the grand salon Charles Penzone.

dublin, ohio may 18, 2016











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OBC 2011 Code Analysis

PART I. Project Parameters and Assumptions

Single story salon facility (New Construction):

Building Area: (sf)

First Floor 12,000 sf Second Floor Mechanical 1,800 sf

Building Height: 1 Story w/ Mechanical Mezzanine

Maximum height per zoning code = 64'-0" (4.5 Stories)

Parking: On Site Parking (Refer to Zoning Analysis)

PART II. Code Analysis

Chapter 3 - Use and Occupancy Classification

Primary Use Group: B (Business)

The proposed building will be primarily used as a Salon with possible accessory uses such as Retail and Storage.

Definition B (Business): Business Group B occupancy includes, among others, the use of a building or structure, or a portion thereof, for office, professional or service-type transactions, including storage of records and accounts.

Definition M (Mercantile): Mercantile Group M occupancy includes, among others, the use of a building or structure or a portion thereof, for the display and sale of merchandise and involves stocks of goods, wares or merchandise incidental to such purposes and accessible to the public.

Definition S (Storage): Storage Group S occupancy includes, among others, the use of a building or structure, or a portion thereof, for storage that is not classified as a hazardous occupancy.

Chapter 5 - General Building Heights and Areas

	OBC 2011 allowable VB - Business	OBC 2011 allowable VA - Business	OBC 2011 allowable IIB - Business
Table 503 Data			
area	9,000 sf	18,000 sf	23,000 sf
height	40'	50'	55'
number of stories	2	3	3
area modifications			
frontage increase (/f)	+ 6,750 sf	+13,500 sf	+17,250 sf
sprinkler increase (/s)	+200%	+200%	+200%

Table 601 Fire Resistance Rating			
structural frame	0 hr	1 hr	0 hr
bearing walls			
exterior	0 hr	1 hr	0 hr
interior	0 hr	1 hr	0 hr
non bearing walls and partitions			
exterior (table 602 separation>30')	0 hr	0 hr	0 hr
interior	0 hr	0 hr	0 hr
floor construction	0 hr	1 hr	0 hr
roof construction	0 hr	1 hr	0 hr

Types of Construction:

Type V: Type V construction is that type of construction in which the structural elements, exterior walls and interior walls are of any materials permitted by this code. See table above

Type 2 Non-Combustible: Type II construction is that type of construction in which the building elements are of noncombustible materials. See table above

Chapter 9 - Fire Protection Systems

Section 903 Automatic Sprinkler Systems: The proposed building will have an automatic sprinkler

Chapter 10 - Means of Egress

Calculated Occupant Load

First Floor "B"

12,000 sf / 100 sf/occupant = 120 Occupants

OBC Table 1021.1 - Exits and Exit Access Doorways: The minimum number of exits/floor required for an occupancy load up to 500 is 2.

OBC 1015.2 - Separation of exits shall not be less than 1/3 of the maximum overall diagonal distance of the area served.

OBC Table 1015.2 - Exit Access Travel Distance for a B Use group (sprinklered): 300'-0" OBC 1014.3 - Common Path of Egress Travel: Exception allowed for Business and Storage occupancies (sprinklered): 100'-0".

OBC 1018.1 - Corridor Fire Resistance Rating: 0 hr with sprinkler.

Chapter 29 - Plumbing Systems

The following plumbing fixtures are required for the occupant load calculated above.

Minimum Toilet Fixtures Required (Table 2902.1)

For Group B Occupancy (120 Occupants):

	Required
1 Water Closets/50 persons	3
1 Lavatory/ 80 persons	2
1 Drinking Fountain 100	2
Service sink	1

City of Dublin - Bridge Street District - Sawmill Ctr. Neighborhood Zoning Analysis

PART I. BUILDING TYPE

The site is located within the City of Dublin's Bridge Street District. Specifically the site falls within the "Sawmill Center Neighborhood" subsection of said District. The appropriate permitted building types within this neighborhood are Loft, Corridor, Mixed Use, Commercial Center, and Large Format Commercial Building. The most appropriate type is the Loft Building type:

Loft Building – 2 stories minimum | 4.5 stories maximum. For a full list of requirements, see attached page 44 of the Bridge Street District Development Code.

PART II. PARKING REQUIREMENTS

12,000 s.f. New Building as Retail: Minimum: 3 per 1000 s.f. = 36 spaces Maximum: 125% of Minimum = 45 spaces

development team and consultants

owner

Charles Penzone Salons

1480 Manning Parkway Powell, Ohio 43065 Contact – Matt Dunlap 614.418.5350 http://www.charlespenzone.com

concept design team:

Chute Gerdeman

455 South Ludlow Street Columbus, OH 43215 Contact – Bonnie Kyle 614.469.1001 http://www.chutegerdeman.com

architect of record-

Meyers+Associates Architecture

232 N. Third St., Suite 300 Columbus, Ohio 43215 Contact – Chris Meyers 614.221.9433 http://www.meyersarchitects.com

civil engineer:

Advanced Civil Design

422 Beecher Road Gahanna, Ohio 43230 Contact – Tom Warner 614.428.7750 http://www.advancedcivildesign.com

landscape design:

POD Design

100 Northwoods Blvd., Suite A Columbus, Ohio 43235 Contact – Steve Kolwicz 614.255.3399 http://www.poddesign.net



























L. City of Columbus and full Department of Transportation Construction thereto (hereafter referred to as Standard Spacifications), shall govern all construction times unless otherwise noted. If a construction time unless otherwise noted. If a constitution time unless otherwise noted in a construction as bound, the more strict specification will apply as decided times to the property of the construction of the construction

8. Following completion of construction of the alte improvements and before requesting occupancy, a proof survey shall be provided to the adoption of the provided to the subject on disjunction of the property of the property of the property of the property shall be prepared, signed and submitted by the Professional Engineer who seeded the constructions densings.

10. The Contractor shall restore all disturbed areas to equal or better condition than existed before construction. Drainage ditches or with the contraction of the construction shall be restored to the grades and cross-sections that existed before construction.

