| CITY OF POWELL | | Ordinance 2017-38 Exhibit A | £3033 | | |
|---|----------------------------------|--------------------------------|---------------------------|--|--|
| | | | Formell | | |
| PLANNING AND ZONING CO. COMBINED PRELIMINARY & FI | | APPLICATION | | | |
| ALL ITEMS ON THIS APPLICATION MU | JST BE COMPLETED. | Application Fee: \$6 | 600.00 + \$90.00 per acre | | |
| Applicant: Ford & Associates Arch | | | | | |
| Address/City/State/Zip: 1500 Wes | | o / 43212 | | | |
| Email Address: <u>rmacinnes@fordarc</u> | hitects.com | | | | |
| Phone No: 614.488.6252 | _ Cell Phone No: | Fax No: _ | 614.488.9963 | | |
| Property Owner: Dr. Ali Khahsar | | | | | |
| Address/City/State/Zip: <u>5600 Heat</u> | hrow Drive / Powell / Ohio / 430 | 65 | | | |
| Email Address:zelzeleh2@hotmail | .com | | | | |
| Phone No:614.390.1124 | _ Cell Phone No: | Fax No: | | | |
| Architect/Designer for Applicant: | Ford & Associates Architects | Contact: Rob MacInnes | | | |
| Address/City/State/Zip: 1500 West First Avenue / Columbus / Ohio / 43212 | | | | | |
| Email Address: <u>rmacinnes@fordar</u> | chitects.com | | | | |
| Phone No:614.488.6252 | | | | | |
| Property Address: SE corner of West Olentangy Street & Murphy Parkway / Powell / Ohio / 43065 | | | | | |
| Lot Number/Subdivision: <u>N/A</u> Existing Use: <u>(Currently Zoned</u> Proposed Use: <u>Multi-Tenant Commercial</u> Development | | | | | |
| Reason for Administrative Review (attach necessary documents): | | | | | |
| and West Olentangy Street. | | | | | |

CITY OF POWELL

MAL

Checklist:

Revised 2/14/2014

□ Preliminary Plan requirements set forth in Section <u>1143.11(c)</u> and Final Plan requirements set forth in Section <u>1143.11(i)</u>.

- □ Provide any other information that may useful to the Planning and Zoning Commission or City Staff in the space below or attach additional pages.
- □ **5 copies** of all drawings, text, any other items, and application.
- \Box Attach the required fee \$600.00 + \$90.00 per acre.

FINAL PLAN REVIEW

APPROVAL SHALL EXPIRE AND MAY BE REVOKED IF CONSTRUCTION DOES NOT BEGIN WITHIN TWO (2) YEARS FROM THE DATE OF ISSUANCE OF APPROVAL.

I agree to grant the Village Staff, the Commission, Board or Council considering this application access to the property that is the subject of this application for the purposes of reviewing this application and posting public notice for this application.

| ApplicantAppellant: | UA Date: 07-11-2017 |
|---------------------|---------------------|
| Office Use | Office Use |
| | AMT |
| | TYPE/DATE |
| | RECEPIT # |
| | PAYOR |
| Received | Payment |

City of Powell · 47 Hall Street · Powell, Ohio 43065 · (614) 885-5380 · (614) 885-5339 fax · www.cityofpowell.us

CITY OF POWELL, OHIO FINAL DEVELOPMENT PLAN FOR POWELL RETAIL

<u>ARCHITECT</u>

ROB MACINNES FORD & ASSOCIATES ARCHITECTS 1500 WEST FIRST AVENUE COLUMBUS OHIO 43212 614-488-6252 RMACINNES@FORDARCHITECTS.COM

MEP ENGINEER

PAUL MCMULLEN MCMULLEN ENGINEERING 100 S STATE ST, WESTERVILLE, OH 43081 614-895-9408 PAULM@MCMULLENENG.COM

PLANNER/LANDSCAPE ARCHITECT

TODD FARIS FARIS PLANNING & DESIGN 243 N. 5TH STREET, SUITE 401 COLUMBUS, OH 43215 614–487–1964 TFARIS@FARISPLANNINGANDDESIGN.COM

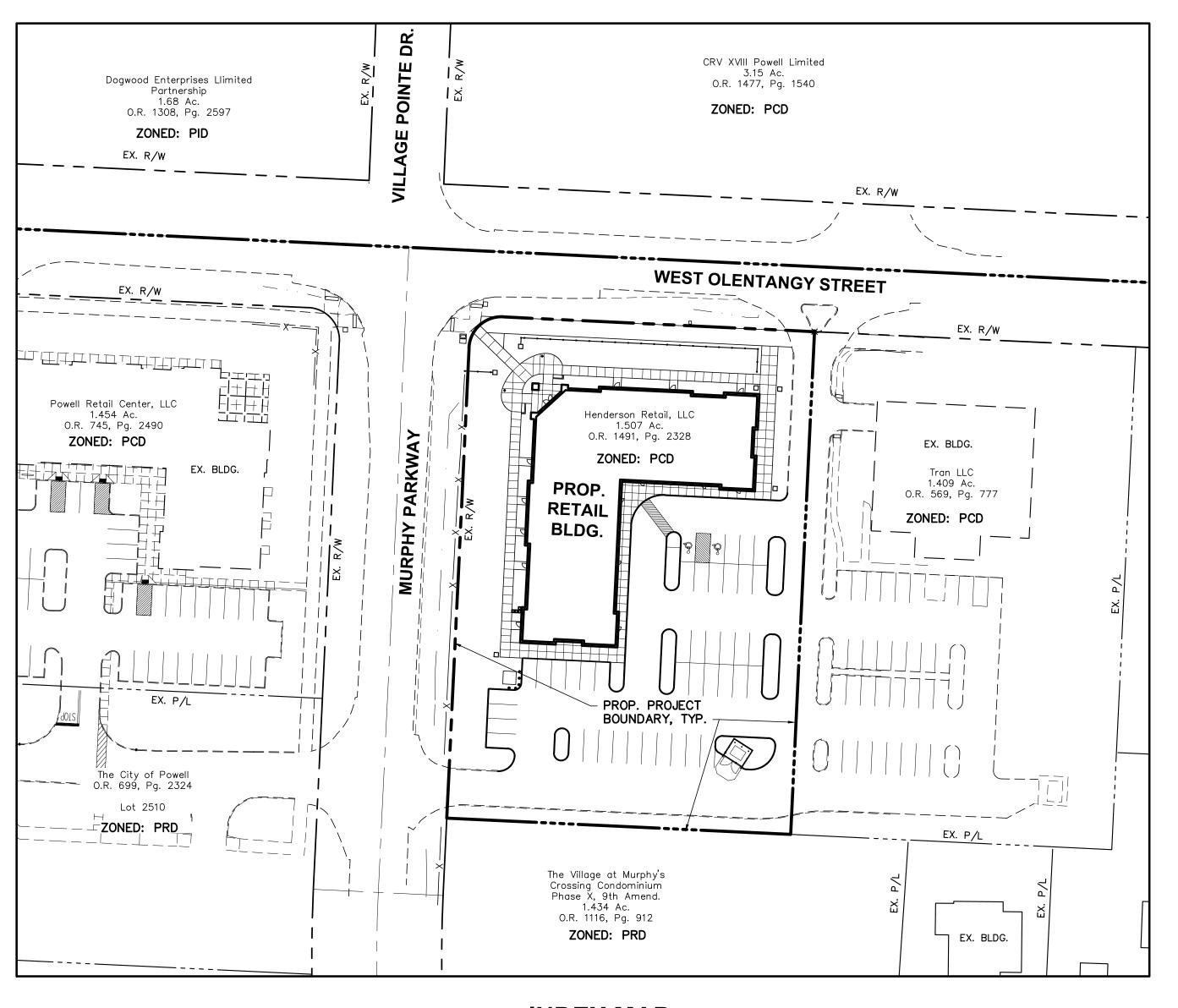
<u>CIVIL ENGINEER</u>

TOM WARNER ADVANCED CIVIL DESIGN 422 BEECHER ROAD GAHANNA, OHIO 43230 614–428–7750, TWARNER@ADVANCEDCIVILDESIGN.COM

<u>CITY OF POWELL</u>

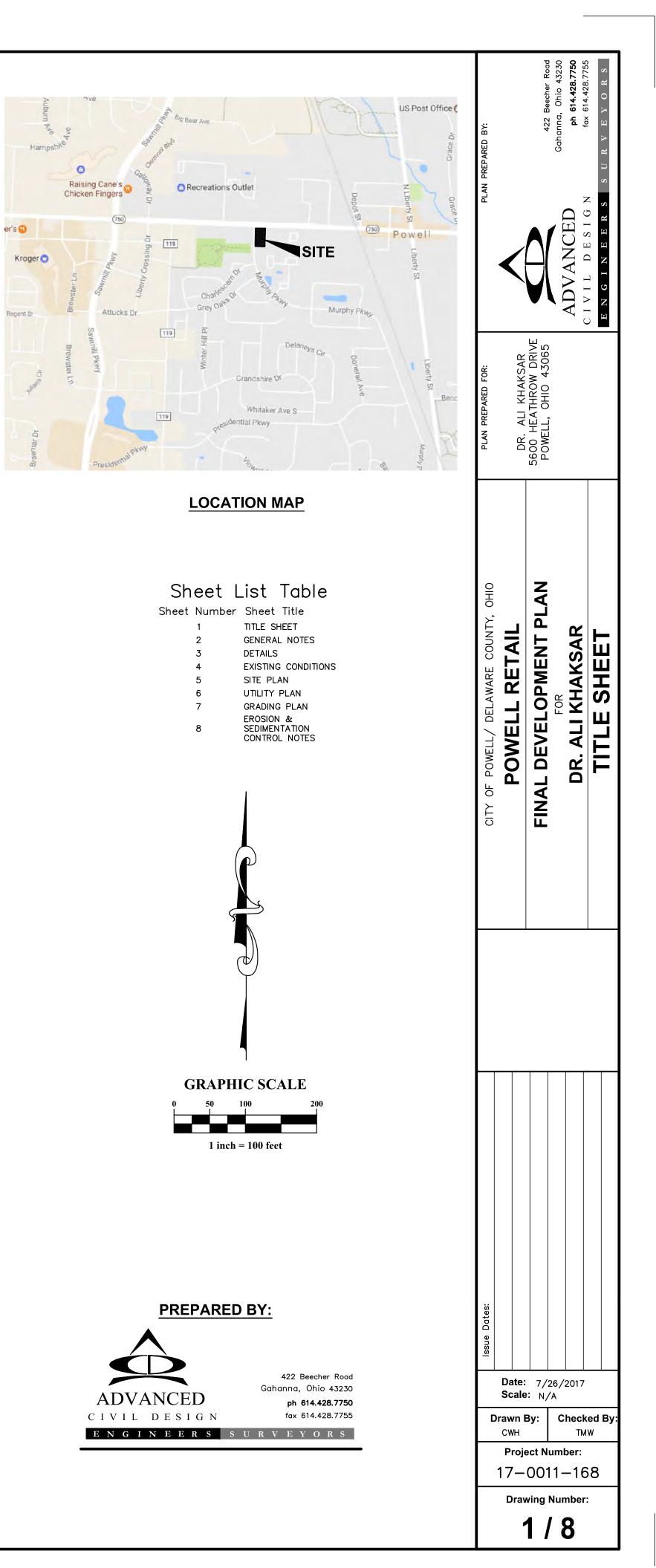
DAVID BETZ 47 HALL STREET POWELL, OH 43065 614-885-5380 EXT 1033 DBETZ@CITYOFPOWELL.US





INDEX MAP

SCALE: 1"=50'



GENERAL NOTES

1. THE REGULATIONS AND CONSTRUCTION STANDARDS OF THE CITY OF POWELL, TOGETHER WITH THE CURRENT CONSTRUCTION AND MATERIAL SPECIFICATIONS OF THE CITY OF COLUMBUS (COLS) AND THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT), INCLUDING ALL SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS THAT ARE A PART OF THIS PLAN UNLESS OTHERWISE NOTED

THE CITY ENGINEER OR HIS AUTHORIZED REPRESENTATIVE WILL MAKE INSPECTION OF THE WORK. THE CITY ENGINEER WILL REQUIRE AT LEAST 48 HOURS WRITTEN NOTICE BEFORE ANY WORK TAKES PLACE. FAILURE TO REQUEST THE NECESSARY INSPECTION MAY RESULT IN THE REJECTION OF THE WORK AND THE PROJECT.

IT IS THE INTENTION OF THE PLANS TO PROVIDE AND REQUIRE A COMPLETED PROJECT READY FOR OPERATION. ANY WORK ITEMS OMITTED FROM THE PLANS, WHICH ARE CLEARLY NECESSARY FOR COMPLETION OF THE WORK, AND ITS APPURTENANCES SHALL BE CONSIDERED A PART OF SUCH WORK, THOUGH NOT DIRECTLY SPECIFIED OR CALLED FOR IN THE PLANS. THIS INCLUDES, BUT IS NOT LIMITED TO SUCH INCIDENTAL ITEMS AS RELOCATION OF MAILBOXES, SAW CUTTING, AND REMOVAL AND/OR RELOCATION OF SIGNS, SPRINKLERS, OR OTHER MISCELLANEOUS ITEMS.

ALL ITEMS OF WORK CALLED FOR ON THE PLANS FOR WHICH NO SPECIFIC METHOD OF PAYMENT IS PROVIDED SHALL BE PERFORMED BY THE CONTRACTOR WITH THE COST TO BE INCLUDED IN THE UNIT PRICE BID FOR THE VARIOUS RELATED ITEMS.

THE CONTRACTOR OR DEVELOPER SHALL DEPOSIT THE TOTAL ESTIMATED COST FOR INSPECTIONS, AS DETERMINED BY THE CITY ENGINEER, WITH THE CITY OF POWELL PRIOR TO THE START OF CONSTRUCTION.

6. THE CONTRACTOR SHALL PROVIDE THE CITY OF POWELL, A SURETY, ACCEPTABLE TO THE CITY OF POWELL, EQUAL TO 100% OF CONSTRUCTION COSTS. THE SURETY SHALL GUARANTEE THE WORK FOR ONE YEAR AFTER ACCEPTANCE BY THE CITY.

THE CITY ENGINEER WILL NOT BE RESPONSIBLE FOR MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES OF CONSTRUCTION THAT ARE NOT SPECIFIED HEREIN. THE CITY ENGINEER WILL NOT BE RESPONSIBLE FOR SAFETY ON THE WORK SITE, OR THE FAILURE BY THE CONTRACTOR TO PERFORM WORK ACCORDING TO PLANS.

APPROVAL OF THESE PLANS IS CONTINGENT UPON ALL EASEMENTS REQUIRED FOR CONSTRUCTION OF THE WORK BEING SECURED AND SUBMITTED TO THE CITY OF POWELL FOR RECORDING PRIOR TO COMMENCEMENT OF WORK. NO WORK, WHICH REQUIRES AN EASEMENT, WILL BE ALLOWED TO PROCEED UNTIL THIS IS DONE.

THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS INCLUDING THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970. THE CONTRACTOR SHALL EXERCISE PRECAUTION ALWAYS FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT SHALL ALSO BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTION AND PROGRAMS IN CONNECTION WITH THE WORK, INCLUDING THE REQUIREMENTS FOR CONFINED SPACES PER 29 CFR 1910.146.

10. THE CONTRACTOR/DEVELOPER SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS.

11. THE CONTRACTOR SHALL CONFINE HIS ACTIVITIES TO THE PROJECT SITE, EXISTING RIGHT-OF-WAYS, TEMPORARY AND PERMANENT EASEMENTS, AND SHALL NOT ENTER UPON OTHER PROPERTIES WITHOUT WRITTEN PERMISSION OF THE OWNER. IF THE PROPOSED WORK REQUIRES ENTERING EASEMENTS UPON OTHER PROPERTIES, THE CONTRACTOR SHALL NOTIFY THE OWNER(S) IN WRITING NO LESS THAN 72 HOURS IN ADVANCE OF THE COMMENCEMENT OF THE WORK, AND COPY THE CITY ON ALL CORRESPONDENCE. FAILURE TO NOTIFY AFFECTED PROPERTY OWNERS MAY SUBJECT THE CONTRACTOR TO THE PENALTIES ASSOCIATED WITH THE VIOLATION OF POWELL CITY CODE, SECTION 541.05, CRIMINAL TRESPASS.

12. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, PROPERTY CORNERS, REFERENCE POINTS, STAKES AND OTHER SURVEY REFERENCE MONUMENTS OR MARKERS. IN CASES OF WILLFUL OR CARELESS DESTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE. RESETTING THE MARKERS SHALL BE PERFORMED BY AN OHIO PROFESSIONAL SURVEYOR AS APPROVED BY THE CITY ENGINEER AT THE CONTRACTOR'S EXPENSE.

13. PROPERTY BOUNDARIES, INCLUDING PROPERTY LINES AND ROAD RIGHT-OF-WAY, ARE SHOWN FROM THE BEST INFORMATION AVAILABLE AND ARE NOT NECESSARILY COMPLETE OR CORRECT.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE FINISHED WORK CONFORM TO THE LINES, GRADES, ELEVATIONS AND DIMENSIONS CALLED FOR ON THE DRAWINGS AND TYPICAL SECTIONS.

15. ANY DEVICE SHALL NOT BE OPERATED AT ANY TIME IN SUCH A MANNER THAT THE NOISE CREATED SUBSTANTIALLY EXCEEDS THE NOISE CUSTOMARILY AND NECESSARILY ATTENDANT TO THE REASONABLE AND EFFICIENT PERFORMANCE OF SUCH EQUIPMENT. PURSUANT TO POWELL CITY CODE, SECTION 509.08, CONSTRUCTION ACTIVITY IS ONLY PERMITTED BETWEEN THE HOURS OF 7:30 A.M. AND 7:00 P.M. ANY CONSTRUCTION ACTIVITY BEYOND THESE HOURS REQUIRES A WRITTEN REQUEST TO THE DIRECTOR OF PUBLIC SERVICE MEETING THE REQUIREMENTS OF POWELL CITY CODE, SECTION 509.08(B).

16. PAVEMENTS SHALL BE CUT IN NEAT, STRAIGHT LINES THE FULL DEPTH OF THE EXISTING PAVEMENT OR AS REQUIRED BY THE CITY ENGINEER.

17. ALL SOIL SUBGRADE SHALL BE PREPARED AND COMPACTED IN ACCORDANCE WITH ITEM 204 TO A DEPTH OF 12 INCHES BELOW THE SUBGRADE SURFACE. SUBGRADE SHALL BE SCARIFIED AND CONTAIN SUFFICIENT MOISTURE TO MEET ITEM 203 COMPACTION REQUIREMENTS.

18. THE CONTRACTOR IS NOT PERMITTED TO USE ANY RECLAIMED MATERIALS IN ITEM 304.

19. NON-RUBBER TIRED VEHICLES SHALL NOT BE MOVED ON OR ACROSS PUBLIC STREETS OR HIGHWAYS WITHOUT THE WRITTEN PERMISSION OF THE CITY ENGINEER.

20. TRACKING OR SPILLING MUD. DIRT. OR DEBRIS UPON STREETS, RESIDENTIAL OR COMMERCIAL DRIVES. SIDEWALKS OR BIKE PATHS IS PROHIBITED PER POWELL CITY CODE, SECTION 905.12 AND ANY SUCH OCCURRENCE SHALL BE CLEANED UP IMMEDIATELY BY THE CONTRACTOR. IF THE CONTRACTOR FAILS TO REMOVE SAID MUD, DIRT, DEBRIS, OR SPILLAGE, THE CITY OF POWELL RESERVES THE RIGHT TO REMOVE THESE MATERIALS AND CLEAN AFFECTED AREAS, THE COST OF WHICH SHALL BE PAID BY THE CONTRACTOR/DEVELOPER PER POWELL CITY CODE, SECTION 905.13.

21. DURING CONSTRUCTION THE CONTRACTOR SHALL PROVIDE ADEQUATE DRAINAGE AND PROPER SOIL EROSION CONTROL MEASURES FOR PROTECTION OF ALL ADJACENT ROADS AND LANDS, PER COLS ITEM 207.

22. THE CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO EQUAL OR BETTER THAN EXISTED BEFORE CONSTRUCTION. DRAINAGE DITCHES OR WATERCOURSES THAT ARE DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO THE GRADES AND CROSS-SECTIONS THAT EXISTED BEFORE CONSTRUCTION.

23. THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS SO AS TO MAINTAIN AT ALL TIMES SEWER, DRAIN, AND DITCH FLOWS THROUGH EXISTING FACILITIES TO REMAIN IN PLACE AND THROUGH EXISTING FACILITIES TO BE REPLACED UNTIL NEW FACILITIES ARE COMPLETED AND PUT INTO SERVICE. THE CONTRACTOR, TO A CONDITION SATISFACTORY TO THE CITY ENGINEER, SHALL RESTORE THE FLOW OF ALL SEWERS, DRAINS, AND OTHER WATERCOURSES DISTURBED DURING THE PROSECUTION OF THE WORK.

24. ANY MODIFICATION OF THE WORK AS SHOWN ON THESE DRAWINGS MUST HAVE PRIOR WRITTEN APPROVAL BY THE POWELL CITY ENGINEER.

25. THE CONTRACTOR SHALL CALL TOLL FREE, THE OHIO UTILITIES PROTECTION SERVICE (OUPS) AT 1-800-362-2764 SEVENTY-TWO (72) HOURS IN ADVANCE OF THE ANTICIPATED START OF CONSTRUCTION, AND SHALL NOTIFY ALL UTILITY COMPANIES AT LEAST FORTH-EIGHT (48) HOURS PRIOR TO WORK IN THE VICINITY OF THEIR LINES.

| JTILITY | OWNER | TELEPHONE |
|------------------|---|----------------|
| TELEPHONE | AT&T 111 NORTH FRONT STREET COLUMBUS, OH 43215 CONTACT: RON C HARRISON | (614) 223–6790 |
| ELECTRIC | AMERICAN ELECTRIC POWER 850 TECH CENTER DRIVE GAHANNA, OH 43230-6605 CONTACT: ANDY WAINWRIGHT | (614) 883–6821 |
| GAS | COLUMBIA GAS 920 WEST GOODALE BLVD. COLUMBUS, OH 43215 CONTACT: JODY BEAVER | (614) 460–5400 |
| CABLE TELEVISION | TIME WARNER CABLE 1266 DUBLIN ROAD P.O. BOX 2553 COLUMBUS, OH 43216–2553 CONTACT: GREG MILLER | (614) 348–1539 |

26. EXISTING UTILITIES SHOWN ON THE PLAN ARE FROM THE BEST AVAILABLE RECORDS AND FIELD INVESTIGATION AND ARE NOT NECESSARILY COMPLETE OR CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR THE INVESTIGATION, LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES WHETHER SHOWN OR NOT.

ADEQUATE CLEARANCE.

28. MAINTAIN THREE (3) FEET HORIZONTAL AND ONE (1) FOOT VERTICAL SEPARATION FROM ALL SEWER AND WATER LINES.

29. EXISTING DRAIN TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED OR CONNECTED TO THE STORM SEWER SYSTEM BY THE CONTRACTOR, AS APPROVED BY THE CITY ENGINEER. THE COST OF SAID WORK TO BE INCLUDED IN THE UNIT PRICE BID FOR THE VARIOUS RELATED ITEMS.

30. ALL TRENCHES WITHIN PAVEMENT, BERM, AND SHOULDER LIMITS SHALL BE BACKFILLED OR SECURELY PLATED DURING NON-WORKING HOURS.

31. ACCESS TO ALL ADJOINING PROPERTIES SHALL BE MAINTAINED AT ALL TIMES. AREAS WITH MULTIPLE DRIVES SHALL HAVE AT LEAST HALF OF THE DRIVES OPEN AT ALL TIMES. PROPERTIES WITH A SINGLE ACCESS WILL REQUIRE STAGED CONSTRUCTION; SHORT-TERM FULL CLOSURE OF A SINGLE ACCESS WILL BE PERMITTED WITH THE PROPERTY OWNER AND/OR TENANT'S AGREEMENT. SUCH FULL CLOSURES SHALL BE SCHEDULED AND COORDINATED WITH THE PROPERTY OWNER/TENANT.

32. AT ALL UTILITY CROSSINGS THE TRENCH BACKFILL SHALL CONSIST OF COMPACTED GRANULAR MATERIAL, COLS ITEM 912, BETWEEN THE DEEPER AND SHALLOWER PIPE.

33. COMPACTED GRANULAR MATERIAL, COLS ITEM 912 SHALL CONSIST OF NATURAL, BROKEN OR CRUSHED STONE, CRUSHED GRAVEL, OR CRUSHED SLAG. SYNTHETIC OR MAN-MADE MATERIALS ARE UNACCEPTABLE.

34. BACKFILL FOR TRENCHES UNDER PAVEMENT AND WITHIN THE RIGHT-OF-WAY SHALL BE COMPACTED GRANULAR MATERIAL, COLS ITEM 912, TO THE PAVEMENT SUBGRADE. WHERE TRENCHES CROSS THE PAVEMENT, COLS ITEM 912 SHALL EXTEND THE FULL WIDTH OF THE RIGHT-OF-WAY, AND TO WITHIN 6 INCHES OF FINISHED GRADE WHERE NOT UNDER PAVEMENT.

35. BACKFILL FOR TRENCHES PARALLEL TO THE PAVEMENT AND WITHIN THE RIGHT-OF-WAY, WITH THE TOP OF THE TRENCH 3 FEET OR CLOSER TO THE BACK OF CURB OR EDGE OF PAVEMENT OR LOCATED UNDER A PEDESTRIAN PATHWAY, SHALL BE COMPACTED GRANULAR MATERIAL, COLS ITEM 912, TO WITHIN 6 INCHES OF FINISHED GRADE. BACKFILL FOR ALL OTHER TRENCHES WITHIN THE RIGHT-OF-WAY PARALLEL TO THE PAVEMENT, SHALL BE SHALL BE COMPACTED BACKFILL, COLS ITEM 911, EXCEPT THAT COMPACTION SHALL BE TO MINIMUM 9 PERCENT MAXIMUM DRY DENSITY. PRIOR TO CONSTRUCTION OF THE STREETS, THE CITY ENGINEER MAY REQUIRE SOIL TESTS ON THE BACKFILL. WHERE TEST RESULTS INDICATE THAT THE BACKFILL DOES NOT MEET COMPACTION REQUIREMENTS THE BACKFILL SHALL BE REMOVED, REPLACED, AND RE-TESTED UNTIL MEETING THOSE REQUIREMENTS.

36. THE CONTRACTOR SHALL INSTALL STREET LIGHTS AT THE LOCATIONS SHOWN ON THE PLANS, INCLUDING ALL WIRING AND DISCONNECTS AND PROVIDE A COMPLETE OPERATING LIGHTING SYSTEM THAT COMPLIES WITH THE CITY OF POWELL SPECIFICATIONS.

