

LAKE METROPARKS

EXECUTIVE OFFICE'S HVAC IMPROVEMENTS: PHASES 1 AND 2

11211 SPEAR ROAD, CONCORD TOWNSHIP, OHIO

AUGUST, 2024

INDEX OF DRAWINGS

TITLE SHEET	T-1
ARCHITECTURAL PLANS	A-01
ARCHITECTURAL NOTES AND SPECIFICATIONS	A-02
MECHANICAL DEMOLITION PLANS	M-01
MECHANICAL PROPOSED ROOF PLAN AND DETAILS	M-02
MECHANICAL PROPOSED FLOOR PLAN	M-03
MECHANICAL SCHEDULES AND SPECIFICATIONS	M-04



LOCATION MAP
N.T.S.

BOARD OF COMMISSIONERS

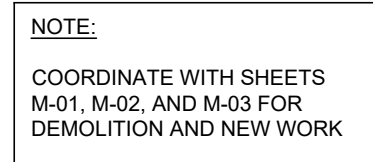
- GRETCHEN SKOK DISANTO COMMISSIONER
- FRANK J. POLIVKA COMMISSIONER
- JOHN C. REDMOND COMMISSIONER

ADMINISTRATION

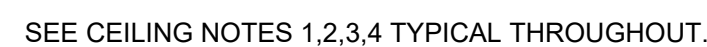
- PAUL PALAGYI EXECUTIVE DIRECTOR
- VINCE URBANSKI DEPUTY DIRECTOR
- TOM ADAIR DIRECTOR OF PARK SERVICES
- TOM KORITANSKY DIRECTOR OF PARK OPERATIONS
- GEORGE PLAATJE ASSISTANT DIRECTOR OF PARK OPERATIONS
- CHRISTOPHER J. BRASSEL CHIEF FINANCIAL OFFICER
- JIM SIVAK CHIEF RANGER



CONTRACT No.	220856
DRAWING NO.	T-1



SEE CEILING NOTES 1,2, 3,4 TYPICAL THROUGHOUT.



I

SPECIFICATIONS

DIVISION 1 - GENERAL CONDITIONS

EXAMINATION OF SITE - EACH BIDDER SHALL, BEFORE SUBMITTING HIS PROPOSAL, VISIT THE SITE AND THOROUGHLY FAMILIARIZE THEMSELVES WITH THE SCOPE OF WORK AND THE CONDITIONS UNDER WHICH IT WILL BE EXECUTED. LACK OF SUCH KNOWLEDGE WILL NOT BE ACCEPTED AS CAUSE FOR GRANTING EXTRA COMPENSATION, OR FOR FAILURE, NEGLIGENCE OR REFUSAL TO PERFORM ANY OR ALL OF THE WORK INCLUDED IN THE CONTRACT.

PERMITS: THE BUILDING PERMIT MUST BE PROCURED BY THE CONTRACTOR. EACH SUBCONTRACTOR SHALL SECURE AND PAY FOR OTHER PERMITS REQUIRED FOR THE COMPLETE EXECUTION OF HIS WORK, INCLUDING ALL INSPECTION FEES.

CHANGES IN THE WORK: EXCEPT FOR MINOR CHANGES IN THE WORK, NOT INVOLVING EXTRA COST, NO ORDER FOR EXTRA WORK SHALL BE VALID UNLESS SIGNED BY THE OWNER.

LAYOUT: CONTRACTOR SHALL LAY OUT ALL OF THE WORK IN ACCORDANCE WITH THE DIMENSIONS GIVEN ON THE DRAWINGS. VERIFY ALL DIMENSIONS AND CONDITIONS AT THE BUILDING FOR PROPER FIT OF ALL SHOP FABRICATED ITEMS.

CLEAN- UP: CONTRACTOR SHALL PERFORM SPECIAL AT THE COMPLETION OF WORK. CLEAN ALL GLASS, REMOVE ALL PAINT SPOTS, STAINS, MARKS AND DIRT FOR ALL PAINTED, DECORATED AND FINISHED SURFACES. REMOVE ALL TEMPORARY PROTECTIONS AND CLEAN AREAS.

