



BOARDS & COMMISSIONS APPLICATION

132 North Elmwood Avenue
330-722-9038
www.medinaoh.org

Application Number P25-02

GENERAL	Date of Application <u> 11/20/2024 </u> Property Location <u> 999 LAFAYETTE RD., MEDINA, OH 44256 </u> Description of Project <u> DEMOLISH EXISTING BUILDINGS ON SITE, PREPARE SITE FOR CONSTRUCTION OF NEW 4,177 SF CONVENIENCE STORE, VEHICLE FILLING STATION AND ASSOCIATE SITE IMPROVEMENTS. PLEASE REFER TO PRELIMINARY PLANS FOR MORE DETAILS. </u>
CONTACT INFORMATION	Applicant Name <u> STEPHEN BERRY, PRES., ARCHITECTURAL DESIGN INC. </u> Address <u> 374 BOARDMAN-POLAND RD., SUITE 201 </u> City <u> YOUNGSTOWN </u> State <u> OH </u> Zip <u> 44512 </u> Phone <u> (330) 726-6390 </u> Email _____ Property Owner Name <u> HARPREET SINGH AULLA, DAVINDER PAUL SINGH </u> Address <u> 1155 TOP OF THE HILL ROAD </u> City <u> AKRON </u> State <u> OH </u> Zip <u> 44333 </u> Phone <u> (917) 428-7633 </u> Email <u> singharry@aol.com, sdavinder74@yahoo.com </u> <u> (419) 790-9036 </u>
APPLICATION TYPE	Planning Commission Site Plan <input checked="" type="checkbox"/> Conditional Zoning Certificate <input checked="" type="checkbox"/> Code or Map Amendment <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Final Plat <input type="checkbox"/> Conditional Sign (EMC/Shopping Ctr) <input type="checkbox"/> Cert. of Appr. (TCOV) <input type="checkbox"/> Other <input type="checkbox"/> Historic Preservation Board Certificate of Appropriateness <input type="checkbox"/> Conditional Sign <input type="checkbox"/> Board of Zoning Appeals Variance <input checked="" type="checkbox"/> Appeal <input type="checkbox"/>
APPLICANT SIGNATURE	By signing this application, I hereby certify that: 1) The information contained in this application is true and accurate to the best of my knowledge; 2) I am authorized to make this application as the property owner of record or I have been authorized to make this application by the property owner of record; 3) I assume sole responsibility for correspondence regarding this application; and 4) I am aware that all application requirements must be submitted prior to the formal acceptance of my application. Signature <u> PRES., A.D.I. </u> Date <u> 2/21/25 </u>
OFFICIAL USE	Zoning District <u> C-3 </u> Fee (See Fee Sheet) \$ <u> 450 </u> Meeting Date <u> 3/13/25 </u> Check Box when Fee Paid <input checked="" type="checkbox"/>

P25-02

Lafayette Road Convenience Store/Gas Station/Drive Through

Property Owner: Leonard and Sandra Shelter
Applicant: Stephen Berry
Location: 999 Lafayette Road
Zoning: C-3 (General Commercial)
Request: Site Plan and Conditional Zoning Certificate approval for a convenience store, motor vehicle filling station, and drive through

LOCATION AND SURROUNDING USES

The subject site is composed of 1.96 acres located on the northeast corner of Lafayette Road and Lake Road. Adjacent properties contain the following uses and zoning:

- **North** – Industrial (I-1)
- **South** – Commercial and Automotive Repair (C-3)
- **East** – Industrial (I-1)
- **West** – Single-Family Residential and Auto Sales (Unincorporated)



BACKGROUND & PROPOSED APPLICATION

The applicant is proposing the construction of a 4,177 sq. ft. convenience store with a food service drive through. The proposal also includes passenger vehicle fueling on the south side of the site and tractor-trailer fueling on the north side of the site. A canopy is located over both passenger vehicle and tractor-trailer fueling areas.

CONDITIONALLY PERMITTED USES

The site is located in the C-3 zoning district. Section 1137.02 allows a convenience store as a Permitted Use and Section 1137.04 allows a “Motor Vehicle Filling Station” and “Restaurant with Drive Through” as Conditionally Permitted Uses.

A Motor Vehicle Filling Station has the following additional Conditionally Permitted Use regulations found in Section 1153.04(a):

- (5) No lighting shall constitute a nuisance or shall in any way impair safe movement of traffic on any street or highway. No lighting shall shine directly on adjacent properties.
- (7) Such developments should be located on major thoroughfares or at intersections of major and/or collector thoroughfares.
- (15) Such uses shall be permitted under the following conditions:
 - A. Provided that such facilities are located at the extremity of the business districts so as not to interfere with the pedestrian interchange between stores in the district, and provided further, that it would not limit expansion of the pedestrian-oriented facilities.
 - B. No more than two (2) driveway approaches shall be permitted directly from any thoroughfares and shall not exceed thirty (30) feet in width at the property line.
 - C. If the property fronts on two (2) or more streets, the driveways shall be located as far from the street intersections as is practical.
 - D. At least a six (6)-inch high pedestrian safety curb shall be installed along all street right-of-way lines, except at driveway approaches, where parking and/or service areas adjoin any right-of-way lines.
- (21) All activities, except those required to be performed at fuel pumps, shall be carried on inside a building. If work is performed on a vehicle, the vehicle shall be entirely within a building.
- (23) Such uses shall be permitted under the following conditions:
 - A. The premises shall be used for vehicle servicing only. No rental, storage, parking or sales of trailers or vehicles of any type, or tools or other equipment, shall be permitted.
 - B. The sale of seasonal products, such as Christmas trees, landscaping materials, garden materials and equipment, etc. shall not be permitted.
 - C. The rental, leasing or permitting of parking of vehicles, except for servicing and/or emergency purposes, shall not be permitted.

A Restaurant with a Drive Through has the following additional Conditionally Permitted Use regulations found in Section 1153.04(a):

- (2) Loudspeakers which cause a hazard or annoyance shall not be permitted.
- (7) Such developments should be located on major thoroughfares or at intersections of major and/or collector thoroughfares.
- (15) Such uses shall be permitted under the following conditions:
 - A. Provided that such facilities are located at the extremity of the business districts so as not to interfere with the pedestrian interchange between stores in the district, and provided further, that it would not limit expansion of the pedestrian-oriented facilities.
 - B. No more than two (2) driveway approaches shall be permitted directly from any thoroughfares and shall not exceed thirty (30) feet in width at the property line.
 - C. If the property fronts on two (2) or more streets, the driveways shall be located as far from the street intersections as is practical.

- D. At least a six (6)-inch high pedestrian safety curb shall be installed along all street right-of-way lines, except at driveway approaches, where parking and/or service areas adjoin any right-of-way lines.

The project meets the applicable development standards with the exception of Section 1153.04(d)(15)(B.), which limits the number of drive approaches to two and the width of drive approaches to 30 ft. at the property line. The proposed plan includes three drive approaches with widths greater than 30 ft., as discussed below. The applicant has submitted a variance application to Section 1153.04(d)(15)(B.), which will be reviewed by the Board of Zoning Appeals.

DEVELOPMENT STANDARDS

The proposed building is located in the C-3 zoning district. The following table indicates general development standard requirements in the zoning district:

	Required	Proposed
Minimum Lot Frontage	40 ft.	538 ft.
Minimum Front Setback	None	44 ft.
Minimum Side Setback	None	36 ft.
Minimum Rear Setback	30 ft.	216 ft.
Maximum Building Height	40 ft.	14 ft.

The project meets the applicable development standards.

PARKING, ACCESS, AND CIRCULATION

Access and Circulation – The site has an access point off of Lafayette Road located on the eastern side of the property, which will be accessed by passenger vehicles. In addition, two access drives are located on Lake Road, which will be accessed by tractor-trailers.

Access points incorporate the following widths at the right-of-way and curb:

Access Point	Width at R/W	Width at Curb
Lafayette Road	44 ft.	67 ft.
North Lake Road	37 ft.	43 ft.
South Lake Road	65 ft.	100 ft.

Section 1145.10(e) limits the maximum commercial driveway width to 24 ft. at the right-of-way and 38 ft. at the curb. The applicant has submitted a variance application to Section 1145.10(e), which will be reviewed by the Board of Zoning Appeals.

In addition, a drive to the east of the convenience store building connects the north and south fueling areas.

Required Off-Street Spaces – A convenience retail business requires a minimum of 1 parking space for every 300 sq. ft. The 4,177 sq. ft. convenience store thus requires 14 spaces, which have been provided. In addition, the northing fueling area includes 5 parking spaces for tractor-trailers.

Parking Location – Section 1109.04(c)(13) states that parking, to the extent feasible, shall be located behind the front wall of the building. The proposed plan incorporates parking in front of the building, which is a common configuration for a convenience store with a fueling station.

Parking Dimensions – Ninety-degree parking spaces must be 9 ft. in width and 19 ft. in length with a 24 ft. wide drive aisle. Parallel parking spaces must be 9 ft. in width and 23 ft. in length with an 18 ft. drive aisle. The proposed site meets these standards.

Sidewalk – A public sidewalk is shown on Lake Road and Lafayette Road, as required. The sidewalk will need to be configured to access the existing crosswalk ramp at the corner. In addition, Section 1130.10 requires a sidewalk connection from the public sidewalk to the convenience store building.

Drive Through – Section 1155.10 requires that drive throughs must be located on an arterial road and have a minimum of 5 stacking spaces. The drive through complies with these requirements.

LANDSCAPING, SCREENING, AND BUFFERING

Parking Setback – Section 1145.09(b) requires that a 10 ft. wide landscaped strip must be located between the parking and the right-of-way. A reduction of the landscape strip to 5 ft. may be permitted by the Planning Commission if there are found to be site constraints.

Though parking is located 10 ft. from the right-of-way, the landscape strip is 5 ft. in width to the south and west of the passenger vehicle fueling area, which requires Planning Commission approval.

Parking Lot Landscaping – Landscape features or other visual barriers are required between parking and the right-of-way. Plans show landscaping between parking and the right-of-way. As there are no trees located to the south of the building, two trees could be located in the area marked “LAWN” adjacent to Lafayette Road.

Interior parking lot landscaping is provided at the required 5 sq. ft. per 100 sq. ft. of parking area.

Buffering and Screening – Residential uses in Lafayette Township are located on the west side of Lake Road, across from the site. Significant landscaping, including Giant Arborvitae, has been incorporated to the west of the convenience store and the tractor-trailer fueling area.

Trash Enclosure – A trash enclosure is shown in the northeast corner of the site, which is compliant with setback and screening requirements.

UTILITIES AND STORMWATER

The site has access to public water and sanitary sewer service. The narrative for the project indicates an underground storm water management system.

ENGINEERING AND FIRE DEPARTMENT COMMENTS

The Engineering Department acknowledges the need for storm water management analysis and the installation of a water quality treatment structure.

At this time, the Fire Department has no comments regarding the project.

BUILDING ELEVATIONS AND LIGHTING

Architectural plans illustrate a flat roofed commercial building predominantly incorporating EIFS in two colors with recessed sections. All building elevations include a lower stone section and the front of the building incorporates a parapet at varying heights.

Section 1109.04(c)(10)(D.) states that a stucco appearance should be discouraged unless it is utilized with bands of accent color, recessed or protruding belt courses, wide reveals, or combinations thereof. Though EIFS, a stucco appearance, is used, it incorporates different colors and recessed panels.

A lighting plan has been submitted with a compliant photometric plan and a maximum lighting height of 22 ft. Light fixtures appear to be full cut-off, as required, though the applicant will need to verify the fixture type.

CONDITIONAL ZONING CERTIFICATE BASIS OF DETERMINATION

The Planning Commission shall establish beyond reasonable doubt that the general standards and the specific standards pertinent to each use indicated herein are satisfied by the completion and operation of the proposed development. The Planning Commission may also impose such additional conditions and safeguards deemed necessary for the general welfare, for the protection of individual property rights and for the insuring that the intent and objectives of this Zoning Ordinance will be observed.

The Planning Commission shall review the particular facts and circumstances of each proposed use in terms of the following standards and shall find adequate evidence showing that such use on the proposed location:

- (1) Will be harmonious with and in accordance with the general objectives or with any specific objectives of the Land Use and Thoroughfare Plan of current adoption;
- (2) Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;
- (3) Will not be hazardous or disturbing to existing or future neighboring uses;
- (4) Will not be detrimental to property in the immediate vicinity or to the community as a whole;
- (5) Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection drainage structures, refuse disposal and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide such service adequately;
- (6) Will be in compliance with State, County and City regulations;
- (7) Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic or surrounding public streets or roads.

SITE PLAN REVIEW STANDARDS

The Planning Commission's review and action shall be based on the following Standards per Section 1109.02(c):

- (1) The site plan shows that a proper relationship does exist between thoroughfares, service roads, driveways and parking areas to encourage pedestrian and vehicular traffic safety.
- (2) All the development features including the principal buildings, open spaces, service roads, driveways and parking areas are so located and related as to minimize the possibility of any adverse effects upon adjacent development.
- (3) The site plan includes adequate provision for the screening of parking areas, service areas and active recreation areas from surrounding properties by landscaping and/or ornamental walls or fences. All trees planted shall be as found in specifications approved by the Shade Tree Commission.
- (4) Grading and surface drainage provisions are reviewed and approved by the City Engineer.

- (5) The design and construction standards of all private streets, driveways and parking areas are to be built following approval of plans by the City Engineer according to construction standards specified in the Codified Ordinances.
- (6) Maximum possible privacy for multi-family dwellings and surrounding residential properties shall be provided through good design and use of proper building materials and landscaping. Visual privacy should be provided through structural screening and landscaping treatment. Auditory privacy in multi-family dwellings should be provided through soundproofing. All trees planted shall be as found in specifications approved by the Shade Tree Commission.
- (7) The architectural design of buildings should be developed with consideration given to the relationship of adjacent development in terms of building height, mass, texture, materials, line and pattern and character.
- (8) Building location and placement should be developed with consideration given to minimizing removal of trees and change of topography. Any trees to be removed which are planted in a public right-of-way or on municipal property shall be reviewed by the Shade Tree Commission.
- (9) In multi-family developments, television and other antennas shall be centralized.
- (10) On-site circulation shall be designed to make possible adequate fire and police protection.
- (11) Off-street parking facilities shall be provided in accordance with Chapter 1145. In large parking areas, visual relief shall be provided through the use of tree planted and landscaped dividers, islands and walkways. In multi-family developments no parking or service areas shall be permitted between any street and the main building. All trees planted shall be as found in specifications approved by the Shade Tree Commission.
- (12) Signs shall be provided in accordance with these Codified Ordinances.
- (13) Any trees planted on site shall be on approved list of Shade Tree Commission and planted in accordance with Commission standards.

COMMUNITY DEVELOPMENT DEPARTMENT STAFF RECOMMENDATION

Staff recommends **approval** of application P25-02 for Conditional Zoning Certificate and Site Plan approval as submitted with parking in the front yard and a 5 ft. parking setback, with the following conditions:

- (1) The project shall comply with Sections 1145.10(e) and 1153.04(d)(15)(B.) regarding the number and width of access points or receive variance approval from the Board of Zoning Appeals.
- (2) The proposed public sidewalk shall connect with the existing curb ramp at the corner of Lafayette Road and Lake Road and a private sidewalk shall connect from the public sidewalk to the convenience store building per Section 1130.10.
- (3) Two trees shall be located adjacent to Lafayette Road in the area marked "LAWN" on the Landscaping Plan.
- (4) A light fixture detail shall be submitted in compliance with Section 1145.09(c)(6).

Andrew Dutton

From: Patrick Patton
Sent: Tuesday, March 4, 2025 12:44 PM
To: Andrew Dutton
Subject: FW: Site Plan Review
Attachments: P25-02 File 3-13-25.pdf; Engineering Checklist for Commercial Site Plan.pdf

Andrew-

My comments for the attached:

1. Please refer to the attached engineering checklist for site plan approval.
2. The owner will be required to enter into a Storm Water Operations and Management Agreement with the City. This agreement will be recorded with the property.
3. A stormwater management analysis will be required. It is anticipated that due to the extend of the area to be disturbed by construction that a storm water quality treatment structure will be required.

Patrick Patton, PE
City Engineer
City of Medina, Ohio

Phone: (330) 721-4721
Email: ppatton@medinaoh.org
Website: www.medinaoh.org

Medina City Hall / 132 N. Elmwood Avenue / Medina, Ohio 44256



stephen berry /

ARCHITECTURAL DESIGN INC

February 21, 2025

Planning Commission
Board of Zoning Appeals
Andrew Dutton, Community Development Director
The City of Medina
132 North Elmwood Avenue
Medina, Ohio 44256

Re: **Written Narrative** for
Proposed Convenience Store and Motor Vehicle Filling Station
999 Lafayette Road
Medina, Ohio 44256

Dear Commissioners, Board Members and Director Dutton:

Submitted herewith are an application and plans for a proposed convenience store and motor vehicle filling station (the project) to be located at 999 Lafayette Road in Medina, Ohio. The application is for 1) A Conditional Use Permit, 2) A site Plan Approval and 3) A Variance for the three (3) oversized curb-cuts including one (1) additional curb-cut, that are proposed for the project. The oversized and additional curb-cuts are necessary for the effective routing of automobiles (cars, SUVs and pick-up and light trucks) at the front or southern part of the site and tractor-trailers at the rear or northern part of the site.

The project, as proposed, will consist of demolition of the existing two (2) buildings on-site, a "clean and scrape" of the site; re-grading and paving of the site; construction of a new convenience store; fuel dispensers for automobiles and tractor trailers; two (2) canopies for the fuel dispensers; and an underground storm-water management and water quality control system that will be designed to meet Medina County standards.

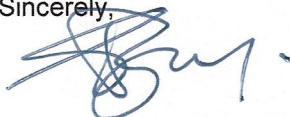
The site has been designed to segregate automobile traffic from tractor-trailer traffic, with automobiles accessing the site from Lafayette Road and tractor trailers accessing the site from Lake Road.

It is acknowledged that only two (2) curb-cuts are allowed per the zoning code and those are required to be no larger than 30 feet wide. In order to accommodate two (2) lanes of automobiles exiting the site on Lafayette Road, one for a left turn and right turn, in addition to one lane entering the site we are requesting a variance that will allow a 36 foot wide curb cut at Lafayette Road.

The variance request also includes a 63 foot wide curb-cut and a 36 foot wide curb-cut along Lake Road placed as far away from the intersection as possible to accommodate an in-only access for tractor-trailers and an exit-only curb-cut for tractor trailers.

On behalf of my clients, Harry Singh and Paul Singh, thank you for your consideration in reviewing this request for A Conditional Use Permit, a site Plan Approval and a Variance for the project.

Sincerely,

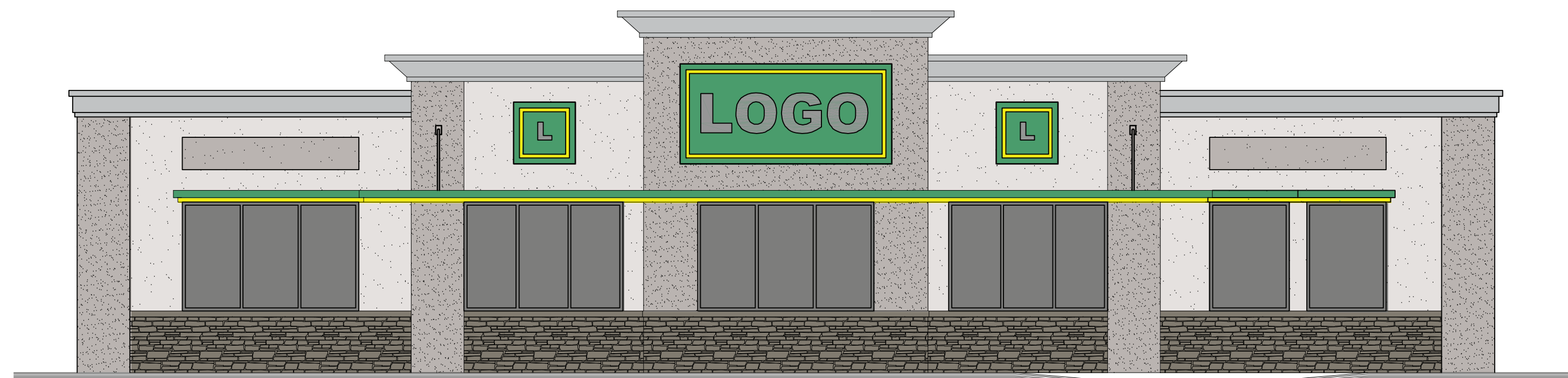


Stephen Berry, AIA, NCARB, ICC
President, Principal Architect

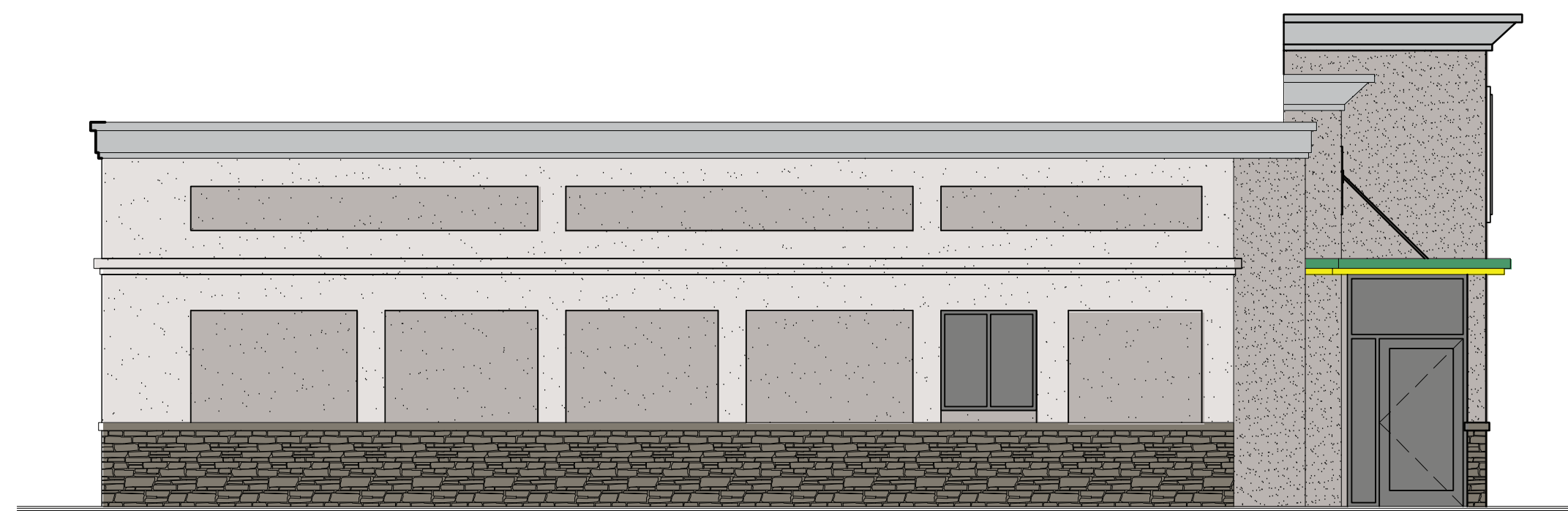
ARCHITECTURE . PLANNING . DESIGN . PHOTOGRAPHY
374 boardman-poland road . suite 201 . youngstown, ohio . 44512
330 726 6390 studio . 374bprd@sbcglobal.net email . www.architecturaldesigninc.com web

