P/C 7-19-22 Planning
CA 7-19-22
1st R
2nd R
3rd R
B/C

CITY OF BROOK PARK, OHIO

Resolution No. 18-2022

Introduced By: COUNCIL AS A WHOLE

A RESOLUTION
GRANTING APPROVAL FOR A CONDITIONAL USE PERMIT AND SITE PLAN APPROVAL TO CONSTRUCT A NEW FULL-SERVICE CAR WASH FACILITY AT 5764 WEST 130TH STREET LOCATED IN THE U4-A3 ZONE, AND DECLARING AN EMERGENCY

WHEREAS, Sgt. Clean Car Wash, through their agent, Greg Seigert, filed an application for a conditional use permit with the Brook Park Planning Commission; and

WHEREAS, the conditional use requested approval for a conditional use permit and site plan approval to construct a new full-service car was facility at 5764 West 130th Street, located in the U4-A3 Zone; and

WHEREAS, the request for a conditional use permit was presented at a public hearing on June 6, 2022, to the Brook Park Planning Commission, which denied referred this matter to Council, in accordance with Brook Park Charter Section 11.03(c)for approval and recommended the waiver of requirements set forth in Section 1121.36(c) of the Brook Park Codified Ordinances.

NOW THEREFORE BE IT RESOLVED, by the Council of the City of Brook Park, State of Ohio that:

SECTION 1: The Council of the City of Brook Park finds that the proposed conditional use permit and site plan requested is appropriate in the location for which it is proposed and grants a conditional use permit to operate a Car wash.

SECTION 2: It is found and determined that all formal actions of this Council concerning and relating to this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal actions were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 3: This Resolution is hereby declared to be an emergency measure immediately necessary for the preservation of the public

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its passage and approval by the Mayor.

PASSED: July 19, 2022

PRESIDENT OF COUNCIL

ATTEST: Carol Johnson
CLERK OF COUNCIL

APPROVED:
MAYOR

7-19-22
DATE

CERTIFICATE

Carol Johnson, Clerk of Council, of the City of Brook Park, Ohio, do hereby certify that the foregoing is a true and accurate copy of Ordinance / Resolution No. 18-2022 passed on the 19 day of July 20 22 by said council.

Carol Johnson
Clerk of Council

I, Carol Johnson, Clerk of Council for the City of Brook Park, State of Ohio, do hereby certify that there is no newspaper of general circulation in the municipality and that publication of the foregoing ordinances/ resolutions was made by posting true copies at five of the most public places in said municipality as determined by Ordinance No. 4838-1975; location City Hall 6161 Engle Road, Police Station 17401 Holland Road, #2 Fire Station 22530 Ruple Parkway, #3 Fire Station 17401 Holland Road, Brook Park Library 6165 Engle Road, for a period of fifteen days.

commencing 7-27-22

Carol Johnson
CAROL JOHNSON
Clerk of Council

	Yea	Nay
Troyer	✓	
Mencini	✓	
Roberts	✓	
Scott	✓	
Coyne	✓	
Poindexter		
Salvatore	✓	

I HEREBY APPROVE THE WITHIN INSTRUMENT AS TO LEGAL FORM AND CORRECTNESS

DIRECTOR OF LAW

PLANNING COMMISSION – AGENDA

[Council Chambers - 17400 Holland Road - Inside the John A. Polonye Community Center]

Monday, June 6, 2022

(At the Conclusion of the 7:00 PM Board of Zoning Appeals Meeting)

A. **ROLL CALL OF MEMBERS**

B. **APPROVAL OF MINUTES:** MAY 2, 2022

C. **REPORTS AND COMMUNICATIONS**

D. **NEW BUSINESS**

1. Request approval to construct a new 20' x 60' billboard for Park 'N Fly at 19000 Snow Road | Located in a U5-B Zone |
   Agent: Brian Matura, President of FastSigns
   [If approved, request must be forwarded to City Council for final action]

2. Request approval for a Conditional Use Permit and Site Plan approval to construct a new full-service car wash facility for Sgt. Clean Car Wash at 5764 West 130th Street | Located in the U4-A3 Zone |
   Agent: Greg Seigert, Architect - Sgt. Clean Car Wash
   [If approved, request must be forwarded to City Council for final action]

3. Request the following approvals to operate a medical center for Spry Senior at 14770 Snow Road | Located in the U3-A5 Zone |
   Agent : Janice L. Cole, Architect – Makovich & Pusti Architects

   A. Request approval for exterior renovation plan

   B. Request approval to install the following signs:

      1) Wall Sign 16.88 SF

      2) Monument Sign – 20 SF Double Sided (10 SF per side)

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BROOK PARK CITY COUNCIL

E. **TABLED ITEMS**

1. Request approval of the proposed lot split plat for 14070 & 14080 Brookpark Road PPN. 344-31-003 to create new Parcel "A" and Parcel "B"
   |Located in the U7-B Zone **[TABLED 05/02/2022]**
   Agent: Steven J. Metcalf of Neff and Associates
   [If approved, request must be forwarded to City Council for final action]

I. A statement explaining how the proposed conditional use will not cause substantial injury to the value, use or enjoyment of other property in the vicinity of the proposed use;

J. A statement explaining how the proposed conditional use at the proposed location will be compatible with and not injurious to the use and enjoyment of neighboring property, and will not significantly diminish or impair property values within the vicinity; and

K. Any other material and/or information as may be required by the Planning Commission or Council to fulfill the purposes of this section of the Zoning Ordinance and to ensure that the application is in compliance generally with the ordinances of Brook Park.

(2) Copies of the application shall be distributed by the Planning Commission to the Departments of Public Safety and Public Service.

(Ord. 7861-1993. Passed 10-19-93.)

1121.341 PUBLIC HEARING ON CONDITIONAL USE PERMIT APPLICATIONS.

(a) A public hearing shall be held by the Planning Commission within forty-five (45) days following acceptance of a complete application and after the notice required by law has been provided. Not later than ten (10) days prior to the date set for the hearing on the application, each department to which the application has been referred shall file a written report thereon with the Planning Commission setting forth the recommendations for changes in the proposed use as submitted and the conditions for approval, if any, necessary to bring such proposed use into compliance with any applicable ordinance or regulation or to eliminate adverse effects of the proposed use on those aspects of the public health, safety, convenience, comfort, prosperity and general welfare of Brook Park for which such department has responsibility.

(b) Within thirty (30) days following the public hearing on the application, unless an extension of this time is agreed to by the applicant, the Planning Commission shall submit to Council, its recommendation either to grant the application for a conditional use permit, grant it subject to conditions, or deny it. The failure of the Planning Commission to act within the time period shall constitute a recommendation by it that the application be approved.

(c) At its next regularly scheduled meeting, Council shall grant the application for a conditional use permit, grant it subject to conditions, or deny it. Council may, in approving the application for a conditional use permit, impose such restrictions and conditions on such approval, the proposed use, and the premises to be developed or used pursuant to such approval, as it determines are required by the general purposes, goals, and objectives of the City of Brook Park Master Plan and this Zoning Ordinance to prevent or appropriately mitigate such adverse impacts of the proposed use as the Council determines necessary to protect the public health, safety, convenience, comfort, prosperity and general welfare. All conditions imposed upon any conditional use approval, with the exception of conditions made applicable to such approval by the terms of this Zoning Ordinance, shall be set forth expressly in the resolution granting the conditional use permit.

(d) In the event that a permit for a conditional use is granted by the Council subject to conditions, the grantee shall, in writing within ten (10) days following such Council action, acknowledge such approval and unconditionally accept and agree to such conditions.

(Ord. 7865-1993. Passed 10-19-93.)

1121.342 STANDARDS FOR CONDITIONAL USE PERMITS.

(a) Conditional Use Standards. No application for a conditional use permit shall be approved by Council or recommended for approval by the Planning Commission unless Council, or the Commission, as applicable, specifically finds the proposed conditional use (subject to such restrictions and conditions as are within the respective discretion of the Planning Commission to recommend or Council to impose) appropriate in the location for which it is proposed based upon the following criteria:

MEMO

To:	Carol Johnson, Clerk of Council
Cc:	Mayor Orcutt Carol Horvath, Law Director
From:	Carol Dell, Planning Commission Secretary
Date:	07/06/2022
Re:	Planning Commission Recommendation

The following request was denied at the Monday, June 6, 2022 Planning Commission meeting and should be forwarded to City Council for final action. If I can be of any further assistance, please do not hesitate to contact me.

