



City of Huron
Agenda for the Planning Commission/DRB
Wednesday, June 26, 2024 5:00pm.

I. **Call to Order**

II. **Roll Call**

III. **Adoption of the Minutes (n/a)**

IV. **Audience Comments (3-minute time limit)** *Please step to the podium and state your name and address for the record.

V. **New Business**

525 Cleveland Rd W PPN 42-00407.000 B-3 Maui Hawaiian Shave Ice & Panini Grill
Design Review- Signage- Wall sign

2018 Cleveland Rd W PPN 42-02064.000 B-3 Long John Silver's
Site & Design Plan Review- New Commercial Structure

1708 Sawmill Pkwy PPN42-02023.00 I-2 Huron's Big Storage Units
Site & Design Plan Review- New Commercial Development

712 Cleveland Road E PPN 42-65009.000 R-1 Huron Sports Academy
Design Review- Signage- Temporary

502 Huron Street PPN 42-01732.000 B-3 Pied Piper
Site & Design- Temporary/Seasonal Restroom

VI. **Adjournment**



TO: Chairman Boyle and Members of the Planning Commission and Design Review Board
FROM: Christine Gibboney, Administrative Assistant
RE: 525 Cleveland Road West- (Unit 511- Maui Hawaiian Shave Ice & Panini Grill)
DATE: June 26, 2024

Current Zoning District: B-3

Parcel No.: 42-00407.000

Existing Land Use: Commercial, Vacant Retail Space

Traffic Considerations : Port Huron Plaza

Project Description-Design Review- Commercial Wall Sign Panel Insert and Window

The applicant is proposing a wall sign for a new business in the Port Huron Plaza. As proposed, the 12' x 2' wall sign panel will be inserted into the existing sign frame, it will not be illuminated.

Staff Analysis/Recommendation:

The applicant is opening a new business in the Port Huron Plaza and are proposing a new 24sf wall signage panel to be inserted into the existing frame. The 24sf wall signage panel will have a dark blue background, white and gold lettering, with graphics in red, gold and green.

The size of the wall size is well within the signage maximum of 50sf, pursuant to 1129.04, which does refer to the Maximum Number of Signs Permitted as being "Based on Eligible Frontage", however, there is no language that speaks to the calculation of the frontage.

Applicable Code Sections: Chapter 1129- Signage

1129.04 Appendix A Maximum Signage Area - B-3 District- 50sf.

Staff supports the request for the new wall sign panel inserted into the existing frame, as proposed.

Attachments:

- Application & Design Elevations

Planning Commission (PC)

Commercial Site Plan Application/Design Approval- Exterior/Design-Signage Only

DATE: 5/24/24

Property Owner

Name: Port Huron Plaza
Address: 533 Cleveland West Huron OH 44839
Phone: 419-433-8058
Email: _____

Applicant

Name: Donna Vega-Consolo
Company/Business Name: "MAUI" (HAWAIIAN SHAVE ICE & PINEAPPLE GRILL)
Mailing Address: 645 mariner village
Phone: 216-296-4747
Email: marievegae1985@gmail.com

Location and Description of Project

Address: 511 Cleveland RD WEST County Parcel #: _____
Existing Use: Existing sign - vacant Acreage/Area of Site: _____
Proposed Use: Restaurant Lot # (if applicable): _____
Estimated Value of Project: \$ 1250 Total SF: _____

☐ New Construction ☐ Demolition
☒ Addition to Existing Structure ☐ Other: _____

ZONING & FLOOD ZONE DISTRICTS

Zoning District: _____ (R-1 R-1A R-2 R-3 B-1 B-2 B-3 I-1 I-2 P-1 MU)
Flood Zone: _____ (A AE AO AH X-SHADED X)

Description of Project:

Replace ~~the~~ signage panel in
existing wall frame

SECTION 1. SITE PLAN APPROVAL *The application fee of \$150.00 and a complete site plan with following information must be included with this application and provided in a PDF format:

- ☐ Legal Survey or Plat
- ☐ Dimensions of the Lot/Property Lines
- ☐ Size and Location of the Existing Structure (if applicable)
- ☐ Size and Location of the Proposed Structure
- ☐ Front, Rear, and Side Setbacks of Existing Structure (if applicable)
- ☐ Front, Rear, and Side Setbacks of Proposed Structure
- ☐ Height of the Proposed Structure
- ☐ Location of Sidewalks, Driveways, Drive Aisles, Parking Areas (with markings),
- ☐ Fire Lanes Location of all utility connections and infrastructure
- ☐ Plan for any curb cut/apron connection to public street

***A complete drainage plan must be included for projects that result in grading, paving, site modification, or new construction.**

SECTION 2. DESIGN APPROVAL (EXTERIOR, LANDSCAPING, LIGHTING, SIGNAGE) *
The application fee of \$150.00 and complete plans to include the following information must be included with this application and provided in a PDF format.

- ☐ Photographs of Existing Conditions
- ☐ Elevations of Proposed Modifications
- ☐ Paint or Color Samples
- ☐ Exterior Building Material Samples
- ☐ Landscape Plan
- ☐ Exterior Lighting Plan
- ☐ Commercial Signage- Site Plan, Colored Elevations, Description of sign materials, Illumination

specifications. Complete the table below:

Sign Type (circle)				Dimensions			
Sign #1:	Wall	Window	Other:	Height	Width	Display Area	Height (if ground)
	Ground	Changeable Copy		X	=	sq. ft.	ft.
Sign Type (circle)				Dimensions			
Sign #2:	Wall	Window	Other:	Height	Width	Display Area	Height (if ground)
	Ground	Changeable Copy		X	=	sq. ft.	ft.
Sign Type (circle)				Dimensions			
Sign #3:	Wall	Window	Other:	Height	Width	Display Area	Height (if ground)
	Ground	Changeable Copy		X	=	sq. ft.	ft.
Sign Type (circle)				Dimensions			
Sign #4:	Wall	Window	Other:	Height	Width	Display Area	Height (if ground)
	Ground	Changeable Copy		X	=	sq. ft.	ft.

SECTION 3. DESIGN APPROVAL (COMMERCIAL SIGNAGE ONLY) * The application fee of \$50.00 and complete plans to include the following information must be included with this application and provided in a PDF format.

___ Signage Site Plan with all setback dimensions

___ Rendering(s) of all signs with detail of dimensions, construction materials, graphics, illumination

Sign Type (circle)				Dimensions			
Sign #1:	Wall	Window	Other:	Height	Width	Display Area	Height (if ground)
	Ground	Changeable Copy		2 FT	12 FT	=	sq. ft.
Sign Type (circle)				Dimensions			
Sign #2:	Wall	Window	Other:	Height	Width	Display Area	Height (if ground)
	Ground	Changeable Copy			X	=	sq. ft.
Sign Type (circle)				Dimensions			
Sign #3:	Wall	Window	Other:	Height	Width	Display Area	Height (if ground)
	Ground	Changeable Copy			X	=	sq. ft.
Sign Type (circle)				Dimensions			
Sign #4:	Wall	Window	Other:	Height	Width	Display Area	Height (if ground)
	Ground	Changeable Copy			X	=	sq. ft.

PLEASE NOTE: Upon approval from the Planning Commission, your project may require Engineering Plan review and Storm Water/Erosion Control Plan review, associated fees will apply. Zoning and/or Building Permits may be required, associated permit fees will apply. All Contractors on your project must be registered with the City. Contact the Planning and Zoning Department with any questions: 419-433-5000 ext. 1302.

_____ I hereby certify that I am the owner of record of the named property or that the proposed work is authorized by the owner of record and/or I have been authorized to make this application as an authorized agent, and we agree to conform to all applicable laws, regulations, and ordinances. All information contained within this application and supplemental materials is true and accurate to the best of my knowledge and belief.

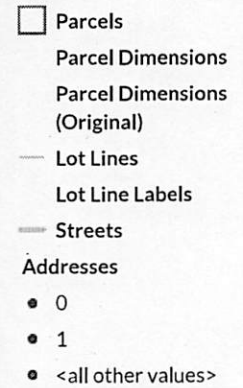
Applicant Signature: _____ Date: _____

Owner Signature: _____ Date: _____

For Departmental Use Only:

Date of Submission: 5/24/24

Application Fee: 50.00 @ check PC Meeting Date: 6/26/24



Developed by  **Schneider**
GEOSPATIAL

MAUI_LOGO DESIGN

12'x2' SIGN LAYOUTS_05.21.24

materials - white acrylic sheet
with printed translucent vinyl



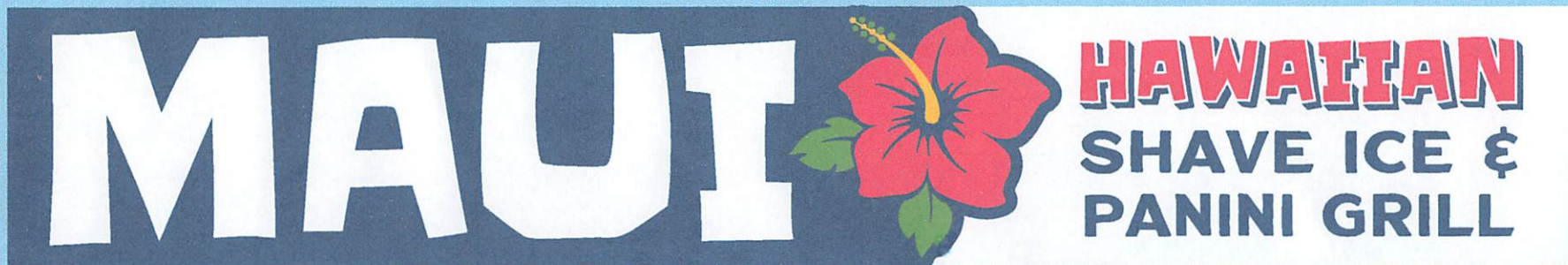
#1



#2



#3





HURON'S #1 SMOOTHIES

REAL INGREDIENTS • FRESHLY MADE





TO: Chairman Boyle and Members of the Planning Commission and Design Review Board
FROM: Christine Gibboney, Administrative Assistant
RE: 2018 Cleveland Road West- Long John Silver's
DATE: June 26, 2024

Current Zoning District: B-3 **Parcel No.:** 42-02064.000 **1.187acres+/-**

Existing Land Use: Commercial, Vacant Drive-In Restaurant (Former Burger King)

Traffic Considerations: Cleveland Road West

Project Description-Site and Design Plan Review – New Construction

The applicant is seeking site and design plan approval of a new Long John Silver's restaurant at the former Burger King location. The plans include: demolition of the existing facility, milling of existing asphalt and replacement of new asphalt in the parking lot, parking, landscape, lighting, and signage plans.

Staff Analysis/Recommendation:

The former Burger King property has been vacant for some time; the current owner of the property is Trinity Holdings LLC of Morristown, TN who purchased the property in December of 2023.

The applicant, Daniel Whitley of Arnold Consulting Engineering Services, Inc. had reached out to the city on this project. As proposed, the current facility will be demolished, existing asphalt milled and new asphalt surface applied, new parking lot configuration and vehicle circulation pattern, with construction of a new 2,247sf drive-in restaurant, landscaping, and signage.

APPLICABLE CODE SECTIONS:

1125.03 B-3 GENERAL BUSINESS DISTRICT.

(a) Principal Permitted Uses. Any use permitted and as regulated in the B-2 District, plus those hereinafter specified in this section:

(3) Drive-in eating and drinking places, summer gardens and roadhouses, provided the principal building is distant not less than fifty feet from any R District.

(e) Height Regulations. No principal or accessory structures shall exceed three stories or forty feet in height, except as provided in Section 1137.02 and subject further to review and authorization by the Board. (Ord. 1990-20. Passed 11-26-90.)

(f) Lot Area, Frontage and Yard Requirements.

Commercial uses: Minimum frontage of thirty feet; otherwise, none except for the provision of loading and unloading. (Ord. 1998-39. Passed 12-7-98.)

As proposed, the site plan meets these requirements.

CHAPTER 1131-LANDSCAPE REQUIREMENTS

1131.04 General Landscape Design Standards.

(h) General Landscape Requirements. Table 1131.04(h) shows the minimum amount of landscape materials required per site. The quantities are inclusive of total aggregate shade trees and number of landscape units. The quantities are subject to the use of the principal building and total footprint of the site. The requirements within this section are to be included in addition to any required buffering, screening, building façade, or parking lot landscape requirements. Shade trees can be placed anywhere on the lot meeting all other requirements of this Code. Landscape islands shall be placed as to create visual interest and increase the aesthetic quality of the site and building façade.

Schedule 1131.04(h) General Landscape Requirements

	Shade Trees	# of Islands	Island Requirements
Business/Retail	5 per acre	1 per 0.5 acre	100 sq. ft. 1-2 ornamental trees or evergreen trees. 6-8 shrubs or perennials.

As submitted the landscape plan is compliant with 1131.04(h).

6 Shade Trees

2-3 Islands (Ornamental Tree & Shrubs)

Additional shrubs surrounding structure and in parking lot area.

1131.07 SCREENING REQUIREMENTS. (a) Refuse Disposal Dumpsters and Refuse Storage Areas. All refuse disposal dumpsters, containers and refuse storage areas must be fully enclosed on four (4) sides by a solid wood or simulated wood screen fence, an opaque masonry wall (stone, stucco, or brick) or principal structure wall at least one (1) foot higher than the tallest refuse container in the collection area, but in no case shall the wall or fence be less than six (6) feet in height.

*Applicant will be required to have screening surrounding dumpster areas.

CHAPTER 1133- OFF-STREET PARKING AND LOADING REGULATIONS

Section 1133.03 Schedule Required Off-Street Parking Spaces

(3) Restaurants; bars; taverns; night clubs: 1 space for each 150 sq. ft. floor area (25% of any outdoor unenclosed dining areas shall be included in the calculation)

As submitted, the parking plan is compliant with 1133.03.

CHAPTER 1129- SIGNAGE

1129.04 Appendix A Maximum Signage Area - B-3 District- Wall Signs- 50sf.

The original application contained wall signage that exceeded the max signage area. The applicant has revised the wall signage and is now in compliance with 1129.04:

Two (2) Wall signs: Front Entry: 37.9SF

Side Entry: 15SF

As of this writing staff is awaiting confirmation and specifications for a ground sign. The original application referred to a ground sign, however, no plans were provided.

Design Features

Complimentary exterior colors and materials based on Development Standards of the Long John Silver's brand. Downlighting of all exterior fixtures.

Staff recommends approval of the site and design plans as proposed, with the condition that any dumpster areas be screened and may need conditional specifications regarding signage if the applicant has not provided the complete information for the ground sign.

Attachments:

- Application & Design Elevations

Planning Commission (PC)

Commercial Site Plan Application/Design Approval- Exterior/Design-Signage Only

DATE: 5-14-2024

Property Owner

Name: TRINITY HOLDINGS LLC

Address: 1111 GATEWAY SERVICE PARK RD, MORRISTOWN, TN, 37813-2512

Phone: 423-438-0216

Email: sbradley@charterfoods.net

Applicant

Name: Daniel Whitley Project Manager

Company/Business Name: Arnold Consulting Engineering Services, Inc.

Mailing Address: 1136 South Park Drive, Bowling Green, KY, 42103

Phone: 270-780-9445

Email: dwhitley@a-ces.com

Location and Description of Project

Address: 2018 CLEVELAND RD. WEST HURON OH County Parcel #: 42-02064.000

Existing Use: DRIVE-IN RESTAURANT OR FOOD SERVICE FACILITY Acreage/Area of Site: 1.178 Ac +/- (51,313 SF +/-)

Proposed Use: DRIVE-IN RESTAURANT OR FOOD SERVICE FACILITY Lot # (if applicable): n/a

Estimated Value of Project: \$1.2million Total SF: 2,247 SF +/- Building (51,313 SF +/- Total Site Area)

☒

New Construction

☒

Demolition

☐

Addition to Existing Structure

☐

Other: _____

ZONING & FLOOD ZONE DISTRICTS

Zoning District: B-3 (R-1 R-1A R-2 R-3 B-1 B-2 B-3 I-1 I-2 P-1 MU)

Flood Zone: X (A AE AO AH X-SHADED X)

Description of Project:

Project is composed of Demolition of existing Burger King building and the construction of a new Long John Silvers with milling of existing asphalt and replacement of new asphalt surface in new parking configuration and vehicle circulation pattern. Remaining asphalt outside new development area is to be removed and replaced with new landscaping.

SECTION 1. SITE DEVELOPMENT PLAN APPROVAL (SECTION 1139.01) *The application fee of \$150.00 and a complete site development plan with the following information included:

1. SITE PLAN & SCALED DRAWINGS

- Legal Survey or Plat Map
- Dimensions of the Lot & Property Lines
- Size and Location of the Existing Structure (if applicable)
- Size and Location of the Proposed Structure
- Front, Rear, and Side Setbacks of Existing Structure (if applicable)
- Front, Rear, and Side Setbacks of Proposed Structure
- Height of the Proposed Structure
- Existing and proposed land uses and the location of existing & proposed buildings and other accessory structures on the site.
- Location of vehicular ingress& egress, parking spaces (both existing & proposed) and the dimensions of same. *Refer to code for parking requirements.
- Extent and type of parking lot and driveway paving.
- Location and dimensions of all pedestrian ways and/or sidewalks.
- Location and size of all existing and proposed utilities
- Complete building elevations and signage including color renderings of same
- Lighting plan for the site including style and intensity of all parking lot and building mounted lighting. (Design Review)
- Landscape Plan. *Refer to code for requirements. (Design Review)
- The plan and method of disposing of all surface water from the development area; drainage plan shall be in accordance with Section 1115.03

2. WRITTEN STATEMENT

- A legal description of the site and state of the present ownership of all the land included within the site development area.
- A statement of ownership (names & addresses) and the present use of all properties within 150' of the exterior boundaries of the subject development site.
- A general indication of the expected schedules and/or phases of development.

SECTION 2. DESIGN APPROVAL (EXTERIOR, LANDSCAPING, LIGHTING, SIGNAGE) *

The application fee of \$150.00 and complete plans to include the following information must be included with this application and provided in a PDF format.

- ___ Photographs of Existing Conditions
- ___ Elevations of Proposed Modifications
- ___ Paint or Color Samples
- ___ Exterior Building Material Samples
- ___ Landscape Plan
- ___ Exterior Lighting Plan
- ___ Commercial Signage- Site Plan, Colored Elevations, Description of sign materials, Illumination specifications. Complete the table below:

Sign Type (circle)			Dimensions				
Sign #1:	Wall	Window	Other:	Height	Width	Display Area	Height (if ground)
	Ground	Changeable Copy		39.5"	X 200"	= 54.8611 sq. ft.	n/a ft.
Sign Type (circle)			Dimensions				
Sign #2:	Wall	Window	Other:	Height	Width	Display Area	Height (if ground)
	Ground	Changeable Copy		69"	X 96.75	= 46.3594 sq. ft.	n/a ft.
Sign Type (circle)			Dimensions				
Sign #3:	Wall	Window	Other:	Height	Width	Display Area	Height (if ground)
	Ground	Changeable Copy		46	X 47.8125	= 15.94 sq. ft.	n/a ft.
Sign Type (circle)			Dimensions				
Sign #4:	Wall	Window	Other:	Height	Width	Display Area	Height (if ground)
	Ground	Changeable Copy		11' - 3"	X 8' - 8 1/4"	= 97.7344 sq. ft.	26' - 3" ft.

SECTION 3. DESIGN APPROVAL (COMMERCIAL SIGNAGE ONLY) * The application fee of \$50.00 and complete plans to include the following information must be included with this application and provided in a PDF format.

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PLEASE NOTE: Upon approval from the Planning Commission, your project may require Engineering Plan review and Storm Water/Erosion Control Plan review, associated fees will apply. Zoning and/or Building Permits may be required, associated permit fees will apply. All Contractors on your project must be registered with the City. Contact the Planning and Zoning Department with any questions: 419-433-5000 ext. 1302.

_____ I hereby certify that I am the owner of record of the named property or that the proposed work is authorized by the owner of record and/or I have been authorized to make this application as an authorized agent, and we agree to conform to all applicable laws, regulations, and ordinances. All information contained within this application and supplemental materials is true and accurate to the best of my knowledge and belief.

Applicant Signature: David A. Whaley Date: 5-14-2024

Owner Signature: Sam Bailey Date: 5/15/2024

For Departmental Use Only:

Date of Submission: 5/16/24 Application Fee: 300.00 PC Meeting Date: 6/26/24



BENCH MARK - BM

ELEVATION =592.56



- | | | | |
|-----|---|--------|--------------------------------|
| ● | - MONUMENT FOUND, SIZE & TYPE AS INDICATED. | ⚡ | - OVERHEAD UTILITY POLE |
| ▲ | - MAG NAIL FOUND | | - OVERHEAD UTILITY LINE |
| ⊗ | - DRILL HOLE FOUND
(XX.XX") | ⚓ | - GUY WIRE ANCHOR |
| ⤿ | - CENTERLINE | ⚡ | - TRAFFIC SIGNAL POLE |
| R/W | - RIGHT-OF-WAY | Ⓜ | - TRAFFIC SIGNAL CONTROL BOX |
| ⊙ | - STORM MANHOLE | . TS . | - OVERHEAD TRAFFIC SIGNAL LINE |
| ⊞ | - CATCH BASIN | ⚡ | - ELECTRIC LINE MARKER |
| Ⓢ | - SANITARY MANHOLE | Ⓜ | - TELECOMMUNICATIONS PEDESTAL |
| ⊙ | - CLEAN OUT | Ⓜ | - UTILITY HANDHOLE |
| ⊗ | - HYDRANT | Ⓢ | - GREASE TRAP LID |
| ⊞ | - WATER VALVE | —X—X— | - FENCE |
| Ⓜ | - WATER METER | — | - SIGN |
| ⚡ | - GAS LINE MARKER | —100— | - EX. CONTOURS |
| ⊞ | - GAS VALVE | ☁ | - TREE |
| | | ● | - BOLLARD |


JAMES P. YURKSCHATT
CAMPBELL & ASSOCIATES, INC. REG. NO. 7809

A circular professional seal for a registered surveyor in the State of Ohio. The outer ring contains the text "STATE OF OHIO" at the top and "REGISTERED SURVEYOR" at the bottom, separated by two five-pointed stars. The center of the seal contains the name "JAMES P. YURKSCHATT" and the registration number "7809".



Revisions	Date
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Date: MARCH, 2024
By: DLG
Scale: 1"= 30'
Job: 20240022
Sheet 1 of 1



Arnold Consulting Engineering Services, Inc.

P.O. Box 1338
Bowling Green, KY 42102

1136 South Park Drive, Suite 201
Bowling Green, KY 42103

Phone (270)780-9445
Fax (270)780-9873

Christine M. Gibboney

Administrative Assistant- Planning & Zoning Dept.

419-433-5000 ext. 1302

zoning@huronohio.us

RE: 2018 Cleveland Rd. West Site Plan and Design Review Application

Mrs. Gibboney

Please find the below written statement addressing item 2 of the application checklist. Also enclosed is the Site Plan along with the other associated information per the application checklist. The required fee of \$300 is hereby attached with the hard copies being overnighted to you. Should you have any questions or comments please let me know.

Sincerely

Daniel Whitley
Project Manager

Legal Description of Site and State of Present Ownership: **Please see the attached deed with legal description attached for your use**

Statement of Ownership (Names And Addresses) and present use of all properties within 150' of the exterior boundary of the subject Development:

NOVA8516 LP
42-01937.001
645 W HAMILTON ST SUITE 500
ALLENTOWN PA 18101
USE: 452-AUTOMOTIVE SERVICE STATION

GOODWILL INDUSTRIES OF ERIE HURON OTTAWA AND SANDUSKY CO INC
42-01937.000
ERIE HURON OTTAWA AND SAND 419 W MARKET ST
SANDUSKY OH 44870
USE: 680-CHARITABLE EXEMPTIONS - HOSPITALS - HOMES FOR AGED, ETC.

SUNSPORT PROPERTIES LLC
42-02065.000
4610 STATE ROAD
PENINSULA OH 44264
USE: 720-MUNICIPAL IMPROVEMENT TAX ABATEMENTS (R.C.5709.41)

PARK & FUN LIMITED PARTNERSHIP
42-00785.001
4918 MILAN RD
SANDUSKY OH 44870

USE: 456-PARKING GARAGE, STRUCTURES AND LOTS

THE CITY OF HURON

43-00322.000

417 MAIN ST

HURON OH 44839-1652

USE: 415-TRAILER OR MOBILE HOME PARK

BUCHOLZ JAN WESKE

43-00306.000

615 MARINER VILLAGE

HURON OH 44839

USE: 430-RESTAURANT, CAFETERIA AND/OR BAR

General Indication of Expected Schedules and/or phases of development:

Developer wishes to commence with construction as soon as possible pending review and approval of site plan/design review/and permiting.

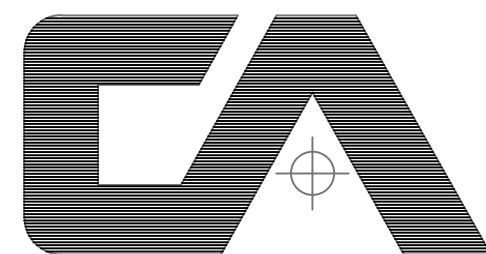
We are submitted for the June 19 Meeting and anticipate having full construction plans ready to submit prior to that meeting. Pending approval at June 19th meeting we will submit for approval of construction permits.

Tenatively we would like to have site under construction by First week of July pending approval of above referenced items

The project does not have any additional phases.



SURVEY PROVIDED BY:



CAMPBELL &
ASSOCIATES, INC.
Surveying
(330) 945-4117

3485 Fortuna Drive Suite 100 Akron, Ohio 44312

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS GRID
NORTH OF THE OHIO STATE PLANE COORDINATE SYSTEM,
NORTH ZONE, NAD83 (2011).

BENCH MARK - BM

TOP OPERATING NUT ON EXISTING HYDRANT LOCATED ON
THE NORTH SIDE OF CLEVELAND ROAD WEST.

ELEVATION =592.56

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ACCURACY TO THE HARD COPY OF THE CURRENT DESIGN DRAWINGS
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ON WHICH PREVAILS.

THE RECIPIENT RELEASES ACES, ITS EMPLOYEES, CONSULTANTS AND
AGENTS FROM ANY AND ALL CLAIMS ARISING IN ANY WAY FROM THE
CONTENT OR PROVISION OF THE ELECTRONIC DATA.

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THE RECIPIENT OF ELECTRONIC DATA IS PROHIBITED FROM
REDISTRIBUTING OR USING ANY DESIGN OR DRAWING INFORMATION
WITHIN THE FILES FOR ANY REASON OTHER THAN IT WAS ORIGINALLY
DESIGNED WITHOUT THE WRITTEN CONSENT OF ACES.



GENERAL NOTES

1. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL PERMITTING AUTHORITIES.
2. NO GRADING, STRIPPING, EXCAVATION, FILLING OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE UNTIL PROPOSED SOIL EROSION CONTROL PLAN HAS BEEN APPROVED AND IN PLACE.
3. ALL DIMENSIONS INVOLVING CURB RADII ARE SHOWN TO FACE OF CURB, UNLESS NOTED OTHERWISE. ALL CURB RADII ARE 5.0' UNLESS NOTED OTHERWISE.
4. IN THE CASE OF CONFLICT BETWEEN THIS DRAWING AND ANY OTHER DRAWING AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR CLARIFICATION.
5. THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES AND THE REQUIREMENTS OF LOCAL UTILITY COMPANIES.
6. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL BARRICADES, WARNING SIGNS, FLASHING LIGHTS AND THE TRAFFIC CONTROL DEVICES DURING CONSTRUCTION. CONTRACTOR SHALL COMPLY WITH OSHA REGULATIONS AND SAFETY REQUIREMENTS.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF ALL VEHICLE TRAFFIC IN AND AROUND THE CONSTRUCTION AREA.
8. ALL UNPAVED AREAS TO RECEIVE A MINIMUM OF 4" TOPSOIL, SEED (AS OUTLINED IN THE LANDSCAPE PLANS), MULCHED AND WATERED AS NECESSARY TO PROVIDE SUBSTANTIAL GRASS COVER.
9. ALL PAVEMENT MARKINGS INCLUDING STRIPES, DIRECTIONAL ARROWS, ETC., SHALL BE WHITE PAINT (TWO COATS). HANDICAP SYMBOL COLORS SHALL BE PER LOCAL CODE. APPROVED EXTERIOR PAINTS ARE AS FOLLOWS:

PRATT AND LAMBERT TRAFFIC PAINT
SHERWIN-WILLIAMS PRO-MAR TRAFFIC MARKING
-PAINT B29 SERIES
GLIDDEN ROMARK TRAFFIC PAINT
RPG ZONE AND TRAFFIC MARKING PAINT

*NOTES: THE SITE SHALL COMPLY WITH ALL ACCESSIBILITY STANDARDS.

DEVELOPMENT SUMMARY

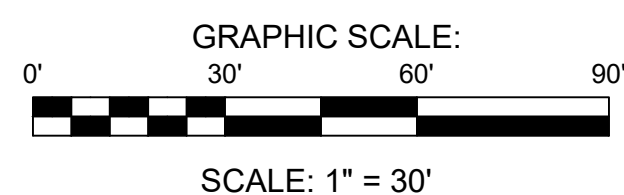
STATISTIC	PERMITTED / REQUIREMENT	PROVIDED
CURRENT ZONING	B3 - GENERAL BUSINESS	B3 - GENERAL BUSINESS
PROPOSED USE	DRIVE IN EATING AND DRINKING PLACES	DRIVE IN EATING AND DRINKING PLACES
TOTAL SITE AREA	N/A	1.178 +/- AC. 51,313 +/- SQ. FT. 0.665 +/- AC. (56.45%) 28,965 SF. (56.45%)
LOT COVERAGE	N/A	
BUILDING SETBACKS	FRONT 25' (CLEVELAND RD. W.) FRONT 25' (LAKE ERIE PKWY.) FRONT 25' (HY-MILLER CR.) SIDE 0' (WEST)	FRONT 66.5' (CLEVELAND RD. W.) FRONT 55.25' (LAKE ERIE PKWY.) FRONT 159.75' (HY-MILLER CR.) SIDE 82.33' (WEST)
TOTAL PARKING	MIN. = 1SP/150SF OF GROSS FLOOR AREA 2,247 SF / 15980 = 14.98 = 15SP MAX = 125% OF REQ MIN. (15 x 125)/100 = 18.75 = 19 SP MAX = 19+15 = 34 SP	34 SPACES PROVIDED 32 STANDARD SPACES 2 ADA SPACES
LANDSCAPE PLAN	REQUIRED	SEE SHEET L1-LANDSCAPE
DRAINAGE PLAN	REQUIRED	SEE SHEET C3-GRADING
TRAFFIC STUDY	NOT REQUIRED	N/A
SITE ACCESS	ACCESS PER THE CITY OF HURON OH & OHIO DEPARTMENT OF TRANSPORTATION	1 EXISTING SHARED ACCESS TO CLEVELAND RD. WEST TO REMAIN

BUILDING SUMMARY

STATISTIC	PERMITTED / REQUIREMENT	PROVIDED
FOOT PRINT	N/A	2,247 S.F. +/-
BUILDING AREA	N/A	2,247 S.F. +/-
BUILDING HEIGHT	40' (3 STORIES)	20' (1 STORIES)
FLOOR AREA RATIO	N/A	2,247 SF/51,313 SF = 0.0438

PAVEMENT & HATCH LEGEND

- LIGHT DUTY BITUMINOUS PAVEMENT
1" CLASS 1 BITUMINOUS SURFACE
2" CLASS 1 BITUMINOUS BASE
8" DGA BASE
6" COMPACTED SUBGRADE
- CONCRETE PAVEMENT
6" 4000 PSI CEMENT CONCRETE WITH WOVEN WIRE FABRIC
6" DGA BASE
OVER COMPACTED SUBGRADE
- HEAVY DUTY BITUMINOUS PAVEMENT
2" CLASS 1 BITUMINOUS SURFACE
4" CLASS 1 BITUMINOUS BASE
8" DGA BASE
6" COMPACTED SUBGRADE
- SIDEWALK
4" CONCRETE WITH 6x6 W1.4xW1.4 WWF
4" CRUSHED STONE BASE
- PROPOSED LANDSCAPE AREA
- PROPOSED BUILDING AREA



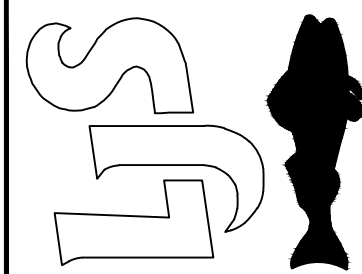
REVISIONS

PROPOSED LONG JOHN

SILVER'S

2018 CLEVELAND RD. WEST

HURON, OH 44839



ARNOLD CONSULTING
ENGINEERING SERVICES, INC.
P.O. BOX 1338
BOWLING GREEN, KY 42101
PHONE (270) 780-9445

JOB NUMBER: 24-3028-L

DATE: 05/16/2024

SCALE: 1" = 30'

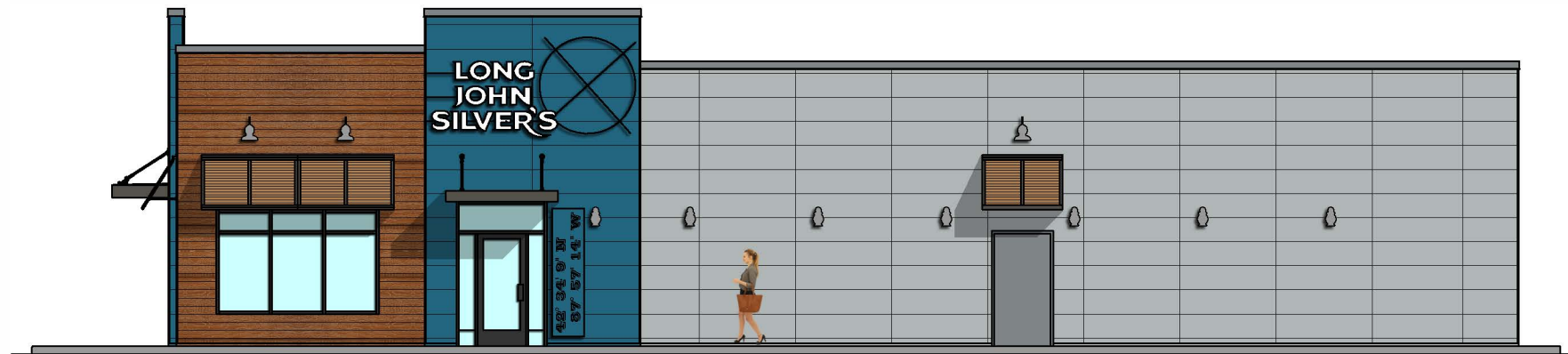
DRAWN BY: D.WHITLEY

CHECKED BY: D.WHITLEY

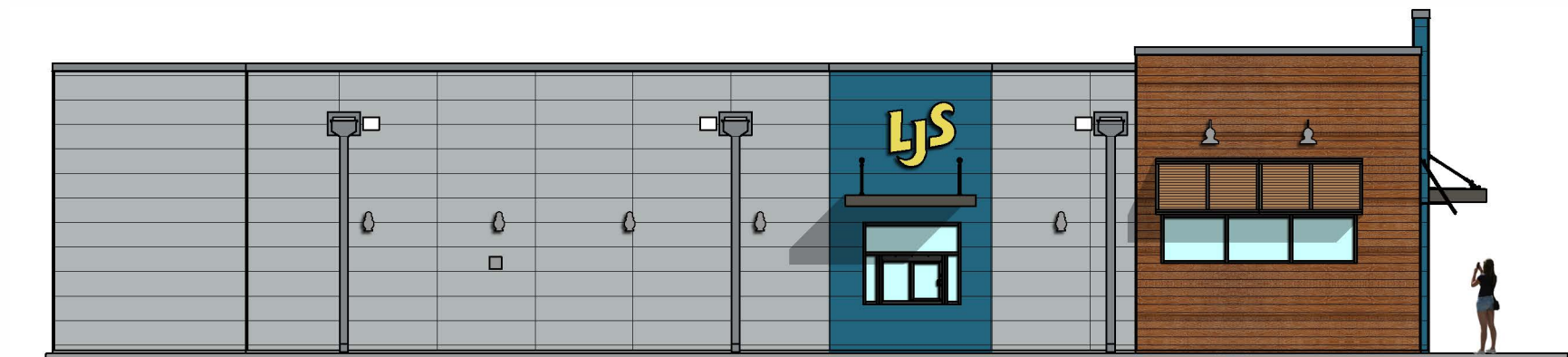
APPROVED BY: B.ZACKERY

C2

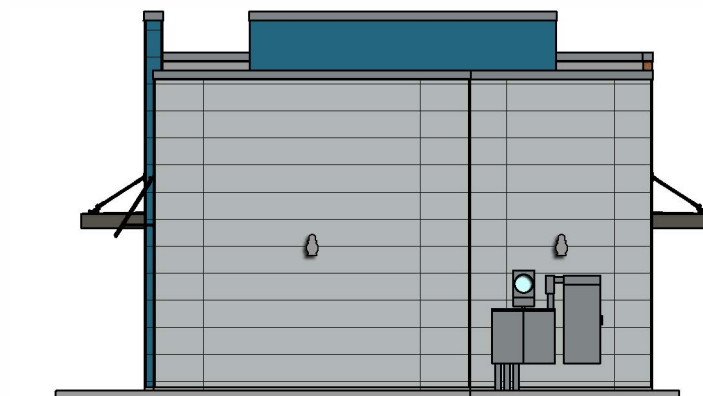
SITE
LAYOUT



SIDE ENTRANCE ELEVATION (WEST)



DRIVE-THRU ELEVATION (EAST)



REAR ELEVATION (NORTH)



FRONT ELEVATION (SOUTH)



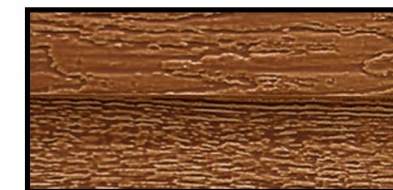
SHERWIN WILLIAMS
SW7074
SOFTWARE
LVR=23



SHERWIN WILLIAMS
SW6509
GEORGIAN BAY
LVR=11

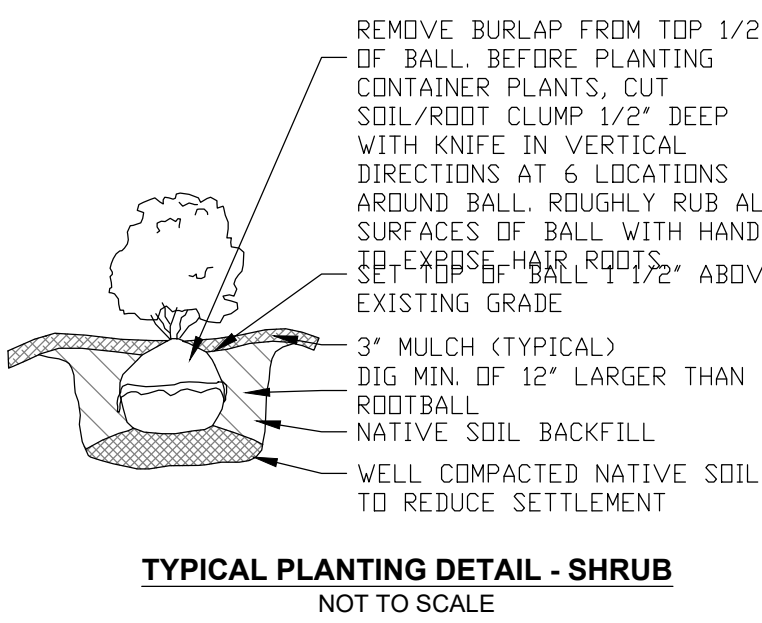
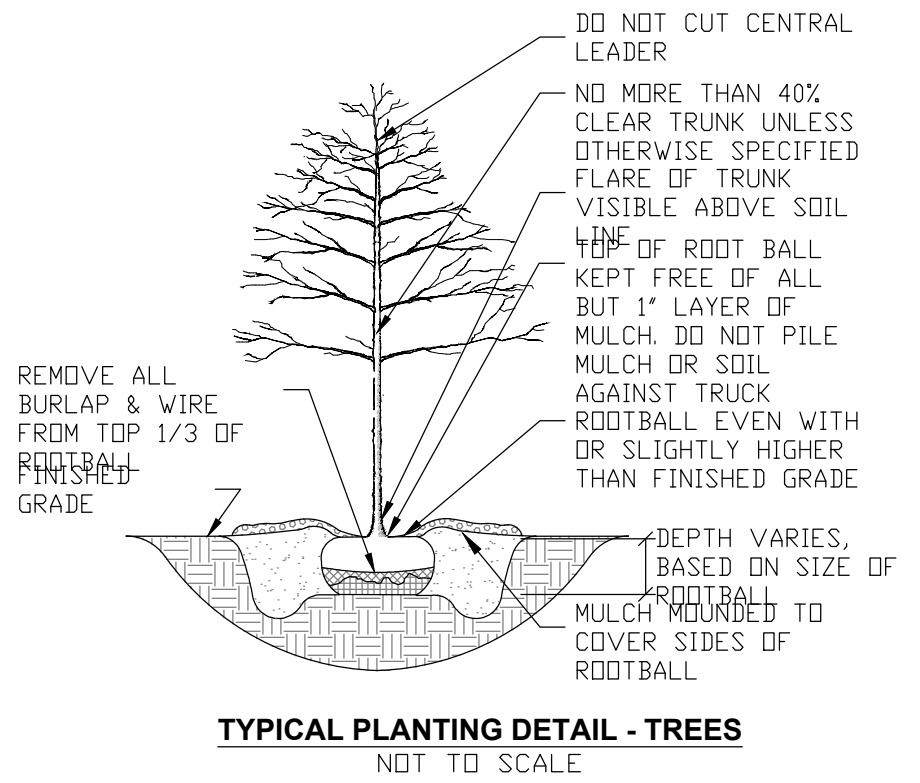


SHERWIN WILLIAMS
SW7072
ONLINE
LVR=45



DIAMOND KOTE
PREMIUM SIDING
CHESTNUT
RIGIDSTACK

THIS SHEET IS FOR LANDSCAPE USE ONLY



SURVEY PROVIDED BY:

CAMPBELL & ASSOCIATES, INC.
Surveying
(330) 945-4117
3485 Fortuna Drive Suite 100 Akron, Ohio 44312

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS GRID NORTH OF THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (2011).

