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THE GRAND SALONS

Village Parkway
Dublin, Ohio 43017

DUBLIN FINAL SITE SUBMITTAL

08.29.16

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DESCRIPTION	DATE
DUBLIN FINAL SITE SUBMITTAL	08.29.16

SHEET TITLE
COVER

PROJECT TITLE
THE GRAND SALON
Village Parkway
Dublin, Ohio 43017

SEAL
NOT FOR CONSTRUCTION

MEYERS+ASSOCIATES PROJECT NUMBER:
2015-46

SHEET NUMBER
G-000

ABBREVIATIONS

ABV.	Above
A.F.F.	Above Finish Floor
ALT.	Alternate
A.B.	Anchor Bolt
BOT.	Bottom
B.O.	Bottom of
B.U.R.	Built Up Roof
CAB.	Cabinet
CB.	Carpet Base
C.I.	Cast Iron
C.I.P.	Cast in Place
C.J.	Control Joint
CLR.	Clear
COL.	Column
CONC.	Concrete
C.MU.	Concrete Masonry Unit
CPT	Carpet
CSC	Commercial Grade Carpet
CTB	Ceramic Tile Base
CTW	Ceramic Tile Base Wainscot
D.F.	Drinking Fountain
EL.	Elevation
ELEC.	Electrical
ELEV.	Elevator
EQ.	Equal
E.I.F.S.	Exterior Insulating and Finish System
E.J.	Expansion Joint
ETR	Existing to Remain
F.D.	Floor Drain
FR	Fire Retardant
FRP	Fiber Glass Reinforced Polyester
GA.	Gauge
GALV.	Galvanized
GYP. BD.	Gypsum Board
JT.	Joint
H.M.	Hollow Metal
HSV	Homogeneous Sheet Vinyl
HSVP	Homogeneous Sheet Vinyl Base with Metal Cap
INT.	Interior
INV.	Invert
LAM.	Laminated
M.W.	Millwork
MTL	Metal
M.R.	Moisture Resistant
NECS	New Egg Crate Grill
O.C.	On Center
O.H.	Opposite Hand
PNT.	Paint-Color to Be Selected by Architect
PTD.	Painted
P.LAM.	Plastic Laminate
PL.	Plate
RAD.	Radius
SAT.	Suspended Acoustical Tile and Grid
SGBC.	Suspended Gypsum Board Ceiling, Painted
STL.	Steel
S.S.	Stainless Steel
SUSP.	Suspended
T.O.	Top of
TYP.	Typical
U.N.O.	Unless Noted Otherwise
UNPTD.	Unpainted
V.W.C.	Vinyl Wall Covering
VB.	Vinyl Base
VCGB.	Vinyl Coated Gypsum Board
WB.	Wood Base
WD.	Wood

GENERAL NOTES

G1. ALL DIMENSIONS MUST BE VERIFIED ON THE JOB AND THE ARCHITECT MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.

G2. DIMENSIONS ARE WITNESSED TO FACE OF STUD UNLESS OTHERWISE NOTED.

G3. COORDINATE LOCATIONS AND ELEVATIONS OF FLOOR DRAINS, REGISTERS, GRILLES, LOUVERS, CONVECTORS, CABINET UNIT HEATERS, PANELS, ETC. WITH MECHANICAL AND ELECTRICAL CONTRACTORS.

G4. COORDINATE WORK BETWEEN ARCHITECTURAL AND DOCUMENTS FROM ALL VARIOUS DESIGN DISCIPLINES. ARCHITECT MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

G5. ALL DIMENSIONS AND TIE-INS BY OTHER TRADES MUST BE FIELD VERIFIED BY INSTALLING CONTRACTOR.

G6. COORDINATE FLOOR AND WALL OPENINGS AND ROOF PENETRATIONS WITH INSTALLING TRADE.

G7. COORDINATE WITH MECHANICAL AND ELECTRICAL TRADES FOR INSTALLATION OF SLEEVES, CONDUITS, DAMPERS, AND OTHER BUILT-IN ITEMS WHERE RATED WALLS JOIN OTHER RATED MATERIALS OR FINISHES. USE U.L. APPROVED RATED SYSTEMS ONLY.

G8. COORDINATE AND PROVIDE BLOCKING/BACKING IN PARTITIONS BEHIND ALL WALL MOUNTED ITEMS. ALL CONCEALED WOOD TO BE FIRE TREATED.

G9. ATTACHMENTS, CONNECTIONS OR FASTENINGS OF ALL NATURE ARE TO BE PROPERLY AND PERMANENTLY SECURED IN CONFORMANCE WITH BEST INDUSTRY STANDARD PRACTICE. THE DRAWINGS SHOW ONLY SELECT CONDITIONS TO ASSIST CONTRACTOR, THEY ARE NOT INTENDED TO ILLUSTRATE EVERY DETAIL.

G10. ALL CONCEALED WOOD TO BE (FRT) FIRE RESISTANT TREATED IN ACCORDANCE WITH SECTION 0630'0 WOOD, TREATMENT.

G11. ALL EXPOSED WOOD TO BE CLASS (xxxx) WITH FLAMESPREAD OF 76-200 AND SMOKE DEVELOPED OF 0-450.

G12. ALL EXPOSED WOOD IN VERTICAL EXITS AND PASSAGE WAYS TO BE CLASS B WITH FLAMESPREAD OF 26-76, SMOKE DEVELOPED OF 0-450

G13. WALKING SURFACE TO HAVE A STATIC COEFFICIENT OF FRICTION NOT LESS THAN SCHEDULED BELOW (WET AND DRY) WHEN TESTED BY ASTM C 1028, LEVEL SURFACES 0.60, SLOPED SURFACES (RAMPS) 0.80.

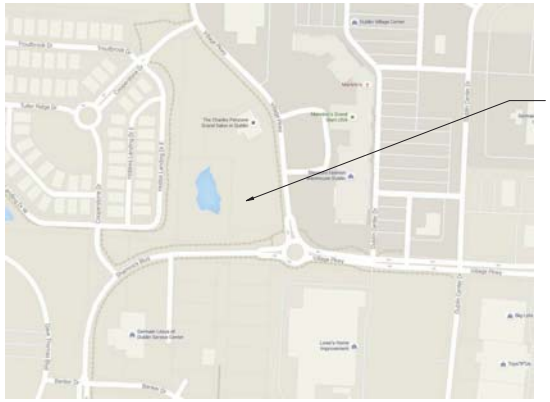
G14. ALL EXTERIOR EXPOSED METAL SURFACES TO BE GALVANIZED UNLESS SPECIFIED OTHERWISE.

G15. CONTRACTOR TO COORDINATE ALL BUILDING SYSTEM REQUIREMENTS FOR ALL SAFETY PRECAUTIONS INCLUSIVE OF ALL ELECTRICAL ARC FLASHING REQUIREMENTS.

GRAPHICS LEGEND

- SECTION DETAIL INDICATOR. SHEET ON WHICH DETAIL APPEARS.
- WINDOW INDICATOR.
- NEW CONSTRUCTION COLUMN BUBBLE AND GRID LINE
- ENLARGED PLAN INDICATOR. SHEET ON WHICH ENLARGED PLAN APPEARS.
- INTERIOR WALL TYPE INDICATOR. SEE A-700 SERIES.
- KEY NOTES
- DOOR INDICATOR. SEE DOOR SCHEDULE A-900.
- INTERIOR ELEVATION INDICATOR. SHEET ON WHICH ELEVATION APPEARS.
- ACCESSORY/EQUIPMENT TAGS
- BUILDING SECTION INDICATOR. SHEET ON WHICH BUILDING SECTION APPEARS.
- FURNITURE/ACCESSORIES REFERENCE NUMBER
- WALL SECTION INDICATOR. SHEET ON WHICH DETAIL APPEARS.
- EXTERIOR ELEVATION INDICATOR. SHEET ON WHICH ELEVATION APPEARS.
- FINISH TAG

LOCATION MAP



MATERIALS LEGEND

- EARTH
- POROUS FILL/ GRAVEL
- CAST-IN PLACE CONCRETE
- CMU
- GYPSUM BOARD
- STEEL
- FINISH WOOD
- WOOD BLOCKING
- SHIM
- RIGID INSULATION
- PARTICLE BOARD
- PLYWOOD
- ACOUSTICAL TILE
- BATT INSULATION
- SPRAYED-ON INSULATION

DRAWING INDEX

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A-600	WALL SECTIONS
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E000	SITE PHOTOMETRIC PLAN

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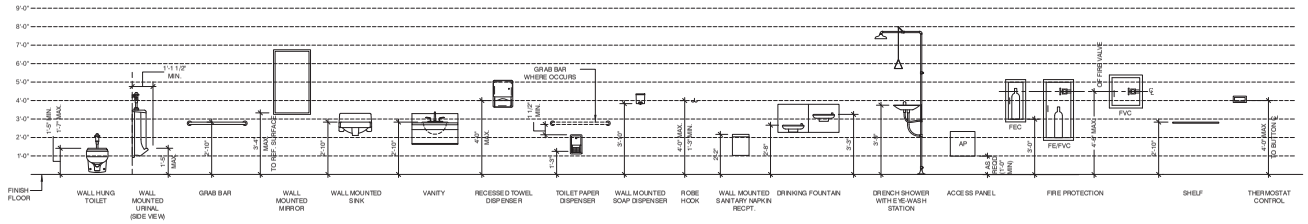
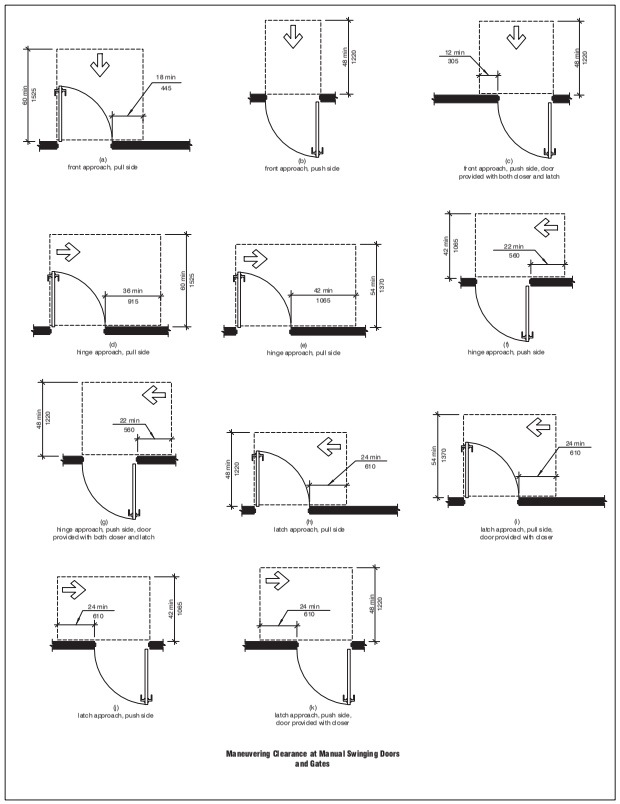
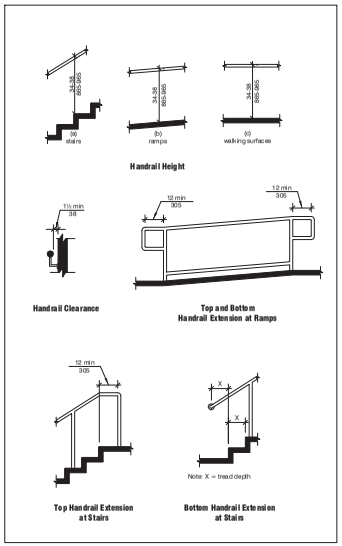
MOUNTING HEIGHTS
(NOT ALL APPLY)





Maneuvering Clearance at Manual Swinging Doors and Gates

CLEARANCES AT DOORS



Handrail Height

Handrail Clearance

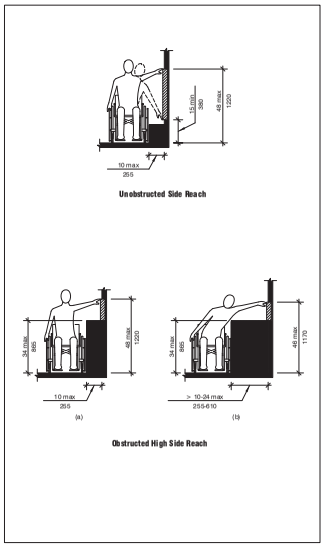
Top and Bottom Handrail Extension at Ramps

Top Handrail Extension at Stairs

Bottom Handrail Extension at Stairs

Note: X = tread depth

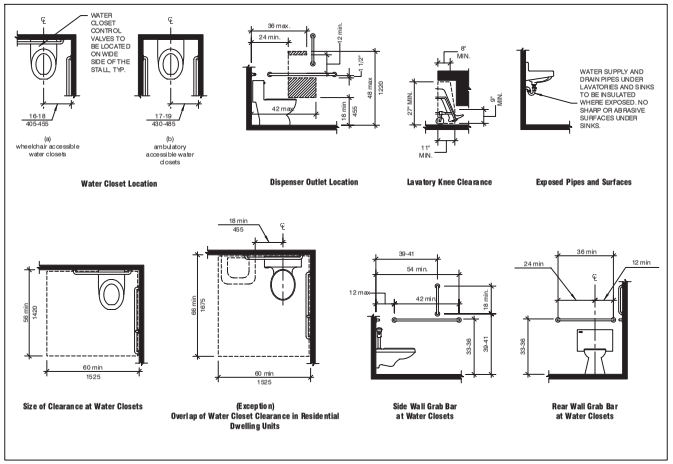
HANDRAILS



Unobstructed Side Reach

Obstructed High Side Reach

SIDE REACH



Water Closet Location

Dispenser Outlet Location

Lavatory Knee Clearance

Exposed Pipes and Surfaces

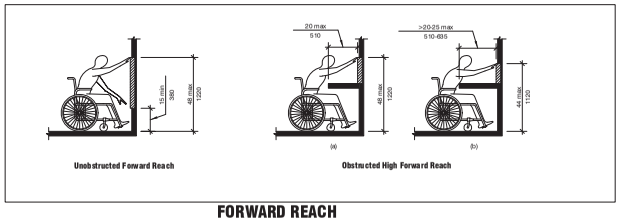
Size of Clearance at Water Closets

(Exception) Overlap of Water Closet Clearance in Residential Dwelling Units

Side Wall Grab Bar at Water Closets

Rear Wall Grab Bar at Water Closets

WATER CLOSETS / LAVATORIES



Unobstructed Forward Reach

Obstructed High Forward Reach

FORWARD REACH

NOTES:

1. SCOPE
ALL AREAS OF NEWLY DESIGNED AND NEWLY CONSTRUCTED BUILDINGS AND FACILITIES AND ALTERED PORTIONS OF EXISTING BUILDINGS AND FACILITIES SHALL COMPLY WITH THESE REQUIREMENTS.

2. ACCESSIBLE ROUTES

SITE ARRIVAL POINTS.
AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES AND ACCESSIBLE PASSENGER LOADING ZONES; PUBLIC STREETS AND SIDEWALKS; AND PUBLIC TRANSPORTATION STOPS TO THE ACCESSIBLE BUILDING OR FACILITY ENTRANCE THEY SERVE.

WITHIN A SITE.
AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE.

MULTI-STORY BUILDINGS AND FACILITIES.
AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT EACH STORY AND MEZZANINE IN MULTI-STORY BUILDINGS AND FACILITIES.

STAIRS AND ESCALATORS IN EXISTING BUILDINGS.
IN ALTERATIONS AND ADDITIONS, WHERE AN ESCALATOR OR STAIR IS PROVIDED WHERE NONE EXISTED PREVIOUSLY AND MAJOR STRUCTURAL MODIFICATIONS ARE NECESSARY FOR THE INSTALLATION, AN ACCESSIBLE ROUTE SHALL BE PROVIDED BETWEEN THE LEVELS SERVED BY THE ESCALATOR OR STAIR UNLESS EXEMPTED

3. CHANGES IN LEVEL

VERTICAL.
CHANGES IN LEVEL OF ¼ INCH (6.4 MM) HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL.

BEVELED.
CHANGES IN LEVEL BETWEEN ¼ INCH (6.4 MM) HIGH MINIMUM AND ½ INCH (13 MM) HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.

RAMPS.
CHANGES IN LEVEL GREATER THAN ½ INCH (13 MM) HIGH SHALL BE RAMPED

4. CARPET
CARPET OR CARPET TILE SHALL BE SECURELY ATTACHED AND SHALL HAVE A FIRM CUSHION, PAD, OR BACKING OR NO CUSHION OR PAD. CARPET OR CARPET TILE SHALL HAVE A LEVEL LOOP, TEXTURED LOOP, LEVEL CUT PILE, OR LEVEL CUT/UNCUT PILE TEXTURE. PILE HEIGHT SHALL BE ½ INCH (13 MM) MAXIMUM. EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR SURFACES AND SHALL HAVE TRIM ON THE ENTIRE LENGTH OF THE EXPOSED EDGE. CARPET EDGE TRIM SHALL COMPLY WITH ITEM 3 ABOVE.

5. PARKING SPACES

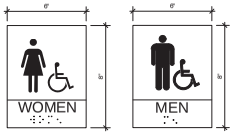
VEHICLE SPACES.
CAR PARKING SPACES SHALL BE 96 INCHES (2440 MM) WIDE MINIMUM AND VAN PARKING SPACES SHALL BE 132 INCHES (3350 MM) WIDE MINIMUM, SHALL BE MARKED TO DEFINE THE WIDTH, AND SHALL HAVE AN ADJACENT ACCESS AISLE

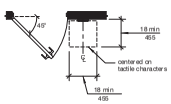
ACCESS AISLE
ACCESS AISLES SERVING PARKING SPACES SHALL BE 60 INCHES (1525 MM) WIDE MINIMUM AND SHALL EXTEND THE FULL LENGTH OF THE PARKING SPACES THEY SERVE. ACCESS AISLES SHALL ADJOIN AN ACCESSIBLE ROUTE. TWO PARKING SPACES SHALL BE PERMITTED TO SHARE A COMMON ACCESS AISLE.

IDENTIFICATION
PARKING SPACE IDENTIFICATION SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. SIGNS IDENTIFYING VAN PARKING SPACES SHALL CONTAIN THE DESIGNATION "VAN ACCESSIBLE." SIGNS SHALL BE 60 INCHES (1525 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN.

TACTILE EXIT SIGNS

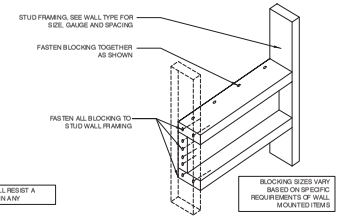
TACTILE RESTROOM SIGNS





MOUNTING LOCATION

ALL SIGNAGE SHALL CONFORM WITH ADA ACCESSIBILITY GUIDELINES, INCLUDING BUT NOT LIMITED TO PROPORTION, COLOR CONTRAST AND RELIEF AND GRADE 2 BRAILLE REQUIREMENTS.
TACTILE EXIT SIGNAGE:
TACTILE "EXIT" SIGNAGE TO BE PLACED ADJACENT TO EACH DOOR TO AN AREA OF REFUGE, AN EXTERIOR AREA FOR ASSISTED RESCUE, AN EXIT STAIRWAY, AN EXIT RAMP, AN EXIT PASSAGEWAY AND THE EXIT DISCHARGE.
GENERAL CONTRACTOR TO VERIFY EXISTING SIGNAGE INSTALLATIONS AND PROVIDE NEW AS REQUIRED.
CHARACTERS, SYMBOLS AND BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THE BACKGROUND, EITHER LIGHT ON DARK BACKGROUND OR DARK ON LIGHT BACKGROUND.
SIGNS TO INCLUDE BRAILLE AND CHARACTERS AS DEFINED BY CODE.
MOUNT SIGNAGE AT 60" A.F.F. TO THE CENTER OF THE SIGN.



