



ARCHITECTURE. INSPIRED.

September 26, 2025

SCA 24410.00

ADDENDUM NO. 2

To the Contract Documents for:

DNR-250004 GREAT COUNCIL OBSERVATION TOWER

1587 US-68,
Xenia, OH 45385

TO ALL BIDDERS:

This Addendum supplements and amends the original Bidding Documents, shall be taken into account in preparing bids, and shall become a part of the Contract Documents.

The following documents are a part of and are issued with this Addendum and are attached to this Addendum.

00 41 13 – EB BID-FORM-GC
Sheet G1 – Index and Symbols
Sheet G4 – Site Logistics Plan
Sheet C100 – Utility Plan
Sheet C200 – Grading and Erosion Control
Sheet L100 – Site Details
Sheet L200 – Demolition Plan
Sheet L300 – Material Plan
Sheet L400 – Planting Plan
Sheet L401 – Plant Schedule and Details
Sheet T-A1 – Tower Floor Plan
Sheet R-A2 – Roof Plan and Sections
Sheet E101 – First Floor Plan - Electrical

CONTRACT REQUIREMENTS

ITEM 1 – SECTION 00 41 13 – EB BID-FORM-GC

Extended bid deadline to be 10/03/2025 at 2:00 pm.

Increased allowance A-1 to include sanitary and water tap fees in addition to the electrical utility's aid-to-construction.

Revised quantity for Unit Price U-1 to 865 cubic yards.

SPECIFICATIONS

ITEM 2 – SECTION 28 31 11 – DIGITAL, ADDRESSABLE FIRE-ALARM SYSTEM

Delete this section from the Project Manual.

DRAWINGS

ITEM 3 G1– INDEX AND SYMBOLS

Added sheet G4 – Site Logistics Plan to index.

ADDENDUM 2

A2 – 1

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ITEM 4 G4 – SITE LOGISTICS PLAN

Added sheet to project.

ITEM 5 C100 – UTILITY PLAN

Added note regarding hand digging around existing tree at water meter enclosure.

ITEM 6 C200 – GRADING AND EROSION CONTROL

Revised project limits to include laydown area and contractor parking.

Revised slope of concrete pad within tower footprint.

Revised concrete pavement extents around tower and detention basin.

ITEM 7 L100 – SITE DETAILS

Revised radius of North and South seat walls.

ITEM 8 L200 – DEMOLITION PLAN

Added tree protection to existing trees within contractor laydown and parking area.

ITEM 9 L300 – MATERIAL PLAN

Revised concrete pavement extents around tower.

ITEM 10 L400 – PLANTING PLAN

Revised seeding area to include contractor parking and laydown area.

ITEM 11 L401 – PLANT SCHEDULE AND DETAILS

Revised plant quantities at project entrance and restroom entrance.

ITEM 12 T-A1 – TOWER FLOOR PLAN

Revised paint to be Tnemec Medium Bronze – 85BR in Finish Legend.

Added note regarding the painting of all exposed conduit and electrical termination boxes.

Revised specification sections in Finish Legend to correspond with correct specification.

ITEM 13 R-A2 – ROOF PLAN AND SECTIONS

Revised detail 4 – Eave Detail to correctly show ceiling attached to underside of roof structure.

ITEM 14 E101 – FIRST FLOOR PLAN – ELECTRICAL

Removed fire alarm control panel and fire alarm devices from project.

QUESTIONS

ITEM 15 Q: PAGE R-A2 DETAIL 4. IT APPEARS THAT THE PVC CEILING IS 3" LOWER FROM THE BOTTOM OF THE TRUSSES. SHOULD WE INCLUDE FRAMING BETWEEN THE TRUSSES AND THE PVC OR SHOULD WE PLAN TO ATTACH THE PVC TO THE BOTTOM OF THE TRUSSES?

A: PVC should be attached to the bottom of the trusses. Detail has been updated.



ITEM 16 Q: A VENDOR QUOTING THE TUBE STEEL FRAMING, COPPER PANELS, ZINC PANELS AND CONNECTIONS HAS ASKED FOR A BID EXTENSION NOTING THERE IS NOT ENOUGH TIME TO PRICE WITH THE AMOUNT OF DETAILS AND ENGINEERING THAT HAS TO BE FIGURED OUT DURING THE BIDDING PERIOD.

A: Bidding period has been extended to Friday, October 3rd at 2:00 pm.

ITEM 17 Q: THE EXISTING BUILDING TO BE A RENOVATED MAINTENANCE BUILDING HAS PAINTED CMU WALLS. PROSOCO PRODUCTS CAN BE APPLIED TO PAINTED SURFACES, BUT PROSOCO RECOMMENDS PERFORMING A PULL TEST WITH THE PRODUCT TO ENSURE PROPER ADHESION. IF THE PAINT PEELS WITH THE MEMBRANE, IT IS BEST TO REMOVE THE PAINT TO AVOID PRODUCT FAILURE. SHOULD THE EXISTING PAINT BE REMOVED PRIOR TO APPLICATION OF THE FLUID APPLIED WEATHER BARRIER?

A: For the purposes of bidding, assume no paint removal on the garage existing CMU.

ITEM 18 Q: DETAIL 3 ON T-S7 A CONT 2X8 NAILER IS TO BE INSTALLED ON TOP OF THE BEAM WITH BOLTS STAGGERED ON EACH SIDE. PLEASE CONFIRM THIS IS FOR ALL THE W12 BEAMS?

A: Correct. The 2x nailer is noted as typical in section 3/T-S7 and will apply to all of the wide flange steel members that will be in contact with (and attached to) the composite wood decking material.

ITEM 19 Q: THE DRAWINGS INDICATE A FIRE ALARM CONTROL PANEL (FACP) AND ASSOCIATED DEVICES. PER OBC 907.2.2, A FIRE ALARM SYSTEM IS NOT REQUIRED FOR THIS OCCUPANCY TYPE. PLEASE CONFIRM WHETHER THE FIRE ALARM SHOWN IS AN OWNER-REQUESTED SYSTEM OR IF IT SHOULD BE EXCLUDED FROM THE ELECTRICAL CONTRACTOR'S SCOPE OF WORK?

A: No fire alarm or fire alarm panel needs to be included. Drawings have been updated.

ITEM 20 Q: SPEC 22 05 29, 1.3A - SPEC 23 72 23, 1.2A - SPEC 26 05 43, 1.4A - ARE ALL THESE SECTIONS REQUIRED TO HAVE A PE STAMP ON THEM?

A: No, none of them need a PE stamp.

ITEM 21 Q: THE EXISTING ASPHALT THAT WE HAVE TO REMOVE AND REPLACE. ARE WE TO ASSUME THERE IS 4" OF EXISTING STONE BASE THERE NOW AND THAT THIS CAN BE REUSED FOR THE NEW ASPHALT BASE? I UNDERSTAND WE HAVE TO WIDEN THIS BY +/- 3' BUT ASKING ABOUT THE BULK OF THE EXISTING DRIVE.

A: Yes, the existing stone base may be reused for the new asphalt base.

ITEM 22 Q: IN REGARDS TO STAIR STRINGERS WHICH CALL FOR C15X33.9. THE STEEL SUPPLIERS ARE STATING THAT THESE MEMBERS CANNOT BE ROLLED WITHOUT CAUSING "RIPPING" AND THE TOP AND BOTTOM FLANGE FLARING. THEY HAVE ASKED IF THE STRINGERS CAN BE ASSEMBLED UTILIZING PLATE STEEL APPROACH?

A: This is acceptable. Please note that steel stairs and railings are listed in note #17 of the General Structural Notes on sheet T-S2, indicating that it is a deferred submittal requiring that they be designed by a professional engineer hired by the contractor.



ITEM 23 Q: CODED NOTE 7 ON L200 INDICATES LIMITS OF EXISTING FILL THAT NEEDS TO BE REMOVED AND REPLACES. THE GEOTECHNICAL REPORT INDICATES BORING B-02-25 ENCOUNTERED FILL MATERIAL DOWN TO 3'-0". THIS BORING LOCATION IS OUTSIDE OF THE LIMITS OF CODED NOTE 7 AND WITHIN THE NEW OBSERVATION TOWER FOOTPRINT. WITH THE MAT FOUNDATION BEING 3'-6" IN DEPTH IS THERE NO CONCERN OF HAVING TO REMOVE AND REPLACE EXISTING FILL IN THIS LOCATION OR SHOULD SOMETHING BE INCLUDED? IF SO CAN A QUANTITY OR ALLOWANCE BE PROVIDED?

A: Unit Price U-1 in the bid form is set up for the contractor to include a per cubic yard unit price for the removal and replacement of existing fill.

END OF DOCUMENT

Document 00 41 13 - Bid Form (General Contract / Electronic Bid)

State of Ohio Standard Requirements for Public Facility Construction

THIS SAMPLE BID FORM IS PROVIDED WITH THE PROJECT MANUAL AS A PLACEHOLDER ONLY – SUBMIT YOUR BID USING THE ELECTRONIC BID FORM ON [HTTPS://BIDEXPRESS.COM](https://bidexpress.com)

General Info	Alt Total:	Bid Total:
Deadline 10/3/2025 2:00 PM EDT	Description The project comprises two new structures and the renovation of an existing structure: 1) a new observation tower; 2) a new restroom building; 3) renovation of an existing garage into a maintenance building. The tower will be steel-framed and approximately 48' in height; the restroom building will be CMU bearing wall with spread footings and wood roof framing; the maintenance building will receive new exterior finishes over existing structure.	
Advertised 9/9/2025; 9/16/2025; 9/23/2025		
Number DNR-250004		
Business Name Ohio Department of Natural Resources		

Procurement Documents
DNR-250004 M299-03-Public-Bid-Advertisement.eBid.docx → Public Bid Advertisement
00 10 00 EB-Solicitation_GC.docx → Notice to Bidders
DNR-250004 Great Council Observation Tower Bid Project Manual.pdf → Procurement & Contracting Requirements and Specifications
DNR-250004 Great Council Observation Tower Bid Drawings.pdf → Plans, elevations, sections, details, and schedules
4 Attachments

Contract Times and Addenda								
Contract Times The time for Substantial Completion of all Work is 283 consecutive days from the Notice to Proceed.								
Acknowledgement of receipt of Addenda								
<table><thead><tr><th>Date Addendum #1 Received</th><th>Date Addendum #2 Received</th><th>Date Addendum #3 Received</th><th>Date Addendum #4 Received</th></tr></thead><tbody><tr><td></td><td></td><td></td><td></td></tr></tbody></table>	Date Addendum #1 Received	Date Addendum #2 Received	Date Addendum #3 Received	Date Addendum #4 Received				
Date Addendum #1 Received	Date Addendum #2 Received	Date Addendum #3 Received	Date Addendum #4 Received					

Allowance Instructions
Allowance amounts are fixed and no entry of data is required by the Bidder. Include each and every Allowance amount in the Base Bid. The Bidder's Fee (overhead and profit) and costs for unloading and handling on the Site, labor, installation costs, and other expenses contemplated for the Allowance must be included in the Base Bid and NOT in the Allowance amount.

■ Allowances (General Contract)

Item	Description	Allowance Amount*	Extension
Allowance A-1	GC to carry allowance for local utilities' aid-to-construction cost	\$92,000.00	
1 Item		Total:	

■ Unit Price Instructions

Enter the price per unit of measure in the Bid Form and the extension will be automatically calculate. Include the Extension for each and every Unit Price in the Base Bid. Unit prices will be used solely for the purpose of determining the adjustment to the Contract Sum for differences between the estimated quantities on the electronic Bid Form and the actual quantities provided.

■ Unit Prices (General Contract)

Item	Description	Quantity	Unit Price*	Unit of Measure	Extension
Unit Price U-1	Provide unit price for removal of existing fill and replacement with controlled fill beyond the base 865 cubic yards specified by coded note 7 on sheet L200	865		Cubic Yards	
1 Item				Total:	

■ Base Bid Instructions

Enter the amount of the Base Bid for ALL LABOR AND MATERIALS to complete the scope of Work. Include the amount of each Allowance (if applicable) and the subtotal of each Unit Price Extension (if applicable) in the Base Bid amount. Failure to include Allowance or Unit Price Extensions in the Base Bid is the responsibility of the Bidder and will not be sufficient reason for adjustment of the Bid amount after the Bid deadline. Do not include Alternates (if applicable) in the Base Bid amount.

■ Base Bid (General Contract)

Item	Description	Base Bid Amount*	Extension
Base Bid	All Labor and Materials (include Allowances and Unit Price Extensions above)		
1 Item		Total:	

■ Alternate Instructions

Enter the amount of each and every Alternate to ADD TO or DEDUCT FROM the Base Bid. Indicate amounts to DEDUCT FROM the Base Bid by entering a minus sign (-) before the amount entered. Do not include Alternate amounts in the Base Bid.

■ Alternates (General Contract)

Item	Description	Alternate Amount*	Extension
Alternates are not included in bid total.			

■ Bidder Affirmation and Disclosure

The Bidder acknowledges that by submitting its Bid, the Bidder has read and understands the applicable Executive Orders regarding the prohibitions of performance of offshore services, locating State data offshore in any way, or purchasing from Russian institutions or companies. If awarded a Contract, the Bidder will become the Contractor and affirms that both the Contractor and its Subcontractors shall perform no services requested under this Contract outside of the United States.

The Bidder shall provide the locations where services under this Contract will be performed in the spaces provided below or by attachment. Failure to provide this information as part of its Bid may cause the Bidder to be deemed non-responsive and no further consideration will be given to its Bid. If the Bidder will not be using Subcontractors, indicate "Not Applicable" in the appropriate spaces.

1. Principal business location of Contractor:

Contractor Address*

City, State, and Zip*

Name / Principal business location of Subcontractor(s), if known at time of Bid deadline:

Subcontractor Name*

Address, City, State, and Zip*

2. Location(s) where services will be performed by Contractor (Project Sites):

Name*

Address, City, State, and Zip*

Name(s) / Location(s) where services will be performed by Subcontractors (Project Sites):

Subcontractor Name

Address, City, State, and Zip

3. Location(s) where State data will be located by Contractor:

Address*

City, State, and Zip*

Location(s) where State data will be located by Subcontractor(s), if known at time of Bid deadline:

Subcontractor Name

Address, City, State, and Zip

Bidder also affirms, understands and agrees that the Contractor and its Subcontractors are under a duty to disclose to the State any change or shift in location of services performed by the Contractor or its Subcontractors before, during and after execution of any Contract with the State. Bidder agrees it shall so notify the State immediately of any such change or shift in location of its services. The State has the right to immediately terminate the contract, unless a duly signed waiver from the State has been attained by the Contractor to perform the services outside the United States.

On behalf of the Bidder, I acknowledge that I am duly authorized to execute this electronic Bid Form including this Bidder Affirmation and Disclosure form and have read and understand that this form is a part of any Contract that Bidder may enter into with the State and is incorporated therein.

■ EDGE Program Commitment to Participate

Option A

The Bidder commits to meet or exceed the advertised EDGE Participation Goal of the Contract award amount, calculated as a portion of the Base Bid plus all accepted Alternates, by using EDGE-certified Business(es).

The Bidder agrees that if selected for consideration of the Contract, it shall provide (if not provided with the Bidder's Bid) to the Contracting Authority, at the location required and within 3 business days after receiving notice from the Contracting Authority, its fully completed Bidder's Qualification Form, including an EDGE Affidavit form for each EDGE-certified Business proposed for use by the Bidder if awarded the Contract for this Project.

Option B (indicate percentage of participation below)

The Bidder declares that it does not meet the advertised EDGE Participation Goal percentage, but, if awarded the Contract for this Project, commits to provide the percentage of the Contract award amount, indicated above, calculated as a portion of the Base Bid plus all accepted Alternates, by using EDGE-certified Business(es).

The Bidder acknowledges it understands the requirement for it to provide and agrees to provide to the Contracting Authority, if selected for consideration of the Contract, within 3 business days after notice from the Contracting Authority, a detailed Demonstration of Good Faith form describing its efforts undertaken prior to submitting its Bid to meet the advertised EDGE Participation Goal percentage for the Contract for this Project.

The Bidder commits to provide to the Contracting Authority at the location required, and within 3 days after receiving notice from the Contracting Authority, its fully completed Bidder's Qualifications Form, including an EDGE Affidavit form for each EDGE-certified Business proposed for use by the Bidder if awarded the Contract for this Project.

Option C

The Bidder declares that the Bidder is an EDGE-certified Business and that if awarded this Contract, the EDGE Participation percentage will be 100 percent of the Contract award amount.

Select EDGE option above*

Choices...

If option B selected, enter percentage

■ Certifications (State Prevailing Wages)

1. The Bidder has read and understands the proposed Contract Documents and agrees to comply with all requirements of the proposed Contract Documents, regardless of whether the Bidder has actual knowledge of the requirements and regardless of any statement or omission made by the Bidder, which might indicate a contrary intention.
2. The Bidder represents that the Bid is based upon the Basis of Design and Acceptable Components specified by the proposed Contract Documents.
3. The Bidder has visited the Site, become familiar with local conditions, and has correlated personal observations about the requirements of the proposed Contract Documents. The Bidder has no outstanding questions regarding the interpretation or clarification of the proposed Contract Documents.
4. The Bidder understands that the execution of the Project will require sequential, coordinated, and interrelated operations, which may involve interference, disruption, hindrance, or delay in the progress of the Bidder's Work. The Bidder agrees that the Contract Sum, as amended from time to time, shall cover all amounts due from the State resulting from interference, disruption, hindrance, or delay that is not caused by the State or its agents and employees. The Bidder agrees that any such interference, disruption, hindrance, or delay is within the contemplation of the Bidder and the State and that the Contractor's sole remedy from the State for any such interference, disruption, hindrance, or delay shall be an extension of time in accordance with the proposed Contract Documents.
5. During the performance of the Contract, the Bidder agrees to comply with Ohio Administrative Code ("OAC") Chapters 123:2-3 through 123:2-9 and agrees to incorporate the monthly reporting provisions of OAC Section 123:2-9-01 into all subcontracts on the Project, regardless of tier. The Bidder understands the State's Equal Opportunity Coordinator or the Contracting Authority may conduct pre-award and post-award compliance reviews to determine if the Bidder maintains nondiscriminatory employment practices, maintains an affirmative action program, and is exerting good faith efforts to accomplish the goals of the affirmative action program. For a full statement of the rules regarding Equal Employment Opportunity in the Construction Industry, see OAC Chapters 123:2-1 through 123:2-9.

6. The Bidder and each Person submitting a Bid on behalf of the Bidder certifies, and in the case of a Bid by a joint venture each member thereof certifies as to such member's entity, under penalty of perjury, that to the best of the undersigned's knowledge and belief: (a) the Base Bid, any Unit Prices, and any Alternate bid in the Bid have been arrived at independently without collusion, consultation, communication or agreement, for the purpose of restricting competition as to any matter relating to such Base Bid, Unit Prices or Alternate bid with any other Bidder; (b) unless otherwise required by law, the Base Bid, any Unit Prices and any Alternate bid in the Bid have not been knowingly disclosed by the Bidder and shall not knowingly be disclosed by the Bidder prior to the bid opening, directly or indirectly, to any other Bidder who would have any interest in the Base Bid, Unit Prices, or Alternate bid; (c) no attempt has been made or shall be made by the Bidder to induce any other Person to submit or not to submit a Bid for the purpose of restricting competition.
7. The Bidder shall execute the Agreement with the Contracting Authority, if a Contract is awarded on the basis of this Bid, and if the Bidder does not execute the Agreement for any reason, other than as authorized by law, the Bidder and the Bidder's Surety are liable to the State as provided in Article 5 of the Instructions to Bidders.
8. The Bidder certifies that the upon the award of a Contract, as the Contractor it shall make a good faith effort to ensure that all of the Contractor's employees, while working on the Site, shall not purchase, transfer, use, or possess illegal drugs or alcohol or abuse prescription drugs in any way.
9. The Bidder acknowledges that it read all of the Instructions to Bidders, and in particular, Section 2.10 - Submittals With Bid Form, and by submitting its Bid certifies that it has read the Instructions to Bidders and it understands and agrees to the terms and conditions stated in them.
10. The Bidder agrees to furnish any information requested by the Contracting Authority or the Architect/Engineer to evaluate the responsibility of the Bidder.
11. The Bidder agrees to furnish the submittals required by Section 6.1 of the Instructions to Bidders for execution of the Agreement within 10 days of the date of the Notice of Intent to Award.
12. When the Bidder is a corporation, partnership or sole proprietorship, an officer, partner or principal of the Bidder, as applicable, shall enter the legal name of the Bidder and the name of the officer, partner or principal of the Bidder (in lieu of signing the Bid Form) in the data fields provided.
13. When the Bidder is a joint venture, an officer, partner or principal, as applicable, of each member of the joint venture shall enter the legal name of the applicable member and the name of the officer, partner or principal (in lieu of signing the Bid Form) in the data fields provided.
14. The Bidder understands that the Contract is subject to all the provisions, duties, obligations, remedies and penalties of Ohio Revised Code Chapter 4115 and that the Bidder shall pay any wage increase in the locality during the term of the Contract.
15. The Bidder represents that the individual that is submitting and digitally signing the electronic Bid is legally authorized to do so.
16. Bidder acknowledges that by the act of submitting an electronic Bid that it is digitally signing the actual Bid, which shall serve as the Bidder's authorization for the further consideration and activity in the bidding and contract process.
- ☐ The Bidder hereby acknowledges that the above representations in this Bid are material and not mere recitals.*

■ Procurement Forms

[Document 00 43 13 - Bid Security Form](#)

→ Upload below and provide original document within 3 days

[Document 00 45 13 - Bidder's Qualifications](#)

→ Upload below or provide within 3 days of request

[Document 00 45 39 - EDGE Affidavit](#)

→ Upload below or provide within 3 days of request

3 Attachments

■ Instructions for Providing Bid Submittals

Submission of Electronic Facsimile of Bid Guaranty with Electronic Bid

The Bidder SHALL UPLOAD and ATTACH TO ITS BID an ELECTRONIC FACSIMILE (scanned PDF document) OF ITS BID GUARANTY, payable to the Contracting Authority, in the form of either: (1) the signed and sealed Document 00 43 13 - "Bid Security Form" contained in the Contract Documents (and provided for the Bidder's convenience in the block above) for the amount of the Base Bid plus all additive Alternates; or (2) a certified check, cashier's check, or letter of credit, for 10 percent of the Base Bid, plus all additive Alternates – a letter of credit shall expressly provide that it is revocable only by the Contracting Authority. Refer to Sections 2.10.1.1 and 5.1 of Document 00 21 13 - "Instructions to Bidders."

Submission of Original Bid Guaranty

In addition to the Electronic Facsimile above, the Bidder SHALL DELIVER ITS ORIGINAL UNALTERED BID GUARANTY to the Project Coordinator at the address identified below WITHIN 3 BUSINESS DAYS AFTER THE BID DEADLINE as provided in Ohio Administrative Code Section 153:1-8-01(H). THIS REQUIREMENT APPLIES TO ALL BIDDERS. Refer to Section 2.10.1.2 of the Instructions to Bidders.

Gary Kubicki
Project Coordinator
Ohio Facility Construction Commission (OFCC)
30 West Spring Street, 4th Floor
Columbus, OH 43215

Non-responsive Bid for Failure to Submit Bid Guaranty

Each Bidder MUST SUBMIT BOTH THE ELECTRONIC FACSIMILE AND THE ORIGINAL UNALTERED BID GUARANTY as described above. The Contracting Authority SHALL REJECT A BID AS NON-RESPONSIVE if the Bidder fails to submit BOTH elements of the Bid Guaranty. The checkboxes below are to identify that you have uploaded the other form of Bid Guaranty. DO NOT CHECK ALL BOXES. Refer to Section 2.10.1 of the Instructions to Bidders.

Submission of Bidder's Qualifications and EDGE Affidavit

The Bidder is encouraged to submit background information with its Bid using Document 00 45 13 - "Bidder's Qualifications" and Document 00 45 39 - "EDGE Affidavit" with the EDGE-certified Business(es) the Bidder proposes to use on the Project (forms provided for the Bidder's convenience in the block above). If the Bidder does not submit the Bidder's Qualifications form and/or the EDGE Affidavit form and related information attached to the electronic Bid Form, the Bidder shall provide it within 3 days of request. Refer to Sections 2.10.3 and 3.5.4 of the Instructions to Bidders.

