

DUBLIN VILLAGE CENTER BUILDING DEMOLITION AND RENOVATION

6700 VILLAGE PARKWAY
DUBLIN, OHIO 43017

For
STAVROFF INTERESTS, LTD.

565 METRO PLACE SOUTH, SUITE 480
DUBLIN, OHIO 43017
Phone: 614.764.9981
Fax: 614.764.2207

Stavroff

DEVELOPMENT APPROVAL : JUNE 24, 2014

Issued For	Date	Issued For	Date
Preliminary:		Construction:	
DEVELOPMENT:	JUNE 24, 2014	Revision:	
Addendum:			JUNE 24, 2014

Project Directory:

FORD & ASSOCIATES
ARCHITECTS

1500 WEST FIRST AVENUE
COLUMBUS, OHIO 43212
Phone: 614.488.6252
Fax: 614.488.9963

Civil Engineer:
EMH&T
5500 New Albany Road
Gahanna, Ohio 43040
Phone: 614.775.4500
Fax: 614.775.4376

MEP Engineer:
McMullen Engineering Co., Inc.
100 South State Street
Westerville, Ohio 43081
Phone: 614.895.9408
Fax: 614.895.9450

Code Review Information:

BUILDING CODE	OHIO BUILDING CODE (IBC) - 2011
MECHANICAL CODE	OHIO MECHANICAL CODE (IMC) - 2011
PLUMBING CODE	OHIO PLUMBING CODE (OPC) - 2011
ELECTRICAL CODE	OHIO ELECTRICAL CODE (IEC) CHAPTER 97 - 2011
NATIONAL ELECTRIC CODE	NATIONAL ELECTRIC CODE (NEC) - 2011
FIRE PROTECTION CODE	OHIO FIRE CODE (OFC) - 2007 (RPPA 11, 2007)
ENERGY CODE	2009 - 2008 INTERNATIONAL ENERGY CONSERVATION CODE
ACCESSIBILITY	OHIO BUILDING CODE (IBC) CHAPTER 11 - 2011 100 - AMERICAN DISABILITY ACT (ADA) - ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES SPECIFICATION

Existing Building Code Summary:

USE GROUPS:	B - BUSINESS	IBC SECTION 304.1
	A-2 - MERCHANDISE DISPLAY	IBC SECTION 308.2
	M - MERCHANDISE	IBC SECTION 308.1
DESCRIPTION OF WORK:	REMOVE EXISTING PORTION OF THE EXISTING BUILDING CONCERNING THE WEST SIDE WALL. NEW WORK WILL INCLUDE SECOND FLOOR FLOOR PLAN, INTERIOR PARTITIONING, MECHANICAL, ELECTRICAL, AND PLUMBING. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND REPORT TO ARCHITECT. ARCHITECT TO VERIFY AND REPORT TO CONTRACTOR.	
EXISTING BUILDING AREA (SQ. FT.):	20,000 S.F.	
TOTAL BUILDINGS TO BE REMOVED:	ONE STORY	
ALLOWABLE BUILDING AREA (SQ. FT.):	BY TABLE 101.1	
CONSTRUCTION TYPE:	REPARTIAED	IBC SECTION 603.2
MIXED OCCUPANCY:	B - BUSINESS	IBC TABLE 101.1
	A-2 - ASSEMBLY	IBC TABLE 101.1
	M - MERCHANDISE	IBC TABLE 101.1
FIRE PROTECTION:	AUTOMATIC SPRINKLER SYSTEM FOR THE BUILDING AND NEARBY TO THE BUILDING. SYSTEM TO BE INSTALLED IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 13 CODE.	IBC SECTION 903.0
FIRE ALARM AND DETECTION SYSTEM:	AUTOMATIC FIRE ALARM SYSTEM WITH ALARM PANEL. DETECTION SYSTEM TO BE INSTALLED IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 72 CODE.	IBC SECTION 907.0
LENGTH OF TRAVEL:	B - 300 MAX.	IBC TABLE 101.1
	A-2 - 200 MAX.	
	M - 200 MAX.	

General Construction Notes:

- THE USE OF THESE DOCUMENTS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REUSE OR REPRODUCTION OF THE DOCUMENTS, WHOLE OR IN PART FOR ANY OTHER PURPOSE, IS PROHIBITED. FORD & ASSOCIATES ARCHITECTS, INC. RETAINS ALL RIGHTS OF OWNERSHIP.
- THE A.I.A. DOCUMENT A191-2007, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, SHALL APPLY TO THIS PROJECT. A COPY OF THE GENERAL CONDITIONS IS AVAILABLE AT THE OFFICE OF FORD & ASSOCIATES ARCHITECTS, INC.
- THE CONTRACTOR AND SUB-CONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS TOGETHER WITH CONGRESS REGULATIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS INCLUDING EMPLOYEES AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUB-CONTRACTORS TO RETAIN, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, REGULATIONS, AND PROGRAMS IN CONNECTION WITH THE WORK.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL WORK AND FOR THE MEANS, METHODS, PROCEDURES, TECHNIQUES, AND SEQUENCE OF CONSTRUCTION.
- GENERAL CONTRACTOR SHALL PROVIDE ALL REQUIRED PERMITS, FEES, AND INSPECTIONS AS MAY BE REQUIRED BY GOVERNING BODIES HAVING LEGAL JURISDICTION.
- THE GENERAL CONTRACTOR IS TO GUARANTEE ALL WORK INCLUDING WORK DONE BY SUB-CONTRACTORS FOR A PERIOD OF ONE YEAR COMMENCING WITH THE DATE OF SUBSTANTIAL COMPLETION OF THE WORK.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SCHEDULING AND MONITORING OF CRITICAL PATHS AND INSPECTION SERVICES AS LISTED IN THE PROJECT MANUAL AND GENERAL CONDITIONS A201.
- IF THE CONTRACTOR ACCEPTS DELIVERY OF ALL ITEMS LISTED ON PLANS EITHER IN CONTRACT OR NOT IN CONTRACT HE SHALL BE RESPONSIBLE FOR LOSS AND OR DAMAGE TO THESE ITEMS.
- GENERAL CONTRACTOR TO HAVE JOB PHONE ON PREMISES DURING CONSTRUCTION PERIOD.
- THE GENERAL CONTRACTOR & EACH SUB-CONTRACTOR TO HAVE A FULL TIME QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES WHILE WORK IS BEING PERFORMED.
- THE CONTRACTOR SHALL MAINTAIN FOR THE ENTIRE DURATION OF THE WORK ALL SITES, EIT LIGHTING, FIRE PROTECTION DEVICES, AND ALARMS IN CONFORMANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
- THE GENERAL CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND EXISTING FIELD CONDITIONS WITH THE ENGINEER. IN PARTICULAR, OVERALL WALL DIMENSIONS, SOIL CONDITIONS, INCHING UTILITIES, ETC. GENERAL CONTRACTOR IS TO REPORT IMMEDIATELY TO THE ARCHITECT ANY VARIANCES OR FIELD CONDITIONS THAT MAY CAUSE CONSTRUCTION PROBLEMS PRIOR TO COMMENCING WORK.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SOVERE ALL PARTITION LOCATIONS. ALL DOOR AND OPENING LOCATIONS SHALL BE SHOWN ON FLOOR PLAN. IN CASE OF CONFLICT NOTIFY THE ARCHITECT. FLOOR PLAN BY ARCHITECT SUPERSEDES ALL OTHER PLANS. ALL DIMENSIONS MARKED TO CLIP SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISH MATERIALS.
- ALL SAW CUTTING AND CORING LOCATIONS SHALL BE REVIEWED IN FIELD BY THE GENERAL CONTRACTOR PRIOR TO CUTTING/DRILLING.

General Building Notes:

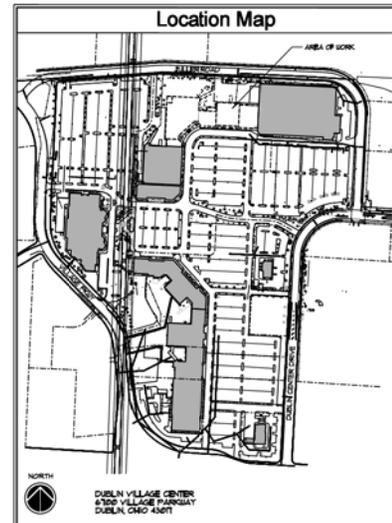
- SEE CIVIL ENGINEERING DOCUMENTATION PREPARED BY GMM&T (LATEST EDITION) FOR SITE ENGINEERING AND UTILITIES.