1. **Request approval for a Conditional Use Permit and Site Plan approval to construct a new full-service car wash facility for Sgt. Clean Car Wash at 5764 West 130th Street | Located In the U4-A3- Zone|**
   Agent: Greg Seigert, Architect – Sgt. Clean Car AWash

AGENT INFORMATION:

Greg Seifert
3673 Massillon Road
Uniontown, Ohio 44685

Office: 440-281-7999
Email: gregseifert@sgtclean.com

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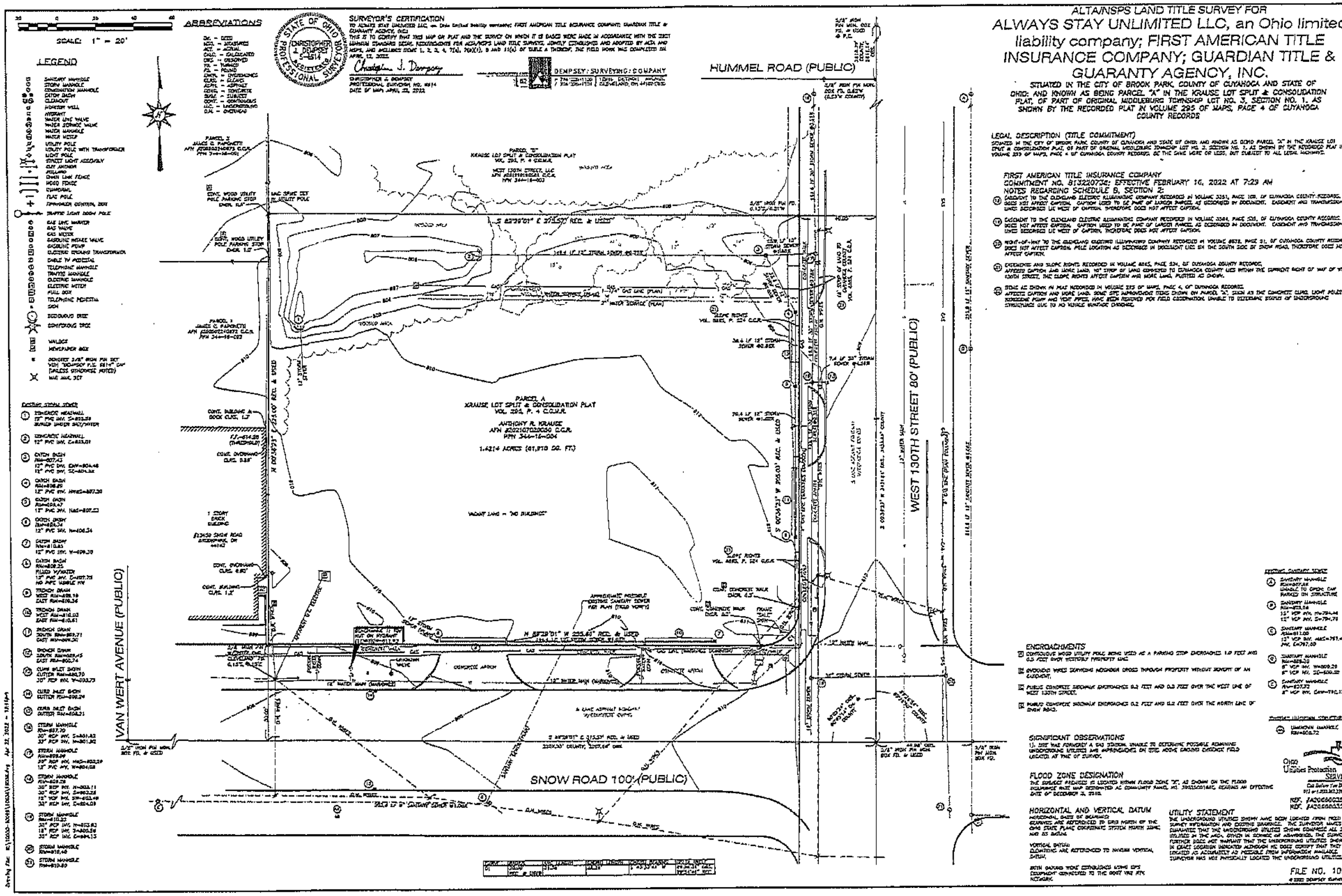
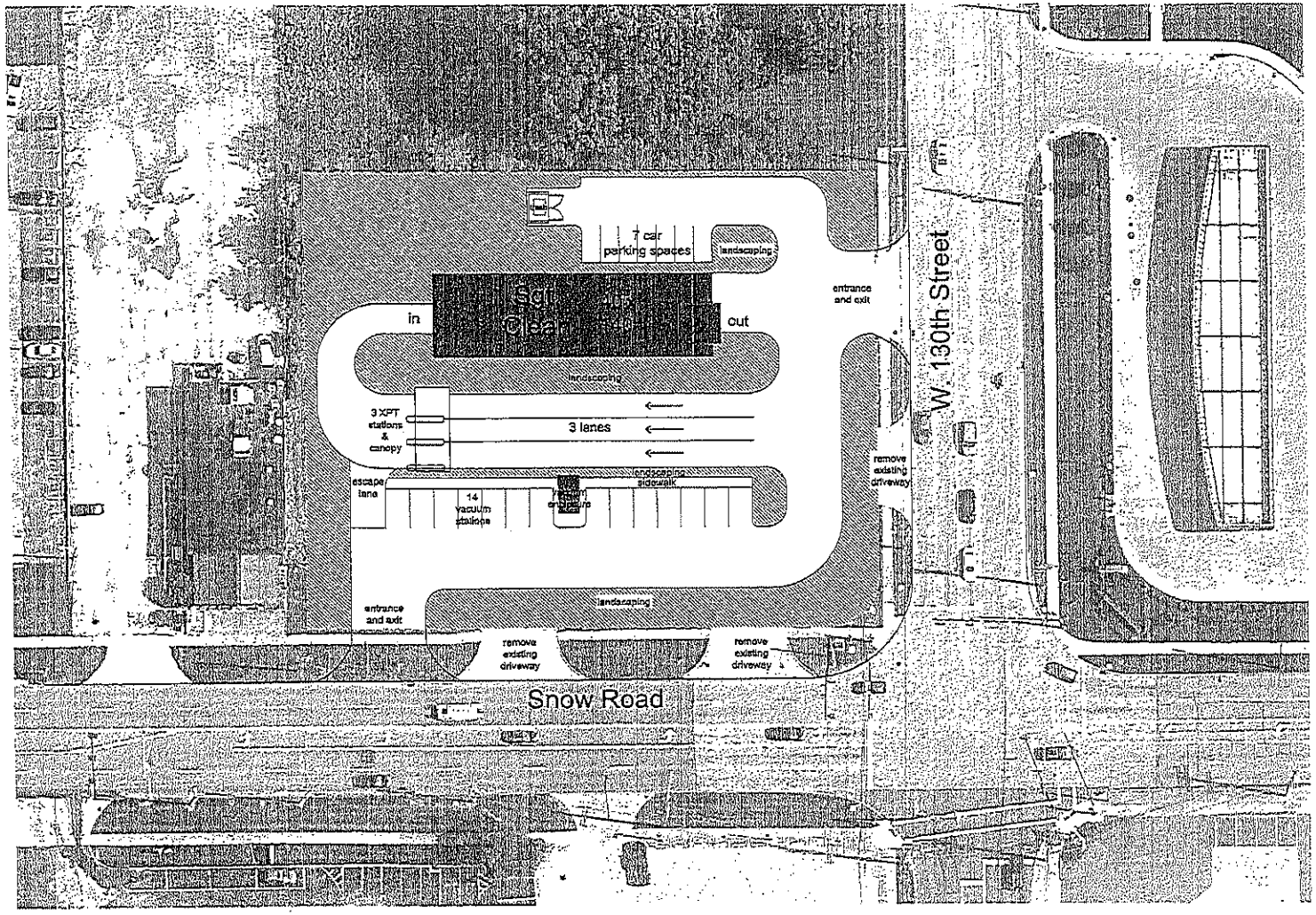
Thank you,

Carol Dell
City of Brook Park
Building Department
Office: 216.433.7412 | Ext. 4235
Email: cdell@cityofbrookpark.com


ALTA/NSPS LAND TITLE SURVEY FOR
ALWAYS STAY UNLIMITED LLC, an Ohio limited liability company; FIRST AMERICAN TITLE INSURANCE COMPANY; GUARDIAN TITLE & GUARANTY AGENCY, INC.
SITUATED IN THE CITY OF BROOK PARK, COUNTY OF CUYAHOGA AND STATE OF OHIO; AND KNOWN AS BEING PARCEL "A" IN THE KRAUSE LOT SPLIT & CONSOLIDATION PLAT, OF PART OF ORIGINAL MIDDLEBURG TOWNSHIP LOT NO. 3, SECTION NO. 1, AS SHOWN BY THE RECORDED PLAT IN VOLUME 295 OF MAPS, PAGE 4 OF CUYAHOGA COUNTY RECORDS
SCALE: 1" = 20'
LEGEND
ABBREVIATIONS
SURVEYOR'S CERTIFICATION
DEMPSEY SURVEYING COMPANY
HUMMEL ROAD (PUBLIC)
WEST 130TH STREET 80' (PUBLIC)
VAN WERT AVENUE (PUBLIC)
SNOW ROAD 100' (PUBLIC)
PARCEL A
KRAUSE LOT SPLIT & CONSOLIDATION PLAT
ANTHONY R. KRAUSE
1.4214 ACRES (61,910 SQ. FT.)
LEGAL DESCRIPTION (TITLE COMMITMENT)
FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO. 813220734; EFFECTIVE FEBRUARY 16, 2022 AT 7:29 AM
NOTES REGARDING SCHEDULE B, SECTION 2:
ENCROACHMENTS
SIGNIFICANT OBSERVATIONS
FLOOD ZONE DESIGNATION
HORIZONTAL AND VERTICAL DATUM
UTILITY STATEMENT
FILE NO. 10038



