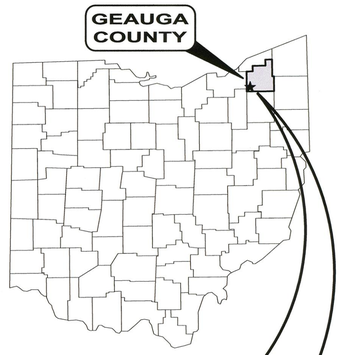
CONSTRUCTION PLANS
FOR
GEAUGA PARK DISTRICT

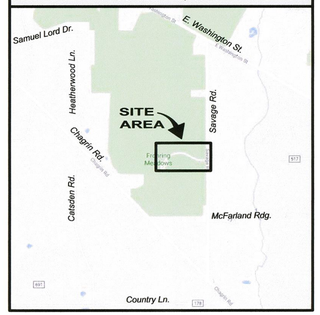
INFORMATION ONLY

FROHRING MEADOWS IMPROVEMENTS

SITE PLAN
SCALE: 1" = 50'



VICINITY MAP
SCALE: 1" = 2,000'



OUPS TICKET NUMBERS:
B820800603-00B
B821300376-00B

OHIO Utilities Protection SERVICE
Call Before You Dig
1-800-362-2764
CALL TWO WORKING DAYS BEFORE YOU DIG
(NON MEMBERS MUST BE CALLED DIRECTLY)

CONTACTS

OWNER:
GEAUGA PARK DISTRICT
9160 ROBINSON ROAD
CHARDON, OHIO 44024
PHONE: 440-279-0813
CONTACT: MATTHEW MCCUE, PLA, ASLA, CLARB
DIRECTOR OF PLANNING & OPERATIONS

SURVEYOR:
CT CONSULTANTS, INC.
8150 STERLING COURT
MENTOR, OHIO 44060
PHONE: 440-951-9000
CONTACT: THOMAS M. MEEKS, P.S.

SITE-CIVIL ENGINEER:
CT CONSULTANTS, INC.
8150 STERLING COURT
MENTOR, OHIO 44060
PHONE: 440-951-9000
CONTACT: JUSTIN HASELTON, P.E.
EMAIL: JHASELTON@CTCONSULTANTS.COM

LANDSCAPE ARCHITECT
CT CONSULTANTS, INC.
8150 STERLING COURT
MENTOR, OHIO 44060
PHONE: 440-530-2372
CONTACT: RICH WASHINGTON, ASLA

ARCHITECT:
CT CONSULTANTS, INC.
8150 STERLING COURT
MENTOR, OHIO 44060
PHONE: 440-951-9000
CONTACT: ANDY TOROWSKI, AIA

ELECTRICAL ENGINEER:
CT CONSULTANTS, INC.
7965 NORTH HIGH STREET #304
COLUMBUS, OHIO 43235
PHONE: 216-779-0028
CONTACT: NIKOLAY SHATALOV, P.E.

GEOTECHNICAL
PROFESSIONAL SERVICE INDUSTRIES, INC.
5555 CANAL ROAD
CLEVELAND, OHIO 44125
PHONE: 216-447-1335
CONTACT: A. VEERAMANI, P.E.

ZONING INFORMATION

ZONING	PASSIVE PUBLIC PARK DISTRICT (CH 142)	
LOT SIZE		290 AC.±
SETBACKS	BUILDING FROM ROW	493'
	PARKING FROM ROW	511'
PARKING	EXISTING SPACES	59
	PROPOSED SPACES	10
	STALL SIZE	10'X18'
	IMPERVIOUS SURFACES	11,600 SF
BUILDINGS	PAVILIONS	11.75' HT 468 SF EA.
	RESTROOM	11.50' HT 82.67 SF
	SPACING BETWEEN PAVILIONS	18'
	SPACING PAVILION TO RESTROOM	63'

DRAWING INDEX

NO.	SHEET NAME
C-0	COVER
C101	GENERAL NOTES
C110	LAYOUT PLAN
C120	GRADING PLAN
C130	STORM WATER POLLUTION PREVENTION PLAN
C131	STORM WATER POLLUTION PREVENTION PLAN
C140	STANDARD DETAILS
C141	STANDARD DETAILS
A100	FLOOR PLAN & ELEVATIONS
A101	RESTROOM PLAN AND DETAILS
E100	ELECTRICAL PLAN
L100	LANDSCAPE PLAN
L110	LANDSCAPE DETAILS
L111	LANDSCAPE DETAILS
L200	LANDSCAPE SPECIFICATIONS
L201	LANDSCAPE SPECIFICATIONS

ELECTRICAL ENGINEER'S SEAL

THIS IS TO CERTIFY THAT GOOD ENGINEERING PRACTICES HAVE BEEN UTILIZED IN THE DESIGN OF THIS PROJECT FOR THE DESIGN DRAWINGS LISTED AND THAT THEY COMPLY WITH THE APPLICABLE CODES, RULES AND REGULATIONS AS OF THE DATE SIGNED AND SEALED, INCLUDING STANDARDS GREATER THAN MINIMUM WHERE, IN MY PROFESSIONAL OPINION, THEY ARE NEEDED TO PROTECT PUBLIC HEALTH AND SAFETY.

STATE OF OHIO · NIKOLAY SHATALOV · E 79165 · REGISTERED · PROFESSIONAL ENGINEER

NIKOLAY SHATALOV, P.E.
OHIO ELECTRICAL ENGINEER

LANDSCAPE ARCHITECT'S SEAL

THIS IS TO CERTIFY THAT GOOD LANDSCAPE ARCHITECTURE PRACTICES HAVE BEEN UTILIZED IN THE DESIGN OF THIS PROJECT FOR THE DESIGN DRAWINGS LISTED AND THAT THEY COMPLY WITH THE APPLICABLE CODES, RULES AND REGULATIONS AS OF THE DATE SIGNED AND SEALED, INCLUDING STANDARDS GREATER THAN MINIMUM WHERE, IN MY PROFESSIONAL OPINION, THEY ARE NEEDED TO PROTECT PUBLIC HEALTH AND SAFETY.

STATE OF OHIO · CRAIG E. CAWRSE · 354 · REGISTERED · LANDSCAPE ARCHITECT

CRAIG E. CAWRSE ASLA
OHIO LANDSCAPE ARCHITECT

ARCHITECT'S SEAL

THIS IS TO CERTIFY THAT GOOD ARCHITECTURE PRACTICES HAVE BEEN UTILIZED IN THE DESIGN OF THIS PROJECT FOR THE DESIGN DRAWINGS LISTED AND THAT THEY COMPLY WITH THE APPLICABLE CODES, RULES AND REGULATIONS AS OF THE DATE SIGNED AND SEALED, INCLUDING STANDARDS GREATER THAN MINIMUM WHERE, IN MY PROFESSIONAL OPINION, THEY ARE NEEDED TO PROTECT PUBLIC HEALTH AND SAFETY.

STATE OF OHIO · ANDREW D. TOROWSKI · 14836 · REGISTERED ARCHITECT

Exp. 12/31/19

ANDREW TOROWSKI, AIA
OHIO ARCHITECT

DESIGN ENGINEER'S SEAL

THIS IS TO CERTIFY THAT GOOD ENGINEERING PRACTICES HAVE BEEN UTILIZED IN THE DESIGN OF THIS PROJECT FOR THE DESIGN DRAWINGS LISTED AND THAT THEY COMPLY WITH THE APPLICABLE CODES, RULES AND REGULATIONS AS OF THE DATE SIGNED AND SEALED, INCLUDING STANDARDS GREATER THAN MINIMUM WHERE, IN MY PROFESSIONAL OPINION, THEY ARE NEEDED TO PROTECT PUBLIC HEALTH AND SAFETY.