PROTECTION OF PROPERTY: ALL DOORWAYS AND WINDOWS SHALL BE PROVIDED WITH LOCKS WHICH SHALL BE UNDER THE CONTROL OF THE CONTRACTOR, WHO SHALL LOCK DOORS AND WINDOWS TO PREVENT UNAUTHORIZED ENTRY TO THE BUILDING DURING CONSTRUCTION.

DIVISION 5 - METALS

STEEL DECKING - TO MATCH EXISTING ROOF RIBBED ROOF DECKING.

METAL STUDS: 3-5/8", 20 GAUGE NON-STRUCTURAL STEEL STUDS COMPLYING WITH ASTM C645 AND INSTALLED IN ACCORDANCE WITH ASTM A1003. STUDS TO HAVE AN EQUIVALENT CORROSION RESISTANCE AS SPECIFIED IN A653/A653.

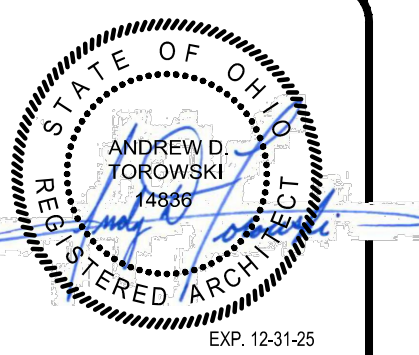
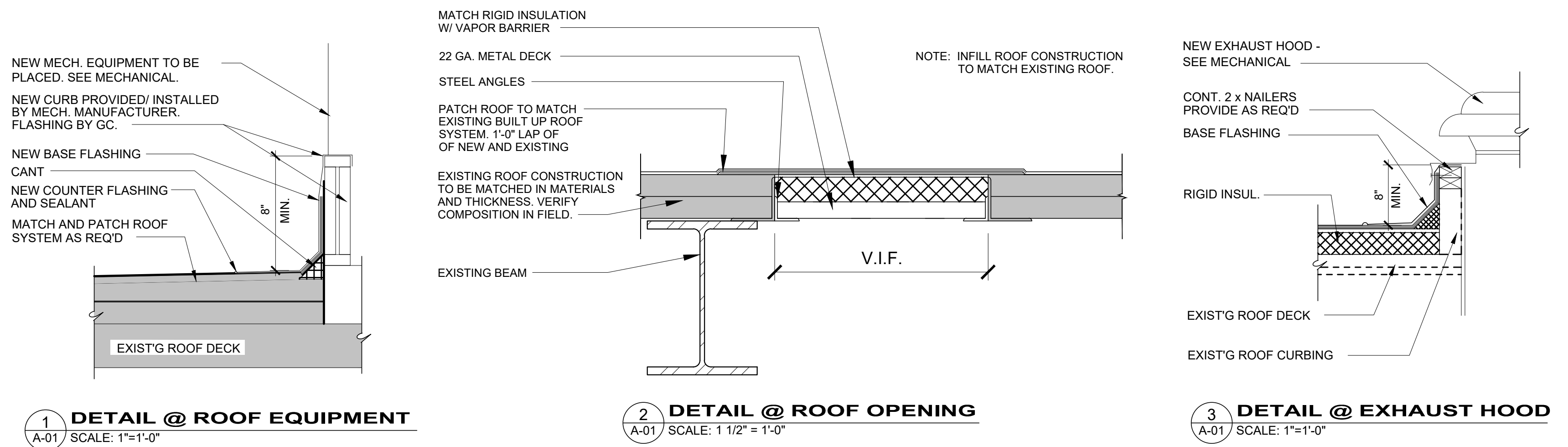
DIVISION 7 - THERMAL & MOISTURE PROTECTION

ROOF SYSTEM: TO MATCH EXISTING SYSTEM, BY TREMCO OR AN APPROVED EQUAL. INSTALL IN ACCORDANCE TO MANUFACTURERS INSTRUCTIONS.

SEALANT: DYMONIC ONE PART NON-SAG URETHANE AS MANUFACTURED BY TREMCO, INC. COLOR TO MATCH ADJACENT SURFACE.

