AGENDA
CITY PLANNING COMMISSION

City Governance Center - Council Chambers
6151 Brandt Pike
August 11, 2026
6:00 P.M.

1. Call Meeting To Order

2. Roll Call

3. Opening Remarks By The Chair and Commissioners

4. Citizens Comments

5. Swearing of Witnesses

6. Pending Business

   A. None

7. New Business

   A. DETAILED DEVELOPMENT PLAN - The applicant, OAKES TREE DEVELOPMENT, is requesting approval of a Detailed Development Plan for 199 single family residential lots. Property is located at 5001 Old Troy Pike (DDP 26-21).

   B. MINOR CHANGE - The applicant, TEXAS ROADHOUSE, is requesting approval of a Minor Change for construction of a 627 SF addition within the dining room to add an extra 48 seats and a toilet room. Property is located at 5611 Merily Way (MC 26-22).

C. REPLAT -The applicant, THE CITY OF HUBER HEIGHTS, is requesting approval of a Replat of 4.047 acres. Property is located at 6701 Executive Blvd. (RP 26-23).

D. CODE REWRITE - The applicant, THE CITY OF HUBER HEIGHTS, is requesting approval and adoption of the Zoning Diagnostic Report which serves as a policy framework for the zoning code update. (CR 26-24).

8. Additional Business

A. None

9. Approval of Minutes

A. Without objection the minutes of the July 14, 2026, Planning Commission meeting are approved.

10. Reports and Calendar Review

11. Upcoming Meetings

A. September 15, 2026 (Third Tuesday)
October 13, 2026

12. Adjournment

AI-11698 **7. A.**

Planning Commission

Meeting Date: 08/11/2026

DETAILED DEVELOPMENT PLAN

Information

Agenda Title

DETAILED DEVELOPMENT PLAN - The applicant, OAKES TREE DEVELOPMENT, is requesting approval of a Detailed Development Plan for 199 single family residential lots. Property is located at 5001 Old Troy Pike (DDP 26-21).

Purpose and Background

Attachments

Staff Report
Decision Record
Application
Drawings
Fire Assessment
Resident Letter

Memorandum

Staff Report for Meeting of August 11, 2026

To: Huber Heights City Planning Commission

From: Hailey Hayes, City Planner

Date: July 31, 2026

Subject: DDP 26-21 Miami Bluffs Subdivision
(Application dated July 20th, 2026)

Department of Planning and Zoning City of Huber Heights

APPLICANT/OWNER:	Oakes Tree Development – Applicant Francis and Mary Marisco – Owner
DEVELOPMENT NAME:	Miami Bluffs – Detailed Development Plan
ADDRESS/LOCATION:	5001 Old Troy Pike
ZONING/ACREAGE:	Agricultural / 58.263 acres.
EXISTING LAND USE:	Agricultural/ Retail
ZONING ADJACENT LAND:	North: R-5 South: A (City of Riverside) East: B-1/ B-2/R-4 West: A – Agriculture
REQUEST:	The applicant requests Detailed Development Plan approval for 199 single-family residential lots.
ORIGINAL APPROVAL:	N/A
APPLICABLE HHCC:	Chapter 1171, 1179, 1101, 1111, 1109
CORRESPONDENCE:	In Favor – None Received In Opposition – None Received

STAFF ANALYSIS AND RECOMMENDATION:

Overview

The proposed Miami Bluff Subdivision is a residential development consisting of 199 single-family 45-foot by 125-foot lots (5,625 square feet each). Staff does not anticipate that the proposed development will have a negative impact on the surrounding neighborhood.

The subdivision includes three stormwater management facilities and two points of ingress and egress. Two access points are located along the west side of Old Troy Pike. The applicant is proposing a stub street for a future connection to Vitek Drive along the northern boundary of the site. Connecting Vitek Drive is not proposed at this time.

The applicant is proposing a "Lifestyle Product" featuring smaller homes on reduced-size lots designed to appeal to households seeking lower-maintenance living while still offering modern amenities. Planned neighborhood amenities include landscaped open space, connectivity, and pickleball courts to encourage recreation and community interaction.

Development Standards

Current Residential Setbacks

- Front Yard: 25 feet
- Rear Yard: 30 feet
- Side Yard: 5 feet

Open Space

The development includes approximately 18.09 acres of open space. A central recreational area will feature two pickleball courts that integrate with the neighborhood network, providing convenient pedestrian access for residents.

Topography

The majority of the site consists of relatively flat agricultural land with minimal changes in elevation. However, the southwestern portion of the property contains a wooded area with significant topographic variation that naturally drains toward the Great Miami River. This area will require careful consideration during site development to preserve existing drainage patterns.

Utilities

Water service will be provided through an existing water main located along Old Troy Pike. Sanitary sewer service will be extended to the site by connecting new sanitary sewer lines to an existing manhole located on the southwestern portion of the property, which ultimately conveys wastewater to the Tri-Cities wastewater system.

Signage
The development includes gateway signage at the two primary entrances located along the east side of the site to improve visibility for both northbound and southbound traffic within public right of way. Each entrance will feature signage with black aluminum fencing and stone columns.

The entrance areas will be landscaped with Juniper, Switch Grass, Fothergilla, and London Planetrees to enhance the overall appearance of the site. The South Gateway Entrance will also include a City of Huber Heights sign, as it is located near the City's southern jurisdictional boundary.

Staff Proposed Development Regulations

Residential Density
- Maximum gross residential density shall not exceed five (5) dwelling units per acre.
- Gross density calculations shall include all land within the development, including public rights-of-way, recreational areas, civic uses, commercial areas, and other nonresidential uses.

Open Space Requirements
- A minimum of 25 percent of the total site area (58.26 acres), or approximately 14.6 acres, shall be preserved as open or green space.
- Open space may consist of both public and private areas and may be developed in phases as Detailed Development Plans are submitted.

Roadway Connectivity
- Street connectivity shall generally conform to the Basic Development Plan submitted with the application dated May 19, 2026.
- Flexibility in the final roadway layout is permitted; however, all public streets and related infrastructure shall be subject to review and approval by the City Engineer during the Detailed Development Plan process.

Applicable Subdivision Regulations
The applicable subdivision regulations are Chapter 1179 – PM Planned Mix Use District.

Development Standards
Except when specifically modified herein, the provisions of the Planning and Zoning Code shall govern. The following development standards apply to a PM development:
(a) *Minimum Land Area Requirement.* A minimum of 20 acres shall be required.
(b) *Covenants.* The developer of a PM development shall be required to submit a set of covenants or deed restrictions with the Basic Development Plan application that will outline, at a minimum, development standards and guidelines established in this

chapter and any other requirements the developer and/or Planning Commission deems necessary. The Planning Commission may require additional or amended covenants as it deems necessary to ensure compliance with the Planning and Zoning Code and the Planned Mixed Use District.

(c) *Required* Mix *of Land Uses.* A developer shall be required to provide a mix of land uses in a PM Development. At a minimum, at least two of the following uses are required in a PM Development: residential, commercial, office, institutional, and/or industrial.

(d) *Site Planning.*

(1) The combination of different uses whether as part of one building or as part of the overall development shall be designed and developed so as not to create a nuisance by excessive noise, light, vibration, odor or any other annoyances for any uses within the development or neighboring properties.

(2) A PM development is to be designed so that buildings and structures are clustered and open space areas are preserved and maintained. Special care shall be given to protect preexisting natural features including, but not limited to, woodlands, ravines, streams, lakes, ponds, and/or flood plains. Impervious surface coverage, including, but not limited to, buildings, parking area, and accessways, shall not exceed 75 percent of the total development area. Therefore, 25 percent of the development area shall be reserved for green space.

(3) The number of ingress and egress points onto the public streets shall be limited in order to reduce the number of traffic conflict points. Adequate and properly arranged facilities for internal pedestrian and traffic circulations shall be provided. The street and thoroughfare network shall be designed to minimize truck traffic through residential areas of the development.

(4) Parking systems shall be designed so as to discourage single large unbroken paved lots for off-street parking and shall encourage smaller defined parking areas within the total parking system. Underground parking facilities are encouraged.

(5)The development shall be designed to tie all the uses into one overall community and encourage walking, biking, running, and alternative modes of transportation. Developers are encouraged to incorporate bus stops, bikeways, walkways, and crosswalks into an overall thematic scheme for pedestrian traffic. Sidewalks shall be required except, in the case of a golf course or specific open space development, the Planning Commission may determine them to be unnecessary.

(6) Any signs as proposed within this district, shall comply with Chapter 1189 "Signs". Additionally, a developer of a PM development shall develop and submit with the Detailed Development Plan application, a comprehensive set of graphic design criteria for signage in the development. This set of graphic design criteria for signage shall be approved by the Planning Commission and shall apply to all signage requests within the development. The criteria shall include, at a minimum, the sizes permitted (if different from Chapter 1189), colors permitted, materials permitted, typefaces permitted, type size permitted, and permitted illumination. Compliance with the on-site comprehensive graphics shall be verified by the Zoning Administrator during the sign permit review process.

(7) Minimum lot area, frontage and setback requirements may be varied to allow greater flexibility in design. However, the following shall be used as a guideline for development:

A. With multiple buildings on a single property, entirely residential buildings shall be at least 15 feet from another entirely residential building and at least 50 feet from nonresidential or mixed-use buildings.

B. With multiple buildings on a single property, nonresidential buildings or mixed use buildings shall be at least 20 feet or one-half the height of the taller building apart, whichever is greater from another nonresidential or mixed use building.

C. All nonresidential buildings or mixed-use buildings shall be set back at least 50 feet or the height of the structure, whichever is greater, from any residential property or residential building, whichever is closer, and from the public right-of-way. This setback applies to multiple buildings on a single property, to development within a PM development, and where it abuts to adjacent property.

(8) No maximum height restriction shall apply, except that the proposed development meets all Federal Aviation Administration (FAA), Dayton International Airport or Wright Patterson Air Force Base height or abatement requirements.

(9) Common parking areas and accessways shall be lighted adequately with light fixtures that shall be designed to reflect light away from adjoining properties. Special attention will be given to protect entirely residential structures from light emitted from nonresidential land uses.

(10) Nonresidential uses shall have trash containers and/or receptacles (including recycling containers) placed to the rear of all structures and shall be screened or enclosed on four sides with opening doors for the purpose of trash removal. The placement of trash containers and/or receptacles in multi-family residential developments shall be as inconspicuous as possible. The use of a wooden or vinyl fence structure, earth mound, or wall with an opaqueness of 100 percent and a height of 12 inches above the top of the largest container is required.

(11) The architecture of nonresidential structures is encouraged to be unique yet similar in certain sections of the PM.

(12) The distribution systems for utilities are required to be underground.

(13) The use of privately owned open space and public dedicated park land is encouraged as part of a PM development. Privately owned open space shall be maintained by the developer or by a duly authorized owner's association.

(14) The use of chain link fencing is prohibited. Additionally, on an entirely residential property, no fencing shall be permitted in the front yard and, in the case of a corner lot, no fencing shall be permitted in the side yard with frontage to a public right-of-way. The covenants submitted by the developer shall establish the height requirements for fencing in the development. Fencing in a development shall be uniform in height in related use areas. On an entirely residential property, fence height shall not exceed six feet.

(15) With the submission of a Basic Development Plan application, the applicant is required to submit a phasing plan that details when certain sections of the development will commence construction and when the sections will be complete.

Staff Analysis

Staff has reviewed the proposed Detailed Development Plan for the Miami Bluff Subdivision and finds that the development is generally consistent with the City's planning objectives for residential growth, neighborhood connectivity, and the provision of quality open space and recreational amenities.

The proposed gross residential density complies with the recommended maximum density of five (5) dwelling units per acre. The subdivision layout also incorporates two connections to Old Troy Pike, providing adequate access for residents, emergency services, and overall neighborhood connectivity.

The development exceeds the proposed minimum open space requirement by providing approximately 18.09 acres of open space, surpassing the required 14.6 acres. These open space areas include a centrally located recreational amenity featuring pickleball courts, and pedestrian connections to the neighborhood sidewalk system. Staff believes these amenities will enhance the quality of life for future residents while encouraging outdoor recreation and pedestrian activity.

Public utilities are available to adequately serve the proposed development. Water service will be provided from the existing water main along Old Troy Pike, while sanitary sewer service will connect to the existing Tri-Cities sanitary sewer system. Utility improvements will be constructed in accordance with City standards and are subject to the City Engineer's approval.

As a result of the recent public hearings, additional landscaping and screening is proposed to buffer the development from the adjacent residential properties to the west and north. This screening is concentrated in areas where grading will result in the loss of existing trees. Screening is also proposed between the proposed lots and the existing commercial building.

Staff believes the proposal satisfies the applicable requirements of the Zoning Code and recommends approval of the Detailed Development Plan.

Additional Comments:

Fire: The Fire Division indicated that the proposed development must comply with applicable Ohio Fire Code and Huber Heights Codified Ordinance requirements related to fire apparatus access, roadway construction, water mains, fire hydrants, and fire flow.

Additional verification will be required during the engineering and construction phases, including confirmation of hydrant placement, fire-flow calculations, roadway turnarounds during phased construction, and whether any homes exceeding 3,600 square feet will require double Storz hydrants. The proposed secondary emergency access satisfies the requirement for developments containing more than 30 dwelling units.

City Engineer: The City Engineer has determined that no additional traffic signal improvements are warranted as part of the proposed development.

Recommendation

Planning staff recommends approval of the Detailed Development Plan for Miami Bluffs Subdivision, submitted on July 20th, 2026, with the following conditions:

- The applicant shall comply with the Basic Development Standards approved by Ordinance No. 26-O-2768, effective August 13, 2026.

- All South Gateway features shall be subject to the review and approval of the City Engineer and the Public Works Director.

Planning Commission Action

Planning Commission may take the following actions with a motion to:

1) Approve the detailed development plan with or without conditions;
2) Deny the detailed development plan; or.
3) Table the application to gather additional information.

HUBER HEIGHTS
Come Grow With Us!

Planning Commission Decision Record

WHEREAS, on July 21, 2026, the applicant, OAKES TREE DEVELOPMENT, requested approval of a Detailed Development Plan for 199 single family residential lots. Property located at 5001 Old Troy Pike, Parcel Numbers P70 04003 0039 and P70 04003 0074 of the Montgomery County, Ohio Records (DDP 26-21), and;

WHEREAS, on August 11, 2026, the Planning Commission did meet and fully discuss the details of the request.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby recommended approval of the request.

moved to approve the request by the applicant, Oakes Tree Development, for approval of a Detailed Development Plan application. Property is located at 5001 Old Troy Pike (Case DDP 26-21), in accordance with the recommendation of Staff's Memorandum dated July 31, 2026, with the following conditions:

1. The applicant shall comply with the Basic Development Standards approved by Ordinance No. 26-O-2768, effective August 13, 2026.
2. All South Gateway features shall be subject to the review and approval of the City Engineer and the Public Works Director.

Seconded by Roll call showed: YEAS: NAYS: Motion to recommend approval carried .

_____ _____

Terry Walton, Chair Date
Planning Commission

DEVELOPMENT APPLICATION

CITY OF HUBER HEIGHTS

'26 JUL 20 3:19

HUBER HEIGHTS
Come Grow With Us!

PLANNING DEPARTMENT

****

6151 Brandt Pike
Huber Heights, Ohio 45424

937.233.1423
937.233.1272 (Fax)

****

Application Number DDP 26-21
Receipt Number 535166

Date Filed 7/21/26
Amount Paid 1,756.58

TYPE OF ACTION REQUESTED

Check all that apply. Attach explanations & additional information as required.

- ☐ Annexation & Zoning (Attach original annexation petition to this application.)
- ☐ Annexation Agreement
- ☐ Rezoning to _____
- ☐ Special Use
- ☐ Variance from the Zoning Ordinance
- ☐ Lot Split
- ☐ Final Plat/Replat
- ☐ Preliminary Plat
- ☐ Text Amendment
  - ☐ Zoning Ordinance
  - ☐ Subdivision Regulations
  - ☐ Other
- ☐ Planned Unit Development
  - ☒ Basic Development Plan
  - ☐ Detailed Development Plan
  - ☐ Major Change
  - ☐ Minor Change
- ☐ Other

Aug-11, 26

APPLICANT INFORMATION

Identify the applicant & contact person on this page. Complete the attachment to list the owner(s) & other parties involved with the application.

	APPLICANT		CONTACT PERSON
Name	Oakes Tree Development	Name	Lance Oakes
Address	8534 Yankee Street	Address	8534 Yankee Street
	Dayton, OH 45458		Dayton, OH 45458
Phone	937-272-1100	Phone	937-272-1100
Fax		Fax	
Email	lance.oakes@oakestreedev.com	Email	lance.oakes@oakestreedev.com

PROPERTY INFORMATION

Project Name: Marsico Property Residential Development

Location of property: 5001 Old Troy Pike

Book _____ Page 201200039089 Parcel Number(s) P70040030039 P70040030074

Current Zoning: A - Agricultural Proposed Zoning: Planned Mixed Use

Property Owner's Name: Francis and Mary Marsico Telephone: _____

Address: 8901 Swinging Gate Dayton, Ohio 45424

Total acres included in this application: 58.263 Acres

Type of Development: Residential X Commercial ___ Office ___ Industrial ___ Other ___

Brief description of application request:
The proposed development will consist of 199 single family residential 45'x125' lots and one commercial lot.

Applicant's status: Owner _____ Lessee _____ Purchaser X Agent _____

Name of Engineer: Choice One Engineering Telephone: 937-497-0200

Attach additional information as required. Please refer to the applicable application submittal checklist.

Applicant's Signature

[signature]

Applicant's Signature:

Lance Oakes

Printed Name:

The owner of the property, if other than the applicant, must sign this application as evidence of concurrence with the request.

[signature]

OWNER

Subscribed and sworn to before me this 20 day of July, 20 26.

MARIA SUZANNE LOPEZ
Notary Public
State of Ohio
My Comm. Expires
October 29, 2028

[signature]

NOTARY PUBLIC

BY THE ABOVE SIGNATURE, THE APPLICANT HEREBY ATTESTS TO THE TRUTH AND EXACTNESS OF ALL INFORMATION SUPPLIED AND SUBMITTED ON AND WITH THIS APPLICANT. BY THE ABOVE SIGNATURE, THE APPLICANT FURTHERMORE CONSENTS TO BE BOUND BY THIS APPLICATION, BY ANY AGREEMENT MADE BY THE APPLICANT OR ITS AGENT, AND BY ALL DECISIONS MADE BY THE CITY OF HUBER HEIGHTS RELATING TO AND IN CONNECTION WITH APPLICATION AND REQUESTS.

= =

Date Received ____________ Fee Paid ____________ Received by ______________

ADDITIONAL CONTACT INFORMATION

PROPERTY OWNER

Name: Francis and Mary Marsico
Address: 8901 Swinging Gate
Dayton, Ohio 45424

Phone:
Fax:
Email:

AGENT

Name:
Address:

Phone:
Fax:
Email:

ATTORNEY

Name:
Address:

Phone:
Fax:
Email:

DEVELOPER

Name: Oakes Tree Development
Address: 8534 Yankee Street
Dayton, OH 45458

Phone: 937-272-1100
Fax:
Email: lance.oakes@oakestreedev.com

LAND PLANNER

Name:
Address:

Phone:
Fax:
Email:

ENGINEER

Name: Choice One Engineering
Address: 2633 Campbell Road
Sidney, Ohio 45365

Phone: 937-497-0200
Fax:
Email: rjl@choiceoneengineering.com

LANDSCAPE ARCHITECT

Name: Choice One Engineering
Address: 2633 Campbell Road
Sidney, Ohio 45365

Phone: 937-497-0200
Fax:
Email: jlh@choiceoneengineering.com

OTHER

Name:
Address:

Phone:
Fax:
Email:

STATEMENT OF APPLICANT OBLIGATION FOR PAYMENT
OR CERTAIN PROFESSIONAL COSTS AND EXPENSES

The Applicant is obligated by Ordinance 87-O-231 to pay the City of Huber Heights ("City") for all costs and expenses incurred by the City if this application or request causes the City to incur extra expenses for professional analysis or other services by persons or organizations not part of the full-time City staff.

The payment of expenses and costs referred to in this statement shall be made to the City of Huber Heights in accordance with the then current administrative policy for such payment. An application or request may require funds to be deposited in advance with the City for such costs and expenses. The payment of such costs and expenses shall be in addition to any other application fee required by the City. The person whose signature appears below as Applicant states that she/he has full and complete authority to agree to, bind and obligate the Applicant to pay the costs and expenses referred to in this statement and to fully comply with the above statement.

By the signature below, the Applicant herein states she/he has fully and completely read the above statement, understands the above statement, and agrees to fully comply with the above statement.

Daniel Earles
Witness

By: _____
Applicant's Signature

_____
Witness

Date: 7/20/2026

Project: Marsico Property

The undersigned, owner(s) of the certain real property described in the attached Exhibit "A" (the "Property"), do hereby appoint and expressly grant full authority to Oakes Tree Development to act as the sole agent of and on behalf of the undersigned in all matters related to and in connection with the attached Development Application. The undersigned hereby consents and agrees to be bound by the application, by any agreement made by the herein named agent with the City of Huber Heights in connection with this same case, and by all decisions made by the City in connection with this same case.

_____
Owner's Signature

_____
Owner's Signature

F.W. MARSICO
Printed Name

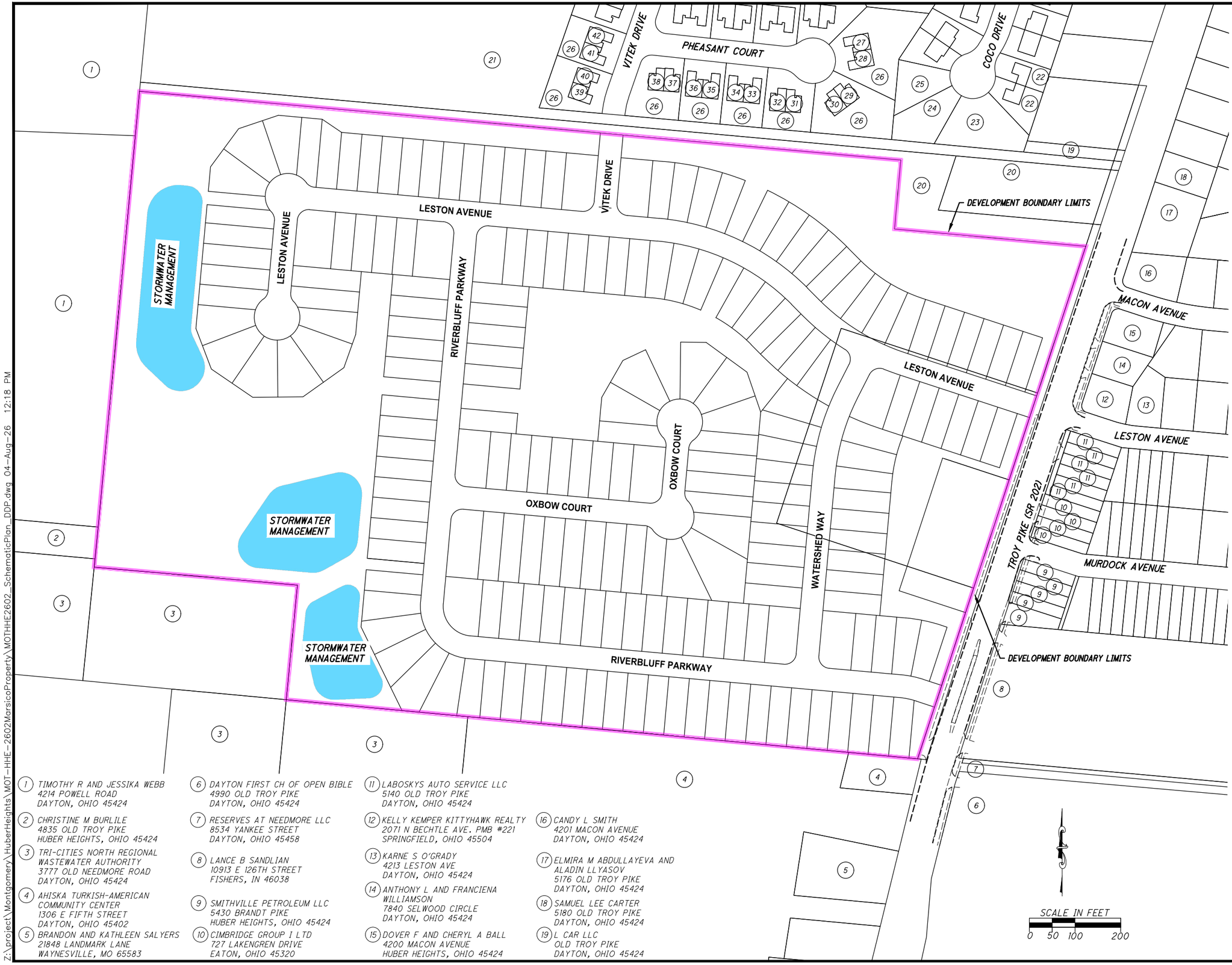
_____
Printed Name

Sworn to before me and subscribed in my presence by the said

Maria Lopez on this 20 day of July, 2026.

NOTARY PUBLIC STATE OF OHIO
MARIA SUZANNE LOPEZ
Notary Public
State of Ohio
My Comm. Expires
October 29, 2028

_____
Notary Public



1. TIMOTHY R AND JESSIKA WEBB
4214 POWELL ROAD
DAYTON, OHIO 45424

2. CHRISTINE M BURLILE
4835 OLD TROY PIKE
HUBER HEIGHTS, OHIO 45424

3. TRI-CITIES NORTH REGIONAL WASTEWATER AUTHORITY
3777 OLD NEEDMORE ROAD
DAYTON, OHIO 45424

4. AHISKA TURKISH-AMERICAN COMMUNITY CENTER
1306 E FIFTH STREET
DAYTON, OHIO 45402

5. BRANDON AND KATHLEEN SALYERS
21848 LANDMARK LANE
WAYNESVILLE, MO 65583

6. DAYTON FIRST CH OF OPEN BIBLE
4990 OLD TROY PIKE
DAYTON, OHIO 45424

7. RESERVES AT NEEDMORE LLC
8534 YANKEE STREET
DAYTON, OHIO 45458

8. LANCE B SANDLIAN
10913 E 126TH STREET
FISHERS, IN 46038

9. SMITHVILLE PETROLEUM LLC
5430 BRANDT PIKE
HUBER HEIGHTS, OHIO 45424

10. CIMBRIDGE GROUP I LTD
727 LAKENGREN DRIVE
EATON, OHIO 45320

11. LABOSKYS AUTO SERVICE LLC
5140 OLD TROY PIKE
DAYTON, OHIO 45424

12. KELLY KEMPER KITTYHAWK REALTY
2071 N BECHTLE AVE. PMB #221
SPRINGFIELD, OHIO 45504

13. KARNE S O'GRADY
4213 LESTON AVE
DAYTON, OHIO 45424

14. ANTHONY L AND FRANCIENA WILLIAMSON
7840 SELWOOD CIRCLE
DAYTON, OHIO 45424

15. DOVER F AND CHERYL A BALL
4200 MACON AVENUE
HUBER HEIGHTS, OHIO 45424

16. CANDY L SMITH
4201 MACON AVENUE
DAYTON, OHIO 45424

17. ELMIRA M ABDULLAYEVA AND ALADIN LLYASOV
5176 OLD TROY PIKE
DAYTON, OHIO 45424

18. SAMUEL LEE CARTER
5180 OLD TROY PIKE
DAYTON, OHIO 45424

19. L CAR LLC
OLD TROY PIKE
DAYTON, OHIO 45424

20. FRANCIS WILLIAM MARSICO
5159 OLD TROY PIKE
DAYTON, OHIO 45424

21. LORETTA F METZGER
5191 OLD TROY PIKE
DAYTON, OHIO 45424

22. VINEBROOK HOMES, LLC
3500 PARK CENTER DR. STE 100
DAYTON, OHIO 45414

23. DISTINCTIVE HOME BUILDERS, LLC
PO BOX 24117
DAYTON, OHIO 45424

24. MELISSA H WILLIAMS
5255 COCO DRIVE
DAYTON, OHIO 45424

25. HARRIS JAMES CO TRUSTEE AND TONIA L HARRIS CO TRUSTEE
5257 COCO DRIVE
DAYTON, OHIO 45424

26. CROSSMAN COMMUNITIES OF OHIO
8612 JACQUEMIN DRIVE
WEST CHESTER, OHIO 45069

27. JOHN S GIBSON
4219 PHEASANT COURT
DAYTON, OHIO 45424

28. PATRICIA J CLEMONS
22 B HUNTERS CREEK
DAYTON, OHIO 45424

29. LILIA D REMBACZ
14 S FIFTH STREET
ZANESVILLE, OHIO 43701

30. BARBARA B PIATT
4212 PHEASANT COURT
DAYTON, OHIO 45424

31. KATHY S CAMPBELL TR
4202 PHEASANT COURT UNIT 4202
DAYTON, OHIO 45424

32. MARY BRANNAN
4200 PHEASANT COURT
DAYTON, OHIO 45424

33. BARBARA A DREHMER
4190 PHEASANT COURT
HUBER HEIGHTS, OHIO 45424

34. THOMAS TEAGUE
4188 PHEASANT COURT
DAYTON, OHIO 45424

35. TAYLOR HILL
4178 PHEASANT COURT
DAYTON, OHIO 45424

36. DEBORAH R EASLEY
4176 PHEASANT COURT
DAYTON, OHIO 45424

37. IRINA E TROFIMOVA
4166 PHEASANT COURT
DAYTON, OHIO 45424

38. CARLA CANALES
4164 PHEASANT COURT
DAYTON, OHIO 45424

39. CHRISTOPHER D BROOKS
4069 VITEK DRIVE
DAYTON, OHIO 45424

40. LINDSEY R CRAGER
4071 VITEK DRIVE
DAYTON, OHIO 45424

41. GARY L AND JILL J CURTIN
4081 VITEK DRIVE
DAYTON, OHIO 45424

42. MJL
4083 VITEK DRIVE
DAYTON, OHIO 45424

ChoiceOne Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

MIAMI BLUFFS - DETAILED DEVELOPMENT PLAN
CITY OF HUBER HEIGHTS
EXISTING PROPERTY OWNERS

REVISIONS:

FILE NAME: EXISTING PROPERTY OWNERS
DRAWN BY: KTS
CHECKED BY: RJL
PROJECT No.: MOTHHE2602_DDP
DATE: 08/03/2026
SHEET NUMBER: 1 OF 7

Z:\project\Montgomery\HuberHeights\MOT-HHE-2602MarsicoProperty\MOTHHE2602_SchematicPlan_DDP.dwg 04-Aug-26 12:18 PM

PHEASANT COURT

YTTEX DRIVE

COCO DRIVE

Ex. STM.

Ex. 8" SAN.

DEVELOPMENT BOUNDARY LIMITS

Ex. DRAINAGE SWALE

Ex. DRAINAGE SWALE

Ex. 21" SANITARY

Ex. 21" SANITARY

Ex. 24" SANITARY

Ex. STM.

Ex. 8" SANITARY

MACON AVENUE

LESTON AVENUE

TROY PIKE (SR 202)

Ex. STM.

MURDOCK AVENUE

Ex. 24" SANITARY

Ex. STM.

DEVELOPMENT BOUNDARY LIMITS

SCALE IN FEET

0 50 100 200

EXISTING WATER

EXISTING STORM

EXISTING SANITARY

ChoiceOne Engineering

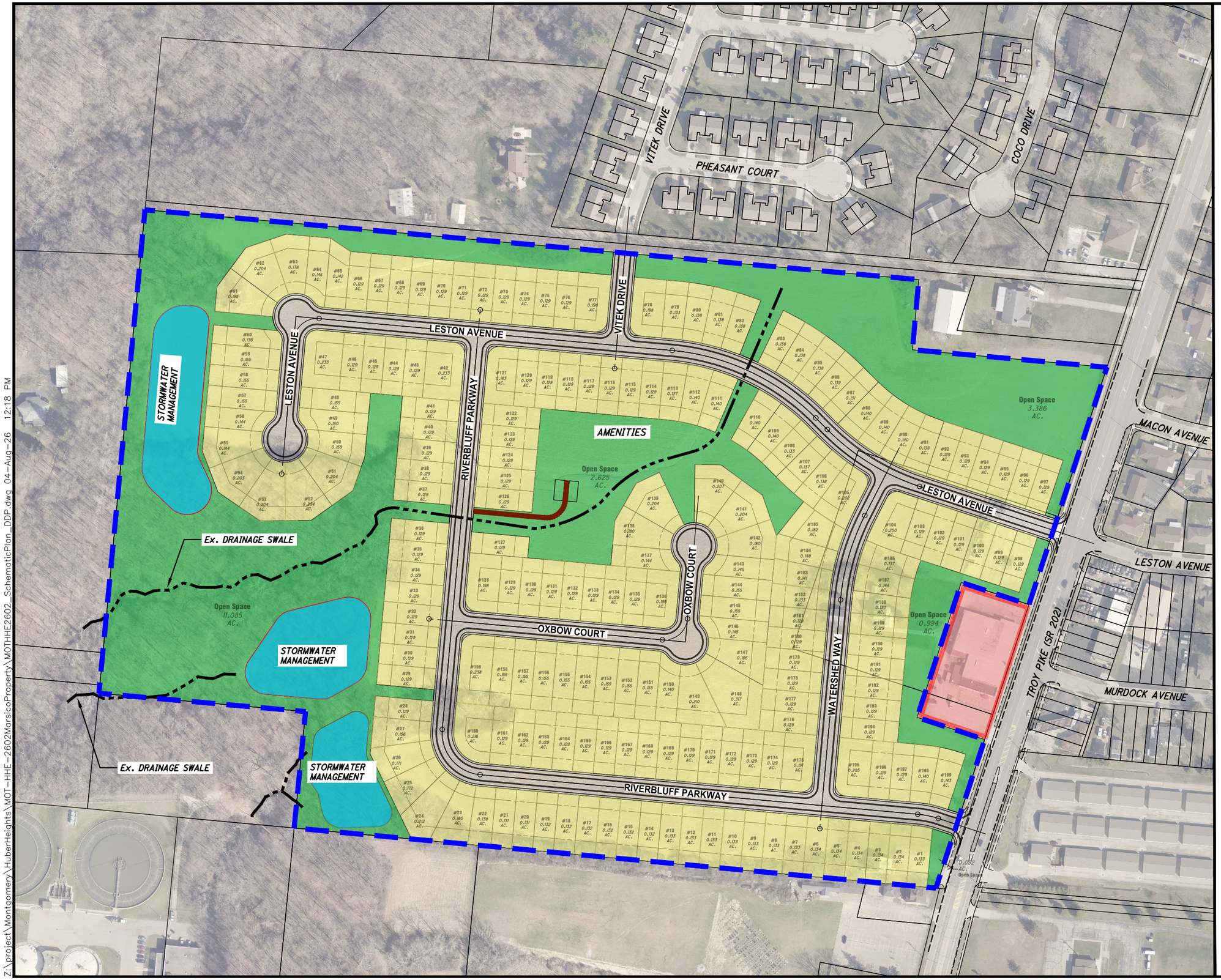
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

MIAMI BLUFFS - DETAILED DEVELOPMENT PLAN
CITY OF HUBER HEIGHTS
EXISTING CONDITIONS

REVISIONS:

FILE NAME	EXISTING CONDITIONS
DRAWN BY	KTS
CHECKED BY	RJL
PROJECT No.	MOTHHE2602_DDP
DATE	08/03/2026
SHEET NUMBER	2 OF 7

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SCALE IN FEET
0 50 100 200

AREA A - SINGLE FAMILY RESIDENTIAL

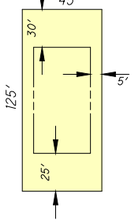
SITE DATA:

TOTAL ACREAGE: 53.40 Ac.
OPEN SPACE: 18.19 Ac. / 34.1%

SETBACKS:
FRONT: 25'
REAR: 30'
SIDE: 5'

LOT COUNT:
(199) 45'x125'
3.73 UNITS / ACRE
NEW STREETS: 5,694 LF
R/W WIDTH: 50'

TYPICAL LOT LAYOUT
(45'x125')



SETBACKS:
FRONT: 25'
REAR: 30'
SIDE: 5'

OPEN SPACE

STORM WATER MANAGEMENT BASIN

PROPOSED WALKING PATH

AREA B - COMMERCIAL

SITE DATA:

TOTAL ACREAGE: 4.863 Ac.

OVERALL SITE DATA:

TOTAL ACREAGE: 58.263 Ac.

EXISTING ZONING: A-AGRICULTURAL

PROPOSED ZONING: PLANNED MIXED USE

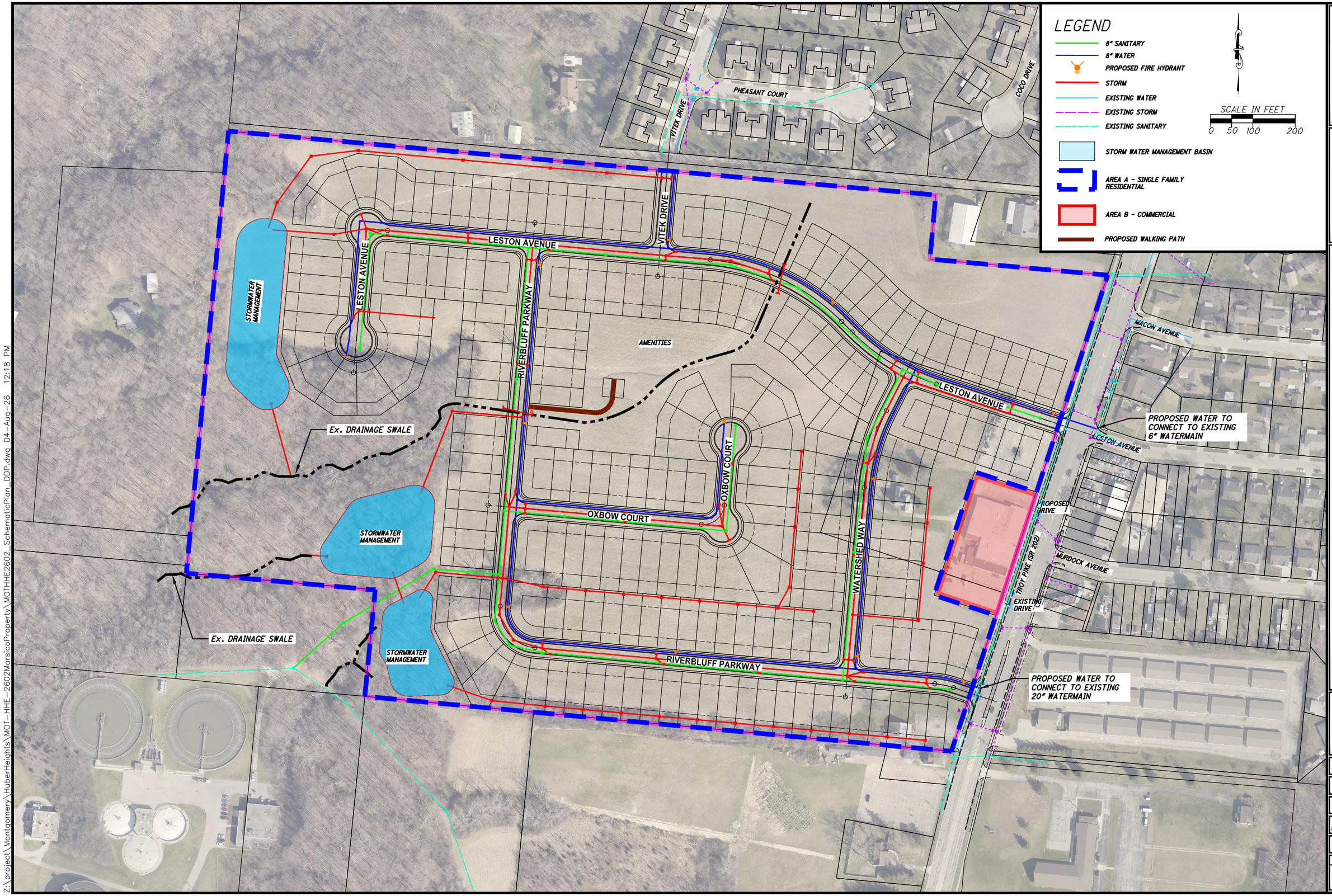
ChoiceOne Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

MIAMI BLUFFS - DETAILED DEVELOPMENT PLAN
CITY OF HUBER HEIGHTS
SCHEMATIC PLAN

REVISIONS:

FILE NAME	SCHEMATIC PLAN
DRAWN BY	KTS
CHECKED BY	RJL
PROJECT No.	MOTHHE2602_DDP
DATE	08/03/2026
SHEET NUMBER	3 OF 7

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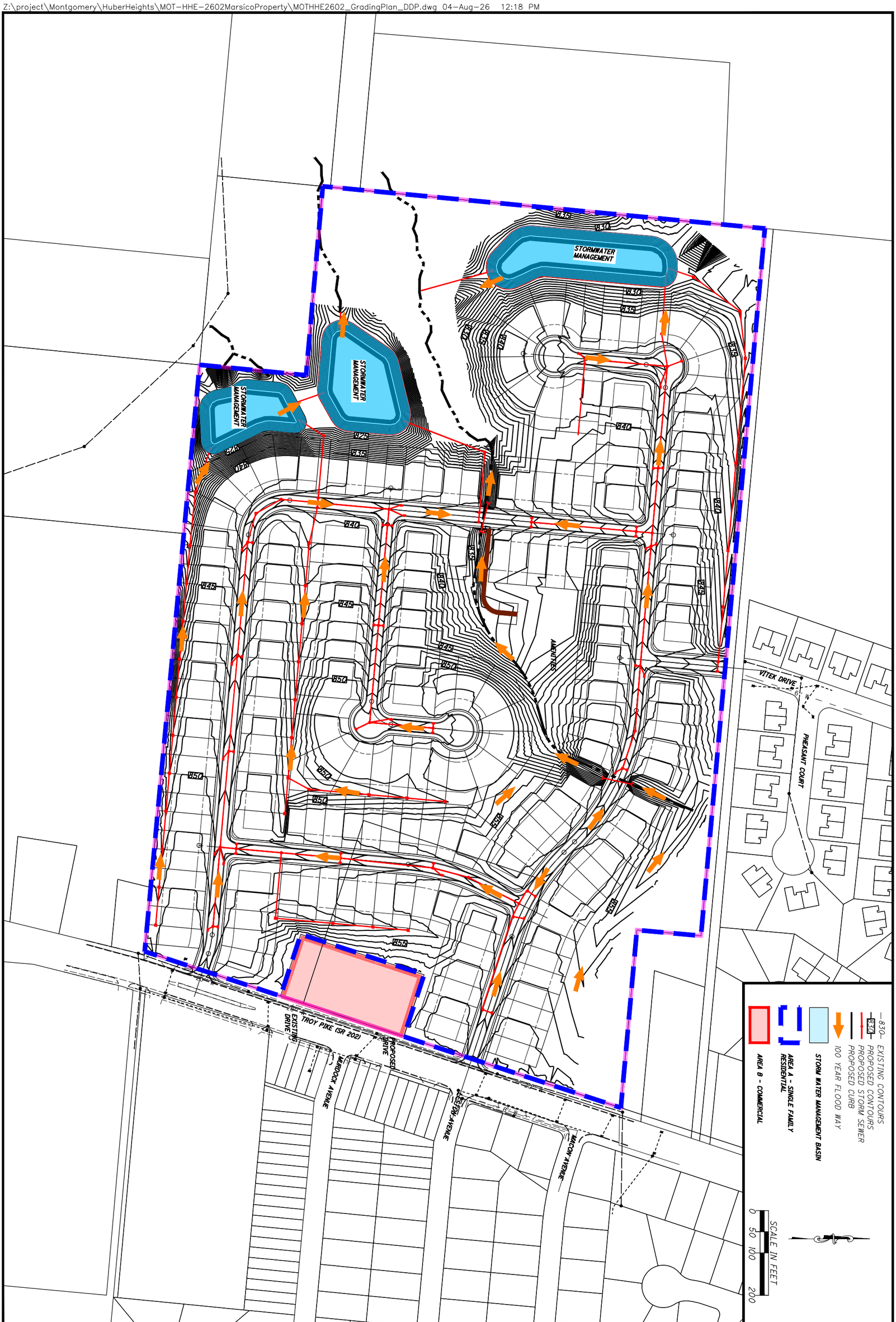
MIAMI BLUFFS - DETAILED DEVELOPMENT PLAN
CITY OF HUBER HEIGHTS
UTILITY PLAN

REVISIONS:

FILE NAME	UTILITY
DRAWN BY	KTS
CHECKED BY	RJL
PROJECT No.	MOTHHE2602_DDP
DATE	08/03/2026
SHEET NUMBER	4 OF 7

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5 OF 7	SHEET NUMBER	08/03/2026	DATE	MOTHHE2602.DDP	PROJECT No.	RJL	CHECKED BY	KTS	DRAWN BY
GRADING	FILE NAME		REVISIONS:						

MIAMI BLUFFS - DETAILED DEVELOPMENT PLAN
CITY OF HUBER HEIGHTS
GRADING PLAN

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Choice One Engineering

(9) WHITE FIR
(5) COLORADO SPRUCE
(7) NORWAY SPRUCE
(7) GREEN GIANT ARBORVITAE
(3) WHITE FIR
(5) GREEN GIANT ARBORVITAE
(7) NORWAY SPRUCE
(5) WHITE FIR
(7) GREEN GIANT ARBORVITAE
(5) COLORADO SPRUCE
LESTON AVENUE
LESTON AVENUE
VITEK DRIVE
RIVERBLUFF PARKWAY
MAINTAINED GREEN SPACE
OXBOW COURT
OXBOW COURT
WATERSHED WAY
RIVERBLUFF PARKWAY
LESTON AVENUE
(7) NORWAY SPRUCE
(6) WHITE FIR
(5) WHITE FIR
(7) GREEN GIANT ARBORVITAE
(5) COLORADO SPRUCE
NORTH ENTRANCE SIGN
SOUTH ENTRANCE SIGN
GATEWAY ENTRANCE SIGN
SCALE IN FEET
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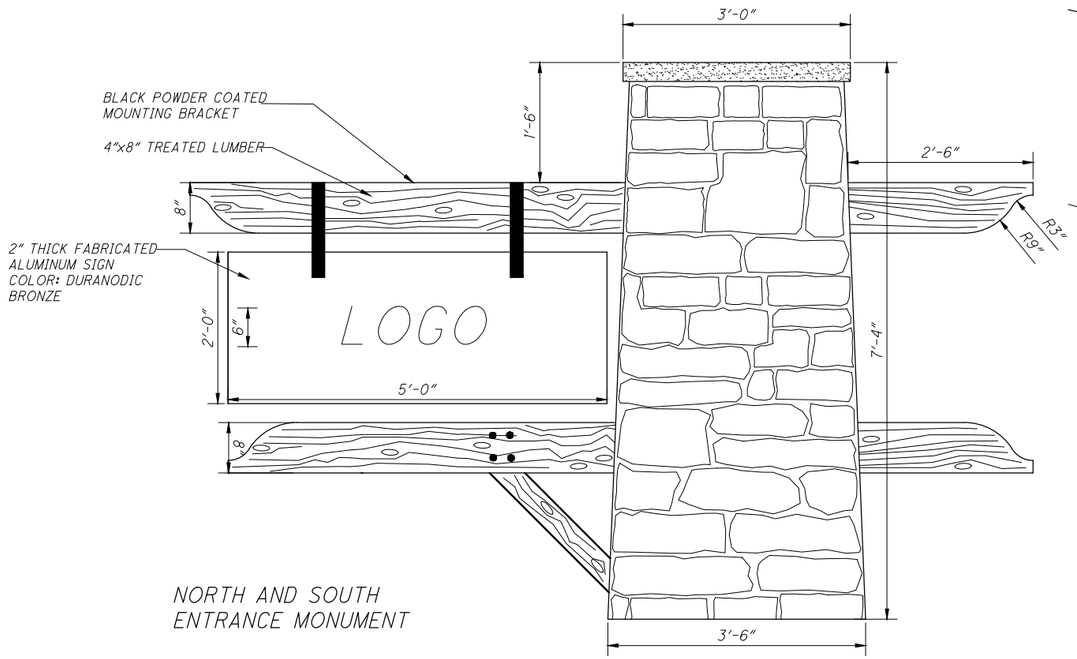
ChoiceOne Engineering

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LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

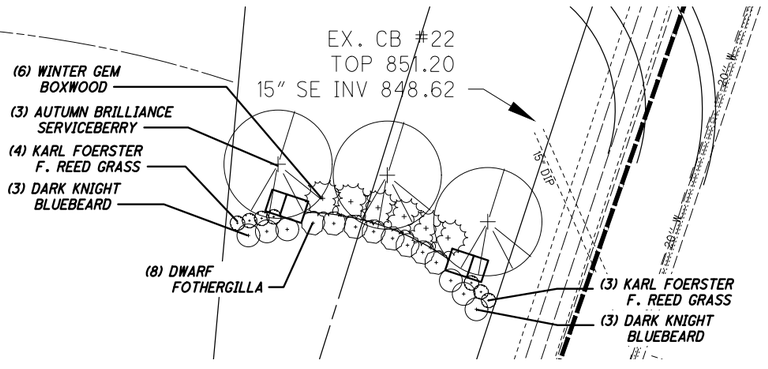
MIAMI BLUFFS - DETAILED DEVELOPMENT PLAN
CITY OF HUBER HEIGHTS
OVERALL LANDSCAPE PLAN

REVISIONS:

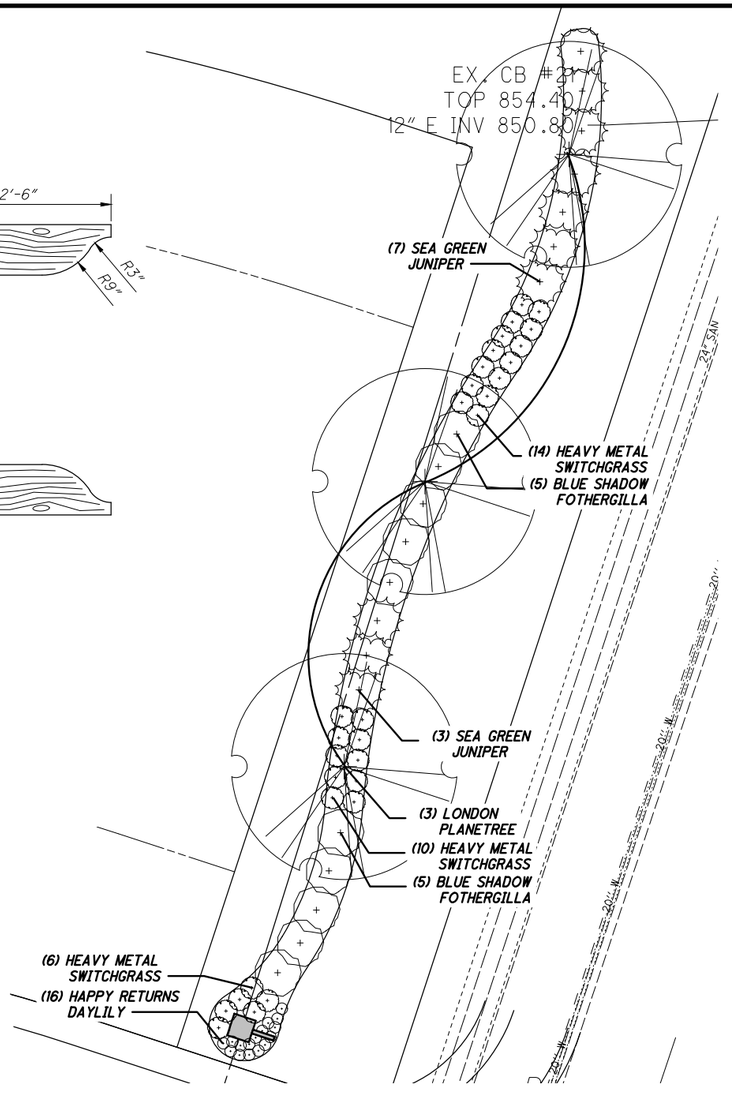
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DRAWN BY: KTS
CHECKED BY: RJL
PROJECT No.: MOTHHE2602_DDP
DATE: 08/03/2026
SHEET NUMBER: 6 OF 7



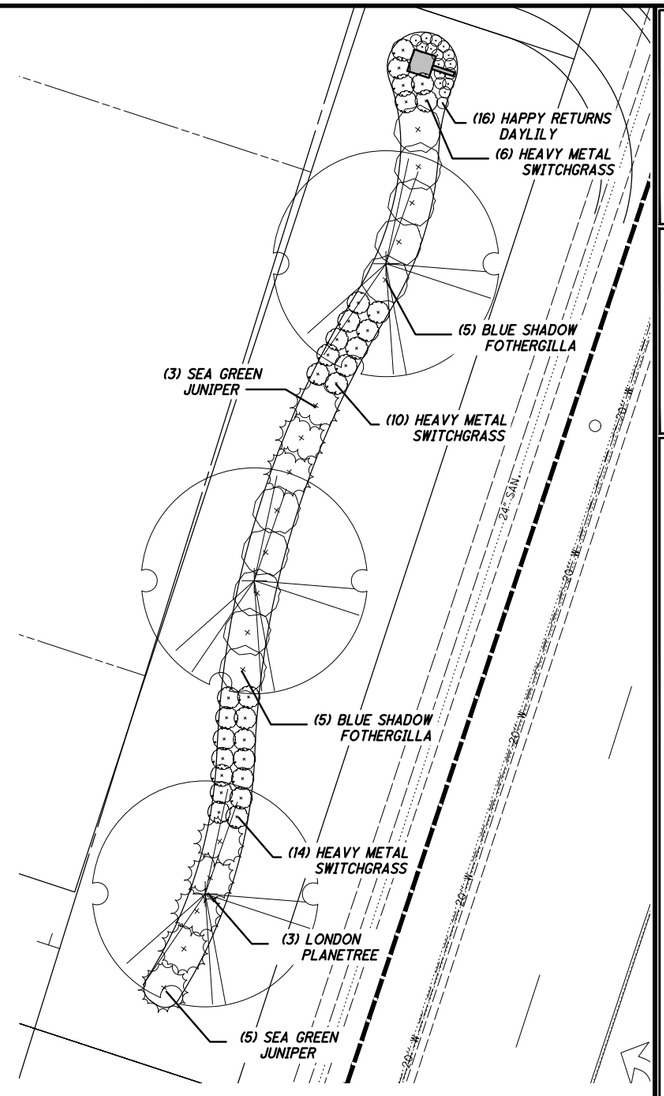
NORTH AND SOUTH ENTRANCE MONUMENT



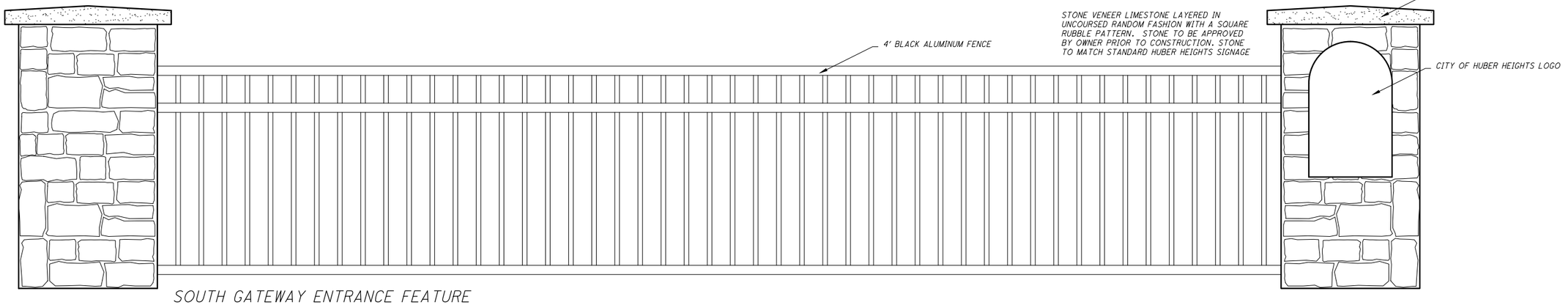
SOUTH GATEWAY ENTRANCE



SOUTH ENTRANCE



NORTH ENTRANCE



SOUTH GATEWAY ENTRANCE FEATURE

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LOVELAND, OHIO 513.239.8554
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MIAMI BLUFFS - DETAILED DEVELOPMENT PLAN
CITY OF HUBER HEIGHTS
ENTRY MONUMENT AND LANDSCAPE

REVISIONS:

FILE NAME	Lands
DRAWN BY	KTS
CHECKED BY	RJL
PROJECT No.	MOTHHE2602_DDP
DATE	08/03/2026
SHEET NUMBER	7 OF 7

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Huber Heights Fire Division

Inspections require two business days advance notice! (OAC)1301:7-7-09(A)(5)

Occupancy Name:	Marsico Property
Occupancy Address:	5001 Old Troy Pike

Type of Permit:	HHP&D Site Plan
Additional Permits:	Choose an item.
Additional Permits:	Choose an item.

MCBR BLD:		HH P&D:	
MCBR MEC:		HHFD Plan:	
MCBR ELE:		HHFD Box:	
REVIEWER:	Pugh	DATE:	05/26/2026

Fire Department Comments:

The Huber Heights City Code Part 15 Refers to Fire Code Requirements and has adopted by reference OFC and IFC Appendices

These comments are based only on the proposed site work, fire department access and basic fire protection concept at this time. The proposed development will need to meet the requirements of the Ohio Fire Code 2025 and Huber Heights Codified Ordinance. Based on the drawings provided the following requirements need to be met.

Requirements:

- **Fire apparatus access roads will need to comply with OFC 503 as well as the adopted appendices from the *OFC (2025)* and the *Huber Heights Codified Ordinance (HHCO) Section 15.***
- **Access and Loading: Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by the way of an approved fire apparatus access road with asphalt, concrete or other approved driving surface capable of supporting the imposed load of the fire apparatus weight up to 75,000 pounds (34,050 kg)**
- **Fire Hydrants: Hydrants shall be spaced no greater than 500 feet apart and within 400 feet from any opening in any building. Structure**

locations are not provided on current drawings so the 400 feet from any opening shall be confirmed during next phase. *Utilities were not provided with drawings.*

- **In accordance with *Huber Heights Codified Ordinance 1521.06 (b)(1)*, "The Fire Code Official shall make a determination if a double Storz hydrant is needed in residential areas with single family homes greater than 3600 square feet." If homes in this area exceed 3600 sq. ft. please advise.**
- **All new water mains and any existing water mains that are replaced shall be eight inches in diameter or greater in all one-, two- and three-family dwelling areas and in multi-family areas or commercial areas. All water mains shall be sectionalized and looped when reasonably feasible and achievable. Dead end water mains shall only be permitted upon written approval from the Fire Official and City Engineer. *Huber Heights Codified Ordinance 1519.01 - Water mains.***

- **The minimum fire-flow and flow duration requirements for one- and two-family dwellings shall comply with *Ohio Fire Code B105.1*. Please provide before construction.**

- **During construction, where dead-ends are created in roadways due to phasing, a turn-around shall be provided for fire apparatus. Refer to *Ohio Fire Code Appendix D 103.4.***

- **Developments of one or two family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads. Ohio Fire Code D107.1. A second access is shown.**

Please reference contact information below for questions or concerns with this document.

Plans reviewed by the Huber Heights Fire Division are reviewed with the intent they comply in **ALL** respects to this code, as prescribed in **SECTION (D) 104.1 of the 2011 Ohio Fire Code**. Any omissions or errors on the plans or in this review do not relieve the applicant of complying with **ALL** applicable requirements of this code. These plans have been reviewed for compliance with the Ohio Fire Code adopted by this jurisdiction. There may be other regulations applicable under local, state, or federal statues and codes, which this department has no authority to enforce and therefore have not been evaluated as part of this plan review.

RECEIVED
AUG 10 2026

To the PLANNING COMMISSION

Hello,

My name is Karen O'Grady, I am a concerned citizen that lives across from the new planned development.

To begin I do understand the excitement this proposal brings to Huber Heights. As Mayor Gore stated it has been a long time since this area has seen any growth. I too am happy to see the positive changes Huber Heights is making but it does not come without concerns.

I understand to grow, land use must change but Huber Heights is losing a lot of Green Space at an alarming rate. I understand the tree line is to remain in tact but would the developer and the Planning Commission consider leaving some land open to create a park area for this side of Huber Heights?
There is a planned Pickleball court so adding some space for a walking trail and an area for children to play doesn't seem like too much to add. There are a lot of Seniors and children in this area that would be appreciative of having an area we can access and enjoy.

I am also concerned about the added traffic to this area. I live at the end of Leston and some mornings and evenings it takes almost 5 minutes just to back out of my drive. Turning on to Old Troy Pike (left or right) can take just as long and usually longer during peak times of the day. How do you plan on addressing this issue? Approximately 200 houses could mean about 400 cars on Huber Heights streets and it is congested enough all throughout the city.

Finally I am concerned about the toll this development, along with the other new ones in Huber Heights, is going to take on the school system. My granddaughters already talk about how overcrowded the classrooms already are. This development could potentially add 200 plus students into the system that can barely withstand the current student body. As a city that cannot even

pass a levy to take care of its current children how can we add more strain to the current teachers and administration?

I appreciate you taking the time to read my concerns and I look forward to seeing your take on these and the concerns of others. Again I am happy to see our city flourish but it needs to be done in a way the current residents are respected and taken care of as well.

Thank you very much,

Karen O'Grady
4213 Leston Ave
Huber Heights

AI-11713 **7. B.**

Planning Commission

Meeting Date: 08/11/2026

Minor Change

Information

Agenda Title

MINOR CHANGE - The applicant, TEXAS ROADHOUSE, is requesting approval of a Minor Change for construction of a 627 SF addition within the dining room to add an extra 48 seats and a toilet room. Property is located at 5611 Merily Way (MC 26-22).

Purpose and Background

Attachments

Staff Report

Decision Record

Application

Drawings

Fire Assessment

Memorandum

Staff Report for Meeting of August 11, 2026

To: Huber Heights City Planning Commission

From: Hailey Hayes, City Planner

Date: July 29, 2026

Subject: MC 26-22 Texas Roadhouse Dining room addition
5611 Merily Way

Department of Planning and Zoning City of Huber Heights

APPLICANT/OWNER:	Jeffrey Davis – Owner
DEVELOPMENT NAME:	Texas Roadhouse Dining Room Addition
ADDRESS/LOCATION:	5611 Merily Way
ZONING/ACREAGE:	PC: Planned Commercial / 6.5 Acres
EXISTING LAND USE:	Retail
ZONING ADJACENT LAND:	North: PC East: PC West: PC South: PC
REQUEST:	Construction of a 627 sq.ft. addition within the dining room to add an extra 48 seats and a unisex toilet room at the rear of the restaurant.
ORIGINAL APPROVAL:	N/A
APPLICABLE HHCC:	Chapter 1171, 1176
CORRESPONDENCE:	In Favor – None Received In Opposition – None Received

Overview

The applicant seeks a minor change to expand the dining room within Texas Roadhouse located at 5611 Merily Way. They expect it to hold an additional 48 seats.

Due to the additions, they will relocate four parking spaces to the west of the building. No ADA parking requirements will be impacted.

Site Characteristics

The site comprises of an already existing Texas Roadhouse. He topography is flat, and no major changes to the site's land will be made.

Applicable Zoning Regulations

The applicable zoning regulations are Chapter 1171 – General Provisions and Chapter 1176 - Planned Commercial District.

1171.11 - Changes in the basic and detailed development plans, states;

A PUD shall be developed only according to the approved and recorded detailed development plan and supporting data together with all recorded amendments and shall be binding on the applicants, their successors, grantees and assigns and shall limit and control the use of premises (including the internal use of buildings and structures) and location of structures in the PUD as set forth therein.
(a)
Major Changes. Changes which alter the concept, uses or intent of the PUD including increases in the number of units per acre, change in location or amount of nonresidential land uses, more than 15 percent modification in proportion of housing types, significant redesign of roadways, utilities or drainage, may be approved only by submission of a new basic plan and supporting data in accordance with Sections 1171.03, 1171.04 and 1171.05.
(b)
Minor Changes. The Zoning Officer recommends to the Planning Commission approval or disapproval of the minor changes in the PUD. Minor changes are defined as any change not defined as a major change.

Staff Analysis

Conformance with Planned Commercial District Requirements:

Use:

The existing restaurant is permitted for use within the Planned Commercial District.

Development Standards:
All utilities serving the site are located underground. There is no impact on setback requirements.

Landscaping:
The proposed building additions, including the expansion at the northeast corner of the building and the addition of a restroom on the west side, will require modifications to the existing landscaping.

River rock mulch will be installed over a weed barrier within the planting beds adjacent to the building foundation. Where feasible, river rock removed during construction will be salvaged and reused. Any landscaping damaged during construction will be replaced by the contractor with materials of like type, size, and quality at the contractor's expense. No existing trees are proposed for removal. Existing lawn areas will remain sodded with a Kentucky bluegrass blend consistent with landscaping commonly used in the area.

Exterior Finish:
The proposed exterior materials include siding, trim, metal flashing, gutters, doors, downspouts, brick, metal roofing, and stone. All exterior finishes and landscaping associated with the additions are designed to match the existing building's architectural character and materials.

Parking and Loading:

The proposed minor site modification will not affect the total number of required parking spaces. However, four existing parking spaces will be removed to accommodate the buildings' unisex bathroom addition.

Additional Comments:

Fire: The Fire Department has no major comments or concerns regarding the proposal but noted that separate permits will be required through Montgomery County Building Regulations for any modifications to the existing fire alarm or fire sprinkler systems. Additionally, exit egress must be maintained throughout construction, duct detectors must comply with the Ohio Mechanical Code, and all required permits must be obtained before work begins.

City Engineer: The City Engineer has reviewed the proposed development and has no comments or concerns.

Recommendation
It is the opinion of staff that the proposed minor change meets the applicable review standards set forth in Section 1171 and 1176 of the Zoning Code. Therefore, staff recommends approval of the minor change application, to expand the dining room and construct a unisex restroom at the existing Texas Roadhouse restaurant located at 5611 Merily Way.

Planning Commission Action

Planning Commission may take the following actions with a motion to:

1) Recommend approval of the minor change application, with or without conditions.
2) Recommend denial of the minor change application.
3) Table the application to gather additional information.

HUBER HEIGHTS
Come Grow With Us!

Planning Commission Decision Record

WHEREAS, on July 22, 2026, the applicant TEXAS ROADHOUSE, requested approval of a Minor Change for a 627 sq ft addition within the dining room to add an extra 48 seats and a toilet room. Property located at 5611 Merily Way, Parcel Number P70 04005 0132 of the Montgomery County, Ohio Records (MC 26-22), and;

WHEREAS, on August 11, 2026, the Planning Commission did meet and fully discuss the details of the request.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby recommended approval of the request.

moved to approve the request by the applicant, Texas Roadhouse, for approval of a Minor Change application. Property is located at 5611 Merily Way (Case MC 26-22), in accordance with the recommendation of Staff's Memorandum dated July 29, 2026, with the following conditions:

1. Approve as submitted.

Seconded by Roll call showed: YEAS: NAYS: Motion to recommend approval carried .

_____ _____

Terry Walton, Chair Date
Planning Commission

DEVELOPMENT APPLICATION

CITY OF HUBER HEIGHTS

RECEIVED

JUL 22 2026

HUBER HEIGHTS
Come Grow With Us!

PLANNING DEPARTMENT

****

6151 Brandt Pike
Huber Heights, Ohio 45424

937.233.1423
937.233.1272 (Fax)

****

Application Number ME 26-22
Receipt Number _____

Date Filed 7/22/26
Amount Paid _____

TYPE OF ACTION REQUESTED

Check all that apply. Attach explanations & additional information as required.

- ☐ Annexation & Zoning (Attach original annexation petition to this application.)
- ☐ Annexation Agreement
- ☐ Rezoning to _____
- ☐ Special Use
- ☐ Variance from the Zoning Ordinance
- ☐ Lot Split
- ☐ Final Plat/Replat
- ☐ Preliminary Plat
- ☐ Text Amendment
  - ☐ Zoning Ordinance
  - ☐ Subdivision Regulations
  - ☐ Other
- ☐ Planned Unit Development
  - ☐ Basic Development Plan
  - ☐ Detailed Development Plan
  - ☐ Major Change
  - ☒ Minor Change
- ☐ Other

Amy. H

APPLICANT INFORMATION

Identify the applicant & contact person on this page. Complete the attachment to list the owner(s) & other parties involved with the application.

	APPLICANT		CONTACT PERSON
Name	TexasRoadhouse/Jeff Davis	Name	Cindy Callaghan/GreenbergFarrow
Address	6040 Dutchmans Lane. Louisville, KY 40205	Address	40153 SRidgeline Ct. Tucson,AZ 85739
Phone	502-515-7278	Phone	502-299-7180
Fax		Fax	
Email		Email	ccallaghan@greenbergfarrow.com

PROPERTY INFORMATION

Project Name: Texas Roadhouse Dining Room Addition

Location of property: 5611 Merily Way

Book _____ Page _____ Parcel Number(s) P70 04005 0132

Current Zoning: PC Proposed Zoning: same

Property Owner's Name: _____ Telephone: _____

Address: _____

Total acres included in this application: 6.5

Type of Development: Residential ___ Commercial X Office ___ Industrial ___ Other ___

Brief description of application request:
+/- 627 sq ft dining room addition with additional 48 seats to be added.

Applicant's status: Owner x Lessee _____ Purchaser _____ Agent _____

Name of Engineer: Zach Michels. P.E Telephone: 636.221.2231

Attach additional information as required. Please refer to the applicable application submittal checklist.

STATEMENT OF APPLICANT OBLIGATION FOR PAYMENT
OR CERTAIN PROFESSIONAL COSTS AND EXPENSES

The Applicant is obligated by Ordinance 87-O-231 to pay the City of Huber Heights ("City") for all costs and expenses incurred by the City if this application or request causes the City to incur extra expenses for professional analysis or other services by persons or organizations not part of the full-time City staff.

The payment of expenses and costs referred to in this statement shall be made to the City of Huber Heights in accordance with the then current administrative policy for such payment. An application or request may require funds to be deposited in advance with the City for such costs and expenses. The payment of such costs and expenses shall be in addition to any other application fee required by the City. The person whose signature appears below as Applicant states that she/he has full and complete authority to agree to, bind and obligate the Applicant to pay the costs and expenses referred to in this statement and to fully comply with the above statement.

By the signature below, the Applicant herein states she/he has fully and completely read the above statement, understands the above statement, and agrees to fully comply with the above statement.

Witness

Witness

By: _____
Applicant's Signature

Date: July 15, 2026

Project: _____

The undersigned, owner(s) of the certain real property described in the attached Exhibit "A" (the "Property"), do hereby appoint and expressly grant full authority to Gvllenberg Farrow to act as the sole agent of and on behalf of the undersigned in all matters related to and in connection with the attached Development Application. The undersigned hereby consents and agrees to be bound by the application, by any agreement made by the herein named agent with the City of Huber Heights in connection with this same case, and by all decisions made by the City in connection with this same case.

Owner's Signature

Printed Name

Owner's Signature

Printed Name

NOTARY ID # KYNP41410
LAURA J. YOUNG
NOTARY PUBLIC
STATE AT LARGE, KENTUCKY

Sworn to before me and subscribed in my presence by the said

Jeffery O. Davis on this 15 day of July, 2026

Laura J Young
Notary Public

Applicant's Signature

Applicant's Signature:

JEFFERY D. DAVIS

Printed Name:

The owner of the property, if other than the applicant, must sign this application as evidence of concurrence with the request.

____
OWNER

NOTARY ID # KYNP... LAURA J. YOUNG NOTARY PUBLIC STATE AT LARGE KENTUCKY MY COMMISSION ...

Subscribed and sworn to before me this 15 day of July, 2026.

Laura J Young

NOTARY PUBLIC

BY THE ABOVE SIGNATURE, THE APPLICANT HEREBY ATTESTS TO THE TRUTH AND EXACTNESS OF ALL INFORMATION SUPPLIED AND SUBMITTED ON AND WITH THIS APPLICANT. BY THE ABOVE SIGNATURE, THE APPLICANT FURTHERMORE CONSENTS TO BE BOUND BY THIS APPLICATION, BY ANY AGREEMENT MADE BY THE APPLICANT OR ITS AGENT, AND BY ALL DECISIONS MADE BY THE CITY OF HUBER HEIGHTS RELATING TO AND IN CONNECTION WITH APPLICATION AND REQUESTS.

= =

Date Received ____________ Fee Paid ____________ Received by ____________

GreenbergFarrow

21 South Evergreen Avenue
Suite 200
Arlington Heights, IL 60005
847.788.9200
www.greenbergfarrow.com
We Are Global

July 22, 2026

To City of Huber Heights

Project TRH – Huber Heights, OH Dining Room Addition
Project # 202603940

01 Project Narrative Texas Roadhouse Dining Room Addition 5611 Merily Way Project #20260394.0

The existing Texas Roadhouse at 5611 Merily Way Huber Heights, OH is applying to add a dining room addition.

The proposed dining room addition will have per the city's suggestion, an additional unisex toilet room. The addition is estimated to be +/- 627 square feet in size providing 48 additional dining area seats.

Based on the existing Texas Roadhouse that is roughly 283 seats and an addition that is roughly 48 seats, the project is required to have 186-parking stalls (283 seats + 48 seats / 2 x1-parking stalls + 40 employees/2 x 1 parking stalls = 185.5-parking stalls). Currently there are +/- 217 parking stalls on site and the project's proposed dining room addition will not trigger any issues with ADA parking requirements.

The dining addition is within the building foundation planting area and the existing landscape buffer and parking lot landscaping will remain. The addition will require the removal of foundation plants and ornamental trees which Texas Roadhouse will address and work with the city on, when landscape plan review comments are received.

Texas Roadhouse strives as a good member of the Huber Heights community, to meet the general objectives of the city in a non-disruptive manner. The design of the proposed dining room addition will blend with the existing façade and maintain the appearance of the existing building.

There will be no hazardous or disturbances to the existing uses or any future ones. Texas Roadhouse will conform to all applicable zoning regulations and the dining room addition

will not be detrimental or disruptive to any persons, property or the general welfare of the community.

Thank you for your consideration.

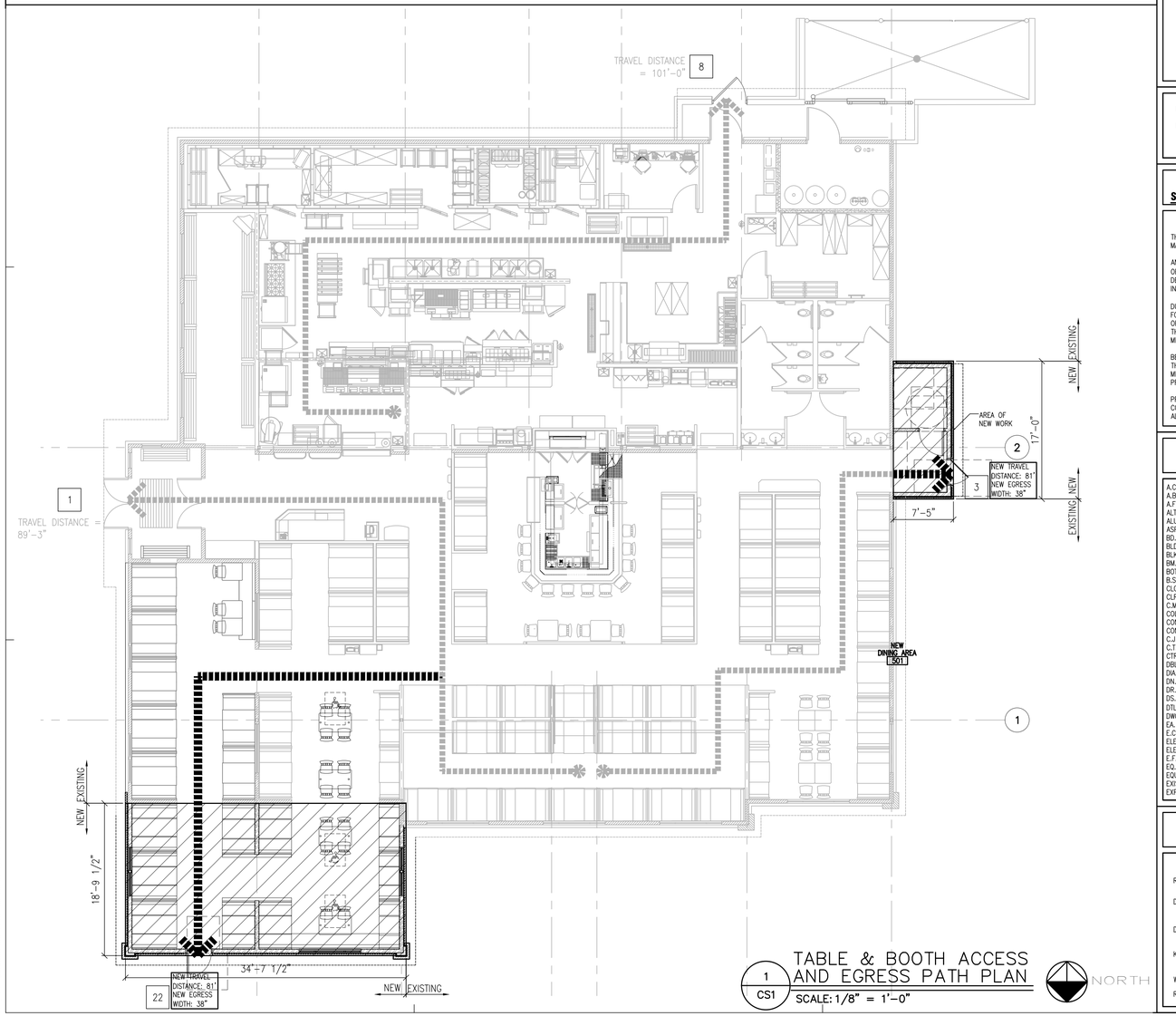
Sincerely,

Cindy Callaghan
Associate Development Manager
7700 Windrose Avenue, Suite G300, Plano, Texas 75024
m: 502.299.7180
www.greenbergfarrow.com

TEXAS ROADHOUSE (ADDITION)

5611 MERILY WAY,
HUBER HEIGHTS, OH. OHIO 45424

EGRESS DIAGRAM



1 CS1 TABLE & BOOTH ACCESS AND EGRESS PATH PLAN
SCALE: 1/8" = 1'-0"

NORTH

CODE ANALYSIS

BUILDING CODE INFORMATION

1.	SUBMITTOR:	GREENBERGFARROW
2.	SUBMITTOR ADDRESS:	251 WEST 30TH STREET 10TH FLOOR NEW YORK, NY 10001 T: 212.725.9530
3.	PROJECT NAME:	TEXAS ROADHOUSE
4.	PROJECT ADDRESS:	5611 MERILY WAY HUBER HEIGHTS, OH 45424
5.	BUILDING CODES:	2024 OHIO BUILDING CODE 2024 OHIO PLUMBING CODE 2023 NFPA 70, NATIONAL ELECTRIC CODE (EXCEPT SECTION 210.8 (F) EXCEPTION No. 2 DOES NOT EXPIRE) 2024 OHIO MECHANICAL CODE 2021 IECC, AND 2019 ANSI/ASHRAE/IES STANDARD 90.1 2022 NFPA 13, STANDARD FOR INSTALLATION OF SPRINKLER SYSTEMS, 13R AND 13D 2021 INTERNATIONAL FUEL GAS CODE 2017 ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES 2022 MONTGOMERY COUNTY FLOOD DAMAGE PREVENTION REGULATIONS
6.	CONSTRUCTION TYPE:	VB
7.	USER GROUP:	A2
8.	NUMBER OF STORIES:	ONE (1)
9.	HEIGHT OF BUILDING:	27'-6" HIGH
10.	FLOOR AREA:	8,258 S.F. (OUTSIDE FACE OF STUDS)
11.	FULLY SPRINKLED:	YES SPRINKLER CONTRACTOR TO SUBMIT DRAWINGS TO BUILDING DEPARTMENT FOR REVIEW
12.	SCOPE OF WORK:	NEW BUILDING ADDITION FOR RESTAURANT ARCHITECTURAL, MECHANICAL & ELECTRICAL

OCCUPANCY LOAD (PER 2024 OHIO BUILDING CODE)

	AREA	OCCUPANTS	ACCESSIBLE SEATING REQUIRED
DINING AREA (FIXED SEATS)	4,851 S.F.	283 SEATS	5% OF 290 = 15 SEATS
WAITING (1:7)	282 S.F.	40 PERSONS	N/A
KITCHEN (1:200)	2,498 S.F.	13 PERSONS	N/A
NEW DINING ADDITION	627 S.F.	48 PERSONS	
TOTAL INTERIOR	8,258 S.F.	**384 PERSONS TOTAL**	

OCCUPANCY LOAD (PER 2024 OHIO BUILDING CODE)

	REQUIRED	PROVIDED
EXITS REQUIRED: 0 < 384 < 500 OCCUPANTS	2	5 EXITS (4 FROM DINING AREA)
384 PERSON x .15" PER PERSON	57.60" OF EGRESS	182" OF EGRESS (136" FROM DINING AREA)
EGRESS REDUDANCY: 1/2 REQUIRED EGRESS WIDTH WITHOUT WIDEST DOOR	57.60" / 2 = 28.80"	182" OF EGRESS (136" FROM DINING AREA)

EXISTING PLUMBING FIXTURE COUNT (PER 2024 OHIO PLUMBING CODE)

	MALE/FEMALE REQUIREMENTS	MALE (PROVIDED)	FEMALE (PROVIDED)
OCCUPANCY LOAD/2	384/2 = 192 EA.		
WATER CLOSETS (1:75)	192/75 = 2.56 = 3 REQUIRED EA.	1 W.C.	3 W.C.
URINALS (2/3 SUBSTITUTION ALLOWED)	3 x .67 = 2 ALLOWED (MALE ONLY)	2 URINALS	N/A
LAVATORIES (1:200)	192/200 = 0.96 = 2 LAV. REQUIRED EA.	2 LAVS.	2 LAVS.
TOTAL WATER CLOSETS REQUIRED	6 W.C.	3 W.C.	3 W.C.
FAMILY RESTROOM REQUIRED	YES		
FAMILY RESTROOM WATER CLOSET	1 W.C. (NEW)		
FAMILY RESTROOM LAVATORY	1 LAV. (NEW)		

DEFERRED SUBMITTALS

FIRE SPRINKLERS

FIRE ALARM SYSTEMS

GENERAL NOTES

SPECIAL CONDITIONS

THE CONTRACTOR SHALL CAREFULLY EXAMINE THE CONSTRUCTION DOCUMENTS AND SECURE FROM THE ARCHITECT ADDITIONAL INFORMATION, IF NECESSARY, THAT MAY BE REQUISITE TO A CLEAR AND FULL UNDERSTANDING OF THE WORK.

ANY WORK OR MATERIAL WHICH IS NOT DIRECTLY NOTED IN THE SPECIFICATIONS AND DRAWINGS, BUT IS NECESSARY FOR THE PROPER CARRYING OUT OF THE OBVIOUS INTENTION, IS TO BE UNDERSTOOD AS "IMPLIED" AND IS TO BE PROVIDED BY THE CONTRACTOR IN HIS PROPOSAL AS FULLY AS IF SPECIFICALLY DESCRIBED OR DELINEATED. ANY DISCREPANCIES BETWEEN DRAWINGS AND SPECIFICATIONS MUST BE REPORTED TO THE ARCHITECT FOR CORRECTION AND INTERPRETATION BEFORE THE WORK IS EXECUTED.

DURING THE BIDDING PERIOD, ANY DISCREPANCIES, CONFLICTS, AND/OR INTERPRETATION IN THE DOCUMENTS SHALL BE SUBMITTED TO THE ARCHITECT PROMPTLY FOR CLARIFICATION. THE ARCHITECT SHALL ISSUE WRITTEN ADDENDA TO BIDDERS CLARIFYING SUCH MATTERS. THE ARCHITECT WILL NOT BE RESPONSIBLE FOR ORAL INSTRUCTIONS. IT SHALL BE HELD THAT ALL BIDDERS HAVE EXAMINED ALL DOCUMENTS FOR PROPER COMPREHENSION IN THE DIVISION OF THE WORK, AND THEIR RELATIONSHIP TO THE OTHER CONTRACTORS OR SECTIONS OF THE WORK. NO ALLOWANCE SHALL BE MADE, AFTER THE BID OPENING, FOR MISUNDERSTANDING ON THE PART OF THE CONTRACTOR.

BEFORE ORDERING ANY MATERIAL OR DOING ANY WORK, EACH CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE BUILDING AND SHALL BE RESPONSIBLE FOR THE CORRECTION OF THE SAME. NO EXTRA CHARGE OR COMPENSATION WILL BE ALLOWED ON ACCOUNT OF DIFFERENCE BETWEEN ACTUAL DIMENSIONS AND THE MEASUREMENTS INDICATED ON THE DRAWINGS. ANY DIFFERENCE WHICH MAY BE FOUND SHALL BE SUBMITTED TO THE ARCHITECT FOR CONSIDERATION BEFORE PROCEEDING WITH THE WORK.

PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

ABBREVIATIONS

A.C.T.	ACOUSTICAL CEILING TILE
A.B.	ANCHOR BOLT
A.F.F	ABOVE FINISH FLOOR
ALT.	ALTERNATE
ALU.	ALUMINUM
ASPH.	ASPHALT
BD.	BOARD
BLDG.	BUILDING
BLKG.	BLOCKING
BM.	BEAM
BOT.	BOTTOM
B.S.	BOTH SIDES
CLG.	CEILING
CLR.	CLEAR
C.M.U	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONTR.	CONTRACTOR
C.J.	CONTROL JOINT
C.T.	CERAMIC TILE
CTR.	CENTER
DBL.	DOUBLE
DIA.	DIAMETER
DN.	DOWN
DR.	DOOR
DS.	DOWNSPOUT
DTL./DET.	DETAIL
DWG.	DRAWING
EA.	EACH
E.C.	ELECTRICAL CONTRACTOR
ELEC.	ELECTRICAL
ELEV.	ELEVATION
E.F.	EACH FACE
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXIST.	EXISTING
EXP.	EXPANSION
E.W.	EACH WAY
E.W.C.	ELECTRICAL WATER COOLER
F.B.O.	FURNISHED BY OTHERS
FD.	FLOOR DRAIN
FDN.	FOUNDATION
FLR.	FLOOR
FIN.	FINISH(ED)
FTG.	FOOTING
F.P.	FIREPROOF
FURR.	FURRING
GA.	GAUGE
GALV.	GALVANIZED
G.C.	GENERAL CONTRACTOR
GL.	GLASS
GRD.	GRADE
GYP.	GYPSUM
HAC.	HEATING & A/C CONTRACTOR
HC.	HOLLOW CORE
HDWD.	HARD WOOD
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HORIZ.P.	HIGH POINT
HT.	HEIGHT
I.D.T.	INSIDE DIMENSION CLEAR
I.D.	INSIDE DIAMETER
INSUL.	INSULATION
INT.	INTERIOR
JAN.	JANITOR
JT.	JOINT
LAM.	LAMINATE
LAV.	LAVATORY
L.P.	LOW POINT
MAX.	MAXIMUM
MECH.	MECHANICAL
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MTD.	MOUNTED
MTL.	METAL
N.I.C	NOT IN CONTRACT
NO.	NUMBER
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.H.	OVERHEAD
OPNG.	OPENING
OPP.	OPPOSITE
P.B.C.	PLUMBING CONTRACTOR
PL.	PLATE
PLAS. LAM.	PLASTIC LAMINATE
PLYWD.	PLYWOOD
PR.	PAIR
PT.	PAINT
RAD.	RADIUS
REINF.	REINFORCED
REQ'D	REQUIRED
RESIL.	RESILIENT
RM.	ROOM
R.O.	ROUGH OPENING
SIM.	SIMILAR
SHTG.	SHEATHING
SPEC'S.	SPECIFICATIONS
SQ.	SQUARE
STD.	STANDARD
STL.	STEEL
STRUCT.	STRUCTURAL
SUSP. CLG.	SUSPENDED CEILING
T.M.	TOP OF MASONRY
T.S.	TOP OF STEEL
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
V.C.T.	VINYL COMPOSITION TILE
W/	WITH
WD.	WOOD

SYMBOL LEGEND

ROOM NAME & NUMBER IDENTIFICATION — XXX / XXX

DOOR NUMBER IDENTIFICATION — 14

DETAIL MARK — X / XX

KEYED NOTE — XXX

WINDOW TYPE — X

REVISION MARK WITH DELTA

WALL SECTION — X / XX

INTERIOR ELEVATION MARK — X / XX

BUILDING ELEVATION — X / XX

TYPICAL DETAIL DESIGNATION — X (DETAIL NUMBER) / XX (SHEET WHERE DETAIL IS SHOWN)

INDEX OF DRAWINGS

GENERAL

SHEET #	SHEET TITLE
CS1	COVER SHEET

CIVIL

SHEET #	SHEET TITLE
C0.0	COVER
C2.0	DEMOLITION PLAN
C3.0	SITE PLAN
C4.0	GRADING PLAN
C4.1	DRAINAGE PLAN
C6.0	CONSTRUCTION DETAILS

LANDSCAPE

SHEET #	SHEET TITLE
L1.0	LANDSCAPE PLAN

STRUCTURAL

SHEET #	SHEET TITLE
S1	GENERAL NOTES AND TYPICAL DETAILS
S2	FOUNDATION PLAN
S3	ROOF FRAMING PLAN
S4	FOUNDATION DETAILS
S5	FRAMING DETAILS
S6	FRAMING ELEVATIONS

ARCHITECTURAL

SHEET #	SHEET TITLE
A1	DEMOLITION, FLOOR PLANS, RCP
A1.1	DEMOLITION, FLOOR PLANS, RCP
A1.2	ROOF PLAN
A2	PARTIAL BUILDING SECTION
A2.1	PARTIAL BUILDING SECTION
A3	EXTERIOR ELEVATIONS

MECHANICAL

SHEET #	SHEET TITLE
M1	MECHANICAL FLOOR PLAN
M2	MECHANICAL ROOF PLAN

PLUMBING

SHEET #	SHEET TITLE
P1	PLUMBING PLAN

ELECTRICAL

SHEET #	SHEET TITLE
E1	ROOF/DEMO PLANS
E2	PANEL SCHEDULES, RISER AND DETAILS

SPECIFICATION SHEETS

SHEET #	SHEET TITLE
SPC1	SPECIFICATIONS
SPC2	SPECIFICATIONS
SPC3	SPECIFICATIONS
SPC4	SPECIFICATIONS
SPC5	SPECIFICATIONS

INDEX OF REVISIONS

REVISION #	DATE	SHEETS ISSUED	DESCRIPTION

DEMOLITION NOTES

1. CONTRACTOR SHALL VERIFY FIELD CONDITIONS AND NOTIFY ARCHITECT OF ALL DISCREPANCIES BEFORE PROCEEDING WITH WORK.
2. PREVENT MOVEMENT OR SETTLEMENT OF STRUCTURE(S). PROVIDE BRACING OR SHORING AND BE RESPONSIBLE FOR SAFETY AND SUPPORT OF STRUCTURE(S). ASSUME LIABILITY FOR SUCH MOVEMENT, SETTLEMENT, DAMAGE, AND OR INJURY.
3. CEASE OPERATIONS AND NOTIFY THE OWNER IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO PROPERLY SUPPORT STRUCTURE. DO NOT RESUME OPERATIONS UNTIL SAFETY IS RESTORED.
4. PROVIDE AND MAINTAIN BARRICADES, LIGHTING AND GUARD RAILS AS REQUIRED. BY APPLICABLE REGULATORY ADVISORY TO PROTECT OCCUPANTS OF BUILDING, WORKERS, AND PEDESTRIANS.
5. EXCEPT WHERE NOTED OTHERWISE, MAINTAIN POSESSION OF MATERIALS BEING DEMOLISHED. IMMEDIATELY REMOVE FROM SITE. CERTAIN EXISTING ITEMS MAY BE REMOVED FOR FUTURE RE-INSTALLATION. GC TO COORDINATE CAREFUL REMOVAL AND STORAGE OF ITEMS FOR RE-INSTALLATION DURING CONSTRUCTION.
6. DEMOLISH IN AN ORDERLY AND CAREFUL MANNER AS REQUIRED TO ACCOMODATE NEW WORK, INCLUDING THAT REQUIRED FOR CONNECTION TO THE EXISTING BUILDING. PROTECT EXISTING FOUNDATIONS AND SUPPORTING STRUCTURAL MEMBERS, PHASE DEMOLITION IN ACCORDANCE WITH CONSTRUCTION SCHEDULE.
7. PERFORM DEMOLITION IN ACCORDANCE WITH APPLICABLE AUTHORITIES HAVING JURSIDICTION.
8. REPAIR ALL DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED, AT NO COST TO THE OWNER.
9. BURNING OF MATERIALS ON SITE IS NOT PERMITTED.
10. ALL STORE DEMOLITION WORK SHOULD BE COORDINATED WITH THE MANAGER SO AS NOT TO DISRUPT RESTAURANT OPERATIONS. AREAS OF NEW CONSTRUCTION SHOULD BE CORDONED OFF TO PREVENT DEBRIS AND DUST FROM GOING INTO THE EXISTING RESTAURANT.
11. ALL EXISTING WORK NOT IN THIS SCOPE OF WORK SHALL BE MAINTAINED IN IT'S ORIGINAL CONDITION. PROTECT WORK FROM DAMAGE RESULTING FROM THIS WORK.
12. CONTRACTOR SHALL IN THE WORK OF ALL TRADES, PERFORM ANY AND ALL CUTTING, PATCHING, RESTORING, REPAIRING AND THE LIKE NECESSARY TO COMPLETE THE WORK AND RESTORE ANY DAMAGED SURFACES RESULTING FROM THE WORK TO THEIR ORIGINAL CONDITION. ALL ROOF PATCHING SHALL RETURN AREA TO 'LIKE NEW' CONDITION.

VICINITY MAP

HUBER HEIGHTS, OH (NO SCALE)



CONSULTANTS

MECHANICAL, PLUMBING & ELECTRICAL	GREENBERGFARROW CONTACT: TRISTAN STEINBERG tsteinberg@greenbergfarrow.com	CIVIL	GREENBERGFARROW CONTACT: ZACH MICHELS (636) 221-2231 zmichels@greenbergfarrow.com
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PROJECT TEAM

CIVIL
GREENBERGFARROW

STRUCTURAL
GREENBERGFARROW

MECHANICAL
GREENBERGFARROW

ELECTRICAL
GREENBERGFARROW

KITCHEN EQUIPMENT & FIXTURE
TEXAS ROADHOUSE

ISSUE/REVISION RECORD

DATE	DESCRIPTION
07/07/26	COORDINATION SET
07/17/26	PERMIT/BID SET

PROFESSIONAL SEAL

STATE OF OHIO — SCOTT LOIKITS — 1-ARC-0019642 — REGISTERED ARCHITECT — 7.17.26

PROFESSIONAL IN CHARGE
SCOTT LOIKITS

PROJECT MANAGER
J. WEHMEYER

QUALITY CONTROL
J. WEHMEYER

DRAWN BY
CFN/OGV

PROJECT NAME

TEXAS ROADHOUSE
5611 MERILY WAY
HUBER HEIGHTS, OH
OHIO
45424

PROJECT NUMBER
20260394.5

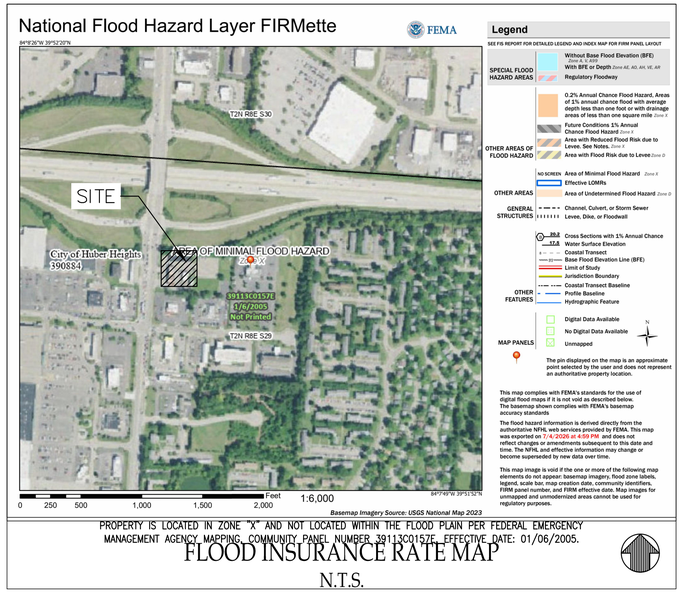
SHEET TITLE

COVER SHEET

SHEET NUMBER

CS1

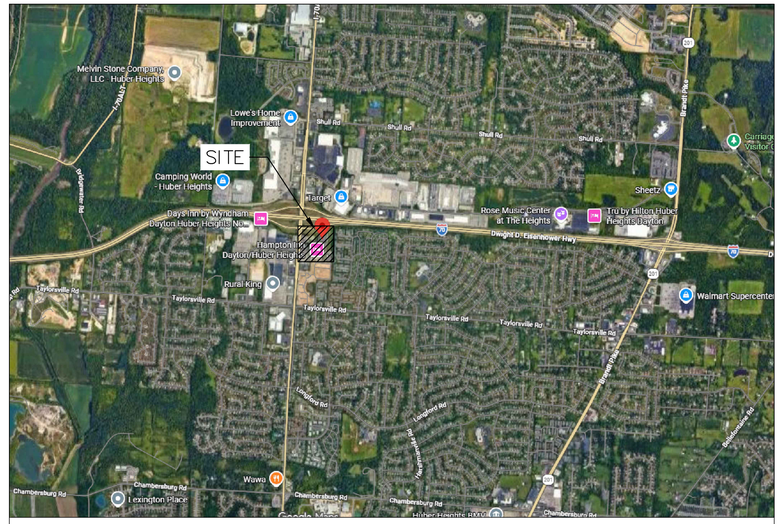
Drawing Name: P:\2025\20260394\CAD\Construction Documents\Huber Heights, OH\Products_Current\20260394_SD03.DWG Last Modified: Jul 17, 2026 - 12:02pm Plotted on: Jul 29, 2026 - 12:21pm by cfarnado



PROPERTY IS LOCATED IN ZONE "X" AND NOT LOCATED WITHIN THE FLOOD PLAIN PER FEDERAL EMERGENCY MANAGEMENT AGENCY, MAPPING, COMMUNITY PANEL NUMBER 39113C0157E, EFFECTIVE DATE: 01/06/2005.

FLOOD INSURANCE RATE MAP
N.T.S.

5611 MERILY WAY
HUBER HEIGHTS, OH 45424
ZONING: PC



PROJECT LOCATION MAP
N.T.S.

SHEET INDEX:

C 0.0	COVER
C 2.0	DEMOLITION PLAN
C 3.0	SITE PLAN
C 4.0	GRADING PLAN
C 4.1	STORM DRAINAGE PLAN
C 6.0	CONSTRUCTION DETAILS

DEVELOPER:

TEXAS ROADHOUSE
CONTACT: WAYNE B. TALBOTT
6046 TALBOTT RD
BELINGTON, WEST VIRGINIA 26250
TEL: (304) 614-2800
EMAIL: WAYNE.TALBOTT@TEXASROADHOUSE.COM

ENGINEER:

CONTACT: MICHAEL FRERE, P.E.
1230 PEACHTREE STREET, NE, SUITE 2900
ATLANTA, GA 30309
TEL: (470) 681-4346
EMAIL: mfrere@GREENBERGFARROW.COM

SURVEYOR:

SURVEYOR: MANNIK SMITH GROUP
1160 DUBLIN ROAD, SUITE 100
COLUMBUS, OH 43215
TEL: (614)-441-4222
PROJECT NO.: 2600771

BENCHMARK

BM#1263
ELEVATION = 976.08'

CONTACTS:

PLANNING:

DEPARTMENT: PLANNING AND ZONING
CONTACT: GERI HOSKINS–ADMINISTRATIVE ASSISTANT
TEL: (937)–237–5809
EMAIL: ghoskins@hhoh.org

ENGINEERING:

DEPARTMENT: ENGINEERING CITY OF HUBER HEIGHTS
CONTACT: RUSSELL BERGMAN–CITY ENGINEER
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EMAIL: rbergman@hhoh.org

WATER:

DEPARTMENT: WATER AND WASTEWATER
CONTACT: CITY OF HUBER HEIGHTS
TEL: (937)–233–3292

SANITARY SEWER:

DEPARTMENT: WATER AND WASTEWATER
CONTACT: CITY OF HUBER HEIGHTS
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PROJECT TEAM

ISSUE/REVISION RECORD

DATE	DESCRIPTION
07/17/2026	PERMIT SUBMITTAL

PROFESSIONAL SEAL

Proj 20260394
STATE OF OHIO
MICHAEL E. HAAS
E-78558
REGISTERED PROFESSIONAL ENGINEER
expires 12/31/27
date 07/17/26
COA.01292

PROFESSIONAL IN CHARGE
MIKE HAAS
PROJECT MANAGER
RMF
QUALITY CONTROL
RMF
DRAWN BY
JEB

PROJECT NAME

TEXAS ROADHOUSE BUILDING ADD
HUBER HEIGHTS
OH
5611 MERILY WAY
HUBER HEIGHTS

PROJECT NUMBER
20260394.5
SHEET TITLE
COVER

SHEET NUMBER
C0.0
NOT ISSUED FOR CONSTRUCTION

Drawing Name: P:\2026\20260394\800_Civil_Current Drawings\20260394 Master_2606.dwg Last Modified: Jul 16, 2026 – 11:35pm Plotted on: Jul 17, 2026 – 1:06pm by jbenbo

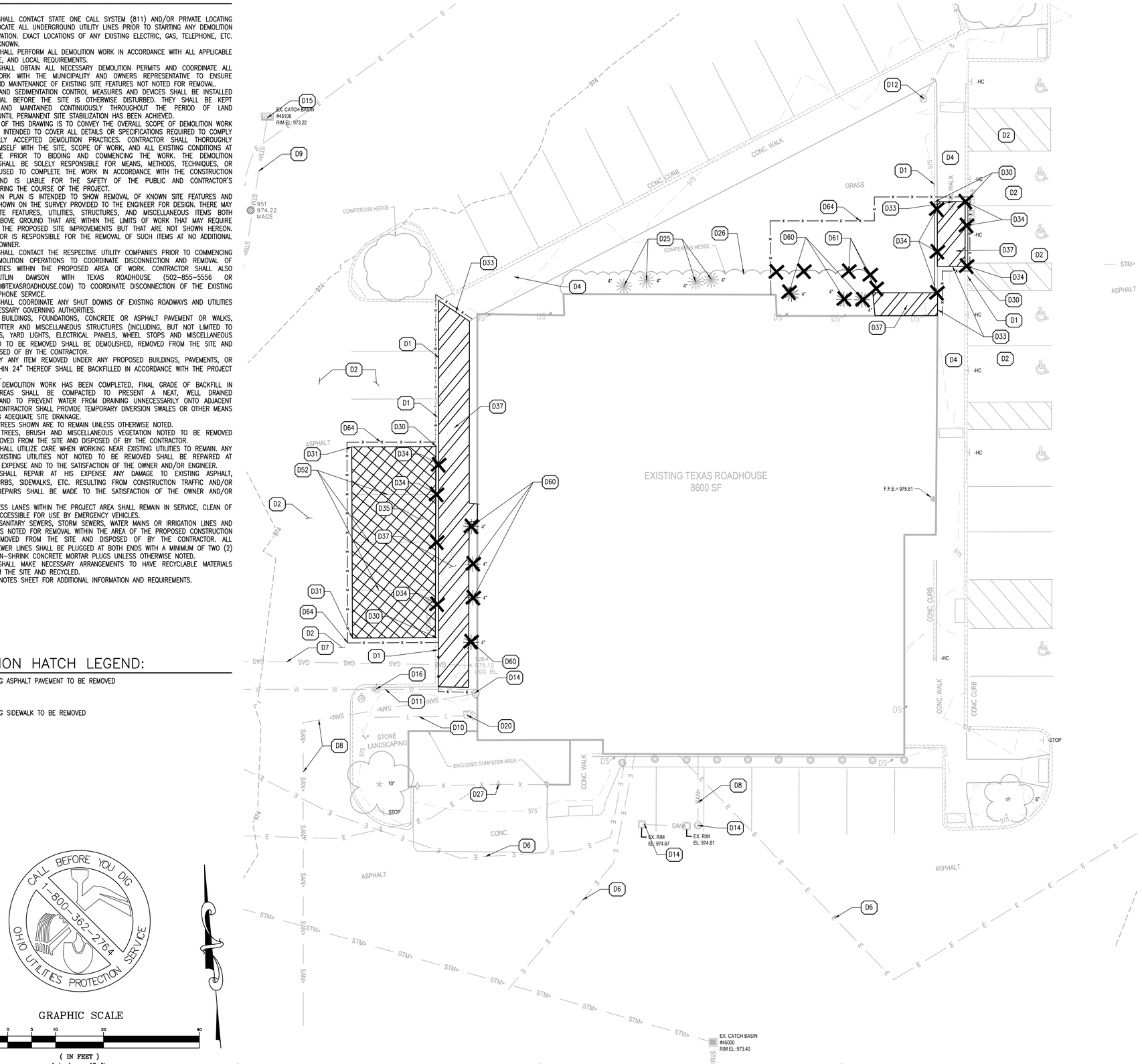
GENERAL DEMOLITION NOTES:

1. CONTRACTOR SHALL CONTACT STATE ONE CALL SYSTEM (811) AND/OR PRIVATE LOCATING SERVICE TO LOCATE ALL UNDERGROUND UTILITY LINES PRIOR TO STARTING ANY DEMOLITION AND/OR EXCAVATION. EXACT LOCATIONS OF ANY EXISTING ELECTRIC, GAS, TELEPHONE, ETC. LINES ARE UNKNOWN.
2. CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS.
3. CONTRACTOR SHALL OBTAIN ALL NECESSARY DEMOLITION PERMITS AND COORDINATE ALL DEMOLITION WORK WITH THE MUNICIPALITY AND OWNERS REPRESENTATIVE TO ENSURE PROTECTION AND MAINTENANCE OF EXISTING SITE FEATURES NOT NOTED FOR REMOVAL.
4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES AND DEVICES SHALL BE INSTALLED AND FUNCTIONAL BEFORE THE SITE IS OTHERWISE DISTURBED. THEY SHALL BE KEPT OPERATIONAL AND MAINTAINED CONTINUOUSLY THROUGHOUT THE PERIOD OF LAND DISTURBANCE UNTIL PERMANENT SITE STABILIZATION HAS BEEN ACHIEVED.
5. THE PURPOSE OF THIS DRAWING IS TO CONVEY THE OVERALL SCOPE OF DEMOLITION WORK AND IT IS NOT INTENDED TO COVER ALL DETAILS OR SPECIFICATIONS REQUIRED TO COMPLY WITH GENERALLY ACCEPTED DEMOLITION PRACTICES. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH THE SITE, SCOPE OF WORK, AND ALL EXISTING CONDITIONS AT THE JOB SITE PRIOR TO BIDDING AND COMMENCING THE WORK. THE DEMOLITION CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, OR PROCEDURES USED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND IS LIABLE FOR THE SAFETY OF THE PUBLIC AND CONTRACTOR'S EMPLOYEES DURING THE COURSE OF THE PROJECT.
6. THE DEMOLITION PLAN IS INTENDED TO SHOW REMOVAL OF KNOWN SITE FEATURES AND UTILITIES AS SHOWN ON THE SURVEY PROVIDED TO THE ENGINEER FOR DESIGN. THERE MAY BE OTHER SITE FEATURES, UTILITIES, STRUCTURES, AND MISCELLANEOUS ITEMS BOTH BURIED AND ABOVE GROUND THAT ARE WITHIN THE LIMITS OF WORK THAT MAY REQUIRE REMOVAL FOR THE PROPOSED SITE IMPROVEMENTS BUT THAT ARE NOT SHOWN HEREON. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF SUCH ITEMS AT NO ADDITIONAL COST TO THE OWNER.
7. CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITY COMPANIES PRIOR TO COMMENCING ANY SITE DEMOLITION OPERATIONS TO COORDINATE DISCONNECTION AND REMOVAL OF EXISTING UTILITIES WITHIN THE PROPOSED AREA OF WORK. CONTRACTOR SHALL ALSO CONTACT CAITLIN DAWSON WITH TEXAS ROADHOUSE (502-855-5556 OR CAITLIN.DAWSON@TEXASROADHOUSE.COM) TO COORDINATE DISCONNECTION OF THE EXISTING BUILDING TELEPHONE SERVICE.
8. CONTRACTOR SHALL COORDINATE ANY SHUT DOWNS OF EXISTING ROADWAYS AND UTILITIES WITH THE NECESSARY GOVERNING AUTHORITIES.
9. ALL EXISTING BUILDINGS, FOUNDATIONS, CONCRETE OR ASPHALT PAVEMENT OR WALKS, CURB AND GUTTER AND MISCELLANEOUS STRUCTURES (INCLUDING, BUT NOT LIMITED TO FENCES, POLES, YARD LIGHTS, ELECTRICAL PANELS, WHEEL STOPS AND MISCELLANEOUS DEBRIS) NOTED TO BE REMOVED SHALL BE DEMOLISHED, REMOVED FROM THE SITE AND LEGALLY DISPOSED OF BY THE CONTRACTOR.
10. VOIDS LEFT BY ANY ITEM REMOVED UNDER ANY PROPOSED BUILDINGS, PAVEMENTS, OR WALKS OR WITHIN 24" THEREOF SHALL BE BACKFILLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
11. AS SOON AS DEMOLITION WORK HAS BEEN COMPLETED, FINAL GRADE OF BACKFILL IN DEMOLITION AREAS SHALL BE COMPACTED TO PRESENT A NEAT, WELL DRAINED APPEARANCE, AND TO PREVENT WATER FROM DRAINING UNNECESSARILY ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL PROVIDE TEMPORARY DIVERSION SWALES OR OTHER MEANS OF MAINTAINING ADEQUATE SITE DRAINAGE.
12. ALL EXISTING TREES SHOWN ARE TO REMAIN UNLESS OTHERWISE NOTED.
13. ALL EXISTING TREES, BRUSH AND MISCELLANEOUS VEGETATION NOTED TO BE REMOVED SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR.
14. CONTRACTOR SHALL UTILIZE CARE WHEN WORKING NEAR EXISTING UTILITIES TO REMAIN. ANY DAMAGE TO EXISTING UTILITIES NOT NOTED TO BE REMOVED SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
15. CONTRACTOR SHALL REPAIR AT HIS EXPENSE ANY DAMAGE TO EXISTING ASPHALT, CONCRETE, CURBS, SIDEWALKS, ETC. RESULTING FROM CONSTRUCTION TRAFFIC AND/OR OPERATIONS. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
16. ALL FIRE ACCESS LANES WITHIN THE PROJECT AREA SHALL REMAIN IN SERVICE, CLEAN OF DEBRIS, AND ACCESSIBLE FOR USE BY EMERGENCY VEHICLES.
17. ALL EXISTING SANITARY SEWERS, STORM SEWERS, WATER MAINS OR IRRIGATION LINES AND APPURTENANCES NOTED FOR REMOVAL WITHIN THE AREA OF THE PROPOSED CONSTRUCTION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR. ALL ABANDONED SEWER LINES SHALL BE PLUGGED AT BOTH ENDS WITH A MINIMUM OF TWO (2) FEET LONG NON-SHRINK CONCRETE MORTAR PLUGS UNLESS OTHERWISE NOTED.
18. CONTRACTOR SHALL MAKE NECESSARY ARRANGEMENTS TO HAVE RECYCLABLE MATERIALS REMOVED FROM THE SITE AND RECYCLED.
19. SEE GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

DEMOLITION HATCH LEGEND:

D35 EXISTING ASPHALT PAVEMENT TO BE REMOVED

D37 EXISTING SIDEWALK TO BE REMOVED



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GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

PROPOSED LEGEND:

- PROPERTY LINE
- PROPOSED SAW CUT LINE
- EXISTING CURB TO BE REMOVED
- EXISTING CURB AND GUTTER TO BE REMOVED
- CATV — EXISTING CABLE TELEVISION LINE TO BE REMOVED
- E — EXISTING ELECTRIC LINE TO BE REMOVED
- GAS — EXISTING GAS SERVICE TO BE REMOVED
- SAN> — EXISTING SANITARY SEWER SERVICE TO BE REMOVED
- STM> — EXISTING STORM SEWER TO BE REMOVED
- T — EXISTING TELEPHONE SERVICE TO BE REMOVED
- W — EXISTING WATER SERVICE TO BE REMOVED
- X — PROPOSED CONSTRUCTION FENCE
- UTILITY LINE CAP LOCATION
- EXISTING TREE TO BE REMOVED
- SEE SHEET C1.0 FOR EXISTING LEGEND

DEMOLITION KEY NOTES: D#

D1	EXISTING CONCRETE CURB TO REMAIN
D2	EXISTING ASPHALT PAVEMENT TO REMAIN
D4	EXISTING CONCRETE SIDEWALK TO REMAIN
D6	APPROXIMATE LOCATION OF EXISTING ELECTRICAL LINE TO REMAIN
D7	APPROXIMATE LOCATION OF EXISTING NATURAL GAS LINE TO REMAIN
D8	APPROXIMATE LOCATION OF EXISTING SANITARY SEWER LINE TO REMAIN
D9	APPROXIMATE LOCATION OF EXISTING STORM SEWER LINE TO REMAIN
D10	APPROXIMATE LOCATION OF EXISTING TELEPHONE LINE TO REMAIN
D11	APPROXIMATE LOCATION OF EXISTING WATER LINE TO REMAIN
D12	EXISTING ELECTRICAL STRUCTURE TO REMAIN
D14	EXISTING SANITARY STRUCTURE TO REMAIN
D15	EXISTING STORM STRUCTURE TO REMAIN
D16	EXISTING WATER STRUCTURE TO REMAIN
D20	EXISTING TELEPHONE PEDESTAL TO REMAIN
D25	EXISTING TREE TO REMAIN AND BE PROTECTED
D26	EXISTING LANDSCAPING TO REMAIN AND BE PROTECTED
D27	EXISTING FENCE TO REMAIN
D30	SAW CUT EXISTING CONCRETE CURB
D31	SAW CUT EXISTING ASPHALT PAVEMENT
D33	SAW CUT EXISTING CONCRETE SIDEWALK
D34	EXISTING CONCRETE CURB TO BE REMOVED
D35	EXISTING ASPHALT PAVEMENT TO BE REMOVED
D37	EXISTING SIDEWALK TO BE REMOVED
D52	EXISTING PARKING STRIPES TO BE REMOVED
D60	EXISTING TREE TO BE REMOVED
D61	EXISTING LANDSCAPING TO BE REMOVED
D64	PROPOSED CONSTRUCTION FENCE

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PROJECT TEAM

ISSUE/REVISION RECORD

DATE	DESCRIPTION
07/17/2026	PERMIT SUBMITTAL

PROFESSIONAL SEAL

Proj 20260394

STATE OF OHIO
MICHAEL E. HAAS
E-78558
REGISTERED
PROFESSIONAL ENGINEER

expires 12/31/27
date 07/17/26
COA.01292

PROFESSIONAL IN CHARGE
MIKE HAAS

PROJECT MANAGER
RMF

QUALITY CONTROL
RMF

DRAWN BY
JEB

PROJECT NAME

TEXAS ROADHOUSE BUILDING ADD

HUBER HEIGHTS
OH
5611 MERILY WAY
HUBER HEIGHTS

PROJECT NUMBER
20260394.5

SHEET TITLE

DEMOLITION PLAN

SHEET NUMBER

C2.0

NOT ISSUED FOR CONSTRUCTION

Drawing Name: P:\2026\20260394\500 Civil_Current Drawings\20260394 Master_TXRH.dwg Last Modified: Jul 17, 2026 - 1:12pm Plotted on: Jul 17, 2026 - 7:29am by jbedso

GENERAL SITE NOTES:

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE AND ADEQUATE WORKING CONDITIONS THROUGHOUT THE DURATION OF CONSTRUCTION OF THE PROPOSED SITE IMPROVEMENTS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SITE SETBACKS, EASEMENTS AND DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST STATE AND LOCAL GOVERNMENT CONSTRUCTION STANDARDS AND SPECIFICATIONS.
5. ALL HANDICAP ACCESSIBLE SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES AND REQUIREMENTS.
6. IF DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR FINDS ANY DISCREPANCIES OR CONFLICTS BETWEEN THE PROPOSED SITE IMPROVEMENTS INDICATED ON THE PLANS AND THE PHYSICAL CONDITIONS OF THE SITE, OR ANY ERRORS OR OMISSIONS WITHIN THE PLANS OR IN THE SITE LAYOUT AS PROVIDED BY THE ENGINEER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IMMEDIATELY NOTIFY THE ENGINEER. UNTIL AUTHORIZED TO PROCEED, ANY WORK PERFORMED BY THE CONTRACTOR AFTER SUCH A DISCOVERY WILL BE AT THE CONTRACTOR'S SOLE RISK AND EXPENSE.
7. CONTRACTOR SHALL COORDINATE ALL SITE IMPROVEMENTS WITH ARCHITECTURAL PLANS. ARCHITECTURAL PLANS SHALL BE USED FOR BUILDING STAKEOUT.
8. CONTRACTOR SHALL COORDINATE ALL LANDSCAPE IMPROVEMENTS, INCLUDING NEW PLANTINGS AND TURF AREA RESTORATION REQUIREMENTS, WITH LANDSCAPE PLANS.
9. CONSTRUCTION SURVEY AND STAKEOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
10. ALL DIMENSIONS SHOWN ARE MEASURED FROM FACE OF CURB TO FACE OF CURB OR EDGE OF PAVEMENT TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
11. ALL CURB RADII ARE MEASURED AT THE FACE OF CURB UNLESS OTHERWISE NOTED.
12. ALL NEW ASPHALT AND/OR CONCRETE PAVING SHALL MATCH EXISTING PAVEMENTS FLUSH.
13. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS OUTSIDE OF CONSTRUCTION LIMITS TO ORIGINAL CONDITION OR BETTER.
14. CONTRACTOR SHALL REPAIR AT HIS EXPENSE ANY DAMAGE TO EXISTING ASPHALT, CONCRETE, CURBS, SIDEWALKS, ETC. RESULTING FROM CONSTRUCTION TRAFFIC AND/OR OPERATIONS. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
15. ALL FIRE ACCESS LANES WITHIN THE PROJECT AREA SHALL REMAIN IN SERVICE, CLEAN OF DEBRIS, AND ACCESSIBLE FOR USE BY EMERGENCY VEHICLES.
16. ALL DETECTABLE WARNING PLATES SHALL BE PREFORMED PLASTIC INSERTS UNLESS OTHERWISE NOTED.
17. SEE GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

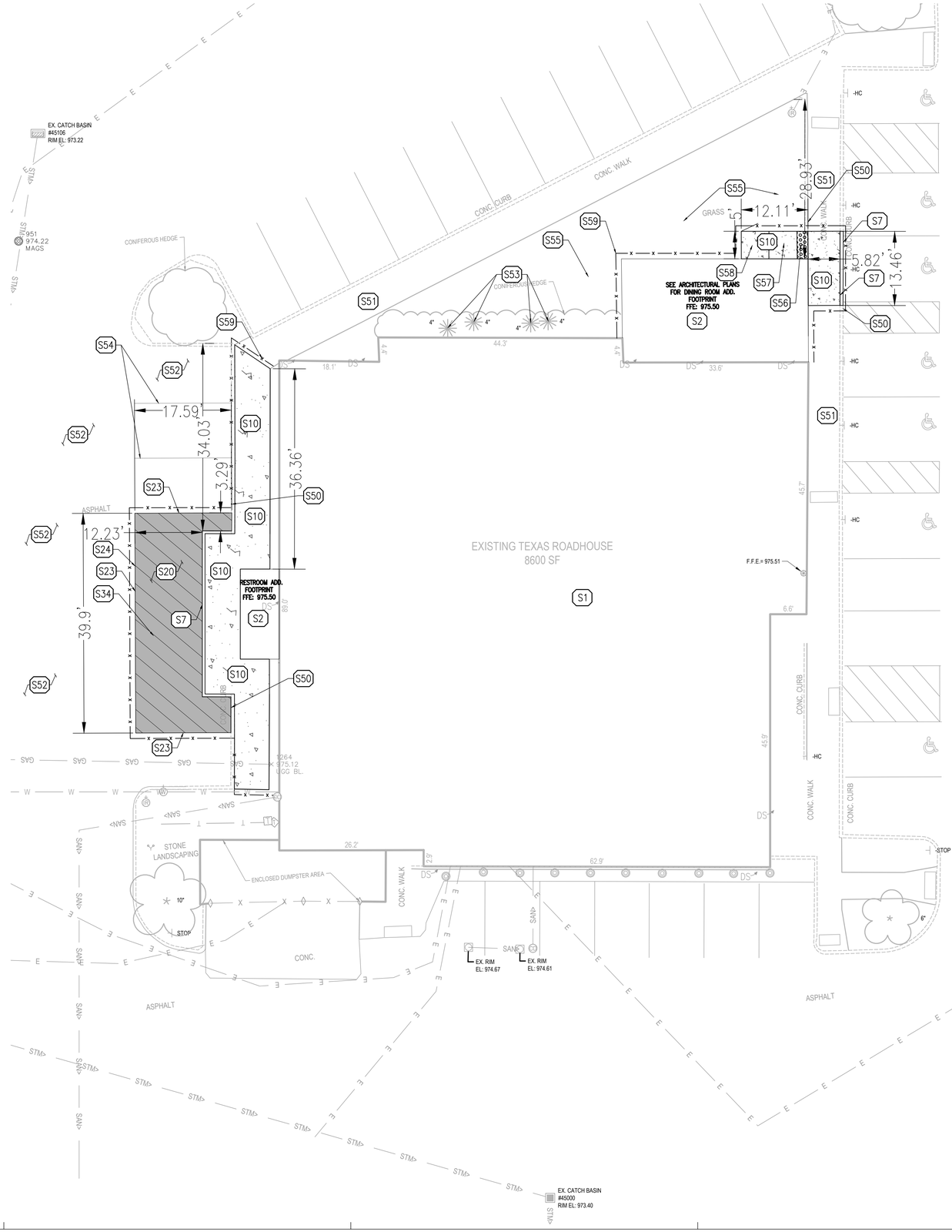
PROJECT INFORMATION:

ZONED:	(PC) PLANNED COMMERCIAL ZONING DISTRICT
PROPOSED BUILDING AREA:	758 SQ. FT. (DINING AND RESTROOM ADDITION)
PARKING REQUIRED:	BASED ON AN EXISTING TEXAS ROADHOUSE THAT IS ROUGHLY 283 AND AN ADDITION THAT IS ROUGHLY 48 SEATS, THE PROJECT IS REQUIRED TO HAVE 186 PARKING STALLS (283 SEATS + 48 SEAT / 2X1 PARKING STALLS + 40 EMPLOYEES/ 2X1 PARKING STALLS=185.5 PARKING STALLS
PARKING PROVIDED:	SINCE THERE ARE CURRENTLY ± 217 PARKING STALLS ON SITE, THE PROJECT'S PROPOSED DINING ROOM WILL TRIGGER ANY ISSUES WITH ADA PARKING REQUIREMENTS

PAVEMENT HATCH LEGEND:

S10 — PROPOSED CONCRETE SIDEWALK
5" PORTLAND CEMENT CONCRETE
4" AGGREGATE BASE

S20 — PROPOSED ASPHALT PAVEMENT
1 ½"" ASPHALT SURFACE COURSE
2"" ASPHALT BASE COURSE
6" AGGREGATE BASE



GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

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PROPOSED LEGEND:

- PROPERTY LINE
- PROPOSED CONCRETE CURB AND GUTTER
- PROPOSED REVERSE PITCH CURB AND GUTTER
- PROPOSED DEPRESSED CURB AND GUTTER
- PROPOSED PARKING STALL COUNT
- PROPOSED CONCRETE WHEEL STOP
- PROPOSED SIGN
- PROPOSED PYLON SIGN
- PROPOSED LIGHT POLE
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- PROPOSED TAPPING SLEEVE AND VALVE
- PROPOSED WATER METER AND VAULT
- PROPOSED GATE VALVE AND VALVE BOX
- PROPOSED TRANSFORMER PAD
- PROPOSED GAS METER
- PROPOSED ELECTRIC METER, CT CABINET AND DISCONNECT
- PROPOSED STORM SEWER STRUCTURE
- PROPOSED SANITARY SEWER GREASE INTERCEPTOR
- PROPOSED SANITARY SEWER STRUCTURE
- SEE SHEET C1.0 FOR EXISTING LEGEND

SITE KEY NOTES: S#

S1	EXISTING TEXAS ROADHOUSE BUILDING. SEE ARCHITECTURAL PLANS.
S2	PROPOSED DINING ROOM AND RESTROOM ADDITION. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAILS.
S7	PROPOSED MONOLITHIC CONCRETE CURB AND SIDEWALK
S10	PROPOSED CONCRETE SIDEWALK
S20	PROPOSED ASPHALT PAVEMENT
S23	PROPOSED FULL DEPTH ASPHALT SAW CUT
S24	PROPOSED ASPHALT BUTT-JOINT
S34	PROPOSED CROSSWALK STRIPING PER LOCAL CODES
S50	EXISTING CURB TO REMAIN
S51	EXISTING SIDEWALK TO REMAIN
S52	EXISTING PAVEMENT TO REMAIN
S53	EXISTING TREE TO REMAIN AND BE PROTECTED
S54	EXISTING STRIPING TO REMAIN
S55	RESTORED LANDSCAPE AREA
S56	PROPOSED ADA ACCESSIBLE DETECTABLE WARNING
S57	PROPOSED ADA RAMP
S58	PROPOSED ADA LANDING
S59	PROPOSED CONSTRUCTION FENCE

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date 07/17/26
COA.01292

PROFESSIONAL IN CHARGE
MIKE HAAS
PROJECT MANAGER
RMF
QUALITY CONTROL
RMF
DRAWN BY
JEB

PROJECT NAME
TEXAS ROADHOUSE BUILDING ADD
HUBER HEIGHTS
OH
5611 MERILY WAY
HUBER HEIGHTS

PROJECT NUMBER
20260394.5

SHEET TITLE
SITE PLAN

SHEET NUMBER
C3.0
NOT ISSUED FOR CONSTRUCTION

Drawing Name: P:\2026\20260394\0_BID_Civil_Current Drawings\20260394 Master_2026.dwg Last Modified: Jul 17, 2026 - 1:12pm Plotted on: Jul 17, 2026 - 7:43am by jbenbo

GENERAL GRADING NOTES:

1. ALL GRADING AND SITE PREPARATION WORK SHALL CONFORM WITH THE RECOMMENDATIONS AND SPECIFICATIONS CONTAINED IN THE GEOTECHNICAL REPORT.
2. CONTRACTOR SHALL CAREFULLY PRESERVE ALL SITE BENCHMARKS AND REFERENCE POINTS DURING CONSTRUCTION OPERATIONS.
3. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST FORTY-EIGHT (48) HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED SITE IMPROVEMENTS SHOWN ON THE PLANS.
4. CONTRACTOR SHALL INSTALL APPROPRIATE TREE PROTECTION MEASURES PRIOR TO COMMENCEMENT OF SITE GRADING OPERATIONS.
5. ALL PROPOSED GRADING, PAVEMENT, APRONS, CURBS, WALKS, ETC. SHALL MATCH EXISTING GRADES FLUSH.
6. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE TO ALL STORM DRAINAGE STRUCTURES. AREAS OF SURFACE PONDING SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
7. ALL EXISTING AND PROPOSED TOP OF FRAME ELEVATIONS FOR STORM, SANITARY, WATER AND OTHER UTILITY STRUCTURES SHALL BE ADJUSTED TO MEET FINISHED GRADE WITHIN THE PROJECT LIMITS.
8. CONTRACTOR SHALL UTILIZE CARE WHEN WORKING NEAR EXISTING UTILITIES TO REMAIN. ANY DAMAGE TO EXISTING UTILITIES NOT NOTED TO BE REMOVED SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
9. CONTRACTOR SHALL REPAIR AT HIS EXPENSE ANY DAMAGE TO EXISTING ASPHALT, CONCRETE, CURBS, SIDEWALKS, ETC. RESULTING FROM CONSTRUCTION TRAFFIC AND/OR OPERATIONS. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
10. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS OUTSIDE OF CONSTRUCTION LIMITS TO ORIGINAL CONDITION OR BETTER.
11. MAXIMUM CROSS SLOPES AND LONGITUDINAL SLOPES FOR ALL CONCRETE SIDEWALKS AND HANDICAP ACCESSIBLE ROUTES SHALL NOT EXCEED 2% AND 5%, RESPECTIVELY.
12. MAXIMUM SLOPES WITHIN THE HANDICAP ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION.
13. MAXIMUM GRADE DIFFERENCE BETWEEN PAVEMENT SURFACES AND ADJACENT CONCRETE SIDEWALKS FOR THE ACCESSIBLE ROUTE TO THE BUILDING SHALL NOT EXCEED 1/4" VERTICAL OR 1/2" WHEN BEVELED.
14. ALL HANDICAP ACCESSIBLE EXTERIOR DOORWAY LOCATIONS REQUIRE AN EXTERIOR LANDING THAT IS A MINIMUM OF FIVE (5) FEET IN LENGTH WITH A SLOPE NOT EXCEEDING 2% IN ANY DIRECTION.
15. EXCAVATION SHORING SHALL BE DONE AS NECESSARY FOR THE PROTECTION OF THE WORK AND FOR THE SAFETY OF PERSONNEL. SHORING SHALL BE IN ACCORDANCE WITH ALL O.S.H.A AND LOCAL REGULATIONS.
16. ALL STRUCTURE BENCH WALLS SHALL BE SHAPED AND FORMED FOR A CLEAN TRANSITION WITH PROPER HYDRAULICS TO ALLOW THE SMOOTH CONVEYANCE OF FLOWS THROUGH THE MANHOLE OR BOX INLET. THE BENCH WALL SHALL FORM A DEFINED CHANNEL TO A MINIMUM HEIGHT OF 80-PERCENT OF THE INSIDE DIAMETER OF THE INLET AND OUTLET PIPES TO FORM A "U" SHAPED CHANNEL, CONSTRUCTED AT A MINIMUM ½-INCH PER FOOT SLOPE TO THE MANHOLE WALL.
17. ALL STORM WATER INLETS AND CATCH BASIN CASTINGS SHALL HAVE THE WORDS "NO DUMPING, DRAINS TO STREAM", OR SIMILARLY APPROVED MESSAGE, CAST IN RAISED OR RECESSED LETTERS AT A MINIMUM OF 1" IN HEIGHT. IN ADDITION, A SYMBOL OF A FISH SHALL ALSO BE CAST WITH THE LETTERS.
18. SEE GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

PROJECT BENCHMARKS:

SITE BENCHMARKS:

BM #1263
ELEVATION= 976.08

FLOOD NOTE:

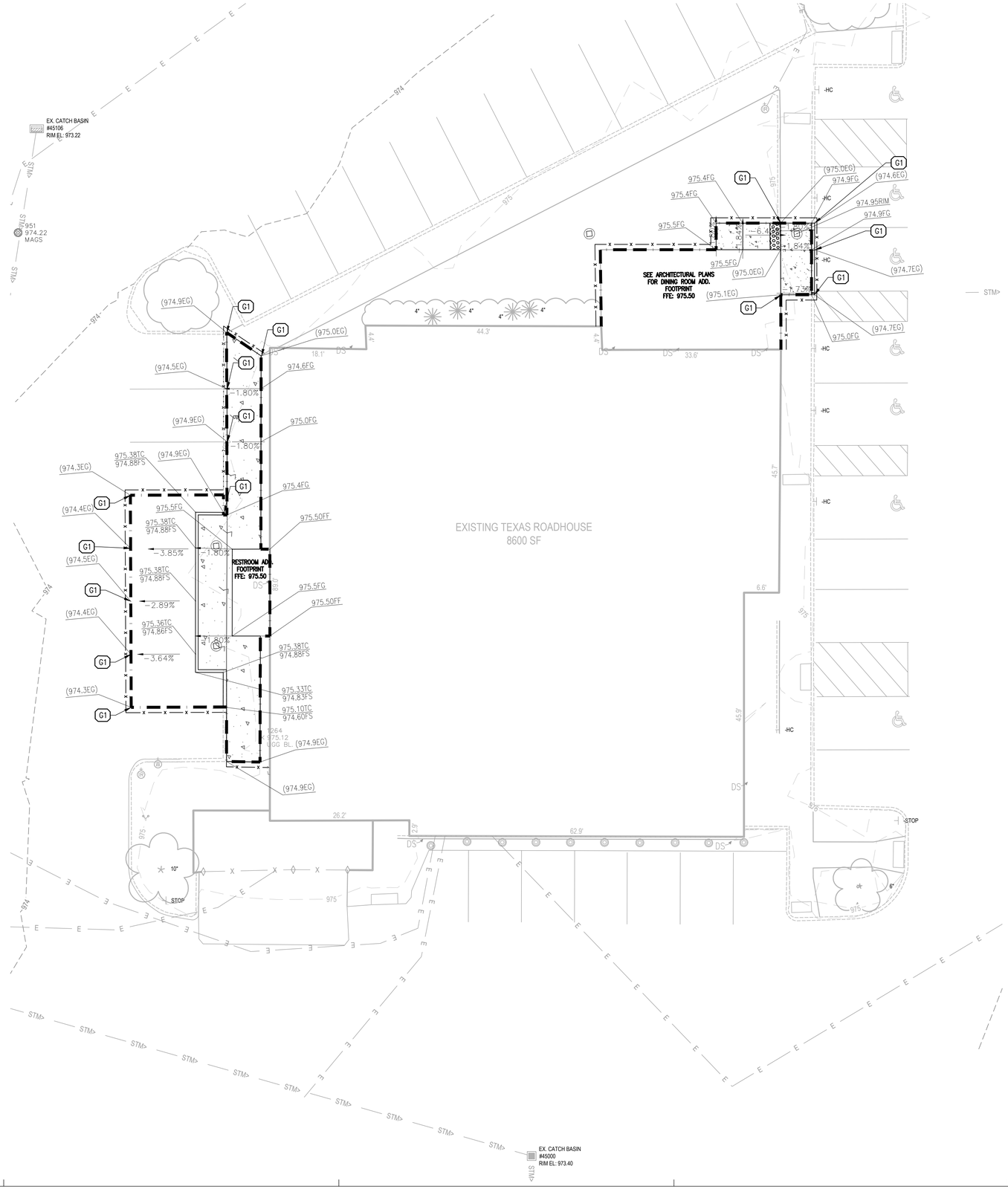
PROPERTY IS LOCATED IN ZONE "X" AND NOT LOCATED WITHIN THE FLOOD PLAIN PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAPPING, COMMUNITY PANEL NUMBER 39113C157E, EFFECTIVE DATE: 1/6/2005

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GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.



PROPOSED LEGEND:

- PROPERTY LINE
- PROPOSED LAND DISTURBANCE LIMITS
- PROPOSED CONCRETE CURB AND GUTTER
- PROPOSED REVERSE PITCH CURB AND GUTTER
- PROPOSED DEPRESSED CURB AND GUTTER
- STM-> PROPOSED STORM SEWER
- PROPOSED CONCRETE WHEEL STOP
- PROPOSED SIGN
- PROPOSED PYLON SIGN
- PROPOSED LIGHT POLE
- PROPOSED STORM SEWER STRUCTURE
- 50 PROPOSED CONTOUR
- PROPOSED GRADING RIDGE LINE
- PROPOSED DRAINAGE FLOW DIRECTION
- PROPOSED OVERLAND FLOOD ROUTE
- 100.50 TC / 100.00 FL PROPOSED SPOT ELEVATION
- BM # 00.00 SITE BENCH MARK (SEE SURVEY FOR ADDITIONAL INFORMATION)

SEE SHEET C1.0 FOR EXISTING LEGEND

GRADING & DRAINAGE KEY NOTES:

G1 FIELD VERIFY AND MATCH EXISTING ELEVATION AT PROJECT SCOPE OF WORK LIMITS (TYP.)

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Proj 20260394
STATE OF OHIO
MICHAEL E. HAAS
E-78558
REGISTERED
PROFESSIONAL ENGINEER
expires 12/31/27
date 07/17/26
COA.01292

PROFESSIONAL IN CHARGE
MIKE HAAS

PROJECT MANAGER
RMF

QUALITY CONTROL
RMF

DRAWN BY
JEB

PROJECT NAME

TEXAS ROADHOUSE BUILDING ADD

HUBER HEIGHTS
OH
5611 MERILY WAY
HUBER HEIGHTS

PROJECT NUMBER
20260394.5

SHEET TITLE

GRADING PLAN

SHEET NUMBER

C4.0

NOT ISSUED FOR CONSTRUCTION

Drawing Name: P:\2026\20260394\800_Civil_Current Drawings\20260394 Master_TXRH.dwg Last Modified: Jul 17, 2026 - 1:13pm Plotted on: Jul 17, 2026 - 7:48am by jbarbuo

STORM SEWER & DRAINAGE NOTES:

1. CONTRACTOR SHALL PERFORM WORK IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS.
2. CONTRACTOR SHALL CONTACT STATE ONE CALL SYSTEM AND/OR PRIVATE LOCATING SERVICE TO LOCATE ALL UNDERGROUND UTILITY LINES AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO STARTING ANY DEMOLITION AND/OR EXCAVATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED SITE IMPROVEMENTS SHOWN ON THE PLANS. EXACT LOCATIONS AND/OR ELEVATIONS OF ANY EXISTING UTILITY LINES ARE UNKNOWN.
3. THIS PLAN IS INTENDED TO SHOW UTILITIES AS SHOWN ON THE SURVEY AND/OR RECORD DRAWINGS PROVIDED TO THE ENGINEER FOR DESIGN. THERE MAY BE OTHER SITE FEATURES, UTILITIES, STRUCTURES, AND MISCELLANEOUS ITEMS BOTH BURIED AND ABOVE GROUND THAT ARE WITHIN THE LIMITS OF WORK THAT MAY REQUIRE REMOVAL FOR THE PROPOSED SITE IMPROVEMENTS BUT THAT ARE NOT SHOWN HEREON. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS AT NO ADDITIONAL COST TO THE OWNER.
4. CONTRACTOR SHALL EXCAVATE AND VERIFY IN FIELD ALL EXISTING UTILITY LOCATIONS, SIZES, CONDITIONS AND ELEVATIONS AT PROPOSED POINTS OF CONNECTION PRIOR TO COMMENCING ANY UNDERGROUND CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO PROCEEDING WITH CONSTRUCTION.
5. CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ALL EXISTING STORM SYSTEMS DURING CONSTRUCTION OPERATIONS AS NECESSARY TO PREVENT SILT OR DEBRIS ACCUMULATION.
6. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE TO ALL STORM DRAINAGE STRUCTURES. AREAS OF SURFACE PONDING SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
7. ALL EXISTING AND PROPOSED TOP OF FRAME ELEVATIONS FOR STORM, SANITARY, WATER AND OTHER UTILITY STRUCTURES SHALL BE ADJUSTED TO MEET FINISHED GRADE WITHIN THE PROJECT LIMITS.
8. CONTRACTOR SHALL UTILIZE CARE WHEN WORKING NEAR EXISTING UTILITIES TO REMAIN. ANY DAMAGE TO EXISTING UTILITIES NOT NOTED TO BE REMOVED SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
9. EXCAVATION SHORING SHALL BE DONE AS NECESSARY FOR THE PROTECTION OF THE WORK AND FOR THE SAFETY OF PERSONNEL. SHORING SHALL BE IN ACCORDANCE WITH ALL O.S.H.A AND LOCAL REGULATIONS.
10. ALL STRUCTURE BENCH WALLS SHALL BE SHAPED AND FORMED FOR A CLEAN TRANSITION WITH PROPER HYDRAULICS TO ALLOW THE SMOOTH CONVEYANCE OF FLOWS THROUGH THE MANHOLE OR BOX INLET. THE BENCH WALL SHALL FORM A DEFINED CHANNEL, TO A MINIMUM HEIGHT OF 80-PERCENT OF THE INSIDE DIAMETER OF THE INLET AND OUTLET PIPES TO FORM A 'U' SHAPED CHANNEL, CONSTRUCTED AT A MINIMUM ½-INCH PER FOOT SLOPE TO THE MANHOLE WALL.
11. ALL STORM WATER INLETS AND CATCH BASIN CASTINGS SHALL HAVE THE WORDS "NO DUMPING, DRAINS TO STREAM", OR SIMILARLY APPROVED MESSAGE, CAST IN RAISED OR RECESSED LETTERS AT A MINIMUM OF 1" IN HEIGHT. IN ADDITION, A SYMBOL OF A FISH SHALL ALSO BE CAST WITH THE LETTERS.
12. PROPOSED CONCRETE COLLAR TO BE 6' X 6' OR 6'ø AROUND ALL UTILITY STRUCTURES. CONCRETE COLLARS AROUND CLEANOUTS MAY BE REDUCED TO 3'ø. INTEGRAL COLOR BLACK IF IN BLACK CONCRETE OR PAVEMENT.
13. CONTRACTOR TO ENSURE THAT FRAMES AND GRATES OF DRAINAGE STRUCTURES ALIGN WITH CURB.

PROJECT BENCHMARKS:

SITE BENCHMARKS:

BM #1263
ELEVATION= 976.08

FLOOD NOTE:

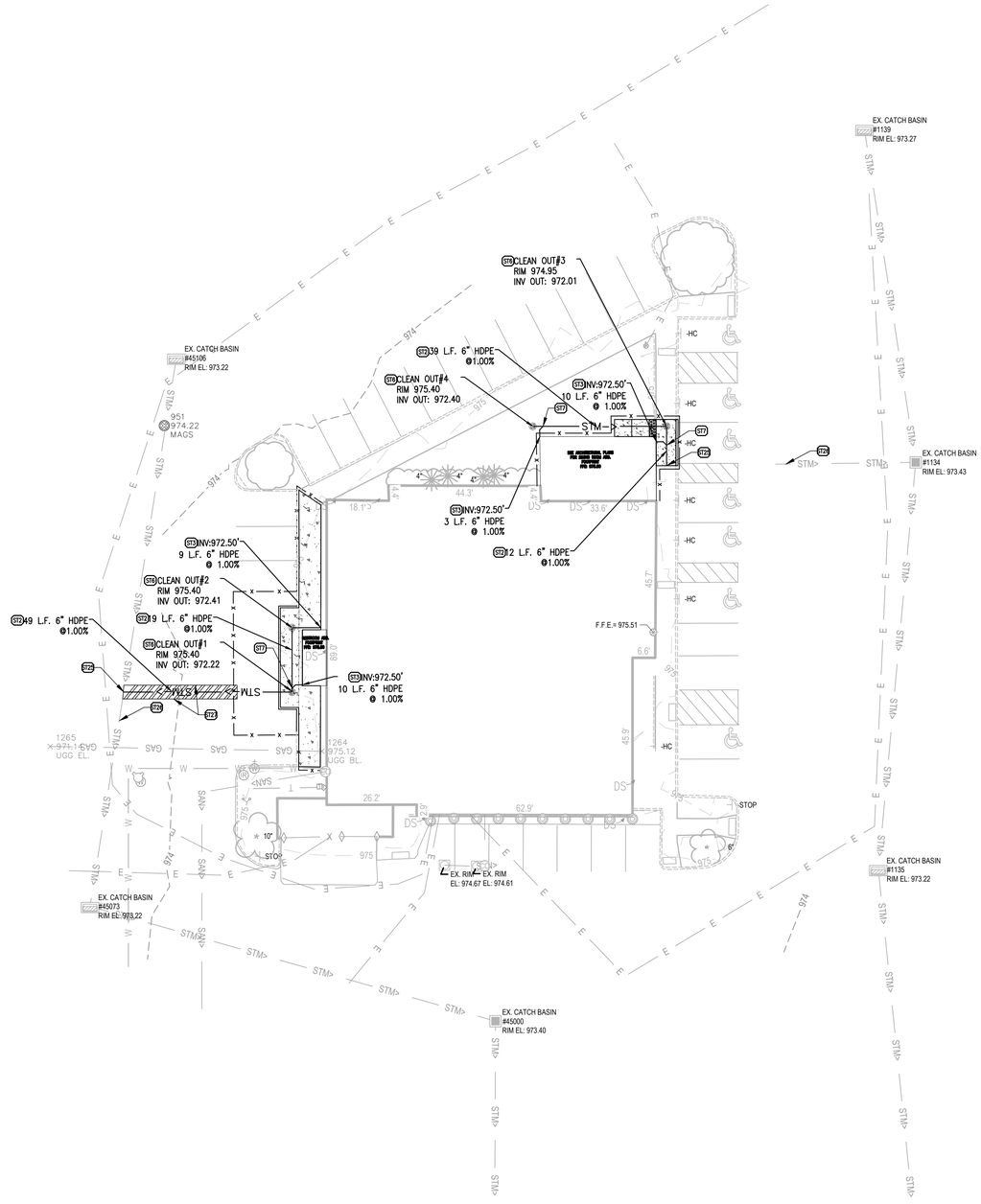
PROPERTY IS LOCATED IN ZONE "X" AND NOT LOCATED WITHIN THE FLOOD PLAIN PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAPPING, COMMUNITY PANEL NUMBER 39113C157E, EFFECTIVE DATE: 1/6/2005

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GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



STORM SEWER KEY NOTES:

ST2 — STM-> — PROPOSED STORM SEWER LINE

ST3 PROPOSED 6"ø ROOF DRAIN CONNECTION. CONTRACTOR SHALL INSTALL NEW WYE FITTING AT PROPOSED STORM SEWER CONNECTION POINTS. (COORDINATE EXACT LOCATIONS AND PIPE SIZES WITH ARCHITECTURAL AND PLUMBING PLANS).

ST6 PROPOSED HEAVY DUTY STORM SEWER CLEANOUT

ST7 PROPOSED STORM SEWER WYE CONNECTION. CONTRACTOR TO ROLL WYE UP FROM HORIZONTAL ON RECEIVING STORM SEWER TO CONNECT TO UPSTREAM STORM

ST25 CORE DRILL AND CONNECT PROPOSED STORM SEWER LINE TO EXISTING STORM SEWER STRUCTURE PER LOCAL CODES (CONTRACTOR TO FIELD VERIFY ELEVATION OF EXISTING INVERTS PRIOR TO CONSTRUCTION.)

ST26 EXISTING STORM SEWER LINE/ STRUCTURE TO REMAIN

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TEXAS ROADHOUSE BUILDING ADD

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HUBER HEIGHTS

PROJECT NUMBER
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SHEET TITLE

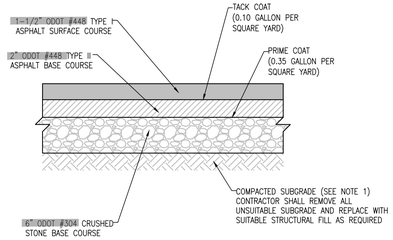
DRAINAGE PLAN

SHEET NUMBER

C4.1

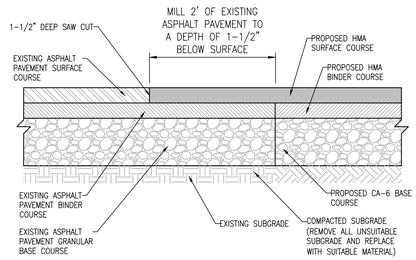
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ASPHALT PAVEMENT DETAIL

NOT TO SCALE

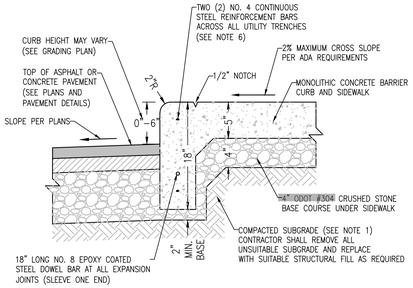


NOTES:

1. EXISTING PAVEMENT SECTION IS SHOWN FOR REFERENCE ONLY.
2. ALL ASPHALT PAVEMENT MILLINGS SHALL BE DISPOSED OF BY THE CONTRACTOR.
3. BITUMINOUS TACK COAT SHALL BE APPLIED AT A RATE OF 0.1 GALLONS PER SQUARE YARD TO BOTH THE EXISTING AND PROPOSED ASPHALT BINDER COURSE PRIOR TO NEW HMA SURFACE COURSE INSTALLATION.

BUTT JOINT DETAIL

NOT TO SCALE

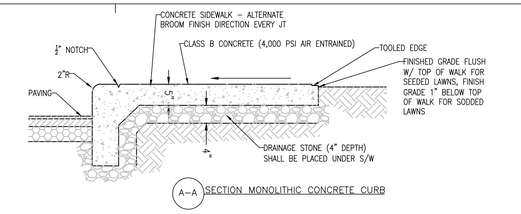


NOTES:

1. SEE GEOTECHNICAL ENGINEERING REPORT FOR SUBGRADE COMPACTION AND PREPARATION REQUIREMENTS.
2. ALL PORTLAND CEMENT CONCRETE SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH PROJECT SPECIFICATIONS.
3. PROVIDE INTEGRAL BLACK COLORED CONCRETE SIDEWALK PER PROJECT SPECIFICATIONS WHERE INDICATED ON THE PLANS.
4. CONTROL JOINTS SHALL BE INSTALLED AT FIVE (5) FEET ON CENTER FOR SIDEWALKS AND TEN (10) FEET ON CENTER FOR CURBS UNLESS OTHERWISE NOTED.
5. EXPANSION JOINTS SHALL BE INSTALLED AT FIFTY (50) FEET ON CENTER, CURB AND SIDEWALK RADIUS POINTS, ALL LOCATIONS WHERE NEW CONCRETE SIDEWALKS OR CURBS ADJOIN EXISTING CONCRETE AND FIVE (5) FEET ON EACH SIDE OF ALL UTILITY CASTINGS ADJACENT TO NEW CONCRETE.
6. INSTALL TWO (2) CONTINUOUS NO. 4 STEEL REINFORCEMENT BARS PERPENDICULAR TO AND CENTERED OVER ALL UTILITY TRENCH CROSSINGS SO BARS EXTEND A MINIMUM OF FIVE (5) FEET BEYOND TRENCH.

MONOLITHIC CONCRETE CURB AND SIDEWALK DETAIL

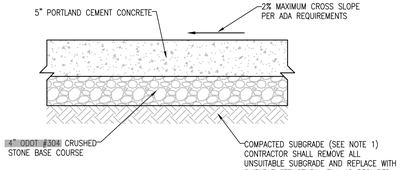
NOT TO SCALE



NOTE: WHERE TRANSITIONS FROM 6" REVEAL CURB TO FLUSH CONDITION ARE PROPOSED REVEAL WILL VARY. SEE SIDEWALK DETAIL (#1), SECTION 'B-B' AND CURB TRANSITION DETAIL (#4), AND REFER TO THE GRADING PLAN FOR THE LOCATION OF THE PROPOSED TRANSITIONS.

SIDEWALK DETAIL

SCALE: NONE

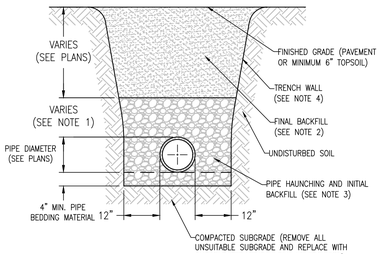


NOTES:

1. SEE GEOTECHNICAL ENGINEERING REPORT FOR SUBGRADE COMPACTION AND PREPARATION REQUIREMENTS.
2. ALL PORTLAND CEMENT CONCRETE SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH PROJECT SPECIFICATIONS.
3. PROVIDE INTEGRAL BLACK COLORED CONCRETE PER PROJECT SPECIFICATIONS WHERE INDICATED ON THE PLANS.
4. CONTROL JOINTS SHALL BE INSTALLED AT FIVE (5) FEET ON CENTER UNLESS OTHERWISE NOTED.
5. EXPANSION JOINTS SHALL BE INSTALLED AT FIFTY (50) FEET ON CENTER, SIDEWALK RADIUS POINTS, ALL LOCATIONS WHERE NEW CONCRETE SIDEWALKS ADJOIN EXISTING CONCRETE AND FIVE (5) FEET ON EACH SIDE OF ALL UTILITY CASTINGS ADJACENT TO NEW CONCRETE.
6. INSTALL TWO (2) CONTINUOUS NO. 4 STEEL REBAR PERPENDICULAR TO AND CENTERED OVER ALL UTILITY TRENCH CROSSINGS SO BARS EXTEND A MINIMUM OF FIVE (5) FEET BEYOND TRENCH.

CONCRETE SIDEWALK DETAIL

NOT TO SCALE

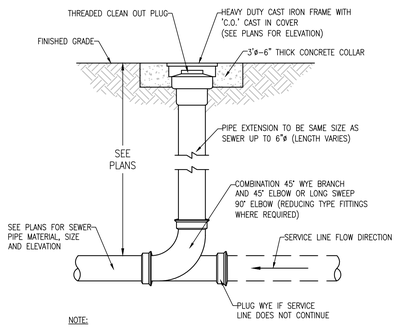


NOTES:

1. 12" MINIMUM INITIAL GRANULAR BACKFILL REQUIRED OVER TOP OF PIPE FOR PIPES UP TO AND INCLUDING 48" IN DIAMETER. 18" MINIMUM GRANULAR BACKFILL REQUIRED OVER TOP OF PIPE FOR PIPES GREATER THAN 48" IN DIAMETER.
2. BACKFILL TRENCH WITH INORGANIC EXCAVATED MATERIAL EXCEPT WHERE UNDER OR WITHIN TWO (2) FEET OF PAVEMENT WHERE GRANULAR BACKFILL MATERIAL IS REQUIRED.
3. ALL BACKFILL MATERIALS SHALL BE PLACED AND PROPERLY COMPACTED TO 98% OF THE MATERIALS MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D698 AND THE GEOTECHNICAL ENGINEERING REPORT RECOMMENDATIONS.
4. ALL TRENCH EXCAVATIONS SHALL BE PROTECTED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS, LAWS AND RULES. AT A MINIMUM, THEY SHALL NOT BE LESS THAN THE STANDARDS AND REGULATIONS ESTABLISHED BY OSHA IN 29 CFR PART 1926.

FLEXIBLE PIPE TRENCH DETAIL

NOT TO SCALE

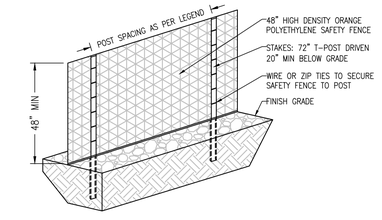


NOTE:

1. SEE APPLICABLE DETAIL FOR PIPE BEDDING AND BACKFILL REQUIREMENTS.

SEWER CLEAN OUT DETAIL

NOT TO SCALE



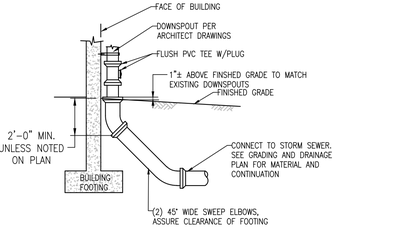
SAF 12	48" ORANGE FENCE, 12 FEET O.C.
SAF 11	48" ORANGE FENCE, 11 FEET O.C.
SAF 10	48" ORANGE FENCE, 10 FEET O.C.
SAF 9	48" ORANGE FENCE, 9 FEET O.C.
SAF 8	48" ORANGE FENCE, 8 FEET O.C.
SAF 7	48" ORANGE FENCE, 7 FEET O.C.
SAF6	48" ORANGE FENCE, 6 FEET O.C.

NOTES:

APPLICATION:
CONSTRUCTION SITE, WORK SITES, OPEN EXCAVATIONS, SPORT EVENTS, CATWALKS, CROWD CONTROL , SNOW & SAND FENCIN, HAZARDOUS WALK AREAS, NEW BUILDING CONSTRUCTION WARNING AND RESTRICTED AREAS.
FEATURE:
HIGH STRENGTH, AGEING RESISTANCE, ANTI-CORROSION, EASY TO INSTALL AND TAKE DOWN, RE-USEABLE, FLEXIBLE AND LIGHTWEIGHT
MESH SIZE:
BR SERIES (70x40mm, 80x40mm, 100x40mm, 110x40mm, 80x26mm, 90x26mm, 100x26mm, 110x26mm) ALL AVAILABLE
SR SERIES (65X35mm, 70x40mm, 80x65mm) ALL AVAILABLE
SQ SERIES (20x20mmm 50x50mm) ALL AVAILABLE
DM SERIES (55xx55mm) ALL AVAILABLE
WIDTH 1m, 1.2m, 1.22m, 1.5m, 1.8m
WEIGHT 60-400 GRAMS/SQM CAN BE MANUFACTURED

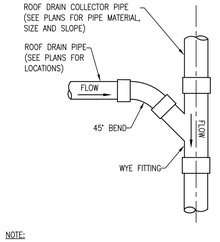
CONSTRUCTION FENCE DETAIL

NOT TO SCALE



DOWNSPOUT LEADER DETAIL

NOT TO SCALE

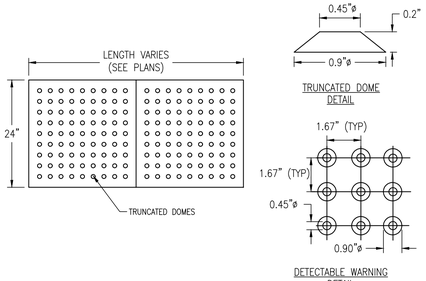


NOTE:

1. CONTRACTOR SHALL PROVIDE RISER PIPE AND ADDITIONAL FITTINGS AS NECESSARY TO CONNECT ROOF DRAIN LEADERS TO ROOF DRAIN COLLECTOR PIPE.

ROOF DRAIN WYE CONNECTION DETAIL

NOT TO SCALE



NOTES:

1. DETECTABLE WARNINGS SHALL BE VITRIFIED POLYMER COMPOSITE TILES BY ARMOR-TILE OR APPROVED EQUAL.
2. TILES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES AND SHALL BE COLORED RED UNLESS OTHERWISE DIRECTED BY LOCAL BUILDING CODES.
3. TILES SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

DETECTABLE WARNING DETAIL

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PROJECT TEAM

ISSUE/REVISION RECORD

DATE	DESCRIPTION
07/17/2026	PERMIT SUBMITTAL

PROFESSIONAL SEAL

Proj 20260394
STATE OF OHIO
MICHAEL E. HAAS
E-78558
REGISTERED PROFESSIONAL ENGINEER
expires 12/31/27
date 07/17/26
COA.01292

PROFESSIONAL IN CHARGE
MIKE HAAS

PROJECT MANAGER
RMF

QUALITY CONTROL
RMF

DRAWN BY
JEB

PROJECT NAME

TEXAS ROADHOUSE BUILDING ADD

HUBER HEIGHTS
OH
5611 MERILY WAY
HUBER HEIGHTS

PROJECT NUMBER
20260394.5

SHEET TITLE

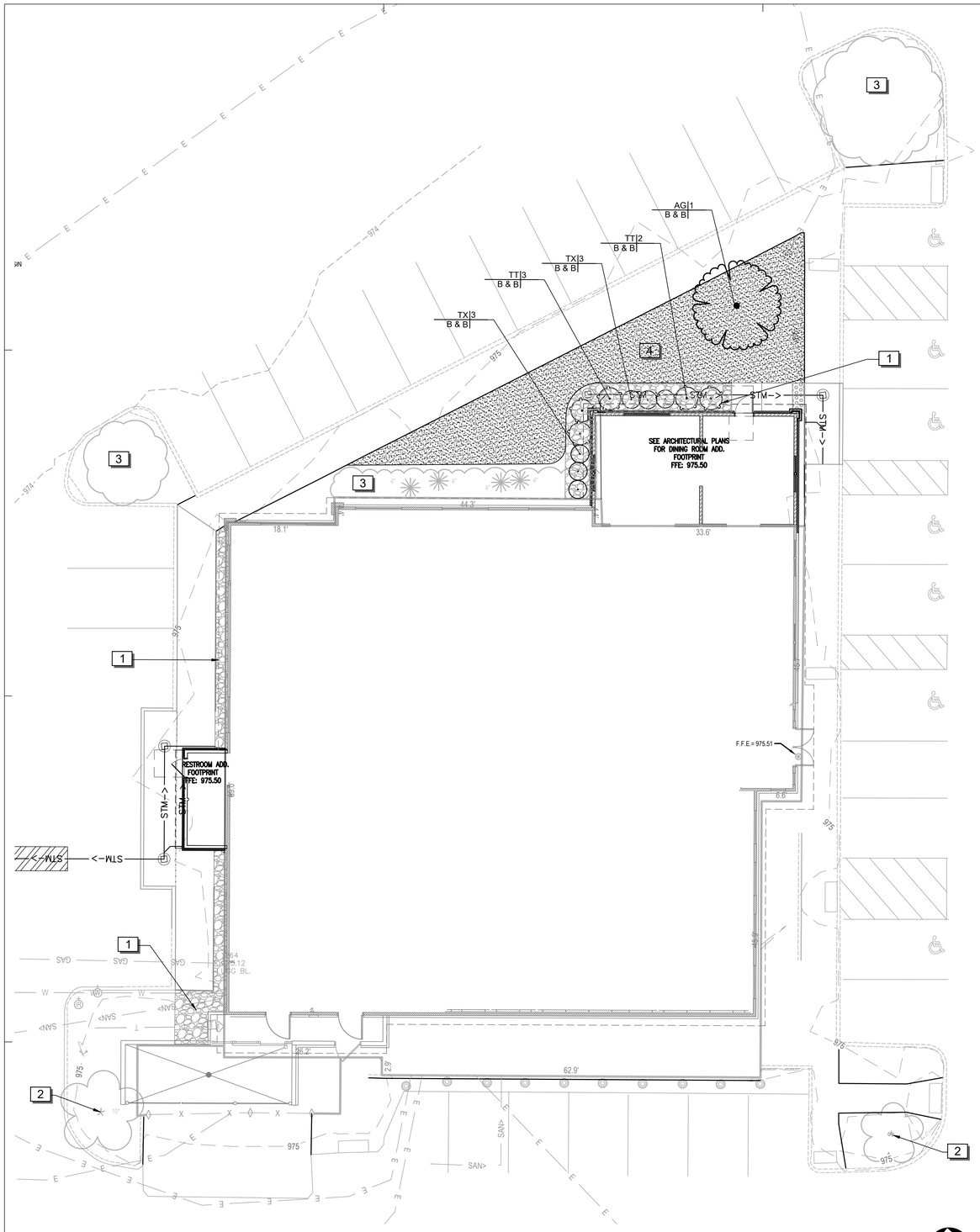
CONSTRUCTION DETAILS

SHEET NUMBER

C6.0

NOT ISSUED FOR CONSTRUCTION

Drawing Name: P:\2026\20260394\00\Civil_Current Drawings\20260394 Details.dwg Last Modified: Jul 08, 2026 - 4:31pm Plotted on: Jul 17, 2026 - 1:11pm by JoeKao



LANDSCAPE PLAN

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
TREES						
	AG	1	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY	B & B	1.5" CAL.
SHRUBS						
	TX	6	TAXUS X MEDIA `DENSIFORMIS'	DENSE YEW	B & B	36" HT. MIN.
	TT	5	THUJA OCCIDENTALIS 'TECHNY"	TECHNY ARBORVITAE	B & B	7` HT. MIN.
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	
SEED / SOD						
	SOD	938 SF	TURF LAWN	KENTUCKY BLUEGRASS BLEND	SOD	
	RIVER ROCK MULCH					

SHRUB HEIGHT MEASUREMENTS ARE TO BE AS MEASURED FROM TOP OF ROOTBALL (TYP.)

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
1	INSTALL RIVER ROCK MULCH 4"-6" DIAMETER ON WEED BARRIER IN PLANT BED ADJACENT TO BUILDING FOUNDATION AND WHERE INDICATED ON PLAN. RIVER ROCK MULCH TO BE INSTALLED FLUSH WITH TOP OF SIDEWALK / CURB. REUSE EXISTING RIVER ROCK MULCH IF AVAILABLE.
2	EXISTING TREE TO REMAIN. CONTRACTOR TO PROTECT TREE IN PLACE DURING THE ENTIRE DEMOLITION AND CONSTRUCTION PROCESS. ANY DAMAGE TO EXISTING LANDSCAPE IS TO BE REPLACED WITH LIKE TYPE, SIZE AND KIND AT CONTRACTORS EXPENSE.
3	ANY DAMAGE TO EXISTING LANDSCAPE IS TO BE REPLACED WITH LIKE TYPE, SIZE AND KIND AT CONTRACTORS EXPENSE.
4	SODDED LAWNS WITH KENTUCKY BLUEGRASS BLEND COMMON TO LOCALITY.

GENERAL NOTES:

1, GRAPHIC SYMBOLS TAKE PRECEDENCE OVER WRITTEN QUANTITIES AND KEYS ON PLAN.

2. CONTRACTOR TO REPAIR AND REPLACE ANY PLANT MATERIAL DAMAGED BY THIS CONSTRUCTION OUTSIDE PROJECT LIMITS. ANY EXISTING PLANT MATERIAL DAMAGED BY CONTRACTOR DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIAL OF SIMILAR SPECIES AND SIZE AT THE CONTRACTOR'S EXPENSE WITH NO ADDITIONAL COST TO OWNER OR TENANT.

3. CONTRACTOR TO EXTEND UNDERGROUND IRRIGATION SYSTEM PROVIDING 100% COVERAGE OF ALL NEW PLANTED AREAS. SHRUB BEDS AND LAWN AREAS TO BE ON SEPARATE ZONES. IRRIGATION SYSTEM TO BE DESIGN AND INSTALLED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL CODES.

MAINTENANCE OF LANDSCAPING:

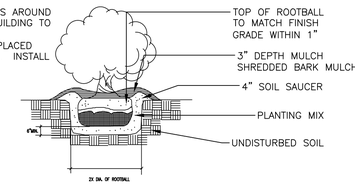
THE OWNER, TENANT, OR AGENT, IF ANY, SHALL BE RESPONSIBLE FOR PROVIDING, PROTECTING AND MAINTAINING ALL LANDSCAPING IN HEALTHY GROWING CONDITIONS, REPLACING IT WHEN NECESSARY TO ENSURE CONTINUOUS CONFORMANCE WITH THESE GUIDELINES AND KEEPING IT FREE FROM REFUSE AND DEBRIS. MAINTENANCE SHALL INCLUDE THE REPLACEMENT OF ALL DEAD PLANT MATERIAL WITHIN THE GUARANTEED CONTRACT PERIOD.

GENERAL NOTES:

LANDSCAPE PLANTING

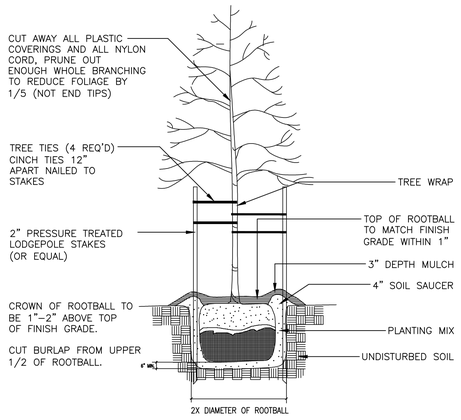
1. THE LANDSCAPE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SITE CONDITIONS AND VERIFY THEM TO HIS SATISFACTION. THE LANDSCAPE CONTRACTOR SHALL ACCEPT THE SITE CONDITIONS AND DO THE WORK SPECIFIED WITHOUT ADDITIONAL COMPENSATION FOR POSSIBLE VARIATION FROM GRADES AND CONDITIONS SHOWN.
2. PRIOR TO CONSTRUCTION THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND HALL AVOID DAMAGE TO ALL UTILITIES DURING CONSTRUCTION. SHOULD THE LANDSCAPE CONTRACTOR CAUSE DAMAGE TO ANY UTILITIES HE SHALL MAKE NECESSARY REPAIRS AS QUICKLY AS POSSIBLE WITHOUT ADDITIONAL COMPENSATION.
3. ALL PLANT MATERIAL SIZES AND MEASUREMENTS, INCLUDING TRUNK, HEAD, AND SPREAD SIZES, CONTAINER AND ROOTBALL SIZES, QUALITY AND CONDITION SHALL CONFORM TO THE STANDARDS SET FORTH IN THE CURRENT ISSUE OF "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI.Z60.1).
4. ALL PLANT MATERIAL ARE SUBJECT TO THE APPROVAL BY THE OWNER, AND MAY BE INSPECTED AT THE PLACE OF GROWTH OR ON SITE PRIOR TO PLANTING. LANDSCAPE ARCHITECT RETAINS THE RIGHT TO REJECT ANY PLANT MATERIAL WHICH IS NOT TO HIS SATISFACTION.
5. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING, IN FULL, ALL LANDSCAPE PLANTING WORK (INCLUDING WATERING, SPRAYING FOR INSECTS AND DISEASE, MULCHING, MOWING, FERTILIZING, CULTIVATING, EDGING AND WEEDING) FOR A PERIOD OF 90 DAYS AFTER ACCEPTANCE BY THE OWNER.
6. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL LANDSCAPE PLANTING WORK AND MATERIALS FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE THE WORK HAS BEEN APPROVED BY THE OWNER AS INSTALLED. ALL PLANT MATERIAL NOT HEALTHY GROWING CONDITION SHALL BE REMOVED IMMEDIATELY AND REPLACED AS SOON AS POSSIBLE WITH LIKE KIND AND SIZE AT NO CHARGE TO THE OWNER.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING SOIL SAMPLES FROM SOIL AND NATIVE OR FILL SOILS AT THE SITE AND SUBMITTING THEM TO AN APPROVED SOIL TESTING LABORATORY, AND OBTAIN ANALYSES AND RECOMMENDATIONS FOR AMENDING THESE SOILS AND FERTILIZATION OF SPECIFIED PLANT MATERIAL AT A MINIMUM ALL PLANTING AREAS SHALL BE FERTILIZED WITH 12 LBS. /1000 SF OF 10-10-10 FERTILIZER.
7. ALL PLANTING AREAS, SHRUB BEDS AND TREES SHALL BE MULCHED WITH A MINIMUM COMPACTED DEPTH OF THREE (3) INCHES OF MULCH AS SPECIFIED. PRIOR TO MULCHING APPLY A PRE-EMERGENT HERBICIDE (APPROVED BY OWNER) AS RECOMMENDED BY THE MANUFACTURER, TO PREVENT RECURRING WEED AND GRASS GROWTH.
8. CONTRACTOR IS TO TAKE SPECIAL CARE WHEN INSTALLING NEW PLANT MATERIAL SO AS NOT TO DISTURB ANY EXISTING PLANTINGS DESIGNATED TO REMAIN. ANY EXISTING PLANT MATERIAL DAMAGED BY CONTRACTOR DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIAL OF SIMILAR SPECIES AND SIZE AT THE CONTRACTOR'S EXPENSE AND NO ADDITIONAL COST TO OWNER.

NOTE: PLANTING BEDS AROUND TEXAS ROADHOUSE BUILDING TO HAVE 4"-6" LENGTH COBBLESTONE HAND PLACED AROUND ALL SHRUBS. INSTALL ON WEED BARRIER.



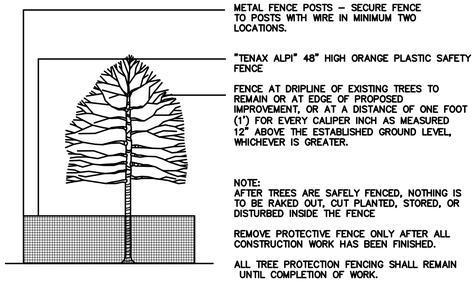
1 SHRUB PLANTING DETAIL

NOT TO SCALE 329333.16-01



2 TREE PLANTING DETAIL

NOT TO SCALE 329343.39-01



NOTES:

1. NO STORAGE OF MATERIALS OR SPOILS INSIDE FENCE
2. FENCE SHALL REMAIN IN PLACE UNTIL FINAL GRADING/LANDSCAPING
3. NO REMOVAL/GRADING WITHIN DRIPLINE/FENCING OTHER THAN ±2" FOR FINISH GRADING.
4. ANY DEAD WOOD IS TO BE PRUNED FROM TREES TO REMAIN PRIOR TO FINAL ACCEPTANCE.

3 TREE PRESERVATION AND PROTECTION

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Chicago, IL 60631

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PROJECT TEAM

ISSUE/REVISION RECORD

DATE	DESCRIPTION
07/17/2026	PERMIT SUBMITTAL

PROFESSIONAL SEAL

STATE OF OHIO
FRED MADDOX
LA.1604393
REGISTERED
LANDSCAPE ARCHITECT
07/17/2026

PROFESSIONAL IN CHARGE
FRED MADDOX
PROJECT MANAGER
RMF
QUALITY CONTROL
FAM
DRAWN BY
JS

PROJECT NAME

TEXAS ROADHOUSE BUILDING ADD

HUBER HEIGHTS
OH
5611 MERILY WAY
HUBER HEIGHTS

PROJECT NUMBER
20260394.5

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L1.0

NOT ISSUED FOR CONSTRUCTION

Drawing Name: P:\2026\20260394\01_Landscape Plan\20260394_LandscapeMaster.dwg Last Modified: Jul 17, 2026 - 1:54pm Plotted on: Jul 17, 2026 - 2:48pm by JMI

STRUCTURAL NOTES:

A. CONTRACTORS NOTES:

1. THE CONTRACT DOCUMENTS REPRESENT THE INTENT OF THE CONSTRUCTION. THE PROCEDURES AND RISKS ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE STRUCTURAL INTEGRITY OF THE BUILDING SHALL BE MAINTAINED AT ALL TIMES.

2. THE CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, ELEVATIONS AND CONDITIONS BEFORE ORDERING OF MATERIALS AND CONSTRUCTION. ANY DEVIATION SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER OF RECORD IMMEDIATELY (BEFORE ANY WORK IS PERFORMED IN THE QUESTIONABLE AREA)

3. NO CHANGE IN SIZE, MATERIAL OR DIMENSION OF STRUCTURAL MEMBERS SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE PROFESSIONAL OF RECORD. ANY CHANGES MADE BY THE CONTRACTOR SHALL BE APPROVED BY THE ARCHITECT/ENGINEER PRIOR TO THE BEGINNING OF WORK.

4. THE STRUCTURE SHOWN ON THESE DRAWINGS IS STRUCTURALLY SOUND ONLY IN ITS COMPLETED FORM. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL TEMPORARY BRACING AND/OR SUPPORT THAT MAY BE REQUIRED AS A RESULT OF THE CONTRACTOR'S CONSTRUCTION METHODS AND/OR SEQUENCES.