STATE OF OHIO · JUSTIN R. HASELTON · E-72378 · PROFESSIONAL ENGINEER

11/6/19

JUSTIN HASELTON, P.E.
OHIO PROFESSIONAL ENGINEER

ct consultants — your trusted advisor — engineers architects planners

NO	REVISION	DATE

ISSUED FOR: BID/PERMIT SET
ISSUE DATE: 01/14/19
SCALE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:

FROHRING MEADOWS IMPROVEMENTS
16780 Savage Road, Bainbridge Twp., Geauga County, OH

COVER

CT PROJECT NO. 189945
GPD PROJECT NO.
DISCIPLINE
SHEET NAME: C-0
SHEET 1 OF 16

H:\2018\189945\DWG\SHEETS\C_189945 - CD - COVER.DWG - C-0 - 1/8/2019 2:46:54 PM - RICHARD WASHINGTON

MATCHLINE

EXISTING GRAVEL PATH

GRAVEL PATH

APPROX 230' FROM EDGE OF ROAD

EXISTING ASPHALT PATH

6' ASPHALT PATH, CONTRACTOR TO STAKE PATH CENTERLINE FOR OWNER'S APPROVAL

BRIDGE, REFER TO LANDSCAPE DETAILS

STONE LEVEL SPREADER, FOREBAY AND OVERFLOW

THICKEN ASPHALT TO 8" ALONG FOREBAY EDGE TO PREVENT UNDERMINING

CONCRETE PLAZA, FIRE PIT, STONE SEATWALL AND STEPS, REFER TO LANDSCAPE PLAN

TOOLED JOINTS (TYP.) WITH BROOM FINISH

STONE SEATWALL

STONE STEPS

CONCRETE WALK

SHELTER CONCRETE PAD

REFER TO ARCHITECTURAL PLANS FOR PICNIC SHELTERS

SOLAR PANEL POLE

SHELTER CONCRETE PAD

REFER TO LANDSCAPE PLAN FOR STONE SEATING AREA

CONCRETE WALK

ADA PARKING SIGN

4 sp @ 10'

END CONCRETE CURB

HC SYMBOL AND LINESTRIPING

CURB RAMP WITH TRUNCATED DOME MAT

5 sp @ 10'

PAINTED ARROW

4" WHITE LINESTRIPING TYP.

CONCRETE WALK

RESTROOM, SEE SHEET A101

6' GRAVEL PATH, CONTRACTOR TO STAKE PATH CENTERLINE FOR OWNER'S APPROVAL

END CONCRETE CURB

ASPHALT DRIVE

STOP BAR

STOP SIGN

EXISTING ASPHALT DRIVE

WHERE NEW PAVEMENT MEETS EXISTING, SAWCUT FULL DEPTH (TYP.)

POB, APPROX, 578'-7" FROM CENTERLINE OF SAVAGE ROAD. VERIFY WITH ELECTRONIC FILES

MATCHLINE

0 10' 20' 40'

NORTH

engineers
architects
planners

your trusted advisor
consultants

NO	REVISION	DATE

ISSUED FOR: BID/PERMIT SET	
ISSUE DATE:	01/14/19
SCALE:	AS SHOWN
DESIGNED BY:	RW
DRAWN BY:	RW
CHECKED BY:	JH

FROHRING MEADOWS IMPROVEMENTS
16780 Savage Road, Bainbridge Twp., Geauga County, OH

LAYOUT PLAN

CT PROJECT NO.	GPD PROJECT NO.
189945	

DISCIPLINE: CIVIL

SHEET NAME: C110

SHEET 3 OF 16

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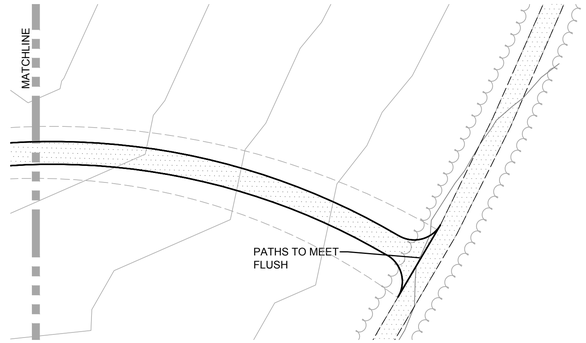

NOTES:

1. REDISTRIBUTE ALL STOCKPILED TOPSOIL ON SITE AS DIRECTED, FINE GRADE AND SEED ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES.
2. FINAL TOPSOIL STOCKPILES SHALL BE GRADED TO NATURAL CONTOURS AND SHALL NOT BLOCK DRAINAGE PATTERNS.

NEW ASPHALT TRAIL TO MEET FLUSH WITH EXISTING PAVEMENT

FIELD LOCATE 12" CULVERT AT LOW POINT

NEW ASPHALT TRAIL TO FOLLOW EXISTING GRADE TO EXTENTS MINIMIZE GRADING

AREA FOR PERMANENT EXCESS TOPSOIL PLACEMENT AS NEEDED FINE GRADE AND SEED

12"DX2'X4' RIVER ROCK CHANNEL PROTECTION TYPE C

OUTLET 1125.50

55 LF 8" HDPE @ 0.5%

BERM 1128.50

LIMIT OF GRADING & LAWN SEEDING

20 LF 4" PERF SUBDRAINAGE

30 LF 4" PERF SUBDRAINAGE

12" CATCH BASIN RIM=1128.00 8" INV. 1125.75

BIO-RETENTION BASIN APPROX 600 SF

RIVERSTONE CHANNEL

WEIR SPILLWAY EL. 1127.25±

CHANNEL 1127.35

WEIR SPILLWAY 1128.00±

FOREBAY 1127.50

40 LF 10" CULVERT INV. IN 1128.00 INV OUT 1127.50

12"DX2'X4' RIVER ROCK CHANNEL PROTECTION TYPE C (TYP.)

NEW PAVEMENT TO MEET FLUSH WITH EXISTING PAVEMENT

VERIFY DEPTH OF EXISTING ELECTRIC LINE, ADJUST GRADING AS NEEDED TO AVOID CONFLICTS

NEW PAVEMENT TO MEET FLUSH WITH EXISTING PAVEMENT

AREA FOR PERMANENT EXCESS TOPSOIL PLACEMENT AS NEEDED. FINE GRADE AND SEED. HEIGHT MAY VARY BASED ON FINAL QUANTITIES.

FF 1130.50

FF 1130.50

FF 1131.25

1130.50 (2)R@6"

1130.40

1130.30

1130.30

1130.30

1130.05

1130.30

BC 1129.35

BC 1129.80

BC 1131.15

1129.25

1129.50

1129.75

1129.25

1129.40

1129.40

1129.50

1128.75

1129.60

HP 1129.50

HP 1133.00

LIMIT OF GRADING

+1134

TEMPORARY SOIL STOCKPILE AREA

40 LF 10" CULVERT INV. IN 1131.00 INV OUT 1130.50

AGGREGATE TRAIL TO FOLLOW EXISTING GRADE TO EXTENTS MINIMIZE GRADING

FIELD LOCATE 12" CULVERT AT LOW POINT

MATCHLINE

MATCHLINE

ASPH. PVMT.

