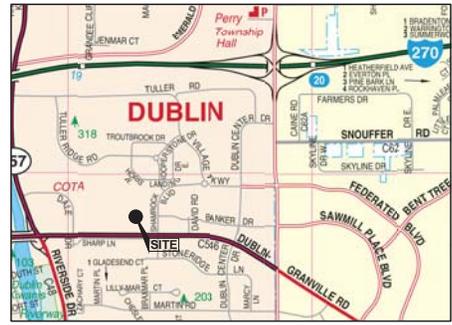


CITY OF DUBLIN, OHIO FINAL DEVELOPMENT PLAN FOR CHARLES PENZONE GRAND SALON 2016



VICINITY MAP
SCALE: NTS



OWNER
CHELSEA R.P., LTD
1480 MANNING PARKWAY
POWELL, OHIO 43065

PLANS PREPARED FOR
MEYERS + ASSOCIATES
232 NORTH THIRD STREET
SUITE 300
COLUMBUS, OHIO 43215-2513

INDEX OF DRAWINGS

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CITY OF DUBLIN APPROVAL

SIGNATURES BELOW SIGNIFY ONLY CONCURRENCE WITH THE GENERAL PURPOSES AND THE GENERAL LOCATION OF THE PROJECT AND DOES NOT CONSTITUTE ASSURANCE TO OPERATE AS INTENDED. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL CIVIL ENGINEER PREPARING THE PLANS.

CITY ENGINEER, CITY OF DUBLIN, OHIO _____ DATE _____
PAUL A. HAMMERSMITH, P.E.

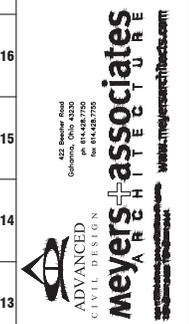
DIRECTOR OF LAND USE AND LONG RANGE PLANNING _____ DATE _____
CITY OF DUBLIN, OHIO

PREPARED BY:



REGISTERED ENGINEER _____ NUMBER _____ DATE _____

DUBLIN PROJECT NUMBER: XXXX



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DESCRIPTION	DATE
DUBLIN FINAL SITE SUBMITTAL	08.25.2015

THE GRAND SALON
VILLAGE PARKWAY
DUBLIN, OHIO 43017

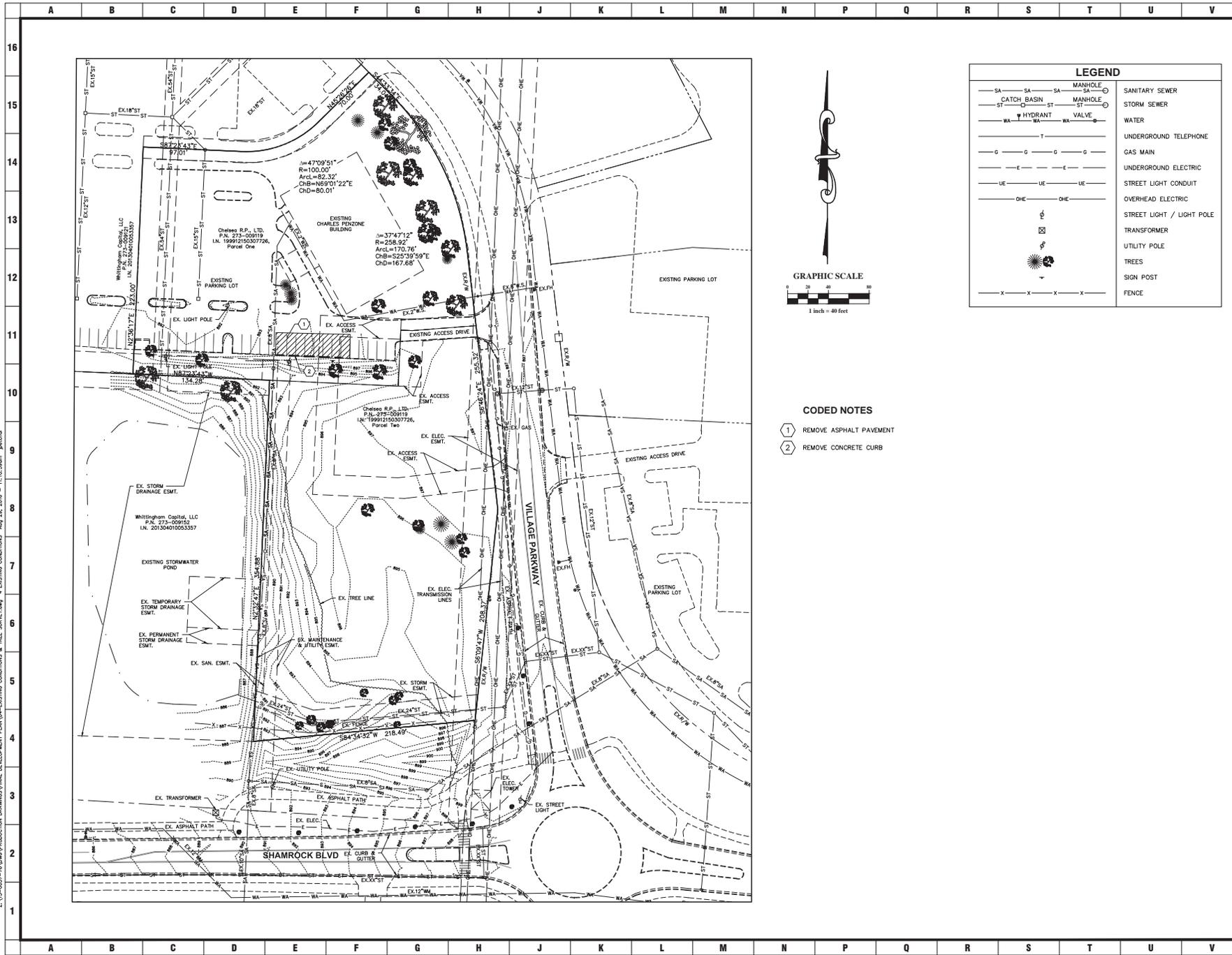
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PROJECT TITLE

SCALE

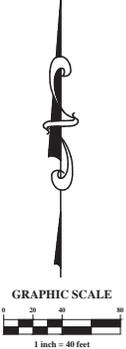
MEYERS+ASSOCIATES PROJECT NUMBER:
2015-46
SHEET NUMBER
C-001

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LEGEND	
SA — SA — SA	MANHOLE
ST — ST — ST	MANHOLE
WA — WA — WA	HYDRANT
— T —	VALVE
G — G — G	GAS MAIN
E — E — E	UNDERGROUND ELECTRIC
UE — UE — UE	STREET LIGHT CONDUIT
OHE — OHE	OVERHEAD ELECTRIC
⊕	STREET LIGHT / LIGHT POLE
⊞	TRANSFORMER
⊙	UTILITY POLE
⊗	TREES
X — X — X	SIGN POST
—	FENCE
—	SANITARY SEWER
—	STORM SEWER
—	WATER
—	UNDERGROUND TELEPHONE



- CODED NOTES**
- ① REMOVE ASPHALT PAVEMENT
 - ② REMOVE CONCRETE CURB

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ARCHITECTURE
LANDSCAPE ARCHITECTURE

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DESCRIPTION	DATE
DUBLIN FINAL SITE SUBMITTAL	08.29.2015

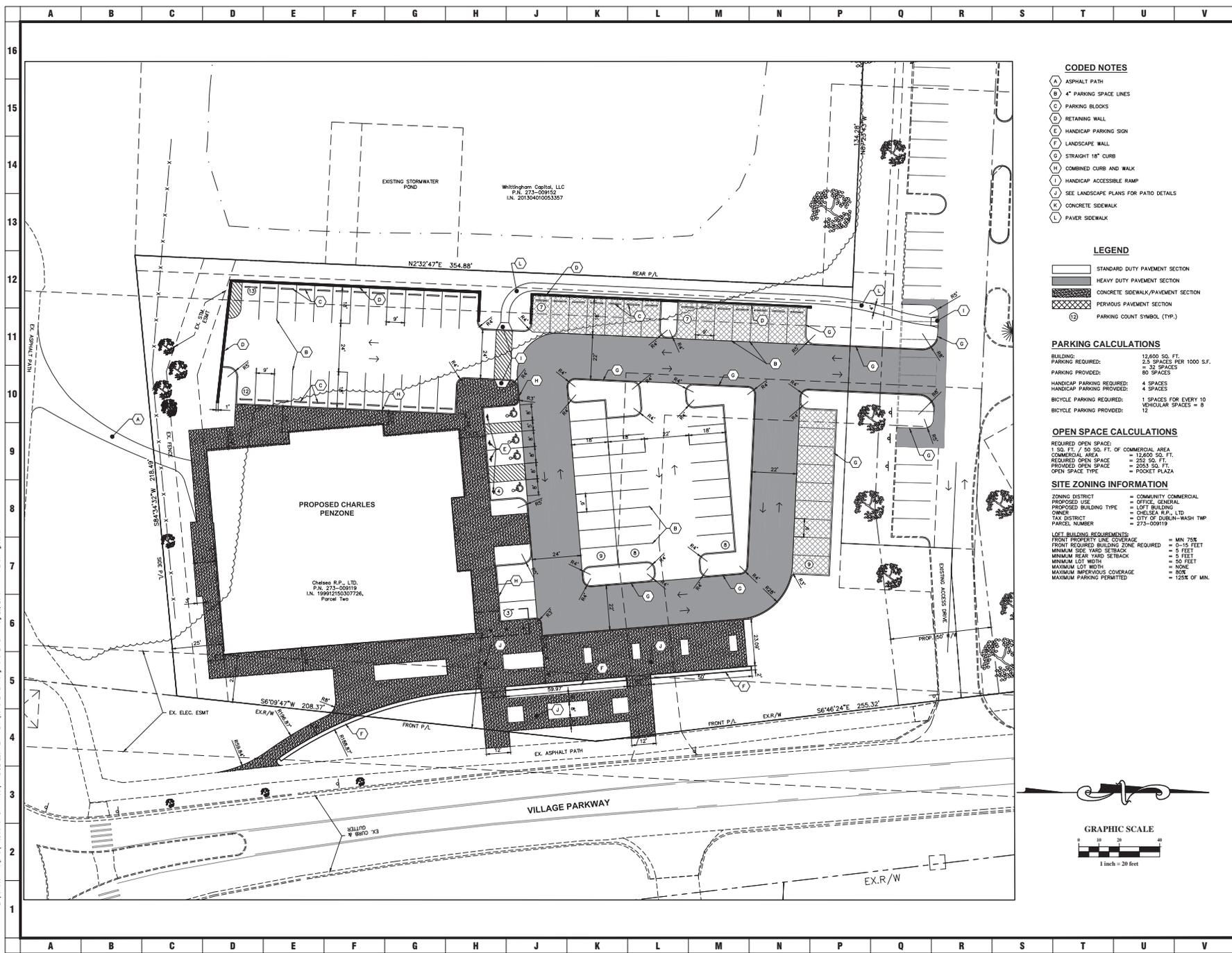
EXISTING CONDITIONS & TREE SURVEY
PROJECT TITLE

THE GRAND SALON
VILLAGE PARKWAY
DUBLIN, OHIO 43017

MEYERS+ASSOCIATES PROJECT NUMBER:
2015-46

SHEET NUMBER
C-004

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- CODED NOTES**
- (A) ASPHALT PATH
 - (B) 4" PARKING SPACE LINES
 - (C) PARKING BLOCKS
 - (D) RETAINING WALL
 - (E) HANDICAP PARKING SIGN
 - (F) LANDSCAPE WALL
 - (G) STRAIGHT 18" CURB
 - (H) COMBINED CURB AND WALK
 - (I) HANDICAP ACCESSIBLE RAMP
 - (J) SEE LANDSCAPE PLANS FOR PATIO DETAILS
 - (K) CONCRETE SIDEWALK
 - (L) PAVEMENT SIDEWALK

- LEGEND**
- [Pattern] STANDARD DUTY PAVEMENT SECTION
 - [Pattern] HEAVY DUTY PAVEMENT SECTION
 - [Pattern] CONCRETE SIDEWALK/PAVEMENT SECTION
 - [Pattern] PERVIOUS PAVEMENT SECTION
 - (12) PARKING COUNT SYMBOL (TYP.)