37. ALL AREAS FOR UNDERGROUND ELECTRIC AND STREET LIGHTING ELECTRIC, TELEPHONE, AND CABLE TV INSTALLATIONS SHALL BE BROUGHT TO FINISHED GRADE, AS SHOWN ON THE GRADING PLAN, PRIOR TO THEIR BEING INSTALLED. ALL FILL REQUIRED SHALL BE COMPACTED IN ACCORDANCE WITH COLS ITEM 203.12. CONDITION 1. THIS WORK SHALL BE PERFORMED AS PART OF THIS PLAN AND THE COST SHALL BE INCLUDED UNDER ITEM 203.

38. ALL SEEDING SHALL BE APPLIED AT THE RATE OF 8 POUNDS (LB.) PER 1,000 SQUARE FEET (SF) AND SHALL USE THE FOLLOWING SEED MIXTURE:

> 40% TITIAN TALL FESCUE 40% TARHEEL TALL FESCUE 10% DENIM KENTUCKY BLUEGRASS 10% RENAISSANCE PERENNIAL RYE GRASS

39. COMMERCIAL-GRADE COMPLETE FERTILIZER OF NEUTRAL CHARACTER, CONSISTING OF FAST, AND SLOW RELEASE NITROGEN, 50% DERIVED FROM NATURAL ORGANIC SOURCES OF UREA-FORM, PHOSPHOROUS, AND POTASSIUM AND WITH THE FOLLOWING COMPOSITION SHALL BE APPLIED:

COMPOSITION: 13% NITROGEN, 26% PHOSPHOROUS, AND 12% POTASSIUM BY WEIGHT FERTILIZER SHOULD BE APPLIED AT THE RATE OF 6 POUNDS (LB.) PER 1,000 SQUARE FEET (SF).

40. ALL SIGNS, LANDSCAPING, STRUCTURES OR OTHER APPURTENANCES DISTURBED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED OR REPAIRED TO THE SATISFACTION OF THE CITY ENGINEER. THE CONTRACTOR SHALL PAY FOR THE COST OF THIS WORK.

GENERAL NOTES FOR STORM SEWERS

ANY MODIFICATION OF THE WORK AS SHOWN ON THESE DRAWINGS MUST HAVE PRIOR WRITTEN APPROVAL BY THE POWELL CITY ENGINEER.

THE PROPOSED SANITARY SEWERS AND SERVICES ARE TO BE CONSTRUCTED UNDER PLAN P PRIOR TO STREET IMPROVEMENTS.

BEFORE THE CONTRACTOR STARTS ANY WORK ON THE PROJECT AND AGAIN BEFORE FINAL ACCEPTANCE OF ANY WORK, REPRESENTATIVES OF THE CITY AND THE CONTRACTOR SHALL MAKE AN INSPECTION OF ALL EXISTING SEWERS THAT ARE TO REMAIN IN SERVICE AND WHICH MAY BE AFFECTED BY THE WORK. THE CONDITION OF THE EXISTING CONDUITS AND THEIR APPURTENANCES SHALL BE DETERMINED FROM FIELD OBSERVATIONS. THE CITY SHALL KEEP RECORDS OF THE INSPECTION IN WRITING.

4. ALL EXISTING SEWERS INSPECTED INITIALLY BY THE ABOVE MENTIONED PARTIES SHALL BE MAINTAINED AND LEFT IN A CONDITION REASONABLY COMPARABLE TO THAT DETERMINED BY THE ORIGINAL INSPECTION. THE CONTRACTOR, TO THE SATISFACTION OF THE CITY ENGINEER, SHALL CORRECT ANY CHANGE IN THE CONDITION RESULTING FROM THE CONTRACTOR'S OPERATIONS

5. PAYMENT FOR ALL OPERATIONS DESCRIBED ABOVE SHALL BE INCLUDED IN THE CONTRACT PRICE FOR THE PERTINENT CONTRACT ITEMS.

6. ALL STORM SEWERS CONSTRUCTED UNDER THIS PLAN SHALL MEET THE REQUIREMENTS OF COLS ITEM 901, WITH A MINIMUM INSIDE DIAMETER OF 12 INCHES.

ALL NEW CONDUITS, CATCH BASINS AND MANHOLES CONSTRUCTED, AS A PART OF THE PROJECT SHALL BE FREE OF ALL FOREIGN MATTER AND IN A CLEANED CONDITION BEFORE THE CITY WILL ACCEPT THE PROJECT

8. ALL INLETS, CATCH BASINS, AND MANHOLES SHALL BE CHANNELIZED. ROADWAY UNDERDRAINS SHALL BE DISCHARGED INTO THE NEAREST STORM STRUCTURE AVAILABLE ALONG

10. THE CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED CASTINGS TO MATCH THE SURROUNDING FINISHED GRADE. THE COST OF ALL CASTING ADJUSTMENTS SHALL BE INCLUDED IN THE VARIOUS SEWER ITFMS.

11. ALL DRAINAGE SWALES ALONG REAR LOT LINES, SHOWN ON THE GRADING PLAN, SHALL BE CONSTRUCTED TO FINISHED GRADE AS PART OF THIS PLAN AND THE COST SHALL BE INCLUDED UNDER COLS ITEM 203.

12. ALL STORM WATER DETENTION/RETENTION AREAS SHOWN ON THE GRADING PLAN SHALL BE CONSTRUCTED TO FINISHED GRADE PER COLS ITEM 203, HYDRO-SEEDED, AND HYDRO-MULCHED PER COLS ITEM 659, AS PART OF THIS PLAN. THE COST SHALL BE INCLUDED AS A LUMP SUM UNDER SPECIAL, DETENTION/RETENTION AREA CONSTRUCTION.

13. THE CONTRACTOR SHALL PROVIDE TWO ROOF DRAIN OPENINGS IN THE CURB FOR EACH LOT, LOCATED AS DIRECTED BY THE OWNER.

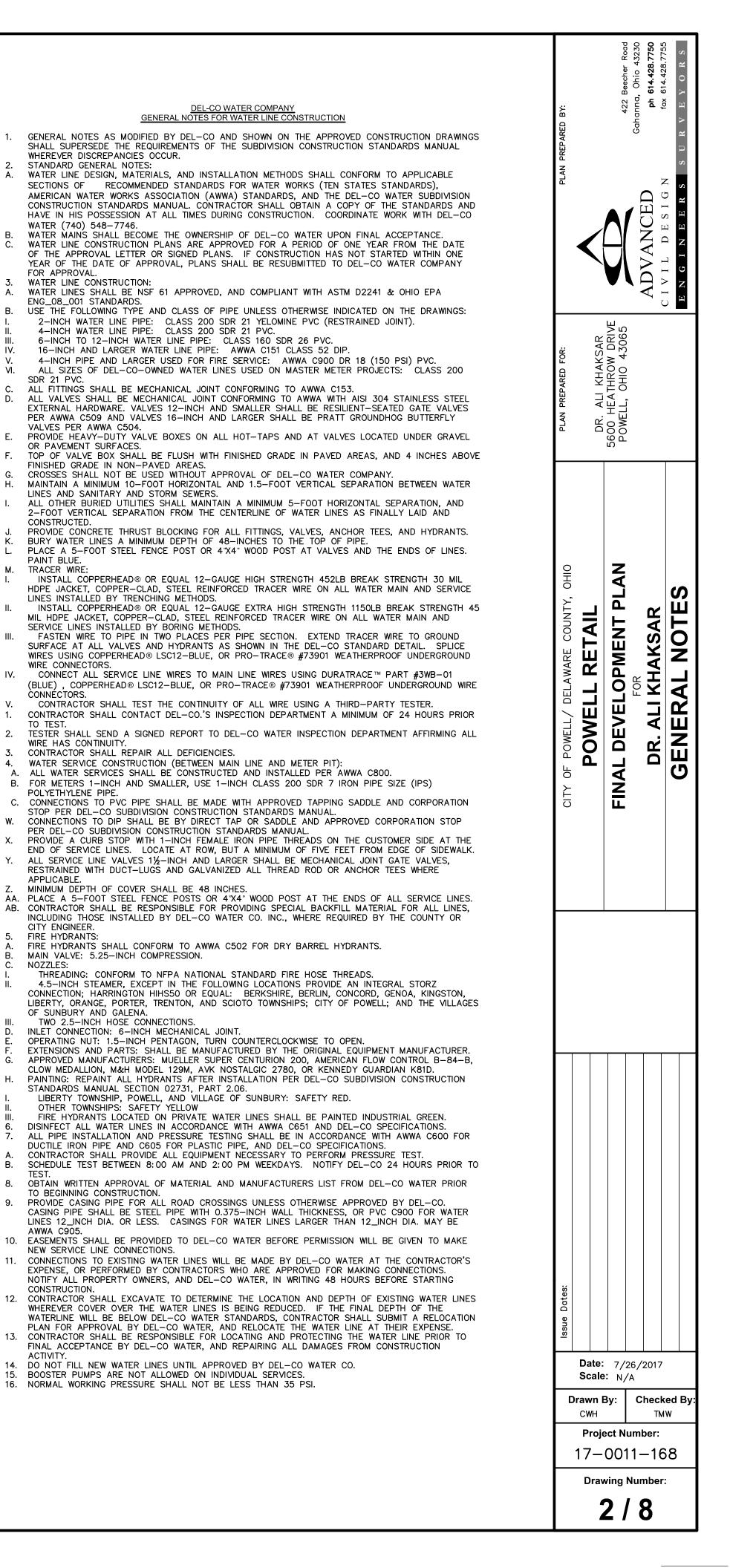
14. ALL CATCH BASINS ARE TO BE EQUIPPED WITH EAST JORDAN #5110, TYPE M3 GRATES, OR APPROVED EQUAL

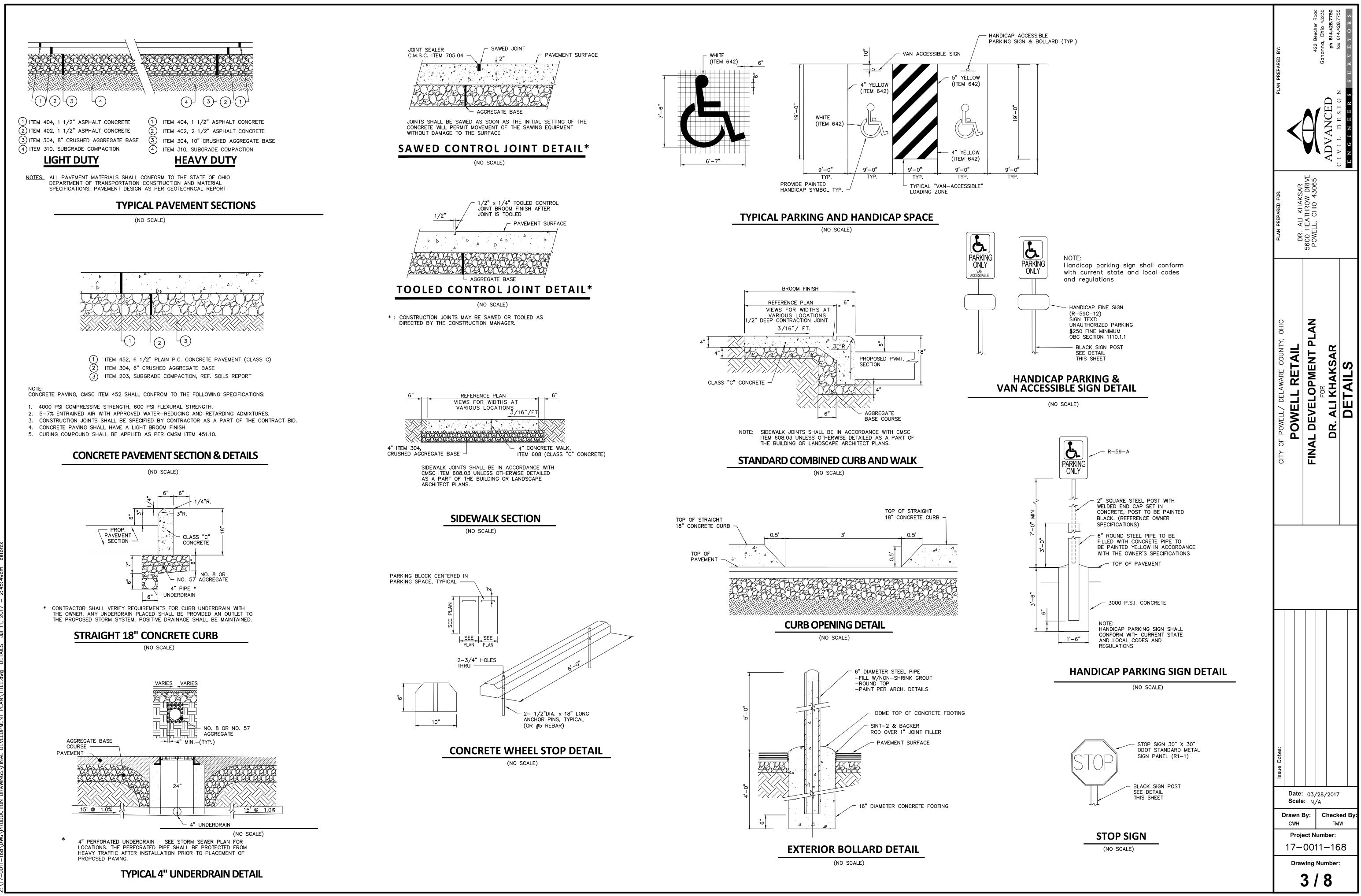
15. UPON COMPLETION OF CONSTRUCTION FOR EACH PHASE OF STORM SEWER WORK, THE DEVELOPER. THROUGH ITS ENGINEER, SHALL FURNISH THE CITY ENGINEER A TABULATION OF STRUCTURE NUMBERS. THE ELEVATION OF THE TOP OF CASTING AS PROPOSED ON THE PLANS, AND THE ELEVATION OF THE TOP OF CASTING, AS BUILT. FURTHER, A TABULATION OF STATIONING AND TOP OF CURB ELEVATION, AS BUILT, AT THE ENDS OF ALL STREETS, THAT ARE TO BE EXTENDED IN THE FUTURE, SHALL BE SUBMITTED. THE CITY ENGINEER WILL DETERMINE ADJUSTMENTS. IF ANY, THAT ARE NECESSARY AND ALL NECESSARY ADJUSTMENTS SHALL BE DONE PRIOR TO SUBMITTAL OF "AS BUILT" DRAWINGS.

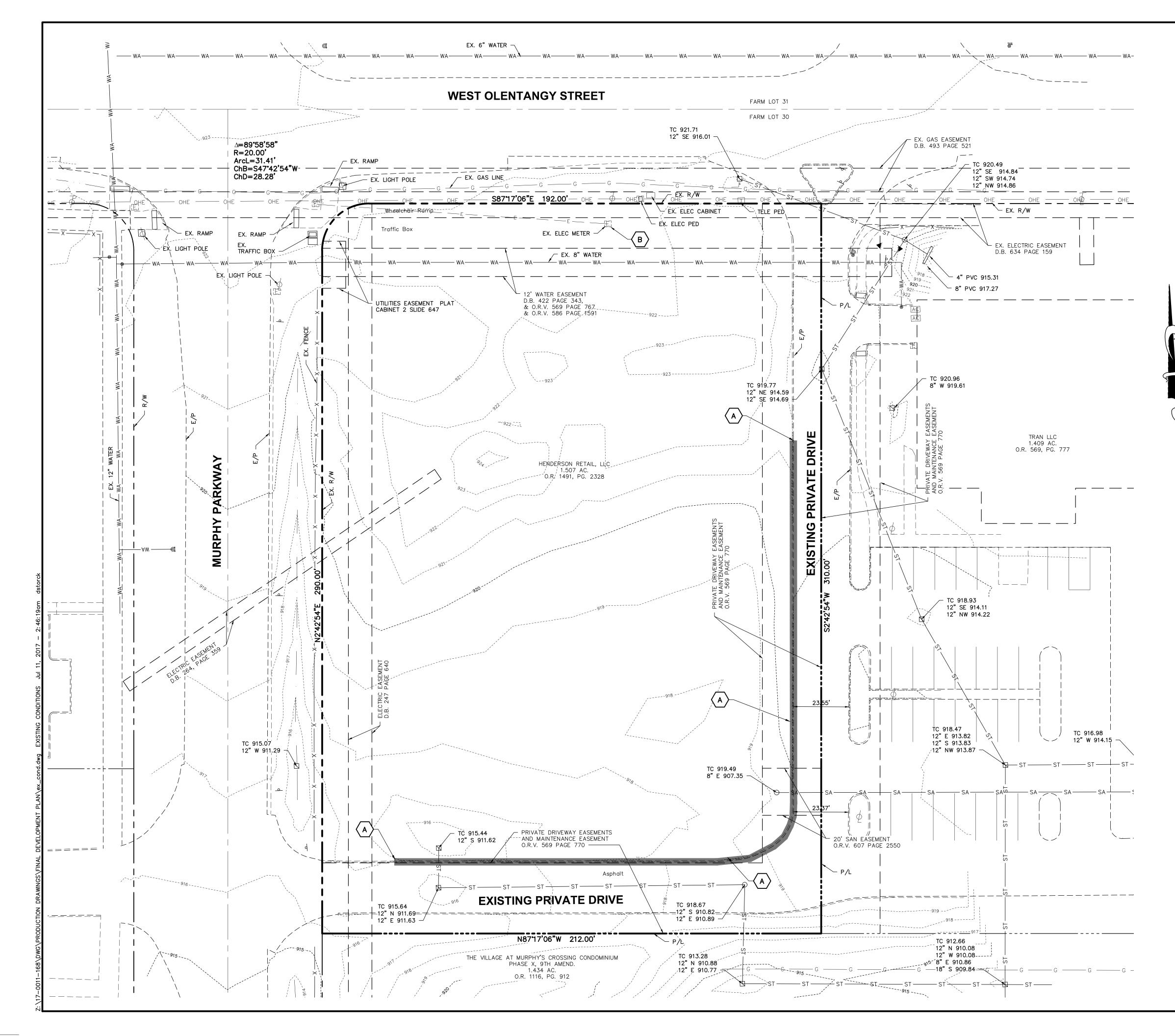
16. THE ORIGINAL TRACINGS, REVISED "AS BUILT", AND TWO SETS OF PRINTS SHALL BE GIVEN TO THE CITY PRIOR TO ANY TAP PERMITS BEING ISSUED, OR ACCEPTANCE BY THE CITY FOR THE ONE YEAR MAINTENANCE PERIOD. THE INFORMATION SHOWN ON THE "AS BUILT" PLANS SHALL BE FROM FIELD MEASUREMENTS. WATER SERVICES AND MAIN LINE VALVES SHALL BE LOCATED BY STREET STATIONING. TOP OF CASTING ELEVATIONS FOR ALL STORM SEWER STRUCTURES AND ANY VARIANCE IN THE HORIZONTAL LOCATION OF THE UTILITIES FROM THAT SHOWN ON THE APPROVED PLANS, SHALL BE SHOWN.

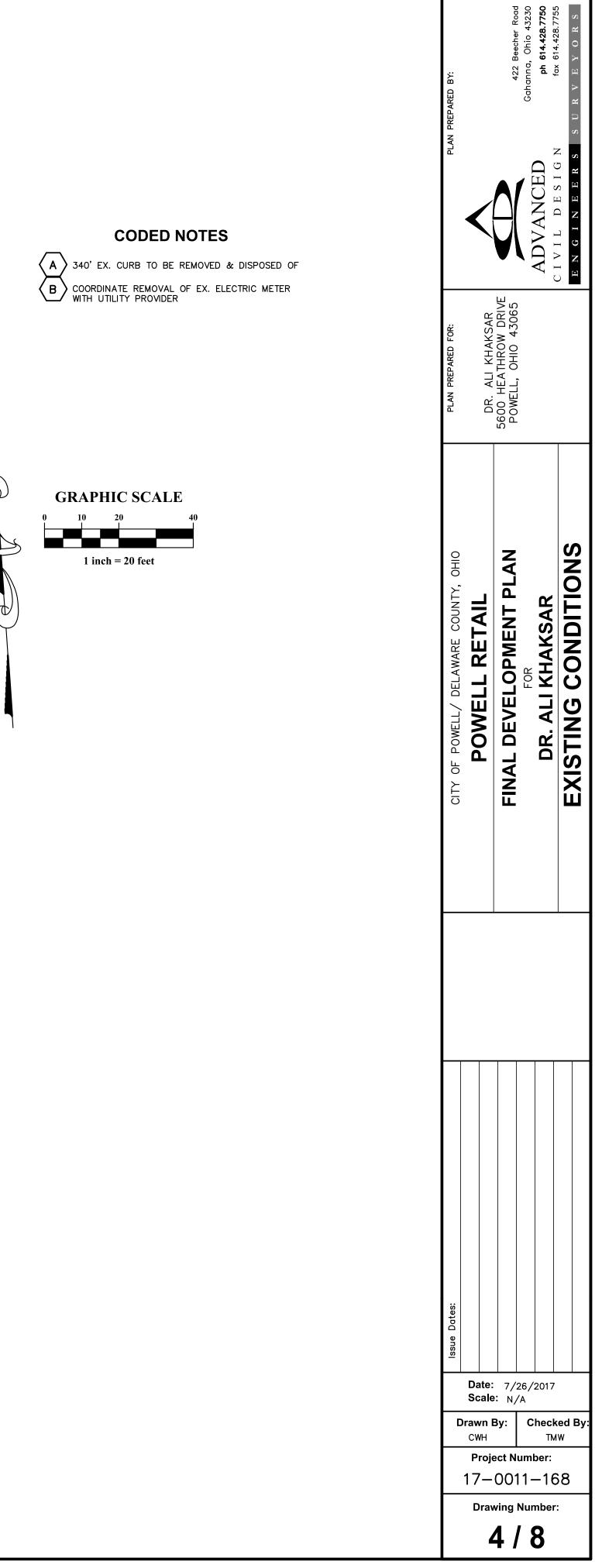
27. THE CONTRACTOR SHALL EXPOSE AND VERIFY THE LOCATION AND ELEVATION OF ANY UTILITIES WITHIN THE LIMITS OF THE PROPOSED CONDUIT PATH, PRIOR TO STARTING ANY EXCAVATION. IN CASE OF CONFLICT, ADJUSTMENTS IN LOCATION AND ELEVATION OF THE PROPOSED UTILITIES MAY BE MADE IF APPROVED PER GENERAL NOTE #24, OR ARRANGEMENTS SHALL BE MADE TO MOVE THE EXISTING UTILITY TO PROVIDE

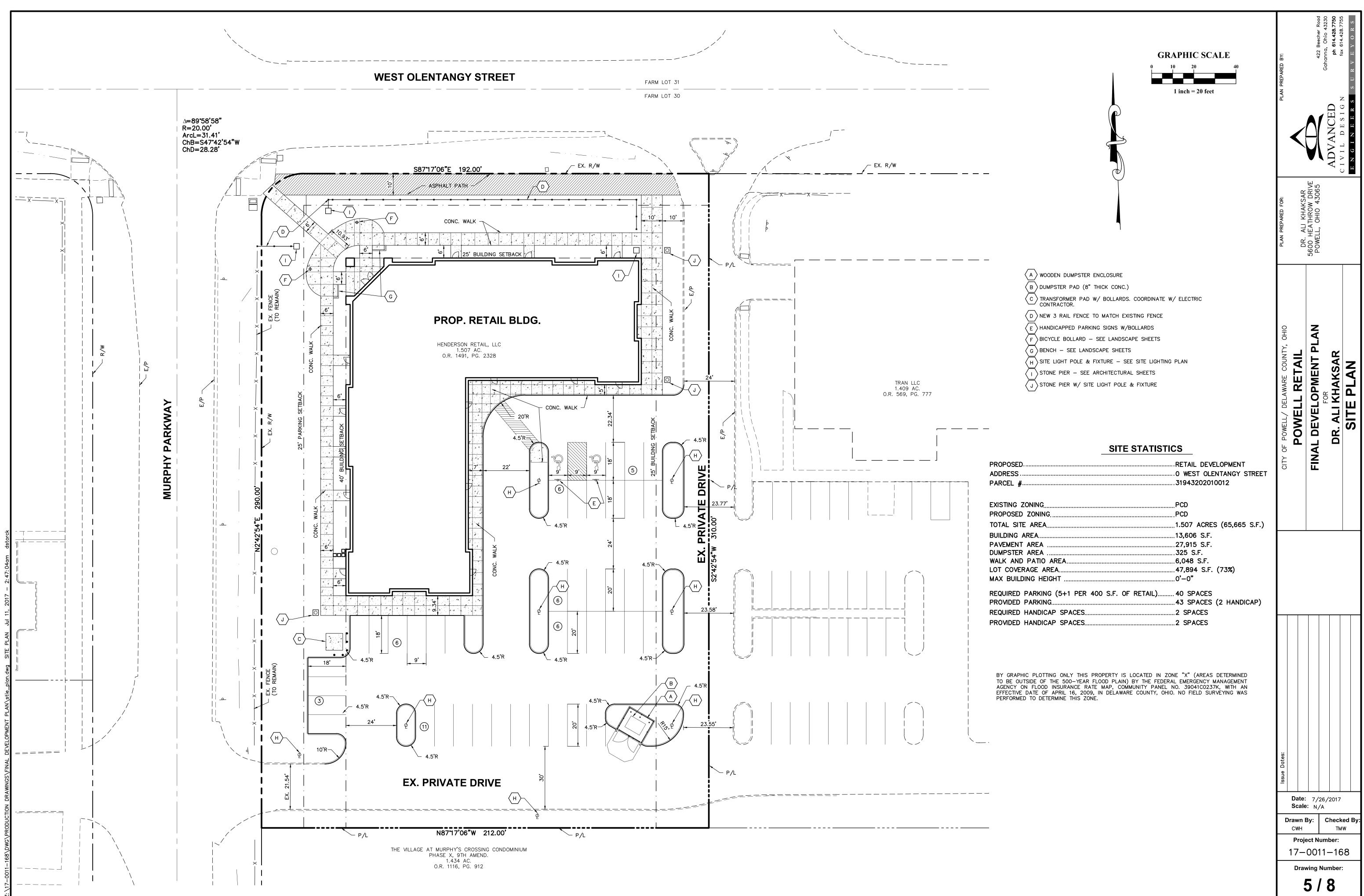
THE LINE OF FLOW UNLESS SHOWN OTHERWISE ON THE PLANS.