DIVISION 9 - FINISHES

ACOUSTICAL LAY-IN UNITS: NOMINAL 24" x 24" x 5/8" MINERAL FIBER LAY-IN UNITS WITH CLASS 'A' FLAME SPREAD RATING, " SECOND LOOK II" NO. 2767B6 AS MANUFACTURED BY " ARMSTRONG WORLD CO." OR APPROVED EQUAL.



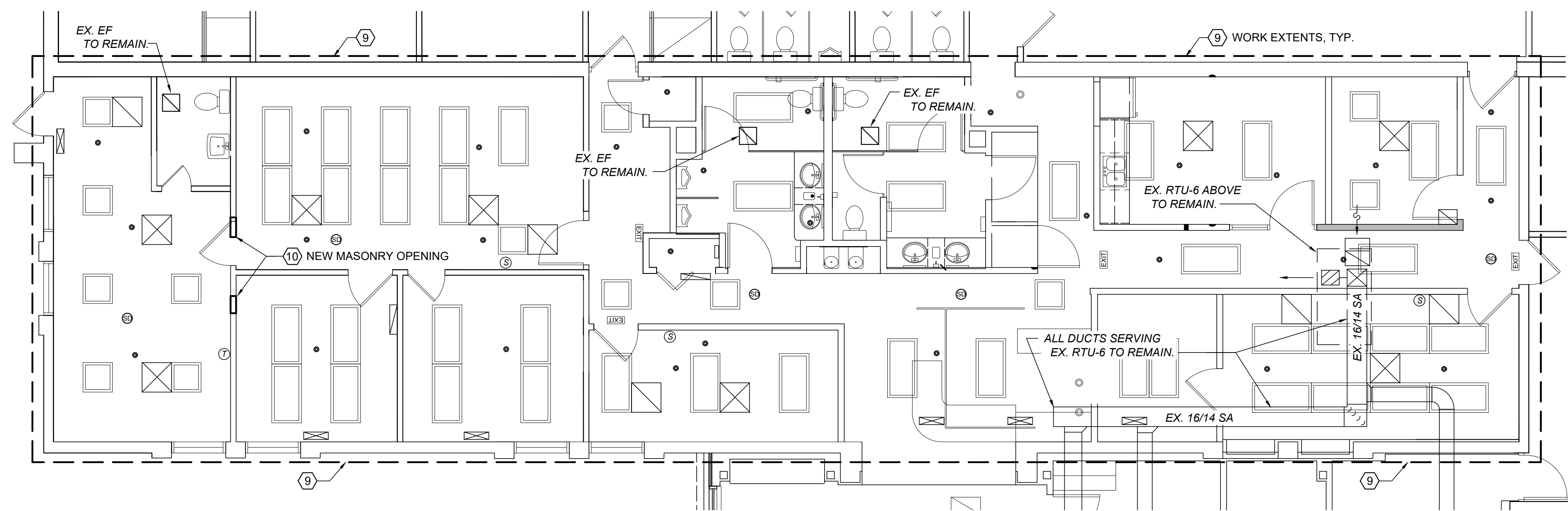
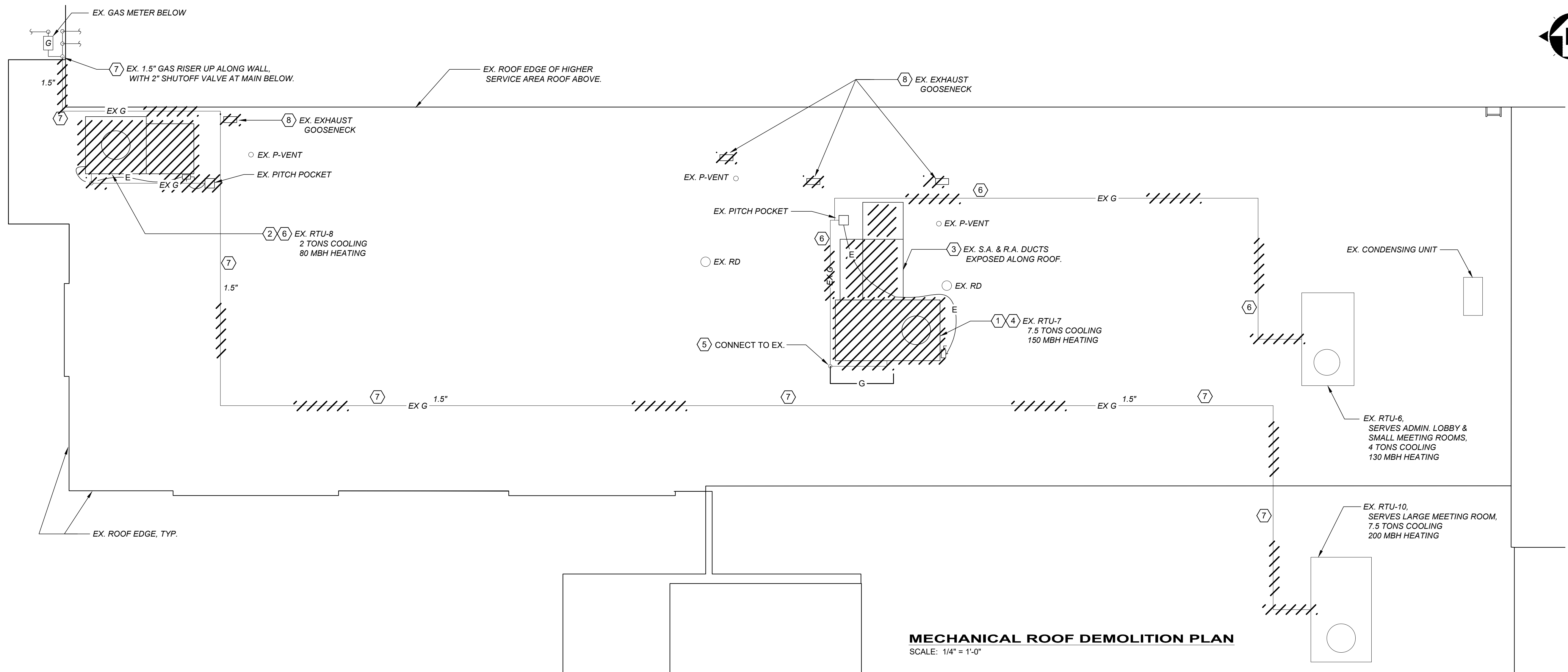
ISSUED FOR:		REVISED	
BID		REV.	DATE
ISSUE DATE:		DESCRIPTION	
SCALE:			
AS NOTED			
DESIGNED BY:			
ADT			
DRAWN BY:			
WMP			
CHECKED BY:			
ADT			