ELEC-UG

1" = 20'

0 10" 20" 40"

NORTH

your trusted advisor consultants engineers architects planners

NO	REVISION	DATE

ISSUED FOR: BID/PERMIT SET
ISSUE DATE: 01/14/19
SCALE: 1" = 20'
DESIGNED BY: GEA
DRAWN BY: RW
CHECKED BY: RW

FROHRING MEADOWS IMPROVEMENTS
16780 Savage Road, Bainbridge Twp., Geauga County, OH

GRADING PLAN

CT PROJECT NO.	GPD PROJECT NO.
189945	

DISCIPLINE: CIVIL

SHEET NAME: C120

SHEET 4 OF 16

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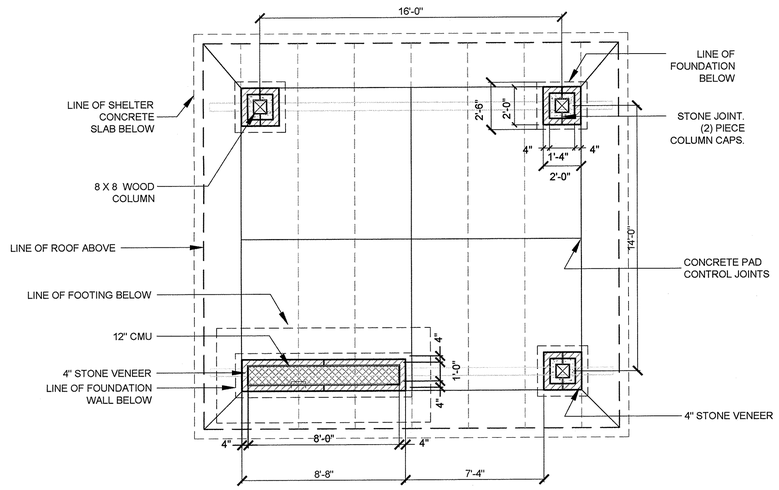
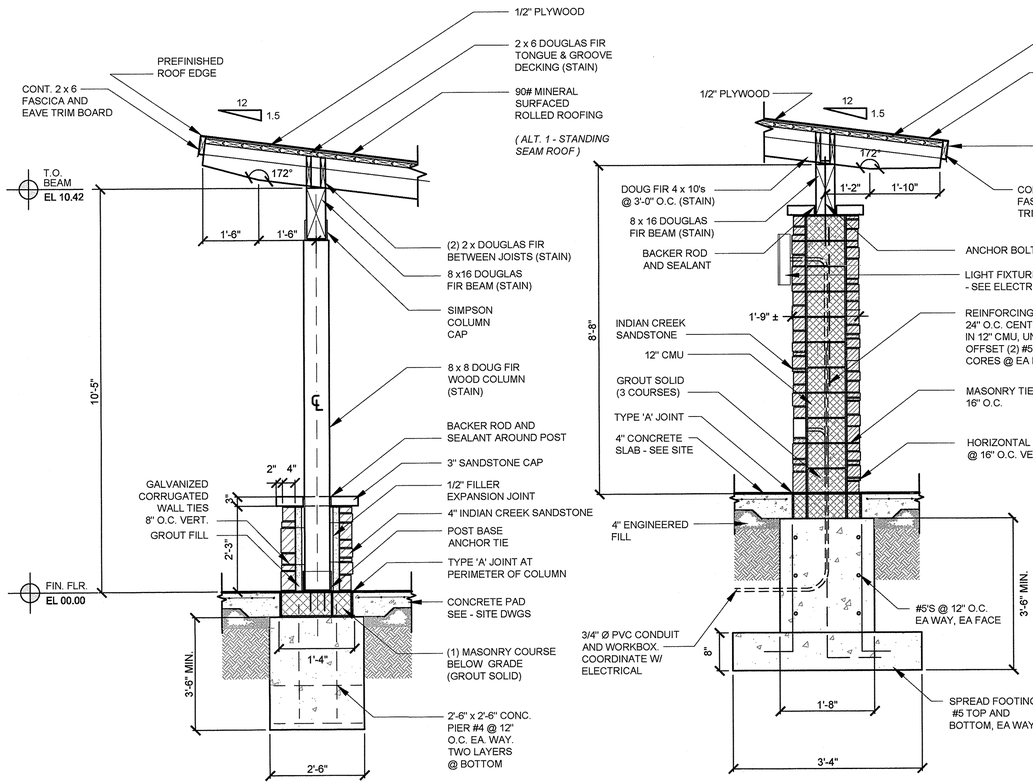


PAVILION GROUND PLAN (TYP. 2 LOCATIONS)

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

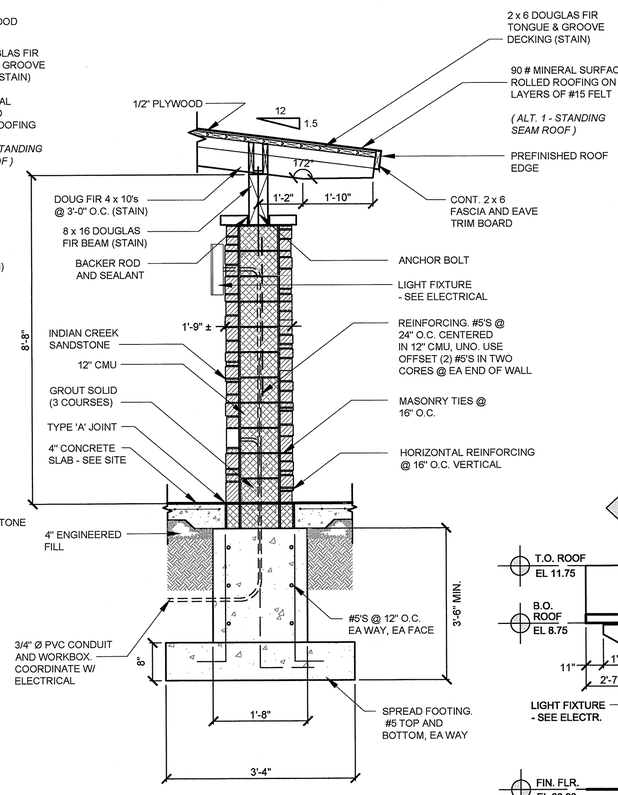
GENERAL NOTES:

1. CLEAN AND SEAL ALL STONE WITH APPROVED SEALANT
2. STAIN ALL WOOD MEMBERS. COLOR TO BE SELECTED BY OWNER.



PAVILION COLUMN SECTION (2 / A-02)

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



PAVILION WALL SECTION (1 / A-02)

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

SPECIFICATIONS

DIVISION 1 - GENERAL CONDITIONS

EXAMINATION OF SITE - EACH BIDDER SHALL, BEFORE SUBMITTING HIS PROPOSAL, VISIT THE SITE AND THOROUGHLY FAMILIARIZE HIMSELF WITH THE SCOPE OF WORK AND THE CONDITIONS UNDER WHICH IT WILL BE EXECUTED. LACK OF SUCH KNOWLEDGE WILL NOT BE ACCEPTED AS CAUSE FOR GRANTING EXTRA COMPENSATION, OR FOR FAILURE, NEGLECT OR REFUSAL TO PERFORM ANY OR ALL OF THE WORK INCLUDED IN THE CONTRACT.

PERMITS: THE BUILDING PERMIT MUST BE PROCURED BY THE CONTRACTOR. EACH SUBCONTRACTOR SHALL SECURE AND PAY FOR OTHER PERMITS REQUIRED FOR THE COMPLETE EXECUTION OF HIS WORK, INCLUDING ALL INSPECTION FEES.

GUARANTEE/WARRANTY: PROVIDE A MINIMUM OF ONE (1) YEAR WARRANTY FOR ALL MATERIAL AND LABOR FOR ALL TRADES AND SERVICES.

CHANGES IN THE WORK: EXCEPT FOR MINOR CHANGES IN THE WORK, NOT INVOLVING EXTRA COST, NO ORDER FOR EXTRA WORK SHALL BE VALID UNLESS SIGNED BY THE OWNER.

LAYOUT: CONTRACTOR SHALL LAY OUT ALL OF THE WORK IN ACCORDANCE WITH DIMENSIONS GIVEN ON THE DRAWINGS. VERIFY ALL DIMENSIONS AND CONDITIONS AT THE BUILDING FOR PROPER FIT OF ALL SHOP FABRICATED ITEMS.

CLEAN -UP: CONTRACTOR SHALL PERFORM SPECIAL CLEANING AT THE COMPLETION OF WORK. CLEAN ALL GLASS, REMOVE ALL PAINT SPOTS, STAINS, MARKS AND DIRT FOR ALL PAINTED, DECORATED AND FINISHED SURFACES. REMOVE ALL TEMPORARY PROTECTIONS AND CLEAN ALL FLOORS.