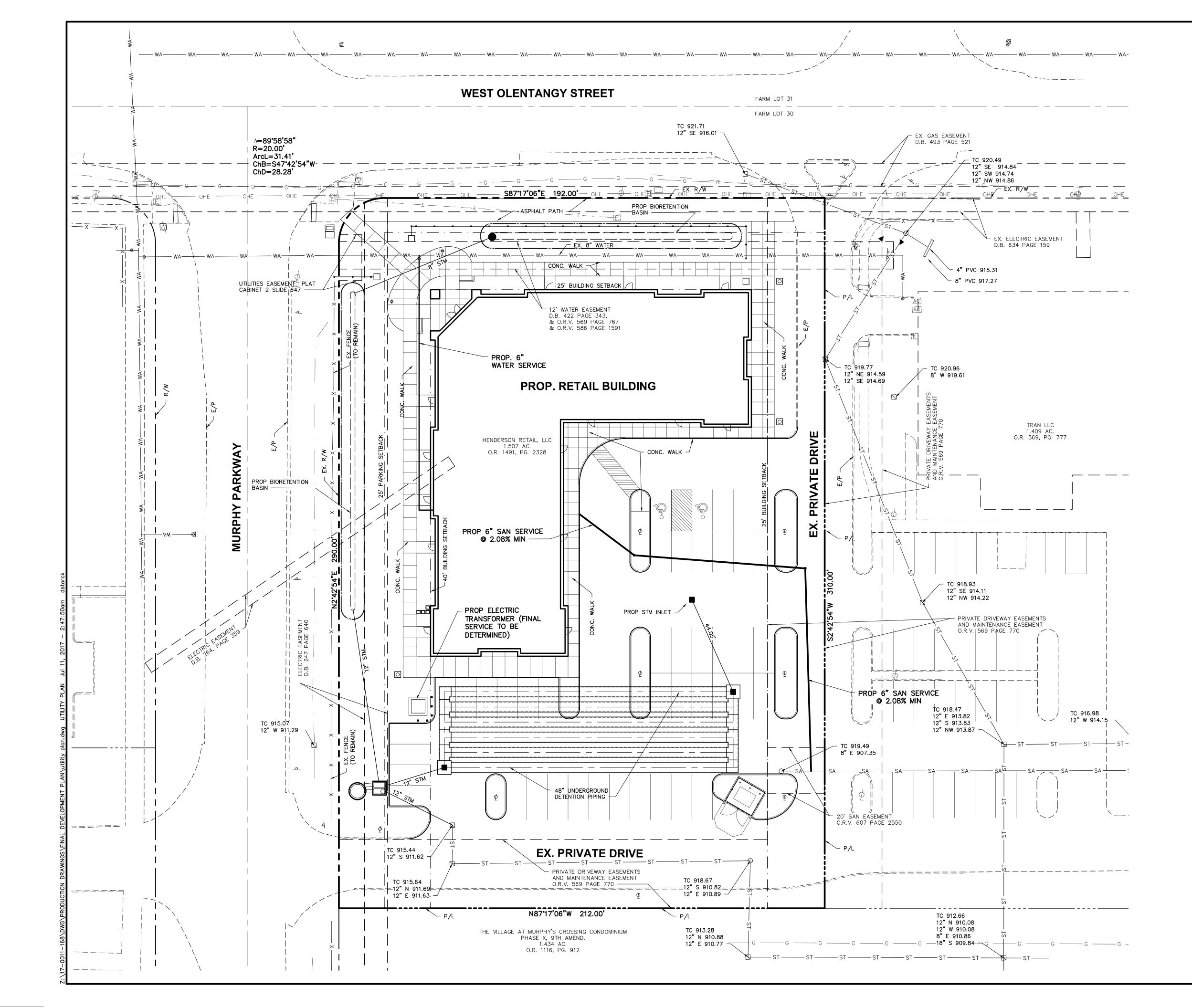


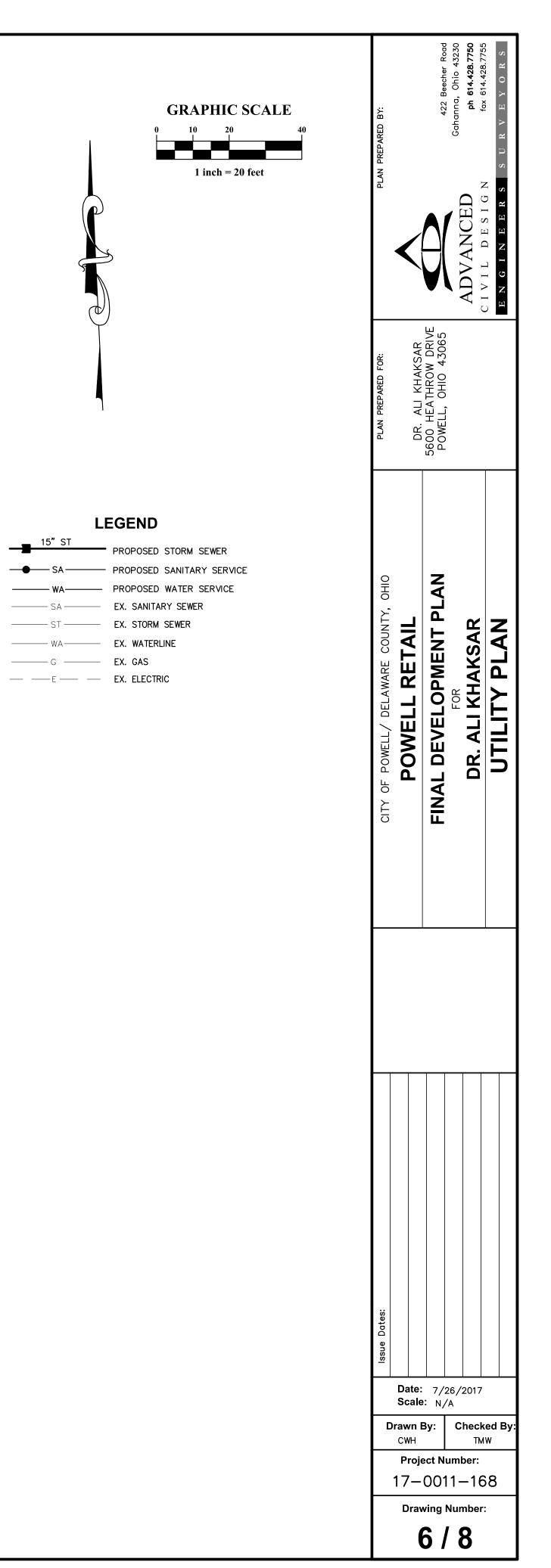


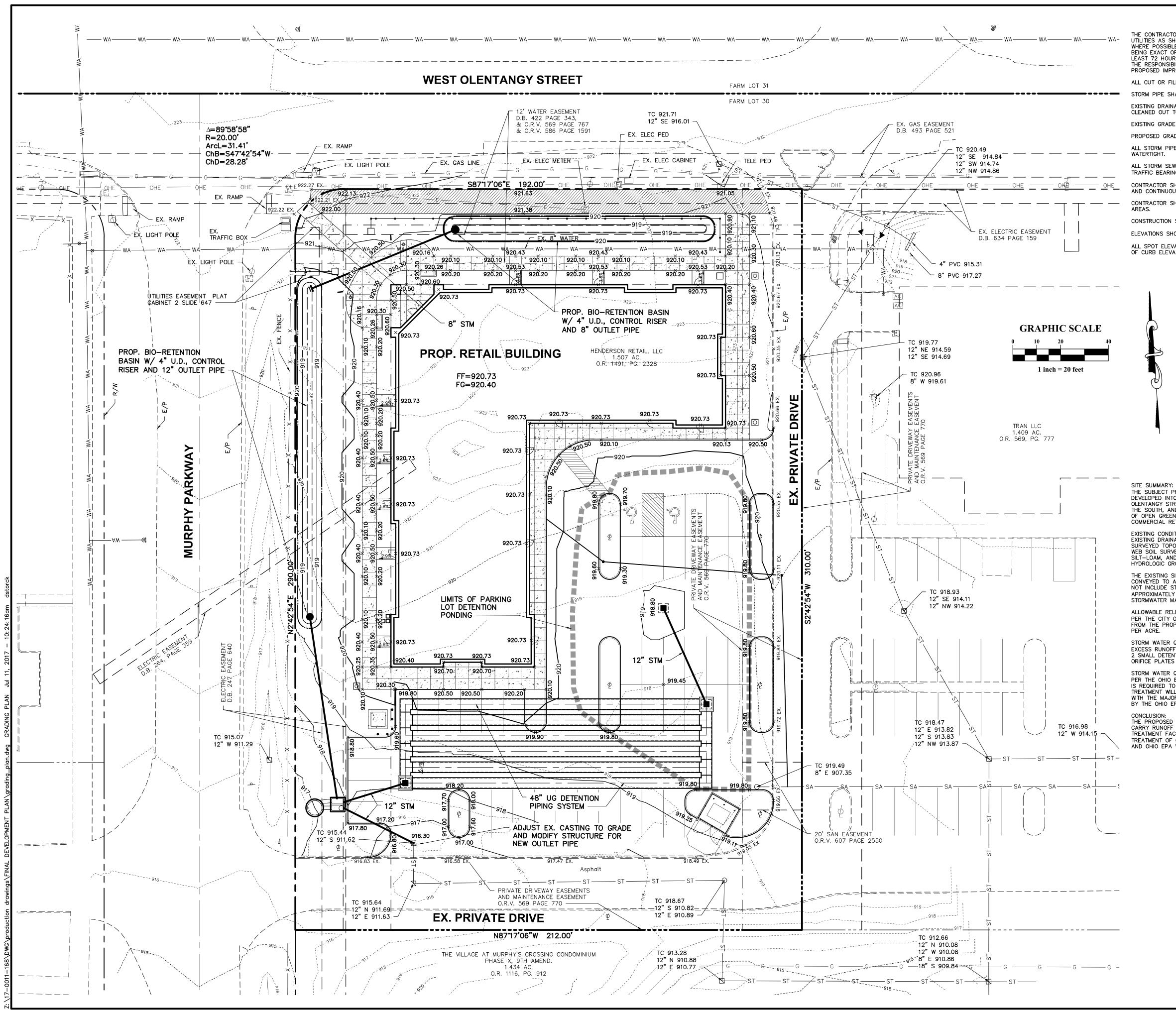






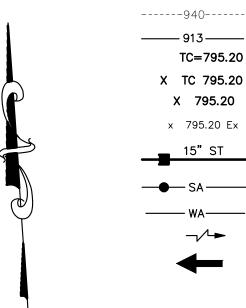






| SITE GRADING NOTES | | - Road 43230 | 3.7750 8.7750 | |
|---|----------|------------------------------|------------------|--------------|
| THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING JTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT EAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. | ARED BY: | 422 Beecher Gahanna, Ohio | ph 614.428. | 914.4 Y 0 |
| ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED. | PREPARED | | | n |
| STORM PIPE SHALL BE AS SPECIFIED IN THE GENERAL NOTES. | PLAN P | | | S |
| EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED. EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS. | Ъ | C | י הי | C C N |
| EXISTING GRADE CONTOURS SHOWN AT 1 FOOT INTERVALS. | | Ì | נן י | E E |
| PROPOSED GRADE CONTOURS SHOWN AT 1 FOOT INTERVALS. | | VE | | ы Н |
| ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT. | < - | ╢┊ | ر AL | L L |
| ALL STORM SEWER STRUCTURES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE IRAFFIC BEARING RING & COVERS. LIDS SHALL BE LABELED "STORM SEWER". | | | | N 6 |
| CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE. | | | | ר ש |
| CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS. | | | | |
| CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME. | FOR: | | | |
| ELEVATIONS SHOWN HEREIN ARE BASED ON NORTH AMERICAN VERTICAL DATUM (NAVD) 1988. | RED | | | |
| ALL SPOT ELEVATIONS SHOWN ARE FINISHED GRADE/TOP OF PAVEMENT UNLESS OTHERWISE NOTED. TOP OF CURB ELEVATIONS DENOTED AS TC XX.X | PREPARED | | | |
| LEGEND | PLAN | | | |





| EXISTING CONTOUR |
|---|
| PROPOSED CONTOUR |
| TOP OF CASTING ELEVATION |
| TOP OF CURB ELEVATION |
| TOP OF PAVEMENT OR GROUND SURFACE |
| EXISTING TOP OF PAVEMENT OR GROUND SURFACE |
| PROPOSED STORM SEWER |
| PROPOSED SANITARY SERVICE |
| PROPOSED WATER SERVICE |
| SURFACE FLOW ARROW |
| MAJOR FLOOD ROUTING PATH (GREATER THAN 100 YR EVENT) |
| |

STORMWATER CONTROL NARRATIVE

THE SUBJECT PROJECT POWELL RETAIL CONSISTS OF A SINGLE PARCEL (31943202010012) TO BE DEVELOPED INTO COMMERCIAL RETAIL SPACE WITH ASSOCIATED PARKING. THE SITE IS BOUND BY WEST OLENTANGY STREET TO THE NORTH, COMMERCIAL PROPERTY TO THE EAST, MURPHY PARK SUBDIVISION TO THE SOUTH, AND MURPHY PARKWAY TO THE WEST. THE SITE IS APPROXIMATELY 1.507 ACRES CONSISTING OF OPEN GREEN SPACE AND ASPHALT DRIVE AISLE. THE PROPOSED SITE IMPROVEMENTS INCLUDE A NEW COMMERCIAL RETAIL BUILDING WITH ASSOCIATED PARKING LOT.

EXISTING CONDITIONS: EXISTING DRAINAGE CONDITIONS WERE EVALUATED USING A COMBINATION OF AERIAL PHOTOGRAPHS, SURVEYED TOPOGRAPHY, SOIL MAPS, AND SITE PHOTOS. THE NATURAL RESOURCE CONSERVATION SERVICE WEB SOIL SURVEY IDENTIFIES THE PREDOMINANT ON-SITE SOILS AS BLOUNT SILT-LOAM, GLYNWOOD SILT-LOAM, AND UDORTHENTS CLAYEY-URBAN LAND-COMPLEX. THESE SOILS ARE CLASSIFIED WITHIN HYDROLOGIC GROUP "D".

THE EXISTING SITE PREDOMINATELY DRAINS TO THE SOUTH INTO AN EXISTING STORM SEWER AND CONVEYED TO AN EXISTING DETENTION SYSTEM. THE EXISTING DOWNSTREAM DETENTION SYSTEM DESIGN DID NOT INCLUDE STORAGE VOLUME OR WATER QUALITY TREATMENT FOR THE PROPOSED SITE. APPROXIMATELY 0.237 ACRES OF THE SITE (EXISTING ASPHALT DRIVE AISLE) WAS INCLUDED IN THE STORMWATER MANAGEMENT CALCULATIONS FOR THE BEST FRIENDS VETERINARY HOSPITAL.

ALLOWABLE RELEASE RATE:

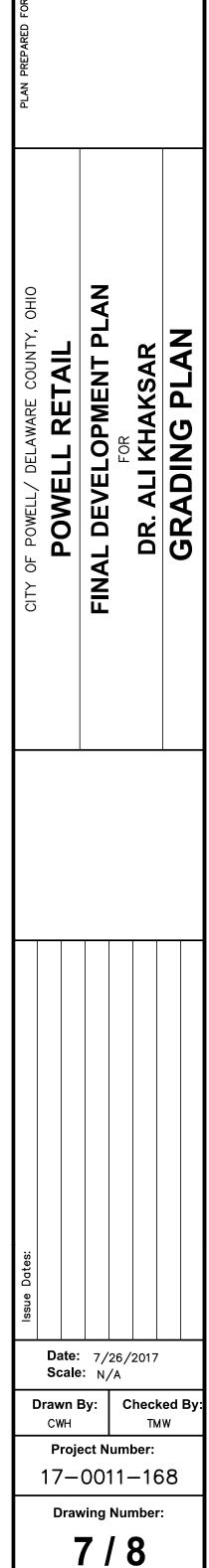
PER THE CITY OF POWELL'S STORMWATER DESIGN GUIDANCE DOCUMENT THE ALLOWABLE RELEASE RATE FROM THE PROPOSED SITE FOR A 200-YR POST-DEVELOPED STORM MUST BELOW OR EQUAL TO 0.40 CFS PER ACRE.

STORM WATER QUANTITY CONTROL:

EXCESS RUNOFF FROM THE PROPOSED POWELL RETAIL SITE WILL BE STORED IN 48" UNDERGROUND PIPING, 2 SMALL DETENTION BASINS AND PARKING LOT STORAGE WITH THE RELEASES CONTROLLED BY SEPARATE ORIFICE PLATES WITH OPENINGS SIZED TO MEET THE CITY POST-DEVELOPED FLOW REQUIREMENTS.

STORM WATER QUALITY CONTROL: PER THE OHIO EPA GENERAL CONSTRUCTION PERMIT, A STORMWATER BEST MANAGEMENT PRACTICE (BMP) IS REQUIRED TO TREAT THE FIRST FLUSH RUNOFF VOLUME PRODUCED BY A 3/4" RAINFALL EVENT. THE WO TREATMENT WILL BE ACCOMPLISHED UTILIZING DRAWDOWN TREATMENT IN THE 2 SMALL DETENTION BASIN WITH THE MAJORITY IF THE SITE BEING TREATED BY AN OFFLINE MECHANICAL VORTEX DEVICE APPROVED BY THE OHIO EPA.

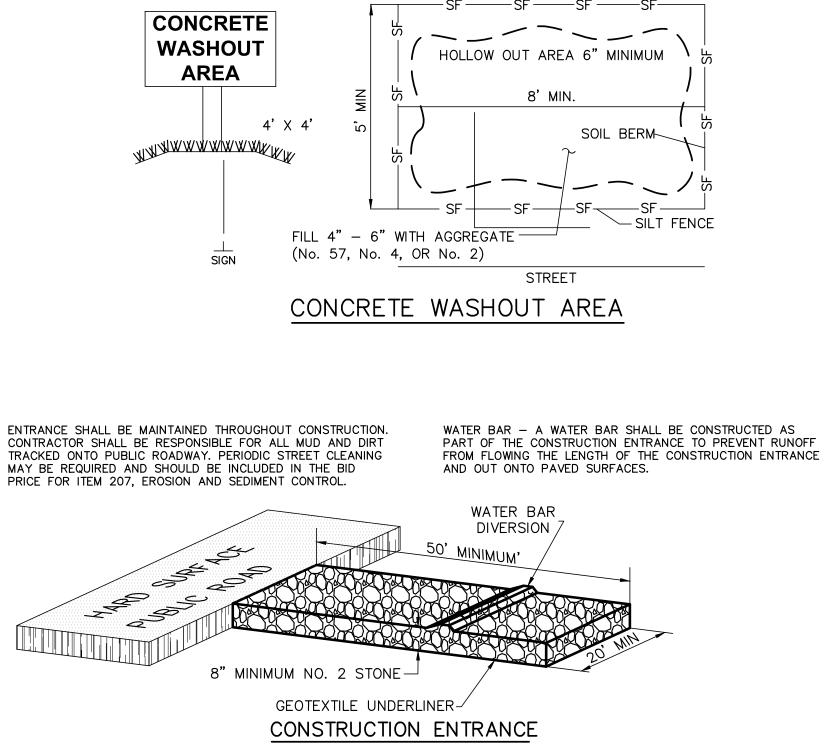
CONCLUSION: THE PROPOSED DEVELOPMENT WILL PROVIDE SURFACE AND SUBSURFACE STORMWATER CONVEYANCES TO CARRY RUNOFF SAFELY THOUGH THE SITE TOWARDS THE ONSITE DETENTION AND WATER QUALITY TREATMENT FACILITY. OUTLET STRUCTURES WITHIN THE SYSTEM PROVIDE PEAK FLOW CONTROL AND TREATMENT OF CAPTURED WATER TO COMPLY WITH CITY OF POWELL'S PEAK FLOW CONTROL REQUIREMENTS AND OHIO EPA WATER QUALITY REGULATIONS.



| | EROSION AND SEDIMENT CONTROL NARRATIVE |
|---|--|
| PLAN ENGINEERS: | ADVANCED CIVIL DESIGN, INC. 422 BEECHER ROAD GAHANNA, OH 43230 PH (614) 428-7750 FAX (614) 428-7755 |
| PROPERTY OWNER: | CONTACT: TOM WARNER EMAIL: TWARNER@ADVANCEDCIVILDESIGN.COM HENDERSON RETAIL LLC 250 EAST BROAD STREET, SUITE 1275 COLUMBUS, OHIO 43215 ATTN: MR. ERIC J. WITTENBERG |
| EXISTING SITE DESCRIPTION: | THE SITE IS CURRENTLY A VACANT TURF GRASS COVERED DEVELOPMENT LOT OVERALL SITE ACREAGE: 1.507 ACRES |
| EXISTING SITE DRAINAGE CONDITION: | THE EXISTING SITE DRAINS VIA OVERLAND SHEET FLOW TO THE SOUTH INTO A STORM SYSTEM WITHIN THE EXISTING RETAIL DEVELOPMENT AREA TO THE EAST AND SOUTH. |
| ADJACENT AREAS: | THE SITE IS BOUNDED BY WEST OLENTANGY STREET TO THE NORTH, A CONDOMINIUM DEVELOPMENT TO THE SOUTH, EXISTING COMMERCIAL DEVELOPMENT TO THE EAST & PARKWAY TO THE WEST. |
| CRITICAL AREAS: | NO CRITICAL AREAS HAVE BEEN IDENTIFIED. |
| EROSION & SEDIMENT CONTROL MEASURES: | EROSION AND SEDIMENT RUNOFF WILL BE CONTROLLED BY THE USE OF SEDIMENT FEINLET PROTECTION. INLET PROTECTION AT ALL EXISTING INLETS SHALL BE PLACED AT THE SITE MASS EXCAVATION. |
| MAINTENANCE: | MAINTENANCE OF THE EROSION & SEDIMENT CONTROL ITEMS SHALL BE IN ACCORDA THE NOTES LISTED WITHIN THIS PLAN. |
| CONSTRUCTION SEQUENCE: | 1. OBTAIN PROPER CITY OF POWELL, COUNTY, STATE, AND FEDERAL PERMITS. |
| (EROSION & SED. CONTROL) | 2. PRIOR TO CONSTRUCTION THE OWNER/OPERATOR SHALL COORDINATE WITH ALL CONTRACTORS AND THE CITY OF POWELL ENGINEER AS REQUIRED. |
| | 3. THE CONTRACTOR SHALL CALL THE OHIO UTILITIES PROTECTION SERVICE (OUPS) AT 1-800-362-2764 FORTY-EIGHT (48) HOURS IN ADVANCE OF ANTICIPATED START OF CONSTRUCTION, AND SHALL NOTIFY ALL UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO WORK IN THE VICINITY OF THEIR LINES: |
| | 4. ESTABLISH THE TEMPORARY CONSTRUCTION ENTRANCE INTO THE SITE PER DETAIL ON THIS SHEET. |
| | 5. THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCE AROUND ALL PROTECTION AREAS (PRESERVED TREES) PRIOR TO COMMENCEMENT OF WORK. |
| | 6. CLEAR NECESSARY VEGETATION FOR THE INSTALLATION OF THE PERIMETER SEDIMENT FENCE. |
| | 7. WHILE PERFORMING SITE GRADING ACTIVITIES. DISTURBED AREAS SHALL BE SEEDED WITHIN 7 DAYS OF CONSTRUCTION. DRAINAGE SHALL BE DIRECTED TO A FILTERING FACILITY AT ALL TIMES DURING CONSTRUCTION. TOPSOIL SHALL BE STOCKPILED FOR LATER RE-SPREAD OR HAULED OFFSITE. |
| | 8. AS EACH AREA IS DISTURBED AND MOUNDING TAKES PLACE IN ORDER TO PROVIDE COMPACTION AND PLACEMENT OF FILL ACROSS THE SITE, EROSION CONTROL MEASURES SHALL BE USED. STOCKPILES SHALL BE SURROUNDED BY SEDIMENT FENCE AND TEMPORARY SEEDING APPLIED. |
| | 9. SEED AND MULCH THE SITE ACCORDING TO THE TEMPORARY AND PERMANENT SEEDING REQUIREMENTS TO REESTABLISH ALL DENUDED AREAS. |
| | |

10. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF THE TEMPORARY EROSION CONTROL DEVICES ONLY AFTER ALL AREAS HAVE BEEN PAVED AND/OR SEEDED/MULCHED. AFTER REMOVAL OF THE EROSION CONTROL DEVICES, THE CONTRÁCTOR SHALL CLEAN ALL INLETS AND STORM SEWER PIPES OF ALL SEDIMENT INCURRED DURING CONSTRUCTION

CONTRACTOR RESPONSIBILITY: DETAILS HAVE BEEN PROVIDED ON THE PLANS IN AN EFFORT TO HELP THE CONTRACTOR PROVIDE EROSION AND SEDIMENTATION CONTROL. THE DETAILS SHOWN ON THE PLAN SHALL BE CONSIDERED A MINIMUM. ADDITIONAL OR ALTERNATE DETAILS MAY BE FOUND IN THE S.C.S. MANUAL "WATER MANAGEMENT AND SEDIMENT CONTROL FOR URBANIZING AREAS." THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR PROVIDING NECESSARY AND ADEQUATE MEASURES FOR PROPER CONTROL OF EROSION AND SEDIMENT RUNOFF FROM THE SITE ALONG WITH PROPER MAINTENANCE AND INSPECTION IN COMPLIANCE WITH THE NPDES GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.



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GENERAL EROSION AND SEDIMENT CONTROL NOTES

PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL PROPOSED GRADE IS REACHED ON ANY PORTION OF THE SITE. ALL DENUDED AREAS SHALL BE CONSTRUCTED TO FINAL PROPOSED GRADE AS QUICKLY AS POSSIBLE AND SHOULD NOT BE LEFT DORMANT UNLESS SITE CONDITIONS DO NOT ALLOW FINAL GRADING TO BE COMPLETED. SOIL STABILIZATION SHALL ALSO BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS WHERE GRADING MAY NOT BE COMPLETE, BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN FORTY-FIVE DAYS.

SHEET FLOW RUNOFF FROM DENUDED AREAS SHALL BE FILTERED OR DIVERTED TO A SETTLING FACILITY.

SEDIMENT BARRIERS SUCH AS SEDIMENT FENCE OR DIVERSIONS TO SETTLING FACILITIES SHALL PROTECT ADJACENT PROPERTIES AND WATER RESOURCES FROM SEDIMENT TRANSPORTED BY SHEET FLOW.

PRIOR TO CONSTRUCTION OPERATIONS IN A PARTICULAR AREA, ALL SEDIMENTATION AND EROSION CONTROL FEATURES SHALL BE IN PLACE. FIELD ADJUSTMENTS WITH RESPECT TO LOCATIONS AND DIMENSIONS MAY BE MADE BY THE ENGINEER.

THE CONTRACTOR SHALL PLACE INLET PROTECTION FOR THE EROSION CONTROL IMMEDIATELY AFTER CONSTRUCTION OF THE CATCH BASINS OR INLETS WHICH ARE NOT TRIBUTARY TO A SEDIMENT BASIN OR DAM.

THE LIMITS OF SEEDING AND MULCHING WILL EXTEND OVER THE PROJECT AREA IN ACCORDANCE WITH THE LEVEL OF DISTURBANCE ASSOCIATED WITH THE ACTUAL CONSTRUCTION SEQUENCE. ALL AREAS NOT DESIGNATED TO BE SEEDED SHALL REMAIN UNDER NATURAL GROUND COVER. THOSE AREAS DISTURBED OUTSIDE THE SEEDING LIMITS SHALL BE SEEDED AND MULCHED AT THE CONTRACTOR'S EXPENSE.

