BOARDS & COMMISSIONS APPLICATION

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

Application Number P23-18

GENERAL

Date of Application _____

Property Location Lake Road, Medina, Ohio -- Medina City Lot #9051

Description of Project Sealy Distribution Center -- Office space for drivers and dispatch team.

CONTACT INFORMATION

Applicant

Name Carl Schoen

Address 12818 Gingerline Road City Port Saint Lucie State FL Zip 34987

Phone 954-324-5886 Email mermaidventures@msn.com

Property Owner

Name Carl Schoen

Address 12818 Gingerline Road City Port Saint Lucie State FL Zip 34987

Phone 954-324-5886 Email mermaidventures@msn.com

APPLICATION TYPE

Planning Commission Site Plan [✓] Conditional Zoning Certificate [ ] Code or Map Amendment [ ]

Preliminary Plan [ ] Final Plat [ ] Conditional Sign (EMC/Shopping Ctr) [ ] Cert. of Appr. (TCOV) [ ] Other [ ]

Historic Preservation Board Certificate of Appropriateness [ ] Conditional Sign [ ]

Board of Zoning Appeals Variance [ ] Appeal [ ]

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 _____ Date 8-17-23

OFFICIAL USE

Zoning District I-1

Meeting Date 9-14-23

Fee (See Fee Sheet) $ 302.50

Check Box when Fee Paid [X]

P23-18
Sealy Mobile Office Building

Property Owner: Carl and Connie Schoen

Applicant: Carl Schoen

Location: West side of Lake Road with parcel number 028-19C-22-019

Zoning: I-1 (Industrial)

Request: Site Plan approval for a modular office building

LOCATION AND SURROUNDING USES

The subject site is composed of 4.1 acres located on the west side of Lake Road. Adjacent properties contain the following uses and zoning:

- **North** – Industrial (I-1)
- **South** – Industrial (I-1)
- **East** – Industrial (I-1) and Single-Family Residential (Unincorporated)
- **West** – Industrial (I-1)

BACKGROUND & PROPOSED APPLICATION

The existing site contains a trailer storage area with a predominantly stone/gravel surface. An access point exists on Lake Road, however, it has been blocked by a gas facility and chain link fence.

The applicant is proposing to place a 460 sq. ft. (4 ft. x 10 ft.) mobile office building on the site and construct a 20-space asphalt parking lot. As temporary structures are not permitted other than trailers on active construction sites, the proposed structure will be reviewed as a permanent structure.

DEVELOPMENT STANDARDS

The proposed building is located in the I-1 zoning district. The following table indicates general development standard requirements in the zoning district:

	Required	Proposed
Minimum Lot Frontage	100 ft.	200 ft.
Minimum Front Setback	25 ft.	125 ft.
Minimum Side Setback	25 ft.	25 ft.
Minimum Rear Setback	25 ft.	1,390 ft.
Maximum Building Height	50 ft.	14 ft.

The project meets the applicable development standards.

PARKING, ACCESS, AND CIRCULATION

Access and Circulation – The site currently has an access point off of Lake Road, which is not utilized. Vehicular traffic will access the site from commonly owned property to the north, which connects to Lake Road.

Required Off-Street Spaces – Per Section 1145.04(e), office uses require a minimum of 1 parking space for every 200 sq. ft., which results in 3 required parking spaces. In order to prevent excessive lot coverage, the minimum number of parking spaces may be exceeded by 20%, "unless good cause can be shown by the applicant and approved by the Planning Commission"

The proposed site includes 20 parking spaces. However, though the proposed building is referred to as an "office" it appears to address a parking need for the larger site.

Parking Dimensions – Per Section 1145.08, ninety-degree parking spaces must be 9 ft. in width and 19 ft. in length with a 24 ft. wide drive aisle. Parking spaces meet the applicable standards.

Sidewalk – A public sidewalk is not proposed and a does not exist on Lake Road or in the area. The Planning Commission may waive the requirement to install a public sidewalk in the I-1 zoning district.

LANDSCAPING, SCREENING, AND BUFFERING

Parking Lot Landscaping – Landscape features or other visual barriers are required between parking and the right-of-way in industrial areas. Plans show existing landscaping between the proposed parking lot and the right-of-way. As the area is being converted to a formal parking area with a permanent building, additional landscaping has been provided.

Due to its size and number of spaces, the parking lot is exempt from providing interior landscaping.

Buffering and Screening – Landscape features or other visual barriers are required between the site and residentially zoned properties. A residence is located on the east side of Lake Road in Lafayette Township. Additional landscaping proposed between the parking lot and the right-of-way provides sufficient screening.

ENGINEERING AND FIRE DEPARTMENT COMMENTS

At this time, the Engineering and Fire Departments have no comments regarding the project.

UTILITIES AND STORMWATER

The site has access to public water and sanitary sewer service. An existing stormwater detention basin is located to the west of the site.

BUILDING ELEVATIONS AND LIGHTING

Architectural building elevations indicate a typical modular building with wood siding. The building is shown with skirting on the bottom portion and incorporates windows and doors facing Lake Road.

In the I-1 District: Architectural details and ornamentation on the street façade shall be meaningful to the overall design and appropriate for the size and scale of proposed structures, and harmonious with other architectural details and ornamentation on adjacent structures and All exterior finished materials, including windows and doors, shall be of architectural grade with long term maintenance characteristics.

Similar structures have been located in the I-1 District, though not in areas adjacent to roadways.

Lighting must comply with Section 1145.09(c) including a photometric plan, full cut-off fixtures, and a maximum lighting height of 25 ft. No parking lot lighting has been proposed and the building includes low-level (60 w) lights above the doorways.