5. EXISTING INFORMATION DEPICTED ON THIS DRAWING IS BASED ON EXISTING DRAWINGS BY INTERPLAN LLC AND ONM&J STRUCTURAL ENGINEERS, DATED JUNE 29, 2007 AND BUILDING ADDITION DRAWINGS GREENBERGFARROW AND BLA DATED APRIL 22, 2013.

B. DESIGN CRITERIA

APPLICABLE CODE: 2024 OHIO BUILDING CODE

1. THIS STRUCTURE HAS BEEN DESIGNED ACCORDING TO THE FOLLOWING:

ROOF LOADS:

1. ROOF DEAD LOAD	16 P.S.F.
2. ROOF LIVE LOAD	20 P.S.F.
3. NET WIND UPLIFT	5 P.S.F.
4. GROUND SNOW LOAD	20 P.S.F.
5. ROOF SNOW LOAD	20 P.S.F.

6. MECHANICAL EQUIPMENT LOADS AND LOCATIONS USED FOR DESIGN ARE AS INDICATED ON THE STRUCTURAL DRAWINGS. ACTUAL LOADS INDICATED ON THE SHOP DRAWINGS.

LATERAL LOADS

1. ULTIMATE WIND SPEED	115 M.P.H.
2. NOMINAL WIND SPEED	89 M.P.H.
3. WIND EXPOSURE	C I_w=1.0
4. SEISMIC	I_E=1.25
	SEISMIC USE GROUP: III
	S_s=0.156**g** S_1=0.070**g**
	SITE CLASS: D
	S_{DS}=0.135**g** S_{D1}=0.070**g**
	SEISMIC CATEGORY: C
	BASIC SEISMIC-FORCE RESISTING SYSTEM: BEARING WALL (LIGHT FRAME WALLS W/ WOOD SHEAR PANELS).
	DESIGN BASE SHEAR: 0.031W
	SEISMIC RESPONSE COEFFICIENT: 0.031
	RESPONSE MODIFICATION FACTOR: 6.5
	ANALYSIS PROCEDURE USED: EQUIVALENT LATERAL FORCE PROCEDURE

C. FOUNDATION-EXCAVATION AND BACKFILLING

1. SOIL BEARING CAPACITY DESIGNED AT 2000 P.S.F. PER EXISTING DRAWINGS DATED JUNE 29, 2007.
2. THE BOTTOM OF EXTERIOR FOOTINGS SHALL BEAR A MINIMUM OF 32" BELOW FINAL EXTERIOR GRADE (TO BE VERIFIED BY QUALIFIED GEOTECHNICAL ENGINEER.)
3. WHERE FILL IS REQUIRED IT SHALL BE PLACED IN ACCORDANCE WITH THE INSTRUCTIONS AND UNDER THE SUPERVISION OF A QUALIFIED GEOTECHNICAL ENGINEER.

D. CAST IN PLACE CONCRETE

1. CONCRETE FOR FOOTINGS SHALL BE 3000 P.S.I. COMPRESSIVE STRENGTH IN 28 DAYS. ALL OTHER CONCRETE SHALL BE 4000 P.S.I. STRENGTH
2. PROVIDE TEST MATERIAL FOR CONCRETE MATERIAL AND MIX DESIGN TEST.
3. REINFORCEMENT SHALL BE DEFORMED STEEL AND CONFORM TO ASTM A615 Fy=60 K.S.I. WELDED WIRE FABRIC SHALL BE ASTM A185
4. CONTINUOUS SPLICES, VERTICAL OR HORIZONTAL, SHALL BE 40 BAR DIAMETER. SPLICES SHALL BE CONTINUOUS OR SPLICED WITH DOWELS.
5. BAR CLEARANCES SHALL BE:

		MIN. COVER
A.	CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3"
B.	CONCRETE EXPOSED TO EARTH OR ELEMENTS	
	#6-#18 BAR	2"
	#5 OR SMALLER	1½"
C.	CONCRETE NOT EXPOSED TO ELEMENTS OR EARTH SLABS/WALLS #11 OR SMALLER	¾"
D.	BEAMS, COLUMNS, PRIMARY REINFORCEMENT TIES AND STIRRUPS	½"
E.	SLAB-ON-GRADE REINFORCEMENT (FROM TOP OF SLAB)	2"

6. PRIOR TO FABRICATION, SUBMIT SHOP FABRICATION DRAWINGS FOR BENDING AND PLACEMENT OF CONCRETE REINFORCEMENT. COMPLY WITH ACI 315 "MANUAL OF STANDARD PRACTICE FOR STANDARD DETAILING REINFORCED CONCRETE STRUCTURES" SHOWING BAR SCHEDULES, STIRRUP SPACING, DIAGRAMS OF BENT BARS, ARRANGEMENT OF CONCRETE REINFORCEMENT. INCLUDE SPECIAL REINFORCEMENT REQUIRED AND OPENINGS THROUGH CONCRETE.

E. MASONRY

1. CONCRETE BLOCK SHALL BE 2 CELL, NORMAL AGGREGATE, AND SHALL BE LOAD BEARING TYPE WITH A COMPRESSIVE STRENGTH OF AT LEAST F'M= 1500 P.S.I.; ASTM C-90; GRADE N.
2. ALL MORTAR FOR THE MASONRY SHALL COMPLY WITH ASTM C270 TYPE M.
3. HORIZONTAL WIRE REINFORCEMENT SHALL BE 9 GAUGE CONTINUOUS LADDER TYPE UNITS COMPLYING WITH ASTM A-82 AND SPACED AT 16" O.C. VERTICALLY UNLESS NOTED.
4. REINFORCEMENT SHALL BE DEFORMED STEEL AND CONFORM TO ASTM A615 Fy= 60 P.S.I. WELDED WIRE FABRIC SHALL BE ASTM A185.
5. CONTINUOUS SPLICES, VERTICAL OR HORIZONTAL, SHALL BE 48 BAR DIAMETER. SPLICES SHALL BE CONTINUOUS OR SPLICED WITH DOWELS.
6. CELLS WHERE VERTICAL REINFORCEMENT IS PRESENT SHALL BE FILLED WITH 2500 P.S.I. CONCRETE. AGGREGATE SHALL NOT EXCEED 3/8" MAX. AND COMPLY WITH ASTM C476.

F. STRUCTURAL STEEL

1. STRUCTURAL STEEL SHALL COMPLY WITH ASTM A572 UNLESS NOTED.
2. ANCHOR BOLTS SHALL COMPLY WITH ASTM A307.
3. ALL STUD OR BLOCK ANCHORS SHALL BE HILTI OR EQUAL.
4. ALL STRUCTURAL STEEL BEAM CONNECTION BOLTS SHALL BE HIGH STRENGTH ASTM A325 3/4" DIAMETER UNLESS NOTED.
5. WELDS SHALL BE OF E70xx RODS AND CURRENT AWS CODE.
6. PIPE COLUMNS SHALL BE ASTM A53, Fy= 36 K.S.I. GRADE B
7. TUBE COLUMNS SHALL BE ASTM A500, Fy= 46K.S.I.
8. AFTER THE ERECTION OF THE COLUMNS AND INSTALLATION OF A NON SHRINK GROUT, ALL EXPOSED STEEL SHALL BE COATED BELOW FINISHED FLOOR ELEVATION WITH ONE COAT OF ASPHALT MASTIC COMPLYING WITH SSPC-PAINT 12.X.

G. PLYWOOD

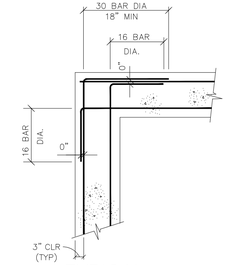
1. STRUCTURAL PANEL ON WALL SHALL BE 1/2" (15/32 AT SHEAR WALL) APA RATED WOOD STRUCTURAL PANEL (PLYWOOD/OSB BOARD) EXPOSURE 1. EXTERIOR GRADE APA RATED WITH THICKNESS SHOWN ON PLANS. PANEL SHALL BE NAILED WITH 10d COMMON NAILS @ 6" O.C. AT EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS UNLESS NOTED.
2. STRUCTURAL PANEL ON ROOF SHALL BE 5/8" T&G APA RATED WOOD STRUCTURAL PANEL (PLYWOOD) EXPOSURE 1. PANEL SHALL BE NAILED WITH 10d COMMON NAILS AT 6" O.C. AT EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS UNLESS NOTED.
3. ROOF PANEL SHALL BE PLACED WITH FACE GRAIN ACROSS TRUSSES AND STAGGERED SO CONTINUOUS PANEL JOINTS OCCUR ONLY IN ONE DIRECTION, PERPENDICULAR TO THE SPAN OF THE TRUSS. PROVIDE PANEL CLIP BETWEEN EACH ROOF TRUSS OR TONGUE AND GROOVE SHEATHING OR BLOCKING.

H. FRAMING LUMBER

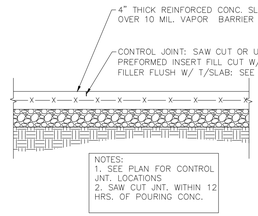
1. ALL LUMBER SHALL BE GRADED IN ACCORDANCE WITH AF&PA STANDARDS & NDS 2012.
2. STUDS SHALL BE S.Y.P. OR APPROVED EQUAL STUD GRADE @ 19% M.C. WITH ALLOWABLE SINGLE MEMBER BENDING STRESS, Fb, OF 875 P.S.I. AND MODULUS OF ELASTICITY, E, OF 1,400,000 P.S.I.
3. ROOF RAFTERS, COLUMNS, AND JOISTS SHALL BE NO. 2 DENSE S.Y.P. AT 19% MAX. MOISTURE CONTENT WITH ALLOWABLE SINGLE MEMBER BENDING STRESS, Fb, OF 925 P.S.I. AND A MODULUS OF ELASTICITY, E, OF 1,400,000 P.S.I.
4. WOOD CONNECTORS SHOWN ON THE DRAWINGS SHALL BE SIMPSON STRONG-TIE CONNECTORS AS MANUFACTURED BY THE SIMPSON CO., OR APPROVED EQUAL.
5. ALL PLYWOOD AND DRYWALL PANEL EDGES SHALL BE SUPPORTED WITH MIN. 2x6 BLOCKING TYPICAL.
6. LVL (LAMINATED VENEER LUMBER) MEMBERS SHALL BE GRADE 2.0E WITH ALLOWABLE SINGLE MEMBER BENDING STRESS, Fb, OF 2900 P.S.I. AND A MODULUS OF ELASTICITY, E OF 2,000,000 P.S.I.

ABBREVIATIONS

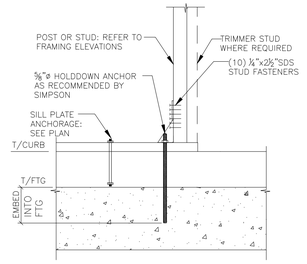
AB	ANCHOR BOLT	FTG.	FOOTING
ANCH.	ANCHOR	HORIZ.	HORIZONTAL
ARCH.	ARCHITECT/ARCHITECTURAL	J.B.E.	JOIST BEARING ELEVATION
BLDG.	BUILDING	JT.	JOINT
BLKG.	BLOCKING	L.L.	LIVE LOAD
BM	BEAM	L.L.H.	LONG LEG HORIZONTAL
BOT.	BOTTOM	L.L.V.	LONG LEG VERTICAL
BRG.	BEARING	MAX	MAXIMUM
CJ	CONTROL JOINT/ CONSTRUCTION JOINT	MFCR.	MANUFACTURER
℄	CENTER LINE	MIN.	MINIMUM
C.M.U.	CONCRETE MASONRY UNIT	M.O.	MASONRY OPENINGS
COL.	COLUMN	O.C.	ON CENTER
CONC.	CONCRETE	P	PLATE
CONT.	CONTINUOUS	P.S.F.	POUNDS PER SQUARE FOOT
DIA.	DIAMETER	P.S.I.	POUNDS PER SQUARE INCH
D.L.	DEAD LOAD	REINF.	REINFORCED
DWG.	DRAWING(S)	REQ'D.	REQUIRED
EA.	EACH	SECT.	SECTION
E.F.	EACH FACE	SIM.	SIMILAR
E.J.	EXPANSION JOINT	STL.	STEEL
ELEV.	ELEVATION	STRUCT.	STRUCTURAL
E.W.	EACH WAY	T.B.E.	TRUSS BEARING ELEVATION
EXIST.	EXISTING	T.F.E.	TOP OF FOOTING ELEVATION
EXP.	EXPANSION	T.S.E.	TOP OF STEEL ELEVATION
FDN.	FOUNDATION	TYP.	TYPICAL
F.F.E	FINISHED FLOOR ELEVATION	VERT.	VERTICAL
FRMG.	FRAMING	W/	WITH
FV.	FIELD VERIFY	WWF	WELDED WIRE FABRIC



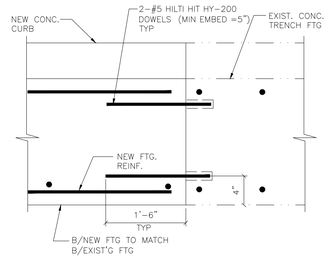
1 S1 TYPICAL CORNER DETAIL
SCALE: 3/4"=1'-0"



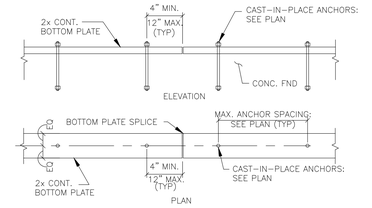
2 S1 CONTROL JOINT
SCALE: 3/4"=1'-0"



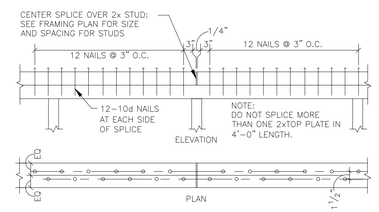
3 S1 TYPICAL HOLDDOWN DETAIL
SCALE: 3/4"=1'-0"



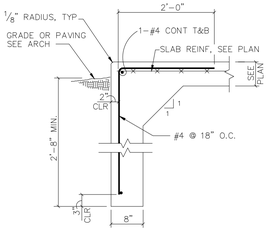
4 S1 NEW-EXIST'G FND
SCALE: 3/4"=1'-0"



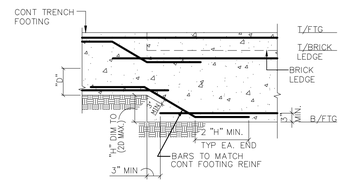
5 S1 BOTTOM PLATE ANCHORAGE
SCALE: 3/4"=1'-0"



6 S1 TOP PLATE SPLICE
SCALE: 3/4"=1'-0"



7 S1 EXT. TURNDOWN DETAIL
SCALE: 3/4"=1'-0"



8 S1 FOOTING STEP
SCALE: 3/4"=1'-0"

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ISSUE/REVISION RECORD

DATE	DESCRIPTION
07/07/26	COORDINATION SET
07/17/26	PERMIT/BID SET

PROFESSIONAL SEAL

Proj 20260034
STATE OF OHIO
MICHAEL E. HAAS
E-78558
REGISTERED PROFESSIONAL ENGINEER
expires 12/31/27
date 07/17/26
COA.01292

PROFESSIONAL IN CHARGE
M. HAAS
PROJECT MANAGER
M. HAAS
QUALITY CONTROL
M. KLETKA
DRAWN BY
B. WERTE

PROJECT NAME

TEXAS ROADHOUSE
5611 MERILY WAY
HUBER HEIGHTS, OH
OHIO
45424

PROJECT NUMBER
20260394.5

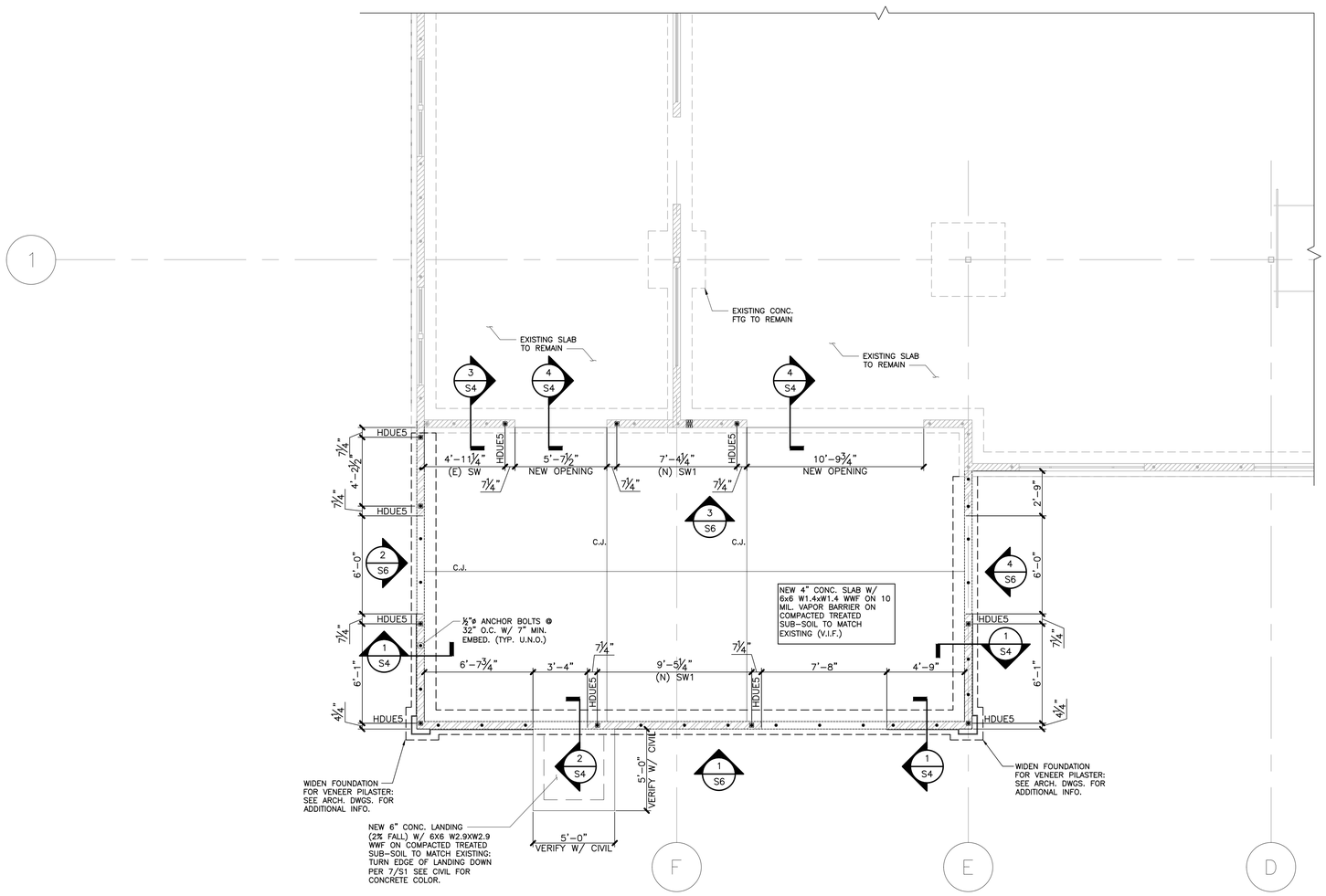
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GENERAL NOTES AND TYPICAL DETAILS

SHEET NUMBER

S1

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NORTH

1/S2 FOUNDATION PLANS

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

HOLDOWN SCHEDULE

SHEAR WALL	SHEAR WALL HOLDOWN	HOLDOWN POST/STUDS		STUD/POST FASTENERS	CAST-IN-PLACE ANCHOR BOLT	EMBED IN FTG	POST-INSTALLED ANCHOR BOLT	EMBED IN FTG
SW1	SIMPSON HDUE5-SDS3	(2)2x6	4x6	(10) SDS¼x3	5/8"ø HEAVY HEX BOLT W/NUT @ BOTTOM	8"	5/8"ø LG. THREADED ROD SIMPSON SET-XP	9"
							ALTERNATE	

HOLDOWN SCHEDULE NOTES:

1. USE HOLDOWNS AND ANCHORS BY SIMPSON STRONG-TIE.
2. INSTALLATION OF CAST-IN-PLACE AND POST-INSTALLED ANCHORS SHALL BE PER MANUFACTURER'S INSTRUCTIONS.
3. HOLDOWN ANCHOR EMBEDMENT LENGTH INTO FOUNDATION, NOT INTO CURB.
4. HOLDOWN SHALL BE CONNECTED TO STUD/POST WITH FASTENERS PER MANUFACTURER'S INSTRUCTIONS.
5. REFER TO BUILT-UP COLUMN SCHEDULE FOR STUD/POST NAILING PATTERN.

SHEARWALL SCHEDULE

WALL MARK	PLYWOOD SHEATHING (1 SIDE U.N.O.)	BLKG. REQ'D	NAIL SIZE	NAIL SPACING		PLATE ATTACHMENT	ADDITIONAL NOTES
				PANEL EDGE	INTERMEDIATE SUPPORTS	TO CONCRETE	
SW1	1/2" PLYWOOD	YES	10d	6"	12"	5/8"ø ANCHORS @ 32" O.C.	---

FOUNDATION PLAN NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, ELEVATIONS AND CONDITIONS BEFORE THE ORDERING OF MATERIALS AND CONSTRUCTION. ANY DEVIATION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OF RECORD IMMEDIATELY (BEFORE ANY WORK IS PERFORMED IN THE QUESTIONABLE AREA)

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PROFESSIONAL SEAL

Proj 20260934
STATE OF OHIO
MICHAEL E. HAAS
E-78558
REGISTERED PROFESSIONAL ENGINEER
expires 12/31/27
date 07/17/26
COA.01292

PROFESSIONAL IN CHARGE
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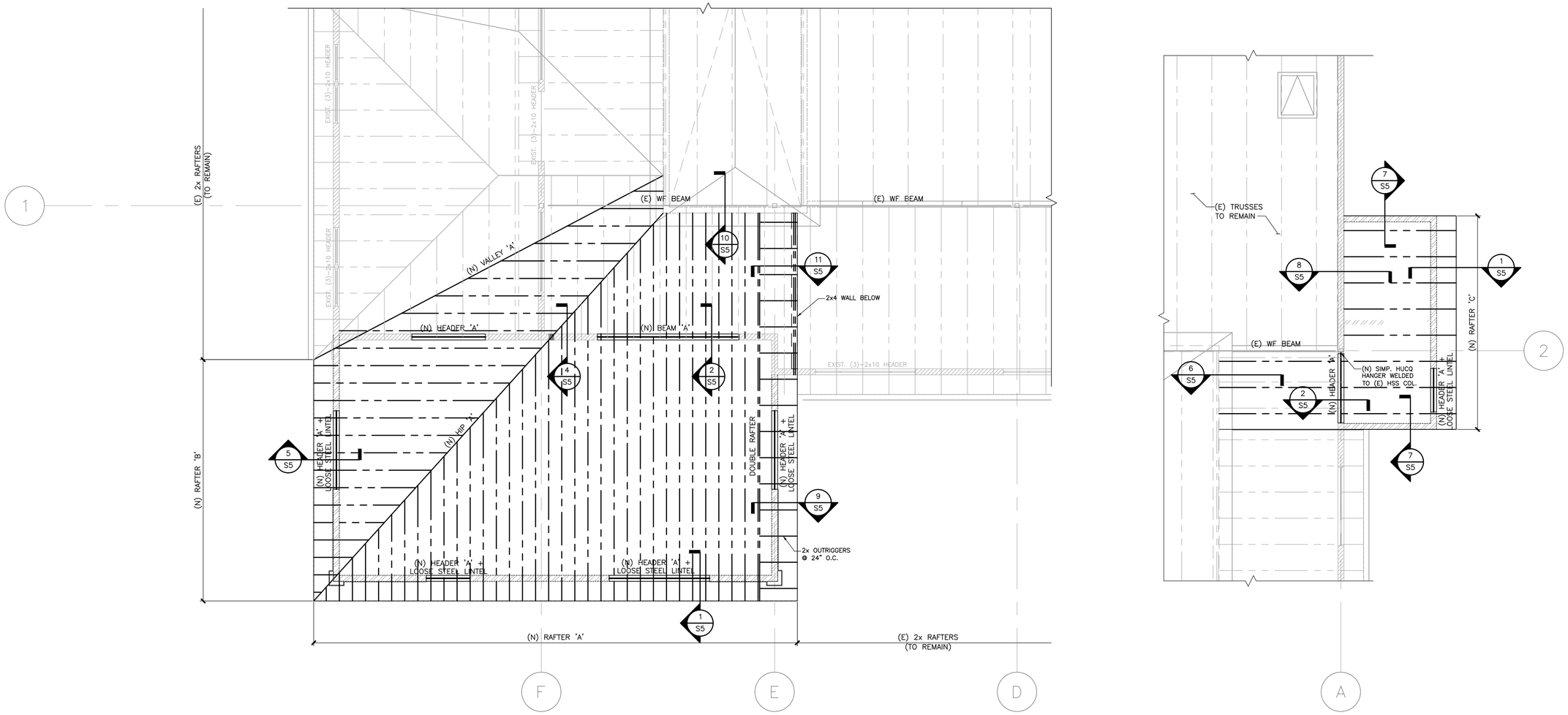
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FOUNDATION PLAN

SHEET NUMBER

S2

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NORTH

1 / S3 ROOF FRAMING PLAN

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

FRAMING PLAN NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, ELEVATIONS AND CONDITIONS BEFORE THE ORDERING OF MATERIALS AND CONSTRUCTION. ANY DEVIATION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OF RECORD IMMEDIATELY (BEFORE ANY WORK IS PERFORMED IN THE QUESTIONABLE AREA)
2. CONTRACTOR SHALL LOCATE ALL MECHANICAL OPENINGS SHOWN WITH DIMENSIONS AND EQUIPMENT SPECIFIED BY THE ARCHITECTURAL AND MECHANICAL DRAWINGS. NOTIFY STRUCTURAL ENGINEER IF ROUGH OPENING IS LARGER THAN INDICATED. ADJUST CURB AND UNIT LOCATION AS REQUIRED SO PLENUMS DO NOT FOUL (E) FRAMING.
3. DO NOT CUT (E) ROOF FRAMING (UNLESS NOTED). CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD DURING DEMOLITION PHASE IF NEW UNIT LOCATIONS REQUIRE MODIFICATIONS TO ACCOMMODATE OPENING SIZES.
4. SEE 12/S5 FOR LOOSE STEEL LINTEL SCHEDULE.

TIMBER ROOF FRAMING SCHEDULE

MEMBER	SYP #2 (U.N.O.)	DF #2 (U.N.O.)
RAFTER 'A'	2x10 @ 12" O.C.	2x10 @ 12" O.C.
RAFTER 'B'	2x10 @ 16" O.C.	2x10 @ 16" O.C.
RAFTER 'C'	2x10 @ 24" O.C.	2x10 @ 24" O.C.
HIP 'A'	(3) 1.75x11.875 LVL (1.9E)	
VALLEY 'A'	(3) 2x12	(3) 2x12
HEADER 'A'	(3) 2x10	(3) 2x10
BEAM 'A'	(3) 1.75x9.25 LVL (1.9E)	

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Proj 20260394

STATE OF OHIO
MICHAEL E. HAAS
E-78558
REGISTERED PROFESSIONAL ENGINEER

expires 12/31/27
date 07/17/26
COA.01292

PROFESSIONAL IN CHARGE
M. HAAS
PROJECT MANAGER
M. HAAS
QUALITY CONTROL
M. KLETKA
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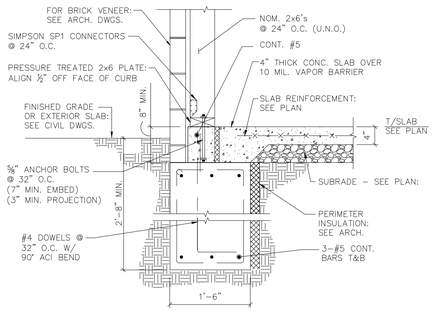
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ROOF FRAMING PLAN

SHEET NUMBER

S3

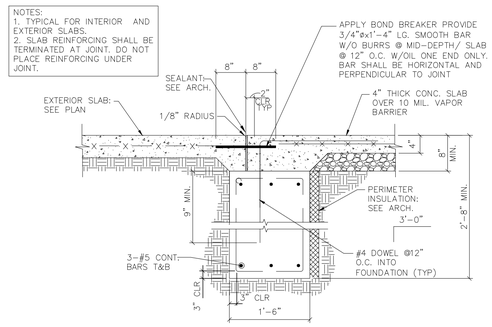
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1 S4 WALL FND. DETAIL

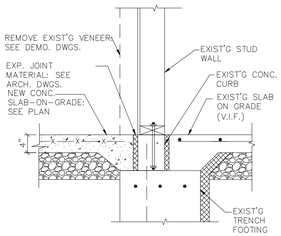
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NOTES:
1. TYPICAL FOR INTERIOR AND EXTERIOR SLABS.
2. SLAB REINFORCING SHALL BE TERMINATED AT JOINT. DO NOT PLACE REINFORCING UNDER JOINT.



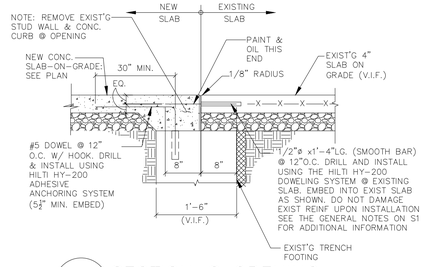
2 S4 FOUNDATION @ OPENING

SCALE: 3/4"=1'-0"



3 S4 WALL FND. DETAIL

SCALE: 3/4"=1'-0"



4 S4 SECTION @ OPENING

SCALE: 3/4"=1'-0"

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STATE OF OHIO
MICHAEL E. HAAS
E-78558
REGISTERED PROFESSIONAL ENGINEER
expires 12/31/27
date 07/17/26
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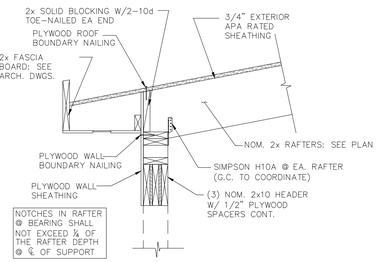
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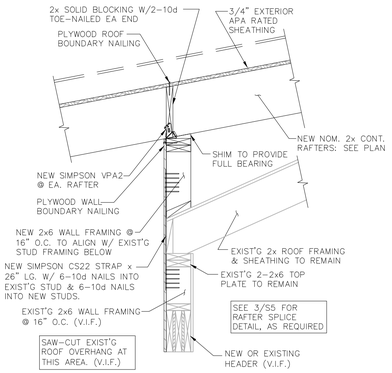
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S4

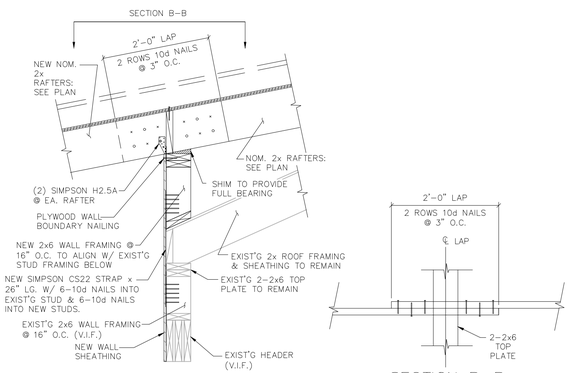
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Drawing Name: C:\Users\tjones.revit\Desktop\20260394.5_Texas Roadhouse_Huber Heights, OH_R25_Central_tjones.rvt



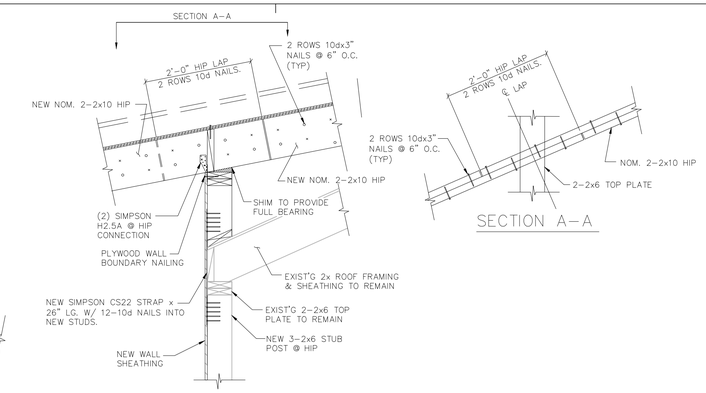
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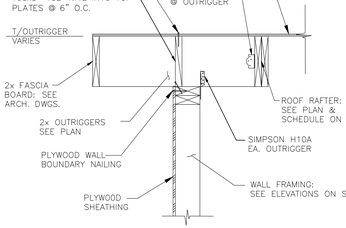
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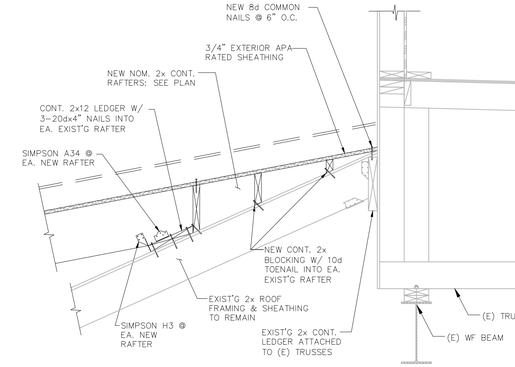
3 S5 RAFTER SPLICE DETAIL
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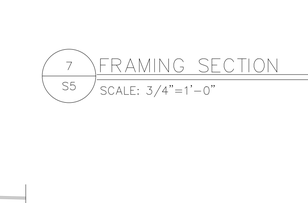
4 S5 HIP FRAMING CONNECTION
SCALE: 3/4"=1'-0"



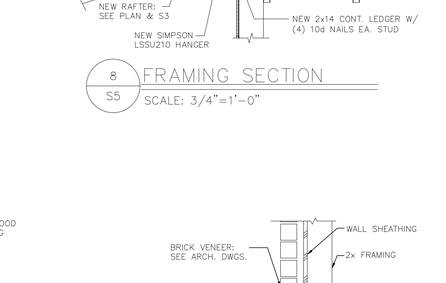
5 S5 FRAMING SECTION
SCALE: 3/4"=1'-0"



6 S5 FRAMING SECTION
SCALE: 3/4"=1'-0"



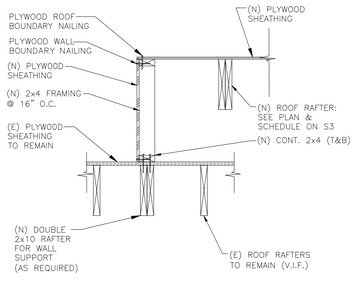
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SCALE: 3/4"=1'-0"



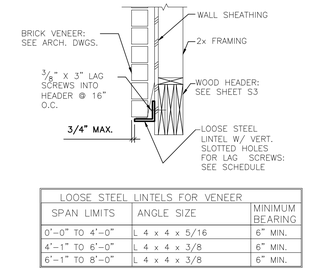
8 S5 FRAMING SECTION
SCALE: 3/4"=1'-0"

9 S5 FRAMING SECTION
SCALE: 3/4"=1'-0"

10 S5 FRAMING SECTION
SCALE: 3/4"=1'-0"



11 S5 FRAMING SECTION
SCALE: 3/4"=1'-0"



LOOSE STEEL LINTELS FOR VENEER		
SPAN LIMITS	ANGLE SIZE	MINIMUM BEARING
0'-0" TO 4'-0"	L 4 x 4 x 5/16	6" MIN.
4'-1" TO 6'-0"	L 4 x 4 x 3/8	6" MIN.
6'-1" TO 8'-0"	L 4 x 4 x 3/8	6" MIN.

12 S5 LOOSE STEEL LINTEL DETAIL
SCALE: 3/4"=1'-0"

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KITCHEN EQUIPMENT & FIXTURE
TEXAS ROADHOUSE

ISSUE/REVISION RECORD

DATE	DESCRIPTION
07/07/26	COORDINATION SET
07/17/26	PERMIT/BID SET

PROFESSIONAL SEAL

Print 20260934
STATE OF OHIO
MICHAEL E. HAAS
E-78558
REGISTERED PROFESSIONAL ENGINEER
Michael Haas
expires:12/31/27
date 07/17/26
COA.01292

PROFESSIONAL IN CHARGE
M. HAAS
PROJECT MANAGER
M. HAAS
QUALITY CONTROL
M. KLETKA
DRAWN BY
B. WERTE

PROJECT NAME

TEXAS ROADHOUSE
5611 MERILY WAY
HUBER HEIGHTS, OH
OHIO
45424

PROJECT NUMBER
20260394.5

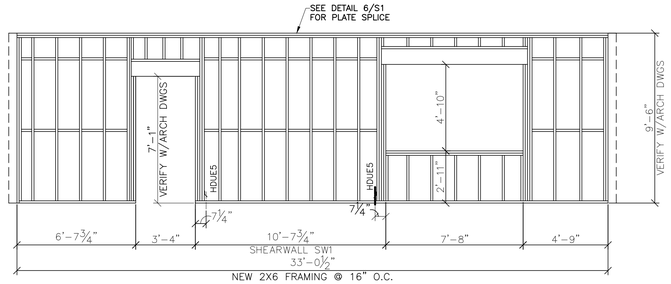
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FRAMING DETAILS

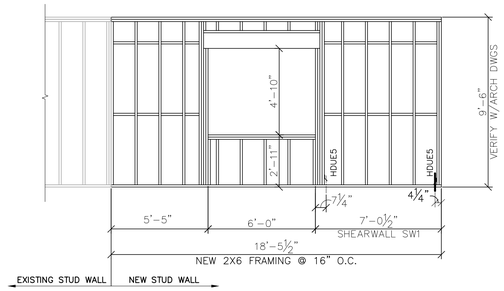
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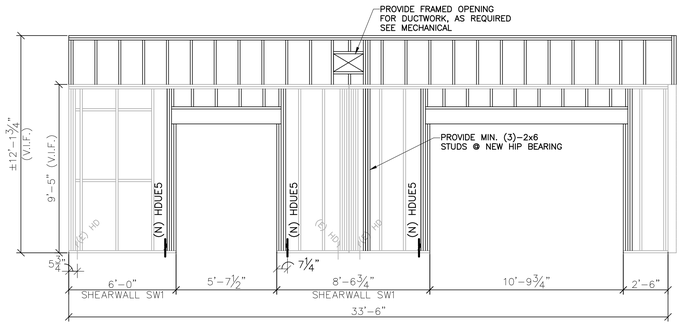
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20260394.5 Dwg Construction Documents (CA-STD)\20260394.5 Dwg



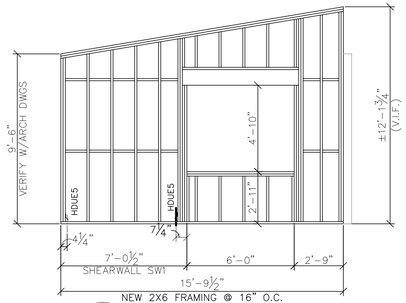
1 S6 WALL ELEVATION
SCALE: 1/4"=1'-0"



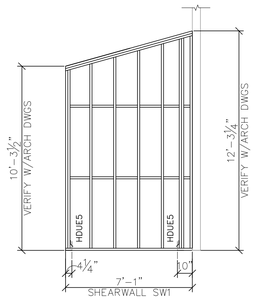
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SCALE: 1/4"=1'-0"



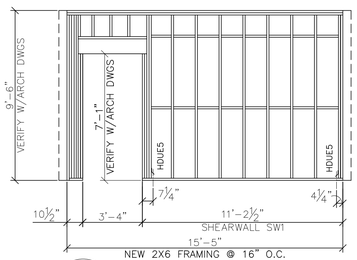
3 S6 WALL ELEVATION
SCALE: 1/4"=1'-0"



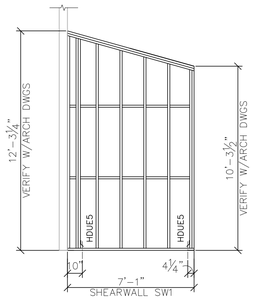
4 S6 WALL ELEVATION
SCALE: 1/4"=1'-0"



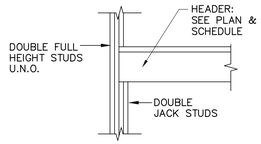
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SCALE: 1/4"=1'-0"



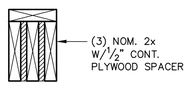
6 S6 WALL ELEVATION
SCALE: 1/4"=1'-0"



7 S6 WALL ELEVATION
SCALE: 1/4"=1'-0"



8 S6 TYP JAMB FRAMING
SCALE: 1/2"=1'-0"



9 S6 TYP HEADER FRAMING
SCALE: 1"=1'-0"

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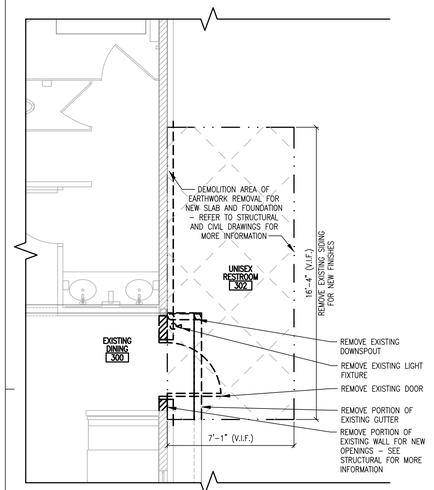
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FRAMING ELEVATIONS

SHEET NUMBER

S6

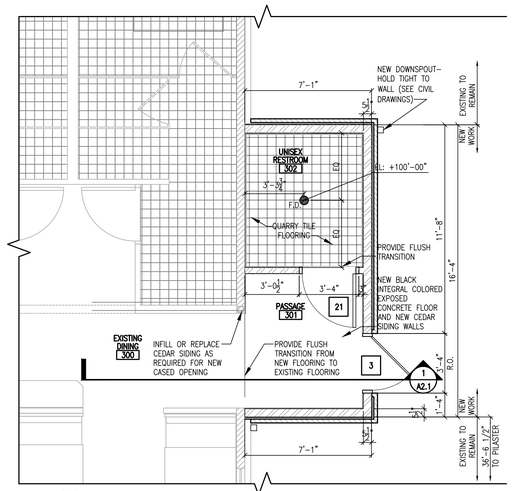
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1 / A1 DEMOLITION FLOOR PLAN

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

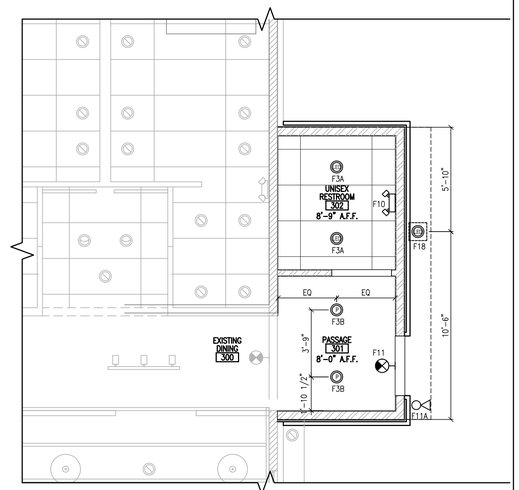
NORTH



2 / A1 FLOOR & FLOOR FINISH PLAN

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

NORTH



3 / A1 REFLECTED CEILING PLAN

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

NORTH

TOILET ACCESSORY SCHEDULE

1. PROVIDE WOOD BACKING FOR ALL ACCESSORIES AND ANCHOR WITH TOGGLE BOLTS OR LAG SCREWS (NO PLASTIC EXPANSION SHIELDS PERMITTED).
2. PROVIDE WALL BUMPER (GENERAL PARTITIONS #6250 OR ROCKWOOD #400) AT TOILET STALL DOORS.
3. ALL TOILET PARTITIONS & URINAL SCREENS SHALL BE SOLID BLACK HDPE SUPPLIED BY KEEFE CO. (MIKE KEEFE, 612.590.4311)
4. ALL TOILET PARTITION DOORS SHALL HAVE SELF CLOSING DOORS AND ADA COMPLIANT PULLS ON BOTH SIDES.
5. CONTRACTOR TO VERIFY WITH OWNER PRIOR TO PURCHASING ALL ITEMS LISTED AS SUPPLIED/FURNISHED BY OWNER.

ITEM		DESCRIPTION	FURNISHED BY	INSTALLED BY	MOUNTING HT.
TA1	36" GRAB BAR	BOBRICK 1-1/2" DIA. MODEL # B-6806, SERIES 36" LONG	KEEFE CO.	G.C.	3'-0" (TOP OF GRIPPING SURFACE)
TA2	42" GRAB BAR	BOBRICK 1-1/2" DIA. MODEL # B-6806, SERIES 42" LONG	KEEFE CO.	G.C.	3'-0" (TOP OF GRIPPING SURFACE)
TA3	TOILET TISSUE DISPENSER	TORK 56T1/R	OWNER	G.C.	SEE ELEVATIONS THIS SHEET
TA4	NOT USED				
TA5	BABY CHANGING STATION	KOALA BEAR KARE # KB-208 (WALL MOUNTED)	KEEFE CO.	G.C.	28"-34" (T/O TABLE) MAX 48" (PULL HANDLE)
TA6	SOAP DISPENSER	SUPPLIED BY OWNER	OWNER	G.C.	44" (DISPENSING HT.)
TA7	MIRROR	(1) 1/4" CLEAR PLATE GLASS MIRROR, 3'-7"H X 1'-6"W	G.C.	G.C.	MAX 40" (B/O MIRROR)
TA8	COAT HOOK	IVES WARDROBE HOOK: MODEL # 581, EPOXY COATED ALUM., 1-1/8" H. x 1-1/8" W. PROJECTION 1-11/16" (OR APPROVED EQUAL)	OTHERS	G.C.	MAX. 48"
TA9	SANITARY NAPKIN DISPOSAL	BOBRICK MODEL # B-270	OTHERS	G.C.	ADJACENT TO TOILET TISSUE DISPENSER
TA10	18" GRAB BAR	BOBRICK 1-1/2" DIA. MODEL # B-6806, SERIES 18" LONG	KEEFE CO.	G.C.	39"-41" (B/O BAR)
TA11	NOT USED				
TA12	HAND DRYER	WORLD DRYER VERDIdri MODEL # Q-162A BTM. OF AIR DISPENSER 44"	OTHERS	G.C.	44" (CONTROLS AND DISPENSING SLOT)
TA13	NOT USED				
TA14	NOT USED				
TA15	NOT USED				

FLOOR PLAN GENERAL NOTES

1. ALL INTERIOR & EXTERIOR DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS OTHERWISE NOTED.
2. ALL INTERIOR FINISHES TO HAVE CLASS B FLAME SPREAD OR BETTER.
3. SEE ROOM FINISH SCHEDULE FOR WALLS TO RECEIVE MOISTURE RESISTANT GYPSUM BOARD & SPECIFIC FINISH DESIGNATIONS.
4. ALL JOINTS, GAPS, & SPACES LEADING TO HOLLOW OR INACCESSIBLE SPACES ARE TO BE SEALED WITH NSF APPROVED SEALANTS.
5. G.C. TO INSTALL WOOD BLOCKING IN WALL FOR THE HANGING OF WALL SHELVING. REFER TO FIXTURE SHEETS & EQUIPMENT SHEETS FOR LOCATION OF WALL SHELVES.
6. ALL JOINTS, GAPS AND SPACES TO BE SEALED.
7. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED, TYP.

LEGEND

WALL TYPE	DESCRIPTION
– – – –	DEMOLITION WORK
	BRICK VENEER WITH ROWLOCK ABOVE OVER APA RATED SHEATHING OVER 2"X6" WOOD STUDS WITH R-21 BATT INSULATION OVER GYPSUM BOARD
C	WINDOW TYPES – REFER TO WINDOW DETAILS, SHEET A1.1
D	DOOR TYPES – REFER TO DOOR DETAILS, SHEET A1.1

ELECTRICAL NOTES

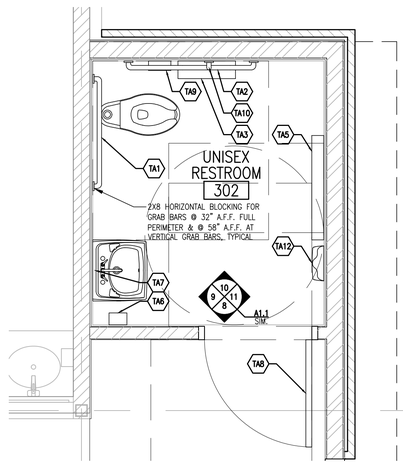
1. SEE SHEET E1 FOR LIGHT FIXTURE SCHEDULE.
2. SEE SHEET E1 FOR WIRING OF ALL NEW LIGHT FIXTURES.
3. SHOULD DISCREPANCIES OCCUR BETWEEN THIS PLAN AND THE ELECTRICAL LIGHTING PLAN, THE ELECTRICAL PLAN SHALL TAKE PRECEDENCE.

WINDOW NOTES

1. ALL WINDOW OPENINGS TO HAVE FLASHING & SEALANT WHERE REQUIRED
2. EXTERIOR GLAZING U-FACTOR TO BE AS FOLLOWS:
   – FIXED = U-FACTOR NO GREATER THAN 0.24
   SOLAR HEAT GAIN COEFFICIENT OF 0.25 AND VISUAL TRANSMITTANCE OF 0.54
3. ROUGH OPENING REQUIRED FOR STOREFRONT WINDOWS

CEILING LEGEND

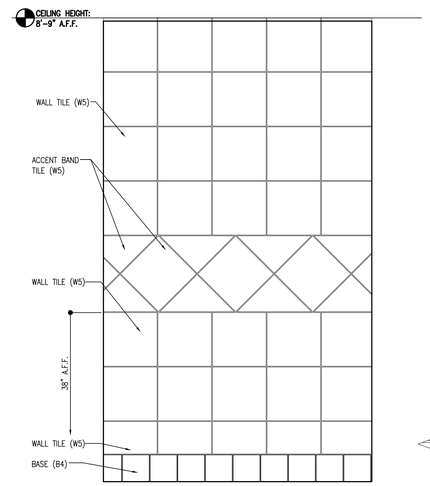
SYMBOL	DESCRIPTION
	LED DOWN LIGHT
	REMOTE EMERGENCY LIGHT FIXTURE
	EMERGENCY LIGHTING UNIT
	DIRECTIONAL EXIT LIGHT
	PENDANT LIGHT
	CEILING FAN
	EXTERIOR RECESSED LIGHT WITH WOOD BLOCKING. DESIGNATION REFERS TO FIXTURE TYPE IN FIXTURE SCHEDULE.
	TRACK LIGHT



4 / A1 FLOOR & FLOOR FINISH PLAN

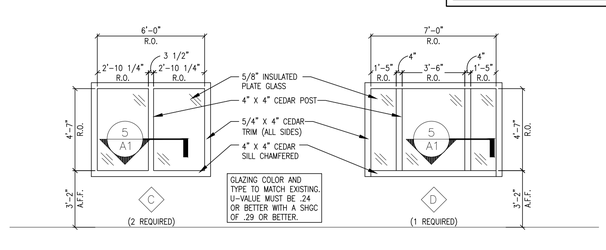
SCALE: 1/4" = 1'-0"

NORTH



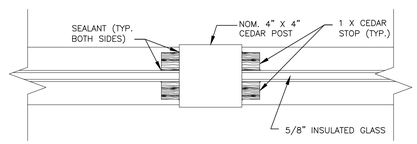
5 / A1 WALL TILE PATTERN

SCALE: NONE



6 / A1 WINDOW TYPES

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



7 / A1 DETAIL – MULLION SECTION

SCALE: 3" = 1'-0"

ROOM FINISH SCHEDULE		FLOORS					BASES				WALLS					CEILINGS									
		WOOD	QUARRY TILE	CONCRETE BLACK	QUARRY TILE	CONCRETE	WOOD 5/4 X 6	QUARRY TILE	WOOD – 2X6	QUARRY TILE	S.S PANELS	FRP	CEDAR	GYP. BD.	PORCELAIN TILE	EXPOSED	MASHABLE ACT.	NOT USED	C4 BEAMS	CORRUGATED GALV.	GALV. 5 RIBBED V	GYPSUM BOARD	HEIGHT	NOTES
ROOM NUMBER	ROOM NAME	F1	F2	F3	F4	F5	B1	B2	B3	B4	W1	W2	W3	W4	W5	C1	C2	C3	C4	C5	C6	C7		
302	UNISEX RESTROOM				F4					B4					W5							C7	9'-0"	
500	NEW DINING ROOM			F3					B3				W3	W4		C1			C4				VARIES	

NOTES:
1. LIGHT FIXTURE TRIM, GRIDS AND A.C. GRILLS TO BE FIELD PAINTED TO MATCH CEILING SYSTEM
2. TIN CEILING – ROLLED 26 GAUGE, 5 RIB V-GROOVE WITH WOOD JOISTS.
3. CORRUGATED METAL CEILING

LEGEND - ROOM FINISH SCHEDULE

FLOORING

F3 CONCRETE – BLACK INTEGRAL COLOR. DAVIS COLOR: 8084 GRAPHITE: 15#/YARD
DAVIS COLORS, GRAPHITE 8084 (USE FOR INTERIOR AND EXTERIOR APPLICATIONS)
3700 EAST OLYMPIC BLVD.
LOS ANGELES, CA 90023
1-800-356-4848

F4 QUARRY TILE IN 1" MUDSET, SLOPE TOWARDS DRAIN – 6"X6" TXRH GRAY ABRASIVE QUARRY; WITH RAVEN SPECTRALOCK IG EPOXY GROUT (PROVIDE CONTROL JOINTS IN FLOOR AT ALL FLOOR SLAB JOINTS)
3/8" GROUT LINES. (FOR RESTROOM LOCATIONS)
LOUISVILLE TILE: EMAIL: NATIONALACCOUNTS@LOUISVILLE-TILE.COM PHONE: 502-276-2880

BASE NOTE: SEE WALL DETAILS

B3 2" X 6" WOOD (PINE) STAIN (V.I.F.–MATCH EXISTING)
B4 6" QUARRY TILE COVE BASE TO MATCH F4 FLOORING. COVE TO FLOOR AND TO WALL. INSTALL BASE OVER CEMENT BOARD.

WALL COVERING

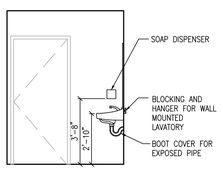
W3 BEVELED CEDAR SIDING – 1X8 WESTERN RED CEDAR (PRESTAIN TWO COATS OF CEDARTONE TWP #1501 CLEARCOAT). DENSITY – 12% MC, FLAME SPREAD RATING 69 (CLASS 2). PROVIDE CORROSION RESISTANT NAILS. PRESTAIN TWO COATS OF CEDARTONE TWP #1501 CLEARCOAT (V.I.F.–MATCH EXISTING)
W4 GYPSUM BOARD – PAINTED (V.I.F.–MATCH EXISTING)
W5 PORCELAIN WALL TILE: AMERICAN OLEAN– KENDAL SLATE (SEE DETAIL 3/A13) COLOR: "CARLISLE BLACK" –
SIZE; 12"X12" GROUT COLOR; TEC 925 SABLE. 1/4" GROUT LINES. INSTALL CONCRETE BOARD 18" UP FROM FLOOR, THEN WATER RESISTANT GYPSUM BOARD UP TO 9'-6".

CEILING

C1 PAINT ALL EXPOSED STRUCTURE, CONDUIT, HVAC DUCTS, ETC. FLAT BLACK OR ACOUSTICAL PAINT (V.I.F.–MATCH EXISTING)
C4b ROUGH SAWN CEDAR RAFTERS 2X8 @ 24" O.C. TO MATCH EXISTING (V.I.F.)
C7: WATER RESISTANT GYPSUM BOARD – PAINTED SW 7012, CREAMY

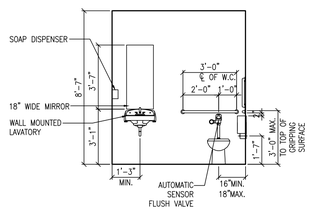
PAINT STAIN

SEE SPECIFICATIONS (V.I.F.–MATCH EXISTING)



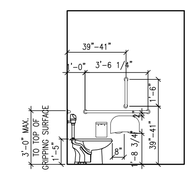
8 / A1 ELEVATION AT UNISEX TOILET

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



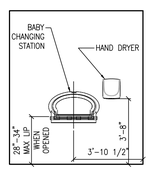
9 / A1 ELEVATION AT UNISEX TOILET & SINK

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



10 / A1 ELEVATION AT UNISEX TOILET

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



11 / A1 ELEVATION AT UNISEX BABY CHANGER

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

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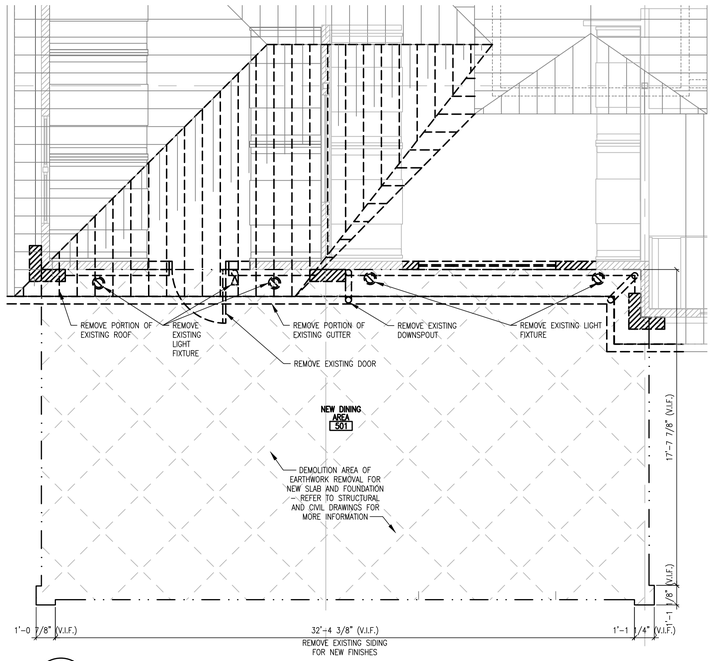
SHEET TITLE

DEMOLITION, FLOOR PLANS, RCP

SHEET NUMBER

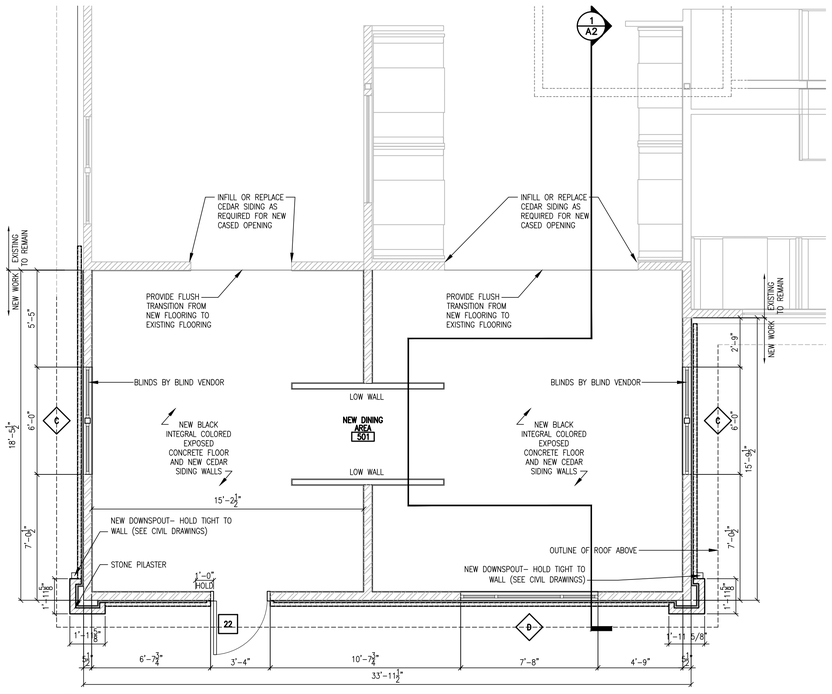
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Drawing Name: \\greenbergfarrow.com\Projects\Proj\Texas\20052\20052000\CAD\ Construction Documents\Huber Heights, OH\Produced_Current\20052000A1_LOW.rvt.LOW, Last Modified: Jul 17, 2026 – 10:02am Plotted on: Jul 17, 2026 – 10:02am by wpatterson



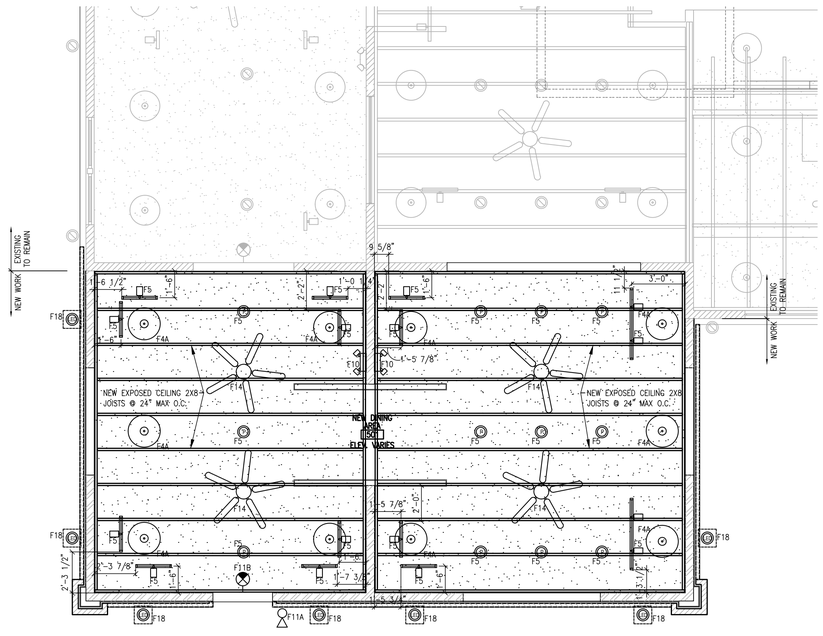
1 / A1 DEMOLITION FLOOR PLAN

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



2 / A1 FLOOR & FLOOR FINISH PLAN

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



3 / A1 REFLECTED CEILING PLAN

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

NORTH

CEILING LEGEND

SYMBOL	DESCRIPTION
	LED DOWN LIGHT
	REMOTE EMERGENCY LIGHT FIXTURE
	EMERGENCY LIGHTING UNIT
	DIRECTIONAL EXIT LIGHT
	PENDANT LIGHT
	CEILING FAN
	EXTERIOR RECESSED LIGHT WITH WOOD BLOCKING. DESIGNATION REFERS TO FIXTURE TYPE IN FIXTURE SCHEDULE.
	TRACK LIGHT

LEGEND

WALL TYPE	DESCRIPTION
	DEMOLITION WORK
	STONE VENEER WITH BRICK ROWLOCK ABOVE OVER APA RATED SHEATHING OVER 2"X6" WOOD STUDS WITH R-21 BATT INSULATION OVER GYPSUM BOARD
C	WINDOW TYPES – REFER TO WINDOW DETAILS, SHEET A1.1
1	DOOR TYPES – REFER TO DOOR DETAILS, SHEET A1.1

ELECTRICAL NOTES

1. SEE SHEET E1 FOR LIGHT FIXTURE SCHEDULE.
2. SEE SHEET E1 FOR WIRING OF ALL NEW LIGHT FIXTURES.
3. SHOULD DISCREPANCIES OCCUR BETWEEN THIS PLAN AND THE ELECTRICAL LIGHTING PLAN, THE ELECTRICAL PLAN SHALL TAKE PRECEDENCE.

FLOOR PLAN GENERAL NOTES

1. ALL INTERIOR & EXTERIOR DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS OTHERWISE NOTED.
2. ALL INTERIOR FINISHES TO HAVE CLASS B FLAME SPREAD OR BETTER.
3. SEE ROOM FINISH SCHEDULE FOR WALLS TO RECEIVE MOISTURE RESISTANT GYPSUM BOARD & SPECIFIC FINISH DESIGNATIONS.
4. ALL JOINTS, GAPS, & SPACES LEADING TO HOLLOW OR INACCESSIBLE SPACES ARE TO BE SEALED WITH NSF APPROVED SEALANTS.
5. G.C. TO INSTALL WOOD BLOCKING IN WALL FOR THE HANGING OF WALL SHELVING. REFER TO FIXTURE SHEETS & EQUIPMENT SHEETS FOR LOCATION OF WALL SHELVES.
6. ALL JOINTS, GAPS AND SPACES TO BE SEALED.
7. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED, TYP.

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KITCHEN EQUIPMENT & FIXTURE
TEXAS ROADHOUSE

ISSUE/REVISION RECORD

DATE	DESCRIPTION
07/07/26	COORDINATION SET
07/17/26	PERMIT/BID SET

PROFESSIONAL SEAL

STATE OF OHIO
SCOTT LOIKITS
REGISTERED ARCHITECT
7.17.26

PROFESSIONAL IN CHARGE
SCOTT LOIKITS
PROJECT MANAGER
J. WEHMEYER
QUALITY CONTROL
J. WEHMEYER
DRAWN BY
CFN/OGV

PROJECT NAME

TEXAS ROADHOUSE

5611 MERILY WAY
HUBER HEIGHTS, OH
OHIO
45424

PROJECT NUMBER
20260394.5

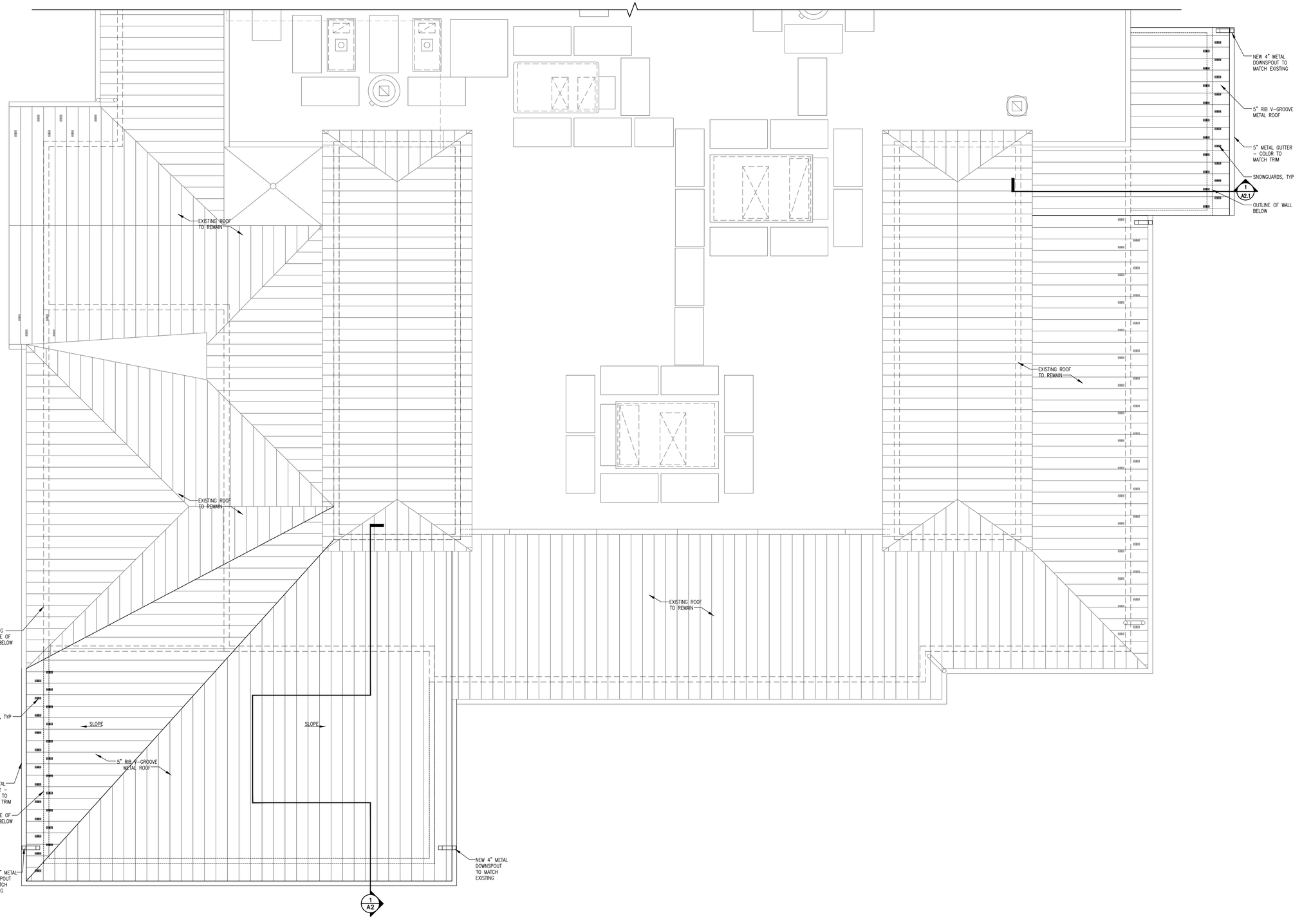
SHEET TITLE

DEMOLITION, FLOOR PLANS, RCP

SHEET NUMBER

A1.1

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1 A1 ROOF PLAN
SCALE: 3/16" = 1'-0"

NORTH

Drawing Name: \\greenbergfarrow.com\Projects\Projects\20260394\500 Construction Documents\Huber Heights OH\Products_Current\20260394_OGW.rvt.LOWC Last Modified: Jul 16, 2026 - 4:44pm By ogvalderrama

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ISSUE/REVISION RECORD

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07/17/26	PERMIT/BID SET

PROFESSIONAL SEAL

STATE OF OHIO
SCOTT LOIKITS
ARC.2019042
REGISTERED ARCHITECT
7.17.26

PROFESSIONAL IN CHARGE
SCOTT LOIKITS
PROJECT MANAGER
J. WEHMEYER
QUALITY CONTROL
J. WEHMEYER
DRAWN BY
CFN/OGV

PROJECT NAME

TEXAS ROADHOUSE
5611 MERILY WAY
HUBER HEIGHTS, OH
OHIO
45424

PROJECT NUMBER
20260394.5

SHEET TITLE

ROOF PLAN

SHEET NUMBER

A1.2

BUILDING INSULATION NOTES

1. ALL SLOPED METAL ROOF AREAS WITH INSULATION ABOVE DECK WHITE CONDITIONED SPACE BELOW TO HAVE MIN. OF 23.6 RIGID INSULATION (THICKNESS = 4")
2. ALL WOOD WALLS TO HAVE MIN. OF R21 BATT INSULATION (THICKNESS = 5 1/2")
3. VERTICAL FOUNDATION WALL TO HAVE MIN. OF R15 RIGID INSULATION (THICKNESS = 3") 3 FT DEEP
4. ALL OPEN/EXPOSED EXTERIOR WALL CAVITIES, INCLUDING ABOVE SUSPENDED CEILINGS, SHALL RECEIVE FSK OR PSK INSULATION WITH FLAME SPREAD INDEX 25 OR LESS.

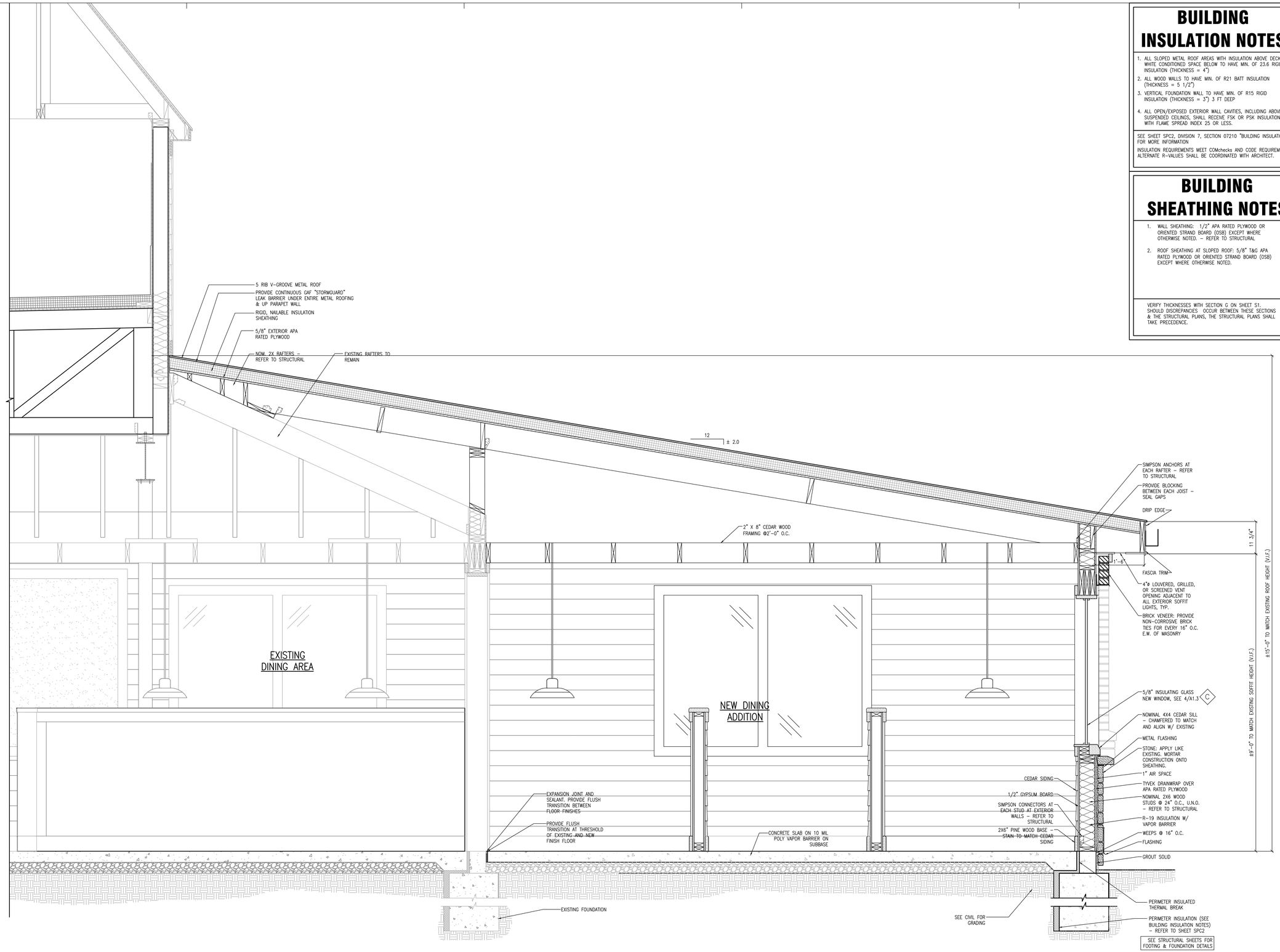
SEE SHEET SPC2, DIVISION 7, SECTION 07210 "BUILDING INSULATION" FOR MORE INFORMATION

INSULATION REQUIREMENTS MEET COMcheckS AND CODE REQUIREMENTS. ALTERNATE R-VALUES SHALL BE COORDINATED WITH ARCHITECT.

BUILDING SHEATHING NOTES

1. WALL SHEATHING: 1/2" APA RATED PLYWOOD OR ORIENTED STRAND BOARD (OSB) EXCEPT WHERE OTHERWISE NOTED. – REFER TO STRUCTURAL
2. ROOF SHEATHING AT SLOPED ROOF: 5/8" T&G APA RATED PLYWOOD OR ORIENTED STRAND BOARD (OSB) EXCEPT WHERE OTHERWISE NOTED.

VERIFY THICKNESSES WITH SECTION G ON SHEET S1. SHOULD DISCREPANCIES OCCUR BETWEEN THESE SECTIONS & THE STRUCTURAL PLANS, THE STRUCTURAL PLANS SHALL TAKE PRECEDENCE.



1 / A2 BUILDING SECTION
SCALE: 3/4" = 1'-0"

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TEXAS ROADHOUSE

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DATE	DESCRIPTION
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07/17/26	PERMIT/BID SET

PROFESSIONAL SEAL

STATE OF OHIO
SCOTT LOIKITS
ARCHITECT 42
REGISTERED ARCHITECT
7.17.26

PROFESSIONAL IN CHARGE
SCOTT LOIKITS
PROJECT MANAGER
J. WEHMEYER
QUALITY CONTROL
J. WEHMEYER
DRAWN BY
CFN/OGV

PROJECT NAME

TEXAS ROADHOUSE
5611 MERILY WAY
HUBER HEIGHTS, OH
OHIO
45424

PROJECT NUMBER
20260394.5

SHEET TITLE

PARTIAL BUILDING SECTIONS

SHEET NUMBER

A2

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DOOR & FRAME NOTES

1. H.M. DOOR FRAMES TO BE 16 GA WELDED
2. HOLLOW METAL DOORS TO BE 18 GA. FLUSH (INSULATED CORE AT EXTERIOR DOORS)
3. ALL WOOD DOORS TO BE SEALED WITH TWO COATS EACH SIDE, TOP, BOTTOM, AND EDGES.
4. ALL HOLLOW METAL DOOR FRAMES (AT SINGLE LEAF DOORS) SHALL BE FURNISHED WITH 3 RUBBER SILENCERS PER STRIKE JAMB.
5. WOOD ENTRY DOORS TO BE HUNG USING 1-1/2 PAIR HD. BALL BEARINGS.
6. PROVIDE NEOPRENE WEATHERSTRIPPING ON ALL EXTERIOR DOORS; ADJUST THRESHOLD TO MINIMIZE CLEARANCE.
7. PROVIDE DOOR STOPS OR WALL BUMPERS AT ALL DOORS
8. CENTERLINE OF ALL STRIKES AND KNOBS TO BE 40 5/16" FROM FINISH FLOOR. CENTERLINE OF PUSH/PULLS TO BE 45" FROM FLOOR
9. ALL DOOR OPENINGS TO HAVE FLASHING & SEALANT WHERE REQUIRED PER SECTION 1405.3
10. PROVIDE SL-18 FLUSH FRP DOOR, OAK FINISH FRP FACE BY SPECIAL-LITE, W/ HOLLOW METAL 14 GAUGE FRAME (INCLUDING TRANSOM)
11. VON DUPRIN 'CD98EO' PUSH-BAR PANIC HARDWARE EXIT DEVICE TO BE MOUNTED ON THE EGRESS SIDE OF DOOR.

DOOR SCHEDULE

DOOR NUMBER	ROOM NAME	DOOR SIZE	DOOR TYPE	FRAME TYPE	DETAILS JAMB	DETAILS HEAD	DETAILS GLAZ.	HDWR. SET	DOOR NOTES
3	PASSAGE	3'-0" X 7'-0"	D	2	2/A2.1	3/A2.1	YES	2	CUSTOM DOOR: SL-18 FRP DOOR, OAK FINISH TO BE PURCHASED FROM KEEFE CO.: MIKE KEEFE (612.590.4311) ALTERNATE CONTACT: COMMERCIAL HARDWARE: BRIAN HAASE (270.441.7171) SEE DOOR & FRAME NOTES.
21	UNISEX RESTROOM	3'-0" X 6'-8"	D	3	4/A2.1	4/A2.1 SIM.		3	PROVIDE RESTROOM SIGNAGE MOUNTED AT 60" A.F.F.
22	NEW DINING AREA	3'-0" x 7'-0"	A.1	2	2/A2.1	3/A2.1	YES	4	CUSTOM DOOR: SL-18 FRP DOOR, OAK FINISH TO BE PURCHASED FROM KEEFE CO.: MIKE KEEFE (612.590.4311) ALTERNATE CONTACT: COMMERCIAL HARDWARE: BRIAN HAASE (270.441.7171) SEE DOOR & FRAME NOTES.

DOOR HARDWARE SCHED.

HARDWARE SET #2 (EXTERIOR SINGLE DOOR) – EMERGENCY EXIT

OPENING DESCRIPTION: 3'-0" X 7'-0" X 1-3/4" X HWD TYPE B HMF TYPE 3

1 SINGLE DOOR #3 EXTERIOR FROM PASSAGE 126

QUANTITY	ITEM	MANUFACTURER	MODEL
3	HINGES	HAGER	BB1191 4.5x4.5-NRP x US10B
1	EXIT DEVICE	VON DUPRIN	2670 GUARD-X 3251B 36" x 313
1	RIM CYLINDER HOUSING	SCHLAGE	20-057 – ICX x US10B
1	INTERCHANGABLE CORES	SCHLAGE	23-030 C-KEYWAY x 606
1	CLOSER	LCN	4040XP RW/PA TBWMS x 695
1	WEATHER STRIPPING	HAGER	891S V x 36"x84" x DBA
1	SWEEPS	HAGER	750S N x 36" x DBA
1	THRESHOLD	HAGER	413S x 36" x DBA

HARDWARE SET #3 (INTERIOR SINGLE DOOR) – UNISEX RESTROOM

OPENING DESCRIPTION: 3'-0" X 6'-8" X 1-3/4" X HWD TYPE D HMF TYPE 3

1 SINGLE DOOR #11 UNISEX RESTROOM (112) FROM PASSAGE (126)

QUANTITY	ITEM	MANUFACTURER	MODEL
3	HINGES	HAGER	BB1279 4.5x4.5 x US10B
1	LOCKSET	SCHLAGE	ND405 RHO 613
1	CLOSER	LCN	4041 REG TBWMS x DKBZ
1	KICK PLATE	HAGER	190S 8x34x.050" x US10B

HARDWARE SET #4 (EXTERIOR SINGLE DOOR) – NEW PICK UP ROOM

OPENING DESCRIPTION: 3'-0" X 7'-0" X 1-3/4" X FRPD TYPE A.1 HMF TYPE 2

1 DOOR #20 NEW DINING AREA
1 DOOR #3 PASSAGE

QUANTITY	ITEM	MANUFACTURER	MODEL
1	CONTINUOUS HINGE	HAGER	780-112HD x 83" x DKB
1	EXIT DEVICE	VON DUPRIN	CD98EO x SNB 36" x 313
1	MORTISE CYLINDER HOUSING	SCHLAGE	20-061x XQ11-948 CAM x US10B
1	INTERCHANGABLE CORES	SCHLAGE	23-030 C-KEYWAY x 606
1	PULL PLATE	HAGER	34G 4x18 x L1
1	CLOSER	LCN	4040XP S-CUSH TBWMS x 695
1	KICK PLATES	HAGER	190S 8x34x.050" x US10B
1	WEATHER STRIPPING	HAGER	891S V x 36"x84" x DBA
1	SWEEPS	HAGER	750S N x 36" x DBA
1	THRESHOLD	HAGER	413S x 36" x DBA

BUILDING INSULATION NOTES

1. ALL SLOPED METAL ROOF AREAS WITH INSULATION ABOVE DECK WHITE CONDITIONED SPACE BELOW TO HAVE MIN. OF 23.6 RIGID INSULATION (THICKNESS = 4")
2. ALL WOOD WALLS TO HAVE MIN. OF R21 BATT INSULATION (THICKNESS = 5 1/2")
3. VERTICAL FOUNDATION WALL TO HAVE MIN. OF R15 RIGID INSULATION (THICKNESS = 3") FT DEEP
4. ALL OPEN/EXPOSED EXTERIOR WALL CAVITIES, INCLUDING ABOVE SUSPENDED CEILINGS, SHALL RECEIVE FSK OR PSK INSULATION WITH FLAME SPREAD INDEX 25 OR LESS.

SEE SHEET SPC2, DIVISION 7, SECTION 07210 "BUILDING INSULATION" FOR MORE INFORMATION

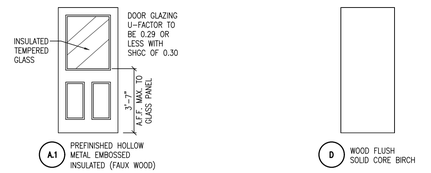
INSULATION REQUIREMENTS MEET COMcheckS AND CODE REQUIREMENTS. ALTERNATE R-VALUES SHALL BE COORDINATED WITH ARCHITECT.

