

Planning Commission 240 Columbus Ave Sandusky, Ohio 44870 419.627.5973 www.cityofsandusky.com

Agenda June 23, 2021 5:00 pm

City Commission Chamber

Live Streamed on www.Youtube.com/CityofSanduskyOH

- 1. Meeting called to order Roll Call
- 2. Approval of minutes from April 28, 2021 meeting
- 3. **Public Hearing**
 - Michael Cox, on behalf of the Commodore at Sandusky Bay, LLC, has submitted an application for an amendment to the zoning map for 431 Columbus Avenue (parcels 58-68032.000, 58-68031.000, 58-68034.000). The application is to rezone the site from "PF" Public Facilities to "GB" General Business.

4. Old Business

• An amendment to the City of Sandusky Planning & Zoning Code Chapter 1157 (Floodplain Administration).

5. **New Business**

- OSPORTS, on behalf of Cedar Point Park, LLC, has submitted a Site Plan Application for 2701 Cleveland Road.
- GW Contractors, on behalf of Safe Harbor Marinas, has submitted a Site Plan Application for 1 Huron Street.
- 6. **Adjournment**

NEXT MEETING: July 28, 2021 at 5:00pm.

Please notify staff at least 2 days in advance of the meeting if you cannot attend. Thank you.

Planning Commission April 28, 2021 Meeting Minutes

Meeting called to order:

Chairman Dennis Murray called the meeting to order at 5:00pm. The meeting took place virtually via Microsoft Teams. The following members were present: Pete McGory, Mike Zuilhof, Jim Jackson, Conor Whelan, Jade Castile and David Miller. Thomas Horsman and Jonathan Holody represented the Community Development Department, Brendan Heil represented the Law Department, and Josh Snyder represented the Engineering Department. Clerk Kristen Barone was also present.

Approval of minutes from the March 24, 2021 meeting:

Mr. McGory made a motion to approve the minutes as submitted and Ms. Castile seconded. All voting members were in favor of the motion.

Old Business:

 An amendment to the City of Sandusky Planning & Zoning Code Chapter 1157 (Floodplain Administration). Mr. Snyder stated that at the last Planning Commission meeting, the major changes presented were regarding the standard wording as directed to the City from FEMA. One of the specific amendments to the ordinance is about the additional freeboard requirement the City imposes on top of the building elevations set forth by FEMA. Mr. Zuilhof stated that if the members want a better understanding of the concept of the freeboard, they can look at the definition in the ordinance. He said that the freeboard is defined as "a factor of safety, usually expressed in feet above a flood level for the purposes of floodplain management. Freeboard tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, obstructed bridge openings, debris and ice jams, and the hydrologic effect of urbanization in a watershed. Mr. Zuilhof stated that when a property floods, it is not only costly to that property owner, but it is costly to the entire community, as when there is flood damage safety services are involved. Furthermore, not only is the current property owner affected, but future property owners are affected. Mr. Zuilhof said he would be in favor of keeping the current freeboard requirement. Mr. McGory made a motion to remove this agenda item from the table for further discussion and Ms. Castile seconded. All voting members were in favor of the motion. Mr. McGory stated that he is not sure what the right answer is, but that having this freeboard seems to make it more difficult on those that want to build in certain areas and may even deter people from building. He would rather see more development, more taxes, etc. Mr. Whelan said that he noticed that the City participates in the Federal NFIP Insurance Program. He asked if there is a cost to the City to participate in this program, and does waiving the freeboard requirement have anything to do with that cost. Mr. Snyder stated that that does not have anything to do with cost for the City and that with the freeboard there may be discounts off flood insurance. He said that the City is members of the National Flood Insurance Program, but removing the freeboard would not disqualify the City to be a member of that program. Being a part of that program means that the City regulates the floodplain, administers what goes on there, and that when one goes for insurance, they will get the same uniform price regardless of who the insurance agent is. Mr. Murray stated that significant construction projects are going to be financed, and a financial institution would require for projects to be constructed by materials that would not be significantly affected by a flood, or they would require that the project be built up, so given that, he thought it would be appropriate to take out the additional freeboard requirement. Mr. Snyder added that with the new mapping and zones that are in the new ordinance, specifically the AO zone and the Z zones, there is consideration, not in any of the previous mapping, for wave action and for additional height above what was formerly termed base flood elevation. The new mapping from FEMA does have a freeboard in parts of the city. Mr. Miller stated that if the Planning Commission does not remove the freeboard and the Board of Zoning Appeals continue as they have in the past, his recommendation would be that the Board of Zoning Appeals not

waive all requirements of height, and keep the FEMA requirements of the freeboard. Mr. Whelan made a motion to approve the application and Mr. McGory seconded. Mr. Zuilhof stated that it was acknowledged at the previous meeting that the proposed legislation still needed some work. He said that he also still thinks that there should be some limitations on variances. Mr. Zuilhof then made a motion to amend the motion to include language to make any application for a variance, specific to what part of the ordinance the variation will address and to include specific numbers when the request is for the elevation standard. Mr. Miller seconded the motion. All voting members were in favor of the motion. Mr. Zuilhof then made a motion to amend the original motion to remove the removal of the freeboard and leave the freeboard in there. Mr. Jackson seconded the motion. Mr. Miller stated that the members could also compromise to have a one foot freeboard requirement. One member voted for the motion and six voted against. Mr. Miller then made a motion to change the freeboard requirement to one foot. Mr. Zuilhof seconded the motion. Mr. Synder stated that with the new mapping that is forthcoming, there is a new zone designated by FEMA, titled the AO zone, which is the south-eastern part of the Chaussee, where there is already a built-in freeboard that is two feet above existing grade, due to the wave action. So any properties in this area, will need to build two feet above the ground already, so just keep that in mind. Mr. Zuilhof stated that it still does not hurt to be cautious and then the Commission could always go back to zero later on if they are finding that this is not needed or a burden. One member voted for the motion and six voted against. Mr. McGory made a motion to postpone the legislation to City Commission, until the next meeting, to have staff take a look and clean it up a little bit further. Ms. Castile seconded the motion. Mr. Miller stated that when a final draft is available to review, he would be happy pick up a hard copy to look at. Mr. McGory stated that he would do that as well.

New Business:

1. LS Architects on behalf of Sandusky Properties, LLC, has submitted a Site Plan Application for 534 Columbus Avenue.

Mr. Horsman stated that this property currently has single-story dental office. The application is for an expansion and renovation. The applicant will be adding parking blocks to be differentiating the parking lot to the sidewalk. Mr. Zuilhof asked if the lot was big enough to require landscaping. Mr. Horsman stated that the proposed project is compliant with legislation, but if the Planning Commission would like to require that, they could. Leon Sampat with LS Architects stated that they would like to put in landscaping beds in front of the building to soften up the area. Mr. McGory made a motion to approve the application and Mr. Miller seconded. All voting members were in favor of the motion.

2. Sean Sprouse, on behalf of Views on Venice, LLC has submitted an application for a substitution of a non-conforming use for the property at 3712 Venice Road. The property is currently in use as a motel and the applicant is proposing to use it as apartments for rentals lasting longer than 30 days.

Mr. Horsman stated that the property is surrounded by single family residential parcels. A substitution of a nonconforming use would allow a different nonconforming use or a use that is more restrictive, less intensive. Mr. Sprouse said that this building must have been originally set up for a multi-family use, as there are already kitchens set up in each unit, and each unit is much larger than what the average hotel room is. Therefore, all of the work to be done will be mostly cosmetic. Mr. McGory made a motion to approve the application as submitted and Mr. Miller seconded. Mr. Zuilhof asked what the minimum square footage of the smallest unit. Mr. Sprouse stated that he has not measured them, but believes the smallest unit is about 300-400 square feet. Mr. Zuilhof asked staff what the minimum requirement for a residential unit to be. Mr. Horsman stated that the minimum requirement is 400 square feet for a multi-family unit. Mr. Murray asked if the law director is able to answer on whether or not an occupancy permit is needed from the Building Division when there has been a change of ownership or a change of use. Mr. Zuilhof asked if the property would also need a variance for any unit that does not meet the standard. Mr. Sprouse stated that the two smaller units share a wall and asked if it would make sense to combine the two units so that they are all over 400 feet and then proceed with the application. Mr. Whelan stated he would be okay with approving the application and then just have the Building Division verify that the units are at least 400 square feet when

they give the occupancy permit, as that would be needed anyways. Mr. Zuilhof made a motion to table the application until the next meeting to give the applicant some time to get the measurements of all of the rooms and weigh his options. Mr. McGory seconded the motion. All voting members were in favor of the motion.

Public Comments received before the meeting:

The clerk read aloud the two comments received regarding transient rentals (see attached). Mr. Murray stated that he would consider holding a hearing regarding the two proposals, but is reluctant to do so at this time as the Planning Department is very short staffed and also, until public meetings are allowed to resume. Mr. Horsman stated that the Planning Department has received many of these requests over the years. Staff are reluctant to rezone individual properties here and there and would prefer to do a overlay district. The intent from staff was to hold a hearing to get thoughts from people in certain neighborhoods on an overlay district and if feedback was positive, then there would be a formal staff led application to Planning Commission for a public hearing and then there would be a City Commission hearing also. Mr. Jackson stated that he agrees that it would be a good idea to wait to hold a public hearing for when residents can be heard in person instead of staff reading letters during a virtual meeting. Mr. McGory asked what sort of notice would be given regarding this. Mr. Holody stated that there would be a notice in the paper 15 days before the Planning Commission hearing, and a letter would be mailed to surrounding property owners 10 days before the hearing. He then clarified that the code does not actually say that a formal application is needed, but that it is up to the Planning Commission or City Commission to determine that this is worth pursuing. Mr. Zuilhof stated that the reason he thinks the Cove Transient Overlay District went over so well is because there were many informal meetings with staff and the Planning Commission, where the boundaries changed several times, before the public hearing took place. He proposed having a public meeting without any specific boundaries set, and then set the boundary based on the feedback received. Mr. McGory stated that there has to be some boundaries so that staff know who to send the notices to. Mr. Zuilhof replied that notices could be sent to the whole city and roughly describe the proposed area. He stated that he would also like to be at the meeting to hear what the residents think. Mr. Whelan stated that he is normally in favor of these districts. He said that the one on Monroe Street makes sense to him, but the one on McDonough Street, not so much. Mr. Whelan then said that if there needs to be a public hearing every time a resident tells staff that they would like to propose a Transient Overlay District, that could be a lot. He thinks it would make more sense to have staff recommend this to the Planning Commission and in order to give staff some guidelines to go by, maybe staff could tell those residents that the Planning Commission would like to see them get signatures from a certain percentage of residents in that area that are in favor. Mr. Zuilhof stated that the Planning and Zoning Code does state that a property owner does have a right to petition for a rezoning, but that the code does not define what a petition is. Mr. Heil stated that traditionally amendments to the zoning code are applications. Mr. Murray said that it sounds like the Planning Commissioners agree that staff should hold some informational meetings in the proposed areas to see how the residents in those areas feel about transient rentals.

Meeting Adjourned:

Mr. Jackson made a motion to adjourn. The meeting ended at 7:17pm.

Next Meeting:

May 26, 2021 at 5:00pm

Approved:	
Kristen Barone, Clerk Dennis Murray,	Chairman

Mr. Jonathan Holody, Director City of Sandusky Department of Community Development 240 Columbus Avenue Sandusky, OH 44870

and

Mr. Dennis Murray, Jr., Sandusky City Commissioner and Chair, Sandusky City Planning Commission 240 Columbus Avenue Sandusky, OH 44870

Re: Development of Overlay District to allow for Transient Rental of Real Estate in West Monroe Street Area

Dear Mr. Holody and Mr. Miller,

My name is Jim Maldonado and I own and am rehabbing a residence at 3328 W. Monroe Street, Sandusky. I have been a union carpenter for 21 years and I own 10 rental properties, including the residence I am rehabbing on W. Monroe Street.

I am writing to you now requesting an appearance before the Sandusky City Planning Commission to explain my goal of renting my W. Monroe Street property on a transient or vacation rental basis. I believe allowing vacation rentals along the Bayshore corridor of West Monroe Street and adjoining side streets is an opportunity worth pursuing both for the individual property owners and the City itself. Although I might secure this opportunity for my own property through a variance or zoning change if approved, I believe a "Transient Rental" overlay district (much as was done in the Cove District) may be the better way to go.

To gauge interest among other property owners in the proposed area, starting in July, 2020 I mailed out approximately 200 copies of the attached letter. I have had some

 $negative\ feedback\ -\ mostly\ from\ older\ property\ owners\ -\ but\ an\ amazing\ amount\ of\ positive\ feedback\ and\ interest\ in\ this\ concept.$

Once I present my idea – as set forth above – to the Planning commission, I am further requesting that a public hearing be scheduled as soon as possible before the Planning Commission to obtain public input to my idea to allow transient rental of real estate in the Bayshore corridor area of West Monroe Street.

I look forward to hearing back from the City as soon as possible with an answer to my requests.

Sincerely, Muldonado

Jim Maldonado

6911 Patten Tract Road

Sandusky, OH 44870

Cell Phone: 419-357-7959

Email: jamaldonado32@gmail.com

July ,	2020
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Dear Neighbor,

My name is Jim Maldonado and I own and am rehabilitating the residence at 3328 W. Monroe Street, Sandusky, Ohio.

I have been a union carpenter for 21 years and I own 10 rental properties, including the 3328 W. Monroe Street property.

I am contacting you now because I believe we all have an opportunity which I believe is worth pursuing. Specifically, I believe the bayshore corridor along West Monroe Street is a prime area to develop Air BnB rentals. I have spoken with Community Development staff for the City and was told a "Transient Housing Overlay District" would need to be established by the City before "vacation" rentals would be permitted. And, to have a Transient Housing Overlay District be considered, a number of the area property owners would need to support such a request.

The City already has established several such vacation rental districts and I want to share with you what I have learned from my investigation.

- 1. Establishment of such a district encourages area redevelopment, property improvements and an increase in property valuation.
- 2. There is no requirement for an owner to engage in vacation rentals. The overlay district just allows an owner to do so subject to some specific requirements for parking, property maintenance and use with City oversight and control.
- 3. Most vacation rentals are to families who are out during the day visiting Cedar Point, the Islands and other local attractions.
- Renters can be pre-screened on line and owners have no incentive to rent to renters who would damage their property or the owner's reputation and record with the City. One is as likely to have a

troublesome owner occupant or long-term tenant as a neighbor as a troublesome vacation renter. Owners and neighbors can enforce quiet enjoyment of adjoining property with help from police authority, if necessary, but that is generally not required. I, personally, have a maintenance person on call 24/7 to handle any problem at any one of my rentals and I, too, am only a phone call away to deal with any problem, perceived or actual.

I would like to hear your own thoughts regarding my suggested Transient Housing Overlay District for our "neighborhood". The boundaries are not predetermined, but could easily extend from the railroad crossing near the coal docks west along West Monroe Street to the railroad crossing near Toft Dairy and extending to the side streets north and south along that portion of West Monroe Street. I believe the proximity of the bayfront, a marina, and Lions Park all make this area a prime location to consider for a vacation rental area.

So, I ask that you share your own thoughts with me on this subject.

Sincerely,

Jim Maldonado

Cell Phone: 419-357-7959

Attention: Planning Commission

My wife, Suzanne, and I are the current owners of the properties located at 414 McDonough Street and 418 McDonough Street in downtown Sandusky. We purchased the 414 property in 2018 as a short sale as it was in foreclosure and on the verge of demolition. We have spent the last two years renovating the house, garage and grounds and are very proud of the transformation the property has taken.

Similar renovations are currently in progress with the 418 property which was purchased in 2020. This property is a duplex. My 88-year old mother currently resides in the downstairs apartment. We have moved forward with renovations to the upstairs apartment as well as improvements to the exterior of the building.

Our intended use for the properties is transient rental. 414 being the whole house and 418 being the upstairs apartment only.

In discussions with the City Manager, Eric Wobser, it is our understanding that a rezoning of the area where our properties are located is possible, providing we have the agreement of our fellow neighbors.

Please know that our primary residence is located at 922 West Adams Street and is adjacent and accessible to the properties as depicted below. Ample off-street parking is available for both properties.



922 W. Adams Street

414 McDonough Street

418 McDonough Street

We look forward to working with the city in order to proceed with rezoning of our properties, whether via an overlay district or a zoning variance for the properties that would allow us to proceed with our intended use.

As lifelong citizens of Sandusky, my wife and I are very excited with the current path our city has taken with its continued growth, both commercially and economically. We are very proud of our city and look forward to the opportunity to participate in its growth as we welcome visitors to the area and to our homes.

David L. Stuck

Suzanne M. Stuck

CITY OF SANDUSKY, OHIO DEPARTMENT OF COMMUNITY DEVELOPMENT PLANNING DIVISION

PLANNING COMMISSION REPORT

APPLICATION FOR A MAP AMENDMENT TO THE ZONING MAP FOR 431 COLUMBUS AVE. (PARCELS 56-68032.000, 56-68031.000, 56-68034.000)

Reference Number: PRZ21-0004

Date of Report: June 16, 2021

Report Author: Alec Ochs



City of Sandusky, Ohio Planning Commission Report

BACKGROUND INFORMATION

Michael Cox, on behalf of the Commodore at Sandusky Bay, LLC, has applied for a rezoning of property from "PF" – Public Facilities to "GB" – General Business. The following information is relevant to this application:

Applicant / Owner: The Commodore at Sandusky Bay, LLC / Michael Cox

4930 Reed Rd. #200 Columbus, Ohio 43220

Site Location: 431 Columbus Ave. / PARCELS 58-68032.000, 58-68031.000, 56-68034.000

Current Zoning: "PF" Public Facilities

Surrounding Zoning: North- "GB" General Business/ Use: Residential

East- "GB" General Business / Use: Residential "GB" General Business / Use: Business

South- "PF" Public Facilities: Church

West- "GB" General Business / Use: Residential

Existing Use: Vacant / Former Church

Proposed Zoning: "GB" General Business

Applicable Plans & Regulations: City of Sandusky Bicentennial Comprehensive Plan

City of Sandusky Planning and Zoning Code Chapters:

1123 Public Facilities 1133 General Business

SITE DESCRIPTION

The subject property is currently located within a "PF" Public Facilities District. The subject property is adjacent to "GB" Public Facilities zoned parcels on the North, East, and West, and "PF" Public Facilities located to the South.







Photo of site



PLANNING DEPARTMENT COMMENTS

This parcel is mostly adjacent to parcels zoned General Business, and Public facilities to the South. The applicant is proposing the rezoning of this land as they look to transform the existing church into rentable rooms, office space and business space.

According to the City's Bicentennial Vision Comprehensive Plan, this neighborhood had several strong recommendations that could be addressed by this rezoning.

The Bicentennial Comprehensive Plan outlines a number of priorities for the neighborhood. Some of the priorities related to this site are:

- 1) Repurpose Vacant Buildings: Target redevelopment efforts toward repurposing vacant buildings, including the upper floors of buildings that are only occupied on the first floor, to create mixed-use office, residential, retail and hospitality opportunities within the city, particularly downtown
- 2) Support the development and rehabilitation of a variety of housing types that meet the needs of current and future residents including: rehabilitated homes, townhomes, new in-fill single family housing, upper floor condos and lofts, affordable housing, senior housing, permanent supportive housing, assisted living, and short-term transient rental

Following the loss of a religious institution such as First Congregational United Church of Christ, the proposed reuse of the property could offer great opportunity for the neighborhood and Sandusky. The applicant is proposing to rezone the property so that 10,000 sq. ft. can be used for transient rental spaces, targeting group travel and host large events such as weddings. The applicant plans to use approx. 5,000 sq. ft. for retail and business operations including adult art classes and the sale of local art. The remaining space will be used for office space and storage. The walkability to the downtown district makes the sight easily connected and desirable.

As of 2019, there had been 6,800 religious buildings sold in the United States over the previous five years.* This trend, while disheartening is also playing out at the local level with various religious buildings being up for sale recently, or currently. Staff believes it is important to be reminded that the property directly to the south of this property is zoned for Public Facilities and used as a church.

Staff examined the City's Bicentennial Vision Comprehensive Plan as it relates to this area and we believe that this rezoning could offer great potential towards developing human capital, connectivity, and help shape Sandusky as a destination city.

The rezoning to "GB" General Business is to provide a flexibility for the future site, matching surrounding zoning while also accomplishing the goal of transient occupancy.

The property is on the National register of Historic Places and falls under the purview of the Landmark Preservation Ordinance. Any changes to the exterior or new construction will need to be approved by the City Landmark Commission.

Chapter 1113 Amendments, of the Zoning Code states that the Zoning Map may be amended periodically in order to keep it abreast of new zoning techniques, as well as when the following general conditions arise:

- (1) Whenever a general hardship prevails throughout a given district;
- (2) Whenever a change occurs in land use, transportation, or other sociological trends, either within or surrounding the community; and
- (3) Whenever extensive developments are proposed that do not comply but would be in the public interest.

Understanding the goals set for this area by the city's Comprehensive Plan and the reasons previously stated in this report staff believes the rezoning could satisfy the above conditions.

ENGINEERING STAFF COMMENTS

The City Engineer has reviewed the proposed zoning amendment and we have not received objections at the time of writing the report.

BUILDING STAFF COMMENTS

The City Building Official has reviewed the proposed zone map amendment and has no objections to the proposed rezoning.

POLICE DEPARTMENT COMMENTS

The City Police Chief has reviewed the proposed zone map amendment.

FIRE DEPARTMENT COMMENTS

The City Fire Chief has reviewed the proposed zone map amendment and we have not received objects at the time of writing the report.

CONCLUSION/RECOMMENDATION

In conclusion, staff recommends the approval of the proposed amendment to the Zoning Map for 431 Columbus Ave. (Parcels 58-68032.000, 58-68031.000, 58-68034.000).

PLANNING COMMISSION

Application for Zoning Map Amendment

Department of Planning 240 Columbus Ave Sandusky, Ohio 44870 419.627.5891 www.cityofsandusky.com

APPLICANT/AGENT INFORMATION:

Property Owner Name:

The Commodore at Sandusky Bay, LLC

Property Owner Address: 431 Columbus Avenue, Sandusky

Property Owner Telephone:

614-562-0945

Email

mcoxattorney@gmail.com

Authorized Agent Name:

Michael T. Cox

Authorized Agent Address:

4930 Reed Road, Suite 200, Columbus, Ohio 43220

Authorized Agent Telephone:

614-562-0945

Email

mcoxattorney@gmail.com

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 431 Columbus Avenue, Sandusky

Legal Description of Property (check property deed for description):

See Attached Ex A

Parcel Number: 56-68032.000; 56-68031.000; 56-68034.000

Zoning District: PF

APPLICATION #PC-003

UPDATED 07/23/2019 Page 1 of 3

DETAILED SITE INFORMATION:
Land Area of Property: .7954 Acres Total/Combined
Total Building Coverage (of each existing building on property): Building #1: Apx. 10,000 (in sq. ft.) Building #2: Building #3: Additional:
Total Building Coverage (as % of lot area): 31.5%
Gross Floor Area of Building(s) on Property (separate out the square footage of different uses – for example, 800 sq. ft. is retail space and 500 sq. ft. is storage space:
10,000 Sq. Feet Transient and Event Rental; 5,000 Sq. Feet Retail/Educational; 5,000 Storage/Professional Office/Rental and Retail Support (See Exhibit B)
Proposed Building Height (for any new construction): N/A
Number of Dwelling Units (if applicable): 8-10 Transient
Number of Off-Street Parking Spaces Provided: 45
Parking Area Coverage (including driveways): Apx. 20,000 (in sq. ft.)
Landscaped Area: 5,000 (in sq. ft.)
Requested Zoning District Classification: GB

APPLICATION AUTHORIZATION:
If this application is signed by an agent, authorization in writing from the legal owner is required. Where owner is a corporation, the signature of authorization should be by an officer of the corporation under corporate seal. Signature of Owner or Agent Date
PERMISSION TO ACT AS AUTHORIZED AGENT:
As owner of 13/ Cocursio Aperus (municipal street address of property), I hereby authorize Maurae T. Coc to act on my behalf during the Planning Commission approval process. Signature of Property Owner Date
REQUIRED SUBMITTALS:
15 copies of a site plan/off-street parking plan for property 1 copy of the deed or legal description for property \$300.00 application fee
STAFF USE ONLY:
Date Application Accepted: Permit Number:
Date of Planning Commission Meeting:
Planning Commission File Number:

EXHIBIT A

Order No.: 600210160

For APN/Parcel ID(s): 56-68034.000, 56-68031.000 and 56-68032.000

Situated in the City of Sandusky, County of Erie and State of Ohio:

PARCEL 1: Being Lots Thirteen (13) and Fifteen (15) on Columbus Avenue, excepting therefrom the northerly one (1) rod of Lot Number Thirteen (13).

PARCEL 2: The southerly one-half (1/2) of Lot Number Eleven (11) and the northerly one (1) rod of Lot Number Thirteen (13) on Columbus Avenue, in said City. Also that part of Lot Number Eleven (11) on Columbus Avenue, bounded and described as follows: Commencing in the east and west line of said lot, at a point twelve (12) feet easterly from the west line of said lot; running thence easterly parallel withthe north line of said lot, six (6) feet; thence northerly parallel with the west line of said lot, two (2) feet; thence westerly parallel with the north line of said lot, six and seven tenths (6.7) feet to the easterly line of a right of way; thence southeasterly along the easterly line of said right of way, two and twelve hundredths (2.12) feet to the place of beginning.

PARCEL 3: Being the east thirty-three (33) feet of Lot Number Twenty-one (21) Jackson Street.

EXHIBIT B

Statement of Reason for Zoning Map Amendment

The interior will receive minimal structural modifications. The exterior will receive no structural modifications.

The interior floor plan already provides for up to 9 transient rentals with common bathrooms. The target guest will be large group travel. Several families visiting Cedar Point, downtown Sandusky, or the islands together will be able to stay under a single roof with shared common areas near Sandusky's downtown retail and business district. Additionally, teams visiting Sports Force Park will be able to stay in the same location streamlining logistics and bringing groups of 8-20 to the heart of downtown Sandusky. By targeting large groups checkin/check-out dates will be coordinated minimizing turnover.

Weddings and events can also utilize the sanctuary, which will remain in its current state other than perhaps reorganizing the seating layout, and stay on premises.

Areas not incorporated in the transient rental area will house a retail and business operation. Newly formed "Monet by the Bay" will offer children's and adult art classes as well as offer local art for sale. The business will be operated by a co-owner of the property, Jacquelyn Cox.

The remaining areas will serve the above-referenced businesses, potentially provide office space, and storage.

Current Public Facilities designation does not allow for the building to be placed in the aforementioned commercial use. General Business places the property in line with surrounding properties, several of which were converted from Public Facilities or similar designations over time.

5/26/2021

Erie County GIS



Notes

The Commodore at Sandusky Bay, LLC Site Plan

Includes Lots Directly North of Structure on Columbus Avenue and West of Structure on West Jefferson Street

RN: 202103782 Page 1 of 3 Erie County Recorder BARBARA A. SESSLER Recording Fee: \$42.00 Recorded 04/08/2021 11:38:40 AN

TRANSFERRED

in Compliance with sections 319-202 and 322-02 of the Ohio Revised Code

Fee: \$225.00 Exempt: R.E.Transfer Fee: \$675.00 Richard H. Jeffrey **Erie County Auditor** Trans. Fees:: \$2.50 Date: Apr 08, 2021 by LJ

eFile#: 17645745

CORPORATE GENERAL WARRANTY DEED

THE FIRST CONGREGATIONAL CHURCH SOCIETY OF SANDUSKY (AS TO PARCEL 1); AND THE FIRST CONGREGATIONAL CHURCH OF SANDUSKY, OHIO, AKA FIRST CONGREGATIONAL UNITED CHURCH OF CHRIST OF SANDUSKY OHIO (AS TO PARCELS 2 AND 3), for valuable consideration paid, grant to THE COMMODORE AT SANDUSKY BAY, LLC, AN OHIO LIMITED LIABILITY COMPANY, whose tax mailing address is 431 Columbus Avenue, Sandusky, Ohio 44870, the following real property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Permanent Parcel Nos.: Prior Deed Reference:

56-68034.000, 56-68031.000 and 56-68032.000

61 D 411; 360 D 23; and 355 D 466 Erie County, Ohio Deed Records

These premises are transferred with general warranty covenants, excepting all taxes and assessments, both general and special, from the date of the recordation of this deed and thereafter, which Grantee assumes and agrees to pay, easements, restrictions and reservations of record and zoning ordinances, if any.

IN WITNESS WHEREOF, the said corporations have caused their corporate names to be hereunto subscribed and their corporate seals hereunto affixed by ROBIN PRATT, CONSULTANT TO LEADERSHIP TEAM, under authorization by Resolutions of their Board of Directors, this day of

THE FIRST CONGREGATIONAL CHURCH SOCIETY OF SANDUSKY

THE FIRST CONGREGATIONAL CHURCH OF SANDUSKY, OHIO, AKA FIRST

CONGREGATIONAL UNITED CHURCH OF CHRIST OF-SANDUSKY, OH

Robin Pratt, Consultant to Leadership Team

Robin Pratt, Consultant to

Leadership Team

STATE OF OHIO, COUNTY OF ERIE: ss

> Sámm. Howard Notary Public

BY SULL FOF 90

KINI W. HOWARD NOTARY PUBLIC STATE OF OHIO

My Commission Expires April 7, 2024

Prepared by the Law Firm of TONE, GRUBBE, McGORY & VERMEEREN, LTD., 1401 Cleveland Rd., Sandusky, Ohio 44870; Telephone: (419) 626-0055.

EXHIBIT A

Order No.: 600210160

For APN/Parcel ID(s): 56-68034.000, 56-68031.000 and 56-68032.000

Situated in the City of Sandusky, County of Erie and State of Ohio:

PARCEL 1: Being Lots Thirteen (13) and Fifteen (15) on Columbus Avenue, excepting therefrom the northerly one (1) rod of Lot Number Thirteen (13).

PARCEL 2: The southerly one-half (1/2) of Lot Number Eleven (11) and the northerly one (1) rod of Lot Number Thirteen (13) on Columbus Avenue, in said City. Also that part of Lot Number Eleven (11) on Columbus Avenue, bounded and described as follows: Commencing in the east and west line of said lot, at a point twelve (12) feet easterly from the west line of said lot; running thence easterly parallel with the north line of said lot, six (6) feet; thence northerly parallel with the west line of said lot, two (2) feet; thence westerly parallel with the north line of said lot, six and seven tenths (6.7) feet to the easterly line of a right of way; thence southeasterly along the easterly line of said right of way, two and twelve hundredths (2.12) feet to the place of beginning.

PARCEL 3: Being the east thirty-three (33) feet of Lot Number Twenty-one (21) Jackson Street.





City of Sandusky 240 Columbus Avenue Sandusky, Ohio 44870

Paid By

MICHAEL COX

Date Paid: 05/26/2021

Transaction Property Add	Record Type ress	Record #	Description Invoice Number	Amount
00084916	PZE Process	PRZ21-0003	Rezoning	\$ 300.00
431 COLUMB	US		00084796	

The state of the s		
	Total	\$ 300.00
	Cash	
	Check	\$ 300.00
	Check #	1094
	Credit	
	Tendered	\$ 300.00
	Change	\$ 0.00

Payments made using a credit card or debit card will incur a 2.5% processing fee (minimum of \$2.00), assessed by Point and Pay, the city's electronic payment processing vendor.

CHAPTER 1157

Flood Damage Reduction

- 1157.01 General provisions.
- 1157.02 Definitions.
- 1157.03 Administration.
- 1157.04 Use and development standards for flood hazard reduction.
- 1157.05 Appeals and variances.
- 1157.06 Enforcement.

CROSS REFERENCES

Flood control bonds; public capital improvement - see Ohio Const., Art. VIII, Sec. 21; Ohio R.C. 129.70 et seq.

National Insurance Program Compliance - see Ohio R.C. 307.37

County Commission flood control aid to governmental units - see Ohio R.C. 307.77

Watercourse obstruction removal - see Ohio R.C. 521.05

Levees - see Ohio R.C. 717.01

Participation in National Flood Insurance Program - see Ohio R.C. 1506.04

Construction permits and prohibitions for dams, dikes and levees - see Ohio R.C. 1521.06

Reduction of assessed valuation for establishing reservoirs - see Ohio R.C. 1521.09

Flood plain management - see Ohio R.C. 1521.13

Marking flood areas - see Ohio R.C. 1521.14

Review of flood plain management ordinances - see Ohio R.C. 1521.18

Manufactured home parks - see Ohio R.C. 3733.02

Notification of flood - see Ohio R.C. 3733.024

Compliance with Flood Plain Management Rules - see Ohio R.C. 3733.05

Recreation vehicle parks - see Ohio R.C. 3733.023

Health, Safety and Sanitation - see GEN. OFF. 521.05, 521.08

1157.01 GENERAL PROVISIONS.

- (a) <u>Statutory Authorization.</u> Article XVIII, Section 7, Home Rule and Article XVIII, Section 3, of the Ohio Constitution grants municipalities the legal authority to adopt land use and control measures for promoting the health, safety, and general welfare of its citizens. Therefore, the City Commission of Sandusky, State of Ohio, does ordain as follows:
- (b) <u>Findings of Fact.</u> The City of Sandusky has special flood hazard areas that are subject to periodic inundation which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base. Additionally, structures that are inadequately elevated, floodproofed, or otherwise protected from flood damage also contribute to the flood loss. In order to minimize the threat of such damages and to achieve the purposes hereinafter set forth, these regulations are adopted.
- (c) <u>Statement of Purpose.</u> It is the purpose of these regulations to promote the public health, safety and general welfare, and to:
 - (1) Protect human life and health;

- (2) Minimize expenditure of public money for costly flood control projects;
- (3) Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- (4) Minimize prolonged business interruptions;
- (5) Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in areas of special flood hazard;
- (6) Help maintain a stable tax base by providing for the proper use and development of areas of special flood hazard so as to protect property and minimize future flood blight areas:
- (7) Ensure that those who occupy the areas of special flood hazard assume responsibility for their actions;
- (8) Minimize the impact of development on adjacent properties within and near flood prone areas:
- Ensure that the flood storage and conveyance functions of the floodplain are maintained;
- (10) Minimize the impact of development on the natural, beneficial values of the floodplain;
- (11) Prevent floodplain uses that are either hazardous or environmentally incompatible; and
- (12) Meet community participation requirements of the National Flood Insurance Program.
- (d) <u>Methods of Reducing Flood Loss.</u> In order to accomplish its purposes, these regulations include methods and provisions for:
 - Restricting or prohibiting uses which are dangerous to health, safety, and property due to water hazards, or which result in damaging increases in flood heights or velocities;
 - Requiring that uses vulnerable to floods, including facilities, which serve such uses, be protected against flood damage at the time of initial construction;
 - (3) Controlling the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel flood waters;
 - (4) Controlling filling, grading, dredging, excavating, and other development which may increase flood damage; and,
 - (5) Preventing or regulating the construction of flood barriers, which will unnaturally divert flood, waters or which may increase flood hazards in other areas.
- (e) <u>Lands to Which These Regulations Apply.</u> These regulations shall apply to all areas of special flood hazard within the jurisdiction of the City of Sandusky as identified in Section 1157.01(f), including any additional areas of special flood hazard annexed by City of Sandusky.
- (f) <u>Basis for Establishing the Areas of Special Flood Hazard.</u> For the purposes of these regulations, the following studies and/or maps are adopted:
 - 1) Flood Insurance Study (FIS) Erie County, Ohio and Incorporated Areas and Flood Insurance Rate Map (FIRM) Erie County, Ohio and Incorporated Areas both effective August 28, 2008 as of the most current FEMA map release.
 - (2) Other studies and/or maps, which may be relied upon for establishment of the flood protection elevation, delineation of the 100 year 1% Chance annual floodplain, floodways or delineation of other areas of special flood hazard.
 - (3) Any hydrologic and hydraulic engineering analysis authored by a registered Professional Engineer in the State of Ohio, which has been approved by the City of

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Sandusky as required by Section 1157.04(c) Subdivisions and Large Scale Developments.