SITE PLAN REVIEW STANDARDS

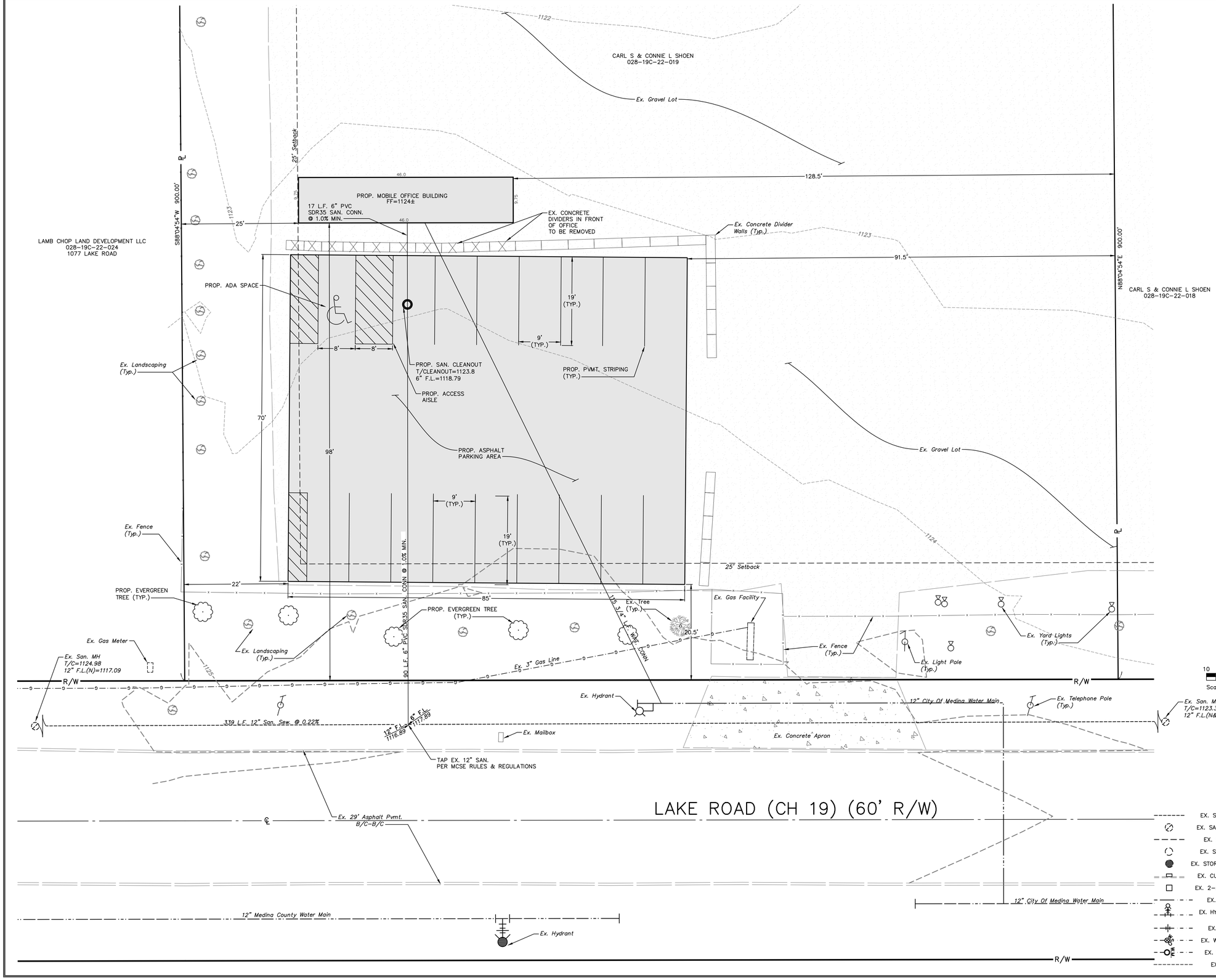
The Planning Commission's review and action shall be based on the following Standards per Section 1109.02(c):

(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 P23-18 as submitted.



LEGEND

- EX. SANITARY SEWER
- EX. SANITARY MANHOLE
- EX. STORM SEWER
- EX. STORM MANHOLE
- EX. STORM INLET MANHOLE
- EX. CURB INLET BASIN
- EX. 2-2-B INLET BASIN
- EX. WATER MAIN
- EX. HYDRANT ASSEMBLY
- EX. LINE VALVE
- EX. WATER SHUTOFF
- EX. WATER METER
- EX. GAS LINE
- EX. GAS LINE MARKER
- EX. GAS LINE VALVE
- EX. TELEPHONE POLE
- EX. POWER POLE
- EX. GUY WIRE
- EX. COMBINATION POLE
- EX. OVERHEAD LINE
- EX. SIGN
- EX. CONTOUR
- EX. CREEK
- EX. TREE LINE

Scale: 1" = 10' (Full) 1" = 20' (Half)