■ Required Bid Guaranty Upload

Name	File*
Document 00 43 13 - Bid Security Form → Upload a scan of the fully executed Bid Security Form AND submit the original document to the Contracting Authority within 3 days of the bid deadline	Select file... no file selected ☐ I am NOT enclosing this document because the omission terms have been met. (Bidder submitted a Cashier's check below)
Power of Attorney → Upload a scan of the fully executed Power of Attorney AND submit the original document to the Contracting Authority within 3 days of the bid deadline	Select file... no file selected ☐ I am NOT enclosing this document because the omission terms have been met. (Bidder submitted a Cashier's check below OR included with the Bid Security Form above)
Cashier's Check for 10% of the Bid → Upload a scan of the Cashier's Check AND submit the original check to the Contracting Authority within 3 days of the bid deadline	Select file... no file selected ☐ I am NOT enclosing this document because the omission terms have been met. (Bidder submitted the Bid Security Form AND Power of Attorney above)
3 Required Documents	

■ Bidder's Qualifications and EDGE Affidavit Upload

Name	File*
Document 00 45 13 - Bidder's Qualifications → Upload fully completed form and attachments	Select file... no file selected ☐ I am NOT enclosing this document because the omission terms have been met. (Must be submitted to the Contracting Authority within 3 days of request)
Document 00 45 39 - EDGE Affidavit → Upload a completed form for each EDGE business	Select file... no file selected ☐ I am NOT enclosing this document because the omission terms have been met. (Must be submitted to the Contracting Authority within 3 days of request)

2 Required Documents

■ Bidder Signatory Information

Bidder Signatory

Name of Bidder's Authorized Signatory:* **Title of Authorized Signatory:***

All Bidders complete all information in this form. Duplicate and complete the block below for each Joint Venturer:

Bidder Information

Business Name:*

Business Mailing Address, City, State, Zip:*

Telephone Number:* **Facsimile Number:** **Email Address:***

Federal Tax ID Number:* **State of Incorporation (if applicable):**

Contact person for Contract processing:* **Date enrolled in an OBWC-approved DFSP (month/date/year):**

President or Chief Executive Officer's Name:* **President or Chief Executive Officer's Title:***

END OF DOCUMENT

Project Keynotes	
0550.00	METAL FABRICATIONS
0610.00	ROUGH CARPENTRY
030000.1	STRUCTURAL CAST-IN-PLACE CONCRETE
051200.1	STRUCTURAL STEEL FRAMING
053100.4	COMPOSITE METAL DECKING
055100.1	METAL STAIRS
055200.1	METAL RAILINGS/GUARDRAILS
055200.2	METAL HANDRAILS
061000.1	BLOCKING
061000.2	DIMENSIONAL WOOD FRAMING
061000.5	PLYWOOD/OSB WALL SHEATHING
061000.6	PLYWOOD ROOF SHEATHING
061700.1	WOOD JOIST STRUCTURAL FRAMING
072100.1.2	MINERAL WOOL BATT INSULATION
072100.2.3	(ISO) POLYISOCYANURATE
072613.2	ABOVE GRADE VAPOR RETARDER
074263.1	FABRICATED WALL PANEL ASSEMBLIES
075400.03	THERMOPLASTIC MEMBRANE ROOFING
078413.1	FIRESTOPPING
081113.1	HOLLOW METAL DOORS
081113.2	HOLLOW METAL DOOR FRAMES
081433.1	STILE AND RAIL WOOD DOORS
081433.2	WOOD DOOR FRAMES
085113.1	ALUMINUM WINDOW
085200.1	WOOD WINDOW
092216.1	NON-STRUCTURAL METAL FRAMING
092216.2	METAL CHANNEL FURRING
092216.3	RESILIENT CHANNEL FURRING
092900.1	GYPSPUM BOARD
092900.3	ACOUSTIC BATT INSULATION
099600.1	HIGH PERFORMANCE COATING
102113.1	TOILET COMPARTMENTS
102813.01	PAPER TOWEL DISPENSER
102813.02	WASTE RECEPTACLE
102813.03	FRAMED MIRROR
102813.04	SOAP DISPENSER
102813.05	TOILET TISSUE DISPENSER
102813.06	CHANGING TABLE
102813.07.1	12" GRAB BAR
102813.07.2	18" GRAB BAR
102813.07.3	24" GRAB BAR
102813.07.4	36" GRAB BAR
102813.07.5	42" GRAB BAR
102813.07.6	18" VERTICAL GRAB BAR
102813.07.7	16" X 31" L-SHAPED GRAB BAR
102813.07.8	42" X 54" L-SHAPED GRAB BAR
102813.08	FOLDING SHOWER SEAT
102813.09	SHOWER CURTAIN ROD
102813.10	SHOWER CURTAIN

Project Keynotes	
102813.11	SHOWER DOOR
102813.12	TOWEL PIN
102813.13	TOWEL ROD
102813.14	SANITARY NAPKIN VENDOR
102813.15	SANITARY NAPKIN DISPOSAL
102813.16	TOILET SEAT COVER VENDOR
102813.17	MOP AND BROOM HOLDER
102813.18	GARMENT HOOK
102813.20	UNDERLAVATORY GUARDS
102813.21	WARM-AIR DRYER

Material Indications

	Brick (elevation)
	Brick (section)
	Concrete
	Concrete Block (section)
	Earth
	Existing Construction, U.N.O.
	Finish wood (section)
	Gravel fill
	Gypsum Board
	Marble
	Metal 1/2" and larger
	Metal 1/2" and smaller
	Plaster
	Plywood
	Rigid insulation
	Rough wood

Symbols

	Point Elevation
	Existing Contours
	New Contours
	Property / Boundary Line
	Match Line
	Column Grid <i>Use letters in horizontal direction</i> <i>Use numbers in vertical direction</i>
	Room Number & Name
	Door Number <i>See door schedule in A600 series</i>
	Window / Louver Type <i>See window & louver schedules in A600 series</i>
	Partition Type <i>See partition schedule in A000 series</i>
	Datum Point
	Building / Wall Section <i>Detail number</i> <i>Sheet number</i>
	Elevation <i>Detail number</i> <i>Sheet number</i>
	Detail <i>Detail number</i> <i>Sheet number</i>
	Photograph Call-out
	Coded Note
	Alternate Tag
	Finish Tag
	Center Line
	Revision Mark
	North Arrow

General Notes

- Schedules:
Partition Type Schedule see drawing A020.
Exterior and Interior Window and Louver Schedule see drawing A600.
Door and Frame Schedule see drawing A610.
- All dimensions shall be verified at the job by the General Contractor and each Sub-Contractor and the Architect must be notified of any discrepancies before proceeding with the work.
- All dimensions are to the face of finish, face of concrete, face of masonry, to centerlines of columns and other grid points, and to centerlines of doors and other scheduled openings unless otherwise noted.
- All door locations not dimensioned are located by details * /A800 and * /A800 respectively for framed and masonry walls.
- Access door locations are noted on the drawings. Actual size, location, and quantity may vary upon field conditions. Verify and coordinate locations and quantity required with the appropriate contractor(s).
- Offset studs and/or shim as required to align finish material.
- All housekeeping pads and curbs shall be furnished and installed by the general (lead) contractor. Verify with appropriate contractor(s) for required size and location.
- All floor drain (F.D.) elevations are 1/2" lower than finished floor elevation unless otherwise noted.
- All vertical elevations and working points are given with reference to level one finish floor elevation 100'-0" datum.
- The drawings are the graphic portion of the contract documents showing the design, location, and dimensions of the work. Do not scale the drawings to determine a dimension in question, consult the architect for clarification.
- Contractor(s) are to investigate and verify location, condition, and capacity of all existing utilities within the limits of work, prior to beginning construction. See site utility, mechanical and electrical drawings for further information.
- The structure is designed to be self-supporting and stable after the building is fully completed. It is solely the contractor(s) responsibility to determine erection procedures and sequences and to ensure the safety of the building and its component parts during erection, including the addition of shoring, sheathing, temporary enclosure, etc. It is the contractor(s) sole responsibility to follow all applicable safety and construction regulations, ordinances and codes during the course of construction.

REMODELING NOTES

- The coursing of all masonry to match that in existing building.
- Contractor to verify all dimensions and profiles of stone at the site.
- Fill any masonry voids with mortar or concrete where anchors occur.
- Provide lintels over all openings including those req'd for ductwork, pipes, louvers, grilles, dampers, etc.
- Coordinate locations and/or elevations of floor drain, registers, access panels, grilles, louvers, convectors, cabinet unit heaters, panels, etc., with mechanical and electrical contractors. Size and location of all floor openings to be verified with trade affected before proceeding with work.
- Bolting of wood to structural members or masonry shall be in general with a minimum of 1/2" bolts @ 4'-0" O.C. except where shown otherwise. Situations requiring special bolting shall be with the size and spacing of bolts to suit the conditions.
- In any room in which plumbing, heating, or electrical alterations are made: the General Contractor shall make proper repairs to other building items affected; i.e. floors, walls, ceilings, base, chair rail, trim, etc. In general, new materials and materials for repair conditions shall match similar items in quality, detail, profile and finish as those already built into the work.
- All shaded walls appearing on reflected ceiling plans are to extend to underside of structure above.
- All walls of all rooms with exposed structure ceilings to extend and seal to the structure.
- All concrete curbs and equipment pads shall be furnished by the General Contractor and sized and located by the contractor installing the equipment.

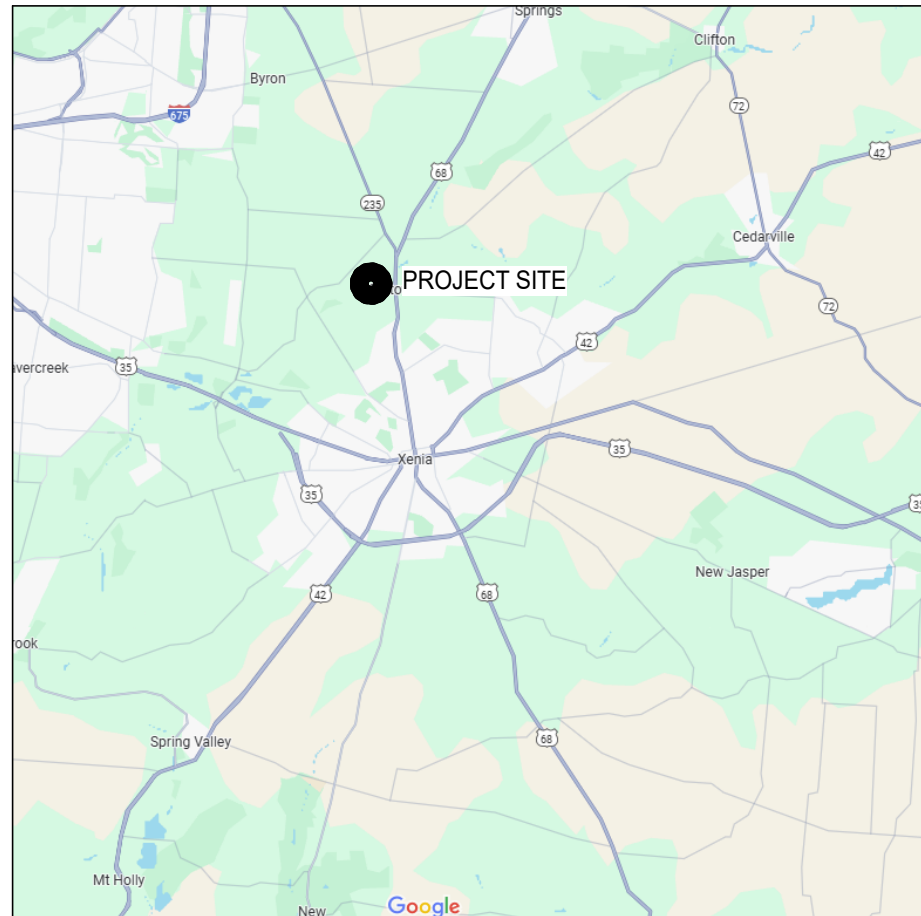
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Abbreviations

& @ Ø #	And Angle At Diameter Pound(s)
A/C ACT ADD'L ADJ A/E AFF ALUM ALT ARCH ASPH	Air Conditioning Acoustic Ceiling Tile Additional Adjacent Architect And/ Or Engineer Above Finished Floor Aluminum Alternate Architectural Asphalt
B/ BD BLDG BOT	Bottom of Board Building Bottom
C C/C CAB CJ CL CL / CLG CLR CMU COL CONC CONT CONSTR COORD CT CTR CU FT CU YD	Center Center to Center Cabinet Control Joint Center Line Ceiling Clear Concrete Masonry Unit Column Concrete Continuous Construction Coordinate Ceramic Tile Center Cubic Foot Cubic Yard
DEMO DET DF DIA DIM DIV DS DWG	Demolish Detail Drinking Fountain Diameter Dimension Division Down Spout Drawing
EA EL ELEC EQ EXIST EXP EXT	Each Elevation Electrical Equal Existing Expansion or Exposed Exterior
FA FD FE FEC F.F. F.F. EL FIN FLR FTG	Fire Alarm Floor Drain Fire Extinguisher Fire Extinguisher Cabinet Finished Floor Finish Floor Elevation Finish Floor Footing
GA GB GYP	Gauge Grab Bar Gypsum
HM HORIZ HSS HT HVAC	Hollow Metal Horizontal Tube Steel Height Heating/Ventilating/Air Conditioning
INSUL INT	Insulation Interior
JC JT	Janitor's Closet Joint
LAM LAV LB / Lbs. LG LH	Laminate Lavatory Pound(s) Long Left Hand
MATL MAX MECH MFR MIN MO MTL	Material Maximum Mechanical Manufacturer / Supplier Minimum Masonry Opening Metal
NA / N/A NIC NO / # NOM NRC NTS	Not Applicable Not in Contract Number Nominal Noise Reduction Coefficient Not to Scale
O.C. OH OPP	On Center Opposite Hand Opposite
PLAM PLYWD PSF PSI PT / PTD PVC	Plastic Laminate Plywood Pounds per Square Foot Pounds per Square Inch Paint / Painted Poly Vinyl Chloride
QT	Quarry Tile
R RCP RD REINF REQD RR REV RM RO	Radius Reflected Ceiling Plan Roof Drain Reinforced / Reinforcing Required Rest Room Revision Room Rough Opening
SCHED SD SECT SF SHT SIM SPEC SQ STD STL STOR STR STRUCT SUSP	Schedule Storm Drain Section Square Feet Sheet Similar Specifications Square Standard Steel Storage Stair Structural Suspended
T/ THK THRU TOC TOM TOS TYP	Top of (T/STL, T/CONC) Thickness Through Top of Concrete Top of Masonry Top of Steel Typical
UNO	Unless Noted Otherwise
VERT VF VCT VIF	Vertical Vinyl Base Vinyl Composition Tile Verify in Field
W/ WC WD WF W/O	With Water Closet Wood Wide Flange Without

Vicinity Map

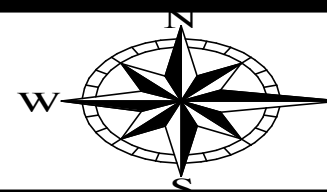


Area Map

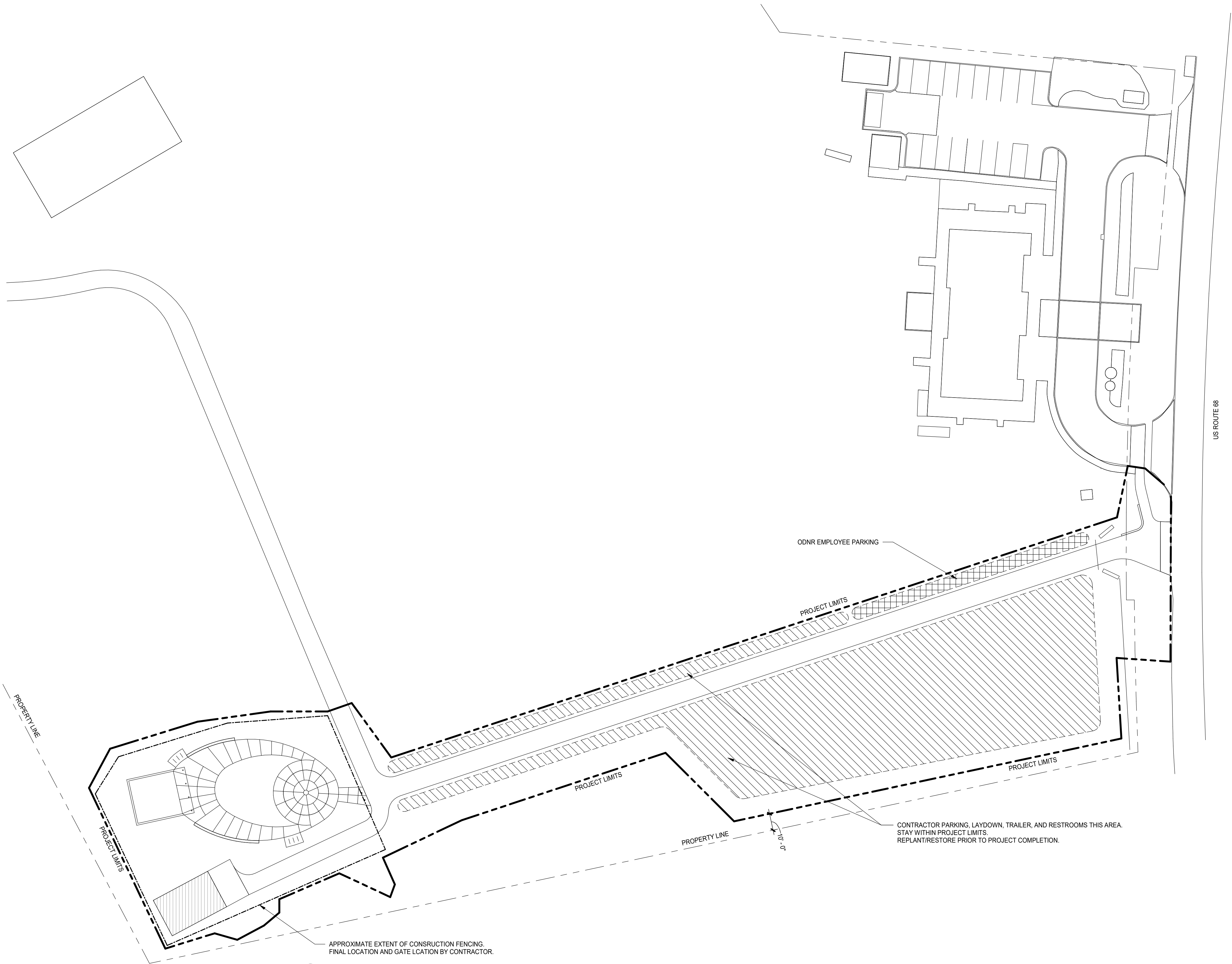


Revision Schedule

No.	Description	Date
1	Addendum 001	09/19/2025
2	Addendum 002	09/26/2025



Autodesk Docs//24410 - Great Council Observation Tower and Restroom Facility/24410_Great Council Observation Tower_V24.rvt
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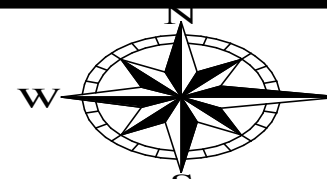


1 Site Logistics Plan
1" = 30'-0"

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ENGINEERING
Ohio Department of Natural Resources

GREAT COUNCIL STATE PARK
OBSERVATION TOWER, RESTROOM, AND MAINTENANCE
GREENE COUNTY, OHIO

DESIGNED BY:
DRAWN BY:
CHECKED BY:
APPROVED BY:

JOB NUMBER: DNR-250004
SCALE: AS NOTED
DATE: 09/04/2025
BID DOCUMENTS

Site Logistics Plan

Revision Schedule		
No.	Description	Date
2	Addendum 002	09/26/2025

G4

62

UTILITY NOTES

- ALL DRAIN TILE AND STORM SEWERS DAMAGED, DISTURBED OR REMOVED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED WITH THE SAME QUALITY PIPE OR BETTER, MAINTAINING THE SAME GRADIENT AS EXISTING. THE DRAIN TILE AND/OR STORM SEWER SHALL BE CONNECTED TO THE CURB SUBDRAIN, STORM SEWER SYSTEM OR OUTLETTED INTO THE ROADWAY DITCH AS APPLICABLE. REPLACED DRAIN TILE/STORM SEWER SHALL BE LAID ON COMPACTED BEDDING EQUAL IN DENSITY TO SURROUNDING STRATUM. REPLACEMENT SHALL BE DONE AT THE TIME OF THE BACKFILL OPERATION. COST OF THIS WORK TO BE INCLUDED IN THE PRICE BID FOR THE PROJECT.
- ALL EXISTING UTILITIES KNOWN TO EXIST HAVE BEEN SHOWN ON THESE PLANS IN THEIR APPROXIMATE LOCATION. PRIOR TO THE BEGINNING OF CONSTRUCTION OR EARTH MOVING OPERATIONS, THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF THE UTILITIES SHOWN. THE CONTRACTOR IS ALSO RESPONSIBLE FOR THE PROTECTION AND/OR RELOCATION OF ANY UTILITIES THAT MAY EXIST AND ARE NOT SHOWN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION AND/OR PROTECTION OF ANY UTILITIES AS REQUIRED BY THE PLAN WITH THE OWNER OF THE AFFECTED UTILITY.
- UTILITY POLES WITHIN INFLUENCE OF THE UTILITY OPERATIONS SHALL BE REINFORCED BY THE UTILITY COMPANY PRIOR TO THESE CONSTRUCTION ACTIVITIES. NOTIFICATION OF THE UTILITY COMPANY PRIOR TO CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- COMPACTED FILLS ARE TO BE MADE TO A MINIMUM OF THREE FEET ABOVE THE CROWN OF ANY PROPOSED SEWER PRIOR TO CUTTING OF TRENCHES FOR PLACEMENT OF SAID SEWERS. ALL FILLS SHALL BE CONTROLLED, COMPACTED, AND INSPECTED BY AN APPROVED TESTING LABORATORY OR AN INSPECTOR FROM THE APPROPRIATE GOVERNMENTAL AGENCY.
- CONTRACTOR TO REPLACE ANY PAVEMENT OR UTILITIES DAMAGED WHICH ARE NOT SPECIFIED TO BE REMOVED ON THESE PLANS.
- ADJUST ALL EXISTING CASTINGS AND CLEANOUTS WITHIN PROJECT AREA TO GRADE AS REQUIRED.
- DISTANCES SHOWN FOR BOTH SANITARY AND STORM SEWER PIPES ARE MEASURED FROM CENTER OF STRUCTURE. THE CONTRACTOR IS RESPONSIBLE FOR ACTUAL FIELD CUT LENGTH. COORDINATES FOR STORM AND SANITARY STRUCTURES ARE SHOWN TO THE CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.
- IMMEDIATELY AFTER PLACEMENT OF ANY CONDUITS, THE CONTRACTOR SHALL CONSTRUCT THE END TREATMENTS REQUIRED BY THE PLANS AT BOTH THE OUTLET AND INLET ENDS. THIS SHALL INCLUDE HEADWALLS, CONCRETE, RIP RAP, ROCK CHANNEL PROTECTION, SODDING, POURING BOTTOMS, MUDDING LIFT HOLES, ETC.
- ALL PROPOSED STORM SEWERS, SURFACE OR OTHER DRAINAGE FACILITIES ARE TO BE PRIVATE AND MAINTAINED BY THE OWNER. EROSION CONTROL MEASURES MUST PROVIDE PROTECTION UNTIL COMPLETION OF THE PROJECT AND VEGETATIVE STABILIZATION.
- ROOF DRAINS, FOUNDATION DRAINS AND ALL OTHER CLEAR WATER CONNECTIONS TO THE SANITARY SEWER SYSTEMS ARE PROHIBITED.
- SITE CONTRACTOR SHALL PICK UP ALL UTILITIES, WITH THE EXCEPTION OF DOWNSPOUTS, 5' OUTSIDE BUILDING WALL. COORDINATE WITH CONSTRUCTION MANAGER.
- ALL STORM STRUCTURES ARE ODOT TYPES UNLESS OTHERWISE INDICATED.
- STORM SEWER PIPE LABELED "STM" SHALL BE ONE OF THE FOLLOWING: PVC SDR-35 PER ODOT ITEM 707.45, PVC PROFILE PIPE PER ODOT ITEM 707.43, HIGH DENSITY POLYETHYLENE PER ODOT ITEM 707.33, ALUMINIZED CORRUGATED METAL, ODOT ITEM 707.01, 707.02, OR REINFORCED CONCRETE PIPE, ODOT ITEM 706.02 CLASS IV. STORM SEWER PIPE LABELED "RCP" SHALL BE REINFORCED CONCRETE PIPE, ODOT ITEM 706.02 CLASS IV. ALL STORM IS TO BE INSTALLED PER ODOT ITEM 611. ALL STORM PIPE USED MUST HAVE A MANUFACTURER SPECIFIED FRICTION FACTOR OF 0.013 (N=0.013) OR LESS.
- ALL YARD DRAINS SHALL BE ONE OF THE FOLLOWING: NYLOPLAST-ADS DRAIN BASIN, NOS DURACAST FABRICATED PVC CATCH BASIN, AGRI-DRAIN CATCH BASIN, OR APPROVED EQUAL.
- ALL EXISTING INVERTS ALONG PROPOSED PIPE ALIGNMENTS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION OF THE SEWER.
- ANY FIELD TILE CUT IN EXCAVATION WHICH DRAINS IN AN OFFSITE AREA MUST BE TIED INTO THE STORM DRAINAGE SYSTEM.
- THE FLOW IN ALL SEWERS, DRAINS, FIELD TILES AND WATERCOURSES ENCOUNTERED SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS OWN EXPENSE, AND WHENEVER SUCH WATERCOURSES AND DRAINS ARE DISTURBED OR DESTROYED DURING THE PROSECUTION OF THE WORK, THEY SHALL BE RESTORED BY THE CONTRACTOR AT HIS OWN EXPENSE TO A CONDITION SATISFACTORY TO THE ENGINEER.
- SANITARY SEWER SHALL BE SDR-35 OR APPROVED EQUAL AND CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE GREENE COUNTY. PIPE MUST MEET MINIMUM SLOPE REQUIREMENTS OF THE GREENE COUNTY AND OHIO EPA. SANITARY SEWER SHALL BE INSTALLED AT A MINIMUM DEPTH OF FOUR FEET (4') UNLESS OTHERWISE NOTED. A MINIMUM OF 18" CLEARANCE SHALL BE MAINTAINED AT ALL WATERLINE CROSSINGS. SANITARY SERVICE JOINTS SHALL CONFORM TO ASTM D-3212.
- SANITARY SEWER IS TO BE BEDDED WITH CLEAN GRANULAR MATERIAL-AGGREGATES NOT TO BE LARGER THAN 3/4" AND NOT SMALLER THAN NO. 8 SIEVE, FREE OF SILT AND FINES, AASHTO M43 SIZE #67, 7 OR 8. BEDDING TO BE MINIMUM OF 6" BELOW & 12" ABOVE THE PIPE.
- ALL WATERLINE CROSSINGS SHALL MAINTAIN A VERTICAL SEPARATION OF 18" MINIMUM. SANITARY SEWER SHALL BE LOCATED A MINIMUM OF 18" BELOW WATERLINE AT ALL CROSSINGS. WATERLINE SHALL BE LOCATED A MINIMUM OF 10' HORIZONTALLY FROM ANY SANITARY SEWER. ALL MEASUREMENTS SHALL BE TAKEN FROM OUTSIDE OF SEWER PIPE TO THE OUTSIDE OF WATERLINE PIPE. ONE FULL LENGTH OF WATERLINE PIPE SHALL BE LOCATED AT ALL CROSSINGS TO ENSURE BOTH JOINTS TO BE LOCATED AS FAR FROM SEWER AS POSSIBLE. ALL WATER SHALL HAVE A MINIMUM OF 4' OF COVER.
- WATERLINE 2 INCHES AND UNDER TO BE TYPE "K" SOFT COPPER TUBING, ASTM B 88, OR APPROVED POLYTUBING.