Accessibility Information:

- ACCESS TO THESE FACILITIES SHALL BE PROVIDED AT PRIMARY ENTRANCES.
- THE SLOPE OF PUBLICWAYS SHALL NOT EXCEED MAX. GROSS SLOPE 2.1%.
- WALKING SURFACES SLOPING GREATER THAN 2% SHALL BE SLIP RESISTANT.

List of Drawings:

GENERAL	REVISION	DATE
COVER SHEET		JUNE 24, 2014
CIVIL DRAWINGS	REVISION	DATE
C-1 GENERAL NOTES		JUNE 24, 2014
C-2 EXISTING TOPOGRAPHIC SURVEY		JUNE 24, 2014
C-3 SITE DEMOLITION PLAN		JUNE 24, 2014
LANDSCAPE DRAWINGS	REVISION	DATE
L-1 LANDSCAPE PLAN		JUNE 24, 2014
WATER SERVICE PLANS	REVISION	DATE
D-10 WATER SERVICE PLAN		JUNE 24, 2014
D-12 GRADING AND EROSION & SEDIMENT CONTROL PLAN		JUNE 24, 2014
ARCHITECTURAL DRAWINGS	REVISION	DATE
A-11 DEMOLITION FLOOR PLAN		JUNE 24, 2014
A-21 BUILDING ELEVATIONS		JUNE 24, 2014
ARCHITECTURAL DRAWINGS	REVISION	DATE
B-1 SITE DEMOLITION PLAN		APRIL 11, 2014



DUBLIN VILLAGE CENTER
BUILDING DEMOLITION AND RENOVATION
6700 VILLAGE PARKWAY
DUBLIN, OHIO 43017

CONTRACT NO. 2011-0408 (City of Columbus)

CONTRACT TITLE: DEMOLITION & WATER SERVICE MODIFICATIONS

CITY OF DUBLIN NOTES AND SPECIFICATIONS

GENERAL NOTES

- City of Columbus and Ohio Department of Transportation Construction and Material Specifications, current editions, and any amendments thereto (hereinafter referred to as Standard Specifications), shall govern all construction items unless otherwise noted. If a conflict between specifications is found, the more strict specification will apply as decided by the City Engineer. Item Numbers listed refer to City of Columbus Item Numbers unless otherwise noted.
- The City Engineer will not be responsible for means, methods, procedures, techniques, or sequences of construction that are not specified herein. The City Engineer will not be responsible for safety on the work site, or for failure by the Contractor to perform work according to contract documents.
- The Developer or Contractor shall be responsible to obtain all necessary permits including but not limited to Ohio EPA Permits to Install (PTI) and Notices of Intent (NOI), Building Permits, etc.
- The Contractor shall notify the City of Dublin Division of Engineering in writing at least 3 working days prior to beginning construction.
- The Contractor shall be solely responsible for complying with all federal, state and local safety requirements including the Occupational Safety and Health Act of 1970. The Contractor shall exercise precaution always for the protection of persons (including employees) and property. It shall also be the sole responsibility of the Contractor to initiate, maintain and supervise all safety requirements, precautions and programs in connection with the work, including the requirements for confined spaces per 29 CFR 1910.146.
- Following Completion of construction of the site improvements and before requesting occupancy, a proof survey shall be provided to the Division of Engineering that documents "As-Built" elevations, dimensions, slopes and alignments of all elements of this project. The proof survey shall be prepared, signed and submitted by the Professional Engineer who sealed the construction drawings.
- The Contractor shall restrict construction activity to public right-of-way and areas defined as permanent and/or temporary construction easements, unless otherwise authorized by the City Engineer.
- The Contractor shall carefully preserve benchmarks, property corners, reference points, stakes and other survey reference monuments or markers. In cases of willful or careless destruction, the Contractor shall be responsible for restorations. Resetting of markers shall be performed by an Ohio Professional Surveyor as approved by the City Engineer.
- Non-rubber tired vehicles shall not be moved on or across public streets or highways without the written permission of the City Engineer.
- The Contractor shall restore all disturbed areas to equal or better condition than existed before construction. Drainage ditches or watercourses that are disturbed by construction shall be restored to the grades and cross-sections that existed before construction.
- Tracking or spilling mud, dirt or debris upon streets, residential or commercial drives, sidewalks or bike paths is prohibited according to Section 97.38 of the Dublin Code of Ordinances. Any such occurrence shall be cleaned up immediately by the Contractor at no cost to the City. If the Contractor fails to remove said mud, dirt, debris, or spillover, the City reserves the right to remove these materials and clean affected areas, the cost of which shall be the responsibility of the Contractor.
- All signs, landscaping, structures or other appurtenances within right-of-way disturbed or damaged during construction shall be replaced or repaired to the satisfaction of the City Engineer. The cost of this work shall be the responsibility of the Contractor.
- All field tile broken or encountered during excavation shall be replaced or repaired and connected to the public storm sewer system as directed by the City Engineer. The cost of this work shall be the responsibility of the Contractor.
- All precast concrete products shall be inspected at the location of manufacture. Approved precast concrete products will be stamped or have such identification noting that inspection has been conducted by the City of Columbus. Precast concrete products without proof of inspection shall not be approved for installation.
- Backfill within a 1:1 influence line of existing structures (houses, garages, etc.) or public infrastructure (pavement, curbs, sidewalks, bike paths, etc.) shall be compacted granular backfill according to item 912 of the Standard Specifications or Flowable CDF. Type III according to Item 636. Item 911 of the Standard Specifications shall be used elsewhere.
- The Contractor shall submit a copy of the approved construction drawings and a list of proposed precast concrete product manufacturers to the City of Columbus Construction Inspection Division before commencing construction.

Send the information to the following address:

Construction Inspection Division
City of Columbus
1850 East 17th Avenue
Columbus, Ohio 43219

Send a copy of the transmittal letter to the following address:

Division of Engineering
City of Dublin
5800 Shier Rings Road
Dublin, Ohio 43016

- All trees within the construction area not specifically designated for removal shall be preserved, whether shown or not shown or the approved construction drawings. Trees to be preserved shall be protected with high visibility fencing placed a minimum 15 feet from the tree trunk. Trees 6 - inches or greater at DBH (Diameter Breast Height) must be protected with fencing placed at the critical root zone of 15 feet, whichever is greater. Trees not indicated on the approved construction drawings for removal may not be removed without prior approval of the Division of Engineering.
- Pavements shall be cut in neat, straight lines the full depth of the existing pavement, or as required by the City Engineer. Pavement replacement shall be conducted according to City of Columbus Standard Drawing 1441 Dr. A and applicable City of Dublin standard drawings. The replacement of driveways, handicapped ramps, sidewalks, bike paths, parking lot pavement, etc. shall be provided according to the approved construction drawings and City of Dublin standard construction drawings.
- Any modification to the work shown on drawings must have prior written approval by the City Engineer, City of Dublin.

UTILITIES

- The following utilities are known to be located within or near the limits of this project:
Water Facilities - City of Columbus (Division of Water)
Sewer Facilities - City of Dublin (Division of Engineering)
Electric Facilities - American Electric Power (AEP)
Gas - Columbus Gas Telephone - AT&T
Cable - Time Warner Cable
- The Contractor shall give notice of intent to construct to Ohio Utilities Protection (telephone number 800-362-2764), Producer's Underground Protection Service (telephone number 614-587-0486), and to owners of underground utilities that are not members of a registered underground protection service. Notice shall be given at least 2 working days before start of construction.
- The identity and locations of existing underground utilities in the construction area have been shown on the approved construction drawings as accurately as provided by the owner of the underground utility. The City of Dublin and the City Engineer assumes no responsibility for the accuracy or depths of underground facilities shown on the approved construction drawings. If damage is caused, the Contractor shall be responsible for repair of the same and for any resulting contingent damage.
- Location, support, protection and restoration of all existing utilities and appurtenances, whether shown or not shown on the approved construction drawings, shall be the responsibility of the Contractor.
- When unknown or incorrectly located underground utilities are encountered during construction, the Contractor shall immediately notify the owner and the City Engineer.
- Public street lighting may be in the vicinity of this project. Contact the City of Dublin, Division of Engineering at 410-4637, two days prior to beginning work.

