

City of North Royalton

Mayor Larry Antoskiewicz

Planning Commission

David Smerek, Building Commissioner

Ian Russell
PC Secretary

PUBLIC HEARING LEGAL NOTICE

Pursuant to North Royalton Codified Ordinance 1220.06, notice is given that the Planning Commission of the City of North Royalton, Ohio, will hold a meeting on **April 5, 2023** at 7:00 p.m. local time in the Council Chambers at City Hall, 14600 State Road, upon the following subject:

Alan Rothstein, on behalf of 13393 York Road LLC, is seeking final site plan approval for the renovation of the Mr. Divot's Sports Park located 13393 York Road, also known as PPN: 482-27-005 in Research Office (RO) District zoning.

Plans, specifications, and other documentation are on file at the Building Division, City of North Royalton Service Center, 11545 Royalton Road, and on the City's website for review by interested parties.

You can view the meeting live by entering the following link on your phone or computer or you may attend the meeting in person at North Royalton City Hall.

Link: www.northroyalton.org/PlanningCommission

If you would like to be heard on the subject of this application but are not able to attend the meeting in person, please fill out and submit the Public Comment Form with any documents or photographs and return it to the Building Department no later than April 4th at 12:00 p.m. local time. The form is available on the Planning Commission page of the city website which can be found at the above link. PLEASE NOTE: THE PUBLIC COMMENT FORM MUST BE NOTARIZED IN ORDER TO BE READ INTO THE RECORD.

PLANNING COMMISSION
NORTH ROYALTON, OHIO

Ian Russell
Planning Commission Secretary
11545 Royalton Road
North Royalton, Ohio 44133



City of North Royalton

Mayor Larry Antoskiewicz

Community Development, Building Division

David Smerek, Building Commissioner

11545 Royalton Road, North Royalton, OH 44133

Phone: 440-582-3000

RECEIVED

MAR 02 2023

CITY OF NORTH ROYALTON
BUILDING DEPT.

CITY OF NORTH ROYALTON PLANNING COMMISSION APPLICATION



1. This request is made for the following property:

13393 York Road

Address

Mr. Divot's

Name of Occupant, Business or Tenant (if applicable)

482-27-005

Permanent Parcel Number

Zoning District and Ward

2. Property Owner of Parcel:

13393 York Road LLC

Name

Mr. Divot's

Name of Business (if applicable)

13393 York Road

Address

440-336-6948

Phone

North Royalton, Ohio 44133

City, State and Postal Code

AlansFinance@yahoo.com

Email (electronic mail)

3. This request is being made by the following responsible party (Owner / Authorized Representative):

Alan Rothstein

Name

13393 York Road LLC

Name of Business (if applicable)

13393 York Road

Address

440-336-3002

Phone

North Royalton, Ohio 44133

City, State and Postal Code

AlansFinance@yahoo.com

Email (electronic mail)

For Office Use Only

03/02/2023

Date Application Submitted

04/05/2023

Meeting Date Assigned

PC23-017

Identification Number Assigned

\$2.00

Application Fee

Check # 0000002

Payment Information (date, check number, cash, etc.)

I.R.

Received By

Other Application Fee Information

CITY OF NORTH ROYALTON PLANNING COMMISSION APPLICATION

4. Narrative statement describing the project and its features:

Revitalize Mr. Divot's with the following improvements:

- ① Add a 20 stall indoor/outdoor (non-enclosed) structure to hit golf balls.
- ② Replace current 6 batting cage area with 5 new, enclosed batting cages
- ③ Repair current light poles and modify with LED heads.
- ④ Replace parking lot
- ⑤ Continue with current net contractor to completely enclose side and rear of driving range with nets. Nets to reach 75 feet high.
- ⑥ Replace current miniature golf course with new 18 hole course.

Proposed Hours: Mr. Divot's Queen & Mini golf (Seasonal) 10am-10pm

Driving Range (Yearly): Sunday - Thursday 6am - 11pm & Friday - Saturday 6am - 12am (midnight)

5. Applicant's Plan Request: (please mark appropriate box)

Commercial / Industrial / Residential:

- ☐ Preliminary Site Plan Approval
☒ Final Site Plan Approval

Subdivision:

- ☐ Sketch Plan Approval
☐ Preliminary Site Plan Approval
☐ Final Site / Preliminary Plat Approval
☐ Final Plat / Dedication Approval

The Planning Commission or its agent(s) is hereby authorized to enter upon the property for which his approval is sought, without further notification, to inspect said property. Any such inspection shall be conducted between the hours of 9 a.m. and 5 p.m. on any day of the week, including weekends.

I further understand that any misrepresentation of data or facts or violations of the Ordinances of the City of North Royalton are cause for refusal, suspension or revocation of this license if issued.


Applicant Signature

Alan Rothstein - Owner
Printed Name and Title

2/24/2023
Date


Owner Signature

Alan Rothstein - Owner
Printed Name and Title

2/24/2023
Date

CITY OF NORTH ROYALTON PLANNING COMMISSION APPLICATION

6. Written Authority Form (complete this form if you are unable to be present at meeting).
(submit original – do not fax or email)

I, Alan Rothstein (name) of 13393 York Road 11C
(company, if applicable), hereby certify that I/we are the Owner
(owner(s), executor(s), etc.) of 13393 York Driving (property address or
permanent parcel number) and further verify that Brad Erdman (name
of representative) is authorized to represent my/our interests and make decisions on my/our behalf
when appearing before the North Royalton Planning Commission.

[Signature]
Signature

3/29/23
Date

Before me, a Notary Public in and for said county, personally appeared Alan Rothstein
who acknowledged that he or she did sign the foregoing instrument and the same is his or her free
act and deed.

In testimony whereof I have hereunto set my hand and official seal at Solon,
Ohio on this 29th day of March, 20 23.

[Signature]
Notary Signature

Seal:



ALEXANDER J. HARTH
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
05-15-2023

State of Ohio
County of Cuyahoga

CITY OF NORTH ROYALTON PLANNING COMMISSION APPLICATION

6. Written Authority Form (complete this form if you are unable to be present at meeting).
(submit original – do not fax or email)

I, Alan Rothstein (name) of 13393 York Road LLC
(company, if applicable), hereby certify that I/we are the owner
(owner(s), executor(s), etc.) of 13393 York Road, N. Royalton (property address or
permanent parcel number) and further verify that Steve Ciciretto (name
of representative) is authorized to represent my/our interests and make decisions on my/our behalf
when appearing before the North Royalton Planning Commission.

[Signature]
Signature

2/23/23
Date

Before me, a Notary Public in and for said county, personally appeared Alan Rothstein
who acknowledged that he or she did sign the foregoing instrument and the same is his or her free
act and deed.

In testimony whereof I have hereunto set my hand and official seal at Salon,
Ohio on this 23rd day of February, 2023.

[Signature]
Notary Signature

Seal:



MICHELLE OATES
Notary Public, State of Ohio
My Comm. Expires 10/27/2025

State of Ohio
County of Cuyahoga



Cuyahoga County GIS Viewer



Date Created: 3/13/2023

Legend

- Municipalities
- Right Of Way
- Platted Centerline
- Parcel

564 0 282 564 Feet

Projection:
WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

MR. DIVOT'S RENOVATION

13393 YORK ROAD
NORTH ROYALTON, OHIO

INDEX OF DRAWINGS

- X-1 PLOT PLAN
- X-2 LIFE SAFETY PLAN
- A-1 FLOOR/ROOF/FRAMING PLANS
- A-2 ELEVATIONS
- A-3 RESTAURANT RENOVATION
- A-4 SECTION
- A-5 DETAILS
- M-1 MECHANICAL PLAN
- E-1 ELECTRICAL PLAN
- E-2 ELECTRICAL SPECIFICATIONS

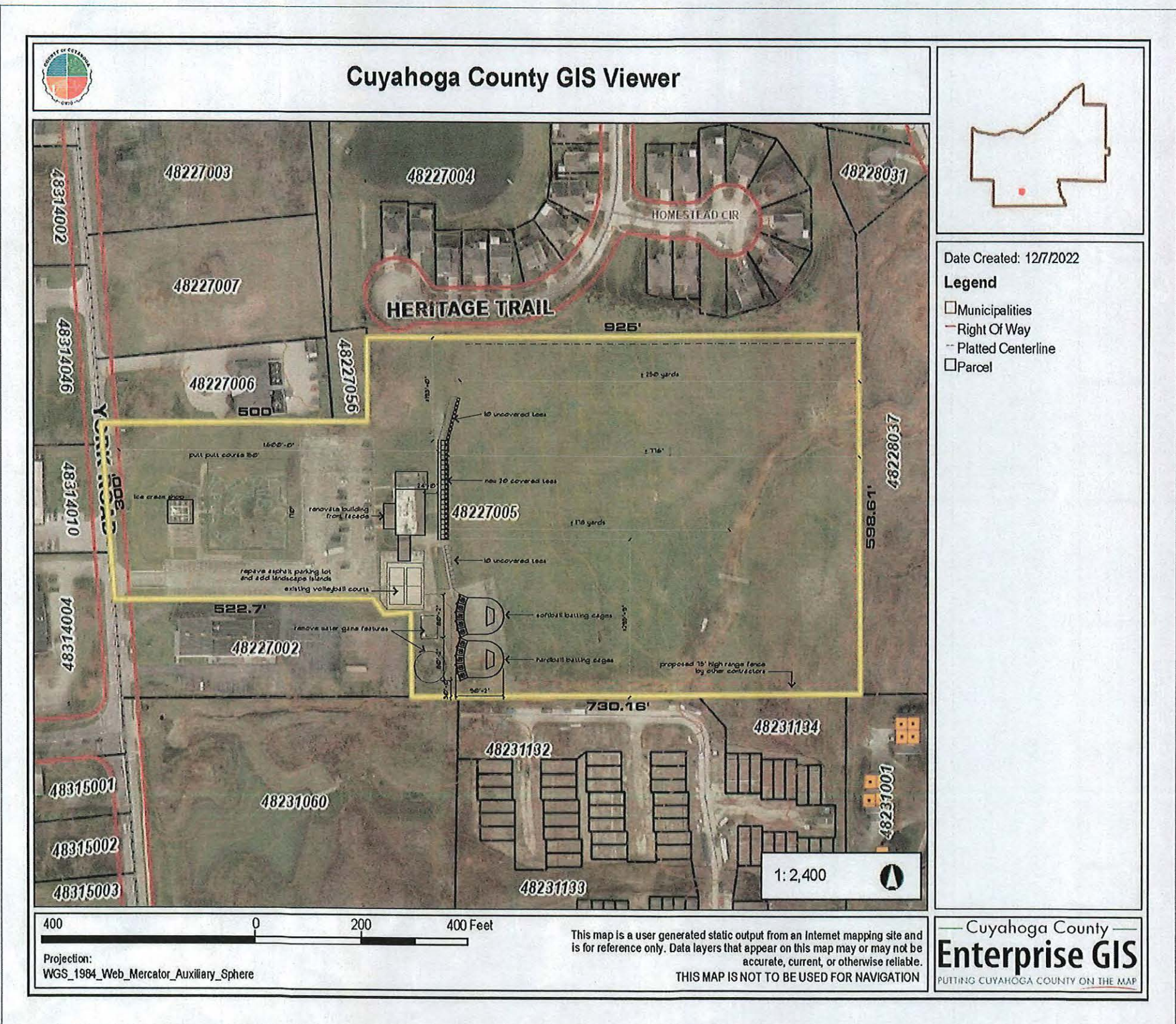
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CITY OF NORTH ROYALTON
BUILDING DEPT.

SCOPE OF WORK

ADDITION OF A 20 BAY COVERED TEE BOX FOR THE DRIVING RANGE AND THE RENOVATION TO THE FRONT FACADE OF THE EXISTING RESTAURANT. REMOVE EXISTING WATER GAMES AND REPLACE EXISTING BATTING CAGES WITH NEW CAGES IN SAME LOCATION.



RECEIVED
FEB 03 2023
CITY OF NORTH ROYALTON
BUILDING DEPT.