TEMPORARY SEEDING

PERMANENT SEEDING

| Area requiring temporary stabilization | Time frame to apply erosion controls | Area requiring Permanent stabilization | Time frame to apply ere |
|--|---|--|---|
| a surface water of the State and not at | Within two days of the most recent Disturbance if the area will remain idle for more than 21 days | Any area that will lie dormant for one year or more | Within seven days of the disturbance |
| For all construction activities, any disturbed areas that will be dormant for | Within seven days of the most recent disturbance within the area | Any areas within 50 feet of a surface water of the State and at final grade | Within two days of reachi |
| more than 21 days but less than one year, and not within 50 feet of a surface water of the State | For residential subdivisions, disturbed areas must be stabilized at least seven days prior to transfer of permit coverage | Any other areas at final grade | Within seven days of read within that area |
| | for the individual lot(s) Prior to the onset of winter weather | | |

| DESCRIPTION | DATES | RECOMMENDED APPLICATION RATE (OR EQUIVALENT) AS SPECIFIED IN RAINWATER & LAND DEVELOPMENT | | |
|----------------------|------------------|--|---|---------------------------|
| PERMANENT | MARCH 1-SEPT 30 | GENERAL USE | MIX OF CREEPING RED FESCUE © 20-40 LB/AC DOMESTIC RYEGRASS © 10-20 LB/AC KENTUCKY BLUEGRASS © 10-20 LB/AC | |
| SEEDING | | STEEP BANKS | | |
| | | ROAD DITCHES | TALL FESCUE @ | 40 LB/AC |
| TEMPORARY SEEDING | MARCH 1-SEPT 30 | MIX OF - PERENIAL RYEGRASS @ 40 LB/AC ANNUAL RYEGRASS @ 40 LB/AC | | |
| | | %H MARCH 15, APPLነ | ZER, THEN MULCH. FROM (THE SELECTEDSEED MIXTURE | |
| SEEDING | NOV 20-MARCH 15 | PREPARE SEEDBED, ADD LIME & FERTILIZER, APPLY THE SELECTED SEED MIXTURE AT A 50% INCREASE IN RATE, THEN MULCH | | |
| | ANY TIME OF YEAR | STRAW 2 TONS/AC OR 90 LB, | | 2 TONS/AC OR 90 LB/1000FT |
| MULCH | | HYDROSEED (WOOD CELLULOSE FIBER) 1 | | 1 TON/AC OR 46 LB/1000FT |

MAINTENANCE: IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE SEDIMENT CONTROL FEATURES USED ON THIS PROJECT. THE SITE SHALL BE INSPECTED EVERY 7 DAYS AND WITHIN 24 HOURS OF A STORM EVENT GREATER THAN 0.5" PER 24 HOUR PERIOD. RECORDS OF THESE INSPECTIONS SHALL BE KEPT AND MADE AVAILABLE TO JURISDICTIONAL AGENCIES IF REQUESTED. ANY SEDIMENT OR DEBRIS WHICH HAS REDUCED THE EFFICIENCY OF A STRUCTURE SHALL BE REMOVED IMMEDIATELY. SHOULD A STRUCTURE OR FEATURE BECOME DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE AT NO ADDITIONAL COST TO THE OWNER.

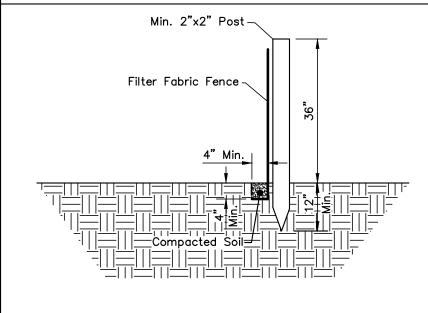
SCHEDULE: THE CONTRACTOR SHALL PROVIDE A SCHEDULE OF OPERATIONS TO THE CONSTRUCTION MANAGER. SEDIMENTATION AND EROSION CONTROL FEATURES SHALL BE PLACED IN ACCORDANCE WITH THIS SCHEDULE.

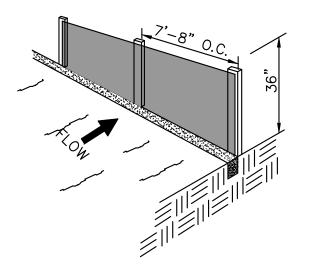
CONTRACTOR RESPONSIBILITY

DETAILS HAVE BEEN PROVIDED ON THE PLANS IN AN EFFORT TO HELP THE CONTRACTOR PROVIDE EROSION AND SEDIMENTATION CONTROL. THE DETAILS SHOWN ON THE PLAN SHALL BE CONSIDERED A MINIMUM. ADDITIONAL OR ALTERNATE DETAILS MAY BE FOUND IN THE S.C.S. MANUAL "WATER MANAGEMENT AND SEDIMENT CONTROL FOR URBANIZING AREAS." THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR PROVIDING NECESSARY AND ADEQUATE MEASURES FOR PROPER CONTROL OF EROSION AND SEDIMENT RUNOFF FROM THE SITE ALONG WITH PROPER MAINTENANCE AND INSPECTION IN COMPLIANCE WITH THE NPDES GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.

THE CONTRACTOR SHALL PROVIDE A SCHEDULE OF OPERATIONS TO THE OWNER. THE SCHEDULE SHOULD INCLUDE A SEQUENCE OF THE PLACEMENT OF THE SEDIMENTATION AND EROSION CONTROL MEASURES THAT PROVIDES FOR CONTINUAL PROTECTION OF THE SITE THROUGHOUT THE EARTH MOVING ACTIVITIES.

THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT OFF-SITE TRACKING OF SEDIMENTS BY VEHICLES AND EQUIPMENT IS MINIMIZED. ALL SUCH OFF-SITE SEDIMENT SHALL BE CLEANED UP DAILY.





SEDIMENT FENCE DETAIL

(No Scale)

SYNTHETIC FILTER FABRICS. IT IS DESIGNED FOR SITUATIONS IN WHICH ONLY SHEET OR OVERLAND FLOWS ARE EXPECTED.

SEDIMENT FENCE NOTES

- 1. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36-INCHES (HIGHER FENCES MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE). 2. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LÉNGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM
- OF A 6 INCH OVERLAP, AND SECURELY SEALED. 3. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 12-INCHES). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL
- NOT EXCEED 6 FEET. 4. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4-INCHES WIDE AND 4 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER. 5. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY
- DUTY WIRE STAPLES AT LEAST 1-INCH LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2-INCHES AND SHALL NOT EXTEND MORE THAN 36-INCHES ABOVE THE ORIGINAL GROUND SURFACE. 6. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE,
- AND 8-INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36-INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
- 7. WHEN EXTRA STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF ITEM NO. 6 APPLYING. 8. THE TRENCH SHALL BE BACKFILLED AND SOIL COMPACTED OVER THE FILTER FABRIC
- 9. SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE. BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND

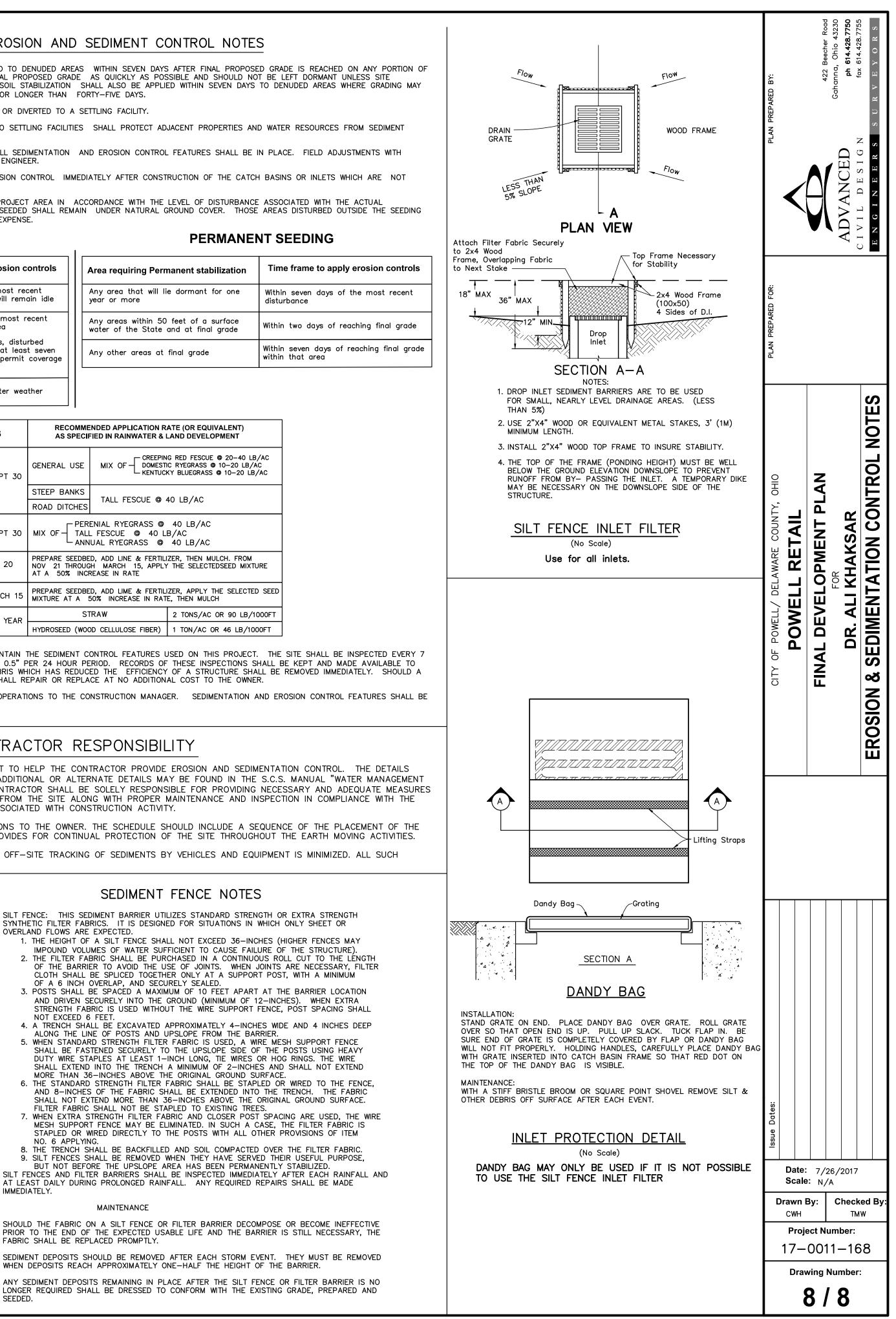
AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

MAINTENANCE

SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.





NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



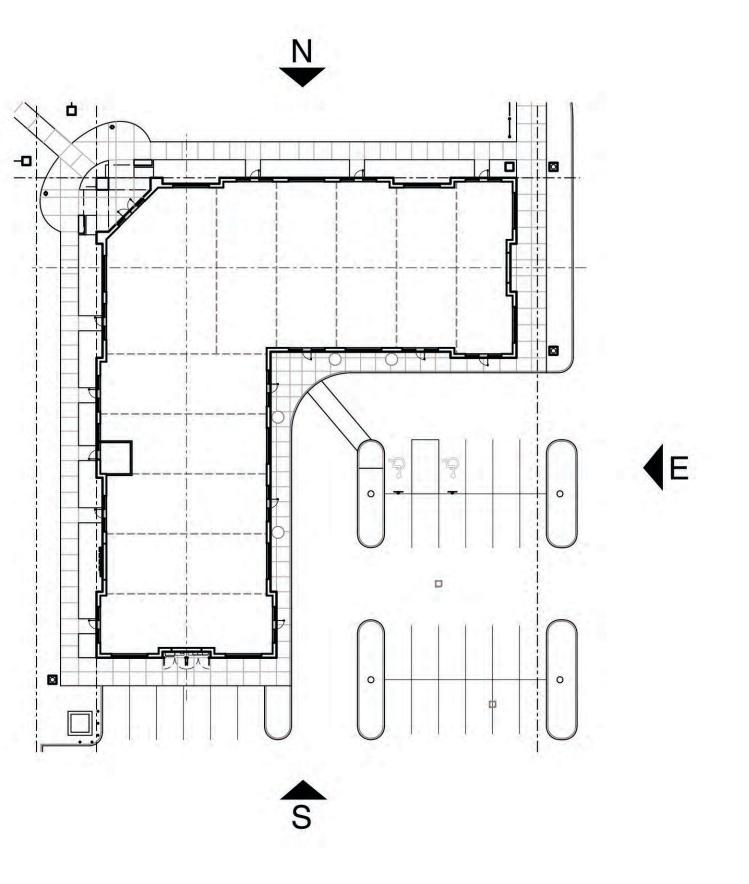


SOUTH ELEVATION



DUMPSTER ENCLOSURE ELEVATIONS

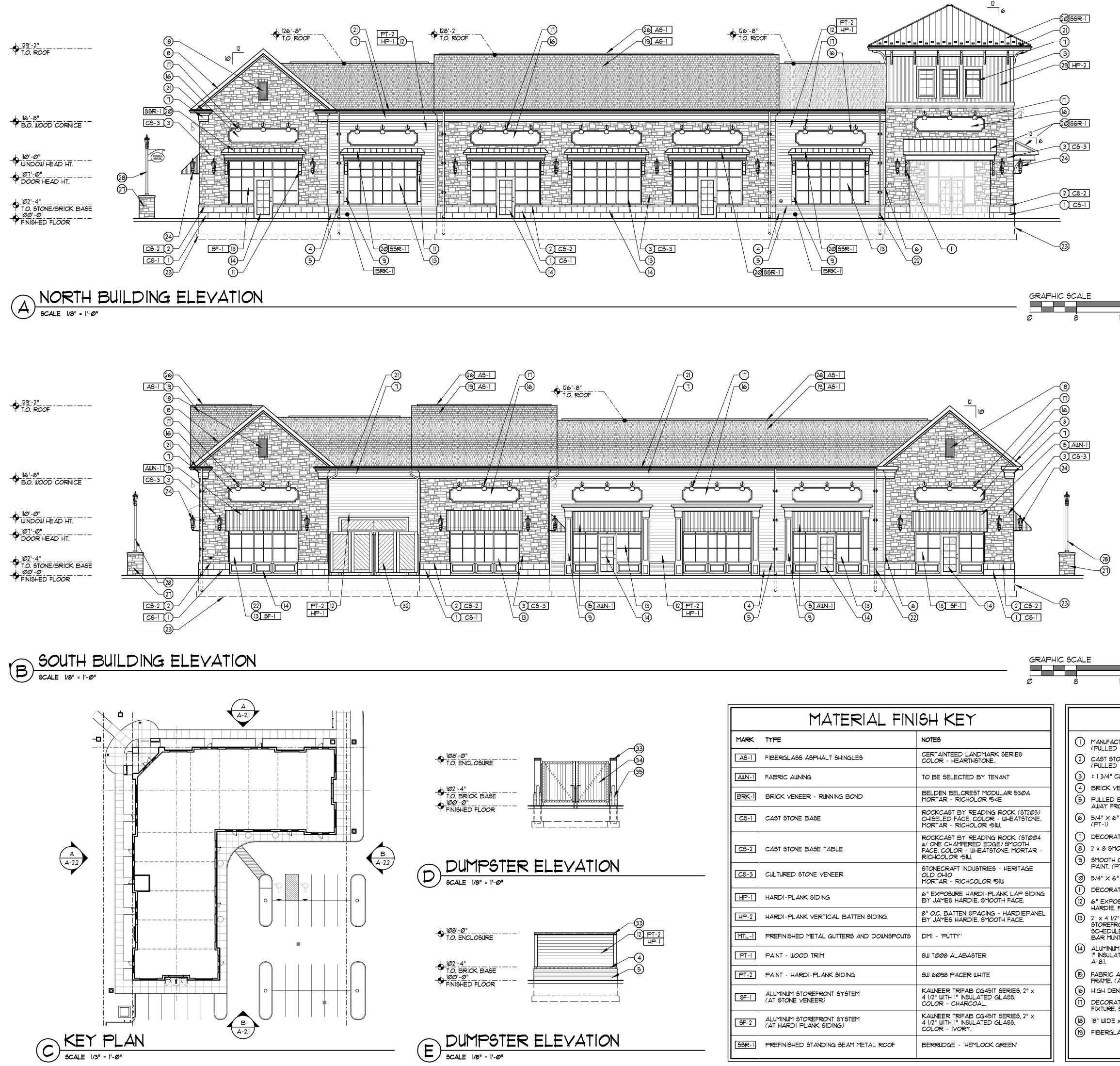




KEY PLAN

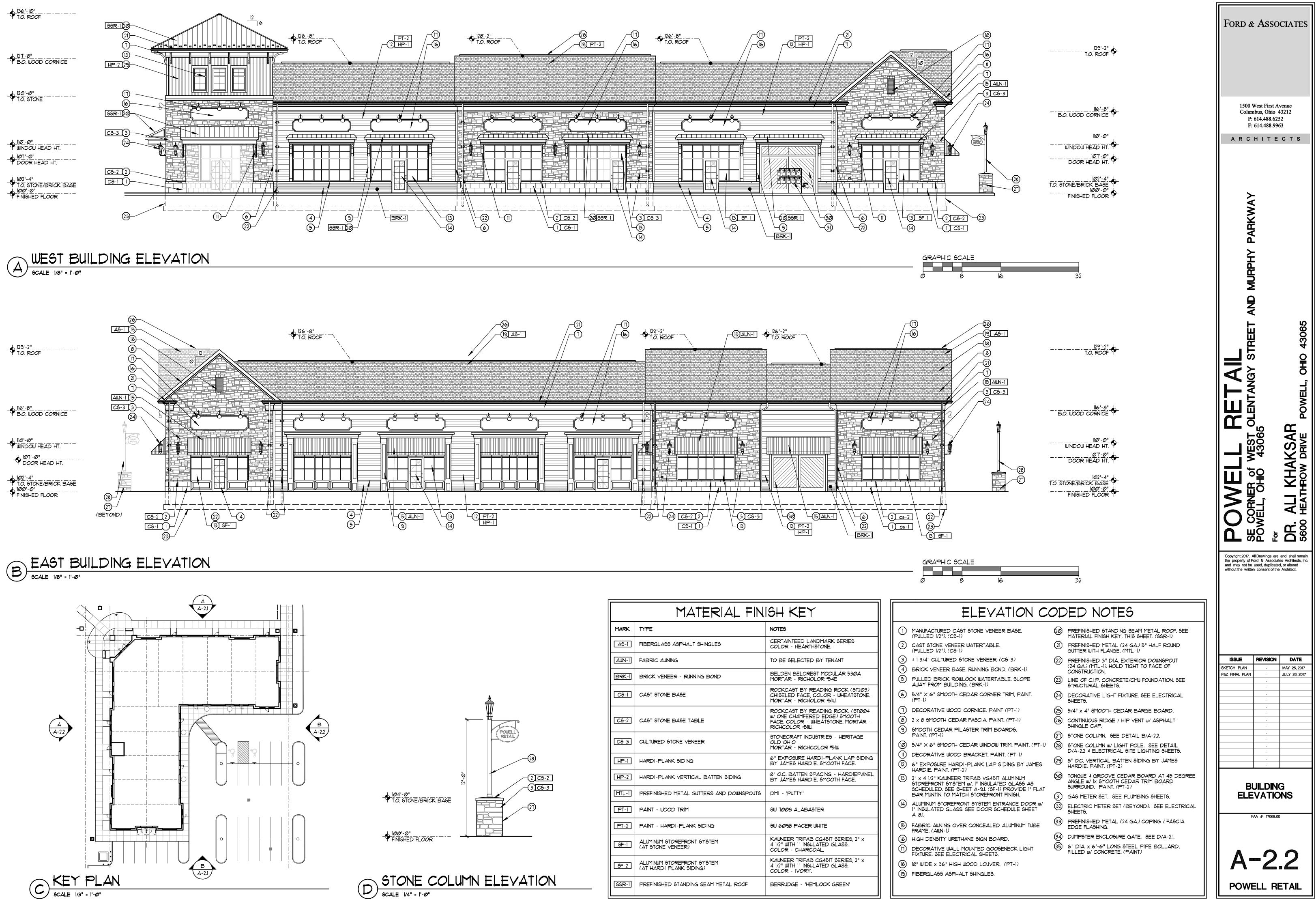


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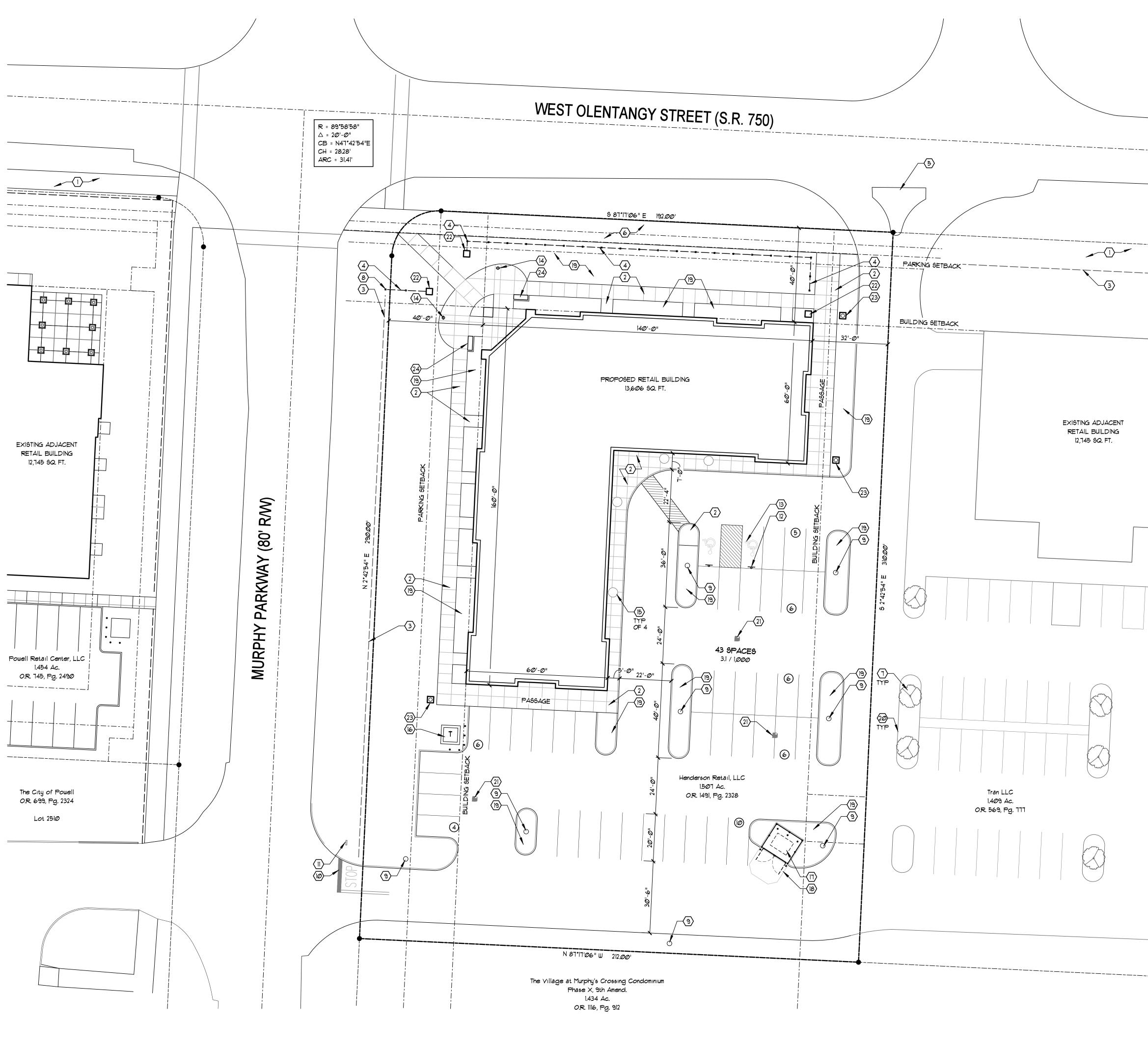


| MATERIAL FINISH KEY | | | | |
|---------------------|---|--|--|--|
| MARK | TYPE | NOTES | | |
| AS-1 | FIBERGLASS ASPHALT SHINGLES | CERTAINTEED LANDMARK SERIES COLOR - HEARTHSTONE. | | |
| AWN-1 | FABRIC AWNING | TO BE SELECTED BY TENANT | | |
| BRK-1 | BRICK VENEER - RUNNING BOND | BELDEN BELCREGT MODULAR 530A MORTAR - RICHOLOR #54E | | |
| CS-1 | CAST STONE BASE | ROCKCAST BY READING ROCK (ST203) CHISELED FACE, COLOR - WHEATSTONE. MORTAR - RICHOLOR +51W. | | |
| C9-2 | CAST STONE BASE TABLE | ROCKCAST BY READING ROCK. (STØØ4 w/ ONE CHAMFERED EDGE) SMOOTH FACE. COLOR - WHEATSTONE. MORTAR - RICHCOLOR *51W. | | |
| C9-3 | CULTURED STONE VENEER | STONECRAFT INDUSTRIES - HERITAGE OLD OHIO MORTAR - RICHCOLOR *51W | | |
| HP-1 | HARDI-PLANK SIDING | 6" EXPOSURE HARDI-PLANK LAP SIDING BY JAMES HARDIE, SMOOTH FACE. | | |
| HP-2 | HARDI-PLANK VERTICAL BATTEN SIDING | 8" O.C. BATTEN SPACING - HARDIEPANEL BY JAMES HARDIE. SMOOTH FACE. | | |
| MTL-1 | PREFINISHED METAL GUTTERS AND DOWNSPOUTS | DMI - 'PUTTY' | | |
| PT-I | PAINT - WOOD TRIM | SW 7008 ALABASTER | | |
| PT-2 | PAINT - HARDI-PLANK SIDING | SW 6098 PACER WHITE | | |
| SF-1 | ALUMINUM STOREFRONT SYSTEM (AT STONE VENEER) | KAWNEER TRIFAB CG45IT SERIES, 2" × 4 1/2" WITH 1" INSULATED GLASS. COLOR - CHARCOAL. | | |
| 9 F-2 | ALUMINUM STOREFRONT SYSTEM (AT HARDI PLANK SIDING) | KAWNEER TRIFAB CG45IT SERIES, 2" x 4 1/2" WITH 1" INSULATED GLASS. COLOR - IVORY. | | |
| 66R-1 | PREFINISHED STANDING SEAM METAL ROOF | BERRUDGE - 'HEMLOCK GREEN' | | |