EROSION AND SEDIMENT CONTROL

- The Contractor or Developer is responsible for submitting a Notice of Intent (NOI) to be reviewed and approved by the Ohio EPA. The NOI must be submitted to EPA 45 days prior to the start of construction and may entitle coverage under the Ohio General Permit for Stormwater Discharges associated with construction activity. A project location map must be submitted with the NOI. A sediment and erosion control plan must be submitted to the City Engineer for approval if a sediment and erosion control plan has not already been included with the approved construction drawings. This plan must be made available at the project site at all times. The design of erosion control systems shall follow the requirements of Ohio EPA, Item 207 of Ohio Department of Transportation Standard Specifications, and the City Engineer. An individual NPDES Stormwater Discharge Permit may be required. The Contractor shall be considered the permittee.
- The Contractor shall provide sediment control at all points where storm water runoff leaves the project, including waterways, overhead sheet flow, and storm sewers.
- Accepted methods of providing erosion/sediment control include but are not limited to: sediment basins, silt filter fence, aggregate check dams, and temporary ground cover. Hay or straw bales are not permitted.
- All Contractor shall provide adequate drainage of the work area at all times consistent with erosion control practices.

WATER LINE

- All water line materials shall be provided and installed according to current specifications of the City of Columbus Division of Water.
- All public water pipe with a diameter 3 inches to 8 inches shall be Ductile Iron, Class 53. Public water pipe 12 inches in diameter or larger shall be Ductile Iron, Class 54. Public water pipe 20 inches in diameter or larger may be prestressed concrete pipe. Private water pipe shall meet the approval of the City of Columbus Division of Water prior to approval of the construction drawings.
- Only fire hydrants conforming to City of Columbus standards will be approved for use.
- All water lines shall be disinfected according to item 801.13 of the Standard Specifications. Special attention is directed to applicable sections of American Water Works Association specification C-651, particularly for flushing (Section 5) and for chlorinating valves and fire hydrants (Section 7). Pressure testing shall be performed in accordance with Section 801.12 of the City of Columbus Construction and Material Specifications. When water lines are ready for disinfection, the City of Dublin shall submit two (2) sets of "as-built" plans, and a letter stating that the water lines have been pressure tested and need to be disinfected, to the City of Columbus, Division of Water. The Contractor shall be responsible for all costs associated with the disinfection of all water lines construction per this plan. Pressure testing shall be performed in accordance with Section 801.12 of the City of Columbus Construction and Material Specifications.
- The Contractor shall point all fire hydrants according to City of Dublin standards. The cost of pricing fire hydrants shall be included in the contract unit price for fire hydrants.
- No water taps or service connections (e.g., to curb stops or meter pits) may be issued until adjacent public water lines serving the construction site have been disinfected by the City of Columbus Division of Water and have been accepted by the City Engineer. A tap permit for each water service must be obtained from the City of Dublin and the City of Columbus Division of Water before making dry taps into public water lines.
- The Contractor shall notify the City of Columbus Division of Water at 645-7788 and the City of Dublin Division of Engineering at least 24 hours before tapping into existing water lines.
- All bends, joint deflections and fittings shall be backed with concrete per City of Columbus standards.
- The Contractor shall give written notice to all affected property owners at least 1 working day but not more than 3 working days prior to any temporary interruption of water service. Interruption of water service shall be minimized and must be approved by the City Engineer.
- Curb stop boxes shall be located at least 1 foot inside the right-of-way and set at finished grade.
- If the top of the operating nut of any valve is greater than 36 inches below finished grade, an extension stem shall be furnished to bring the top of the operating nut to within 24 inches of finished grade elevation.
- All water lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of water line. Water lines shall be set deeper at all points where necessary to clear existing or proposed utility lines or other underground restrictions by a minimum of 18 inches.

- The Contractor shall make proper arrangements with the Dublin Service Department and the Columbus Division of Water for the use of fire hydrants when used for work performed under this contract and provide the City of Dublin a copy of the Hydrant Usage Permit obtained from the City of Columbus. The Contractor shall also send a copy of permits obtained from Dublin and Columbus to the Washington and/or Perry Township Fire Department. Permits shall be kept at the construction site at all times.
- Before the final estimate is paid, the Contractor shall submit a letter from the City of Columbus Division of Water to the City Engineer stating that the Contractor has returned the Siamese Valve to the City of Columbus and has paid all costs arising from the use of the fire hydrants.

USE OF FIRE HYDRANTS

- The Contractor shall make proper arrangements with the Dublin Service Department and the Columbus Division of Water for the use of fire hydrants when used for work performed under this contract and provide the City of Dublin a copy of the Hydrant Usage Permit obtained from the City of Columbus. The Contractor shall also send a copy of permits obtained from Dublin and Columbus to the Washington and/or Perry Township Fire Department. Permits shall be kept at the construction site at all times.
- Before the final estimate is paid, the Contractor shall submit a letter from the City of Columbus Division of Water to the City Engineer stating that the Contractor has returned the Siamese Valve to the City of Columbus and has paid all costs arising from the use of the fire hydrants.

SITE CLEARING

Clearing & grubbing may be required as a part of this Contract improvement work. The Contractor shall field review the extent of site clearing with the Owner. No clearing shall be performed until formal authorization has been obtained from the Owner.

Establishment of this work shall include the offsite removal and disposal of all stumps and clearing debris unless otherwise directed by the Owner.

EARTHWORK - GENERAL

The Contractor shall be responsible for the suitability of soils to be used for embankments.

Stockpiling of top soil and/or excess material for these improvements or offsite hauling of topsoil/suitable material, etc. shall be coordinated with the Owner. Appropriate measures for sedimentation control of the onsite stockpiles shall be provided as a matter of general practice in accordance with the required standards referenced as a part of the details shown on Sheet C-2.0. It is the Contractor's responsibility to assure that a sufficient amount of topsoil remains as shown on the plans.

Provide four (4) inches of topsoil and seed all areas disturbed by construction.

Prior to beginning embankment construction, proof roll existing subgrade in the presence of the testing agency and repair any failing areas in accordance with the recommendations of the testing agency.

Backfill any excavation under pavement or sidewalk per CMSG Item 912 and any excavation in grass areas per CMSG Item 911. Backfill trenches for removed utilities per CMSG Item 901.17.

Grading shown on the approved grading plan is necessary to provide surface drainage of the proposed development and shall be maintained during construction.

All fill under demolished building areas shall be placed in uniform 8-inch lifts and compacted in a controlled manner to at least 98% of the maximum dry unit weight obtained in the laboratory by the "standard" Proctor compaction test (ASTM D698). Moisture content of the new shall be in the range of +/-2 percent of the optimum moisture content determined by ASTM D698. Fill shall not be placed in a frozen condition or upon a frozen subgrade. The Contractor shall endeavor to separate topsoil and unsuitable material from suitable fill material.

Excess topsoil may be used as fill material in the top two (2) feet of the landscape screening mounds. The soil shall be placed as described above with a maximum dry density of 90% Standard Proctor.

The proposed elevations/contours shown on the plans are finished grade.

All work shall be monitored and observed by a registered soils engineer employed and paid for by the Owner. It shall be the Contractor's responsibility to contact the soils engineer prior to commencement of any fill placement. The Contractor shall contact the soils engineer as many times as necessary during construction to ensure the soils engineer is on-site during all fill operations.

DUST CONTROL

The Contractor shall be responsible for providing dust control measures in accordance with CMSG Item 616. Dust control operations shall be performed on a periodic basis and/or as directed by the Owner to alleviate or prevent the dust nuisance originating within the project work limits. Calcium chloride on areas to be seeded and mulched will not be permitted. The cost for all dust control measures shall be included in the price bid.

DEWATERING

In the event that dewatering is necessary, the Contractor is required to prepare a dewatering plan that will describe how the dewatering operation will be completed and how the pump effluent will be managed. This plan will be presented to the City for review prior to any dewatering operations.

The Contractor shall convey all trench water to a natural drainage channel or storm sewer without damage to property. The Contractor shall be responsible to place and maintain the necessary sediment control measures to filter the dewatering discharge.

RESTORATION AND CLEAN UP

Inconvenience to the adjacent property owners and to the traveling public shall be kept to an absolute minimum. All work is to continue on a uniform basis and on schedule, particularly the restoration and clean up of disturbed areas after construction.

Contractor shall provide at a minimum daily street cleaning and immediate cleaning as necessary per General Note on Sheet 2. Cleaning shall be performed on adjacent public roadways at the end of each day.