REMARKS: DATE: 1/26/2022 DRAWN BY: PROJECT TITLE: MR. DIVOT'S 13393 YORK ROAD NORTH ROYALTON, OHIO

STEPHEN CICIRETTO, A.I.A. • ARCHITECT
270 PARK PLACE • CHAGRIN FALLS, OHIO 44022 • (440) 247-1000 • sc-aia@sbcglobal.net

Enterprise GIS
PUTTING CUYAHOGA COUNTY ON THE MAP

X-1 PLOT PLAN

CONSTRUCTION TYPE: 5B
BUILDING TYPE: UTILITY (U): USE IS AUXILIARY NON-ENCLOSED STRUCTURE

MAXIMUM ALLOWABLE AREA BASED ON (U) USE = 5,500 SF.
MAXIMUM HEIGHT ALLOWED BASED ON (U) USE = 1 STORY

ACTUAL FLOOR AREA: 3,710 SF.
OF OCCUPANTS = 20 BAYS = 20 OCCUPANTS

OBC TABLE 601: FIRE RESISTANCE RATING REQUIREMENTS OF ALL ELEMENTS (5B) = 0 HOUR
OBC TABLE 602: FIRE RESISTANCE RATING REQUIREMENTS WITH A FIRE SEPARATION DISTANCE OF 10' X 32' FOR VB CONSTRUCTION (X=12') = 0 HOUR



REMARKS:

DATE: _____

DRAWN BY:

PROJECT TITLE:

PROJECT TITLE:
MR. DIVOT'S
13993 YORK ROAD
NORTH ROYALTON, OHIO

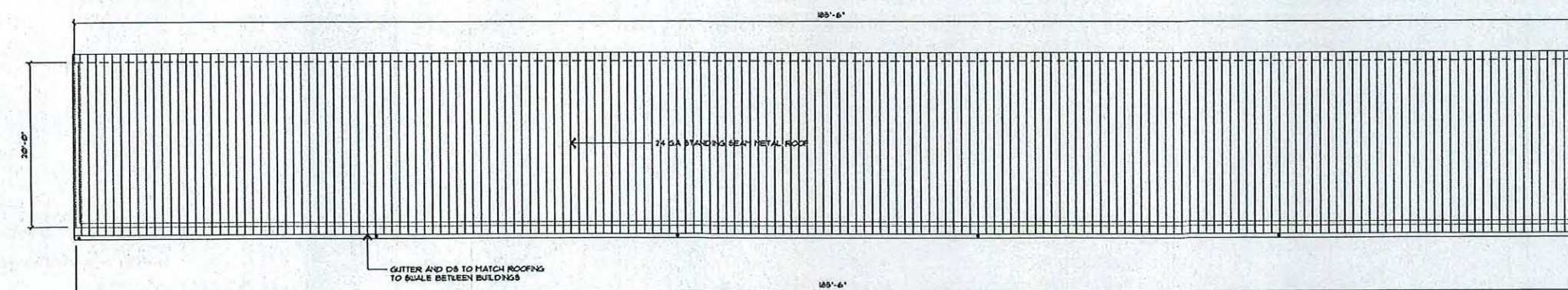
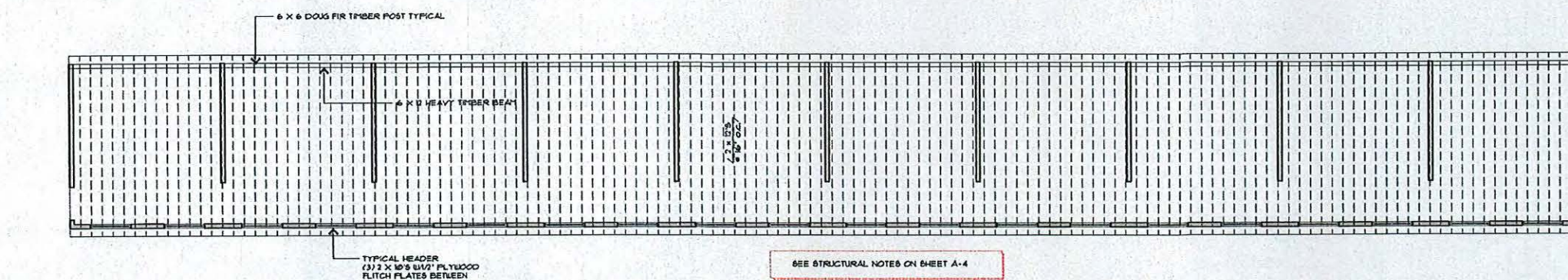
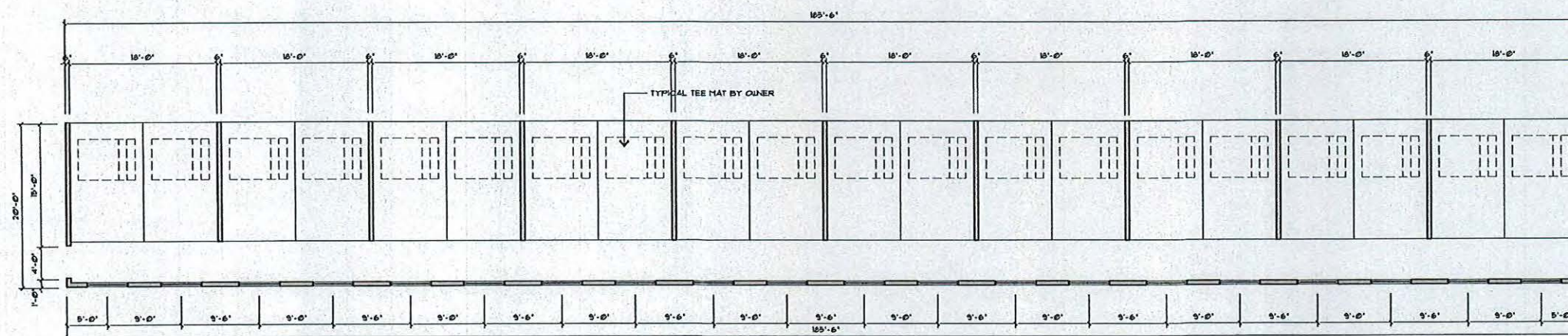
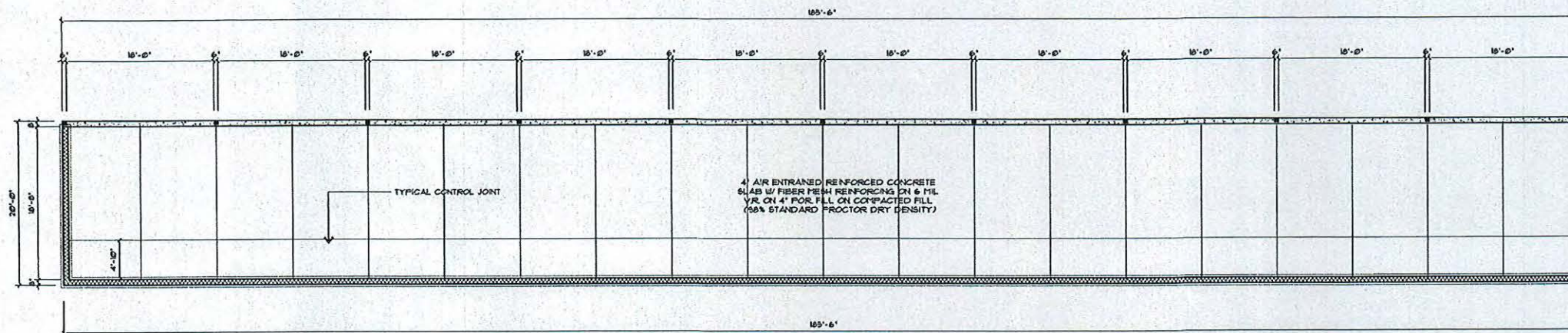
CODE DATA

X-2

SC **STEPHEN CICIRETTO, A.I.A. • ARCHITECT**
NORTH KOTATION, OHIO

STEPHEN CIGKREITU, AIA. • **ARCHITECT**
270 PARK PLACE • CHAGRIN FALLS, OHIO 44022 • (440) 247-1000 • sc-cia@sbcglobal.net





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

FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

ROOF FRAMING PLAN

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

—

1/26/12

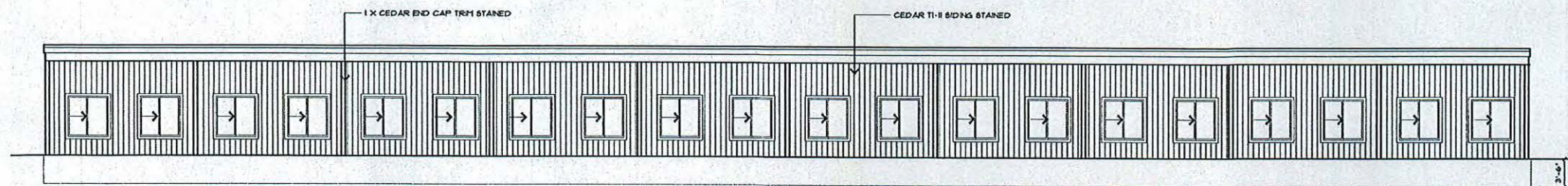
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MR. DIVOT'S
13393 YORK ROAD
NORTH ROYALTON, OHIO

SHEET TITLE:

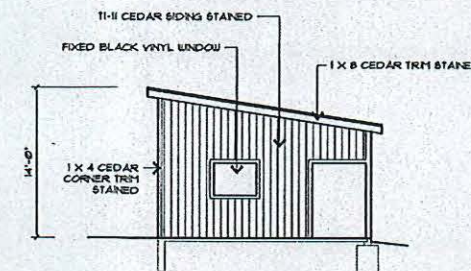
FLOOR/ROOF/FRAMING PLANS

A-

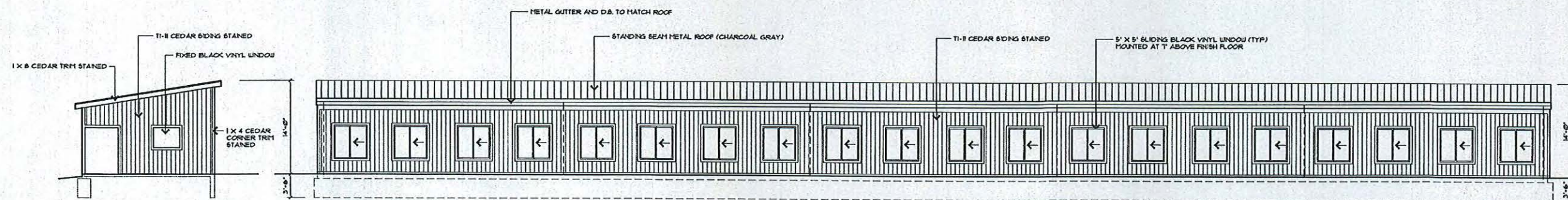
SC **STEPHEN CICIRETTO, A.I.A.** • **ARCHITECT**
270 PARK PLACE • CHAGRIN FALLS, OHIO 44022 • (440) 247-1000



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



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



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

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

REMARKS:

DATE: 1/26/2022

DRAWN BY:

PROJECT TITLE:
MR. DIVOT'S
1393 YORK ROAD
NORTH ROYALTON, OHIO

SHEET TITLE:
ELEVATIONS

A-2

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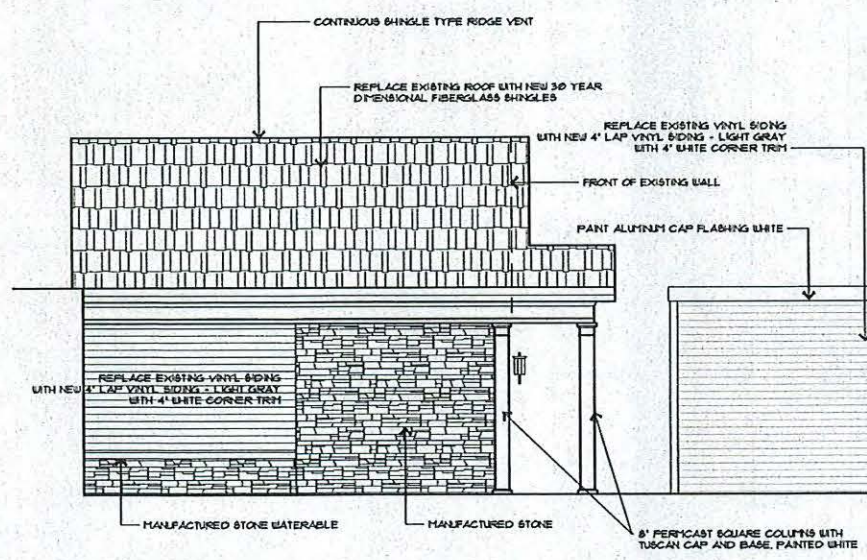
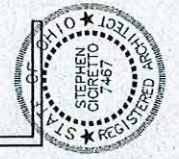


RESIDE EXISTING BUILDING

REPLACE EXISTING DOOR WITH NEW FULL LITE INTERIOR WOOD DOOR AND FRAME TO MATCH EXTERIOR DOOR WITH CLOSER AND PUSH FULL HARDWARE