CONCEPTUAL SITE PLAN

NOT TO SCALE

Sgt. Clean
Car Wash
3673 Massillon Road
Uniontown, Ohio 44685

DRAWING DATES
8 MAY 2022
PC SUBMISSION

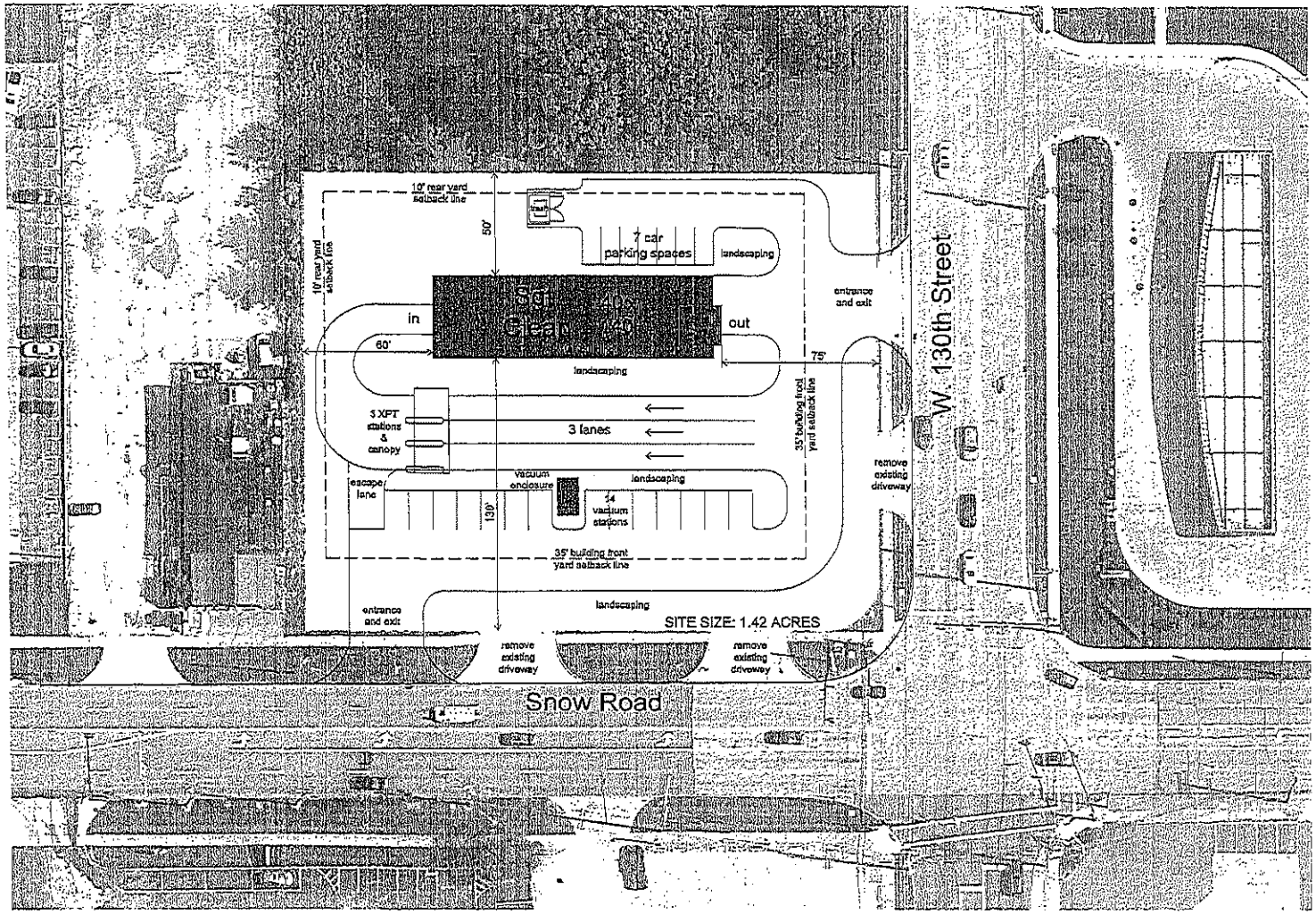
PROJECT NUMBER:
1823-002-22

Sgt. Clean Car Wash
Site Study-Snow Road Site
City of Brook Park, Ohio
Cuyahoga County Ohio

REFERENCE NORTH

TITLE SHEET

A.1



ZONING SITE PLAN

NOT TO SCALE

Sgt. Clean Car Wash
3673 Massillon Road
Uniontown, Ohio 44685

DRAWING DATES
6 MAY 2022
PC SUBMISSION

PROJECT NUMBER:
1022-002.23

Sgt. Clean Car Wash

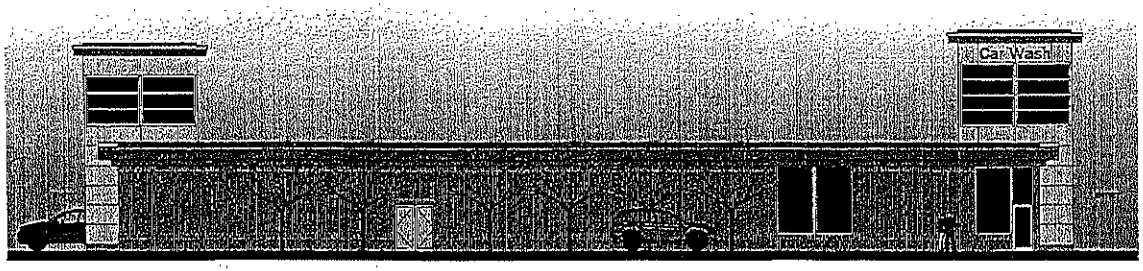
Site Study-Snow Road Site

City of Brook Park, Ohio
Cuyahoga County Ohio

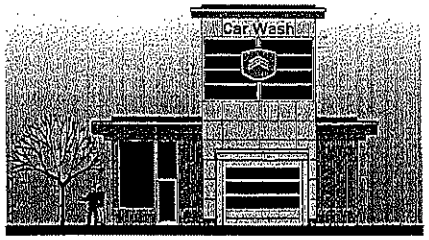
REFERENCE NORTH

TITLE SHEET

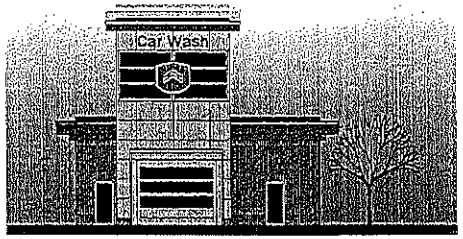
A.1z



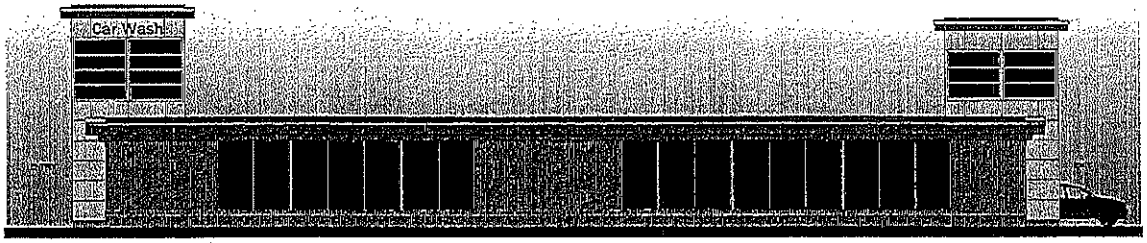
Equipment Side Elevation



Entry Elevation



Exit Elevation



Tunnel Side Elevation

EXTERIOR COLOR SCHEDULE —VERIFY WITH CLIENT	
TOWER METAL PANEL	ALUCOBOND RAINER SYSTEM ALUMINUM COMPOSITE PANEL COLOR- SILVER METALLIC PVDF2
FASCIA AND SOFFIT METAL PANEL	ALUCOBOND ALUMINUM COMPOSITE PANEL COLOR- WEST POINTER MICA PVDF2
METAL EDGED	YELLOW EDGE-ALUCOBOND TUSCAN SUN RED EDGE-ALUCOBOND RED FIRE
BRICK	BELDEN MODULAR BRICK- COLOR- SANDSTONE VELOUR A MORTAR- CHARCOAL GRAY- 325 TEC
STOREFRONT SYSTEM WITH DOORS	KAWNEER CLEAR ANODIZED STOREFRONT SYSTEM ALUMINUM FULL FINISH 14