| | | Ford & Associates |
|---|---|---|
| | | 1500 West First Avenue Columbus, Ohio 43212 P: 614.488.6252 F: 614.488.9963 А R C H I T E C T S |
| I.O. STONE/BRICK BASE T 100'-0" FINISHED FLOOR 16 32 | | URPHY PARKWAY |
| T.O. ROOF | | -AL NGY STREET AND M L, OHO 43065 |
| II6'-8" B.O. WOOD CORNICE II0'-0" WINDOW HEAD HT. DOOR HEAD HT. 102'-4" T.O. STONE/BRICK BASE I00'-0" FINISHED FLOOR | | NER of WEST OLENTA , OHIO 43065 , I KHAKSAR ATHROW DRIVE POWEL |
| | | Copyright 2017. All Drawings are and shall remain the property of Ford & Associates Architects, Inc. and may not be used, duplicated, or altered without the written consent of the Architect. |
| ELEVATION CO ACTURED CAST STONE VENEER BASE. ED 1/2"). (CS-1) STONE VENEER WATERTABLE. ED 1/2"). (CS-1) " CULTURED STONE VENEER (CS-3) A VENEER BASE. RUNNING BOND. (BRK-1) D BRICK ROWLOCK WATERTABLE. SLOPE FROM BUILDING. (BRK-1) C * SMOOTH CEDAR CORNER TRIM, PAINT. RATIVE WOOD CORNICE. PAINT. (PT-1) BMOOTH CEDAR FASCIA. PAINT. (PT-1) C * SMOOTH CEDAR WINDOW TRIM. PAINT. (PT-1) RATIVE WOOD BRACKET. PAINT. (PT-1) C * SMOOTH CEDAR WINDOW TRIM. PAINT. (PT-1) RATIVE WOOD BRACKET. PAINT. (PT-1) POSURE HARDI-PLANK LAP SIDING BY JAMES E. PAINT. (PT-2) 1/2" KAUNEER TRIFAB VG45IT ALUMINUM FROMT SYSTEM W. / "INSULATED GLASS AS DULED. SEE SHEET A-9.1. (SF-1) PROVIDE I" FLAT UNTIN TO MATCH STOREFRONT FINISH. NUM STOREFRONT SYSTEM ENTRANCE DOOR W/ LATED GLASS. SEE DOOR SCHEDULE SHEET C AUNING OVER CONCEALED ALUMINUM TUBE (AUN-1) DENSITY URETHANE SIGN BOARD. RATIVE WALL MOUNTED GOOSENECK LIGHT 2: SEE ELECTRICAL SHEETS. DE x 36" HIGH WOOD LOUVER. (PT-1) GLASS ASPHALT SHINGLES. | PREFINISHED STANDING SEAM METAL ROOF, SEE MATERIAL FINISH KEY, THIS SHEET. (S9R-1) PREFINISHED METAL (24 GA) 5" HALF ROUND GUTTER WITH FLANGE. (MTL-1) PREFINISHED 3" DIA EXTERIOR DOUNSPOUT (24 GA) (MTL-1), HOLD TIGHT TO FACE OF CONSTRUCTION. INE OF C.I.P. CONCRETE/CMU FOUNDATION. SEE STRUCTURAL SHEETS. DECORATIVE LIGHT FIXTURE. SEE ELECTRICAL SHEETS. 5/4" x 4" SMOOTH CEDAR BARGE BOARD. CONTINUOUS RIDGE / HIP VENT W/ ASPHALT SHINGLE CAP. STONE COLUMN W/ LIGHT POLE. SEE DETAIL D/A-22 4 ELECTRICAL SHTELTING SHEETS. STONE COLUMN W/ LIGHT POLE. SEE DETAIL D/A-22 4 ELECTRICAL SHTE LIGHTING SHEETS. STONE COLUMN W/ LIGHT POLE. SEE DETAIL D/A-22 4 SHOOTH CEDAR BOARD AT 45 DEGREE ANGLE W/ IX SMOOTH CEDAR TRIM BOARD SURROUND. PAINT. (PT-2) GAS METER SET. SEE PLUMBING SHEETS. GAS METER SET. SEE PLUMBING SHEETS. PREFINISHED METAL (24 GA) COPING / FASCIA EDGREE ASHLERS. PREFINISHED METAL (24 GA) COPING / FASCIA EDGREE ALGER FING. PREFINISHED METAL (24 GA) COPING / FASCIA EDGREE ALGER FING. OUMPSTER ENCLOSURE GATE. SEE D/A-21. G" DIA X 6'-6" LONG STEEL PIPE BOLLARD, FILLED W/ CONCRETE. (PAINT) | ISSUE REVISION DATE SKETCH PLAN MAY 25, 2017 P6Z FINAL PLAN JULY 26, 2017 JULY 26, 2017 BUILDING </th |



| [AWN-1] | FABRIC AUNING: | TO BE SELECTED BY TENANT |
|---------|---|--|
| BRK-1 | BRICK VENEER - RUNNING BOND | BELDEN BELCREGT MODULAR 530A MORTAR - RICHOLOR #54E |
| CS-1 | CAST STONE BASE | ROCKCAST BY READING ROCK (ST203) CHISELED FACE, COLOR - WHEATSTONE. MORTAR - RICHOLOR +51W. |
| C9-2 | CAST STONE BASE TABLE | ROCKCAST BY READING ROCK. (ST004 w/ ONE CHAMFERED EDGE) SMOOTH FACE. COLOR - WHEATSTONE. MORTAR - RICHCOLOR *51W. |
| C9-3 | CULTURED STONE VENEER | STONECRAFT INDUSTRIES - HERITAGE OLD OHIO MORTAR - RICHCOLOR #51W |
| HP-1 | HARDI-PLANK SIDING | 6" EXPOSURE HARDI-PLANK LAP SIDING BY JAMES HARDIE, SMOOTH FACE, |
| HP-2 | HARDI-PLANK VERTICAL BATTEN SIDING | 8" O.C. BATTEN SPACING - HARDIEPANEL BY JAMES HARDIE, SMOOTH FACE. |
| MTL-1 | PREFINISHED METAL GUTTERS AND DOWNSPOUTS | DMI - 'PUTTY' |
| PT-1 | PAINT - WOOD TRIM | SW 7008 ALABASTER |
| PT-2 | PAINT - HARDI-PLANK SIDING | SW 6098 PACER WHITE |
| SF-1 | ALUMINUM STOREFRONT SYSTEM (AT STONE VENEER) | KAWNEER TRIFAB CG45IT SERIES, 2" x 4 1/2" WITH 1" INSULATED GLASS. COLOR - CHARCOAL. |
| SF-2 | ALUMINUM STOREFRONT SYSTEM (AT HARDI PLANK SIDING) | KAWNEER TRIFAB CG45IT SERIES, 2" x 4 1/2" WITH 1" INSULATED GLASS. COLOR - IVORY. |
| [66R-1] | PREFINISHED STANDING SEAM METAL ROOF | BERRUDGE - 'HEMLOCK GREEN' |

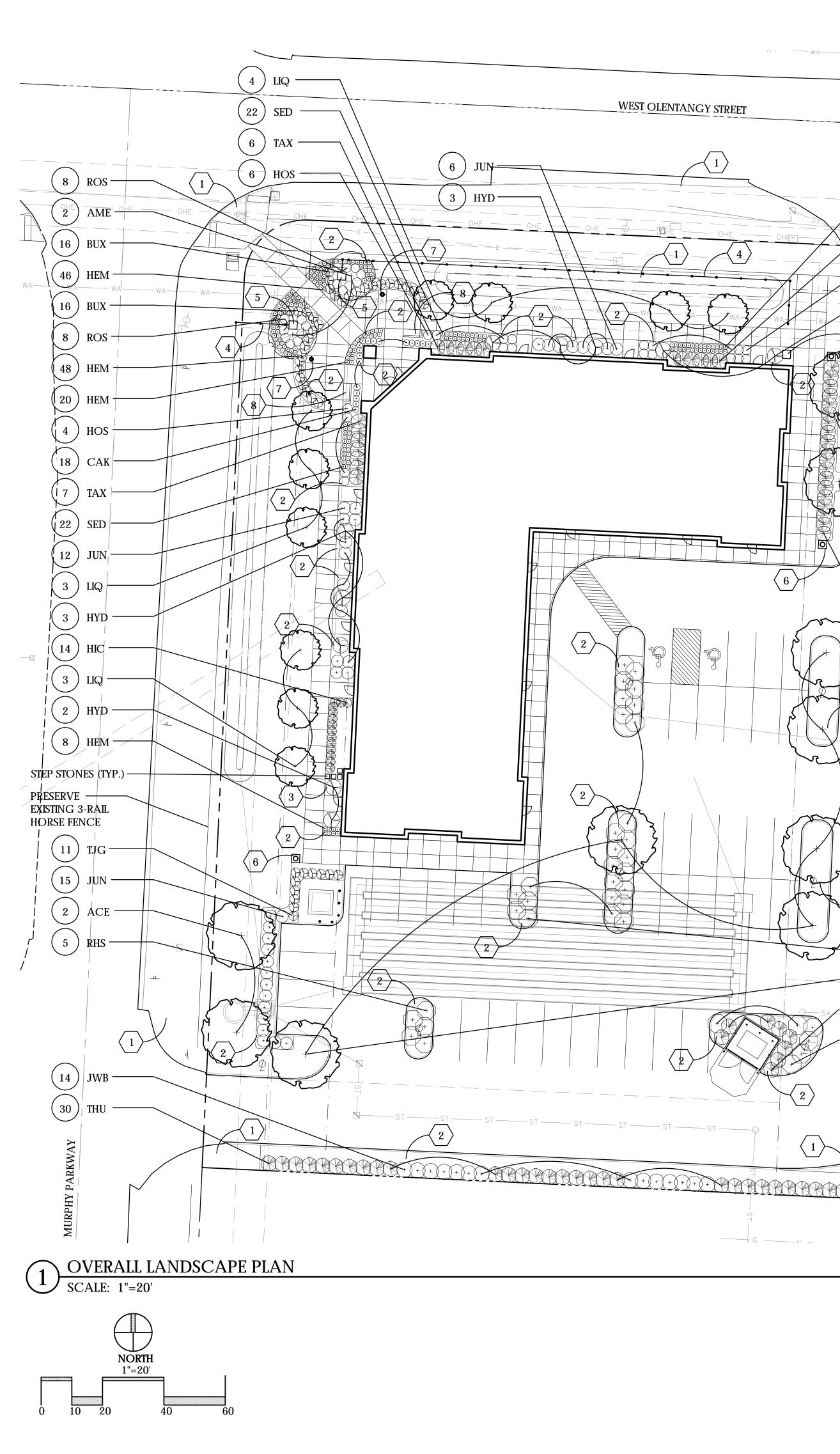


A SITE PLAN SCALE 1" = 20'-0"

GRAPHIC SCALE 2Ø Ò

4Ø

| GENERAL NOTES PARKING REQUIRED - RETAIL USE ONLY- - 5 SPACES + 1 PER 400 SF. - 5 + 35 = 40 SPACES REQUIRED - 43 SPACES PROVIDED SEE LANDSCAPE PLAN FOR PLANTING MATERIAL # SCHEDULES. | Ford & Associates |
|---|---|
| SITE CODED NOTES EXISTING ASPHALT BIKE PATH TO REMAIN. CONCRETE SIDEWALK, SEE CIVIL SHEETS. EXISTING 3-RAIL FENCE TO REMAIN. KWB 3-RAIL FENCE TO MATCH EXISTING. EXISTING RIGHT-IN/RIGHT-OUT CIRB TO REMAIN. SEE CIVIL SHEETS. NEW ASPHALT BIKE PATH. SEE CIVIL SHEETS. EXISTING TREE TO REMAIN. MODIFY EXISTING FENCE TO PROVIDE OPENING TO NEW SIDEWALK. SITE LIGHT POLE 4 FIXTURE. SEE SITE LIGHTING SHEETS. EXISTING STOP SIGN TO REMAIN SEE CIVIL SHEETS. SITE LIGHT POLE 4 FIXTURE. SEE SITE LIGHTING SHEETS. EXISTING STOP SIGN TO REMAIN SEE CIVIL SHEETS. SACCESSIBLE PARKING STALL GRAPHIC. SEE CIVIL SHEETS. ACCESSIBLE PARKING STALL GRAPHIC. SEE CIVIL SHEETS. ACCESSIBLE PARKING STALL GRAPHIC. SEE CIVIL SHEETS. BICYCLE BOLLARD, SEE LANDSCAPING SHEETS. SEASONAL PLANTERS. (TTPICAL OF 4). GROUND MOUNTED ELECTRICAL TRANSFORMER SEE ELECTRICAL SHEETS. DUMPSTER ENCLOSURE: SEE SHEET A-22. * THICK CONCRETE DUMPSTER PAD. LANDSCAPE PLANTING BED. SEE LANDSCAPE DRAWINGS. EXISTING CONCRETE CURB TO REMAIN. PROPOSED STORM / SEWER 6EE CIVIL SHEETS. STONE COLUMN WE HIGHT POLE. SEE A-22 4 SITE ELECTRICAL SHEETS. BENCH. SEE LANDSCAPING SHEETS. SENCH. SEE LANDSCAPING SHEETS. BENCH. SEE LANDSCAPING SHEETS. | ISOO West First Avenue Columbus, Ohio 43212 P: 614.488.6222 F: 614.488.9963 A R C H I T E C T S A R C H I |
| | the property of Ford & Associates Architects, Inc. and may not be used, duplicated, or altered without the written consent of the Architect. Image: second consent of the Architect. |



CONSTRUCTION NOTES:

- 1 LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 2 LANDSCAPE AREA, PROVIDE 3" DEPTH HARDWOOD MULCH TO MATCH BUILDING ELEVATION, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- $\overline{\langle 3 \rangle}$ STONE MULCH, 2" 3" LOCAL WASH GRAVEL, 6" DEPTH.
- $\langle 4 \rangle$ 3 RAIL HORSE FENCE, MATCH EXISTING.

(28) SED/

-6 TAX

10) HOS

HYD

2) ACE

(19) TAX

26) RHS

) PYR

RHS

- 5 STONE COLUMN, SEE ARCHITECTURAL PLANS FOR SPECS.
- 6 STONE COLUMN WITH LIGHT, SEE ARCHITECTURAL PLANS FOR SPECS.
- BIKE BOLLARD, AVAILABLE FROM FAIR WEATHER SITE
- (7) FURNISHINGS, PRODUCT: BR-2. PHONE: 800-323-1798. SEE DETAIL 1 ON SHEEL L-2 FOR MORE INFORMATION.
- 8 6' BENCH, AVAILABLE FROM DUMOR, INC, PRODUCT: BENCH 500. PHONE: 800-598-4018. SEE DETAIL 2 ON SHEET L-2 FOR MORE INFORMATION.

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES

ORNAMENTAL TREE

- LARGE DECIDUOUS SHRUB
- EXISTING TREE - EVERGREEN SHRUB - DECIDUOUS SHRUB - EVERGREEN TREE PERENNIALS GROUNDCOVER

SHADE TREE

PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

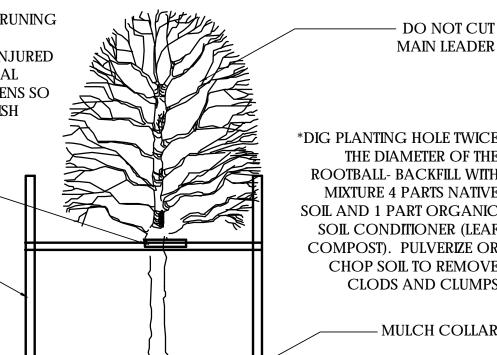
| | RACIOR | (ESPONSIBLE FOR ALL PLANIS SHOWN ON PLAN) | | | | |
|--------|----------|---|----------------------------------|------------|-------|---------|
| QTY | KEY | BOTANICAL NAME | COMMON NAME | SIZE | COND. | REMARKS |
| TREES | | | | | | |
| 5 | ACE | ACER X FREEMANII 'SIENNA' | SIENNA GLEN MAPLE | 3" CAL. | B&B | |
| 2 | AME | AMELANCHIER CANADENSIS 'GLENN FORM' | RAINBOW PILLAR SERVICEBERRY | 3" CAL. | B&B | |
| 10 | LIQ | LIQUIDAMBAR STYRAC IFLUA 'SLENDER SILHOUETIE' | SLENDER SILHOUETTE SWEETGUM | 3" CAL. | B&B | |
| 7 | PYR | PYRUS CALLERYANA 'CLEVELAND SELECT' | CLEVELAND SELECT PEAR | 1.5 " CAL. | B&B | |
| SHRUBS | 5 | | | | | |
| 32 | BUX | BUXUS 'GREEN VELVET' | GREEN VELVET BOXWOOD | 24" HGT. | B&B | |
| 14 | HIC | TAXUS X MEDIA 'HICKSII' | HICKS YEW | 3.5' HGT. | B&B | |
| 10 | HYD | HYDRANGEA PANICULATA 'LIMELIGHT' | LIMELIGHT HYDRANGEA | 36" HGT. | B&B | |
| 33 | JUN | JUNIPERUS VIRGINIANA 'GREY OWL' | GREY OWL JUNIPER | 18" HGT. | B&B | |
| 14 | JWB | JUNIPERUS SCOPULORUM 'WICHITA BLUE' | WICHITA BLUE JUNIPER | 4' HGT. | B&B | |
| 37 | RHS | RHUS AROMATICA 'GRO-LOW' | GRO-LOW FRAGRANT SUMAC | 18" SPRD. | CONT. | |
| 16 | ROS | ROSA X 'RADTKO' | DOUBLE KNOCK OUT ROSE | 18" HGT. | B&B | |
| 38 | TAX | TAXUS X MEDIA 'DENSIFORMIS' | DENSE YEW | 24" HGT. | B&B | |
| 30 | THU | THUJA OCCIDENTALIS 'SMARAGD' | EMERALD GREEN ARBORVITAE | 4' HGT. | B&B | |
| 11 | TJG | THUJA OCCIDENTALIS 'JANED GOLD' | JANED GOLD ARBORVITAE | 36" HGT. | B&B | |
| 8 | VIB | VIBURNUM DENTATUM | ARROWWOOD VIBURNUM | 24" HGT. | B&B | |
| PERENI | NIALS/OR | NAMENTAL GRASSES | | | | |
| 18 | CAK | CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' | KARL FOERSTER FEATHER REED GRASS | NO. 2 | CONT. | |
| 122 | HEM | HEMEROCALLIS 'GOING BANANAS' | GOING BANANAS DAYLILY | NO. 1 | CONT. | |
| 20 | HOS | HOSTA SIEBOLDIANA 'ELEGANS' | ELEGANS HOSTA | NO. 1 | CONT. | |
| 72 | SED | SEDUM SPECTABILE 'AUTUMN JOY' | AUTUMN JOY SEDUM | NO. 1 | CONT. | |
| | | | | | | |

NOTE:

THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. PLANT TREES AND EVERGREENS SO THE ROOT FLARE IS 2"- 3" ABOVE FINISH GRADE

FLEXIBLE TREE WEBBING MATERIAL ³/₄ WIDE-GREEN COLOR

2" X 2" X 8' WOOD STAKE, 2 PER TREE



*DIG PLANTING HOLE TWICE THE DIAMETER OF THE **ROOTBALL- BACKFILL WITH** MIXTURE 4 PARTS NATIVE SOIL AND 1 PART ORGANIC SOIL CONDITIONER (LEAF COMPOST). PULVERIZE OR CHOP SOIL TO REMOVE CLODS AND CLUMPS

- DO NOT CUT

- MULCH COLLAR

REMOVE TOP 1/3 (12" MIN.) OF BURLAP AND TWINE

2 <u>DECIDUOUS TREE</u> N.T.S.

GENERAL PLANTING NOTES:

- 1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
- 2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
- 3. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 4. PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
- 5. ALL PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
- 6. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.

LANDSCAPE REQUIREMENTS

REQUIREMENT

MINIMUM REQUIRED TREES - SEE CHART IN CODE SECTI 1145.30(a)(2)(B) FOR CHAR

LANDSCAPING OF PARKING 1 DECIDUOUS TREE PER 10 DECIDUOUS TREE PER 8 SPA

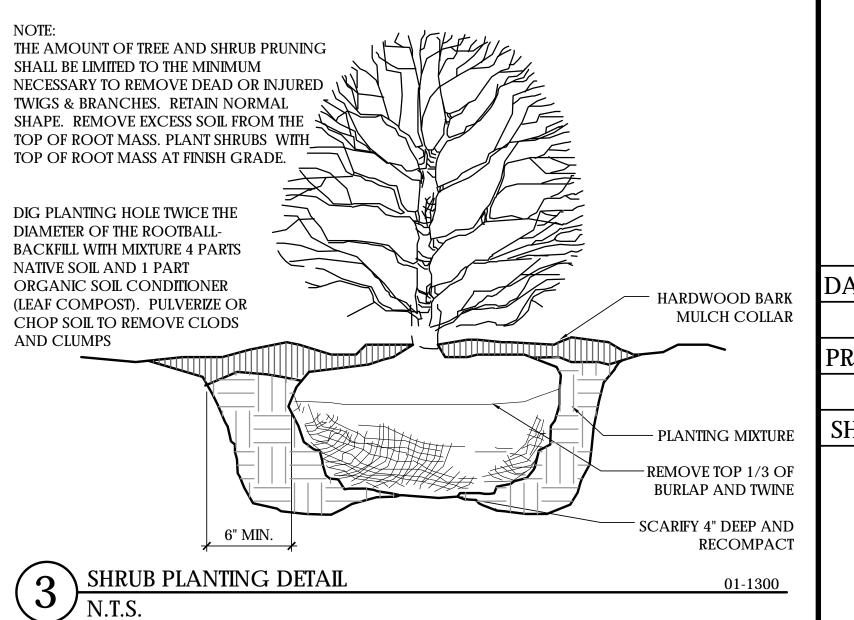
LANDSCAPING AROUND BU FOUNDATION - 5 SHRUBS PER 10 LF OF BUI PERIMETER + 10 PERENNIALS

BUILDING PERIMETER SCREENING OF NEIGHBORI PROPERTIES

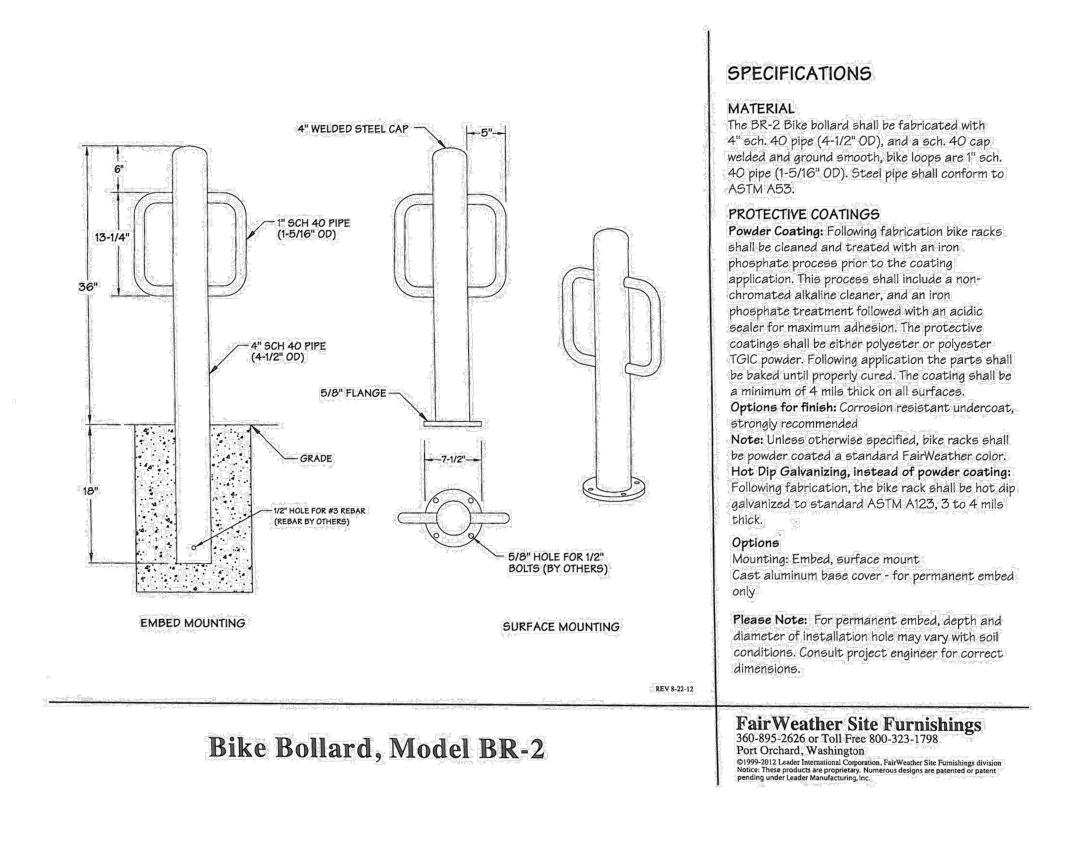
- 4' HEIGHT DENSE VEGETATI

01-1001

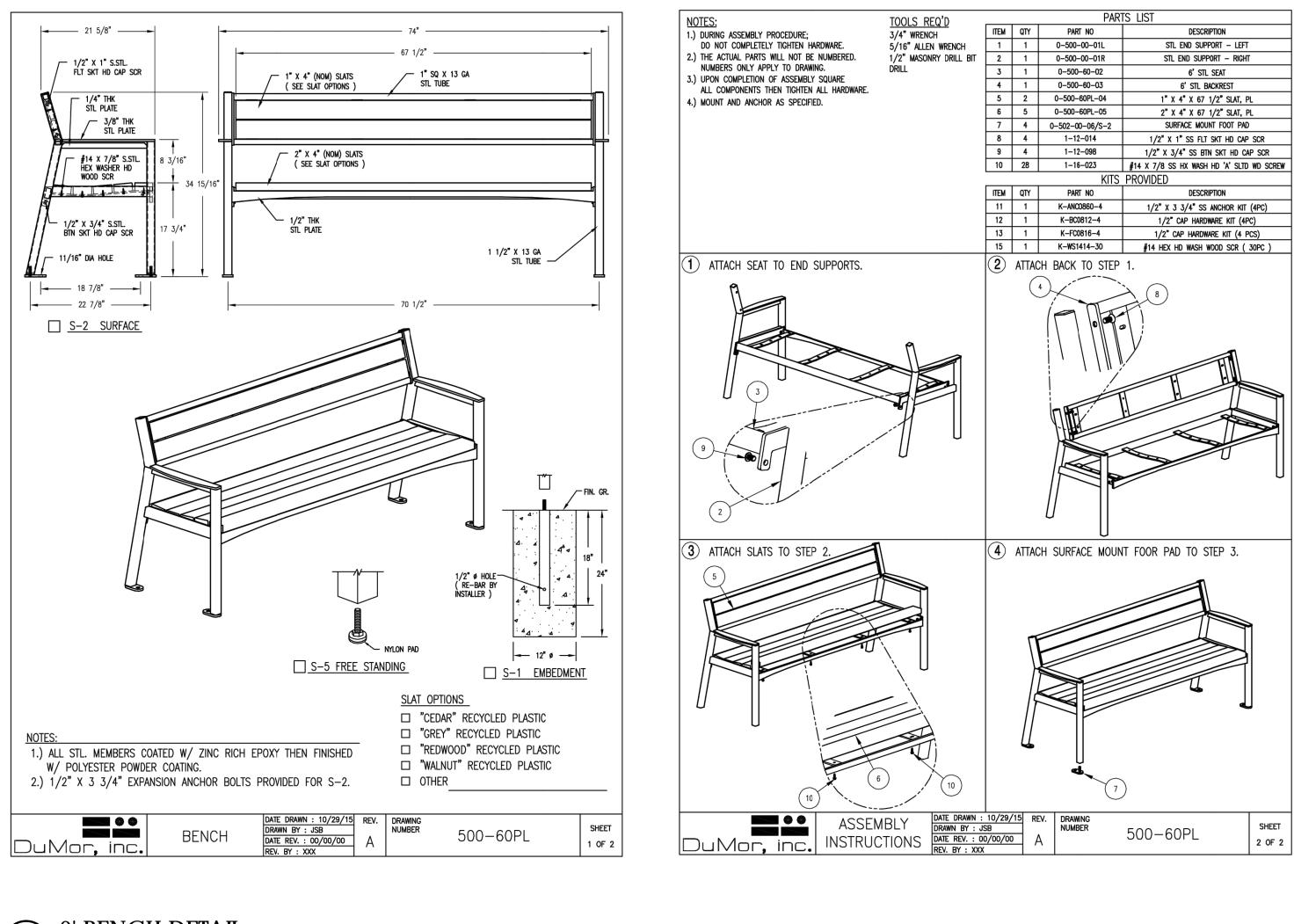
| | REQUIRED | PROVIDED |
|---|--|--|
| TION RT. | 41,158 SF = 43 CALIPER INCHES (15 TREES @ 3" CALIPER) | 48 CALIPER INCHES (17 TREES @ 3" CALIPER) |
| G AREAS 0 SPACES + 1 ACES THEREOF | 43 SPACES = 6 TREES IN PARKING AREA | 6 TREES IN PARKING AREA |
| UILDING JILDING LS PER 40 LF OF | 624 LF OF BUILDING PERIMETER = 78 SHRUBS AND 156 PERENNIALS | 128 SHRUBS AND 232 PERENNIALS |
| ZING TIVE PLANTING | SCREENING ALONG SOUTHERN PERIMETER | SCREENING PROVIDED WITH 44 4' HEIGHT SHRUBS |