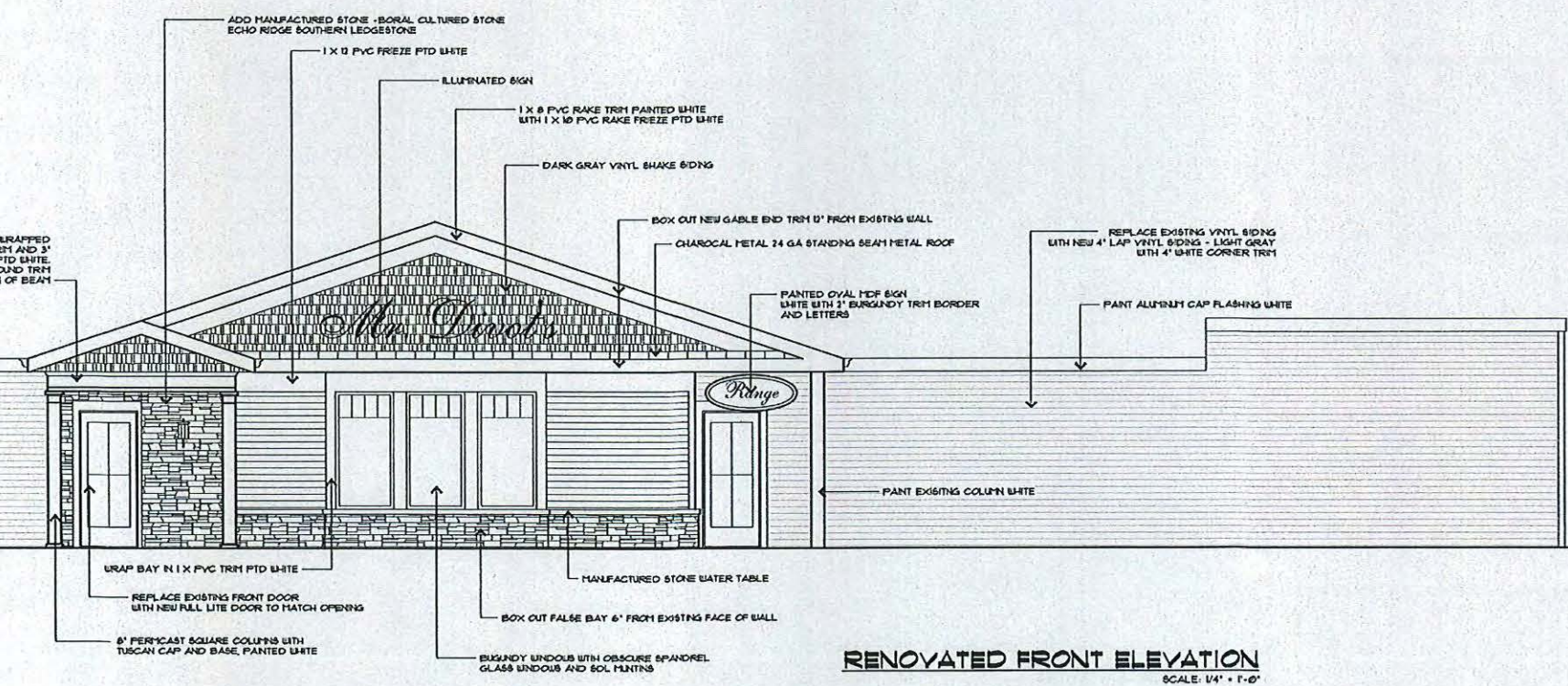
REPLACE EXISTING DOOR WITH NEW FULL LITE INSULATED STEEL DOOR IN WOOD FRAME WITH ADA COMPLIANT PANG HARDWARE, ADA COMPLIANT THRESHOLD AND CLOSER

REPLACE EXISTING DOOR WITH NEW FULL LITE INSULATED STEEL DOOR IN WOOD FRAME WITH ADA COMPLIANT PANG HARDWARE, ADA COMPLIANT THRESHOLD AND CLOSER



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

(1) 2 X 8 BOX BEAM WRAPPED IN 1 X 1 PVC TRIM AND 3" CROWN MOULD PTD WHITE. ADD 1" HALF ROUND TRIM 2" ABOVE BOTTOM OF BEAM



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

SEE DETAIL DRAWING A-5

SHEET TITLE: RESTAURANT ELEVATION/PLAN	PROJECT TITLE: MR. DIVOT'S 13393 YORK ROAD NORTH CROYALTON, OHIO	DATE: 1/26/2022	REMARKS:
		DRAWN BY:	

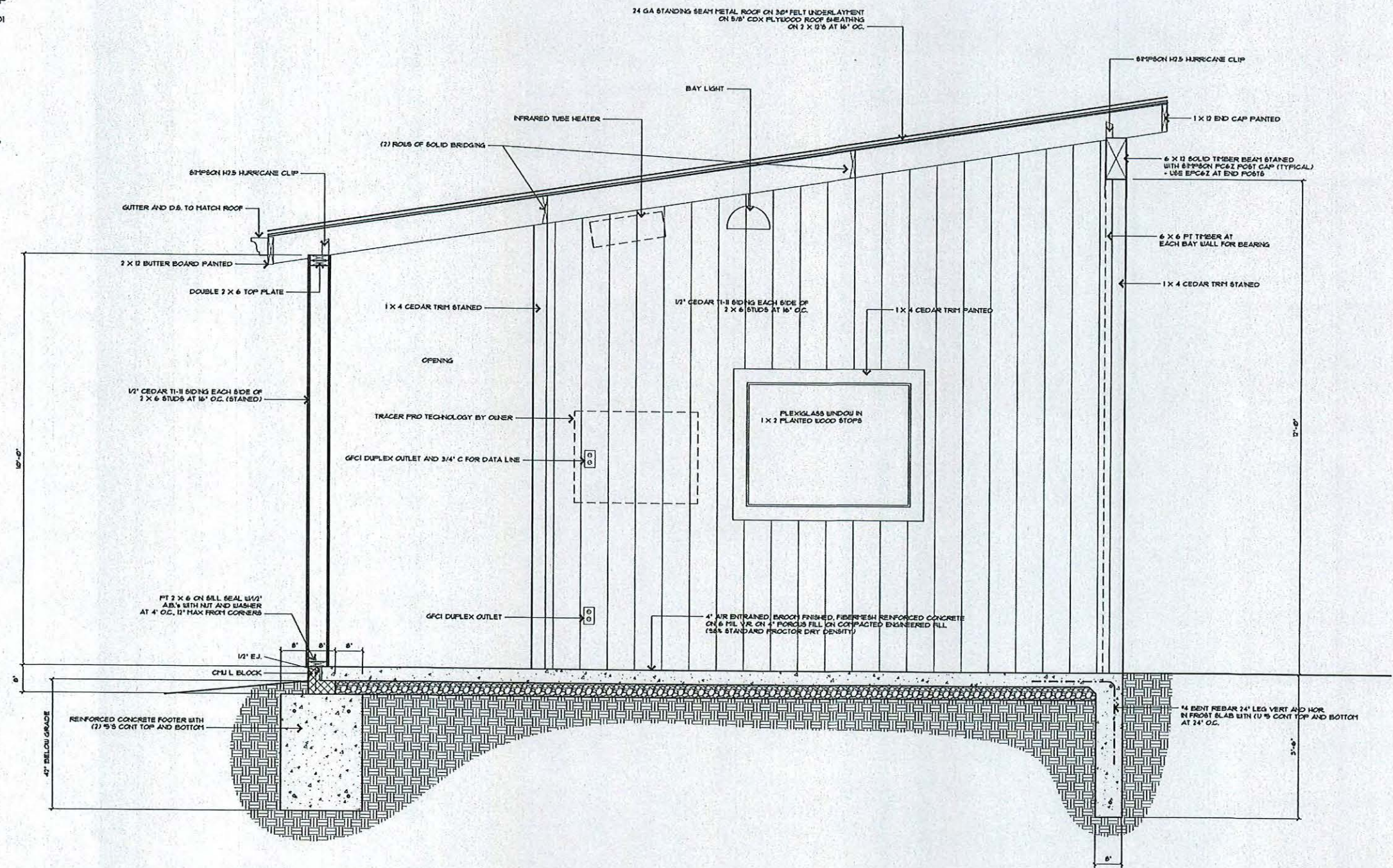


DESIGN LOADS

- 1. FLOOR LOAD = DWELLING: 15 P.S.F.
- 2. DEAD LOAD = 20 P.S.F. (INCLUDING PARTITIONS)
- 3. ROOF LOAD
 - SNOW = 30 P.S.F.
 - ROOF LIVE LOAD = 35 P.S.F.
 - ROOF DEAD LOAD = 15 P.S.F.
- 4. LIVE LOAD DEFLECTION = L/480
- 5. WIND LOAD (V.U.I.) = 115 MPH EXPOSURE 'B'
- 6. DESIGN WIND LOAD = 16 P.S.F.
- 7. SOIL PRESSURE = 1500 P.S.F.
- 8. CONCRETE FOR FOOTING = 2500 P.S.I. 3'-5' SLUMP
SLAB, PAVEMENT = 4000 P.S.I. 3'-5' SLUMP
- 9. ALL CONCRETE WORK PER ACI-318 AND ACI-301

DESIGN CRITERIA

- 1. SEISMIC DESIGN = B
- 2. WEATHERING = SEVERE
- 3. FROST LINE DEPTH = 42"
- 4. TERMITES AREA = MODERATE TO HEAVY
- 5. WINTER DESIGN TEMPERATURE = -61
- 6. ICE SHIELD UNDERLAYMENT = YES
- 7. MEAN ANNUAL TEMPERATURE = CLIMATE ZONE 5



CROSS SECTION THRU COVERED TEE BOX STRUCTURE
SCALE 3/4" = 1'-0"



SHEET TITLE: TYP. COVERED TEE DETAIL	PROJECT TITLE: MR. DIVOT'S 13993 YORK ROAD NORTH ROTALTON, OHIO	DATE: 1/26/2022	REMARKS:
	DRAWN BY:		





SPECIFICATIONS

GENERAL CONDITIONS

The latest edition A.I.A. General Conditions shall apply to this project. A copy of this document is available for review at the office of the Architect.

The Contractor shall verify all grades, lines, levels, dimensions and field conditions as indicated on the drawings and report all discrepancies to the Architect immediately prior to commencing any work. In all instances where dimensions do not match the scaled drawings, the dimension shall prevail.

The Contractor is responsible for protecting the existing driveway, sidewalks, building and all other existing property that is to remain, and must replace or repair same if damaged. This contractor shall maintain all insurance and workmen's compensation as required by law.

No deviations from the Construction Documents shall be made without approval of the Architect and Owner, authorized through written Change Order form as signed by the Architect.

The Contractor shall guarantee his work and that of his sub-contractor's for a period of one (1) year.

All work shall be performed in accordance with Governing codes, ordinances and authorities having jurisdiction.

No substitutions shall be permitted for specified items unless specifically approved prior to the signing of the contract or agreement to perform services.

The Contractor shall keep the site clear of debris and accumulation of waste material caused by his operations during the course of construction. He shall be responsible for the removal of all debris and waste material from the site. All construction vehicles shall be sufficiently clean upon leaving the site to keep the streets clear of debris.

The use of these drawings and specifications shall be restricted to the original site for which they were prepared, and publication thereof is expressly limited to such use. Reuse, reproduction, or publication by any method, in whole or in part, is prohibited. Title to these drawings and specifications remain with the Architect. Without prejudice, visual contact with these drawings and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

DEMOLITION NOTES

1. General Contractor is to remove all existing construction as noted. This includes all items required to be removed for new construction whether or not expressly indicated on the drawings. The Contractor shall verify with the Owner all items that shall be salvaged and returned to the Owner. All other items become the property of the Contractor to be salvaged or be disposed of properly. It is the responsibility of the Contractor to visit the site and be aware of all site conditions prior to submitting his bid.

CONCRETE WORK

1. The work required under this section consists of all concrete work and related items necessary to complete the work as indicated on the drawings and described herein. The following specific items are to be completed under this section: Footings and floor slabs as required. All materials shall conform to the requirements of the ASTM and the Portland Cement Association. Concrete floor slabs shall be 4000 psi, and all other concrete shall be 3000 psi. Provide 5/8" round rods in all footings. Under floor slabs provide 4" porous gravel fill. Slump of concrete shall be 3" max. Provide delivery tickets for each batch of concrete. Pour concrete in accordance with the recommendations of the Portland Cement Association, using air entrained concrete for all flat work.
2. In absence of soil borings, the Architect has assumed 1500 psf soil bearing pressure on virgin soil. G.C. shall report all discrepancies to the Architect.
3. Bottom of all footings shall be a minimum of 3'-6" below finish exterior grade for protection from frost.

MASONRY

1. This Contractor is to furnish and install all concrete block and related items to complete work as indicated on the drawings and as described herein. All masonry shall be laid in a workmanlike manner to match that of the existing building.

CAULKING

1. Completely seal with caulking compound, joints around frames and sills of doors, windows and other openings. Use Dap Caulking Compound. Apply caulk to obtain a neat bead.

CARPENTRY

1. All materials shall comply with the standards of the AWI, NMA, NMA, DPFA AND HIP. All exterior trim shall be rough sawn cedar if not specifically noted.
2. Structural framing lumber (studs, joists and rafters) shall be kiln dried, 1500 psi fiber stress repetitive member use, #1 construction grade. Sited and framed to drawings.
3. All exterior sheathing shall be cedar T-111 (1/2") for walls and 5/8" cdx plywood for roof sheathing if not specifically noted.
4. Wood framing to be sized as shown on drawings. All members to be in single lengths between supports. All members to be bolted or spiked and erected in substantial manner.
5. All partitions and walls shall have sole plates and double top cap. Exterior wall sole plates shall be pressure treated. Corners and angles to be formed, blocked and set square and plumb. Studs to be doubled at all openings. All studding shall be 16" o/c except where noted differently on drawings.
6. Roof rafters shall be rigidly bridged at intervals not exceeding 8'-0" with solid 2x bridging, double nailed at each joint.
7. Sills and plates resting on masonry/concrete to be anchored with 1/2" bolts at 4'-0" o/c set on compressible material 12" minimum distance from corners.