BENCH MARK - BM

TOP OPERATING NUT ON EXISTING HYDRANT LOCATED ON THE NORTH SIDE OF CLEVELAND ROAD WEST.

ELEVATION = 592.56

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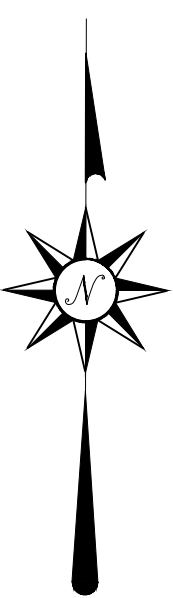
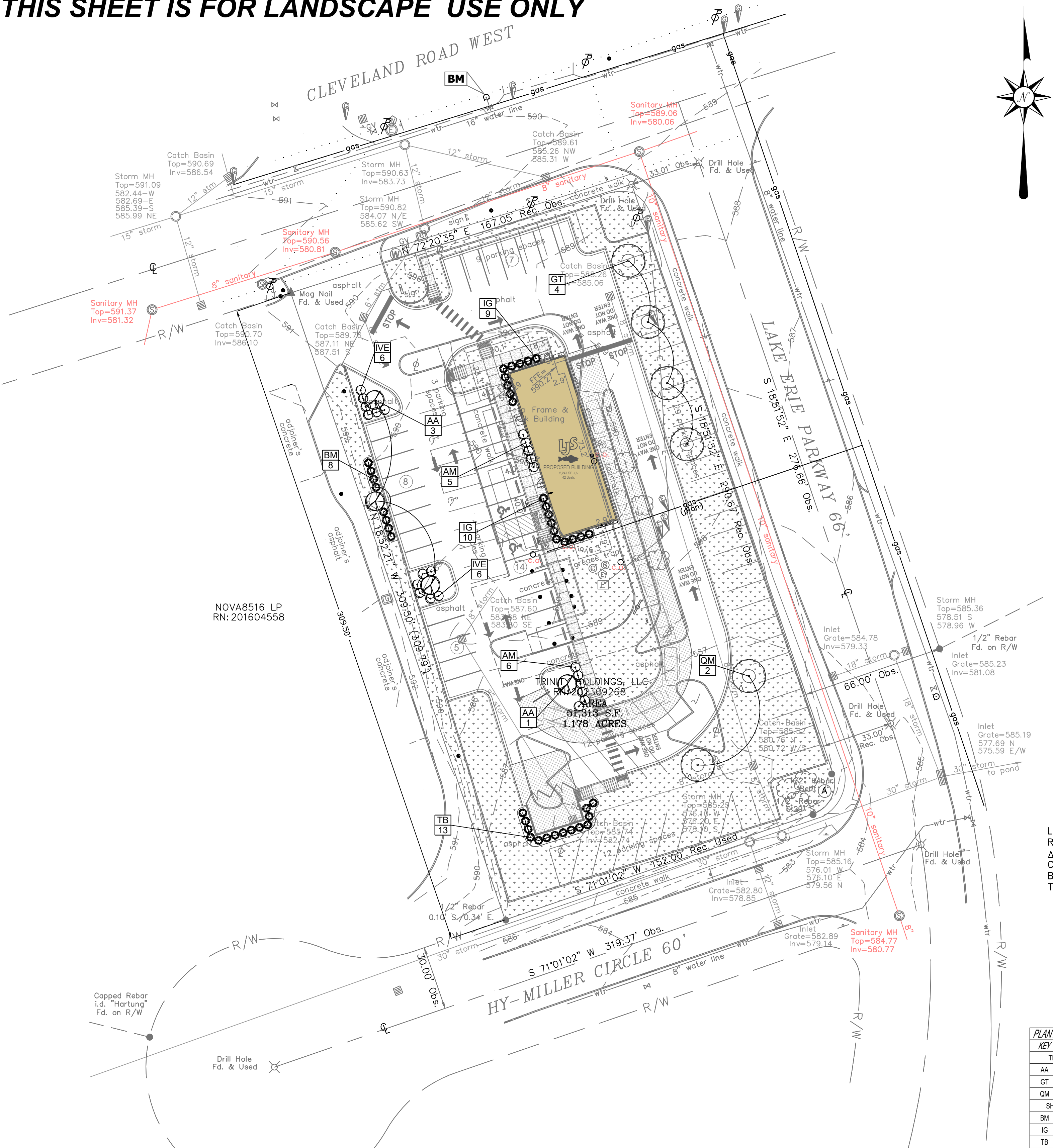
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LANDSCAPE NOTES

1. PLANT MATERIALS SHALL CONFORM IN SIZE AND GRADE TO AMERICAN STANDARDS FOR NURSERY STOCK. PLANT MATERIALS SHALL BE OF STANDARD QUALITY TRUE TO NAME AND TYPE, AND FIRST CLASS REPRESENTATIVES OF THEIR SPECIES OR VARIETY. PLANTS SHALL BE CAREFULLY LABELED AND SIZES NOTED. RIGHT IS RESERVED TO REJECT PLANTS CONSIDERED AS UNSATISFACTORY. REJECTED PLANTS SHALL BE REMOVED FROM SITE. PLANTS SHOULD NOT BE PRUNED PRIOR TO DELIVERY. HEADING-BACK PLANTS TO MEET SIZES INDICATED IN DRAWINGS SCHEDULE WILL NOT BE PERMITTED.
2. PLANTS & TREES
 - 2.A. CONTRACTOR SHALL STAKE THE LOCATION OF EACH TREE AND SHRUB IN ACCORDANCE WITH THE LOCATIONS SHOWN ON THE DRAWINGS. STAKING AND LAYOUT WORK SHALL BE DONE SUFFICIENTLY IN ADVANCE OF PLANTING OPERATION TO PERMIT THE LANDSCAPE ARCHITECT TO CHECK, REVISE IF DESIRED, AND APPROVE THE LOCATIONS BEFORE DIGGING OPERATIONS BEGIN.
 - 2.B. EXCAVATE PLANTING BEDS AND POCKETS TO A DEPTH REQUIRED FOR PLANTINGS.
 - 2.C. ANY ROCK OR OTHER UNDERGROUND OBSTRUCTION SHALL BE REMOVED TO DEPTH NECESSARY TO PERMIT PLANTING ACCORDING TO THESE SPECIFICATION.
 - 2.D. IN GENERAL, CONTRACTOR SHALL THOROUGHLY WATER ALL PLANTED AREAS AFTER PLANTING AND IN DRY WEATHER USE ENOUGH WATER TO THOROUGHLY SOAK ALL TREE PITS BEFORE PLANTING. CONTRACTOR SHALL MAKE NECESSARY ARRANGEMENTS IN ADVANCE OF START OF THE WORK TO INSURE THAT AN ADEQUATE SUPPLY OF WATER AND WATERING EQUIPMENT ARE AVAILABLE WHEN REQUIRED.
3. MULCHING
 - 3.A. MULCH TOP OF ROOT BALL AND SAUCER WITHIN 48 HOURS TO A MIN. DEPTH OF 2" AND TO A DEPTH NOT TO EXCEED 3".
 - 3.B. ALL SHADE AND FLOWERING TREES SHALL BE MULCHED WITH THREE (3) INCHES THICK (SETTLED) AND COVERING AN AREA TWELVE (12) INCHES GREATER THAN THE DIAMETER OF PIT.
4. PLANT MAINTENANCE
 - 4.A. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE FOR 90 DAYS AFTER THE LAST PLANT HAS BEEN INSTALLED.
 - 4.B. ALL PLANTS SHALL BE KEPT IN A GROWING, HEALTHY CONDITION BY WATERING, PRUNING, SHEARING, SPRAYING, TIGHTENING OF GUYS (IF USED), STRAIGHTENING OF PLANTS WHICH LEAN OR SAG, LIFTING PLANTS WHICH DEVELOP MORE THAN NORMAL SETTLEMENT, WEEDING, AND BY ANY OTHER NECESSARY OPERATION OF MAINTENANCE. KEEP ALL PLANTING AREAS FREE OF WEEDS AND UNDESIRABLE GRASSES.
 - 4.C. DURING THE MAINTENANCE PERIOD, PLANTS IN AN UNHEALTHY OR BADLY IMPAIRED CONDITION, SHALL BE REMOVED AND REPLACED IMMEDIATELY USING SPECIFIED MATERIAL.
5. ACCEPTANCE AND GUARANTEE
 - 5.A. ANY PLANT REQUIRED UNDER THIS CONTRACT THAT IS DEAD OR WITHOUT SATISFACTORY GROWTH, AS DETERMINED BY THE LANDSCAPE ARCHITECT, SHALL BE REMOVED AND REPLACED IN NEXT SPECIFIED PLANTING SEASON. ANY REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED AND REPLANTED IN SAME LOCATION FROM WHICH DEAD PLANT WAS REMOVED AND SHALL BE REPLACED AT NO ADDITIONAL COST.
 - 5.B. ALL PLANT MATERIAL SHALL HAVE A ONE YEAR WARRANTY FOR REPLACEMENT.
6. DURING THE BIDDING PROCESS, NO PLANTS MAY BE SUBSTITUTED FOR A DIFFERENT PLANT. THE PLAN MUST BE BID AS DRAWN.
7. THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO COME BACK AFTER ONE YEAR OF ACCEPTANCE OF THE PLANTING TO REMOVE ANY STAKES OR GUY WIRES THAT MAY HAVE BEEN USED
8. ANY DISCREPANCY BETWEEN THE PLANTING PLAN AND THE PLANT SCHEDULE SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE.
9. THE OWNER RESERVES THE RIGHT TO ALTER THE PLANTING PLAN ONLY AS SHOWN IN THE AREA OF THE FOUNDATION.

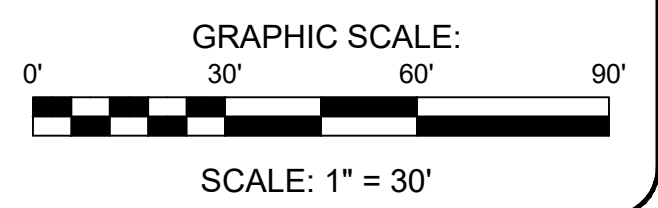
MULCH: ALL SHRUBS THAT ARE SHOW IN GROUPINGS SHALL BE MULCHED IN A PLANT BED WITH SHREDDED HARDWOOD MULCH TO A MINIMUM OF 2" AND NOT GREATER THAN 3" IN DEPTH. IN AREAS OF STEEP SLOPES A FINE GRADE (NEARLY INVISIBLE) PLASTIC NETTING MAY BE USED TO STABILIZE THE MULCH BED.

ANNUALS & PERENNIALS: ANY DESIRED ANNUALS AND PERENNIALS MAY BE DETERMINED BETWEEN THE PROPERTY OWNER AND THE LANDSCAPE CONTRACTOR FOR DESIRED COLOR PALETTE.

①
L=23.53'
R=15.00'
Δ=89°52'53" Obs.
C LEN=21.19'
BRG=S 26°04'35" W
T=14.97'

PLANT SCHEDULE						
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
TREES						
AA	4	AMELANCHIER ARBOREA 'AUTUMN BRILLIANCE'	SERVICEBERRY	2" CAL.	CONT./B&B	WELL BRANCHED
GT	4	GLEDITSIA TRIACANTHOS VAR INERMIS 'SUNBURST'	THORNLESS HONEYLOCUST	2.5" CAL.	CONT./B&B	WELL BRANCHED
QM	2	QUERCUS MACROCARPA	BUR OAK	2.5" CAL.	CONT./B&B	WELL BRANCHED
SHRUBS						
BM	8	BUXUS MICRO PHYLLO 'GREEN GEM'	GREEN GEM BOXWOOD	18" HT	CONT./B&B	
IG	19	ILEX GLABRA 'SHAMROCK'	INKBERRY	18" HT.	CONT./B&B	
TB	12	TAXUS BACCATA 'REPANDENS'	REPAENDENS ENGLISH YEW	18" HT.	CONT./B&B	
AM	11	ARONIA MELANOCARPA	BLACK CHOKEBERRY	15" HT	CONT./B&B	
IVE	12	ILEX VERTICILLATA 'RED SPRITE'	COMMON WINTERBERRY	15" HT	CONT./B&B	

AREA OF SOD: ### SQUARE YARDS
SOD TO BE A LOCALLY GROWN TYPE FESCUE. SOD TO BE PLACED WITHIN 24 HOURS OF HARVEST.

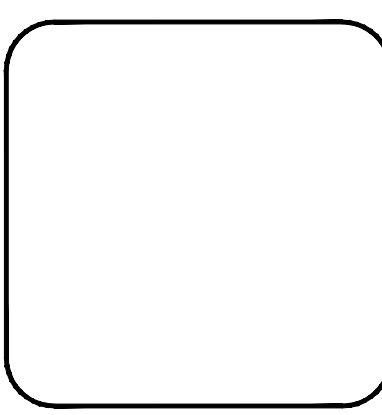


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PROPOSED LONG JOHN SILVER'S
2018 CLEVELAND RD. WEST
HURON, OH 44839

ACES
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ENGINEERING SERVICES, INC.
P.O. BOX 1338
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PHONE (270) 780-9445

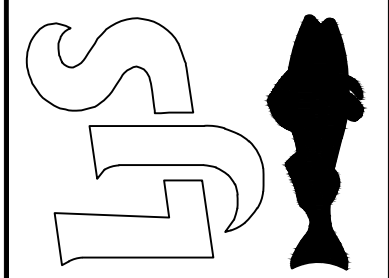
JOB NUMBER: 24-3028-L
DATE: 05/16/2024
SCALE: 1" = 30'
DRAWN BY: M.BIDWELL
CHECKED BY: D.WHITLEY
APPROVED BY: B.SHIRLEY



L1
LANDSCAPE PLAN

REVISIONS

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CHECKED BY: D.WHITLEY
APPROVED BY: B.ZACKERY

SL1
SITE LIGHTING
PLAN

GENERAL NOTES

1. READINGS SHOWN ARE IN UNITS OF MAINTAIN FOOTCANDLES.
2. LITHONIA LED FIXTURES USED IN MODEL (SEE SCHEDULE ON THIS SHEET & MECHANICAL PLANS FOR FURTHER DETAILS).
3. FIXTURES SHALL MATCH AS NOTED OR EQUIVALENT PER OWNER.
4. BUILDING MOUNTED SITE LIGHTING HEIGHT
5. ALL POLE HEIGHTS (B): 22.0'
6. ALL FIXTURES AND POLES TO HAVE BLACK PAINTED FINISH.
7. READINGS TAKEN AT GRADE
8. SEE MECHANICAL/ELECTRICAL PLANS FOR EXACT LOCATION OF BUILDING MOUNTED FIXTURES AND WALL PACKS
9. FIXTURE SPACING AS SHOWN
10. L.L.F. CALCULATED AT 0.72
11. THE CONTRACTOR SHALL VERIFY TOTAL LINEAR FEET OF CONDUIT AND WIRE GAUGE SIZE IS ADEQUATE.
12. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO COORDINATE WITH MECHANICAL ENGINEER TO ENSURE ELECTRICAL PANEL LOADING REQUIREMENTS ARE MET AND NOT EXCEEDED.
13. CONTRACTOR SHALL COORDINATE WITH MECHANICAL PLANS FOR CONNECTION TO ELECTRICAL SERVICE PANEL
14. CONTRACTOR SHALL VERIFY THAT ALL ELECTRICAL CONNECTIONS MEET LOCAL BUILDING CODES AND LOADING REQUIREMENTS.
15. ANY DISCREPANCIES BETWEEN ARCHITECTURAL, MECHANICAL, AND SITE LIGHTING PLANS SHALL BE BROUGHT TO THE ENGINEERS ATTENTION FOR REVIEW.

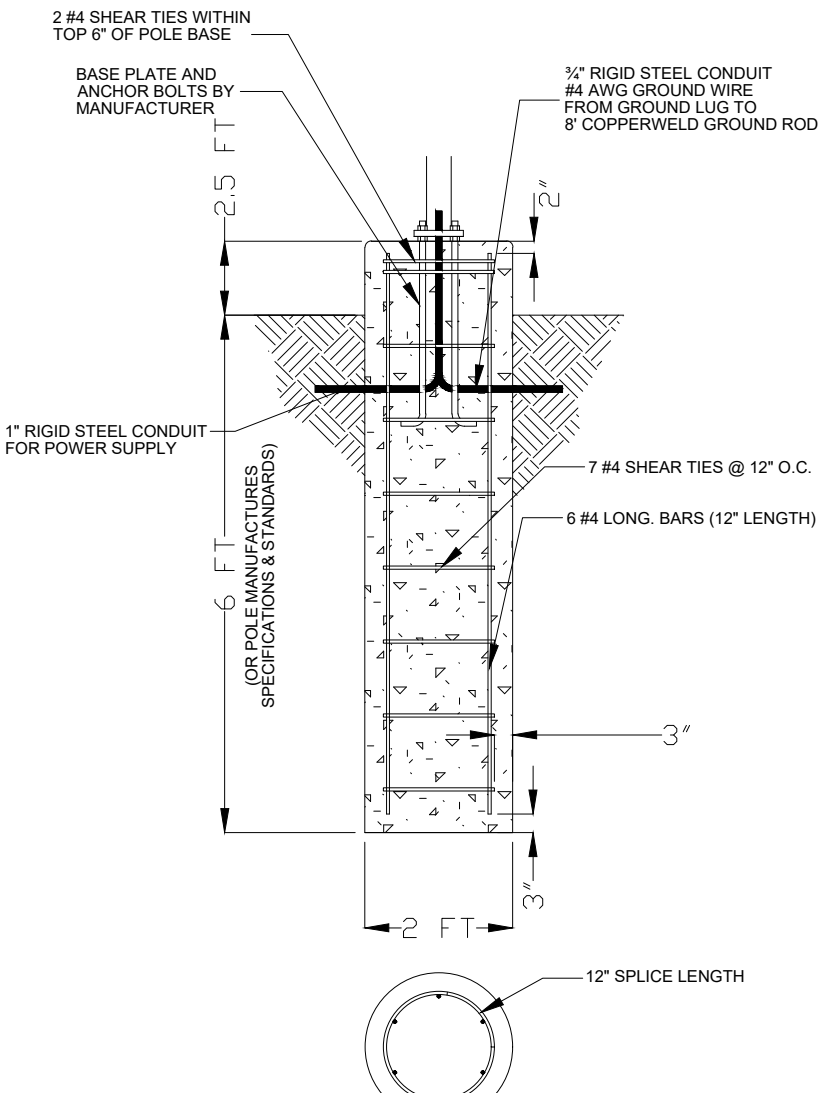
***NOTE: ALL LIGHTING SHALL BE POINTED DOWNWARD AND INWARD AS TO NOT ENCR OACH ONTO ADJACENT PROPERTIES OR RIGHT OF WAY**

UTILITY NOTE: ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER, "811" FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES). WHEN CONTACTING THE "811" CALL CENTER, PLEASE STATE THE WORK TO BE DONE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

- "NO LIGHTING SHALL BE PERMITTED WHICH WOULD CLARE ONTO ANY STREET, INTO ANY ADJACENT PROPERTY, OR BE DEEMED AS LIGHTING TRESPASS, E.G., THE SHINING OF LIGHT PRODUCED BY A FIXTURE BEYOND THE BOUNDARIES OF THE PROPERTY ON WHICH SUCH FIXTURE IS LOCATED."
- "NO FLASHING LIGHTS OR STROBE LIGHTS ARE PERMITTED, EITHER AFFIXED, NON-AFFIXED, OR INTERNAL WHICH WOULD BE SEEN FROM ANY ADJACENT PROPERTY, ROAD OR AERIAL LOCATION, EXCEPT IN SITUATIONS INVOLVING PUBLIC HEALTH OR SAFETY."

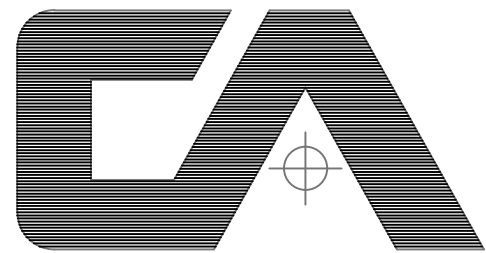
CONTRACTOR IS RESPONSIBLE FOR ALL PUBLIC UTILITY CONNECTIONS (ELECTRIC, WATER, GAS, SEPTIC, SEWER) AS WELL AS PROVIDING ALL INFRASTRUCTURES REQUIRED BY UTILITY COMPANY

(A)
L=23.53'
R=15.00'
Δ=89°52'53" Obs.
C LEN=21.19'
BRG=S 26°04'35" W
T=14.97'



GRAPHIC SCALE:
0' 30' 60' 90'
SCALE: 1" = 30'

SURVEY PROVIDED BY:



CAMPBELL &
ASSOCIATES, INC.
Surveying
(330) 945-4117

3485 Fortuna Drive Suite 100 Akron, Ohio 44312

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS GRID NORTH OF THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (2011).

BENCH MARK - BM

TOP OPERATING NUT ON EXISTING HYDRANT LOCATED ON THE NORTH SIDE OF CLEVELAND ROAD WEST.

ELEVATION =592.56

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Page 1	- Cover Page
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Page 10	- 84" Side Entry Canopy
Page 11	- 154" Louver Awning
Page 12	- 144" Louver Awning
Page 13	- 60" Louver Awning
Page 14	- Clearance Unit

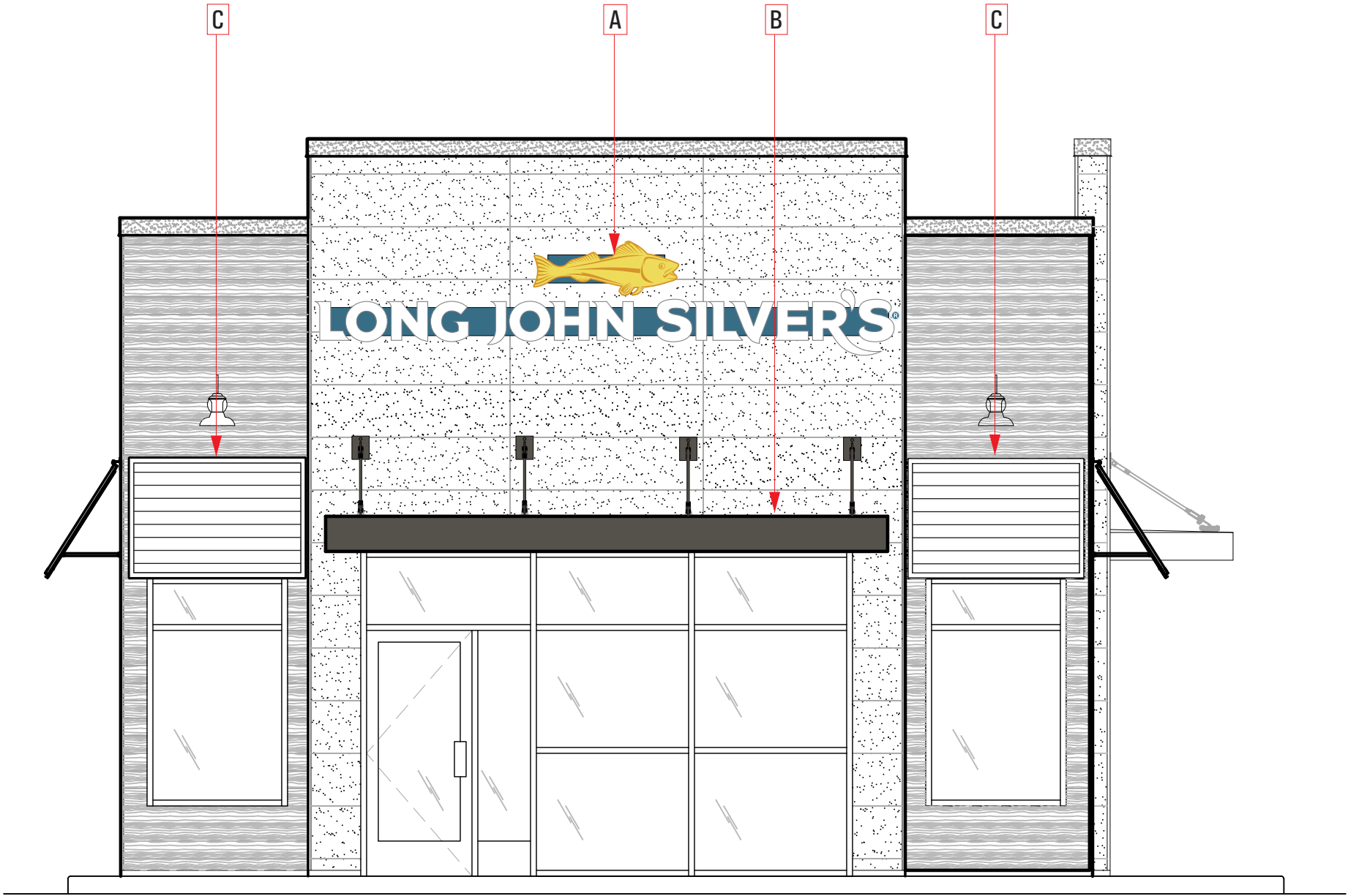
Courtesy of



SIGN COMPANY LLC.
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www.designteam.net

A	13.5" Raceway Mount Channel Letters
B	192" Canopy
C	60" Awning

Rev 1
Rev 2
Rev 3
Rev 4
Rev 5
Rev 6



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- ☐ Proof Is Approved With Corrections. Make Corrections
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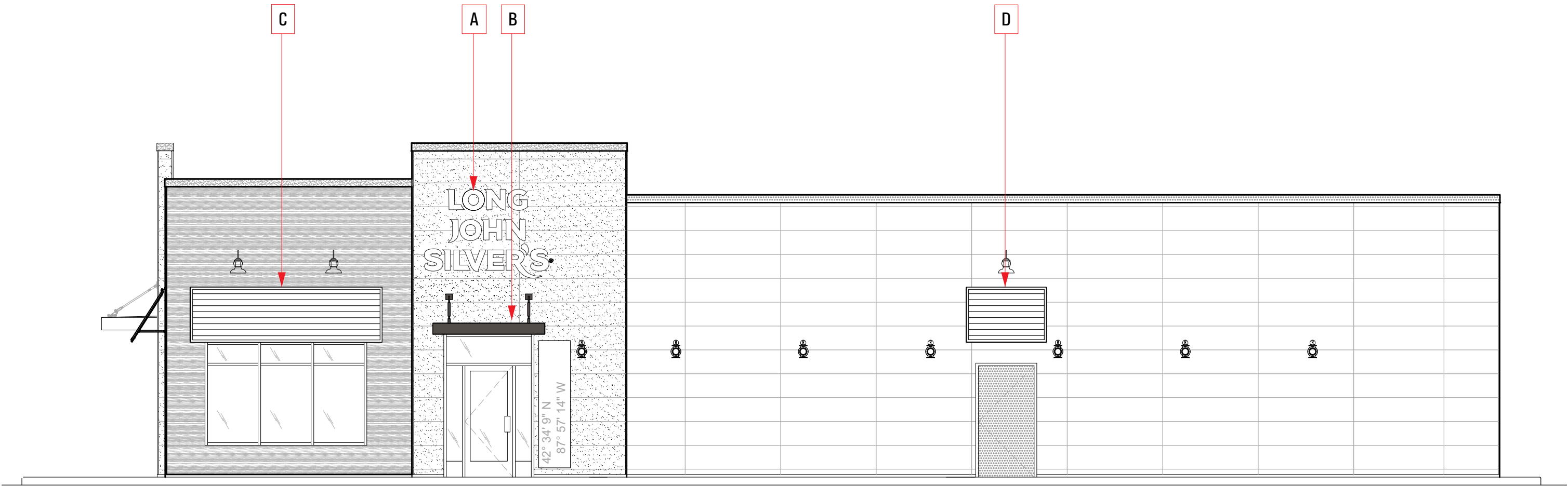
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Date: _____

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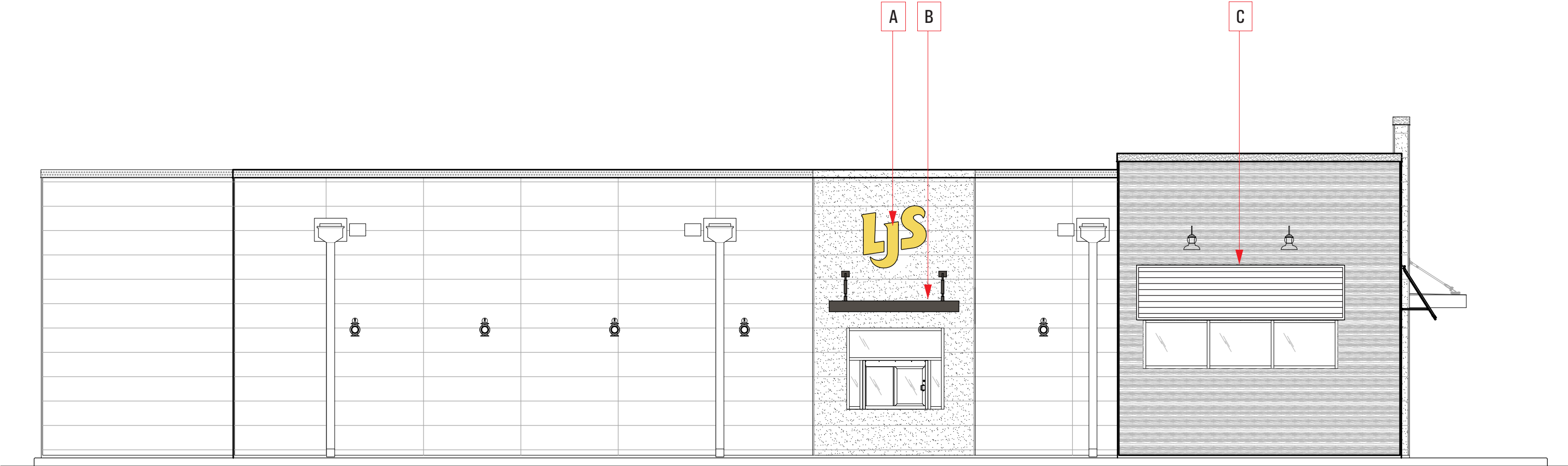
A	16" Direct Mount Channel Letters
B	84" Canopy
C	144" Awning
D	60" Awning

Rev 1
Rev 2
Rev 3
Rev 4
Rev 5
Rev 6



A	46" LJS Letters
B	8"x 96" x 36" Drive Thru Canopy
C	154" Awning

Rev 1
Rev 2
Rev 3
Rev 4
Rev 5
Rev 6



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Signature: _____

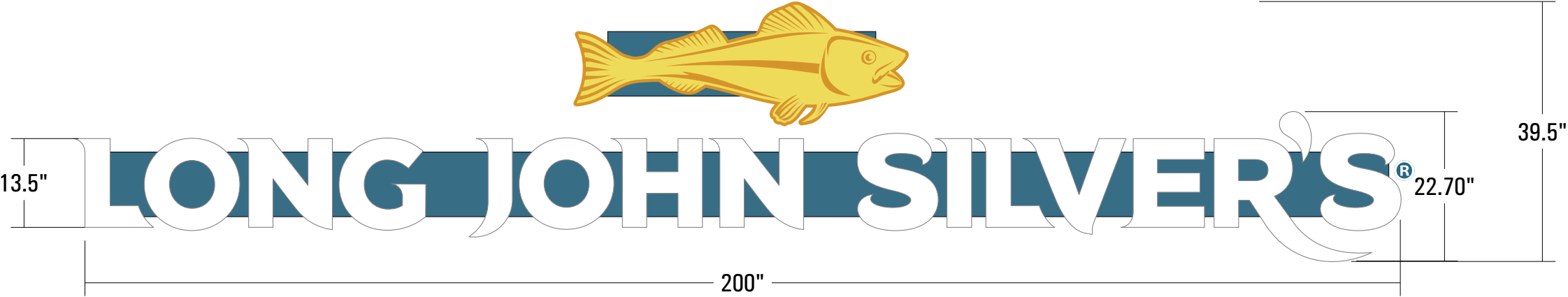
I have reviewed this proof in regard to: Sign type, order quantity, and accuracy of icons, symbols, and text (e.g. spelling capitalization, punctuation).

Print Name: _____

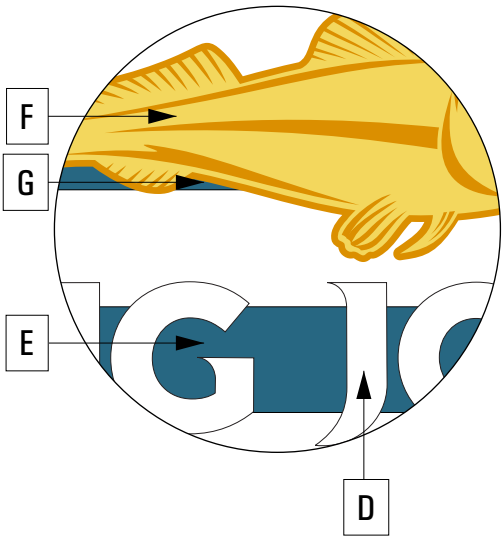
Date: _____

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Raceway Mount Channel Letters
LJS-V1-CLRM13.5X200



Color Schedule



Night View

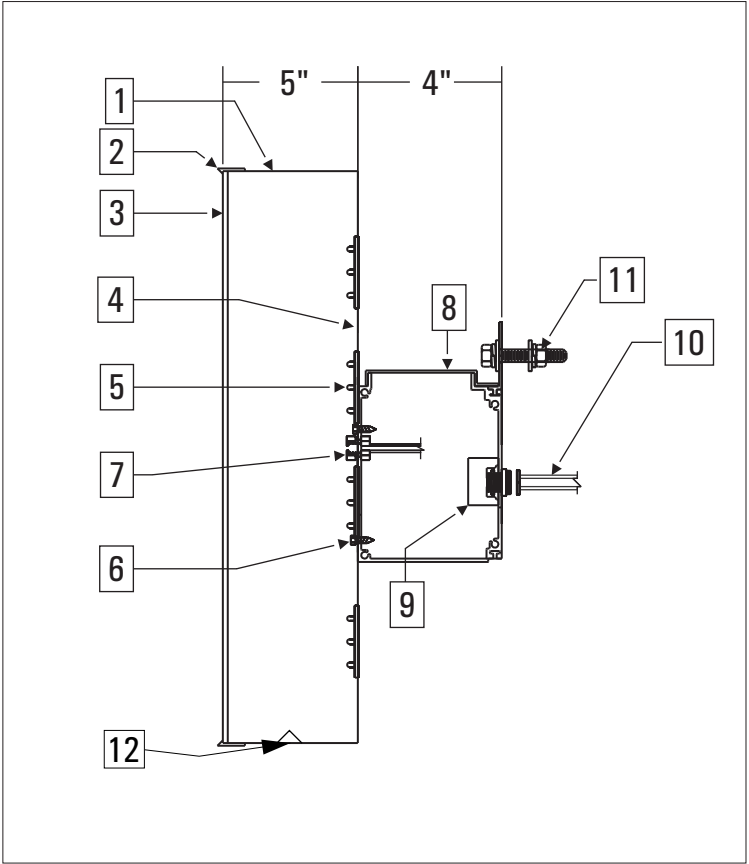


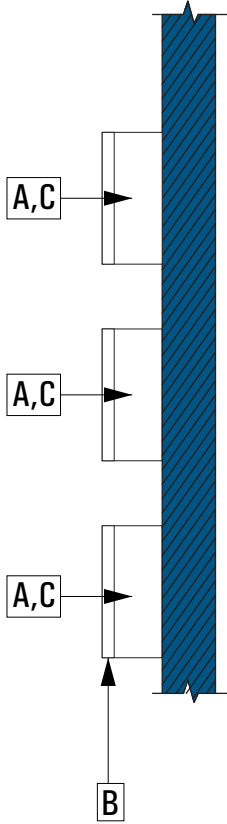
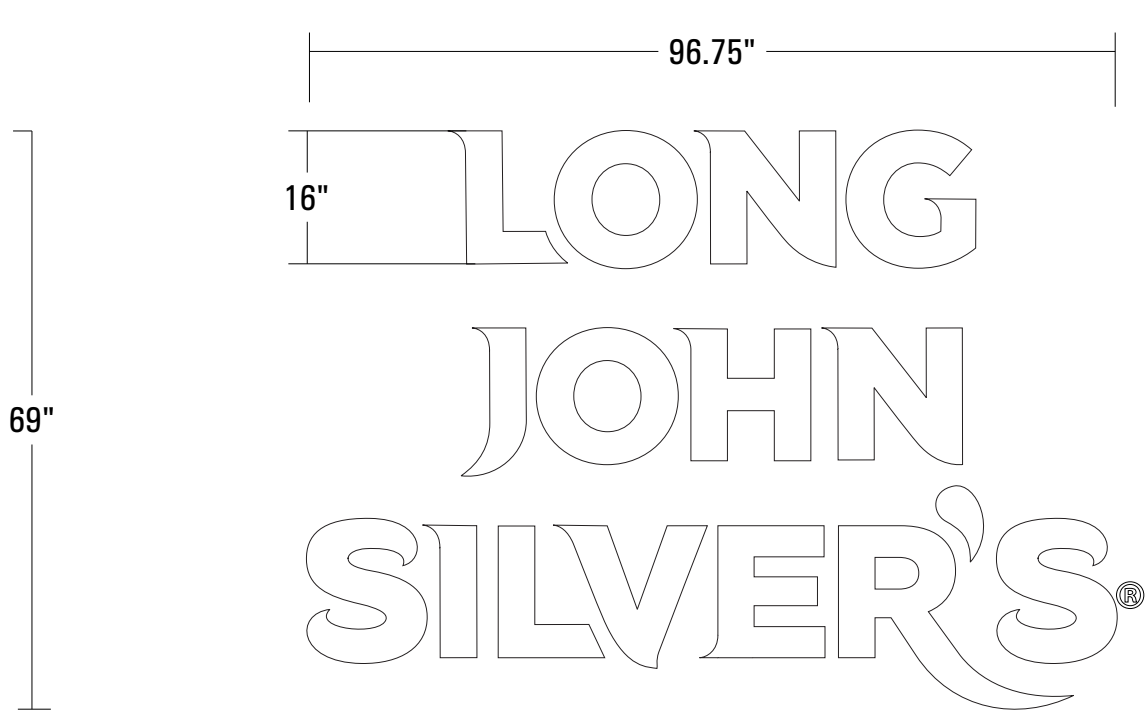
Materials	
1	.040 Aluminum Returns
2	1" Trimcap
3	3/16" Acrylic Face
4	.063 Aluminum Back
5	LED Module
6	Seamed 'Faux' Aluminum Awning
7	8' Whip 12V/DC Attach to Secondary Power Source
8	Aluminum Tube Structure w/Aluminum Skins and Returns
9	Power Supply w/Disconnect Switch
10	.5" Flex Conduit
11	Mounting Hardware
12	Weephole w/Baffle to Prevent Light Leaks
13	Angle Iron

Colors & Finishes		
A		White Returns
B		Painted PMS 7550 Returns
C		2447 White Acrylic
D		7328 White Acrylic
E		Raceway Ptd. SW 6509 Georgian Bay
F		3M 3630-015 Vinyl - 1st Surface
G		Digitally Printed
H		1" White Trimcap
I		1" Trimcap Ptd. to Match PMS 7550

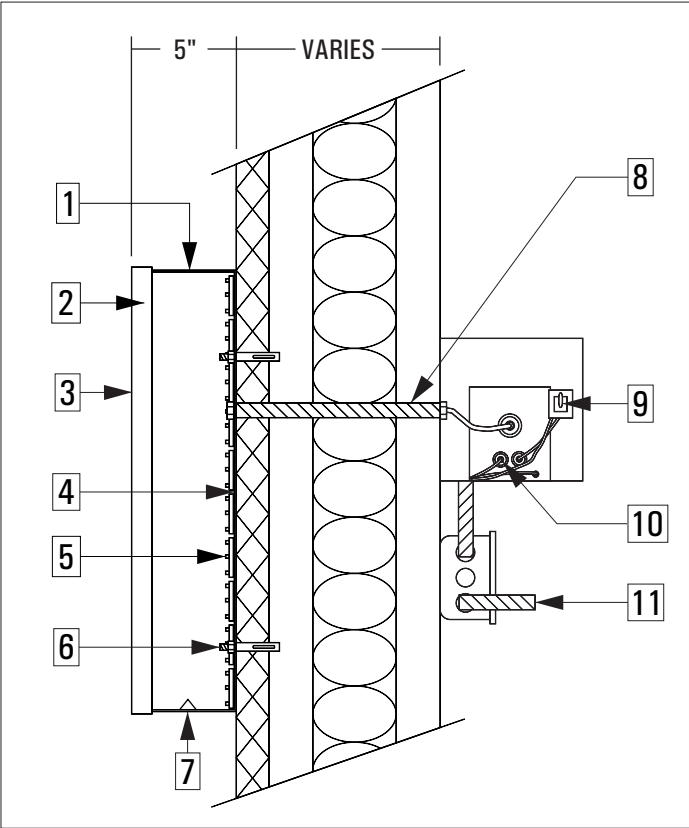
Rev 1	JH 03-22-22 Revised raceway size to 4"
Rev 2	
Rev 3	
Rev 4	