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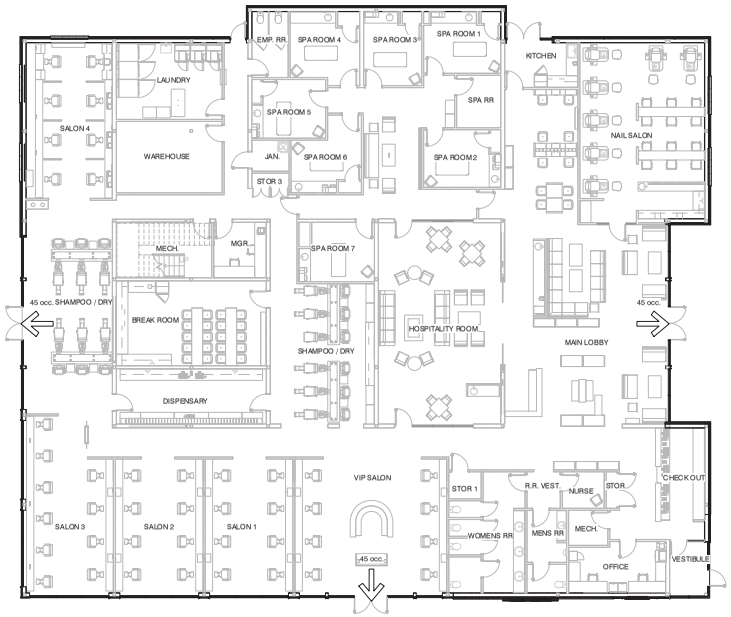

A4 FIRST FLOOR EGRESS PLAN
3/32" = 1'-0"

0' 4' 8' 16'

OHIO BUILDING CODE 2011

Project address:
Village Parkway, Dublin Ohio 43017

Type of work:
(check all that apply)

A. New Structure ☒
B. Addition ☐
C. Alteration ☐
D. Change of Use ☐

Description of work:
Single Story Salon Facility

Building Planning:

Referenced Standards:
Ohio Building Code (OBC 2011)
Ohio Mechanical Code (OMC 2011)
Ohio Plumbing Code (OPC 2011)
Ohio Fire Code (OFC 2011)
National Fire Protection Associations (NFPA)
ICC - ANSI A117.1 2009

Chapter 3 Use and Occupancy Classification

Use Group: B Business

Chapter 5 General Building Heights and Areas for IIB Construction

Allowable Building Heights and Areas (Table 503)		Actual Building Heights and Areas	
Allowable Building Height	55'-0"	Actual Building Height	31'-7"
Allowable Area	23,000 sf	Actual Building Area	12,808 sf
Type of Construction	IIB		

Separated Occupancies (Table 508.4)
Mixed Use: Yes ☐ No ☒
If yes: Non-separated use____ Separated use____ Separated Building____

Chapter 6 Fire Resistive Construction (Tables 601 & 508.4)

Type IIB

	Fire Rating		UL Listing and Notes
Structural Frame	0	hr	UL# N/A
Bearing Walls - Exterior	0	hr	UL# N/A
Bearing Walls - Interior	0	hr	UL# N/A
Non Bearing - Exterior	0	hr	UL# N/A
Non Bearing - Interior	0	hr	UL# N/A
Floor Construction	0	hr	UL# N/A
Roof Construction	0	hr	UL# N/A

Exterior Rating Based on Fire Separation Distance (602)

	Fire Separation Distance (feet)	Fire Rating		UL Listing and Notes
North	30 or more		hr	N/A
East	30' or more		hr	N/A
South	30' or more		hr	N/A
West	30 or more		hr	N/A

Chapter 9 Fire Protection Systems

(903) Automatic Sprinkler System Fully Sprinklered — Yes ☐ No ☒
If yes: NFPA 13 ____ NFPA 13R ____
(905) Standpipe System — Yes ☐ No ☒
(907) Alarm System — Yes ☒ No ☐
(909) Smoke Control System — Yes ☐ No ☒
(911) Fire Command Center — Yes ☐ No ☒

Chapter 10 Means of Egress

Occupant Load (1004)

	Floor Area		Floor Area Per Occ. (table 1004.1.1)		Tabular Occupant Load	Actual Occupant Load
First Floor	12,808 sf	divide by	100 sf	equals	129	129
Mech Mezzanine	985 sf	divide by	300 sf	equals	4	4
				Total Occupants:	133	

Egress Width (1005)

	Width / Occupant (table 1003.2.3)	Provided
Exit-way	.2 x 129 = 25.8"	36" min
Egress Doors Provided	2 Required	4 Provided

Chapter 29 Plumbing Fixtures

	Occupant Load	Water Closets 1/50 per sex	Lavatories 1/80 per sex	Drinking Fountains 1/100	Service Sink 1
Required:	65 per sex	2	XX	XX	XX
Provided:		6 Female 3 Male	5 Female 2 Male	1	1

GENERAL NOTES:

1. PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING. SUCH IDENTIFICATION SHALL:

   1. BE LOCATED IN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACES;

   2. BE LOCATED WITHIN 15 FEET (4572 MM) OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30 FEET (9144 MM) MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION; AND

   3. INCLUDE LETTERING NOT LESS THAN 3 INCHES (76 MM) IN HEIGHT WITH A MINIMUM 3/8 INCH (9.5 MM) STROKE IN A CONTRASTING COLOR INCORPORATING THE SUGGESTED WORDING "FIRE AND/OR SMOKE BARRIER—PROTECT ALL OPENINGS" OR OTHER WORDING

LEGEND:

- INDICATES ONE HOUR FIRE PARTITION.
- INDICATES TWO HOUR FIRE PARTITION.
- INDICATES THREE HOUR FIRE PARTITION.
- INDICATES SMOKE PARTITION.
- INDICATES MAINTAINED PATH OF EGRESS
- INDICATES EGRESS ROUTE
- X — FIRE RATED ASSEMBLY
- OCC. — OCCUPANTS
- FE — WALL MOUNTED FIRE EXTINGUISHER
- FEC — RECESSED FIRE EXTINGUISHER CABINET, SEE A-700 SERIES FOR MORE INFORMATION
- ♿ — INDICATES ACCESSIBLE ROOM, REFER TO ACCESSIBLE INFORMATION PROVIDED ON SHEET G-005

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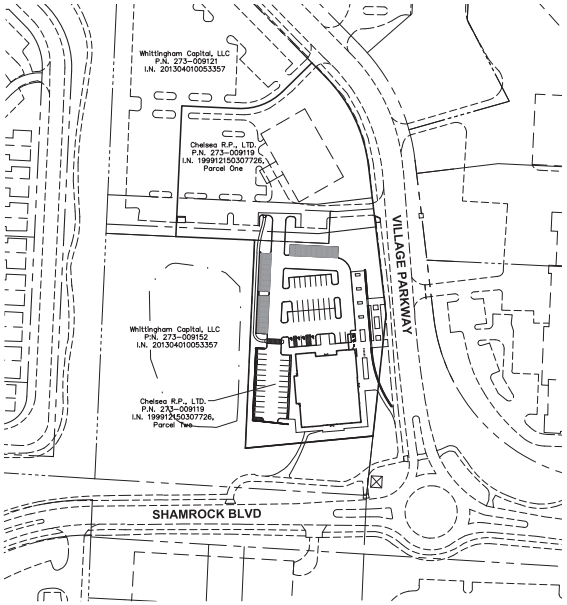
CITY OF DUBLIN, OHIO
FINAL DEVELOPMENT PLAN
FOR
CHARLES PENZONE GRAND SALON
2016

VICINITY MAP
SCALE: NTS



INDEX MAP
SCALE: 1"=100'

GRAPHIC SCALE
0 50 100 200
1 inch = 100 feet

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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:

ADVANCED CIVIL DESIGN
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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

REGISTERED ENGINEER — NUMBER — DATE

DUBLIN PROJECT NUMBER: XXXXX

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DESCRIPTION	DATE
DUBLIN FINAL SITE SUBMITTAL	09.29.2016

SHEET TITLE: **TITLE SHEET**
PROJECT TITLE: **THE GRAND SALON**
VILLAGE PARKWAY
DUBLIN, OHIO 43017

SEAL

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

Z:\15-0037-76\DWG\PRODUCTION DRAWINGS\FINAL DEVELOPMENT PLAN\01-TITLE SHEET.dwg 1 TITLE SHEET Oct 03, 2016 - 1:21:24pm cschelberry

GENERAL NOTES

1. City of Columbus and Ohio Department of Transportation Construction and Material Specifications, current editions, and any supplements thereto (hereafter referred to as Standard Specifications), shall govern all construction items unless otherwise noted. If a conflict between specifications is found, the more strict specification will apply as decided by the City Engineer. Item Numbers listed refer to City of Columbus Item Numbers unless otherwise noted.

2. 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 for failure by the Contractor to perform work according to contract documents.

3. The Developer or Contractor shall be responsible to obtain all necessary permits including but not limited to Ohio EPA Permits to Install (PTI) and Notices of Intent (NOI), Building Permits, etc.

4. The Contractor shall notify the City of Dublin Division of Engineering in writing at least 3 working days prior to beginning construction.

5. The Contractor shall be solely responsible for complying with all 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, precautions and programs in connection with the work, including the requirements for confined spaces per 29 CFR 1910.146.

6. Following completion of construction of the site improvements and before requesting occupancy, a proof survey shall be provided to the Division of Engineering that documents "as-built" elevations, dimensions, slopes and alignments of all elements of this project. The proof survey shall be prepared, signed and submitted by the Professional Engineer who sealed the constructions drawings.

7. The Contractor shall restrict construction activity to public right-of-way and areas defined as permanent and/or temporary construction easements, unless otherwise authorized by the City Engineer.

8. The Contractor shall carefully preserve benchmarks, property corners, reference points, stakes and other survey reference monuments or markers. In cases of wilful or careless destruction, the Contractor shall be responsible for restorations. Resetting of markers shall be performed by an Ohio Professional Surveyor as approved by the City Engineer.

9. Non-rubber tired vehicles shall not be moved on or across public streets or highways without the written permission of the City Engineer.

10. The Contractor shall restore all disturbed areas to equal or better condition 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.

11. Tracking or spilling mud, dirt or debris upon streets, residential or commercial drives, sidewalks or bike paths is prohibited according to Section 97.38 of the Dublin Code of Ordinances. Any such occurrence shall be cleaned up immediately by the Contractor at no cost to the City. If the Contractor fails to remove said mud, dirt, debris, or spillage, the City reserves the right to remove these materials and clean affected areas, the cost of which shall be the responsibility of the Contractor.

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

13. All signs, landscaping, structures or other appurtenances within right-of-way disturbed or damaged during construction shall be replaced or repaired to the satisfaction of the City Engineer. The cost of this work shall be the responsibility of the Contractor.

14. All field tile broken or encountered during excavation shall be replaced or repaired and connected to the public storm sewer system as directed by the City Engineer. The cost of this work shall bethe responsibility of the Contractor.

15. All precast concrete products shall be inspected at the location of manufacture. Approved precast concrete products will be stamped or have such identification noting that inspection has been conducted by the City of Columbus. Precast concrete products without proof of inspection shall not be approved for installation.

16. Backfill within a 1:1 influence line of existing structures (houses, garages, etc.) or public infrastructure (pavement, curbs, sidewalks, bike paths, etc.) shall be compacted granular backfill according to Item 912 of the Standard Specifications or Flowable CDF, Type III according to Item 636. Item 911 of the Standard Specifications shall be used elsewhere.

17. The Contractor shall submit a copy of the approved construction drawings and a list of proposed precast concrete product manufacturers to the City of Columbus Construction Inspection Division before commencing construction.

Send the information to the following address:

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

Send a copy of the transmittal letter to the following address:

Division of Engineering
City of Dublin
5800 Shier Rings Road
Dublin, Ohio 43016

18. All trenches within public right-of-way shall be backfilled according to the approved construction drawings or securely plated during nonworking hours. Trenches outside these areas shall be backfilled or shall be protected by approved temporary fencing or barricades during nonworking hours. Clean up shall follow closely behind the trenching operation.

19. All trees within the construction area not specifically designated for removal shall be preserved,whether shown or not shown on the approved construction drawings. Trees to be preserved shall be protected with high visibility fencing placed a minimum 15 feet from the tree trunk. Trees 6 inches or greater at DBH (Diameter Breast Height) must be protected with fencing placed at the critical root zone or 15 feet, whichever is greater. Trees not indicated on the approved construction drawings for removal may not be removed without prior approval of the Division of Engineering.

20. Delete

21. Delete

22. Delete

23. Tree trimming within the construction zone is to be completed by a certified Arborist. At the completion of the project, the Arborist is to return and trim any broken branches as needed.

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

25. All inlets shall be channelized.

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

Improved Kentucky Bluegrass: 40% of weight (2 varieties in equal parts) Improved Perennial Rye: 60% of weight (2 varieties in equal parts) Germination Rate: 85% Application Rate: 7 lbs per 1000 sq ft or as directed by the Division of Parks and Recreation, City of Dublin, Ohio.

27. Traffic control and other regulatory signs shall be Type S with a square post anchor base installation and meet all requirements of ODOT 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 ODOT TC-41.20.

UTILITIES

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

GAS
COLUMBIA GAS OF OHIO, INC.
1600 DUBLIN ROAD
COLUMBUS, OHIO 43215
(614) 481-1000

ELECTRIC
AMERICAN ELECTRIC POWER
850 TECH CENTER DRIVE
GAHANNA, OHIO 43230
(614) 883-6817

COMMUNICATION
TIME WARNER CABLE
1266 DUBLIN ROAD
COLUMBUS, OHIO 43215
(614) 481-5000

FRONTIER COMMUNICATIONS
(800) 982-8772

AT&T
111 N. 4TH STREET
COLUMBUS, OHIO 43215
(614) 223-5780

DUBLINK
CITY OF DUBLIN
6555 SHIER-RINGS ROAD
DUBLIN, OHIO 43016
(614) 410-4750

SANITARY, STORM, WATER
CITY OF DUBLIN
6555 SHIER-RINGS ROAD
DUBLIN, OHIO 43016
(614) 410-4750

CITY OF COLUMBUS
DIVISION OF POWER AND WATER
3168 INDIANOLA AVENUE
COLUMBUS, OHIO 43214
(614) 645-7360

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

2. The Contractor shall give notice of intent to construct to Ohio Utilities Protection Service (telephone number 800-362-2764), Producer's Underground Protection Service (telephone number 614-587-0486), and to owners of underground utilities that are not members of a registered underground protection service. Notice shall be given at least 2 working days before start of construction.

3. The identity and locations of existing underground utilities in the construction area have been shown on the approved construction drawings as accurately as provided by the owner of the underground utility. The City of Dublin and the City Engineer assumes no responsibility for the accuracy or depths of underground facilities shown on the approved construction drawings. If damage is caused, the Contractor shall be responsible for repair of the same and for any resulting contingent damage.

4. Location, support, protection and restoration of all existing utilities and appurtenances, whether shown or not shown on the approved construction drawings, shall be the responsibility of the Contractor.

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

6. Public street lighting may be in the vicinity of this project. Contact the City of Dublin, Division of Engineering at 410-4637, two days prior to beginning work.

TRAFFIC CONTROL

1. Traffic control shall be furnished, erected, maintained, and removed by the Contractor according to Ohio Manual of Uniform Traffic Control Devices (OMUTCD), current edition.

2. All traffic lanes of public roadways shall be fully open to traffic from 7:00 AM to 9:00 AM and from 4:00 PM to 6:00 PM unless authorized differently by the City Engineer. At all other hours the Contractor shall maintain minimum one-lane two-way traffic. Uniformed, off-duty police officers shall replace flagmen designated by the OMUTCD, and shall be present whenever one-lane, two-way traffic control is in effect. Police cruisers may be required as directed by the City Engineer.

3. If the City Engineer determines that the Contractor is not providing proper provisions for traffic control, the City Engineer shall assign uniformed, off-duty police officers to the project at no cost to the City.

4. Steady-burning, Type "C" lights shall be required on all barricades, drums, and similar traffic control devices in use at night.

5. Access from public roadways to all adjoining properties for existing residents or businesses shall be maintained throughout the duration of the project for mail, public water and sanitary sewer service, and emergency vehicles. The Contractor shall provide a traffic control plan detailing the proposed maintenance of traffic procedures. The traffic control plan must incorporate any traffic control details contained herein. The traffic control plan proposed by the Contractor must be approved by the City Engineer prior to construction.

EROSION AND SEDIMENT CONTROL

1. The Contractor or Developer is responsible for submitting a Notice of Intent (NOI) to be reviewed and approved by the Ohio EPA. The NOI must be submitted to OEPA 45 days prior to the start of construction and may entitle coverage under the Ohio EPA General Permit for stormwater Discharges associated with construction activity. A project location map must be submitted with the NOI. A sediment and erosion control plan must be submitted to the City Engineer for approval if a sediment and erosion control plan has not already been included with the approved construction drawings. This plan must be made available at the project site at all times. The design of erosion control systems shall follow the requirements of Ohio EPA, Item 207 of Ohio Department of Transportation Standard Specifications, and the City Engineer. An Individual NPDES Stormwater Discharge Permit may be required. The Contractor shall be considered the permittee.

2. The Contractor shall provide sediment control at all points where storm water runoff leaves the project, including waterways, overland sheet flow, and storm sewers.

3. Accepted methods of providing erosion/sediment control include but are not limited to: sediment basins, silt filter fence, aggregate check dams, and temporary ground cover. Hay or straw bales are not permitted.

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

5. Disturbed areas that will remain unworked for 30 days or more shall be seeded or protected within seven calendar days of the disturbance. Other sediment controls that are installed shall be maintained until vegetative growth has been established. The Contractor shall be responsible for the removal of all temporary sediment devices at the conclusion of construction but not before growth of permanent ground cover.

BLASTING (if Permitted)

1. The Contractor must obtain a blasting permit from Washington Township Fire Department prior to blasting for rock excavation. The Contractor shall submit blasting reports upon completion of blasting to the City Engineer, the Owner, and the Owner's engineer. Top of rock elevations shall be shown on "as-built" construction drawings.

SANITARY SEWERS

1. Connections to the sanitary sewer will be permitted upon receiving an OEPA Permit to Install (PTI), and upon receiving a satisfactory letter from the design engineer stating that the project has been constructed as per the plans, and all of the conditions of the PTI have been met. The developer is responsible for obtaining all required Ohio EPA approvals and paying review fees.

2. Sanitary sewage collection systems shall be constructed in accordance with the rules, regulations, standards and specifications of the City of Dublin, Ohio EPA, Ohio Department of Health and the current edition of the Great Lakes-Upper Mississippi River Board (Ten States) – Recommended Standards for Wastewater Facilities.

3. The minimum requirements for sanitary sewer pipe with diameters 15 inches and smaller shall be reinforced concrete pipe ASTM C76 Class 3, or PVC sewer pipe ASTM D3034, SDR 35. Pipe for 6-inch diameter house service lines shall be PVC pipe ASTM D3034, SDR 35. PVC pipe shall not be used at depths greater than 28 feet. Pipe materials and related structures shall be shop tested in accordance with City of Columbus Construction Inspection Division quality control requirements.

4. The minimum requirements for sanitary sewer pipes with diameters greater than 15 inches shall be reinforced concrete pipe ASTM C76 with Class designation specified in the approved construction drawings.

5. All in-line wye and tee connections in concrete sewers, 18-inch diameter and larger, shall be either Kor-N-Tee or Kor-N-Seal connections conforming to the manufacturer's recommendations.

6. Granular backfill shall be compacted granular material according to Item 912 of the Standard Specifications or Controlled Density Backfill according to Item 636, Type III of the Standard Specifications as directed by the City Engineer.

7. All manhole lids shall be provided with continuous self-sealing gaskets. The approved construction drawings shall show where bolt-down lids are required. Sanitary sewer manholes shall be precast concrete or as approved by the City Engineer and conform to the City of Dublin sanitary manhole standard drawing. Manhole lids shall include City of Dublin logo.

8. All PVC sewer pipes shall be deflection tested no less than 60 days after completion of backfilling operations. All other requirements shall be according to Item 901.21 of the Standard Specifications.