WINDOWS

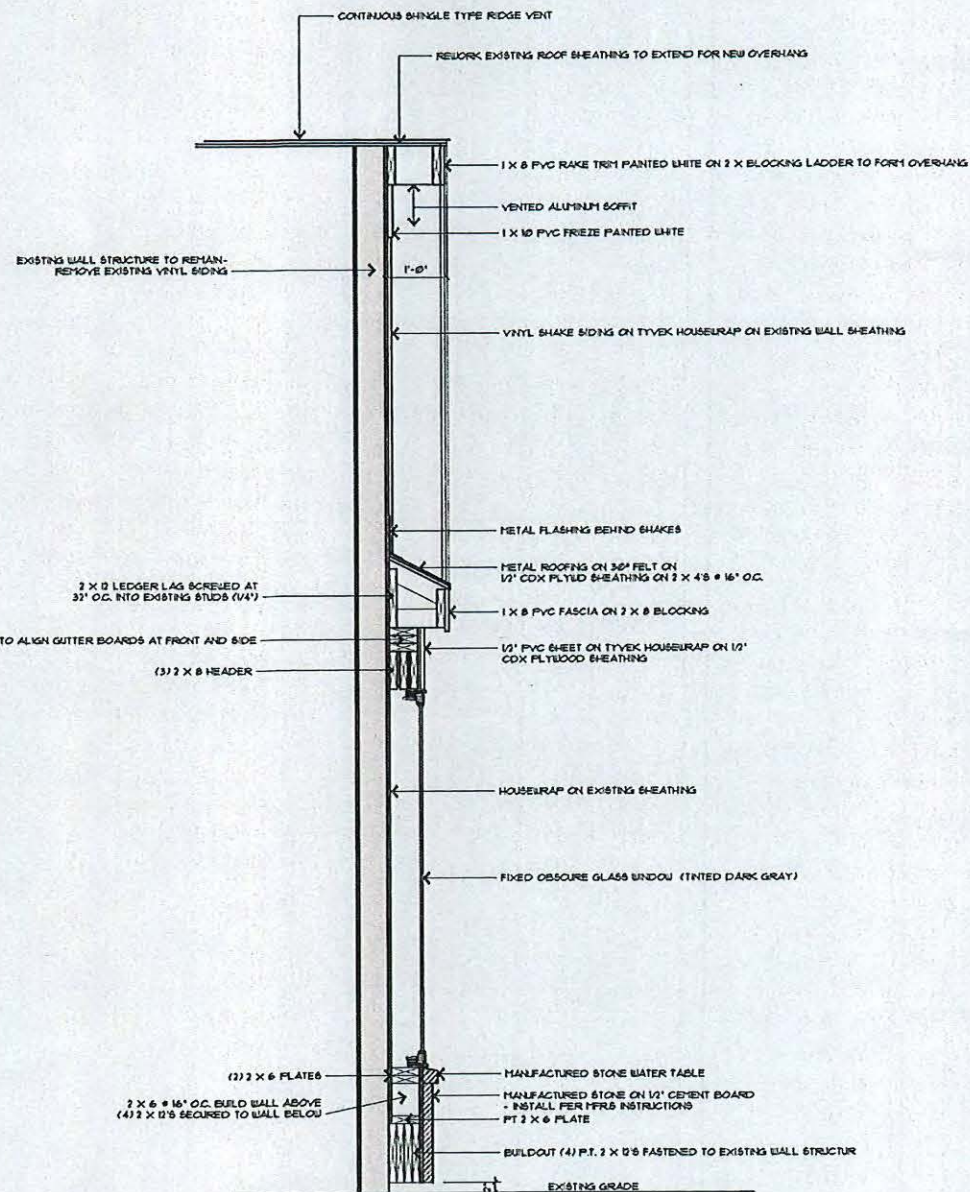
1. Black vinyl (single pane glass acceptable if available) windows to be supplied. Tempered where required by building codes.

PAINTING

1. All exterior surfaces to be properly prepared per solid hide stain. Colors as selected by Owner.

CLEAN UP

1. All debris to be removed from premises and site.
2. All tools, equipment and materials of trades to be removed from site.
3. All finish grading shall be complete prior to acceptance by Owner.



DETAIL AT FRONT WALL RENOVATION
SCALE: 1/4" = 1'-0"

REMARKS:

DATE: 1/26/2022
DRAWN BY:

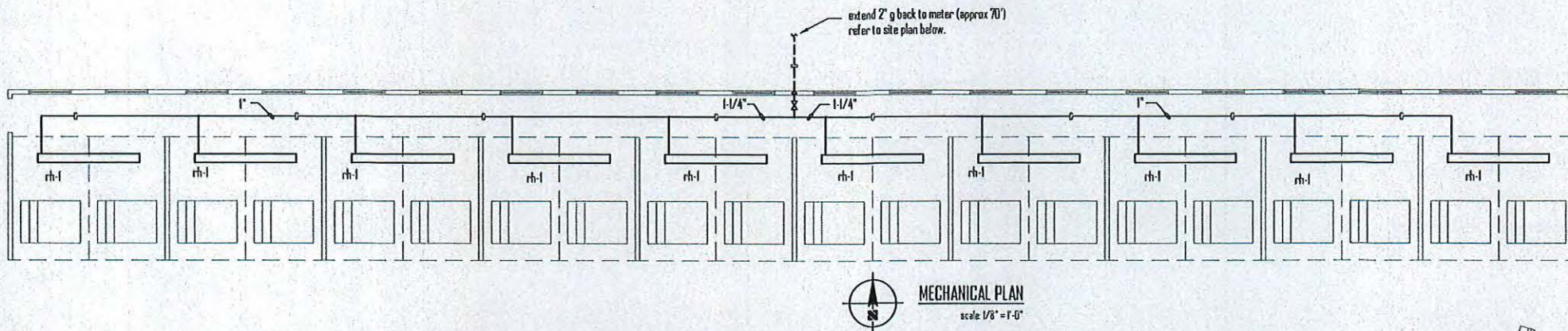
PROJECT TITLE:
MR. DIVOT'S
13303 YORK ROAD
NORTH ROYALTON, OHIO

SHEET TITLE:
RESTAURANT ELEV. DETAIL

A-5

STEPHEN CICIRETTO, A.I.A. • ARCHITECT
270 PARK PLACE • CHAGRIN FALLS, OHIO 44022 • (440) 247-1000





SECTION 1500 - MECHANICAL GENERAL PROVISIONS

Part 1 General

11 Description

- the provisions of the instructions to bidders, general conditions, supplementary conditions, alternates, addendums and Division 1 are a part of this specification. electrical, architectural, structural and all other drawings as well as the specifications for all the divisions are a part of the contract documents. the mechanical drawings and specifications are intended to be supplementary to each other.
- mechanical plumbing documents are provided for the negotiation of a guaranteed maximum price. as such, they are not considered to be complete or all inclusive. provide all materials, equipment, components, services, controls, wiring, tools, power, transportation, lifting permits, labor, etc. as required for a complete and operational facility whether these components and labor may not be indicated or implied. items implied or omitted, but necessary, to make the mechanical system complete and workable shall be understood to be part of the work.
- each contractor shall coordinate with the building owner as to individual building standards and requirements. individual contractors shall include any additional items or change of design to meet or exceed building standards and requirements.
- the contractor shall be responsible for coordinating all mechanical equipment locations, components and connections prior to setting of equipment or accessories. changes arising due to lack of coordination or knowledge of field conditions shall be corrected at the contractor's expense. extra costs that may arise as a result of deviation from contract drawings to avoid interference shall be considered a field condition. no additional compensation shall be allowed. interferences shall be immediately brought to the architect/engineer's attention.
- visit the work site during the bidding period and become familiar with the conditions affecting the installation. submission of a proposal shall presume knowledge of such conditions and no additional compensation shall be allowed where extra labor or materials are required.
- items and such labeled as "by others" shall become the responsibility of the general contractor. the general contractor shall then be responsible to coordinate the work such that it is accounted for in the bid to the client. if no general contractor exists then it shall become the responsibility of the trade whose equipment/work/installation is affected most by it.
- it is the purpose of the mechanical drawings to indicate the approximate location of all equipment, piping, etc. determine exact locations of equipment and arrange work accordingly. the right is reserved to effect reasonable changes in the location of equipment, piping, etc. up to the time of rough-in, without additional cost to the owner. in addition, this contractor shall coordinate his work with all other trades and utilities before commencing such work.

12 Permits and Code

- secure and pay for permits and inspections required for the mechanical work. make payments to all public utilities for work required by the utility, including tap-in fees. it is the contractor's responsibility to make all contacts with the proper utilities and perform all application requirements to obtain any service.
- it is the contractor's responsibility to conform the system to all local codes and legal requirements. no extra compensation will be allowed for any changes to make the system conform regardless of what is shown on the contract documents.
- install work in accordance with all applicable provisions of local and state codes, as well as the mps as interpreted by the local authority having jurisdiction. comply with the latest editions of codes and standards.

Part 2 Execution

21 Equipment and Material

- warrant that equipment and all work is installed in accordance with good engineering practice and that all equipment will meet the requirements specified. guarantee against defects in workmanship and materials; provide labor and repair or replace any defective work, material or equipment within one year from date of formal written acceptance by the owner. refrigeration compressors shall have a five year warranty.
- base bids upon the specified products or listed alternatives. the drawings and specifications are based on the products specified by type, model and size and thus establish minimum qualities which substitutes must meet to qualify for review. verbal requests or approvals shall not be binding on the architect, engineer or owner. should materials and equipment other than those specified be proposed, submit a written request for substitutions to the architect in accordance with Division 1 requirements. indicate any additions or deductions to the contract price. the contractor is to bear the cost of any approved

changes for installation and shall coordinate this change with all other trades.

22 Field Requirements

- equipment and materials used on this project shall be new and labeled (as required) for the application.
- equipment service and operating clearances recommended by the manufacturer shall be noted prior to installation and maintained by all trades throughout construction.
- install and connect equipment, services and materials in accordance with the best engineering practice and with various manufacturers written instructions and recommendations. where manufacturers written instructions and engineering drawings differ in the method of installation, the contractor shall inform the engineer of such discrepancy prior to the start of such work. furnish and install complete auxiliary piping, valves, water seals, electric connections, supports, safety devices, etc., recommended by manufacturer for proper installation.
- all line voltage wiring of mechanical equipment shall be done by electrical contractor. this contractor shall furnish the electrical contractor with a complete set of wiring diagrams for all electrically powered equipment provided within the contract which shall indicate required service, low voltage and control wiring shall be provided and installed by mechanical contractor and shall include all conduit as required.
- plan work to permit the carrying on of normal business functions unless specified otherwise on drawings. any service shutdowns that may be required shall be scheduled through the owner and shall be done at a time as directed by the owner. no additional compensation shall be allowed for these shutdown periods even though premium-time work may be required. provide temporary service to equipment or systems that cannot be shutdown, as determined by owner. provide a minimum of one week's notice to the owner before any service shutdown is scheduled.
- at all times keep premises and building in neat and orderly condition; follow explicitly any instructions of architect in regard to storing of materials, protective measures and disposing of debris.
- provide all cutting and patching in existing construction as necessary for installation of this work. have cutting done by skilled mechanics in the trade. this shall be done carefully as to not injure any of the structure, as little material as possible will be removed. in no case shall reinforced steel be cut without written permission from the architect. building and surface damage shall be repaired, replaced and/or restored to the original condition before the completion of the project and before final acceptance by the owner.
- any discrepancies between what is shown on the drawings and what is actually in the field shall be brought to the architect's attention before the contractor is to proceed with that portion of the work.
- certificates of inspection shall be delivered free of charge to the architect by this contractor before final payment, showing that all work and materials under this contract do fully meet the requirements and approval of the inspection department of the proper authority. no extra compensation will be allowed for any changes necessary for code compliance regardless of the installation shown on the drawings or specified herein.
- before any digging, call, 811, at least 48 hours but not more than ten working days in advance to city utilities protection service. provide location of planned work, nearest cross street, distance and direction off the road, date excavation to begin, and type of work. for more info go to www.augpa.org.

23 Record Drawings

- keep one complete set of the contract working drawings on the project site on which the contractor shall record any deviations or changes from such contract drawings made during construction. after the project is completed, record sets of drawings shall be delivered to the architect in good condition, as a permanent record of the installation as constructed.
- record drawings shall be utilized only for such and shall be kept clean and undamaged.

SECTION 1500 - BASIC MATERIALS AND METHODS

Part 1 General

Pipe and Fittings

- natural gas - schedule 40 black steel, (exterior), schedule 40 black steel pvc coated (exterior). all gas piping materials, components, installation, inspection, and purging shall be in full conformance with mps 54 "national gas code" and the international fuel gas code. contractor shall also utilize trapezoidal gas piping by omega flex (exterior) or trapezoidal gas (underground).
- fittings for gas piping: ISO wip malleable iron screwed fittings through 4 inch size, factory formed welding fittings for sizes over 4 inch. all gas piping materials, components, installation, inspection, and purging shall be in full conformance with mps 54 "national gas code" and the international fuel gas code.

fittings for trapezoidal gas shall be as approved by manufacturer.

12 Valves

- all valves shall be of the same manufacturer where possible and shall be as manufactured by grinnell, milwaukee, nibco, stockham, hammond or watts. all valves shall be of domestic manufacture.
- shutoff valve for natural gas piping two inch and smaller; ball valve, ISO psi wip, 6000 psi wip, csa and ul rating for natural gas, full port, full flow, bronze body, stainless steel ball and stem, yoke seat and seal, watts model 85000 series or approved equal.

