Butler County
— BUILDING & ZONING —

Building Application Summary

Butler County, Ohio

Accela Permitting System

BCEO

Application #: BLD-CT23-02217
Site Address: 3003 Bridgewater Landing DR
Parcel(s): A0300172000005

Owner:

BSW-LC23-60460

Application Type: Commercial / New / Footer Foundation Shell and TF
Description of Work: NEW BUILDING - TIDAL WAVE AUTO SPA
Applications Status: IN PROGRESS

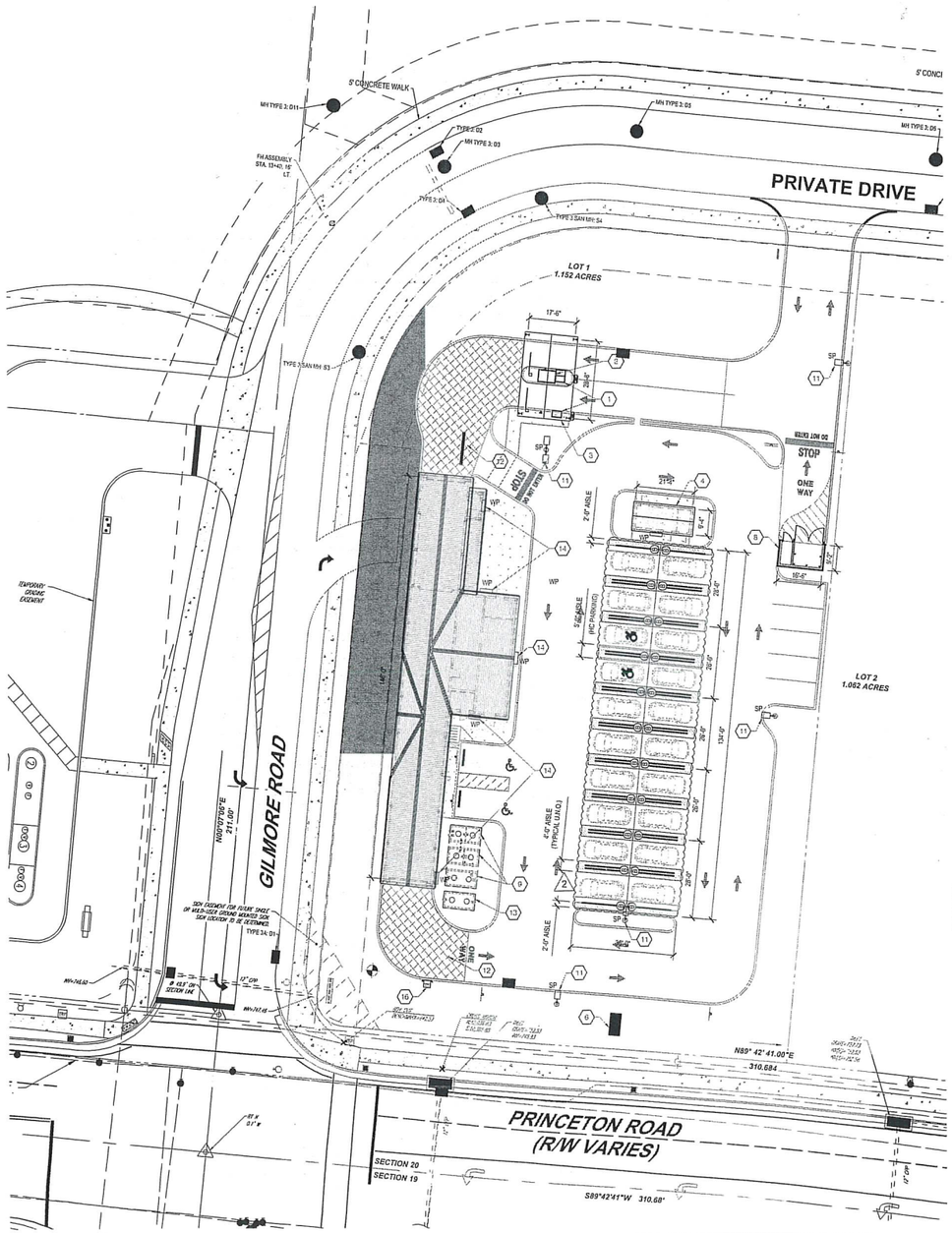
Applicant	Contractor
ELIZABETH ROSADO TORRES	FERRANDINO AND SON
33 WALT WHITMAN RD	DAVID COVEN
HUNTINGTON STATION NY 11746	71 CAROLYN BOULEVARD
Occupant	
TIDAL WAVE AUTO SPA	
OH	

DESIGN PROF
DAVID NICHOLSON
53 WAIT WHITMAN RD

Application Specific Information:

Permit For: NEW BUILDING

Subdivision Name:		Electric:	
Lot #:		Electric Company:	
S. T. R.		Basement:	
Township:	FAIRFIELD	Full Basement:	
Corporation:	NA	Material:	
Application Date:	06/06/2023	Material If Other:	
Sewage Disposal:	Public	Deck:	
Water Supply:	Public	# Bedrooms:	
Heat Type:	Other	Height:	1
Building Description:	437 Other Commercial		
First Floor:		Deck:	
Second Floor:		Porch:	
Basement:		Garage:	
Total Living Area:		Other:	
		Total Addtl Area:	



1A ARCHITECTURAL SITE PLAN
SCALE: 1"=20'-0"