LAKE METROPARKS
EXECUTIVE OFFICE'S HVAC IMPROVEMENTS
PHASES 1 AND 2

11211 SPEAR ROAD CONCORD TWP., OHIO

NOTES AND SPECIFICATIONS

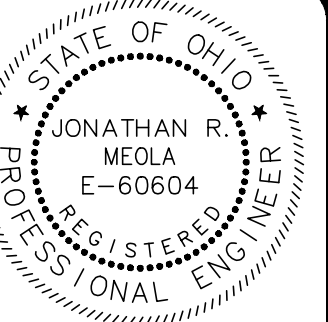
PROJECT NO.	
220856	
DISCIPLINE	
ARCHITECTURAL	
SHEET NAME	
A-02	
SHEET	OF
3	7



-  DEMOLITION CODED NOTES:

1. PHASE 1: CAREFULLY REMOVE EXISTING ROOF MOUNTED UNIT #7, INCLUDING EXISTING ROOF SUPPORTS. DISCONNECT ALL SERVICES: NATURAL GAS, ELECTRIC POWER WIRING, CONTROLS, DUCTS, ETC. REMOVE POWER WIRING BACK TO SOURCE BELOW ROOF. NEW POWER TO BE FED FROM BELOW THRU ROOF CURB. IT IS ASSUMED THAT EXISTING UNIT IS SUPPORTED ON BAR JOISTS BELOW. DOUBLE ARRANGEMENT: FIELD VERIFY AND REPORT FINDINGS TO OWNER/ENGINEER.
PHASE 2: REMOVE PITCH POCKET SERVING GAS AND ELEC THRU ROOF.
2. PHASE 1: RTU #8 EXECUTIVE DIRECTOR'S OFFICE WILL REMAIN IN SERVICE.
PHASE 2: CAREFULLY REMOVE EXISTING ROOF MOUNTED UNIT #8, INCLUDING EXISTING ROOF SUPPORTS. REMOVE EXPOSED DUCTS THRU ROOF. REMOVE PITCH POCKET SERVING GAS AND ELEC THRU ROOF. DISCONNECT AND REMOVE ALL SERVICES: NATURAL GAS, ELECTRIC POWER WIRING, CONTROLS, DUCTS, ETC. REMOVE POWER WIRING BACK TO SOURCE BELOW ROOF. REMOVE GAS PIPING BACK TO ACTIVE MAIN IN SERVICE AREA. ALL GAS PIPING ABOVE CEILINGS TO BE REMOVED.
3. PHASE 1: REMOVE SUPPLY AND RETURN DUCT CONNECTIONS AT ROOFTOP UNIT #7, DOWN THRU ROOF.
4. PHASE 1: EXISTING VVT CONTROLS TO REMAIN IN SERVICE. RECONNECT TO CONTROL NEW RTU-7.
PHASE 2: REMOVE EXISTING UNIT#7 VVT CONTROLS, SENSORS, ETC. AND ALL CONTROL WIRING.
5. PHASE 1: DISCONNECT AND REMOVE GAS PIPING TO EXISTING RTU-7. EXTEND GAS PIPING AND CONNECT TO NEW RTU-7.
6. PHASE 2: REMOVE ALL GAS PIPING FROM RTU-6, RTU-7, AND RTU-8, ALONG ROOF. REMOVE ALL INTERIOR GAS PIPING ABOVE CEILINGS BACK TO EXPOSED ACTIVE MAIN IN SERVICE AREA. FIELD VERIFY EXACT ROUTING AND CAP/PLUG IN SERVICE AREA ACCORDINGLY. SEE SH. M-02 FOR NEW WORK.
7. PHASE 2: REMOVE ALL GAS PIPING FROM RTU-10, ALONG ROOF, DOWN ALONG WALL TO EXISTING 2" BRANCH SHUTOFF VALVE NEAR METER. SEE SH. M-02 FOR NEW WORK.
8. PHASE 2: REMOVE EXISTING RESTROOM EXHAUST GOOSENECKS. OF THE FOUR(4) GOOSENECKS; CONFIRM WHICH ARE STILL ACTIVE, AND WHICH ARE ABANDONED. SEE M-03 FOR NEW WORK.
9. PHASE 1: REMOVE EXISTING S.A. AND R.A. DUCTS FROM ROOF, ABOVE RESTROOMS, AS REQUIRED FOR TEMPORARY CONNECTION OF NEW RTU-7 S.A. AND R.A. DUCT DROPS TO EXISTING S.A. MAIN(S). FIELD VERIFY EXISTING DUCT LOCATIONS, CONFIGURATIONS, SIZES, ETC.