BUILDING SHEATHING NOTES

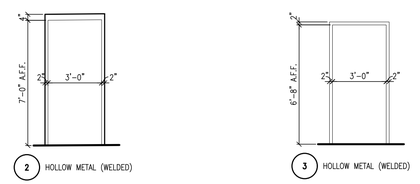
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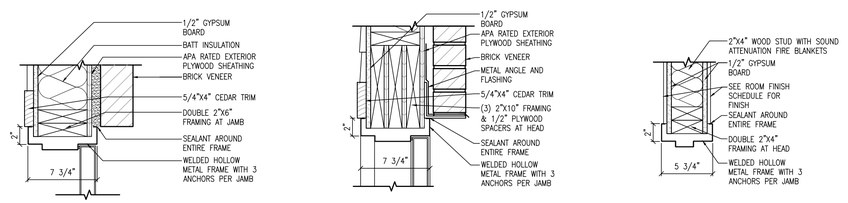
DOOR TYPES



DOOR FRAME TYPES



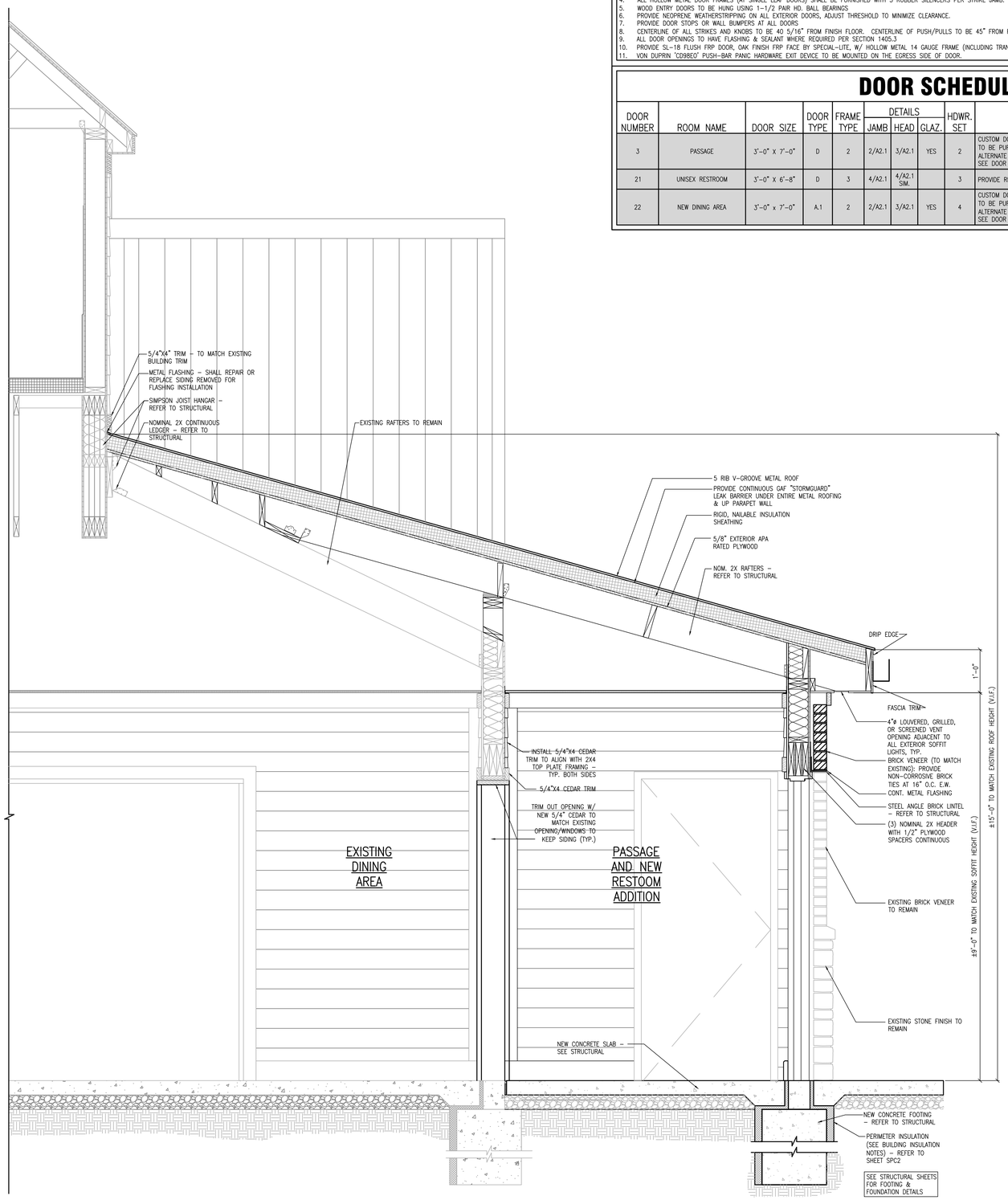
DOOR & JAMB DETAILS



2 A2.1 JAMB DETAIL — SCALE: 1 1/2" = 1'-0"

3 A2.1 HEAD DETAIL — SCALE: 1 1/2" = 1'-0"

4 A2.1 JAMB DETAIL (HEAD SIM.) — SCALE: 1 1/2"=1'-0"



1 A2.1 BUILDING SECTION — SCALE: 3/4" = 1'-0"

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MECHANICAL
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ELECTRICAL
GREENBERGFARROW

KITCHEN EQUIPMENT & FIXTURE
TEXAS ROADHOUSE

ISSUE/REVISION RECORD

DATE	DESCRIPTION
07/07/26	COORDINATION SET
07/17/26	PERMIT/BID SET

PROFESSIONAL SEAL

STATE OF OHIO — SCOTT LOIKITS — REGISTERED ARCHITECT — 7.17.26

PROFESSIONAL IN CHARGE
SCOTT LOIKITS
PROJECT MANAGER
J. WEHMEYER
QUALITY CONTROL
J. WEHMEYER
DRAWN BY
CFN/OGV

PROJECT NAME

TEXAS ROADHOUSE
5611 MERILY WAY
HUBER HEIGHTS, OH
OHIO
45424

PROJECT NUMBER
20260394.5

SHEET TITLE

PARTIAL BUILDING SECTIONS

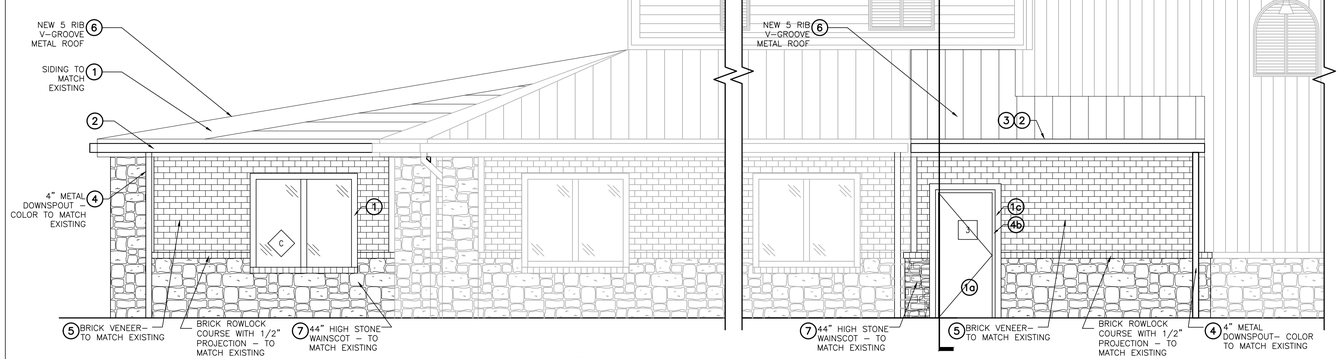
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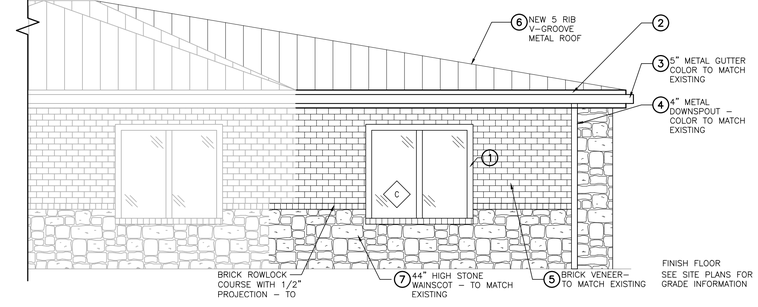
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EXTERIOR FINISH SCHEDULE

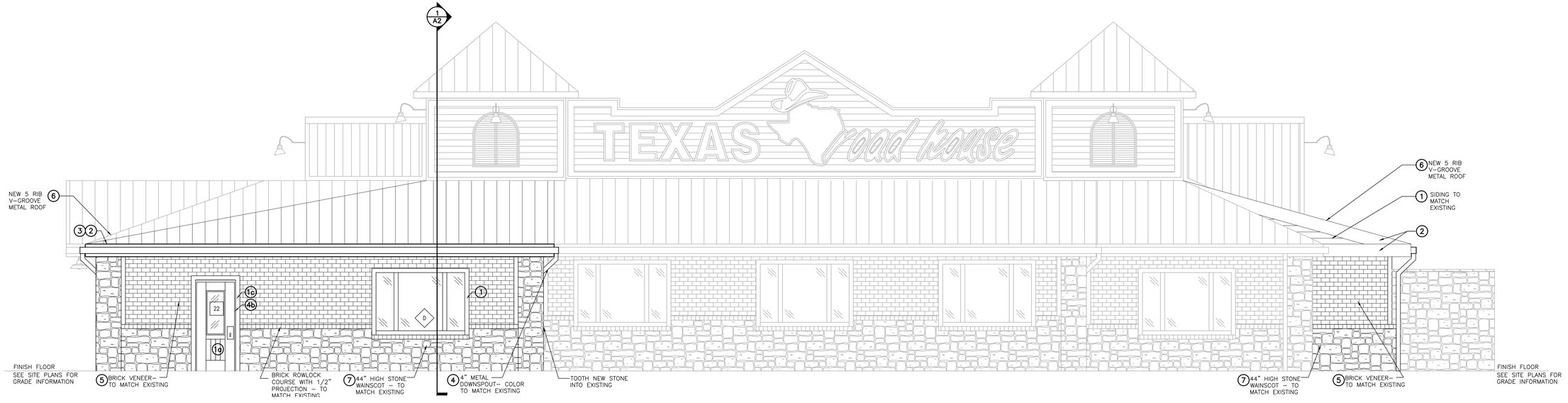
1	SIDING (TO MATCH EXISTING)	PORTER 1842 CEDAR BASE 12J 12K 4M SIDING NOTE: TWO COATS – BRUSH APPLIED (DO NOT SPRAY)
2	TRIM (TO MATCH EXISTING)	PORTER PAINTS #614 "ACRYLIC GLOSS" FINISH COLOR – DARK GREEN FORMULA: 2Y16E/2Y13J/8Y0P/1Y24C/2YV NOTE: TWO COATS–BRUSH APPLIED (DO NOT SPRAY) (TO MATCH EXISTING – V.I.F.)
3	METAL FLASHING & GUTTER (TO MATCH EXISTING)	PORTER PAINTS #614 "ACRYLIC GLOSS" FINISH COLOR – DARK GREEN FORMULA: 2Y16E/2Y13J/8Y0P/1Y24C/2YV NOTE: TWO COATS–BRUSH APPLIED (DO NOT SPRAY) (TO MATCH EXISTING – V.I.F.)
4	DOORS & DOWNSPOUTS (TO MATCH EXISTING)	PORTER PAINTS #610 "ACRYLIC GLOSS" FINISH COLOR TO MATCH PRE–STAINED CEDAR – PRIMER/TWO FINISH COATS. PORTER 614 BASE – 14Y/J/2Y8M/1Y24K/4P/24–V (TO MATCH EXISTING – V.I.F.)
5	BRICK (TO MATCH EXISTING)	GENERAL SHALE BRICK COMPANY "PHOENIX" #143 OVERSIZE, TO MATCH EXISTING SANFORD, NORTH CAROLINA 800–277–2700 V.I.F.
6	METAL ROOF (TO MATCH EXISTING)	GALVANIZED 5 RIBBED V GROOVED COLOR: GREEN, TO MATCH EXISTING V.I.F.
7	STONE (TO MATCH EXISTING)	ALAMO STONE SONOMA THIN CUT, TO MATCH EXISTING V.I.F.



1 A3 RIGHT SIDE ELEVATION (WEST)
SCALE: 1/4" = 1'–0"



1 A3 LEFT SIDE ELEVATION (EAST)
SCALE: 1/4" = 1'–0"



2 A3 FRONT ELEVATION (NORTH)
SCALE: 1/4" = 1'–0"

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ELECTRICAL
GREENBERGFARROW

KITCHEN EQUIPMENT & FIXTURE
TEXAS ROADHOUSE

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PROFESSIONAL SEAL

STATE OF OHIO
SCOTT LOIKITS
ARC.2021.010642
REGISTERED ARCHITECT
7.17.26

PROFESSIONAL IN CHARGE
SCOTT LOIKITS
PROJECT MANAGER
J. WEHMEYER
QUALITY CONTROL
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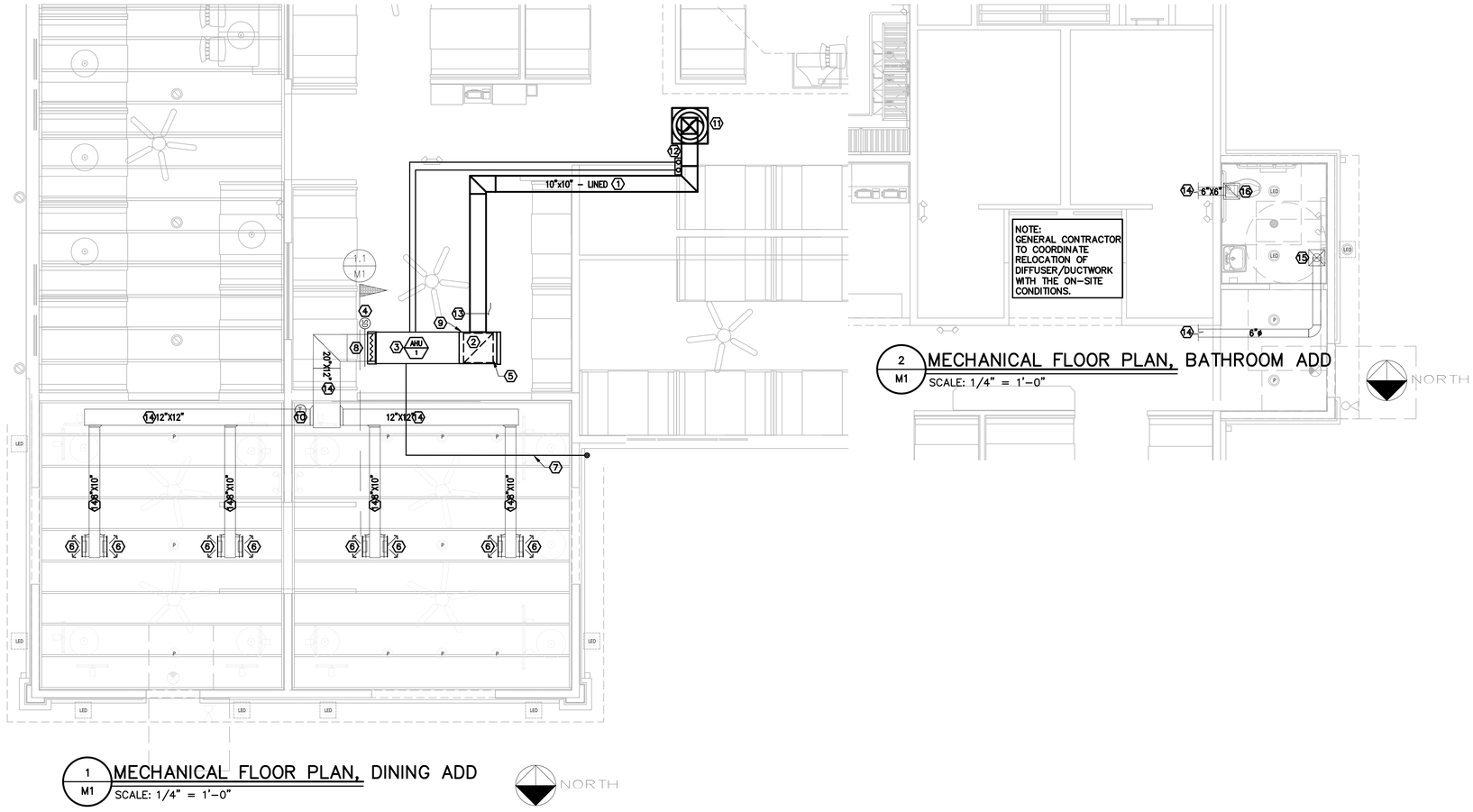
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EXTERIOR ELEVATIONS

SHEET NUMBER

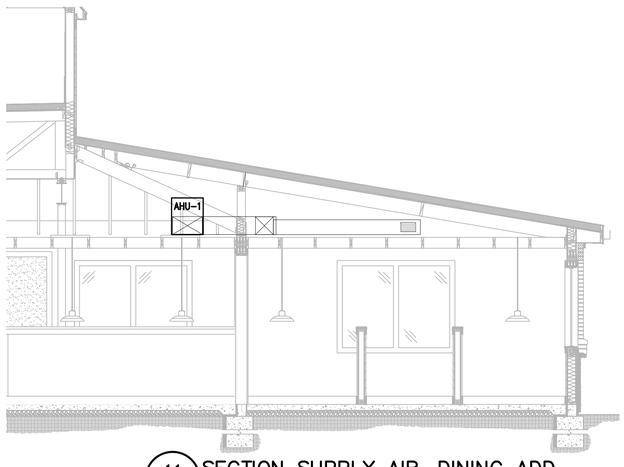
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Drawing Name: \\greenbergfarrow.com\Projects\Projects\2026\20260394\500 Construction Documents\Huber Heights OH\Revit_Current\20260394_STRUCTURE.rvt last SaveAs: Jul 16, 2026 - 4:48pm Plotted on: Jul 16, 2026 - 4:48pm by ogvalaverde



2 / M1 MECHANICAL FLOOR PLAN, BATHROOM ADD
SCALE: 1/4" = 1'-0"

1 / M1 MECHANICAL FLOOR PLAN, DINING ADD
SCALE: 1/4" = 1'-0"



1.1 / M1 SECTION SUPPLY AIR, DINING ADD
SCALE: 1/4" = 1'-0"

GENERAL CONTRACTOR TO COORDINATE DUCTWORK WITH EXISTING AND PROPOSED FRAMING CONDITIONS PRIOR TO COMMENCEMENT OF FRAMING. GENERAL CONTRACTOR TO BALANCE AIR DISTRIBUTION ACCORDINGLY.

NEW WORK SCOPE SHOWN IN DARKER LINE WEIGHT. EXISTING INFORMATION IS SHOWN LIGHTER AND FOR REFERENCE ONLY.

MECHANICAL KEYED NOTES

1. 10"X10" (10" DIAMETER) LINED OA DUCT ROUTED TO ROOF CAP. PAINT EXTERIOR FLAT BLACK. OA SHALL BE BALANCED TO 525 CFM
2. 20"X20" RETURN REGISTER WITH MANUAL BALANCE DAMPER. TITUS 350 ZFL OR EQ.
3. AHU-1; 4 TON SPLIT SYSTEM AHU. LENNOX MODEL CBA48MVT-048/ML13KC1-048-233 (1400 CFM SUPPLY AIR, 525 CFM OA PER UNIT). 230/3 PHASE AIR HANDLER WITH 15 KW HEATER, HIGH VELOCITY FILTERS AND LENNOX PROGRAMMABLE THERMOSTAT. SUSPEND STRUCTURE FROM UNIT FRAMING WITH THREADED ROD. PROVIDE UNIT WITH DRAIN PAN. PROVIDE AND INSTALL EMERGENCY DRAIN PAN UNDER AHU WITH EMERGENCY FLOAT SWITCH INTERLOCKED WITH AHU CONTROLS TO SHUT DOWN AHU IF EXCESS CONDENSATE IS PRESENT. AIR HANDLER UNIT (AHU) IS SERVED FROM AN AHU LOAD CENTER LOCATED NEXT TO THE AHU. FAN AND HEATERS ARE POWERED INDIVIDUALLY THROUGH LOAD CENTER BREAKERS. SEE ELECTRICAL SHEET E1 FOR MORE DETAILS. CONTRACTOR SHALL ENSURE HEATER HAVE INDIVIDUAL BREAKERS WITHIN THE UNIT FROM THE FACTORY. FOLLOW THE HEATER INSTALLATION GUIDE TO MOUNT THE HEATERS IN THE UNIT.
4. SMOKE DETECTOR IN SUPPLY TO SHUT DOWN AHU UPON DETECTION OF SMOKE. PROVIDE AUXILIARY CONTACT TO ACTIVATE AUDIBLE SUPERVISORY SIGNAL TO FIRE ALARM SYSTEM. COORDINATE WITH LOW VOLTAGE FIRE ALARM CONTRACTOR.
5. UNIT FULL SIZE RETURN PLENUM WITH 1" LINER PROVIDE O/A DUCT TRANSITION AS REQUIRED.
6. 10"X6" SUPPLY REGISTER WITH OPPOSED BLADE DAMPER (TITUS 300 FL OR EQ.) BALANCE TO 175 CFM.
7. 3/4" CONDENSATE THRU WALL TO THE EXTERIOR.
8. INTERNALLY LINED DUCT, DIMENSIONS ARE CLEAR DIMENSIONS. PAINT FLAT BLACK. NO FLEX DUCT OR EXTERNAL INSULATION ARE ALLOWED, BOTTOM OF DUCT TO REMAIN LEVEL.
9. FLEXIBLE CONNECTION
10. MOUNT THERMOSTAT AT 45" AFF.
11. 10"X10" UP TO ROOF HOOD, RH-1; 10"x10" DUCT TO TURN TOWARDS ADDITION THROUGH TRUSS WEBBING. REFER TO DETAIL 2/M2.0.
12. REFRIGERANT PIPING GOOSE NECK.
13. GRAVITY DAMPER-10"x10-"MOD.BD-300 GREENHECK OR SIMILAR INSTALLED IN DUCT.
14. CONNECT TO EXISTING SUPPLY/EXHAUST DUCT ON SITE.
15. SUPPLY DIFFUSER -12"X12"- 50 CFM-MOD TMS TITUS OR SIMILAR INSTALLED ON CEILING.
16. GRILLE EXHAUST -12"X12"- 60 CFM-MOD 50F TITUS OR SIMILAR INSTALLED ON CEILING.
17. ALL SUPPLY & RETURN AIR DUCTS SHALL BE INSULATED. EXTERIOR INSULATION SHALL BE USED ON CONCEALED DUCTWORK ONLY. CONCEALED INSULATION SHALL BE JOHNS MANVILLE MICROLITE STANDARD DUCT WRAP, TYPE 75, 1-1/2" THICK/ .60 POUND PER CUBIC FOOT DENSITY, R-VALUE 5 OR APPROVED EQUAL. EXPOSED DUCTWORK (MAIN TRUNK) SHALL BE INTERNALLY INSULATED WITH JOHNs MANVILLE LINACOUSTIC RC, 1" THICK, R-VALUE 5 OR APPROVED EQUAL.

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KITCHEN EQUIPMENT & FIXTURE
TEXAS ROADHOUSE

ISSUE/REVISION RECORD

DATE	DESCRIPTION
07/07/26	COORDINATION SET
07/17/26	PERMIT/BID SET

PROFESSIONAL SEAL

STATE OF OHIO
ROSS EUGENE WATERS
PE.87562
REGISTERED PROFESSIONAL ENGINEER
07/20/2026

PROFESSIONAL IN CHARGE
ROSS WATERS, PE
PROJECT MANAGER
TS
QUALITY CONTROL
TS
DRAWN BY
JH

PROJECT NAME

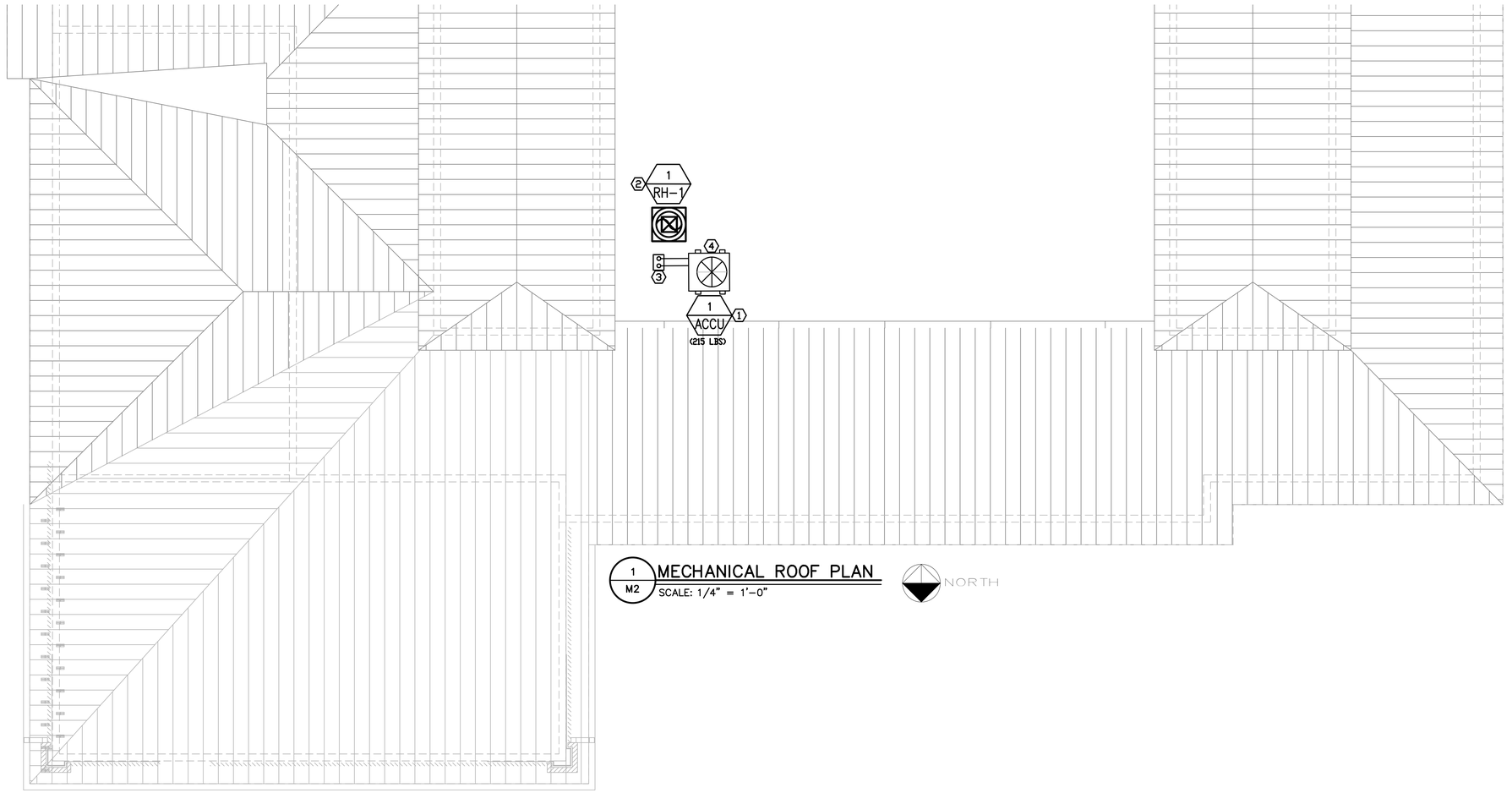
TEXAS ROADHOUSE
5611 MERILY WAY
HUBER HEIGHTS, OH
OHIO
45424

PROJECT NUMBER
20260394.5

SHEET TITLE
MECHANICAL FLOOR PLAN

SHEET NUMBER
M1

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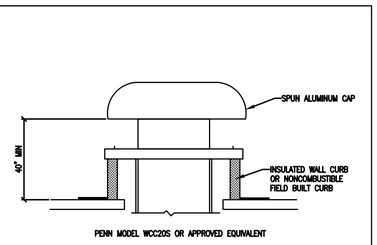
1 M2 MECHANICAL ROOF PLAN
SCALE: 1/4" = 1'-0"

NORTH

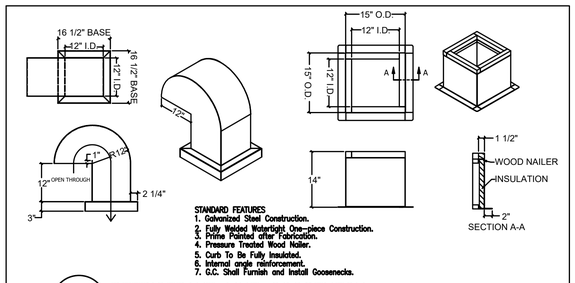
MECHANICAL KEYED NOTES

1. ACCU-1; 4 TON SPLIT SYSTEM CONDENSING UNIT. LENNOX MODEL ML13KC1-048-233. 14.7 SEER2, 208/3. SIZE REFRIG. LINES PER MANUFACTURER. COORDINATE ON SITE WITH EXISTING UNITS ON ROOF PLAN AND RE LOCATE ACCORDINGLY.
2. OA ROOF HOOD. REFER TO DETAIL 2/M2. LOCATE IN ORDER TO MAINTAIN A MINIMUM OF 10'-0" DISTANCE FROM EXHAUST AIR OR PLUMBING VENT. COORDINATE ON SITE WITH EXISTING UNITS ON ROOF PLAN AND RE LOCATE ACCORDINGLY.
3. REFRIGERANT PIPING GOOSE NECK. REFER TO DETAIL 3/M2. COORDINATE ON SITE WITH EXISTING UNITS ON ROOF PLAN AND RE LOCATE ACCORDINGLY.
4. LOCATE CONDENSING UNIT IN ORDER TO COMPLY WITH MINIMUM RECOMMENDED SERVICE CLEARANCES FROM PARAPET WALL(S).

GENERAL CONTRACTOR TO COORDINATE UNIT SIZE/DUCTWORK WITH EXISTING AND PROPOSED FRAMING CONDITIONS PRIOR TO COMMENCEMENT OF FRAMING



2 M2 ROOF OA INTAKE HOOD DETAIL
SCALE: NONE



3 M2 REFRIGERANT LINE GOOSENECK
SCALE: NONE

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07/20/2026

PROFESSIONAL IN CHARGE
ROSS WATERS, PE

PROJECT MANAGER
TS

QUALITY CONTROL
TS

DRAWN BY
JH

PROJECT NAME

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5611 MERILY WAY
HUBER HEIGHTS, OH
OHIO
45424

PROJECT NUMBER
20260394.5

SHEET TITLE
MECHANICAL ROOF PLAN

SHEET NUMBER
M2

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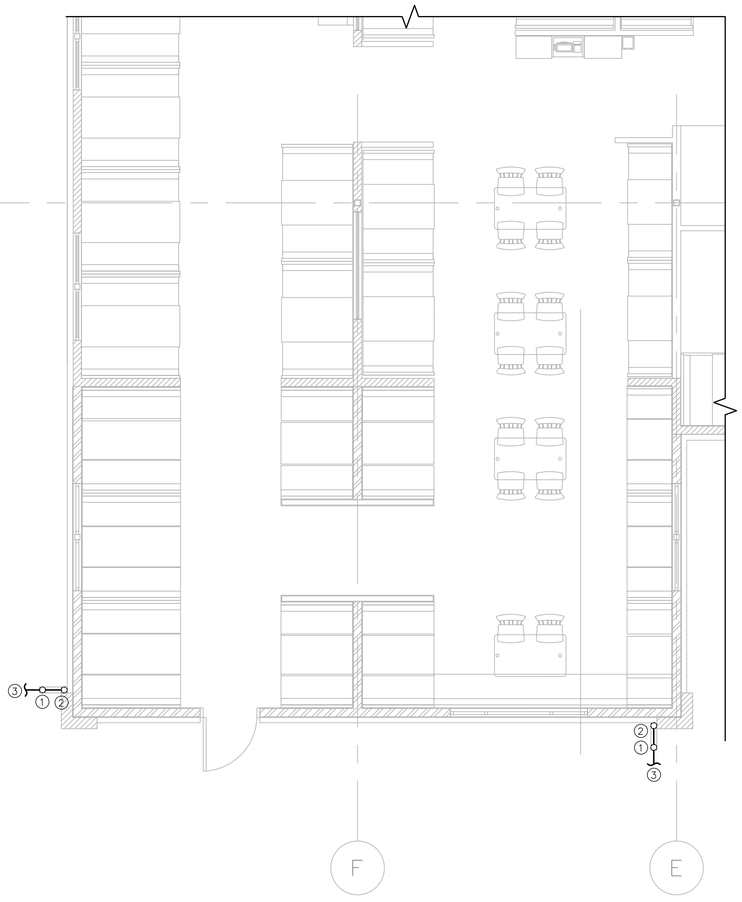
PLUMBING FIXTURE SCHEDULE

MARK	ITEM	HW	CW	WASTE	DESCRIPTION
(B)	WATER CLOSET (BARRIER FREE)	--	1"	4"	AM. STANDARD MADERA #3461.001, ELONGATED, 17" HIGH, DIRECT-FED SIPHON JET ACTION, LOW CONSUMPTION (1.28 GPF). SLOAN G2 OPTIMA #8111. OPEN FRONT SEAT, NO COVER.
(W)	THERMOSTATIC MIXING VALVE	1/2"	1/2"	--	THERMOSTATIC MIXING VALVE: POWERS MODEL LFe480 OR ZURN WILKINS ZW3870XLT, 1/2" INLETS AND 1/2" OUTLET, WITH INTERNAL CHECKSTOPS, SET AT 110°F. INSTALL VALVE 6'-0" (MAX) AFF. FOR PROPER OPERATION, VALVE MUST BE INSTALLED AND MAINTAINED PER MANUFACTURE'S RECOMMENDATIONS.
(X)	LAVATORY (WALL MOUNTED)	1/2"	1/2"	1 1/2"	AMERICAN STANDARD LUCERNE #0356.421, 20"x17", SINGLE CENTER HOLE AND OVERFLOW. PROVIDE WITH GRID DRAIN, 1-1/4" P-TRAP AND TAILPIECE, AND ZURN Z1231EZ CARRIER. FAUCET - TOTO TQBS11 SERIES STANDARD ECOPOWER FAUCET WITH MICRO-SENSOR; 1.0 GPM FLOW CONTROL. ALL OTHER FIXTURE COMPONENTS PROVIDED BY P.C. PROVIDE PROTECTIVE WRAP FOR BARRIER FREE USE.

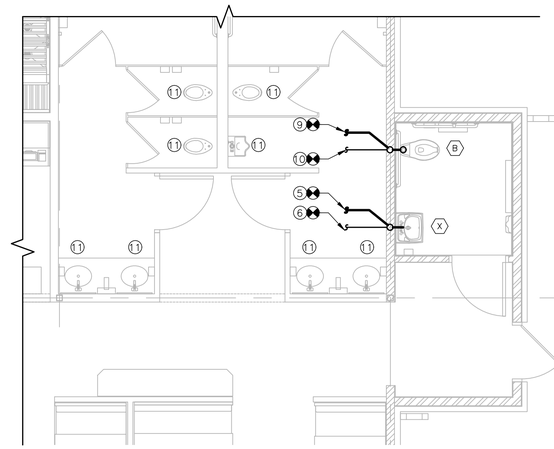
* THE ABOVE IS STANDARD FOR COMPANY OWNED STORES, FOR FRANCHISE UNITS THE PLUMBING CONTRACTOR SHALL VERIFY EQUIPMENT HE IS TO SUPPLY.

PLUMBING FIXTURE SCHEDULE NOTES:

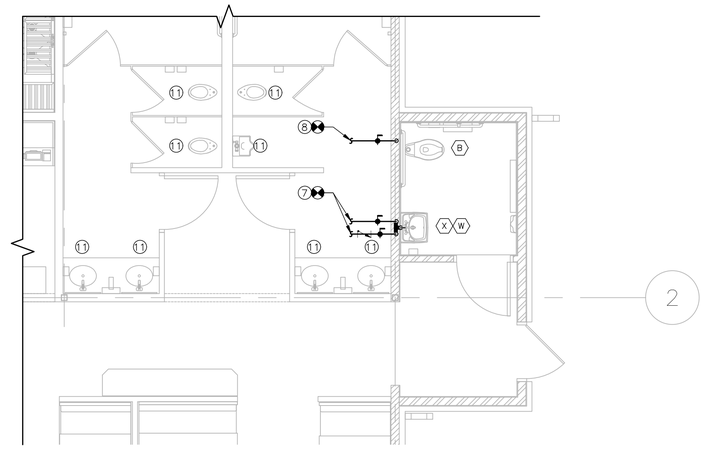
1. CONTRACTOR SHALL FURNISH AND INSTALL A CARRIER FOR EACH FIXTURE WHICH IS WALL HUNG, UNLESS OTHERWISE NOTED, PROVIDE APPROPRIATE CARRIER PER FIXTURE TYPE AND REQUIREMENTS.
2. WRAP ALL SUPPLIES AND P-TRAPS OF BARRIER FREE LAVATORIES WITH A PROTECTIVE INSULATING MATERIAL AND A SMOOTH JACKET (TRAP-WRAP).
3. SHOCK ARRESTORS FOR BRANCH PIPING TO FIXTURES WITH QUICK CLOSING VALVES SHALL BE BY P.P.P. INC. OR ZURN SIZED PER PDI REQUIREMENTS.



1 P1 DINING ADDITION – WASTE PLAN
SCALE: 1/4" = 1'-0"



2 P1 RESTROOM ADDITION – SOIL WASTE AND VENT PLAN
SCALE: 1/4" = 1'-0"



3 P1 RESTROOM ADDITION – DOMESTIC WATER PLAN
SCALE: 1/4" = 1'-0"

NOTE:
PATCH CONCRETE AND KITCHEN TILE AS REQUIRED FOR NEW LINES FOR NEW PLUMBING FIXTURES.

NOTE:
FIELD VERIFY ALL CONDITIONS PRIOR TO DEMOLITION AND INSTALLATION. CONTACT CONSTRUCTION MANAGER/ PROJECT ENGINEER IF DISCREPANCY FOUND.

KEYED NOTES

1. 4" STORM DRAIN FROM ROOF.
2. PROVIDE CLEANOUT IN STORM RISER AS REQUIRED BY CODE.
3. CONNECT TO STORM SEWER LINE REFER TO SITE UTILITY PLAN FOR EXACT LOCATION.
4. CONNECT NEW 2" SANITARY PIPE TO EXISTING SANITARY PIPE LOCATED UNDER SLAB. CONTRACTOR TO FIELD VERIFY EXACT SIZE AND LOCATION OF EXISTING PIPE PRIOR TO CONSTRUCTION.
5. CONNECT NEW 4" SANITARY PIPE TO EXISTING SANITARY PIPE LOCATED UNDER SLAB. CONTRACTOR TO FIELD VERIFY EXACT SIZE AND LOCATION OF EXISTING PIPE PRIOR TO CONSTRUCTION.
6. CONNECT NEW 1-1/2" VENT PIPE TO EXISTING VENT PIPE LOCATED IN CEILING SPACE. CONTRACTOR TO FIELD VERIFY EXACT SIZE AND LOCATION OF EXISTING PIPE PRIOR TO CONSTRUCTION.
7. CONNECT NEW 1/2"H&CW TO EXISTING. FIELD VERIFY EXACT SIZE AND LOCATION OF EXISTING PIPE PRIOR TO CONSTRUCTION.
8. CONNECT NEW 1"CW TO EXISTING. FIELD VERIFY EXACT SIZE AND LOCATION OF EXISTING PIPE PRIOR TO CONSTRUCTION.
9. CONNECT NEW 4" SANITARY PIPE TO EXISTING SANITARY PIPE LOCATED UNDER SLAB. CONTRACTOR TO FIELD VERIFY EXACT SIZE AND LOCATION OF EXISTING PIPE PRIOR TO CONSTRUCTION.
10. CONNECT NEW 2" VENT PIPE TO EXISTING VENT PIPE LOCATED IN CEILING SPACE. CONTRACTOR TO FIELD VERIFY EXACT SIZE AND LOCATION OF EXISTING PIPE PRIOR TO CONSTRUCTION.
11. EXISTING FIXTURE TO REMAIN.

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PE.87562
REGISTERED PROFESSIONAL ENGINEER
07/20/2026

PROFESSIONAL IN CHARGE
ROSS WATERS, PE
PROJECT MANAGER
TK
QUALITY CONTROL
SH
DRAWN BY
YY

PROJECT NAME

TEXAS ROADHOUSE
5611 MERILY WAY
HUBER HEIGHTS, OH
OHIO
45424

PROJECT NUMBER
20260394.5

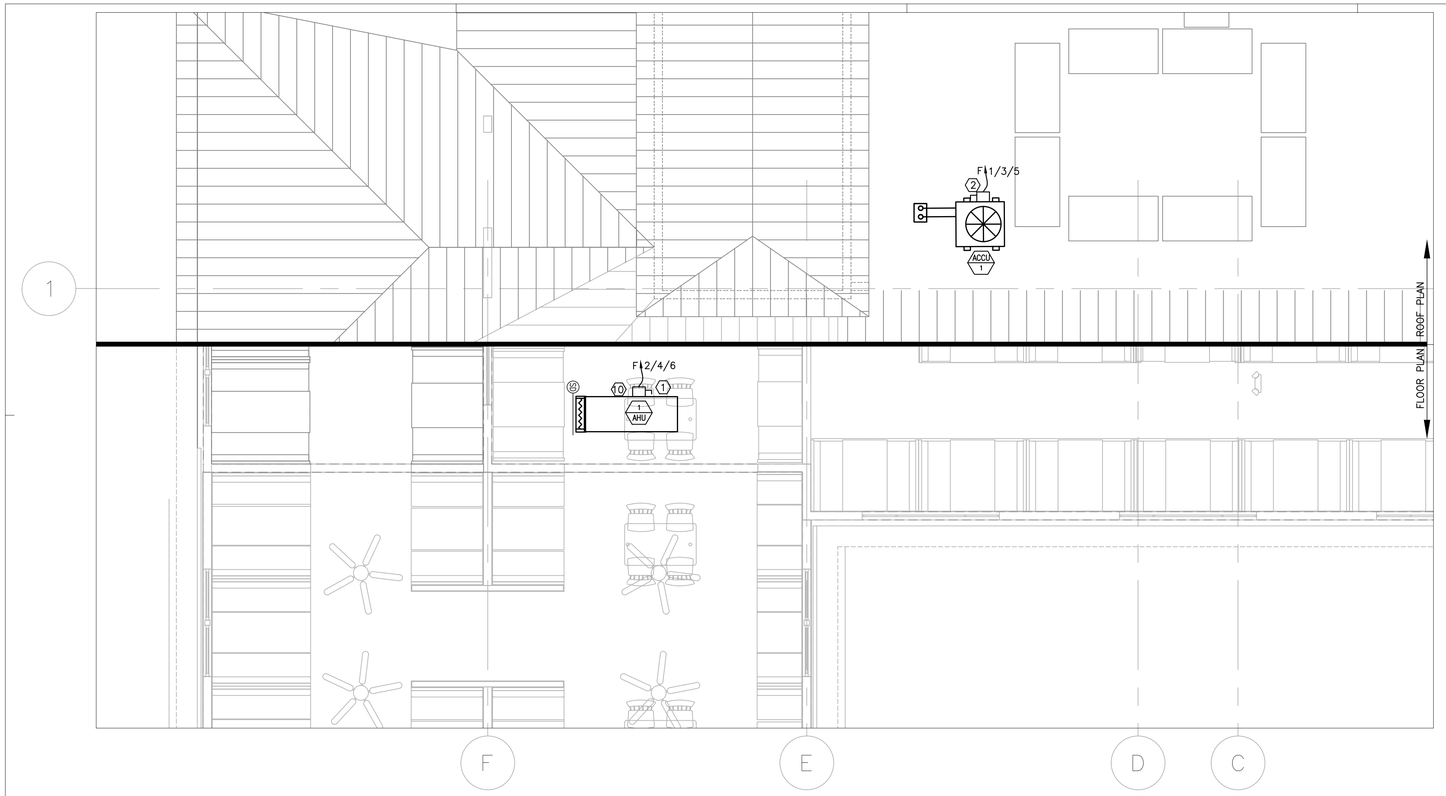
SHEET TITLE

PLUMBING PLAN

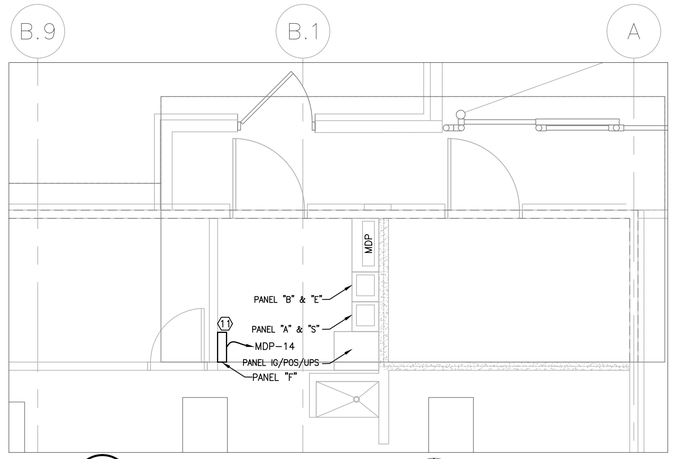
SHEET NUMBER

P1

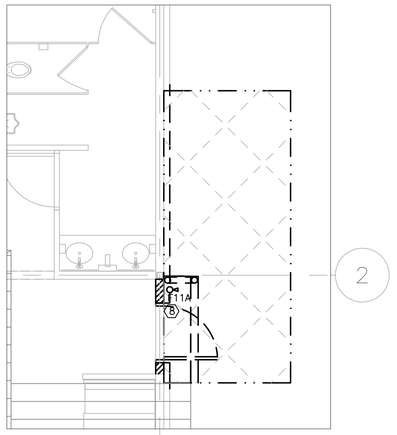
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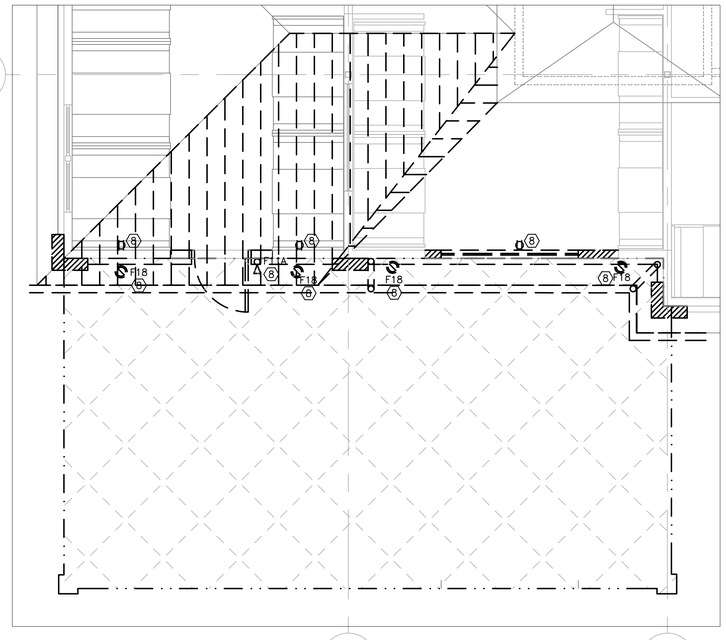
1 E1 HVAC EQUIPMENT PLAN
SCALE: 1/4" = 1'-0"
NORTH



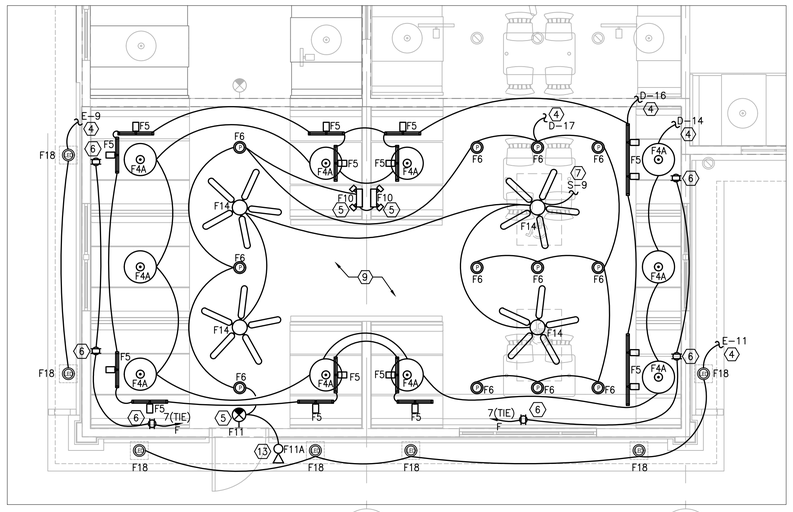
2 E1 SUB-PANEL LOCATION
SCALE: 1/4" = 1'-0"
NORTH



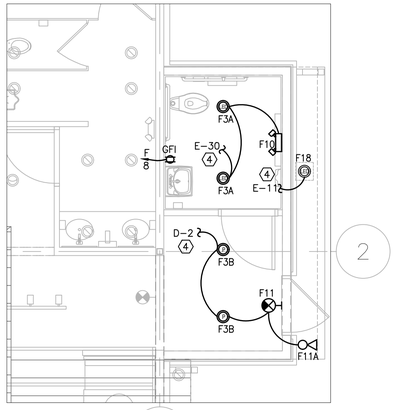
NOTE: GENERAL NOTES AND KEY NOTES LOCATED IN SHEET E2



3 E1 DINING ADDITION DEMOLITION ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"
NORTH



4 E1 DINING ADDITION POWER/LIGHTING PLAN
SCALE: 1/4" = 1'-0"
NORTH



5 E1 RESTROOM ADDITION DEMOLITION ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"
NORTH

6 E1 RESTROOM ADDITION POWER/LIGHTING PLAN
SCALE: 1/4" = 1'-0"
NORTH

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ROSS WATERS, PE

PROJECT MANAGER
TK

QUALITY CONTROL
TS

DRAWN BY
OC

PROJECT NAME

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5611 MERILY WAY
HUBER HEIGHTS, OH
OHIO
45424

PROJECT NUMBER
20260394.5

SHEET TITLE

ROOF/DEMO PLANS - DINING ADDITION

SHEET NUMBER

E1

Drawing Name: P:\2025\20250394\500 Construction Documents_RFL\RFL\Huber Heights, OH\Current\20250394_E1-1 Dining.rvt Last Modified: Jul 17, 2026 - 4:53pm Plotted on: Jul 17, 2026 - 4:53pm by tstribling

(EXISTING)

MAIN DISTRIBUTION PANEL (MDP)

1000 AMP MLO (NOTE 3) | 208Y/120V 3Ø 4W | AIC: 65,000 RATED | WR CONTROLS

CKT. #	FRAME SIZE	TRIP RATING	NO. OF POLES	INTERRUPTING CAPACITY (NOTE 1)	LOAD SERVED	WIRE SIZE	KVA LOAD	REMARKS
1	100	80	3	FD	DISH MACHINE	EXISTING	21.6	EQUIPMENT NO. 80
2	60	60	3	FD	RTU-1	EXISTING	16.0	8.5 TON (NOTE 2) (44.4 MCA)
3	100	100	3	FD	RTU-2	EXISTING	23.4	12.5 TON (NOTE 2) (65.0 MCA)
4	100	100	3	FD	RTU-3	EXISTING	23.4	12.5 TON (NOTE 2) (65.0 MCA)
5	200	125	3	FD	RTU-4	EXISTING	23.4	12.5 TON (NOTE 2) (65.0 MCA)
6	100	80	3	FD	RTU-5	EXISTING	23.4	12.5 TON (NOTE 2) (65.0 MCA)
7	200	200	3	ED	PANEL A	EXISTING	50.6	
8	200	200	3	ED	PANEL B	EXISTING	52.4	
9	200	200	3	ED	PANEL C	EXISTING	52.7	
10	100	100	3	ED	**PANEL D (DIMMER)**	EXISTING	**17.6**	
11	225	225	3	ED	**PANEL E**	EXISTING	**51.6**	
12	100	100	3	ED	PANEL IG	EXISTING	22.0	TVSS
13	200	200	3	ED - SHUNT TRIP	**PANEL S**	EXISTING	**68.3**	SHUNT TRIP BREAKER
(12) **14**	**225**	**225**	**3**	**ED**	**PANEL F**	**4#4/0, 1#4G, 2 1/2" C**	**24.2**	
						TOTAL:	470.7	

NOTES:
1. DESIGN BASED UPON USE OF INTEGRATED RATED BREAKERS TO ALLOW USE OF 10K AT BRANCH PANELS. PANELS INTEGRATED EQUIPMENT RATING SHALL BE 65K.
2. VERIFY M.O.C.P. WITH M.C.A. OF ORDERED TRANE EQUIPMENT PRIOR TO CIRCUIT INSTALLATION.
3. CALCULATION BASED UPON N.E.C. TABLE 220-87: (125% OF MAXIMUM DEMAND LOAD FOR ONE YEAR PERIOD PLUS NEW LOAD)
   07/25: 204.7kW, 08/25: 204.5kW, 09/25: 193.5kW, 10/25: 191.4kW, 12/25: 162.4kW, 01/26: 143.7kW.
   02/26: 144.4kW, 03/26: 140.4kW, 04/26: 156.9kW, 05/26: 135.0kW, 06/26: 167.2kW
   MAXIMUM DEMAND IS : 204.7KW
   3B. PER N.E.C. 220.87, (204.7KW * 125%) + 29.1 KW= 285.0KW
   CALCULATED DEMAND LOAD: 285.0 KVA / 791 AMPS
4. CONTRACTOR SHALL MARK PANELS PER NEC 110.22(B). THE MARKING SHALL BE VISIBLE AND STATE THE FOLLOWING: "CAUTION - ENGINEERED SERIES COMBINATION SYSTEM RATED 65K AMPERES. IDENTIFIED REPLACEMENT COMPONENTS REQUIRED."
5. PROVIDE HACR RATED BREAKER.
6. PRESSURE SWITCH WITH CURRENT LIMITING TYPE FUSES.

(EXISTING)

18 POSITION, FLUSH MOUNTED PANEL D | 100 AMP MAIN LUG ONLY | NEMA 3R ENCLOSURE
VOLTAGE 208Y/120V 3Ø 4W
(MARLIN DIMMING PANEL)

CKT. #	CB	WIRE/ GRND	LOAD SERVED	EQ. NO.	LOAD	LOAD VA ØA	LOAD VA ØB	LOAD VA ØC	LOAD	LOAD SERVED	EQ. NO.	WIRE/ GRND	CB	CKT. #
1	20/1	12/12	TRACK LIGHTS @ BAR AREA		1200	**2050**			**850**	**TRACK LIGHTS @ RESTROOM** ①		**12/12**	**20/1**	**2**
3	20/1		SPARE		1000		1700		700	DINING LIGHTS (PENDANT)		12/12	20/1	4
5	20/1	12/12	TRACK LIGHTS @ BAR AREA		1500			2250	750	DINING LIGHTS (PENDANT) ①		12/12	20/1	6
7	20/1	12/12	TRACK LIGHTS ①		400	2175			1775	TRACK LIGHTS @ ENTRY ①		12/12	20/1	8
9	20/1	12/12	TRACK LIGHTS		1350		2850		1500	TRACK LIGHTS @ WAITING		12/12	20/1	10
11	20/1	12/12	DINING LIGHTS ①		725			1325	600	TRACK LIGHTS @ WAITING		12/12	20/1	12
13	20/1	12/12	DINING LIGHTS		660	**1744**			**1084**	**TRACK LIGHTS**		**12/12**	**20/1**	**14**
15	20/1	12/12	BAR LIGHTS		400		**2253**		**1853**	**TRACK LIGHTS @ DINING**		**12/12**	**20/1**	**16**
17	**20/1**	**12/12**	**DINING LIGHTS** ①		**835**			**1285**	450	TRACK LIGHTS @ DINING		12/12	20/1	18
					TOTAL:	5969	6803	4860						

① PROVIDE WITH NON-DIMMED LUG FOR EMERGENCY LIGHT.

LOAD ANALYSIS - PANEL D

ITEM	LOAD (KVA)	DEMAND FACTOR	CALC. DEMAND(KVA)
LIGHTS	17.6	125%	22.0
KITCHEN	0.0	65%	0.0
MISC.	0.0	100%	0.0
RECEPT.	0.0	FIRST 9.8 X 100% REMAINDER X 50%	0.0
FANS	0.0	100%	0.0
TOTAL	17.6		22.0

TOTAL CONNECTED LOAD: 17,632 VA 49 AMPS

TOTAL DEMAND LOAD: 22,041 VA 61 AMPS

(EXISTING)

42 POSITION, SWBD MOUNTED PANEL E | 225 AMP MAIN LUG ONLY
VOLTAGE 208Y/120V 3Ø 4W

CKT. #	CB	WIRE/ GRND	LOAD SERVED	EQ. NO.	LOAD	LOAD VA ØA	LOAD VA ØB	LOAD VA ØC	LOAD	LOAD SERVED	EQ. NO.	WIRE/ GRND	CB	CKT. #
1	20/1	12/12	TOWER FLOOD & FLAG LIGHTS ①		1505	3080			1575	DISPLAY & PREP LIGHTS		12/12	20/1	2
3	20/1	12/12	EXTERIOR BLDG. LIGHTS ①		1000		1200		200	REAR BLDG. SECURITY LIGHTS		12/12	20/1	4
5	20/1	12/12	TOWER LIGHTS ①		1000			2667	1667					6
7	20/1	12/12	TOWER FLOOD & FLAG LIGHTS ①		1505	3172			1667	MECH. ROOM HEATER		10/10	30/3	8
9	**20/1**	**12/12**	**EXTERIOR LIGHTS** ①		**1508**		**3175**		1667					10
11	**20/1**	**12/12**	**EXTERIOR BLDG. LIGHTS** ①		**1428**			**2978**	1550	PREP AREA LIGHTS & OFFICE		12/12	20/1	12
13	20/1	12/12	NEON OUTLETS		700	2280			1580	PICK-UP LIGHTS		12/12	20/1	14
15	20/1	12/12	NIGHT LIGHT CIRCUIT		300		1400		1100	ROOF OUTLETS		12/12	20/1	16
17	20/1	12/12	LIGHTS		900			1900	1000	NEON OUTLETS		12/12	20/1	18
19	20/1	12/12	EXTERIOR LIGHTS ①		1000	2000			1000	BAR STRUCTURE NEON		12/12	20/1	20
21	30/2	10/10	POLE LIGHTS ③		1100		2100		1000	SIGN NEON OUTLETS		12/12	20/1	22
23					1100			2100	1000	NEON OUTLETS		12/12	20/1	24
25	30/2	10/10	POLE LIGHTS ③		1100	2100			1000	TIME CLOCK CONT.		12/12	20/1	26
27					1100		1500		400	HOOD LIGHTS		12/12	15/1	28
29					0			**1670**	**1670**	**RESTROOM LIGHTS**		**12/12**	**20/1**	**30**
31	30/2	10/10	POLE LIGHTS ③		0	**1650**			1650	DISH ROOM & PREP LIGHTS		12/12	20/1	32
33	20/1	12/12	VISUAL PAGING SYSTEM RECEPTACLES		540		2160		**1620**	**NEON OUTLETS**		**12/12**	**20/1**	**34**
35	20/1	12/12	VISUAL PAGING SYSTEM RECEPTACLES		540			1640	1100	TIN CEILING OUTLETS		12/12	20/1	36
37	20/1	12/12	VISUAL PAGING SYSTEM RECEPTACLES		540	3900			3360					38
39	20/1	12/12	WATER SOFTENER		1100		4460		3360	FAN CONTROL CENTER LC SYSTEM		8/10	30/3	40
41	20/1	12/12	SPRINKLER/MONITOR SYSTEM		1100			4460	3360					42
					TOTAL:	18182	15995	17415						

① THESE CIRCUITS ARE ROUTED THROUGH SMART BREAKER, ZONE A. TC3-GB.
② COORDINATE INSTALLATION REQUIREMENTS WITH SIGN SUPPLIER.
③ THESE CIRCUITS ARE ROUTED THROUGH SMART BREAKER, ZONE A. TC2-GB.

LOAD ANALYSIS - PANEL E

ITEM	LOAD (KVA)	DEMAND FACTOR	CALC. DEMAND(KVA)
LIGHTS	23.3	125%	29.1
KITCHEN	0.0	65%	0.0
MISC.	8.2	100%	8.2
RECEPT.	10.0	FIRST 9.8 X 100% REMAINDER X 50%	10.0
FANS	10.1	100%	10.1
TOTAL	51.6		57.4

TOTAL CONNECTED LOAD: 51,592 VA 143 AMPS

TOTAL DEMAND LOAD: 57,405 VA 159 AMPS

(NEW)

18 POSITION, SURFACE MOUNTED PANEL F | 225 AMP MAIN LUG ONLY
VOLTAGE 208Y/120V 3Ø 4W | AIC: 65,000 / 10,000 SERIES

CKT. #	CB	WIRE/ GRND	LOAD SERVED	EQ. NO.	LOAD	LOAD VA ØA	LOAD VA ØB	LOAD VA ØC	LOAD	LOAD SERVED	EQ. NO.	WIRE/ GRND	CB	CKT. #
1					2040	7800			5760					2
3	25/3	10/10	ACCU-1 (ON ROOF) ①②		2040		7800		5760	AHU 1 ①②		6/10	50/3	4
5					2040			7800	5760					6
7	20/1	12/12	NEON OUTLETS		600	780			180	RESTROOM RECEPTACLE		12/12	20/1	8
9	20/1		SPARE		0		0		0	SPARE			20/1	10
11	20/1		SPARE		0			0	0	SPARE			20/1	12
13	20/1		SPARE		0	0			0	SPARE			20/1	14
15	20/1		SPARE		0		0		0	SPARE			20/1	16
17	20/1		SPARE		0			0	0	SPARE			20/1	18
					TOTAL:	8580	7800	7800						

① COORDINATE WITH MECHANICAL CONTRACTOR.
② PROVIDE HACR BREAKER.ER.

LOAD ANALYSIS - PANEL A

ITEM	LOAD (KVA)	DEMAND FACTOR	CALC. DEMAND(KVA)
LIGHTS	0.0	125%	0.0
KITCHEN	0.0	65%	0.0
MISC.	23.4	100%	23.4
RECEPT.	0.8	FIRST 9.8 X 100% REMAINDER X 50%	0.8
FANS	0.0	100%	0.0
TOTAL	24.2		24.2

TOTAL CONNECTED LOAD: 24,180 VA 67 AMPS

(EXISTING)

42 POSITION, SWBD MOUNTED PANEL S | 225 AMP MAIN LUG ONLY
VOLTAGE 208Y/120V 3Ø 4W | PROTECTED BY SHUNT TRIP BREAKER

CKT. #	CB	WIRE/ GRND	LOAD SERVED	EQ. NO.	LOAD	LOAD VA ØA	LOAD VA ØB	LOAD VA ØC	LOAD		EQ. NO.	WIRE/ GRND	CB	CKT. #
1	20/1	12/12	CONVECTION OVEN & PREP	8	864	1728			864	CONVECTION OVEN & PREP	8	12/12	20/1	2
3	20/1	12/12	LETTUCE DRYER	69	1800		3936		2136	MICROWAVE	24	10/10	30/1	4
5	20/1	12/12	TIMERS	47	1273			2273	1000	FRYERS/FRYER FILTER	44/45/46	12/12	20/1	6
7	20/1	12/12	WARM DRAWER	63	800	1260			360	COLD WELL	43	12/12	20/1	8
9	**20/1**	**12/12**	**DINING FANS**		**1502**		**2366**		864	CONVECTION OVEN @ BAKERY	8	12/12	20/1	10
11	20/1	12/12	DINING FANS		500			1364	864	CONVECTION OVEN @ BAKERY	8	12/12	20/1	12
13	20/1	12/12	HOT WELL	18	1500	3500			2000	24" GRIDDLE	42	8/10	40/2	14
15	20/1	12/12	STORAGE CONV. OUTLETS		720		1080		360					16
17	20/1		SPARE		0			3600	3600					18
19	40/2	8/10	MICROWAVE	68	3120	6720			3600	STEAM KETTLE	2	8/10	40/3	20
21					3120		6720		3600					22
23	20/1	12/12	REFRIG. STAND W/DRAWERS	48	840			1090	250	FAN @ WAITING		12/12	20/1	24
25	20/1	12/12	SLICER	73	300	1174			874	BUN TOASTER	40	12/12	20/2	26
27	20/1	12/12	POWER HUB/LETTUCE DRYER	66	580		1454		874					28
29	20/1	12/12	CD PLAYER RECEPTACLE		200			2216	2016	HOLDING CABINET	14	10/10	30/1	30
31	20/1	12/12	KITCHEN OUTLETS		1000	1600			600	BUZZER		12/12	20/1	32
33					7987		7987		0	CONDENSATE PUMP ON AHU-1		12/12	15/1	34
35	100/2	1/6	AHU-1		7987			8287	300	REFRIGERATED EQUIPMENT STAND	5	12/12	20/1	36
37					2330	4130			1800					38
39	40/3	8/10	ACCU-1		2330		3530		1200	STEAMER	39	10/10	20/3	40
41					2330			2330	0					42
				TOTAL:	20112	27073	21160							

LOAD ANALYSIS - PANEL S

ITEM	LOAD (KVA)	DEMAND FACTOR	CALC. DEMAND(KVA)
LIGHTS	2.3	125%	2.9
KITCHEN	56.0	65%	36.4
MISC.	6.2	100%	6.2
RECEPT.	1.5	FIRST 9.8 X 100% REMAINDER X 50%	1.5
FANS	2.3	100%	2.3
TOTAL	68.3		49.3

TOTAL CONNECTED LOAD: 68,345 VA 190 AMPS

TOTAL DEMAND LOAD: 49,317 VA 137 AMPS

(ACCUSERV) LUMINAIRE FIXTURE SCHEDULE

MARK	DESCRIPTION	LAMP TYPE	CATALOG NO.
F3A	LED FIXTURE	PAR20 LAMP (LED 7W) HALCO 80212	SUPPLIED BY MILLWORKS HOUSING: TC1R
F4A F4C5 F4D5	GREEN RLM PENDANT 16"DIA. x 8"H FOR CEILING OR ARM MOUNT, 12' WHITE CORD, 120V, (1) LAMP 20OW MAX MEDIUM BASE INC (LAMP NOT INCLUDED) (400LM)	1-4W SILVER BOWL 2700K LED	HI-LITE LIGHTING H-92AC1116 (TRADITIONAL THEME)
F5	ROUND BACK CYLINDER TRACK HEAD	INCLUDED (8W) PINK LED #BR30FLB/PNK/LED	JUNO LIGHTING R502BLBBL
F6	5" CEILING CYLINDER, SURFACE MOUNT, BLACK FINISH, WITH LED LAMP.	INCLUDED (8.5W) PINK LED #BR30FL8/PNK/LED	PROGRESS LIGHTING P5774-31
F10	SEMI-RECESSED EMERGENCY UNIT - BLACK - 5.0W HIGH LUMEN WHITE LED LAMPS, 90 MINUTE BATTERY BACKUP (780LM)	INCLUDED (5W HEADS) 5000K LED	BEST LIGHTING RMR-16B-PLED
F11 F11C	REMOTE CAPABLE LED EXIT SIGN (WITHOUT HEADS), UNIVERSAL SGL/DOUBLE FACE, RED LETTERS, 120-277V, BLACK HOUSING. 90 MINUTE BATTERY BACKUP. (DAMP LOCATION)	INCLUDED (3.4W)	BEST LIGHTING PRODUCTS LEDCXTEU2RBRC-NH
F11A	LED OUTDOOR POLYCARBONATE DOUBLE REMOTE HEADS FOR USE WITH 3.6V, 6V, 9.6V, & 12V DC POWER SOURCE, 12 LED'S-1.5W LAMP TYPE PER HEAD, BLACK FINISH	INCLUDED (3W) LED	BEST LIGHTING PRODUCTS RHLED2-PWP-MV-B-HL
F14	52" CEILING FAN, BLACK MOTOR WITH 52" FLAT BLACK BLADE SET (STEM BY OTHERS)	ENERGY GUIDE (63.1W)	CRAFTMADE P52FB5-52FBGW
F18	6" LED RETROFIT DOWNLIGHT, 120VAC, WET LOCATION RATED, TRIAC DIMMING INSTALLED DIRECTLY TO JUNCTION BOX (1600LM) HOUSING: 6" NEW CONSTRUCTION IC HOUSING FOR USE WITH TRIAC DIMMABLE MODULE	INCLUDED (14W) 3000K LED	ELITE LIGHTING: REL637-950L-DIMTR-120-27K/ 30K/35K/40K/50K-90-P-BK HOUSING: LD6IC-AT-DIMTR-120

LIGHTING NOTES:
1. ALL FIXTURES SHALL BE SUPPLIED BY OWNER.
2. NOT ALL FIXTURES ON FIXTURES SCHEDULE MAY APPEAR ON DRAWING.
3. ONLY LAMP WATTAGE AS SHOWN ON LIGHTING FIXTURE SCHEDULE MAY BE USED.
4. ALL LIGHTING FIXTURES AVAILABLE THROUGH ACCUSERV. CONTACT STACY THOMAS 502-400-8669

EXISTING CONDITIONS/DEMO NOTE

CONTRACTORS SHALL VISIT THE SITE BEFORE SUBMITTING A BID AND VERIFY EXISTING CONDITIONS. ANY MODIFICATIONS REQUIRED CONTRARY TO THESE DOCUMENTS FOR A COMPLETE AND OPERATING SYSTEM SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. CIRCUIT DESIGNATIONS ARE BASED ON AS-BUILT CONDITIONS.

CONTRACTORS SHALL DISCONNECT AND REMOVE ANY MECHANICAL, ELECTRICAL, OR PLUMBING ITEMS IN THE WAY OF NEW CONSTRUCTION AND NOT BEING REUSED. CONTRACTOR TO KEEP ALL ITEMS THAT ARE TO REMAIN PROTECTED DURING CONSTRUCTION.

ELECTRICAL WIRING

A- ALL POWER WIRING IS TO BE INSTALLED BY THE ELECTRICAL CONTRACTOR.

B- ALL HVAC CONTROL WIRING IS TO BE INSTALLED BY THE MECHANICAL CONTRACTOR.

C- ALL POWER WIRING IS TO BE INSTALLED BY THE ELECTRICAL CONTRACTOR. ELECTRICAL CIRCUITS SHALL UTILIZE MINIMUM #12 AWG CONDUCTORS AND 3/4" CONDUIT U.N.O. ALL HVAC CONTROL WIRING IS TO BE INSTALLED BY THE MECHANICAL CONTRACTOR.

D- PRIOR TO INSTALATION, CONTRACTOR SHALL VERIFY ALL WIRING AND BREAKER SIZES AGAINST EQUIPMENT MANUFACTURER/NAMEPLATE RECOMMENDED VALUES.

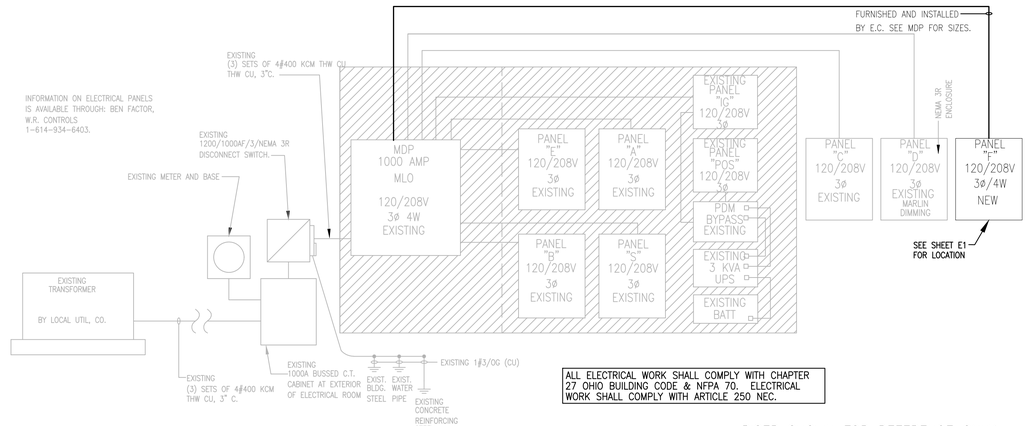
GENERAL NOTE:

GRAYED OUT EQUIPMENT AND CONDUITS ARE EXISTING TO REMAIN.

KEY NOTES:

1. 60A, 3-POLE (FOR AHU), NEMA 1 LOAD MAKE/LOAD BREAK DISCONNECT SWITCH WITH SOLID GROUNDING TERMINALS. COORDINATE EXACT LOCATION. AHU MANUFACTURER SHALL PROVIDE OVERLOAD PROTECTION FOR MOTORS AND EACH HEATER CIRCUIT. SEAL ALL PENETRATIONS.
2. 30A, 3-POLE, NEMA 3R DISCONNECT SWITCH WITH SOLID GROUNDING TERMINALS. COORDINATE EXACT LOCATION IN FIELD.
3. PROVIDE 1" CONDUIT FOR CIRCUIT.
4. CONNECT TO CIRCUIT SHOWN OF LIKE FIXTURES IN ADJACENT SPACE. FIELD VERIFY EXISTING CIRCUIT HAS ADEQUATE CAPACITY FOR ADDITIONAL LOAD AS REQUIRED.
5. CONNECT TO UNSWITCHED CONDUCTOR.
6. NEON OUTLET SURFACE MOUNTED ABOVE TRIM IN BLACK AREA AT 8'-2". REFER TO ELEVATIONS PRIOR TO ROUGH-IN. COORDINATE FINAL LOCATION WITH OWNER.
7. EXTEND CEILING FAN CONTROL (VIA SWITCH) FROM EXISTING CEILING FAN IN ADJACENT SPACE TO NEW CEILING FAN.
8. REMOVE THE FIXTURE, WIRING, BACKBOXES. REUSE FIXTURES AT NEW LOCATION WHERE NECESSARY.
9. IF AN EXISTING FIRE ALARM SYSTEM IS LOCATED IN ADJACENT SPACE, THEN EXTEND WIRING TO NEW DEVICES IN ADDITION.
10. PROVIDE REQUIRED POWER FOR CONDENSATE PUMP ON AHU-1. CONDENSATE FLOAT SWITCH (INSTALLED IN THE EMERGENCY DRAIN PAN) SHALL BE INTERLOCKED WITH THE AHU CONTROL WIRING.
11. PROVIDE/INSTALL ELECTRICAL PANEL AS SHOWN TO FEED AHU-1 AND ASSOCIATED LOADS. REFER TO SHEET E2 FOR ADDITIONAL REQUIREMENTS AND SHEET E1/2 FOR LOCATION. COORDINATE FINAL LOCATION OF PANEL IN FIELD PRIOR TO ROUGH-IN.
12. PROVIDE NEW BREAKER AS SHOWN. MATCH EXISTING PANEL MANUFACTURER, AIC RATING, ETC. VERIFY EXISTING PANEL SPACE IN PANEL PRIOR TO CONSTRUCTION BID. SEAL ALL PENETRATIONS.
13. EXTERIOR EMERGENCY LIGHT FIXTURE TYPE F11A IS A LOW VOLTAGE FIXTURE POWERED BY THE BATTERY FROM THE F11 FIXTURE.

(2) / E2 ELECTRICAL PANEL SCHEDULES
SCALE: NOT TO SCALE



RISER SHOWN FOR REFERENCE ONLY

(1) / E2 EXISTING ELECTRICAL RISER DIAGRAM
SCALE: NOT TO SCALE

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PROJECT TEAM
CIVIL
GREENBERGFARROW
STRUCTURAL
GREENBERGFARROW
MECHANICAL
GREENBERGFARROW
ELECTRICAL
GREENBERGFARROW
KITCHEN EQUIPMENT & FIXTURE
TEXAS ROADHOUSE

ISSUE/REVISION RECORD

DATE	DESCRIPTION
07/07/26	COORDINATION SET
07/17/26	PERMIT/BID SET

PROFESSIONAL SEAL
STATE OF OHIO
ROSS EUGENE WATERS
PE.87562
REGISTERED PROFESSIONAL ENGINEER
07/20/2026

PROFESSIONAL IN CHARGE
ROSS WATERS, PE
PROJECT MANAGER
TK
QUALITY CONTROL
TS
DRAWN BY
OC

PROJECT NAME
TEXAS ROADHOUSE
5611 MERILY WAY
HUBER HEIGHTS, OH
OHIO
45424

PROJECT NUMBER
20260394.5
SHEET TITLE
DINING ADDITION - PANEL SCHEDULES, RISER, AND DETAILS
SHEET NUMBER
E2

Drawing Name: P:\2026\20260394.000 Construction Documents\E\E2.dwg Last Modified: Jul 17, 2026 - 4:03pm by tsteiert
Drawing Name: P:\2026\20260394.000 Construction Documents\E\E1-E2.dwg Last Modified: Jul 17, 2026 - 4:03pm by Parker Jay

SECTION 00100 – INSTRUCTIONS TO BIDDERS

1. AIA DOCUMENT A701, 1987 EDITION "INSTRUCTIONS OF BIDDERS" ARE INCLUDED AS PART OF THESE SPECIFICATIONS SAME AS IF HEREIN REPRINTED IN FULL.

   A) A COPY OF AIA A701, 1987 MAY BE OBTAINED FROM OWNER, ARCHITECT, OR DIRECTLY FROM THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVENUE, N.W. WASHINGTON, D.C. 20006.

SECTION 00120 – SUPPLEMENTARY INSTRUCTIONS TO BIDDERS

THE FOLLOWING SUPPLEMENTS MODIFY, CHANGE, DELETE FROM, OR ADD TO THE INSTRUCTIONS TO BIDDERS (AIA A701, 1987 EDITION). WHERE ANY ARTICLE OF THE INSTRUCTION TO BIDDERS IS MODIFIED OR ANY PARAGRAPH, SUB-PARAGRAPH, OR CLAUSE THEREOF IS MODIFIED OR DELETED BY THESE SUPPLEMENTAL INSTRUCTIONS, THE UNALTERED PROVISIONS OF THE ARTICLE, PARAGRAPH, SUB-PARAGRAPH, OR CLAUSE SHALL REMAIN IN EFFECT.

1. ARTICLE 1, PARAGRAPH 1.8, ADD:

   BIDDING IS BY INVITATION, FROM THE OWNER, ONLY.

2. ARTICLE 1, ADD PARAGRAPH 1.10:

   1.10 THE TERM "ARCHITECT" AS USED HEREIN, SHALL BE CONSTRUED TO MEAN THE "OWNER", AS THE OWNER WILL ADMINISTER THE BIDDING PROCEDURE.

3. ARTICLE 3, PARAGRAPH 3.1.1:

   OWNER WILL PROVIDE EACH INVITED BIDDER ONE (1) SET OF SEPIAS OF THE BIDDING DOCUMENTS. EXTRA SETS MAY BE REQUESTED FROM THE OWNER OF A NON-REFUNDABLE COST. DEPOSIT IS OF OWNER'S DISCRETION.

4. ARTICLE 4, PARAGRAPH 4.1.1 DELETE AND INSERT THE FOLLOWING:

   4.1.1 BIDS SHALL BE SUBMITTED ON FORMS IDENTICAL TO THE BID FORM PROVIDED BY THE OWNER; ONE (1) ORIGINAL WITH ORIGINAL SIGNATURE(S). BIDS TRANSMITTED VIA FACSIMILE, PROVIDED THEY ARE RECEIVED BY THE PRESCRIBED DEADLINE, ARE ACCEPTABLE. ORIGINALS SHALL BE SENT BY OVERNIGHT SERVICE FOR NEXT DAY DELIVERY.

5. ARTICLE 4, PARAGRAPH 4.2:

   DELETE THIS PARAGRAPH IN ITS ENTIRETY, AS NO BID SECURITY WILL BE REQUIRED.

6. ARTICLE 4, PARAGRAPH 4.4.1:

   THE "STIPULATED TIME PERIOD" SHALL BE CONSTRUED AS 45 CALENDAR DAYS.

7. ARTICLE 5, PARAGRAPH 5.3.3:

   5.3.3 VOLUNTARY ALTERNATES, IF OFFERED BY THE BIDDER, WILL NOT BE CONSIDERED IN DETERMINING THE LOWEST RESPONSIBLE BID, HOWEVER, THE OWNER RESERVES THE RIGHT TO ACCEPT OR REJECT,, ANY OR ALL VOLUNTARY ALTERNATES, PRIOR TO AWARD OF CONTRACT.

8. ARTICLE 6, PARAGRAPH 6.2:

   DELETE THIS PARAGRAPH IN IT'S ENTIRETY.

9. ARTICLE 7, PARAGRAPH 7.1.1:

   BOND REQUIREMENT WILL BE AN OPTION RESERVED BY THE OWNER.

10. ARTICLE 7, PARAGRAPH 7.2.2:

   DELETE "UNLESS OTHERWISE PROVIDED, " AND SUBSTITUTE: "UNLESS OTHERWISE ACCEPTABLE TO THE OWNER."

SECTION 00220 – GEOTECHNICAL DATA

1. SUBSURFACE REPORT

   A) THE OWNER HAS HAD A SUBSURFACE INVESTIGATION PERFORMED BY A GEOTECHNICAL CONSULTANT, THE RESULTS OF WHICH ARE CONTAINED ON THE DRAWINGS. THE CONSULTANT'S REPORT PRESENTS HIS CONCLUSIONS ON SUBSURFACE CONDITIONS, BASED ON HIS INTERPRETATIONS OF THE DATA OBTAINED IN THE INVESTIGATION. THE CONTRACTOR ACKNOWLEDGES THAT HE HAS REVIEWED THE CONSULTANT'S REPORT AND ANY ADDENDA THERETO, AND THAT HIS BID FOR EXCAVATION OPERATIONS, INCLUDING ALL NECESSARY ROCK REMOVAL, IS BASED ON THE SUBSURFACE CONDITIONS AS DESCRIBED IN THAT REPORT. IT IS RECOGNIZED THAT A SUBSURFACE INVESTIGATION MAY NOT DISCLOSE ALL CONDITIONS AS THEY ACTUALLY EXIST BETWEEN THE TIME OF A SUBSURFACE INVESTIGATION AND THE TIME EXCAVATION OPERATIONS. IN RECOGNITION OF EQUITABLE ADDITIONAL COMPENSATION FOR THE CONTRACTOR IF ADVERSE UNANTICIPATED CONDITIONS ARE ENCOUNTERED, AND TO PROVE A MEANS OF REBATE TO THE OWNER IF THE CONDITIONS ARE MORE FAVORABLE THAN ANTICIPATED.

   B) AT ANY POINT IN TIME DURING EXCAVATION OPERATIONS THAT THE CONTRACTOR ENCOUNTERS CONDITIONS THAT ARE DIFFERENT THAN THOSE ANTICIPATED BY THE FOUNDATION CONSULTANT'S REPORT, HE SHALL IMMEDIATELY (WITHIN 24 HOURS) BRING THIS FACT TO THE OWNER'S ATTENTION. ONCE A FACT OF UNANTICIPATED CONDITIONS HAS BEEN BROUGHT TO THE ATTENTION OF THE OWNER, AND THE CONSULTANT HAS CONCURRED, IMMEDIATE NEGOTIATIONS WILL BE UNDERTAKEN BETWEEN THE OWNER, AND THE CONTRACTOR TO ARRIVE AT A CHANGE IN CONTRACT PRICE FOR ADDITIONAL WORK OR REDUCTION IN WORK BECAUSE OF THE UNANTICIPATED CONDITIONS. THE CONTRACTOR AGREES THAT HIS STATED UNIT PRICE WOULD APPLY FOR ADDITIONAL OR REDUCED WORK UNDER THE CONTRACT.

   C) THE SOIL INVESTIGATION REPORT IS NOT INTENDED AS REPRESENTATIONS OR WARRANTIES OF ACCURACY OF CONTINUITY BETWEEN SOIL BORINGS, AND IS FURNISHED ONLY AS A MATTER OF CONVENIENCE TO THE BIDDER.

SECTION 00300 – BID FORM

1. THE FORM OF PROPOSAL WILL BE FURNISHED SEPARATELY BY THE OWNER.

SECTION 00700 – GENERAL CONDITIONS

1. AIA DOCUMENT A201, 1987 EDITION, "GENERAL CONDITIONS OF THE CONTACT FOR CONSTRUCTION" ARE INCLUDED AS PART OF THESE SPECIFICATIONS SAME AS IF HEREIN REPRINTED IN FULL.

   A) A COPY OF AIA A701, 1987 MAY BE OBTAINED FROM OWNER, ARCHITECT, OR DIRECTLY FROM THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVENUE, N.W. WASHINGTON, D.C. 20006.

SECTION 00800 – SUPPLEMENTARY CONDITIONS

THE FOLLOWING SUPPLEMENTS MODIFY, CHANGE, DELETE FROM, OR ADD TO THE INSTRUCTIONS TO BIDDERS (AIA A701, 1987 EDITION). WHERE ANY ARTICLE OF THE INSTRUCTION TO BIDDERS IS MODIFIED OR ANY PARAGRAPH, SUB-PARAGRAPH, OR CLAUSE THEREOF IS MODIFIED OR DELETED BY THE SUPPLEMENTAL INSTRUCTIONS, THE UNALTERED PROVISIONS OF THE ARTICLE, PARAGRAPH, SUB-PARAGRAPH, OR CLAUSE SHALL REMAIN IN EFFECT.

1. ARTICLE 1, PARAGRAPH 4.2.1; DELETE AND SUBSTITUTE:
   4.2.1 ALL REFERENCES USED THROUGHOUT THESE DOCUMENTS REQUIRING THE ARCHITECT TO ACT, APPROVE, OBSERVE OR OTHERWISE USE HIS PROFESSIONAL JUDGMENT REGARDING THIS PROJECT, WILL BECOME THE SOLE RESPONSIBILITY OF THE OWNER, WHO MAY CONSULT WITH THE ARCHITECT ON PERIODIC BASIS AS THE OWNER DEEMS NECESSARY TO ASSURE COMPLIANCE WITH THE CONTRACT DOCUMENTS.

2. ARTICLE 7, PARAGRAPH 7.3.6 IS FURTHER CLARIFIED AS FOLLOWS:

   WHEN THE OWNER AUTHORIZES THE CONTRACTOR TO PERFORM CHANGES OR ADDITIONS INVOLVING EXTRA LABOR AND MATERIAL, AND IF THE CONTRACTOR IS DIRECTED TO PROCEED ON THE BASIS OF THE ACTUAL COST OF LABOR AND MATERIAL BY CHANGE ORDER, THE FOLLOWING ALLOWANCES WILL BE ALLOWED FOR OVERHEAD (INCLUDING BOND AND INSURANCES/ & PROFIT:

   1) FOR THE CONTRACTOR: NET 10%
   2) EXTRA WORK COVERED BY UNIT PRICES AS REQUESTED IN THE BID FORM, INCLUDE CONTRACTOR'S OVERHEAD AND PROFIT.
   3) SUPERINTENDENT'S TIME SHALL NOT BE INCLUDED IN T & M EXTRA WORK

3. ARTICLE 8, ADD PARAGRAPH 8.3.4:

   8.3.4 THE CONTRACTOR SHALL HAVE NO CLAIM FOR AN EXTENSION OF TIME UNLESS SUCH TIME IS STATED ON THE FACE OF A WRITTEN CHANGE ORDER AND APPROVED AND ACCEPTED IN WRITING BY THE OWNER IN SUCH CHANGE ORDER. ANY ATTEMPTED RESERVATION BY THE CONTRACTOR OF THE RIGHT TO SUBSEQUENTLY CLAIM ANY EXTENSION OF TIME NOT STATED ON THE FACE OF A WRITTEN CHANGE ORDER APPROVED AND ACCEPTED BY THE OWNER SHALL BE NULL AND VOID.

4. ARTICLE 9, PARAGRAPH 9.3.1; ADD THE FOLLOWING:

   PAYMENT REQUESTS MUST BE RECEIVED BY THE OWNER NO LATER THAN THE 28TH DAY OF EACH MONTH, AND MUST BE ACCOMPANIED BY A LIEN WAIVER IN FULL FOR EACH PARTICIPATING CONTRACTOR, SUBCONTRACTOR, AND SUPPLIER SEEKING PAYMENT. OWNER WILL NOT BE REQUIRED TO MAKE ANY PAYMENT WITHOUT THE REQUIRED LIEN WAIVERS.

5. ARTICLE 9, PARAGRAPH 9.4: DELETE IN ITS ENTIRETY.

6. ARTICLE 9, PARAGRAPH 9.6.1; DELETE AND SUBSTITUTE:

   9.6.1 UPON RECEIPT OF CONTRACTOR'S APPLICATION FOR PAYMENT, OWNER WILL MAKE SUCH PAYMENT TO THE CONTRACTOR WITHIN 15 DAYS OR AS SOON AS PRACTICAL THEREAFTER.

7. ARTICLE 9, ADD PARAGRAPHS 9.10.5 AND 9.10.6:

   9.10.5 BEFORE OWNER ISSUES FINAL PAYMENT HEREUNDER, THE CONTRACTOR SHALL SUBMIT TO THE OWNER; (A) AN AFFIDAVIT THAT ALL PAYROLLS AND BILLS FOR MATERIAL AND EQUIPMENT, AND OTHER INDEBTEDNESS CONNECTED WITH WORK FOR WHICH THE OWNER OF IT'S PROPERTY MIGHT IN ANY WAY BE RESPONSIBLE, HAVE BEEN PAID OR OTHERWISE SATISFIED, (B) THE CONSENT OF SURETY TO FINAL PAYMENT: AND (C) IF REQUIRED BY THE OWNER, OTHER DATA ESTABLISHING PAYMENT OR SATISFACTION OF ALL SUCH OBLIGATIONS, SUCH AS RECEIPTS, RELEASES AND WAIVERS OF LIENS ARISING OUT OF THE CONTRACT DOCUMENTS, TO BE THE EXTENT AND IN SUCH FORM AS MAY BE DESIGNATED BY THE OWNER. IF ANY SUBCONTRACTOR AND/OR MATERIALMAN REFUSES TO FURNISH A BOND, AT IT'S EXPENSE, SATISFACTORY TO THE OWNER TO INDEMNIFY THE OWNER AGAINST SUCH LIEN. IF ANY SUCH LIEN REMAINS UNSATISFIED AFTER ALL PAYMENTS ARE MADE, THE CONTRACTOR SHALL REFUND TO THE OWNER ALL MONIES THAT THE OWNER MAY BE COMPELLED TO PAY IN DISCHARGING SUCH LIEN, INCLUDING, WITHOUT LIMITATION, ALL COSTS AND REASONABLE ATTORNEYS FEES.

