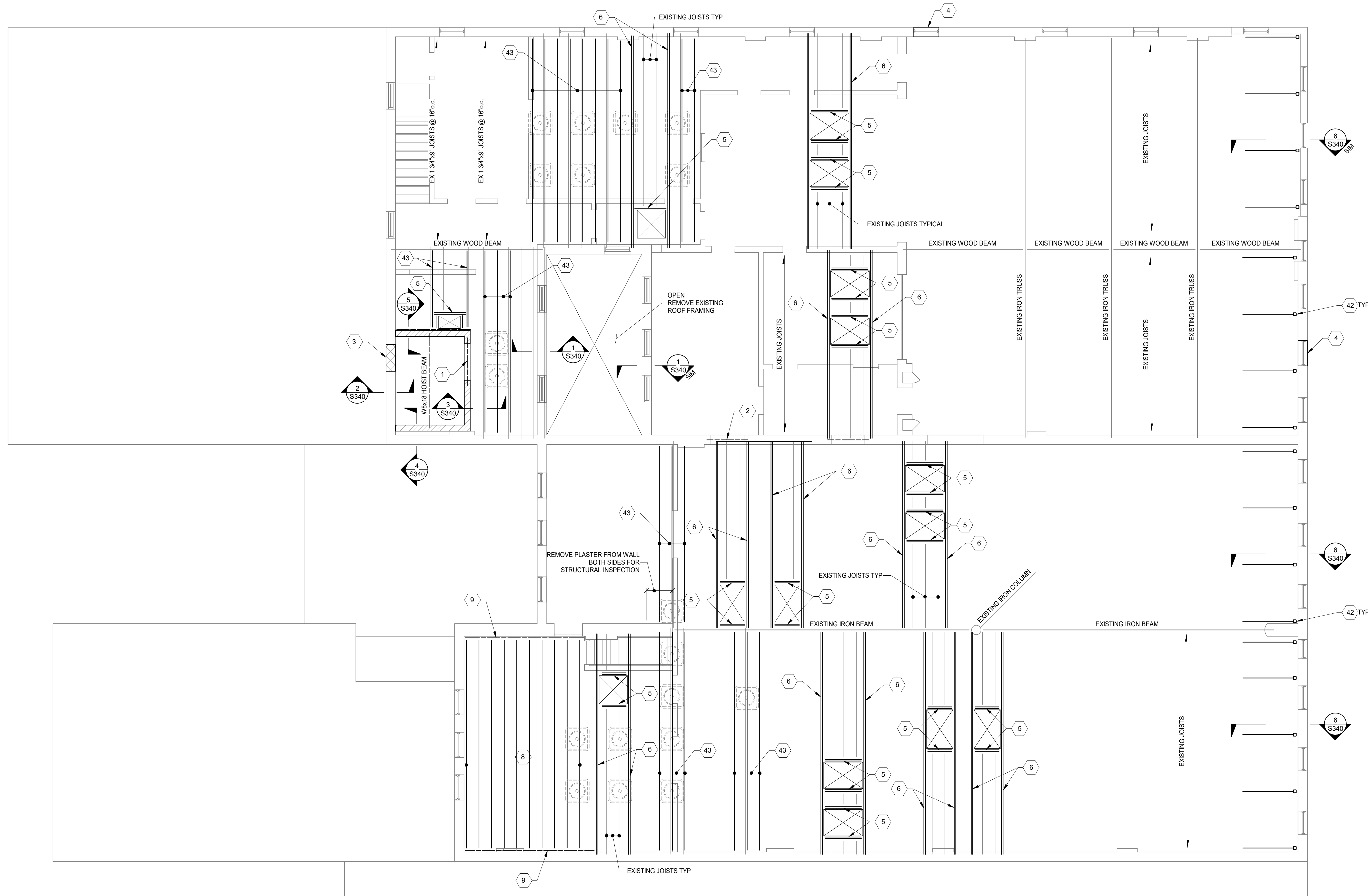
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Date: 08/17/2022

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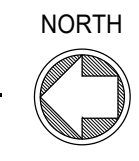
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PLAN NOTES:

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ROOF FRAMING PLAN
SCALE 3/16" = 1'-0"



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DRAWING TITLE: ROOF FRAMING PLAN

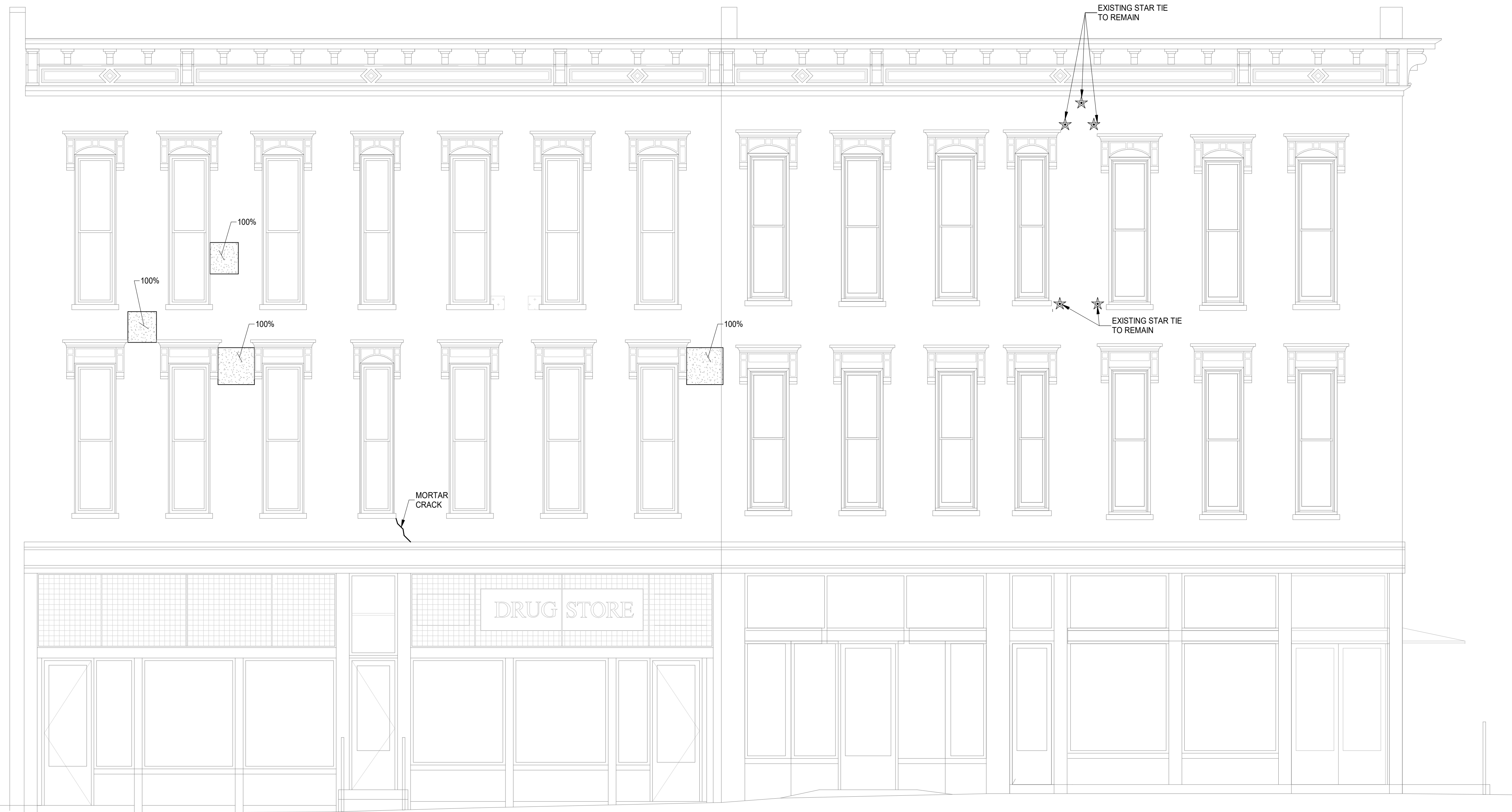
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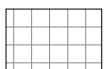


SOUTH ELEVATION
 SCALE 1/4" = 1'-0"

ELEVATION NOTES:

1. TUCKPOINT JOINTS IN MASONRY WHERE MORTAR IS SOFT, DAMAGED OR MISSING.
2. REMOVE AND REPLACE SPALLING OR SOFT BRICK THAT IS COMPROMISED MORE THAN 3/4" OF DEPTH.
3. REMOVE CRACKED, DAMAGED OR SEVERLY SPALLED LINTELS AND REPLACE WITH RECLAIMED STONE OR CAST STONE LINTEL TO MATCH EXISTING.
4. ALL OBSERVATIONS WHERE MADE FROM THE GROUND LEVEL AND REPAIRS ARE SUBJECT TO CHANGE BASED ON CONTRACTOR HANDS ON INSPECTIONS.
5. AT CRACKS OR DAMAGED AREAS OF PARGE COAT, CONTRACTOR SHALL REMOVE ALL PARGE COAT THAT IS NOT SOUNDLY CONNECTED TO THE BRICK, AND REPLACE WITH NEW PARGE COAT. TUCKPOINT ANY DETERIORATED MORTAR JOINTS PRIOR TO APPLYING NEW PARGE COAT.
6. REMOVE EXISTING BRICK BELOW ARCH. PROVIDE L4x3x5/16 LLV LINTEL EACH INTERIOR WYTHE.
7. REMOVE EXISTING EXTERIOR BRICK ARCH AT OUTER WYTHE. PROVIDE NEW STEEL LINTELS AT OPENING. INFILL JAMBS WITH SOLID CMU MASONRY, TOOTH INTO EXISTING MASONRY.

BRICK REPAIR LEGEND:

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

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Design Team: KCJ/SJ
 Date: 08/17/2022

DRAWING TITLE: SOUTH ELEVATION
 PREPARED FOR: PLATTE ARCHITECTURE + DESIGN
 PROPOSED PROJECT:
VAN WERT PROJECT
101-107 WEST MAIN ST
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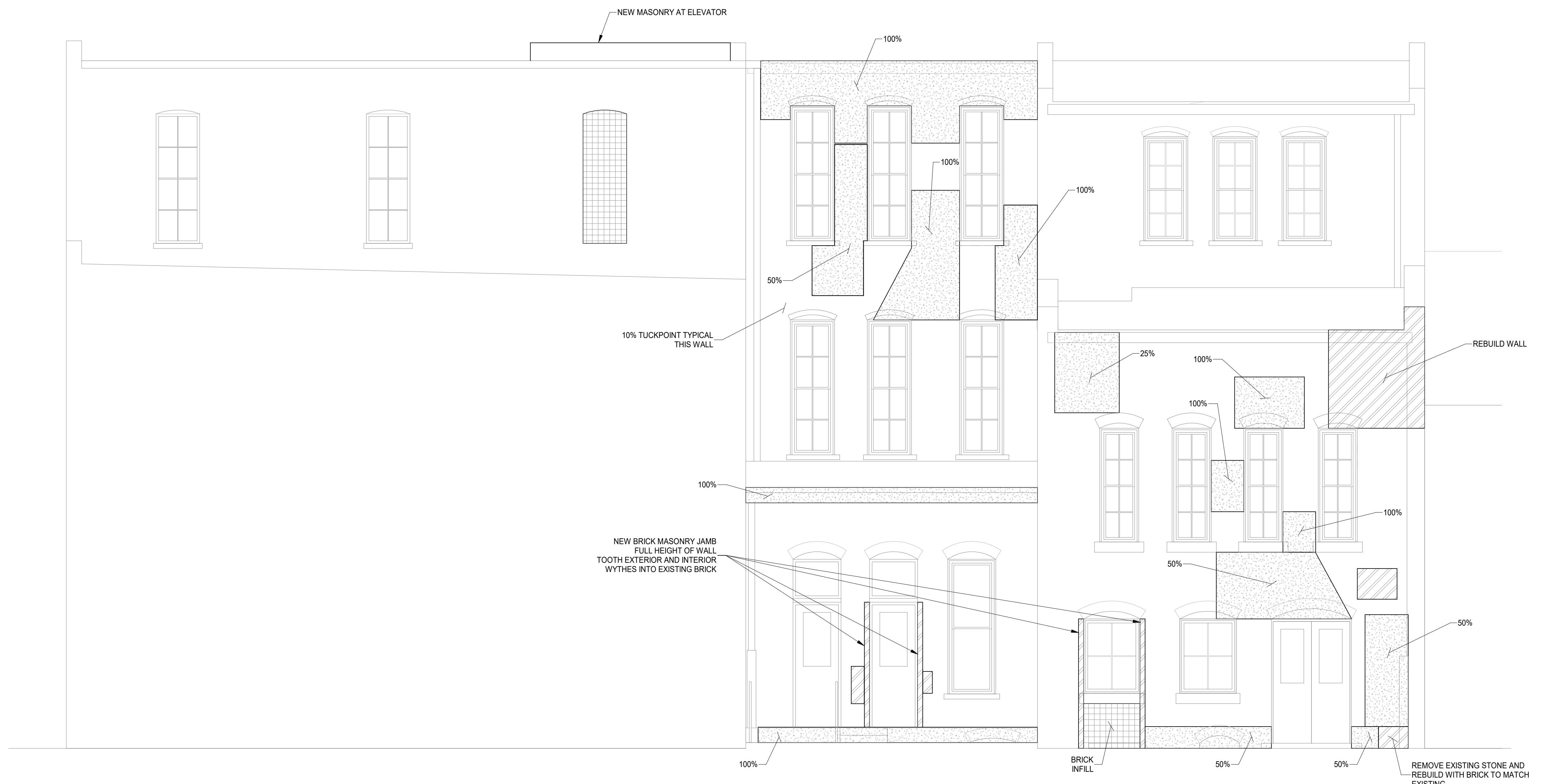
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NORTH ELEVATION
 SCALE 1/4" = 1'-0"

ELEVATION NOTES:

1. TUCKPOINT JOINTS IN MASONRY WHERE MORTAR IS SOFT, DAMAGED OR MISSING.
2. REMOVE AND REPLACE SPALLING OR SOFT BRICK THAT IS COMPROMISED MORE THAN 3/4" OF DEPTH.
3. REMOVE CRACKED, DAMAGED OR SEVERELY SPALLED LINTELS AND REPLACE WITH RECLAIMED STONE OR CAST STONE LINTEL TO MATCH EXISTING.
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Design Team: KCJ/SJ
 Date: 08/17/2022

DRAWING TITLE: NORTH ELEVATION
 PROPOSED PROJECT: PREPARED FOR: PLATTE ARCHITECTURE + DESIGN
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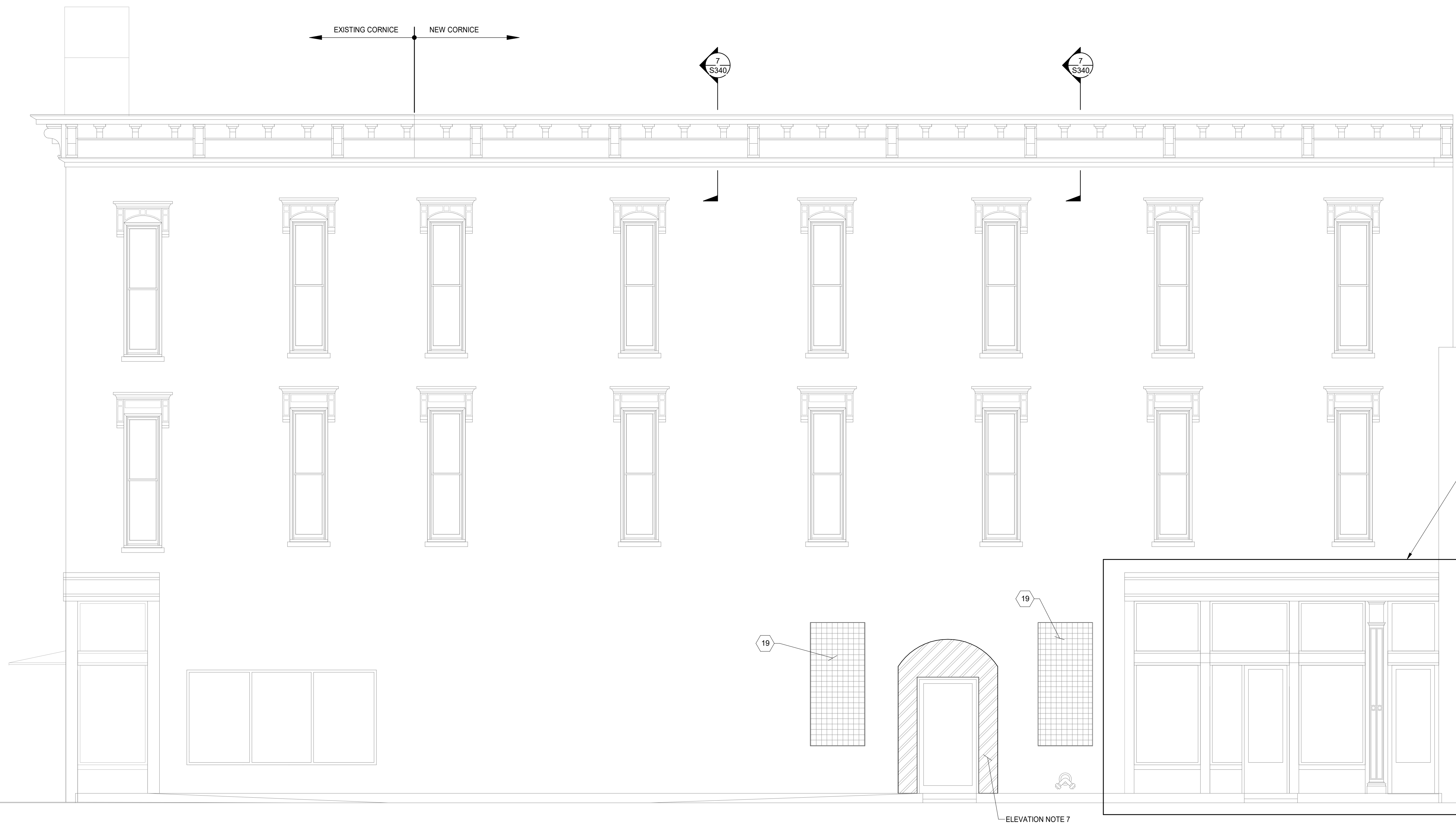
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DRAWING TITLE: EAST ELEVATION

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S202



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

ELEVATION NOTES:

- TUCKPOINT JOINTS IN MASONRY WHERE MORTAR IS SOFT, DAMAGED OR MISSING.
- REMOVE AND REPLACE SPALLING OR SOFT BRICK THAT IS COMPROMISED MORE THAN 3/4" OF DEPTH.
- REMOVE CRACKED, DAMAGED OR SEVERELY SPALLED LINTELS AND REPLACE WITH RECLAIMED STONE OR CAST STONE LINTEL TO MATCH EXISTING.
- ALL OBSERVATIONS WHERE MADE FROM THE GROUND LEVEL AND REPAIRS ARE SUBJECT TO CHANGE BASED ON CONTRACTOR HANDS ON INSPECTIONS.
- 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.
- REMOVE EXISTING BRICK BELOW ARCH. PROVIDE L4x3x5/16 LLV LINTEL EACH INTERIOR WYTHE.
- REMOVE EXISTING EXTERIOR BRICK ARCH AT OUTER WYTHE. PROVIDE NEW STEEL LINTELS AT OPENING. INFILL JAMBS WITH SOLID CMU MASONRY, TOOTH INTO EXISTING MASONRY.

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:

- INFILL EXISTING OPENING WITH NEW SOLID CMU OR HOLLOW CMU GROUTED SOLID. REMOVE EXISTING WOOD LINTEL IN SECTIONS SO THAT EXISTING MASONRY IS MORTARED TIGHT TO NEW MASONRY.

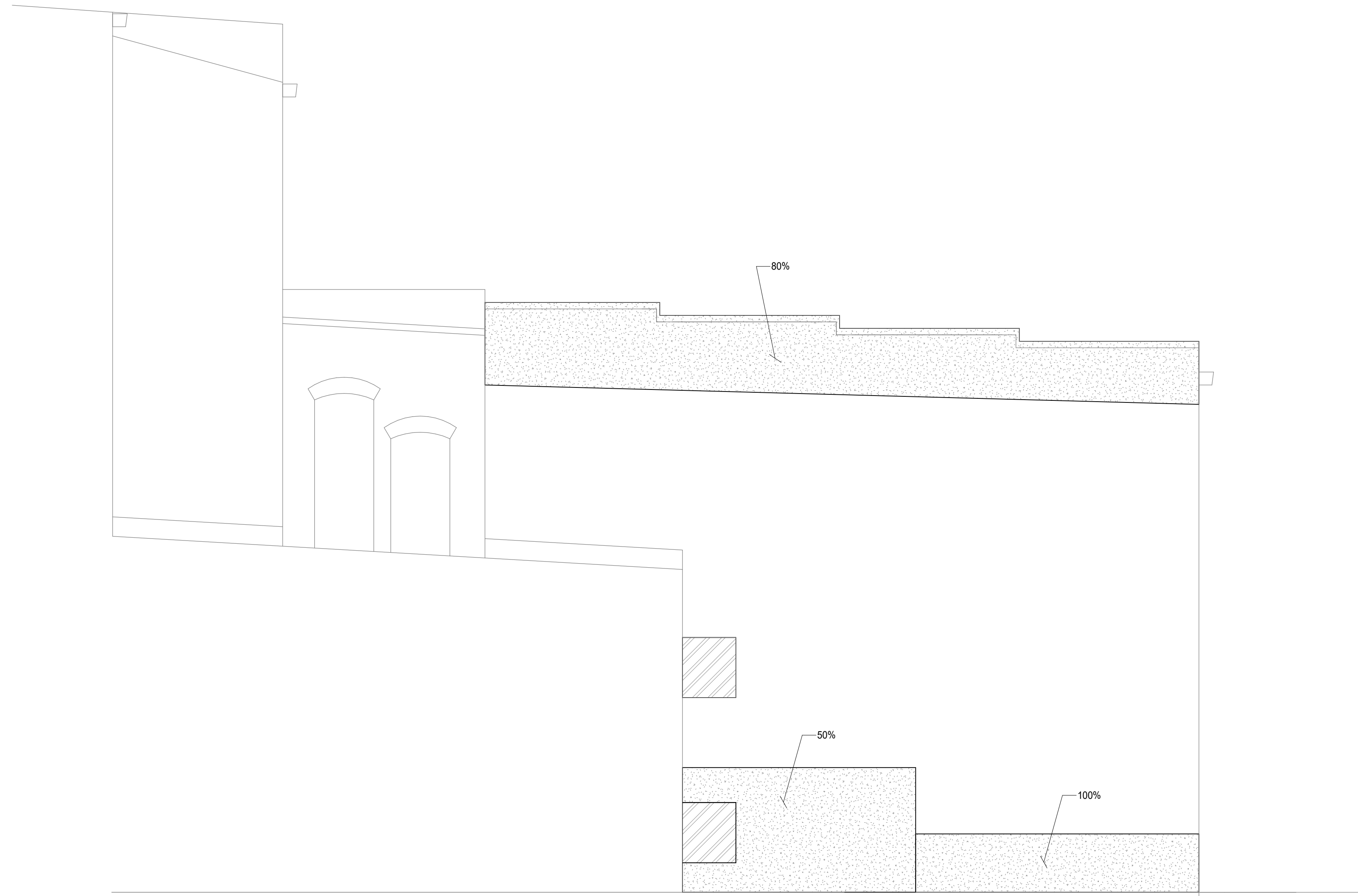
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Cincinnati, Ohio 45206
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107 REAR EAST ELEVATION
SCALE 1/4" = 1'-0"

BRICK REPAIR LEGEND:

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

ELEVATION NOTES:

1. TUCKPOINT JOINTS IN MASONRY WHERE MORTAR IS SOFT, DAMAGED OR MISSING.
2. REMOVE AND REPLACE SPALLING OR SOFT BRICK THAT IS COMPROMISED MORE THAN 3/4" OF DEPTH.
3. REMOVE CRACKED, DAMAGED OR SEVERLY SPALLED LINTELS AND REPLACE WITH RECLAIMED STONE OR CAST STONE LINTEL TO MATCH EXISTING.
4. ALL OBSERVATIONS WERE 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.
6. REMOVE EXISTING BRICK BELOW ARCH. PROVIDE L4x3x5/16 LLV LINTEL EACH INTERIOR WYTHE.
7. REMOVE EXISTING EXTERIOR BRICK ARCH AT OUTER WYTHE. PROVIDE NEW STEEL LINTELS AT OPENING. INFILL JAMBS WITH SOLID CMU MASONRY, TOOTH INTO EXISTING MASONRY.

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Date: 08/17/2022

DRAWING TITLE: 107 REAR EAST ELEVATION
PROPOSED PROJECT: PREPARED FOR: PLATTE ARCHITECTURE + DESIGN
VAN WERT PROJECT
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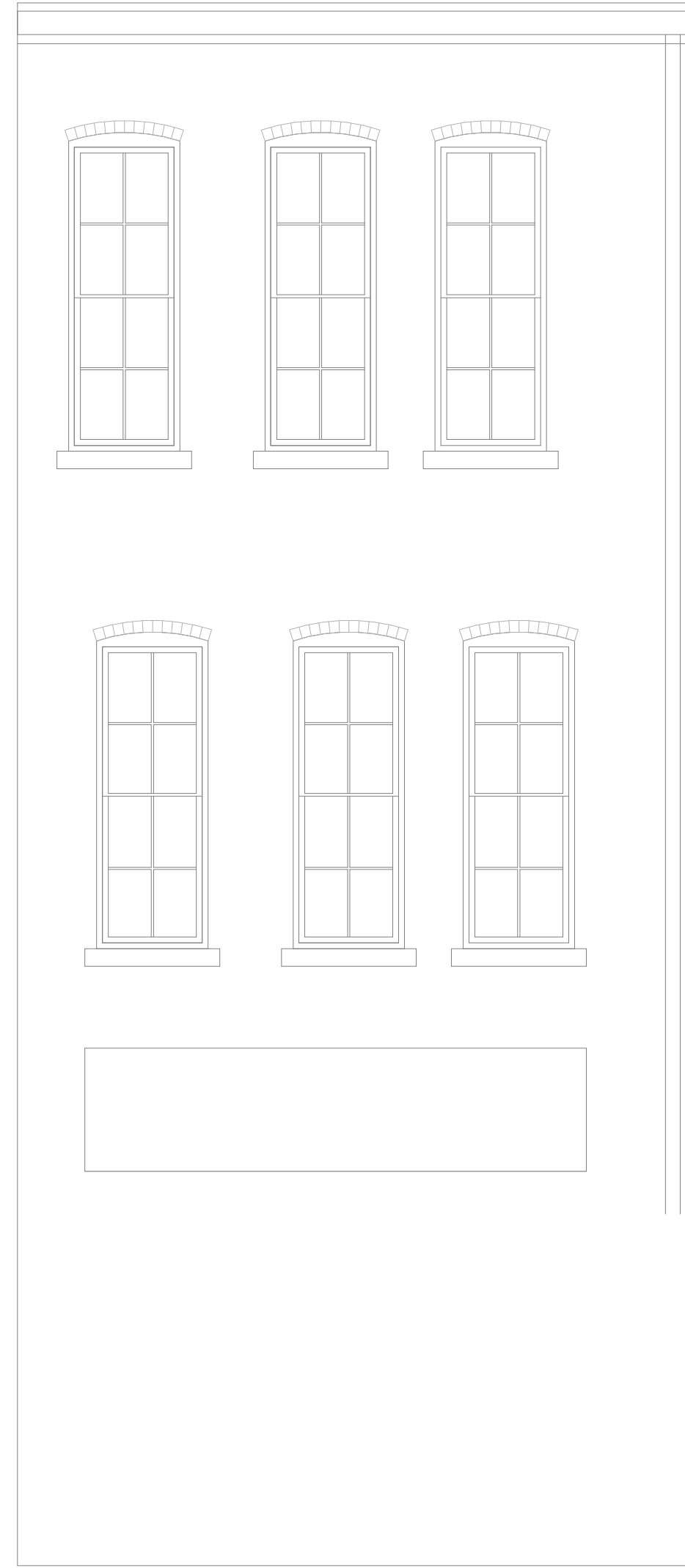
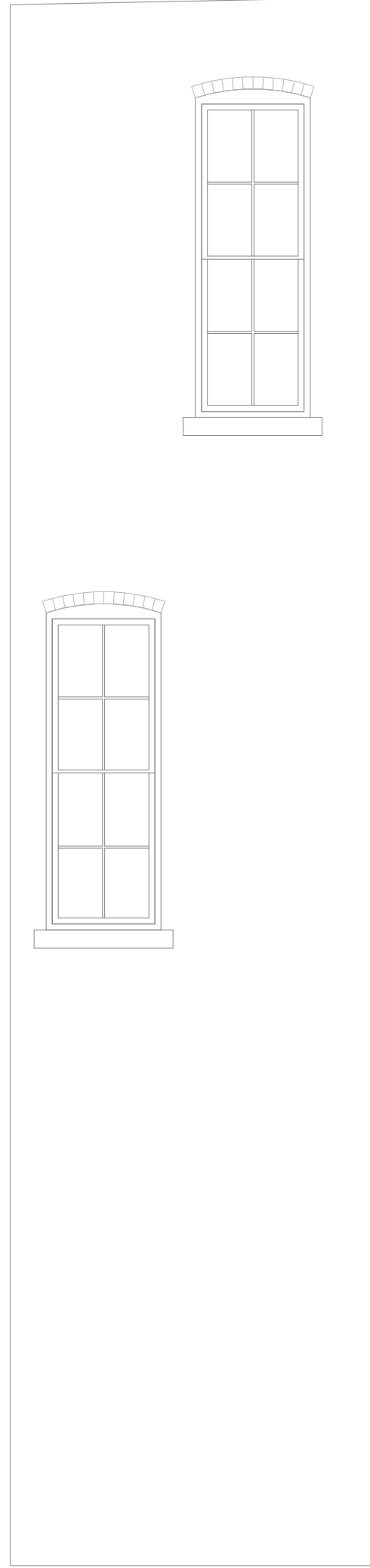
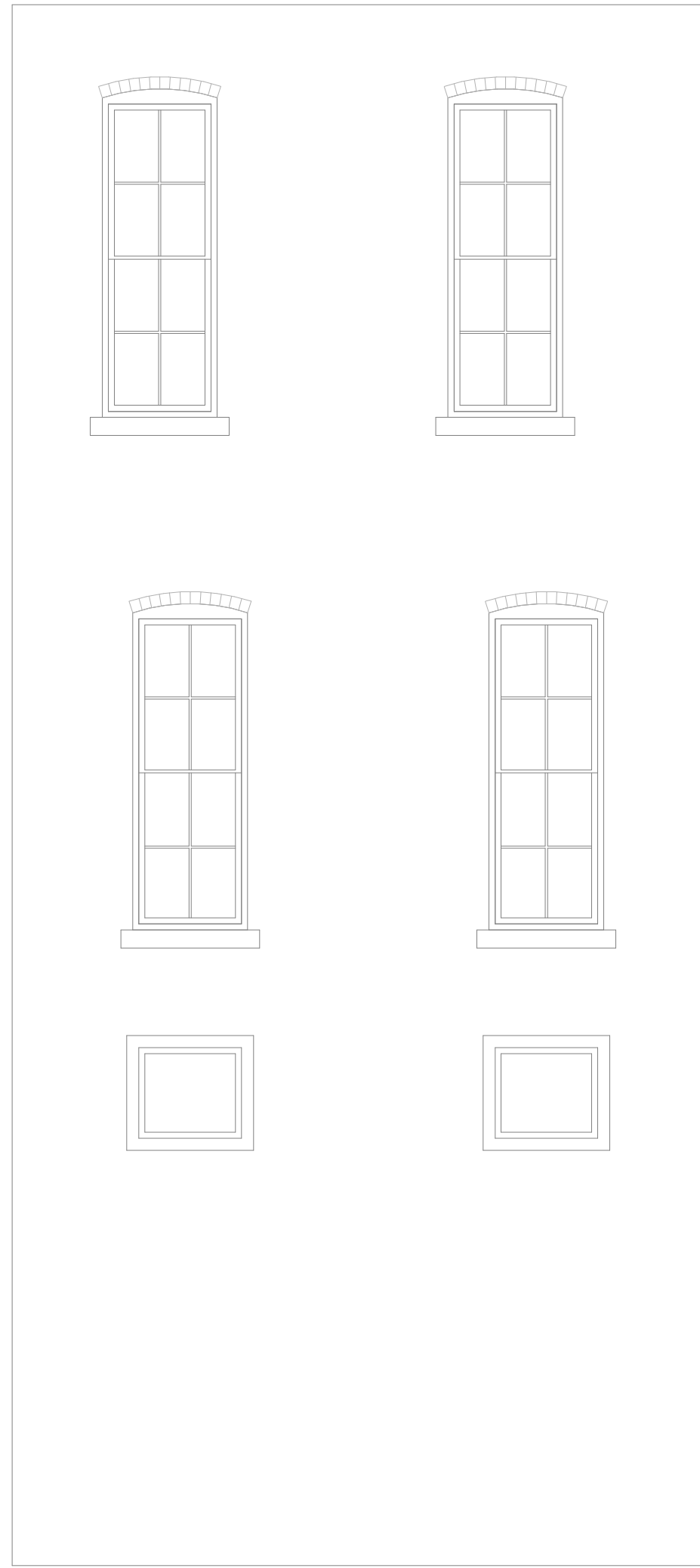
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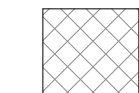
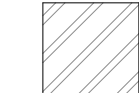
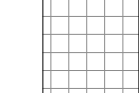


103 LIGHT WELL ELEVATIONS
SCALE 1/4" = 1'-0"

ELEVATION NOTES:

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BRICK REPAIR LEGEND:

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

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Design Team: KCJ/SJ
Date: 08/17/2022

PROPOSED PROJECT: PREPARED FOR: PLATTE ARCHITECTURE + DESIGN
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DRAWING TITLE: 103 LIGHT WELL ELEVATIONS

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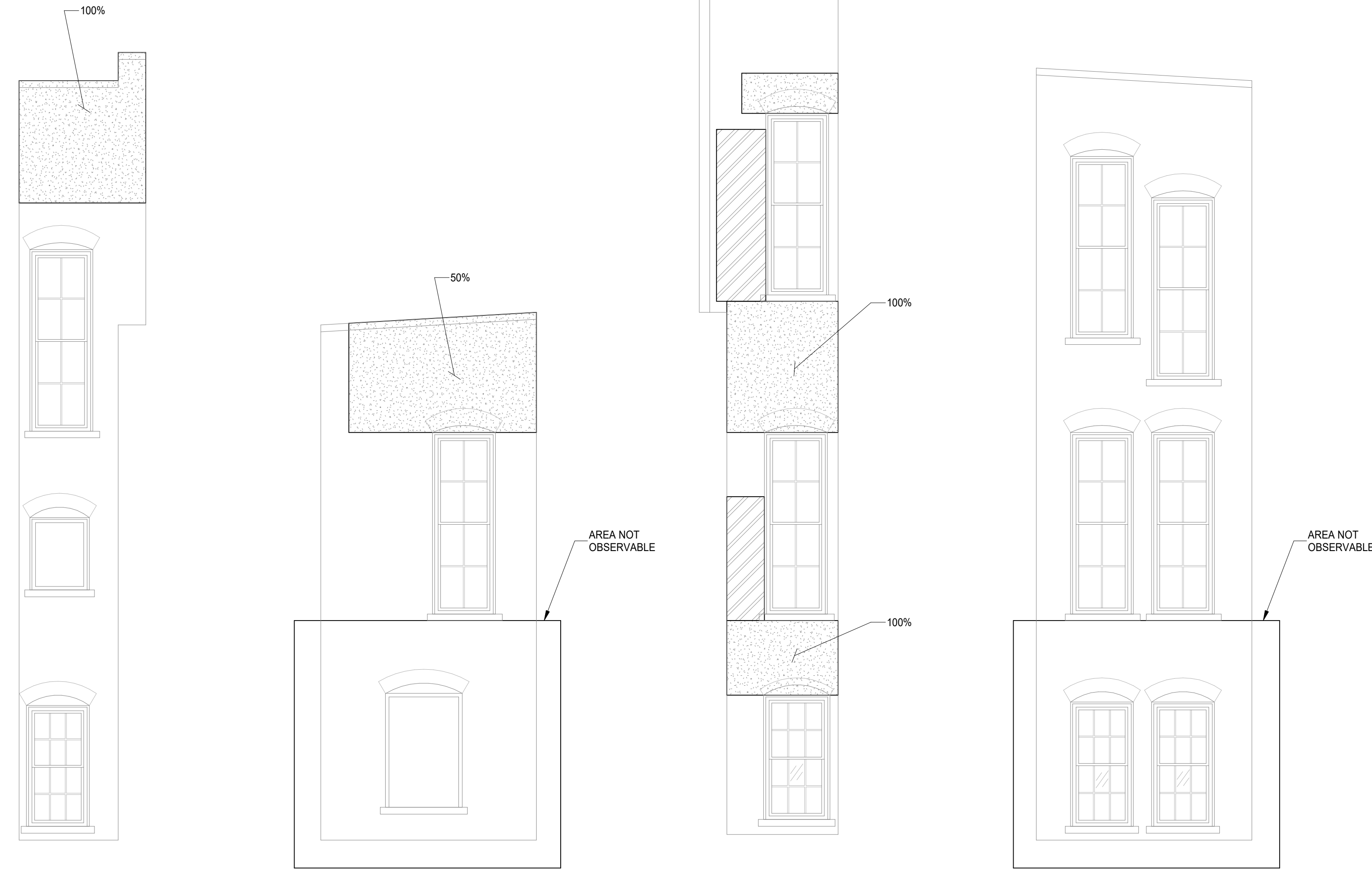
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ELEVATION NOTES:

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SECTION 1
SCALE 1/4" = 1'-0" S205

BRICK REPAIR LEGEND:

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

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PROPOSED PROJECT: PREPARED FOR: PLATTE ARCHITECTURE + DESIGN
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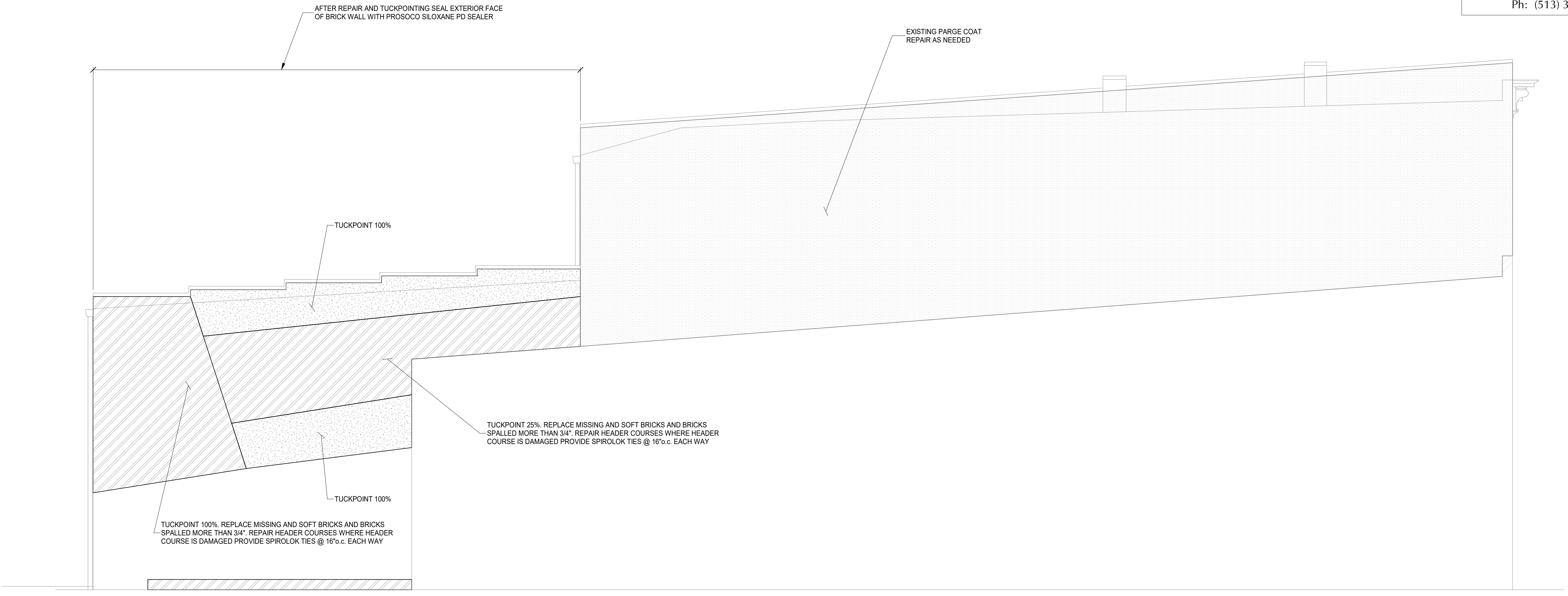
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WEST ELEVATION
 SCALE 3/16" = 1'-0"

BRICK REPAIR LEGEND:

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

ELEVATION NOTES:

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6. REMOVE EXISTING BRICK BELOW ARCH. PROVIDE L4x3x5/16 LLV LINTEL EACH INTERIOR WYTHE.
7. REMOVE EXISTING EXTERIOR BRICK ARCH AT OUTER WYTHE. PROVIDE NEW STEEL LINTELS AT OPENING. INFILL JAMBS WITH SOLID CMU MASONRY, TOOTH INTO EXISTING MASONRY.

