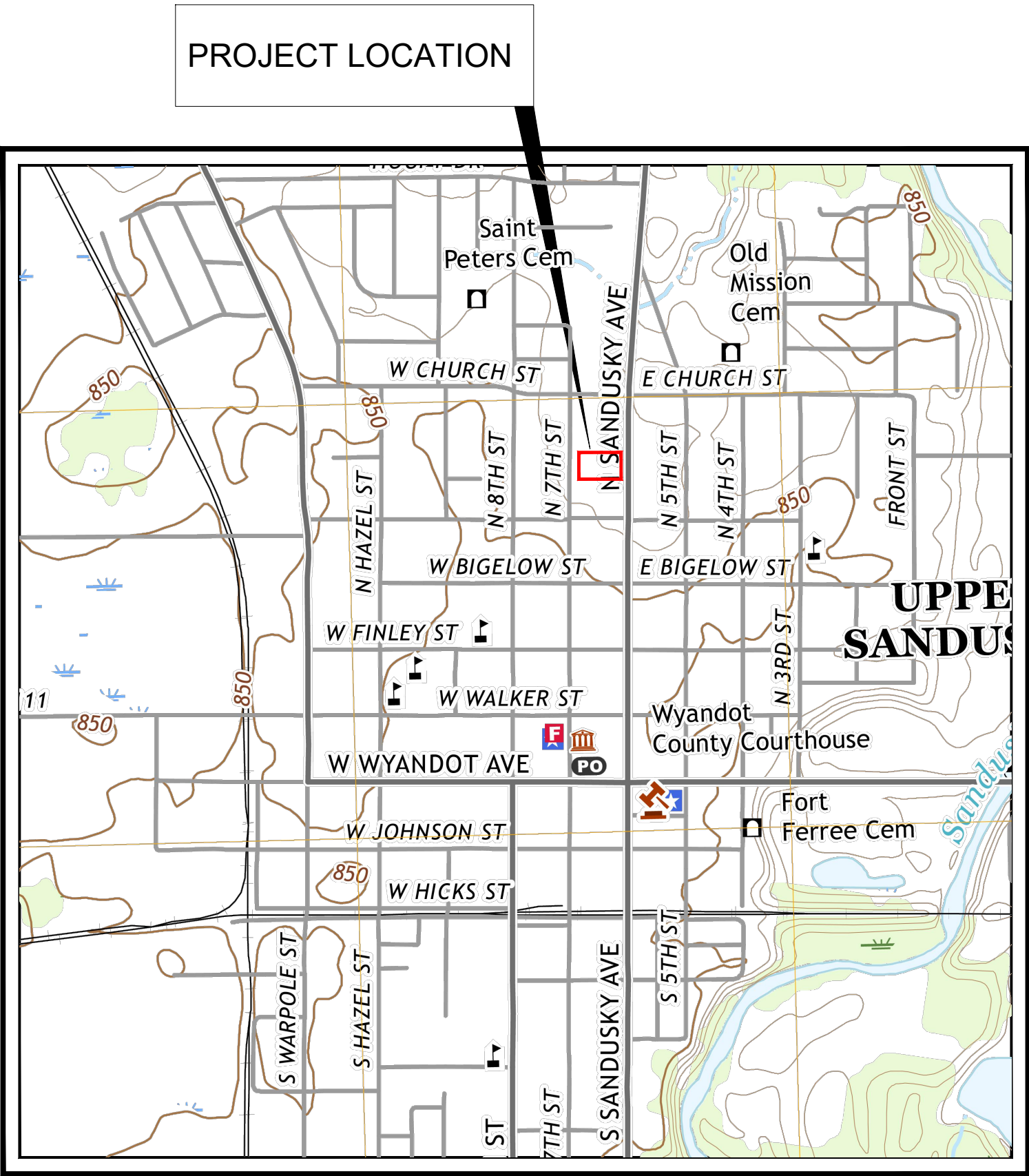
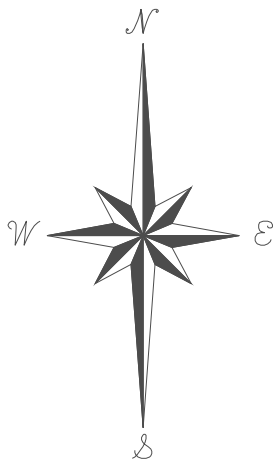
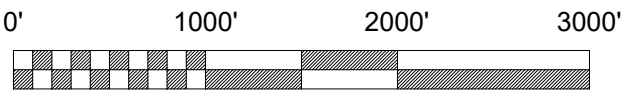


DEMOLITION OF 128 AND 130 NORTH SANDUSKY AVENUE, UPPER SANDUSKY OHIO (NOT ISSUED FOR BIDDING)

September 2024



VICINITY MAP



SHEET INDEX

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S1.00 THROUGH S2.03 (8 SHEETS)	



CITY OF UPPER SANDUSKY, OHIO
DEMOLITION OF 128 AND 130
NORTH SANDUSKY AVENUE

COUNTY CLERK
TRESTON HALL

WYANDOT COUNTY ENGINEER
MICHAEL B. KOHL

SUBMITTED _____
DESIGN DIVISION MANAGER

SUBMITTED _____
CONSTRUCTION DIVISION MANAGER

SUBMITTED _____
CITY ENGINEER

APPROVED _____
DIRECTOR OF PUBLIC SERVICE

PROJECT ENGINEER

PROJECT SURVEYOR

ENGINEER _____ DATE _____

SURVEYOR _____ DATE _____

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF THE DEMOLITION OF THE FORMER RESTAURANT LOCATED ON NORTH SANDUSKY AVENUE IN UPPER SANDUSKY, OHIO. MOST OF THE BUILDING WILL BE DEMOLISHED IN ITS ENTIRETY WITH PORTIONS OF THE FACADE WALL ON NORTH SANDUSKY AVENUE REMAINING. ACCESS AND TRAFFIC MUST BE FOLLOWED ACCORDING TO THE CITY OF UPPER SANDUSKY MAINTENANCE OF TRAFFIC PLAN.

128 &130 N SANDUSKY AVENUE
DEMOLITION

PROJECT DATE: SEPTEMBER 2024

128 & 130 N SANDUSKY AVENUE GENERAL NOTES

1. CONSTRUCTION OF THE SITE WORK AND UTILITIES SHALL BE GOVERNED BY THE WYANDOT COUNTY "ENGINEERING STANDARDS FOR INFRASTRUCTURE CONSTRUCTION", AS OF SEPTEMBER 2024.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS REQUIRED FOR THE PROJECT.
3. THE CONTRACTOR MUST ALERT THE OHIO UTILITY PROTECTION SERVICES AT 1-800-362-2764 OR 811 AT LEAST 48 HOURS BEFORE ANY EXCAVATION IS TO BEGIN.
4. ALL EXISTING APPURTENANCES (UTILITY POLES, VALVES, HYDRANTS, MANHOLES, ETC.) ARE TO BE MAINTAINED BY THE CONTRACTOR UNLESS OTHERWISE SHOWN ON THE PLANS.
5. THE CONTRACTOR SHALL VERIFY AND CERTIFY THAT ALL UTILITIES ARE FIELD LOCATED, PROTECTED AND PLANNED FOR DURING CONSTRUCTION.
6. ALL KNOWN ABOVE AND UNDERGROUND SERVICES HAVE BEEN NOTED ON THE DRAWINGS. THE CONTRACTOR ACCEPTS FULL RESPONSIBILITY FOR ANY SERVICES DAMAGED DURING THE CONSTRUCTION OF THE PROJECT WHETHER SHOWN OR NOT ON THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING THE SERVICE AS SOON AS POSSIBLE AT THE CONTRACTOR'S OWN EXPENSE.
7. VIDEO TAPING OF PROJECT SHALL BE DELIVERED AND ACCEPTED BY THE WYANDOT COUNTY ENGINEERING DEPARTMENT A MINIMUM OF 14 CALENDAR DAYS PRIOR TO START OF CONSTRUCTION ACTIVITIES.
8. NOTIFY THE WYANDOT COUNTY ENGINEERING BUREAU A MINIMUM OF FORTY EIGHT HOURS (2 WORKING DAYS) PRIOR TO THE START OF CONSTRUCTION.
9. A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED AND ATTENDED A MINIMUM OF ONE WEEK (5 WORKING DAYS) PRIOR TO START OF ANY CONSTRUCTION.
10. THE LIMITS OF CLEARING, DEMOLITION LIMITS, AND GRADING LIMITS SHALL BE FIELD STAKED ONE WEEK (5 WORKING DAYS) PRIOR TO THE PRE-CONSTRUCTION MEETING. AREAS BEYOND THE LIMITS OF CLEARING AND GRADING SHALL NOT BE DISTURBED INCLUDING THE STOCKPILE OF ANY MATERIALS OR CONSTRUCTION TRAFFIC.
11. ALL ROAD SURFACES, EASEMENTS, OR RIGHT-OF-WAY DISTURBED BY THE CONSTRUCTION OF ANY PART OF THESE IMPROVEMENTS ARE TO BE RESTORED ACCORDING TO WYANDOT COUNTY "ENGINEERING STANDARDS FOR INFRASTRUCTURE CONSTRUCTION" AS DIRECTED BY WYANDOT COUNTY AND/OR ITS ENGINEER.
12. OTHER THAN THE HAZARDOUS MATERIAL SPECIFIED IN THE PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE WYANDOT COUNTY ENGINEER'S OFFICE OR ITS REPRESENTATIVE IF SUSPECTED HAZARDOUS MATERIAL OR ANY OTHER MATERIAL THAT MAY CREATE A HEALTH RISK IS DISCOVERED ON SITE.
13. ALL DISTURBED STORM SEWERS AND/OR APPURTENANCES, SIGNS, GUARD RAILING, MAIL AND/OR PAPER BOXES, DRIVE CULVERTS, FENCES, TREES, LANDSCAPING, OR OTHER ITEMS DISTURBED BY THE CONSTRUCTION SHALL BE RESTORED OR REPAIRED TO AT LEAST THE BEFORE-CONSTRUCTION CONDITION UNLESS OTHERWISE NOTED ON PLANS.
14. ANY DEFECTS DISCOVERED IN NEW CONSTRUCTION, WORKMANSHIP, EQUIPMENT OR MATERIALS SHALL BE REPAIRED, OR CORRECTED BY APPROVED METHODS AS DIRECTED BY THE WYANDOT COUNTY ENGINEER.
15. SEE ARCHITECTUAL PLAN SHEETS FOR BACKFILL AND COMPACTION SPECIFICATIONS.

16. APPROVAL BY THE WYANDOT COUNTY ENGINEER CONSTITUTES NEITHER EXPRESSED NOR IMPLIED WARRANTIES AS TO THE FITNESS, ACCURACY, OR SUFFICIENCY OF PLANS, DESIGNS OR SPECIFICATIONS.
17. COMPLIANCE WITH THE OCCUPATIONAL AND SAFETY ACT OF 1970 IS REQUIRED BY ALL CONTRACTORS ON THIS PROJECT.
18. USE OF ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.
19. ALL DISTURBED AREAS SHALL RECEIVE 4" OF TOPSOIL AND BE SEEDED AND MULCHED AS PER SPECIFICATIONS AND/OR THE COUNTY'S "ENGINEERING STANDARDS FOR INFRASTRUCTURE CONSTRUCTION", LATEST EDITION.
20. IF MUD, SOIL, OR OTHER DEBRIS IS DEPOSITED ON ADJACENT STREETS, ROADS, OR OTHER PROPERTY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF SUCH AS DIRECTED BY THE WYANDOT COUNTY CLERK OR ITS ENGINEER AT THE END OF EACH WORK DAY, OR AS REQUIRED DURING THE WORK DAY.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE SITE AT ALL TIMES AND SHALL INSTALL ALL FENCING AND SIGNAGE NECESSARY TO PROTECT THE SITE. SPACE SIGNS INDICATING RESTRICTED ACCESS. ALL PROPOSED TEMPORARY FENCE SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO CONSTRUCTION.
22. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND PROTECTING THE FLOW OF VEHICULAR AND PEDESTRIAN TRAFFIC AROUND THE JOB SITE. TRAFFIC CONTROL SHALL BE COORDINATED WITH THE CITY OF UPPER SANDUSKY POLICE DEPARTMENT.
23. EXISTING SEWER PLAN IS INCLUDED IN THIS PACKAGE FOR REFERENCE PURPOSES. CONTRACT MUST VERIFY LOCATION OF ALL THE SEWERS.
24. ALL DELIVERED MATERIALS SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE WYANDOT COUNTY ENGINEER OR OTHER APPLICABLE AGENCIES. THE WYANDOT COUNTY ENGINEER, OR ITS REPRESENTATIVE, RESERVES THE RIGHT TO REJECT ANY DELIVERED MATERIAL WHICH DOES NOT CONFORM TO THE APPLICABLE STANDARDS AND SPECIFICATIONS.
25. THE WYANDOT COUNTY ENGINEER OR ITS REPRESENTATIVE, RESERVES THE RIGHT TO HALT ALL CONSTRUCTION ACTIVITY FOR NONCONFORMANCE OF PLANS, SPECIFICATIONS AND OTHER APPLICABLE STANDARDS OR REGULATIONS.
26. ALL CHANGES TO APPROVED DRAWINGS AND/OR SPECIFICATIONS MUST BE REAPPROVED BE THE WYANDOT COUNTY ENGINEER PRIOR TO CONSTRUCTION.
27. ALL PAVING MATERIAL MUST BE PROVIDED BY ODOT CERTIFIED SUPPLIER. WRITTEN PROOF SHALL BE REQUIRED UPON DELIVERY OF MATERIALS. THE CERTIFIED MIX DESIGN MUST BE SUBMITTED TO, AND APPROVED BY, THE WYANDOT COUNTY ENGINEER PRIOR TO SCHEDULING A PRE-CONSTRUCTION MEETING.
28. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED ROADWAY SIGNAGE AS PER ODOT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES INCLUDING STREET IDENTIFICATION SIGNAGE PER CITY STANDARDS FOR ALL ASPECTS OF THE IMPROVEMENT.
29. FAILURE TO COMPLETE THE PROJECT IN ITS ENTIRETY INCLUDING PUNCH LIST ITEMS WILL RESULT IN DAMAGES PER THE SPECIFICATIONS.
30. PUNCH LIST ITEMS, WILL RESULT IN THE WYANDOT COUNTY ENGINEER HOLDING ALL BONDS UNTIL SUCH WORK IS COMPLETED.

31. THE CONSULTANT ON BEHALF OF THE WYANDOT COUNTY ENGINEER SHALL REVIEW CONTRACTOR'S NOTICE OF INTENT (N.O.I.) APPLICATION TO THE OHIO ENVIRONMENTAL PROTECTION AGENCY (E.P.A.) AND AUTHORIZATION FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (N.P.D.E.S.) OR THE LATEST FEDERAL, STATE AND/OR LOCAL REGULATIONS. THE CONTRACTOR SHALL SUBMIT A COPY OF ALL PERMITS TO THE WYANDOT COUNTY ENGINEER 48 HOURS (2 WORKING DAYS) PRIOR TO SCHEDULING A PRE-CONSTRUCTION MEETING, IF APPLICABLE.
32. CONTRACTOR TO MINIMIZE VIBRATION DURING CONSTRUCTION.
33. CONTRACTOR TO COORDINATE ALL UTILITIES SERVICE AND ABANDONMENT WITH THE WYANDOT COUNTY ENGINEER AND OTHER UTILITY OWNERS.
34. CONTRACTOR TO PLACE STEEL PLATES OVER EXISTING MANHOLES IN THE WESTERN ALLEY AND ON NORTH SANDUSKY AVENUE.
35. THE CONTRACTOR SHALL MAINTAIN TRENCHES FOR HIS OWN SAFETY AND THE SAFETY OF THE GENERAL PUBLIC.

PERMITS

THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS THROUGH ALL REGULATING AGENCIES PRIOR TO BEGINNING WORK, INCLUDING BUT NOT LIMITED TO:

WYANDOT COUNTY: WYANDOT COUTNY SOIL AND WATER DISTRICT DEPARTMENT OF ENVIRONMENTAL SERVICES GENERAL HEALTH DISTRICT UPPER SANDUSKY REGIONAL AIR QUALITY MANAGEMENT DISTRICT BUILDING STANDARDS.

CITY OF UPPER SANDUSKY: (NOTE: CITY OF UPPER SANDUSKY PERMITS MUST BE OBTAINED BY THE CONTRACTOR. THE COST FOR THE CITY PERMITS MAY BE WAIVED FOR THIS WORK.).

MATERIAL STORAGE / EQUIPMENT STORAGE

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE APPROPRIATE EQUIPMENT AND MATERIAL STORAGE AREAS TO SUIT HIS NEEDS.

MATERIAL TESTING

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL MATERIAL TESTING. MATERIAL TESTING IS REQUIRED FOR ASPHALT, CONCRETE, AND AGGREGATES FOR TRENCH BEDDING AND BACKFILL PURSUANT TO THE SUPPLEMENTAL SPECIFICATIONS RESURFACING TO BE CONDUCTED PER COUNTY STANDARDS.

UNDERGROUND UTILITIES

1. INVESTIGATION, SUPPORT, PROTECTION, AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COSTS SHALL BE INCLUDED IN BID ITEMS. THE FOLLOWING UTILITIES AND OWNERS ARE LOCATED WITHIN THE WORK LIMITS OF THE PROJECT:

- UPPER SANDUSKY WATER WORKS 119 N. 7th Street, Upper Sandusky, Ohio 43351 (419) 835-2882; Eric Honaker
- UPPER SANDUSKY FIRE CHIEF 120 N. 7th Street, Upper Sandusky, Ohio 73351 (419) 294-3322; Chief Maginn
- AMERICAN ELECTRIC POWER 2622 S. State Route 100, 01, Tiffin, Ohio 44883 (419) 443-7519; Aaron Rieman - Customer Account Manager
- COLUMBIA GAS OF OHIO 290 W. Nationwide Boulevard, Columbus, Ohio 43215 (800) 344-4077
- WYANDOT COUNTY SOIL & WATER 97 Houpt Drive, Upper Sandusky, Ohio 43351 (419) 294-2312
- UPPER SANDUSKY SANITARY DISTRICT 155 Indian Mill Drive, Upper Sandusky, Ohio 43351 (419) 731-3181

PROTECTION AND RESTORATION OF PROPERTY

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL PUBLIC AND PRIVATE PROPERTY.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE OR INJURY TO PROPERTY OF ANY CHARACTER, DURING THE EXECUTION OF THE WORK, RESULTING FROM ANY ACT, OMISSION, NEGLIGENCE, OR MISCONDUCT OF HIS MANNER OR METHOD OF EXECUTING THE WORK, OR AT ANY TIME DUE TO DEFECTIVE WORK OR MATERIALS, AND SAID RESPONSIBILITY WILL NOT BE RELEASED UNTIL THE PROJECT SHALL HAVE BEEN COMPLETED AND ACCEPTED.
3. WHEN OR WHERE ANY DIRECT OR INDIRECT DAMAGE OR INJURY OCCURS TO PUBLIC OR PRIVATE PROPERTY BY OR ON ACCOUNT OF ANY ACT, OMISSION, NEGLIGENCE, OR MISCONDUCT IN THE EXECUTION OF THE WORK, OR IN CONSEQUENCE OF THE NON-EXECUTION THEREOF BY THE CONTRACTOR, HE SHALL RESTORE, AT HIS OWN EXPENSE, SUCH PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING BEFORE SUCH DAMAGE OR INJUST WAY DONE, BY REPAIRING, REBUILDING OR OTHERWISE RESTORING AS MAY BE DIRECTED, OR SHALL MAKE GOOD SUCH DAMAGE OR INJURY IN AN ACCEPTABLE MANNER.
4. WHEN SIGNS AND SUPPORTS INTERFERE WITH CONSTRUCTION, THE CONTRACTOR SHALL REMOVE AND ERECT THEM IN A TEMPORARY LOCATION DURING CONSTRUCTION IN A MANNER SATISFACTORY TO AND AS DIRECTED BY THE ENGINEER. AFTER COMPLETION OF THE CONSTRUCTION AND BEFORE FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL ERECT THE SIGNS AND SUPPORTS IN THEIR ORIGINAL LOCATION UNLESS OTHERWISE DIRECTED BY THE ENGINEER OR THESE PLANS.
5. NO WORK IS PERMITTED ON ADJACENT PRIVATE PROPERTY OR OUTSIDE OF THE WORK LIMITS.
6. THE CONTRACTOR SHALL RETURN AREAS ADJACENT TO THE WORK TO CONDITION PRIOR TO THE START OF WORK
7. RIGHT-OF-WAY RESURFACING, WHERE NEEDED, SHALL BE RESURFACED WITH ODOT 301 8-INCH THICKNESS PLUS ADDITIONAL 2-INCH 448 LIMESTONE SURFACE COURSE AND NEAT LINE SAW CUT ALL REPAIRS OR TO SIMILAR SPECIFICATION TO BE APPROVED BY THE CITY AND ODOT.
8. THE CONTRACTOR IS RESPONSIBLE FOR ADHERING TO THE STRUCTURAL DESIGN REQUIREMENTS FOR CONSTRUCTION AND MAINTENANCE OF THE FACADE WALL PREPARED BY REVIVAL DESIGN COLLECTIVE OF COLDWATER, OHIO.