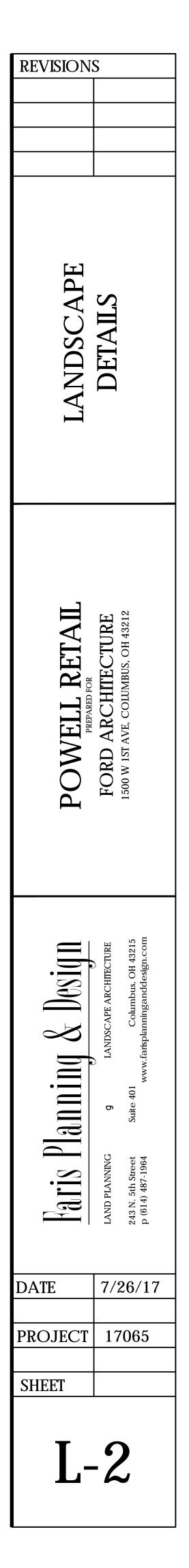
| | | | | | | REVISION | S |
|---|---|--|----------------------------|--|----------------------------|------------------------|--|
| 7. SOE |) DING / SEEDI | NG BY | LANDS | CAPE CONTRA | CTOR. | | |
| | 8. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES | | | | | | |
| NOT Repi | TBEEN INDEPEN RESENTATIVE. | NDENI THE C | LY VER ONTRA | ATE WAY ONLY A IFIED BY THE OW CTOR SHALL DE ING UTILITIES PR | VNER OR ITS TERMINE THE | | |
| CON RESH BE C Exa | MMENCING W PONSIBLE FOR DCCASIONED CTLY LOCATE | VORK ANY A By the And f | LLY HCH MIGHT JRE TO | | PLAN | | |
| | AREAS DISTUR ORED, FINE G | | | VLL | PE PI | | |
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| | | | PROV | IDED | | | Z |
| B CALIPEI | R INCHES (15 T | REES | 48 CA | ALIPER INCHES (PER) | 17 TREES @ 3" | | LA |
| 6 TREES I | N PARKING AR | EA | 6 TRE | ES IN PARKING A | AREA | | |
| LDING PH 156 PERE | ERIMETER = 78 ENNIALS | | 128 SI | HRUBS AND 232 | PERENNIALS | | |
| ALONG S | OUTHERN | | 1 | ENING PROVIDI It shrubs | ED WITH 44 4' | WELL RETAL | CHITECTURE columbus, oh 43212 |
| | | | | | | | |
| | | | | | | | CHI |
| | SIZE | CC | OND. | REMARKS | | E | AR^{i} |
| 27 | 3" CAL. | B& | | | | N | FORD AR 1500 W 1ST AVE, |
| RY JM | 3" CAL. 3" CAL. | B& B& | | | | | FORD 1500 W 1ST |
| | 1.5 " CAL. | B& | | | | | |
| | 24" HGT. | B& | R | | | | |
| | 3.5' HGT. | B& | | | | | |
| | 36" HGT. | B& | | | | | |
| | 18" HGT. | B& | | | | | |
| | 4' HGT. 18" SPRD. | B& CC | B DNT. | | | | |
| | 18" HGT. | B& | | | | | |
| | 24" HGT. | B& | В | | | | TURE 43215 1.con |
| | 4' HGT. | B& | | | | | OH , esigr |
| | 36" HGT. 24" HGT. | B& B& | | | | | LANDSCAPE ARCHITECTURE Columbus, OH 43215 www.farisplanninganddesign.com |
| | 1 | | | 1 | | | CAPE Colui nning |
| GRASS | NO. 2 NO. 1 | _ | DNT. DNT. | | | | ANDS(|
| | NO. 1 NO. 1 | _ | DNT. DNT. | | | | LL/ ww.fa |
| | NO. 1 | _ | DNT. | | | | 401 |
| RUNING IJURED AL THE WITH E. | | | | | | aris Planning & Design | LAND PLANNING g 243 N. 5th Street Suite p (614) 487-1964 |
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| | | | | | OVE TOP 1/3 OF | | |
| | | | | 7 | CLAP AND TWINE | | |
| | - | | | SCAR | IFY 4" DEEP AND | T | 1 |
| / | | | | | RECOMPACT | L- | • T |
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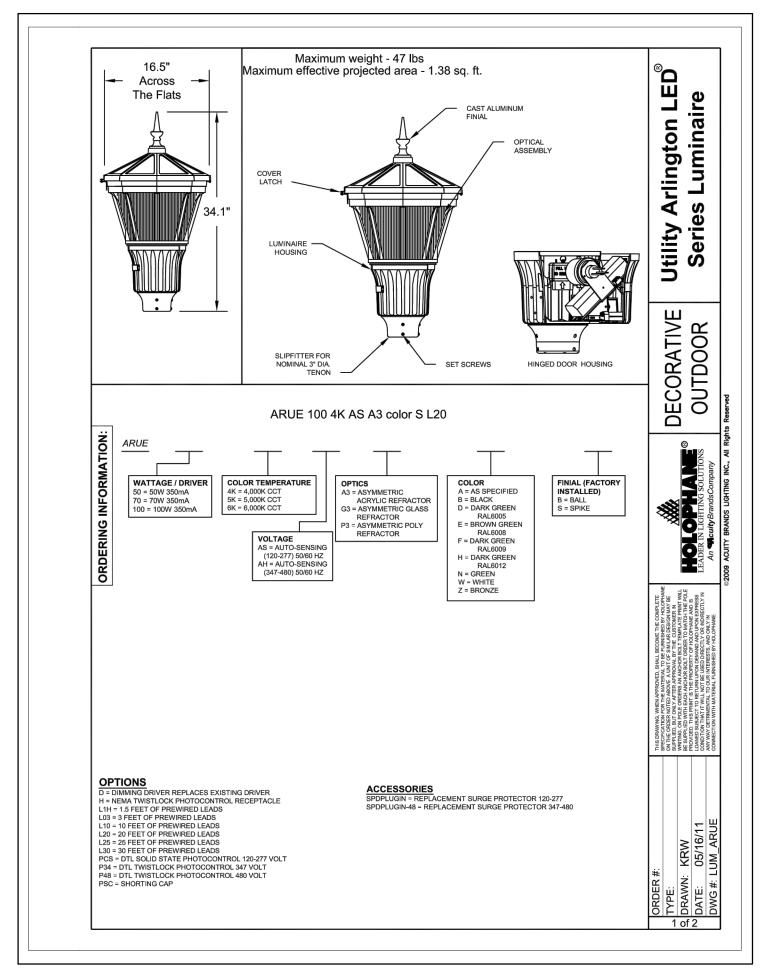


1 BIKE BOLLARD DETAIL SCALE: N.T.S.



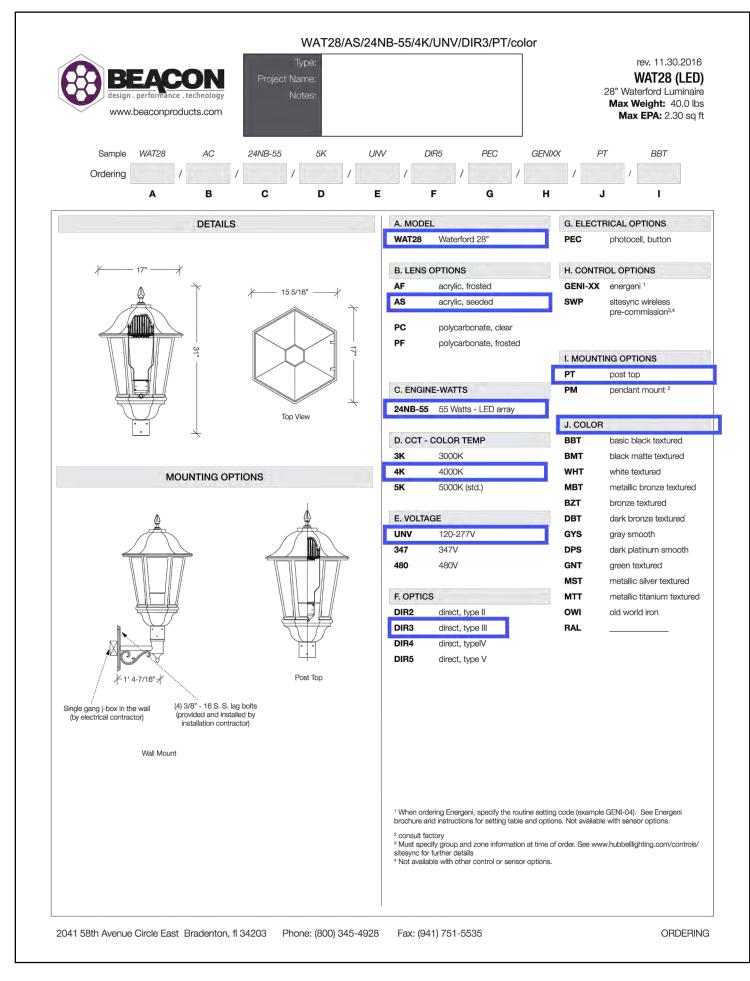
2 6' BENCH DETAIL SCALE: N.T.S.



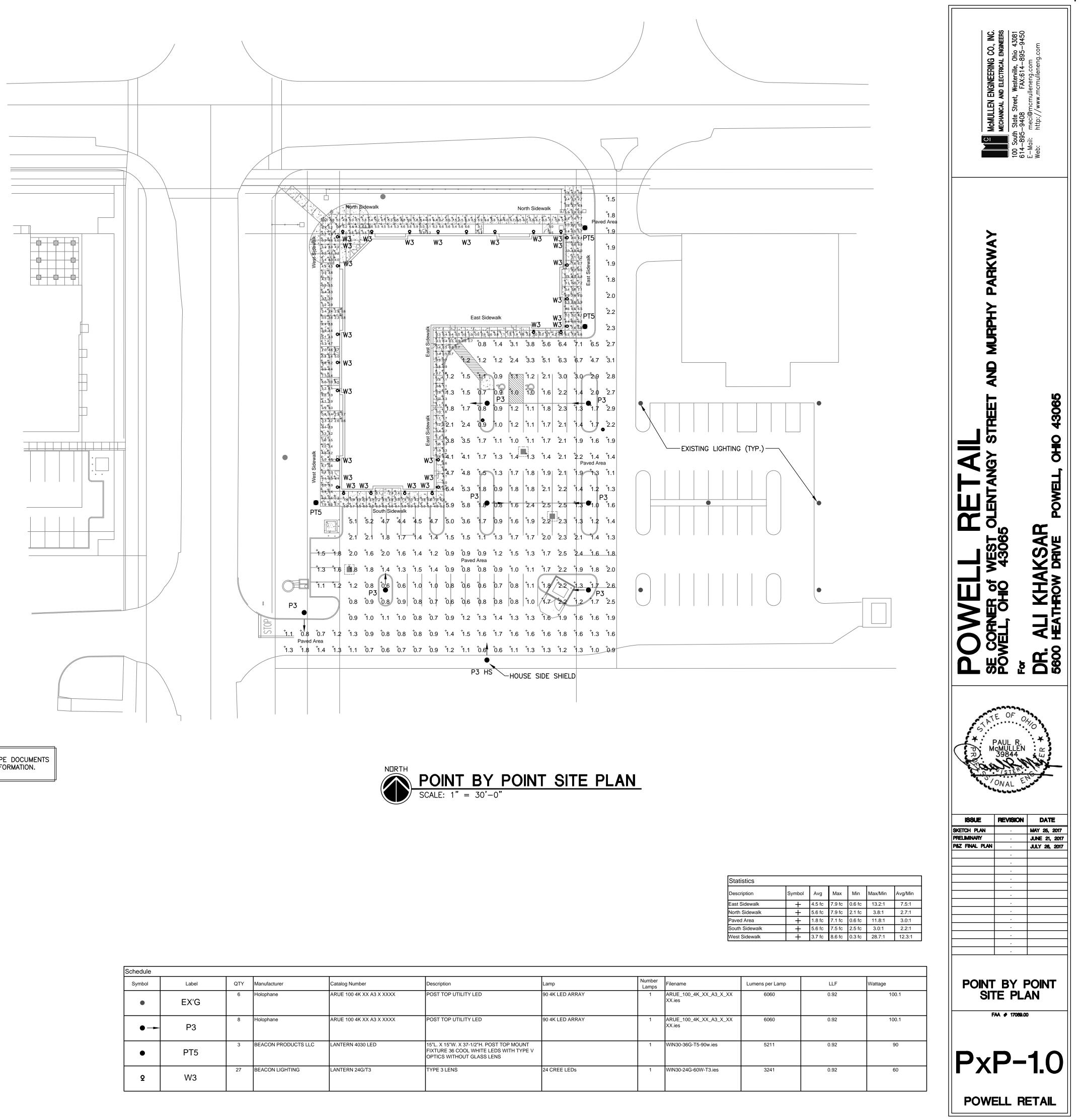


LUMINAIRE TYPE "P3"

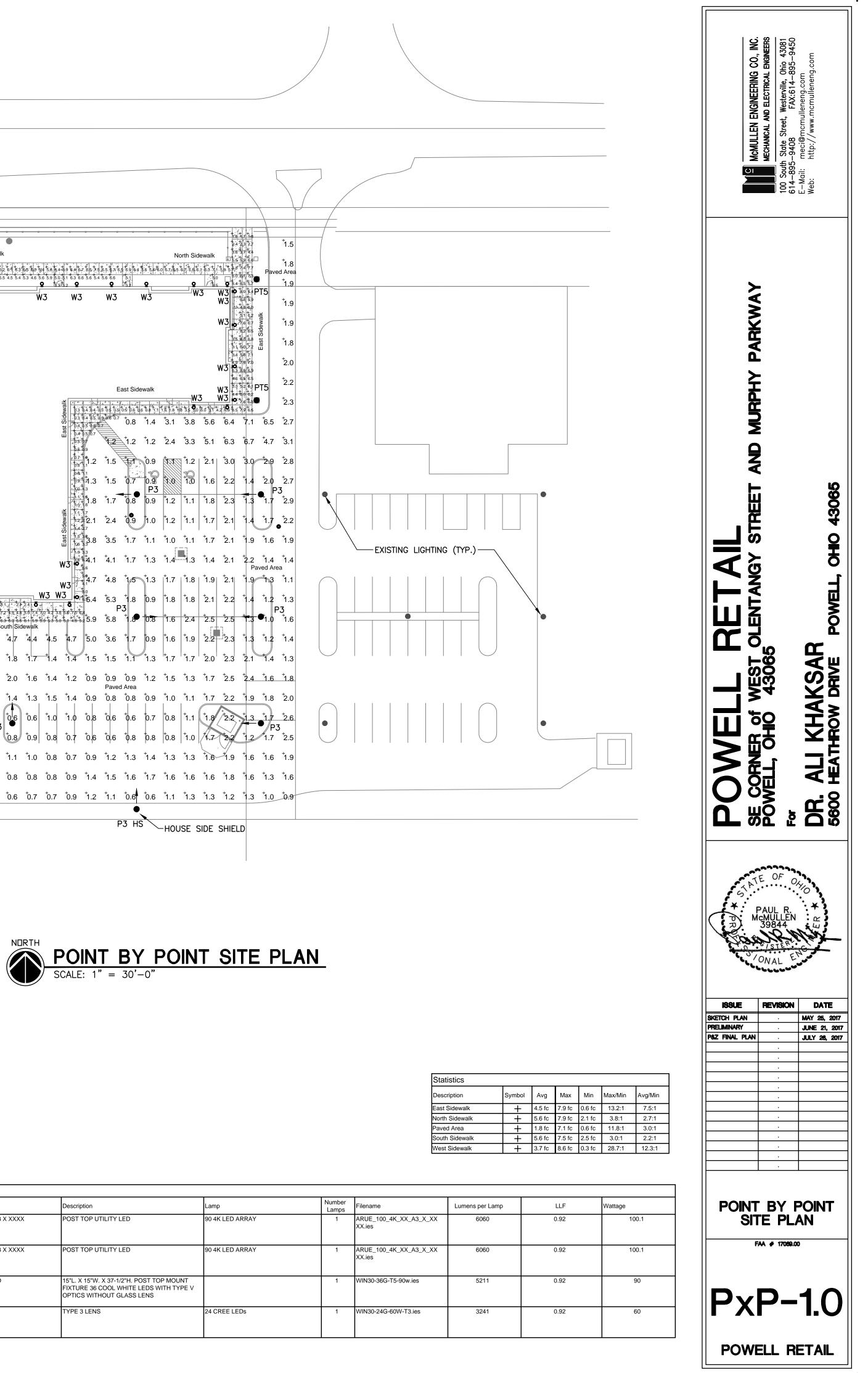
LUMINAIRE TYPE "W3"



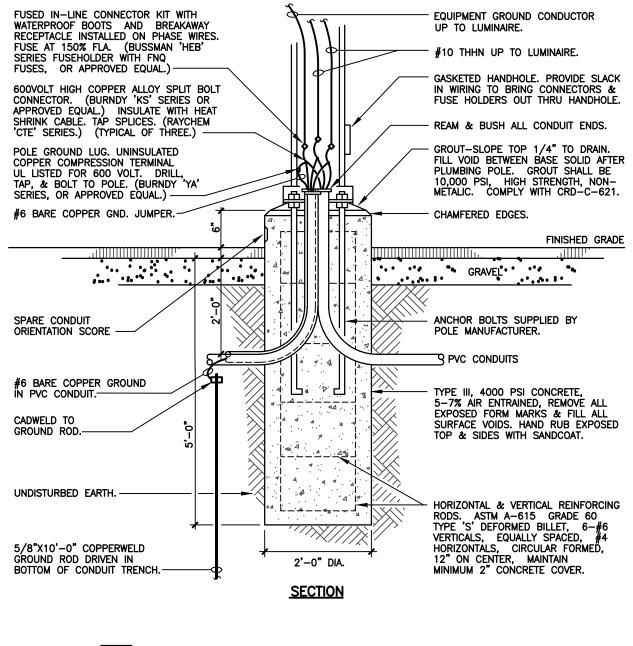
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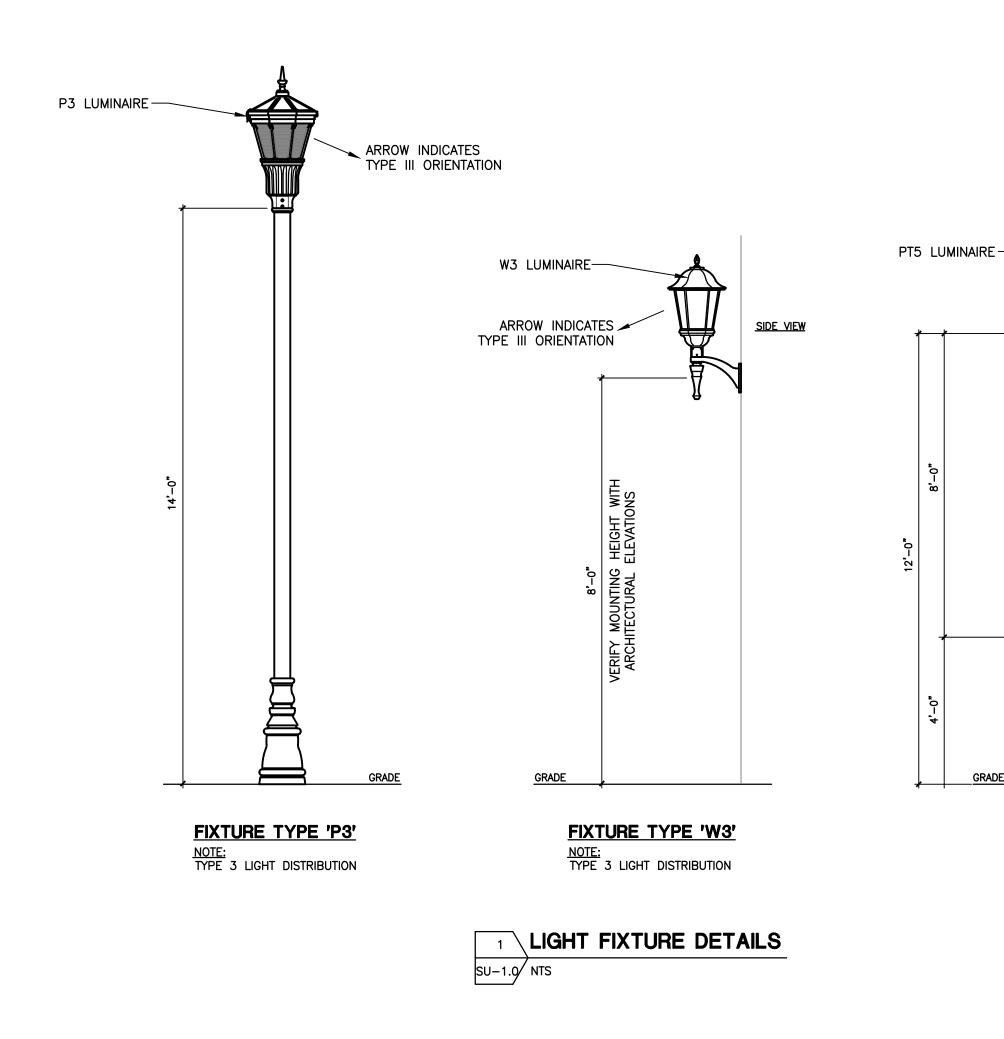
REFER TO LANDSCAPE DOCUMENTS FOR <u>PT3</u> & <u>PT5</u> INFORMATION.