PARKING CALCULATIONS

BUILDING:	12,600 SQ. FT.
PARKING REQUIRED:	2.5 SPACES PER 1000 S.F.
PARKING PROVIDED:	80 SPACES
HANDICAP PARKING REQUIRED:	4 SPACES
HANDICAP PARKING PROVIDED:	4 SPACES
BICYCLE PARKING REQUIRED:	1 SPACE FOR EVERY 10 VEHICULAR SPACES = 8
BICYCLE PARKING PROVIDED:	12

OPEN SPACE CALCULATIONS

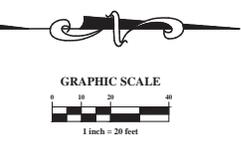
REQUIRED OPEN SPACE:	1 SQ. FT. / 50 SQ. FT. OF COMMERCIAL AREA
COMMERCIAL AREA:	= 12,600 SQ. FT.
REQUIRED OPEN SPACE:	= 252 SQ. FT.
PROVIDED OPEN SPACE:	= 253 SQ. FT.
OPEN SPACE TYPE:	= POCKET PLAZA

SITE ZONING INFORMATION

ZONING DISTRICT	= COMMUNITY COMMERCIAL
PROPOSED USE	= OFFICE, GENERAL
PROPOSED BUILDING TYPE	= LOFT BUILDING
OWNER	= CHELSEA R.P., LTD
TAX DISTRICT	= CITY OF DUBLIN-WASH TWP
PARCEL NUMBER	= 275-00919

LOFT BUILDING REQUIREMENTS:

FRONT PROPERTY LINE COVERAGE	= MIN 75%
FRONT REQUIRED BUILDING ZONE REQUIRED	= 0-15 FEET
MINIMUM SIDE YARD SETBACK	= 5 FEET
MINIMUM REAR YARD SETBACK	= 5 FEET
MINIMUM LOT WIDTH	= 50 FEET
MAXIMUM LOT WIDTH	= NONE
MAXIMUM IMPERVIOUS COVERAGE	= 80%
MAXIMUM PARKING PERMITTED	= 125% OF MIN.



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DESCRIPTION	DATE
DUBLIN FINAL SITE SUBMITTAL	08.29.2016

SITE PLAN

PROJECT TITLE

THE GRAND SALON

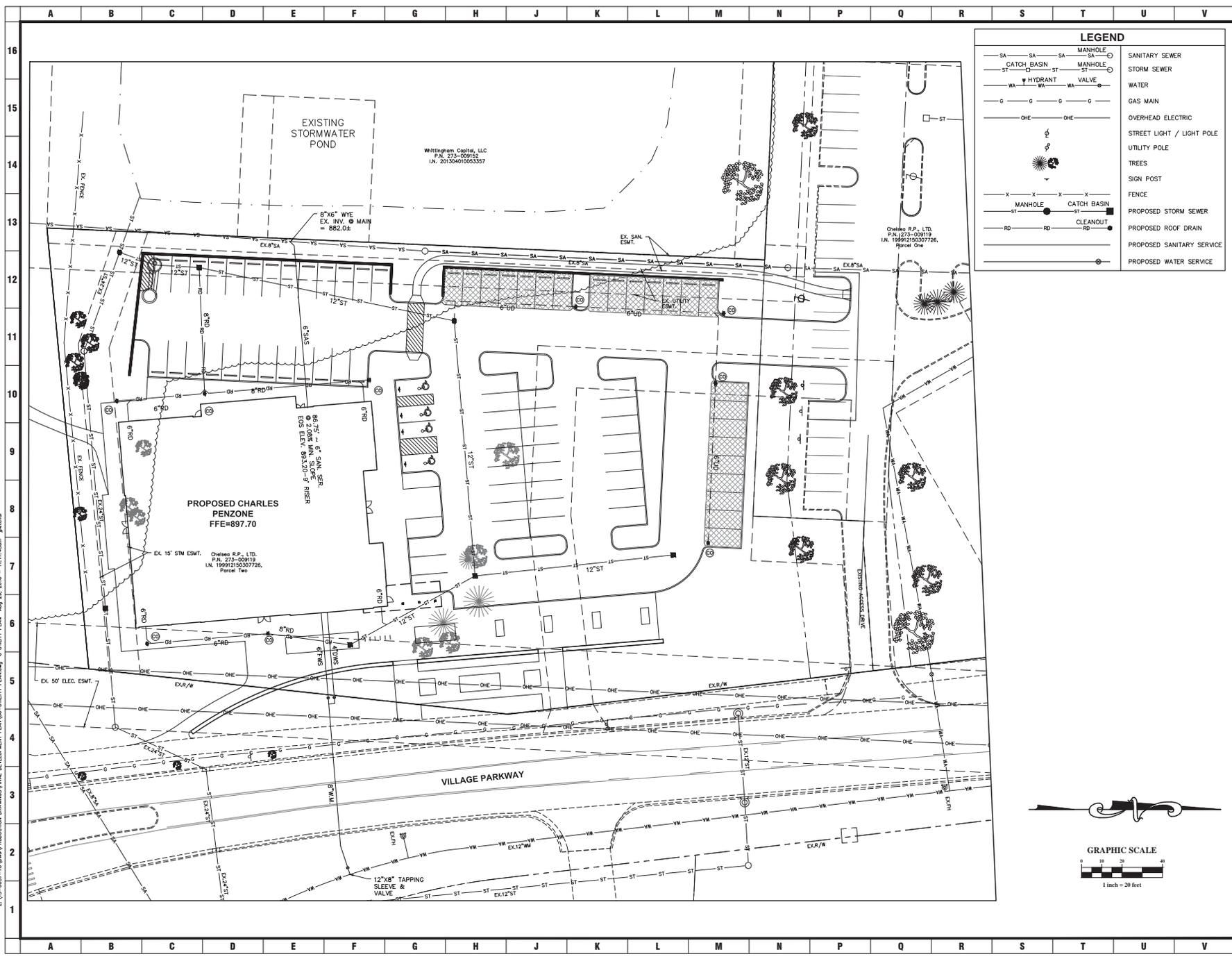
VILLAGE PARKWAY
DUBLIN, OHIO 43017

MEYERS+ASSOCIATES PROJECT NUMBER:
2015-46

SHEET NUMBER

C-005

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LEGEND		
SA — SA	MANHOLE	SANITARY SEWER
ST — ST	MANHOLE	STORM SEWER
WA — WA	VALVE	WATER
G — G	G	GAS MAIN
OHE — OHE	OHE	OVERHEAD ELECTRIC
ST — ST	ST	STREET LIGHT / LIGHT POLE
ST — ST	ST	UTILITY POLE
ST — ST	ST	TREES
ST — ST	ST	SIGN POST
ST — ST	ST	FENCE
RD — RD	CATCH BASIN	PROPOSED STORM SEWER
RD — RD	CLEANOUT	PROPOSED ROOF DRAIN
RD — RD	RD	PROPOSED SANITARY SERVICE
RD — RD	RD	PROPOSED WATER SERVICE

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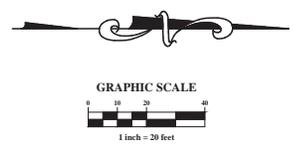
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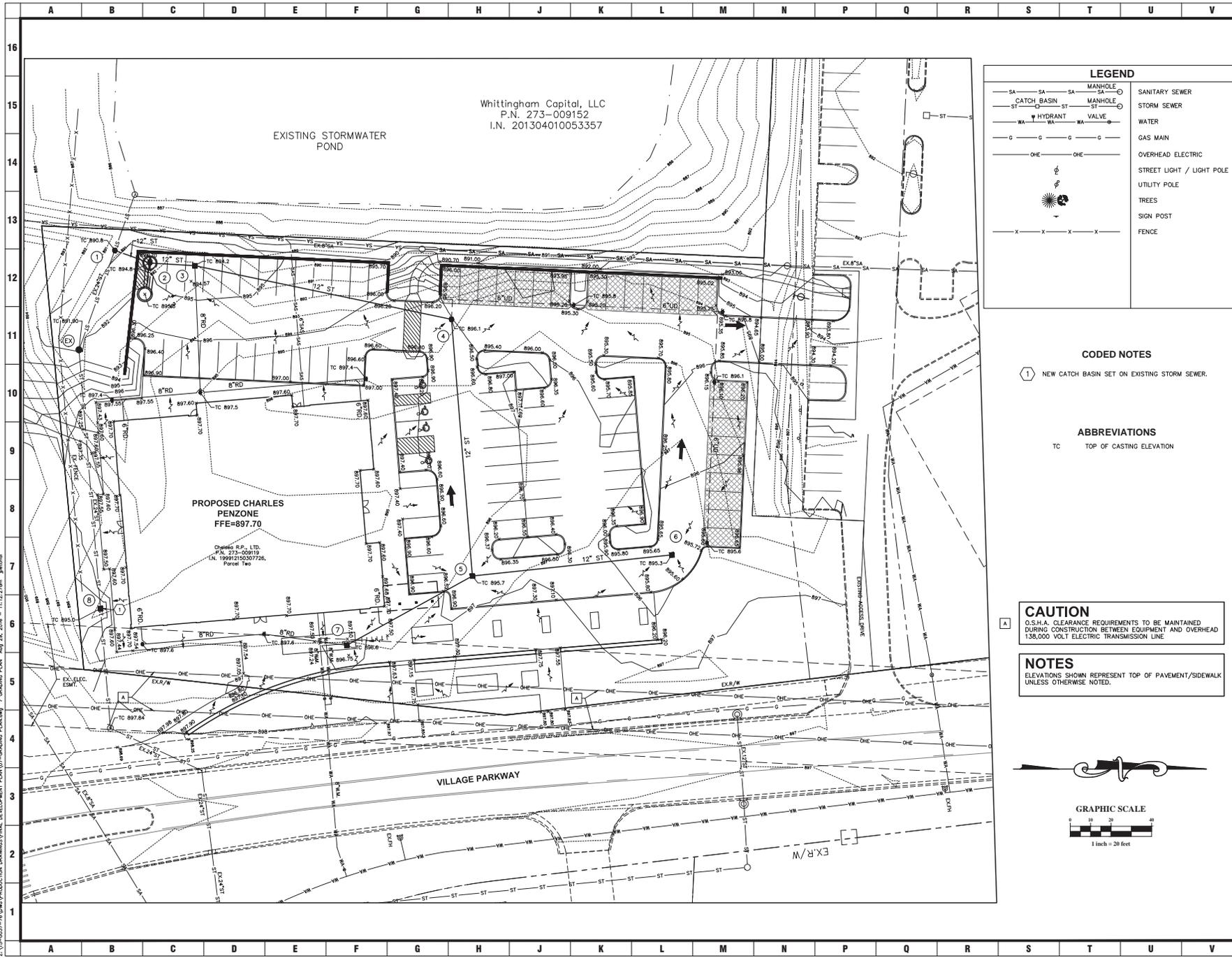
UTILITY PLAN
PROJECT TITLE

THE GRAND SALON
VILLAGE PARKWAY
DUBLIN, OHIO 43017



MEYERS+ASSOCIATES PROJECT NUMBER:
2015-46

SHEET NUMBER:
C-006



Whittingham Capital, LLC
 P.N. 273-009152
 I.N. 201304010053357

PROPOSED CHARLES
 PENZONE
 FFE=897.70

Charles P.P., LTD.
 P.N. 273-009119
 I.N. 19972300307726
 Parcel Tax

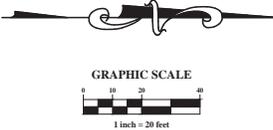
LEGEND	
— SA — SA — SA —	MANHOLE
— ST — ST — ST —	MANHOLE
— WA — WA — WA —	HYDRANT VALVE
— G — G — G — G —	GAS MAIN
— OHE — OHE —	OVERHEAD ELECTRIC
— X — X — X — X —	FENCE
—	SANITARY SEWER
—	STORM SEWER
—	WATER
—	GAS MAIN
—	OVERHEAD ELECTRIC
—	STREET LIGHT / LIGHT POLE
—	UTILITY POLE
—	TREES
—	SIGN POST
—	FENCE

CODED NOTES
 ① NEW CATCH BASIN SET ON EXISTING STORM SEWER.

ABBREVIATIONS
 TC TOP OF CASTING ELEVATION

CAUTION
 0.5 H.A. CLEARANCE REQUIREMENTS TO BE MAINTAINED DURING CONSTRUCTION BETWEEN EQUIPMENT AND OVERHEAD 138,000 VOLT ELECTRIC TRANSMISSION LINE

NOTES
 ELEVATIONS SHOWN REPRESENT TOP OF PAVEMENT/SIDEWALK UNLESS OTHERWISE NOTED.