12. Disposal of excess excavation within Special Flood Hazard Areas (100-year floodolain) is not permitted.

16. Bockfill within a 1:1 influence line of existing structures (houses, garages, etc.) or public infrastructure (pavement, curbs, sidewalks, bite poths, etc.) shall be compacted granular backfill according to ltem 912 of the Standard Specifications or Flowable CDF, Type II according to them 63b. Item 911 of the Standard Specifications shall be used.

Send the information to the following address:

Construction Inspection Division City of Columbus 1800 East 17th Avenue Columbus, Onio 43219

18. All treaches within public right-of-way shall be bookfilled occording to the approved construction drawings or securely plated during nonembriding hours. Frenches outside these eres and be bookfilled or nonembriding hours. Frenches outside these ores and be bookfilled or nonembriding hours. Teacher up what follow closely behind the treaching nonembriding fours. Clean up shall follow closely behind the treaching operation.

22. Delete

24. Any modification to the work shown on drawings must have prior written approval by the City Engineer, City of Dublin.

26. Park areas shall be fine-graded and seeded with the following mixture:

Traffic control and other regulatory signs shall be Type S with a square post anchor base installation and meet all requirements of COOT TC-41.20 and applicable City of Dublin specifications.

28. Street signs shall meet all City of Dublin specifications with lettering colored in white displayed over a brown background. Sign tubing shall be brown in color and conform with the Type S, square post anchor base installation requirements of ODDT TC-41.20. UTILITIES

1. The following utilities are known to be located within the limits of this project:

SANITARY, STORM, WATER CITY OF DUBLIN 6555 SHER-RINGS ROAD DUBLIN, OHIO 43016 (614) 410-4750 CITY OF COLUMBUS DIVISION OF POWER AND WATER 3368 INDIANOLA AVENUE COLUMBUS, OHIO 43214 (614) 645-7360

CITY OF COLUMBUS DIVISION OF SEWERS AND DRAINS 1250 FARWOOD AVENUE COLUMBUS, OHIO 43206 (614) 645-7102

(01%) 649—7102.

The Controctor shall give notice of intent to construct to Ohio Utilities Protection Service (Melphone number 800—362—2764), Producer's Underground Protection Service (Melphone number Producer's Underground Protection Service (Melphone number of a registered underground protection service. Notice shall given at least 2 serving days before start of construction.

3. The Identity and locations or evisiting underground utilities in the construction area have been shown on the approved construction area have been shown on the approved construction area to the short of the underground construction of the short of the underground form of the short of the short of the short of the underground for the proposed construction diversing. If disruppe is a coused, the Contractor shall be responsible for repair of the same and for any resulting contributed damage.

5. When unknown or incorrectly located underground utilities are encountered during construction, the Contractor shall immediately notify the owner and the City Engineer.

2. All traffic lines of politic rootings shall be fully open to traffic from 700 AM in 600 AM and from 400 PM to 600 AM uses constrained differently by the City Engleser. At all other hours the Contractor shall marketin misimum one-lane she-way traffic. Dilotranes, off-duty policies are shall be sha

processor And Statement Conference in responsible for administing a finition of in. The Contractor or Developer is responsible for administing a finition of the contract in administration of the conference of the contract in administration of the conference of the contraction of may settles coverage under the fibe STA Receiver Bernitt or Contraction of may settles coverage under the fibe STA Receiver Bernitt Contraction now must be administrated with the NO. A settlement and version of the contraction of the contraction

The Contractor shall provide adequate drainage of the work area at all times consistent with erosion control practices.

Disturbed areas that will remain unworked for 30 days or more shall be seeded or protected within seven colerator days of the disturbance, we seed or protected within seven colerator days of the disturbance, we perform the seven colerator of the contractor shall be responsible for the remaind of all the proportion section devices at the conclusion of construction but not before growth of permanent ground cover.

BLASTING (If Permitted)

SANITARY SEWERS

2. Sanitory seroge collection systems shall be constructed in accordance with the rules, regulations, standards and specifications of the City of Dublin, Chic P.A. Chic Department of Health and the current edition of the Great Lakes-Upper Mississippi River Board (Ten States) — Recommended Standards for Mississerior Footiline States)

7. All methode lids shall be provided with continuous self-sealing gastets. The opproved construction drawings shall show where both-down continuous self-sealing shall show where both-down continuous self-sealing shall show the both-down continuous shall be shall sha

9. Temporary bull-heads shall be placed in piece at locations shaen on Permit to install (PII) has been issued by the GDPA and the severs have been approved for use by the GDPA and the severs have been approved for use by the GDPA and the severs have been approved for use by the GDPA place. The cost for furnishing, installing, manifolding, and removing bull-heads shell be referred. The contract until of price for the velocus sanitary sever items.

15. All water lines shall be located at least 10 feet horizontally and 18 linches vertically, from sonitary severs and storm severs, to the groatest extent proticities. Where sending severs arose surfaminion of other content of the several sev

A. Rubber sleeve with stainless steel banding.

Kor-N-Seal as manufactured by National Pollution Control Systems, Inc.
 Lock Joint Flexible Manhole Sleeve as manufactured by Interpace Comparation.

3) Or equal as approved by the City Engineer.

Rubber gasket compression.
 Press Wedge II as manufactured by Press-Seal Gasket Corporation.
 Dura Seal III as manufactured by Dura Tech, Inc.
 Uhrk-Seal as manufactured by Dura Tech, Inc.
 Uhrk-Seal as manufactured by Thunderline Corporation.
 Or equal as approved by the City Engineer.

The cost for this work along with a new channelized base for the manhole shall be included in the unit bid price for the related items of work.

All water line materials shall be provided and installed according to current specifications of the City of Columbus Division of Water.

7. No water tops or service connections (e.g., to curb stops or meter pits) may be issued until odpoent public water lines serving the construction site have been disricted by the City of Columbus Dividion of Water and how been accepted by the City Engineer. A toppernit for each water service must be obtained from the City of Dublin and the City of Columbus Dividion of Water before making any tops into public vater limits.