PROPOSED CONVENIENCE STORE & MOTOR VEHICLE FILLING STATION

999 LAFAYETTE RD, MEDINA OH



2 SOUTH ELEVATION
SCALE: NTS

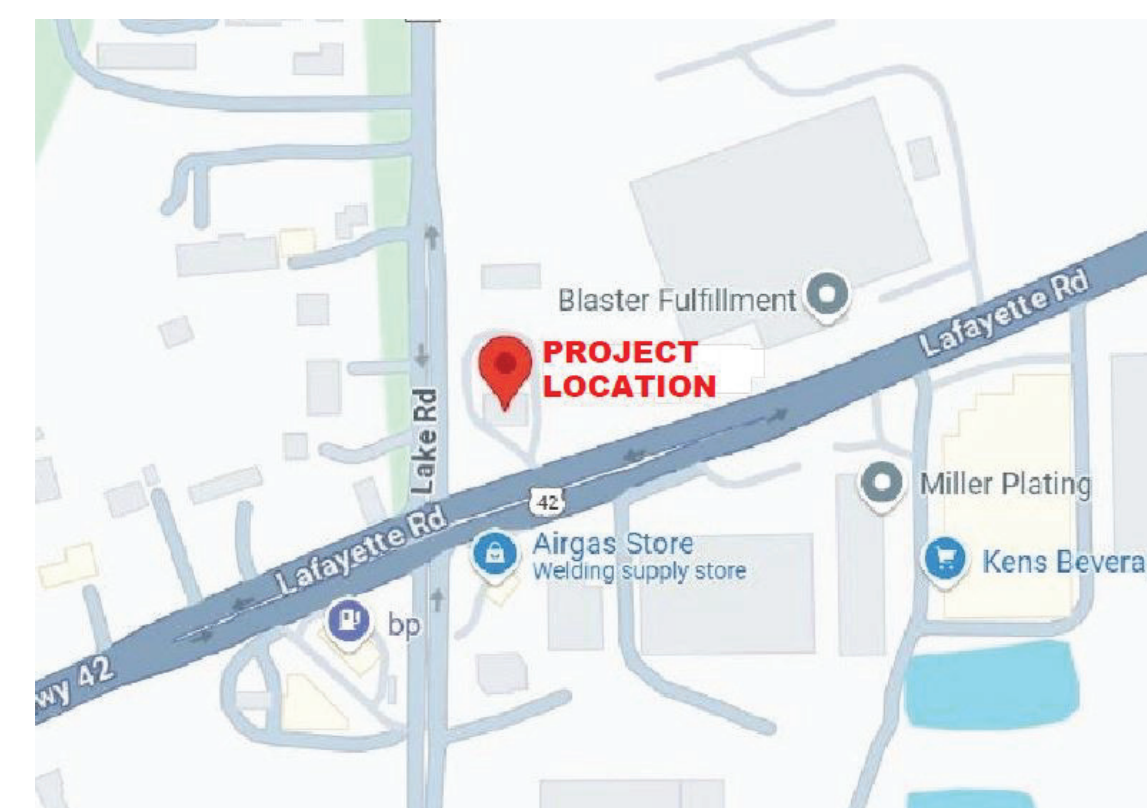


3 WEST ELEVATION
SCALE: NTS

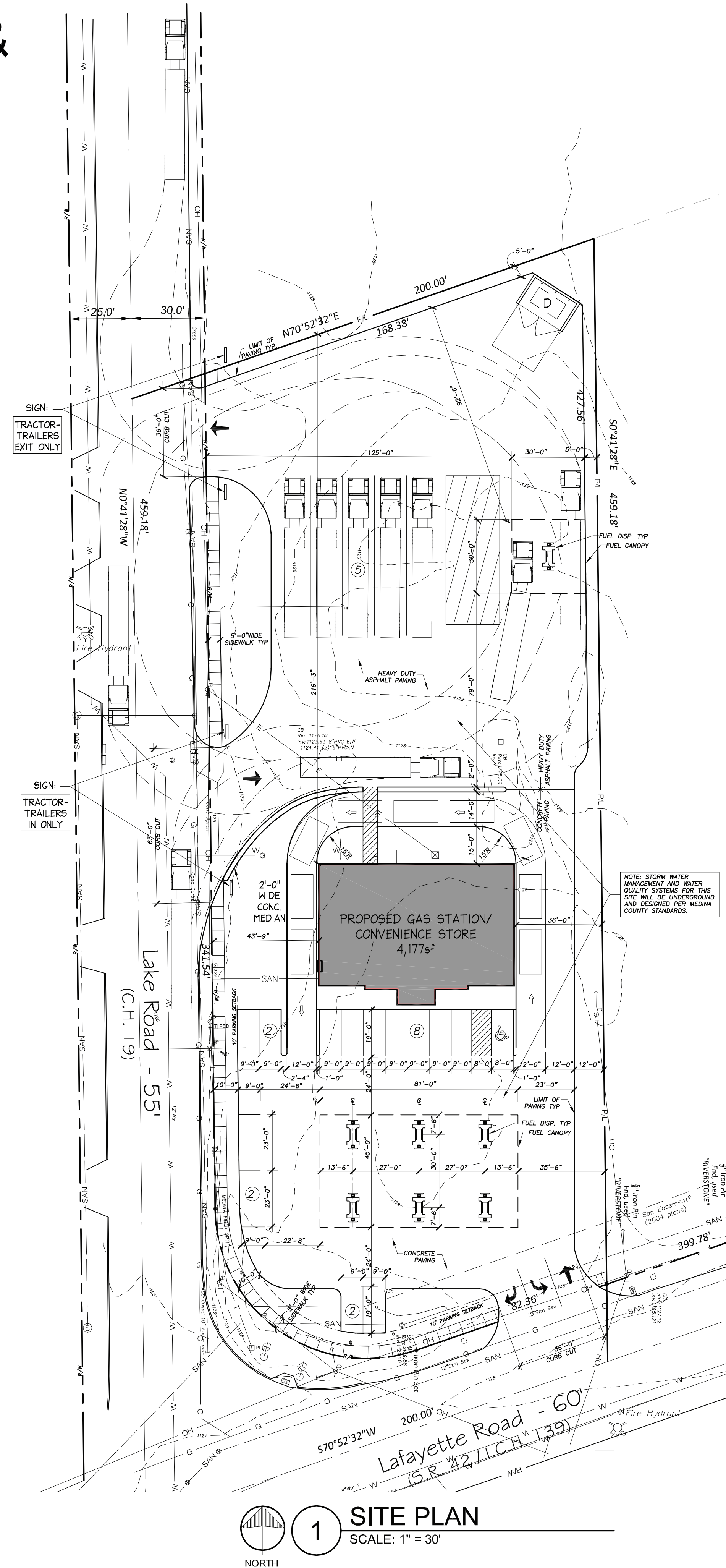
DRAWING INDEX	
•	AS100 LOCATION MAP, CODE DATA, & SITE PLAN
•	AS110 EXIST SITE CONDITION PLAN
•	AS115 LANDSCAPING PLAN
•	AS120 TRASH ENCLOSURE PLAN & DETAILS
•	SE100 SITE LIGHTING PLAN
•	A000 RENDERED ELEVATIONS
•	A100 FLOOR PLAN
•	A110 EQUIPMENT PLAN
•	A200 EXTERIOR ELEVATIONS
•	A210 CANOPY PLANS & ELEVATIONS
•	A210c COLOR EXTERIOR ELEVATIONS
•	SPI00 SPECIFICATIONS
•	SPI10 SPECIFICATIONS

ZONING CLASS: C3 GENERAL COMMERCIAL DISTRICT
PROPOSED CONDITIONAL USE: MOTOR VEHICLE FILLING STATION

PARKING RATIO		
PARKING REQUIRED:		
1 SPACE / 300 S.F.	4,177 / 300 S.F.	= 14 SPACES
1 SPACE / (2) FUEL PUMPS	1/2 PUMPS X 8	= 4 SPACES
TOTAL PARKING SPACES REQUIRED: 18 SPACES		
PARKING INDICATED:		
AUTOMOBILES:	14 SPACES	
TRACTOR TRAILERS:	5 SPACES	
TOTAL INDICATED: 19 SPACES		



LOCATION MAP
SCALE: NTS



1 SITE PLAN
SCALE: 1" = 30'

REV. 2/21/25
ZONING 11/20/24

stephen berry/
ARCHITECTURAL DESIGN INC
ARCHITECTURE . PLANNING . DESIGN . PHOTOGRAPHY
374 boardman - poland road . suite 201 . youngstown, ohio . 44512
330 726 6390 studio . 374pbpd@sbcglobal.net . www.architecturalsignedesigninc.com

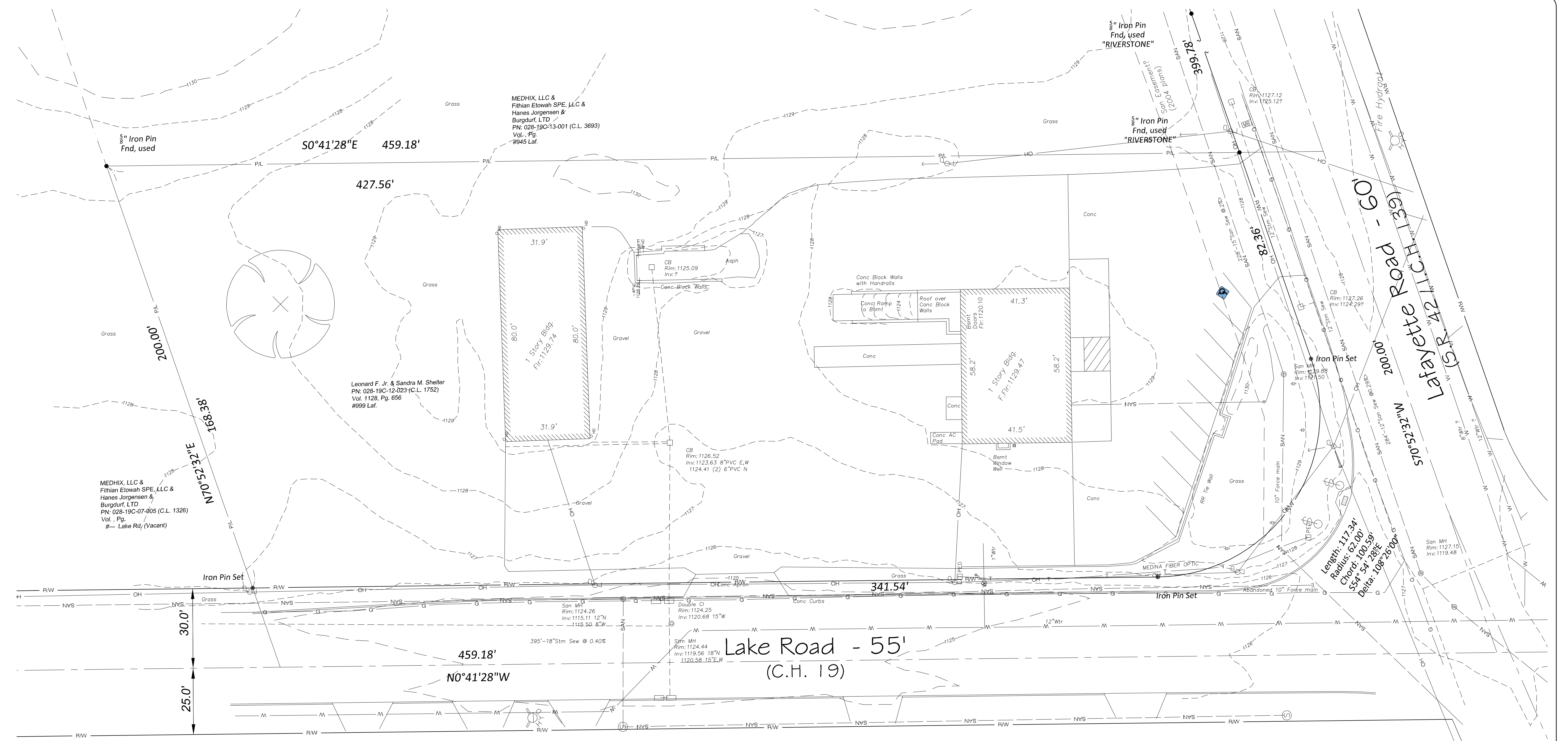
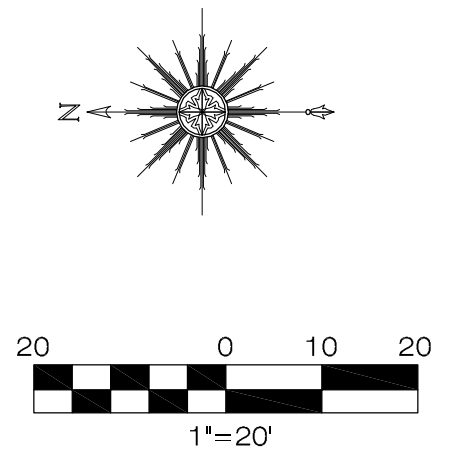


Stephen Berry, License #7653
Expiration Date 12.31.25

PROPOSED CONVENIENCE STORE & MOTOR VEHICLE FILLING STATION
999 LAFAYETTE RD
MEDINA OH 44256

DATE: 02/21/25
PROJECT NUMBER: 507100

AS100



LEGEND

- STM- OR === Storm Sewer
- SAN- Sanitary Sewer
- W - Water
- OH - Overhead Utility Line
- C/L - Centerline
- R/W - Right-of-Way
- P/L - Property Line
- X - Fence
- E - Underground Electric
- G - Gas
- Tree Line
- Landscaping
- Cleanout
- Catch Basin
- Curb Inlet
- Yard Drain
- Manhole
- Sanitary Manhole
- Storm Manhole
- Storm Inlet Manhole
- HD Spout to Underground
- Water Marker
- Water Valve
- Water Meter
- Fire Hydrant
- Well
- Mail Box
- Guide Wire
- Utility Pole
- Light Pole
- Lighted Utility Pole
- Traffic Signal Pole
- Traffic Signal Box
- Electrical Box
- Telephone (SAC) Box
- Tree
- Pine Tree
- Bush
- Power Transformer
- Gas Valve
- Gas Meter
- Gas Marker
- Guard Post
- Test Bore
- Monitor Well
- Yard Light
- Sprinkler Control Box
- Sign
- ADA Pad
- Flag Pole
- Parking Meter

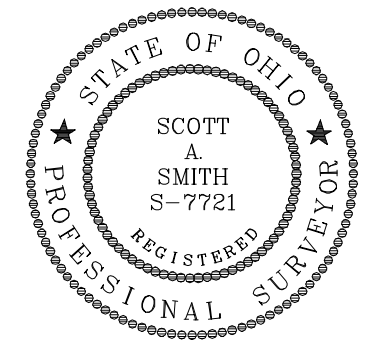
OUUPS.ORG
 TICKET #A: 501-402-064
 Called in 01/14/2025

EXISTING UNDERGROUND UTILITIES NOTE:
 The size and location, both horizontal and vertical, of the underground utilities shown hereon, have been obtained by a diligent and comprehensive search of available records. Verification by field observation has been conducted where practical. However, LDC, Inc. does not guarantee the completeness nor accuracy thereof.

We have not been authorized to perform an ALTA/NSPS Land Title Survey, therefore, we have not been provided a title commitment or report. There may be easements, setbacks, and record restrictions that affect the property that we are unaware of.

I certify that this plat was prepared from a field survey made under my direct supervision. Monuments were found or set as indicated. Dimensions measured are expressed in feet and decimal parts thereof. Bearings refer to State Plane Ohio North NAD 83 (2011adj) ODOT VRS network. All of which are correct to the best of my knowledge and belief. This plat was prepared in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code. This plat was prepared without the benefit of an abstract of title and is subject to any state of facts revealed by an examination of the same.

Scott A. Smith February 8, 2025
 Scott A. Smith, P.S. # 7721
 All Iron Pins Set are 5/8" x 30" rebar with yellow plastic cap "LDC INC".
 Survey performed in January 2025 with snow cover.



REV. No.	DATE	BY	CHK'D

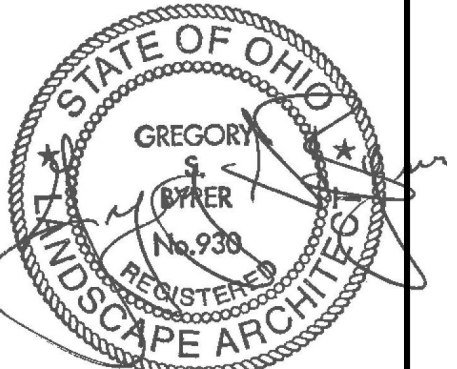
LAND DESIGN consultants
 www.LDCinc.net
 ENGINEERS · PLANNERS · SURVEYORS
 9025 Osborne Drive Mentor, Ohio 44060
 TEL: (440) 255-8463 (440) 951-LAND

999 LAFAYETTE ROAD
 CITY OF MEDINA - MEDINA COUNTY - OHIO

DATE	20250208
SCALE: HOR.	1"=20'
VERT.	SCALE
FILENAME	Base-Med.
COMPUTER	S.
TAB NAME	Exist

EXISTING CONDITIONS
 028-19C-12-023
 2.0001 ACRES (1.5296 ACRES EXCEPTING THE AREA IN R/W)
 Situated in the City of Medina, County of Medina and State of Ohio;
 Known as being the whole of City Lot No. 1752 of said City of Medina.

AS110
 CONTRACT No.
 SINGH I - 2501



2-19-25



landscape architecture
 8000 Blossom Cir. NW, Massillon, OH 44840
 330-209-9674 www.gsbarch.com

LANDSCAPE PLAN
**PROPOSED CONVENIENCE STORE &
 MOTOR VEHICLE FILLING STATION**
 999 LAFAYETTE RD., MEDINA, OH 44256

JOB NO.
 25-0201

AS115

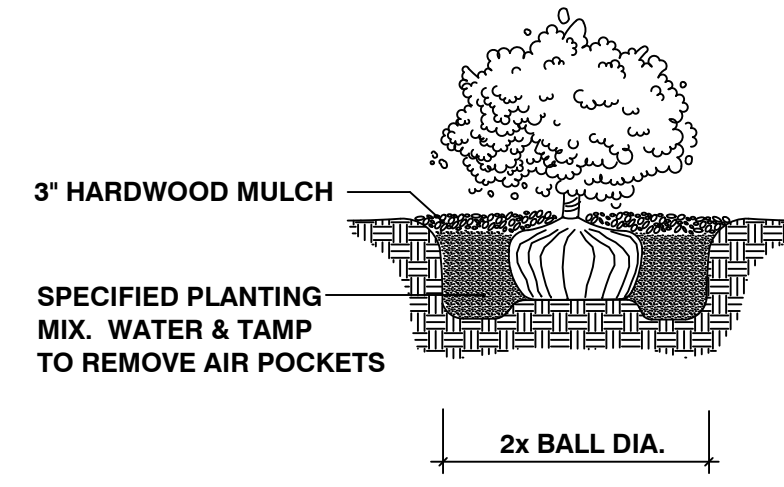
QTY.	SCIENTIFIC NAME	COMMON NAME	DESCRIPTION
4	ACER RUBRUM 'BOWHALL'	BOWHALL MAPLE	1.5" CAL. B&B
4	GINKGO BILOBA 'JN9'	SKY TOWER GINKGO	1.5" CAL. B&B
24	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	2 GAL
28	LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED LIRIOPE	1 GAL
14	THUJA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	6' HT. B&B
40	VIBURNUM PLICATUM 'NEWZAM'	NEWPORT VIBURNUM	24" HT

LANDSCAPE INSTALLATION NOTES

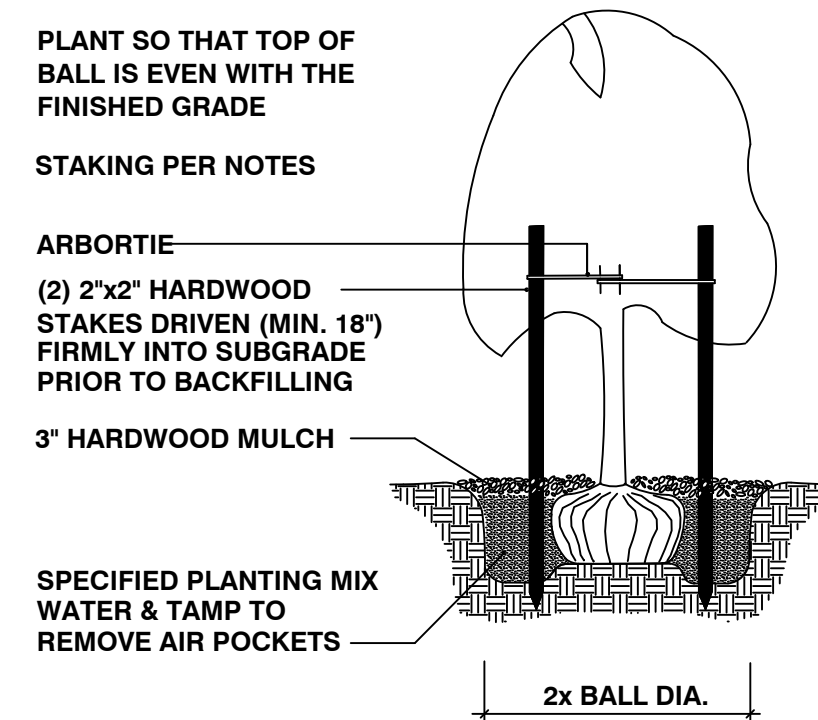
- LANDSCAPE CONTRACTOR SHALL KEEP A FIELD SET OF PLANTING AND LANDSCAPE SPECIFICATIONS/NOTES ON SITE AT ALL TIMES DURING LANDSCAPE CONSTRUCTION AND DEVELOPMENT PHASES.
- LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES OF MATERIAL SHOWN ON DRAWINGS PRIOR TO SUBMITTING THEIR BID. PLANTING PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST. FINAL QUANTITIES OF SOD, TOPSOIL, STONE, GRAVEL, ETC; TO BE VERIFIED ON SITE BY LANDSCAPE CONTRACTOR WHEN APPLICABLE.
- ANY BUILDING CONSTRUCTION MATERIAL OR FOREIGN MATERIAL SHALL BE REMOVED FROM ALL PLANTING AREAS AND REPLACED WITH APPROVED TOPSOIL.
- ABSOLUTELY NO 'PARK GRADE' PLANT MATERIAL WILL BE ACCEPTED.
- ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLAN ARE TO BE CONSIDERED MINIMUM. ALL PLANT MATERIAL SHALL MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR CONTAINER SIZE, HEIGHT, WIDTH, ETC. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN SHALL ALSO BE REQUIRED FOR ACCEPTANCE. ALL TREES TO BE SINGLE TRUNK, UNLESS OTHERWISE NOTED ON PLAN.
- ALL TREES 8' HEIGHT AND TALLER SHALL BE STAKED ACCORDING TO THE APPLICABLE PLANTING DETAIL. ALL NON-BIODEGRADABLE WRAPPING SUCH AS WIRE, TWINE, OR NYLON CORD SHALL BE REMOVED FROM THE PLANT AND ROOT AREA BEFORE PLANTING. BURLAP SHALL BE REMOVED AND CUT BACK FROM THE TOP 1/3 OF THE ROOT BALL. TOP OF ROOT BALL SHALL BE PLANTED FLUSH WITH FINISHED GRADE.
- 3" DEPTH DOUBLE SHREDDED HARDWOOD MULCH SHALL BE USED IN ALL LANDSCAPE BEDS AND TREE RINGS UNLESS NOTED OTHERWISE.
- THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL PLANT MATERIAL ON SITE WITH THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. THE LANDSCAPE ARCHITECT SHALL BE GIVEN A 48 HOUR MINIMUM NOTICE PRIOR TO PLANT ARRIVAL ON SITE.
- CARE SHALL BE TAKEN NOT TO DISTURB OR DAMAGE ANY UNDERGROUND CONSTRUCTION OR UTILITIES. ANY DAMAGE TO THESE FACILITIES DURING LANDSCAPE OPERATIONS WILL BE REPAIRED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR IN A MANNER APPROVED BY THE OWNER, LANDSCAPE ARCHITECT OR UTILITY COMPANY. WHERE UNDERGROUND CONSTRUCTION OR OBSTRUCTIONS WILL NOT PERMIT LANDSCAPE CONSTRUCTION IN ACCORDANCE WITH THE PLANS, NEW LOCATIONS FOR THE MATERIALS WILL BE DESIGNATED BY THE LANDSCAPE ARCHITECT
- THE LANDSCAPE CONTRACTOR SHALL EXERCISE CAUTION TO PROTECT ALL EXISTING SOD AND IRRIGATION, IF APPLICABLE. ANY DAMAGE TO THE SOD OR IRRIGATION SHALL BE REPLACED OR REPAIRED TO IT'S ORIGINAL STATE BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE JOB SITE CLEAN AND FREE FROM ACCUMULATED WASTE MATERIAL, DEBRIS, AND RUBBISH.
- THE LANDSCAPE CONTRACTOR SHALL FULLY INSPECT AND FAMILIARIZE THEMSELVES WITH THE SITE AND ALL WORK CONDITIONS SO AS TO INCLUDE IN THEIR BID A COST FOR PLANT REMOVALS, TRANSPLANTS, SOD ADJUSTMENTS, DEBRIS REMOVAL, FINISH GRADING, AND ANY OTHER ITEMS WHICH WILL BE ADDRESSED BEFORE, DURING, AND AFTER THE CONSTRUCTION PROCESS.
- ALL PLANTS SHALL BE LOCATED ON SITE BY THE CENTER OF THE SYMBOL REPRESENTING SAID PLANT ON THE PLANTING PLAN. THE PLANT SYMBOL ON THE PLANTING PLAN REPRESENTS ALL OR A PORTION OF THE FULL MATURE SPREAD OF THE PLANT AND NOT THE INSTALLED SPREAD.
- SITE PREPARATION SHALL INCLUDE REMOVAL OF ANY WEEDS, PATCHES OF GRASS, STICKS, LARGER ROCKS, DEBRIS AND DEAD MATERIAL, AND FINISH GRADING.
- THE LANDSCAPE CONTRACTOR SHALL REVIEW THE EXISTING IRRIGATION SYSTEM (IF APPLICABLE) PRIOR TO SUBMITTING THEIR BID TO COVER ANY COSTS RESULTING FROM ADJUSTMENTS THAT MAY NEED DONE TO ACCOMMODATE THE NEW LANDSCAPE LAYOUT.
- LOCATION OF PLANT MATERIALS, WALKS, AND LANDSCAPE FEATURES MAY BE RELOCATED AT THE DISCRETION OF THE LANDSCAPE ARCHITECT OR OWNER.
- QUANTITIES AND SPECIFICATIONS OF LANDSCAPE MATERIALS MAY BE SUBJECT TO CHANGE DURING THE INSTALLATION AT THE DISCRETION OF THE LANDSCAPE ARCHITECT OR OWNER.
- INSTALL CURLEX BLANKET ON ALL SLOPES GREATER THAN 2:1 AND STRAW NETTING ON ALL SLOPES 3:1. SECURELY STAKE IN PLACE TO PREVENT MOVEMENT. 3:1 SLOPES MAY BE HYDROSEEDED.
- IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. ANY UTILITIES WHICH ARE DAMAGED DURING CONSTRUCTION, SHALL BE REPLACED AND/OR REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
- ALL PLANTING BEDS TO RECEIVE 1" COMPOST/PEAT TO BE TILLED INTO THE EXISTING SOIL BEFORE PLANTING.
- BACKFILL MIX-ALL INDIVIDUAL PLANTING PITS SHALL BE BACKFILLED WITH 50% IMPORTED SCREENED TOPSOIL AND 50% NATIVE SOIL.
- PLANT MAINTENANCE-TRIM AS NEEDED TO REMOVE DEAD/DYING BRANCHES. DO NOT SHEAR.
- PLANT MATERIAL SUBSTITUTIONS ARE STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT. ALL PLANT SUBSTITUTIONS MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO INSTALLATION.