   9.10.6 ALL WAIVERS AND SUBORDINATION AGREEMENTS REQUIRED HEREUNDER IN THE FORM ACCEPTABLE TO THE OWNER.

8. ARTICLE 11; DELETE FIRST PARAGRAPH 11.1.1 BEGINNING WITH "THE CONTRACTOR" AND ENDING WITH BE LIABLE:' AND SUBSTITUTE TO THE FOLLOWING:

   11.1.1 PRIOR TO THE COMMENCEMENT OF THE WORK, CONTRACTOR SHALL PROCURE, AND CONTRACTOR SHALL MAINTAIN, ALL INSURANCE REQUIRED UNDER THE PARAGRAPH 11.1. CONTRACTOR SHALL REQUIRE EACH SUBCONTRACTOR TO PROVIDE COVERAGE ADEQUATE TO PROTECT SUBCONTRACTOR AND IT'S EMPLOYEES. IF THE TERMS OF COVERAGE OF SUCH POLICIES ARE UNACCEPTABLE TO OWNER, CONTRACTOR AND/OR SUBCONTRACTOR SHALL REVISE THE COVERAGE OR OBTAIN ADDITIONAL COVERAGE AS REASONABLE REQUESTED BY OWNER. OWNER'S APPROVAL OF CONTRACTOR'S AND ANY SUBCONTRACTOR'S INSURANCE SHALL NOT RELIEVE OR LIMIT THEIR LIABILITY UNDER THE CONTRACT DOCUMENTS. IN THE EVENT OF THE FAILURE OF CONTRACTOR TO FURNISH AND MAINTAIN SUCH INSURANCE THEN THE OWNER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO TAKE OUT AND MAINTAIN SUCH INSURANCE FOR AND IN THE NAME OF CONTRACTOR AND CONTRACTOR SHALL PAY THE COST THEREOF AND FURNISH ALL NECESSARY INFORMATION TO PERMIT THE OWNER TO TAKE OUT AND MAINTAIN SUCH INSURANCE FOR THE ACCOUNT OF CONTRACTOR. CONTRACTOR SHALL NOT ALLOW ANY SUBCONTRACTOR TO COMMENCE WORK ON IT'S SUBCONTRACT UNTIL ALL INSURANCES REQUIRED OF SUBCONTRACTOR HAVE BEEN OBTAINED. CONTRACTOR SHALL PURCHASE AND MAINTAIN SUCH INSURANCE AS WILL PROTECT FROM CLAIMS SET FORTH BELOW WHICH MAY ARISE OUT OF OR RESULT FROM CONTRACTOR'S OPERATIONS UNDER THE CONTRACT DOCUMENTS, WHETHER SUCH OPERATIONS BE BY CONTRACTOR OR BY SUBCONTRACTOR OR BY ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM, OR BY ANYONE FOR WHOSE ACTS ON ANY OF THEM MAY BE LIABLE:

9. ARTICLE 11; DELETE PARAGRAPH 11.1.2 AND SUBSTITUTE THE FOLLOWING:

   11.1.2 THE LIABILITY INSURANCE PURCHASED AND MAINTAINED BY CONTRACTOR PURSUANT TO THIS PARAGRAPH 11.1 SHALL INCLUDE THE TYPES AND BE IN THE MINIMUM AMOUNTS AS FOLLOWS:

   A) WORKMAN'S COMPENSATION

      I) WORKERS' OR WORKMENS' COMPENSATION – MAXIMUM PERMITTED BY STATUE, UNLIMITED IF PERMITTED;

      II) EMPLOYER'S LIABILITY – $1 MILLION.

   B) COMPREHENSIVE GENERAL LIABILITYBODILY INJURY AND PROPERTY DAMAGE HAVING A COMBINED SINGLE LIMIT OF $1 MILLION AND INCLUDING THE FOLLOWING COVERAGES:

      I) COMPREHENSIVE FORM:

      II) PREMISES – OPERATIONS;

      III) EXPLOSION AND COLLAPSE HAZARD;

      IV) UNDERGROUND HAZARD;

      V) PRODUCTS – COMPLETED OPERATIONS HAZARD (WHICH MUST BE MAINTAINED FOR 2 YEARS COMMENCING WITH ISSUANCES OF THE FINAL CERTIFICATE OF PAYMENT);

      VI) CONTRACTUAL INSURANCE;

      VII) BROAD FORM PROPERTY DAMAGE (EXTENDED TO APPLY TO COMPLETED OPERATIONS);

      VIII) INDEPENDENT CONTRACTORS;

      IX) PERSONAL INJURY (WITH EMPLOYEES AND CONTRACTUAL EXCLUSIONS DELETED);

   C) AUTOMOBILE LIABILITY (COMPREHENSIVE FORM, INSURING CONTRACTOR FOR OPERATIONS OF ALL OWNED, HIRED, AND NON-OWNED VEHICLES) LIMIT OF $1 MILLION.

   D) UMBRELLA EXCESS LIABILITY

10. ARTICLE 11; PARAGRAPH 11.3:

   DELETE ALL REFERENCES TO OWNER FURNISHED PROPERTY INSURANCE.

   THE OWNER SHALL FURNISH BUILDER'S RISK INSURANCE, INCLUDING THE PERILS OF FIRE, EXTENDED COVERAGE, VANDALISM, AND MALICIOUS MISCHIEF IN AN AMOUNT OF NOT LESS THAN 100% OF THE INSURABLE VALUE OF ALL THE WORK, AND THE COVERAGE WRITTEN ON BUILDER'S RISK COVERAGE FORM CP0020, INCLUDING CAUSES OF LOSS BASIC FORM CP 1010 OR CAUSES OF LOSS – BROAD FORM CP1020 OR CAUSES OF LOSS – SPECIAL FORM CP1030, OR AN ACCEPTABLE INLAND MARINE "ALL RISK" INSTALLATION FLOATER FORM, WITH A COMPANY AUTHORIZED TO DO BUSINESS IN THE STATE IN WHICH THE PROJECT IS LOCATED.

11. ARTICLE 12; ADD PARAGRAPH 12.2.2.1:

   12.2.2.1 IF DURING THE CONTRACTOR'S ONE (1) YEAR WARRANTY AFTER COMPLETION THE OWNER REQUESTS THAT TESTS BE PERFORMED TO DETERMINE IF CORRECTIONS IN THE WORK NEED TO BE MADE, THE EXPENSE OF SUCH TESTS SHALL BE BORNE BY (A) THE OWNER, IF THE RESULTS OF THE TESTS INDICATE THAT CORRECTIONS ARE NECESSARY, OR (B) THE CONTRACTOR, IF THE RESULTS OF THE TEST INDICATE THAT CORRECTIONS ARE NECESSARY.

12. ARTICLE 13; PARAGRAPH 13.6.1:

   13.6.1 INTEREST NOTE SHALL BE TEN PERCENT (10%)

SECTION 01015 – OWNER FURNISHED ITEMS AND EQUIPMENT

1. ITEMS SHOWN OR NOTED "BY OUTS" OR "BY OTHERS" ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS SHALL BE FURNISHED AND INSTALLED BY OWNER UNDER SEPARATE CONTRACT, EXCEPT AS DESCRIBED HEREINAFTER. THE CONTRACTOR SHALL RECEIVE, UNLOAD AS REQUIRED, STORE, AND BE RESPONSIBLE TO THE EXTENT OF CARRYING NECESSARY INSURANCE TO COVER ITEMS IN CASE OF THEFT, FIRE, LOSS, MALICIOUS DAMAGE, INCLUDED IN THIS CATEGORY ARE:

   A) KITCHEN AND BAR EQUIPMENT, INCLUDING WALK-IN COOLER/FREEZER WITH ATTENDANT REFRIGERATION EQUIPMENT. THIS EQUIPMENT SHALL BE FURNISHED, UNLOADED, ASSEMBLED AND SET IN PLACE UNDER SEPARATE CONTRACT WITH ROUGH-INS AND FINAL CONNECTIONS BY CONTRACTOR.

   B) STAINLESS STEEL FABRICATION INCLUDING COUNTERS AND CORNER GUARDS, FURNISHED AND INSTALLED BY OWNER'S FOOD SERVICE CONTRACTOR WITH FINAL CONNECTIONS BY CONTRACTOR.

   C) ALL LOOSE FURNISHING SUCH AS BOOTHS, TABLES, WAITRESS STATIONS, HOSTESS STAND, CHAIRS, AND WAITING BENCHES.

   D) BAR TOP.

   E) KITCHEN EXHAUST HOODS, FANS AND FAN CURBS FURNISHED BY OWNER AND INSTALLED BY CONTRACTOR.

   F) SECURITY SYSTEM.

   G) SOUND SYSTEM.

   H) INTERIOR SIGNAGE.

   I) SAFE.

   J) EXTERIOR SIGNAGE AND NEON (OWNER INSTALLED WIRED BY CONTRACTOR).

   K) HOOD FIRE SUPPRESSION SYSTEM.

   L) OWNER-FURNISHED.CONTRACTOR-INSTALLED EQUIPMENT.

2. CONTRACTOR SHALL PROVIDE ALL ROUGH-IN SERVICES AND MAKE ALL FINAL CONNECTIONS. CONTRACTOR SHALL BE REQUIRED TO REQUEST SHOP DRAWINGS, CATALOG CUTS, SCHEDULES, ETC., FROM THE OWNER, AS NECESSARY TO PROPERLY COORDINATE UTILITY CONNECTIONS, PREPARATIONS, ROOF OPENINGS, AND EQUIPMENT SUPPORT TO ACCOMMODATE ACTUAL FURNISHED ITEMS AND EQUIPMENT.

   CONTRACTOR SHALL DESIGNATE A COMPETENT INDIVIDUAL ON THE JOB SITE STAFF AS HIS "AUTHORIZED REPRESENTATIVE" FOR OWNER-FURNISHED EQUIPMENT. THIS INDIVIDUAL WILL BE RESPONSIBLE FOR FURNISHING INFORMATION ON DESIRED DELIVERY SCHEDULES, PROPER RECEIPT AND REPORTING OF ALL SHIPMENT RECEIVED AS DESCRIBED HEREINAFTER, AND SHALL BE RESPONSIBLE FOR PROPER STORAGE AND HANDLING OF THE EQUIPMENT AT ALL TIMES

SECTION 01070 – CUTTING AND PATCHING

1. EXECUTING, CUTTING (INCLUDING EXCAVATING), FITTING OR PATCHING OF WORK, REQUIRED TO:

   A) MAKE SEVERAL PARTS FIT PROPERLY.
   B) UNCOVER WORK TO PROVIDE FOR INSTALLATION OF ILL-TIMED WORK.
   C) REMOVE AND REPLACE DEFECTIVE WORK.
   D) REMOVE AND REPLACE WORK NOT CONFORMING TO REQUIREMENTS OF CONTRACT DOCUMENTS.
   E) REMOVE SAMPLES OF INSTALLED WORK AS SPECIFIED FOR TESTING.

2. EXECUTE CUTTING A PATCHING BY METHODS WHICH WILL PREVENT DAMAGE TO OTHER WORK AND WILL PROVIDE PROPER SURFACES TO RECEIVE INSTALLATION OF REPAIRS AND NEW WORK.

3. EMPLOY ORIGINAL INSTALLER TO PERFORM CUTTING AND PATCHING FOR EXPOSED FINISHED SURFACES.

4. REFINISH ENTIRE SURFACE AS NECESSARY TO PROVIDE AN EVEN FINISH.

   A) CONTINUOUS SURFACES: TO NEAREST INTERSECTION.
   B) ASSEMBLY: ENTIRE REFINISHING.

SECTION 01200 – PRECONSTRUCTION MEETING DATE

1. OWNER WILL ADMINISTER PRE-CONSTRUCTION CONFERENCE FOR EXECUTION OF OWNER-CONTRACTOR AGREEMENT AND EXCHANGE OF PRELIMINARY SUBMITTALS.

2. OWNER WILL ADMINISTER MOBILIZATION AT PROJECT SITE FOR CLARIFICATION OF CONTRACTOR RESPONSIBILITIES IN USE OF SITE AND FOR REVIEW OF ADMINISTRATIVE PROCEDURES.

3. ATTENDANCE, JOB SUPERINTENDENT, REPRESENTATIVE OF THE CONTRACTOR'S HOME, OFFICE, MAJOR SUBCONTRACTORS AND SUPPLIERS, AND OWNER REPRESENTATIVE. OTHERS AS APPROPRIATE TO AGENDA TOPICS.

4. SUGGESTED AGENDA: REVIEW PROGRESS SCHEDULE AND ADJUSTMENT THERETO, DELIVERY SCHEDULES, SUBMITTAL, MAINTENANCE OF QUALITY STANDARDS, PENDING CHANGES AND SUBSTITUTION AND OTHER ITEMS AFFECTING PROGRESS WORK.

5. CONTRACTOR SHALL SCHEDULE, ORGANIZE AND CHAIR ANY SUBSEQUENT PROJECT MEETING DURING NORMAL WORKING HOURS.

SECTIONS 01300 – SUBMITTALS

1. DELIVER SUBMITTALS TO OWNER'S PROJECT MANAGER, UNLESS OTHERWISE DIRECTED.

2. IDENTIFY SUBMITTALS WITH CONTRACTOR'S NAME, PROJECT NAME/LOCATION AND DATE OF SUBMITTAL.

3. MAKE ANY CORRECTIONS TO THE SUBMITTALS REQUIRED BY OWNER AND RESUBMIT UNTIL APPROVED. DIRECT SPECIFIC ATTENTION IN WRITING TO REVISIONS ON RE-SUBMITTALS OTHER THAN THE CORRECTIONS REQUESTED BY OWNER ON PREVIOUS SUBMITTALS.

4. CONSTRUCTION SCHEDULE

   A) WITHIN TEN (10) DAYS AFTER EXECUTION OF THE CONTRACT OR THE DATE OF WRITTEN NOTICE TO COMMENCE THE WORK, WHICH EVER IS EARLIER, SUBMIT THREE (3) COPIES OF A DETAILED CONSTRUCTION SCHEDULE FOR APPROVAL.

   B) SCHEDULE SHALL GRAPHICALLY SHOW THE RELATIONSHIP AND INTERDEPENDENCE OF ALL ACTIVITIES NECESSARY TO FULLY COMPLETE THE WORK AND SHALL SHOW THE SEQUENCE IN WHICH EACH ACTIVITY IS TO BE ACCOMPLISHED. THE DETAIL OF INFORMATION SHALL BE SUCH THAT DURATION TIMES OF ACTIVITIES SHALL NORMALLY RANGE FROM ONE (1) TO FIFTEEN (15).

   C) SCHEDULE SHALL GIVE DESCRIPTION OF EACH ACTIVITY, SHOW ITS DURATION IN CALENDAR DAYS AND REFERENCE ITS START AND FINISH DATES TO CALENDAR DATES.

5. SHOP DRAWINGS AND SAMPLES

   A) SUBMIT ALL DRAWINGS, DIAGRAMS, ILLUSTRATIONS, SCHEDULES, PERFORMANCE CHARTS, INSTRUCTIONS, SPECIFICATIONS AND OTHER PROJECT DATA ILLUSTRATING PARTITIONS OF THE WORK AS REQUIRED BY THE SPECIFICATION SECTIONS. SUCH SUBMITTALS, WHETHER OR NOT REFERRED TO AS SHOP DRAWINGS, SHALL COMPLY WITH THE REQUIREMENTS FOR SHOP DRAWINGS HEREINAFTER PRESCRIBED. UNLESS OTHERWISE NOTED IN THE SPECIFICATIONS SECTIONS, SUBMIT A MINIMUM OF THREE (3) SETS OF SHOP DRAWINGS TO ARCHITECT. TWO (2) SETS WILL BE RETURNED TO CONTRACTOR UNLESS OTHERWISE REQUESTED. NO DRAW WILL BE ACCEPTED UNTIL ALL SHOP DRAWINGS HAVE BEEN SUBMITTED.

   B) UNLESS THE PRECISE COLOR AND PATTERN IS SPECIFICALLY SPECIFIED IN THE SPECIFICATIONS SECTIONS, AND WHENEVER A CHOICE OF COLOR OR PATTERN IS AVAILABLE IN A SPECIFIED PRODUCT, SUBMIT ACCURATE COLOR AND PATTERN CHARTS AND SAMPLES FOR REVIEW AND SELECTIONS.

   C) REVIEW, STAMP WITH CONTRACTOR APPROVAL, SIGNATURE, AND SUBMIT WITHIN THIRTY (30) DAYS AFTER EXECUTION OF THE CONTACT OR THE DATE OF WRITTEN NOTICE TO COMMENCE THE WORK, WHICHEVER IS EARLIER, ALL SHOP DRAWINGS AND SAMPLES. SHOP DRAWINGS OR SAMPLES SUBMITTED WITHOUT CONTRACTOR'S APPROVAL STAMP WILL BE RETURNED WITHOUT REVIEW. SUBMIT SHOP DRAWINGS AND SAMPLES IN AN ORDERLY SEQUENCE SO AS TO CAUSE NO DELAY IN THE WORK OR IN THE WORK OF OTHER CONTRACTORS.

   D) SHOP DRAWINGS AND SAMPLES WILL BE REVIEWED AND APPROVED BY OWNER TO DETERMINE IN GENERAL IF THEY ARE IN COMPLIANCE WITH THE CONTRACT DOCUMENTS. SUCH APPROVAL SHALL NOT RELIEVE CONTRACTOR OF RESPONSIBILITY FOR ANY DEVIATIONS FROM THE REQUIREMENT OF THE CONTRACT DOCUMENTS NOR FROM THE RESPONSIBILITY FOR ERRORS OR OMISSIONS IN THE SHOP DRAWINGS OR SAMPLES.

   E) DO NOT COMMENCE ANY PORTION OF THE WORK UNTIL THE SUBMITTAL HAS BEEN APPROVED AS PRESCRIBED HEREIN. ALL SUCH PORTIONS OF THE WORK SHALL BE IN ACCORDANCE WITH APPROVED SHOP DRAWINGS OR SAMPLES.

6. SCHEDULE OF VALUES

   A) SUBMIT A SCHEDULE OF VALUES FOR VARIOUS PORTIONS OF THE WORK WITHIN TEN (10) DAYS AFTER EXECUTION OF THE CONTRACT OR THE DATE OF WRITTEN NOTICE TO COMMENCE THE WORK, WHICHEVER IS EARLIER. SHOW THE AMOUNTS OF THE CONTRACT SUM ALLOCATED TO EACH PORTION OF WORK, ON AIA G702.

7. CERTIFICATE OF COMPLIANCE

   A) SUBMIT IN DUPLICATE, CERTIFICATES OF COMPLIANCE FOR EACH PRODUCT SPECIFIED, PRIOR TO INSTALLATION OF THE APPLICABLE PRODUCT.

   B) CERTIFICATES OF COMPLIANCE SHALL INCLUDE CERTIFIED LABORATORY TEST REPORTS, MANUFACTURERS CERTIFICATES OR OTHER EVIDENCE SUFFICIENT TO VERIFY COMPLIANCE WITH THE PROJECTS SPECIFIED

SECTION 01400 – QUALITY CONTROL

1. PERFORM WORK IN THE MOST WORKMANLIKE MANNER AND ACCORDING TO BEST STANDARD PRACTICES. ALL WORK SHALL BE FREE FROM FAULTS AND DEFECTS IN WORKMANSHIP.

2. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR QUALITY CONTROL OF THE WORK AND SHALL MAINTAIN QUALITY CONTROL OVER SUPPLIERS, MANUFACTURERS, PRODUCTS, SERVICES, SITE CONDITIONS AND WORKMANSHIP, TO PRODUCE WORK OF SPECIFIED QUALITY.

3. TESTING AND INSPECTION, WHERE REQUIRED BY THE SPECIFICATION SECTIONS, SHALL COMPLY WITH THE SPECIFIC REQUIREMENT OF THE APPLICABLE SPECIFICATION SECTIONS AND THE GENERAL REQUIREMENTS CONTAINED HEREIN.

4. ALL TESTING AND INSPECTION WHETHER REQUIRED BY THE SPECIFICATION SECTION OR BY LAWS, ORDINANCES, RULES, REGULATIONS, CODES OR ORDERS OF ANY PUBLIC AUTHORITY HAVING JURISDICTION OR WHETHER PERFORMED BY CONTRACTOR FOR QUALITY CONTROL SHALL BE AT CONTRACTOR'S EXPENSE UNLESS OTHERWISE INDICATED IN THE CONTRACT DOCUMENTS.

5. WHERE THE SPECIFICATIONS SECTIONS REQUIRE TESTING OR INSPECTIONS BY A TESTING LABORATORY, ENGAGE A REPUTABLE, INDEPENDENT TESTING LABORATORY SPECIALIZING IN THE REQUIRED SERVICES UNLESS THE TESTING OR INSPECTION IS INDICATED AS FURNISHED BY THE OWNER. TESTING LABORATORY SHALL BE APPROVED BY THE OWNER.

6. SECURE REQUIRED CERTIFICATES OF TESTING, INSPECTION OR APPROVAL AND PROMPTLY DELIVER TO OWNER.

7. PROMPTLY REPLACE OR CORRECT ALL WORK FOUND NOT TO BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS AND THE REQUIREMENTS OF ANY PUBLIC AUTHORITY HAVING JURISDICTION SO AS NOT TO DELAY THE WORK OR THE WORK OF OTHER CONTRACTORS REGARDLESS OF HOW SUCH FAILURE TO COMPLY MAY BE REVEALED. REPLACEMENT AND CORRECTION SHALL BE EXPEDITED AS REQUIRED TO MAINTAIN INTERIM CONTRACT COMPLETION DATES AND THE FULL COMPLETION DATE

SECTION 01500 – CONSTRUCTION FACILITIES AND TEMPORARY CONTROLS

1. ALL TEMPORARY FACILITIES AND SERVICES SHALL BE FURNISHED IN STRICT ACCORDANCE WITH EXISTING GOVERNING REGULATIONS. INCLUDING ANY PERMITS (I.E. CONST. TRAILER PERMIT)

2. SANITARY FACILITIES: THE CONTRACTOR SHALL BE PROVIDED TEMPORARY SANITARY FACILITIES FOR THE WORKMEN.

3. WATER FACILITIES: THE CONTRACTOR SHALL FURNISH AND PAY FOR TEMPORARY WATER FOR THE PURPOSE OF CONSTRUCTION AS REQUIRED.

4. TEMPORARY HEAT: THE CONTRACTOR SHALL FURNISH, INSTALL AND MAINTAIN TEMPORARY HEAT AS WORK REQUIRES. THE TEMPORARY HEAT SHALL PROVIDE A TEMPERATURE DIFFERENTIAL OF APPROXIMATELY 40 DEGREES F USING PORTABLE SPACE HEATERS.

5. POWER AND LIGHT:

   A) THE CONTRACTOR SHALL ARRANGE FOR TEMPORARY POWER FOR TOOLS AND LIGHT AS REQUIRED, TO THE CONSTRUCTION SITE.

   B) COST OF THE ELECTRICAL POWER CONSUMED FOR THE TEMPORARY SERVICE FOR TOOLS AND LIGHTS, SHALL BE BORNE BY THE CONTRACTOR. COST OF DISTURBING POWER TO THE CONSTRUCTION SITE SHALL BE BORNE BY THE CONTRACTOR.

   C) THE CONTRACTOR SHALL REMOVE TEMPORARY POWER ONLY WHEN PERMANENT SERVICE IS ARRANGED AND APPROVED.

6. REMOVE ALL TEMPORARY FACILITIES UPON COMPLETION OF THE WORK OR WHEN NO LONGER REQUIRED.

7. PROVIDE PLUMBING, TEMPORARY DRAINAGE, WATER DIVERSION, WEATHER PROTECTION AND CONTROLS AS REQUIRED TO ENSURE NO DELAY IN THE WORK OR THE WORK OF OTHER CONTRACTORS.

FIELD OFFICE SHALL BE PROVIDED BY CONTRACTOR WITH (2) TELEPHONES, (1) FAX AND (1) PORTABLE, HEATING, AND COOLING. LOCATION SHALL BE AT THE OWNER'S DISCRETION. PERMITS ARE THE RESPONSIBILITY OF THE CONTRACTOR.

SECTION 01600 – MATERIALS AND EQUIPMENT

1. WHERE ACCEPTABLE MANUFACTURERS ARE LISTED IN THE SPECIFICATION SECTIONS, OBTAIN MATERIALS AND EQUIPMENT IN COMPLIANCE WITH THE REQUIREMENTS SPECIFIED FROM ONE OF THE MANUFACTURERS LISTED.

2. COMPONENTS REQUIRED TO BE SUPPLIED IN QUALITY WITHIN A SPECIFICATION SECTION SHALL BE THE SAME, SUPPLIED BY SAME MANUFACTURER AND SHALL BE INTERCHANGEABLE.

3. ALL MATERIALS AND EQUIPMENT SHALL BE NEW, UNLESS OTHERWISE SPECIFIED, AND OF FIRST CLASS QUALITY, FREE FROM ANY FAULTS OR DEFECTS INCLUDING BLEMISHES, DENTS, IMPERFECTIONS, RUST, AND STAIRS. DO NOT INCORPORATE FAULTY OR DEFECTIVE MATERIALS OR EQUIPMENT INTO THE WORK.

4. HANDLE AND STORE MATERIALS AND EQUIPMENT IN ACCORDANCE WITH MANUFACTURERS' AND SUPPLIERS' RECOMMENDATIONS AND STORE PACKED MATERIALS AND EQUIPMENT IN ORIGINAL, UNDAMAGED CONDITION WITH MANUFACTURER'S LABEL AND SEALS INTACT.

NO SUBSTITUTIONS FOR THE MATERIALS AND EQUIPMENT SPECIFIED SHALL BE MADE UNLESS WRITTEN APPROVAL HAS BEEN GIVEN AS REQUIRED IN THE GENERAL CONDITIONS OR OWNER. SUBSTITUTIONS WILL BE CONSIDERED ONLY IF OWNER RECEIVES THE ADVANTAGE OF LESSER COST WITH NO INCREASE IN QUALITY, OR EARLIER COMPLETION OR BOTH. CONTRACTOR REQUIRED TO DO "SEWER, WATER, GAS, ELECTRIC, PHONE, AND CABLE CONNECTIONS/PERMITS, ETC."

SECTION 01700 – CONTRACT CLOSEOUT

1. DURING THE PROGRESS OF THE WORK MAINTAIN A SET OF DRAWINGS OF THE PROJECT SITE FOR PREPARING RECORD DRAWINGS. NEATLY RECORD ALL CHANGES IN THE WORK AND RECORD SPECIFIC LOCATIONS OF WORK SHOWN SCHEMATICALLY ON THE DRAWINGS. IN ADDITION, RECORD THE FOLLOWING ON MECHANICAL AND ELECTRICAL DRAWINGS.

   A) LOCATION OF CONCEALED WATER AND ELECTRICAL SERVICES, WATER PIPING, SEWERS, WASTES, VENTS, DUCTS, CONDUIT, AND OTHER PIPING BY INDICATION OF MEASURED DIMENSIONS TO SUCH LINE FROM READILY IDENTIFIABLE WALLS OR CORNERS OF BUILDINGS.

   B) INVERT ELEVATIONS OF SEWERS AND TOP OF WATER LINES.

2. SUBMIT THE RECORD DRAWINGS TO OWNER FOR APPROVAL WITH THE PUNCH LIST AND WRITTEN NOTICE THAT THE WORK IS READY FOR VERIFICATION OF SUBSTANTIAL COMPLETION REQUIRED IN THE GENERAL CONDITIONS. IF OWNER DETERMINES THAT THE DRAWING ARE INCOMPLETE OR INCORRECT IN ANY WAY, HE WILL ADVISE CONTRACTOR OF THE REQUIRED CORRECTIONS AND CONTRACTOR SHALL PROMPTLY SUBMIT CORRECTED DRAWINGS. RECORD DOCUMENTS SHALL BE DELIVERED TO OWNER PRIOR TO FINAL PAYMENTS FOR WORK.

3. PREPARE THREE (3) COMPLETE SETS OF MANUALS CONTAINING THE MANUFACTURE'S INSTRUCTIONS FOR OPERATION AND MAINTENANCE OF EACH ITEM OF EQUIPMENT, APPARATUS, AND OPERATIONS SYSTEM FURNISHED UNDER THE CONTRACT AND ANY ADDITIONAL DATA SPECIFICALLY REQUIRED IN THE SPECIFICATION SECTIONS.

   A) MANUALS SHALL BE BOUND WITH COVERS OF DURABLE MATERIAL, ARRANGED IN THE SEQUENCE OF THE SPECIFICATION SECTIONS AND SHALL INCLUDE THE FOLLOWING:

      1) NEATLY TYPEWRITTEN INDEX.

      2) COMPLETE INSTRUCTIONS REGARDING OPERATION, SERVICE AND MAINTENANCE INCLUDING LUBRICATION, DISASSEMBLY, AND REASSEMBLY.

      3) COMPLETE NOMENCLATURE OF ALL PARTS AND PART NUMBERS OF ALL REPLACEABLE PARTS.

      4) COMPLETE LIST OF SOURCES TO BE CONTACTED FOR SERVICE AND REPLACEMENT PARTS INCLUDING NAMES, ADDRESSES AND ALL OTHER PERTINENT DATA REGARDING PROCUREMENT PROCEDURE.

      5) COPY OF ALL REQUIRED GUARANTEES AND WARRANTIES.

      6) MANUFACTURER'S BULLETINS, CUTS, AND DESCRIPTION DATA CLEARLY INDICATING THE PRECISE ITEMS INCLUDED IN THIS INSTALLATION AND DELETING, OR OTHERWISE CLEARLY INDICATING, ALL MANUFACTURER'S DATA WITH WHICH THIS INSTALLATION IS NOT CONCERNED.

      7) ANY OTHER DATA REQUIRED IN THE SPECIFICATION SECTIONS.

   B) THE OPERATING AND MAINTENANCE MANUALS SHALL BE DELIVERED TO THE OWNER PRIOR TO FINAL PAYMENT FOR THE WORK.

   C) IF REQUESTED BY OWNER, GIVE PHYSICAL DEMONSTRATIONS AND ORAL INSTRUCTIONS FOR THE OPERATION OF EQUIPMENT, APPARATUS, AND OPERATIONAL SYSTEMS FURNISHED UNDER THE CONTRACT. SUCH DEMONSTRATIONS AND INSTRUCTIONS SHALL BE GIVEN TO OWNER AND/OR OTHERS AS OWNER MAY CHOOSE.

   D) IN ADDITION TO THE INFORMATION LISTED IN ITEM 3 ON SHEET SPC1, THE CONTRACTOR SHALL INCLUDE IN THE PROJECT MANUAL THE FOLLOWING:

      A. GENERAL CONTRACTOR'S 1-YEAR WRITTEN GUARANTEE.

      B. ALL FINAL LIEN WAIVERS.

      C. COPY OF CERTIFICATE OF OCCUPANCY.

      D. COPY OF SIGNED OFF PERMIT CARD.

      E. LIST OF SUBCONTRACTORS WITH NAMES OF CONTACT PERSON AND PHONE NUMBERS.

      F. ROOF WARRANTY.

      G. ALL TEST RESULTS (SOILS, CONCRETE, ETC.).

      H. AS-BUILT DRAWINGS.

5. ASSEMBLE ALL GUARANTEES, WARRANTIES AND ASSIGNMENTS THEREOF AS REQUIRED BY THE GENERAL CONDITIONS AND THE SPECIFICATIONS SECTIONS. THE GUARANTEES, WARRANTIES AND ASSIGNMENTS SHALL BE DELIVERED TO THE OWNER PRIOR TO FINAL PAYMENT FOR THE WORK.

SECTION 01710 – CLEANING

1. ALL CLEANING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS SPECIFICALLY NOTED OTHERWISE.

2. MAINTAIN PREMISES AND PUBLIC PROPERTIES FREE FROM ACCUMULATIONS OF WASTE, DEBRIS AND RUBBISH CAUSED BY OPERATIONS.

3. AT COMPLETION OF WORK, REMOVE WASTE MATERIALS, RUBBISH, TOOLS, EQUIPMENT, MACHINERY AND SURPLUS MATERIALS AND CLEAN ALL SIGHT EXPOSED SURFACES; LEAVE PROJECT CLEAN AND READY FOR OCCUPANCY.

4. MAINTAIN PROJECT IN ACCORD WITH OCCUPATIONAL SAFETY & HEALTH ACT OF 1970, AS AMENDED, IN TERMS OF CLEAN-UP.

5. CONDUCT CLEANING AND DISPOSAL OPERATIONS TO COMPLY WITH LOCAL ORDINANCES AND ANTI-POLLUTION LAWS.

   1) DO NOT BURN OR BURY RUBBISH AND WASTE MATERIALS ON PROJECT SITE.

   2) DO NOT DISPOSE OF OR STORE VOLATILE WASTES SUCH AS MINERAL SPIRITS, OIL OR PAINT THINNER IN STORM OR SANITARY DRAINS IN THE FACILITY.

6. DURING CONSTRUCTION

   A) EXECUTE CLEANING TO ENSURE THAT ROADWAY, WALKS, GROUND AND PUBLIC PROPERTIES ARE MAINTAINED FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH.

   B) WET DOWN DRY MATERIALS AND RUBBISH TO LAY DUST AND PREVENT BLOWING DUST.

   C)PROVIDE ON-SITE CONTAINERS FOR COLLECTION OF WASTE MATERIALS, DEBRIS, AND RUBBISH.

   D) REMOVE WASTE MATERIALS, DEBRIS AND RUBBISH FROM THE SITE AND LEGALLY DISPOSE OF AT PUBLIC OR PRIVATE DUMPING AREA OFF OWNER'S PROPERTY.

   1) ACCUMULATION OF LOOSE MATERIAL, TRASH, RUBBISH, AND DEBRIS WILL NOT BE PERMITTED.

   2) EACH CONTRACTOR SHALL BE REQUIRED TO DISPOSE OF WASTE MATERIALS ON A REGULAR BASIS.

7. FINAL CLEANING

   A) IN PREPARATION FOR OCCUPANCY, CONDUCT FINAL INSPECTION OF ALL-EXPOSED INTERIOR AND EXTERIOR SURFACES AND OF CONCEALED SPACES.
   B) REMOVE GREASE, DUST, DIRT, STAINS, LABELS, FINGERPRINTS, AND OTHER FOREIGN MATERIAL FROM ALL-EXPOSED INTERIOR AND EXTERIOR FINISHED SURFACES; POLISH SURFACES SO DESIGNATED TO A SHINY FINISH.
   C)REPAIR, PATCH, AND TOUCH UP MARRED SURFACES TO SPECIFIED FINISH, TO MATCH ADJACENT SURFACES.

   D) REMOVE ALL FOREIGN MATERIALS FROM ROOF AND SITE AREA.

   E) PERFORM ALL FINAL CLEANING, INCLUDING THE FOLLOWING:

      1) EMPLOY EXPERIENCED WORKMEN OR PROFESSIONAL CLEANERS FOR FINAL CLEANING.

      2) WASH AND CLEAN ALL GLASS, REMOVING LABELS AND PAINT.

      3) BROOM CLEAN PAVED SURFACES; RAKE CLEAN OTHER SURFACES OF GROUNDS.

      4) CLEAN ALL FLOORS OF DIRT AND DUST.

   F) RESPECTIVE CONTRACTORS SHALL PERFORM CLEANING OF THEIR EQUIPMENT.

   G) ALL STRAINERS AND FLOOR DRAINS IN RESPECTIVE PIPE WORK SHALL BE CLEANED.

   H) REPLACE BURNED OUT OF INOPERATIVE LIGHTING LAMPS.

OWNER WILL ASSUME RESPONSIBILITY FOR CLEANING AS OF TIME DESIGNATED OF CERTIFICATE OF FINAL ACCEPTANCE, CONDITIONAL ACCEPTANCE OR PARTIAL OCCUPANCY, WHICHEVER IS FIRST, FOR OWNER'S ACCEPTANCE OF PROJECT OR PORTION THEREOF.

SECTION 01800 – CHANGE ORDERS

ALL DISCREPANCIES IN THE DRAWINGS OR CHANGES MADE TO THE PROJECT SHALL BE BROUGHT TO THE OWNER AND ARCHITECT'S ATTENTION PRIOR TO PROCEEDING WITH THE PROJECT. FAILURE TO BRING SUCH ITEMS TO THE OWNER AND ARCHITECT'S ATTENTION OR BRINGING THEM UP AFTER THE FACT WILL RESULT IN NO CHANGE ORDER BEING APPROVED AND NO ADDITIONAL COMPENSATION ALLOWED.

FOR ALL SPECIFICATIONS RELATED TO THE SITE, REFER TO THE CIVIL SHEETS.

SECTION 0231 – TERMITE CONTROL

PART 1 – GENERAL

1.01 SUMMARY

   A) THIS SECTION INCLUDES THE FOLLOWING:

      1) SOIL TREATMENT WITH TERMITICIDE.

1.02 SUBMITTALS

   A) PRODUCT CERTIFICATES.

   B) SOIL TREATMENT APPLICATION REPORT: INCLUDE THE FOLLOWING:

      1) DATE AND TIME OF APPLICATION.

      2) MOISTURE CONTENT OF SOIL BEFORE APPLICATION.

      3) BRAND NAME AND MANUFACTURER OF TERMITICIDE.

      4) QUANTITY OF UNDILUTED TERMITICIDE USED.

      5) DILUTIONS, METHODS, VOLUMES, AND RATES OF APPLICATION USED.

      6) AREAS OF APPLICATION.

      7) WATER SOURCE FOR APPLICATION.

1.03 QUALITY ASSURANCE

   A) INSTALLER QUALIFICATIONS: A SPECIALIST WHO IS LICENSED ACCORDING TO REGULATIONS OF AUTHORITIES HAVING JURISDICTION TO APPLY TERMITE CONTROL TREATMENT AND PRODUCTS IN JURISDICTION WHERE PROJECT IS LOCATED.

   B) REGULATORY REQUIREMENTS: FORMULATE AND APPLY TERMITICIDES ACCORDING TO THE EPA-REGISTERED LABEL.

1.04 WARRANTY

   A) SPECIAL WARRANTY: MANUFACTURER'S STANDARD FORM, SIGNED BY APPLICATOR AND CONTRACTOR CERTIFYING THAT TERMITE CONTROL WORK, CONSISTING OF APPLIED SOIL TERMITICIDE TREATMENT, WILL PREVENT INFESTATION OF SUBTERRANEAN TERMITES. IF SUBTERRANEAN TERMITE ACTIVITY OR DAMAGE IS DISCOVERED DURING WARRANTY PERIOD, RE-TREAT SOIL AND REPAIR OR REPLACE DAMAGE CAUSED BY TERMITE INFESTATION.

      1) WARRANTY PERIOD: FIVE YEARS FROM DATE OF SUBSTANTIAL COMPLETION.

1.05 MAINTENANCE SERVICE

   A) CONTINUING SERVICE: BEGINNING AT SUBSTANTIAL COMPLETION, PROVIDE 12 MONTHS' CONTINUING SERVICE INCLUDING MONITORING, INSPECTION, AND RE-TREATMENT FOR OCCURRENCES OF TERMITE ACTIVITY. PROVIDE A STANDARD CONTINUING SERVICE AGREEMENT. STATE SERVICES, OBLIGATIONS, CONDITIONS, AND TERMS FOR AGREEMENT PERIOD; AND TERMS FOR FUTURE RENEWAL OPTIONS.

PART 2 – PRODUCTS

2.01 MANUFACTURERS

   A) AVAILABLE MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

   B) MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS BY ONE OF THE FOLLOWING:

      1) TERMITICIDES:

         A) AVENTIS ENVIRONMENTAL SCIENCE USA LP; TERMIDOR.

         B) BAYER CORPORATION; PREMISE 75.

         C) DOW AGROSCIENCES LLC; DURSBAN TC.

         D) SYNGENTA; DEMON TC.

2.02 SOIL TREATMENT

   A) TERMITICIDE: PROVIDE AN EPA-REGISTERED TERMITICIDE COMPLYING WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION, IN AN AQUEOUS SOLUTION FORMULATED TO PREVENT TERMITE INFESTATION. PROVIDE QUANTITY REQUIRED FOR APPLICATION AT THE LABEL VOLUME AND RATE FOR THE MAXIMUM TERMITICIDE CONCENTRATION ALLOWED FOR EACH SPECIFIC USE, ACCORDING TO PRODUCT'S EPA-REGISTERED LABEL.

PART 3 – EXECUTION

3.01 PREPARATION

   A) GENERAL: REMOVE ALL EXTRANEOUS SOURCES OF WOOD CELLULOSE AND OTHER EDIBLE MATERIALS SUCH AS WOOD DEBRIS, TREE STUMPS AND ROOTS, STAKES, FORMWORK, AND CONSTRUCTION WASTE WOOD FROM SOIL WITHIN AND AROUND FOUNDATIONS.

   B) SOIL TREATMENT PREPARATION: LOOSEN, RAKE, AND LEVEL SOIL TO BE TREATED EXCEPT PREVIOUSLY COMPACTED AREAS UNDER SLABS AND FOOTINGS. TERMITICIDES MAY BE APPLIED BEFORE PLACING COMPACTED FILL UNDER SLABS IF RECOMMENDED IN WRITING BY TERMITICIDE MANUFACTURER.

3.02 APPLYING SOIL TREATMENT

   A) APPLICATION: MIX SOIL TREATMENT TERMITICIDE SOLUTION TO A UNIFORM CONSISTENCY. PROVIDE QUANTITY REQUIRED FOR APPLICATION AT THE LABEL VOLUME AND RATE FOR THE MAXIMUM SPECIFIED CONCENTRATION OF TERMITICIDE, ACCORDING TO MANUFACTURER'S EPA-REGISTERED LABEL, TO THE FOLLOWING SO THAT A CONTINUOUS HORIZONTAL AND VERTICAL TERMITICIDAL BARRIER OR TREATED ZONE IS ESTABLISHED AROUND AND UNDER BUILDING CONSTRUCTION. DISTRIBUTE TREATMENT EVENLY.

      1) SLABS-ON-GRADE: UNDER GROUND-SUPPORTED SLAB CONSTRUCTION, INCLUDING FOOTINGS, BUILDING SLABS, AND ATTACHED SLABS AS AN OVERALL TREATMENT. TREAT SOIL MATERIALS BEFORE CONCRETE FOOTINGS AND SLABS ARE PLACED.

      2) FOUNDATIONS: ADJACENT SOIL INCLUDING SOIL ALONG THE ENTIRE INSIDE PERIMETER OF FOUNDATION WALLS, ALONG BOTH SIDES OF INTERIOR PARTITION WALLS, AROUND PLUMBING PIPES AND ELECTRIC CONDUIT PENETRATING THE SLAB, AND AROUND INTERIOR COLUMN FOOTERS; ALSO ALONG THE ENTIRE OUTSIDE PERIMETER, FROM GRADE TO BOTTOM OF FOOTING. AVOID SOIL WASHOUT AROUND FOOTINGS.

      3) PENETRATIONS: AT EXPANSION JOINTS, CONTROL JOINTS, AND AREAS WHERE SLABS WILL BE PENETRATED.

   B) AVOID DISTURBANCE OF TREATED SOIL AFTER APPLICATION. KEEP OFF TREATED AREAS UNTIL COMPLETELY DRY.

   C) PROTECT TERMITICIDE SOLUTION, DISPERSED IN TREATED SOILS AND FILLS, FROM BEING DILUTED UNTIL GROUND-SUPPORTED SLABS ARE INSTALLED. USE WATERPROOF BARRIER ACCORDING TO EPA-REGISTERED LABEL INSTRUCTIONS.

   D) POST WARNING SIGNS IN AREAS OF APPLICATION.

   E) REAPPLY SOIL TREATMENT SOLUTION TO AREAS DISTURBED BY SUBSEQUENT EXCAVATION, GRADING, LANDSCAPING, OR OTHER CONSTRUCTION ACTIVITIES FOLLOWING APPLICATION.

GF

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PROJECT TEAM

CIVIL
GREENBERGFARROW

STRUCTURAL
GREENBERGFARROW

MECHANICAL
GREENBERGFARROW

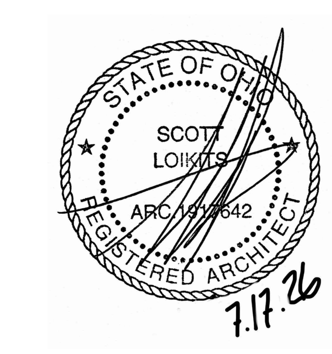
ELECTRICAL
GREENBERGFARROW

KITCHEN EQUIPMENT & FIXTURE
TEXAS ROADHOUSE

ISSUE/REVISION RECORD

DATE	DESCRIPTION
07/07/26	COORDINATION SET
07/17/26	PERMIT/BID SET

PROFESSIONAL SEAL



PROFESSIONAL IN CHARGE
SCOTT LOIKITS

PROJECT MANAGER
J. WEHMEYER

QUALITY CONTROL
J. WEHMEYER

DRAWN BY
CFN/OGV

PROJECT NAME

TEXAS ROADHOUSE

5611 MERILY WAY
HUBER HEIGHTS, OH
OHIO
45424

PROJECT NUMBER
20260394.5

SHEET TITLE

SPECIFICATIONS

SHEET NUMBER

SPC1

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DIVISION 3 – CONCRETE

SECTION 03300 – CAST IN PLACE CONCRETE (INCLUDED EXTERIOR CONCRETE)

1. CAST-IN-PLACE CONCRETE WORK INCLUDING ALL LABOR, TOOLS, MATERIAL, EQUIPMENT AND SERVICES NECESSARY TO PROPERLY PLACE AND COMPLETE ALL INTERIOR AND EXTERIOR CAST-IN-PLACE CONCRETE, FORMWORK, REINFORCEMENT, JOINTS AND EMBEDDED ITEMS, FINISHING, CURING AND CONCRETE TESTING.

2. UNLESS OTHERWISE SHOWN OR SPECIFIED, THE WORK SHALL CONFORM TO THE FOLLOWING STANDARDS OF THE AMERICAN CONCRETE INSTITUTE.

   ACI 214, RECOMMENDED PRACTICE FOR EVALUATION OF STRENGTH TEST RESULTS OF CONCRETE.

   ACI 306R, COLD WEATHER CONCRETING.

   ACI 315, MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURE.

   ACI 318, BUILDING CODE REQUIREMENT FOR REINFORCED CONCRETE.

   ACI 347, RECOMMENDED PRACTICE FOR CONCRETE FORMWORK.

   ACI 305R, HOT WEATHER CONCRETING.

   ACI 211.1, STANDARD PRACTICE FOR SELECTING PROPORTIONS FOR NORMAL, HEAVYWEIGHTS AND MASS CONCRETE.

   ACI 304R, GUIDE FOR MEASURING, MIXING, TRANSPORTING AND PLACING CONCRETE.

3. MATERIALS:

   A) PORTLAND CEMENT: ASTM C150, TYPE 1 GRAY STAIN

   B) AGGREGATES: ASTM C33

   C) WATER: CLEAN, FRESH, AND PORTABLE

   D) AIR CONTENT: 5% TO 8%

   E) AIR ENTRAINMENT ADMIXTURE: ASTM C260 & ASTM C494.

   F) REINFORCING-STEEL:

      1) BARS: ASTM A615 (GRADE 40 FOR STIRRUPS AND TIES).

      2) FABRIC: ASTM A185

   G) CURING COMPOUND: ASTM C309, TYPE 1, CLASS A, SONNEBORN "KURE-N-SEAL" OR EQUAL; TWO COATS FOR EXPOSED CONCRETE FLOORS.

   H) CONTROL JOINTS FILLER: ASTM D1751, J & P "TEX-LITE FIBER" OR EQUAL, ½" THICK.

   I) FORMS: STEEL, WOOD OR OTHER SUITABLE MATERIAL OF SIZE AND STRENGTH TO RESIST MOVEMENT DURING CONCRETE PLACEMENT AND TO RETAIN HORIZONTAL AND VERTICAL ALIGNMENT UNTIL REMOVAL. USE STRAIGHT FORMS, FREE OF DISTORTION AND DEFECTS. USE FLEXIBLE SPRING STEEL FORMS OR LAMINATED BOARDS TO FORM RADIUS BENDS AS REQUIRED. COAT FORMS WITH A NON-STAINING FORM RELEASE AGENT THAT WILL NOT DISCOLOR OR DEFACE THE SURFACE OF THE CONCRETE.

   J) VAPOR BARRIER: POLYETHYLENE SHEET, ASTM D2103, 10 MIL. THICK.

   K) GROUT: "MATERFLOW 928" BY MASTER BUILDERS OR EQUAL.

4. CONCRETE MIX:

   A) READY MIXED PER ASTM C94.

   B) STRENGTH – PER CONSTRUCTION PLANS OR MINIMUM AS FOLLOWS:

      1) CONCRETE FOR FOOTINGS = 3,000 PSI @ 28 DAYS

      2) FOR ALL OTHER CONCRETE = 4,000 PSI @ 28 DAYS

   C) SLUMP:

      1) 5-INCH MAXIMUM FOR GENERAL USE.

      2) 3-INCH MAXIMUM FOR FLAT WORK.

   D) AIR ENTRAINMENT: 5% BY VOLUME, +/- 1%.

   E) PROVIDE MIX DESIGN OT OWNER FOR REVIEW.

5. VERIFY LINES, LEVELS, AND MEASUREMENT BEFORE PROCEEDING WITH FORMWORK.

6. COORDINATE WORK OF OTHER SECTIONS IN FORMING AND SETTING OPENINGS, SLOTS, RECESSES, CHASES, SLEEVES, BOLTS, ANCHORS, AND OTHER INSERTS.

   A) EXPOSED CORNERS SHALL BE CHAMFERED 1/4" UNLESS SHOWN OTHERWISE.

7. PLACE, SUPPORT, AND SECURE REINFORCEMENT AGAINST DISPLACEMENT PER ACI 315.

8. INSTALL VAPOR BARRIER UNDER INTERIOR FLOOR SLABS ON FILL. LAP JOINTS MINIMUM 6-INCHES AND SEAL. DO NOT DISTURB VAPOR BARRIER WHILE PLACING REINFORCEMENT.

   A) COORDINATE THE INSTALLATION OF JOINT MATERIALS AND MOISTURE BARRIERS WITH PLACEMENT OF FORMS AND REINFORCING STEEL.

9. DEPOSIT CONCRETE CONTINUOUSLY OR IN LAYERS OF SUCH THICKNESS THAT NO CONCRETE WILL BE PLACED ON CONCRETE WHICH HAS HARDENED SUFFICIENTLY TO CAUSE THE FORMATION OF SEAMS OR PLANES OF WEAKNESS. IF A SECTION CANNOT BE PLACED CONTINUOUSLY, PROVIDE CONSTRUCTION JOINTS. DEPOSIT CONCRETER AS NEARLY AS PRACTICAL TO ITS FINAL LOCATION TO AVOID SEGREGATION.

10. CONSOLIDATE PLACED CONCRETE BY MECHANICAL VIBRATING EQUIPMENT SUPPLEMENTED BY HAND-SPACING, RODDING, OR TAMPING. USE EQUIPMENT AND PROCEDURES FOR CONSOLIDATION OF CONCRETE IN ACCORDANCE WITH ACI RECOMMENDED PRACTICES.

11. PLACING CONCRETE SLABS: DEPOSIT AND CONSOLIDATE CONCRETE SLABS IN A CONTINUOUS OPERATION, WITHIN LIMITS OF CONSTRUCTION JOINTS, UNTIL THE PLACING OF A PANEL OR SECTION IS COMPLETED.

   A) BRING SLAB SURFACES TO CORRECT LEVEL WITH STRAIGHTEDGE AND STRIKEOFF. USE BULL FLOATS OR DERBIES TO SMOOTH SURFACE, FREE OF HUMPS AND HOLLOWS. DO NOT DISTURB SLAB SURFACES PRIOR TO BEGINNING FINISHING OPERATIONS.

   B) MAINTAIN REINFORCING IN PROPER POSITION DURING CONCRETE PLACEMENT.

   C) FORMS MAY BE REMOVED AFTER CURING AT NOT LESS THAN 50 DEGREES F. FOR 24 HOURS PROVIDED CONCRETE IS HARD ENOUGH TO NOT BE DAMAGED BY FORM REMOVAL OPERATIONS, AND CONTINUED CURING AND PROTECTION IS MAINTAINED.

12. FINISHING INTERIOR SLABS: FLOAT FINISH PER ACI 301. POWER TROWEL TO PROVIDE A SMOOTH SURFACE, RELATIVELY FREE OF DEFECTS. PROVIDE A FINE, LIGHT BROOM FINISH.

   A) WHERE CERAMIC OR QUARRY TILE OCCURS, PROVIDE A FINE, LIGHT BROOM FINISH TO AID IN BONDING OF TILE TO SLAB.

13. FINISHING EXTERIOR SLABS: FINISH SLABS TO TRUE PLANES AND PROVIDE LIGHT BROOM FINISH AS ACCEPTABLE TO OWNER. ALL EXTERIOR EXPOSED CONCRETE SHALL RECEIVE AN ANTI-SPALL TREATMENT OF 50% (BY VOLUME) BOILED LINSEED OIL AND 50% (BY VOLUME) MINERAL SPIRITS, PER AASHTO M233. FIRST APPLICATION: 40 SQ. YDS. PER GALLON AND ALLOW TO COMPLETELY DRY. SECOND APPLICATION: 60 SQ. YDS. PER GALLON AND ALLOW TO COMPLETELY DRY.

14. TOLERANCE: FINISHED SLABS SHALL BE LEVEL WITH TOLERANCE OF 1/8" IN TEN FEET, WHEN TESTED WITH TEN FOOT STRAIGHT EDGE PLACED ON THE SURFACE AT NOT LESS THAN TWO DIFFERENCE ANGLES. UNIFORMLY SLOP SURFACE TO AREA DRAIN.

15. THE CONTRACTOR SHALL ENGAGE AND PAY FOR A TESTING LABORATORY FOR STRENGTH AND SLUMP TEST.

   A) TEST SPECIMENS FOR COMPRESSIVE STRENGTH IN ACCORDANCE WITH ASTM C31 AND C39.

   B) MAKE AT LEAST ONE STRENGTH TEST FOR EACH 100 CUBIC YARDS, OR FRACTION THEREOF, OF EACH MIX DESIGN OF CONCRETE PLACED IN ANY 1 DAY.

   C) PREPARE FIVE (5) TEST CYLINDERS FROM EACH OF THE ABOVE SAMPLE IN ACCORDANCE WITH ASTM C32 FOR LABORATORY CURED SPECIMENS. TEST TWO (2) CYLINDERS AT AGE 7 DAYS FOR PRELIMINARY INDICATION OF DESIGN STRENGTH. TEST TWO (2) CYLINDERS AT AGE 28 DAYS FOR THE BASIS OF QUALITY CONTROL AS SPECIFIED BY ACI 318. RETAIN ONE (1) CYLINDER FOR 45 DAY TESTING IF REQUIRED.

AVERAGE ANY THREE CONSECUTIVE 28 DAY STRENGTH TESTS SHALL BE EQUAL TO OR GREATER THAN SPECIFIED STRENGTH, AND NOT MORE THAN 10% OF TESTS SHALL HAVE VALUES LESS THAN SPECIFIED STRENGTH. IN NO CASE SHALL TEST HAVE A VALUE LESS THAN 90% OF SPECIFIED STRENGTH.

DIVISION 4 – MASONRY

SECTION 04200 – CONCRETE MASONRY UNIT

1. CONCRETE MASONRY UNITS:

   A) CONCRETE MASONRY UNITS SHALL BE FROM ONE MANUFACTURER, OF UNIFORM TEXTURE AND COLOR FOR EACH TYPE REQUIRED.

   B) CONCRETE MASONRY UNITS: NOMINAL FACE DIMENSIONS OF 12 INCH X 16 INCHES LONG, UNLESS OTHERWISE INDICATED; COMPLETE WITH CORNERS, BASES, BOND BEAMS, LINTELS AND FILLERS TO MATCH CONCRETE MASONRY UNITS; 1-1/4" MINIMUM FACE SHALL BE CURED IN A MOISTURE-CONTROLLED ATMOSPHERE OR IN A AUTOCLAVE AT NORMAL PRESSURE AND TEMPERATURE TO COMPLY WITH ASTM C90, GRADE N.

   C) WHEN CONCRETE UNIT MASONRY UNITS ARE REMOVED FROM THE MANUFACTURER'S STORAGE AREA, EACH CUBE OR BLOCK SHALL BE COVERED ON TOP AND ALL SIDES WITH A WATERPROOF PROTECTIVE MATERIAL. PROTECTIVE COVERING SHALL BE APPLIED PRIOR TO THE BLOCKS BEING EXPOSED TO THE WEATHER.

2. MORTAR: ASTM C270, TYPE M; 1500 PSI AT 28 DAYS.

   A) PORTLAND CEMENT: ASTM C150, TYPE 1

   B) AGGREGATE: ASTM C144, STANDARD MASONRY TYPE; CLEAN, DRY AND PROTECTED AGAINST DAMPNESS, FREEZING AND FOREIGN MATTER.

   C) HYDRATED LIME: ASTM C207, TYPE S.

   D) WATER: CLEAN AND FREE FROM INJURIOUS AMOUNTS OF OIL, ALKALI, ORGANIC MATTER OR OTHER DELETERIOUS MATERIAL.

   E) USE NO ADMIXTURES UNLESS WRITTEN APPROVAL IN OBTAINED FROM OWNER.

3. GROUT: MASONRY MORTAR; CONSISTENCY WHICH WILL COMPLETELY FILL ALL SPACES INTENDED TO RECEIVE GROUT.

4. REINFORCING BARS: 60 PSI YIELD GRADE; DEFORMED BILLET STEEL BARS, ASTM A615.

5. HORIZONTAL REINFORCEMENT: TRUSS TYPE ASTM A82 HOT DIP GALVANIZED STEEL WIRE AFTER FABRICATION ASTM A153 CLASS B2 WITH NOT LESS THAN #9 SIDE RODS WITH #9 CROSS RODS.

   A) DUR-O-WAL, AA WIRE PRODUCTS, HECKMAN, OR EQUAL.

6. MAINTAIN MATERIALS AND SURROUNDING AIR TEMPERATURE TO MINIMUM 50 DEGREE F. PRIOR TO, DURING AND 48 HOURS AFTER COMPLETION OF MASONRY WORK OR UNTIL COMPLETE HYDRATION OF THE MORTAR IS ACHIEVED WHICHEVER IS GREATER.

7. DURING FREEZING OR NEAR FREEZING WEATHER, PROVIDE ADEQUATE EQUIPMENT OR COVER TO MAINTAIN A MINIMUM TEMPERATURE OF 50 DEGREE F. AND TO PROTECT MASONRY WORK COMPLETED OR IN PROGRESS.

8. ESTABLISH LINES, LEVELS, AND COURSING. PROTECT FROM DISTURBANCES.

9. THOROUGHLY MIX MORTAR INGREDIENTS, IN QUALITIES NEEDED FOR IMMEDIATE USE.

   A) IF NECESSARY, RE-TEMPER MORTAR TO REPLACE WATER LOST BY EVAPORATION, BUT DO NOT RE-TEMPER OR USE MORTAR AFTER TWO (2) HOURS FROM THE INITIAL MIXING TIME.

10. PLACE MASONRY TRUE, LEVEL AND PLUMB IN ACCORDANCE WITH REQUIRED LINES AND LEVELS. DO NOT WET CONCRETE MASONRY UNITS. ALIGN ALL VERTICAL CELLS TO MAINTAIN A CLEAR, UNOBSTRUCTED SYSTEM FOR GROUTING.

11. FULL BOND EXTERNAL AND INTERNAL CORNERS AND INTERSECTIONS.

   A) BUTTERING CORNERS OF JOINTS AND DEEP OR EXCESSIVE FURROWING OF MORTAR JOINTS WILL NOT BE PERMITTED.

12. DO NOT SHIFT OR TAP MASONRY AFTER MORTAR HAS TAKEN INITIAL SET. WHERE ADJUSTMENT MUST BE MADE, REMOVE MORTAR AND REPLACE.

13. LAY OUT MASONRY SO NOT LESS THAT ONE-THIRD (1/3) OF THE FACE OF A UNIT IS EXPOSED ON THE FACE OF THE WALL AT OPENINGS, CORNER OR OFFSETS.

14. PERFORM JOB SITE CUTTING OF MASONRY WITH PROPER POWER TOOLS TO PROVIDE STRAIGHT AND TRUE, UNCHIPPED EDGES. MASONRY SHALL NOT BE CUT WITH WET SAW BLADE.

15. ENSURE MASONRY COURSES ARE OF UNIFORM HEIGHT. MAKE VERTICAL AND HORIZONTAL JOINTS EQUAL AND OF UNIFORM THICKNESS. LAY IN FULL BED OF MORTAR, PROPERLY JOINTED WITH OTHER WORK.

16. REMOVE EXCESS MORTAR AND PROJECTIONS. TAKE CARE TO PREVENT BREAKING MASONRY CORNERS.

17. LAY ALL MASONRY UNITS IN RUNNING BOND COURSE 1 BLOCK UNIT AND 1 MORTER JOINT TO EQUAL 8 INCHES. FROM CONCAVE MORTAR JOINTS, WHERE EXPOSED; STRIKE FLUSH WHERE CONCEALED.

18. PROVIDE TEMPORARY BRACING DURING MASONRY ERECTION. MAINTAIN IN PLACE UNTIL BUILDING STRUCTURE PROVIDES PERMANENT BRACING.

19. PLACE MASONRY REINFORCING AND ANCHORAGES FOR CONCRETE UNIT MASONRY AS FOLLOWS:

   A) PROVIDE SINGLE WYTHE WALLS WITH HORIZONTAL MASONRY REINFORCING IN EVERY SECOND MORTAR JOINT.

   B) PLACE HORIZONTAL MASONRY REINFORCING IN FIRST AND SECOND JOINT ABOVE AND BELOW OPENINGS. PLACE CONTINUOUS IN FIRST AND SECOND JOINT BELOW TOP OF WALLS.

   C) FULLY REINFORCE CORNERS AND INTERSECTIONS, USING PREFABRICATED CORNER AND "T" REINFORCEMENT SECTIONS.

   D) LAP MASONRY REINFORCING SPLICES MINIMUM 6 INCHES.

   E) PLACE VERTICAL REINFORCING AT INDICATED CENTERS. GROUT CELLS SOLID IN 4'-0" MAXIMUM LIFTS.

20. AS WORK PROGRESSES, BUILD-IN ANCHOR BOLTS, AND OTHER ITEMS EMBEDDED IN MASONRY.

21. REMOVE EXCESS MORTAR AND SMEARS UPON COMPLETION OF MASONRY WORK.

   A) CLEAN SOILED SURFACES OF ALL MASONRY WORK EXPOSED TO VIEW USING SAND AND WATER, FIBER BRUSHES AND SOAP AS REQUIRED. REMOVE ALL DIRT, MORTAR, STAINS AND OTHER DEFACEMENTS.

22. CLEAN AND REMOVE ALL MORTAR DROPPINGS FROM FLOOR.

23. COVER TOPS OF WALLS WHEN WORK IS NOT IN PROGRESS.

24. INSTALL THRU WALL FLASHING AND WEEP HOLES AS INDICATED ON DRAWINGS.

DIVISION 5 – METALS

SECTION 05120 – STRUCTURAL STEEL

1. CODE AND STANDARDS: AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES"; AISC "SPECIFICATIONS FOR THE DESIGN FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" INCLUDING "COMMENTARY"; AWS "STRUCTURAL WELDING CODE"; COMPLY WITH APPLICABLE PROVISIONS EXCEPT AS OTHERWISE INDICATED.

2. SHOP DRAWINGS: SHOW COMPLETE DETAILS AND SCHEDULES (IF REQUIRED) FOR FABRICATION, ASSEMBLY AND ERECTION. FURNISH ANCHOR BOLTS REQUIRED FOR INSTALLATION IN OTHER WORK; FURNISH TEMPLATES FOR BOLT INSTALLATION.

3. STEEL PLATES, SHAPES, BARS; ASTM A36.

4. COLD-FORMED STEEL TUBING: ASTM A500, GRADE B.

5. STEEL PIPE: ASTM A53, TYPE E OR S, GRADE B, SCHEDULE 40 UNLESS OTHERWISE NOTED.

6. FASTENERS: HIGH-STRENGTH BOLTS AND NUTS, ASTM A325 OR A490; UNFINISHED BOLTS AND NUTS, ASTM A307, GRADE A; RIVETS, ASTM A502, GRADE 1.

7. SHOP PAINT: FS TT-P-86, TYPE II; OR SSPC-PAINT 14.

8. FABRICATION: COMPLY WITH AISC "SPECIFICATIONS" AND FINAL SHOP DRAWINGS. MARK AND MATCH-MARK UNITS FOR FIELD ASSEMBLY.

9. CONNECTIONS: AS SHOWN ON FINAL SHOP DRAWINGS. USE HIGH-STRENGTH BOLTS FOR FIELD CONNECTIONS, EXCEPT AS OTHERWISE INDICATED.

   A) COMPLY WITH ASW CODE FOR PROCEDURES, APPEARANCE AND QUALITY OF WELDS.

10. PROVISIONS FOR OTHER WORK: FABRICATE STRUCTURAL STEEL MEMBERS TO PROVIDE HOLES FOR SECURING OTHER WORK AND FOR PASSAGE OF OTHER WORK THROUGH STEEL FRAMING AS INDICATED.

11. SHOP PAINTING: PAINT STRUCTURAL STEEL WORK, EXCEPT MEMBERS OR PARTITIONS OF MEMBERS EMBEDDED IN CONCRETE OR MORTAR, AND CONTACT AREAS TO BE WELDED OR RIVETED. CLEAN STEEL FREE OF LOOSE MILL SCALE, RUST, OIL, AND GREASE. APPLY PRIME PAINT TO PROVIDE A MINIMUM DRY FILM THICKNESS OF 2.0 MILS.

12. ERECTION: COMPLY WITH AISC CODE AND SPECIFICATIONS AND MAINTAIN WORK IN SAFE AND STABLE CONDITION DURING ERECTION. PROVIDE TEMPORARY BRACING AND SHARING AS REQUIRED; REMOVE WHEN FINAL CONNECTIONS PLACED.

SET BASE PLATES ON CLEANED BEARING SURFACES, USING WEDGES OR OTHER ADJUSTMENTS AS REQUIRED. SOLIDLY PACK OPEN SPACES WITH COMMERCIAL NO-SHRINK GROUT.

SECTION 05400 – METAL FRAMING

1. WORK INCLUDES LIGHT GAUGE METAL FRAMING UNITS, OF SIZE AND GAUGE INDICATED, INCLUDING MANUFACTURER'S STANDARD TRACKS, BLOCKING, CLIPS, FASTENERS AND ACCESSORIES.

2. DELIVERY AND STORAGE: PROTECT METAL FRAMING UNITS FROM RUSTING AND DAMAGE. STORE ABOVE GROUND IN DRY, VENTILATED SPACE, OR PROTECT WITH WATERPROOF COVERINGS.

3. EXTERIOR STUDS TO BE GALVANIZED FINISH COMPLYING WITH ASTM A-525 FOR MINIMUM G60 COATING.

SECTION 05500 – METAL FABRICATIONS

1. WORK INCLUDES MISCELLANEOUS SHOP FABRICATED FERROUS METAL ITEMS, INCLUDING BUT NOT LIMITED TO:

   A) LOOSE STEEL LINTELS.

   B) LADDERS.

   C) GRILLES.

   D) MISCELLANEOUS FRAMING, SUPPORTS AND TRIM.

2. MATERIALS:

   A) STEEL SECTIONS ASTM A36.

   B) STEEL TUBING: ASTM A500 OR ASTM A501.

   C) STEEL PIPE: ASTM A53, GRADE B, STANDARD WEIGHT (SCHEDULE 40).

   D) MALLEABLE IRON CASTINGS: ASTM A47.

   E) BOLTS, NUTS, AND WASHERS: ASTM A307.

   F) WELDING MATERIALS: ASW D1.1; TYPE REQUIRED FOR MATERIALS BEING WELDED.

   G) PRIMER: SSPC-PAINT 2, FOR SHOP APPLICATION AND FIELD TOUCHUP.

3. FABRICATION:

   A) VERIFY DIMENSIONS IN FIELD PRIOR TO SHOP FABRICATION.

   B) FABRICATE ITEMS WITH JOINTS TIGHTLY FITTED AND SECURED.

   C) FIT AND SHOP ASSEMBLE IN LARGEST PRACTICAL SECTIONS, FOR DELIVERY TO SITE.

   D) PRIME PAINT ITEMS SCHEDULE TO PROVIDE A UNIFORM DRY FILM THICKNESS OF 2.0 MILS.

   E) LADDERS:

      1) FABRICATE LADDERS FOR THE LOCATIONS SHOWN, WITH DIMENSIONS, SPACING, DETAILS AND ANCHORAGE AS INDICATED. COMPLY WITH THE REQUIREMENTS OF ANSI A 14.3, EXCEPT AS OTHERWISE INDICATED.
         A. UNLESS OTHERWISE SHOWN, PROVIDE ½" X 2½" CONTINUOUS STRUCTURAL STEEL FLAT BAR SIDE RAILS WITH EASED EDGES, SPACED 24" APART.

         B. PROVIDE ¾" DIAMETER SOLID STRUCTURAL STEEL BAR RUNGS, SPACED 12" O.C.

      2) FIT RUGS IN CENTERLINE OF SIDE RAILS, PLUG WELD AND GRIND SMOOTH ON OUTER RAIL FACES.

      3) SUPPORT EACH LADDER AT TOP BOTTOM AND AT INTERMEDIATE POINTS SPACED NOT MORE THAN 5'-0" O.C. USE WELDED OR BOLTED STEEL BRACKETS, DESIGNED FOR ADEQUATE SUPPORT AND ANCHORAGE, AND TO HOLD LADDER CLEAR OF THE WALL SURFACE WITH A MINIMUM OF 7" CLEARANCE WALL TO CENTERLINE OF RUNGS. RETURN RAILS TO WALL OR STRUCTURE UNLESS OTHER SECURE HANDHOLDS ARE PROVIDED.

      4) PROVIDE NON=SLIP SURFACE ON TOP OF EACH RUNG, EITHER BY COATING THE RUNG WITH ALUMINUM OXIDE GRANULES SET IN EPOXY RESIN ADHESIVE, OR BY USING A TYPE OF MANUFACTURED RUNG WHICH IS FILLED WITH ALUMINUM OXIDE GROUT

DIVISION 6 – WOOD & PLASTICS

SECTION 06100 – CARPENTRY

1. FRAMING LUMBER: AMERICAN SOFTWOOD LUMBER STANDARDS PS20, S4S, 19% MAXIMUM MOISTURE CONTENT, WITH THE FOLLOWING MINIMUM WORKING STRESSES:

   A) MEMBERS IN CONTACT WITH CONCRETE, MASONRY, OR ROOF SHALL BE PRESERVATIVE TREATED, AWPB LP-2.

   B) FIRE RETARDANT TREATED LUMBER: AWPA C20.

2. PLYWOOD: PSI, FACTORY MARKED WITH APPROPRIATE APA TRADEMARK. WAFER OR PARTICLE BOARD IS NOT ACCEPTABLE. PROTECT OIL PLYWOOD FROM MOISTURE BY USE OF ALL REQUIRED WATERPROOF COVERING UNTIL THE PLYWOOD HAS IN TURN BEEN COVERED WITH THE NEXT SUCCEEDING COMPONENT OF FINISH.

   A) ROOF SHEATHING: APA RATED SHEATHING, 40/20, 5/8" AND 3/4" NOMINAL, EXPOSURE 1.

   B) WALL SHEATHING: APA RATED SHEATHING 32/16. 5/8" NOMINAL, EXPOSURE 1.

   C) BUILDING FELT: 15 LB. ASPHALT SATURATED FELT.

3. NAILS, SPIKES, AND STAPLES: GALVANIZED FOR EXTERIOR LOCATIONS AND TREATED WOOD; PLAIN FINISH FOR OTHER INTERIOR LOCATIONS; SIZE AND TYPE TO SUIT APPLICATION.

4. BOLTS, NUTS, WASHER, LAGS, PINS, AND SCREWS: MEDIUM CARBON STEEL; SIZED TO SUIT APPLICATION; GALVANIZED FOR EXTERIOR LOCATIONS AND TREATED WOOD; PLAIN FINISH FOR OTHER INTERIOR LOCATIONS.

5. FASTENERS: TOGGLE BOLT TYPE FOR ANCHORAGE TO HOLLOW MASONRY; EXPANSION SHIELD AND LAG BOLT TYPE FOR ANCHORAGE TO SOLID MASONRY OR CONCRETE. BOLTS OR POWER ACTIVATED TYPE FOR ANCHORAGE TO STEEL.

6. ERECT WOOD FRAMING, FURRING, STRIPPING, PLYWOOD BACKING AND NAILING MEMBERS TRUE TO LINES AND LEVELS. DO NO DEVIATE FROM TRUE ALIGNMENT MORE THAN 1/2 INCH.

7. COMPLY WITH NFPA NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION RECOMMENDATIONS FOR SIZES AND SPACINGS OF MEMBERS, NAILING SCHEDULE, AND FOR FRAMING OPENINGS IF SIZES, SPACES, OR OPENING FRAMING ARE NOT INDICATED.

8. PROVIDE BLOCKING FOR SUPPORT OF WALL MOUNTED TABLES, CABINETWORK, HARDWARE, TOILET PARTIONS, URINAL SCREENS, KITCHEN AND BAR BULKHEAD, MOOSE BULKHEAD, SIGNS, TOILET ACCESSORIES, AND PLUMBING FIXTURES UNLESS OTHER MEANS OF SUPPORT INS INDICATED.

9. DO NOT SPLICE STRUCTURAL MEMBERS BETWEEN SUPPORTS.

SECTION 06150 – PREFABRICATED WOOD TRUSSES

1. SUBMITTALS:

   A) PRODUCT DATA: SUBMIT FABRICATOR'S SPECIFICATIONS AND INSTALLATION INSTRUCTION FOR REQUIRED WORK, COVERING LUMBER, METAL PLATES, HARDWARE, FABRICATION PROCESS, TREATMENT (IF ANY), HANDLING AND ERECTION.

      1) SUBMIT CERTIFICATION, SIGNED BY AN OFFICER OF FABRICATING FIRM, INDICATING THAT TRUSSES TO BE SUPPLIED FOR PROJECT COMPLY WITH INDICATED REQUIREMENTS.

   B) SHOP DRAWINGS: SUBMIT SHOP DRAWINGS SHOWING SPECIES, SIZES, AND STRESS GRADES OF LUMBER TO BE USED; SPAN, CAMBER CONFIGURATION AND SPACING FOR EACH TYPE OF TRUSS REQUIRED; TYPE, SIZE, MATERIAL, FINISH, DESIGN VALUE AND LOCATION OF METAL CONNECTOR PLATES; AND BEARING AND ANCHORAGE DETAILS.

      1) FABRICATOR SHALL SUBMIT DESIGN ANALYSIS INDICATING LOADING, SECTION MODULUS, ASSUMED ALLOWABLE STRESS, CALCULATIONS, AND SIMILAR, INFORMATION NEEDED FOR ANALYSIS AND TO ENSURE THAT TRUSSES COMPLY WITH DESIGN REQUIREMETNS.

      2) SHOP DRAWINGS SHALL BE SIGNED AND STAMPED BY A STRUCTURAL ENGINEER LICENSES TO PRACTICE IN THE STATE WHERE TRUSSES ARE TO BE ERECTED.

2. DESIGN REQUIREMENTS:

   A) TRUSS DESIGN STANDARD: DESIGN SPECIFICATION FOR METAL PLATE CONNECTED WOOD TRUSSES PUBLISHED BY TRUSS PLATE INSTITUTE (TPI)

   B) WOOD STRUCTURAL DESIGN STANDARD: NATIONAL DESIGN SPECIFICATION OF WOOD CONSTRUCTION PUBLISHED BY N.F.P.A.

   C) GRADING OF LUMBER: PROVIDE LUMBER GRADED BY A RECOGNIZED AGENCY WITH RULES AND SERVICE COMPLYING WITH REQUIREMENTS OF AMERICAN LUMBER STANDARDS COMMITTEE AND PS20. USE ONLY LUMBER PIECES WHICH BEAR INSPECTION SERVICE'S GRADE MARK, UNLESS OTHERWISE INDICATED (REMOVE MARK DURING FABRICATION IF NECESSARY).

   D) TRUSS FABRICATION STANDARD: QUALITY CONTROL MANUAL PUBLISHED BY TPI.

   E) DESIGN LOADING: TO COMPLY WITH STATE CODE UNLESS OTHERWISE INDICATED, L/240 MAXIMUM DEFLECTION.

3. HANDLE AND STORE TRUSSES WITH CARE, AND IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND TPI RECOMMENDATIONS TO AVOID DAMAGE FROM BENDING OVERTURNING OR OTHER CAUSE FOR WHICH TRUSS IS NOT DESIGNED TO RESIST OR ENDURE.

4. LUMBER:

   A) NOMINAL SIZES MAY BE NOTED ON SHOP DRAWINGS, EXCEPT DETAILS SHALL USE ACTUAL DIMENSIONS. PROVIDE ACTUAL SIZE AS REQUIRED BY PS20, FOR DRESSED LUMBER.

   B) PROVIDE KILN-DRIED LUMBER WITH 15% MAXIMUM MOISTURE CONTENT AT TIME OF DRESSING.

   C) LUMBER SPECIES: SOUTHERN PINE.

   D) LUMBER GRADE: FOR SPECIES USED, COMPLY WITH FOLLOWING STRESS-RATED GRADE (OR GRADES IF MORE THAN ONE SPECIFIED AT FABRICATOR'S OPTION).

      SPIB GRADE: SELECT STRUCTURAL
      SPIB GRADE: NO. 2

   E) STRESS RATING: PROVIDE LUMBER WHICH HAS BEEN EITHER GRADED OR TESTED AND CERTIFIED, AT INDICATED MOISTURE CONTENT, TO HAVE THE FOLLOWING MINIMUM VALUE:

      FB = 1400 PSI
      FT = 825 PSI
      FC = 975 PSI
      E = 1,600,000

5. METAL CONNECTOR PLATES, FASTENERS AND ANCHORAGES:

   A) CONNECTOR PLATE MATERIAL: METAL COMPLYING WITH FOLLOWING REQUIREMENT, UNLESS OTHERWISE INDICATED; NOT LESS THAN 0.036" THICK, COATED THICKNESS (CONTRACTOR'S OPTION IF MORE THAN ONE METAL INDICATED).

      1) GALVANIZED SHEET STEEL: ANSI/ASTM A446, GRADE A, COATING G60.

         ELECTROLYTIC ZINC COATED STEEL SHEET: ANSI/ASTM A591 COATING CLASS C, WITH MINIMUM STRUCTURAL QUALITY EQUIVALENT TO ANSI/ASTM A446, GRADE A.

6. FASTENERS AND ANCHORAGES: PROVIDE SIZE, TYPE, MATERIAL AND FINISH INDICATED COMPLYING APPLICABLE FEDERAL SPECIFICATION FOR NAIL, SCREWS, BOLTS, NUTS AND WASHERS AND ANCHORING DEVICES.

7. ERECT TRUSSES WITH PLANE OF TRUSS WEBS VERTICAL (PLUMB) AND PARALLEL TO EACH OTHER, LOCATED ACCURATELY AT DESIGN SPACINGS INDICATED.

8. PROVIDE TEMPORARY BRACING AS REQUIRED TO MAINTAIN TRUSSES PLUMB, PARALLEL AND IN PROPER LOCATION, UNTIL PERMANENT BRACING IS INSTALLED.

9. ANCHOR TRUSSES SECURELY AT ALL BEARING POINTS.

10. DO NOT CUT OR REMOVE TRUSS MEMBERS.

SECTION 06200 – FINISH CARPENTRY

1. SOFTWOOD LUMBER: GRADED IN ACCORDANCE WITH THE REQUIREMENTS OF AWI QUALITY STANDARDS; MAXIMUM MOISTURE CONTENT OF 6 PERCENT FOR INTERIOR WORK AND 10 PERCENT FOR EXTERIOR WORK.

2. SOFTWOOD PLYWOOD: GRADED IN ACCORDANCE WITH AWI QUALITY STANDARDS; CORE MATERIAL OF VENEER; OF RED OAK VENEER, PAINT GRADE VENEER, OR PLASTIC LAMINATE AS INDICATED.

3. PLASTIC LAMINATE: NEMA LD-3; GP-50 FOR HORIZONTAL AND VERTICAL SURFACES OVER MARINE PLYWOOD CL-20 FOR BACKING AND UNEXPOSED SURFACES.

4. NAILS: SIZE AND TYPE TO SUIT APPLICATION.

5. BOLTS, NUTS, WASHER, LAGS, PINS, AND SCREWS: SIZE AND TYPE TO SUIT APPLICATION.

6. INTERIOR WOOD TRIM:

   A) SOLID WOOD: BEVELED CEDAR SIDING – WESTERN RED CEDAR, 11/16" X 8" KD, DENSITY 12% MC FLAME SPREAD 69 (CLASS 2), CORROSION RESISTANT NAILS.

   B) PANELING: "D" GRADE OR BETTER SOUTHERN YELLOW PINE, 1 X 6 T & G, "V" GROOVE.

   C) PLYWOOD: 3/4" AB GRADE FIR PLYWOOD EXPOSED EDGES BONDED.

7. EXTERIOR WOOD TRIM:

   A) SOLID WOOD: FOR OPAQUE OR SATIN FINISH, "C" SELECT GRADE YELLOW PINE, WHITE PINE, REDWOOD, OR RED CEDAR, LOCATION AS INDICATED ON PLAN.

   B) PANELING: "D" GRADE OR BETTER SOUTHERN YELLOW PINE, 1 X 6 T & G, "V" GROOVE.

   C) PLYWOOD: ROUGH SAWN CEDAR OR DOUGLAS FIR PLYWOOD.

   D) SIDING (INSTALL OVER 1X4 WOOD FURRING ON EXTERIOR MASONRY WALLS) INSTALLATION AND FLASHING PER MANUFACTURERS SPECIFICATIONS:

      – HORIZONTAL 11/16" X 8" BEVELED WESTERN RED CEDAR ROUGH SAWN, SELECT KNOTTY, KILN DRIED, NLGA 204a, WCLIB 111e.
      – VERTICAL: 1" X 8" WESTERN RED CEDAR ROUGH SAWN, SELECT KNOTTY, KILN DRIED, NLGA 204a, WCLIB 111e

   E) TRIM: ROUGH-SAWN RED CEDAR

8. FABRICATE FINISH CARPENTRY AND CABINETWORK ITEMS IN ACCORDANCE WITH AWI QUALITY STANDARDS "CUSTOM GRADE", AND SECTION 400 OF THE AWI GUIDE. SHOP FABRICATE ITEMS WHERE POSSIBLE.

9. APPLY PLASTIC LAMINATE FINISH IN FULL UNINTERRUPTED SHEETS CONSISTENT WITH MANUFACTURED SIZES. CORNERS AND JOINTS TO BE HAIRLINE.

10. CAP EXPOSED PLASTIC LAMINATE EDGES WITH MATERIAL OF SAME FINISH AND PATTERN.

11. USE EXPOSED FASTENING DEVICES OR NAILS ONLY WHEN UNAVOIDABLE.

12. SAND WORK SMOOTH AND SET EXPOSED NAILS AND SCREWS. ELIMINATE HAMMER MARKS AND OTHER DEFECTS. APPLY WOOD FILLER IN EXPOSED NAIL AND SCREW INDENTIONS AND LEAVE READY TO RECEIVE SITE APPLIED FINISHES.

13. SET AND SECURE FINISH CARPENTRY AND CABINETWORK ITEMS IN PLACE, RIGID, PLUMB, AND SQUARE.

14. INSTALL AND ADJUST CABINET HARDWARE TO CORRECT OPERATION.

15. FINISH WOODWORK SHALL BE SET STRAIGHT, PLUMB OR LEVEL, CLOSELY FITTED AND RIGIDLY FASTENED. NAIL HEADS OF EXPOSED WORK SHALL BE SET FOR PUTTY AND OTHER FASTENINGS SHALL BE CONCEALED.

16. JOINTS SHALL BE TIGHT AND FORMED TO CONCEAL SHRINKAGE. ALL TRIM SHALL BE MITERED; NO BUTT JOINTS PERMITTED. INTERIOR CORNERS SHALL BE COPED.

17. INSTALL DOORS PLUMB, TRUE AND FITTED PROPERLY. LEAVE IN PERFECT WORKING ORDER. WARPED DOORS WILL BE REJECTED AND SHALL BE REPLACED. NEATLY MORTISE, DRILL, AND ANCHOR ALL HARDWARE.

18. CONCEAL FASTENERS WHEREVER POSSIBLE. WHERE NOT POSSIBLE, LOCATE THEM IN AN INCONSPICUOUS PLACE. WHERE NAILS OR SCREW ATTACHMENT OCCUR IN WOODWORK FACE, COUNTERSINK, PUTTY AND SAND SMOOTH.

SECTION 06255 – FIBERGLASS REINFORCED PANELS

1. FRP PANELS: 48" WIDE, 3/32" THICKNESS, WHITE UNLESS NOTED OTHERWISE. DURROCK BACKING TO 18" A.F.F.

   A) KEMLITE

   B) MARLITE

2. FRP ACCESSORIES:

   A) ALL MOLDINGS, TRIM, ADHESIVE AND OTHER ACCESSORIES SHALL BE AS MANUFACTURES AND RECOMMENDED BY THE SAME MANUFACTURER AS PANELS.

3. SEALANT:

   A) ONE PART SILICONE RUBBER, ASTM C920 AND FS TT-S-001543A, FDA APPROVED, OR AS RECOMMENDED BY FRP MANUFACTURER.

   B) COLOR: CLEAR TO TRANSLUCENT.

4. INSTALL PANELS OVER PLYWOOD IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, USING NONFLAMMABLE ADHESIVE (100% COVERAGE).

   A) DRYWALL MUST BE INSTALLED (AND ALL JOINTS TAPED) FLOOR TO CEILING TO PROVIDE A GOOD BONDABLE SURFACE TO ACCEPT INSTALLATION OF FRP PANELS.

5. DISCARD UNITS OF MATERIAL WHICH ARE UNSOUND, WARPED, BOWED, TWISTED, IMPROPERLY TREATED, OR TOO SMALL TO FABRICATE WORK WITH MINIMUM OF JOINTS OR OPTIMUM JOINTING ARRANGEMENTS, OR WHICH ARE OF DEFLECTIVE MANUFACTURE WITH RESPECT TO SURFACES, SIZES, OR PATTERNS.

6. SCRIBE AND CUT WORK TO FIT ADJOINING WORK.

   A) CAULK ALL JOINTS AND ALL MOLDINGS WITH SILICONE SEALANT.

   B) PANELS TO BE APPLIED TO THE WALL WITH THE 48" DIMENSION HORIZONTAL, AND IN LENGTHS TO EXTEND FROM BASE TO CEILING WITH NO INTERMEDIATE HORIZONTAL JOINTS.

   C) INSTALL THE WORK PLUMB, LEVEL, TRUE AND STRAIGHT WITH NO DISTORTIONS. SHIM AS REQUIRED USING CONCEALED SHIMS. INSTALL TO A TOLERANCE OF 1/8" IN 8'-0" FOR PLUMB AND LEVEL, AND WITH 1/16" MAXIMUM OFFSET IN FLUSH ADJOINING SURFACES.