9. Temporary bulkheads shall be placed in pipes at locations shown on the approved construction drawings and shall remain in place until the Permit to Install (PTI) has been issued by the OEPA and the sewers have been approved for use by the City Engineer. The cost for furnishing, installing, maintaining, and removing bulkheads shall be included in the contract unit bid price for the various sanitary sewer items.

10. All sanitary sewers including sanitary sewer service lines shall be subjected to and pass infiltration or exfiltration tests according to Item 901 of the Standard Specifications and must be approved for use by the City Engineer before any service connections are tapped into sewers.

11. For sanitary sewer infiltration, leakage through joints shall not exceed 100 gallons per inch of tributary sewer diameter per 24 hours per mile of length or the computed equivalent. All sanitary sewers shall be tested.

12. At the determination of the City Engineer, the Contractor may be required to perform a TV inspection of the sanitary sewer system prior to final acceptance by the City. This work shall be completed by the Contractor at his expense.

13. Visible leaks or other defects observed or discovered during TV inspection shall be repaired to the satisfaction of the Engineer.

14. Roof drains, foundation drains, field tile or other clean water connections to the sanitary sewer system are strictly prohibited according to Section 51.23 of the Dublin Code of Ordinances.

15. All water lines shall be located at least 10 feet horizontally and 18 inches vertically, from sanitary sewers and storm sewers, to the greatest extent practicable. Where sanitary sewers cross watermains or other sewers or other utilities, trench backfill shall be placed between the pipes crossing and shall be compacted granular material according to Item 912 of the Standard Specifications. In the event that a water line must cross within 18 inches of a sanitary sewer, the sanitary sewer shall be concrete encased or consist of ductile iron pipe material.

16. Service risers shall be installed where the depth from eyes to proposed ground elevation exceeds 10 feet. Tops of risers shall be no less than 9 feet below proposed ground elevation if basementservice is intended.

17. Where service risers are not installed, a minimum 5-foot length of sanitary sewer service pipe of the same size as the wye opening shall be installed.

18. The Contractor shall furnish and place, as directed, approved wye poles made of 2 inches x 2 inches lumber at all wye locations, ends of extended services, or at the end of each riser where risers are required. Wye poles shall be visible before acceptance by the City. The cost of these poles shall be included in the contract unit price for the various sewer items.

19. Existing sanitary sewer flows shall be maintained at all times. Costs for pumping and bypassing shall be included in the Contractor's unit price bid for the related items.

20. The Contractor shall furnish all material, equipment, and labor to make connections to existing manholes. The sewer pipe to manhole connections for all sanitary sewers shall be flexible and watertight. All holes shall be neatly cored. The sewer pipe barrel at the springline shall not extend more than 1 inch beyond the inside face of the manhole. To maintain flexibility in the connection, a 1-inch space shall be left between the end of the pipe inside the manhole and the concrete channel; this space shall be filled with a waterproof flexible joint filler. Any metal that is used shall be Type 300 Series Stainless Steel. The connection may be any of the following types:

A. Rubber sleeve with stainless steel banding.

1) Kor-N-Seal as manufactured by National Pollution Control Systems, Inc.
2) Lock Joint Flexible Manhole Sleeve as manufactured by Interpace Corporation.
3) Or equal as approved by the City Engineer.

B. Rubber gasket compression.

1) Press Wedge II as manufactured by Press-Seal Gasket Corporation.
2) Dura Seal II as manufactured by Dura Tech, Inc.
3) Link-Seal as manufactured by Thunderline Corporation.
4) 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.

WATER LINE

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

2. All public water pipe with a diameter 3 inches to 8 inches shall be Ductile Iron, Class 53. Public water pipe 12 inches in diameter or larger shall be Ductile Iron, Class 54. Public water pipe 20 inches in diameter or larger may be prestressed concrete pipe. Private water pipe shall meet the approval of the City of Columbus Division of Water prior to approval of the construction drawings.

3. Only fire hydrants conforming to City of Columbus standards will be approved for use.

4. Public water lines shall be disinfected by the City of Columbus Division of Water. Requests for water line chlorination shall be made through the City of Dublin Division of Engineering. The cost for chlorination shall be paid for by the Contractor.

5. All water lines shall be disinfected according to Item 801.13 of the Standard specifications. Special attention is directed to applicable sections of American Water Works Association specification C-651, particularly for flushing (Section 5) and for chlorinating valves and fire hydrants (Section 7). Pressure testing shall be performed in accordance with Section 801.12 of the City of Columbus Construction and Material Specifications. When water lines are ready for disinfection, the City of Dublin shall submit two (2) sets of "as-built" plans, and a letter stating that the water lines have been pressure tested and need to be disinfected, to the City of Columbus, Division of Water. The Contractor shall be responsible for all costs associated with the disinfection of all water lines construction per this plan. Pressure testing shall be performed in accordance with Section 801.12 of the City of Columbus Construction and Material Specifications.

6. The Contractor shall paint all fire hydrants according to City of Dublin standards. The cost of painting fire hydrants shall be included in the contract unit price for fire hydrants.

7. No water taps or service connections (e.g., to curb stops or meter pits) may be issued until adjacent public water lines serving the construction site have been disinfected by the City of Columbus Division of Water and have been accepted by the City Engineer. A tap permit for each water service must be obtained from the City of Dublin and the City of Columbus Division of Water before making any taps into public water lines.

8. The Contractor shall notify the City of Columbus Division of Water at 645-7788 and the City of Dublin Division of Engineering at least 24 hours before tapping into existing water lines.

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

10. 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.

12. Water meters shall be installed inside proposed structures unless a meter pit installation is approved by the City of Columbus Division of Water. Meter pits must conform to standard drawings L-7103, A&B for 5/8" through 1" meters or L-6317, A, B, C&D for 1-1/2" or larger meters.

13. Water lines to be installed in embankment areas shall be placed after the embankment has been placed and compacted according to the Standard Specifications.

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

15. If the top of the operating nut of any valve is greater than 36 inches below finished grade, an extension stem shall be furnished to bring the top of the operating nut to within 24 inches offinished grade elevation.

16. All water lines shall be placed at a minimum depth of 4 feet measured from top of finished grade to top of water line. Water lines shall be set deeper at all points where necessary to clear existing or proposed utility lines or other underground restrictions by a minimum of 18 inches.

17. Two ¾inch taps shall be installed within 2 feet of the end of the line on all dead-end water lines.

STORM SEWER

1. All storm water detention and retention areas and major flood routing swales shall be constructed to finish grade and hydro-seeded and hydro-mulched according to Items 203 and 659 of the Standard Specifications.

2. Where private storm sewers connect to public storm sewers, the last run of private storm sewer connecting to the public storm sewer shall be Reinforced Concrete Pipe conforming to ASTM Designation C76, Wall B, Class IV for pipe diameters 12 inches to 15 inches, Class III for 18 inches to 24 inch pipes, and 27 inches and larger pipe shall be Class II, unless otherwise shown on the approved construction drawings. Inspection is required by the City of Dublin's Division of Engineering.

3. Granular backfill shall be compacted granular material according to Item 912 of the Standard Specifications or Controlled Density Backfill according to Item 636, Type III of the StandardSpecifications as directed by the City Engineer.

4. All storm sewers shall be Reinforced Concrete Pipe conforming to ASTM Designation C76, Wall B, Class IV for pipe diameters 12 inches to 15 inches, Class III for 18 inches to 24 inch pipes, and 27 inches and larger pipe shall be Class II, unless otherwise shown on the approved construction drawings.

5. Headwalls and endwalls shall be required at all storm sewer inlets or outlets to and from stormwater management facilities. Natural stone and/or brick approved by the City Engineer shallbe provided on all visible headwalls and/or endwalls surfaces.

6. Storm inlets or catch basins shall be channelized and have bicycle safe grates. Manhole lids shall include City of Dublin logo and all curb inlet and catch basin grates shall inclduce engraved lettering: DUMP NO WASTE; DRAINS TO RIVER.

7. Storm sewer outlets greater than 18 inches in diameter accessible from stormwater management facilities or watercourses shall be provided with safety grates, as approved by the City Engineer.

MAIL DELIVERY

1. The Contractor shall be responsible to ensure that US Mail delivery within the project limits is not disrupted by construction operations. This responsibility is limited to relocation of mailboxes to a temporary location that will allow the completion of the work and shall also include the restoration of mailboxes to their original location or approved new location. Any relocation of mailbox services must be first coordinated with the US Postal Service and the homeowner.

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

USE OF FIRE HYDRANTS

1. The Contractor 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 obtained from the City of Columbus. The Contractor shall also send a copies of permits obtained from Dublin and Columbus to the Washington and/or Perry Township Fire Department. Permits shall be kept at theconstruction site at all times.

2. Before the final estimate is paid, the Contractor shall submit a letter from the City of Columbus Division of Water to the City Engineer stating that the Contractor has returned the Siamese Valve to the City of Columbus and has paid all costs arising from the use of the fire hydrants.

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DESCRIPTION	DATE
DUBLIN FINAL SITE SUBMITTAL	09.29.2016

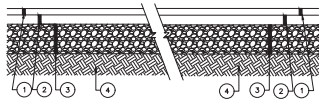
SHEET TITLE
GENERAL NOTES

PROJECT TITLE
THE GRAND SALON
VILLAGE PARKWAY
DUBLIN, OHIO 43017

SEAL

MEYERS+ASSOCIATES PROJECT NUMBER:
2015-46

SHEET NUMBER
C-002



① ITEM 448, 1 1/4" ASPHALT CONCRETE
② ITEM 448, 1 3/4" ASPHALT CONCRETE
③ ITEM 304, 8" CRUSHED AGGREGATE BASE
④ ITEM 310, SUBGRADE COMPACTION

LIGHT DUTY

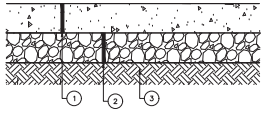
① ITEM 448, 1 1/4" ASPHALT CONCRETE
② ITEM 448, 2 3/4" ASPHALT CONCRETE
③ ITEM 304, 10" CRUSHED AGGREGATE BASE
④ ITEM 310, SUBGRADE COMPACTION

HEAVY DUTY

NOTES: ALL PAVEMENT MATERIALS SHALL CONFORM TO THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS. PAVEMENT DESIGN AS PER GEOTECHNICAL REPORT.

TYPICAL PAVEMENT SECTIONS

(NO SCALE)



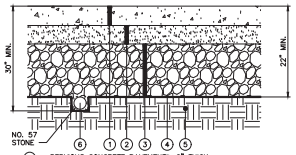
① ITEM 452, 6 1/2" PLAIN P.C. CONCRETE PAVEMENT (CLASS C)
② ITEM 304, 6" CRUSHED AGGREGATE BASE
③ ITEM 203, SUBGRADE COMPACTION, REF. SOILS REPORT

NOTE:
CONCRETE PAVING, CMSC ITEM 452 SHALL CONFROM TO THE FOLLOWING SPECIFICATIONS:

1. 4000 PSI COMPRESSIVE STRENGTH, 600 PSI FLEXURAL STRENGTH.
2. 5-7% ENTRAINED AIR WITH APPROVED WATER-REDUCING AND RETARDING ADMIXTURES.
3. CONSTRUCTION JOINTS SHALL BE SPECIFIED BY CONTRACTOR AS A PART OF THE CONTRACT BID.
4. CONCRETE PAVING SHALL HAVE A LIGHT BROOM FINISH.
5. CURING COMPOUND SHALL BE APPLIED AS PER CMSM ITEM 451.10.

CONCRETE PAVEMENT SECTION & DETAILS

(NO SCALE)

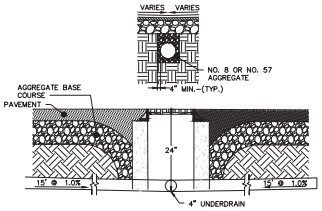


① PERVIOUS CONCRETE PAVEMENT*, 6" THICK
② NO. 57 STONE BEDDING, 4" THICK
③ NO. 2 STONE RESERVOIR LAYER, 12" THICK MINIMUM
④ WOVEN GEOTEXTILE LINER ON BOTTOM AND SIDES OF BASE (ODOT 712.09)
⑤ UNCOMPACTED SOIL SUBGRADE
⑥ 6" DIAMETER PERFORATED UNDERDRAIN

PERVIOUS CONCRETE PAVEMENT SECTION

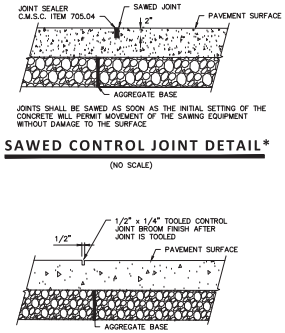
(NO SCALE)

* PERVIOUS CONCRETE PAVEMENT PER SPECIFICATION SECTION 32 13 43



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

TYPICAL 4" UNDERDRAIN DETAIL



JOINTS SHALL BE SAWED AS SOON AS THE INITIAL SETTING OF THE CONCRETE WILL PERMIT MOVEMENT OF THE SAWING EQUIPMENT WITHOUT DAMAGE TO THE SURFACE

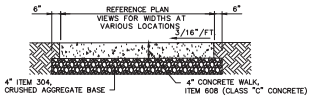
SAWED CONTROL JOINT DETAIL*

(NO SCALE)

TOOLED CONTROL JOINT DETAIL*

(NO SCALE)

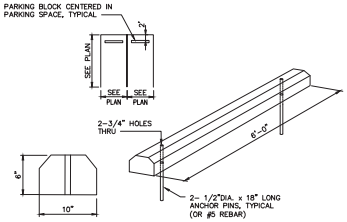
* : CONSTRUCTION JOINTS MAY BE SAWED OR TOOLED AS DIRECTED BY THE CONSTRUCTION MANAGER.



SIDEWALK JOINTS SHALL BE IN ACCORDANCE WITH CMSC ITEM 608.03 UNLESS OTHERWISE DETAILED AS A PART OF THE BUILDING OR LANDSCAPE ARCHITECT PLANS.

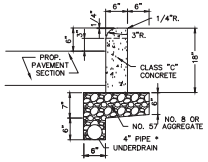
SIDEWALK SECTION

(NO SCALE)



CONCRETE WHEEL STOP DETAIL

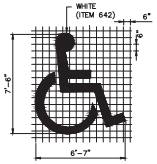
(NO SCALE)

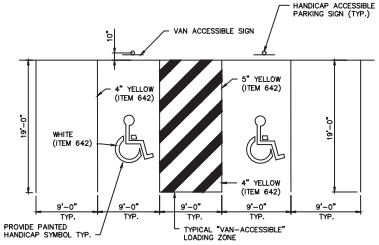


* CONTRACTOR SHALL VERIFY REQUIREMENTS FOR CURB UNDERDRAIN WITH THE OWNER. ANY UNDERDRAIN PLACED SHALL BE PROVIDED AN OUTLET TO THE PROPOSED STORM SYSTEM. POSITIVE DRAINAGE SHALL BE MAINTAINED.

STRAIGHT 18" CONCRETE CURB

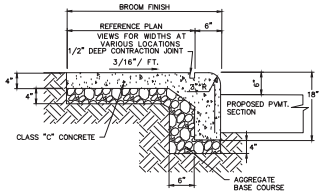
(NO SCALE)





TYPICAL PARKING AND HANDICAP SPACE

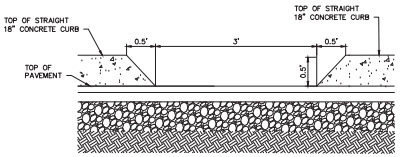
(NO SCALE)



NOTE: SIDEWALK JOINTS SHALL BE IN ACCORDANCE WITH CMSC ITEM 608.03 UNLESS OTHERWISE DETAILED AS A PART OF THE BUILDING OR LANDSCAPE ARCHITECT PLANS.

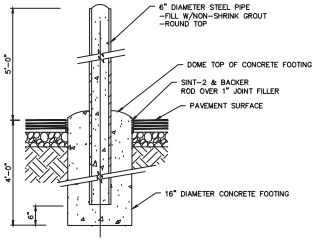
STANDARD COMBINED CURB AND WALK

(NO SCALE)



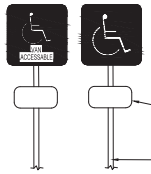
CURB OPENING DETAIL

(NO SCALE)



EXTERIOR BOLLARD DETAIL

(NO SCALE)



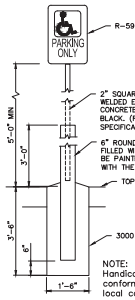
NOTE:
Handicap parking sign shall conform with current state and local codes and regulations

HANDICAP FINE SIGN (R-59C-12) SIGN TEXT: UNAUTHORIZED PARKING $250 FINE MINIMUM OBC SECTION 1110.1.1

SIGN POST SEE DETAIL THIS SHEET

HANDICAP PARKING & VAN ACCESSIBLE SIGN DETAIL

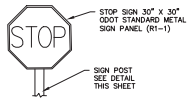
(NO SCALE)



NOTE:
Handicap parking sign shall conform with current state and local codes and regulations

HANDICAP PARKING SIGN DETAIL

(NO SCALE)



STOP SIGN 30" X 30" ODOT STANDARD METAL SIGN PANEL (R1-1)

SIGN POST SEE DETAIL THIS SHEET

STOP SIGN

(NO SCALE)

ADVANCED CIVIL DESIGN
Meyers+associates ARCHITECTURE
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Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755
www.meyersarchitecture.com

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DESCRIPTION	DATE
DUBLIN FINAL SITE SUBMITTAL	09.29.2016

SEAL

SHEET TITLE: DETAILS

PROJECT TITLE: THE GRAND SALON
VILLAGE PARKWAY
DUBLIN, OHIO 43017

MEYERS+ASSOCIATES PROJECT NUMBER: 2015-46

SHEET NUMBER: C-003

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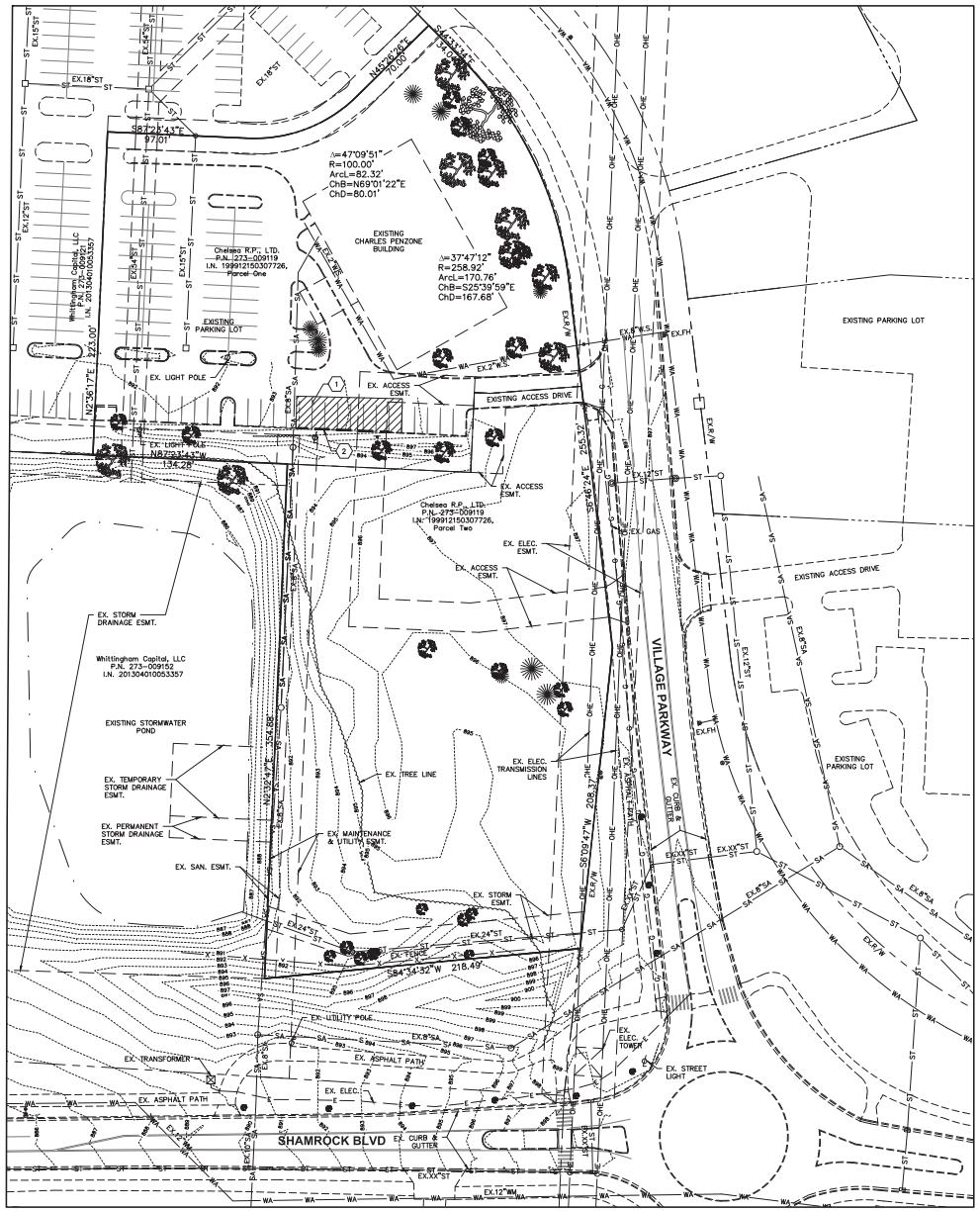