DIVISION 2 - SITEWORK

STRIP BUILDING SITE OF ALL TOP SOIL AND ANY ORGANIC MATERIALS
BASE FILL UNDER FLOORS: UNDER ALL FLOOR SLABS, FILL WITH DRAINAGE FILL TO THE LEVEL OF THE UNDERSIDE OF THE SLABS, MINIMUM DEPTH OF DRAINAGE FILL TO BE 6" THOROUGHLY COMPACT AND ROLL SMOOTH PRIOR TO PLACING VAPOR BARRIERS OR SLABS.

CLEARING AND GRUBBING: REMOVE ALL STUMPS, ROCKS AND RUBBISH FROM THE BUILDING AREA. REMOVE TREES ONLY WHERE SHOWN ON SITE PLAN. TRIM TREES AS NECESSARY TO PROVIDE CLEARANCE FROM NEW CONSTRUCTION.

EXCAVATION: EXCAVATE TO THE ELEVATIONS REQUIRED AND INCLUDE THE REMOVAL, HANDLING, FILLING AND DISPOSAL OF ALL MATERIALS ENCOUNTERED.

BASE FILL UNDER FLOORS: UNDER ALL FLOOR SLABS, FILL WITH DRAINAGE FILL TO THE LEVEL OF THE UNDERSIDE OF THE SLABS, MINIMUM DEPTH OF DRAINAGE FILL TO BE 4". THOROUGHLY COMPACT AND ROLL SMOOTH PRIOR TO PLACING VAPOR BARRIERS AND SLABS. REFER TO GENERAL STRUCTURAL NOTES SHEET.

GRADING: BRING ROUGH GRADING TO 6 " BELOW FINISHED GRADES AND RESPREAD TOPSOIL TO FINISH GRADES AS SHOWN ON SITE PLAN.

FOUNDATIONS.
SEE GEOTECHNICAL REPORT: PUBLISHED BY PSI ON SEPTEMBER 4 2018

DIVISION 3 - CONCRETE

REINFORCING STEEL - TO CONFORM WITH ASTM SPECIFICATION A-615, GRADE 60.
VAPOR BARRIER: 8 MIL POLYETHYLENE.

CONCRETE: 4,000 P.S.I. COMPRESSIVE STRENGTH IN 28 DAYS WITH MAXIMUM WATER-CEMENT RATIO OF 0.45.
AIR ENTRAINMENT 6% ± 1%

CONCRETE WALKS: 4" THICK CONCRETE WITH 6X6-W1.4XW1.4 W.W.F. ON 4" COMPACTED DRAINAGE FILL.

DIVISION 4 - MASONRY

NOTE: STONE VENEER TO MATCH OTHER PARK DISTRICTS.
SANDSTONE VENEER: COMPLIES W/ ASTM C568/C568M, TYPE II CLASSIFICATION.
MANUFACTURER: INDIAN CREEK, BEDFACE SQUARES AND RECTANGLES 4" VENEER.
COVERAGE OF 40 S.F. TON, COMPRESSIVE STRENGTH: 4000PSI, MINIMUM ASTM C170/ C170M

MORTAR: TYPE "M" FOR BELOW GRADE APPLICATION.
TYPE "N" FOR ABOVE GRADE APPLICATION.
PROVIDE PIGMENTED MORTAR COLORS FOR SELECTION BY OWNER.

CONCRETE MASONRY UNITS: GRADE "A", ASTM GRADE C-90 HOLLOW CORE LOAD BEARING

DIVISION 6 - WOODS AND PLASTICS

CARPENTRY - ALL WOOD FRAMING MEMBERS, BLOCKING, FURRING, NAILERS, ETC., MUST BE CONSTRUCTION GRADE FIR OR APPROVED EQUAL, Fb = 1200 PSI, SIZES AS INDICATED ON DRAWINGS.

DIVISION 7 - THERMAL & MOISTURE PROTECTION

ROLLED ROOFING: 90 MIL. MINERAL SURFACED ROLLED ROOFING
BY OWENS-CORNING OR APPROVED EQUAL.
INSTALL WITH HEADLAP NO LESS THAN 2 INCHES AND EXPOSURE NOT EXCEEDING 5 INCHES.
INSTALL IN ACCORDANCE TO MANUFACTURER INSTRUCTIONS.

METAL DRIP EDGE AT ALL EXPOSED EDGES. STAPLES ARE NOT PERMITTED.

SHINGLE ACCESSORIES: 15# ROOFING FELT COMPLYING WITH ASTM D226, STANDARD "T" ENAMELED METAL DRIP EDGE, 0.024" THICK ALUMINUM METAL FLASHING. COLOR TO BE SELECTED BY OWNER.
SEALANT: DYMONIC ONE PART NON-SAG URETHANE AS MANUFACTURED BY TREMCO, INC.
COLOR TO MATCH ADJACENT SURFACE.

ALTERNATE NO. 1
STANDING-SEAM METAL ROOF PANELS: BY FIRESTONE METAL PRODUCTS OR AN APPROVED EQUAL.
PROVIDE FACTORY-FORMED METAL ROOF PANELS DESIGNED TO BE INSTALLED BY LAPPING AND INTERCONNECTED RAISED SIDE EDGES OF ADJACENT PANELS W/ JOINT TYPE INDICATED AND MECHANICALLY ATTACHING PANELS TO SUPPORTS USING CONCEALED CLIPS IN SIDE LAPS. INCLUDE CLIPS, CLEATS, PRESSURE PLATES, AND ACCESSORIES REQUIRED FOR WEATHERTIGHT INSTALLATION.
METALLIC-COATED STEEL SHEET: ZINC-COATED (GALV.) STEEL SHEET COMPLYING W/ ASTM A 653/ A 653M, G90 (Z275) COATING DESIGNATION, OR ALUMINUM-ZINC ALLOY COATED STEEL SHEET COMPLYING W/ ASTM A 792/ A 792M, CLASS AZ50 (CLASS AZM150). COLOR: AS SELECTED BY ARCHITECT FROM MNFR'S. FULL RANGE. NOMINAL THICKNESS: 0.022 INCH. EXTERIOR FINISH: THREE-COAT FLOUROPOLYMER AAMA 621, FINISH CONTAINS NOT LESS THAN 70% PVDF RESIN BY WEIGHT IN BOTH COLOR AND CLEAR TOPCOAT. PREPARE, PRETREAT, AND APPLY IN STRICT COMPLIANCE W/ MNFR'S WRITTEN INSTRUCTION.

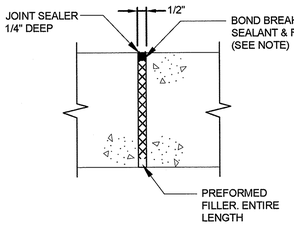
DIVISION 9 - FINISHES

PAINT/STAIN: SHERWIN WILLIAMS OR APPROVED EQUAL.

SEMI TRANSPARENT STAIN/ SEALER: COLOR TO BE SELECTED BY OWNER
-TWO COATS

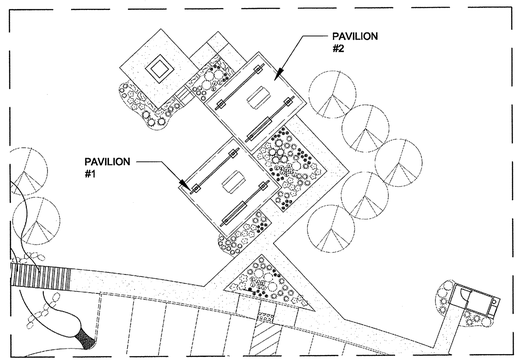
CODE DATA: 2017 OHIO BUILDING CODE

USE GROUP CLASSIFICATION: U, UTILITY
CONSTRUCTION TYPE: VB
ALLOWABLE TABULAR AREA (TABLE 506.2) = 5,500 S.F.
ACTUAL AREA (PER STRUCTURE) = 440 S.F. EACH



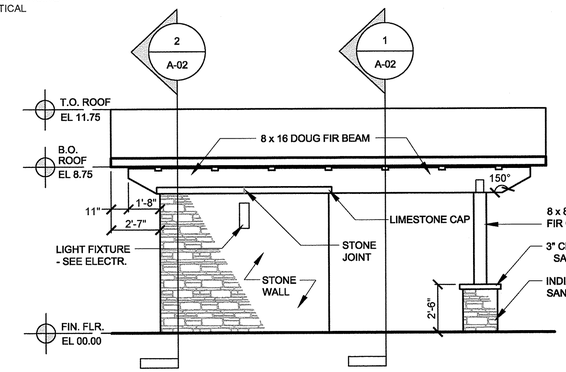
TYPE "A" JOINT

(N.T.S.)