MARK	DESCRIPTION
1	DUAL LANE PAY KIOSK WITH MASONRY SURROUND. SEE DRAWING A401 FOR PLANS AND DETAILS.
2	PAY STATION BOOTH. SEE SHEET A401 FOR PLANS AND DETAILS.
3	PAY STATION CANOPY. SEE SHEET A401 FOR PLANS AND DETAILS.
4	VACUUM/ VENDING ENCLOSURE. SEE SHEET A401 FOR PLANS AND DETAILS.
5	VACUUM CANOPY 1. SEE SHEET A402 FOR PLANS AND DETAILS.
6	MONUMENT SIGN.
7	NOT USED.
8	TRASH ENCLOSURE. SEE DRAWING A401 FOR PLANS AND DETAILS.
9	WATER RECLAMATION SYSTEM. COORDINATE WITH PLUMBING.
10	MAIN BUILDING DOWNSPOUT. TYPICAL OF (11) ELEVEN. REFER TO CIVIL FOR CONNECTIONS AND/ OR TERMINATIONS.
11	SINGLE OR MULTIPLE FIXTURE POLE MOUNTED LUMINAIRE. COORDINATE WITH CIVIL AND ELECTRICAL DRAWINGS.
12	HATCHED AREA INDICATES SNOW MELT RADIANT HEATED CONCRETE. SEE DETAIL 9E/A16/S.
13	GREASE/OIL SEPARATION TANKS. COORDINATE WITH CIVIL.
14	TYPICAL WALL PACK LUMINARE. COORDINATE WITH CIVIL AND ELECTRICAL DRAWINGS.
15	REMOTE VACUUM UNITS. REFER TO LEGEND.
16	EXIT LIGHT.

KEY NOTES - SITE PLAN
SCALE: NTS

MARK	DESCRIPTION
XX	KEY NOTE - SITE PLAN
SP SP	SINGLE OR MULTIPLE FIXTURE LUMINAIRE WITH POLE AND BASE. COORDINATE WITH CIVIL AND ELECTRICAL DRAWINGS. SITE LIGHTING MAY VARY PER SITE DUE TO JURISDICTIONAL REQUIREMENTS.
WP	LOW PROFILE LED WALL LUMINAIRE. HUBBELL LIGHTING RWL 1-48L-20-SK7-4W-120-BLT-PC-EH
T	TRASH RECEPTACLE
V / V ADA	REMOTE VACUUM UNIT (SINGLE/ DUAL HOSE) MOUNTED ON CANOPY COLUMN. ADA ACCESSIBLE WHERE INDICATED.
B / B	REMOTE BOOM VACUUM UNIT (SINGLE/ DUAL HOSE) MOUNTED TO VACUUM POST/ CONCRETE FOOTING.

SYMBOL LEGEND - SITE PLAN
SCALE: NTS

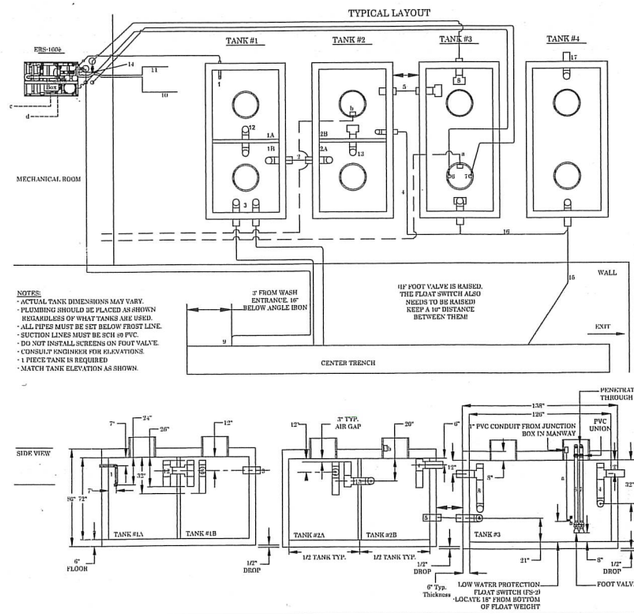
A. ARCHITECTURAL SITE PLAN ASSUMES A BASE ELEVATION OF 100'-0". REFER TO CIVIL SITE PLAN FOR ACTUAL CONDITIONS AND COORDINATION

B. VIEW ROTATED 20 DEGREES FROM CONSTRUCTION DOCUMENTS TO SHOW NORTH UP ON SITE PLAN

C. SITE PLAN AND ALL CIVIL SCOPE FILED UNDER SEPARATE COVER BY OTHERS. INFORMATION SHOWN HERE FOR COORDINATION/ CLARITY ONLY.

D. DETAILS FOR SNOW MELT PIPING AND SYSTEMS PROVIDED BY EOR. (2)

GENERAL NOTES - SITE PLAN
SCALE: NTS



WATER RECLAIM SYSTEM DETAIL
NOT TO SCALE

2A WATER RECLAIM SYSTEM DETAIL
SCALE N.T.S.

TANKS
TYPICAL 1,500 GAL. PRECAST CONCRETE

TANK #1 - 1A UNDERFLOW - 1B PRIMARY SETTLEMENT
TANK #2 - SECONDARY SETTLEMENT W/ BAFFLE
TANK #3 - PROCESS TANK
TANK #4 - OIL AND WATER SEPARATOR PER MUNICIPAL SPECIFICATIONS