GRAPHIC SCALE

0 20 40 80

1 inch = 40 feet

LEGEND

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

CODED NOTES

1. REMOVE ASPHALT PAVEMENT
2. REMOVE CONCRETE CURB

ADVANCED CIVIL DESIGN

Meyers+associates ARCHITECTURE

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DESCRIPTION	DATE
DUBLIN FINAL SITE SUBMITTAL	09.29.2016

SHEET TITLE
EXISTING CONDITIONS & TREE SURVEY

PROJECT TITLE
THE GRAND SALON

VILLAGE PARKWAY
DUBLIN, OHIO 43017

SEAL

MEYERS+ASSOCIATES PROJECT NUMBER:
2015-46

SHEET NUMBER
C-004

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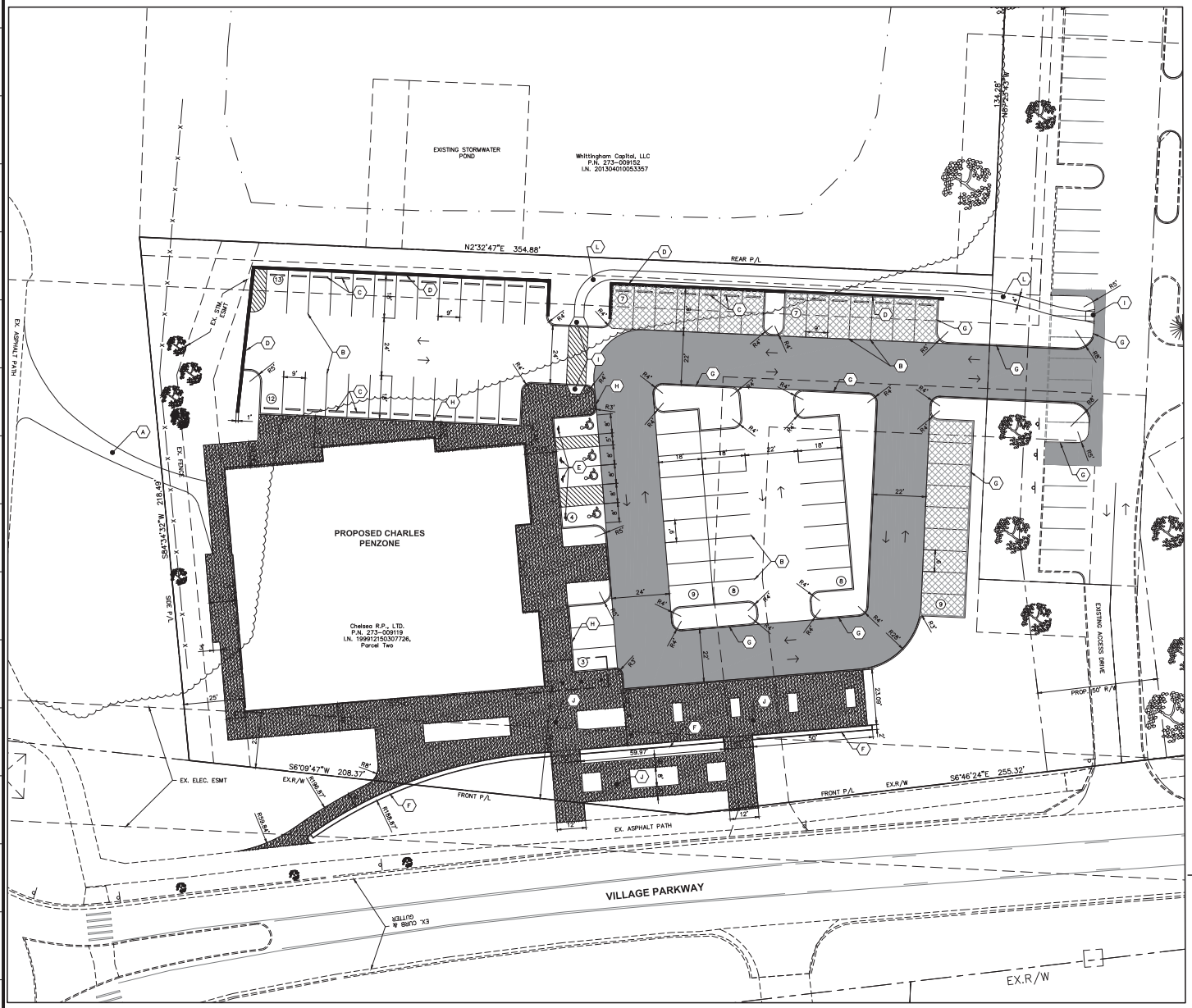

CODED NOTES

- (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) PAVER SIDEWALK

LEGEND

- STANDARD DUTY PAVEMENT SECTION
- HEAVY DUTY PAVEMENT SECTION
- CONCRETE SIDEWALK/PAVEMENT SECTION
- PERVIOUS PAVEMENT SECTION
- (12) PARKING COUNT SYMBOL (TYP.)

PARKING CALCULATIONS

BUILDING:	12,600 SQ. FT.
PARKING REQUIRED:	2 SPACES PER 1000 S.F. = 26 SPACES
PARKING PROVIDED:	80 SPACES
HANDICAP PARKING REQUIRED:	4 SPACES
HANDICAP PARKING PROVIDED:	4 SPACES
BICYCLE PARKING REQUIRED:	1 SPACES 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	= 2053 SQ. FT.
OPEN SPACE TYPE	= POCKET PLAZA

SITE ZONING INFORMATION

ZONING DISTRICT	= BRIDGE STREET DISTRICT – SAWMILL CENTER NEIGHBORHOOD
PROPOSED USE	= PERSONAL SERVICES
PROPOSED BUILDING TYPE	= LOFT BUILDING
OWNER	= CHELSEA R.P., LTD
TAX DISTRICT	= CITY OF DUBLIN–WASH TWP
PARCEL NUMBER	= 273–009119

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.

GRAPHIC SCALE

0 10 20 40

1 inch = 20 feet

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DESCRIPTION	DATE
DUBLIN FINAL SITE SUBMITTAL	09.29.2016

SHEET TITLE
SITE PLAN

PROJECT TITLE
THE GRAND SALON
VILLAGE PARKWAY
DUBLIN, OHIO 43017

SEAL

MEYERS+ASSOCIATES PROJECT NUMBER:
2015-46

SHEET NUMBER
C-005

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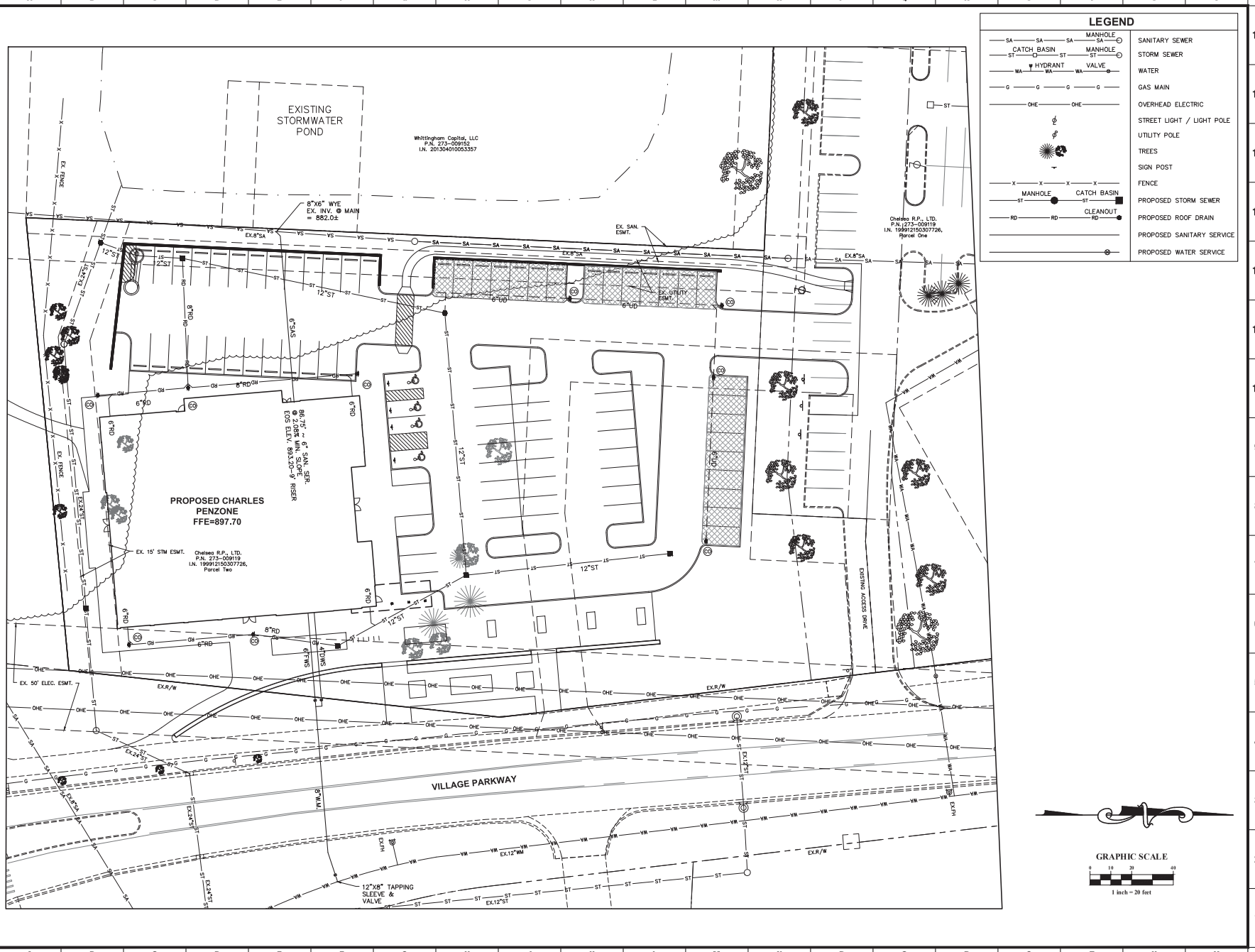

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DESCRIPTION	DATE
DUBLIN FINAL SITE SUBMITTAL	09.29.2016

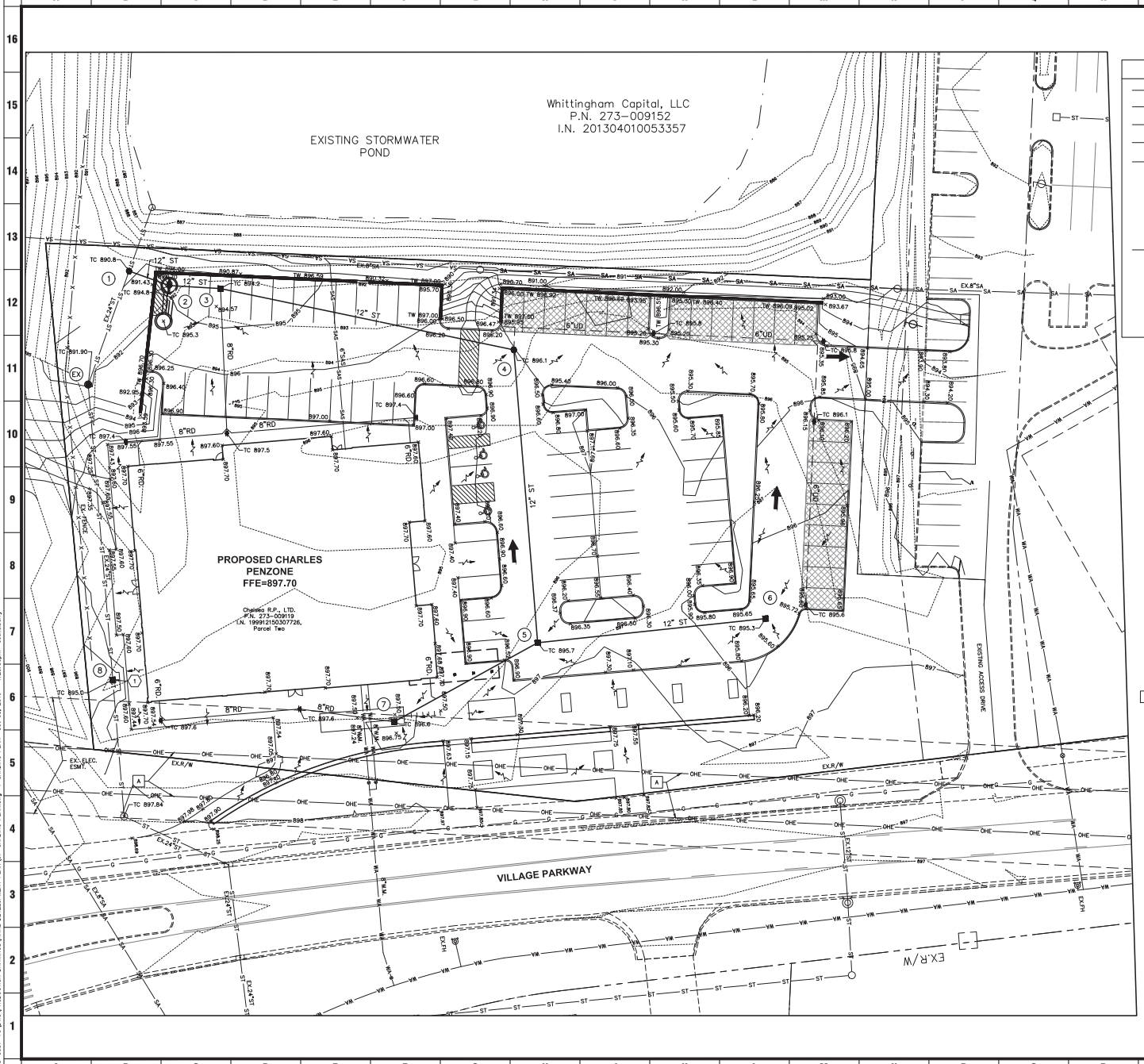
SEAL

SHEET TITLE
UTILITY PLAN

PROJECT TITLE
THE GRAND SALON
VILLAGE PARKWAY
DUBLIN, OHIO 43017

MEYERS+ASSOCIATES PROJECT NUMBER:
2015-46

SHEET NUMBER
C-006



LEGEND

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

CODED NOTES

1. NEW CATCH BASIN SET ON EXISTING STORM SEWER.

ABBREVIATIONS

TC TOP OF CASTING ELEVATION

CAUTION

O.S.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.

GRAPHIC SCALE

0 10 20 40

1 inch = 20 feet

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DESCRIPTION	DATE
DUBLIN FINAL SITE SUBMITTAL	09.29.2016

SHEET TITLE
GRADING PLAN

PROJECT TITLE
THE GRAND SALON

VILLAGE PARKWAY
DUBLIN, OHIO 43017

SEAL

MEYERS+ASSOCIATES PROJECT NUMBER:
2015-46

SHEET NUMBER
C-007

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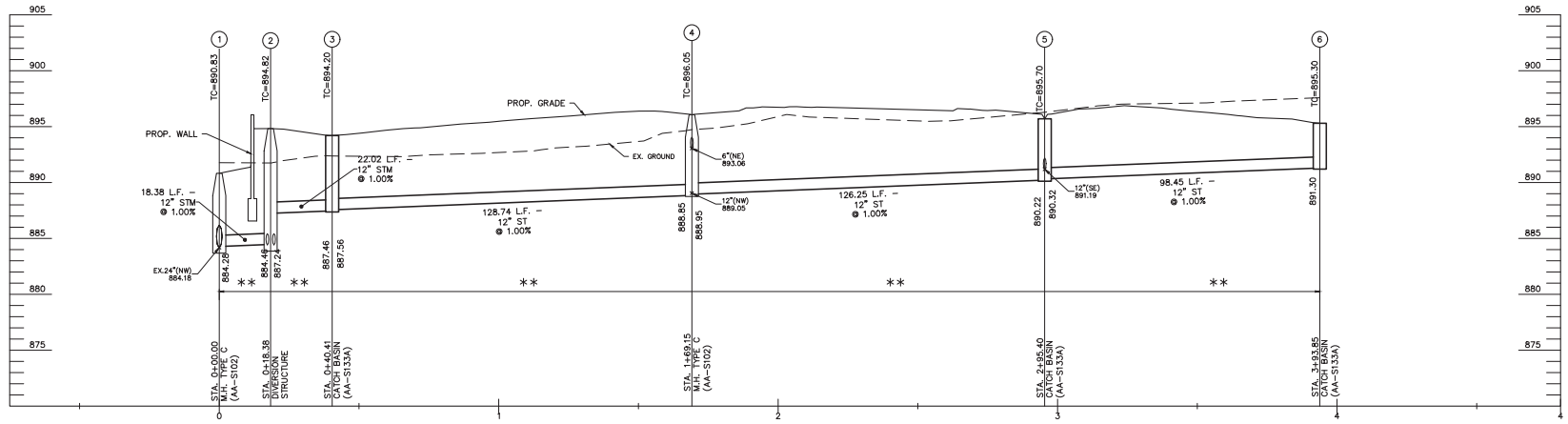

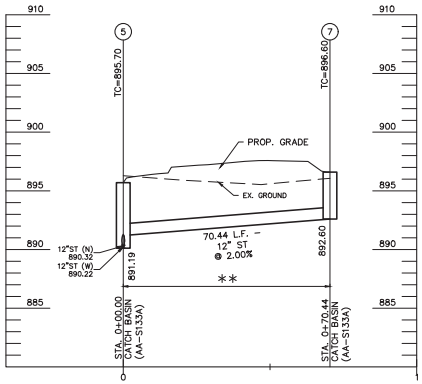

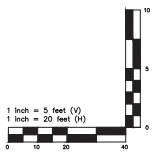

ALL TRENCH BACKFILL SHALL BE COMPACTED BACKFILL TO 95% OF MAXIMUM DRY WEIGHT AT OPTIMUM MOISTURE CONTENT (±2%) UNLESS NOTED AS:

** COMPACTED BACKFILL, ITEM 911

DENOTES AREA TO BE FILLED PRIOR TO INSTALLATION OF STORM SEWER PER ITEM 203 CCMS

NOTE: PER CMSC 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	09.29.2016

SHEET TITLE
STORM SEWER PROFILES

PROJECT TITLE
THE GRAND SALON
VILLAGE PARKWAY
DUBLIN, OHIO 43017

SEAL

MEYERS+ASSOCIATES PROJECT NUMBER:
2015-46

SHEET NUMBER
C-008

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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
CONTACT: TOM WARNER
EMAIL: TWARNER@ADVANCEDCIVILDESIGN.COM

SITE MANAGER: GIOFFRE COMPANIES
SITE CONTACT: 6262 EITERMAN ROAD
DUBLIN, OHIO 43016
614-764-0032

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 ACREAGE: 1.8 ACRES
DISTURBED ACREAGE: +/- xxxx ACRES

EXISTING SITE DRAINAGE CONDITION: 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 LADEN RUNOFF.