Any revisions to the aforementioned maps and / or studies are hereby adopted by reference and declared to be a part of these regulations. Such maps and/or studies are on file at the office of the Director of Engineering Services 222 Meigs Street 240 Columbus Avenue, Sandusky, Ohio 44870.

- (g) <u>Abrogation and Greater Restrictions.</u> These regulations are not intended to repeal any existing ordinances including subdivision regulations, zoning or building codes. In the event of a conflict between these regulations and any other ordinance, the more restrictive shall be followed. These regulations shall not impair any deed restriction covenant or easement but the land subject to such interests shall also be governed by the regulations.
- (h) <u>Interpretation.</u> In the interpretation and application of these regulations, all provisions shall be:
 - (1) Considered as minimum requirements;
 - (2) Liberally construed in favor of the governing body; and,
 - (3) Deemed neither to limit nor repeal any other powers granted under state statutes. Where a provision of these regulations may be in conflict with a state or Federal law, such state or Federal law shall take precedence over these regulations.
- (i) <u>Warning and Disclaimer of Liability</u>. The degree of flood protection required by these regulations is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. These regulations do not imply that land outside the areas of special flood hazard or uses permitted within such areas will be free from flooding or flood damage. These regulations shall not create liability on the part of the City of Sandusky, any officer or employee thereof, or the Federal Emergency Management Agency, for any flood damage that results from reliance on these regulations or any administrative decision lawfully made thereunder.
- (j) <u>Severability.</u> Should any section or provision of these regulations be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the regulations as a whole, or any part thereof other than the part so declared to be unconstitutional or invalid. (Ord. 08-064. Passed 7-28-08.)

1157.02 DEFINITIONS.

Unless specifically defined below, words or phrases used in these regulations shall be interpreted so as to give them the meaning they have in common usage and to give these regulations the most reasonable application.

- (a) <u>Accessory Structure</u>: A structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal structure.
- (b) <u>Appeal:</u> A request for review of the floodplain administrator's interpretation of any provision of these regulations or a request for a variance.

- (c) <u>Base Flood:</u> The flood having a one percent chance of being equaled or exceeded in any given year. The base flood may also be referred to as the 1% chance annual floodplain or formerly known as formerly known as ("fka") the one-hundred (100) year flood.
- (d) <u>Base (100-Year) Flood Elevation (BFE):</u> The water surface elevation of the base flood in relation to a specified datum, usually the National Geodetic Vertical Datum of 1929 or the North American Vertical Datum of 1988, and usually expressed in Feet Mean Sea Level (MSL). In Zone AO areas, the base flood elevation is the natural grade elevation plus the depth number (from 1 to 3 feet).
- (e) <u>Basement:</u> Any area of the building having its floor subgrade (below ground level) on all sides.
- (f) "Breakaway wall" means a wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system.
- (f)(g) "Coastal high hazard area" means an area of special flood hazard, as identified by the federal emergency management agency, along the open coast at Llake Erie and any other area subject to high velocity wave action from storms or seismic sources along Llake Erie and its bays.
- (g)(h) <u>Development:</u> Any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.
- (h)(i) Enclosure Below the Lowest Floor: See "Lowest Floor."
- (i)(j) Executive Order 11988 (Floodplain Management): Issued by President Carter in 1977, this order requires that no federally assisted activities be conducted in or have the potential to affect identified special flood hazard areas, unless there is no practicable alternative.
- (j)(k) Federal Emergency Management Agency (FEMA): The agency with the overall responsibility for administering the National Flood Insurance Program.
- (k)(1) Fill: A deposit of earth material placed by artificial means.
- (<u>+)(m) Flood or Flooding:</u> A general and temporary condition of partial or complete inundation of normally dry land areas from:
 - (1) The overflow of inland or tidal waters, and/or
 - (2) The unusual and rapid accumulation or runoff of surface waters from any source.
- (n) Flood Hazard Boundary Map (FHBM): Usually the initial map, produced by the Federal Emergency Management Agency, or U.S. Department of Housing and Urban Development, for a community depicting approximate special flood hazard areas.
- (o) <u>Flood Insurance Rate Map (FIRM):</u> An official map on which the Federal Emergency Management Agency or the U.S. Department of Housing and Urban Development has delineated the areas of special flood hazard.
- (p) Flood Insurance Risk Zones: Zone designations on FHBMs and FIRMs that indicate the magnitude of the flood hazard in specific areas of a community. Following are the zone definitions:
 - (1) Zone A: Special flood hazard areas inundated by the 1% annual chance (fka:100-year) flood; base flood elevations are not determined.
 - (2) Zones A1-30 and Zone AE: Special flood hazard areas inundated by the 1% annual chance (fka: 100-year) flood; base flood elevations are determined.

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- (3) Zone AO: Special flood hazard areas inundated by the 1% annual chance (fka:100-year) flood; with flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths are determined.
- (4) Zone AH: Special flood hazard areas inundated by the 1% annual chance (fka:100-year) flood; flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations are determined.
- (5) Zone A99: Special flood hazard areas inundated by the 1% annual chance (fka:100-year) flood to be protected from the 1% annual chance (fka:100-year) flood by a Federal flood protection system under construction; no base flood elevations are determined.
- (6) Zone B and Zone X (shaded): Areas of .2% annual chance (fka: 500-year) flood; areas subject to the 1% annual chance (fka:100-year) flood with average depths of less than 1 foot or with contributing drainage area less than 1 square mile; and areas protected by levees from the base flood.
- (7) Zone C and Zone X (unshaded): Areas determined to be outside the .2% annual chance (fka: 500- year) floodplain.
- (8) Zone V: Coastal special flood hazard area subject to a 100 year flood 1% annual chance flood from velocity hazard (wave action); base flood elevations are not determined.
- (9) Zone VE: and V1-30 Coastal special flood hazard area subject to a 100 year 1% annual chance flood event from velocity hazard (wave action); base flood elevations are determined.
- (q) <u>Flood Insurance Study (FIS):</u> The official report in which the Federal Emergency Management Agency or the U.S. Department of Housing and Urban Development has provided flood profiles, floodway boundaries (sometimes shown on Flood Boundary and Floodway Maps), and the water surface elevations of the base flood.
- (r) <u>Floodproofing:</u> Any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.
- (s) Flood Protection Elevation: The Flood Protection Elevation, or FPE, is the base flood elevation plus zero-zero (2) (0) feet of freeboard. In areas where no base flood elevations exist from any authoritative source, the flood protection elevation can be historical flood elevations, or base flood elevations determined and/or approved by the floodplain administrator.
- (t) Floodway: A floodway is the channel of a river or other watercourse and the adjacent land areas that have been reserved in order to pass the base flood discharge. A floodway is typically determined through a hydraulic and hydrologic engineering analysis such that the cumulative increase in the water surface elevation of the base flood discharge is no more than a designated height. In no case shall the designated height be more than one foot at any point within the community. The floodway is an extremely hazardous area, and is usually characterized by any of the following: Moderate to high velocity flood waters, high potential for debris and projectile impacts, and moderate to high erosion forces.
- (u) <u>Freeboard:</u> A factor of safety usually expressed in feet above a flood level for the purposes
 of floodplain management. Freeboard tends to compensate for the many unknown factors

that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, obstructed bridge openings, debris and ice jams, and the hydrologic effect of urbanization in a watershed.

- (v) Historic structure: Any structure that is:
 - Listed individually in the National Register of Historic Places (a listing maintained by the U.S. Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listings on the National Register;
 - (2) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district; or
 - (3) Individually listed on the State of Ohio's inventory of historic places maintained by the Ohio Historic Preservation Office.
 - (4) Individually listed on the inventory of historic places maintained by City of Sandusky's historic preservation program, which program is certified by the Ohio Historic Preservation Office.
- (w) <u>Hydrologic and hydraulic engineering analysis</u>: An analysis performed by a professional engineer, registered in the State of Ohio, in accordance with standard engineering practices as accepted by FEMA, used to determine flood elevations and/or floodway boundaries.
- (x) <u>Letter of Map Change (LOMC)</u>: A Letter of Map Change is an official FEMA determination, by letter, to amend or revise effective Flood Insurance Rate Maps, Flood Boundary and Floodway Maps, and Flood Insurance Studies. LOMCs are broken down into the following categories:
- (1) <u>Letter of Map Amendment (LOMA):</u> A revision based on technical data showing that a property was incorrectly included in a designated special flood hazard area. A LOMA amends the current effective Flood Insurance Rate Map and establishes that a specific property is not located in a special flood hazard area.
- (2) Letter of Map Revision (LOMR): A revision based on technical data that, usually due to manmade changes, shows changes to flood zones, flood elevations, floodplain and floodway delineations, and planimetric features. One common type of LOMR, a LOMR-F, is a determination concerning whether a structure or parcel has been elevated by fill above the base flood elevation and is, therefore, excluded from the special flood hazard area.
- (3) <u>Conditional Letter of Map Revision (CLOMR)</u>: A formal review and comment by FEMA as to whether a proposed project complies with the minimum National Flood Insurance Program floodplain management criteria. A CLOMR does not amend or revise effective Flood Insurance Rate Maps, Flood Boundary and Floodway Maps, or Flood Insurance Studies.
- (v) <u>Lowest floor</u>: The lowest floor of the lowest enclosed area (including basement) of a structure. This definition excludes an "enclosure below the lowest floor" which is an unfinished or flood resistant enclosure usable solely for parking of vehicles, building access or storage, in an area other than a basement area, provided that such enclosure is built in accordance with the applicable design requirements specified in these regulations for enclosures below the lowest floor.
- (w) <u>Manufactured home</u>: A structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. The term "manufactured home" does not include a

- "recreational vehicle". For the purposes of these regulations, a manufactured home includes manufactured homes and mobile homes as defined in Chapter 3733 4781 of the Ohio Revised Code.
- (x) Manufactured home park: As specified in the Ohio Administrative Code 3701-27-01 4781-12-01(K), a manufactured home park means any tract of land upon which three or more manufactured homes, used for habitation are parked, either free of charge or for revenue purposes, and includes any roadway, building, structure, vehicle, or enclosure used or intended for use as part of the facilities of the park. A tract of land that is subdivided and the individual lots are not for rent or rented, but are for sale or sold for the purpose of installation of manufactured homes on the lots, is not a manufactured home park, even though three or more manufactured homes are parked thereon, if the roadways are dedicated to the local government authority. Manufactured home park does not include any tract of land used solely for the storage or display for sale of manufactured homes.
- (y) "National Flood Insurance Program" means a federal program established by Congress in 1968, that allows property owners to purchase federally backed flood insurance within communities that participate in this program. In return for this insurance protection, participating communities must regulate new development within special flood hazard areas identified and mapped by the federal emergency management agency. The NFIP is a Federal program enabling property owners in participating communities to purchase insurance protection against losses from flooding. This insurance is designed to provide an insurance alternative to disaster assistance to meet the escalating costs of repairing damage to buildings and their contents caused by floods. Participation in the NFIP is based on an agreement between local communities and the Federal government that states if a community will adopt and enforce floodplain management regulations to reduce future flood risks to all development in special flood hazard areas, the Federal government will make flood insurance available within the community as a financial protection against flood loss.
- (z) New construction: Structures for which the "start of construction" commenced on or after the initial effective date of the City of Sandusky Flood Insurance Rate Map, July 5, 1977, and includes any subsequent improvements to such structures. For the purposes of determining insurance rates, structures for which the "start of construction" commenced on or after the effective date of an initial FIRM July 5, 1977, and includes any subsequent improvements to such structures.
- (aa) Person: Includes any individual or group of individuals, corporation, partnership, association, or any other entity, including state and local governments and agencies. An agency is further defined in the Ohio Revised Code Section 111.15 (A)(2) as any governmental entity of the state and includes, but is not limited to, any board, department, division, commission, bureau, society, council, institution, state college or university, community college district, technical college district, or state community college. "Agency" does not include the general assembly, the controlling board, the adjutant general's department, or any court.
- (bb) Recreational vehicle: A vehicle which is (1) built on a single chassis, (2) 400 square feet or less when measured at the largest horizontal projection, (3) designed to be self- propelled or permanently towable by a light duty truck, and (4) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

- (cc) <u>Registered Professional Architect:</u> A person registered to engage in the practice of architecture under the provisions of sections 4703.01 to 4703.19 of the Revised Code.
- (dd) <u>Registered Professional Engineer:</u> A person registered as a professional engineer under Chapter 4733 of the Revised Code.
- (ee) <u>Registered Professional Surveyor</u>: A person registered as a professional surveyor under Chapter 4733 of the Revised Code.
- (ff) Special Flood Hazard Area: Also known as "Areas of Special Flood Hazard", it is the land in the floodplain subject to a one percent or greater chance of flooding in any given year. Special flood hazard areas are designated by the Federal Emergency Management Agency on Flood Insurance Rate Maps, Flood Insurance Studies, Flood Boundary and Floodway Maps and Flood Hazard Boundary Maps as Zones A, AE, AH, AO, A1-30, and A99, or V, VE. Special flood hazard areas may also refer to areas that are flood prone and designated from other federal state or local sources of data including but not limited to historical flood information reflecting high water marks, previous flood inundation areas, and flood prone soils associated with a watercourse.
- (gg) Start of construction: The date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of a building.
- (hh) <u>Structure:</u> A walled and roofed building, manufactured home, or gas or liquid storage tank that is principally above ground.
- (ii) <u>Substantial Damage:</u> Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.
- (jj) <u>Substantial Improvement:</u> Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures, which have incurred "substantial damage", regardless of the actual repair work performed. The term does not, however, include:
 - (1) Any improvement to a structure that is considered "new construction,"
 - (2)(1) Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified prior to the application for a development permit by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or
 - (3)(2) Any alteration of a "historic structure," provided that the alteration would not preclude the structure's continued designation as a "historic structure".

- (kk) <u>Variance:</u> A grant of relief from the standards of these regulations—consistent with the variance conditions herein.
- Violation: The failure of a structure or other development to be fully compliant with these regulations.

(Ord. 08-064. Passed 7-28-08.)

1157.03 ADMINISTRATION.

- (a) <u>Designation of the Floodplain Administrator</u>. The Director of Engineering Services is hereby appointed to administer and implement these regulations and is referred to herein as the Floodplain Administrator.
- (b) <u>Duties and Responsibilities of the Floodplain Administrator.</u> The duties and responsibilities of the Floodplain Administrator shall include but are not limited to:
 - (1) Evaluate applications for permits to develop in special flood hazard areas.
 - (2) Interpret floodplain boundaries and provide flood hazard and flood protection elevation information.
 - (3) Issue permits to develop in special flood hazard areas when the provisions of these regulations have been met, or refuse to issue the same in the event of noncompliance.
 - (4) Inspect buildings and lands to determine whether any violations of these regulations have been committed.
 - (5) Make and permanently keep all records for public inspection necessary for the administration of these regulations including Flood Insurance Rate Maps, Letters of Map Amendment and Revision, records of issuance and denial of permits to develop in special flood hazard areas, determinations of whether development is in or out of special flood hazard areas for the purpose of issuing floodplain development permits, elevation certificates, VE-zone construction certifications, variances, and records of enforcement actions taken for violations of these regulations.
 - (6) Enforce the provisions of these regulations.
 - (7) Provide information, testimony, or other evidence as needed during variance hearings.
 - (8) Coordinate map maintenance activities and FEMA follow-up.
 - (9) Conduct substantial damage determinations to determine whether existing structures, damaged from any source and in special flood hazard areas identified by FEMA, must meet the development standards of these regulations.
- (c) <u>Floodplain Development Permits.</u> It shall be unlawful for any person to begin construction or other development activity including but not limited to filling; grading; construction; alteration, remodeling, or expanding any structure; or alteration of any watercourse wholly within, partially within or in contact with any identified special flood hazard area, as established in Section 1157.01(f), until a floodplain development permit is obtained from the Floodplain Administrator. Such floodplain development permit shall show that the proposed development activity is in conformity with the provisions of these regulations. No such permit shall be issued by the Floodplain Administrator until the requirements of these regulations have been met.
- (d) <u>Application Required.</u> An application for a floodplain development permit shall be required for all development activities located wholly within, partially within, or in contact with an identified special flood hazard area. Such application shall be made by the owner of the property or his/her authorized agent, herein referred to as the applicant, prior to the actual commencement of such construction on a form furnished for that purpose. Where it is unclear whether a

development site is in a special flood hazard area, the Floodplain Administrator may require an application for a floodplain development permit to determine the development's location. Such applications shall include, but not be limited to:

- (1) Site plans drawn to scale showing the nature, location, dimensions, and topography of the area in question; the location of existing or proposed structures, fill, storage of materials, drainage facilities, and the location of the foregoing.
- (2) Elevation of the existing, natural ground where structures are proposed.
- (3) Elevation of the lowest floor, including basement, of all proposed structures.
- (4) Such other material and information as may be requested by the Floodplain Administrator to determine conformance with, and provide enforcement of these regulations.
- (5) Technical analyses conducted by the appropriate design professional registered in the State of Ohio and submitted with an application for a floodplain development permit when applicable:
 - Floodproofing certification for non-residential floodproofed structure as required in Section 1157.04(e).
 - B. Certification that fully enclosed areas below the lowest floor of a structure not meeting the design requirements of Section 1157.04(d)(5) are designed to automatically equalize hydrostatic flood forces.
- C. Description of any watercourse alteration or relocation that the flood carrying capacity
 - of the watercourse will not be diminished, and maintenance assurances as required in Section 1157.04(i)(3).
- D. A hydrologic and hydraulic analysis demonstrating that the cumulative effect of proposed development, when combined with all other existing and anticipated development will not increase the water surface elevation of the base flood by more than one foot in special flood hazard areas where the Federal Emergency Management Agency has provided base flood elevations but no floodway as required by Section 1157.04(i)(2).
- E. A hydrologic and hydraulic engineering analysis showing impact of any development on flood heights in an identified floodway as required by Section 1157.04(i)(1).
- F. Generation of base flood elevation(s) for subdivision and large-scale developments as required by Section 1157.04(c).
- G. Certification of structural design and methods of construction for VE zone construction as required by Section 4.10(A) 1157.04 (i)(4)
- H. Certification of breakaway wall design, when applicable, as provided in Section 4.10(B)-1157.04 (i)(4).
- (6) A floodplain development permit application fee set by the schedule of fees adopted the City of Sandusky.

(e) Review and Approval of a Floodplain Development Permit Application.

- (1) Review.
 - A. After receipt of a complete application, the Floodplain Administrator shall review the application to ensure that the standards of these regulations have been met. No

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- floodplain development permit application shall be reviewed until all information required in Section 1157.03(d) has been received by the Floodplain Administrator.
- B. The Floodplain Administrator shall review all floodplain development permit applications to assure that all necessary permits have been received from those federal, state or local governmental agencies from which prior approval is required. The applicant shall be responsible for obtaining such permits as required including permits issued by the U.S. Army Corps of Engineers under Section 10 of the Rivers
 - and Harbors Act and Section 404 of the Clean Water Act, and the Ohio Environmental Protection Agency under Section 401 of the Clean Water Act.
- (2) <u>Approval.</u> Within thirty (30) days after the receipt of a complete application, the Floodplain Administrator shall either approve or disapprove the application. If an application is approved, a floodplain development permit shall be issued. All floodplain development permits shall be conditional upon the commencement of work within one (1) year. A floodplain development permit shall expire one (1) year after issuance unless the permitted activity has been substantially begun and is thereafter pursued to completion.
- (f) <u>Inspections.</u> The Floodplain Administrator shall make periodic inspections at appropriate times throughout the period of construction in order to monitor compliance with permit conditions.
- (g) <u>Post-Construction Certifications Required.</u> The following as-built certifications are required after a floodplain development permit has been issued:
 - (1) For new or substantially improved residential structures, or nonresidential structures that have been elevated, the applicant shall have a Federal Emergency Management Agency Elevation Certificate completed by a registered surveyor to record as-built elevation data. For elevated structures in Zone A and Zone AO areas without a base flood elevation, the elevation certificate may be completed by the property owner or owner's representative.
 - (2) For all development activities subject to the standards of Section 1157.03(k)(1), a Letter of Map Revision.
- (h) <u>Revoking a Floodplain Development Permit.</u> A floodplain development permit shall be revocable, if among other things, the actual development activity does not conform to the terms of the application and permit granted thereon. In the event of the revocation of a permit, an appeal may be taken to the Appeals Board in accordance with Section 1157.05 of these regulations.
- (i) <u>Exemption from Filing a Development Permit.</u> An application for a floodplain development permit shall not be required for:
 - Maintenance work such as roofing, painting, and basement sealing, or for small nonstructural development activities (except for filling and grading) valued at less than \$5,000 \$2,500.
 - (2) Development activities in an existing or proposed manufactured home park that are under the authority of the Ohio Department of Health and subject to the flood damage reduction provisions of the Ohio Administrative Code Section 3701.
 - (3)(2) The City of Sandusky is exempt from permitting itself in the instance of maintenance projects of the publicly owned shoreline. Specific projects may include revetment replacement, outfall repair/replacement, sheet piling repair/replacement, tree and vegetation removal or the installation of plantings. Emergency and catastrophic

- events MAY be exempted from this requirement at the discretion of the Floodplain Administrator.
- (4) Major utility facilities permitted by the Ohio Power Siting Board under Section 4906 of the Ohio Revised Code.
- (5) Hazardous waste disposal facilities permitted by the Hazardous Waste Siting Board under Section 3734 of the Ohio Revised Code.
- (6) Development activities undertaken by a federal agency and which are subject to Federal Executive Order 11988—Floodplain Management.

Any proposed action exempt from filing for a floodplain development permit is also exempt from the standards of these regulations.

- (j) <u>Local, State and Federal Development</u>
 - A. Development that is funded, financed, undertaken, or preempted by state agencies shall comply with minimum NFIP criteria.
 - B. Before awarding funding or financing or granting a license, permit, or other authorization for a development that is or is to be located within a 1% annual chance floodplain, a state agency shall require the applicant to demonstrate to the satisfaction of the agency that the development will comply with minimum NFIP criteria and any applicable local floodplain management resolution or ordinance as required by Ohio Revised Code Section 1521.13. This includes, but is not limited to:
 - 1. Development activities in an existing or proposed manufactured home park that are under the authority of the Ohio Department of Commerce and subject to the flood damage reduction provisions of the Ohio Administrative Code Section 4781-12.
 - 2. Major utility facilities permitted by the Ohio Power Siting Board under Section 4906 of the Ohio Revised Code.
 - 3. Hazardous waste disposal facilities permitted by the Hazardous Waste Siting Board under Section 3734 of the Ohio Revised Code.
 - C. Development activities undertaken by a federal agency and which are subject to Federal Executive Order 11988 Floodplain Management.
 - Each federal agency has a responsibility to evaluate the potential effects of any actions it may take in a floodplain; to ensure that its planning programs and budget request reflect consideration of flood hazards and floodplain management; and to prescribe procedures to implement the policies and requirements of EO 11988.
- (k) <u>Map Maintenance Activities.</u> To meet National Flood Insurance Program minimum requirements to have flood data reviewed and approved by FEMA, and to ensure that Sandusky's flood maps, studies and other data identified in Section 1157.01(f) accurately represent flooding conditions so appropriate floodplain management criteria are based on current data, the following map maintenance activities are identified:
 - (1) Requirement to Submit New Technical Data.
 - A. For all development proposals that impact floodway delineations or base flood elevations, the community shall ensure that technical data reflecting such changes be submitted to FEMA within six months of the date such information becomes available. These development proposals include:
 - Floodway encroachments that increase or decrease base flood elevations or alter floodway boundaries;

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- 2. Fill sites to be used for the placement of proposed structures where the applicant desires to remove the site from the special flood hazard area;
- 3. Alteration of watercourses that result in a relocation or elimination of the special flood hazard area, including the placement of culverts; and
- 4. Subdivision or large scale development proposals requiring the establishment of base flood elevations in accordance with Section 1157.04(c).
- B. It is the responsibility of the applicant to have technical data, required in accordance with Section 1157.03(k), prepared in a format required for a Conditional Letter of Map Revision or Letter of Map Revision, and submitted to FEMA. Submittal and processing fees for these map revisions shall be the responsibility of the applicant.
- C. The Floodplain Administrator shall require a Conditional Letter of Map Revision prior to the issuance of a floodplain development permit for:
- 1. Proposed floodway encroachments that increase the base flood elevation; and
- 2. Proposed development which increases the base flood elevation by more than one foot in areas where FEMA has provided base flood elevations but no floodway.
- D. Floodplain development permits issued by the Floodplain Administrator shall be conditioned upon the applicant obtaining a Letter of Map Revision from FEMA for any development proposal subject to Section 1157.03(k).
- (2) <u>Right to Submit New Technical Data.</u> The Floodplain Administrator may request changes to any of the information shown on an effective map that does not impact floodplain or floodway delineations or base flood elevations, such as labeling or planimetric details. Such a submission shall include appropriate supporting documentation made in writing by the City Manager of Sandusky, and may be submitted at any time.
- (3) Annexation / Detachment. Upon occurrence, the Floodplain Administrator shall notify FEMA in writing whenever the boundaries of the City of Sandusky have been modified by annexation or the community has assumed authority over an area, or no longer has authority to adopt and enforce floodplain management regulations for a particular area. In order that the Sandusky Flood Insurance Rate Map accurately represent the City of Sandusky boundaries, include within such notification a copy of a map of the City of Sandusky suitable for reproduction, clearly showing the new corporate limits or the new area for which the City of Sandusky has assumed or relinquished floodplain management regulatory authority.
- (l) <u>Data Use and Flood Map Interpretation.</u> The following guidelines shall apply to the use and interpretation of maps and other data showing areas of special flood hazard:
 - (1) In areas where FEMA has not identified special flood hazard areas, or in FEMA identified special flood hazard areas where base flood elevation and floodway data have not been identified, the Floodplain Administrator shall review and reasonably utilize any other flood hazard data available from a federal, state, or other source.
 - (2) Base flood elevations and floodway boundaries produced on FEMA flood maps and studies shall take precedence over base flood elevations and floodway boundaries by any other source that reflect a reduced floodway width and/or lower base flood elevations. Other sources of data, showing increased base flood elevations and/or larger floodway areas than are shown on FEMA flood maps and studies, shall be reasonably used by the Floodplain Administrator.

- (3) When Preliminary Flood Insurance Rate Maps and / or Flood Insurance Study have been provided by FEMA:
- A. Upon the issuance of a Letter of Final Determination by the FEMA, the preliminary flood hazard data shall be used and replace all previously existing flood hazard data provided from FEMA for the purposes of administering these regulations.
- B. Prior to the issuance of a Letter of Final Determination by FEMA, the use of preliminary flood hazard data shall only be required where no base flood elevations and /or floodway areas exist or where the preliminary base flood elevations or floodway area exceed the base flood elevations and/or floodway widths in existing flood hazard data provided from FEMA. Such preliminary data may be subject to change and / or appeal to FEMA.
- (4) The Floodplain Administrator shall make interpretations, where needed, as to the exact location of the flood boundaries and areas of special flood hazard. A person contesting the determination of the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in Section 1157.05, Appeals and Variances.
- (5) Where an existing or proposed structure or other development is affected by multiple flood zones, by multiple base flood elevations, or both, the development activity must comply with the provisions of this ordinance applicable to the most restrictive flood zone and the highest base flood elevation affecting any part of the existing or proposed structure; or for other developments, affecting any part of the area of the development.
- (5) Where a map boundary showing an area of special flood hazard and field elevations disagree, the base flood elevations or flood protection elevations (as found on an elevation profile, floodway data table, established high water marks, etc.) shall prevail.

(m) <u>Use of Preliminary Flood Insurance Rate Map and/or Flood Insurance Study Data</u>

A. Zone A:

- Within Zone A areas designated on an effective FIRM, data from the preliminary FIRM and/or FIS shall reasonably utilized as best available data.
- 2. When all appeals have been resolved and a notice of final food elevation determination has been provided in a Letter of Final Determination (LFD), BFE and floodway data from the preliminary FIRM and/or FIS shall be used for regulating development.

B. Zones AE, A1-30, AH, AO, VE, and V1-30:

- BFE and floodway data from a preliminary FIS or FIRM restudy are not required to be used in lieu of BFE and floodway data contained in an existing effective FIS and FIRM. However.
 - a. Where BFEs increase in a restudied area, communities have the responsibility to ensure that new or substantially improved structures are protected. Communities are encouraged to reasonably utilize preliminary FIS or FIRM data in instances where BFEs increase and floodways are revised to ensure that the health, safety, and property of their citizens are protected.
 - b. Where BFEs decrease, preliminary FIS or FIRM data should not be used to regulate floodplain development until the LFD has been issued or until all appeals have been resolved.

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2. If a preliminary FIRM or FIS has designated floodways where none had previously existed, communities should reasonably utilize this data in lieu of applying the encroachment performance standard of Section 4.9(B)—1157.04(i)(2) since the data in the draft or preliminary FIS represents the best data available.

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C. Zones B, C, and X:

- 1. Use of BFE and floodway data from a preliminary FIRM or FIS are not required for areas designated as Zone B, C, or X on the effective FIRM which are being revised to Zone AE, A1-30, AH, AO, VE, or V1-30. Communities are encouraged to reasonably utilize preliminary FIS or FIRM data to ensure that the health, safety, and property of their citizens are protected.
- (n) <u>Substantial Damage Determinations.</u> Damages to structures may result from a variety of causes including flood, tornado, wind, heavy snow, fire, etc. After such a damage event, the Floodplain Administrator shall:
 - (1) Determine whether damaged structures are located in special flood hazard areas;
- (2) Conduct substantial damage determinations for damaged structures located in special flood hazard areas; and
- (3) Make reasonable attempt to notify owners of substantially damaged structures of the need to obtain a floodplain development permit prior to repair, rehabilitation, or reconstruction.

Additionally, the Floodplain Administrator may implement other measures to assist with the substantial damage determination and subsequent repair process. These measures include issuing press releases, public service announcements, and other public information materials related to the floodplain development permits and repair of damaged structures; coordinating with other federal, state, and local agencies to assist with substantial damage determinations; providing owners of damaged structures materials and other information related to the proper repair of damaged structures in special flood hazard areas; and assist owners of substantially damaged structures with Increased Cost of Compliance insurance claims.

(Ord. 08-064. Passed 7-28-08.)

1157.04 USE AND DEVELOPMENT STANDARDS FOR FLOOD HAZARD REDUCTION.

The following use and development standards apply to development wholly within, partially within, or in contact with any special flood hazard area as established in Section 1157.01(f) or 1157.03(l):

(a) <u>Use Regulations.</u>

 Permitted Uses. All uses not otherwise prohibited in this section or any other applicable land use regulation adopted by City of Sandusky are allowed provided they meet the provisions of these regulations.

(2) Prohibited Uses.

- A. Private water supply systems in all special flood hazard areas identified by FEMA, permitted under Section 3701 of the Ohio Revised Code.
- B. Infectious waste treatment facilities in all special flood hazard areas, permitted under Section 3734 of the Ohio Revised Code.

- (b) <u>Water and Wastewater Systems</u>. The following standards apply to all water supply, sanitary sewerage and waste disposal systems not otherwise regulated by the Ohio Revised Code:
 - All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems;
 - (2) New and replacement sanitary sewerage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharge from the systems into flood waters; and,
 - (3) On-site waste disposal systems shall be located to avoid impairment to or contamination from them during flooding.
- (c) Subdivisions and Large Developments.
 - (1) All subdivision proposals shall be consistent with the need to minimize flood damage and are subject to all applicable standards in these regulations;
 - (2) All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage;
 - (3) All subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage; and
 - (4) In all areas of special flood hazard where base flood elevation data are not available, the applicant shall provide a hydrologic and hydraulic engineering analysis that generates base flood elevations for all subdivision proposals and other proposed developments containing at least 50 lots or 5 acres, whichever is less.
 - (5) The applicant shall meet the requirement to submit technical data to FEMA in Section 1157.03(k)(1)A.4.—when a hydrologic and hydraulic analysis is completed that generates base flood elevations as required by Section 1157.04(c)(4)(A).
- (d) <u>Residential Structures.</u> The requirements of this Section apply to new construction of residential structures and to substantial improvements of residential structures in zones A, A1-30, AE, AO, and AH, when designated on the community's effective FIRM, and when designated on a preliminary or final FIRM issued by FEMA under the circumstances provided in Section 1157.03 (l)
 - (1) New construction and substantial improvements shall be anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy. Where a structure, including its foundation members, is elevated on fill to or above the base flood elevation, the requirements for anchoring and construction materials resistant to flood damage are satisfied.
 - (2) New construction and substantial improvements shall be constructed with methods and materials resistant to flood damage.
 - (3) New construction and substantial improvements shall be constructed with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or elevated so as to prevent water from entering or accumulating within the components during conditions of flooding.
 - (4) New construction and substantial improvement of any residential structure, including manufactured homes, shall have the lowest floor, including basement, elevated to or above the flood protection elevation. In zone AO areas, where no flood protection elevation data exists, the structure shall have the lowest floor, including basement, elevated at least two feet above the highest adjacent natural grade.