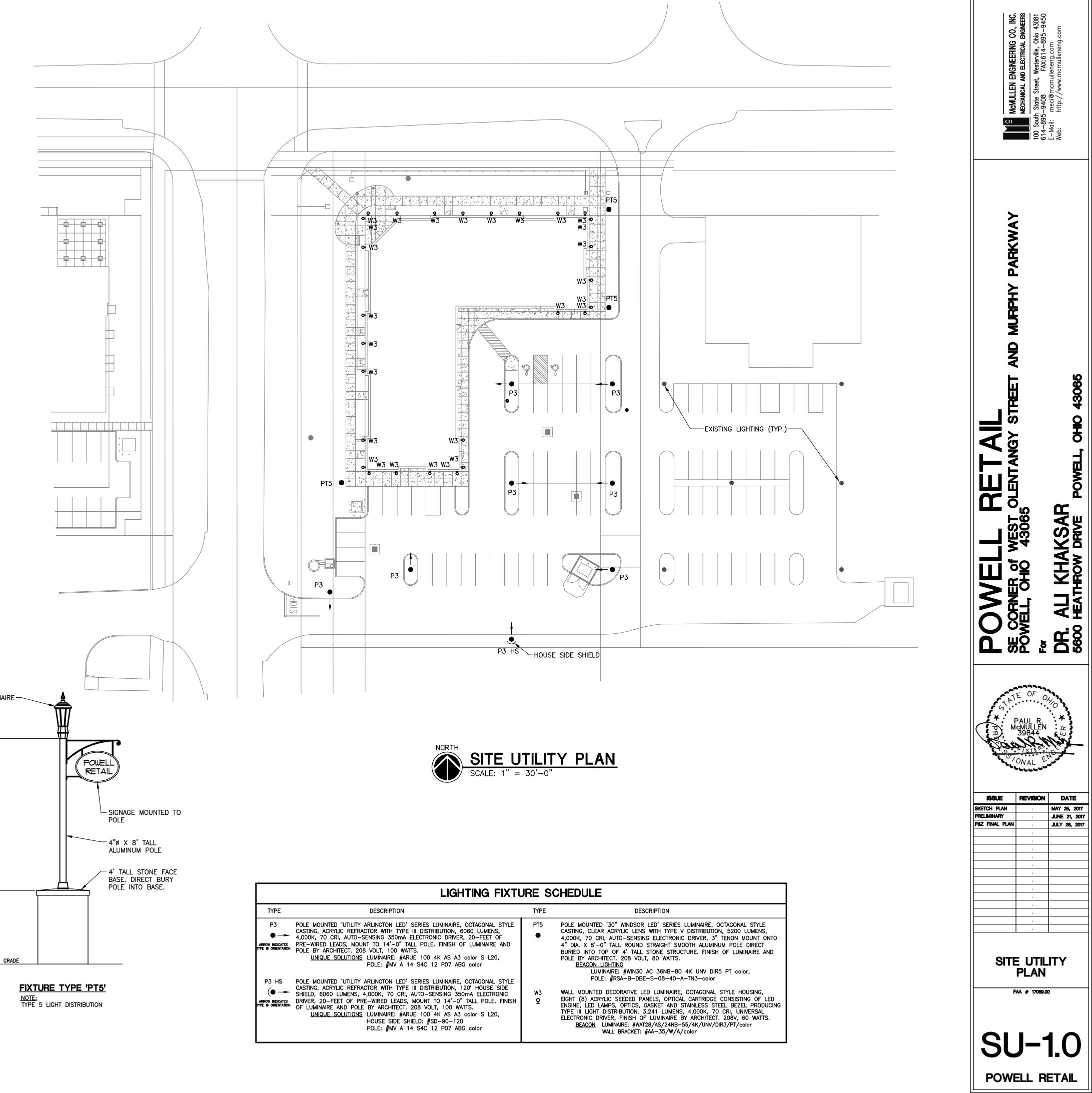


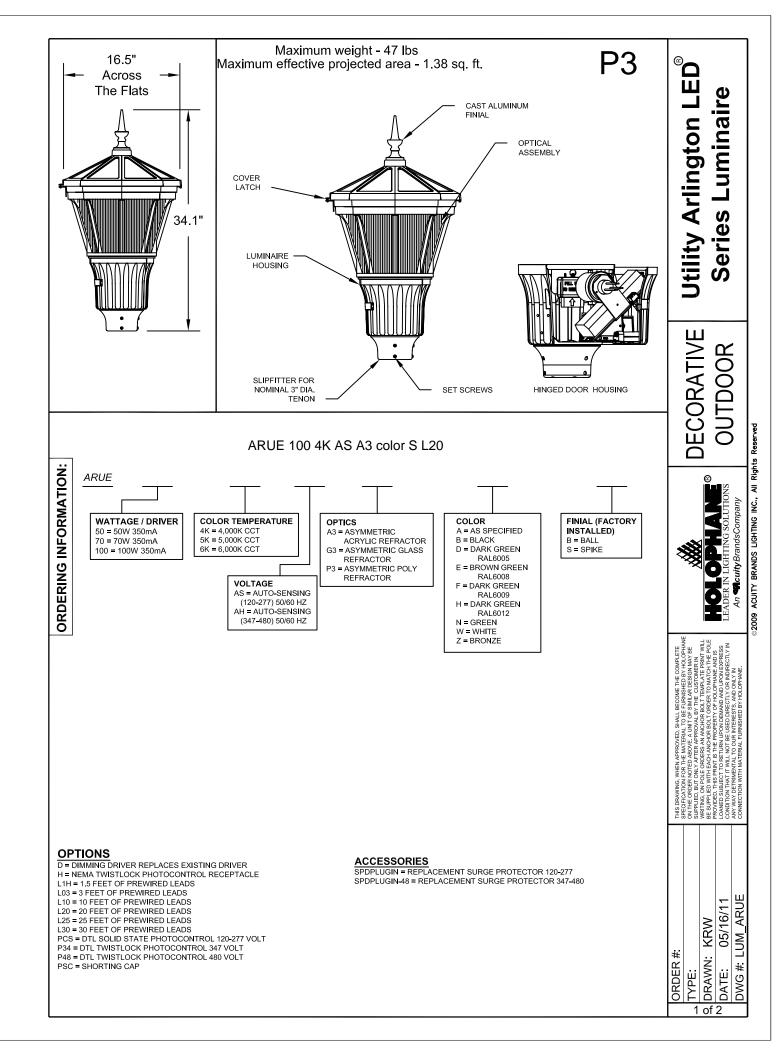
| Symbol | Label | QTY | Manufacturer | Catalog Number | Description | Lamp | | |
|---------------------------------------|-------|-----|---------------------|--------------------------|---|-------------|--|--|
| • | EX'G | 6 | Holophane | ARUE 100 4K XX A3 X XXXX | POST TOP UTILITY LED | 90 4K LED . | | |
| • | P3 | 8 | Holophane | ARUE 100 4K XX A3 X XXXX | POST TOP UTILITY LED | 90 4K LED / | | |
| • | PT5 | 3 | BEACON PRODUCTS LLC | LANTERN 4030 LED | 15"L. X 15"W. X 37-1/2"H. POST TOP MOUNT FIXTURE 36 COOL WHITE LEDS WITH TYPE V OPTICS WITHOUT GLASS LENS | | | |
| Ŷ | W3 | 27 | BEACON LIGHTING | LANTERN 24G/T3 | TYPE 3 LENS | 24 CREE LI | | |
| · · · · · · · · · · · · · · · · · · · | | | • | - | • | | | |



2 TYPICAL POLE BASE DETAIL SL1.1 NTS







Utility Arlington LED[®]

DECORATIVE

POLE

#

ORDER

ΓΥΡΕ:

DRAWN:

2

DATE: DWG

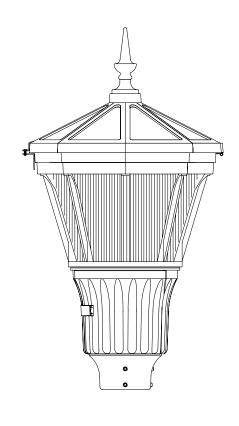
ARUI 05/16/1 KRW

LUM

#

COMPLETE

Series Luminaire



FINIALS

| BALL | |
|------------------|--|
| $\left(\right)$ | |



Specifications

GENERAL DESCRIPTION

The Utility Arlington LED is designed for ease of maintenance with the plug-in electrical module common to each of the luminaires in Holophane's Utility Luminaire Series. A precision optical system maximizes post spacings while maintaining uniform illumination.

OPTICAL SYSTEM

The optical system consists of a precisely molded refractor operating in conjunction with a formed polished reflector and LED circuit board with dedicated heat sink located in the top cover. Positive pressure from the reflector and gaskets at the top and bottom of the refractor create a sealed optical compartment. Refractors designed to provide an I.E.S. Type III distribution are available molded from thermal resistant borosilicate glass and acrylic or polycarbonate plastic.

LUMINAIRE HOUSING

The luminaire housing, cast of aluminum, cradles the refractor and provides an enclosure for the plug-in electrical module. A slipfitter will accept a 3" high by 2 7/8" to 3 1/8" O.D. pole tenon.

LUMINAIRE HOUSING / DOOR

Cast of aluminum, the housing / door opens without the use of tools and is retained on a hinge. For units with an E.E.I.-N.E.M.A. twist lock photocell receptacle, the door contains an acrylic "window" to allow light to reach the cell. ELECTRICAL MODULE

The electrical components are mounted on a steel plate that is removable with minimum use of tools. A matching five conductor plug connects to the receptacle in the luminaire housing to complete the wiring. Where a starting aid is required, it is provided with a separate plug-in connector and can be replaced without the use of tools. For photoelectric operation, the electrical module is provided with an E.E.I.-N.E.M.A. twist lock photocell receptacle.

TOP COVER

The octagonal cover, cast of aluminum, is attached to the top ring of the luminaire housing by a stainless steel pins hinge and latch a color matched bracket & screw which secures entry to the LED optical chamber.

ELECTRONIC DRIVER

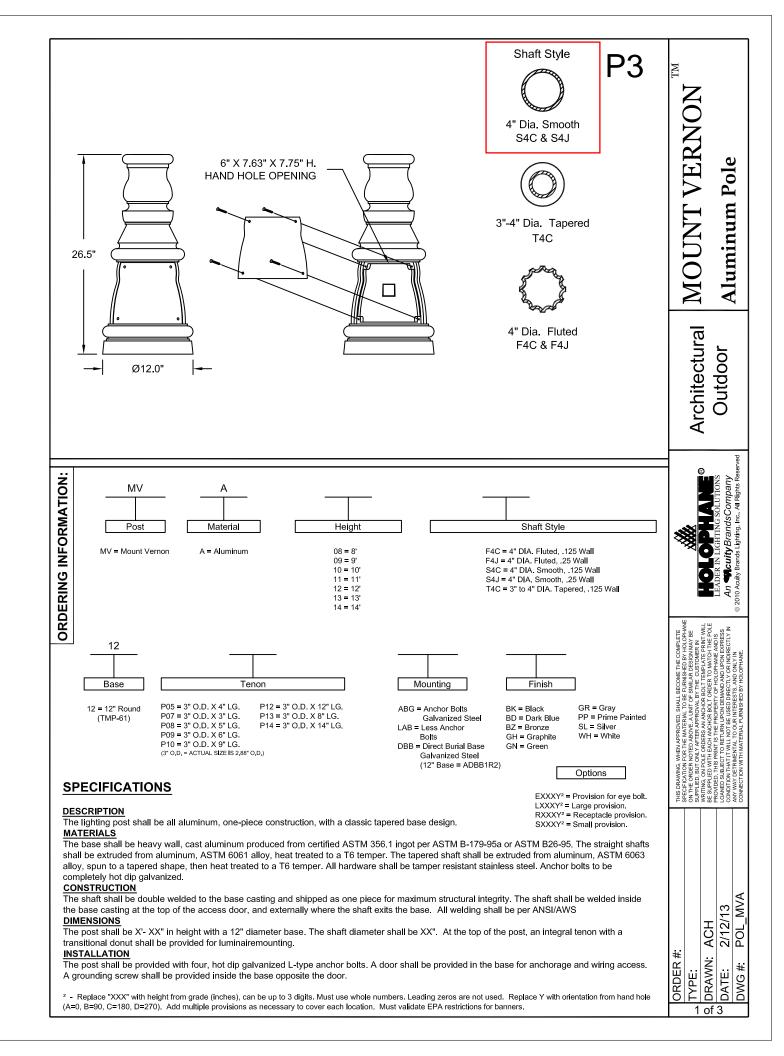
(Refer to the handbook for specific operating characteristics)

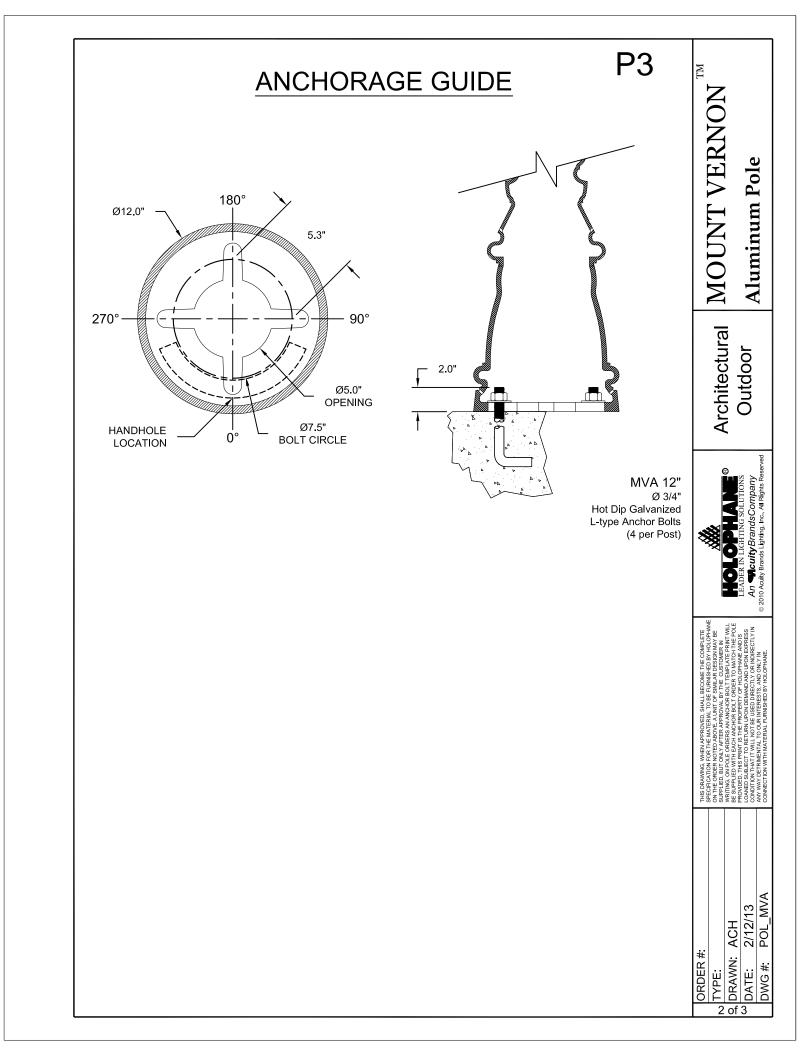
FINISH

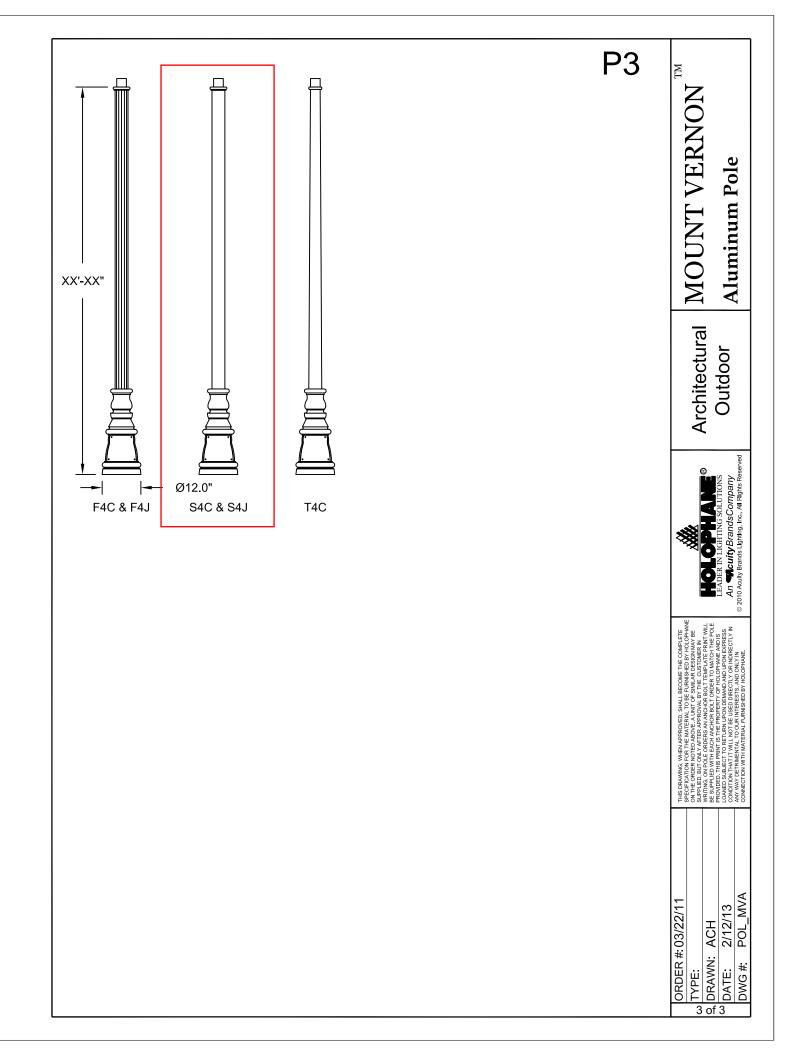
The luminaire is finished with polyester powder paint to insure maximum durability.

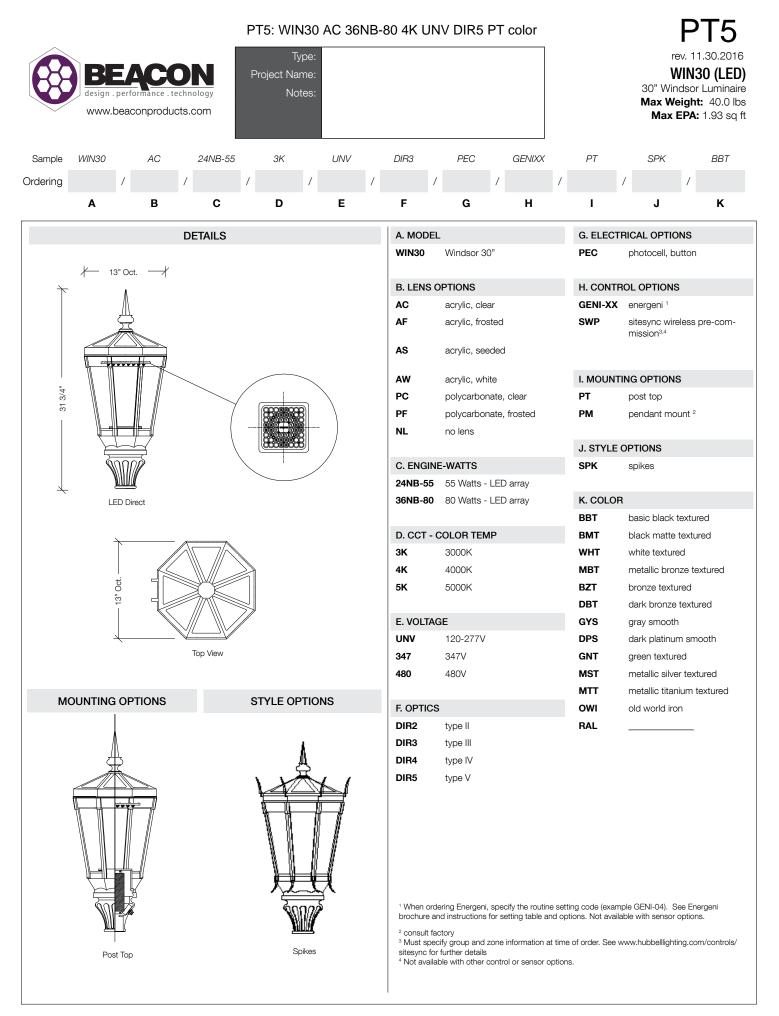
CSA

The luminaire is CSA listed as suitable for wet locations at a maximum of 40 degrees C ambient temperature.











rev. 11.30.2016 WIN30 (LED) 30" Windsor Luminaire Max Weight: 40.0 lbs Max EPA: 1.93 sq ft

SPECIFICATIONS

Intended Use:

 The Beacon Windsor luminaire is available with a choice of different LED Wattage configurations and optical distributions designed to replace HID lighting up to 250W MH or HPS.

Construction:

• The electrical chamber/fitter shall be cast aluminum.

• Decorative fitter shall be designed to accommodate the driver assembly and shall be mounted to 3" OD x 3" H tenon and be secured by three or more stainless steel set screws.

Electrical:

- 100V through 277V, 50 Hz to 60 Hz (UNV)
- Power factor is ≥ 0.90 at full load

• All electrical components are rated at 50,000 hours at full load and 25°C ambient conditions per MIL- 217F Notice 2.

• One piece optical cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel.

• Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system.

- Silicone gasket ensures a weather-proof seal around each individual LED.
- Fixture electrical compartment shall contain all LED driver components.
- Rated ambient operating temperature -40°C to 40°C.
- Surge protection 20KA

Lifeshield[™] Circuit - protects luminaire from excessive temperature. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range. Operation shall be smooth and undetectable to the eye. Thermal circuit is designed to "fail on", allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers. The device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.).

Controls/Options:

 Available with Energeni for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night (see www.beaconproducts.com/products/ energeni).

• Windsor can be specified with SiteSync™ wireless control system for reduction in energy and maintenance cost while optimizing light quality 24/7. See ordering information or visit www.hubbellighting.com/sitesync

Finish:

• IFS polyester powder-coat electrostatically applied and thermocured.

IFS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish.
The finish meets the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhe-

sion per ASTM D522 and resists surface impacts of up to 160 inch-pounds.

Listings:

• Listed to UL8750 , UL1598 and CSA22.2#250.13-14 for wet locations

Warranty:

• Five year limited warranty (for more information visit: www.hubbelllighting.com/resources/warranty)

Accessories and Services (Ordered Separately)

| Catalog Number | Description |
|----------------|---|
| SWUSB* | SiteSync loaded on USB flash drive (Windows based only) |
| SWTAB* | SiteSync Windows Tablet |
| SWBRG⁺ | SiteSync Wireless Bridge Node |

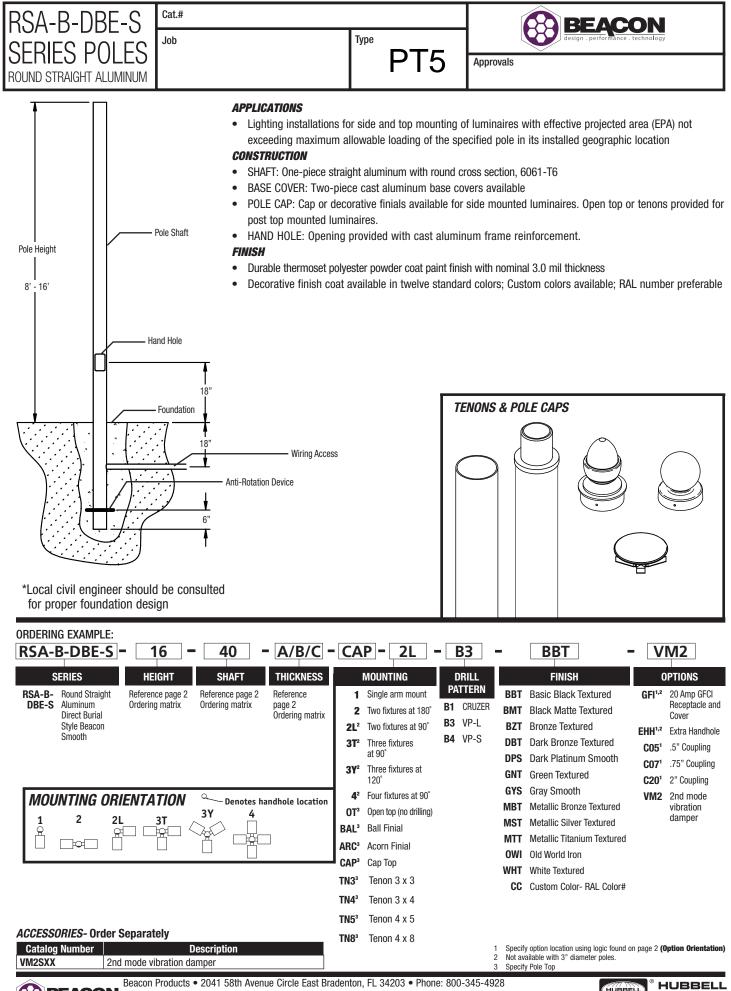
* When ordering with SiteSync, one of the following interface options must be chosen and ordered separately. Each option contains the SiteSync License, GUI and Bridge Node.

+ If needed, an additional Bridge Node can be ordered.

PRECOMMISSIONED SITESYNC ORDERING INFORMATION: When ordering a fixture with the SiteSync lighting control option, additional information will be required to complete the order. The SiteSync Commissioning Form or alternate schedule information must be completed. This form includes Project location, Group information, and Operating schedules. For more detailed information please visit www.HubbellLighting.com/sitesync/ or contact Hubbell Lighting tech support at (800) 345-4928.

SiteSync fixtures with occupancy sensor (SWPM) require the mounting height of the fixture for selection of the lens.

Due to our continued efforts to improve our products, product specifications are subject to change without notice.

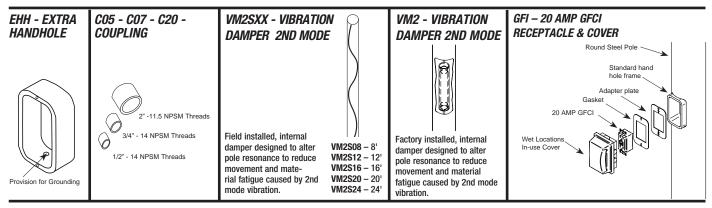


U Due to our continued efforts to improve our products, product specifications are subject to change without notice.

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ORDERING INFORMATION Cont.

| | Pole | Height | Nominal | Wall | Pole weight |
|--|------|--------|----------------------|-----------|-------------|
| Catalog Number | Feet | Meters | Shaft Dimensions | Thickness | (lbs) |
| RSA-B-DBE-S-08-30-A | 08 | 2.4 | 3" Round | 0.125" | 15 |
| RSA-B-DBE-S-10-30-A | 10 | 3.0 | 3" Round | 0.125" | 18 |
| RSA-B-DBE-S-12-30-A | 12 | 3.7 | 3" Round | 0.125" | 22 |
| RSA-B-DBE-S-14-30-A | 14 | 4.3 | 3" Round | 0.125" | 25 |
| | | | | 1 | |
| RSA-B-DBE-S-08-30-C | 08 | 2.4 | 3" Round | .25" | 28 |
| RSA-B-DBE-S-10-30-C | 10 | 3.0 | 3" Round | .25" | 34 |
| RSA-B-DBE-S-12-30-C | 12 | 3.7 | 3" Round | .25" | 41 |
| RSA-B-DBE-S-14-30-C | 14 | 4.3 | 3" Round | .25" | 48 |
| | [| 1 | | 1 | |
| RSA-B-DBE-S-08-40-A | 08 | 2.4 | 4" Round | 0.125" | 20 |
| RSA-B-DBE-S-10-40-A | 10 | 3.0 | 4" Round | 0.125" | 24 |
| RSA-B-DBE-S-12-40-A | 12 | 3.7 | 4" Round | 0.125" | 29 |
| RSA-B-DBE-S-14-40-A | 14 | 4.3 | 4" Round | 0.125" | 34 |
| RSA-B-DBE-S-16-40-A | 16 | 4.9 | 4" Round | 0.125" | 39 |
| RSA-B-DBE-S-08-40-B | 08 | 2.4 | 4" Round | 0.188" | 29 |
| RSA-B-DBE-S-10-40-B | 10 | 3.0 | 4" Round | 0.188" | 36 |
| RSA-B-DBE-S-10-40-B | 10 | 3.7 | 4 Round | 0.188" | 43 |
| RSA-B-DBE-S-12-40-B RSA-B-DBE-S-14-40-B | 12 | 4.3 | 4" Round 4" Round | 0.188" | 43 50 |
| | | | | | |
| RSA-B-DBE-S-16-40-B | 16 | 4.9 | 4" Round | 0.188" | 57 |
| | | | | | |
| RSA-B-DBE-S-08-40-C | 08 | 2.4 | 4" Round | 0.25" | 37 |
| RSA-B-DBE-S-10-40-C | 10 | 3.0 | 4" Round | 0.25" | 47 |
| RSA-B-DBE-S-12-40-C | 12 | 3.7 | 4" Round | 0.25" | 56 |
| RSA-B-DBE-S-14-40-C | 14 | 4.3 | 4" Round | 0.25" | 65 |
| RSA-B-DBE-S-16-40-C | 16 | 4.9 | 4" Round | 0.25" | 74 |
| | | | | | |
| RSA-B-DBE-S-08-50-B | 08 | 2.4 | 5" Round | 0.188" | 36 |
| RSA-B-DBE-S-10-50-B | 10 | 3.0 | 5" Round | 0.188" | 45 |
| RSA-B-DBE-S-12-50-B | 12 | 3.7 | 5" Round | 0.188" | 54 |
| RSA-B-DBE-S-14-50-B | 14 | 4.3 | 5" Round | 0.188" | 63 |
| RSA-B-DBE-S-16-50-B | 16 | 4.9 | 5" Round | 0.188" | 71 |
| | | I | | | 1 |
| RSA-B-DBE-S-10-60-A | 10 | 3.0 | 6" Round | 0.125" | 37 |
| RSA-B-DBE-S-12-60-A | 12 | 3.7 | 6" Round | 0.125" | 44 |
| RSA-B-DBE-S-14-60-A | 14 | 4.3 | 6" Round | 0.125" | 51 |
| RSA-B-DBE-S-16-60-A | 16 | 4.9 | 6" Round | 0.125" | 58 |



OPTION ORIENTATION

Follow the logic below when ordering location specific options. For each option, include its orientation (in degrees) and its height (in feet). Example: Option C07 should be ordered as: RSA-B-DBE-S-16-40A-TN3-BBT-C05-0-10. (.5" coupling on the handhole/arm side of pole, 15 feet up from the pole base) 1' spacing required between option. Consult factory for other configurations.