UNDERGROUND PLUMBING

1 - 2" SCH 80 PVC PIPE - UNDERFLOW DISCHARGE - TO TANK 1A
2 - 6" SCH 40 PVC PIPE - EXTERNAL CROSSOVER - FROM TANK 1B TO TANK 2A
3 - TWO 6" SCH 40 PVC PIPES - CENTER TRENCH - TO TANK 1B
4 - 4" DIA 6" SCH 40 PVC PIPE - OVERFLOW FROM TANK 2B TO TANK 3
5 - 6" SCH 40 PVC PIPE - EXTERNAL CROSSOVER - FROM TANK 2B TO TANK 3
6 - 2" SCH 80 PVC PIPE - FILTER PUMP SUCTION LINE - FROM TANK 3 *SHOULD HAVE SLIGHT FALL TO RISER. INSTALL 90° AS HIGH AS POSSIBLE ON RISER TO ALLOW FOR EASY MAINTENANCE. NO DEEPER THEN 2' FROM FINISH GRADE*
7 - 2" SCH 40 PVC PIPE - SPARE SUCTION LINE - FROM TANK 3 *COMPLETE PLUMBING ON SPARE SUCTION LINE. UNION & FOOT VALVE SAME AS PRIMARY 60. SHOULD HAVE SLIGHT FALL TO RISER. INSTALL 90° AS HIGH AS POSSIBLE ON RISER TO ALLOW FOR EASY MAINTENANCE.*
8 - 4" OR 6" SCH 40 PVC PIPE - AQUAPREP DISCHARGE - SPLIT TO TANK 3
9 - 4" DIA 6" SCH 40 PVC PIPE - AQUAPREP DISCHARGE - SPLIT TO CENTER TRENCH
12 - 6" SCH 40 PVC PIPE - INTERNAL CROSSOVER - FROM TANK 1A TO TANK 1B
13 - 6" SCH 40 PVC PIPE - INTERNAL CROSSOVER - FROM TANK 2A TO TANK 2B
15 - 6" SCH 40 PVC PIPE - TIRE SHINE DRAIN TO TANK 4
16 - 6" SCH 40 PVC PIPE - EXTERNAL CROSSOVER FROM TANK 3 TO TANK 4
17 - PIPE TO SANITARY SEWER

ABOVE GROUND PLUMBING

10 - 2" PIPE - RECLAIM WATER OUTLET - FROM ERS TO CAR WASH EQUIPMENT
11 - 2" PIPE - FRESH WATER INLET - FROM CITY WATER SOURCE TO ERS
14 - 2" SCH 80 PVC PIPE - AQUAPREP DISCHARGE TEE 'D W/ BALL VALVES

UNDERGROUND ELECTRICAL

A - 1" PVC CONDUIT - LOW WATER PROTECTION FLOAT SWITCH (FS-2) - TANK 3 TO MECHANICAL ROOM
B - 1" PVC CONDUIT - FOR FUTURE USE - TANK 2B TO MECHANICAL ROOM

ABOVE GROUND ELECTRICAL

C - 3 PHASE POWER IN LI-ES-LI
D - 120 VAC CONTROL CIRCUIT FEED

Date Received 6-6-2023

Permit # Bld-CT23-02217

BUTLER COUNTY BLDG. DEPT.

N

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PROJECT

TIDAL WAVE AUTO SPA
STORE #054
MAP: 517.2.A BLOCK: A0300-172-000-005
LOT: 5017
3003 BRIDGEWATER LANDING DRIVE
FAIRFIELD TOWNSHIP, OHIO 45011

CLIENT

PJ LAND DEVELOPMENT, LLC
71 CAROLYN BOULEVARD
FARMINGDALE, NY 11735

CONSULTANT

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SEAL

STATE OF OHIO
DAVID NICHOLSON
1315906
REGISTERED ARCHITECT

PROJECT REVISIONS

ISSUED: 11/22/2022

REVISED:

Δ	DATE	DESCRIPTION
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1	04-21-23	ADDENDUM 1 - PER TWAS
2	05-18-23	ADDENDUM 2 - PER TWAS

PROJECT INFORMATION

TIDAL WAVE
AUTO SPA

ADDRESS: 3003 BRIDGEWATER LANDING DRIVE FAIRFIELD TOWNSHIP, OHIO 45011

PROJ. NO: TWC026
DRAWN BY: PMO | CHECKED BY: ERT
SHEET SIZE: 30" x 42"

SHEET TITLE & NUMBER

ARCHITECTURAL SITE PLAN

A001

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SE FACE OF COLUMN
FACE OF CMU
FACE OF DOWNTURNED SLAB EDGE

DS DOWNSPOUT

T/S TOP OF SLAB ELEVATION

CL CENTER LINE

1 ABBREVIATIONS
SCALE: NTS

SITE CONDUITS - ELECTRIC ROOM LOCATION (E)
(2) ¾" PVC TO VACUUM BUILDING
(2) ¾" PVC TO MAIN WATER (D07, D08) (4) 1-1/2" PVC TO VACUUM MACHINES
(1) ¾" PVC FROM ELECTRIC ROOM TO OPERATOR BOOTH
(2) 1" PVC FOR SITE LIGHTING
(2) 1" PVC TO EACH DIRECTIONAL SIGN (SITE SPECIFIC)
(2) 1" PVC TO EACH MONUMENT SIGN
(1) 2" PVC FROM 45KVA TRANSFORMER TO PANEL "LA" IN ELECTRIC ROOM.
(1) 1-1/4" PVC FROM PANEL "LA" IN ELECTRIC ROOM TO PANEL "LB" IN PAY CANOPY BOOTH

(2) 3/4" PVC TO EACH ID SIGN (1) POWER, (1) RECEPTACLE
(2) 3/4" PVC TO EACH ID SIGN (1) DATA, (1) LIGHTS
(1) 2" GRC FOR FUTURE MONITORING AT TRANSFORMER
(2) 1" PVC SPARE CONDUIT
(1) 1" PVC FOR OIL WATER SEPARATOR (SITE SPECIFIC)