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- (5) New construction and substantial improvements, including manufactured homes, that do not have basements and that are elevated to the flood protection elevation using pilings, columns, posts, or solid foundation perimeter walls with openings sufficient to allow unimpeded movement of flood waters may have an enclosure below the lowest floor provided the enclosure meets the following standards:
 - A. Be used only for the parking of vehicles, building access, or storage; and
 - B. Be designed and certified by a registered professional engineer or architect to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters; or
 - C. Have a minimum of two openings on different walls having a total net area not less than one square inch for every square foot of enclosed area, and the bottom of all such openings being no higher than one foot above grade. The openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.
- (6) Manufactured homes shall be affixed to a permanent foundation and anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors.
- (7) Repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and is the minimum necessary to preserve the historic character and design of the structure, shall be exempt from the development standards of Section 1157.04(d).
- (8) In AO or AH Zones, new construction and substantial improvement shall have adequate drainage paths around structures on slopes to guide floodwaters around and away from the structure.
- (e) <u>Nonresidential Structures</u>. The requirements of this Section apply to new construction and to substantial improvements of nonresidential structures in zones A, A1-30, AE, AO, and AH, when designated on the community's effective FIRM, and when designated on a preliminary or final FIRM issued by FEMA under the circumstances provided in Section 1157.03 (I)
 - New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall meet the requirements of Section 1157.04(d) (1-3 and 5-8).
 - (2) New construction and substantial improvement of any commercial, industrial or other non-residential structure shall either have the lowest floor, including basement, elevated to or above the level of the flood protection elevation; or, together with attendant utility and sanitary facilities, shall meet all of the following standards:
 - A. Be dry floodproofed so that the structure is watertight with walls substantially impermeable to the passage of water to the level of the flood protection elevation;
 - B. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and,
 - C. Be certified by a registered professional engineer or architect, through the use of a Federal Emergency Management Agency Floodproofing Certificate, that the design and methods of construction are in accordance with Section 1157.04(e)(2)(A) and (B).

- (3) In zone AO areas, where no flood protection elevation data exists, the structure shall have the lowest floor, including basement, elevated at least two feet above the highest adjacent natural grade.
- (f) Accessory Structures. Structures that are 600 square feet or less which are used for parking and storage only are exempt from elevation or dry floodproofing standards within zones A, A1-30, AE, AO, and AH designated on the community's FIRM. Relief to the elevation or dry floodproofing standards may be granted for accessory structures containing no more than 600 square feet. Such structures must meet the following standards:
 - (1) They shall not be used for human habitation;
 - (2) They shall be constructed of flood resistant materials;
 - (3) They shall be constructed and placed on the lot to offer the minimum resistance to the flow of floodwaters;
 - (4) They shall be firmly anchored to prevent flotation;
 - (5) Service facilities such as electrical and heating equipment shall be elevated or floodproofed to or above the level of the flood protection elevation; and
- (6) They shall meet the opening requirements of Section 1157.04(d);
- (g) <u>Recreational Vehicles</u>. Recreational vehicles on sites within zones A, A1-A30, AE, AO, or AH must meet at least one of the following standards:

Recreational vehicles must meet at least one of the following standards:

- (1) They shall not be located on sites in special flood hazard areas for more than 180 days, or
- (2) They must be fully licensed and ready for highway use, or
- (3) They must meet all standards of Section 1157.04(d).
- (h) Gas or Liquid Storage Tanks.
 - A. Within zone A, A1-A30, AE, AO, or AH, new or substantially improved above ground gas or liquid storage tanks shall be anchored to prevent flotation or lateral movement resulting from hydrodynamic and hydrostatic loads.
 - B. In zones V or VE, new or substantially improved above ground gas or liquid storage tanks shall be elevated with the bottom of the lowest horizontal supporting member above BFE on the landward side of buildings.
 - C. In zones V or VE, new or substantially improved underground gas or liquid storage tanks must be installed below the lowest eroded ground elevation.
- (h) Above Ground Gas or Liquid Storage Tanks. All above ground gas or liquid storage tanks shall be anchored to prevent flotation or lateral movement resulting from hydrodynamic and hydrostatic loads.
 - (i) (i) Assurance of Flood Carrying Capacity. Pursuant to the purpose and methods of reducing flood damage stated in these regulations, the following additional standards are adopted to assure that the reduction of the flood carrying capacity of watercourses is minimized:
 - (1) <u>Development in Floodways.</u>
 - A. In floodway areas, development shall cause no increase in flood levels during the occurrence of the base flood discharge. Prior to issuance of a floodplain development permit, the applicant must submit a hydrologic and hydraulic analysis, conducted by a registered professional engineer, demonstrating that the

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proposed development would not result in any increase in the base flood elevation; or

- B. Development in floodway areas causing increases in the base flood elevation may be permitted provided all of the following are completed by the applicant:
- 1. Meet the requirements to submit technical data in Section 1157.03($\neq k$)(1);
- An evaluation of alternatives, which would not result in increased base flood elevations and an explanation why these alternatives are not feasible;
- 3. Certification that no structures are located in areas that would be impacted by the increased base flood elevation;
- Documentation of individual legal notices to all impacted property owners within and outside the community, explaining the impact of the proposed action on their property; and
- 5. Concurrence of the City Manager of Sandusky and the Chief Executive Officer of any other communities impacted by the proposed actions.
- (2) <u>Development in Riverine Areas with Base Flood Elevations but No Floodways.</u>
 - A. In riverine special flood hazard areas identified by FEMA where base flood elevation data are provided but no floodways have been designated, the cumulative effect of any proposed development, when combined with all other existing and anticipated development, shall not increase the base flood elevation more than 1.0 (one) foot at any point. Prior to issuance of a floodplain development permit, the applicant must submit a hydrologic and hydraulic analysis, conducted by a registered professional engineer, demonstrating that this standard has been met; or,
 - B. Development in riverine special flood hazard areas identified by FEMA where base flood elevation data are provided but no floodways have been designated causing more than one foot increase in the base flood elevation may be permitted provided all of the following are completed by the applicant:
 - An evaluation of alternatives which would result in an increase of one foot or less
 of the base flood elevation and an explanation why these alternatives are not
 feasible;
 - 2. Section 1157.04(i)(1)(B).
- (3) Alterations of a Watercourse. For the purpose of these regulations, a watercourse is altered when any change occurs within its banks. The extent of the banks shall be established by a field determination of the "bankfull stage." The field determination of "bankfull stage" shall be based on methods presented in Chapter 7 of the USDA Forest Service General Technical Report RM-245, Stream Channel Reference Sites: An Illustrated Guide to Field Technique or other applicable publication available from a Federal, State, or other authoritative source. For all proposed developments that alter a watercourse, the following standards apply:
 - A. The bankfull flood carrying capacity of the altered or relocated portion of the watercourse shall not be diminished. Prior to the issuance of a floodplain development permit, the applicant must submit a description of the extent to which any watercourse will be altered

or relocated as a result of the proposed development, and certification by a registered professional engineer that the bankfull flood carrying capacity of the watercourse will not be diminished. Formatted: Not Highlight

- B. Adjacent communities, the U.S. Army Corps of Engineers, and the Ohio Department of Natural Resources, Division of Water, must be notified prior to any alteration or relocation of a watercourse. Evidence of such notification must be submitted to the Federal Emergency Management Agency.
- C. The applicant shall be responsible for providing the necessary maintenance for the altered or relocated portion of said watercourse so that the flood carrying capacity will not be diminished. The Floodplain Administrator may require the permit holder to enter into an agreement with City of Sandusky specifying the maintenance responsibilities. If an agreement is required, it shall be made a condition of the floodplain development permit.
- D. The applicant shall meet the requirements to submit technical data in Section 1157.03(j-k)(1)(A)(3). when an alteration of a watercourse results in the relocation or elimination of the special flood hazard area, including the placement of culverts.

(4) <u>Development standards for coastal high hazard areas [and MoWA areas]</u>

The requirements of Section 1157 02 (i.l.) apply to development in coastal

The requirements of Section 1157.03 (j-k) apply to development in coastal high hazard areas designated zone V or VE on the community's effective FIRM [and when designated on a preliminary or final FIRM issued by FEMA under the circumstances provided in Section 3.13–1157.03(j-k)]. [OPTIONAL: The requirements of Section 1157.03 (j-k) also apply to development in Moderate Wave Action areas, within zone AE between a Limit of Moderate Wave Action and the landward limit of zone V or VE designated on the community's effective FIRM, or between a Limit of Moderate Wave Action and the offshore limit of the community's jurisdiction where zone V or VE is not designated on the community's effective FIRM.]

A. All new construction and substantial improvements shall be elevated on pilings or columns that may be armored as necessary to withstand Lake Erie ice forces so that:

- 1. The bottom of the lowest horizontal structural member supporting the lowest floor (excluding the pilings or columns) is elevated to or above the flood protection elevation, and
- 2. The pile or column foundation and structure attached thereto is anchored to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all building components.
 - a. Water loading values shall be those associated with the base flood.
- b. Wind loading values shall be those defined according to American Society of Civil Engineers 7-13 *Minimum design loads and associated criteria for buildings and other structures*, or current version adopted by Ohio Board of Building Standards.
- c. A registered professional engineer or architect shall develop or review the structural design, specifications and plans for the construction, and shall certify that the design and methods of construction to be used are in accordance with accepted standards of practice for meeting the provisions of Section 1157.03 (j-k) (A) (1) and (2).
- B. All new construction and substantial improvements shall have the space below the lowest floor either free of obstruction or constructed with non-supporting breakaway walls, open wood lattice-work, or insect screening intended to collapse without causing collapse, displacement, or other structural damage to the elevated portion of the building or supporting foundation system.

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- 1. For the purpose of Section 1157.03 (<u>j-k</u>) (B), a breakaway wall shall have a design safe loading resistance of not less than 10 and no more than 20 pounds per square foot.
 - 2. Use of breakaway walls which exceed a design safe loading resistance of 20 pounds per square foot (either by design or where so required by local or state codes) may be permitted only if a registered professional engineer or architect certifies that the designs proposed meet all of the following conditions:
 - a. Breakaway wall collapse shall result from a water load less than that which would occur during the base flood; and
 - b. The elevated portion of the building and supporting foundation system shall not be subject to collapse, displacement, or other structural damage due to the effects of wind and water loads acting simultaneously on all building components (structural and non-structural). Water loading values shall be those associated with the base flood. Wind loading values shall be those defined according to American Society of Civil Engineers 7-16 *Minimum design loads and associated criteria for buildings and other structures*, or equivalent standard.
 - 3. All space enclosed by breakaway walls, open wood lattice-work, or insect screening below the lowest floor shall be used solely for parking of vehicles, building access, or storage. C. The use of fill or redistributed existing fill, placed after the initial identification of Zones V, VE or V1-30 on the community's FIRM, for structural support of buildings is prohibited.
 - D. Alteration of sand dunes that will increase potential flood damage is prohibited.
 - E. Placement or substantial improvement of manufactured homes must comply with Section 1157.04 (d).
 - F. Recreational vehicles must either:
 - 1. Be on site for fewer than 180 consecutive days;
 - 2. Be fully licensed and ready for highway use; or
 - 3. Comply with Section 1157.04 (d).

(Ord. 08-064. Passed 7-28-08.)

1157.05 APPEALS AND VARIANCES.

- (a) Appeals Board Established.
 - (1) The City of Sandusky Board of Zoning Appeals established under Chapter 1111 of the Codified Ordinances of the City of Sandusky is hereby appointed to serve as the Appeals Board for these regulations.
 - (2) Records of the Appeals Board shall be maintained by the Clerk of the Board of Zoning Appeals. A copy of the records of any appeal regarding this Chapter 1157 shall also be maintained in the Office of the Floodplain Administrator.
- (b) Powers and Duties.
 - (1) The Appeals Board shall hear and decide appeals where it is alleged there is an error in any order, requirement, decision or determination made by the Floodplain Administrator in the administration or enforcement of these regulations.
 - (2) Authorize variances in accordance with Section 1157.05(d) of these regulations.
 - (c) Appeal From Any Notice and Order, or Other Official Action of the Floodplain Administrator.
 - (1) Any person adversely affected by any notice, order or other official action of the Floodplain Administrator may request a hearing on the matter before the Appeals Board provided that such person shall file, within 21 days of the date of such notice and order, or other official action, a brief statement of the grounds for such hearing

- or for the mitigation of any item appearing on any order of the Floodplain Administrator's decision. Such appeal shall be in writing, signed by the applicant, and be filed with the Floodplain Administrator. Upon receipt of the appeal, the Floodplain Administrator shall transmit a report including any and all necessary pertinent information on which the Floodplain Administrator's decision was made to the Clerk of the Appeals Board.
- (2) Upon receipt of the notice of appeal, the Appeals Board shall fix a reasonable time for the appeal hearing, give notice in writing to parties in interest, and decide the appeal within a reasonable time after the hearing.
- (d) <u>Variances.</u> Any person believing that the use and development standards of these regulations would result in unnecessary hardship may file an application for a variance. The Appeals Board shall have the power to authorize, in specific cases, such variances from the standards of these regulations, not inconsistent with Federal regulations, as will not be contrary to the public interest where, owning to special conditions of the lot or parcel, a literal enforcement of the provisions of these regulations would result in unnecessary hardship.
 - (1) Application for a Variance.
 - A. Any owner, or agent thereof, of property for which a variance is sought shall make an application for a variance by filing it with the Floodplain Administrator, who upon receipt of the application for a variance shall transmit it to the Clerk of the (Zoning) Appeals Board.
 - B. Such application at a minimum shall contain the following information: Name, address, and telephone number of the applicant; legal description of the property; parcel map; description of the existing use; description of the proposed use; location of the floodplain; description of the variance sought; and reason for the variance request.
 - B.C. Applications seeking a variance from the Flood Protection Elevation shall include a specific height (in feet) for the requested variance from the standard Flood Protection Elevation.
 - C.D. All applications for variance shall be accompanied by a variance application fee set in the schedule of fees adopted by the City of Sandusky.
 - (2) <u>Public Hearing for a Variance.</u> At such hearing the applicant shall present such statements and evidence as the Appeals Board requires. In considering such variance applications, the Appeals Board shall consider and make findings of fact on all evaluations, all relevant factors, standards specified in other sections of these regulations and the following factors:
 - A. The danger that materials may be swept onto other lands to the injury of others.
 - B. The danger to life and property due to flooding or erosion damage.
 - C. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.
 - D. The importance of the services provided by the proposed facility to the community.
 - E. The availability of alternative locations for the proposed use that are not subject to flooding or erosion damage.
 - F. The necessity to the facility of a waterfront location, where applicable.
 - G. The compatibility of the proposed use with existing and anticipated development.
 H. The relationship of the proposed use to the comprehensive plan and floodplain management program for that area.

- The safety of access to the property in times of flood for ordinary and emergency vehicles.
- J. The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site.
- K. The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges.

Variances shall only be issued upon:

- A. A showing of good and sufficient cause.
- B. A determination that failure to grant the variance would result in exceptional hardship due to the physical characteristics of the property. Increased cost or inconvenience of meeting the requirements of these regulations does not constitute an exceptional hardship to the applicant.
- C. A determination that the granting of a variance will not result in increased flood heights beyond that which is allowed in these regulations; additional threats to public safety; extraordinary public expense, nuisances, fraud on or victimization of the public, or conflict with existing local laws.
- D. A determination that the structure or other development is protected by methods to minimize flood damages.
- E. A determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

Upon consideration of the above factors and the purposes of these regulations, the Appeals Board may attach such conditions to the granting of variances, as it deems necessary to further the purposes of these regulations.

- (3) Other Conditions for Variances.
- A. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
- B. Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing items in Section 1157.05(d)(2)(a) to (k) have been fully considered. As the lot size increases beyond one-half acre, the technical justification required for issuing the variance increases.
- C. Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with a lowest floor elevation below the base flood elevation and the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.
- (e) Appeal to the Court. Those aggrieved by the decision of the Appeals Board may appeal such decision to the Eric County Court of Common Pleas, as provided in Chapter 2506 of the Ohio Revised Code. (Ord. 08-064. Passed 7-28-08.)

1157.06 ENFORCEMENT.

- (a) Compliance Required.
 - (1) No structure or land shall hereafter be located, erected, constructed, repaired, extended, converted, enlarged or altered without full compliance with the terms of these regulations and all other applicable regulations which apply to uses

- within the jurisdiction of these regulations, unless specifically exempted from filing for a development permit as stated in Section 1157.03(i).
- (2) Failure to obtain a floodplain development permit shall be a violation of these regulations and shall be punishable in accordance with Section 1157.06(c).
- (3) Floodplain development permits issued on the basis of plans and applications approved by the Floodplain Administrator authorize only the use, and arrangement, set forth in such approved plans and applications or amendments thereto. Use, arrangement, or construction contrary to that authorized shall be deemed a violation of these regulations and punishable in accordance with Section 1157.06(c).
- (b) Notice of Violation. Whenever the Floodplain Administrator determines that there has been a violation of any provision of these regulations, he or she shall give notice of such violation to the person responsible therefore and order compliance with these regulations as hereinafter provided. Such notice and order shall:
 - (1) Be put in writing on an appropriate form;
 - (2) Include a list of violations, referring to the section or sections of these regulations that have been violated, and order remedial action, which, if taken, will effect compliance with the provisions of these regulations;
 - (3) Specify a reasonable time for performance;
 - (4) Advise the owner, operator, or occupant of the right to appeal;
 - (5) Be served on the owner, occupant, or agent in person. However, this notice and order shall be deemed to be properly served upon the owner, occupant, or agent if a copy thereof is sent by registered or certified mail to the person's last known mailing address, residence, or place of business, and/or a copy is posted in a conspicuous place in or on the dwelling affected.
- (c) <u>Violations and Penalties</u>. Violation of the provisions of these regulations or failure to comply with any of its requirements shall be deemed to be a strict liability offense, and shall constitute a first degree misdemeanor. Any person who violates these regulations or fails to comply with any of its requirements shall upon conviction thereof be fined or imprisoned as provided by the laws of the City of Sandusky. Each day such violation continues shall be considered a separate offense. Nothing herein contained shall prevent the City of Sandusky from taking such other lawful action as is necessary to prevent or remedy any violation. The City of Sandusky shall prosecute any violation of these regulations in accordance with the penalties stated herein.

(Ord. 08-064. Passed 7-28-08.)

CITY OF SANDUSKY, OHIO DEPARTMENT OF COMMUNITY DEVELOPMENT DIVISION OF PLANNING

PLANNING COMMISSION REPORT

APPLICATION FOR SITE PLAN APPROVAL FOR 2701 CLEVELAND RD. OH (PARCEL 57-01824.004)

Reference Number: PSPOS21-0004

Date of Report: June, 21 2021

Report Author: Alec Ochs



City of Sandusky, Ohio Planning Commission Report

BACKGROUND INFORMATION

Authorized Agent: Osports

1100 Superior Ave., Suite 300

Cleveland, OH 44114

Property Owner: Cedar Point Park, LLC

One Cedar Point Rd. Sandusky, Ohio 44870

Site Location: 2701 Cleveland Rd.

Current Zoning: "CR" – Commercial Recreation

Adjacent Zoning: North: "CR" – Commercial Recreation

East: "CR" – Commercial Recreation West: "CR" – Commercial Recreation

South: N/A

Existing Use: Indoor Sports Center

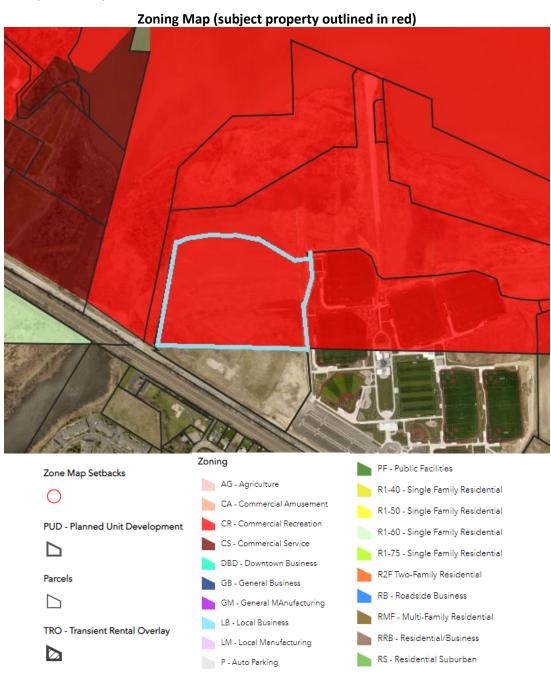
Proposed Use: Indoor eSports Center & Dormitory

Applicable Plans & Regulations: 1149 Site Plan Review and Off-Street Parking

1137 Commercial Districts

SITE DESCRIPTION

The property at 2701 Cleveland Rd. is zoned CR—Commercial Recreation, and it is surrounded by CR to the North, East and West. There is no adjoining parcel to the South within city limits. The parcel directly to the east contains the outdoor fields of Cedar Point Sports Center. The parcel to the west is used as an access point to the proposed site. The parcel to the North is currently undeveloped.





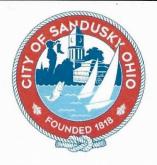
PLANNING DEPARTMENT COMMENTS

This property currently contains one sports center building and medical office totaling just over 200,000 square feet. The proposed esports building will add approximately 59,400 sq. ft., and the proposed dormitory building 18,800 sq. ft. The proposed height of the new esports building will be 59 feet, 4 inches.

According to the requirements in Section 1149.05 of the Zoning Code, sports arenas must provide one parking spaces per 4 seats in a building. The site currently has 866 parking spaces, well exceeding the current needs. With the new esports arena addition and dormitory, 942 total spaces are required. The proposal shows an additional 106 spaces to be built, bringing to total to 972 parking spaces, 30 spaces over the requirement. The proposal meets the ADA requirements with 22 of these spaces designated for handicap parking. They have met the requirements for the loading spaces with 9. The landscaping requirements are met and building setbacks are met.

ENGINEERING STAFF COMMENTS
No comments have been received as of the writing of this report
BUILDING STAFF COMMENTS
No comments have been received as of the writing of this report
POLICE DEPARTMENT COMMENTS
No comments have been received as of the writing of this report
FIRE DEPARTMENT COMMENTS
No comments have been received as of the writing of this report
CONCLUSION/RECOMMENDATION

Staff recommends the approval of the proposed site plan at 2701 Cleveland Rd. Parcel: (57-01824.004)



PLANNING COMMISSION

Application for Site Plan Approval

Department of Planning 240 Columbus Ave Sandusky, Ohio 44870 419.627.5891 www.cityofsandusky.com

APPLICANT/	AGENT I	NFORMA	TION:
------------	----------------	---------------	-------

Property Owner Name:

CEDAR POINT PARK, LLC

Property Owner Address:

ONE CEDAR POINT ROAD

SANDUSKY, OH 44870

Property Owner Telephone:

(419) 626-0830

Property Owner Email:

dmilkie@cedarfair.com

Authorized Agent Name:

OSPORTS

Authorized Agent Address:

1100 SUPERIOR AVENUE, SUITE 300

CLEVELAND, OH 44114

Authorized Agent Telephone:

216-861-2020

Authorized Agent Email:

nick.bradac@osportsarch.com

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 2701 Cleveland Road, Sandusky OH 44870

Legal Description of Property (check property deed for description):

OL 1 DAR SURVEY N SIDE CLEVELAND ROAD REAR LAND 18.5960A

Parcel Number: 57-01824.004

Zoning District: CR

DETAILED SITE INFORMATION:	
Land Area of Property: 810,042 SF (sq.	ft. or acres)
Total Building Coverage (of each existing building on pro-Building #1: 155,625 (in sq. ft.) Building #2: Building #3: Additional: 38,110 SF (proposed esports building)	perty):
Total Building Coverage (as % of lot area): 24%	
Gross Floor Area of Building(s) on Property (separate ou of different uses – for example, 800 sq. ft. is retail space storage space: ESPORTS ARENA = 59,400 SF	and 500 sq. ft. is
DORMITORY = 18,800 SF	
Proposed Building Height (for any new construction): 5	9'-4"
Number of Dwelling Units (if applicable): 50	
Number of Off-Street Parking Spaces Provided: 1,019	
Parking Area Coverage (including driveways): 297,226	(in sq. ft.)
Landscaped Area: 319,081 (in sq. ft.)	

X	New Construction (new building(s)) Addition to Existing Building(s) Change of Use in Existing Building(s)
plans, for examp	roposed Development (Describe in detail your developmen ole – proposed use, size of building or proposed addition, ion, days of operation, seating capacity, etc.):
hub, locker rooms, a include a restaurant 3rd and 4th floors ar The proposed devel evening with peak a	dopment consists of a 1,500 seat multi-purpose esports arena with gaming and food court area on the first floor. The 2nd floor of the arena space will with outdoor terrace, a film studio space, and an ancillary office area. The re to be dormitory rooms for transient stays by esports camp attendees. The openit will be utilized 7 days a week and open from late morning to late activity occurring during tournament events. We anticipate the majority of will be held on weekends.

UPDATED 7/23/2019

Page 3 of 7

APPLICATION #PC-001

APPLICATION AUTHORIZATION:			
If this application is signed by an agent, authorization in writing from the legal owner is required. Where owner is a corporation, the signature of authorization should be by an officer of the corporation under corporate seal.			
OSPORTS)	4-27-21		
Signature of Owner or Agent	Date		
PERMISSION TO ACT AS AUTHORIZED AGENT:			
As owner of Paral # 57-01824,004 (municipal street address of		
property), I hereby authorize <u>OSPORTS</u>	to act on my		
behalf during the Planning Commission appro			
Signature of Property Owner	Q 4-27-21		
Signature of Property Owner	Date		
REQUIRED SUBMITTALS:			
15 copies of a site plan/off-street parking plans \$25.00 application fee	n for property		
APPLICATION MUST BE FILLED OUT COM			
STAFF USE ONLY:			
Date Application Accepted: F	Permit Number:		
Date of Planning Commission Meeting:			
Planning Commission File Number:			
APPLICATION #PC-001 UPDATED 7/23/2019	Page 4 of 7		



2021 PLANNING COMMISSION MEETING DATES AND FILING DEADLINES

	FILING	MEETING
	DEADLINE	DATE
JANUARY	12/21	1/27
FEBRUARY	1/27	2/24
MARCH	2/24	3/24
APRIL	3/24	4/28
MAY	4/28	5/26
JUNE	5/26	6/23
JULY	6/23	7/28
AUGUST	7/28	8/25
SEPTEMBER	8/25	9/22
OCTOBER	9/22	10/27
NOVEMBER	10/27	11/24
DECEMBER	11/24	12/22

The Planning Commission will typically meet on the fourth Wednesday of every month. The meetings are held in the City Commission Chamber, 240 Columbus Ave at 5:00 p.m. Meeting times, locations, and dates are subject to change with prior notice. Any changes will be posted to the City website.

SITE PLAN/OFF-STREET PARKING PLAN REQUIREMENTS

Site plan/off-street parking approval is required whenever a building is constructed or a new use is established; whenever an existing building is altered and there is an increase in the number of dwelling units, seating capacity, or floor areas of buildings; and whenever the use of an existing building is changed (Section 1149.02 of the Sandusky Zoning Code).

All plans submitted to the Planning Commission must be met, concise, accurate, complete and must be drawn to scale. Any plans submitted that are not drawn to scale will not be processed.

The following details are to be shown on the site plan/off street parking plan:

General Requirements

- A key plan showing the location of the property relative to the surrounding area (should include closest major streets).
- The plan must be drawn to a scale not smaller than 1" to 100'. An engineering scale must be used (for example, 1'' = 10'' or 1'' = 20').
- All plans must show date of preparation and dates indicating any revisions to plans.
- All plans must include a north arrow oriented to the top of the page.
- A legend, in chart form, to include the following where applicable:
 - 1) Lot area
 - 2) Building coverage
 - 3) Total floor area
 - 4) Area of addition
 - 5) Building height
 - 6) Landscaped area
 - 7) Number of parking spaces provided

Design Details

- Property Description: The site plan should accurately reflect the size and shape of the property.
- Buildings: All buildings should be shown on the site plan indicating setbacks from all lot lines, distance between buildings, dimensions of all buildings,

identification by type of each building and number of stories, and distances between buildings on adjacent properties.

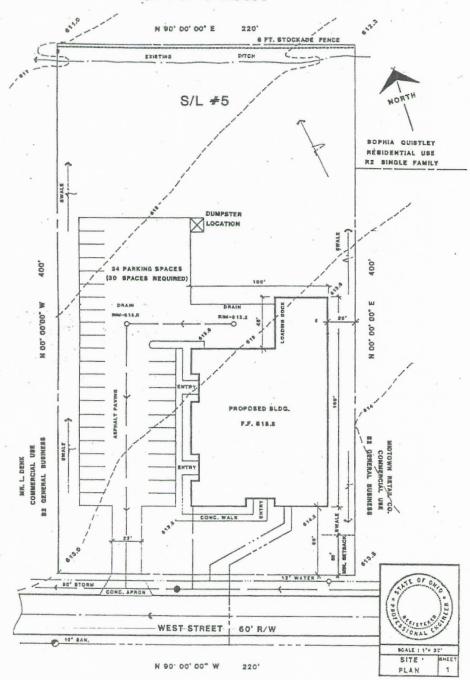
- Parking Areas: Designated as to garages, carports, or open parking; with all spaces numbered and a typical parking stall dimensioned, poured concrete curbing (to be indicated by double lines) or bumper blocks pegged in place and surfacing material indicated (asphalt, paving stones, or concrete). If parking is underground, the extent of the underground garage and the location of ramps should be indicated.
- Driveways and Ramps: With dimensions, indicating vehicular circulation (if one
 way) and curbs (to be indicated by a double line). Show curve radii of curbs at all
 street access and driveway intersections.
- Landscaping: Location and identification of all landscaping features including
 planting beds, sodded areas, treatment of garbage collection areas and fencing
 including privacy fencing or screening. The type and location of lighting should
 also be included where appropriate.
- Other Features: With dimensions: retaining walls, protective railings, walks (indicating material), areas of recreation, play lots or areas to be landscaped, service and delivery access, outside garbage areas (to be screened on all sides), loading zones, road right-of-ways and easements (if any), and location of sewer and water lines. All property lines and public grounds on or adjacent to the subject site should also be indicated on the site plan.

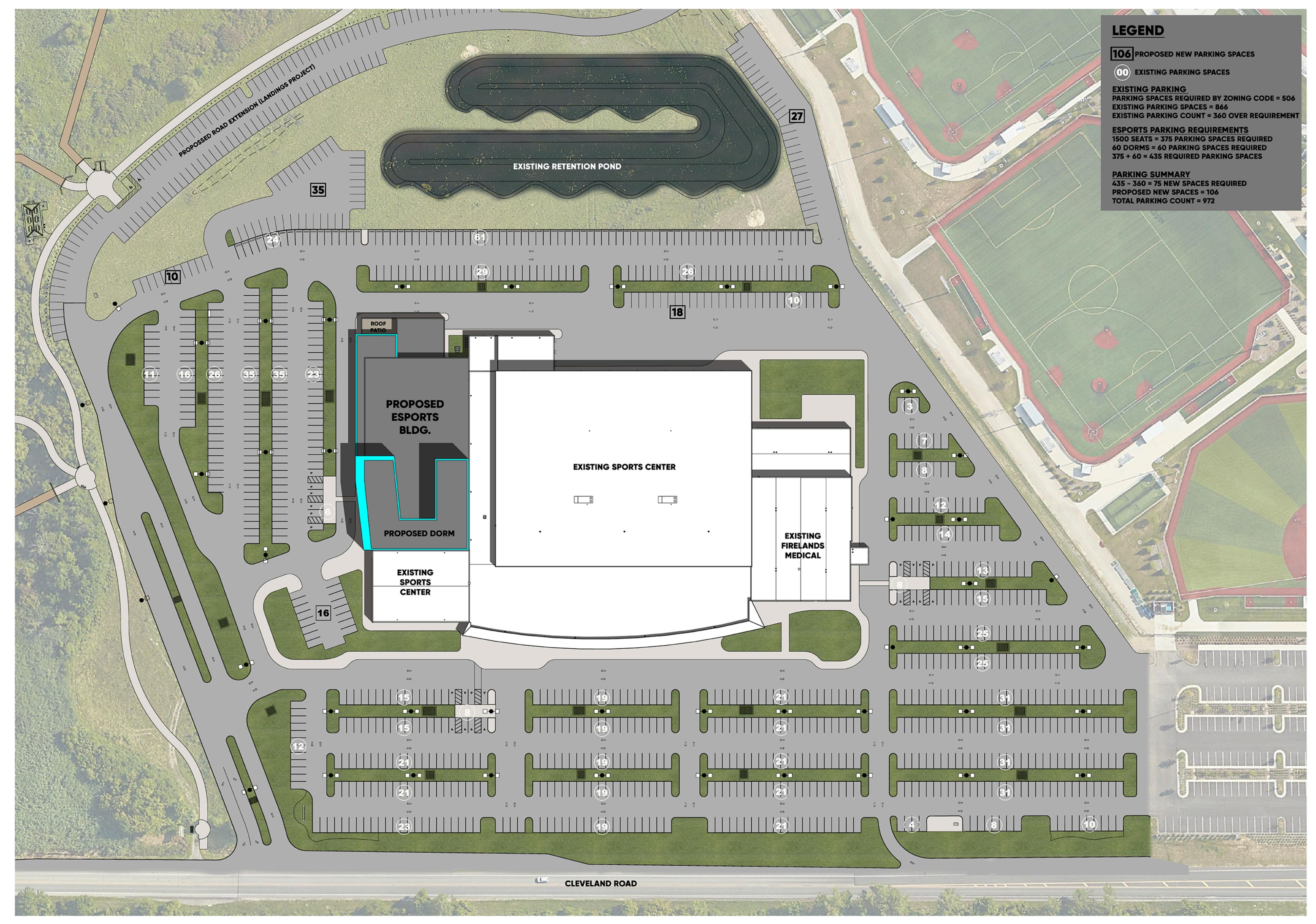
An example of a site plan/off-street parking plan is attached.