Notes	
Mounted to roof w/ Angle Iron	
Final Method TBD by Engineering	





Night View



Materials	
1	.040 Aluminum Returns
2	1" Trimcap
3	3/16" Acrylic Face
4	.090 Aluminum Back
5	GE 24 Volt Max 7100K White LED
6	Mounting Hardware
7	1/4" Weep Hole
8	1/2" Flex Conduit
9	Toggle Switch Mounted to Box
10	Power Supply
11	Primary Electrical Leads (Power by Others)

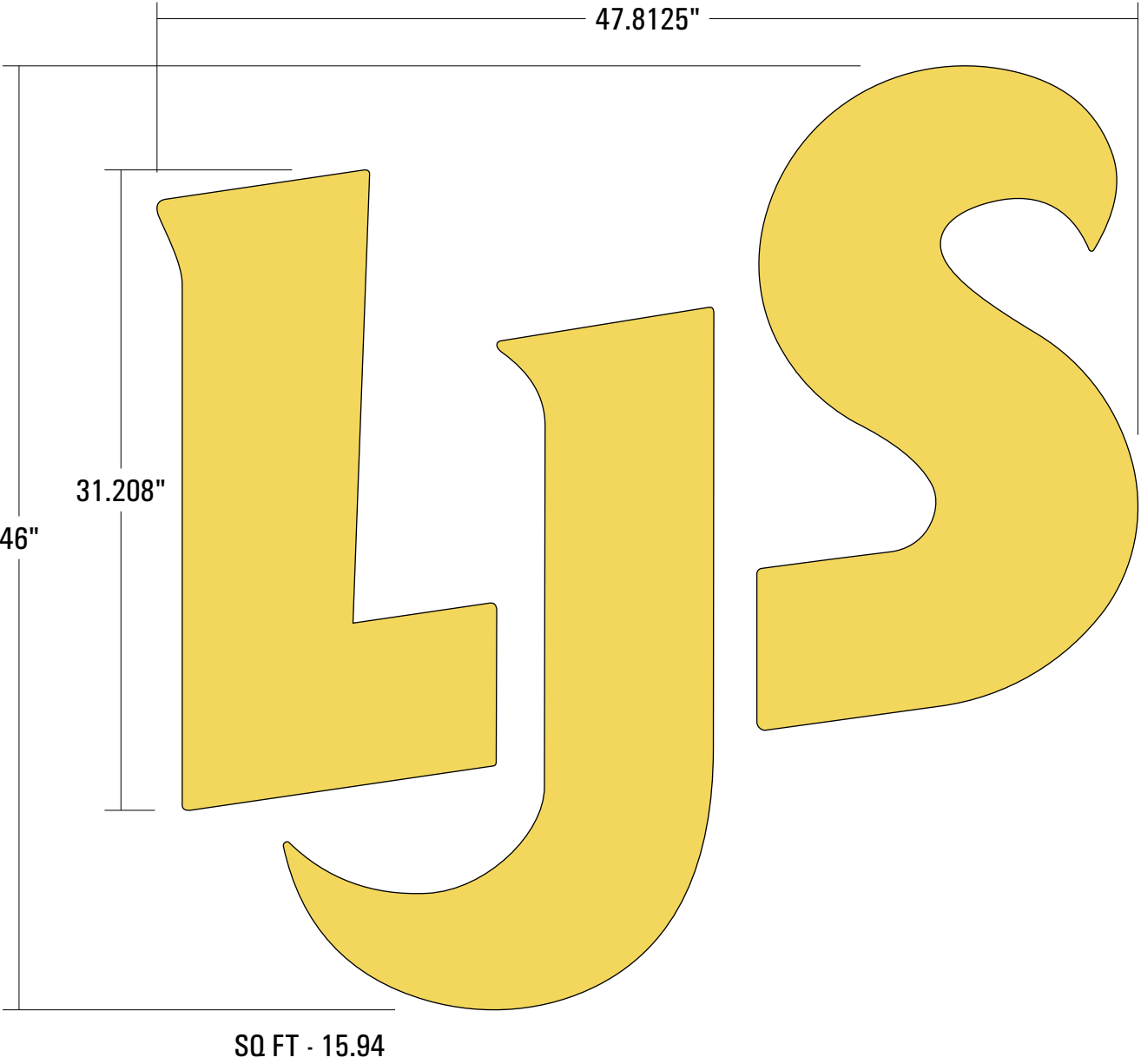
Colors & Finishes		
A		White Returns
B		1" White Trimcap
C		7328 White Acrylic

Rev 1
Rev 2
Rev 3
Rev 4
Rev 5
Rev 6

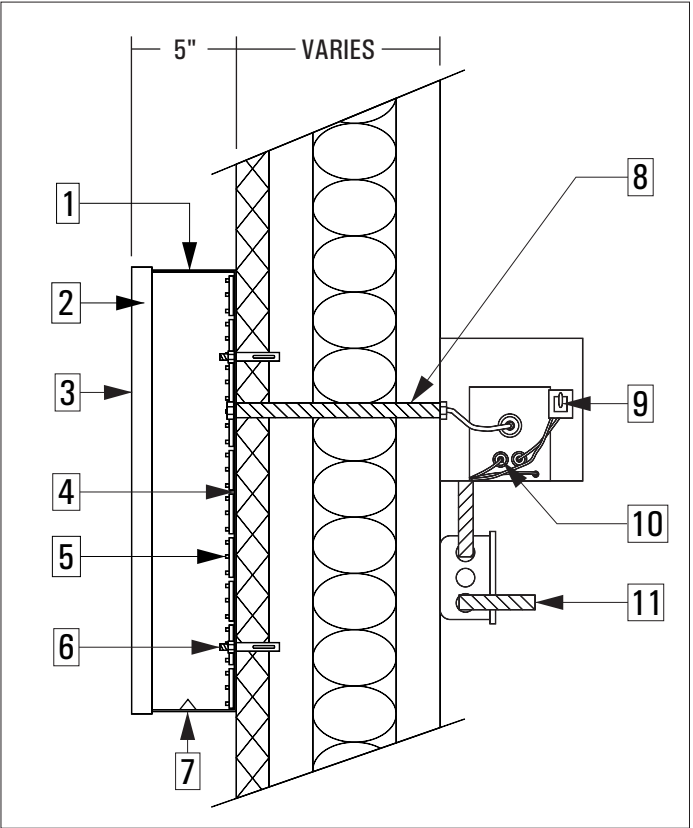
Notes

Face-Lit Direct Mount Channel Letters

LJS-V1-CLDM46X48



Rev 1:
Rev 2:
Rev 3:
Rev 4:
Rev 5:



Materials	
1	.040 Aluminum Returns
2	1" Trimcap
3	3/16" Acrylic Face
4	ACM Back
5	GE 24 Volt Max 7100K White LED
6	Mounting Hardware
7	1/4" Weep Hole
8	1/2" Flex Conduit
9	Toggle Switch Mounted to Box
10	Power Supply
11	Primary Electrical Leads (Power by Others)

Colors & Finishes	
A	2406 White Acrylic Faces
B	3M 3630-015 Vinyl - 1st Surface
C	Returns Painted White
D	White Trimcap

Notes



- ☐ Proof Is Approved. Proceed With Production Of Order
- ☐ Proof Is Approved With Corrections. Make Corrections As Indicated And Proceed With Production Of Order

Signature: _____

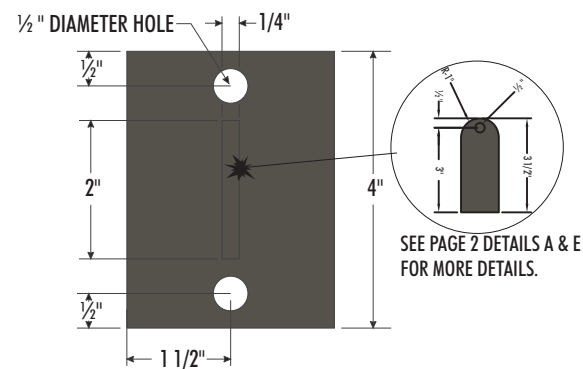
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Print Name: _____

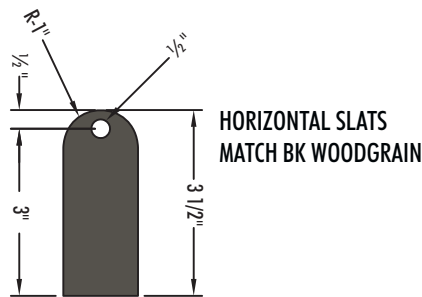
Date: _____



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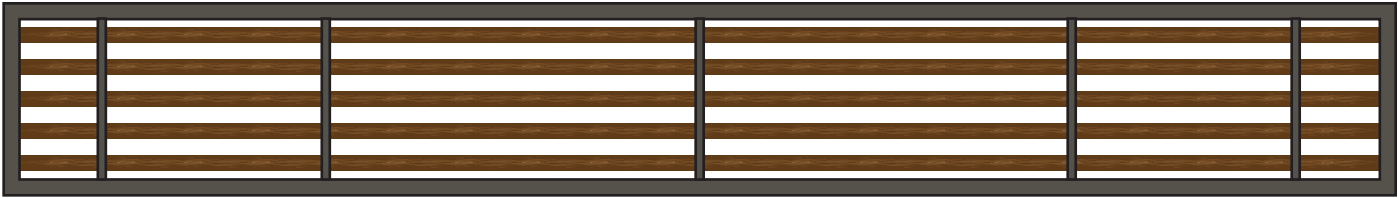


DETAIL D (PLATE)

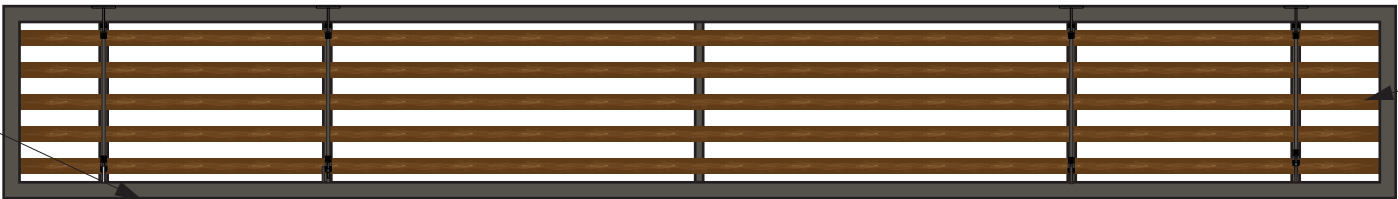


DETAIL A

1/4" ALUMN TURNBUCKLE PLATE

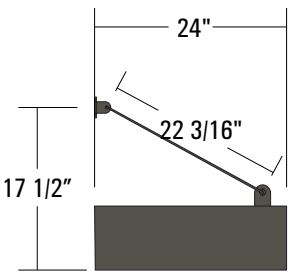


BOTTOM VIEW

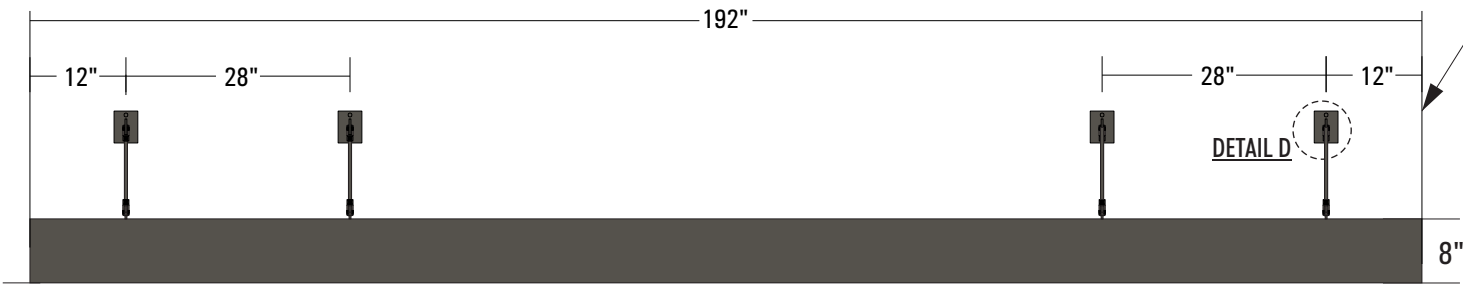


TOP VIEW

1" x 2" 16' Slats



LEFT SIDE VIEW

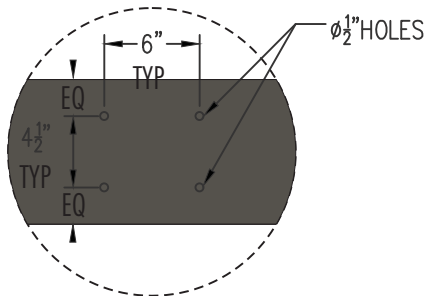


FRONT VIEW



BACK VIEW

OUTER FRAMING,
TURNBUCKLES, HARDWARE:
FINISH SW URBANE BRONZE



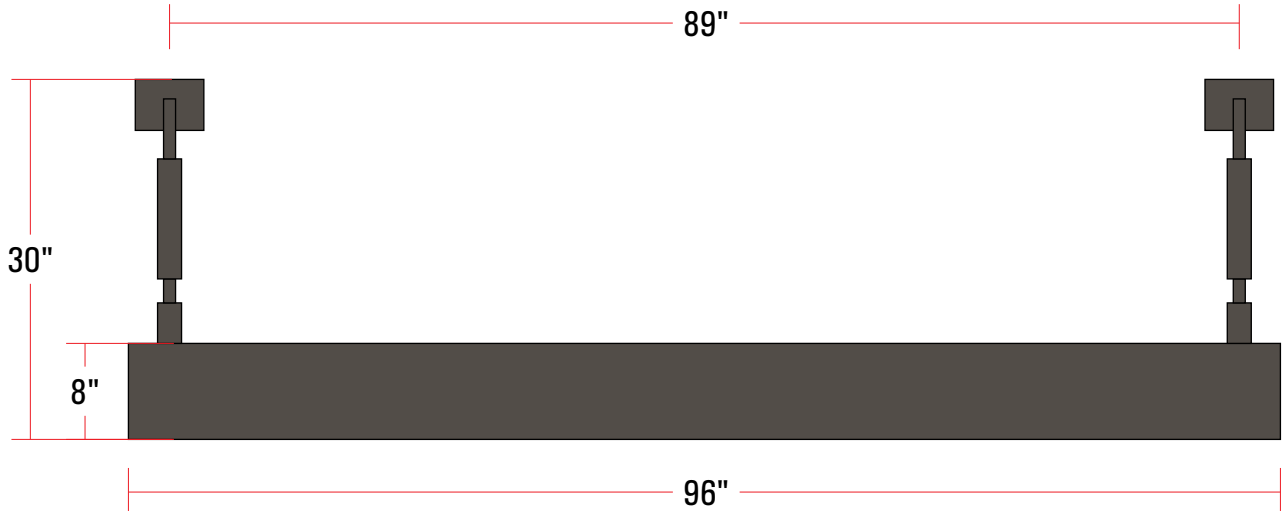
DETAIL B

Colors & Finishes		
A		Painted SW Urbane Bronze
B		IPE Wooded Boards with Oil

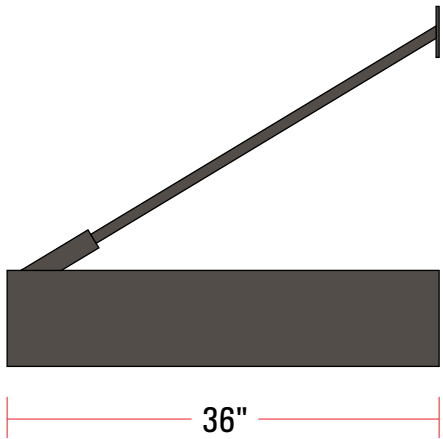
Rev 1:
Rev 2:
Rev 3:
Rev 4:
Rev 5:

Notes
SPECIFICATIONS - Canopy to have flat faces all sides - Engineering to define details

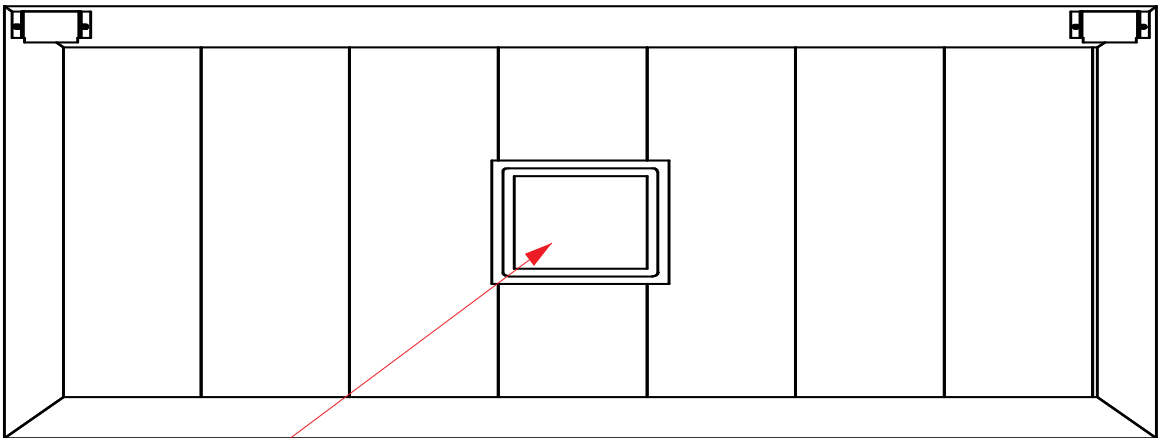
Drive-Thru Canopy
LJS-V1-CAN8X96X36



Front



Side



(1) Econolight 120V LED

Bottom

Colors & Finishes	
A	Painted SW 7408 Urbane Bronze

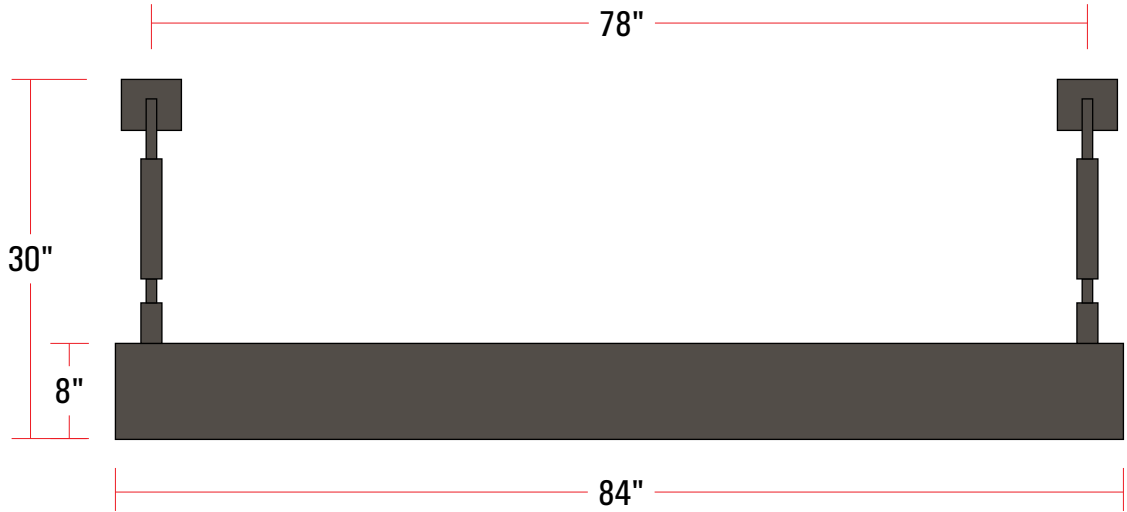
Rev 1:
Rev 2:
Rev 3:
Rev 4:
Rev 5:

SPECIFICATIONS

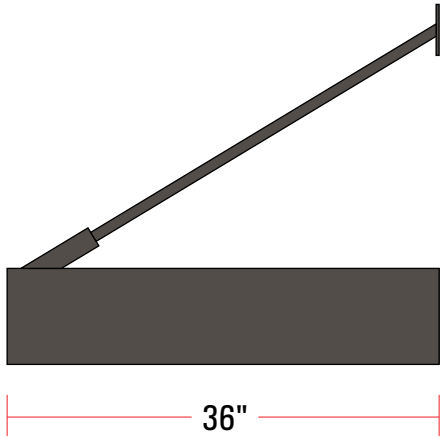
- Number of turnbuckles and placement to be determined by Engineering.
- Canopy frame, wall return, turnbuckles, and all mounting hardware to be painted SW 7048 Urbane Bronze

Notes

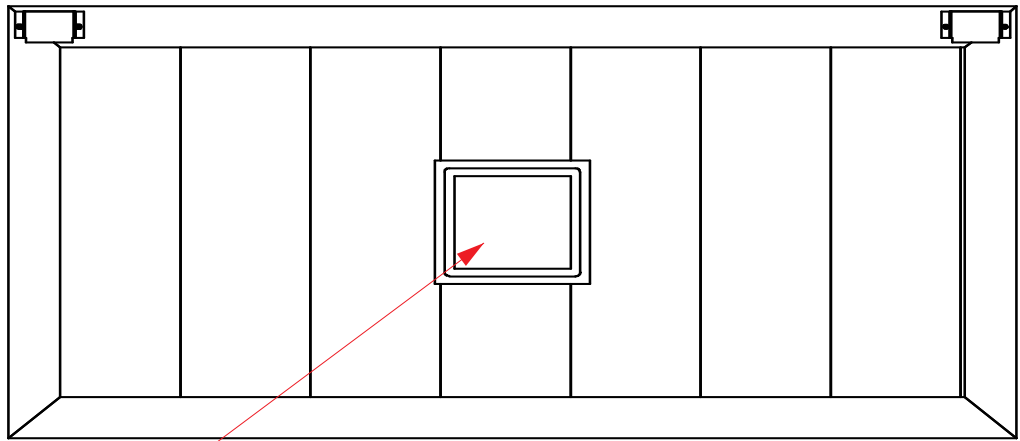
Side Entry Canopy
LJS-V1-CAN8X84X36



Front



Side



(1) Econolight 120V LED

Bottom

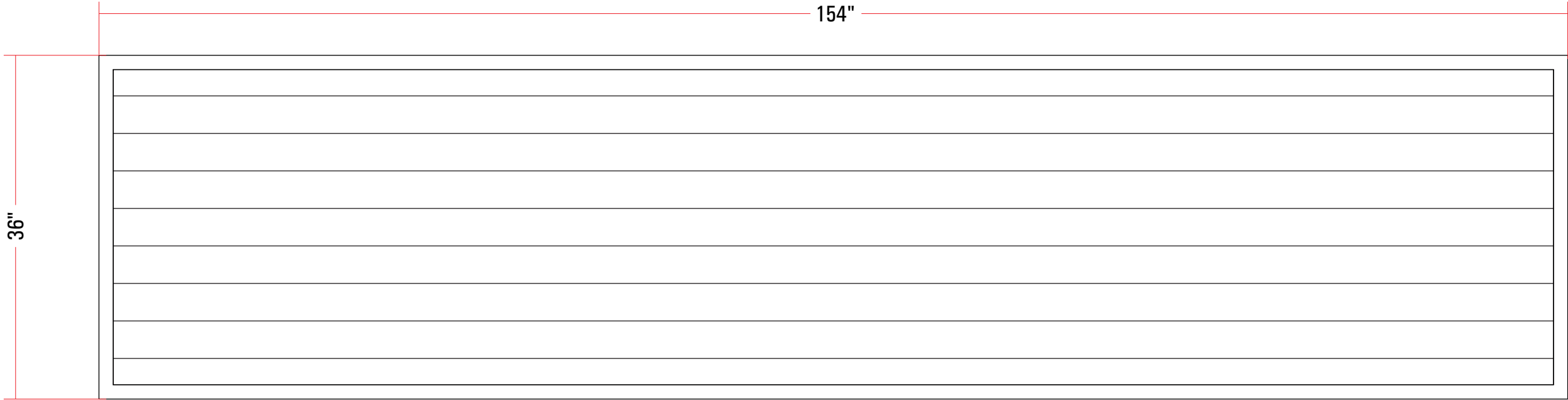
SPECIFICATIONS

- Number of turnbuckles and placement to be determined by Engineering.
- Canopy frame, wall return, turnbuckles, and all mounting hardware to be painted SW 7048 Urbane Bronze

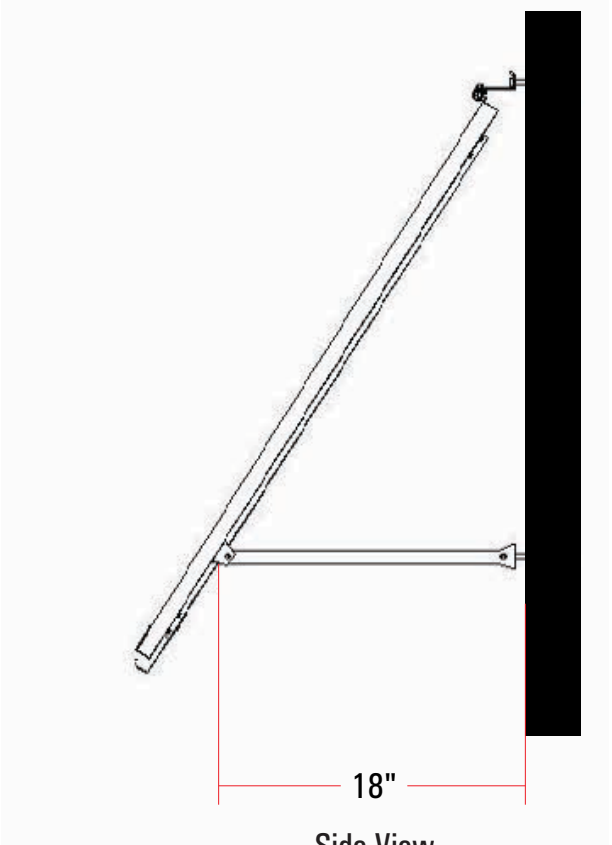
Colors & Finishes	
A	Painted SW 7408 Urbane Bronze

Rev 1:
Rev 2:
Rev 3:
Rev 4:
Rev 5:

Notes



Sq Ft: 38.5

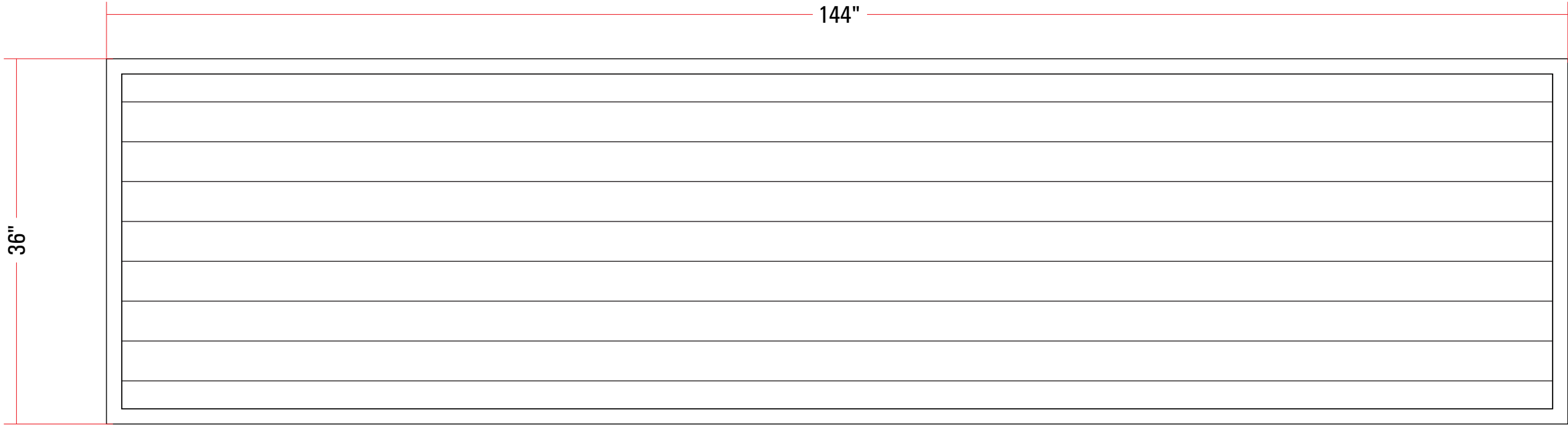


Side View

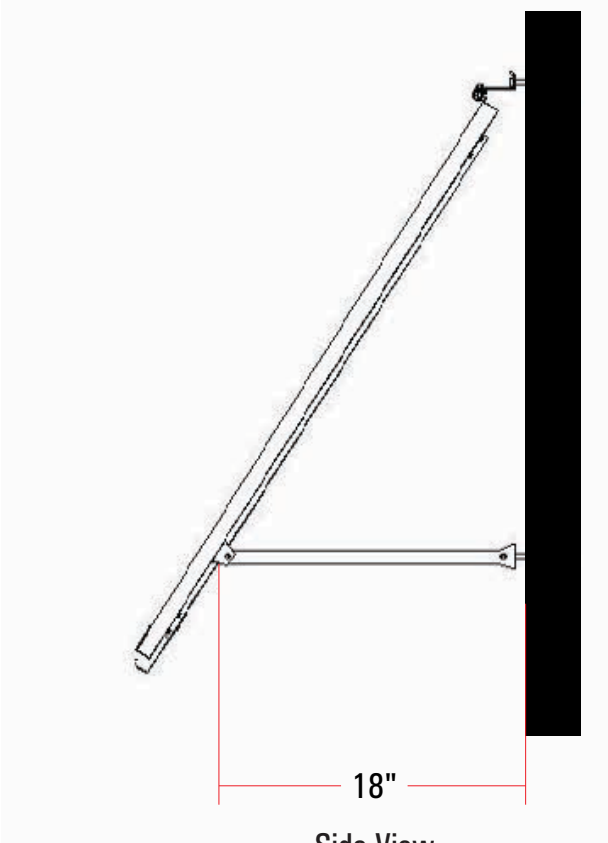
Colors & Finishes		
A		SW 7006 Extra White

Notes

Louver Awning
LJS-V1-AWN36X144



Sq Ft: 36



Side View

Colors & Finishes		
A		SW 7006 Extra White

Notes



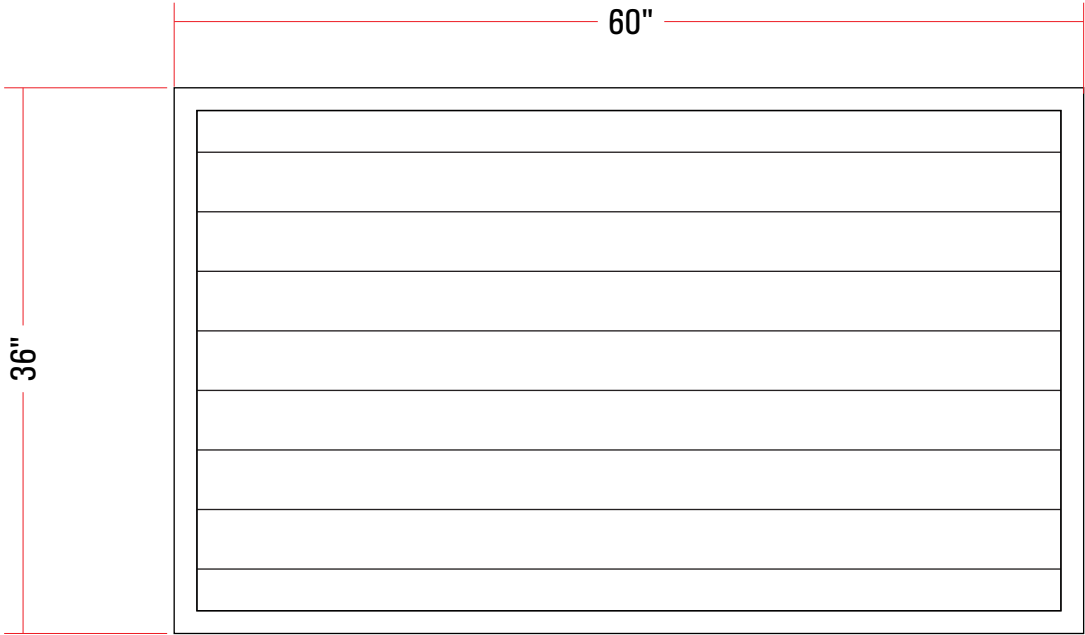
- ☐ Proof Is Approved. Proceed With Production Of Order
- ☐ Proof Is Approved With Corrections. Make Corrections As Indicated And Proceed With Production Of Order

Signature: _____
I have reviewed this proof in regard to: Sign type; order quantity; and accuracy of icons, symbols, and text (e.g. spelling capitalization, punctuation).
Print Name: _____
Date: _____

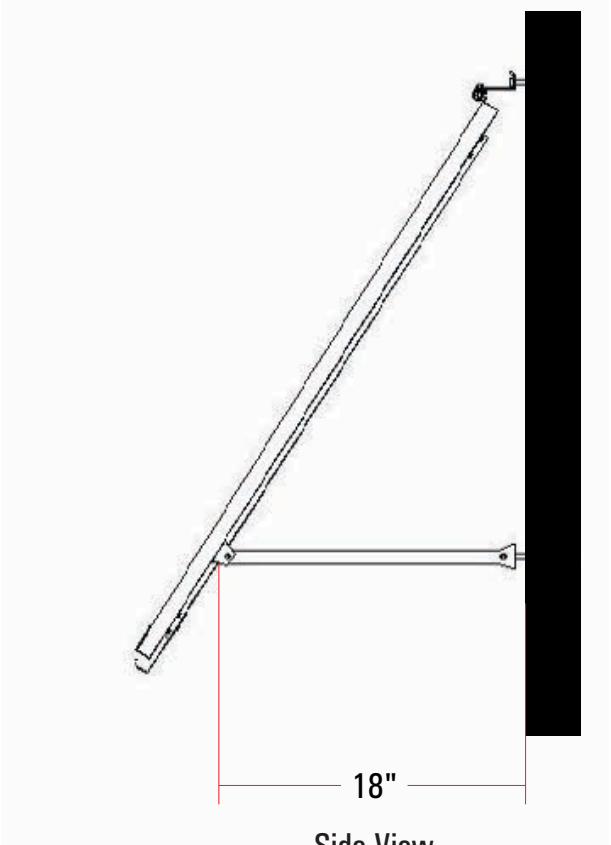


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Louver Awning
LJS-V1-AWN36X60



Sq Ft: 15



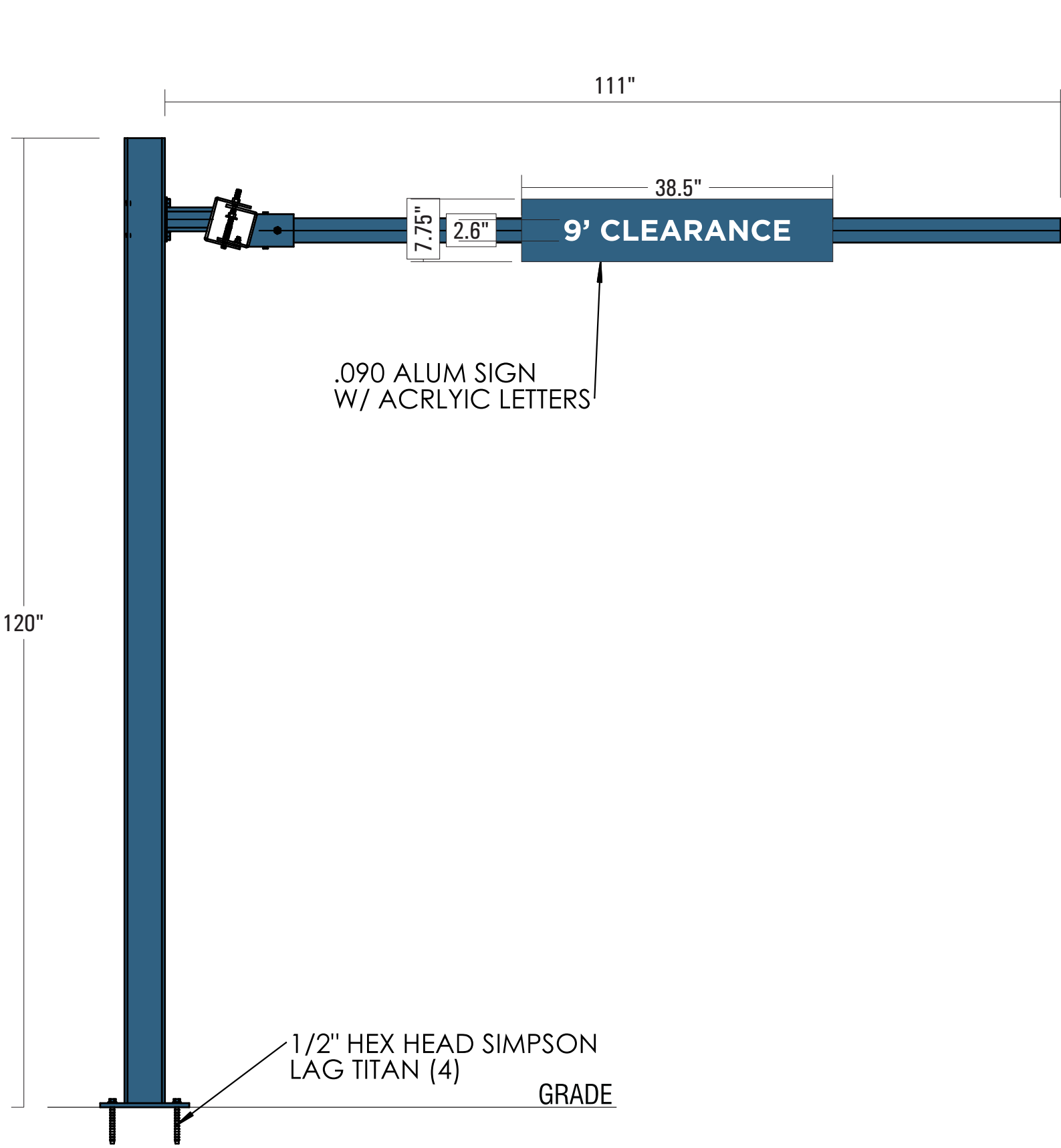
Colors & Finishes		
A		SW 7006 Extra White

Notes

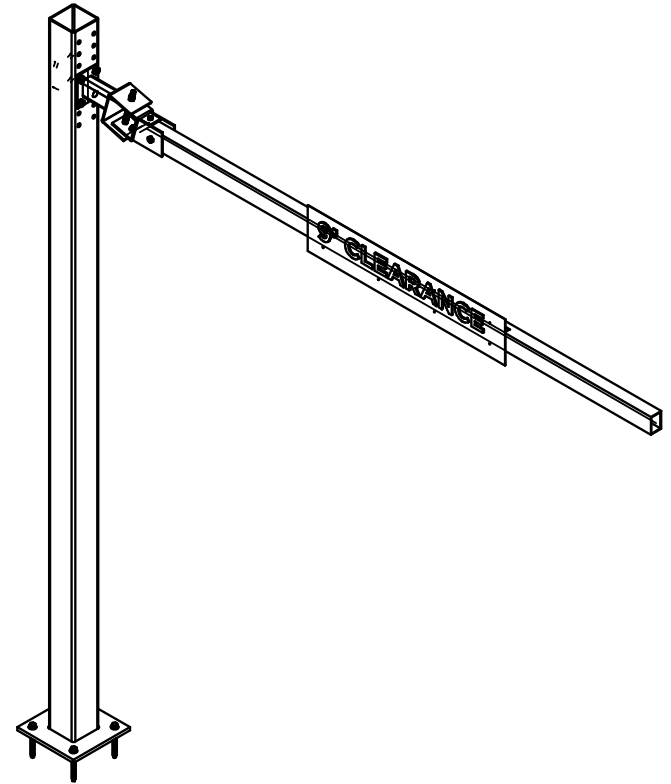
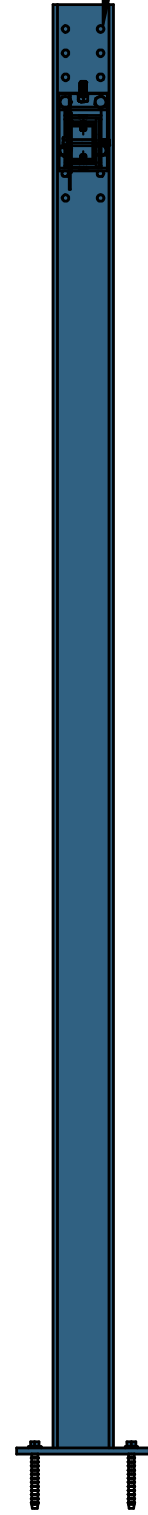
- ☐ Proof Is Approved. Proceed With Production Of Order
- ☐ Proof Is Approved With Corrections. Make Corrections
As Indicated And Proceed With Production Of Order

Signature: _____
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Print Name: _____
Date: _____

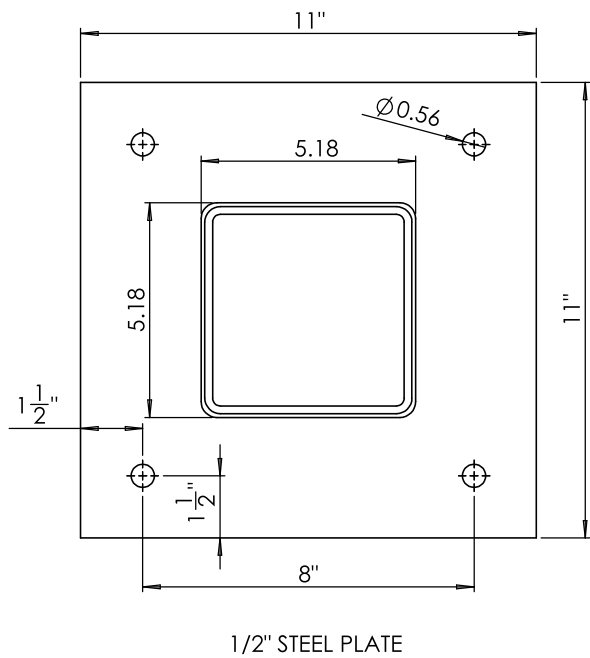
Clearance Unit
LJS-V1-CLE120X111



ADJUSTABLE
BREAK AWAY
HEIGHT



Isometric View



Colors & Finishes	
A	Painted SW6509 Georgian Bay



- ☐ Proof Is Approved. Proceed With Production Of Order
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REVISED SIGNAGE PLAN

GENERAL EXTERIOR ELEVATION NOTES:

1. CONSIDERATION WILL NOT BE GRANTED FOR ANY ALLEGED MISUNDERSTANDINGS OF THE AMOUNT OF WORK TO BE PERFORMED. TENDER OF PROPOSAL SHALL CONVEY FULL AGREEMENT TO THE ITEMS AND CONDITIONS INDICATED ON THE DRAWINGS. SHOULD THE CONTRACTOR FIND DISCREPANCIES OR OMISSIONS IN THE CONTRACT DOCUMENT OR BE IN DOUBT AS TO THE INTENT THEREOF, THE CONTRACTOR SHALL OBTAIN CLARIFICATION FROM THE ARCHITECT AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO SUBMITTING HIS PROPOSAL FOR WORK.
2. ALL DIMENSIONS ARE SHOWN TO FACE OF FINISH UNLESS NOTES OTHERWISE.
3. WALLS TO STRUCTURAL DECK MUST BE THOROUGHLY SEALED AROUND PENETRATIONS.