REVISIONS:		
DATE:	DESCRIPTION:	INT.
8/24/2023	PER CITY REVIEW	LMK

SEALY MOBILE OFFICE
CITY OF MEDINA
LOCATED IN COUNTY OF MEDINA

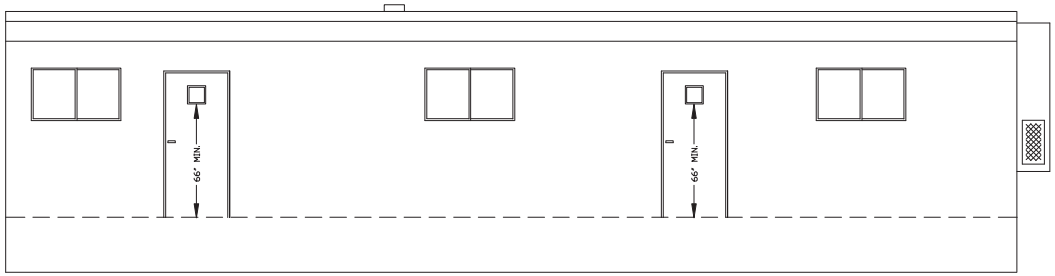
CUNNINGHAM & ASSOCIATES, INC.
CIVIL ENGINEERING and SURVEYING
203 W. LIBERTY ST. MEDINA, OHIO 44256 330-725-5980

SHEET TITLE: **SITE PLAN**

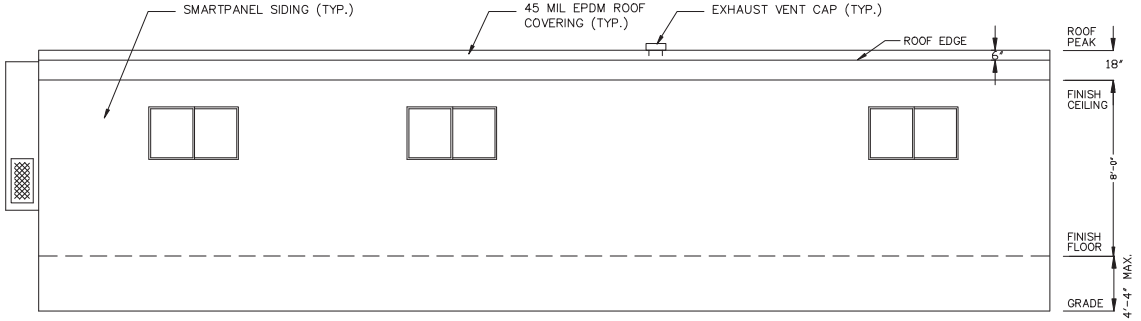
DRAWN BY: LMK
DATE: 08/22/2023
CHECKED BY: _____
DATE: _____
PROJECT No. 23-194
ACAD FILE No. _____

SCALE: PLAN-
PROFILE-Horz.
Vert.

SHEET NO. 1 / 1

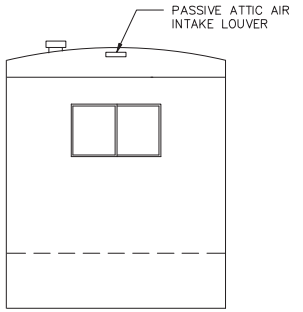


FRONT ELEVATION

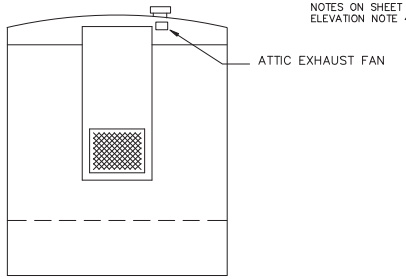


BACK ELEVATION

NOTE: MAINTAIN 30" MINIMUM CLEAR HEIGHT BETWEEN GRADE AND BOTTOM OF FLOOR JOISTS AND I-BEAMS AT ACCESS PASSAGEWAY AND SERVICE AREA TO HEAT TAPE APPLIANCES. ALSO SEE FREEZE PROTECTION OF PIPING NOTES ON SHEET 5 OF 7 AND ELEVATION NOTE 4.



LEFT ELEVATION



RIGHT ELEVATION

TYPICAL ELEVATION NOTES:

1. ALL SITE INSTALLED ITEMS ARE SUBJECT TO THE APPROVAL OF THE JURISDICTION HAVING AUTHORITY.

2. ACCESSIBLE RAMP(S), STAIR(S), AND HANDRAILS ARE DESIGNED BY OTHERS AND SITE INSTALLED.

3. FOUNDATION ENCLOSURE (IF PROVIDED) IS DESIGNED BY OTHERS AND SITE INSTALLED. ENCLOSURE MUST HAVE A MINIMUM NET AREA OF VENTILATION OPENINGS OF NOT LESS THAN ONE SQUARE FOOT FOR EACH 150 SQUARE FEET OF CRAWL SPACE AREA. LOCATE OPENINGS TO PROVIDE CROSS VENTILATION OF ENTIRE CRAWL SPACE. INSTALL AN 18" X 24" MINIMUM OPENING FOR CRAWL SPACE ACCESS.

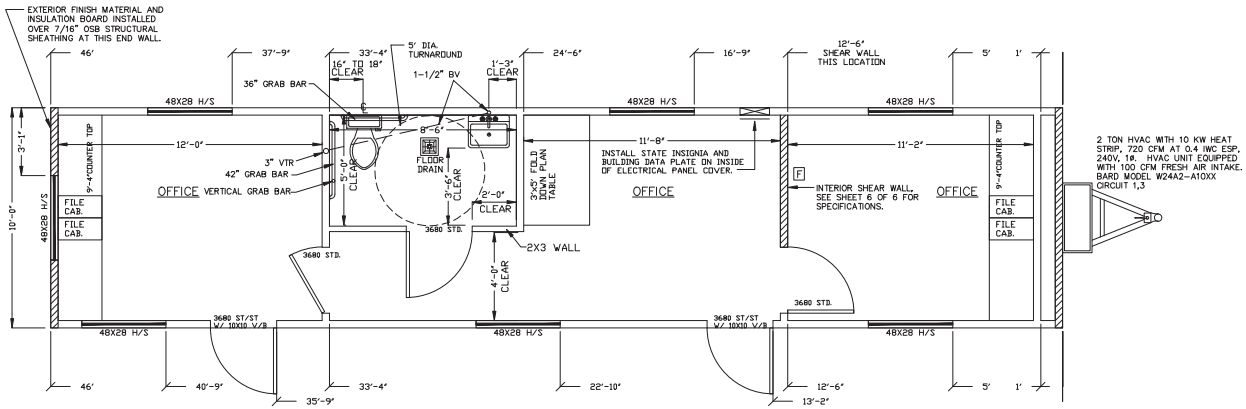
4. ALL WOOD FLOOR FRAMING AND EXTERIOR WOOD SHEATHING/SIDING SHALL BE A MINIMUM OF 8 INCHES FROM THE EXTERIOR GRADE AND AT LEAST 18 INCHES FROM THE EXPOSED GROUND OF THE CRAWL SPACE.