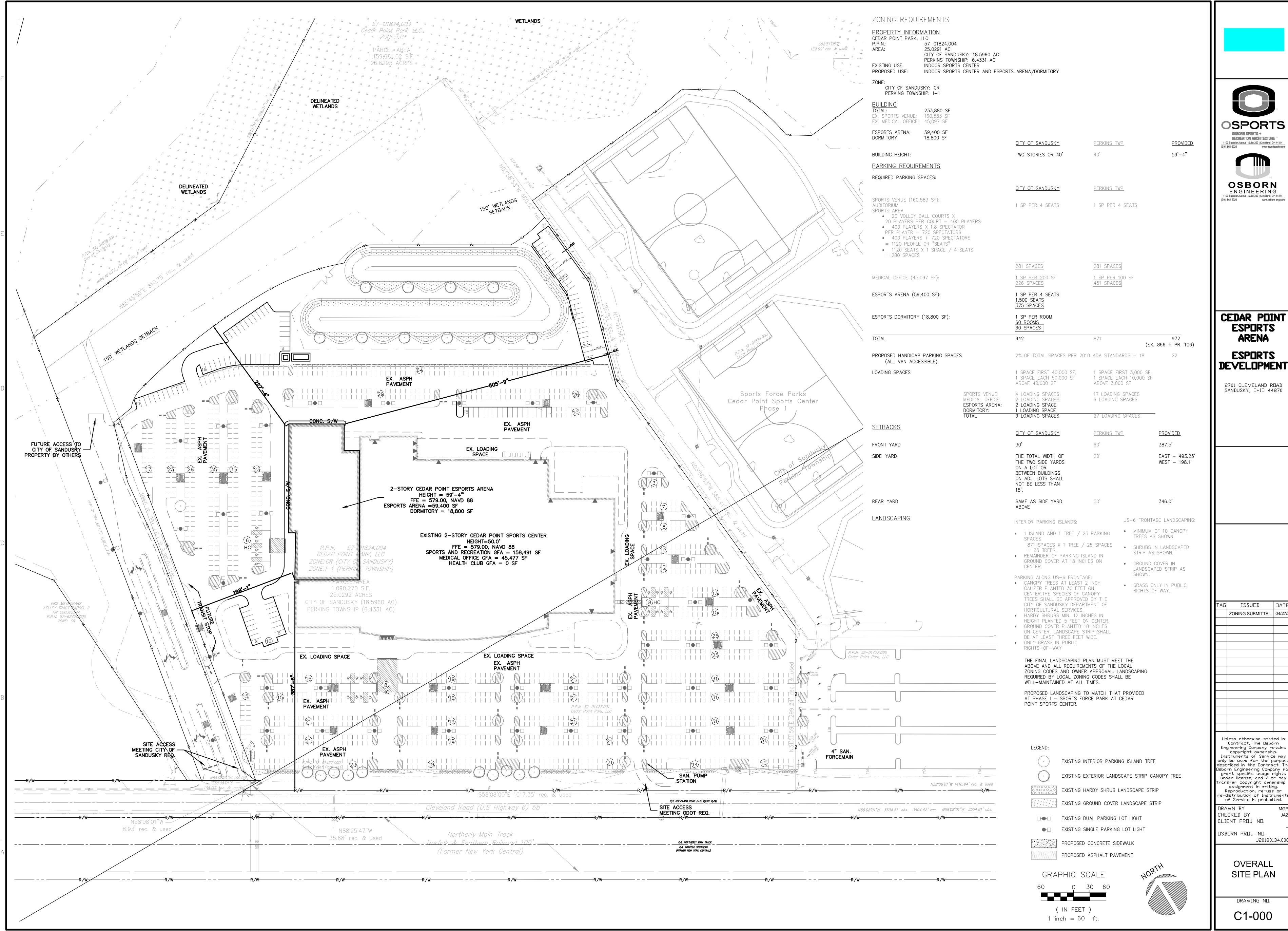
It is noted that additional plans (drainage, landscaping, lighting, etc.) may be required by the Planning Commission and/or City Departments prior to the issuance of any building permits.

FIGURE 1

SITE PLAN











CITY OF SANDUSKY, OHIO DEPARTMENT OF COMMUNITY DEVELOPMENT DIVISION OF PLANNING

PLANNING COMMISSION REPORT

APPLICATION FOR SITE PLAN APPROVAL FOR 1 HURON ST. (PARCEL 59-00366.000)

Reference Number: PSPOS21-0005

Date of Report: June, 17 2021

Report Author: Alec Ochs



City of Sandusky, Ohio Planning Commission Report

BACKGROUND INFORMATION

Applicant: Mark Moyer

4285 N. SR 53

Fremont, Ohio 43420

Property Owner: Safe Harbor Marinas

1 Huron St.

Sandusky, Ohio 43420

Site Location: 1 Huron St.

Current Zoning: "GM" – General Manufacturing

Adjacent Zoning: East: "RMF" – Multi-family Residential

South: "RF2" - Two-Family Residential

West: "PF" - Public Facilities

Existing Use: Marina

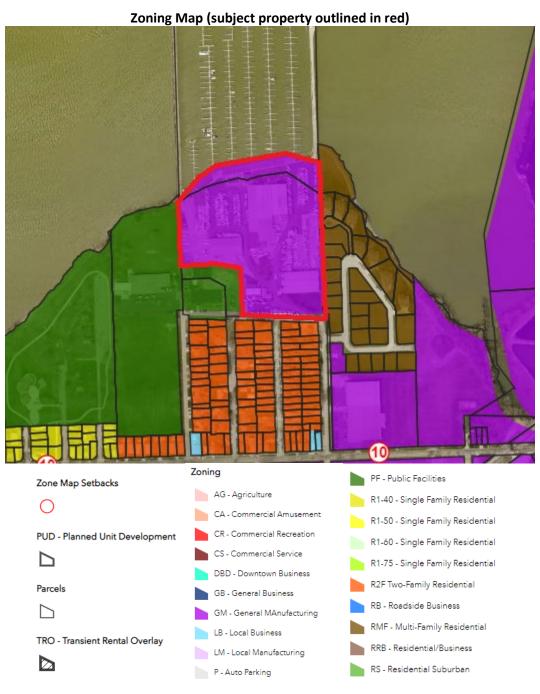
Proposed Use: Marina – Storage and amenities building addition

Applicable Plans & Regulations: 1149 Site Plan Review and Off-Street Parking

1139 Manufacturing Districts

SITE DESCRIPTION

The property at 1 Huron St. is zoned GM—General Manufacturing, and it is surrounded by RMF to the East, R2F to the South, and PF to the West. The properties directly to the east contain multi-family residential dwellings, and the properties to the south contain Two-family residential dwellings. The parcel to the west is owned by Erie County and is currently used for the Health Department.



County Auditor Property Map (subject property outlined in red)



Aerial Photo (taken April 2019)



PLANNING DEPARTMENT COMMENTS

This property currently contains 3 buildings totaling just under 100,000 square feet. The proposed storage building will be about 30,000 sq. ft., and the proposed amenities building will be about 3,500 sq. ft. The proposed height of the new metal building will be 34 feet, 8 inches.

According to the requirements in Section 1149.05 of the Zoning Code, marinas must provide two parking spaces per three boat slips. No boat slips will be added but some parking will be removed for the new storage building. It is estimated that the site will still have approximately 415 parking spaces. It is estimated that 350 parking spaces are needed to meet the boat slip requirement. The addition of the office/lounge space will require another 29 spaces. Based on these estimates, no further parking is needed if the new storage building does not require new parking spaces. In accordance with 1149.04: parking requirements for storage or warehousing may be waived by the Planning Commission.

ENGINEERING STAFF COMMENTS

The City Engineer has reviewed the proposed zoning amendment and we have not received objections at the time of writing the report.

BUILDING STAFF COMMENTS

The City Building Official has reviewed the proposed zone map amendment and has no objections to the proposed rezoning.

POLICE DEPARTMENT COMMENTS

The City Police Chief has reviewed the proposed zone map amendment with no objections

FIRE DEPARTMENT COMMENTS

The City Fire Chief has reviewed the proposed zone map amendment with no objections

CONCLUSION/RECOMMENDATION

Staff recommends the approval of the proposed site plan for 1 Huron St. (parcel 59-00366.000)



PLANNING COMMISSION

Application for Site Plan Approval

Department of Planning 240 Columbus Ave Sandusky, Ohio 44870 419.627.5891

	www.cityOfSanduSky.com	
APPLICANT/AGENT INFORMAT	ION:	
Property Owner Name:	Safe Harbon Morinas	
Property Owner Address:	One Heron Street	
	Sandesk whis	
Property Owner Telephone:	419-625-6142	
Property Owner Email:	Jpaulike shmarings, com	
Authorized Agent Name:	Mark Moyer / bu Contractions	
Authorized Agent Address:	4185 N. SR 53	
	Fremont, ohro 434do	
Authorized Agent Telephone:	419-680-5467	
Authorized Agent Email:	marke que contractorsinc.com	
LOCATION AND DESCRIPTION OF PROPERTY:		
Municipal Street Address: 1 Hope street Sendus Ky ohio		
Legal Description of Property (check property deed for description):		
Parcel Number: <u>59-00366.</u>	Zoning District: 6 M	

DETAILED SITE INFORMATION:
Land Area of Property: 12.165 (sq. ft. or acres)
Total Building Coverage (of each existing building on property): Building #1: 24,000 (in sq. ft.) Building #2: 49,401 Building #3: 66,164 be taken down in fall of 21 Additional: 2184 office Reshears./buth house Total Building Coverage (as % of lot area): 22%
Gross Floor Area of Building(s) on Property (separate out the square footage of different uses – for example, 800 sq. ft. is retail space and 500 sq. ft. is storage space: Boot storage – 109.585 51.254 2017 2017
Proposed Building Height (for any new construction): 34'8" park Number of Dwelling Units (if applicable):
Number of Off-Street Parking Spaces Provided: 383
Parking Area Coverage (including driveways): <u>186,000</u> (in sq. ft.)
Landscaped Area: 124,000 (in sq. ft.)

PROPOSED DEVELOPMENT (check those that apply):
New Construction (new building(s)) Addition to Existing Building(s) Change of Use in Existing Building(s)
Description of Proposed Development (Describe in detail your development plans, for example – proposed use, size of building or proposed addition, hours of operation, days of operation, seating capacity, etc.):
Boat storage, Heated bilding with Sprinkler system
Amen. 7, Building - 3,552.00 proposed
New Storage bldg - 30,000 proposed

UPDATED 7/23/2019

Page 3 of 7

APPLICATION #PC-001

APPLICATION AUTHORIZATION:							
If this application is signed by an agent, authorization in writing from the							
legal owner is required. Where owner is a corporation, the signature of							
authorization should be by an officer of the corporation under corporate							
seal.							
ma 1 man /14 Cata to 5							
Marl Myer / 64 Contractors 6-7-21 Signature of Owner or Agent Date							
Date Date							
PERMISSION TO ACT AS AUTHORIZED AGENT:							
As owner of <u>Safe Harlock Marines</u> (municipal street address of							
property), I hereby authorize Mark Moyer to act on my							
behalf during the Planning Commission approval process.							
James Jardak 6-7-21							
\$ignature of Property Owner Date							
REQUIRED SUBMITTALS:							
15 copies of a site plan/off-street parking plan for property \$25.00 application fee							
APPLICATION MUST BE FILLED OUT COMPLETELY							
STAFF USE ONLY:							
Date Application Accepted: Permit Number:							
Date of Planning Commission Meeting:							
Planning Commission File Number:							
APPLICATION #PC-001 UPDATED 7/23/2019 Page 4 of 7							

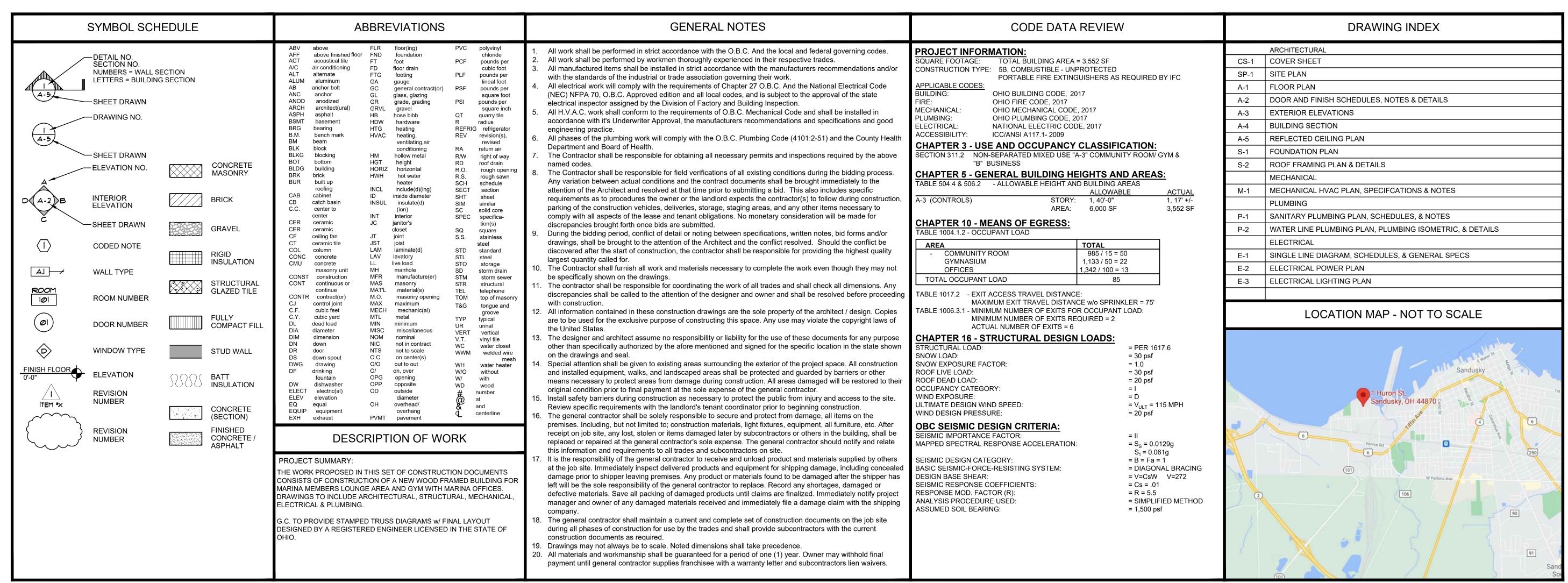
PROPOSED AMENITY BUILDING FOR: SANDUSKY HARBOR MARINA

ADDRESS OF SITE:

1 HURON STREET SANDUSKY, OHIO 44870

PREPARED BY:

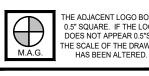
MAYER ARCHITECTURAL GROUP, INCORPORATED 1418 OH 60, SUITE #5 VERMILION, OH 44089



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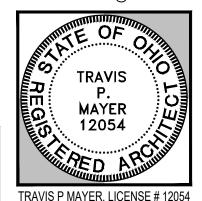
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DATES & REVIS	IONS:
PRELIMINARY #1	03.09.21
PRELIMINARY #2	03.31.21
PERMITS	05.03.21

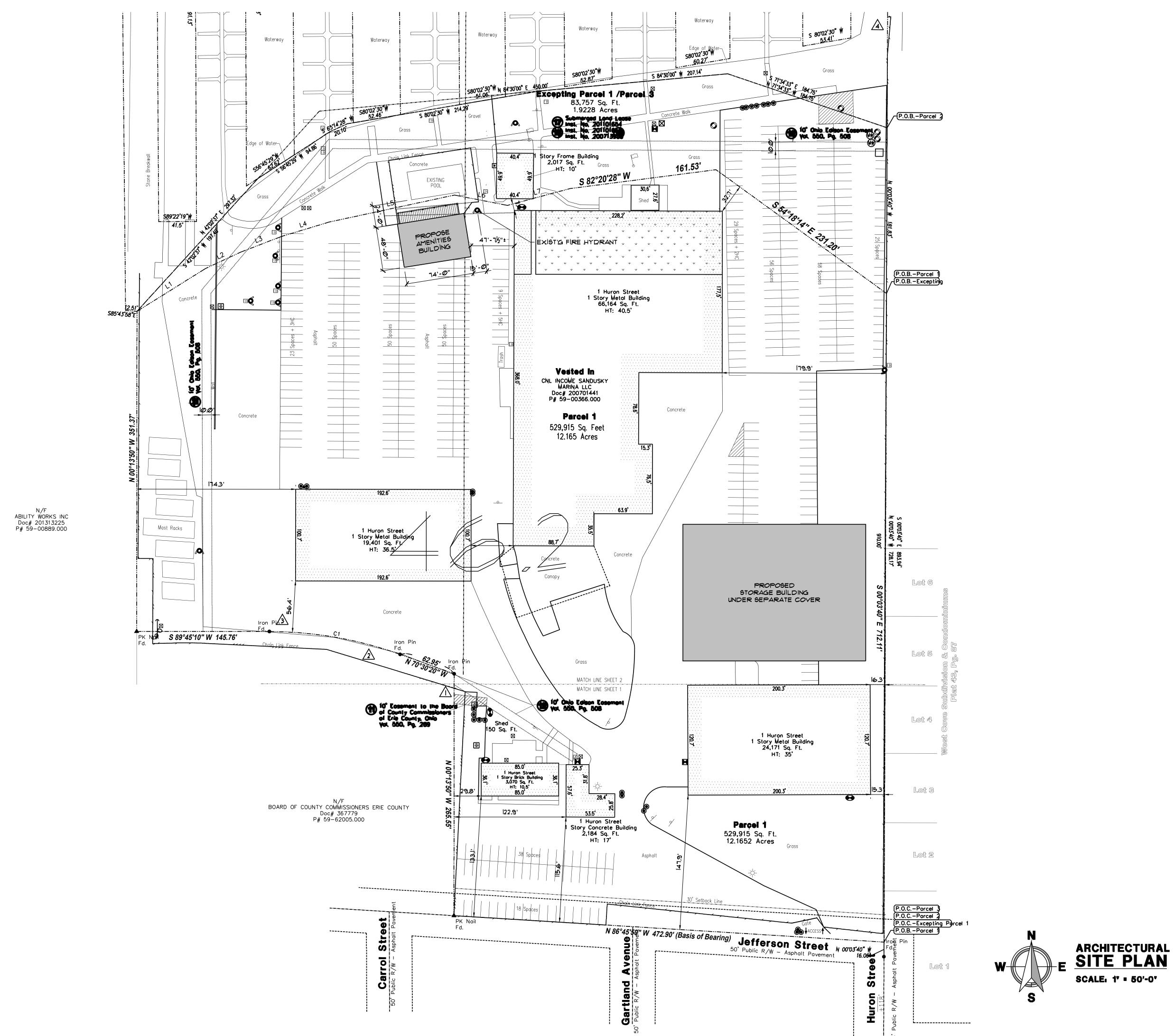
REGISTERED STATES: PENNSYLVANIA MICHIGAN INDIANA ILLINOIS WISCONSIN NORTH CAROLINA SOUTH CAROLINA



BUIL BOF SEET O 448

PROJECT NO: DRAWN BY: TMI

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DOES NOT APPEAR 0.5"SQ,
THE SCALE OF THE DRAWIN
HAS BEEN ALTERED.

DATES & REVIS	IONS:
PRELIMINARY #1	03.09.21
PRELIMINARY #2	03.31.21
PERMITS	05.03.21

REGISTERED STATES: OHIO PENNSYLVANIA MICHIGAN INDIANA ILLINOIS WISCONSIN **NORTH CAROLINA** SOUTH CAROLINA

TRAVIS P. MAYER 1418 OH 60, SUITE #5 VERMILION, OHIO 44089 PHONE: 216.789.8292 MAYERARCHGRP@GMAIL.COM



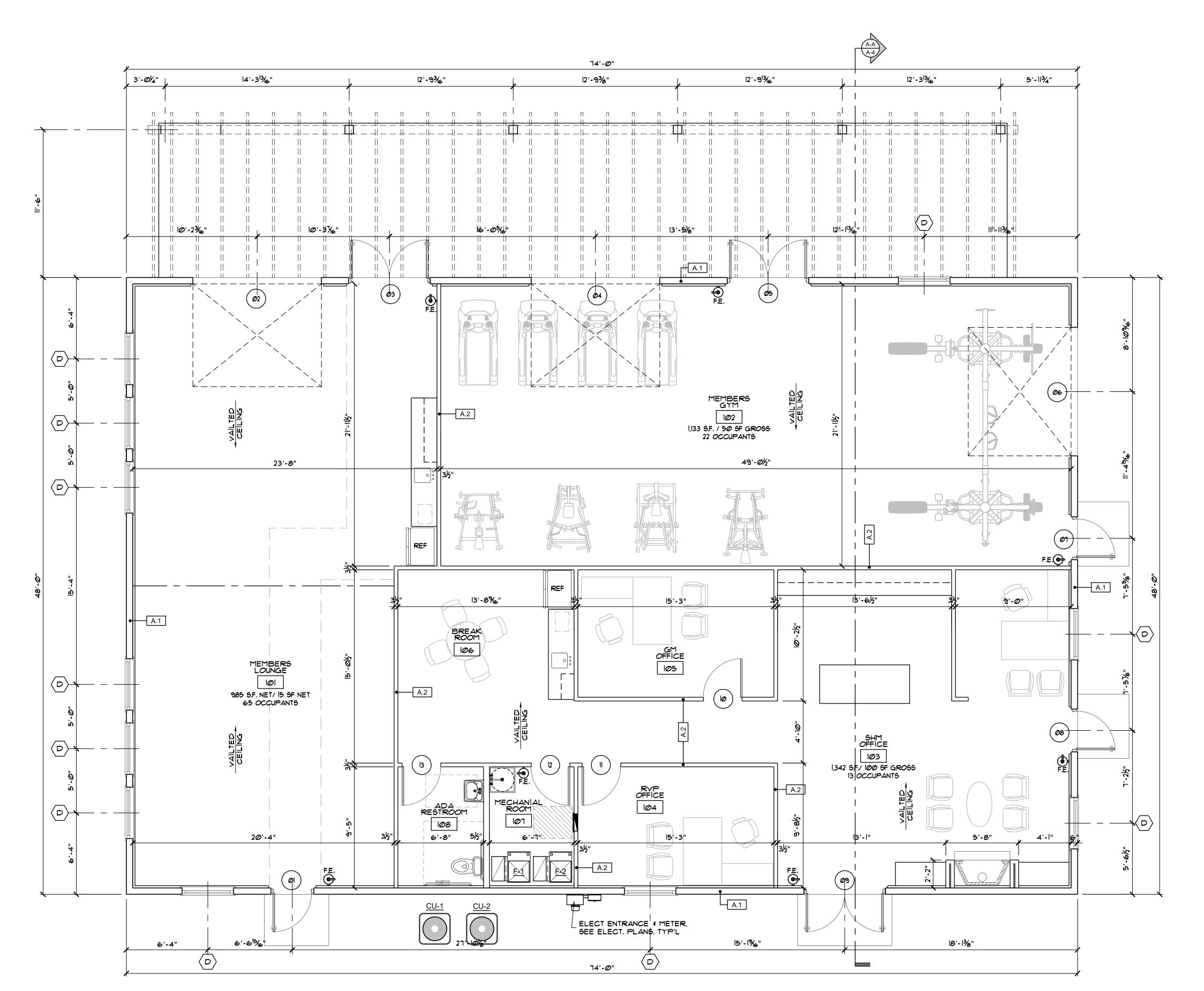
EXPIRES 12.31.21

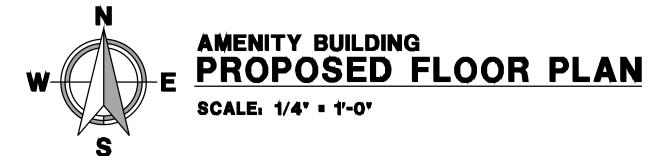
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PROJECT NO: 2021-34 DRAWN BY: CHECKED BY:

SP-1

DESIGNERS PLANNERS





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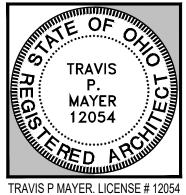
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DATES & REVISIONS: PRELIMINARY #1 03.09.21 PRELIMINARY #2 03.31.21

REGISTERED STATES: OHIO PENNSYLVANIA MICHIGAN INDIANA ILLINOIS WISCONSIN NORTH CAROLINA SOUTH CAROLINA

TRAVIS P. MAYER 1418 OH 60, SUITE #5 VERMILION, OHIO 44089 PHONE: 216.789.8292 MAYERARCHGRP@GMAIL.COM



PROPOSED AMENITY BUILDING FASANDUSKY, OHIO 44870

NEW EXTERIOR WALL: A.1
INDICATES NEW 2x6 WOOD STUDS @ 16" O/C (SEE DETAIL FOR HEIGHTS) w/
5/8" GYPSUM WALL BOARD ONE SIDE INTERIOR, "HARDIE-PLANK" FIBER
CEMENT SIDING OVER "TYVEK" BUILDING WRAP OVER 1/2" OSB EXT GRADE SHEATHING & SPRAY-FOAM INSULATION IN ALL CAVITIES.

NEW INTERIOR WALL: B.1 INDICATES NEW 2x4 WOOD STUDS @ 16" O/C (SEE DETAIL FOR HEIGHTS) w/

WALL BOARD IN ALL RESTROOM AND SINK LOCATIONS.

5/8" GYPSUM WALL BOARD EACH SIDE. PROVIDE ADDITIONAL FRAMING AS REQUIRED BY CODE AND AS NECESSARY TO SUPPORT

GENERAL NOTES

TOILET ROOM AND/OR HANDICAPPED ACCESSORIES. PROVIDE MOISTURE RESISTANT GYPSUM

WALL LEGENDS

- . PROPOSED LOCATIONS FOR NEW FIRE EXTINGUISHERS SEE PLAN ABOVE, FIRE CHIEF TO VERIFY TYPE, QUANTITY, AND LOCATION.
- OWNER TO INSTALL TYPE "ABC 5 POUND" FIRE EXTINGUISHERS AS REQUIRED.
- 2. USE SIMPSON STRONG-TIE MODEL: RCKW3 KNEEWALL CONNECTORS OR APPROVED EQUAL AS NEEDED FOR KNEEWALL SUPPORT.
- 3. NOT ALL MATERIALS ARE APPLICABLE TO THIS PROJECT. SEE PARTITION, FINISH PLAN, AND DETAILS FOR SPECIFIC MATERIAL AND FINISH LOCATIONS.
- 4. PROVIDE "3M" OR EQUAL INTUMSCENT SEALANT AT ALL PENETRATIONS IN ANY FIRE-RATED TENANT SEPARATION WALL(S). INSTALL PER MANUFACTURERS SPECIFICATIONS TO MAINTAIN
- 5. A "COVED" TILE WALL BASE IS TO BE USED IN ALL REQUIRED AREAS PER CODE WHERE A TILED WALL BASE IS CALLED OUT. LOCATIONS SUCH AS "KITCHENS, PREP AREAS, RESTROOMS, COOLERS, ETC."

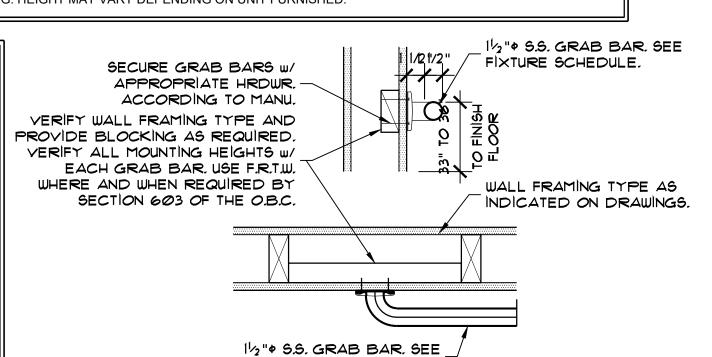
PROJECT NO: DRAWN BY: CHECKED BY:

	RESTROOM ACCESSORY LEGEND								
MARK	BOBRICK NO.	DESCRIPTION REMARKS PROVIDED BY INSTA				MOUNTING HEIGHT			
GB1	#B-6806 x 36 #B-6806 x 42	36" GRAB BAR FOR BACK WALL AND 42" GRAB BAR FOR SIDE WALL. INSTALL 6" FROM WALL TO START OF GRAB BAR.	PROVIDE PEENED GRIP AND CONCEALED MOUNTING WITH SNAP FLANGE.	CONTRACTOR	CONTRACTOR	34" A.F.F. TO CENTERLINE			
GB2	#B-6806 x 18	18" GRAB BAR MOUNTED VERTICALLY ABOVE SIDE GRAB BAR. INSTALL 40" FROM BACK WALL TO CENTERLINE.	PROVIDE PEENED GRIP AND CONCEALED MOUNTING WITH SNAP FLANGE.	CONTRACTOR	CONTRACTOR	40" A.F.F. TO BOTTOM OF BAR.			
TT1	#B-2740	MULTI-ROLL TOILET TISSUE DISPENSER.	MOUNT 38" FROM BACK WALL TO CENTER OF DISPENSER.	CONTRACTOR	CONTRACTOR	MOUNT TOP OF UNIT AT 19-3/4" A.F.F.			
RH1	#B-6727	DOUBLE ROBE HOOK.		CONTRACTOR	CONTRACTOR	40" A.F.F. TO TOP OF MOUNTING BASE COVER			
M1	#B-293	MIRROR	16"WIDE x 30" TALL	CONTRACTOR	CONTRACTOR	69.5" A.F.F. TO TOP OF UNIT FOR H.C.			
TD1	#B-262	TOWEL DISPENSER	MOUNT AT 40" MAXIMUM TO TOWEL DISPENSING LOCATION.	CONTRACTOR	CONTRACTOR	40" A.F.F. TO DISPENSING MECHANISM.			
SD1	#B-2111	SOAP DISPENSER	MOUNT 50-7/8" FROM TOP OF UNIT TO FINISH FLOOR	CONTRACTOR	CONTRACTOR	MOUNT TOP OF UNIT AT 50-7/8" A.F.F.			

- PROVIDE BLOCKING AND ANCHORS TO ATTACH ALL ACCESSORIES TO WALLS OR PROVIDE TOGGLE BOLT TYPE ANCHORS TO PREVENT PULL-OUT. IF MOUNTING GRAB BARS INTO
- EXISTING WALLS, USE "BOBRICK" WINGIT GRAB BAR FASTENING SYSTEM OF EQUAL. G.C. SHALL INSTALL TOILET ACCESSORIES FURNISHED BY OWNER. SEE ACCESSORIES SCHEDULE.
- ALL ACCESSORIES MUST BE ADA COMPLIANT.
- 4. VERIFY MOUNTING HEIGHT OF TOILET TISSUE HOLDER PRIOR TO MOUNTING. MOUNTING. HEIGHT MAY VARY DEPENDING ON UNIT FURNISHED.

GENERAL NOTES

- PROVIDE 1-1/2" CLEARANCE BETWEEN WALL & GRAB BARS.
- DRAIN AND HOT WATER LINES UNDER LAVATORIES TO BE INSULATED. GRAB BARS SHALL BE DESIGNED AND INSTALLED TO SUPPORT #250 LOAD AND SHALL NOT ROTATE WITHIN THEIR FITTINGS.
- FLUSH VALVE CONTROL ON ALL WATER CLOSETS SHALL BE OPERABLE w/ A MAXIMUM FORCE OF 5LBS. AND BE LOCATED ON THE OPEN SIDE OF ACCESSIBLE WATER CLOSET.
- . ALL FLOOR & WALL FINISHES TO MEET O.B.C SECTION 1210. ALL MATERIALS TO BE NONABSORBENT WITHIN 24" OF URINALS & WATER CLOSETS TO A MIN. HEIGHT OF
- . A CLEAR SPACE OF 30" x 48" SHALL BE PROVIDED IN FRONT OF LAVATORY TO ALLOW A FORWARD APPROACH TO COMPLY WITH 2009 ICC/ ANSI A117.1.
- OPERATING PARTS OF DISPENSING AND DISPOSAL FIXTURES (TOWELS, WASTE,
- SOAP, ETC.) ARE TO BE AT 40" A.F.F. MAX. MIRRORS - MOUNT MIRRORS AT 39" ABOVE FINISH FLOOR TO BOTTOM OF
- REFLECTIVE SURFACE. (MAXIMUM 40" A.F.F.) TOILET ACCESSORIES LOCATED ON OR WITHIN WALLS BE INSTALLED AND SEALED
- TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE FAUCET CONTROLS AND OPERATING MECHANISM (OPERABLE W/ ONE HAND) SHALL BE OF TYPE NOT REQUIRING TIGHT GRASPING, PINCHING OR TWISTING OF
- THE WRIST AND AN OPERATING FORCE NOT EXCEEDING 5 LBS. . LAVATORIES SHALL BE MOUNTED WITH THE RIM OR COUNTER SURFACE NO HIGHER THAN 34" ABOVE THE FINISHED FLOOR & WITH A CLEARANCE OF AT LEAST 29" FROM THE FLOOR TO THE BOTTOM OF THE APRON WITH KNEE CLEARANCE UNDER THE FRONT LIP EXTENDING A MIN. OF 30" IN WIDTH & 8" MIN. DEPTH AT THE TOP. TOE CLEARANCE SHALL BE A MIN. OF 9" HIGH FROM THE FLOOR & A MIN. OF
- 17" DEEP FROM THE FRONT OF THE LAVATORY. 12. PROVIDE BLOCKING AND ANCHORS TO ATTACH ALL ACCESSORIES TO WALLS OR PROVIDE TOGGLE BOLT TYPE ANCHORS TO PREVENT PULL-OUT. IF MOUNTING GRAB BARS INTO EXISTING WALLS, USE "BOBRICK" WINGIT GRAB BAR FASTENING SYSTEM OF EQUAL
- 13. A 30"x52" CLEAR FLOOR SPACE SHALL BE PROVIDED AT EACH ACCESSIBLE
- 14. WATER CLOSET SHALL REQUIRE 60" MIN. WIDE CLEAR FLOOR SPACE BY 56" MIN. DEEP. NO OTHER FIXTURES SHALL BE LOCATED IN THIS SPACE.