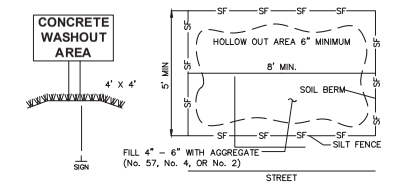
EROSION & SEDIMENT CONTROL MEASURES: EROSION AND SEDIMENT RUNOFF WILL BE CONTROLLED BY THE USE OF SEDIMENT FENCE AND INLET PROTECTION.

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

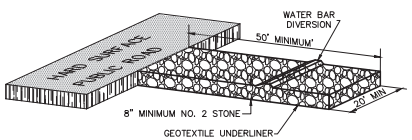
CONSTRUCTION SEQUENCE: (EROSION & SED. CONTROL)

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 (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 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.



CONCRETE WASHOUT AREA



CONSTRUCTION ENTRANCE
(NO SCALE)

ENTRANCE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MUD AND DIRT TRACKED ONTO PUBLIC ROADWAY. PERIODIC STREET CLEANING MAY BE REQUIRED AND SHOULD BE INCLUDED IN THE BID PRICE FOR ITEM 207, EROSION AND SEDIMENT 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 ONTO PAVED SURFACES.

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

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 For residential subdivisions, disturbed areas must be stabilized at least seven days prior to transfer of permit coverage for the individual lot(s)
Disturbed areas that will be idle over winter	Prior to the onset of winter weather

PERMANENT SEEDING

Area requiring Permanent stabilization	Time frame to apply erosion controls
Any area that will lie 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 RAINWATER & LAND DEVELOPMENT	
PERMANENT SEEDING	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
		STEEP BANKS ROAD DITCHES	TALL FESCUE @ 40 LB/AC
TEMPORARY SEEDING	MARCH 1-SEPT 30	MIX OF - PERENIAL RYEGRASS @ 40 LB/AC; TALL FESCUE @ 40 LB/AC; ANNUAL RYEGRASS @ 40 LB/AC	
DORMANT SEEDING	OCT 1-NOV 20	PREPARE SEEDBED, ADD LIME & FERTILIZER, THEN MULCH. FROM NOV. 21 THROUGH MARCH 15, APPLY THE SELECTEDSEED MIXTURE AT A 50% INCREASE IN RATE.	
	NOV 20-MARCH 15	PREPARE SEEDBED, 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
		HYDROSEED (WOOD CELLULOSE FIBER)	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.

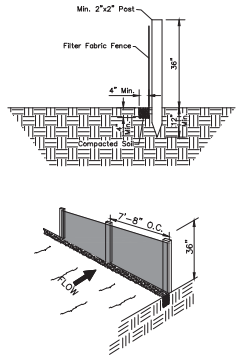
SCHEDULE: THE CONTRACTOR SHALL PROVIDE A SCHEDULE OF OPERATIONS TO THE CONSTRUCTION MANAGER. SEDIMENTATION AND EROSION CONTROL FEATURES SHALL BE PLACED IN ACCORDANCE WITH THIS SCHEDULE.

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)

SEDIMENT FENCE NOTES

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

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 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 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.

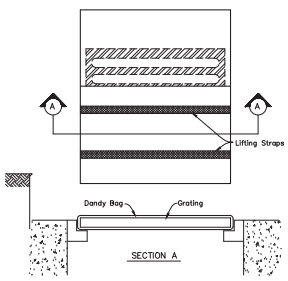
SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

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.



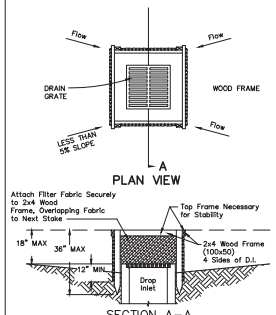
DANDY BAG

INSTALLATION:
STAND GRATE ON END. PLACE DANDY BAG OVER GRATE. ROLL GRATE OVER SO THAT OPEN END IS UP. PULL UP SLACK. TUCK FLAP IN. BE SURE END OF GRATE IS COMPLETELY COVERED BY FLAP OR DANDY BAG WILL NOT FIT 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 POINT SHOVEL REMOVE SILT & OTHER DEBRIS OFF SURFACE AFTER EACH EVENT.

INLET PROTECTION DETAIL
(No Scale)

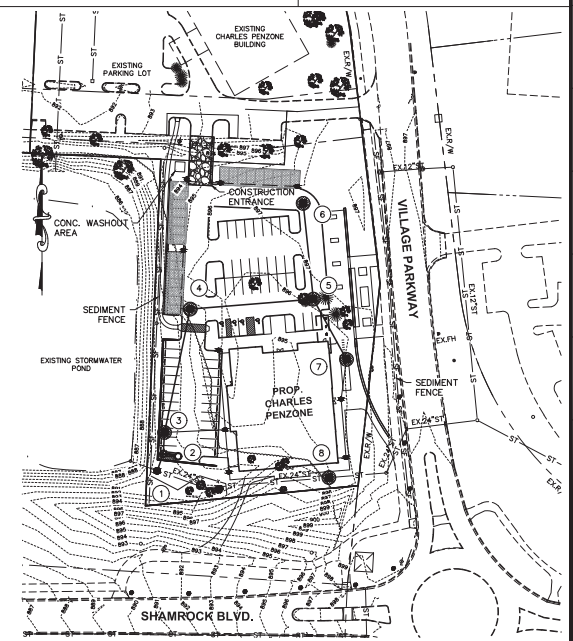
DANDY BAG MAY ONLY BE USED IF IT IS NOT POSSIBLE TO USE THE SILT FENCE INLET FILTER



NOTES:
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%)
2. USE 2"X4" WOOD OR EQUIVALENT METAL STAKES, 3' (1M) MINIMUM LENGTH.
3. INSTALL 2"X4" WOOD TOP FRAME TO INSURE STABILITY.
4. THE TOP OF THE FRAME (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY-PASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWNSLOPE SIDE OF THE STRUCTURE.

SILT FENCE INLET FILTER
(No Scale)

Use for all Inlets.



EROSION CONTROL PLAN
SCALE: 1"=60'

GRAPHIC SCALE
0 30 60 120
1 inch = 60 feet

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DESCRIPTION	DATE
DUBLIN FINAL SITE SUBMITTAL	09.29.2016

SHEET TITLE: EROSION CONTROL PLAN

PROJECT TITLE: THE GRAND SALON
VILLAGE PARKWAY
DUBLIN, OHIO 43017

SEAL

MEYERS+ASSOCIATES PROJECT NUMBER: 2015-46

SHEET NUMBER: C-009

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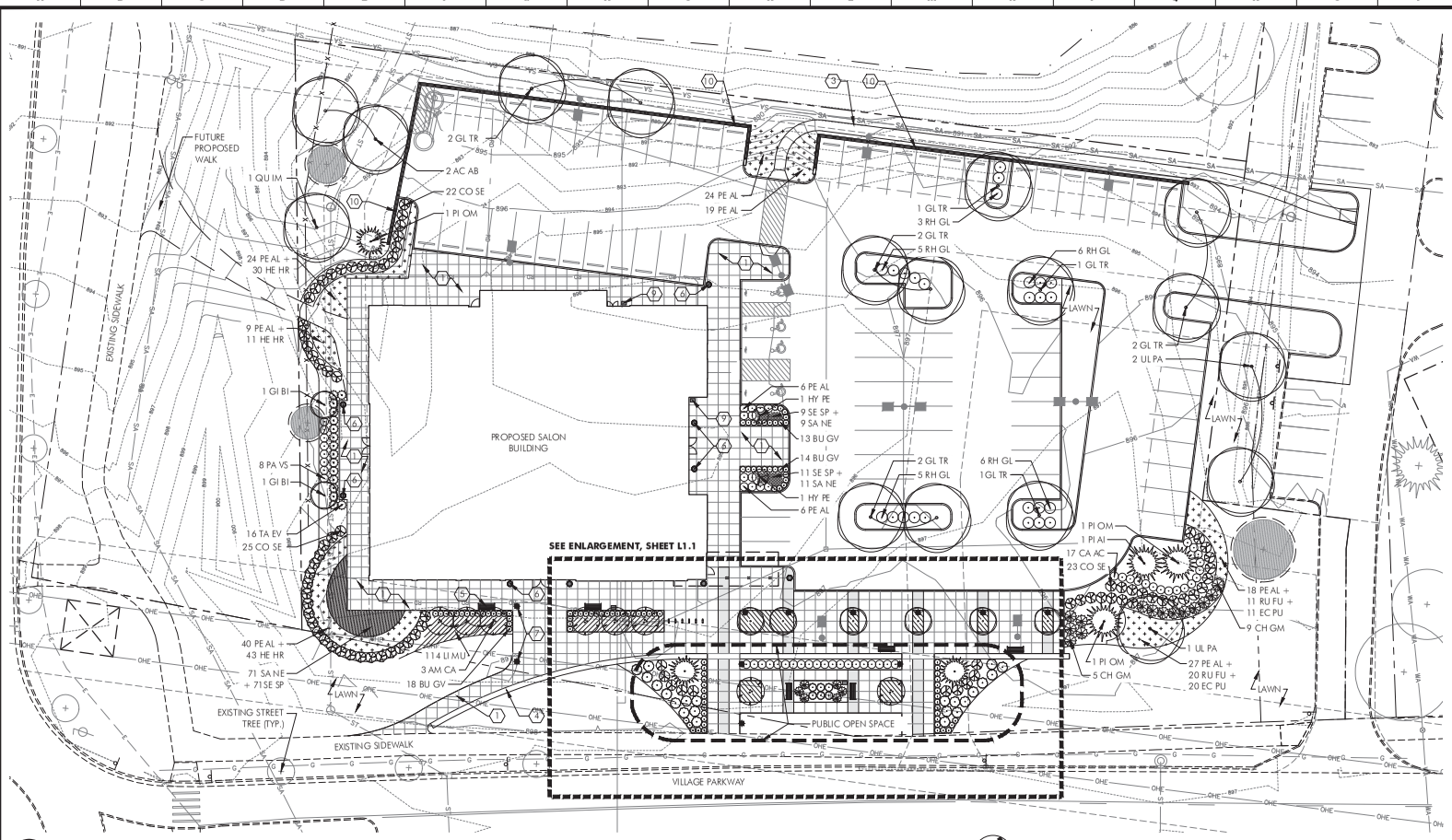

Overall Landscape Plan

SCALE 1" = 20'

0 10 20 40

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/L3.0

SYMBOLS LEGEND

SHADE TREES

ORNAMENTAL TREES

EVERGREEN TREES

DECIDUOUS SHRUBS

EVERGREEN SHRUBS

ORNAMENTAL GRASS

GROUNDCOVER / ANNUALS / PERENNIALS

APPLICABLE DEVELOPMENT CODES

LANDSCAPING AND TREE PRESERVATION	REQUIRED	PROPOSED
• 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)
• 153.065 (D)(5)(c) - SURFACE PARKING & CIRCULATION AREA LANDSCAPING; INTERIOR LANDSCAPING		
1. A MINIMUM OF 5% OF THE INTERIOR PARKING LOT AREA SHALL BE LANDSCAPED	TOTAL INTERIOR PARKING AREA = 29,710 SF * 5% = 1,486 SF	2,854 SF
2 A. ONE MEDIUM DECIDUOUS TREE SHALL BE PLANTED FOR EVERY 12 PARKING SPACES	80 PARKING SPACES / 12 = 6.67 TREES	9 TREES
5. EACH INTERIOR LANDSCAPED AREA MUST INCLUDE AT LEAST ONE DECIDUOUS SHADE TREE	6 INTERIOR LANDSCAPE AREAS INCLUDE = 6 TREES	6 TREES
• 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
• 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.) = 1TREE #9 (7 IN.) = 1 TREE #17 (11 IN.) = 2 TREES
• 153.065 (D)(9)(a) - 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

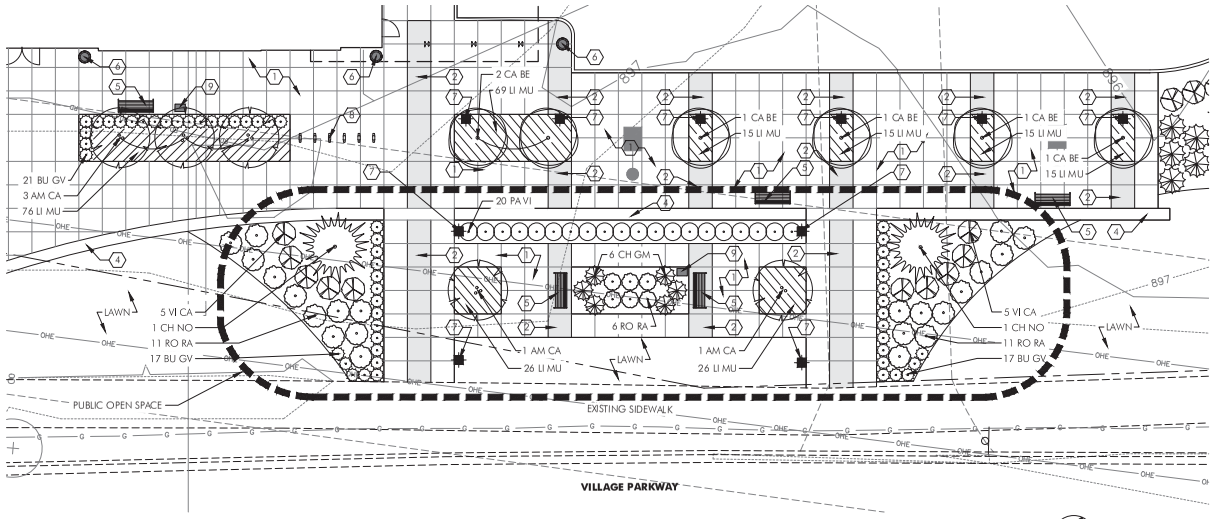
SHEET TITLE
OVERALL LANDSCAPE PLAN

PROJECT TITLE
THE GRAND SALON
VILLAGE PARKWAY
DUBLIN, OHIO 43017

SEAL

MEYERS+ASSOCIATES PROJECT NUMBER:
2015-46

SHEET NUMBER
L-1.0



Landscape Plan Enlargement

SCALE 1" = 10'

0 5 10 20

CODED NOTES

1. PROPOSED BUFF WASH CONCRETE PAVEMENT: TYPE A, SEE DETAIL 1/L-3.0
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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 triancanthos 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 nootkatensis 'Pendula'	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 'Isanti'	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 × media 'Everlow'	Everlow Taxus	18" hgt.	Cont.	
	VI CA	Viburnum carlessi '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 vigatum 'Shenandoah'	Shenandoah Grass	2 gal.	Cont.	3' O.C.
	PE AL	Pennisetum alopecuroides 'Hamelin'	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	08.29.2016

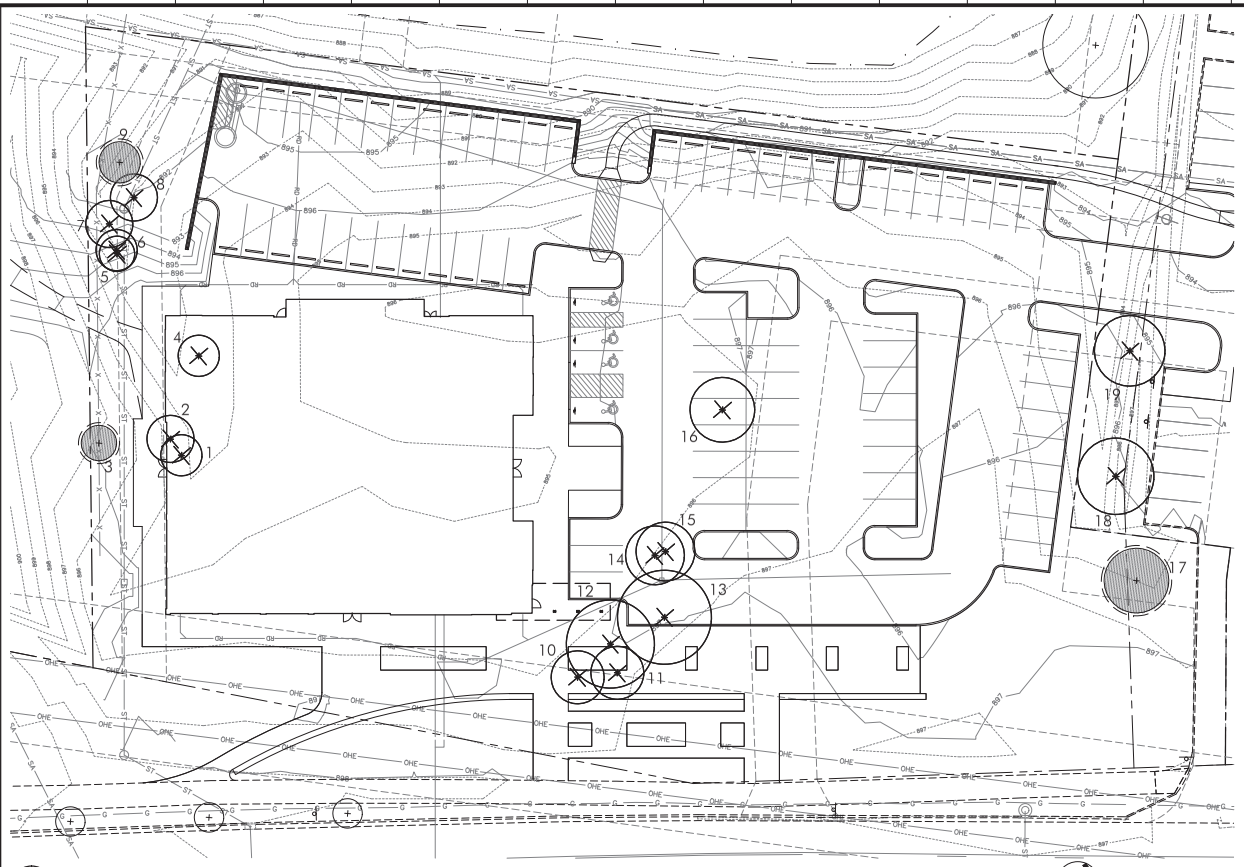
SHEET TITLE
LANDSCAPE PLAN ENLARGEMENT

PROJECT TITLE
THE GRAND SALON
VILLAGE PARKWAY
DUBLIN, OHIO 43017

SEAL

MEYERS+ASSOCIATES PROJECT NUMBER:
2015-46

SHEET NUMBER
L-1.1



Tree Preservation Plan

SCALE 1" = 20'

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 TREE
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCE
- PROTECTED TREE

EXISTING PLANT LIST KEY

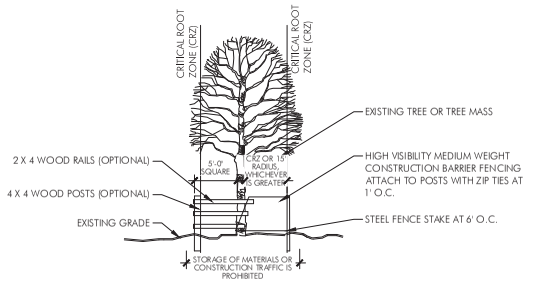
CONDITION:	STATUS:
EXCELLENT GOOD FAIR POOR DEAD	A. PRESERVE B. REMOVE

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	UNDESIREABLE
17	MAPLE	11" cal.	A	GOOD	PRESERVE
18	MAPLE	13" cal.	B	GOOD	
19	MAPLE	12" cal.	B	GOOD	

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

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



Tree Planting

N.T.S.

TREE PRESERVATION, REMOVAL, REPLACEMENT NOTES

1. 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.