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THE GRAND SALON
 VILLAGE PARKWAY
 DUBLIN, OHIO 43017

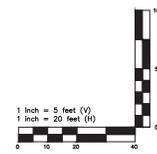
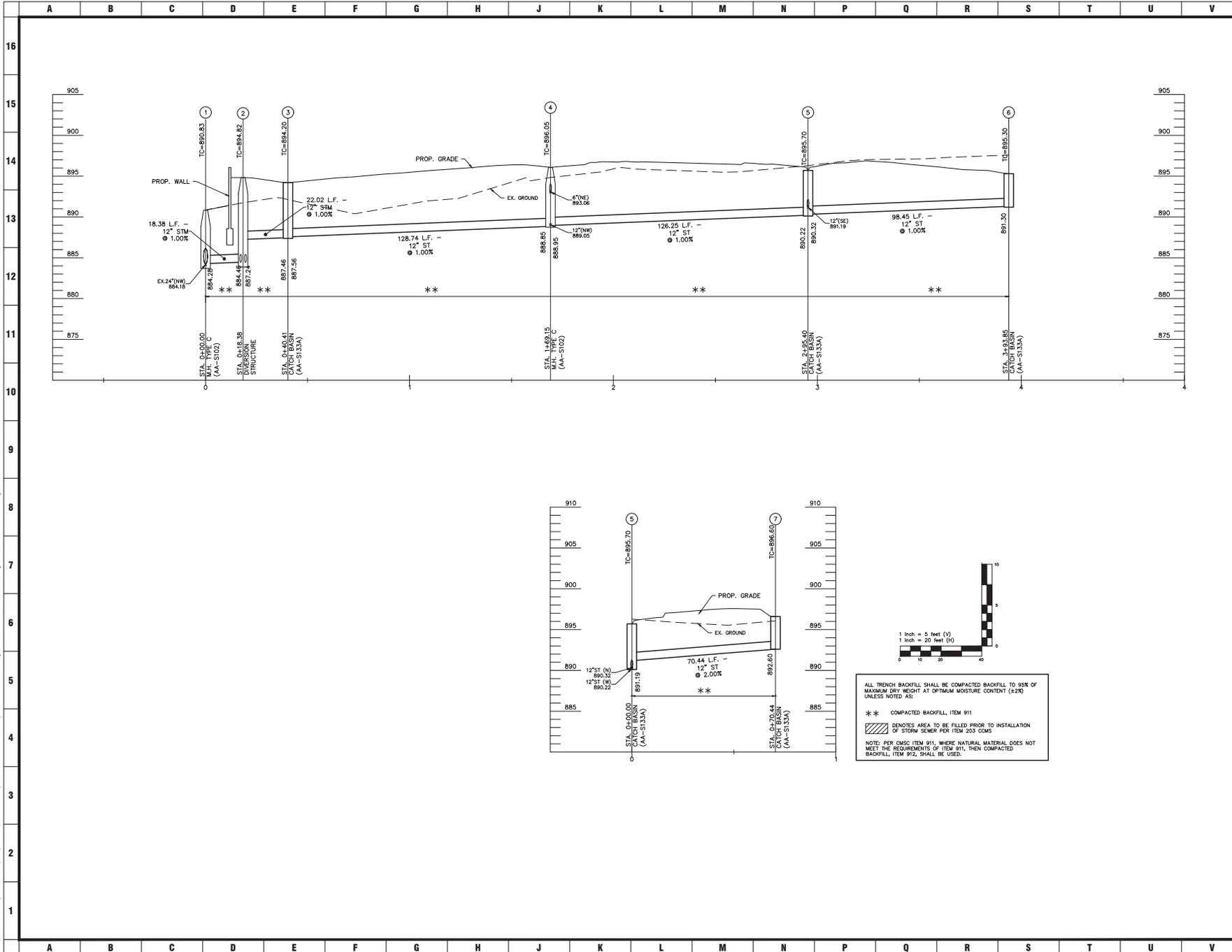
GRADING PLAN
 PROJECT TITLE

SEAL

MEYERS+ASSOCIATES PROJECT NUMBER:
2015-46
 SHEET NUMBER:
C-007

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Z:\15-0037-10\DWG\PRODUCTION DRAWINGS\FINAL DEVELOPMENT PLAN\AA-STORM SEWER PROFILES.dwg 8 STORM SEWER PROFILES Aug 29, 2016 11:13:04am jmh01



ALL TRENCH BACKFILL SHALL BE COMPACTED BACKFILL TO 95% OF MAXIMUM DRY WEIGHT AT OPTIMUM MOISTURE CONTENT (±2%) UNLESS NOTED AS:

* * * COMPACTED BACKFILL, ITEM 911

▨ DENOTES AREA TO BE FILLED PRIOR TO INSTALLATION OF STORM SEWER PER ITEM 253 COME

NOTE: PER QMSIC ITEM 911, WHERE NATURAL MATERIAL DOES NOT MEET THE REQUIREMENTS OF ITEM 911, THEN COMPACTED BACKFILL, ITEM 912, SHALL BE USED.

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DESCRIPTION	DATE
DUBLIN FINAL SITE SUBMITTAL	08.25.2015

THE GRAND SALON
VILLAGE PARKWAY
DUBLIN, OHIO 43017

PROJECT TITLE

MEYERS+ASSOCIATES PROJECT NUMBER:
2015-46

SHEET NUMBER
C-008

EROSION AND SEDIMENT CONTROL NARRATIVE

PLANNING: ADVANCED CIVIL DESIGN, INC. 422 BEECHER ROAD GAWHANA, OHIO 43024 PH (614) 428-7750 FAX (614) 428-7750 CONTACT: TOM WARNER EMAIL: THWARNER@ADVANCEDCIVILDESIGN.COM

PROPERTY OWNER: CHELSEA R.P., LTD. 1480 MANNING PARKWAY POWELL, OHIO 43065

EXISTING SITE DESCRIPTION: THE PROJECT SITE CURRENTLY IS AN OPEN FIELD WITH A FEW TREES AND BRUSH AREAS. OVERALL SITE AVERAGE: 1.8 ACRES. DISTURBED ACREAGE: 4/1 - xxxx ACRES

EXISTING SITE DRAINAGE: THE EXISTING SITE DRAINS PRIMARILY TO THE WEST INTO AN EXISTING STORM WATER BASIN.

ADJACENT AREAS: THE SITE IS BOUNDED BY A COMMERCIAL PROPERTY TO THE NORTH, A STORM WATER BASIN TO THE WEST, AND PUBLIC STREETS TO THE SOUTH AND EAST.

CRITICAL AREAS: THE PUBLIC ROADS AND STORM WATER BASIN SHALL BE PROTECTED FROM ANY AND ALL SEDIMENT LAIDEN RUNOFF.

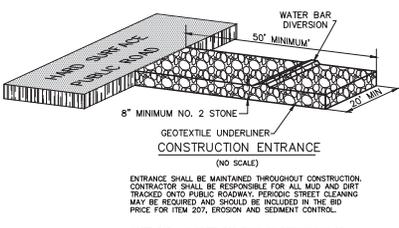
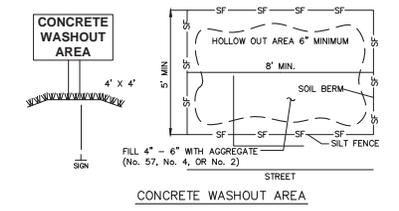
EROSION & SEDIMENT CONTROL MEASURES: EROSION AND SEDIMENT RUNOFF WILL BE CONTROLLED BY THE USE OF SEDIMENT FENCE AND INLET PROTECTION.

MAINTENANCE: MAINTENANCE OF THE EROSION & SEDIMENT CONTROL ITEMS SHALL BE IN ACCORDANCE WITH THE NOTES LISTED WITHIN THIS SHEET.

CONSTRUCTION SEQUENCE: (EROSION & SED. CONTROL)

1. OBTAIN PROPER CITY OF DUBLIN, COUNTY, STATE, AND FEDERAL PERMITS.
2. PRIOR TO CONSTRUCTION THE OWNER/OPERATOR SHALL COORDINATE WITH ALL CONTRACTORS AND THE CITY OF DUBLIN ENGINEER AS REQUIRED.
3. THE CONTRACTOR SHALL CALL THE OHIO UTILITIES PROTECTION SERVICE (UAPS) AT 1-800-362-7264 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 COMPACT 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 DENIED 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 CONTRACTOR 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.



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 DUTY PAVED SURFACES.

GENERAL EROSION AND SEDIMENT CONTROL NOTES

PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENIED AREAS WITHIN SEVEN DAYS AFTER FINAL PROPOSED GRADE IS REACHED ON ANY PORTION OF THE SITE. ALL DENIED 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 DENIED AREAS WHERE GRADING MAY NOT BE COMPLETE, BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN FORTY-FIVE DAYS.

SHEET FLOW RUNOFF FROM DENIED 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 TRANSPORT 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 THROUGH THE SEEDING LIMITS SHALL BE SEEDED AND MULCHED AT THE CONTRACTOR'S EXPENSE.

TEMPORARY SEEDING

Area requiring temporary 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.
For all construction activities, any disturbed areas that will be dormant for more than 21 days but less than one year, and not within 50 feet of a surface water of the State	Within seven days of the most recent disturbance within the area.
Disturbed areas that will be idle over winter.	For residential subdivisions, disturbed areas must be stabilized at least seven days prior to transfer of permit coverage for the individual lot(s).
	Prior to the onset of winter weather.

PERMANENT SEEDING

Area requiring Permanent stabilization	Time frame to apply erosion controls
Any area that will be dormant for one year or more.	Within seven days of the most recent disturbance.
Any areas within 50 feet of a surface water of the State and at final grade.	Within two days of reaching final grade.
Any other areas at final grade.	Within seven days of reaching final grade within that area.

DESCRIPTION	DATES	RECOMMENDED APPLICATION RATE (OR EQUIVALENT) AS SPECIFIED IN BANNAKER & LAND DEVELOPMENT
PERMANENT SEEDING	MARCH 1-SEPT 30	GENERAL USE: MIX OF - - CRUISING REEGRASS @ 20-40 LB/AC - HYDRIC REEGRASS @ 10-20 LB/AC - HENRY'S BLUEGRASS @ 10-20 LB/AC
		STEEP BANKS: TALL FESCUE @ 40 LB/AC ROAD DITCHES: TALL FESCUE @ 40 LB/AC
TEMPORARY SEEDING	MARCH 1-SEPT 30	MIX OF - - PERENNIAL REEGRASS @ 40 LB/AC - TALL FESCUE @ 40 LB/AC - ANNUAL REEGRASS @ 40 LB/AC
		PREPARE SEEDING, ADD LIME & FERTILIZER, THEN MULCH. FROM NOV 21 THROUGH MARCH 15, APPLY THE SELECTED MIXTURE AT A 50% INCREASE IN RATE.
DORMANT SEEDING	OCT 1-NOV 20	PREPARE SEEDING, ADD LIME & FERTILIZER, APPLY THE SELECTED SEED MIXTURE AT A 50% INCREASE IN RATE, THEN MULCH.
MULCH	ANY TIME OF YEAR	STRAW: 2 TONS/AC OR 90 LB/1000FT ²
		HYDROSEED (WOOD CELLULOSE FIBER): 1 TON/AC OR 48 LB/1000FT ²

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 0.2". PROPER 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 BE RESPONSIBLE FOR REPAIRING AND REPLACING THE STRUCTURE 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

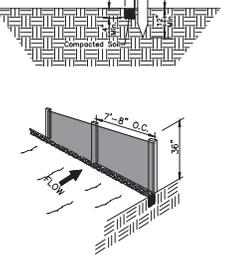
DETAILS HAVE BEEN PROVIDED ON THE PLANS IN AN EFFORT TO HELP THE CONTRACTOR PROVIDE EROSION AND SEDIMENTATION CONTROL. THE DETAILS SHOWN ON THE PLAN SHALL BE CONSIDERED A MINIMUM. ADDITIONAL OR ALTERNATE DETAILS MAY BE FOUND IN THE S.C.S. MANUAL "WATER MANAGEMENT AND SEDIMENT CONTROL FOR URBANIZING AREAS." 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 PROTECTIVE 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 NOTES

1. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36-INCHES (HIGHER FENCES MAY IMPROVE VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE).
2. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH 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 8 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 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. THE WIRES OR HOOD 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 WIED TO THE FENCE, AND 8-INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL EXTEND MORE THAN 36-INCHES ABOVE THE ORIGINAL GROUND SURFACE.
7. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
8. 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 WIED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF ITEM NO. 6 APPLYING.
9. THE TRENCH SHALL BE BACKFILLED AND SOIL COMPACTED OVER THE FILTER FABRIC.
10. SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.

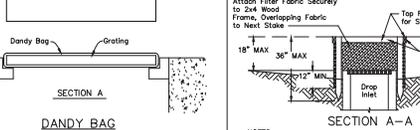
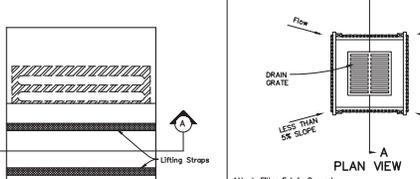


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MAINTENANCE: SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE PROJECT, THE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

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 RESEED TO CONFORM WITH THE EXISTING GRAD, PREPARED AND SEED.



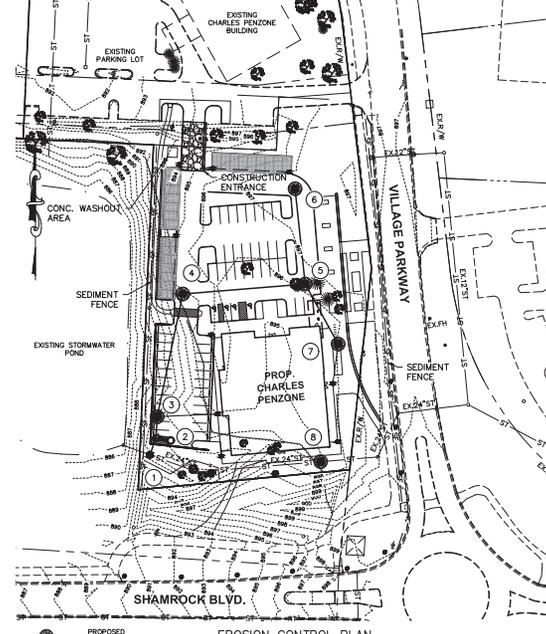
- INSTALLATION:** STAND GRATE ON END, PLACE DANDY BAG OVER GRATE, ROLL GRATE OVER SO THAT OPEN END IS UP. PULL UP SLACK. TUCK PLAC IN BE SURE END OF GRATE IS COMPLETELY COVERED BY FLAP OR DANDY BAG WILL NOT BE PROPERLY HOLDING HANDLES. CAREFULLY PLACE DANDY BAG WITH GRATE INSERTED INTO CATCH BASIN FRAME SO THAT RED DOT ON THE TOP OF THE DANDY BAG IS VISIBLE.
- MAINTENANCE:** WITH A STIFF BRISTLE BROOM OR SQUARE FOOT SHOVEL REMOVE SLT & OTHER DEBRIS OFF SURFACE AFTER EACH EVENT.