SITE CONDUITS – OPERATOR BOOTH
(2) ¾" PVC TO VACUUM BUILDING (CAMERA)
(1) ¾" PVC TO EACH PAYSTATION (SITE SPECIFIC)
(1) 1-1/4" PVC TO AREA LIGHTING
(2) ¾" PVC TO PAYSTATION CAMERA AND COMMUNICATIONS

UTILITY SLEEVES - ELECTRIC ROOM LOCATION
(3) 4" PVC ELECTRIC SERVICE (E) FOR 800 AMPS
(1) 4" PVC SPARE (ELECTRIC SERVICE) (E)
(2) 2" PVC FOR PHONE SERVICE
(1) 4" PVC FOR IRRIGATION TO METER ROOM LOCATION

WATER AND SEWER SERVICE
(2) 6" PVC FOR SANITARY SEWER (MAIN TRENCH)
(1) 6" PVC FOR SANITARY SEWER (TREE SHRINE LINE)
(1) 4" PVC FOR SANITARY SEWER (REST ROOMS LINE)
(1) 2" BLACK POLY IF AVAILABLE (COIL IN WATER SERVICE CL.)

RAIN WATER LEADERS INVERT TO BELOW FROST DEPTH, TYP. - PROTECT PIPING PRIOR TO PAVEMENT INSTALLATION. STORM WATER PIPING SHALL BE NO CLOSER THAN 8'-0" TO EXTERIOR OF BUILDING.

NOTES:
1. CIVIL ENGINEER TO CONFIRM FIXTURE COUNTS WITH ARCHITECT.
2. COPPER ELECTRICAL SERVICE CONDUCTORS TO BE USED FOR PRIMARY/SECONDARY.
3. CT CABINET RUNS - ALUMINUM WIRING IS NOT ACCEPTABLE.
4. TRANSFORMER AND CT CABINET ARE TO BE LOCATED IN AN AREA BEHIND THE CURB ADJACENT TO THE BUILDING (NOT WITHIN THE BUILDING PARKING FOOTPRINT AREA) AND HAVE THE PROTECTION OF 4 BOLLARDS.
5. TOTAL ELECTRICAL CONDUIT BENDS SHALL NOT EXCEED 360°.

2 PAD COMPLETE SITE REQUIREMENTS
SCALE: NTS

WATER SERVICE:
2" WATER METER
2" BACKFLOW PREVENTOR
3/4" IRRIGATION METER WITH BACKFLOW

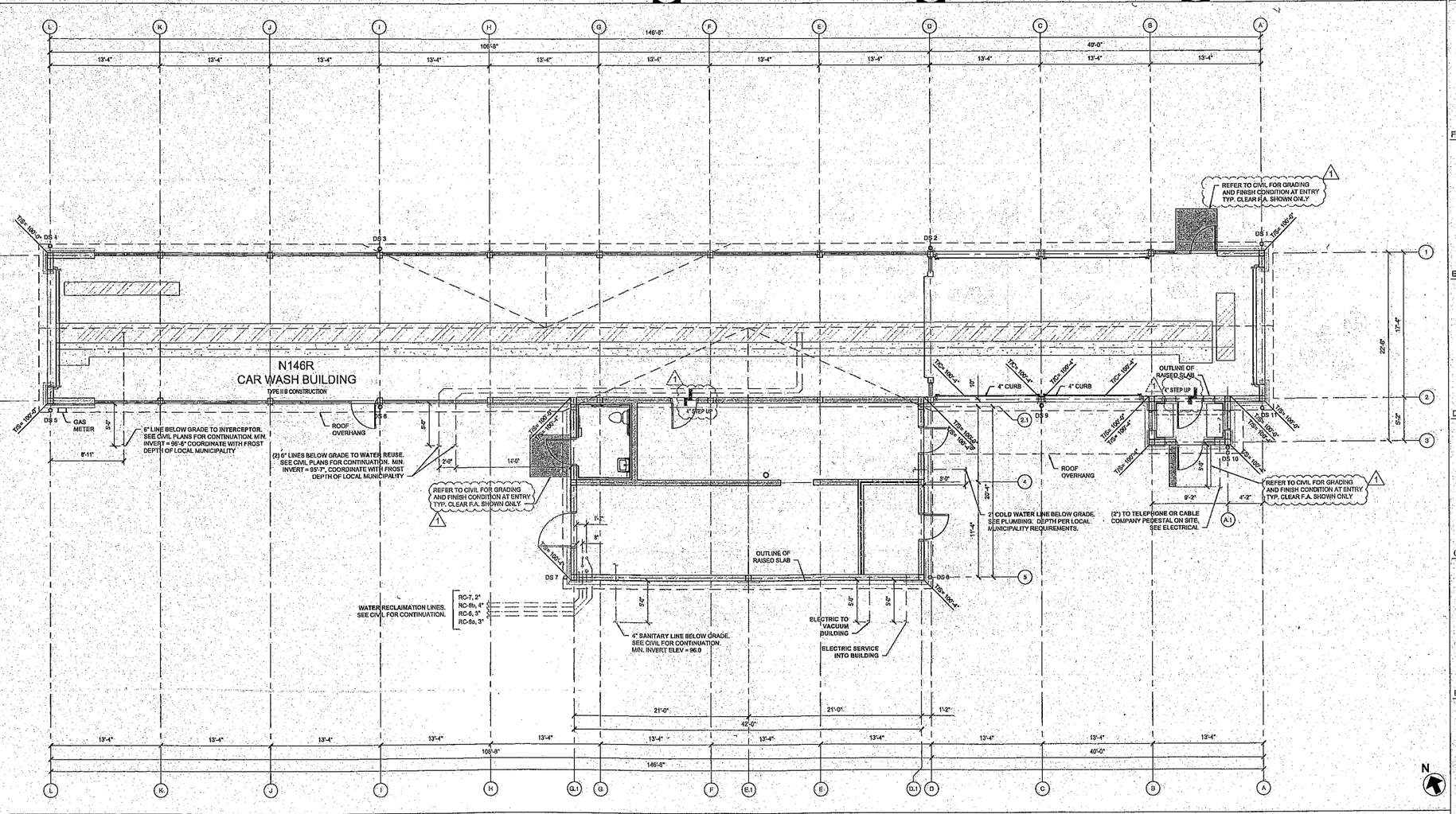
SANITARY SEWER:
4" SANITARY LINE

LIFT STATION (IF REQUIRED):
(1) 1" PVC FOR POWER (ELECTRICAL ROOM)
(1) 1" PVC FOR ALARM (OFFICE)

ELECTRICAL:
REFER TO ELECTRICAL DRAWINGS FOR CALCULATED DEMAND.