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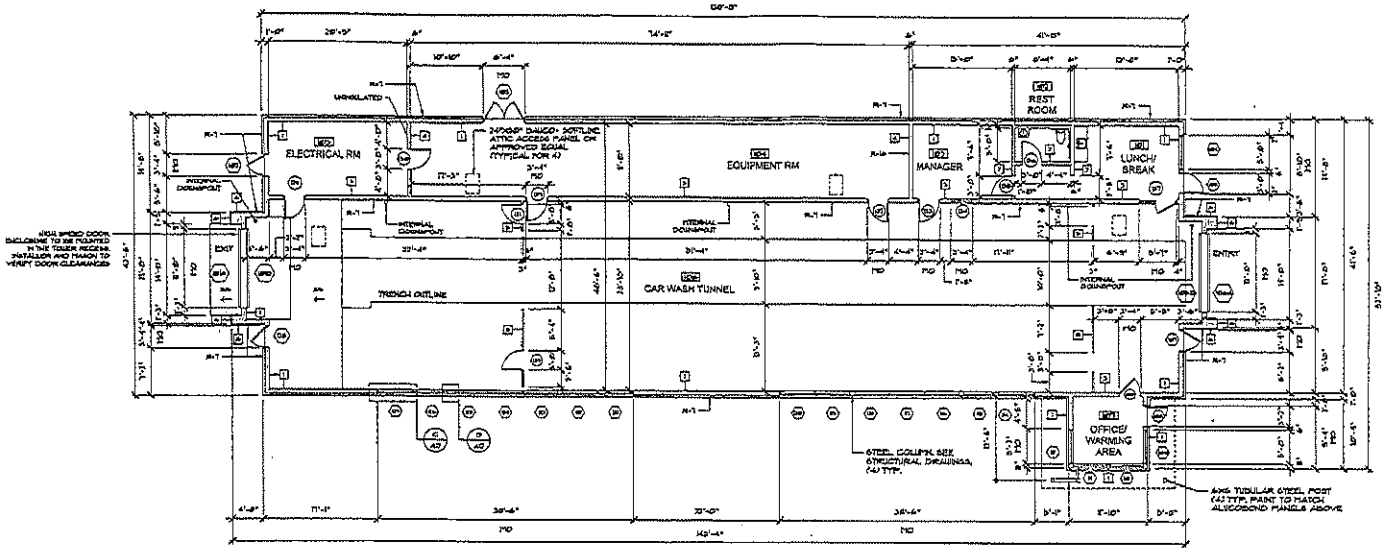
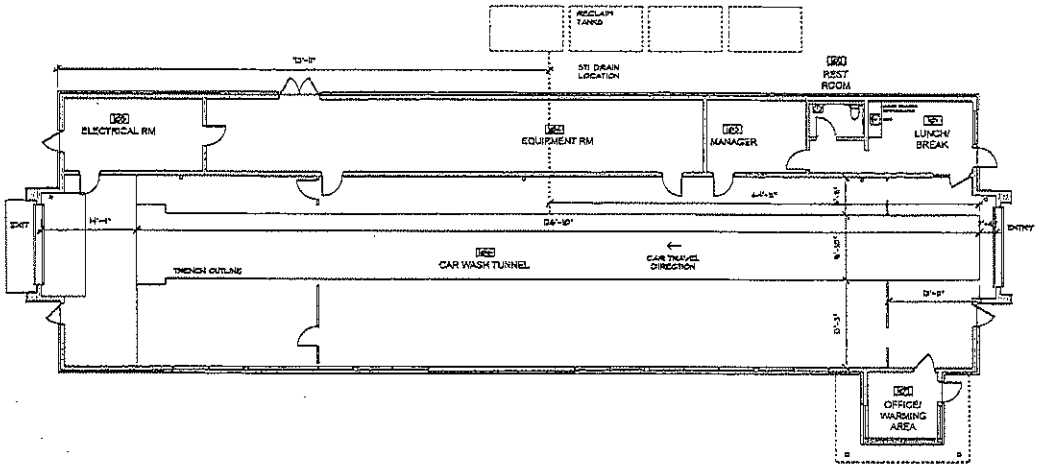
Sgt Clean Car Wash Conceptual Elevations



Proposed Floor Plan
1/8" = 1'-0"



Conceptual Plan
1/8" = 1'-0"

WALL TYPES

1. FLOOR TO TRUSS, 4" BRICK VENEER OVER 6" CMU WALL
2. 20ga 24 GAUGE METAL STUDS @ 16" O.C. FLOOR TO UNDERSIDE OF DECK WITH 3" THERMAFIBER SOUND ATTENUATION SEAL@ETS BETWEEN STUDS
3. FLOOR TO TRUSS 6" CMU WALL
4. 2X6 STUD WALL @ 16" O.C. FLOOR TO UNDERSIDE OF ROOF TRUSSES
5. 2X4 PARTITION 3 1/4" PARTITION WALL
6. FLOOR TO TOWER TRUSS, ALUCOBOND METAL SIDING OVER 6" CMU WALL AND STEEL FRAMING
7. 2X4 STUD WALL @ 16" O.C. FLOOR TO UNDERSIDE OF ROOF TRUSSES WITH GYPSUM BOARD ON 1 SIDE.

GENERAL NOTES:
SEE WALL SCHEDULE ON SHEET - FOR STRUCTURAL FRAMING AND PLAN FOR INSULATION VALUES.

Richard Bozic
License# 8909097
Expires: 12/31/2023

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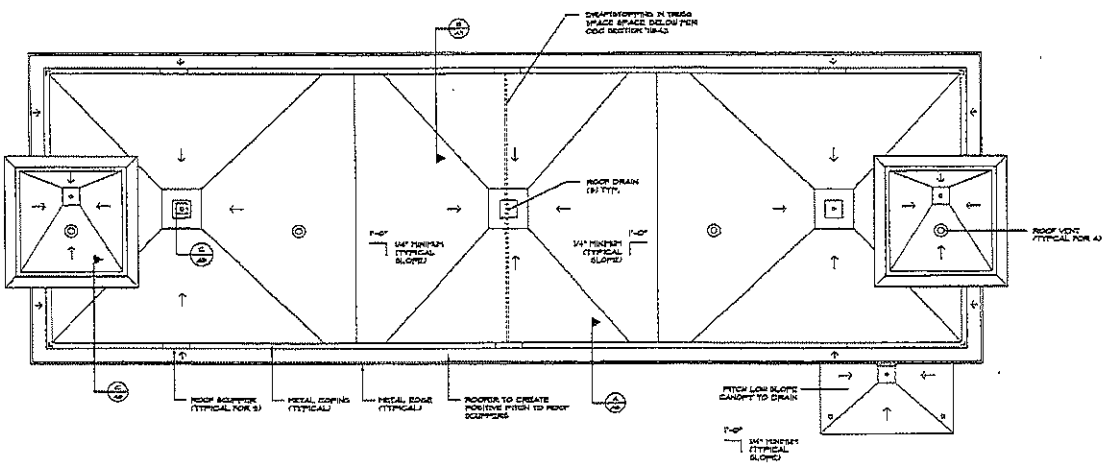
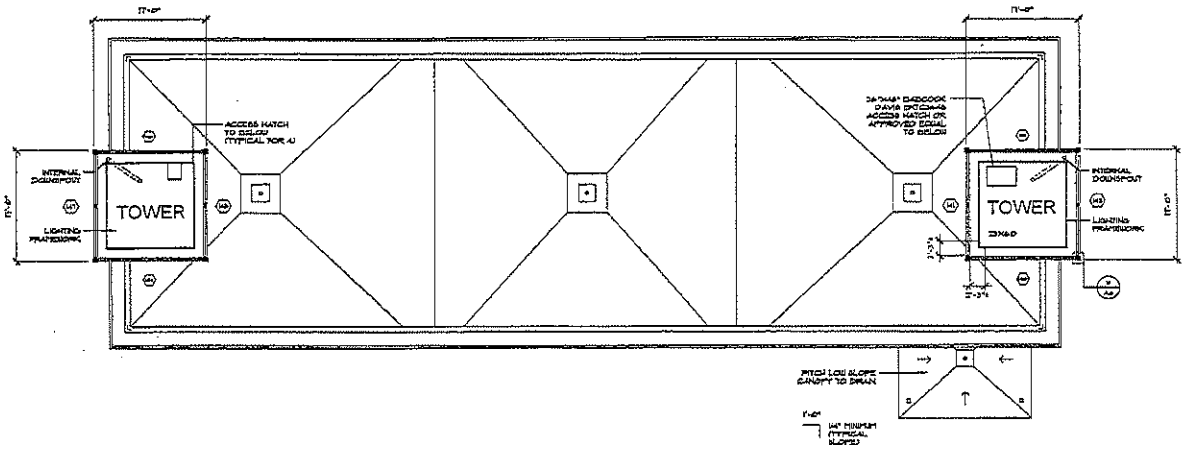
11 MAR 2022

Sgt. Clean Carwash Shaker Heights, OH 44120



Proposed Roof Plan
1/8" = 1'-0"



Proposed Tower Plan
1/8" = 1'-0"