5. SEE MECHANICAL NOTES AND/OR CROSS SECTION FOR METHOD OF ATTIC VENTILATION.

STATE OF OHIO
KENNETH A. GODFREY
E-56067
REGISTERED PROFESSIONAL ENGINEER

02-21-2019

DIAMOND BUILDERS, INC. 440 THOMPSON DR., DOUGLAS GEORGIA 31534 (912)384-7080 FAX: (912)384-5721	
DATE: 02/21/2019	KENNETH A. GODFREY, P.E. CONSULTING ENGINEER 490 RUSTIC BARN TRAIL MORGANTON, GA 30560
SCALE : 1/4" = 1'-0" BASED ON 24" X 18" PAPER SIZE	
CODES: SEE SUMMARY	REVISIONS: BY: KAG.
LABELS: OH	
DBI 10 X 46 STOCK	SHEET 2 OF 6
ELEVATIONS	KAG. NO. 021719DBI



WINDOW AND DOOR ABBREVIATIONS:

3680 = 36 INCHES X 80 INCHES (TYPICAL)

H/S = HORIZONTAL SLIDER

V/B = VIEW BLOCK

ST/ST = STEEL INSULATED DOOR

STD = STANDARD

EXTERIOR DOOR NOTE:

ALL EXTERIOR DOORS SHALL BE LISTED AND LABELED AS COMPLIANT WITH AAMA/WDMA/CSA101/I.S.2/A440 OR TESTED PER ASTM E330.

STRUCTURAL SHEAR WALL, SEE CROSS SECTION SHEET 5 OF 6 FOR SPECIFICATIONS

FREEZE PROTECTION OF PIPING NOTES:

1. ALL WATER, SOIL & WASTE PIPES NOT WITHIN THE THERMAL ENVELOPE SHALL BE PROVIDED WITH FREEZE PROTECTION BY MEANS OF ELECTRIC HEAT TAPE COVERED WITH R-3 MINIMUM INSULATION.

2. HEAT TAPE SHALL BE LISTED FOR USE IN COMMERCIAL BUILDINGS.

3. TEMPERATURE CONTROL SHALL BE PROVIDED BY A DISCONNECT THAT INDICATES AN "OFF" POSITION AND IS CAPABLE OF BEING LOCKED IN THE OPEN POSITION. SUCH DISCONNECTING MEANS SHALL BE READILY ACCESSIBLE; NOT LOCATED IN THE CRAWLSPACE OR ATTIC.

4. HEAT TAPE SYSTEM PRODUCT MANUFACTURER'S INSTALLATION INSTRUCTION (INCLUDING INSULATION INSTALLATION) SHALL BE PROVIDED TO THE BUILDING, ELECTRICAL, AND PLUMBING INSPECTORS.

5. EXTERNAL SURFACES OF PIPING THAT EXCEED 140Ŧ SHALL BE GUARDED, ISOLATED OR INSULATED TO PROTECT AGAINST CONTACT BY PERSONNEL IN THE AREA.

6. EACH HEATING ELEMENT MUST BE MARKED/IDENTIFIED AT EACH END OF THE NON-HEATED LEADS, AND MUST NOT EXCEED 20 FOOT SPACING. THE I.D. MARKER IS REQUIRED TO BE LEGIBLY MARKED WITHIN 3 INCHES OF EACH END OF NON-HEATED LEADS AND INCLUDE THE CATALOG NUMBER AND THE RATING OF THE VOLTS AND WATTS OR VOLTS AND AMPS. EACH SEPARATE HEATING SYSTEM IS REQUIRED TO BE IDENTIFIED.

7. THE HEAT TAPE ELEMENT SHALL NOT BE SECURED TO THE PIPING BY THE THERMAL INSULATION.

8. THE HEAT TAPE ELEMENT MUST REMAIN IN DIRECT CONTACT WITH THE PIPE, OR MEANS SHALL BE PROVIDED TO PREVENT OVER-TEMPERATURE UNLESS THE HEAT TAPE IS SUCH THAT ITS TEMPERATURE LIMITATIONS WILL NOT BE EXCEEDED.

9. THE HEAT TAPE SHALL NOT BRIDGE EXPANSION JOINTS WITHOUT PROVISIONS FOR EXPANSION AND CONTRACTION.

10. HEAT TAPE SHALL HAVE COMPATIBLE FLEXIBILITY FOR THE TYPE OF PIPING BEING HEATED.

11. POWER SUPPLY NON-HEATED LEADS MUST BE A MINIMUM OF 6 INCHES WITHIN THE JUNCTION BOX. THE NON-HEATED LEADS ARE REQUIRED TO BE WITHIN APPROVED AND SUITABLE RACEWAYS. NON-HEATED INTERCONNECTIONS SHALL BE COVERED WITH INSULATION IN THE SAME MANNER AS THE HEATED.