GAS METER
REFER TO PLUMBING DRAWINGS FOR DEMAND AND USAGE.

3 GENERAL REQUIREMENTS
SCALE: NTS



1A UTILITY COORDINATION PLAN
SCALE: 3/16"=1'-0"

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PROJECT

TIDAL WAVE AUTO SPA
STORE #054
MAP: 617.2-A BLOCK: A0300-172-000-005
LOT: 9017
3003 BRIDGEWATER LANDING DRIVE
FAIRFIELD TOWNSHIP, OHIO 45011

CLIENT

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2	05-19-23	ADDENDUM 2 - PER TWAS

PROJECT INFORMATION

TIDAL WAVE
AUTO SPA

ADDRESS: 3003 BRIDGEWATER LANDING DRIVE FAIRFIELD TOWNSHIP, OHIO 45011

PROJ. NO: TWC029
DRAWN BY: PMO CHECKED BY: ERT
SHEET SIZE: 30" x 42"

SHEET TITLE & NUMBER

UTILITY COORDINATION PLAN

A101

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PROVIDE ALL STANDARD ACCESSORIES & MOUNTING METHODS. INSTALL WHERE DIRECTED BY THE OWNER. COORDINATE WITH OTHER TRADES. SECURE TO ADEQUATE SUPPORTS AS PER THE EQUIPMENT MANUFACTURER'S INSTRUCTIONS

CIRCULATING FAN	24" COMMERCIAL WALL MTD NON-OSCILLATING A/R CIRCULATOR 5450 CFM - HIGH; 3600 CFM - LOW	DAYTON 2MW16	LOCATE (1) AT ENTRY SIDE OF TUNNEL. PROVIDE MOUNTING BRACKET; SEE FLOOR PLAN
CURVED MIRROR	30" DIA. CIRCULAR OUTDOOR CONVEX MIRROR. 2 3/4" X 26" VIEW DISTANCE-26' ANGLE-160 DEG ACRYLIC LENS	SE-KURE SCVO-30Z-PB	LOCATE (1) AT ENTRY SIDE OF TUNNEL PROVIDE MOUNTING BRACKET; SEE FLOOR PLAN

ID	DESCRIPTION	MODEL NO.	REMARKS

EQUIPMENT SCHEDULE
SCALE: NTS

MARK	DESCRIPTION
1	APPLY SPRAY POLYURETHANE FOAM WITH INTUMESCENT COATING TO UNDERSIDE OF DECK AND PURLINS PRIOR TO INSTALLING CEILINGS TYP. THROUGHOUT
2	MOISTURE RESISTANT CEILING BAR CEILING
3	FIRE RATED GYP CEILING ASSEMBLY (D) AT 10'-4" AFF. SEE DETAIL GYP311
4	MOISTURE RESISTANT CEILING (VERTICAL) 17'-0" AFF
5	PAINT EXPOSED STRUCTURE AND ROOF
6	CURVED MIRROR. SEE SCHEDULE THIS DRAWING
7	CIRCULATING FAN. SEE SCHEDULE THIS DRAWING
8	JUNCTION BOX FOR EXTERIOR S GAGE. ALL EXTERIOR S CNAGE TO BE PROVIDED WITH TIME CLOCK AND PHOTOCELL
9	METAL PANEL SOFFIT TYP. THROUGHOUT