2. 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.

3. PRESERVED TREES REMAINING ARE TO BE FERTILIZED AND PRUNED (IF NEEDED) TWO YEARS AFTER CONSTRUCTION.

4. 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.

5. 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.

6. ANY TREES REMOVED OR DAMAGED IN TREE PRESERVATION AREAS WILL HAVE TO BE REPLACED PER CODE.

7. FAILURE TO ABIDE BY THESE TERMS OF THE TREE PRESERVATION, REMOVAL, AND REPLACEMENT PLANS SHALL BE UNLAWFUL.

POD design
Columbus
100 Northwoods Blvd, Ste A
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POD design
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DESCRIPTION	DATE
DUBLIN FINAL SITE SUBMITTAL	08.29.2016

SHEET TITLE
TREE PRESERVATION PLAN

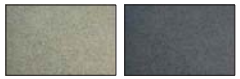
PROJECT TITLE
THE GRAND SALON
VILLAGE PARKWAY
DUBLIN, OHIO 43017

SEAL

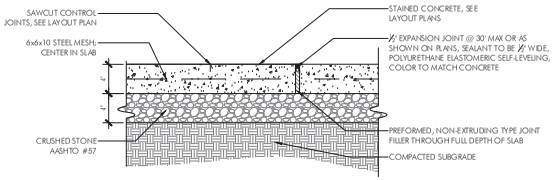
MEYERS+ASSOCIATES PROJECT NUMBER:
2015-46

SHEET NUMBER
L-2.0

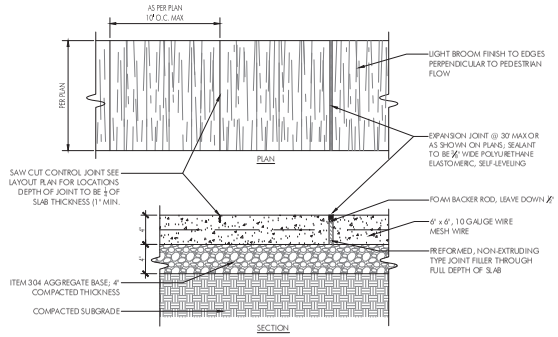
NOTES:
1. FINISH COLORS AND APPLICATIONS:
   - TYPE A: NATURAL CONCRETE COLOR; BUFFWASH FINISH
   - TYPE B: SOLOMON COLORFLO 920 SMOKE; BUFFWASH FINISH
2. COLOR AND STAINS TO BE APPROVED BY OWNER AND LANDSCAPE ARCHITECT
3. SEE ENGINEER'S PLAN FOR ALL OTHER WALKS


TYPE A CONCRETE

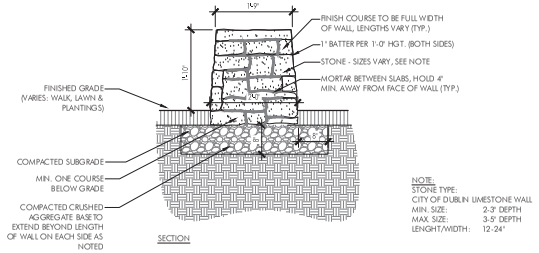
TYPE B CONCRETE



1 Buffwash Concrete Pavement
1½" = 1'-0"

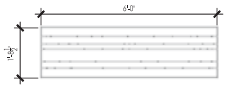


2 Standard Broom Finish Concrete Walk
1½" = 1'-0"



NOTE:
STONE TYPE:
CITY OF DUBLIN LIMESTONE WALL
MIN. SIZE: 2-3" DEPTH
MAX. SIZE: 3-5" DEPTH
LENGHT/WIDTH: 12-24"

3 Stone Seatwall
3/4" = 1'-0"


PLAN

REFERENCE IMAGE

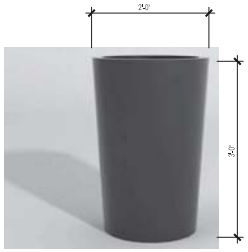
FRONT VIEW

SIDE VIEW

FORMS+SURFACES

DASH BENCH
PRODUCT 58DSH-72C
AVAILABLE FROM:
FORMS+SURFACES
www.forms-surfaces.com
412-781-9003

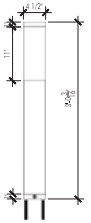
4 Bench
1/2" = 1'-0"


FRONT VIEW COLOR: Black

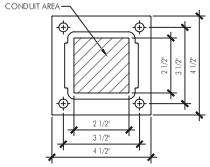
PLANTERS UNLIMITED

CONTEMPO PLANTER
PRODUCT F1-CON-TR2436
AVAILABLE FROM:
PLANTERS UNLIMITED
www.hoolsandlattice.com
888-320-0626

5 Planter
1" = 1'-0"


FRONT VIEW

REFERENCE IMAGE

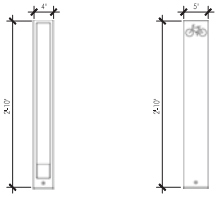


BASE PLATE MOUNTING DETAIL

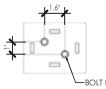
FORMS+SURFACES

RINCON BOLLARD
PRODUCT LBRIN
AVAILABLE FROM:
FORMS+SURFACES
www.forms-surfaces.com
412-781-9003

6 Light Bollard
1" = 1'-0"


FRONT VIEW SIDE VIEW

REFERENCE IMAGE



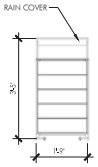
BASE MOUNTING DETAIL

FORMS+SURFACES

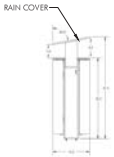
CAPITAL BIKE RACK
PRODUCT SKCAP-TD
AVAILABLE FROM:
FORMS+SURFACES
www.forms-surfaces.com
412-781-9003

7 Bike Rack
1" = 1'-0"

PLAN VIEW



FRONT VIEW



SIDE VIEW

REFERENCE IMAGE

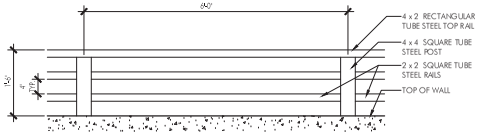
FORMS+SURFACES

APEX RECEPTACLE
PRODUCT SLAPX 24J RCSM
AVAILABLE FROM:
FORMS+SURFACES
www.forms-surfaces.com
412-781-9003

8 Trash Receptacle
1/2" = 1'-0"

NOTES:
COLOR TO BE BLACK ALL MEMBERS

REFERENCE IMAGE



9 Wall Guardrail
3/4" = 1'-0"

POD design
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DESCRIPTION	DATE
DUBLIN FINAL SITE SUBMITTAL	08.29.2016

SHEET TITLE
SITE DETAILS

PROJECT TITLE
THE GRAND SALON
VILLAGE PARKWAY
DUBLIN, OHIO 43017

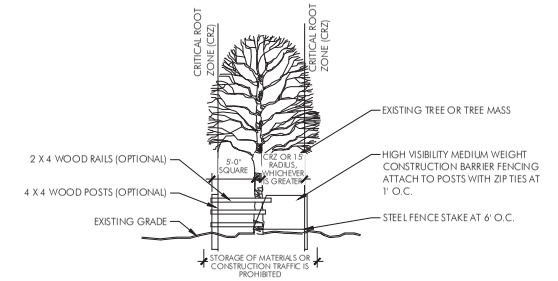
SEAL

MEYERS+ASSOCIATES PROJECT NUMBER:
2015-46

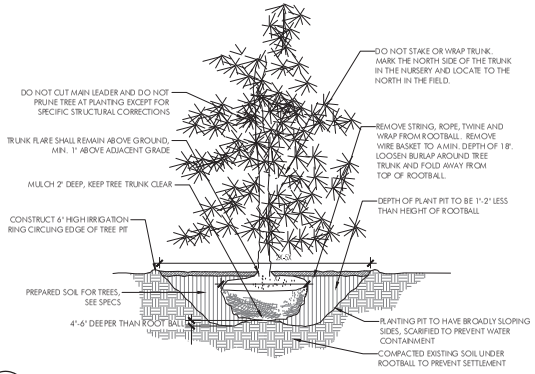
SHEET NUMBER
L-3.0

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

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



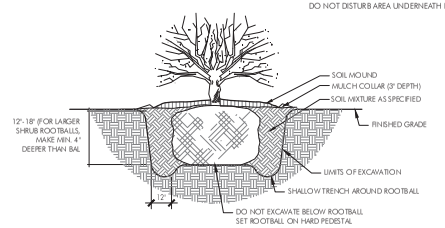
1 Tree Planting
N.T.S.



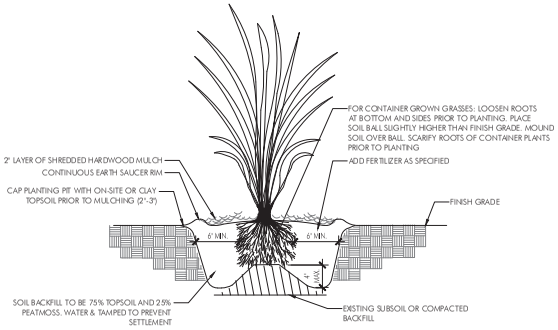
2 Evergreen Planting
1"= 1'-0"

THE AMOUNT OF PRUNING SHALL BE LIMITED TO 1/3 OF THE BRANCHES TO COMPENSATE FOR LOSS OF ROOTS FROM TRANSPLANTING. REMOVE DEAD AND INJURED LIMBS. REMOVE BURLAP AND WIRE OR TWINE FROM TOP AND SIDES OF BALL. CENTER SHRUB IN HOLE. SET TOP OF BALL 1-3" ABOVE FINISH GRADE.

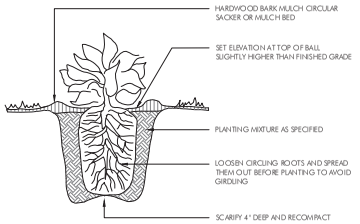
NOTES:
1. DO NOT PRUNE SHRUBS DURING INSTALLATION
2. MEASURE ROOTBALL AND SET 1" HIGHER ON HARD PEDESTAL, DO NOT DISTURB AREA UNDERNEATH ROOTBALL



3 Shrub Planting
N.T.S.



4 Grass Planting
1½"=1'-0"

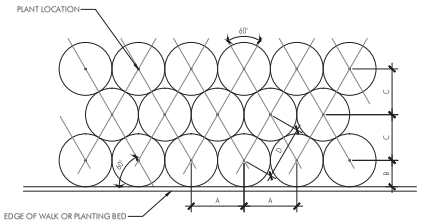


NOTE:
SEE PLANTING NOTES FOR MULCH TYPE AND DEPTH, TYP.

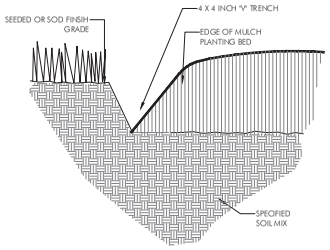
5 Perennial Planting
N.T.S.

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

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



6 Perennial Spacing
N.T.S.



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

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DESCRIPTION	DATE
DUBLIN FINAL SITE SUBMITTAL	08.29.2016

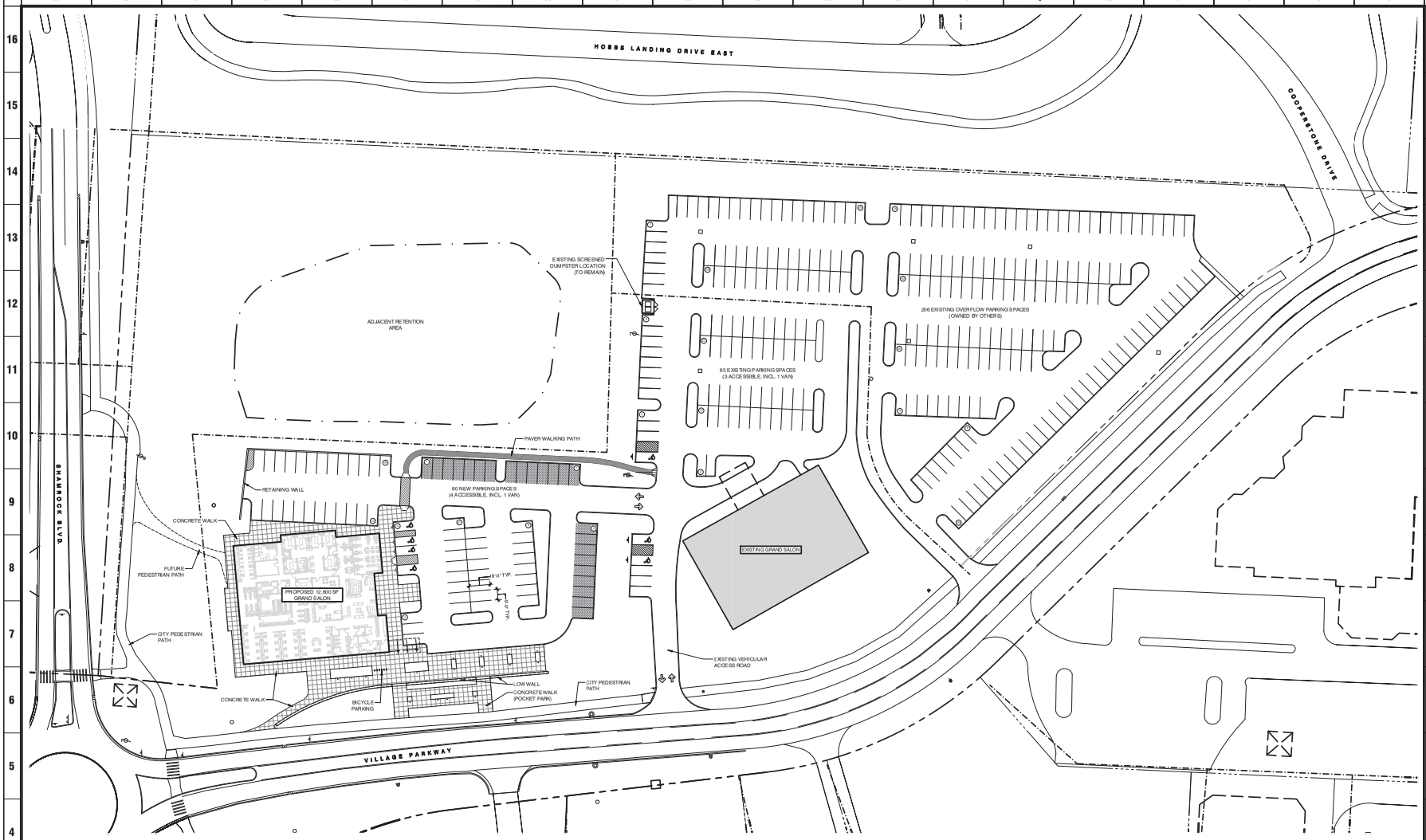
SHEET TITLE
PLANTING DETAILS

PROJECT TITLE
THE GRAND SALON
VILLAGE PARKWAY
DUBLIN, OHIO 43017

SEAL

MEYERS+ASSOCIATES PROJECT NUMBER:
2015-46

SHEET NUMBER
L-3.1



A4 PARKING PLAN
1" = 40'-0"

GENERAL NOTES

G1. FIRST FLOOR ELEVATION 100'-0" = 897.70' ASL. ALL FLOOR ELEVATIONS ARE REFERENCED IN RELATIONSHIP TO UNIT FIRST FLOOR ELEVATION (100'-0"). SEE CIVIL FOR ELEVATIONS RELATED TO GRADE AND SITE CONTOURS.

G2. REFER TO CIVIL SHEETS FOR ADDITIONAL SITE PLAN AND GRADING PLAN INFORMATION.

G3. REFER TO LANDSCAPE SHEETS FOR ADDITIONAL SITE DETAIL INFORMATION.

PARKING CALCULATIONS

TABLE 153.065-A: REQUIRED VEHICLE PARKING

PRINCIPLE USE:	PERSONAL SERVICES
BUILDING AREA:	12,600 SF
MINIMUM PARKING REQUIRED:	2 SPACES PER 1000 SF. (25 SPACES)
MAXIMUM PARKING ALLOWED:	125% OF MINIMUM (31 SPACES)
PARKING REQUESTED:	80 SPACES (4 ACCESSIBLE, INCLUDING 1 VAN)
ACCESSIBLE PARKING REQUIRED:	4 SPACES (INCLUDING 1 VAN)
ACCESSIBLE PARKING PROVIDED:	4 SPACES (INCLUDING 1 VAN)
BICYCLE PARKING REQUIRED:	1 SPACE FOR EVERY 10 VEHICULAR SPACES (8 REQUIRED)
BICYCLE PARKING PROVIDED:	12 SPACES

MATERIALS LEGEND

(REFERENCE ONLY, REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR MATERIALS)

- NEW CONCRETE WALK
- PERVIOUS PAVEMENT
- PAVER WALKING PATH

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DESCRIPTION	DATE
DUBLIN FINAL SITE SUBMITTAL	08.29.2016

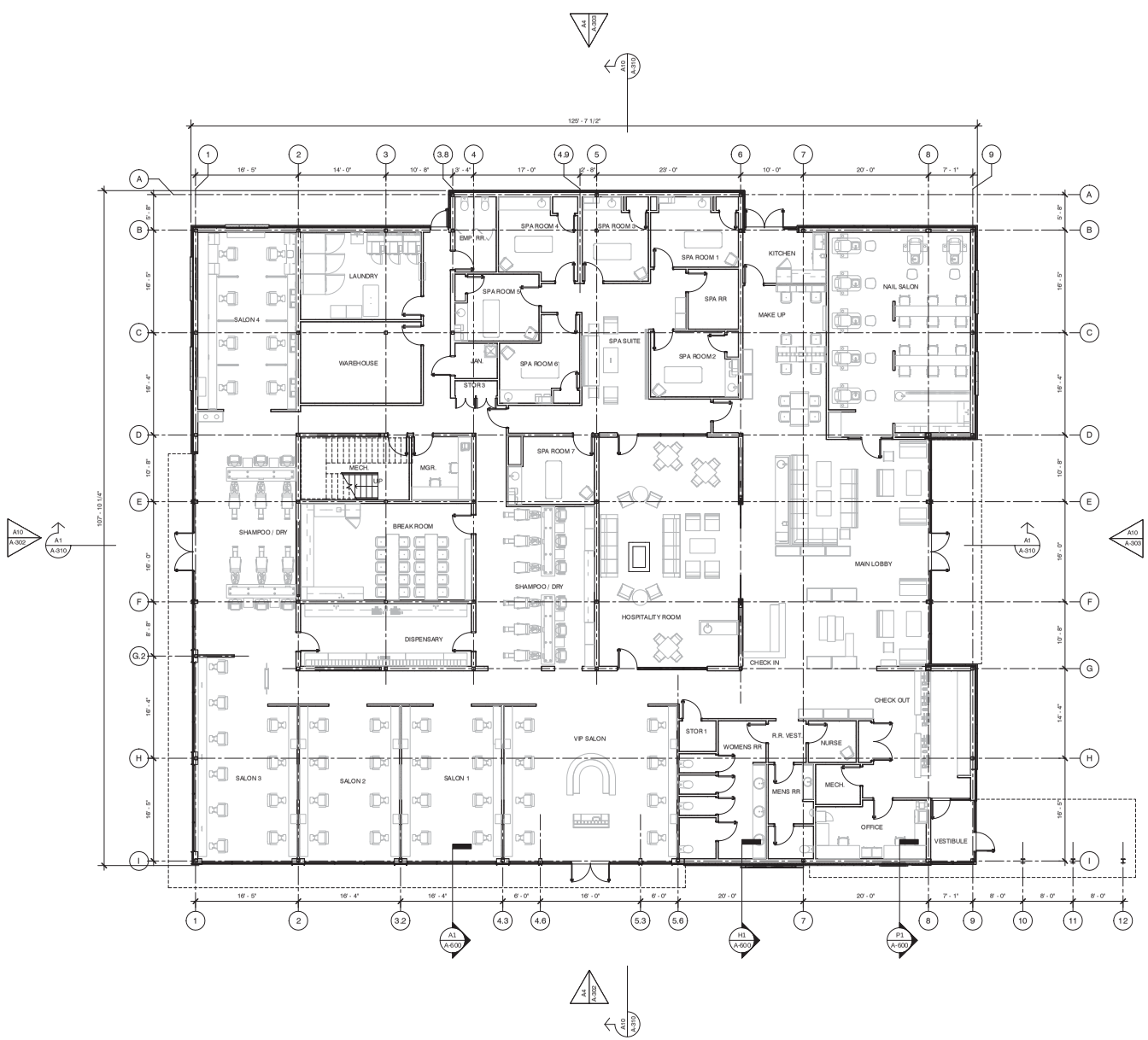
SHEET TITLE
PARKING PLAN

PROJECT TITLE
THE GRAND SALON
VILLAGE PARKWAY
DUBLIN, OHIO 43017

SEAL

MEYERS + ASSOCIATES PROJECT NUMBER:
2015-46

SHEET NUMBER
SP-100



A1 FIRST FLOOR CONSTRUCTION PLAN
1/8" = 1'-0"