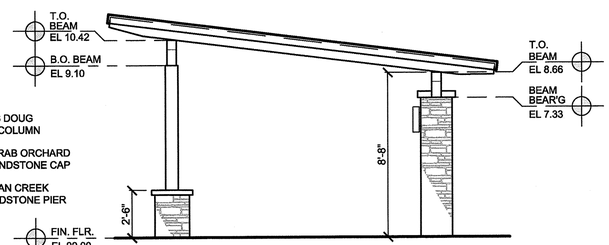
SITE KEY PLAN

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



FRONT ELEVATION

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



SIDE ELEVATION

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

NOTE: ALTERNATE NO. 1 WILL HAVE A STANDING SEAM ROOF. SEE SPEC - THIS SHEET.

ANDREW D. TOROWSKI 14836 REGISTERED ARCHITECT OHIO
EXP. 12-31-19

your trusted advisor → engineers architects planners consultants

NO	REVISION	DATE

ISSUED FOR: BIDPERMIT SET
ISSUE DATE: 01/14/19
SCALE: AS NOTED
DESIGNED BY: PAW
DRAWN BY: PAW
CHECKED BY: ADT

FROHRING MEADOWS IMPROVEMENTS
16780 Savage Road, Bainbridge Twp., Geauga County, OH

FLOOR PLAN & ELEVATIONS

CT PROJECT NO. 189945
GPD PROJECT NO.
DISCIPLINE: ARCHITECTURE
SHEET NAME: A-100
SHEET 9 OF 16

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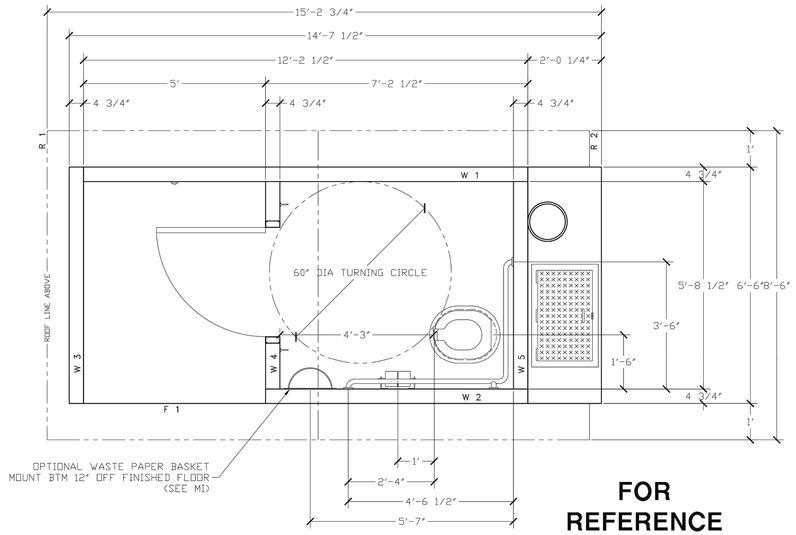

FOR REFERENCE ONLY

CXT Precast Products

PROJECT TITLE
CASCADIAN LEFT HAND
CXT STANDARD BUILDING

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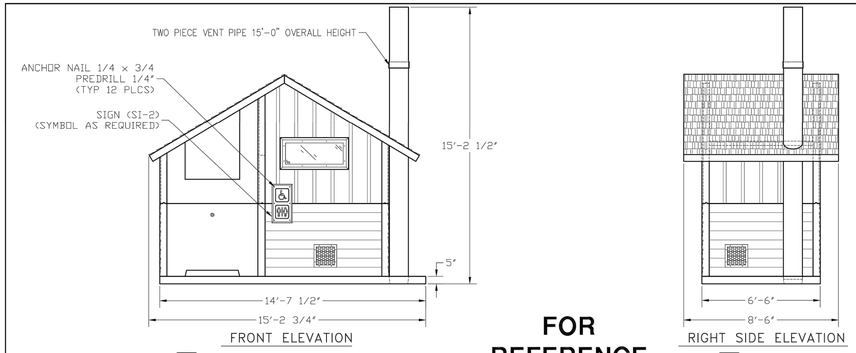
CXT Incorporated

REV.	DESCRIPTION	APPROVAL	DATE
SCALE	1/2"=1'-0"	DATE	07-19-16
DRAWN		FILE NO.	PD-C04
CHECKED		PLOT	24

FLOOR PLAN

DWG NO.	SHEET	REV.
C-04		



FOR REFERENCE ONLY

EMBEDDED MATERIALS

ITEM	QTY	ITEM	QTY
SI-2	2		
VENT PIPE 12'-0"	1		
ANCHOR NAIL 1/4x3/4	12		
VENT PIPE 3'-0"	1		

CU. FT. CONC.	SQ. FT. W.M.F.	APPROXIMATE WEIGHT

CXT Precast Products

PROJECT TITLE
CASCADIAN LEFT HAND
CXT STANDARD BUILDING

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CXT Incorporated

REV.	DESCRIPTION	APPROVAL	DATE
SCALE	1/4"=1'-0"	DATE	07-19-16
DRAWN		FILE NO.	PD-C02
CHECKED		PLOT	48

BUILDING ELEVATIONS

DWG NO.	SHEET	REV.
C-02		

RESTROOM NOTES:

1. RESTROOM BUILDING :
   - A. SHALL BE PURCHASED BY THE GEAUGA PARK DISTRICT DIRECTLY FROM THE MANUFACTURER.
   - B. RESTROOM SHALL BE MODEL SINGLE CASCADIAN SINGLE VAULT RESTROOM, LEFT-HANDED, WITH THE SOLAR LIGHT PACKAGE AS MANUFACTURED BY CXT CONCRETE BUILDINGS 800- 696-5766 x3260. COLOR TO BE SELECTED BY THE GEAUGA PARK DISTRICT.
   - C. THE MANUFACTURER WILL SUBMIT STAMPED DRAWINGS SEPARATELY FOR REVIEW AND APPROVAL.

2. SITE WORK: GENERAL CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING:
   - A. COORDINATING THE DELIVERY AND INSTALLATION WITH THE MANUFACTURER AND THE GEAUGA PARK DISTRICT.
   - B. PROVIDING A COMPLETE AND IN PLACE RESTROOM BUILDING.
   - C. OBTAINING AND PAYING FOR BUILDING AND SITE PERMITS REQUIRED BY THE STATE AND TOWNSHIP.
   - D. EXCAVATING THE FOUNDATION HOLE, APPROX. 8'X16'X4'-6" DEEP AND PLACING 2" OF LEVELING SAND OR ¾" MINUS CRUSHED OR SCREENED AGGREGATE IN THE EXCAVATION. VERIFY FINAL REQUIREMENTS WITH THE MANUFACTURER'S SPECIFICATIONS.
   - E. PROVIDE ACCESSIBLE SITE FOR CRANE AND CXT DELIVERY TRUCKS TO WITHIN 2' OF THE HOLE.
   - F. BACKFILLING AND COMPACTION OF THE FOUNDATION PER THE MANUFACTURER'S SPECIFICATIONS.
   - G. HOOKING UP, INSTALLING AND MAKING FINAL SOLAR PACKAGE CONNECTIONS.
   - H. PROVIDE AND INSTALL LIGHTNING PROTECTION ON THE RESTROOM BUILDING.
   - I. EXCESS EXCAVATED MATERIAL SHALL BE SPREAD ON SITE.
   - J. FINAL GRADE SHALL BE FLUSH WITH THE TOP OF THE FRONT SLAB AND BUILDING FLOOR SHALL MEET FLUSH WITH THE PROPOSED SIDEWALKS. GRADE SHALL SLOPE AWAY FROM THE STRUCTURE.
   - K. CONTRACTOR SHALL VERIFY INSTALLATION REQUIREMENTS WITH THE MANUFACTURER AND REVIEW ALL SHOP DRAWINGS FOR ADDITIONAL REQUIREMENTS PRIOR TO DELIVERY.