12. SPLICES AND TERMINATIONS OUTSIDE THE THERMAL INSULATION ARE REQUIRED TO BE WITHIN A BOX OR FITTING PER NEC 110.14 OR 300.15.

13. HEAT TAPE IS REQUIRED TO BE PROVIDED WITH A GROUND FAULT EQUIPMENT PROTECTION (GFEP) CIRCUIT BREAKER.

14. HEAT TAPE SHALL BE LISTED AS HAVING A GROUNDED CONDUCTIVE COVERING IN ACCORDANCE WITH NEC 427.23(A).

15. HEAT TAPE SHALL HAVE READILY ACCESSIBLE DISCONNECT OF THE "INDICATING" TYPE HAVING A POSITIVE LOCK-OUT IN THE OPEN POSITION. ATTACHMENT PLUGS OF CORD AND PLUG CONNECTED EQUIPMENT FROM WITHIN THE CRAWLSPACE OR ATTIC CANNOT BE THE DISCONNECTING MEANS OF THE HEAT TAPE, NOR ARE THESE CORDS PERMITTED TO GO THROUGH THE FLOOR OR CEILING.

16. A GFCI PROTECTED RECEPTACLE OUTLET SHALL BE PROVIDED IN THE CRAWLSPACE OR ATTIC, AS APPLICABLE, WITHIN 25 FEET OF EACH HEAT TAPE.

17. A 22 INCH WIDE X 30 INCH TALL CRAWLSPACE ACCESS OPENING AND PASSAGEWAY SHALL BE PROVIDED TO EACH HEAT TAPE APPLIANCE. THE LENGTH OF PASSAGEWAY TO EACH HEAT TAPE APPLIANCE SHALL NOT EXCEED 20 FEET.

18. EACH HEAT TAPE APPLIANCE SHALL HAVE A 30 INCH X 30 INCH CLEAR AREA IN FRONT OF THE SERVICE SIDE.

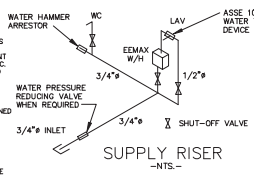
SUPPLY LINE NOTES:

1. SUPPLY LINE SIZING IS BASED ON AN ASSUMED AVAILABLE PRESSURE OF 50 PSI TO 60 PSI AT THE LOCATION OF THE INLET SHOWN AFTER ANY DEDUCTIONS FOR PRESSURE LOSS DUE TO METER, TAP INTO MAIN, WATER PRESSURE REDUCING VALVES, SPECIAL EQUIPMENT SUCH AS BACKFLOW PREVENTOR, FILTER, SOFTENER, ETC. THIS AVAILABLE PRESSURE MUST BE VERIFIED PRIOR TO CONSTRUCTION.

2. SUPPLY LINE INLET(S) SHOWN ON THESE PLANS ARE ASSUMED TO EXTEND ONLY TO EXTERIOR WALL. ALL SERVICE SUPPLY LINES UP TO THE INLET(S) ARE DESIGNED BY OTHERS AND SITE INSTALLED UNLESS OTHERWISE SPECIFIED.

3. SUPPLY LINE SIZING MUST BE REDESIGNED IF THE BUILDING DOES NOT COMPLY WITH ANY OF THE ABOVE ASSUMPTIONS.

4. UNLESS OTHERWISE SPECIFIED ALL SUPPLY LINES ARE 3/4"ø AND ALL STUB-UPS ARE 1/2"ø.



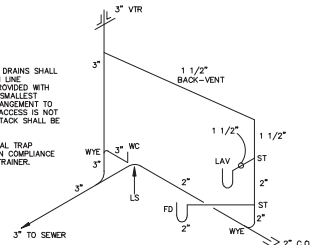
SUPPLY RISER
-NTS.-

PLUMBING SCHEDULE		
ITEM	PRODUCT	STANDARD
SUPPLY LINES	CPVC	ASTM D 2846
DWV LINES	SCHEDULE 40 PVC	ASTM D 2665
TOILET	KOHLER HANDICAP	ANSI Z124.4
LAVATORY	KOHLER	ANSI Z124.3
LAVATORY FAUCET	KOHLER	ASME A112.18.1/CSA B125.1
WATER HEATER	EMAX, INC EX35	ASHRAE 90.1b & UL LISTED
FLOOR DRAIN	TBD	ASME A112.6.3 OR ASME A112.3.1 OR CSA B79
FLOOR DRAIN	SURE-SEAL	ASSE 1072

DWV NOTES:

1. ALL P-TRAPS OTHER THEN FLOOR DRAINS SHALL BE SLIP JOINT TYPE TO ALLOW DRAIN LINE CLEANOUT. SLIP JOINTS MUST BE PROVIDED WITH ACCESS AT LEAST 12 INCHES IN ITS SMALLEST DIRECTION OR OTHER APPROVED ARRANGEMENT TO ALLOW INSPECTION AND REPAIR. IF ACCESS IS NOT POSSIBLE THEN BASE OF VERTICAL STACK SHALL BE EQUIPPED WITH A CLEAN-OUT.

2. FD = FLOOR DRAIN WITH SURE SEAL TRAP GUARD PER ICC REPORT PMG-1070 IN COMPLIANCE WITH ASSE 1072, AND REMOVABLE STRAINER.