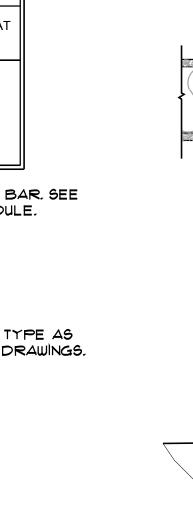


FIXTURE SCHEDULE. . ONE AT SIDE 42" LONG EXTENDING 24" IN FRONT OF WATER CLOSET: ONE AT REAR OF WATER CLOSET 36" LONG! BOTH MOUNTED 33" ABOVE FINISH FLOOR, (EXCEPTION: REAR GRAB BAR OVER TANK TYPE WATER CLOSER MAY BE UP TO 36" ABOVE FINISH FLOOR)

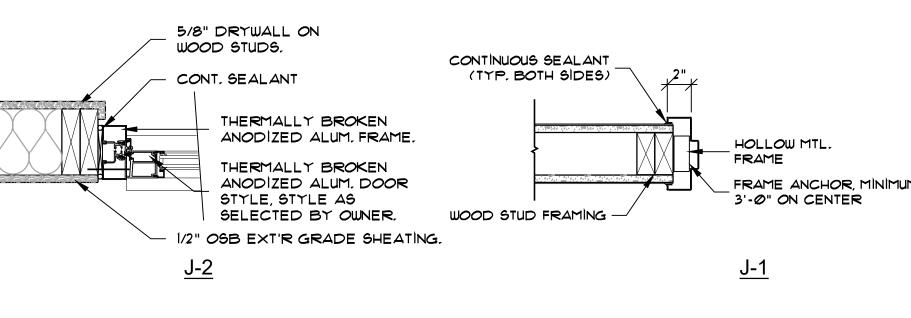
2. BARS SHALL BE 1-1/4" TO 1-1/2" IN DIAMETER WITH 1-1/2" CLEARANCE TO WALL. 3. BAR FASTENERS AND MOUNTING SUPPORT SHALL BE ABLE TO WITHSTAND 250 LBS. POINT LOAD IN BENDING, SHEAR TENSION. ROTATION IN FITTING NOT ALLOWED.

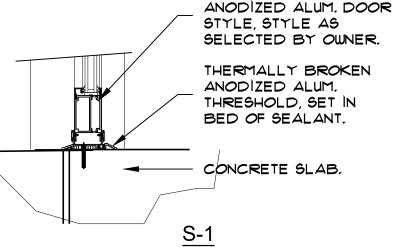
4. SURFACE OF WALL ADJACENT TO GRAB BAR IS TO BE FREE OF SHARP OR ABRASIVE

ELEMENTS, **GRAB BAR DETAILS**



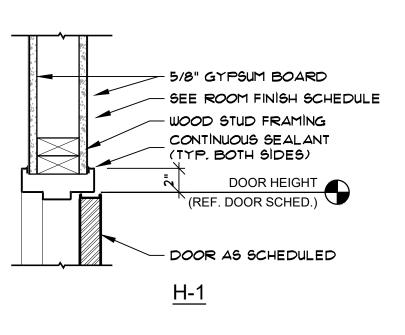
1/2" OSB EXT'R GRADE SHEATHING. 5/8" GYPSUM BOARD. 3-2x8 HEADER w/ PLYWD SPACER. CONT. SEALANT THERMALLY BROKEN ANODIZED ALUM, FRAME. THERMALLY BROKEN ANODÍZED ALUM, DOOR STYLE, STYLE AS SELECTED BY OWNER. <u>H-2</u> 5/8" DRYWALL ON WOOD STUDS. CONTINUOUS SEALANT (TYP, BOTH SIDES) CONT. SEALANT

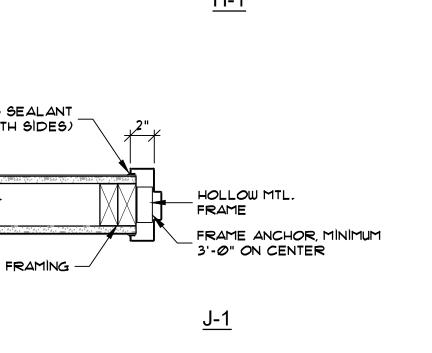




THERMALLY BROKEN

DOOR DETAILS





ALL SIGNAGE SHALL CONFORM WITH ADA ACCESSIBILITY GUIDELINES, INCLUDING BUT NOT LIMITED TO PROPORTION, COLOR CONTRAST AND AND RELIEF AND GRADE "2" BRAILLE REQUIREMENTS. ROUTE SIGNAGE: AFFIX AN INTERNATIONAL ACCESSIBILITY SYMBOL ON ALL

ACCESSIBLE ENTRANCES PER APPLICABLE BUILDING CODE. STRIKE EDGE CLEARANCE AT DOORWAY:

PROVIDE AN 18" STRIKE EDGE CLEARANCE ON THE PULL SIDE OF INTERIOR DOORS. PROVIDE A 24" STRIKE EDGE CLEARANCE ON THE PULL SIDE OF THE EXTERIOR DOORS.

PROVIDE A 12" STRIKE EDGE CLEARANCE ON THE PUSH SIDE

OF ALL DOORS WHICH HAVE BOTH A LATCH AND A CLOSER.

TACTILE EXIT SIGNAGE:

1" INSUL LOW-E

GLAZING

EXTRUDED PVC

SASH/ FRAME

GLIDING WINDOW

HANDICAP SIGNAGE

EXIT

EXIT ROUTE

TACTILE

WOMEN'S ROOM

PRE-FINISHED

ALUMINUM/ GLASS OVERHEAD DOOR

EXIT

1074

TACTILE EXIT

RESTROOM

TACTILE

UNISEX

TACTILE

MEN'S ROOM

A TACTILE EXIT SIGN WITH THE WORD "EXIT" SHALL IDENTIFY EACH GRADE LEVEL EXTERIOR EXIT DOOR. A TACTILE EXIT SIGN WITH THE WORDS "EXIT ROUTE" SHALL IDENTIFY EACH ACCESSIBLE EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN. GENERAL CONTRACTOR TO VERIFY **ACCESSIBILITY** EXISTING SIGNAGE INSTALLATIONS AND PROVIDE NEW AS REQUIRED. CHARACTERS, SYMBOLS AND BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THE BACKGROUND, EITHER LIGHT ON DARK BACKGROUND OR DARK ON LIGHT BACKGROUND. SIGNS TO INCLUDE BRAILLE AND CHARACTERS AS DEFINED BY CODE. MOUNT SIGNAGE AT 60" A.F.F. TO THE CENTER OF THE SIGN. MOUNTING LOCATION SHALL BE SO THAT A PERSON APPROACHING WITHIN 3" OF SIGN DOES NOT ENCOUNTER PROTRUDING OBJECTS OR WITHIN THE SWING OF A DOOR.

DATES & REVISIONS: PRELIMINARY #1 03.09.2 PRELIMINARY #2 03.31.2

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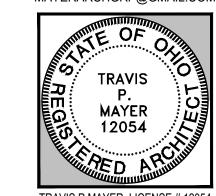
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0.5" SQUARE. IF THE LOG DOES NOT APPEAR 0.5"SI THE SCALE OF THE DRAW! HAS BEEN ALTERED.

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MICHIGAN INDIANA ILLINOIS WISCONSIN NORTH CAROLINA SOUTH CAROLINA

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TRAVIS P MAYER. LICENSE # 12054

EXPIRES 12.31.21

BUIL BOF BOF REET IO 448

Z

DOOR AND WINDOW TYPES

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

1. GLAZING IN DOORS, ADJACENT SIDELIGHTS, 4

(T) I" INSULATED TEMPERED SAFETY GLASS.

OBC SEC. 2406.0

PRE-FINISHED

ALUMINUM

STOREFRONT

AREAS LESS THAN 18" TO A WALKING SURFACE

HM, FRAME,

FLUSH PANEL SOLID CORE

WILL BE SAFETY GLAZING & WILL COMPLY W/

	OUNDER 1/4 -1 U													
	ROOM FINISH SCHEDULE													
ROOM FLOOR WALLS										CE	ILING			
				NO	RTH	EA	AST	SC	DUTH	WE	EST		<u> </u>	-
NO.	NAME	MATL	BASE	MATL	FINISH	MATL	FINISH	MATL	FINISH	MATL	FINSIH	MATL	HEIGHT	REMARKS
101	MEMBERS LOUNGE	LVT-1	RB-1	DW-1	PNT-1	DW-1	PNT-1	DW-1	PNT-1	DW-1	PNT-1	DW-1	VARIES	
102	MEMBERS GYM	LVT-1	RB-1	DW-1	PNT-1	DW-1	PNT-1	DW-1	PNT-1	DW-1	PNT-1	DW-1	VARIES	
103	SMH OPEN OFFICE	LVT-1	RB-1	DW-1	PNT-1	DW-1	PNT-1	DW-1	PNT-1	DW-1	PNT-1	DW-1	VARIES	
104	RVP OFFICE	LVT-1	RB-1	DW-1	PNT-1	DW-1	PNT-1	DW-1	PNT-1	DW-1	PNT-1	DW-1	VARIES	
105	GM OFFICE	LVT-1	RB-1	DW-1	PNT-1	DW-1	PNT-1	DW-1	PNT-1	DW-1	PNT-1	DW-1	VARIES	
106	BREAK ROOM	LVT-1	RB-1	DW-1	PNT-1	DW-1	PNT-1	DW-1	PNT-1	DW-1	PNT-1	DW-1	VARIES	
107	MECHANICAL ROOM	LVT-1	RB-1	DW-1	PNT-1	DW-1	PNT-1	DW-1	PNT-1	DW-1	PNT-1	DW-1	VARIES	FRP TO 6' A.F.F. @ S.S.
108	UNISEX RESTROOM	CT-1	CTB-1	DW-2	PNT-1	DW-2	PNT-1	DW-2	PNT-1	DW-2	PNT-1	DW-1	VARIES	

	DOOR SCHEDULE													
			DOOR						DETAILS	3		FRAME		
NO.	LOCATION	TYPE	WIDTH	HEIGHT	THK	MATL	FINISH	HEAD	JAMB	THRESH	MATL.	FINISH	HDWR	REMARKS
01	MEMBERS LOUNGE S WALL	A	3'-0"	7'-0"	1 3/4"	AL/GL	PREFIN	H-2	J-2	S-1	ALUM	PREFIN	SET #1	
02	MEMBERS LOUNGE N WALL	С	10'-0"	8'-0"	1 3/4"	AL/GL	PREFIN				H.M.		SET #5	
03	MEMBERS LOUNGE N WALL	Α	PR 3'-0"	'7-0"	1 3/4"	AL/GL	PREFIN	H-2	J-2	S-1	ALUM	PREFIN	SET #2	
04	MEMBERS GYM N WALL	С	10'-0"	8'-0"	1 3/4"	AL/GL	PREFIN				H.M.		SET #5	
05	MEMBERS GYM N WALL	Α	PR 3'-0"	'7-0"	1 3/4"	AL/GL	PREFIN	H-2	J-2	S-1	ALUM	PREFIN	SET #2	
06	MEMBERS GYM E WALL	С	10'-0"	8'-0"	1 3/4"	AL/GL	PREFIN				H.M.		SET #5	
07	MEMBERS GYP E WALL	Α	3'-0"	7'-0"	1 3/4"	AL/GL	PREFIN	H-2	J-2	S-1	ALUM	PREFIN	SET #1	
08	SHM OFFICE E WALL	Α	3'-0"	7'-0"	1 3/4"	AL/GL	PREFIN	H-2	J-2	S-1	ALUM	PREFIN	SET #1	
09	SHM OFFICE S WALL	Α	3'-0"	7'-0"	1 3/4"	AL/GL	PREFIN	H-2	J-2	S-1	ALUM	PREFIN	SET #1	
10	GM OFFICE	В	3'-0"	7'-0"	1 3/4"	WOOD	PNT-1	H-1	J-1		H.M.	PT-01	SET #3	
11	RVP OFFICE	В	3'-0"	7'-0"	1 3/4"	WOOD	PNT-1	H-1	J-1		H.M.	PT-01	SET #3	
12	MECHANICAL ROOM	В	3'-0"	7'-0"	1 3/4"	WOOD	PNT-1	H-1	J-1		H.M.	PT-01	SET #4	
13	UNISEX RESTROOM	В	3'-0"	7'-0"	1 3/4"	WOOD	PNT-1	H-1	J-1		H.M.	PT-01	SET #3	

INTERIOR MATERIAL LEGEND:

FLOORING MATERIALS

SC-1: SEALED CONCRETE

SCALE: N.T.S.

LVT-1: LUXURY VINYL TILE, STYLE & COLOR AS SELECTED BY OWNER CT-1: CERAMIC TILE, STYLE & COLOR AS SELECTED BY OWNER

BASE MATERIALS:

VB-1: ALL WALLS: 4" ARMSTRONG BLACK VINYL

(WHERE CASEWORK DOES NOT OCCUR)

WALL & CEILING MATERIALS:

DW-1: 5/8" GYPSUM BOARD DW-2: 5/8" MOISTURE RESISTANT GYPSUM BOARD w/ FPR TO 6'-0" AFF

FINISH MATERIALS:

PT-1: "SHERWIN WILLIAMS" - WALLS

PRIMER: 1 COAT PREPRITE 200 LATEX PRIMER. FINISH: 2 COATS PROMAR 200 INTERIOR LATEX, EGGSHELL. FRP FIBERGLASS REINFORCED PANEL - 6' AFF COLOR BY OWNER

CT-1 CERAMIC TILE EXTEND 6' AFF - COLOR BY OWNER

GENERAL NOTES:

1. ALL FINISHES TO MEET O.B.C. CHAPTER 8 TABLE

803.5 "INTERIOR FINISHES." 2. ALL FINISHES TO MEET NET CLASS II FLAME SPREAD

PER O.B.C. 3. ALL FLOOR AND WALL FINISHES & COLORS, AS WELL AS LOCATIONS, TO BE APPROVED BY OWNER & MEET THEIR DESIGN CRITERIA

- 4. ALL CONCRETE IN BUILDING, NEW OR PATCHED, IS TO BE SMOOTH FINISH (STEEL TROWELED).
- 5. OWNER TO MAKE SELECTIONS IN A TIMELY FASHION AND CONTRACTOR TO MATCH AND VERIFY ALL LOCATIONS AND APPLICATIONS.
- 6. ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE BE P.T. WOOD.

7. ALL PAINT COLORS TO BE SELECTED BY OWNER.

FINISH & DOOR NOTES. 1. ALL WALL MATERIAL AND FINISHES ARE SUBJECT TO

OWNER APPROVAL AND MAY CHANGE. 2. ALL DOOR HARDWARE AND DOOR TYPES TO BE VERIFIED.

SET #4: STORAGE

(3) BALL BEARING HINGES

(SINGLE, WD DOOR / HM FRAME, INTERIOR DOOR) (3) BALL BEARING HINGES

(SINGLE, WD DOOR / HM FRAME, INTERIOR DOOR)

OFFICE LOCKSET (ADA LEVER TYPE HANDLE)

HARDWARE SET LEGEND:

(SINGLE, ALM/GLS DOORS / ALM FRAME, EXT. DOOR)

(DOUBLE, ALM/GLS DOORS / ALM FRAME, EXT. DOOR)

 RIM TYPE EXIT DEVICE (INTERIOR COLLAPSIBLE PANIC BAR) INCLUDE EXTERIOR PULL TRIM HANDLE, DEADBOLT

TO BE TIED INTO PANIC BAR FOR EGRESS PURPOSES.

 RIM TYPE EXIT DEVICE (INTERIOR COLLAPSIBLE PANIC BAR) INCLUDE EXTERIOR PULL TRIM HANDLE, DEADBOLT

TO BE TIED INTO PANIC BAR FOR EGRESS PURPOSES.

SET #1: ENTRY

CONTINUOUS HINGE

PER O.B.C. 1010.1.10

WEATHERSTRIPPING

CONTINUOUS HINGE

PER O.B.C. 1010.1.10

WEATHERSTRIPPING

DOOR SILENCERS

DOOR STOP

DOOR CLOSER

 CLOSER, ADA COMPLIANT THRESHOLD, ADA COMPLIANT

SET #3: OFFICE/ RESTROOM

SET #2: ENTRY

CLOSER, ADA COMPLIANT

THRESHOLD, ADA COMPLIANT

STORAGE LOCKSET (ADA LEVER TYPE HANDLE)

 DOOR SILENCERS DOOR STOP

SET #5: OVERHEAD DOORS

(SINGLE, ALUM/ GLASS DOOR / HM FRAME, OH DOOR) GALV. METAL REVERSE ANGLE TRACK

 TORSION SPRINGS INSIDE LOCK

VINYL WEATHERSEAL

GENERAL NOTES

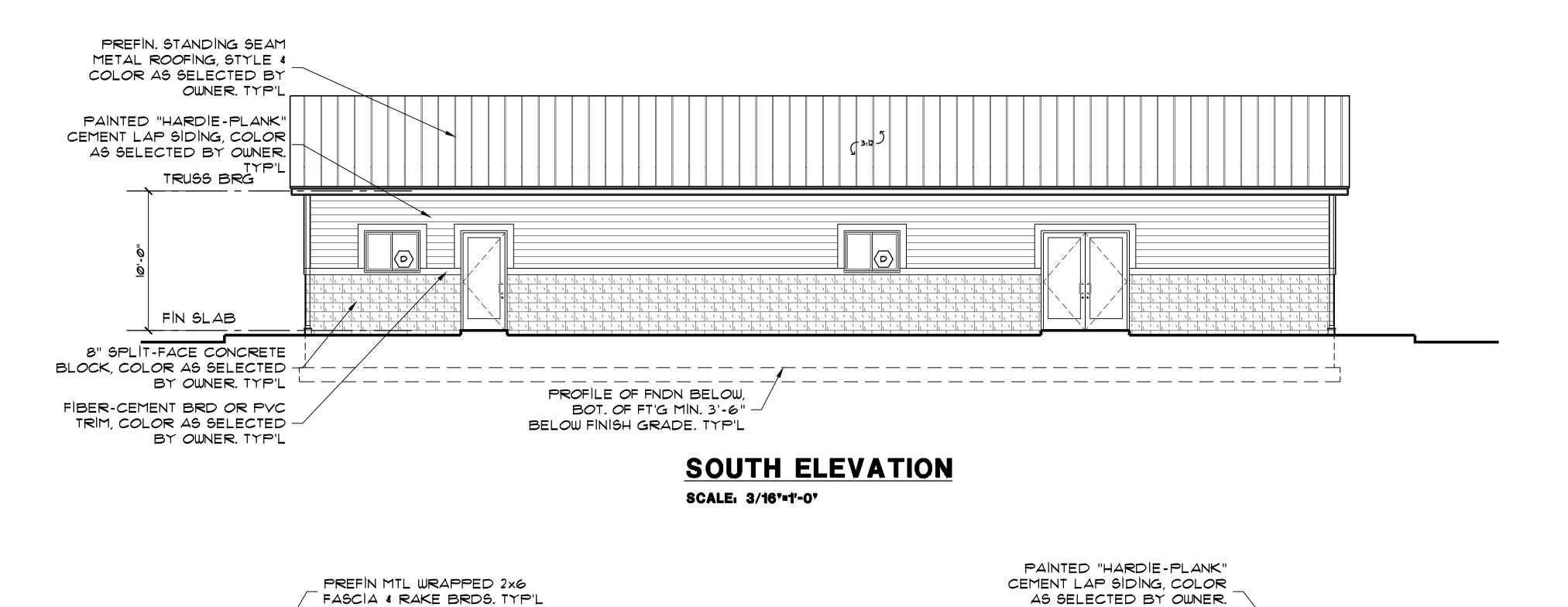
1. VERIFY ALL DOOR TYPES WITH OWNER PRIOR TO ORDERING / INSTALLING.

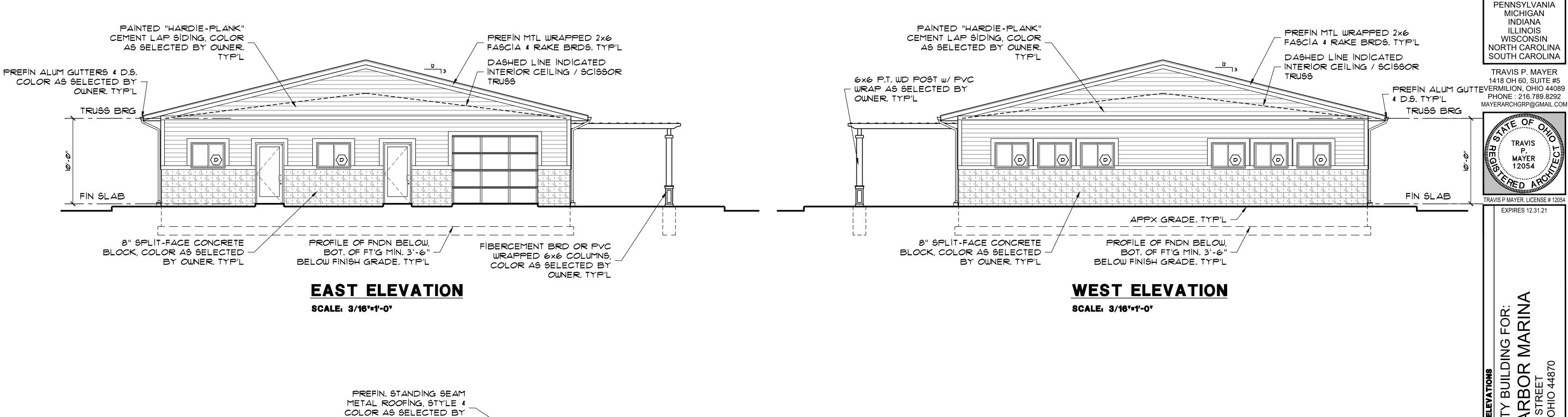
2. HARDWARE TO BE 'HEAVY DUTY' COMMERCIAL GRADE UNLESS NOTED OTHERWISE.

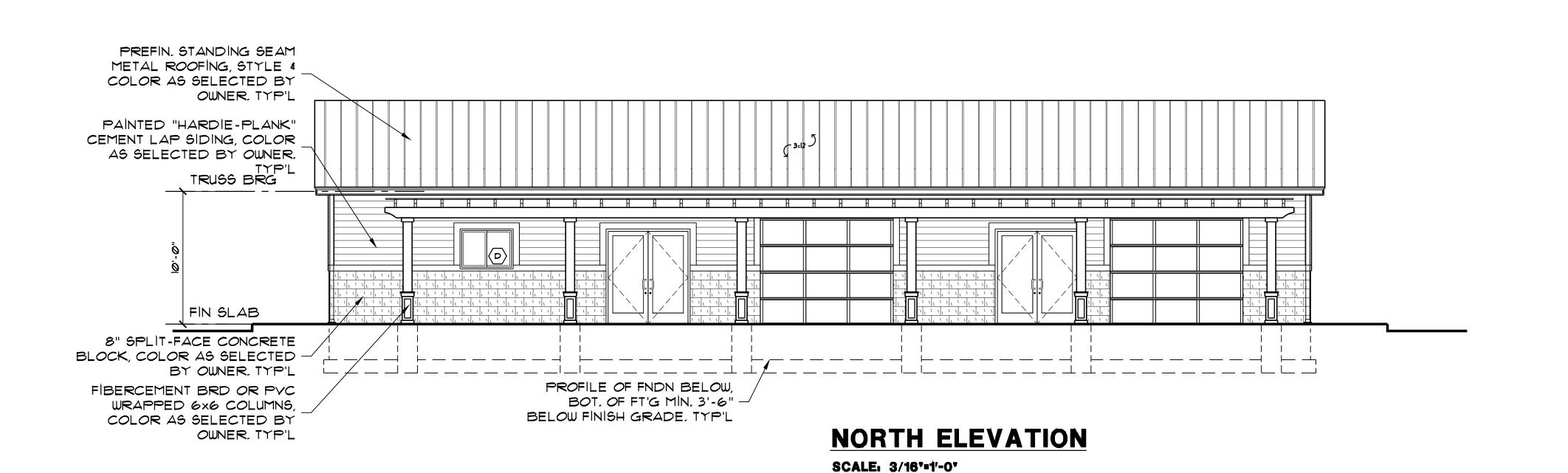
7. SEE FLOOR PLAN FOR THE EXACT COUNT, SWING, & LOCATION OF DOORS REQUIRED.

3. VERIFY ALL LOCKING AND KEYING FUNCTION WITH OWNER ALONG w/ ALL HARDWARE. 4. PROVIDE SILENCERS ON ALL DOOR FRAMES. 5. ALL HARDWARE SHALL BE LEVER TYPE MEET'G ALL A.D.A. REQUIREMENTS 6. ALL HARDWARE TO BE POLISHED NICKEL FINISH UNLESS TOLD OTHERWISE. - ALL HARDWARE IS SUGGESTED AND MAY BE CHANGED AS LONG AS ALL CODES ARE MET. PROJECT NO: DRAWN BY CHECKED BY

ARCHITECTS • DESIGNERS • PLANNERS







ARCHITECTS •

DESIGNERS • PLANNERS

PROJECT NO: DRAWN BY:

PROPOSED AN SANDUSKY

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THE ADJACENT LOGO BOX I
0.5" SQUARE. IF THE LOGO
DOES NOT APPEAR 0.5"SQ,
THE SCALE OF THE DRAWIN
HAS BEEN ALTERED.

DATES & REVISIONS:

PRELIMINARY #2 03.31.2

REGISTERED STATES:

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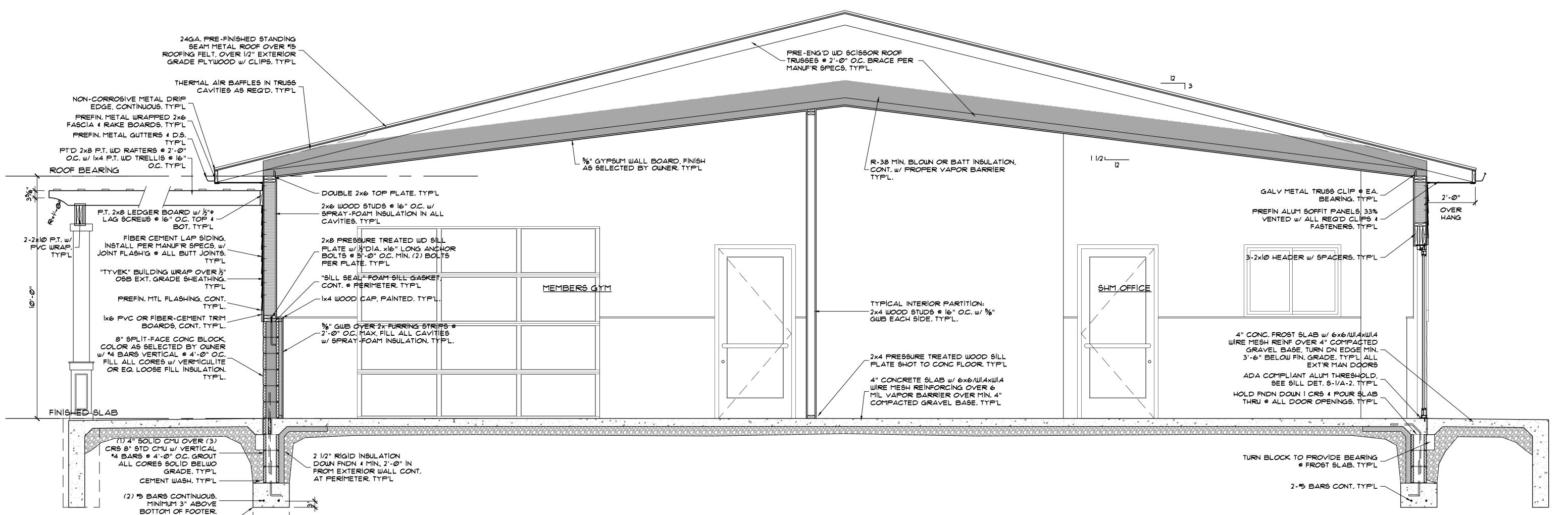
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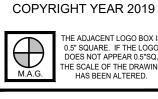
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A-3



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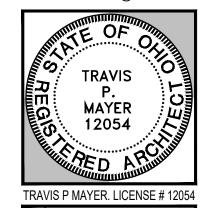
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PRELIMINARY #1	03.09.21
PRELIMINARY #2	03.31.21
PERMITS	05.03.21

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SOUTH CAROLINA



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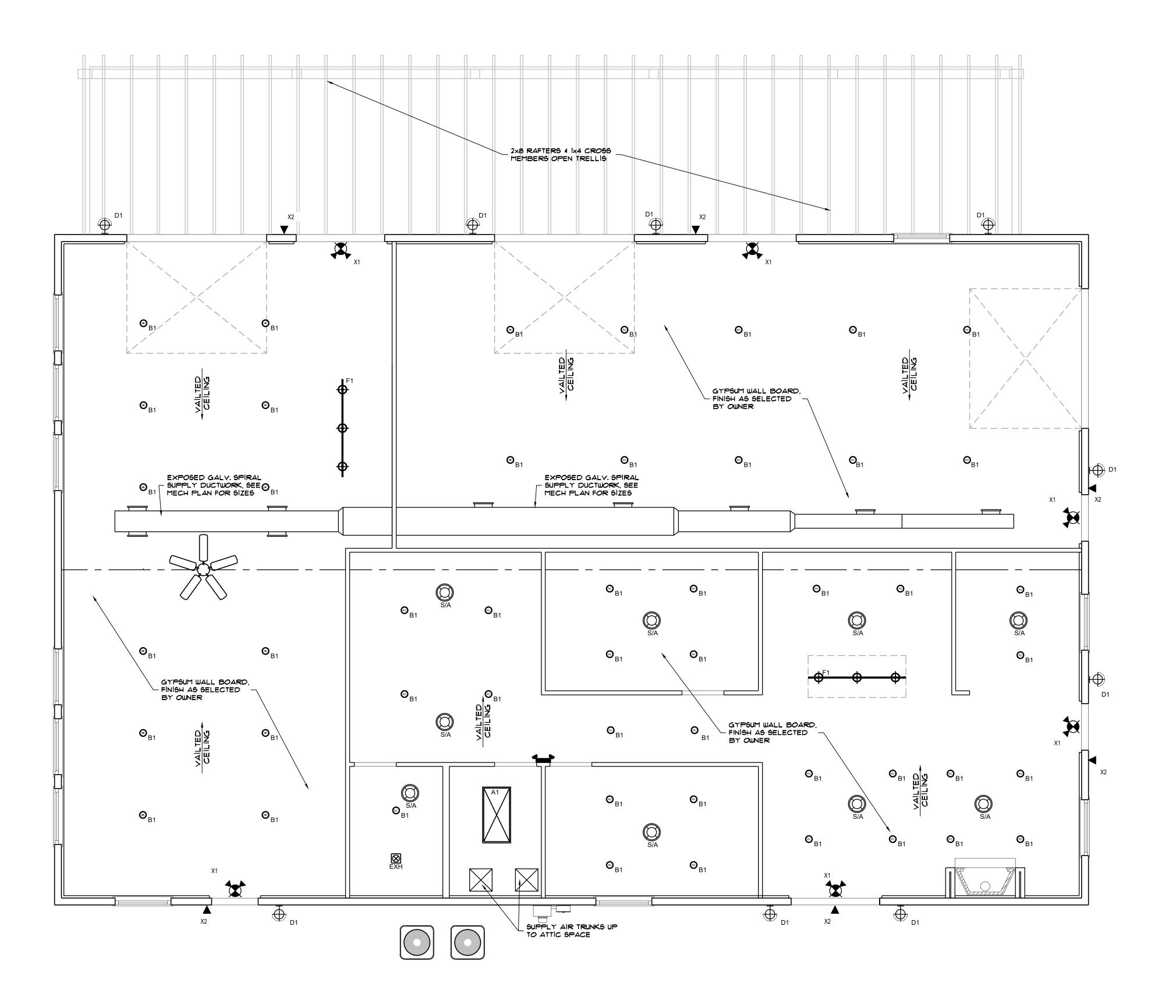
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1'-6"

ALL FOOTINGS TO BE A MÍN. OF 42" BELOW GRADE.

A-4





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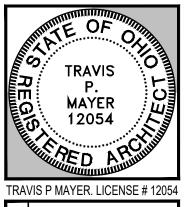
THE ADJACENT LOGO BOX I

0.5" SQUARE. IF THE LOGO
DOES NOT APPEAR 0.5"SQ,
THE SCALE OF THE DRAWIN
HAS BEEN ALTERED.