UTILITY CONTACTS

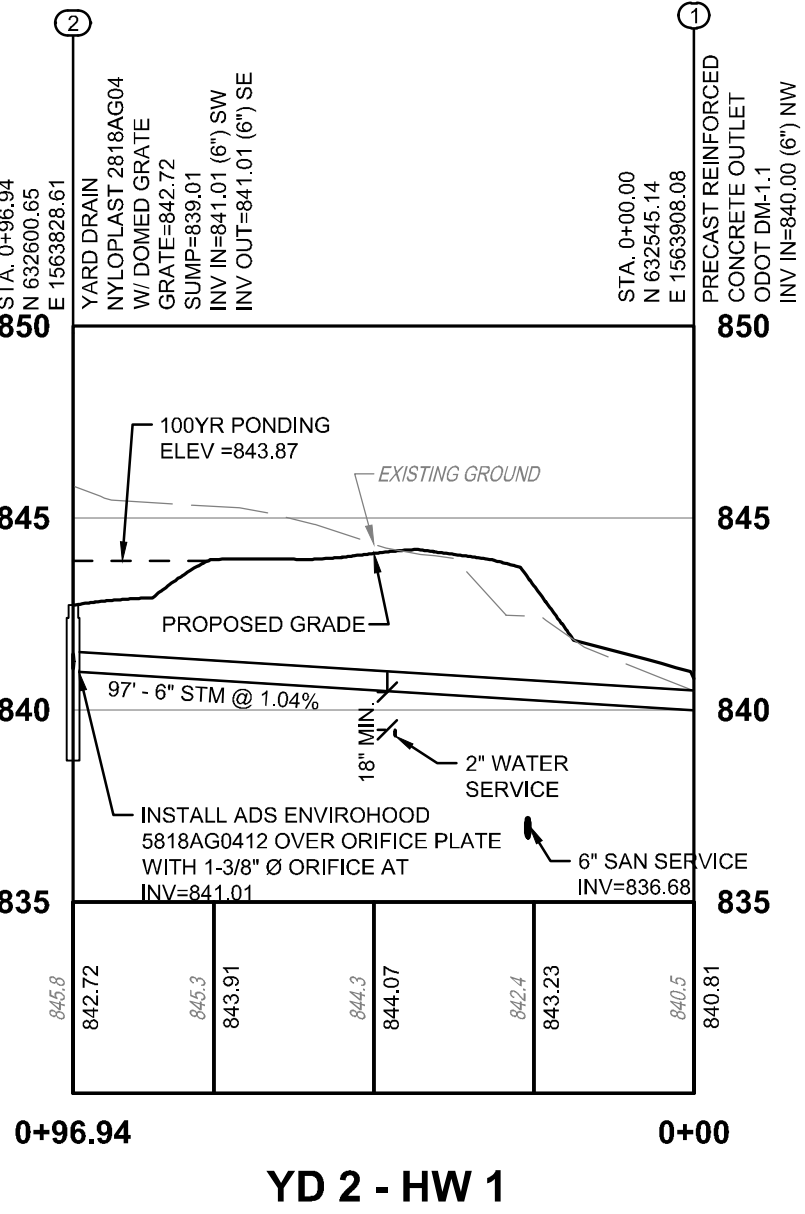
ALTA FIBER
CONSTRUCTION MANAGEMENT CENTER
221 E 4TH STREET, SUITE 347-300
CINCINNATI, OH 45202
513-566-8130

AT&T
DONALD MARSHALL, JR.
111 N 4TH STREET
COLUMBUS, OH 43215
937-296-3629
601553@ATT.COM

AES OHIO
CONSTRUCTION CONTROL CENTER
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DAYTON, OH 45401
800-424-5578
CONSTRUCTIONCENTER@AES.COM

CHARTER COMMUNICATIONS/SPECTRUM
3750 INTERCHANGE ROAD
COLUMBUS, OH 43204
DL-MOH-CONSTRUCTION-FRELO-TEAM@CHARTER.COM

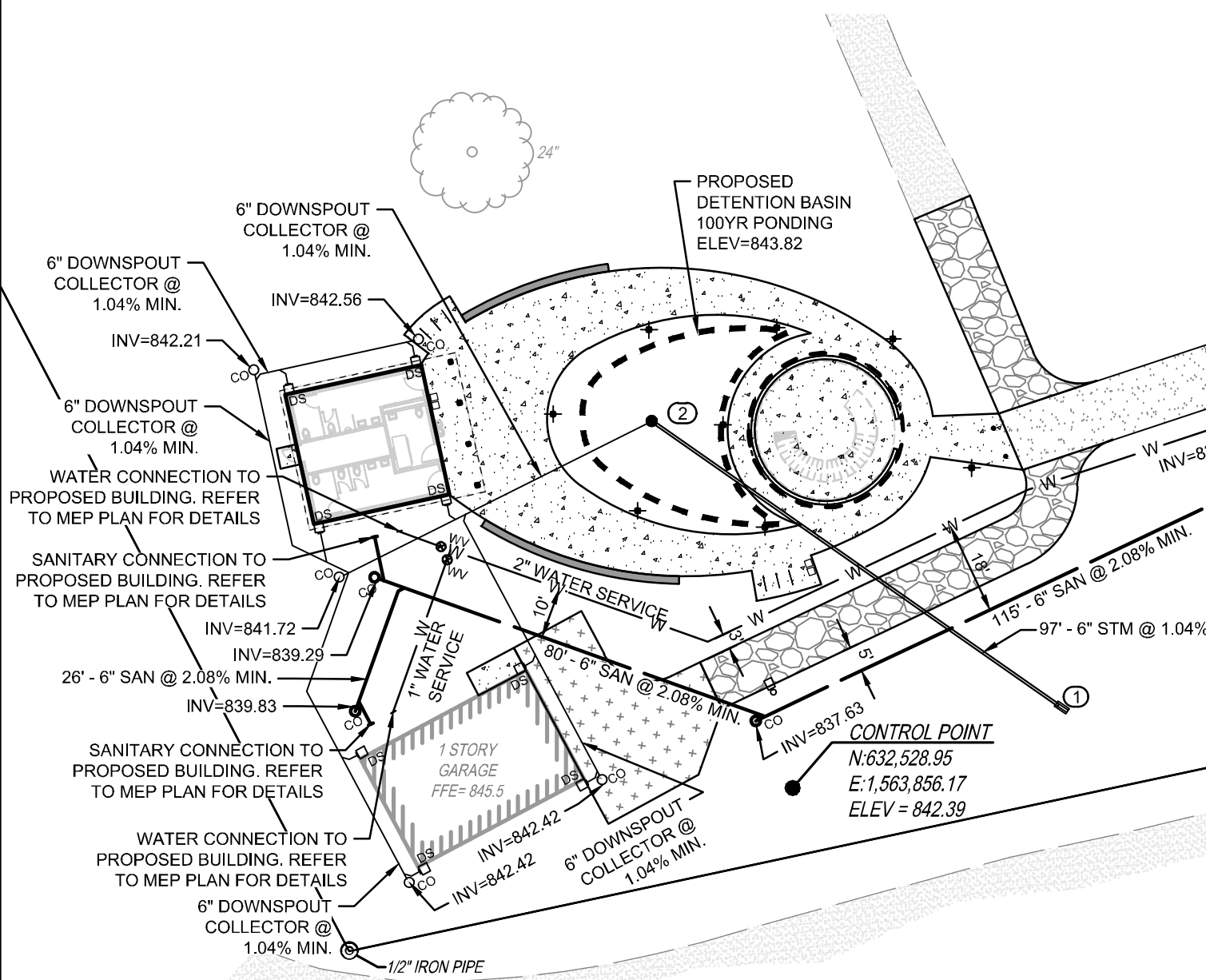
CITY OF XENIA (SANITARY, STORM, WATER)
ENGINEERING DIVISION
107 EAST MAIN STREET
XENIA, OH 45385
937-376-7265



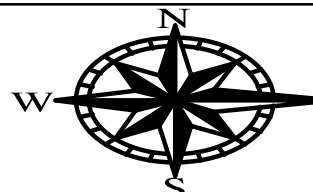
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M36-0001-0014-0-0019-00
STATE OF OHIO
DEPARTMENT OF NATURAL RESOURCES
IN 2023008301
13.873 ACRES (DEED)

DECOMMISSION EX SEPTIC TANK PER
GREENE COUNTY HEALTH
DEPARTMENT REGULATIONS



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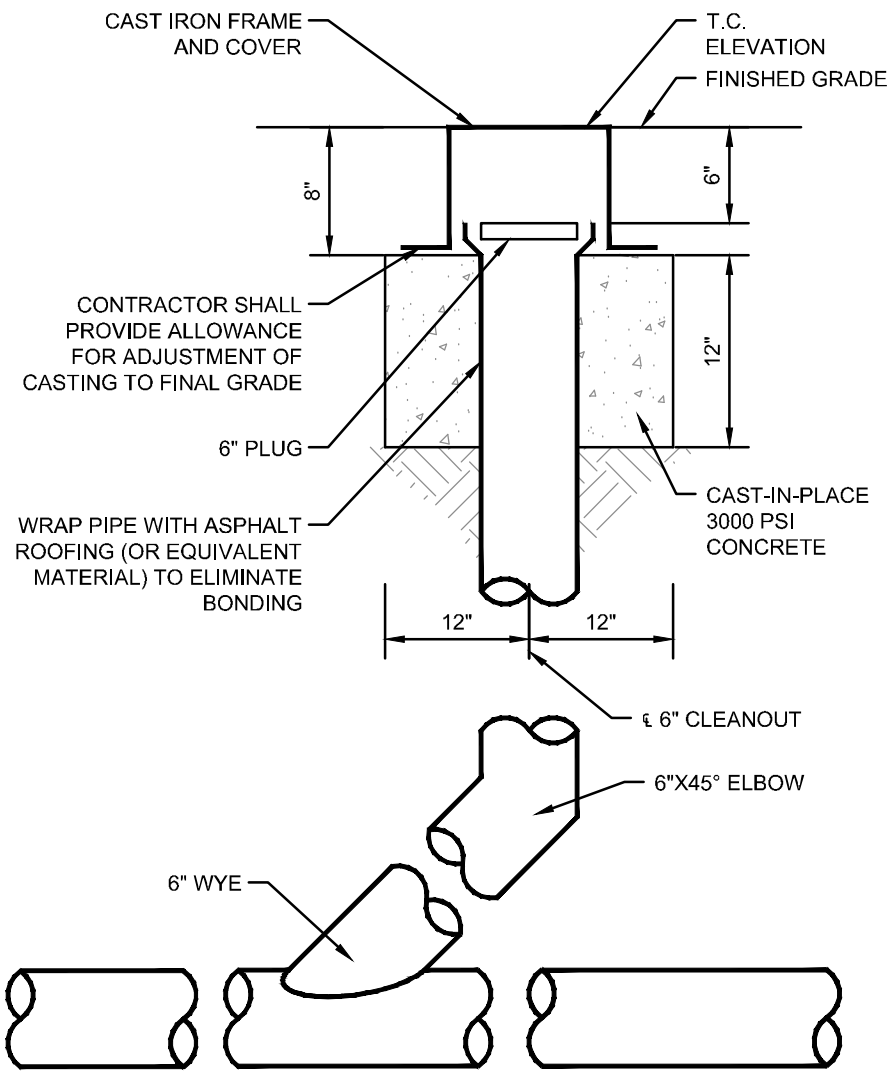
**GREAT COUNCIL STATE PARK
OBSERVATION TOWER, RESTROOM, AND MAINTENANCE
GREENE COUNTY, OHIO**

DESIGNED BY: MGP / CM	JOB NUMBER: DNR-250004
DRAWN BY: MGP / CM	SCALE: AS NOTED
CHECKED BY: MS	DATE: 08/28/2025
APPROVED BY:	BID DOCUMENTS

UTILITY PLAN

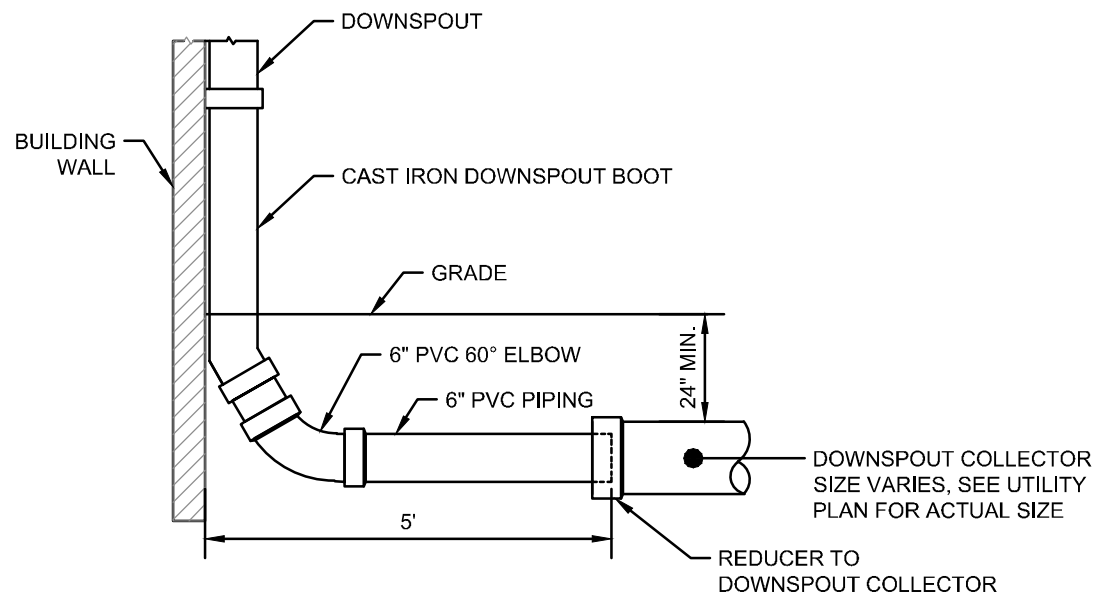
PROPOSED LEGEND

- STM STORM SEWER PIPE
- 100 YARD DRAIN
- CO CLEANOUT
- DS DOWNSPOUT
- SAN SANITARY SEWER PIPE
- WAT WATERLINE PIPE
- WV WATER VALVE
- PONDING LIMITS



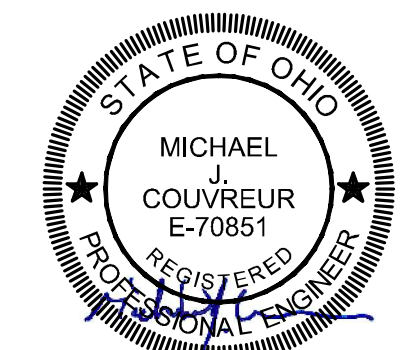
CLEANOUT DETAIL

N.T.S.



DOWNSPOUT BOOT DETAIL

N.T.S.

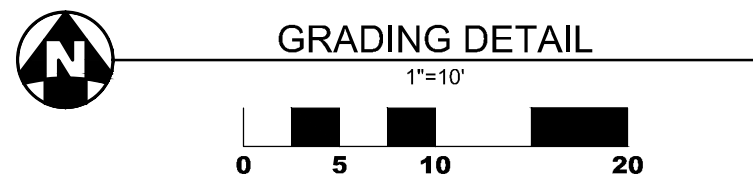
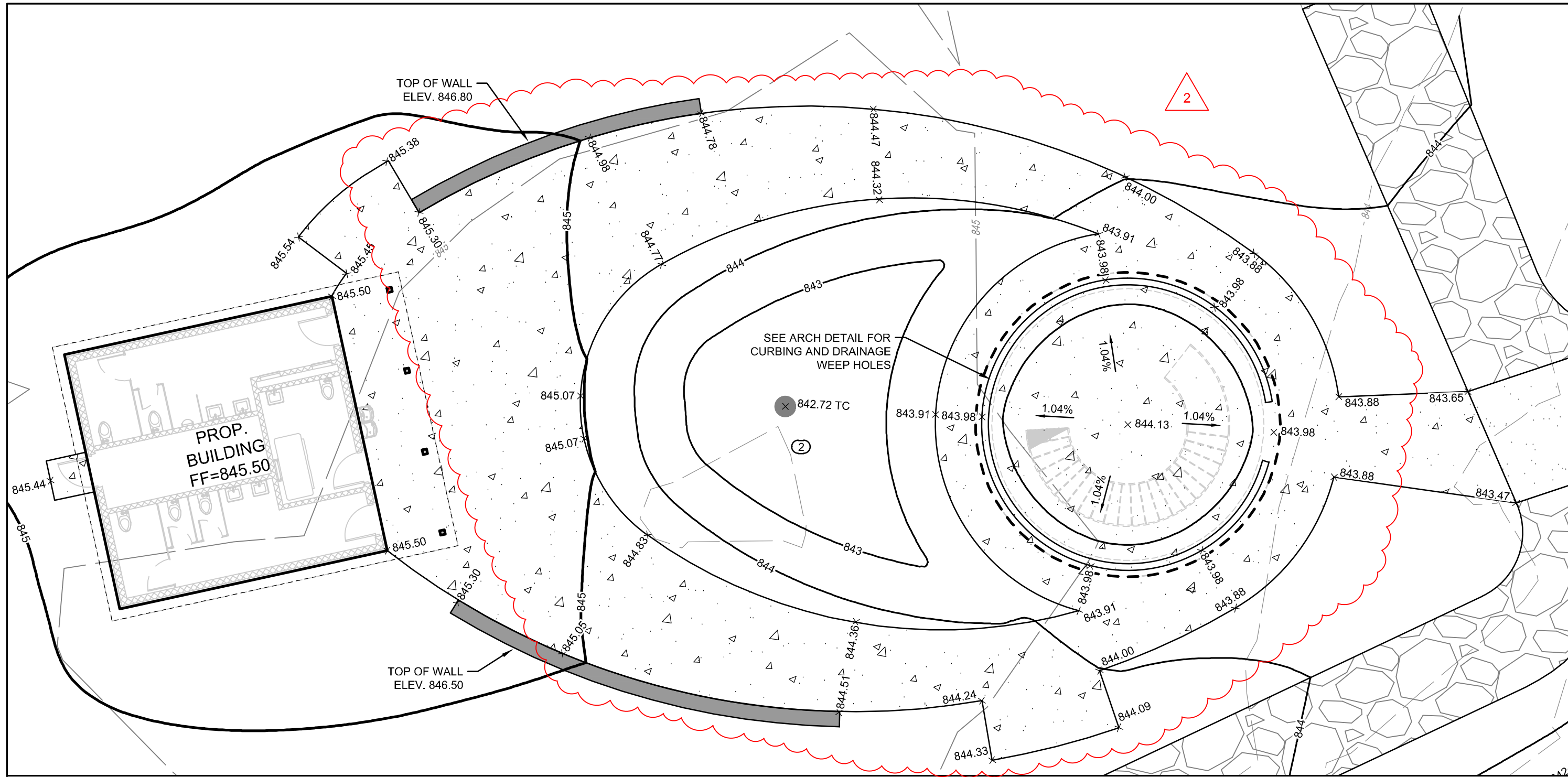


Revision Schedule		
No.	Description	Date
1	Addendum 01	09.19.25
2	Addendum 02	09.26.25

THE KLEINGERS GROUP
CIVIL ENGINEERING
SURVEYING
LANDSCAPE ARCHITECTURE
www.kleingers.com
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614.882.4311