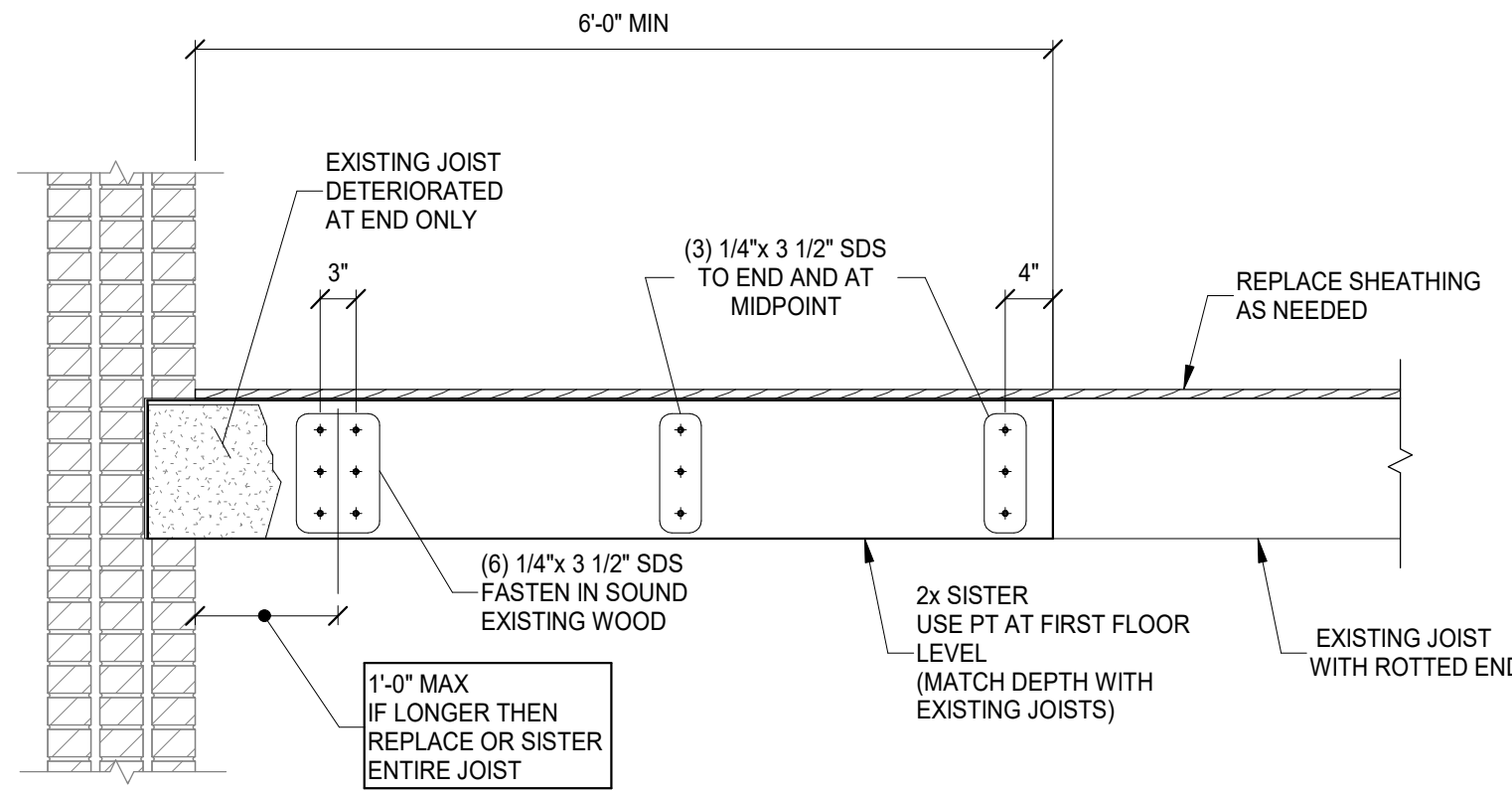
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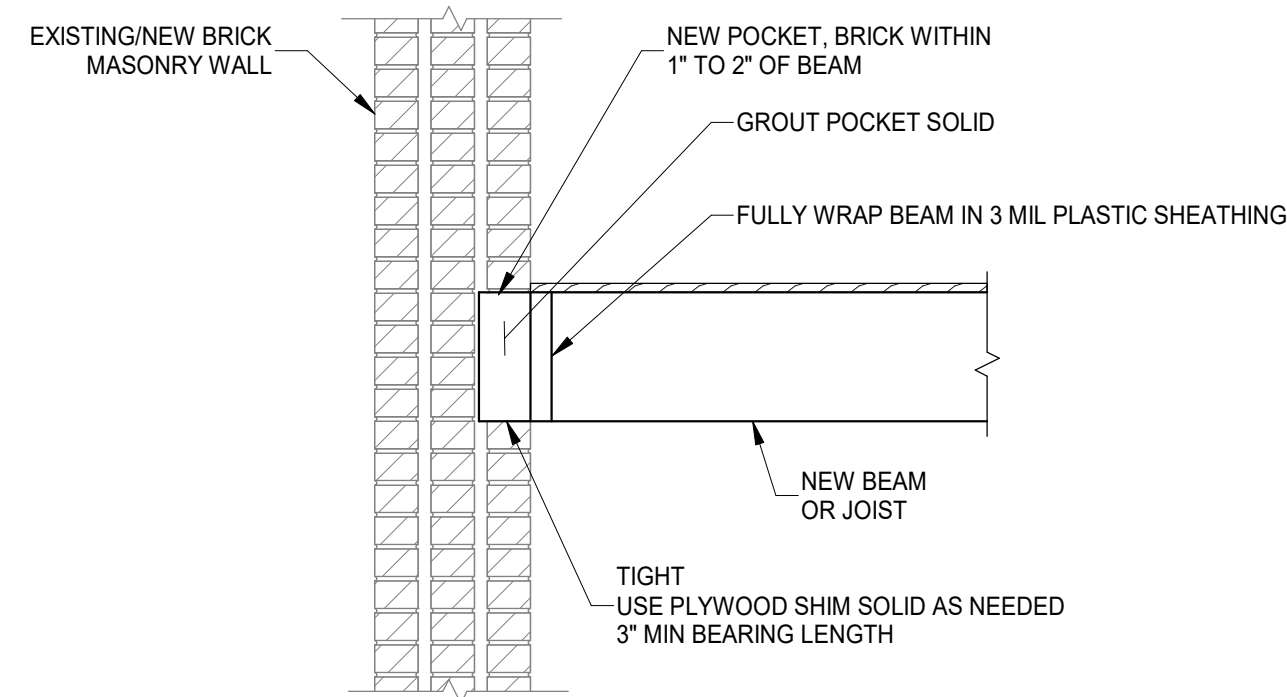
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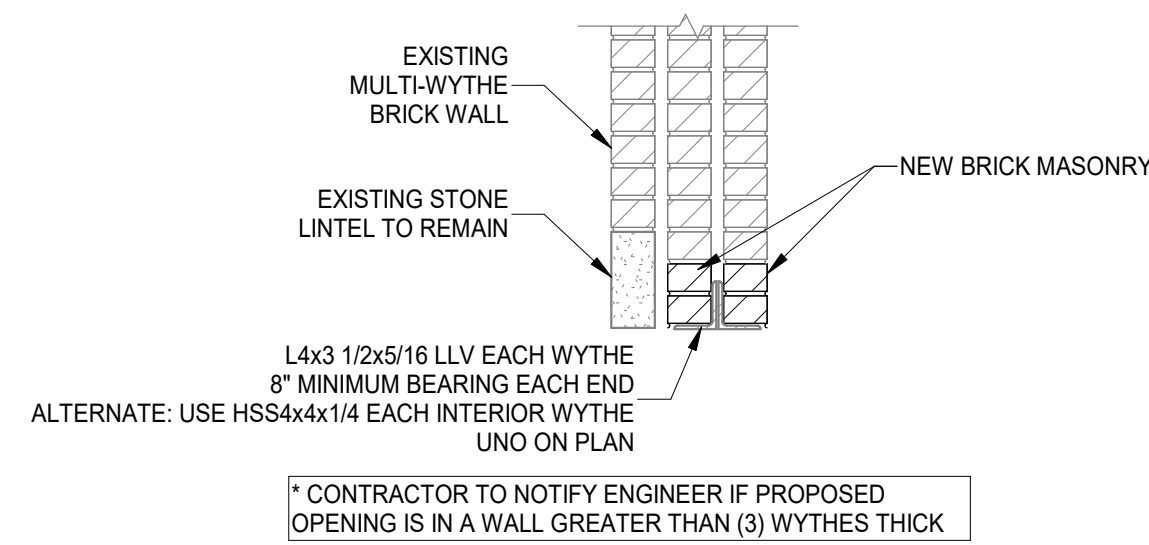
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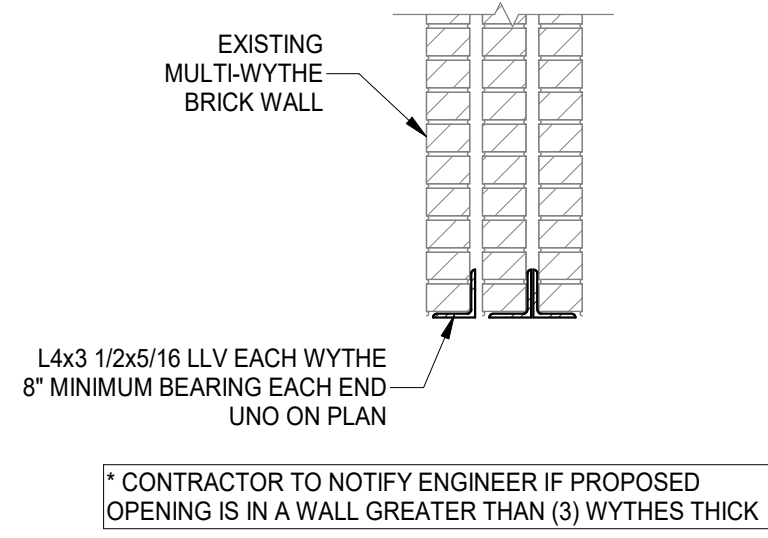
TYPICAL JOIST END SISTER DETAIL
SCALE 3/4" = 1'-0"



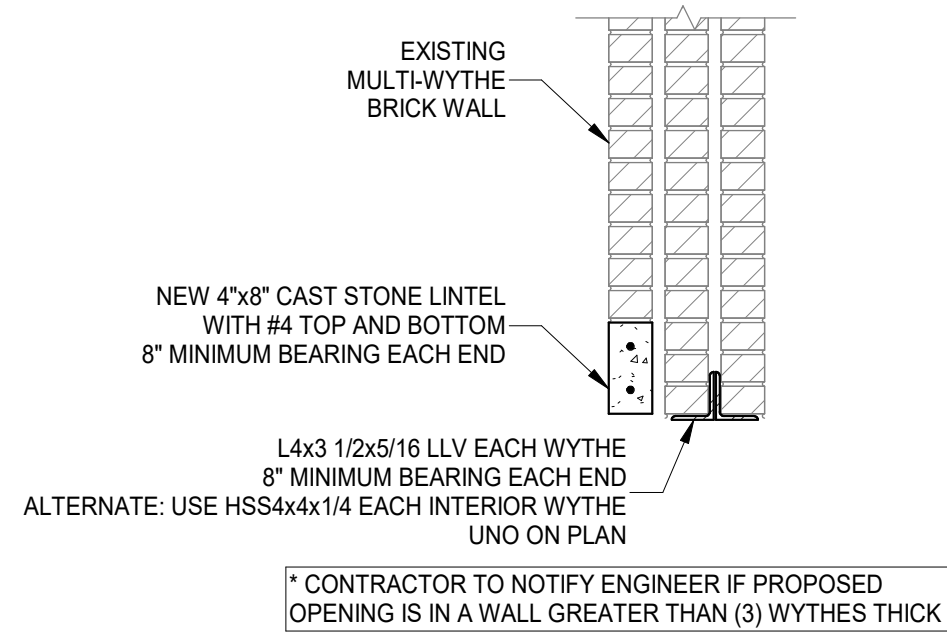
TYPICAL BEAM OR JOIST POCKET DETAIL
SCALE 3/4" = 1'-0"



TYPICAL EXTERIOR WALL, INTERIOR LINTEL REPLACEMENT DETAIL
SCALE 3/4" = 1'-0"



TYPICAL INTERIOR LINTEL DETAIL
SCALE 3/4" = 1'-0"
FOR NEW OR REPLACEMENT INTERIOR LINTELS



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

PROJECT KEYNOTES:

- 1 NEW STEEL LINTEL PER TYPICAL LINTEL DETAILS.
- 2 REMOVE EXISTING INFILL FOR OPENING. REPAIR JAMBS AS NEEDED. VERIFY EXISTING LINTEL IS IN GOOD CONDITION. REPLACE WITH NEW STEEL LINTEL IF NOT.
- 3 MASONRY INFILL CONSISTING OF 8" SOLID CMU AND 4" BRICK TO MATCH EXISTING. HORIZONTAL REINFORCEMENT @ 8" o.c. USE 4" CMU @ 2-WYTHE WALLS.
- 4 REBUILD MASONRY WHERE MISSING BELOW OPENING. PROVIDE NEW EXTERIOR SILL TO MATCH EXISTING SILLS.
- 5 AT ROOF, PROVIDE NEW (2) 2x10 HEADER w/ LUS28-2 EACH END. AT CEILING, PROVIDE NEW (2) 2x8 HEADER w/ LUS26-2 EACH END. CUT AND HANG EXISTING ROOF AND CEILING JOISTS TO HEADER w/ LUS28R-18 HANGERS.
- 6 AT ROOF, PROVIDE NEW (2) 2x10 JOISTS BEAR JOISTS IN MASONRY WALL AND HANG TO EXISTING IRON BEAM.
- 7 8" CMU BOND BEAM LINTEL w/ (2) #5's, 16" MIN BEARING.
- 8 REMOVE EXISTING ROOF AND PROVIDE NEW 2x12 JOISTS AT 16" o.c., w/ LUS210 HANGERS EACH END. PROVIDE NEW APA RATED SHEATHING.
- 9 GROUT EXISTING JOIST POCKETS SOLID. PROVIDE NEW 2x12 LEDGER w/ 1/2" THREADED RODS w/ HILTI HIT-HY 270 ADHESIVE. @ 16" o.c. STAGGERED, 6-1/2" MIN EMBEDMENT.
- 10 SISTER EX JOISTS w/ NEW 1-3/4"x11-1/4" LVL. END OF SISTER SHALL BE WITHIN 4" OF WALL EACH END, FASTEN ENDS w/ (3) 1/2"x3-1/2" S.W.S.
- 11 SISTER EX JOISTS w/ NEW 2x12. END OF SISTER SHALL BE WITHIN 4" OF WALL EACH END, FASTEN ENDS w/ (3) 1/2"x3-1/2" S.W.S.
- 12 REMOVE EXISTING HEADER AND JOISTS. PROVIDE NEW 1-3/4"x11-1/4" LVL JOISTS AT 16" o.c., POCKET INTO WALL EACH END.
- 13 NEW (2) 1-3/4"x14" LVL DROPPED BEAM. POCKET INTO EX MASONRY WALL AND BEAR ON (3) 2x6 BEARING STUDS AT WALL.
- 14 PROVIDE NEW END SISTER PER TYPICAL DETAIL.
- 15 NEW (2) 2x8 HEADER. POCKET INTO EX BRICK WALL. HANG TO CMU WALL w/ SIMPSON HU28-2 HANGER w/ (14) 1/4"x2-3/4" TITEN TURBO SCREWS. CUT AND HANG EX JOISTS w/ SIMPSON U28R HANGERS.
- 16 NEW 8" CMU WALL w/ #5 VERT @ 48" o.c.
- 17 REMOVE EXISTING EXTERIOR FINISHES AND EXPOSE STRUCTURAL COLUMN FOR FURTHER OBSERVATIONS.
- 18 PROVIDE NEW 2x4 STUDS EACH SIDE OF EX. FIRE DAMAGED STUDS.
- 19 INFILL EXISTING OPENING WITH NEW SOLID CMU OR HOLLOW CMU GROUTED SOLID. REMOVE EXISTING WOOD LINTEL IN SECTIONS SO THAT EXISTING MASONRY IS MORTARED TIGHT TO NEW MASONRY.
- 20 REMOVE EX STEEL POST AND PROVIDE NEW 6x6 WOOD POST w/ SIMPSON ABA66 POST BASE.
- 21 REINFORCING EXISTING FLOOR PER SECTION 1/S310.
- 22 NEW 6x6 P.T. WOOD POST. LPC6Z POST CAP ABOVE AND ABA66 POST BASE BELOW, w/ 5/8" ANCHOR BOLT, OR 5/8" THREADED ROD w/ HILTI HIT-HY 200 ADHESIVE, 5" MIN EMBED.
- 23 DRILL (4) 1/2" HOLES AT CAP PLATE OF EX STEEL POST. PRE-DRILL 2x FLAT BLOCKING ABOVE CAP PLATE. CONNECT CAP PLATE TO EX WOOD BEAM WITH (4) 1/2"x6" S.W.S.
- 24 CONNECT EX LEDGER TO MASONRY w/ ADDITIONAL 3/8" GALV THREADED ROD w/ HILTI HIT-HY 270, 5" MIN EMBED, AT 16" o.c. HANG EX 2x4's w/ LUS24 HANGERS.
- 25 CONNECT EX LEDGER TO BEAM w/ 1/2"x3-1/2" S.W.S. @ 8" o.c., HANG EX 2x4 JOISTS WITH LUS24 HANGERS.
- 26 REMOVE EXISTING BRICK WALL, AND PROVIDE NEW P.T. WOOD STUD WALL w/ 2x6 STUDS AT 16" o.c. HEADER SHALL BE (3) 2x10's w/ (2) BEARING STUDS AND (1) FULL HEIGHT STUD EACH END.
- 27 REMOVE SOFT BRICK AND HARD MORTAR. REPLACE WITH NEW BRICK AND TYPE O MORTAR.
- 28 REMOVE EXISTING HEADER AND PROVIDE NEW (2) 2x8 HEADER WITH LUS28-2 HANGER EACH END. HANG EX JOISTS TO HEADER w/ LUS28R-18 HANGERS. PROVIDE NEW 2x8 INFILL JOISTS AT 16" o.c. w. LUS26 HANGERS EACH END.
- 29 SISTER EX JOISTS w/ NEW 2x12. END OF SISTER SHALL BE WITHIN 4" OF WALL, BEAR ON NEW INTERIOR BEAM. FASTEN ENDS w/ (3) 1/2"x3-1/2" S.W.S. WHERE BEAM IS FLUSH OR PARTIALLY FLUSH, CONNECT SISTER w/ L570 ANGLE.
- 30 PROVIDE (2) 2x12 SISTER TO EXISTING BEAM, BEAR SISTER ON BEAMS EACH END. SPLICE SISTERS AT NEW WOOD POST. ADD SISTERS TO NORTH SIDE OF EX JOIST, SO THAT THEY PROVIDE SUPPORT TO THE EXISTING OVERHANGING FLOOR AND STAIR WALL ABOVE.
- 31 SAWCUT EXISTING HEADER AND HANG TO SISTER w/ LUS210R HANGER.
- 32 REMOVE HEADER AND PROVIDE NEW (2) 2x12 HEADER w/ LUS210-2 HANGER EACH END. HANG EX JOISTS TO HEADER w/ LUS28R HANGERS.
- 33 NEW 2x12 SISTER, POCKET INTO WALL NOTED ON PLAN. EXTEND WITHIN 4" OF WALL AT OTHER END, FASTEN w/ (3) 1/2" S.W.S. EACH END.
- 34 REPLACE MISSING AND SPALLED BRICKS, WHERE BRICK IS SPALLED OR MISSING MORE THAN 1/4" OF IT'S ORIGINAL DEPTH. TUCK POINT ANY LOOSE OR MISSING MORTAR.
- 35 CUT EX CAST IRON BEAM AT WALL. BEAM IN WALL CAN REMAIN. REMOVE RUST FROM EXISTING BEAM AND PAINT END WITH ZINC RICH PAINT AND PRIMER WHERE CORROSION HAS OCCURRED.
- 36 NEW STAIR LANDING w/ 2x8 JOISTS @ 16" o.c., BEARING ON 2x4 KNEE WALLS, SUPPORTED BY EXISTING CONC SLAB ON GRADE. 2x8 RIM BOARD AT EACH WALL. ALL WOOD P.T.
- 37 NEW (2) 2x10 BEAM SUPPORTING EX CONCRETE. SUPPORT w/ NEW 4x4 POSTS EACH END w/ SIMPSON (2) LPC4Z POST CAP AND ABA44Z POST BASE.
- 38 NEW 2x10 JOIST FRAMING BELOW EX FLOOR SHEATHING, 16" o.c. MAX SPACING.
- 39 NEW (3) 2x10 BEAM.
- 40 NEW 2x12 JOIST w/ LUS28 HANGER EACH END.
- 41 NEW (2) 2x12 HEADER. CONNECT TO EXISTING JOIST AND WOOD LEDGER w/ LUS210-2 HANGER. HANG EX JOISTS w/ U28R HANGERS
- 42 NEW HSS POST AND BRACING FOR SUPPORT OF NEW PARAPET CORNICE. CORNICE DESIGNED BY SUPPLIER.
- 43 AT CONDENSER, PROVIDE NEW 1 3/4" x 9 1/4" LVL SISTER. END OF SISTER SHALL BE WITHIN 4" OF WALL EACH END WITH (3) 1/4"x3 1/2" SWS AT ENDS.
- 44 REMOVE EXISTING FRAMING AND PROVIDE NEW 2x12 JOISTS AT 16" o.c. AND NEW APA RATED SHEATHING.
- 45 REMOVE EXISTING DOUBLE CHANNEL LINTEL AND INFILL AT WINDOW OPENING WITH NEW 8" CMU AND 4" BRICK TO MATCH EXISTING. EXISTING MAN DOOR OPENING SHALL REMAIN.
- 46 NEW 2x12 JOISTS AT 16" o.c. WITH (2) 2x12 HEADERS AND (2) 2x12 HEADERS AND (2) 2x12 BEAMS SUPPORTING HEADERS, AT SKYLIGHT OPENINGS. HANG (1) PLY JOISTS WITH LUS210 HANGERS AND (2) PLY JOISTS WITH LUS210-2 HANGERS.
- 47 NEW 2x12 LEDGER WITH 3/4" SLEEVE ANCHORS AT 16" o.c. STAGGERED, 2 1/2" MINIMUM EMBEDMENT INTO BRICK.
- 48 NEW (2) 2x12 HEADER WITH (2) 2x4 BEARING STUDS AND (1) FULL HEIGHT STUD EACH END.
- 49 EXISTING DOUBLE JOIST ASSUMED, SUPPORTING STAIRS. HANG TO CMU WALL WITH SIMPSON HU410-2 (MIN) WITH (14) 1/4"x2 3/4" SIMPSON TITEN TURBO ANCHORS. GROUT MASONRY SOLID AT FLOOR LEVEL FOR CONNECTION. CONNECT EXISTING SINGLE JOISTS TO WALL WITH HU210 (MIN) WITH (8) 1/4"x2 3/4" SIMPSON TITEN TURBO ANCHORS.
- 50 NEW OPENING WITH L7x4x3/8 LLV LINTEL EACH BRICK WYTHE, 8" MIN BEARING EACH END.

- 51 NEW 3" STANDARD PIPE WITH 1/2" BASE PLATE AND (4) 1/2" EXPANSION BOLTS, 3" MINIMUM EMBEDMENT.
- 52 REMOVE EXISTING (2) PLY JOIST WITH WEST END CUT OUT. PROVIDE NEW (2) 2x12 JOIST BEARING ON WOOD CLEAT EACH END. CONNECT EXISTING HEADER TO NEW JOISTS WITH SIMPSON ML28Z ANGLE WITH (12) 1/4"x1 1/2" SWS.
- 53 CUT BACK EXISTING JOISTS, PROVIDE (2) 2x12 SISTERS TO EXISTING 2x12 HEADER, FULL LENGTH. HANG EXISTING JOISTS TO NEW SISTERS WITH LUS210R-18 HANGERS.
- 54 REPAIR BRICK WALL FULL HEIGHT. REMOVE AND REPLACE DETERORATED BRICKS. PROVIDE NEW BRICKS AT ANY GAPS. TUCKPOINT DETERORATED MORTAR.
- 55 UNDERPINNING OF EXISTING FOUNDATION LIKELY. PROVIDE EXPLORATORY DIGGING AT POINTS ALONG FOUNDATION TO DETERMINE FOUNDATION TYPE, DIMENSIONS AND ELEVATIONS.

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Design Team: KCJ/SJ
Date: 08/17/2022

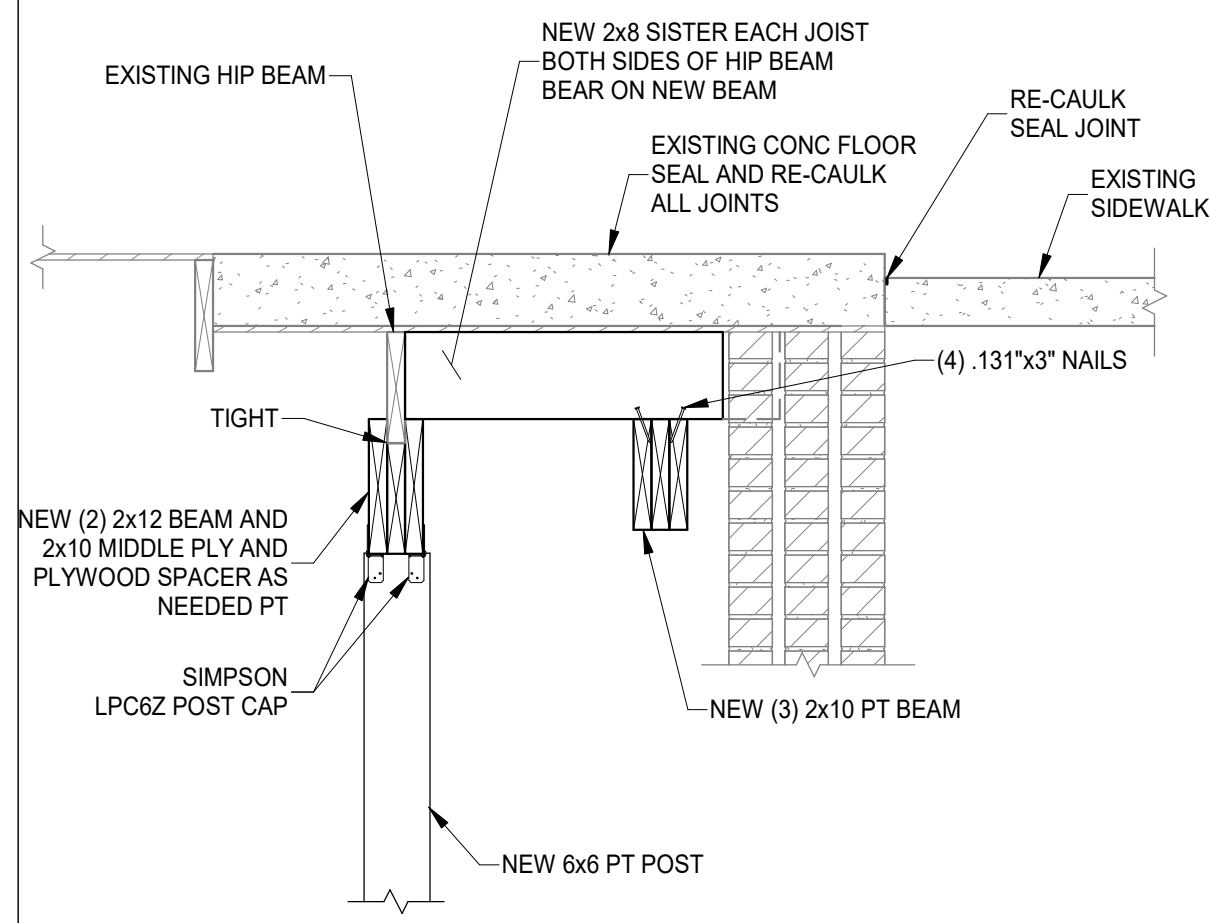
DRAWING TITLE: TYPICAL DETAILS AND KEYNOTES
PROPOSED PROJECT: PREPARED FOR: PLATTE ARCHITECTURE + DESIGN
VAN WERT PROJECT
101-107 WEST MAIN ST
101-107 WEST MAIN ST
VAN WERT, OH 45891

Proj. No.: 22146.13

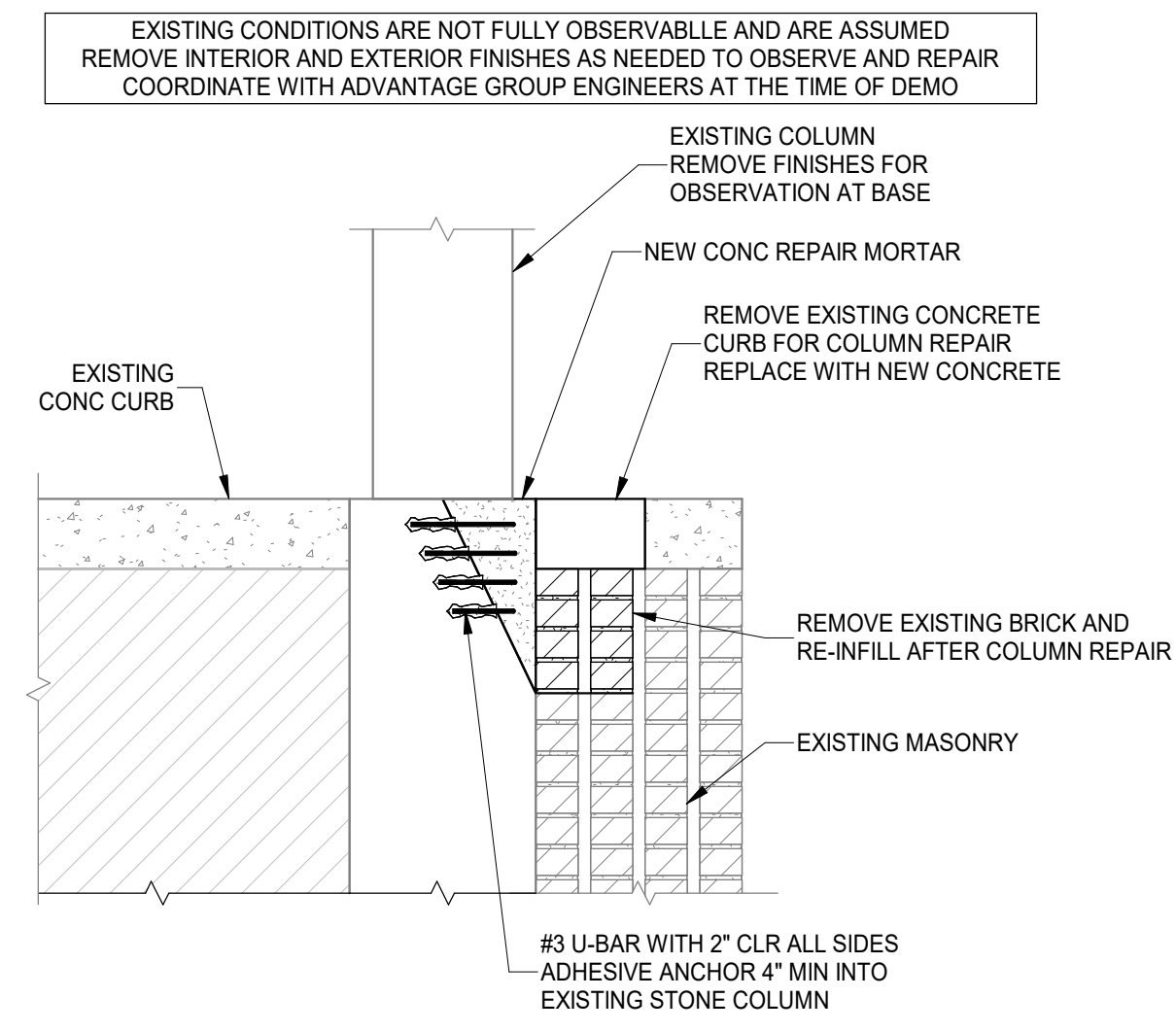
S300

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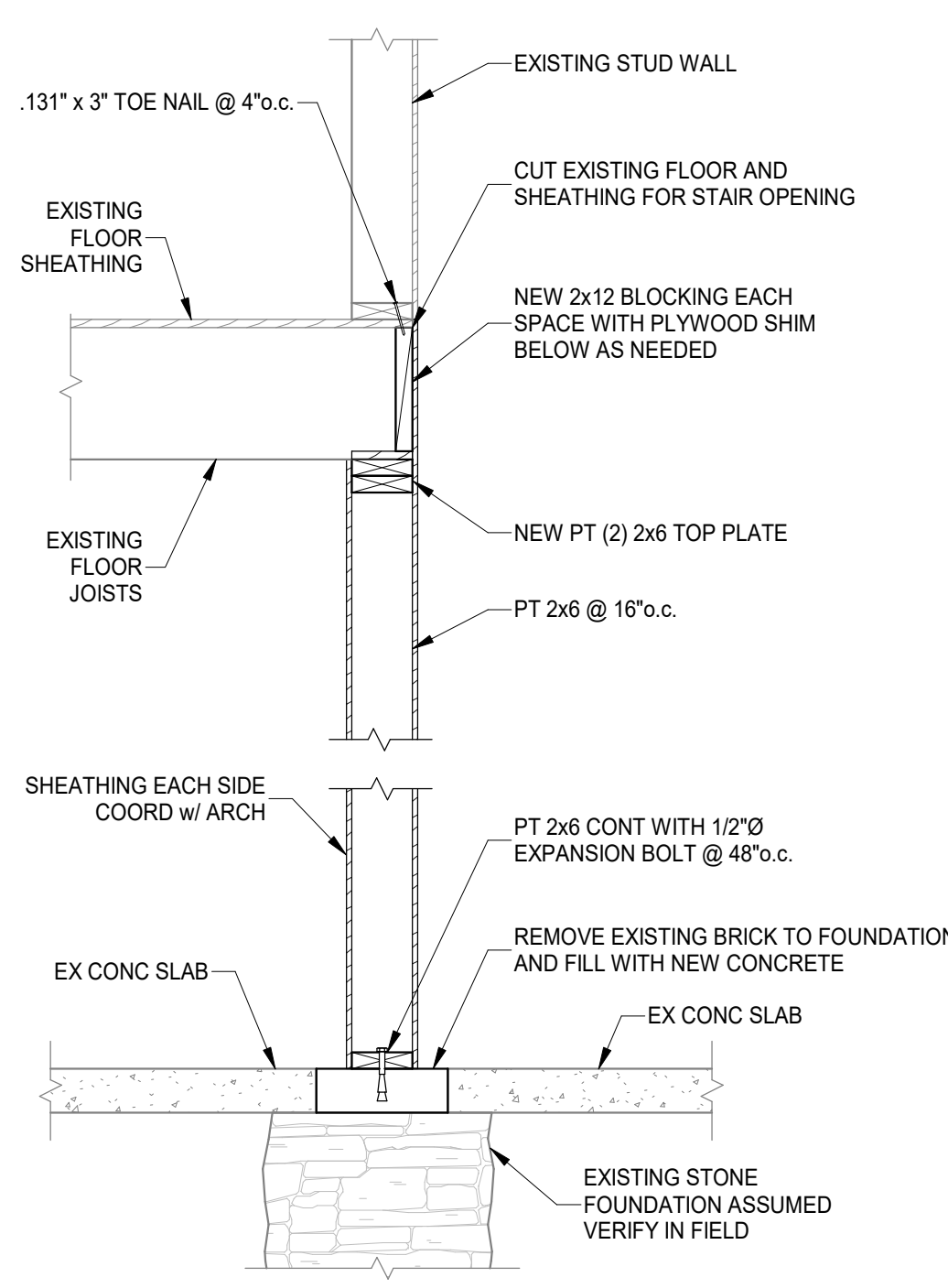
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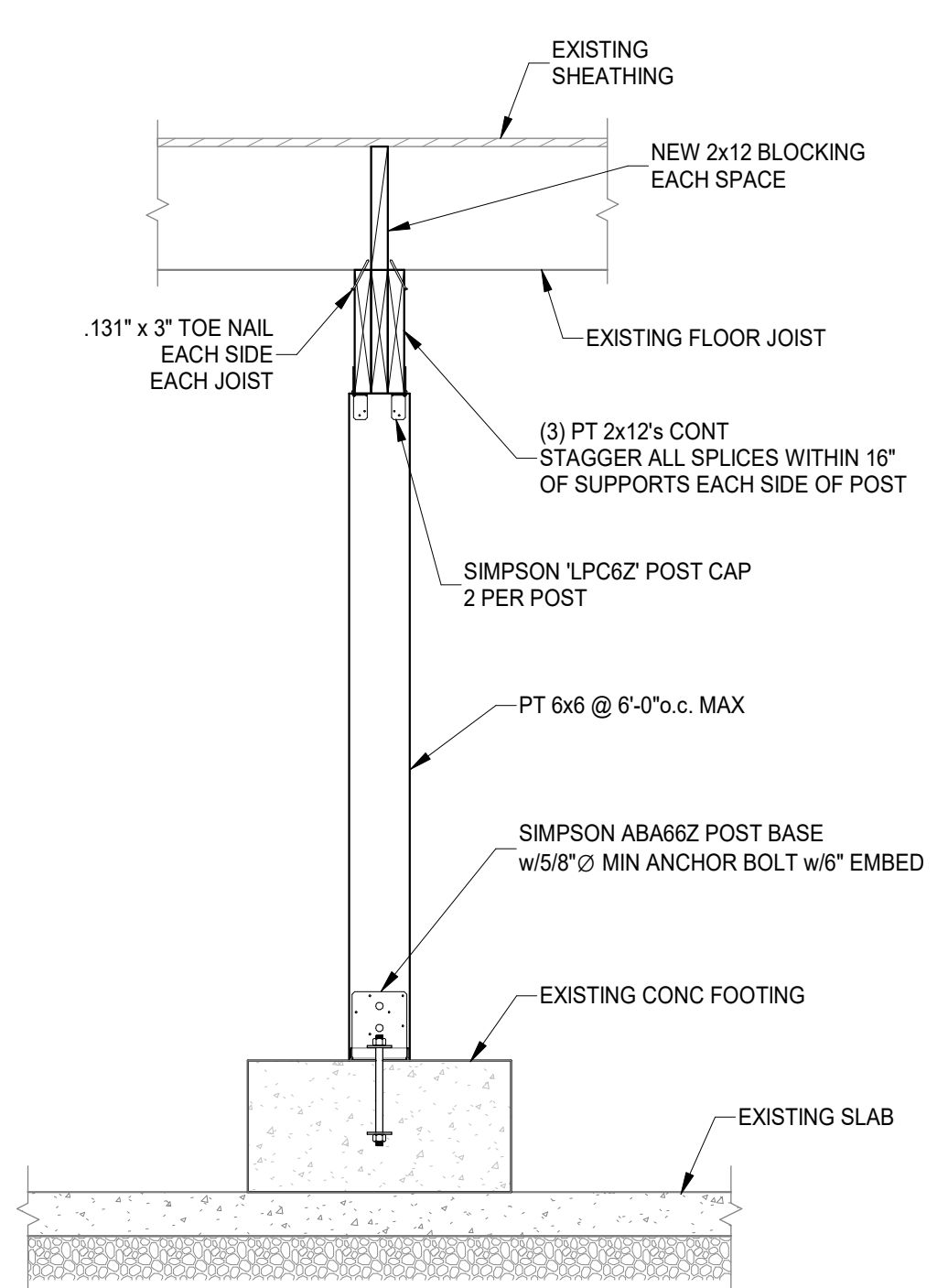
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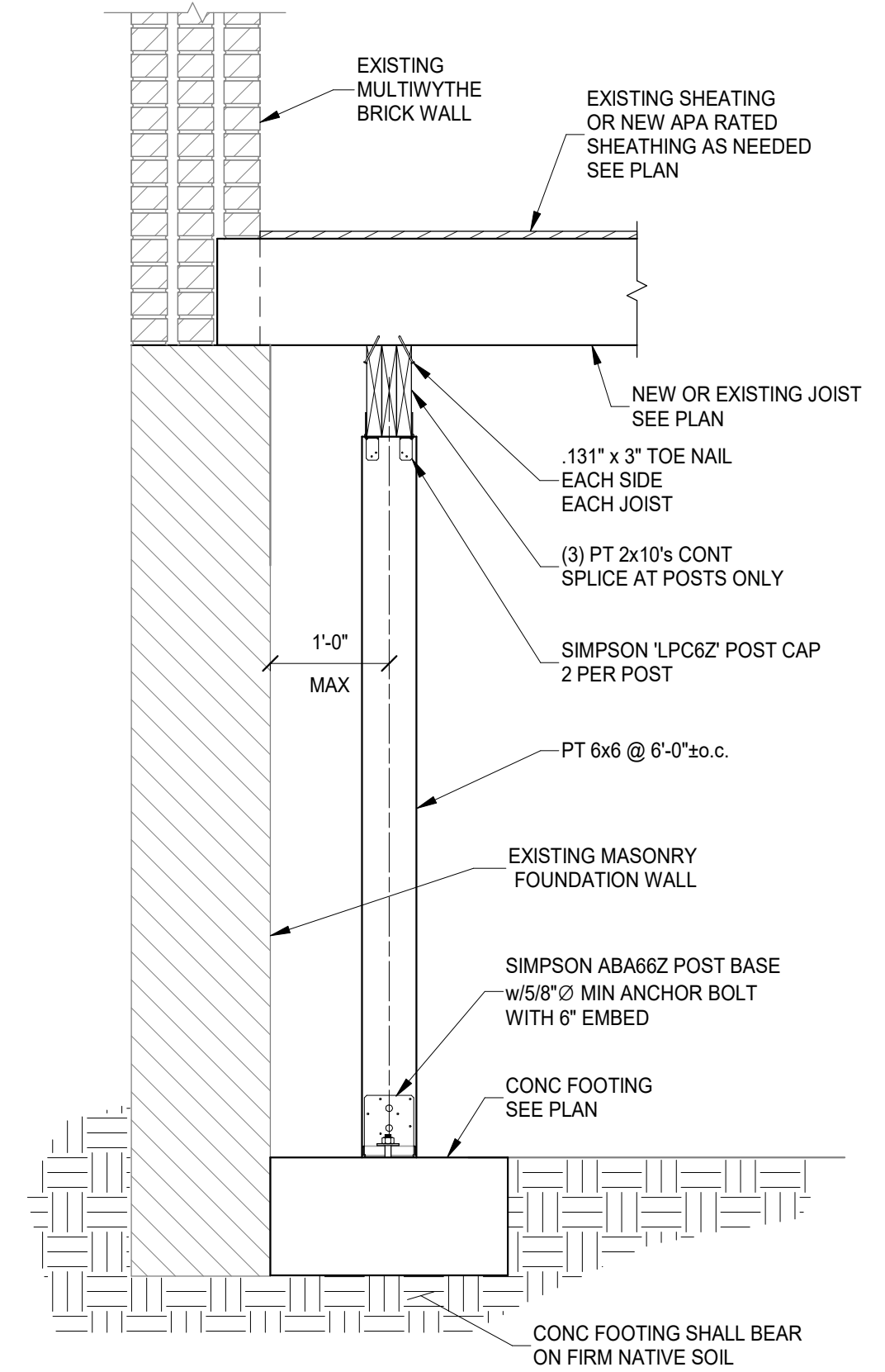
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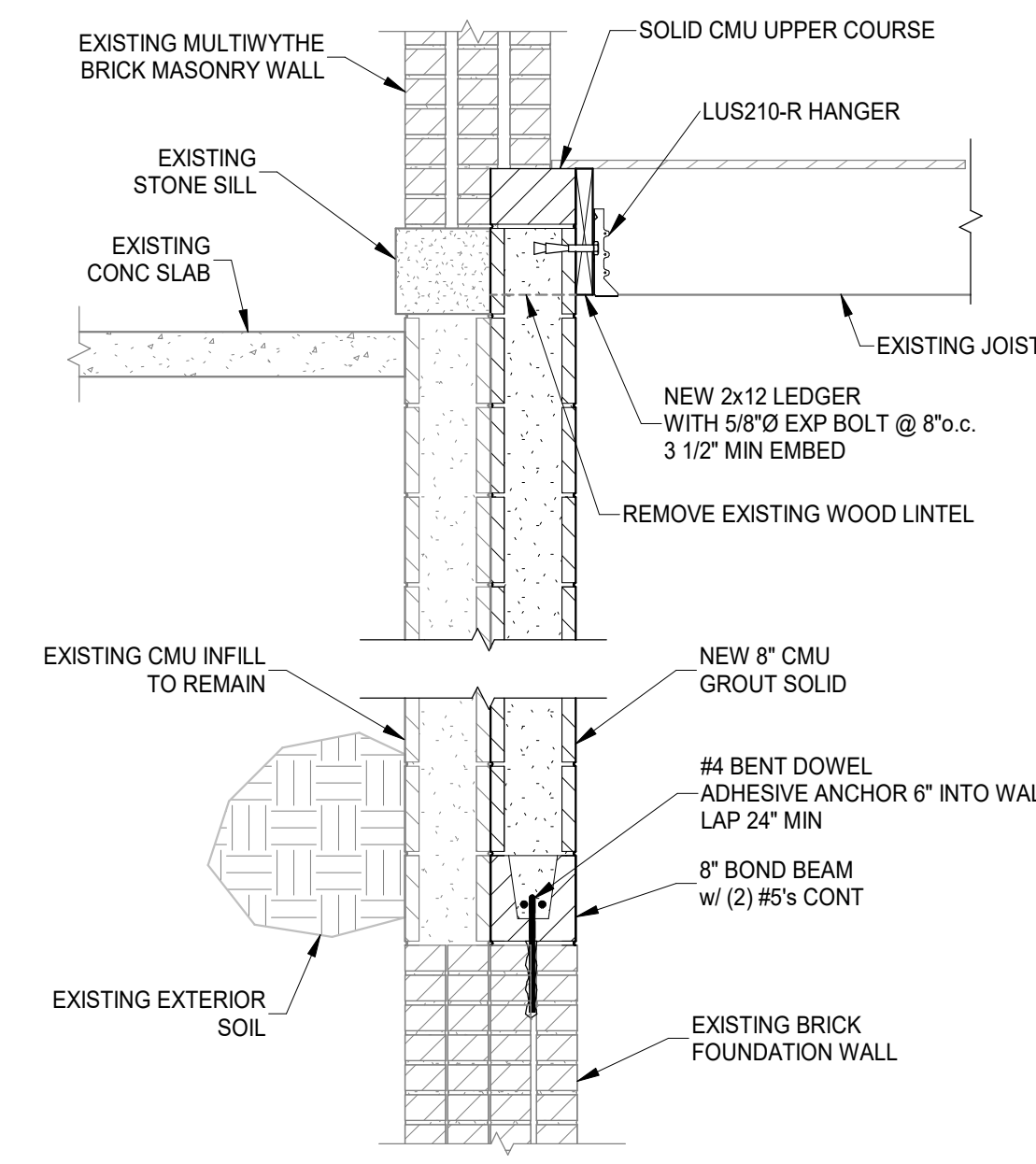
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SCALE 3/4" = 1'-0" S310