your trusted advisor
consultants
engineers
architects
planners

NO	REVISION	DATE

ISSUED FOR: BID/PERMIT SET	
ISSUE DATE:	01/14/19
SCALE:	AS SHOWN
DESIGNED BY:	RW
DRAWN BY:	RW
CHECKED BY:	JH

FROHRING MEADOWS IMPROVEMENTS
16780 Savage Road, Bainbridge Twp., Geauga County, OH

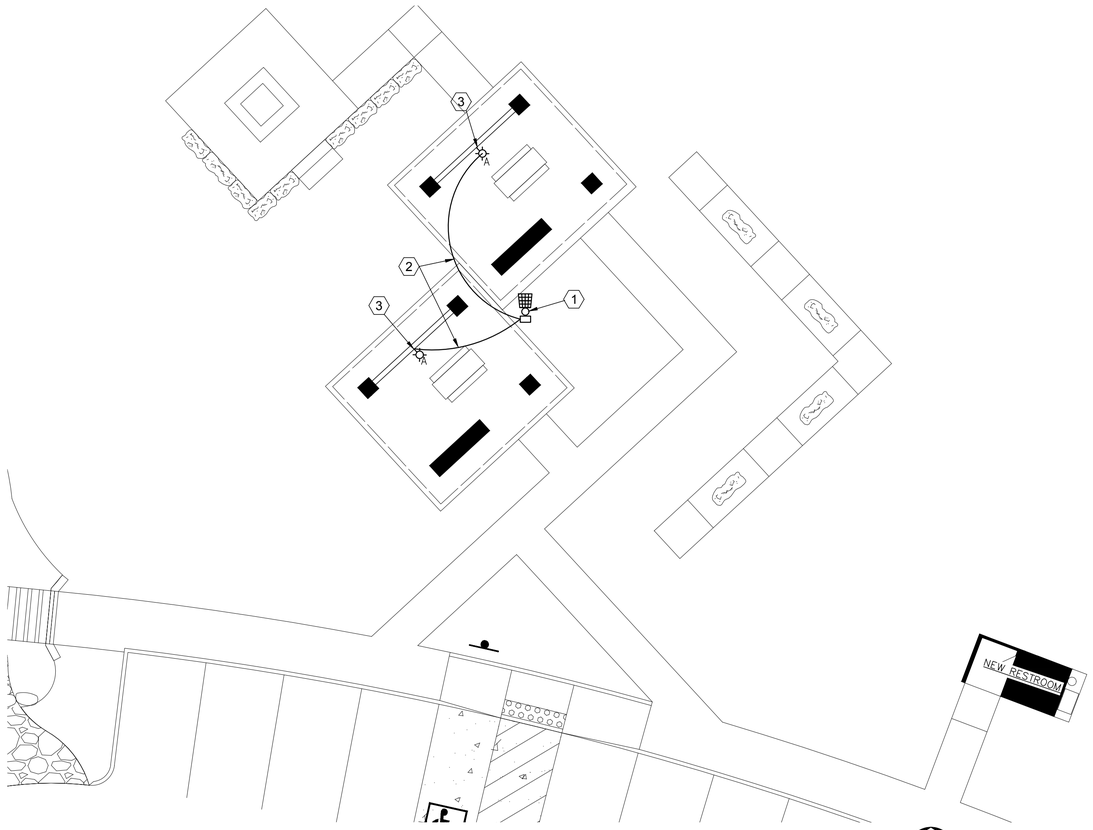
RESTROOM plan & DETAILS

CT PROJECT NO.	GPD PROJECT NO.
189945	

DISCIPLINE
ARCHITECTURE

SHEET NAME
A101

SHEET	OF
10	16



ELECTRICAL SITE PLAN

0 5' 10' 20'

1"=10'

NORTH

ELECTRICAL SYMBOL LEGEND

VENDOR SPCIFIED CABLE IN NEC SIZED CONDUIT FOR LIGHTING CIRCUITS EXACT ROUTING TO BE DETERMINED IN FIELD

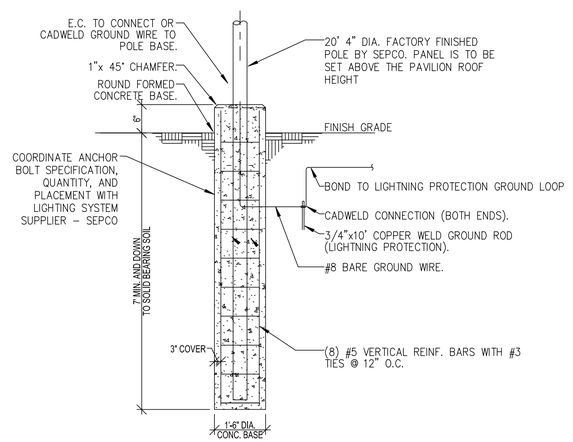
SOLAR PANEL / BATTERY / POLE — POLE MOUNTED SOLAR PANEL AND BATTERY ASSEMBLY.

A — WALL MOUNTED LIGHT FIXTURE PER FIXTURE SCHEDULE

U.O.N. — UNLESS OTHERWISE NOTED.

ⓧ CODED NOTES

1. POLE MOUNTED SOLAR PANEL AND BATTERY ASSEMBLY
2. NEW CONDUIT & WIRE IN ACCORDANCE WITH VENDORS RECOMMENDATION AND APPLICABLE PROVISIONS OF THE NEC. CONTRACTOR TO MINIMIZE EXPOSED CONDUIT AND PAINT EXPOSED CONDUIT TO MATCH ADJACENT SURFACE.
3. NEW 10 WATT LED LIGHT FIXTURE SURFACE MOUNTED ON BEAM APPROX 9'-6" A.F.F.



NOTES:

1. 3500 P.S.I. MIN. 28 DAY COMPRESSIVE STRENGTH CONCRETE WITH 6% (±1%) AIR ENTRAINMENT AND GRADE 60 REINFORCING STEEL.
2. IF WATER IS PRESENT IN HOLE. REMOVE BEFORE POURING CONCRETE.
3. FOUNDATION EXCAVATION SHALL BE BY 18" AUGER IN UNDISTURBED OR PROPERLY COMPACTED FILL PER SPECIFICATIONS. USE TEMPORARY SLEEVE IF REQUIRED.
4. FOUNDATION SHALL HAVE A MINIMUM ALLOWABLE END BEARING OF 2000 P.S.F. (TO BE VERIFY BY ON-SITE GEOTECH). INCREASE BASE DEPTH AS REQUIRED.
5. ALL CONCRETE WORK AND REINFORCING SHALL BE BY ELECTRICAL CONTRACTOR.

SOLAR PANEL POLE BASE DETAIL

N.T.S.