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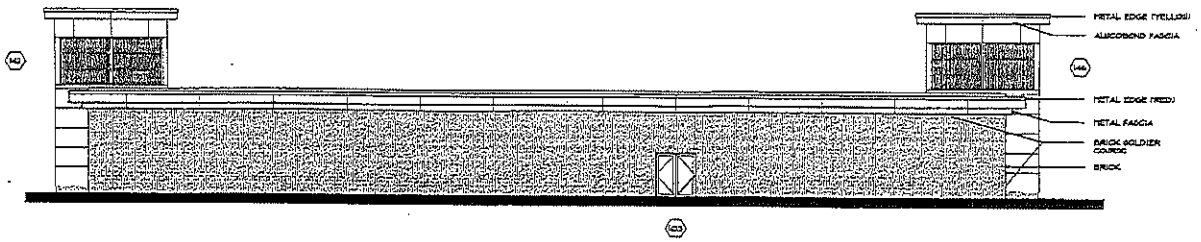
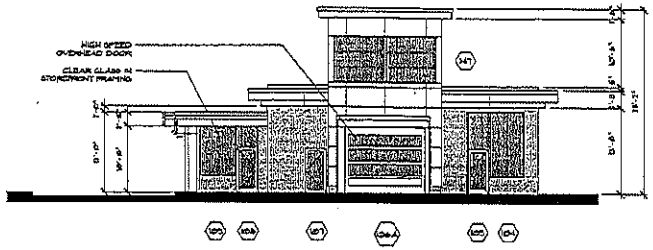
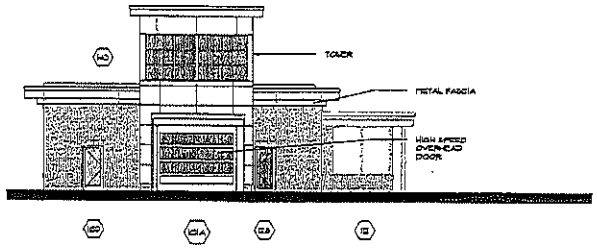
Sgt. Clean Carwash Shaker Heights, OH 44120



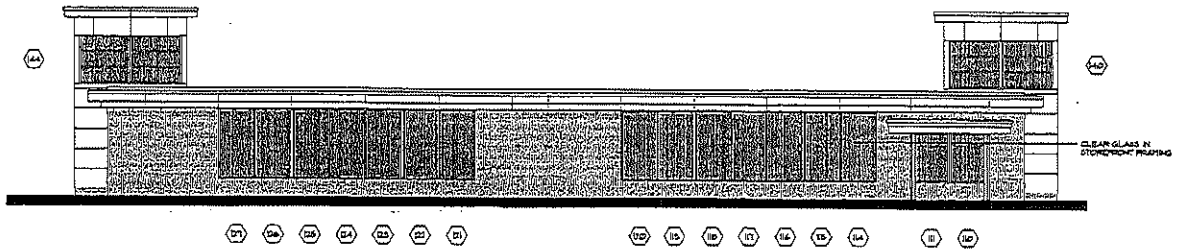
Neighbor (Passenger) Side Elevation
1/8" = 1'-0"



Entry Elevation
1/8" = 1'-0"



Exit Elevation
1/8" = 1'-0"



Pay Station (Driver) Side Elevation
1/8" = 1'-0"

EXTERIOR COLOR SCHEDULE - VERIFY WITH CLIENT	
TOWER METAL PANEL	ALUCOBOND X-400 SYSTEM ALUMINUM COMPOSITE PANEL COLOR: SILVER METALLIC PVDF2
FASCIA AND SOFFIT METAL PANEL	ALUCOBOND ALUMINUM COMPOSITE PANEL COLOR: WEST PEWTER PVDF2
METAL EDGES	YELLOW EDGE-ALUCOBOND TYPICAL SPT RED EDGE-ALUCOBOND RED PVDF
BRICK	GOLDEN MODULAR BRICK COLOR: BRANDYSINE VELOUR A MORTAR: CHARCOAL, GRAY - 375 TSC
STOREFRONT SYSTEM WITH DOORS	KAWNEER CLEAR ANODIZED STOREFRONT SYSTEM ALUMINUM MILL FINISH

Preliminary

Richard Bozic
License# 8000007
Expires: 12/31/2023

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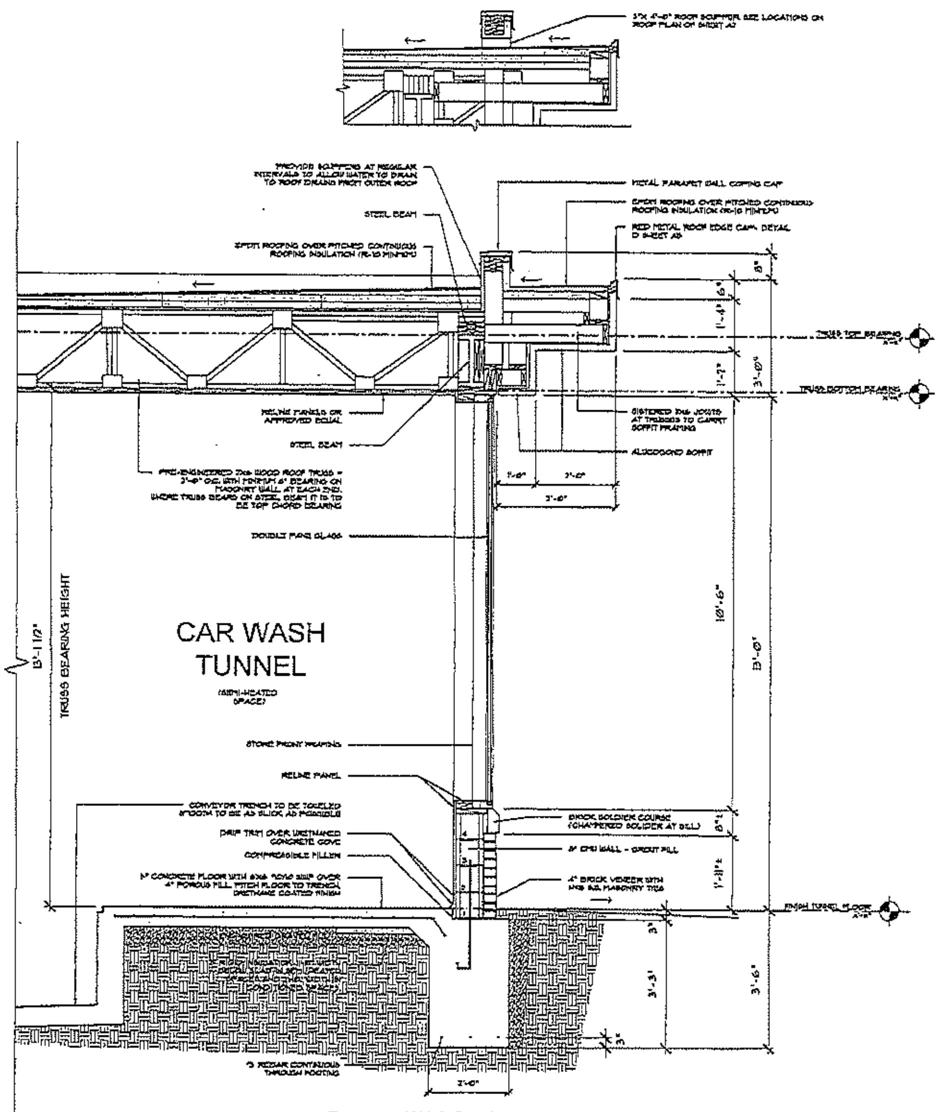
Sgt. Clean Carwash Shaker Heights, OH 44120