DUST NUISANCE ORIGINATION

DUST PRODUCED FROM ANY OPERATIONS INSIDE OR OUTSIDE THE RIGHT-OF-WAY WITHIN THE PROJECT LIMITS SHALL BE CONTROLLED BY THE CONTRACTOR IN ACCORDANCE WITH ODOT ITEM 616. WATER AND/OR CALCIUM CHLORIDE SHALL BE APPLIED AS DIRECTED BY CITY.

CONSTRUCTION SEQUENCE

THE CONTRACTOR SHALL ENGAGE IN THE CONSTRUCTION OF THE PROJECT SUCH THAT ADEQUATE ACCESS TO THE RESIDENCES AND ALL BUSINESSES IS MAINTAINED AT ALL TIMES. INCLUDE COSTS IN THE PRICE BID FOR MAINTENANCE OF TRAFFIC. ONCE THE CONTRACTOR IS ENGAGED IN THE PROJECT, WORK SHALL BE CONTINUOUS USING FULL CREWS. THE CONSTRUCTION SEQUENCE SHALL OCCUR IN THE FOLLOWING ORDER:

1. THE PRE-CONSTRUCTION VIDEO MUST BE COMPLETED AND SUBMITTED FOR APPROVAL PRIOR TO BEGINNING CONSTRUCTION IN ACCORDANCE WITH WYANDOT COUNTY ENGINEERING STANDARDS.

ALL DETOUR ROUTES, SIGNAGE, AND OTHER APPURTENANCES REQUIRED IN ACCORDANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS MUST BE APPROVED BY THE CITY PRIOR TO ERECTING AND INSTALLED AND IN WORKING ORDER PRIOR TO BEGINNING CONSTRUCTION.

MAINTENANCE OF TRAFFIC

1. CONTRACTOR MUST SUBMIT MAINTENANCE OF TRAFFIC PLAN FOR APPROVAL AND TWO-LANE TRAFFIC ON NORTH SANDUSKY AVENUE AT ALL TIMES.

WORK HOURS

CONTRACTOR SHALL WORK A MINIMUM OF FIVE (5) DAYS A WEEK INCLUDING MONDAY - FRIDAY. THE CONTRACTOR IS PERMITTED TO WORK OVER EIGHT (8) HOURS A DAY WITH PRIOR APPROVAL FROM THE CITY. NO NIGHT WORK BETWEEN THE HOURS OF 5:00 P.M. TO 7:00 A.M. SHALL BE PERMITTED UNLESS OTHERWISE SPECIFICALLY APPROVED BY THE WYANDOT COUNTY ENGINEER.

CLEARING AND GRUBBING

ALL TREES, STUMPS, ROOTS, SHRUBS AND DEBRIS REMOVED FROM THE WORK LIMITS SHALL BE DISPOSED OF BY THE CONTRACTOR OFFSITE AT A LOCATION LICENSED TO ACCEPT SUCH MATERIAL. FOR TREES, REMOVAL INCLUDES THE ROOT MASS. NO ROOT MASS IS PERMITTED WITHIN THE FOOTPRINT OF ANY PAVEMENT (ASPHALT, CONCRETE, AGGREGATE). NO OTHER LANDSCAPE REMOVAL IS REQUIRED.

MANHOLES, CATCH BASINS AND INLETS

1. THE CONTRACTOR SHALL CONDUCT THIS OPERATION UNDER THE SUPERVISION OF THE WYANDOT COUNTY ENGINEER WHO SHALL THEN DETERMINE WHAT AREAS WILL REQUIRE COMPACTION OR BE DEEMED UNSUITABLE AND EXCAVATED AND REPLACED WITH SUITABLE MATERIAL FROM ONSITE OR OFFSITE.
2. ONCE THE AREAS HAVE BEEN REPAIRED, THE CONTRACTOR SHALL CONDUCT A PROOF ROLL OF THESE AREAS IN ACCORDANCE WITH ODOT ITEM 204. UNDER THE SUPERVISION OF THE WYANDOT COUNTY ENGINEER TO ENSURE ALL UNSTABLE/UNSUITABLE AREAS HAVE BEEN CORRECTED. NO BASE MATERIAL SHALL BE PLACED FOR ROADWAY CONSTRUCTION UNTIL THE WYANDOT COUNTY ENGINEER HAS ISSUED APPROVAL OF THE SUBGRADE FOR THE ENTIRE ROADWAY TO BE PAVED. THE CONTRACTOR SHALL ONLY PERFORM THE SUBGRADE REPAIR UNDER THE DIRECTION OF THE ENGINEER.

REMOVAL OF DEBRIS AND SITE CLEANUP

CONTRACTOR TO REMOVE ALL TEMPORARY FENCING AT COMPLETION OF PROJECT. THE PROJECT SITE MUST BE KEPT FREE OF CONSTRUCTION DEBRIS, TRASH, PAPER AND OTHER WASTE ITEMS. COLLECT AND REMOVE THESE ITEMS AT THE END OF EACH WORK DAY. CONTRACTOR TO REMOVE ALL TEMPORARY FENCING AT COMPLETION OF PROJECT.

NOT ISSUED FOR BIDDING

General Plan Notes

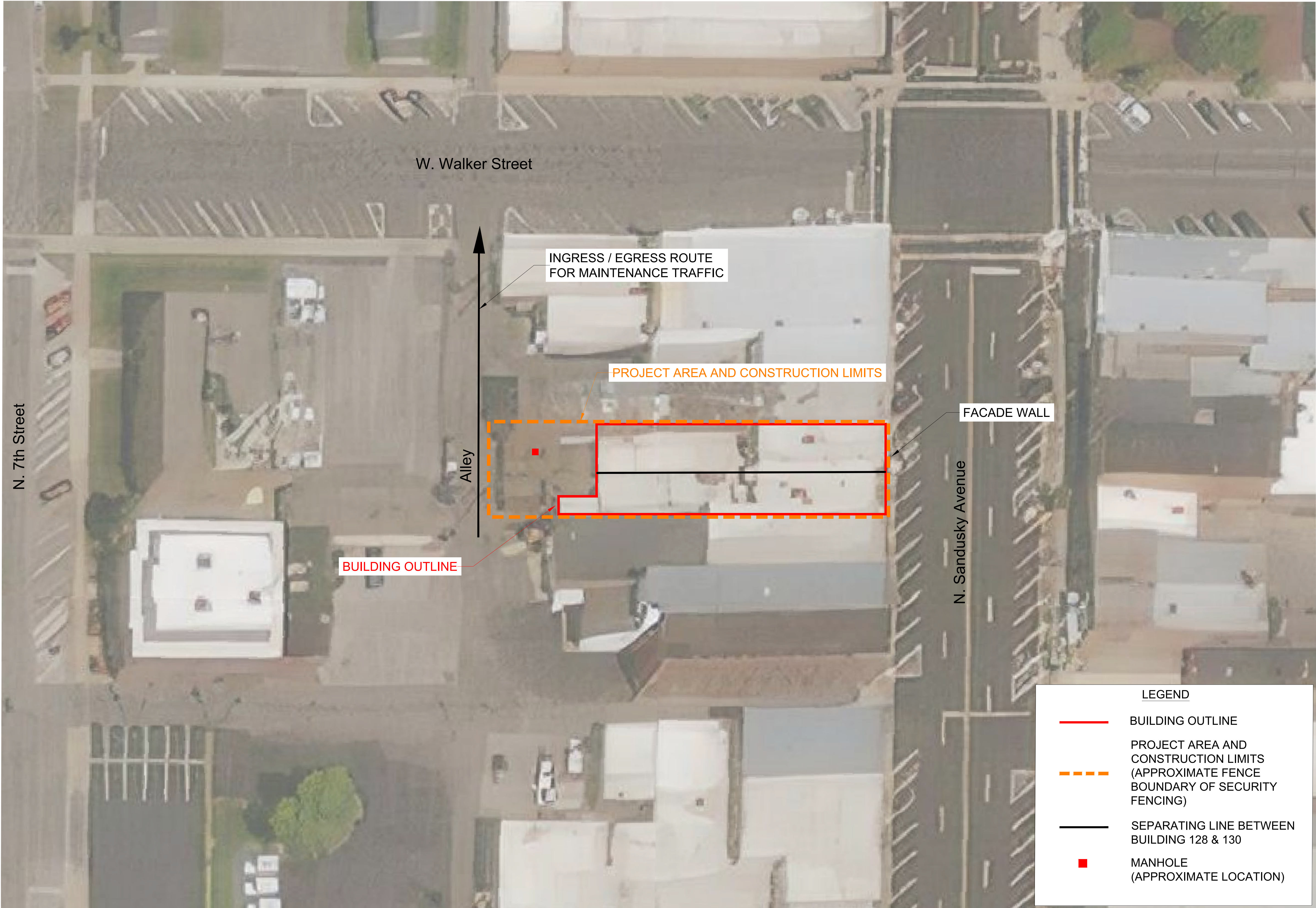
DEMOLITION PROJECT

CITY OF UPPER SANDUSKY
DEPARTMENT OF PUBLIC SERVICE
WYANDOT COUNTY ENGINEER



DRAWN K. STARK	CHECKED S. MCGEE	DATE SEPTEMBER 2024
SCALE: NOT TO SCALE		DATE

REVISIONS



LEGEND

BUILDING OUTLINE

PROJECT AREA AND CONSTRUCTION LIMITS (APPROXIMATE FENCE BOUNDARY OF SECURITY FENCING)

SEPARATING LINE BETWEEN BUILDING 128 & 130

MANHOLE (APPROXIMATE LOCATION)

NOT ISSUED FOR BIDDING

DEMOLITION PROJECT

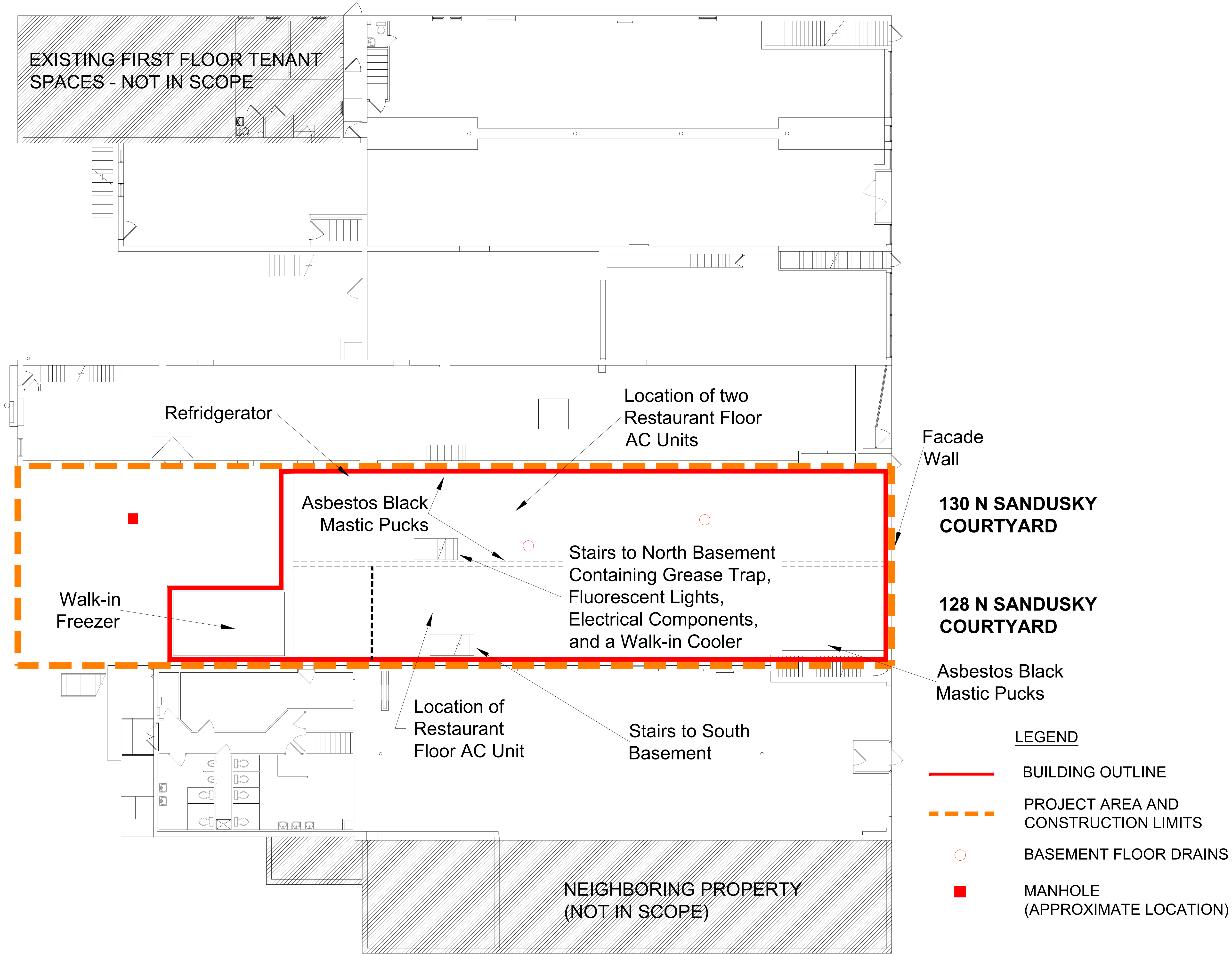
AERIAL SITE LOCATION

CITY OF UPPER SANDUSKY
DEPARTMENT OF PUBLIC SERVICE
WYANDOT COUNTY ENGINEER



DRAWN K. STARK	CHECKED S. MCQUEE	DATE SEPTEMBER 2024
REVISIONS		DATE
		SCALE: 1" = 20'

B:_TRC\Upper Sandusky Brownfields\605100\0004\605100.0004.04.dwg; 9/17/2024 11:13 AM; stark, kathleen



NOT ISSUED FOR BIDDING

SITE DEMOLITION PLAN AND
LIMITS OF CONSTRUCTION SITE
AND EXISTING CONDITIONS

DEMOLITION PROJECT

CITY OF UPPER SANDUSKY
DEPARTMENT OF PUBLIC SERVICE
WYANDOT COUNTY ENGINEER

Upper Sandusky
Brownfields

4
05

REVISIONS			DATE

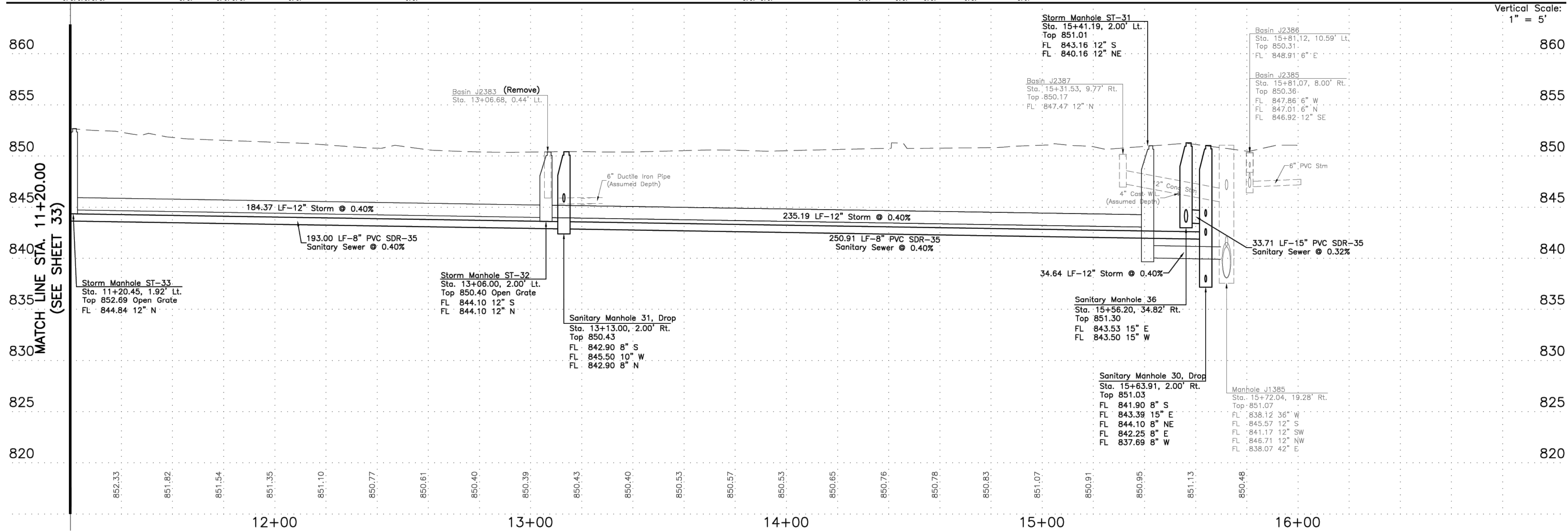
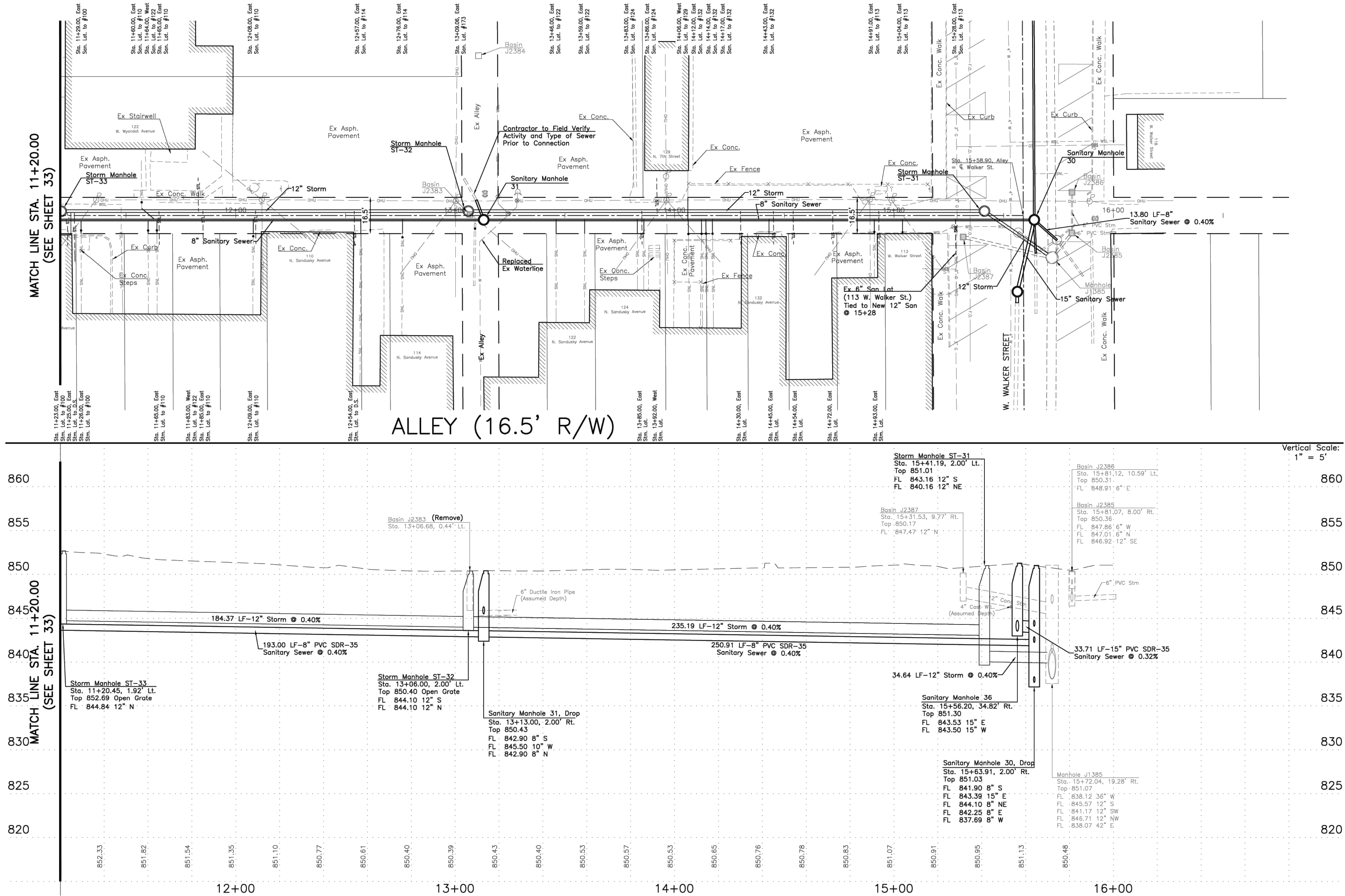
DRAWN	CHECKED	DATE
STARK	MCCEE	SEPTEMBER 2024
SCALE:		NOT TO SCALE

B:_TRC\Upper Sandusky Brownfields\6051000\004\605100.0004.05.dwg; 9/17/2024 11:17 AM; stark, kathleen

NO SUBCONTRACTOR SHOULD BE PROVIDED WITH A PARTIAL SET OF PLANS FOR EITHER BIDDING OR CONSTRUCTION PURPOSES WITHOUT FIRST TAKING AMPLE TIME TO REVIEW A COMPLETE SET IN ORDER TO DETERMINE FOR THEMSELVES THE INFORMATION AND DOCUMENTATION THEY WISH TO HAVE COPIED. THERE ARE MANY CROSS REFERENCES IN A SET OF CONSTRUCTION DOCUMENTS. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE DESIGN PROFESSIONAL FOR FORMAL CLARIFICATION. SUBCONTRACTORS ARE RESPONSIBLE FOR BIDDING AND CONSTRUCTION IN ACCORDANCE WITH THE COMPLETE CONSTRUCTION DOCUMENTS, NOT SPECIFIC SHEETS. ONLY HAVING A PARTIAL SET OF DRAWINGS SHALL NOT BE ACCEPTED AS AN EXCUSE FOR DELAYS OR INCOMPLETE WORK.