DIVISION 7 – THERMAL AND MOISTURE PROTECTION

SECTION 07210 – BUILDING INSULATION

1. BATT INSULATION: PRE-FORMED GLASS FIBER BATT: BLANKETS WITH FOIL FACE MEMBRANE COVERING; PER

   A) CERTAINTEED CORP.
   B) MANSVILLE BUILDING MATERIALS CORP.
   C) OWENS-CORNING FIBERGLASS CORP.
   D) UNITED STATE GYPSUM CO.
   E) KNAUF FIBERGLASS

2. PERIMETER INSULATION: RIGID, CELLULAR THERMAL INSULATION WITH CLOSED-CELLS AND INTEGRAL HIGH DENSITY SKIN, FORMED BY THE EXPANSION OF POLYSTYRENE BASE RESIN IN AN EXTRUSION PROCESS TO COMPLY WITH ASTM C578 FOR TYPE INDICATED; WITH 5-YEAR AGED R-VALVES OF 5.4 AND 5 AT 40 AND 70 DEG. F. (4.4 AND 23.9 DEG. C.) RESPECTIVELY, 1" THICKNESS UNLESS OTHERWISE NOTED.

3. SOUND ATTENUATION INSULATION: USG "SAFB", 2.5 POUND/CU. FT DENSITY, NO SUBSTITUTION.

4. INSTALLATION ACCESSORIES AND ADHESIVES SHALL BE AS RECOMMENDED BY INSULATION MANUFACTURER FOR TYPE OF APPLICATION AND CONDITION OF SUBSTRATE.

5. INSTALL BATT INSULATION IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

   A) PLACE BATT INSULATION IN PARTITIONS TIGHT WITHIN SPACES AROUND CUT OPENINGS, BEHIND AND AROUND ELECTRICAL AND MECHANICAL ITEMS WITHIN OR BEHIND PARTITIONS AND TIGHT TO ITEMS PASSING THROUGH PARTITIONS.

   B) TRIM INSULATION NEATLY TO FIT SPACES. FILL GAPS OR VOIDS WITH INSULATION.

   C) INSTALL INSULATION WITH FACTORY APPLIED MEMBRANE FACING WARM SIDE OF BUILDING SPACES.

6. SECURE RIGID INSULATION TO SUBSTRATE SURFACES. STAGGER JOINTS 6" WHERE MULTI-LAYERED. CUT AND SHAPE TO SUBSTRATE CONDITIONS.

7. FREEZER SLAB INSULATION: 4" STYROFOAM SQUARE EDGE ASTM C578 TYPE IV

SECTION 07530 – ELASTOMERIC SHEET ROOFING

1. THE ROOFING SYSTEM APPROVED FOR BID ARE AS FOLLOWS: DURO-LAST

2. ROOF INSULATION SHALL BE 4" THICK JOHNS MANVILLE ENRGY3 POLYISOCYANURATE ROOF INSULATION (R-25), OR APPROVED EQUAL AND ACCEPTABLE TO ROOF MEMBRANE MANUFACTURER.

3. ALL ROOFING ACCESSORIES, FASTENERS, CAULKING, ROOF WALKWAY PADS, ETC., SHALL BE FURNISHED OR APPROVED BY MANUFACTURER.

4. THE SUCCESSFUL ROOFING CONTRACTOR WILL BE REQUIRED TO SUBMIT TO THE OWNER FOR APPROVAL THE FOLLOWING DRAWINGS AND DOCUMENTS.

   A) ROOF PLAN AT 1" = 20' SHOWING SEAMS, DRAINS AND ALL OTHER ROOF PROTRUSIONS.

   B) DETAILS OF ALL FLASHING AND COPING CONDITIONS AND OTHER INSTALLATION DETAILS.

   C) CAULKING SPECIFICATIONS.

   D) COMPLETE SPECIFICATIONS OF ALL MATERIALS AND THE INSTALLATION OF SAME.

   E) WORK PROGRESS SCHEDULE.

5. THE COMPLETE ROOFING SYSTEM AND INSTALLATION PROCEDURE MUST BE APPROVED BY THE ARCHITECT BEFORE BEGINNING THE WORK.

6. THE APPROVED ROOF SYSTEM SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS BY MFG. AUTHORIZED INSTALLERS. THE INSTALLER MUST BE CERTIFIED AND MUST HAVE AT LEAST 2 YEARS EXPERIENCE IN NEW COMMERCIAL MEMBRANE ROOFING WITH MFG. VERIFICATION OF CREDENTIALS MANDATORY.

7. AT ALL TIMES AND AT THE COMPLETION OF THE WORK, REMOVE ALL UNUSED AND DEBRIS RESULTING FROM THE WORK OF THIS SECTION, FROM THE BUILDING AND SITE. ROOFING AND FLASHING SPECIFIED HEREIN SHALL BE COMPLETE IN EVERY RESPECT, AND SHALL BE WATERTIGHT AND WEATHERTIGHT.

8. THE ROOFING CONTRACTOR SHALL FURNISH TO THE OWNER THE MANUFACTURER'S STANDARD TEN (10) YEAR WARRANTY, PLUS AN ADDITIONAL FIVE (5) YEAR WARRANTY FOR A TOTAL OF FIFTEEN (15) YEAR WARRANTY TO BE FULLY PAID FOR BY THE ROOFING CONTRACTOR.

9. THE GUARANTEE SHALL COVER BOTH LABOR AND MATERIALS NECESSARY TO RESTORE WATERTIGHTNESS.

SECTION 07550 – METAL ROOFING

1. METAL PANELS: METAL SALES FIVE RIB V-GROOVE: GALVALUME (26 GAUGE)
   PHONE: 1800-747-1206

2. COLOR SELECTION: GALVALUME

3. INSTALLATION:

   A) GENERAL: THE MANUFACTURER'S RECOMMENDED METHODS OF INSTALLATION SHALL BE THE BASIS FOR INSPECTION AND ACCEPTING OR REJECTING ACTUAL INSTALLATION PROCEDURES USED ON THE WORK.

   B) ANCHOR ALL PANELS ACCORDING TO MANUFACTURER'S DETAILS. USE FULL LENGTH PANELS WITH NO HORIZONTAL LAP JOINTS. APPLY BUTYL CAULK CLOSURE STRIPS FOR VAPOR SEAL ON TOP AND BOTTOM PANEL SUPPORT.

4. DAMAGE, DENTED OR SCRATCHED PANELS WILL NOT BE ACCEPTED

5. ROOF ACCESSORIES: SNO GEM SNOW GUARD
   888-766-4367
   MODEL: SNO-GEM JR
   INSTALLATION: ACCORDING TO MANUFACTURE INSTRUCTION
   A) APPLY SEALANT BEAD ACROSS BOTTOM OF SNO-GEM SURFACE AND SPREAD SEALANT EVENLY.
   B) PRESS SNOW GEM ON THE ROOF WITH LIGHT EVEN PRESSURE
   C) INSTALL SCREWS WITH NEOPRENE GASKET WASHERS THROUGH PILOT HOLES.
   D) APPLY BEAD OF SEALANT AROUND PERIMETER.

SECTION 07620 – SHEET METAL FLASHING AND TRIM

1. ZINC-COATED STEEL: COMMERCIAL QUALITY WITH 0.20 PERCENT COPPER, ASTM A526, EXCEPT ASTM A527 FOR LOCK-FORMING G90 HOT-DIP GALVANIZED, MIL PHOSPHATIZED FOR PAINTING: 24 GAUGE, EXCEPT AS OTHERWISE INDICATED.

2. SOLDER: FOR USE WITH STEEL, PROVIDE 50-50 TIN/LEAD SOLDER, ASTM B32 WITH ROSIN FLUX.

3. FASTENERS: SAME METAL AS FLASHING/SHEET METAL OR OTHER NON CORROSIVE METAL AS RECOMMENDED BY SHEET MANUFACTURER. MATCH FINISH OF EXPOSED HEADS WITH MATERIAL BEING FASTENED.

4. BITUMINOUS COATING: SSPC-PAINT 12, SOLVENT TYPE BITUMINOUS MASTIC, NOMINALLY FREE OF SULFUR, COMPOUNDED FOR 15-MIL. DRY FILM THICKNESS PER COAT.

5. ROOFING CEMENT: ASTM D2822, ASPHALTIC.

6. GENERAL METAL FABRICATION: SHOP-FABRICATE WORK TO GREATEST EXTENT POSSIBLE. COMPLY WITH DETAILS SHOWN, AND WITH APPLICABLE REQUIREMENTS OF SMACNA "ARCHITECTURAL SHEET METAL MANUAL" AND OTHER RECOGNIZED INDUSTRY PRACTICES. FABRICATE FOR WATERPROOF AND WEATHER RESISTANT PERFORMANCE WITH EXPANSION PROVISIONS FOR RUNNING WORK, SUFFICIENT TO PERMANENTLY PREVENT LEAKAGE, DAMAGE, OR DETERIORATION OF THE WORK. FORM WORK TO FIT SUBSTRATES. COMPLY WITH MATERIAL MANUFACTURER INSTRUCTIONS AND RECOMMENDATIONS FOR FORMING MATERIAL. FORM EXPOSED SHEET METAL WORK WITHOUT EXCESSIVE OIL-CANNING, BUCKLING, AND TOOL MARKS, TRUE TO LINE AND LEVELS INDICATED, WITH EXPOSED EDGES FOLDED BACK TO FORM HEMS.

   A) FABRICATE NON-MOVING SEAMS IN SHEET METAL WITH FLAT-LOCK SEAMS. FOR METAL OTHER THAN ALUMINUM, TIN EDGES TO BE SEAMED FORM SEAMS AND SOLDER. FORM ALUMINUM SEAMS WITH EPOXY SEAM SEALER, RIVET JOINTS FOR ADDITIONAL STRENGTH WHERE REQUIRED.

   B) WHERE LAPPED OR BAYONET-TYPE EXPANSION PROVISIONS IN WORK CANNOT BE USED, OR WOULD NOT BE SUFFICIENTLY WATER-WEATHERPROOF, FORM EXPANSION JOINTS OF INTERMESHING HOOKED FLANGES, NOT LESS THAN 1 INCH DEEP, FILLED WITH MASTIC SEALANT (CONCEALED WITHIN JOINTS).

   C) WHERE MOVABLE, NO-EXPANSION TYPE JOINTS ARE INDICATED OR REQUIRED FOR PROPER PERFORMANCE OF WORK, FORM METAL TO PROVIDE A PROPER INSTALLATION OF ELASTICMERIC SEALANT, IN COMPLIANCE WITH SMACNA STANDARDS.

7. ANCHOR UNITS OF WORK SECURELY IN PLACE, PROVIDING FOR THERMAL EXPANSION OF METAL UNITS; CONCEAL FASTENERS WHERE POSSIBLE, AND SET UNITS TRUE TO LINE AND LEVEL AS INDICATED. INSTALL WORK WITH LAPS, JOINTS, AND SEAMS WHICH WILL BE PERMANENTLY WATERTIGHT AND WEATHERPROOF.

8. CLEAN EXPOSED METAL SURFACE, REMOVING SUBSTANCES WHICH MIGHT CAUSE CORROSION OF METAL OR DETERIORATION OF FINISHES.

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PROJECT TEAM
CIVIL
GREENBERGFARROW
STRUCTURAL
GREENBERGFARROW
MECHANICAL
GREENBERGFARROW
ELECTRICAL
GREENBERGFARROW
KITCHEN EQUIPMENT & FIXTURE
TEXAS ROADHOUSE

ISSUE/REVISION RECORD

DATE	DESCRIPTION
07/07/26	COORDINATION SET
07/17/26	PERMIT/BID SET

PROFESSIONAL SEAL

7.17.26

PROFESSIONAL IN CHARGE
SCOTT LOIKITS
PROJECT MANAGER
J. WEHMEYER
QUALITY CONTROL
J. WEHMEYER
DRAWN BY
CFN/OGV

PROJECT NAME
TEXAS ROADHOUSE
5611 MERILY WAY
HUBER HEIGHTS, OH
OHIO
45424

PROJECT NUMBER
20260394.5

SHEET TITLE
SPECIFICATIONS

SHEET NUMBER
SPC2

Drawing Name: P:\2026\202603940\500 Construction Documents\Huber Heights OH\Produced_Current\202603940_18SPC2.DWG Last Modified: Jul 09, 2026 - 9:07am Plotted on: Jul 20, 2026 - 3:57pm by cfernandez

SECTION 07920 – SEALANTS AND CAULKING

1. SEALANT TYPE 1: ONE COMPONENT, ACRYLIC LATEX, FOR INTERIOR NON MOVING JOINTS.

   A) SONNEBORN "SONOLAC" OR EQUAL.

2. SEALANT TYPE 2: ONE COMPONENT URETHANE, GUN–GRADE, NON–SAG, FOR INTERIOR AND EXTERIOR CONCEALED MOVING JOINTS, THRESHOLDS AND ARCHITECTURAL SHEET METAL.

   A) SONNEBORN "NPI" OR EQUAL.

3. SEALANT TYPE 3: MULTI–COMPONENT, URETHANE, GUN–GRADE, NON–SAG, FOR INTERIOR AND EXTERIOR EXPOSED MOVING JOINTS (OTHER THAN PAVEMENTS), DOOR AND WINDOW FRAMES, AND OTHER WEATHERTIGHT LOCATIONS.

   A) SONNEBORN "NP2" OR EQUAL.

4. SEALANT TYPE 4: ONE COMPONENT, URETHANE, GUN–GRADES OR POURABLE, SELF–LEVELING FOR INTERIOR OR EXTERIOR HORIZONTAL JOINTS.

   A) SONNEBORN "SONOLASTIC SLI" OR EQUAL.

5. PRIMER: NON–STAINING TYPE, RECOMMENDED BY SEALANT MANUFACTURER TO SUIT APPLICATION. UNPAINTED, POROUS SURFACES SHALL BE PRIMED.

6. JOINT CLEANER: NON–CORROSIVE AND NON–STAINING TYPE, RECOMMENDED BY SEALANT MANUFACTURER; COMPATIBLE WITH JOINT FILLING MATERIALS.

7. JOINT FILLER: ASTM D1056, ROUND, CLOSED CELL POLYETHYLENE FOAM ROD; OVERSIZED 30 TO 50 PERCENT. POLYSTYRENE IS UNACCEPTABLE.

8. BOND BREAKER TAPE: PRESSURE SENSITIVE POLYETHYLENE TAPE RECOMMENDED BY SEALANT MANUFACTURER TO SUIT APPLICATION.

9. CLEAN, PREPARE AND SIZE JOINTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. REMOVE ANY LOOSE MATERIALS AND OTHER FOREIGN MATTER WHICH MIGHT IMPAIR ADHESION OF SEALANT. METAL SURFACES SHALL BE FREE OF CORROSION.

10. INSTALL JOINT FILLER ROD TO PROPER DEPTH BY ROLLING MATERIAL INTO JOINT WITHOUT LENGTHWISE STRETCHING OR TWISTING. DO NOT PUNCTURE OR PRIME FILLER ROD.

11. SEALANT APPLICATIONS SHALL BE PERFORMED IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN SPECIFICATIONS BY TRADESMEN SKILLED IN THE WORK. USE MASKING TAPE TO PROTECT ADJACENT SURFACES AS NECESSARY.

12. ALL SEALING SHALL BE DONE WITH NEAT, SMOOTH TOOLED BEADS, FREE OF AIR POCKETS, FOREIGN EMBEDDED MATTER, RIDGES AND SAGS, IN FIRM FULL CONTACT WITH INTERFACES.

13. WORK ADJACENT TO JOINTS SHALL BE CLEANED FREE OF SMEARS OF SEALANT, COMPOUND AS WORK PROGRESSES.

DIVISION 8 – DOORS AND WINDOWS

SECTION 08110 – STEEL DOORS AND FRAMES

1. ALL HOLLOW METAL DOORS AND FRAMES WILL BE FURNISHED BY CONTRACTOR. REFER TO DOOR SCHEDULE ON DRAWINGS.

2. INSTALL DOORS AND FRAMES IN ACCORDANCE WITH SDI–100 AND SDI–105 EXCEPT AS AMENDED IN THIS SECTION. COMPLY WITH NFPA–80 FOR FIRE RATED ASSEMBLIES.

3. INSTALL STEEL DOORS AND FRAMES PLUMB AND SQUARE IN CORRECT LOCATIONS INDICATED ON DRAWINGS AND WITH A MAXIMUM DIAGONAL DISTORTION OF 1/16" INCH. ENSURE THAT FRAMES ARE SECURELY AND RIGIDLY ANCHORED TO ADJACENT CONSTRUCTION.

4. HANG DOOR TO FIT FRAMES CLOSELY WITHOUT BINDING. DOOR TO COME IN FULL CONTACT WITH STOPS WHEN CLOSED. DOORS SHALL SWING QUIETLY AND EASILY AND NOT STRIKE FLOORS AT ANY POINT OF SWING. DOORS NOT EQUIPPED WITH CLOSERS SHALL REMAIN STATIONARY IN ANY INTERMEDIATE POSITION IN WHICH THEY ARE LEFT.

5. IMMEDIATELY AFTER INSTALLATION, TOUCH UP SURFACE COATING DAMAGE WITH PRIMER PAINT IDENTICAL TO THAT USED FOR SHOP COAT. LEAVE IN CLEAN CONDITION, READY FOR FINISH PAINT SPECIFIED IN SECTION 09900. INSTALL RUBBER SILENCERS AFTER FRAMES ARE GIVEN FINISH COATS OF PAINT.

SECTION 08210 – WOOD DOORS

1. REFER TO SECTIONS 01015, AND DOOR SCHEDULE ON DRAWINGS. INSTALL DOORS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

2. CONFORM TO AWI, ANSI/AWMA REQUIREMENTS FOR FIT TOLERANCES.

   A) MAXIMUM DIAGONAL DISTORTION: 1/16 INCH MEASURED WITH STRAIGHT EDGE, CORNER TO CORNER. HANG DOORS IN FRAMES NOT MORE THAN 3/32 INCH AT EACH SIDE AND HEAD; CLEARANCE AT THE BOTTOM SHALL BE ¾" OR AS REQUIRED FOR THRESHOLDS. ADJUST FOR SMOOTH AND BALANCE DOOR MOVEMENT. DOOR TO COME INTO FULL CONTACT WITH STOPS WHEN CLOSED. DOOR SHALL SWING QUIETLY AND EASILY AND NOT STRIKE FLOOR AT ANY POINT OF SWING.

SECTION 08710 – FINISH HARDWARE

1. ALL DOOR HARDWARE WILL BE FURNISHED BY THE CONTRACTOR. A SCHEDULE OF HARDWARE IS SHOWN ON DRAWINGS.

2. INSTALL HARDWARE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, USING PROPER TEMPLATES.

3. DO NOT INSTALL SURFACE–MOUNTED ITEMS UNTIL FINISHES HAVE BEEN COMPLETED ON THE SUBSTRATE.

4. SET UNITS LEVEL, PLUMB, AND TRUE TO LINE AND LOCATION. ADJUST AND REINFORCE THE ATTACHMENT SUBSTRATE AS NECESSARY FOR PROPER INSTALLATION AND OPERATION.

5. DRILL AND COUNTERSINK UNITS WHICH ARE NOT FACTORY–PREPARED FOR ANCHORAGE FASTENERS. SPACE FASTENERS AND ANCHORS IN ACCORDANCE WITH INDUSTRY STANDARD.

6. MOUNT HARDWARE UNITS AS INDICATED IN DHI "RECOMMENDED LOCATIONS FOR BUILDERS' HARDWARE FOR STANDARD STEEL DOORS AND FRAMES".

7. THROUGH–BOLT ALL DOOR CLOSERS.

8. SCREW THRESHOLDS TO SUBSTRATE WITH NO. 10 OR LARGER STAINLESS STEEL SCREWS OF THE PROPER TYPE FOR PERMANENT ANCHORAGE OF THRESHOLD.

   A) SET THRESHOLDS AT EXTERIOR DOORS IN A BED OF MASTIC SEALANT TO COMPLETELY FILL CONCEALED VOIDS AND EXCLUDE MOISTURE FROM EVERY SOURCE. DO NOT PLUG DRAINAGE HOLES OR BLOCK WEEPS. REMOVE EXCESS SEALANT.

9. SURFACE MOUNTED WEATHER–STRIPPING SHALL BE INSTALLED PRIOR TO OTHER SURFACE MOUNTED HARDWARE, WITHOUT BREAKS. COORDINATE HARDWARE ACCESSORIES TO SUIT CONTINUOUS WEATHER–STRIP.

10. CLEAN OPERATING ITEMS AS NECESSARY TO RESTORE PROPER FUNCTION AND FINISH OF HARDWARE.

11. ADJUST DOOR CONTROL DEVICES TO COMPENSATE FOR FINAL OPERATION OF HEATING AND VENTILATING EQUIPMENT.

SECTION 08810 – GLASS AND GLAZING

1. TYPICAL GLASS: FS DD–G–451, FLOAT OR PLATE, QUALITY Q3, CLEAR, 3/16" THICKNESS, INSULATED AS NOTED.

2. MIRROR GLASS: QUALITY G2, ¼" THICKNESS, POLISHED EDGES.

   A) MASTIC: AS RECOMMENDED BY MANUFACTURER.

   B) HARDWARE: K & V STANDARDS AND BRACKETS, SATIN BRASS FINISH.

3. REPLACE BROKEN GLASS AND CLEAN ALL GLASS PRIOR TO FINAL INSPECTION.

SECTION 09260 – GYPSUM BOARD SYSTEMS

1. GYPSUM PANELS – TYPES REQUIRED:

   A) REGULAR BOARD: FS SS–L–30–D, TYPE III, GRADE R, CLASS I, TAPERED EDGES, THICKNESS 5/8" OR ½".

   B) FIRE RATED BOARD: FS–SS–L–30–D, TYPE III, GRADE X, CLASS I, TAPERED EDGES, THICKNESS 5/8" OR ½".

   C) WATER RESISTANT BOARD: ASTM C630, GRADE R, TAPERED EDGES, THICKNESS 5/8" OR ½".

   D) PLASTER BOARD: THICKNESS 5/8" OR ½".

   E) CEMENT BACKER BOARD FOR TILE SHALL BE "WONDERBOARD" OR "DUROCK", ½" NOMINAL THICKNESS.

2. STUDS, TRIM AND ACCESSORIES

   A) STEEL STUDS: PER ASTM C645, GALVANIZED, GAUGES AS NOTED. TRACK SHALL BE ONE SIZE HEAVIER THAN STUDS.

   B) CORNER BEADS, CONTROL JOINTS AND EDGE TRIM: PER ASTM C1047, EQUAL TO USG #103 "DUR–A–BEAD" #093 AND #200–A RESPECTIVELY, GALVANIZED. UNDER OTHERWISE DETAILED, EXPOSED "J" TRIM IS NOT ACCEPTABLE.

3. FASTENERS: SCREWS, PER ASTM 1002; 1–1/4" TYPE "W" BUGLE HEAD INTO WOOD FRAMING, 1–1/8" TYPE "S" BYGLE HEAD INTO STEEL FRAMING AND 3/8" TYPE "S–12" PAN (OR LOW PROFILE) HEAD FOR STEEL TO STEEL FRAMING CONNECTIONS.

4. JOINT TREATMENT MATERIALS

   A) JOINT TAPE: PAPER REINFORCING TAPE, PER ASTM C475.

   B) JOINT COMPOUND: PROVIDE CHEMICAL HARDENING TYPE FOR BEDDING AND FILLING, AND READY–MIXED VINYL TAPE FOR TOPPING, PER ASTM C475.

5. TEXTURED FINISH: EQUAL TO GOLD BOND "UNICAL" ONE COAT NEVER PLASTER SAND MIX, TROWELED, SAMPLE PANEL FURNISHED BY OWNER.

6. STEEL FRAMING AND GENERAL GYPSUM BOARD INSTALLATION REQUIREMENTS.

   A) STEEL FRAMING BOARD APPLICATION AND FINISH STANDARDS: GA216 AND ASTM C754 AND C840. STUDDING SHALL BE 16" O.C. MEASURED VERTICALLY. FRAME DOOR OPENINGS TO COMPLY WITH GA219.

   B) INSTALL CEILING BOARDS IN THE DIRECTION AND MANNER WHICH WILL MINIMIZE THE NUMBER OF END–BUTT JOINTS, AND WHICH WILL AVOID END JOINTS IN TH CENTRAL AREA OF EACH CEILING. STAGGER END JOINTS AT LEAST 4'–0".

   C) INSTALL WALL/PARTITION BOARDS VERTICALLY TO AVOID END–BUTT JOINTS WHENEVER POSSIBLE.

   D) LOCATE EITHER EDGE OR END JOINTS OVER SUPPORT. STAGGER JOINTS OVER DIFFERENT STUDS ON OPPOSITE SIDES OF PARTITIONS.

   E) SPACE FASTENERS IN GYPSUM BOARD IN ACCORDANCE WITH REFERENCED STANDARDS AND MANUFACTURER'S RECOMMENDATIONS, EXCEPT AS OTHERWISE INDICATED.

      1) PARALLEL APPLICATION 12" O.C. IN FIELD ; 8" O.C. ALONG EDGES.

      2) PERPENDICULAR APPLICATION: 12" O.C. IN FIELD; 12" O.C. ALONG EDGES.

7. INSTALLATION OF DRYWALL TRIM ACCESSORIES:

   A) INSTALL METAL CORNER BEADS AT HORIZONTAL AND VERTICAL EXTERNAL CORNERS OF DRYWALL WORK. SECURE WITH SCREWS; CLINCHING IS NOT ACCEPTABLE.

   B) INSTALL METAL CONTROL JOINT (BEADED–TYPE) WHERE INDICATED AT 30'–0" MAXIMUM CENTERS IN ANY WALL OR CEILING.

8. FINISHING OF DRYWALL:

   A) APPLY TREATMENT AT GYPSUM BOARD JOINTS (BOTH DIRECTIONS), FLANGES OF TRIM ACCESSORIES, PENETRATION, FASTENER HEADS, SURFACE DEFECTS AND ELSEWHERE AS REQUIRED TO PREPARE WORK FOR DECORATION. APPLY JOINT COMPOUND IN 3 COATS. SAND BETWEEN LAST 2 COATS AND AFTER LAST COAT. TAPER MUD AREAS THAT GET COVERED BY CEDAR SIDING.

   B) WATER–RESISTANT GYPSUM BOARD JOINTS (BOTH DIRECTIONS), FLANGES OF TRIM ACCESS.

9. APPLICATION OF TEXTURED FINISH

   A) PREPARE AND PRIME DRYWALL AND OTHER SURFACES IN STRICT ACCORDANCE WITH TEXTURE FINISH MANUFACTURER'S INSTRUCTIONS.

   B) MIX AND APPLY FINISH TO DRYWALL AND OTHER SURFACES INDICATED TO RECEIVE FINISH IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS TO PRODUCE A UNIFORM TEXTURE WITHOUT BARE SPOTS OR OTHER EVIDENCE OF THIN APPLICATION, AND FREE OF APPLICATION PATTERN.

   C) REMOVE TEXTURE DROPPINGS FROM DOOR FRAMES, WINDOWS AND ADJOINING WORK.

SECTION 09320 – QUARRY TILE AND CERAMIC TILE

1. QUALITY ASSURANCE: PERFORM TILE WORK IN ACCORDANCE WITH THE REQUIREMENT OF ANSI–TCI 137.1, "RECOMMENDED STANDARD SPECIFICATION FOR CERAMIC TILE".

2. QUARRY AND CERAMIC TILE:

   A) QUARRY TILE: QUARRY TILE TO BE AMERICAN OLEAN, SUMMITVILLE, OR DAL–TILE 6" X 6" ABRASIVE TILE WITH 6" COVE BASE. ALL QUARRY BASE THROUGHOUT STORE TO BE INSTALLED OVER CEMENT BACKER BOARD. COLOR: PER ROOM FINISH SCHEDULE. EPOXY GROUT IN KITCHEN AREA.

   B) CERAMIC & WALL TILE: INTER CERAMIC TILE 1–800–496–8453, TILE AND GROUT COLOR: PER ROOM FINISH SCHEDULE

3. COMPLY WITH APPLICABLE TCA INSTALLATION METHODS FOR SUBSTRATES INDICATED. PROVIDE TILE EXPANSION JOINTS AT ALL CONSTRUCTION AND/OR JOINTS IN THE SLAB.

4. MIX AND PROPORTION PREMIX SETTING BED AND GROUT MATERIALS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

5. LAY TILE IN GRID PATTERN, PARALLEL TO WALLS. LAY OUT TILE WORK AND CENTER TILE FIELDS IN BOTH DIRECTIONS IN EACH SPACE OR ON EACH WALL AREA SO THAT NO TILES LESS THAN 1/2 FULL TILE WILL OCCUR. PROVIDE UNIFORM JOINT WIDTHS.

6. ALL TILE SHALL BE BROUGHT TO TRUE AND LEVEL PLANES WITH JOINTS WELL FILLED AND SHALL BE SECURED FIRMLY IN PLACE.

7. CUT AND FIT TILE RIGHT TO PROTRUSIONS AND/OR PERPENDICULAR INTERRUPTIONS.

8. SOUND TILE AFTER SETTING. REPLACE HOLLOW SOUNDING UNITS.

9. ALLOW TILE TO SET FOR A MINIMUM OF 48 HOURS PRIOR TO GROUTING.

10. PROHIBIT TRAFFIC FROM FLOOR FINISH OR ACTIVITIES NEAR WALL FINISH FOR 72 HOURS AFTER INSTALLATION. PROTECT THE TILE WORK FROM DAMAGE WITH KRAFT PAPER OR OTHER HEAVY NON–STAINING COVERING DURING THE CONSTRUCTION PERIOD.

11. UPON COMPLETION OF PLACEMENT AND GROUTING, CLEAN ALL CERAMIC TILE SURFACES SO THEY ARE FREE OF FOREIGN MATTER. ACID SOLUTIONS MAY BE USED WHEN PERMITTED BY TILE AND GROUT MANUFACTURER'S PRINTED INSTRUCTIONS.

SECTION 09330 – VINYL FLOORING

1. 100% RECYCLED VINYL FLOORING

2. ACCEPTABLE MANUFACTURERS:
   A) "PROTECT ALL FLOORING" COLOR: BLACK, B&H COMMERCIAL SERVICES
   CONTACT JOE BRINN 919–852–5279

   B) "ECO GRIP" COLOR: BLACK, ALLIED FLOOR
   CONTACT TONY COWAN 704–522–0597

SECTION 09510 – ACOUSTICAL CEILINGS

1. ACOUSTICAL PANELS:

   A) SIZE: 24" X 24" X 5/8" AND 24" X 48" X 5/8" X 5/8"

   B) EDGES: SQUARE CUT.

   C) WHITE CEILING TILE BY U.S.G. AURATONE, OMNI–FISSURED – C3.

2. GYPSUM BOARD PANELS – (KITCHEN AREAS);

   A) SIZE: 24" X 48" X ½"

   B) EDGES: SQUARE CUT

   C) COLOR: WHITE; 2 MIL VINYL FACING; STIPPLE FINISH.

   D) INSULATION: WHEN CALLED FOR, 6" FIBERGLASS BATTS PER SECTION 7210 (24" X 48").

      1) BASIS OF DESIGN: USG GYPSUM CEILING PANELS "CLIMAPLUS" (#3270)

3. SUSPENSION SYSTEM:

   A) EXPOSED, DIRECT HUNG, PER ASTM C635.

      1) EXPOSED GRID MEMBERS SHALL BE PREFINISHED, LOW GLASS FINISH; COLOR TO MATCH CEILING PANELS. PROVIDE USG'S "DONN AX" ALUMINUM GRID (WHITE) WITH STAINLESS STEEL LOCKING TEE ENDS IN KITCHEN AREAS; STEEL FOR ALL OTHER AREAS.

      2) CONCEALED GRID MEMBER SHALL BE ELECTRO –GALVANIZED.

   B) STRUCTURAL CLASSIFICATION: INTERMEDIATE DUTY.

   C) PROVIDE FIRE RATED GRID WHERE INDICATED OR SCHEDULED, OR REQUIRED BY LOCAL CODES.

4. MISCELLANEOUS MATERIALS:

   A) HANGER WIRE: GALVANIZED CARBON STEEL WIRE, ASTM A641, SOFT TEMPER, PRESTRECHED, CLASS I COATING, SIZED SO THAT STRESS OF 3–TIMES HANGER DESIGN LOAD (ASTM C635, TABLE I, DIRECT HUNG), WILL BE LESS THEN YIELD STRESS OF WIRE, BUT PROVIDE NOT LESS THAN 12 GAUGE.

   B) EDGE MOLDINGS AND TRIM: METAL OF TYPES AND PROFILES INDICATED OR, IF NOT INDICATED, PROVIDE MANUFACTURER'S STANDARD MOLDING FOR EDGES AND PENETRATIONS ON CEILING WHICH FITS WITH TYPE OF EDGE DETAIL AND SUSPENSION SYSTEM SPECIFIED.

5. INSTALLATION:

   A) INSTALL SUSPENSION SYSTEMS TO COMPLY WITH ASTM C636. LOCATE HANGERS NOT LESS THAN 6" FROM EACH END AND SPACED 4'–0" ALONG EACH CARRYING CHANNEL OR DIRECT–HUNG RUNNER, UNLESS OTHERWISE INDICATED, LEVELING TO TOLERANCE OF 1/8" IN 12'–0". IN KITCHEN AREAS, HANGERS SHALL BE SPACED 3'–0" ALONG OR TO INSERTS EYE SCREWS, OR OTHER DEVICES WHICH ARE SECURE AND APPROPRIATE FOR SUBSTRATE, AND WHICH WILL NOT DETERIORATE OR FAIL WITH AGE OR ELEVATED TEMPERATURES.

   B) SECURE WIRE HANGERS BY LOOPING AND WIRE–TYPING, EITHER DIRECTLY TO STRUCTURES EACH CARRYING CHANNEL OF DIRECT–HUNG RUNNER TO OBTAIN LOAD CAPACITY OF 16 LBS./L.F. PROVIDE HANGER WIRE AT EACH CORNER OF EACH RECESSED FLUORESCENT FIXTURE.

   C) INSTALL HANGERS PLUMB AND FREE FROM CONTACT WITH INSULATION OR OTHER OBJECTS WITHIN CEILING PLENUM WHICH ARE NOT PART OF SUPPORTING STRUCTURAL OR CEILING SUSPENSION SYSTEM. SPLAY HANGERS ONLY WHERE REQUIRED TO MISS OBSTRUCTIONS AND OFFSET RESULTING HORIZONTAL FORCE BY BRACING, COUNTER SPLAYING OR OTHER EQUALLY EFFECTIVE MEANS.

   D) INSTALL EDGE MOLDINGS OF TYPE INDICATED AT PERIMETER OF ACOUSTICAL CEILING AREA AND AT LOCATIONS WHERE NECESSARY TO CONCEAL EDGES OF ACOUSTICAL UNITS. PROVIDE HOLD–DOWN CLIPS ON CEILING PANELS IN VESTIBULE.

   E) CLEAN EXPOSED SURFACES OF ACOUSTICAL CEILINGS, INCLUDING TRIM, EDGE MOLDINGS, AND SUSPENSION MEMBERS; COMPLY WITH MANUFACTURER'S INSTRUCTIONS FOR CLEANING AND TOUCHUP OF MINOR FINISH DAMAGE. REMOVE AND REPLACE WORK WHICH CANNOT BE SUCCESSFULLY CLEANED AND REPAIRED TO PERMANENTLY ELIMINATE EVIDENCE OF DAMAGE.

SECTION 09900 – PAINTING

1. PROVIDE LABOR, MATERIALS, EQUIPMENT AND RELATED ITEMS REQUIRED TO COMPLETE THE EXTERIOR AND INTERIOR ITEMS AND SURFACES THROUGHOUT THE PROJECT INCLUDING FILLING, SEALING, PRIMING, AND FINISHING.

2. MECHANICAL AND ELECTRICAL WORK TO BE PAINTED INCLUDES THE FOLLOW (BUT NOT LIMITED TO):

   A) EXPOSED PIPING AND/OR PIPE INSULATION, INSIDE AND OUTSIDE BUILDING.

   B) MECHANICAL EQUIPMENT SUPPORTS

   C) EXPOSED CONDUIT, BOXES, PANEL FRONTS.

3. ENSURE SURFACE TEMPERATURE AND THE SURROUNDING AIR TEMPERATURE ARE ABOVE 50 DEGREES F. BEFORE APPLYING PAINT MATERIALS.

4. PROVIDE ADEQUATE CONTINUOUS VENTILATION AND SUFFICIENT HEATING FACILITIES TO MAINTAIN TEMPERATURES ABOVE 45 DEGREES F. FOR 24 HOURS BEFORE, DURING AND 48 HOURS AFTER APPLICATION OF PAINT AND MATERIALS.

5. PROVIDE MINIMUM 25 FOOT CANDLES OF LIGHTING ON SURFACES TO BE PAINTED.

6. ACCEPTABLE MANUFACTURER

   A) PORTER PAINTS
   B) SHERWIN–WILLIAMS

7. PERFORM PREPARATION, FILLING SEALING, SANDING AND CLEANING OF SURFACES SCHEDULED TO BE PAINTED IN ACCORDANCE WITH PAINT MANUFACTURER'S INSTRUCTIONS.

8. REMOVE HARDWARE AND ACCESSORIES, FITTING AND FASTENINGS, ELECTRICAL PLATES, LIGHTING FIXTURE AND SIMILAR ITEMS. REINSTALL REMOVED ITEMS AFTER COMPLETION OF PAINTING.

9. DO NOT PAINT OVER DIRT, DUST, STAINS, RUST, SCALE, OIL, GREASE, MOISTURE, SCUFFED SURFACES, OR OTHER CONTAMINATION OR CONDITIONS DETRIMENTAL TO FORMATION OF A DOUBLE PAINT FILM.

10. BACKPRIME WOODWORK AS FOLLOWS:

   A) EXTERIOR PAINTED WOOD: "LATEX EXTERIOR PRIMER".

11. APPLY PAINT IN ACCORDANCE WITH PAINT MANUFACTURER'S INSTRUCTIONS AND AS HEREIN SPECIFIED.

12. APPLY EACH COAT OF PAINT AT NO LESS THAN SPREADING RATE INDICATED IN MANUFACTURER'S INSTRUCTIONS.

13. SAND LIGHTLY BETWEEN ENAMEL COATS.

14. COMPLY COVER ITEMS/SURFACES SCHEDULED TO BE PAINTED TO PROVIDE A SMOOTH SURFACE OF UNIFORM FINISH, COLOR, APPEARANCE AND PAINT MATERIAL COVERAGE FREE FROM CLOUDINESS, SPOTTING, HOLIDAYS, LAPS, BRUSH MARKS, RUNS, STREAKS, SAGS, ROPINESS AND OTHER SURFACE IMPERFECTIONS.

15. PAINT ITEMS/SURFACES LISTED FOR EACH OF THE FOLLOWING SUBSTRATES WITH THE SYSTEM OF PAINT COATS AND COLORS AS INDICATED.

INTERIOR

   A) WALLS – 2 COATS MACHINE APPLIED FLOW COATED, CEDARTONE TWP #1501

   B) WOOD FLOORS AND PINE BASE – APPLY ONE COAT OF #835 – PORTER PENETRATING FINISH, TINTED TO TEXAS ROADHOUSE BLACK WALNUT (8YE4YK). APPLY BY BRISTLE BRUSH OR LAMBSKIN APPLICATOR. DO NOT ALLOW TO PUDDLE OR APPLY EXCESSIVELY HEAVY COAT. FINISH WITH POLYURETHANE SEAL – TWO COATS APPLY BY BRISTLE BRUSH – DO NOT SPRAY.

      ALTERNATIVE: SHERWIN WILLIAMS STAIN – WOOD CLASSIC CHARCOAL.

   C) CEILING – APPLY ONE COAT OF PORTER PAINT #951 VINYL SUEDE BLACK. MAKE SURE TO GET A UNIFORM FLAT BLACK FINISH. NOTE: GALVANIZED METAL DUCT WORK AND CONDUIT NEED TO BE CLEANED TO REMOVE ALL OILS THEN TREATED WITH #5 – GALVAPREP PHOSPHORIC ACID PRE–TREATMENT AND RINSED BEFORE PAINTING.

   D) KITCHEN DOORS/FRAMES AND STUCCO TEXTURED PANELS AT DINING ROOM – PORTER #6883–1 – WHITE WHEAT IN #149 ALKYD SEMI GLOSS

      ALTERNATIVE: SHERWIN WILLIAMS – DOVER WHITE

   E) RESTROOM DOOR FRAME AND FRONT DOOR FRAMES – PORTER #6702–3 – LEATHER IN #147 ALKYD SEMI GLOSS

      ALTERNATIVE: SHERWIN WILLIAMS – #2195 ROADSIDE

   F) OFFICE DOOR AND FRAME, STORAGE DOOR AND FRAME AND HANDRAIL – CLEAN TO REMOVE ALL OILS AND DIRT. PRIME WITH ONE COAT OF #299 ZINC DUST PRIMER THEN APPLY TWO COATS OF #610 ACRYLIC GLOSS BLACK

      ALTERNATIVE: SHERWIN WILLIAMS – ALL SURFACE OIL BASE – TRICORN BLACK

   G) ½ WALL TOP CAP, TRIM AND RESTROOM DOORS.

      FIRST COAT: PORTER #832, WOOD STAIN TINTED TO TEXAS ROADHOUSE LPSWICH. APPLY WITH BRISTLE BRUSH OR WITH SOFT RAG (4YJ,5Y16K,1YT,16V)

      SECOND COAT: APPLY BY BRUSH ONE COAT OF #858 – GLOSS URETHANE VARNISH, THINNED 10% WITH #1532 THINNER AS A SEALER COAT. ALLOW 24 HOURS TO DRY

      THIRD COAT: APPLY A FULL UNTHINNED COAT OF #838 – URETHANE VARNISH

         ALTERNATIVE: SHERWIN WILLIAMS – WOOD STAIN (R2 MAROON 23/32, B1 BLACK 40/32 & 1/128, Y3 DEEP GOLD 42/32 & 1/128.

   H) FRONT ENTRY DOORS, AND INTERIOR VESTIBULE DOORS – PRE STAINED WITH ONE COAT OF AMTECO #1501 STAIN, APPLY TWO FINISH COATS OF MARINE VARNISH IN THE FIELD

EXTERIOR

   A) WOOD CEDAR SIDING: 2 COATS #1842 PORTER PAINTS SEMI–TRANSPARENT WOOD STAIN TINTED TEXAS ROADHOUSE PECAN. FORUMLA GALLON: 1842 12J, 12K, 4M. FOR BEST RESULTS DO NOT SPRAY. COLOR TO MATCH EXISTING – VERIFY IN FIELD.

      WINDOW TRIM, AND WOOD SHUTTERS – 2 COATS MACHINE APPLIED FLOW COATED OF AMTECO #1501 CEDARTONE. COLOR TO MATCH EXISTING – VERIFY IN FIELD.

   B) METAL TRIM AND METAL FLASHING CONSTRUCTED OF GALVANIZED STEEL, GUTTERS AND CEDAR TRIM – APPLY TWO COATS OF PORTER GREEN #614 (2Y16E, 2Y13L, 8Y10P, 1Y24C, 2YV) COLOR TO MATCH EXISTING – VERIFY IN FIELD.

      ALTERNATIVE: SHERWIN WILLIAMS – GREEN (R2 MAROON 1/32, N1 RAW UMBER 16/32, W1 WHITE 22/32, B1 BLACK 44/32, Y3 DEEP GOLD 2 OZ. & 5/32, G2 NEW GREEN 4 OZ. & 54/32)

      ON GALVANIZED STEEL, CLEAN TO REMOVE ALL OILS, THAN TREAT WITH #5, GALVAPREP PHOSPHORIC ACID BASED PRE–TREATMENT. SURFACE SHOULD BE SCRUBBED AND RINSED. NEXT PRIME WITH #299, ZINC DUST PRIMER.

   C) METAL DOORS AND FRAMES, ELECTRICAL BOXES, BOLLARDS & DUMPSTER GATES

      IF GALVANIZED METAL, CLEAN TO REMOVE ALL OILS THEN TREAT WITH #5, GALVAPREP PHOSPHORIC ACID BASED PRE–TREATMENT. SCRUB SURFACE, RINSE, ALLOW TO DRY AND PRIME WITH ONE COAT OF #299 – ZINC DUST PRIMER. ALLOW TO DRY THEN APPLY TWO COATS OF #610 – PORTER ACRYLIC GLOSS BLACK.

      ALTERNATIVE: SHERWIN WILLIAMS – TRICORN BLACK OIL BASE

   D) DUMPSTER ENCLOSURE WALLS, DOWNSPOUTS AND GAS LINE (MATCH CEDAR) APPLY TWO COATS PORTER PAINTS #614 (14YJ/2Y8M/1Y24K/4P/2YV)

   ALTERNATIVE: SHERWIN WILLIAMS – #2195 ROADSIDE

   E) GAS LINE ON ROOF – PAINT YELLOW

   CALL DAN AT PORTER PAINTS (502) 426–3150 WITH ANY QUESTIONS

DIVISION 10 – SPECIALITIES

SECTION 10150 – TOILET COMPARTMENTS

1. ALL COMPARTMENTS AND SCREEN ARE FURNISHED AND INSTALLED BY OTHERS. MANUFACTURER EQUAL TO TYPE SOLID PLASTIC–FF FULL FLUSH, AMERICAN SANITARY PARTITION CORP. COLOR TO MATCH "BLACK."

2. INSTALL PARTITIONS SECURE, PLUMB, LEVEL AND SQUARE.

3. MOUNT PANELS, DOOR AND URINAL SCREENS WITH BOTTOM EDGES 12 INCHES ABOVE THE FLOOR.

4. MOUNT HEADRAILS FOR BRACING 12 INCHES ABOVE TOPS OF DOORS AND PANELS.

5. ATTACH PANEL BRACKETS SECURELY TO WALLS USING APPROPRIATE ANCHORAGE DEVICES.

6. ATTACH PANEL AND PILASTERS TO BRACKETS WITH THROUGH BOLTS AND NUTS.

7. ANCHOR URINAL SCREENS TO WALLS TO SUPPORT 150 POUND LOADS REQUIRED IN RR–P–1352.

8. CONCEAL FLOOR FASTENINGS WITH PLASTER SHOES.

9. EQUIP EACH DOOR WITH HINGES, LATCH, KEEPER AND STOP, DOOR PULL AND COAT HOOK WITH BUMPER.

10. ADJUST AND ALIGN HARDWARE TO UNIFORM CLEARANCE AT VERTICAL EDGES OF DOORS AND EXCEEDING 3/16 INCH.

11. ADJUST HINGES TO LOCATE DOORS IN PARTIAL OPEN POSITION WHEN UNLATCHED.

   A. SET HANDICAP DOORS TO RETURN WITHIN 5 DEGREES OF CLOSED POSITION.
   B. SET ALL OTHER DOORS TO RETURN WITHIN 30 DEGREES OF CLOSED POSITION.

SECTION 10800 – TOILET ACCESSORIES

1. ALL TOILET ACCESSORIES ARE FURNISHED AND INSTALLED BY OTHERS UNLESS OTHERWISE NOTED – SEE SHEET A13. COORDINATE ROUGH–IN, OPENINGS AND WOOD BLOCKING.

2. INSTALL FIXTURES, ACCESSORIES AND ITEMS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, AND WHERE AFFECTED, AT HEIGHTS OR LOCATIONS FOR THE HANDICAPPED AS INDICATED OR SPECIFIED HEREIN.

3. INSTALL TRUE, PLUMB AND LEVEL, SECURELY AND RIGIDLY ANCHORED TO SUBSTRATE.

4. SEE FINISH SCHEDULES FOR ACCESSORIES.

5. BABY CHANGING STATION TO FURNISHED AND INSTALLED BY OTHERS.

DIVISION 15– MECHANICAL

SECTION 15100 – GENERAL MECHANICAL REQUIREMENTS

1. SCOPE OF WORK

   A) THE WORK TO BE ACCOMPLISHED UNDER THIS SECTION OF SPECIFICATIONS INCLUDES THE FURNISHING OF ALL LABOR, MATERIALS, SUPERVISION AND EQUIPMENT FOR THE COMPLETE INSTALLATION OF AIR CONDITIONING, HEATING, VENTILATING, PLUMBING, FIRE PROTECTION TOGETHER WITH ALL THE NECESSARY AUXILIARIES AND APPURTENANCE. GENERALLY THE WORK SHALL CONSIST OF, BUT IS NOT LIMITED TO, ITEMS LISTED IN THE FOLLOWING PARAGRAPH.

   B) AIR CONDITIONING AND HEATING: FACTORY BUILT AIR CONDITIONING AND HEATING UNITS OF THE SINGLE ZONE ROOF TOP PACKAGE, FILTERS, FANS, MOTORS, DRIVES, H.V.A.C. UNITS, HOODS, ETC.

   C) AIR DISTRIBUTION SYSTEMS: SHEETMETAL DUCTWORK, VOLUME DAMPERS, SPLITTER DAMPERS, TURNING VANES, AIR CONTROL DEVICES, GRILLES, REGISTERS, DIFFUSERS, FLEXIBLE DUCT.

   D) PLUMBING: SOIL, WASTE AND VENT PIPING, DOMESTIC HOT AND COLD WATER DISTRIBUTION, HOT WATER GENERATORS, FIXTURES, GREASE TRAPS, VENTS, CONDENSATE LINES OF HVAC AND MISCELLANEOUS EQUIPMENT, UNDERFLOOR OR OVERHEAD SODA, REFRIGERANT LINE CONDUIT AND/OR ROOF LEADERS.

   E) MISCELLANEOUS: SUPPLY AND EXHAUST FANS, MAKE–UP AIR UNITS, TEMPERATURE CONTROLS, THERMAL INSULATION, APPARATUS FOUNDATIONS AND SUPPORTS, PIPE HANGERS AND SUPPORTS AND ALL NECESSARY TOOLS, ACCESSORIESAND APPLIANCES REQUIRED TO MAKE ALL SYSTEMS COMPLETE AND OPERATIVE.

2. PRODUCTS AND EXCECUTION

   A) ELECTRICAL PROVISIONS FOR MECHANICAL WORK: EXCEPT FOR SUCH ITEMS AS ARE NORMALLY WIRED UP AT THEIR POINT OF MANUFACTURE AND SO DELIVERED, AND UNLESS SPECIFICALLY NOTED TO THE CONTRARY HEREIN, THE ELECTRICAL SUBCONTRACTOR WILL DO ALL ELECTRIC WIRING OF EVERY CHARACTER FOR POWER SUPPLY. CONTROL WIRING SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL SUBCONTRACTOR. THIS SUBCONTRACTOR SHALL ERECT ALL MOTORS IN PLACE READY FOR CONNECTION. EXCEPT FOR SUCH ITEMS AS ARE NORMALLY SUPPLIED WITH STARTERS INSTALLED (HVAC UNITS, DISHWASHERS, ETC.) AT THEIR POINT OF MANUFACTURE. ALL OTHER STARTERS NOT FURNISHED WITH EQUIPMENT TO BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR. THE ELECTRICAL SUBCONTRACTOR WILL MOUNT ALL SUCH STARTERS, AS DIRECTED, FURNISHING SUPPORTING STRUCTURES, WHERE NECESSARY. THE OWNER AND OTHER CONTRACTORS SHALL FURNISH WITH EACH ITEM REQUIRING ELECTRICAL CONNECTIONS, THE NECESSARY INSTRUCTIONS AND WIRING DIAGRAMS TO THE ELECTRICAL SUBCONTRACTOR. THE ELECTRICAL SUBCONTRACTOR SHALL REFER TO THE SPECIFICATIONS TO DETERMINE THE SCOPE OF THE WORK.

   B) CHASES AND OPENINGS: VARIOUS DIVISIONS. HOWEVER, THE LOCATIONS OF ALL INSERTS AND OPENINGS SHALL BE DETERMINED AND COORDINATED WITH OTHER DIVISIONS IN AMPLE TIME TO AVOID CUTTING NEW CONSTRUCTION.

   C) ROOF FLASHING OF DUCTS AND CURBS: DIVISION 7. HOWEVER, PLUMBING VENT FLASHING AND COUNTER FLASHING SHALL BE PROVIDED UNDER THIS DIVISION AND PER ROOF MANURFACTURER RECOMMENDATIONS.

   D) OPENING IN ROOF DECK: WHERE PIPING, DUCTS, VENTS OR ANY OTHER MECHANICAL APPARATUS PENETRATES ROOF DECK AND OPENING IS NOT SPECIFICALLY SHOWN ON STRUCTURAL DRAWINGS, OBTAIN ARCHITECT'S APPROVAL OF LOCATION AND SIZE. HAVE ROOF DECK INSTALLER DO CUTTING AND PAY INSTALLER COST OF CUTTING OPENING.

3. PERMITS, FEES AND CODE REGULATIONS

   A) PERMITS: OBTAIN ALL PERMITS REQUIRED TO DO THIS WORK AND PAY ANY FEES REQUIRED TO SUCH PERMITS.

   B) REGULATIONS: CONFORM TO ALL STATE AND LOCAL ORDINANCES AND RULINGS, APPLICABLE TO THIS WORK AND IN EFFECT AT THE TIME THE WORK IS PERFORMED. APPROVAL OF VARIOUS INSURING AND INSPECTION AUTHORITIES SHALL BE OBTAINED. WHEN REQUESTED, COMPETENT EVIDENCE OF INSPECTION AUTHORITIES SHALL BE OBTAINED. WHEN REQUESTED, COMPETENT EVIDENCE OF COMPLIANCE, WITH APPLICABLE CODES, SHALL BE FURNISHED.

   C) CONFLICTS: IF A CONFLICT EXISTS BETWEEN THE DRAWINGS AND/OR SPECIFICATIONS AND ANY ABOVE MENTIONED AUTHORITY, THE CONTRACTOR SHALL ADVISE THE ARCHITECT/ENGINEER IN WRITING FIVE (5) DAYS PRIOR TO PRESENTING PROPOSAL OR STAND ANY COST REQUIRED TO MEET REGULATIONS.

4. STRUCTURAL AND SPACE CONDITION

   A) THE SPECIFICATIONS AND ACCOMPANYING DRAWINGS ARE INTENDED TO ENCOMPASS A SYSTEM THAT WILL NOT INTERFERE WITH THE STRUCTURAL, ELECTRICAL AND ARCHITECTURAL DESIGN OF THE BUILDING, AND WHICH WILL FIT INTO THE SEVERAL AVAILABLE SPACES. AS IT IS NOT WITHIN THE SCOPE OF THE DRAWINGS TO SHOW ALL NECESSARY OFFSETS AND OBSTRUCTIONS OF STRUCTURAL CONDITIONS, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL HIS WORK IN SUCH A MANNER THAT IT WILL CONFORM TO THE STRUCTURE, AVOID OBSTRUCTIONS AND INTERFERENCES WITH OTHER TRADES, PRESERVE HEADROOM, AND KEEP OPENINGS AND PASSAGEWAYS CLEAR.

   B) DO NOT RUN PIPING OR DUCTWORK, OR LOCATE EQUIPMENT (WITH RESPECT TO SWITCHBOARDS, PANELBOARDS, POWER PANELS, MOTOR CONTROL CENTERS OR DRY TYPE TRANSFORMERS) WITHIN 42" IN FRONT OF EQUIPMENT, OVER EQUIPMENT OR WITHIN 36" HORIZONTALLY OF SAME SPACE.

5. DRAWINGS

   A) THE DRAWINGS AS PREPARED ARE DIAGRAMMATIC BUT SHALL BE FOLLOWED AS CLOSELY AS ACTUAL CONSTRUCTION OF THE PROJECT AND THE WORK OF THE TRADES WILL PERMIT. CHANGES FROM THE DRAWINGS NECESSARY TO FIT THE WORK OF VARIOUS TRADES, TO CONFORM TO EQUIPMENT ACTUALLY BEING INSTALLED, OR TO CONFORM TO THE RULES OF THE AUTHORITIES HAVING JURISDICTION SHALL BE MADE WITHOUT ADDITIONAL COST TO THE OWNER.

6. AS–BUILT DRAWINGS

   A) PROVIDE AND KEEP UP–TO–DATE, A COMPLETE RECORD SET OF BLUE LINE PRINTS WHICH SHALL BE CORRECTED DAILY WITH DATED NOTATIONS, AND SHALL SHOW EVERY CHANGE FROM THE ORIGINAL CONTRACT DRAWINGS. THIS SET OF PRINTS SHALL BE KEPT ON THE JOB SITE AND SHALL BE USED ONLY AS A RECORD SET.

7. PROTECTION OF MATERIALS

   A) TAKE SUCH PRECAUTIONS AS ARE NECESSARY TO PROTECT ALL EQUIPMENT AND MATERIALS FROM DAMAGE.

8. WORKMANSHIP

   A) LABOR SHALL BE PERFORMED IN A WORKMANLIKE MANNER BY MECHANICS SKILLED IN THE PARTICULAR TRADES.

9. MATERIALS AND EQUIPMENT

   A) ALL MATERIALS SHALL BE NEW AND OF THE BEST QUALITY. WHERE MANUFACTURER'S NAMES AND MODEL NUMBERS ARE MENTIONED IN THE SPECIFICATIONS, IT IS INTENDED TO SET A STANDARD OF QUALITY AND SHALL NOT BE CONSTRUED TO LIMIT COMPETITION UNLESS SPECIFICALLY STATED IN DRAWINGS TO DISCRIMINATE AGAINST "EQUAL" PRODUCTS OF OTHER MANUFACTURE. THE WORDS "OR APPROVED EQUAL" ARE TO FOLLOW EACH MATERIAL SPECIFICATION WHERE A SUBSTITUTION WILL BE CONSIDERED. ANY PROPOSED SUBSTITUTION MUST BE SUBMITTED FOR COMPARISON AND IT IS UNDERSTOOD THAT THE ENGINEER SHALL BE THE SALE JUDGE IN THE MATTER.

10. VIBRATION AND NOISE

   A) EACH OF THE VARIOUS PIECES OF EQUIPMENT SHALL OPERATE WITHOUT OBJECTIONABLE VIBRATION OR NOISE. ALL ROTATING EQUIPMENT SHALL BE IN STATIC AND DYNAMIC BALANCE AND SHALL BE MOUNTED, SUPPORTED AND FASTENED SO THAT NO EQUIPMENT VIBRATION WILL BE TRANSMITTED TO THE BUILDING. THE SPECIFIC SIZE OF VIBRATION ISOLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION AND SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. IF, IN THE OPINION OF THE ARCHITECT, OBJECTIONABLE VIBRATION OR TRANSMISSION THEREOF TO THE BUILDING OCCURS, THE CONTRACTOR SHALL EXECUTE REMEDIAL MEASURES AS MAY BE NECESSARY TO ELIMINATE SUCH INSATISFACTORY OPERATING CONDITIONS, AT THE CONTRACTOR'S EXPENSE.

11. OPERATING INSTRUCTIONS

   A) BROCHURES: WRITTEN INSTRUCTIONS, ASSEMBLED AND BOUND IN BROCHURES, SHALL BE FURNISHED IN TRIPLICATE FOR OPERATING AND MAINTAINING ALL EQUIPMENT FURNISHED UNDER THIS DIVISION OF THE SPECIFICATIONS. INSTRUCTIONS SHALL INCLUDE ALL NORMAL ADJUSTMENTS, A LIST OF LUBRICATING POINTS WITH THE TYPE AND FREQUENCY OF LUBRICATION REQUIRED. PARTS LISTS SHALL BE FURNISHED.

   B) DEMONSTRATION: UPON COMPLETION AND ACCEPTANCE OF WORK BY THE OWNER, THE CONTRACTOR SHALL INSTRUCT THE OPERATING PERSONNEL IN THE OPERATION OF THE ENTIRE INSTALLATION. TWO SESSION SHALL BE HELD, ONE FOR SUMMER OPERATION AND ONE FOR WINTER OPERATION, BOTH IN THE RESPECTIVE SEASONS.

   C) EQUIPMENT LOCATION AND USE: PROVIDE, IN TRIPLICATE, SUITABLY BOUND OPERATING BOOK CONTAINING ALL EQUIPMENT, ITS LOCATION, USE AND DESCRIPTION AND BUILDING SCHEMATICS. SUBMIT TO ARCHITECT FOR APPROVAL BEFORE PRINTING IN FINAL FORM.

   D) CONTRACTOR SHALL INSTRUCT MANAGER ON THE PROGRAMMING OF ALL THERMOSTATS. THIS SHALL BE A HANDS ON EXPLANATION. CONTRACTOR SHALL ALSO PROVIDE MANAGER WITH BOOKLET SHOWING PROGRAMMING INSTRUCTIONS.

12. FINAL INSPECTION

   A) SCHEDULE: UPON COMPLETION OF CONTRACT, THERE SHALL BE A FINAL INSPECTION OF THE COMPLETED INSTALLATION. PRIOR TO THIS INSPECTION, ALL WORK UNDER THIS DIVISION SHALL HAVE BEEN COMPLETED, TESTED, BALANCED, AND ADJUSTED AND IN FINAL OPERATING CONDITION.

   B) PERSONNEL: A QUALIFIED PERSON REPRESENTING THE CONTRACTOR MUST BE PRESENT AT THIS FINAL INSPECTION TO DEMONSTRATE THE SYSTEM AND APPROVE THE PERFORMANCE OF THE EQUIPMENT.

13. CUTTING AND PATCHING

   A) WHERE CUTTING AND PATCHING BECOMES NECESSARY TO PERMIT THE INSTALLATION OF ANY WORK UNDER THE CONTRACT, OR SHOULD IT BECOME NECESSARY TO REPAIR ANY DEFECTS THAT MAY APPEAR IN PATCHING UP TO THE EXPIRATION OF THE GUARANTEE, SUCH CUTTING SHALL BE DONE UNDER THE SUPERVISION OF THE OWNER BY THE TRADE OF SUBCONTRACTOR WHOSE WORK IS TO BE DISTURBED. AFTER THE NECESSARY WORK HAS BEEN COMPLETED, DAMAGE SHALL BE REPAIRED BY THE TRADE OF SUBCONTRACTOR WHOSE WORK HAS BEEN DISTURBED. THE COST OF ALL CUTTING AND PATCHING SHALL BE PAID BY THE TRADE OF SUBCONTRACTOR REQUIRING IT TO BE DONE.

14. EXCAVATING AND BACKFILLING

   A) PROVIDE NECESSARY EXCAVATING AND BACKFILLING FOR THE INSTALLATION OF WORK SPECIFIED IN THE DIVISION. TRENCHES FOR UNDERGROUND PIPING AND CONDUITS SHALL BE EXCAVATED TO REQUIRED DEPTHS WITH BELL HOLES PROVIDED AS NECESSARY TO ENSURE UNIFORM BEARING. CARE SHOULD BE TAKEN NOT TO EXCAVATE BELOW DEPTH, AND ANY EXCAVATION BELOW DEPTH SHALL BE REFILLED WITH SAND OR GRAVEL FIRMLY COMPACTED. WHERE ROCK OR HARD OBJECTS ARE ENCOUNTERED, THEY SHALL BE EXCAVATED TO A GRADE SIZE INCHES (6" BELOW AS SPECIFIED. AFTER THE PIPE HAS BEEN INSTALLED, TESTED AND APPROVED, THE TRENCHES SHALL BE BACKFILLED TO GRADE WITH APPROVED MATERIAL, WELL TAMPED OR PUDDLE COMPACTLY IN PLACE. DO NOT PROCEED WITH BACKFILL OPERATIONS UNTIL PIPING HAS BEEN INSPECTED BY THE OWNER OR BY THE LOCAL INSPECTOR OF THE MUNICIPALITY IN WHICH THE WORK IS BEING PERFORMED. DO NOT PERFORM BACKFILLING OPERATIONS EXCEPT IN THE PRESENCE OF THE OWNER OR INSPECTOR. ALL PIPING OUTSIDE THE BUILDING SHALL BE INSTALLED BELOW THE FROST LINE. WHERE STREETS, SIDEWALKS, ETC. ARE DISTURBED, CUT OR DAMAGED BY THIS WORK, THE EXPENSE OF REPAIRING SAME IN A MANNER APPROVED BY THE OWNERS SHALL BE A PART OF THIS CONTRACT.

15. GUARANTEE

   A) THE GUARANTEE PROVISION OF THIS SPECIFICATION REQUIRES PROMPT REPLACEMENT OF ALL DEFECTIVE WORKMANSHIP AND MATERIALS OCCURRING WITHIN ONE YEAR OF JOB ACCEPTANCE. THIS INCLUDES ALL WORK REQUIRED TO REMOVE AND REPLACE THE DEFECTIVE ITEM AND TO MAKE ALL NECESSARY ADJUSTMENTS TO RESTORE THE ENTIRE INSTALLATION TO ITS ORIGINAL SPECIFIED OPERATING CONDITION AND FINISH AT THE TIME OF ACCEPTANCE.

SECTION 15400 – PLUMBING

1. SCOPE OF WORK

   A) FURNISHING OF ALL LABOR, MATERIALS, TOOLS, TRANSPORTATION SERVICES, ETC. NECESSARY TO COMPLETE THE INSTALLATION OF THE PLUMBING SYSTEM AND AS DESCRIBED IN THESE SPECIFICATIONS, AS ILLUSTRATED ON THE ACCOMPANYING DRAWINGS, OR AS DIRECTED BY THE ARCHITECT.

   B) ALL HOT AND COLD WATER SYSTEMS WITH COMPLETE CONNECTIONS FROM THE WATER METER TO ALL PLUMBING FIXTURES AND EQUIPMENT REQUIRING WATER CONNECTIONS. THESE SYSTEMS WILL BE COMPLETE WITH CONTROLS, VALVES, EQUIPMENT, DEVICES AND INSULATION.

   C) ALL SOIL, WASTE, AND VENT SYSTEMS OUTSIDE AND INSIDE THE BUILDING AND SEWER CONNECTIONS TO MUNICIPAL SYSTEM AS INDICATED ON DRAWINGS.

   D) FURNISH AND SET PLUMBING FIXTURES, INCLUDING ALL THE REQUIRED TRIM AND SUPPORTS.

   E) TRENCHING, PIPE BEDDING AND BACKFILLING.

   F) ALL ROUGH–IN AND FINAL CONNECTION TO EQUIPMENT IN THE KITCHEN, BAR AND SERVICE AREAS IF INDICATED ON THE DRAWINGS, INCLUDING NECESSARY TRAPS AND MISCELLANEOUS ITEMS AS REQUIRED. COORDINATE W/ OWNER AND K.E.C.

   G) FURNISH ALL FINAL PLUMBING CONNECTIONS TO HEATING AND AIR CONDITIONING EQUIPMENT, AND KITCHEN BAR EQUIPMENT INCLUDING CONDENSATE DRAINS, INDIRECT WASTE AND GAS PIPING. SEE "FS" DRAWINGS FOR REQUIREMENTS.

   H) METERS AND UTILITY CONDITIONS:

      1) WATER: COORDINATE WORK WITH THE LOCAL WATER COMPANY. FURNISH ALL LABOR AND/OR MATERIAL (NOT FURNISHED BY THE WATER COMPANY) WHICH IS REQUIRED TO CONNECT TO EXISTING LINE AND/OR SET METER. INSTALL ALL PERMANENT WATER SUPPLY LINES FROM THE POINT OF CONNECTION AND COMPLETE THE WORK AS SHOWN, ALL IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL WATER COMPANY. TAP FEES SHALL BE PAID BY OWNER. (IF REQUIRED) PLUMBING CONTRACTOR SHALL BAY ALL WORK RELATED INSPECTION FEES BY AUTHORITY HAVING JURISDICTION.

      2) SEWER CONNECTIONS: COORDINATE WORK WITH THE LANDLORD AND/OR LOCAL UTILITY COMPANY. ALL WORK AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL GOVERNING AUTHORITY. TAP FEES SHALL BE PAID BY OWNER (IF REQUIRED). PLUMBING CONTRACTOR SHALL PAY ALL WORK RELATED INSPECTION FEES BY AUTHORITY HAVING JURISDICTION (IF REQUIRED).

      3) GAS: COORDINATE WORK WITH LOCAL UTILITY AND FURNISH ALL LABOR AND/OR MATERIALS (NOT FURNISHED BY UTILITY WHICH IS REQUIRED TO PROVIDE A WORKING UTILITY FOR OWNER, INCLUSIVE OF METER AND/OR REGULATOR. FURNISH SYSTEM FROM TAPPING POINT TO AND IN THE BUILDING AS REQUIRED AND SHOWN ON DRAWINGS. TAP FEES SHALL BE PAID BY OWNER. PLUMBING CONTRACTOR SHALL PAY ALL WORK RELATED INSPECTION FEES.

         1. GAS PIPING TO HEATING, VENTILATING AND AIR CONDITIONING EQUIPMENT, AND WATER HEATER.

2. SHOP DRAWINGS

   A) WITHIN 15 DAYS AFTER AWARD OF CONTRACT, AND BEFORE ANY PLUMBING MATERIALS ARE DELIVERED TO THE JOB SITE, SUBMIT TO THE OWNER THREE (3) COMPLETE SHOP DRAWINGS IN ACCORDANCE WITH THE PROVISIONS OF SECTION 01300 OF THESE SPECIFICATIONS, INCLUDING ALL PLUMBING FIXTURES, TRIM, DRAINS, CLEANOUTS, PIPING, VALVES, INSULATION, HANGERS, SUPPORTS, EQUIPMENT AND DEVICES PROPOSED TO BE FURNISHED AND INSTALLED. SHOP DRAWINGS SHALL NOT BE REVIEWED UNLESS THEY BEAR THE REVIEW STAMP OF THE GENERAL CONTRACTOR.

3. PRODUCT HANDLING

   A) IN THE EVENT OF DAMAGE, IMMEDIATELY MAKE ALL REPAIRS AND REPLACEMENTS NECESSARY TO THE APPROVAL OF, AND AT NO ADDITIONAL COST TO THE OWNER.

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PROJECT TEAM

CIVIL
GREENBERGFARROW

STRUCTURAL
GREENBERGFARROW

MECHANICAL
GREENBERGFARROW

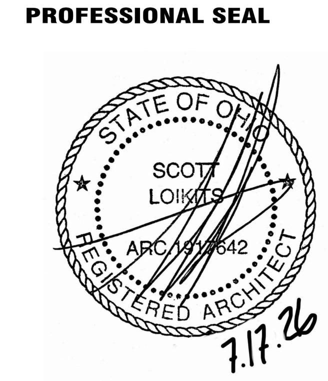
ELECTRICAL
GREENBERGFARROW

KITCHEN EQUIPMENT & FIXTURE
TEXAS ROADHOUSE

ISSUE/REVISION RECORD

DATE	DESCRIPTION
07/07/26	COORDINATION SET
07/17/26	PERMIT/BID SET

PROFESSIONAL SEAL



PROFESSIONAL IN CHARGE
SCOTT LOIKITS

PROJECT MANAGER
J. WEHMEYER

QUALITY CONTROL
J. WEHMEYER

DRAWN BY
CFN/OGV

PROJECT NAME

TEXAS ROADHOUSE
5611 MERILY WAY
HUBER HEIGHTS, OH
OHIO
45424

PROJECT NUMBER
20260394.5

SHEET TITLE

SPECIFICATIONS

SHEET NUMBER

SPC3

Drawing Name: P:\2026\202603940\500 Construction Documents\Huber Heights OH\Produced_Current\202603940_18SPC3.DWG Last Modified: Jul 09, 2026 – 9:06am Plotted on: Jul 20, 2026 – 3:58pm by cfernandez

4. EXAMINATION OF THE SITE

A) ALL CONTRACTORS SUBMITTING PROPOSALS FOR THIS WORK SHALL FIRST EXAMINE THE SITE AND ALL CONDITIONS, INCLUDING LOCAL RULES & REGULATIONS, THEREON AND/OR THEREIN. ALL PROPOSALS SHALL HAVE TAKEN INTO CONSIDERATION ALL CONDITIONS THAT MAY EFFECT THE WORK UNDER THIS CONTRACT. LACK OF THIS INFORMATION WILL NOT BE CONSIDERED AS JUSTIFICATION FOR EXTRA COST OR ALLOWANCES TO THE CONTRACT PRICE.

5. GUARANTEE

A) ALL WORK PERFORMED UNDER THIS SECTION SHALL BE GUARANTEED TO BE FREE OF DEFECTIVE MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE OF THE WORK BY THE OWNER.

B) UPON NOTICE RECEIVED FROM THE OWNER, ARCHITECT OR ENGINEER, OF FAILURE OF ANY PART OF THE GUARANTEED EQUIPMENT DURING THE GUARANTEE PERIODS, THE AFFECTED PART OR PARTS SHALL BE PROMPTLY REPLACED WITH NEW PARTS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL LABOR REQUIRED WITH NEW PARTS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL LABOR REQUIRED TO PERFORM GUARANTEED SHALL BE INCLUDED AS PART OF THE COMPLETE WARRANTY.

6. PRODUCTS

A) DESCRIPTION

1) SOIL, WASTE AND VENT PIPING: BELOW FLOOR TO 5'0" OUTSIDE BUILDING AND YARD PIPING SHALL BE A.B.S. OR P.V.C. SCHEDULE 40 PIPE AND FITTINGS IF APPROVED BY LOCAL AUTHORITY, OR STANDARD WEIGHT COATED CAST IRON SOIL PIPE AND CAST IRON/NEOPRENE GASKET FITTINGS. YARD PIPING, WHERE UNDER A SUPERIMPOSED LOAD CONDITION SUCH AS A DRIVEWAY OR PARKING AREA, SHALL BE SERVICE WEIGHT CAST IRON SOIL PIPE AND CAST IRON/NEOPRENE GASKET FITTINGS.

2) ABOVE FLOOR SHALL BE A.B.S. OR P.V.C. SCHEDULE 40 IF APPROVED BY LOCAL AUTHORITY, OR STANDARD WEIGHT COATED CAST IRON PIPE WITH NEOPRENE RUBBER GASKETS, OR HUBLESS CAST IRON PIPE WITH NEOPRENE RUBBER GASKETS AND STAINLESS STEEL CLAMPS (CLAMPS ALL OR EQUAL).

3) HOT AND COLD WATER PIPING:

A) ABOVE THE FLOOR SHALL BE TYPE "L" COPPER WITH 95/5 SWEAT SOLDERED AND WROUGHT COPPER FITTINGS. UNDER BUILDING SLABS SHALL BE TYPE "K" SOFT DRAWN COPPER TUBLING WITHOUT JOINTS UNDER FLOOR. LOOP FROM WALL TO WALL.

4) CONDENSATE DRAIN PIPING:

A) CONDENSATE DRAIN PIPING SHALL BE GALVANIZED SCHEDULE 40 OR P.V.C. FROM HVAC OR ROOF AND OTHER EQUIPMENT UNLESS STATED OTHERWISE.

B) CONTRACTOR SHALL FURNISH AND INSTALL 3/4" OR 1" COPPER CONDENSATE DRAINS ON COOLER/FREEZER EVAPORATOR COILS, WITH TRAP ASSEMBLY AND 2" AIR GAP ABOVE DRAIN AS SHOWN ON THE DRAWINGS. FREEZER CONDENSATE PIPING SHALL BE WRAPPED WITH HEAT TAPE WITH A MINIMUM RATING OF 10 WATTS PER LINEAL FOOT FOR ITS ENTIRE LENGTH WITHIN THE FREEZER COMPARTMENT.

5) INDIRECT WASTE PIPING: SHALL BE P.V.C. SCHEDULE 40, EXCEPT AT DISHWASHING MACHINE WHICH SHALL BE TYPE "L" COPPER WITH 95/5 SWEAT SOLDER AND WROUGHT COPPER FITTINGS.

6) GAS PIPING:

A) GAS PIPING INCLUDING TAP AND SERVICE SHALL BE INCLUDED. COORDINATE METER LOCATION WITH LOCAL AUTHORITY.

B) UNDERGROUND GAS PIPING SHALL BE SCHEDULE 40 BLACK STEEL PIPE WITH LONG RADIUS STEEL WELDING FITTINGS. PROTECT PIPE AND FITTINGS WITH TRANTEX WRAPPING TAPE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION. OTHER TYPE OF PIPE PROTECTION OF EQUIVALENT QUALITY WILL BE OPTIONAL WITH THIS CONTRACTOR. INSTALLATION OF GAS SERVICE PIPING AND MATERIAL SHALL MEET WITH LOCAL GAS COMPANY'S APPROVAL.

C) GAS PIPING ABOVE GROUND SHALL BE SCHEDULE 40 BLACK STEEL WITH 125 LB. BLACK MALLEABLE IRON SCREWED FITTINGS AND SUPPORTED AT INTERVALS NOT TO EXCEED 8'-0" AND AT EACH CHANGE IN HORIZONTAL OR VERTICAL DIRECTION. GAS PIPING COMPOUND AT JOINTS SHALL BE IN COMPLIANCE WITH NFPA BULLETIN NO. 54 AND LOCAL APPLICABLE CODES AND SUITABLE FOR NATURAL GAS SERVICE.

D) GAS PIPING SHALL SUPPLY HVAC UNITS, WATER HEATER AND KITCHEN EQUIPMENT IF INDICATED ON DRAWINGS BY THIS CONTRACTOR.

E) MOISTURE TRAPS SHALL BE INSTALLED ON EACH PIPING DROP FOR HVAC UNITS, WATER HEATER AND KITCHEN EQUIPMENT.

7) STORM DRAIN LEADER: SAME AS SOIL, WAIST & VENT PIPING.

8) INSULATION

A) ALL WATER PIPES, RAIN LEADERS AND ETC., SHALL BE INSULATED. PIPING SHALL BE INSULATED TO PREVENT EXCESSIVE HEAT LOSS AND TO PREVENT CONDENSATION AND SWEATING. ALL PIPING SHALL BE INSULATED WITH AT LEAST ½" THICK FOAM INSULATION AS MANUFACTURED BY ARMSTRONG ARMAFLEX OR APPROVED EQUAL AS INDICATED ON PLANS AND NOTES. AS MUCH OF THE INSULATION AS POSSIBLE SHALL BE SLIPPED ON TO THE PIPING AS THE PIPING IS BEING CONNECTED IN ORDER TO AVOID CUTTING THE INSULATION. ALL BUTT ENDS AND ANY NECESSARY LONGITUDINAL JOINTS SHALL BE SEALED WITH RUBBER BASED ADHESIVE.

7. FIXTURES

A) SEE DRAWINGS FOR SPECIFICATIONS.

8. FLASHINGS

A) ALL PIPING AND VENTS PASSING THROUGH ROOF SHALL BE FLASHED WATERTIGHT WITH SIX POUND TO THE SQUARE FOOT LEAD USING SLEEVE FLASHING WITH BASE EXTENDING AT LEAST 12 INCHES IN THE DIRECTION BEYOND THE OUTSIDE DIAPHRAGM OF THE PIPE. TURN SLEEVE DOWN A MINIMUM OF 1-1/2" INTO TOP OF VENT PIPE WITH LEAD FITTING SNUGLY INSIDE THE PIPE. WRAP MEMBRANE ROOF UP PIPE AND CLAMP. ALL GAS VENT CAPS SHALL BE FITTED WITH LEAD FITTING SNUGLY INSIDE OF PIPE. ALL VENT CAPS SHALL BE VANDAL PROOF. VERIFY APPROVED FLASHING MATERIAL AND METHODS WITH ROOFING CONTRACTOR TO ENSURE A COMPLETE JOB. SEE DETAILS ON ARCH. SHEETS.

9. CLEANOUTS

A) SEE DRAWINGS FOR SPECIFICATIONS.

10. EQUIPMENT

A) WATER HEATER: FURNISHED BY OWNER, INSTALLED BY PLUMBING CONTRACTOR (THIS NOTE DOES NOT APPLY TO FRANCHISE LOCATIONS – REFERENCES PLUMBING SHEETS AND CONSULT WITH FRANCHISEE (OWNER) TO DETERMINE SCOPE OF WORK).

1) SIZE, CAPACITY, TYPE AND MANUFACTURER AS INDICATED BY DRAWINGS. WATER HEATER SHALL BE GAS.

2) GAS WATER HEATER SHALL BE PROVIDED WITH CLASS "B" UL LABELED FLUE VENT SIMILAR TO METALBESTOS TYPE RV COMPLETE WITH PIPE FITTINGS, CEILING COLLAR, FIRE STOP, ROOF FLASHING, WEATHERTIGHT STORM COLLAR AND VENT CAP, INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

3) THE WATER HEATER, GAS OR ELECTRIC, SHALL BE PROVIDED WITH ALL TEMPERATURE AND SAFETY CONTROLS INCLUDING ASME AND ANSI Z21.22 RATED TEMPERATURE AND PRESSURE RELIEF VALVE, GAS PRESSURE REGULATOR (IF REQUIRED), DRAIN VALVE, EXPANSION TANK, ETC.

4) PLUMBER SHALL MAKE WATER, GAS AND RELIEF LINE CONNECTIONS WITH CUTOFF AND DIELECTRIC UNIONS IN WATER AND GAS LINES.

B) VALVES, COCKS AND FAUCETS

1) UNLESS SPECIFICALLY INDICATED ELSEWHERE, THE VALVES SHALL BE DESIGNED FOR NOT LESS THAN 126 LBS. WORKING PRESSURE. THE VALVES SHALL HAVE SUITABLE VALVE BODY PATTERNS FOR CONNECTION TO THE PIPE FOR WHICH THEY WILL OPERATE. ALL VALVES WITH RISING STEMS SHALL HAVE BACK SEATS FOR PACKING UNDER PRESSURE. APPROVED EQUAL GATE VALVES AND CHECK VALVES AS MANUFACTURED BY STOCKHAM, WALWORTH, LUNKENHEIMER, SCOTT, HAMMOND, CRANE OR WATTS WILL BE ACCEPTABLE.

2) GATE VALVES SHALL BE HAMMOND 1B634 SPLIT WEDGE OR APPROVED EQUAL.

3) CUTOFF VALVES UNDERNEATH LAVATORIES, TANK TYPE WATER CLOSETS, SANITARY SINKS AND WATER COOLERS SHALL BE CHROME PLATED ANGLE STOP VALUES WITH SOFT ANNEALED CHROME PLATED COPPER CONNECTION PIPES AND CHROME PLATED ESCUTCHEON PLATES.

4) GAS COCKS FOR ALL EQUIPMENT: SEE DRAWINGS FOR REQUIREMENTS.

5) WATER CUTOFF VALVE SHALL BE NIBCO #S-112 OR APPROVED EQUAL BRONZE SOLDER JOINT, 125 LB. WOG WITH RISING STEMS.

6) EXTERIOR HOSE COCKS AND VALVE FIXTURES TO BE NON-FREEZE TYPE, SUPPLY SHUT-OFF VALVES IF INDICATED ON PLANS.

11.EXCEUTION

A) PIPING

1) ALL PIPING SHALL BE RUN CONCEALED EXCEPT WHERE SHOWN OTHERWISE ON DRAWINGS.

2) VALVES, TRAPS, CLEANOUTS AND OTHER APPARATUS SHALL BE INSTALLED IN AN EASILY ACCESSIBLE LOCATION.

3) SOIL, WASTE AND VENT OFFSETS AND HOUSE DRAINS SHALL BE INSTALLED WITH A MINIMUM, UNIFORM GRADE OF 1/8" TO THE FOOT, UNLESS OTHERWISE INDICATED OR REQUIRED BY LOCAL CODES.

4) HOT AND COLD WATER LINES SHALL BE AT LEAST 6" APART WHERE PIPING IS PARALLEL.

5) ALL WATER LINES SHALL RUN OVERHEAD AND DOWN PARTITION WALLS UNLESS NO WALL IS PROVIDED; THEN RUN LINES UNDER SLAB TO POINT OF TERMINATION. ALL LINES SHALL BE CONCEALED UNLESS NOTED OTHERWISE ON PLANS.

B) HANGERS AND SUPORTS

1) COPPER PIPING SHALL BE SUPPORTED AT INTERVALS NOT TO EXCEED 7'-0" AND AT EACH CHANGE IN HORIZONTAL OR VERTICAL DIRECTION. HANGERS SHALL BE FEE & MASON PLASTIC COATED HANGER, FIG. 381 OR APPROVED EQUAL BY GRINNELL. HANGER ATTACHMENT TO STRUCTURE SHALL BE AS REQUIRED.

2) GAS PIPING SHALL BE SUPPORTED AT INTERVALS NOT TO EXCEED 8'-0" AND AT EACH CHANGE IN HORIZONTAL OR VERTICAL DIRECTION. STEEL PIPE HANGERS SHALL BE GRINNELL FIG. 104 OR FEE & MASON FIG. 199. ATTACHMENT TO STRUCTURE TO BE AS REQUIRED.

3) HANGER RODS SHALL BE STANDARD BOLT STEEL WITH MACHINE SCREW THREADS, 3/8' DIAMETER MINIMUM.

4) ALL PIPING UNDERGROUND SHALL BE FIRMLY BEDDED ON THE BODY OF THE PIPE, AND BELL HOLES PROVIDED TO EACH BELL. ALL PIPING SHALL BE INSTALLED IN GRADED TRENCH. EXCAVATE, BACKFILL AND SUPPORT PIPING AS HEREIN BEFORE SPECIFIED.

C) PLUMBING FIXTURES

1) FURNISH AND INSTALL ALL PLUMBING FIXTURES COMPLETE WITH ALL EQUIPMENT FITTINGS, TRIMMINGS AND ACCESSORIES, AS SPECIFIED. OPEN FRONT SEATS WITH NO COVERS AS MANUFACTURED BY CHURCH WILL BE ACCEPTABLE.

2) ALL FIXTURES SHALL BE GRADE A. THE NAME OR TRADE MARK OF THE MANUFACTURER SHALL BE PRINTED OR PRESSED ON ALL CLOSETS AND LAVATORIES, AND A LABEL, WHICH CANNOT BE REMOVED WITHOUT DESTROYING IT, CONTAINING THE MANUFACTURER'S NAME OR TRADEMARK AND THE QUALITY OR CLASS OF THE FIXTURES, SHALL BE AFFIXED TO ALL FIXTURES AND NOT REMOVED UNTIL AFTER THE WORK HAS BEEN ACCEPTED.

3) EXPOSED PIPING TO FIXTURES SHALL BE A PRODUCT OF THE FIXTURE MANUFACTURER OR APPROVED EQUAL AND SHALL BE:

A. WATER: CHROMIUM PLATED IRON PIPE SIZE RED BRASS.
B. WASTE: CHROMIUM PLATED TUBING, EXCEPT WASTE CONNECTIONS TO KITCHEN OR SCULLERY SINKS.

4) STOPS AS MANUFACTURED BY THE FIXTURE MANUFACTURE, WITH METAL – TO – METAL SEAT, SHALL BE PROVIDED FOR ALL FIXTURES AND EQUIPMENT. REFER TO SCHEDULE ON DRAWINGS FOR MANUFACTURER'S AND MODEL NUMBERS USED AS GUIDE SPECIFICATIONS. NUMBERS AS LISTED REPRESENT THE COMPLETE WORKABLE OUTFITS WITH ALL BRASS TRIM AS NECESSARY.

5) FIXTURES SHALL BE WHITE UNLESS OTHERWISE NOTED.

6) FIXTURES FURNISHED BY THIS CONTRACTOR OR BY THE OWNER SHALL BE FITTED WITH NECESSARY WATER SUPPLIES, STOPS AND TRAPS WITH CLEANOUT PLUGS UNDER SECTION OF THE SPECIFICATIONS.