All fences, signs, drainage structures, valves, landscaping, etc. removed, disturbed or damaged during work within PUBLIC RIGHT-OF-WAYS, EASEMENT AREAS and/or under the project improvements shall be restored to their original condition by the Contractor unless otherwise specified. Payment for same shall be included in the price bid.

SEEDING

The limits of seeding end mulching are assumed to be the Limits of Disturbance as indicated on this sheet. All areas not designated to be seeded shall remain under natural ground cover. Those areas disturbed outside the seeding limits shall be seeded and mulched at the Contractor's expense.

"Temporary seeding" No area for which grading has been completed shall be left unseeded or unmulched for longer than 14 days. If permanent seed is not applied at this time, temporary seeding shall be done at the following rates:

Item	Quantity	Unit
March 1 to August 15	2 lbs./1,000 Sq.Ft.	Seed: Oats
	12 1/2 lbs./1,000 Sq.Ft.	Fertilizer: (12:12:12)
	2 tons/acre	Mulch: (Straw or Hay)
August 15 to November 1	2 lbs./1,000 Sq.Ft.	Seed: Annual Rye
	12 1/2 lbs./1,000 Sq.Ft.	Fertilizer: (12:12:12)
	2 tons/acre	Mulch: (Straw or Hay)
November 1 to March 1	2 tons/acre	Mulch (ONLY): (Straw or Hay)
	4 lbs./1,000 Sq.Ft.	Seed: (ONLY): (Straw or Hay)
	25 lbs./1,000 Sq.Ft.	Mulch (ONLY): (Straw or Hay)

"Permanent seeding" shall be done between March 15 and October 15. If seeding is done between October 15 and March 15, it shall be classified as "Temporary Seeding." Permanent seeding mix shall be proportioned by weight as follows:

- 10% Nulife or Blue Chip Kentucky Bluegrass
 - 10% percent Coddessgrass or Coolkeeper Perennial Ryegrass
 - 80% percent Quest, Inferno, Arid 3 and/or Pixie Turf-type Tall Fescue
- Seeding rate shall be 5 to 8 lbs per 1000 square feet.

Permanent seeding shall consist of fertilizing, watering and seeding rates indicated under item 659. Seeding shall be applied within seven (7) days after final grading or following seed bed preparation. Seeded lawns, if specified, shall match seeded lawns.

CONTRACTOR RESPONSIBILITIES

Details have been provided on this plan in an effort to help the Contractor provide erosion and sedimentation control. The details shown on the plan shall be considered a minimum. Additional or alternative details may be found in the O.D.N.R. Manual "Soilwater and Land Development." The Owner and Contractor shall be solely responsible for providing necessary and adequate measures for proper control of erosion and sediment, unoff from the site along with proper maintenance and inspection in compliance with the NPDES General Permit for Storm Discharges Associated with Construction Activity. The Contractor shall maintain a record of maintenance and inspection for the project.

The Contractor shall provide a schedule of operations to the Owner. The schedule should include a sequence of the placement of the sedimentation and erosion control measures that provides for continual protection of the site throughout the entire moving activities.

Prior to Construction Operations in a particular area, all sedimentation and erosion control features shall be in place. Field adjustments with respect to locations and dimensions may be made by the Engineer.

It may become necessary to remove portions of sedimentation controls during construction to facilitate the grading operations in certain areas. However, the controls shall be replaced upon grading or during any inclement weather.

The Contractor shall be responsible to ensure that off-site tracking of sediments by vehicles and equipment is minimized. All such off-site sediment shall be cleaned up daily.

MAINTENANCE

It is the Contractor's responsibility to maintain the sedimentation and erosion control features on this project. Any sediment or debris that has reduced the efficiency of a control shall be removed immediately. Should a structure or feature become damaged, the Contractor shall repair or replace it at no cost to the Owner.

Street cleaning is required through the duration of the construction project. This includes sweeping, power cleaning and manual (if necessary) removal of dirt or mud in the street.

STAVROFF INTERESTS, LTD.

CITY OF DUBLIN, HANSHAN COUNTY, OHIO

FOR THE

DEMOLITION & WATER SERVICE MODIFICATIONS

DUBLIN VILLAGE CENTER

6700 VILLAGE PARKWAY

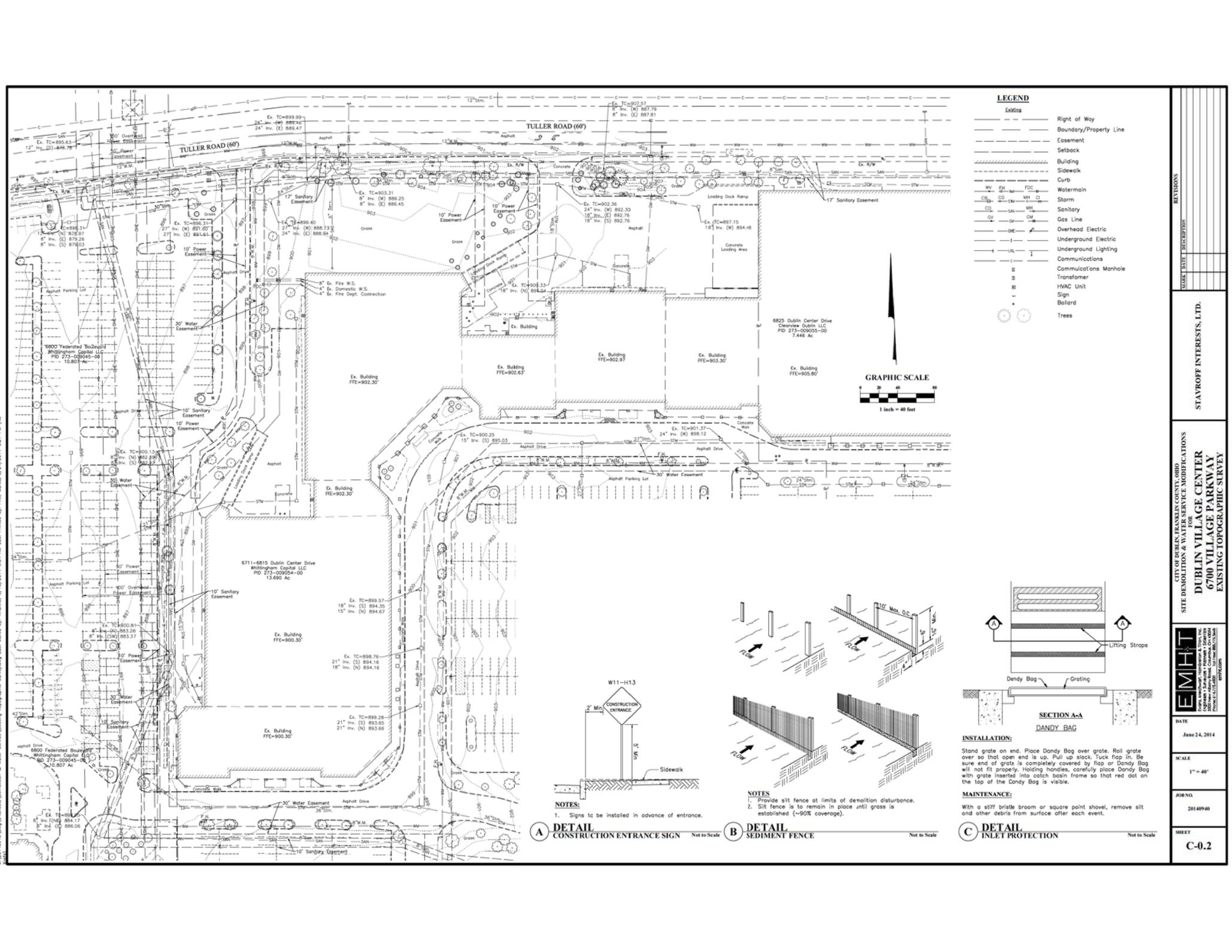
GENERAL NOTES

DATE: June 24, 2014

SCALE: 1" = 40'

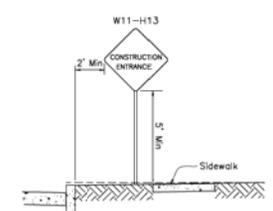
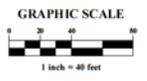
JOB NO: 20110940

SHEET: C-0.1



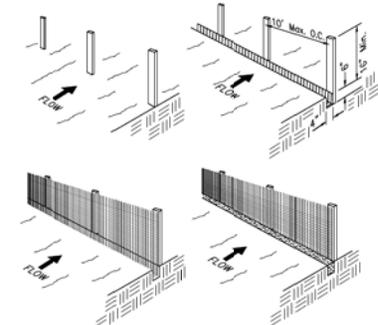
LEGEND

Existing	Right of Way
Boundary/Property Line	Easement
Setback	Building
Sidewalk	Curb
Watermain	Storm
Sanitary	Gas Line
Overhead Electric	Underground Electric
Underground Lighting	Communications
Communications Manhole	Transformer
HWAC Unit	Sign
Ballard	Trees



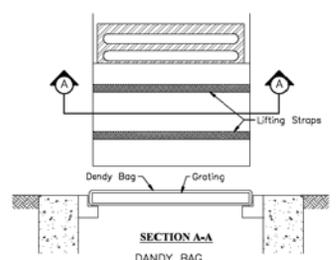
NOTES:
1. Signs to be installed in advance of entrance.