13 Unions

- provide unions at all equipment, specialty connections and where indicated on plans for ease of maintenance and removal.

Inserts, Hangers, Supports and Shelves

- provide inserts into concrete construction for proper support of work.
- provide all inserts, hangers, anchors, rollers, double lock nut, threaded rod, turnbuckles, saddles, insulation protectors, guides and all other miscellaneous specialties to properly support and retain piping, ductwork, conduits and equipment; to control expansion, contraction, anchorage, drainage and prevent sway and vibration. piping shall be so supported as not to place a strain on valves or equipment.
- trapezoidal support may be utilized for multiple pipe runs.
- do not support work from another division or same work.
- hanger spacing shall be per code or manufacturer's requirements, which ever is more stringent.
- provide added structural steel angles, channels or plates where support is required between building structural steel spans. attach each by welding, bolting or anchors.
- where pipes pass through masonry or concrete walls, provide machine cut steel pipe sleeve 1 inch larger than outside diameter of pipe. where floors or walls are core drilled, steel sleeves are not required. where pipes are installed provide a sleeve large enough for insulation to pass thru. pipes shall be centered in sleeve.

15 Vibration Control

- vibration or noise created in any part of the building by the operation of any equipment furnished and/or installed under this contract will be prohibited. take all precautions by isolating the various items of equipment from the building structure.
- contractor shall guarantee the operation of all equipment installed to be free from objectionable noise. contractor shall alter, change connections to, or replace any and all apparatus that creates objectionable noise. adjustments and changes shall be made without any additional costs to the owner. the engineer shall be the sole judge as to what constitutes objectionable noise.

Part 2 Execution

21 General

- refer to those portions of the electrical drawings and specifications which establish characteristics of electrical service and furnish equipment to operate on the service.
- where utilizing trapezoidal gas piping by omega flex, the contractor shall be responsible for the complete redesign of distribution system, including but not limited to pipe sizes, gas pressures, piping runs, and clearance coordination. provide pressure regulators where required and install system per manufacturer's recommendations. all equipment connection details shall be adhered to as shown on drawings.
- provide shutoff valves at all branch connections to main, all equipment, in mains so as to compartmentalize the system and as indicated on drawings.
- install valves such that their operation is easily accessible. ball valves with handles in the open position shall be pointing in the direction of flow.
- provide pipe caps or plugs as required to keep dirt, dust and debris from entering pipe and equipment.
- arrange piping to maintain service and maintenance clearances of all equipment.
- make reduction in pipe sizes with concentric reducers. plug type are not acceptable.

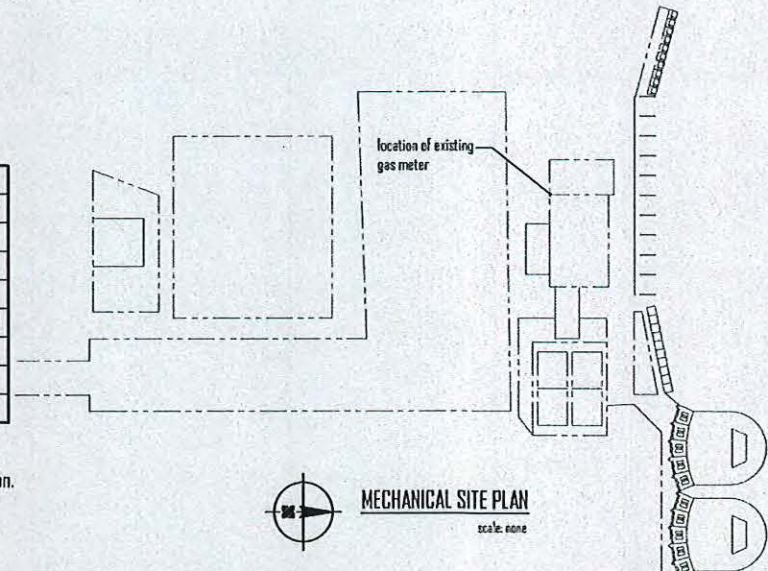
GAS-FIRED RADIANT HEATER SCHEDULE	
mark	rh-1
fuel	natural gas
input (mbh)	58
length (feet)	12'
electrical data (volt/phase)	120/1
manufacturer	advanced radiant
model number	ets
weight (pounds)	-
remarks	1,2,3

remarks

- provide all accessories to install unit as indicated on plan.
- follow manufacturer's recommendations for mounting.
- ec shall wire thru wall switch with limiting timer

HVAC LEGEND	
ABBREVIATION	DESCRIPTION
⊙	thermostat
cte	connect to existing
dn	down
etr	existing to remain
mc	mechanical contractor
pc	plumbing contractor
rex	remove existing
rh	radiant heater
typ	typical
typ-3	typical of three

PLUMBING LEGEND	
ABBREVIATION	DESCRIPTION
⊙	shut off valve
—○—	branch piping off bottom
—○—	branch piping off top
—○—	pipe drop
—○—	pipe rise
—○—	gas piping
cte	connect to existing
dn	down
etr	existing to remain
rex	remove existing
typ	typical
typ-3	typical of three



REMARKS:

DATE: 1/17/2023

DRAWN BY: S/L

PROJECT TITLE:

MR. DIVOT'S
13933 YORK ROAD
NORTH ROYALTON, OHIO

SHEET TITLE:

MECHANICAL PLAN

STEPHEN CICIRETTO, A.I.A. ARCHITECT

270 PARK PLACE • CHAGRIN FALLS, OHIO 44022 • (440) 247-1000



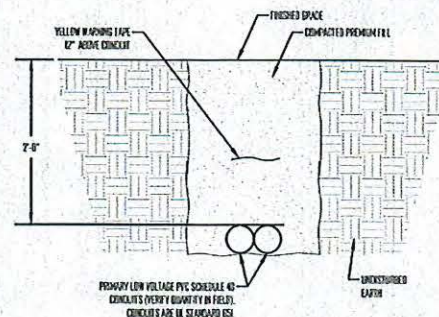


DATE: 1/17/2023

PROJECT TITLE:
MR DIVOT'S
13393 YORK ROAD

SHEET TITLE: ELECTRICAL PLAN

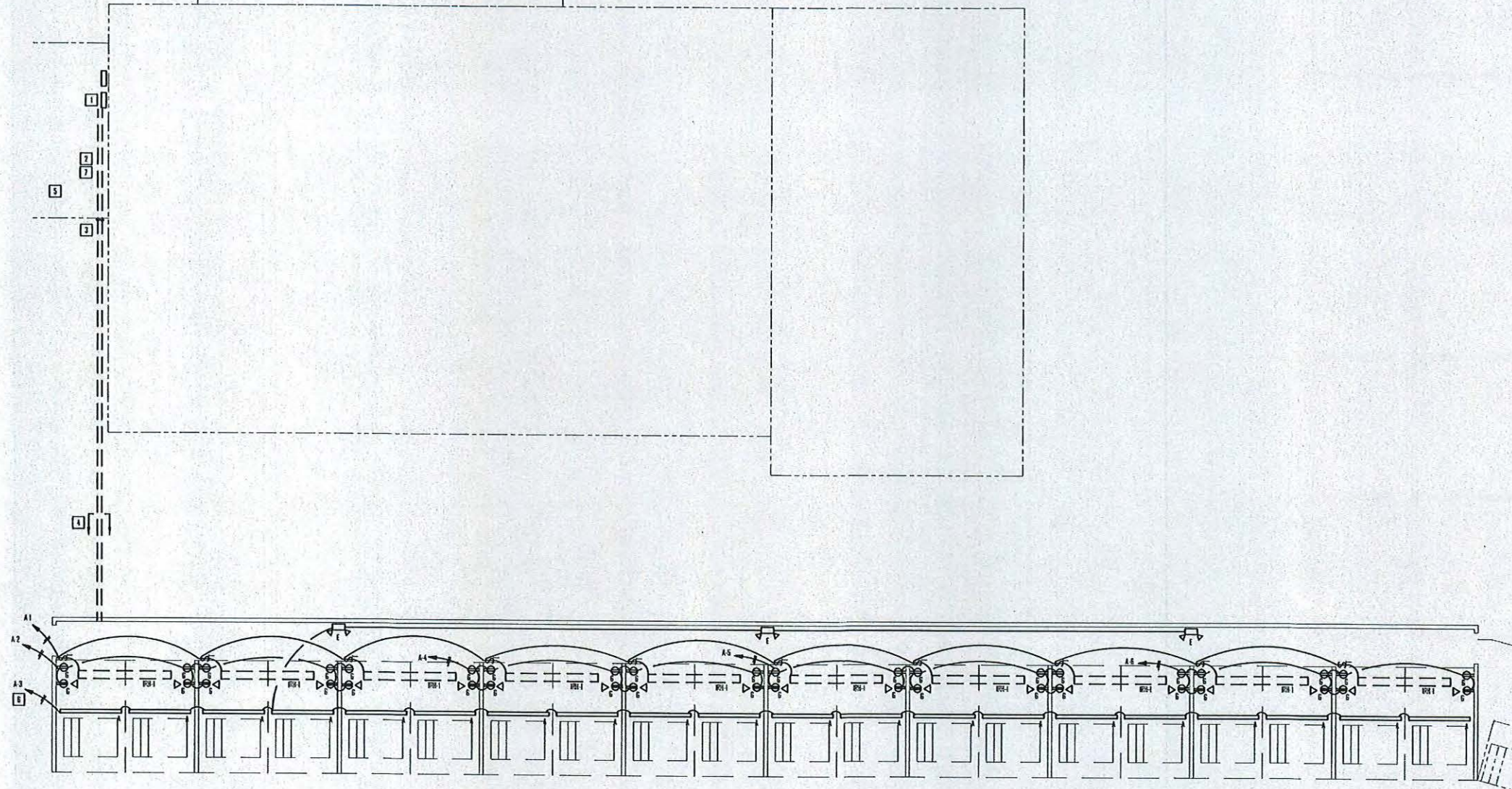
III-1





LOW VOLTAGE TRENCH DETAIL
NO SCALE

ELECTRICAL SYMBOL LEGEND

- 1 ROUND JUNCTION BOX WITH FLUSH COVER
- 2 SQUARE JUNCTION BOX WITH FLUSH COVER
- 3 DUPLEX RECEPTACLE - MOUNTED - 18" ATT (TO BE VERIFIED)
- 4 DUPLEX RECEPTACLE - GROUND FAULT INTERRUPTER TYPE
- 5 DUPLEX RECEPTACLE - MOUNTED - 18" ATT OR 6" ABOVE COUNTER (TO BE VERIFIED)
- 6 SWITCH - SINGLE POLE
- 7 1-W. MOTION SENSOR
- 8 0-COMMER
- 9 65 - OCCUPANCY SENSOR
- 10 1-4 PIN SPEED AND LIGHT CONTROL
- 11 3-TIERE-WAY
- 12 4-FEEDER WAY
- 13 2-30 MINUTE SPRING WOUND TIME SWITCH
- 14 ☒ FUSED DISCONNECT SWITCH
- 15 ☐ 1/4" MIN. FUSED DISCONNECT SWITCH
- 16  ELECTRICAL PANEL - SURFACE MOUNTED
- 17  ELECTRICAL PANEL - RECESSED MOUNT
- 18  COMMUNICATION DATA & VOICE - MOUNTED - 18" ATT (4WD)
- 19  DATA ONLY - MOUNTED - 18" ATT (4WD)
- 20  DATA ONLY - MOUNTED - 18" ATT (4WD)
- 21  DATA COMMUNICATION - MOUNTED - 18" ATT (4WD)
- 22  1/4" MIN. PANEL AND CIRCUIT NUMBER 2-WAY 3/4" C. 3/4" C. TO 2-WAY 3/4" C. TYPE 1 ONLY
- 23 1-1 SAME AS ABOVE, 1/4" MIN. PANEL AND WIRING Omitted FOR CLARITY
- 24 1-3 WIRING 1 NEUTRAL
- 25 1-4 WIRING 1 NEUTRAL
- 26 E.R. ELECTRICAL CONTROL FACTOR
- 27 H.V.C. HEATING VENTILATING AIR CONDITIONING CONTROL FACTOR
- 28 AT ASBESTOS FINISHED FLOOR
- 29 AT5 ASBESTOS FINISHED GRADE
- 30 WP WEATHER PROOF
- 31 WTS ROOF TOP DOWN
- 32 C. CONDUIT
- 33 E. GROUND
- 34 MB WITH CIRCUIT BREAKER
- 35 MB WITH LUGS ONLY
- 36 TF TRANSFORMER
- 37 UNB UNLESS NOTED BY OTHERWISE
- 38 ST SHUNT STOP
- 39 AF AMP FUSE
- 40 EX EXISTING



LIGHTING FIXTURE SCHEDULE				
	TYPE	WATTAGE	DESCRIPTION	NOTES/NOT SPEC. CALLING P
	A	75	18" x 1/4" LINE PROFILE, ENCLOSED AND BASKETED INDUSTRIAL STRIP FIXTURE, SUSPENDED INDOOR, LED, DIM	LUMINA FEN (18" LINE PROFILE, 1/4" BASKET, 18" x 1/4" LED, DIM)
	E	6	EMERGENCY LIGHTING, 6 VOLT BATTERY PACK, 2 LIGHTING HEADS, CON. WALL MOUNTED	LUMINA ELM2
	NOTES: 1) SUPPORT EACH LIGHT FIXTURE INDEPENDENTLY FROM STRUCTURE. 2) COORDINATE ALL FIXTURES WITH OWNER. 3) WIRE EMERGENCY LIGHTS TO LIGHTS AHEAD OF SWITCH.			