DWV RISERS
-NTS.-

ST = SANITARY TEE
LS = LONG SWEEP
C.O. = CLEANOUT
(CLEANOUTS SHALL EXTEND OUTSIDE OF CRAWLSPACE)

PLUMBING NOTES:

1. TOILETS SHALL BE ELONGATED WITH NONABSORBENT OPEN FRONT SEATS.

2. RESTROOM WALLS SHALL BE COVERED WITH NONABSORBENT MATERIAL TO A MINIMUM HEIGHT OF 48 INCHES A.F.F. TOILET ROOM FLOORS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 4 INCHES.

3. FULL-OPEN VALVE SHALL BE INSTALLED ON THE WATER DISTRIBUTION SUPPLY PIPE AT THE ENTRANCE INTO THE STRUCTURE AND ON THE DISCHARGE SIDE OF THE WATER METER. FULL-OPEN VALVE(S) SHALL BE SITE INSTALLED WHEN NOT FACTORY INSTALLED. ALL PLUMBING FIXTURES SHALL HAVE SEPARATE SHUTOFF VALVES.

4. WATER HEATER SHALL HAVE A T & P RELIEF VALVE WITH DRAIN TO EXTERIOR, AND A SHUTOFF VALVE WITHIN 3 FEET ON THE COLD WATER SUPPLY LINE.

5. DWV SYSTEM SHALL BE PVC – DWV.

6. WATER SUPPLY LINES SHALL BE CPVC.

7. ALL PIPE HANGERS SHALL BE NON-METALLIC OR OF THE SAME METAL AS THE PIPE BEING SUPPORTED. ALL SUPPORTS FOR PLASTIC PIPES SHALL PERMIT FREE MOVEMENT AND/OR THERMAL EXPANSION OF THE PIPE. PIPING SUPPORTS SHALL BE SPACED IN ACCORDANCE WITH THE APPLICABLE PLUMBING CODE AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.

8. WATER PIPES INSTALLED IN A WALL EXPOSED TO THE EXTERIOR SHALL BE LOCATED ON THE HEATED SIDE OF THE WALL INSULATION. WATER, SOIL & WASTE PIPES SHALL NOT BE INSTALLED OUTSIDE OF THE BUILDING, IN ATTICS OR CRAWLSPACES, CONCEALED IN OUTSIDE WALLS, OR ANY OTHER PLACE SUBJECTED TO FREEZING TEMPERATURES UNLESS ADEQUATE PROVISIONS ARE MADE TO PROTECT SUCH PIPES FROM FREEZING BY BOTH INSULATION AND HEAT. PROTECTION FOR ALL PIPES OUTSIDE THE BUILDING ENVELOPE, SUCH AS IN THE CRAWLSPACE, IS SITE INSTALLED AND DESIGNED BY OTHERS.

9. WATER CLOSET IS TANK TYPE.

10. BUILDING DRAIN AND CLEANOUTS ARE DESIGNED AND SITE INSTALLED BY OTHERS, SUBJECT TO LOCAL JURISDICTION APPROVAL.

11. THERMAL EXPANSION DEVICE, IF REQUIRED BY WATER HEATER INSTALLED, AND IF NOT SHOWN ON PLUMBING PLAN, IS DESIGNED AND SITE INSTALLED BY OTHERS, SUBJECT TO LOCAL APPROVAL.

12. WATER HEATER STORAGE TANKS SHALL HAVE ALL OUTLET PIPING AND THE INLET PIPE BETWEEN THE TANK AND THE HEAT TRAP COVERED WITH 1 INCH THICK INSULATION FOR PIPE DIAMETERS OF LESS THAN 1-1/2 INCH, AND 1-1/2 INCH THICK INSULATION FOR PIPE DIAMETERS OF 1-1/2 INCH OR GREATER. THIS REQUIREMENT IS BASED ON WATER HEATERS WITH A MAXIMUM SET POINT OF 140Ŧ. FOR WATER HEATER WITH A SET POINT OVER 140Ŧ REFER TO 2015 IECC TABLE C403.2.10 FOR REQUIRED INSULATION THICKNESS.

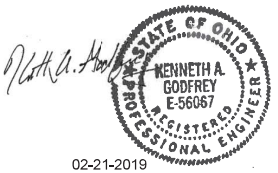
13. WATER HEATING EQUIPMENT NOT SUPPLIED WITH INTEGRAL HEAT TRAPS AND SERVING NON-CIRCULATION SYSTEMS SHALL BE PROVIDED WITH HEAT TRAPS ON THE SUPPLY AND DISCHARGE PIPING ASSOCIATED WITH THE EQUIPMENT. WATER HEATING EQUIPMENT SHALL BE PROVIDED WITH CONTROLS THAT ALLOW A SETPOINT OF 90Ŧ.

14. A WATER-HAMMER ARRESTOR SHALL BE INSTALLED WHERE QUICK-CLOSING VALVES ARE UTILIZED, UNLESS OTHERWISE APPROVED. WATER-HAMMER ARRESTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS. WATER-HAMMER ARRESTORS SHALL CONFORM TO ASSE 1010.

15. TEMPERED WATER SHALL BE DELIVERED FROM LAVATORIES IN PUBLIC TOILET FACILITIES. TEMPERED WATER SHALL BE DELIVERED THROUGH AN APPROVED WATER-TEMPERATURE LIMITING DEVICE THAT CONFORMS TO ASSE 1070 AND SHALL LIMIT THE TEMPERED WATER TO A MAXIMUM OF 110Ŧ (43ºC).

16. WHERE WATER PRESSURE TO THE BUILDING EXCEEDS 75 PSI STATIC, AN APPROVED WATER-PRESSURE REDUCING VALVE CONFORMING TO ASSE 1003 OR CSA B356 WITH STRAINER SHALL BE INSTALLED TO REDUCE THE PRESSURE IN THE BUILDING WATER DISTRIBUTION PIPING TO NOT GREATER THAN 75 PSI STATIC. ALL WATER PRESSURE REDUCING VALVES SHALL BE SITE INSTALLED AND DESIGNED BY OTHERS.