A **DETAIL CONSTRUCTION ENTRANCE SIGN** Not to Scale



NOTES:
1. Provide silt fence at limits of demolition disturbance.
2. Silt fence is to remain in place until grass is established (~90% coverage).

B **DETAIL SEDIMENT FENCE** Not to Scale



INSTALLATION:
Stand grate on end. Place Dandy Bag over grate. Roll grate over so that open end is up. Pull up slack. Tuck flap in. Be sure end of grate is completely covered by flap or Dandy Bag will not fit properly. Holding handles, carefully place Dandy Bag with grate inserted into catch basin frame so that red dot on the top of the Dandy Bag is visible.

MAINTENANCE:
With a stiff bristle broom or square point shovel, remove silt and other debris from surface after each event.

C **DETAIL INLET PROTECTION** Not to Scale

DATE: 06/24/2014
TIME: 10:00 AM
DRAWN BY: J. W. BROWN
CHECKED BY: J. W. BROWN

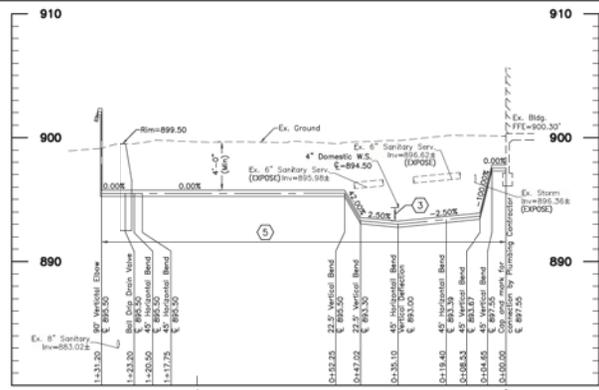
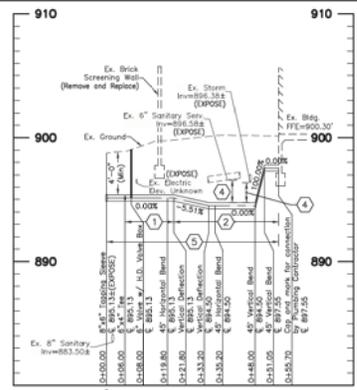
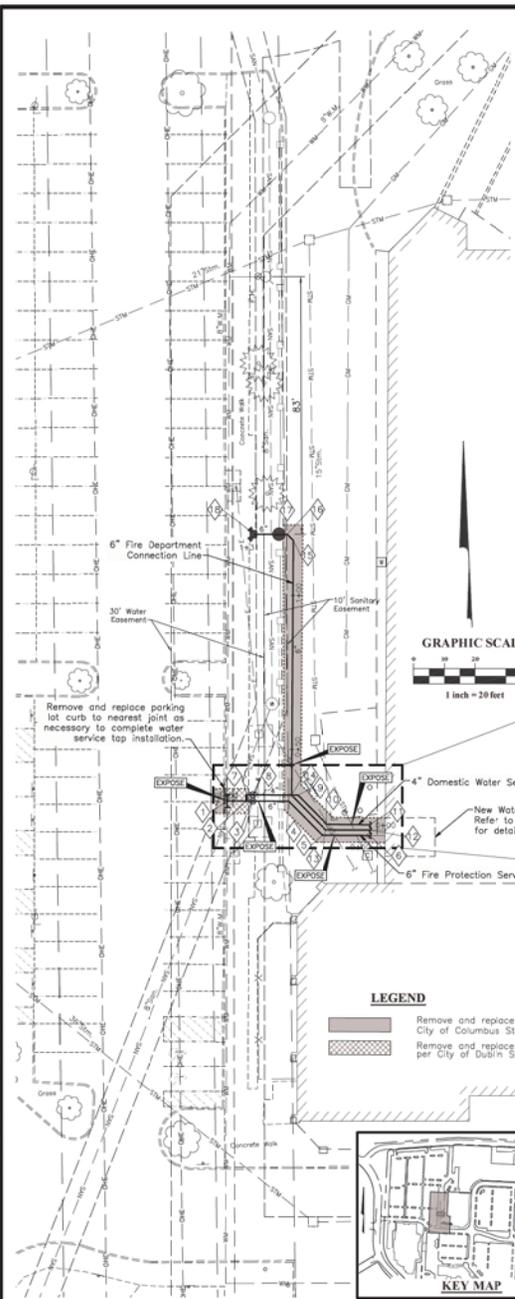
STAVROFF INTERESTS, LTD.

CITY OF DUBLIN, HANKSIN COUNTY, OHIO
FOR
DUBLIN VILLAGE CENTER
6700 VILLAGE PARKWAY
EXISTING TOPOGRAPHIC SURVEY

EMHT
Engineering, Mapping, Hydrology, Topography
10000 North State Road, Columbus, OH 43240
614.891.4400
www.emht.com

DATE: June 24, 2014
SCALE: 1" = 40'
JOB NO: 20140940
SHEET: C-0.2

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Water Service Profile
Horizontal Scale: 1" = 20'
Vertical Scale: 1" = 2'

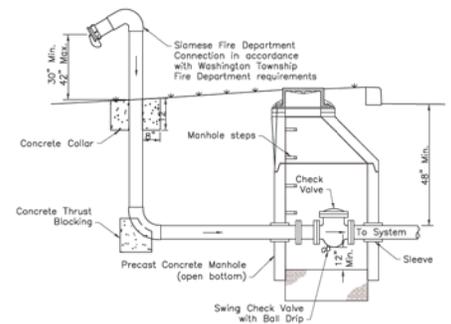
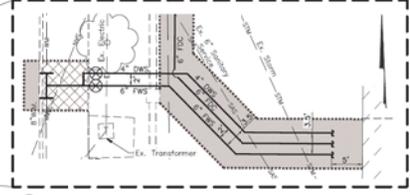
6" Fire Department Connection Profile
Horizontal Scale: 1" = 20'
Vertical Scale: 1" = 2'

WATER PROFILE NOTES

- Six inch fire protection service shown for clarity. Four inch Domestic water service shall be installed in parallel with same centerline elevations.

CODED NOTES

- Domestic service offset 2'-0"
- Domestic service offset 3'-6"
- Provide 12" minimum concrete at water line crossing.
- Maintain 18" minimum cover (outside to outside) between water line and existing utility.
- Provide backfill per CMSC item 912.



NOTES

- FDC shall be approved and shall meet the requirements of the Washington Township Fire Department.
- Provide necessary fittings to connect to the FDC and a structure large enough to accommodate the check valve and equipment. Cost to be included in the price bid for the Fire Department Connection, Complete, As Per Plan.