KEY NOTES - RCP & ROOF PLAN
SCALE: NTS

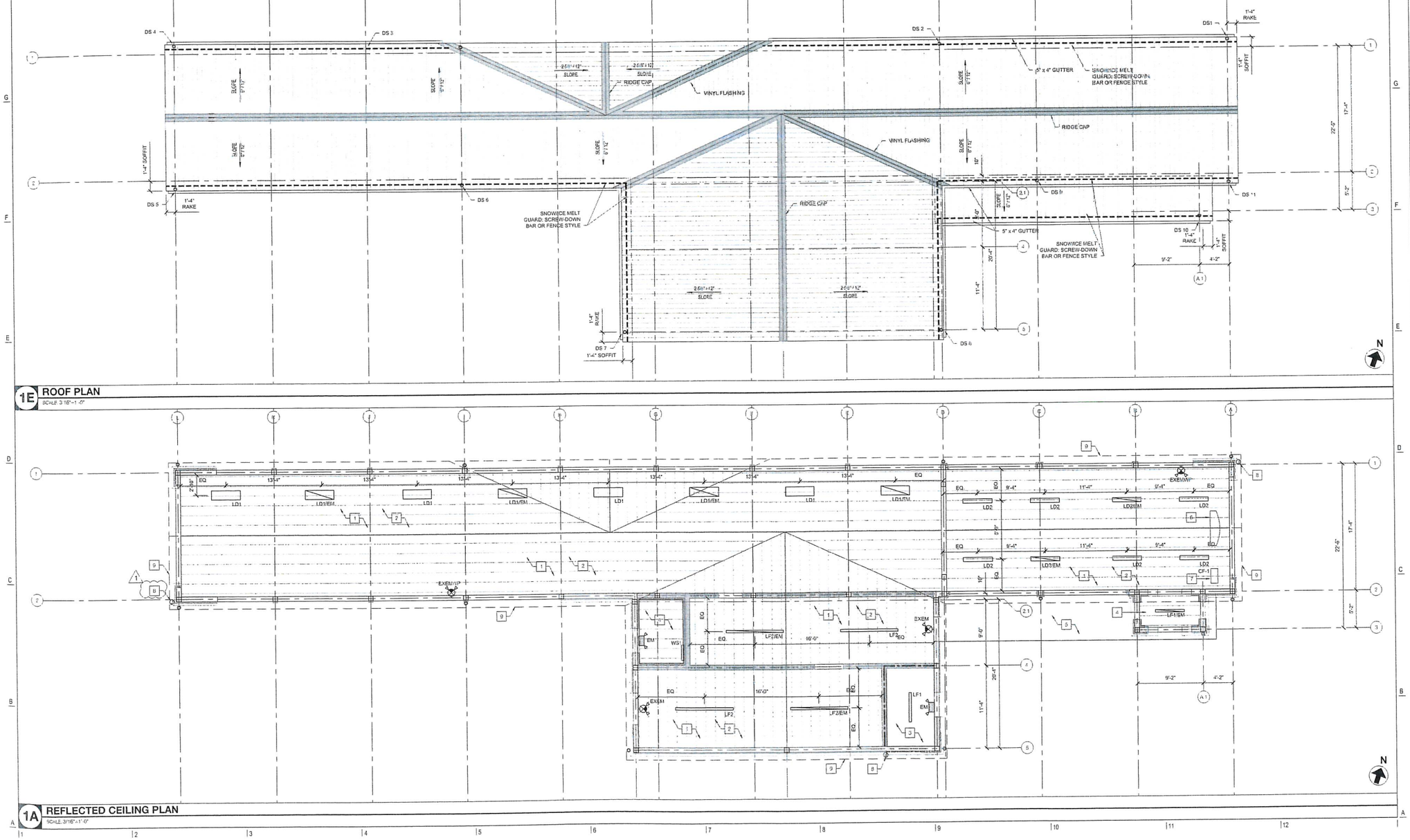
	OUTLINE OF GC PROVIDED SNOW GUARD SYSTEM

MARK	DESCRIPTION

SYMBOL LEGEND - RCP & ROOF PLAN
SCALE: NTS

A	REFER TO SHEET A600 LIGHTING FIXTURE SCHEDULES

GENERAL NOTES - RCP & ROOF PLAN
SCALE: NTS



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

1A REFLECTED CEILING PLAN
SCALE: 3/16"=1'-0"

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PROJECT

TIDAL WAVE AUTO SPA

TIDAL WAVE AUTO SPA
STORE #054
M&P SUT 2 A BLOCK A0300-172-000-035
LOT V017
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FAIRFIELD TOWNSHIP, OHIO 45011

CLIENT

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PROJECT INFORMATION

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AUTO SPA

ADDRESS: 5983 BRIDGEWATER LANDING DRIVE FAIRFIELD TOWNSHIP, OHIO 45011

PROJ. NO: TWC026
DRAWN BY: PM/O | CHECKED BY: ERT
SHEET SIZE: 30" x 42"

SHEET TITLE & NUMBER

RCP & ROOF PLANS

A103

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HD ⊕	HUB DRAIN - COORDINATE WITH PLUMBING DRAWINGS
FD ⊕	FLOOR DRAIN - COORDINATE WITH PLUMBING DRAWINGS
FCO GCO ⊕	FLOOR DRAIN - COORDINATE WITH PLUMBING DRAWINGS

MARK	DESCRIPTION

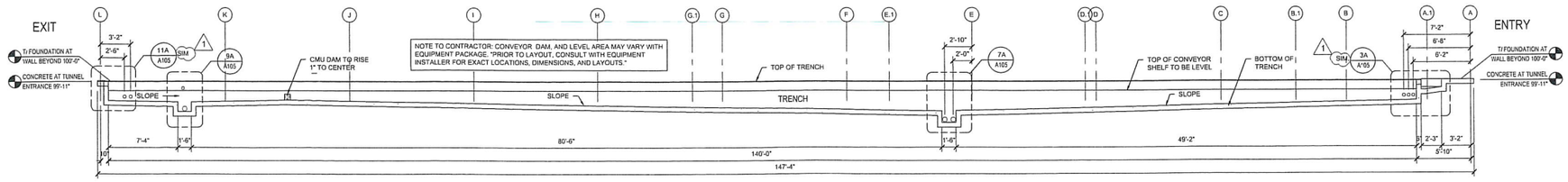
A.GC TO REVIEW THIS PLAN IN CONJUNCTION WITH A101 UTILITY COORDINATION PLAN AND MEP DRAWINGS PRIOR TO START.