FOR REFERENCE ONLY - SOURCE: CITY OF UPPER SANDUSKY

SOURCE: CITY OF SANDUSKY



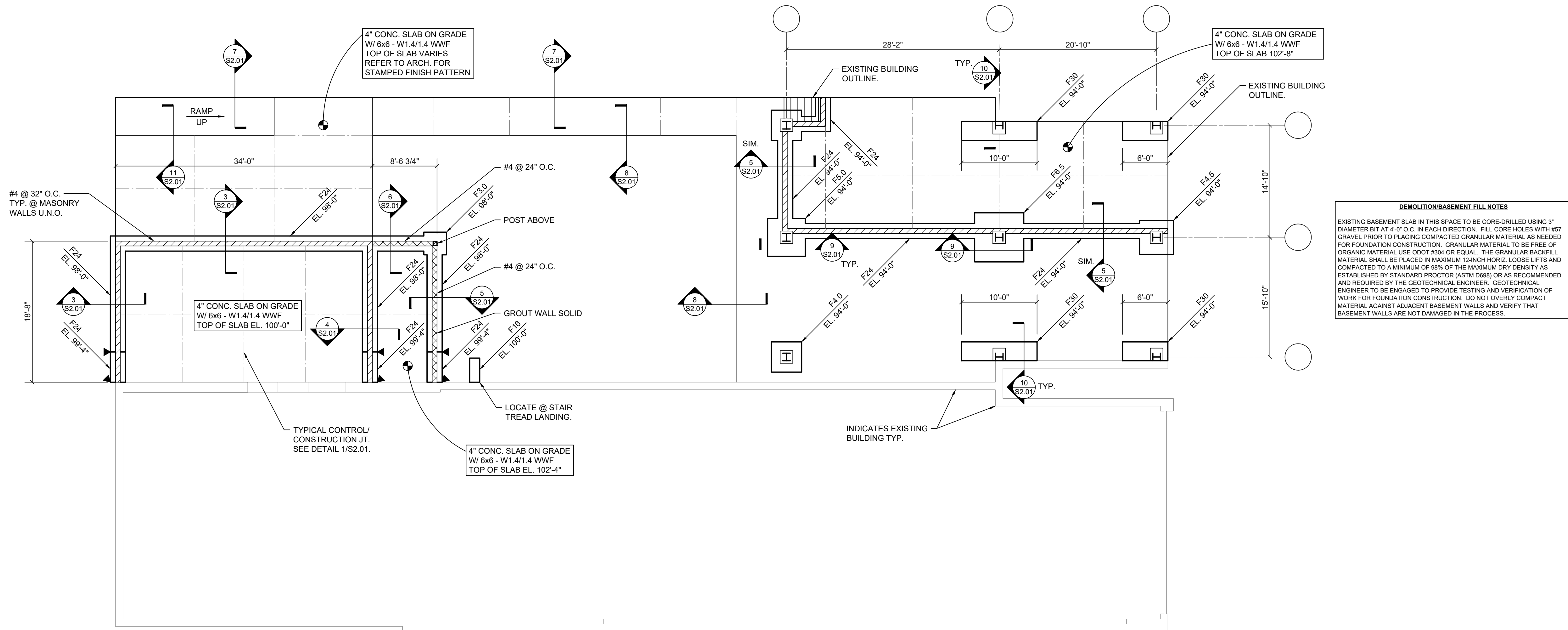
NOT ISSUED FOR BIDDING

DEMOLITION PROJECT

EXISTING WATER AND SEWER ROUTING DIAGRAM

DRAWN	CHECKED	DATE
STARK	MCCEE	SEPTEMBER 2024
SCALE:	NOT TO SCALE	

CITY OF UPPER SANDUSKY
DEPARTMENT OF PUBLIC SERVICE
WYANDOT COUNTY ENGINEER



FOUNDATION PLAN

$$1/8'' = 1'-0''$$

- ASSUMED DESIGN SOIL BEARING PRESSURE = 1,500 PSF. GEOTECHNICAL ENGINEER IS TO BE RETAINED TO PROVIDE A STRUCTURAL ANALYSIS OF THE EXISTING FOUNDATIONS. FOUNDATIONS ARE TO NOT BEGRIND FOUNDATION CONSTRUCTION UNTIL SOILS REPORT HAS BEEN REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER. FOUNDATIONS MAY REQUIRE REDDESIGN BASED ON FINDINGS OF GEOTECHNICAL ENGINEER. FOUNDATIONS ARE TO BE REDESIGNED WITH REDDESIGN AREA TO BE THE RESPONSIBILITY OF THE OWNER. PLACE NO CONCRETE PRIOR TO INSPECTION AND APPROVAL OF BEARING SURFACES BY SOILS ENGINEER.
- PROJECT IS LOCATED AT AN EXISTING, PREVIOUSLY DEMOLISHED BUILDING SITE. ALL EXISTING FOUNDATIONS AND ABANDONED UNDERGROUND UTILITY WORK IS TO BE COMPLETELY REMOVED AND REPLACED WITH AN CONCRETE FOUNDATION. FOUNDATIONS ARE TO BE CONSTRUCTED TO
- KEEP FOUNDATIONS FREE OF WATER AT ALL TIMES. REPLACE WEAKENED SOIL WITH LEAN CONCRETE OR FLOWABLE FILL.
- ELEVATION OF FOOTINGS ARE TO BE AT LEAST 36-INCHES BELOW THE ADJACENT EXISTING FINISHED GRADE FOR FROST PROTECTION.
- ELEVATIONS SHOWN ON FOOTINGS INDICATE ELEVATION AT TOP OF FOOTING. REFERENCE TO THE ELEVATION OF CONCRETE SLAB ELEVATION AS NOTED ON PLAN. COORDINATE ABSOLUTE ELEVATION OF TOP OF SLAB WITH SITE DRAWINGS.
- INDICATES FOOTING STEP UP SECTION 2/5/21. STEP AT A RATIO NOT TO EXCEED ONE VERTICAL TO TWO HORIZONTAL.
- PROVIDE CORNER BARS AT ALL FOOTING WALL INTERSECTIONS.
- PROVIDE INDOOR AND OUTDOOR MECHANICAL EQUIPMENT PADS AS REQUIRED COORDINATE SIZE AND CONSTRUCTION AS NEEDED.
- THE FOUNDATION STRUCTURE SHOWN IS BASED ON ORIGINAL BUILDING DRAWINGS AND/OR LIMITED FIELD INVESTIGATION. EXISTING CONDITIONS, DIMENSIONS, ELEVATIONS, ETC. ARE TO BE VERIFIED PRIOR TO CONSTRUCTION. THE FOUNDATION STRUCTURE SHOWN IS NOT TO BE CONSIDERED A GUARANTEED AREAS. THERE MAY BE DISCREPANCIES TO ARCHITECT IMMEDIATELY. DO NOT REMOVE EXISTING LOAD-BEARING WALLS, COLUMNS, OR ANY SUCH STRUCTURE WITHOUT THE PRIOR APPROVAL OF THE ARCHITECT. WHERE NEW FOUNDATION IS REQUIRED, THE FOUNDATION SHALL BE CONSTRUCTED TO PROPERLY SUPPORT THE REMAINING STRUCTURE UNTIL THE NEW STRUCTURE IS IN PLACE AND ALLOWED TO CURE.
- SEE SHEET 50.00 FOR GENERAL STRUCTURE INFORMATION.

STOKED

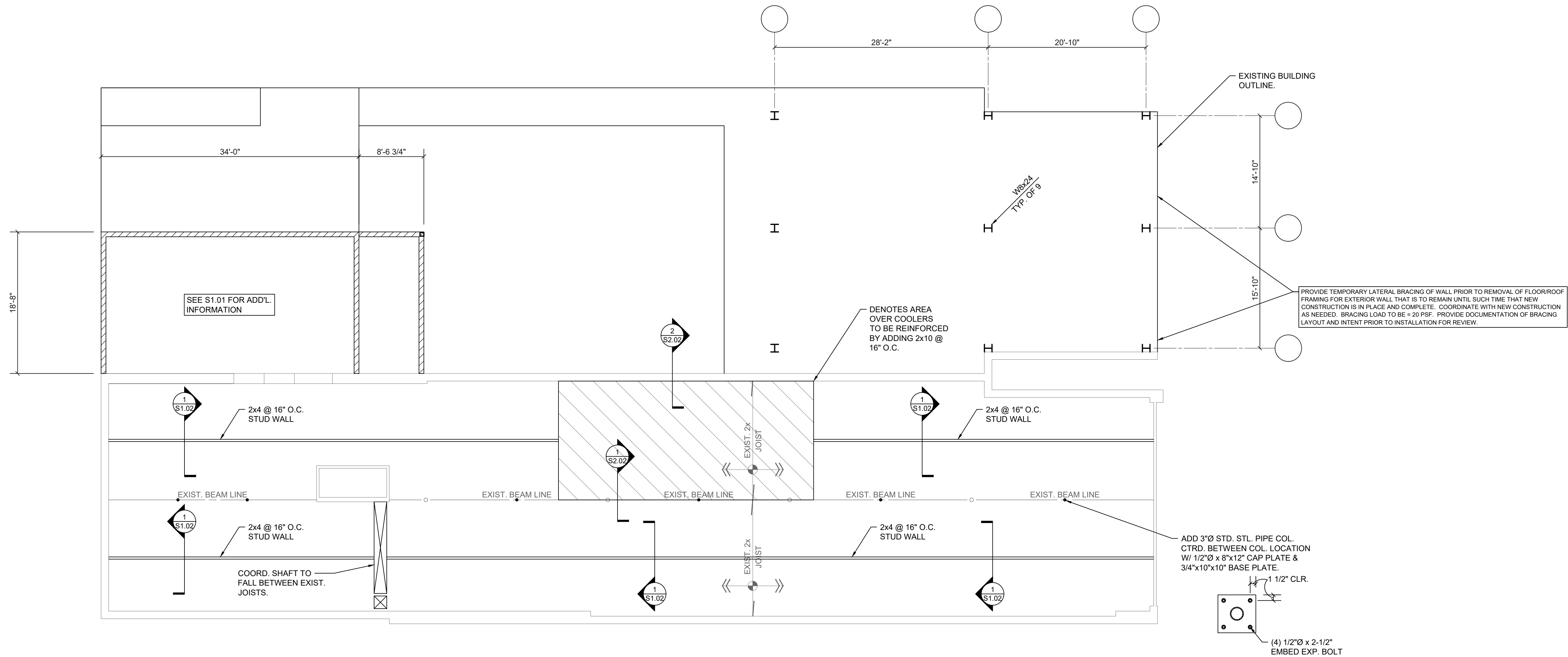


ISSUANCES / REVISIONS

[illegible]

PROJECT NO. 24008
AUTHOR TDL

S1.01



FIRST FLOOR FRAMING PLAN

1/8" = 1'-0"

FLOOR FRAMING NOTES

- DESIGN LIVE LOADS:

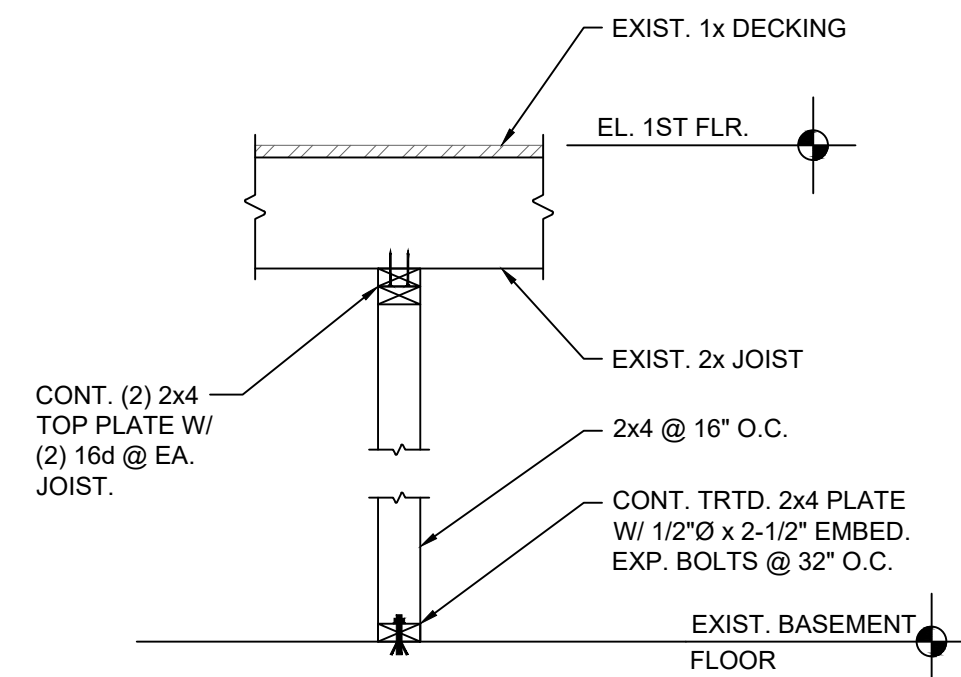
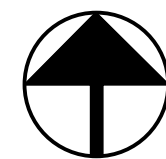
STAIRS AND EXITS	100 PSF
RETAIL	100 PSF
- FLOOR CONSTRUCTION:

COURTYARD UPPER LEVEL DINING

3-1/2" (OVERALL) CONC. SLAB W/ 6#6-W1 4W1 4 WWF ON 2" x 20 GA. COMPOSITE METAL DECK. MESH IS TO BE SUPPORTED DURING CONCRETE PLACEMENT ON CHAIRS OR BOLSTERS AT MID-DEPTH OF SLAB, HALF-WAY BETWEEN THE TOP OF DECK RIBB AND THE TOP OF SLAB.

EXISTING RESTAURANT DINING

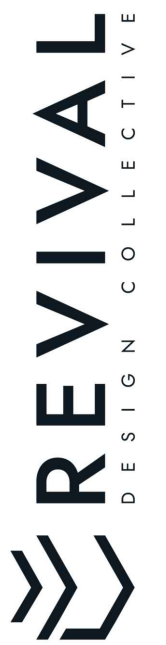
1" NOMINAL PLANK DECKING ON 2x LUMBER JOISTS.
- FIELD VERIFY ALL ELEVATIONS TO MATCH EXISTING OR REFER TO ARCHITECTURAL PLANS.
- INDICATES MOMENT CONNECTION.
- SEE ARCHITECTURAL DRAWINGS FOR ANY DIMENSIONS NOT INDICATED HEREIN.
- EXISTING BUILDING STRUCTURE SHOWN IS BASED ON ORIGINAL BUILDING DRAWINGS AND/OR LIMITED FIELD INVESTIGATION. EXISTING CONDITIONS, DIMENSIONS, ELEVATIONS, ETC. ARE TO BE VERIFIED PRIOR TO CONSTRUCTION OR FABRICATION OF ANY MATERIAL BY CONTRACTOR PERFORMING WORK IN EXISTING AREAS. REPORT ANY DISCREPANCIES TO ARCHITECT IMMEDIATELY. DO NOT REMOVE EXISTING LOAD-BEARING WALLS, COLUMNS, OR ANY SUCH STRUCTURE WITHOUT THE PRIOR APPROVAL OF THE ARCHITECT. WHERE NEW STRUCTURE IS TO BE INSTALLED, PROVIDE SHORING AND BRACING AS REQUIRED TO PROPERLY SUPPORT THE REMAINING STRUCTURE UNTIL THE NEW STRUCTURE IS IN PLACE AND PROPERLY BRACED.
- [] INDICATES SIZE OF EXISTING FRAMING.
- SEE SHEET S0.00 FOR GENERAL STRUCTURAL INFORMATION.