C100

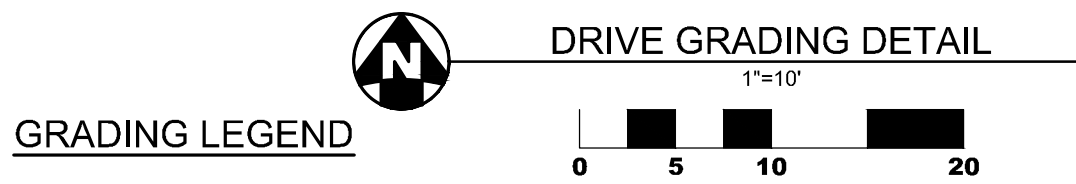
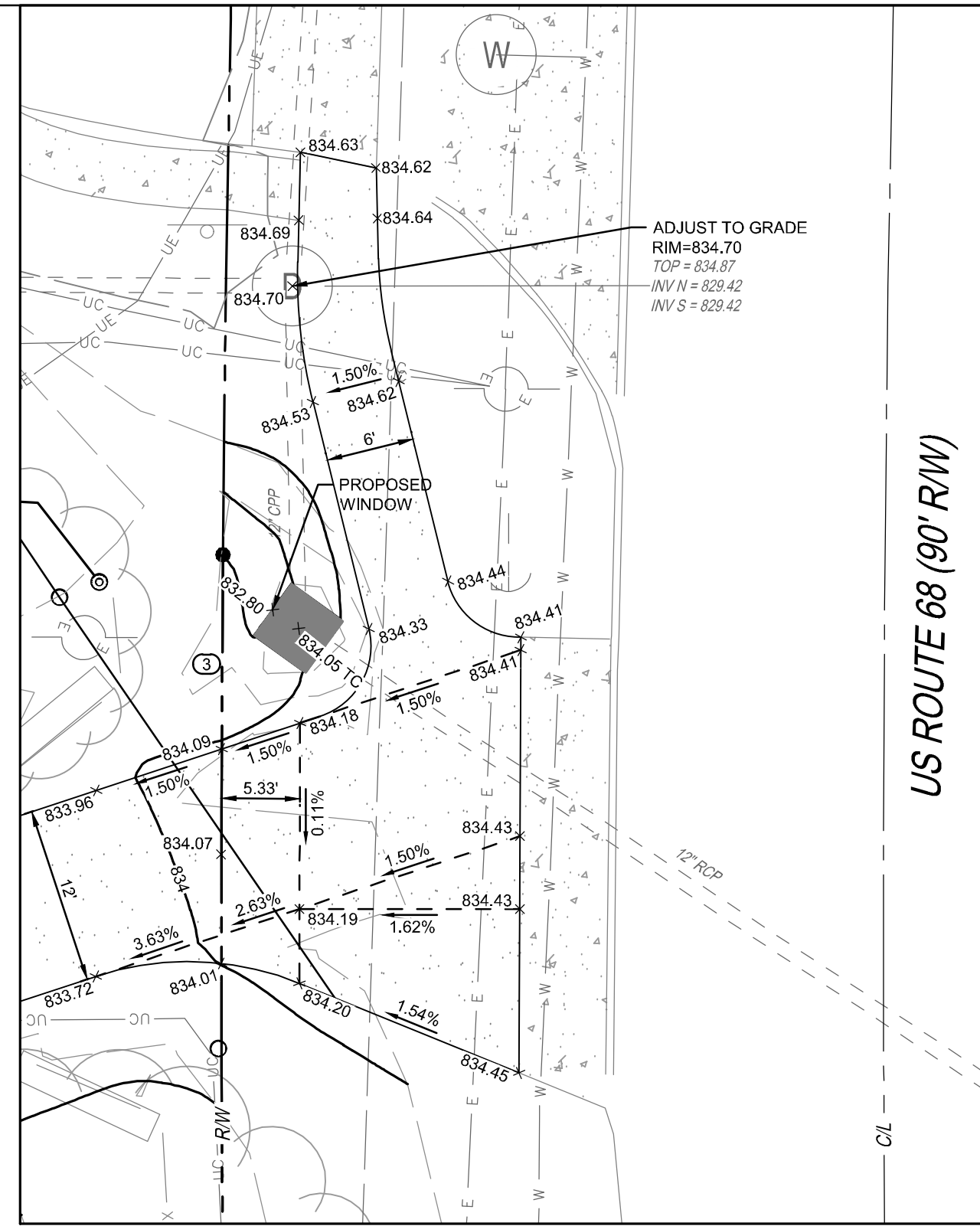
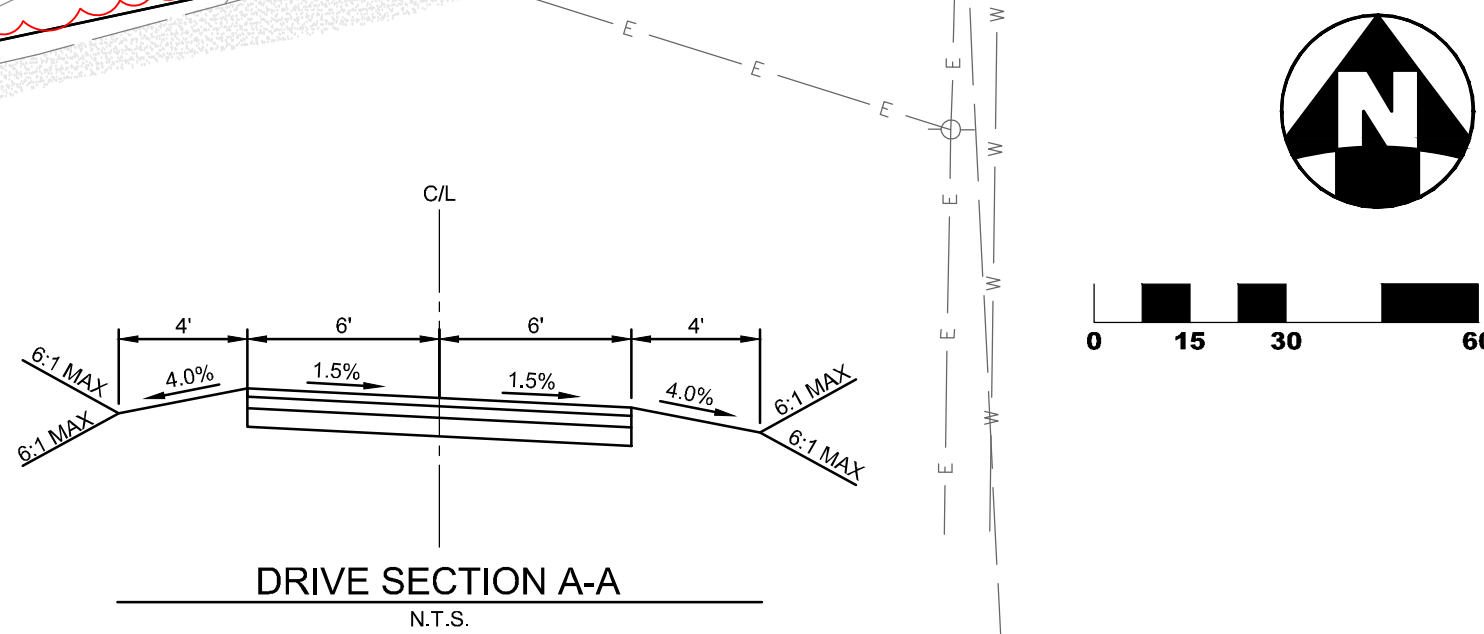
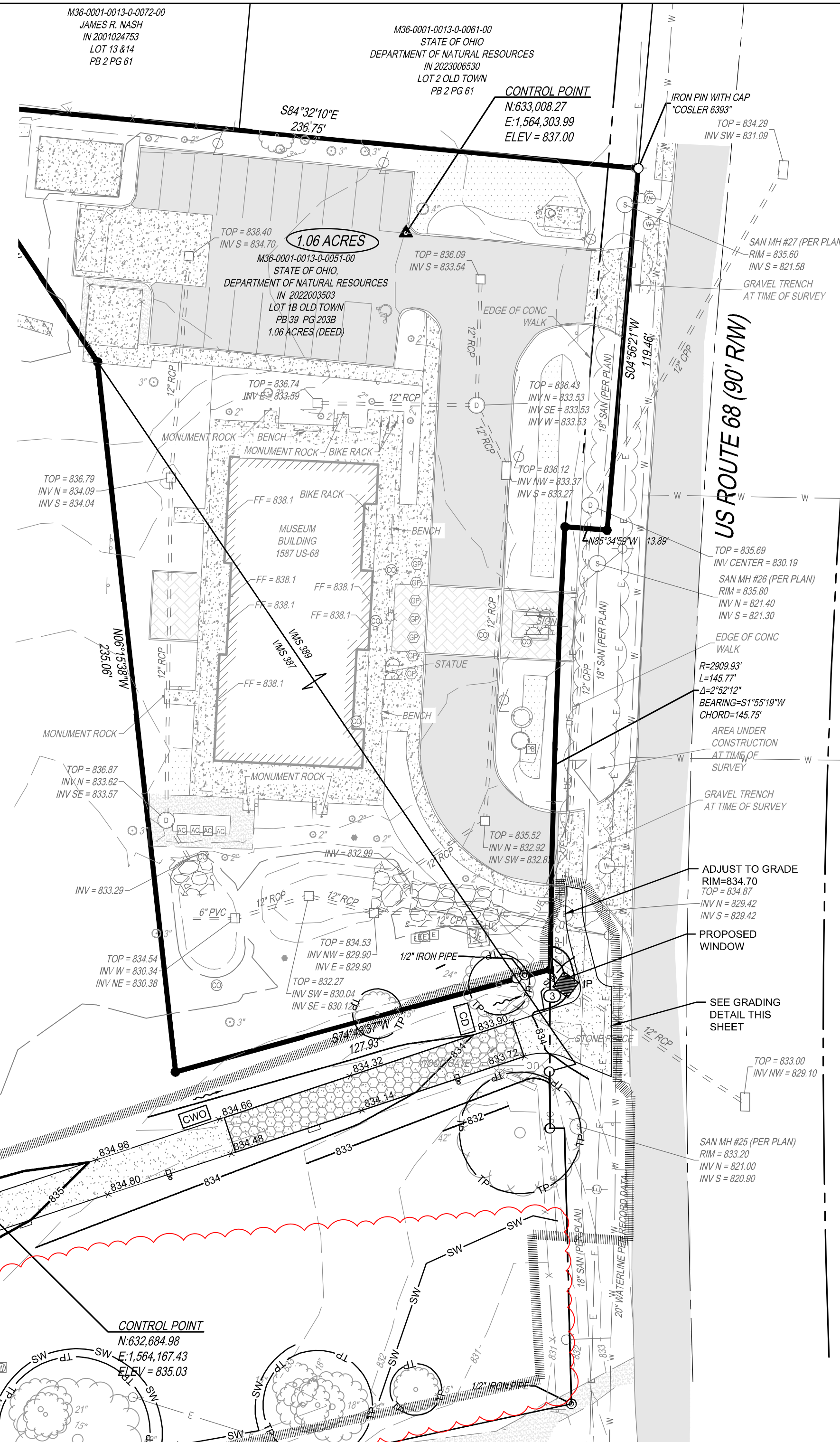
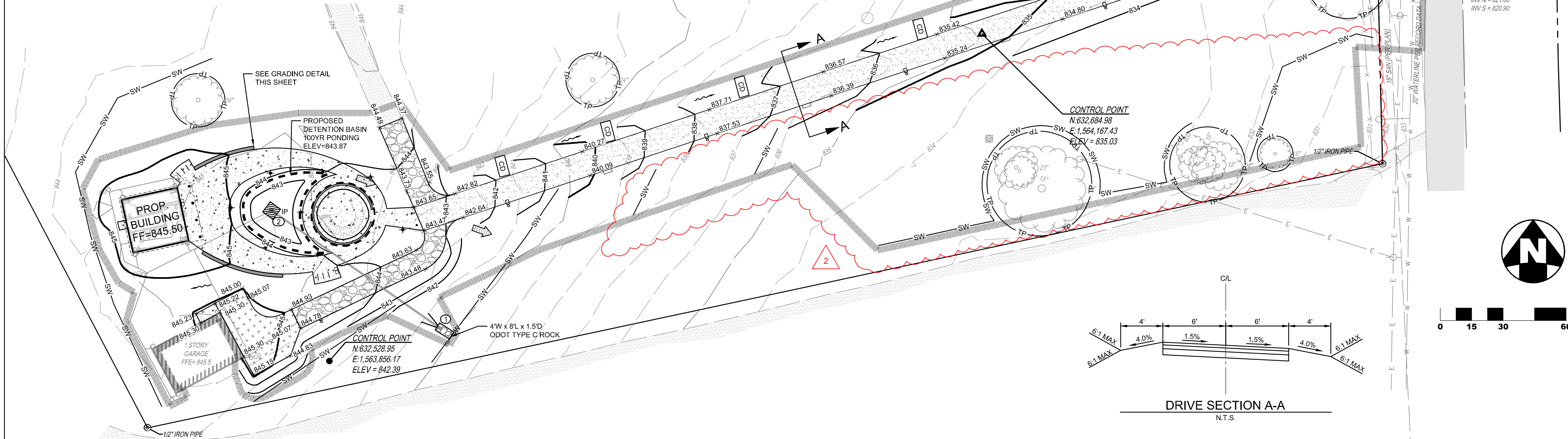




GRADING NOTES

1. CONTRACTOR TO REMOVE TREES AND CLEAR AREAS AS NECESSARY TO PERFORM ALL SITE WORK INCLUDING GRADING AND UTILITY WORK.
2. PROTECTION OF EXISTING TREES AND VEGETATION: PROTECT EXISTING TREES AND OTHER VEGETATION INDICATED TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, SKINNING OR BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINE, EXCESS FOOT OR VEHICULAR TRAFFIC, OR PARKING OF VEHICLES WITHIN DRIP LINE. PROVIDE TEMPORARY GUARDS TO PROTECT TREES AND VEGETATION TO BE LEFT STANDING.
3. ALL ELEVATIONS SHOWN ARE FINISHED GRADE ELEVATIONS.
4. SITE BUILDING PAD EXCAVATION AND CONSTRUCTION TO BE PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. BUILDING PAD PREPARATION SHALL BEGIN BY CLEARING & STRIPPING UNSUITABLE MATERIAL FROM PAD SITE. THEN PLACE & COMPACT BACKFILL MATERIAL AT GEOTECHNICAL ENGINEER'S AND ARCHITECT'S RECOMMENDATIONS. ALL BACKFILL MATERIAL MUST BE ACCEPTABLE TO THE GEOTECHNICAL ENGINEER.
5. ALL FILL UNDER PAVEMENT SHALL BE COMPACTED TO THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
6. THE CONTRACTOR IS RESPONSIBLE FOR THE IMPORT OR EXPORT OF MATERIAL TO THE SITE IN ORDER TO ACHIEVE THE DESIGN GRADES.
7. CONTRACTOR SHALL IMPLEMENT ALL SOIL AND EROSION CONTROL PRACTICES REQUIRED BY GREENE COUNTY AND THE OHIO EPA.
8. ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE TO FINAL GRADE AND ARE TO REMAIN SO, SHALL BE SEEDED AND MULCHED AS SOON AS PRACTICAL IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. IF NO SPECIFICATIONS ARE SUPPLIED, USE ODOT ITEM 659.

M36-0001-0014-0-0019-00
STATE OF OHIO
DEPARTMENT OF NATURAL RESOURCES
IN 202300631
13.873 ACRES (DEED)



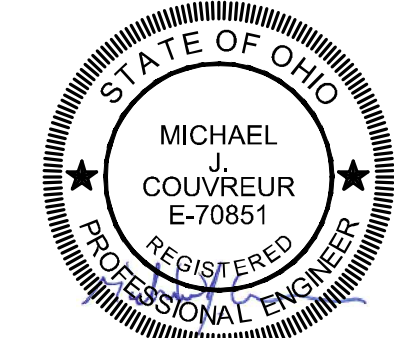
GRADING LEGEND

- 1215 — EXISTING MAJOR CONTOUR
- 1216 — EXISTING MINOR CONTOUR
- 1215 — PROPOSED MAJOR CONTOUR
- 1216 — PROPOSED MINOR CONTOUR
- × 1215.00 PROPOSED SPOT ELEVATION
- × 1215.00 TC PROPOSED TOP OF CASTING ELEVATION
- PROPOSED SWALE
- 100-YEAR FLOOD ROUTE

PROPOSED EROSION CONTROL LEGEND

- IP INLET PROTECTION, SEE DETAIL 1 / C202
- SW STRAW WATTLE, SEE DETAIL 3 / C202
- TP TREE PROTECTION, SEE DETAIL 9 / L100
- CWO CONCRETE WASHOUT, SEE DETAIL 4 / C202
- CD CHECK DAM, SEE DETAIL 6 / C202
- CONSTRUCTION ENTRANCE, SEE DETAIL 2 / C202
- ODOT TYPE C ROCK CHANNEL PROTECTION, SEE DETAIL 5 / C202
- LIMITS OF DISTURBANCE

Revision Schedule		
No.	Description	Date
1	Addendum 01	09.19.25
2	Addendum 02	09.26.25



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F 614-628-0311
schooley Caldwell.com

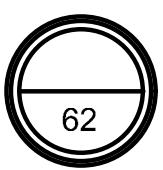


**GREAT COUNCIL STATE PARK
OBSERVATION TOWER, RESTROOM, AND MAINTENANCE
GREENE COUNTY, OHIO**

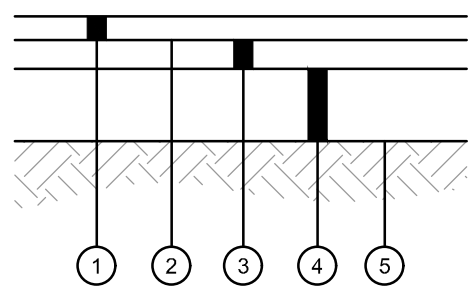
DESIGNED BY: MGP / CM	JOB NUMBER: DNR-25004
DRAWN BY: MGP / CM	SCALE: AS NOTED
CHECKED BY: MS	DATE: 08/28/2025
APPROVED BY:	BID DOCUMENTS

GRADING AND EROSION CONTROL PLAN

C200



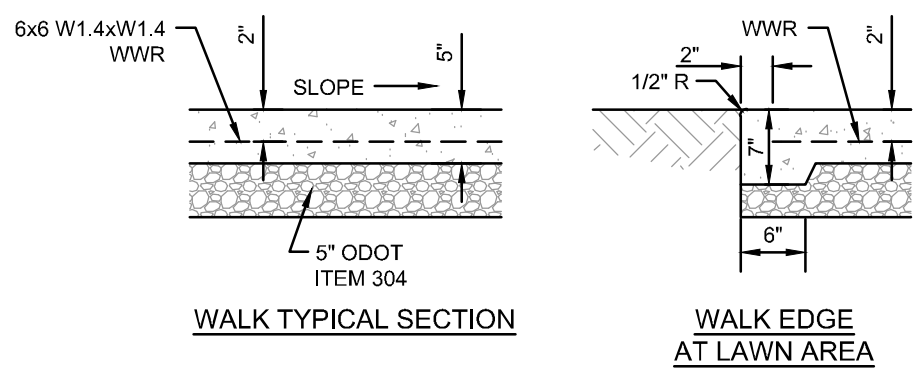
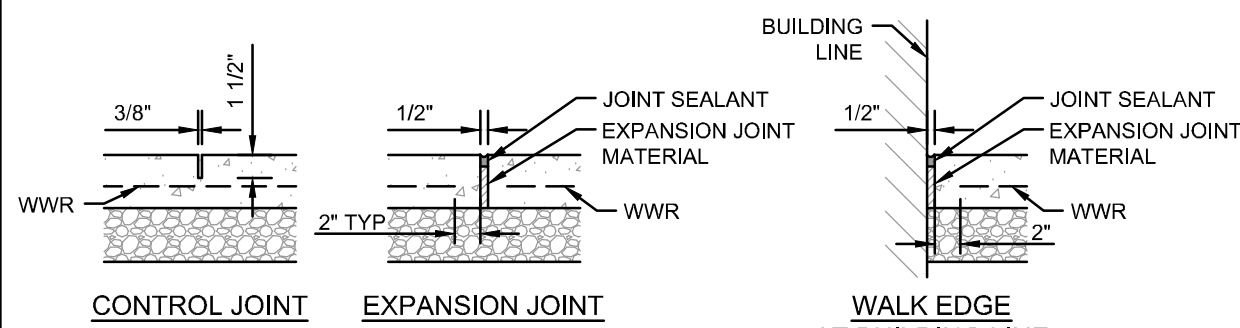
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- 1 1/2" ODOT ITEM 441 ASPHALT CONCRETE SURFACE COURSE, TYPE 1 (448), PG64-22
- ODOT ITEM 407 TACK COAT, APPLY IF TIME BETWEEN ASPHALT LIFTS EXCEEDS 30 DAYS
- 2" ODOT ITEM 441 ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2 (448), PG64-22
- 4" ODOT ITEM 304 AGGREGATE BASE
- SUBGRADE COMPACTION, REFERENCE ODOT ITEM 204 AND SOILS REPORT

1 ASPHALT PAVING

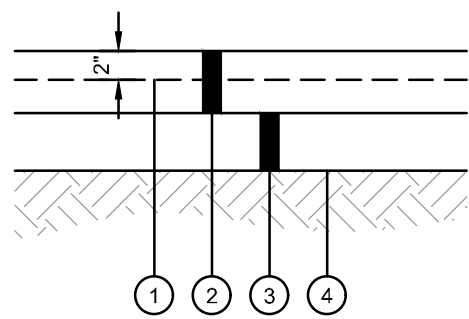
N.T.S.



- NOTES:
- INSTALL EXPANSION JOINTS AT 30' OC MAXIMUM AND WHERE SLAB ABUTS STRUCTURES. WHERE NEW WALK ABUTS ADJOINING WALK, SAWCUT EXISTING WALK TO NEAREST JOINT AND INSTALL EXPANSION JOINT. EXPANSION JOINTS SHALL BE 1/2" WIDE BY DEPTH OF SLAB. SEAL ALL EXPANSION JOINTS.
 - INSTALL CONTROL JOINTS AS SHOWN AND AT 12' OC MAXIMUM. CONTROL JOINTS SHALL BE 3/8" WIDE BY 1 1/2" DEEP AND SAWED.
 - WALK SHALL HAVE A MINIMUM CROSS SLOPE OF 1.00%, MAXIMUM CROSS SLOPE OF 2.00%.
 - WATER AND UTILITY BOXES IN THE WALK AREA SHALL BE ADJUSTED FLUSH WITH THE FINAL SURFACE.
 - REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL DETAIL AT ALL BUILDING DOORS.
 - JOINTING PLANS MUST BE SUBMITTED FOR APPROVAL.
 - SEE SPECIFICATION 32 13 16.

2 CONCRETE WALK

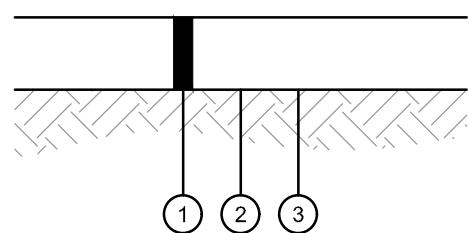
N.T.S.



- 6x6 W4xW4 WELDED WIRE REINFORCEMENT
- 8" ODOT ITEM 452 NONREINFORCED PORTLAND CEMENT CONCRETE PAVEMENT
- 6" ODOT ITEM 304 AGGREGATE BASE
- SUBGRADE COMPACTION, REFERENCE ODOT ITEM 204 AND SOILS REPORT

3 HEAVY DUTY CONCRETE PAVING

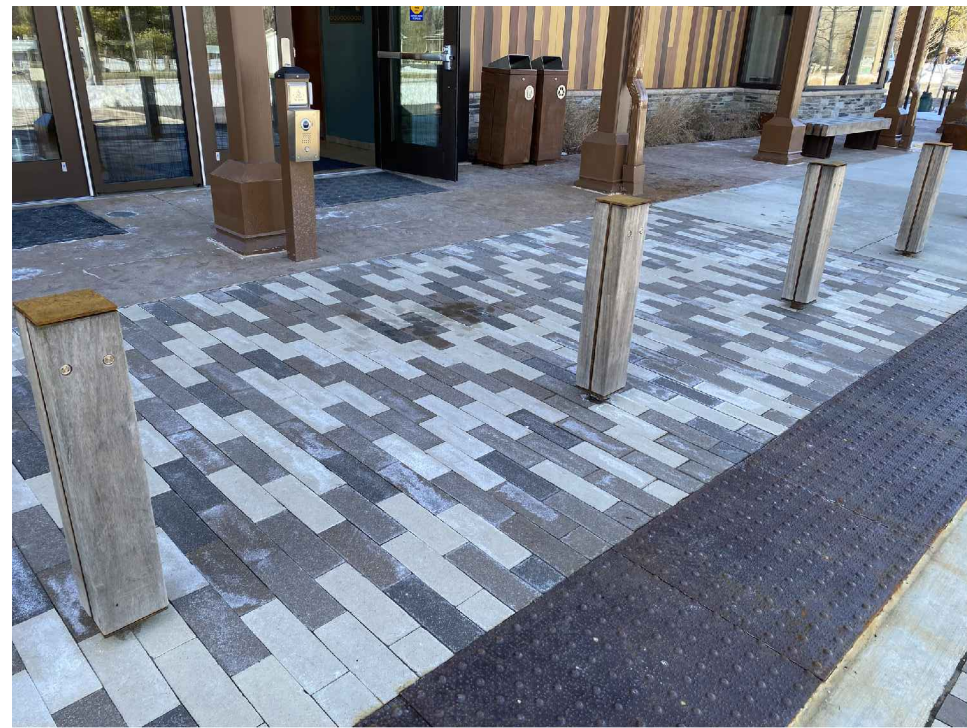
N.T.S.



- 10" ODOT ITEM 304 AGGREGATE BASE
- WOVEN GEOTEXTILE FABRIC, ODOT ITEM 712.09 TYPE D
- SUBGRADE COMPACTION, REFERENCE ODOT ITEM 204 AND SOILS REPORT

4 GRAVEL PAVING

N.T.S.



- NOTES:
- SEE SPEC 32 33 00 FOR ADDITIONAL INFORMATION.

5 BOLLARD

N.T.S.



- NOTES:
- SEE SPEC 32 33 00 FOR ADDITIONAL INFORMATION.

6 BIKE RACK

N.T.S.

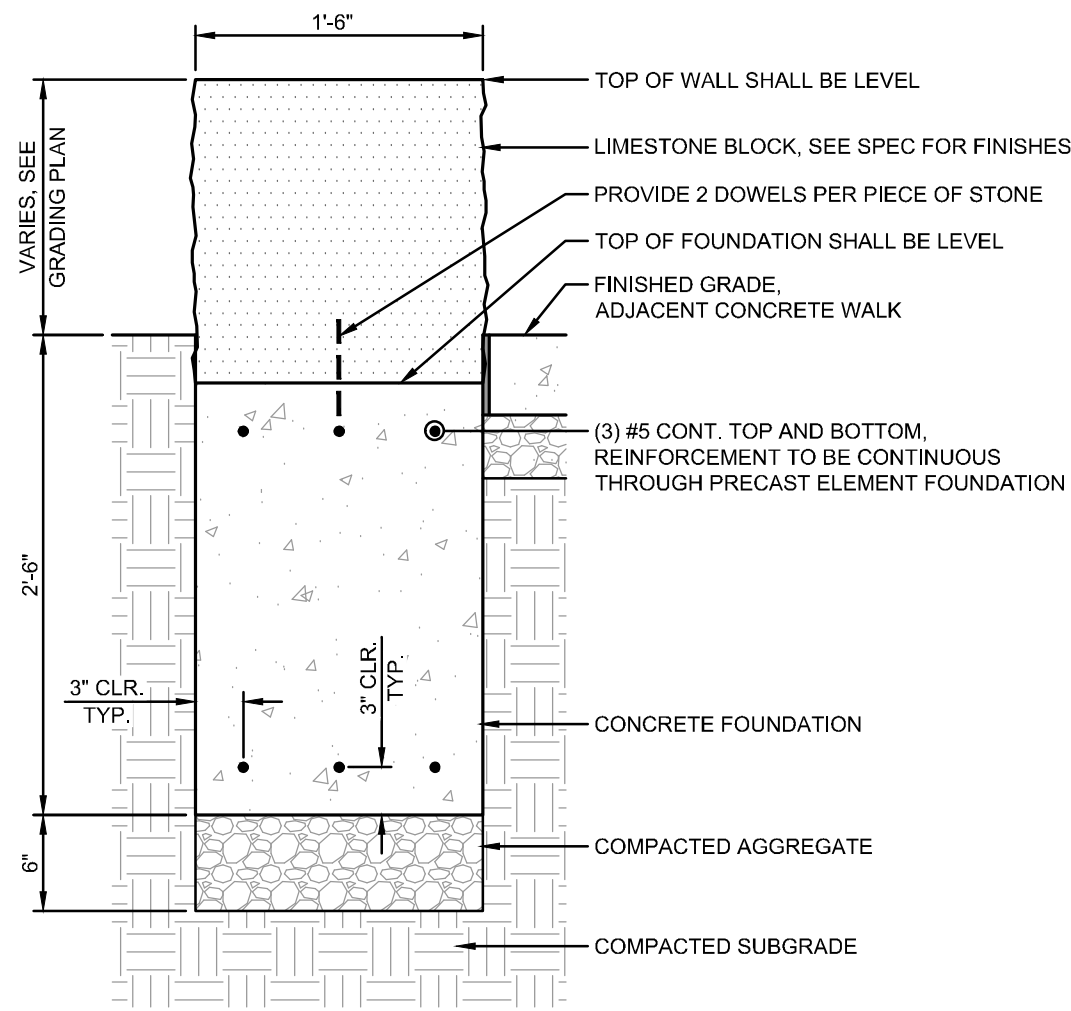


- NOTES:
- SEE SPEC 32 33 00 FOR ADDITIONAL INFORMATION.