FORM

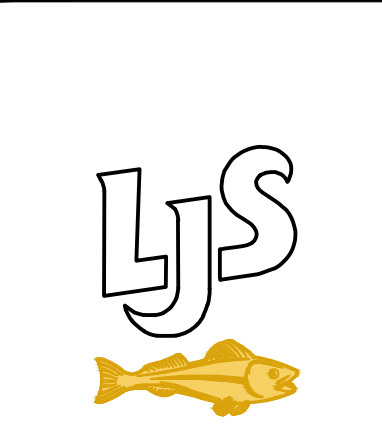
Architectural Group

A Division of Form Architecture, LLC

2170 Hulton Rd
Verona (Plum), PA 15147

Ph: (412) 828-5710
Fax: (412) 828-5715

PRELIMINARY
JUNE 12, 2024



TRUE NORTH 2023-2
Franchisee
Charter Foods, Inc.
Trinity Holdings, LLC
PO Box 430
Talbot, TN 37877
Project location
HURON
2018 Cleveland Rd,
Huron, OH 44839

REVISIONS	
NO	DATE

DRAWINGS ISSUED FOR:

CLIENT REVIEW

PERMITTING

PERMIT REVISIONS

BIDDING

FINAL CONST.

DRAWING ISSUE DATE:
6 / 12 / 24

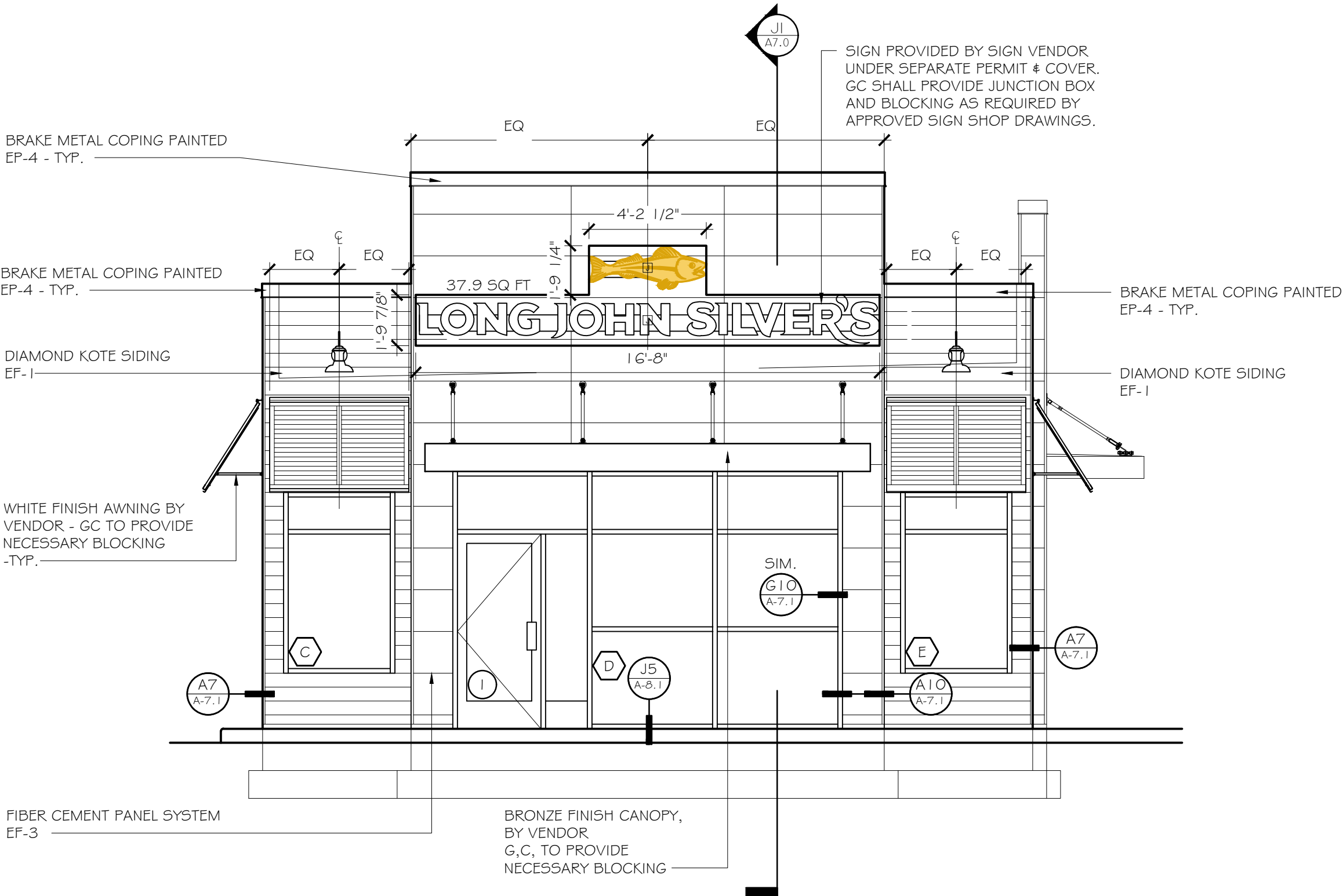
EXTERIOR
ELEVATIONS

PROJ. NO.:
FA24-119

DATE:
6 / 27 / 24

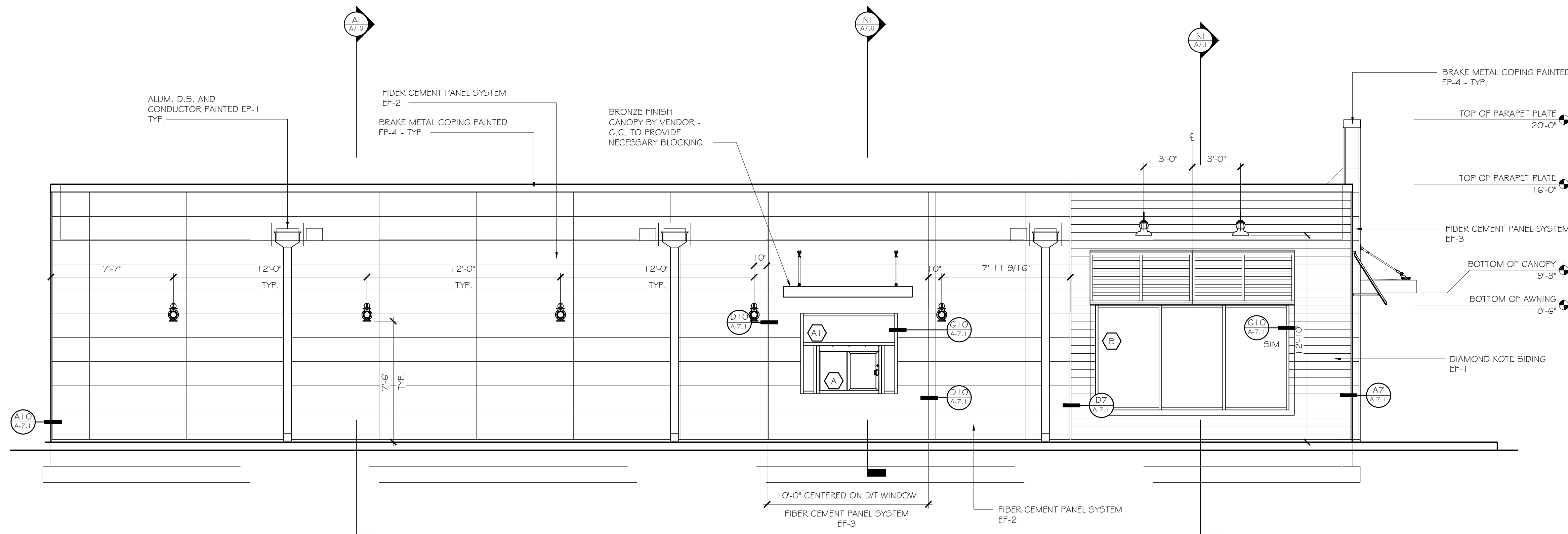
SHEET NUMBER
A-6.0

PRELIMINARY NOT FOR CONSTRUCTION



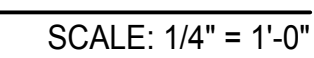
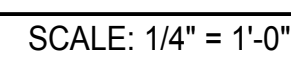
G9 ENTRY ELEVATION

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



A3 DRIVE-THRU ELEVATION

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



A-61



TO: Chairman Boyle and Members of the Planning Commission and Design Review Board
FROM: Christine Gibboney, Administrative Assistant
RE: 1708 Sawmill Parkway- Huron's Big Storage Units
DATE: June 26, 2024

Current Zoning District: I-2

Parcel No.: 42-02023.000

Existing Land Use: Vacant Lot

Property Size: +/- 6 acres

Traffic Considerations: Sawmill Parkway

Project Description-Site and Design Plan Review – Storage Units

The applicant is seeking site and design plan approval for new construction of a self-storage facility comprised of eight (8) buildings, with the anticipation of 100, 20' x 50' individual units. Parking, site drainage, landscaping, lighting, paved drives, are included in the plans.

Staff Analysis/Recommendation:

Applicant is seeking site and design plan approval for a 100-unit, self-storage facility on a current vacant parcel on Sawmill Parkway. As you may recall, earlier this year the PC had approved a temporary sign on the parcel to announce this development.

The applicant had anticipated being on the May Planning Commission agenda, however, during internal plan review of the application and plans, staff had discovered conflicting code sections relative to setbacks existing in the code. ***Section 1125.05 for the I-2 District, vs Section 1126.15 Self-Service Storage and Mini-Storage.***

As proposed, the setbacks met all setback regulations for I-2 Zoning, but did not meet the side setback regulation in Section 1126.15. For expediency of the project, the applicant chose to seek setback variances through the BZA and concurrently, staff asked legal to review the two conflicting sections. On June 10, 2024, the BZA granted the setback variances as submitted.

City Council had its first reading on an amendment to Section 1126.15, prepared by legal, to address the conflicting language. As proposed, new language added to 1126.15 refers to the I-2 setbacks when such a use (Self Storage/Mini Storage) is in an Industrial District, however, language will still include the provision of authority of the Fire Department to request changes if they feel access would be an issue.

Addition, staff held an internal departmental review of the plans (Services, Engineering, Fire) for any comments/input. Fire Department had no concerns with the plans as proposed.

Applicable Code Sections:**1125.05 I-2 General Industrial District & 1126.15 Self Storage and Mini Storage****1125.05 I-2 Zoning**

Lot Area	Lot Frontage	Front Yard Depth	Side Yard Depth	Rear Yard Depth
Nonresidential Structures - None	30 ft.	20 feet	None except when adjoining R or B-1 or B-2 District - then the otherwise specified distance requirements	1-story: 40 feet 2-story: 50 feet 3-story: 60 feet Five feet each additional story

1126.15 Self Service Storage & Mini Storage

A. No building may be placed closer to any side lot line than fifteen (15'). The Fire Department may, upon review, require the

side setback to be increased for placement of an emergency fire access lane.

B. No building may be placed closer than thirty (30) feet to any front lot line.

C. No building may be placed closer than thirty (30) feet to any rear lot line.

As proposed, and with the variances granted by the BZA, the site plan conforms to setback regulations.

Chapter 1131- Landscape Requirements

(h) General Landscape Requirements. Table 1131.04(h) shows the minimum amount of landscape materials required per site. The quantities are inclusive of total aggregate shade trees and number of landscape units. The quantities are subject to the use of the principal building and total footprint of the site. The requirements within this section are to be included in addition to any required buffering, screening, building façade, or parking lot landscape requirements. Shade trees can be placed anywhere on the lot meeting all other requirements of this Code. Landscape islands shall be placed as to create visual interest and increase the aesthetic quality of the site and building façade.

Schedule 1131.04(h) General Landscape Requirements

Use	#Shade Trees	# of Islands	Landscape Islands
Industrial	1 per acre	1 per 2 acres	250 sq. ft. 2-4 ornamental trees or evergreen trees. 8- 10 shrubs or perennials.

The proposed landscaping meets the requirements for the number of shade trees and number of islands required. Staff has asked for detail on the shrubs or perennials being proposed for the islands.

1131.07 SCREENING REQUIREMENTS. (a) Refuse Disposal Dumpsters and Refuse Storage Areas. All refuse disposal dumpsters, containers and refuse storage areas must be fully enclosed on four (4) sides by a solid wood or simulated wood screen fence, an opaque masonry wall (stone, stucco, or brick) or principal structure wall at least one (1) foot higher than the tallest refuse container in the collection area, but in no case shall the wall or fence be less than six (6) feet in height.

Note: Applicant will be required to have fencing surrounding any dumpster areas.

CHAPTER 1133- OFF-STREET PARKING AND LOADING REGULATIONS

1133.03 NUMBER OF PARKING SPACES REQUIRED.

The required number of off-street parking spaces for each facility or use shall be determined by application of the standards noted in Schedule 1133.03. For a use not specified in Schedule 1133.03, the Planning Commission shall apply the standard for a specified use which the Commission determines to be most similar to the proposed use.

1) Printing, publishing, storage and warehousing of goods, wholesale establishments	1 space for each three (3) employees on a maximum shift or for each 3,000 sq. ft. of floor area, whichever is greater.
---	--

As proposed, the plans reflect a total of 33 spaces which would meet the above requirement. Additionally, the plans show a "Parking/Storage" area in between the two center buildings.

The conflicting 1126.15 Code Section refers to Section 1133, but then differs in the parking space calculation, D:

1126.15 (3) PARKING.

A. All parking spaces and drive aisles shall be designed in conformance with the dimension and building material requirements within Section 1133 Off Street Parking.

B. Parking areas may be no closer than 5 feet to the front property line. Any space between a parking area and the front lot line

must be appropriately landscaped and screened in accordance with applicable regulations.

C. Parking areas may have a zero (0) ft. setback on any rear or side property line.

D. There shall be a minimum of one (1) parking space for every 1,000 square feet of ground floor area.

If the Planning Commission chooses not to make determination on classification in 1133; then it would revert to 1126.15 above, which would require 100 spaces.

Staff pulled records on the only other self-storage facility in recent years, Man Caves Storage, and found that it appears site plan approval was based on 1125.05, 1133 and 1126.15. It is important to note, that the property is largely concreted for ample parking, however, there is no designated/striped parking spaces on the parcel.

Design Features

Proposed exterior colors: Light Gray Wall, Dark Gray base, white man-doors, and garage doors. Exterior lighting will be downward casting. Applicant is proposing an entry gate, as shown in the small elevation photo.

There is no signage being proposed with this application; if signage wishes to be considered, the applicant will submit for signage at a future meeting.

Staff would recommend approval as proposed, with the condition that any dumpster areas be screened.

Attachments:

- Application & Design Elevations

Planning Commission (PC)

Commercial Site Plan Application/Design Approval- Exterior/Design-Signage Only

DATE: 04/18/24

Property Owner

Name: Corey M Aldridge

Address: 3910 Willowcreek Dr

Phone: 419.602.7285

Email: coreymaldridge@gmail.com

Applicant

Name: Joshua Fox, Architect

Company/Business Name: Fox Architectural Design, LLC

Mailing Address: 3105 Huron Avery Rd. Huron, OH 44839

Phone: 419.677.6961

Email: josh@foxarchitectural.com

Location and Description of Project

Address: 1708 Sawmill Parkway County Parcel #: 42-02023.000

Existing Use: Commercial Vacant Lot Acreage/Area of Site: 6.0 acres

Proposed Use: Gated Storage Facility Lot # (if applicable):

Estimated Value of Project: Unknown at this time Total SF:

☒

New Construction

☐

Demolition

☐

Addition to Existing Structure

☐

Other:

Zoning District:	R-1	R-1A	R-2	R-3	B-1	B-2	B-3	I-1	I-2	P-1	M
-------------------------	-----	------	-----	-----	-----	-----	-----	-----	------------	-----	---

Flood Zone:	A	AE	AO	AH	X (shaded)	X	(Definitions 1135.02(14))
--------------------	---	----	----	----	------------	---	---------------------------

Description of Project:

Proposed storage buildings approximately 100 units at 20x50. Buildings to be built in phases. Includes site parking, site drainage, new utilities entry gates and paved drives.

SECTION 1. SITE PLAN APPROVAL *The application fee of \$150.00 and a complete site plan with following information must be included with this application and provided in a PDF format:

- ☐ Legal Survey or Plat
- ☐ Dimensions of the Lot/Property Lines
- ☐ N/A Size and Location of the Existing Structure (if applicable)
- ☐ Size and Location of the Proposed Structure
- ☐ N/A Front, Rear, and Side Setbacks of Existing Structure (if applicable)
- ☐ Front, Rear, and Side Setbacks of Proposed Structure
- ☐ Height of the Proposed Structure
- ☐ Location of Sidewalks, Driveways, Drive Aisles, Parking Areas (with markings), Fire
- ☐ Lanes Location of all utility connections and infrastructure
- ☐ Plan for any curb cut/apron connection to public street

***A complete drainage plan must be included for projects that result in grading, paving, site modification, or new construction.**

SECTION 2. DESIGN APPROVAL (EXTERIOR, LANDSCAPING, LIGHTING, SIGNAGE) *
The application fee of \$150.00 and complete plans to include the following information must be included with this application and provided in a PDF format.

- ☐ Photographs of Existing Conditions
- ☐ Elevations of Proposed Modifications
- ☐ Paint or Color Samples
- ☐ Exterior Building Material Samples
- ☐ Landscape Plan
- ☐ Exterior Lighting Plan

☐ N/A Commercial Signage- Site Plan, Colored Elevations, Description of sign materials, Illumination specifications. Complete the table below:

Sign Type (circle)				Dimensions					
Sign #1:	Wall	Window	Other:	Height		Width		Display Area	Height (if ground)
	Ground	Changeable Copy			X		=	sq. ft.	ft.
Sign Type (circle)				Dimensions					
Sign #2:	Wall	Window	Other:	Height		Width		Display Area	Height (if ground)
	Ground	Changeable Copy			X		=	sq. ft.	ft.
Sign Type (circle)				Dimensions					
Sign #3:	Wall	Window	Other:	Height		Width		Display Area	Height (if ground)
	Ground	Changeable Copy			X		=	sq. ft.	ft.
Sign Type (circle)				Dimensions					
Sign #4:	Wall	Window	Other:	Height		Width		Display Area	Height (if ground)
	Ground	Changeable Copy			X		=	sq. ft.	ft.

SECTION 3. DESIGN APPROVAL (COMMERCIAL SIGNAGE ONLY) * The application fee of \$50.00 and complete plans to include the following information must be included with this application and provided in a PDF format.

___ Signage Site Plan with all setback dimensions

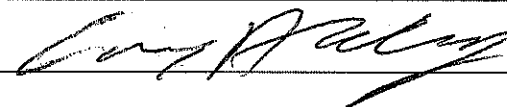
___ Rendering(s) of all signs with detail of dimensions, construction materials, graphics, illumination

Sign Type (circle)				Dimensions						
Sign #1:	Wall	Window	Other:	Height		Width		Display Area		Height (if ground)
	Ground	Changeable Copy			X		=		sq. ft.	ft.
Sign Type (circle)				Dimensions						
Sign #2:	Wall	Window	Other:	Height		Width		Display Area		Height (if ground)
	Ground	Changeable Copy			X		=		sq. ft.	ft.
Sign Type (circle)				Dimensions						
Sign #3:	Wall	Window	Other:	Height		Width		Display Area		Height (if ground)
	Ground	Changeable Copy			X		=		sq. ft.	ft.
Sign Type (circle)				Dimensions						
Sign #4:	Wall	Window	Other:	Height		Width		Display Area		Height (if ground)
	Ground	Changeable Copy			X		=		sq. ft.	ft.

PLEASE NOTE: Upon approval from the Planning Commission, your project may require Engineering Plan review and Storm Water/Erosion Control Plan review, associated fees will apply. Zoning and/or Building Permits may be required, associated permit fees will apply. All Contractors on your project must be registered with the City. Contact the Planning and Zoning Department with any questions: 419-433-5000 ext. 1302.

_____ I hereby certify that I am the owner of record of the named property or that the proposed work is authorized by the owner of record and/or I have been authorized to make this application as an authorized agent, and we agree to conform to all applicable laws, regulations, and ordinances. All information contained within this application and supplemental materials is true and accurate to the best of my knowledge and belief.

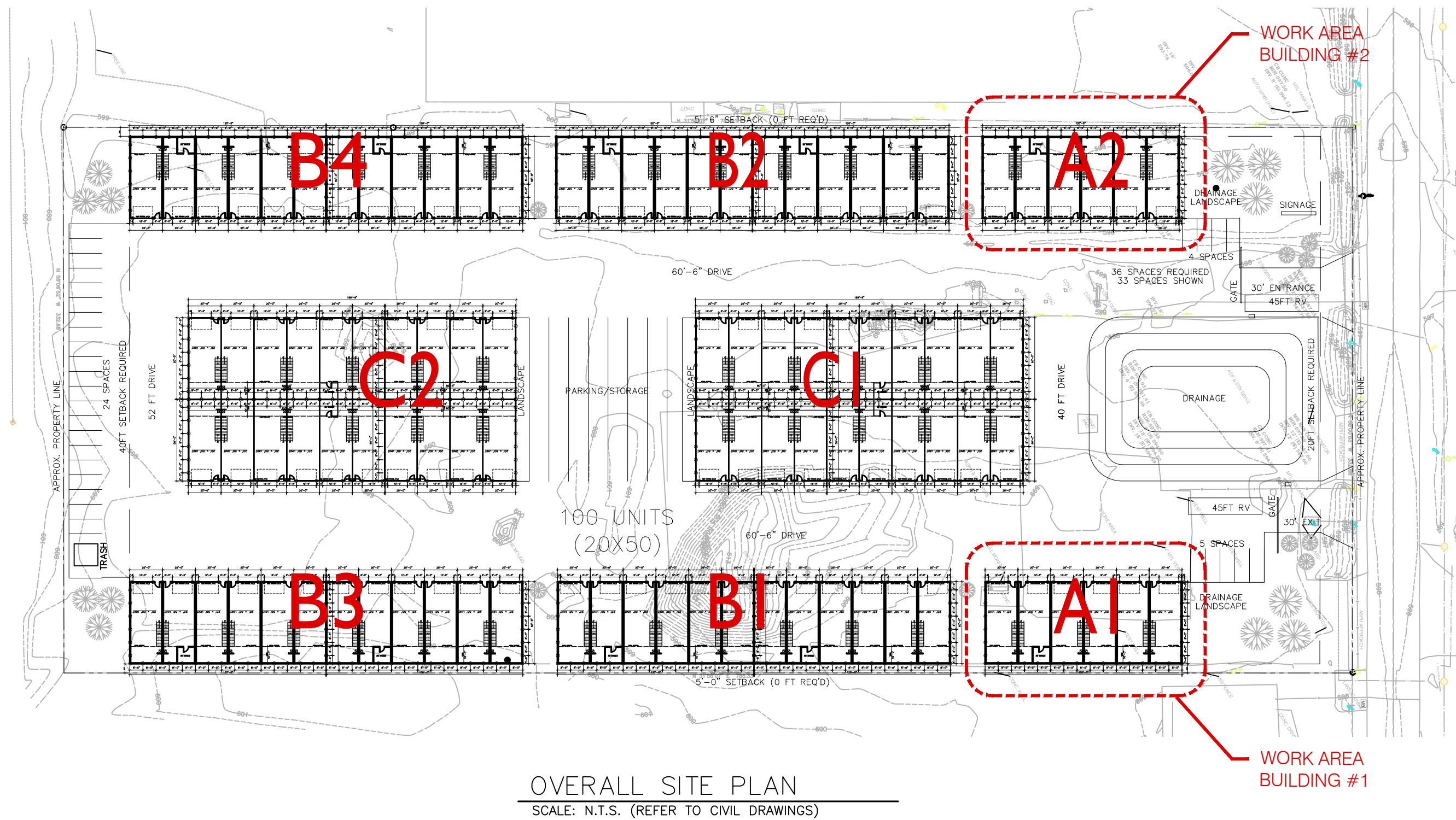
Applicant Signature: Joshua Fox Date: 04/18/24

Owner Signature:  Date: 04/18/24

For Departmental Use Only:

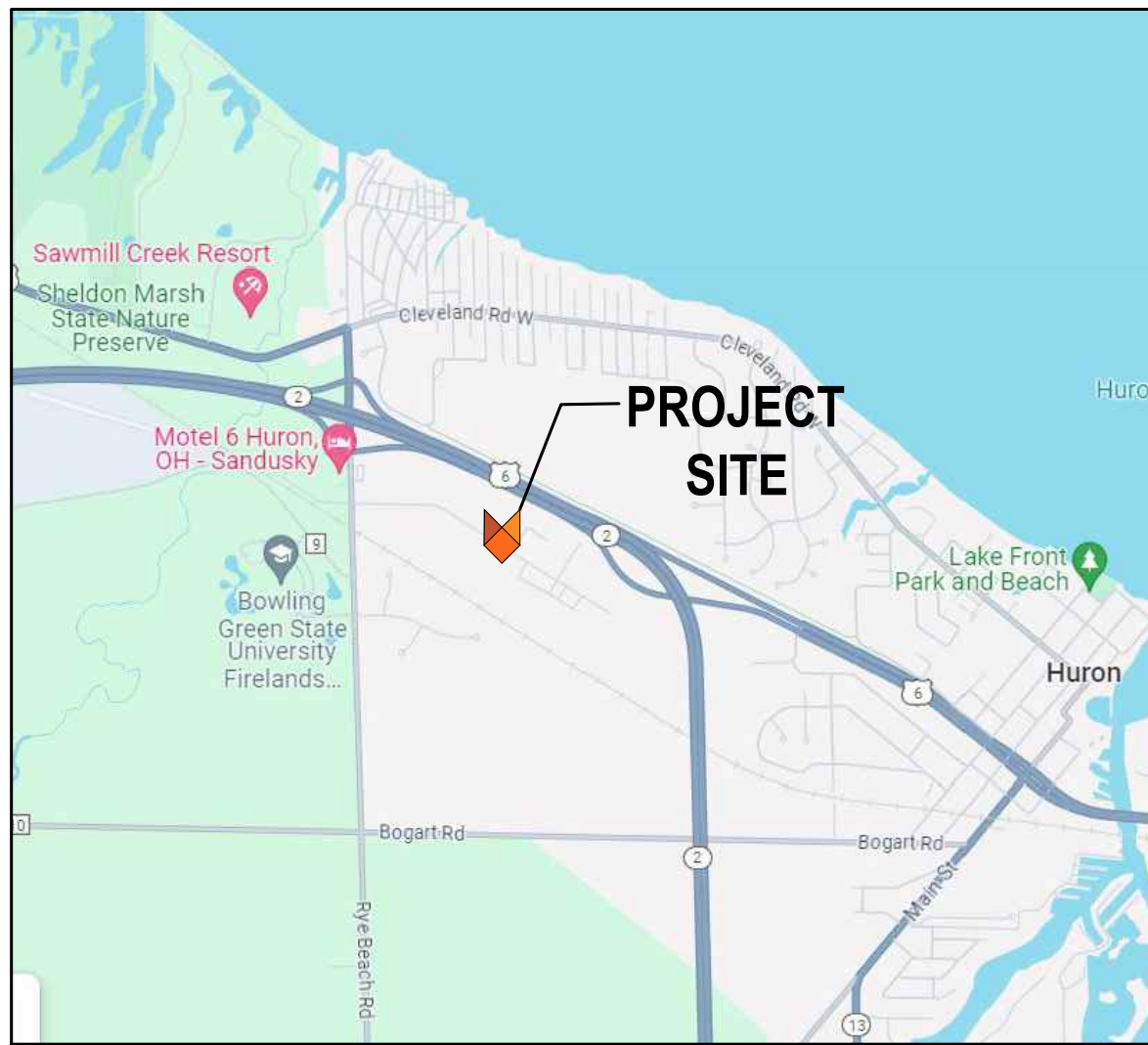
Date of Submission: _____ Application Fee: _____ PC Meeting Date: _____

PROPOSED STORAGE BUILDING
BUILDING 'A1'
HURON'S BIG STORAGE UNITS
1708 SAWMILL PARKWAY
HURON, OH 44839



BUILDING DEPT
HURON TOWNSHIP
JOHN ZIMMERMAN, CBO
1820 BOGART RD
HURON, OH 44839
jzimmerman@margarettatwp.org
ARCHITECT
FOX ARCHITECTURAL DESIGN, LLC
JOSHUA FOX, RA
3105 HURON AVERY RD
HURON, OH 44839
419.677.6961
josh@foxarchitectural.com

VERIFICATION NOTE
CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CLEARANCES AND ALL EXISTING FIELD CONDITIONS BEFORE STARTING CONSTRUCTION, INCLUDING FLOOR ELEVATION LEVELS, COMMENCEMENT OF WORK CONSTITUTES ACCEPTANCE OF CONDITIONS. SHOULD DIFFERENT CONDITIONS BE ENCOUNTERED, CONTACT THE ARCHITECT BEFORE PROCEEDING WITH WORK.



LOCATION MAP N.T.S.

GENERAL DESIGN LOADS:

FLOOR LOADS: 100 psf SLAB ON GRADE
FLOOR LOADS: 125 psf MEZZANINE
ROOF LOAD: 30 psf (L.L.) + 15 psf (D.L.) = 45 psf (T.L.)
WIND LOAD: 115 mph

GENERAL NOTES:

- THE DRAWINGS, SPECIFICATIONS AND BID DOCUMENTS ARE TO BE CONSIDERED THE ENTIRE BID PACKAGE AND SHALL MEET ALL CODES, FEDERAL, STATE AND LOCAL CODES.
- REFER TO BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY OTHERS FOR ALL CIVIL AND SITE CONDITIONS INCLUDING BUT NOT LIMITED TO UTILITIES, STREETS, EASEMENTS, DRAINAGE ETC.
- ALL CONTRACTORS AND TRADES SHALL VISIT THE JOB SITE TO INSPECT AND EVALUATE ALL EXISTING FIELD CONDITIONS RELATING TO THEIR WORK PRIOR TO BIDDING.
- BEFORE AND DURING CONSTRUCTION, CONTRACTORS WILL VERIFY ALL DIMENSIONS AND ELEVATIONS AND CONDITIONS. ANY DISCREPANCIES OR UNKNOWN CONDITIONS SHALL BE BROUGHT TO THE OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH THE WORK.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRASH REMOVAL FROM SITE INCLUDING UNUSED MATERIALS.
- ALL MATERIALS TO BE NEW OR UNUSED QUALITY, INSTALLED & FINISHED PER MANUFACTURERS SPECIFICATION & INDUSTRY STANDARDS.
- CONTRACTORS SHALL PROVIDE & MAINTAIN A REFUSE CONTAINER FOR ALL CONSTRUCTION DEBRIS. CONTRACTORS WORKING ON THE SITE SHALL CLEAN UP ALL WORK AREAS ON A DAILY BASIS & TO THE SATISFACTION OF THE OWNER.
- ALL CONSTRUCTION MATERIALS & EQUIPMENT & JOB TRAILERS SHALL BE STORED ONLY IN AREAS DESIGNATED BY THE OWNER.
- CONTRACTORS SHALL PROVIDE ALL NECESSARY CONSTRUCTION BARRIERS AND DUST-TIGHT ENCLOSURES TO MAINTAIN SAFETY AND CONTROL DUST FOR THE HOME OWNERS.
- ANY DAMAGE BY CONTRACTORS TO EXISTING SURFACES, MATERIALS, OR EQUIPMENT DURING CONSTRUCTION WILL BE REPAIRED OR REPLACED TO THE OWNERS SATISFACTION BY THE CONTRACTOR.
- FOR ANY ELEMENTS OF CONSTRUCTION NOT SPECIFICALLY NOTED ON THESE PLANS, COMPLY WITH THE LATEST EDITION OF THE OBC CODE OF OHIO.

DRAWING INDEX

SH#	SHEET NAME
T1.0	TITLE SHEET
C1.0	MODIFIED REFERENCE SITE PLAN
L1.0	PROPOSED LANDSCAPE PLAN
A0.1	ENERGY REPORT
A1.0	FLOOR PLAN AND NOTES
A1.1	ROOF PLAN, SCHEDULES AND NOTES
A2.0	EXTERIOR ELEVATIONS AND NOTES
A3.0	TYPICAL SECTIONS AND DETAILS
ADA1	ACCESSIBILITY DETAILS
ADA2	ACCESSIBILITY DETAILS
P1.0	PLUMBING PLAN AND NOTES
E1.0	SITE LIGHTING AND PHOTOMETRIC PLAN
E2.0	POWER/LIGHTING PLAN AND NOTES
E3.0	ELECTRICAL SCHEDULES AND ONE LINE DIAGRAM

2024 OBC CODE REVIEW

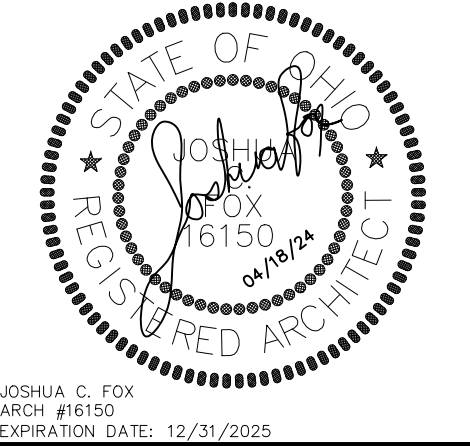
PROJECT DESCRIPTION: NEW CONSTRUCTION OF 6,000 S.F. STORAGE SPACES. THIS BUILDING HAS (6) 1,000 S.F. RENTABLE STORAGE SPACES EACH WITH ITS OWN ENTRY/EXIT, AND INDIVIDUAL RESTROOM AND WOP SINK. OPTIONAL MEZZANINES ONLY.
Based on Ohio Building Code (OBC) 2024 with amendments
(Chapter - 3) Use and Occupancy Classification
Proposed Occupancy: Group S-1 (Storage Facility)
Building Area = 6,000 S.F.
Mezzanines = 1,200 S.F.
Total Building Area = 7,200 S.F.
(Table 504.3) General Height and Area Limitations
Actual overall height: 25'-8" +/- Allowable overall height: 40'-0"
Actual Stories: 1 Allowable Stories: 1
Actual Square Footage: 6,000 sf Allowable S.F. per story: 9,000 non sprinklered
(Section 602) Construction Classification
Type I-B Construction: Combustible
(Chapter 903) Automatic Sprinkler System
Automatic Sprinkler System is not Required
(Table 906.3(1) Fire Extinguishers for Class A Fire Hazards (Light Hazard Occupancy)
Minimum Rated Single Extinguisher: 2-A (1 per unit)
(Table 1004.5) Maximum Floor Area Allowances per Occupant
1,000 S.F. PER UNIT DIVIDED BY 300 = 3 OCCUPANTS
Accessibility
This building and site meet the requirements of ANSI A117.1-2017 and OBC 2024 accessibility related sections
(Table 2902.1) Minimum Number of Required Plumbing Fixtures
Classification: Group S
Water Closets Shall be: 1 per 100 (Male & Female)
3 Total Occupants = 1 req'd
Lavatories Shall be: 1 per 100 = 1 req'd
Service sink: 1 Required

APPROVALS:

DATE	REVISION
04/10/24	OWNER REVIEW #1
04/18/24	OWNER REVIEW #2/BID SET

REVISIONS

THE DRAWINGS AND THE INFORMATION SHOWN REPRESENT THE ORIGINAL, UNPUBLISHED WORK OF FOX ARCHITECTURAL DESIGN, LLC AND SHALL NOT BE REPRODUCED OR DUPLICATED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE ARCHITECT. 2024



JOSHUA C. FOX
ARCH #16150
EXPIRATION DATE: 12/31/2025
FOX
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3105 HURON AVERY RD. HURON OHIO 44839

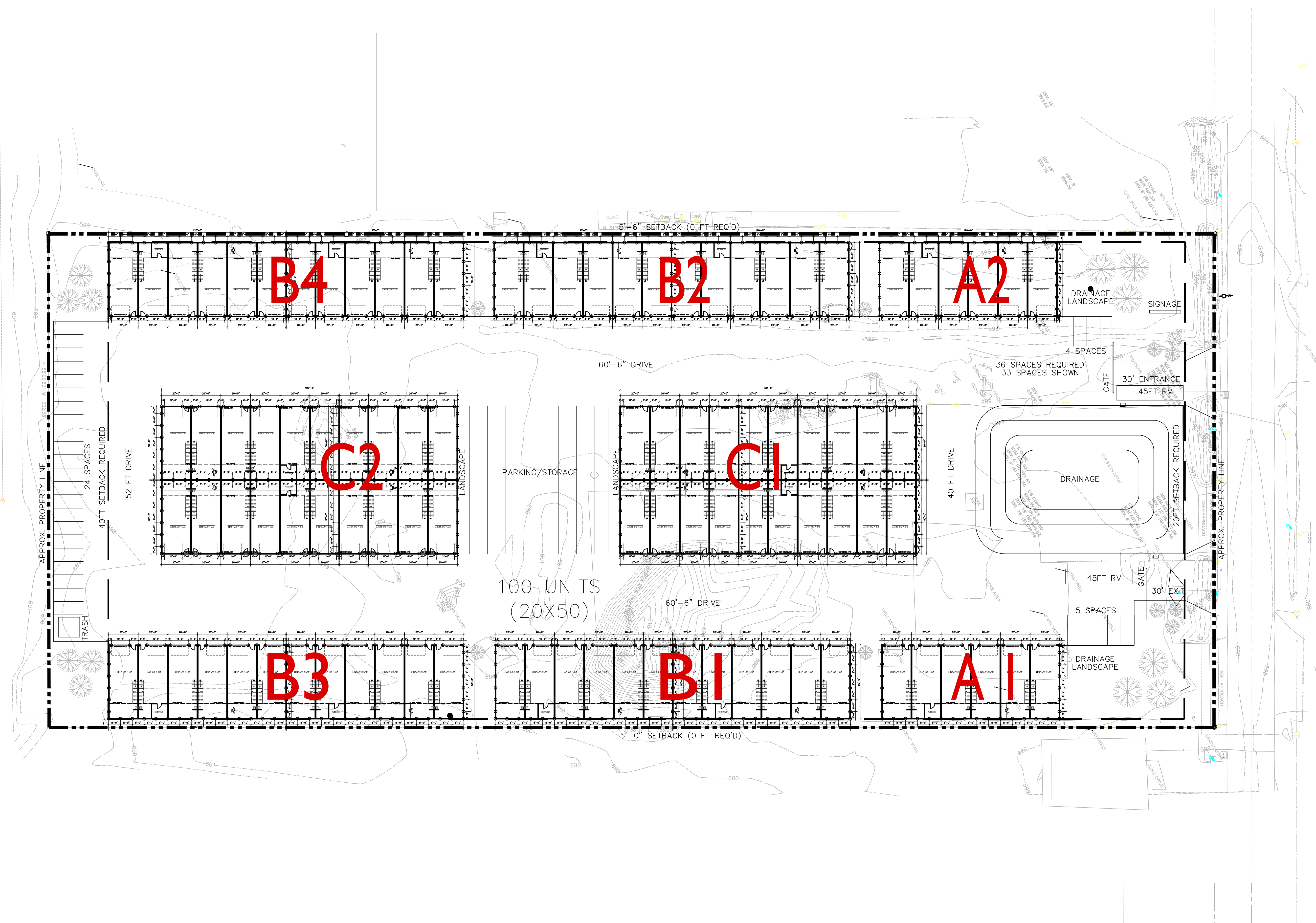
PROPOSED NEW BUILDINGS
HURON'S BIG STORAGE UNITS
1708 SAWMILL PARKWAY
HURON, OH 44839