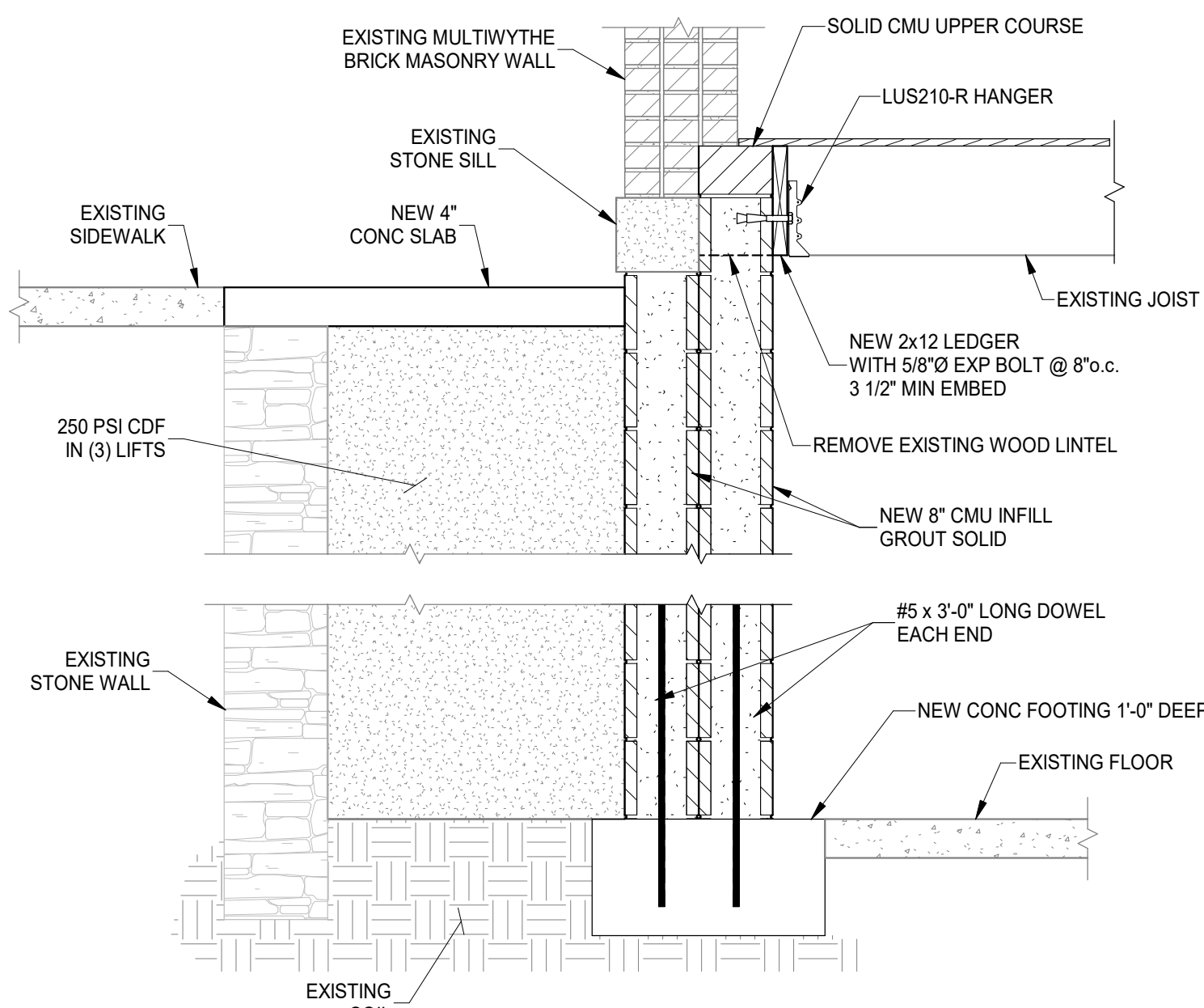
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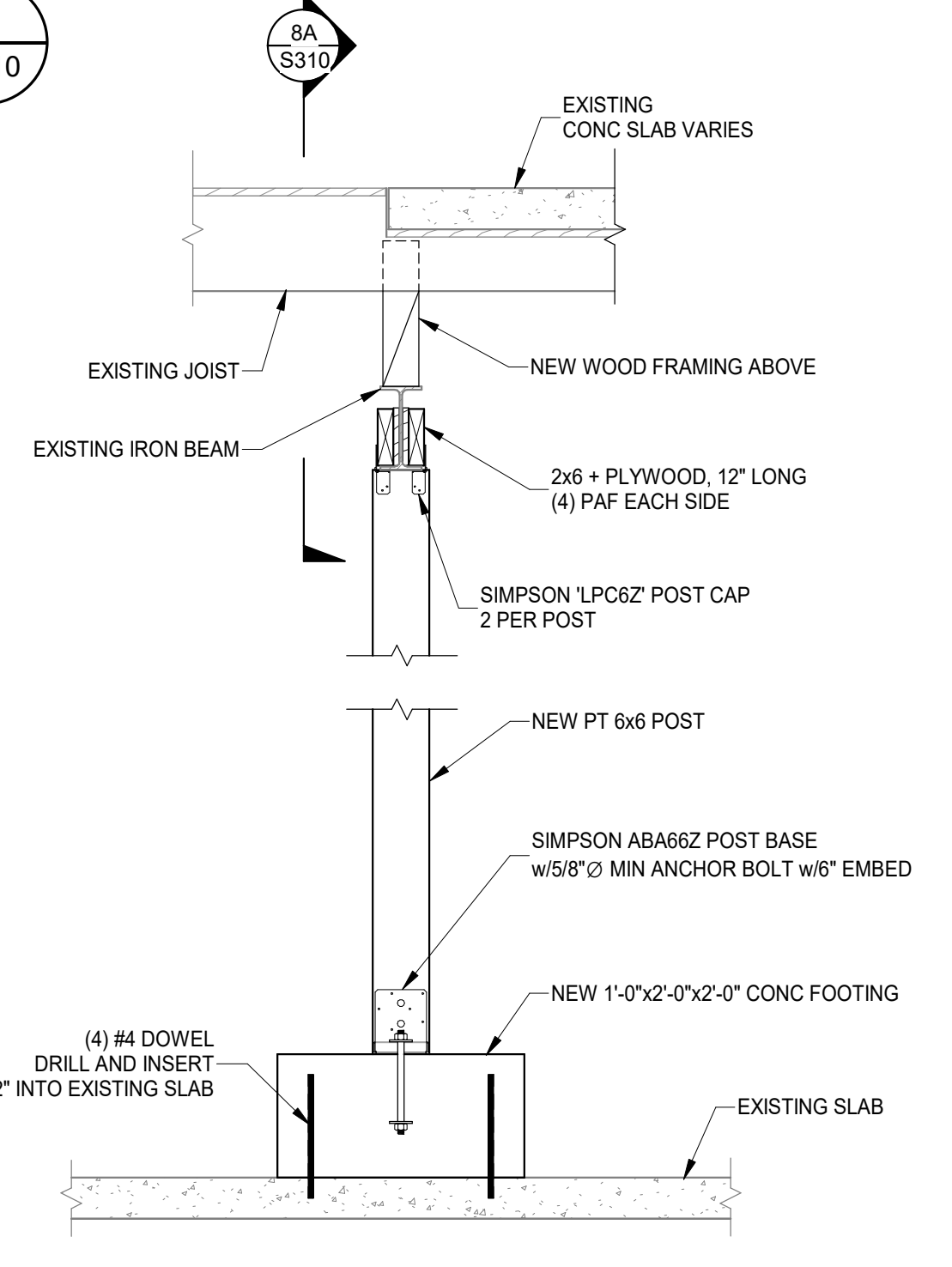
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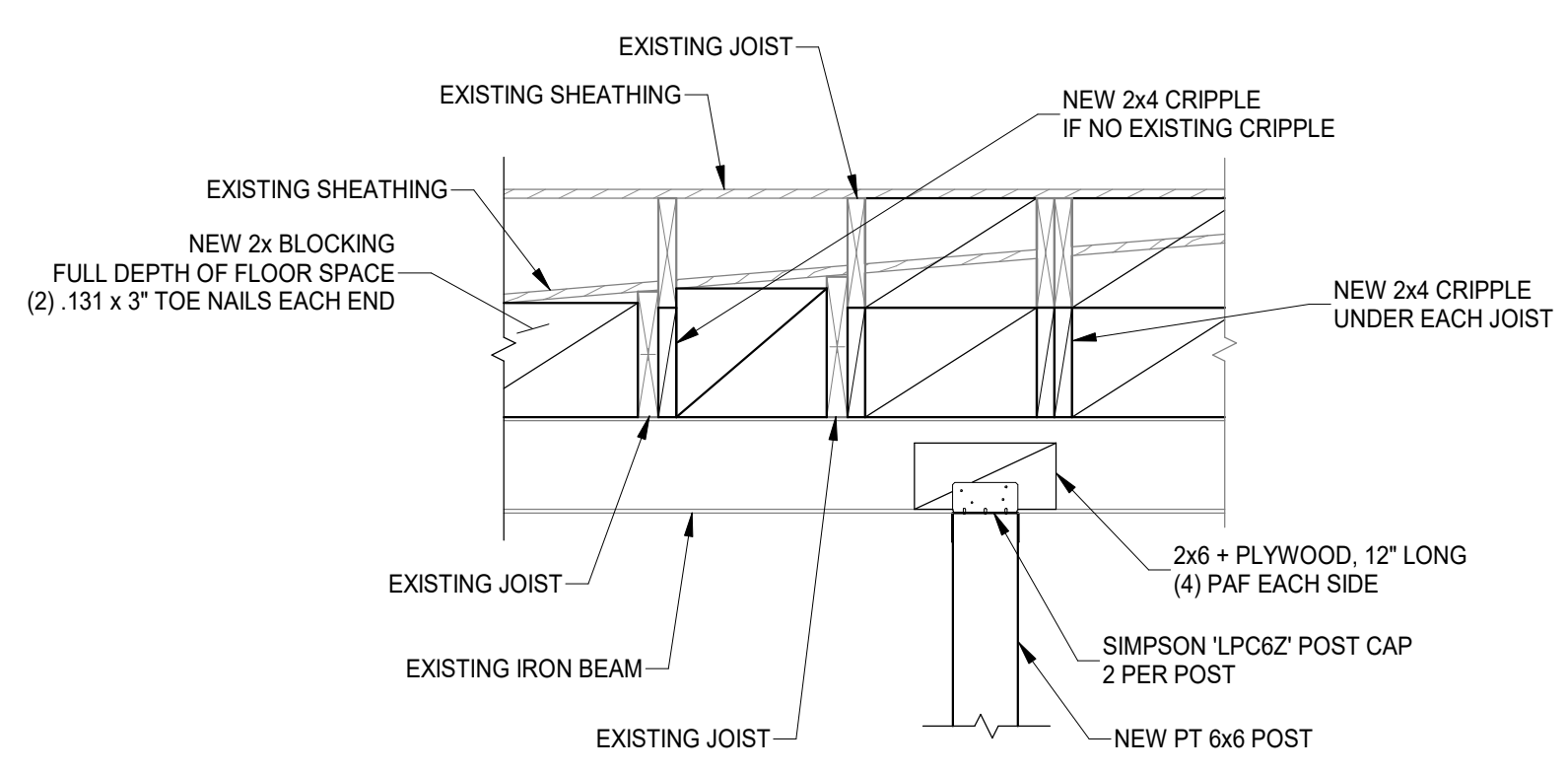
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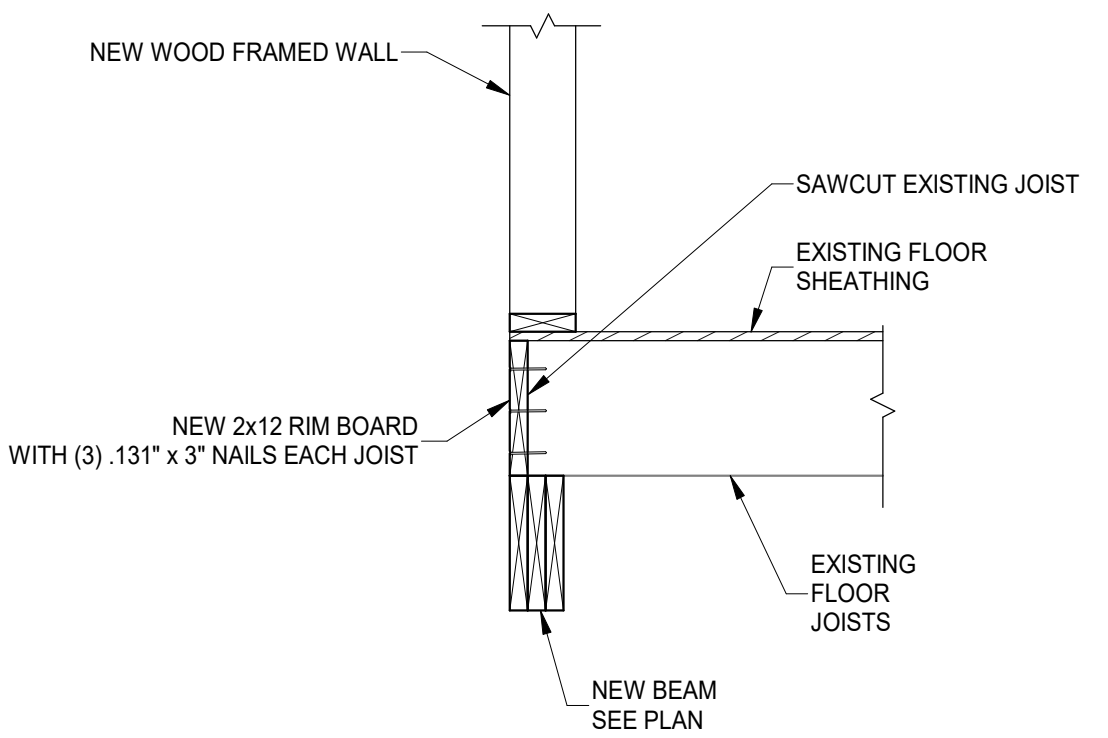
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SCALE 3/4" = 1'-0" S310



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



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



SECTION 9
SCALE 3/4" = 1'-0" S310

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Date: 08/17/2022

DRAWING TITLE: SECTIONS
PROPOSED PROJECT: PREPARED FOR: PLATTE ARCHITECTURE + DESIGN
VAN WERT PROJECT
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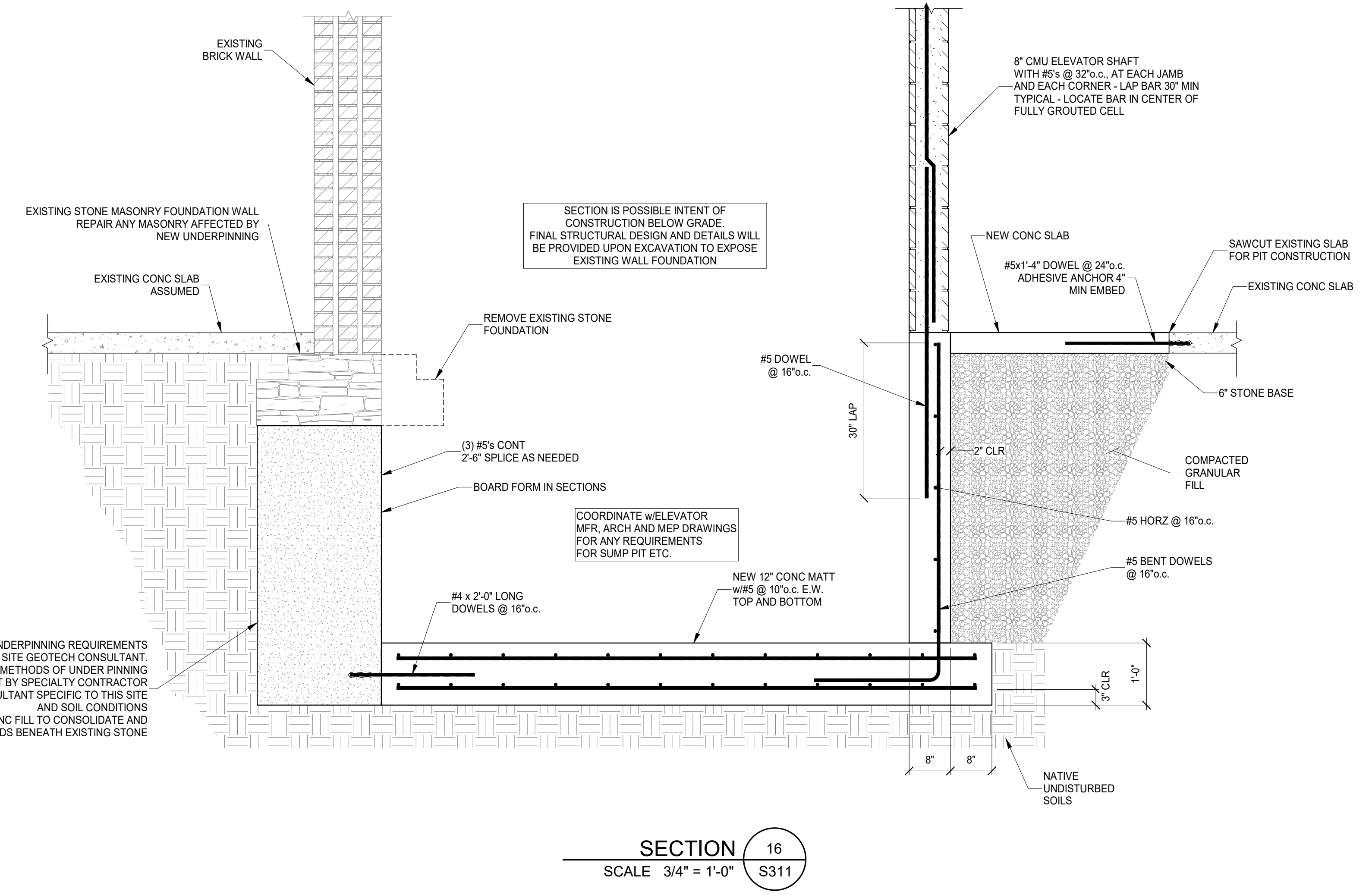
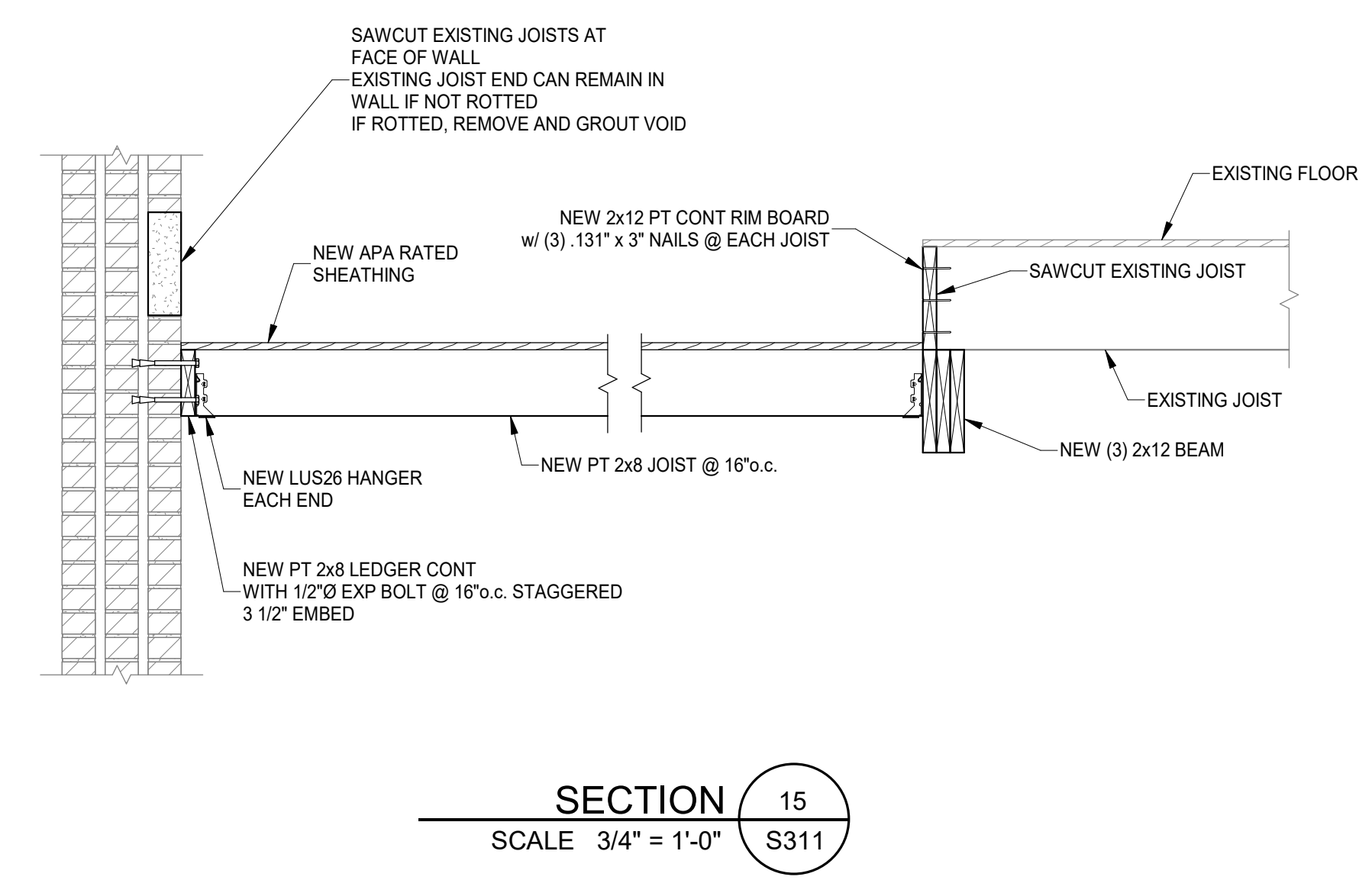
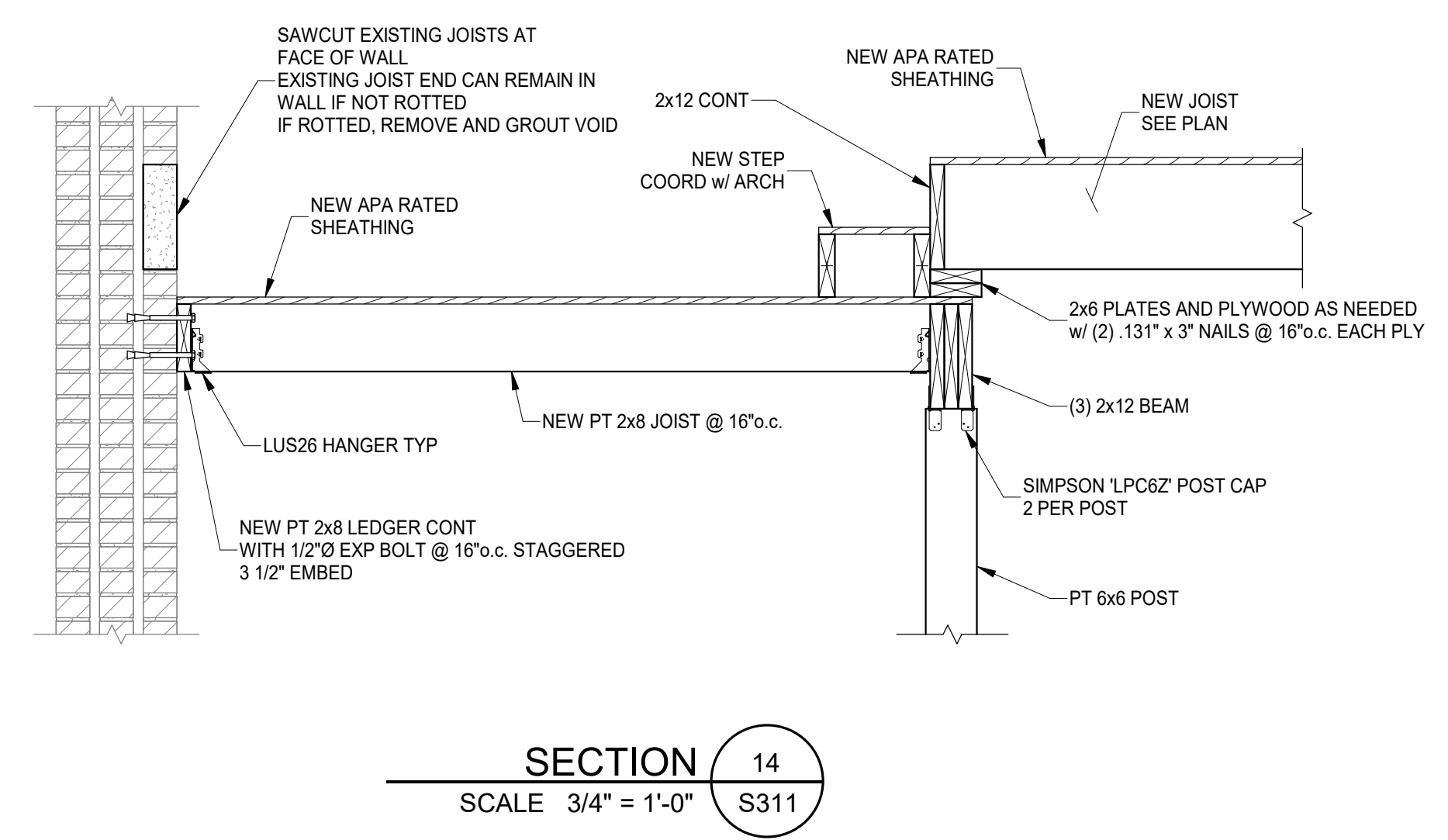
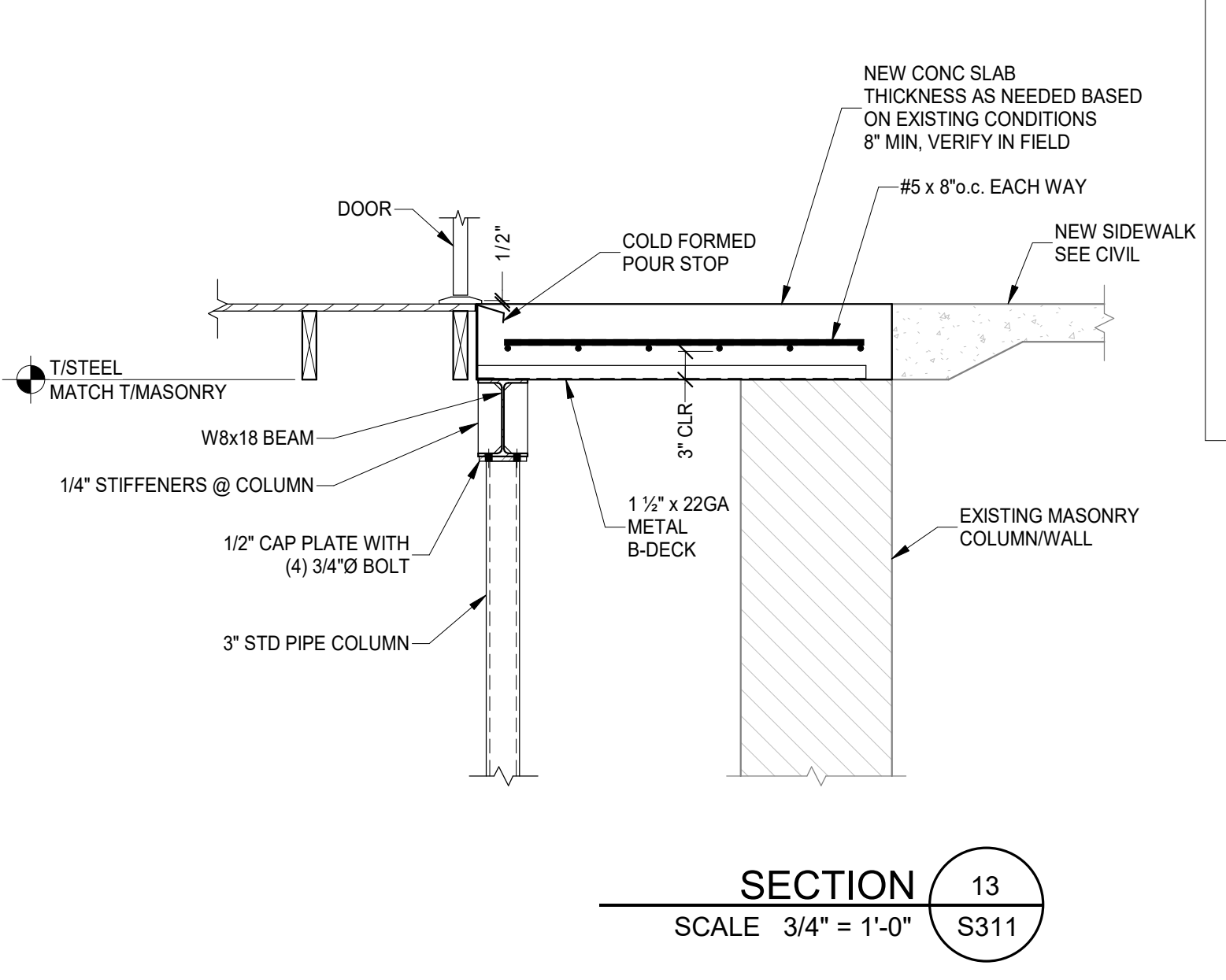
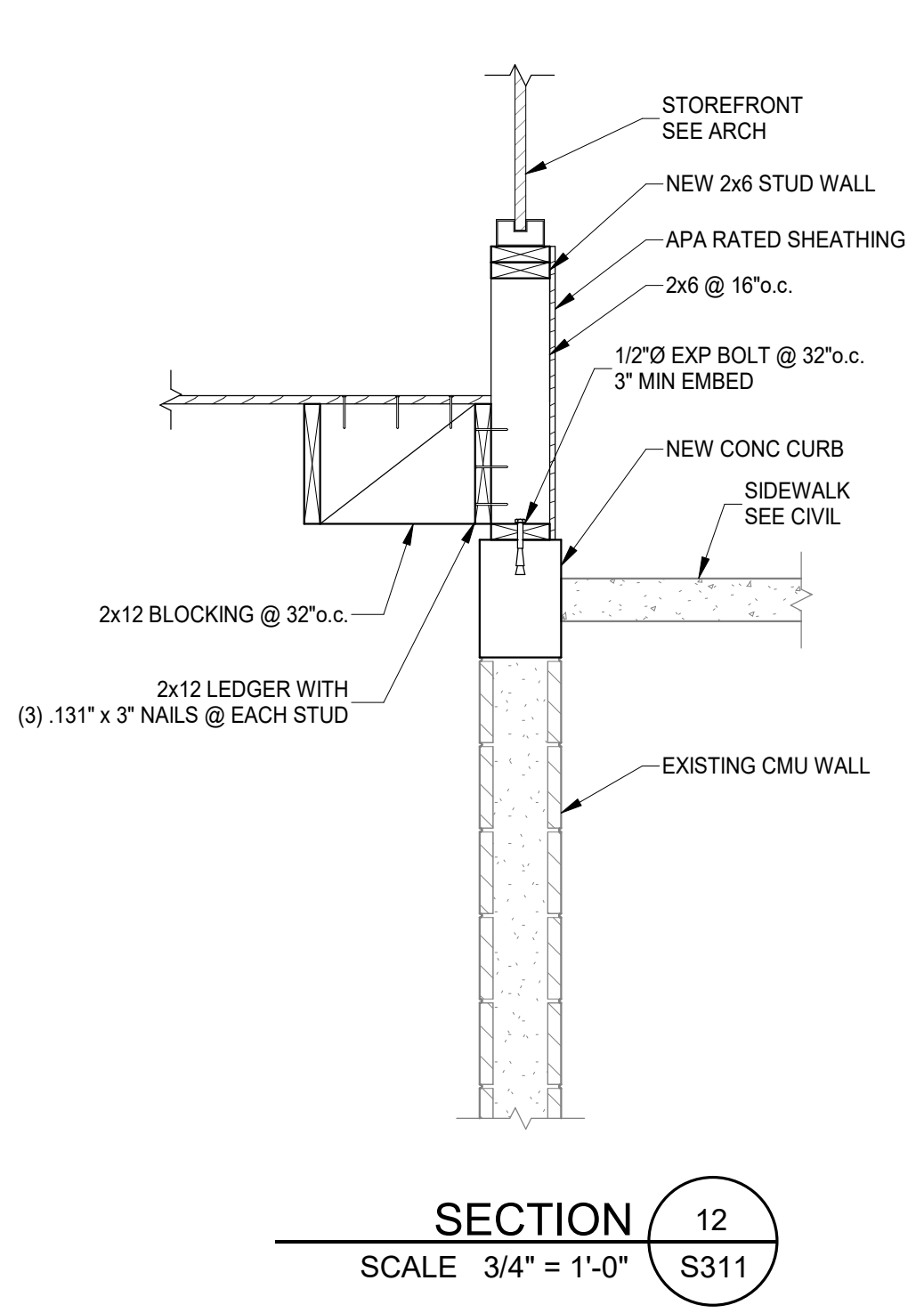
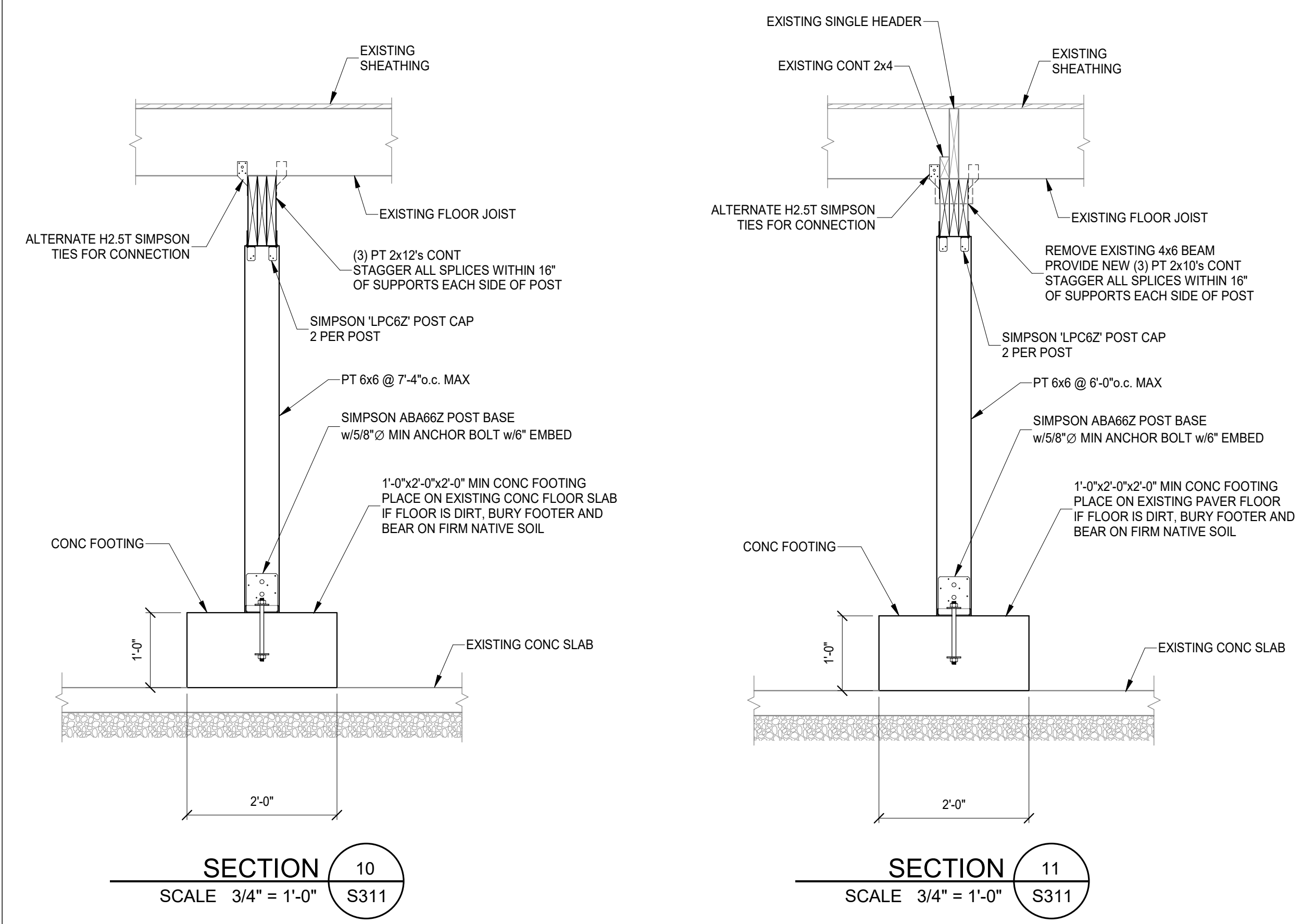
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| | | | 11/11/2022 |

Design Team: KCJ/SJ
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 PREPARED FOR: PLATTE ARCHITECTURE + DESIGN
 PROPOSED PROJECT:
VAN WERT PROJECT
101-107 WEST MAIN ST
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 VAN WERT, OH 45891

Proj. No.: 22146.13

S311



101-107 W MAIN ST
 VAN WERT, OH 45891

101-107 W MAIN ST

COORDINATE UNDERPINNING REQUIREMENTS WITH ON SITE GEOTECH CONSULTANT. SPECIFIC MEANS & METHODS OF UNDER PINNING TO BE WORKED OUT BY SPECIALTY CONTRACTOR & GEOTECH CONSULTANT SPECIFIC TO THIS SITE AND SOIL CONDITIONS. VIBRATE CONC FILL TO CONSOLIDATE AND FILL ALL VOIDS BENEATH EXISTING STONE

SECTION IS POSSIBLE INTENT OF CONSTRUCTION BELOW GRADE. FINAL STRUCTURAL DESIGN AND DETAILS WILL BE PROVIDED UPON EXCAVATION TO EXPOSE EXISTING WALL FOUNDATION

COORDINATE w/ELEVATOR MFR, ARCH AND MEP DRAWINGS FOR ANY REQUIREMENTS FOR SUMP PIT ETC.

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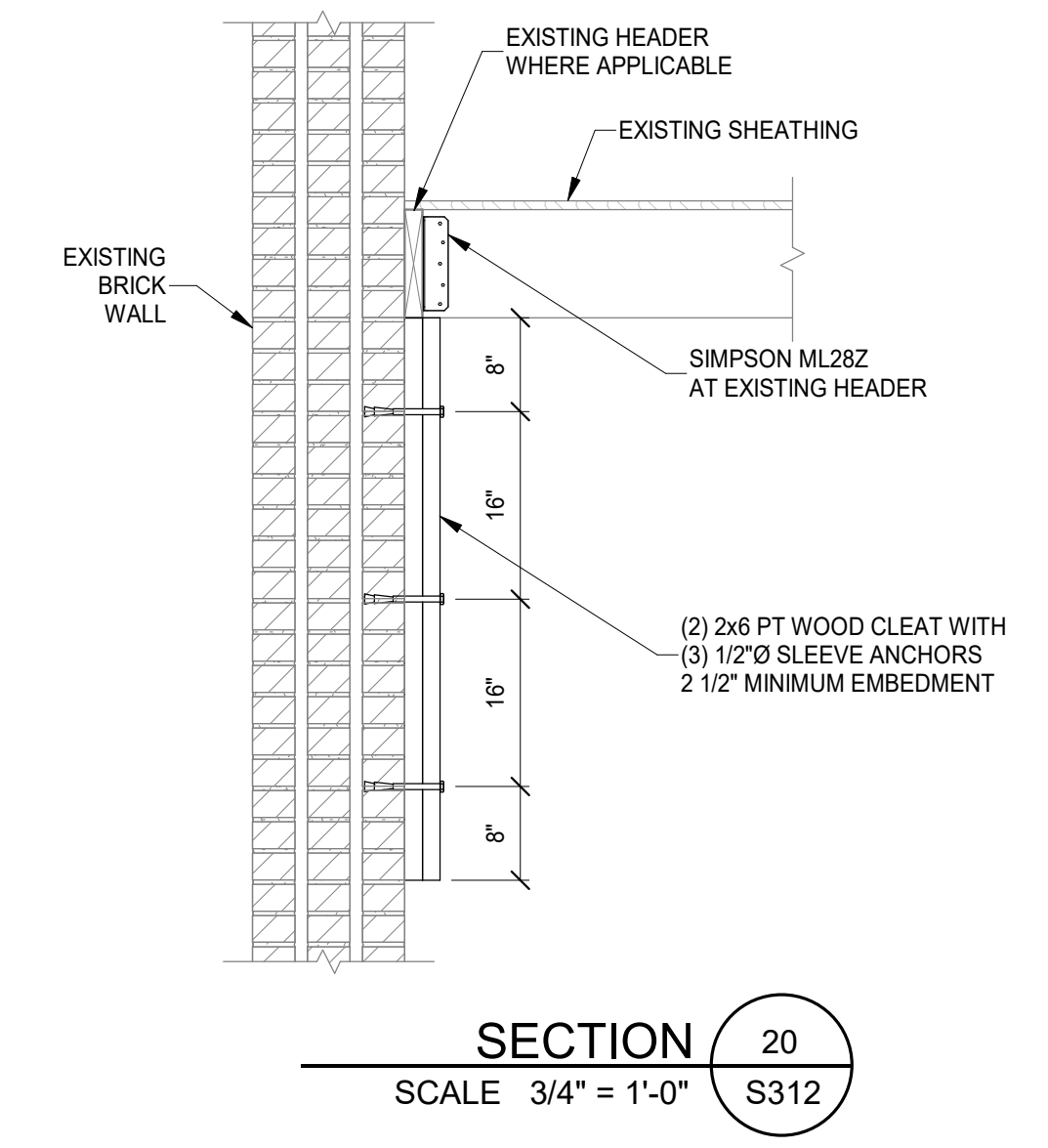
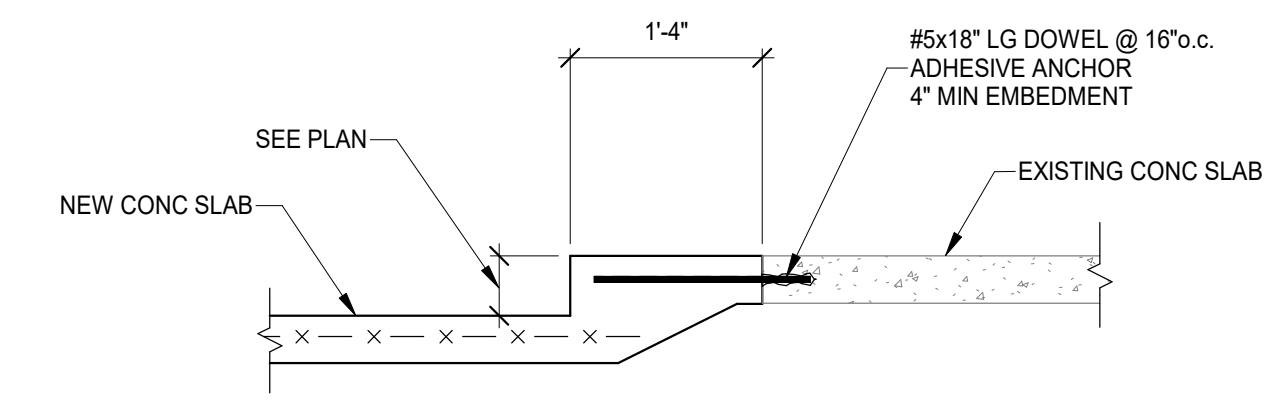
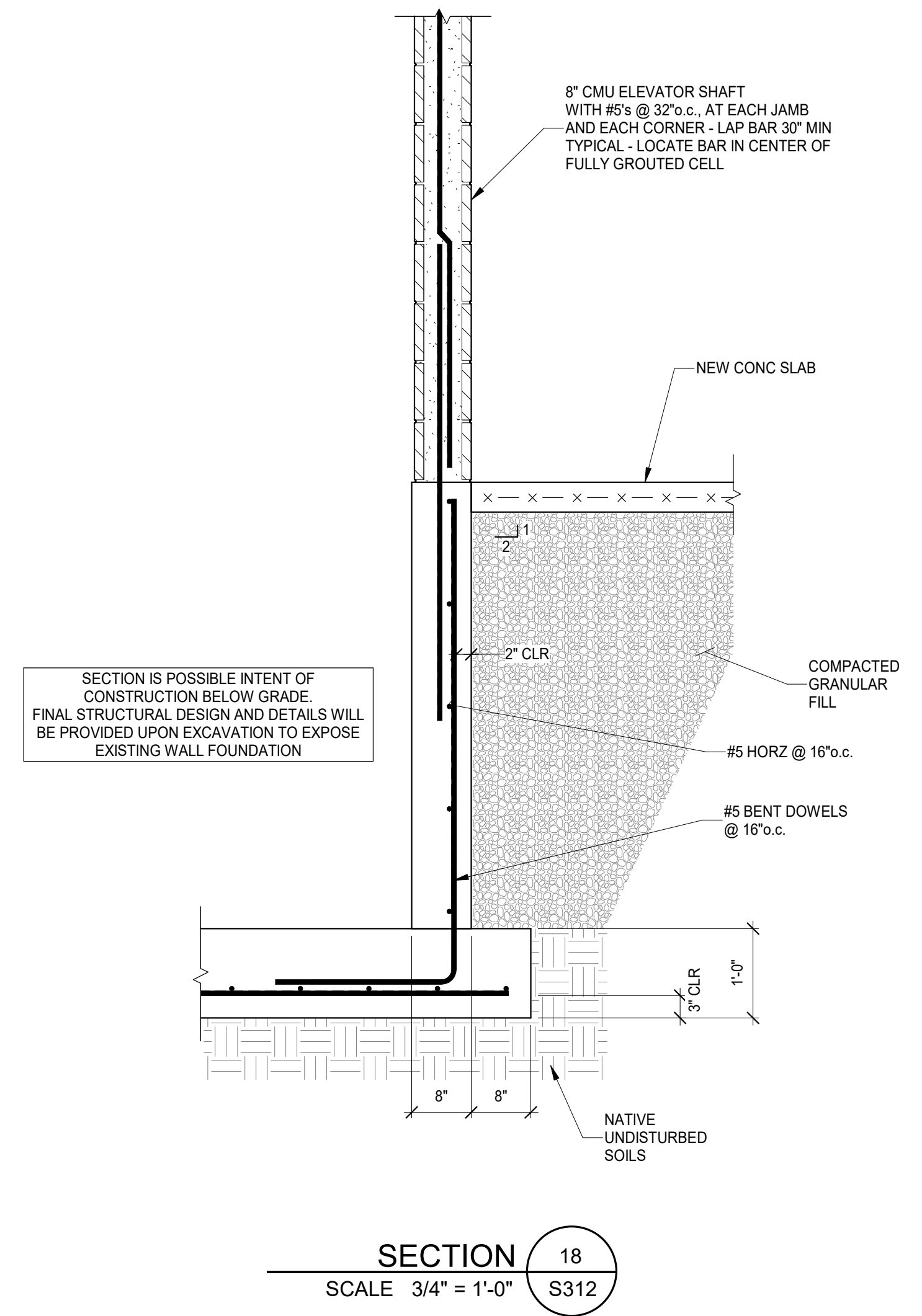
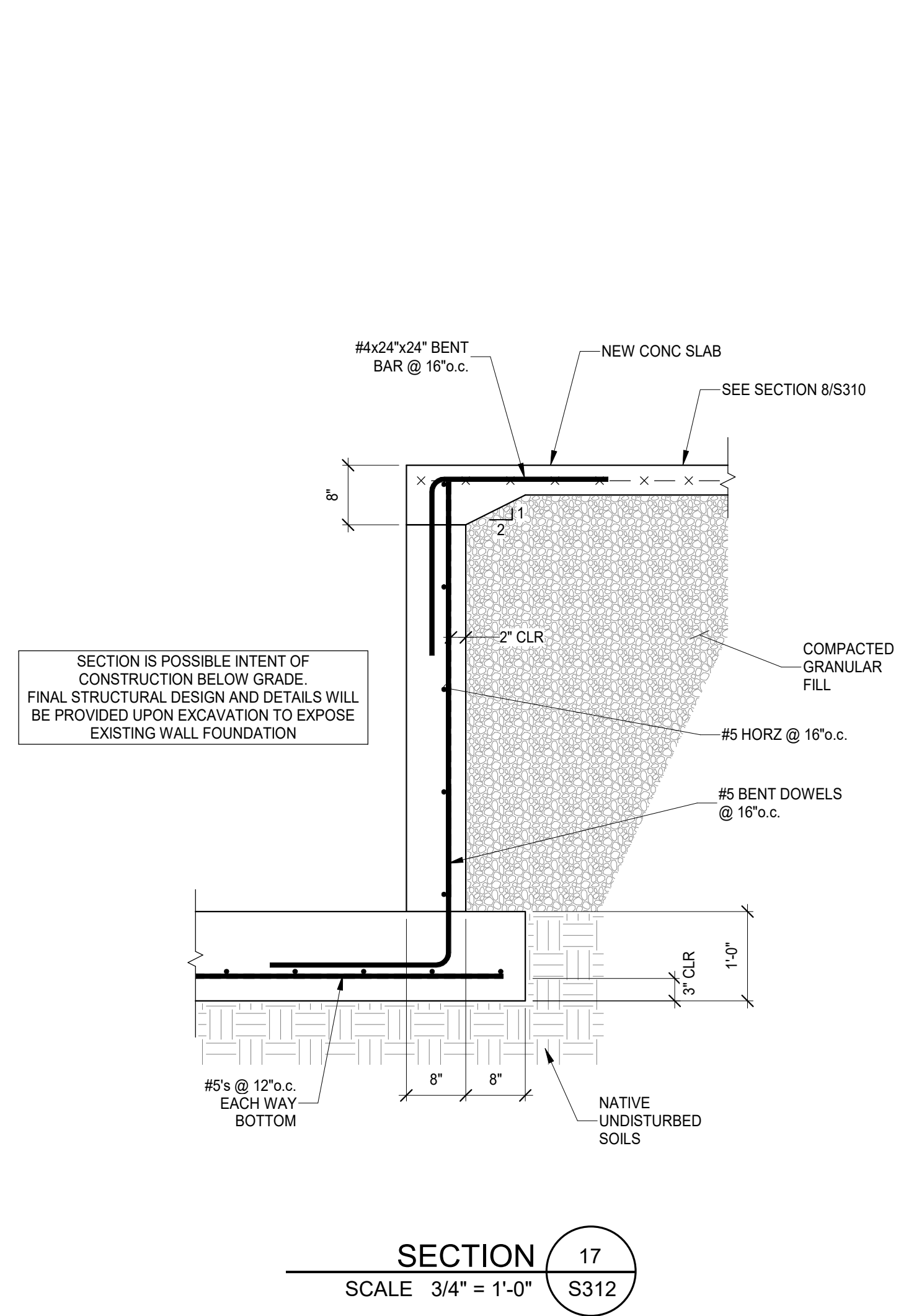
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S312

DRAWING TITLE: SECTIONS



8" CMU ELEVATOR SHAFT WITH #5s @ 32"o.c., AT EACH JAMB AND EACH CORNER - LAP BAR 30" MIN TYPICAL - LOCATE BAR IN CENTER OF FULLY GROUTED CELL