7 LITTER / RECYCLING RECEPTACLE

N.T.S.

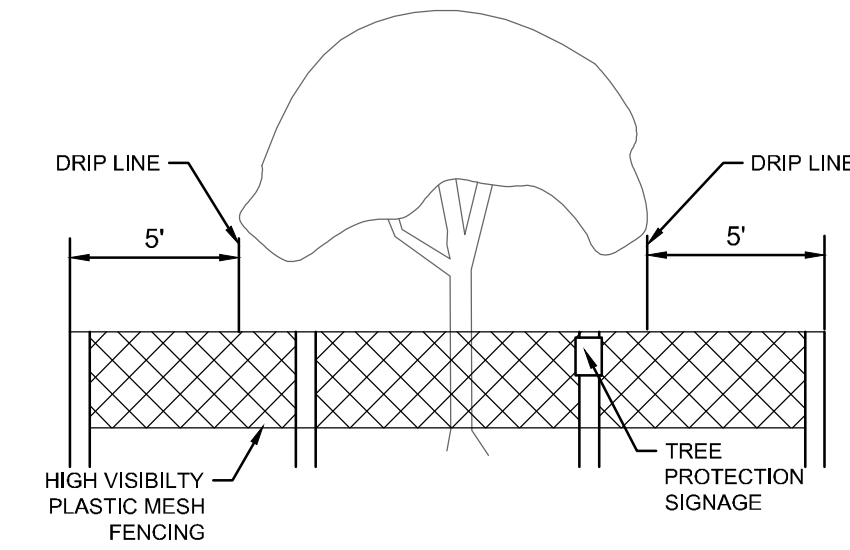
- NOTES:
- SEE SPEC 32 32 53 FOR ADDITIONAL INFORMATION.



SECTION 'A'

8 SEAT WALL

N.T.S.



- NOTES:
- PROTECT EXISTING TREES AND OTHER VEGETATION INDICATED TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, SKINNING OR BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINE. EXCESS FOOT OR VEHICULAR TRAFFIC, OR PARKING OF VEHICLES WITHIN DRIP LINE. PROVIDE TEMPORARY GUARDS TO PROTECT TREES AND OTHER VEGETATION TO BE LEFT STANDING.
 - SIGNAGE SHALL CLEARLY IDENTIFY THE TREE AND NATURAL PRESERVATION AREA AND STATE THAT NO CLEARING OR EQUIPMENT IS ALLOWED WITHIN IT.
 - TREE AND NATURAL PRESERVATION AREA SHALL BE FENCED PRIOR TO BEGINNING CLEARING OPERATIONS.
 - FENCE MATERIALS SHALL BE METAL FENCE POSTS WITH SNOW FENCE.
 - FENCE SHALL BE PLACED AS SHOWN ON PLANS AND BEYOND THE DRIP LINE OR CANOPY OF TREES TO BE PROTECTED.
 - IF ANY CLEARING IS DONE AROUND SPECIMEN TREES IT SHALL BE DONE BY CUTTING AT GROUND LEVEL WITH HAND HELD TOOLS AND SHALL NOT BE GRUBBED OR PULLED OUT. NO CLEARING SHALL BE DONE IN BUFFER STRIPS OR OTHER PRESERVED FORESTED AREAS.
 - NO FILLING OR STOCKPILING OF MATERIALS SHALL OCCUR WITHIN THE TREE PROTECTION AREA, INCLUDING DEPOSITION OF SEDIMENT.
 - WHERE UTILITIES MUST RUN THROUGH A TREE'S DRIP LINE, TUNNELING SHOULD BE USED TO MINIMIZE ROOT DAMAGE. TUNNELING SHOULD BE AT A MINIMUM DEPTH OF 24 INCHES FOR TREES LESS THAN 12 INCHES IN DIAMETER OR AT A MINIMUM DEPTH OF 36 INCHES FOR LARGER DIAMETER TREES.
 - WHERE TUNNELING WILL BE PERFORMED WITHIN THE DRIP LINE OF A TREE, THE TUNNEL SHOULD BE PLACED A MINIMUM OF 2 FEET AWAY FROM THE TREE TRUNK TO AVOID TAPROOTS.
 - MINIMIZE EXCAVATION OR TRENCHING WITHIN THE DRIP LINE OF THE TREE. ROUTE TRENCHES AROUND THE DRIP LINE OF TREES.
 - ROOTS 2 INCHES OR LARGER THAT ARE SEVERED BY TRENCHING SHOULD BE SAWN OFF NEATLY IN ORDER TO ENCOURAGE NEW GROWTH AND DISCOURAGE DECAY.
 - SOIL EXCAVATED DURING TRENCHING SHALL BE PILED ON THE SIDE AWAY FROM THE TREE.
 - ROOTS SHALL BE KEPT MOIST WHILE TRENCHES ARE OPEN AND REFILLED IMMEDIATELY AFTER UTILITIES ARE INSTALLED OR REPAIRED.

9 TREE PROTECTION

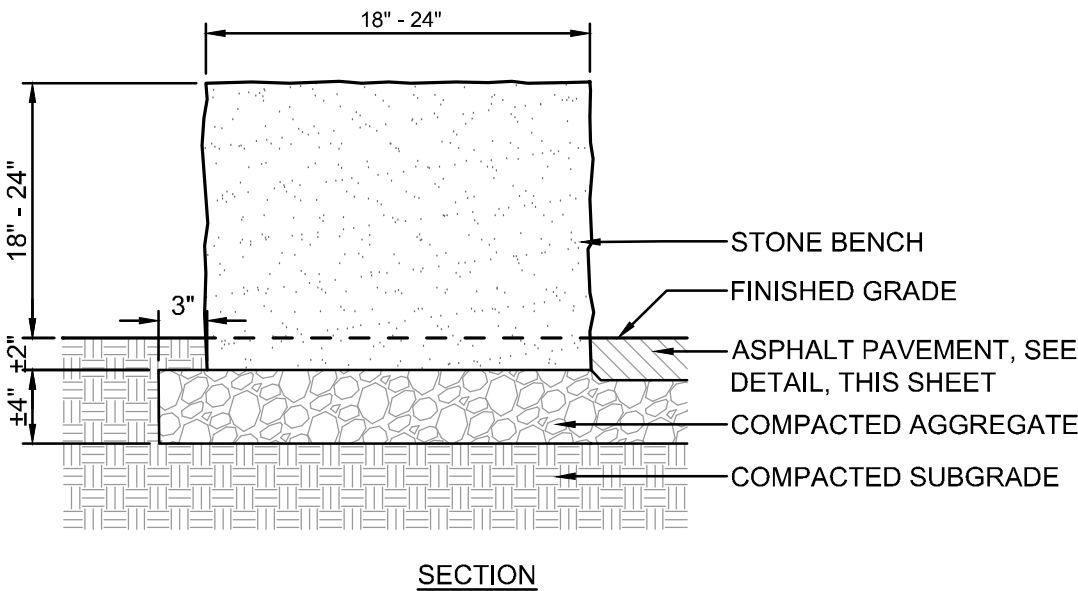
N.T.S.



- NOTES:
- RUSTIC BENCHES SUPPLIED BY PHILLIPS LAND IMPROVEMENT CENTER, 636 PHILLIPS DRIVE, BEAVERCREEK, OHIO 45434; PHONE: (937) 431-7701.
 - SIZE: 4' - 5' IN LENGTH, 18" - 24" IN HEIGHT AND WIDTH.
 - COLOR: RUST ORANGE, GREEN AND GRAY/TAN.

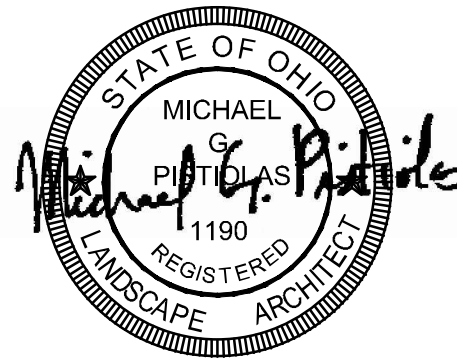
10 STONE BENCH

N.T.S.



SECTION

SITE DETAILS



Revision Schedule		
No.	Description	Date
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2	Addendum 02	09.26.25

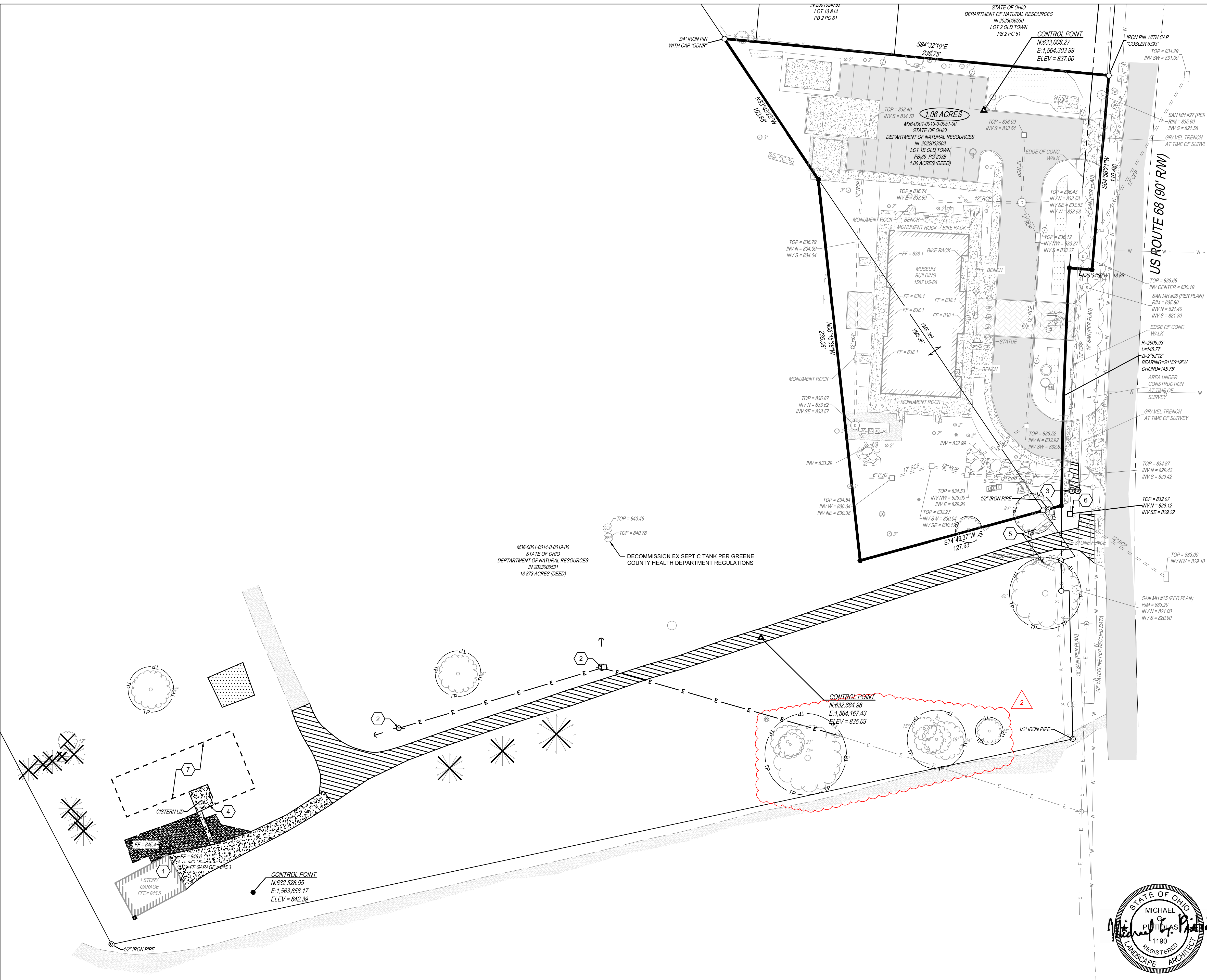


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62

DESIGNED BY: MGP / CM	JOB NUMBER: DNR-250004
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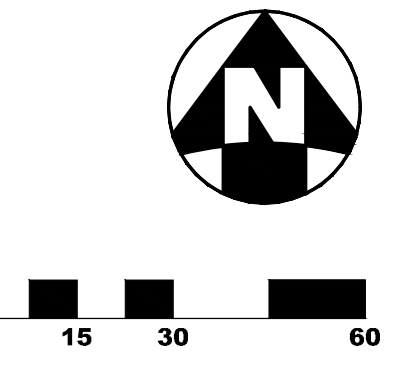
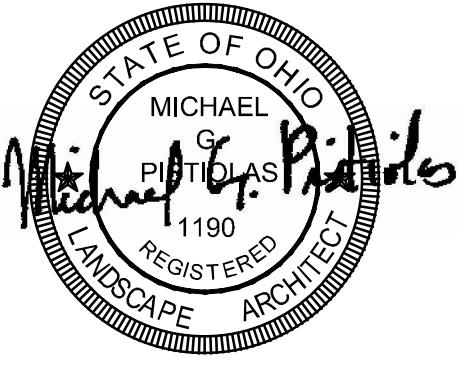
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- GENERAL NOTES
1. TREES REMOVAL IS ALLOWED ONLY BETWEEN OCTOBER 1 TO MARCH 31.
 2. EACH CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES.
 3. SUBSURFACE IMPROVEMENTS SHALL BE OBSERVED. THE CONTRACTOR SHALL CONTACT THE OHIO UTILITIES PROTECTION SERVICE (OUPS) 48 HOURS PRIOR TO ANY EXCAVATION OR DIGGING TO ENSURE THE LOCATION OF UNDERGROUND UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT SUCH UNDERGROUND UTILITIES.
 4. ALL CONCRETE FORMS SHALL BE FIELD STAKED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO CONCRETE INSTALLATION.
 5. ALL HORIZONTAL AND VERTICAL LAYOUT SHALL BE REVIEWED BY THE OWNER'S REPRESENTATIVE TO ENSURE GENERAL CONFORMANCE PRIOR TO CONSTRUCTION.
 6. PROVIDE ISOLATION JOINT WHERE CONCRETE PAVING ABUTS BUILDINGS, COLUMNS, AND STRUCTURES. VERIFY COLOR OF SEALANT WITH OWNER'S REPRESENTATIVE.
 7. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS, AREA DISCREPANCIES AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATIONS.
 8. CONTRACTOR SHALL BE RESPONSIBLE TO CONSULT WITH SITE SUPERINTENDENT, APPROPRIATE AGENCIES, AND PLANS FOR LOCATION OF ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES.
 9. CONTRACTOR TO REPORT TO ENGINEER ANY ADDITIONAL UTILITY LINES FOUND DURING CONSTRUCTION.
 10. ALL JOINTS TO BE 90° UNLESS OTHERWISE NOTED.
 11. THE CONTRACTOR TO STAKE ALL SITE ELEMENTS WITH ELEVATIONS IN THE FIELD AND NOTIFY THE OWNER/LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.
 12. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION. ANY DAMAGE TO UTILITIES WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 13. A DIGITAL FILE IN AUTOCAD FORMAT WILL BE PROVIDED UPON REQUEST TO THE CONTRACTOR FOR DIMENSIONS AND LAYOUT.

- DEMOLITION LEGEND
- REMOVE ASPHALT PAVEMENT & BASE
 - REMOVE CONCRETE PAVEMENT & BASE
 - REMOVE GRAVEL PAVEMENT & BASE
 - REMOVE LANDSCAPING
 - REMOVE TREE, GRIND STUMP TO 12" BELOW FINISHED GRADE
 - TREE PROTECTION, SEE DETAIL 9 / L100

- CONSTRUCTION NOTES:
1. EXISTING GARAGE, PROTECT IN PLACE
 2. REMOVE ELECTRIC POLES AND GUY WIRES, FILL VOID WITH BACKFILL, SEE ELECTRICAL PLANS
 3. SALVAGE BOLLARDS AND RETURN TO OWNER
 4. BREAK UP BOTTOM OF CISTERN AND BURY IN PLACE
 5. EXISTING STONE WALL AND GATE, PROTECT IN PLACE
 6. REMOVE EXISTING CATCH BASIN
 7. APPROXIMATE LOCATION OF HOUSE FOUNDATION. REMOVE AND REPLACE WITH CONTROLLED FILL PER GEOTECH REPORT REQUIREMENTS. EXISTING FOOTPRINT IS 2330 SQUARE FEET AND CONTROLLED FILL REPLACEMENT DEPTH IS ASSUMED TO BE 10 FEET FOR BIDDING PURPOSES. APPROXIMATELY 865 CUBIC YARDS OF CONTROLLED FILL WILL BE NEEDED FOR THIS AREA.



Revision Schedule		
No.	Description	Date
1	Addendum 01	09.19.25
2	Addendum 02	09.26.25

THE KLEINGERS GROUP

CIVIL ENGINEERING
SURVEYING
LANDSCAPE ARCHITECTURE

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ARCHITECTURE, INSPIRED.

ENGINEERING

Ohio Department of Natural Resources

GREAT COUNCIL STATE PARK

OBSERVATION TOWER, RESTROOM, AND MAINTENANCE

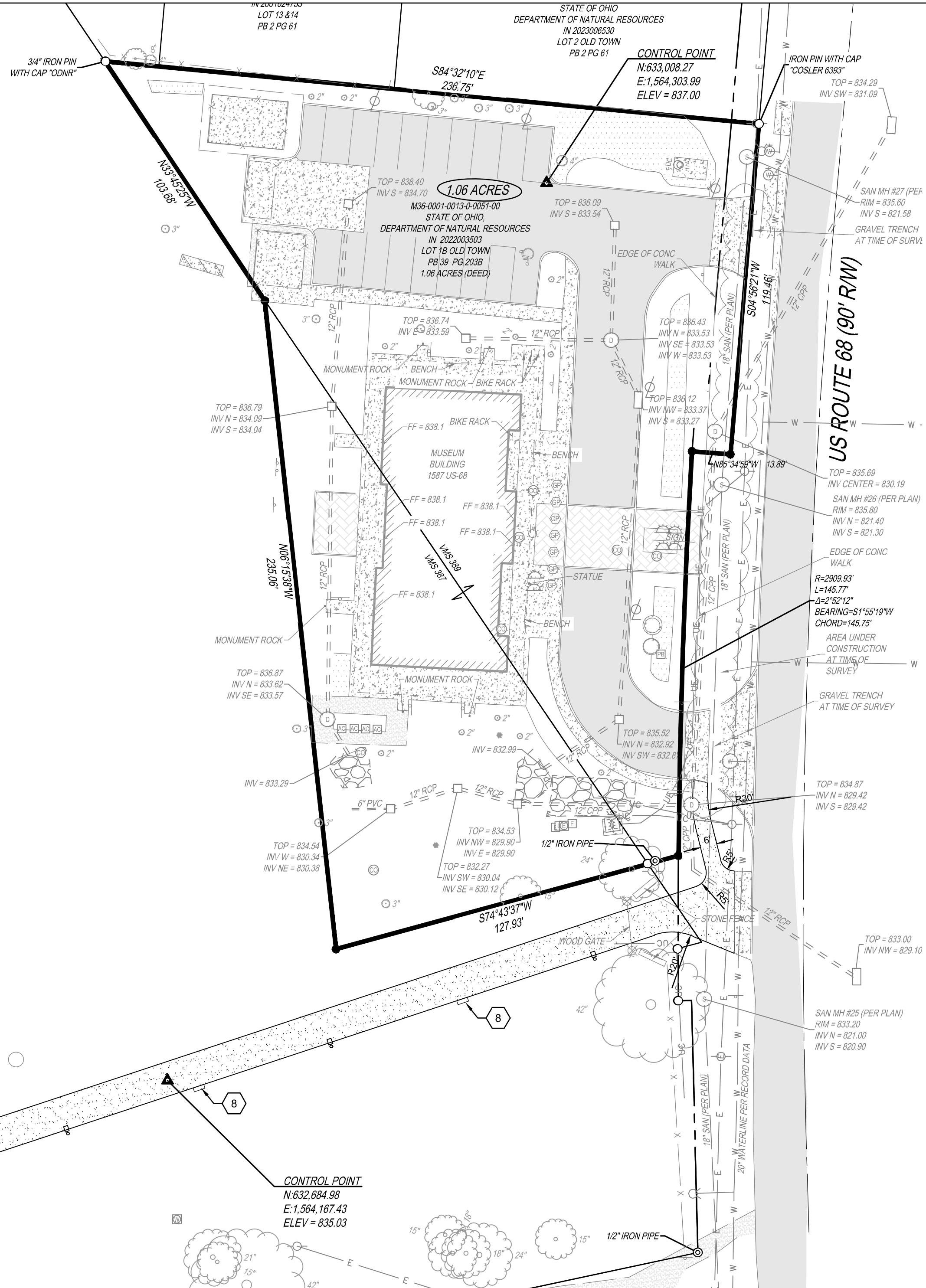
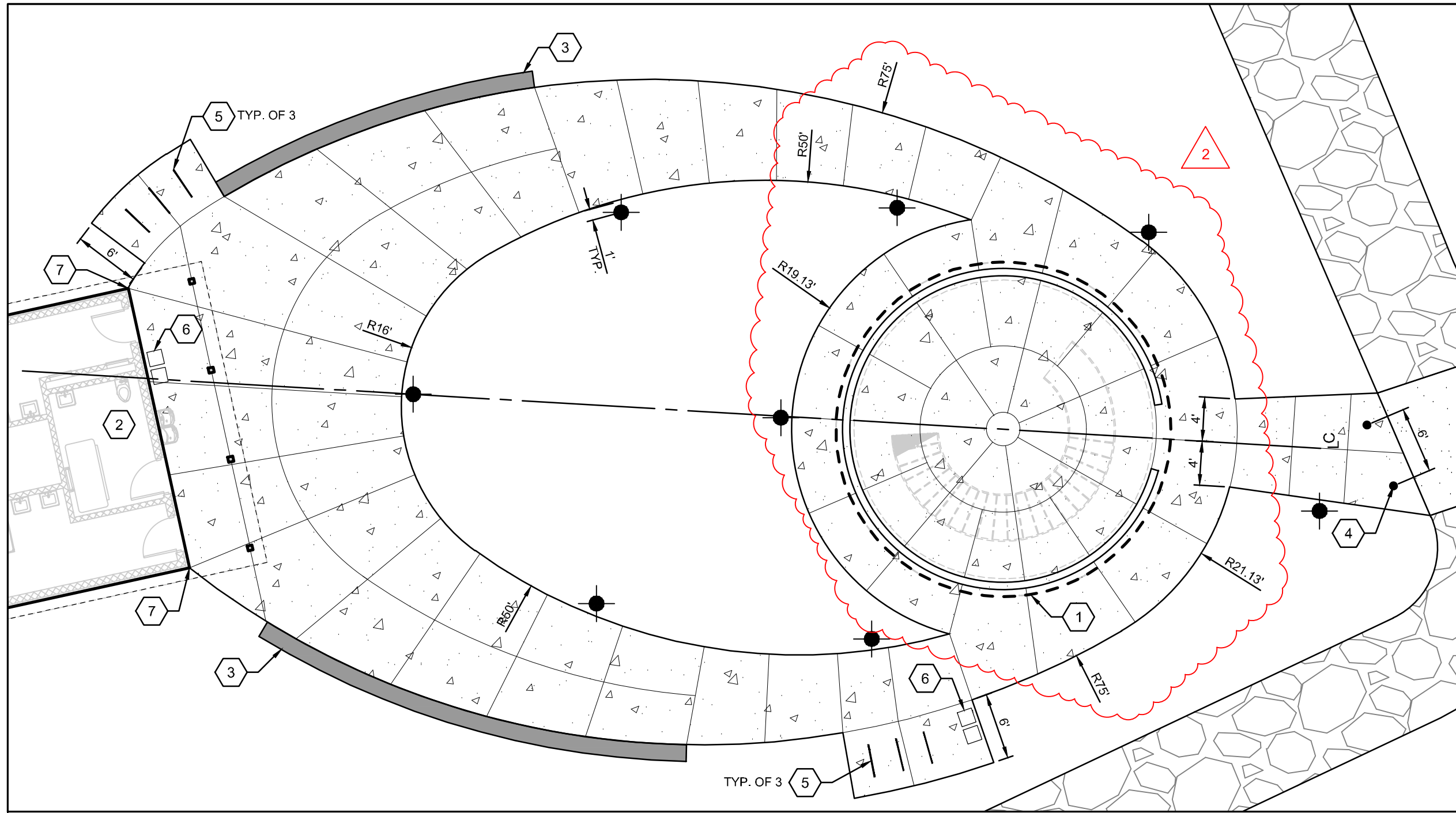
GREENE COUNTY, OHIO

DESIGNED BY: MGP / CM	JOB NUMBER: DNR-250004
DRAWN BY: MGP / CM	SCALE: AS NOTED
CHECKED BY: MS	DATE: 08/28/2025
APPROVED BY:	BID DOCUMENTS

DEMOLITION PLAN

L200

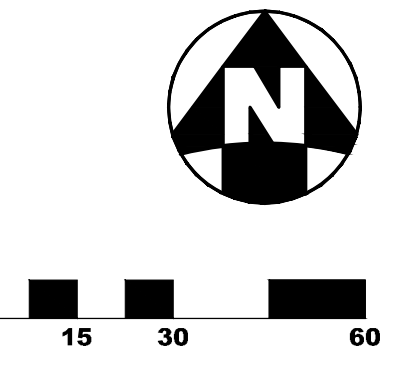
62



- GENERAL NOTES**
1. EACH CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES.
 2. SUBSURFACE IMPROVEMENTS SHALL BE OBSERVED. THE CONTRACTOR SHALL CONTACT THE OHIO UTILITIES PROTECTION SERVICE (OUPS) 48 HOURS PRIOR TO ANY EXCAVATION OR DIGGING TO ENSURE THE LOCATION OF UNDERGROUND UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT SUCH UNDERGROUND UTILITIES.
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 5. PROVIDE ISOLATION JOINT WHERE CONCRETE PAVING ABUTS BUILDINGS, COLUMNS, AND STRUCTURES. VERIFY COLOR OF SEALANT WITH OWNER'S REPRESENTATIVE.
 6. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS, AREA DISCREPANCIES AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATIONS.
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 11. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION. ANY DAMAGE TO UTILITIES WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 12. A DIGITAL FILE IN AUTOCAD FORMAT WILL BE PROVIDED UPON REQUEST TO THE CONTRACTOR FOR DIMENSIONS AND LAYOUT.