WATER SERVICE COORDINATES							
ACADEMIC BUILDING WATER SERVICE CONNECTION							
DESCRIPTION	WATER SERVICE	STATION	DESIGN NORTHING	DESIGN EASTING	AS-BUILT NORTHING	AS-BUILT EASTING	AS-BUILT ELEVATION
1	8"x6" Tapping Sleeve	Fire	0+00.00	767692.6787	1801515.5810		
2	6"x6"x4" Tee	Fire	0+06.00	767692.3699	1801521.5730		
3	6" Valve w/ Columbus Heavy Duty Valve Box	Fire	0+08.00	767692.2669	1801523.5704		
4	6" 45° Bend	Fire	0+19.80	767691.6598	1801535.3494		
5	6" 45° Bend	Fire	0+35.20	767680.1786	767680.1786		
6	End 6" Fire Protection Service 5'-0" Outside Building	Fire	0+55.70	767679.3449	1801561.1088		
7	4" 90° Bend	Domestic	0+06.00	767694.4203	1801521.6661		
8	4" Valve w/ Columbus Heavy Duty Valve Box	Domestic	0+08.00	767694.2643	1801523.6733		
9	4" 45° Bend	Domestic	0+20.50	767693.5622	1801536.3293		
10	4" 45° Bend	Domestic	0+36.70	767693.5055	1801538.3959		
11	End 4" Domestic Service 5'-0" Outside Building	Domestic	0+55.70	767683.5954	1801547.2914		
12	Begin 6" Fire Dept. Connection 5'-0" Outside Bldg.	Fire	0+00.00	767682.8398	1801561.2973		
13	6" 45° Bend	FDC	0+19.40	767681.0923	1801561.2030		
14	6" 45° Bend	FDC	0+35.10	767681.8679	1801546.8264		
15	6" 45° Bend	FDC	1+17.75	767776.0673	1801540.7803		
16	6" 45° Bend	FDC	1+20.50	767776.1592	1801538.8903		
17	4" Dia. Manhole Drain Structure	FDC	1+23.20	767776.2848	1801536.2453		
18	Remote Siemese Fire Department Connection	FDC	1+31.20	767776.6642	1801528.2543		

LEGEND

- Remove and replace pavement per City of Columbus Std. Dwg. 1441
- Remove and replace concrete sidewalk per City of Dublin Std. Dwg. RD-05



WATER SERVICE NOTES (City of Columbus)

- No water service construction, before or after meter(s), shall begin prior to the water service permit(s) being issued and fee payment(s) to the Columbus Division of Water (DOW).
- Site utility contractor installing any water service pipe from water main thru and after meter(s) shall have a current City of Columbus water service license per the Columbus City Code 1103 and 4114.
- The City of Columbus "C.M.S.C." 2012 edition shall govern all water service work from water main to and including the meter(s) and meter bypass and backflow preventer(s). Provide all water supply lines and all appurtenances in accordance with CSMC Section 800.
- A) There shall be a minimum ten foot horizontal and 18 inch vertical separation between water taps, water services, private water systems and any sanitary and/or storm sewer systems per the ten states standards 8.8.2 and 8.8.3.
B) For instances where ten feet of horizontal separation cannot be obtained from a sewer structure, the water line shall be installed such that the structure is centered between the pipe joints on a full length (18 foot minimum) piece of water pipe.
- Site utility contractor shall call 614-645-5781 to request an inspection and pressure test of 8"x6" tapping sleeve and valve installations. A 24 hour advance notice is required.
- A) Site utility contractor shall call 614-645-5781 for inspection of 3" and larger domestic and/or fire protection water services and/or pressure tests from right of way valves thru the meters. A 24 hour advance notice is required.
B) All water mains shall be pressure tested in accordance with Section 801.14 of the City of Columbus Construction and Material Specification, with the following exception: 150 psi of pressure shall be maintained for at least two hours on any tested section. The City may not approve any test lasting less than two hours regardless of the amount of leakage.
- All 4" thru 12" water service pipe shall be ductile iron from water main thru meter setting(s) including the meter bypass.
- 4" and 6" meter setting shall be per Columbus DOW Standard Detail Drawings L-5317 A, B, C, and E date 5/14/13.
- Backflow prevention assembly to be installed, where required, per Columbus Division of Water standard detail drawings L-8002 A through G dated 5/16/13. To request an inspection the contractor shall call 614-645-5781. A 24 hour advance notice is required. The contractor shall call 614-645-6674 with installation questions.
- Existing right of way line(s) shall be staked at 10 foot increments by a State of Ohio licensed surveyor when the water main top and water service are installed and inspected by the Columbus Division of Water.
- A) Existing water service taps 2" and smaller shall be abandoned per CMSC item 816.03. Remove all visible valve boxes on abandoned water line no longer in service. Remove and replace pavement in accordance with Columbus Standard Drawing 1441. Site utility contractor shall call 614-645-7330 for inspection of the abandonment. A 24-hour advance notice is required.
B) Existing tops larger than 2" shall be abandoned by cutting existing tee and valve from 8" water main. Contractor shall then install 6" of 8" D.I.P. with 2 Hyrax C.I. to D.I.P. couplings and polywrapping all exposed 8" water main. Site utility contractor shall contact Lewis Flemister at 614-645-7677 to arrange top abandonment, water main shut off and inspection of this work.
- The site contractor shall be responsible for the horizontal and vertical deflection and/or bends of the water lines or services in accordance with the manufacturer's specifications.
- All water lines shall be laid with a minimum of 4' of cover from the finished grade to the top of water pipe.
- An extension stem shall be furnished for all valves with the top of its operating nut more than 38" below finished grade. The top of the operating nut shall be brought to within 24" of finished grade.
- All water lines/services under pavement or sidewalk shall be backfilled with compacted material as per item 912 to 96% standard proctor density (minimum). Water services not within pavement or sidewalk limits may be backfilled per item 911, compacted to the density of the surrounding ground.
- All trenches shall be backfilled or securely plated during non-working hours.
- The Contractor shall expose existing waterline valve sufficiently in advance of laying pipe or duct in order that the Engineer may determine the exact elevation and make any necessary adjustments. Contractor is responsible to locate all public and private utility lines affected by this project. Cost of the above shall be included in the price bid for the various improvement items. No separate payment shall be made.
- All exposed water main and all water service pipe 3" and larger shall be polywrapped per AWWA Spec C-105 to a point 10' past the right of way valve(s).
- Water service(s) shall be flushed by the site utility contractor prior to meter installation. Any meter damage caused by non-flushing shall be paid by the site utility contractor.
- 4" and larger private water system pipe material shall be ductile iron, AWWA C-900 or C-109 pipe only.

Water Service Plan: WSPXXXX
Tax Parcel I.D.: 273-009054
Sheet 2 of 2

REVISIONS

NO.	DATE	DESCRIPTION

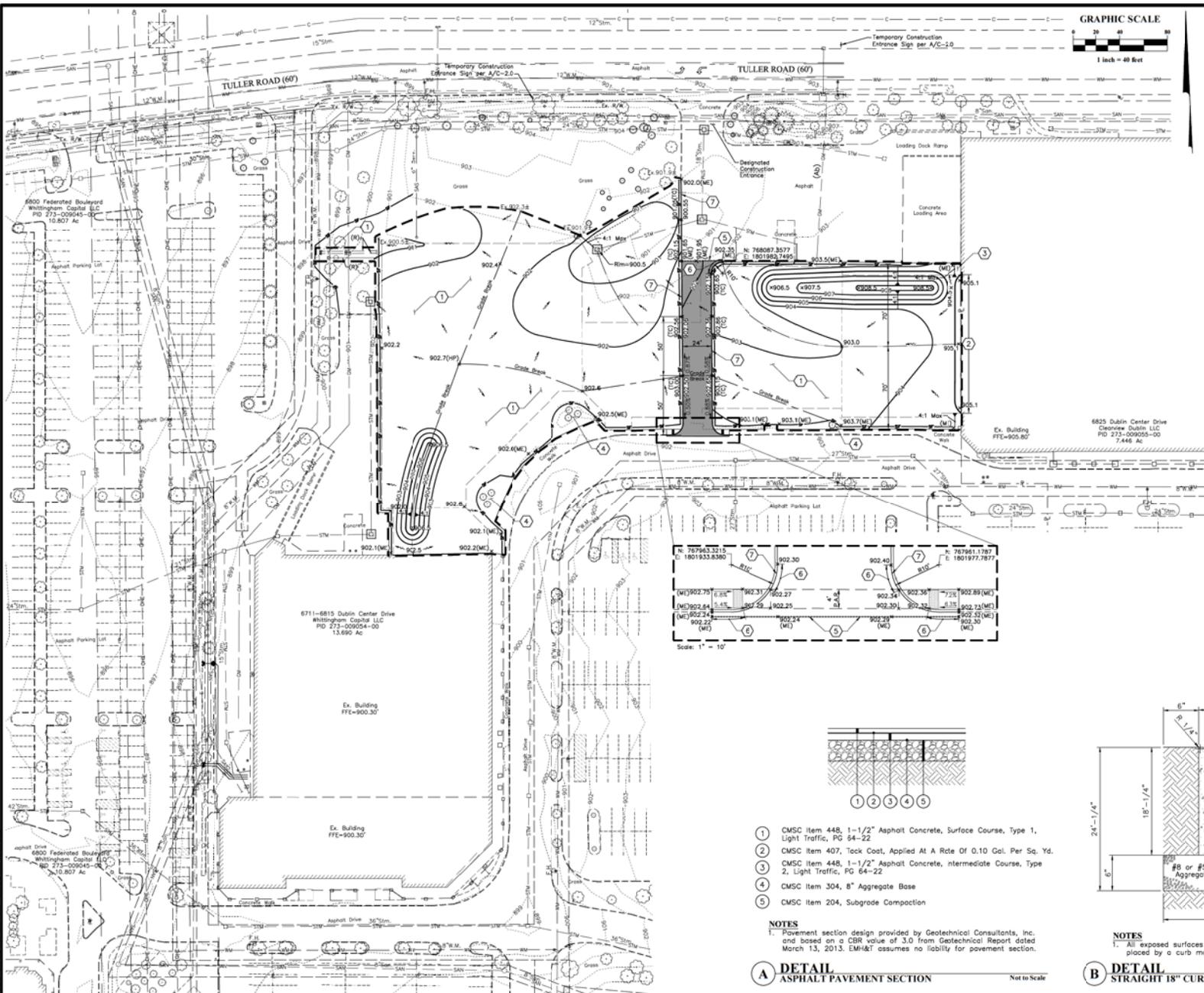
CITY OF DUBLIN, HANSHAN COUNTY, OHIO
SITE DEMOLITION & WATER SERVICE MODIFICATIONS
FOR
DUBLIN VILLAGE CENTER
6700 VILLAGE PARKWAY
WATER SERVICE PLAN