D) TESTS

1) THE PLUMBING SYSTEM AND ASSOCIATED SYSTEM SHALL BE SUBJECT TO CONSTANT INSPECTION AND FINAL APPROVAL OF THE CODE AUTHORITIES HAVING JURISDICTION. TEST, IN ADDITION TO THESE INCLUDED IN THIS SECTION, REQUIRED TO SHOW CODE COMPLIANCE, SHALL BE PERFORMED AS DIRECTED.

2) THE SOIL, WASTE AND VENT LINES OF THE SANITARY SYSTEMS SHALL BE SUBJECTED TO A WATER PRESSURE TEST OF NOT LESS THAN 10 FEET OF WATER HEAD PRESSURE OR 54 POUNDS OF AIR PRESSURE FOR A DURATION OF NOT LESS THAN 2 HOURS. DURING THE PRESSURE TESTS, EACH JOINT SHALL BE INSPECTED FOR LEAKS. THE LINES SHALL BE TESTED AS AN ENTIRE SYSTEM, BUT ALL THE UNDERGROUND AND CONCEALED LINES SHALL BE GIVEN THE ABOVE TEST AND APPROVED BEFORE THE LINES ARE COVERED.

3) THE DOMESTIC WATER PIPING SYSTEM SHALL BE SUBJECTED TO A WATER PRESSURE TEST OF NOT LESS THAN 150 PSI FOR A DURATION OF NOT LESS THAN 2 HOURS. THE WATER PIPING SHALL BE TESTED AS AN ENTIRE SYSTEM, BUT ALL UNDERGROUND AND CONCEALED LINES SHALL BE GIVEN THE ABOVE TEST AND APPROVED BEFORE THE LINES ARE COVERED.

4) THE GAS SYSTEM, FROM THE METER CONNECTION AND THROUGHOUT THE NEW WORK, SHALL BE SUBJECTED TO AN AIR PRESSURE TEST OF NOT LESS THAN 50 PSI FOR A DURATION OF NOT LESS THAN 4 HOURS AND AT THE SAME TIME EACH JOINT AND CONNECTION SHALL BE TESTED BY APPLYING SOAP SUDS TO EACH POINT. THE GAS PIPING SHALL BE TESTED AS AN ENTIRE SYSTEM, BUT ALL UNDERGROUND AND CONCEALED LINES SHALL BE GIVEN THE ABOVE TEST AND APPROVED BEFORE BEING COVERED. FURTHER, EACH EXPOSED JOINT SHALL BE TESTED WITH SOAP SUDS AFTER THE GAS HAS BEEN ADMITTED INTO THE SYSTEM.

5) SHOULD THE CONTRACTOR REFUSE OR NEGLECT TO MAKE ANY TESTS NECESSARY TO SATISFY THE OWNER, HIS REPRESENTATIVE OR CODING OFFICIALS, THAT HE HAS CARRIED OUT THE TRUE INTENT AND MEANING OF THE SPECIFICATIONS, THE OWNER MAY TAKE SUCH TESTS AND CHARGE THE EXPENSE THEREOF TO THE CONTRACTOR.

E) CLEANING AND PROTECTION

1) THE CONTRACTOR SHALL REMOVE FROM THE JOB SITE ALL DEBRIS AND LEFTOVER MATERIALS FOR WHICH HE IS RESPONSIBLE, CLEAN ALL FIXTURES AND EQUIPMENT AND REPAIR ANY BLEMISHES IN THE FINISH. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR REPLACING FIXTURES WHERE DAMAGE RESULTS FROM FAILURE TO PROVIDE PROTECTION DURING INSTALLATION.

2) FLUSH OUT PIPES: AFTER THE PLUMBING PIPING HAS BEEN INSTALLED, INSPECTED AND APPROVED, THE PIPING SYSTEM SHALL BE FLUSHED TO REMOVE ANY FOREIGN MATTER FROM THE PIPES WITH CHLORINE OR HTH SOLUTION TO SANITIZE THE NEW PIPING OR AS REQUIRED BY THE LOCAL AUTHORITIES.

F) MAINTENANCE

1) ALL PARTS OF THE PLUMBING FIXTURES AND ASSOCIATED EQUIPMENT SHALL BE MAINTAINED BY THE CONTRACTOR THROUGHOUT THE GUARANTEE PERIOD. ONE MONTH AFTER FINAL ACCEPTANCE OF THE BUILDING BY THE OWNER, THE CONTRACTOR SHALL GO OVER ALL THE FIXTURES AND TEST ALL WORKING PARTS AND PUT EVERYTHING IN GOOD WORKING ORDER. ALL FIXTURES, INCLUDING TRAPS, SHALL BE THOROUGHLY CLEANED AND ALL PARTS PUT IN GOOD WORKING ORDER.

SECTION 15550 – SPRINKLER SYSTEM

1. SCOPE OF WORK

A) WORK INCLUDED UNDER THIS SECTION CONSISTS OF PROVIDING LABOR, MATERIALS, APPLIANCES, EQUIPMENT, TOOLS, TRANSPORTATION, SUPERINTENDENCE AND SERVICES REQUIRED TO CONSTRUCT AND INSTALL A LIMITED AREA SPRINKLER SYSTEM AS SPECIFIED, INDICATED AND ELSEWHERE REQUIRED.

B) THE LIMITED SPRINKLER SYSTEM SPECIFIED HEREIN IS REQUIRED TO MEET THE LOCAL BUILDING CODE.

C) REFER TO SECTION 15400, PLUMBING, FOR PIPING AND CHECK VALVES.

2. PRODUCTS

A) HANGERS

1) HANGERS MUST MEET NFPA APPROVED TYPE FOR CONSTRUCTION USED.

B) SPRINKLERS

1) SPRINKLERS SHALL BE APPROVED AUTOMATIC SPRAY SPRINKLERS TO COMPLY WITH NFPA 13. SPRINKLERS SHALL BE OF OPERATING TEMPERATURE AS REQUIRED BY NFPA AND THE FIRE MARSHAL'S OFFICE. PROVIDE ANIT-FREEZE LOOPS AT TOWERS. PROVIDE ANTI-FREEZE LOOP AT ENTRY VESTIBULE IN AREAS NORTH OF MASON DIXON LINE. VERIFY ALL FIRE MARSHALL REGULATIONS. PROVIDE APPROVED METAL CABINET WITH NUMBER OF REPLACEMENT HEADS OF VARIOUS TYPES AND QUANTITIES AS REQUIRED BY INSURING AGENCY.

2) SEMI-RECESSED SPRINKLERS WITH ½" DISCHARGE ORIFICE IN FINISHED AREAS WHERE SPRINKLERS ARE EXPOSED TO THE PUBLIC.

3) STANDARD CHROME PENDANT SPRINKLERS WITH SHORT ESCUTCHEON (1/2") ½" DISCHARGED ORIFICE IN KITCHEN & SERVICE AREAS.

C) WATER FLOW INDICATOR

1) PROVIDE AN ELECTRIC WATER FLOW INDICATOR WHERE INDICATED AND/OR REQUIRED BY THE AUTHORITIES HAVING JURISDICTION. WATER FLOW INDICATOR SHALL BE PROVIDED WITH TIME DELAY MECHANISM WHICH ABSORBS FLUCTUATION CAUSED BY WATER SURGES. SWITCHES SHALL BE WIRED COMPATIBLE WITH SOLENOID VALVE INSTALLED IN DOMESTIC WATER LINE.

3. EXECUTION

A) INSTALLATION

1) DRAWINGS WERE PREPARED WITH INTENT THAT ALL LINES CLEAR OBSTRUCTIONS AS PIPES, BEAMS, LIGHTS, HANGERS AND SIMILAR ITEMS. EXAMINE BUILDING AND PLANS CONFIRMING DIMENSIONS BEFORE PIPE IS CUT, FABRICATED AND/OR INSTALLED, TO DETERMINE IF OFFSETS ARE NECESSARY. WHERE REQUIRED, OFFSETS SHALL BE MADE WITHOUT ADDITIONAL COST TO OWNER.

2) FOLLOWING GENERAL SCHEME SHALL BE EMPLOYED WHEN LOCATING SPRINKLER HEADS UNLESS RESTRICTED BY RULES AND REGULATING BODIES.

3) UNLESS OTHERWISE INDICATED, CONCEAL PIPING IN FINISHED PORTIONS OF BUILDING AND EXPOSE ELSEWHERE. LOCATE CONCEALED PIPING IN FURNISHINGS, PIPE SPACES, CHASES AND ABOVE SUSPENDED CEILINGS. INSTALL EXPOSED PIPING PARALLEL OR PERPENDICULAR TO WALLS.

4) LINES AT OR ABOVE CEILINGS SHALL BE HELD AS HIGH AS POSSIBLE AND BE RUN TO AVOID CONFLICTS. INCLUDE FITTINGS AND MATERIAL REQUIRED TO ACCOMPLISH THIS RESULT.

5) PROVIDE SLEEVES FOR PIPING PASSING THROUGH FLOORS, CEILINGS AND MASONRY OF CONCRETE WALLS. LOCATE, SET AND ANCHOR SLEEVES.

6) PROVIDE LINTELS REQUIRED TO PROPERLY COMPLETE SPRINKLER INSTALLATION.

7) PROVIDE PLATES ON LINES PASSING THROUGH FLOORS, CEILING OR WALLS.

8) HANGERS MUST BE PROPERLY SPACED AND SECURED TO BUILDING STRUCTURE TO ADEQUATELY SUPPORT LINES. SUPPORT FROM SUSPENDED CEILINGS AND/OR SIMILAR CONSTRUCTION WILL NOT BE ACCEPTED.

9) DEVICES SHALL BE IN ACCORDANCE WITH RULES AND REGULATIONS OF NFPA AND INSURING AGENCY AND SHALL BEAR THEIR LABEL OF APPROVAL.

10) REDUCING BUSHINGS ARE NOT PERMITTED IN MORE THAN ONE OUTLET OF ANY TEE OR ANY TWO OUTLETS OF ANY CROSS. BUSHINGS ARE NOT PERMITTED IN ANY ELBOWS OR WHEN THE REDUCTION IN SIZE OF THE OUTLET IS NOT LESS THAN ½".

11) INSTALL CHECK VALVE WHERE INDICATED ON PLANS.

B) TESTING

1) TEST SYSTEMS UNDER NORMAL OPERATING CONDITIONS AND DEMONSTRATE THAT PARTS ARE FUNCTIONING PROPERLY. CONDUCT TESTS AND SECURE FINAL CERTIFICATES OF APPROVAL. DELIVER COPIES OF CERTIFICATES TO ARCHITECT/ENGINEER & LANDLORD.

2) TEST SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:

3) TWO HOUR, 200 POUND HYDROSTATIC TEST ABOVEGROUND SYSTEM.

4) INCLUDE COST AND RUN SUCH TESTS AS MAY BE NECESSARY TO DEMONSTRATE THAT EQUIPMENT EQUALS OR EXCEEDS CAPACITIES SPECIFIED UPON REQUEST.

5) NOTIFY ARCHITECT/ENGINEER TWENTY-FOUR HOURS BEFORE TESTING.

SECTION 15770 – HEATING, VENTALATING AND AIR CONDITIONING

1. WORK INCLUDED

A) HEATING, VENTILATING AND AIR CONDITIONING WORK REQUIRED, INCLUDING HOISTING OF EQUIPMENT TO THE ROOF AND SETTING IT IN PLACE, INCLUDES, BUT IS NOT NECESSARILY LIMITED TO:

1) PACKAGE HEATING, VENTILATING AND AIR CONDITIONING UNITS.

2) INSTALLATION OF OWNER FURNISHED EXHAUST HOOD.

3) ALL HVAC & HOOD EXHAUST DUCTS, DAMPERS, GRILLES, REGISTERS AND DIFFUSERS.

4) INSTALLATION OF DUCTS AND PIPING.

5) INSTALLATION OF OWNER FURNISHED EXHAUST FANS AND MAKE-UP AIR FANS. (DUCTWORK FURNISHED & INSTALLED BY CONTRACTOR).

6) HVAC CONTROLS.

B) GAS CONNECTIONS (IF REQUIRED SEE DRAWINGS): GAS WILL BE BROUGHT TO HEATING, VENTILATING AND AIR CONDITIONING AND FINAL TIE-IN TO HVAC BY PLUMBING CONTRACTOR.

2. INTENT OF DRAWINGS

A) THE DRAWINGS ARE DIAGRAMMATIC TO THE EXTENT THAT THEY DO NOT INDICATE OFFSETS, BENDS, SPECIAL FITTINGS AND EXACT LOCATIONS.

B) PIPING, DUCTWORK, APPARATUS AND EQUIPMENT SHALL BE INSTALLED TO AVOID OBSTRUCTIONS, PRESERVE HEADROOM, KEEP OPENINGS AND PASSAGEWAYS CLEAR AND MAKE ALL OPERATING EQUIPMENT ACCESSIBLE FOR MAINTENANCE.

C) GOVERNING CODES AND STANDARDS:

1) INSTALL ALL WORK IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE STANDARDS OF SAFETY, ADOPTED AND APPROVED BY THE INSURANCE UNDERWRITERS AND THE LATEST STANDARDS RECOGNIZED BY ASHRAE AND SMACNA AND IN ACCORDANCE WITH LOCAL CODE.

2) IN CASE OF CONFLICT BETWEEN SAID CODES AND THE DRAWINGS, THE CODES SHALL GOVERN IN ALL CASES; HOWEVER, NOTIFY OWNER, BEFORE MAKING SUCH CHANGES.

3. EXAMINATION OF DRAWINGS AND SITE

A) BEFORE COMMENCING THE WORK, THE CONTRACTOR SHALL CAREFULLY STUDY THE DRAWINGS, SPECIFICATIONS AND SITE. HE SHALL DEFIANTLY DETERMINE IN ADVANCE THE METHODS OF INSTALLING AND CONNECTING THE APPARATUS, THE MEANS FOR GETTING THE EQUIPMENT INTO PLACE, AND SHALL MAKE HIMSELF FAMILIAR WITH ALL OF THE REQUIREMENTS OF THE CONTRACT. EQUIPMENT SHALL PHYSICALLY FIT THE AREA ALLOCATED WITH AMPLE ACCESS FOR SERVICE.

B) THE CONTRACTOR SHALL REFER ANY DISCREPANCIES TO THE ARCHITECT FOR DECISION BEFORE PROCEEDING WITH THE WORK.

4. SUBMITTALS

A) MATERIALS LIST: THE CONTRACTOR SHALL SUBMIT, AT HIS EXPENSES, THREE (3) COPIES OF EQUIPMENT BROCHURES IN INDEX FORM WITHIN FIFTEEN (15) DAYS AFTER CONTRACT IS SIGNED. ALL EQUIPMENT AND MATERIAL SUBMITTALS SHALL BE SUBMITTED AT ONE TIME. THE DRAWINGS SUBMITTED SHALL BEAR THE STAMP OF APPROVAL OF THE CONTRACTOR AS EVIDENCE THAT THE DRAWINGS HAVE BEEN CHECKED BY THE CONTRACTOR AND COMPLY WITH THE REQUIREMENTS OF THE CONTRACT DRAWINGS AND SPECIFICATIONS.

5. GUARANTEE

A) FURNISH WRITTEN, CERTIFIED GUARANTEE, IN ACCEPTABLE FORM, TO THE OWNER, AGAINST DEFECTIVE WORKMANSHIP, MATERIALS, AND OPERATING EQUIPMENT; FURTHER, GUARANTEE TO REBALANCE AND ADJUST ENTIRE SYSTEM OR ANY PART THEREOF, AS REQUIRED FOR PERFECT OPERATION FOR A PERIOD OF AT LEAST ONE (1) YEAR AFTER ACCEPTANCE, INCLUDING COST OF REFRIGERANT CHARGE. REPAIR, REPLACE AND MAKE SATISFACTORILY OPERATIVE ANY AND ALL DEFECTIVE ITEMS AND WORK HOLDING OWNER FREE FROM ANY COST AND LIABILITY IN CONNECTION THEREWITH FOR THE TERMS OF GUARANTEE. THE MANUFACTURER SHALL PROVIDE A WARRANT ON HIS UNIT COMPRESSORS FOR A PERIOD OF FIVE (5) YEARS.

6. COORDINATION WITH OTHER TRADES

A) THE WORK UNDER THIS SECTION SHALL BE COORDINATED WITH OTHER TRADES TO MAINTAIN A RAPID AND SMOOTH CONSTRUCTION PROGRESS WITH A MINIMUM OF INTERFERENCE.

7. PAINTING

A) APPLY ONE (1) COAT OF ZINC CHROMATE, OR RUSTOLEUM TO BARE METAL SURFACES OF SUPPORTS, ETC. COLOR TO MATCH UNIT'S COLOR OR AS DIRECTED BY ARCHITECT OR OWNER.

8. CLEAN UP

1) ALL EQUIPMENT AND EXPOSED SURFACES SHALL BE LEFT SMOOTH AND CLEAN. ALL PLATE WORK SHALL BE POLISHED AND THE ENTIRE PREMISES SHALL BE CLEANED OF UNUSED MATERIALS, RUBBISH, DEBRIS AND GREASE SPOTS.

9. PRODUCTS

A) GENERAL

1) ALL EQUIPMENT SHALL BE THE CAPACITY AND TYPE SHOWN ON THE EQUIPMENT SCHEDULE ON THE DRAWINGS AND SHALL BE AS MANUFACTURED BY ONE OF THE MANUFACTURERS DESIGNATED ON THAT SCHEDULE OR SHALL BE AN EQUAL APPROVED IN ADVANCE BY THE ARCHITECT.

B) SHEETMETAL WORK

1) SHEETMETAL: PRIME STEEL SHEETS, HOT DIPPED GALVANIZED OF THE FOLLOWING GAUGES:

A. UP TO 12" WIDE OR DIAMETER, #26.

B. 13" TO 30" WIDE OR DIAMETER, #24.

C. 31" TO 60" WIDE OR DIAMETER, #22.

D. PARTITIONS FORMING PLENUM OR SUCTION CHAMBERS, #18 GAUGE WITH 1-1/2" X 1-1/2" X 3/16" GALVANIZED IRON ANGLE AND RIVETS FOR SEAM CONNECTION AND STIFFENING.

E. EXPOSED BRANCH ROUND DUCT SHALL BE SPIRAL TYPE SIMILAR TO SEMCO "SS" 75 SINGLE WALL ROUND PIPE WITH ALL REQUIRED FITTINGS. PIPE SHALL BE 24-26 GA.

2) DUCT CONSTRUCTION:

A. LONGITUDINAL JOINTS: PITTSBURGH CORNER SEAMS OR SNAP LOCK.

B. TRANSVERSE JOINTS: GOVERNMENT LOCKS RIVETED AT CORNERS, CONSTRUCTED OF METAL ONE GAUGE HEAVIER THAN THAT JOINTING DUCT SECTIONS. DUCTS UNDER 20" MAY BE JOINED WITH TRANSVERSE CAPSTRIPS.

C. SUPPORTS: EXCEPT AS OTHERWISE SPECIFIED, ALL DUCT HANGERS SHALL BE CONSTRUCTED OF 3/4" NO. 16 GALVANIZED STRAP, SPACING NOT TO EXCEED EIGHT FOOT INTERVALS. WHERE DUCT HANGERS EXCEED SIX FEET IN LENGTH, PROVIDE ADEQUATE SWAY BRACING. ALL VERTICAL DUCTS SHALL BE SUPPORTED ON ANGLE IRON BRACKETS.

D. ELBOWS: MADE FOR AN EASY FLOW OF AIR FOR MINIMUM FRICTION, INSIDE RADIUS EQUAL TO WIDTH OF DUCT. PROVIDE ELBOWS WITH APPROVED DUCT TURNS WHERE INDICTED ON PLANS OR WHERE SPACE DOES NOT PERMIT REQUIRED RADIUS.

E. FLEXIBLE CONNECTION: AT ALL FANS, CONNECTIONS SHALL BE NEOPRENE COATED GLASS FIBER CLOTH ENDS WHICH ARE TO BE TURNED INTO ABUTTING ENDS OF SHEETMETAL OR ANGLE IRON FRAMES SO AS TO FORM A GASKET TO FORM AN AIR TIGHT JOINT.

3) WORKMANSHIP AND CONSTRUCTION SHALL MEET AND EXCEED THE STANDARDS AS SET FORTH BY SMACNA.

C) GRILLES, REGISTERS AND DIFFUSERS

1) SIZES: AS INDICATED ON DRAWINGS.

2) SUPPLY DIFFUSERS: AS INDICATED ON DRAWINGS.

3) RETURN AIR REGISTERS; AS INDICATED ON DRAWINGS.

D) DUCT INSULATION

1) INSULATE ALL SUPPLY, MAKE-UP AIR AND RETURN AIR DUCTS WITH FOIL FACED BLANKET, SEE PLANS FOR ADDITIONAL INFORMATION.

2) MAXIMUM 25 FLAME SPREAD 50 SMOKE DEVELOPED.

3) GENERAL:

A. INSTALL ALL EQUIPMENT WHERE INDICATED ON THE APPROVED CONTRACT DRAWINGS.

B. AVOID INTERFERENCE WITH STRUCTURE AND THE WORK OF OTHER TRADES: DO NOT CUT INTO LOAD CARRYING MEMBERS WITHOUT THE SPECIFIC APPROVAL OF THE ARCHITECT.

C. TEMPERATURE CONTROL SYSTEM SHALL BE AS SHOWN ON THE DRAWINGS.

E) ACCEPTANCE

1) THE SYSTEM SHALL NOT BE CONSIDERED FOR ACCEPTANCE UNTIL THE MECHANICAL SUBCONTRACTOR HAS COMPLETE WORK AND DEMONSTRATED TO THE REPRESENTATIVE OF THE OWNER, PROPER OPERATION OF THE SYSTEM AND STRICT COMPLIANCE WITH THE SPECIFICATIONS, PARTICULARLY IN REFERENCE TO THE FOLLOWING ARTICLES OF THESE SPECIFICATIONS.

A. TESTING

B. CLEANING

C. INSTRUCTIONS AND OPERATING MANUALS

D. TRAINING OF OPERATING PERSONNEL

E. AS-BUILT DRAWINGS

F. GUARANTEE CERTIFICATES

G. START UP AND TEST DOCUMENT

F) AIR CONDITIONING UNIT START UP AND TEST

1) ALL AIR CONDITIONING EQUIPMENT SHALL BE STARTED AND CHECKED BY AN AUTHORIZED FACTORY SERVICE REPRESENTATIVE. ANY PROBLEMS ARISING WITH THE EQUIPMENT SHALL BE CORRECTED BY THE MANUFACTURER. THE MANUFACTURER SHALL PROVIDE A CHECK LIST OR REPORT ON THE OPERATION OF THE EQUIPMENT WHICH SHALL BE FORWARDED TO THE ARCHITECT.

G) GUARANTEE

1) THE GUARANTEE PROVISION OF THIS SPECIFICATION REQUIRES PROMPT REPLACEMENT OF ALL DEFECTIVE WORKMANSHIP AND MATERIALS OCCURRING WITHIN ONE YEAR OF JOB ACCEPTANCE. THIS INCLUDES ALL WORK REQUIRED TO REMOVE AND REPLACE THE DEFECTIVE ITEM AND TO MAKE ALL NECESSARY ADJUSTMENTS TO RESTORE THE ENTIRE INSTALLATION TO ITS ORIGINAL SPECIFIED OPERATING CONDITION AND FINISH AT THE TIME OF ACCEPTANCE.

11. EXHAUST HOOD AND FAN SYSTEM

KITCHEN HOODS, KITCHEN SUPPLY AND KITCHEN EXHAUST FANS, ALL COMPLETE WITH ROOF MOUNTING CURBS, COLLARS AND DAMPERS WILL BE FURNISHED TO THE JOB SITE BY THE OWNER. THE CONTRACTOR WILL HANG THE HOODS, SET FAN CURBS AND FANS, AND FURNISH AND INSTALL ALL INTERCONNECTING SHEET METAL DUCTWORK AS REQUIRED BY CODE AND PER HOOD MANUFACTURER'S CUT SHEETS.

12. TESTING, ADJUSTING AND BALANCING

THE TESTING, ADJUSTING AND BALANCING OF THE AIR CONDITIONING AND HOOD SYSTEM WILL BE PROVIDED BY THE OWNER. THE AIR CONDITIONING CONTRACTOR SHALL PROVIDE AND COORDINATE THE SERVICES OF QUALIFIED RESPONSIBLE MECHANICS AND OTHER PERSONNEL AS REQUIRED TO CORRECT, REPAIR OR REPLACE ALL DEFICIENT ITEMS OR CONDITIONS FOUND DURING THE TESTING AND BALANCING PERIOD.

DIVISION 16 – ELECTRICAL

SECTION 16050 – GENERAL NOTES AND SPECIFICATIONS

1. GENERAL

A) CONTRACTOR SHALL PROVIDE ALL NECESSARY MATERIALS, LABOR, TOOLS, TRANSPORTATION, SUPERINTENDENCE AND RELATED ITEMS TO INSTALL A COMPLETE AND FULLY OPERATIVE INTERIOR AND EXTERIOR ELECTRICAL SYSTEM AS SPECIFIED HEREIN, SHOWN ON THE DRAWINGS AND ELSEWHERE REQUIRED.

B) ALL OUTLETS, FIXTURES AND EQUIPMENTS SHALL BE FULLY CONNECTED TO PROPER SOURCES OF POWER SUPPLY AND LEFT READY TO USE.

C) PROVIDE ALL EXCAVATION AND TAMP-BACKFILL AS REQUIRED TO COMPLETE WORK. CORRECT ANY SETTING DURING GUARANTEE PERIOD TO OWNER'S SATISFACTION.

D) PROVIDE ALL NECESSARY CUTTING AND PATCHING AS REQUIRED TO COMPLETE WORK. PATCHING SHALL BE DONE BY MECHANICS SKILLED AT THEIR WORK. ALL OPENINGS SHALL BE FILLED AND PATCHED TO CONFORM WITH FIRE REGULATIONS.

E) COOPERATE WITH OTHER TRADES: MAKE KNOWN TO OTHER TRADES ARRANGEMENT OF ELECTRICAL WORK AND EXAMINE WORK OF OTHER TRADES TO AVOID CONFLICTS. EXAMINE DRAWINGS OF OTHER TRADES TO DETERMINE EXACT EQUIPMENT LOCATIONS. EXAMINE MANUFACTURER'S SHOP DRAWINGS TO DETERMINE ROUGHING-IN REQUIREMENTS.

F) PERMITS – FEES-CODES: PAY ALL COST FOR PERMITS, FEES AND INSPECTIONS REQUIRED BY AUTHORIZED AGENCIES HAVING JURISDICTION OVER ELECTRICAL WORK. ELECTRICAL SYSTEM SHALL CONFORM TO REQUIREMENTS OF NATIONAL, STATE AND LOCAL ELECTRIC CODES, LOCAL AUTHORITIES AND UTILITY COMPANY.

G) EQUIPMENT MANUFACTURERS LISTED ARE TO INDICATE PRODUCT QUALITY; OTHER MANUFACTURERS OF EQUAL QUALITY WILL BE ACCEPTABLE UPON WRITTEN APPROVAL OF OWNER. ALL ELECTRICAL MATERIALS SHALL BE NEW, LISTED AND LABELED BY UL AND SHALL CONFORM TO INDUSTRY STANDARDS, PARTICULARLY NEMA, NFPA, N.E.C. & OTHERS.

H) PROVIDE TYPEWRITTEN DIRECTORIES IN PANELBOARDS WITH CLEAR PLASTIC SHIELDS. PROVIDE ENGRAVED PLASTIC LOAD NAMEPLATES ON ALL DISCONNECT SWITCHES, MOTOR STARTERS AND CONTROL DEVICES.

I) TESTS: ENTIRE ELECTRICAL SYSTEM SHALL BE FULLY TESTED AND CORRECTED OF ANY SHORT CIRCUITS, OPEN GROUNDS, FAULTY WIRING AND INCORRECT CONNECTIONS.

J) GUARANTEE: COMPLETE ELECTRICAL SYSTEM INCLUDING ALL MATERIALS, EQUIPMENT AND LABOR SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING WITH DATE OF ACCEPTANCE OF BUILDING BY OWNER.

K) EACH BIDDER SHALL, BEFORE SUBMITTING A PROPOSAL, VISIT AND EXAMINE THE SITE IN ACCORDANCE WITH DIVISION 1 TO SATISFY HIMSELF AS TO MATERIALS AND SCOPE OF THE NEW CONSTRUCTION AND ANY DIFFICULTY ATTENDING THE PERFORMANCE OF THE WORK.

L) THE SUBMISSION OF A PROPOSAL WILL BE CONSTRUCTED AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE. CLAIMS MADE SUBSEQUENT TO THE TIME OF SUBMISSION OF THE PROPOSAL FOR LABOR, EQUIPMENT AND MATERIAL REQUIRED FOR DIFFICULTIES ENCOUNTERED, WHICH COULD HAVE BEEN FORESEEN HAS AN EXAMINATION BEEN MADE, WILL NOT BE RECOGNIZED.

M) WORKMANSHIP: ELECTRICAL EQUIPMENT SHALL BE INSTALLED IN NEAT, WORKMANLIKE MANNER. UNSIGHTLY INSTALLATIONS SHALL BE REMOVED OR REWORKED AT NO ADDITIONAL EXPENSE TO THE OWNER.

SECTION 16121 – BASIC MATERIALS AND METHODS

1. GENERAL

A) SECTION 16A APPLIES TO ALL WORK HEREUNDER AND SHALL INCLUDE CONDUIT, BOXES, WIRE, WIRING DEVICES, LIGHTING FIXTURES AND RELATED MATERIALS.

2. MATERIALS

A) CONDUIT

1) CONNECTIONS TO EQUIPMENT WHICH SHALL BE MADE WITH THREE FEET FLEXIBLE LIQUIDTIGHT CONDUIT WITH LIQUIDTIGHT CONNECTORS.

2) CONNECTIONS TO RECESSED LIGHTING FIXTURES SHALL BE MADE WITH SIX FEET OF FLEXIBLE CONDUIT FROM A BOX. LOCATE BOX TO PROVIDE RELOCATION OF FIXTURES.

3) INTERMEDIATE GRADE CONDUIT WITH THREADED FITTINGS SHALL BE PROVIDED IN SLAB-ON-GRADE, OUTSIDE BUILDING, BURIED BELOW GRADE AND IN WET LOCATIONS.

4) "MC" CABLE MAY BE USED IN NON-VISIBLE LOCATIONS.

5) RIGID GALVANIZED CONDUIT MUST BE USED IN EXPOSED AREAS OF THE DINING ROOM.

6) ALL OTHER CONDUIT SHALL BE ELECTRIC METALLIC TUBING WITH COMPRESSION TYPE FITTINGS. EXCEPT EXTERIOR EXPOSED CONDUIT SHALL BE RIGID GALVANIZED CONDUIT.

B) BOXES

1) CONCEALED BOXES SHALL BE 4 INCH SQUARE GALVANIZED STEEL WITH GALVANIZED EXTENSION RINGS, TOTAL DEPTH OF NOT LESS THAN 2-1/2 INCHES.

2) SURFACE MOUNTED BOXES SHALL BE PRESSED GALVANIZED STEEL, UTILITY TYPE.

C) WIRE & CABLE (600V AND LESS)

1) THE WIRE MEETING REQUIREMENTS BELOW SHALL BE SUITABLE FOR SECONDARY POWER AND LIGHT CIRCUITS AND CONTROL CIRCUITS WITHIN THE LIMITATIONS OF THESE SPECIFICATIONS.

2) INSULATED WIRE NO. 8 AWG AND LARGER SHALL BE STRANDED.

3) ALL WIRE SHALL BE BROUGHT TO THE JOB IN UNBROKEN PACKAGES, AND SHALL BEAR THE DATE OF MANUFACTURING AND SHALL NOT BE OLDER THAN TWELVE MONTHS.

4) TYPE OF WIRE SHALL BE AS FOLLOWS:

A. UNLESS OTHERWISE SPECIFIED OR INDICATED OTHERWISE ON DRAWINGS, ALL #12 AND #10 WIRE SHALL BE THW OR THHN AND ALL WIRE #8 AND LARGER SHALL BE THHN-THWN TYPE.

B. WIRING ADJACENT TO HEAT PRODUCING EQUIPMENT SHALL BE TYPE AVA.

C. NO WIRE SMALLER THAN #12 GAUGE SHALL BE USED, EXCEPT FOR SIGNAL OR CONTROL SYSTEMS, OR WHERE OTHERWISE INDICATED. WIRE SHALL BE COPPER, 600 VOLT MINIMUM RATING, EXCEPT FOR SPECIAL SYSTEMS. HIGHER VOLTAGE RATING SHALL BE PROVIDED WHEN REQUIRED BY MANUFACTURES SUCH AS WIRING BETWEEN A LIGHT FIXTURE AND REMOTE BALLAST.

D. LOW VOLTAGE WIRING USED IN UNDERGROUND CONDUIT AND OTHER AREAS SUBJECT TO EXTREME DAMPNESS SHALL BE RHW OR XHHW TYPE INSULATION.

E. UNLESS NOTED OTHERWISE, ALL CONDUCTORS SHALL BE SOFT DRAWN COPPER CONFORMING TO THE LATEST ASTM SPECIFICATIONS AND THE LATEST REQUIREMENTS OF NEC. UNLESS OTHERWISE NOTED OR SPECIFIED, ALL INSULATION SHALL BE RATED 600 VOLT.

F. ALL WIRE SHALL BE AS MANUFACTURED BY GENERAL CABLE CO., PHELP DODGE, ANACONDA, OR A CABLE EQUIVALENT.

G. ALL WIRE SHALL BE INSTALLED IN CONDUIT AND COLOR CODED. ALL WIRE SHALL BE 98% CONDUCTIVE COPPER, RATED FOR MAXIMUM OF 600 VOLTS.

D) WIRE CONNECTORS

1) WIRE CONNECTORS FOR SIZED #10 AWG AND LESS SHALL BE "PRESS-SNURE", IDEAL "WRAP-CAP". T & B "STAKONS" OR 3M "SCOTCHOLK". CONNECTORS FOR WIRE SIZE #8 AND LARGER SHALL BE T & B OR BURNDY METHODS USING HYDRAULIC PRESSES.

E) ELECTRIC TAPE SHALL BE JOHNS-MANVILLE "DUCH-BRAND" 3M "SCOTCH BRANCH" OR PLYMOUTH "SLIPKNOT BRAND".

F) WALL SWITCHES SHALL BE IVORY OR BROWN AND SHALL BE AS FOLLOWS OR APPROVED EQUAL:

1) 20A, SP, 125/277V. HUBBELL #1221.

2) 20A, 3W, 125/277V. HUBBELL #1223.

3) 20A, 4W, 125/277V. HUBBELL #1224.

4) 20A, SP, 125/277V. WITH PILOT LIGHT – HUBBELL #1221-PL.

5) 20A, SP, 125/277V. WEATHERPROOF – HUBBELL #1281/1795.

6) 20A, SP, 125/277V. KEY SWITCH, HUBBELL #1221-L.

G) RECEPTACLES SHALL BE IVORY, EXCEPT BROWN SHALL BE INSTALLED TO MATCH FINISHES AND SHALL BE AS FOLLOWS OR APPROVED EQUAL. PROVIDE OTHER RECEPTACLES AS INDICATED ON THE DRAWINGS.

1) 20A, 125V., DUPLEX – HUBBELL #5362 (I).

2) 20A, 250V., 2W+G – HUBBELL #5461.

3) 50A, 250V., 3W+G – ARROW-HART #5700, BRYANT #9630FR OR P & S #5950.

4) GROUND FAULT CIRCUIT INTRUPTIOPN FOR PERSONEL (20A/125V) – HUBBELL #GF-5362 WHERE PERMITTED, PROVIDE WEATHERPROOF COVERS HUBBELL #WP26M AND WEATHER RESITANT GFI RECEPTACLES HUBELL #GFTR20 FOR DAMP AND WET LOCATIONS. IG-GFI RECEPTACLES SHALL BE LEGRAND #1595-IGTRO OR APPROVED EQUAL . PROVIDE GFI OUTLETS (GFI CIRCUIT BREAKERS IN THE PANELBOARD) WHERE RECEPTACLE'S TEST AND RESET BUTTONS ARE NOT LOCATED IN THE READILY ACCESSIBLE LOCATION. FIELD VERIFY PRIOR TO BID.

5) CLOCK AND SIGN HANGER – ARROW-HART #5708, BRYANT #2828-GS OR HUBBELL.

H) PLATES

1) PROVIDE FACE PLATES FOR ALL DEVICES INCLUDING WALL SWITCHES, RECEPTACLES, TELEPHONE OUTLETS AND ALL WALL OUTLETS. FACE PLATES SHALL BE SATIN FINISHED STAINLESS STEEL IN ALL FOOD PREPARATION AREAS AND COMMERCIAL GRADE SMOOTH UNBREAKABLE PLASTIC IN LOBBY/DINING, OR DARK BROWN OR IVORY TO MATCH DEVICES AND WALLS.

I) LIGHTING FIXTURES

1) LIGHTING FIXTURES SHALL BE FURNISHED BY CONTRACTOR AS SCHEDULED ON DRAWINGS EXCEPT FOR THOSE INDICATED TO BE FURNISHED BY OWNER. CONTRACTOR SHALL INSTALL ALL LIGHTING FIXTURES, PROVIDE NECESSARY MOUNTING HARDWARE. ALL RECESSED LIGHTING FIXTURES SHALL BE THERMALLY PROTECTED AS REQUIRED BY CODE.

J) LAMPS

1) OWNER SHALL FURNISH AND CONTRACTOR SHALL INSTALL ONE COMPLETE SET OF LAMPS FOR ALL LIGHTING FIXTURES. PROVIDE LABEL IN EACH FIXTURE INDICATING SIZE AND TYPE OF LAMP CORRESPONDING WITH SCHEDULE ON DRAWING. SIZE SHALL BE MARKED "MAXIMUM WATTAGE".

2) FLUORESCENT LAMPS SHALL BE STANDARD COOL WHITE, ENERGY EFFICIENT.

3) INCANDESCENT LAMPS SHALL BE INSIDE FROSTED WITH 2500 HOUR LAMP LIFE RATED 130 VOLTS.

K) FLUORESCENT BALLASTS SHALL BE ENERGY EFFICIENT, CLASS "P".

3. EXECUTION

A) RACEWAY SYSTEM

1) ALL WIRE SHALL BE (INSTALLED IN A METAL RACEWAY AND SHALL BE) CONCEALED WHERE POSSIBLE. WHERE NECESSARY TO EXPOSE THE WIRING THE RACEWAY SHALL BE INSTALLED AS INCONSPICUOUSLY AS POSSIBLE AND IN STRAIGHT LINES WITH 90-DEGREE BENDS, PARALLEL WITH BUILDING LINES. RACEWAYS SQUARE, REAM SMOOTH AND MAKE-UP TIGHT. PLUG ENDS OF RACEWAYS FURRING CONSTRUCTION AND SWAB CLEAN BEFORE PULLING WIRE OR CABLE. SUPPORT RACEWAYS FROM BUILDING STRUCTURE MEMBERS ONLY WITH APPROVED FASTENERS DESIGNED FOR THE PURPOSE.

2) RACEWAY SYSTEM SHALL BE INSTALLED TO MAINTAIN THE MAXIMUM HEADROOM WITH REQUIRED SUPPORTS FOR THE LOAD. ALL ANCHORS, STRAPS AND CLIPS SHALL BE THE TYPE DESIGNED FOR THE PURPOSE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. COMMON SUPPORTS SHALL BE USED FOR MECHANICAL AND ELECTRICAL EQUIPMENT BY COORDINATING THE WORK WITH ALL TRADES.

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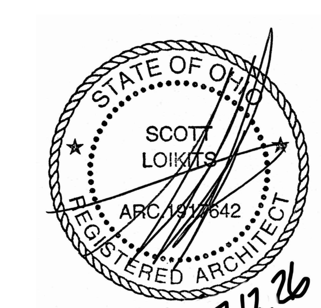
ELECTRICAL
GREENBERGFARROW

KITCHEN EQUIPMENT & FIXTURE
TEXAS ROADHOUSE

ISSUE/REVISION RECORD

DATE	DESCRIPTION
07/07/26	COORDINATION SET
07/17/26	PERMIT/BID SET

PROFESSIONAL SEAL



PROFESSIONAL IN CHARGE
SCOTT LOIKITS

PROJECT MANAGER
J. WEHMEYER

QUALITY CONTROL
J. WEHMEYER

DRAWN BY
CFN/OGV

PROJECT NAME

TEXAS ROADHOUSE

5611 MERILY WAY
HUBER HEIGHTS, OH
OHIO
45424

PROJECT NUMBER
20260394.5

SHEET TITLE

SPECIFICATIONS

SHEET NUMBER

SPC4

Drawing Name: P:\2026\202603940\500 Construction Documents\Huber Heights OH\Produced_Current\202603940_18SPC4.DWG Last Modified: Jul 09, 2026 – 9:05am Plotted on: Jul 20, 2026 – 3:59pm by cfernandez

3) ALL ELECTRICAL BOXES SHALL BE SUPPORTED FROM BUILDING STRUCTURAL MEMBERS INDEPENDENTLY OF THE CONDUIT RACEWAYS, MECHANICAL SYSTEMS OR SUSPENDED CEILING SUPPORTS. RECESSED BOXES SHALL BE FLUSH WITH SURROUNDING SURFACES. ALL BOXES AND CABINETS SHALL BE PROTECTED DURING CONSTRUCTION AND SHALL BE CLEANED BEFORE PULLING WIRE AND INSTALLING DEVICES.

4) SIZE OF CONDUIT SHALL NOT BE LESS THAN 3/4" AND NOT LESS THAN REQUIRED BY THE NATIONAL ELECTRICAL CODE. SUBCONTRACTOR SHALL INSTALL LARGER SIZE CONDUITS THAN DETAILED WHERE THERE IS AN EXCESSIVE LENGTH OF UNBROKEN RUN OR AN EXCESSIVE NUMBER OF BENDS.

B) WIRE

1) USE ONLY APPROVED TYPE WIRE-PULLING LUBRICANTS FOR WIRE #4 AWG OR LARGER. SPLICE WIRE ONLY IN ACCESSIBLE BOXES. MAKE WIRE JOINTS MECHANICALLY STRONG BEFORE APPLYING THE CONNECTOR AND WHERE TAPE IS USED, WRAP EACH JOINT TO THE THICKNESS OF THE ORIGINAL INSULATION. CLEAN AND POLISH METALLIC SURFACES BEFORE INSTALLING CONDUCTORS. APPLY PRESSURE TYPE LUGS ON STRANDED CONDUCTORS CONNECTED TO SCREW OR BOLT TYPE CONNECTIONS.

C) WIRING DEVICES

1) UNLESS NOTED OTHERWISE, RECEPTACLES SHALL BE INSTALLED 18" ABOVE THE FINISHED FLOOR, SWITCHES SHALL BE 48" AND CLOCK HANGERS 8'-0". RECEPTACLES NOTED ABOVE WORK COUNTERS AND CABINETS (AC) SHALL BE MOUNTED ABOVE THE SPLASH BACK. WEATHERPROOF RECEPTACLES SHALL BE INSTALLED SO THAT THE COVER PROTECTS THE DEVICE IN THE OPEN POSITION. PROVIDE A BONDING JUMPER BETWEEN THE BOX AND ALL RECEPTACLES.

D) EQUIPMENT CONNECTIONS

1) PROVIDE ALL NECESSARY MOTOR STARTERS (VERIFY HOOD FANS WITH SUPPLIER), DISCONNECT SWITCHES, CONTROLS, CONDUIT, BOXES, WIRE, ETC. AND CONNECT COMPLETE TO EACH PIECE OF EQUIPMENT REQUIRING ELECTRICAL CONNECTIONS INDICATED ON THE DRAWINGS. WHERE EQUIPMENT RATINGS DIFFER FROM THAT INDICATED, CONSULT OWNER. CONSULT WITH EQUIPMENT SUPPLIER TO DETERMINE ROUGH-IN REQUIREMENTS. WHERE EQUIPMENT IS NOTED AS FUTURE, TERMINATE CIRCUIT IN JUNCTION BOX AND TAPE ENDS OF THE CONDUCTORS.

E) LIGHTING FIXTURES

1) PROVIDE ALL NECESSARY MOUNTING HARDWARE AND RELATED ITEMS TO PROPERLY INSTALL THE LIGHTING FIXTURES. FIXTURES SUPPORTED IN EXPOSED GRID CEILINGS SHALL BE PROVIDED WITH CLIPS. FIXTURES MOUNTED IN OR ON TILE CEILINGS SHALL BE ALIGNED WITH TILES. LIGHTING FIXTURES SHALL BE SUPPORTED FROM THE BUILDING STRUCTURAL MEMBERS EXCEPT FOR EXPOSED GRID CEILINGS WHERE A CEILING SUPPORTING WIRE SHALL BE PROVIDED AT EACH FIXTURE CORNER.

F) CLEANING

1) ALL EQUIPMENT INCLUDING PANELBOARDS, SWITCHES, WIRING DEVICES, LIGHTING FIXTURES, WALL PLATES, ETC. SHALL BE FREE OF CORROSION, DIRT, PAINT SPLATTER OR DAMAGE OF ANY SORT AT FINAL ACCEPTANCE OF THE WORK. CONTRACTOR SHALL CLEAN, REPAIR OR REPLACE SAME AS INSTRUCTED BY THE OWNER BEFORE FINAL PAYMENT.

G) POWER AND LIGHTING PANELS

1) POWER DISTRIBUTION PANEL "MDP" SHALL BE SQUARE D TYPE I-LINE, CUTLER HAMMER, GENERAL ELECTRIC HAVING 3-POINT CATCH WITH LOCKABLE HANDLE. THE SERVICE ENTRANCE EQUIPMENT SHALL BE UL LISTED AND LABELED FOR THAT APPLICATION. BUSSING SHALL BE ALUMINUM, TIN-PLATED. BRACE BUSSING FOR 100,000 A.I.C.

2) LIGHTING AND POWER PANELBOARDS SHALL BE SQUARE D TYPE NQOD, CUTLER HAMMER, GENERAL ELECTRIC WITH LOCKING DOOR AND FLUSH TRIM. BUSSING SHALL BE ALUMINUM, WITH BRACING TO SUIT INTERRUPTING RATING.

3) BREAKERS SHALL BE INDIVIDUAL MOLDED CASE, BOLT-IN STYLE, SIZED AS SCHEDULED. TWO POLE AND THREE POLE BREAKERS SHALL BE COMMON TRIP SINGLE POLE UNITS WITH HANDLETIES ARE NOT ACCEPTABLE.

4) PANELS SHALL BE FLUSH-MOUNTED AS SHOWN ON PLANS.

5) CONTRACTOR TO VERIFY AVAILABLE FAULT CURRENT WITH UTILITY COMPANY FOR PROPER PANEL ASYMMETRICAL INTERRUPTING RATING. SUBMIT THIS INFORMATION WITH SHOP DRAWINGS ON PANELS, ALONG WITH LETTER FROM POWER COMPANY.

6) METER, C.T. CABINET, SERVICE CONDUCTORS AND CONDUIT, TRANSFORMER, ETC. SHALL BE PER LOCAL UTILITY REQUIREMENTS. COORDINATE SERVICE INSTALLATION WITH LOCAL UTILITY COMPANY, PROVIDING ALL NEEDED EQUIPMENT AND LABOR.

7) THE PRECEDING SECTIONS ARE FOR SITUATIONS IN WHICH THE OWNER IS NOT USING THE ELECTRICAL PACKAGE FURNISHED BY W.R. CONTROLS (SEE SHEET E3).

H) DIMMERS

1) FURNISH WHEN REQUIRED EQUAL TO LUTRON ROTARY DIMMERS. SIZE AS SHOWN ON PLANES. UL LISTED. FURNISH WITH SWITCH PLATE. DO NOT CUT OR REDUCE HEAT FINS ON DIMMERS.

I) GROUNDING

1) EQUIPMENT GROUNDING:

A. THE EQUIPMENT GROUNDING SYSTEM SHALL BE SUCH THAT METALLIC STRUCTURES, ENCLOSURES, RACEWAYS, JUNCTION BOXES, OUTLET BOXES, CABINETS, MACHINE FRAMES, PORTABLE EQUIPMENT AND OTHER CONDUCTIVE ITEMS ASSOCIATED WITH ELECTRICAL CIRCUITS OPERATE CONTINUOUSLY AT GROUND POTENTIAL AND PROVIDE A LAW IMPEDANCE PATH FOR POSSIBLE GROUND FAULT CURRENTS.

B. WIREWAYS, SWITCHGEAR, PANELBOARDS AND MOTOR CONTROL PANELS SHALL BE PROVIDED WITH AN EQUIPMENT GROUND BUS (INCLUDING LUG OR SCREW TERMINALS) SECURELY BONDED TO THE ENCLOSURE. JUNCTION BOXES AND OTHER ENCLOSURES (SIZES ABOVE 5" X 5") SHALL UTILIZE AN EQUIPMENT GROUND BUS OR LUG AS REQUIRED TO SECURELY BOND THE EQUIPMENT GROUND CONDUCTOR TO THE ENCLOSURE.

C. ALL BRANCH CIRCUITS FOR POWER AND LIGHT SHALL INCLUDE A GREEN INSULATED GROUNDING CONDUCTOR. THE EQUIPMENT GROUND CONDUCTOR SHALL BE ELECTRICALLY AND MECHANICALLY CONTINUOUS FROM THE SOURCE OF SUPPLY TO THE EQUIPMENT TO BE GROUNDED.

D. LIGHTING FIXTURES SHALL BE SECURELY CONNECTED TO THE EQUIPMENT GROUND CONDUCTOR. A CONTINUOUS ROW OF FLUORESCENT FIXTURES MECHANICALLY JOINED TO PROVIDE A GOOD ELECTRICAL CONTACT MAY BE CONSIDERED AS ONE FIXTURE WITH THE EQUIPMENT GROUND CONDUCTOR CONNECTED AT ONLY ONE POINT.

E. MOTORS SHALL BE CONNECTED TO THE EQUIPMENT GROUND CONDUCTOR WITH A CONDUIT GROUNDING BUSHING AND WITH A BOLTED SOLDERLESS LUG CONNECTION ON THE METAL FRAME. BOLTS, NUTS AND WASHERS SHALL BE BRONZE, CADMIUM PLATED STEEL, OR OTHER NON-CORROSIVE MATERIAL.

F. ALL CONDUIT SHALL BE CONNECTED TO THE EQUIPMENT GROUND BUS BY MEANS OF A GROUNDING BUSHING.

G. E.C. SHALL COORDINATE WITH CASH REGISTER SYSTEM SUPPLIER TO CLARIFY ANY GROUNDING AND/OR WIRING REQUIREMENTS.

2) SYSTEM GROUND:

A. THE SERVICE GROUND SHALL BE SOLIDLY CONNECTED TO THE NEUTRAL BUS AND GROUND BUS AND ROUTED VIA GROUNDING ELECTRODE CONDUCTOR TO THE INCOMING BUILDING WATER SERVICE AHEAD OF THE MAIN CUTOFF VALVE.

B. THE SERVICE GROUND SHALL BE MADE AT THE SERVICE OVER CURRENT MAIN SWITCH.

C. TRANSFORMER GROUND (XO TERMINAL) SHALL BE CONNECTED TO THE NEAREST METALLIC COLD WATER PIPE OR BUILDING STEEL.

3) INSTALLATION:

A. ALL GROUNDING CONDUCTORS SHALL BE SIZED AS PER THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE.

B. GROUND RODS: GROUND RODS SHALL BE THE COPPER CLAD STEEL TYPE AND SHALL BE A MINIMUM OF 8 FEET IN LENGTH AND 3/4 INCH IN DIAMETER. GROUND RODS SHALL BE AS MANUFACTURED BY COPPERWELD STEEL COMPANY, OR AND ACCEPTABLE EQUIVALENT.

C. GROUNDING ELECTRODE CONDUCTORS SHALL BE BARE STRAND COPPER. EQUIPMENT GROUND WIRE SHALL BE THW INSULATED AND SHALL BE GREEN IN COLOR.

D. CONNECTIONS TO WATER SERVICE SHALL BE MADE WITH SUITABLE GROUND CLAMP OF LUG CONNECTION AHEAD OF THE BUILDING METER OR CUTOFF VALVE.

E. CONNECTIONS TO GROUND RODS SHALL BE MADE BY A THERMAL WELD OF MECHANICAL COMPRESSION CLAMP.

F. GROUNDING CABLES EMBEDDED IN THE FLOOR SHALL BE MADE IN RIGID CONDUIT.

G. GROUND RODS SHALL BE DRIVEN FULL LENGTH DIAGONALLY INTO THE EARTH AND HAVE A ONE (1) FOOT MINIMUM COVER.

H. ALL CONDUCTOR CONNECTIONS SHALL BE MADE UP TIGHT TO PROVIDE CONTINUITY OF METALLIC GROUND.

I. GROUND WIRES NOT IN CONDUIT SHALL NE SUPPORTED EVERY FIVE (5) FEET.

4) TEST:

A. THE CONTRACTOR SHALL RUN A GROUND RESISTANCE TEST AND IF THE RESISTANCE TO GROUND IS GREATER THAN 25 OHMS, ADDITIONAL GROUNDING ELECTRODES SHALL BE INSTALLED. THE TEST SHALL NOT BE MADE WITHIN FIVE (5) DAYS AFTER A RAIN.

B. THE CONTRACTOR SHALL PROVIDE OWNER WITH A COPY OF THE TEST PROCEDURE AND RESULTS OF THE TEST.

C. THE GROUND TEST SHALL BE MEASURED IN THE PRESENCE OF AN AUTHORIZED REPRESENTATIVE OF THE ARCHITECT. NO EQUIPMENT SHALL BE OPERATED UNTIL GROUND POTENTIAL IS VERIFIED.

4. WORKMANSHIP

A) ALL WORK SHALL BE PERFORMED BY WORKMEN SKILLED IN THEIR TRADES AND SHALL BE TYPICAL OF THE BEST TRADE PRACTICES.

SECTION 16163 – SERVICE AND DISTRIBUTION

1. GENERAL

A) SCOPE: SECTION 16163 APPLIES TO ALL WORK HEREUNDER AND SHALL INCLUDE SERVICE, METERING AND DISTRIBUTION.

B) SERVICE: THE ELECTRICAL DISTRIBUTION IS 120/208 VOLTS, 3 PHASE, 4 WIRE 60 CYCLE. CONTRACTOR SHALL VERIFY SERVICE VOLTAGE WITH UTILITY COMPANY AND PROVIDE NECESSARY REVISIONS AND MODIFICATIONS REQUIRED. SERVICE ENTERS SPACE UNDERGROUND.

C) METERING: CONTRACTOR SHALL PROVIDE MODIFICATIONS NECESSARY METERING FACILITIES INCLUDING METER SOCKET, CURRENT TRANSFORMER CABINET CONDUIT AND OTHER WORK FOR METERING REQUIRED BY THE LOCAL UTILITY COMPANY.

2. MATERIALS

A) DISCONNECT SWITCHES: SHALL BE (HEAVY-DUTY TYPE, NEMA HD) (NORMAL DUTY TYPE, NEMA ND) FUSED UNLESS NOTED OTHERWISE, DESIGNED TO ACCEPT ONLY REJECTION TYPE FUSES AND OPERATOR INTERLOCKED WITH THE DOOR IN THE "OFF" POSITION. SWITCHES SHALL BE MANUFACTURED BY GENERAL ELECTRIC, SQUARE D OF CUTLER-HAMMER.

B) FUSES: SHALL BE CURRENT LIMITING WITH 200,000 APMERES INTERRUPTING CAPACITY, UL INC. CLASS RK1 AND SHALL BE DUAL ELEMENT, TIME DELAY, CLASS R REJECTION TYPE. ONE MET OF SPARE FUSES SHALL BE PROVIDED FOR EACH SIZE AND MOUNTED IN "SPARE FUSE CABINET" LOCATED AT THE SERVICE ENTRANCE. FUSE IDENTIFICATION LABELS SHALL BE MANUFACTURED BY BUSSMAN OR SHAWMUT.

3. EXECUTION

A) DISCONNECT SWITCHES SHALL BE INSTALLED 4'-0" ABOVE FINISHED FLOOR. ALL CABINETS SHALL BE VACUUM CLEANED BEFORE PULLING WIRE.

4. INSTALLATION OF EQUIPMENT AND FIXTURES

A) INSTALL ALL EQUIPMENT AND FIXTURES FORMING PART OF THE WORK OF THIS SECTION IN COMPLETE ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND ALL PERTINENT CODES AND REGULATIONS. MAKE ALL FINAL CONNECTIONS TO BAR AND KITCHEN EQUIPMENT.

5. LAMPING

A) LAMP ALL FIXTURES WITH LAMPS OF THE DESIGNED RATING AND PATTERN.

6. TESTING

A) GENERAL: UPON COMPLETION OF THIS PORTION OF THE WORK, FURNISH ALL EQUIPMENT AND PERSONNEL AND CONDUCT ALL TEST REQUIRED TO SECURE APPROVAL OF THE INSTALLATION FROM ALL AGENCIES HAVING JURISDICTION.

B) CRITERIA:

1) ALL SYSTEMS SHALL TEST FREE FROM SHORT CIRCUITS AND GROUNDS SHALL BE FREE FROM MECHANICAL AND ELECTRICAL DEFECTS AND SHALL SHOW AN INSULATION RESISTANCE BETWEEN PHASE CONDUCTORS AND GROUND OF NOT LESS THAN THAT REQUIRED BY THE NATIONAL ELECTRICAL CODE.

2) ALL SYSTEMS SHALL SHOW PROPER NEUTRAL CONNECTIONS.

7. CLEAN UP

A) ALL EQUIPMENT AND EXPOSED SURFACES SHALL BE LEFT SMOOTH AND CLEAN. ALL PLATE WORK SHALL BE POLISHED AND THE ENTIRE PREMISES SHALL BE CLEANED OF UNUSED MATERIALS, RUBBISH, DEBRIS AND GREASE SPOTS.

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ELECTRICAL
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KITCHEN EQUIPMENT & FIXTURE
TEXAS ROADHOUSE

ISSUE/REVISION RECORD

DATE	DESCRIPTION
07/07/26	COORDINATION SET
07/17/26	PERMIT/BID SET

PROFESSIONAL SEAL

STATE OF OHIO
SCOTT LOIKITS
ARCHITECT 42
REGISTERED ARCHITECT
7.17.26

PROFESSIONAL IN CHARGE
SCOTT LOIKITS
PROJECT MANAGER
J. WEHMEYER
QUALITY CONTROL
J. WEHMEYER
DRAWN BY
CFN/OGV

PROJECT NAME

TEXAS ROADHOUSE

5611 MERILY WAY
HUBER HEIGHTS, OH
OHIO
45424

PROJECT NUMBER
20260394.5

SHEET TITLE

SPECIFICATIONS

SHEET NUMBER

SPC5

Drawing Name: P:\2025\20260394\500 Construction Documents\Huber Heights (MP Prebuild)_Current\20260394_SHEETS.DWG Last Modified: Jul 09, 2026 - 9:04am Plotted on: Jul 20, 2026 - 4:02pm by cfernandez

3) ALL ELECTRICAL BOXES SHALL BE SUPPORTED FROM BUILDING STRUCTURAL MEMBERS INDEPENDENTLY OF THE CONDUIT RACEWAYS, MECHANICAL SYSTEMS OR SUSPENDED CEILING SUPPORTS. RECESSED BOXES SHALL BE FLUSH WITH SURROUNDING SURFACES. ALL BOXES AND CABINETS SHALL BE PROTECTED DURING CONSTRUCTION AND SHALL BE CLEANED BEFORE PULLING WIRE AND INSTALLING DEVICES.

4) SIZE OF CONDUIT SHALL NOT BE LESS THAN 3/4" AND NOT LESS THAN REQUIRED BY THE NATIONAL ELECTRICAL CODE. SUBCONTRACTOR SHALL INSTALL LARGER SIZE CONDUITS THAN DETAILED WHERE THERE IS AN EXCESSIVE LENGTH OF UNBROKEN RUN OR AN EXCESSIVE NUMBER OF BENDS.

B) WIRE

1) USE ONLY APPROVED TYPE WIRE-PULLING LUBRICANTS FOR WIRE #4 AWG OR LARGER. SPLICE WIRE ONLY IN ACCESSIBLE BOXES. MAKE WIRE JOINTS MECHANICALLY STRONG BEFORE APPLYING THE CONNECTOR AND WHERE TAPE IS USED, WRAP EACH JOINT TO THE THICKNESS OF THE ORIGINAL INSULATION. CLEAN AND POLISH METALLIC SURFACES BEFORE INSTALLING CONDUCTORS. APPLY PRESSURE TYPE LUGS ON STRANDED CONDUCTORS CONNECTED TO SCREW OR BOLT TYPE CONNECTIONS.

C) WIRING DEVICES

1) UNLESS NOTED OTHERWISE, RECEPTACLES SHALL BE INSTALLED 18" ABOVE THE FINISHED FLOOR, SWITCHES SHALL BE 48" AND CLOCK HANGERS 8'-0". RECEPTACLES NOTED ABOVE WORK COUNTERS AND CABINETS (AC) SHALL BE MOUNTED ABOVE THE SPLASH BACK. WEATHERPROOF RECEPTACLES SHALL BE INSTALLED SO THAT THE COVER PROTECTS THE DEVICE IN THE OPEN POSITION. PROVIDE A BONDING JUMPER BETWEEN THE BOX AND ALL RECEPTACLES.

D) EQUIPMENT CONNECTIONS

1) PROVIDE ALL NECESSARY MOTOR STARTERS (VERIFY HOOD FANS WITH SUPPLIER), DISCONNECT SWITCHES, CONTROLS, CONDUIT, BOXES, WIRE, ETC. AND CONNECT COMPLETE TO EACH PIECE OF EQUIPMENT REQUIRING ELECTRICAL CONNECTIONS INDICATED ON THE DRAWINGS. WHERE EQUIPMENT RATINGS DIFFER FROM THAT INDICATED, CONSULT OWNER. CONSULT WITH EQUIPMENT SUPPLIER TO DETERMINE ROUGH-IN REQUIREMENTS. WHERE EQUIPMENT IS NOTED AS FUTURE, TERMINATE CIRCUIT IN JUNCTION BOX AND TAPE ENDS OF THE CONDUCTORS.

E) LIGHTING FIXTURES

1) PROVIDE ALL NECESSARY MOUNTING HARDWARE AND RELATED ITEMS TO PROPERLY INSTALL THE LIGHTING FIXTURES. FIXTURES SUPPORTED IN EXPOSED GRID CEILINGS SHALL BE PROVIDED WITH CLIPS. FIXTURES MOUNTED IN OR ON TILE CEILINGS SHALL BE ALIGNED WITH TILES. LIGHTING FIXTURES SHALL BE SUPPORTED FROM THE BUILDING STRUCTURAL MEMBERS EXCEPT FOR EXPOSED GRID CEILINGS WHERE A CEILING SUPPORTING WIRE SHALL BE PROVIDED AT EACH FIXTURE CORNER.

F) CLEANING

1) ALL EQUIPMENT INCLUDING PANELBOARDS, SWITCHES, WIRING DEVICES, LIGHTING FIXTURES, WALL PLATES, ETC. SHALL BE FREE OF CORROSION, DIRT, PAINT SPLATTER OR DAMAGE OF ANY SORT AT FINAL ACCEPTANCE OF THE WORK. CONTRACTOR SHALL CLEAN, REPAIR OR REPLACE SAME AS INSTRUCTED BY THE OWNER BEFORE FINAL PAYMENT.

G) POWER AND LIGHTING PANELS

1) POWER DISTRIBUTION PANEL "MDP" SHALL BE SQUARE D TYPE I-LINE, CUTLER HAMMER, GENERAL ELECTRIC HAVING 3-POINT CATCH WITH LOCKABLE HANDLE. THE SERVICE ENTRANCE EQUIPMENT SHALL BE UL LISTED AND LABELED FOR THAT APPLICATION. BUSSING SHALL BE ALUMINUM, TIN-PLATED. BRACE BUSSING FOR 100,000 A.I.C.

2) LIGHTING AND POWER PANELBOARDS SHALL BE SQUARE D TYPE NQOD, CUTLER HAMMER, GENERAL ELECTRIC WITH LOCKING DOOR AND FLUSH TRIM. BUSSING SHALL BE ALUMINUM, WITH BRACING TO SUIT INTERRUPTING RATING.

3) BREAKERS SHALL BE INDIVIDUAL MOLDED CASE, BOLT-IN STYLE, SIZED AS SCHEDULED. TWO POLE AND THREE POLE BREAKERS SHALL BE COMMON TRIP SINGLE POLE UNITS WITH HANDLETIES ARE NOT ACCEPTABLE.

4) PANELS SHALL BE FLUSH-MOUNTED AS SHOWN ON PLANS.

5) CONTRACTOR TO VERIFY AVAILABLE FAULT CURRENT WITH UTILITY COMPANY FOR PROPER PANEL ASYMMETRICAL INTERRUPTING RATING. SUBMIT THIS INFORMATION WITH SHOP DRAWINGS ON PANELS, ALONG WITH LETTER FROM POWER COMPANY.

6) METER, C.T. CABINET, SERVICE CONDUCTORS AND CONDUIT, TRANSFORMER, ETC. SHALL BE PER LOCAL UTILITY REQUIREMENTS. COORDINATE SERVICE INSTALLATION WITH LOCAL UTILITY COMPANY, PROVIDING ALL NEEDED EQUIPMENT AND LABOR.

7) THE PRECEDING SECTIONS ARE FOR SITUATIONS IN WHICH THE OWNER IS NOT USING THE ELECTRICAL PACKAGE FURNISHED BY W.R. CONTROLS (SEE SHEET E3).

H) DIMMERS

1) FURNISH WHEN REQUIRED EQUAL TO LUTRON ROTARY DIMMERS. SIZE AS SHOWN ON PLANES. UL LISTED. FURNISH WITH SWITCH PLATE. DO NOT CUT OR REDUCE HEAT FINS ON DIMMERS.

I) GROUNDING

1) EQUIPMENT GROUNDING:

A. THE EQUIPMENT GROUNDING SYSTEM SHALL BE SUCH THAT METALLIC STRUCTURES, ENCLOSURES, RACEWAYS, JUNCTION BOXES, OUTLET BOXES, CABINETS, MACHINE FRAMES, PORTABLE EQUIPMENT AND OTHER CONDUCTIVE ITEMS ASSOCIATED WITH ELECTRICAL CIRCUITS OPERATE CONTINUOUSLY AT GROUND POTENTIAL AND PROVIDE A LAW IMPEDANCE PATH FOR POSSIBLE GROUND FAULT CURRENTS.

B. WIREWAYS, SWITCHGEAR, PANELBOARDS AND MOTOR CONTROL PANELS SHALL BE PROVIDED WITH AN EQUIPMENT GROUND BUS (INCLUDING LUG OR SCREW TERMINALS) SECURELY BONDED TO THE ENCLOSURE. JUNCTION BOXES AND OTHER ENCLOSURES (SIZES ABOVE 5" X 5") SHALL UTILIZE AN EQUIPMENT GROUND BUS OR LUG AS REQUIRED TO SECURELY BOND THE EQUIPMENT GROUND CONDUCTOR TO THE ENCLOSURE.

C. ALL BRANCH CIRCUITS FOR POWER AND LIGHT SHALL INCLUDE A GREEN INSULATED GROUNDING CONDUCTOR. THE EQUIPMENT GROUND CONDUCTOR SHALL BE ELECTRICALLY AND MECHANICALLY CONTINUOUS FROM THE SOURCE OF SUPPLY TO THE EQUIPMENT TO BE GROUNDED.

D. LIGHTING FIXTURES SHALL BE SECURELY CONNECTED TO THE EQUIPMENT GROUND CONDUCTOR. A CONTINUOUS ROW OF FLUORESCENT FIXTURES MECHANICALLY JOINED TO PROVIDE A GOOD ELECTRICAL CONTACT MAY BE CONSIDERED AS ONE FIXTURE WITH THE EQUIPMENT GROUND CONDUCTOR CONNECTED AT ONLY ONE POINT.

E. MOTORS SHALL BE CONNECTED TO THE EQUIPMENT GROUND CONDUCTOR WITH A CONDUIT GROUNDING BUSHING AND WITH A BOLTED SOLDERLESS LUG CONNECTION ON THE METAL FRAME. BOLTS, NUTS AND WASHERS SHALL BE BRONZE, CADMIUM PLATED STEEL, OR OTHER NON-CORROSIVE MATERIAL.

F. ALL CONDUIT SHALL BE CONNECTED TO THE EQUIPMENT GROUND BUS BY MEANS OF A GROUNDING BUSHING.

G. E.C. SHALL COORDINATE WITH CASH REGISTER SYSTEM SUPPLIER TO CLARIFY ANY GROUNDING AND/OR WIRING REQUIREMENTS.

2) SYSTEM GROUND:

A. THE SERVICE GROUND SHALL BE SOLIDLY CONNECTED TO THE NEUTRAL BUS AND GROUND BUS AND ROUTED VIA GROUNDING ELECTRODE CONDUCTOR TO THE INCOMING BUILDING WATER SERVICE AHEAD OF THE MAIN CUTOFF VALVE.

B. THE SERVICE GROUND SHALL BE MADE AT THE SERVICE OVER CURRENT MAIN SWITCH.

C. TRANSFORMER GROUND (XO TERMINAL) SHALL BE CONNECTED TO THE NEAREST METALLIC COLD WATER PIPE OR BUILDING STEEL.

3) INSTALLATION:

A. ALL GROUNDING CONDUCTORS SHALL BE SIZED AS PER THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE.

B. GROUND RODS: GROUND RODS SHALL BE THE COPPER CLAD STEEL TYPE AND SHALL BE A MINIMUM OF 8 FEET IN LENGTH AND 3/4 INCH IN DIAMETER. GROUND RODS SHALL BE AS MANUFACTURED BY COPPERWELD STEEL COMPANY, OR AND ACCEPTABLE EQUIVALENT.

C. GROUNDING ELECTRODE CONDUCTORS SHALL BE BARE STRAND COPPER. EQUIPMENT GROUND WIRE SHALL BE THW INSULATED AND SHALL BE GREEN IN COLOR.

D. CONNECTIONS TO WATER SERVICE SHALL BE MADE WITH SUITABLE GROUND CLAMP OF LUG CONNECTION AHEAD OF THE BUILDING METER OR CUTOFF VALVE.

E. CONNECTIONS TO GROUND RODS SHALL BE MADE BY A THERMAL WELD OF MECHANICAL COMPRESSION CLAMP.

F. GROUNDING CABLES EMBEDDED IN THE FLOOR SHALL BE MADE IN RIGID CONDUIT.

G. GROUND RODS SHALL BE DRIVEN FULL LENGTH DIAGONALLY INTO THE EARTH AND HAVE A ONE (1) FOOT MINIMUM COVER.

H. ALL CONDUCTOR CONNECTIONS SHALL BE MADE UP TIGHT TO PROVIDE CONTINUITY OF METALLIC GROUND.

I. GROUND WIRES NOT IN CONDUIT SHALL NE SUPPORTED EVERY FIVE (5) FEET.

4) TEST:

A. THE CONTRACTOR SHALL RUN A GROUND RESISTANCE TEST AND IF THE RESISTANCE TO GROUND IS GREATER THAN 25 OHMS, ADDITIONAL GROUNDING ELECTRODES SHALL BE INSTALLED. THE TEST SHALL NOT BE MADE WITHIN FIVE (5) DAYS AFTER A RAIN.

B. THE CONTRACTOR SHALL PROVIDE OWNER WITH A COPY OF THE TEST PROCEDURE AND RESULTS OF THE TEST.

C. THE GROUND TEST SHALL BE MEASURED IN THE PRESENCE OF AN AUTHORIZED REPRESENTATIVE OF THE ARCHITECT. NO EQUIPMENT SHALL BE OPERATED UNTIL GROUND POTENTIAL IS VERIFIED.

4. WORKMANSHIP

A) ALL WORK SHALL BE PERFORMED BY WORKMEN SKILLED IN THEIR TRADES AND SHALL BE TYPICAL OF THE BEST TRADE PRACTICES.

SECTION 16163 – SERVICE AND DISTRIBUTION

1. GENERAL

A) SCOPE: SECTION 16163 APPLIES TO ALL WORK HEREUNDER AND SHALL INCLUDE SERVICE, METERING AND DISTRIBUTION.

B) SERVICE: THE ELECTRICAL DISTRIBUTION IS 120/208 VOLTS, 3 PHASE, 4 WIRE 60 CYCLE. CONTRACTOR SHALL VERIFY SERVICE VOLTAGE WITH UTILITY COMPANY AND PROVIDE NECESSARY REVISIONS AND MODIFICATIONS REQUIRED. SERVICE ENTERS SPACE UNDERGROUND.

C) METERING: CONTRACTOR SHALL PROVIDE MODIFICATIONS NECESSARY METERING FACILITIES INCLUDING METER SOCKET, CURRENT TRANSFORMER CABINET CONDUIT AND OTHER WORK FOR METERING REQUIRED BY THE LOCAL UTILITY COMPANY.

2. MATERIALS

A) DISCONNECT SWITCHES: SHALL BE (HEAVY-DUTY TYPE, NEMA HD) (NORMAL DUTY TYPE, NEMA ND) FUSED UNLESS NOTED OTHERWISE, DESIGNED TO ACCEPT ONLY REJECTION TYPE FUSES AND OPERATOR INTERLOCKED WITH THE DOOR IN THE "OFF" POSITION. SWITCHES SHALL BE MANUFACTURED BY GENERAL ELECTRIC, SQUARE D OF CUTLER-HAMMER.

B) FUSES: SHALL BE CURRENT LIMITING WITH 200,000 APMERES INTERRUPTING CAPACITY, UL INC. CLASS RK1 AND SHALL BE DUAL ELEMENT, TIME DELAY, CLASS R REJECTION TYPE. ONE WET OF SPARE FUSES SHALL BE PROVIDED FOR EACH SIZE AND MOUNTED IN "SPARE FUSE CABINET" LOCATED AT THE SERVICE ENTRANCE. FUSE IDENTIFICATION LABELS SHALL BE MANUFACTURED BY BUSSMAN OR SHAWMUT.

3. EXECUTION

A) DISCONNECT SWITCHES SHALL BE INSTALLED 4'-0" ABOVE FINISHED FLOOR. ALL CABINETS SHALL BE VACUUM CLEANED BEFORE PULLING WIRE.

4. INSTALLATION OF EQUIPMENT AND FIXTURES

A) INSTALL ALL EQUIPMENT AND FIXTURES FORMING PART OF THE WORK OF THIS SECTION IN COMPLETE ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND ALL PERTINENT CODES AND REGULATIONS. MAKE ALL FINAL CONNECTIONS TO BAR AND KITCHEN EQUIPMENT.

5. LAMPING

A) LAMP ALL FIXTURES WITH LAMPS OF THE DESIGNED RATING AND PATTERN.

6. TESTING

A) GENERAL: UPON COMPLETION OF THIS PORTION OF THE WORK, FURNISH ALL EQUIPMENT AND PERSONNEL AND CONDUCT ALL TEST REQUIRED TO SECURE APPROVAL OF THE INSTALLATION FROM ALL AGENCIES HAVING JURISDICTION.

B) CRITERIA:

1) ALL SYSTEMS SHALL TEST FREE FROM SHORT CIRCUITS AND GROUNDS SHALL BE FREE FROM MECHANICAL AND ELECTRICAL DEFECTS AND SHALL SHOW AN INSULATION RESISTANCE BETWEEN PHASE CONDUCTORS AND GROUND OF NOT LESS THAN THAT REQUIRED BY THE NATIONAL ELECTRICAL CODE.

2) ALL SYSTEMS SHALL SHOW PROPER NEUTRAL CONNECTIONS.

7. CLEAN UP

A) ALL EQUIPMENT AND EXPOSED SURFACES SHALL BE LEFT SMOOTH AND CLEAN. ALL PLATE WORK SHALL BE POLISHED AND THE ENTIRE PREMISES SHALL BE CLEANED OF UNUSED MATERIALS, RUBBISH, DEBRIS AND GREASE SPOTS.

Drawing Name: \\greenbergfarrow.org\Projects\Projects\2025\2025035\CAD\Construction Documents\Kaber Heights, OH\Products_Current\2025035KEDES.dwg Last Modified: Jul 09, 2026 - 9:04am Plotted on: Jul 14, 2026 - 4:44pm by vpatterson

www.greenbergfarrow.com
251 West 30th Street
10th Floor
New York, NY 10001
t: 212 725 9530

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PROJECT TEAM

CIVIL
GREENBERGFARROW

STRUCTURAL
GREENBERGFARROW

MECHANICAL
GREENBERGFARROW

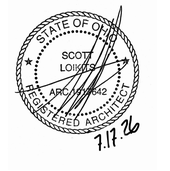
ELECTRICAL
GREENBERGFARROW

KITCHEN EQUIPMENT & FIXTURE
TEXAS ROADHOUSE

ISSUE/REVISION RECORD

DATE	DESCRIPTION
07/07/26	COORDINATION SET
07/17/26	PERMIT/BID SET

PROFESSIONAL SEAL



PROFESSIONAL IN CHARGE
SCOTT LOMKER/MAE

PROJECT MANAGER
SUTDENBAKER

QUALITY CONTROL
SUTDENBAKER

DRAWN BY
SAR/DGVALS

PROJECT NAME

TEXAS ROADHOUSE

5611 MERILY WAY
HUBER HEIGHTS, OH
OHIO
45424

PROJECT NUMBER
20260394.5

SHEET TITLE

SPECIFICATIONS

SHEET NUMBER

SPC5

Huber Heights Fire Division

Inspections require two business days advance notice! (OAC)1301:7-7-09(A)(5)

Occupancy Name:	Texas Roadhouse
Occupancy Address:	5611 Merliy Way

Type of Permit:	Structure (New/Alterations)
Additional Permits:	Choose an item.
Additional Permits:	Choose an item.

MCBR BLD:		HH P&D:	
MCBR MEC:		HHFD Plan:	
MCBR ELE:		HHFD Box:	
REVIEWER:	Pugh	DATE:	07/31/2026

Fire Department Comments:

The Huber Heights City Code Part 15 Refers to Fire Code Requirements and has adopted by reference OFC and IFC Appendices

This plan review is based only on the proposed site work, fire department access and basic fire protection concepts at this time. The proposed development will need to meet the requirements of the Ohio Fire Code 2025 and the Huber Heights Codified Ordinance. Based on the drawings provided the following requirements need to be met.

Requirements:

- **Any changes or modifications to existing fire alarm will require sperate submittal to Montgomery County Building Regulations.**
- **Any changes or modifications to existing fire sprinkler system will require sperate submittal to Montgomery County Building Regulations.**
- **Exit egress shall be maintained during all phases of construction.**
- **Duct detectors shall comply with Ohio Mechanical Code 606.**
- **Permit shall be obtained for construction from Montgomery County Building Regulations.**

Please reference contact information below for questions or concerns with this document.

Plans reviewed by the Huber Heights Fire Division are reviewed with the intent they comply in **ALL** respects to this code, as prescribed in **SECTION (D) 104.1 of the 2025 Ohio Fire Code**. Any omissions or errors on the plans or in this review do not relieve the applicant of complying with **ALL** applicable requirements of this code. These plans have been reviewed for compliance with the Ohio Fire Code adopted by this jurisdiction. There may be other regulations applicable under local, state, or federal statues and codes, which this department has no authority to enforce and therefore have not been evaluated as part of this plan review.

AI-11736 **7. C.**

Planning Commission

Meeting Date: 08/11/2026

Replat

Information

Agenda Title

REPLAT -The applicant, THE CITY OF HUBER HEIGHTS, is requesting approval of a Replat of 4.047 acres. Property is located at 6701 Executive Blvd. (RP 26-23).

Purpose and Background

Attachments

Staff Report

Decision Record

Application

Drawing

Drawing

Memorandum

Staff Report for Meeting of August 11, 2025

To: Huber Heights City Planning Commission

From: Hailey Hayes – City Planner

Date: August 5th, 2026

Subject: RP 26-23

Department of Planning and Zoning City of Huber Heights

APPLICANT/OWNER:	City of Huber Heights– Applicant / Owner
DEVELOPMENT NAME:	Newbauer Park
ADDRESS/LOCATION:	6701 Executive Blvd
ZONING/ACREAGE:	Commercial
EXISTING LAND USE:	Vacant land
ZONING ADJACENT LAND:	North: R-7 East: PM South: PEP West:PM
REQUEST:	The applicant requests approval of a replat of 4.047 acres at 6701 Executive Blvd to facilitate sale of two lots.
ORIGINAL APPROVAL:	N/A
APPLICABLE HHCC:	Chapter 1107
CORRESPONDENCE:	In Favor – None Received In Opposition – None Received

STAFF ANALYSIS AND RECOMMENDATION:

Overview
The applicant requests approval of a replat to create two lots, one consisting of 3.138 acres and on 0.909 acres. To help facilitate the sale of two lots.

Applicable Subdivision Regulations
The applicable subdivision regulations are Chapter 1117 – Revision of plat after approval.

Staff Analysis
Conformance with the Subdivision Regulations
Lots comply with the subdivision and zoning requirements.

Additional Comments:

Fire: N/A
City Engineer: N/A

Recommendation
Planning staff recommends approval of the replat as submitted.

Planning Commission Action
Planning Commission may take the following actions with a motion to:
1) Approve the replat; or
2) Deny the replat

Planning Commission Decision Record

WHEREAS, on August 4, 2026, the applicant THE CITY OF HUBER HEIGHTS, requested approval of a Replat of 4.047 acres. Property located at 6701 Executive Blvd, Parcel Number P70 01820 0016 of the Montgomery County, Ohio Records (RP 26-23), and;

WHEREAS, on August 11, 2026, the Planning Commission did meet and fully discuss the details of the request.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby recommended approval of the request.

moved to approve the request by the applicant, The City of Huber Heights, for approval of a Replat application. Property is located at 6701 Executive Blvd (Case RP 26-23), in accordance with the recommendation of Staff's Memorandum dated August 5, 2026, with the following conditions:

1. Approve as submitted.

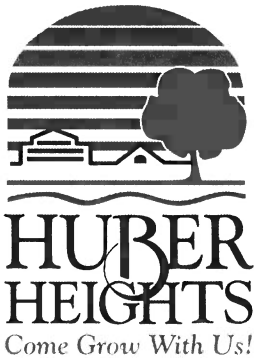
Seconded by Roll call showed: YEAS: NAYS: Motion to recommend approval carried .

_____ _____

Terry Walton, Chair Date
Planning Commission

DEVELOPMENT APPLICATION

CITY OF HUBER HEIGHTS



RECEIVED
AUG 04 2026

PLANNING DEPARTMENT

****

6131 Taylorsville Road
Huber Heights, Ohio 45424

937.233.1423
937.233.1272 (Fax)

****

Application Number RP 26-23 Date Filed 8/4/26
Receipt Number _____ Amount Paid N/A

TYPE OF ACTION REQUESTED

Check all that apply. Attach explanations & additional information as required.

- ☐ Annexation & Zoning (Attach original annexation petition to this application.)
- ☐ Annexation Agreement
- ☐ Rezoning to _____
- ☐ Special Use
- ☐ Variance from the Zoning Ordinance
- ☒ Lot Split/Final Plat/Replat
- ☐ Preliminary Plat
- ☐ Text Amendment
  - ☐ Zoning Ordinance
  - ☐ Subdivision Regulations
  - ☐ Other
- ☐ Planned Unit Development
  - ☐ Basic Development Plan
  - ☐ Detailed Development Plan
  - ☐ Major Change
  - ☐ Minor Change
- ☐ Other

APPLICANT INFORMATION

Identify the applicant & contact person on this page. Complete the attachment to list the owner(s) & other parties involved with the application.

	APPLICANT		CONTACT PERSON
Name	The City of Huber Heights	Name	Aaron Jorrell
Address	6151 Brandt Pike	Address	
	Huber Heights Oh 45424		
Phone		Phone	937-237-5819
Fax	937-233-1423	Fax	
Email		Email	

PROPERTY INFORMATION

Project Name: Newbauer Park

Location of property: 6701 Executive BLVD

Book _____ Page _____ Parcel Number(s) P70 01820 0016

Current Zoning: _____ Proposed Zoning: _____

Property Owner's Name: _____ Telephone: _____

Address: _____

Total acres included in this application: 4.047

Type of Development: Residential ___Commercial ___Office ___Industrial___Other___

Brief description of application request:

Replat

Applicant's Signature

____
Applicant's Signature:

John Russell
Printed Name:

The owner of the property, if other than the applicant, must sign this application as evidence of concurrence with the request.

____
OWNER

Subscribed and sworn to before me this 4th day of August, 2026.

NOTARIAL SEAL STATE OF OHIO

Heather R. Walker
Notary Public, State of Ohio
My Commission Expires:
05/05/2030

____
NOTARY PUBLIC

BY THE ABOVE SIGNATURE, THE APPLICANT HEREBY ATTESTS TO THE TRUTH AND EXACTNESS OF ALL INFORMATION SUPPLIED AND SUBMITTED ON AND WITH THIS APPLICANT. BY THE ABOVE SIGNATURE, THE APPLICANT FURTHERMORE CONSENTS TO BE BOUND BY THIS APPLICATION, BY ANY AGREEMENT MADE BY THE APPLICANT OR ITS AGENT, AND BY ALL DECISIONS MADE BY THE CITY OF HUBER HEIGHTS RELATING TO AND IN CONNECTION WITH APPLICATION AND REQUESTS.