INLET PROTECTION DETAIL

(No Scale)
DANDY BAG MAY ONLY BE USED IF IT IS NOT POSSIBLE TO USE THE SILT FENCE INLET FILTER.

SILT FENCE INLET FILTER

(No Scale)
Use for all inlets.



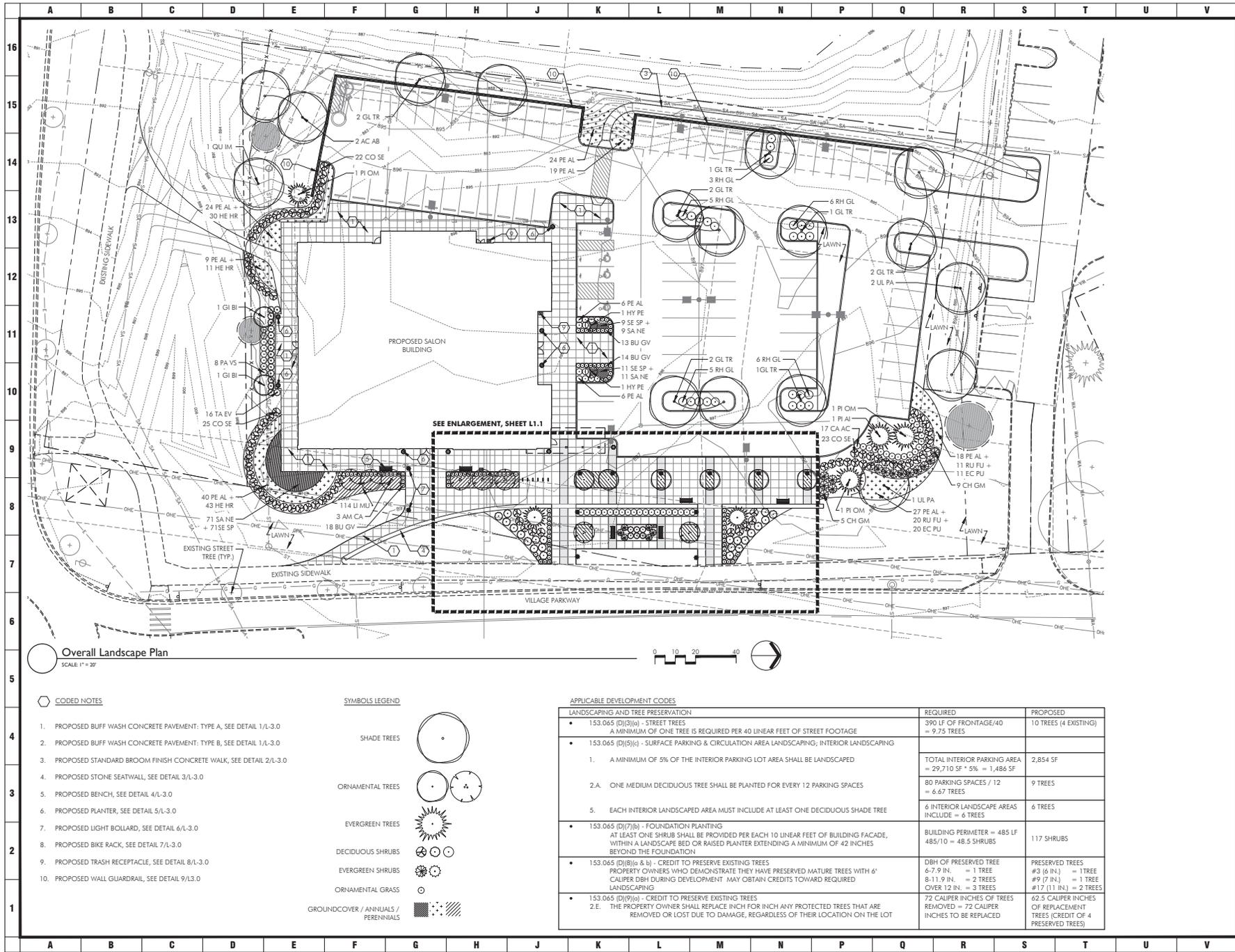
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DESCRIPTION	DATE
DUBLIN FINAL SITE SUBMITTAL	08.29.2015

EROSION CONTROL PLAN
PROJECT TITLE
THE GRAND SALON
VILLAGE PARKWAY
DUBLIN, OHIO 43017

MEYERS+ASSOCIATES PROJECT NUMBER:
2015-46
SHEET NUMBER
C-009

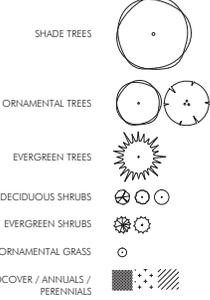


Overall Landscape Plan
SCALE: 1" = 20'

CODED NOTES

1. PROPOSED BUFF WASH CONCRETE PAVEMENT: TYPE A, SEE DETAIL 1/L-3.0
2. PROPOSED BUFF WASH CONCRETE PAVEMENT: TYPE B, SEE DETAIL 1/L-3.0
3. PROPOSED STANDARD BROOM FINISH CONCRETE WALK, SEE DETAIL 2/L-3.0
4. PROPOSED STONE SEATWALL, SEE DETAIL 3/L-3.0
5. PROPOSED BENCH, SEE DETAIL 4/L-3.0
6. PROPOSED PLANTER, SEE DETAIL 5/L-3.0
7. PROPOSED LIGHT BOLLARD, SEE DETAIL 6/L-3.0
8. PROPOSED BIKE RACK, SEE DETAIL 7/L-3.0
9. PROPOSED TRASH RECEPTACLE, SEE DETAIL 8/L-3.0
10. PROPOSED WALL GUARDRAIL, SEE DETAIL 9/L-3.0

SYMBOLS LEGEND



APPLICABLE DEVELOPMENT CODES

LANDSCAPING AND TREE PRESERVATION	REQUIRED	PROPOSED
<ul style="list-style-type: none"> • 153.065 (D)(3)(a) - STREET TREES A MINIMUM OF ONE TREE IS REQUIRED PER 40 LINEAR FEET OF STREET FOOTAGE 	390 LF OF FRONTAGE/40 = 9.75 TREES	10 TREES (4 EXISTING)
<ul style="list-style-type: none"> • 153.065 (D)(5)(c) - SURFACE PARKING & CIRCULATION AREA LANDSCAPING; INTERIOR LANDSCAPING <ol style="list-style-type: none"> 1. A MINIMUM OF 5% OF THE INTERIOR PARKING LOT AREA SHALL BE LANDSCAPED 2.A. ONE MEDIUM DECIDUOUS TREE SHALL BE PLANTED FOR EVERY 12 PARKING SPACES 5. EACH INTERIOR LANDSCAPED AREA MUST INCLUDE AT LEAST ONE DECIDUOUS SHADE TREE 	TOTAL INTERIOR PARKING AREA = 29,710 SF * 5% = 1,486 SF 80 PARKING SPACES / 12 = 6.67 TREES 6 INTERIOR LANDSCAPE AREAS INCLUDE = 6 TREES	2,854 SF 9 TREES 6 TREES
<ul style="list-style-type: none"> • 153.065 (D)(7)(b) - FOUNDATION PLANTING AT LEAST ONE SHRUB SHALL BE PROVIDED PER EACH 10 LINEAR FEET OF BUILDING FACADE, WITHIN A LANDSCAPE BED OR RAISED PLANTER EXTENDING A MINIMUM OF 42 INCHES BEYOND THE FOUNDATION 	BUILDING PERIMETER = 485 LF 485/10 = 48.5 SHRUBS	117 SHRUBS
<ul style="list-style-type: none"> • 153.065 (D)(8)(a) & (b) - CREDIT TO PRESERVE EXISTING TREES PROPERTY OWNERS WHO DEMONSTRATE THEY HAVE PRESERVED MATURE TREES WITH 6" CALIPER DBH DURING DEVELOPMENT MAY OBTAIN CREDITS TOWARD REQUIRED LANDSCAPING 	DBH OF PRESERVED TREE 6-7.9 IN. = 1 TREE 8-11.9 IN. = 2 TREES OVER 12 IN. = 3 TREES	PRESERVED TREES #3 (6 IN.) = 1 TREE #9 (7 IN.) = 1 TREE #17 (11 IN.) = 2 TREES
<ul style="list-style-type: none"> • 153.065 (D)(9)(c) - CREDIT TO PRESERVE EXISTING TREES 2.E. THE PROPERTY OWNER SHALL REPLACE INCH FOR INCH ANY PROTECTED TREES THAT ARE REMOVED OR LOST DUE TO DAMAGE, REGARDLESS OF THEIR LOCATION ON THE LOT 	72 CALIPER INCHES OF TREES REMOVED = 72 CALIPER INCHES TO BE REPLACED	62.5 CALIPER INCHES OF REPLACEMENT TREES (CREDIT OF 4 PRESERVED TREES)

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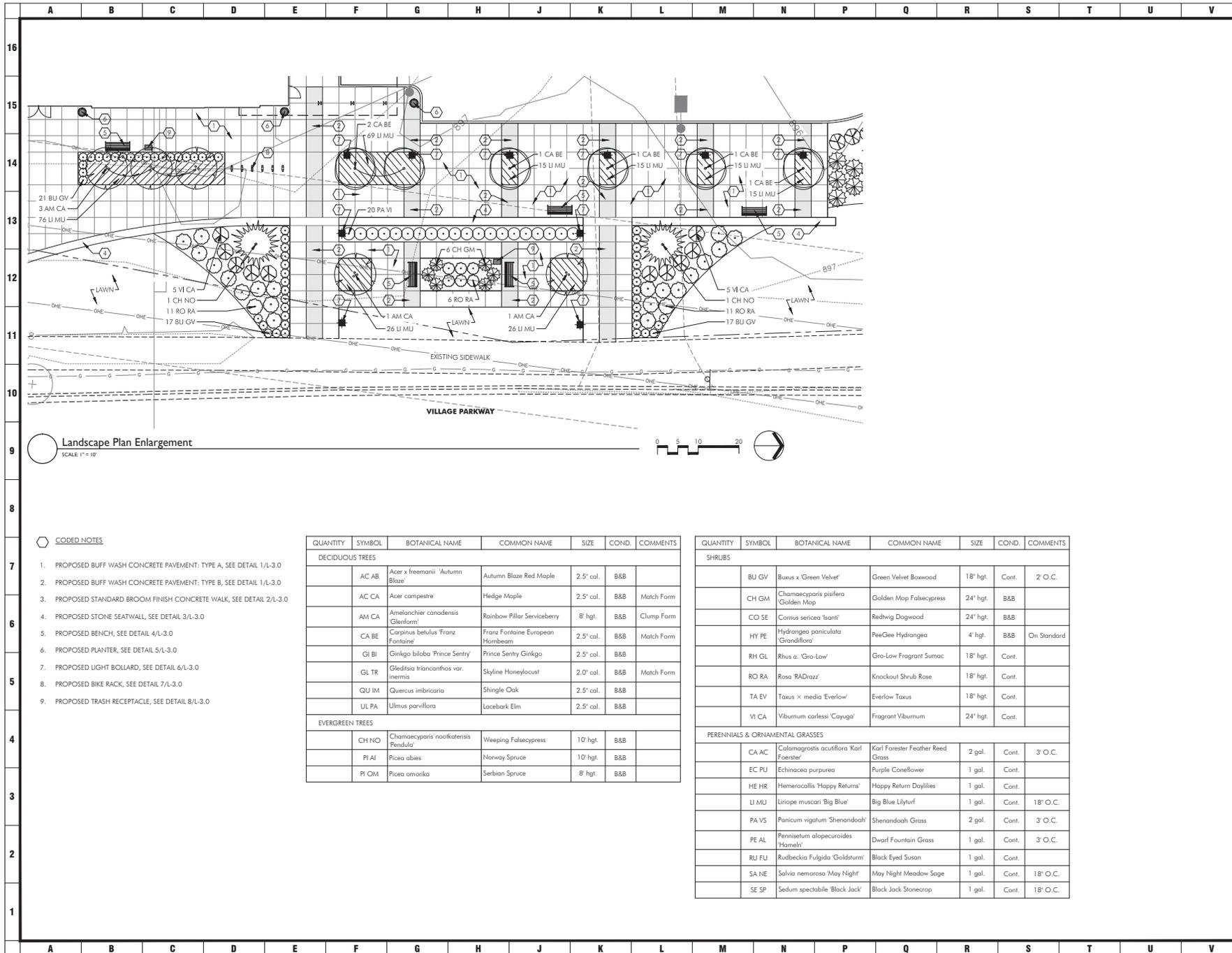
DESCRIPTION DATE
DUBLIN FINAL SITE SUBMITTAL 08.29.2016