All water main stationing shall be based on street centerline stationing.

All bends, joint deflections and fittings shall be backed with concrete per City of Columbus standards.

11. The Contractor shall give written notice to all affected property owners at least 1 working day but not more than 3 working days prior to any temporary interruption of water service, interruption of water service shall be minimized and must be approved by the City Engineer.

14. Curb stop boxes shall be located at least 1 foot inside the right-of-way and set at finished grade.

17. Two % Inch taps shall be installed within 2 feet of the end of the line on all dead-end water lines.

MAIL DELIVERY

1. The Controctor shall be responsible to ensure that US Mail delivery me in the control of the



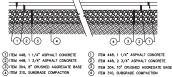




Before relocating any maliboxes, the Contractor shall contact the U.S. Postal Service and relocate maliboxes according to the requirements of the Postal Service.

No. Or mice inconversal.

In The Controcts shall make proper arrangements with the Dublin Service Department and the Columbus Division of Water for the use of fire hydrants when used for work performed under this contract and provide the city of Dublin a copy of the hydrant Usage Permit Octained provide the city of Dublin a copy of the hydrant Usage Permit Octained provides and the Columbus to the Washington and/or Perry Tomanity Fire Department. Permits abilities from Dublin and Columbus to the Washington and/or Perry Tomanity Fire Department. Permits shall be kept at theconstruction site of all times.

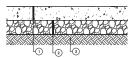


LIGHT DUTY

HEAVY DUTY

TYPICAL PAVEMENT SECTIONS

(NO SCALE)

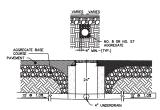


TIEM 452, 6 1/2" PLAIN P.C. CONCRETE PAVEMENT (CLASS C)
 ITEM 304, 6" CRUSHED AGGREGATE BASE
 ITEM 203, SUBGRADE COMPACTION, REF. SOILS REPORT

- 4000 PSI COMPRESSIVE STRENDTH, 600 PSI FLEXIRAL STRENDTH.
 5-778 ENTRAINED AR WITH APPROVED WATER-REDUCING AND RETARDING ADMIXTURES.
 5. CONSTRUCTION JOINTS SHALL BE SPECIFIED BY CONTRACTOR AS A PART OF THE CONT.
 4. CONCRETE PLAYING SHALL HAVE A LIGHT BROOM FINISH.
 5. CURING COMPOUND SHALL BE APPLIED AS FER CLUSH ITEM 451.10.

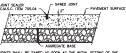
CONCRETE PAVEMENT SECTION & DETAILS

STRAIGHT 18" CONCRETE CURB

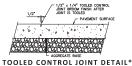


4" PERFORATED UNDERDRAIN - SEE STORM SEWER PLAN FOR LOCATIONS. THE PERFORATED PIPE SHALL BE PROTECTED FROM HEAVY TRAFFIC AFTER INSTALLATION PRIOR TO PLACEMENT OF DRODGESTER PLANAME.

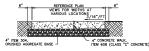
TYPICAL 4" UNDERDRAIN DETAIL



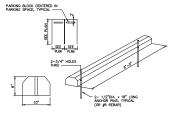
SAWED CONTROL JOINT DETAIL*



*: CONSTRUCTION JOINTS MAY BE SAWED OR TOOLED AS DIRECTED BY THE CONSTRUCTION MANAGER.



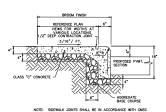
SIDEWALK SECTION (NO SCALE)



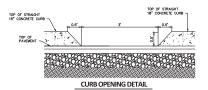
CONCRETE WHEEL STOP DETAIL

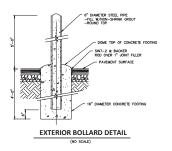
HANDICAP ACCESSIBLE PARKING SIGN (TYP.) TYPICAL "VAN-ACCESSIBLE" LOADING ZONE

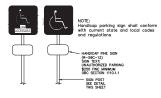
TYPICAL PARKING AND HANDICAP SPACE



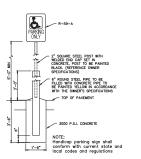
STANDARD COMBINED CURB AND WALK







HANDICAP PARKING & VAN ACCESSIBLE SIGN DETAIL



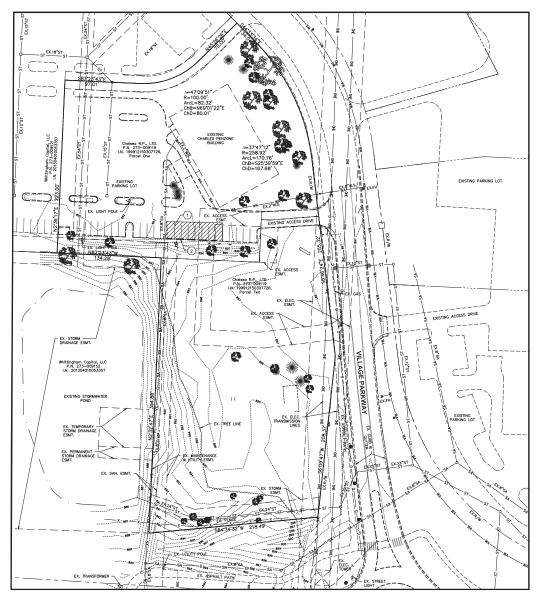
HANDICAP PARKING SIGN DETAIL













LEGEND SA SA SA MANHOLE ST CATCH BASIN SI MANHOLE ST CHARLES SI MANHOLE ST CHARLES SI CATCH BASIN SI MANHOLE ST CHARLES SI CATCH BASIN SI MANHOLE ST CHARLES SI CATCH BASIN SI CATCH SI CATCH SI CATCH SI CATCH CANCELLE SI CATCH CONDUIT OHE OHE OHE STREET LIGHT / LIGHT POLE TRANSFORMER UTILITY POLE TREES SIGN POST FENCE