GENERAL NOTES:

G1. (XXXx) INDICATES DOOR NUMBER, REFER SHEET A-600

G2. X INDICATES WINDOW NUMBER, REFER SHEET A-910

G3. X INDICATES WALL TYPE, REFER SHEET A-700

G4. ● FEC 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
2929 N 81ST STREET, 2929, COLUMBUS OH 43229
T: (614) 1555 9 9 9 F: (614) 1555 9944
www.meyersarchitects.com

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DESCRIPTION	DATE
DUBLIN FINAL SITE SUBMITTAL	08.29.16

SHEET TITLE
FIRST FLOOR CONSTURCTION PLAN

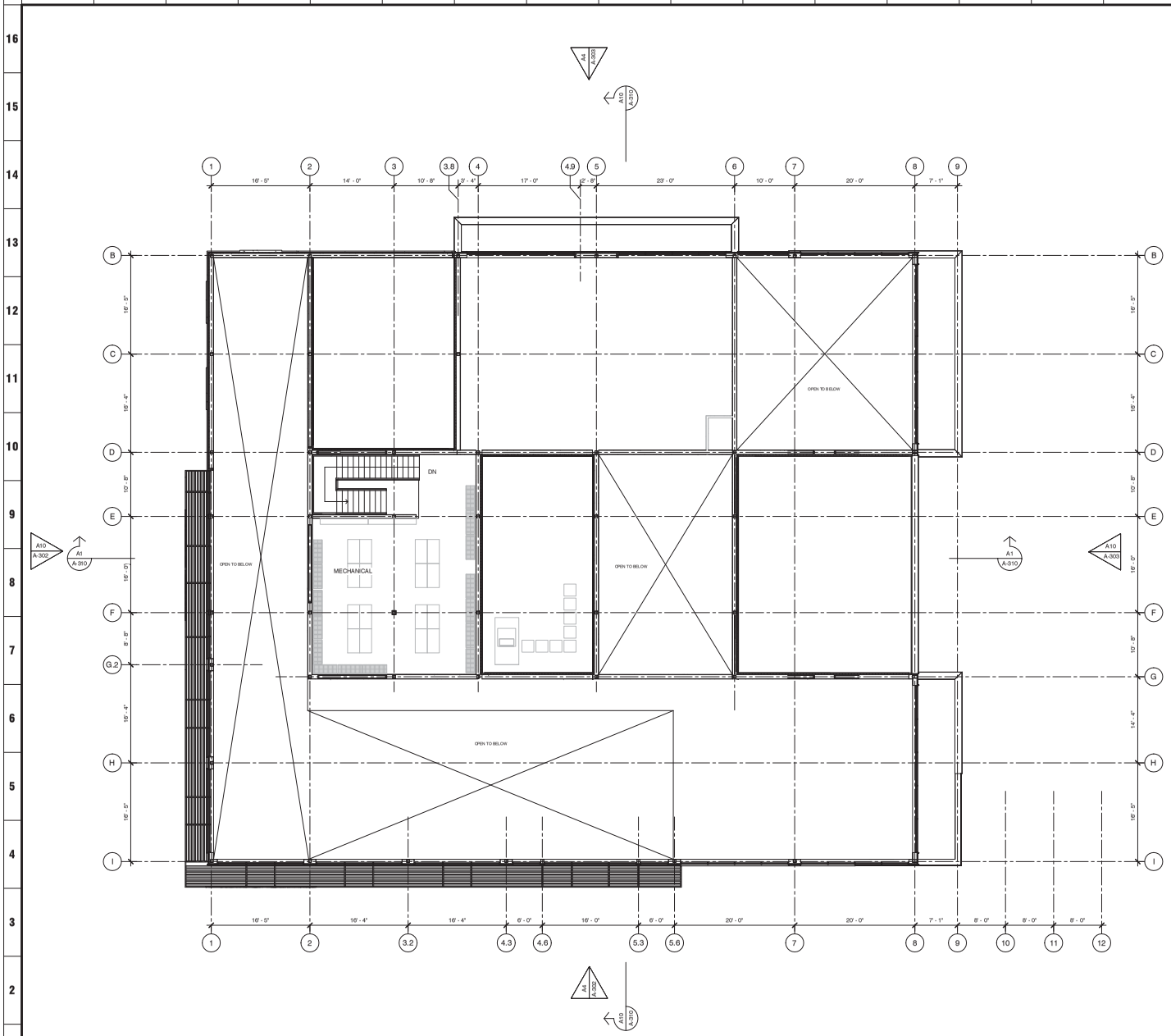
PROJECT TITLE
THE GRAND SALON
Village Parkway
Dublin, Ohio 43017

SEAL

NOT FOR CONSTRUCTION

MEYERS+ASSOCIATES PROJECT NUMBER:
2015-46

SHEET NUMBER
A-100



A1 MECH MEZZANINE CONSTRUCTION PLAN
1/8" = 1'-0"

GENERAL NOTES:

G1. (XXXx) INDICATES DOOR NUMBER, REFER SHEET A-600

G2. (X) INDICATES WINDOW NUMBER, REFER SHEET A-910

G3. [X] INDICATES WALL TYPE, REFER SHEET A-700

G4. ● [FEC] 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
2929 N 81ST STREET, 2000, COLUMBUS OH 43229
T: (614) 885 9683 F: (614) 885 9944
www.meyersarchitects.com

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DESCRIPTION	DATE
DUBLIN FINAL SITE SUBMITTAL	08.29.16

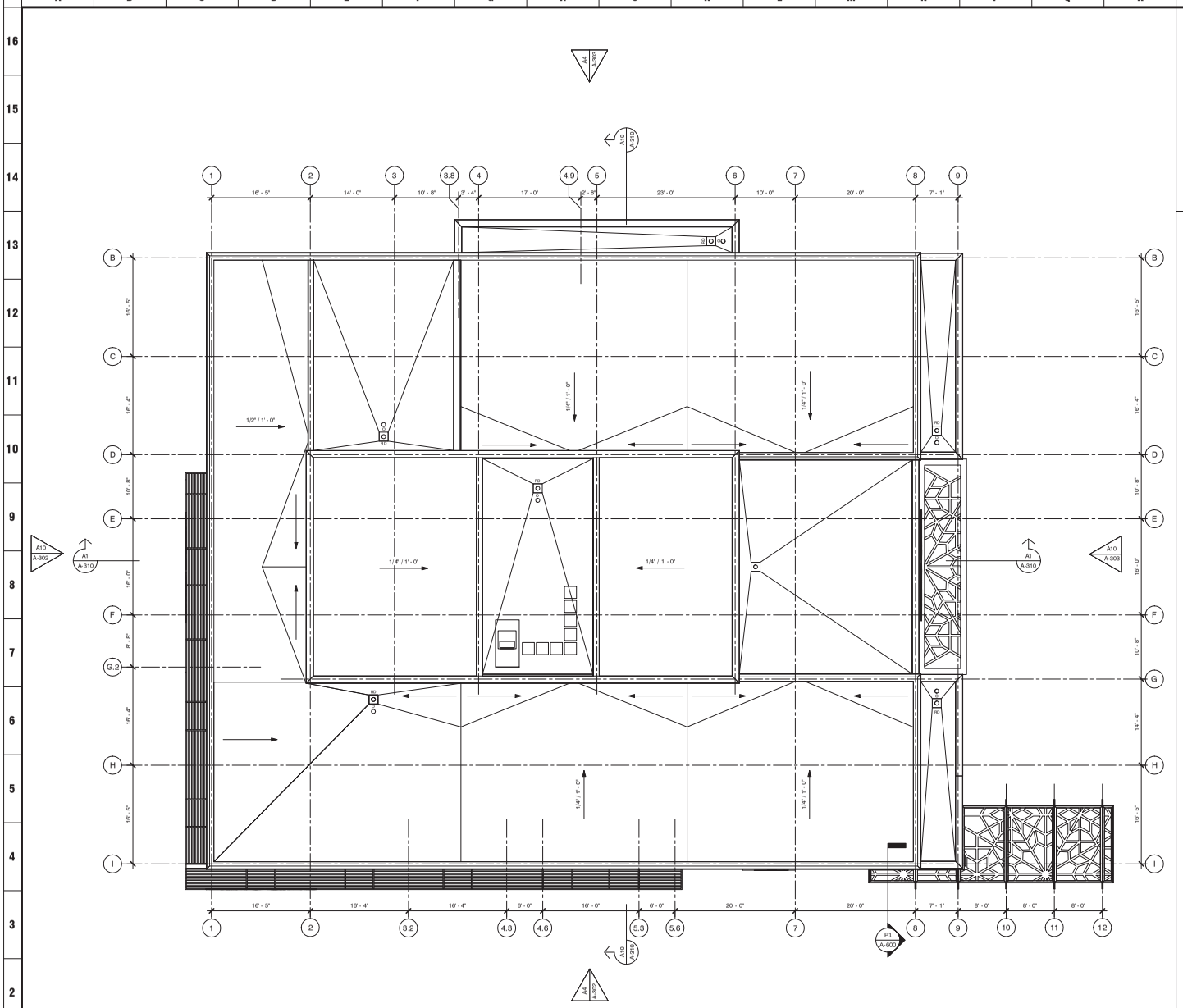
SHEET TITLE
SECOND FLOOR CONSTRUCTION PLAN

PROJECT TITLE
THE GRAND SALON
Village Parkway
Dublin, Ohio 43017

SEAL
NOT FOR CONSTRUCTION

MEYERS+ASSOCIATES PROJECT NUMBER:
2015-46

SHEET NUMBER
A-101



A1 ROOF PLAN
1/8" = 1'-0"

GENERAL NOTES:

G1. (XXXx) INDICATES DOOR NUMBER, REFER SHEET A-600

G2. X INDICATES WINDOW NUMBER, REFER SHEET A-910

G3. X INDICATES WALL TYPE, REFER SHEET A-700

G4. ● FEC 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:

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SHEET TITLE
ROOF PLAN

PROJECT TITLE
THE GRAND SALON
Village Parkway
Dublin, Ohio 43017

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MEYERS+ASSOCIATES PROJECT NUMBER:
2015-46

SHEET NUMBER
A-102

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

0' 4' 8' 16'

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

0' 4' 8' 16'

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
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DESCRIPTION	DATE
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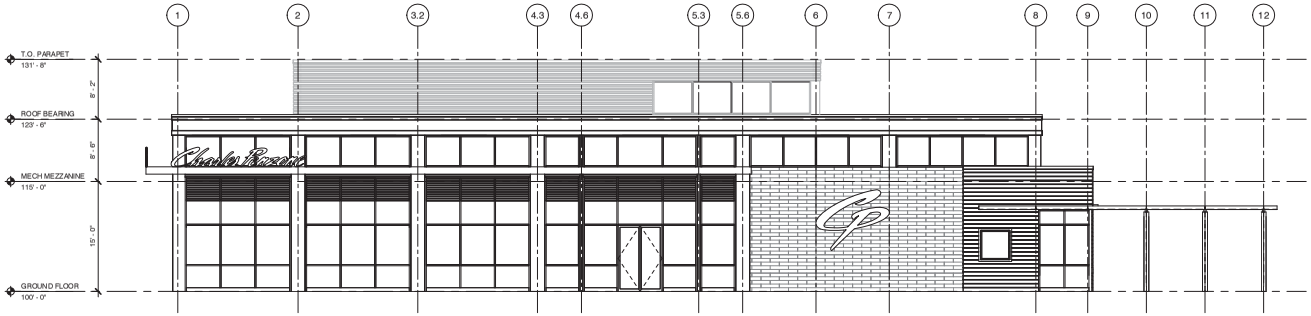
SHEET TITLE
EXTERIOR ELEVATIONS

PROJECT TITLE
THE GRAND SALON
Village Parkway
Dublin, Ohio 43017

SEAL
NOT FOR CONSTRUCTION

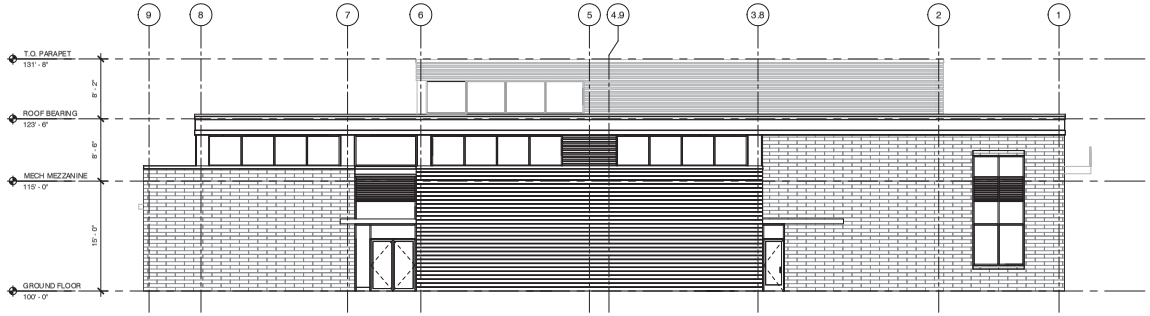
MEYERS+ASSOCIATES PROJECT NUMBER:
2015-46

SHEET NUMBER
A-300



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

0' 4' 8' 16'



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

0' 4' 8' 16'

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
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SHEET TITLE
EXTERIOR ELEVATIONS

PROJECT TITLE
THE GRAND SALON
Village Parkway
Dublin, Ohio 43017

SEAL
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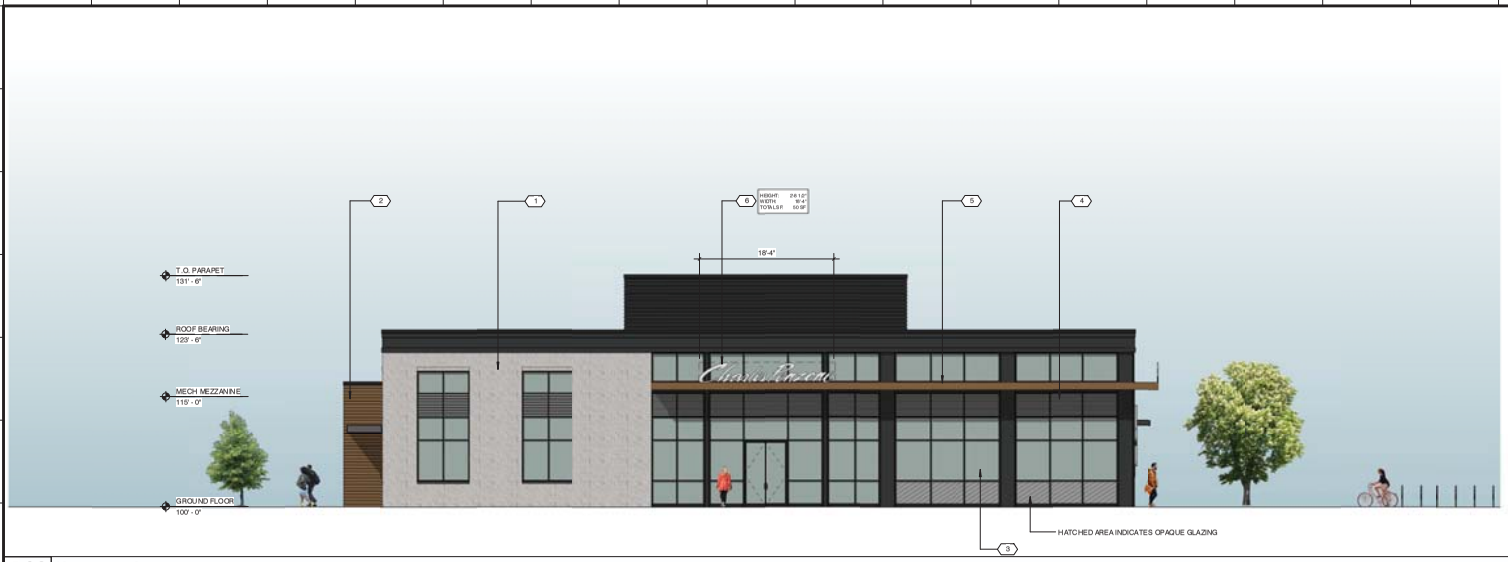
MEYERS+ASSOCIATES PROJECT NUMBER:
2015-46

SHEET NUMBER
A-301



A10 SOUTH ELEVATION

1/8" = 1'-0"

TRANSPARENCY CALCULATION

FIRST LEVEL TRANSPARENCY ZONE:	818 SF
FIRST LEVEL TRANSPARENCY:	531 SF
FIRST LEVEL PERCENTAGE:	65%
SECOND LEVEL TRANSPARENCY ZONE:	818 SF
SECOND LEVEL TRANSPARENCY:	491 SF
SECOND LEVEL PERCENTAGE:	60%
TRANSPARENCY ZONE REQUIREMENT:	60%

MATERIAL CALCULATION

ELEVATION TOTAL: 2,566 SF

STONE: 580 SF	23%
WOOD CLADDING: 164 SF	6%
ALUMINUM: 392 SF	15%
GLAZING: 1,430 SF	56%

A4 EAST ELEVATION

1/8" = 1'-0"

TRANSPARENCY CALCULATION

FIRST LEVEL TRANSPARENCY ZONE:	1004 SF
FIRST LEVEL TRANSPARENCY:	635 SF
FIRST LEVEL PERCENTAGE:	63%
SECOND LEVEL TRANSPARENCY ZONE:	970 SF
SECOND LEVEL TRANSPARENCY:	646 SF
SECOND LEVEL PERCENTAGE:	67%
TRANSPARENCY ZONE REQUIREMENT:	60%

MATERIAL CALCULATION

ELEVATION TOTAL: 2,996 SF

STONE: 494 SF	16%
WOOD CLADDING: 202 SF	7%
ALUMINUM: 438 SF	15%
GLAZING: 1,659 SF	55%

ELEVATION GENERAL NOTES:

A. FIRST FLOOR ELEVATION 100'-0" = 897.70' ASL

B. PAINT LOUVERS AND OTHER PENETRATIONS TO MATCH ADJACENT WALL COLOR UNLESS NOTED OTHERWISE

C. REFER TO EXTERIOR FINISH INDEX FOR MATERIAL/COLOR SPECIFICATIONS

D. REFER TO SHEET A-910 SERIES FOR WINDOW DETAILS AND INFORMATION

E. REFER TO SHEET A-910 SERIES FOR LOUVER DETAILS AND INFORMATION

ELEVATION KEY NOTES

1 STONE
2 TEAK WOOD CLADDING
3 ALUMINUM STOREFRONT WITH CLEAR GLAZING
4 METAL LOUVRES
5 TEAK WOOD AWNING
6 SIGNAGE
7 CORRUGATED METAL
8 METAL AWNING