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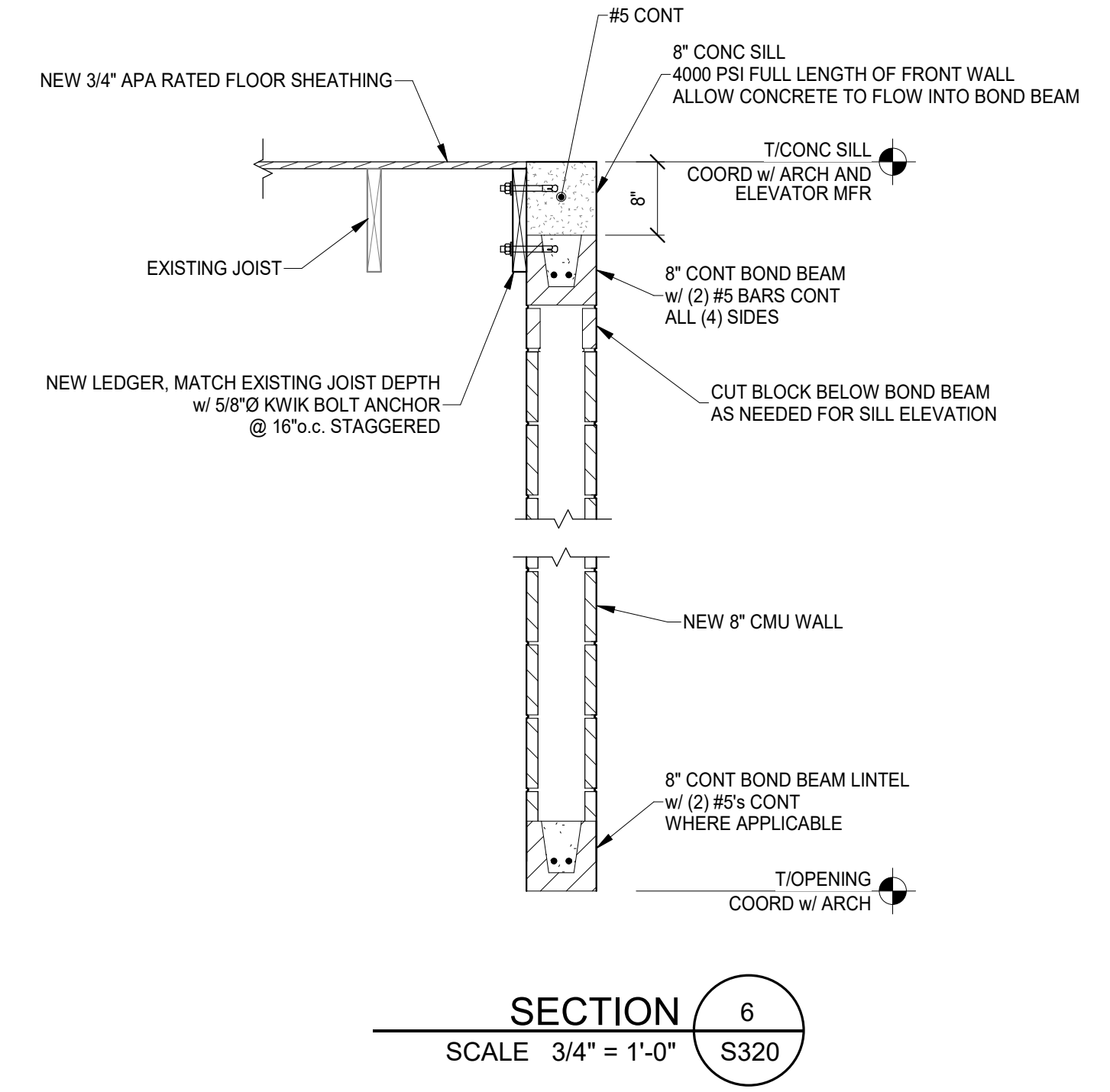
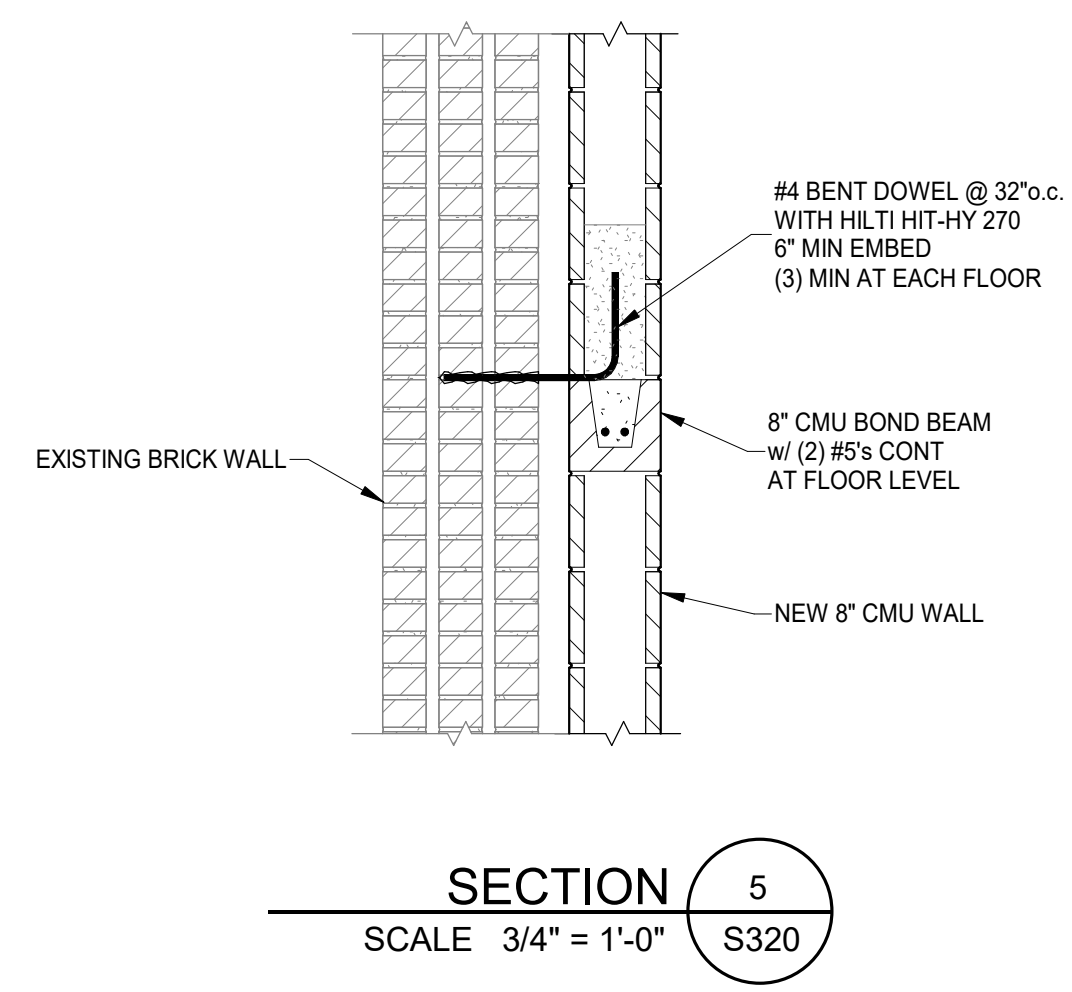
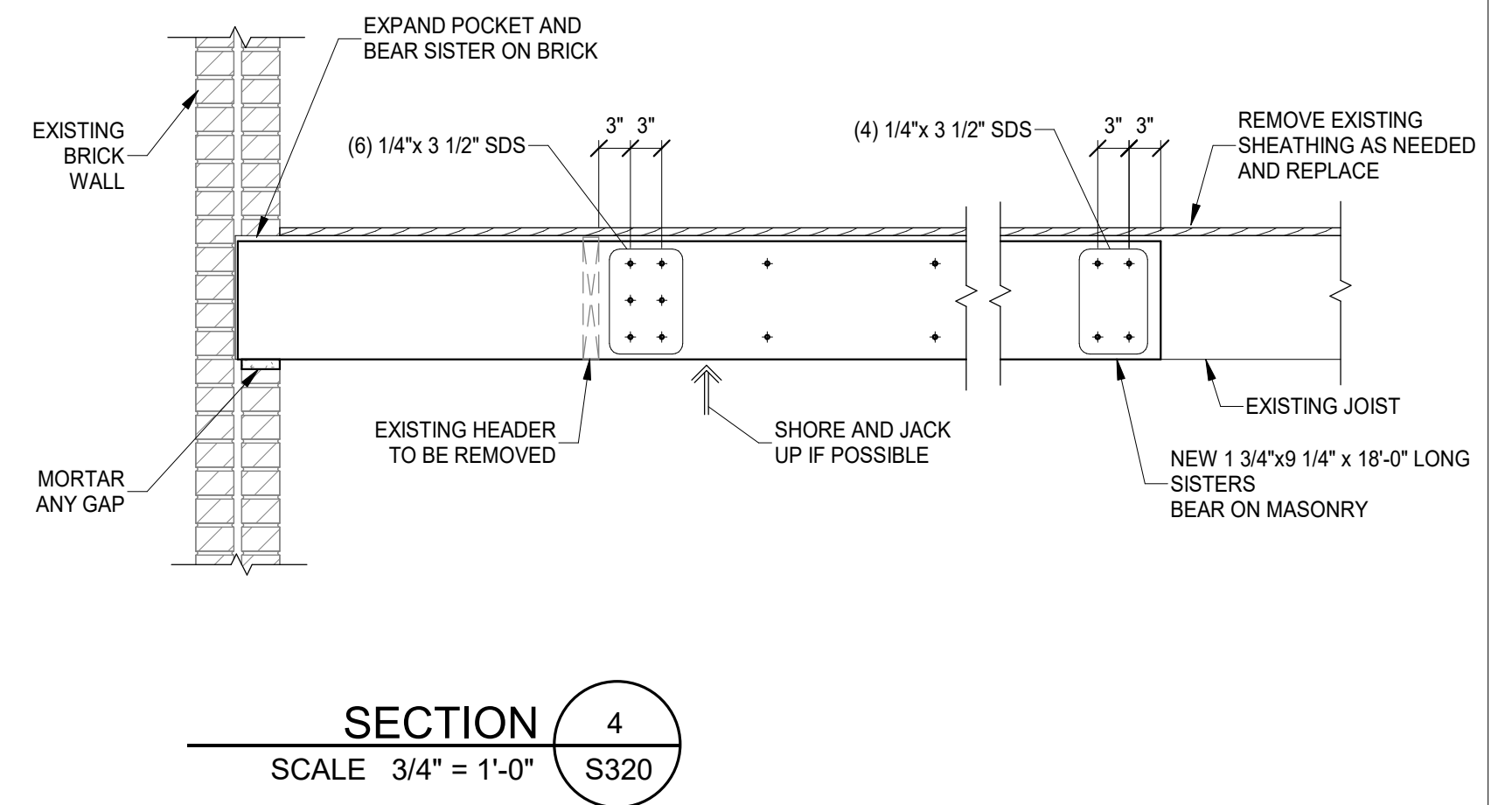
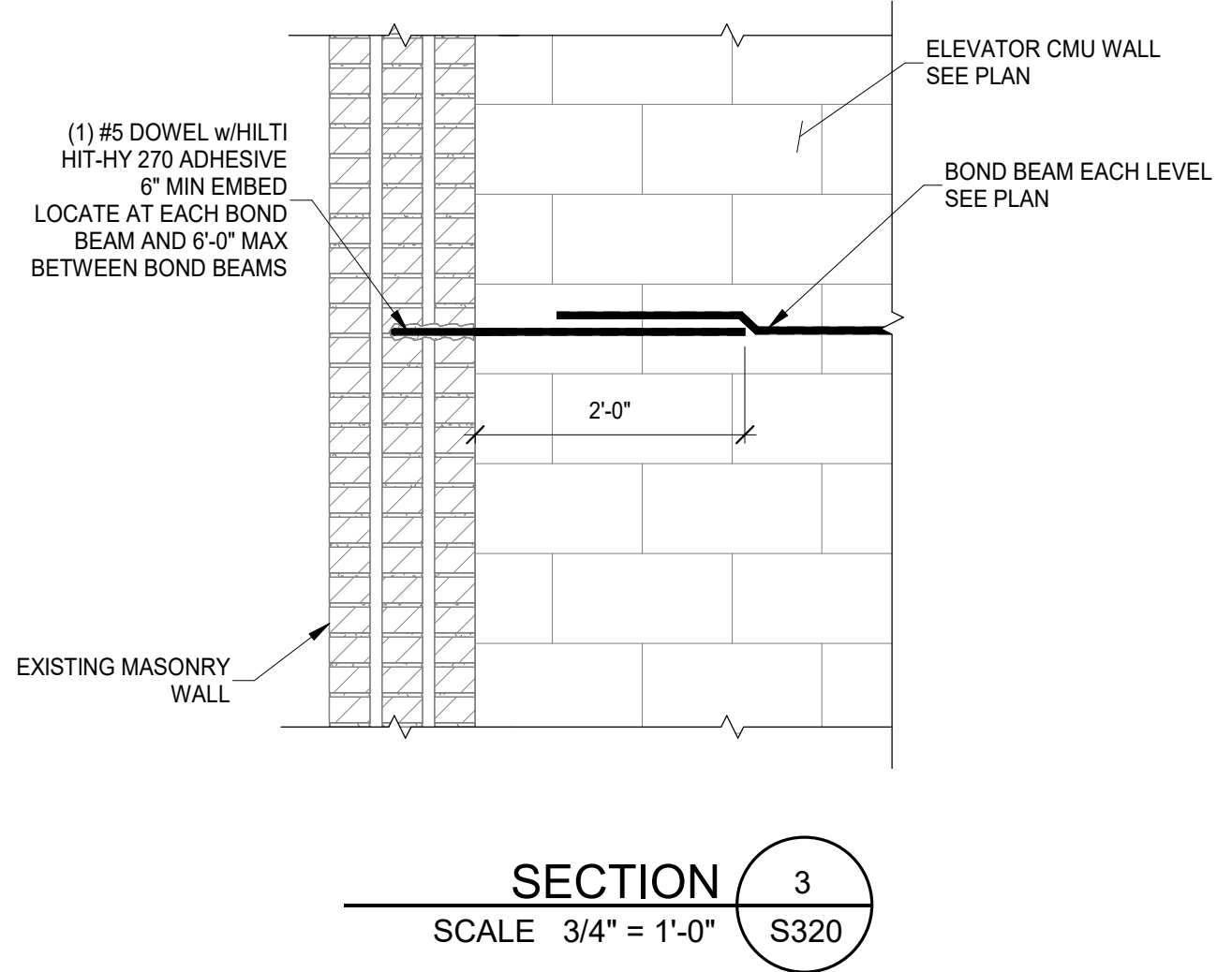
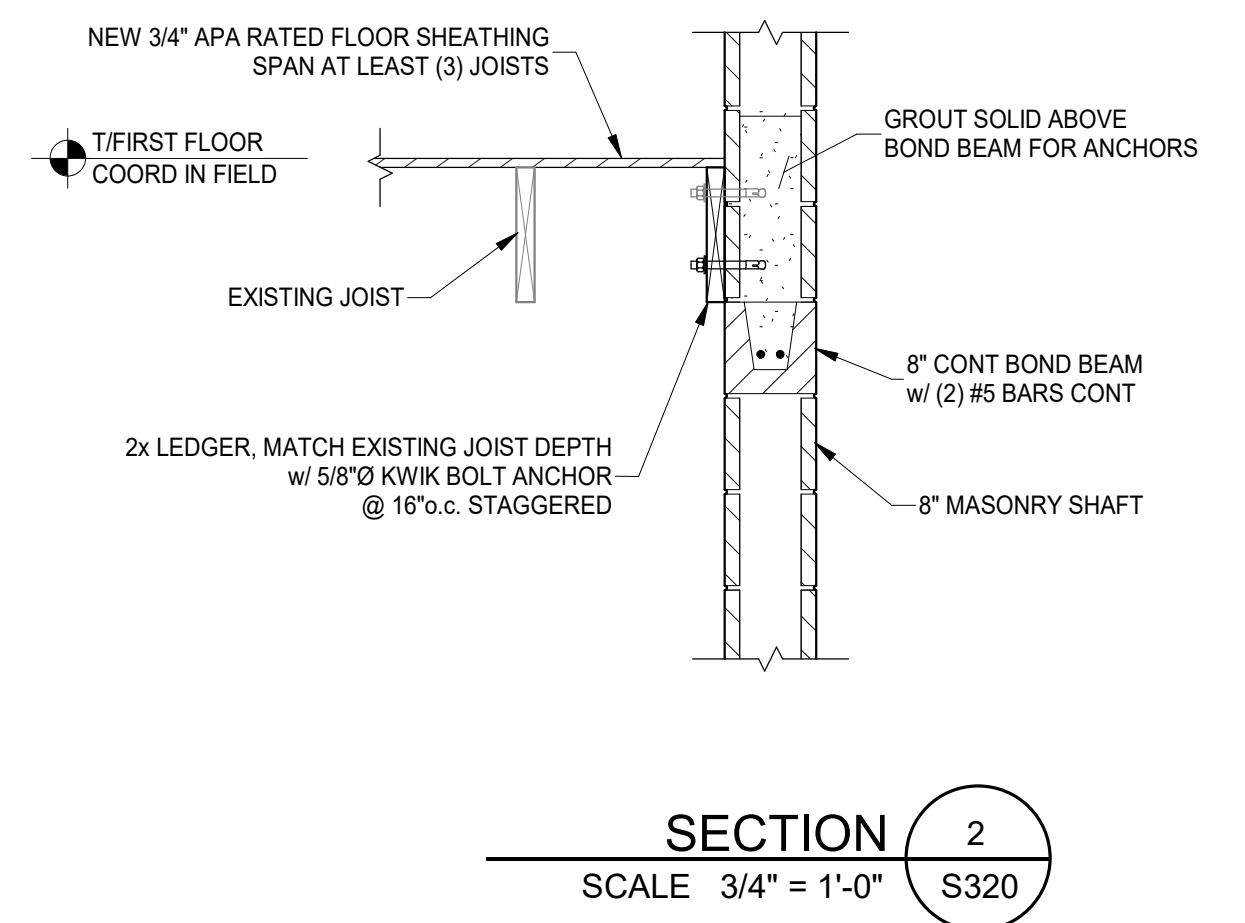
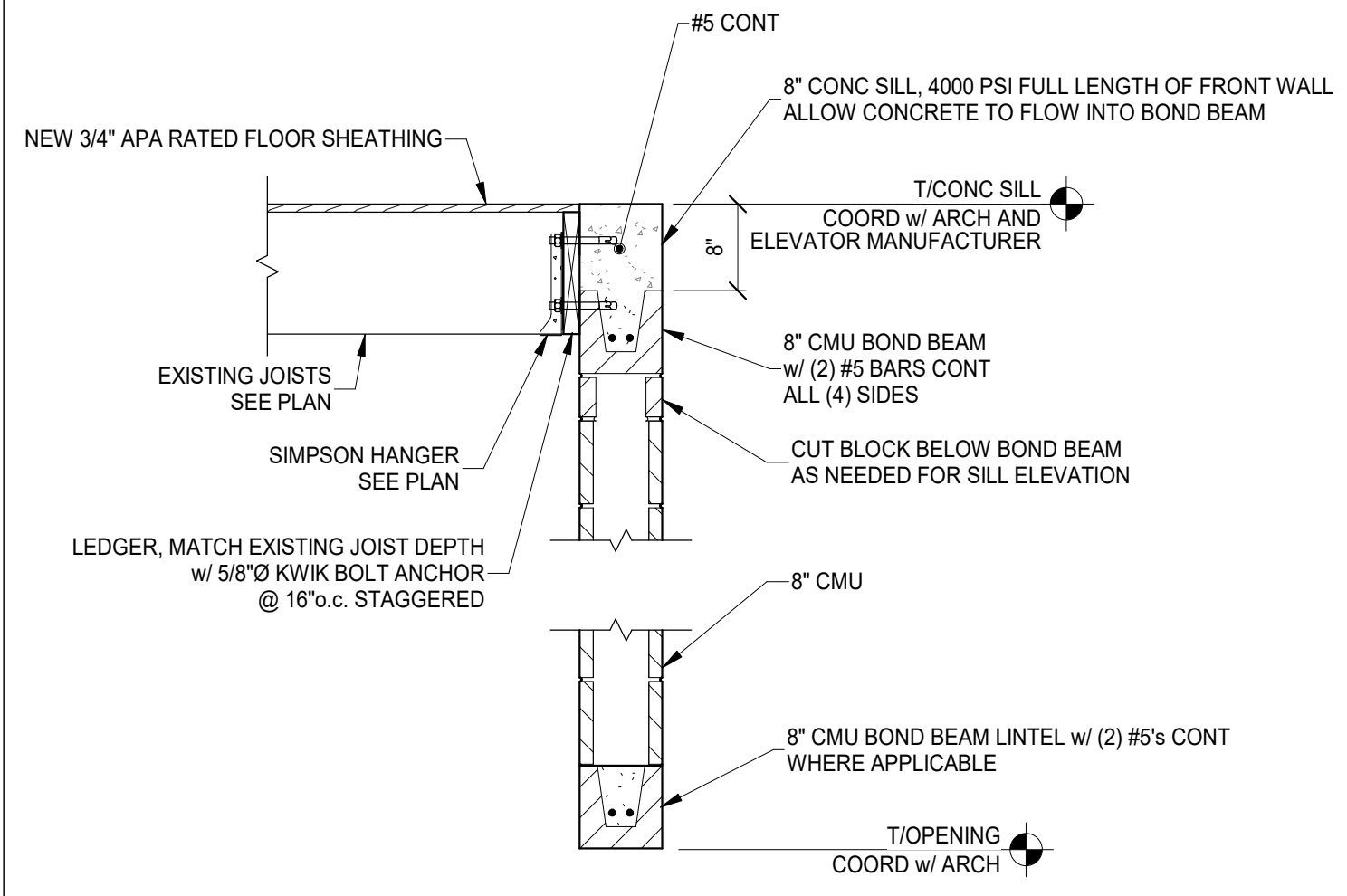
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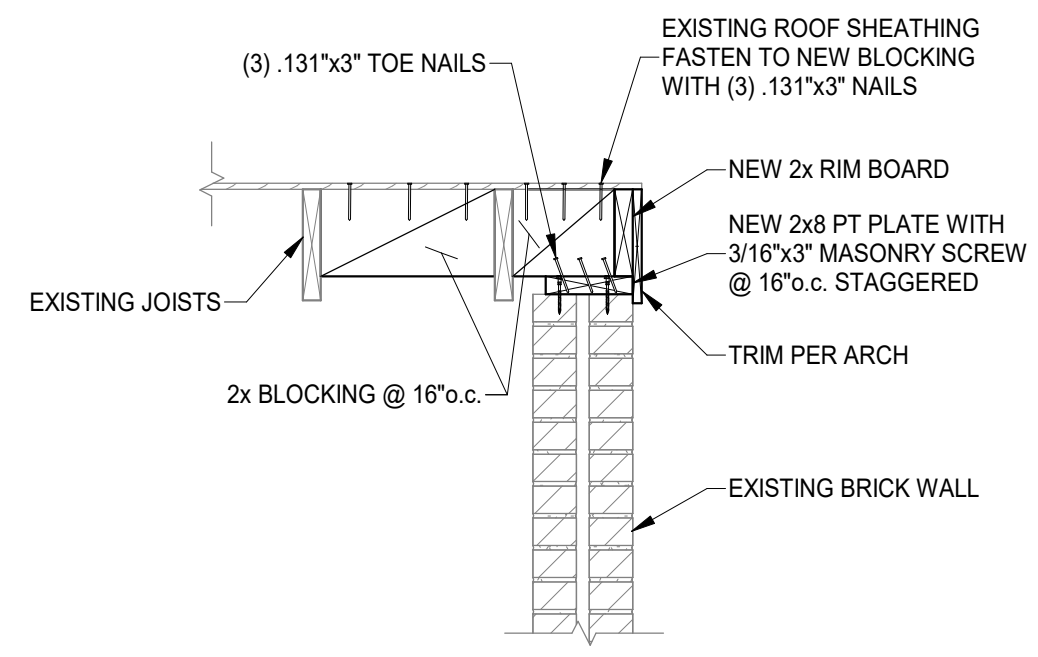
S320



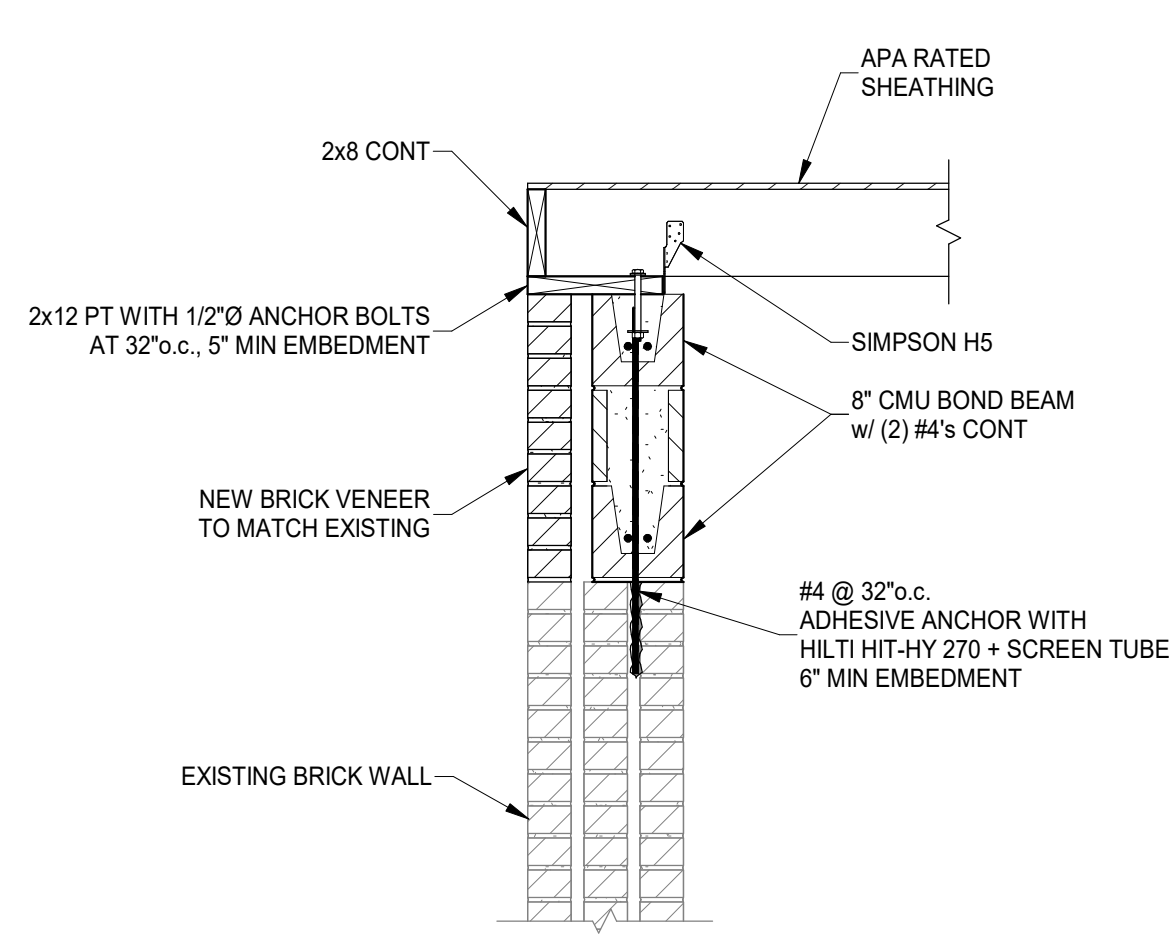
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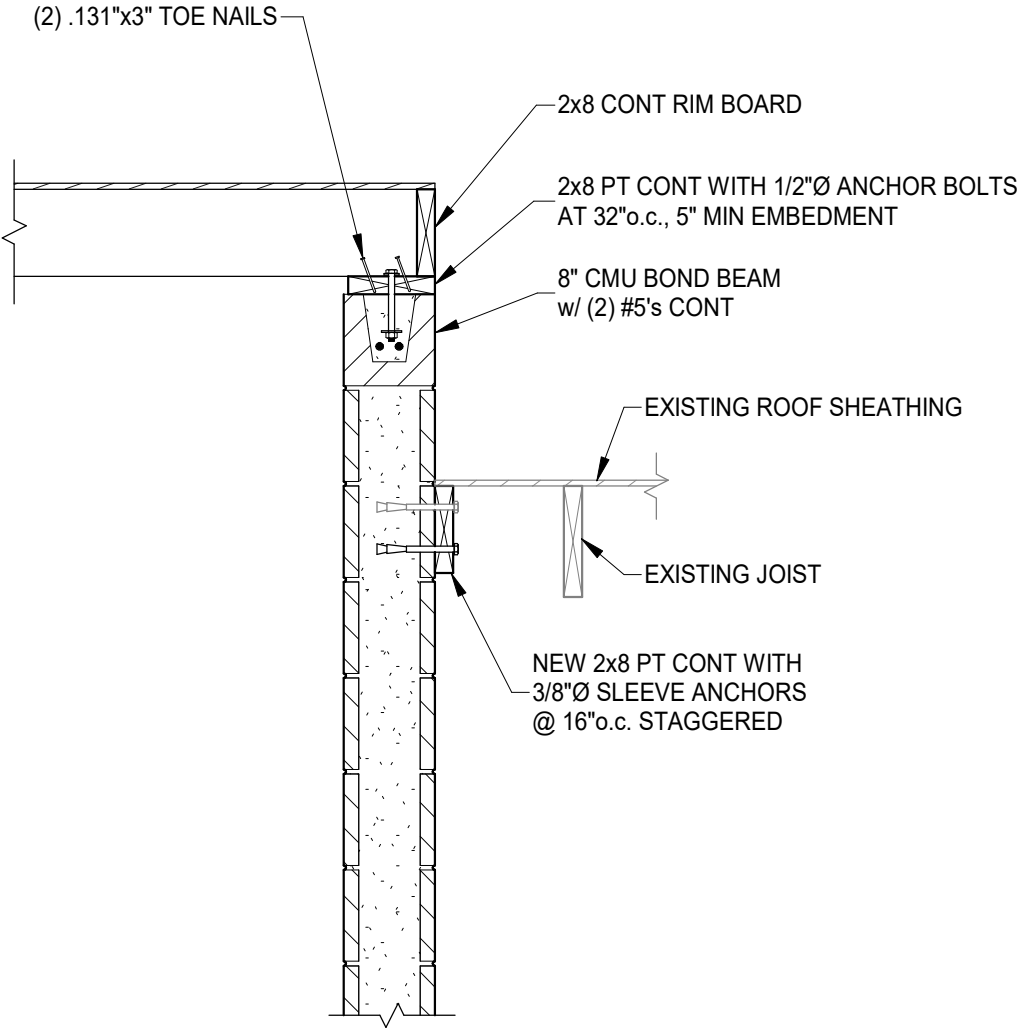
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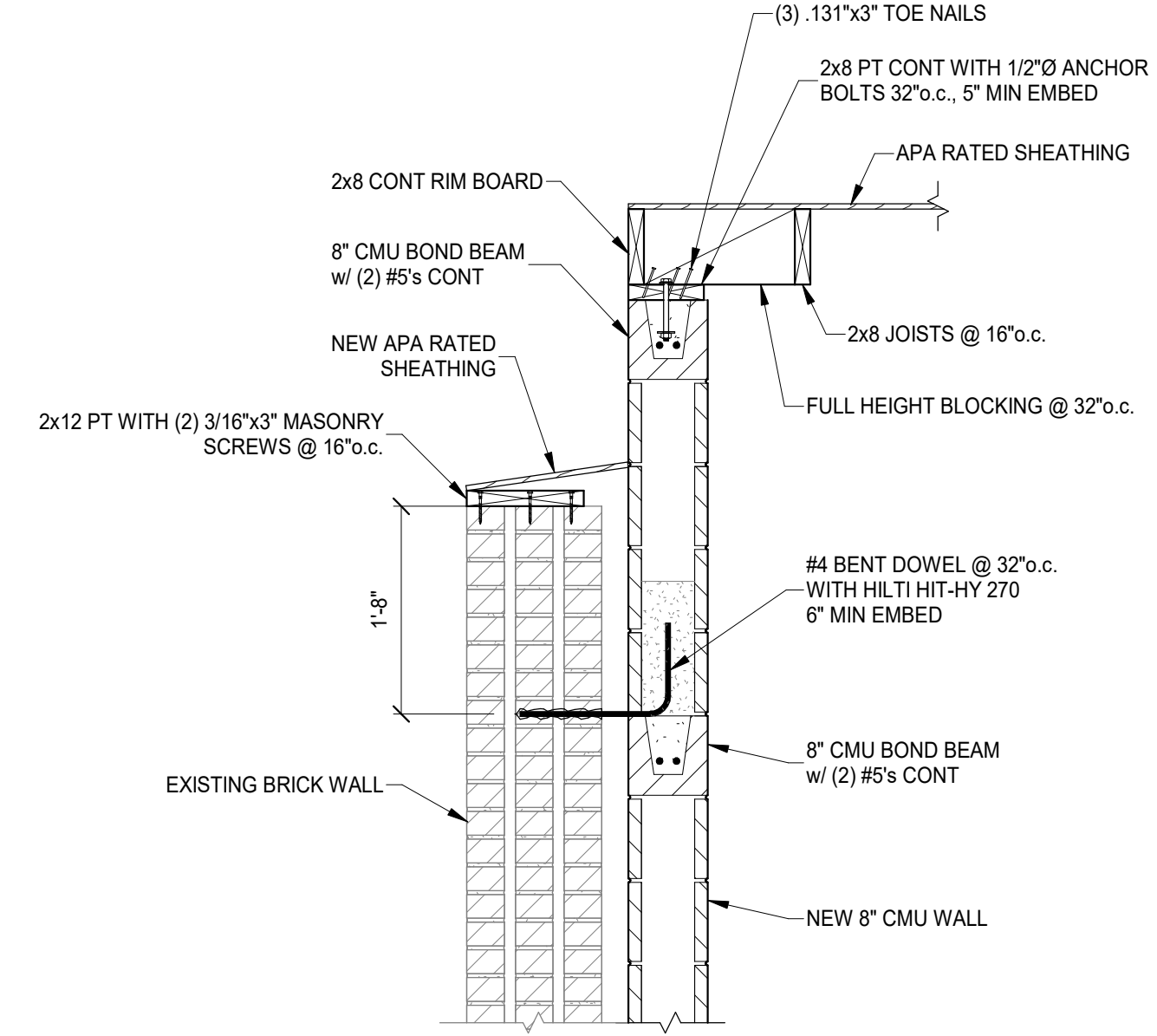
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SCALE 3/4" = 1'-0"
S340



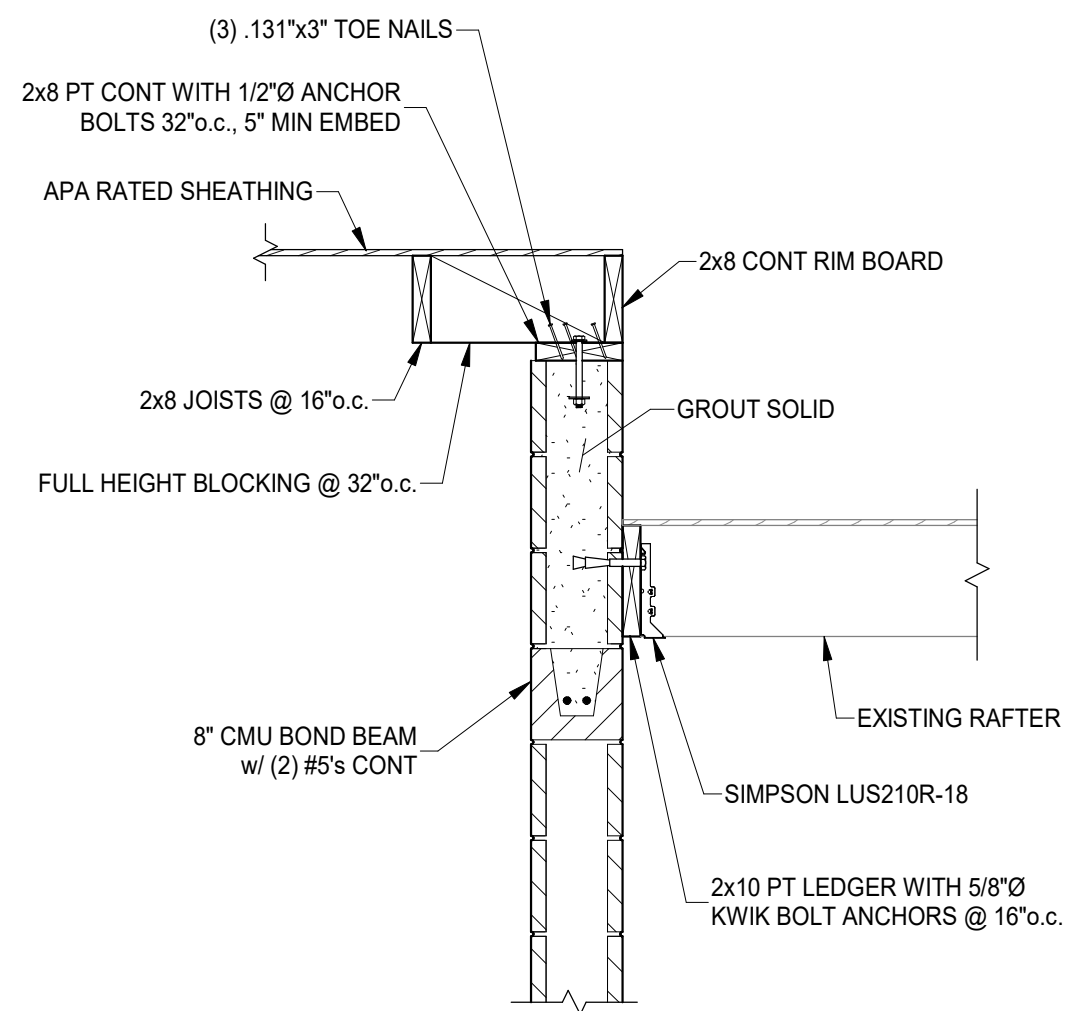
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S340



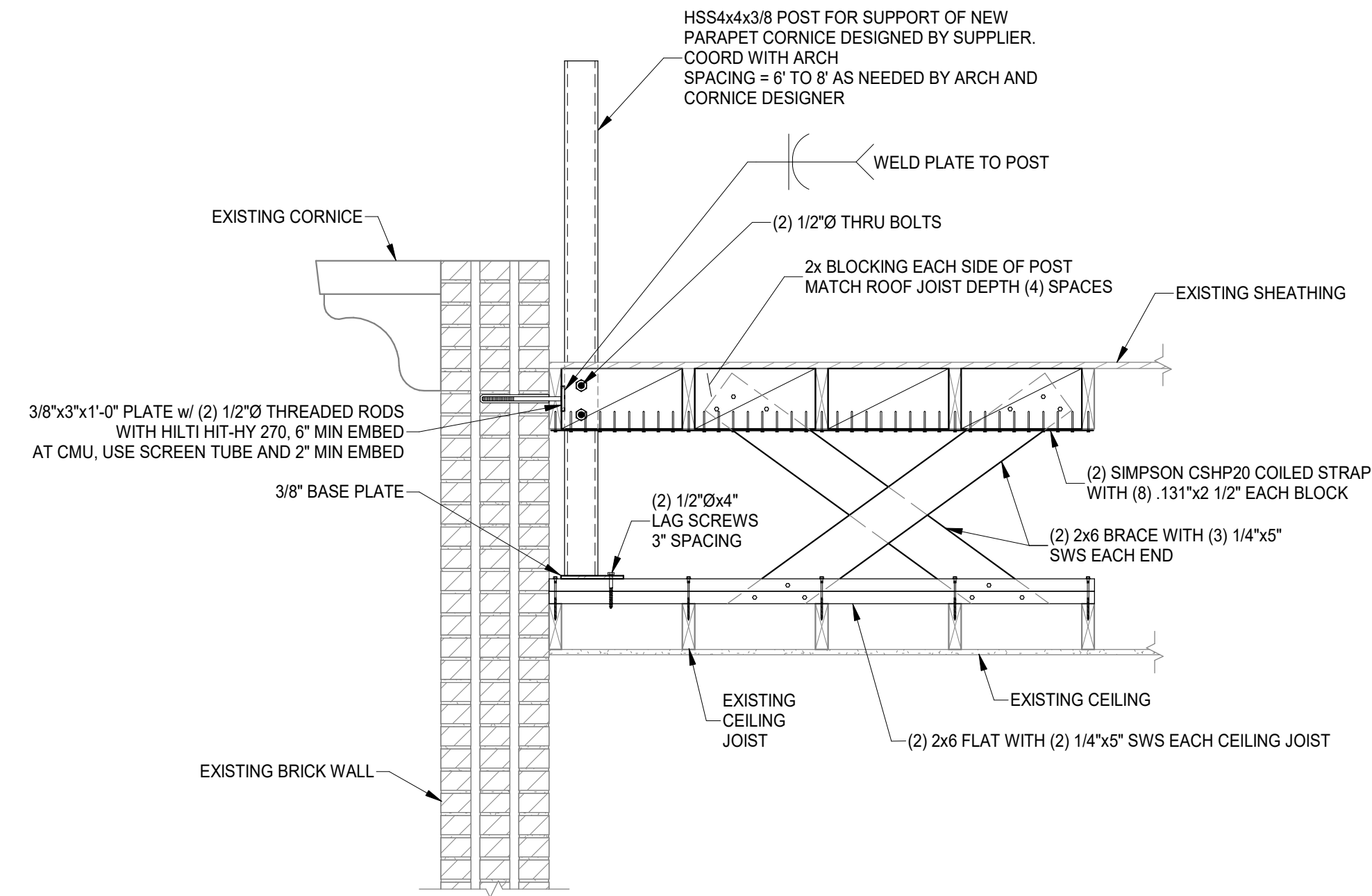
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S340



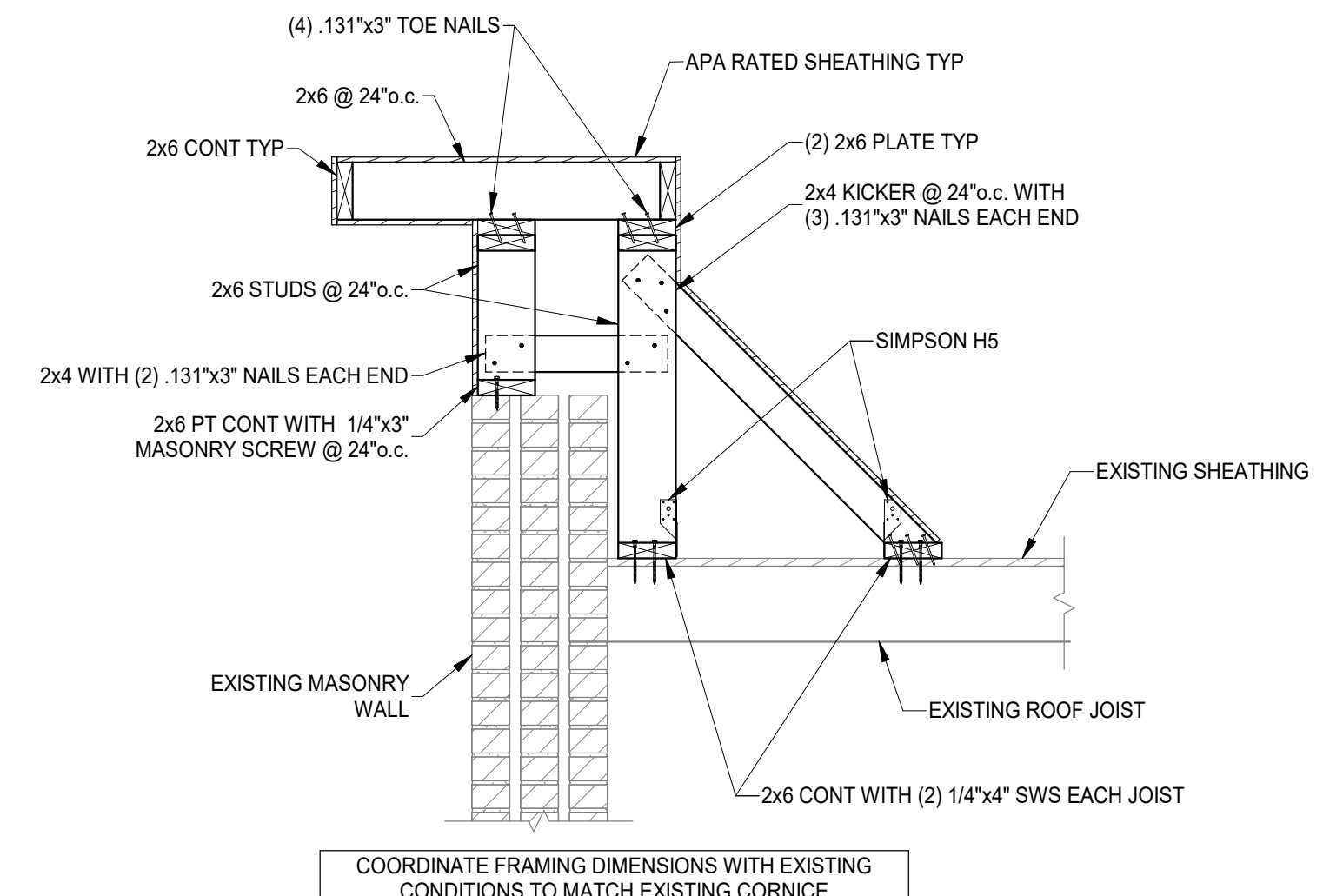
SECTION 4
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S340



SECTION 5
SCALE 3/4" = 1'-0"
S340



SECTION 6
SCALE 3/4" = 1'-0"
S340



SECTION 7
SCALE 3/4" = 1'-0"
S340

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Z:\Project_Directories\9700-9793\9740 - Van Wert, OH - Phase II - Construction Documents\101-107 W MAIN\101-107 W MAIN\101-107 W MAIN-MECHANICAL-BASEMENT-PLAN.dwg - ERS, Pk Date/Time: Nov 10, 2022 - 10:08am - Br, Limage
 THESE DRAWINGS AND SPECIFICATIONS ARE NOT AUTHORIZED TO BE USED AS CONTRACT DOCUMENTS. THESE DRAWINGS HAVE BEEN PREPARED TO DEMONSTRATE COMPLIANCE WITH APPLICABLE CODES, AND ARE INTENDED TO PROVIDE THE AUTHORITIES HAVING JURISDICTION WITH INFORMATION TO DETERMINE CODE COMPLIANCE. THE INSTALLING CONTRACTOR IS RESPONSIBLE TO ENSURE THAT MEANS, METHODS, AND MATERIALS USED IN CONSTRUCTION ARE INSTALLED IN ACCORDANCE WITH ANY CONTRACTUAL AGREEMENT THAT MAY EXIST WITH AN OWNER, CONSTRUCTION MANAGER, GENERAL CONTRACTOR, ETC.

| SYMBOLS LEGEND - HVAC | |
|-----------------------|---------------------------|
| | THERMOSTAT |
| | CEILING DIFFUSER |
| | SIDE WALL GRILL |
| | RETURN WALL GRILL |
| | AIR FLOW DIRECTION |
| | DUCTWORK |
| | LINED DUCTWORK |
| | TYPICAL SUPPLY DUCT DN |
| | TYPICAL RETURN DUCT DN |
| | TYPICAL EXHAUST DUCT |
| | TYPICAL ROUND DUCT DN |
| | ROUND DUCT UP |
| | DROPPED CEILING/SOFFIT |
| | 1.5 HR FIRE DAMPER |
| | DUCT SMOKE DETECTOR |
| | ANNUNCIATOR |
| | 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 LABELED AS HAVING A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E 84 OR UL 723.
- 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 1/8 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 DRB4X2W NEAR DRYER.
 - J.H. PROVIDE A PERMANENT LABEL OR TAG (EQUAL TO DRYER/PLACARD) 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.

MECHANICAL SCOPE OF WORK (PLAN REVIEW ONLY)

MECHANICAL SCOPE OF WORK IS TO PROVIDE NEW HVAC SYSTEMS AND VENTILATION FOR RESIDENTIAL AND COMMERCIAL SPACES. MECHANICAL CONTRACTOR SHALL REFERENCE ALL DISCIPLINE DRAWINGS, ETC. TO REVEAL FULL SCOPE OF WORK. REFER TO MECHANICAL SPECIFICATIONS FOR ADDITIONAL DETAILS.