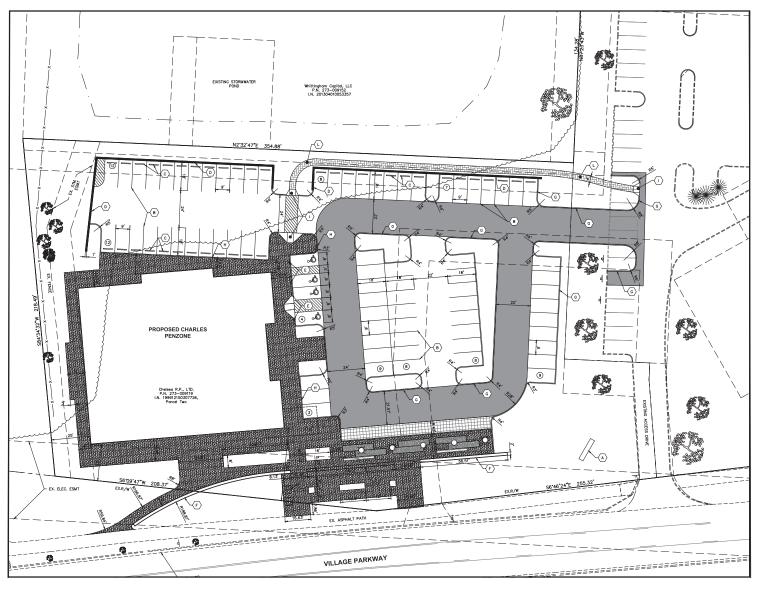
CODED NOTES

- 1 REMOVE ASPHALT PAVEMENT
- 2 REMOVE CONCRETE CURB











A DEVELOPMENT SIGN

C PARKING BLOCKS

G STRAIGHT 18" CURB

ANDICAP ACCESSIBLE RAME

K CONCRETE SIDEWALK

L PAVER SIDEWALK

LEGEND



HEAVY DUTY PAVEMENT SECTION

PARKING CALCULATIONS BUILDING: PARKING REQUIRED: 12,600 SQ. FT. 2.5 SPACES PER 1000 S.F. = 32 SPACES 80 SPACES PARKING PROVIDED:

BICYCLE PARKING REQUIRED: 1 SPACES FOR EVERY 10 VEHICULAR SPACES = 8 12

BICYCLE PARKING PROVIDED:

OPEN SPACE CALCULATIONS

SITE ZONING INFORMATION

PARCUL RUMBERS

OFF BUILDING REQUIREMENTS:
FRONT PROPERTY LINE COVERAGE
FRONT REQUIRED BUILDING ZONE
MINIMUM SIDE YARD SETBACK
MINIMUM SER YARD SETBACK
MINIMUM LOT WIDTH
MAXIMUM LOT WIDTH
MAXIMUM LOT WIDTH
MAXIMUM IMPERVIOUS COVERAGE
MAXIMUM IMPERVIOUS COVERAGE
MAXIMUM IMPERVIOUS COVERAGE
MAXIMUM IMPERVIOUS COVERAGE