SECTION

3/4" = 1'-0"

4



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UPPER SANDUSKY, OHIO 43351



ISSUANCES / REVISIONS

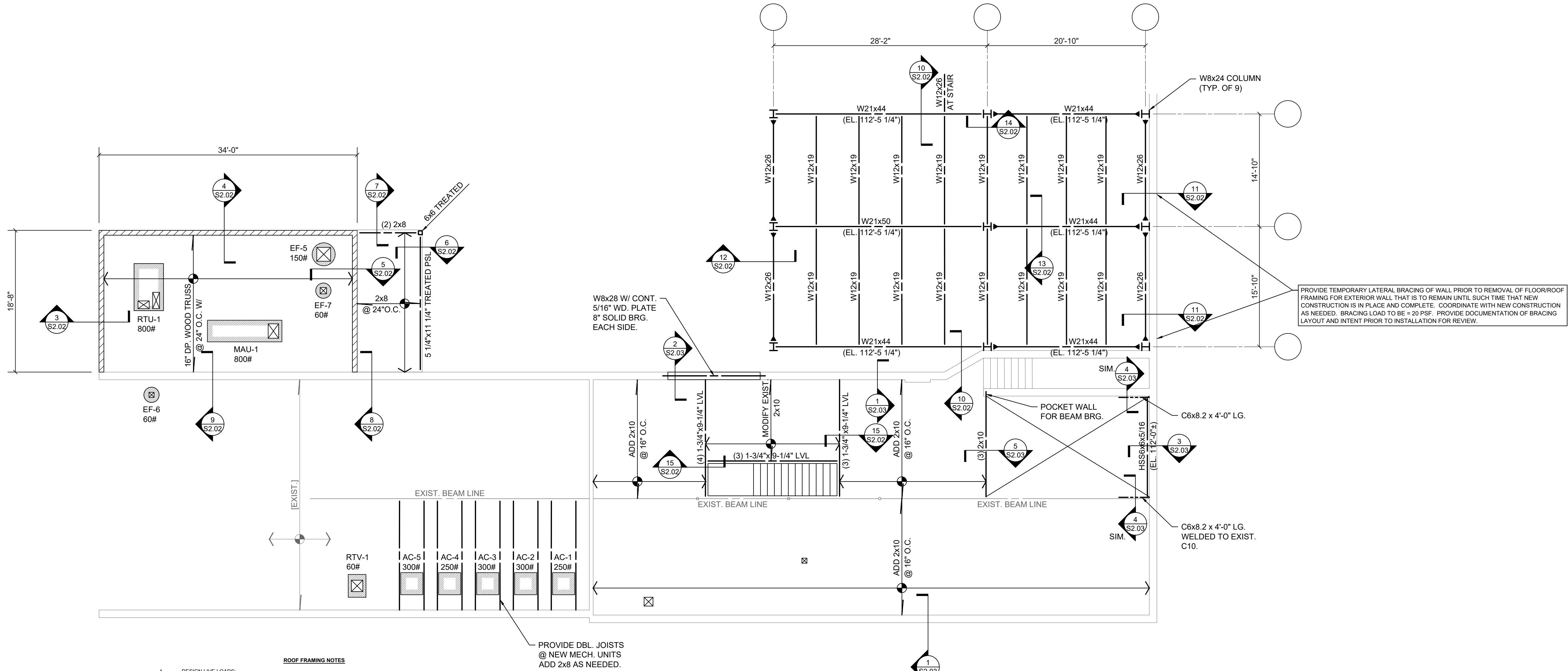
PERMIT SET 06/24/2024

PROJECT NO. 24008

AUTHOR TDL

FIRST FLOOR
FRAMING PLAN

S1.02



- ROOF FRAMING NOTES**
- DESIGN LIVE LOADS:
 - FLAT ROOF LIVE 20 PSF
 - FLAT ROOF SNOW 20 PSF + DRIFT
 - WIND (ASD NET UPLIFT) 15 PSF
 - MECHANICAL LIVE AS SHOWN
 - ROOF CONSTRUCTION:
 - 1-1/2" x 20 GA WIDE RIB METAL DECK ON WIDE FLANGE STEEL BEAMS.
 - 5/8" NOMINAL APA RATED SHEATHING ON PRE-ENGINEERED WOOD TRUSSES OR 2x FRAMING.
 - UNLESS NOTED OTHERWISE, FASTEN SHEATHING TO SUPPORTS AS INDICATED IN THE GENERAL STRUCTURAL NOTES.
 - INDICATES SNOW DRIFT ROOF LOADING. JOISTS HAVE BEEN SIZED FOR THE LOAD SHOWN UNLESS NOTED OR SCHEDULED OTHERWISE. WOOD TRUSSES ARE TO BE DESIGNED TO ACCOMMODATE ADDITIONAL LOADING. PRE-ENGINEERED METAL BUILDING STRUCTURE IS TO BE DESIGNED TO ACCOMMODATE ADDITIONAL LOADING.
 - INDICATES ROOF OPENING. DETERMINE EXACT SIZE AND LOCATION FROM ARCHITECTURAL AND MECHANICAL DRAWINGS. NOT ALL OPENINGS ARE SHOWN ON THE STRUCTURAL DRAWINGS. SIZE OF OPENING IS NOT TO EXCEED THE TYPICAL CLEAR DISTANCE BETWEEN FRAMING MEMBERS OR TRUSSES. NOTIFY THE ARCHITECT BEFORE PROCEEDING IF OPENINGS CANNOT BE FIT BETWEEN FRAMING MEMBERS.
 - INDICATES MECHANICAL LOAD SUPPORTED ON ROOF. COORDINATE FINAL SIZE, WEIGHT, LOCATION AND OPENING REQUIREMENTS WITH MECHANICAL CONTRACTOR. TOLERANCE FOR LOCATION OF ACTUAL UNIT IS 3 FEET IN ANY DIRECTION FROM WHERE SHOWN ON THE STRUCTURAL DRAWINGS. WOOD TRUSSES ARE TO BE DESIGNED TO ACCOMMODATE LOADING.
 - TOP OF STEEL / JOIST BEARING / TRUSS BEARING ELEVATION AS NOTED IN ARCHITECTURAL PLAN.
 - SEE ARCHITECTURAL DRAWINGS FOR ANY DIMENSIONS NOT INDICATED HEREIN.
 - EXISTING BUILDING STRUCTURE SHOWN IS BASED ON ORIGINAL BUILDING DRAWINGS AND/OR LIMITED FIELD INVESTIGATION. EXISTING CONDITIONS, DIMENSIONS, ELEVATIONS, ETC. ARE TO BE VERIFIED PRIOR TO CONSTRUCTION OR FABRICATION OF ANY MATERIAL BY CONTRACTOR PERFORMING WORK IN EXISTING AREAS. REPORT ANY DISCREPANCIES TO ARCHITECT IMMEDIATELY. DO NOT REMOVE EXISTING LOAD-BEARING WALLS, COLUMNS, OR ANY SUCH STRUCTURE WITHOUT THE PRIOR APPROVAL OF THE ARCHITECT. WHERE NEW STRUCTURE IS TO BE INSTALLED, PROVIDE SHORING AND BRACING AS REQUIRED TO PROPERLY SUPPORT THE REMAINING STRUCTURE UNTIL THE NEW STRUCTURE IS IN PLACE AND PROPERLY BRACED.
 - SEE SHEET S0.00 FOR GENERAL STRUCTURAL INFORMATION.

SECOND FLOOR FRAMING PLAN

1/8" = 1'-0"

- FLOOR FRAMING NOTES**
- DESIGN LIVE LOADS:
 - STAIRS AND EXITS 100 PSF
 - RETAIL 100 PSF
 - FLOOR CONSTRUCTION:
 - COURTYARD UPPER LEVEL DINING 3-1/2" (OVERALL) CONC. SLAB W/ 6# W14W14 WWF ON 2" x 20 GA. COMPOSITE METAL DECK. MESH IS TO BE SUPPORTED DURING CONCRETE PLACEMENT ON CHAIRS OR BOLSTERS AT MID-DEPTH OF SLAB.
 - EXISTING RESTAURANT DINING 1" NOMINAL PLANK DECKING ON ROUGH-HEWN LUMBER JOISTS.
 - FIELD VERIFY ALL ELEVATIONS TO MATCH EXISTING OR REFER TO ARCHITECTURAL PLANS.
 - INDICATES MOMENT CONNECTION.
 - SEE ARCHITECTURAL DRAWINGS FOR ANY DIMENSIONS NOT INDICATED HEREIN.
 - EXISTING BUILDING STRUCTURE SHOWN IS BASED ON ORIGINAL BUILDING DRAWINGS AND/OR LIMITED FIELD INVESTIGATION. EXISTING CONDITIONS, DIMENSIONS, ELEVATIONS, ETC. ARE TO BE VERIFIED PRIOR TO CONSTRUCTION OR FABRICATION OF ANY MATERIAL BY CONTRACTOR PERFORMING WORK IN EXISTING AREAS. REPORT ANY DISCREPANCIES TO ARCHITECT IMMEDIATELY. DO NOT REMOVE EXISTING LOAD-BEARING WALLS, COLUMNS, OR ANY SUCH STRUCTURE WITHOUT THE PRIOR APPROVAL OF THE ARCHITECT. WHERE NEW STRUCTURE IS TO BE INSTALLED, PROVIDE SHORING AND BRACING AS REQUIRED TO PROPERLY SUPPORT THE REMAINING STRUCTURE UNTIL THE NEW STRUCTURE IS IN PLACE AND PROPERLY BRACED.
 - INDICATES SIZE OF EXISTING FRAMING.
 - SEE SHEET S0.00 FOR GENERAL STRUCTURAL INFORMATION.

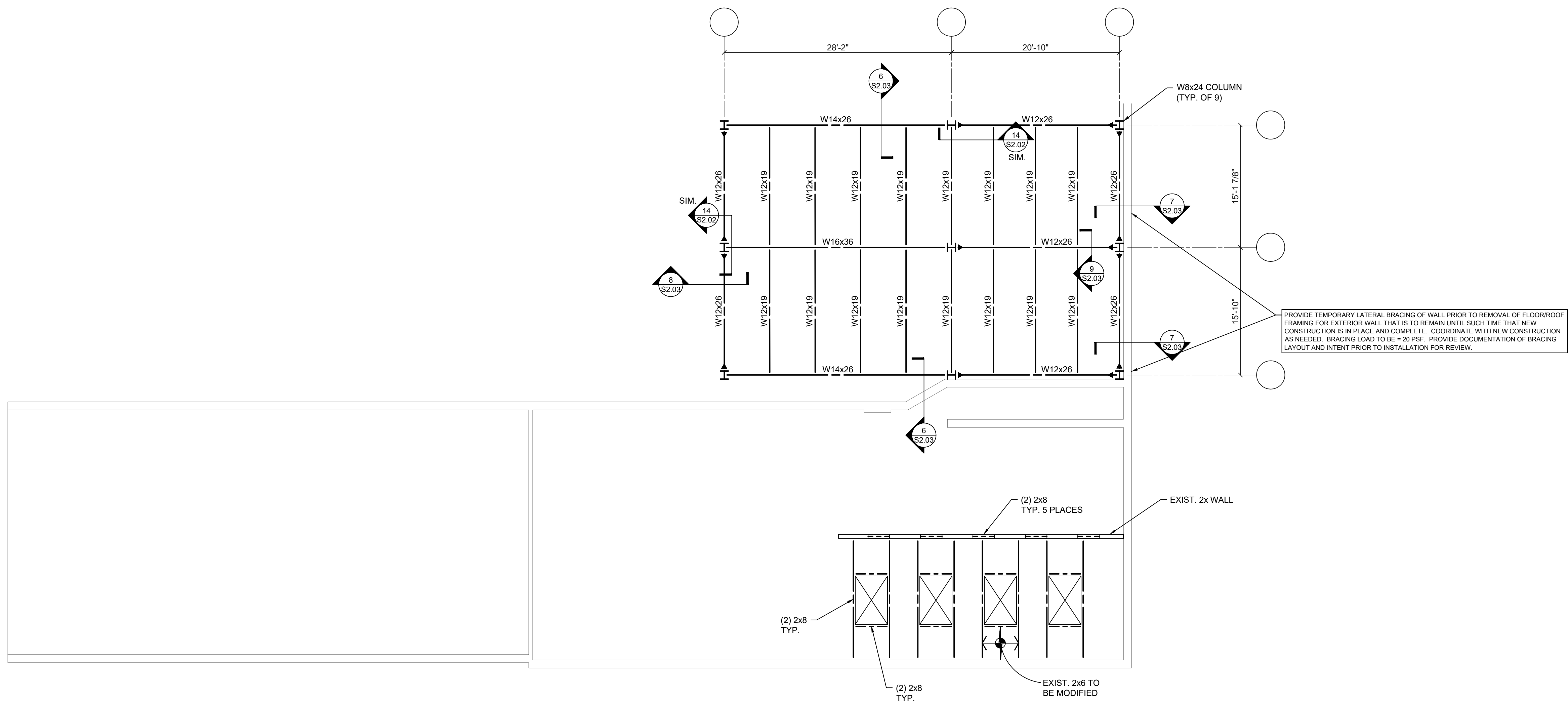


ISSUANCES / REVISIONS

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PROJECT NO. 24008
AUTHOR TDL

SECOND FLOOR
FRAMING PLAN



ROOF FRAMING PLAN

$$1/8'' = 1'-0''$$

ROOF FRAMING NOTES

- DESIGN LIFT LOAD
- | FLAT ROOF LIFT | 20 PSF |
|---------------------|----------------|
| FLAT ROOF SNOW/ | 20 PSF + DRIFT |
| 20 PSF MIN. W/UPFLT | |
| MECHANICAL LIFT | 20 PSF |
2. ROOF CONSTRUCTION:
- 1/2" x 20 GA WIDE RIB METAL DECK ON WIDE FLANGE STEEL BEAMS:
- 50' NOMINAL APART RATED SHEATHING ON PRE-ENGINEERED WOOD TRUSSES OR 2x4 FRAMING, UNLESS NOTED OTHERWISE. FASTEN SHEATHING TO SUPPORTS AS NOTED IN THE GENERAL ARCHITECTURAL NOTES.
- INDICATES SNOW DRIFT ROOF LOADING. JOISTS HAVE BEEN SIZED FOR THE LOAD SHOWN UNLESS NOTED OR SCHEDULED OTHERWISE. WOOD TRUSSES ARE TO BE DESIGNED TO ACCOMMODATE ALL APPLICABLE ENGINEERING DERIVED BUILDING STRUCTURE IS TO BE DESIGNED TO ACCOMMODATE ADDITIONAL LOADING.
- INDICATES ROOF OPENING. DETERMINE EXACT SIZE AND LOCATION FROM ARCHITECTURAL AND MECHANICAL DRAWINGS. NOT ALL OPENINGS ARE SHOWN ON THE STRUCTURAL DRAWINGS. SIZE OF OPENING IS NOT TO EXCEED THE CLEARANCE TYPE CLASH BETWEEN THE BEARING MEMBERS OR TRUSSES. THE OPENING IS TO BE PROCEEDING IF OPENINGS CANNOT BE FIT BETWEEN FRAMING MEMBERS.
- INDICATES MECHANICAL LOAD SUPPORTED ON ROOF. COORDINATE FINAL SIZE, WEIGHT, LOCATION, AND OPENING WITH MECHANICAL ENGINEER. COORDINATE WITH CONTRACTOR FOR LOCATION OF ACTUAL LIFT IN FEET IN ANY DIRECTION FROM WHERE SHOWN ON THE STRUCTURAL DRAWINGS. WOOD TRUSSES ARE TO BE DESIGNED TO ACCOMMODATE ADDITIONAL LOADING.
3. TOP OF STEEL JOIST BEARING / TRUSS BEARING ELEVATION AS NOTED IN ARCHITECTURAL PLAN.
7. SEE ARCHITECTURAL DRAWINGS FOR ANY DIMENSIONS NOT INDICATED HEREIN.
8. EXISTING BUILDING STRUCTURE SHOWN IS BASED ON ORIGINAL, BUILDING DRAWINGS AND/OR LIMITED SURVEY DATA. EXISTING CONDITIONS, DIMENSIONS, ELEVATIONS, ETC. ARE TO BE VERIFIED PRIOR TO CONSTRUCTION OR COLLIMATION OF ANY MATERIAL BY CONTRACTOR PERFORMING WORK IN EXISTING AREAS. REPORT ANY DISCREPANCIES, ARCHITECT IMMEDIATELY. DO NOT REMOVE EXISTING LOAD-BEARING WALLS, COLUMNS, OR ANY SUCH STRUCTURE WITHOUT THE PRIOR APPROVAL OF THE ARCHITECT. REPORT ANY SUCH DISCREPANCIES IMMEDIATELY. REPAIR AND BRACING AS REQUIRED TO PROPERLY SUPPORT THE REMAINING STRUCTURE UNTIL THE NEW STRUCTURE IS IN PLACE AND PROPERLY BRACED.
9. SEE SHEET \$0.00 FOR GENERAL STRUCTURAL INFORMATION.

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ISSUANCES / REVISIONS

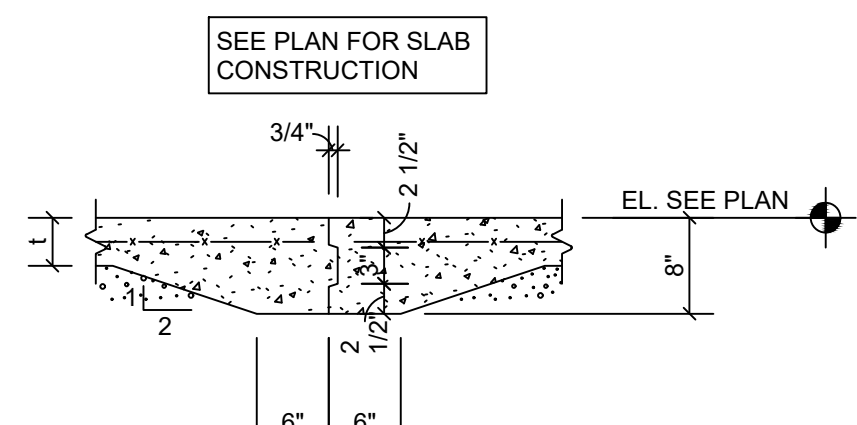
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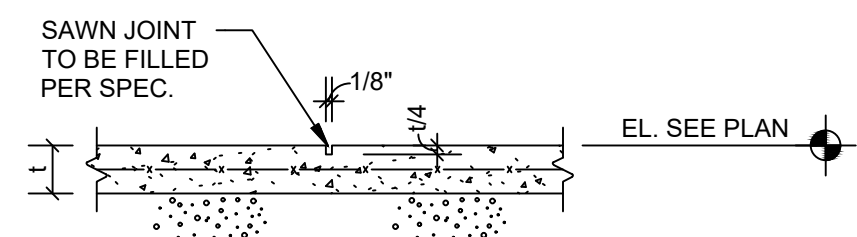
AUTHOR TDL

ROOF FRAMING PLAN

S1.04



TYPICAL FLOOR CONSTRUCTION JOINT

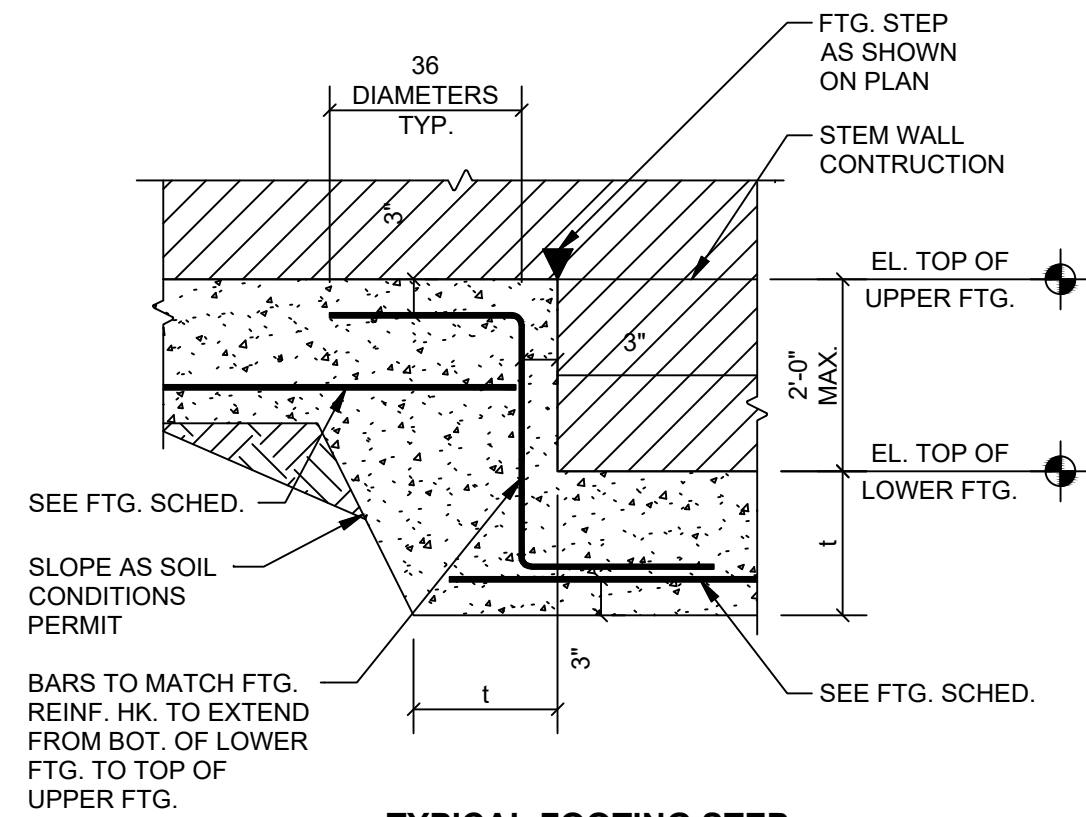


TYPICAL FLOOR CONTROL JOINT

DETAIL

3/4" = 1'-0"