- LEGEND**
- ASPHALT PAVING, SEE DETAIL 1 / L100 AND SPEC 32 12 16
 - CONCRETE WALKS, BUFF WASH FINISH
SEE DETAIL 2 / L100 AND SPEC 32 13 16
 - HEAVY DUTY CONCRETE PAVEMENT, BROOM FINISH
SEE DETAIL 3 / L100 AND SPEC 32 13 16
 - GRAVEL PAVEMENT, SEE DETAIL 4 / L100
 - PEDESTRIAN LIGHT, SEE ELECTRICAL PLANS
 - BOLLARD LIGHT, SEE ELECTRICAL PLANS

- CONSTRUCTION NOTES:**
1. OBSERVATION TOWER AND CURB, SEE ARCHITECTURE PLANS
 2. RESTROOM FACILITY, SEE ARCHITECTURE PLANS
 3. STONE SEAT WALL, SEE DETAIL 8 / L100
 4. BOLLARD, TYPICAL OF 2. SEE DETAIL 5 / L100
 5. BIKE RACK, TYPICAL. SEE DETAIL 6 / L100
 6. LITTER AND RECYCLING RECEPTACLES, SEE DETAIL 7 / L100
 7. PAVEMENT TO END AT CORNER OF BUILDING
 8. STONE BENCH, SEE DETAIL 10 / L100

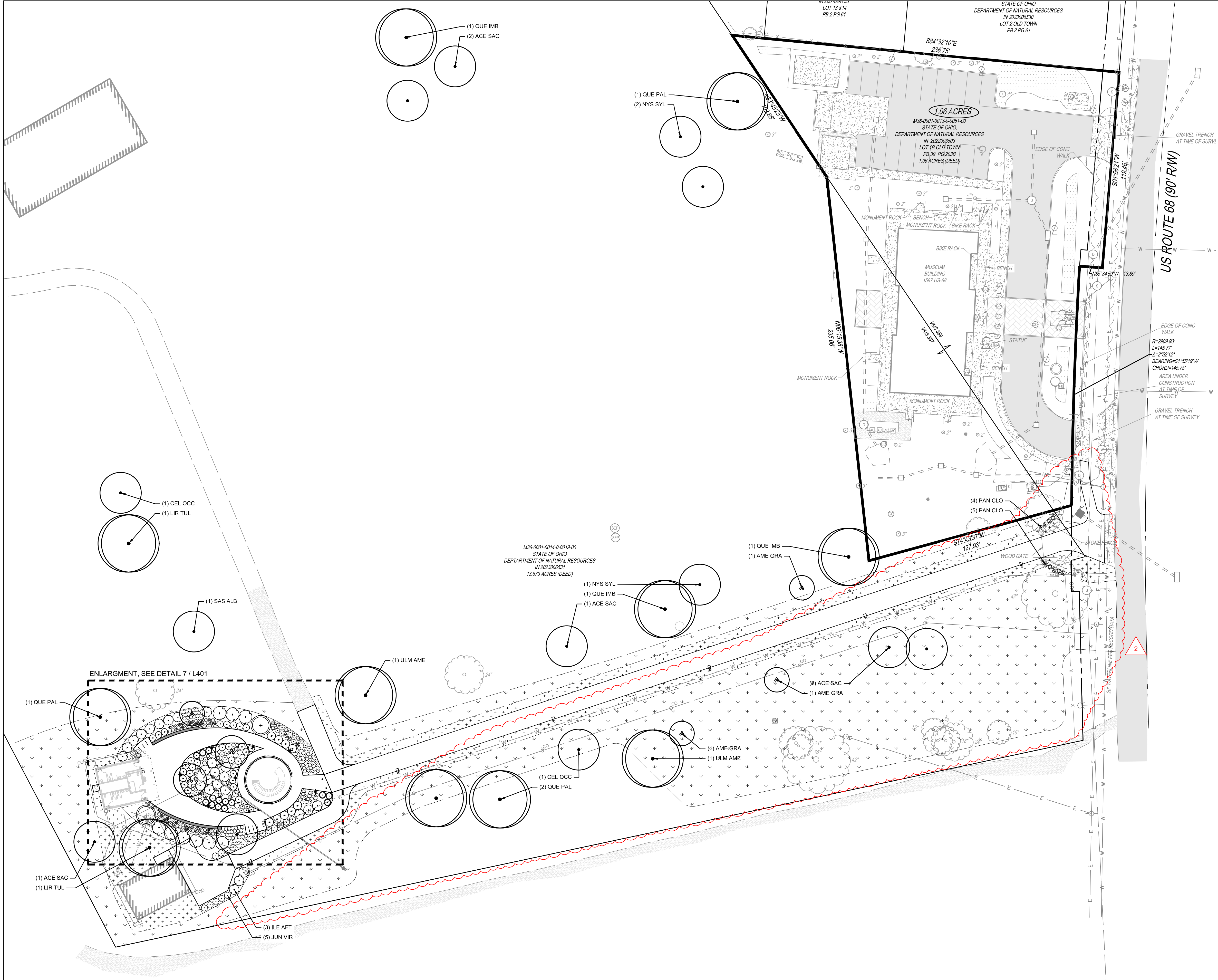


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614.882.4311



- PLANTING NOTES**
1. EACH CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES.
 2. CONTRACTOR SHALL VERIFY ALL PLANTING CONDITIONS FOR OBSTRUCTIONS, EXISTING TREE CANOPY COVERAGE, AND OVERHEAD ELECTRICAL POWER LINES PRIOR TO PLANTING. IF ADVERSE PLANTING CONDITIONS ARE OBSERVED, CONTACT THE OWNERS REPRESENTATIVE IMMEDIATELY.
 3. ALL SHRUB MASSES TO BE INCORPORATED BY A CONTINUOUS MULCH BED TO LIMITS SHOWN AND AS SPECIFIED. MULCH BEDS TO HAVE A NEAT, EDGED APPEARANCE.
 4. SUBSURFACE IMPROVEMENTS SHALL BE OBSERVED. THE CONTRACTOR SHALL CONTACT THE OHIO UTILITIES PROTECTION SERVICE (OUPS) 48 HOURS PRIOR TO ANY EXCAVATION OR DIGGING TO ENSURE THE LOCATION OF UNDERGROUND UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT SUCH UNDERGROUND UTILITIES.
 5. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE FINE GRADED AND SEEDED.
 6. ALL TREES WITHIN A SPECIES SHALL HAVE MATCHING FORM.
 7. THE CONTRACTOR SHALL ENSURE THAT ALL NEWLY PLANTED TREES ARE PERFECTLY ALIGNED AND SET PLUMB WITH PROPER RELATIONSHIP TO THE SURROUNDING GRADE. CONFIRM FINISHED GRADE PRIOR TO PLANTING.
 8. ALL PLANT MATERIAL SHALL BE OF THE SIZE AND TYPE SPECIFIED, IF SUBSTITUTIONS ARE APPROVED BY THE OWNER'S REPRESENTATIVE, THE SIZE AND GRADING STANDARDS SHALL CONFORM TO THOSE OF AMERICANHORT. PRIOR TO ORDERING PLANT MATERIAL, THE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE PLAN, LABELS, AND PLANT SCHEDULE.

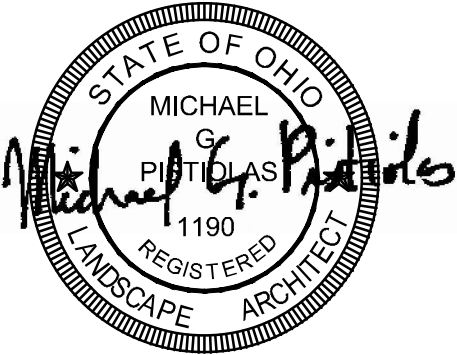
LEGEND

	TURF GRASS, SEE SPEC 32 92 00
	MEADOW MIX, SEE SPEC 32 92 00
	DECIDUOUS TREE
	EVERGREEN TREE
	SHRUBS, ORNAMENTAL GRASSES, AND PERENNIALS
	EXISTING TREE

5
L401

6
L401

2-4
L401



Revision Schedule		
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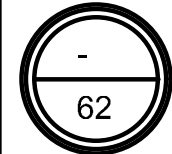


GREAT COUNCIL STATE PARK
OBSERVATION TOWER, RESTROOM, AND MAINTENANCE
GREENE COUNTY, OHIO

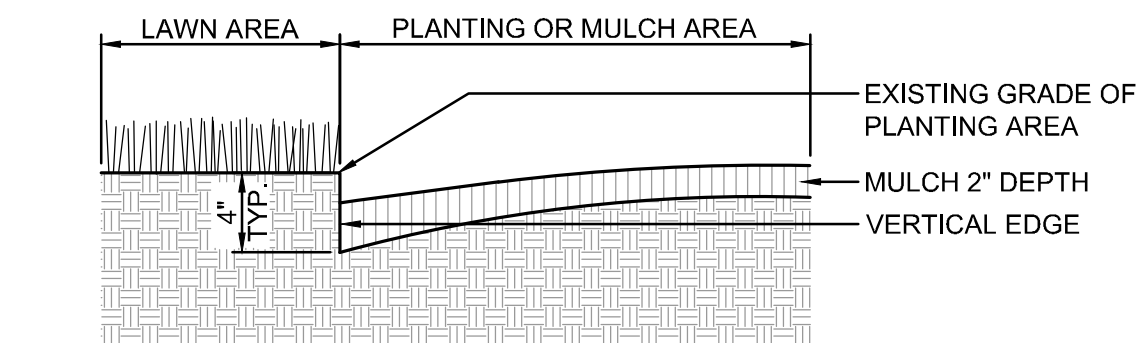
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PLANTING PLAN

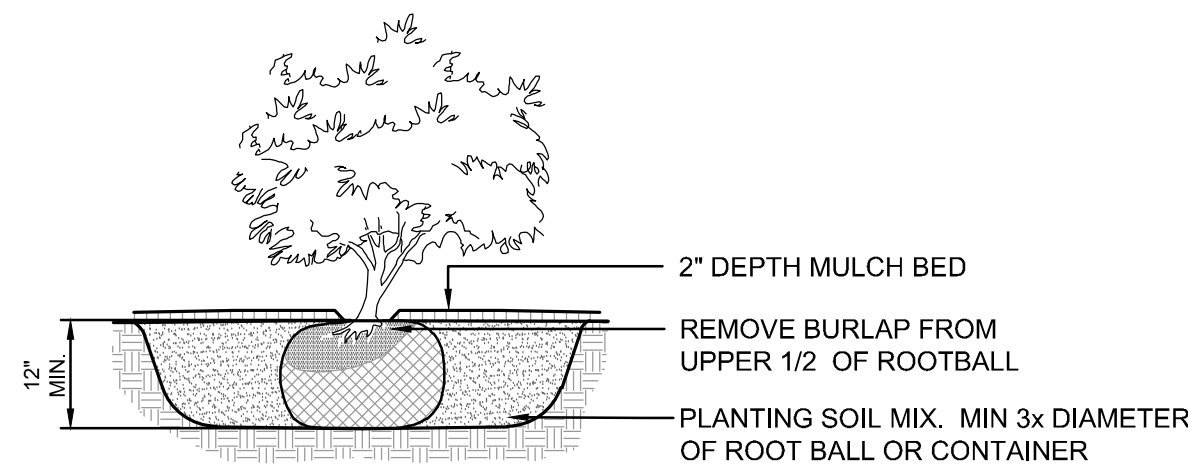
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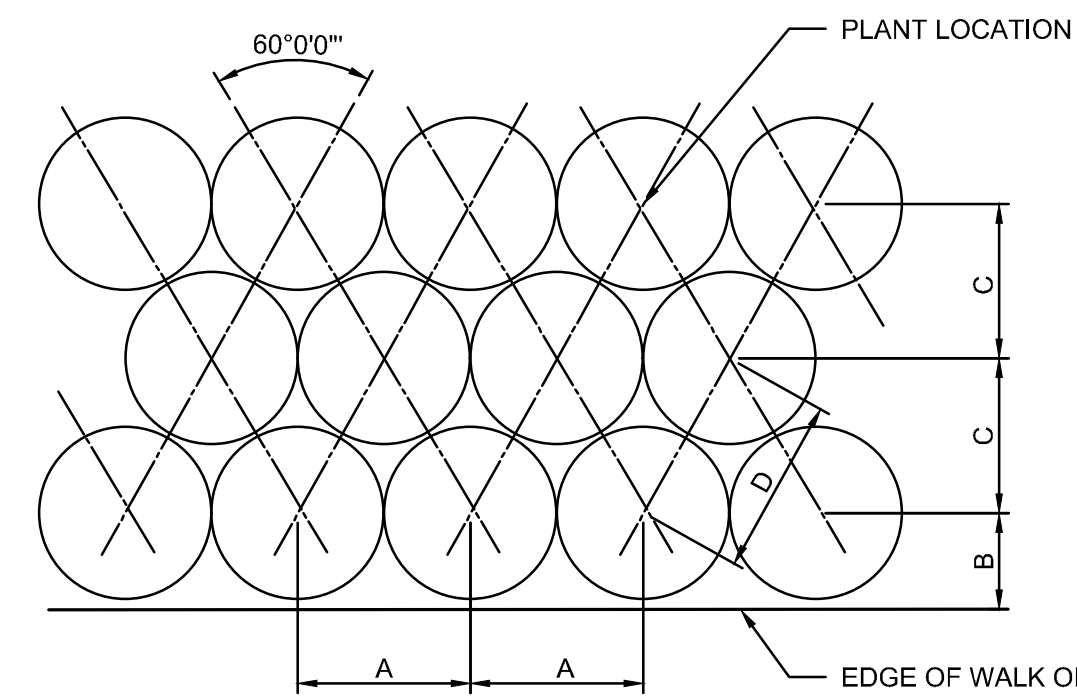
1 PLANTING BED / TREE PIT EDGING DETAIL
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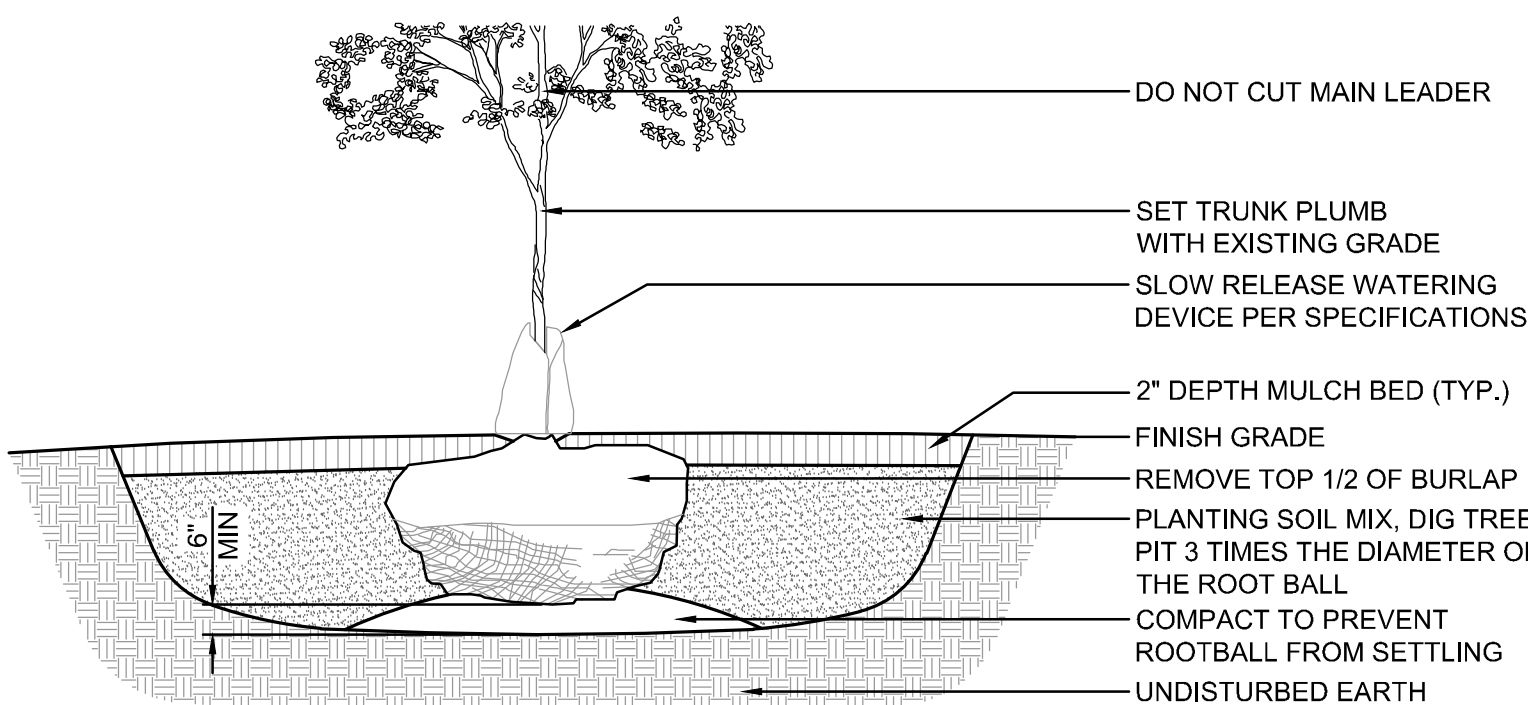
3 SHRUB PLANTING
N.T.S.

SPACING	A	B	C	D
12"	12"	6"	10"	12"
18"	18"	8"	15"	18"
24"	24"	10"	20"	24"
30"	30"	15"	25"	30"
36"	36"	18"	31"	36"
48"	48"	21"	41"	48"

A = SPACING
B = SP/2
C = SP/1.2
D = SPACING

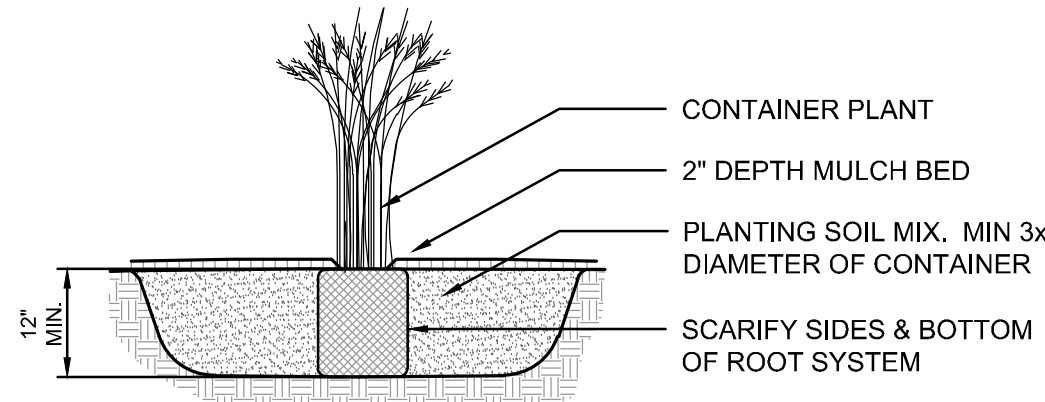


4 PLANT SPACING
N.T.S.

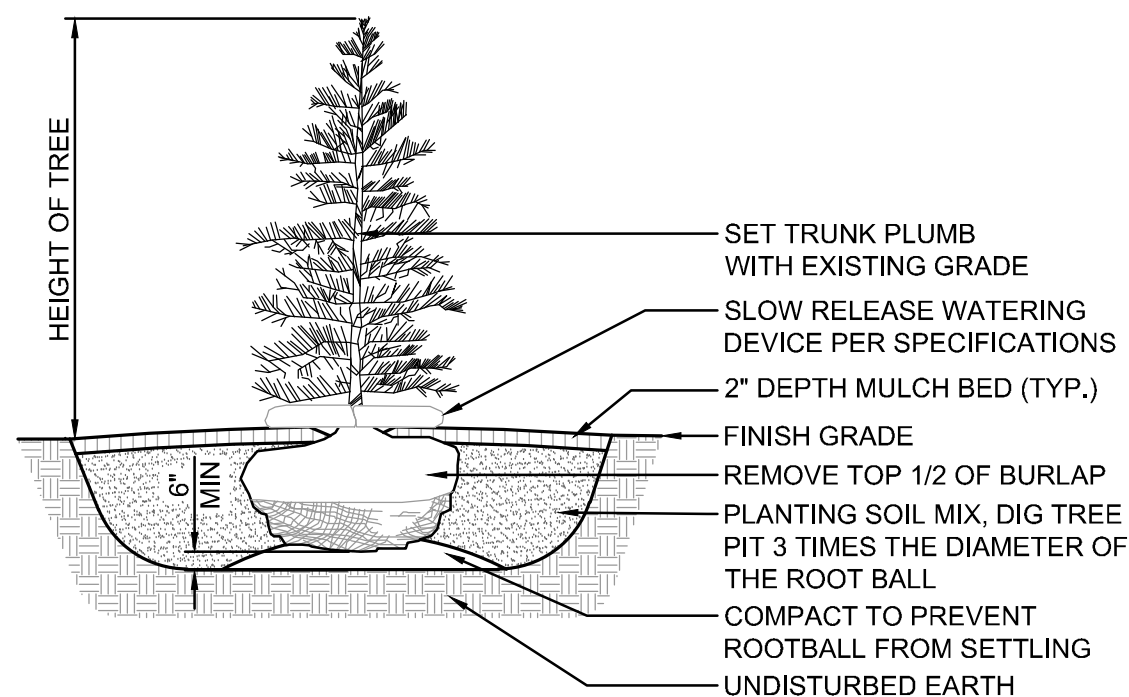


- NOTES:
- TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISHED GRADE.
 - REMOVE ALL LABELS, TAGS, OR OTHER FOREIGN MATERIALS FROM LIMBS.
 - THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES AND TO COMPENSATE FOR THE LOSS OF ROOTS DURING TRANSPLANTING. RETAIN NORMAL SHAPE OF TREE. OWNER'S REPRESENTATIVE WILL DETERMINE AMOUNT OF PRUNING NECESSARY. PLANT TREES AT SAME GRADE AS GROWN IN THE NURSERY.
 - DO NOT STAKE AND GUY TREES UNLESS NEEDED FOR STABILITY BASED ON SITE CONDITIONS OR A DIRECTED BY OWNER'S REPRESENTATIVE.
 - PROVIDE SLOW RELEASE WATERING DEVICE. ONE PER TREE. REFER TO SPECIFICATIONS.