SEED MIX

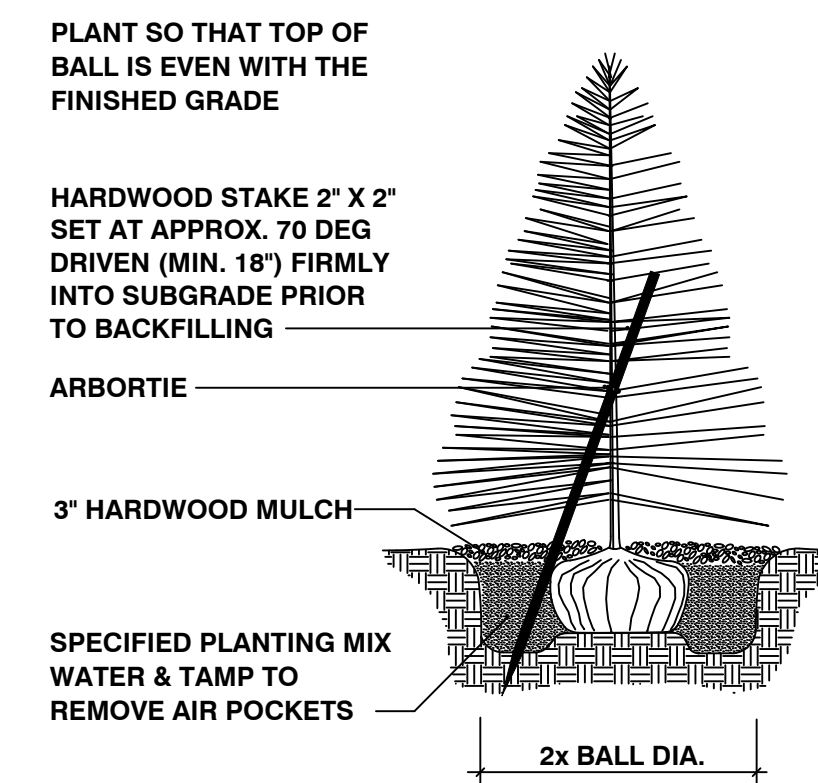
LAWN SEED MIX
 AREAS SHALL RECEIVE A 50/50 BLUEGRASS/RYEGRASS SEED MIX BLEND AT A RATE OF 8 LBS/1000 SF WITH A 12-12-12 STARTER FERTILIZER APPLIED AT A RATE OF 8 LBS/1000 SF.



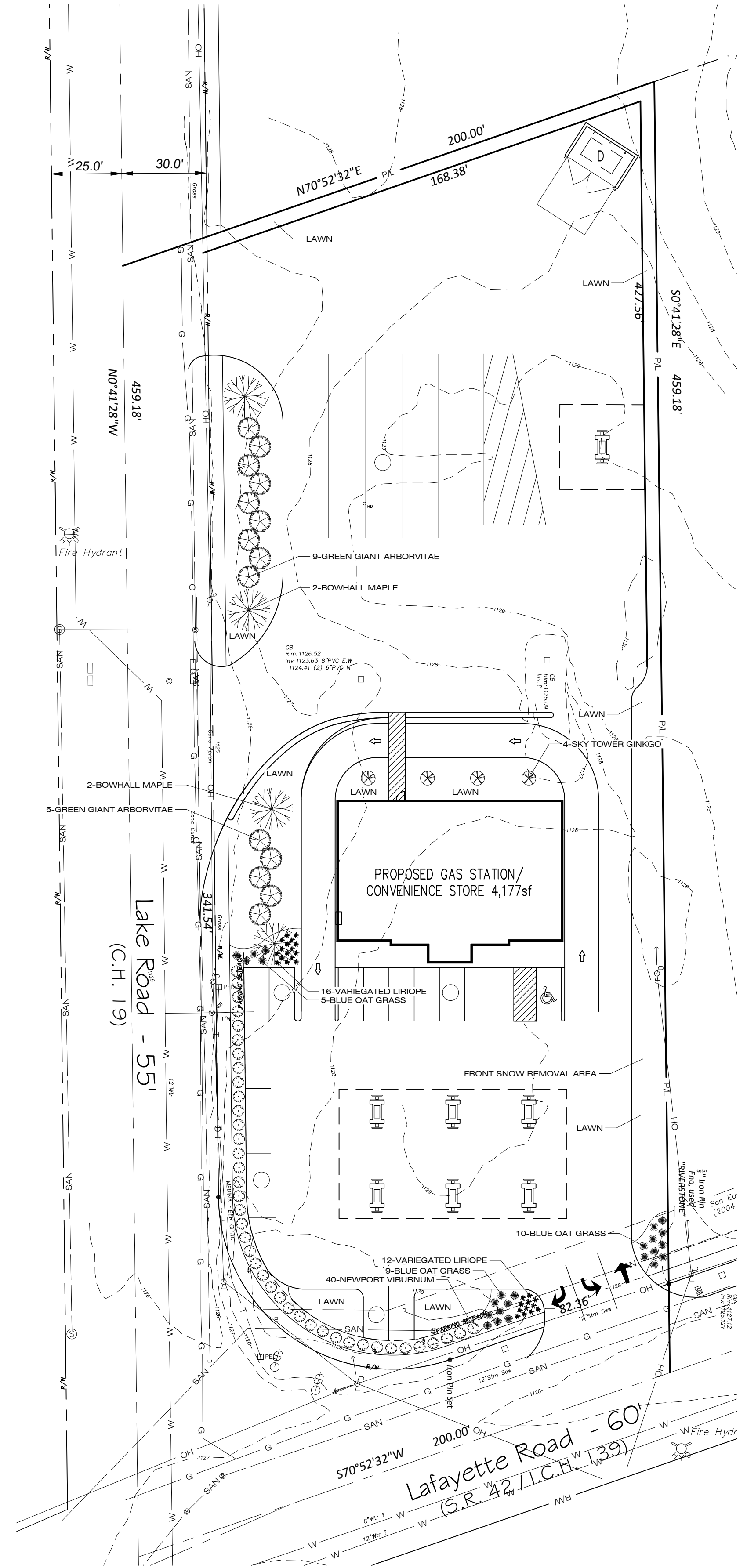
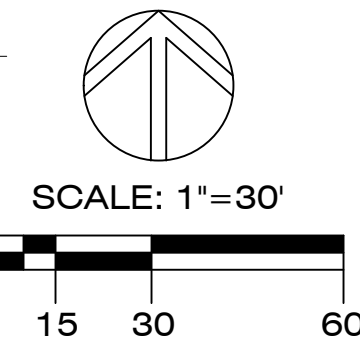
SHRUB PLANTING
 SCALE: NOT TO SCALE

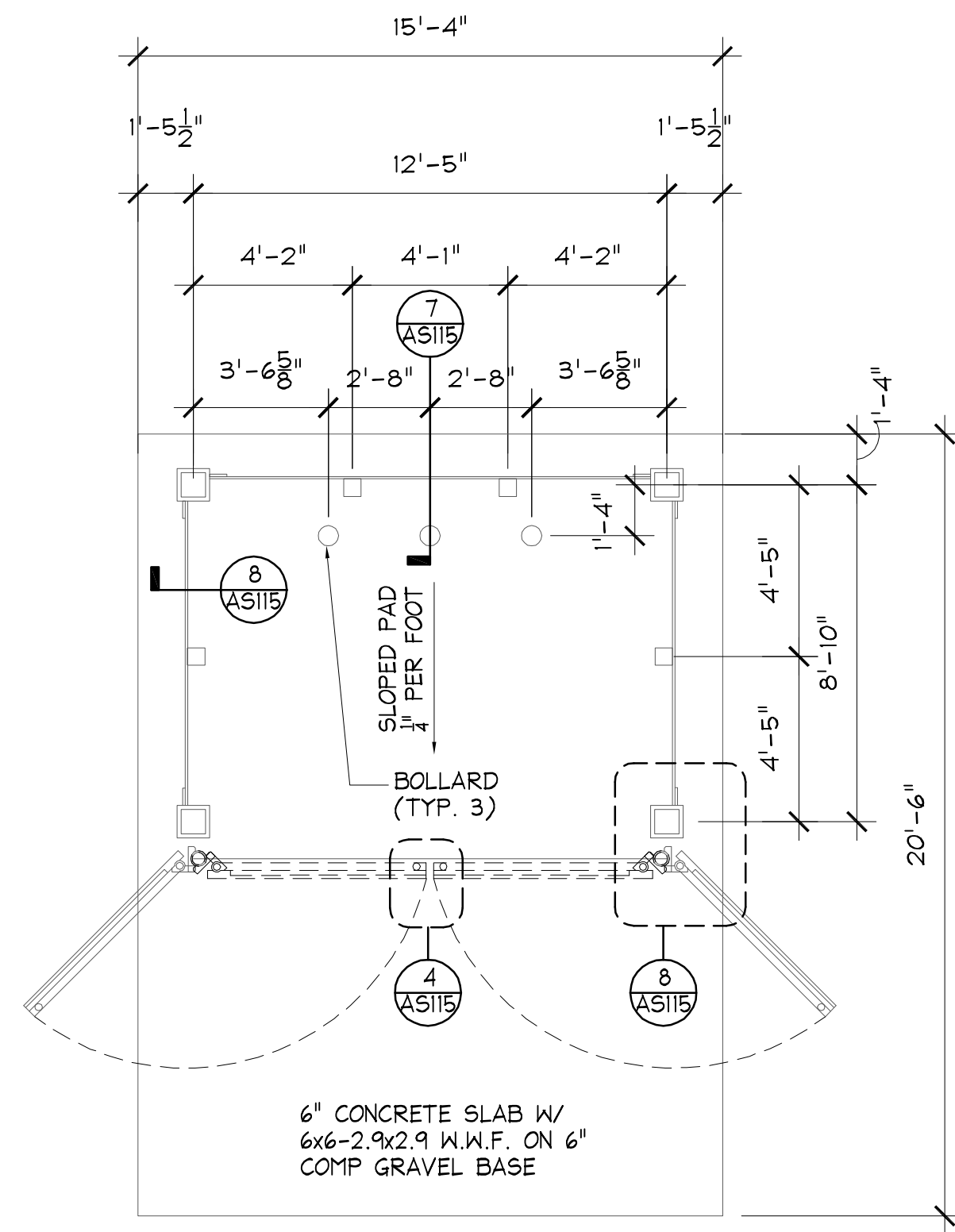


TREE PLANTING
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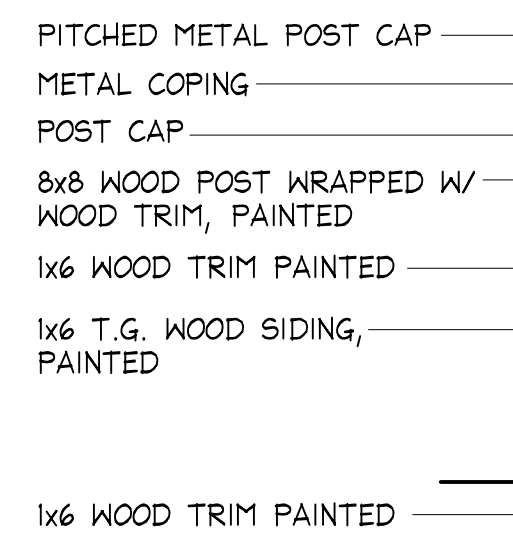


EVERGREEN PLANTING - ANGLE STAKE
 SCALE: NOT TO SCALE

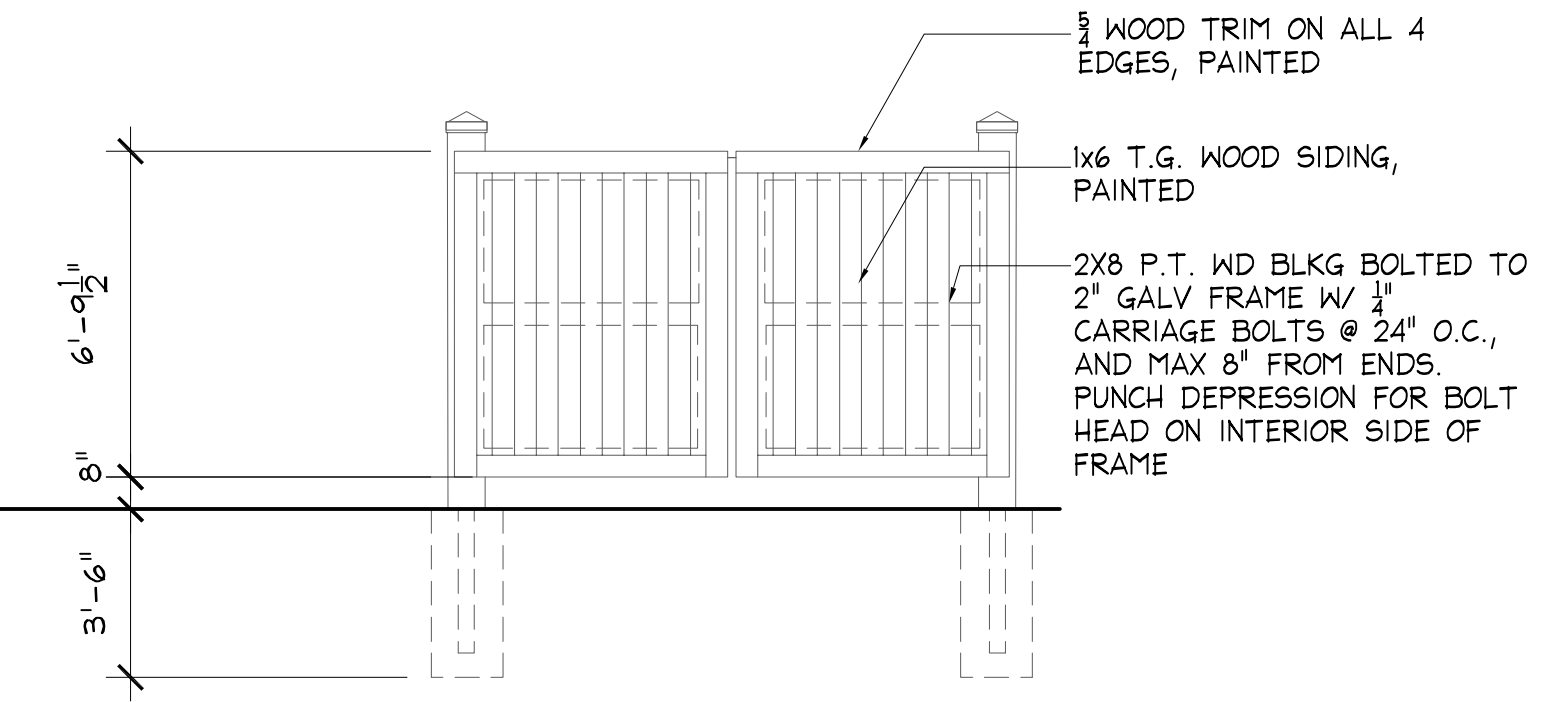




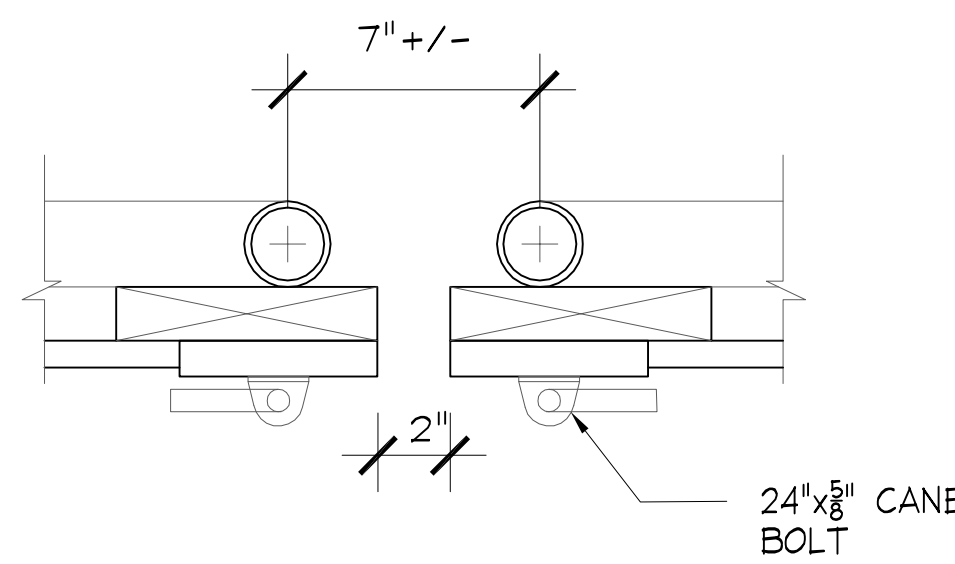
1 TRASH ENCLOSURE PLAN
SCALE: 1/4"=1'-0"



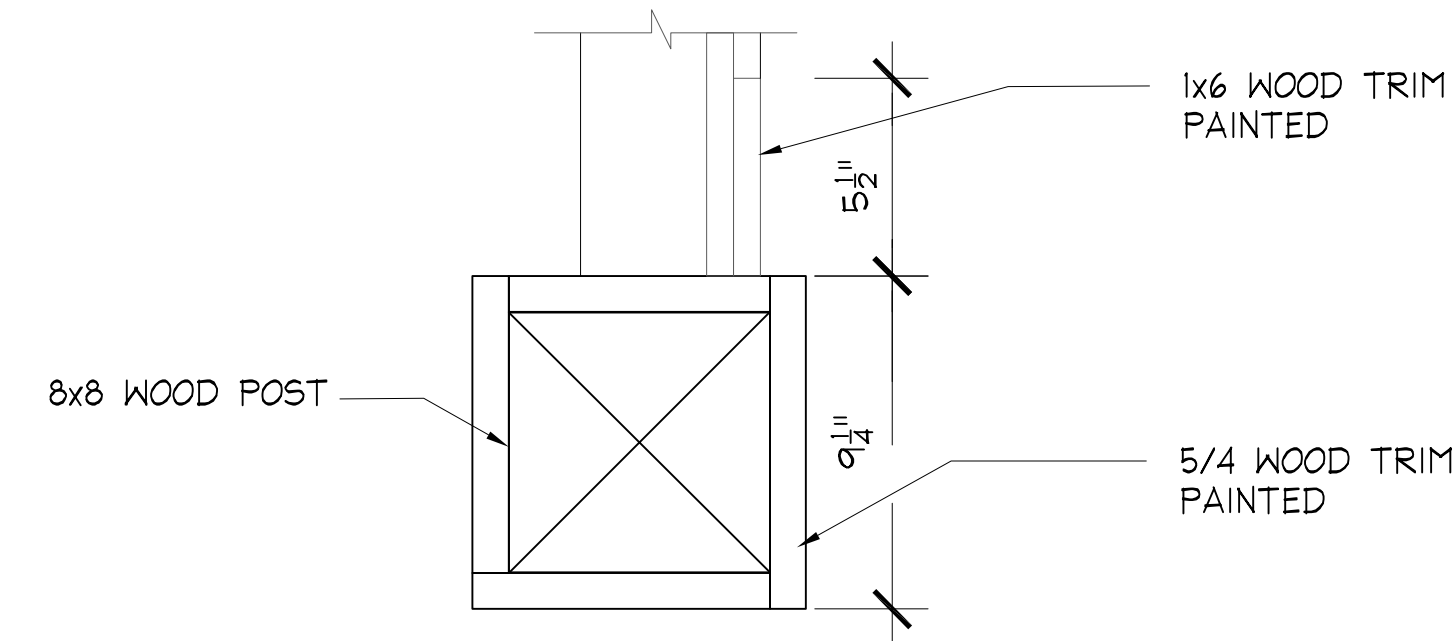
2 SIDE ELEVATION
SCALE: 1/4"=1'-0"