1

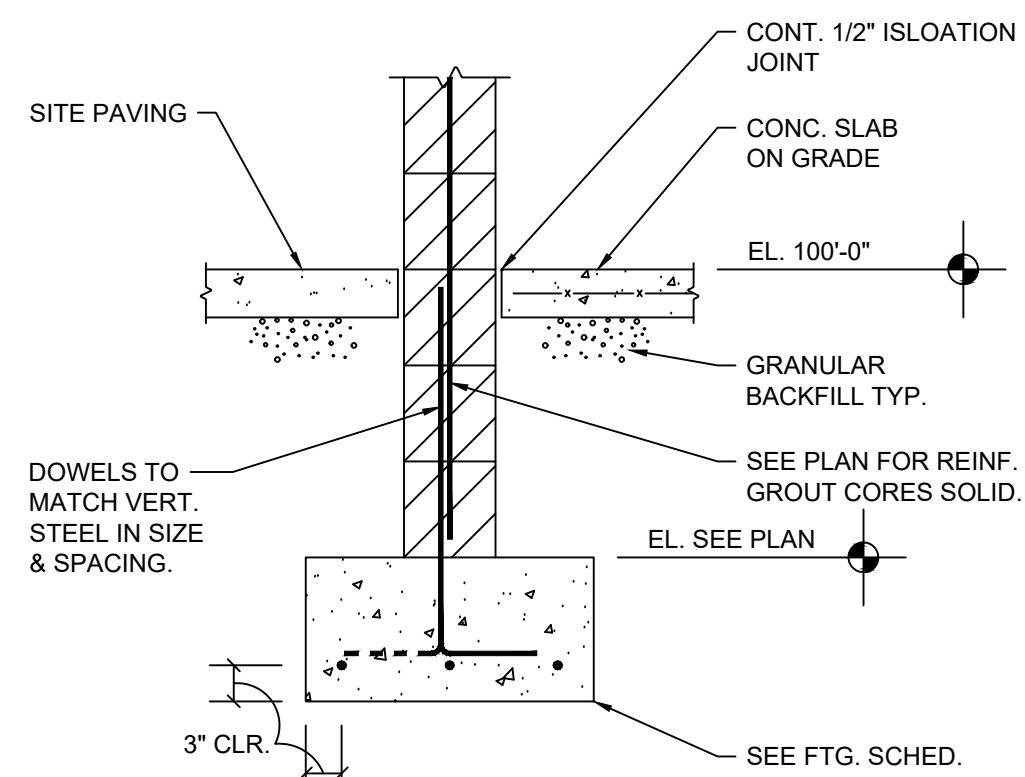


TYPICAL FOOTING STEP

DETAIL

3/4" = 1'-0"

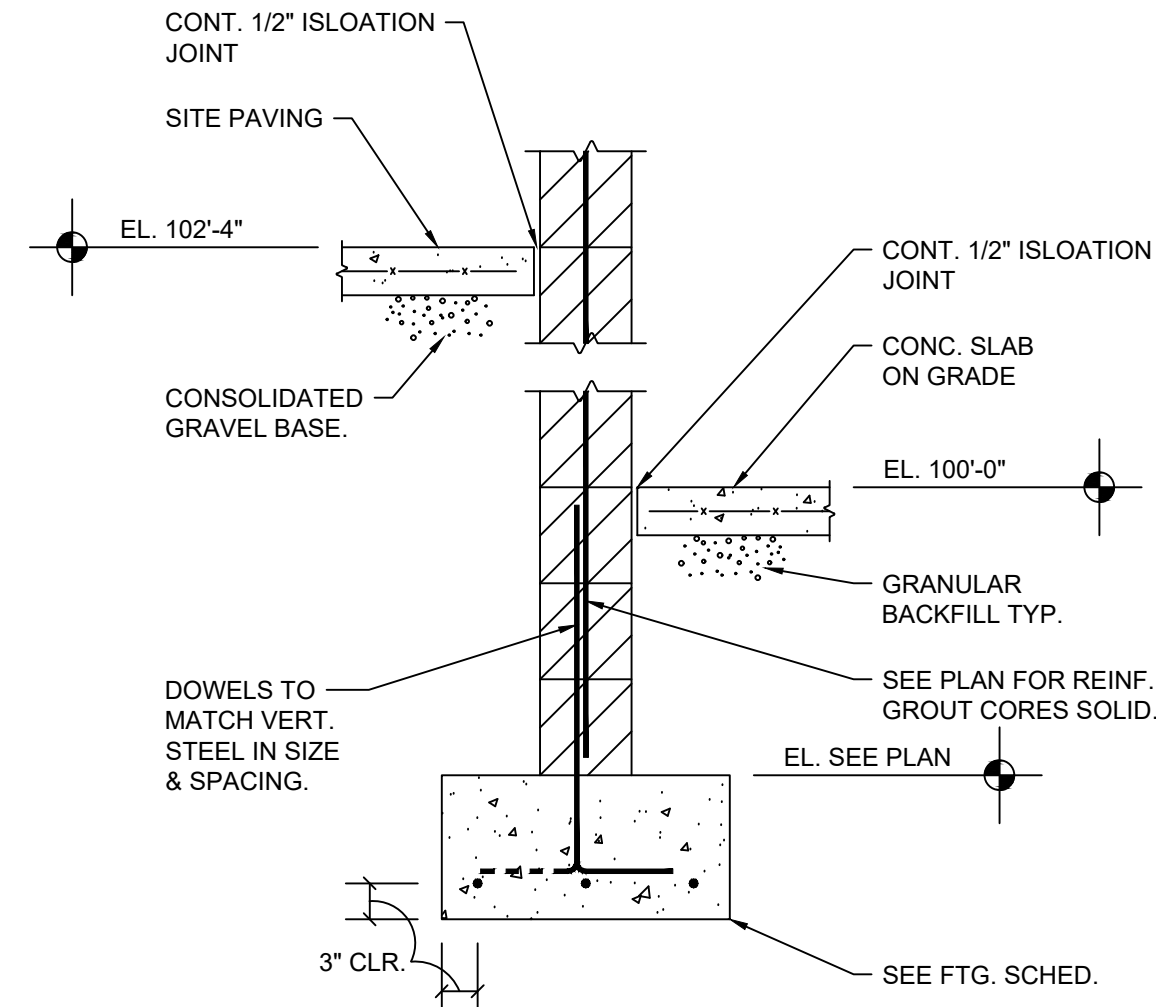
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SECTION

3/4" = 1'-0"

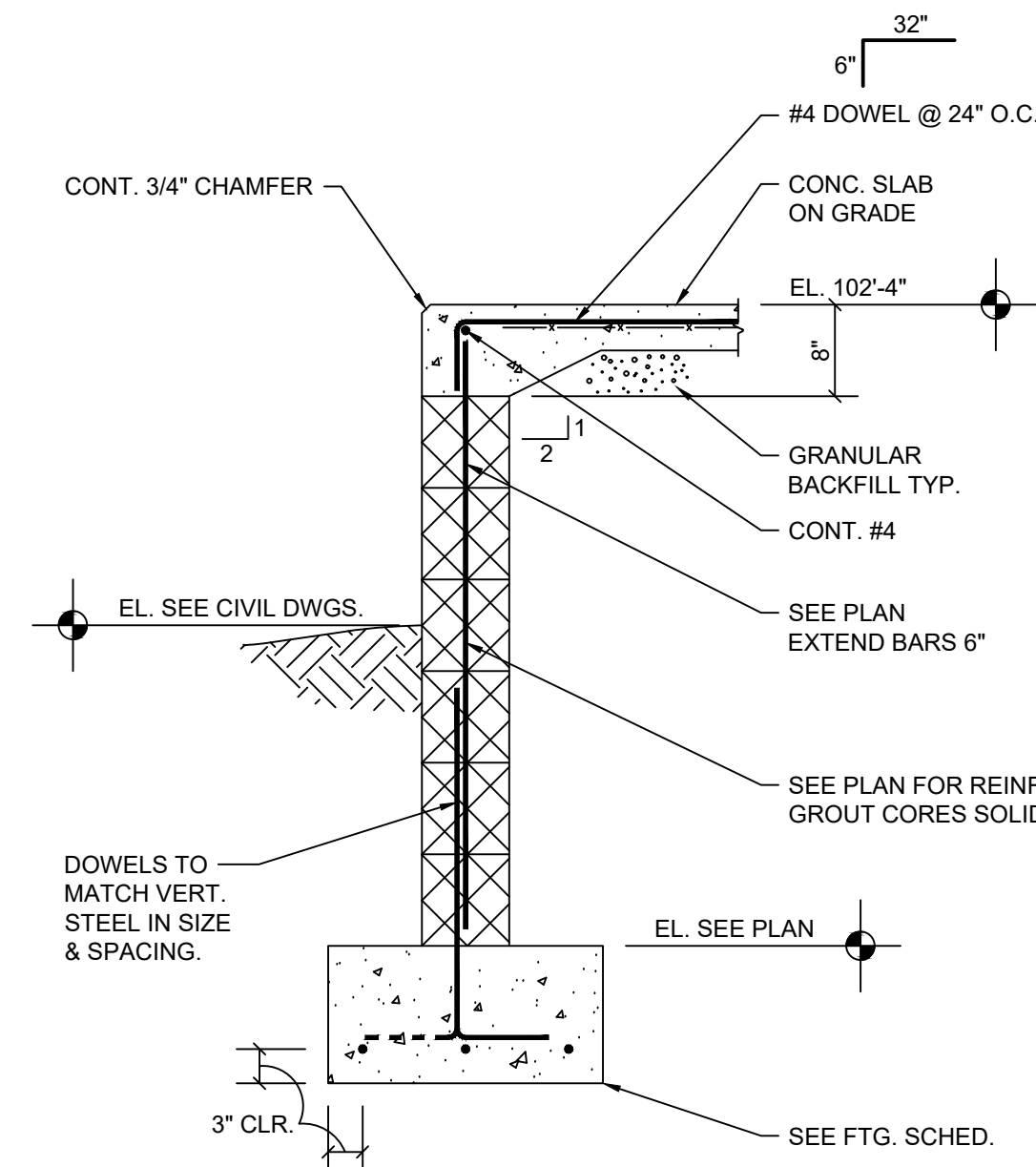
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SECTION

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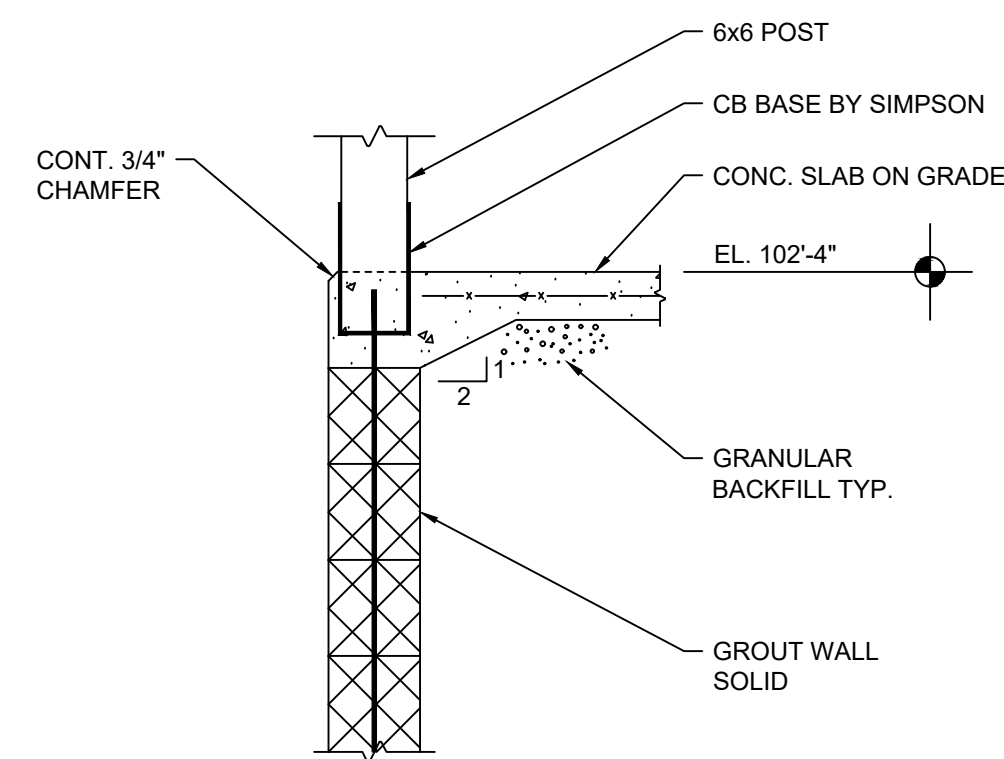
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SECTION

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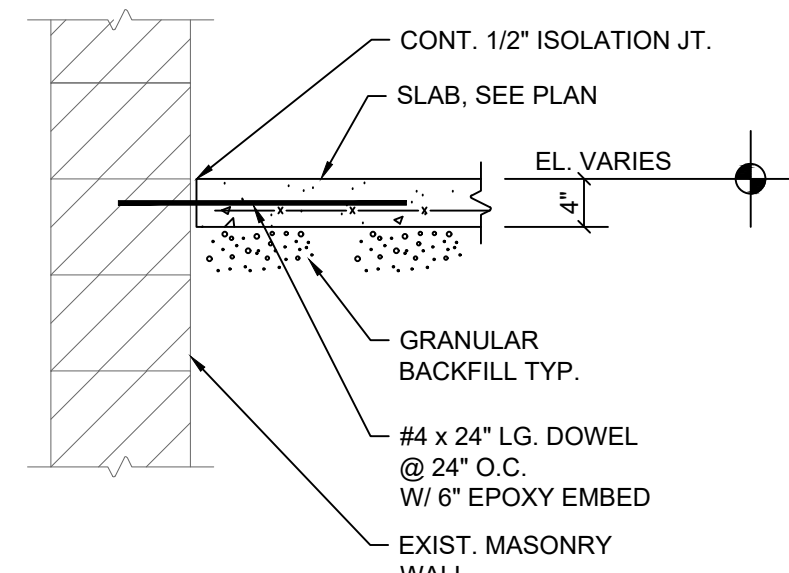
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DETAIL

3/4" = 1'-0"

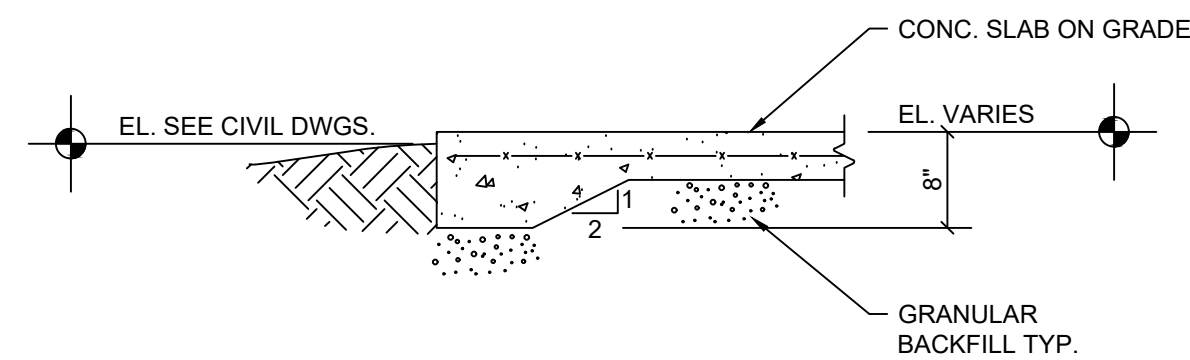
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DETAIL

3/4" = 1'-0"

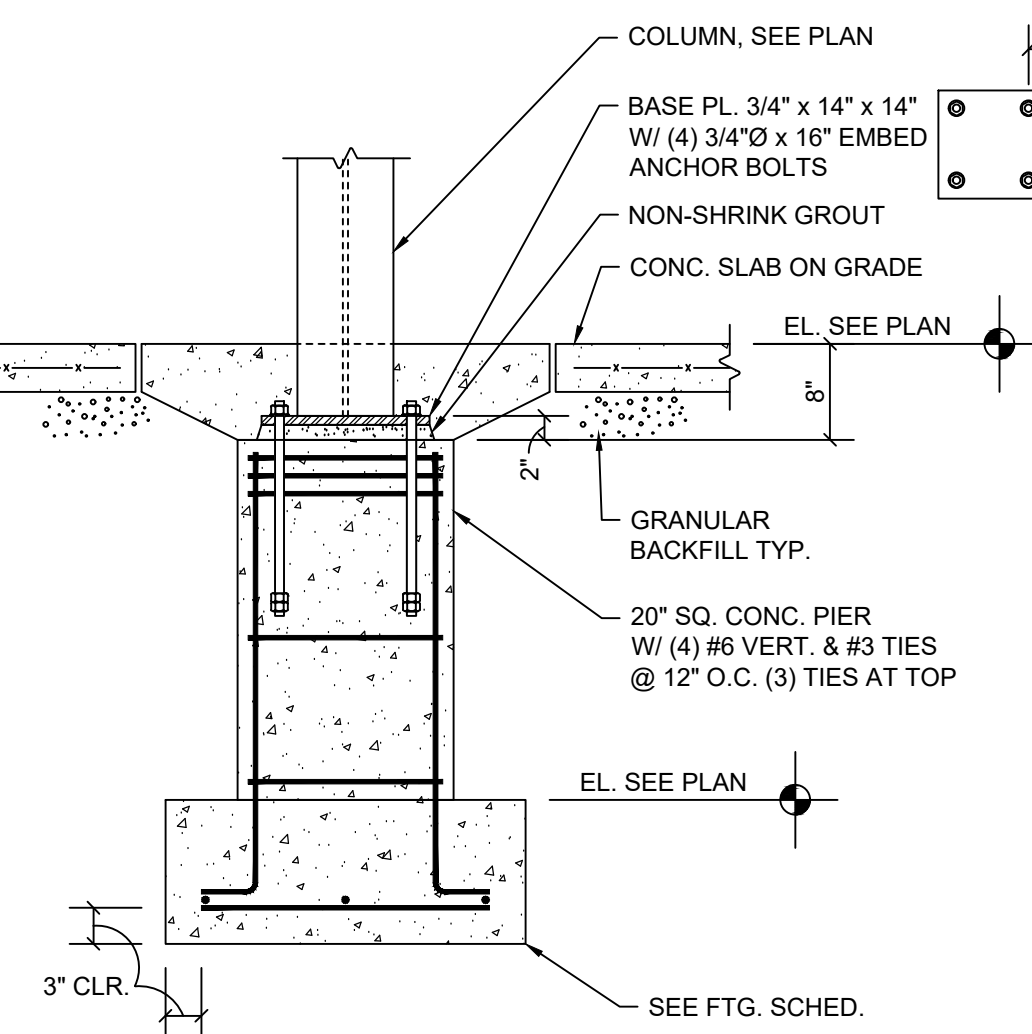
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DETAIL

3/4" = 1'-0"