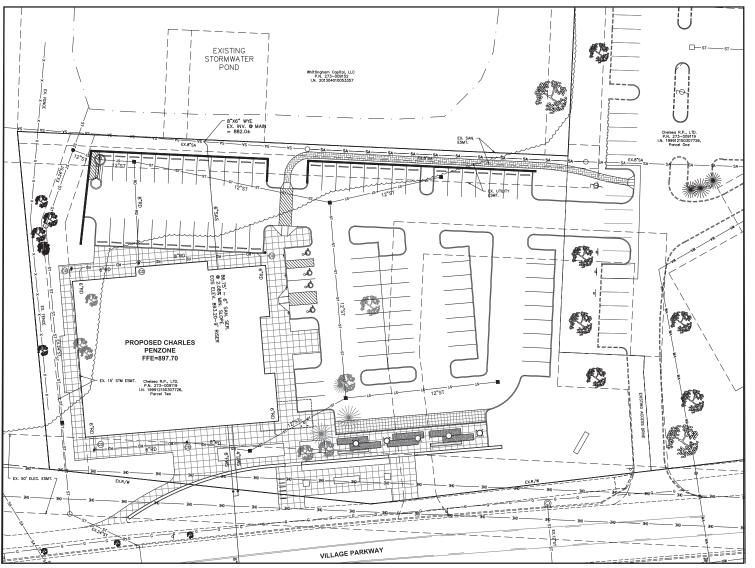


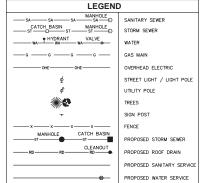


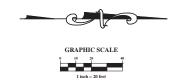










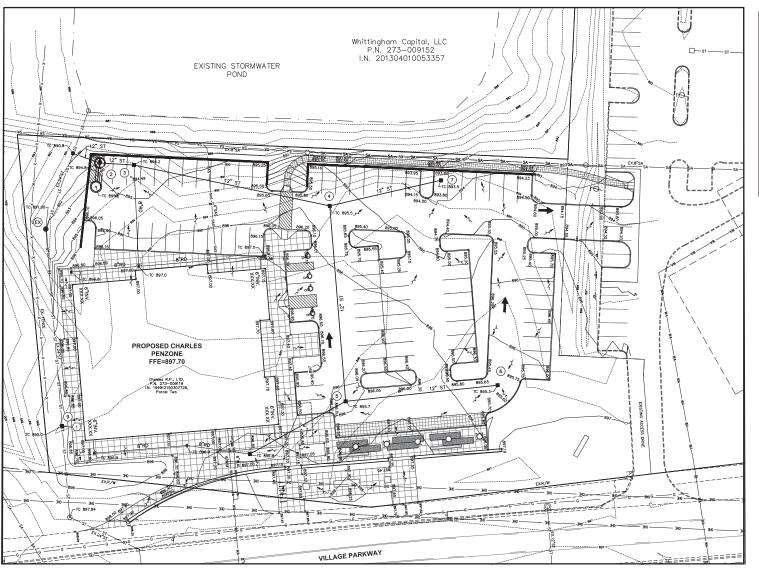


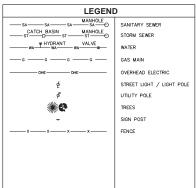












CODED NOTES



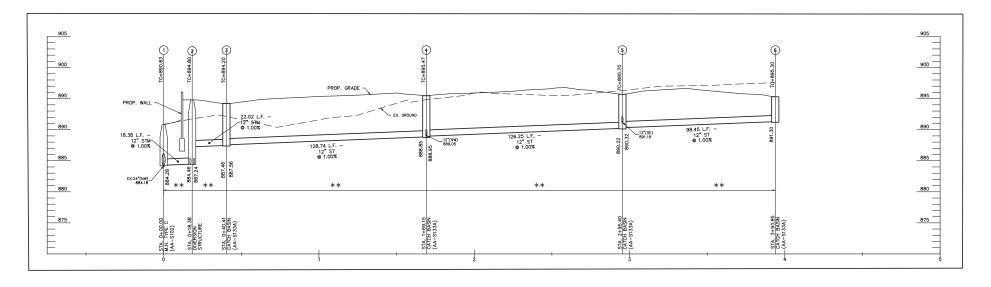


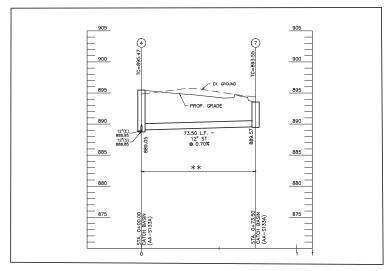


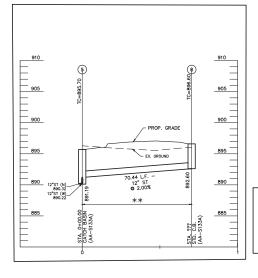


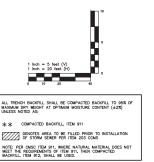




















PLAN ENGNEERS:

ADVANCED CIVIL DESIGN, INC.

ADVANCED CIVIL DESIGN, INC.

422 BECCHER ROJD
GHANNAM OH 43220

BYE CONTACT
GEORGE COMPANIES
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CONTACT
GEORGE
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PH (614) 428-7750 FAX (614) 428-7755 CONTACT: TOM WARNER EMAIL: TWARNER®ADVANCEDCIVILDESIGN.CO

EXISTING SITE DESCRIPTION: THE PROJECT SITE CURRENTLY IS AN OPEN FIELD WITH A FEW TREES AND BRUSH AR OVERALL SITE ACRESCE, A CARRES AND ACRES

DISTING STIE DRAWAGE
CONDITION

THE EXISTING STIE DRAWS PRIMARLY TO THE WEST INTO AN EXISTING STORM WATER BASIN.

ADMICIDIT MEAS:

THE STIE IS BOUNDED BY A COMMERCIAL PROPERTY TO THE NORTH, A STORM WATER BASIN THE WEST, AND PUBLIC STREETS TO THE SOUTH AND DAST.

THE WEST, AND PUBLIC STREETS TO THE SOUTH AND DAST.

ERGISION AND SEDMENT PRIVOTE WILL BE CONTROLLED BY THE USE OF SEDMENT FENCE AN OWNER, MEASURES HILL FRONTECTION.

MAINTENANCE: THE FROSCOM & SEDMENT CONTROL ITEMS SHALL BE IN ACCORDANCE WITH THE NOTES USETS WITHIN THIS PLAN.

(ROL)
2. PRIOR TO CONSTRUCTION THE OWNER/OPERATOR SHALL COORDINATE WITH ALL CONTRACTORS AND THE CITY OF DUBLIN ENGINEER AS REQUIRED.

 THE CONTRACTOR SHALL CALL THE OHIO UTILITIES PROTECTION SERVICE (QUPS) AT 1-800-362-2784 FORTY-EIGHT (48) HOURS IN ADVANCE OF ANTICHATIDE START OF CONSTRUCTION, AND SHALL NOTIFY ALL UTILITY COMPANIES AT LEAST 46 HOURS PRIOR TO WORK IN THE VICINITY OF THEIR LINES:

 ESTABLISH THE TEMPORARY CONSTRUCTION ENTRANCE INTO THE SITE PER DETAIL ON THIS SHEET.

 THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCE AROUND ALL PROTECTION AREAS (PRESERVED TREES) PRIOR TO COMMENCEMENT OF WORK.

CLEAR NECESSARY VEGETATION FOR THE INSTALLATION OF THE PERIMETER SEDIMENT FENCE

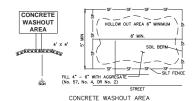
 WHILE PERFORMING SITE GRADING ACTIVITIES, DISTURBED AREAS SHALL BE SEEDED WITHIN 7 DAYS OF CONSTRUCTION, DRAINAGE SHALL BE DIRECTED A FILTERING FACILITY AT ALL TIMES DURING CONSTRUCTION, TOPSOIL SHAL BE STOCKPHEE FOR LATER RE-SPERAD OR HAMEED OFFSIT

 AS EACH AREA IS DISTURBED AND MOUNDING TAKES PLACE IN ORDER TO PROVIDE COMPACTION AND PLACEMENT OF FILL ACROSS THE STEE EROSION CONTROL MEASURES SHALL BE USED. STOCKPEES SHALL BE SURROUNDED B

 SEED AND MULCH THE SITE ACCORDING TO THE TEMPORARY AND PERMANEL SEEDING REQUIREMENTS TO REESTABLISH ALL DENUDED AREAS.

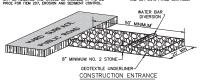
10. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF THE TEMPORARY EROSION CONTROL DEVICES ONLY AFTER ALL AREAS HAVE BEEN PAYED AND/OR SEDEDD/MILCHED. AFTER REMOVAL OF THE RESIGNON CONTROL DEVICES, THE CONTRACTOR SHALL CLEAN ALL INLETS AND STORM SEVER PIPES OF ALL SEDMENT INCURRED DURING CONSTRUCTION.