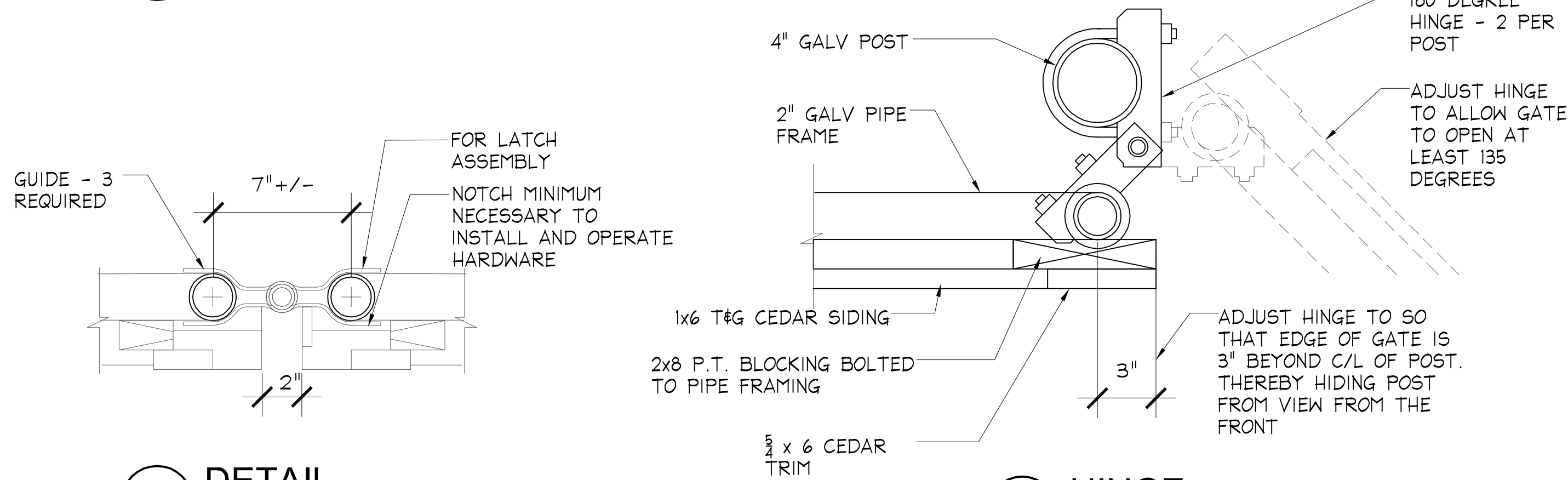
3 FRONT ELEVATION
SCALE: 1/4"=1'-0"



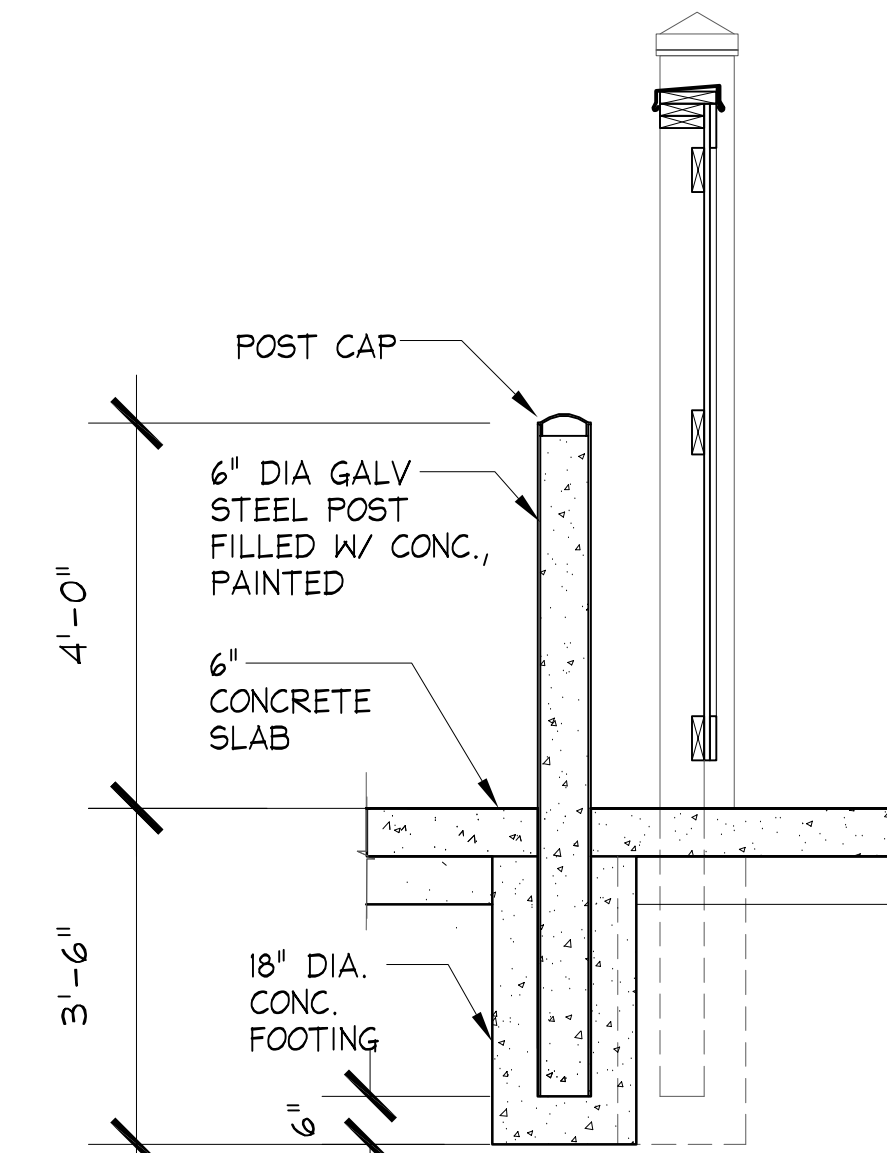
4 DETAIL
N.T.S.



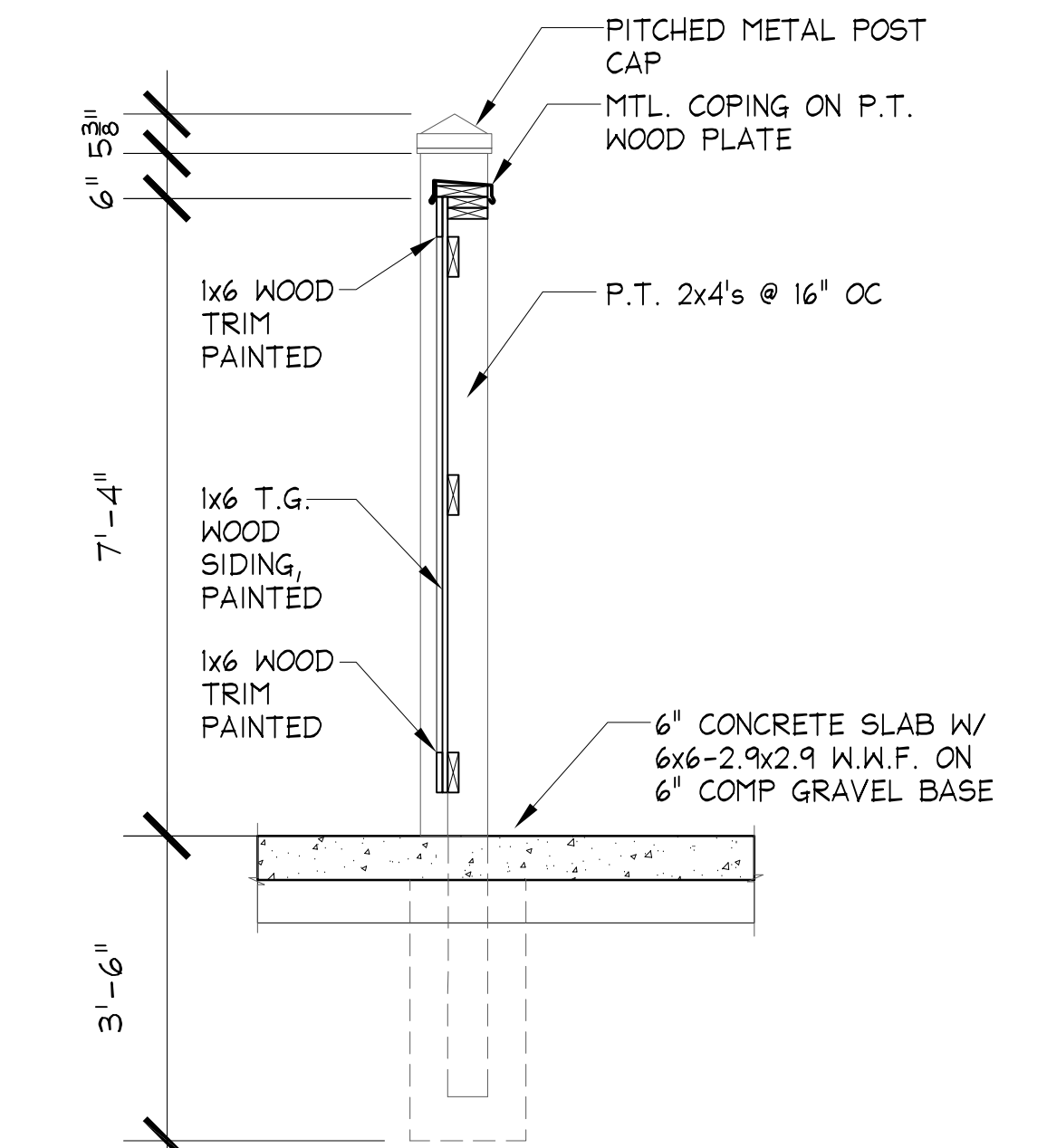
6 HINGE
N.T.S.



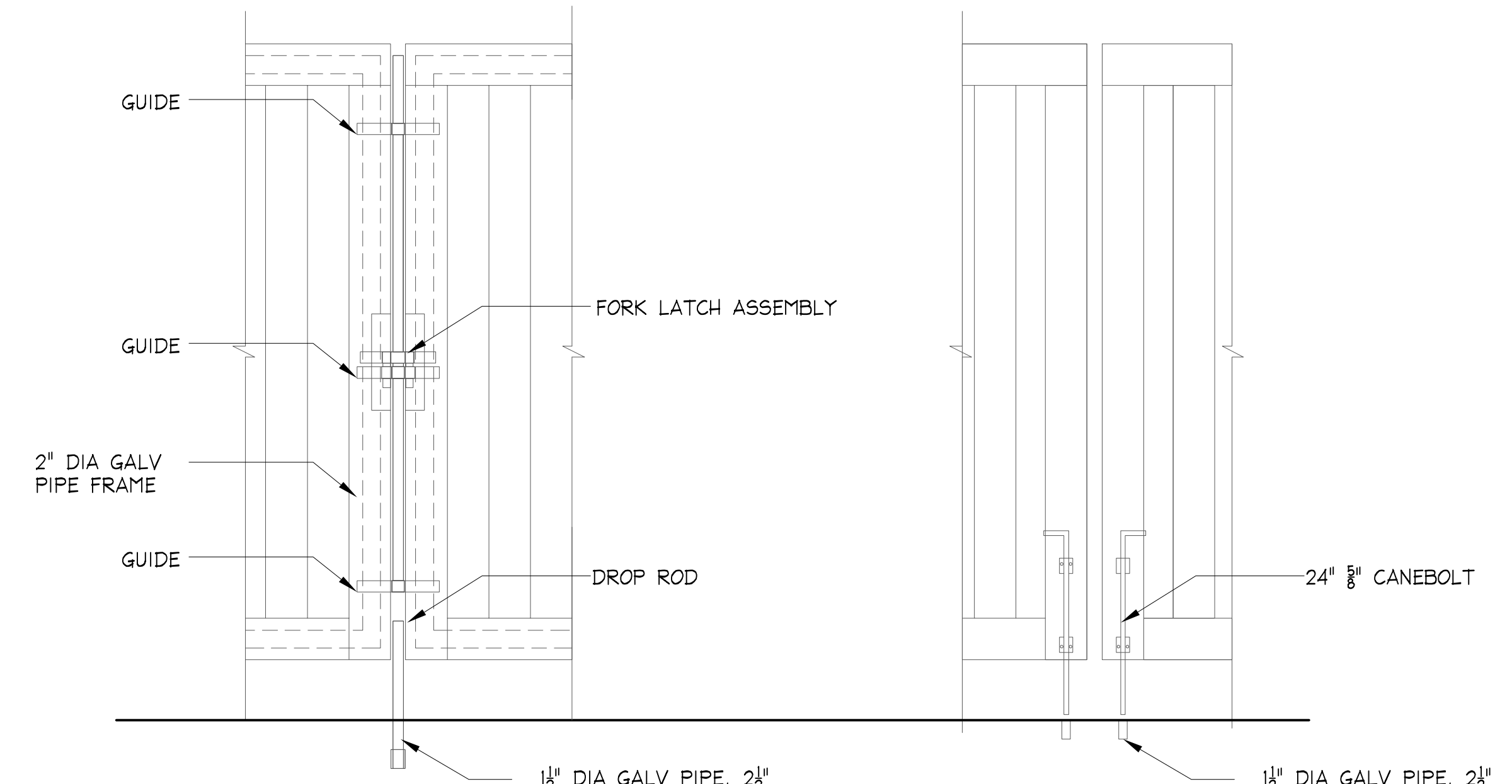
5 DETAIL
N.T.S.



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



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



9 GATE DETAIL
SCALE: 1/2"=1'-0"

10 GATE DETAIL
SCALE: 1/2"=1'-0"

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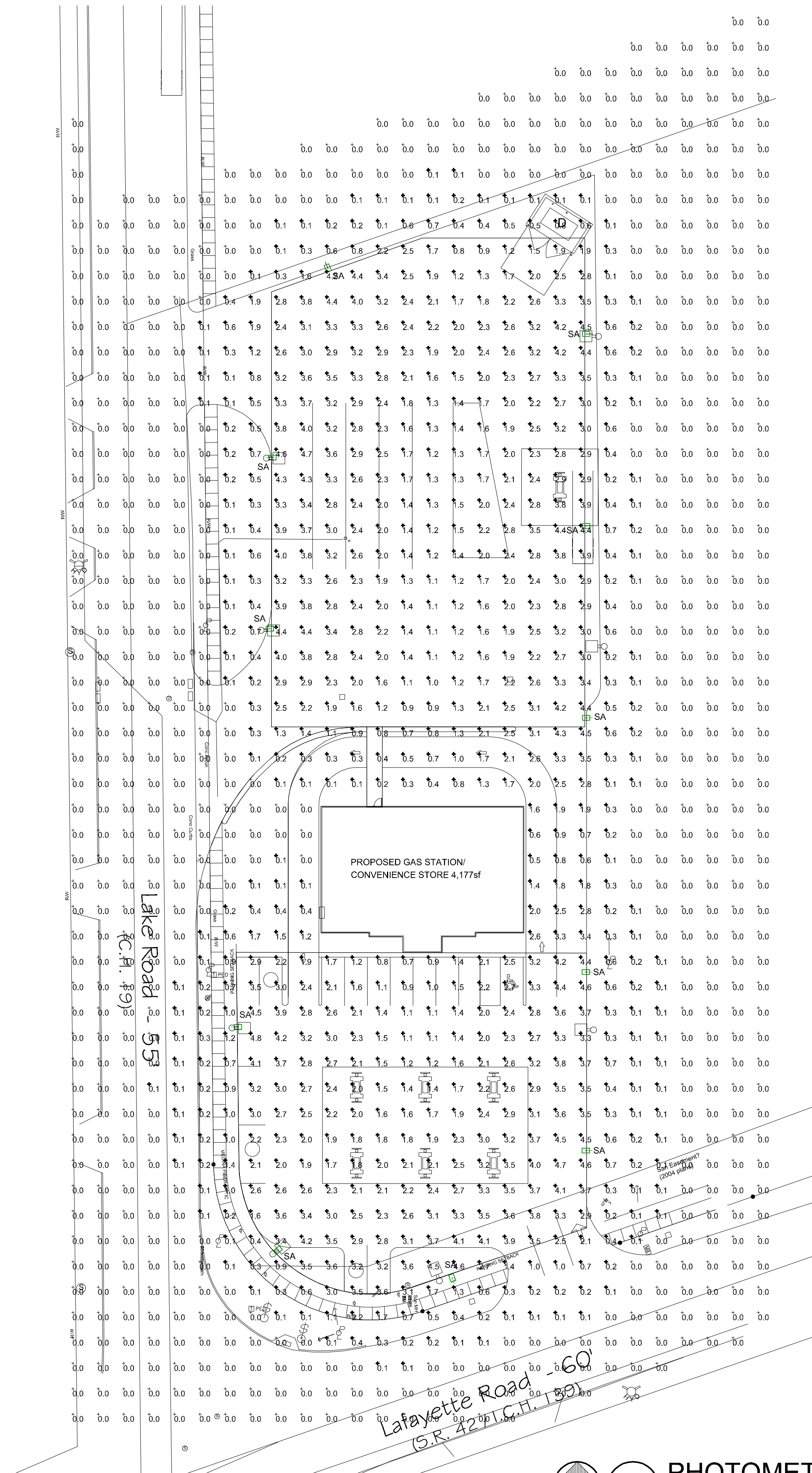


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PROPOSED CONVENIENCE STORE & MOTOR VEHICLE FILLING STATION
999 LAFAYETTE RD
MEDINA OH 44266

DATE: 02/21/25
PROJECT NUMBER: 507100

AS120

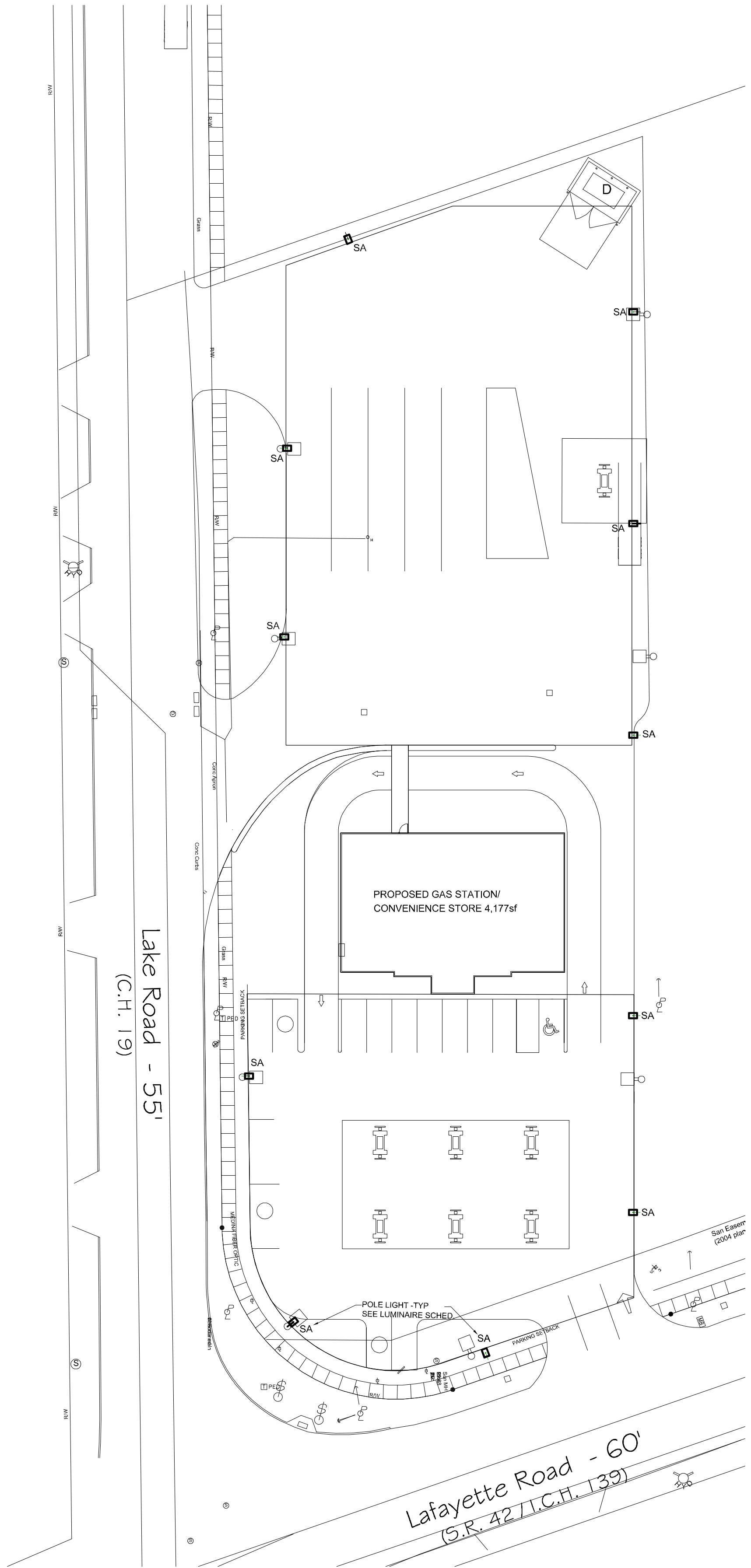


1 PHOTOMETRIC STUDY
SCALE: 1" = 30'

Symbol	Qty	Label	LLF	Luminaire Lumens	[MANUFAC]	Description	Filename	Luminaire Watts	Mounting Height
SA	11	SA	0.900	13182	BEACON	VP-ST-2-72L-115-4K7-4F-UNV-A-DBT-BC-(MOUNT TO 20' POLE)	VP-ST-2-72L-115-4K7-4F-BC.ies	115	22

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
front parking and pedestrian area	illuminance	Fc	2.71	4.8	0.7	3.87	6.86
rear parking and pedestrian area	illuminance	Fc	2.51	4.7	0.8	3.14	5.88

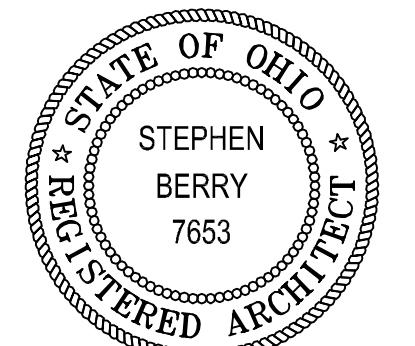
NOTES:
 1. ILLUMINANCE LEVELS TAKEN ON THE PAVEMENT
 2. DARK BRONZE FINISH
 3. TYPE-SA OVERALL MOUNTING HEIGHT:
 20' POLE + 2' CONCRETE BASE = 22' A.F.G.