ELECTRICAL SPECIFICATIONS

GENERAL

1. THE CONTRACTOR SHALL APPLY FOR AND SECURE ALL COSTS AND CHARGES FOR PERMITS, CONSTRUCTION, AND MISCELLANEOUS WORK ASSOCIATED WITH AND REQUIRED FOR THE COMPLETION OF THE PROJECT ELECTRICAL WORK.
2. THE CONTRACTOR SHALL ARRANGE FOR ALL INSPECTIONS OF ELECTRICAL WORK BY ALL INSPECTION AUTHORITIES HAVING JURISDICTION. COPIES OF INSPECTION REPORTS SHALL BE MADE AVAILABLE TO THE OWNER UPON REQUEST, AND THREE (3) COPIES OF THE APPROVED FINAL INSPECTION REPORT SHALL ACCOMPANY THE REQUEST FOR FINAL PAYMENT.
3. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE (NEC 2017), OHIO BUILDING CODE, LOCAL CODES AND ORDINANCES WHERE APPLICABLE, AND REQUIREMENTS OF O.S.H.A.
4. ALL MATERIALS AND EQUIPMENT FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR SHALL BE NEW, U.L. LISTED OR LABELED, AND CONFORM TO NEMA AND ANSI STANDARD WHERE APPLICABLE.
5. THE CONTRACTOR SHALL VISIT THE SITE AND FULLY FAMILIARIZE HIMSELF WITH ALL CONDITIONS WHICH AFFECT HIS WORK PRIOR TO BID. COORDINATE AND SCHEDULE WORK WITH OTHER TRADES TO ENSURE SATISFACTORY PERFORMANCE, AVOID DELAYS AND DUPLICATIONS AND MEET THE OWNER'S COMPLETION SCHEDULE FOR THE USE OF THE BUILDING.
6. ALL WORK SHALL BE INSTALLED BY WORKMEN FULLY SKILLED IN THE WORK TO BE PERFORMED. REPAIR OR REPLACE EXISTING EQUIPMENT OR PROPERTY OF THE OWNER DAMAGED BY ELECTRICAL TRADES WORKMEN.
7. THE CONTRACTOR SHALL GUARANTEE MATERIALS AND WORKMANSHIP PROVIDED BY HIM FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF OWNER'S FINAL ACCEPTANCE. REPAIR OR REPLACE ANY DEFECTIVE MATERIALS OR EQUIPMENT AT NO ADDITIONAL COST TO THE OWNER WITHIN THE GUARANTEE PERIOD.
8. ALL ELECTRICAL WIRING SHALL BE INSTALLED IN CONDUIT. CONDUIT SHALL BE EMT, INTERMEDIATE, OR RIGID GALVANIZED IN ACCORDANCE WITH AND AS PERMITTED BY THE NATIONAL ELECTRICAL CODE OR LOCAL/STATE CODES AS APPLICABLE. UNDERGROUND CONDUIT SHALL BE SCHEDULE 40 PVC, 1" MINIMUM.
9. FURNISH AND INSTALL PULL BOXES, JUNCTION, AND DEVICE BOXES OF SUITABLE CODE GAUGE AND SIZE. ALL TERMINATIONS IN IN-GROUND PULL BOXES SHALL BE LIQUID-TIGHT.
10. ELECTRICAL WIRES SHALL BE MINIMUM #12 AWG, COPPER, 600 V RATED. #14 AWG COPPER SHALL BE PERMISSIBLE FOR CONTROL CIRCUITRY. AMPACITY RATINGS SHALL BE BASED UPON 75°C RATINGS.

A. #14, #12, AND #10 AWG CONDUCTORS SHALL BE "THHN/THWN".

B. #8 AND LARGER SHALL BE STRANDED "THHN/THWN".

11. FLEXIBLE METAL CONDUIT INCLUDING LIQUIDTIGHT SHALL BE PERMITTED WHERE IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE AND LOCAL CODE PROVISIONS. FLEXIBLE METAL CONDUIT SHALL CONTAIN A SEPARATE GROUNDING CONDUCTOR AND BE TERMINATED WITH APPROPRIATE FITTINGS.
12. THE DRAWINGS ARE DIAGRAMMATIC AND INTENDED TO DESCRIBE THE WORK REQUIRED. THE CONTRACTOR SHALL ACCURATELY FIELD MEASURE AND LAY OUT HIS WORK TO EFFECTIVELY ACHIEVE A STRUCTURALLY COORDINATED INSTALLATION WITH THE BUILDING LAYOUT AND OTHER TRADES.
13. LIGHTNING PROTECTION SHALL BE PROVIDED FOR NEW PAVILION STRUCTURES PER SPECIFICATION THIS SHEET.
14. FURNISH AND INSTALL A PACKAGED POLE MOUNTED SOLAR POWERED LIGHTING SYSTEM, COMPLETE WITH AN 20' GALVANIZED POLE (PZ2), 275W SOLAR PANEL WITH POLE MOUNTING BRACKET, A POLE MOUNTED 224 AMP HOUR BATTERY ASSEMBLY AND (2) REMOTELY MOUNTED, LAREDO 10 WATT LED LIGHT FIXTURES WITH A TYPE IV LIGHT DISTRIBUTION AND DUSK TO DAWN CONTROL. SEPCO PART NO SEPA275-DM-2LNC10-MPPT21 AS MANUFACTURED BY SEPCO 772-220-6615 OR APPROVED EQUIVALENT.

LIGHTNING PROTECTION SYSTEM SPECIFICATION

PART 1 – SCOPE

NOTE:

GROUNDING LOOP FOR THE LIGHTNING PROTECTION SYSTEM SHALL FOLLOW THE PERIMETER OF THE COMBINED STRUCTURES. FINAL DESIGN SHALL BE BY THE LIGHTNING PROTECTION CONTRACTOR.

A. THIS WORK SHALL COMPRISE, BUT IS NOT NECESSARILY LIMITED TO, THE FOLLOWING:

1) PROVIDE ALL LABOR AND MATERIAL REQUIRED TO INSTALL A COMPLETE LIGHTNING PROTECTION SYSTEM AROUND THE PERIMETER OF ALL NEW BUILDINGS. (RESTROOM AND PAVILLIONS)

2) PROVIDE A COMPLETE SYSTEM OF LIGHTNING PROTECTION IN COMPLIANCE WITH THE LATEST EDITION OF THE "LIGHTNING PROTECTION CODE". NFPA PAMPHLET NO. 78, AND INTERIM AMENDMENTS THERETO, AND APPLICABLE REQUIREMENTS OF LOCAL AND STATE CODES AND ORDINANCES.

3) INSTALLATION SHALL BE ACCORDING TO THE SPECIFICATIONS OF THE UNDERWRITER'S LABORATORIES MASTER CODE NO. UL 96A. DELIVER THE UL MASTER LABEL PLATE TO THE ENGINEER.

4) THE SYSTEM SHALL BE DESIGNED, INSTALLED AND MANUFACTURED BY AN INDEPENDENT LIGHTNING PROTECTION SUBCONTRACTOR. THE INSTALLER AND MANUFACTURER SHALL BE U.L. LISTED FOR THE MANUFACTURE AND INSTALLATION.

5) THE LIGHTNING PROTECTION SUBCONTRACTOR SHALL PROVIDE ULPA APPROVED WORKING DRAWINGS SHOWING ALL ROD AND DOWN CONDUCTOR LOCATIONS AS WELL AS INTERCONNECTIONS AND DETAILS BEFORE START OF INSTALLATION. LIGHTNING PROTECTION SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ALL DETAILS, DIMENSIONS, AND CORRECT FIT ON THE PROJECT.

6) MATERIAL SHALL COMPLY IN WEIGHT, SIZE AND COMPOSITION WITH PERTINENT REQUIREMENTS RELATING TO THE STRUCTURE, INCLUDING PROTRUSIONS SUCH AS ROOF-MOUNTED MECHANICAL EQUIPMENT AND VENT LINES.

7) MATERIALS SHALL INCLUDE, BUT ARE NOT LIMITED TO, AIR TERMINALS, CONDUCTORS, DOWN CONDUCTORS, GROUND RODS, FASTENERS, CLAMPS, SPLICERS, ETC. THE ENTIRE SYSTEM SHALL BE COPPER. SIZE OF MATERIAL SHALL BE HEAVY DUTY, ACCORDING TO UL 96A UNDER PROPER SECTION.