- SYMBOL LEGEND - SLAB/TRENCH PLAN

SCALE: N.T.S

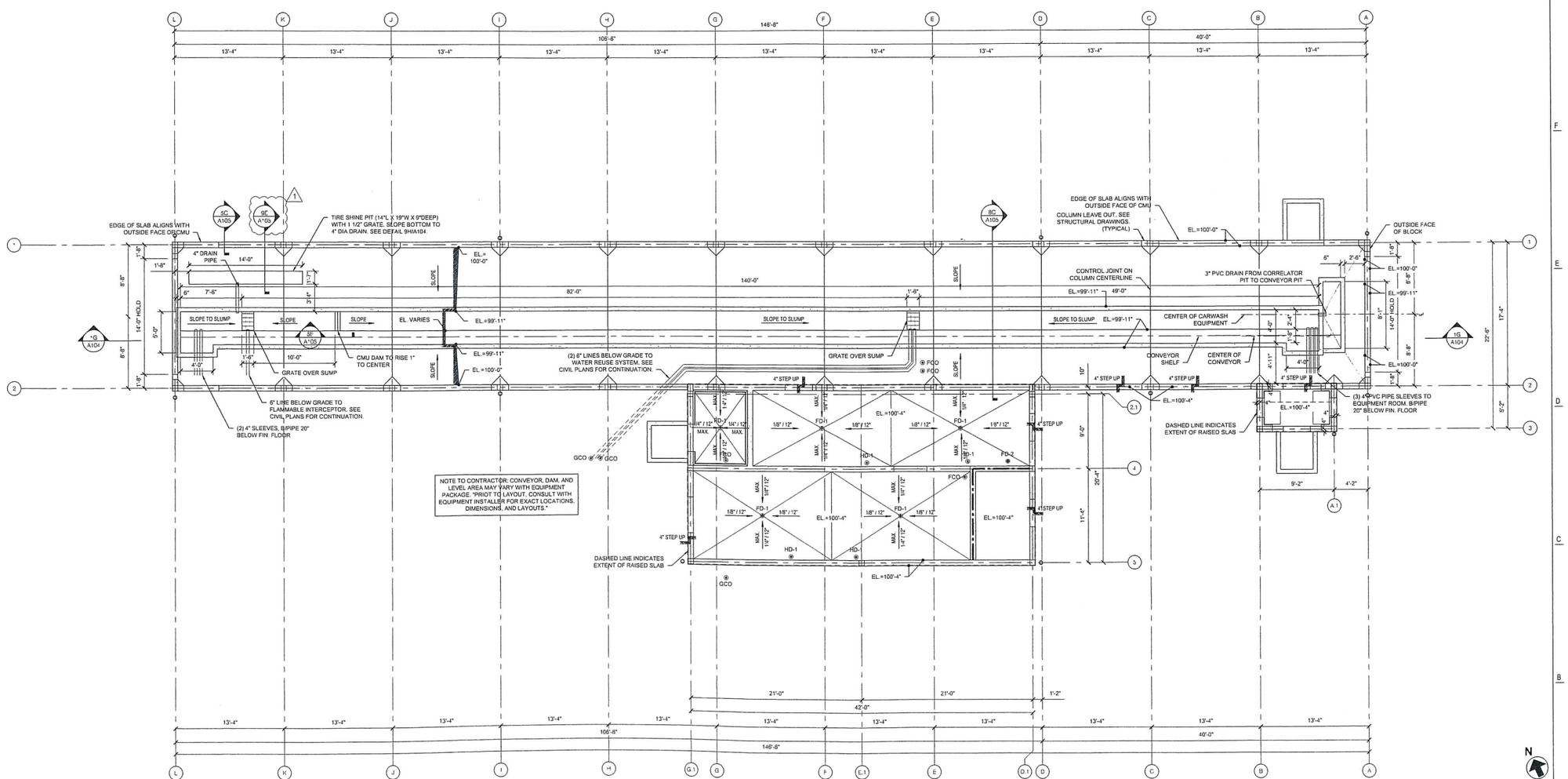
- GENERAL NOTES - SLAB/TRENCH PLAN

SCALE: N.T.S



1G TRENCH LONGITUDINAL SECTION

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



1A SLAB AND TRENCH PLAN

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

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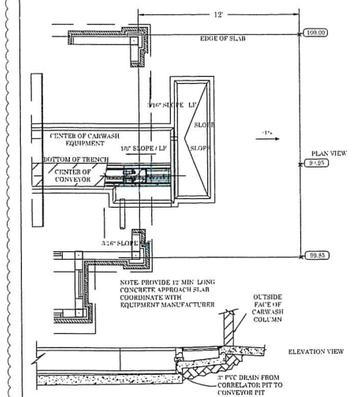
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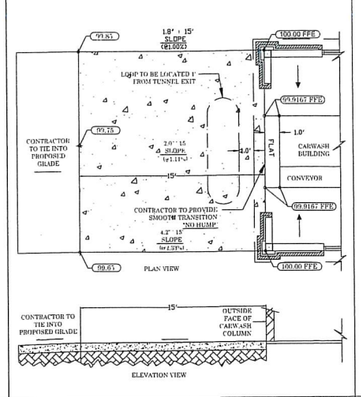
SLAB PLAN AND TRENCH SECTIONS

A104

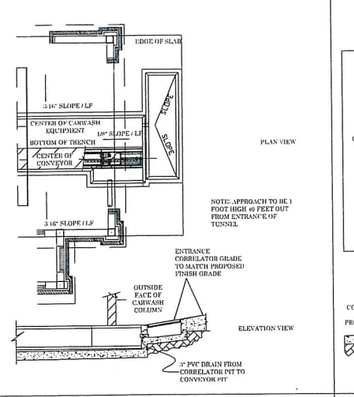
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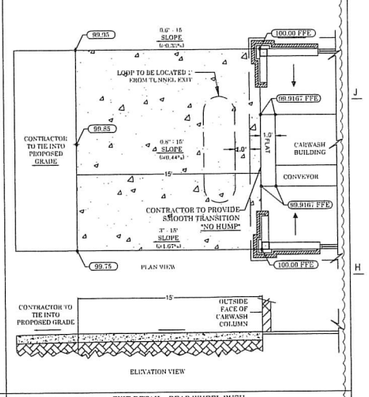
ENTRANCE DETAIL - FRONT WHEEL PULL
NOT TO SCALE