17. PLUMBING EQUIPMENT DESCRIPTIONS SHALL COORDINATE WITH THOSE LISTED IN THE APPLICABLE SECTION(S) OF THE COMCHECK FORM.



02-21-2019

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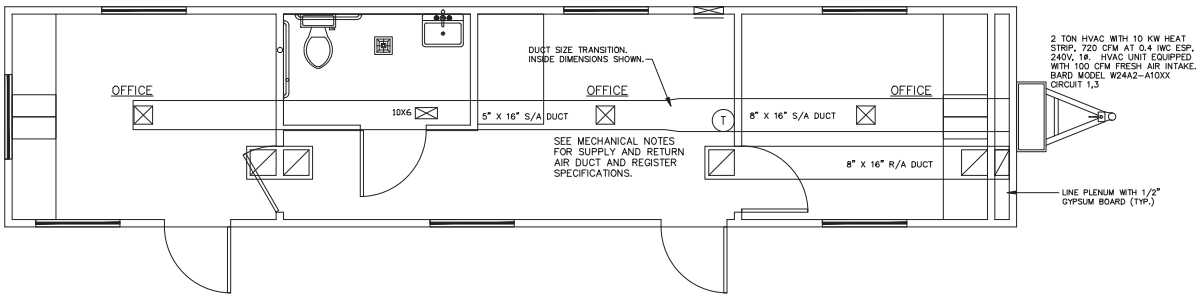
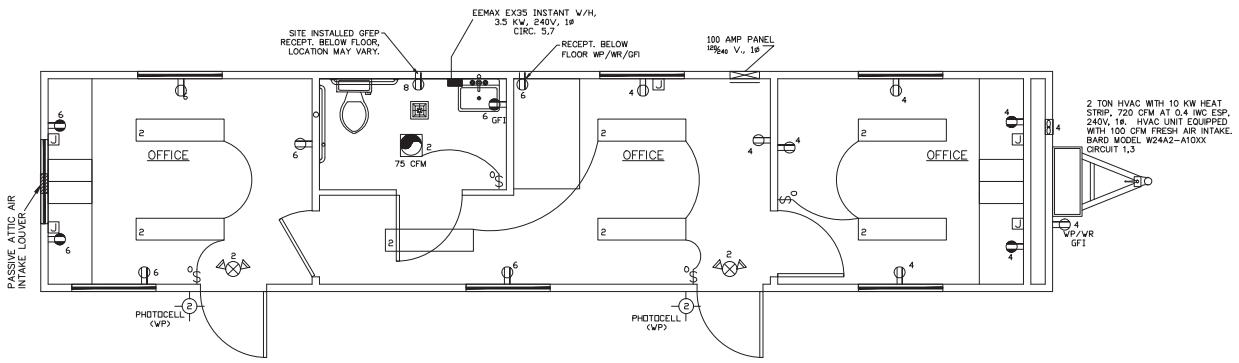
SCALE : 1/4" = 1'-0" BASED ON 24" X 18" PAPER SIZE	
CODES: SEE SUMMARY	REVISIONS: BY:
LABELS: OH	KAG.
DBI 10 X 46 STOCK	SHEET 3 OF 6
FLOOR & PLUMBING PLAN	KAG. NO. 021719DBI



MECHANICAL PLAN



ELECTRICAL PLAN

MECHANICAL NOTES:

1. ALL SUPPLY AIR REGISTERS SHALL BE 10 INCHES X 10 INCHES ADJUSTABLE WITH 8 INCHES X 16 INCHES (INSIDE) OVERHEAD FIBERGLASS DUCT, UNLESS OTHERWISE SPECIFIED.

2. ALL RETURN AIR REGISTERS SHALL BE 14 INCHES X 14 INCHES ADJUSTABLE WITH 8 INCHES X 16 INCHES (INSIDE) OVERHEAD FIBERGLASS DUCT, UNLESS OTHERWISE SPECIFIED. WHERE ATTIC DUCTS STUB DOWN INTO WALL PLENUMS THE STUB DOWN OPENING SIZE SHALL BE THE LONG DIMENSION OF THE DUCT BY 8 INCHES MINIMUM OR THE FULL WIDTH OF THE PLENUM, WHICHEVER IS GREATER. ALL RETURN AIR WALL PLENUMS SHALL BE LINED WITH 1/2 INCH GYPSUM BOARD.

3. DUCTS LOCATED OUTSIDE THE BUILDING ENVELOPE INCLUDING ATTIC DUCTS LOCATED ABOVE CEILING INSULATION SHALL HAVE R-8 MINIMUM INSULATION VALUE (R-12 FOR CLIMATE ZONES 5 THROUGH 12). DUCTS LOCATED IN UNCONDITIONED SPACES INCLUDING ATTIC DUCTS LOCATED BELOW CEILING OR ROOF INSULATION SHALL HAVE R-6 MINIMUM INSULATION VALUE.