OVERALL LANDSCAPE PLAN
PROJECT TITLE
THE GRAND SALON
VILLAGE PARKWAY
DUBLIN, OHIO 43017

MEYERS+ASSOCIATES PROJECT NUMBER:
2015-46
SHEET NUMBER

L-1.0



Landscape Plan Enlargement
SCALE: 1" = 10'

CODED NOTES

1. PROPOSED BUFF WASH CONCRETE PAVEMENT: TYPE A, SEE DETAIL 1/L-3.0
2. PROPOSED BUFF WASH CONCRETE PAVEMENT: TYPE B, SEE DETAIL 1/L-3.0
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7. PROPOSED LIGHT BOLLARD, SEE DETAIL 6/L-3.0
8. PROPOSED BIKE RACK, SEE DETAIL 7/L-3.0
9. PROPOSED TRASH RECEPTACLE, SEE DETAIL 8/L-3.0

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COND.	COMMENTS
DECIDUOUS TREES						
	AC AB	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Red Maple	2.5' cal.	B&B	
	AC CA	Acer campestre	Hedge Maple	2.5' cal.	B&B	Match Form
	AM CA	Amelanchier canadensis 'Glenform'	Rainbow Pillar Serviceberry	8' hgt.	B&B	Clump Form
	CA BE	Carpinus betulus 'Franz Fontaine'	Franz Fontaine European Hornbeam	2.5' cal.	B&B	Match Form
	GI BI	Ginkgo biloba 'Prince Sentry'	Prince Sentry Ginkgo	2.5' cal.	B&B	
	GL TR	Gleditsia triacanthos var. inermis	Skyline Honeylocust	2.0' cal.	B&B	Match Form
	QU IM	Quercus imbricaria	Shingle Oak	2.5' cal.	B&B	
	UL PA	Ulmus parviflora	Lacebark Elm	2.5' cal.	B&B	
EVERGREEN TREES						
	CH NO	Chamaecyparis nootkensis 'Preddale'	Weeping Falsecypress	10' hgt.	B&B	
	PI AI	Picea abies	Norway Spruce	10' hgt.	B&B	
	PI OM	Picea omorika	Serbian Spruce	8' hgt.	B&B	

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COND.	COMMENTS
SHRUBS						
	BU GV	Buxus x 'Green Velvet'	Green Velvet Boxwood	18' hgt.	Cont.	2' O.C.
	CH GM	Chamaecyparis pisifera 'Golden Mop'	Golden Mop Falsecypress	24' hgt.	B&B	
	CO SE	Cornus sericea 'Santini'	Redtwig Dogwood	24' hgt.	B&B	
	HY PE	Hydrangea paniculata 'Grandiflora'	PeeGee Hydrangea	4' hgt.	B&B	On Standard
	RH GL	Rhus a. 'Gro-Low'	Gro-Low Fragrant Sumac	18' hgt.	Cont.	
	RO RA	Rosa 'RADrazz'	Knockout Shrub Rose	18' hgt.	Cont.	
	TA EV	Taxus x media 'Everlow'	Everlow Taxus	18' hgt.	Cont.	
	VI CA	Viburnum carlesii 'Cayuga'	Fragrant Viburnum	24' hgt.	Cont.	
PERENNIALS & ORNAMENTAL GRASSES						
	CA AC	Calamagrostis acutiflora 'Karl Foerster'	Karl Forester Feather Reed Grass	2 gal.	Cont.	3' O.C.
	EC PU	Echinacea purpurea	Purple Coneflower	1 gal.	Cont.	
	HE HR	Hemerocallis 'Happy Returns'	Happy Return Daylilies	1 gal.	Cont.	
	LI MU	Liriope muscari 'Big Blue'	Big Blue Lilyturf	1 gal.	Cont.	18" O.C.
	PA VS	Panicum virgatum 'Shenandoah'	Shenandoah Grass	2 gal.	Cont.	3' O.C.
	PE AL	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	1 gal.	Cont.	3' O.C.
	RU FU	Rudbeckia fulgida 'Goldsturm'	Black Eyed Susan	1 gal.	Cont.	
	SA NE	Salvia nemorosa 'May Night'	May Night Meadow Sage	1 gal.	Cont.	18" O.C.
	SE SP	Sedum spectabile 'Black Jack'	Black Jack Stonecrop	1 gal.	Cont.	18" O.C.

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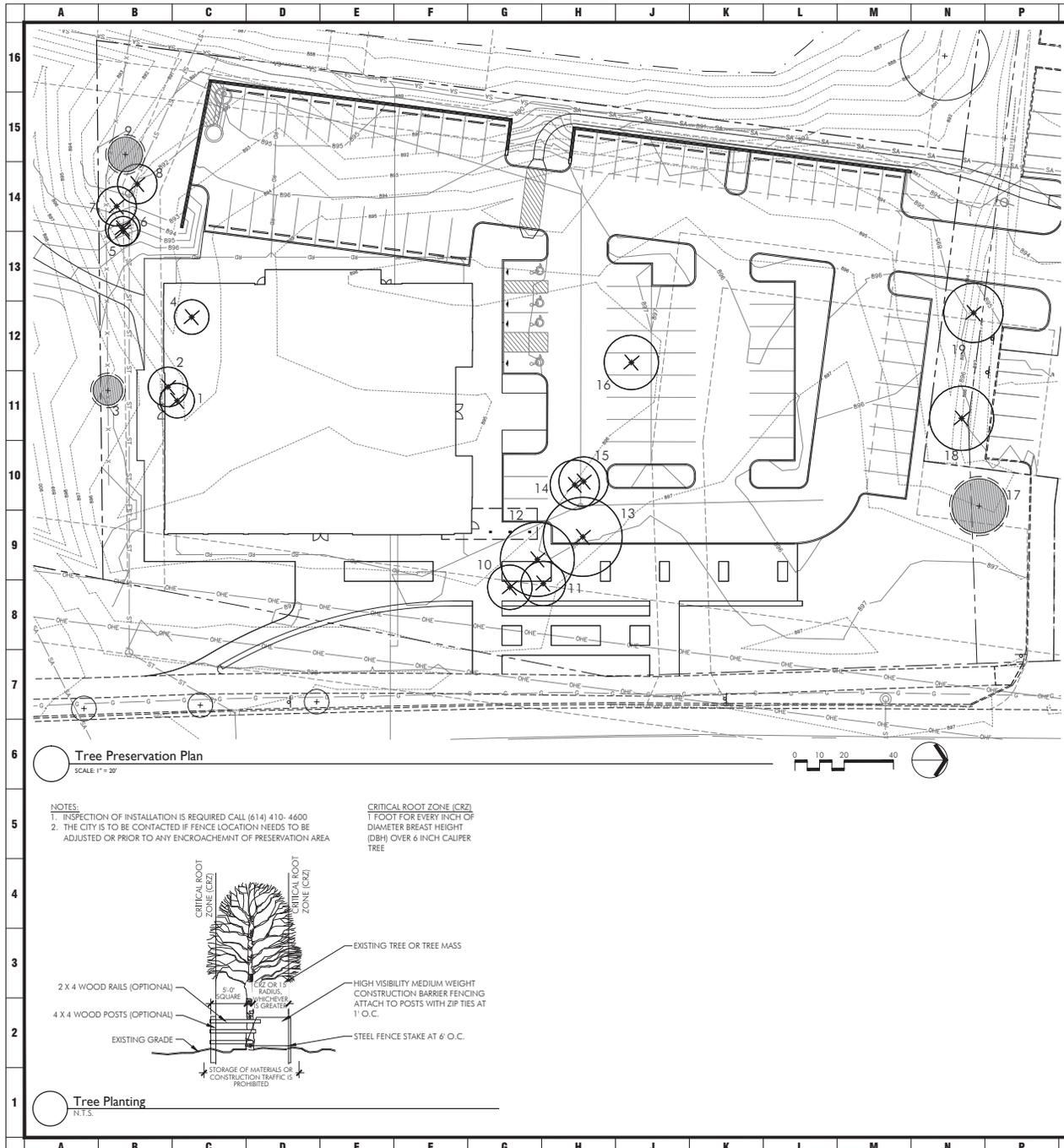
DESCRIPTION	DATE
DUBLIN FINAL SITE SUBMITTAL	08.26.2016

LANDSCAPE PLAN ENLARGEMENT
PROJECT TITLE

THE GRAND SALON
VILLAGE PARKWAY
DUBLIN, OHIO 43017

MEYERS+ASSOCIATES PROJECT NUMBER:
2015-46

SHEET NUMBER
L-1.1



GENERAL NOTES

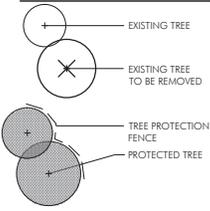
1. DIAMETER SHOWN ON PLAN THIS SHEET REPRESENT THE CRITICAL ROOT ZONE (1' RADIUS PER 1" CALIPER OR 15' WHICHEVER IS GREATER).

TREES REMOVED

72 CALIPER INCHES OF TREE WHICH ARE REMOVED DUE TO TREE NOT BEING POOR, DEAD OR EXEMPT TO BE REPLACED.

24 CALIPER INCHES OF TREE ARE BEING PRESERVED = 4 TREE CREDIT

PLANT KEY



EXISTING PLANT LIST KEY

CONDITION:	STATUS:
EXCELLENT	A. PRESERVE
GOOD	B. REMOVE
FAIR	
POOR	
DEAD	

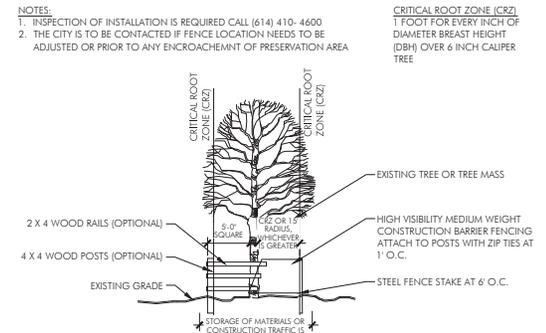
EXISTING TREE LIST

NUMBER	SPECIES	SIZE	STATUS	CONDITION	COMMENT
1	PEAR	7" cal	B	GOOD	EXEMPT
2	PEAR	8" cal	B	GOOD	EXEMPT
3	PEAR	6" cal	A	GOOD	PRESERVE
4	PEAR	7" cal	B	GOOD	EXEMPT
5	ELM	6" cal	B	FAIR	
6	PEAR	7" cal	B	GOOD	
7	ELM	8" cal	B	FAIR	
8	ELM	8" cal	B	FAIR	
9	ELM	7" cal	A	FAIR	PRESERVE
10	APPLE	9" cal	B	FAIR	
11	APPLE	9" cal	B	FAIR	
12	PINE	15" cal	B	GOOD	N.I.C.
13	PINE	16" cal	B	POOR	
14	PINE	10" cal	B	POOR	
15	SPRUCE	10" cal	B	FAIR	N.I.C.
16	COTTONWOOD	11" cal	B	GOOD	UNDESIRABLE
17	MAPLE	11" cal	A	GOOD	PRESERVE
18	MAPLE	13" cal	B	GOOD	
19	MAPLE	12" cal	B	GOOD	

TREE PRESERVATION, REMOVAL, REPLACEMENT NOTES

- ALL TREES IN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED. ALL TREE REMOVAL, RELOCATION, AND PRESERVATION WORK SHALL BE SUPERVISED WITH THE INPUT OF A CERTIFIED ARBORIST.
- FENCING SHALL BE INSTALLED AROUND ALL TREES TO BE PRESERVED PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE FENCING MUST REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION. ANY CHANGE IN THE PROTECTIVE FENCING MUST BE APPROVED BY THE LANDSCAPE INSPECTOR. OWNER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION, ERECTION, AND MAINTENANCE OF PROTECTION FENCING, REFER TO TREE PRESERVATION DETAIL.
- PRESERVED TREES REMAINING ARE TO BE FERTILIZED AND PRUNED (IF NEEDED) TWO YEARS AFTER CONSTRUCTION.
- OWNER SHALL MONITOR HEALTH AND VIGOR OF EXISTING TREES THROUGHOUT THE COURSE OF CONSTRUCTION OF THIS PROJECT. CONTRACTOR TO NOTIFY A CERTIFIED ARBORIST IF ANY DECLINE IN HEALTHY TREES IS APPARENT. THE ARBORIST SHALL DETERMINE THE REMEDIAL ACTION, IF ANY, TO BE TAKEN.
- ALL EXISTING TREES NOTED AS FAIR TO POOR HEALTH SHALL BE FERTILIZED YEARLY IN THE SPRING USING A HORTICULTURALLY APPROVED METHOD FOR A PERIOD OF THREE YEARS. AFTER THREE YEARS, THE HEALTH SHOULD BE EVALUATED BY A CERTIFIED ARBORIST AND CONTINUING MAINTENANCE RECOMMENDATIONS SHALL BE MADE.
- ANY TREES REMOVED OR DAMAGED IN TREE PRESERVATION AREAS WILL HAVE TO BE REPLACED PER CODE.
- FAILURE TO ABIDE BY THESE TERMS OF THE TREE PRESERVATION, REMOVAL, AND REPLACEMENT PLANS SHALL BE UNLAWFUL.