For more information about pole vibration and vibration dampers, please consult http://cdn.beaconproducts.com/content/products/literature/liter Due to our continued efforts to improve our products, product specifications are subject to change without notice.



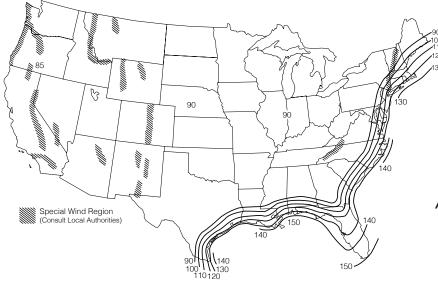
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PT5

ASCE7-05 WIND MAP

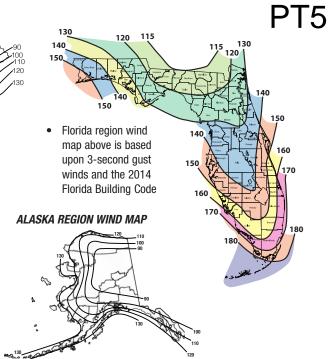
FLORIDA REGION WIND MAP



HAWAII – 105 mph PUERTO RICO – 145 mph

*PRINTED WITH PERMISSION FROM ASCE

| ASCE | 7-05 win | d map E | PA Load | Rating | - 3 seco | nd gust | wind sp | eeds | | |
|---------------------|----------|---------|---------|--------|----------|---------|---------|------|------|------|
| Catalog Number | 85 | 90 | 100 | 105 | 110 | 120 | 130 | 140 | 150 | 160 |
| RSA-B-DBE-S-08-30-A | 11.2 | 10.1 | 8.2 | 7.4 | 6.7 | 5.5 | 4.6 | 3.9 | 3.5 | 3.2 |
| RSA-B-DBE-S-10-30-A | 8.3 | 7.4 | 5.9 | 5.3 | 4.8 | 3.9 | 3.1 | 2.5 | 2.3 | 2.1 |
| RSA-B-DBE-S-12-30-A | 6.3 | 5.6 | 4.4 | 3.9 | 3.4 | 2.7 | 2.1 | 1.6 | 1.4 | 1.2 |
| RSA-B-DBE-S-14-30-A | 4.8 | 4.2 | 3.2 | 2.8 | 2.4 | 1.8 | 1.3 | 0.9 | 0.7 | 0.5 |
| | | | · | | | | | | | |
| RSA-B-DBE-S-08-30-C | 20.6 | 18.5 | 15.1 | 13.7 | 12.5 | 10.5 | 8.9 | 7.6 | 7.0 | 6.5 |
| RSA-B-DBE-S-10-30-C | 15.6 | 14.0 | 11.4 | 10.3 | 9.4 | 7.8 | 6.5 | 5.5 | 5.1 | 4.6 |
| RSA-B-DBE-S-12-30-C | 12.2 | 10.9 | 8.8 | 8.0 | 7.2 | 5.9 | 4.9 | 4.0 | 3.7 | 3.3 |
| RSA-B-DBE-S-14-30-C | 9.7 | 8.7 | 6.9 | 6.2 | 5.6 | 4.5 | 3.6 | 2.9 | 2.6 | 2.3 |
| | | | | | | | | | | |
| RSA-B-DBE-S-08-40-A | 21.8 | 19.5 | 15.8 | 14.3 | 13.0 | 10.9 | 9.3 | 8.0 | 7.4 | 6.9 |
| RSA-B-DBE-S-10-40-A | 16.5 | 14.8 | 11.9 | 10.7 | 9.7 | 8.0 | 6.8 | 5.9 | 5.4 | 5.1 |
| RSA-B-DBE-S-12-40-A | 12.9 | 11.5 | 9.2 | 8.2 | 7.4 | 6.0 | 5.1 | 4.3 | 4.0 | 3.7 |
| RSA-B-DBE-S-14-40-A | 10.3 | 9.1 | 7.1 | 6.3 | 5.6 | 4.5 | 3.7 | 3.2 | 2.9 | 2.7 |
| RSA-B-DBE-S-16-40-A | 8.2 | 7.2 | 5.5 | 4.8 | 4.3 | 3.3 | 2.7 | 2.2 | 2.0 | 1.8 |
| | | | | | | | | | | |
| RSA-B-DBE-S-08-40-B | 25.0 | 25.0 | 23.2 | 21.1 | 19.2 | 16.1 | 13.8 | 11.9 | 11.1 | 10.4 |
| RSA-B-DBE-S-10-40-B | 24.3 | 21.8 | 17.7 | 16.0 | 14.5 | 12.1 | 10.4 | 8.9 | 8.3 | 7.8 |
| RSA-B-DBE-S-12-40-B | 19.2 | 17.2 | 13.9 | 12.5 | 11.3 | 9.4 | 8.0 | 6.9 | 6.4 | 5.9 |
| RSA-B-DBE-S-14-40-B | 15.5 | 13.8 | 11.1 | 10.0 | 9.0 | 7.3 | 6.2 | 5.3 | 4.9 | 4.6 |
| RSA-B-DBE-S-16-40-B | 12.7 | 11.3 | 8.9 | 8.0 | 7.1 | 5.7 | 4.8 | 4.1 | 3.8 | 3.5 |
| | | | | | | | | | | |
| RSA-B-DBE-S-08-40-C | 25.0 | 25.0 | 25.0 | 25.0 | 24.7 | 20.8 | 17.8 | 15.4 | 14.4 | 13.4 |
| RSA-B-DBE-S-10-40-C | 25.0 | 25.0 | 22.9 | 20.8 | 18.9 | 15.9 | 13.6 | 11.7 | 10.9 | 10.2 |
| RSA-B-DBE-S-12-40-C | 24.9 | 22.3 | 18.2 | 16.4 | 14.9 | 12.5 | 10.6 | 9.2 | 8.5 | 8.0 |
| RSA-B-DBE-S-14-40-C | 20.3 | 18.2 | 14.7 | 13.3 | 12.0 | 9.9 | 8.4 | 7.3 | 6.7 | 6.3 |
| RSA-B-DBE-S-16-40-C | 16.8 | 15.0 | 12.0 | 10.8 | 9.7 | 8.0 | 6.7 | 5.8 | 5.3 | 5.0 |
| | | | | | | | | | | |
| RSA-B-DBE-S-08-50-B | 25.0 | 25.0 | 25.0 | 25.0 | 25.0 | 25.0 | 23.2 | 20.1 | 18.7 | 17.5 |
| RSA-B-DBE-S-10-50-B | 25.0 | 25.0 | 25.0 | 25.0 | 24.8 | 21.0 | 17.9 | 15.5 | 14.5 | 13.5 |
| RSA-B-DBE-S-12-50-B | 25.0 | 25.0 | 23.8 | 21.7 | 19.9 | 16.8 | 14.3 | 12.4 | 11.5 | 10.8 |
| RSA-B-DBE-S-14-50-B | 25.0 | 23.8 | 19.4 | 17.7 | 16.2 | 13.7 | 11.6 | 10.0 | 9.3 | 8.7 |
| RSA-B-DBE-S-16-50-B | 22.2 | 19.8 | 16.1 | 14.6 | 13.4 | 11.2 | 9.6 | 8.2 | 7.6 | 7.1 |
| | | | | | | | | | | |
| RSA-B-DBE-S-10060-A | 25.0 | 25.0 | 25.0 | 25.0 | 25.0 | 21.4 | 18.2 | 15.8 | 14.7 | 13.7 |
| RSA-B-DBE-S-12060-A | 25.0 | 25.0 | 24.4 | 22.2 | 20.3 | 17.1 | 14.6 | 12.6 | 11.8 | 11.0 |
| RSA-B-DBE-S-14060-A | 25.0 | 24.4 | 20.0 | 18.2 | 16.6 | 14.0 | 12.0 | 10.3 | 9.6 | 8.9 |
| RSA-B-DBE-S-16060-A | 22.7 | 20.4 | 16.6 | 15.1 | 13.8 | 11.6 | 9.9 | 8.5 | 7.9 | 7.3 |



| Florida Buildi | ng Code 2 | 014 EPA | Load Rati | ng - 3 se | cond gus | t wind sp | eeds | |
|---------------------|-----------|---------|-----------|-----------|----------|-----------|------|------|
| Catalog Number | 115 | 120 | 130 | 140 | 150 | 160 | 170 | 180 |
| RSA-B-DBE-S-08-30-A | 11.0 | 10.1 | 8.6 | 7.4 | 6.3 | 5.5 | 4.8 | 4.2 |
| RSA-B-DBE-S-10-30-A | 8.1 | 7.4 | 6.3 | 5.3 | 4.5 | 3.8 | 3.3 | 2.8 |
| RSA-B-DBE-S-12-30-A | 6.1 | 5.5 | 4.6 | 3.8 | 3.2 | 2.6 | 2.2 | 1.8 |
| RSA-B-DBE-S-14-30-A | 4.6 | 4.2 | 3.4 | 2.7 | 2.2 | 1.7 | 1.3 | 1.0 |
| | | | | | | | | · |
| RSA-B-DBE-S-08-30-C | 20.2 | 18.7 | 16.0 | 13.9 | 12.1 | 10.6 | 9.3 | 8.2 |
| RSA-B-DBE-S-10-30-C | 15.3 | 14.1 | 12.1 | 10.4 | 9.0 | 7.8 | 6.8 | 6.0 |
| RSA-B-DBE-S-12-30-C | 11.9 | 11.0 | 9.3 | 8.0 | 6.9 | 5.9 | 5.1 | 4.4 |
| RSA-B-DBE-S-14-30-C | 9.4 | 8.7 | 7.3 | 6.2 | 5.3 | 4.5 | 3.8 | 3.2 |
| | | | | | | | | |
| RSA-B-DBE-S-08-40-A | 21.2 | 19.6 | 16.7 | 14.4 | 12.4 | 10.8 | 10.1 | 9.0 |
| RSA-B-DBE-S-10-40-A | 16.0 | 14.7 | 12.5 | 10.7 | 9.2 | 7.9 | 7.6 | 6.7 |
| RSA-B-DBE-S-12-40-A | 12.5 | 11.4 | 9.6 | 8.1 | 6.9 | 5.8 | 5.6 | 5.1 |
| RSA-B-DBE-S-14-40-A | 9.8 | 8.9 | 7.4 | 6.2 | 5.1 | 4.2 | 4.0 | 3.9 |
| RSA-B-DBE-S-16-40-A | 7.7 | 7.0 | 5.7 | 4.6 | 3.7 | 2.9 | 2.5 | 2.0 |
| | | | | | | | | |
| RSA-B-DBE-S-08-40-B | 25.0 | 25.0 | 24.6 | 21.3 | 18.5 | 16.2 | 14.9 | 13.3 |
| RSA-B-DBE-S-10-40-B | 23.8 | 21.9 | 18.7 | 16.1 | 14.0 | 12.1 | 11.4 | 10.1 |
| RSA-B-DBE-S-12-40-B | 18.8 | 17.3 | 14.7 | 12.6 | 10.8 | 9.3 | 9.0 | 7.9 |
| RSA-B-DBE-S-14-40-B | 15.1 | 13.9 | 11.7 | 9.9 | 8.5 | 7.2 | 6.7 | 6.3 |
| RSA-B-DBE-S-16-40-B | 12.2 | 11.1 | 9.3 | 7.8 | 6.5 | 5.5 | 5.2 | 5.0 |
| | | | | | | | | |
| RSA-B-DBE-S-08-40-C | 25.0 | 25.0 | 25.0 | 25.0 | 23.9 | 21.0 | 19.2 | 17.1 |
| RSA-B-DBE-S-10-40-C | 25.0 | 25.0 | 24.3 | 21.0 | 18.2 | 15.9 | 14.8 | 13.2 |
| RSA-B-DBE-S-12-40-C | 24.4 | 22.5 | 19.2 | 16.5 | 14.3 | 12.4 | 11.8 | 10.4 |
| RSA-B-DBE-S-14-40-C | 19.8 | 18.3 | 15.6 | 13.3 | 11.4 | 9.8 | 9.6 | 8.4 |
| RSA-B-DBE-S-16-40-C | 16.2 | 14.9 | 12.6 | 10.7 | 9.1 | 7.7 | 7.1 | 6.8 |
| | | | | | | | | |
| RSA-B-DBE-S-08-50-B | 25.0 | 25.0 | 25.0 | 25.0 | 25.0 | 25.0 | 24.4 | 21.8 |
| RSA-B-DBE-S-10-50-B | 25.0 | 25.0 | 25.0 | 25.0 | 24.3 | 21.4 | 18.9 | 16.8 |
| RSA-B-DBE-S-12-50-B | 25.0 | 25.0 | 24.9 | 22.5 | 19.6 | 17.2 | 15.1 | 13.4 |
| RSA-B-DBE-S-14-50-B | 25.0 | 23.8 | 20.2 | 18.6 | 16.1 | 14.1 | 12.4 | 10.9 |
| RSA-B-DBE-S-16-50-B | 21.3 | 19.5 | 16.4 | 15.4 | 13.3 | 11.6 | 10.1 | 8.8 |
| | | | | | | | | |
| RSA-B-DBE-S-10060-A | 25.0 | 25.0 | 25.0 | 25.0 | 24.4 | 21.4 | 18.9 | 16.7 |
| RSA-B-DBE-S-12060-A | 25.0 | 25.0 | 25.0 | 22.6 | 19.6 | 17.1 | 15.0 | 13.3 |
| RSA-B-DBE-S-14060-A | 25.0 | 25.0 | 21.6 | 18.6 | 16.1 | 14.0 | 12.2 | 10.7 |
| RSA-B-DBE-S-16060-A | 22.9 | 21.1 | 17.9 | 15.3 | 13.2 | 11.4 | 9.9 | 8.6 |



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HUBBELL Lighting

HUBBELL

NOTES

PT

Wind-speed Website disclaimer:

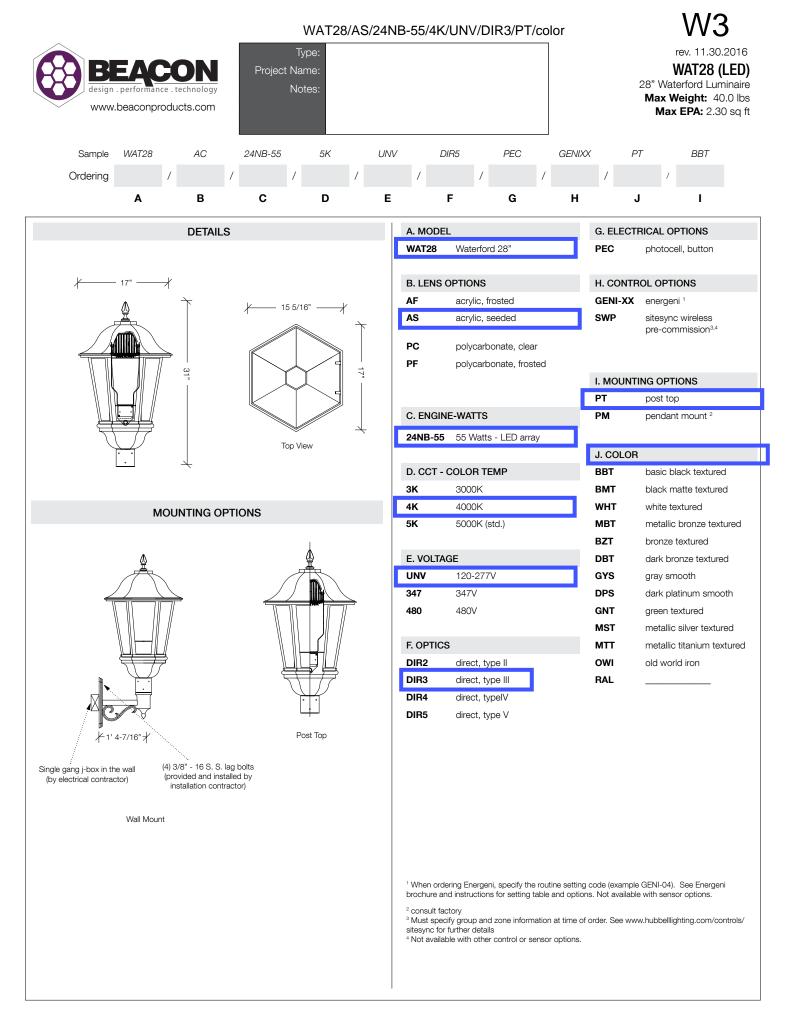
Hubbell Lighting has no connection to the linked website and makes no representations as to its accuracy. While the information presented on this third-party website provides a useful starting point for analyzing wind conditions, Hubbell Lighting has not verified any of the information on this third party website and assumes no responsibility or liability for its accuracy. The material presented in the windspeed website should not be used or relied upon for any specific application without competent examination and verification of its accuracy, suitability and applicability by engineers or other licensed professionals. Hubbell Lighting Inc. does not intend that the use of this information replace the sound judgment of such competent professionals, having experience and knowledge in the field of practice, nor to substitute for the standard of care required of such professionals in interpreting and applying the results of the windspeed report provided by this website. Users of the information from this third party website assume all liability arising from such use. Use of the output of these referenced websites do not imply approval by the governing building code bodies responsible for building code approval and interpretation for the building site described by latitude/longitude location in the windspeed report. http://windspeed.atcouncil.org

- · Allowable EPA, to determine max pole loading weight, multiply allowable EPA by 30 lbs.
- The tables for allowable pole EPA are based on the ASCE 7-05 Wind Map or the Florida Region Wind Map for the 2010 Florida Building Code. The Wind Maps are intended only as a general guide and cannot be used in conjunction with other maps. Always consult local authorities to determine maximum wind velocities, gusting and unique wind conditions for each specific application
- Allowable pole EPA for jobsite wind conditions must be equal to or greater than the total EPA for fixtures, arms, and accessories to be assembled to the pole. Responsibility lies with the specifier for correct pole selection. Installation of poles without luminaires or attachment of any unauthorized accessories to poles is discouraged and shall void the manufacturer's warranty
- Wind speeds and listed EPAs are for ground mounted installations. Poles mounted on structures (such as bridges and buildings) must consider vibration and coefficient of height factors beyond this general guide: Consult local and federal standards
- Wind Induced Vibration brought on by steady, unidirectional winds and other unpredictable aerodynamic forces are not included in wind velocity ratings. Consult Hubbell Lighting's Pole Vibration Application Guide for environmental risk factors and design considerations. http://cdn.beaconproducts.com/content/products/literature/lite
- Extreme Wind Events like, Hurricanes, Typhoons, Cyclones, or Tornadoes may expose poles to flying debris, wind shear or other detrimental effects not included in wind velocity ratings

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WAT28 (LED) 28" Waterford Luminaire Max Weight: 40.0 lbs

Max EPA: 2.30 sq ft

SPECIFICATIONS

Intended Use:

• The Beacon Windsor luminaire is available with a choice of different LED Wattage configurations and optical distributions designed to replace HID lighting up to 250W MH or HPS.

Construction:

- The electrical chamber/fitter shall be cast aluminum.
- Decorative fitter shall be designed to accommodate the driver assembly and shall be mounted to 3" OD x 3" H tenon and be secured by three or more stainless steel set screws

Electrical:

- 100V through 277V, 50 Hz to 60 Hz (UNV)
- Power factor is ≥ 0.90 at full load
- All electrical components are rated at 50,000 hours at full load and 25°C ambient conditions per MIL- 217F Notice 2.
- One piece optical cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel.
- Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system.
- Silicone gasket ensures a weather-proof seal around each individual LED.
- Fixture electrical compartment shall contain all LED driver components.
- Rated ambient operating temperature -40°C to 40°C.
- Surge protection 20KA
- Lifeshield™ Circuit protects luminaire from excessive temperature. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range. Operation shall be smooth and undetectable to the eye. Thermal circuit is designed to "fail on", allowing the luminaire to revert toz full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers. The device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.).

Controls/Options:

- Available with Energeni for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night (see www.beaconproducts.com/products/ energeni)
- London can be specified with SiteSync™ wireless control system for reduction in energy and maintenance cost while optimizing light quality 24/7. See ordering information or visit www.hubbelllighting.com/products/sitesynce

Finish:

- IFS polyester powder-coat electrostatically applied and thermocured.
- IFS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish.
- The finish meets the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds.

Listings:

• Listed to UL8750, UL1598 and CSA22.2#250.13-14 for wet locations

Warranty:

• Five year limited warranty (for more information visit: www.hubbelllighting.com/ resources/warranty)

Accessories and Services (Ordered Separately)

| Catalog Number | Description | | | |
|----------------|---|--|--|--|
| SWUSB* | SiteSync loaded on USB flash drive (Windows based only) | | | |
| SWTAB* | SiteSync Windows Tablet | | | |
| SWBRG⁺ | SiteSync Wireless Bridge Node | | | |

*When ordering with SiteSync, one of the following interface options must be chosen and ordered separately. Each option contains the SiteSync License, GUI and Bridge Node

+ If needed, an additional Bridge Node can be ordered.

PRECOMMISSIONED SITESYNC ORDERING INFORMATION: When ordering a fixture with the SiteSync lighting control option, additional information will be required to complete the order. The SiteSync Commissioning Form or alternate schedule information must be completed. This form includes Project location, Group information, and Operating schedules. For more detailed information please visit www.HubbellLighting.com/sitesync/ or contact Hubbell Lighting tech support at (800) 345-4928.

SiteSync fixtures with occupancy sensor (SWPM) require the mounting height of the fixture for selection of the lens.

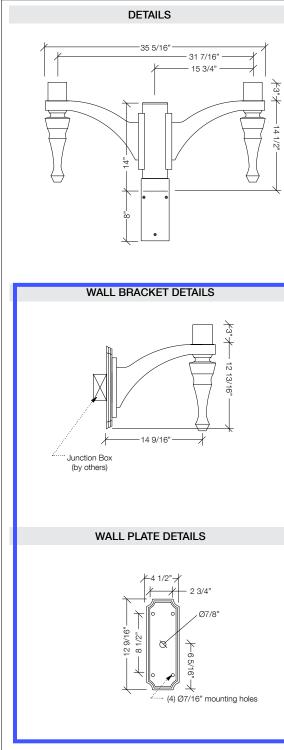
Due to our continued efforts to improve our products, product specifications are subject to change without notice.

AA-35/W/A/color

Type:



Project Name: Notes: Sample AA-35 S 4 В Ρ BBT Ordering В С D Е F Α



| Due to our continued efforts to improve our products, product specifications are |
|--|
| subject to change without notice. |

| AA-35 | Milano |
|-----------|--------------|
| | |
| B. POST S | HAFT PROFILE |

A. MODEL

w wall mount s smooth F fluted

C. POST SHAFT DIAMETER

| 4 | 4" |
|-------|----|
| 5 | 5" |
| 6 | 6" |
| OTHER | |
| | |

D. ARRANGEMENT

| _A_ | see arrangement table below |
|-----|-----------------------------|
| | |

| E. LUMINAIRE MOUNTING | |
|-----------------------|--|
|-----------------------|--|

Р pendant

| F. COLOR | | | | |
|----------|----------------------------|--|--|--|
| BBT | basic black textured | | | |
| BMT | black matte textured | | | |
| WHT | white textured | | | |
| MBT | metallic bronze textured | | | |
| BZT | bronze textured | | | |
| DBT | dark bronze textured | | | |
| GYS | gray smooth | | | |
| DPS | dark platinum smooth | | | |
| GNT | green textured | | | |
| MST | metallic silver textured | | | |
| MTT | metallic titanium textured | | | |
| OWI | old world iron | | | |
| RAL | | | | |

Construction: All cast aluminum parts shall be low copper alloy A356. All extruded aluminum parts shall be alloy 6061-T6, 6063-T5 or equal.

rev. 02.24.2014 AA-35 MILANO

Arms

EPA (effective projected area): EPA is de-fined as (projected surface area X drag factor) and measured in ft2. Allowable post, luminaire arm, luminaire and accessory EPAs are derived from the most current published AASHTO (American Association of State Highway and Transportation Officials) standard, currently AASHTO 2001 (50yr design life). Customer assumes all responsibility for selecting the ap-propriate post for installation (consult factory for assistance). Luminaire arm, luminaire and accessory EPA must be equal to or less than allowable EPA of post. Consult a professional engineer for compliance with local codes and standards.

Fasteners: All fasteners shall be Corrosion Resistant. When tamper resistant fasteners are required, spanner HD (snake eye) style shall be provided (special tool required, available at additional cost).

Finish: Finish shall be a Beacote V polyester powder-coat electro-statically applied and thermocured. Beacote V finish shall consist of a five stage iron phosphate chemical pretreatment regimen with a polymer primer sealer, oven dry off, and top coated with a thermoset super TGIC polyester pow-der coat finish. The finish shall meet the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pound.

Limited Warranty: Beacon Products warrants its products, to the original purchaser, against defects in materials and workmanship for proper usage for a period of 5 years after date of production, when properly installed, maintained and appropriately specified. See Warranty Information on www.beaconproducts.com for complete details and exclusions.

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|-------------------------------------|--------|--|------|------|------|-------|----------|-------------|--------------|------|-------|
| | | arrangement (EPA index ft²/ weight (lbs) | | | | | | | | | |
| | | ₽ | ٩ | •• | ••• | ٤. | . | " *• | • • • | • | •‡• |
| shaft Ø | | А | В | С | D | E | F | G | Н | I | J |
| wall | weight | 10 | - | - | - | - | - | - | - | - | - |
| Ø4" | EPA | - | 1.14 | 1.88 | 1.88 | 1.51 | 2.11 | 2.11 | 2.11 | 2.62 | 2.62 |
| | weight | - | 16 | 23 | 24 | 23 | 30 | 31 | 30 | 37 | 38 |
| Ø5" | EPA | - | 1.24 | 1.98 | 1.98 | 1.61 | 2.21 | 2.21 | 2.21 | 2.72 | 2.72 |
| | weight | - | 18 | 25 | 26 | 25 | 32 | 33 | 32 | 39 | 40 |
| Ø6" | EPA | - | 1.34 | 2.08 | 2.08 | 1.71 | 2.31 | 2.31 | 2.31 | 2.82 | 2.82 |
| | weight | - | 20 | 27 | 28 | 27 | 34 | 35 | 34 | 41 | 42 |