EXIT DETAIL - FRONT WHEEL PULL
NOT TO SCALE

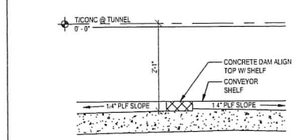


ENTRANCE DETAIL - REAR WHEEL PUSH
NOT TO SCALE

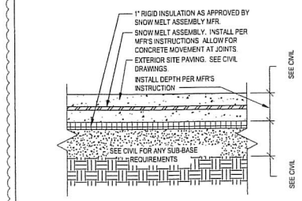


EXIT DETAIL - REAR WHEEL PUSH
NOT TO SCALE

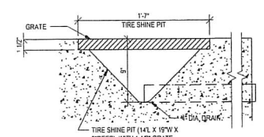
1E HEAD @ STOREFRONT
SCALE: 1-1/2" = 1'-0"



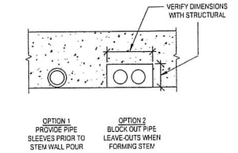
5E CMU DAM DETAIL
SCALE: 3/4" = 1'-0"



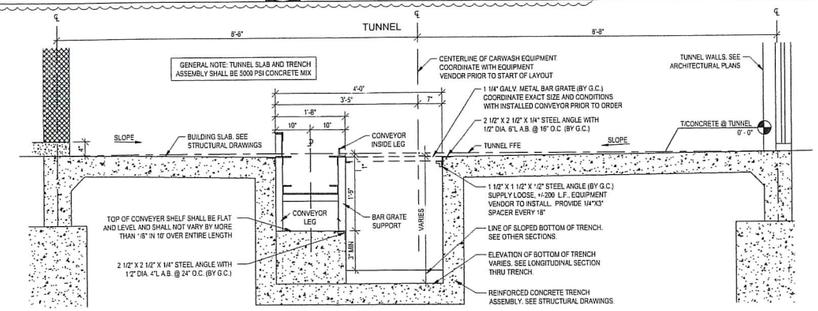
7E SNOW MELT ASSEMBLY @ EXT. PAVING
SCALE: 1-1/2" = 1'-0"



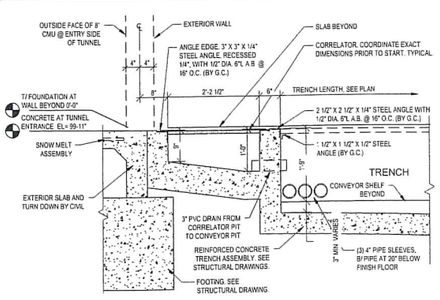
9E TIRE SHINE PIT DETAIL
SCALE: 1-1/2" = 1'-0"



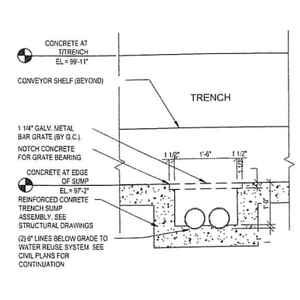
11E DETAIL
SCALE: 1" = 1'-0"



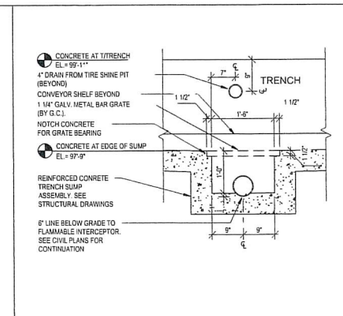
8C TRENCH CROSS-SECTION
SCALE: 3/4" = 1'-0"



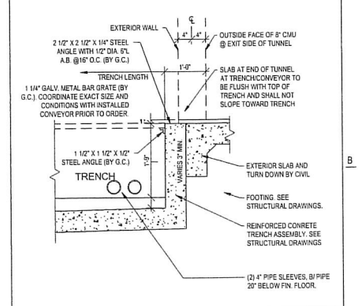
3A TRENCH CORRELATOR SECTION
SCALE: 3/4" = 1'-0"



7A MAIN WASH SUMP DETAIL
SCALE: 3/4" = 1'-0"



9A TIRE SHINE PIT SUMP DETAIL
SCALE: 3/4" = 1'-0"



11A TRENCH AT EXIT
SCALE: 3/4" = 1'-0"

ARCHITECT
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PROJECT

TIDAL WAVE AUTO SPA

TIDAL WAVE AUTO SPA
STORE #054
MAP: 017.J-A BLOCK: A0300-172-000-005
LOT: 9617
3003 BRIDGEWATER LANDING DRIVE
FAIRFIELD TOWNSHIP, OHIO 45011

CLIENT

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71 CAROLYN BOULEVARD
FARMINGDALE, NY 11735

CONSULTANT

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913.322.5150

CIVIL
BOHLER
17 COMPUTER DRIVE WEST
ALBANY, NY 12205
518.438.9900

SEAL

STATE OF OHIO
DAVID NICHOLSON
1315906
REGISTERED ARCHITECT

PROJECT REVISIONS

ISSUED: 11/22/2022

REVISED:

⚠	DATE	DESCRIPTION
-	11-22-22	ISSUE FOR PERMIT
1	04-21-23	ADDENDUM 1 - PER TWAS
2	05-18-23	ADDENDUM 2 - PER TWAS

PROJECT INFORMATION

TIDAL WAVE
AUTO SPA

ADDRESS: 3003 BRIDGEWATER LANDING DRIVE FAIRFIELD TOWNSHIP, OHIO 45011

PROJ. NO: TWC026
DRAWN BY: PMO CHECKED BY: ERT
SHEET SIZE: 30" x 42"

SHEET TITLE & NUMBER

TRENCH DETAILS

A105

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