2 ELECTRICAL SITE PLAN
SCALE: 1" = 30'

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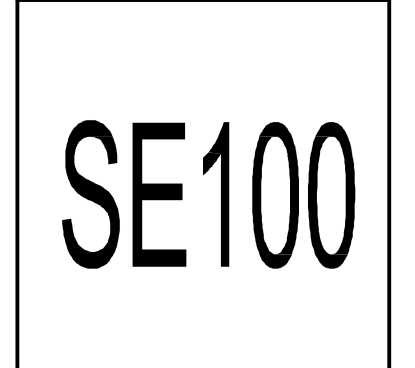
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 999 LAFAYETTE RD
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DATE: 02/21/25
PROJECT NUMBER: 507100

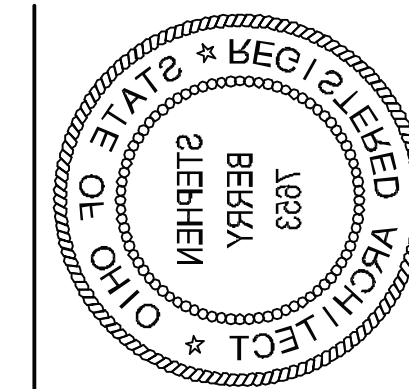




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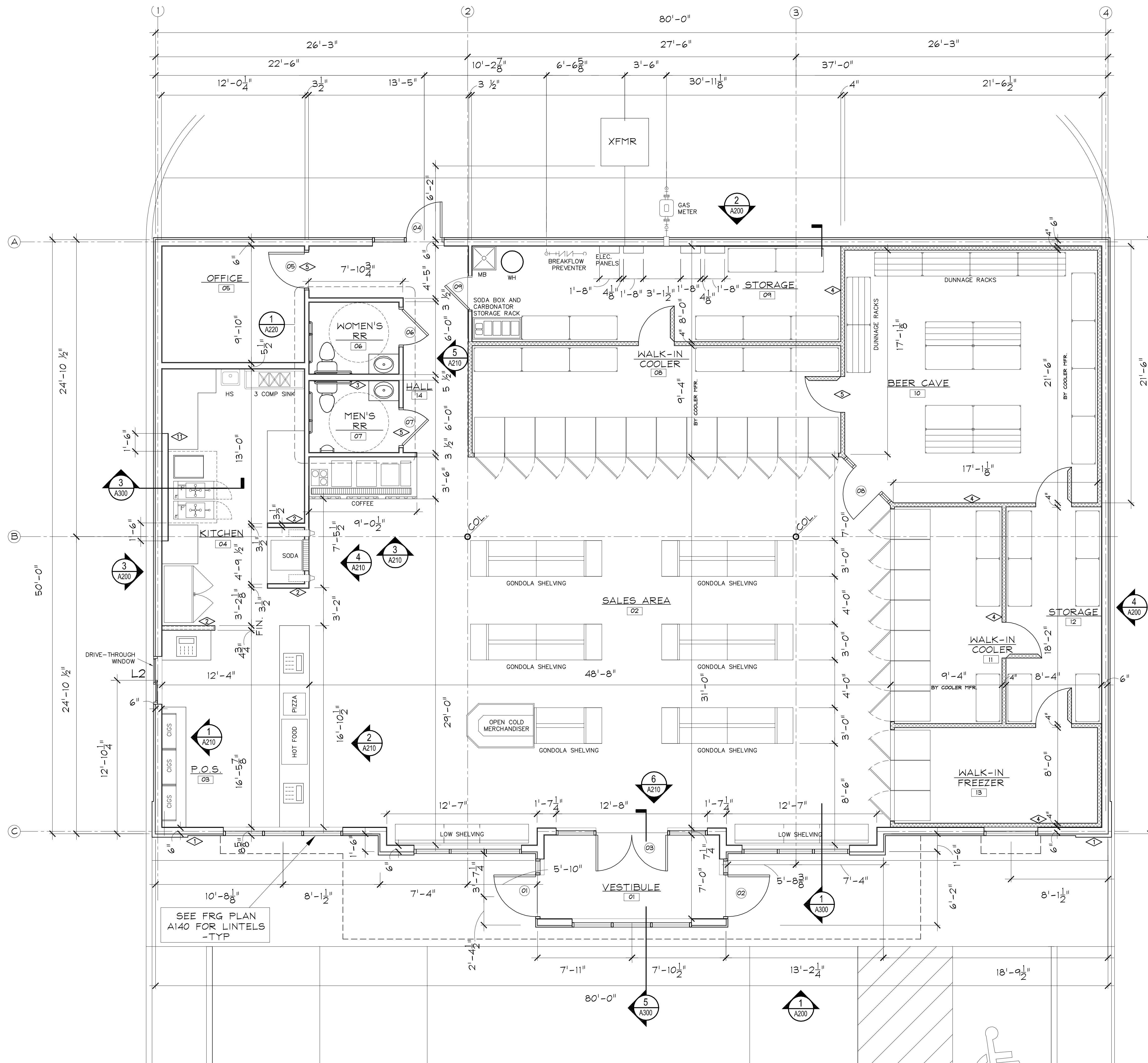
**PROPOSED CONVENIENCE STORE &
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999 LAFAYETTE RD
MEDINA OH 44256

507100
PROJECT NUMBER
DATE 02/21/25

A000

RENDERING

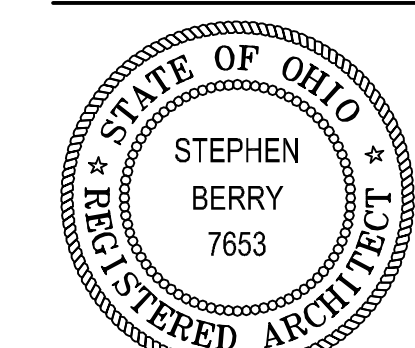


- CONSTRUCTION NOTES:**
- 1 1/2"x11 VERTICAL E.I.F.S BUMP OUT
 - 2 INTERIOR PARTITION: 2x4 STUDS @ 16 O.C w/ 5/8" GYP BOARD EACH SIDE. UNO.
 - 3 PLUMBING WALL w/ 2x6 STUDS @ 16 OC w/ 5/8" GYP BOARD EACH SIDE EXTEND STUDS AND GYP BOARD TO BOTTOM OF ROOF JOIST, FILL STUD w/ SOUND BATT INSULATION FOR FULL HEIGHT.
 - 4 COOLER DESIGNED BY MANUFACTURE- SEE A110
 - 5 3'-0" INTERIOR DOOR- TYP
 - 6 PER OMC 306.5, A PERMANENT MEANS OF ROOF ACCESS IS NOT REQUIRED TO SERVICE THE ROOFTOP UNIT WHICH IS LESS THAN 16 FEET ABOVE THE GRADE PLANE.
 - 7 PER OMC 306.5.1 A LEVEL PLATFORM IS NOT REQUIRED TO SERVICE THE ROOFTOP UNIT WHICH IS MOUNTED ON A SLOPING ROOF THAT IS SHALLOWER THAN 3 UNITS VERTICAL IN 12 UNITS HORIZONTAL. ALSO ACCESS DOES NOT REQUIRE WALKING ON ANY ROOF SURFACE HAVING A SLOPE GREATER THAN 4 UNITS VERTICAL AND 12 UNITS HORIZONTAL.
 - 8 ERECT SIDE WALLS TO MATCH SLOPING ELEV. OF TOP OF TRUSSES - SEE 3/A300 TYP.
 - 9 ROOF TRUSS MANF SHALL DESIGN TRUSSES TO SUPPORT ALL ROOF TOP MECHANICAL EQUIPMENT.
 - 10 A WEATHERPROOF RECEPTACLE SHALL BE PROVIDED ADJACENT TO THE ROOFTOP UNIT IN ACCORDANCE WITH OMC 306.5.2, NFPA 70 AND REQUIREMENTS.
 - 11 PROVIDE SECTION OF 6" METAL STUD WALL @ 16" O.C DIRECTLY ADJACENT TO WOOD FRAMED WALL & COVERED IN 24 GAUGE MIN. GALVANIZED SHEET STEEL AS REQUIRED TO REDUCE 18" MIN REQUIRED CLEARANCE TO COMBUSTIBLES PER OMC 507.2.6 TO 6" AS INDICATED IN TABLE 308.4.2 CLEARANCE REDUCTION METHODS. - SEE 3/A300

WALL TYPES	
	INSULATED COOLER WALLS DESIGNED BY MANUFACTURE
	DRYWALL AND WOOD STUDS

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PROPOSED CONVENIENCE STORE & MOTOR VEHICLE FILLING STATION
999 LAFAYETTE RD
MEDINA OH 44256

DATE: 02/21/25
PROJECT NUMBER: 507100

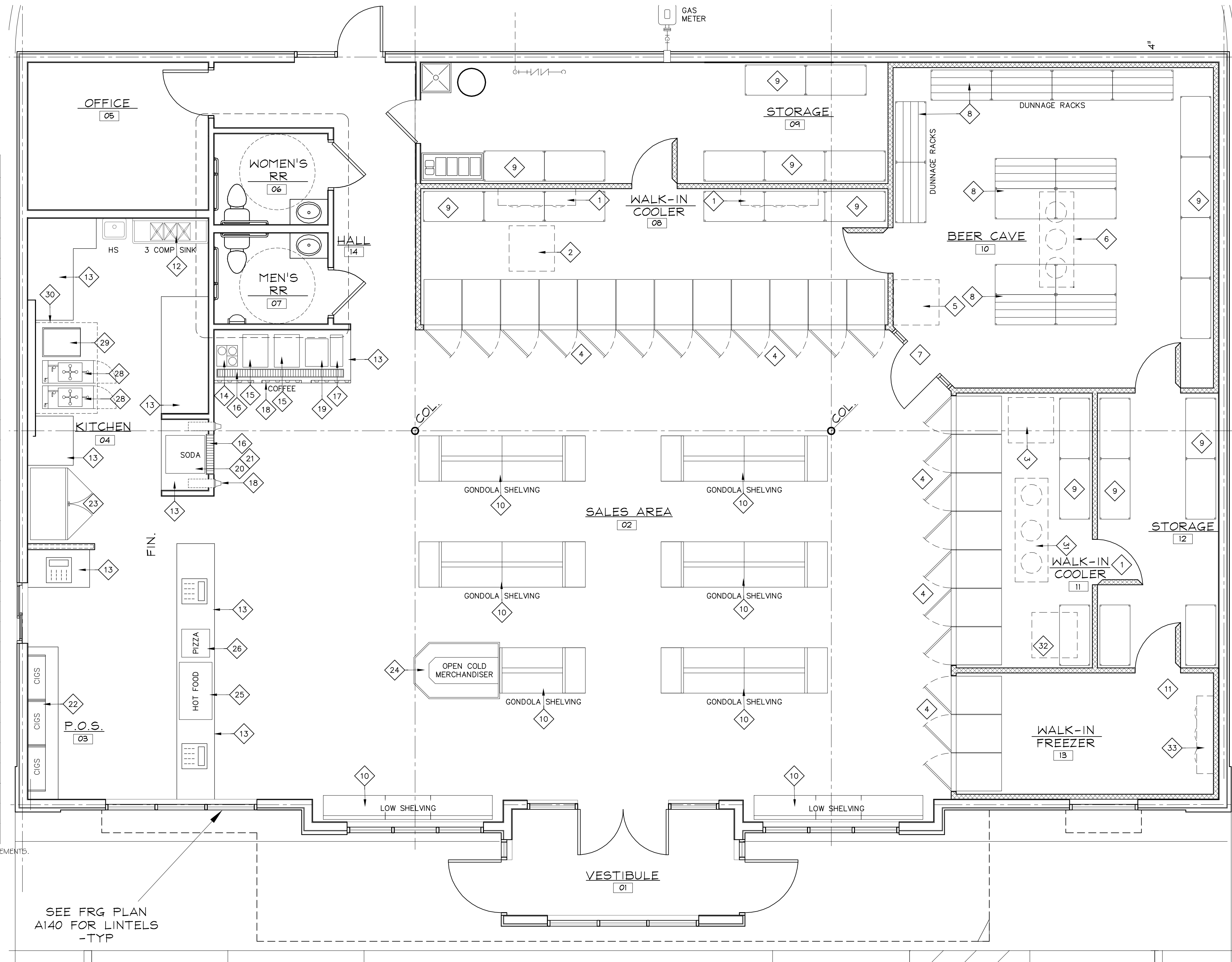
A100

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

CONVENIENCE STORE EQUIPMENT SCHEDULE:

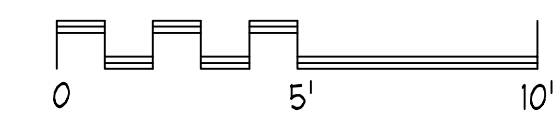
ITEM	DESCRIPTION MANUFACTURER	MODEL #	DIMENSIONS			WASTE	WATER	GAS	ELECTRICAL		REMARKS
			D	W	H				VOLTS	AMPS	
1	WALK-IN COOLER COIL FAN CLIMATE CONTROL	#CELO190AS6AMA	61.5"	13.25"	16.5"	-	-	-	115/60/1		
2	WALK-IN COOLER CONDENSING UNIT COPELAND	#ZS38K4E-TF5-230	44"	23.5"	29.25"	-	-	-	208-230/60/3		ON ROOF
3	WALK-IN COOLER CONDENSING UNIT COPELAND	#ZS19KAE-TF5-118	39"	23.5"	9.75"	-	-	-	208-230/60/3		ON ROOF
4	WALK-IN COOLER DOORS ANTHONY	#ELM2				-	-	-			
5	WALK-IN BEER COOLER CONDENSING UNIT BOHN OR EQUAL	#ZS15KAE-TF5-118	39"	23.5"	19.75"	-	-	-	115/60/1		ON ROOF
6	WALK-IN BEER COOLER COIL FAN CLIMATE CONTROL	#CECO200AS7AMAB0404	75.5"	27"	8"	-	-	-	115/60/1		
7	WALK-IN ENTRY DOOR ANTHONY	#ELM2				-	-	-			
8	DUNNAGE RACKS ISS OR EQUAL	#DUN2448	24"	48"	12"	-	-	-			
9	STORAGE SHELVING ISS OR EQUAL	#S2448	24"	48"	60"	-	-	-			
10	WALL & GONDOLA SHELVING ROYSTON OR EQUAL					-	-	-			
11	STEP-IN FREEZER KYSOR / NEEDHAM OR EQUAL					-	-	-	115/60/1	1	
12	3 COMPARTMENT SINK ADVANCE	#9-3-54-18RL	60"	20"	43"	-	-	-			
13	COUNTERS - WOOD OR METAL					-	-	-			
14	COFFEE BREWER BUNN	#CWT15-3	16.8"	16.3"	22"	-	1/4"	-	120/60/1	14	
15	DUAL SERVER COFFEE (3 EA) BUNN	#DUAL SH	36"	18"	23"	-	1/4"	-	120/240/60/1	30	
16	DRIP TRAY					-	-	-			
17	ICED COFFEE (2 EA) GOODWEST CUPS	#GW-2 DUAL	22"	10"	25"	-	-	-	115/60/1	2	
18						-	-	-			
19	CAPPUCINO (2 EA) CECILWARE	#3K-GB-LD	23"	10"	34"	-	1/4"	-	120/60/1	15	
20	ICE AND POST MIX (2 EA) SERVEND	#FRP-250	31"	30"	41"	3/4"	-	-	120/60/3	15	
21	ICE MAKER (2 EA) FOLLETT	#MC400HT				3/4"	-	-	115/60/1	20	
22	CIGARETTE DISPLAY IMAGEWORKS OR EQUAL	PER PLAN				-	-	-			
23	2 DOOR COOLER (2 EA) TRUE	#TS-49G				-	-	-	115/60/1	10	
24	OPEN DELI CASE SOUTHERN STORE FIXTURES	#MDI-02-N-2-48-SC				-	-	-	115/60/1	24	
25	HOT FOOD MERCHANDISER HATCO	#GRHD-3PD				-	-	-	120/60/1	11	
26	PIZZA MERCHANDISER NEMCO	#6452				-	-	-	120/60/1	13	
27	NOT USED					-	-	-			
28	ELECTRIC FRYER Henny Penny	PF6600.03				-	-	-	120/60/1	9.6	
29	2 BURNER FLAT TOP Imperial Range	IR-2-G24	36"	31"	57"	-	-	3/4"			
30	Kitchen Hood LePirin Hoods	#SC	72"	48"	18"	-	-	-			
31	WALK-IN COOLER COIL FAN CLIMATE CONTROL	#CECO200AS7AMAB0404	75.5"	27"	8"	-	-	-	208-230/60/1		
32	WALK-IN FREEZER CONDENSING UNIT COPELAND	#ZF15K4E-TF5-251	44"	29.25"	30.5"	-	-	-	208-230/60/1		ON ROOF
33	WALK-IN FREEZER COIL FAN CLIMATE CONTROL	#CELO155BS6EEAB0404	61.5"	18"	13.25"	-	-	-	208-230/60/1		

NOTE: EQUIPMENT VENDORS RESPONSIBILITY TO NOTIFY THE ELECTRICAL ENGINEER OF ANY CHANGES OR MODIFICATIONS OF THE EQUIPMENT FOR PROPER ELECTRICAL REQUIREMENTS.



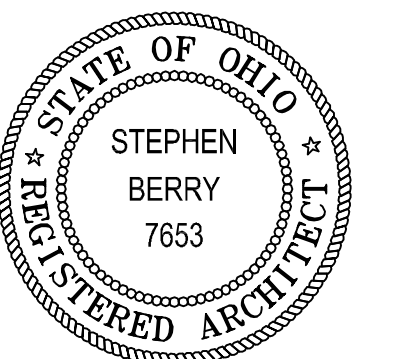
SEE FRG PLAN
A140 FOR LINTELS
-TYP

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



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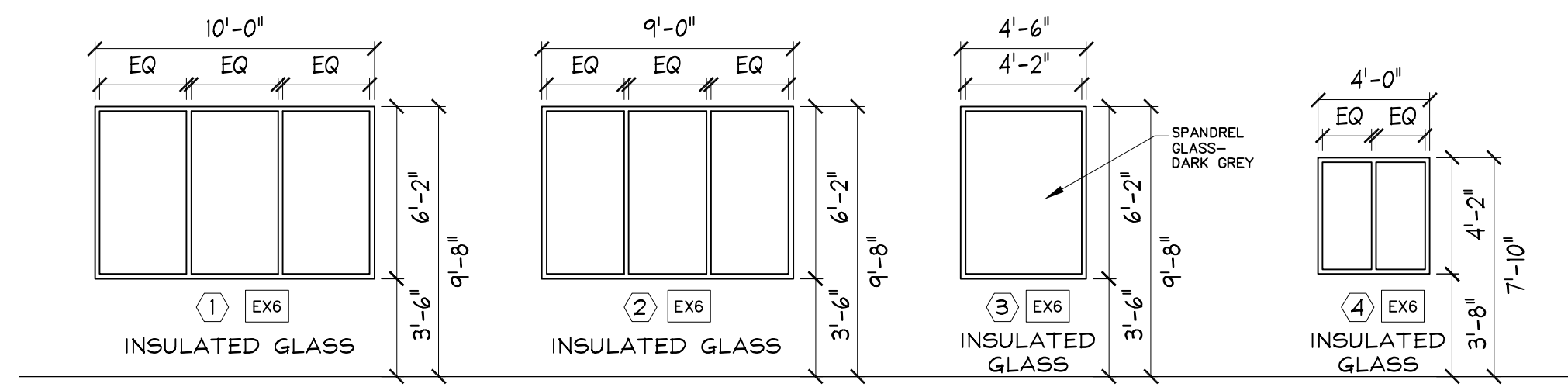


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999 LAFAYETTE RD
MEDINA OH 44256

DATE: 02/21/25
PROJECT NUMBER: 507100

A110

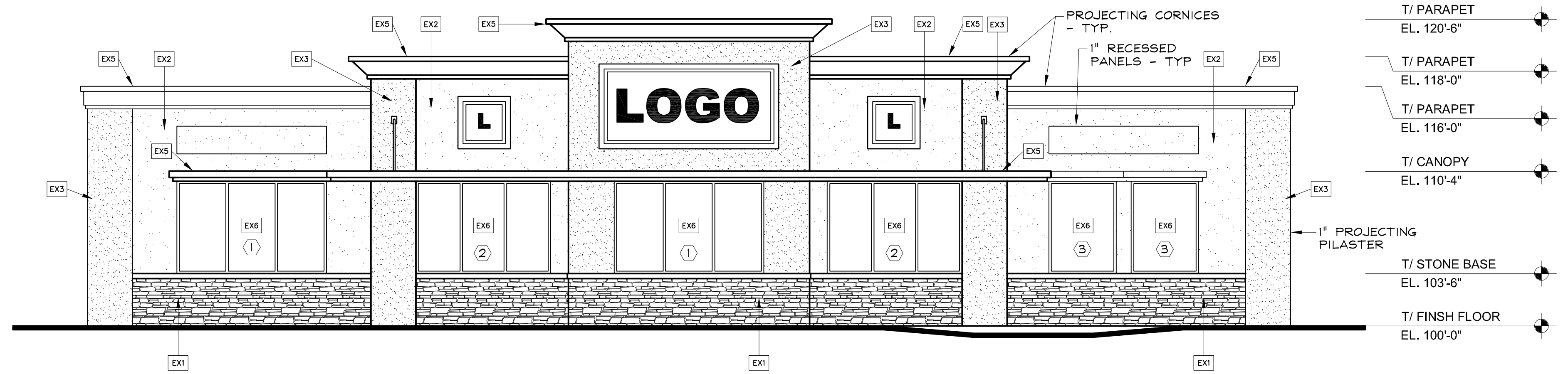


5 WINDOW TYPES
SCALE: 3/16" = 1'-0"

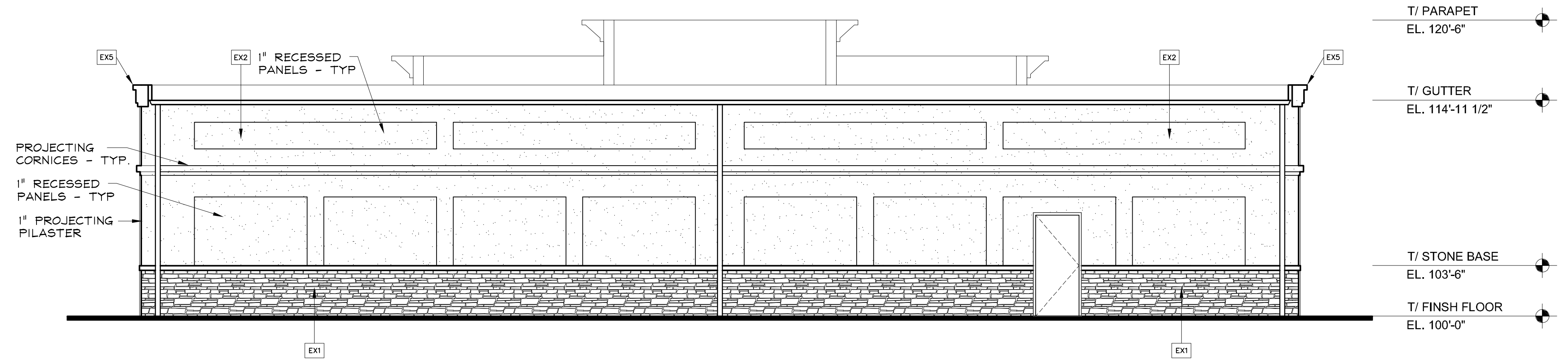
EXTERIOR FINISH SCHEDULE			
CODE	DESCRIPTION	COLOR	MANUFACTURER CONTACT
EX1	EXTERIOR STONE	---	---
EX2	E.I.F.S.	---	DRYWIT
EX3	E.I.F.S.	---	DRYWIT
EX4	CORRUGATED ROOF PANELS	GRAY	---
EX5	METAL CANOPY & TRIM	---	ARCHITECTURAL SHADE PRODUCTS
EX6	ALUMINUM STOREFRONT	ALUMINUM	---

EXTERIOR GENERAL NOTES

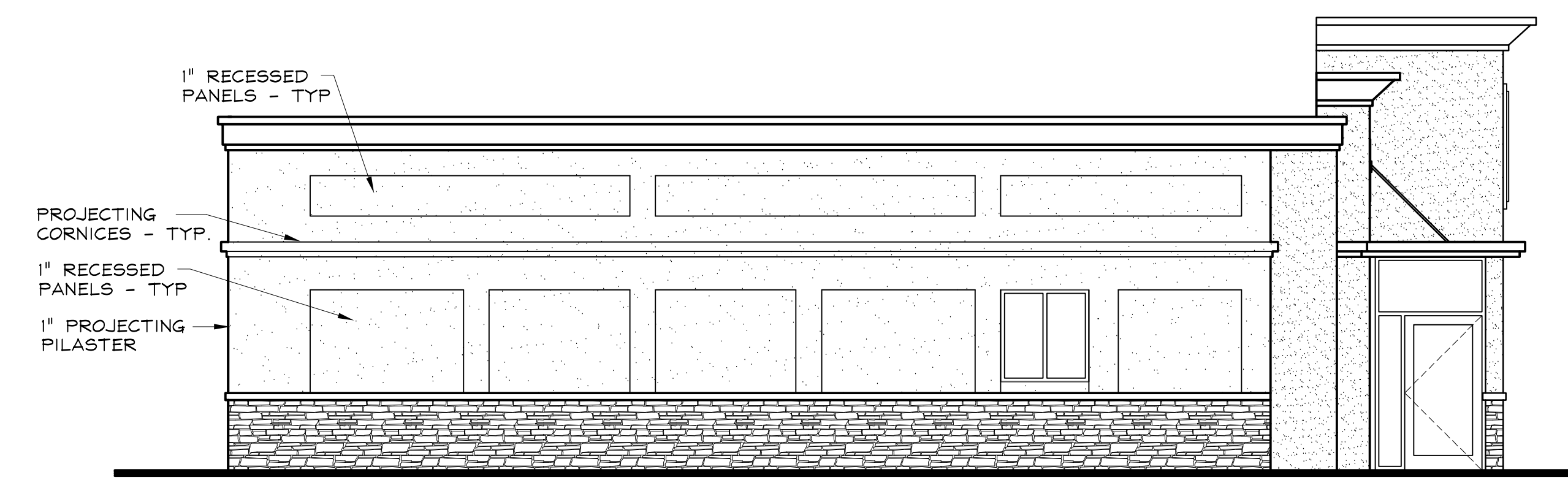
- CONSULT LOCAL CONTRACTOR FOR STANDARD MATERIALS.
- MATERIALS MAY NOT BE SUBSTITUTED WITHOUT PERMISSION FROM OWNER.