STAVROFF INTERESTS, LTD.

EMHT
Engineering, Mechanical, Hydro, and Traffic
10000 North State Road, Columbus, OH 43240
(614) 891-1100
www.emht.com

DATE: June 24, 2014
SCALE: 1" = 40'
JOB NO.: 2014049
SHEET: C-1.0

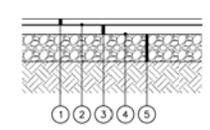
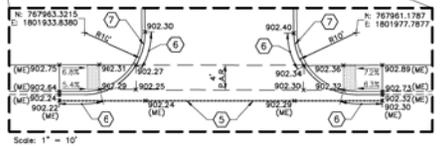
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LEGEND

	Limits of grading and seeding
	Proposed Sediment Fence (B/C-0.2)
	Proposed Drainage Swale
	Storm Inlet Protection (C/C-2.0)
	Flow Arrow
	Proposed Asphalt Pavement (A/C-2.0)
	Detectable Warning Plate per City of Columbus Supplemental Spec. 1551
	Meet Existing
	Top of Curb

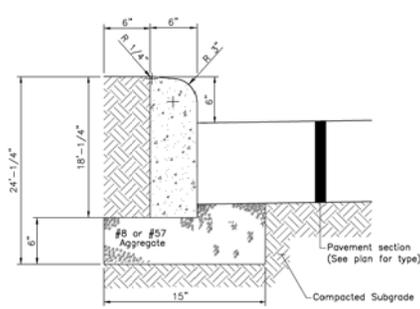
- CODED NOTES**
- ① Provide a minimum of 4-inches of topsoil and seed all areas disturbed by demolition. Seed areas in accordance with the notes found on sheet C-0.1.
 - ② Maintain a foundation reveal of 8-inches along existing building wall. Slope at 4:1 away from building wall. Grade at building shall be 905.1'.
 - ③ Slope grade to match existing grade at retaining wall.
 - ④ Protect existing trees and landscaping to remain.
 - ⑤ Sawcut existing asphalt pavement full depth maintaining neat, straight lines.
 - ⑥ Taper curb reveal height from 6" to flush.
 - ⑦ Proposed curb per B/C-2.0



- ① CMSC Item 448, 1-1/2" Asphalt Concrete, Surface Course, Type 1, Light Traffic, PG 54-22
- ② CMSC Item 407, Tack Coat, Applied At A Rate Of 0.10 Gal. Per Sq. Yd.
- ③ CMSC Item 448, 1-1/2" Asphalt Concrete, Intermediate Course, Type 2, Light Traffic, PG 64-22
- ④ CMSC Item 304, 8" Aggregate Base
- ⑤ CMSC Item 204, Subgrade Compaction

NOTES
 1. Pavement section design provided by Geotechnical Consultants, Inc. and based on a CBR value of 3.0 from Geotechnical Report dated March 13, 2013. EM&T assumes no liability for pavement section.

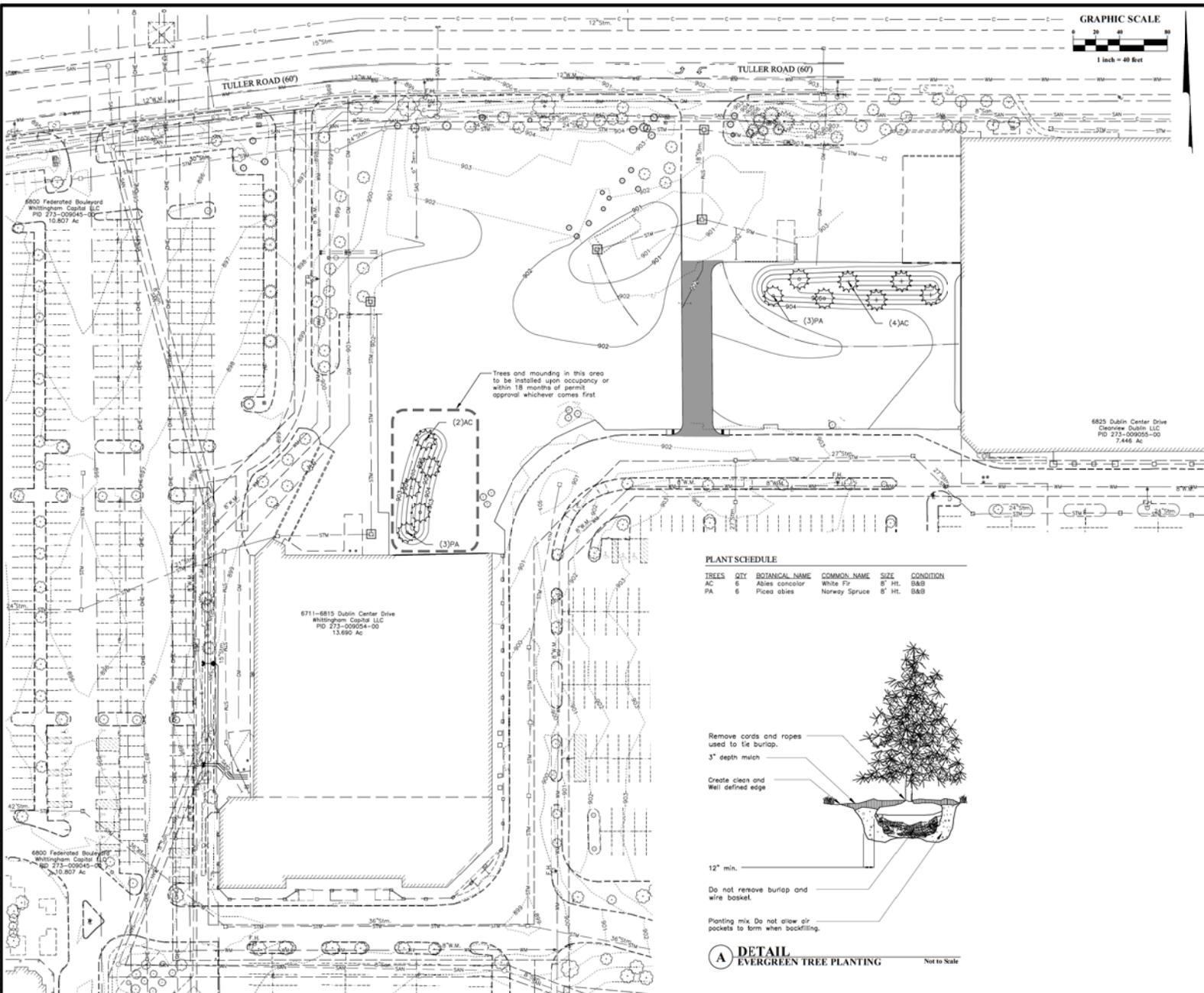
A DETAIL ASPHALT PAVEMENT SECTION Not to Scale



NOTES
 1. All exposed surfaces of curb shall have a brush finish unless placed by a curb machine.