CONTRACTOR RESPONSIBILITY. LETALS MAKE REIN PROVIDED ON THE PLANS IN AN EFFORT TO HEP THE CONTRACTOR PROVIDE GROSSIA AND SERMENTATION CONTINUE. THE CETALS SHOWN ON THE PLAN SHE CONSIDERED A MINIMAL ADDITIONAL OR ALTERNATE CETALS MAY BE FOUND IN THE S.C.S. MANUAL "MATER MANAGEMENT AND SEQUENT CONTINUE, OF REMINATURE AREAS," THE CONTRACTOR SHALL BE SOLGLY, RESPONSIBLE FOR PROVIDING MECESSARY AND ACCOUNT MESSARY OF PROCESS CONTRAC, OF PROCESS SEMENT ROOTS FROM THE STEEL ALONG WITH PROPER MAINTANCE, AND INSPICTION IN CORPURACE, WHITE



ENTRANCE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MUD AND DIRT TRACKED ONTO PUBLIC ROADWAY. BEFORD ALL MUD AND DIRT TRACKED ONTO PUBLIC ROADWAY BE REQUIRED AND SHOULD BE INCLUDED IN THE BID PRICE FOR THE AND THE POSICION AND SCHIMENT CONTROL

WATER BAR — A WATER BAR SHALL BE CONSTRUCTED AS PART OF THE CONSTRUCTION ENTRANCE TO PREVENT RUNOFF FROM FLOWING THE LENGTH OF THE CONSTRUCTION ENTRANCE AND OUT OF THE PARKET STATES.



GENERAL EROSION AND SEDIMENT CONTROL NOTES

PERMANDIT 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. SO DICKEN AS POSSIBLE AND SHOULD NOT BE LEFT DOMAINST UNICES SITE. CONCRITIONS DO NOT ALLOW PINAL ORDEROR TO BE COMPLETED. SOIL SHREUZATION. SHALL ALSO BE APPLIED WITHIN SHOWN DAYS TO DEPOSE WHERE REPORTS HERE REPORTS HERE REPORTS HERE REPORTS HERE REPORTS HERE.

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

SEDMENT 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 SEIMENTATION 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 INC TRIBUTARY TO A SEDIMENT BASIN OR DAM.

HE LIMITS OF SEEDING AND MULCHING WILL EXTEND OVER THE PROJECT AREA IN ACCORDAN ONSTRUCTION SEQUENCE. ALL AREAS NOT DESIGNATED TO BE SEEDED SHALL REMAIN UNDI

TEMPORARY SEEDING

PERMANENT SEEDING

ıſ	Area requiring temporary stabilization	Time frame to apply erosion controls	Area requiring Permanent stabilization	Time frame to apply erosion controls	
	Any disturbance areas within 50 feet of a surface water of the State and not at final grade	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 most recent disturbance	
	For all construction activities, any disturbed areas that will be dormant for	Within seven days of the most recent disturbance within the area For residential subdivisions, disturbed areas must be stabilized at least seven days prior to transfer of permit coverage for the Individual lot(s)	Any areas within 50 feet of a surface water of the State and at final grade	Within two days of reaching final grade	
	more than 21 days but less than one year, and not within 50 feet of a surface water of the State		Any other areas at final grade	Within seven days of reaching final grade within that area	
ıŀ	Disturbed greas that will be idle over	Prior to the coset of winter weather			

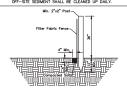
DESCRIPTION	DATES	RECOMMENDED APPLICATION RATE (OR EQUIVALENT) AS SPECIFIED IN RAINWATER & LAND DEVELOPMENT				
PERMANENT SEEDING	MARCH 1-SEPT 30	GENERAL USE	MIX OF CREPPING RED FESCUE @ 20-40 LB/AC DOMESTIC RYEGRASS @ 10-20 LB/AC HENTUCKY BLUEDRASS @ 10-20 LB/AC			
SEEDING		STEEP BANKS ROAD DITCHES	TALL FESCUE @	40 LB/AC		
TEMPORARY SEEDING	MARCH 1-SEPT 30	PERENAL RYEGRASS @ 40 LB/AC				
DORMANT	OCT 1-NOV 20	PREPARE SEEDRED, ADD LINE & FERTILIZER, THEN MULCH, FROM NOV 21 THROUGH MARCH 15, APPLY THE SELECTEDSEED MIXTURE AT A 50% INCREASE IN RATE				
SEEDING	NOV 20-MARCH 15		PREPARE SEEDBED, ADD LINE & FERTILIZER, APPLY THE SELECTED SEED MIXTURE AT A 500% INCREASE IN RATE, THEN MULCH			
	ANY TIME OF YEAR	STRAW 2 TONS/AC OR 90 LB/1000FT				
MULCH	MULCH ANY TIME OF YEAR		HYDROSEED (WOOD CELLULOSE FIBER) 1 TON			

MANIFAMENT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE SERVING CONTROL FEATURES USED ON THE PROJECT. THE SITE OF MANIFESTED CREET YOUR AND WINN AN HORSE OF A STORM MENT GREATER THAN AND FER AN ARROW THE PROSE OF THE MANIFESTED OF THE ANSWERS OF THE MANIFESTED OF THE ANSWERS OF TH

CONTRACTOR RESPONSIBILITY

DETAILS HAVE BEEN PROVIDED ON THE PLANS IN AN EFFORT TO HELP THE CONTRACTOR PROVIDE ERGOSON AND SEMENTATION CONTROL. THE DETAILS SHOWN ON THE PLANS SHALL BE CONDECRED A MINIAMA. ADDITIONAL OF A LITEMANTE DETAILS MAY BE FOUND IN THE S.C.S. MANUAL. "MATER MANAGEMENT OF AN EXPORT OF THE SECOND AND SHOWN OF A SHALL SHOWN OF A SHALL SHOW OF A SHALL SHOW OF A SHALL SHOW OF A SHALL SHOW OF A SHALL SH

THE CONTRACTOR SHALL PROVIDE A SCHEDULE OF OPERATIONS TO THE OWNER. THE SUPEDILLE SHOULD INCLUDE A SQUIPPLE OF THE MANAGEMENT OF THE SECRET OF THE SETT PROJUCITY THE EARTH MANAGEMENT OF THE SETT PROJUCITY SHALL BE CLEAVED UP DAY.