CODES REFERENCED

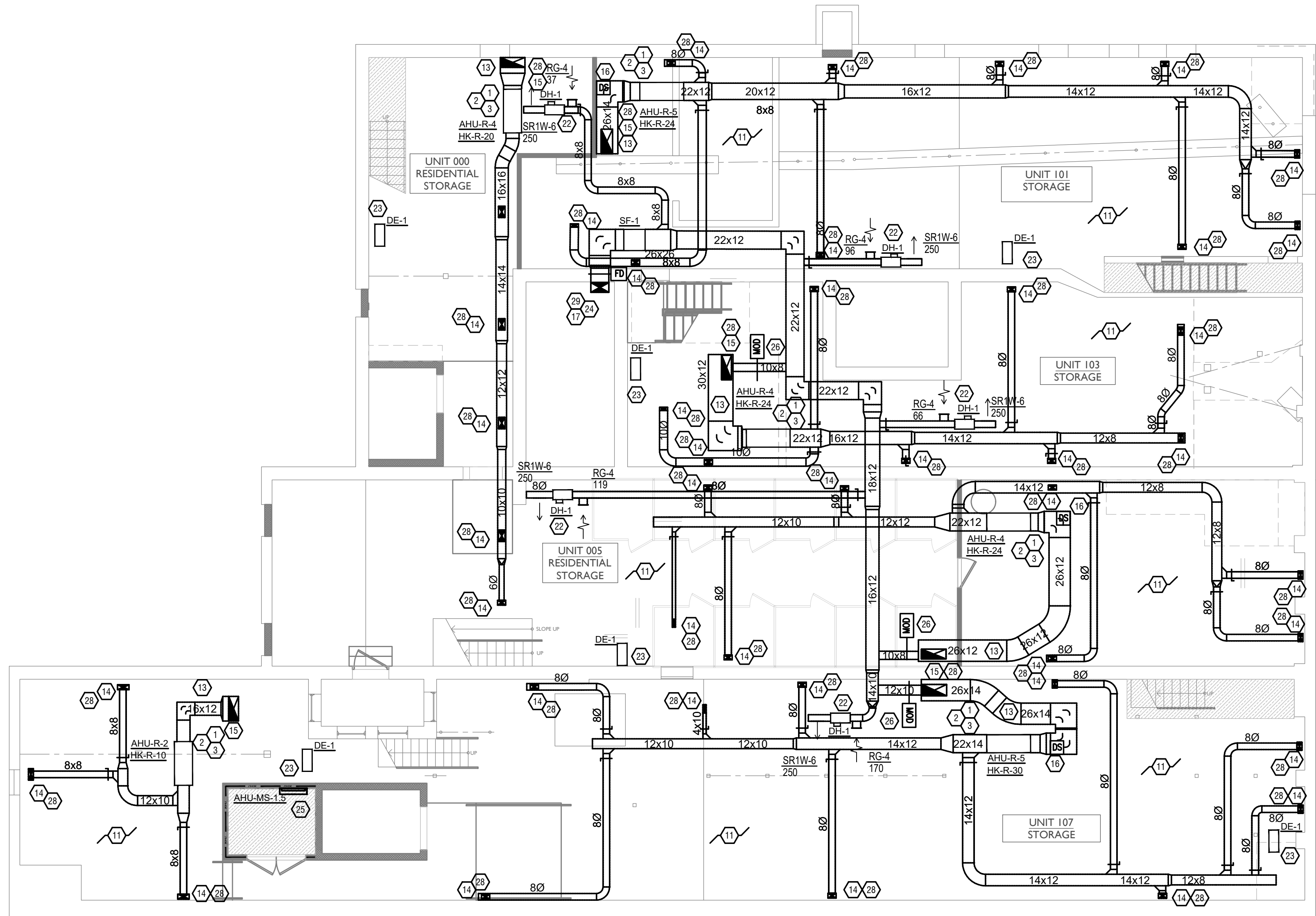
- 2017 OHIO MECHANICAL CODE
- 2017 OHIO BUILDING CODE
- ASHRAE 90.1-2010

HVAC DESIGN CONDITIONS

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

KEYED SHEET NOTES

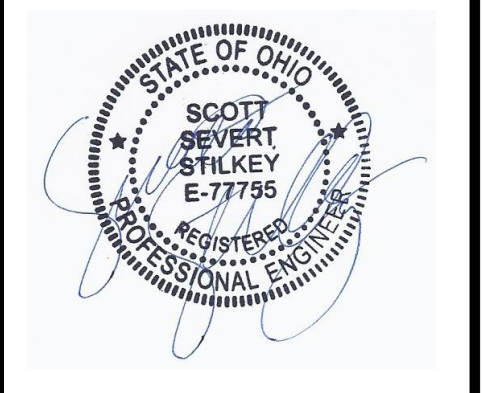
1. ROUTE 3/4" CONDENSATE DRAIN LINE TO NEAREST FLOOR DRAIN. SLOPE PIPE A MINIMUM OF 1/8" PER FOOT AWAY FROM UNIT.
2. ROUTE LINE SET FROM OUTDOOR UNIT TO INDOOR AIR HANDLER. ALL PIPING SHALL BE CONCEALED IN FINISHED AREA. SIZE PER MANUFACTURER'S RECOMMENDATIONS.
3. PROVIDE OVERFLOW SWITCH IN PRIMARY DRAIN 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. DUCTED RETURN BETWEEN TRANSFER GRILLES TO AVOID EXPOSED WALL CAVITY.
8. KITCHEN EXHAUST TO BE ROUTED DIRECTLY TO ROOF, AS ALLOWED PER 2017 OMC 607.6.1 AND OBC 714.4. REFER TO H11 FIRE STOP DETAIL.
9. REFER TO DRYER DUCT REQUIREMENTS IN GENERAL NOTES SECTION J.
10. PROVIDE RATED DRYER WALL BOX WHEN INSTALLED ON RATED WALL.
11. CORRIDOR EXPOSED DUCT WORK TO BE SPIRAL DUCT. MOUNT SPIRAL DUCT GRILLE AT A 22 DEGREE ANGLE DOWN TOWARD THE FLOOR.
12. 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.
13. 4" EXHAUST DUCT TO BE ROUTED DIRECTLY TO ROOF, AS ALLOWED PER 717.6.1 EXCEPTION. DUCT MUST BE MINIMUM 26 GA. AND BE CONTAINED WITHIN WALL CAVITY FOR FULL LENGTH. FIRE CAULK AROUND ALL PENETRATIONS.
14. SUPPLY DUCT UP TO FIRST FLOOR.
15. RETURN DUCT UP TO FIRST FLOOR.
16. 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.
17. SMOKE DAMPERS ARE NOT REQUIRED WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OF THE BUILDING CODE.
18. FIRE DAMPER NOT REQUIRED AT 1-HOUR PENETRATION PER 2017 OMC SECTION 607.5.3 DUCTS AND AIR TRANSFER OPENINGS THAT PENETRATE FIRE PARTITIONS SHALL BE PROTECTED WITH LISTED FIRE DAMPERS INSTALLED IN ACCORDANCE WITH THEIR LISTING.
- 18.1 EXCEPTION: IN OCCUPANCIES OTHER THAN GROUP H, FIRE DAMPERS ARE NOT REQUIRED WHERE ANY OF THE FOLLOWING APPLY:
 - 18.1.1 EXCEPTION A: SUCH WALLS ARE PENETRATED BY DUCTED HVAC SYSTEMS, HAVE A REQUIRED FIRE-RESISTANCE RATING OF 1 HOUR OR LESS, AND ARE IN AREAS OF OTHER THAN GROUP H AND ARE IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2 OF THE INTERNATIONAL BUILDING CODE. FOR THE PURPOSES OF THIS EXCEPTION, A DUCTED HVAC SYSTEM SHALL BE A DUCT SYSTEM FOR CONVEYING SUPPLY, RETURN OR EXHAUST AIR AS PART OF THE STRUCTURE'S HVAC SYSTEM. SUCH A DUCT SYSTEM SHALL BE CONSTRUCTED OF SHEET STEEL NOT LESS THAN 26 GAGE IN THICKNESS AND SHALL BE CONTINUOUS FROM THE AIR-HANDLING APPLIANCE OR EQUIPMENT TO THE AIR OUTLET AND INLET TERMINALS.
 19. PROVIDE WEATHER PROOF SUPPLY AIR INTAKE HOOD WITH BIRD SCREEN. OUTDOOR AIR INLET LOCATION TO MAINTAIN MINIMUM OF 10' FROM EXHAUST OUTLETS PER 2017 OMC 502.
 20. REFER TO DRYER DUCT REQUIREMENTS IN GENERAL NOTES SECTION J.
 21. PROVIDE RATED DRYER WALL BOX WHEN INSTALLED ON RATED WALL.
 22. ROUTE EXHAUST TO EXTERIOR WALL. INSTALL A LOUVERED VENT. SEE ARCHITECT BEFORE PENETRATION FOR EXACT LOCATION AND COLOR COORDINATION. ALL EXHAUST SHALL MEET THE FOLLOWING REQUIREMENTS:
 - 21.1. 3" FROM PROPERTY LINE.
 - 21.2. 3' FROM OPERABLE OPENINGS INTO BUILDING.
 - 21.3. 10' FROM MECHANICAL AIR INTAKE.
 22. BALANCE OUTDOOR AIR PER BASEMENT STORAGE MECHANICAL VENTILATION SCHEDULE REQUIREMENTS.
 23. 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.
 24. PROVIDE AND INSTALL AN ACCESS PANEL WHERE FIRE DAMPER IS LOCATED.
 25. COORDINATE MINI-SPLIT LOCATION WITH ELEVATOR EQUIPMENT AND LIGHTING LAYOUT.
 26. PROVIDE CO2 SENSOR IN RETURN DUCT. PROVIDE DAMPER IN OUTSIDE AIR DUCT THAT WILL MODULATE DAMPER TO MINIMUM POSITION (10% ADJUSTABLE) WHEN CO2 CONCENTRATIONS ARE BELOW 1000 PPM (ADJUSTABLE).
 27. PROVIDE AND INSTALL SAFETY RAILINGS WHERE HVAC EQUIPMENT IS WITHIN 10' FROM ROOF LEDGE.
 28. COORDINATE DUCT WORK RUNS GOING UP WITH ALL DISCIPLINES/TRADES.
 29. PROVIDE FIRE DAMPER AT THE BOTTOM OF SHAFT PENETRATION.
 30. ROUTE SUPPLY MAIN UP TO ATTIC.
 31. SUPPLY DUCT IN ATTIC SPACE.
 32. EXPOSED DUCT WORK TO BE SPIRAL DUCT. MOUNT SPIRAL DUCT GRILLE AT A 45 DEGREE ANGLE DOWN TOWARD THE FLOOR.



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

MECHANICAL PLAN - BASEMENT | 1

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Progress Dates
 11-11-2022 ISSUED FOR BID & PERMIT

Revisions

Checked By: SSS
 Drawn by: RPG

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PROPOSED PROJECT:
RENOVATION FOR 101-107 W. MAIN
 VAN WERT, OH 45891
 VAN WERT DEVELOPMENT, PHASE II

21001
MI.00

Z:\Project_Directories\9700-9793\9740 - Von Wert, OH - Phase II - Construction Documents\101-107 W MAIN 9740-M1-01-MECHANICAL-FIRST-FLOOR-PLAN.dwg - Rev: 1.00 - 10/2022 - 10/26/2022
THESE DRAWINGS AND SPECIFICATIONS ARE NOT AUTHORIZED TO BE USED AS CONTRACT DOCUMENTS. THESE DRAWINGS HAVE BEEN PREPARED TO DEMONSTRATE COMPLIANCE WITH APPLICABLE CODES, AND ARE INTENDED TO PROVIDE THE AUTHORITIES HAVING JURISDICTION WITH INFORMATION TO DETERMINE CODE COMPLIANCE. THE INSTALLING CONTRACTOR IS RESPONSIBLE TO ENSURE THAT MEANS, METHODS, AND MATERIALS USED IN CONSTRUCTION ARE INSTALLED IN ACCORDANCE WITH ANY CONTRACTUAL AGREEMENT THAT MAY EXIST WITH AN OWNER, CONSTRUCTION MANAGER, GENERAL CONTRACTOR, ETC.

SYMBOLS LEGEND - HVAC

| | |
|-------|---------------------------|
| ⓪ | 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/SOFT |
| FD | 1.5 HR FIRE DAMPER |
| DS | DUCT SMOKE DETECTOR |
| ⊙ | ANNUNCIATOR |
| MDD | MDD MOTOR OPERATED DAMPER |

GENERAL NOTES

- FOR FULL SCHEDULES, SPECIFICATIONS, AND COMPLETE LISTING SEE DETAIL SHEETS.
- COORDINATE ROUTING OF ALL WORK WITH OTHER TRADES.
- COORDINATE WITH ELECTRICAL CONTRACTOR FOR POWER CONNECTIONS TO ALL MECHANICAL EQUIPMENT.
- INSTALL ALL EQUIPMENT PER MANUFACTURER'S REQUIREMENTS, MAINTAIN ALL CODE RECOMMENDED CLEARANCES FOR ACCESS AND MAINTENANCE.
- REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS, AND FINAL CEILING DIFFUSER LOCATIONS.
- PROVIDE BACKDRAFT DAMPERS FOR ALL EXHAUST SYSTEMS AND EITHER LOUVER, BRICK VENT, OR CAPS AT ALL EXTERIOR BUILDING PENETRATIONS.
- 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.
- MATERIALS WITHIN PLENUMS SHALL BE NONCOMBUSTIBLE OR SHALL BE LISTED AND LABELED AS HAVING A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E 84 OR UL 723.
- THE FOLLOWING GUIDELINES MUST BE FOLLOWED FOR THE DOMESTIC DRYER EXHAUST SYSTEMS:
 - J.A. EXHAUST DUCTS SHALL HAVE A SMOOTH INTERIOR FINISH AND BE CONSTRUCTED OF METAL A MINIMUM OF 28 GAUGE.
 - 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 1/4 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 DRB4X2W NEAR DRYER.
 - J.H. PROVIDE A PERMANENT LABEL OR TAG (EQUAL TO DRYER/PLACARD) 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.
- PROVIDE AN OVERFLOW SWITCH IN PRIMARY DRAIN LINE, WHICH WILL SHUT OFF THE UNIT ON HIGH WATER LEVEL.

MECHANICAL SCOPE OF WORK (PLAN REVIEW ONLY)

MECHANICAL SCOPE OF WORK IS TO PROVIDE NEW HVAC SYSTEMS AND VENTILATION FOR RESIDENTIAL AND COMMERCIAL SPACES. MECHANICAL CONTRACTOR SHALL REFERENCE ALL DISCIPLINE DRAWINGS, ETC. TO REVEAL FULL SCOPE OF WORK. REFER TO MECHANICAL SPECIFICATIONS FOR ADDITIONAL DETAILS.

CODES REFERENCED

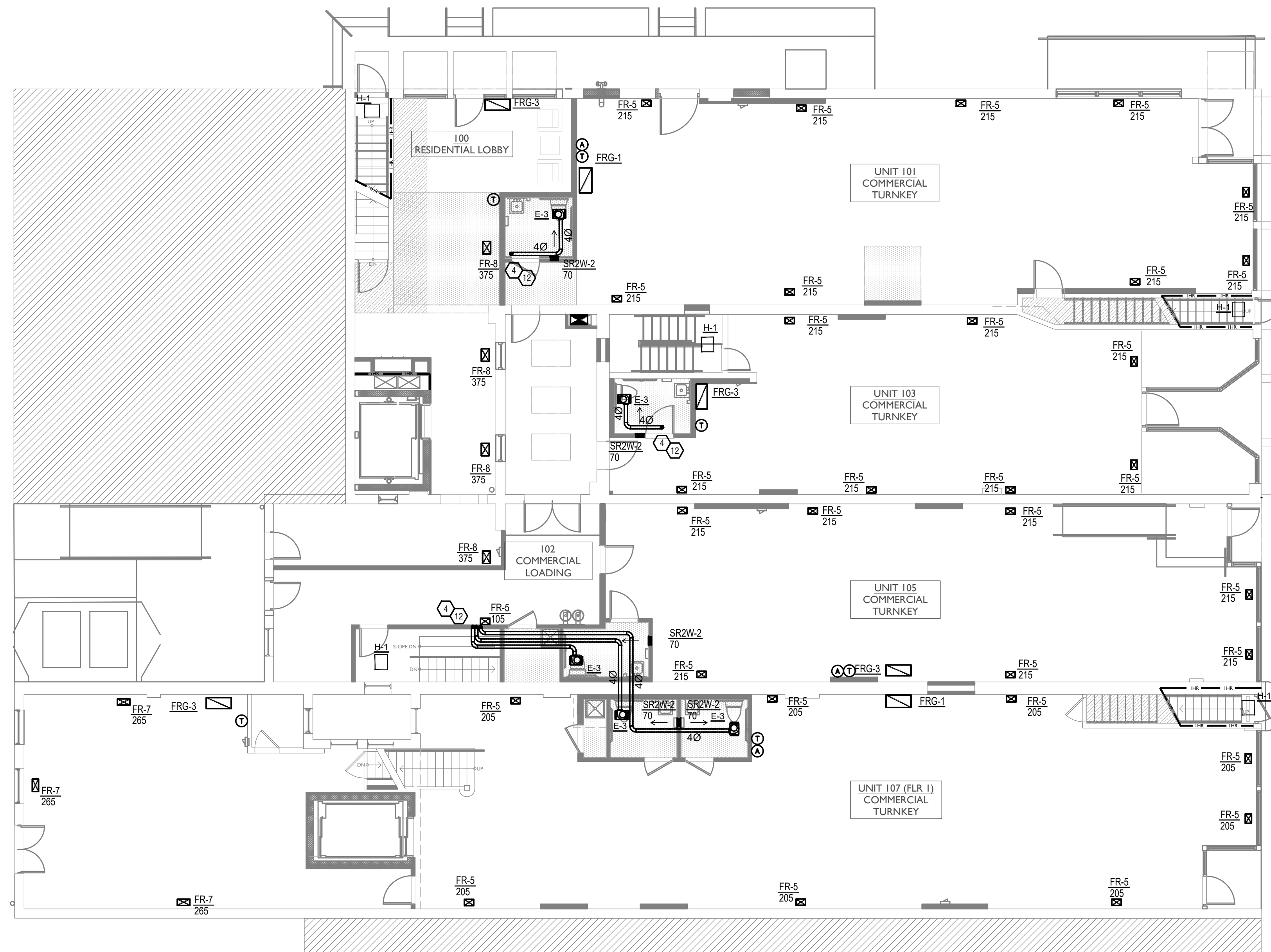
- 2017 OHIO MECHANICAL CODE
- 2017 OHIO BUILDING CODE
- ASHRAE 90.1-2010

HVAC DESIGN CONDITIONS

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

KEYED SHEET NOTES

- ROUTE 3/4" CONDENSATE DRAIN LINE TO NEAREST FLOOR DRAIN. SLOPE PIPE A MINIMUM OF 1/8" PER FOOT AWAY FROM UNIT.
- ROUTE LINE SET FROM OUTDOOR UNIT TO INDOOR AIR HANDLER. ALL PIPING SHALL BE CONCEALED IN FINISHED AREA. SIZE PER MANUFACTURER'S RECOMMENDATIONS.
- PROVIDE OVERFLOW SWITCH IN PRIMARY DRAIN LINE, WHICH WILL SHUT OFF THE UNIT ON HIGH WATER LEVEL.
- DUCT EXHAUST UP THROUGH ROOF WITH RAIN-PROOF CAP EQUAL TO FAMCO MODEL BKPX OR ENGINEERED EQUIVALENT.
- DUCT DRYER EXHAUST UP THROUGH ROOF WITH DRYER JACK MODEL 477 OR ENGINEERED EQUIVALENT.
- UNDERCUT DOOR 2" ABOVE FINISHED FLOOR FOR RETURN AIR.
- DUCTED RETURN BETWEEN TRANSFER GRILLES TO AVOID EXPOSED WALL CAVITY.
- KITCHEN EXHAUST TO BE ROUTED DIRECTLY TO ROOF, AS ALLOWED PER 2017 OMC 607.6.1 AND OBC 714.4. REFER TO H1I FIRE STOP DETAIL.
- REFER TO DRYER DUCT REQUIREMENTS IN GENERAL NOTES SECTION J.
- DUCT DRYER EXHAUST UP THROUGH ROOF WITH DRYER JACK MODEL 477 OR ENGINEERED EQUIVALENT.
- 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.
- 4" EXHAUST DUCT TO BE ROUTED DIRECTLY TO ROOF, AS ALLOWED PER 717.6.1 EXCEPTION. DUCT MUST BE MINIMUM 26 GA. AND BE CONTAINED WITHIN WALL CAVITY FOR FULL LENGTH. FIRE CAULK AROUND ALL PENETRATIONS.
- SUPPLY DUCT UP TO FIRST FLOOR.
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SCALE: 1/8" = 1'-0"

MECHANICAL PLAN - FIRST FLOOR



PROPOSED PROJECT:
RENOVATION FOR
101-107 W. MAIN
VAN WERT, OH 45891
VAN WERT DEVELOPMENT, PHASE II

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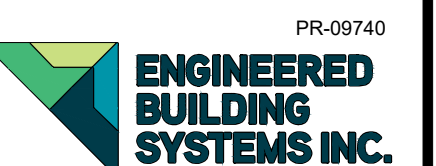


Progress Dates
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Drawn by: RFG



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 THESE DRAWINGS AND SPECIFICATIONS ARE NOT AUTHORIZED TO BE USED AS CONTRACT DOCUMENTS. THESE DRAWINGS HAVE BEEN PREPARED TO DEMONSTRATE COMPLIANCE WITH APPLICABLE CODES, AND ARE INTENDED TO PROVIDE THE AUTHORITIES HAVING JURISDICTION WITH INFORMATION TO DETERMINE CODE COMPLIANCE. THE INSTALLING CONTRACTOR IS RESPONSIBLE TO ENSURE THAT MEANS, METHODS, AND MATERIALS USED IN CONSTRUCTION ARE INSTALLED IN ACCORDANCE WITH ANY CONTRACTUAL AGREEMENT THAT MAY EXIST WITH AN OWNER, CONSTRUCTION MANAGER, GENERAL CONTRACTOR, ETC.

SYMBOLS LEGEND - HVAC

| | |
|--|---------------------------|
| | THERMOSTAT |
| | CEILING DIFFUSER |
| | SIDE WALL GRILL |
| | RETURN WALL GRILL |
| | AIR FLOW DIRECTION |
| | DUCTWORK |
| | LINED DUCTWORK |
| | TYPICAL SUPPLY DUCT DN |
| | TYPICAL RETURN DUCT DN |
| | TYPICAL EXHAUST DUCT |
| | TYPICAL ROUND DUCT DN |
| | ROUND DUCT UP |
| | DROPPED CEILING/SOFFIT |
| | 1.5 HR FIRE DAMPER |
| | DUCT SMOKE DETECTOR |
| | ANNUNCIATOR |
| | MOD MOTOR OPERATED DAMPER |

GENERAL NOTES

- A. FOR FULL SCHEDULES, SPECIFICATIONS, AND COMPLETE LISTING SEE DETAIL SHEETS.
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MECHANICAL SCOPE OF WORK (PLAN REVIEW ONLY)

MECHANICAL SCOPE OF WORK IS TO PROVIDE NEW HVAC SYSTEMS AND VENTILATION FOR RESIDENTIAL AND COMMERCIAL SPACES. MECHANICAL CONTRACTOR SHALL REFERENCE ALL DISCIPLINE DRAWINGS, ETC. TO REVEAL FULL SCOPE OF WORK. REFER TO MECHANICAL SPECIFICATIONS FOR ADDITIONAL DETAILS.

CODES REFERENCED

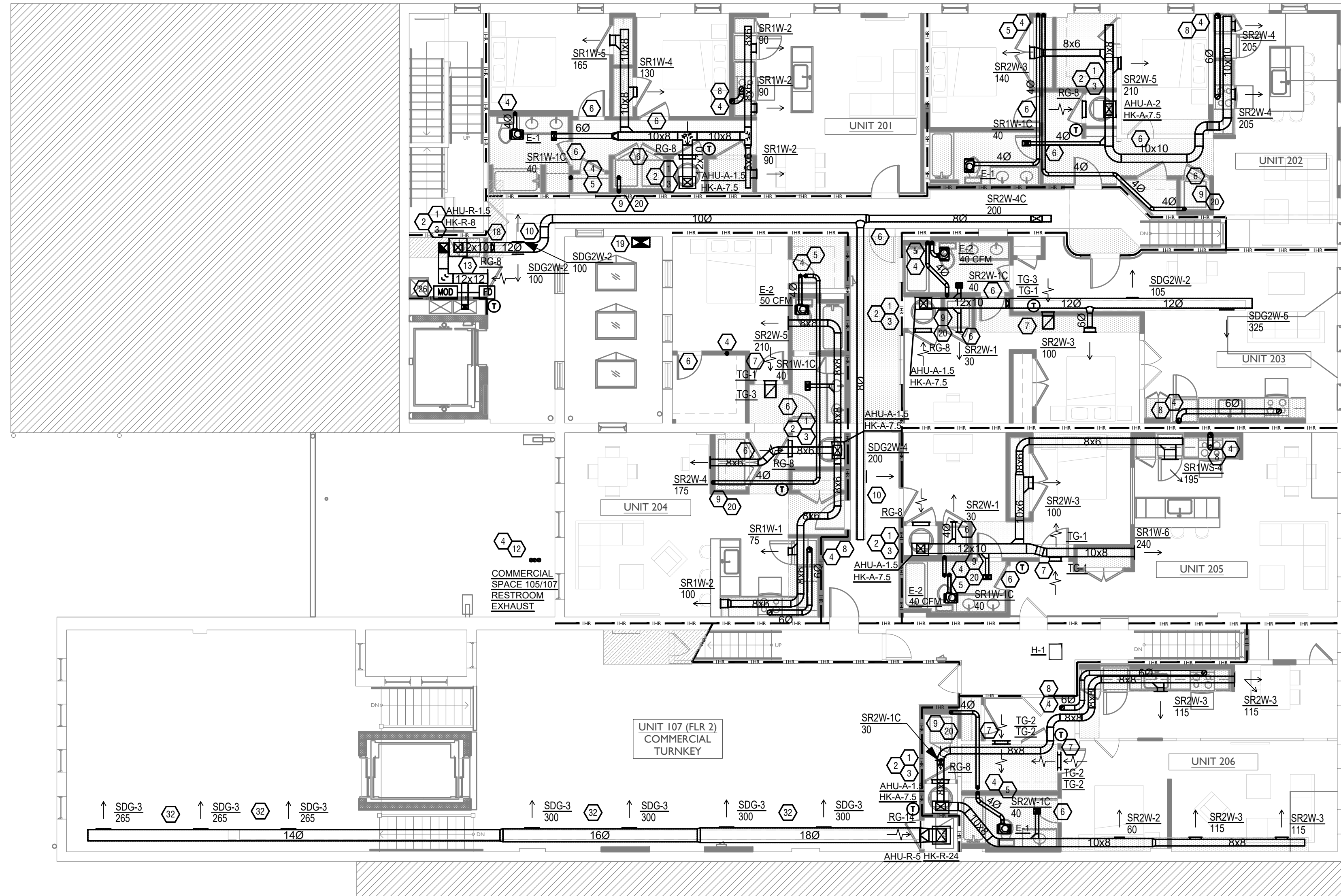
- 2017 OHIO MECHANICAL CODE
- 2017 OHIO BUILDING CODE
- ASHRAE 90.1-2010

HVAC DESIGN CONDITIONS

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

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 MANUFACTURER'S RECOMMENDATIONS.
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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. DUCTED RETURN BETWEEN TRANSFER GRILLES TO AVOID EXPOSED WALL CAVITY.
8. KITCHEN EXHAUST TO BE ROUTED DIRECTLY TO ROOF. AS ALLOWED PER 2017 OMC 607.6.1 AND OBC 714.4. REFER TO H11 FIRE STOP DETAIL.
9. REFER TO DRYER DUCT REQUIREMENTS IN GENERAL NOTES SECTION J.
10. PROVIDE RATED DRYER WALL BOX WHEN INSTALLED ON RATED WALL. CORRIDOR EXPOSED DUCT WORK TO BE SPIRAL DUCT. MOUNT SPIRAL DUCT GRILLE AT A 22 DEGREE ANGLE DOWN TOWARD THE FLOOR.
11. 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.
12. 4" EXHAUST DUCT TO BE ROUTED DIRECTLY TO ROOF. AS ALLOWED PER 717.6.1 EXCEPTION. DUCT MUST BE MINIMUM 26 GA. AND BE CONTAINED WITHIN WALL CAVITY FOR FULL LENGTH. FIRE CAULK AROUND ALL PENETRATIONS.
13. PROVIDE 1" INTERNALLY LINED RETURN DUCT FOR SOUND REDUCTION.
14. SUPPLY DUCT UP TO FIRST FLOOR.
15. RETURN DUCT UP TO FIRST FLOOR.
16. 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.
17. SMOKE DAMPERS ARE NOT REQUIRED WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OF THE BUILDING CODE.
18. FIRE DAMPER NOT REQUIRED AT 1-HOUR PENETRATION PER 2017 OMC SECTION 607.5.3 DUCTS AND AIR TRANSFER OPENINGS THAT PENETRATE FIRE PARTITIONS SHALL BE PROTECTED WITH LISTED FIRE DAMPERS INSTALLED IN ACCORDANCE WITH THEIR LISTING.
- 18.1 EXCEPTION: IN OCCUPANCIES OTHER THAN GROUP H, FIRE DAMPERS ARE NOT REQUIRED WHERE ANY OF THE FOLLOWING APPLY:
 - 18.1.1 EXCEPTION A: SUCH WALLS ARE PENETRATED BY DUCTED HVAC SYSTEMS, HAVE A REQUIRED FIRE-RESISTANCE RATING OF 1 HOUR OR LESS, AND ARE IN AREAS OF OTHER THAN GROUP H AND ARE IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2 OF THE INTERNATIONAL BUILDING CODE. FOR THE PURPOSES OF THIS EXCEPTION, A DUCTED HVAC SYSTEM SHALL BE A DUCT SYSTEM FOR CONVEYING SUPPLY, RETURN OR EXHAUST AIR AS PART OF THE STRUCTURE'S HVAC SYSTEM. SUCH A DUCT SYSTEM SHALL BE CONSTRUCTED OF SHEET STEEL NOT LESS THAN 26 GAGE IN THICKNESS AND SHALL BE CONTINUOUS FROM THE AIR-HANDLING APPLIANCE OR EQUIPMENT TO THE AIR OUTLET AND INLET TERMINALS.
 - 19. PROVIDE WEATHER PROOF SUPPLY AIR INTAKE HOOD WITH BIRD SCREEN. OUTDOOR AIR INLET LOCATION TO MAINTAIN MINIMUM OF 10' FROM EXHAUST OUTLETS PER 2017 OMC 502.
 - 20. REFER TO DRYER DUCT REQUIREMENTS IN GENERAL NOTES SECTION J.
 - 21. PROVIDE RATED DRYER WALL BOX WHEN INSTALLED ON RATED WALL.
 - 21.1. ROUTE EXHAUST TO EXTERIOR WALL. INSTALL A LOUVERED VENT. SEE ARCHITECT BEFORE PENETRATION FOR EXACT LOCATION AND COLOR COORDINATION. ALL EXHAUST SHALL MEET THE FOLLOWING REQUIREMENTS.
 - 21.1.1. 3" FROM PROPERTY LINE.
 - 21.2. 3' FROM OPERABLE OPENINGS INTO BUILDING.
 - 21.3. 10' FROM MECHANICAL AIR INTAKE.
 - 22. BALANCE OUTDOOR AIR PER BASEMENT STORAGE MECHANICAL VENTILATION SCHEDULE REQUIREMENTS.
 - 23. 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.
 - 24. PROVIDE AND INSTALL AN ACCESS PANEL WHERE FIRE DAMPER IS LOCATED.
 - 25. COORDINATE MINI-SPLIT LOCATION WITH ELEVATOR EQUIPMENT AND LIGHTING LAYOUT.
 - 26. PROVIDE CO2 SENSOR IN RETURN DUCT. PROVIDE DAMPER IN OUTSIDE AIR DUCT THAT WILL MODULATE DAMPER TO MINIMUM POSITION (10% ADJUSTABLE) WHEN CO2 CONCENTRATIONS ARE BELOW 1000 PPM (ADJUSTABLE).
 - 27. PROVIDE AND INSTALL SAFETY RAILINGS WHERE HVAC EQUIPMENT IS WITHIN 10' FROM ROOF LEDGE.
 - 28. COORDINATE DUCT WORK RUNS GOING UP WITH ALL DISCIPLINES/TRADES.
 - 29. PROVIDE FIRE DAMPER AT THE BOTTOM OF SHAFT PENETRATION.
 - 30. ROUTE SUPPLY MAIN UP TO ATTIC.
 - 31. SUPPLY DUCT IN ATTIC SPACE.
 - 32. EXPOSED DUCT WORK TO BE SPIRAL DUCT. MOUNT SPIRAL DUCT GRILLE AT A 45 DEGREE ANGLE DOWN TOWARD THE FLOOR.



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

MECHANICAL PLAN - SECOND FLOOR | 1

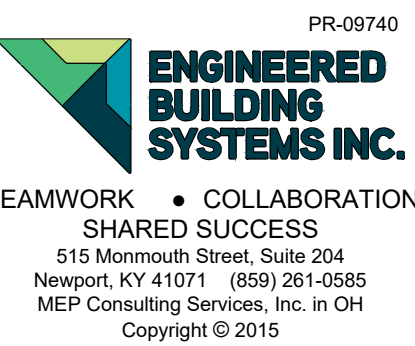
PROPOSED PROJECT:
 RENOVATION FOR
101-107 W. MAIN
 VAN WERT, OH 45891
 VAN WERT DEVELOPMENT, PHASE II



Progress Dates
 11-11-2022 ISSUED FOR BID & PERMIT

Revisions

Checked By: SSS
 Drawn by: RPG



TEAMWORK • COLLABORATION
 SHARED SUCCESS

PR-09740

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21001

MI.02

Z:\Project_Directories\9700-9799\9740- Von Wert, OH - Phase II - Construction Documents\101-107 W MAIN 9740-MI-03-MECHANICAL-THRD-FLOOR-PLAN.dwg - ERS, Rev. 10, 2022-10-07pm - Br. Lmeyer
 THESE DRAWINGS AND SPECIFICATIONS ARE NOT AUTHORIZED TO BE USED AS CONTRACT DOCUMENTS. THESE DRAWINGS HAVE BEEN PREPARED TO DEMONSTRATE COMPLIANCE WITH APPLICABLE CODES, AND ARE INTENDED TO PROVIDE THE AUTHORITIES HAVING JURISDICTION WITH INFORMATION TO DETERMINE CODE COMPLIANCE. THE INSTALLING CONTRACTOR IS RESPONSIBLE TO ENSURE THAT MEANS, METHODS, AND MATERIALS USED IN CONSTRUCTION ARE INSTALLED IN ACCORDANCE WITH ANY CONTRACTUAL AGREEMENT THAT MAY EXIST WITH AN OWNER, CONSTRUCTION MANAGER, GENERAL CONTRACTOR, ETC.

SYMBOLS LEGEND - HVAC

| | |
|--|---------------------------|
| | THERMOSTAT |
| | CEILING DIFFUSER |
| | SIDE WALL GRILL |
| | RETURN WALL GRILL |
| | AIR FLOW DIRECTION |
| | DUCTWORK |
| | LINED DUCTWORK |
| | TYPICAL SUPPLY DUCT DN |
| | TYPICAL RETURN DUCT DN |
| | TYPICAL EXHAUST DUCT |
| | TYPICAL ROUND DUCT DN |
| | ROUND DUCT UP |
| | DROPPED CEILING/SOFFT |
| | 1.5 HR FIRE DAMPER |
| | DUCT SMOKE DETECTOR |
| | ANNUNCIATOR |
| | 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 LABELED AS HAVING A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E 84 OR UL 723.
- 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.
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 - J.H. PROVIDE A PERMANENT LABEL OR TAG (EQUAL TO DRYER/PLACARD) 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 7'-0" FOR A RADIUS MITERED 45-DEGREE ELBOW AND 5 FEET FOR A RADIUS MITERED 90-DEGREE ELBOW.
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- K. PROVIDE AN OVERFLOW SWITCH IN PRIMARY DRAIN LINE, WHICH WILL SHUTOFF THE UNIT ON HIGH WATER LEVEL.

MECHANICAL SCOPE OF WORK (PLAN REVIEW ONLY)

MECHANICAL SCOPE OF WORK IS TO PROVIDE NEW HVAC SYSTEMS AND VENTILATION FOR RESIDENTIAL AND COMMERCIAL SPACES. MECHANICAL CONTRACTOR SHALL REFERENCE ALL DISCIPLINE DRAWINGS, ETC. TO REVEAL FULL SCOPE OF WORK. REFER TO MECHANICAL SPECIFICATIONS FOR ADDITIONAL DETAILS.

CODES REFERENCED

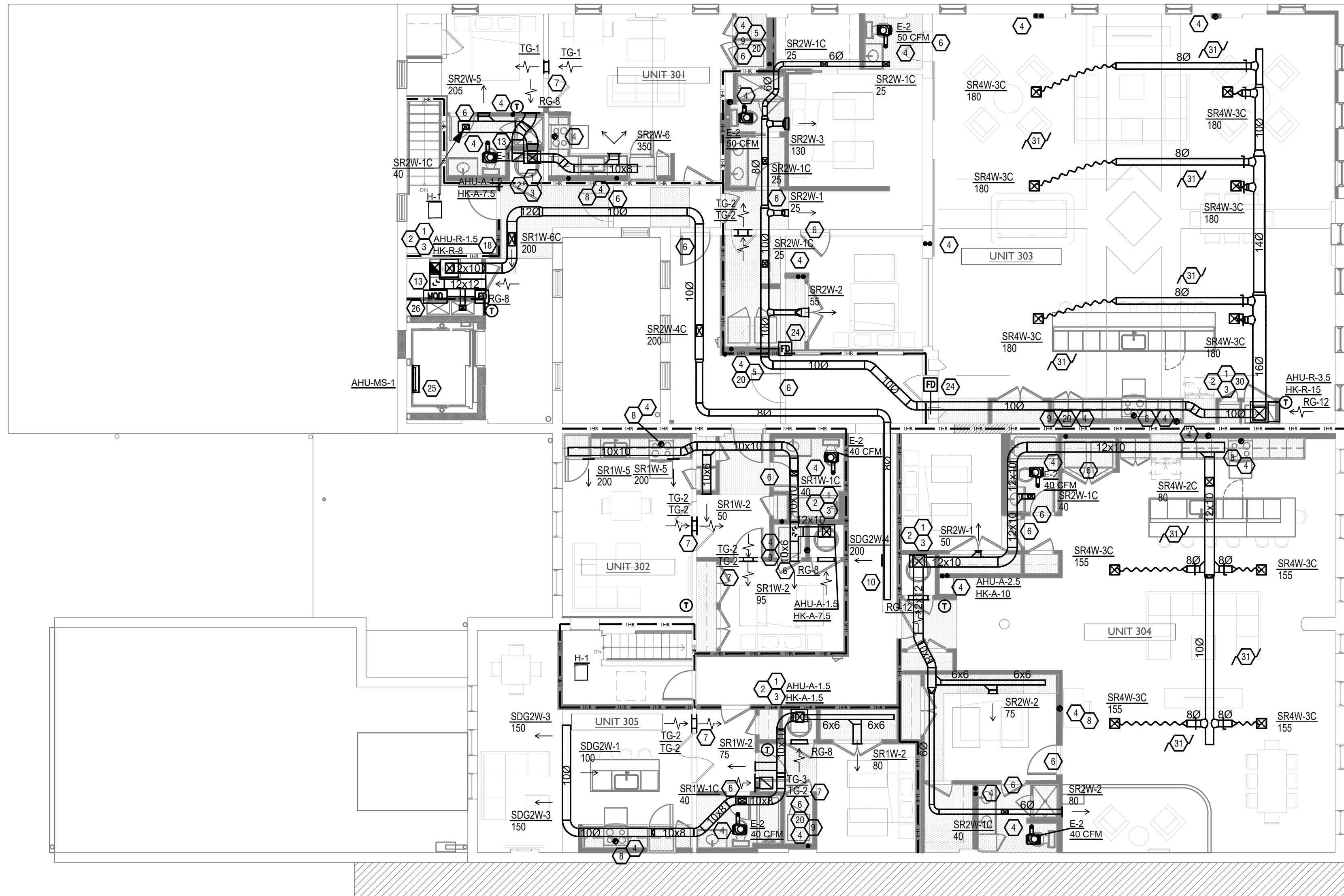
- 2017 OHIO MECHANICAL CODE
- 2017 OHIO BUILDING CODE
- ASHRAE 90.1-2010

HVAC DESIGN CONDITIONS

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

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.
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9. REFER TO DRYER DUCT REQUIREMENTS IN GENERAL NOTES SECTION J.
10. PROVIDE RATED DRYER WALL BOX WHEN INSTALLED ON RATED WALL. CORRIDOR EXPOSED DUCT WORK TO BE SPIRAL DUCT. MOUNT SPIRAL DUCT GRILLE AT A 22 DEGREE ANGLE DOWN TOWARD THE FLOOR.
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SCALE: 1/8" = 1'-0"

MECHANICAL PLAN - THIRD FLOOR

PLATTE
architecture + design

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

SCOTT BEVERLY
REGISTERED PROFESSIONAL ENGINEER
E-77795

Progress Dates
11-11-2022 ISSUED FOR BID & PERMIT

Revisions

Checked By: SSS
Drawn by: RRG

PR-09740

ENGINEERED BUILDING SYSTEMS INC.

TEAMWORK • COLLABORATION
SHARED SUCCESS
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Newport, KY 41071 (859) 261-0585
MEP Consulting Services, Inc. in OH
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PROPOSED PROJECT:
RENOVATION FOR 101-107 W. MAIN
VAN WERT, OH 45891
VAN WERT DEVELOPMENT, PHASE II

21001

MI.03

Z:\Project_Directories\9700-9799\9740-107 W WVA 9740-107-MECHANICAL-ROOF-PLAN.dwg - PLOT Date/Time: Nov 10, 2022 1:07pm - Plt: k.pfeifer
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SYMBOLS LEGEND - HVAC

| | |
|-------|---------------------------|
| ⊖ | 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 |
| ⊖ | ANNUNCIATOR |
| MD | MOD MOTOR OPERATED DAMPER |

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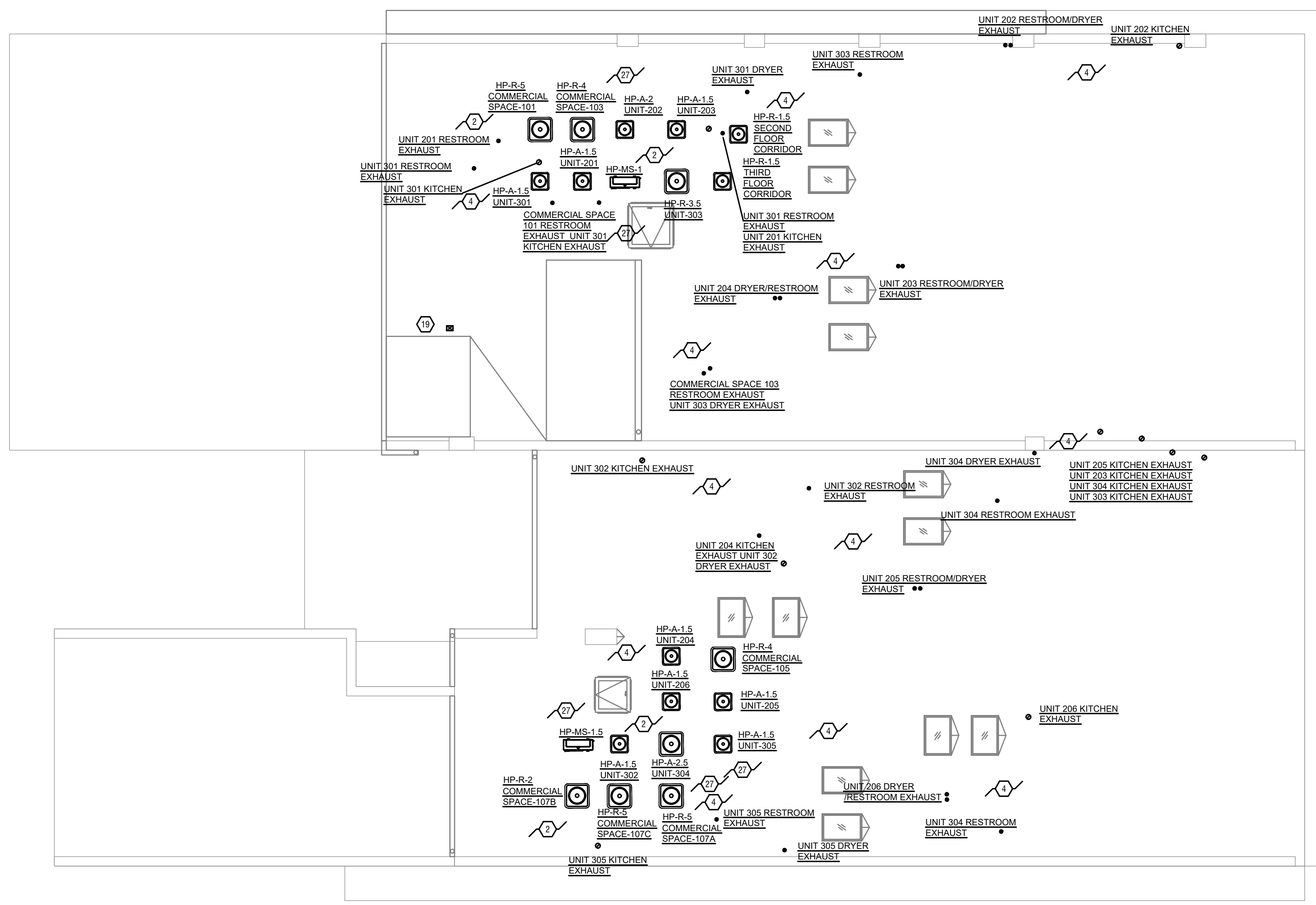
- 2017 OHIO MECHANICAL CODE
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- ASHRAE 90.1-2010

HVAC DESIGN CONDITIONS

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

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.
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7. DUCTED RETURN BETWEEN TRANSFER GRILLES TO AVOID EXPOSED WALL CAVITY.
8. 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.
9. REFER TO DRYER DUCT REQUIREMENTS IN GENERAL NOTES SECTION J.
10. PROVIDE RATED DRYER WALL BOX WHEN INSTALLED ON RATED WALL. CORRIDOR EXPOSED DUCT WORK TO BE SPIRAL DUCT. MOUNT SPIRAL DUCT GRILLE AT A 22 DEGREE ANGLE DOWN TOWARD THE FLOOR.
11. 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.
12. 4" EXHAUST DUCT TO BE ROUTED DIRECTLY TO ROOF, AS ALLOWED PER 717.6.1 EXCEPTION. DUCT MUST BE MINIMUM 26 GA. AND BE CONTAINED WITHIN WALL CAVITY FOR FULL LENGTH. FIRE CAULK AROUND ALL PENETRATIONS.
13. PROVIDE 1" INTERNALLY LINED RETURN DUCT FOR SOUND REDUCTION.
14. SUPPLY DUCT UP TO FIRST FLOOR.
15. RETURN DUCT UP TO FIRST FLOOR.
16. 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.
17. SMOKE DAMPERS ARE NOT REQUIRED WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OF THE BUILDING CODE.
18. FIRE DAMPER NOT REQUIRED AT 1-HOUR PENETRATION PER 2017 OMC SECTION 607.5.3 DUCTS AND AIR TRANSFER OPENINGS THAT PENETRATE FIRE PARTITIONS SHALL BE PROTECTED WITH LISTED FIRE DAMPERS INSTALLED IN ACCORDANCE WITH THEIR LISTING.
 - EXCEPTION: IN OCCUPANCIES OTHER THAN GROUP H, FIRE DAMPERS ARE NOT REQUIRED WHERE ANY OF THE FOLLOWING APPLY:
 - 18.1.1. EXCEPTION 4: SUCH WALLS ARE PENETRATED BY DUCTED HVAC SYSTEMS, HAVE A REQUIRED FIRE-RESISTANCE RATING OF 1 HOUR OR LESS, AND ARE IN AREAS OF OTHER THAN GROUP H AND ARE IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2 OF THE INTERNATIONAL BUILDING CODE. FOR THE PURPOSES OF THIS EXCEPTION, A DUCTED HVAC SYSTEM SHALL BE A DUCT SYSTEM FOR CONVEYING SUPPLY, RETURN OR EXHAUST AIR AS PART OF THE STRUCTURE'S HVAC SYSTEM. SUCH A DUCT SYSTEM SHALL BE CONSTRUCTED OF SHEET STEEL NOT LESS THAN 26 GAGE IN THICKNESS AND SHALL BE CONTINUOUS FROM THE AIR-HANDLING APPLIANCE OR EQUIPMENT TO THE AIR OUTLET AND INLET TERMINALS.
19. PROVIDE WEATHER PROOF SUPPLY AIR INTAKE HOOD WITH BIRD SCREEN. OUTDOOR AIR INLET LOCATION TO MAINTAIN MINIMUM OF 10' FROM EXHAUST OUTLETS PER 2017 OMC 502.
20. REFER TO DRYER DUCT REQUIREMENTS IN GENERAL NOTES SECTION J.
21. PROVIDE RATED DRYER WALL BOX WHEN INSTALLED ON RATED WALL.
22. ROUTE EXHAUST TO EXTERIOR WALL. INSTALL A LOUVERED VENT. SEE ARCHITECT BEFORE PENETRATION FOR EXACT LOCATION AND COLOR COORDINATION. ALL EXHAUST SHALL MEET THE FOLLOWING REQUIREMENTS.
 - 21.1. 3" FROM PROPERTY LINE.
 - 21.2. 3' FROM OPERABLE OPENINGS INTO BUILDING.
 - 21.3. 10' FROM MECHANICAL AIR INTAKE.
22. BALANCE OUTDOOR AIR PER BASEMENT STORAGE MECHANICAL VENTILATION SCHEDULE REQUIREMENTS.
23. 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.
24. PROVIDE AND INSTALL AN ACCESS PANEL WHERE FIRE DAMPER IS LOCATED.
25. COORDINATE MINI-SPLIT LOCATION WITH ELEVATOR EQUIPMENT AND LIGHTING LAYOUT.
26. PROVIDE CO2 SENSOR IN RETURN DUCT. PROVIDE DAMPER IN OUTSIDE AIR DUCT THAT WILL MODULATE DAMPER TO MINIMUM POSITION (10% ADJUSTABLE) WHEN CO2 CONCENTRATIONS ARE BELOW 1000 PPM (ADJUSTABLE).
27. PROVIDE AND INSTALL SAFETY RAILINGS WHERE HVAC EQUIPMENT IS WITHIN 10' FROM ROOF LEDGE.
28. COORDINATE DUCT WORK RUNS GOING UP WITH ALL DISCIPLINES/TRADES.
29. PROVIDE FIRE DAMPER AT THE BOTTOM OF SHAFT PENETRATION.
30. ROUTE SUPPLY MAIN UP TO ATTIC.
31. SUPPLY DUCT IN ATTIC SPACE.
32. EXPOSED DUCT WORK TO BE SPIRAL DUCT. MOUNT SPIRAL DUCT GRILLE AT A 45 DEGREE ANGLE DOWN TOWARD THE FLOOR.