Tree Preservation Plan
SCALE 1" = 20'



Tree Planting
N.T.S.

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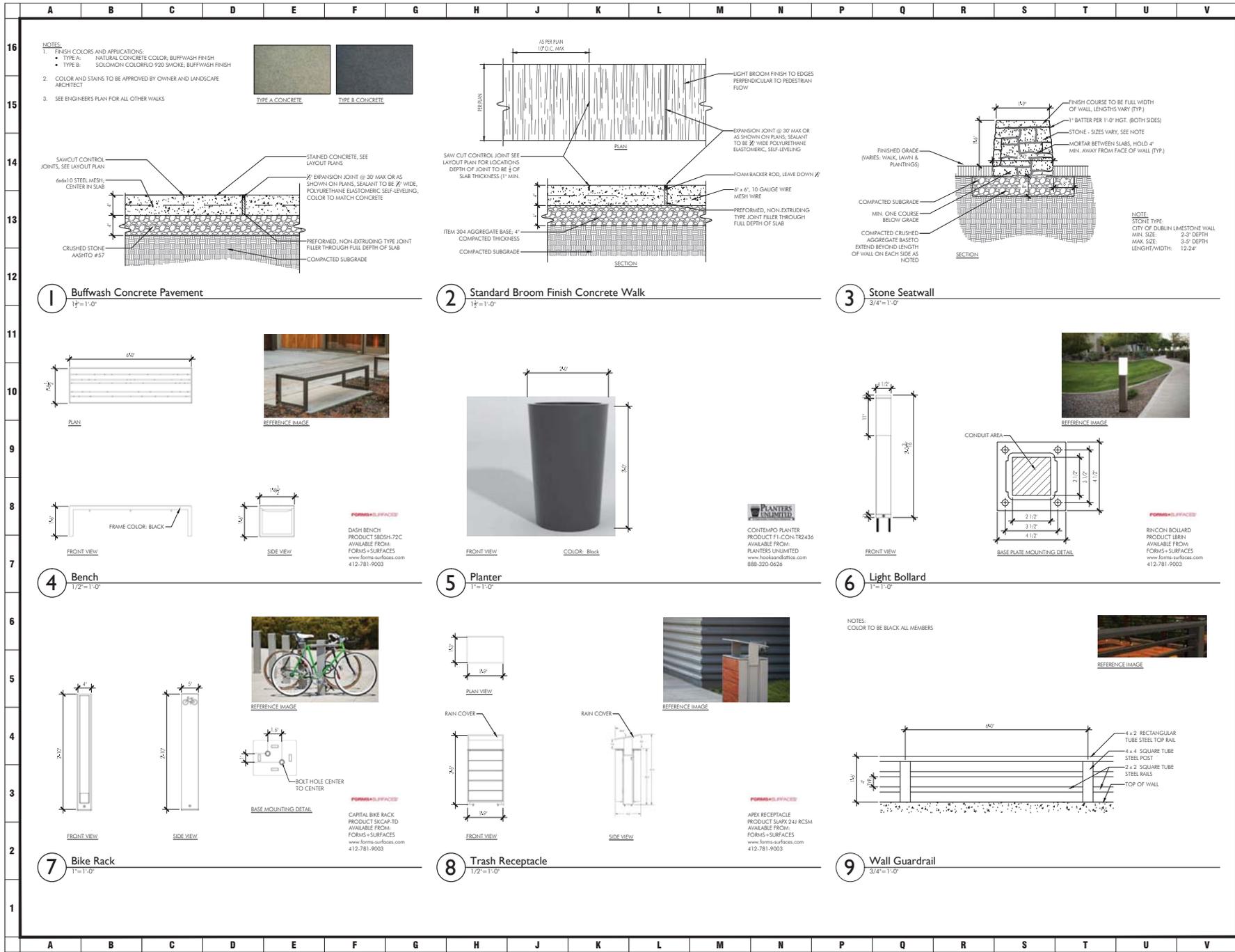
DESCRIPTION: DUBLIN FINAL SITE SUBMITTAL
DATE: 08.29.2016

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TREE PRESERVATION PLAN
PROJECT TITLE

THE GRAND SALON
VILLAGE PARKWAY
DUBLIN, OHIO 43017

MEYERS+ASSOCIATES PROJECT NUMBER:
2015-46
SHEET NUMBER
L-2.0



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DUBLIN FINAL SITE SUBMITTAL	08.29.2016

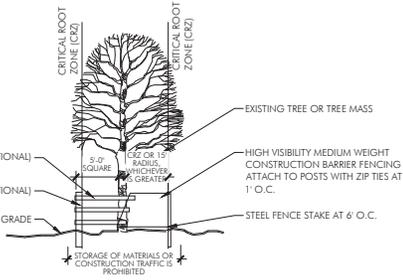
SITE DETAILS
 PROJECT TITLE
 PRINTER TITLE

THE GRAND SALON
 VILLAGE PARKWAY
 DUBLIN, OHIO 43017

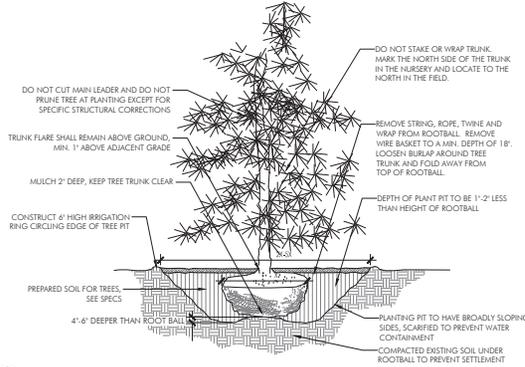
Meyers+Associates PROJECT NUMBER:
2015-46
 SHEET NUMBER
L-3.0

- NOTES:
- INSPECTION OF INSTALLATION IS REQUIRED CALL (614) 410-4600
 - THE CITY IS TO BE CONTACTED IF FENCE LOCATION NEEDS TO BE ADJUSTED OR PRIOR TO ANY ENCRoACHMENT OF PRESERVATION AREA

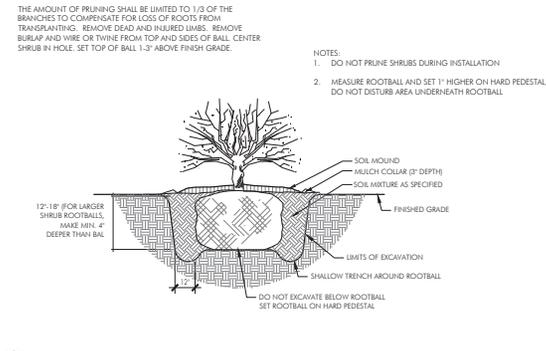
CRITICAL ROOT ZONE (CRZ)
 1 FOOT FOR EVERY INCH OF
 DIAMETER BREAST HEIGHT
 (DBH) OVER 6 INCH CALIPER
 TREE



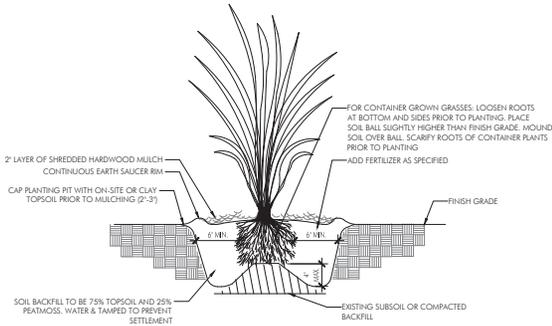
1 Tree Planting
 N.T.S.



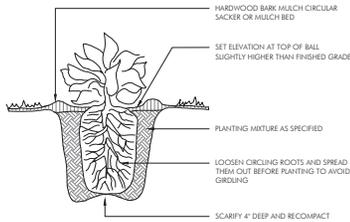
2 Evergreen Planting
 1"=1'-0"



3 Shrub Planting
 N.T.S.

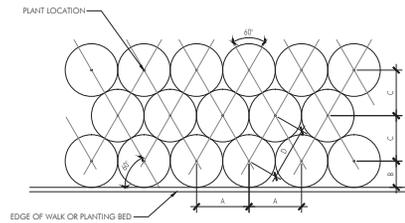


4 Grass Planting
 1/2"=1'-0"

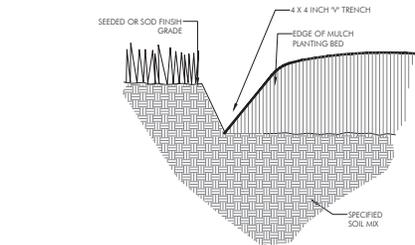


5 Perennial Planting
 N.T.S.

SPACING	A	B	C	D	A=	SPACING
12"	12"	6"	10"	12"	B=	SP/2
18"	18"	6"	15"	18"	C=	SP/1.2
24"	24"	10"	20"	24"	D=	SPACING
30"	30"	18"	33"	30"		
48"	48"	21"	41"	48"		



6 Perennial Spacing
 N.T.S.



7 Mulch Edge Treatment at Lawn
 N.T.S.

POD design inc
 Columbus, Ohio 43225
 P: 614.259.3399
 www.poddesigninc.com

MEYERS+ASSOCIATES
 ARCHITECTURE
 11616 Columbus Blvd., Ste A
 Columbus, Ohio 43225
 P: 614.259.3399
 www.meyersarchitect.com

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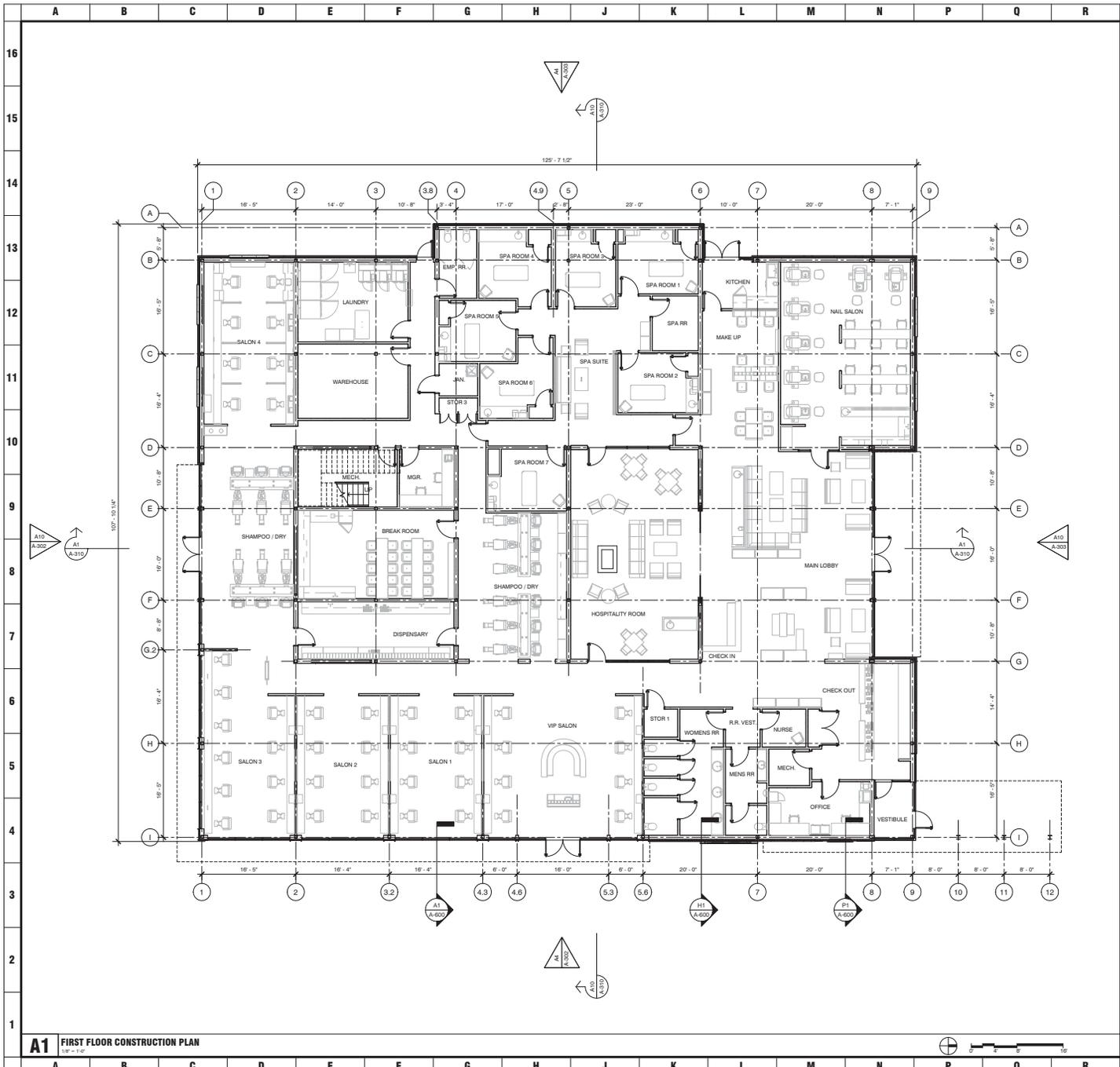
DESCRIPTION	DATE
DUBLIN FINAL SITE SUBMITTAL	08.29.2016