DATES & REVISIONS: PRELIMINARY #1 03.09.21
PRELIMINARY #2 03.31.21

> REGISTERED STATES: OHIO PENNSYLVANIA MICHIGAN INDIANA ILLINOIS WISCONSIN NORTH CAROLINA SOUTH CAROLINA

TRAVIS P. MAYER 1418 OH 60, SUITE #5 VERMILION, OHIO 44089 PHONE: 216.789.8292 MAYERARCHGRP@GMAIL.COM



EXPIRES 12.31.21

DRAWN BY:

A-5

FOUNDATIONS SYSTEM:

THE CONTRACTOR SHALL EXERCISE GREAT CARE DUR'G **EXCAVATION FOR ANY UNDOCUMENTED UNDERGROUND** UTILITIES. IF DEVIATION FROM PLANS EXIST. THE CONTRACTOR IS RESPONSIBLE FOR THE SAFE SUPPORT OF UTILITIES ACROSS **EXCAVATIONS.**

ALLOWABLE BEARING:

1500 PSF CAPACITY = WALL FOOTINGS 1500 PSF COLUMN FOOTINGS **WALL DESIGN:**

PRESSURE = FOUNDATION WALL

35 PCF **FLUID PRESSURE**

STRUCTURAL STEEL:

MATERIAL = SHAPES & PLATES ASTM A-36 **ASTM A-325 FASTNERS ASTM A-307** ANCHOR BOLTS **ELECTRODES** E70XX

CONCRETE WORK:

MATERIAL = FOOTINGS 3,000 PSI **FLOORS** 4,000 PSI **ASTM A-615** REINFORCING

DESIGN METHOD: ACI 301-97, SECTION 4.2.3.4.B

SPECIFIED STRENGTH STRENGTH OVER DESIGN 1,200 PSI REQ'D AVG. STRENGTH 5,200 PSI

GRADE 60

DATA USED: CTL REPORTS, THREE POINT CURVE (MIX #1, MIX #2, MIX #3)

CEMENT FINE AGG. COURSE AGG. WATER OZ/CWT 275 1,290 1,450+300 1,450+300 280 1,211 1,120 1,450+300 285

MIX #3 S.O.G. (AIR) w/c RATIO .46:

611 LBS. **CEMENT TYPE (1)** 1,180 LBS. FINE AGGREGATE 1,250 LBS. #57 LIMESTONE **#8 LIMESTONE** 500 LBS. **TOTAL WATER** 283 LBS MBL 80 W.R. 4 OZ/CWT MBVR (AIR) 1 OZ/CWT **MAX SLUMP 5 INCHES**

REINFORCING COVERS:

3/4 INCH SLAB = INTERIOR **EXTERIOR 1-1/2 INCHES** FOOTING = TOP / SIDES **2-1/2 INCHES** BOTTOM 3 INCHES BEAM / COL. / WALL = INTERIOR **1-1/2 INCHES EXTERIOR** 2 INCHES

REINFORCING EMBEDMENT & LAP SPLICES (ICHES):

	RE	GULAR		TOP
BAR SIZE	<u>LD</u>	SPLICE	<u>LD</u>	SPLICE
#4	12	20	17	29
#5	15	26	21	36
#6	18	31	25	43
#7	23	39	32	54
#8	30	51	42	71
#9	38	65	53	90
#10	48	82	68	115
#11	59	101	83	141

* HORIZONTAL BARS w/ MORE THAN 12" OF CONCRETE BELOW

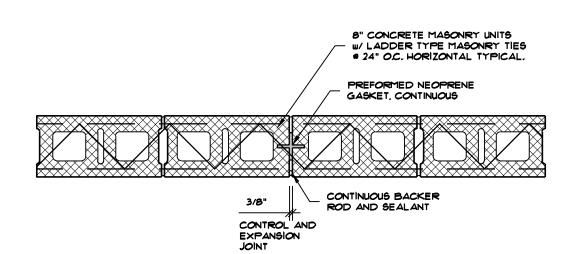
REINFORCING MASONRY:

MATERIAL = 1. PARTIALLY REINFORCED WALL SHALL BE LOAD BEAR'G ASTM C-90 BLOCK

2. CORE FILLS SHALL BE GROUT OR PEA **GRAVEL CONC. w/ ULTIMATE COMPRESSION** STRENGTH @ 2,500 PSI MINIMUM

3. MORTAR SHALL BE TYPE "M"

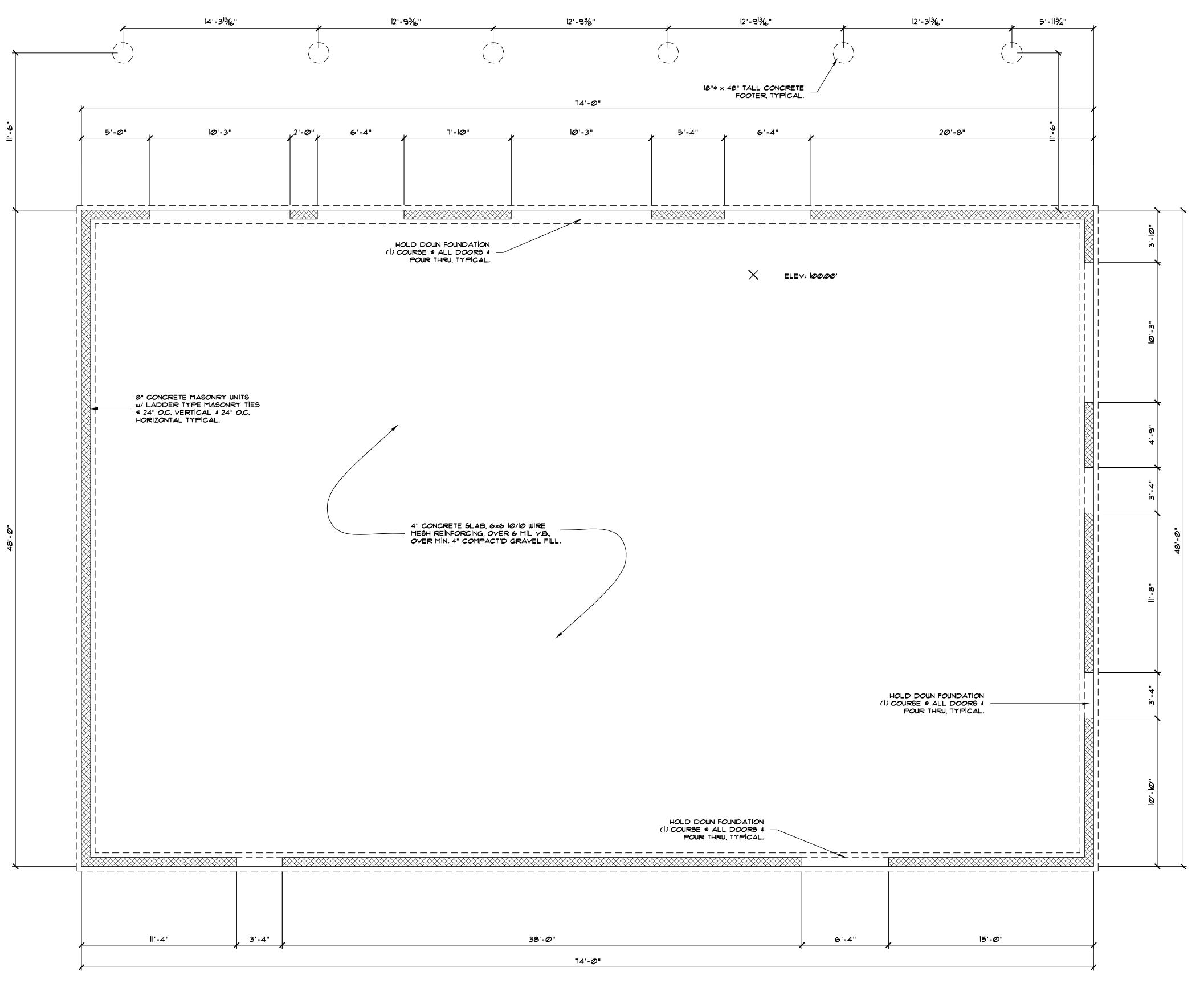
4. REBAR LAP SPLICES SHALL BE 40 BAR DIA.

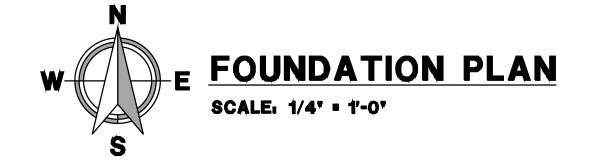




MASONRY DETAIL

SCALE: 1'=1'-0'





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M.A.G.	THE ADJACENT LOGO B 0.5" SQUARE. IF THE L DOES NOT APPEAR 0.5 THE SCALE OF THE DRA HAS BEEN ALTEREI

DATES & REVIS	IONS:
PRELIMINARY #1	03.09.21
PRELIMINARY #2	03.31.21
PERMITS	05.03.21
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	PRELIMINARY #1 PRELIMINARY #2

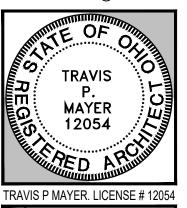
REGISTERED STATES: OHIO PENNSYLVANIA MICHIGAN INDIANA ILLINOIS

WISCONSIN

NORTH CAROLINA

SOUTH CAROLINA

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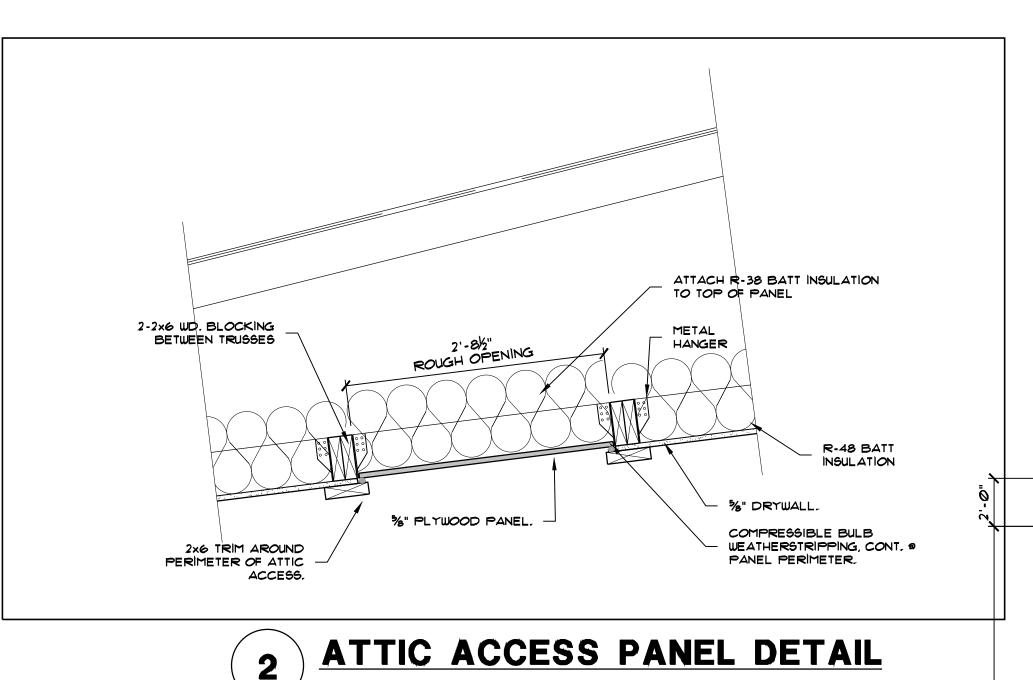


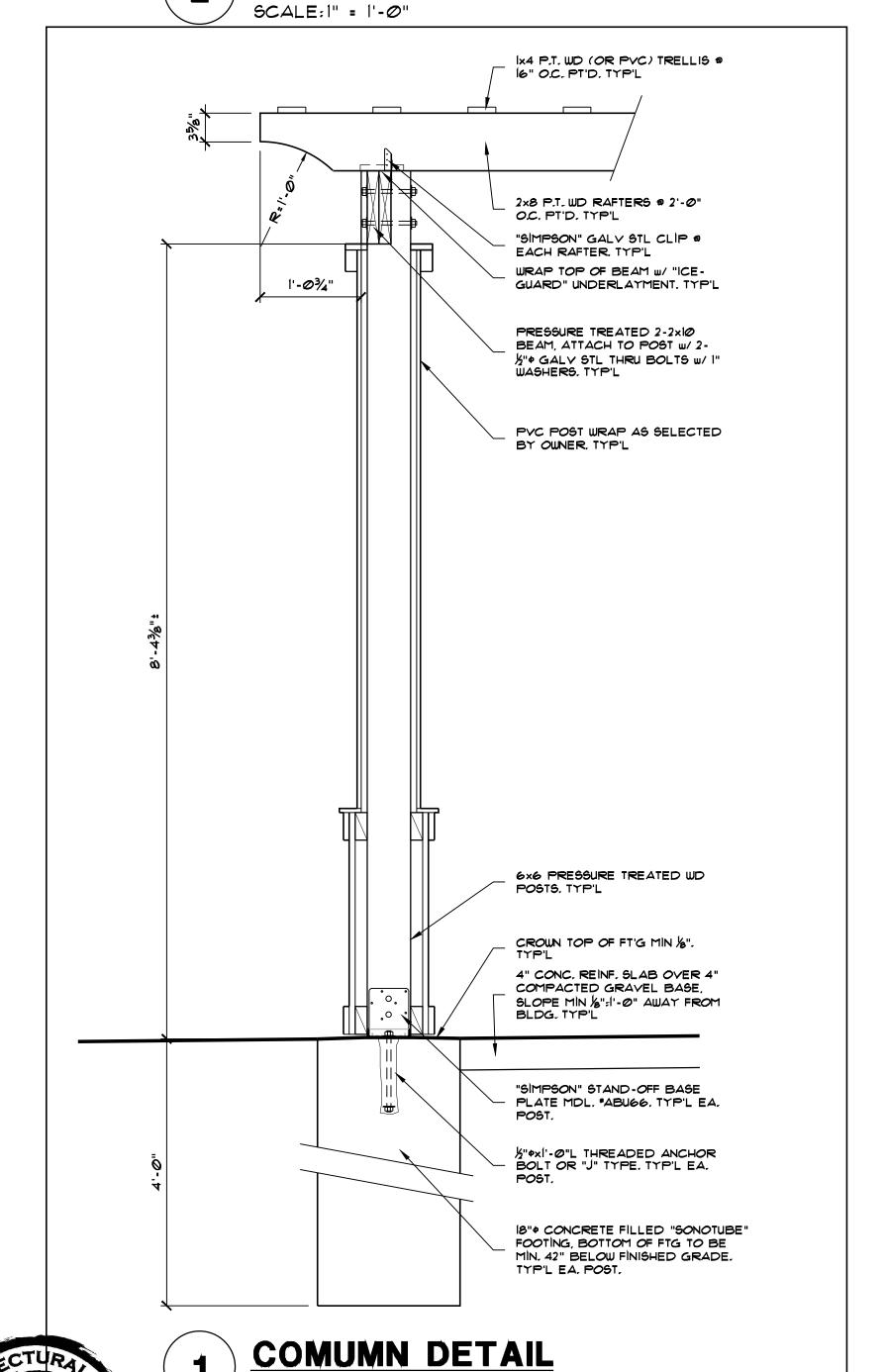
EXPIRES 12.31.21

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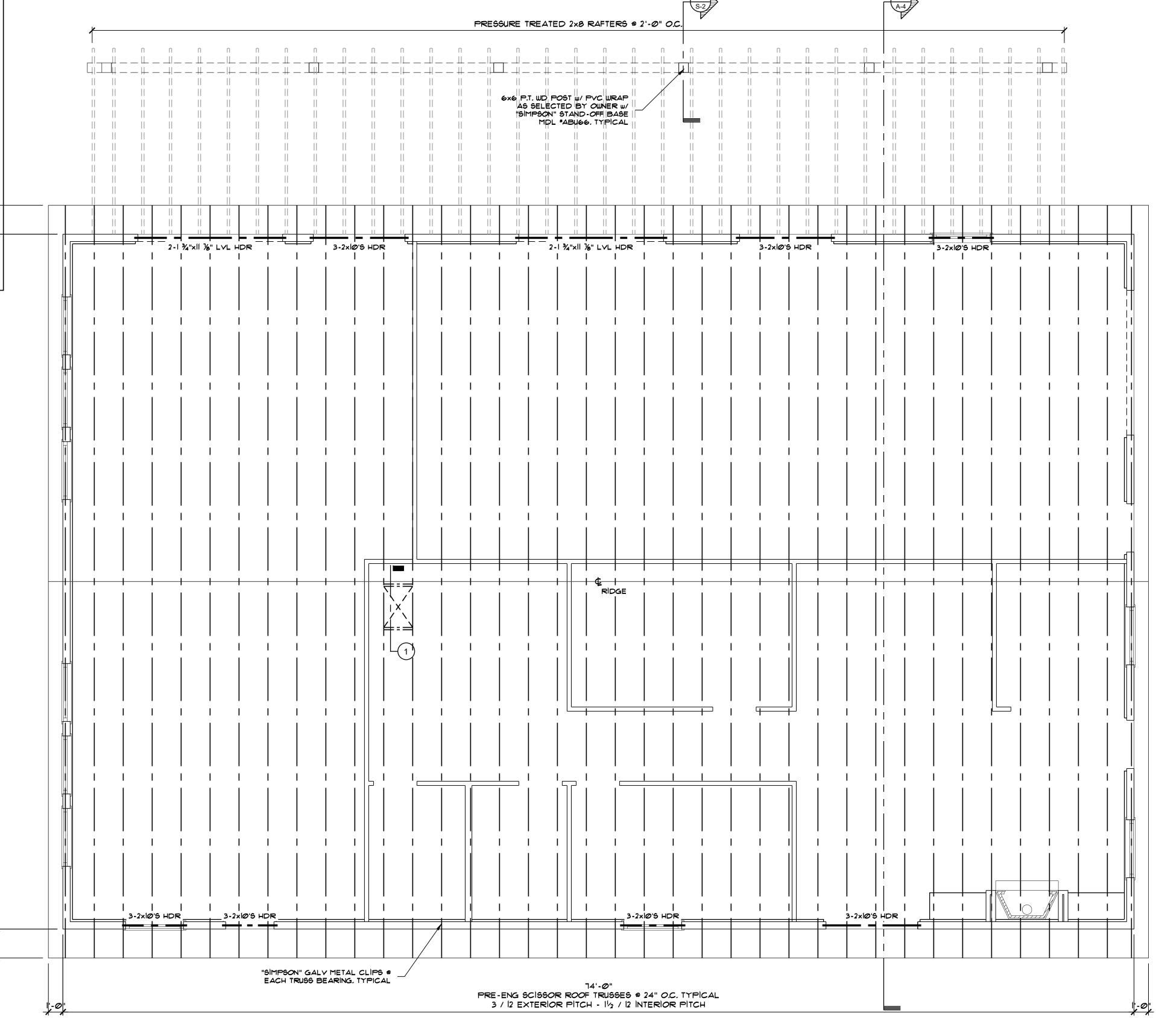
PROJECT NO:

ARCHITECTS • DESIGNERS • PLANNERS





DESIGNERS • PLANNERS





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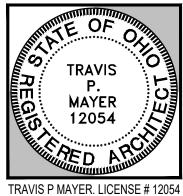
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DATES & REVISIONS: PRELIMINARY #1 03.09.21 PRELIMINARY #2 03.31.21

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PROPOSED AMENITY BUILDING FOR:

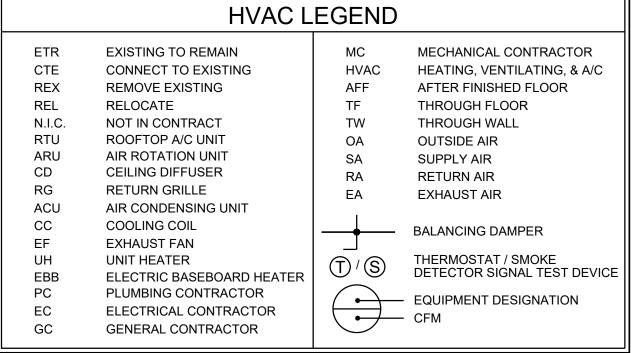
SANDUSKY, OHIO 44870

ROOF FRAMING PLAN

1 HURON STREET

SANDUSKY, OHIO 44870

PROJECT NO: DRAWN BY: CHECKED BY:



GENERAL NOTES

- ALL EQUIPMENT ARE RECOMMENDATIONS AND MAY BE SUBSTITUTED BY APPROVED EQUAL. REUSE EXISTING DUCTWORK & DIFFUSER IF EQUIPMENT IS IN GOOD WORKING ORDER. VERIFY THAT ALL TRADES ARE AWARE OF ANY CONNECTIONS NEEDED FOR PROPOSED
- EQUIPMENT. VERIFY CONNECTIONS WITH MANUFACTURERS SPECIFICATIONS. B. M.C. MAY USE OWN DISCRETION ON DUCT LAYOUT. M.C. TO FOLLOW ALL APPLICABLE CODES
- . ALL DUCTWORK ON THE ROOF OR IN A UNCONDITIONED SPACE TO BE INSULATED W/ A MINIMUM OF R-8 INSULATION.
- 5. ALL JOINTS AND CONNECTIONS IN DUCTWORK SHALL BE SECURELY FASTENED AND SEALED w/ WELDS, GASKETS, MASTICS, OR TAPES PER MECHANICAL CODE REQUIREMENTS, TYPICAL. : FIELD CONDITIONS HAVE NOT BEEN FULLY VERIFIED. ENGINEER IS NOT RESPONSIBLE FOR EXISTING CONDITIONS SHOWN OR NOT SHOWN ON THESE PLANS THAT VARY FROM WHAT

HVAC SPECIFICATIONS:

A. GENERAL NOTE:

IS IN THE FIELD.

A. WORK UNDER THIS SECTION INCLUDES ALL LABOR, MATERIAL, EQUIPMENT, SCAFFOLDING, ETC., NECESSARY FOR THE REWORKING OF EXISTING MECHANICAL SYSTEMS AND VENTILATING AS SHOWN ON THE MECHANICAL DRAWINGS AND HEREIN SPECIFIED, COMPLETE IN EVERY RESPECT, UNLESS OTHERWISE INDICATED,

B. WORK INCLUDED:

A. THE HYAC WORK SHALL CONSIST OF, BUT NOT BE LIMITED TO THE FOLLOWING: 1, FURNISH AND INSTALL EQUIPMENT AS DESCRIBED ON THIS DRAWING 2. FURNISH & INSTALL WATER HEATER FLUES UP THRU ROOF WITH ROOF CURBS AND FLUE YENT CAPS OR PER MANUFACTURER'S SPECIFICATIONS. 3. FURNISH, INSTALL, OR REWORKING EXISTING DUCTWORK, GRILLES, REGISTERS, DIFFUSERS, ETC. AND ACCESSORIES AS SHOWN ON DRAWINGS, AND AS REQUIRED TO COMPLETE THE INSTALLATION. 4. ALL ITEMS SHOWN, SPECIFIED, OR OTHERWISE NECESSARY FOR A COMPLETE AND PROPER HYAC

C. CODES AND PERMITS:

A, THE HYAC CONTRACTOR SHALL INSTALL ALL WORK IN FULL ACCORDANCE WITH THE PROVISIONS OF THE CITY AND STATE BUILDING CODES, THE LOCAL FIRE CODE, AND ALL OTHER SUCH CODE RULES AND REGULATIONS HAVING JURISDICTION. ALL SUCH CODES, RULES, AND REGULATIONS ARE HERBY INCORPORATED INTO THESE SPECIFICATIONS. B. COMPLY WITH SPECIFICATIONS AND DRAWING REQUIREMENTS WHICH ARE IN EXCESS OF CODE REQUIREMENTS.

C. THE HVAC CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND CERTIFICATES OF INSPECTION REQUIRED BY THE FORE-GOING AUTHORITIES. ALL SUCH CERTIFICATES SHALL BE PRESENTED TO THE ARCHITECT IN DUPLICATE BEFORE FINAL PAYMENT WILL BE ALLOWED,

D. RIGGING, TRANSPORTATION, AND SCAFFOLDING: A, THE HYAC CONTRACTOR SHALL PROVIDE ALL SCAFFOLDING, STAGING, CRIBBING, TACKLE AND HOIST EQUIPMENT, AND ALL RIGGING REQUIRED FOR THE INSTALLATION OF HIS WORK. , HVAC CONTRACTOR SHALL PAY FOR ALL TRANSPORTATION COSTS FOR HIS MATERIAL AND

EQUIPMENT TO THE JOB SITE. E. AS-BUILT DRAWINGS:

A. MAINTAIN ONE COMPLETE BLACK ON WHITE SET OF HYAC DRAWINGS ON THE JOB SITE. THE SET SHALL BE USED TO RECORD ANY DEVIATIONS FROM THE DESIGN DRAWINGS.

F. HANGERS AND SUPPORTS: A. ALL DUCTWORK AND EQUIPMENT SHALL BE ADEQUATELY SUPPORTED, EITHER SUSPENDED FROM THE CONSTRUCTION ABOVE OR BY MEANS OF STRUTS TO THE CONSTRUCTION BELOW. C. NO DUCTWORK OR EQUIPMENT SHALL BE SUSPENDED FROM ANOTHER DUCT, PIPE, OR EQUIPMENT.

G. HVAC EQUIPMENT: A. REFER TO HYAC EQUIPMENT SCHEDULE ON DRAWINGS.

H. THERMAL INSULATION:

A. INSULATE OR LINE SUPPLY AND RETURN AIR DUCTWORK WHERE INDICATED ON DRAWINGS, AND/OR IN ALL UNCONDITIONED SPACES. INSULATE OUTSIDE AIR DUCTS AND INCLUDE VAPOR BARRIER. INSULATION SHALL BE 1-1/2" FIBERGLASS INSULATION BLANKET. FACED WITH REINFORCED. FOIL-FACED FLAME RETARDANT KRAFT VAPOR BARRIER, TRAVERSE JOINTS SHALL BE LAPPED A MINIMUM OF 2" AND AND STAPLED 3" ON CENTERS. SEAL ALL CRACKS AND OPENINGS WITH VAPOR BARRIER MASTIC OR PRESSURE SENSITIVE TAPE TO PROVIDE A VAPOR TIGHT ENCLOSURE B. DUCT AND PIPE INSULATION SHALL HAVE A FLAME SPREAD OF 25 OR LESS AND A SMOKE DEVELOPED RATING OF 50 OR LESS WHEN TESTED IN ACCORDANCE WITH ASTM E84.

A. MECHANICAL CONTRACTOR SHALL PROVIDE ANY DUCTWORK NECESSARY FOR A COMPLETE INSTALLATION OF HYAC SYSTEMS (INCLUDING ANY EXHAUST SYSTEMS). ALL DUCTWORK IDENTIFICATION AND INSTALLATION TO ADHERE TO SMACNA STANDARDS AND ALL GOVERNING CODES, B. ROUND PIPE DUCT RUNS SHALL BE CONSTRUCTED OF METAL PIPE W/ EXTERNAL SLEEVE INSUL, IF C. DUCTWORK CONNECTIONS TO AIR DEVICES MUST BE MADE W/ HARDPIPE ELBOWS.

D. BALANCING DAMPERS W/ DOUBLE LOCKING QUADS SHALL BE PROVIDED IN ALL ROUND PIPE

TAKE-OFFS FROM THE MAIN TRUNKS, UNLESS OTHERWISE NOTED ON PLANS,

HVAC EQUIPMENT

HEATING & COOLING SYSTEM:

- F-1: NEW DIRECT COMFORT FURNACE MODEL#: GMSS961205DN HEATING CAPACITY: MAX. INPUT = 120,000 BTU, MAX. OUTPUT = 115,200 BTU CFM OUTPUT: MAX. 2.000 CFM @ 0.5 VARIABLE SPEED BLOWER ELECTRICAL: 115/1/60 POWER, MOP: 15.0 AMPS, MCA: 8.0 AMPS
- F-2: NEW DIRECT COMFORT FURNACE MODEL#: GMSS961205DN HEATING CAPACITY: MAX. INPUT = 90.000 BTU. MAX. OUTPUT = 87.200 BTU CFM OUTPUT: MAX. 1,200 CFM @ 0.5 VARIABLE SPEED BLOWER ELECTRICAL: 115/1/60 POWER, MOP: 15.0 AMPS, MCA: 8.0 AMPS
- DIRECT COMFORT CONDENSER: MODEL#: GSX130601 COOLING OUTPUT: 5.0 TON / 60,000 BTU SEER: 13.0 - 14.0 REFRIGERANT: R-410A ENVIRONMENTALLY SAFE REFRIGERANT A/C LINE SET: 3/8"Ø LIQUID LINE, 7/8"Ø SUCTION LINE w/ 3/8" INSULATION ELECTRICAL: 208-230/1/60 POWER, MOP: 50.0 AMPS, MCA: 17.6 AMPS
- AC-2: DIRECT COMFORT CONDENSER: MODEL#: GSX130361 COOLING OUTPUT: 3.0 TON / 36.000 BTU SEER: 13.0 - 14.0 REFRIGERANT: R-410A ENVIRONMENTALLY SAFE REFRIGERANT A/C LINE SET: 3/8"Ø LIQUID LINE, 7/8"Ø SUCTION LINE w/ 3/8" INSULATION ELECTRICAL: 208-230/1/60 POWER, MOP: 40.0 AMPS, MCA: 17.6 AMPS

THERMOSTAT:

HONEYWELL MODEL: #TH6220D1002 FOCUSPRO 6000, DIGITAL, PROGRAMMABLE

SUPPLY AIR DIFFUSERS:

HART & COOLEY MODEL: #SV1614W SINGLE DEFLECTION SPIRAL DUCT DIFFUSER WHITE



HART & COOLEY MODEL: #20-STEEL ROUND ADJUSTABLE CEILING DIFFUSER, STEEL CONSTRUCTION, WHITE IN COLOR.

HART & COOLEY MODEL: #291L 14"x8" RECTANGLE, WHITE STEEL SINGLE DEFLECTION ADJUSTABLE WALL GRILLE

HART & COOLEY MODEL: #RA204 14"x8" RECTANGLE, WHITE ALUMINUM FIXED HORIZONTAL BARS @ 45 DEGREES

HART & COOLEY MODEL: #RA204 30"x10" RECTANGLE, WHITE ALUMINUM FIXED HORIZONTAL BARS @ 45 DEGREES

EXHAUST FANS:

BROAN MODEL: #QTXE080FLT RESTROOM FAN / LIGHT COMBO 80 CFM @ 0.10 SP, 0.3 SONES, 0.8 AMPS, 6"dia. DUCT

BREATHING ZONE OUTDOOR AIRFLOW:

CALCULATION BASED ON EQUATION 4-1, OMC SECTION 403.3.1.1 AND EQUATION 4-2, OMC SECTION 403.1.3 $(Rp \times Pz) + (Ra \times Az) = Vbz$ AREA #1 SERVICED BY FURNACE #1 MEMBERS LOUNGE: Rp: 5, Pz: 50 person, Ra: 0.06, Az: 1,014sf $(5 \times 50) + (0.06 \times 1.014) = 311 \text{ CFM FRESH AIR}$ GYM AREA: Rp: 20, Pz: 22 person, Ra: 0.06, Az: 1,051sf $(20 \times 22) + (0.06 \times 1,051) = 503$ CFM FRESH AIR FURNACE #1

Vbz / Ez = Voz814 / 0.8 = 1,018 CFM OF ZONE OUTDOOR AIRFLOW AREA #2 OFFICE SERVICED BY FURNACE #2 OFFICE: Rp: 5, Pz: 13 person, Ra: 0.06, Az: 1,014sf $(5 \times 13) + (0.06 \times 1,283) = 142 \text{ CFM FRESH AIR}$

Vbz / Ez = Voz 142 / 0.8 = 178 CFM OF ZONE OUTDOOR AIRFLOW FURNACE #2 TOTAL OUTDOOR AIR: 178 CFM MINIMUM

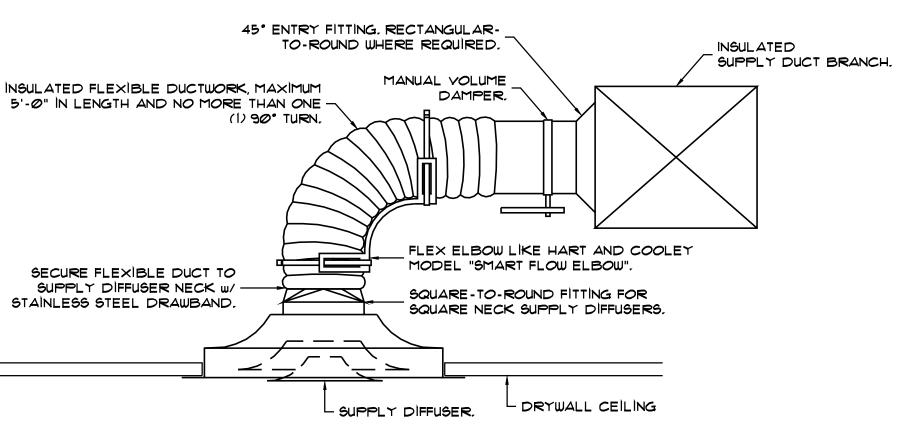
TOTAL OUTDOOR AIR:

1,018 CFM MINIMUM

RESTROOM EXHAUST: ADA RESTROOM(S) 6'-6"x8'-0"x9'-0" = 468 CUBIC FEET

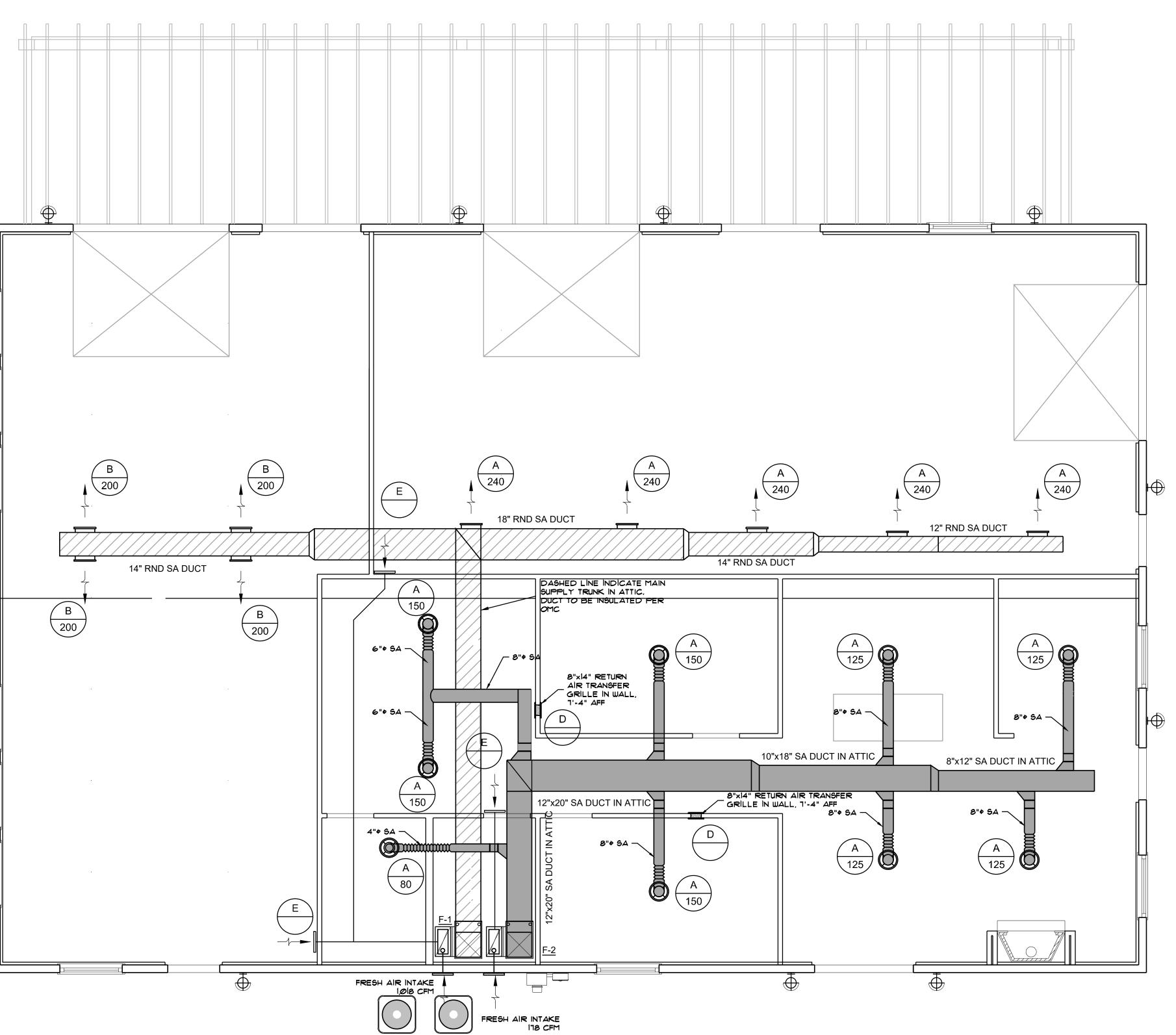
EXHAUST AIR RESTROOMS:

468 CUBIC FEET / 60 MIN. PER HOUR = 7.8 7.8 x 8 AIR CHANGES AND HOUR = 62.4 MIN. CFM



SUPPLY DIFFUSER @ T-BAR CEILING FLEXIBLE DUCT CONNECTION DETAIL SCALE: N.T.S.