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

MECHANICAL PLAN - ROOF PLAN | 1

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PROPOSED PROJECT:
**RENOVATION FOR
 101-107 W. MAIN**
 VAN WERT, OH 45891
 VAN WERT DEVELOPMENT, PHASE II

21001

MI.04

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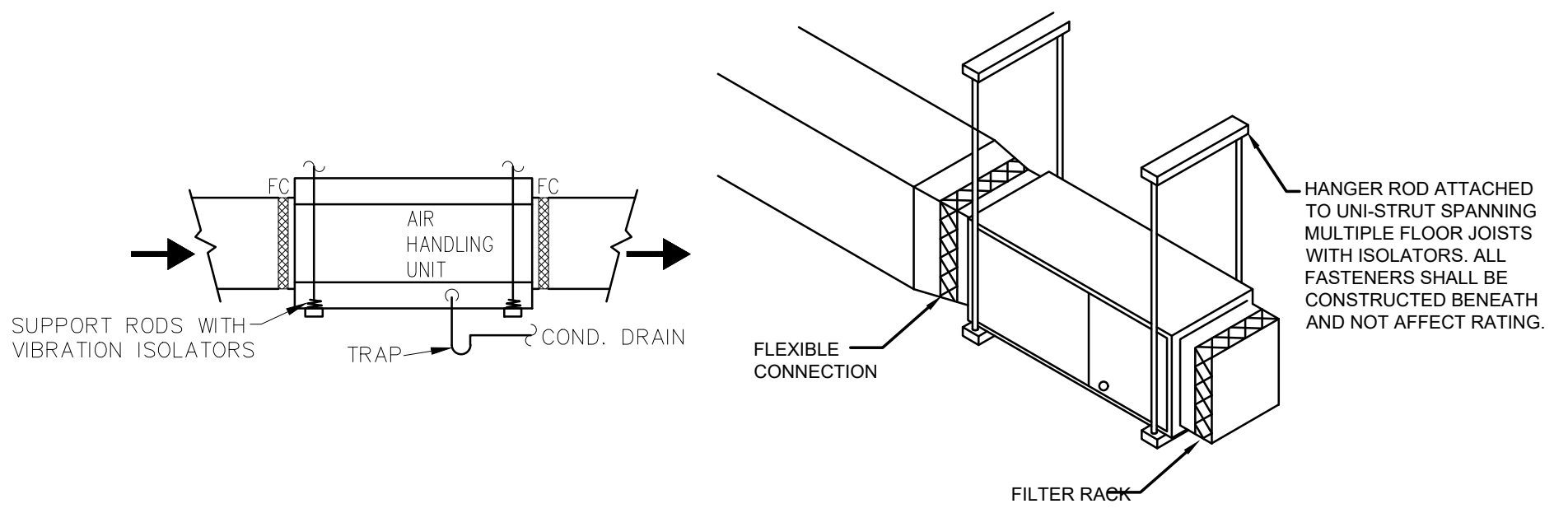
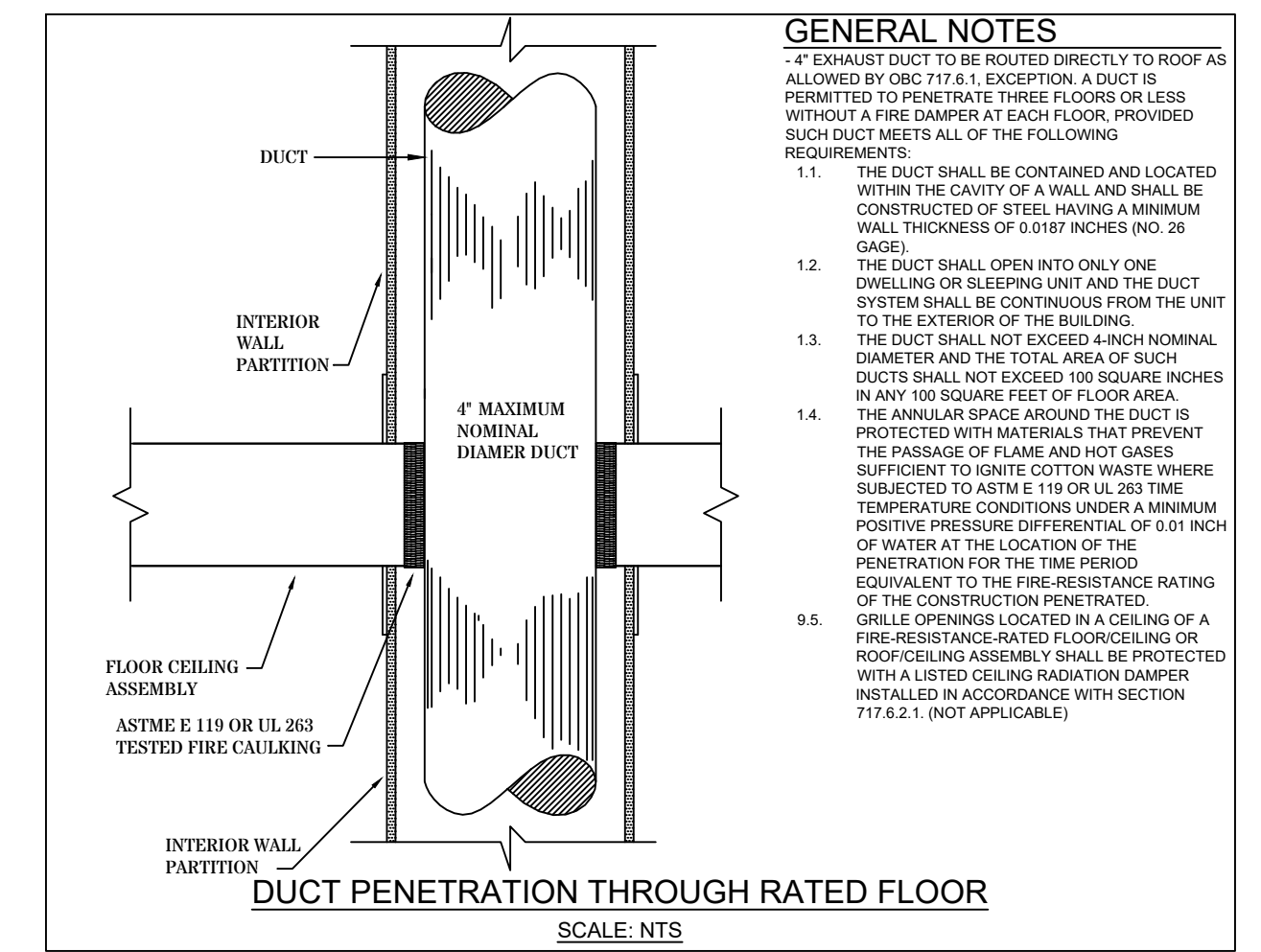
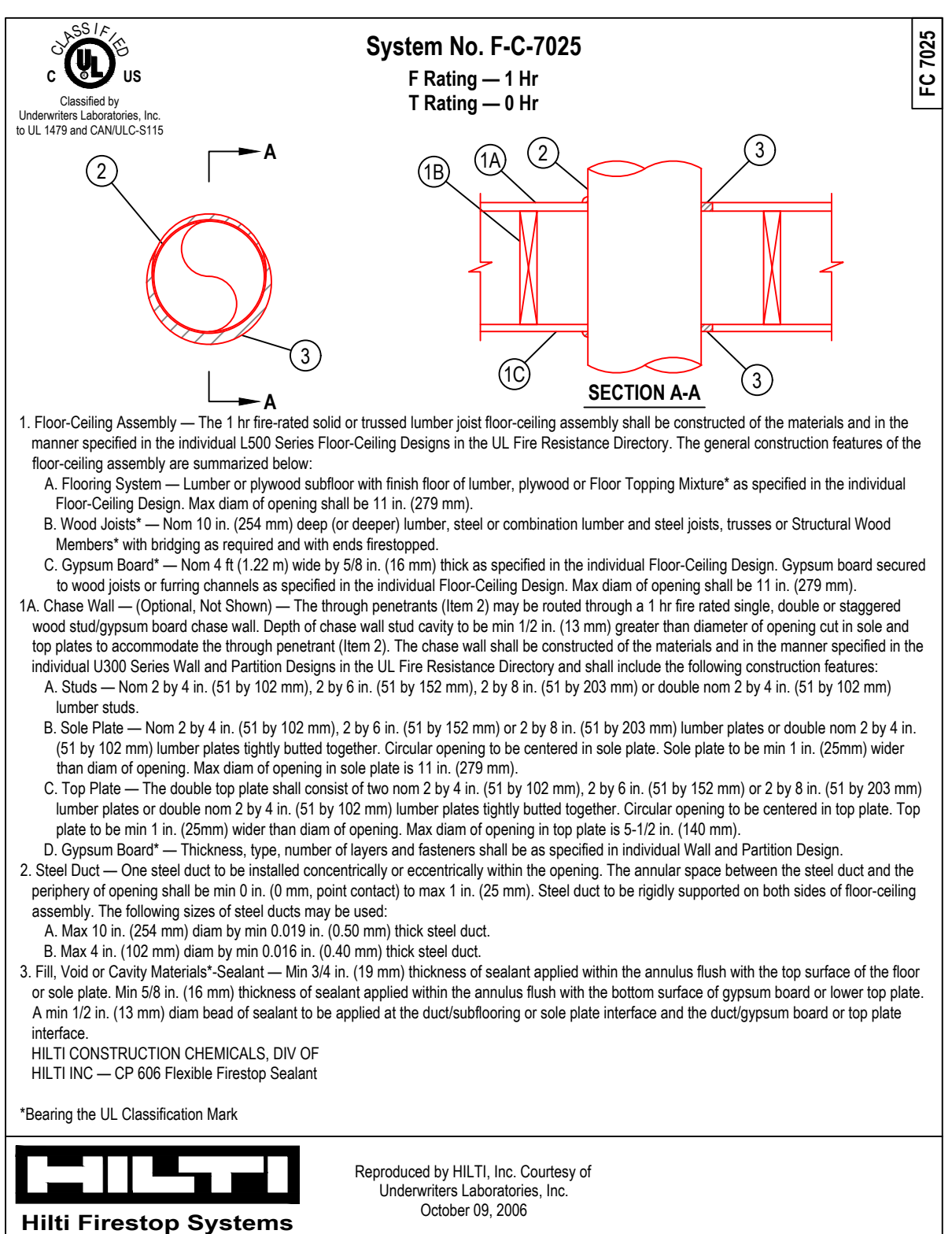
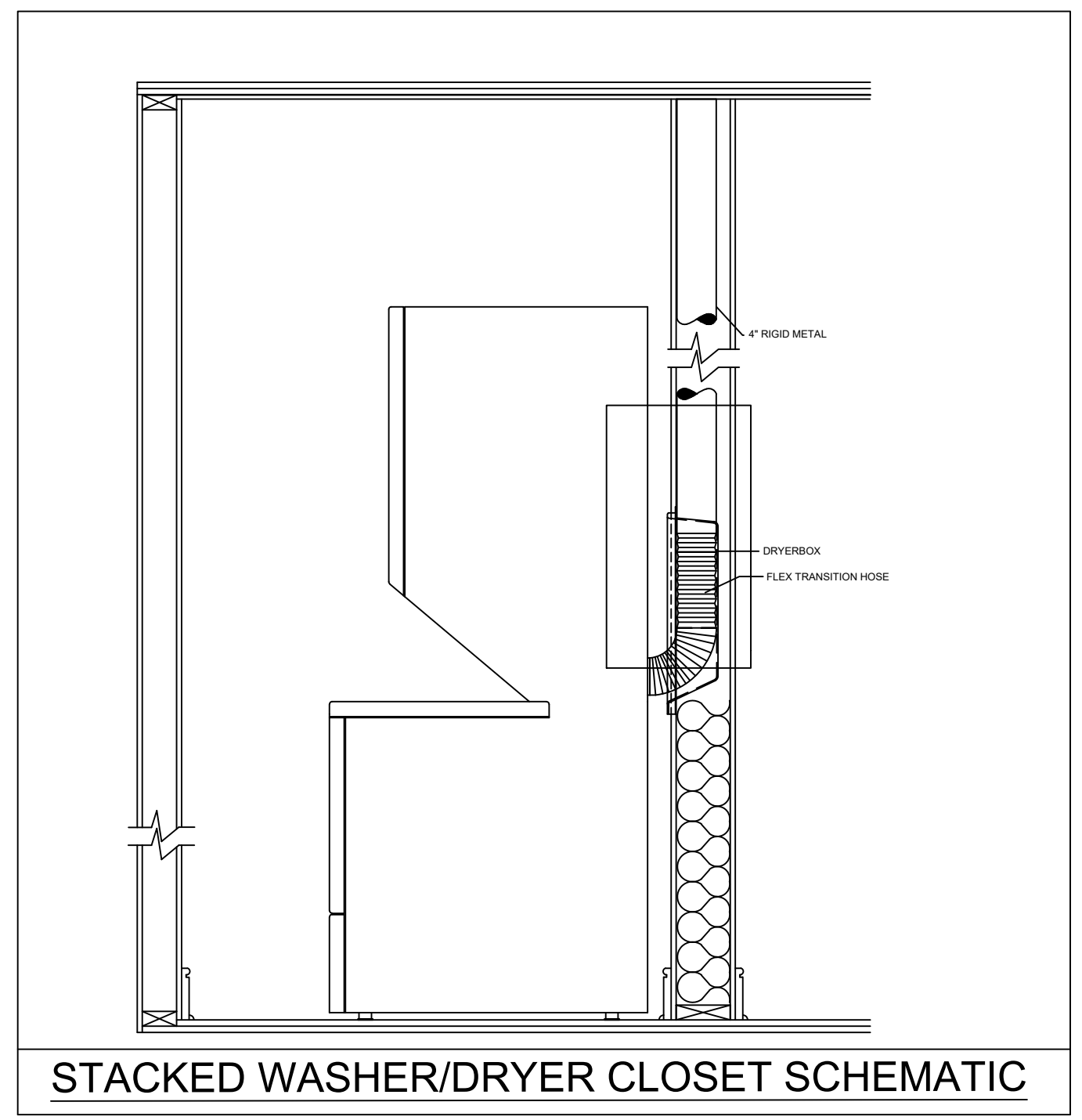
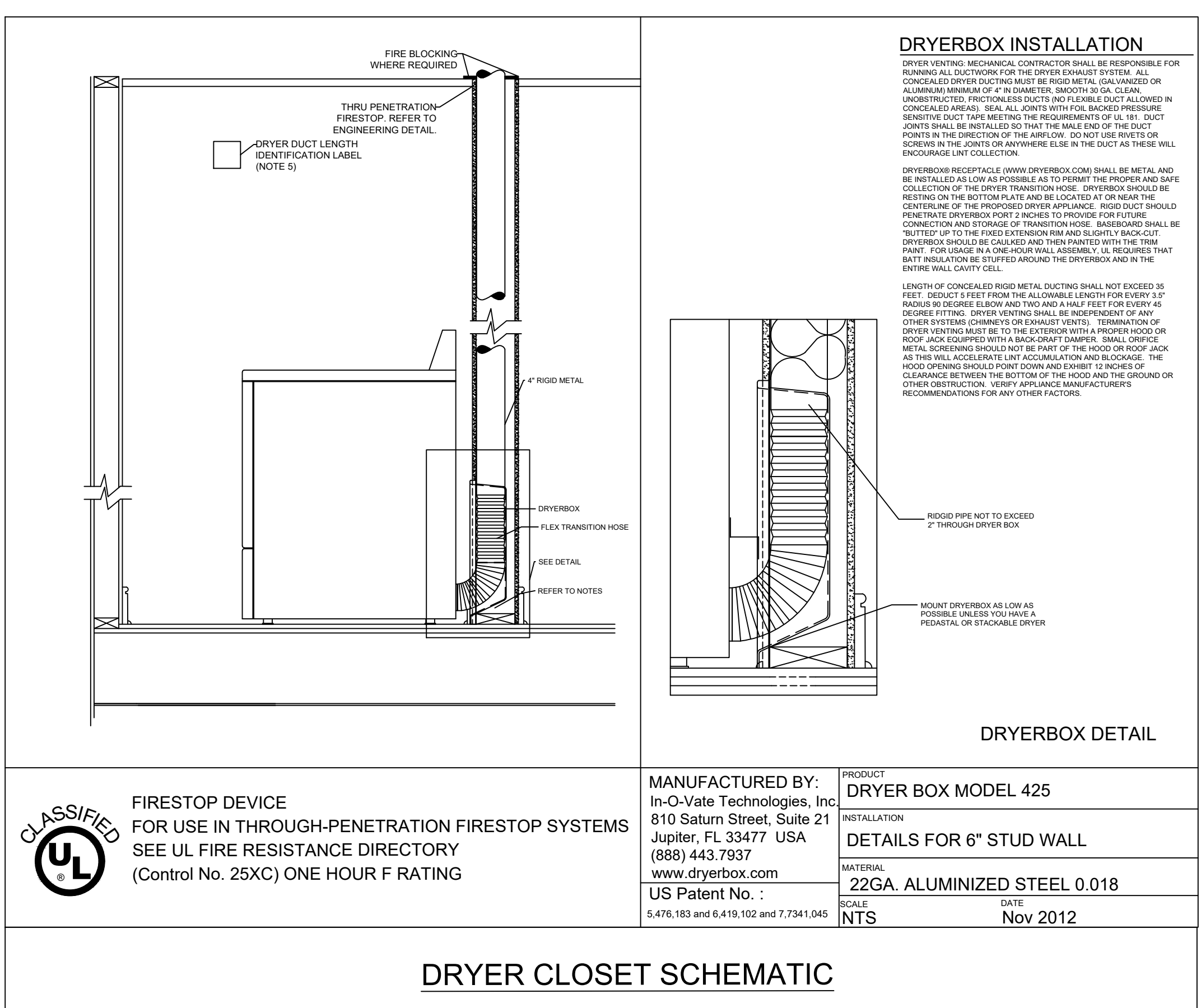
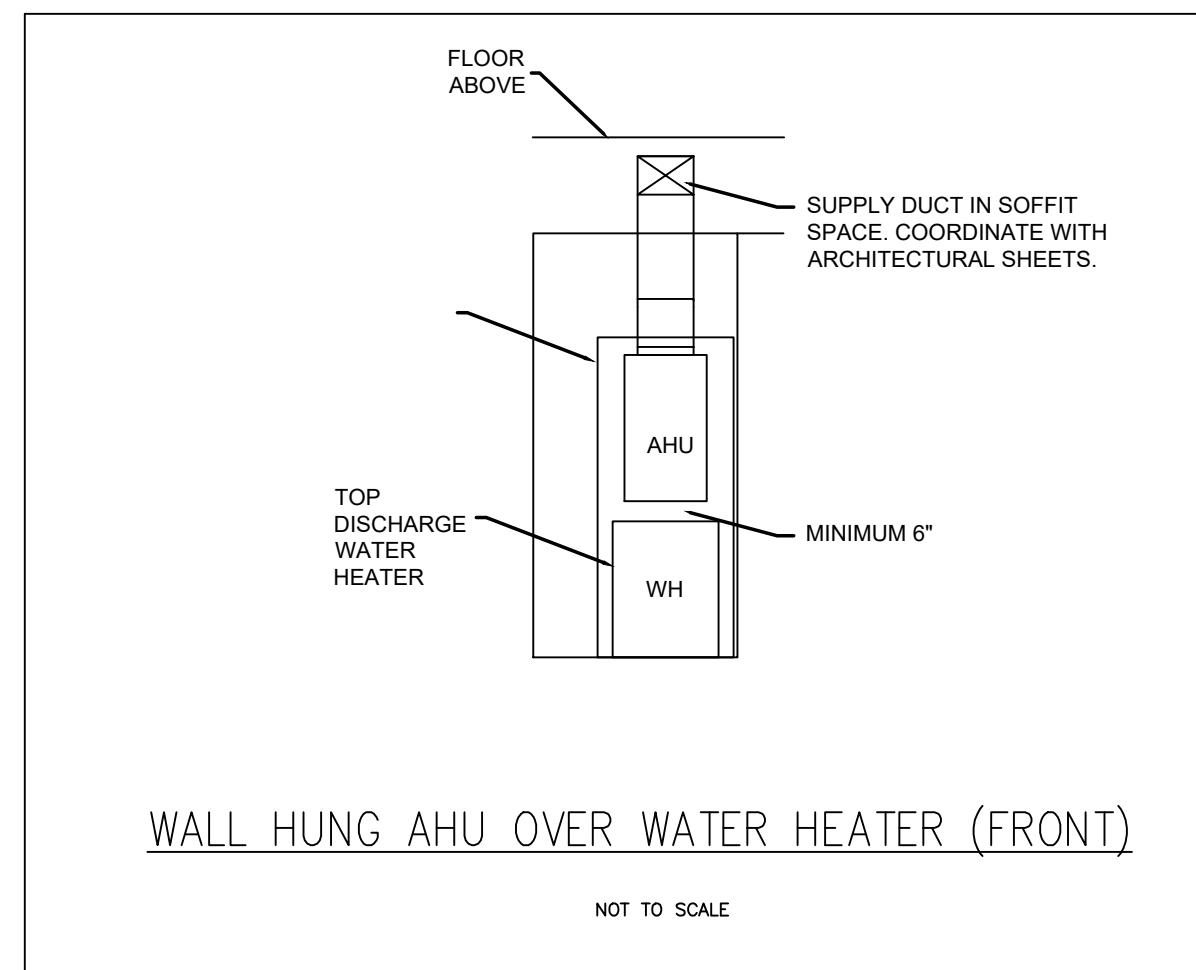
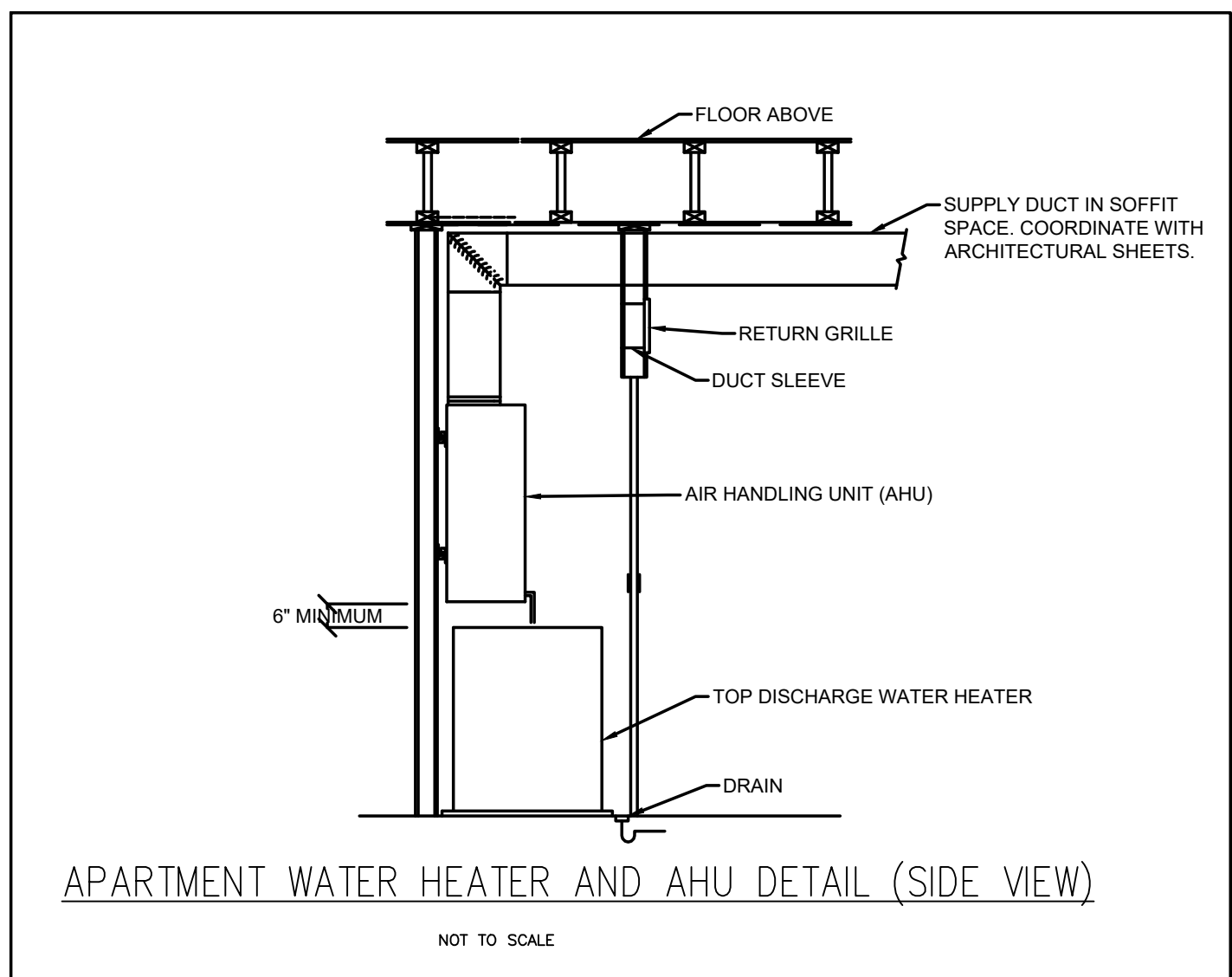
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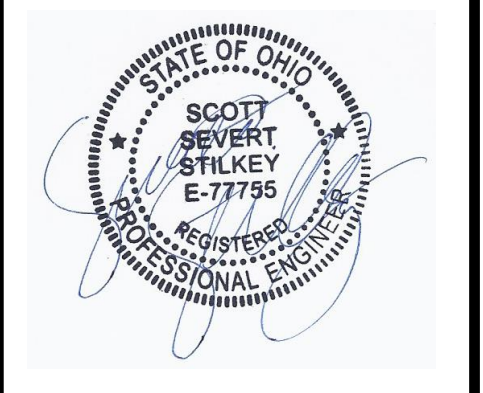
Z:\Projects\Directors\9700-9793\9740-Phase II-Construction Documents\101-107 W MAIN 9740-102-102-MECHANICAL-DETAILS.dwg-ESS- Pk Date/Time: Nov 10, 2022, 1:05pm - Bk: L.meyer
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| Zone THIRD FLOOR CORRIDOR Ventilation | | | | | | | | | |
|---------------------------------------|-------------------------|--------------|-------|--|----------------|--------------|----------------|-------------------|------------------|
| System Primary Airflow: | | 600 CFM | | Zone Air Distribution Effectiveness: | | 0.8 | | | |
| Average Outdoor Air Fraction: | | 0.0917 | | Primary Air Fraction to Zone: | | 1 | | | |
| Occupant Diversity: | | 1 | | Secondary Air Fraction to Zone: | | 1 | | | |
| Uncorrected Air Intake: | | 55 CFM | | Fraction of Supply Air to Zone from Outside Zone: | | 1 | | | |
| System Ventilation Efficiency: | | 1 | | Fraction of Supply Air to Zone from Fully Mixed Primary Air: | | 1 | | | |
| Outdoor Air Intake: | | 55 CFM | | Fraction of Outdoor Air to Zone from Outside Zone: | | 1 | | | |
| | | 0.0917 | | | | | | | |
| Room Information | | | | | | | | | |
| Room | Room Type | People | Rate | Area | Breathing Zone | Zone Outdoor | Zone Discharge | Discharge Outdoor | Zone Ventilation |
| | | (CFM/person) | (CFM) | (ft ²) | (CFM) | (CFM) | (CFM) | Air Fraction | Efficiency |
| | | P_p | R_p | A_z | V_{bz} | V_{oz} | V_{dz} | Z_d | E_{vc} |
| THIRD FLOOR CORRIDOR | Public Spaces-Corridors | 0 | 0 | 0.06 720 | 44 | 44 | 55 | 600 | 0.0917 |

*VENTILATION CALCULATIONS PER OMC 2017 TABLE 403.3.1.1



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PROPOSED PROJECT:
 RENOVATION FOR
101-107 W. MAIN
 VAN WERT, OH 45891
 VAN WERT DEVELOPMENT, PHASE II

21001
M2.02

Z:\Project_Directories\9700-9799\9740 - Von Wert, OH - Phase II - Construction Documents\101-107 W MAIN\9740-102-03-MECHANICAL-DETAILS.dwg-EBS Plot Date/Time: Nov 10, 2022 - 1:05pm - Br: L:meyer
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MECHANICAL SPECIFICATIONS

1. General
 - a. Refer to architectural drawings, general notes, instructions to bidders, general conditions, supplementary general conditions, base building specifications 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 incidents 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 controlled 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. AHUHP-X:
 - ii. Heating mode - Indoor air handler shall be controlled from a thermostat in the space. When the thermostat calls for heating the fan shall run and the heat pump in heating mode shall run to maintain temperature setpoint. If the heat pump cannot maintain temperature in the space, the electric heat kit shall energize until set point is reached. When the setpoint is reached the unit shall shut off.
 - iii. Cooling mode - when the thermostat calls for cooling the heat pump unit shall run in cooling mode, the air handler fan shall run, and the dx cooling coil shall cool the air to maintain temperature setpoint
 - d. Dehumidifier
 - i. DE-1: When the relative humidity of the space rises above the set point (50%) the dehumidifier shall start the dehumidification cycle. The dehumidifier shall run until the relative humidity of the space falls below the setpoint.

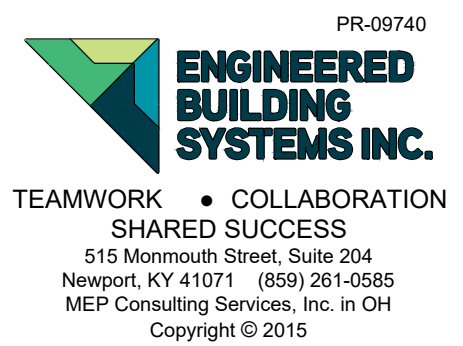


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PROPOSED PROJECT:
RENOVATION FOR
101-107 W. MAIN
VAN WERT, OH 45891
VAN WERT DEVELOPMENT, PHASE II

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KEYED SHEET NOTES

- NEW ELECTRICAL EQUIPMENT. SEE SINGLE LINE DIAGRAM AND PANEL SCHEDULES FOR MORE INFORMATION.
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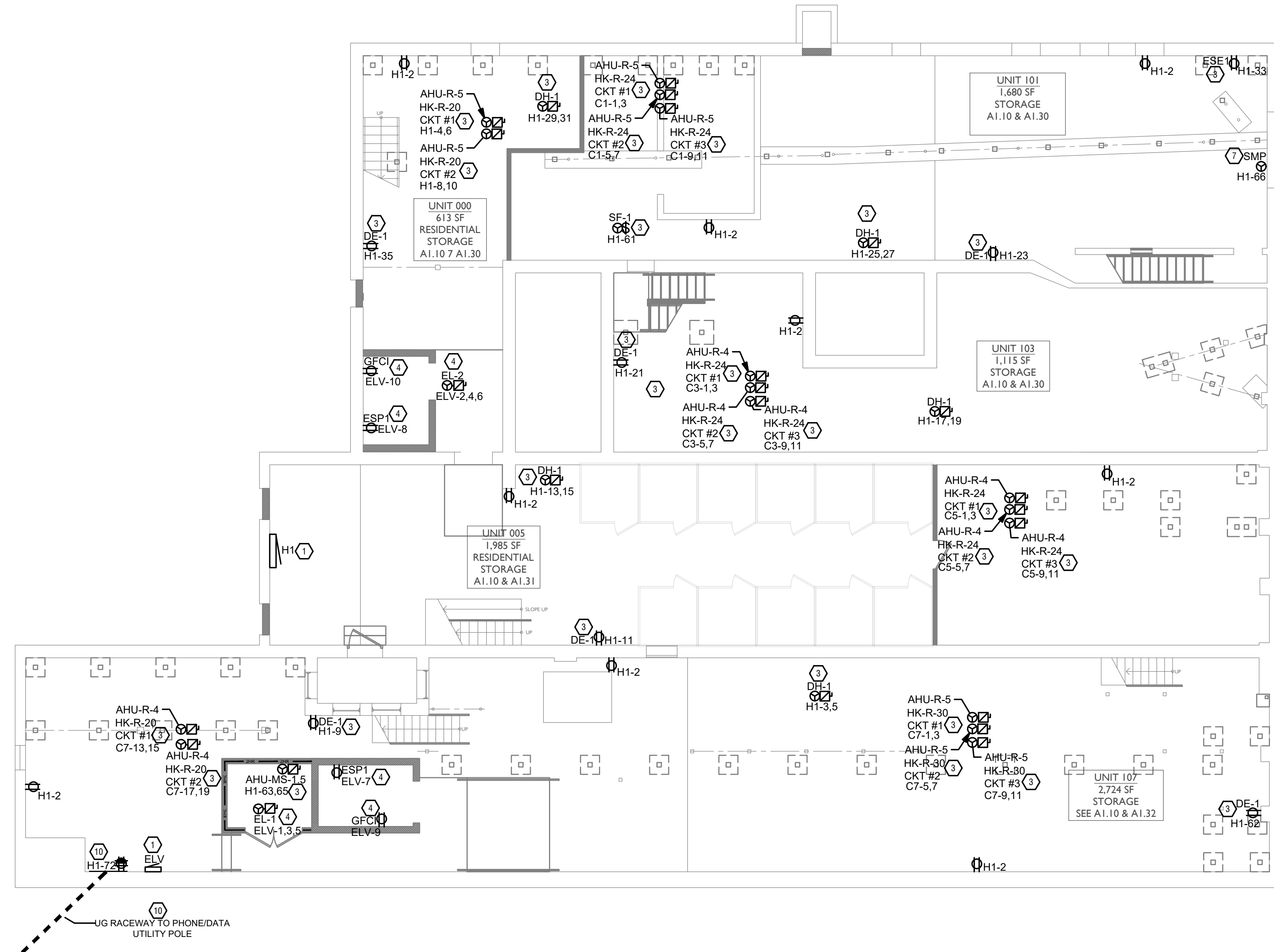
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SCALE: 1/8" = 1'-0"

ELECTRICAL POWER PLAN - BASEMENT



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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



Progress Dates
 11-11-2022 ISSUED FOR BID & PERMIT

Revisions

Checked By: PRS

Drawn by: DJD

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 TEAMWORK • COLLABORATION
 SHARED SUCCESS
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 Newport, KY 41071 (859) 261-0585
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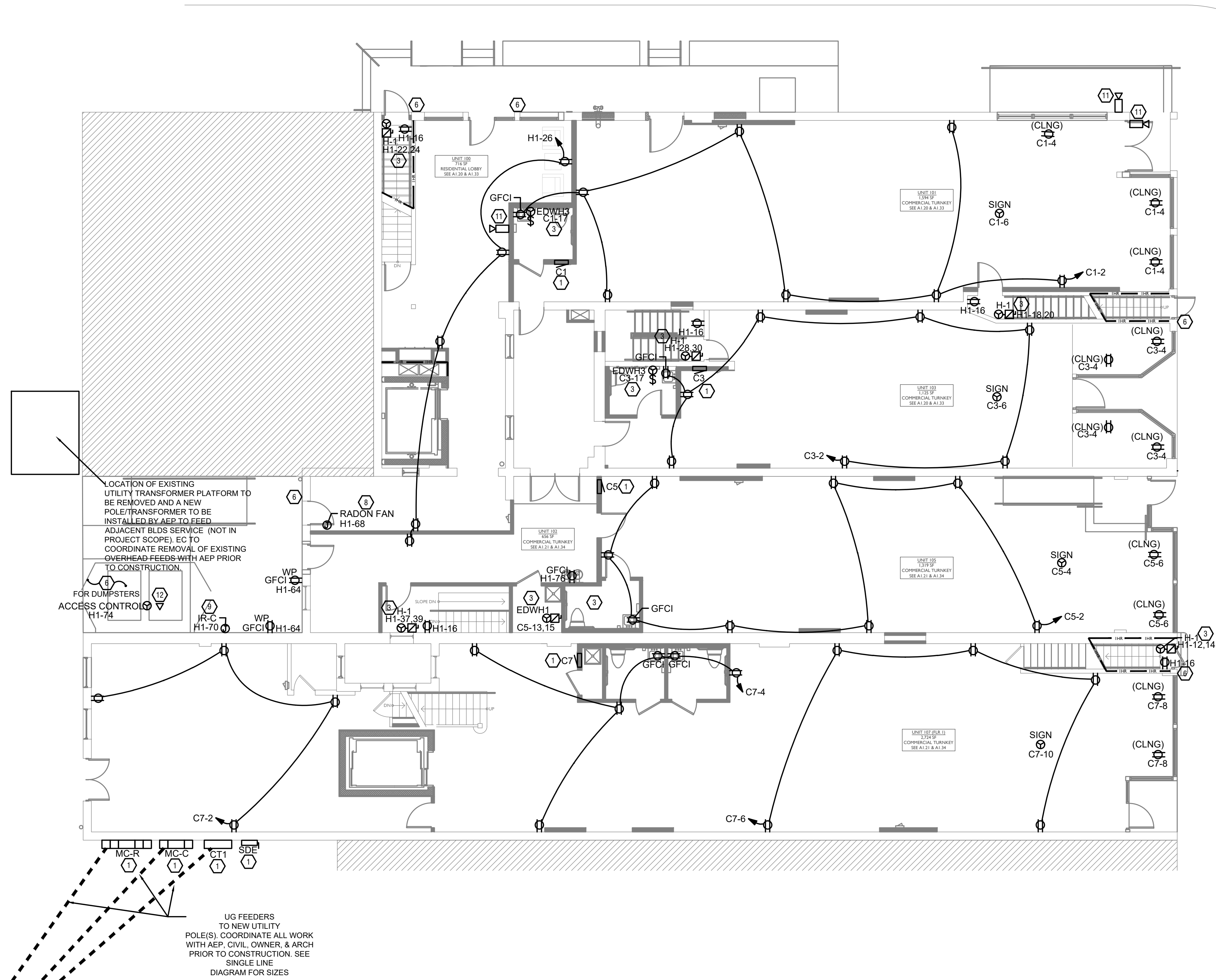
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 RENOVATION FOR
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 VAN WERT, OH 45891
 VAN WERT DEVELOPMENT, PHASE II

21001

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Z:\Projects\Director\9700-9789\9740-107 W MAIN 101-107 W MAIN 9740-EI-01-ELECTRICAL-POWER-FIRST-FLOOR-PLAN.dwg - EBS - Date/Time: Nov 11, 2022 - 1:19pm - Br: dave.danner@ebs.com
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Revisions

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Drawn by: DJD

Teamwork

COLLABORATION

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Engineering

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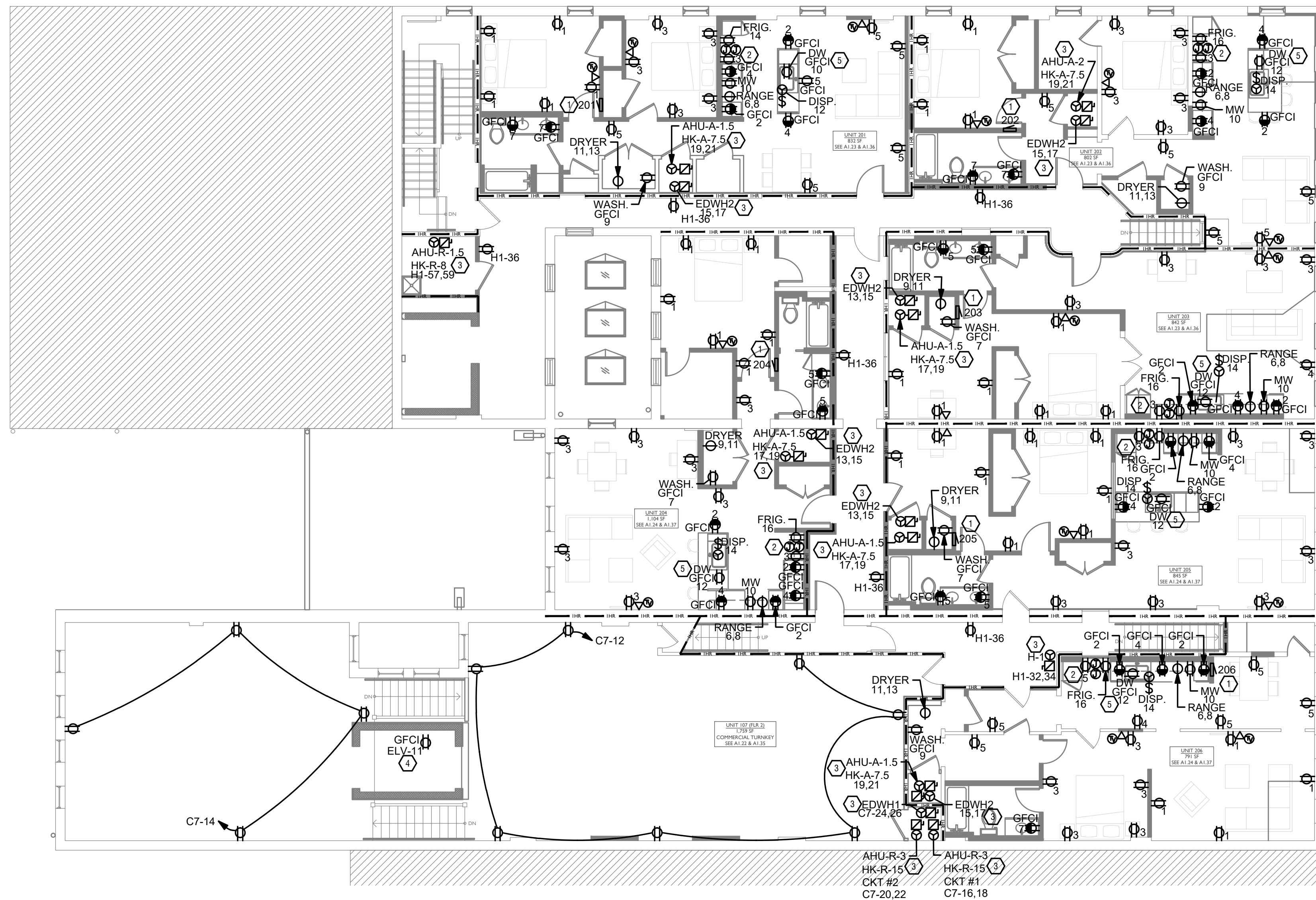
Professional Engineer

North Arrow

Renovation for

EI.01

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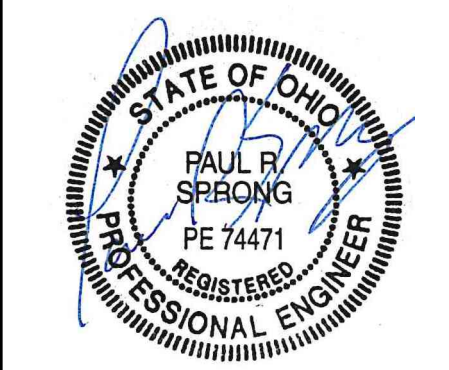
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- FURNISH AND INSTALL SMOKE DETECTORS AS REQUIRED BY CODE. SMOKE DETECTORS SHOWN ON EBS DRAWINGS ARE INTENDED TO CONVEY GENERAL COMPLIANCE FOR BUILDING DEPARTMENT SUBMITTALS. PROVIDE INTERWIRING BETWEEN SMOKE DETECTORS LOCATED IN THE SAME UNIT. SMOKE DETECTORS SHALL BE HARD WIRED WITH BATTERY BACK-UP. FIRE ALARM AND/OR SMOKE DETECTOR SYSTEMS ARE FURNISHED ON A DESIGN-BUILD BASIS BY THE ELECTRICIAN.
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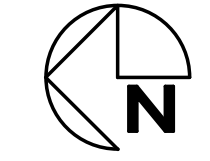
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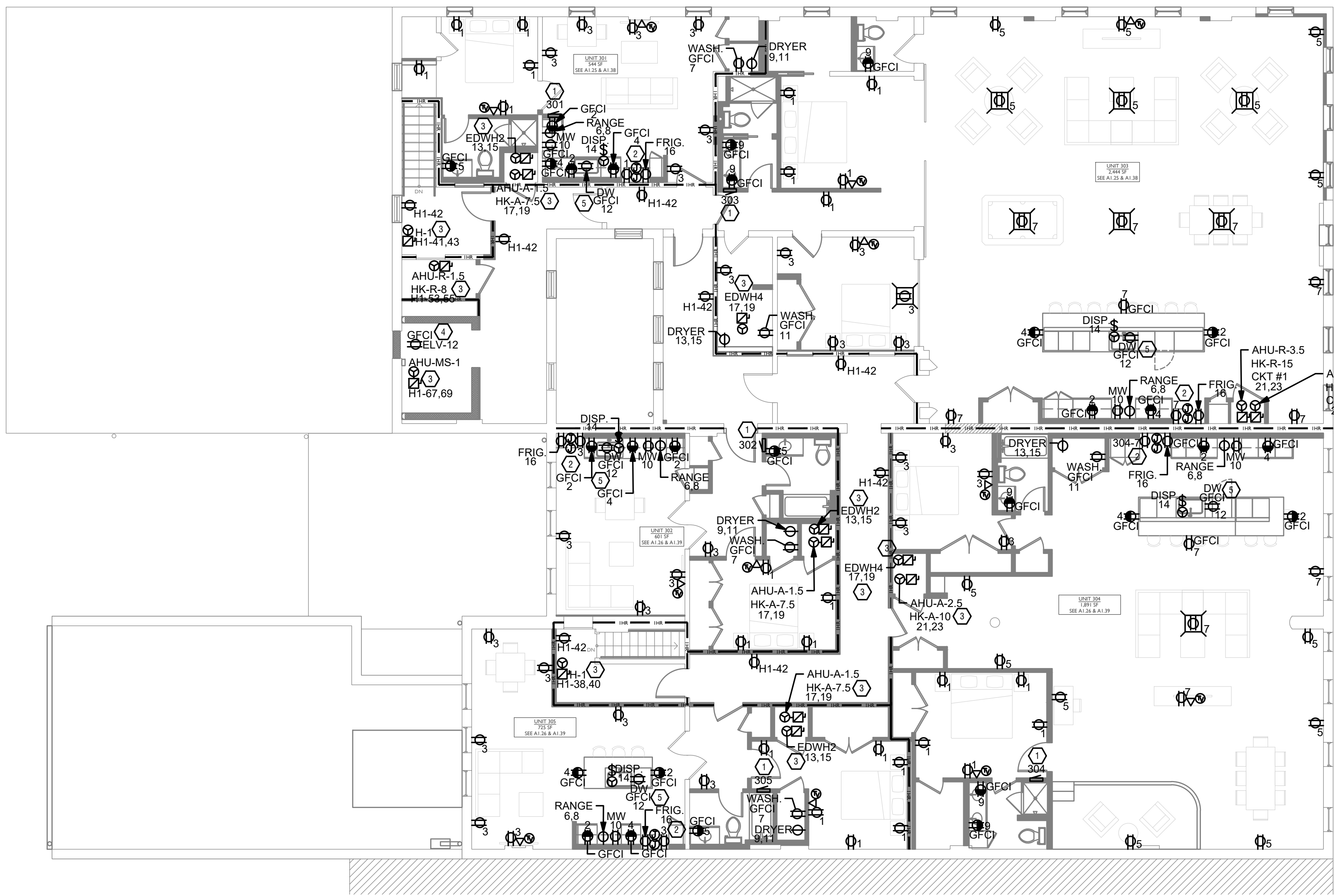
PROPOSED PROJECT:
 RENOVATION FOR
101-107 W. MAIN
 VAN WERT, OH 45891
 VAN WERT DEVELOPMENT, PHASE II

21001

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Z:\Project_Directories\9700-9799\9740- Von Wert, OH - Phase 1\Construction Documents\101-107 W MAIN\9740-EI-03-ELECTRICAL-POWER-THIRD-FLOOR-PLAN.dwg-EBS, Plot Date/Time: Nov 11, 2022-11:17am - Br: dove.danner@plattte.com
 THESE DRAWINGS AND SPECIFICATIONS ARE NOT AUTHORIZED TO BE USED AS CONTRACT DOCUMENTS. THESE DRAWINGS HAVE BEEN PREPARED TO DEMONSTRATE COMPLIANCE WITH APPLICABLE CODES, AND ARE INTENDED TO PROVIDE THE AUTHORITIES HAVING JURISDICTION WITH INFORMATION TO DETERMINE CODE COMPLIANCE. THE INSTALLING CONTRACTOR IS RESPONSIBLE TO ENSURE THAT MEANS, METHODS, AND MATERIALS USED IN CONSTRUCTION ARE INSTALLED IN ACCORDANCE WITH ANY CONTRACTUAL AGREEMENT THAT MAY EXIST WITH AN OWNER, CONSTRUCTION MANAGER, GENERAL CONTRACTOR, ETC.