Proposed Wall Section
3/4" = 1'-0"
NOTE: COORDINATE WITH STRUCTURAL PLANS

Wall Section Notes

FLAT ROOF CONSTRUCTION

1. ROOF VENT SHALL BE [illegible] PREFABRICATED TURBINE VENTILATOR AS MANUFACTURED BY PERMAVENT MODEL [illegible] WITH [illegible] BASE. ROOF VENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTION.
2. ROOFING TO BE RUBBERGARD EPDM 60 BY FIRESTONE BUILDING PRODUCT IN BLACK.
3. TAPERED INSULATION TO BE TAPERED ISO 95+ POLYISO INSULATION FIRESTONE BUILDING PRODUCTS INSTALLED TO PROVIDE DRAINAGE TO ROOF DRAINS.
4. COVER BOARD TO BE ISOGARD HD COVER BOARD FIRESTONE BUILDING PRODUCTS INSTALLED TO PROVIDE 1" CONTINUOUS THICKNESS PROVIDING R-10 INSULATION.
5. ROOF SHEATHING SHALL BE 3/4" EXTERIOR GRADE PLYWOOD. (GLUE AND SCREW TO STRUCTURE)
6. FLASHING AND COUNTER FLASHING AS REQUIRED SHALL BE [illegible] 20 GA. METAL WITH KYNAR FINISH.
7. TRUSSES SHALL BE 2x4 PRE-ENGINEERED TRUSSES @ 2'-0" O.C. AND DESIGNED TO ACCOMMODATE NORMAL ATTIC ACCESS. (PROVIDE CALCULATIONS AND DRAWINGS TO BUILDING DEPARTMENT)
8. ROOF DRAIN TO BE CAST IRON DRAIN AND PLUS PACK WITH ALUMINUM DOME TO FIT FROM PORTALS PLUS, INC MODEL [illegible]
9. INTERNAL DOWN SPOUT TO BE WHITE 4" DIA. PVC PIPE. INSULATE STUD CAVITY TO PROVIDE SOUND DAMPENING AT EACH PIPE LOCATION.
10. DOWNSPOUTS SHALL BE CONNECTED TO EXISTING STORM SEWER SYSTEM.
11. INSULATION SHALL BE R-13 SPRAY FOAM AT UNDERSIDE OF ROOF DECK ABOVE CONDITIONED SPACES.
12. ROOF INSULATION IN TUNNEL SHALL BE PROVIDED BY COVER BOARD AS CONTINUOUS INSULATION.
13. BRIDGING, BRACING, AND BLOCKING SHALL BE PROVIDED AS REQUIRED BY CODES.
14. FIRE STOPS SHALL BE PROVIDED AS REQUIRED BY CODES.
15. 1/2" GYPSUM BOARD CEILING MATERIAL SHALL BE ATTACHED TO STRUCTURE WITH SCREWS AND GLUE. (SCREWS MAXIMUM 12" O.C.) ALL CEILINGS, SOFFITS AND WALLS WILL HAVE A SMOOTH DRYWALL FINISH, NOT TEXTURED.
16. 1/2" GWB CEILING MATERIAL SHALL BE ATTACHED TO STRUCTURE WITH SCREWS AND GLUE. (SCREWS MAXIMUM 12" O.C.) PAINT
17. PRIMER AND TWO (2) COATS OF BASE PAINT SHALL BE PROVIDED.
18. TUNNEL CEILING TO BE FINISHED WITH [illegible] 1/2" FLAT INTERLOCKING PANELS BY EXTRUTECH PLASTICS, INC. INSTALL PER MANUFACTURER'S INSTRUCTIONS.

EXTERIOR WALL CONSTRUCTION

SEE WOOD AND STEEL LINTEL SCHEDULE ON SHEET [illegible] FOR ALL WINDOW AND DOOR OPENINGS NOT SHOWN. COORDINATE WITH STRUCTURAL DRAWINGS.

1. HEADERS WITH 8'-6" SPAN AND OVER REQUIRE STEEL FLITCH PLATE.
2. EXTERIOR TOWER SKIN [illegible] BE ALUCOBOND PANEL SYSTEM. SEE SHOP DRAWINGS.
3. FURRING TO BE WOOD OR AS REQUIRED BY ALUCOBOND SHOP DRAWINGS.
4. STUDS SHALL BE 2 X 6 @ 16" O.C. 2 X 6 BOTTOM PLATE SHALL BE WOLMANIZED TREATED WOOD. PLATFORM FRAMING AT ALL PARTITIONS 10' AND OVER.
5. 8" CMU WALL WITH LADDER TYPE, CORROSION-RESISTANT METAL WALL TIES. BOTTOM TWO COURSES AND EVERY OTHER HORIZONTAL JOINT THEREAFTER (16" WIDE) GROUT SOLID, SEAL AND WATERPROOF.
6. 4" FACE BRICK VENEER APPLIED ABOVE GRADE OVER CMU WALL.
7. STAINLESS STEEL VENEER ANCHORS TO BE 345-BT BY HOHMANN AND BARNARD, INC.
8. STAINLESS STEEL TRUSS MESH JOINT REINFORCING IN STONE VENEER TO BE 120 TRUSS-MESH BY HOHMANN AND BARNARD, INC.
9. BRIDGING, BRACING, AND BLOCKING SHALL BE PROVIDED AS REQUIRED BY CODES.
10. FIRE STOPS SHALL BE PROVIDED AS REQUIRED BY CODES.
11. FLASHING AROUND ALL DOORS, WINDOWS, OUTSIDE CORNERS, SILL PLATES, BOTTOMS OF COLUMNS AND ALL OTHER AREAS WITH PRESSURE TREATED WOOD SHALL BE GRACE VYCOR PLUS WITH [illegible].
12. BUILDING WRAP WHERE REQUIRED SHALL BE DUPONT TYVEK COMMERCIALWRAP INSTALLED PER MANUFACTURER'S SPEC. TAPE MATERIAL AT ALL OPENINGS.
13. WALL SHEATHING SHALL BE 1/2" TYPE CDX, EXPOSURE 1 APA RATED SHEATHING. CONNECT WALL SHEATHING WITH 10D COMMON NAILS @ 6" O.C. AT SUPPORTED PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.
14. COPPER TERMITE SHIELD IF REQUIRED BY CODE.
15. MASONRY WALL INSULATION SHALL BE PERLITE LOOSE FILL INSULATION IN BLOCK [illegible]. SEE PLAN FOR REQUIRED INSULATION VALUES.
16. GYPSUM BOARD SHALL BE 1/2 PREPARED FOR FINISHING AND PAINTING. (COLOR TO BE SELECTED) SCREWS MAXIMUM 12" O.C.
17. TUNNEL WALL COVERED BY [illegible] 1/2" FLAT INTERLOCKING PANELS BY EXTRUTECH PLASTICS, INC. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
18. HEADERS SHALL BE DOUBLE 2 X 12 AT ALL OPENINGS UNLESS NOTED OTHERWISE.
19. 2 X 12 BLOCKING FOR ALL WALL RAILINGS, HAND GRIPS, SHOWER SEATS, TOILETS, CABINETRY ETC. IF BLOCKING NOT FEASIBLE, UNITS SHALL BE INSTALLED USING SNOIT PERMANENT FASTENING SYSTEM, MANUFACTURED BY SNOIT INNOVATIONS, LLC.
20. ANCHOR BOLTS SHALL BE 1/2" Ø. X 14" LONG AT 4' - 0" O.C. MAXIMUM WITH 2 PER PLATE MINIMUM. ONE ANCHOR SHALL BE A MINIMUM WITHIN 12" OF ALL CORNERS. GROUT SOLID AROUND BOLTS.
21. CMU WALL - THE FIRST CELL AT CORNERS AND END WALLS SHALL BE GROUTED SOLID AND REINFORCED WITH (1) #5 BAR.
22. CMU WALL - THE FIRST CELL NEXT TO AN OPENING SHALL BE GROUTED SOLID AND REINFORCED WITH (1) #5 BAR EXTENDING 2'-0" ABOVE THE TOP OF THE OPENING.
23. VERTICAL REINFORCEMENT FOR WALLS 6"-8" THICK, #4 DOWELS (A615 GRADE 60) AT 48" O.C. ABOVE GRADE AND 24" O.C. BELOW GRADE. GROUT FILL CELLS WITH COARSE GROUT.
24. HORIZONTAL REINFORCEMENT FOR WALLS 6"-8" THICK, LADDER TRUSS JOINT REINFORCEMENT [illegible] GA. HOT-DIP GALV.) BY H&B INC. AT MAXIMUM 16" O.C. HORIZONTALLY OR APPROVED EQUAL. GROUT FILL CELLS WITH COARSE GROUT.
25. 3/4" X 6" STEEL DOWEL SHALL BE PROVIDED AT 4'-0" O.C. AT JOINT BETWEEN MASONRY AND CONCRETE FOOTER.
26. WATERPROOFING BELOW GRADE SHALL BE 1/2" CEMENT PARGING (WALL DOWN TO AND OVER FOOTING) ONE (1) COAT MORTAR AND TWO (2) COATS OF ASPHALTIC TAR.
27. BACKFILL AND FILL MATERIALS SHALL CONSIST OF SOIL MATERIALS AND BE FREE OF DEBRIS, WATER, FROZEN MATERIALS, ORGANIC AND OTHER DELETERIOUS MATTER.
28. WELL GRADED GRANULAR MATERIAL (#6) SHALL CONFORM TO ASTM C33.
29. DRAINAGE FILL TO BE WASHED, UNIFORMLY GRADED MIXTURE OF CRUSHED STONE, OR GRAVEL, OR UNCRUSHED GRAVEL, WITH THE FOLLOWING GRADATION.
30. GRADE TO SLOPE AWAY FROM FOUNDATION WALL AT 5% (MINIMUM 6 INCHES PER 10 FEET.)

WINDOWS

1. SHALL BE INSULATED GLASS STOREFRONT FRAMING.
   MANUFACTURER: KAWNEER STOREFRONT SYSTEM
   STYLE: TBD
   COLOR: TBD
2. GLASS SHALL BE THERMAL-PANE LOW-E INSULATED WITH ARGON FILLED SPACE.
3. SAFETY GLASS SHALL BE USED IN ALL WINDOWS AND DOOR GLASS WITHIN 18" OF THE FLOOR AND/OR WHERE REQUIRED BY CODE.

GLASS

1. SAFETY GLASS SHALL BE USED WHERE REQUIRED BY CODE.
2. ALL SAFETY GLASS SHALL CONFORM TO OBC SECTION 2406.
3. ALL SAFETY GLASS SHALL CONFORM TO RCO SECTION 308.