PLANTING DETAILS
 PROJECT TITLE

THE GRAND SALON
 VILLAGE PARKWAY
 DUBLIN, OHIO 43017

MEYERS+ASSOCIATES PROJECT NUMBER:
2015-46

SHEET NUMBER
L-3.1



GENERAL NOTES:

- G1. (XXX) INDICATES DOOR NUMBER, REFER SHEET A-800
- G2. (X) INDICATES WINDOW NUMBER, REFER SHEET A-910
- G3. (X) INDICATES WALL TYPE, REFER SHEET A-700
- G4. (E) INDICATES WALL MOUNTED FIRE EXTINGUISHER AND RECESSED FIRE EXTINGUISHER CABINET RESPECTIVELY
- G5. FIRST FLOOR ELEVATION 100'-0" - XXXX.XX' ASL
- G6. "SC" INDICATES OVERFLOW SCUPPER
- G7. "SRD" INDICATES SECONDARY ROOF DRAIN
- G8. ALL ROOF PENETRATIONS TO BE COORDINATED WITH MEP DRAWINGS AND EQUIPMENT VENDOR BY INSTALLATION CONTRACTOR
- G9. PROVIDE DRAINAGE THROUGH ROOF WALKWAY PADS TO ROOF DRAINS
- G10. "FD" INDICATES FLOOR DRAIN

FLOOR PLAN KEY NOTES:

meyers+associates
ARCHITECTURE
www.meyersarchitects.com

1000 W. 10th Street, Suite 100, Columbus OH 43260
Tel: 614.291.4400 Fax: 614.291.4401

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REVISION	DATE

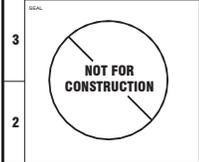
GP

FIRST FLOOR CONSTRUCTION PLAN

PROJECT TITLE

THE GRAND SALON

Village Parkway
Dublin, Ohio 43017



MEYERS+ASSOCIATES PROJECT NUMBER

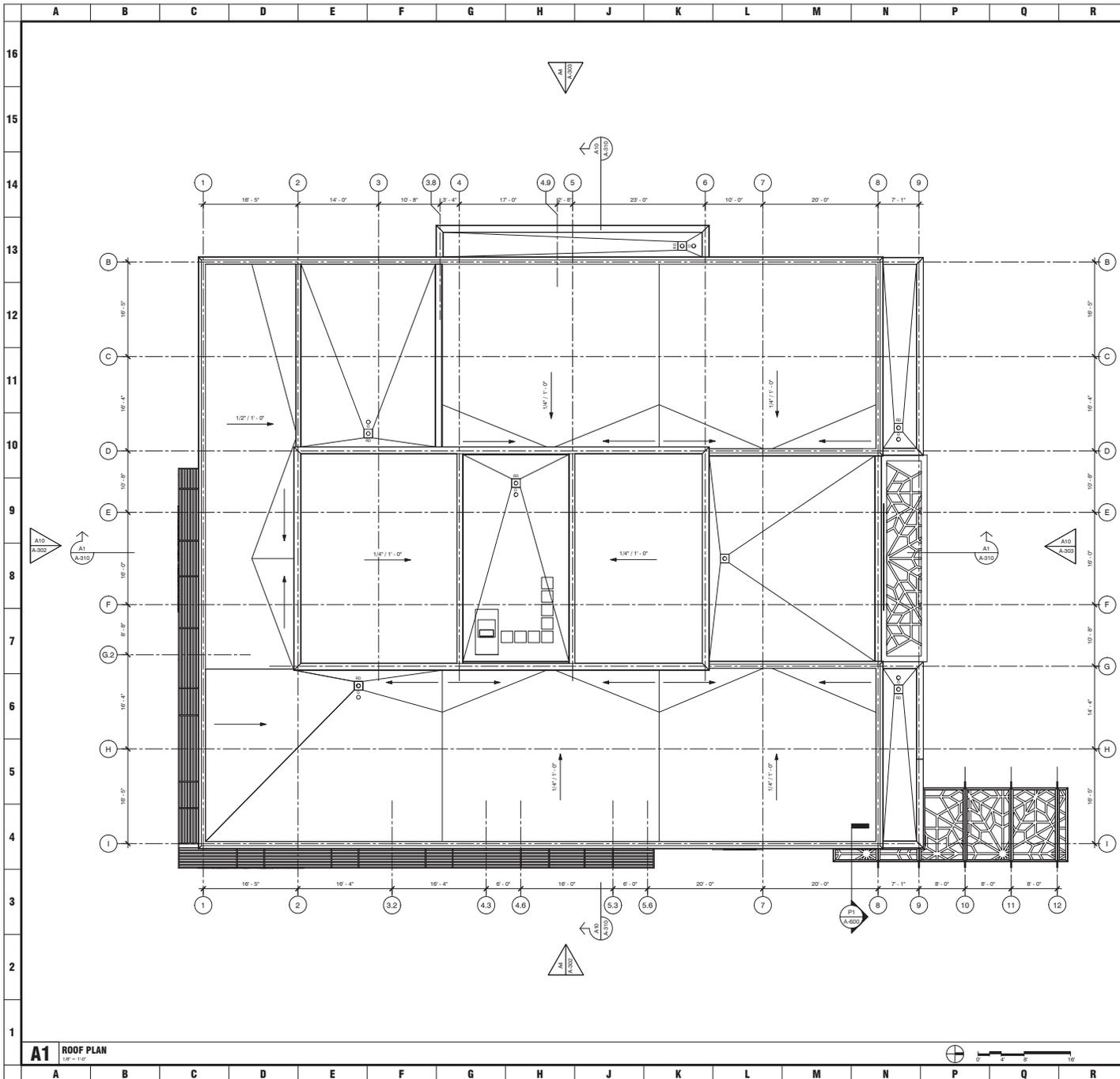
2015-46

SHEET NUMBER

A-100

A1 FIRST FLOOR CONSTRUCTION PLAN
107 - 108





GENERAL NOTES:

- G1. (XXX) INDICATES DOOR NUMBER, REFER SHEET A-900
- G2. (X) INDICATES WINDOW NUMBER, REFER SHEET A-910
- G3. (X) INDICATES WALL TYPE, REFER SHEET A-700
- G4. (E) INDICATES WALL MOUNTED FIRE EXTINGUISHER AND RECESSED FIRE EXTINGUISHER CABINET RESPECTIVELY
- G5. FIRST FLOOR ELEVATION 100'-0" = XXXXX' ASL
- G6. "SC" INDICATES OVERFLOW SCUPPER
- G7. "SRD" INDICATES SECONDARY ROOF DRAIN
- G8. ALL ROOF PENETRATIONS TO BE COORDINATED WITH MEP DRAWINGS AND EQUIPMENT VENDOR BY INSTALLATION CONTRACTOR
- G9. PROVIDE DRAINAGE THROUGH ROOF WALKWAY PADS TO ROOF DRAINS
- G10. "FD" INDICATES FLOOR DRAIN

FLOOR PLAN KEY NOTES:

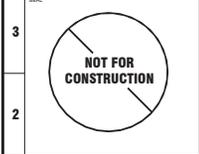
Blank area for floor plan key notes.

meyers+associates
 ARCHITECTURE
 www.meyersarchitects.com
 225 W. 11th Street, Suite 200, Columbus OH 43260
 Phone: 614-446-1400 Fax: 614-446-1401

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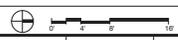
REVISION	DESCRIPTION	DATE
11	DUBLIN FINAL SITE SUBMITTAL	08/24/16
10		
9		
8		
7		
6		
5		
4		
3		
2		
1		

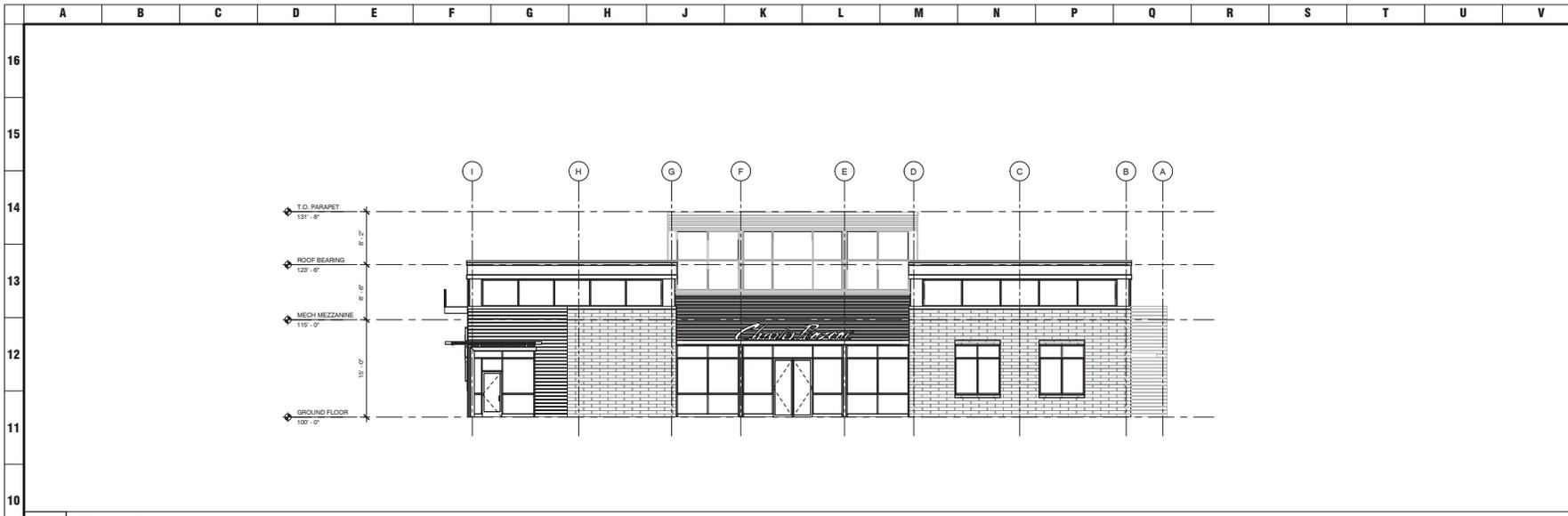
ROOF PLAN
 PROJECT TITLE
THE GRAND SALON
 Village Parkway
 Dublin, Ohio 43017



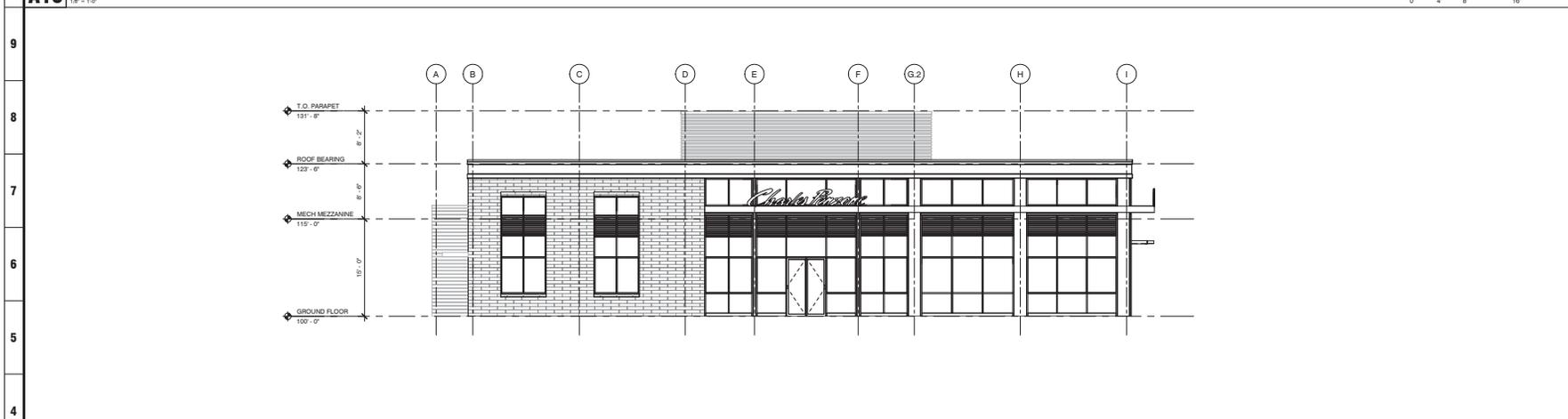
MEYERS+ASSOCIATES PROJECT NUMBER
2015-46
 SHEET NUMBER
A-102

A1 ROOF PLAN
101 - 102





A10 NORTH ELEVATION
1/8" = 1'-0"