KEYED SHEET NOTES

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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.

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GENERAL NOTES-POWER

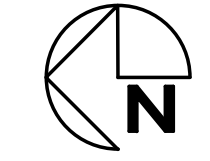
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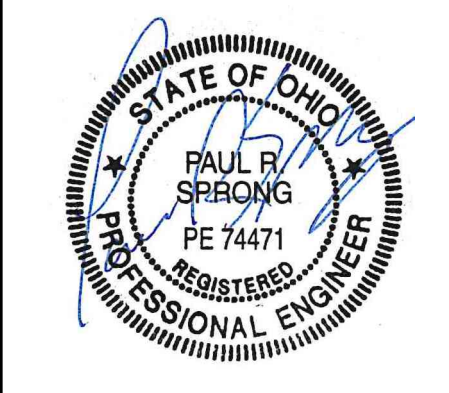
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SCALE: 1/8" = 1'-0"

ELECTRICAL POWER PLAN - THIRD FLOOR



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101-107 W. MAIN
 VAN WERT, OH 45891
 VAN WERT DEVELOPMENT, PHASE II

21001

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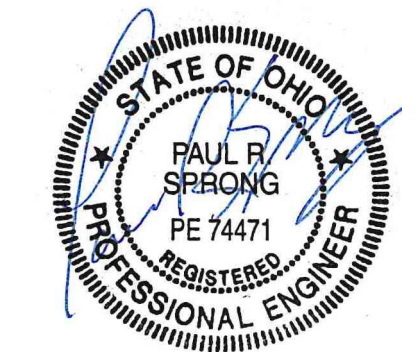
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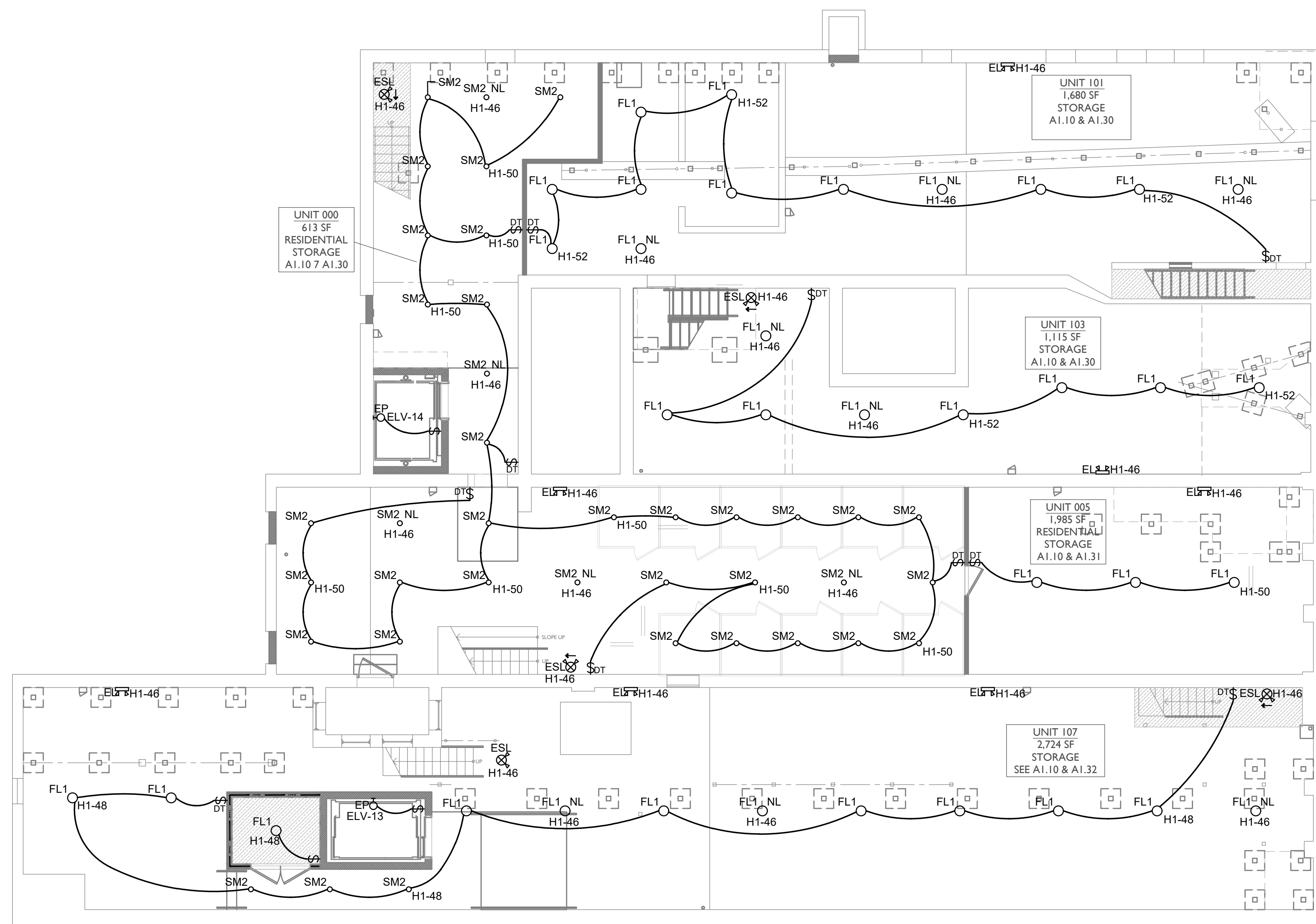
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101-107 W. MAIN
VAN WERT, OH 45891
VAN WERT DEVELOPMENT, PHASE II

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



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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

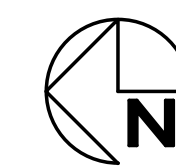
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- A. REFER TO ARCHITECT'S PLANS AND ELEVATIONS FOR DIMENSIONED LOCATIONS OF LIGHT FIXTURES.
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- D. WHERE DIMMERS AND/OR DIMMING SYSTEMS ARE REQUIRED, CONTRACTOR TO FURNISH DIMMERS THAT ARE COMPATIBLE WITH FIXTURE SOURCE AND RATED FOR THE WATTAGE OF THE DIMMING ZONE. PROVIDE ADDITIONAL DIMMERS AS REQUIRED TO MEET ZONE LOAD REQUIREMENTS.

KEYED SHEET NOTES

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



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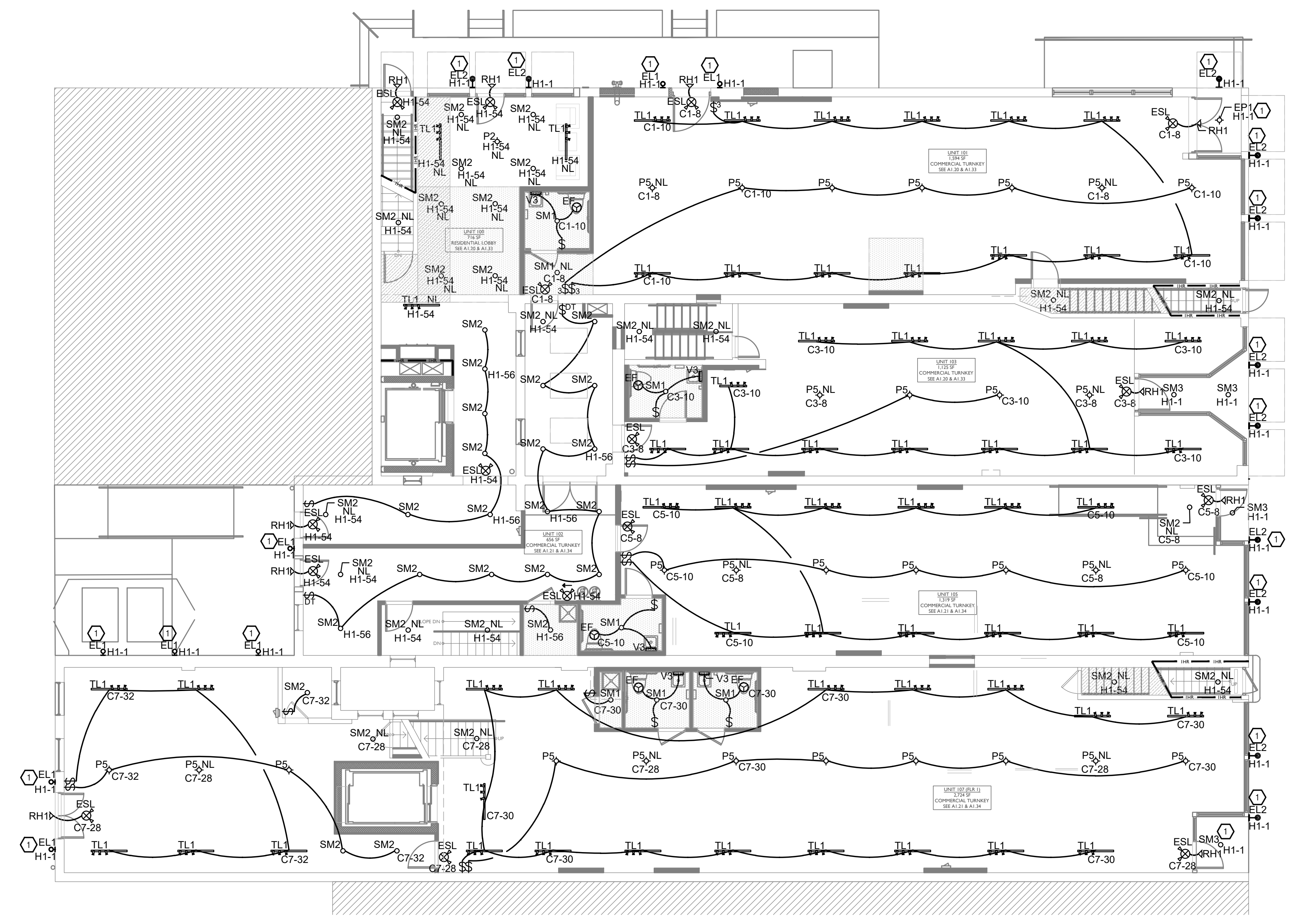
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 VAN WERT DEVELOPMENT, PHASE II

21001

E2.00

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

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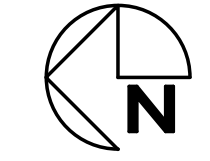
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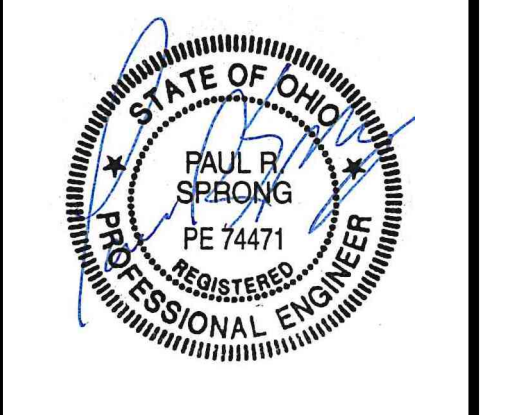
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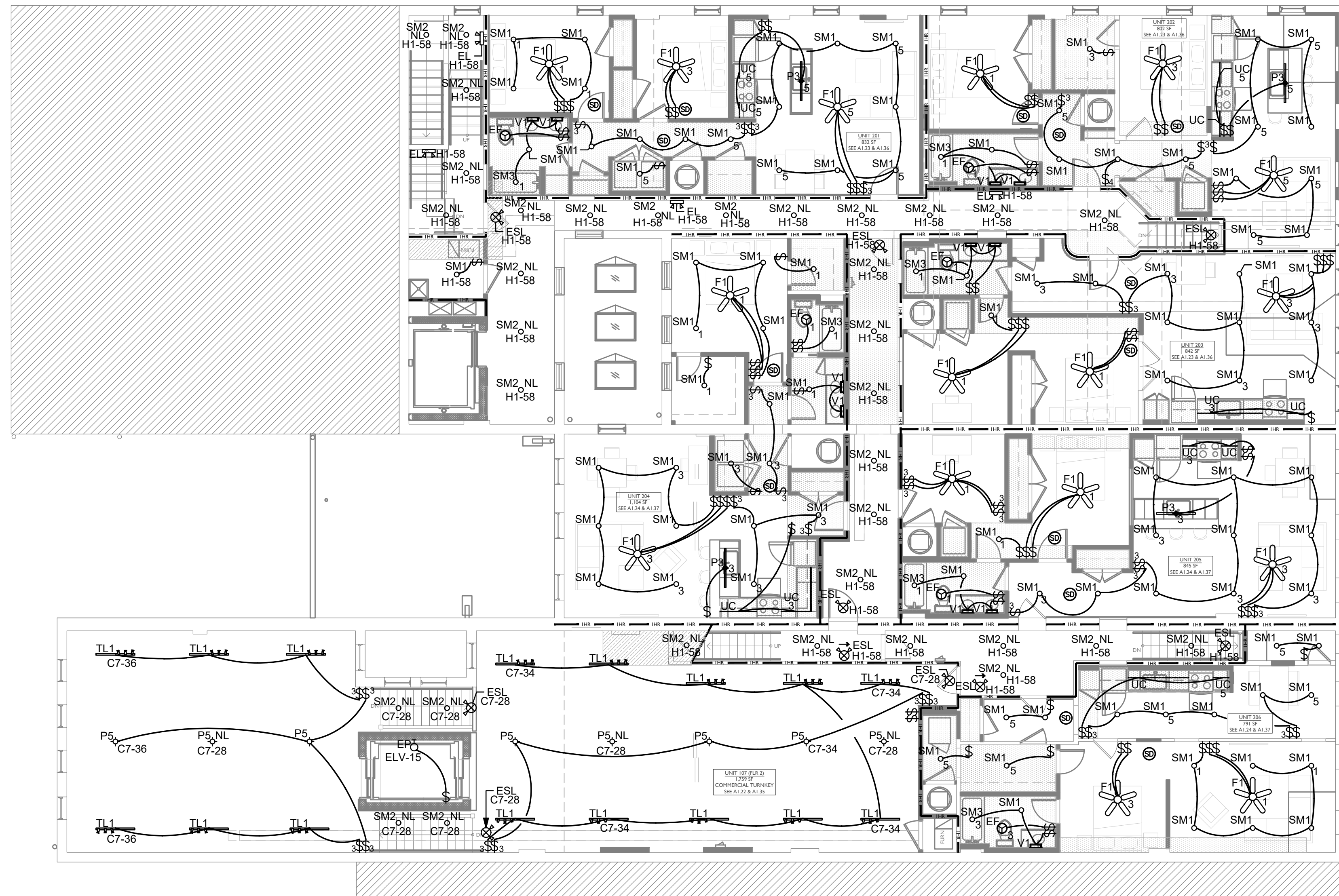
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21001

E2.01

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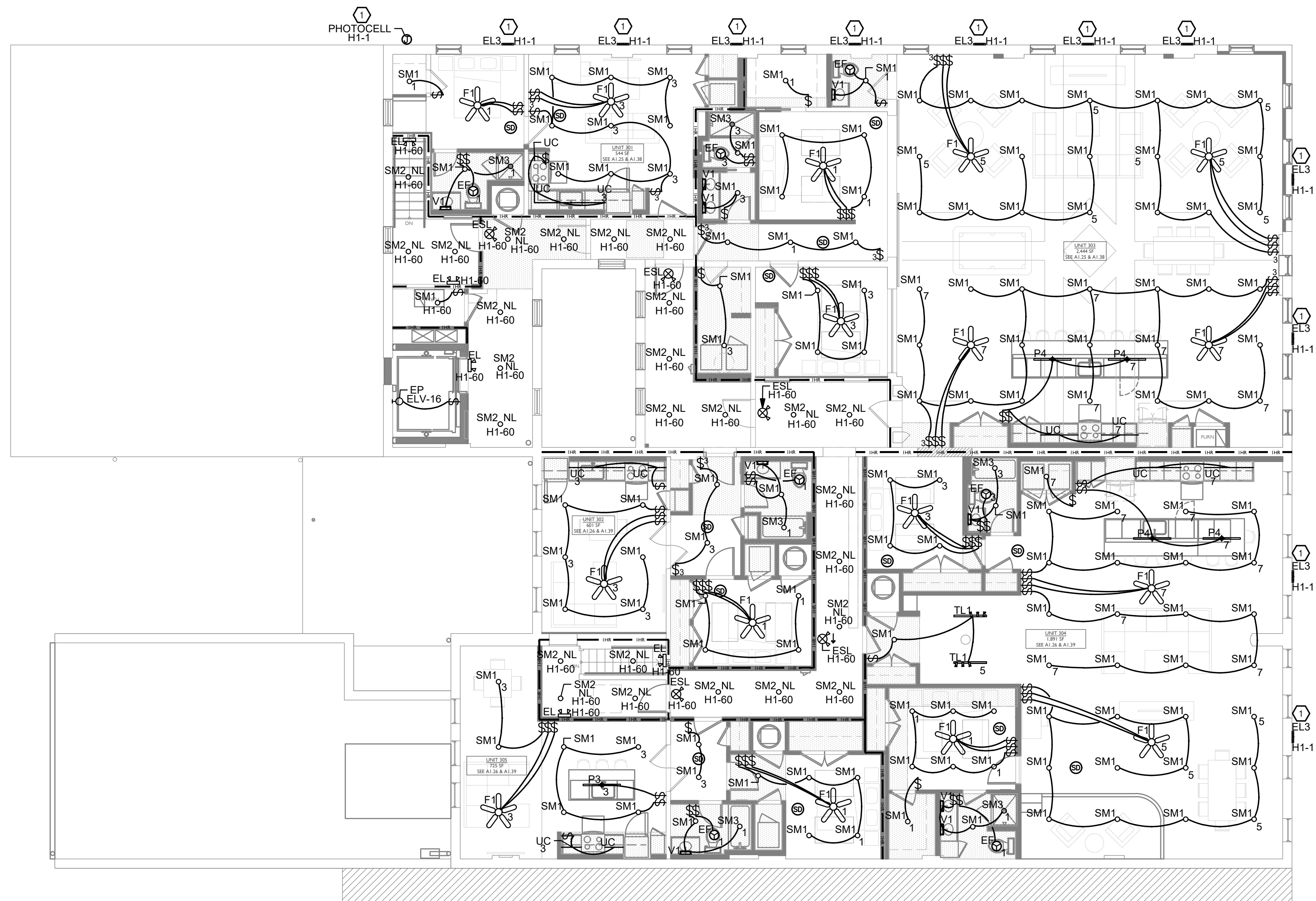
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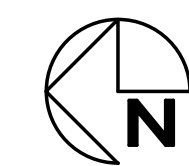
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SCALE: 1/8" = 1'-0"

ELECTRICAL LIGHTING PLAN - THIRD FLOOR

1

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ELECTRICAL LEGEND

*SEE LIGHT FIXTURE SCHEDULE FOR FIXTURE TYPES.

| | | | |
|-----------|--|--------|---|
| \$ | SINGLE POLE LIGHT SWITCH | L5-20R | LOCKING 125V/20 AMP - RECEPTACLE |
| \$3 | THREE WAY LIGHT SWITCH | L6-20R | LOCKING 250V/20 AMP (1-PHASE) - RECEPTACLE |
| \$4 | FOUR WAY LIGHT SWITCH | L5-30R | LOCKING 125V/30 AMP - RECEPTACLE |
| \$D | DIMMER SWITCH | L6-30R | LOCKING 250V/20 AMP (1-PHASE) - RECEPTACLE |
| \$FS | FAN SPEED CONTROL | PP | FURNITURE POWER POLE - RECEPTACLE |
| \$DT | OCC SENSOR - CEILING - DUAL TECHNOLOGY | RFF | FURNITURE RECESSED FLOOR FEED |
| \$PIR | OCC SENSOR - CEILING - PASSIVE INFRARED | WFF | FURNITURE WALL FEED |
| \$DT | OCC SENSOR - WALL - DUAL TECHNOLOGY | FB | RECESSED FLOOR BOX - MULTI-SERVICE (POWER/DATA) |
| \$PIR | OCC SENSOR - WALL - PASSIVE INFRARED | AV | RECESSED FLOOR BOX - MULTI-SERVICE W/AV |
| \$ | OCC SENSOR POWER PACK | MS | RECESSED MULTI-SERVICE POKE THRU |
| \$ | OCC SENSOR POWER PACK - 2 CKT | SC | SPECIAL CONNECTION |
| USB | DUPLEX RECEPTACLE | SC | SIMPLEX RECEPTACLE |
| USB | DUPLEX RECEPTACLE W/USB JACKS | EC | EQUIPMENT CONNECTION |
| CH | COUNTER HEIGHT DUPLEX RECEPTACLE | \$M | MANUAL MOTOR STARTER |
| CH | QUAD RECEPTACLE | ND | NON-FUSED DISCONNECT |
| CH | COUNTER HEIGHT QUAD RECEPTACLE | FD | FUSED DISCONNECT |
| (CLNG) | CEILING (SHOW WINDOW) RECEPTACLE | FD | FUSED DISCONNECT W/MAGNETIC MOTOR STARTER |
| GFCI | DUPLEX - GFCI RECEPTACLE | JB | JUNCTION BOX |
| GFCI | COUNTER HEIGHT DUPLEX - GFCI RECEPTACLE | HNE | HOME NETWORK ENCLOSURE |
| GFCI | COUNTER HEIGHT DUPLEX - GFCI RECEPTACLE | SC | SECURITY CAMERA |
| WP GFCI | WEATHER PROOF - GFCI RECEPTACLE | DL | DATA LOCATION (RING & STRING, U.N.O) |
| DW GFCI | DISHWASHER - GFCI RECEPTACLE | VD | VOICE DROP - LOCATION |
| DISP | GARBAGE DISPOSAL | VD | VOICE/DATA DROP - LOCATION |
| MW | MICROWAVE RECEPTACLE | CT | CARD READER |
| FRIG | REFRIGERATOR RECEPTACLE | DR | DOOR RELEASE - ACCESS CONTROL |
| RANGE | RANGE - 208-240V/ 1-PHASE 50 AMP RECEPTACLE | DS | DOOR STRIKE - ACCESS CONTROL |
| WASH GFCI | WASHER - GFCI RECEPTACLE | ML | MAG-LOCK - ACCESS CONTROL |
| DRYER | DRYER - 208-240V/ 1-PHASE 30 AMP RECEPTACLE | PS | POSITION SWITCH |
| W/D | STACKED WASHER/DRYER - 208-240V/ 1-PHASE 30 AMP RECEPTACLE | PR | PROXY READER |
| WB | DUPLEX - MONUMENT FLOOR BOX | RE | REQUEST TO EXIT SWITCH |
| WB | DUPLEX - RECESSED FLOOR BOX | WIA | WIRELESS INTERNET ACCESS POINT |
| WB | PANELBOARD | DA | DOOR HOLD - FIRE ALARM |
| WB | PANELBOARD W/ BUS (MCB OR MLO) - SINGLE LINE DIAGRAM | DS | DUCT SMOKE DETECTOR |
| WB | TRANSFORMER - SINGLE LINE DIAGRAM | FABP | FIRE ALARM BOOSTER PANEL |
| WB | TRANSFORMER W/ GROUND - SINGLE LINE DIAGRAM | FACP | FIRE ALARM CONTROL PANEL |
| WB | PADMOUNT TRANSFORMER - SINGLE LINE DIAGRAM | FARA | FIRE ALARM REMOTE ANNUCIATOR |
| WB | AUTOMATIC TRANSFER SWITCH (ATS) - SINGLE LINE DIAGRAM | FS | SPRINKLER FLOW SWITCH |
| WB | STANDBY/EMERGENCY GENERATOR - SINGLE LINE DIAGRAM | HD | HEAT DETECTOR - FIRE ALARM |
| WB | * METER BASE - SINGLE LINE DIAGRAM | HA | HORN - FIRE ALARM |
| WB | FUSED DISCONNECT - SINGLE LINE DIAGRAM | HS | HORN/STROBE - FIRE ALARM |
| WB | * CT CABINET - SINGLE LINE DIAGRAM | PIV | POST INDICATOR VALVE - (PIV) |
| | | PRE-A | PRE-ACTION PANEL |
| | | PS | PRESSURE SWITCH |
| | | P | PULL STATION - FIRE ALARM |
| | | SD | SMOKE DAMPER |
| | | SD | SMOKE DETECTOR |
| | | CO | COMBINATION SMOKE/CO2 DETECTOR |
| | | SP | SPEAKER - FIRE ALARM |
| | | SP | SPEAKER/STROBE - FIRE ALARM |
| | | ST | STROBE - FIRE ALARM |

* FINAL METER CONFIGURATION TBD/ APPROVED BY LOCAL UTILITY COMPANY PRIOR TO CONSTRUCTION.

| | | |
|---|--|-----------------------------|
| ABBREVIATIONS: | HP Heat Pump | EXAMPLES: |
| # Number | HZ Hertz | SWITCH GROUP |
| Ω Ohm | IG Isolated Ground | FUNCTION |
| ∅ Phase | IMC Intermediate Metal Conduit | FIXTURE TYPE (SEE SCHEDULE) |
| A Amperes | KCMIL Thousand Circular Mils | SWITCH |
| AC Alternating Current | KVA Kilovolt-Amperes | PANEL-CIRCUIT |
| A/C Air Conditioning | LFMC Liquid Tight Metal Conduit | |
| AFCI Arc Fault Current Interrupter | LTG Lighting | |
| AHU Air Handling Unit | LRA Locked Rotor Amperes | |
| AIC Ampere Interrupting Capacity | MC Metal Clad Cable | |
| AL Aluminum | MCB Main Circuit Breaker | |
| ATS Automatic Transfer Switch | MCC Motor Control Center | |
| ATC Automatic Temperature Control | MLO Main Lug Only | |
| AWG American Wire Gauge | NC Normally Closed | |
| C Conduit | NEC National Electrical Code | |
| CATV Cable Television | NEMA National Electrical Manufacturers Association | |
| CB Critical Branch | NFPA National Fire Protection Association | |
| CB Circuit Breaker | NL Night Lighting (Egress Illumination) | |
| CKT Circuit | NO Normally Open | |
| CCTV Closed Circuit Television | NTS Not To Scale | |
| CT Current Transformer | P Pole | |
| CU Condensing Unit | PB Push Button or Panic Button or Pull Box | |
| DC Direct Current | PNL Panel | |
| DIA Diameter | PWR Power | |
| EC Electrical Contractor | QTY Quantity | |
| EF Exhaust Fan | REQ Required | |
| ELEV Elevator | RMC Rigid Metal Conduit | |
| EM Emergency | RNC Rigid Non-Metallic Conduit | |
| EMT Electrical Metallic Tubing | RTU Roof Top Unit | |
| EPO Emergency Power Off | ST Shunt Trip | |
| EWC Electric Water Cooler | SW Switch | |
| EWL Electric Water Heater | TSTAT Thermostat | |
| FA Fire Alarm | TYP Typical | |
| FAA Fire Alarm Annunciator | UG Underground | |
| FLA Full Load Amperes | UL Underwriters Laboratory | |
| FMC Flexible Metal Conduit | UNO Unless Noted Otherwise | |
| GF Gas Furnace | V Volt | |
| GFCI Ground Fault Current Interrupter | VA Volt-Amperes | |
| GND Ground | W Watt or Wire | |
| GWH Gas Water Heater | WP Weather Proof | |
| HOA Hand-Off-Automatic Switch | XFMR Transformer | |
| HVAC Heating, Ventilation, Air Conditioning | | |

NOTE: ALL ITEMS MAY NOT BE USED.

GENERAL NOTES-SINGLE LINE DIAGRAM

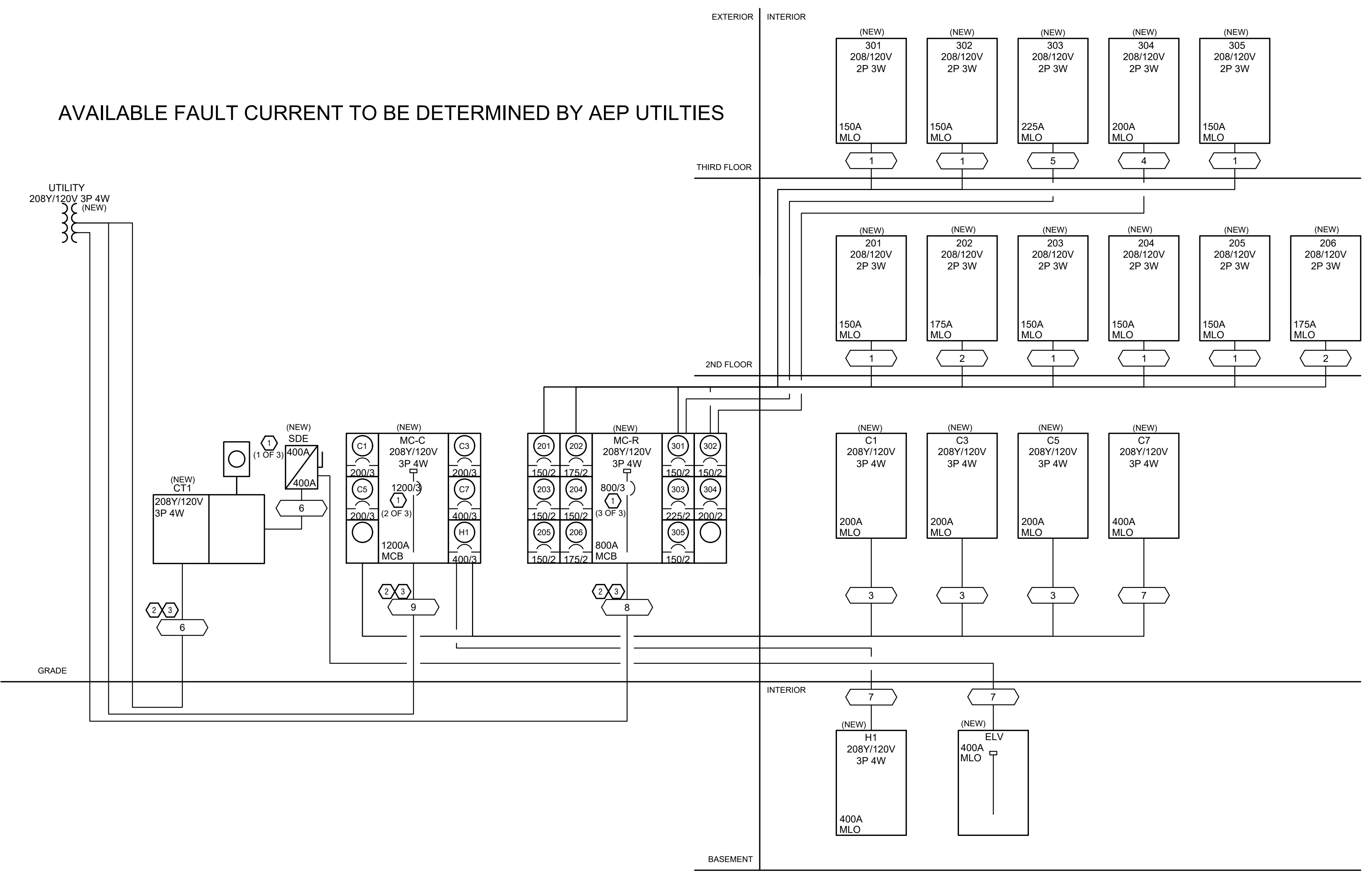
- ALL BREAKERS SHALL BE RATED TO WITHSTAND THE AVAILABLE FAULT CURRENT AT THEIR LOCATION. WHERE SERIES-RATED COMBINATIONS ARE USED IN ACCORDANCE WITH NEC 240.86 (B) AND (C) THE CONTRACTOR AND/OR HIS EQUIPMENT SUPPLIER MUST PROVIDE APPROPRIATE DOCUMENTATION AND LABELING.
- WHERE BREAKERS WITH ADJUSTABLE SETTINGS ARE FURNISHED TO THE PROJECT, THE MANUFACTURER'S REP SHALL IDENTIFY AND PROVIDE THE APPROPRIATE SETTINGS TO THE ELECTRICAL CONTRACTOR FOR HIS USE IN INSTALLATION.
- PANEL SCHEDULES INDICATE BREAKER SIZE ONLY. PROVIDE AFCI/GFCI PROTECTION AS REQUIRED BY NEC. COORDINATE FINAL BREAKER SIZES/TYPES FOR ITEMS FURNISHED BY OTHERS WITH SHOP DRAWINGS OR PRODUCT INFORMATION FOR ACTUAL EQUIPMENT BEING CONNECTED.
- ELECTRICAL CONTRACTOR SHALL NOT ORDER OR PURCHASE ANY MATERIALS OR EQUIPMENT UNTIL PERMIT DRAWINGS HAVE BEEN APPROVED BY AHJ.

FEEDER SCHEDULE

| ID | CONDUIT AND FEEDER |
|----|---|
| 1 | 2#3/0 AL,#3/0 AL N,#4 AL G |
| 2 | 2#4/0 AL,#4/0 AL N,#4 AL G |
| 3 | 3#250kcmil AL,#250kcmil AL N,#4 AL G |
| 4 | 2#250kcmil AL,#250kcmil AL N,#4 AL G |
| 5 | 2#300kcmil AL,#300kcmil AL N,#2 AL G |
| 6 | (2)-1/2" C,3#250kcmil AL,#250kcmil AL N |
| 7 | (2)-3/4" C,3#250kcmil AL,#250kcmil AL N,#1 AL G |
| 8 | (3)-3" C,3#400kcmil AL,#400kcmil AL N |
| 9 | (4)-3" C,3#500kcmil AL,#500kcmil AL N |
| 10 | 2" C,3#4/0 AL,#6 CU G |

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

AVAILABLE FAULT CURRENT TO BE DETERMINED BY AEP UTILITIES



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Drawn by: DJD

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PROPOSED PROJECT:
**RENOVATION FOR
101-107 W. MAIN**
VAN WERT, OH 45891
VAN WERT DEVELOPMENT, PHASE II

E3.00

21001

ELECTRICAL DETAILS | 1

Z:\Project_Directories\9700-9789\9740- Phase II - Construction Documents\101-107 W MAIN\9740-E3-E3-04-ELECTRICAL-DETAILS.dwg-EBS - Plot Date/Time: Nov 11, 2022-1:54pm - By: dave.donahue
THESE DRAWINGS AND SPECIFICATIONS ARE NOT AUTHORIZED TO BE USED AS CONTRACT DOCUMENTS. THESE DRAWINGS HAVE BEEN PREPARED TO DEMONSTRATE COMPLIANCE WITH APPLICABLE CODES, AND ARE INTENDED TO PROVIDE THE AUTHORITIES HAVING JURISDICTION WITH INFORMATION TO DETERMINE CODE COMPLIANCE. THE INSTALLING CONTRACTOR IS RESPONSIBLE TO ENSURE THAT MEANS, METHODS, AND MATERIALS USED IN CONSTRUCTION ARE INSTALLED IN ACCORDANCE WITH ANY CONTRACTUAL AGREEMENT THAT MAY EXIST WITH AN OWNER, CONSTRUCTION MANAGER, GENERAL CONTRACTOR, ETC.

ELECTRICAL SPECIFICATIONS

- GENERAL DEMOLITION
 - 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
 - USE OF DRAWINGS AND SPECIFICATIONS
 - 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.
 - STANDARDS
 - MATERIALS, EQUIPMENT AND MATERIALS SHALL CONFORM WITH APPROPRIATE PROVISIONS OF NEC, ASTM, UL, ETL, NEMA, ANSI, AS APPLICABLE TO EACH INDIVIDUAL UNIT OR ASSEMBLY.
 - CODES
 - 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 BE RESPONSIBLE FOR OBTAINING AS A MINIMUM STANDARD WITHOUT ANY EXTRA COST TO OWNER.
 - PERMITS AND FEES
 - THE ELECTRICAL CONTRACTOR SHALL PROCURE AND PAY FOR ALL PERMITS, FEES AND INSPECTIONS NECESSARY TO COMPLETE THE ELECTRICAL WORK.
 - WARRANTY
 - 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.
 - SITE EXAMINATION
 - 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 EQUIPMENT 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.
 - ALL WORK SHALL BE DONE AT TIMES CONVENIENT TO THE OWNER AND ONLY DURING NORMAL WORKING HOURS, UNLESS SPECIFIED OTHERWISE.
 - ELECTRICAL CONTRACTOR SHALL TAKE HIS OWN MEASUREMENTS AND BE RESPONSIBLE FOR THEM.
 - 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.
 - CONTRACTOR COORDINATION
 - 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.
 - 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. 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.
 - IF QUESTIONS CONCERNING DESIGN INTENT ARISE DURING COORDINATION, EBS CAN ASSIST WHERE APPROPRIATE.
 - THE ARCHITECTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER ALL OTHER DRAWINGS. DO NOT SCALE DISTANCES OFF THE ELECTRICAL DRAWINGS. USE ACTUAL BUILDING DIMENSIONS.
 - 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.
 - UTILITY COORDINATION
 - 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.
 - SUBMITTALS
 - 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.
 - RECORD DRAWING
 - THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR CREATING RECORD DRAWINGS WHERE REQUIRED. DRAWINGS SHALL BE PRODUCED IN AUTOCAD 2004 FORMAT OR LATER.
 - SHOP DRAWINGS
 - 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.
 - 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.
 - REVIEW OF SHOP DRAWINGS DOES NOT RELIEVE THE ELECTRICAL CONTRACTOR/VENDOR FROM COMPLIANCE WITH THE REQUIREMENTS OF THE CONTRACT DRAWINGS, SPECIFICATIONS & APPLICABLE CODES.
 - TESTING
 - 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.
 - TEMPORARY POWER
 - 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.
 - MECHANICAL EQUIPMENT
 - ALL FINAL CONNECTIONS TO MECHANICAL EQUIPMENT SHALL BE DONE BY THE ELECTRICAL CONTRACTOR.
 - DEMOLITION
 - THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR DEENERGIZING CIRCUITS IN DEMOLITION AREAS TO INSURE A SAFE WORKING ENVIRONMENT. ALL ELECTRICAL 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.
 - POWER OUTAGES
 - 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.
 - GROUNDING AND BONDING
 - CONTRACTOR TO PROVIDE GROUNDING AND BONDING AS REQUIRED FOR ELECTRICAL SYSTEMS. GROUNDINGS AND BONDING IS CONSIDERED MEANS AND METHODS OF CONSTRUCTION, AND SHOULD BE COMPLETED BY THE ELECTRICAL CONTRACTOR IN ACCORDANCE WITH NEC 250.
 - ANY GAS PIPING SYSTEMS MUST BE BONDED PER UTILITY PROVIDER'S INSTALLATION GUIDELINES WHERE REQUIRED.
 - MATERIALS
 - 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.
 - 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.
 - CUTTING AND FITTING
 - 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, FIREPROOF, AND WATERPROOF ALL OPENINGS, SLEEVES, AND HOLES IN SLABS, WALLS, AND CASEWORK.
 - WIRING METHODS
 - 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.
 - 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.
 - THE MINIMUM SIZE OF CONDUIT SHALL BE 3/4" UNLESS OTHERWISE NOTED. CONDUIT CONNECTORS SHALL BE DOUBLE LOCKNUT TYPE. UL LISTED LABEL WITH COMPRESSION OR SET SCREW FITTINGS.
 - RIGID CONDUIT SHALL BE HOT DIPPED GALVANIZED.
 - WHERE RACEWAYS ARE INSTALLED FOR OTHERS TO USE, OR FOR FUTURE USE, PROVIDE NYLON PULL STRING.
 - PENETRATIONS THROUGH FINE RATED CONSTRUCTION SHALL BE SEALED USING 3M FIRE BARRIER CAULK, NELSON ELECTRIC FLAMESEAL OR T&B FLAMESAFE OR OTHER APPROVED METHOD.
 - CONDUCTORS AND TERMINATIONS
 - 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.
 - MOTORS AND OTHER WIRING
 - 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.
 - 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.
 - ELEVATOR(S)
 - FURNISH AND INSTALL ALL REQUIRED ELECTRICAL COMPONENTS AND CONNECTIONS FOR ELEVATOR OPERATION. REFER TO ELEVATOR SHOP DRAWINGS FOR COMPLETE INFORMATION. PROVIDE SHUNT-TRIP OPERATION FOR ELEVATOR CIRCUIT WHERE REQUIRED. INCLUDE CONNECTIONS FOR SHAFT, SUMP PUMP, PIT LIGHT, RECEPTACLE, CAB LIGHT, ETC. BASIS OF DESIGN HP AND CIRCUIT CHARACTERISTICS SHOWN ON DRAWINGS MUST BE VERIFIED WITH ELEVATOR SUPPLIER PRIOR TO ROUGH-IN OR INSTALLATION.
 - DEVICES
 - HUBBELL, LEVITON, OR APPROVED EQUAL WITH MATCHING COVERPLATES.
 - 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.
 - 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.
 - SERVICE ENTRANCE AND DISTRIBUTION EQUIPMENT
 - 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.
 - TRANSFORMERS
 - DRY TYPE TRANSFORMERS - 15KVA TO 500 KVA - 600 VOLTS OR LESS, SINGLE AND THREE- PHASE. CONCRETE PADS FOR TRANSFORMERS, PROPERLY SLEEVED FOR TRANSFORMER TAP COMPARTMENTS.
 - ALL APPLICABLE MATERIAL SHALL CONFORM TO NEMA STANDARDS. ALL APPLICABLE MATERIAL SHALL BEAR UL LABELS.
 - TRANSFORMERS SHALL BE VENTILATED TYPE, SINGLE AND/OR THREE-PHASE, 60 HERTZ, DRY TYPE, AIR COOLED, TWO WINDING, INSULATED, HIGH EFFICIENCY, LOW SOUND LEVEL, AS LISTED ON THE DRAWINGS. PROVIDE TRANSFORMERS OF SAME MANUFACTURER AS SWITCHBOARDS AND PANELBOARDS.
 - COILS SHALL UTILIZE AN UNDERWRITERS' LABORATORY APPROVED, 220 C INSULATION SYSTEM AND THE AVERAGE TEMPERATURE RISE SHALL NOT EXCEED 115°C ABOVE A 40°C MAXIMUM AMBIENT. ALL UNITS SHALL HAVE NEMA STANDARD TAPS. 2-2 1/2% AN AND 4-2 1/2% BN.
 - CORES SHALL BE MANUFACTURED WITH A HIGH GRADE, NON-AGING SILICON STEEL STACKED WITHOUT GAPS AND FIRMLY CLAMPED. THE CORE AND COIL ASSEMBLY SHALL BE MOUNTED ON VIBRATION PADS AND BOLTED TO THE ENCLOSURE. THE ENCLOSURE FOR SEPARATELY MOUNTED TRANSFORMERS SHALL BE PROVIDED WITH LIFTING EYES OR BRACKETS NEMA-3R OUTDOOR, TO PREVENT ACCESS TO LIVE PARTS. TOP OF CASE TEMPERATURES SHALL NOT EXCEED UL ACCEPTABLE LEVELS.
 - TRANSFORMERS SHALL BE INSTALLED ON MINIMUM 4-1/2" CONCRETE PADS, PLUMB AND LEVEL IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND APPLICABLE CODES.
 - TERMINATE PRIMARY AND SECONDARY CONDUCTOR WITH COMPRESSION CONNECTORS, GROUNDING TO BE PER NEC.
 - VERIFY INCOMING VOLTAGE TO TRANSFORMER AND SET TAPS AT THE VOLTAGE LEVEL.
 - PROVIDE LOCKABLE BREAKERS FOR FEEDERS SUPPLYING TRANSFORMERS THAT ARE NOT LOCATED WITHIN SITE OF THE OVER-CURRENT PROTECTION. TRANSFORMERS SHALL BE FIELD MARKED WITH THE LOCATION OF THE OVER-CURRENT PROTECTION DEVICE.
- DISCONNECTS AND FUSED SWITCHES
 - HEAVY DUTY TYPE, HORSEPOWER RATED WITH INTERLOCKING COVER, NEMA 1 TYPICAL. OUTDOOR AND WET LOCATION SWITCHES SHALL BE RAIN-TIGHT 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.
- NAMEPLATES
 - PROVIDE PERMANENT NAMEPLATE LABELING ON ALL DISCONNECTS, INCLUDE LOAD SERVED, VOLTAGE, PHASE, HORSEPOWER, FUSE SIZE, AND TYPE.
- MOUNTING
 - 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.
- GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS AND EQUIPMENT
 - PROVIDE GROUNDING AND BONDING FOR ELECTRICAL SERVICE IN ACCORDANCE WITH NEC ARTICLE 250.
 - 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 GROUND. METALLIC RACEWAYS SHALL UTILIZE DOUBLE LOCKNUTS AND OTHER FITTINGS AS REQUIRED TO PROVIDE GROUND CONTINUITY.
- LIGHTING CONTACTORS
 - PROVIDE LIGHTING CONTACTORS AS INDICATED ON DRAWINGS. 30A, 12-POLE LIGHTING CONTACTOR IN NEMA 1 ENCLOSURE.
- MULTI-TENANT METER CENTERS
 - 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 IDENTIFICATION (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.
- PANELBOARDS
 - PROVIDE BRANCH CIRCUIT PANELBOARD(S) AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN. PANELBOARD(S) 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.
- RESIDENTIAL LOAD CENTERS
 - 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.
- LIGHTING
 - 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.
 - 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.
- TELEPHONE SYSTEM
 - 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.
- DATA/POISIA-V/SYSTEM NOTES
 - 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.