INTERIOR WALL CONSTRUCTION

1. WOOD STUDS SHALL BE 2x6 @ 16" O.C. UNLESS NOTED OTHERWISE.
2. 2 X 12 BLOCKING FOR ALL WALL RAILINGS, HAND RAILS, SHOWER SEATS ETC. IF BLOCKING NOT FEASIBLE, UNITS SHALL BE INSTALLED USING SNOIT PERMANENT FASTENING SYSTEM, MANUFACTURED BY SNOIT INNOVATIONS, LLC.
3. GYPSUM BOARD SHALL BE 1/2" PREPARED FOR FINISH AND PAINTED. (COLOR TO BE SELECTED) APPLY WITH GLUE AND SCREWS.
4. VAPOR BARRIER, SEALER, AND TWO (2) COATS OF BASE PAINT SHALL BE PROVIDED.
5. SOUND INSULATE ALL BATHROOM, OFFICE ETC. INTERIOR PARTITIONS WITH 3" THERMAFIBER SOUND ATTENUATION BLANKETS BETWEEN STUDS.
6. GYPSUM BOARD LOCATED IN DAMP AREAS TO BE 1/2" PROROC MOISTURE RESISTANT GREEN BOARD OR APPROVED EQUAL.
7. PAINT ON ALL INTERIOR WALLS AND CEILINGS (UNLESS STATED ELSEWHERE) SHALL BE ONE (1) COAT ZINSSER PRIMER SHIELDZ PLUS AND A MINIMUM OF TWO (2) COATS OF ZINSSER PERMA-WHITE MILDEW PROOF BATHROOM PAINT (OR AS MANY COATS AS REQUIRED FOR COMPLETE COVERAGE)

CONCRETE FLOOR SLAB

CONTRACTOR TO COORDINATE FINAL LAYOUT OF PLUMBING AND HVAC PRIOR TO POURING FLOOR.

1. PROVIDE A BOND BREAKER (30 POUND FELT PAPER) AT MASONRY BEARING OF ALL CAST-IN-PLACE CONCRETE SLABS, JOISTS, AND BEAMS.
2. 5" CONCRETE SLAB ([illegible]) [illegible] WITH 6X6, NO 14 X 14 WELDED WIRE FABRIC. WELDED WIRE FABRIC IN SLABS ON GRADE AT 1/3 THE SLAB THICKNESS DOWN FROM TOP OF SLAB.
3. PREMADE 4" HIGH RADIUS CONCRETE COVE BASE IN TUNNEL (PER PRICE, POLYTHENE QUOTE)
4. COMPRESSIBLE FILLER AT EXPANSION JOINT AND EDGES.
5. 6 MIL PLASTIC FILM VAPOR BARRIER WITH 6" OVERLAP AT ALL SEAMS (TYPICAL) (TURN UP WALL AND TRIM AFTER FLOOR IS POURED)
6. CONTINUOUS 2" STYROFOAM INSULATION AT FLOOR SLAB. (2'-0" MINIMUM AT SLAB EDGE FOR CONDITIONED SPACE AND 1'-0" AT SEMI-HEATED SPACES)
7. NO. 57 WASHED GRAVEL FILL, MINIMUM 4" FULLY COMPACTED. WHERE FILL IS OVER 12" DEEP, CONTRACTOR TO USE ENGINEERED FILL COMPACTED IN 8" LAYERS, COMPACTED WITH A POWER VIBRATING COMPACTOR OR EQUAL TO ASSURE MATERIAL COMPACTION.
8. COMPACTION SHALL BE NOT LESS THAN 95% OF MAXIMUM DENSITY ACCORDING TO ASTM D698 FOR COHESIVE MATERIAL. COHESIONLESS FILL FOR DRAINAGE SHALL BE COMPACTED TO 80% OF RELATIVE DENSITY ACCORDING TO ASTM D4253 AND D4254.

TRENCH FOOTER

1. FOOTER SHALL BE MINIMUM 12" WIDE, 42" BELOW FINISH GRADE AT ALL POINTS AND REINFORCED WITH THREE (3) #4 REINFORCING BARS, 3" FROM BOTTOM AND 4" FROM SIDES OF FOOTER. WHERE NECESSARY, STEP FOOTER AS REQUIRED AT A RATIO OF 1'-0" VERTICAL PER EVERY 4'-0" HORIZONTAL.
2. DOWELS IN FOOTINGS TO MATCH VERTICAL COLUMN OR WALL REINFORCING.
3. PROVIDE LEAN CONCRETE (f'c = 1500 PSI) UNDER FOUNDATIONS FOR ACCIDENTAL OVER-EXCAVATION, SOFT SPOTS AND TRENCHES.
4. SOIL BEARING. FOOTER SHALL BEAR ON UNDISTURBED SOIL. EXCAVATION TO FINAL GRADE SHALL NOT BE MADE UNTIL JUST PRIOR TO PLACING CONCRETE. IF ANY DOUBT IN REGARD TO THE QUALITY OF THE SUB-SOIL CONTACT ARCHITECT'S OFFICE IMMEDIATELY.
5. ALL WALL FOOTING REINFORCING SHALL EXTEND TO CENTERLINE OF COLUMN FOOTINGS.

Richard Bozic

Blatchford Architects 12429 Cedar Rd. Cleveland Heights Ohio 44106 216/421-2050 fax 216/421-5915 email bozstudio-10.com

t. Clean Carwash Shaker Heights, OH 44120

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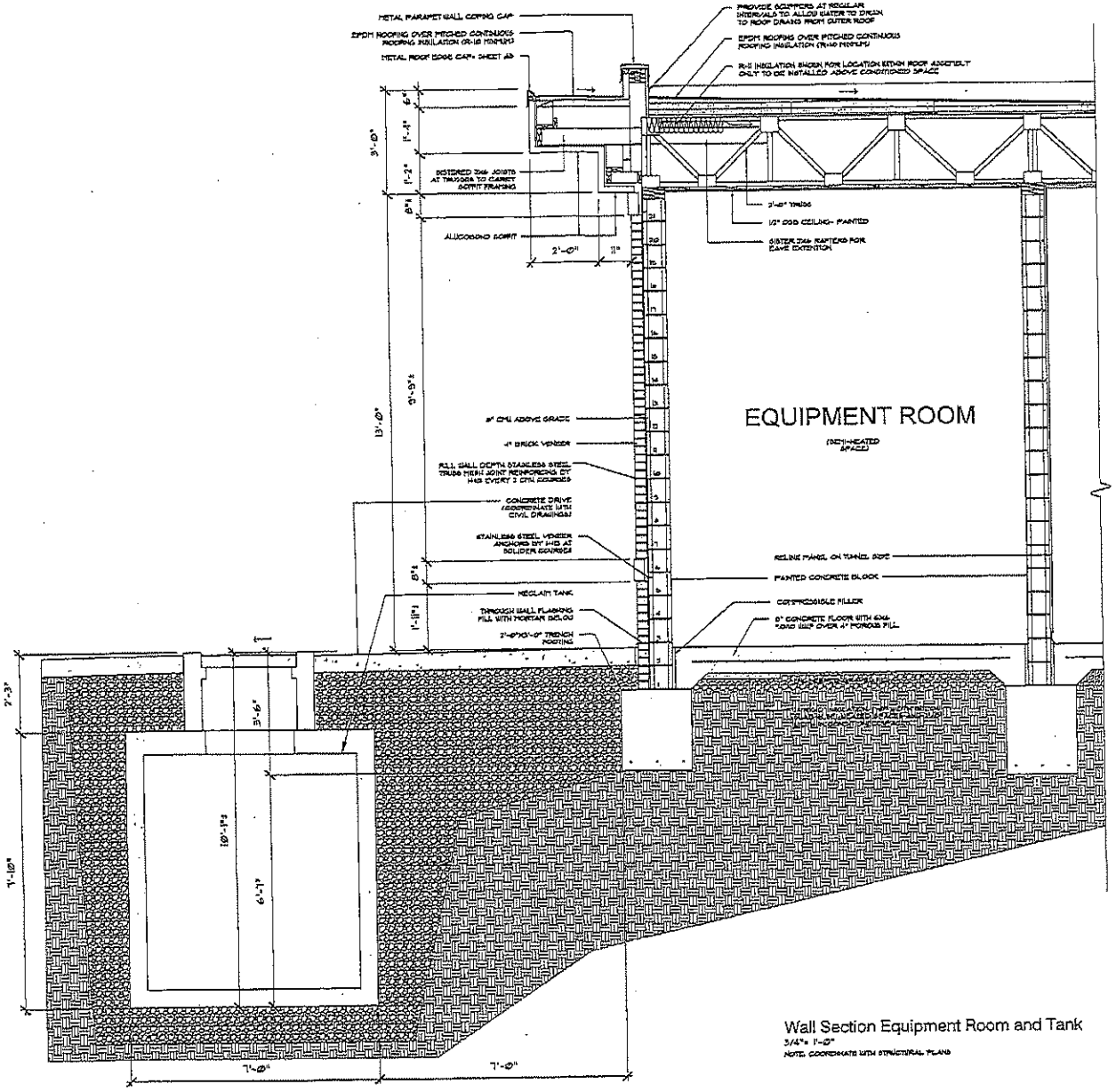