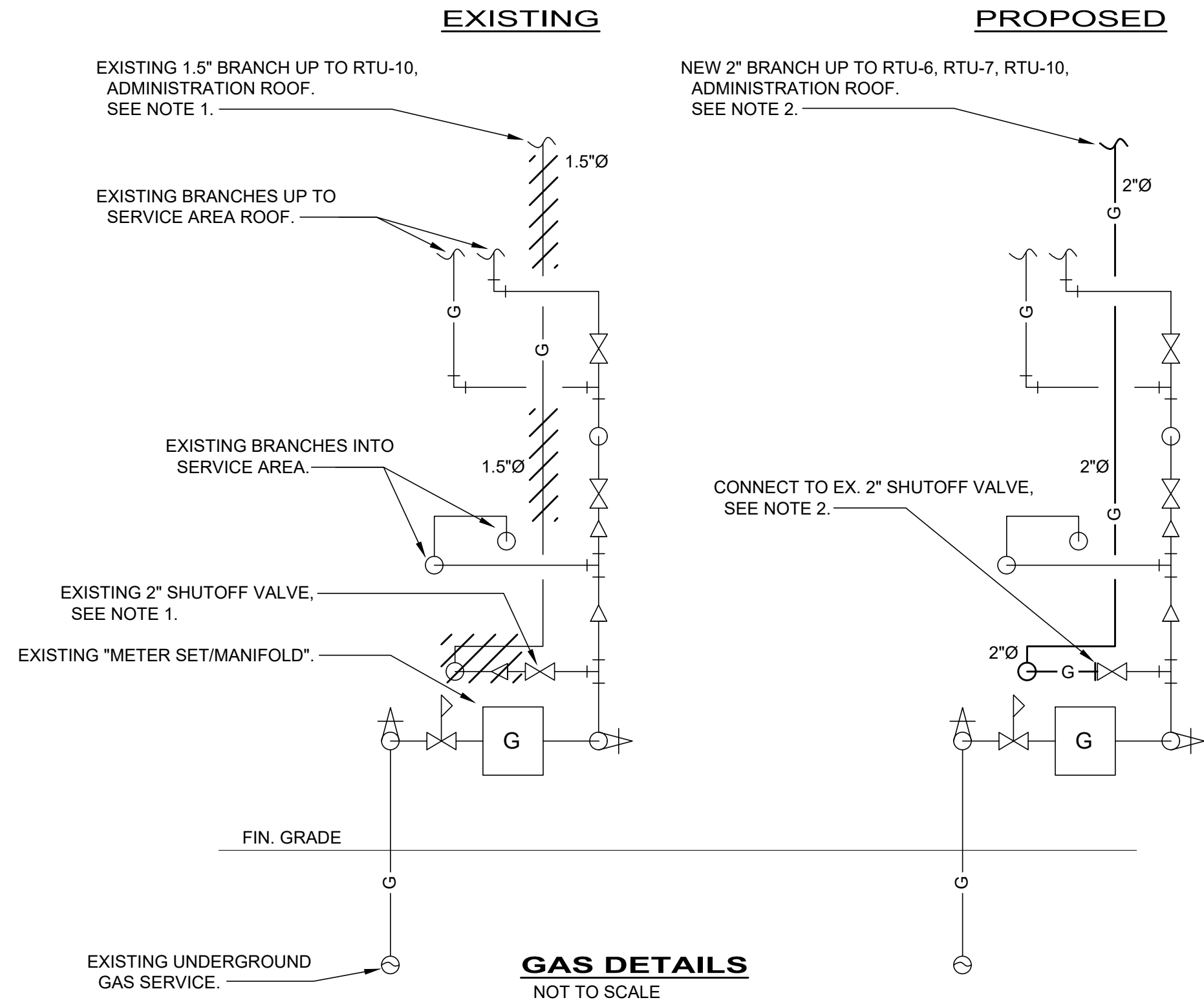
PHASE 2: REMOVE ALL EXISTING S.A. AND R.A. DUCTS, AND CEILING REGISTERS/GRILLES. S.A. AND R.A. DUCTS ARE NOT SHOWN: FIELD VERIFY. EXCEPTION: DUCTS SERVING EX. RTU-6 (LOBBY, SMALL MEETING ROOMS) TO REMAIN. RESTROOM EXHAUST FANS TO BE REUSED. SEE SH. M-03 FOR CLARIFICATION OF PHASE-1 AND PHASE-2 WORK. THIS SCOPE INCLUDES COMPLETE REMOVAL (IN LIEU OF ABANDONING ABOVE CEILING) OF ALL S.A. AND R.A. DUCTS. SEE ARCH PLANS FOR ASSOCIATED WORK WITH EXISTING CEILING GRIDS & TILES, LIGHTS, ETC. EXISTING SPRINKLERS ARE TO REMAIN. ANY LIGHTS, SPRINKLERS, ETC. DAMAGED DURING CONSTRUCTION ARE TO BE REPLACED AT CONTRACTOR'S EXPENSE.
10. PHASE 2: PROVIDE NEW MASONRY OPENING TO SUIT NEW DUCTWORK. REMOVE ONE (1) 16"/8" MASONRY BLOCK, WITH BOTTOM AT 10'-0", WITH TWO (2) REMAINING BLOCKS ABOVE EQUALLY CENTERED ON END OF OPENING.