ELECTRICAL PLAN
scale 1/8" = 1'-0"

ELECTRICAL LIGHTING PLAN KEYED NOTES

- 1 EXISTING JOIST/HANG PANEL 1/4" REPLACE EXISTING 24" SPACE PANEL WITH NEW 42" SPACE PANEL. SEE PANEL SCHEDULE IN DRAWING E-2
- 2 RUN CONDUIT UP TO ABOVE CEILING TO OUTSIDE WALL.
- 3 RUN CONDUIT'S DOWN WALL TO BED ROOM GRACE.
- 4 SEE FRENCH DRILL THIS DRAWING
- 5 PROVIDE SWITCH FOR LIGHTS IN PRO SHOP. COORDINATE LOCATION WITH OWNER IN FIELD.
- 6 WIRE VIA SWITCH IN PRO SHOP.
- 7 PROVIDE A 2" CONDUIT FROM PRO SHOP TO THE BUILDING FOR DATA CABLES. DATA TO BE COORDINATED WITH OWNER.



elemental engineering llc



REMARKS:

DATE: 1/17/2023
DRAWN BY:

PROJECT TITLE:
MR. DIVOT'S
13993 YORK ROAD
NORTH ROYALTON, OHIO

ELECTRICAL SPECIFICATIONS

SHEET TITLE:
M - 2

STEPHEN CICIRETTO, A.I.A. • ARCHITECT
270 PARK PLACE • CHAGRIN FALLS, OHIO 44022 • (440) 247-1000



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PART 1 - GENERAL

1.1 - RELATED DOCUMENTS

- IF SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL ELECTRICAL WORK AS HEREIN DESCRIBED OR AS INDICATED ON THE DRAWINGS. MATERIALS AND/OR LUMEN WHICH ARE INDICATED ON THE DRAWINGS OR SPECIFICATIONS, BUT NECESSARY TO COMPLETE THE WORK (AND USUALLY INCLUDED IN SIMILAR WORK), SHALL BE PROVIDED.
- THIS CONTRACTOR IS TO BE RESPONSIBLE FOR THE COMPLETION OF ALL PARTS OF THE WORK INCLUDING WORKING FOR THEIR EQUIPMENT UNLESS SPECIFICALLY EXCEPTED HEREIN.
- THE WORK REQUIRED UNDER THIS CONTRACT IS OF THE SPECIFICATIONS INCLUDES ALL REQUIREMENTS OF ALL SECTIONS OF THIS DIVISION. IN GENERAL, THE WORK CONSISTS OF FURNISHING AND INSTALLING THE EQUIPMENT, SERVICE AND ALL OTHER MATERIALS NECESSARY TO PROVIDE THE COMPLETE ELECTRICAL SYSTEM AND ALL WORK IN CONNECTION WITH SUCH SYSTEMS INCLUDING LABOR, TRANSPORTATION OR ETC., COMPLETE IN EVERY RESPECT AS SHOWN ON THE PLANS, HEREIN SPECIFIED, OR REASONABLE IMPROVEMENTS AS REQUIRED BY THE DIVISIONS OF THE SPECIFICATIONS.
- THE CONTRACTOR IS ALSO RESPONSIBLE TO ADJUSTED, STRUCTURAL, MECHANICAL AND OTHER DRAWINGS PERTAINING TO THE PROJECT. THE ABOVE MENTIONED DRAWINGS, AS WELL AS THEIR RESPECTIVE SPECIFICATIONS, ARE PART OF THE COMPLETE CONTRACT DOCUMENTS.
- THE CONTRACTOR IS CAUTIONED TO CAREFULLY STUDY ALL DRAWINGS AND SPECIFICATIONS TO DETERMINE TO WHAT EXTENT OTHER WORK AND EXISTING WORK AFFECTS THE WORK WITHIN UNDER THIS DIVISION.

1.2 - DEFINITIONS

- WHEREVER THE WORD "OWNER" APPEARS WITHIN THIS DOCUMENT, IT SHALL MEAN "OWNER OR HIS REPRESENTATIVE".
- "PERMIT" SHALL MEAN FURNISHED AND INSTALLED BY THIS CONTRACTOR.
- "SPECIAL" SHALL MEAN FURNISHED BY OTHER TRADES, BUT INSTALLED BY THIS CONTRACTOR.
- "CONTRACTOR" OR "SUBCONTRACTOR" SHALL MEAN THE CONTRACTOR BOONING THE WORK DESCRIBED HEREIN.
- ABBREVIATIONS:
 - P.C. - PLUMBING CONTRACTOR
 - M.C. - MECHANICAL CONTRACTOR
 - E.C. - ELECTRICAL CONTRACTOR
 - G.C. - GENERAL CONTRACTOR

1.3 - DESCRIPTION OF WORK

- PROVIDE A COMPLETE WORKING ELECTRICAL SYSTEM READY FOR USE.
- ELECTRICAL SYSTEM INCLUDES THE DISTRIBUTION, LIGHTING, POWER, OUTLETS, COMMUNICATION CONDUITS, AND RACKWAYS.
- PROVIDE ALL CONDUITATION AND APPROPRIATE NECESSARY TO INSTALL ELECTRICAL SYSTEM AND UTILITY SERVICES.

1.4 - WORK INCLUDES

- SWITCHES AND PANEL DEVICES.
- DISCONNECTS AND CONTROL DEVICES (UNLESS PROVIDED WITH EQUIPMENT).
- ACCESS PANELS FOR EQUIPMENT AS REQUIRED FOR YOUR WORK.
- ELECTRICAL SERVICE AND DISTRIBUTION EQUIPMENT.
- LIGHTING.
- EMERGENCY LIGHTING AND EXIT SIGNS.
- POWER WIRING.
- CONNECTIONS TO ELECTRICAL EQUIPMENT.
- GROUNDING AND BONDING.
- WIRE BUNDLING AND BUNDLING.
- TELEPHONE CABLE.
- CONTROL WIRING (BOTH PROCESS AND TEMPERATURE CONTROL).
- SPACE CONDUITS WITH PULL WIRE.

1.5 - RELATED WORK

- WORK PROVIDED BY THIS CONTRACTOR, BUT SPECIFIED ELSEWHERE:
 - A.A. DIVISION 0 - BUILDING AND CONTACT REQUIREMENTS
 - A.B. DIVISION 1 - LIGHTING AND FINISHING SECTION DEVICES
 - A.C. DIVISION 5 - FINISHING

- MATERIAL PROVIDED BY OTHERS, BUT USED BY THIS CONTRACTOR:
 - B.A. DIVISION 5 - MECHANICAL

1.6 - GENERAL

- IT IS THE PURPOSE OF THE DRAWINGS TO INDICATE THE APPROXIMATE LOCATIONS OF ALL EQUIPMENT, OUTLETS, ETC. THE EXACT LOCATION OF APPARATUS AND OUTLETS MAY BE OVER AS THE WORK PROGRESSES. THIS CONTRACTOR SHALL ASSURE THAT THE OWNER THE EXACT LOCATION AND APPROPRIATE WORK ACCORDINGLY. THE OWNER RESERVES THE RIGHT TO EFFECT ANY NECESSARY CHANGES IN THE LOCATION OF OUTLETS UP TO THE TIME OF BEGINNING WORK WITHOUT ADDITIONAL COST. EXISTING BRACKET MOUNTING, INCLUDING PULL BOXES, AND OTHER DETAILS ARE LEFT TO THE BEST JUDGMENT OF THE CONTRACTOR TO PROVIDE THE BEST SATISFACTORY INSTALLATION AT THE LEAST COST.
- THIS CONTRACTOR SHALL TAKE ALL FIELD MEASUREMENTS NECESSARY FOR THIS WORK AND SHALL ASSUME RESPONSIBILITY FOR THEIR ACCURACY. NO NET SCALE MEASUREMENTS. ANY INTERFERENCES OR FIELD PROBLEMS SHALL BE REPORTED TO THE OWNER FOR RESOLUTION.
- THE WORK REQUIRED BY THIS SPECIFICATION CONSISTS OF PROVIDING ALL LABOR, EQUIPMENT, SUPPLIES, MATERIALS, PERMITS AND SERVICES REQUIRED FOR THE COMPLETE INSTALLATION OF THE ELECTRICAL WORK, READY FOR USE.
- THE DESIGN DESCRIBED HEREIN IS INTENDED TO COMPLY WITH APPLICABLE CODES AND STANDARDS AND WITH SAFEGUARDS IN EXCESS OF CODE REQUIREMENTS WHERE NECESSARY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN THESE SAFEGUARDS THROUGHOUT THE PROJECT AND TO REPORT TO THE OWNER ANY FIELD WORK WHICH, IN HIS JUDGMENT, DOES NOT CONFORM TO THE CODES AND STANDARDS, OR WHICH WOULD IMPAIR THE SAFETY AND/OR SERVICABILITY OF THE INSTALLATION.
- IT IS THE INTENT OF THE CONTRACT ELECTRICAL DRAWINGS AND SPECIFICATIONS TO DESCRIBE AS ACCURATELY AS POSSIBLE THE WORK REQUIRED. SHOULD ANY ERRORS, OMISSIONS OR INTERFERENCES WITH OTHER TRADES BE FOUND, THEY SHALL BE REPORTED IMMEDIATELY TO THE ATTENTION OF THE OWNER FOR RESOLUTION. WHEN DISCREPANCIES AND INTERFERENCES IN LOCATIONS OF OUTLETS, CONDUIT ROUTINGS, AND FUTURE LOCATIONS SHALL BE RESOLVED BY THE CONTRACTOR UNDER FIELD CONDITIONS AND SHALL NOT BE JUSTIFICATION FOR ADDITIONAL COST.
- IT IS THE INTENT OF THE DRAWINGS AND SPECIFICATIONS TO REQUIRE THE ELECTRICAL INSTALLATION TO BE A COMPLETE AND WORKABLE SYSTEM, SAFE FROM ALL ELECTRICAL HAZARDS, COMPLETE AND READY FOR OCCUPANCY.

1.7 - EQUIPMENT MANUFACTURER'S DIRECTIONS, DRAWINGS, AND MANUALS

- EXCEPT WHERE SPECIFICALLY PERMITTED OTHERWISE, ALL MATERIALS, EQUIPMENT, AND DEVICES FURNISHED BY THE CONTRACTOR SHALL BE NEW AND SHALL CONFORM TO RECA, NEMA, IEEE, AISC, AND UNDERWRITERS LABORATORIES STANDARDS AND SHALL BEAT THE ALL LISTING OR LABEL MARK.
- ALL MANUFACTURER'S INSTRUCTIONS AND ALL OTHER MATERIALS AND EQUIPMENT FURNISHED BY THE CONTRACTOR SHALL BE APPLIED, CONNECTED, OPERATED, USED, CLEANED, AND MAINTAINED AS DIRECTED IN THE MANUFACTURER'S LATEST PRINTED INSTRUCTIONS.
- THE CONTRACTOR SHALL COMPLY AND BELIEVE TO THE OWNER BEFORE REQUEST FOR FINAL PAYMENT, ALL INSTALLATION DRAWINGS, WORK SAMPLES, OPERATING AND MAINTENANCE MANUALS, ETC., PERTAINING TO ALL EQUIPMENT FURNISHED AND INSTALLED OR RECEIVED BY HIM.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONSULT THE MANUFACTURER'S DRAWINGS, INSTALLATION MANUALS, AND INSTRUCTIONS FOR ALL EQUIPMENT. ALL EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THESE MANUALS AND INSTRUCTIONS.

1.8 - GUARANTEE

- THIS CONTRACTOR SHALL GUARANTEE HIS WORKMANSHIP AND MATERIAL FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE AND LEAVE HIS WORK IN PERFECT ORDER AT COMPLETION, SHOULD ANY DEFECTS BE DETECTED WITHIN THE GUARANTEE PERIOD. THIS CONTRACTOR SHALL, UPON NOTICE OF SAME, REMEDY THE DEFECTS AND HAVE ALL DAMAGES TO OTHER WORK OR FURNISHINGS CAUSED BY THE DEFECTS OR THE WORK OF CORRECTING SAME, REPAIRED AND/OR REPLACED AT HIS EXPENSE. TO THE CONTRACTOR, THE DATE OF FINAL ACCEPTANCE IS DEFINED AS THE DATE OF SIGNATURE BY THE OWNER OF THE FINAL PROCEEDING OF THE CONTRACT.
- THIS GUARANTEE SHALL BE SUPPLIED IN WRITING AND SHALL BE ATTACHED TO THE CONTRACTOR'S REQUEST FOR FINAL PAYMENT.