8) ALL DOWN CONDUCTORS OR BUILDING STEEL USED AS DOWN CONDUCTORS SHALL MAINTAIN 6'-0" FROM BUILDING ELECTRICAL SYSTEMS AS REQUIRED BY THE N.E.C.

PART 2 – PRODUCTS

A. GROUND RODS ARE TO BE BARE COPPER, 3/4" IN DIAMETER AND TEN (10) FEET LONG.

B. GROUNDING CONDUCTOR TO BE BARE COPPER, SIZE 1/0 MINIMUM.

C. CONNECTORS SHALL BE CADWELD AT ALL LOCATIONS.

D. ACCEPTABLE MANUFACTURERS –
ERICO, INC. (WWW.ERICO.COM)
HARGER, INC. (WWW.HARGER.COM)

E. ACCEPTABLE DESIGN AND INSTALLATION FIRMS –
WESTERN RESERVE LIGHTNING ROD CO. 440-247-6727 OR EQUAL WITH THE FOLLOWING REQUIREMENTS:

1. 5 YEARS MINIMUM EXPERIENCE AS A LIGHTNING PROTECTION INSTALLATION FIRM.
2. LPI CERTIFIED MASTER DESIGNER ON STAFF AT THE LIGHTNING PROTECTION INSTALLATION FIRM.
3. LPI MASTER AND JOURNEYMAN INSTALLERS ON SITE TO COMPLETE ACTUAL INSTALLATION.
4. PARTICIPATE IN UL'S "ALTERNATE QUALITY MANAGEMENT SYSTEM INSPECTION PROGRAM"

PART 3 – EXECUTION

A. INSTALLATION SHALL BE MADE DURING CONSTRUCTION IN COORDINATION WITH ALL OTHER BUILDING TRADES AND SHALL BE INSTALLED ACCORDING TO THE APPLICABLE CODE REQUIREMENTS.

B. EXPOSED CONDUCTORS AND HARDWARE ON THE INTERIOR AND EXTERIOR WALLS OF THE BUILDING SHALL BE MINIMIZED.

C. PROVIDE A 1-1/4" PVC RACEWAY FOR ALL DOWN CONDUCTORS WHICH ON THE BUILDING CONSTRUCTION, AS APPLICABLE, PAINTED TO MATCH AND SEALED AT EACH END.

D. THE BARE GROUND CONDUCTOR SHALL BE LOOPED TO EACH GROUND ROD AND CADWELDED TO THE ROD. THE WIRE SHALL BE INSTALLED APPROXIMATELY 24" BELOW GRADE.

E. THE GROUNDING CONDUCTOR SHALL BE CONNECTED TO EVERY AIR TERMINAL AROUND THE ENTIRE BUILDING AND CONNECTED TO THE GROUND CONDUCTOR LOOP. ALL GROUND CONDUCTORS TO BE CONCEALED AND RUN BELOW ROOF AND INSIDE STRUCTURE.

F. ALL SYSTEM CONNECTIONS ARE TO BE CADWELD. MECHANICAL TYPE CONNECTORS WILL BE ACCEPTABLE FOR CABLE-TO-CABLE CONNECTIONS ONLY.

STATE OF OHIO
NIKOLAY SHATALOV
E-76169
PROFESSIONAL ENGINEER
REGISTERED

your trusted advisor consultants engineers architects planners

NO	REVISION	DATE

ISSUED FOR: BID/PERMIT SET
ISSUE DATE: 01/14/19
SCALE: AS NOTED
DESIGNED BY: ELE
DRAWN BY: ELE
CHECKED BY: NSS

FROHRING MEADOWS IMPROVEMENTS
16780 Savage Road, Bainbridge Twp., Geauga County, OH

ELECTRICAL PLAN & DETAILS

CT PROJECT NO. 189945 | GPD PROJECT NO.
DISCIPLINE: ELECTRICAL
SHEET NAME: E100
SHEET 11 OF 16

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PLANT MATERIAL LIST

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
36	A-T	ASCLEPIAS TUBEROSA	BUTTERFLY WEED	1 GAL	CONT.
5	BE-H	BETULA N. 'HERITAGE	HERITAGE BIRCH	10' CLUMP	B&B
146	C-P	CAREX PENSYLVANICA	PENNSYLANIA SEDGE	1 GAL	CONT.
9	E-P	ECHINACEA POW WOW WILD BERRY	POW WOW CONE FLOWER	1 GAL	CONT.
44	L-S	LIASTRIS SPICATA	BLAZING STAR	1 GAL	CONT.
21	P-R	PANICUM V. 'ROTSTRAHLBUSCH'	RED RAYS SWITCH GRASS	1 GAL	CONT.
64	R-F	RUDBECKIA F. V. 'GOLDSTURM'	BLACK-EYED SUSAN	1 GAL	CONT.
73	S-S	SCHIZACHYRIUM S. 'TWILIGHT ZONE'	LITTLE BLUESTEM 'TWIGHLIGHT ZONE'	2 GAL	CONT.
96	S-H	SPOROBOLUS HETEROLEPSIS	PRAIRIE DROPSEED	2 GAL	CONT.

NOTES:

1. REDISTRIBUTE ALL STOCKPILED TOPSOIL ON SITE TO 6" MINIMUM AS DIRECTED, FINE GRADE AND SEED.
2. SEED AREAS AROUND SHELTERS AND ALONG ROADWAY WITH LAWN SEED MIX.
3. FINE GRADE AND SEED ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES.
4. LAYOUT OF PLANTING AREAS TO BE STAKED IN THE FIELD AND APPROVED BY OWNER PRIOR TO SEEDING.
5. SEE SPECS FOR SEED MIX INFORMATION.
6. OWNER TO APPROVE BOULDERS AND SETWALL STONES PRIOR TO DELIVERING TO THE SITE.
7. TOPSOIL STOCKPILES SHALL BE GRADED TO NATURAL SHAPES AND SHALL NOT BLOCK DRAINAGE PATTERNS.

MAINTAINED LAWN SEED MIX

EXCESS TOPSOIL STOCKPILE AREA, FINE GRADE AND SEED. REFER TO GRADING PLAN.

MAINTAINED LAWN SEED MIX

4' MAINTAINED LAWN SEED MIX

MAINTAINED LAWN SEED MIX

MAINTAINED LAWN SEED MIX

MAINTAINED LAWN SEED MIX

4' MAINTAINED LAWN SEED MIX

BRIDGE, SEE DETAIL L110

FIRE PIT, SEE DETAIL SHEET L111

16 L.F.STONE SEAT WALL (4 SECTIONS) SEE DETAIL L111

19 L.F.STONE SEAT WALL (5 SECTIONS) SEE DETAIL SHEET L111

STONE STEPS

BIO-DETENTION BASIN SEE DETAIL SHEET C141

2'-3' WIDE X 8" DEEP X 2"-3" DIA RIVERSTONE CHANNEL

36" BOULDER OUTCROP WITH FLAT ROCK WEIR SPILLWAY

6"-8" RIVERSTONE FOREBAY

36" BOULDER OUTCROP WITH FLAT ROCK WEIR SPILLWAY

WASHED #57 RIVERSTONE

(4) 6' STONE SEATS, CENTER IN GRAVEL BED (TYP.), SEE DETAIL SHEET L111

SEED

MULCH BED

MULCH BED

MULCH BED

5" Pine

5" Pine

DITCH

ELEC-UG

ELEC-UG

ELEC-UG

ELEC-UG

ELEC-UG

ROCK

ROCK

1130

1"=10'

NORTH

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NO	REVISION	DATE

ISSUED FOR: BID/PERMIT SET
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DESIGNED BY: RW
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CHECKED BY: CC

FROHRING MEADOWS IMPROVEMENTS
16780 Savage Road, Bainbridge Twp., Geauga County, OH

LANDSCAPE PLAN

CT PROJECT NO.	GPD PROJECT NO.
189945	

DISCIPLINE: LANDSCAPE

SHEET NAME: L100

SHEET 12 OF 16