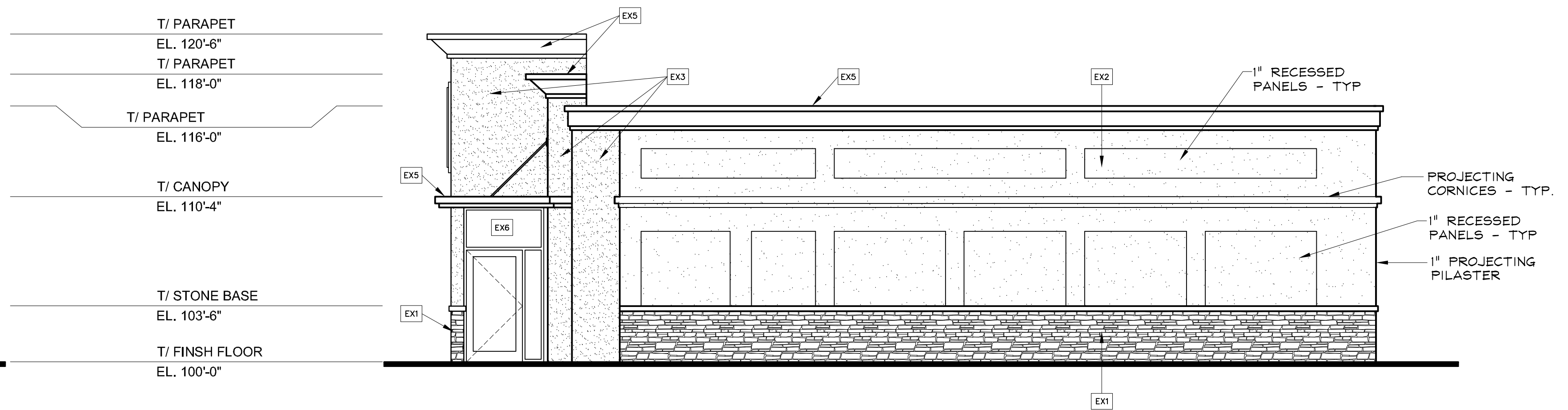
1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



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



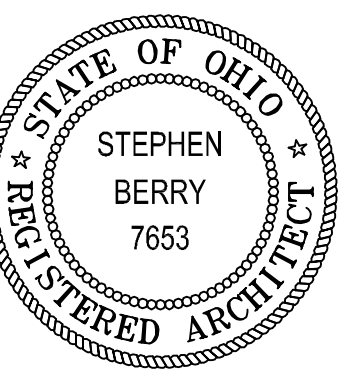
3 WEST ELEVATION
SCALE: 3/16" = 1'-0"



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

REV. 2/21/25
ZONING 11/20/24

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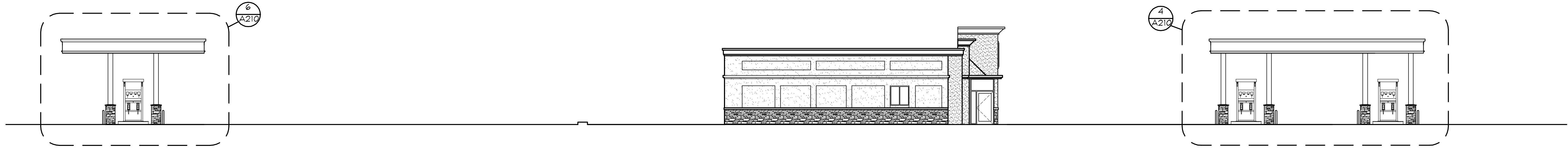
PROPOSED CONVENIENCE STORE & MOTOR VEHICLE FILLING STATION
999 LAFAYETTE RD
MEDINA OH 44256

DATE: 02/21/25
PROJECT NUMBER: 507100

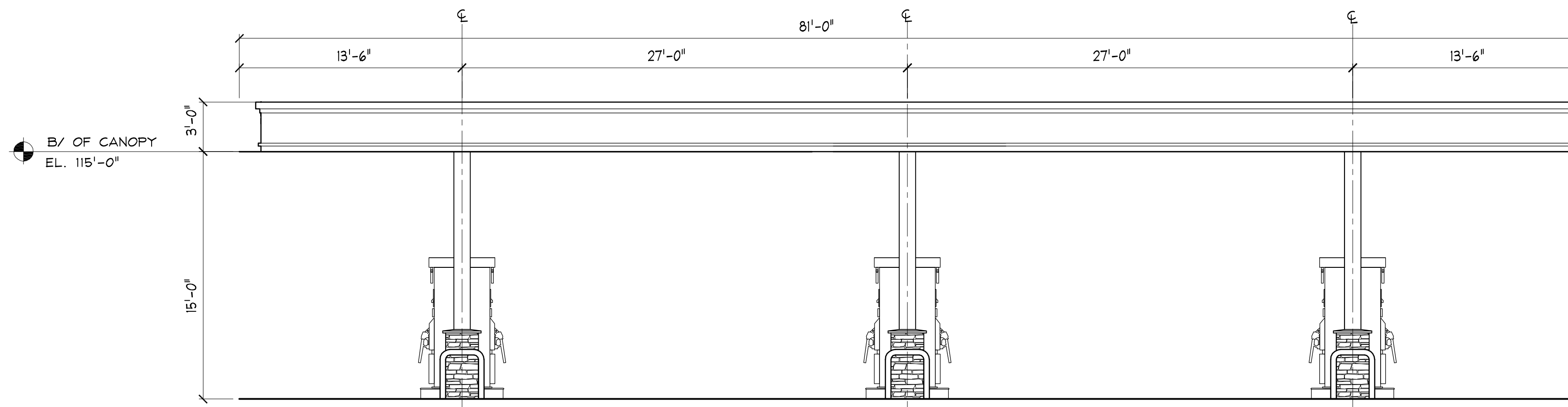
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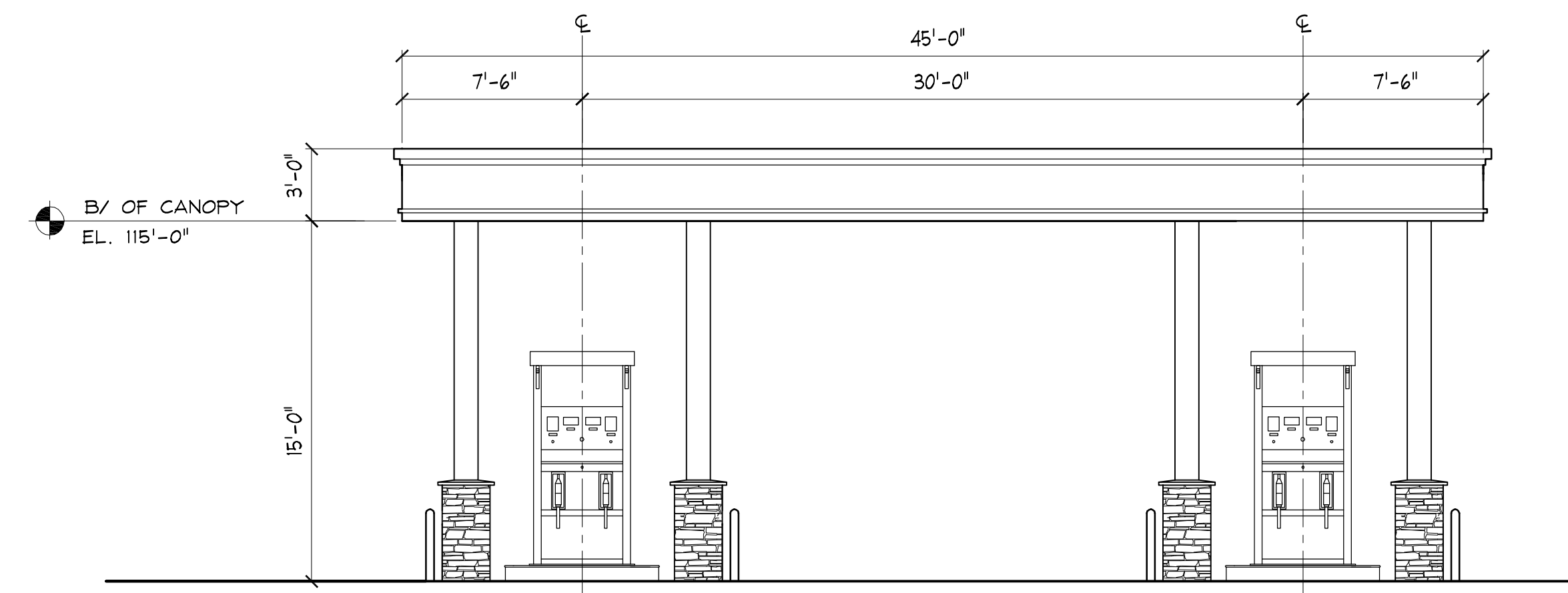
1 SITE ELEVATION
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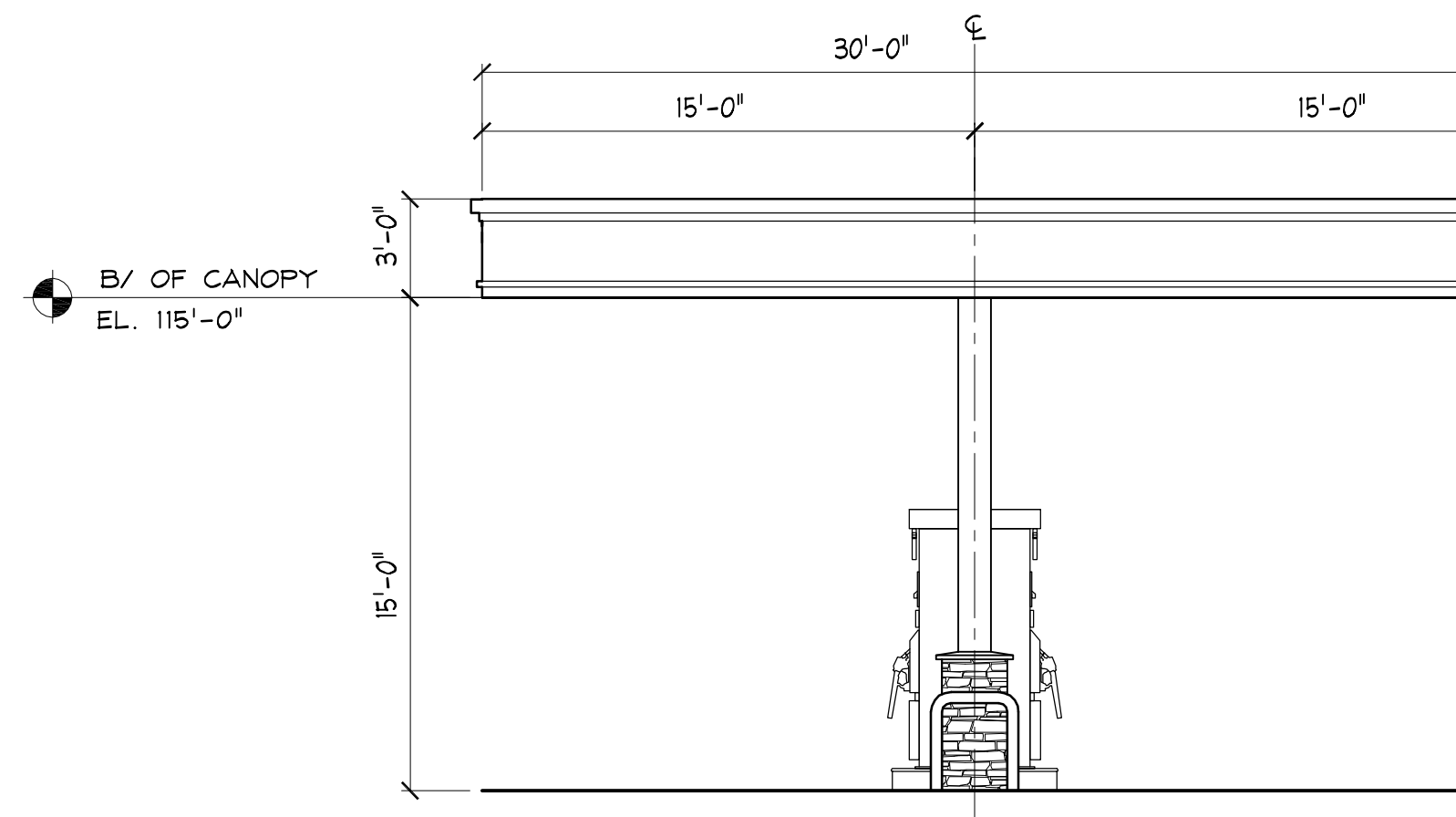
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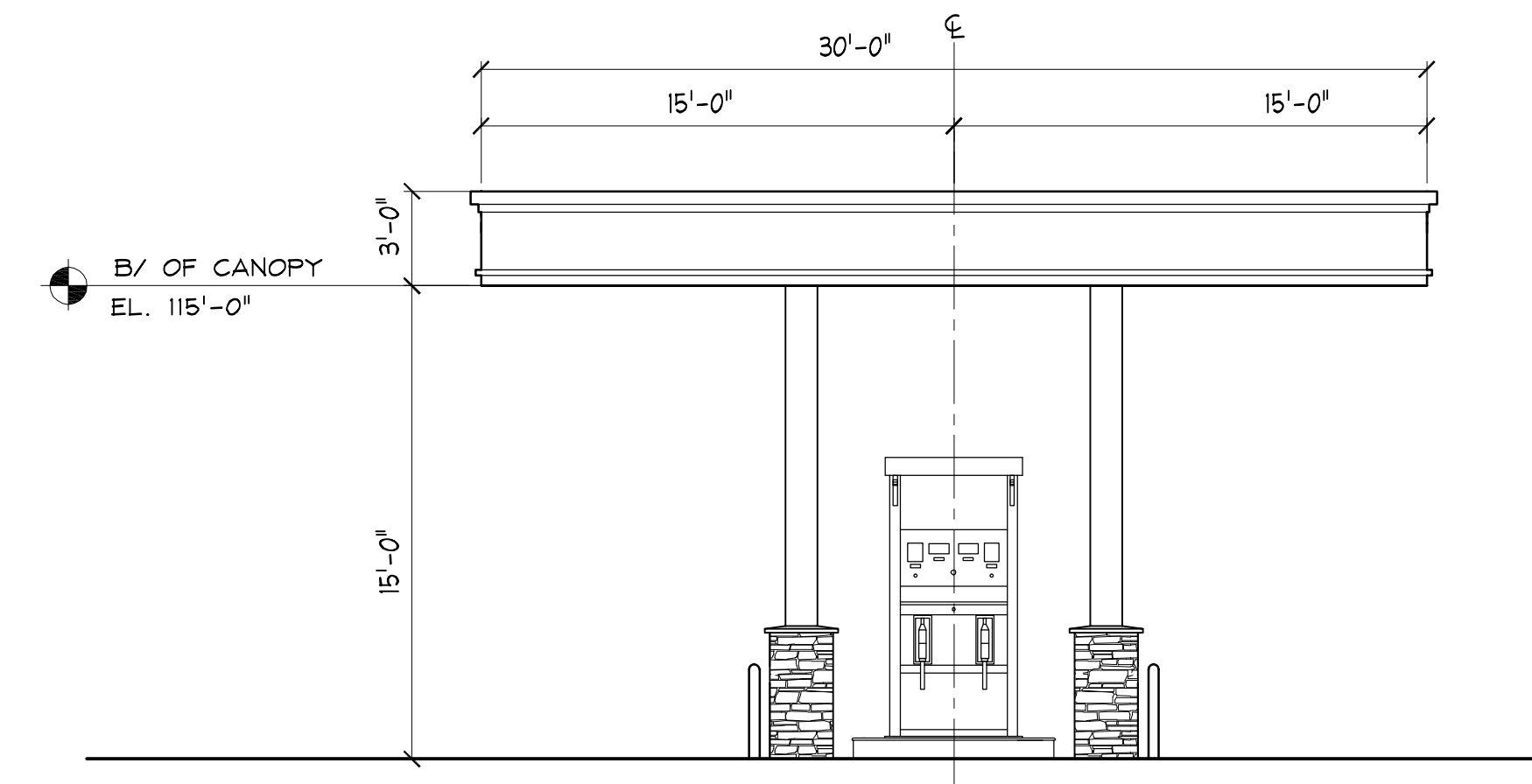
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SCALE: 3/16" = 1'-0"



4 AUTOMOBILE CANOPY ELEVATION
SCALE: 3/16" = 1'-0"



5 TRACTOR TRAILER CANOPY ELEVATION
SCALE: 3/16" = 1'-0"



6 TRACTOR TRAILER CANOPY ELEVATION
SCALE: 3/16" = 1'-0"

REV. 2/21/25
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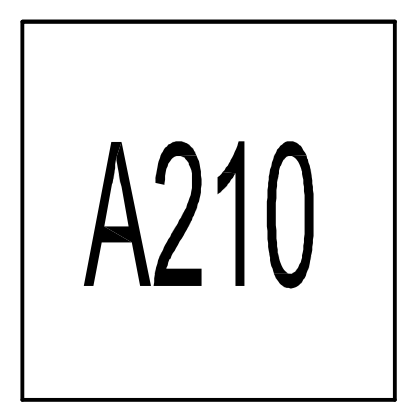
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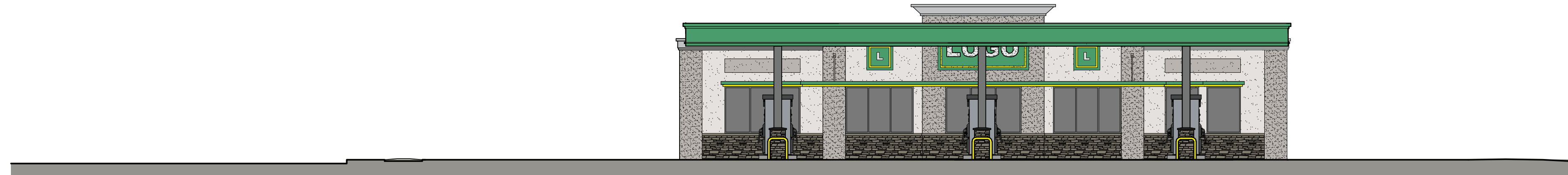


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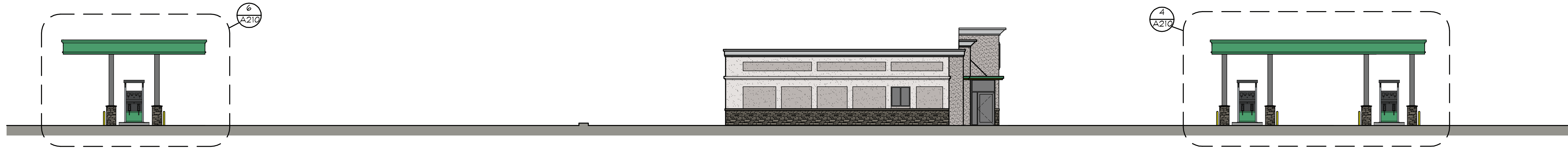
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999 LAFAYETTE RD
MEDINA OH 44236