SEDIMENT FENCE DETAIL (No Scale)

SEDIMENT FENCE NOTES

SILT FENCE: THIS SECIMENT BARRIER UTILIZES STANDARD STRENGTH OR EXTRA STRENGTH SYNTHETIC FILTER FABRICS. IT IS DESIGNED FOR SITUATIONS IN WHICH ONLY SHEET OR OVERLAND FLOWS ARE EXPECTED.

- IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE).

 THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUIT TO THE LENGTH
 OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER
 CO'TH SHALL BE SPUEDTD TOGETHER ONLY AT A SUPPORT POST, WITH A MINIST
- OF A 6 INCH OVERLAP, AND SECURELY SEALED.

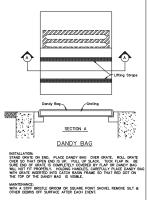
 3. POSTS SHALL BE SEACED A MAXIMUM OF 10 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (ININIMUM OF 12-INCHES). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL
- STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FERCE, PÓST SPACING SHALL NOT 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.
- SHALL BE FASTISHED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WERE STAPLES AT LEAST 1—INCL LONG, TE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND NITO THE TRENCH A MINIMUM OF 2—BOOKES AND SHALL NOT EXTEND SHALL EXTENDED TO THE TRENCH SHALL BE STORED FOR THE TO THE FERGY.
- 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 WRE MESH SUPPORT FENCE MAY BE CLUMNATED. IN SUCH A CASE, THE FILTER FABRIC IS
- 8. THE TRENCH SHALL BE BACKFILED AND SOLL COMPACTED OVER THE FILTER FABRIC.
 9. SLT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THER USEFUL PURPOSE,
 BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.
 SLT FENCES AND FILTER BARRIERS SHALL BE INSPECTED BIMEDIATELY AFTER EACH RAINFALL.
 SLT FENCES AND FILTER BARRIERS SHALL BE INSPECTED BIMEDIATELY AFTER EACH RAINFALL.

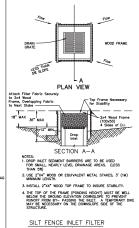
MAINTENANC

PRIOR TO THE DRIFT OF THE DEPOSITION USABLE LIFE AND THE BAMPRIER IS STILL RECESSION, THE PRIOR SHALL BE REPLACED PROBENTY. SEDMENT DEPOSITS SHOULD BE REMOVED AFTER ELCH STORM EVENT. HEY MUST BE REMOVED WHICH DEPOSITS REMOVED AFTER ELLER FROM THE BEST FROM OF THE BAMPRIER. ANY SEDMENT DEPOSITS REMAINING IN PLACE AFTER THE SET FROM OF ILLIES BARBERS IS NO SEDMENT. DEPOSITS REMAINING IN PLACE AFTER THE SET FROM OF ILLIES BARBERS IS NO SEDMENT.

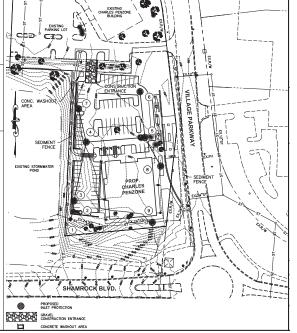


INLET PROTECTION DETAIL
(No Scale)

DANDY BAG MAY ONLY BE USED IF IT IS NOT POSSIBLE
TO USE THE SILT FENCE INLET FILTER



Use for all inlets













Plant Lis

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COND.	COMMENTS
DECIDUO	US TREES					
	AC AB	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Red Maple	2.5" cal.	B&B	
	AM AR	Amelanchier arborea	Serviceberry	6' hgt.	B&B	Clump Forn
	GI BI	Ginkgo biloba 'Prince Sentry'	Prince Sentry Ginkgo	2.5" cal.	B&B	
	GL TR	Gleditsia triancanthos var. inermis	Skyline Honeylocust	2.0" cal.	B&B	
	PL AC	Platanoides x acerifolia	Bloodgold London Planetree	2.5" cal.	B&B	
	SY IS	Syringa r. 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	6' hgt.	B&B	Clump Forn
	TI CO	Tilia c. 'Greenspire'	Greenspire Linden	2.5" cal.	B&B	
	UL PA	Ulmus parviflora	Lacebark Elm	2.5" cal.	B&B	Match Form
EVERGREE	n trees					
	PI AI	Picea abies	Norway Spruce	2.5" cal.	B&B	
	PI OM	Picea omorika	Serbian Spruce	2.5" cal.	B&B	
SHRUBS						
	CH GM	Chamaecyparis pisifera 'Golden Mop	Golden Mop Falsecypress	2 gal.	B&B	
	CO IS	Cornus ser 'Isanti'	Isanti Red-Osier Dogwood	5' ht.	B&B	
	JU VI	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	3' ht.	No. 3 Cont.	
	RH GL	Rhus a. 'Gro-Low'	Gro-Low Fragrant Sumac	30" ht.	No. 3 Cont.	
	TA EV	Taxus × media 'Everlow'	Everlow Taxus	2 gal.	No. 3 Cont.	
PERENNIA	ls & Orna	MENTAL GRASSES				
	HE HR	Hemerocallis 'Happy Returns'	Happy Return Daylilies	1 gal.	Cont.	18" O.C.
	LI BB	Liriope 'Big Blue'	Big Blue Lilyturf	1 gal.	Cont.	12" O.C.
	MI SG	Miscanthus sinensis 'Gracillimus'	Maiden Grass	1 gal.	Cont.	18" O.C.
	PA VS	Panicum virgatum 'Shenandoah'	Shenandoah Grass	1 gal.	Cont.	18" O.C.
	SA DI	Salvia divinorum	Salvia	1 gal.	Cont.	18" O.C.
	SE AJ	Sedum 'Autumn Joy'	Autumn Joy Sedum	1 gal.	Cont.	18" O.C.