5 DECIDUOUS TREE PLANTING WITH WATERING DEVICE
N.T.S.

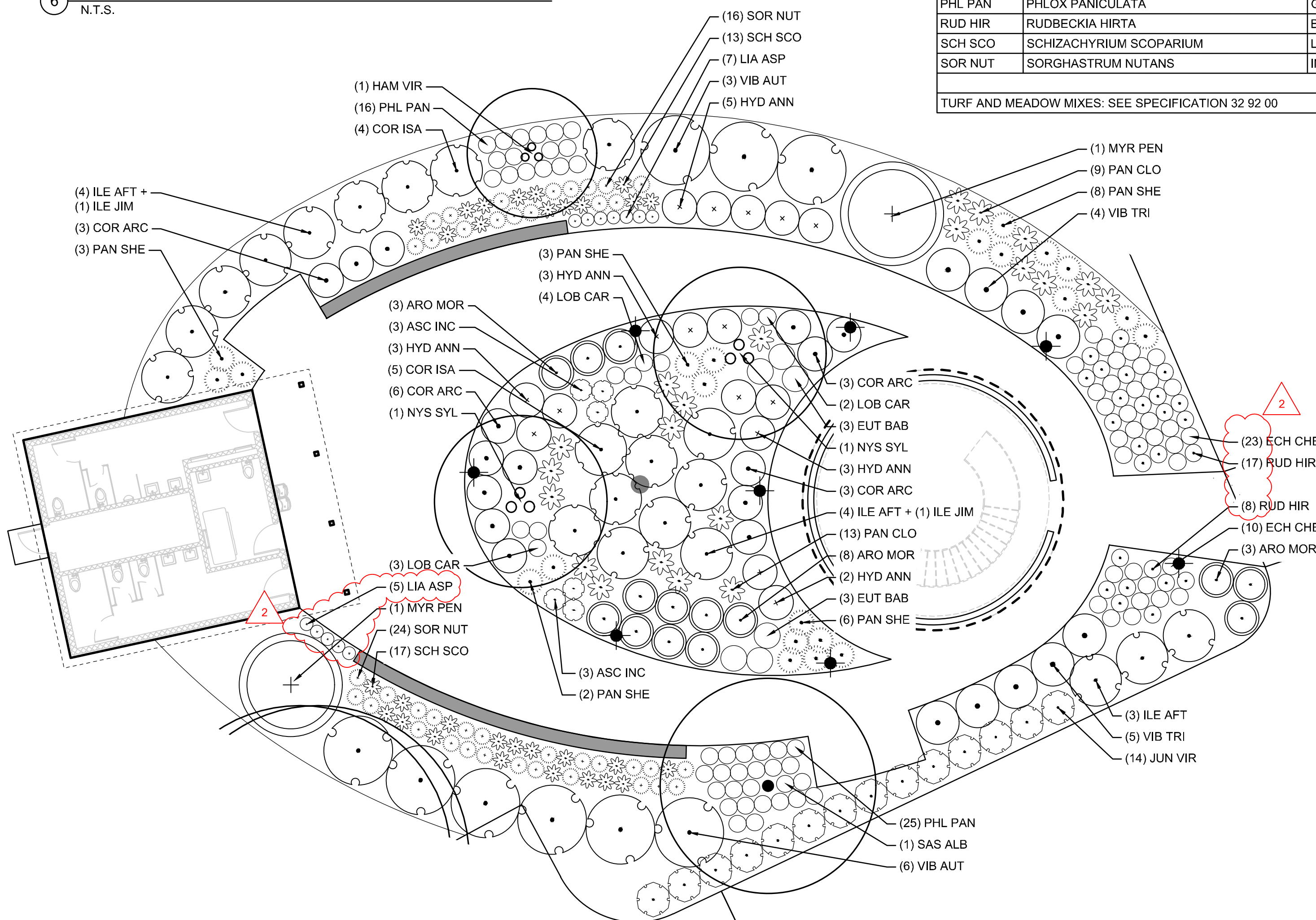


6 PERENNIAL / ORNAMENTAL GRASS PLANTING
N.T.S.

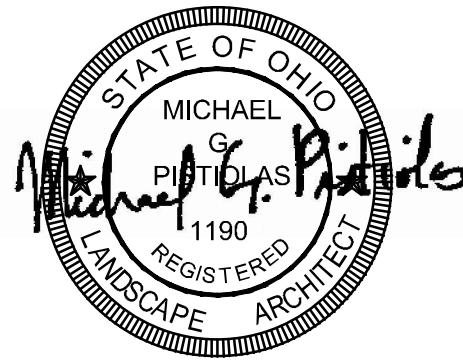
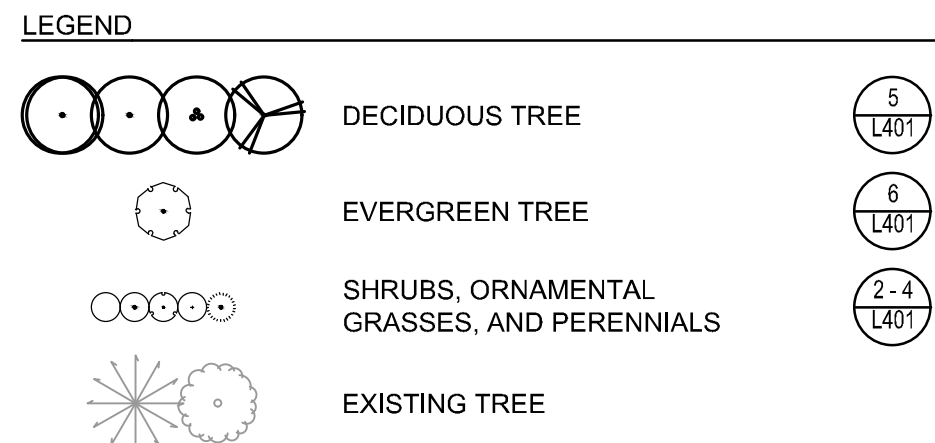


- NOTES:
- SEE NOTES ON DETAIL 5, THIS SHEET.

7 EVERGREEN TREE PLANTING WITH WATERING DEVICE
N.T.S.



PLANT SCHEDULE					
KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
DECIDUOUS TREES:					
ACE SAC	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	3" CAL. MIN.	B&B	
AME GRA	AMELANCHIER x GRANDIFLORA	APPLE SERVICEBERRY	8" HT. MIN.	B&B	MULTI-STEM
CEL OCC	CELTIS OCCIDENTALIS	HACKBERRY	3" CAL. MIN.	B&B	
HAM VIR	HAMAMELIS VIRGINIANA	COMMON WITCHHAZEL	5' HT. MIN.	B&B	MULTI-STEM
LIR TUL	LIRIODENDRON TULIPIFERA	TULIP TREE	3" CAL. MIN.	B&B	
NYS SYL	NYSSA SYLVATICA	BLACK GUM	3" CAL. MIN.	B&B	
QUE IMB	QUERCUS IMBRICARIA	SHINGLE OAK	3" CAL. MIN.	B&B	
QUE PAL	QUERCUS PALUSTRIS	PIN OAK	3" CAL. MIN.	B&B	
SAS ALB	SASSAFRAS ALBIDUM	SASSAFRAS	3" CAL. MIN.	B&B	
ULM AME	ULMUS AMERICANA 'NEW HARMONY'	NEW HARMONY ELM	3" CAL. MIN.	B&B	
EVERGREEN TREES:					
JUN VIR	JUNIPERUS VIRGINIANA 'EMERALD SENTINEL'	EMERALD SENTINEL JUNIPER	6' HT. MIN.	B&B	PLANT 4' O.C.
SHRUBS:					
ARO MOR	ARONIA MELANOCARPA 'MORTON'	IROQUOIS BEAUTY CHOKEBERRY	24" HT. MIN.	CONT.	PLANT 4' O.C.
COR ARC	CORNUS SERICEA 'ARCTIC FIRE'	ARCTIC FIRE RED TWIG DOGWOOD	24" HT. MIN.	CONT.	PLANT 4' O.C.
COR ISA	CORNUS SERICEA 'ISANTI'	ISANTI RED TWIG DOGWOOD	24" HT. MIN.	CONT.	PLANT 6' O.C.
HYD ANN	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	24" HT. MIN.	CONT.	PLANT 4' O.C.
ILE AFT	ILEX VERTICILLATA 'AFTERGLOW'	AFTERGLOW WINTERBERRY	30" HT. MIN.	CONT.	PLANT 6' O.C.
ILE JIM	ILEX VERTICILLATA 'JIM DANDY'	JIM DANDY WINTERBERRY	30" HT. MIN.	CONT.	PLANT 6' O.C.
MYR PEN	MYRICIA PENSYLVANICA	NORTHERN BAYBERRY	30" HT. MIN.	CONT.	PLANT AS SHOWN
VIB AUT	VIBURNUM DENTATUM 'AUTUMN JAZZ'	AUTUMN JAZZ VIBURNUM	5' HT. MIN.	B&B	PLANT 6' O.C.
VIB TRI	VIBURNUM TRILOBUM 'COMPACTUM'	COMPACT AMERICAN CRANBERRY BUSH	24" HT. MIN.	B&B	PLANT 5' O.C.
PERENNIALS AND ORNAMENTAL GRASSES:					
ASC INC	ASCLEPIAS INCARNATA	SWAMP MILKWEED	#2	CONT.	PLANT 30" O.C.
ECH CHE	ECHINACEA PURPUREA 'CHEYENNE SPIRIT'	CHEYENNE SPIRIT PURPLE CONEFLOWER	#2	CONT.	PLANT 24" O.C.
EUT BAB	EUTROCHIUM DUBIUM 'BABY JOE'	BABY JOE PYE WEED	#2	CONT.	PLANT 36" O.C.
LIA ASP	LIATRIS ASPERA	BUTTON BLAZING STAR	#2	CONT.	PLANT 18" O.C.
LOB CAR	LOBELIA CARDINALIS	CARDINAL FLOWER	#2	CONT.	PLANT 24" O.C.
PAN CLO	PANICUM VIRGATUM 'CLOUD NINE'	CLOUD NINE SWITCH GRASS	#2	CONT.	PLANT 36" O.C.
PAN SHE	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	#2	CONT.	PLANT 36" O.C.
PHL PAN	PHLOX PANICULATA	GARDEN PHLOX	#2	CONT.	PLANT 24" O.C.
RUD HIR	RUDBECKIA HIRTA	BLACK EYED SUSAN	#2	CONT.	PLANT 24" O.C.
SCH SCO	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	#2	CONT.	PLANT 24" O.C.
SOR NUT	SORGHASTRUM NUTANS	INDIANGRASS	#2	CONT.	PLANT 24" O.C.
TURF AND MEADOW MIXES: SEE SPECIFICATION 32 92 00					

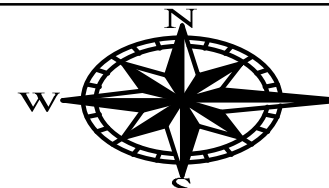


Revision Schedule		
No.	Description	Date
1	Addendum 01	09.19.25
2	Addendum 02	09.26.25



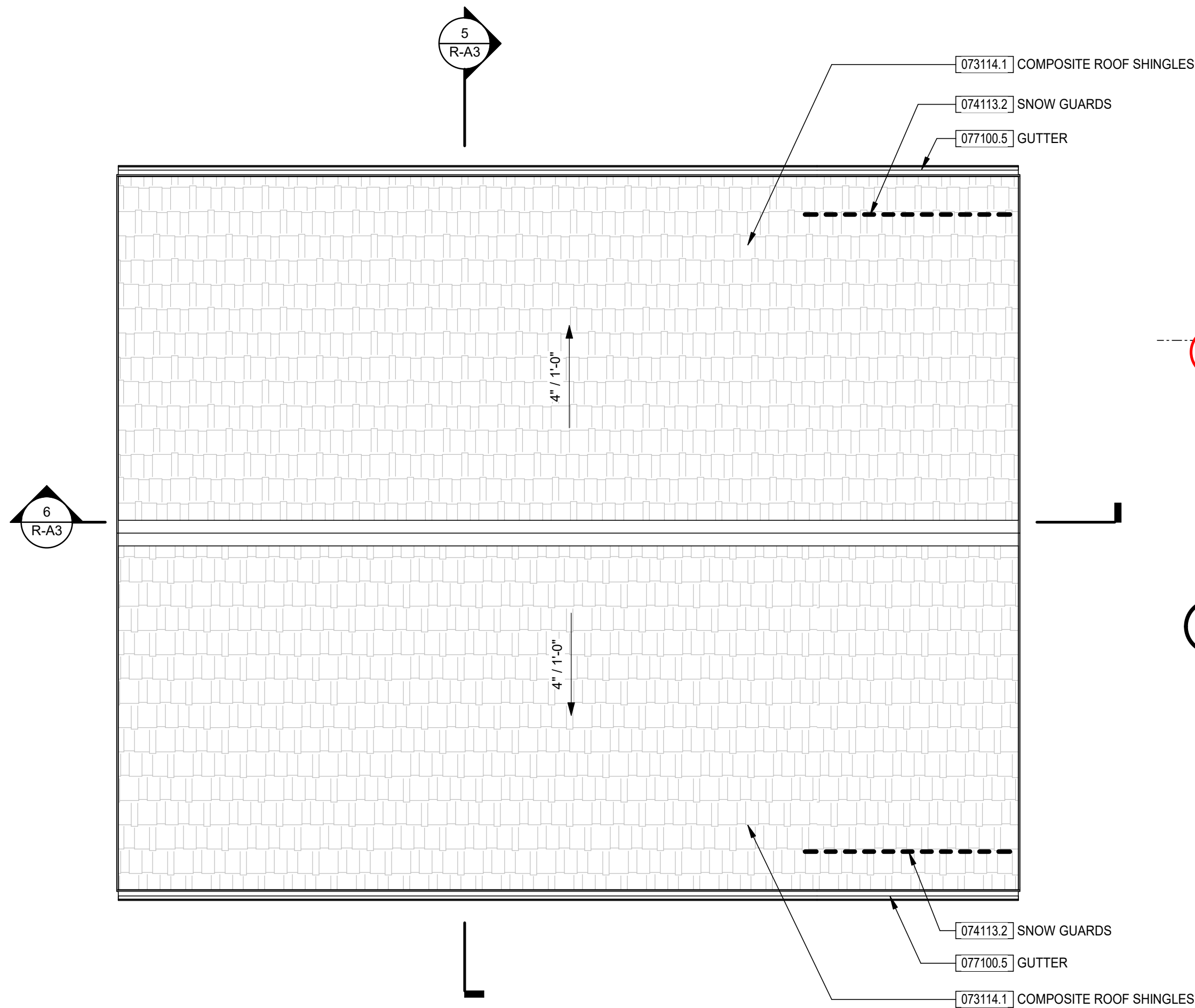
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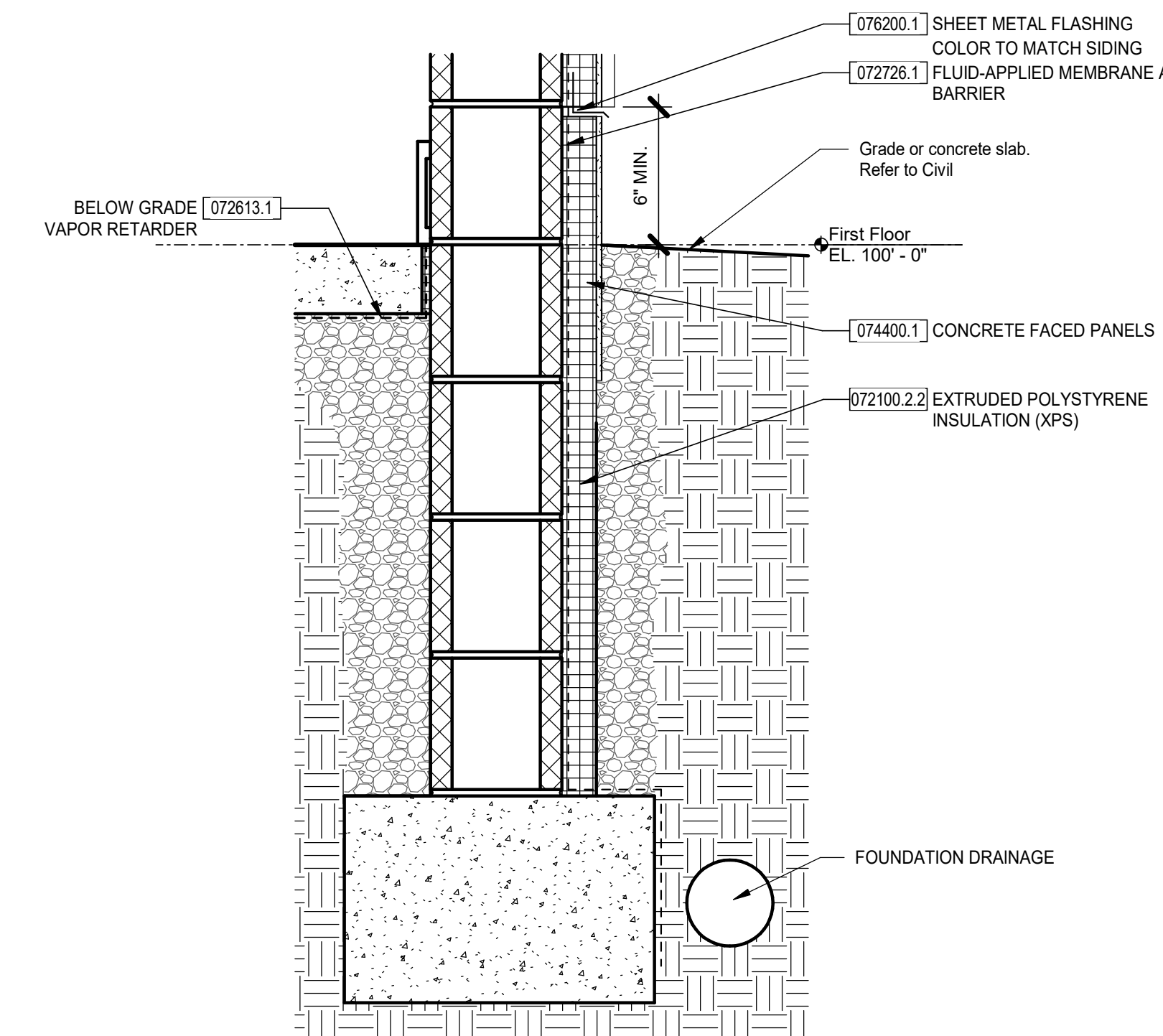


DESIGNED BY: MGP / CM	JOB NUMBER: DNR-250004
DRAWN BY: MGP / CM	SCALE: AS NOTED
CHECKED BY: MS	DATE: 08/28/2025
APPROVED BY:	BID DOCUMENTS

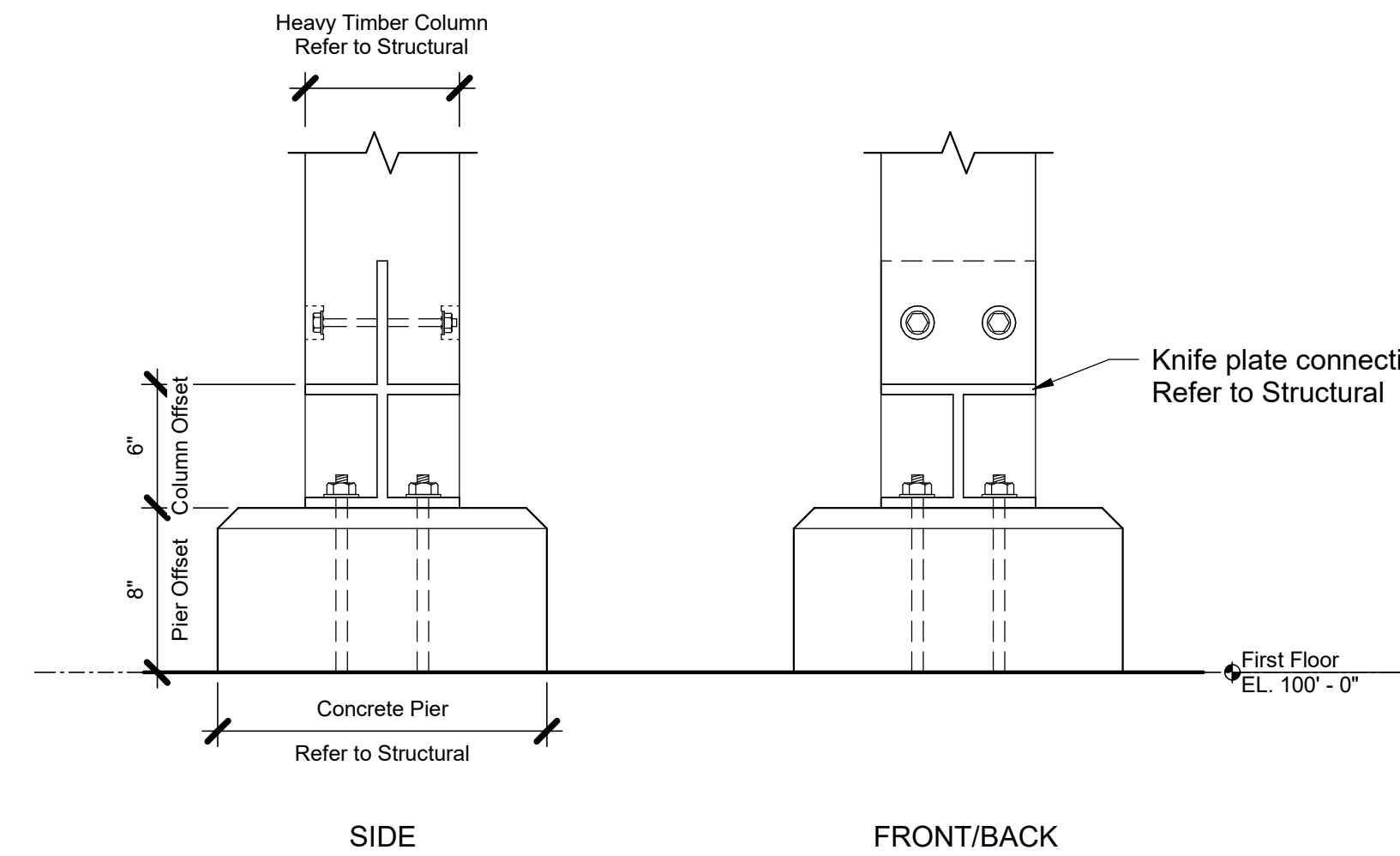
Autodesk Docs/24410 - Great Council Observation Tower and Restroom Facility/24410_Great Council Restroom Building_V24.rvt
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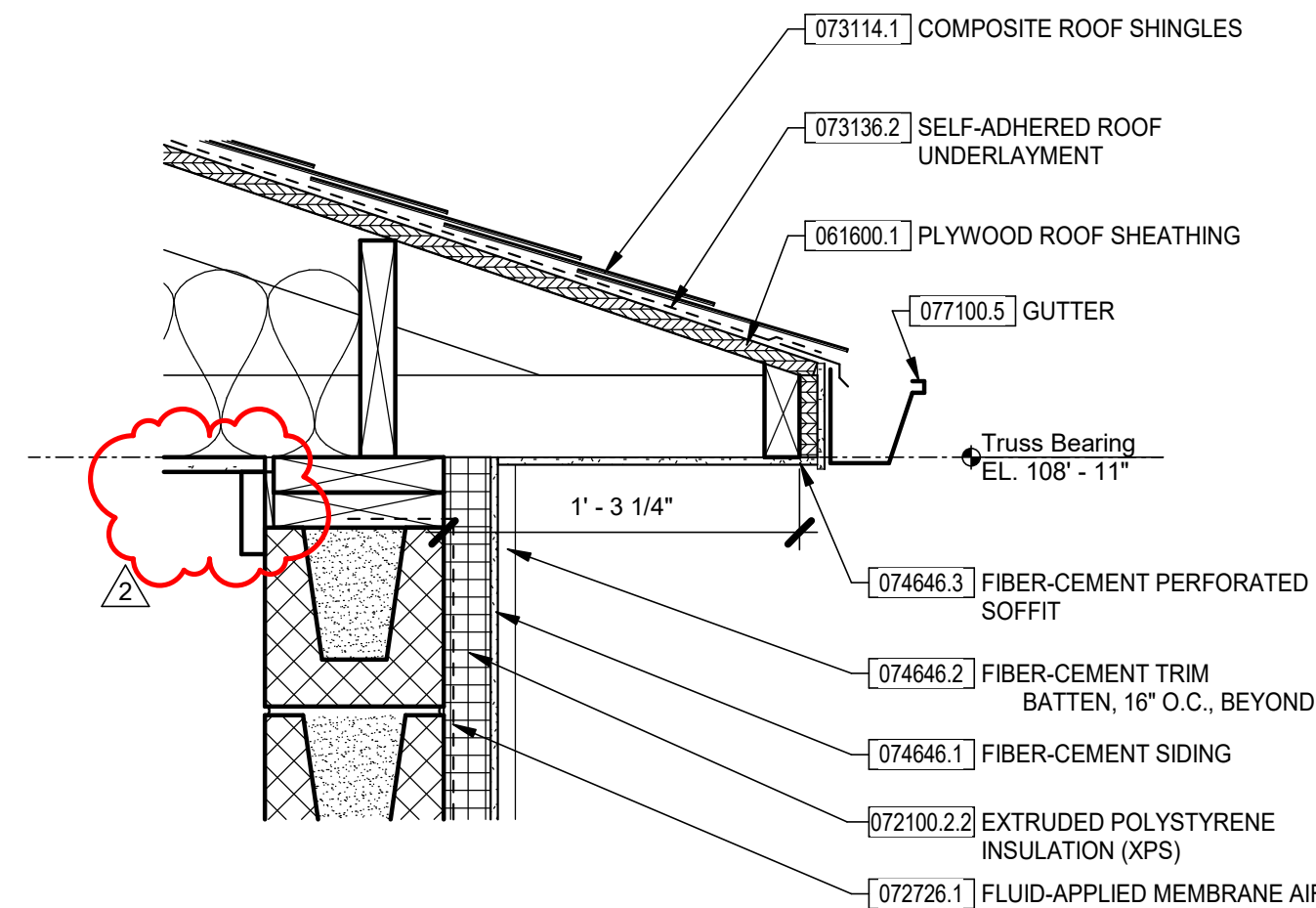
1 Roof Plan
1/4" = 1'-0"