APRIL 18, 2024

JOB NO. 2315

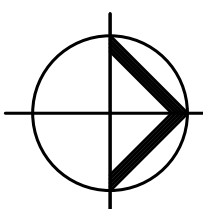
SHEET
T1.0

ORIGINAL DRAWING SIZE 24"x36"



MODIFIED REFERENCE SITE PLAN

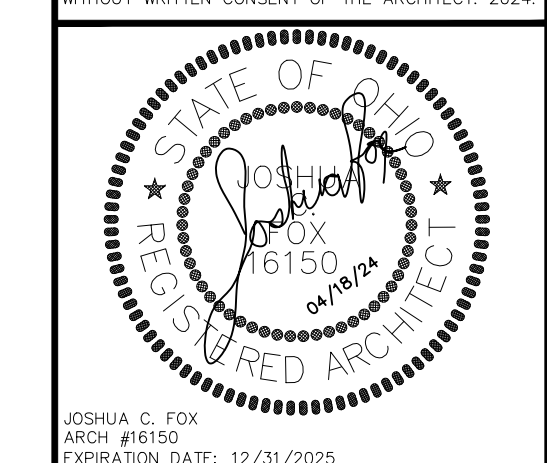
SCALE: 1/32" = 1'-0"



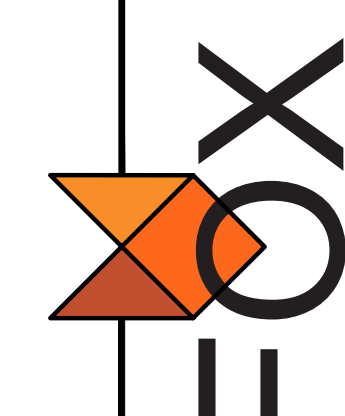
REFERENCE ONLY
PLEASE REFER TO THE BOUNDARY AND TOPOGRAPHIC SURVEY CREATED
PER THE COUNTY. THIS SHEET IS SOLELY ISSUED FOR APPROXIMATE
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MODIFIED REFERENCE SITE PLAN

PROPOSED NEW BUILDINGS
HURON'S BIG STORAGE UNITS
1708 SAWMILL PARKWAY
HURON, OH 44839

APRIL 18, 2024

JOB NO. 2315

SHEET

CI.0

ORIGINAL DRAWING SIZE 24"X36"

PLANT HEIGHT SHALL BE MEASURED FROM FINISHED GRADE TO THE UPPER MAIN BODY OF THE PLANT

SHRUBS PLANTED IN GROUPS SHALL BE SET IN CONTINUOUS BEDS AS SHOWN ON PLAN

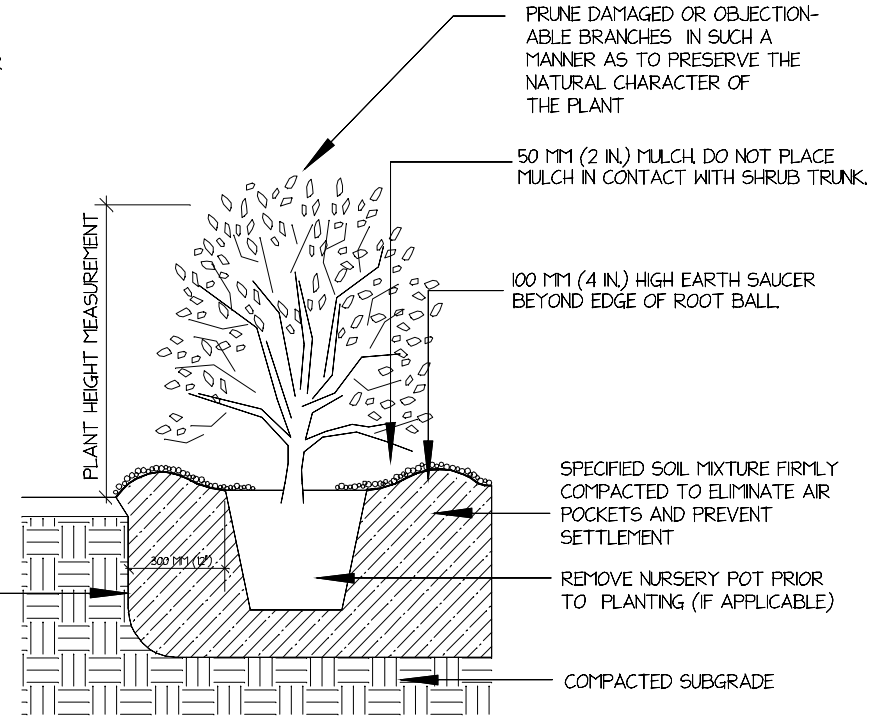
PLANTING METHOD ILLUSTRATED SHALL APPLY EQUALLY TO BARE-ROOT STOCK & BURLAP STOCK

SET SHRUBS 50 MM (2") HIGHER THAN SURROUNDING GRADE TO TO ALLOW FOR SETTLEMENT

DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL

SCAFFOLD & IRRIGATE INSIDE OF SHRUB PLANTING PIT PRIOR TO PLANTING

EXCAVATE & PREPARE PLANTING BED TO 450 MM (18") DEEP OR AS SPECIFIED



SHRUB PLANTING DETAIL

TYPICAL INSTALLATION

SECURE STAKES TO MAIN TREE TRUNK X1 HELP ROPE

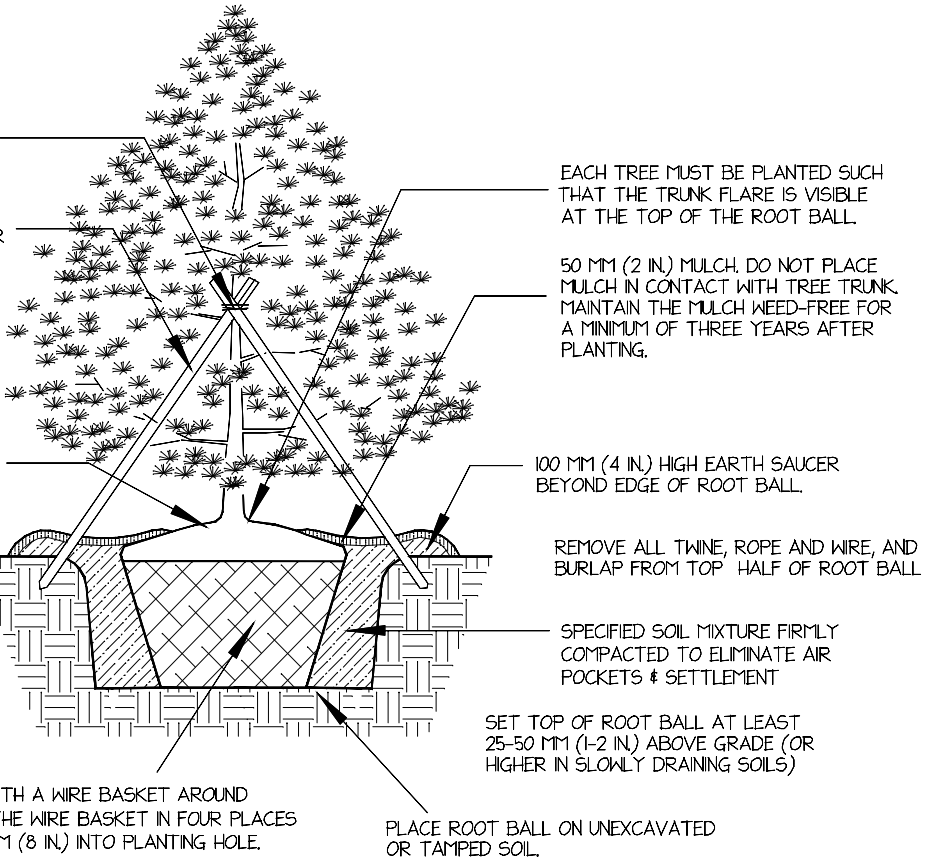
800 x 40 MM (7/8" x 1-1/2") HARDWOOD STAKES OR OTHER APPROVED STAKE MATERIAL

DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL

ALL STAKES SHALL BE DRIVEN OUTSIDE THE EDGE OF THE ROOT BALL

IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 200 MM (8 in) INTO PLANTING HOLE

PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL



CONIFEROUS TREE PLANTING DETAIL

TYPICAL INSTALLATION - 66" (200CM) OR LESS

Plant Legend			
Symbol	Qty	Common	Botanical
	6	Blue Spruce	Picea pungens
	4	Juniper	Juniperus communis
	6	Red Maple	Acer rubrum
	6	Squarossa False Cypress	Chamaecyparis pisifera 'Squarrosa Lutea'

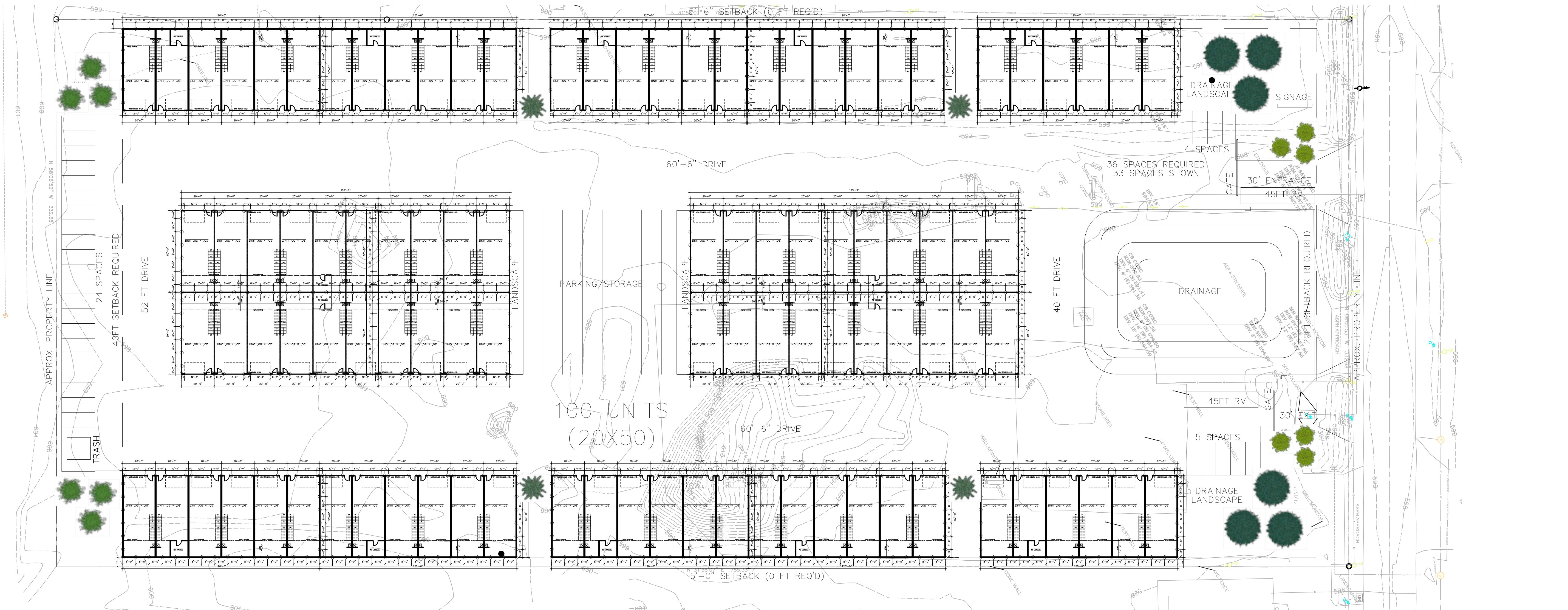
GENERAL LANDSCAPE NOTES

10 SMALL EVERGREEN SHRUBS AND THE HEIGHT WILL BE BETWEEN 15" - 36".

6 EVERGREEN TREES THAT WOULD MEET THE MINIMUM HEIGHT OF 6'.

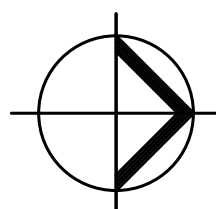
6 SHADE TREES MEET THE REQUIREMENTS OF A 2.5" CLEAR TRUNK THAT IS AT LEAST 6' TALL, WITH A TRUNK CALIPER ABOVE THE GRADE LINE AT 4.5'.

- (b) SHADE TREES. ALL DECIDUOUS SHADE TREES AT THE TIME OF INSTALLATION SHALL HAVE A MINIMUM CALIPER OF TWO AND ONE-HALF (2.5) INCHES AND A CLEAR TRUNK HEIGHT OF AT LEAST SIX (6) FEET, UNLESS OTHERWISE SPECIFIED. CALIPER OF THE TRUNK IS TAKEN AT FOUR AND ONE-HALF FEET (4.5) ABOVE THE GRADE LINE ON THE UPHILL SIDE OF THE TREE. THE GROUND LINE INCLUDES THE DUFF LAYER THAT MAY BE PRESENT, BUT DOES NOT INCLUDE UNINCORPORATED WOODY DEBRIS THAT MAY RISE ABOVE THE GROUND LINE.
- (c) EVERGREEN TREES. EVERGREEN TREES MUST HAVE A MINIMUM HEIGHT OF SIX(6) FEET AT INSTALLATION.
- (d) ORNAMENTAL TREES. SINGLE STEM ORNAMENTAL TREES MUST HAVE A MINIMUM CALIPER OF TWO (2) INCHES TAKEN AT HEIGHT REFERENCED IN 1131.04(B), UNLESS OTHERWISE SPECIFIED. MULTIPLE STEM ORNAMENTAL TREES MUST HAVE A MINIMUM HEIGHT OF EIGHT (8) FEET AT PLANTING.
- (e) SHRUBS. THE MINIMUM HEIGHT AT INSTALLATION OF ALL SHRUBS MUST MEET THE DIMENSIONS OF SCHEDULE 1131.04(E). LARGE SHRUBS ARE THOSE SPECIES THAT REACH FIVE (5) OR MORE FEET IN HEIGHT AT MATURITY. SMALL SHRUBS ARE THOSE SPECIES THAT SHOULD BE KEPT AT HEIGHTS OF FIFTEEN (15) TO THIRTY-SIX (36) INCHES.



PROPOSED LANDSCAPE PLAN

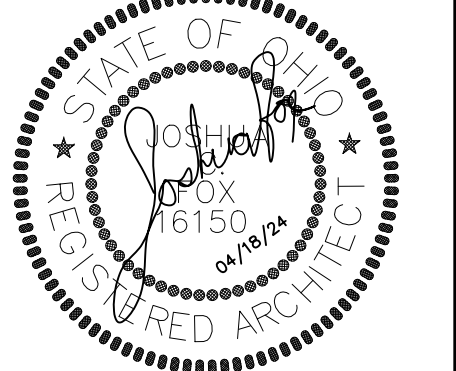
SCALE: 1/32" = 1'-0"



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REVISIONS

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JOSHUA C. FOX
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EXPIRATION DATE: 12/31/2025

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PROPOSED LANDSCAPE PLAN

PROPOSED NEW BUILDINGS
HURON'S BIG STORAGE UNITS
1708 SAWMILL PARKWAY
HURON, OH 44839

APRIL 18, 2024

JOB NO. 2315

SHEET

L1.0

ORIGINAL DRAWING SIZE 24"X36"

COMcheck Software Version 4.1.5.5
Envelope Compliance Certificate

Project Information

Energy Code: 90.1 (2019) Standard
Project Title: Huron's Big Storage Units
Location: Huron, Ohio
Climate Zone: 5a
Project Type: New Construction

Construction Site: 1708 Sawmill Parkway
Huron, OH 44839
Owner/Agent: Huron's Big Storage Units
1708 Sawmill Parkway
Huron, OH 44839
Designer/Contractor: Fox Architectural Design, LLC
Huron, OH 44839

Building Area	Floor Area
1-Storage Facility (Warehouse) : Nonresidential	6000

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor(a)
Roof 1: Attic Roof with Wood Joists, [Bldg. Use 1 - Storage Facility]	6000	40.0	0.0	0.026	0.027
Exterior Wall 1: Wood-Framed, 24" o c, [Bldg. Use 1 - Storage Facility]	6000	22.0	0.0	0.059	0.064
Door 1: Insulated Metal, Swinging, [Bldg. Use 1 - Storage Facility]	126	---	---	0.750	0.700
Door 2: Insulated Metal, Non-Swinging, [Bldg. Use 1 - Storage Facility]	1008	---	---	0.450	0.500
Floor 1: Slab-On-Grade-Heated, Horizontal with vertical 4 ft., [Bldg. Use 1 - Storage Facility] (b)	197	---	10.0	1.130	0.860

(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.
(b) Slab-On-Grade proposed and budget U-factors shown in table are F-factors.

Envelope PASSES: Design 1% better than code

Envelope Compliance Statement

Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed envelope systems have been designed to meet the 90.1 (2019) Standard requirements in COMcheck Version 4.1.5.5 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name - Title Signature Date

Project Title: Huron's Big Storage Units Report date: 04/04/24

COMcheck Software Version 4.1.5.5
Interior Lighting Compliance Certificate

Project Information

Energy Code: 90.1 (2019) Standard
Project Title: Huron's Big Storage Units
Project Type: New Construction

Construction Site: 1708 Sawmill Parkway
Huron, OH 44839
Owner/Agent: Huron's Big Storage Units
1708 Sawmill Parkway
Huron, OH 44839
Designer/Contractor: Fox Architectural Design, LLC
Huron, OH 44839

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts (B X C)
1-Storage Facility (Common Space Types:Storage)	1672	0.63	1053
		Total Allowed Watts =	
		1053	

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
1-Storage Facility (Common Space Types:Storage)				
LED 1: LED Other Fixture Unit 25W:	1	12	13	156
LED 2: LED Other Fixture Unit 28W:	1	48	18	864
Total Proposed Watts =				1020

Interior Lighting PASSES: Design 3% better than code

Interior Lighting Compliance Statement

Compliance Statement: The proposed interior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 90.1 (2010) Standard requirements in COMcheck Version 4.1.5.5 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name - Title Signature Date

Project Title: Huron's Big Storage Units Report date: 04/04/24

COMcheck Software Version 4.1.5.5
Exterior Lighting Compliance Certificate

Project Information

Energy Code: 90.1 (2019) Standard
Project Title: Huron's Big Storage Units
Project Type: New Construction
Exterior Lighting Zone: 2 (Light Industrial area with limited nighttime use (LZ2))

Construction Site: 1708 Sawmill Parkway
Huron, OH 44839
Owner/Agent: Huron's Big Storage Units
1708 Sawmill Parkway
Huron, OH 44839
Designer/Contractor: Fox Architectural Design, LLC
Huron, OH 44839

Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts / Unit	D Tradable Wattage	E Allowed Watts (B X C)
Storage Facility (Illuminated area of facade wall or surface)	6 ft2	0.1	No	1
		Total Tradable Watts (a) =		0
		Total Allowed Watts =		1
		Total Allowed Supplemental Watts (b) =		600

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.
(b) A supplemental allowance equal to 600 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
Storage Facility (Illuminated area of facade wall or surface 6 ft2): Non-tradable Wattage				
LED 1: LED Other Fixture Unit 13W:	1	6	24	144
Total Tradable Proposed Watts =				0

Exterior Lighting PASSES: Design 0.0% better than code

Exterior Lighting Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 90.1 (2010) Standard requirements in COMcheck Version 4.1.5.5 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name - Title Signature Date

Project Title: Huron's Big Storage Units Report date: 04/04/24

COMcheck Software Version 4.1.5.5
Mechanical Compliance Certificate

Project Information

Energy Code: 90.1 (2019) Standard
Project Title: Huron's Big Storage Units
Location: Huron, Ohio
Climate Zone: 5a
Project Type: New Construction

Construction Site: 1708 Sawmill Parkway
Huron, OH 44839
Owner/Agent: Huron's Big Storage Units
1708 Sawmill Parkway
Huron, OH 44839
Designer/Contractor: Fox Architectural Design, LLC
Huron, OH 44839

Mechanical Systems List

Quantity System Type & Description

- HVAC System 1 (Single Zone):
Heating: 1 each - Duct Furnace, Gas, Capacity = 110 kBtu/h
Proposed Efficiency = 82.00% Ec, Required Efficiency: 80.00 % Ec
Cooling: 1 each - Single Package DX Unit, Capacity = 60 kBtu/h, Air-Cooled Condenser, Air Economizer
Proposed Efficiency = 13.00 SEER, Required Efficiency: 13.00 SEER
Fan System: None
- HVAC System 2 (Single Zone):
Split System Heat Pump
Heating Mode: Capacity = 8000 kBtu/h,
Proposed Efficiency = 87.00 COP, Required Efficiency = 3.20 COP
Cooling Mode: Capacity = 13000 kBtu/h, , Air Economizer
Proposed Efficiency = 93.00 EER, Required Efficiency: 9.50 EER + 9.6 IEER
Fan System: None
- Water Heater 2:
Electric Instantaneous Water Heater, Capacity: 0 gallons w/ Circulation Pump
No minimum efficiency requirement applies

Mechanical Compliance Statement

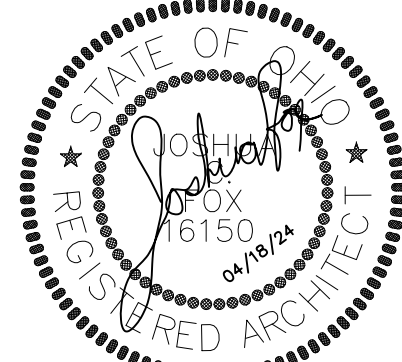
Compliance Statement: The proposed mechanical design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed mechanical systems have been designed to meet the 90.1 (2010) Standard requirements in COMcheck Version 4.1.5.5 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name - Title Signature Date

Project Title: Huron's Big Storage Units Report date: 04/04/24
Page 4 of 19

REVISIONS

THE DRAWINGS AND THE INFORMATION SHOWN
REPRESENT THE ORIGINAL, UNPUBLISHED WORK OF
FOX ARCHITECTURAL DESIGN, LLC AND SHALL NOT BE
REPRODUCED OR DUPLICATED IN WHOLE OR IN PART
WITHOUT WRITTEN CONSENT OF THE ARCHITECT. 2024



JOSHUA C. FOX
ARCH. #16150
EXPIRATION DATE: 12/31/2025



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ENERGY REPORT

PROPOSED NEW BUILDINGS
HURON'S BIG STORAGE UNITS
1708 SAWMILL PARKWAY
HURON, OH 44839

APRIL 18, 2024

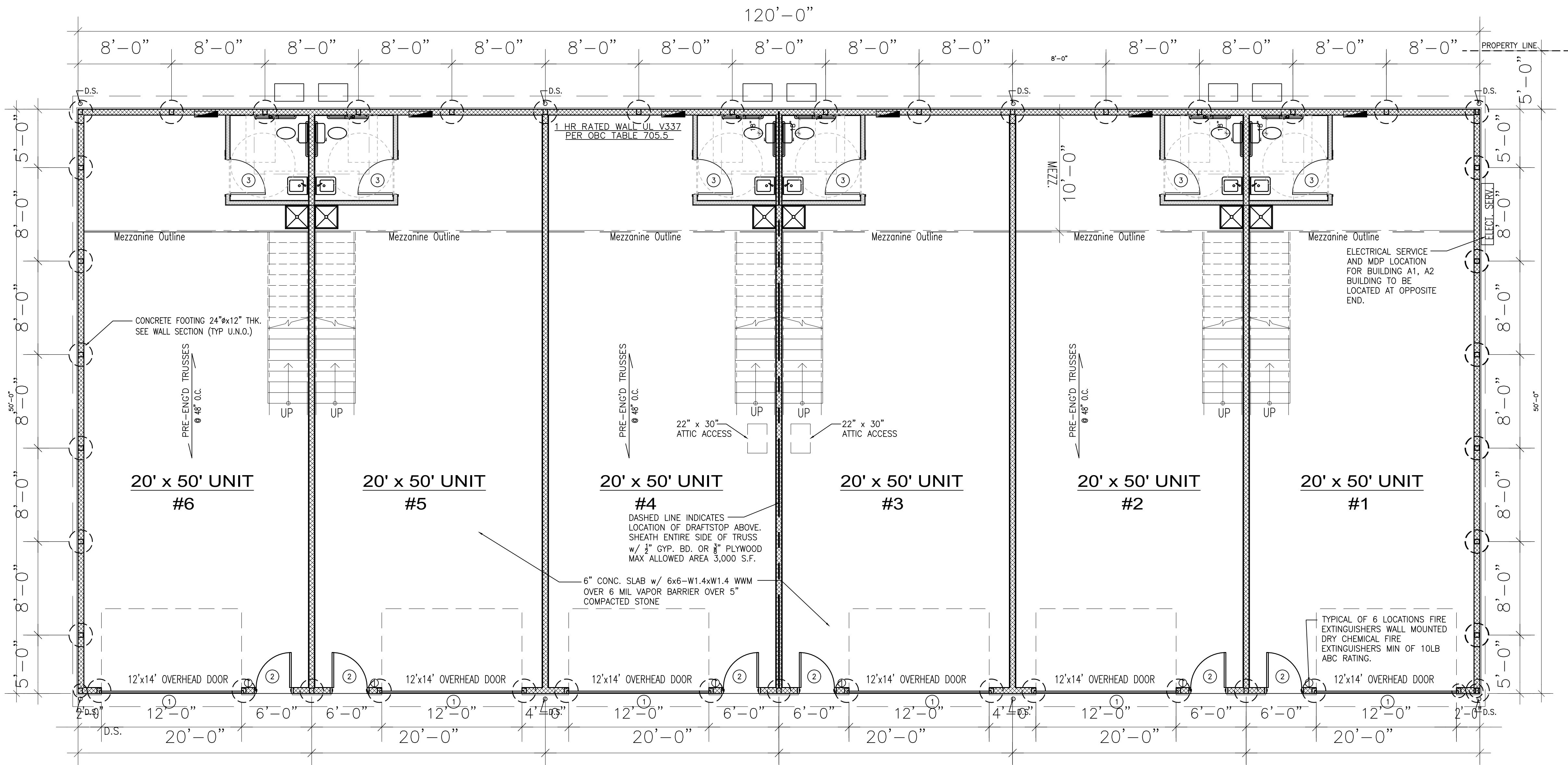
JOB NO. 2315

SHEET

A0.1

ORIGINAL DRAWING SIZE 24"X36"

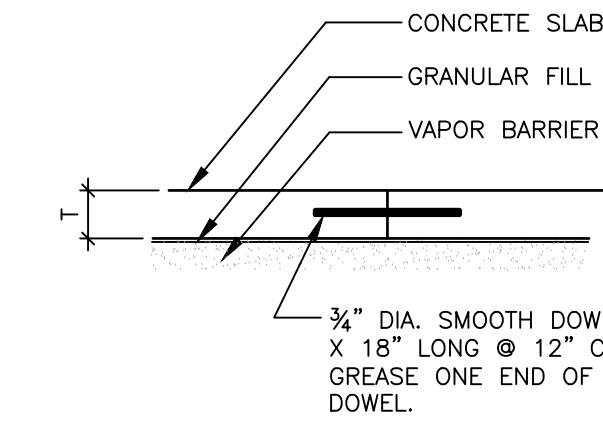
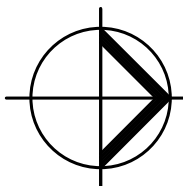
(CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS)
(NOTE: DRAWINGS ARE NOT TO SCALE IF SHEET IS PLOTTED ON 11" X 17")



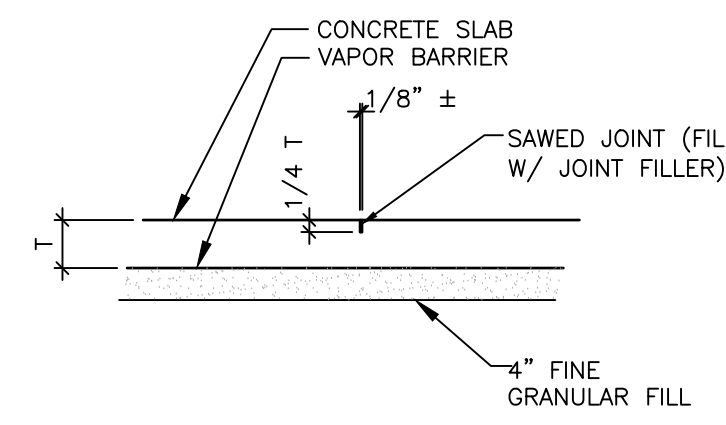
6 UNIT = 6,000 S.F. (VERIFY EXACT ORIENTATION WITH CIVIL SITE PLANS)
1,200 S.F. MEZZ
TOTAL = 7,200 S.F.

FIRST FLOOR PLAN

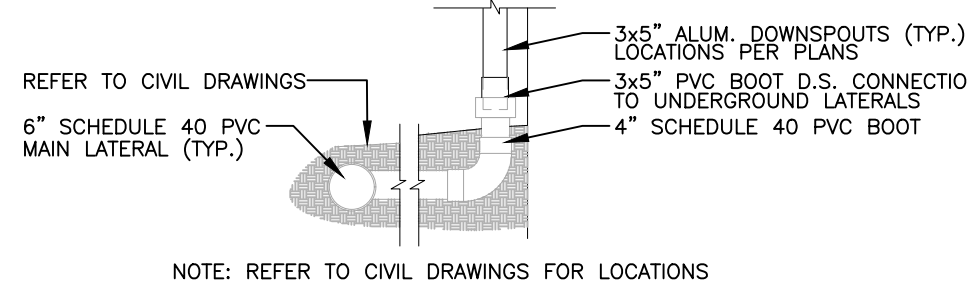
SCALE: 3/16" = 1'-0"



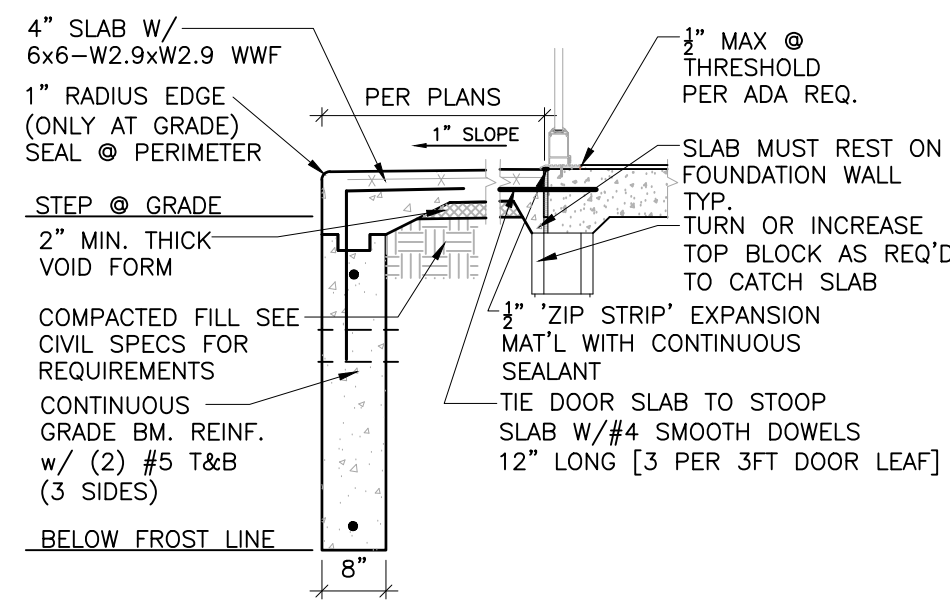
TYP. SLAB CONST. JT. (CJ) 3
SCALE: N.T.S.



TYP. SLAB CNTRL JT. (CJ) 4
SCALE: N.T.S.

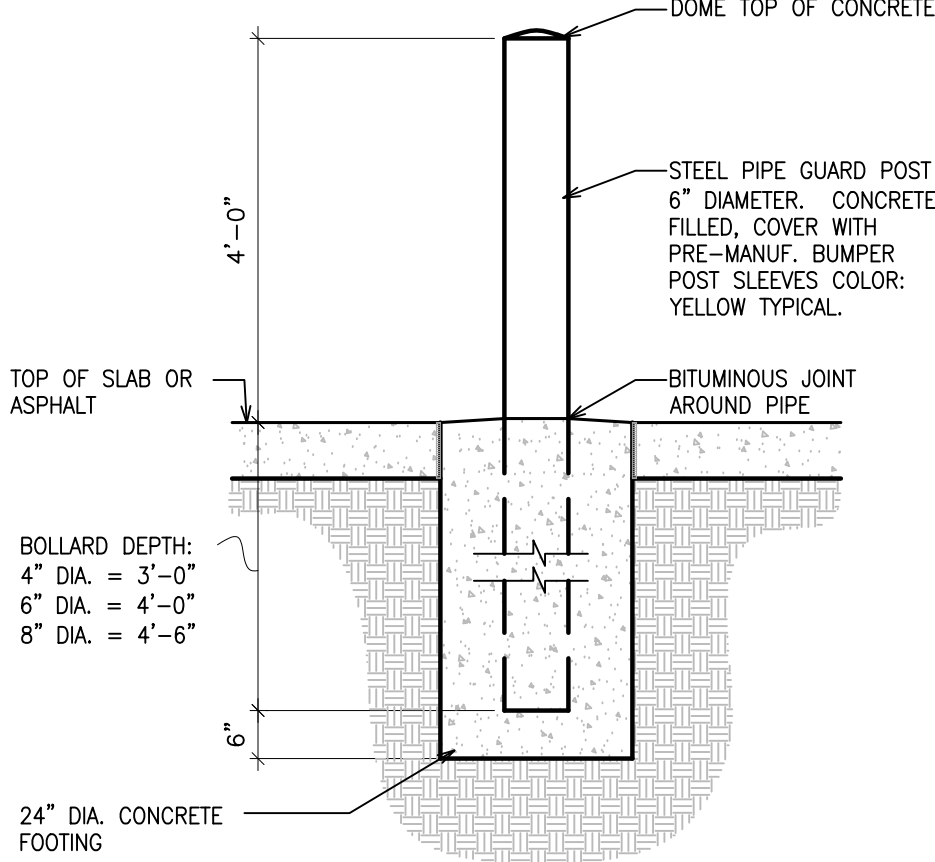


TYP. DOWNSPOUT CONNECTION 5
SCALE: N.T.S.



NOTE: STOOP DETAIL SHALL APPLY TO ALL 3 SIDES AT ALL EXTERIOR DOOR ENTRANCES.
-36" DOOR = 5' wide X 4' deep
-42" DOOR = 5' wide X 4' deep
-36" PR DOOR = 8' wide X 4' deep

TYP. STOOP DETAIL 1
SCALE: 3/4" = 1'-0"



TYP. BOLLARD DETAIL 2
SCALE: 1/2" = 1'-0"

DESIGN LOADS

FLOOR LOAD: 100 psf (L.L.) + 20 psf (D.L.) = 120 psf (T.L.)
FLOOR GARAGE AREA LOAD: 600 PSF (T.L.)
MEZZANINE LOAD: 125 psf (L.L.) + 10 PSF (D.L.)
ROOF LOAD: 20 psf (L.L.) + 5 psf (D.L.) = 25 psf (T.L.)
WIND LOAD: 90 mph (EXPOSURE "C") = 21 psf
DEFLECTION: L/360 max.
ASSUMED SOIL BEARING PRESSURE: 1500 psf

EARTHQUAKE DESIGN DATA:

EFFECTIVE PEAK VELOCITY RELATED ACCELERATION (Av): 0.06
EFFECTIVE PEAK ACCELERATION (Aa): 0.06
SEISMIC HAZARD EXPOSURE GROUP: 1
SEISMIC PERFORMANCE CATEGORY: B

GENERAL NOTES

- ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE OHIO BUILDING CODE.
- ALL INTERIOR DIMENSIONS ARE FROM FACE AND TO FACE OF STUDS. EXTERIOR WALLS DIMENSIONS ARE FROM FACE OF BRICK AND FOUNDATIONS TO INSIDE FACE OF STUD UNLESS NOTED OTHERWISE.
- ALL MATERIALS TO BE NEW OR UNUSED QUALITY AND INSTALLED & FINISHED PER MANUFACTURER SPECIFICATION & INDUSTRY STANDARDS.
- ALL CONTRACTORS & TRADES SHALL VISIT THE JOB SITE TO INSPECT & EVALUATE ALL FIELD CONDITIONS RELATING TO THEIR WORK.
- BEFORE & DURING CONSTRUCTION, CONTRACTORS WILL VERIFY ALL DIMENSIONS & ELEVATIONS & CONDITIONS. ANY DISCREPANCIES OR UNKNOWN FOUND WILL BE BROUGHT TO THE OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH WORK.
- GENERAL CONTRACTOR SHALL PROVIDE & MAINTAIN A REFUSE CONTAINER FOR ALL CONSTRUCTION DEBRIS. CONTRACTORS WORKING ON THE SITE SHALL CLEAN UP WORK AREAS ON A DAILY BASIS & TO THE SATISFACTION OF THE OWNER.
- ALL CONSTRUCTION MATERIALS & EQUIPMENT & JOB TRAILERS SHALL BE STORED ONLY IN AREA DESIGNATED BY THE OWNER.
- CONTRACTORS WILL PROVIDE ALL NECESSARY CONSTRUCTION BARRIERS TO MAINTAIN OWNER SAFETY.

STRUCTURAL NOTES

- PRE-ENGINEERED WOOD ROOF TRUSSES SHALL BE ENGINEERED AND CONSTRUCTED (TO MEET DESIGN LOADS SHOWN) BY ONE SINGLE SOURCE. TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE ANSI/TPI 1 - LATEST EDITION. PRIOR TO FABRICATION OF TRUSSES, THE MANUFACTURER SHALL SUBMIT SHOP DRAWINGS WITH ENGINEER'S SEAL FOR APPROVAL.
- MISC. NON-STRUCTURAL LUMBER FOR PLATES, BLOCKING, SILLS, ETC., SHALL BE #2 OR BETTER SPRUCE PINE FIR.
- ANY LUMBER WHICH COMES IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED.

FOUNDATION NOTES

- GENERAL CONTRACTORS AND SUBCONTRACTORS WILL FIELD VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS. NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY OF ANY ERRORS OR DISCREPANCIES BEFORE PROCEEDING FURTHER WITH WORK.
- FOUNDATIONS ARE DESIGNED FOR A SOIL BEARING CAPACITY OF 1500 PSF. FOUNDATION FOOTINGS MAY BE WIDER THAN THOSE SHOWN. FOUNDATIONS SHALL BEAR ON FIRM, DRY AND CLEAN SOILS.
- NEW BACKFILL TO BE APPROVED, CLEAN, INORGANIC FILL MATERIAL AND PLACED IN LAYERS NOT EXCEEDING 6". EACH NEW LAYER OF MATERIAL AND SUBGRADE SHALL BE COMPACTED TO CONFORM TO CONDITIONS THAT ACHIEVE A 100% COMPACTION AS DETERMINED BY ASTM D-698 DESIGNATION STANDARD PROCTOR TEST.
- ALL REINFORCING STEEL SHALL CONFORM TO ASTM A-615 GRADE 60 UNLESS NOTED OTHERWISE.
- ALL CONCRETE SLABS ON THE GROUND SHALL BE 6" THICK AND HAVE TEMPERATURE REINFORCEMENT CONSISTING OF ONE LAYER OF 6"x6" - W1.4xW1.4 WELDED WIRE FABRIC. WIRE FABRIC MUST LAP ONE FULL MESH AT SIDE AND END LAPS AND BE WIRED TOGETHER.
- ALL CONCRETE NOT OTHERWISE SPECIFIED SHALL BE CONTROLLED STONE OR GRAVEL CONCRETE (6 BAG MIX) TO TEST A MINIMUM OF 3000 PSI IN STANDARD 6"x12" CYLINDERS AT 28 DAYS WITH 6% (+/-) AIR ENTRAINMENT.
- PROVIDE SAW-CUT JOINTS AS REQUIRED IN ALL NEW SLABS. MAXIMUM PANEL SIZE 500 SF.

WOOD NOTES

- ALL WOOD ROOF SHEATHING SHALL BE 5/8" OSB, EXTERIOR GRADE, U.N.O. PLACE PANELS IN A STAGGERED ARRANGEMENT. NAIL PANELS DOWN TO THE SUPPORT FRAMING WITH 8d NAILS. NAIL SPACING SHALL BE 6" c/c @ PANEL EDGES AND 12" c/c IN PANEL FIELD.

SPECIAL INSPECTIONS

CONTINUOUS	PERIODIC	REQUIRED SPECIAL INSPECTIONS PER OBC 1704	NOTES
		1704.7- SOILS	
		• SITE PREP PER SOIL REPORT	
		• FILL PLACEMENT PER SOIL REPORT	
		• DENSITY PER SOIL REPORT	
		• CONCRETE TESTING	
			Bowser-Morner OR EQUAL

NOTES:
1. "Continuous" inspection means that the inspector is on site at all times observing the work requiring special inspection. "Periodic" special inspection means that the special inspector is on site at intervals necessary to confirm that all work requiring special inspection is in compliance. If either is indicated, then special inspection is not required for that part of the work.
2. All work shall be visually inspected. All concrete preparation work shall be tested immediately by test or if a comparable approved method.