1.9 - SAFETY AND CLEAN-UP

- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN A CLEAN, SAFE WORK PLACE WHILE PERFORMING HIS WORK AND UPON LEAVING EACH EVENING. LIVE ELECTRICAL PARTS OF FIXTURES, DEVICES, AND EQUIPMENT SHALL BE COMPLETELY PROTECTED TO PREVENT ACCIDENTAL INJURY TO OTHERS IN THE BUILDING. ALL STAIRWAYS, HALLS, AND ETC. SHALL BE LEFT WITH FREE ACCESS. TOOLS, TUBS, BODIES, LADDERS, MATERIALS, ETC., SHALL BE KEPT IN A DESIGNATED AREA AWAY FROM NORMALLY OCCUPIED AREAS WHEN NOT IN USE.
- THIS CONTRACTOR WILL BE HELD RESPONSIBLE FOR DAMAGE TO OTHER WORK CAUSED BY HIS WORK OR THROUGH THE NEGLIGENCE OF HIS WORKMEN. ALL PATCHING OR REPAIRING OF DAMAGED WORK SHALL BE DONE BY PERSONS OR CONTRACTORS NORMALLY EXPERIENCED IN THE WORK TO BE PERFORMED. SUCH CONTRACTORS OR SUBCONTRACTORS SHALL BE SUBJECT TO PRIOR APPROVAL OF THE OWNER. THE COST OF SUCH WORK SHALL BE PAID BY THE CONTRACTOR.

1.10 - INTERFERENCES, CUTTING AND PATCHING

- THE CONTRACTOR SHALL PREDETERMINE THE LOCATION, DATE, ETC., OF ALL CHANGES AND REPAIRS NECESSARY IN NEW AND EXISTING WORK BEFORE THE INSTALLATION OF HIS WORK AND SHALL BE RESPONSIBLE TO PROVIDE ALL SUCH REPAIRS. HE SHALL SET ALL SUCH LEVELS, SIZES, LOCATIONS AND BE RESPONSIBLE FOR THEIR PROPER LOCATION AND FOR FINAL PATCHING. CUTTING AND PATCHING SHALL SATISFY DIVISIONS 4, 5, 7, AND 8. SHOULD HE FAIL TO COMPLY WITH THIS CLAUSE AND CUTTING OF NEW CONSTRUCTION IS REQUIRED BECAUSE THE OTHER TRADES WERE NOT PROPERLY NOTIFIED AND INTERFERED, THIS CONTRACTOR SHALL AT HIS OWN EXPENSE, HAVE ANY NECESSARY CUTTING AND PATCHING DONE BY THE CONTRACTOR WHO FIRST NOTIFIED THE WORK.
- ALL PATCHINGS SHALL BE FINISHED BY THE ELECTRICAL CONTRACTOR WITH APPROPRIATE AND ACCEPTABLE FINISH.

1.11 - RECEIPT OF MATERIALS OR UNAVAILABLE PARTS

- THE CONTRACTOR SHALL RETAIN IN HIS POSSESSION AND SHALL BE RESPONSIBLE FOR ALL PORTABLE OR DETACHABLE PORTIONS OF THE INSTALLATION SUCH AS FIXTURES, ETC., UNTIL THE COMPLETION OF THE WORK, AND SHALL TURN THEM OVER TO THE OWNER AND NOT AN OTHER RECEIPT. THIS CLAUSE, TOGETHER WITH A CERTIFICATE OF APPROVAL, SHALL BE ATTACHED TO THE CONTRACTOR'S REQUEST FOR FINAL PAYMENT.

1.12 - CODES, PERMITS AND INSPECTIONS

- ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE LATEST ADOPTED EDITION OF THE NATIONAL ELECTRICAL CODE AND THE STATE CODE IN ACCORDANCE TO ANY LOCAL, CITY OR COUNTY CODES IN EFFECT AT THE TIME OF CONSTRUCTION.
- AT ALL TIMES DURING WHICH THE CONTRACTOR OR ANY SUBCONTRACTOR ARE ENGAGED IN WORK COVERED BY THESE DOCUMENTS, ALL REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT SHALL BE OBSERVED.
- THE INSTALLATION COVERED BY THESE DOCUMENTS SHALL COMPLY WITH ALL REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT.
- THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS FROM ALL AGENCIES AND OBTAIN ALL INSPECTIONS REQUIRED FOR THE PROSECUTION OF THE ELECTRICAL WORK. ALL PERMITS AND CERTIFICATES OF INSPECTION AND APPROVAL, SIGNED BY THE BUILDING DEPARTMENT SHALL BE FURNISHED IN DUPLICATE TO THE OWNER AND SHALL BECOME THE PROPERTY OF THE OWNER.
- ALL ELECTRICAL WORK SHALL BE INSPECTED BY THE LOCAL AUTHORITIES HAVING JURISDICTION.

1.13 - WORKMANSHIP

- ALL ELECTRICAL WORK SHALL BE INSTALLED UNDER THE SUPERVISION OF A LICENSED ELECTRICAL WORKMAN ACCEPTABLE TO THE OWNER. ALL WORK SHALL BE TESTED, INSPECTED AND CERTIFIED APPROVED AS TO MATERIALS AND WORKMANSHIP BY THE PROPER AUTHORITY PRIOR TO ACCEPTANCE.
- THE INSTALLATION SHALL INSURE THAT ITS SYSTEM COMPONENT PARTS WILL FUNCTION AS A WORKABLE SYSTEM, COMPLETE WITH ALL ACCESSORIES NECESSARY FOR ITS USE, AND SHALL BE LEFT WITH ALL EQUIPMENT PROPERLY ADJUSTED AND IN WORKING ORDER. THE WORK SHALL BE EXECUTED IN CONFORMANCE WITH THE BEST ACCEPTED STANDARD PRACTICE, SO AS TO CONTRIBUTE TO EFFICIENCY OF OPERATION AND MAINTENANCE, WITHOUT ACCESSORY, APPEARANCE AND MINIMUM COST IN CONSTRUCTION OF FUTURE ALTERATIONS AND ADDITIONS. THE WORK SHALL ALSO BE EXECUTED SO THAT THE BEST INSTALLATION WILL CONFORM WITH THE CLOSEST BEST TO THE BUILDING STRUCTURE, ITS EQUIPMENT AND ITS USAGE.
- THE WORKMANSHIP OF ALL INSTALLED ELECTRICAL EQUIPMENT SHALL BE SUBJECT TO FINAL APPROVAL OF THE OWNER. ANY WORK WHICH DOES NOT MEET RECOGNIZED STANDARDS OF PROPER INSTALLATION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THE OWNER'S DISCRETION. THE COST OF ANY REPAIR AND/OR REPLACEMENT NECESSARY DUE TO FAULTY WORKMANSHIP SHALL NOT BE JUSTIFICATION FOR ADDITIONAL COMPENSATION BY THE CONTRACTOR.

1.14 - TESTING THE SITE

- THE CONTRACTOR SHALL VISIT THE SITE BEFORE SUBMITTING HIS PROPOSAL, REPAIR THE DRAWINGS WITH THE EXISTING AND NEW WORK, REVIEW ALL OF ALL PERTINENT LOCAL CONDITIONS INCLUDING LOCATION ACCESSIBILITY AND GENERAL CHARACTER OF THE SITE. THE CONTRACTOR AND OWNER OF EXISTING WORK WITHIN OR ADJACENT TO THE SITE, AND ANY OTHER WORK BEING PERFORMED THEREIN AT THE TIME OF THE SUBMISSION OF HIS BID, FAILURES TO VISIT THE SITE WILL IN NO WAY RELIEVE THE CONTRACTOR FROM THE NECESSITY OF FURNISHING ANY MATERIALS OR PERFORMING ANY WORK THAT MAY BE REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THESE DOCUMENTS. LACK OF KNOWLEDGE WILL NOT BE ACCEPTABLE AS A VALID EXCUSE FOR GRANTING ANY EXTRA COMPENSATION OR FOR FAILURE OR REFUSAL TO PERFORM ANY OR ALL WORK IN THIS CONTRACT.