= =

Date Received __________ Fee Paid __________ Received by __________

INSPIRED PEOPLE ▲ TRANSFORMING COMMUNITIES ▲ CREATIVE DESIGN

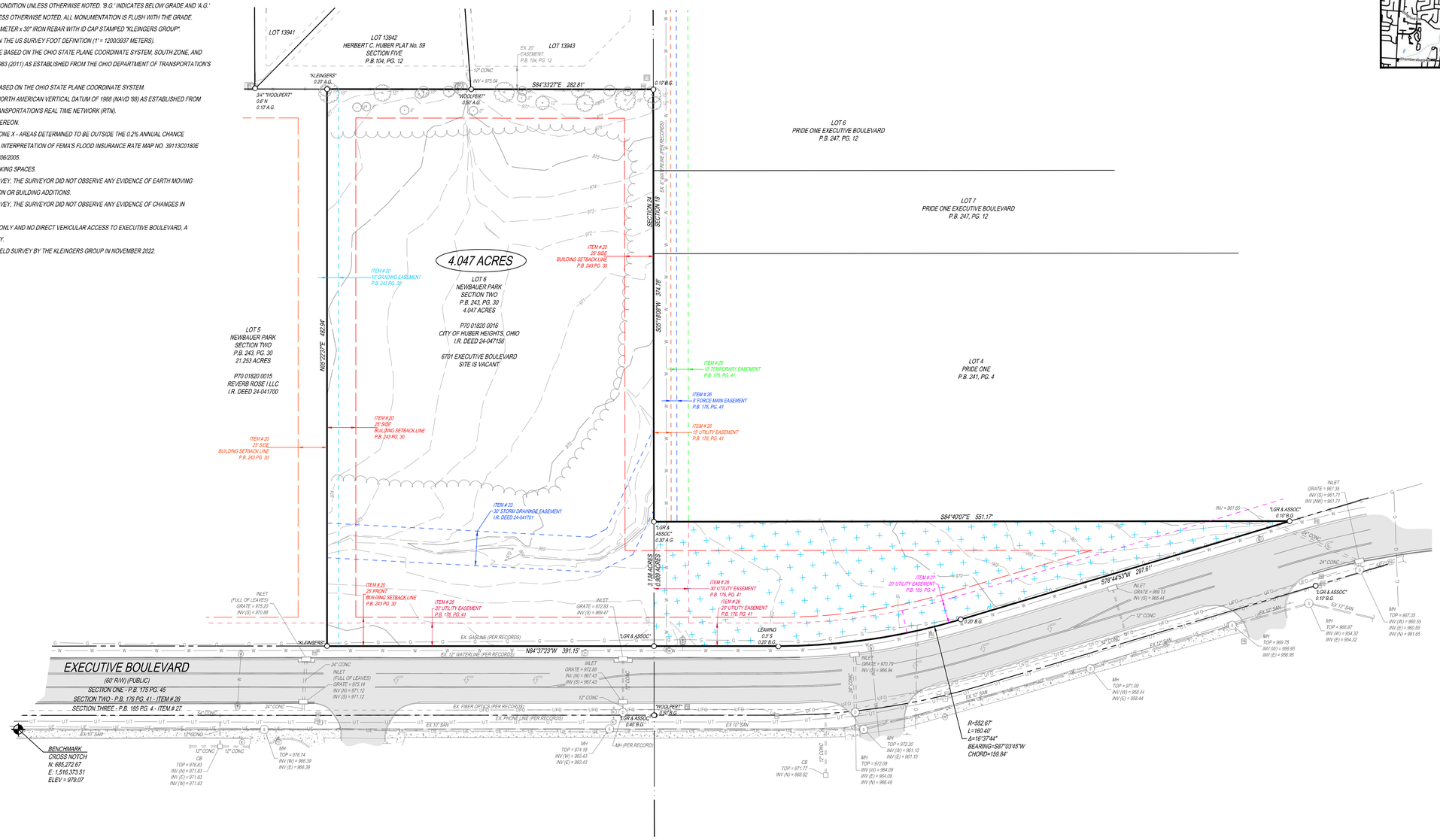
LEGAL DESCRIPTION:

Situated in the City of Huber Heights, and in Section 24, Town 2, Range 8 M.Rs, County of Montgomery, State of Ohio and being all of Lot 6 of the Plat of Newbauer Park Section Two, as recorded in Plat Book 243, Page 30 in the Plat Records of Montgomery County, Ohio.

Parcel Number: P70 01820 0016
Commonly Known As: 6701 Executive Boulevard, Huber Heights, OH 45424

NOTES:

1. SOURCE DOCUMENTS AS NOTED.
2. OCCUPATION IN GENERAL FITS SURVEY.
3. MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED. 'B.G.' INDICATES BELOW GRADE AND 'A.G.' INDICATES ABOVE GRADE. UNLESS OTHERWISE NOTED, ALL MONUMENTATION IS FLUSH WITH THE GRADE.
4. ALL IRON PINS SET ARE 5/8" DIAMETER x 30" IRON REBAR WITH ID CAP STAMPED "KLEINGERS GROUP".
5. DISTANCE UNITS ARE BASED ON THE US SURVEY FOOT DEFINITION (1" = 1200/3937 METERS).
6. BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AND NORTH AMERICAN DATUM OF 1983 (2011) AS ESTABLISHED FROM THE OHIO DEPARTMENT OF TRANSPORTATION'S REAL TIME NETWORK (RTN).
7. PROJECT COORDINATES ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM.
8. ALL ELEVATIONS ARE ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) AS ESTABLISHED FROM THE OHIO DEPARTMENT OF TRANSPORTATION'S REAL TIME NETWORK (RTN).
9. SITE BENCHMARK AS SHOWN HEREON.
10. SUBJECT SITE IS LOCATED IN ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER A GRAPHICAL INTERPRETATION OF FEMA'S FLOOD INSURANCE RATE MAP NO. 39113C0180E WITH AN EFFECTIVE DATE OF 1/06/2005.
11. SUBJECT SITE CONTAINS 0 PARKING SPACES.
12. AT THE TIME OF THE FIELD SURVEY, THE SURVEYOR DID NOT OBSERVE ANY EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
13. AT THE TIME OF THE FIELD SURVEY, THE SURVEYOR DID NOT OBSERVE ANY EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES.
14. SUBJECT SITE HAS FRONTAGE ONLY AND NO DIRECT VEHICULAR ACCESS TO EXECUTIVE BOULEVARD, A PUBLICLY DEDICATED ROADWAY.
15. CONTOURS ARE BASED ON A FIELD SURVEY BY THE KLEINGERS GROUP IN NOVEMBER 2022.





LEGEND

- BENCHMARK
- 5/8" IRON PIN FOUND (UNLESS OTHERWISE NOTED)
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- STORM INLET
- WATER VALVE
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- SIGN - SINGLE POST
- TELEPHONE BOX
- TELEVISION BOX
- PULL BOX
- ELECTRIC BOX
- FENCE LINE
- STORM SEWER
- SANITARY SEWER
- WATER LINE
- GAS LINE
- UNDERGROUND ELECTRIC
- UNDERGROUND FIBER OPTIC
- UNDERGROUND TELEPHONE
- TREE LINE
- ASPHALT
- CONCRETE
- DECIDUOUS TREE

SCHEDULE B - PART II EXCEPTION EASEMENTS

ITEM # 24
CONSTRUCTION EASEMENT AGREEMENT AREA
I.R. DEED 25-052236

STEWART TITLE GUARANTY COMPANY/M&M TITLE CO.
COMMITMENT FOR TITLE INSURANCE
COMMITMENT NO. 2026860333COS
EFFECTIVE DATE: JULY 2, 2026

20. Plat easements, covenants, conditions, restrictions and building set back lines as appearing of record in Plat Book 243, Page 30 of the plat records of Montgomery County, Ohio.
(LIES ON, OVER, OR ACROSS SURVEY PROPERTY. PLOTTED AND LABELED AS ITEM #20.)

21. Declaration of Restrictions dated November 29,2005 by Nancy A. Newbauer, as Successor Trustee of the John S. Newbauer Trust dated July 10,1991 (as to an undivided 1/2 interest), and as Trustee of Trust of A of the Ruth L. Newbauer Trust dated July 10,1991 (as to an undivided 36.3718% of an undivided 1/2 interest), and as Trustee of Trust B of the Ruth L Newbauer Trust dated July 10,1991 (as to an undivided 63.6282% of an undivided 1/2 interest) and Meijer Stores Limited Partnership, filed for record on Decembers, 2005 in Instrument Number 2005-124212 of the records of Montgomery County, Ohio.
(PERTAINS TO SURVEYED PROPERTY, BLANKET IN NATURE, NOT PLOTTABLE.)

22. Memorandum of Permitted Uses, Option to Repurchase and Right of First Refusal dated August 13,2024 by and between the City of Huber Heights, Ohio and Reverb Rose I, LLC, filed for record on September 3,2024 in Instrument Number 2024-00046413 of the records of Montgomery County, Ohio.
(PERTAINS TO SURVEYED PROPERTY, BLANKET IN NATURE, NOT PLOTTABLE.)

23. Declaration of Stormwater Drainage and Grading Easements filed for record on August 9,2024 in Instrument Number 2024-00041701 of the records of Montgomery County, Ohio.
(LIES ON, OVER, OR ACROSS SURVEY PROPERTY. PLOTTED AND LABELED AS ITEM #23.)

24. Construction Easement Agreement filed for record on September 23,2025 in Instrument Number 2025-00052236 of the records of Montgomery County, Ohio.
(LIES ON, OVER, OR ACROSS SURVEY PROPERTY. PLOTTED AND LABELED AS ITEM #24.)

25. Utility and Drainage Easement Agreement filed for record on July 2,2026 in Instrument Number 2026-00039148 of the records of Montgomery County, Ohio.
(PERTAINS TO SURVEYED PROPERTY, BLANKET IN NATURE, NOT PLOTTABLE.)

26. Record Plan for Executive Boulevard Section Two filed for record October 13,1999 in Plat Book 176, Page 41 &41A in the Plat Records of Montgomery County, Ohio.
(LIES ON, OVER, OR ACROSS SURVEY PROPERTY. PLOTTED AND LABELED AS ITEM #26.)

27. Record Plan for Executive Boulevard Section Three filed for record March 13,2002 in Plat Book 185, Page 4 in the Plat Records of Montgomery County, Ohio.
(LIES ON, OVER, OR ACROSS SURVEY PROPERTY. PLOTTED AND LABELED AS ITEM #27.)

SURVEYOR'S CERTIFICATION

TO: STEWART TITLE GUARANTY COMPANY/M&M TITLE CO., A TEXAS CORPORATION; CITY OF HUBER HEIGHTS, OHIO;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 7(a), 7(b1), 7(c), 8, 9, 11(a), 13 AND16-18 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 6/25/2026 (CONTOURS ARE BASED ON A FIELD SURVEY IN NOVEMBER 2022.)

DATE OF PLAT OR MAP: 6/30/2026.

MATTHEW D. HABEDANK DATE
OHIO PROFESSIONAL SURVEYOR NO.8611

NOTE :
UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPILATION OF AVAILABLE RECORD INFORMATION AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE EXISTENCE OR NON EXISTENCE OF UNDERGROUND UTILITIES CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY PROTECTION SERVICE AT 811 OR 1-800-362-2764 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.

OHIO811.org Before You Dig

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CIVIL ENGINEERING
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LANDSCAPE ARCHITECTURE
www.kleingers.com
6219 Centre Park Dr.
West Chester, OH 45069
513.779.7851

SEAL:

NO.	DATE	DESCRIPTION
1	06-30-26	ALTA/NSPS TITLE SURVEY - ARI

ALTA/NSPS LAND TITLE SURVEY
4.047 ACRES
SEC 18 & 24, T 2, R 8, M.Rs.
CITY OF HUBER HEIGHTS
MONTGOMERY COUNTY, OHIO
FOR: CITY OF HUBER HEIGHTS

PROJECT NO: 220356VSD003
DATE: 6-30-2026
SCALE: 1" = 40'
0 20 40 80

SHEET NAME:
6701 EXECUTIVE BOULEVARD

SHEET NO.
1 OF 1

I:\2022\220356\03_DWG\220356VSD003-ESD.DWG, 6/30/2026 10:29 AM, Adam Hall

INSPIRED PEOPLE ▲ CREATIVE DESIGN ▲ TRANSFORMING COMMUNITIES

BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AS DERIVED FROM THE OHIO DEPARTMENT OF TRANSPORTATION'S REAL TIME NETWORK (RTN). (NAD '83 - 2011). N84°33'27" E BEING THE SOUTH LINE LINE OF HERBERT C. HUBER PLAT NO. 59 SECTION SIX AS RECORDED IN P.B. 104 PG. 13.

SUPERIMPOSED AREA NOTE:

ALL OF THE LANDS OF THE DEDICATOR OF SUCH PLAT ARE DRAWN AS SHOWN HEREON.

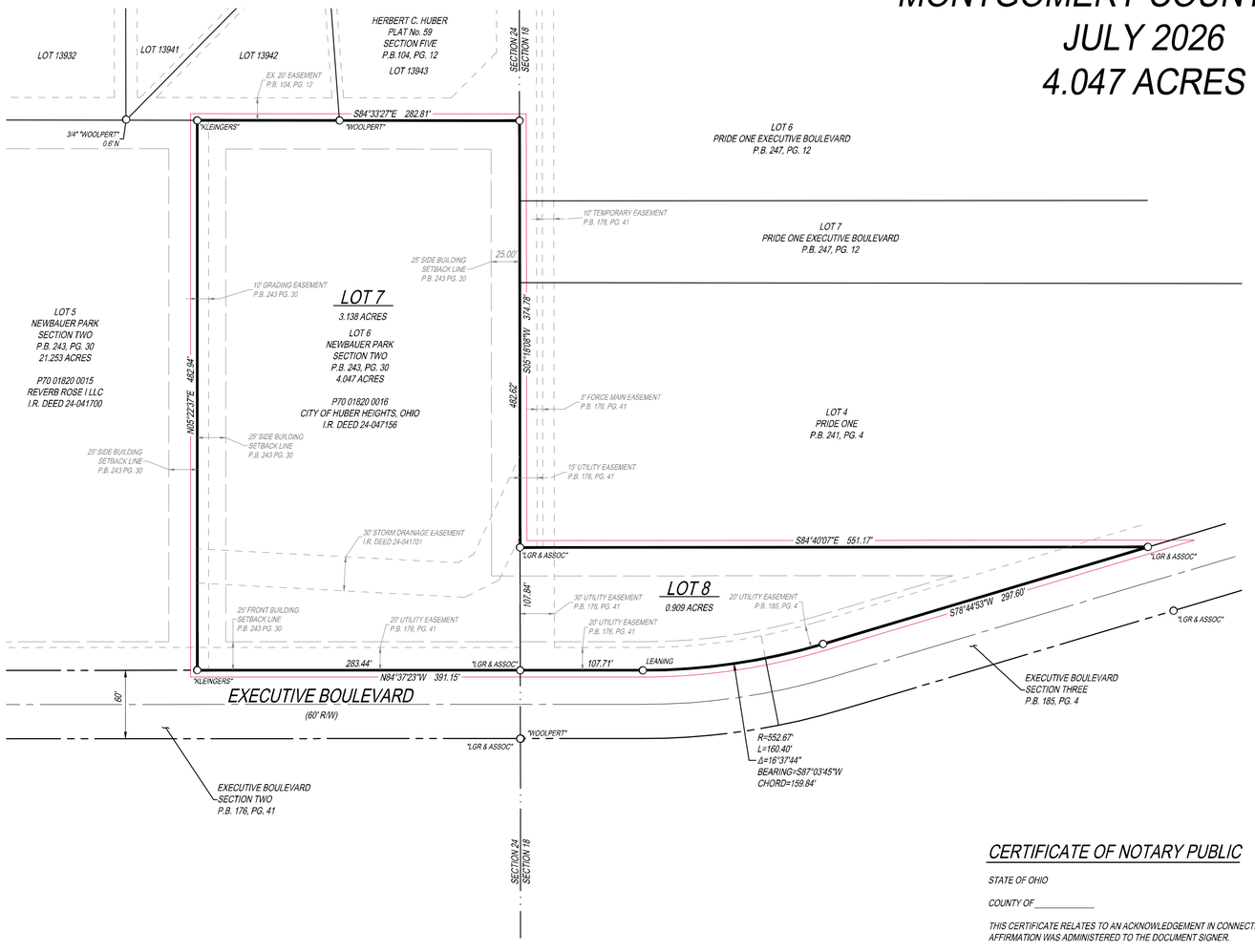
ACREAGE BREAKDOWN

OPEN SPACE	0.000 ACRES
RIGHT OF WAY	0.000 ACRES
2 BUILDABLE LOTS	4.047 ACRES
TOTAL	4.047 ACRES

LEGEND

○ 5/8" IRON PIN FOUND (UNLESS NOTED OTHERWISE)

RECORD PLAN
NEWBAUER PARK SECTION THREE
BEING A REPLAT OF LOT 6 NEWBAUER PARK SECTION 2
AS RECORDED IN P.B. 243 PG. 30
SECTION 18 & 24, TOWN 2, RANGE 8, M.Rs.
CITY OF HUBER HEIGHTS
MONTGOMERY COUNTY, OHIO
JULY 2026
4.047 ACRES





VICINITY MAP
N.T.S

NOTES:

1. SOURCE DOCUMENTS AS NOTED.
2. OCCUPATION IN GENERAL FITS SURVEY.
3. MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
4. ALL IRON PINS SET ARE 5/8" DIAMETER x 30" IRON REBAR WITH ID CAP STAMPED "KLEINGERS".
5. BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AS DERIVED FROM THE OHIO DEPARTMENT OF TRANSPORTATION'S REAL TIME NETWORK (RTN). (NAD '83 - 2011). N84°33'27" E BEING THE SOUTH LINE LINE OF HERBERT C. HUBER PLAT NO. 59 SECTION SIX AS RECORDED IN P.B. 104 PG. 13.

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF THIS PLAT TO BE OUR VOLUNTARY ACT AND DEED AND RESERVE THE EASEMENTS AND DEDICATE THE STREETS AS SHOWN WITHIN THE PLAT TO THE PUBLIC USE FOREVER.

EASEMENTS SHOWN WITHIN THE PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGES OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES, AND FOR PROVIDING INGRESS TO AND EGRESS FROM THE PREMISES FOR SAID PURPOSES, AND ARE TO BE MAINTAINED AS SUCH FOREVER.

GRANTOR AND GRANTEE AGREE THAT EACH SHALL HAVE MUTUAL RIGHTS OF INGRESS AND EGRESS TO THEIR RESPECTIVE PROPERTIES ON AND ACROSS THE ACCESS POINTS AND ROADS DEPICTED ON THE PLAT. FURTHER, EACH PARTY IS HEREBY GRANTED AN EASEMENT FOR ANY AND ALL NECESSARY UTILITIES OVER, UNDER OR ACROSS THE SUBJECT PROPERTIES. THESE ACCESS AND UTILITY EASEMENTS SHALL RUN WITH THE LAND.

ROOF DRAINS, FOUNDATION DRAINS, OR OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.

SIGNED AND ACKNOWLEDGED

WITNESS: OWNER: CITY OF HUBER HEIGHTS, OHIO

SIGNATURE: _____
PRINTED NAME

BY: _____

LIENHOLDER

SIGNED AND ACKNOWLEDGED

WITNESS: LIENHOLDER: _____

SIGNATURE: _____
PRINTED NAME

BY: _____

CERTIFICATE OF NOTARY PUBLIC

STATE OF OHIO

COUNTY OF _____

THIS CERTIFICATE RELATES TO AN ACKNOWLEDGEMENT IN CONNECTION WITH WHICH NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE DOCUMENT SIGNER.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, A NOTARY PUBLIC IN THE COUNTY AND STATE WRITTEN ABOVE, THIS _____ DAY OF _____, 20___, BY _____ THE _____ OF _____.

_____
NOTARY PUBLIC

_____
COMMISSION EXPIRES:

MONTGOMERY COUNTY ENGINEER
APPROVED FOR DESCRIPTION.

DATE _____, 20__ JOB # 2026-0189RE

_____
ANDREW J. SHAHAN, P.E., P.S., OR AUTHORIZED REPRESENTATIVE

_____ _____
CHECKED BY DATE

MONTGOMERY COUNTY SANITARY ENGINEER

I HEREBY APPROVE AND ACCEPT THIS PLAT ON THIS _____ DAY OF _____ 2026.

_____
SANITARY ENGINEER, MONTGOMERY COUNTY, OHIO

CERTIFICATE OF NOTARY PUBLIC

STATE OF OHIO

COUNTY OF _____

THIS CERTIFICATE RELATES TO AN ACKNOWLEDGEMENT IN CONNECTION WITH WHICH NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE DOCUMENT SIGNER.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, A NOTARY PUBLIC IN THE COUNTY AND STATE WRITTEN ABOVE, THIS _____ DAY OF _____, 20___, BY _____ THE _____ OF _____.

_____
NOTARY PUBLIC

_____
COMMISSION EXPIRES:

CITY OF HUBER HEIGHTS

APPROVED BY THE PLANNING COMMISSION OF HUBER HEIGHTS ON THIS _____ DAY OF _____ 2026.

BY: _____

ITS: _____

DESCRIPTION:

LOCATED IN THE CITY OF HUBER HEIGHTS AND IN SECTION 18 & 24, TOWN 2, RANGE 8 M.Rs., COUNTY OF MONTGOMERY, STATE OF OHIO AND BEING ALL OF LOTS 6 OF THE PLAT OF NEWBAUER PARK SECTION TWO AS RECORDED IN PLAT BOOK 243, PAGE 30 IN THE PLAT RECORDS OF MONTGOMERY COUNTY, OHIO, RECORDER'S OFFICE, CONTAINING 4.047 ACRES.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS SUBDIVISION WAS PREPARED IN ACCORDANCE WITH O.A.C. CHAPTER 4733.37 STANDARDS FOR PLAT OF SURVEYS AND ALSO CONFORMS TO THE O.R.C CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION, BASED ON FIELDWORK IN JUNE OF 2026. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE TO BE SET AS SHOWN.

BY: MATTHEW D. HABEDANK DATE
OHIO PROFESSIONAL SURVEYOR NO. 8611

THE KLEINGERS GROUP
CIVIL ENGINEERING
SURVEYING
LANDSCAPE ARCHITECTURE
www.kleingers.com
6219 Centre Park Dr.
West Chester, OH 45069
513.779.7851

PREPARED BY:

SEAL:

NO.	DATE	DESCRIPTION
1	07-01-26	RECORD PLAT - ARI

RECORD PLAN
NEWBAUER PARK
SECTION THREE

BEING A REPLAT OF LOT 6
OF NEWBAUER SECTION TWO
AS RECORDED IN P.B. 243, PG. 30
SECTION 18 & 24, TOWN 2, RANGE 8, M.Rs.
CITY OF HUBER HEIGHTS
MONTGOMERY COUNTY, OHIO

PROJECT NO: 220358VRP003
DATE: 7-01-2026
SCALE: 1" = 60'
0 30 60 120

SHEET NAME:
RECORD PLAN
NEWBAUER PARK
SECTION THREE

SHEET NO.
1 OF 1

P:\2022\220358\000_DWG\220358VRP003_NEWBAUER PARK SECTION THREE.dwg 8/4/2026 9:33 AM Matt Habedank

AI-11737 **7. D.**

Planning Commission

Meeting Date: 08/11/2026

Code Rewrite

Information

Agenda Title

CODE REWRITE - The applicant, THE CITY OF HUBER HEIGHTS, is requesting approval and adoption of the Zoning Diagnostic Report which serves as a policy framework for the zoning code update. (CR 26-24).

Purpose and Background

Attachments

Staff Report

Decision Record

Application

Diagnostic Report

Memorandum

Staff Report for Meeting of August 11, 2026

To: Huber Heights City Planning Commission

From: Aaron K. Sorrell, Assistant City Manager

Date: August 5, 2026

Subject: Zoning Diagnostic Report

Department of Planning and Zoning City of Huber Heights

APPLICANT/OWNER: City of Huber Heights – Applicant

DEVELOPMENT NAME: N/A

ADDRESS/LOCATION: N/A

ZONING/ACREAGE: N/A

EXISTING LAND USE: N/A

ZONING ADJACENT LAND: N/A

REQUEST: Planning staff requests the Planning Commission review and adopt the Zoning Diagnostic Report, which serves as a policy framework for the zoning code update.

ORIGINAL APPROVAL: N/A

APPLICABLE HHCC: N/A

CORRESPONDENCE: N/A

STAFF ANALYSIS AND RECOMMENDATION:

Overview

The Zoning Diagnostic Report evaluates the existing zoning code's ability to achieve the policy goals and desired outcomes identified in the 2023 Comprehensive Plan, and provides a framework to update the code to address any deficiencies or obstacles identified during the evaluation.

Specifically, the report evaluates the existing code against the following objectives outlined in the Comprehensive Plan:

A. Allow development densities that support pedestrian activity and transit use.
B. Foster development that enhances the existing community character.
C. Support infill development.
D. Foster development that activates key street corridors.
E. Encourage a mix of housing types to provide for the needs of smaller households and seniors.
F. Promote a mix of residential, retail, restaurant and office uses in appropriate locations.
G. Foster development according to traditional neighborhood design principles.
H. Reduce reliance on zoning variances and Planned Unit Developments (PUDs)
I. Support growth of employment areas with integrated and nearby employee housing.

These are aspirational objectives and may not be applicable to all neighborhoods or zoning districts.

Staff Analysis

Planning staff has worked with our consultants to develop and refine this report. Staff believes this is a solid framework for the zoning code update and recommends approval of the Zoning Diagnostic Report. This will serve as the roadmap moving forward to update the district regulations for public review and input.

Recommendation

Planning staff recommends approval of the Zoning Diagnostic Report to serve as a framework for the zoning code update.

Planning Commission Action

Planning Commission may take the following actions with a motion to:

1) Approve the Zoning Diagnostic Report with or without changes,
2) Deny the approval of Zoning Diagnostic Report; or
3) Table the item for additional consideration.

Planning Commission Decision Record

WHEREAS, on August 6, 2026, the applicant, THE CITY OF HUBER HEIGHTS, requested approval and adoption of the Zoning Diagnostic Report which serves as a policy framework for the zoning code update and;

WHEREAS, on August 11, 2026, the Planning Commission did meet and fully discuss the details of the request.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby recommended approval of the request.

moved to approve the request by the applicant, The City of Huber Heights, for approval of a Code Rewrite (CR 26-24), in accordance with the recommendation of Staff's Memorandum dated August 5, 2026, with the following conditions:

1. Approve as submitted.

Seconded by Roll call showed: YEAS: NAYS: Motion to recommend approval carried .

_____ _____

Terry Walton, Chair Date
Planning Commission

DEVELOPMENT APPLICATION

CITY OF HUBER HEIGHTS

HUBER HEIGHTS
Come Grow With Us!

PLANNING DEPARTMENT

****

6131 Taylorsville Road **937.233.1423**
Huber Heights, Ohio 45424 **937.233.1272 (Fax)**

****

Application Number CR 26-24 Date Filed 8-5-26
Receipt Number _____ Amount Paid —

TYPE OF ACTION REQUESTED

Check all that apply. Attach explanations & additional information as required.

- ☐ Annexation & Zoning (Attach original annexation petition to this application.)
- ☐ Annexation Agreement
- ☐ Rezoning to _____
- ☐ Special Use
- ☐ Variance from the Zoning Ordinance
- ☐ Lot Split/Final Plat/Replat
- ☐ Preliminary Plat
- ☐ Text Amendment
  - ☒ Zoning Ordinance
  - ☐ Subdivision Regulations
  - ☐ Other
- ☐ Planned Unit Development
  - ☐ Basic Development Plan
  - ☐ Detailed Development Plan
  - ☐ Major Change
  - ☐ Minor Change
- ☐ Other

Aug. 11, 26

APPLICANT INFORMATION

Identify the applicant & contact person on this page. Complete the attachment to list the owner(s) & other parties involved with the application.

	APPLICANT		CONTACT PERSON
Name	The City of Huber Heights	Name	Aaron Sorrell
Address	6131 Brandt Pk	Address	same
	Huber Heights Ohio 5424	Phone	
Phone	937-237-1423	Fax	
Fax		Email	
Email			

PROPERTY INFORMATION

Project Name: Code Rewrite

Location of property: _____

Book _____ Page _____ Parcel Number(s) _____

Current Zoning: _____ Proposed Zoning: _____

Property Owner's Name: _____ Telephone: _____

Address: _____

Total acres included in this application: _____

Type of Development: Residential ___Commercial ___Office ___Industrial___Other___

Brief description of application request:

Zoning Diagnostic Report - an evaluation of the existing code

Applicant's status: Owner _____ Lessee _____ Purchaser _____ Agent_____

Name of Engineer: _____ Telephone: _____

Attach additional information as required. Please refer to the applicable application submittal checklist.

Applicant's Signature

____
Applicant's Signature:

John Russell
Printed Name:

The owner of the property, if other than the applicant, must sign this application as evidence of concurrence with the request.

____
OWNER

Subscribed and sworn to before me this 6 day of August, 2026.

____
NOTARY PUBLIC

BY THE ABOVE SIGNATURE, THE APPLICANT HEREBY ATTESTS TO THE TRUTH AND EXACTNESS OF ALL INFORMATION SUPPLIED AND SUBMITTED ON AND WITH THIS APPLICANT. BY THE ABOVE SIGNATURE, THE APPLICANT FURTHERMORE CONSENTS TO BE BOUND BY THIS APPLICATION, BY ANY AGREEMENT MADE BY THE APPLICANT OR ITS AGENT, AND BY ALL DECISIONS MADE BY THE CITY OF HUBER HEIGHTS RELATING TO AND IN CONNECTION WITH APPLICATION AND REQUESTS.

= =

Date Received ____________ Fee Paid ____________ Received by ____________

ADDITIONAL CONTACT INFORMATION

PROPERTY OWNER

Name _____
Address _____
_____
_____
Phone _____
Fax _____
Email _____

AGENT

Name _____
Address _____
_____
_____
Phone _____
Fax _____
Email _____

ATTORNEY

Name _____
Address _____
_____
_____
Phone _____
Fax _____
Email _____

DEVELOPER

Name _____
Address _____
_____
_____
Phone _____
Fax _____
Email _____

LAND PLANNER

Name _____
Address _____
_____
_____
Phone _____
Fax _____
Email _____

ENGINEER

Name _____
Address _____
_____
_____
Phone _____
Fax _____
Email _____

LANDSCAPE ARCHITECT

Name _____
Address _____
_____
_____
Phone _____
Fax _____
Email _____

OTHER

Name _____
Address _____
_____
_____
Phone _____
Fax _____
Email _____

Huber Heights, Ohio

Zoning Diagnostic Report

An evaluation of the current Planning and Zoning Code in support of community objectives, and a list of recommended zoning amendments.

VERSION JUNE 2, 2026

Table of Contents

CHAPTER 1: INTRODUCTION 4
What Is a Zoning Diagnostic Report? 4
Why Is This Zoning Diagnostic Report Important? 4
How is this Zoning Diagnostic Report different from the Comprehensive Plan? 6
CHAPTER 2: IDENTIFYING AND IMPLEMENTING COMMUNITY OBJECTIVES 8
Objective A: Allow development densities that support pedestrian activity and transit use 9
Objective B: Foster development that enhances the existing community character 11
Objective C: Support Infill Development 14
Objective D: Foster development that activates key street corridors 15
Objective E: Encourage a mix of housing types to provide for the needs of smaller households and seniors 16
Objective F: Promote a mix of residential, retail, restaurant and office uses in appropriate locations 17
Objective G: Foster development according to traditional neighborhood design principles. 18
Objective H: Reduce reliance on variances and PUD's 20
Objective I: Support growth of employment areas with integrated and nearby housing 21
CHAPTER 3: SIMPLIFY ADMINISTRATION AND ORGANIZATION, AND PROVIDE CLEAR AND EQUITABLE REGULATIONS 23

This Zoning Diagnostic Report was produced in 2026 by ZoneCo.

Introduction

Chapter

01

CHAPTER 1: INTRODUCTION

What Is a Zoning Diagnostic Report?

This report evaluates the Planning and Zoning Code of the City of Huber Heights, Ohio, in its ability to achieve the community's objectives as described in the Comprehensive Plan adopted March 27, 2023. This report evaluates where the existing Planning and Zoning Code is likely or unlikely to produce desired outcomes, and recommends appropriate updates.

The Planning and Zoning Code comprises Part Eleven of the Huber Heights Code of Ordinances and is organized into two major divisions: Title One (Subdivision Regulations, Chapters 1101–1117) and Titles Three (Zoning Administration), Title Five (Zoning Districts), Title Seven (Planned Unit Development) and Title Nine (Zoning General Provisions).

The zoning ordinance was originally adopted in 1981 (Ord. 81-O-08) and has been amended numerous times over the ensuing four decades. The code is a comprehensive and extensive document, establishing 26 zoning districts and approximately 300 substantive regulatory sections spanning 292 pages.

The zoning code is a fluid document, which must be revised over time to address new land uses, building types and development patterns. Recent amendments include the Brandt Pike Revitalization Overlay District (Chapter 1180, adopted via Ord. 2018-O-2335), the definition of Self-Storage Facilities (Chapter 1123, adopted via Ord. 2024-O-2636), and the Mobile Food Vehicle regulations (Chapter 1194 adopted via Ord. No. 2018-O-2352). While many revisions address a specific issue, this comprehensive rezoning is an opportunity to look at the overall effectiveness and appropriateness of the zoning code to ensure it is fostering desired outcomes. Another key goal is to look for opportunities to streamline the code to zoning districts and regulations that are meaningful and essential, to make the code easier to understand, and more effective and efficient.

Why Is This Zoning Diagnostic Report Important?

Zoning regulations impact many aspects of a community, including the natural environment, housing availability, the feel of a neighborhood, access to open space, health and walkability, entrepreneurial opportunities, and economic stability. Therefore, an effective and efficient zoning ordinance is paramount to achieving a community's desired outcomes. We believe in three general principles concerning zoning:

PRINCIPLE 1. ZONING SHOULD REGULATE ONLY WHAT IS NEEDED TO PROTECT HEALTH, SAFETY, AND THE GENERAL WELFARE.

Zoning regulations should place limits on the use of land only when necessary to protect health, safety, and general welfare. Regulations that do not relate to such public interests may overstep the police power granted to local governments and may not be legally defensible. For example, some zoning codes retain vestiges of older zoning concepts and still restrict housing by familial relationships. This is an outdated and inappropriate way to regulate housing types and does not contribute to the appropriate goals for ensuring compatible form, massing and density of the built environment.

PRINCIPLE 2. ZONING SHOULD RESPECT BOTH EXISTING AND DESIRED DEVELOPMENT PATTERNS.

Zoning regulations should relate to a community's existing development patterns as well as its desired future scenario. Huber Heights is actively transitioning from a suburban bedroom community to a more active community, and zoning provisions should respond to the increased diversity of residents, changing lifestyles and remote work opportunities, recent shifts in retail and employment sectors due to technology, and concerted efforts by the community to direct the future development of the community. While zoning regulations are to be forward-thinking, zoning should also foster development that is compatible with the qualities of existing neighborhoods.

The 2023 Comprehensive Plan identifies distinct existing Development Patterns —including several Centers, Regional Commercial, Northtown, Southtown, East Villages, and Estates — yet the current zoning code, rooted in 1981-era Euclidean districts, does not reflect these character-based areas. When zoning regulations are out of context with existing or desired development patterns, property owners must apply for numerous approvals and variances for common development projects, increasing costs and discouraging beneficial investment.

PRINCIPLE 3. ZONING SHOULD BE THE IMPLEMENTATION OF A PLAN, NOT A BARRIER.

Zoning should be a tool to implement a community's vision as expressed in its comprehensive plan. The City of Huber Heights adopted a forward-looking Comprehensive Plan in March 2023, emphasizing:

- Mobility & development intensity that fosters walkability, biking and transit;
- Mixed-use centers;
- Housing diversity;
- Housing in proximity to jobs and amenities; and
- Multi-modal connectivity.

However, the zoning code has not been comprehensively updated since its original 1981 adoption. For example, many current zoning districts reflect past practices of single-use areas with buffers separating different land uses. Huber Heights has 7 distinct residential zoning districts – which further segregate housing by lot sizes. The segregation of land uses that result from current zoning practices is a barrier to implementation of the Comprehensive Plan goals for walkability, enhancing community character, placemaking via key corridors and community centers, and interconnectedness.

A comprehensive update to the zoning code will allow for clear, usable, defensible, and consistent regulations that operate efficiently to protect the public's interests and encourage desired outcomes as expressed in the 2023 Comprehensive Plan.

How is this Zoning Diagnostic Report different from the Comprehensive Plan?

A comprehensive plan is the output of a lengthy, long-range planning process involving community engagement, visioning, and goal setting. The Huber Heights 2023 Comprehensive Plan, titled "Let's Grow Together," was unanimously adopted on March 27, 2023, following an eight-month planning process led by Yard & Company. The Plan goals encompass multi-modal transportation, walkable density, expanded housing options, talent attraction, and clustered growth in four identified centers: Live Local, Work, Play, and Riverfront.

A comprehensive plan is adopted by a local legislative body, but its vision is just that: a high-level roadmap to guide future decision-making. A zoning ordinance, on the other hand, is codified and sets regulations that, if not followed, constitute a violation of law.

This report serves as a roadmap for implementing the long-range vision of the comprehensive plan by revising the on-the-ground regulations of the zoning code.

This report was produced by a team of non-local, unbiased professionals. Planners working on this report relied heavily on the 2023 Comprehensive Plan and other planning documents, guidance from Planning and Zoning staff, professional expertise in the zoning field, experience working with peer communities, and familiarity with national best practices to evaluate the zoning code and generate recommended updates.

Identifying & Implementing Community Objectives

Chapter

02

CHAPTER 2: IDENTIFYING AND IMPLEMENTING COMMUNITY OBJECTIVES

Through the 2023 Comprehensive Plan, the citizens of Huber Heights set many goals that can be furthered through appropriate changes to the Planning and Zoning Code. The Comprehensive Plan calls for the City to reform the Planning & Zoning Code, including fostering transit-supportive densities, encouraging mixed uses, decreasing the number of residential districts, eliminating barriers to density, and making traditional neighborhood development the default (Comprehensive Plan, pp. 68–69).

This Chapter summarizes the Comprehensive Plan goals, evaluates how the current zoning code does or does not further those goals, and recommends changes to the planning and zoning codes to better align regulations with the community objectives.

A. Allow development densities that support pedestrian activity and transit use.

B. Foster development that enhances the existing community character.

C. Support infill development

D. Foster development that activates key street corridors.

E. Encourage a mix of housing types to provide for the needs of smaller households and seniors.

F. Promote a mix of residential, retail, restaurant and office uses in appropriate locations.

G. Foster development according to traditional neighborhood design principles.

H. Reduce reliance on zoning variances and Planned Unit Developments (PUDs)

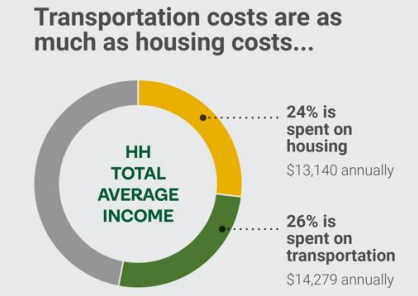
I. Support growth of employment areas with integrated and nearby employee housing.

Objective A: Allow development densities that support pedestrian activity and transit use.

Comprehensive Plan Goal:

The community clearly and strongly advocated for increased alternatives to reliance on automobiles by setting their Mobility Plan as a primary goal of the 2023 Comprehensive Plan. (CP, pg. 18 - 27). Expanding biking and walking networks were by far the most desired measure to improve regional connectivity. (CP, pg. 23) The mobility goals are supported by data that indicates the need for and benefits of transportation options.

- Households are becoming increasingly multi-generational and getting older, and there is a desire to accommodate residents who want to comfortably age in place. Providing housing in proximity to healthcare, retail, and services that are accessible through walking or transit would allow more residents to age in place, without the necessity of driving to many daily activities. (CP, pg.8 - 9).
- Many households spend more of their income on transportation costs (26%) than housing costs (24%). The vast majority of residents (87%) currently commute from Huber Heights to jobs in Dayton and other locations outside of Huber Heights, with an average one-way commute time of 24 minutes. This means 48 minutes every workday is taken up by the commute to work in car. Providing expanded housing and employment options in Huber Heights and developing infrastructure that makes walking, biking, and transit a viable commuting option, will provide more options for residents to work locally, and allow residents to spend less of their income and time commuting to and from work. (CP, pg.10 - 11).



- The ability to walk, bike, scoot, and take transit to other daily destinations, such as parks, grocery, schools, and restaurants, will improve many aspects of community life including economic development, health and wellness, access to recreation, appreciation for environmental stewardship, and overall quality of life. (CP, pg.18).

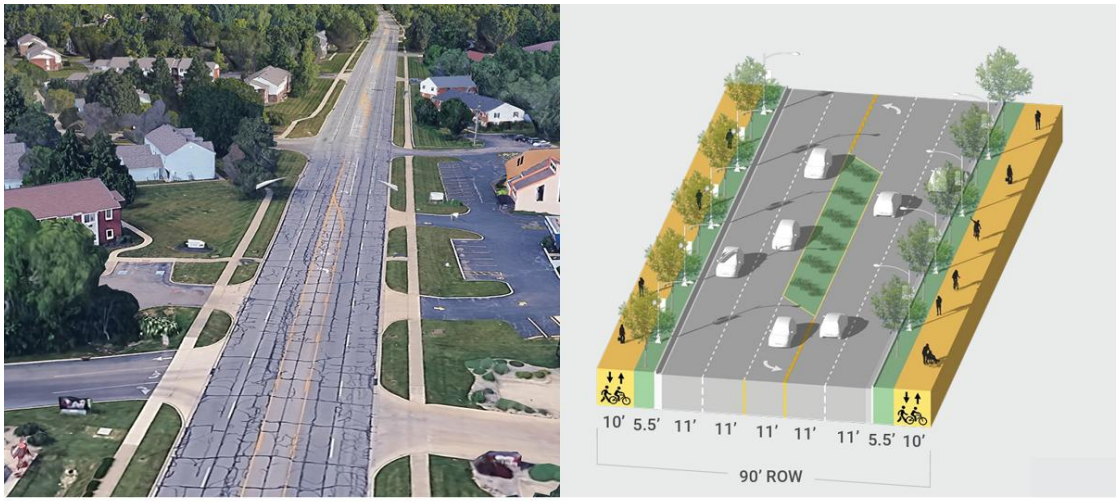
Analysis of Existing Zoning:

Existing zoning largely segregates land uses, which creates automobile dependency for residents in their daily activities because neither jobs, shopping, offices, or housing are close to each other. Housing is largely isolated in low-density neighborhoods, which makes traveling by car necessary for almost every daily activity of most residents. There is an opportunity to advance the community goals for mobility in areas of new residential growth, while promoting trail and other transportation networks within existing residential neighborhoods.

PROPOSED PLANNING AND ZONING CODE UPDATES:

Several elements of the Planning and Zoning Code can be revised to support the community's mobility goals:

- Increase housing density along transit routes, along trail corridors including the Loop and "long-term trails" along key interconnected street corridors, and within commercial centers and employment areas.
- Allow for areas of mixed-use development, where housing can be developed alongside retail, restaurants, offices, and services such as salons, banks and medical offices.
- Allow for new forms of higher density housing desired by increasingly smaller households and aging households.
- Incorporate development and streetscape standards described in "Streets for Everyone" in the Subdivision Regulations. (CP, pg. 32 - 41).
- Create development regulations along primary corridors and community centers that facilitate development of streetscape facilities.
- Promote infill development. (CP, pg. 44).



Existing *Proposed*

Objective B: Foster development that enhances the existing community character

The Comprehensive Plan documents that Huber Heights' population grew 14% from 2010 to 2020 (CP, pg. 12), with the fastest-growing areas in the northern portions of the City near Carriage Trails. The Comprehensive Plan identifies patterns of past community development, and recommends future development that will complement and enhance the character of what exists today.

The Plan recommends transitioning from single-use land use categories to zoning that reflects established development patterns for character areas— identified as one of *4 Centers*, *Regional Commercial*, *Northtown*, *Southtown*, *East Villages*, and *Estates*—to build upon and strengthen the existing community fabric (CP, pg. 47 - 67). The goal is to strengthen existing neighborhood and development areas by developing community centers with mixed-uses and higher densities, and fostering appropriate infill development on vacant parcels to strengthen neighborhoods utilizing existing infrastructure. (CP, pg. 48 - 49).

COMPREHENSIVE PLAN GOAL:

The Comprehensive Plan takes a thoughtful approach in looking at distinctive qualities of various areas within Huber Heights, and identifies patterns of development that characterize each of 9 unique areas (See Development Patterns map on page 13). There is a distinct Regional Commercial area surrounding the SR 202/I-70 interchange; 4 different activity/employment "Centers"; and 4 largely residential areas named Southtown, Northtown, East Villages and Estates. (CP, pg. 50 - 67) The Plan sets out goals such as encouraging walkable density, allowing people to live closer to jobs and amenities, expanding housing options, and focusing new growth in clusters, in a manner that preserves and complements the unique identity of each of the 9 community areas. These 9 areas are summarized below:

- The Live Local Center, includes commercial properties along Brandt Pike, south of Leyden Lane to Fishburg Road, and east of Celestine Street. This area currently includes entertainment, restaurant and offices, but the Comprehensive Plan calls for higher density residential infill development.
- The Work Center, which is in the northeast area of Huber Heights, has a mix of employment, industrial and distribution uses. There is a desire to introduce residential mixed-use development in proximity to this employment area to provide opportunities for employees to live near work.
- The Play Center includes regional destinations such as the Rose Music Center, Kroger Aquatic Center, and Huber Heights Senior Center. This area is targeted for medium-to-high density housing, which would benefit from and support commercial and retail uses.
- The Riverfront Center includes multiple undeveloped areas along the west side of the city adjacent to the Great Miami River and Taylorsville MetroPark. This area is envisioned for traditional neighborhood development with a broad mix of housing types and other uses to support active and healthy lifestyles.
- The Regional Commercial Area is predominantly developed with big box retail stores, chain restaurants, and large employers surrounding the I-70 interchange at Old Troy Pike/Route 202. The goal for this area is to support existing tenants while expanding uses and encouraging replacement of large parking areas with infill development of a more walkable and pedestrian-active character.

- The Northtown area is in the north-central area of Huber Heights, and is predominantly developed with neighborhoods constructed in the late 1980's into the 2000's. It is desired that new development and redevelopment in this area expand and connect to bike and pedestrian networks that will extend throughout Huber Heights and foster attractive and inviting streetscapes.
- The Southtown area is comprised of older, residential neighborhoods with detached housing and apartment buildings built in the 1960's. The goal for this area is to upgrade connectivity, support compatible infill density, and enhance the streetscape and walkability.
- The East Villages area is largely undeveloped and presents an opportunity for higher density residential and mixed-use development according to traditional neighborhood design principles.
- The 4 Estates areas are intended to be preserved as large, one-acre plus residential estate properties. Significant new development is not proposed in these areas.

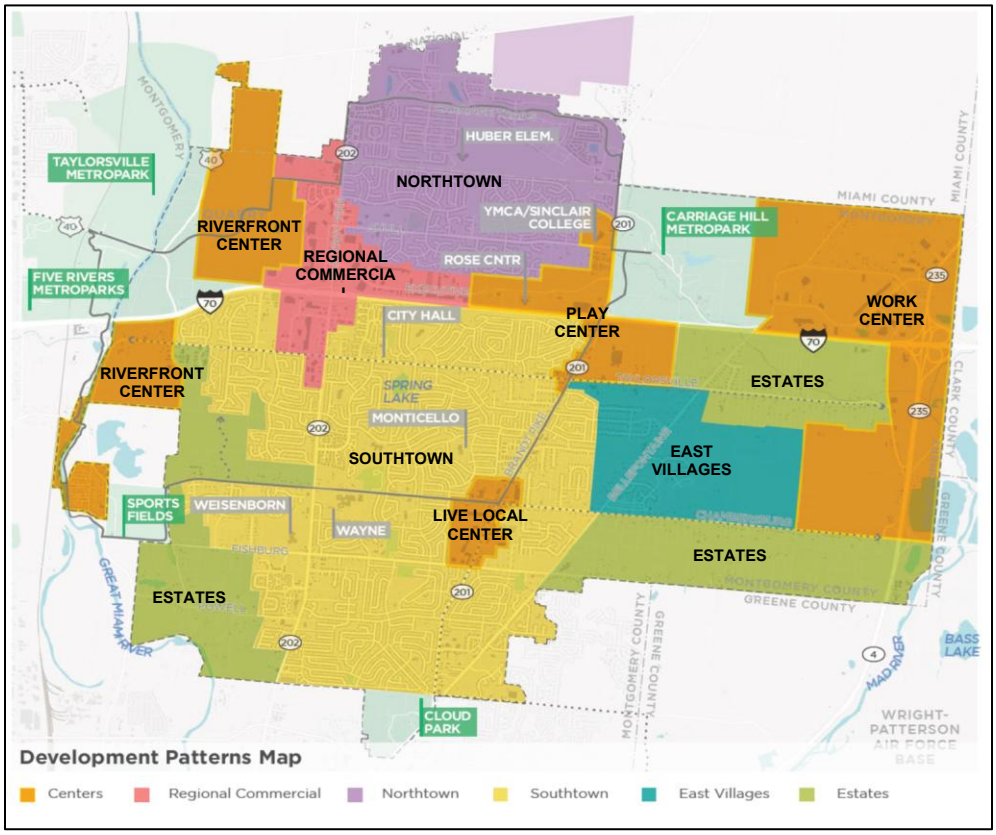
ANALYSIS OF EXISTING ZONING:

There is a mismatch between the 9 unique areas identified by the Comprehensive Plan, and the current zoning code which has 26 different zoning districts (Compare Development Patterns & Existing Zoning maps on page 13). Many of the existing zoning districts date back to 1981, and current zoning regulations do not correspond to the existing development patterns identified in the Comprehensive Plan. Most of the existing zoning districts are single-use districts, and the lot size and setback criteria will not facilitate the higher-density, mixed-use growth or infill development the Plan envisions. For example, many of the areas designated for community centers are currently comprised of 4 or 5 distinct zoning districts requiring buffers and setbacks between them.

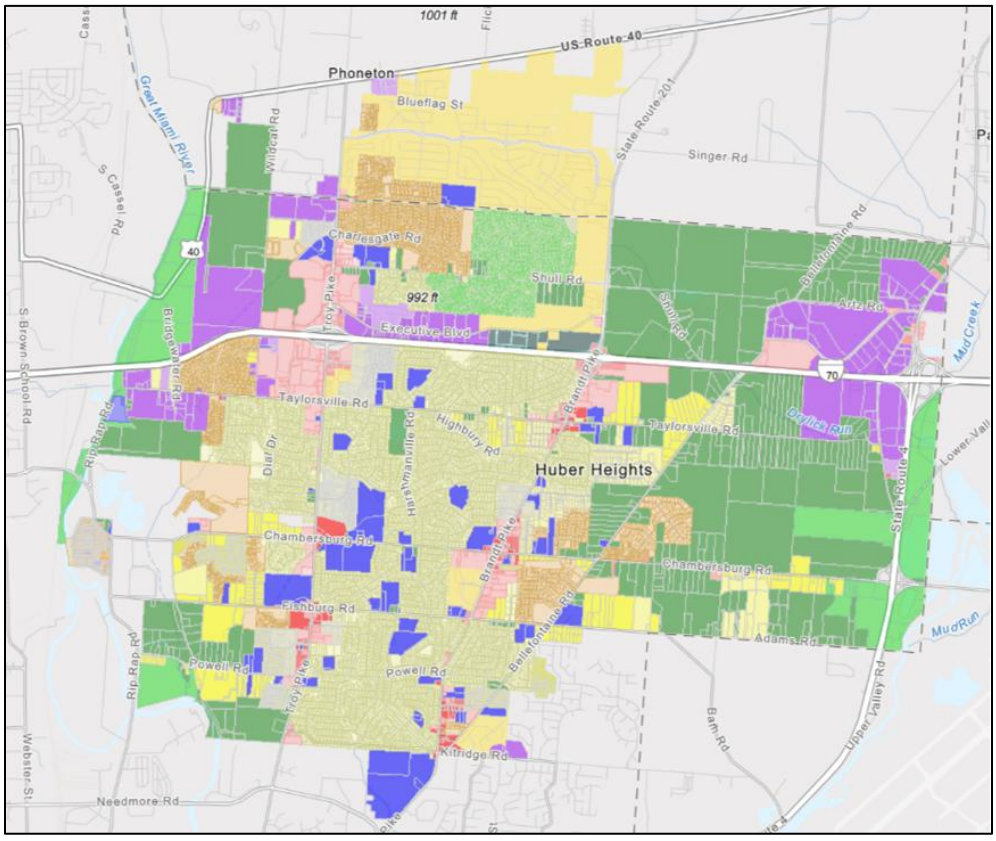
PROPOSED ZONING CHANGES:

The 26 zoning districts should be revised to implement the Comprehensive Plan Goals.

- The 26 zoning districts should be refined and reduced with the goal that zoning districts should align with the Development Patterns identified by the Comprehensive Plan.
- Create a single unified zoning district for each of the 4 designated Centers that will permit the desired intensity and density of development, allow a mix of land uses, and will result in the public streetscape desired by the Comprehensive Plan.
- Evaluate the actual lot size and dimensional criteria of existing residential development in Northtown and Southtown, and recalibrate regulations to facilitate infill development and redevelopment of modest increased density through ADU's or missing middle housing types that are appropriately-scaled to neighboring properties.
- For new areas where higher residential density is desired, including the Centers and East Villages, develop zoning districts based on traditional neighborhood development design principles that permit a mix of uses, housing types, with shorter blocks and interconnected streets that are highly walkable. Form-based codes may be appropriate in these areas to ensure the desired community character is achieved with new development.



Development Patterns Map, (CP, pg. 53)



Huber Heights Zoning Map, April 2026

- A - Agriculture
- B-1 - Commercial
- B-2 - Commercial
- B-3 - Commercial
- C - Conservation
- I-1 - Light Industrial Mixed Use
- O-1 - General Office
- PC - Planned Commerce
- PEP - Planned Employment Park
- PI - Planned Industrial
- PM - Planned Mixed Use
- PO - Planned Office
- PP - Public and Private Building/Ground
- PR - Planned Residential
- R-1 - Residential
- R-2 - Residential
- R-4 - Residential
- R-4B - Residential
- R-5 - Residential
- R-6 - Residential
- R-7 - Residential
- RMV - Residential Miami Villa
- WO - Well Head Operations

Objective C: Support Infill Development

Comprehensive Plan Goal:

The Comprehensive Plan calls for infill development on sites that are already served by existing streets, water, sewer and other infrastructure. Infill development also supports the goal for increased density. New development in older neighborhoods also encourages investment in neighboring properties.

Analysis of Existing Zoning:

The existing residential zoning districts are tightly regulated and may not allow for infill or redevelopment on lots that do not meet the zoning district dimensional standards. Further, infill development of missing middle housing, such as cottage clusters and 2 - 4 unit buildings, which can be compatibly integrated into lower-density neighborhoods is not allowed in most of the residential zoning districts. Missing middle housing types are typically smaller size and are desirable for smaller households and seniors who want to downsize but stay in the community.

For commercial and employment areas, vacant or underutilized sites should be identified for infill potential. Sites that are too small for non-residential uses should be considered for residential development to provide housing options in close proximity to jobs and services.

Proposed Zoning Changes:

- New zoning districts for Southtown and Northtown should be developed that will preserve existing development patterns but allow for gentle increase in density through missing middle housing types that are currently not allowed by the Huber Heights zoning code. Missing middle housing can be provided with cottage clusters, duplexes, triplexes and 4 - 6 unit buildings, and creates “gentle density” compatible in scale with nearby larger single-dwelling unit properties.
- Missing middle housing should be considered to provide housing for small households and seniors along main corridors in proximity to goods and services, and along transit routes.
- In commercial and other non-residential areas, infill sites should be allowed flexibility to redevelop with residential or non-residential uses to provide for diversity of housing options and encourage use of vacant and underutilized parcels.
- Vacant former gas station sites should be targeted for appropriate redevelopment.



Objective D: Foster development that activates key street corridors

Comprehensive Plan Goal:

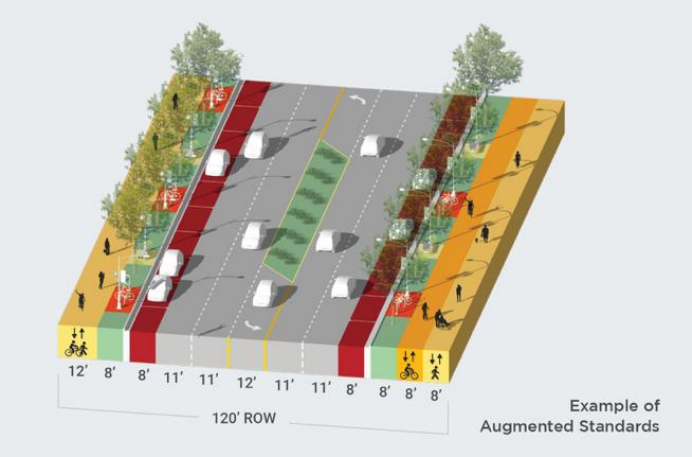
The Mobility Plan is a key component of the Comprehensive Plan. The Mobility Plan envisions development of the Loop, a 14.5 mile continuous trail that circles through Huber Heights. While much of the Loop is along trails, part of the Loop runs along Chambersburg Road and Brandt Pike. The Mobility Plan also envisions future "trails" along the streetscape corridors of Taylorsville Road, Chambersburg Rd. east of Brandt Pike, and Kittridge Rd. east of Brandt Pike, and on anticipated new roads west of Old Troy Pike. (CP, pg. 31) The Comprehensive Plan notes that mixed uses at higher densities are compatible with the goals for "complete streets", or streets that are pedestrian-friendly. Higher-density mixed-use zoning along these street corridors would help activate these streetscapes, and could provide more housing density in areas with transit and other mobility options.

Analysis of Existing Zoning:

Existing zoning does not foster a cohesive development pattern along street corridors which could create a unique identity and activate the streetscape. There is an opportunity to further several of the comprehensive plan goals along appropriate street corridors by creating a "corridor zone" to: encourage higher densities, promote mixed-use development, provide housing suitable for smaller households, and prioritize mobility via walking, biking and transit along the street corridor.

Proposed Zoning Changes:

- Identify street corridors that would be appropriate for a focused higher-density, mixed-use zone.
- Develop a zoning district to be applied to these corridors to promote development that will foster a unique identity through building height, massing, setbacks, uses, as well as landscaping, signage and lighting.
- Consider allowing a variety of building types along these corridors that would be of a compatible scale, but allow for a variety of uses that could respond to market forces and facilitate desirable development.



Objective E: Encourage a mix of housing types to provide for the needs of smaller households and seniors

Comprehensive Plan Goal:

The Comprehensive Plan documents significant demographic shifts: the median age increased 7.2% (to 40.3), multi-generational households grew 73.7%, household sizes decreased, and earnings remained largely stagnant. (CP, pg. 9) These conditions indicate a growing need for residents to age in place, for a broader range of housing types desired by smaller households and seniors, and for housing that is more affordable.

The Comprehensive Plan explicitly calls for the City to "Expand housing options" and "Promote a wide range of housing types and price points" (CP, pg. 2 and 23).

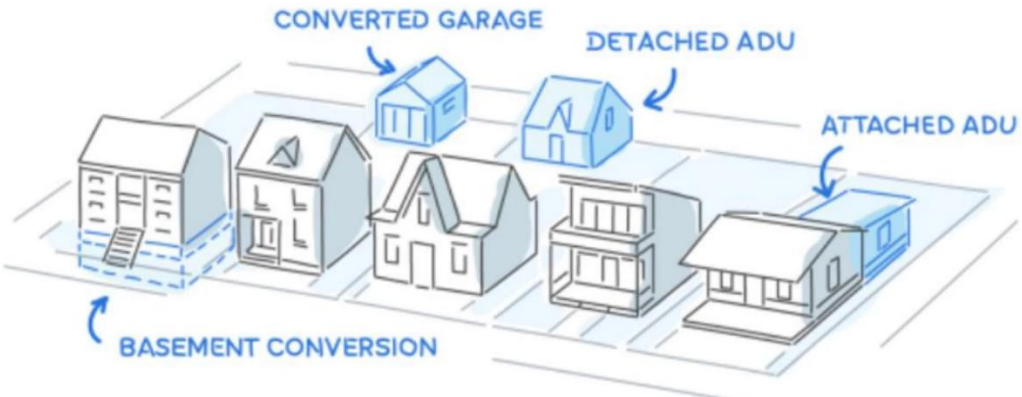
Analysis of Existing Zoning:

The existing zoning code does not allow accessory dwelling units (ADU's), contains relatively large minimum lot sizes in several districts, and limits multi-family development to specific districts. The current code's home occupation regulations (Section 1181.26) limit employee and customer visits, which may not reflect the realities of modern remote and hybrid work. The planned development overlay process (Title Seven), which is utilized to achieve development not currently allowed by the standards zoning districts, adds complexity and cost that may discourage innovative housing types.

Proposed Zoning Changes:

Implementation steps include:

- Allowing a mix of housing types including ADU's, cottage clusters, and missing middle housing types.
- Develop zoning regulations that advance traditional neighborhood design goals at higher densities.
- Expanding homeowner options by reducing restrictions on home-based businesses.
- Integrating higher density housing into mixed-use centers to develop neighborhoods where some residents can live and access many basic needs like groceries, cafes, medical clinics, banks, and personal services without requiring a car trip.



ADU Layouts Example - Cincinnati, OH

Objective F: Promote a mix of residential, retail, restaurant and office uses in appropriate locations

Comprehensive Plan Goal:

The Comprehensive Plan calls for a fundamental shift from regulating by traditional single-use zoning districts to a more active, varied, and flexible approach that encourages and facilitates desired development. As compared to current zoning which has 9 distinct almost exclusively residential zones, the Comprehensive Plan calls for variety of residential types within predominantly single-use residential areas, and the introduction of support retail and service uses within predominantly residential areas. The Comprehensive Plan also suggests allowing residential development in what was traditionally exclusively retail or employment areas.

Analysis of Existing Zoning:

The existing zoning districts highly segregate residential uses from commercial, industrial, and office uses, often calling for significant buffer areas between residential and non-residential uses. With renewed interest in creating streetscapes and communities that are conducive to pedestrian activity and alternative ways of getting around, such as by using bicycles and scooters and increased use of transit, older segregated zoning districts no longer make sense.

Proposed Zoning Changes:

Existing single-use zoning districts should be replaced by mixed-use zoning districts that allow for design measures such as lot size, building heights, street design, and other factors of the built environment to provide compatibility between different uses.

The Comprehensive Plan calls for residential development to be allowed in the “Regional Commercial” district, adjacent to employers in light industrial use areas, and integrated into all of the proposed Community Center areas. Similarly, the Comprehensive Plan calls for allowing appropriate non-residential uses within most residential areas. Zoning is no longer viewed as a tool to segregate land uses, but is being reimagined as a tool to encourage appropriate integration of uses that will facilitate active, interconnected, and more healthy patterns of development. Specific changes to the zoning code include:

- Allow for high density residential development in the form of multi-story apartment and condominiums within and immediately adjacent to the Regional Commercial area, and within the Riverfront Center, the Work Center, the Play Center, and the Live Local Center.
- Propose appropriate building form guidelines to compatibly integrate residential uses with commercial and other non-residential uses.
- Allow residential uses above street-level retail, restaurant, office, and other appropriate non-residential uses.
- Reduce parking requirements to encourage alternative means of transportation, to reduce development costs for smaller dwelling units, and to allow for shared parking in mixed-use areas.
- Commercial/retail district standards in the Regional Commercial area should allow for a larger footprint and highway-oriented uses that exist near the I-70 interchange. Commercial uses and development integrated in other areas of the community should aspire to the traditional neighborhood design goals.

Objective G: Foster development according to traditional neighborhood design principles.

Comprehensive Plan Goal:

The Comprehensive Plan recognizes that to encourage mobility by walking, biking, scooters, and transit, the public realm which is largely comprised of the streetscape must be attractive, safe, convenient, and interconnected. It is not surprising that the Comprehensive Plan looks to principles of traditional neighborhood design to accomplish its objectives. (CP Implementation Matrix 2.2.7) Traditional neighborhood design principles are derived from past development practices that viewed the public realm of streetscapes, parks, and other outdoor areas as very important to community life. While derived from the past, these design principles are in many ways timeless because they relate to the human scale and experience. Traditional neighborhood design is for the pedestrian, not the car. Amenities that enhance the pedestrian experience are deemed essential, and pedestrian and bicyclist safety and convenience are prioritized. The Comprehensive Plan strongly encourages traditional neighborhood design in The Riverfront Center and the East Villages which are largely undeveloped and provide the opportunity to fully realize the benefits of development that is wholly designed to encourage an active pedestrian community. These principles should also influence all new development, particularly on key corridors designated to be part of the community trail system.

Analysis of Existing Zoning:

Historically the goal of existing single-use zoning districts was to segregate incompatible uses, particularly separating industrial and heavy commercial uses from residential uses, but zoning ended up being used as a tool to also segregate citizens based on socioeconomic differences. The result was large swaths of land largely devoid of community life and activity, as zoning accomplished its intended effect of segregating members of the community. The Huber Heights zoning code is similar to most community codes that have not been re-examined as citizen interest has evolved to value placemaking, community identity, and healthy lifestyles. Rising costs of housing and transportation are also spurring reconsideration of zoning laws that contribute to high costs of living.

The existing zoning code focuses more on permitted uses and much less on the appearance, quality and compatibility of development.

Proposed Zoning Changes:

Principles of traditional neighborhood design should be integrated into zoning reform, along with compatible changes to the subdivision regulations, such as:

- Smaller blocks and interconnected streets
- Increased density to create pedestrian activity that can also support local businesses.
- Allow public uses and small-scale commercial such as markets and shops, to be integrated into residential neighborhoods
- Move buildings closer to the sidewalk by establishing build-to lines, and reducing building setbacks from street right-of-way lines.
- Draft regulations that focus more on the size, massing and design of buildings rather than regulating and separating land uses. For example:
    - Allow integration of residential, retail, restaurant uses on the same block but regulate the size of lots and buildings to ensure visual compatibility.

    - Setting standards for building entrances and ground floor transparency, and allowing outdoor seating, to activate and enhance the streetscape.
- Reduce off-street parking requirements and locate parking in the rear of buildings.
- Encourage front porches, entrance canopies, and other building elements that are pedestrian-friendly.
- Limit curb-cuts that cross sidewalks.
- Create thoughtful lighting, signage and landscape requirements that contribute to an attractive and safe streetscape environment.
- Requiring substantial tree canopy coverage to provide shade and beautification.



Objective H: Reduce reliance on variances and PUD's

Comprehensive Plan Goal:

The Comprehensive Plan specifically calls for reducing reliance on variances and PUDs. (CP, pg. 68 and 84) The frequent use of Planned Unit Developments (PUDs) is a symptom of the misalignment between zoning districts and market demand. While households are getting smaller, the zoning code does not allow diverse and smaller housing types and higher densities, such as small cottages, townhomes, condos, or apartments. The Planned Unit Development regulations (Title Seven, Chapters 1171–1179) require a multi-step approval process with Planning Commission and City Council review, adding time and cost. While the PUD process allows flexibility of uses and layouts, the development scheme is largely developer driven. With the goals and vision of the new Comprehensive Plan, the community will adopt new zoning districts and regulations that clearly show the community's vision moving forward, and provide flexibility in uses and standards in the base zoning code, eliminating the need to work around zoning district regulations via the variance or PUD processes.

Analysis Of Existing Zoning:

The variance and PUD processes permit development that does not conform to the underlying zoning district. The PUD and variance approval processes also require a public hearing and can lead to arbitrary or inconsistent decisions depending on who attends the meeting or the type of comments received at a hearing. Because the existing zoning code does not allow housing types that are in demand, developers have been utilizing the planned unit development (PUD) process to obtain approvals for development that is not otherwise allowed by the zoning code. However, the PUD process allows for each new development to be designed and evaluated on its own merits, without adhering to an overall vision for the community's growth and development.

Proposed Zoning Changes:

The new master plan lays out a clear vision and objectives for future community growth and zoning code revisions. The zoning code and zoning map are being revised to facilitate development according to the Comprehensive Plan goals, which will allow for a variety of housing types, which will direct new development to suitable locations, and which will ensure compatible design through form-based development standards. With the new zoning code, the PUD and variance processes should not be needed as an "end run" around an outdated or inappropriate zoning restrictions.

- Develop new zoning districts with dimensional standards that work with existing lot sizes and development patterns, to reduce the need for variance requests. New zoning regulations will provide reasonable and appropriate flexibility, allowing a variety of housing types and other uses in appropriate locations with densities that encourage housing development.
- Limit PUD applications to large developments, such as 50 acres or more. Do not allow the PUD process on smaller lots or subdivisions as an alternative to adherence to the new zoning districts. PUD development when allowed should be required to include a mix of housing types adhering to traditional neighborhood design practices.
- Frequent variance applications to reduce accessory structure setback and height standards may indicate a mismatch between the standards and existing conditions. These standards should be evaluated and revised accordingly.

Objective I: Support growth of employment areas with integrated and nearby housing

Comprehensive Plan Goal:

Employment data from the Comprehensive Plan shows that the daytime and nighttime populations of Huber Heights essentially flip daily: while 17,500 residents are in the workforce but only 11% work within the City; while 14,600 people work in Huber Heights, 87% live elsewhere (CP, pg. 10–11). The three employment categories with the strongest local presence are (1) distribution and electronic commerce, (2) biosciences, and (3) IT and data management.

The Plan envisions a Work Center along Route 235/Valley Pike with light manufacturing, flexible office space, and complementary residential (CP, pg.52 - 53). It also calls for broadening economic development objectives and attracting employees and companies from technology sectors. (CP, pg. 69 and 86).

Analysis of Existing Zoning:

The zoning code has 4 “employment” districts, EP - Employment Park, I-1 - Light Industrial and Mixed-Use, O-1 – General Office, and I-2 - Heavy Industrial, however no land is currently zoned EP or I-2. A few larger areas and many isolated lots are zoned I-1. A few isolated lots are zoned O-1. There is an area containing several lots zoned PEP on the south side of Executive Boulevard, west of Brandt Pike. A few smaller areas are zoned PI – Planned Industrial, generally located adjacent to I-1 zoned property. There are also a few isolated lots zoned PI.

The zoning map indicates fairly frequent application of office/light industrial zoning to an individual lot, and in some cases fairly small individual lots. Many uses that are allowed in the O-1 and I-1 zones can be compatible with nearby residential use, and would be appropriate to allow in a mixed-use zone that also allowed medium to higher density residential – with no buffers.

Proposed Zoning Changes:

- Existing land uses such as O-1 should be evaluated for the potential to be incorporated into new neighborhood-scale mixed zoning districts, particularly in the areas designated by the Comprehensive Plan for new centers.
- To address the objective of providing employee housing near employment centers, higher-density housing should be planned adjacent to the Work Center.
- The current pyramidal zoning scheme of the I-1 district should be more defined to achieve specific objectives.
- Review permitted uses in I-1 and PI, and consider removing the EP and I-2 Districts that are not currently applied to any property in Huber Heights.
- Examine why the PUD process is being relied on for office and industrial development. Draft base zoning district standards that advance community objectives, with appropriate flexibility to get away from using the PUD process to achieve objectives not allowed under the base zoning.
- Evaluate isolated I-1, PI and O-1 properties for compatibility to be incorporated into mixed-use districts, providing appropriate buffers when required.
- Consider additional employment area on undeveloped land along Route 4.

SIMPLIFY ADMINISTRATION AND ORGANIZATION, AND PROVIDE CLEAR AND EQUITABLE REGULATIONS

Chapter

03

CHAPTER 3: SIMPLIFY ADMINISTRATION AND ORGANIZATION, AND PROVIDE CLEAR AND EQUITABLE REGULATIONS

The Comprehensive Plan calls for Huber Heights to reform their Planning & Zoning Code as a key implementation measure. In addition to the land-use/zoning district changes described earlier in this report, the Comprehensive Plan call for administrative improvements to the code. These changes are aimed at making the code easier to enforce and less subject to conflicting interpretations; minimizing variances, PUD's and appeals; and simplifying the approval process. (CP Implementation Matrix 2.2) In addition to specific changes recommended in the Comprehensive Plan, the zoning code update is an opportunity to do a spring cleaning – with the goal of improving the organization, clarity, relevant content, and equity of the existing code.

ADMINISTRATION:

The Comprehensive Plan indicates that the administrative staff does not have the authority to make decisions on relatively minor manners, which can result in fairly insignificant issues having to be decided at public meetings and public hearings. The city anticipates significant growth and development in the next decade, and unnecessarily complicated procedures that are lengthy, controversial, and expensive will deter development. The Comprehensive Plan recommends revising approval procedures so that City staff may approve the majority of development and site plan proposals that comply with clear, achievable zoning and subdivision regulations. Applications that are more complex or vary from standards would require review by the Planning Commission, Board of Zoning Appeals, and/or City Council for the most unique of cases.

- Allow staff-level approval for applications that comply with code requirements.
- Allow a certain degree of administrative discretion to approve minor deviations from certain quantitative standards (such as for deviations less than 10% of required parking spaces, setbacks, or building height standards).
- Reserve public hearings for applications that are larger, more complex, or vary from the zoning or subdivision standards.
- Clarify and strengthen code enforcement provisions.

ORGANIZATION:

Huber Height's zoning code, like most zoning codes, was originally drafted many decades ago. Almost all factors affecting land use and development have changed dramatically over time, including the real estate market, employment sector, retail sector, modes of transportation, family composition, and community demographics. Most jurisdictions amend a specific provision of the zoning code when needed, and over time the addition or deletion of code provisions can make the code disjointed and difficult to navigate. Information needed to understand a particular issue might be located in several different sections, which can lead to conflicting provisions.

- Re-organize the Zoning Code Table of Contents for clarity and easier navigation.
- Identify the code sections that should/could be relocated to coordinate with similar regulations.
- Provide more detailed subheadings in the table of contents & use more informative or helpful heading titles to guide users
- The Code has permitted uses, special uses, and accessory uses scattered throughout the code. Some uses are mentioned in definitions, others are listed as special uses, others are listed within individual zoning districts or in their own code section. To ease administration

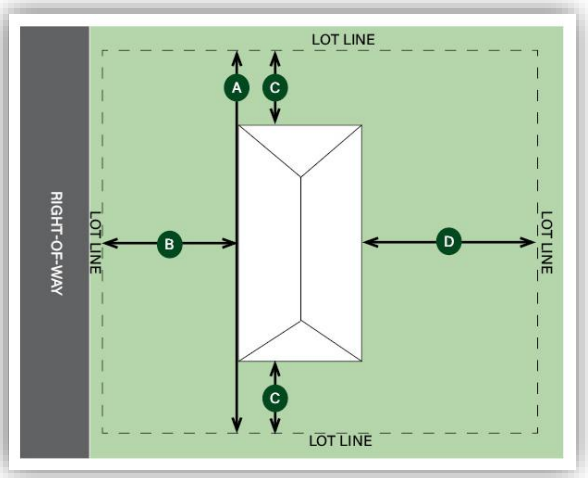
and help users to navigate the code, the list of land uses should be consolidated in one section, and a Use Table should be provided to indicate where each use is permitted by-right, permitted as a special use, or allowed as an accessory use.

- Uses that do not need to be separately defined should be eliminated to simplify the code. For example, the definition of "*game room or amusement arcade*" may no longer be necessary as it clearly falls within the definition of "*entertainment establishment*".
- Several provisions may conflict with one another as a result of incremental amendments. Such conflicts should be identified and corrected.

CLARITY:

The language of a zoning code should be understandable to the average person, with clear standards that can be consistently applied. Clear and concise regulations are fundamental to good governance and democratic access to information that affects all citizens. Precise measurement guidelines help prevent ambiguity, reduce appeals, and ensure that all code users follow the same standards. The current Zoning Code lacks a centralized chapter that defines a fair and consistent set of measurements. Like with definitions, measurements should contain their own section where all measurements are described to prevent ambiguity and confusion.

- The code should be updated to eliminate unnecessarily subjective standards, and use more objective or measurable standards.
- Uses that are too specific should be included in broader categories, and only include new uses that need to be individually regulated in the zoning code.
- The code should include graphics, illustrations, and summary tables to be easier to use and understand.
- Create a section dedicated to measurements. This section should include clear instructions that explain how to measure various components, and graphics that display what certain components look like.



EQUITABLE:

The zoning code should also be free from provisions that disproportionately burden any group. The purpose statement of the zoning code (Section 1121.01) currently does not specifically reference equity, inclusion, or modern planning concepts. However, many of the new Comprehensive Plan goals do promote planning for equity and inclusion by calling for more

mixed-use, accessible housing; promoting land-use patterns that encourage alternative forms of mobility; and providing increased density and smaller housing types to meet the needs of a changing and diverse population. Any older zoning code language or concepts that may convey outdated and improper biases, prejudices or exclusionary concepts should be eliminated.

- The code should be reviewed to eliminate outdated uses and language.
- Include provisions for new housing to ensure housing diversity and accessibility.
- The sign code should be clearly content-neutral.
- Provisions relating to group homes should be evaluated for appropriate spacing requirements.

AI-11697 **9. A.**

Planning Commission

Meeting Date: 08/11/2026

Minutes

Information

Agenda Title

Without objection the minutes of the July 14, 2026, Planning Commission meeting are approved.

Purpose and Background

Attachments

Minutes

Planning Commission
July 14, 2026, Meeting
City of Huber Heights

I. Chair Terry Walton called the meeting to order at approximately 6:00 p.m.

II. Present at the meeting: Mr. Johnson, Ms. Thomas, Ms. Vargo, and Mr. Walton.

Absent: Mr. Shomper, excused.

Staff Present: Aaron K. Sorrell, Assistant City Manager, Geri Hoskins, Planning & Zoning Administrative Assistant.

III. Opening Remarks by the Chairman and Commissioners

Mr. Sorrell introduced Hailey Hayes, the new Planner. She will be starting on July 27, 2026.

IV. Citizens Comments

None.

V. **Swearing of Witnesses** Mr. Walton explained the proceedings of tonight's meeting and administered the sworn oath to all persons wishing to speak or give testimony regarding items on the agenda. All persons present responded in the affirmative.

VI. Pending Business

None.

VII. New Business

1. **BASIC DEVELOPMENT PLAN – The applicant, COAST TO COAST HEAVY HAUL, INC, is requesting approval of a Basic Development Plan for an 8,800 SF truck maintenance building, a 2,000 SF office building, and parking for up to 43 trucks or trailers. Property is located at 4742 West National Road (BDP 26-19).**

   Mr. Sorrell stated that the applicant seeks basic development plan approval for freight hauling service with an 8,800 S.F maintenance building, a 2,000 S.F. office building and parking for up to 43 trucks or trailers. The site is zoned Planned Industrial and truck and motor freight terminals and hauling services are permitted uses.

   The site plan illustrates stormwater detention on the south side of the site, and staff has requested the existing tree line remain undisturbed to preserve the natural screening between this proposed development and the existing adjacent residences.

   The site is currently agricultural land, relatively flat and generally drains to the south. There is an existing tree line along the south fence.

Development Standards:

- The zoning code requires a 25-foot side and rear yard setback, or 75-feet if adjacent to a residential or PM District. The site plan illustrates 25-foot setbacks from the east and west property lines, and a 75-foot setback from the south property line which abuts a PM District. The proposed stormwater detention area provides an additional 50-foot setback of the building and parking areas from the rear lot line. All side and rear setbacks are consistent with the zoning code.
- The total lot coverage of buildings within the PI District cannot exceed 75 percent. The proposed buildings total 10,800 SF, and cover approximately 4% of the 6.25 acres. The lot coverage meets the code requirements.

Parking and Loading:

- Off-street parking facilities are prohibited in the front yards. The northernmost parking stall is in the front yard.
- The site plan is consistent with all other aspects of the parking regulations, although a landscaping plan has not yet been provided and will be reviewed with the detailed development plan application.

Building Materials:

- Building elevations were not submitted with the application. However, the applicant shall comply with the building material requirements in 1177.03(b)(8).

Landscaping:

- Landscaping will be reviewed through the detailed development plan application process.

Signs:

- Signage will be reviewed through the detailed development plan application process.

This proposed development is in the Northtown development pattern area along West National Road, adjacent to an existing industrial development and adjacent to the edge of the Carriage Trails subdivision. The land is zoned Planned Industrial and no rezoning is necessary.

The site has an existing rear tree line which serves as a natural buffer between the proposed development and the two adjacent residential lots. Staff feels the proposed use is consistent with other industrial uses along US 40 and will be rather benign in intensity. The code requires all uses to be within a fully enclosed building so there should be little to no outdoor storage of parts or vehicles related to the proposed maintenance facility.

No development schedule has been submitted at this time.

National Road has adequate capacity to serve the development.

Staff do not anticipate any undue burden on public services. The area has adequate utility capacity to service this proposed development. We are unaware of any policing concerns, and the development will comply with all building and fire code requirements.

Any conditions imposed by the Planning Commission or City Council will be memorialized in the PUD legislation and remain in effect unless modified by either body.

The landscaping requirements will be reviewed with the Detailed Development application.

The rear tree line will be protected and preserved to serve as a natural buffer between the proposed development and the adjacent residential uses.

The site is flat and limited grading will be necessary.

All utilities will be placed underground.

Staff does not anticipate the need for excessive additional public services to support this development.

All proposed uses are consistent with the Planned Industrial District. Staff do not anticipate excessive noise, traffic or fumes.

No rezoning is necessary.

The Fire Department comments are largely related to the future building construction and will be addressed during the building permit review process.

The City Engineer had no comments.

It is the staff's opinion that the proposal meets the standards outlined in Section 1171.06. Staff recommends approval of the Basic Development Plan submitted on June 29, 2026, with the following conditions:

1. The rear tree line shall be preserved and protected during and post-construction to serve as a natural buffer between this development and the adjacent residential uses. All dead or dying trees shall be replaced with dense evergreen trees at least six feet tall at the time of planting.
2. Parking setback shall be 25-feet from the US-40 planned right-of-way line, or 75-feet from the center line of US 40.
3. The outdoor storage of inoperable vehicles, junk parts, inventory or other materials shall be prohibited. Material Storage shall be limited to the temporary staging of materials being transported or delivered.

Ms. Vargo raised some questions concerning no engineer comments, temporary and little phrases, where they are operating now, overnight parking, number of trucks, how much maintenance, and how it’s zoned.

Mr. Sorrell addressed all concerns.

Ryan Lefeld, Choice One Engineering was present. He reiterated everything that has been discussed. Some stormwater concerns that will be looked at.

Ms. Vargo asked how much overnight parking, the consultant didn't know. Have the neighbors been spoken to? He didn't know. Water is still an issue to be fixed.

Ms. Thomas asked about hours of operations. Letter stated 7 to 7. Sunday can be different to accommodate the church.

Ian Manger, resident at 2591 Blueflag was present and spoke about his concerns. Noise and hours of operation, buffering and screening, lighting, traffic and access, stormwater drainage and runoff, and compatibility with surrounding use.
Other neighbors who signed a letter to the commission - Cindy and Mike Seibert, Christine and Taylor Smith, Amanda Peck, and Paul Petachl.
They are asking for the following conditions of any approval.

- Restricted hours of operation, limiting truck movement and service activity during early morning, evening, and overnight hours.
- A substantial landscaped buffer.
- Fully shielded downcast lighting
- Truck ingress and egress routed away from residential streets

Staff recommends approval of the Basic Development Plan application submitted on June 29, 2026, with the following conditions:

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2. Parking setback shall be 25-feet from the US-40 planned right-of-way line, or 75-feet from the center line of US 40.
3. The outdoor storage of inoperable vehicles, junk parts, inventory of other materials shall be prohibited. Material Storage shall be limited to the staging of materials being transported or delivered.
4. Transitory (less than 24 hours) parking or sleeping by drivers shall be prohibited.
5. Hours of operation shall be limited to:
    a. Monday: 7am – 7pm
    b. Tuesday 7am – 6pm
    c. Wednesday through Friday: 7am – 7pm
    d. Saturday: 9am – 7pm
    e. Sunday: No Operations

Action

Ms. Thomas moved to approve the request by the applicant, Coast to Coash Heavy Haul, Inc., for a Basic Development Plan (BDP 26-19) in accordance with the recommendation of Staff's Memorandum dated July 7, 2026, and the Planning Commission amended Decision Record.

Seconded by Mr. Johnson. Roll call showed: YEAS: Mr. Johnson, Ms. Thomas, and Mr. Walton. NAYS: None. Ms. Vargo abstained. Motion to approve carried 3-0.

2. DETAILED DEVELOPMENT PLAN – The applicant, THE CITY OF HUBER HEIGHTS, is requesting approval of a Detailed Development Plan for a 67,900 SF Indoor Music Center. Property is located at 7151 Executive Blvd (DDP 26-17).

Mr. Sorrell stated that the applicant seeks approval for a Detailed Development Plan to facilitate the construction of a 67,900 SF indoor music venue accommodating approximately 4,000 patrons. The proposed facility will operate year-round and include complementary uses such as conference and banquet facilities when not used for concerts.

The Basic Development Plan was approved by City Council on November 10, 2025. Since approval, the facility has been enlarged from 56,400 SF to its current design of 67,900 SF.

The site is a flat, vacant parcel along Executive Boulevard near the Rose Music Center.

The Basic Development Plan contained the following conditions:

1) Development Standards:

Parking Setbacks:

- West: 25-feet
- North, East & South: 10-feet
- Parking pavement and travel lanes shall be no closer than 40 feet from any residential structure.

Building Setback: 50-feet

2) The site access plan shall generally be similar to the site plan labeled “Rendered Site Plan: Full Site” dated September 5, 2025.

Development Standards: The parking setbacks on the West and North side are 25-feet or greater, which is consistent with the required conditions. The South and East setbacks are generally greater than 10-feet, though there is a slight encroachment along Lehman Lane.

All parking and travel lanes are at least 40-feet from any residential structure.

The building setback exceeds the 50-foot minimum requirement.

Overall site plan consistency: In general, the site plan is consistent with the site plan submitted on September 5, 2025. The access points remain the same, and the locations of the building and parking areas have not been significantly altered. Changes to the site plan include:

a. The drainage swales within the parking areas were reduced to 10 feet wide, from 20 feet wide, to accommodate additional parking rows.

b. Additional parking was added to the north side of the building.
c. The building was enlarged by 11,500 SF, but remains within the original building pad area.

The current site plan illustrates 1,439 parking spaces. The code requires one parking space for every 2.5 fixed seats. The current plan includes 1,866 fixed seats, which requires approximately 746 parking spaces. The parking lot is designed with one space per 2.8 patrons, which exceeds the zoning code requirement.

The landscaping plans are illustrated on sheets L300, L301, and L302. The landscaping plan generally conforms to the zoning code's landscaping requirements.

- The west property line is heavily landscaped to screen the parking area from the back patios of the residential units being constructed west of the site.
- A mix of deciduous shade trees will line the perimeter and interior of most parking areas.
- The building perimeter is heavily landscaped with a mix of perennials, shrubs and ornamental grasses.
- Sheet L101 illustrates the hardscape plan of the pavilion area and walkways. Gray colored finished concrete and decorative pavers will add texture to the area and better define the public spaces and travel paths to the entrances.

- Parking lot lighting is 25 feet tall (3-foot base, 22-foot pole), which conforms to the zoning code requirements.
- Walkways will be illuminated by 30- and 40-inch tall decorative lighted bollards.
- In-ground color-changing lights will provide accent lighting in the west plaza area.

The building will be a mix of concrete panels, glass and metal accent panels. The building elevations have remained relatively unchanged since the original concepts.

A sign package has not been provided because the Entertainment District design concepts are still being finalized; however, in addition to various directional signs, the following signs are planned:

- A 180 to 200 SF wall-mounted identification sign is planned for the south façade facing Executive Boulevard.
- A 270 SF LED display board is planned to be installed on the west façade near the main building entrance.
- A 345 SF LED display board is planned to be installed on the east façade.

Fire: The Fire Department has been involved during the planning and development of the facility. All comments previously received from the Fire Department have been incorporated into the plans.

City Engineer: The City Engineer has been involved in during the planning and development of the facility. All comments previously received have been incorporated into the plans.

Ken Conaway was present and stated we wanted to maximize the footprint, multi level seating, a couple of VIP areas.

Staff recommends approval of the Detailed Development Plan application submitted on June 30, 2026, with the following conditions:

1. The Planning Commission shall review and approve the site signage at a later meeting, once the Entertainment District concepts have been finalized.

Action

Ms. Thomas moved to approve the request by the applicant, The City of Huber Heights, for a Detailed Development Plan (DDP 26-17) in accordance with the recommendation of Staff's Memorandum dated July 10, 2026, and the Planning Commission Decision Record.

Seconded by Mr. Johnson. Roll call showed: YEAS: Ms. Vargo, Mr. Johnson, Ms. Thomas, and Mr. Walton. NAYS: None. Motion to approve carried 4-0.

VIII. Additional Business

None.

IX. Approval of the Minutes

Without objection, the minutes of the June 9, 2026, Planning Commission meeting are approved.

X. Reports and Calendar Review

Zoning Code Update

XI. Upcoming Meetings

August 11,2026
September 15, 2026

XII. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at approximately 7:14 p.m.