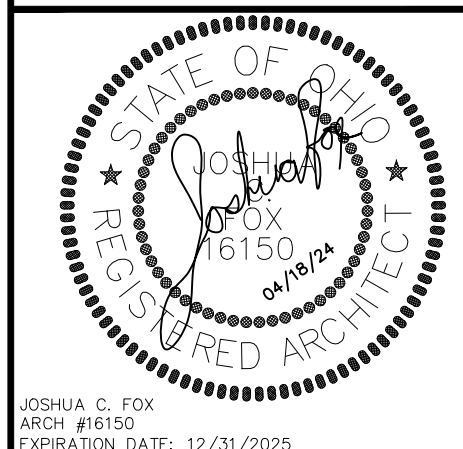
NOTE:
THE MASONRY WORK IS EXEMPT FROM SPECIAL INSPECTION PER OBC 1704.1 EXCEPTION #1.

VERIFICATION NOTE

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CLEARANCES AND ALL EXISTING FIELD CONDITIONS BEFORE STARTING CONSTRUCTION. COMMENCEMENT OF WORK CONSTITUTES ACCEPTANCE OF CONDITIONS. SHOULD DIFFERENT CONDITIONS BE ENCOUNTERED, CONTACT THE ARCHITECT BEFORE PROCEEDING WITH WORK.

REVISIONS

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ARCH. #16150
EXPIRATION DATE: 12/31/2025



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FLOOR PLAN AND NOTES

PROPOSED NEW BUILDINGS
HURON'S BIG STORAGE UNITS
1708 SAWMILL PARKWAY
HURON, OH 44839

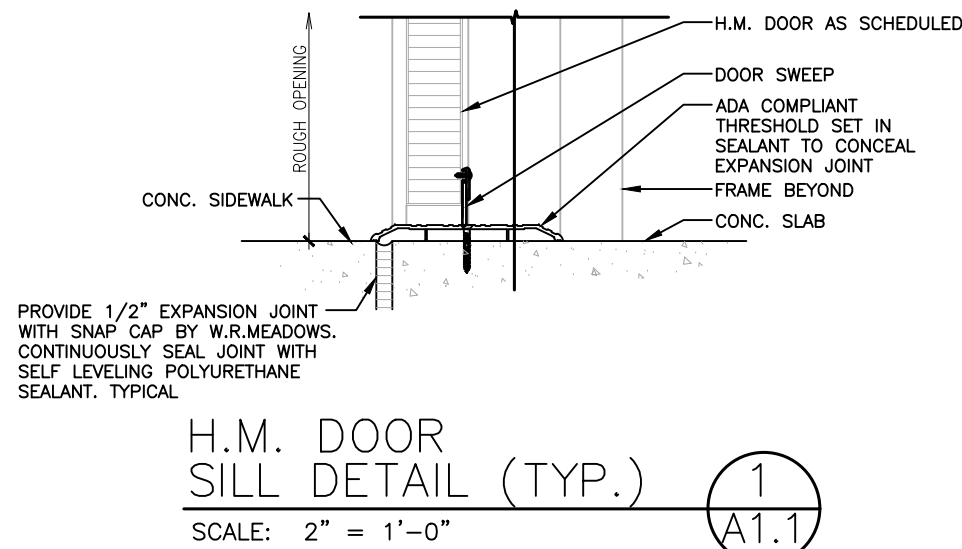
APRIL 18, 2024

JOB NO. 2315

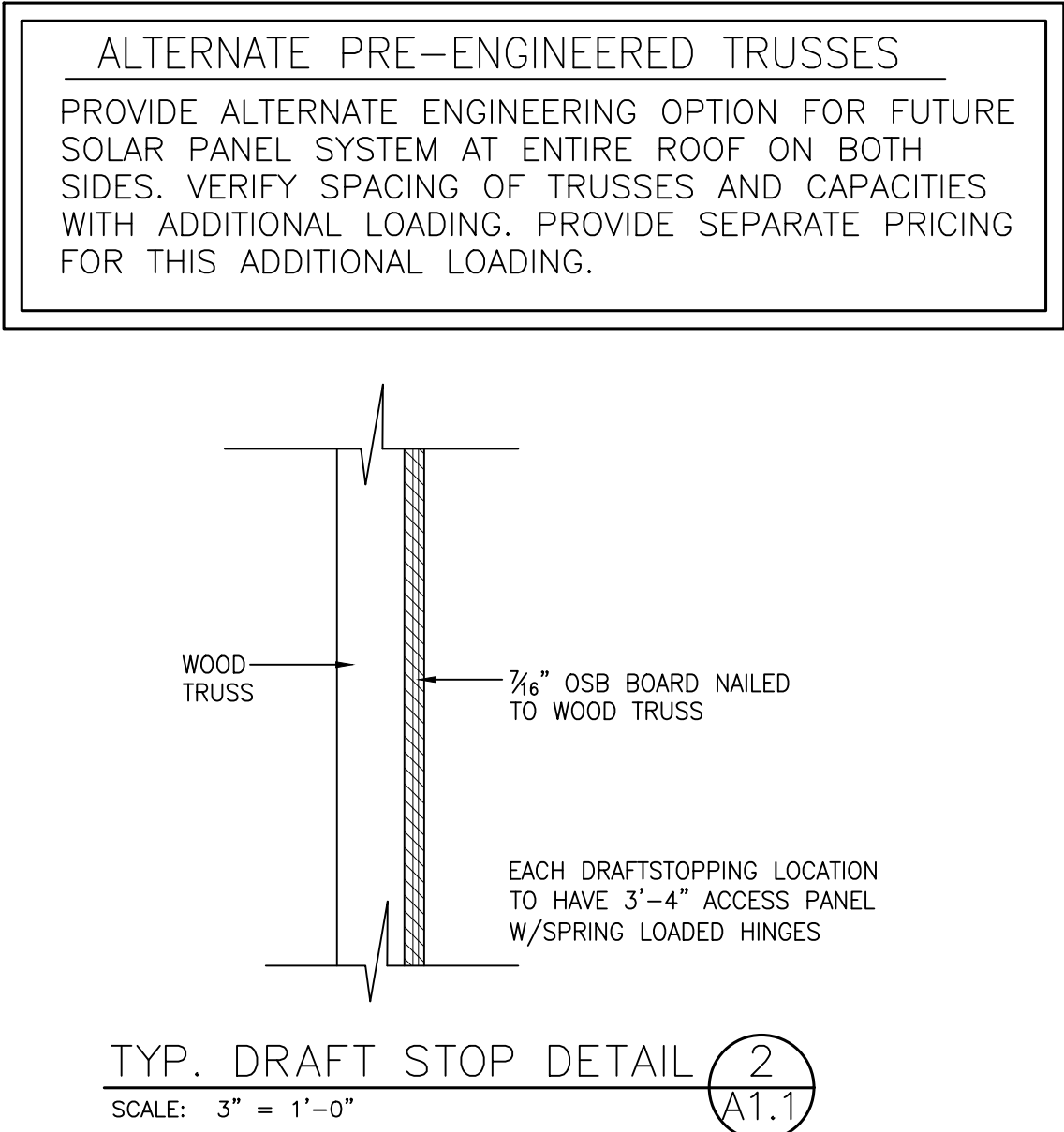
SHEET

A1.0

ORIGINAL DRAWING SIZE 24"x36"



DOOR SCHEDULE							
Nº	SIZE	TYPE	HEAD	JAMB	THRES.	HARDWARE	REMARKS
1	12'-0"x14'-0"x1-3/4	OVERHEAD	METAL CLAD	METAL CLAD	CONC.	SET NO. 1	INSULATED W/ LOCK
2	3'-0"x7'-0"x1-3/4	INSUL. H.M.	H.M.	H.M.	ALUM.	SET NO. 2	INSULATED
3	3'-0"x7'-0"x1-3/4	H.M.	H.M.	H.M.	-	SET NO. 3	
DOOR HARDWARE							
SET NO. 1 - TRACKS, LOCKING HARDWARE, WEATHERSTRIPPING, MOTORIZED OPERATOR WALL MNTD							
SET NO. 2 - LEVER HANDLE LOCKSET, LATCH GUARD, 1-1/2 PAIR HINGES, WEATHERSTRIPPING, THRESHOLD, WALL STOP							
SET NO. 3 - LEVER HANDLE PRIVACY LOCKSET, 1-1/2 PAIR HINGES, WALL STOP							
FINISH SCHEDULE							
REMARKS	FLOOR	BASE	WALLS	CEILING	TRIM	REMARKS	
UNITS 1-6	CONCRETE	VINYL	GYP. BD.	METAL SIDING	PAINTED		

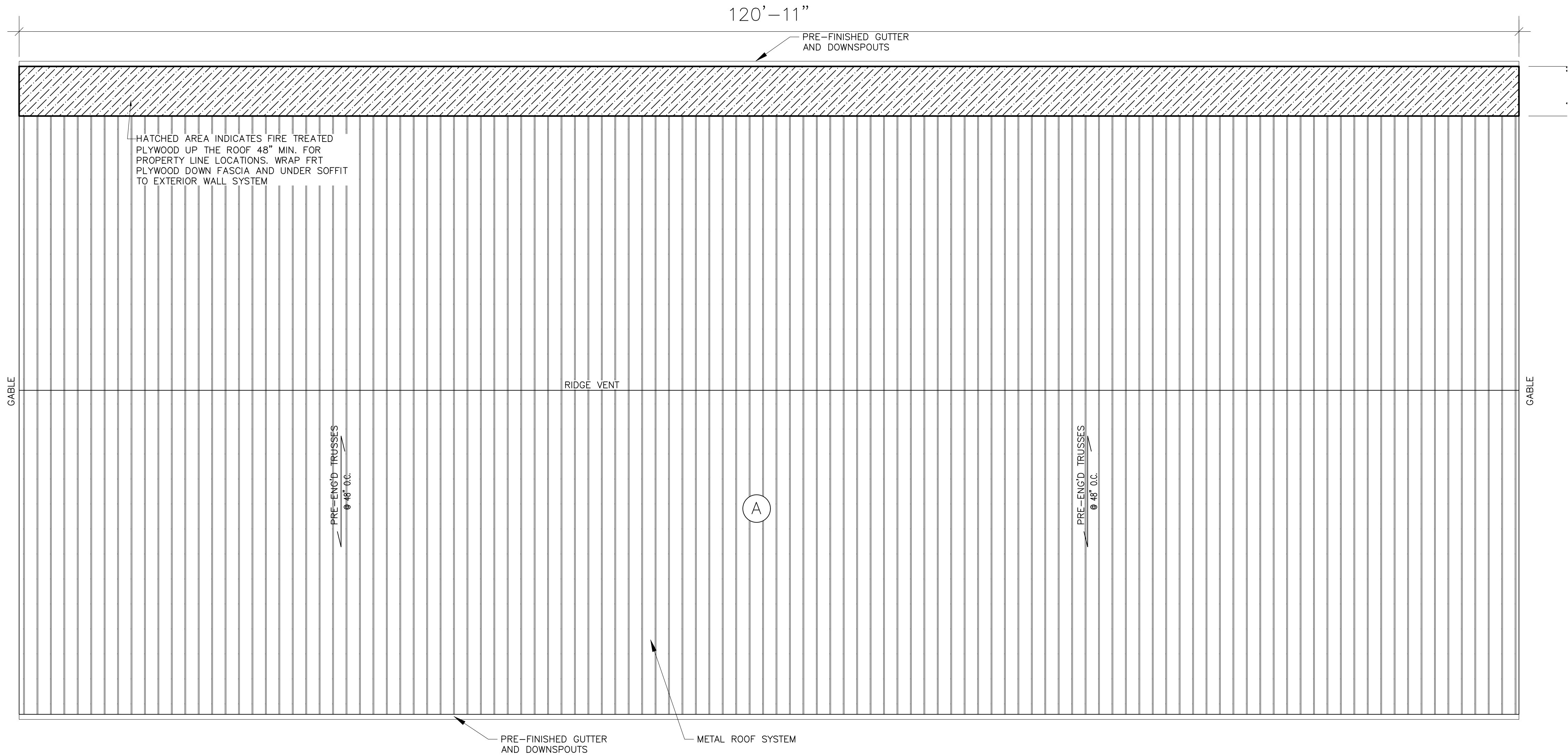


ROOF SYSTEM GENERAL NOTES

- ALL DETAILS SHOWN ARE FOR GENERAL INFORMATION. ALL FINAL FLASHING CONDITIONS SHALL BE THE RESPONSIBILITY OF THE ROOF INSTALLER, AND SHALL MEET APPROVAL OF ROOF MANUFACTURER.
- ALL DETAIL MODIFICATIONS MUST HAVE SHOP DRAWINGS APPROVAL. CONTRACTOR SHALL INSPECT AND VERIFY ALL FIELD CONDITIONS, CLEARANCES, AND DIMENSIONS BEFORE STARTING CONSTRUCTION. COMMENCEMENT OF WORK CONSTITUTES ACCEPTANCE OF CONDITIONS. SHOULD DIFFERENT CONDITIONS BE ENCOUNTERED, CONTACT ARCHITECT BEFORE PROCEEDING WITH ANY FURTHER WORK.
- OPENINGS IN ROOF WILL BE CUT BY ROOF CONTRACTOR.
- PROVIDE FLASHING AND SADDLES FOR ALL EQUIPMENT PROVIDED UNDER MECHANICAL.
- ALL MATERIALS USED IN THE INSTALLATION OF ROOFING SYSTEM SHALL BE PRODUCTS OF APPROVED MANUFACTURE OR ACCEPTED PRODUCTS PER MANUFACTURER'S INSTALLATION REQUIREMENTS TO MAINTAIN ALL WARRANTIES.
- INSTALLATION OF ROOFING SYSTEM BY AUTHORIZED ROOFING CONTRACTOR.
- USE FASTENERS AS APPROVED BY MANUF.'S SPECS FOR WOOD SHEATHING.
- WOOD NAILERS MUST BE #2 GRADE LUMBER AND FASTENED TO DECK OR WALL TO RESIST 180-LBS. OF FORCE PER MANUF. SPECS.
- PLUMBING CONTRACTOR TO INSTALL ALL VENT & PIPING STACKS. ROOF CONTRACTOR TO FURNISH & INSTALL BOOTS AROUND ALL PENETRATIONS ACCORDING TO MANUF. STANDARDS.
- ALL ROOF PENETRATIONS TO BE CONSTRUCTED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- PROVIDE SUBMITTALS & COLOR SAMPLES TO ARCHITECT/OWNER FOR FINAL APPROVAL.

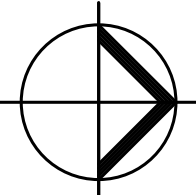
ROOF SYSTEM TYPES

- (A) ROOF TYPE A
29 GA PAINTED METAL ROOFING OVER VAPOR VARRIER, OVER 7/8" OSB SHEATHING. OR EQUIVALENT SYSTEM.



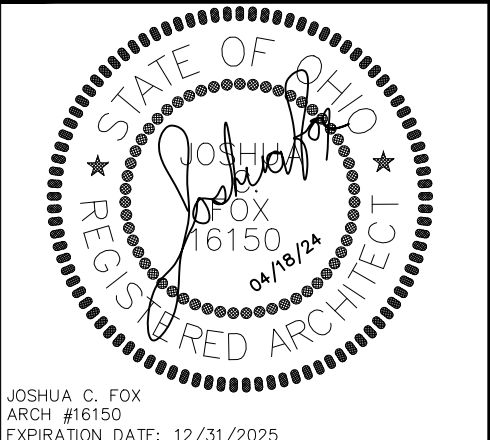
ROOF PLAN

SCALE: 3/16" = 1'-0"



REVISIONS

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ROOF PLAN, SCHEDULES AND NOTES
PROPOSED NEW BUILDINGS
HURON'S BIG STORAGE UNITS
1708 SAWMILL PARKWAY
HURON, OH 44839

APRIL 18, 2024

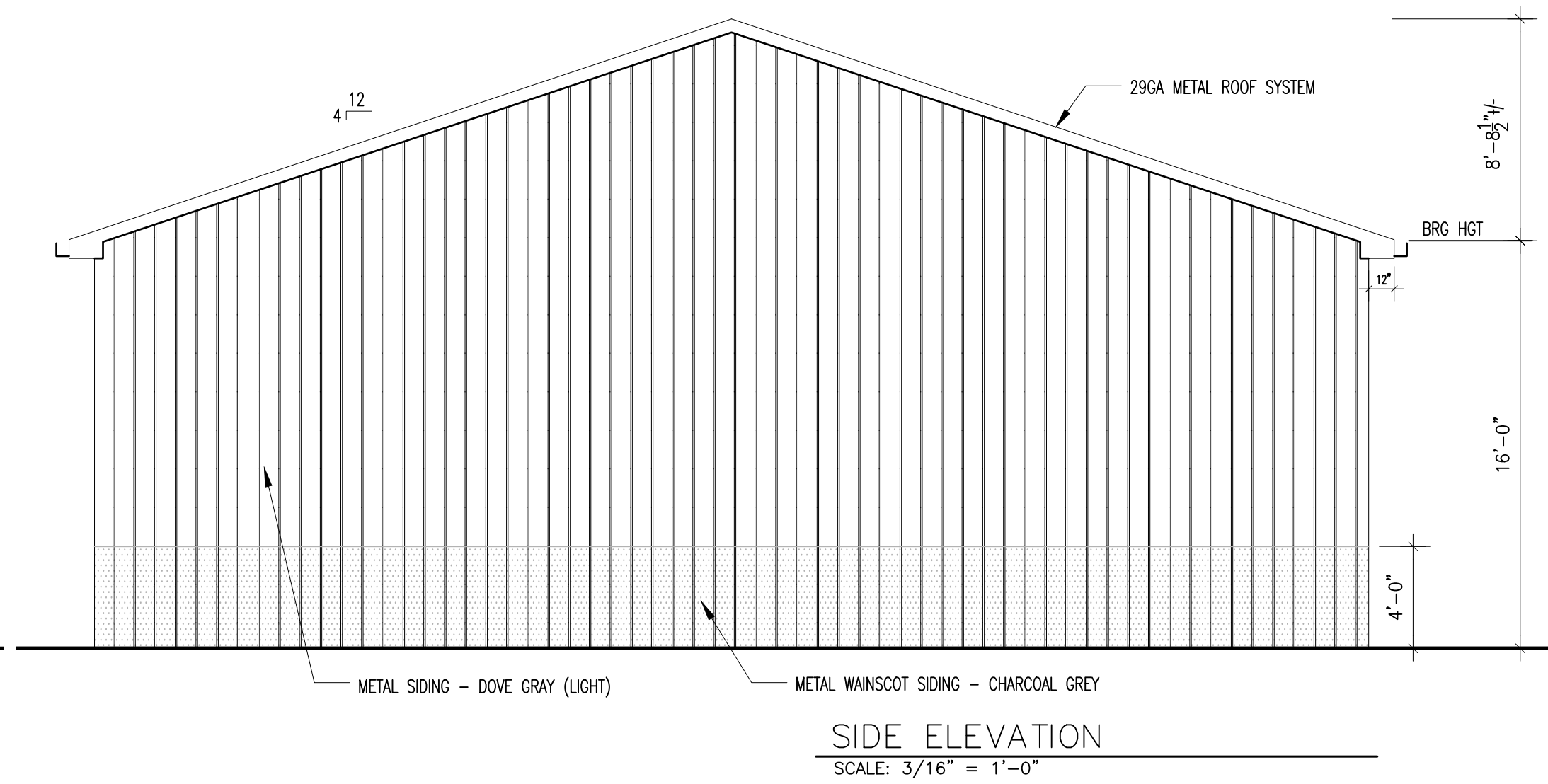
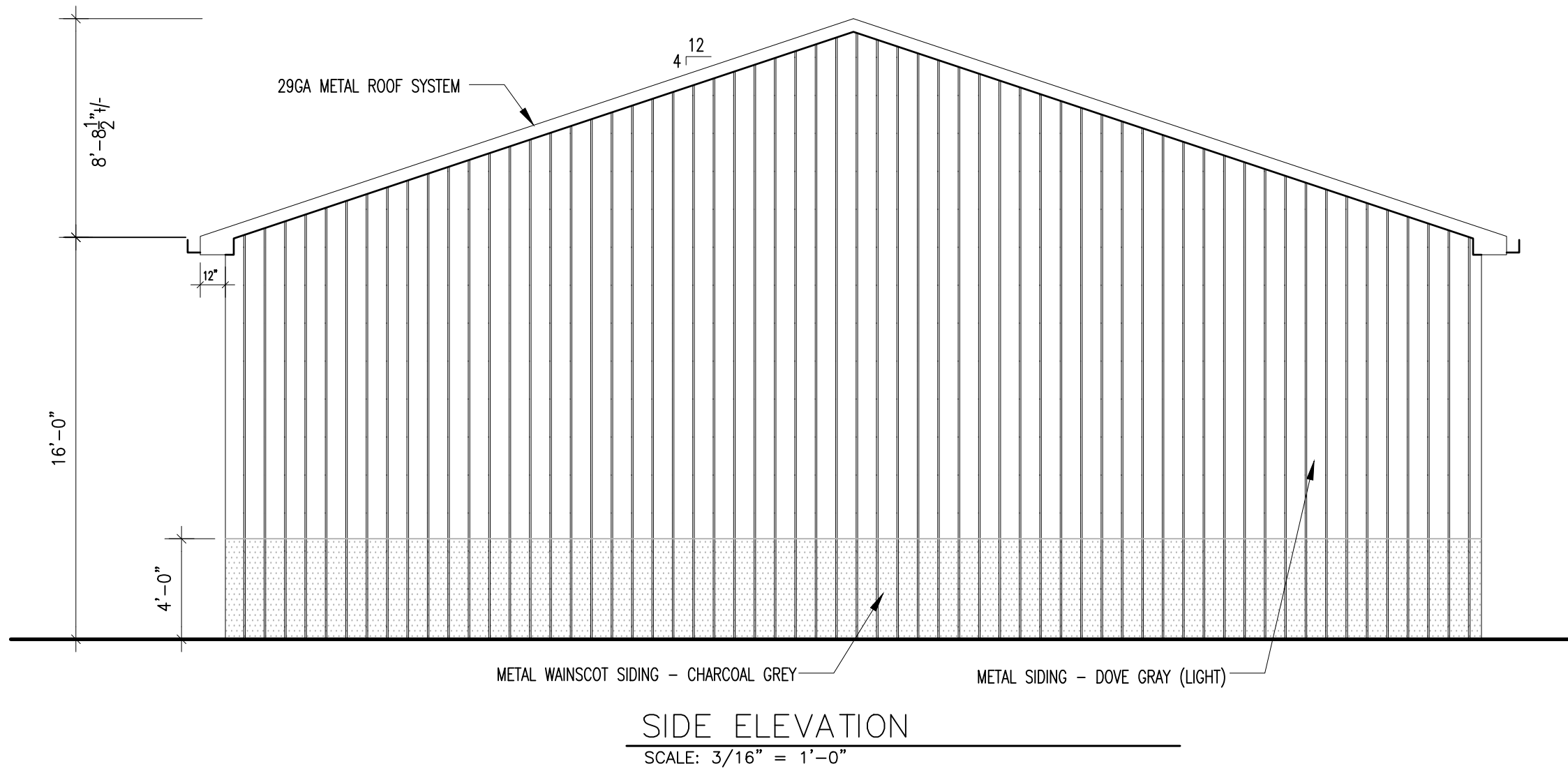
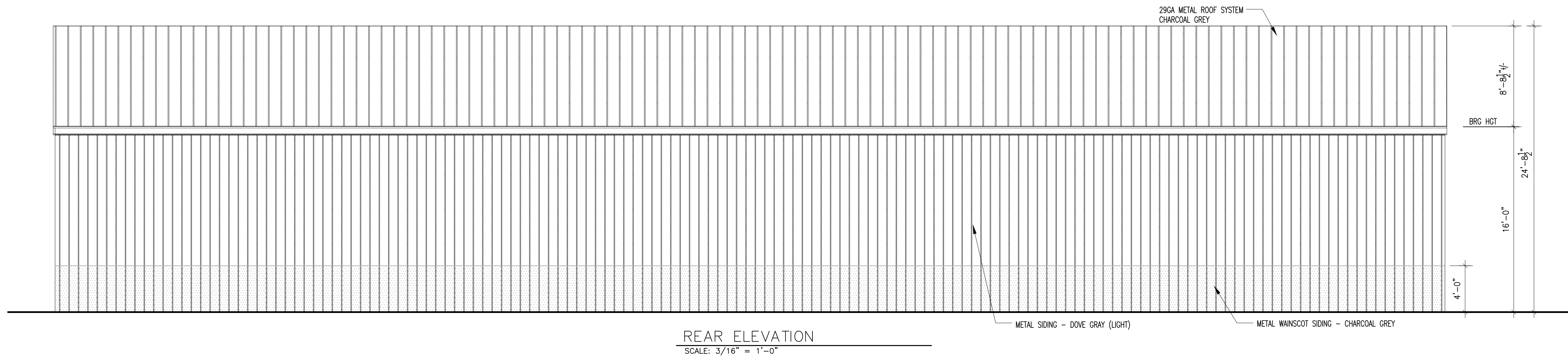
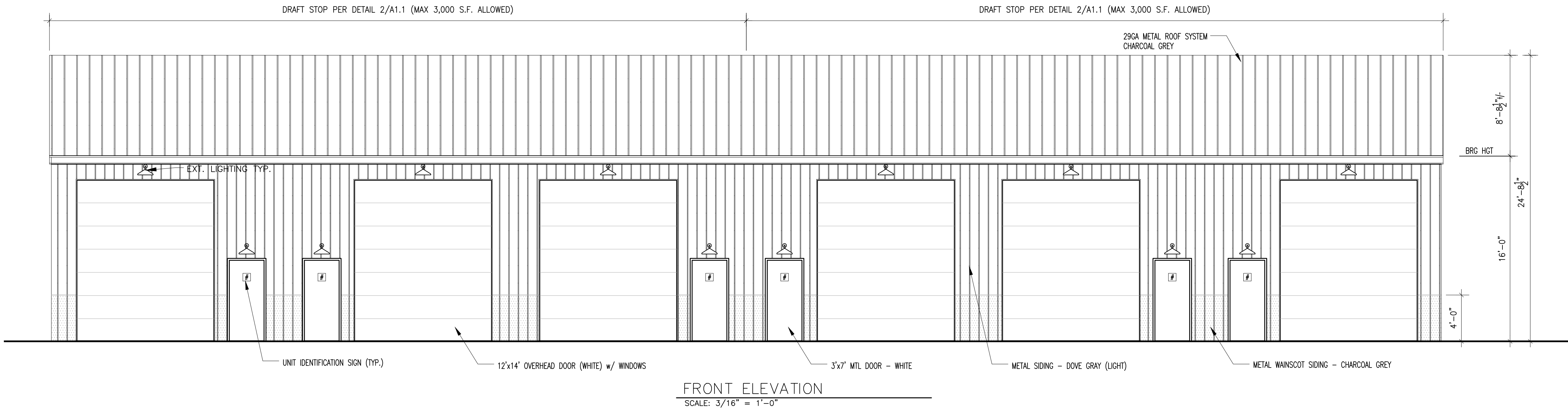
JOB NO. 2315

SHEET

A1.1

ORIGINAL DRAWING SIZE 24"X36"

(CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS)
(NOTE: DRAWINGS ARE NOT TO SCALE IF SHEET IS PLOTTED ON 11"X17")



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JOSHUA C. FOX
ARCH. #16150
EXPIRATION DATE: 12/31/2025

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EXTERIOR ELEVATIONS AND NOTES
PROPOSED NEW BUILDINGS
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HURON, OH 44839

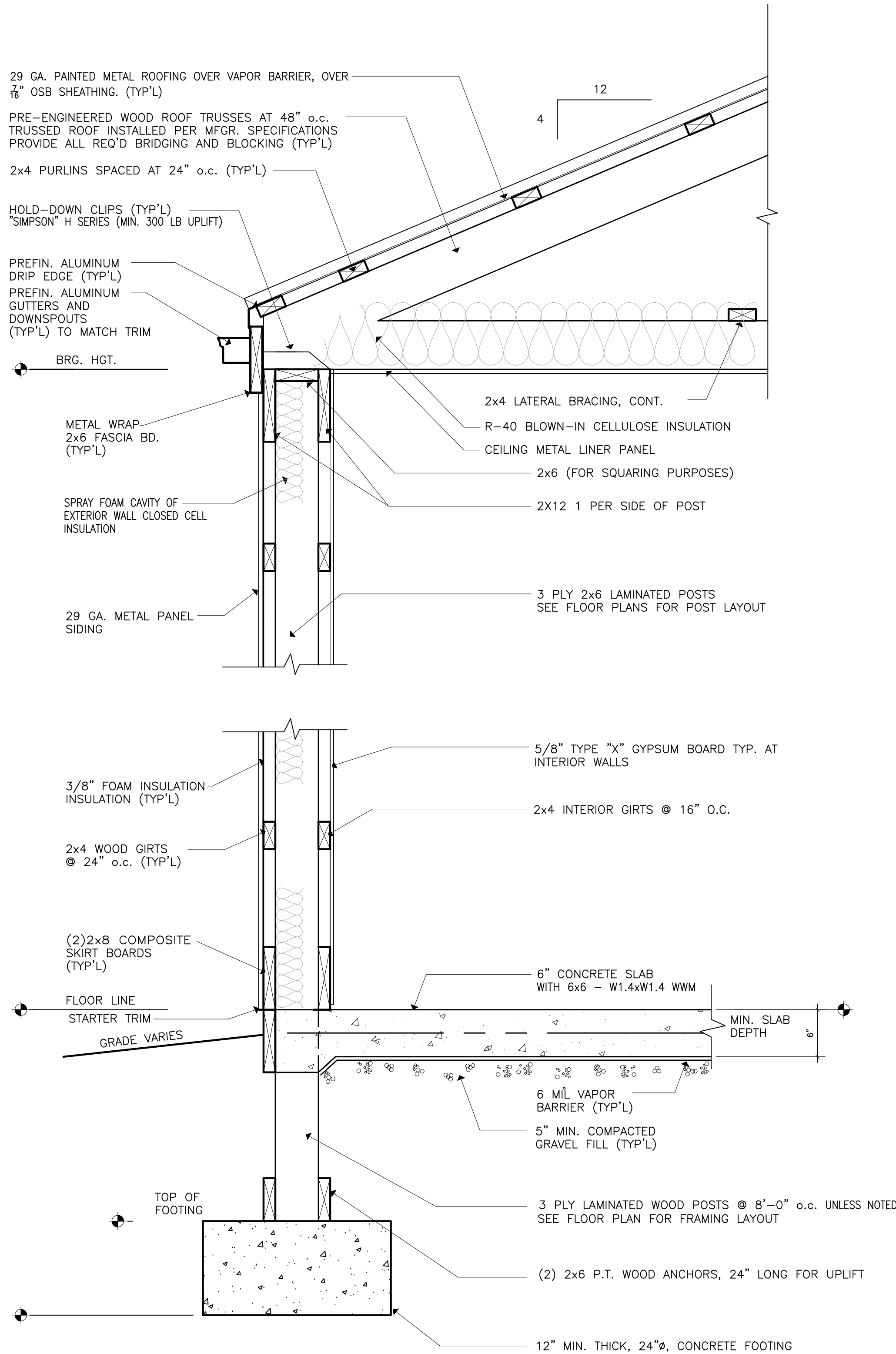
APRIL 18, 2024

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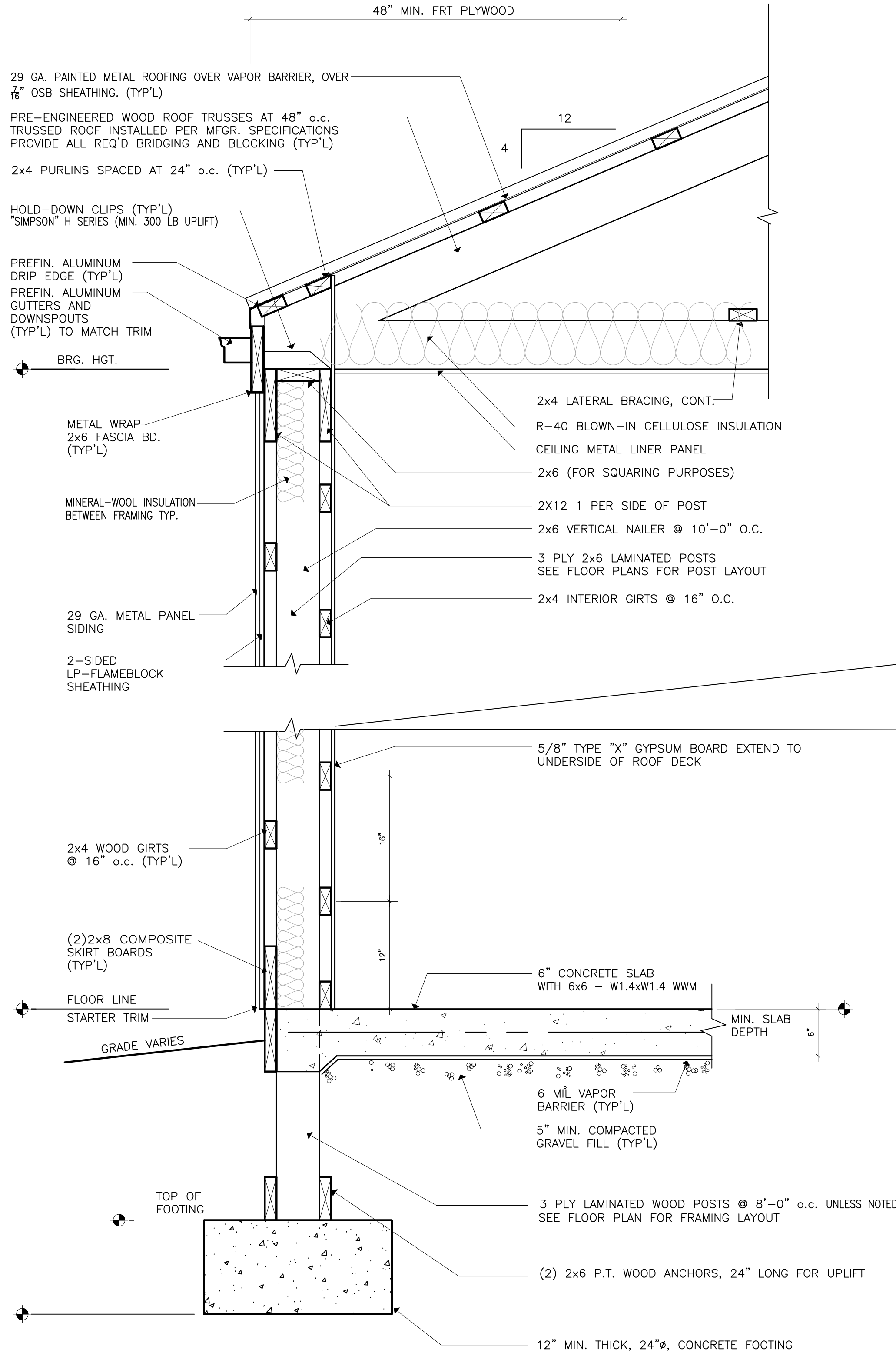
SHEET
A2.0

ORIGINAL DRAWING SIZE 24"X36"

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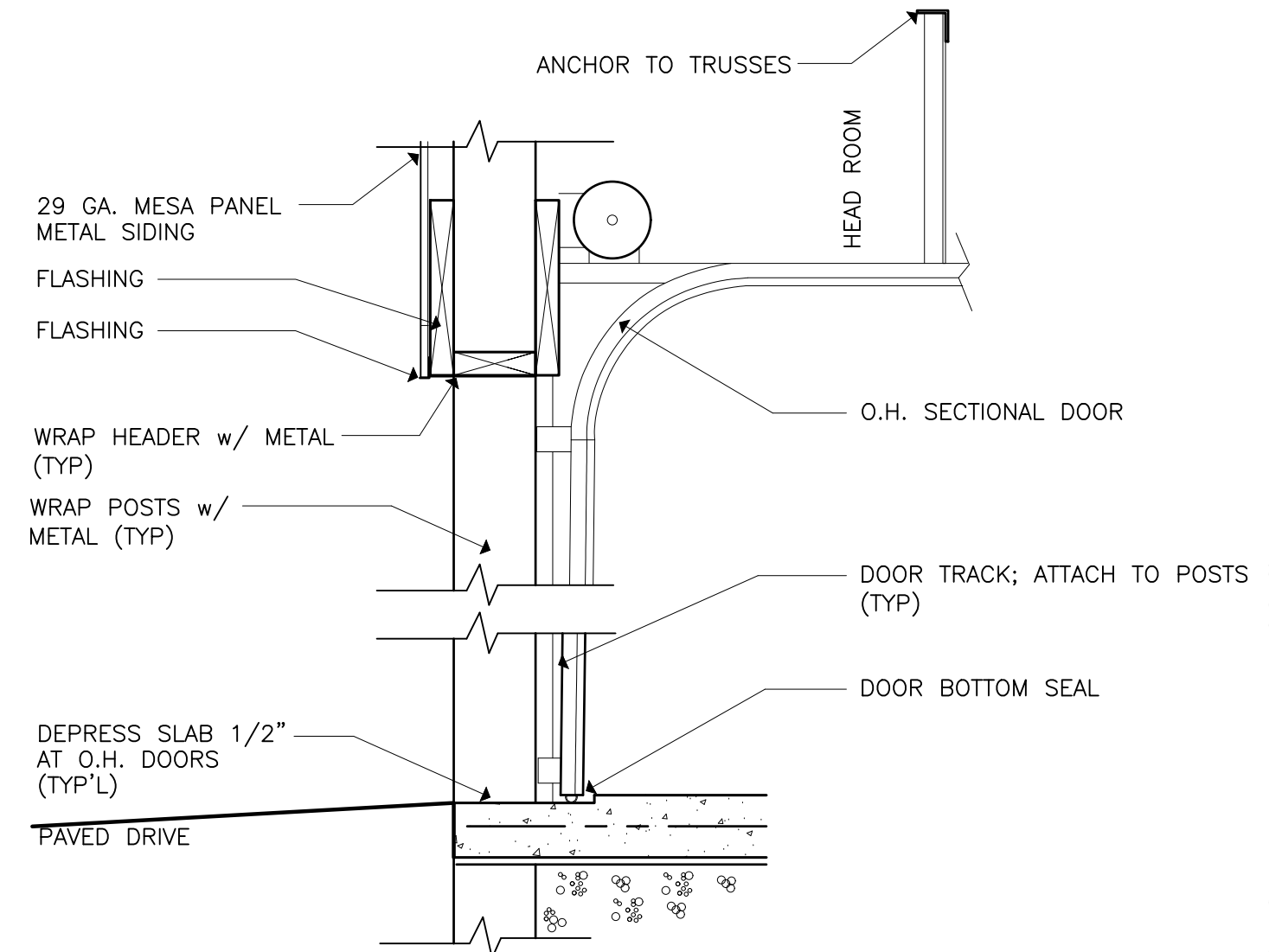
TYP. STANDARD WALL SECTION 1
SCALE: 3/4"=1'-0" A3.0



UL DESIGN NO V337 1 HOUR RATED
TYP. 1 HOUR RATED WALL SECTION 2
SCALE: 3/4"=1'-0" A3.0



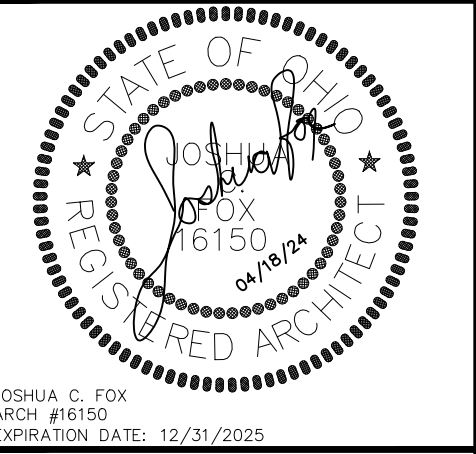
ONE HOUR RATED EXTERIOR WALL
SCALE: N.T.S.