MATERIALS LEGEND

CULTURED STONE:
MANUFACTURER: ELDORADO MODERN SERIES
COLOR: VANTAGE 30 - WHITE ELM

WOOD SIDING:
MANUFACTURER: ECOTHERM 6" PROFILE
COLOR: STAINED TEAK FINISH

ALUMINUM STOREFRONT:
MANUFACTURER: KAWNEER 451 UT SERIES
COLOR: BLACK ANODIZED FINISH

METAL PANEL:
MANUFACTURER: BERRIDGE HR-16 PROFILE
COLOR: CHARCOAL GREY FINISH

GLAZING:
MANUFACTURER: 1" INSULATED LOW-E CLEAR
(OPAQUE WHERE REQUIRED)

MATERIAL REFERENCE IMAGES

meyers+associates ARCHITECTURE
2929 N 81ST STREET, 2000, COLUMBUS OH 43229
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www.meyersarchitects.com

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DESCRIPTION	DATE
DUBLIN FINAL SITE SUBMITTAL	08.29.16

SHEET TITLE
EXTERIOR ELEVATIONS

PROJECT TITLE
THE GRAND SALON
Village Parkway
Dublin, Ohio 43017

SEAL
NOT FOR CONSTRUCTION

MEYERS+ASSOCIATES PROJECT NUMBER:
2015-46

SHEET NUMBER
A-302

A10 NORTH ELEVATION

1/8" = 1'-0"

TRANSPARENCY CALCULATION

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

MATERIAL CALCULATION

ELEVATION TOTAL: 2,381 SF	
STONE: 754 SF	32%
WOOD CLADDING: 244 SF	10%
ALUMINUM: 480 SF	20%
GLAZING: 903 SF	38%

0' 4' 8' 16'

A4 WEST ELEVATION

1/8" = 1'-0"

TRANSPARENCY CALCULATION

TOTAL TRANSPARENCY ZONE:	1978 SF
TOTAL TRANSPARENCY:	420 SF
TOTAL PERCENTAGE:	21%
TRANSPARENCY ZONE REQUIREMENT:	20%

MATERIAL CALCULATION

ELEVATION TOTAL: 2,985 SF	
STONE: 1,216 SF	41%
WOOD CLADDING: 803 SF	27%
ALUMINUM: 393 SF	13%
METAL PANEL: 32 SF	1%
GLAZING: 541 SF	18%

0' 4' 8' 16'

ELEVATION GENERAL NOTES:

A. FIRST FLOOR ELEVATION 100'-0" = 897.70' ASL

B. PAINT LOUVERS AND OTHER PENETRATIONS TO MATCH ADJACENT WALL COLOR UNLESS NOTED OTHERWISE

C. REFER TO EXTERIOR FINISH INDEX FOR MATERIAL/COLOR SPECIFICATIONS

D. REFER TO SHEET A-910 SERIES FOR WINDOW DETAILS AND INFORMATION

E. REFER TO SHEET A-910 SERIES FOR LOUVER DETAILS AND INFORMATION

ELEVATION KEY NOTES

1 STONE
2 TEAK WOOD CLADDING
3 ALUMINUM STOREFRONT WITH CLEAR GLAZING
4 METAL LOUVRES
5 TEAK WOOD AWNING
6 SIGNAGE
7 CORRUGATED METAL
8 METAL AWNING

MATERIALS LEGEND

CULTURED STONE:
MANUFACTURER: ELDORADO MODERN SERIES
COLOR: VANTAGE 30 - WHITE ELM

WOOD SIDING:
MANUFACTURER: ECOTHERM 6" PROFILE
COLOR: STAINED TEAK FINISH

ALUMINUM STOREFRONT:
MANUFACTURER: KAWNEER 451 UT SERIES
COLOR: BLACK ANODIZED FINISH

METAL PANEL:
MANUFACTURER: BERRIDGE HR-16 PROFILE
COLOR: CHARCOAL GREY FINISH

GLAZING:
MANUFACTURER: 1" INSULATED LOW-E CLEAR
(OPAQUE WHERE REQUIRED)

MATERIAL REFERENCE IMAGES

meyers+associates ARCHITECTURE
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www.meyersarchitects.com

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SHEET TITLE:
EXTERIOR ELEVATIONS

PROJECT TITLE:
THE GRAND SALON
Village Parkway
Dublin, Ohio 43017

SEAL

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MEYERS+ASSOCIATES PROJECT NUMBER:
2015-46

SHEET NUMBER
A-303

A9 AERIAL VIEW

A1 SOUTHEAST CORNER

meyers+associates ARCHITECTURE
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SHEET TITLE
EXTERIOR RENDERINGS

PROJECT TITLE
THE GRAND SALON
Village Parkway
Dublin, Ohio 43017

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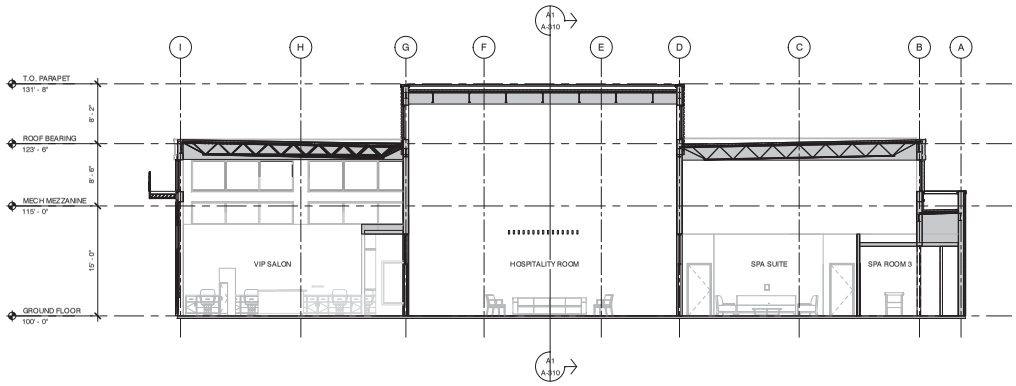
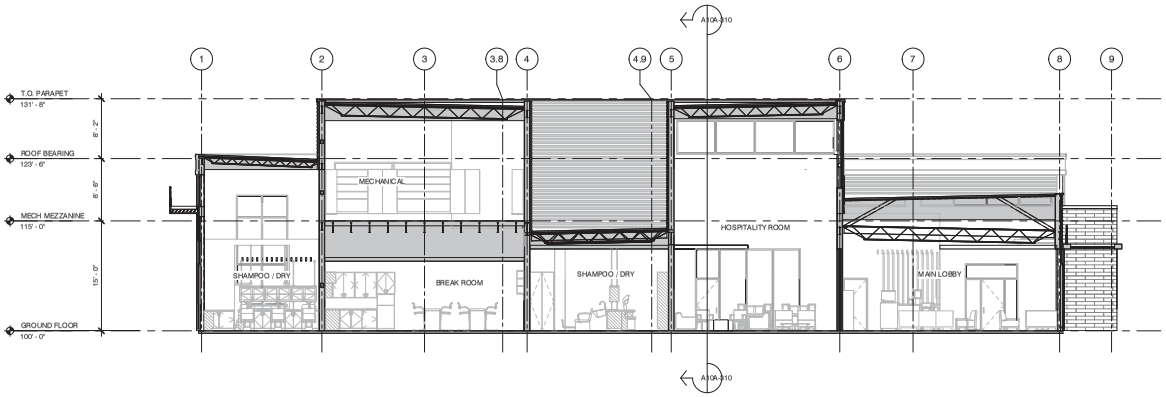
MEYERS+ASSOCIATES PROJECT NUMBER:
2015-46

SHEET NUMBER
A-304



A10 Section 1
1/8" = 1'-0"



A1 Section 2
1/8" = 1'-0"

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SHEET TITLE
BUILDING SECTIONS

PROJECT TITLE
THE GRAND SALON
Village Parkway
Dublin, Ohio 43017

SEAL
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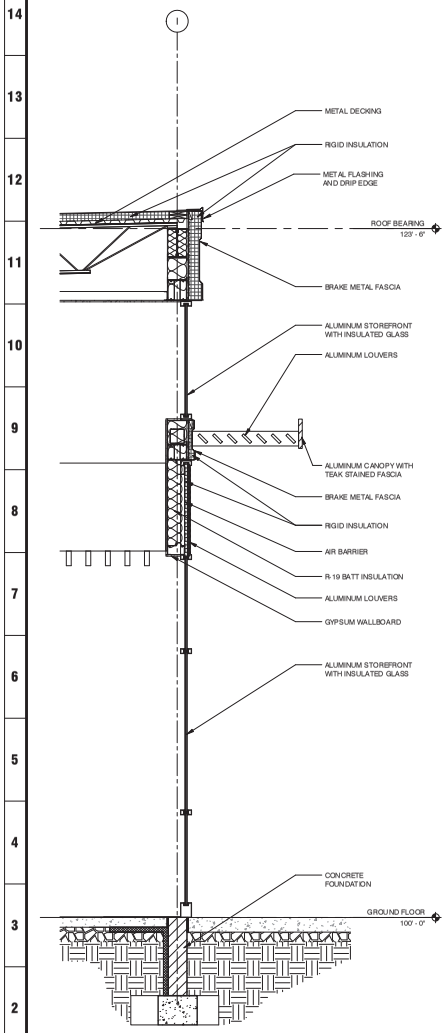
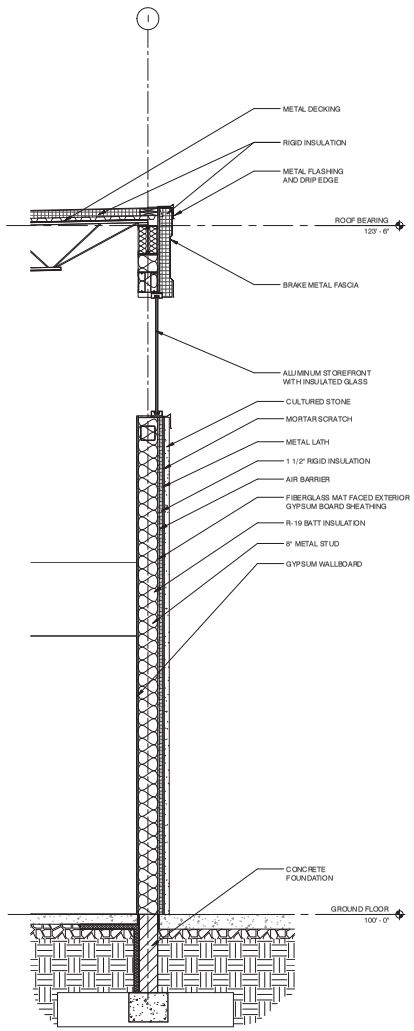
MEYERS+ASSOCIATES PROJECT NUMBER:
2015-46

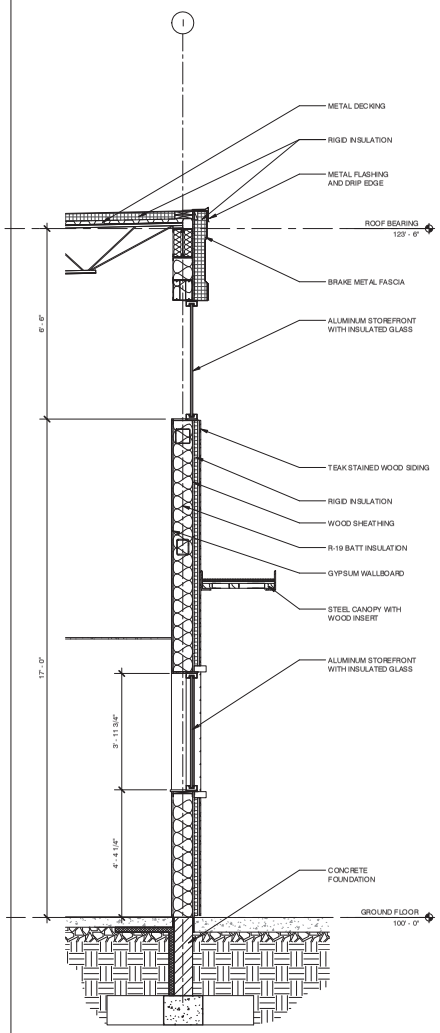
SHEET NUMBER
A-310



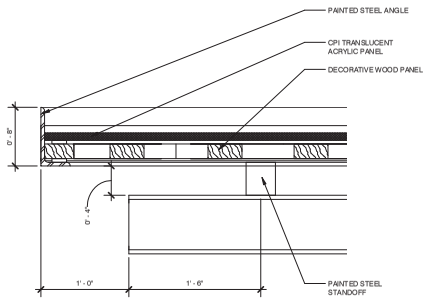
A1 SECTION THROUGH STOREFRONT
1/2" = 1'-0"



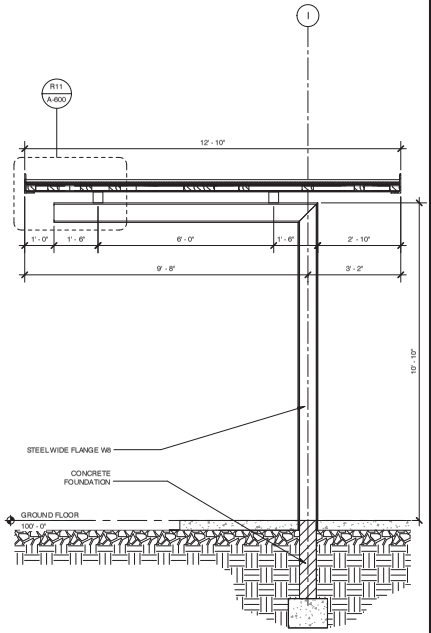
F1 SECTION THROUGH STONE
1/2" = 1'-0"



L1 SECTION THROUGH WOOD SIDING
1/2" = 1'-0"



R11 NORTHEAST CANOPY DETAIL
1 1/2" = 1'-0"



R1 SECTION THROUGH NORTHEAST CANOPY
1/2" = 1'-0"

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DESCRIPTION	DATE
DUBLIN FINAL SITE SUBMITTAL	08.29.16

SHEET TITLE
WALL SECTIONS

PROJECT TITLE
THE GRAND SALON
Village Parkway
Dublin, Ohio 43017

SEAL
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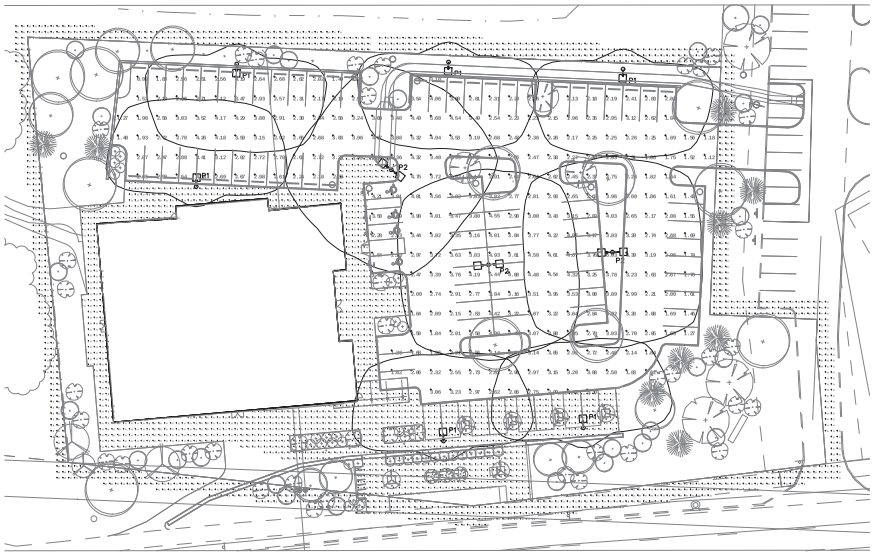
MEYERS+ASSOCIATES PROJECT NUMBER:
2015-46

SHEET NUMBER
A-600



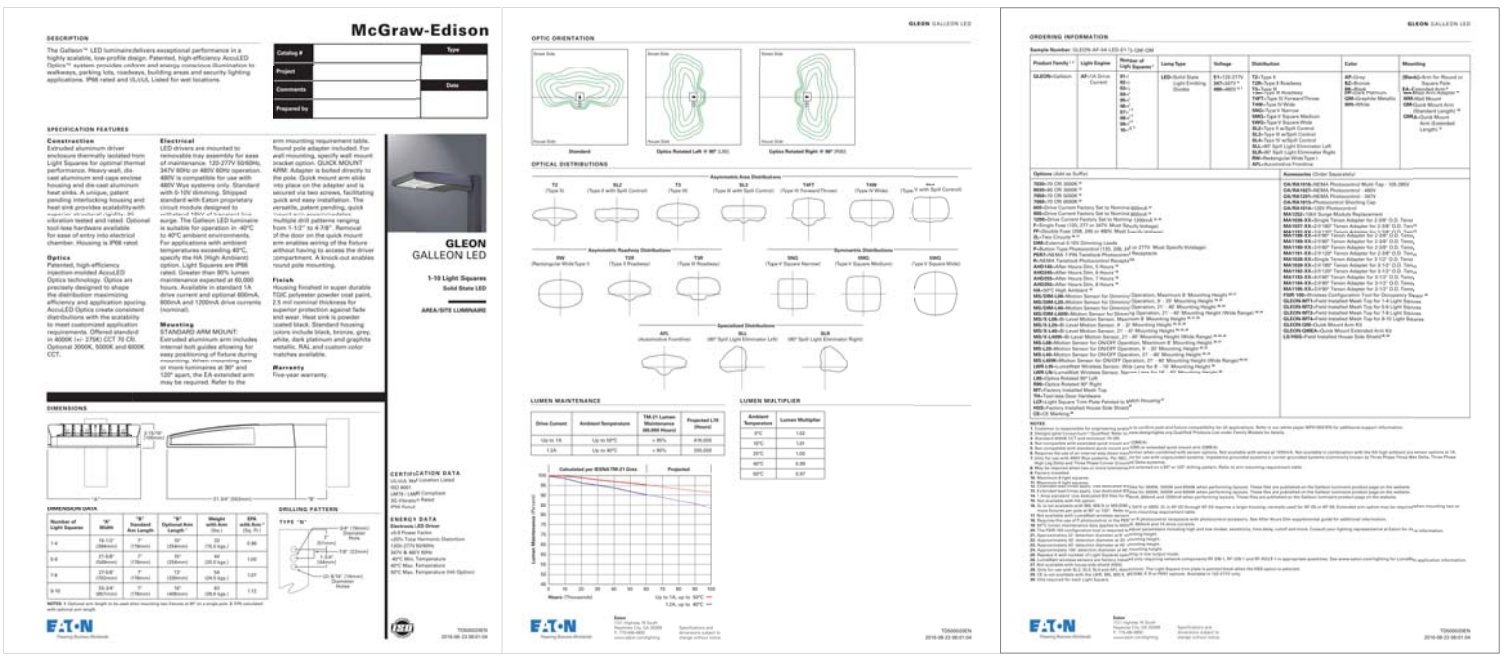
SITE PHOTOMETRIC PLAN
SCALE: 1" = 30'-0"

FIXTURE SCHEDULE

SYMBOL	FIXTURE NUMBER	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	LAMPS	REMARKS
	P1	POLE MOUNTED LED SITE FIXTURE TYPE 4 WIDE DISTRIBUTION	MCGRAW-EDISON	GLEON-AF-02-LED-E1-T4W	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-T4W (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 NOTE: < 1FC CONTRIBUTION AT 10'-0" BEYOND PROPERTY LINE PER 153.065(F)(7)	FC	0.24	2.57	0.00	N.A.	N.A.



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DESCRIPTION	DATE
DUBLIN FINAL SITE SUBMITTAL	08.29.2016

SHEET TITLE: SITE PHOTOMETRIC PLAN

PROJECT TITLE: THE GRAND SALON
VILLAGE PARKWAY
DUBLIN, OHIO 43017

SEAL

E000-16278

PRATER Engineering Associates, Inc.
6130 Wilcox Road (614) 766 4896
Dublin, Ohio 43016 FAX: (614) 766 2354

DESIGNED BY	DRAWN BY	CHECKED BY	JOB NUM.
NA	NA	DLP	16278

MEYERS+ASSOCIATES PROJECT NUMBER: 2015-46

SHEET NUMBER: E000