PART 2 - PRODUCTS AND SYSTEMS

2.1 - MATERIALS

- ELECTRICAL MATERIALS SHALL BE NEW, SHALL MEET N.E.C. STANDARDS, SHALL BEAT THE D.L. LABEL, AND SHALL BE PROTECTED FROM WEATHER UNTIL FINAL ACCEPTANCE.
- INTERIOR CONDUIT SHALL BE RIGID GALVANIZED STEEL, RIGID ALUMINUM ELECTRICAL METALLIC TUBING OR P.V.C. (WHERE ACCEPTABLE TO CODE) UNDER THE FOLLOWING FLOOR. BURIED EXTERIOR CONDUITS SHALL BE SCHEDULE 40 P.V.C. WITH A GROUND CONNECTION IN EACH P.V.C. JOINT. ALL WIRE BUNDLES TO BE 3/4" DIAMETER. THE WIRE CABLE SHALL BE USED IN CEILING AND WALLS WHERE ACCEPTABLE BY CODE. IN UNFINISHED AREAS, E.C.M. MAY BE RUN ABOVE 8' FLOOR FINISHED FLOOR. EXPOSED P.V.C. SHALL BE ULTRAVIOLET PROTECTED.
- WIRE AND CABLE SHALL BE COPPER WITH ISO VOLT TYPE "THERM" OR "THERM" INSULATION. WIRE SHALL NOT BE LESS THAN #12 AND SHALL NOT BE USED AS REPAIRS TO TYPE "THERM" WIRE. IS REQUIRED FOR UNDESIRABLE EXISTING WIRING. HOME RUNS SHALL BE 40 AMP AND ABOVE. 60 AMP SHALL BE 40 AMP.
- TELEPHONE, DATA AND LOW VOLTAGE CABLE RUN IN ANY HANDLING ROOM SHALL BE PLACED UNDER.
- OUTLET BOXES SHALL BE PRESS-ON STEEL IN DRY LOCATIONS AND CAST ALLOY WITH BREAKER RECES IN WET AND DAMP LOCATIONS.
- UNLESS OTHERWISE NOTED, ALL SAFETY SWITCHES SHALL BE HEAVY DUTY MOULDED OR NEMA OR FUSED OR NON FUSED, AND SHALL BE ALL TYPE. SWITCHES SHALL HAVE A SHORT CIRCUIT WITHSTAND RATING OF NOT LESS THAN 10,000 AMPERES. THIS SYMMETRICAL SWITCHES SHALL BE SQUARE COMPANY GENERAL ELECTRIC, KENTON, OHIO OR EQUIVALENT, USING CLASS J AND I TYPES (ALL EXTERIOR SWITCHES SHALL BE NEMA OR UNLESS OTHERWISE NOTED).
- THE CONTRACTOR SHALL FURNISH AND INSTALL A COMPLETE SET OF FUSES FOR ALL FUSIBLE EQUIPMENT ON THE JOB, UNLESS OTHERWISE NOTED. ALL FUSES SHALL BE UL LISTED EQUIPMENT, WITH AN INTERRUPTING RATING OF 20,000 RMS SHORT CIRCUIT CURRENT, AND SHALL BE UL CLASS J (LESS THAN 1000 AMP) AND CLASS I (GREATER THAN 1000 AMP), BY GE, SULLY, SQUARE OR BUSHBROOK.
- PANEL DEVICES SHALL HAVE A MINIMUM DOOR WITH TYPEWRITER PANEL LEGEND INDICATING ALL CIRCUITS SUPPLIED. WIRELESS SPARKS, ALONG WITH NON REPLACER OR NON LIVES ONLY. IN GENERAL, PANEL DEVICES SHALL BE 1 PHASE.
- WHERE ALL PANELS SHALL HAVE A MINIMUM 1000 AMP, 1500 AMP, 2000 AMP, 3000 AMP, 4000 AMP, 5000 AMP, 6000 AMP, 7000 AMP, 8000 AMP, 9000 AMP, 10,000 AMP, 12,000 AMP, 15,000 AMP, 20,000 AMP, 25,000 AMP, 30,000 AMP, 35,000 AMP, 40,000 AMP, 45,000 AMP, 50,000 AMP, 55,000 AMP, 60,000 AMP, 65,000 AMP, 70,000 AMP, 75,000 AMP, 80,000 AMP, 85,000 AMP, 90,000 AMP, 95,000 AMP, 100,000 AMP, 105,000 AMP, 110,000 AMP, 115,000 AMP, 120,000 AMP, 125,000 AMP, 130,000 AMP, 135,000 AMP, 140,000 AMP, 145,000 AMP, 150,000 AMP, 155,000 AMP, 160,000 AMP, 165,000 AMP, 170,000 AMP, 175,000 AMP, 180,000 AMP, 185,000 AMP, 190,000 AMP, 195,000 AMP, 200,000 AMP, 205,000 AMP, 210,000 AMP, 215,000 AMP, 220,000 AMP, 225,000 AMP, 230,000 AMP, 235,000 AMP, 240,000 AMP, 245,000 AMP, 250,000 AMP, 255,000 AMP, 260,000 AMP, 265,000 AMP, 270,000 AMP, 275,000 AMP, 280,000 AMP, 285,000 AMP, 290,000 AMP, 295,000 AMP, 300,000 AMP, 305,000 AMP, 310,000 AMP, 315,000 AMP, 320,000 AMP, 325,000 AMP, 330,000 AMP, 335,000 AMP, 340,000 AMP, 345,000 AMP, 350,000 AMP, 355,000 AMP, 360,000 AMP, 365,000 AMP, 370,000 AMP, 375,000 AMP, 380,000 AMP, 385,000 AMP, 390,000 AMP, 395,000 AMP, 400,000 AMP, 405,000 AMP, 410,000 AMP, 415,000 AMP, 420,000 AMP, 425,000 AMP, 430,000 AMP, 435,000 AMP, 440,000 AMP, 445,000 AMP, 450,000 AMP, 455,000 AMP, 460,000 AMP, 465,000 AMP, 470,000 AMP, 475,000 AMP, 480,000 AMP, 485,000 AMP, 490,000 AMP, 495,000 AMP, 500,000 AMP, 505,000 AMP, 510,000 AMP, 515,000 AMP, 520,000 AMP, 525,000 AMP, 530,000 AMP, 535,000 AMP, 540,000 AMP, 545,000 AMP, 550,000 AMP, 555,000 AMP, 560,000 AMP, 565,000 AMP, 570,000 AMP, 575,000 AMP, 580,000 AMP, 585,000 AMP, 590,000 AMP, 595,000 AMP, 600,000 AMP, 605,000 AMP, 610,000 AMP, 615,000 AMP, 620,000 AMP, 625,000 AMP, 630,000 AMP, 635,000 AMP, 640,000 AMP, 645,000 AMP, 650,000 AMP, 655,000 AMP, 660,000 AMP, 665,000 AMP, 670,000 AMP, 675,000 AMP, 680,000 AMP, 685,000 AMP, 690,000 AMP, 695,000 AMP, 700,000 AMP, 705,000 AMP, 710,000 AMP, 715,000 AMP, 720,000 AMP, 725,000 AMP, 730,000 AMP, 735,000 AMP, 740,000 AMP, 745,000 AMP, 750,000 AMP, 755,000 AMP, 760,000 AMP, 765,000 AMP, 770,000 AMP, 775,000 AMP, 780,000 AMP, 785,000 AMP, 790,000 AMP, 795,000 AMP, 800,000 AMP, 805,000 AMP, 810,000 AMP, 815,000 AMP, 820,000 AMP, 825,000 AMP, 830,000 AMP, 835,000 AMP, 840,000 AMP, 845,000 AMP, 850,000 AMP, 855,000 AMP, 860,000 AMP, 865,000 AMP, 870,000 AMP, 875,000 AMP, 880,000 AMP, 885,000 AMP, 890,000 AMP, 895,000 AMP, 900,000 AMP, 905,000 AMP, 910,000 AMP, 915,000 AMP, 920,000 AMP, 925,000 AMP, 930,000 AMP, 935,000 AMP, 940,000 AMP, 945,000 AMP, 950,000 AMP, 955,000 AMP, 960,000 AMP, 965,000 AMP, 970,000 AMP, 975,000 AMP, 980,000 AMP, 985,000 AMP, 990,000 AMP, 995,000 AMP, 1000,000 AMP, 1005,000 AMP, 1010,000 AMP, 1015,000 AMP, 1020,000 AMP, 1025,000 AMP, 1030,000 AMP, 1035,000 AMP, 1040,000 AMP, 1045,000 AMP, 1050,000 AMP, 1055,000 AMP, 1060,000 AMP, 1065,000 AMP, 1070,000 AMP, 1075,000 AMP, 1080,000 AMP, 1085,000 AMP, 1090,000 AMP, 1095,000 AMP, 1100,000 AMP, 1105,000 AMP, 1110,000 AMP, 1115,000 AMP, 1120,000 AMP, 1125,000 AMP, 1130,000 AMP, 1135,000 AMP, 1140,000 AMP, 1145,000 AMP, 1150,000 AMP, 1155,000 AMP, 1160,000 AMP, 1165,000 AMP, 1170,000 AMP, 1175,000 AMP, 1180,000 AMP, 1185,000 AMP, 1190,000 AMP, 1195,000 AMP, 1200,000 AMP, 1205,000 AMP, 1210,000 AMP, 1215,000 AMP, 1220,000 AMP, 1225,000 AMP, 1230,000 AMP, 1235,000 AMP, 1240,000 AMP, 1245,000 AMP, 1250,000 AMP, 1255,000 AMP, 1260,000 AMP, 1265,000 AMP, 1270,000 AMP, 1275,000 AMP, 1280,000 AMP, 1285,000 AMP, 1290,000 AMP, 1295,000 AMP, 1300,000 AMP, 1305,000 AMP, 1310,000 AMP, 1315,000 AMP, 1320,000 AMP, 1325,000 AMP, 1330,000 AMP, 1335,000 AMP, 1340,000 AMP, 1345,000 AMP, 1350,000 AMP, 1355,000 AMP, 1360,000 AMP, 1365,000 AMP, 1370,000 AMP, 1375,000 AMP, 1380,000 AMP, 1385,000 AMP, 1390,000 AMP, 1395,000 AMP, 1400,000 AMP, 1405,000 AMP, 1410,000 AMP, 1415,000 AMP, 1420,000 AMP, 1425,000 AMP, 1430,000 AMP, 1435,000 AMP, 1440,000 AMP, 1445,000 AMP, 1450,000 AMP, 1455,000 AMP, 1460,000 AMP, 1465,000 AMP, 1470,000 AMP, 1475,000 AMP, 1480,000 AMP, 1485,000 AMP, 1490,000 AMP, 1495,000 AMP, 1500,000 AMP, 1505,000 AMP, 1510,000 AMP, 1515,000 AMP, 1520,000 AMP, 1525,000 AMP, 1530,000 AMP, 1535,000 AMP, 1540,000 AMP, 1545,000 AMP, 1550,000 AMP, 1555,000 AMP, 1560,000 AMP, 1565,000 AMP, 1570,000 AMP, 1575,000 AMP, 1580,000 AMP, 1585,000 AMP, 1590,000 AMP, 1595,000 AMP, 1600,000 AMP, 1605,000 AMP, 1610,000 AMP, 1615,000 AMP, 1620,000 AMP, 1625,000 AMP, 1630,000 AMP, 1635,000 AMP, 1640,000 AMP, 1645,000 AMP, 1650,000 AMP, 1655,000 AMP, 1660,000 AMP, 1665,000 AMP, 1670,000 AMP, 1675,000 AMP, 1680,000 AMP, 1685,000 AMP, 1690,000 AMP, 1695,000 AMP, 1700,000 AMP, 1705,000 AMP, 1710,000 AMP, 1715,000 AMP, 1720,000 AMP, 1725,000 AMP, 1730,000 AMP, 1735,000 AMP, 1740,000 AMP, 1745,000 AMP, 1750,000 AMP, 1755,000 AMP, 1760,000 AMP, 1765,000 AMP, 1770,000 AMP, 1775,000 AMP, 1780,000 AMP, 1785,000 AMP, 1790,000 AMP, 1795,000 AMP, 1800,000 AMP, 1805,000 AMP, 1810,000 AMP, 1815,000 AMP, 1820,000 AMP, 1825,000 AMP, 1830,000 AMP, 1835,000 AMP, 1840,000 AMP, 1845,000 AMP, 1850,000 AMP, 1855,000 AMP, 1860,000 AMP, 1865,000 AMP, 1870,000 AMP, 1875,000 AMP, 1880,000 AMP, 1885,000 AMP, 1890,000 AMP, 1895,000 AMP, 1900,000 AMP, 1905,000 AMP, 1910,000 AMP, 1915,000 AMP, 1920,000 AMP, 1925,000 AMP, 1930,000 AMP, 1935,000 AMP, 1940,000 AMP, 1945,000 AMP, 1950,000 AMP, 1955,000 AMP, 1960,000 AMP, 1965,000 AMP, 1970,000 AMP, 1975,000 AMP, 1980,000 AMP, 1985,000 AMP, 1990,000 AMP, 1995,000 AMP, 2000,000 AMP, 2005,000 AMP, 2010,000 AMP, 2015,000 AMP, 2020,000 AMP, 2025,000 AMP, 2030,000 AMP, 2035,000 AMP, 2040,000 AMP, 2045,000 AMP, 2050,000 AMP, 2055,000 AMP, 2060,000 AMP, 2065,000 AMP, 2070,000 AMP, 2075,000 AMP, 2080,000 AMP, 2085,000 AMP, 2090,000 AMP, 2095,000 AMP, 2100,000 AMP, 2105,000 AMP, 2110,000 AMP, 2115,000 AMP, 2120,000 AMP, 2125,000 AMP, 2130,000 AMP, 2135,000 AMP, 2140,000 AMP, 2145,000 AMP, 2150,000 AMP, 2155,000 AMP, 2160,000 AMP, 2165,000 AMP, 2170,000 AMP, 2175,000 AMP, 2180,000 AMP, 2185,000 AMP, 2190,000 AMP, 2195,000 AMP, 2200,000 AMP, 2205,000 AMP, 2210,000 AMP, 2215,000 AMP, 2220,000 AMP, 2225,000 AMP, 2230,000 AMP, 2235,000 AMP, 2240,000 AMP, 2245,000 AMP, 2250,000 AMP, 2255,000 AMP, 2260,000 AMP, 2265,000 AMP, 2270,000 AMP, 2275,000 AMP, 2280,000 AMP, 2285,000 AMP, 2290,000 AMP, 2295,000 AMP, 2300,000 AMP, 2305,000 AMP, 2310,000 AMP, 2315,000 AMP, 2320,000 AMP, 2325,000 AMP, 2330,000 AMP, 2335,000 AMP, 2340,000 AMP, 2345,000 AMP, 2350,000 AMP, 2355,000 AMP, 2360,000 AMP, 2365,000 AMP, 2370,000 AMP, 2375,000 AMP, 2380,000 AMP, 2385,000 AMP, 2390,000 AMP, 2395,000 AMP, 2400,000 AMP, 2405,000 AMP, 2410,000 AMP, 2415,000 AMP, 2420,000 AMP, 2425,000 AMP, 2430,000 AMP, 2435,000 AMP, 2440,000 AMP, 2445,000 AMP, 2450,000 AMP, 2455,000 AMP, 2460,000 AMP, 2465,000 AMP, 2470,000 AMP, 2475,000 AMP, 2480,000 AMP, 2485,000 AMP, 2490,000 AMP, 2495,000 AMP, 2500,000 AMP, 2505,000 AMP, 2510,000 AMP, 2515,000 AMP, 2520,000 AMP, 2525,000 AMP, 2530,000 AMP, 2535,000 AMP, 2540,000 AMP, 2545,000 AMP, 2550,000 AMP, 2555,000 AMP, 2560,000 AMP, 2565,000 AMP, 2570,000 AMP, 2575,000 AMP, 2580,000 AMP, 2585,000 AMP, 2590,000 AMP, 2595,000 AMP, 2600,000 AMP, 2605,000 AMP, 2610,000 AMP, 2615,000 AMP, 2620,000 AMP, 2625,000 AMP, 2630,000 AMP, 2635,000 AMP, 2640,000 AMP, 2645,000 AMP, 2650,000 AMP, 2655,000 AMP, 2660,000 AMP, 2665,000 AMP, 2670,000 AMP, 2675,000 AMP, 2680,000 AMP, 2685,000 AMP, 2690,000 AMP, 2695,000 AMP, 2700,000 AMP, 2705,000 AMP, 2710,000 AMP, 2715,000 AMP, 2720,000 AMP, 2725,000 AMP, 2730,000 AMP, 2735,000 AMP, 2740,000 AMP, 2745,000 AMP, 2750,000 AMP, 2755,000 AMP, 2760,000 AMP, 2765,000 AMP, 2770,000 AMP, 2775,000 AMP, 2780,000 AMP, 2785,000 AMP, 2790,000 AMP, 2795,000 AMP, 2800,000 AMP, 2805,000 AMP, 2810,000 AMP, 2815,000 AMP, 2820,000 AMP, 2825,000 AMP, 2830,000 AMP, 2835,000 AMP, 2840,000 AMP, 2845,000 AMP, 2850,000 AMP, 2855,000 AMP, 2860,000 AMP, 2865,000 AMP, 2870,000 AMP, 2875,000 AMP, 2880,000 AMP, 2885,000 AMP, 2890,000 AMP, 2895,000 AMP, 2900,000 AMP, 2905,000 AMP, 2910,000 AMP, 2915,000 AMP, 2920,000 AMP, 2925,000 AMP, 2930,000 AMP, 2935,000 AMP, 2940,000 AMP, 2945,000 AMP, 2950,000 AMP, 2955,000 AMP, 2960,000 AMP, 2965,000 AMP, 2970,000 AMP, 2975,000 AMP, 2980,000 AMP, 2985,000 AMP, 2990,000 AMP, 2995,000 AMP, 3000,000 AMP, 3005,000 AMP, 3010,000 AMP, 3015,000 AMP, 3020,000 AMP, 3025,000 AMP, 3030,000 AMP, 3035,000 AMP, 3040,000 AMP, 3045,000 AMP, 3050,000 AMP, 3055,000 AMP, 3060,000 AMP, 3065,000 AMP, 3070,000 AMP, 3075,000 AMP, 3080,000 AMP, 3085,000 AMP, 3090

CONCRETE
PAD

BUILDING

PUTT-THRU
CARVED STUMP

JUMP
SHOT

PILING
BRIDGE

BRICK
EDGING

APPROXIMATE
OF PUMP HOUSE

POST & R
(TYP.)

TEXTURE
STREAM &
PONDS

SPRAY
FOUNTAIN
(TYP.)

DROP
SHOT

EXISTING
TREE (TYP.)

POST W/
ADA SIGN

PILINGS
(TYP.)