TYP. GARAGE DOOR DETAIL 3
SCALE: 3/4"=1'-0" A3.0

REVISIONS	

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TYPICAL SECTIONS AND DETAILS
PROPOSED NEW BUILDINGS
HURON'S BIG STORAGE UNITS
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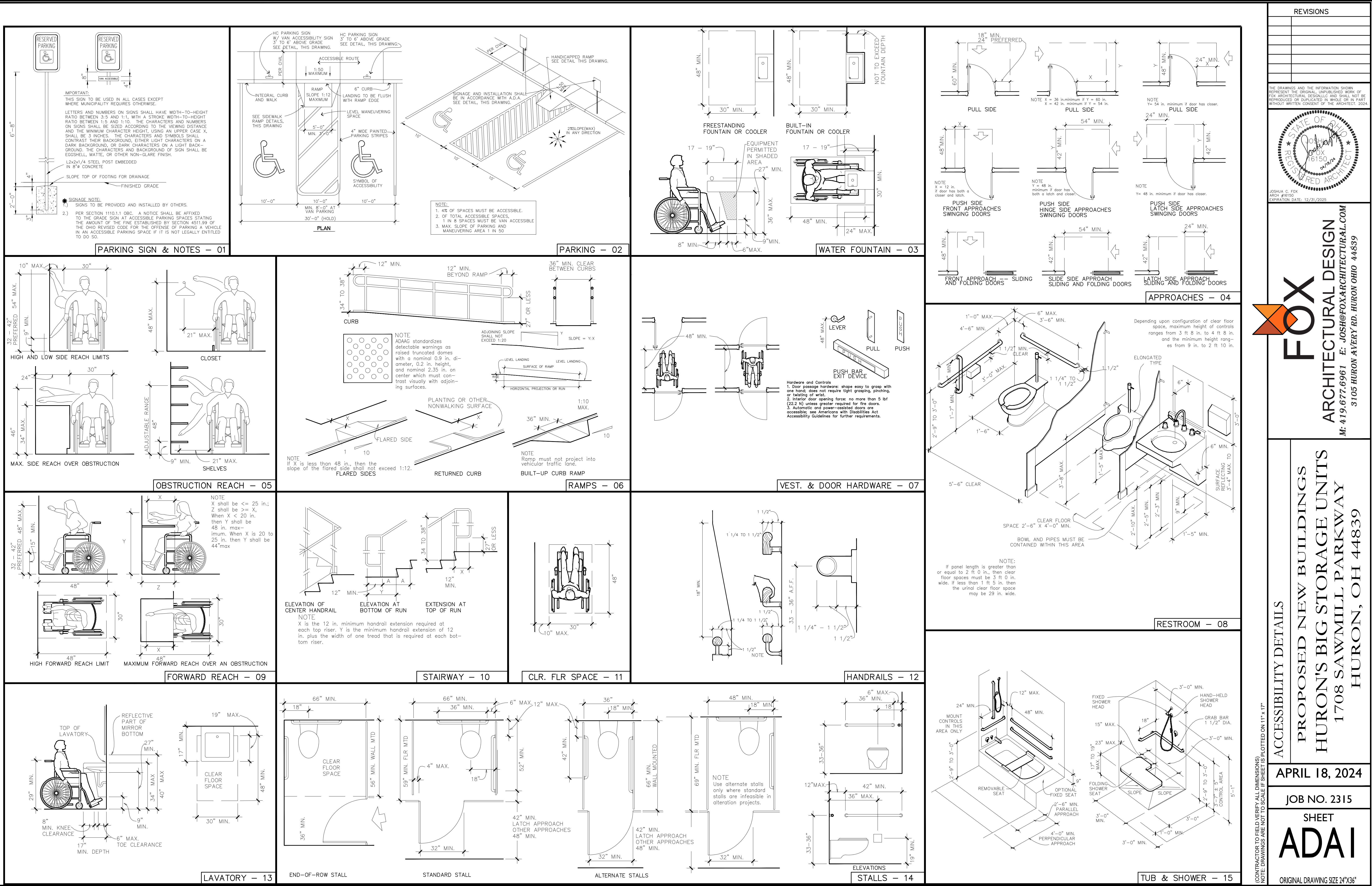
APRIL 18, 2024

JOB NO. 2315

SHEET
A3.0

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STATE OF OHIO
JOSHUA C. FOX
ARCH. #16150
REGISTERED ARCHITECT
04/10/24

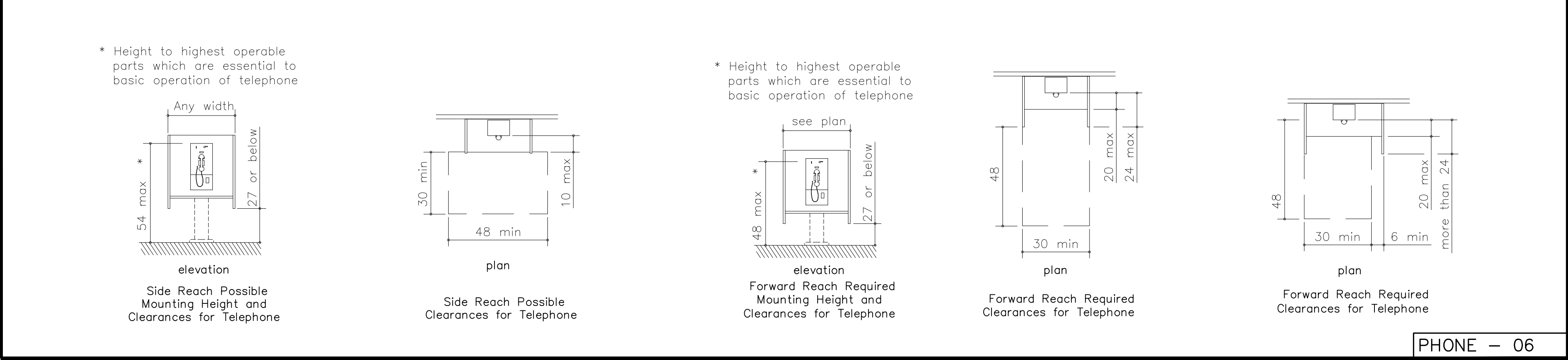
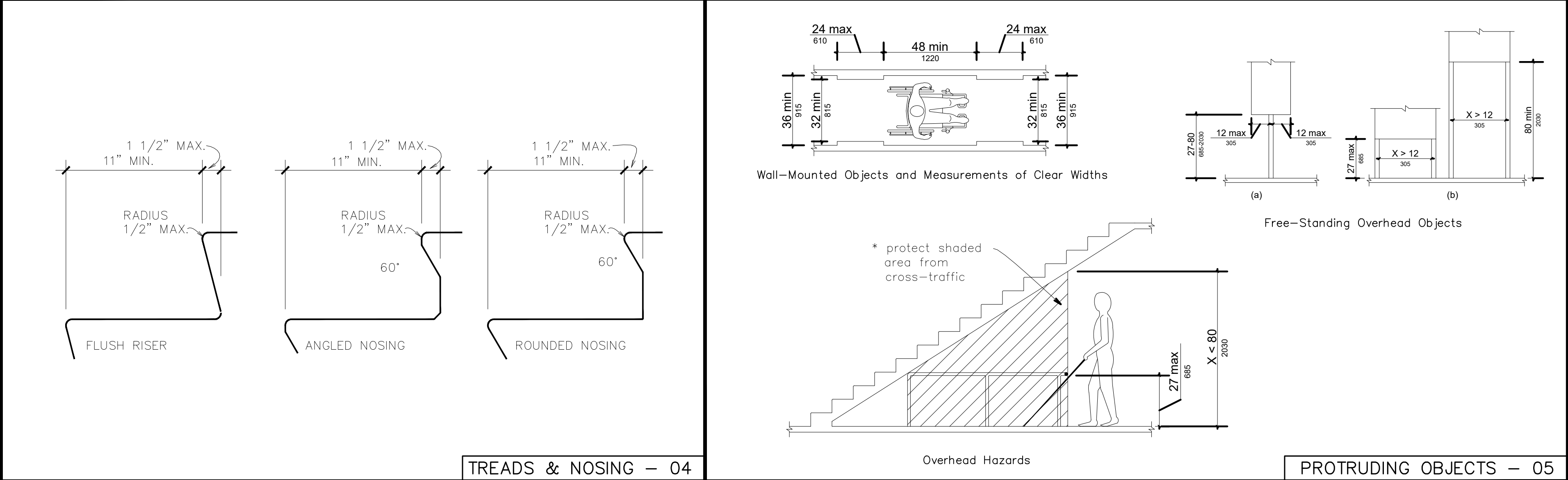
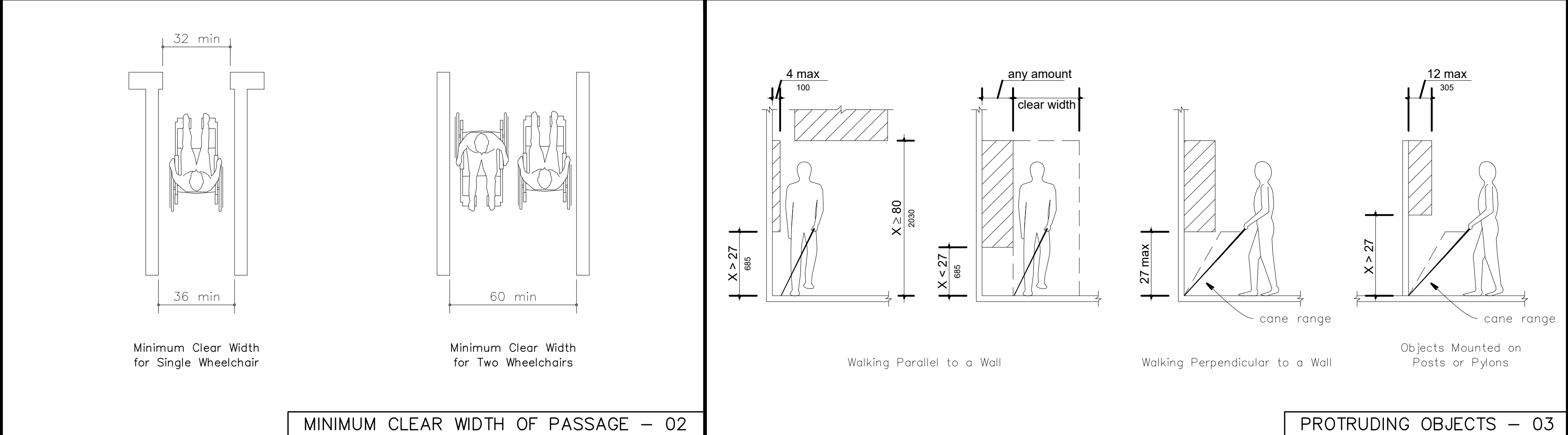
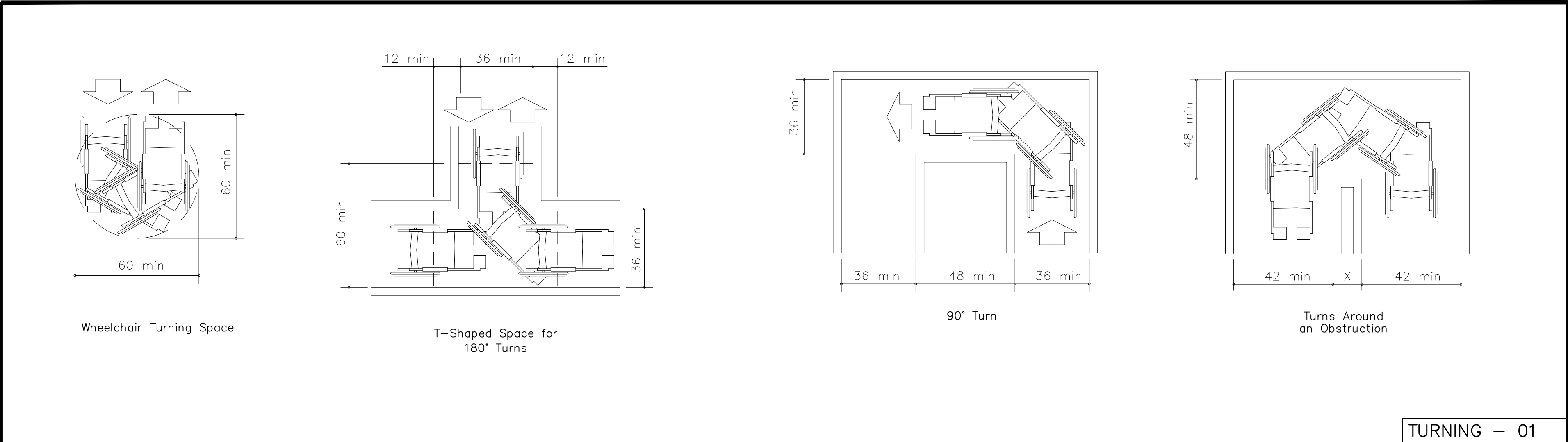
JOSHUA C. FOX
ARCH. #16150
EXPIRATION DATE: 12/31/2025

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ACCESSIBILITY DETAILS
PROPOSED NEW BUILDINGS
HURON'S BIG STORAGE UNITS
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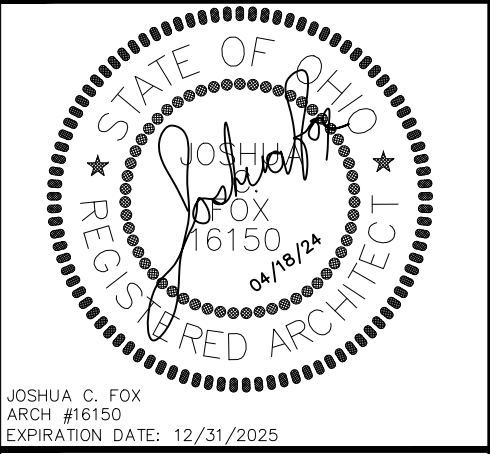
APRIL 18, 2024
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SHEET
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ORIGINAL DRAWING SIZE 24"x36"

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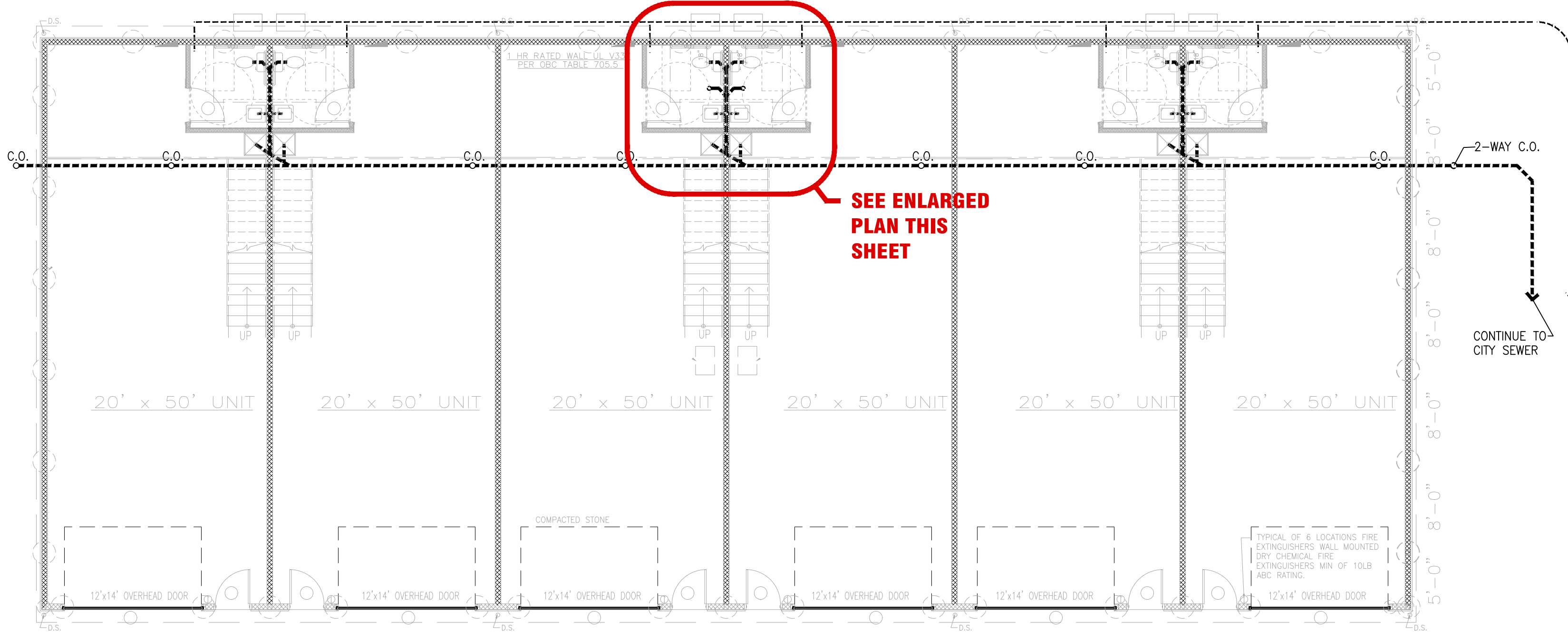


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ACCESSIBILITY DETAILS CONTINUED
PROPOSED NEW BUILDINGS
HURON'S BIG STORAGE UNITS
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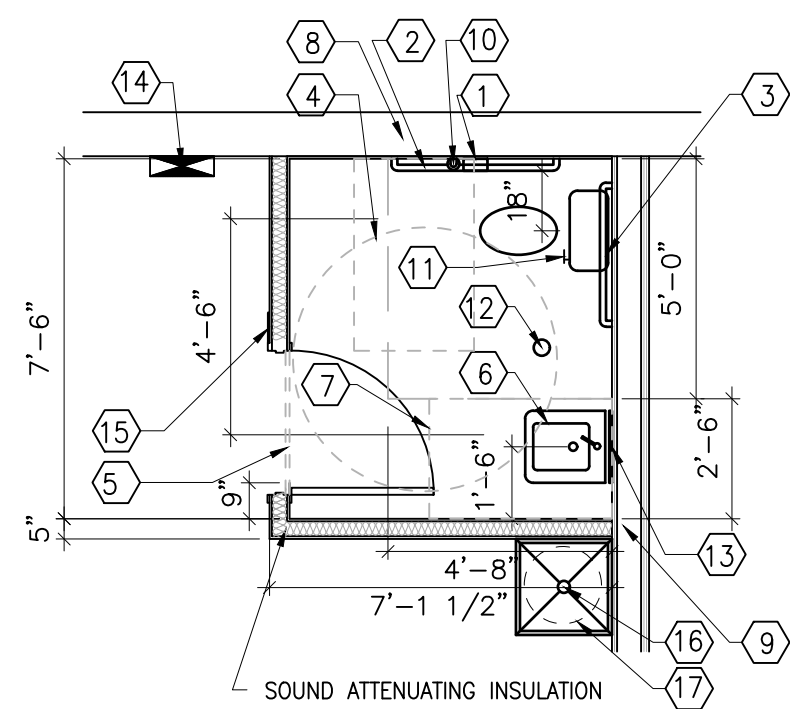
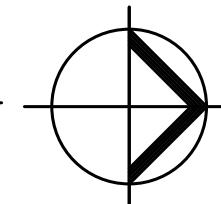
APRIL 18, 2024
JOB NO. 2315
SHEET
ADA2
ORIGINAL DRAWING SIZE 24"x36"

CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS!
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OVERALL SANITARY PLAN

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



- TOILET TISSUE DISP.
- 1 1/4" DIA. x 42" LONG GRAB BAR @ 33" A.F.F. (PROVIDE SOLID BLOCKING OR BOBBICK WINGLT FASTENING SYSTEM.)
- 1 1/4" DIA. x 36" LONG GRAB BAR @ 33" A.F.F. (PROVIDE SOLID BLOCKING OR BOBBICK WINGLT FASTENING SYSTEM.)
- 5'-6" DIA. WHEELCHAIR TURNING RADIUS CLEARANCE
- FLOOR TRANSITION STRIP N.I.C.
- AMERICAN STANDARD WALL MTD. DECLYN (OR EQUAL) W/ MOEN LEGEND LEVER FAUCET (OR EQUAL) W/ ANTI-SCALD TEMPERING DEVICE, INSULATE ALL EXPOSED WATER & SAN. LINES
- HANDICAP LAV. PROVIDE 30"x48" CLEARANCE IN FRONT.
- TYPICAL RESTROOM WALL, REFER TO 'A' SHEETS FOR WALL TYPES.
- DEMISING WALL, REFER TO SHT. A1.0
- 1 1/4" DIA x 18" LONG GRAB BAR MOUNTED VERTICALLY ABOVE THE 42" GRAB BAR. (PROVIDE SOLID BLOCKING OR BOBBICK WINGLT FASTENING SYSTEM.)
- AMERICAN STANDARD ELONGATED HANDICAP HT (OR EQUAL) W/ OLSONITE OPEN FRONT SEAT (OR EQUAL). FLUSH CONTROL MUST BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET, 44" AFF MAX.
- FLOOR DRAIN
- 18"W. x 36"H. GLASS MIRROR W/ POLISHED S.S. FRAME. BOTTOM EDGE OF REFLECTED SURFACE MOUNTED @ 40" AFF MAX.
- ELECTRICAL PANEL (REFER TO ELECTRICAL DWG)
- ADA SIGN FOR ACCESSIBLE RESTROOM, MOUNT AT A MIN. OF 48" AFF TO BASELINE OF LOWEST TACTILE CHARACTER TO 60" AFF MAXIMUM TO BASELINE OF HIGHEST TACTILE CHARACTER.
- 24"x24" STANDARD MOP SINK W/ 8" WALL MOUNTED FAUCET, AND MOP HOLDERS. TYP.
- 10 GAL. ELECTRIC WATER HEATER ABOVE MOP SINK. SET ON WALL SUPPORTED SHELF, AND OR SET ON MEZZANINE ABOVE.

1 TYP. RESTROOM ENLARGED PLAN

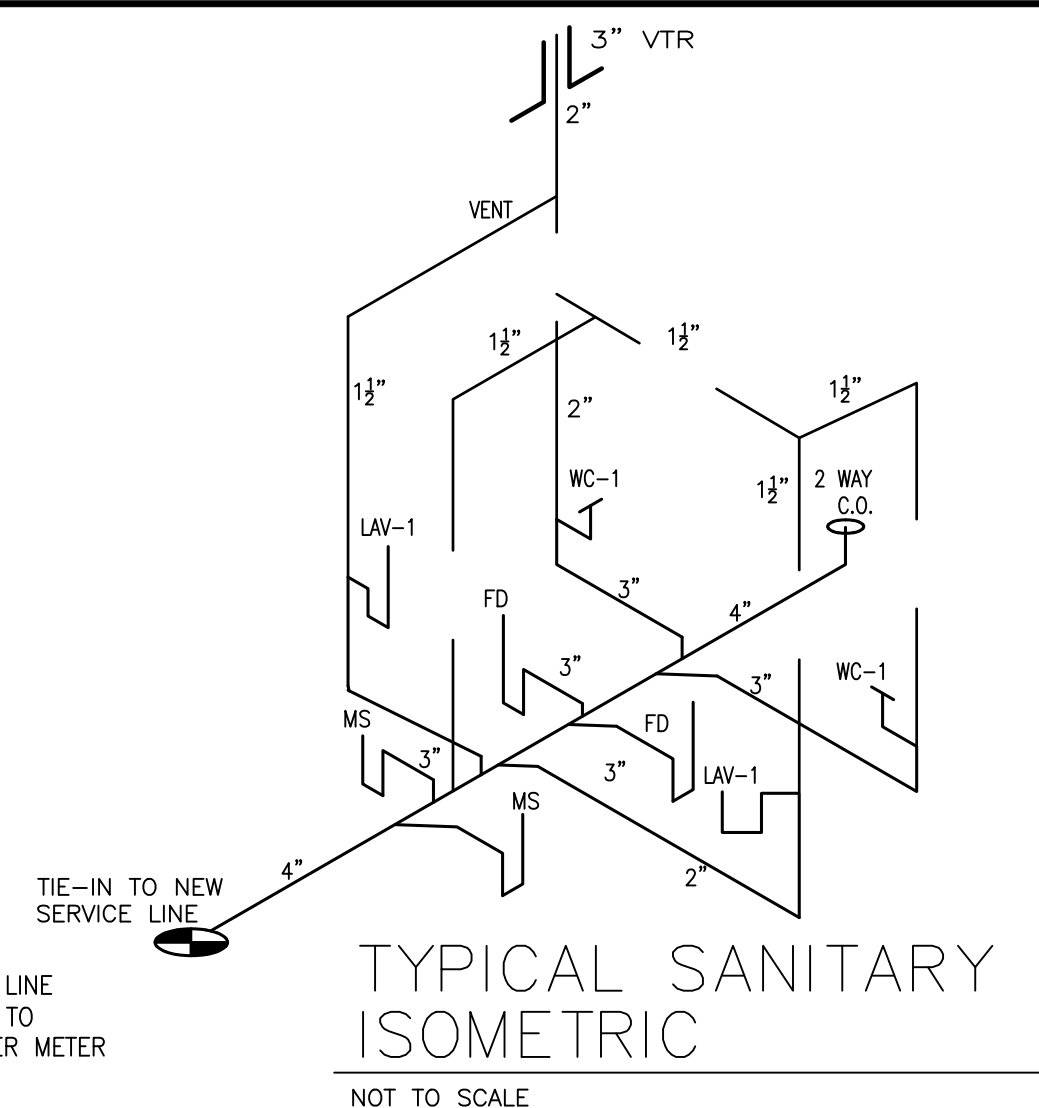
A1.1 1/4" = 1'-0"

2 TYP. RESTROOM ELEVATIONS

- MEP1.0 1/4" = 1'-0"
- NOTES: 1. ALL ACCESSORIES SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS INCLUDING ANY REQUIRED WALL BLOCKING.
2. REFER TO CIVIL DRAWINGS FOR UTILITIES LOCATION.

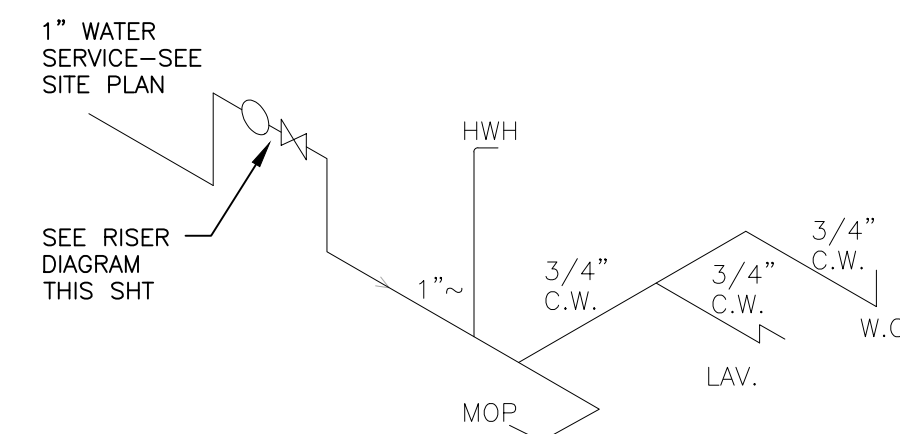
RESTROOM FINISHES:

FLOOR: CONCRETE WITH NON-SLIP EPOXY FLOORING OR SEALED
BASE: 4" VINYL BASE
WALLS: AT ALL SPACES: SEMI-GLOSS WASHABLE PAINT ON ALL WALLS



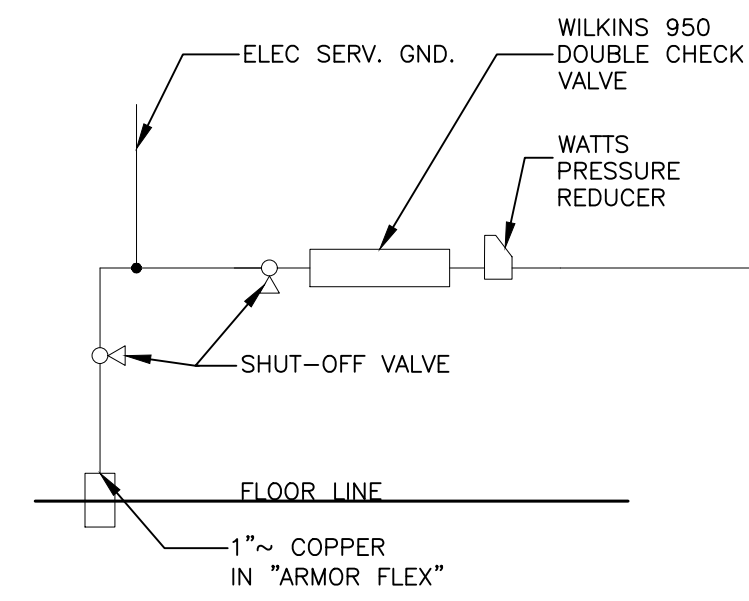
TYPICAL SANITARY ISOMETRIC

NOT TO SCALE



TYPICAL SINGLE UNIT SUPPLY ISOMETRIC

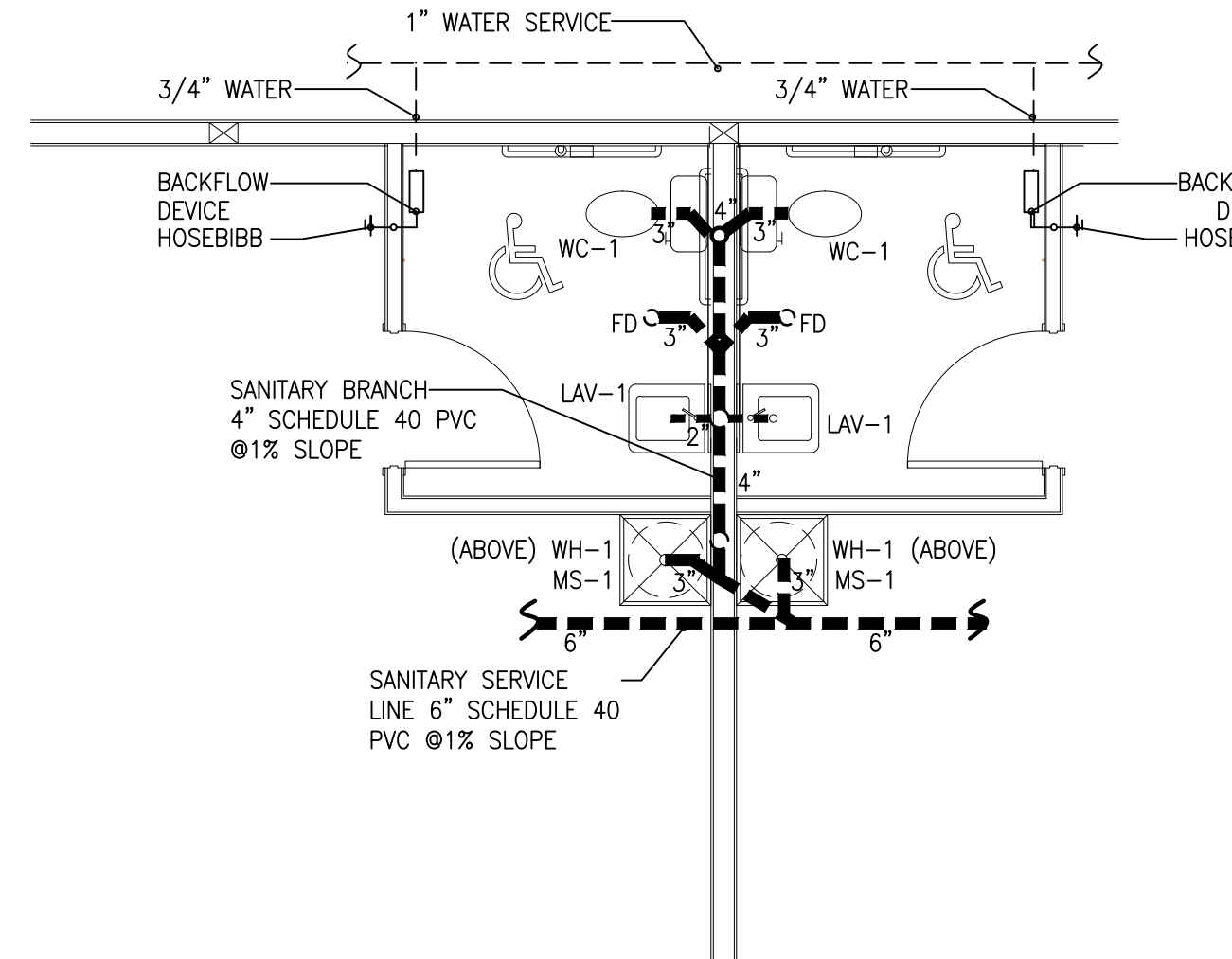
NOT TO SCALE



TYP. TENANT WATER SERVICE RISER DIAG.

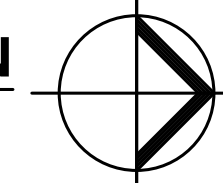
NOT TO SCALE

NOTE: ALL WATER SERVICE DEVICES TO BE APPROVED BY UTILITY CO. PRIOR TO BIDDING



ENLARGED SANITARY PLUMBING PLAN

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



PLUMBING NOTES

SCOPE OF WORK

WORK INCLUDED UNDER THIS SECTION SHALL CONSIST OF FURNISHING ALL MATERIALS, SUPPLIES, EQUIPMENT, TOOLS, TRANSPORTATION AND FACILITIES AND PERFORMING ALL LABOR AND SERVICES NECESSARY FOR, AND REQUIRED IN CONNECTION WITH, OR PROPERLY INCIDENTAL TO THE INSTALLATION OF THE WORK DESCRIBED IN THIS SECTION OF THE SPECIFICATIONS AND/OR SHOWN ON THE DRAWINGS, OR REASONABLY IMPLIED.

CODES AND STANDARDS

THE CONTRACTORS SHALL COMPLY WITH ALL APPLICABLE LAWS AND ORDINANCES IN EFFECT AT THE SITE AND RULES OF LOCAL AND STATE INSPECTORS.

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING LIST OF CODES AND STANDARDS:

OHIO BUILDING CODE ASHRAE AND SMACNA STANDARDS
AGA
NFA 54, 99C ASME - ASTM

DRAWINGS

DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO BE SCALED. ALL DIMENSIONS SHALL BE TAKEN FROM CERTIFIED EQUIPMENT DRAWINGS OR THE STRUCTURE ITSELF BEFORE PERFORMING ANY WORK.

QUALITY ASSURANCE

FOR FABRICATION, INSTALLATION AND TESTING OF WORK UNDER THIS SECTION, USE ONLY THOROUGHLY TRAINED AND EXPERIENCED WORKMEN COMPLETELY FAMILIAR WITH THE ITEMS REQUIRED AND THE MANUFACTURER'S CURRENT RECOMMENDED METHODS OF INSTALLATION.

EQUIPMENT IS TO BE INSTALLED IN ACCORDANCE WITH ITS UNDERWRITERS APPROVAL, THE MANUF'S RECOMMENDATIONS AND SPECIFICATIONS, AND GOOD ENGINEERING PRACTICES PER O.B.C. CHAPTER 28 AND OHIO MECHANICAL CODE.

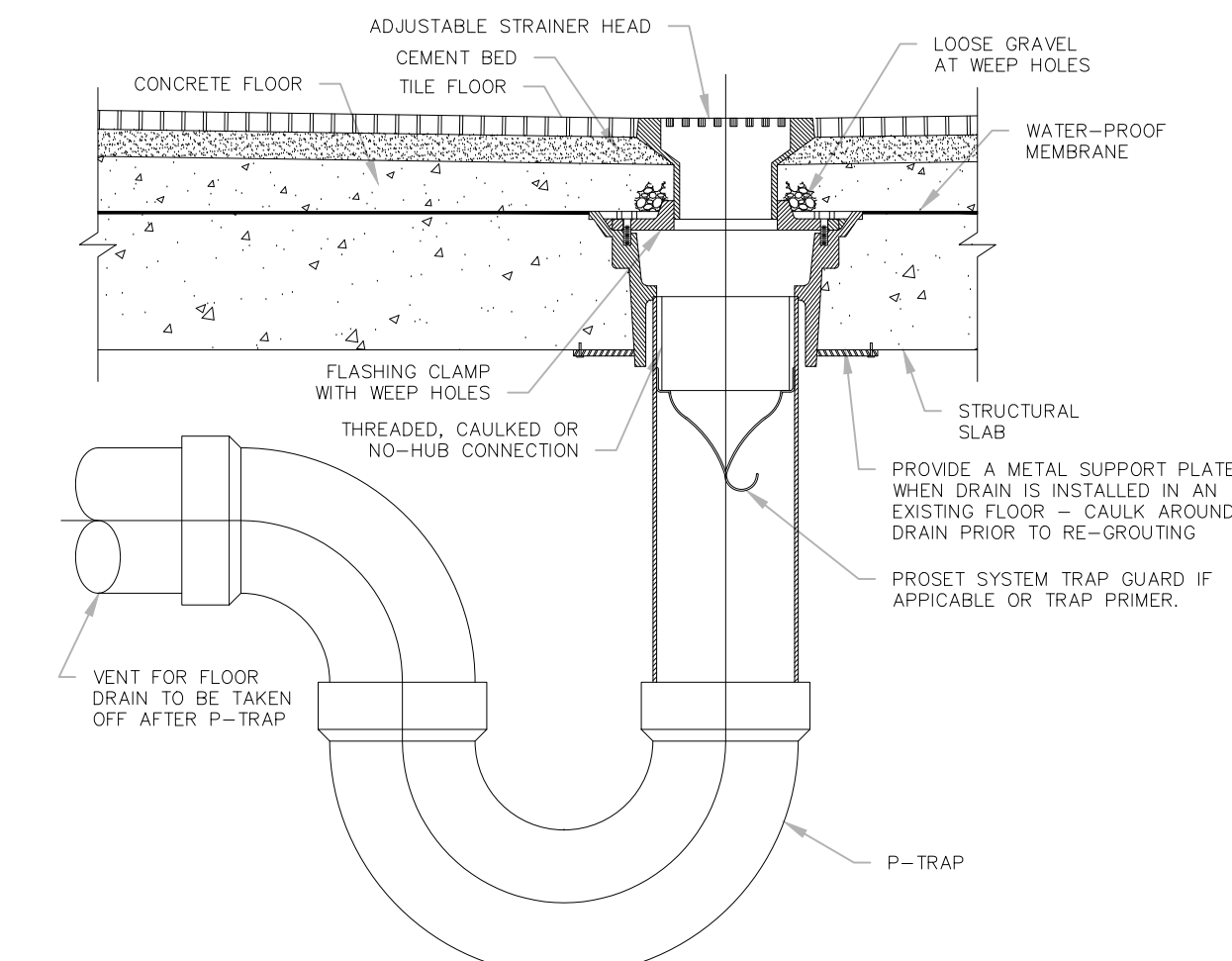
IN ACCEPTANCE OR REJECTION OF THE FINISHED INSTALLATION, NO ALLOWANCE WILL BE MADE FOR LACK OF SKILL ON THE PART OF THE INSTALLERS.

TESTING AND ADJUSTMENTS

UPON COMPLETION OF THE INSTALLATION AND ALL WORK SPECIFIED HEREIN AND/OR SHOWN ON THE APPROVED SHOP DRAWINGS, THIS CONTRACTOR SHALL START ALL APPARATUS, MAKE NECESSARY TESTS AS DIRECTED AS SPECIFIED HEREIN, AND MAKE COMPLETE ADJUSTMENTS OF ALL ITEMS OF EQUIPMENT BEFORE ACCEPTANCE BY THE OWNER.

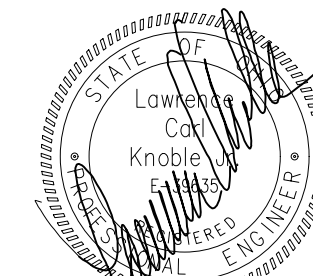
GENERAL NOTES:

- IT IS THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR TO INSTALL AND TEST THE SANITARY SEWER SYSTEMS IN CONFORMANCE WITH THE LOCAL MUNICIPAL STANDARD SPECIFICATIONS AN THE OHIO BUILDING CODE.
- THE PLUMBING CONTRACTOR SHALL VERIFY THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UNDERGROUND UTILITIES AT TIE-IN POINTS IN COORDINATION WITH THE GENERAL CONTRACTOR AND THE ENGINEER.
- IT IS THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR TO CHECK FOR POSSIBLE INTERFERENCE BETWEEN EQUIPMENT TO BE INSTALLED EQUIPMENT TO BE INSTALLED BY HIMSELF AND OTHERS.
- THE PLUMBING CONTRACTOR SHALL PROVIDE ALL SUPPORT STEEL REQUIRED FOR PIPING, EQUIPMENT, ETC., INSTALLED BY HIM UNLESS OTHERWISE ON THE STRUCTURAL PLANS.
- THE PLUMBING CONTRACTOR SHALL VERIFY THE POWER REQUIREMENTS OF THE PLUMBING EQUIPMENT WITH THE ELECTRICAL CONTRACTOR PRIOR TO THE INSTALLATION OF SAID EQUIPMENT.
- PROVIDE SLEEVES, ESCUTCHEONS, ETC., WHERE PIPING PASSES THRU WALLS, FLOORS, AND CEILINGS.
- ALL SUPPLY PIPING SHALL BE INSULATED, TYPE "L", COPPER, SIZED PER O.P.C. NO SUPPLY PIPING TO BE IN SLAB. PROVIDE VALVES AND UNIONS ON FINAL CONNECTIONS OF ALL EQUIPMENT. PEDICURE STATIONS TO BE FED FROM WALL/ WITH WALL STOPS.
- SANITARY FIXTURES SHALL BE VENTED AS SHOWN ON PLAN, PER O.P.C. PIPE INSULATION SHALL BE PROTECTED AT HANGERS SO THAT IT IS NOT COMPRESSED OR TORN.
- PIPING INSULATION TO BE AS PER O.P.C.
- SLOPE PIPING PER O.P.C. REQUIREMENTS: 2-1/2" OR LESS SHALL BE 1/4" PER FOOT 3" TO 6" SHALL BE 1/8" PER FOOT 8" AND UP SHALL BE 1/16" PER FOOT
- ADA COMPLIANT LAVATORIES WILL BE MOUNTED AT A MAXIMUM OF 34" A.F.F.
- ALL LAVATORIES HAVING EXPOSED PIPING SHALL HAVE PIPE INSULATION TO PREVENT AGAINST CONTACT. THERE WILL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
- PROVIDE TRAP PRIMER FOR FLOOR DRAINS PER DETAIL ON PLUMBING DWGS.
- CONTRACTOR SHALL COORDINATE EXACT LOCATIONS OF ALL NFWH (NON FREEZE WALL HYDRANTS) WITH THE OWNER AND THE ARCHITECT PRIOR TO INSTALLATION.
- PLUMBING DRAWINGS ARE DIAGRAMMATIC ONLY.



TYP. DRAIN DETAIL

SCALE: N.T.S.