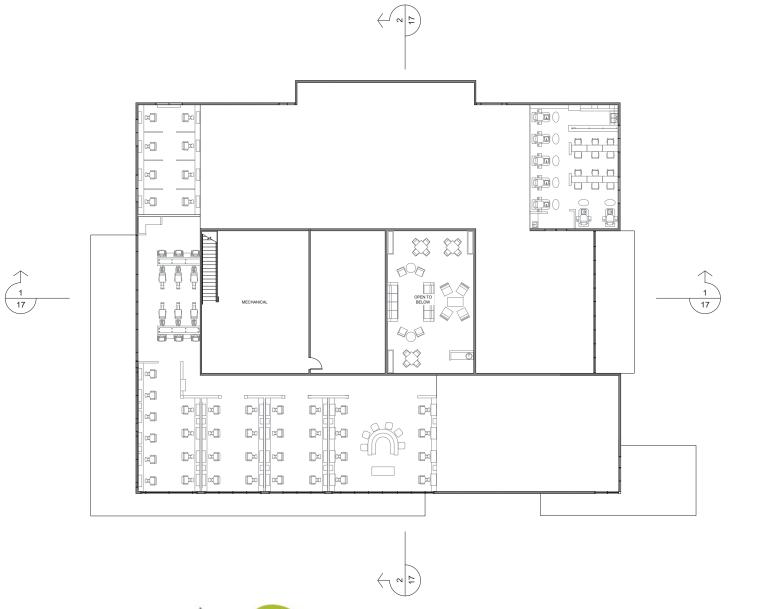












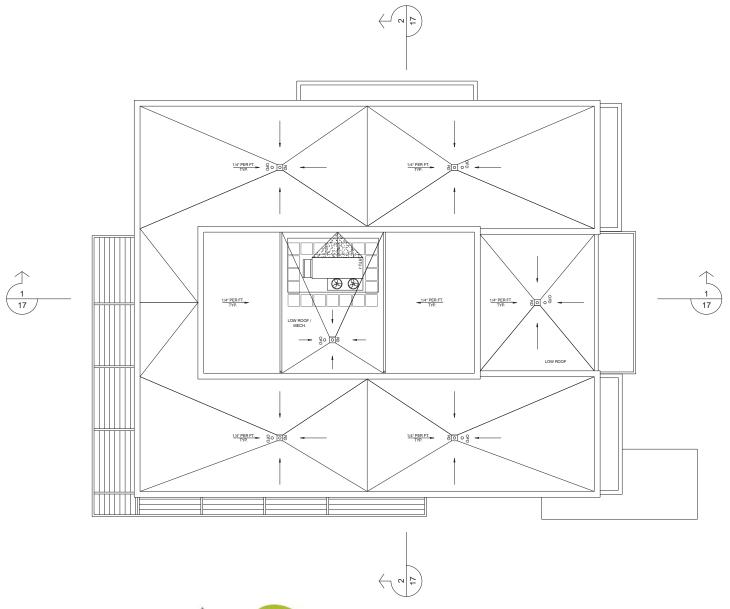








 $\frac{\text{second floor}}{1/8" = 1'-0"}$

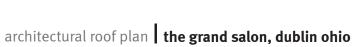






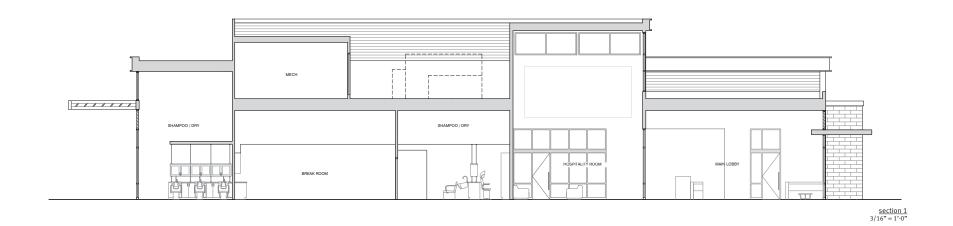


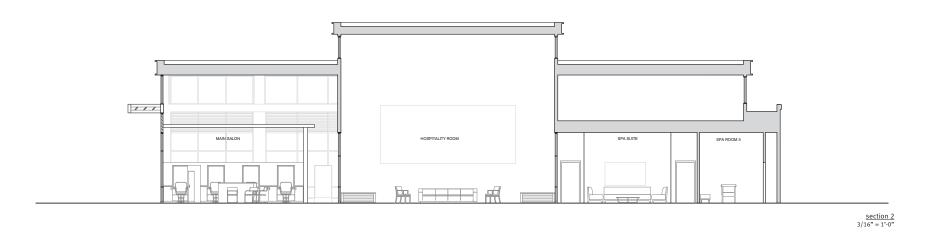






roof plan 1/8" = 1'-0"















elevation key notes

- wood cladding
- aluminum window system
- metal louvres wood awning
- signage
 corrugated metal
- metal awning

transparency calculation total transparency zone:

1659 sf 995 sf 1118 sf 60% of zone requirement: current transparency: 67% current percentage:

south elevation



transparency calculation

total transparency zone: 2007 sf 1204 sf 60% of zone requirement: 1306 sf 65% current transparency: current percentage:

east elevatiion













elevation key notes 1. stone

- 2. wood cladding
- aluminum window system
- metal louvres
- wood awning
- 6. signage
- corrugated metal
 metal awning

transparency calculation total transparency zone: 20% of zone requirement: 1740 sf 348 sf current transparency: 899 sf 52% current percentage:

north elevation



transparency calculation

total transparency zone: 20% of zone requirement: current transparency: current percentage:

1994 sf 399 sf 592 sf 30%

west elevatiion













northeast corner

















southeast corner

