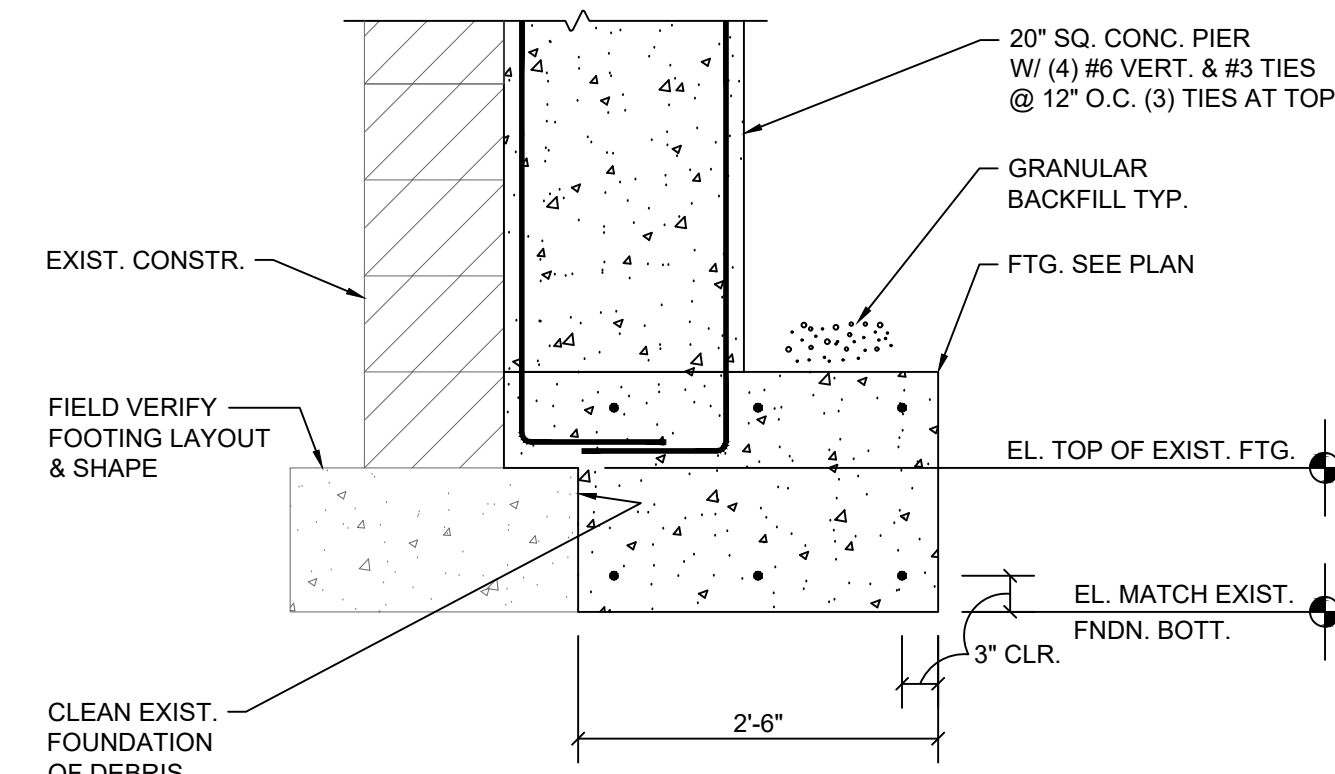
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DETAIL

3/4" = 1'-0"

9



DETAIL

3/4" = 1'-0"

10



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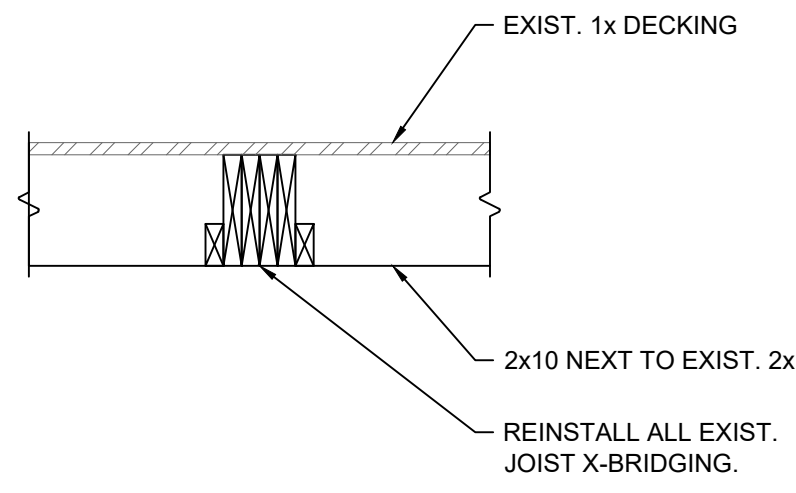
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PERMIT SET 06/24/2024

PROJECT NO. 24008
AUTHOR TDL

FOUNDATION
DETAILS

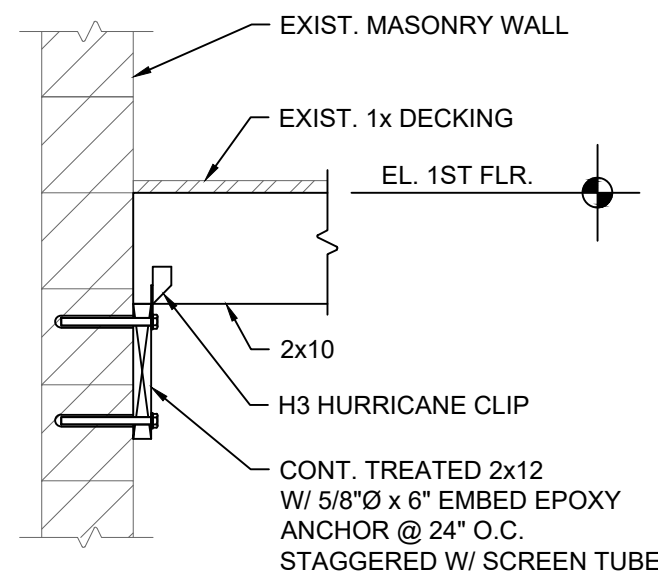
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SECTION

3/4" = 1'-0"

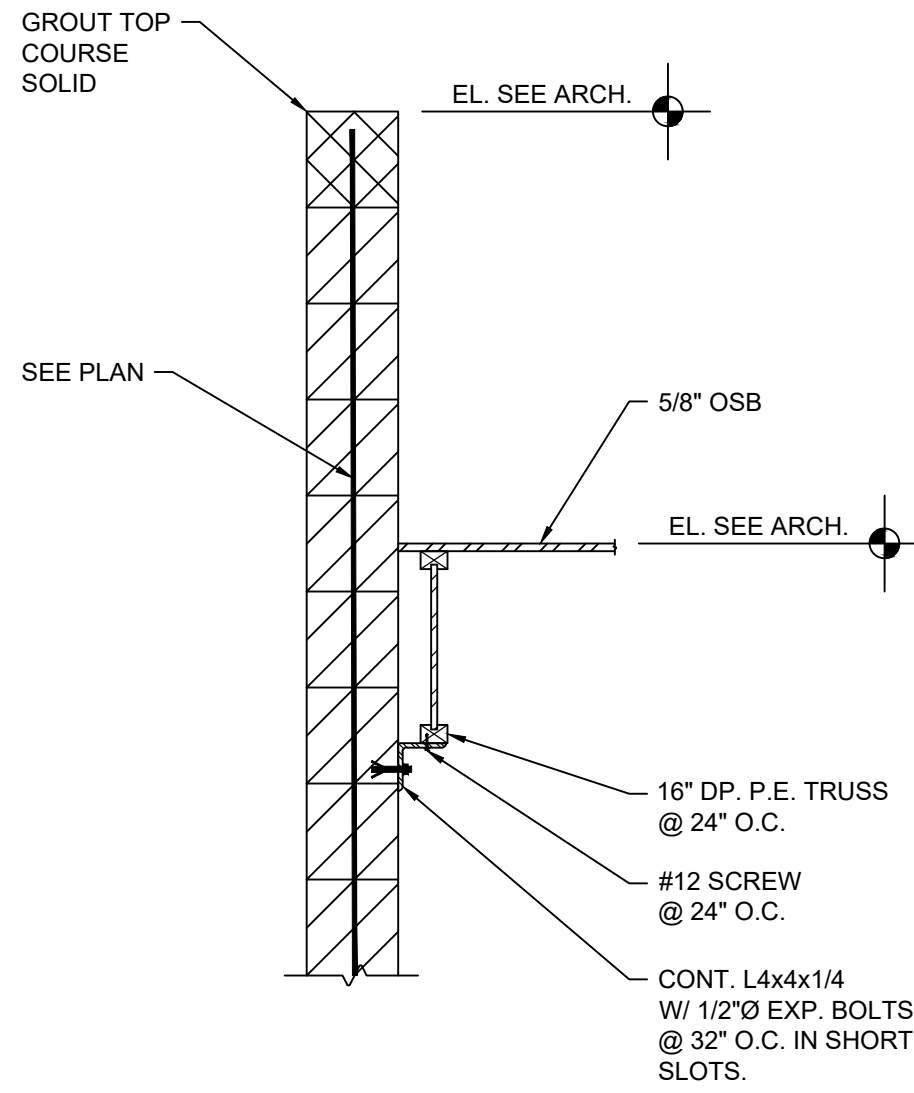
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SECTION

3/4" = 1'-0"

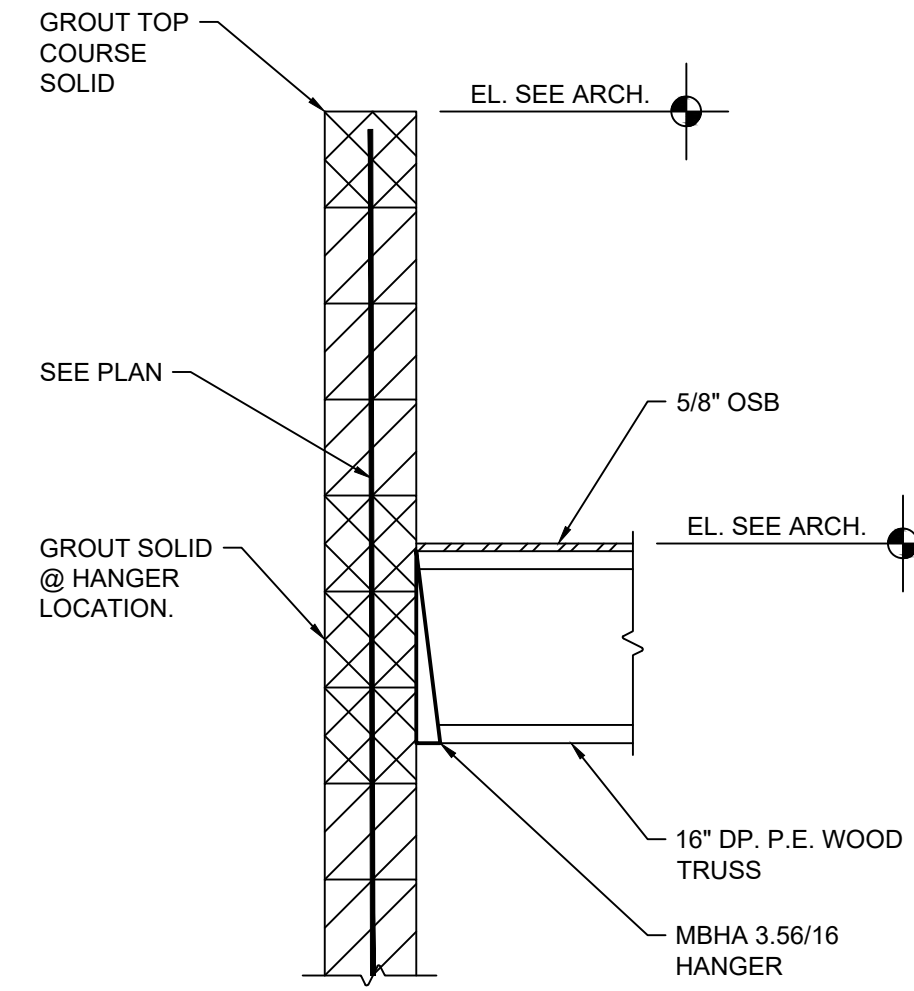
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SECTION

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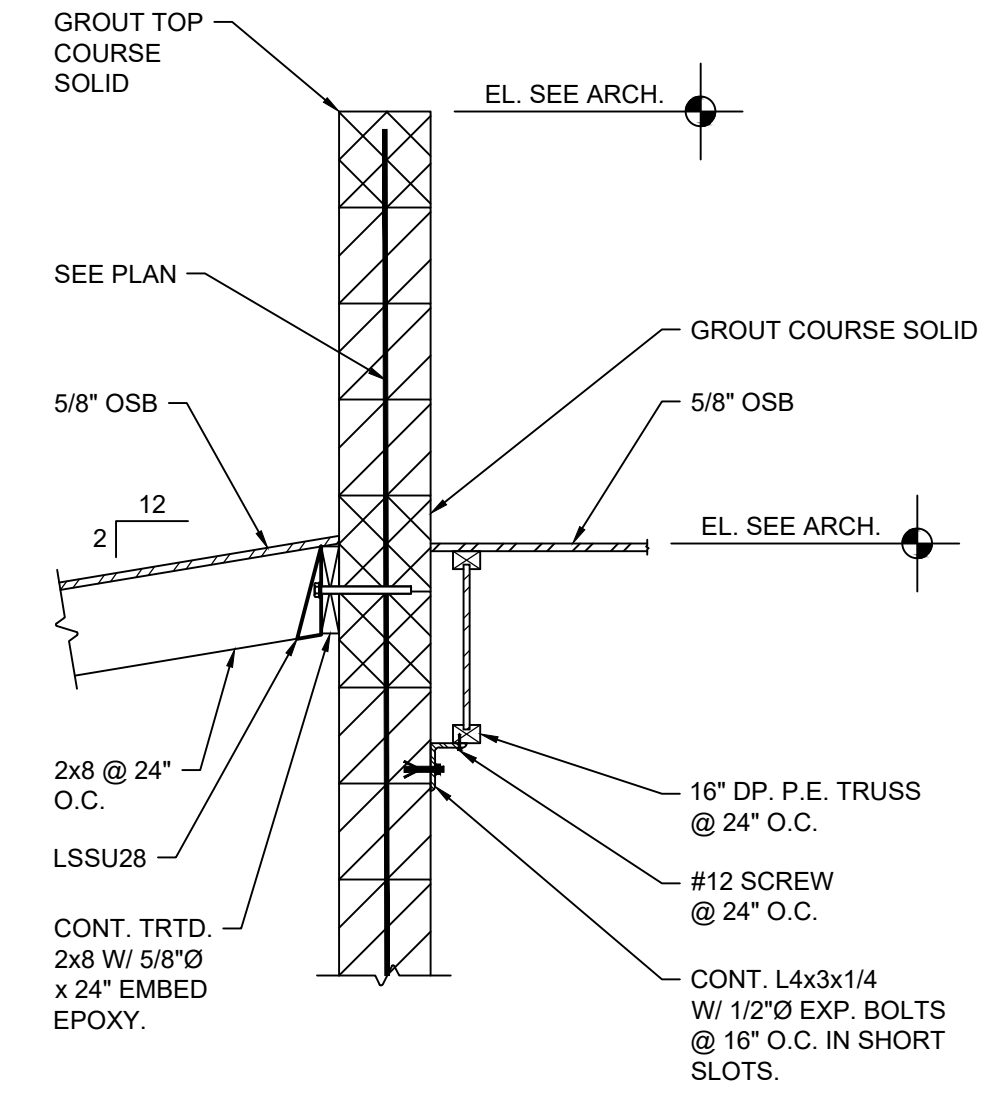
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SECTION

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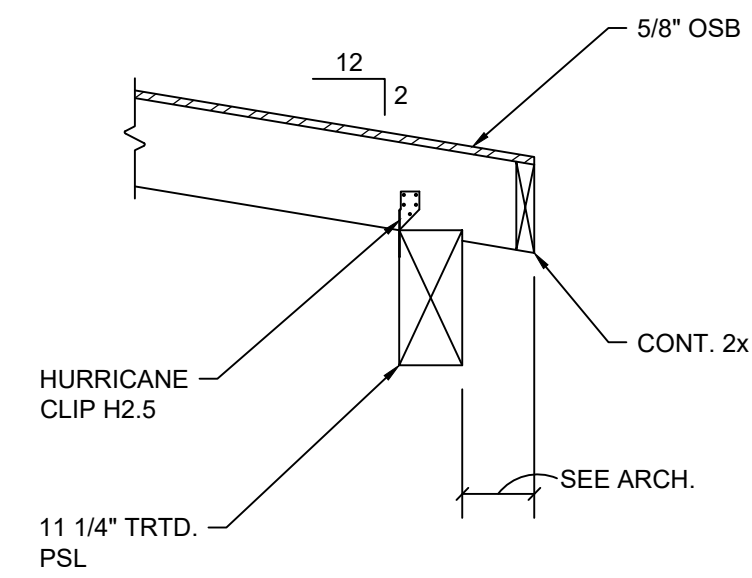
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SECTION

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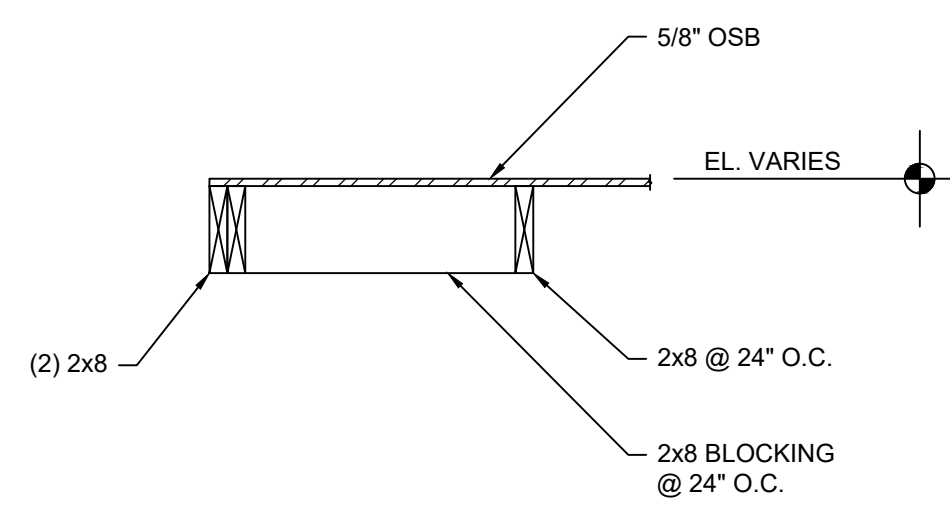
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SECTION

3/4" = 1'-0"

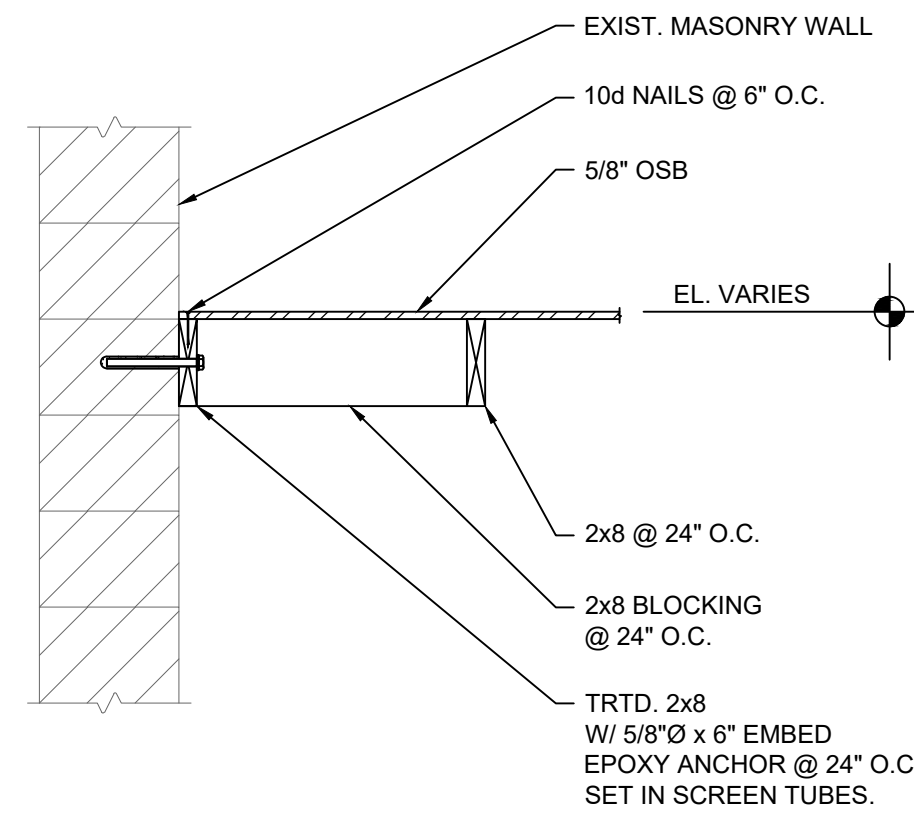
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SECTION

3/4" = 1'-0"