DATE: 02/21/25
PROJECT NUMBER: 507100

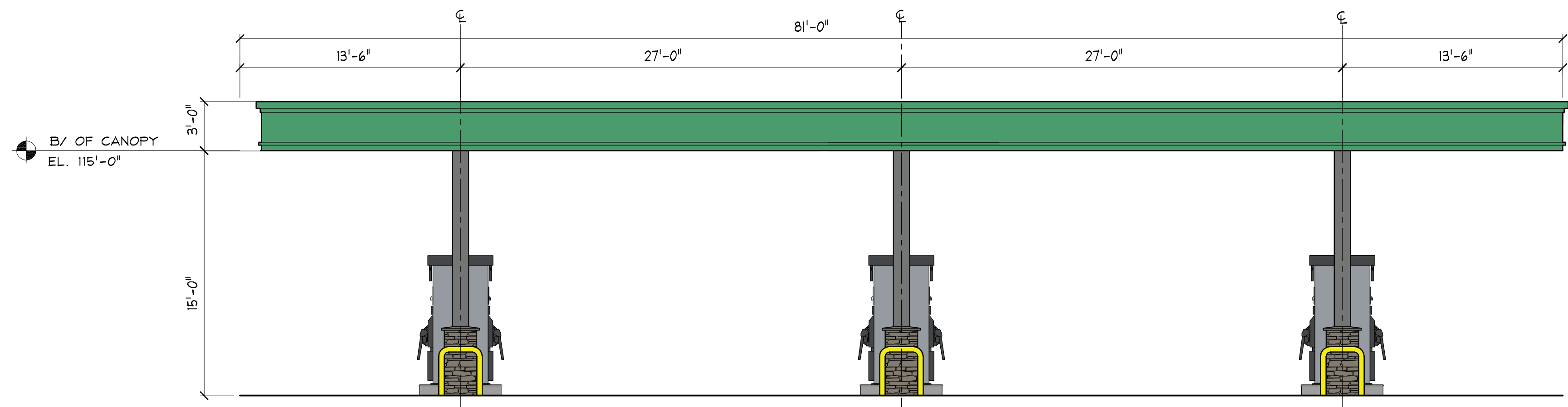




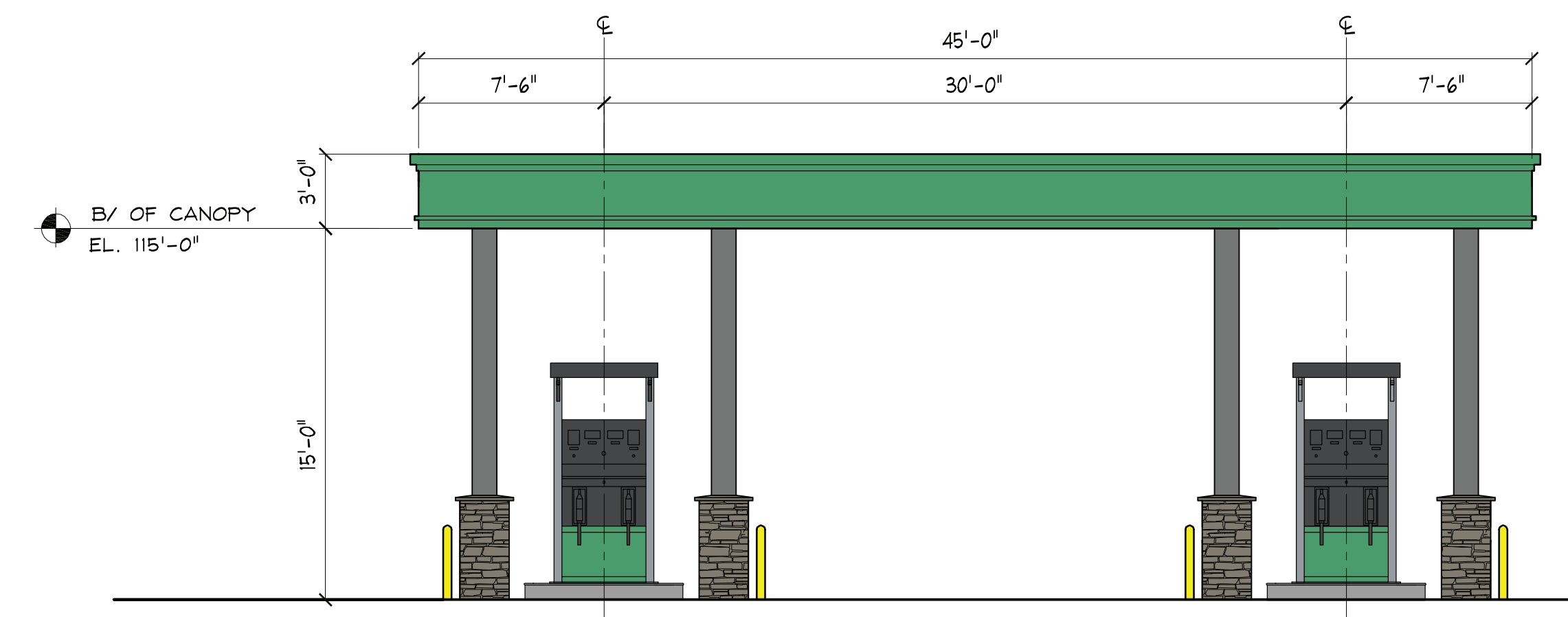
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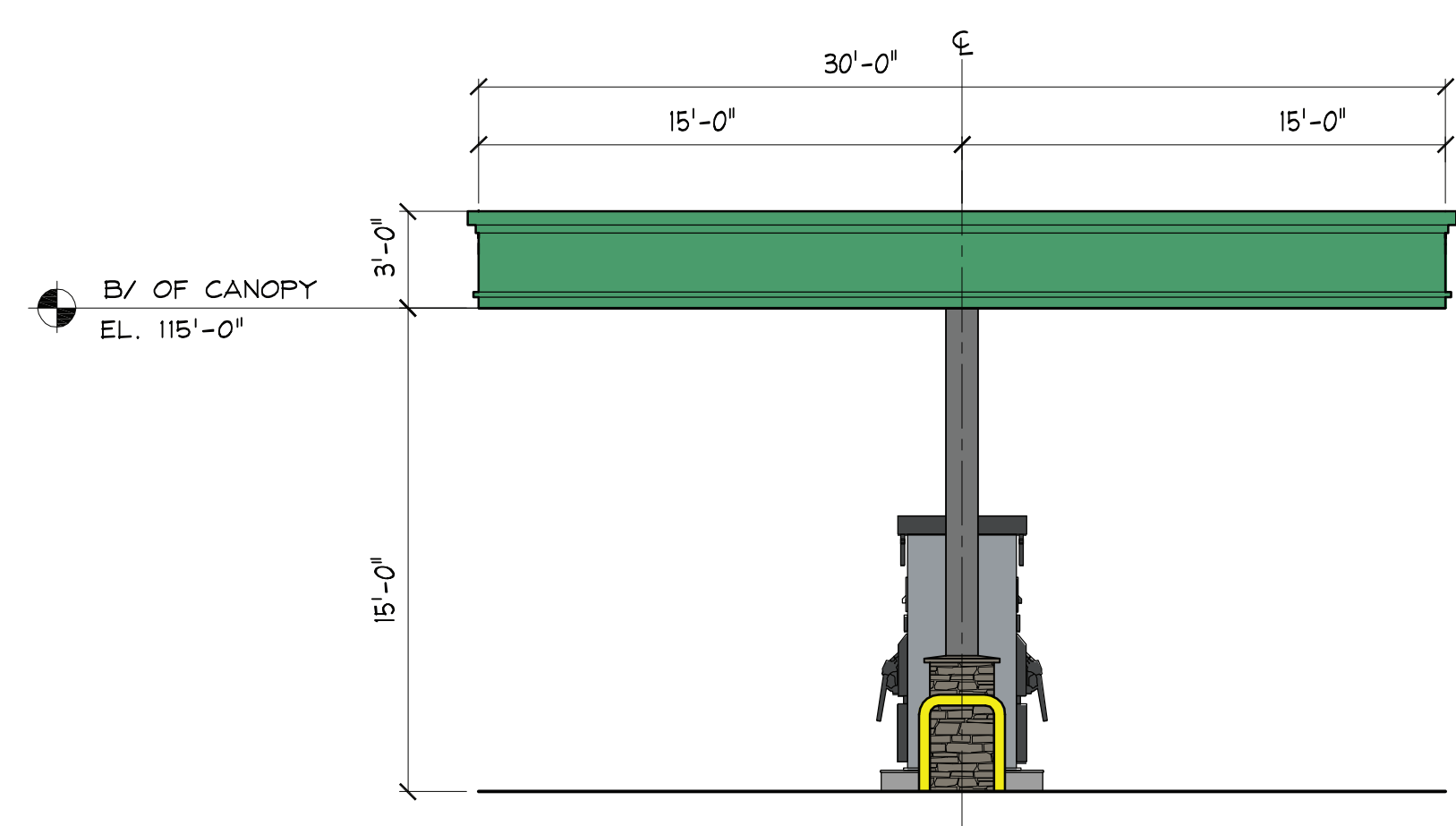
2 SITE ELEVATION
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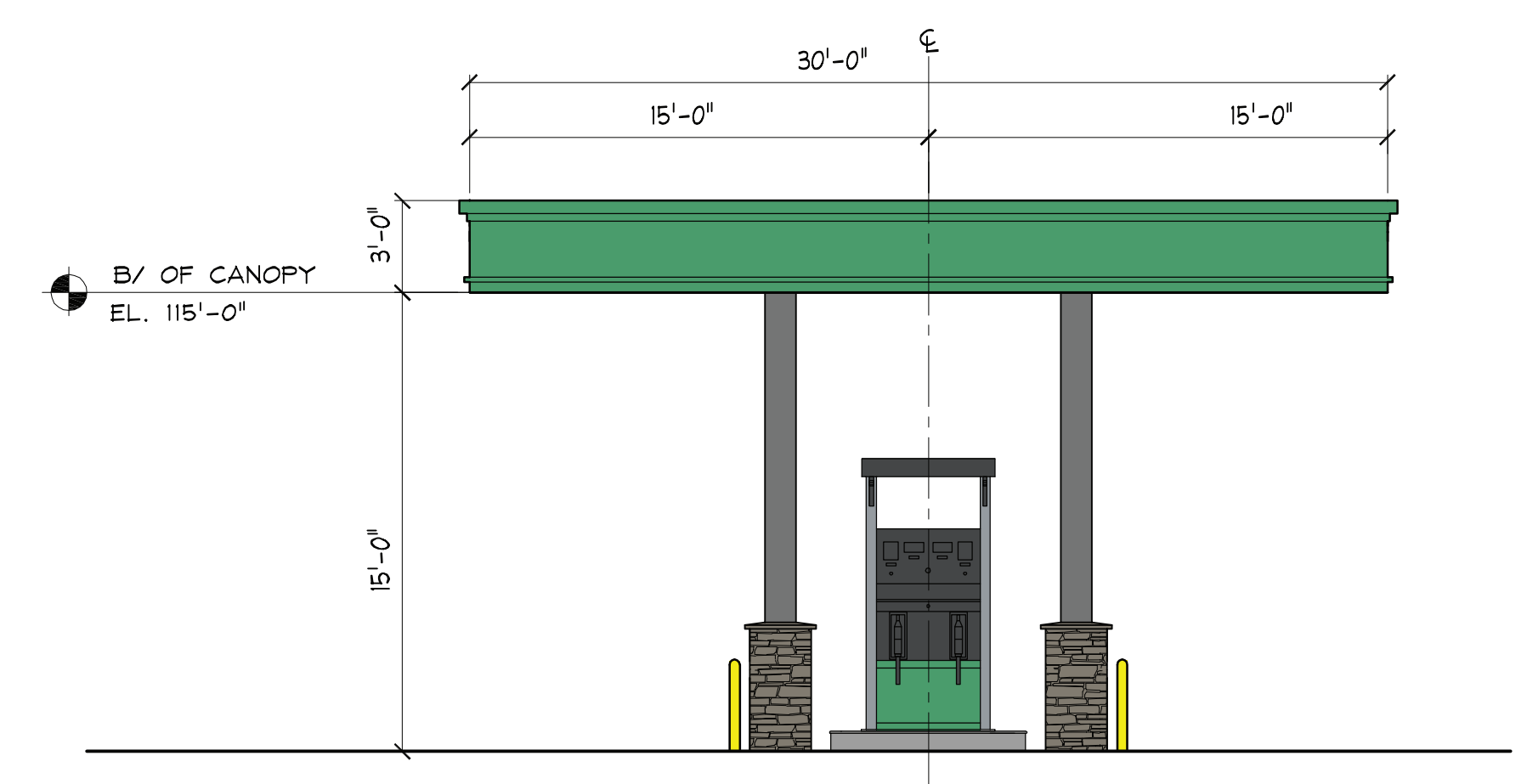
3 AUTOMOBILE CANOPY ELEVATION
SCALE: 3/16" = 1'-0"



4 AUTOMOBILE CANOPY ELEVATION
SCALE: 3/16" = 1'-0"



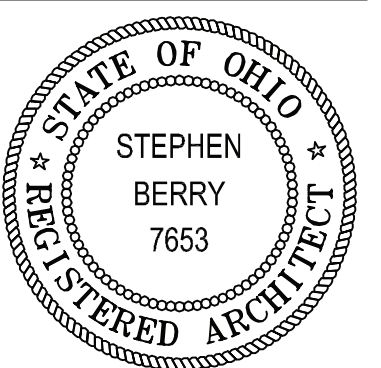
5 TRACTOR TRAILER CANOPY ELEVATION
SCALE: 3/16" = 1'-0"



6 TRACTOR TRAILER CANOPY ELEVATION
SCALE: 3/16" = 1'-0"

ZONING 11/20/24

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999 LAFAYETTE RD
MEDINA OH 44256

DATE:
PROJECT NUMBER:
507100

A210c

DIVISION 1 GENERAL REQUIREMENTS

1. THIS CONTRACTOR SHALL APPLY FOR AND PAY FOR ALL INSPECTIONS, PERMITS AND LICENSE FEES IN CONNECTION WITH ALL WORK ON THE CONTRACT DOCUMENTS. THIS CONTRACTOR SHALL SUBMIT, UPON COMPLETION OF THIS CONTRACT, ALL CERTIFICATES OF INSPECTION AND APPROVAL THAT MAY BE REQUIRED BY STATE AND LOCAL LAWS, ORDINANCES AND REGULATIONS.
2. DIMENSIONS SHOWN SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD. DO NOT RELY ON SCALING, ARCHITECTURAL DIMENSIONS GOVERN.
3. COORDINATE LOCATION, CONSTRUCTION & MATERIALS OF WALLS, PARTITIONS, ROOFS, FLOORS, OPENINGS, THICKENED SLABS, MISCELLANEOUS METAL ETC. WITH ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS.
4. THE CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS TO PROPERLY EXECUTE ALL WORK SHOWN ON THESE DRAWINGS, STATED IN NOTES OR REASONABLY IMPLIED IN THE SPECIFICATIONS. ALL WORKMANSHIP AND DETAILS SHALL CONFORM TO THE HIGHEST STANDARDS OF THE TRADE. ALL WORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S DIRECTIONS.
5. THE CONTRACTOR SHALL VISIT THE SITE AND DETERMINE FOR HIMSELF ALL CONDITIONS AFFECTING THE WORK.
6. PROVIDE TEMPORARY PROTECTION FOR EXISTING STRUCTURES AND SURFACES AS REQUIRED TO COMPLETE THE WORK SHOWN. TEMPORARY PROTECTION SHALL BE IN PLACE BEFORE DEMOLITION WORK BEGINS
7. EXECUTE THE WORK IN A MANNER TO INSURE ADJACENT AREAS AND THE PUBLIC AGAINST DAMAGES AND INJURIES INCURRED BY DEBRIS OR OTHER CAUSES.
8. RESPONSIBILITY: THIS CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING SURFACES OR FACILITIES CAUSED BY HIM WHICH ARE DUE DIRECTLY OR INDIRECTLY TO THE WORK OPERATIONS. USE EVERY POSSIBLE PRECAUTION TO PREVENT DAMAGE TO THE EXISTING BUILDINGS, SHRUBBERY, LAWNS, DRIVES, CURBS, AND WALKS ON OR ADJACENT TO THE WORK AND REPLACE, AT NO EXPENSE TO THE OWNER ANY OF SUCH ITEMS DESTROYED. ALL DAMAGES SHALL BE REPAIRED BY SKILLED CRAFTSMEN AND SHALL MATCH THE ADJACENT SURFACES.
9. CONDUCT OPERATIONS WITH MINIMUM INTERFERENCE WITH ROADS, STREETS, DRIVEWAYS, ALLEYS, SIDEWALKS AND OTHER FACILITIES.
10. DO NOT PERMIT DEBRIS TO ACCUMULATE ON THE PREMISES. LEAVE THE WORK AREAS BROOM CLEAN AT THE END OF EACH WORK DAY.
11. BURNING OF MATERIALS AND DEBRIS WILL NOT BE PERMITTED ON THE PREMISES.
12. REMOVE ALL TEMPORARY PROTECTION AND STRUCTURES WHEN THEY ARE NO LONGER REQUIRED.
13. PROVIDE SHORING, BRACING OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF STRUCTURES.
14. USE TEMPORARY DUST PROOF ENCLOSURES INCLUDING COMPLETE VISQUEEN BARRIERS AS REQUIRED AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN AIR TO LOWEST PRACTICAL LEVEL. COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

DIVISION 2 SITE WORK

1. DISPOSITION OF EARTH: SUBSOIL: ALL OTHER EXCAVATED EARTH NOT SUITABLE FOR FILL SHALL BE HAULED AWAY BY THIS CONTRACTOR.
2. COMPACTING AND FILLING: FILL MATERIAL SHALL BE AS OBTAINED FROM NORMAL EXCAVATION AT THE SITE, OR HAULED IN FROM OTHER SOURCES IF REQUIRED, AT THE EXPENSE OF THE CONTRACTOR. ALL FILL MATERIAL UNDER PAVEMENT OR BUILDING AREAS SHALL BE COMPACTED AS FOLLOWS:
 3. ALL FILL SHALL BE CLEAN EARTH FREE OF DEBRIS, OR APPROVED BANK-RUN SAND AND GRAVEL, AND SHALL BE COMPACTED IN HORIZONTAL LAYERS NOT EXCEEDING 9" IN DEPTH BY MEANS OF SHEEPSFOOT ROLLERS OR OTHER APPROVED EQUIPMENT, TO 95% DENSITY AT OPTIMUM MOISTURE CONTENT AS DETERMINED BY THE STANDARD PROCTOR TEST. IN PLACE DENSITY SHALL BE NOT LESS THAN 115 LBS.
 4. THE CONTRACTOR SHALL OBTAIN AND PAY FOR THE SERVICES OF AN APPROVED INDEPENDENT LABORATORY QUALIFIED IN SOILS WORK. TESTING FOR COMPACTION AND DENSITIES SHALL BE REQUIRED FOR EACH LAYER DURING THE ENTIRE COMPACTION PHASE OF THE WORK. ALL REPORTS OF SUCH TESTING SHALL BE FILED DAILY DIRECTLY TO THE OWNER AND EXCAVATING SUBCONTRACTOR.
 5. THE METHOD FOR ATTAINING THIS COMPACTION AS SPECIFIED IS A SUGGESTED MINIMUM. THE CONTRACTOR IS FINALLY RESPONSIBLE FOR THE REQUIRED 95% COMPACTION BEING ATTAINED, IN ALL PARTS OF THE FILL. DISC OR HARROW THE COMPACTED SURFACE, IF REQUIRED, TO BOND TO SUCCEEDING LAYERS. CONTROL THE MOISTURE CONTENT BY DAMPENING OR DRYING AS REQUIRED TO MEET THIS SPECIFICATION. TURN OR BLADE MIX THE SOIL TO DRY IT IF REQUIRED IN ORDER TO OBTAIN THE OPTIMUM MOISTURE CONTENT.
 6. ASPHALTIC PAVING: MIXTURES SHALL CONFORM TO APPLICABLE PROVISIONS OF ASTM D1663. BASE COURSE SHALL BE TWO 4-1/2" LAYERS OF COMPACTED POROUS FILL COMPACTED TO 98% MAXIMUM DENSITY. APPLY PRIME COAT PER ODOT STANDARDS. LEVELING COURSE SHALL BE 2-1/2" THICK LAYER PER ODOT STANDARDS ROLLED AND TAMPED. SURFACE COURSE SHALL BE 1-1/2" THICK LAYER PER ODOT STANDARDS ROLLED AND TAMPED TO CONFORM TO LINES AND FINISH GRADES SHOWN. THE PROVISIONS OF THE PRESENT EDITION OF ODOT SPECIFICATIONS SHALL GOVERN.

DIVISION 3 CONCRETE

1. FOUNDATIONS SHALL BE BUILT ACCORDING TO ELEVATIONS AND SIZES SHOWN ON DRAWINGS. THESE FOOTING ELEVATIONS ARE TAKEN FROM FINISH FLOOR UNDER IDEAL CONDITIONS AND DO NOT RELIEVE THIS CONTRACTOR OF THE RESPONSIBILITY OF BEARING ON UNDISTURBED SOIL OR COMPACTED FILL. UNDER NO CIRCUMSTANCES SHALL THESE DRAWINGS BE CONSTRUED AS TO RELIEVE THIS CONTRACTOR OF PROVIDING THE CORRECT WIDTH AND DEPTH AND A MAXIMUM OF 1/4" OUT OF LEVEL TOLERANCE AT THE TOP OF WALL FOOTINGS. WALL FOOTINGS ARE TO WORK 8" INCREMENTS WITH FINISH FLOOR. THIS CONTRACTOR SHALL BE HELD RESPONSIBLE AND ANY AND ALL CORRECTIONS SHALL BE AT HIS EXPENSE.
2. CONCRETE DATA:
 - F'C = 3000 P.S.I.
 - FC = 1350 P.S.I.
 - FS = 20,000 P.S.I.
 - N = 9.2
3. CONCRETE WORK AND REINFORCING SHALL CONFORM TO ACI 301 (SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS) UNLESS NOTED OTHERWISE. MINIMUM YIELD POINT FOR ALL DEFORMED BARS SHALL BE 60,000 P.S.I., GRADE 60
4. USE PORTLAND CEMENT CONCRETE WITH NO LESS THAN 3000 P.S.I. ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS.

DIVISION 4: MASONRY

1. CONCRETE BLOCK WORK SHALL CONFORM TO CHAPTERS 1.2, & 4 OF "SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF LOAD BEARING CONCRETE MASONRY" OF THE NATIONAL CONCRETE MASONRY ASSOCIATION (LATEST EDITION). CONCRETE MASONRY UNITS SHALL BE STANDARD SIZE UNITS, 16" LONG X 8" HIGH, BED DEPTH AS SHOWN. PROVIDE WHERE SHOWN AND REQUIRED SOLIDS, CORNERS, STARTER UNITS, CONTROL JOINTS, ETC. WHERE REQUIRED. BLOCK SHALL BE CLASSIFICATION D-2 FOR 2 HOUR FIRE RATING. SOLID LOAD BEARING CONCRETE MASONRY UNITS ASTM-C145-71, GRADE "N", TYPE I.
2. MORTAR FOR MASONRY UNITS SHALL BE TYPE "S", (GRAY NON-COLORED), ONE PART PORTLAND CEMENT, 1/4 PART HYDRATED LIME AND THREE PARTS SAND BY VOLUME.
3. FACE BRICK SHALL BE GRADE SW, TYPE FBX, SIZE AS SELECTED BY OWNER, USE FOR ALL EXPOSED APPLICATIONS. COMPLY WITH ASTM C216, C67 (8,000 PSI AVERAGE COMPRESSIVE STRENGTH). PROVIDE CORED AND SOLID UNITS AS REQUIRED.

DIVISION 5 METALS

1. STRUCTURAL STEEL SHALL CONFORM TO THE LATEST EDITION OF A.S.T.M. STANDARD SPECIFICATIONS FOR STRUCTURAL STEEL FOR BUILDINGS AS ADOPTED BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION. (A-36 UNLESS OTHERWISE NOTED)
2. ANY SECTIONS SUBSTITUTED MUST HAVE PHYSICAL PROPERTIES AT LEAST EQUAL TO THAT SPECIFIED. BEFORE SUBSTITUTING, SECURE APPROVAL.
3. ALL CONNECTIONS, UNLESS NOTED OTHERWISE, SHALL BE IN ACCORDANCE WITH A.I.S.C. SPECIFICATIONS FOR FRAMED BEAM CONNECTIONS. ALL BOLTED CONNECTIONS SHALL BE BEARING - TYPE W/ ASTM A 325 H.S. BOLTS. BOLTS SHALL BE LONG ENOUGH SO THAT NO THREADS ARE IN THE SHEAR PLANE.
4. ALL WELDING SHALL BE IN STRICT ACCORDANCE WITH THE AMERICAN WELDING SOCIETY SPECIFICATIONS.
5. SUBMIT SHOP DRAWINGS FOR REVIEW SHOWING ALL STEEL MEMBERS AND CONNECTIONS.

DIVISION 6 WOOD AND PLASTICS

1. ROUGH CARPENTRY: LUMBER STANDARD: COMPLY W/ PS-20-70 UNLESS OTHERWISE NOTED. TREATED LUMBER AND TIMBER: YELLOW PINE W/ CELLON PRESSURE TREATMENT AS PRODUCED BY THE KOPPERS CO. INC. MISCELLANEOUS MATERIALS, FASTENERS, AND ANCHORAGE: NAILS, SCREWS, BOLTS, WASHERS, CLIPS, SHIELDS, AND OTHER ROUGH HARDWARE SHALL BE OF SIZE AND TYPE INDICATED ON THE DRAWINGS OR AS REQUIRED TO SECURELY ANCHOR ALL MEMBERS. ANCHORS FOR NAILING STRIPS, SILLS AND BLOCKING SHALL HAVE NUTS, WASHERS, AND BOLTS. USE GALVANIZED MATERIALS AT EXTERIOR AREAS.
2. FABRICATED WOOD TRUSSES: WOOD TRUSSES SHALL BE ENGINEERED BY A STATE APPROVED TRUSS FABRICATOR. CONTRACTOR IS TO SUBMIT SHOP DRAWINGS SIGNED AND STAMPED BY A STRUCTURAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF OHIO. WOOD TRUSSES SHALL BE ERECTED, BRACED, AND INSTALLED IN STRICT ACCORDANCE WITH THE APPROVED SHOP DRAWINGS AND FABRICATOR'S RECOMMENDATIONS.
3. PRIOR TO INSTALLATION, SUBMIT TRUSS DESIGN DRAWINGS SIGNED AND STAMPED BY STRUCTURAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF OHIO TO THE BUILDING DEPARTMENTS FOR REVIEW

DIVISION 7 THERMAL AND MOISTURE PROTECTION

1. BATT. OR BLANKET INSULATION FOR ROOFS AND WALLS SHALL BE FIBERGLASS ROLLS AS MANUFACTURED BY THE OWENS-CORNING FIBERGLASS CORPORATION OR APPROVED EQUAL. INSULATION SHALL BE VAPOR BARRIER FACED: KRAFT FACED FOR WALLS, FSK FACED FOR ATTIC. ALL INSULATION SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPED RATING OF 450 OR LESS WHEN TESTED IN ACCORDANCE W/ ASTM E84.
2. RIGID THERMAL INSULATION FOR FOUNDATIONS AND EXTERIOR WALLS WHERE INDICATED SHALL BE "STYROFOAM SM" AS MANUFACTURED BY THE DOW CHEMICAL CO., OR APPROVED EQUAL.