ARCHITECTS ● **DESIGNERS** • PLANNERS



MECHANICAL PLAN

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

<u>CU-2</u>

NOTES:

1. RETURN AIR SYSTEM SHOWN AS A <u>DUCTED</u> AIR RETURN USING SINGLE LINES AS SHOWN ON MECHANICAL PLAN.

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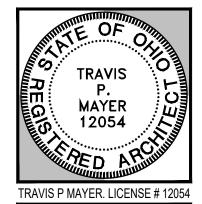
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DATES & REVISIONS: 03.09.2 PRELIMINARY #1 PRELIMINARY #2 03.31.2

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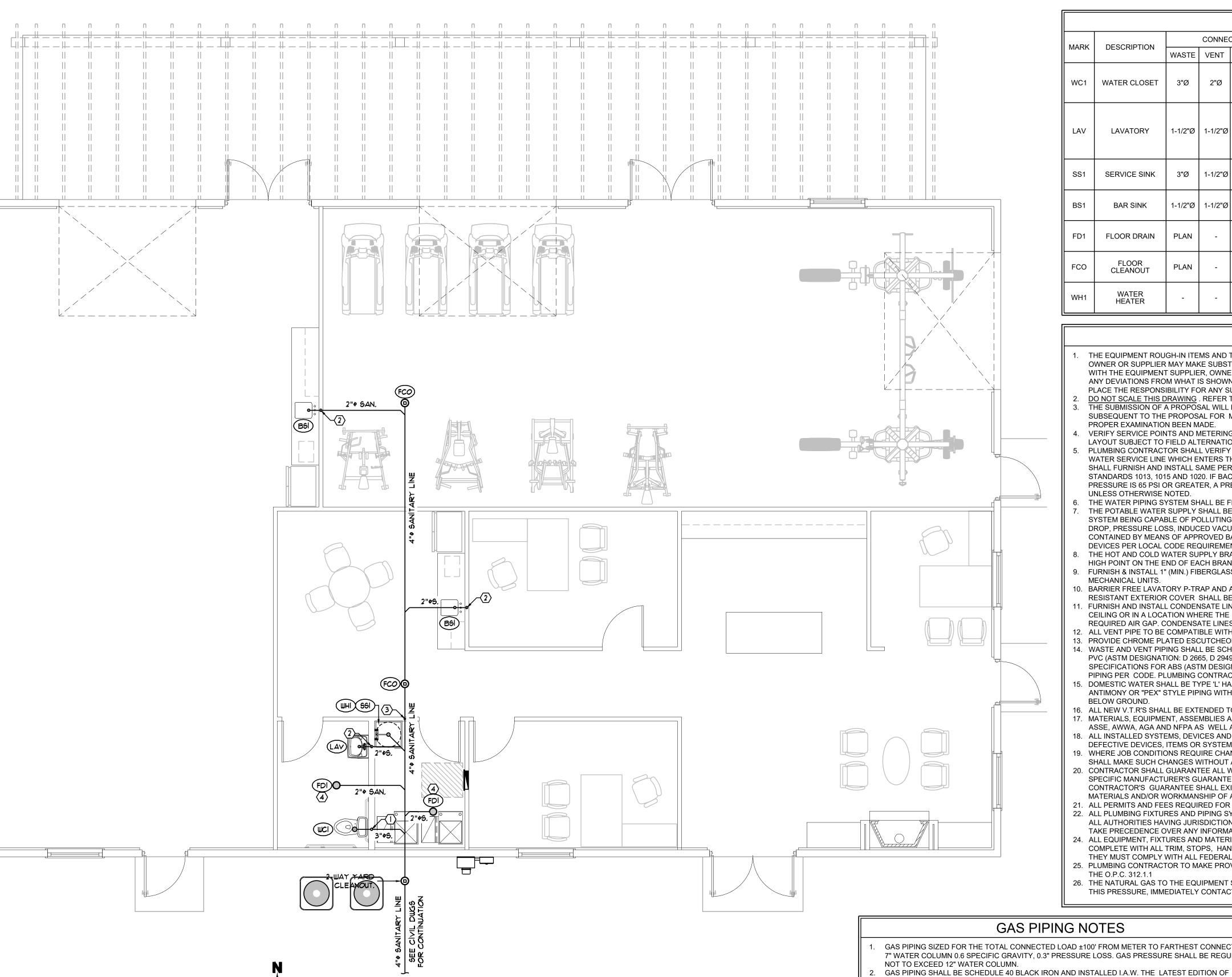


EXPIRES 12.31.21

UILDI OR BUILL RBO TREE NICAL HVAC

> PROJECT NO: DRAWN BY: CHECKED BY:

M-1



SANITARY PLUMBING PLAN

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

	PLUMBING FIXTURE SCHEDULE											
MARK	DESCRIPTION		CONNE	CTIONS		MANUEACTURER	MODEL N	UMBERS	REMARKS			
IVIARK	DESCRIPTION	WASTE	VENT	COLD	НОТ	MANUFACTURER	FIXTURE	FAUCET	REWARKS			
WC1	WATER CLOSET	3"Ø	2"Ø	1/2"Ø	ı	AMERICAN STANDARD	#215CA.104	-	"CADET PRO" ADA ELONGATED, 17" HIGH RIM, FLOOR MOUNTED VITREOUS CHINA, 1.28 GPF COLOR TO BE WHITE. HANDLE TO BE INSTALLED ON WIDE SIDE PER ADA. OLSONITE: #95SS OPEN FRONT SEAT LESS COVER, OATEY #43495 CLOSET FLANGE, ZURN: #Z8800CR 3/8" POLISHED CHROME ANGLE SUPPLY STOP.			
LAV	LAVATORY	1-1/2"Ø	1-1/2"Ø	1/2"Ø	1/2"Ø	AMERICAN STANDARD	#0355.012	-	"LUCERNE" WALL HUNG, VITREOUS CHINA, ADA LAVATORY, DRILLED FOR CONCEALED ARM CARRIER W/ FAUCET HOLES ON 4" CENTERS. SET COMPLETE W/ STRAINER, BRASSCRAFT COMMERCIAL RIGID SUPPLIES, ANGLE STOPS AND CHROME PLATED 17 GA. LA. PATTERN			
	LAVATORY		1-1/2 Ø			MOEN	-	#WSL84502	CAST BRASS P-TRAP w/ SECURED ESCUTCHEN. INCLUDE IPS TRUEBRO ADA COMPLIANT INSULATION KIT FOR WASTE & HOT AND COLD WATER LINES. INSTALL THERMOSTATIC MIXING VALVE SET TO 110° MEET'G ASSE 1070. COLOR TO BE WHITE.			
SS1	SERVICE SINK	3"Ø	 1-1/2"Ø	1/2"Ø	1/2"Ø	FIAT	#MSB-2424	-	MOLDED STONE 24"x24"x10" FLOOR MOUNTED MOP SINK. 3"Ø - CENTER DRAIN. MOP HANGER: #889-C. BUMPER GUARD: #E-77-AA.			
	CLIVIOL CIVIL	0.0	1 1/2 2	172.0	1,2 0	FIAT	-	#830-AA	AND HOSE BRACKET: #832-AA, FAUCET HAS VACUUM BREAKER.			
BS1	BAR SINK	1-1/2"Ø	1-1/2"Ø	1/2"Ø	1/2"Ø	ELKAY	#DXUH1210	-	18GA. STAINLESS STEEL UNDERMOUNT BAR SINK W/ SOUND DEADENING PADS. INSTALL PER O.P.C. w/ ALL REQUIRED			
	BARCOINIC	1-1/2 9	1-1/2 0	1/2 0	1/2 0	ELKAY	-	#LKAV3021	MATERIALS & PARTS.			
FD1	FLOOR DRAIN	PLAN	-	1	-	ZURN	#EZ1	-	5"Ø LIGHT-DUTY FLOOR DRAIN w/ ADJUSTABLE NICKEL BRONZE TOP & TRAP PRIMER CONNECTION.			
FCO	FLOOR CLEANOUT	PLAN	-	-	-	ZURN	#Z1400-VP	-	ADJUSTABLE LEVELING, GAS AND WATERTIGHT, VANDAL PROOF SCREWS w/ POLISHED NICKEL BRONZE TOP COVER.			
WH1	WATER HEATER	-	-	3/4"Ø	3/4"Ø	RHEEM	#XE20S06ST38U0	-	20 GALLON ELECTRIC WATER HEATER w/ DUAL 3800 WATT ELEMENT. ELECTRIC: 240 VOLTS.			

PLUMBING GENERAL NOTES

- THE EQUIPMENT ROUGH-IN ITEMS AND THEIR DIMENSIONED LOCATIONS FOR ALL CONNECTIONS ARE ACCURATE TO THE BEST OF OUR KNOWLEDGE. IN SOME INSTANCES THE OWNER OR SUPPLIER MAY MAKE SUBSTITUTIONS OR THE EQUIPMENT ITEMS MAY VARY FROM WHAT IS SHOWN. THEREFORE, THESE ITEMS AND DIMENSIONS SHALL BE VERIFIED WITH THE EQUIPMENT SUPPLIER, OWNER AND/OR EQUIPMENT ROUGH-IN DRAWINGS. THE ARCHITECT/ENGINEER SHALL BE IMMEDIATELY NOTIFIED, PRIOR TO CONSTRUCTION, OF ANY DEVIATIONS FROM WHAT IS SHOWN OR IMPLIED ON THESE DRAWINGS. FAILURE OF THE APPROPRIATE CONTRACTOR TO VERIFY ROUGH-INS OR THEIR LOCATIONS SHALL PLACE THE RESPONSIBILITY FOR ANY SUBSEQUENT RELOCATION AND/OR ADDITIONAL ROUGH-INS DIRECTLY UPON THE CONTRACTOR
- DO NOT SCALE THIS DRAWING . REFER TO ARCHITECTURAL FLOOR PLANS FOR BUILDING DIMENSIONS. THE SUBMISSION OF A PROPOSAL WILL BE CONSTRUED AS EVIDENCE THAT THE CONTRACTOR HAS FAMILIARIZED HIMSELF WITH THE PLANS AND BUILDING SITE. CLAIMS MADE SUBSEQUENT TO THE PROPOSAL FOR MATERIALS AND LABOR BECAUSE OF DIFFICULTIES ENCOUNTERED WILL NOT BE RECOGNIZED, IF THEY COULD HAVE BEEN FORESEEN HAD
- VERIFY SERVICE POINTS AND METERING LOCATIONS FOR PROJECT WITH LOCAL UTILITIES AND/OR LANDLORD (DOMESTIC WATER, SANITARY SEWER, GAS, ETC.). SANITARY PIPING LAYOUT SUBJECT TO FIELD ALTERNATIONS AS REQUIRED. ANY ALTERATIONS MADE SUBJECT TO APPLICABLE PLUMBING CODES.
- PLUMBING CONTRACTOR SHALL VERIFY WITH THE LOCAL HEALTH DEPARTMENT AND/OR WATER COMPANY AS TO THE METER AND VALVING ARRANGEMENT OF THE DOMESTIC WATER SERVICE LINE WHICH ENTERS THE BUILDING. SHOULD A BACKFLOW PREVENTER ASSEMBLY AND/OR PRESSURE REDUCING VALVE ASSEMBLY BE REQUIRED. THE PLUMBER SHALL FURNISH AND INSTALL SAME PER LOCAL AND STATE REQUIREMENTS. THE BACKFLOW ASSEMBLY SHALL BE A "WATTS" SERIES #909 OR APPROVED EQUAL MEETING ASSE STANDARDS 1013, 1015 AND 1020. IF BACKFLOW PREVENTER IS INSTALLED, PROVIDE PROPERLY SIZED THERMAL EXPANSION TANK IN SUPPLY PIPING OF WATER HEATER. IF WATER PRESSURE IS 65 PSI OR GREATER, A PRESSURE REDUCING VALVE ASSEMBLY SHALL BE A "WATTS" SERIES #25AUB-Z3 OR APPROVED EQUAL SET AT 50 LBS. DELIVERY PRESSURE UNLESS OTHERWISE NOTED.
- THE WATER PIPING SYSTEM SHALL BE FLUSHED AND STERILIZED IN ACCORDANCE WITH LOCAL REGULATIONS. THE POTABLE WATER SUPPLY SHALL BE PROTECTED AGAINST BACKFLOW AND SIPHONAGE BOTH NATURAL AND INDUCED. ALL EQUIPMENT CONNECTED TO THE POTABLE WATER SYSTEM BEING CAPABLE OF POLLUTING OR CONTAMINATING THE POTABLE WATER DISTRIBUTION SYSTEM OR ANY PART THEREOF BY MEANS OF A REVERSAL OF FLOW, PRESSURE DROP, PRESSURE LOSS, INDUCED VACUUM OR BY INJECTION BECAUSE OF ANY PRIMARY OR AUXILIARY PUMPING SYSTEM CONNECTED THERETO MUST BE ISOLATED AND CONTAINED BY MEANS OF APPROVED BACKFLOW DEVICES, CHECK VALVES, AIR GAPS OR VACUUM BREAKERS. PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL THESE DEVICES PER LOCAL CODE REQUIREMENTS.
- . THE HOT AND COLD WATER SUPPLY BRANCHES FOR ALL EQUIPMENT HAVING QUICK CLOSING VALVES OF ANY TYPE SHALL HAVE WATER HAMMER ARRESTORS INSTALLED AT THE HIGH POINT ON THE END OF EACH BRANCH.
- 9. FURNISH & INSTALL 1" (MIN.) FIBERGLASS INSULATION WITH ALL-SERVICE JACKET ON ALL HOT, COLD, RECIRCULATING WATER LINES ABOVE SLAB AND ALL CONDENSATE FROM MECHANICAL UNITS.
- 10. BARRIER FREE LAVATORY P-TRAP AND ANGLE STOP ASSEMBLIES SHALL BE INSULATED WITH TRAP WRAP PROTECTIVE KIT 500R BY BROCAR (1-800-827-1207) OR EQUAL. ABRASION RESISTANT EXTERIOR COVER SHALL BE SMOOTH AND HAVE 1/8" MIN. WALL OVER CUSHIONED FOAM INSERT. FASTENERS SHALL REMAIN SUBSTANTIALLY OUT OF SIGHT. 11. FURNISH AND INSTALL CONDENSATE LINES FROM ANY MECHANICAL EQUIPMENT AS REQUIRED. WHERE LOCAL JURISDICTION REQUIRES ANY CONDENSATE LINE TO RUN ABOVE THE
- CEILING OR IN A LOCATION WHERE THE PIPE'S SWEATING COULD CAUSE DAMAGE, SHALL BE INSULATED. RUN FULL SIZE TO DRAIN OR AS INDICATED ON PLANS. TURN DOWN WITH REQUIRED AIR GAP. CONDENSATE LINES SHALL BE INSTALLED USING GALVANIZED PIPE. P.V.C. OR A.B.S.
- 12. ALL VENT PIPE TO BE COMPATIBLE WITH STRUCTURE, MECHANICAL EQUIPMENT AND DUCTWORK, ELECTRICAL EQUIPMENT AND LIGHTING.
- 13. PROVIDE CHROME PLATED ESCUTCHEONS AT ALL WALL PENETRATIONS. 14. WASTE AND VENT PIPING SHALL BE SCHEDULE 40 OR 80, TYPE 1, GRADE 1, POLYVINYL CHLORIDE COMPOUNDS AS DEFINED AND DESCRIBED IN THESE SPECIFICATIONS FOR RIGID PVC (ASTM DESIGNATION: D 2665, D 2949, F891 OR SCHEDULE 40 OR 30 ACRYLONITRILE-BUTADIENE-STYRENE COMPOUND AS DEFINED AND DESCRIBED IN STANDARD
- SPECIFICATIONS FOR ABS (ASTM DESIGNATION: D2661 OR F 628). IF PVC IS NOT PERMITTED BY CODE CONTRACTOR TO USE CAST IRON IN LIEU OF PVC. INSTALL PVC OR ABS PIPING PER CODE. PLUMBING CONTRACTOR SHALL INSTALL 4" SOIL, WASTE AND GREASE WASTE PIPING WITH A MINIMUM SLOPE OF 1/8" PER FOOT OR AS REQUIRED BY CODE. 5. DOMESTIC WATER SHALL BE TYPE 'L' HARD DRAWN COPPER TUBING (ASTM B-88 LATEST REVISION) WITH WROUGHT COPPER FITTING AND SOLDERED JOINTS WITH 95-5 TIN ANTIMONY OR "PEX" STYLE PIPING WITH ALL REQUIRED FITTING TO MEET APPLICABLE CODES. BELOW GROUND SHALL BE TYPE "K "SOFT COPPER WITH NO JOINTS PERMITTED
- 16. ALL NEW V.T.R'S SHALL BE EXTENDED TO A MINIMUM OF 12" ABOVE PARAPET HEIGHT AND MAINTAINED 10'-0" MINIMUM FROM ALL OUTSIDE AIR INTAKES.
- 17. MATERIALS, EQUIPMENT, ASSEMBLIES AND SYSTEMS SHALL MEET ALL PERTINENT REQUIREMENTS OF NATIONALLY RECOGNIZED TESTING ORGANIZATION SUCH AS THE UL, ASTM, ASSE, AWWA, AGA AND NFPA AS WELL AS THE MOST CURRENT VERSION OF THE STATE CODE AND LOCAL AMENDMENTS.
- 18. ALL INSTALLED SYSTEMS, DEVICES AND RELATED ITEMS SHALL BE TESTED IN PLACE ON SITE PER LOCAL CODE REQUIREMENTS. REPLACE ANY AND ALL CONTRACTOR SUPPLIED DEFECTIVE DEVICES, ITEMS OR SYSTEMS AT CONTRACTOR'S OWN EXPENSE BEFORE COMPLETION OF PROJECT.
- 19. WHERE JOB CONDITIONS REQUIRE CHANGES FROM THE CONTRACT DOCUMENTS THAT DO NOT CHANGE THE SCOPE OR NATURE OF THE WORK REQUIRED, THE CONTRACTOF SHALL MAKE SUCH CHANGES WITHOUT ADDITIONAL COST TO THE OWNER. NO OTHER CHANGES MAY BE MADE WITHOUT WRITTEN PERMISSION OF THE OWNER.
- 20. CONTRACTOR SHALL GUARANTEE ALL WORK FOR WHICH MATERIALS ARE FURNISHED, FABRICATED OR FIELD ERECTED, ALL FACTORY ASSEMBLED EQUIPMENT FOR WHICH NO SPECIFIC MANUFACTURER'S GUARANTEE IS FURNISHED AND ALL WORK IN CONNECTION WITH THE INSTALLATION OF MANUFACTURER'S GUARANTEED EQUIPMENT. THIS CONTRACTOR'S GUARANTEE SHALL EXIST FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL OWNER ACCEPTANCE OF THE WORK AND SHALL APPLY TO ALL DEFECTS IN
 - MATERIALS AND/OR WORKMANSHIP OF ANY KIND. 21. ALL PERMITS AND FEES REQUIRED FOR THE WORK SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR
- 22. ALL PLUMBING FIXTURES AND PIPING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF STATE AND/OR LOCAL CODES. COOPERATE AS REQUIRED WITH ALL AUTHORITIES HAVING JURISDICTION TO INSURE THAT PROPER MATERIALS AND WORKMANSHIP ARE USED. REQUIREMENTS OF STATE AND LOCAL CODES AND AUTHORITIES TAKE PRECEDENCE OVER ANY INFORMATION WHICH IS INDICATED OR IMPLIED ON THESE DRAWINGS.
- 24. ALL EQUIPMENT, FIXTURES AND MATERIALS SHALL BE NEW AND UNUSED, AND INSTALLED IN STRICT CONFORMANCE TO MANUFACTURER'S RECOMMENDATIONS (U.O.N.). PROVIDE COMPLETE WITH ALL TRIM, STOPS, HANGERS, CARRIERS, SUPPORTS, ETC. INCLUDING PROVISIONS FOR BARRIER FREE USE, IF REQUIRED. WHERE FIXTURES ARE ACCESSIBLE, THEY MUST COMPLY WITH ALL FEDERAL A.D.A. REGULATIONS.
- 25. PLUMBING CONTRACTOR TO MAKE PROVISIONS FOR THE TESTING OF ANY NEW OR ALTERED WATER SUPPLY LINES, SANITARY LINES, AND SANITARY VENT LINES AS OUTLINED IN
- 26. THE NATURAL GAS TO THE EQUIPMENT SHALL BE LOW PRESSURE. THE REGULATOR OUTLET PRESSURE SHALL BE 7" WATER COLUMN. IF THE GAS COMPANY IS UNABLE TO PROVIDE THIS PRESSURE, IMMEDIATELY CONTACT THE A/E OR OWNER FOR INSTRUCTIONS. GAS PIPING SHALL BE SCHEDULE 40 BLACK STEEL, U.O.N.

- GAS PIPING SIZED FOR THE TOTAL CONNECTED LOAD ±100' FROM METER TO FARTHEST CONNECTION, 7" WATER COLUMN 0.6 SPECIFIC GRAVITY, 0.3" PRESSURE LOSS. GAS PRESSURE SHALL BE REGULATED
- N.F.P.A. 30-77 FLAMMABLE AND COMBUSTIBLE LIQUIDS CODE), FIRE PREVENTION CODE AND ANY APPLICABLE STATE OR LOCAL CODES. GAS PIPING CONNECTIONS SHALL BE THREADED UNLESS OTHERWISE REQUIRED BY CODE

EXTERIOR GAS PIPING SHALL RECEIVE ONE COAT EACH OF A RUST AND WEATHER RESISTANT PRIMER

- AND TOP COAT. COORDINATE WITH ARCHITECT FOR COLOR. GAS PIPE SIZES 2-1/2" AND GREATER SHALL BE WELDED, IF REQUIRED BY CODE.
- GAS CONNECTIONS PER ANSI ZZ1.69
- ALL VALVES AND FITTINGS SHALL BE LINE SIZE. GAS PIPING BRANCHES SHALL NOT BE REDUCED IN SIZE UNTIL THE POINT OF FINAL CONNECTION TO THE EQUIPMENT BEING SERVED.
- THE NATURAL GAS TO THE EQUIPMENT SHALL BE LOW PRESSURE. THE REGULATOR OUTLET PRESSURE SHALL BE 7" WATER COLUMN. IF THE GAS COMPANY IS UNABLE TO PROVIDE THIS PRESSURE, IMMEDIATELY CONTACT THE A/E OR OWNER FOR INSTRUCTIONS. GAS PIPING SHALL BE SCHEDULE 40 BLACK STEEL, U.O.N.

PLUMBING WASTE & VENT PLAN KEY NOTES

- (1) 2"Ø VENT LINE UP TO ABOVE CEILING FROM 3"Ø OR 4"Ø SANITARY LINE DOWN AND B/F.
- $\langle 2 \rangle$ 1-1/2"Ø SANITARY LINE A/F TO 2"Ø SANITARY LINE DOWN AND B/F, 1-1/2"Ø VENT LINE UP ABOVE CEIL'G.
- $\langle 3 \rangle$ 1-1/2"Ø VENT LINE UP TO ABOVE CEILING FROM 3"Ø OR 4"Ø SANITARY LINE DOWN AND B/F.
- EMERGENCY FLOOR DRAIN / SINK w/ 3"Ø OR 4"Ø SANITARY LINE B/F. WHERE A FIXTURE TRAP IS NOT 4 SUPPLIED W/ WATER ON A REGULAR BASIS INSTALL A WATERLESS IN-LINE DRAIN TRAP SEALER,

PLUN	MBING LEGEND
c\/\	COLD WATER LINE
—— HW ——	HOT WATER LINE
—— н у к ——	HOT WATER RETURN LINE
	NEW SANITARY LINE
··_	EXISTING SANITARY LINE
— G — G —	NEW OIL/GREASE SANITARY LINE
	SANITARY VENT LINE
—— дав——	GAS LINE
—— sтМ ——	STORM WATER LINE
IN	INDIRECT SANITARY LINE
c	CONDENSATE LINE
CW	COLD WATER
HW	HOT WATER
AAV	AIR ADMITTANCE VALVE
AFF	AFTER FINISH FLOOR

— SIM ——	STORIN WATER LINE
— ју ——	INDIRECT SANITARY LINE
— с ——	CONDENSATE LINE
CW	COLD WATER
HW	HOT WATER
AAV	AIR ADMITTANCE VALVE
AFF	AFTER FINISH FLOOR
A/F	ABOVE FLOOR
B/F	BELOW FLOOR
FD	FLOOR DRAIN
FS	FLOOR SINK
VTR	VENT THRU ROOF
HB	HOSE BIB
FPHB	FROST PROOF HOSE BIB

FLOOR CLEANOUT WALL CLEANOUT

YARD CLEANOUT PLUMBING CONTRACTOR ELECTRICAL CONTRACTOR MECHANICAL CONTRACTOR GENERAL CONTRACTOR

TABLE 709.1 DRAINA	AGE FIXTURE UNITS			
FIXTURE	DFU			
WATER CLOSET	4.0			
LAVATORY	1.0			
SERVICE SINK	2.0			
HAND SINK	1.0			
FLOOR SINK	2.0			
FLOOR DRAIN	2.0			
UNIT BY TRAP, S	IZE TABLE 709.2			
1-1/2"Ø	2.0			
2"Ø	3.0			
3"Ø	4.0			

DRAINAGE FIXTURE UNITS

3" SLOPED AT 1/8" PER FOOT MAXIMUM CONNECTED 36 DRAINAGE FIXTURE UNITS.

4" SLOPED AT 1/8" PER FOOT MAXIMUM CONNECTED 180 DRAINAGE FIXTURE UNITS.

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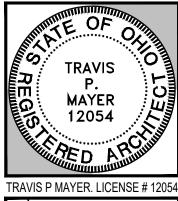
> 0.5" SQUARE. IF THE LOG DOES NOT APPEAR 0.5"SO THE SCALE OF THE DRAW HAS BEEN ALTERED.

DATES & REVISIONS: PRELIMINARY #1 03.09.2 PRELIMINARY #2

REGISTERED STATES: PENNSYLVANIA MICHIGAN INDIANA ILLINOIS **WISCONSIN** NORTH CAROLINA

TRAVIS P. MAYER 1418 OH 60, SUITE #5 VERMILION, OHIO 44089 PHONE: 216.789.8292 MAYERARCHGRP@GMAIL.COM

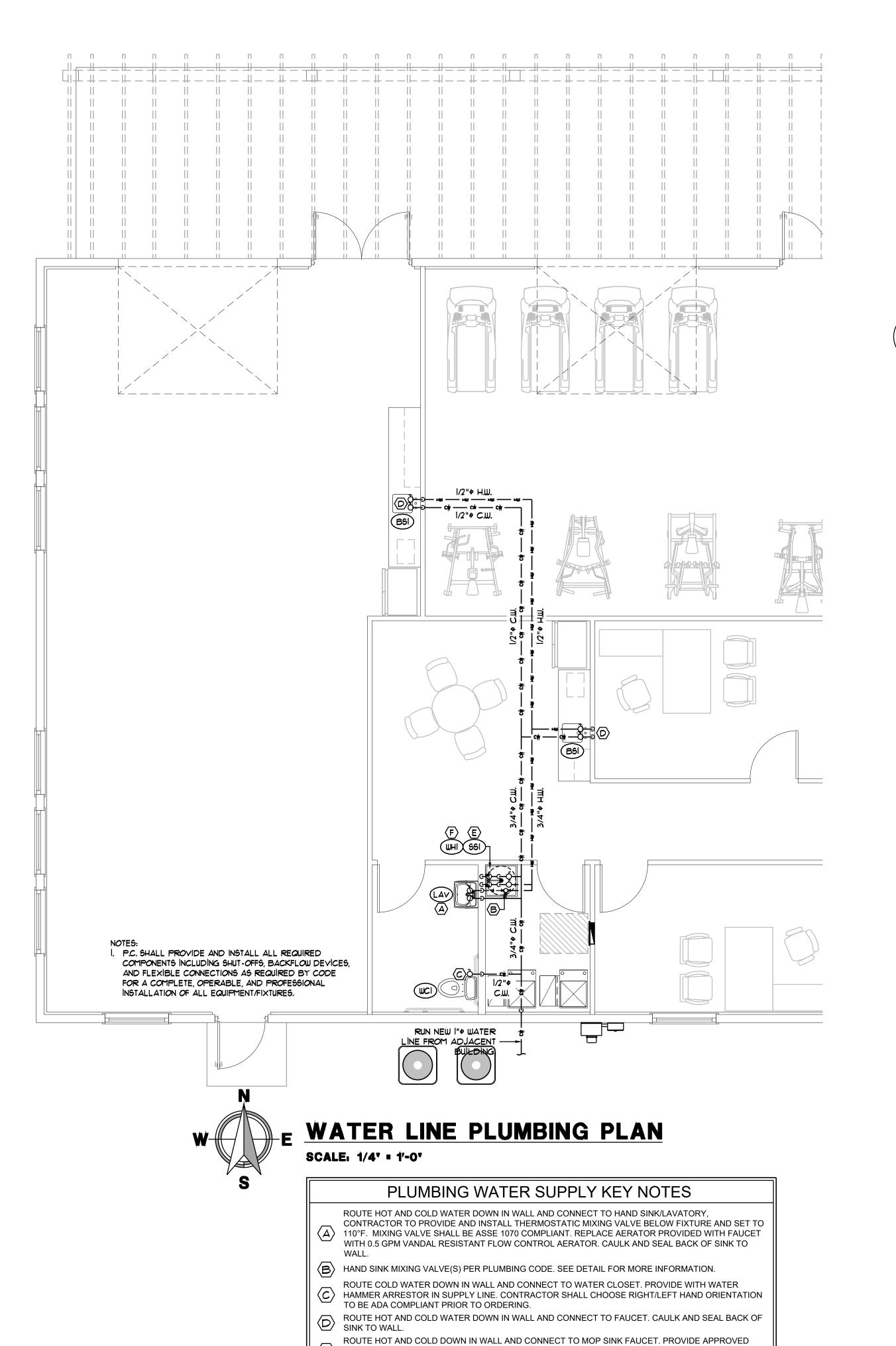
SOUTH CAROLINA

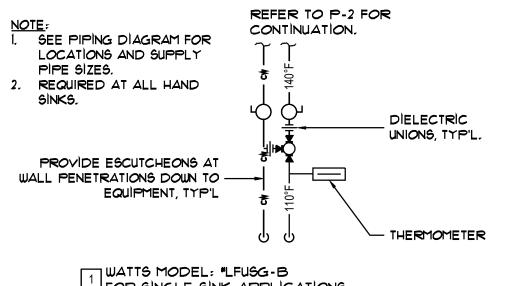


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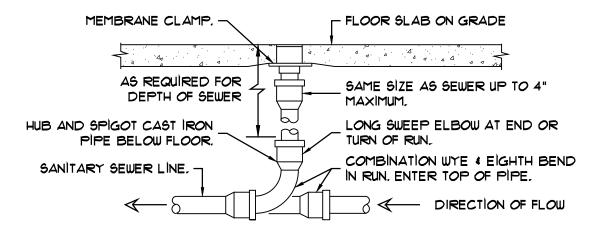
WATTS MODEL: "LFUSG-B FOR SINGLE SINK APPLICATIONS.

WATTS MODEL: *LFMMV FOR WALL HYDRANTS, 2, 3 OR 4 SINK APPLICATIONS. SUPPLIED WITH REMOVABLE PISTON AND THERMAL MOTOR, SEPARATE CHECK STOPS, ROUGH BRONZE FINISH, INSTALL IN SUPPLY

MIXING VALVE PIPING DETAIL SCALE: N.T.S.

PIPING ABOVE CEILING. SET TEMPERATURE AT 110°F.

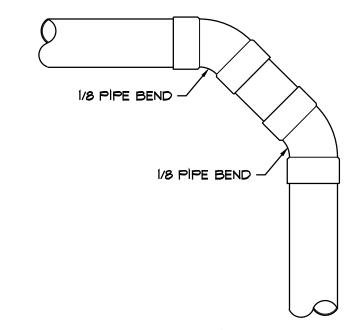
ROUND SECURED GASKETED NICKEL BRONZE ADJUSTABLE TOP WITH "CO" CAST IN COVER. PROVIDE CLEANOUT TOP WITH VARIATIONS SUITABLE FOR FLOOR COVERING (CARPET MARKER, RECESSED FOR TILE, SCORIATED FOR UNFINISHED FLOORS). PROVIDE GASKETED PLASTIC PLUG IN CAST IRON BODY, USE TEFLON JOINT COMPOUND ON PLUG THREADS. CLEAN THE TOP OF EXPOSED FCO AFTER INSTALLATION.



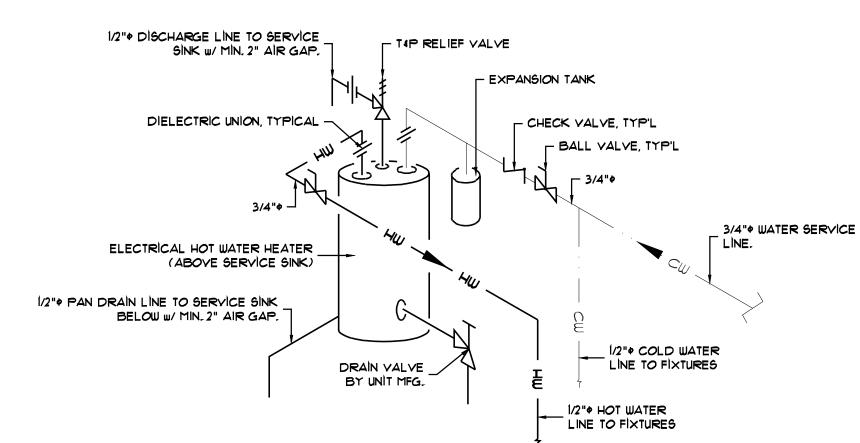
LOCATE AT BUILDING EXIT, AT ENDS OF RUNS, AT TURNS OF PIPE GREATER THAN 45 DEGREES, AT 50' INTERVALS ON STRAIGHT RUNS, AND/OR WHERE SHOWN ON PLANS. PROVIDE BACKFILL PER ARCHITECTURAL SPECIFICATIONS. LOCATE CLEANOUTS WHERE THERE IS 18" CLEAR AROUND. CONSULT LOCAL CODES FOR OTHER FCO REQUIREMENTS.