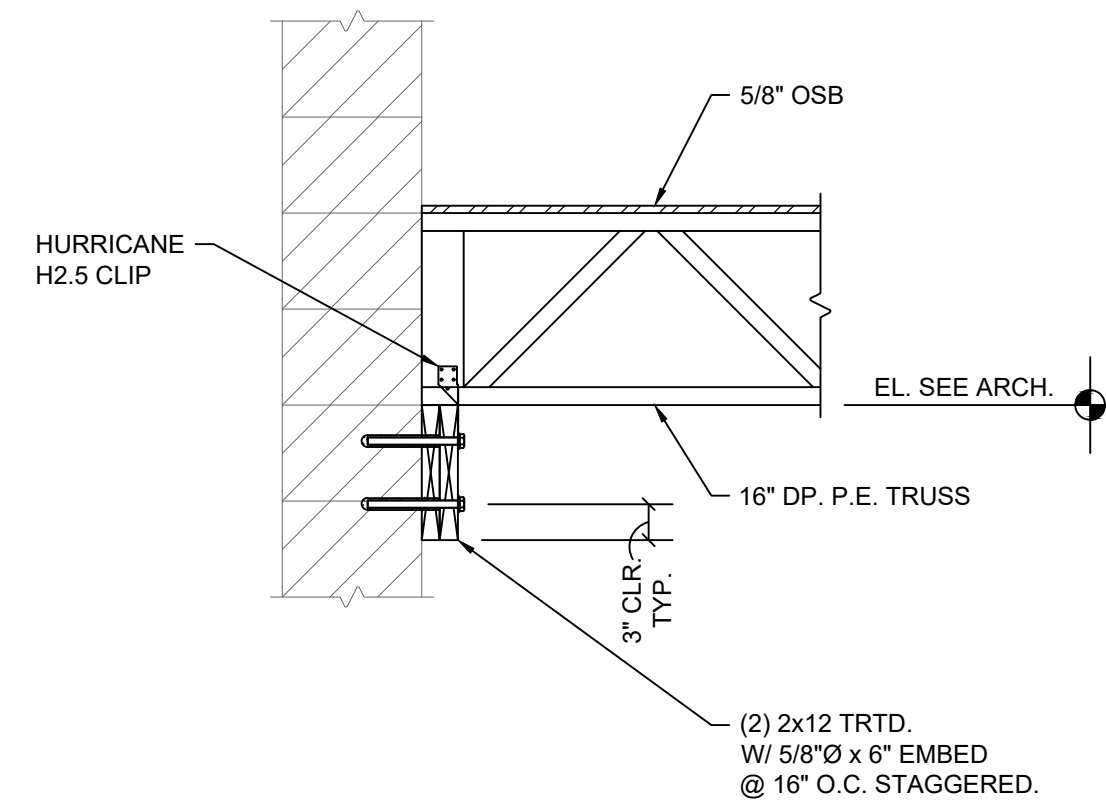
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SECTION

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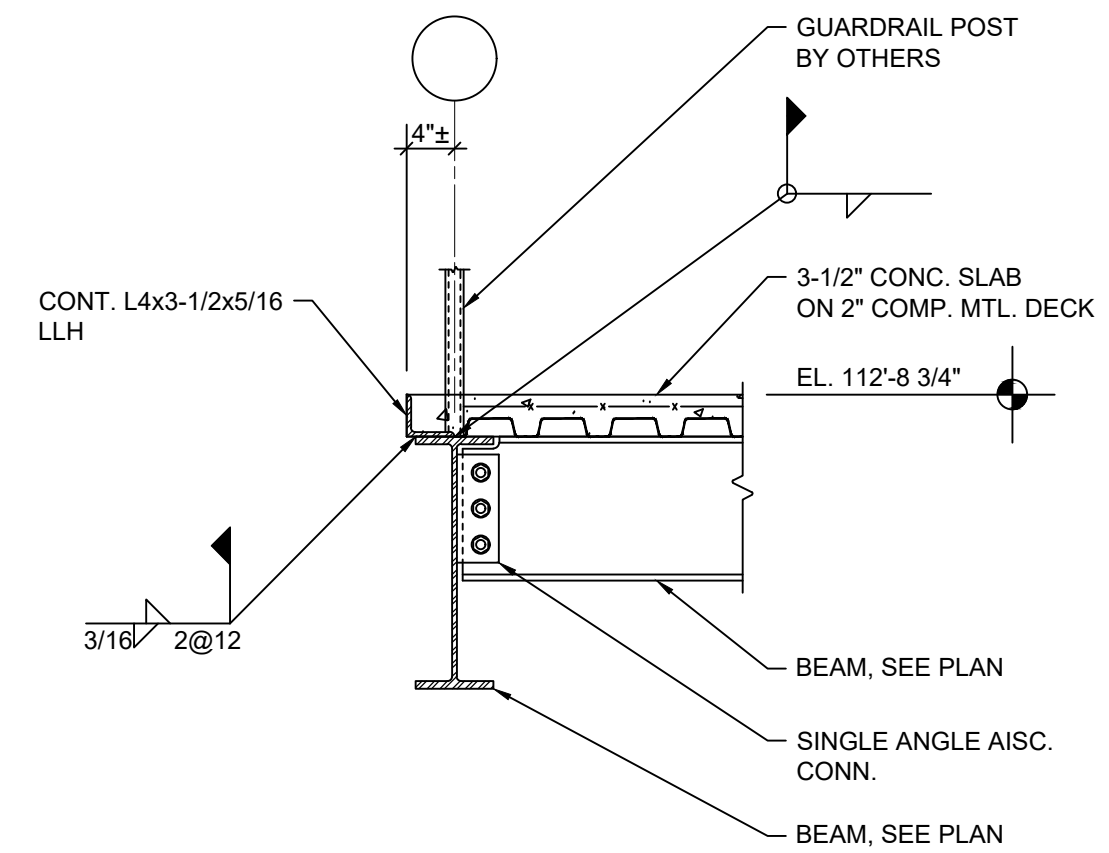
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SECTION

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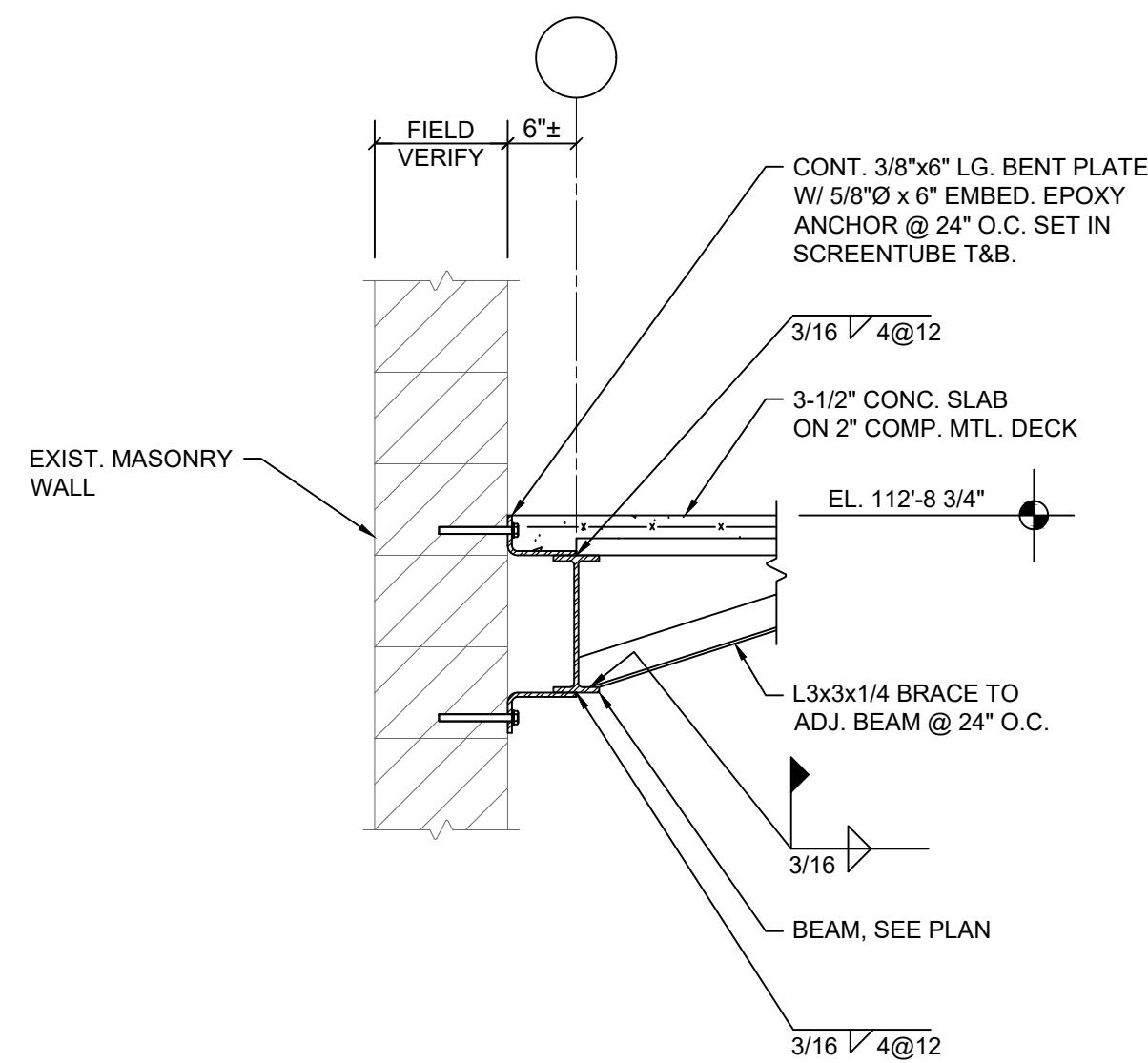
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SECTION

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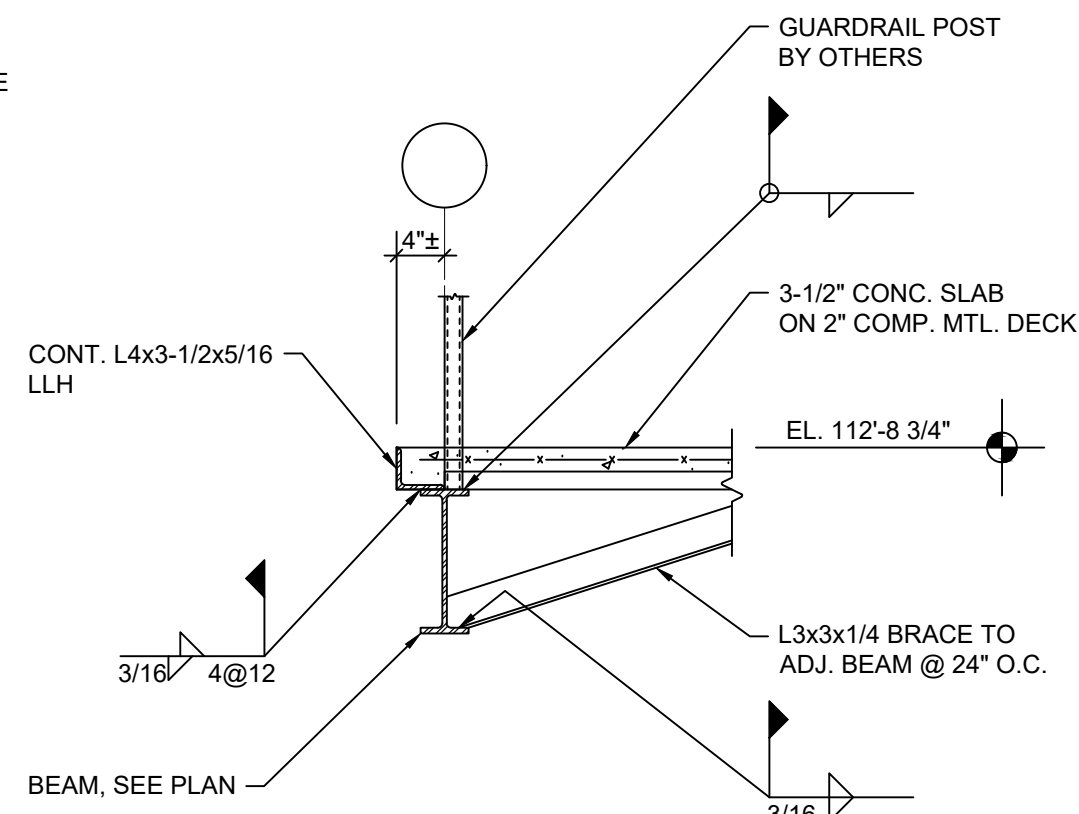
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SECTION

3/4" = 1'-0"

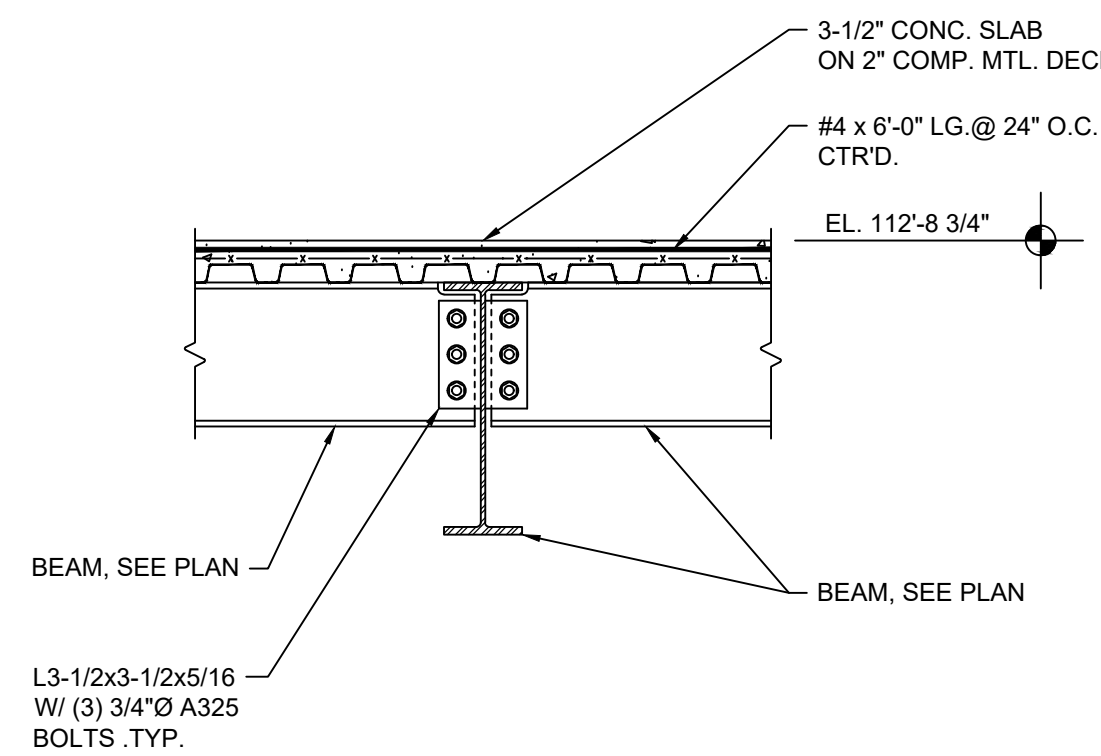
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SECTION

3/4" = 1'-0"

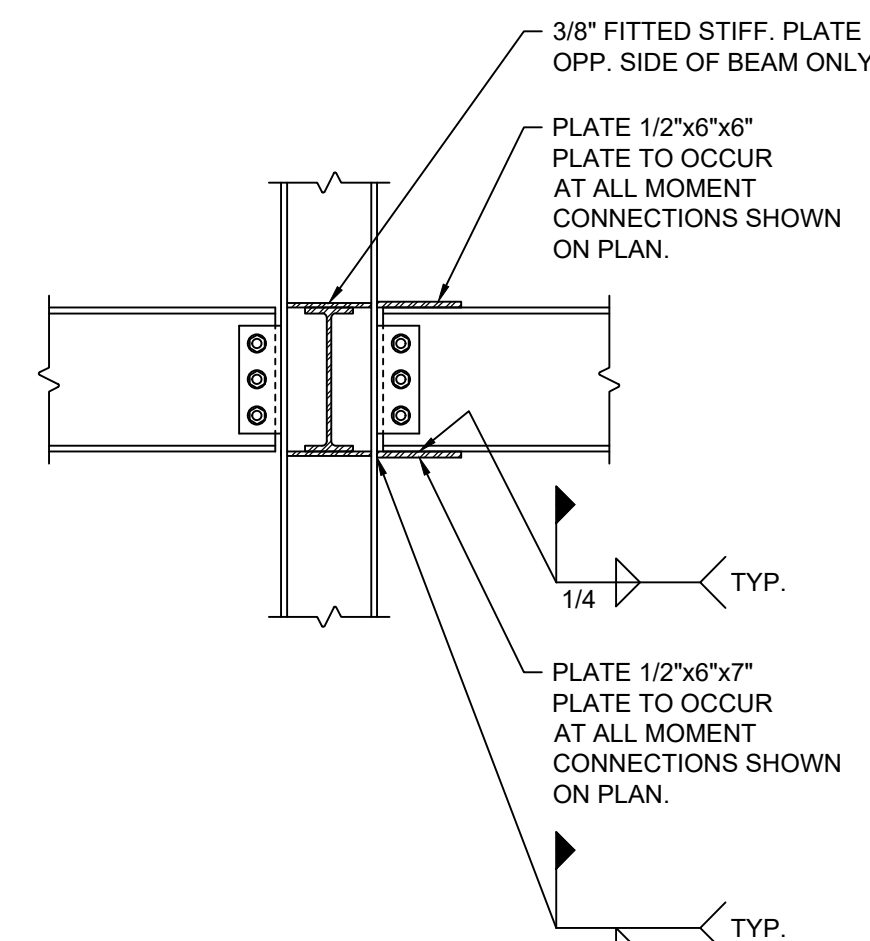
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SECTION

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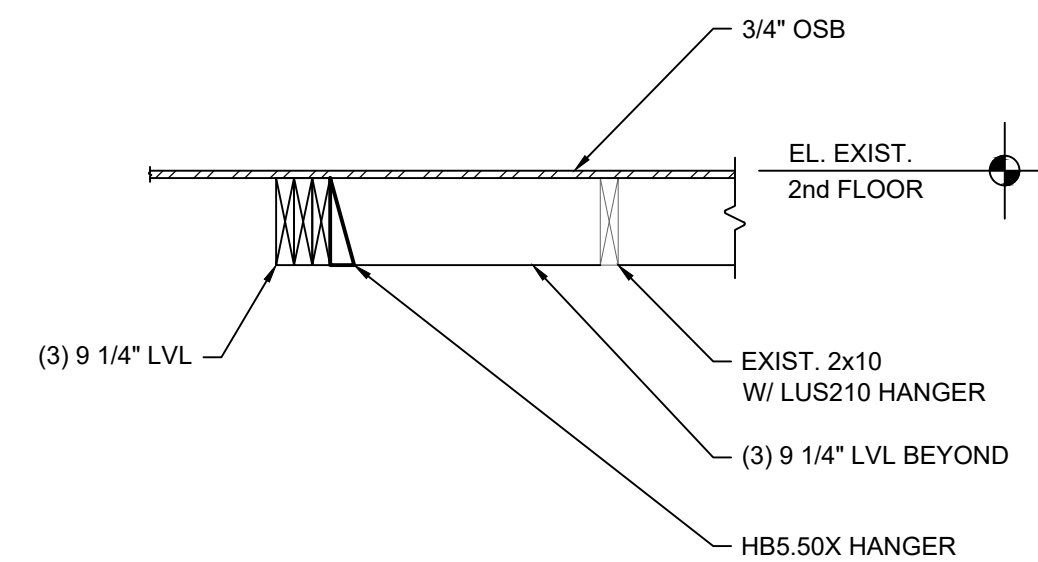
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SECTION