Wall Section Equipment Room and Tank

3/4"= 1'-0"

NOTE: COORDINATE WITH STRUCTURAL PLANS

Richard Bazie
License# 8900097
Expires: 12/31/2023

Blatchford Architects 12429 Cedar Rd. Cleveland Heights Ohio 44106 216/421-2050 fax 216/421-5015 email bwstudio-10.com

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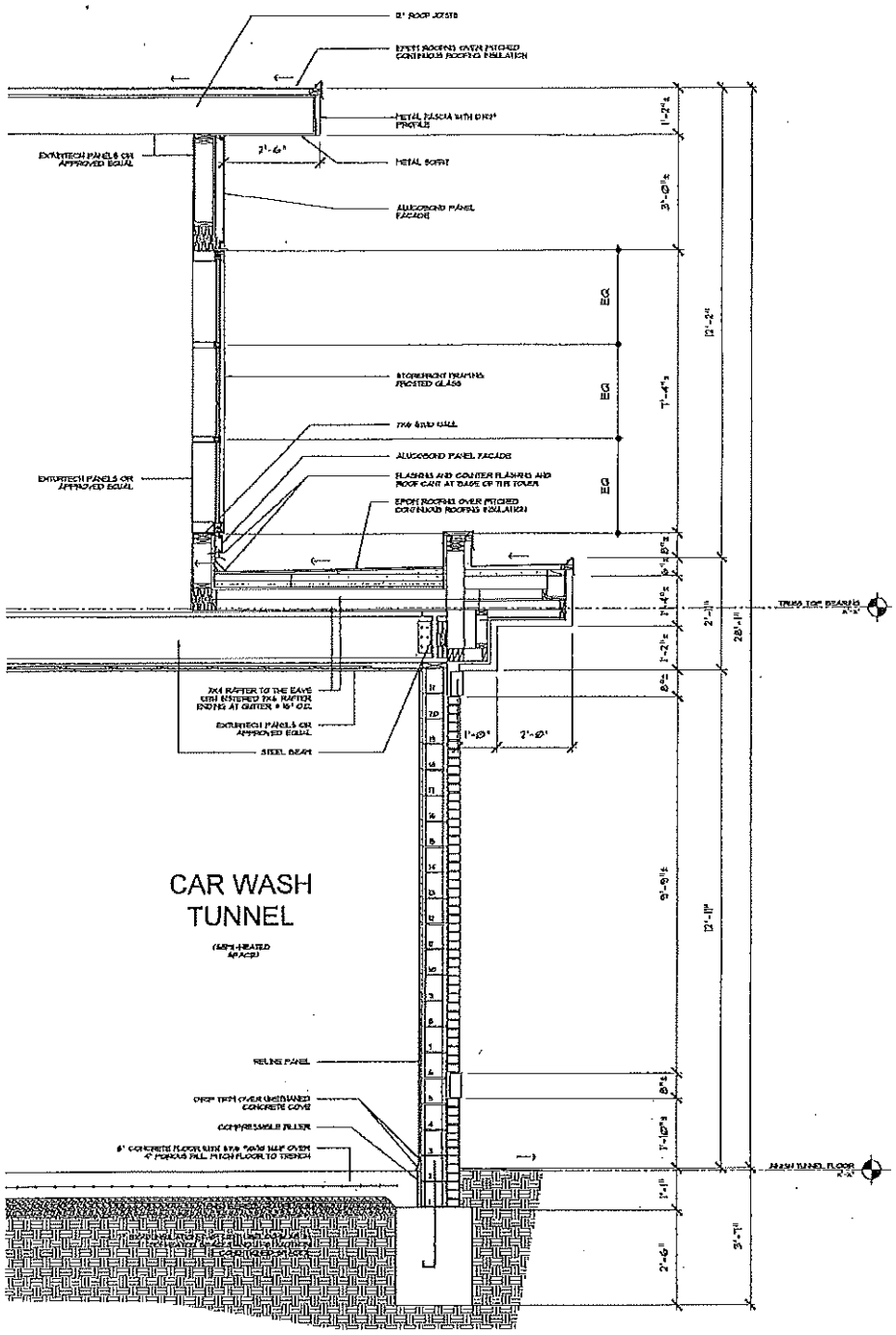

Tower Wall Section
3/4" = 1'-0"

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PLANT SCHEDULE

* REVISED WITH CLIENT

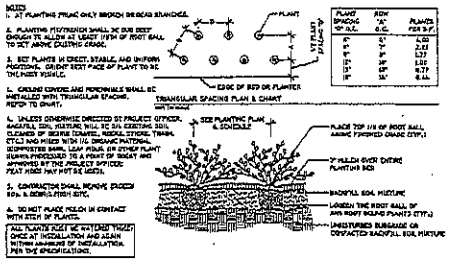
MARK	BOTANICAL NAME	COMMON NAME	SIZE - PLANTING	QTY.
1	GLEDITSIA TRIACANTHOS "INERMIS"	HONEY LOCUST THORNLESS	6"-7"	11
2	ROSA "RADKOTE"	EXTRA KNOCKOUT ROSE BUSH	3 GAL CONTAINER STAGGERED	4
3	VINCA MINOR	PERIVINE PERIWINKLE (GROUND COVER)	4" POT MINIMUM 12" SPACING	TBD
4	CORNUS SERICEA	RED DOGWOOD SHRUB	4'-5'	TBD
5	ANTOLANCHION LAVANDUL	MULTI-STEM SERVICE BERRY	6'-7'	3
6	ACER RUBRUM	RED MAPLE (AUTUMN FLAME)	6"-7"	2
7	TILIA CORDATA "RENCHAN"	CORNEHAN LITTLE LEAF LINDEN	6"-7"	4
8	CORNUS "KOUSA"	KOUSA DOGWOOD	6"-7"	2
9	TSUGA CANADENSIS	CANADIAN HEMLOCK	5'-6'	9
LAWN	GRASS- EXISTING LAWN OR NEW SOD			
GR	GRAVEL - 1" (WASHED RIVER STONE) 3" DEPTH			
M	MULCH - HARDWOOD SHREDDED MULCH, COLOR- NATURAL			

NOTE: SELECT SIMILAR TREE STRUCTURE FOR EACH SPECIES

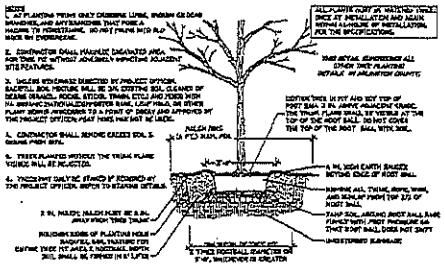
IRRIGATION SYSTEM TO BE PROVIDED
DATA ON SELECTED SYSTEM TO BE PROVIDED

LEGEND

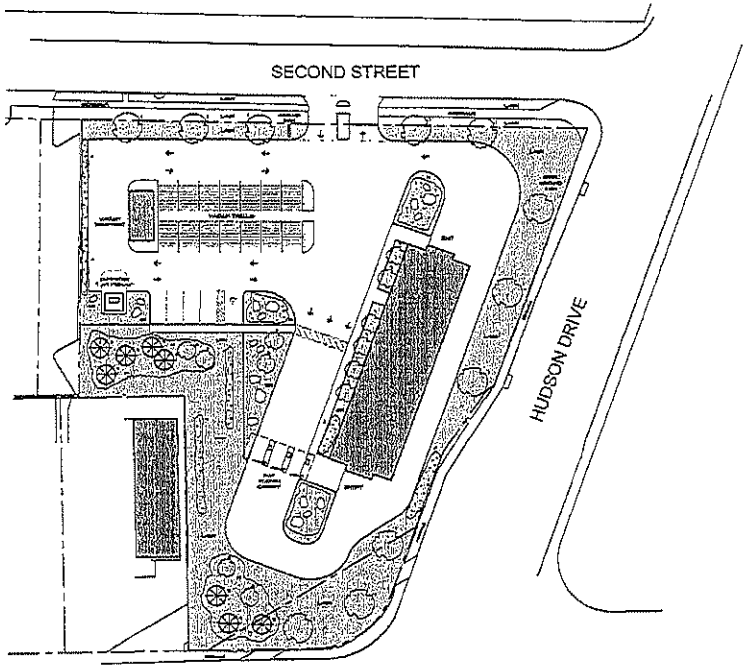
- NEW DECIDUOUS TREE
- NEW EVERGREEN TREE
- NEW PLANTING SHRUBS
- NEW PLANTING, GROUND COVER OR PERENNIALS
- BOULDERS



Ground Covers and Perennial Planting Detail
N.T.S.



Typical Tree Planting Detail
N.T.S.



Preliminary Landscape Plan
1/32" = 1'-0"

S2 Preliminary

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