A4 SOUTH ELEVATION
1/8" = 1'-0"

ELEVATION GENERAL NOTES:
 1. FIRST FLOOR ELEVATION 100'-0" = 897.70' ASL
 2. PAINT LOUVERS AND OTHER PENETRATIONS TO MATCH ADJACENT WALL COLOR UNLESS NOTED OTHERWISE
 3. REFER TO EXTERIOR FINISH INDEX FOR MATERIAL/COLOR SPECIFICATIONS
 4. REFER TO SHEET A-910 SERIES FOR WINDOW DETAILS AND INFORMATION
 5. REFER TO SHEET A-910 SERIES FOR LOUVER DETAILS AND INFORMATION

ELEVATION KEY NOTES

MATERIALS LEGEND

-  STONE
-  TEAK WOOD
-  ALUMINUM STOREFRONT
-  CORRUGATED METAL

MATERIAL REFERENCE IMAGES

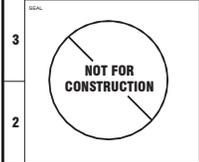


meyers+associates
 ARCHITECTURE
 225 W. 11th Street, Suite 200, Columbus OH 43215
 Telephone: 614.221.1400 | www.meyersarchitects.com

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REVISION	DESCRIPTION	DATE
11	DUPLICATE SET SUBMITTAL	08/24/15
10		
9		

EXTERIOR ELEVATIONS
THE GRAND SALON
 Village Parkway
 Dublin, Ohio 43017



MEYERS+ASSOCIATES PROJECT NUMBER:
2015-46
 SHEET NUMBER:
A-300



A10 NORTH ELEVATION
1/8" = 1'-0"

TRANSPARENCY CALCULATION

TOTAL TRANSPARENCY ZONE: 1698 SF
 TOTAL TRANSPARENCY: 810 SF
 FIRST LEVEL PERCENTAGE: 48%
 TRANSPARENCY ZONE REQUIREMENT: 20%

MATERIAL CALCULATION

STONE: 32%
 WOOD CLADDING: 10%
 ALUMINUM: 20%
 ALUMINUM WINDOW SYSTEM: 38%

meyers+associates
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 www.meyersarchitects.com
 222 W. 14th Street, Suite 200, Columbus, OH 43260
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REVISION	DESCRIPTION	DATE
1	DUBLIN FINAL SITE SUBMITTAL	08/24/15



A4 WEST ELEVATION
1/8" = 1'-0"

TRANSPARENCY CALCULATION

TOTAL TRANSPARENCY ZONE: 1078 SF
 TOTAL TRANSPARENCY: 420 SF
 TOTAL PERCENTAGE: 21%
 TRANSPARENCY ZONE REQUIREMENT: 20%

MATERIAL CALCULATION

STONE: 41%
 WOOD CLADDING: 27%
 ALUMINUM: 13%
 ALUMINUM WINDOW SYSTEM: 15%
 CORRUGATED METAL: 1%

EXTERIOR ELEVATIONS

THE GRAND SALON
 Village Parkway
 Dublin, Ohio 43017

ELEVATION GENERAL NOTES:

1. FIRST FLOOR ELEVATION 100'-0" = 89'-7" ASL
2. PAINT LOUVERS AND OTHER PENETRATIONS TO MATCH ADJACENT WALL COLOR UNLESS NOTED OTHERWISE
3. REFER TO EXTERIOR FINISH INDEX FOR MATERIAL/COLOR SPECIFICATIONS
4. REFER TO SHEET A-910 SERIES FOR WINDOW DETAILS AND INFORMATION
5. REFER TO SHEET A-910 SERIES FOR LOUVER DETAILS AND INFORMATION

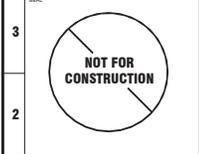
ELEVATION KEY NOTES

1. STONE
2. TEAK WOOD CLADDING
3. ALUMINUM WINDOW SYSTEM
4. METAL LOUVERS
5. TEAK WOOD AWNING
6. DIMENSIONAL SIGNAGE, INTERNALLY ILLUMINATED WITH WHITE FACE AND BLACK RETURNS
7. CORRUGATED METAL
8. METAL AWNING

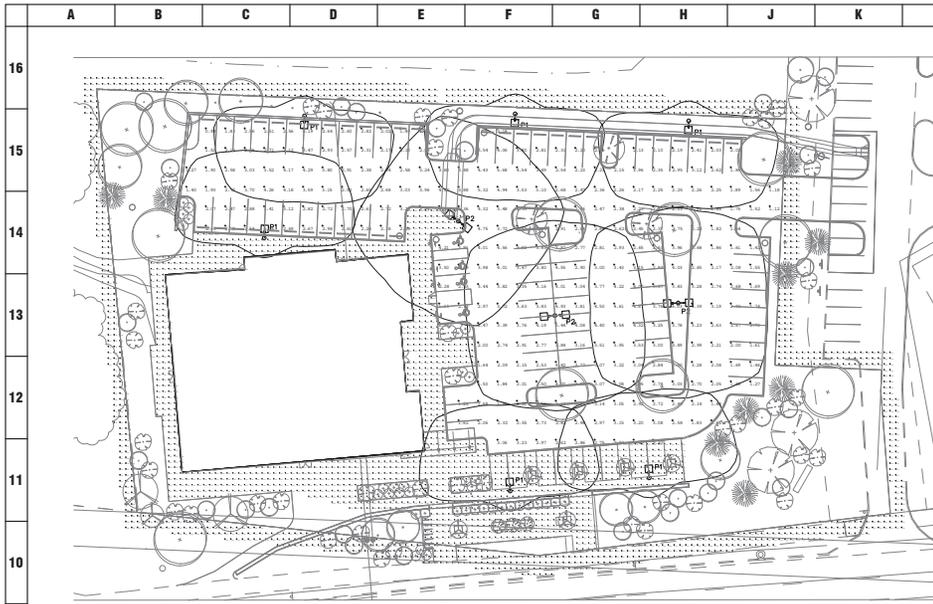
MATERIALS LEGEND

- STONE
- TEAK WOOD
- ALUMINUM STOREFRONT
- CORRUGATED METAL

MATERIAL REFERENCE IMAGES



MEYERS+ASSOCIATES PROJECT NUMBER:
2015-46
 SHEET NUMBER:
A-303



SITE PHOTOMETRIC PLAN
SCALE: 1" = 30'-0"

FIXTURE SCHEDULE						
SYMBOL	FIXTURE NUMBER	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	LAMPS	REMARKS
○-□	P1	POLE MOUNTED LED SITE FIXTURE TYPE A WIDE DISTRIBUTION	MCGRAW-EDISON	GLEON-AF-02-LED-E1-14W	129W LED 13267 LUMENS 4000K	20'-0" OVERALL MOUNTING HEIGHT
□-○-□	P2	SIMILAR TO P1 ABOVE, 2 HEADS INSTALLED BACK-TO-BACK	MCGRAW-EDISON	GLEON-AF-02-LED-E1-14W (B2B)	258W LED 26534 LUMENS 4000K	20'-0" OVERALL MOUNTING HEIGHT

CALCULATION SUMMARY						
DESCRIPTION	UNITS	AVERAGE	MAXIMUM	MINIMUM	AVERAGE/MINIMUM	MAXIMUM/MINIMUM
PARKING LOT AREA	FC	2.90	6.03	0.99	2.93	6.09
PROPERTY BOUNDARY	FC	0.24	2.57	0.00	N.A.	N.A.

NOTE: < 1% CONTRIBUTION AT 10'-0" BEYOND PROPERTY LINE. PER 163.06(9)(7)

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ARCHITECTS
www.meyersandassociates.com

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DESCRIPTION DATE
DUBLIN FINAL SITE SUBMITTAL 08.25.2016

McGraw-Edison

DESCRIPTION
The GLEON™ LED luminaire delivers exceptional performance in a highly available, low profile design. Patented, high efficiency AuraliE2 Optics™ system provides uniform and even omnidirectional illumination in walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL94 Listed for wet locations.

FEATURES
Extruded aluminum diecast enclosure thermally isolated from Light Square for optimal thermal performance. Heavy weight die cast aluminum end caps enhance handling and allow easy installation. A unique, patent pending, mechanical housing and heat sink provides superior conduction, thermal and optical performance. Custom tool-free hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics
Patented, high efficiency, injection-molded AuraliE2 Optics technology. Optics are precision designed to deliver an distribution encompassing omnidirectional and application specific. AuraliE2 Optics create omnidirectional distribution with the capability to meet customized application requirements. Optical standard is 4000K (±1.75K CCT) to CIE Colorimetric 3000K, 3000K and 3000K CCT.

Electrical
LED drivers are mounted to enclosure thermally isolated from Light Square for optimal performance. 120V/277V/580V/600V/900V/1200V operation. 400V is compatible for use with 480V three systems only. Standard with 0-10V dimming. Shipped standard with 0-10V dimming. Mounting hardware designed to allow for easy installation. The GLEON LED luminaire is suitable for operation in 40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the RA (High Ambient) option. Light Square is IP66 rated. Greater than 90% Lumen maintenance expected at 60,000 hours. Available in standard NA, drive current and optional 600mA, 800mA and 1000mA drive currents (optional).

Mounting
STANDARD ARM MOUNT: Extruded aluminum arm features internal lock guides allowing for easy positioning of fixture during or after installation at 90° and 180° angles. The EA (extended arm) may be required. Refer to the arm mounting requirement table. Round pole adapter included. For end mounting, specify end mount product option. QUICK MOUNT™ 400K Adapter is bolted directly to the pole. Quick mount arm will sit on pole on the adapter and is secured via two screws, facilitating quick and easy installation. The extruded aluminum housing, which includes die cast aluminum housing, is secured via two screws, facilitating quick and easy installation. The extruded aluminum housing, which includes die cast aluminum housing, is secured via two screws, facilitating quick and easy installation.

Finish
Anodized or powder coated. TSC (optional) powder coat. 2.5 mil minimum thickness for superior protection against fade and wear. Finish may be custom color. Standard housing color includes black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty
Five year warranty.

1-10 Light Square
Solid State LED
AREA/SIDE LUMINAIRE

GLEON GALLEON LED

OPTIC ORIENTATION
Standard, Optics Rotated Left @ 90° (L), Optics Rotated Right @ 90° (R)

OPTICAL DISTRIBUTIONS
Approximate Beam Distribution: 10, 15, 20, 25, 30, 35, 40, 45, 50, 55, 60, 65, 70, 75, 80, 85, 90, 95, 100, 110, 120, 130, 140, 150, 160, 170, 180, 190, 200, 210, 220, 230, 240, 250, 260, 270, 280, 290, 300, 310, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410, 420, 430, 440, 450, 460, 470, 480, 490, 500, 510, 520, 530, 540, 550, 560, 570, 580, 590, 600, 610, 620, 630, 640, 650, 660, 670, 680, 690, 700, 710, 720, 730, 740, 750, 760, 770, 780, 790, 800, 810, 820, 830, 840, 850, 860, 870, 880, 890, 900, 910, 920, 930, 940, 950, 960, 970, 980, 990, 1000.

LUMEN MAINTENANCE
Lumen Multiplier: 1.00, 1.05, 1.10, 1.15, 1.20, 1.25, 1.30, 1.35, 1.40, 1.45, 1.50, 1.55, 1.60, 1.65, 1.70, 1.75, 1.80, 1.85, 1.90, 1.95, 2.00, 2.05, 2.10, 2.15, 2.20, 2.25, 2.30, 2.35, 2.40, 2.45, 2.50, 2.55, 2.60, 2.65, 2.70, 2.75, 2.80, 2.85, 2.90, 2.95, 3.00, 3.05, 3.10, 3.15, 3.20, 3.25, 3.30, 3.35, 3.40, 3.45, 3.50, 3.55, 3.60, 3.65, 3.70, 3.75, 3.80, 3.85, 3.90, 3.95, 4.00, 4.05, 4.10, 4.15, 4.20, 4.25, 4.30, 4.35, 4.40, 4.45, 4.50, 4.55, 4.60, 4.65, 4.70, 4.75, 4.80, 4.85, 4.90, 4.95, 5.00, 5.05, 5.10, 5.15, 5.20, 5.25, 5.30, 5.35, 5.40, 5.45, 5.50, 5.55, 5.60, 5.65, 5.70, 5.75, 5.80, 5.85, 5.90, 5.95, 6.00, 6.05, 6.10, 6.15, 6.20, 6.25, 6.30, 6.35, 6.40, 6.45, 6.50, 6.55, 6.60, 6.65, 6.70, 6.75, 6.80, 6.85, 6.90, 6.95, 7.00, 7.05, 7.10, 7.15, 7.20, 7.25, 7.30, 7.35, 7.40, 7.45, 7.50, 7.55, 7.60, 7.65, 7.70, 7.75, 7.80, 7.85, 7.90, 7.95, 8.00, 8.05, 8.10, 8.15, 8.20, 8.25, 8.30, 8.35, 8.40, 8.45, 8.50, 8.55, 8.60, 8.65, 8.70, 8.75, 8.80, 8.85, 8.90, 8.95, 9.00, 9.05, 9.10, 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