- TEMPORARY POWER
 - 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.
 - MECHANICAL EQUIPMENT
 - ALL FINAL CONNECTIONS TO MECHANICAL EQUIPMENT SHALL BE DONE BY THE ELECTRICAL CONTRACTOR.
 - DEMOLITION
 - THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR DEENERGIZING CIRCUITS IN DEMOLITION AREAS TO INSURE A SAFE WORKING ENVIRONMENT. ALL ELECTRICAL 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.
 - POWER OUTAGES
 - 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.
 - GROUNDING AND BONDING
 - CONTRACTOR TO PROVIDE GROUNDING AND BONDING AS REQUIRED FOR ELECTRICAL SYSTEMS. GROUNDINGS AND BONDING IS CONSIDERED MEANS AND METHODS OF CONSTRUCTION, AND SHOULD BE COMPLETED BY THE ELECTRICAL CONTRACTOR IN ACCORDANCE WITH NEC 250.
 - ANY GAS PIPING SYSTEMS MUST BE BONDED PER UTILITY PROVIDER'S INSTALLATION GUIDELINES WHERE REQUIRED.
 - MATERIALS
 - 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.
 - 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.
 - CUTTING AND FITTING
 - 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, FIREPROOF, AND WATERPROOF ALL OPENINGS, SLEEVES, AND HOLES IN SLABS, WALLS, AND CASEWORK.
 - WIRING METHODS
 - 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.
 - 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.
 - THE MINIMUM SIZE OF CONDUIT SHALL BE 3/4" UNLESS OTHERWISE NOTED. CONDUIT CONNECTORS SHALL BE DOUBLE LOCKNUT TYPE. UL LISTED LABEL WITH COMPRESSION OR SET SCREW FITTINGS.
 - RIGID CONDUIT SHALL BE HOT DIPPED GALVANIZED.
 - WHERE RACEWAYS ARE INSTALLED FOR OTHERS TO USE, OR FOR FUTURE USE, PROVIDE NYLON PULL STRING.
 - PENETRATIONS THROUGH FINE RATED CONSTRUCTION SHALL BE SEALED USING 3M FIRE BARRIER CAULK, NELSON ELECTRIC FLAMESEAL OR T&B FLAMESAFE OR OTHER APPROVED METHOD.
 - CONDUCTORS AND TERMINATIONS
 - 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.
 - MOTORS AND OTHER WIRING
 - 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.
 - 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.
 - ELEVATOR(S)
 - FURNISH AND INSTALL ALL REQUIRED ELECTRICAL COMPONENTS AND CONNECTIONS FOR ELEVATOR OPERATION. REFER TO ELEVATOR SHOP DRAWINGS FOR COMPLETE INFORMATION. PROVIDE SHUNT-TRIP OPERATION FOR ELEVATOR CIRCUIT WHERE REQUIRED. INCLUDE CONNECTIONS FOR SHAFT, SUMP PUMP, PIT LIGHT, RECEPTACLE, CAB LIGHT, ETC. BASIS OF DESIGN HP AND CIRCUIT CHARACTERISTICS SHOWN ON DRAWINGS MUST BE VERIFIED WITH ELEVATOR SUPPLIER PRIOR TO ROUGH-IN OR INSTALLATION.
 - DEVICES
 - HUBBELL, LEVITON, OR APPROVED EQUAL WITH MATCHING COVERPLATES.
 - 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.
 - 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.
 - SERVICE ENTRANCE AND DISTRIBUTION EQUIPMENT
 - 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.
 - TRANSFORMERS
 - DRY TYPE TRANSFORMERS - 15KVA TO 500 KVA - 600 VOLTS OR LESS, SINGLE AND THREE- PHASE. CONCRETE PADS FOR TRANSFORMERS, PROPERLY SLEEVED FOR TRANSFORMER TAP COMPARTMENTS.
 - ALL APPLICABLE MATERIAL SHALL CONFORM TO NEMA STANDARDS. ALL APPLICABLE MATERIAL SHALL BEAR UL LABELS.
 - TRANSFORMERS SHALL BE VENTILATED TYPE, SINGLE AND/OR THREE-PHASE, 60 HERTZ, DRY TYPE, AIR COOLED, TWO WINDING, INSULATED, HIGH EFFICIENCY, LOW SOUND LEVEL, AS LISTED ON THE DRAWINGS. PROVIDE TRANSFORMERS OF SAME MANUFACTURER AS SWITCHBOARDS AND PANELBOARDS.
 - COILS SHALL UTILIZE AN UNDERWRITERS' LABORATORY APPROVED, 220 C INSULATION SYSTEM AND THE AVERAGE TEMPERATURE RISE SHALL NOT EXCEED 115°C ABOVE A 40°C MAXIMUM AMBIENT. ALL UNITS SHALL HAVE NEMA STANDARD TAPS. 2-2 1/2% AN AND 4-2 1/2% BN.
 - CORES SHALL BE MANUFACTURED WITH A HIGH GRADE, NON-AGING SILICON STEEL STACKED WITHOUT GAPS AND FIRMLY CLAMPED. THE CORE AND COIL ASSEMBLY SHALL BE MOUNTED ON VIBRATION PADS AND BOLTED TO THE ENCLOSURE. THE ENCLOSURE FOR SEPARATELY MOUNTED TRANSFORMERS SHALL BE PROVIDED WITH LIFTING EYES OR BRACKETS NEMA-3R OUTDOOR, TO PREVENT ACCESS TO LIVE PARTS. TOP OF CASE TEMPERATURES SHALL NOT EXCEED UL ACCEPTABLE LEVELS.
 - TRANSFORMERS SHALL BE INSTALLED ON MINIMUM 4-1/2" CONCRETE PADS, PLUMB AND LEVEL IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND APPLICABLE CODES.
 - TERMINATE PRIMARY AND SECONDARY CONDUCTOR WITH COMPRESSION CONNECTORS, GROUNDING TO BE PER NEC.
 - VERIFY INCOMING VOLTAGE TO TRANSFORMER AND SET TAPS AT THE VOLTAGE LEVEL.
 - PROVIDE LOCKABLE BREAKERS FOR FEEDERS SUPPLYING TRANSFORMERS THAT ARE NOT LOCATED WITHIN SITE OF THE OVER-CURRENT PROTECTION. TRANSFORMERS SHALL BE FIELD MARKED WITH THE LOCATION OF THE OVER-CURRENT PROTECTION DEVICE.
- DISCONNECTS AND FUSED SWITCHES
 - HEAVY DUTY TYPE, HORSEPOWER RATED WITH INTERLOCKING COVER, NEMA 1 TYPICAL. OUTDOOR AND WET LOCATION SWITCHES SHALL BE RAIN-TIGHT 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.
- NAMEPLATES
 - PROVIDE PERMANENT NAMEPLATE LABELING ON ALL DISCONNECTS, INCLUDE LOAD SERVED, VOLTAGE, PHASE, HORSEPOWER, FUSE SIZE, AND TYPE.
- MOUNTING
 - 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.
- GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS AND EQUIPMENT
 - PROVIDE GROUNDING AND BONDING FOR ELECTRICAL SERVICE IN ACCORDANCE WITH NEC ARTICLE 250.
 - 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 GROUND. METALLIC RACEWAYS SHALL UTILIZE DOUBLE LOCKNUTS AND OTHER FITTINGS AS REQUIRED TO PROVIDE GROUND CONTINUITY.
- LIGHTING CONTACTORS
 - PROVIDE LIGHTING CONTACTORS AS INDICATED ON DRAWINGS. 30A, 12-POLE LIGHTING CONTACTOR IN NEMA 1 ENCLOSURE.
- MULTI-TENANT METER CENTERS
 - 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 IDENTIFICATION (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.
- PANELBOARDS
 - PROVIDE BRANCH CIRCUIT PANELBOARD(S) AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN. PANELBOARD(S) 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.
- RESIDENTIAL LOAD CENTERS
 - 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.
- LIGHTING
 - 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.
 - 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.
- TELEPHONE SYSTEM
 - 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.
- DATA/POISIA-V/SYSTEM NOTES
 - 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.

| 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 92464E | 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 | |
| EP | (1) 11W LED | LED ELEVATOR PIT FIXTURE - WET RATED | HUBBELL VWGL-1 | 11 | |
| EP1 | (1) 23W MED. BASE LED | PENDANT AT 101 W. MAIN ENTRANCE | REJUVENATION OSWEGO 15" OPAL PENDANT #A0647 | 23 | |
| ESL | (2) 4.3W LED | EXIT/EMERGENCY COMBO-PROVIDE REMOTE CAPABILITY AS REQUIRED | LITHONIA -LHQM LED WHITE HO SD | 4.3 | |
| F1 | (1) 16W INTEGRATED | CEILING FAN/LIGHT 52" | MINKA AIRE - DYNO INTERIOR FAN F1000-WH | 16 | |
| FL1 | (1) 26W LED | ROUND LED SURFACE MOUNT (W/ INTEGRAL OCCUPANCY SENSOR) | NUVO - 26 WATT 3000K 15" ROUND FLUSH MOUNT LED FIXTURE | 26 | |
| P2 | (6) 4W E12 BASE LED | DECORATIVE PENDANT - RESIDENTIAL LOBBY | WEST ELM - HAYES ROUND LIGHT CHANDELIER 47", LIGHT BRONZE, 6-LIGHT | 24 | |
| P3 | (1) 30W LED | PENDANT - RESIDENTIAL OVER COUNTERS | ACCESS - 63964LEDD-MBL/ACR FLOAT 48 INCH MATTE BLACK PENDANT CEILING LIGHT | 30 | |
| P4 | (1) 20W LED | PENDANT - RESIDENTIAL OVER COUNTERS | CHUTE - LP14947 | 20 | |
| P5 | (1) 100W LED | PENDANT - COMMERCIAL SPACES | Rejuvenation Eastmoreland 6" Fitter Pendant with 24" rod, black enamel finish with 14" opal shade 80262 | 100 | |
| RH1 | (2) LED | REMOTE HEAD - POWERED FROM LOCAL EXIT SIGN BATTERY | LITHONIA ELA B T QWP L0309 | | |
| SM1 | (1) 9.5W LED | 5" LED - LOW PROFILE DISK | PHILLIPS - LIGHTOLIER SLIMSURFACE LED DOWNLIGHT | 9.5 | |
| SM2 | (1) 9.5W LED | 5" SURFACE AREA LIGHT | PHILLIPS - LIGHTOLIER SLIMSURFACE LED DOWNLIGHT | 9.5 | |
| SM3 | (1) 9.5W LED | 5" SURFACE LED DISK | PHILLIPS - LIGHTOLIER SLIMSURFACE LED DOWNLIGHT | 9.5 | |
| TL1 | (1) 15W LED | 4' FOOT TRACK SECTION | WAC LIGHTING AC LED TRACK LUMINAIRE HILJ-LJED202 | 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 | |
| V3 | (1) 13W LED | VANITY LIGHT | POTTERY BARN TOLARI DOUBLE SCONCE | 13 | |

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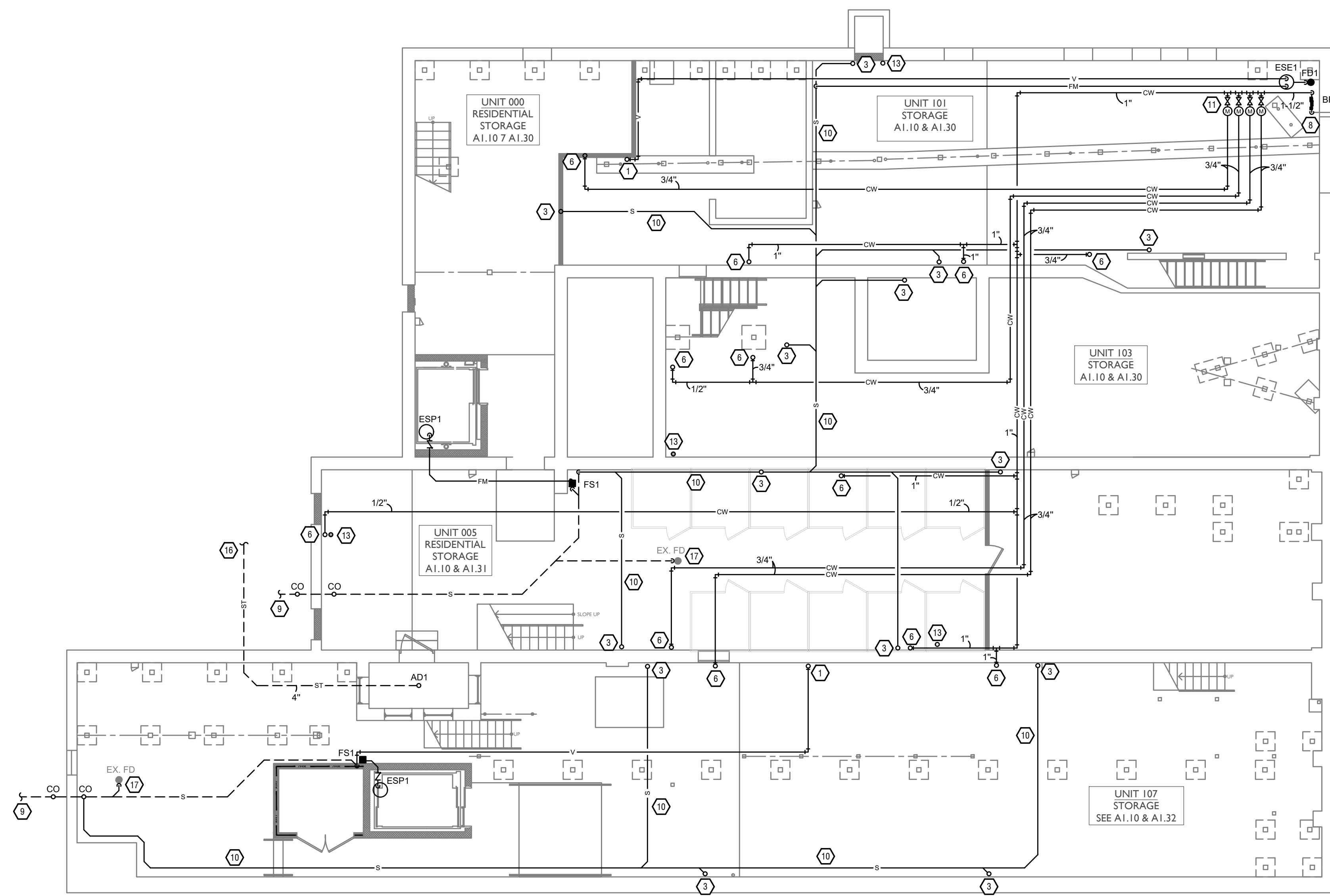
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PROPOSED PROJECT:
RENOVATION FOR 101-107 W. MAIN
VAN WERT, OH 45891
VAN WERT DEVELOPMENT, PHASE II

21001

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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.
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- 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.
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- H. COORDINATE ALL WORK AND SPACE REQUIREMENTS IN CEILING SPACES WITH OTHER TRADES PRIOR TO INSTALLATION, INCLUDING BUT NOT LIMITED TO: ARCHITECTURAL, CIVIL, STRUCTURAL, ELECTRICAL, FIRE PROTECTION, AND MECHANICAL.
- I. INSTALL ALL EQUIPMENT WITH CODE REQUIRED AND MANUFACTURER RECOMMENDED MINIMUM CLEARANCES FOR SERVICE, ACCESS, AND FIRE PROTECTION.
- J. MAINTAIN A MINIMUM OF 10 FEET BETWEEN ALL OUTSIDE AIR INTAKES AND ALL EXHAUST, VENT, AND FLUE OUTLETS.
- K. WATER PIPING IN AREAS SUBJECT TO FREEZING TEMPERATURES WILL NOT BE PERMITTED WITHOUT PROVIDING FROST PROOF PROTECTION.
- L. MAKE FINAL CONNECTION TO OWNER SUPPLIED EQUIPMENT.
- M. WHEREVER FIXTURES REQUIRING PLUMBING CONNECTIONS ARE FURNISHED BY OWNER OR ARE RELOCATED, PLUMBING SUBCONTRACTOR SHALL FURNISH AND INSTALL CARRIERS, "P" TRAP AND STOPS.

PLUMBING KEYED SHEET NOTES

- 1. VENT PIPING UP TO LEVEL ABOVE
- 2. VENT PIPING DOWN TO LEVEL BELOW
- 3. SANITARY PIPING UP TO LEVEL ABOVE
- 4. SANITARY PIPING DOWN TO LEVEL BELOW
- 5. COLD WATER PIPING DOWN TO LEVEL BELOW
- 6. COLD WATER PIPING UP TO LEVEL ABOVE
- 7. HOT AND COLD WATER PIPING UP TO LEVEL ABOVE
- 8. CONNECT NEW COLD WATER PIPING INTO EXISTING COLD WATER SERVICE. FIELD VERIFY EXACT LOCATION
- 9. NEW SANITARY PIPING, REFER TO CIVIL UTILITY PLAN FOR CONTINUATION
- 10. ROUTE SANITARY PIPING ALONG BASEMENT CEILING AS HIGH AS POSSIBLE
- 11. PROVIDE 3/4" TAB METER FOR EACH COMMERCIAL TENANT SPACE
- 12. STORM PIPING UP TO DOWNSPOUT
- 13. 4" PVC PIPE FOR RADON RISER
- 14. WATER HEATER TO BE MOUNTED ON SHELF ABOVE WASHER/DRYER, REFER TO ARCHITECTURAL DRAWINGS
- 15. ROUTE STORM PIPING TIGHT TO CEILING
- 16. NEW STORM PIPING, REFER TO CIVIL UTILITY PLAN FOR CONTINUATION
- 17. RECONNECT EXISTING FLOOR DRAIN INTO NEW SANITARY PIPING, INSPECT FLOOR DRAIN AND REPAIR OR REPLACE AS NEEDED

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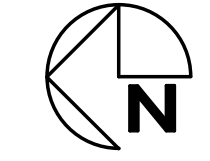
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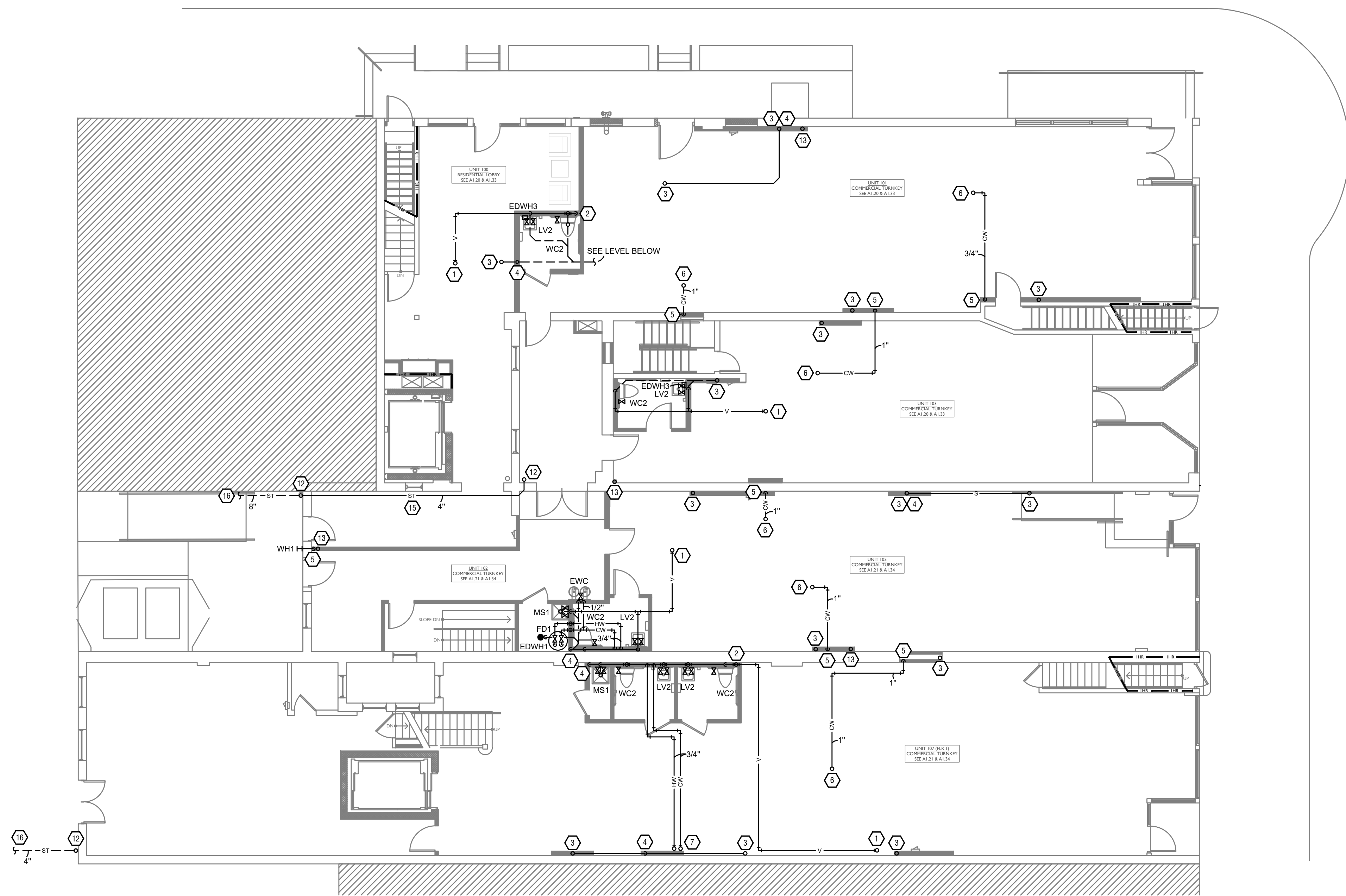
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PLUMBING PLAN - BASEMENT |



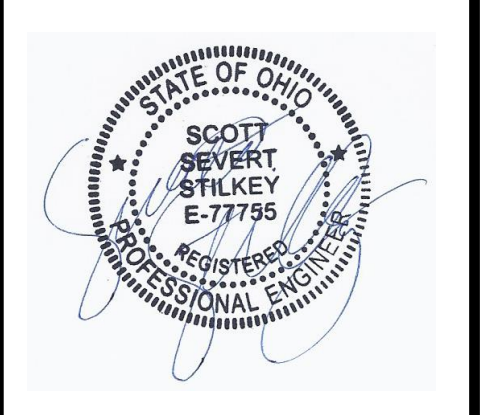
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 - K. WATER PIPING IN AREAS SUBJECT TO FREEZING TEMPERATURES WILL NOT BE PERMITTED WITHOUT PROVIDING FROST PROOF PROTECTION.
 - L. MAKE FINAL CONNECTION TO OWNER SUPPLIED EQUIPMENT.
 - M. WHEREVER FIXTURES REQUIRING PLUMBING CONNECTIONS ARE FURNISHED BY OWNER OR ARE RELOCATED, PLUMBING SUBCONTRACTOR SHALL FURNISH AND INSTALL CARRIERS, "P" TRAP AND STOPS.

- ### PLUMBING KEYED SHEET NOTES
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 10. ROUTE SANITARY PIPING ALONG BASEMENT CEILING AS HIGH AS POSSIBLE
 11. PROVIDE 3/4" TAB METER FOR EACH COMMERCIAL TENANT SPACE
 12. STORM PIPING UP TO DOWNSPOUT
 13. 4" PVC PIPE FOR RADON RISER
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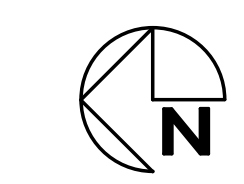
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 VAN WERT DEVELOPMENT, PHASE II

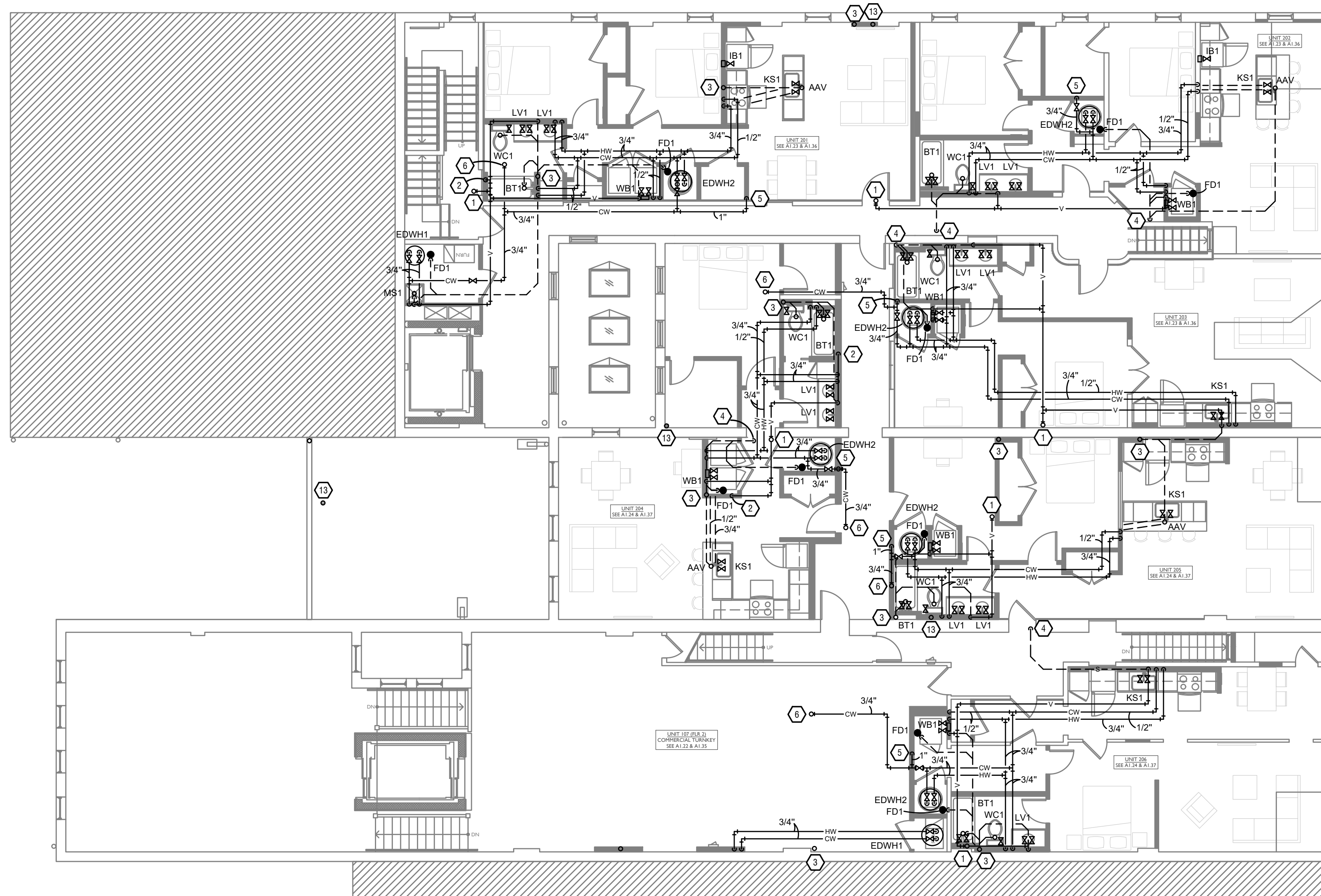
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PLUMBING PLAN - FIRST FLOOR |



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PLUMBING GENERAL NOTES

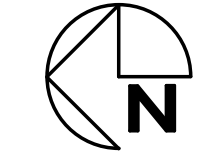
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PLUMBING PLAN - SECOND FLOOR |



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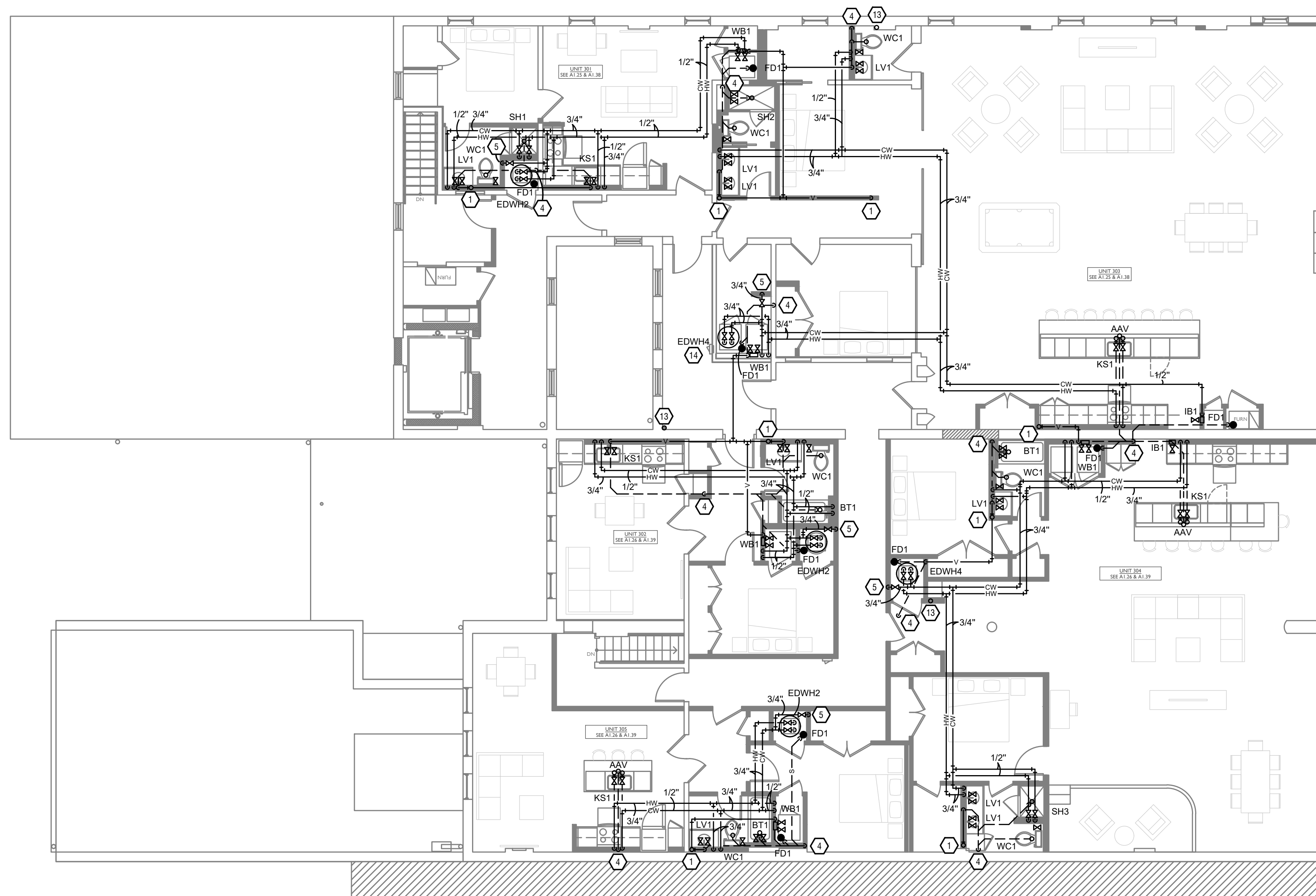
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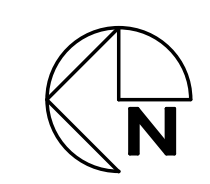
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21001

PI.03

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

PLUMBING PLAN - THIRD FLOOR |



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 MUST 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, 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 SYSTEMS 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, CISPL, 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 OR 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, INCLUDING ALL 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 SILICONE/ACRYLIC-LATEX CAULK.

5. DRAIN PANS

a. PROVIDE DRAIN PAN UNDER WATER HEATERS. PIPE WATER HEATER DRAIN AND PRESSURE RELIEF VALVE SEPARATELY AND DIRECTLY 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 DRIPRATE 30-58" WIDE X 34-58" DEEP TRANSLUCENT PAN. DRILL 1/2" OUTLET IN VERTICAL SIDEWALL FOR SIDE-OUTLET OR IN BOTTOM OF PAN DIRECTLY OVER DRAIN IF DRAIN IS UNDER THE PAN. DRAIN CONNECTION SHALL BE MADE WITH MANUFACTURER PROVIDED DRAIN OUTLET CONNECTION PANS ARE AVAILABLE IN CUSTOM SIZES IF NECESSARY (COORDINATE SIZES AND LOCATIONS OF THE PAN WITH ROOM DIMENSIONS AND EQUIPMENT SIZES AS PROVIDED BY THE ARCHITECT/OWNER).

6. DOMESTIC WATER SYSTEMS

a. NEW FIXTURES SHALL BE CONNECTED TO THE EXISTING WATER SERVICE MAIN.

b. PROVIDE SEPARATE VALVE AND TAB METER FOR EACH TENANT SPACE.

c. EXTERIOR DOMESTIC WATER SERVICE PIPING:

i. EXTERIOR WATER SERVICE PIPING 2" AND SMALLER TO BE PVC, SDR 21 SERIES PIPE, MANUFACTURED FROM A TYPE I, GRADE I POLYVINYL CHLORIDE (PVC) COMPOUND WITH A CELL CLASSIFICATION OF 12454 PER ASTM D1784. THE PIPE SHALL BE MANUFACTURED IN STRICT COMPLIANCE TO ASTM D2241. STANDARD LENGTHS OF PIPE SIZES 1/2" 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 1339 SOLVENT CEMENT. JOINT SURFACES SHALL BE CLEAN AND FREE FROM MOISTURE. A PRIMER THAT CONFORMS TO ASTM F656 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 2448 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 499. 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, AQUALIFLEX, 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 F1609. 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, TAP 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 COMPANION FIREWALL PENETRATING SEALING COMPOUNDS, AND PETROLEUM BASED SEALANTS. DO NOT ALLOW TUBING TO COME WITHIN 6" OF GAS APPLIANCE VENTS OR 12" OF RECESSED LIGHT FIXTURES. DO NOT EXPOSE TUBING TO OPEN FLAME. DO NOT SOLDER WITHIN 18" OF TUBING. DO NOT INSTALL TUBING BETWEEN TUB SPOUT AND SHOWER VALVE. RADIUS OF BENDS MUST NOT EXCEED SIX TIMES OUTSIDE TUBE DIAMETER. REPAIR KINKS IN TUBING USING HEAT AS RECOMMENDED BY MANUFACTURER. TUBING SHALL BE INSTALLED IN MAXIMUM PRACTICAL LENGTHS, AS DIRECTLY AS POSSIBLE TO REMOVE MANIFOLD WITH MINIMUM FITTINGS. TUBING SHALL BE SUPPORTED IN A MANNER THAT DOES NOT DAMAGE TUBING AND ALLOWS FOR THERMAL EXPANSION. SUPPORTS SHALL BE SPACED AT 32" MINIMUM HORIZONTALLY AND 60" VERTICALLY AND WITHIN 6" OF FITTINGS OR BENDS. USE BEND SUPPORTS AT 90 DEGREE BENDS. RETROE INSTALLED TUBING FROM DAMAGE. INSTALL METAL PLATES WHERE TUBING PENETRATES STUDS AT FACE OF STUDS. REMOVE MANIFOLD TYPE FITTINGS SHALL BE UTILIZED AT BRANCHES 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 BIBBS AND BOXES AT FIXTURES.

c. 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 MAIN IS INSTALLED. PROVIDE REDUCED PRESSURE BACKFLOW PREVENTER TO BE EQUAL TO WATTS SERIES LP1919QT. 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 LINES, 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 INTENDING 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 CSPI 310, ASTM C1277, ASTM C564, AND NSF. IDEAL CLAMP PRODUCTS' HEAVY DUTY POWR 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 A88, AND CSPI 301, WITH NO-HUB COUPLINGS CONSISTING OF A STAINLESS STEEL SHIELD, CLAMP, AND NEOPRENE GASKET. COUPLINGS SHALL BE TESTED AND CERTIFIED TO CSPI 310, ASTM C1277, ASTM C564, AND NSF. IDEAL CLAMP PRODUCTS' HEAVY DUTY POWR 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 DISCONNECT AND WASTE/INDIRECT WASTE/FLOOR DRAINS. PROVIDE PIPING 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.

ii. 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.

12. CLEANOUTS

a. PROVIDE FLOOR AND WALL CLEANOUTS WHERE REQUIRED IN ALL SOIL, WASTE, DRAIN AND STORM PIPING. IN AREAS WHERE REQUIRED, PROVIDE CAPTED FLOORING, PROVIDE CLEANOUTS WITH SQUARE, ADJUSTABLE, NICKEL BRONZE TOP. IN AREAS WITH RESILIENT FLOORING, PROVIDE CLEANOUTS WITH SQUARE, ADJUSTABLE, NICKEL BRONZE TOP WITH TIRE 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 LOCAL PLUMBING AUTHORITY. 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 T5/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 POINT TEMPERATURE OF THERMOSTATIC MIXING VALVE TO 110 DEGREES F. POINT-OF-USE THERMOSTATIC MIXING VALVES SHALL BE EQUAL TO WATER 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 #2HE2LE, 1 1/2" X22" BASIN WITH PERFORATED STEEL COVER, AND ZOELLER 98 PUMP, 1/2 HP, 115 VOLT WITH 1 1/2" 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 CORROSION 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 FOR THE 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 1/2" 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 1/2" THICK ELASTOMERIC FOAM. PROVIDE A 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 SUBSTANTIAL TO THE INSULATION.

b. 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 ARCHITECTURAL 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 |
| ✓ | 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

LVI - 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, 10420 1.28 GALLONS PER FLUSH 12 TANK CADET COMPLETE WHITE, AMERICAN STANDARD MODEL 5321, 110.020 ELONGATED CLOSET SEAT WITH COVER WHITE, MCGUIRE MODEL LF21660CF 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 LF21660CF 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 PFC0301A UNDER MOUNT 30" X 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.

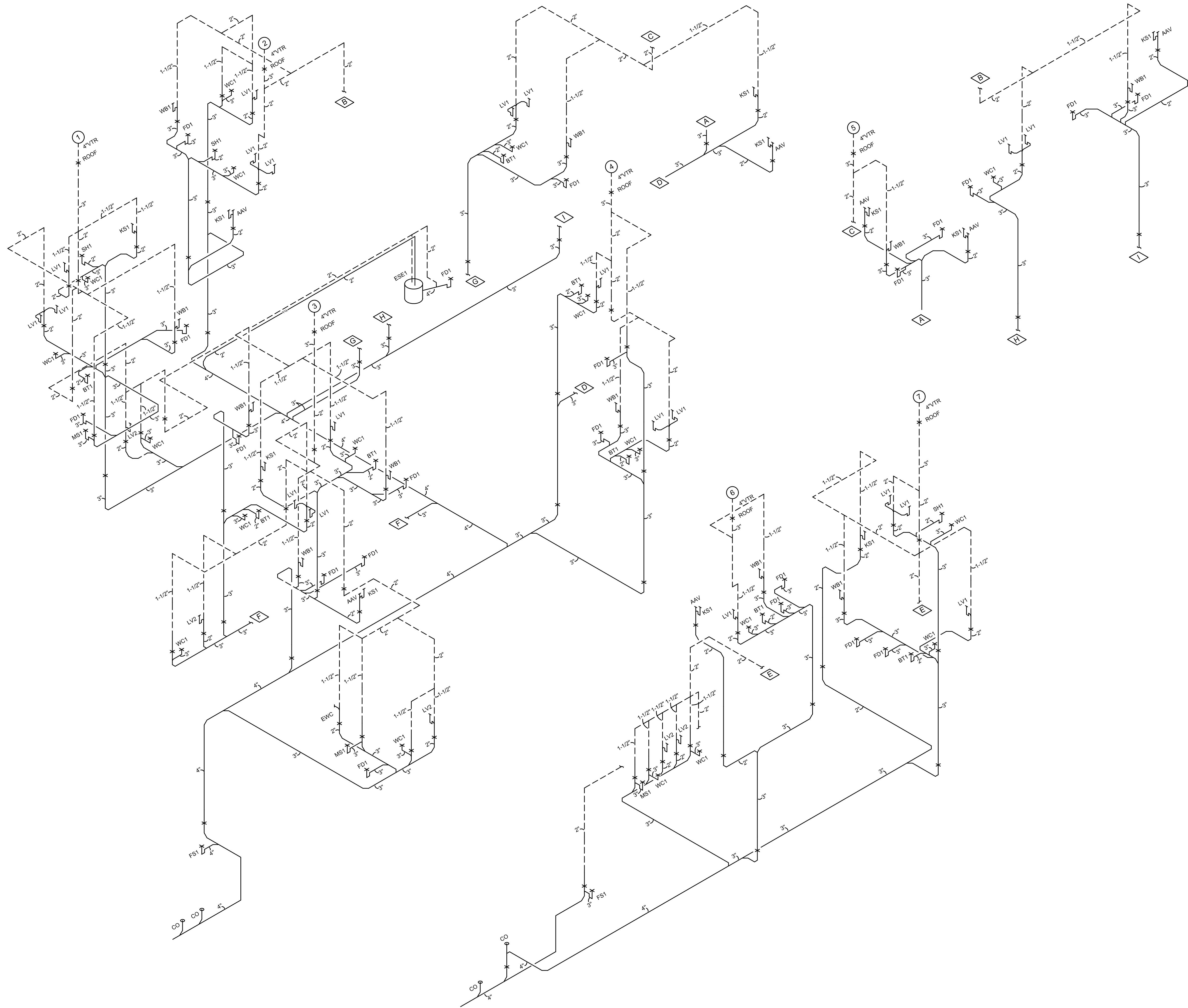
DW1 - DISHWASHER, COORDINATE WITH OWNER/ARCHITECT FOR MANUFACTURER

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 ARMTR0L 2 GALLON EXPANSION TANK

EDWH2 -

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PROPOSED PROJECT:
**RENOVATION FOR
 101-107 W. MAIN**
 VAN WERT, OH 45891
 VAN WERT DEVELOPMENT, PHASE II



Progress Dates
 11-11-2022 ISSUED FOR BID & PERMIT

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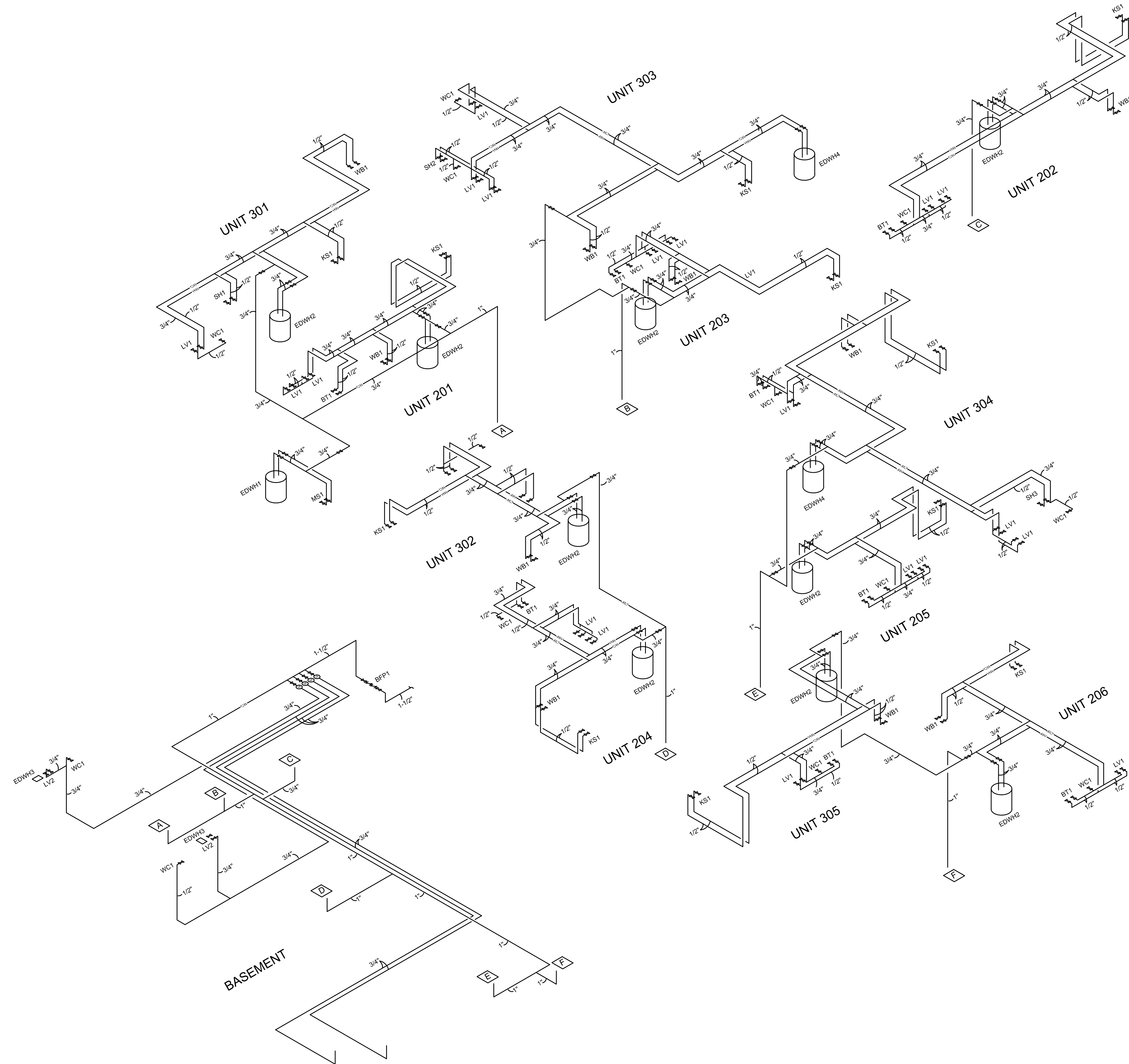
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PROPOSED PROJECT:
**RENOVATION FOR
 101-107 W. MAIN**
 VAN WERT, OH 45891
 VAN WERT DEVELOPMENT, PHASE II

21001

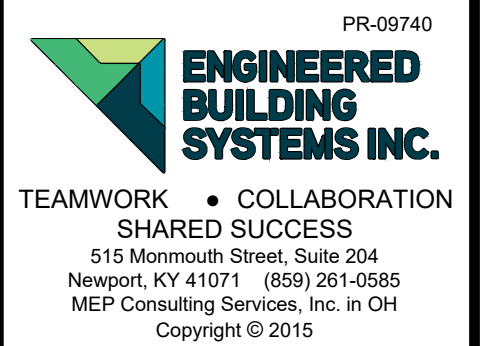


Progress Dates
 11-11-2022 ISSUED FOR BID & PERMIT

Revisions

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