LAKE METROPARKS
EXECUTIVE OFFICE'S HVAC IMPROVEMENTS
PHASES 1 AND 2
11211 SPEAR ROAD CONCORD TWP., OHIO
MECHANICAL PROPOSED ROOF PLAN AND DETAILS

CONCORD TW

PROJECT NO.	
220856	
DISCIPLINE	
MECHANICAL	
SHEET NAME	
M-02	
SHEET	OF
5	7



NOT TO SCALE

1. REMOVE EX. 1.5" GAS BRANCH FROM RTU-10 TO EX. SHUTOFF VALVE.
SEE DEMOLITION PLAN ON SH. M-01.
2. CONNECT TO EX. 2" SHUTOFF VALVE AND EXTEND NEW PIPING TO ROOFTOP UNITS.
SEE PROPOSED PLAN THIS SHEET.
3. ALL NEW GAS PIPING TO BE PAINTED; SEE SPECIFICATIONS.

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

1. ALL WORK ON THIS SHEET TO PERFORMED DURING PHASE 2, UNLESS NOTED OTHERWISE

1. LOCATE NEW RTU-7 IN SIMILAR LOCATION AS EXISTING. SEE ARCH DWG'S FOR STRUCTURAL STEEL AND ROOFING WORK. FILL ALL VOIDS OF CURB WITH 12" BLANKET INSULATION FOR SOUND ATTENUATION. EXTEND 18/18 S.A. AND R.A. DOWN THRU ROOF.
2. CONNECT TO EX. GAS MAIN AND EXTEND NEW PIPING TO RTU-6, RTU-7, AND RTU-10. SEE DETAIL THIS SHEET. PIPING TO BE ROUTED UP ALONG WALL, AND ALONG ROOF, SIMILAR TO EXISTING. SUPPORT PIPING ON MIRO #3-R ROLLER BEARING PIPE STANDS, OR EQUAL. SECURE THE PIPING TO THE PIPE STANDS USING MIRO PIPE STRAPS AND STAINLESS STEEL SCREWS. PROVIDE WITH TWO (2), 2-INCH HIGH MIRO SPACERS, OR ROOFING PADS, TO ALLOW INSTALLATION OF FUTURE ROOF REPLACEMENT WITH THICKER INSULATION, WITHOUT IMPACTING THE GAS PIPING. ALL PIPING TO BE PAINTED; SEE SPECIFICATIONS.
3. FIELD VERIFY EXISTING RESTROOM EXHAUST FANS BELOW. THERE SHOULD BE THREE (3) ACTIVE. EXTEND EXISTING EXHAUST DUCTS AND TRANSITION TO NEW CURB MOUNTED RH-1 RELIEF HOOD.



your trusted advisor
consultants
engineers
architects
planners

A Verdant Company

ISSUED FOR:		REVISIONS		
BID		REV.	DESCRIPTION	DATE
ISSUE DATE:				
SCALE:	AS NOTED			
DESIGNED BY:	JRM			
DRAWN BY:	JRM			
CHECKED BY:	JRM			

LAKE METROPARKS
EXECUTIVE OFFICE'S HVAC IMPROVEMENTS
PHASES 1 AND 2
11211 SPEAR ROAD
CONCORD TWP., OHIO

MECHANICAL SCHEDULES AND SPECIFICATIONS

PROJECT NO.	
220856	
DISCIPLINE	
MECHANICAL	
SHEET NAME	
M-04	
SHEET	OF
7	7

LAKE METROPARKS
EXECUTIVE OFFICE'S HVAC IMPROVEMENTS
PHASES 1 AND 2
PEAR ROAD **CONCORD TWP.**
MECHANICAL SCHEDULES AND SPECIFICATIONS

1. NOTIFY OWNER NO FEWER THAN FIVE DAYS IN ADVANCE OF PROPOSED INTERRUPTION OF NATURAL GAS SYSTEM.
2. DO NOT PROCEED WITH INTERRUPTION OF NATURAL GAS SYSTEM WITHOUT OWNER'S WRITTEN PERMISSION.