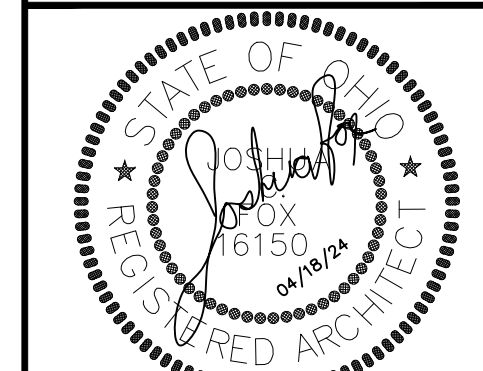


INTEGRATED CONSTRUCTION CONSULTANTS, LLC

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REVISIONS

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JOSHUA C. FOX
ARCH #16150
EXPIRATION DATE: 12/31/2025

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PLUMBING PLAN AND NOTES

PROPOSED NEW BUILDINGS
HURON'S BIG STORAGE UNITS
1708 SAWMILL PARKWAY
HURON, OH 44839

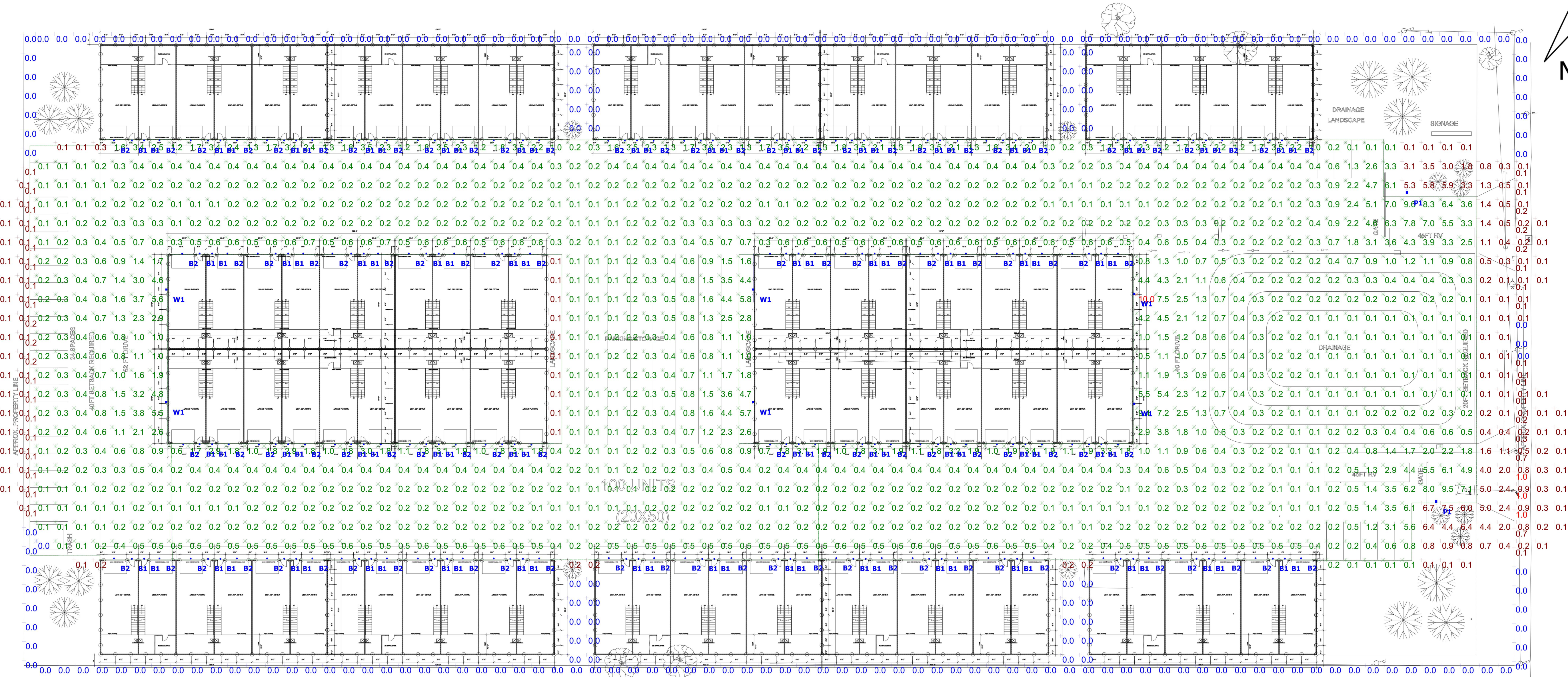
APRIL 18, 2024

JOB NO. 2315

SHEET

PI.0

ORIGINAL DRAWING SIZE 24"x36"



Plan View
Scale - 1" = 25'

- General Note**
1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
 2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
 3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: GRADE

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIREMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705.

Alternates Note
THE USE OF FIXTURE ALTERNATES MUST BE RESUBMITTED TO THE CITY FOR APPROVAL.

Ordering Note
FOR INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

Drawing Note
THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

Mounting Height Note
MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.

Schedule							
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	LLF
	W1		6	Lithonia Lighting	TWR2 LED	Outdoor Non-Cutoff and Semi-Cutoff Wall-Mounted Area Luminaires	0.9
	P1		2	American Electric Lighting	ATB2	Autobahn Large	0.9
	B1		100	Sunlite	46068-SU	Gooseneck Rustic Barn Light Fixture, Wall Mount, Medium Base (E26) Socket, Standard A19 Bulb Required (60W Max), 12 Inch, Indoor and Outdoor Use, UL Listed Wet Location White	0.9
	B2		100	Sunlite	46068-SU	Gooseneck Rustic Barn Light Fixture, Wall Mount, Medium Base (E26) Socket, Standard A19 Bulb Required (60W Max), 12 Inch, Indoor and Outdoor Use, UL Listed Wet Location White	0.9

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking & Drive Lanes	✕	0.8 fc	10.0 fc	0.0 fc	N/A	N/A
Property Line	+	0.0 fc	1.0 fc	0.0 fc	N/A	N/A
Overall/Grade	+	0.7 fc	10.0 fc	0.0 fc	N/A	N/A

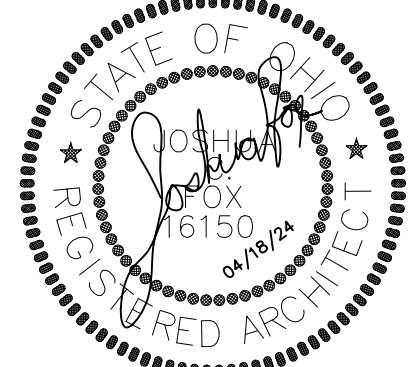


HURON'S BIG STORAGE UNITS
EXTERIOR PHOTOMETRIC PLAN
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

Designer
BK
Date
04/16/2024
Scale
Not to Scale
Drawing No.
#24-28234

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SITE LIGHTING AND PHOTOMETRIC PLAN

PROPOSED NEW BUILDINGS
HURON'S BIG STORAGE UNITS
1708 SAWMILL PARKWAY
HURON, OH 44839

APRIL 18, 2024

JOB NO. 2315

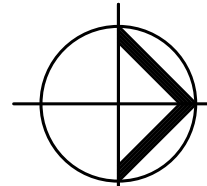
SHEET

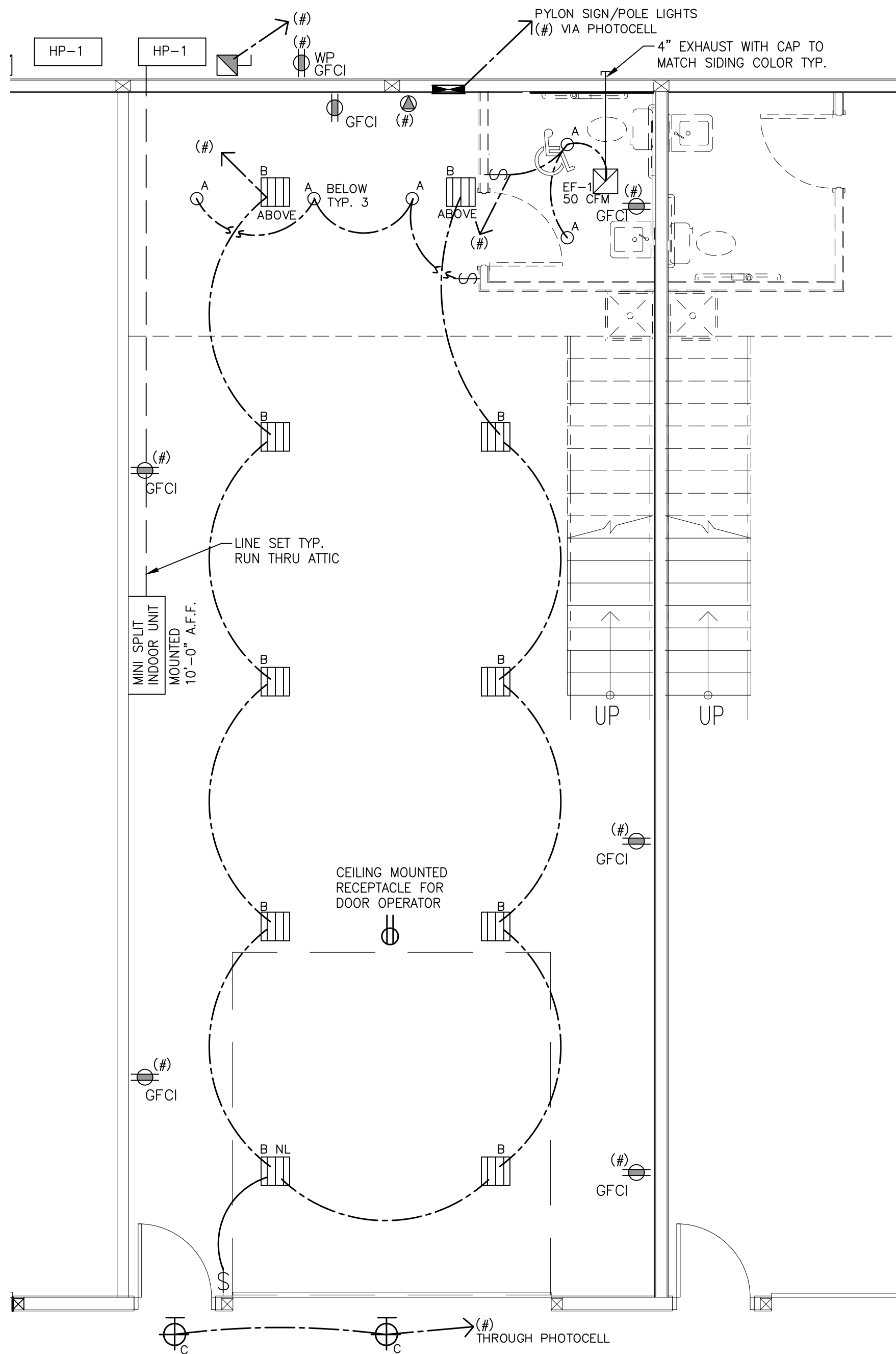
E1.0

ORIGINAL DRAWING SIZE 24"x36"

SITE LIGHTING AND PHOTOMETRIC PLAN

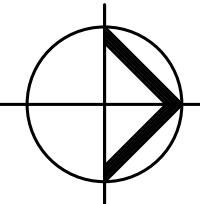
SCALE: N.T.S.





POWER/LIGHTING PLAN

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



LIGHTING LEGEND	
INTERIOR LIGHTING	
SYMBOL	DESCRIPTION
	6"DIAMETER LED WAFER LIGHT EQUAL TO ABL-LITHONIA LIGHTING, MODEL #WF6-LED-30K40K50K-MVOLT-90CRI-MW
	HIGH BAY
	120V EMERG. EXIT SIGN W/ RED LETTERS, ARROWS AS REQ'D AND BATTERY BACK-UP W/ REMOTE HEAD WALL MTD. TO EXT. OF BLDG. (FIELD VERIFY HT.)--RH:REN SERIES, 3.6W, WHITE HOUSING+FACE,RH-1:PMC SERIES, WHITE FINISH AND DOUBLE LAMP
	"MCPHILBEN" 65X6L 12W6; COMPAC EMERGENCY, TWIN-HEADED UNIT, 2 LED LAMPS; WHITE ENCLOSURE
EXTERIOR LIGHTING	
	SITE LIGHTING-EcoForm STANDARD LUMINAIRE (ECF-4-215LA-641A-NW), TYPE 4 OPTICS, 4000K, 208V, NATURAL PAINT, 25' TAPERED ROUND FIBERGLASS POLE WITH BASE COVER EQUAL TO SHAKESPEARE AB25, FINISH AS SELECTED BY ARCHITECT. SEE CIVIL DRAWINGS FOR BASE DETAILS
	QUANTITY OF 2 AT ENTRY GATES
	EXTERIOR GOOS ENECK RUSTIC BARN LIGHT FIXTURE EQUAL TO SUNLITE MODEL #46068-SJ FX/GB/E26/WHITE WITH A19 LED BULB 60W MAX 12" DIAMETER. COLOR WHITE.
	QUANTITY OF 2 PER UNIT

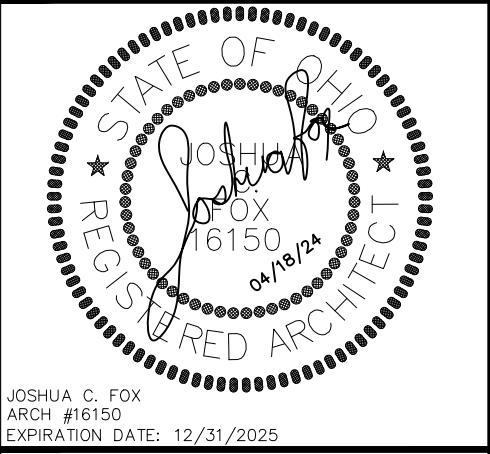
ELECTRIC LEGEND	
SYMBOL	DESCRIPTION
NL	NIGHT LIGHT TO REMAIN ON ALL THE TIME
\$	SINGLE POLE PADDLE SWITCH, 120/277VAC, 20A; 48" A.F.F. MOUNTING HT.
\$ ₃	THREEWAY PADDLE SWITCH, 120/277VAC, 20A; 48" A.F.F. MOUNTING HT.
\$ _M	MOTION SENSOR SWITCH, 120/277VAC, 20A; 48" A.F.F. MOUNTING HT.
\$ _D	DIMMER SWITCH, 120/277VAC, 20A; 48" A.F.F. MOUNTING HT.
[JB]	JUNCTION BOX
	DUPLEX RECEPTACLE OUTLET 125V, 20A, 2-POLE, 3-WIRE, NEMA-5-20R
	SAME AS ABOVE EXCEPT GROUND FAULT INTERRUPTER TYPE
	QUAD RECEPTACLE OUTLET 125V, 20A, 2-POLE, E-2IRE, NEM-5-20R
	SAME AS ABOVE EXCEPT GROUND FAULT INTERRUPTER TYPE
	SINGLE RECEPTACLE OUTLET 250V, 20A, 2-POLE, E-WIRE, NEMA-6-20R
	SINGLE RECEPTACLE OUTLET
	RECEPTACLE, 120/240V, 30A, 2-POLE, 4-WIRE, NEMA-14-30R
	NON-FUSIBLE DISCONNECT SWITCH, SIZE AS NOTED
	OUTDOOR WEATHERPROOF NON-FUSIBLE DISCONNECT SWITCH, SIZE AS NOTED
AS/AF	AMP SWITCH/AMP FUSE
	LIGHT PANEL (LP)
	WIRE WHIP, NUMBER INDICATES HEIGHT ABOVE FLOOR
LV	LOW VOLTAGE WIRING, SUPPLIED BY VENDOR, WIRED BY E.C.
GC	GENERAL CONTRACTOR
*	HEIGHT TO BE DETERMINED IN THE FIELD
AC	ABOVE COUNTER, APPROXIMATELY 45" A.F.F.
BC	BELOW COUNTER
EC	ELECTRICAL CONTRACTOR
MC	MECHANICAL CONTRACTOR
WP	WEATHERPROOF
	EXHAUST FAN, SUPPLIED BY M.C., WIRED BY E.C.
	DATA
	PHONE
	CONTROL THERMOSTAT TO EXHAUST FAN IN SERVER ROOM

GENERAL NOTES

- ALL CIRCUITS SHALL BE PROVIDED WITH A COPPER EQUIPMENT GROUNDING CONDUCTOR SIZED IN ACCORDANCE WITH ARTICLE 250 OF THE N.E.C.
- CONFIRM ELECTRICAL REQUIREMENTS FOR "ALL" EQUIPMENT WITH VENDOR BEFORE ROUGH-IN.
- THE EQUIPMENT VENDOR WILL SPOT LOCATIONS FOR ALL EQUIPMENT AND RECEPTACLES. SOME RECEPTACLES ARE LOCATED IN THE CABINETS.
- ALL REQUIREMENTS SHALL BE VERIFIED BY MANUFACTURER'S SPEC SHEETS PROVIDED BY OWNER.
- ALL POWER AND DATA OUTLETS SHALL BE MOUNTED AT 48" A.F.F. UNLESS OTHERWISE NOTED.

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SITE LIGHTING PHOTOMETRIC

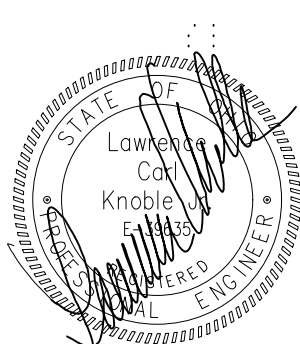
PROPOSED NEW BUILDINGS
HURON'S BIG STORAGE UNITS
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APRIL 18, 2024

JOB NO. 2315

SHEET
E2.0

ORIGINAL DRAWING SIZE 24"X36"



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CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS!
NOTE: DRAWINGS ARE NOT TO SCALE IF SHEET IS PLOTTED ON 11"X17"

PANEL NO.
PP-1

MCB

120 / 240

100A

AMP MAIN C.B. RATING

VOLT, 1Ø, 3W, 60HZ

AMP MAIN AIC

AMP BRANCH AIC

TYPICAL 1 PER UNIT.

FED FROM MDP

CKT.	LOAD	CB/P	Ø	CB/P	LOAD	CKT.
1	LIVING ROOM	20/1	A	20/1	BEDROOM 1	2
3	KITCHEN LIGHTS	20/1	B	20/1	BEDROOM 2	4
5	BATHROOM	20/1	A	20/1	REFRIGERATOR	6
7	FURNACE	20/1	B	20/1	DISHWASHER/DISPOSAL	8
9	A/C	30/2	A	20/1	KITCHEN COUNTER 1	10
11			B	20/1	KITCHEN COUNTER 2	12
13	SPACE		A	50/2	STOVE	14
15	SPACE		B			
17	SPACE		A		SPACE	18
19	SPACE		B		SPACE	20
21	SPACE		A		SPACE	22
23	SPACE		B		SPACE	24

NOTE:
ELECTRICAL CONTRACTOR SHALL VERIFY
ELECTRICAL CONNECTION TYPE FOR THE EQUIPMENT
AND PROPER VOLTAGES FOR PROPER INSTALLATION
PER THE MFG. SPECS. AND THE N.E.C.

BRANCH CIRCUIT WIRE / CONDUIT SCHEDULE
ALL WIRE SHALL BE COPPER THHN/THWN

OCD	POLES	CONDUCTORS	CONDUIT
20A (MAX.)	1	2 #12's 1 #12 GRD.	1/2"
20A (MAX.)	2	3 #12's 1 #12 GRD.	1/2"
30A	2	2 #10's 1 #10 GRD.	1/2"
40A	3	3 #10's 1 #12 N 1 #10 GRD.	3/4"
50A	3	3 #6's 1 #10 N 1 #8 GRD.	1"
60A	3	3 #4's 1 #8 N 1 #8 GRD.	1 1/4"

THIS TABLE APPLIES TO BRANCH CIRCUITS & FEEDERS
OVERCURRENT PROTECTION FOR FIXTURE WIRES SHALL
BE IN ACCORDANCE WITH NEC 240-4.

WIRING METHODS- BASIC CARE AREAS SHALL BE
INSTALLED IN A AMETAL RACEWAY SYSTEM (EMT CONDUIT)
OR WITHIN A METALLIC SHEATHED CABLE. RACEWAY OR
SHEATH SHALL SELF QUALIFY AS AN EQUIPMENT
GROUNDING CONDUCTOR, IN ADDITION ALL CIRCUITS FOR
THIS FACILITY SHALL BE EQUIPPED WITH A GREEN WIRE
COPPER GROUNDING CONDUCTOR SIZED PER NEC TABLE
250.122

ELECTRICAL NOTES

- 1.) ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE 2020 N.E.C., UNDERWRITERS LABORATORIES, AND FEDERAL, STATE, AND LOCAL CODES. ELECTRICAL WORK SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 27 OBC AND THE N.E.C. CODE NFPA 70, OBC APPROVED EDITION AND IS SUBJECT TO THE APPROVAL OF THE STATE ELECTRICAL INSPECTOR ASSIGNED BY THE DIVISION OF FACTORY BUILDING INSPECTION IN ACCORDANCE WITH SECTION 2701.1 OF THE OBC.
- 2.) ALL EQUIPMENT AND MATERIAL SHALL CONFORM TO U.L. AND NEMA STANDARDS.

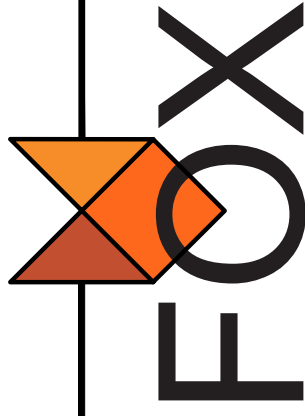
CONDUITS:
a. ALL CONDUCTORS SHALL BE RUN IN CONDUITS.
b. CONDUIT TO BE SIZED PER THE N.E.C.
c. MINIMUM CONDUIT SIZE TO BE 1/2" DIA.
d. ALL UNDERGROUND CONDUIT TO BE PVC.
e. EMT CONDUIT MAY BE USED EVERYWHERE ELSE.
- 3.) MINIMUM WIRE SIZE SHALL BE #12 AWG. ALL CONDUCTORS SHALL BE THHN COPPER 600V INSULATED WITH U.L. LABEL.
- 4.) ALL CONDUITS SHALL BE PERPENDICULAR OR PARALLEL TO BUILDING CONSTRUCTION AND PROPERLY SUPPORTED.
- 5.) NO WIRE OR CONDUIT IS PERMITTED UNDER THE FLOOR SLAB. (UNLESS SPECIFICALLY NOTED ON DRAWING)
- 6.) CONDUCTORS SHALL BE SIZED TO MAINTAIN LESS THAN 3% VOLTAGE DROP.
- 7.) GROUNDING CONDUCTORS PER N.E.C. ARTICLE 250 SHALL BE INCORPORATED INTO ALL CIRCUITS.
- 8.) ALL DISCONNECTS, STARTERS AND TRANSFORMERS SHALL BE AS MANUFACTURED BY 'SQUARE D' OR APPROVED EQUAL.
- 9.) BRANCH CIRCUIT CONDUCTORS SHALL HAVE AN AMPACITY OF NOT LESS THAN THE MAXIMUM LOAD TO BE SERVED. IN ADDITION, CONDUCTORS OF MULTI-OUTLET BRANCH CIRCUITS SUPPLYING RECEPTACLES SHALL HAVE AN AMPACITY OF NOT LESS THAN THE RATING OF THE BRANCH CIRCUIT. SECTION 210-19(A) NFPA 70 LISTED IN OBC CHAPTER 35.
- 10.) BRANCH CIRCUIT CONDUCTORS AND EQUIPMENT SHALL BE PRO-TESTED BY OVER CURRENT PROTECTIVE DEVICES HAVING A RATING OR SETTING:
1) NOT EXCEEDING THAT SPECIFIED IN SECTION 240-3 FOR CONDUCTORS:
2) NOT EXCEEDING THAT SPECIFIED IN THE APPLICABLE ARTICLES REFERENCED IN SECTION 240-2 FOR EQUIPMENT: AND
3) AS PROVIDED FOR OUTLET DEVICES IN SECTION 210-21, SECTION 210-20 NFPA 70 LISTED IN OBBC CHAPTER 35.
- 11.) VERIFY FINAL LOCATION OF ALL ELECTRICAL DEVICES WITH OWNER/EQUIPMENT PRIOR TO INSTALLATION
- 12.) ELECTRICAL CONTRACTOR TO VERIFY WITH ALL CHARACTERISTICS OF SHOP DRAWING SUBMITTALS FOR ALL EQUIPMENT.
- 13.) PROVIDE A LISTED INTERSYSTEM BONDING TERMINATION EXTERNAL OF THE SERVICES CLOSURE EQUIPMENT WITH 6 BONDING TERMINALS OR AS REQUIRED, PER NEC 250.94.

REVISIONS	

THE DRAWINGS AND THE INFORMATION SHOWN
REPRESENT THE ORIGINAL, UNPUBLISHED WORK OF
FOX ARCHITECTURAL DESIGN, LLC AND SHALL NOT BE
REPRODUCED OR DUPLICATED IN WHOLE OR IN PART
WITHOUT WRITTEN CONSENT OF THE ARCHITECT. 2024



JOSHUA C. FOX
ARCH #16150
EXPIRATION DATE: 12/31/2025



FOX
ARCHITECTURAL DESIGN
M: 419.677.6961 E: JOSH@FOXARCHITECTURAL.COM
3105 HURON AVERY RD. HURON OHIO 44839

ELECTRICAL SCHEDULES AND ONE LINE DIAGRAM
PROPOSED NEW BUILDINGS
HURON'S BIG STORAGE UNITS
1708 SAWMILL PARKWAY
HURON, OH 44839

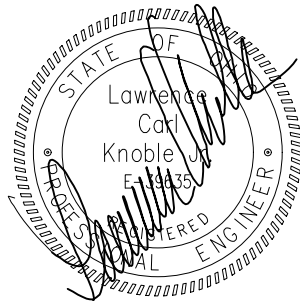
APRIL 18, 2024

JOB NO. 2315

SHEET

E3.0

ORIGINAL DRAWING SIZE 24"X36"



**INTEGRATED
CONSTRUCTION
CONSULTANTS, LLC**
47313 MERRIAM ROAD, WELLINGTON, OHIO 44090
(440) 667-6177 tel (440) 647-6044 fax

CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS!
NOTE: DRAWINGS ARE NOT TO SCALE IF SHEET IS PLOTTED ON 11" X 17"



TO: Chairman Boyle and Members of the Planning Commission
FROM: Christine Gibboney, Administrative Assistant
RE: 712 Cleveland Road E- Commercial Signage (Temporary)
DATE: June 26, 2024

PPN 42-65009.000 Current Zoning: R-1 Address: 712 Cleveland Road E

Owner/Applicant: East Cleveland Road LLC (Huron Sports Academy)
Applicant- Brian Morgan, More Vang

Subject Matter/Background

Owner is proposing the placement of two (2) 3' x 8' vinyl banner signs to be placed on the parcel temporarily to inform the community of a new community school and to promote enrollment. The owner has advised the temporary signs would remain in place until August 2024. Colors on the proposed banner signs are red, grey, and black, on a white background.

Land Use and Zoning

R-1 Single Family Residential District – School

Staff Analysis/ Recommendation:

Staff was advised of four (4) banner signs posted at this location and contacted the owner to advise of procedure and future permanent sign approval process through the PC/DRB. Owner promptly submitted the application with a reduction in the number of signs to two (2) and noted that the banners would be removed.

Temporary Signage is allowed in R-1 Districts, but is not one that requires a permit; and this type of sign doesn't actually fall within the description of a Temporary Sign in the current code, however, since this is commercial signage, staff felt it important to have PC/DRB oversight and be consistent as we had taken a temporary commercial sign to the Commission earlier this year (Huron's Big Storage Units). Applicant has advised that the temporary signage would be in place through August 2024.

The applicant has submitted an application for permanent signage as well, however, this application will require zoning plan review to verify compliance before placing on a future agenda.

Staff would recommend approval of the temporary commercial signs as proposed.

Planning Commission (PC)

Commercial Site Plan Application/Design Approval- Exterior/Design-Signage Only

DATE: 6/18/2024

Property Owner

Name: East Cleveland Road LLC
Address: 1750 Tysons Boulevard suite 1300, McLean, VA 22102
Phone: _____
Email: _____

Applicant

Name: Brian Morgan
Company/Business Name: More Vang
Mailing Address: 3670 Wheeler Ave. Alexandria, VA 22304
Phone: 703-751-3611
Email: bmorgan@morevang.com

Location and Description of Project

Address: 712 Cleveland Road E, Huron, OH 44839 County Parcel #: 42-65009.000
Existing Use: School Acreage/Area of Site: 6.4937
Proposed Use: School Lot # (if applicable): _____
Estimated Value of Project: _____ Total SF: 45,166

☐ New Construction ☐ Demolition
☐ Addition to Existing Structure ☒ Other: Temporary Signage on property

ZONING & FLOOD ZONE DISTRICTS

Zoning District: R1 (R-1 R-1A R-2 R-3 B-1 B-2 B-3 I-1 I-2 P-1 MU)
Flood Zone: X (A AE AO AH X-SHADED X)

Description of Project:

Temporary "Now Enrolling" banner to inform the community of a new community school in the area. The banners will be displayed through mid-August, and then removed.

SECTION 1. SITE DEVELOPMENT PLAN APPROVAL (SECTION 1139.01) *The application fee of \$150.00 and a complete site development plan with the following information included:

1. SITE PLAN & SCALED DRAWINGS

- Legal Survey or Plat Map
- Dimensions of the Lot & Property Lines
- Size and Location of the Existing Structure (if applicable)
- Size and Location of the Proposed Structure
- Front, Rear, and Side Setbacks of Existing Structure (if applicable)
- Front, Rear, and Side Setbacks of Proposed Structure
- Height of the Proposed Structure
- Existing and proposed land uses and the location of existing & proposed buildings and other accessory structures on the site.
- Location of vehicular ingress & egress, parking spaces (both existing & proposed) and the dimensions of same. *Refer to code for parking requirements.
- Extent and type of parking lot and driveway paving.
- Location and dimensions of all pedestrian ways and/or sidewalks.
- Location and size of all existing and proposed utilities
- Complete building elevations and signage including color renderings of same
- Lighting plan for the site including style and intensity of all parking lot and building mounted lighting. (Design Review)
- Landscape Plan. *Refer to code for requirements. (Design Review)
- The plan and method of disposing of all surface water from the development area; drainage plan shall be in accordance with Section 1115.03

2. WRITTEN STATEMENT

- A legal description of the site and state of the present ownership of all the land included within the site development area.
- A statement of ownership (names & addresses) and the present use of all properties within 150' of the exterior boundaries of the subject development site.
- A general indication of the expected schedules and/or phases of development.

SECTION 2. DESIGN APPROVAL (EXTERIOR, LANDSCAPING, LIGHTING, SIGNAGE) *

The application fee of \$150.00 and complete plans to include the following information must be included with this application and provided in a PDF format.

- ___ Photographs of Existing Conditions
- ___ Elevations of Proposed Modifications
- ___ Paint or Color Samples
- ___ Exterior Building Material Samples
- ___ Landscape Plan
- ___ Exterior Lighting Plan
- ___ Commercial Signage- Site Plan, Colored Elevations, Description of sign materials, Illumination specifications. Complete the table below:

Sign Type (circle)				Dimensions			
Sign #1:	Wall	Window	Other:	Height	Width	Display Area	Height (if ground)
	Ground	Changeable Copy		X	=	sq. ft.	ft.

Sign Type (circle)				Dimensions			
Sign #2:	Wall	Window	Other:	Height	Width	Display Area	Height (if ground)
	Ground	Changeable Copy		X	=	sq. ft.	ft.

Sign Type (circle)				Dimensions			
Sign #3:	Wall	Window	Other:	Height	Width	Display Area	Height (if ground)
	Ground	Changeable Copy		X	=	sq. ft.	ft.

Sign Type (circle)				Dimensions			
Sign #4:	Wall	Window	Other:	Height	Width	Display Area	Height (if ground)
	Ground	Changeable Copy		X	=	sq. ft.	ft.

SECTION 3. DESIGN APPROVAL (COMMERCIAL SIGNAGE ONLY) * The application fee of \$50.00 and complete plans to include the following information must be included with this application and provided in a PDF format.

___ Signage Site Plan with all setback dimensions
X Rendering(s) of all signs with detail of dimensions, construction materials, graphics, illumination

Sign Type (circle)				Dimensions			
Sign #1:	Wall	Window	Other:	Height	Width	Display Area	Height (if ground)
	Ground	Changeable Copy	Banner	3	X 8	= 24 sq. ft.	4 ft.
Sign Type (circle)				Dimensions			
Sign #2:	Wall	Window	Other:	Height	Width	Display Area	Height (if ground)
	Ground	Changeable Copy	Left gate/Fence Banner	3	X 8	= 24 sq. ft.	4 ft.
Sign Type (circle)				Dimensions			
Sign #3:	Wall	Window	Other:	Height	Width	Display Area	Height (if ground)
	Ground	Changeable Copy			X	= sq. ft.	ft.
Sign Type (circle)				Dimensions			
Sign #4:	Wall	Window	Other:	Height	Width	Display Area	Height (if ground)
	Ground	Changeable Copy			X	= sq. ft.	ft.

PLEASE NOTE: Upon approval from the Planning Commission, your project may require Engineering Plan review and Storm Water/Erosion Control Plan review, associated fees will apply. Zoning and/or Building Permits may be required, associated permit fees will apply. All Contractors on your project must be registered with the City. Contact the Planning and Zoning Department with any questions: 419-433-5000 ext. 1302.

x
 _____ I hereby certify that I am the owner of record of the named property or that the proposed work is authorized by the owner of record and/or I have been authorized to make this application as an authorized agent, and we agree to conform to all applicable laws, regulations, and ordinances. All information contained within this application and supplemental materials is true and accurate to the best of my knowledge and belief.

Applicant Signature: Khih Date: 06/18/2024

Owner Signature: _____ Date: _____

For Departmental Use Only:

Date of Submission: 6/20/24 Application Fee: _____ PC Meeting Date: _____



More Vang ESTIMATE

Date: 06/18/2024

Opportunity No:

Account: Huron Sport

Contact:

Phone:

Address:

Job No.: 51836

Revision No.: 01

Part No: W-01

PM: Lindsey Bankert



Project Name:

Temporary Banner

Quantity:

1

Material(s):

8.8oz Perforated Mesh Banner

Size:

96"W x 36"H

Finishing/Installation:

2" x 2" x 6' Posts



By signing this document, you are stating that you have reviewed and approved all size, image, color, content, layout, substrate and quantity specifications. Any further changes will be subject to charge.

Approval Signature:

**more
vang.**

More Vang ESTIMATE

Date: 06/18/2024

Opportunity No:

Account: Huron Sport

Contact:

Phone:

Address:

Job No.: 51836

Revision No.: 01

Part No: W-01

PM: Lindsey Bankert



Project Name:

Temporary Banner

Quantity:

1

Material(s):

8.8oz Perforated Mesh Banner

Size:

96"W x 36"H

Finishing/Installation:

Zip tie to existing fence



By signing this document, you are stating that you have reviewed and approved all size, image, color, content, layout, substrate and quantity specifications. Any further changes will be subject to charge.

Approval Signature:



TO: Chairman Boyle and Members of the Planning Commission
FROM: Christine Gibboney, Administrative Assistant
RE: 502 Huron Street - Pied Piper
DATE: June 26, 2024

PPN 42-01732.000 Current Zoning: B-3 Address: 502 Huron Street

Owner/Applicant: APAADF5 LLC
Applicant- Tony Frank, Owner

Subject Matter/Background

Staff was contacted by the owner with an inquiry to allow for a port-a-potty to be placed on site during their seasonal operation of the Pied Piper. The owner explained they have noticed customers, specifically children, crossing the street to use restroom facilities at the gas station. The owner has safety concerns for these customers and is hoping to be able to provide restroom facilities on site.

Staff Analysis/ Recommendation:

Staff met with the Building Official to discuss any building standards that may be applicable to the request and have been advised that the location of the port-a-potty must be ADA accessible and the port-a-potty must be ADA compliant relative to size. The request is unique as there is nothing directly applicable in the zoning code, as this is not a permanent improvement, addition, etc., but being a commercial business, staff felt it important to have PC/DRB oversight in the matter.

The owner has submitted a proposed site plan and has noted that he would add lattice on three sides of the unit for appearance.

As proposed, the owner has confirmed the port-a-potty will meet both ADA requirements. Staff finds no issues with the proposed location or parking issues, and would recommend approval as submitted.

Attachments:
DRB Application & Site Plan

Planning Commission (PC)

Commercial Site Plan Application/Design Approval- Exterior/Design-Signage Only

DATE: June 20, 2024

Property Owner

Name: APAADF5 LLC- TONY FRANK

Address: 318 ADAMS AVE

Phone: 419-239-9743

Email: TFRANK52@ICLOUD.COM

Applicant

Name: TONY FRANK

Company/Business Name: PIED PIPER

Mailing Address: 318 ADAMS AVE

Phone: 419-239-9743

Email: TFRANK52@ICLOUD.COM

Location and Description of Project

Address: 502 Huron Street

County Parcel #: 42-01732.000

Existing Use: RESTAURANT

Acreage/Area of Site: 0.3078

Proposed Use: Customer Convenience

Lot # (if applicable): _____

Estimated Value of Project: T.B.D

Total SF: _____

☐ New Construction

☐ Demolition

☐ Addition to Existing Structure

☒ Other: PORT A POTTY

ZONING & FLOOD ZONE DISTRICTS

Zoning District: B3 (R-1 R-1A R-2 R-3 B-1 B-2 B-3 I-1 I-2 P-1 MU)

Flood Zone: X (A AE AO AH X-SHADED X)

Description of Project:

ADDITION OF AN ADA COMPLIANT PORT--A-POTTY ON SITE DURING THE OPERATING SEASON.

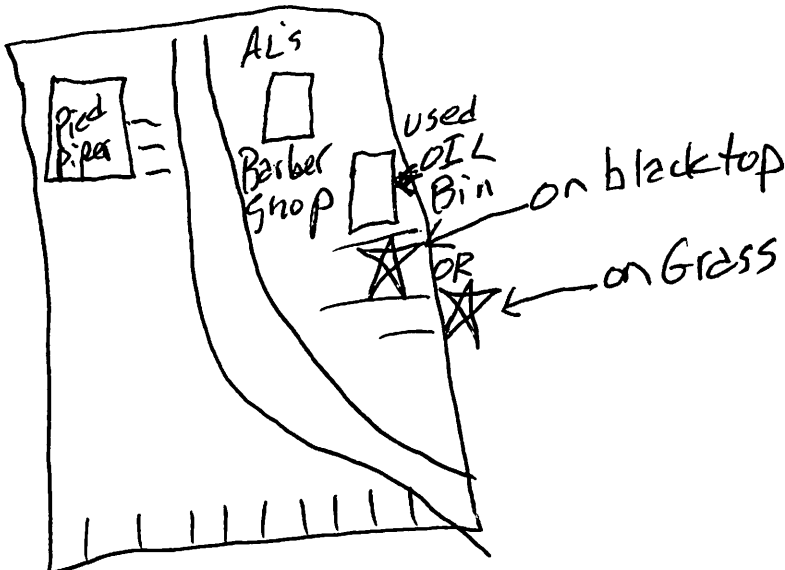
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- A general indication of the expected schedules and/or phases of development.



We will cover with Lattice on 3 Sides to make it look nice!

Pied Piper would like to place an A.D.A compliant Port-o-Potty on side Lot for the Season from MAY 1st until September 30th. Port-o-Potty will be removed first week of October

SECTION 3. DESIGN APPROVAL (COMMERCIAL SIGNAGE ONLY) * The application fee of \$50.00 and complete plans to include the following information must be included with this application and provided in a PDF format.

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Sign Type (circle)				Dimensions			
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	Ground	Changeable Copy		X	=	sq. ft.	ft.
Sign Type (circle)				Dimensions			
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	Ground	Changeable Copy		X	=	sq. ft.	ft.
Sign Type (circle)				Dimensions			
Sign #4:	Wall	Window	Other:	Height	Width	Display Area	Height (if ground)
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X Anthony J. Frank III

I hereby certify that I am the owner of record of the named property or that the proposed work is authorized by the owner of record and/or I have been authorized to make this application as an authorized agent, and we agree to conform to all applicable laws, regulations, and ordinances. All information contained within this application and supplemental materials is true and accurate to the best of my knowledge and belief.

Applicant Signature: *Anthony J. Frank III* Date: *6-24-2024*
 Owner Signature: *Anthony J. Frank III* Date: *6-24-2024*

For Departmental Use Only:

Date of Submission:

Application Fee:

DC Meeting Date:

SECTION 2. DESIGN APPROVAL (EXTERIOR, LANDSCAPING, LIGHTING, SIGNAGE) *

The application fee of \$150.00 and complete plans to include the following information must be included with this application and provided in a PDF format.

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Sign Type (circle)				Dimensions				Dimensions							
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	Ground	Changeable Copy		X	=	sq. ft.	ft.								
Sign #3:				Sign #4:				Sign #5:							
Sign Type (circle)				Dimensions				Dimensions							
Sign #3:	Wall	Window	Other:	Height	Width	Display Area	Height (if ground)	Sign #4:	Wall	Window	Other:	Height	Width	Display Area	Height (if ground)
	Ground	Changeable Copy		X	=	sq. ft.	ft.								



Erie County GIS

A Joint L
6,800
None



Notes

Empty rectangular box for notes.

Woods of West
Marsh we need
Security for
2019