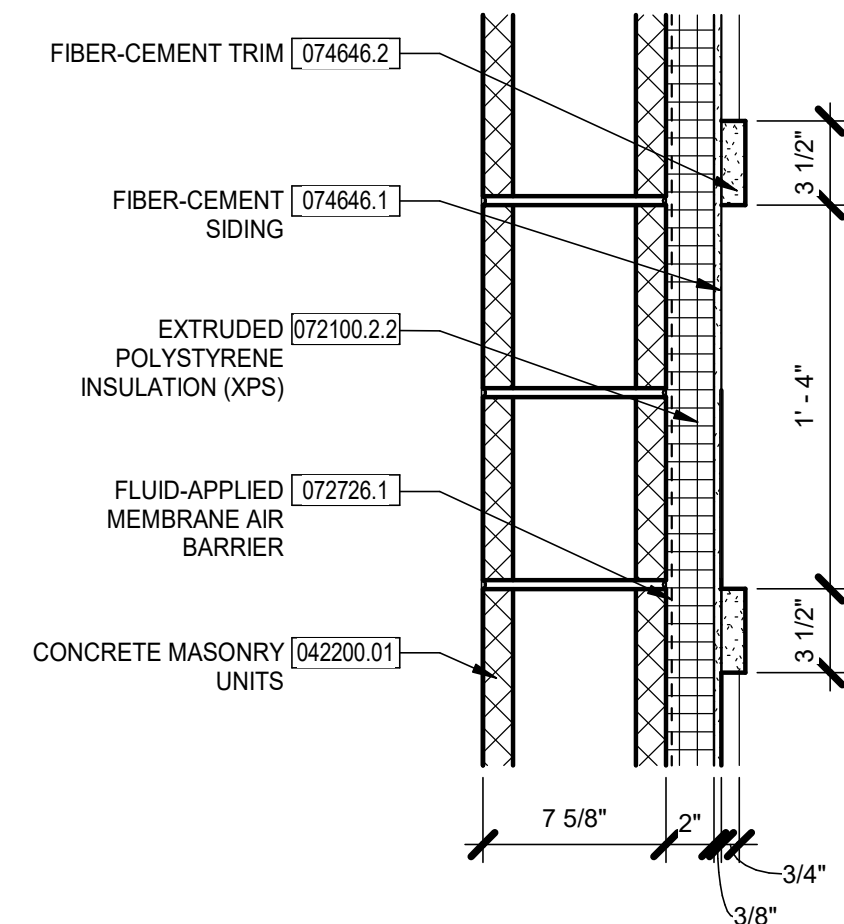
9 Foundation Detail
1 1/2" = 1'-0"



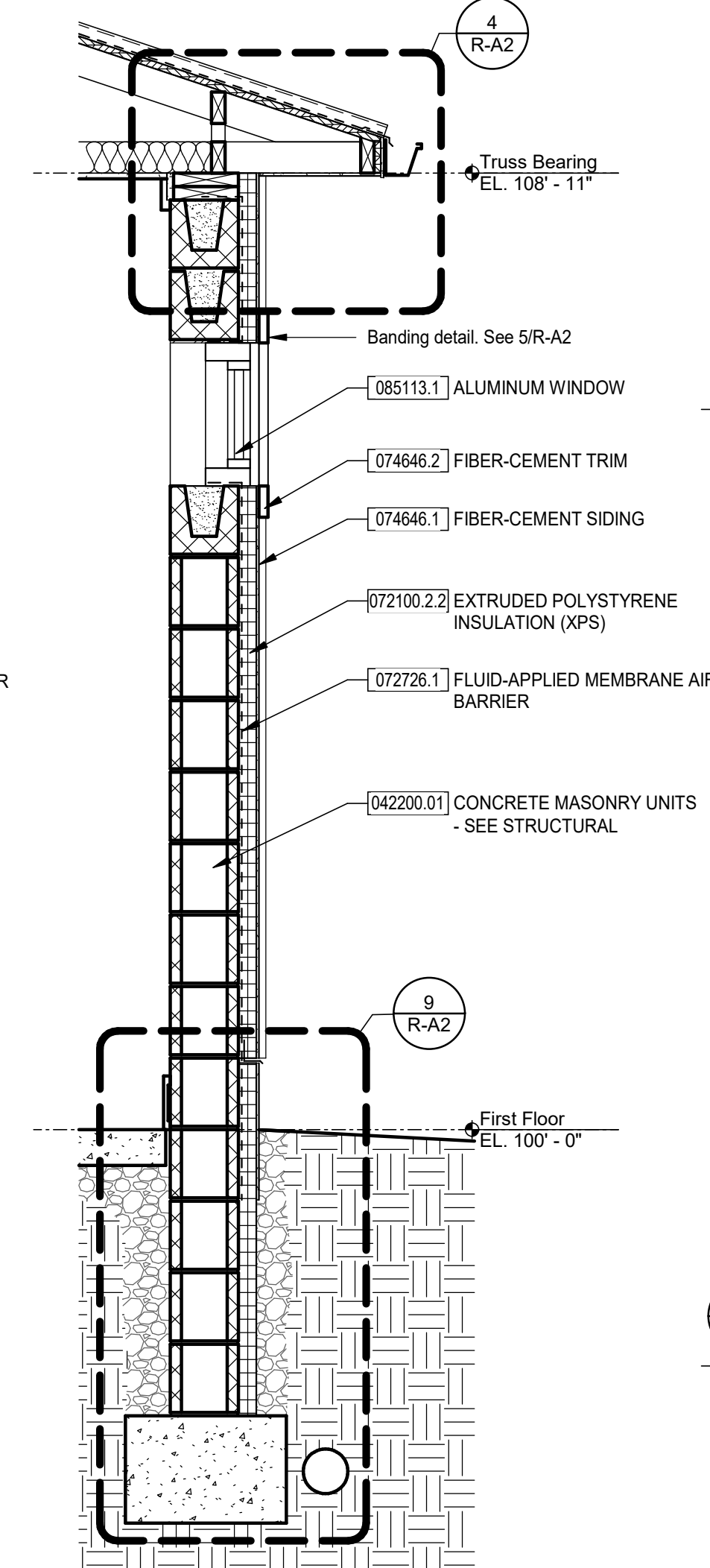
8 Column Base Detail
1 1/2" = 1'-0"



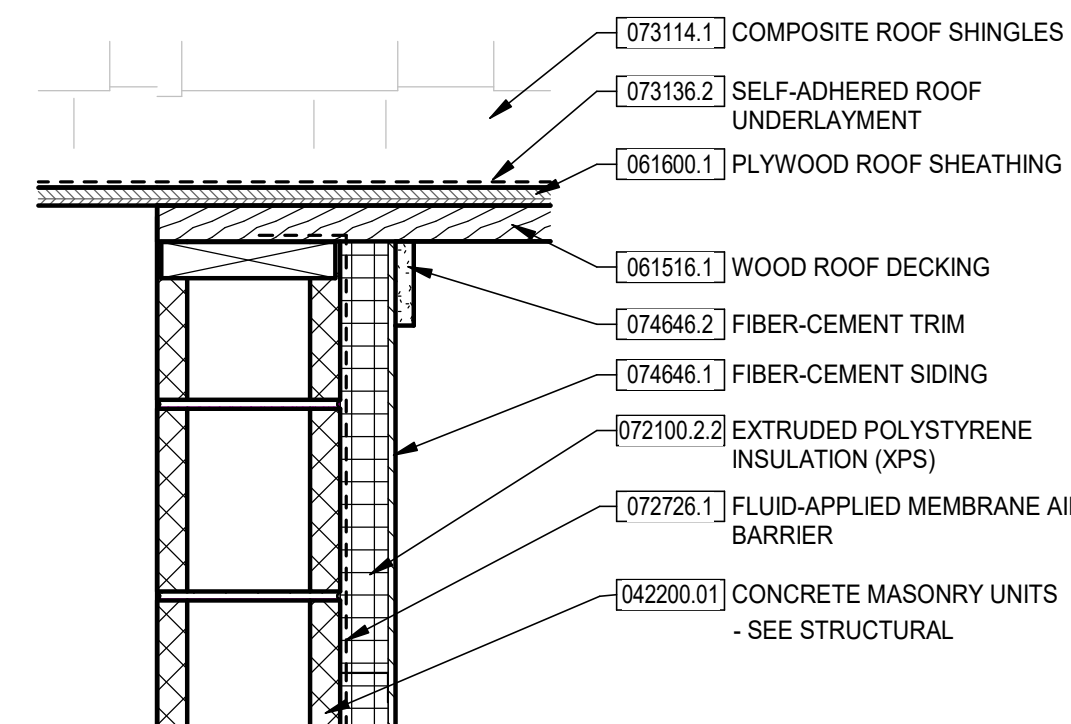
4 Eave Detail
1 1/2" = 1'-0"



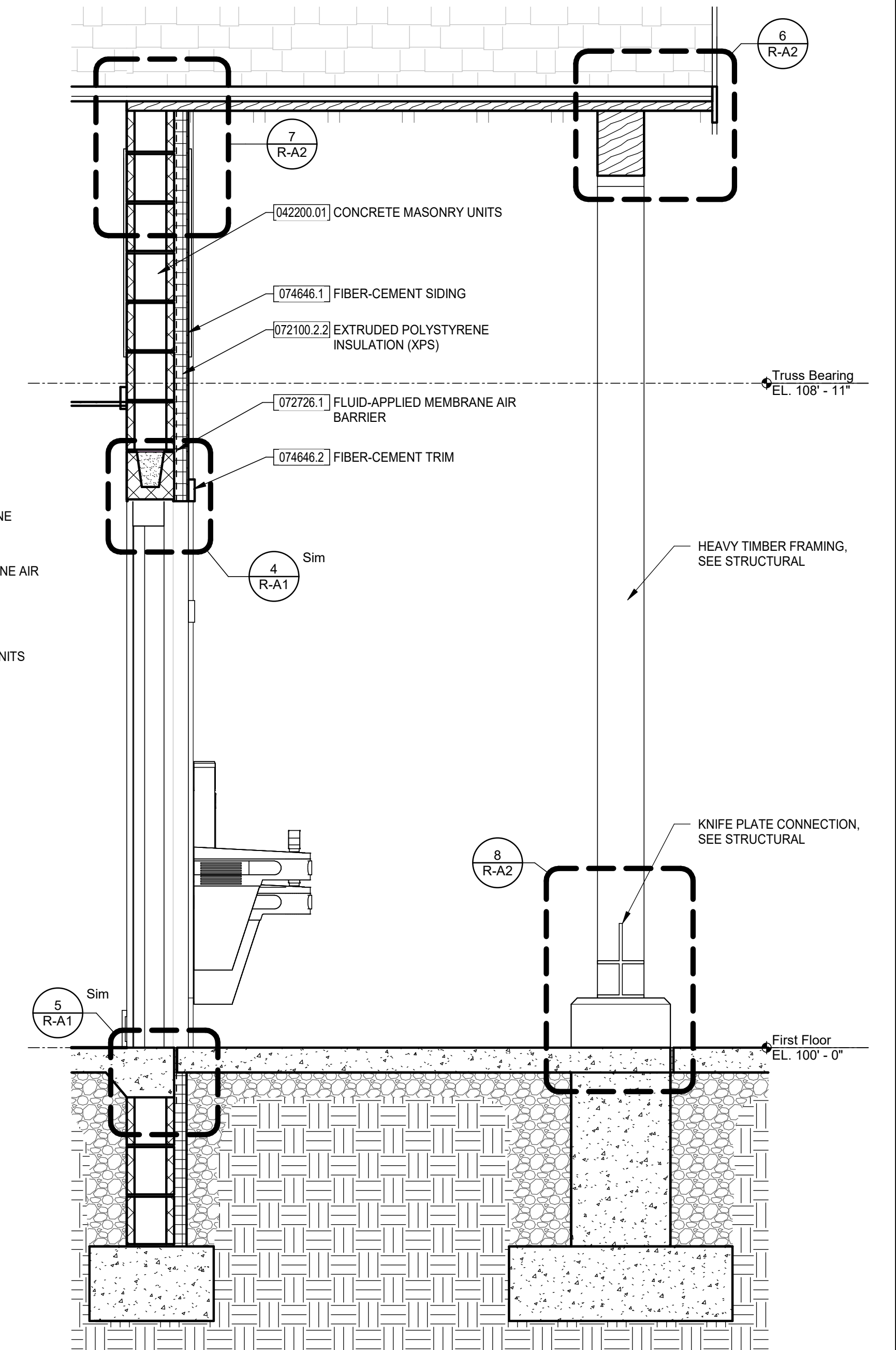
5 Exterior Trim Detail
1 1/2" = 1'-0"



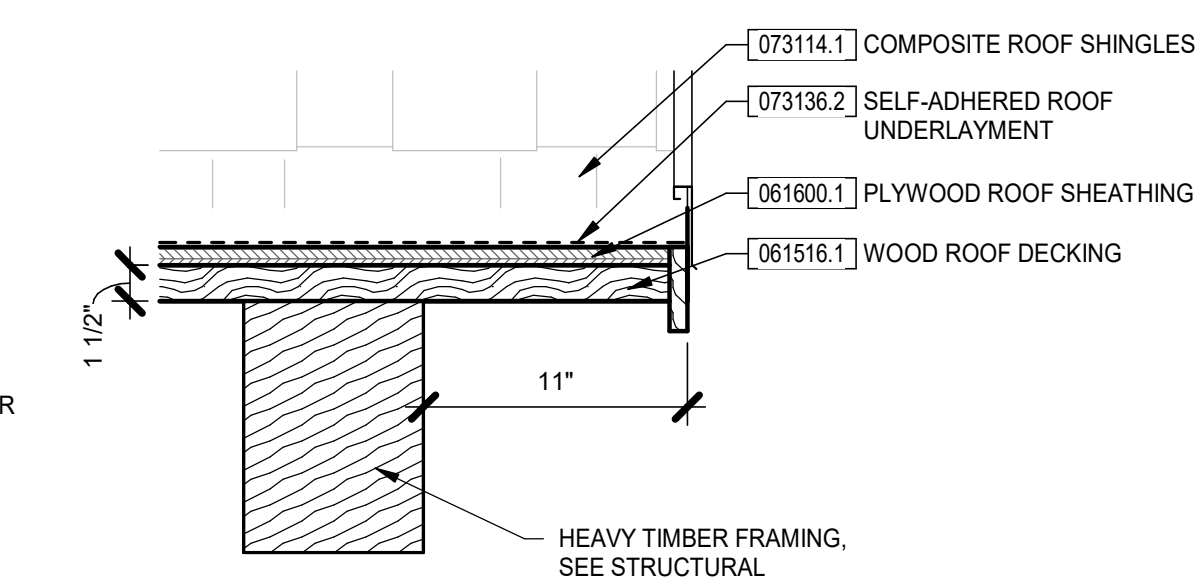
3 Wall Section 1
3/4" = 1'-0"



7 Wall/Roof Join Detail
1 1/2" = 1'-0"

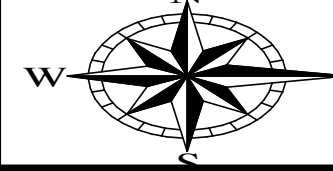


2 Wall Section 2
3/4" = 1'-0"



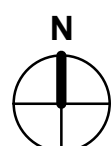
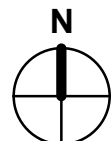
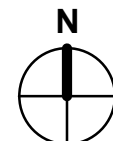
6 Rake Detail
1 1/2" = 1'-0"

Revision Schedule		
No.	Description	Date
2	Addendum 002	09/26/2025



2

3



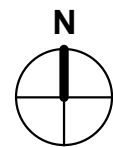
No.	Description	Date
1	Addendum 001	09/19/2025
2	Addendum 002	09/26/2025



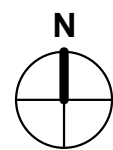
Autodesk Docs:/24410 - Great Council Observation Tower and Restroom Facility/Great Council Restroom and Storage Building - v24 - MEP.rvt
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Panel: TR											
Location: FAMILY RR R102				Volts: 120/208 Single				A.I.C. Rating: 22 KAIC			
Supply From: UTILITY TRANSFORMER				Phases: 1				Mains Type: M.C.B.			
Mounting: Surface				Wires: 3				Mains Rating: 400 A			
Enclosure: Type 1								MCB Rating: 400 A			
CKT	Circuit Description	Trip	Poles	A		B		Poles	Trip	Circuit Description	CKT
1	LIGHTING	20 A	1	0.4	0.1			1	20 A	LIGHTING	2
3	RECEPTACLE	20 A	1			0.5	0.4	1	20 A	RECEPTACLE	4
5	FLUSH/SINK VALVES	20 A	1	0.4	0.4			1	20 A	DOOR SECURITY	6
7	SITE LIGHTING	20 A	1			0.3	0.2	1	20 A	BOLLARD LIGHTING	8
9	ELEC HAND DRYER	20 A	1	1.0	1.0			1	20 A	ELEC HAND DRYER	10
11	ELEC HAND DRYER	20 A	1			1.0	0.2	1	20 A	ELEC WTR CLR	12
13	UH-3	20 A	2	1.5	1.5			2	20 A	UH-2 MEN'S ROOM	14
					1.5	1.5	16				
15	UH-2 WOMEN'S ROOM	20 A	2	1.5	0.8			2	15 A	UH-1	18
17						1.5	0.8				20
19	EWH-1	30 A	2	2.0	2.5			2	20 A	EDH-1	22
21						2.0	2.5				24
23	TOWER GFCL...	20 A	1	0.2	0.9			2	20 A	ERV-1	26
25						0.2	0.9				28
27	TOWER STAIR LTG	20 A	1					1	20 A	SPARE	30
29	TWR PLAT LTG	20 A	1	0.2	0.0			1	20 A	LTG CNTR PANEL	32
31	WATER METER HEATER	20 A	1			1.9	0.2	1	20 A	ELEC HAND DRYER	34
33	BABY CHANGING...	20 A	1	0.3	1.0			1	20 A	SPARE	36
35	ELEC HAND DRYER	20 A	1			1.0	0.0	1	20 A	SPARE	38
37	SPARE	20 A	1	0.0	0.0			1	20 A	SPARE	40
39	SPD	30 A	2		0.0	0.0	0.0	2	200 A	POWER	42
41											
Total Load:				15.6 kVA		16.6 kVA					
Total Amps:				150 A		158 A					
Conn. Load:				Demand Load:		Demand...					
				32.0 kVA		32.0 kVA		154 A			

LIGHTING RELAY PANEL SCHEDULE				
ZONE	DESCRIPTION	CONTROL		CIRCUIT
		ON	OFF	
1	RESTROOM CANOPY LIGHTING	PC	TC	TR-2
2	SITE LIGHTING	PC	TC	TR-7
3	BOLLARD LIGHTING	PC	TC	TR-8
4	TOWER STAIR LIGHTING	PC	TC	TR-27
5	TOWER PLATFORM LIGHTING	PC	TC	TR-29
6	SPARE	-	-	-
7	SPARE	-	-	-
8	SPARE	-	-	-
CONTROL LEGEND				
LS: LOCAL SWITCH		NOTE:		
TC: TIME CLOCK				
OS: OCCUPANCY SENSOR				
PC: PHOTOCELL				
TM: TIMER SWITCH				
MS: MASTER SWITCH				



1 FIRST FLOOR CEILING PLAN - LIGHTING
1/4" = 1'-0"



2 FIRST FLOOR PLAN - POWER AND SYSTEMS
1/4" = 1'-0"

GENERAL SHEET NOTES:

LIGHTING GENERAL NOTES

- COORDINATE EXACT LOCATIONS OF DEVICE AND LUMINAIRES WITH ARCHITECTURAL REFLECTED CEILING PLAN AND HVAC PLANS PRIOR TO ROUGH-IN TO AVOID CONFLICTS.
 - PROVIDE ALL MOUNTING HARDWARE PER MANUFACTURER'S WRITTEN INSTRUCTIONS TO SUPPORT LUMINAIRE. CONTRACTOR TO VERIFY MOUNTING HEIGHTS WITH ARCHITECTURAL ELEVATIONS PRIOR TO ROUGH-IN. LUMINAIRES SHALL NOT BE SUPPORTED BY CEILINGS.
 - NO SHARED NEUTRALS - EACH CIRCUIT SHALL HAVE A DEDICATED NEUTRAL CONDUCTOR.
 - STRAIGHT LINES INDICATE LUMINAIRES CIRCUITED TO COMMON CONTROL AND CIRCUIT. ARC LINES INDICATE A COMMON BRANCH BUT SEPARATE CONTROLS CIRCUIT.
 - UNLESS NOTED OTHERWISE, LIGHTING CONTROLS SHALL SERVE LUMINAIRES IN THE SAME SPACE.
- ### POWER AND SYSTEMS GENERAL NOTES
- FIELD VERIFY EXACT LOCATIONS OF ALL RECEPTACLES AND EQUIPMENT. REFER TO DRAWINGS AND SPECIFICATIONS OF OTHER CONSTRUCTION WORK TRADES FOR ADDITIONAL ELECTRICAL WORK INCLUDED IN DIVISION 26.
 - ALL RECEPTACLES WITHIN GENERAL PUBLIC ACCESS SHALL BE TAMPER RESISTANT TYPE.
 - COORDINATE ALL ROUGH-IN REQUIREMENTS OF DEVICES AND EQUIPMENT LOCATIONS WITH ARCHITECTURAL DRAWINGS AND SPECIFICATIONS.
 - UNLESS NOTED OTHERWISE, ALL CABLING SHALL BE IN CONDUIT ROUTED PARALLEL AND TIGHT TO BUILDING STRUCTURE.
 - PROVIDE FINAL CONNECTIONS AS SHOWN TO ALL EQUIPMENT SHOWN PER MANUFACTURER'S PUBLISHED INSTRUCTION.
 - COORDINATE DEVICE COLOR SELECTIONS WITH ARCHITECT AND OWNER.
 - REFER TO MECHANICAL SCHEDULE SHEETS FOR ADDITIONAL INFORMATION.
 - ALL EXTERIOR CONNECTIONS AND DEVICES SHALL BE LISTED WEATHER RESISTANT AND WATER TIGHT.

SHEET KEYNOTES:

- PROVIDE 120V, 20A CIRCUIT TO AUTOMATIC FLUSH VALVE AND FAUCET TRANSFORMERS. COORDINATE EXACT LOCATION WITH OTHER TRADES.
- PROVIDE A JUNCTION BOX RECESS MOUNTED IN WALL FOR CONNECTION TO HAND DRYER. COORDINATE MOUNTING HEIGHT WITH ARCHITECTURAL ELEVATIONS. PROVIDE LOCK OFF DISCONNECT SWITCH (HUBBELL 1372D OR APPROVED EQUAL) NEAR PANELBOARD. PROVIDE LABEL "LOCK OFF DEVICE FOR HAND DRYER (IN ROOM #). COORDINATE EXACT LOCATION WITH OTHER TRADES.
- PROVIDE PHOTOCELL FOR AUTO ON/AUTO OFF CONTROL OF EXTERIOR BUILDING MOUNTED FIXTURES AND SITE LIGHTING POLE MOUNTED AND BOLLARD FIXTURES. MOUNT PHOTOCELL TO BUILDING FACING NORTH AND INSTALL AND AIM PER MANUFACTURER.
- NOT USED.
- PROVIDE LIGHTING CONTROL PANEL HUBBELL (CX-08-2-S-08-SP OR EQUAL AS APPROVED BY ARCHITECT/ENGINEER). COORDINATE EXACT LOCATION WITH OTHER TRADES.
- MOUNT PANELBOARD ON SURFACE OF WALL.
- PROVIDE CONDUIT AND PULLWIRE AT DOOR FOR LOW VOLTAGE DOOR HARDWARE. COORDINATE EXACT LOCATION AND WIRING REQUIREMENTS WITH OTHER TRADES AND APPROVED SHOP DRAWINGS. COORDINATE EXACT LOCATION OF POWER SUPPLY, CARD READER, AND CONTROLLER WITH OTHER TRADES. INDICATES DOOR HARDWARE IS ROUGH-IN ONLY. CARD ACCESS SYSTEM SHALL BE PROVIDED BY OWNER. PROVIDE BLANK COVERPLATES ON "CR".
- PROVIDE BUILDING GROUND. SEE DETAIL 7 & 8 ON SHEET E501 FOR ADDITIONAL INFORMATION.
- PROVIDE TWO (2) EMERGENCY BACKUP INVERTERS (BODINE ELI-S-400 LFP OR APPROVED EQUAL). ONE TO BACK-UP TOWER STAIR LIGHTING AND THE OTHER TO BACK-UP TOWER PLATFORM LIGHTING.
- COORDINATE WITH CONTROLS CONTRACTOR AND PROVIDE A JUNCTION BOX, 3/4" CONDUIT WITH PULLWIRE FOR CONTROL WIRING FOR LOUVER BY OTHERS.
- PROVIDE A GFCI BREAKER IN PANEL "TR" FOR ELECTRIC WATER HEATER.
- MOUNT EXTERIOR WALL MOUNTED FIXTURE 6" ABOVE DOOR FRAME TO BOTTOM OF FIXTURE.
- PROVIDE A JUNCTION BOX WITH 120V-1PH CIRCUIT FOR CHANGING STATION POWER. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH MANUFACTURER PRIOR TO ROUGH-IN.
- PROVIDE A JUNCTION BOX FOR EQUIPMENT PROVIDED EMERGENCY STOP. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH MANUFACTURER PRIOR TO ROUGH-IN.
- PROVIDE A 2-POLE SWITCH TO CONTROL CHANGING STATION CIRCUIT. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH MANUFACTURER PRIOR TO ROUGH-IN.