> FLOOR CLEANOUT DETAIL SCALE: N.T.S.

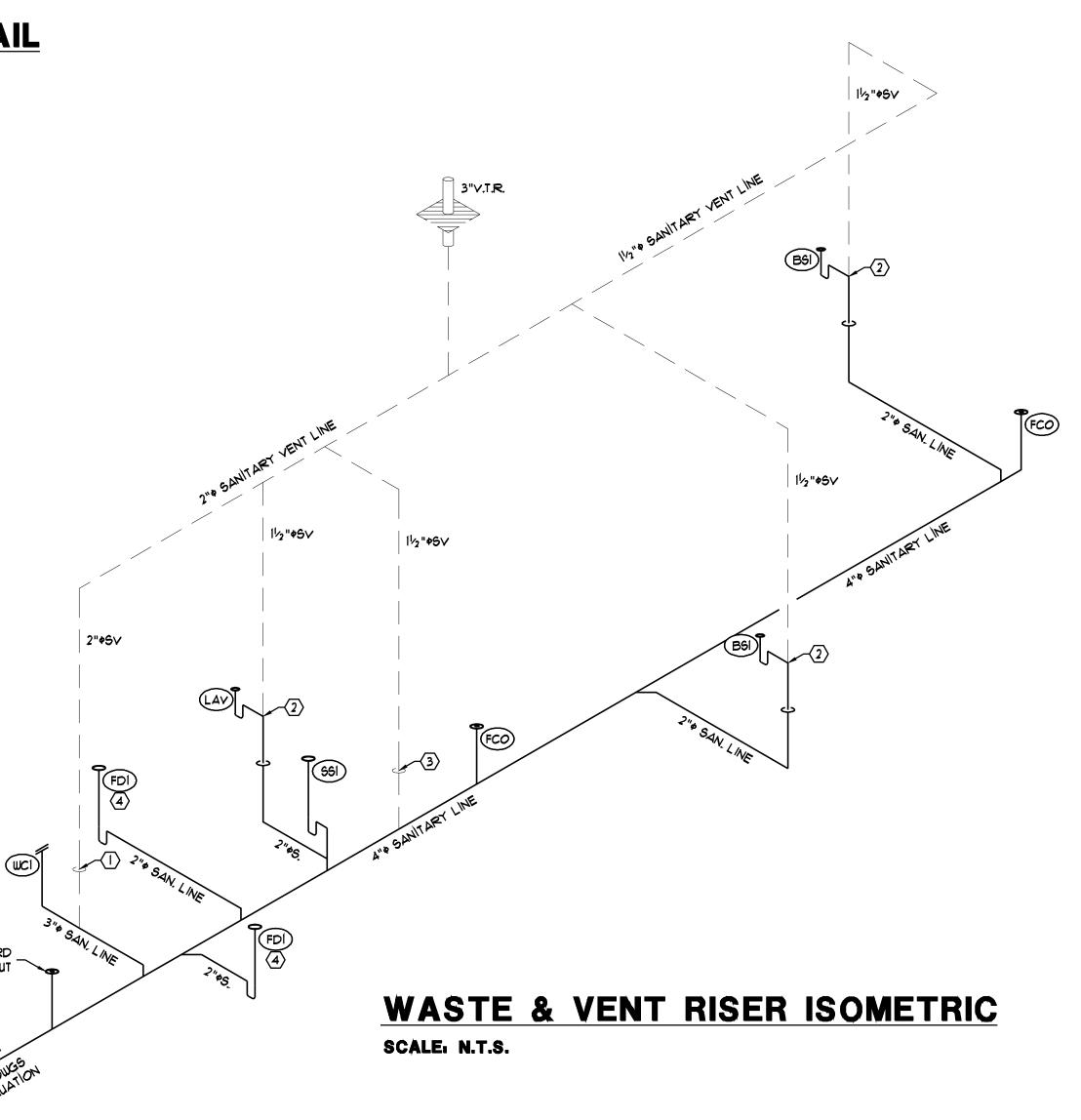
> > 2-WAY YARD CLEANOUT



NON-CLEANOUT PIPING DETAIL SCALE: N.T.S.



ELECTRIC WATER HEATER DETAIL SCALE: N.T.S.



DATES & REVISIONS: PRELIMINARY #1 03.09.2 PRELIMINARY #2 03.31.2

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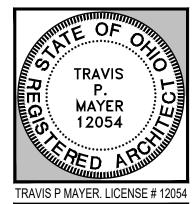
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THE ADJACENT LOGO BOX II 0.5" SQUARE. IF THE LOGO DOES NOT APPEAR 0.5"SQ,

THE SCALE OF THE DRAWI HAS BEEN ALTERED.

REGISTERED STATES: OHIO PENNSYLVANIA MICHIGAN INDIANA ILLINOIS WISCONSIN NORTH CAROLINA SOUTH CAROLINA

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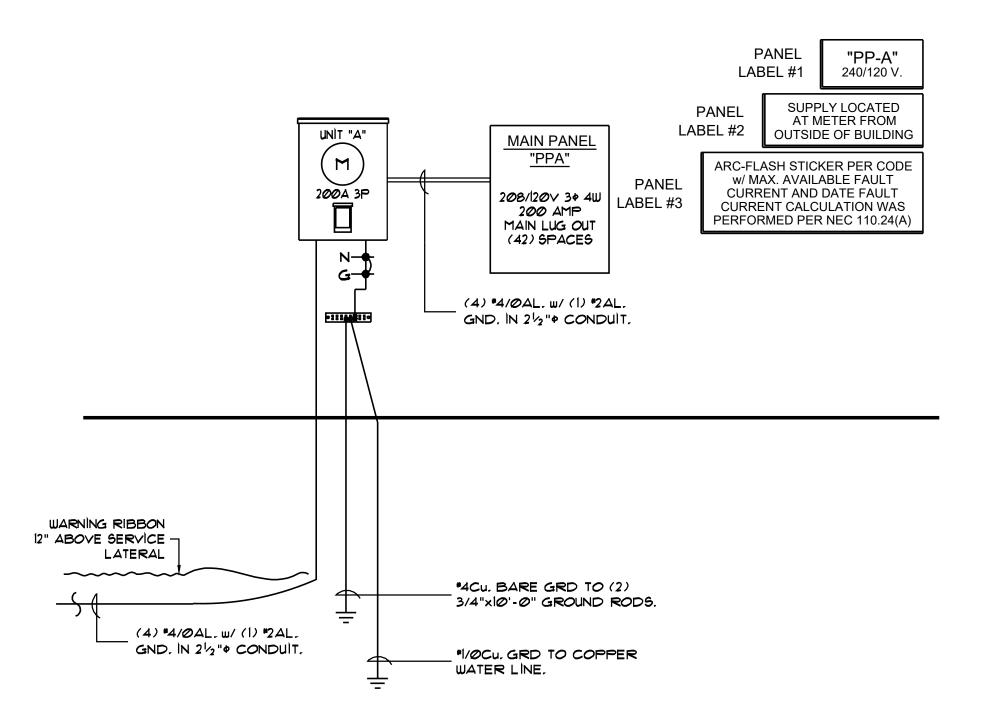
EXPIRES 12.31.21

PROJECT NO: DRAWN BY:

DESIGNERS • PLANNERS

F INSTALLATION SHALL BE INCOMPLIANCE WITH APPLICABLE CODES AND ORDINANCES, REFER TO

P-2



120/208V. 3PH 4W SINGLE LINE SERVICE DIAGRAM AIC RATING OF ELECTRIC DISTRIBUTION EQUIPMENT SHALL BE IN ACCORDANCE WITH LOCAL

POWER UTILITY REQUIREMENTS.

LIGHT FIXTURE SCHEDULE										
TYPE	SYMBOL	DESCRIPTION	MANU.	REFERENCE CATALOG #	LAMP	VOLTS				
A1		2'x4' LED EDGE-LIT CEILING LIGHT FIXTURE. LUMENS = 3,898 FIXTURE WATTAGE = 37 WATTS	LITHONIA OR EQUAL	LED PANEL: #EPANL-2X4-4000LM-80CRI 40K-MIN1-MVOLT	(1) 37watt LED -	MVOLT				
B1	RC	5" LED RECESSED CEILING LIGHT FIXTURE DOWNLIGHT HOUSING (AS REQUIRED) w/ TRIM. LUMENS = 630 / CCT = 2,700 FIXTURE WATTAGE = 8.7 WATTS	HALO OR EQUAL	INTERIOR DOWNLIGHT: LIGHT/TRIM: #RL56	(1) 8.7watt LED -	MVOLT				
D1	\mapsto	WALL MOUNT INTERIOR UP/DOWN WALL SCONCE. LUMENS = 624/66 FIXTURE WATTAGE = 9 WATTS	PROGRESS LTG OR EQUAL	INTERIOR WALL SCONCE: P710071-159-30 -	(1) 9watt LED	120				
E1		LED SURFACE MOUNTED WALL PACK w/ PHOTO-EYE. LUMENS: 5,750 FIXTURE WATTAGE: 54 WATTS	CREE OR EQUAL	EXTERIOR WALL PACK: #E-WLT05B-F40Z -	54watt LED -	120-277				
F1	****	75" LINEAR PENDANT MOUNTED LIGHT FIXTURE. LUMENS: 2,671 FIXTURE WATTAGE: 75 WATTS	WAC LIGHTING OR EQUAL	PENDANT LIGHT: #PD-22775-AL -	75watt LED -	120-277				
X1		COMBINATION EXIT/EMERGENCY LIGHT. UNIVERSAL FACE, RED LETTER, N. CAD BATTERY, REMOTE CAPACITY. FIXTURE WATTAGE = 3.56 WATTS	PROGRESS LIGHTING	EXIT / EMERGENCY: #PECUE-UR-30-RC -	LED 	MVOLT				
X2	•	WALL OR CEILING MOUNTED, REMOTE DUAL HEAD, WET LOCATION UL LISTED, EMERGENCY EXIT DISCHARGE LIGHT POWERED FROM FIXTURE "X1". FIXTURE WATTAGE = 2 WATTS	PROGRESS LIGHTING	REMOTE HEAD: #PERHC-DB-OD-30	LED 	MVOLT				
Х3	-	WALL OR CEILING MOUNTED, DUAL HEAD, EMERGENCY LIGHT FIXTURE w/ SEALED BATTERY. FIXTURE WATTAGE = 0.56 WATTS	PROGRESS LIGHTING	EMERGENCY LIGHTING: #PE2EU-30 -	LED 	MVOLT				
X4	X	WALL, CEILING, OR END MOUNTED EMERGENCY EXIT SIGNAGE. FIXTURE WATTAGE = 1.78 WATTS	PROGRESS LIGHTING	EXIT SIGNAGE: #PETPE-UR-30 -	LED - -	MVOLT				

NOTES:

- COORDINATE LIGHT FIXTURE LOCATION AND MOUNTING w/ OTHER EQUIPMENT AND ARCHITECTURAL ELEVATIONS.
- INSTALL ALL WALL AND SURFACE MOUNTED EXIT SIGN FIXTURES AT THE LOCATION INDICATED AND PROVIDE FACES AND ARROWS AS INDICATED. VERIFY EXACT LOCATION OF ALL EQUIPMENT PER ARCHITECTURAL DRAWINGS.
- 3. J-BOXES SHALL BE PROVIDED FOR ALL EXIT FIXTURES UNLESS FIXTURES ARE APPROVED FOR THROUGH WIRING. EXTERIOR RECEPTACLES SHALL BE W.P. TYPE.
- 4. GENERAL CONTRACTOR SHALL PROVIDE ALL LAMPS, ACCESSORIES & MOUNTING HARDWARE REQUIREMENTS. 5. PROVIDE LIGHT FIXTURE BY MANUFACTURER SPECIFIED OR
- APPROVED EQUAL.

	POWER PANEL "PP-A"															
	ELECTRICAL SERVICE: 120/208 VOLT, 3PH, 4W															
S 	MFR: SQUARE D OR EQUAL BUS: 200A. MAIN LUG OUT: 200 AMP SOURCE: METER BANK FEEDER LOCATION: BOTTOM FEEDER: (4) #4/0 AL. AND (1) #2 AL. GND. IN 2-1/2"Ø CONDUIT															
Т.	CKT.		VOLT - AMPS			BREAKER WIRE SIZE		BREA	BREAKER VOLT - AM				СКТ			
	NO.	BRANCH CIRCUIT	A B C F		SIZE			POLE	AMP	Α	В	С	BRANCH CIRCUIT	NO.		
	1	LITE: RECEPT OFFICE AREA	400			1P	20	#12	#12	1P	20	720			RECPT: RECEPTION	2
T.	3	LITE: HALL / BREAKROOM		600		1P	20	#12	#12	1P	20		720		RECPT: OPEN OFFICE	4
	5	LITE: RR FAN / MECH ROOM			400	1P	20	#12	#12	1P	20			720	RECPT: SALES DISPLAY	6
	7	LITE: MEMBER'S GYM	400			1P	20	#12	#12	1P	20	720			RECPT: OFFICE	8
	9	LITE: MEMBER'S LOUNGE		400		1P	20	#12	#12	1P	20		720		RECPT: OFFICE	10
	11	SPARE			-	1P	20	#12	#12	1P	20			720	RECPT: BREAKROOM	12
	13	WP RECPT: EXTERIOR (N)	800			1P	20	#12	#12	1P	20	750			RECPT: REFRIGERATOR B.R.	14
	15	WP RECPT: EXTERIOR (S)		800		1P	20	#12	#12	1P	20		1200		RECPT: GFCI BREAK RM	16
77	17	EXTERIOR LITES (PHOTO)			700	1P	20	#12	#12	1P	20			1000	RECPT: GFCI BREAK RM	18
	19	RECPT: REFRIGERATOR B.R.	750			1P	20	#12	#12	1P	20	800			RECPT: GYM	20
	21	RECPT: GFCI BREAK RM		1200		1P	20	#12	#12	1P	20		250		RECPT: GYM	22
77	23	RECPT: GFCI BREAK RM			1000	1P	20	#12	щ10	0.0	45			1230	RECPT: TREAD MILL	24
	25	RECPT: MEMBERS LOUNGE	700			1P	20	#12	#12	2P	15	1230			RECEI. TREAD WILL	26
	27	RECPT: MEMBERS LOUNGE		700					#12	2P	45		1230		RECPT: TREAD MILL	28
	29	RECPT: TREAD MILL			1230	٥٦	15		#12	ZP	15			1230	THEORY: THERE WILL	30
T	31	TREOF T. TREATS WILL	1230			2P	15	#12	#8	2P	50	3800			WATER HEATER	32
	33	RECPT: TREAD MILL		1230		2P	15	#12		2	30		3800		WATER TIEATER	34
	35	TREST T. TREATS WILL			1230	25	13	#12	#12	1P	20			550	RECPT: UNIT HEATER	36
Т	37	FURNACE "F-1"	1,200			1P	20	#12	#12	1P	20	1,200			FURNACE "F-2"	38
	39	CONDENSER "CU-1"		2,450		2P	50	#6	#8	2P	40		2,450		CONDENSER "CU-2"	40
	41 CONDENSER CO-1				2,450	21		#0	#0	21	40			2,450	OONBENGER 00-2	42
		CIRCUIT TOTALS	5,480	7,380	7,010	- TOTA			TAL -			9,220	10,370	7,900	CIRCUIT TOTALS	
T	VOLT - AMP TOTAL		VOLT-AMPS									\	OLT-AMP	S		
		BUS A: 14,700 V.A. BUS B: 17,750 V.A. BUS C: 14,910 V.A.													TOTAL LINE AMPS TO BE 159.38 TOTAL AMPS	
т		TOTAL: 47,360 V.A.														
-	 															

ELECTRICAL SYMBOLS

ALL WIRING TO BE FIRST GRADE COPPER, 0-2,000 VOLTS, COMPLYING W/ ARTICLE 310 N.E.C, AND NO SMALLER THAN #12 AWG INSULATED. CONDUCTORS

NOTE: ELECTRICAL DISTRIBUTION EQUIPMENT A.I.C. RATINGS SHALL BE SIZED TO MATCH EXISTING EQUIPMENT AND POWER UTILITY COMPANY REQUIREMENTS.

SHALL NOT EXCEED THE CAPACITY RATINGS AS SCHEDULED IN TABLES 310, N.E.C. AND PROVIDED w/ COMPLYING CIRCUIT PROTECTION.

ELECTRICAL CONTRACTOR TO COORDINATE EQUIPMENT RATINGS WITH POWER UTILITY CO.

ELECTRICAL STRIBULG											
GFI	20 AMP. 120 VOLT NEMA 5-20R GROUNDING TYPE DUPLEX RECEPTACLE w/ SELF-CONTAINED GROUND FAULT INTERRUPTIONS PROVISIONS. M.H. 18" TO CENTER UNLESS OTHERWISE NOTED.	30/3 3R	DISCONNECT SWITCH, EX: 30 INDICATES AMPACITY, 3 INDICATES 3 POLE, 3R INDICATES NEMA 3R ENCLOSURE, N INDICATES NON-FUSED								
220	DEDICATED 220 VOLT RECEPTACLE. SIZE BREAKER AND WIRE ACCORDINGLY. M.H. 18" TO CENTER UNLESS OTHERWISE NOTED.	PP-1: #1	3/4"DIA. x 10'-0"LONG COPPER GROUND ROD. SEE GROUNDING DETAIL AND/OR SINGLE LINE DIAGRAM FOR WIRE SIZES, TYPICAL.								
	WEATHERPROOF OUTLET w/ G.F.I. M.H. 18" TO CENTER UNLESS OTHERWISE NOTED.	FF-1.#1	HOMERUN TO PANELBOARD, 3/4" MINIMUM. LETTER INDICATES PANEL, NUMBERS INDICATE CIRCUITS.								
	ISOLATED GROUND DUPLEX RECEPTACLE OUTLET M.H. 18" TO CENTER UNLESS OTHERWISE NOTED. DUPLEX RECEPTACLE NEMA 5-20R, 18" A.F.F.TO CENTER OF BOX. UNLESS NOTED OTHERWISE. M.H. 18" TO CENTER UNLESS OTHERWISE NOTED.	HOT GRD	BRANCH CIRCUIT CONDUIT, 1/2" MINIMUM, CONCEALED BELOW SLAB, IN CLGS., OR WALLS. SLASH MARKS INDICATE NO. OF CONDUCTORS #12 AWG. UNLESS NOTED OTHERWISE.								
#	4-PLEX 20 AMP 120 VOLT 2 POLE 3 WIRE RECEPTACLE MOUNTED IN COMMON BOX WITH COMMON 2 GANG PLATE. M.H. 18" TO CENTER UNLESS OTHERWISE NOTED.	—	CABLE TERMINAL OUTLET MTD. @ 18" AFF, U.N.O. TELE/FAX OUTLET MTD. @ 18" AFF, U.N.O. STUB 3/4"C. INTO ACCESSIBLE LOCATION ABOVE CEILING. PROVIDE BLANK COVER PLATE. "2D" = DOUBLE								
HGFI	4-PLEX 20 AMP. 120 VOLT NEMA 5-20R GROUND'G TYPE DUPLEX RECEPTACLES W/ SELF-CONTAINED GROUND FAULT INTERRUPTIONS PROVISIONS. MT.	\triangleright	TELE/COMPUTER OUTLET MTD. @ 18" AFF, U.N.O. STUB 3/4"C. INTO ACCESSIBLE LOCATION ABOVE CEILING. PROVIDE BLANK COVER PLATE. "2D" = DOUBLE								
USB	IN COMMON BOX w/ COMMON 2 GANG PLATE. M.H. 18" TO CENTER UNLESS OTHERWISE NOTED. COMBO DUPLEX RECEPTACLE NEMA 5-20R w/ (2) USB PLUGS 42" A.F.F.TO CENTER OF BOX. U.N.O.	GND. M.H. WP.	GROUND MOUNTING HEIGHT (FROM FINISH FLOOR) WEATHERPROOF								
S	JUNCTION BOX FOR SIGNAGE, SIZE ACCORDINGLY.	A.F.F. EX.	ABOVE FINISHED FLOOR EXISTING								
\odot	JUNCTION BOX, SIZE ACCORDINGLY.		TIME CLOCK								
(T)	LINE VOLTAGE THERMOSTAT	\$	20 AMP 120/277 VOLT SINGLE POLE TOGGLE SWITCH								
	SPECIAL VOLTAGE OR AMPERAGE, SIZE ACCORDINGLY.	\$3/4	20 AMP 120/277 VOLT 3 OR 4 WAY TOGGLE SWITCH								
	BRANCH CIRCUIT PANELBOARD CEILING OR WALL MOUNTED DUAL TECHNOLOGY	\$ D/3D/4D	20 AMP 120/277 VOLT DIMMER SWITCH / 3 OR 4 WAY DIMMER								
<u>o</u> s	OCCUPANCY LIGHTING SENSOR.	\$ ₀₅	20 AMP 120/277 VOLT OCCUPANCY SENSOR SWITCH								
DS	CEILING MOUNTED DAYLIGHT SENSOR, CONNECT TO WALL SWITCHING PER MANUFACTURERS INSTALL DIRECTIONS	9 9 9	20 AMP 120/277 VOLT MANUAL OVERRIDE SWITCH FOR TIME CLOCK								

ELECTRICAL POWER GENERAL NOTES

- ALL WORK MUST COMPLY WITH NEC, NFPA, LIFE SAFETY AND LOCAL APPLICABLE CODES.
- 2. ALL EXT. DISC. SWITCHES SHALL BE NEMA 3R RATED WEATHERPROOF AND INSTALLED IN ACCORDANCE WITH NEC 110-16.
- 3. EXTERIOR RECEPTACLES SHALL BE WEATHERPROOF TYPE.
- 4. ALL CONDUCTORS TO BE COPPER THHN. 5. ALL CONDUCTORS TO BE #12 THHN HOT, NEUT, GND UNLESS NOTED OTHERWISE.
- 6. ALL ELECTRICAL SHALL BE INSTALLED PER THE LATEST NATIONAL ELECTRICAL CODE REQUIREMENTS.
- ALL RECEPTACLES LOCATED WITHIN 6'-0" OF ANY SINK EDGE IS REQUIRED BY CODE TO HAVE GFIC PROTECTION. 8. ALL ELECTRICAL CONDUCTORS IN WET OR DAMP LOCATIONS SHALL BE INSTALLED PER NEC 310.10.
- 9. ALL SWITCHES AND CONTROLS SHALL BE MOUNTED AT 48" AFF.
- 10. ELECTRICIAN TO USE THEIR OWN DISCRETION ON PANEL LAYOUT. 11. RECEPTACLE SHALL BE SPACED PER NEC 210.60
- 12. ELECTRICAL DEVICES SHALL BE LISTED & LABELED FOR THE APPLICATION IN WHICH THEY ARE INSTALLED. (NEC 110.3) 13. ALL 125-VOLT, 1 Ph, 15 AND 20 AMP RECEPTACLES IN KITCHENS & BATHROOMS SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER
- PROTECTION COMPLYING WITH NEC 210.8 (B) (2) 14. ALL BRANCH CIRCUIT CONDUCTORS FROM THE PANEL BOARD(S) TO THE FIRST OUTLET SHALL BE INCREASED TO THE NEXT LARGER SIZE
- WHERE THE LENGTH OF THE HOME-RUN EXCEEDS 100'-0" ON 120/208V CIRCUITS. 15. CIRCUITS SHALL BE REARRANGED AS REQUIRED TO MAINTAIN THE MOST BALANCED LOADS ON EACH PHASE WITHIN EACH PANEL. E.C.
- SHALL PROVIDE A TYPED PANELBOARD SCHEDULE AND INSTALL IT ON INSIDE COVER OF EACH PANEL. 16. ALL BRANCH CIRCUITS SHALL BE PROVIDED WITH A SEPARATE NEUTRAL CONDUCTOR. NEUTRALS SHALL NOT BE SHARED PER 2017 NEC

ELECTRICAL LIGHTING GENERAL NOTES

- PROVIDE A DISCONNECTING MEANS FOR EACH MULTI-WIRE LIGHTING BRANCH CIRCUIT IN ACCORDANCE w/ NEC 410.130(G)(1) THRU (3). DISCONNECTING MEANS SHALL BE LOCATED AT POINT WHERE CIRCUIT ORIGINATES AND SHALL SIMULTANEOUSLY DISCONNECT ALL
- UNGROUNDED CONDUCTORS. ALL EMERGENCY BATTERY PACK FIXTURES AND NITE LIGHT FIXTURES SHALL BE PROVIDED w/ AN UNSWITCHED CONSTANT HOT
- CONNECTION TO THE CHARGING LEAD.
- ALL ELECTRICAL LIGHT FIXTURES MAY BE SUBSTITUTED BY APPROVED EQUALS. VERIFY LIGHT FIXTURES WITH OWNER BEFORE ORDERING. EMERGENCY LIGHTING SHALL BE INSTALLED SO THAT THE FAILURE OF ANY INDIVIDUAL LIGHTING ELEMENT, SUCH AS THE BURNING OUT OF A LIGHT BULB, CAN NOT LEAVE IN DARKNESS ANY SPACE THAT REQUIRES EMERGENCY ILLUMINATION. THIS NOTES HOLDS TRUE FOR ALL EMERGENCY AND EXIT LIGHTING DEVICES.

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DATES & REVISIONS:

PRELIMINARY #1 03.09.2

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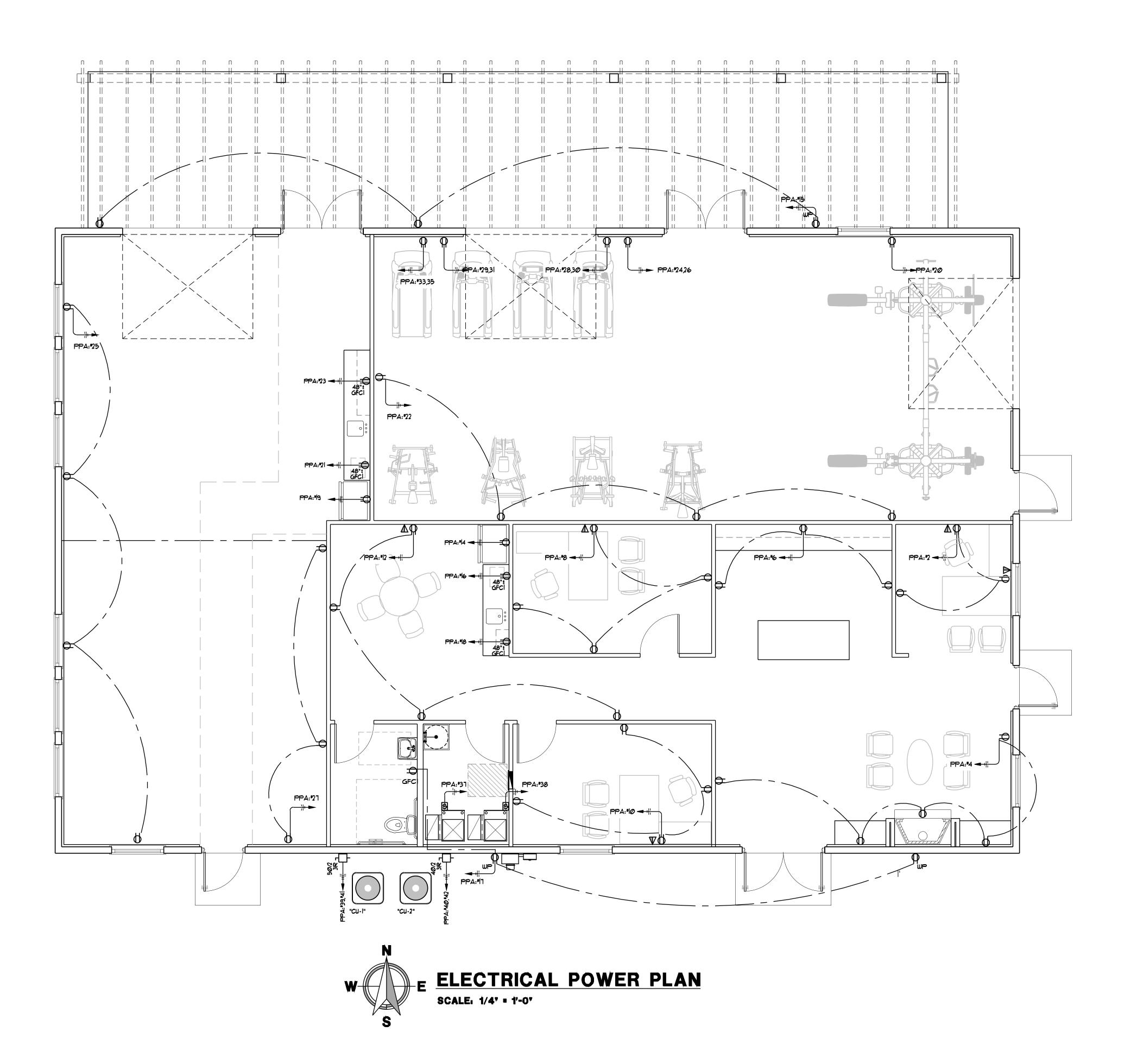
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PRELIMINARY #2

THE ADJACENT LOGO BOX I 0.5" SQUARE. IF THE LOGO DOES NOT APPEAR 0.5"SQ,

THE SCALE OF THE DRAWI HAS BEEN ALTERED.

E-1



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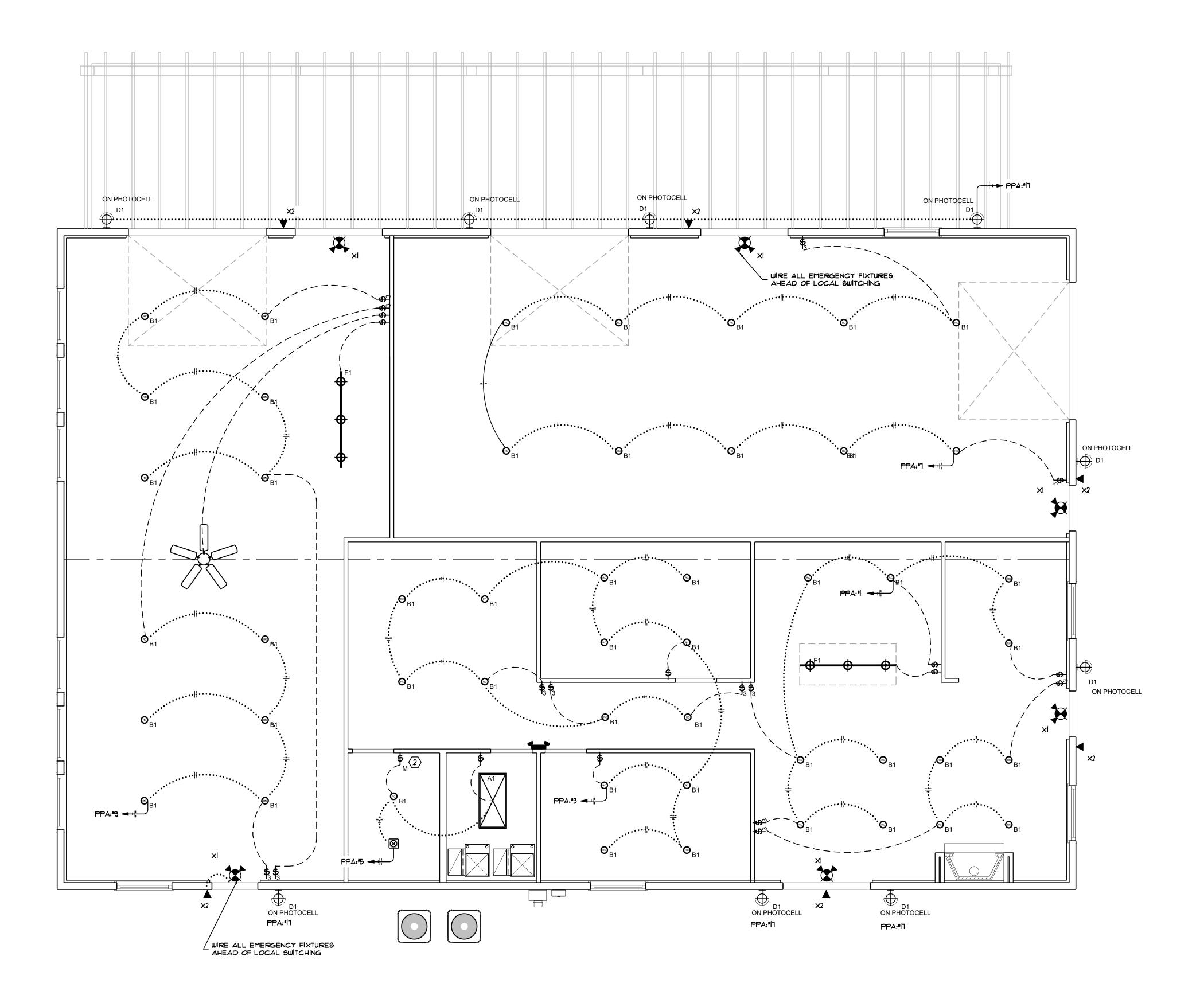
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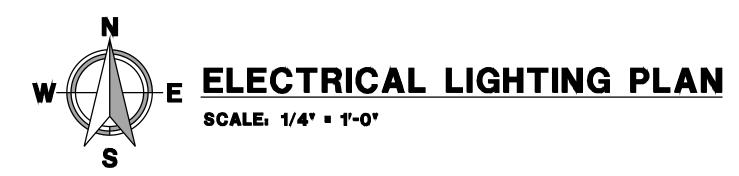
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ELECTRICAL CODED NOTES

- RESTROOM EXHAUST FAN INTERLOCKED TO THE LIGHTING CONTROL SWITCH/SENSOR. PROVIDE RELAY AS REQUIRED. INSTALL PER MANUFACTURER'S REQUIREMENTS. REFER TO MECHANICAL PLANS FOR LOCATION.
- OCCUPANCY SENSOR (WALL BOX, 120V, DUAL-TECHNOLOGY TYPE)
 ACUITY: #WSX PDT SA WH
- E.C. TO CONNECT ALL EXIT AND EMERGENCY LIGHTING TO LOCAL CIRCUIT AND AHEAD OF ALL SWITCHING.

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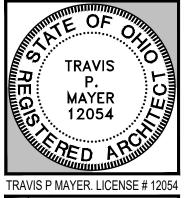
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