DIVISION 7: EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)

DESIGN REQUIREMENTS:

- ACCEPTABLE SUBSTRATES FOR THE SYSTEM SHALL BE:
 - EXTERIOR GRADE GYPSUM SHEATHING MEETING ASTM C 1396 (FORMERLY C 79) REQUIREMENTS FOR WATER RESISTANT CORE OR TYPE X CORE AT THE TIME OF APPLICATION OF THE SYSTEM.
 - EXTERIOR SHEATHING HAVING A WATER-RESISTANT CORE WITH FIBERGLASS MAT FACERS MEETING ASTM C 1177.
 - EXTERIOR FIBER REINFORCED CEMENT OR CALCIUM SILICATE BOARDS.
 - APA EXTERIOR OR EXPOSURE 1 RATED PLYWOOD, GRADE C-D OR BETTER, NOMINAL 1/2 IN (12.7 MM), MINIMUM, INSTALLED WITH THE C FACE OUT.
 - APA EXTERIOR OR EXPOSURE 1 FIRE RETARDANT TREATED (FRT) PLYWOOD, GRADE C-D OR BETTER, NOMINAL 1/2 IN (12.7 MM), MINIMUM, INSTALLED WITH THE C FACE OUT.
 - APA EXPOSURE 1 RATED ORIENTED STRAND BOARD (OSB) NOMINAL 1/2 IN (12.7 MM), MINIMUM.
 - UNGLAZED BRICK, CEMENT PLASTER, CONCRETE OR MASONRY.
- DEFLECTION OF SUBSTRATE SYSTEMS SHALL NOT EXCEED 1/240 TIMES THE SPAN.
- THE SUBSTRATE SHALL BE FLAT WITHIN 1/4 IN (6.4 MM) IN A 4 FT (1.2 M) RADIUS.
- THE SLOPE OF INCLINED SURFACES SHALL NOT BE LESS THAN 6:12. THE LENGTH OF INCLINED SURFACES SHALL NOT EXCEED 12 IN (305 MM).
- EXPANSION JOINTS: AS A MINIMUM, EXPANSION JOINTS SHALL BE PLACED AT THE FOLLOWING LOCATIONS:
 - WHERE EXPANSION JOINTS OCCUR IN THE SUBSTRATE SYSTEM.
 - WHERE BUILDING EXPANSION JOINTS OCCUR.
 - AT FLOOR LINES IN WOOD FRAME CONSTRUCTION.
 - AT FLOOR LINES OF NON-WOOD FRAMED BUILDINGS WHERE SIGNIFICANT MOVEMENT IS EXPECTED.
 - WHERE THE SYSTEM ABUTS DISSIMILAR MATERIALS.
 - WHERE THE SUBSTRATE TYPE CHANGES.
 - WHERE PREFABRICATED PANELS ABUT ONE ANOTHER.
 - IN CONTINUOUS ELEVATIONS AT INTERVALS NOT EXCEEDING 75 FT (23 M).
 - WHERE SIGNIFICANT STRUCTURAL MOVEMENT OCCURS SUCH AS CHANGES IN ROOFLINE, BUILDING SHAPE OR STRUCTURAL SYSTEM
- PRIOR TO THE INSTALLATION OF THE SYSTEM THE CONTRACTOR SHALL ENSURE THAT ALL NEEDED FLASHINGS AND OTHER WATERPROOFING DETAILS HAVE BEEN COMPLETED. ADDITIONALLY THE CONTRACTOR SHALL ENSURE THAT:
 - METAL ROOF FLASHING HAS BEEN INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS STANDARDS AND DRYVIT OUTSULATION LCMD INSTALLATION DETAILS, OR AS OTHERWISE NECESSARY TO MAINTAIN A WATERTIGHT ENVELOPE.
 - OPENINGS ARE FLASHED IN ACCORDANCE WITH THE OUTSULATION LCMD SYSTEMS INSTALLATION DETAILS, OR AS OTHERWISE NECESSARY TO PREVENT WATER PENETRATION.
 - WINDOWS, DOORS, ETC. ARE INSTALLED AND FLASHED PER MANUFACTURER'S REQUIREMENTS AND THE OUTSULATION LCMD INSTALLATION DETAILS.
 - FLUID MEMBRANE WATER-RESISTIVE BARRIERS HAVE BEEN INSTALLED IN ACCORDANCE WITH BUILDING CODE AND MANUFACTURER'S REQUIREMENTS.
- PRIOR TO THE INSTALLATION OF THE SYSTEM, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND/OR OWNER OF ALL DISCREPANCIES.
- THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE E.I.F.S. MANUFACTURER'S APPLICATION INSTRUCTIONS.
- THE OVERALL MINIMUM BASE COAT THICKNESS SHALL BE SUFFICIENT TO FULLY EMBED THE MESH. THE RECOMMENDED METHOD IS TO APPLY THE BASE COAT IN TWO (2) PASSES. SEALANT SHALL NOT BE APPLIED DIRECTLY TO TEXTURED FINISHES OR BASE COAT SURFACES.
- HIGH IMPACT MESHES SHALL BE INSTALLED AT THE PORTE COCHERE COLUMNS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER APPLICATION OF MATERIALS. THE CONTRACTOR SHALL CERTIFY IN WRITING:
 - THE QUALITY OF WORK PERFORMED RELATIVE TO THE SUBSTRATE SYSTEM, DETAILS, INSTALLATION PROCEDURES, WORKMANSHIP AND THE SPECIFIC PRODUCTS USED.
 - THE EPS USED MEETS E.I.F.S. MANUFACTURER'S SPECIFICATIONS.
 - THE SEALANT APPLICATION USED ARE IN ACCORDANCE WITH THE SEALANT MANUFACTURER'S AND E.I.F.S. MANUFACTURER'S RECOMMENDATIONS.
- ALL EXCESS MATERIALS SHALL BE REMOVED FROM THE JOB SITE BY THE CONTRACTOR IN ACCORDANCE WITH CONTRACT PROVISIONS AND AS REQUIRED BY APPLICABLE LAW.
- ALL SURROUNDING AREAS, WHERE THE SYSTEM HAS BEEN APPLIED, SHALL BE LEFT FREE OF DEBRIS AND FOREIGN SUBSTANCES RESULTING FROM THE CONTRACTOR'S WORK.
- THE E.I.F.S. SYSTEM SHALL BE PROTECTED FROM INCLEMENT WEATHER AND OTHER SOURCES OF DAMAGE UNTIL DRY AND PERMANENT PROTECTION IN THE FORM OF FLASHINGS, SEALANTS, ETC. ARE INSTALLED.

DIVISION 8 DOORS AND WINDOWS

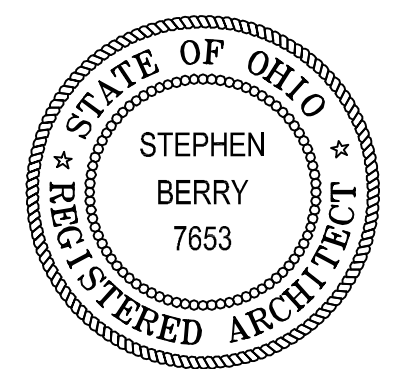
- HOLLOW METAL DOORS AND FRAMES SHALL BE MANUFACTURED BY REPUBLIC, STEELCRAFT, AMWELD, OR APPROVED EQUAL. MINIMUM STEEL GAUGES: DOOR FACES - 18 GA, FRAMES 16 GA. INTERIOR HOLLOW METAL WORK SHALL BE BONDERIZED AND FACTORY FINISHED WITH ONE COAT OF BAKED-ON PRIMER. EXTERIOR DOORS SHALL BE FULLY INSULATED WITH FOAMED-IN-PLACE SOLID URETHANE CORE. FIRE-RATED DOORS SHALL HAVE SOLID MINERAL FIBER CORE. ALL FIRE RATED HOLLOW METAL WORK SHALL BE LABELED CONSTRUCTION AND SHALL BE CORRESPONDING U.L. OR F.M. LABEL.
- CLEAR FLOAT GLASS: Q3 (GLAZING SELECT) QUALITY, ANNEALED, HEAT STRENGTHENED OR TEMPERED AS INDICATED. PROVIDE DOUBLE STRENGTH (DS) GLASS, 1/4-INCH THICK.
- TEMPERED GLASS: ASTM C1048, KIND FT, CONDITION A, TYPE I, CLASS 1 OR 2. QUALITY Q3, LOF TUF-FLEX, PPG HERCULITE OR EQUAL, CLASS 1, 1/4-INCH THICK UNLESS OTHERWISE NOTED. TEMPER GLASS BY HORIZONTAL (ROLLER HEARTH, "TONGLESS") PROCESS, TO BE FREE OF TONG MARKS OR AS INDICATED ON THE DRAWINGS.
- INSULATING GLASS: EACH INSULATING GLASS UNIT SHALL COMPLY WITH SEALED INSULATING GLASS MANUFACTURERS ASSOCIATION (SIGMA) STANDARDS FOR CONSTRUCTION AND INSULATING VALUE AND SHALL HAVE PASSED CLASS CBA TEST IN ACCORDANCE WITH ASTM E774. LABEL EACH INSULATING GLASS UNIT. DO NOT START FIELD GLAZING WORK UNTIL THE OUTDOOR TEMPERATURE IS ABOVE 40 DEGREES F AND RISING, UNLESS APPROVED PROVISIONS ARE MADE TO WARM THE GLASS AND RABBIT SURFACES. CREATE AN ENVIRONMENT SUFFICIENTLY DUST FREE FOR SEALANT AND GLAZING WORK. DO NOT PERFORM GLAZING WORK DURING DAMP OR RAINY WEATHER. COMPLY WITH GLASS MANUFACTURER'S TECHNICAL REFERENCES AS APPLICABLE TO GLASS PRODUCTS PROVIDED AND TO INSTRUCTIONS AND RECOMMENDATIONS OF GLASS AND GLAZING PRODUCTS MANUFACTURERS AS APPLICABLE TO PROJECT CONDITIONS. INSTALLERS WARRANTY: GLASS PRODUCTS AND INSTALLATION SHALL BE FREE FROM DEFECTS FOR NOT LESS THAN TWO YEARS FROM DATE ESTABLISHED IN CERTIFICATE OF COMPLETION. PROVIDE FABRICATOR'S WARRANTY FOR INSULATING GLASS UNITS, WARRANTING SEAL FOR 5 YEARS FROM DATE ESTABLISHED IN CERTIFICATE OF COMPLETION. PROVIDE PRIMARY GLASS WHICH COMPLIES WITH ASTM C1036 REQUIREMENTS. PROVIDE HEAT-TREATED GLASS WHICH COMPLIES WITH ASTM C1048 REQUIREMENTS. SEALED INSULATING GLASS UNITS, GENERAL: PRE-ASSEMBLED UNITS CONSISTING OF ORGANICALLY SEALED LITES OF GLASS SEPARATED BY DEHYDRATED AIR SPACES COMPLYING WITH ASTM E774 AND WITH OTHER REQUIREMENTS INDICATED. GLASS SETTING BLOCKS, EDGE BLOCKS, SPACERS AND GASKETS: CHLOROPRENE (NEOPRENE), EPDM OR SILICONE. SHIMS AND SPACERS FOR LEVELING AND SECURING FRAMING MEMBERS: ALUMINUM, COMPATIBLE STAINLESS STEEL OR OTHER PLATED OR CORROSION RESISTANT NON-RESILIENT MATERIAL. DO NOT USE WOOD FOR SHIMS. SHOP PREPARE ALL GLASS TO BE FIELD INSTALLED. UNLESS OTHERWISE SPECIFIED OR APPROVED, CONFORM TO APPLICABLE RECOMMENDATIONS IN THE FGMA GLAZING MANUAL AND GLAZING SEALING SYSTEMS MANUAL. CONFORM TO APPLICABLE RECOMMENDATIONS IN THE FGMA GLAZING MANUAL AND GLAZING SEALING SYSTEMS MANUAL. INSTALL GLAZING SYSTEMS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.

DIVISION 9 FINISHES

- GYPSUM WALLBOARD SHALL BE "USG" OR APPROVED EQUAL, REGULAR TYPE AND TYPE "X" AS REQUIRED, 4'-0" WIDE W/ TAPERED EDGES. SCREWS SHALL BE TYPE 'S' BUGLE HEAD, SELF DRILLING FOR APPLICATION TO METAL OR WOOD STUDS AS REQUIRED. JOINT TAPE AND COMPOUND SHALL BE AS RECOMMENDED BY THE GYPSUM WALLBOARD MANUFACTURER. PROVIDE CONTINUOUS CORNER, BEADS, CASINGS, AND TRIM BEADS AS REQUIRED.
- PAINTING: WALLS SHALL BE PAINTED W/ TWO COATS OF SEMI-GLOSS ACRYLIC. ALL FERROUS METAL, INCLUDING DOORS AND FRAMES SHALL HAVE FACTORY APPLIED PRIMER AND THEN RECEIVE TWO COATS OF ALKYD ENAMEL, WOOD DOORS, FRAMES AND TRIM SHALL RECEIVE STAIN, COLOR TO BE SELECTED BY ARCHITECT. CONTRACTOR SHALL PROVIDE SAMPLES FOR APPROVAL PRIOR TO PERFORMING WORK. FINISH SHALL BE 2 COATS CLEAR URETHANE SATIN.
- PROVIDE ONE GALLON MAINTENANCE STOCK OF EACH COLOR USED.
- ACOUSTICAL CEILINGS: SUSPENSION SYSTEM SHALL BE CHICAGO METALIC CORP. NO. 500 "SNAP GRID" SYSTEM OR APPROVED EQUAL. EXPOSED TEES SHALL BE FACTORY APPLIED WHITE, BAKED ON ENAMEL FINISH. ACOUSTICAL TILE SHALL BE ARMSTRONG OR APPROVED EQUAL, NONDIRECTIONAL. LAY-IN PANEL SHALL BE 5/8" THICK WITH PANEL SIZE, STYLE AND EDGE DETAIL AS SELECTED BY OWNER. FINISH SHALL BE WASHABLE WHITE VINYL LATEX PAINT. PANELS SHALL MEET FEDERAL SPECIFICATION SS-S-118A, CLASS A, 25 FLAMESPREAD AND CARRY A U.L. LABEL.

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999 LAFAYETTE RD
MEDINA OH 44266

DATE: 02/21/25

PROJECT NUMBER: 507100



DIVISION 15 MECHANICAL

1. FURNISH ALL LABOR, MATERIALS, TOOLS AND INCIDENTALS AND DETAILS NECESSARY FOR A COMPLETE JOB. INCLUDE ANY LABOR AND MATERIAL NOT SPECIFICALLY MENTIONED, BUT NECESSARY TO PROVIDE A COMPLETE AND OPERATING SYSTEM. ALL WORK SHALL MEET ALL THE REQUIREMENTS OF THE STATE BUILDING CODE, SAFETY AND HEALTH CODES, CITY BUILDING CODE, NEPA CODES AND ALL OTHER APPLICABLE CODES AND REQUIREMENTS.
2. THE SUBCONTRACTOR SHALL SECURE AND PAY FOR ALL REQUIRED PERMITS AND INSPECTIONS AND PERFORM ALL TESTS CALLED FOR OR REQUIRED AS A PART OF HIS WORK.
3. ITEMS SPECIFIED BY MANUFACTURER'S NAME AND/OR MODEL NUMBER INDICATES THE MINIMUM QUALITY, SIZE, AND CAPACITY REQUIRED. OTHER MANUFACTURER'S PRODUCTS OF EQUAL SPECIFICATION WILL BE CONSIDERED ONLY WITH THE WRITTEN CONSENT OF THE ARCHITECT.
4. MECHANICAL PLANS ARE PARTIALLY DIAGRAMMATIC, NOT SHOWING EVERY ITEM IN EXACT LOCATION OR DETAIL. MEASUREMENTS AND LOCATIONS MUST BE COORDINATED WITH ARCHITECTURAL, PLUMBING, HVAC, STRUCTURAL, ELECTRICAL, AND OTHER BUILDING DRAWINGS.
5. ALL SHEET METAL WORK SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE LATEST EDITION OF THE DUCT MANUAL AND SHEET METAL CONSTRUCTION FOR VENTILATING AND AIR CONDITIONING SYSTEMS. PUBLISHED BY SMACNA. DUCTS SHALL BE SECURELY SUPPORTED AND ANCHORED TO THE BUILDING CONSTRUCTION WITH DOUBLE STRAP HANGERS NOT EXCEEDING FOUR FEET SPACING.
6. TESTS AND ADJUSTMENTS OF ALL WORK SHALL BE MADE BY THE MECHANICAL SUBCONTRACTOR, INCLUDING THE PAYMENT OF ALL COSTS RELATED TO SUCH TESTS. CERTIFICATE OF INSPECTION SHALL BE TURNED OVER TO THE OWNER AT COMPLETION OF WORK.
7. BALANCE AIR QUANTITIES TO BE WITHIN THOSE NOTED ON THE DRAWINGS AND LOCK VOLUME REGULATORS.
8. THIS SUBCONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP TO BE IN PERFECT CONDITION AT COMPLETION OF WORK AND TO REMAIN SO FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. THIS SUBCONTRACTOR SHALL AGREE TO MAKE GOOD ANY DEFECT WHICH MAY OCCUR WITHIN THAT TIME.
9. EVERY GAS OUTLET SHALL HAVE AN INDIVIDUAL SHUTOFF VALVE.
10. ALL BRANCH DUCTS TO INDIVIDUAL SUPPLY DIFFUSERS TO HAVE BALANCING DAMPERS.
11. THE LOCATION OF THE OUTLETS AND EQUIPMENT SHOWN ON DRAWINGS ARE APPROXIMATE AND THE ARCHITECT SHALL HAVE THE RIGHT TO RELOCATE ANY OUTLETS AND EQUIPMENT BEFORE THEY ARE INSTALLED, WITHOUT ADDITIONAL COST.
12. GAS APPLIANCES AND EQUIPMENT SHALL BE CONNECTED BY RIGID PIPE, TUBING, OR FLEXIBLE CONNECTORS. A UNION SHALL BE INSTALLED BETWEEN THE APPLIANCE AND THE EQUIPMENT SHUTOFF VALVE.
13. THE GAS PIPING SHALL BE TESTED. PORTIONS OF THE GAS PIPING SYSTEM INSTALLED IN CONCEALED LOCATIONS SHALL BE TESTED BEFORE INSTALLATION IS CONCEALED.
14. THE HVAC CONTRACTOR SHALL FURNISH AND INSTALL SMOKE DETECTORS IN RETURN AIR DUCTS OF AIR HANDLING UNITS OF 2000 CFM OR MORE. DETECTORS SHALL BE WIRED TO SHUT DOWN FANS.
15. COMPLY WITH ASHRAE AND SMACNA STANDARDS.
16. USE EXTREME CARE IN THE INSTALLATION OF EQUIPMENT TO INSURE THAT NOISE AND VIBRATION ARE HELD TO AN ABSOLUTE MINIMUM. CORRECT OBJECTIONABLE NOISE AND VIBRATION. PROVIDE VIBRATION ELIMINATORS REQUIRED FOR PROPER RESULTS.
17. MAKE KNOWN ARRANGEMENT OF WORK AND CHECK ARRANGEMENT OF OTHER TRADES TO AVOID CONFLICTS. EXAMINE DRAWINGS OF OTHER TRADES TO DETERMINE EXACT EQUIPMENT LOCATIONS FOR ROUGH IN.
18. THE MECHANICAL CONTRACTOR SHALL DO CUTTING AND PATCHING REQUIRED FOR INSTALLATION OF WORK. DO NO MORE CUTTING THAN IS NECESSARY. CUTTING OF STRUCTURAL MEMBERS WILL NOT BE PERMITTED.
19. GRILLES, REGISTERS, AND DIFFUSERS SHALL BE MANUFACTURED OF EXTRUDED ALUMINIUM AND SHALL BE MANUFACTURED BY HART & COOLY, OR APPROVED EQUAL.
20. ALL PLUMBING FIXTURES SHALL BE FURNISHED AS SHOWN. FIXTURES SELECTED BY OWNER.
21. ALL PLUMBING FIXTURES TO BE VENTED AS PER CODE.
22. ALL WATER LINES SHALL HAVE SHUTOFF VALVES, OR ANGLE STOPS AT FIXTURE LOCATIONS.
23. PIPE HANGERS TO BE SPACED PER INDUSTRY STANDARDS OR GOVERNING CODES.
24. SANITARY LINES TO HAVE A MIN. 1/8 INCH/FOOT SLOPE. WATERLINES IN CEILING TO BE ADJUSTED TO CLEAR DUCTWORK OR OTHER OBSTACLES.
25. PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL ALL PIPE, FITTINGS, VALVES, FIXTURES OR ANY OTHER MATERIAL AND LABOR NECESSARY TO COMPLETE SYSTEM.
26. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND FEES.
27. PLUMBING CONTRACTOR SHALL INSTALL GAS LINES TO ALL GAS FIRED EQUIPMENT. HVAC CONTRACTOR TO MAKE FINAL CONNECTION.
28. PLUMBING CONTRACTOR SHALL VISIT PROJECT SITE AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS INHERENT WITH THIS PROJECT. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR PROBLEMS NOT INCORPORATED ON DRAWINGS. THE OWNER WILL NOT ALLOW EXTRA FEES FOR ANY CONDITION OVERLOOKED, OR OBSTACLES IN WAY OF COMPLETION OF THIS PROJECT THAT ARE NOT PRESENTED TO THE ENGINEER PRIOR TO SUBMITTING BID.
29. PLUMBING CONTRACTOR SHALL CONSULT UTILITY COMPANIES REGARDING EXISTING AND PROPOSED LOCATIONS OF ALL UTILITY LINES. SERVICING SITE PRIOR TO COMMENCING CONSTRUCTION, AND SHALL PROTECT ALL UTILITY LINES DURING CONSTRUCTION.
30. ALL WORK SHOWN ON DRAWINGS PERTAINING TO SANITARY SYSTEM, AND INTERIOR DOMESTIC WATER SERVICE BY PLUMBING CONTRACTOR.

DIVISION 16 ELECTRICAL

1. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE WORK OF OTHER TRADES AND MAKE REASONABLE MODIFICATIONS REQUIRED TO PREVENT CONFLICT AND FOR PROPER EXECUTION OF THE WORK AS DIRECTED BY THE ARCHITECT OR ENGINEER, WITHOUT EXTRA COST TO THE OWNER.
2. ALL WORK SHALL BE INSPECTED BY THE AUTHORITY HAVING JURISDICTION.
3. UPON COMPLETION OF THE WORK, THIS CONTRACTOR SHALL FURNISH TO THE ARCHITECT A CERTIFICATE OF INSPECTION AND APPROVAL FROM SAID AUTHORITY BEFORE FINAL PAYMENT ON CONTRACT WILL BE ALLOWED.
4. FEE FOR THE INSPECTION SHALL BE A PART OF THE CONTRACT, THE COST OF WHICH SHALL BE INCLUDED IN THE CONTRACTOR'S BID
5. PERFORM ALL WORK IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE, NATIONAL ELECTRICAL SAFETY CODE, STANDARDS OF THE NATIONAL BUREAU OF FIRE UNDERWRITERS, BOCA CODE, AND ANY STATE AND LOCAL CODES OR ORDINANCES.
6. ALL MATERIAL AND EQUIPMENT SHALL BE NEW AND OF THE TYPE LISTED BY UNDERWRITERS LABORATORIES, INC. AND SHALL BE IN STRICT CONFORMITY WITH THE LATEST APPLICABLE STANDARDS:
 - A. UNDERWRITER'S LABORATORIES, INC.
 - B. NATIONAL FIRE PROTECTION ASSOCIATION
 - C. ILLUMINATION ENGINEERS ASSOCIATION
7. WHERE MATERIALS, EQUIPMENT, APPARATUS OR OTHER PRODUCTS ARE SPECIFIED BY BRAND NAMES, TYPE OR CATALOG NUMBER, SUCH DESIGNATION IS TO ESTABLISH STANDARDS OF DESIRED QUALITY AND STYLE.
8. ALL PENETRATIONS OF FIRE RATED WALLS OR CEILINGS SHALL BE SEALED ADEQUATELY AND SHALL MAINTAIN THE INTEGRITY OF THE RATED WALL OR CEILINGS.
9. THE ELECTRICAL CONTRACTOR SHALL DO ALL CUTTING, PATCHING, TRENCHING AND BACK FILLING REQUIRED TO PERFORM HIS WORK.
10. THE ELECTRICAL CONTRACTOR SHALL INCLUDE ALL LABOR, MATERIALS, SUPERVISION, TOOLS AND EQUIPMENT NECESSARY TO PERFORM THE ELECTRICAL WORK AS SHOWN ON THE DRAWINGS OR AS NECESSARY TO THE COMPLETE THE PROJECT.
11. THE ELECTRICAL CONTRACTOR SHALL GUARANTEE HIS WORKMANSHIP AND MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.
12. IT IS THE INTENT THAT THE FOREGOING WORK SHALL BE COMPLETE IN EVERY RESPECT AND THAT ANY MATERIAL OR WORK NOT SPECIFICALLY MENTIONED OR SHOWN ON DRAWINGS BUT NECESSARY TO FULLY COMPLETE THE WORK SHALL BE FURNISHED.
13. THE LOCATION OF OUTLETS AND EQUIPMENT SHOWN ON DRAWINGS ARE APPROXIMATE AND SHALL BE VERIFIED WITH THE OWNER BEFORE INSTALLATION.

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