PHASE-2 WORK

NOTES:

2. PROVIDE ALL NECESSARY CONTROL COMPONENTS FOR A COMPLETE FULLY FUNCTIONAL ZONE VVT (CHANGEOVER BYPASS) CONTROL SYSTEM. SYSTEM TO BE COMMERCIAL GRADE "GEN V" AS MFR'D BY ZONE. INCLUDE GEN-V SYSTEM CONTROLLER, PROGRAMMABLE TIMECLOCK, #STMPD ROUND MEDIUM PRESSURE ZONE DAMPERS AND #STCD RECTANGULAR HEAVY DUTY ZONE DAMPERS, AND ZONE THERMOSTATS, RECTANGULAR BYPASS DAMPER, ETC. AND ANY OTHER COMPONENTS AS RECOMMENDED BY THE MANUFACTURER FOR A COMPLETE OPERATING SYSTEM.

AIR GRILLE SCHEDULE

SYMBOL	DESCRIPTION
SA-1	PRICE #SCD STEEL SQUARE CEILING DIFFUSER, LAY-IN CEILING, PANEL MOUNTED, 12"x12" DIFFUSER, 24"x24" CEILING MODULE, ROUND NECK, COLOR WHITE. WITH RADIAL DAMPER.
SA-2	PRICE #SCD STEEL SQUARE CEILING DIFFUSER, LAY-IN CEILING, 24"x24" CEILING MODULE, ROUND NECK, COLOR WHITE. WITH RADIAL DAMPER.
RA-1	PRICE #80 RETURN GRILLE, 1/2" ALUMINUM EGGRATE, LAY-IN CEILING, 24"x8" CEILING PANEL, 21"x5"± DUCT, COLOR WHITE.
RA-2	PRICE #80 RETURN GRILLE, 1/2" ALUMINUM EGGRATE, LAY-IN CEILING, 24"x24" CEILING PANEL, 21"x21"± DUCT, COLOR WHITE.

NOTES:

-
- Diagram illustrating the components of a grille mark:
- GRILLE MARK (points to the top horizontal line)
 - NECK/DUCT SIZE (points to the vertical lines forming the neck)
 - CFM (points to the bottom horizontal line)

- TURNING VANES (ELBOW)
VOLUME DAMPER
FIRE DAMPER
MOTOR OPERATED DAMPER
DUCT SMOKE DETECTOR
SUPPLY DUCT
RETURN OR EXHAUST DUCT
FLEXIBLE CONNECTION
LINED DUCTWORK
TRANSITION (RECTANGULAR
TO ROUND)
VVT DAMPER, OR
BYPASS DAMPER (BD)
SYSTEM CONTROLLER
TIMECLOCK
THERMOSTAT
SENSOR
T = TEMPERATURE
SP = STATIC PRESSURE
* = OTHERS AS NOTED
ITEM TO BE DEMOLISHED

- | | |
|---|---------------------------------------|
|  | UNION |
|  | SHUT-OFF VALVE |
|  | CHECK VALVE |
|  | BALANCING VALVE |
|  | REDUCER, CONCENTRIC |
|  | SHUT OFF VALVE IN RISER |
|  | REGULATING VALVE |
|  | FLOW DIRECTION |
|  | SANITARY PIPING |
|  | DRAIN PIPING |
|  | NATURAL GAS PIPING |
|  | STORM PIPING |
|  | OVERFLOW DRAIN PIPING |
|  | VENT PIPING |
|  | EXISTING PIPING |
|  | PIPING - UNDERFLOOR
OR UNDERGROUND |
|  | COLD WATER PIPING |
|  | HOT WATER PIPING |
|  | TEPID WATER PIPING (85°F+/-) |
|  | REFRIGERANT SUCTION |
|  | REFRIGERANT LIQUID |
| | CONDENSATE |

- | | |
|-----|----------------------|
| AD | ACCESS DOOR |
| ABF | ABOVE FINISHED FLOOR |
| BFF | BELOW FINISHED FLOOR |
| BDD | BACKDRAFT DAMPER |
| BOD | BOTTOM OF DUCT |
| CA | COMBUSTION AIR |
| CTE | CONNECT TO EXISTING |
| EA | EXHAUST AIR |
| EL | ELEVATION |
| ETR | EXISTING TO REMAIN |
| EX | EXISTING |
| MO | MASONRY OPENING |
| OA | OUTSIDE AIR |
| RA | RETURN AIR |
| SA | SUPPLY AIR |
| TA | TRANSFER AIR |
| TOD | TOP OF DUCT |