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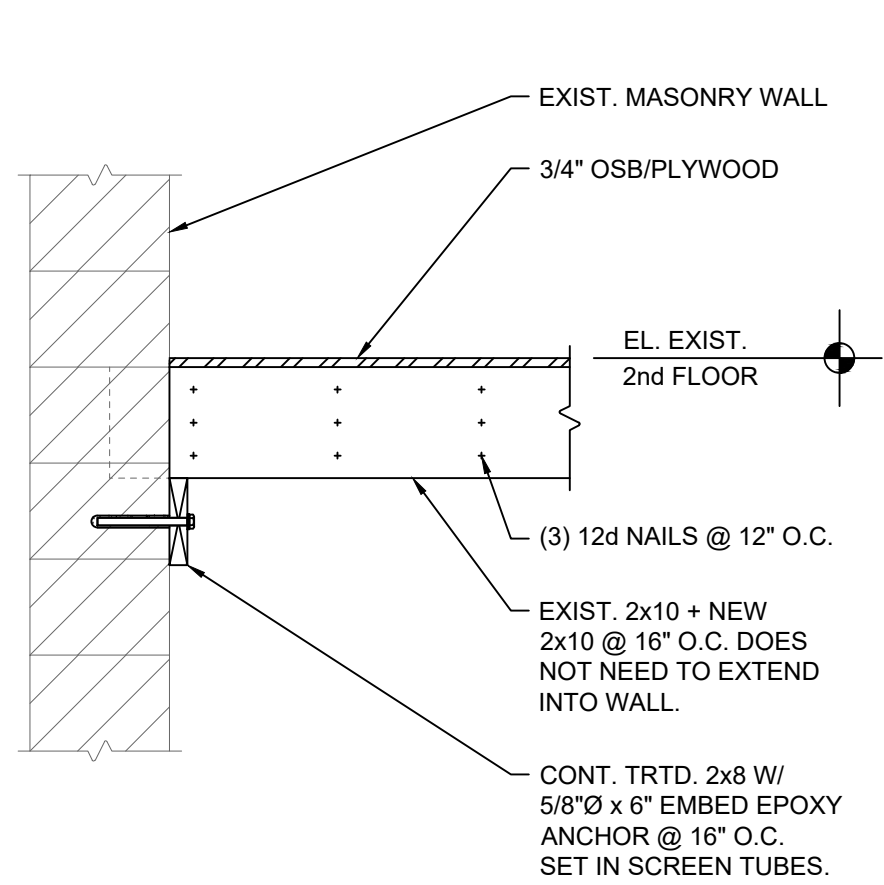
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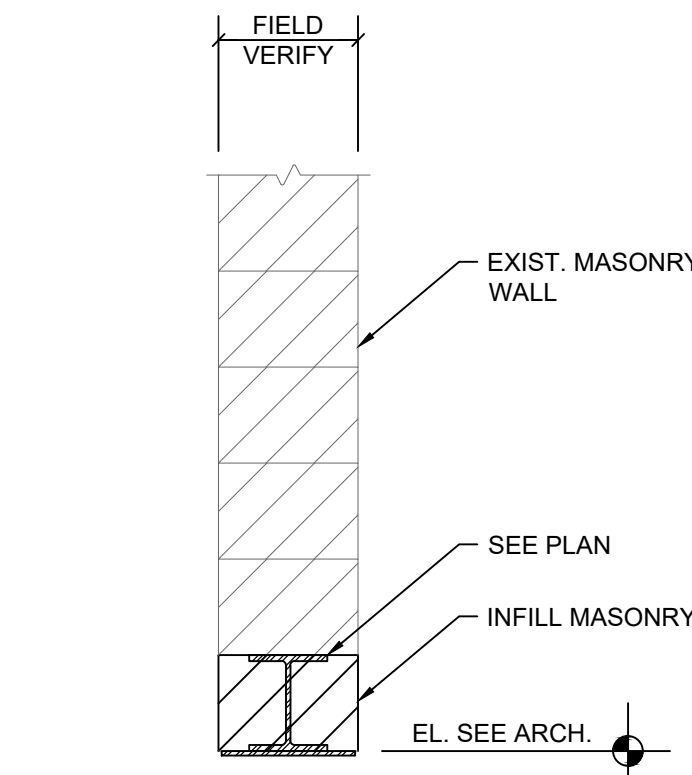
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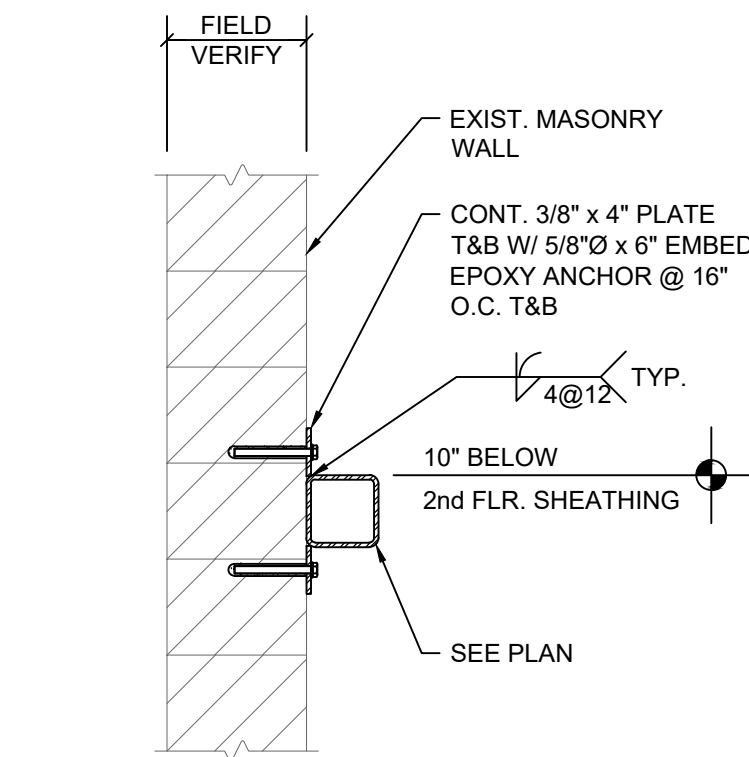
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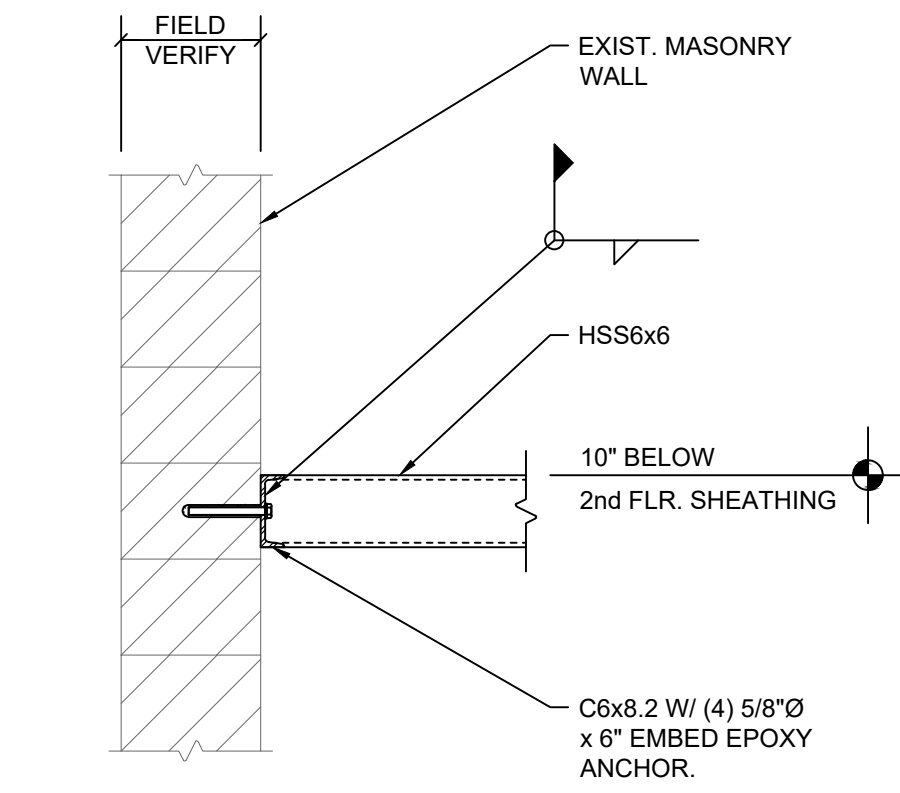
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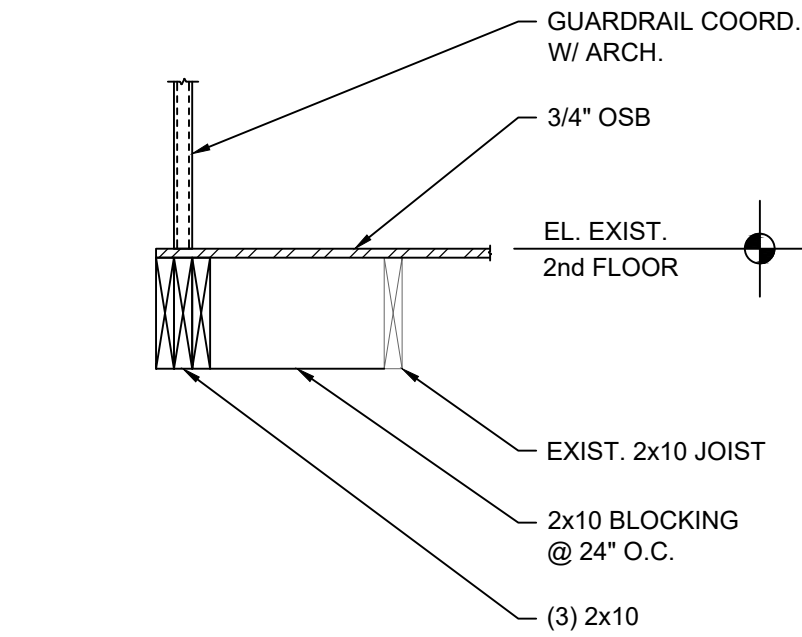
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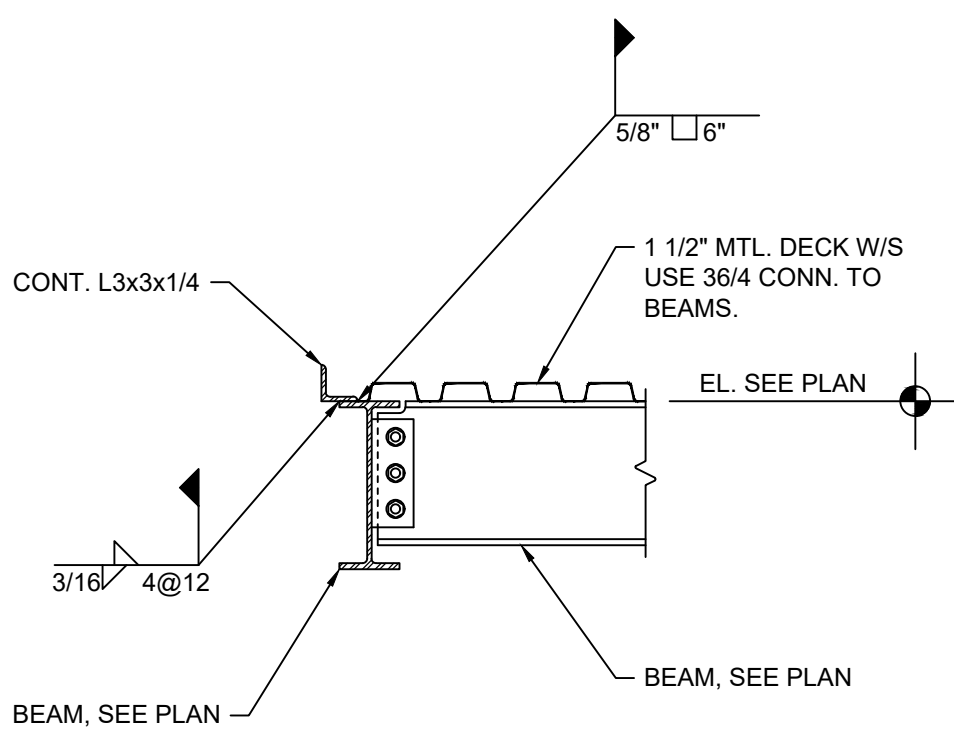
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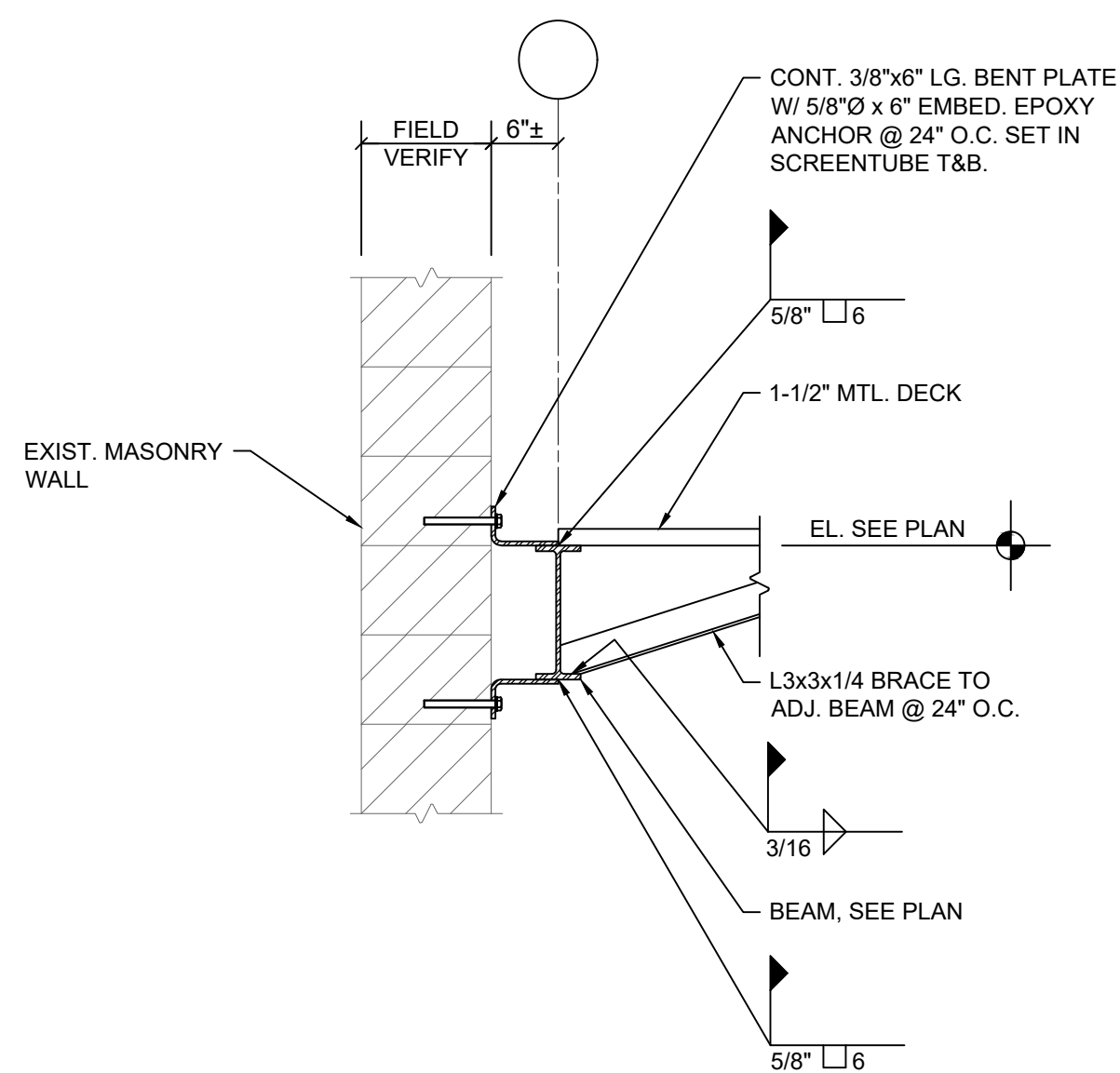
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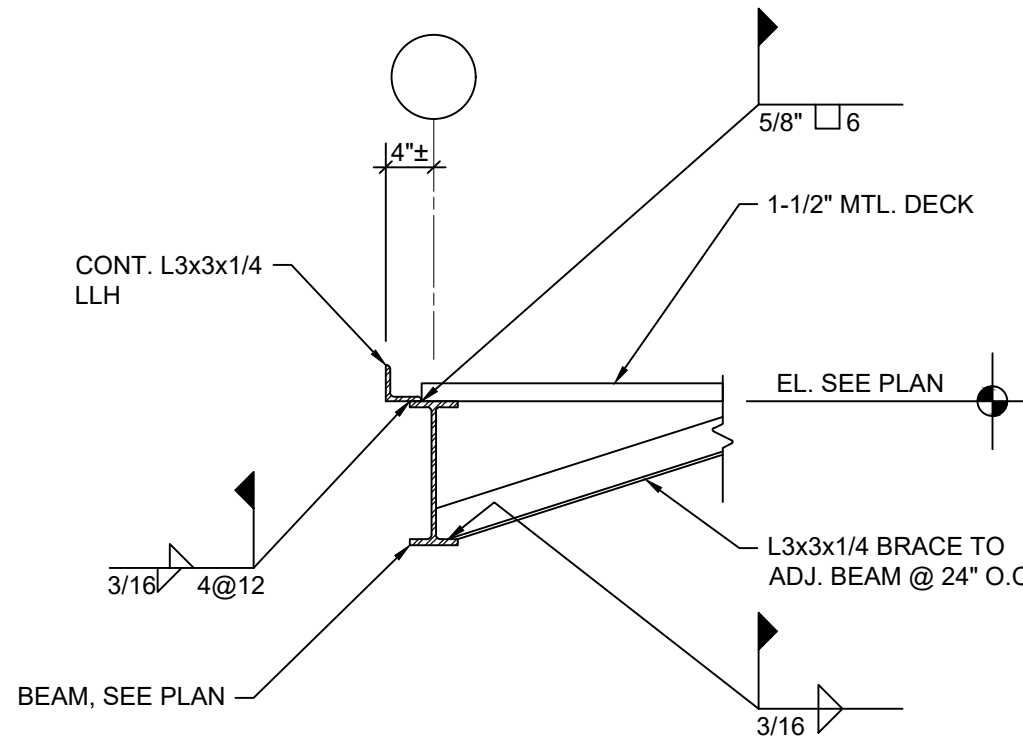
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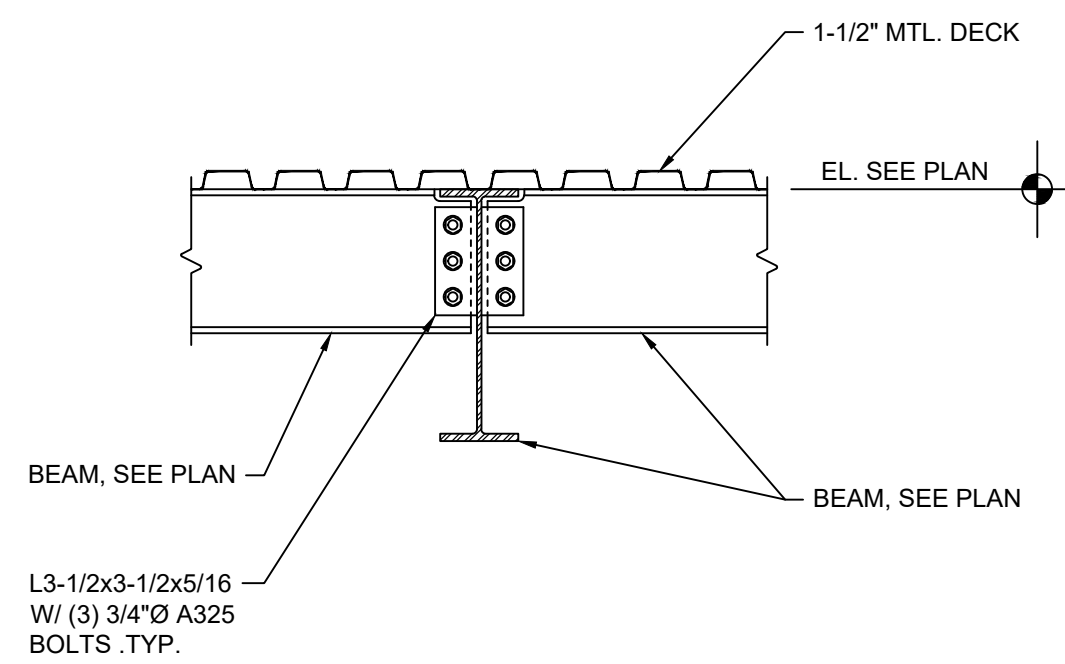
SECTION 6
3/4" = 1'-0"



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



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



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



ISSUANCES / REVISIONS

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PROJECT NO. 24008
AUTHOR TDL

FRAMING DETAILS