4. FIBERGLASS DUCTS SHALL BE CONSTRUCTED WITH CLASS 0 OR CLASS 1 DUCT MATERIAL IN ACCORDANCE WITH UL 181. FIBERGLASS DUCT CONSTRUCTION AND INSTALLATION SHALL CONFORM TO THE SMACNA FIBROUS GLASS DUCT CONSTRUCTION STANDARDS OR NAIMA FIBROUS GLASS DUCT CONSTRUCTION STANDARDS. METAL DUCTS SHALL BE CONSTRUCTED AS SPECIFIED IN THE SMACNA HVAC DUCT CONSTRUCTION STANDARDS – METAL AND FLEXIBLE. FLEXIBLE AIR DUCTS, BOTH FIBERGLASS AND METAL, SHALL BE TESTED IN ACCORDANCE WITH UL 181 AND SHALL BE LISTED AND LABELED AS CLASS 0 OR CLASS 1 FLEXIBLE AIR DUCT. ALL DUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

5. INTERIOR DOORS SHALL BE UNDERCUT 1.5 INCHES ABOVE FINISHED FLOOR FOR AIR RETURN AND OR AS NOTED ON FLOOR PLAN.

6. VENT FANS SHALL BE DUCTED TO THE EXTERIOR AND TERMINATE AT AN APPROVED VENT CAP.

7. MECHANICAL ATTIC VENTILATION SHALL BE USED AS FOLLOWS:
INSTALL FAN(S) CAPABLE OF EXHAUSTING AT LEAST 0.02 CFM PER SQUARE FOOT OF HORIZONTAL ATTIC AREA. EACH FAN SHALL EXHAUST 100 CFM MINIMUM. IN ADDITION, INSTALL GABLE AND/OR ROOF VENTS WITH AT LEAST 50 SQUARE INCHES OF NET FREE AREA PER FAN. THE FAN(S) AND GABLE OR ROOF VENTS SHALL BE POSITIONED SO AS TO ALLOW CROSS VENTILATION OF ALL ATTIC SPACES. EACH FAN SHALL BE AUTOMATICALLY CONTROLLED TO OPERATE WHEN THE RELATIVE HUMIDITY IN THE ATTIC EXCEEDS 60%. EACH FAN SHALL OPERATE ON 120 VOLT 1Ø POWER, 50 WATTS MAXIMUM. EACH BRANCH CIRCUIT SERVING A FAN SHALL BE EQUIPPED WITH A "SWD" TYPE BREAKER AT THE ELECTRICAL PANEL.

8. MECHANICAL EQUIPMENT DESCRIPTIONS SHALL COORDINATE WITH THOSE LISTED IN THE APPLICABLE SECTION(S) OF THE COMCHECK FORM.

SYMBOLS

- DUPLEX RECEPTACLE 120 V.
- DUPLEX RECEPTACLE 120 V. 40 INCHES A.F.F.
- SWITCH WITH OCCUPANT SENSOR CONTROL
- EXTERIOR INCANDESCENT LIGHT WITH 1– 60 W. MAX. BULB
- COMB. VENT FAN & LIGHT WITH 1– 13 W. COMPACT FLUORESCENT BULB
- SUPPLY AIR REGISTER
- RETURN AIR REGISTER
- ATTIC EXHAUST FAN, SEE MECHANICAL NOTES
- PROGRAMMABLE THERMOSTAT
- FLUORESCENT FIXTURE WITH ELECTRONIC BALLAST (SEE ENERGY FORM FOR MAX. ALLOWABLE FIXTURE WATTAGE)
- COMBO INTERNALLY LIGHTED EXIT SIGN (5 W.) & EMERGENCY LIGHT WITH BATTERY BACKUP
- EXTERIOR EMERGENCY LIGHT (DUAL ELEMENT)
- INTERNALLY LIGHTED EXIT SIGN (5 W.) WITH BATTERY BACKUP
- JUNCTION BOX (NON POWERED UNLESS CIRCUIT NO. IS SHOWN)

ELECTRICAL SCHEDULE

CIRCUIT	NOMENCLATURE	BREAKER (AMPS)	WIRE (CU.)
1,3	HVAC	60 A (2P) HACR TYPE	6–6–10 MC *
2	LIGHTING/FAN	15 A	14–2 NM
4,6	RECEPTACLES/FAN	20 A	12–2 NM
5,7	W/H	15 A (2P)	14–2 NM
8	GFEP RECEPTACLE	20 A	12–2 NM

ELECTRICAL PANEL SIZING:

DESCRIPTION SUBPANEL KVA

GENERAL LIGHTING	
.0035 KW/SF X 460 SF X 1.25=	1.6
16 RECEPTS AT 180VA/1000=	2.9
WATER HEATER 3.5 KW=	3.5
1 FANS AT .3 KW X 1.25=	0.4
1 ATTIC FAN AT .05 KW X 1.25=	0.1
HVAC	10.5
GFEP RECEPT AT 1.0 KW MAX.=	1.0
TOTAL 20.0 KW	
TOTAL/240 X 1000= 84 AMPS	
INSTALL 100 AMP PANEL & MAIN BREAKER 120/240 V 1Ø	

* INSULATION ON WIRING IN MC CABLE SHALL BE RATED FOR 90° C.

STATE OF OHIO
KENNETH A. GODFREY
E-56057
REGISTERED PROFESSIONAL ENGINEER

02-21-2019

DIAMOND BUILDERS, INC. 440 THOMPSON DR., DOUGLAS GEORGIA 31534 (912)384-7080 FAX: (912)384-5721	
DATE: 02/21/2019	KENNETH A. GODFREY, P.E. CONSULTING ENGINEER 490 RUSTIC BARN TRAIL MORGANTON, GA 30560
SCALE : 1/4" = 1'-0" BASED ON 24" X 18" PAPER SIZE	
CODES: SEE SUMMARY	REVISIONS: BY: KAG.
LABELS: OH	
DBI 10 X 46 STOCK	SHEET 4 OF 6
MECHANICAL & ELECTRICAL PLAN	KAG. NO. 021719DBI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