B DETAIL STRAIGHT 18" CURB Not to Scale

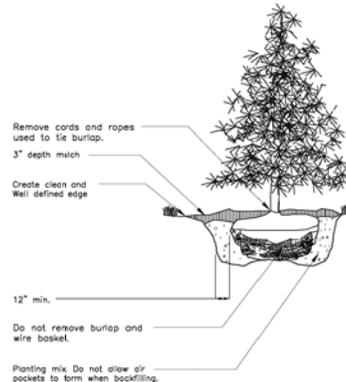
CITY OF DUBLIN, HANKS COUNTY, OHIO FOR DUBLIN VILLAGE CENTER 6700 VILLAGE PARKWAY GRADING AND EROSION & SEDIMENT CONTROL PLAN	STAVROFF INTERESTS, LTD.
CITY OF DUBLIN, HANKS COUNTY, OHIO FOR DUBLIN VILLAGE CENTER 6700 VILLAGE PARKWAY GRADING AND EROSION & SEDIMENT CONTROL PLAN	EM&T ENGINEERING & MATERIALS TECHNOLOGY, INC. 11000 N. STATE ROUTE 1, SUITE 100 DUBLIN, OHIO 43017 614.885.4776 www.emandt.com
DATE	June 24, 2014
SCALE	1" = 40'
JOB NO.	20140940
SHEET	C-2.0



- GENERAL NOTES**
- Prior to installation, the landscape contractor shall inspect the general site conditions and verify the subgrade, elevations, utility locations and topsoil provided by general contractor. The landscape contractor shall notify the general contractor of any unsatisfactory conditions and work shall not proceed until such conditions have been corrected and are acceptable to the landscape contractor.
 - All plants shall meet or exceed standards set in the American Standard for Nursery Stock, ANSI Z60.1, 2004. All plants shall equal or exceed the measurements and sizes specified in the schedule.
 - All planting operations shall adhere to American Nursery & Landscape Association standards unless noted otherwise.
 - Substitutions shall be permitted with notification and written approval from the Landscape Architect and City of Dublin Landscape Inspector. Substituted material shall be equivalent or greater in size than the specified plant. Substituted plants shall have the same essential characteristics and growth habit of the specified plant.
 - Confirm location of all utilities and subsurface drain lines prior to plant installation.
 - Contractor may slightly field adjust plant locations as necessary to avoid utilities. Finished planting beds shall be graded to provide positive drainage.
 - Contractor shall repair all lawn areas disturbed during construction with seed and straw or a healthy, weed free lawn prior to project acceptance.
 - Seed all areas within contract limits that are not covered by paving, buildings or planting beds unless otherwise noted. Seeding shall not begin until area has received topsoil and finished grade.
 - Mulch trees with shredded hardwood mulch of uniform dark brown color. It shall be free of twigs, leaves, clippings, pest or other material unhealthy or injurious to plants. Average applied thickness shall be 3" depth. Mulch hedges in a continuous bed.
 - Mulch rings edges shall be smooth, consistent, hand trenched 6" deep and "Y" shaped unless otherwise noted. All excavated material shall be removed from the bed edge and tree ring.
 - Install all plants in accordance with planting details and specifications.
 - Prepared planting mix shall be mixed on site and consist of one part topsoil, one part soil amendment, one part soil from excavation. Topsoil ASTM D2026, in range of 0.5 to 2, min. 4 percent organic material, free of stones 1 inch and larger. Soil amendment: Source separated yard waste compost from an Ohio EPA related class IV compost facility.
 - Lawn areas to be backfilled with topsoil to a minimum settled thickness of 4 inches.
 - All trees and lawns to be fertilized with a commercial grade fertilizer consisting of fast and slow release nitrogen.
 - Contractor to determine plant list quantities from the plan. Graphic representation on plan supersedes in case of discrepancy with quantities on schedule.
 - Any item or area damaged during construction shall be repaired or replaced to its original condition at the contractor expense.
 - Contractor shall thoroughly water all plants at time of installation and as needed until project acceptance by Owner. Contractor shall guarantee all plants installed for one full year from date of acceptance by the Owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
AC	6	Abies concolor	White Fir	8' HT. B&B	
PA	6	Picea abies	Norway Spruce	8' HT. B&B	



A **DETAIL**
EVERGREEN TREE PLANTING Not to Scale

DATE	DESCRIPTION

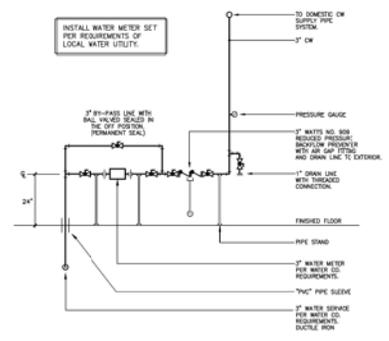
STAVROFF INTERESTS, LTD.

CITY OF DUBLIN HANKINS COUNTY, OHIO
FOR
SITE DEMOLITION & WATER SERVICE MODIFICATIONS
DUBLIN VILLAGE CENTER
6700 VILLAGE PARKWAY
LANDSCAPE PLAN

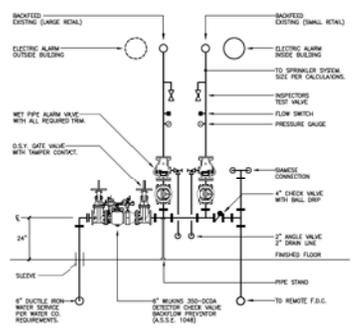


DATE	June 24, 2014
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JOB NO.	20140940
SHEET	L-1.0

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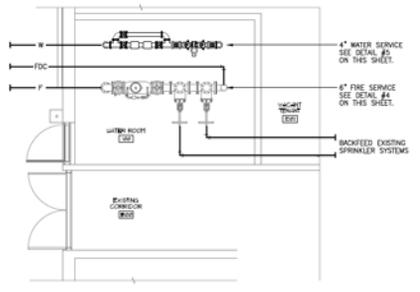


5 WATER METER DETAIL
 SD-1.1/ N.T.S.

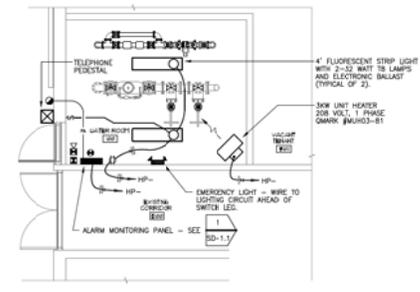


ALL VALVES SHALL BE RATED FOR MINIMUM 175 P.S.I.

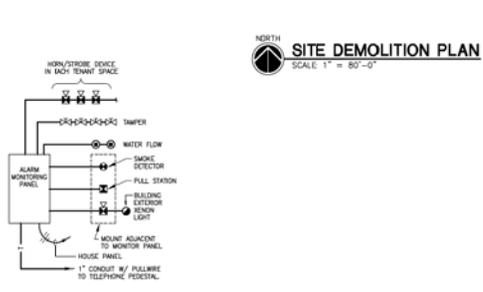
4 WET PIPE FIRE RISER DETAIL
 SD-1.1/ N.T.S.



3 NEW WATER SERVICE ROOM PLUMBING PLAN
 SD-1.1/ SCALE: 1/4" = 1'-0"



2 NEW WATER SERVICE ROOM ELECTRIC PLAN
 SD-1.1/ SCALE: 1/4" = 1'-0"



1 MONITOR SYSTEM PANEL RISER DIAGRAM
 SD-1.1/ NO SCALE



SITE DEMOLITION PLAN
 SCALE: 1" = 80'-0"

- SITE DEMOLITION NOTES**
- EXISTING BUILDING TO BE REMOVED. REMOVE ALL EXISTING UTILITIES. COORDINATE WITH EACH UTILITY COMPANY.
 - EXISTING BUILDING TO REMAIN. RETAIN EXISTING UTILITIES.
 - AEP TRANSFORMER TO BE REMOVED. COORDINATE REMOVAL OF CONDUIT, WIRING AND PAD.
 - EXISTING ELECTRIC METER CENTER. REMOVE ENTIRELY.
 - EXISTING AT&T TELEPHONE SERVICE PEDAESTAL. REMOVE ENTIRELY. COORDINATE WITH AT&T.
 - EXISTING GAS METER. COORDINATE REMOVAL WITH COLUMBIA GAS.
 - MAINTAIN EXISTING PARKING LOT LIGHTING.
 - ADD HORN/STROBE DEVICE IN EACH EXISTING TENANT SPACE. (REMOVE EXISTING FIRE ALARM HORNS)