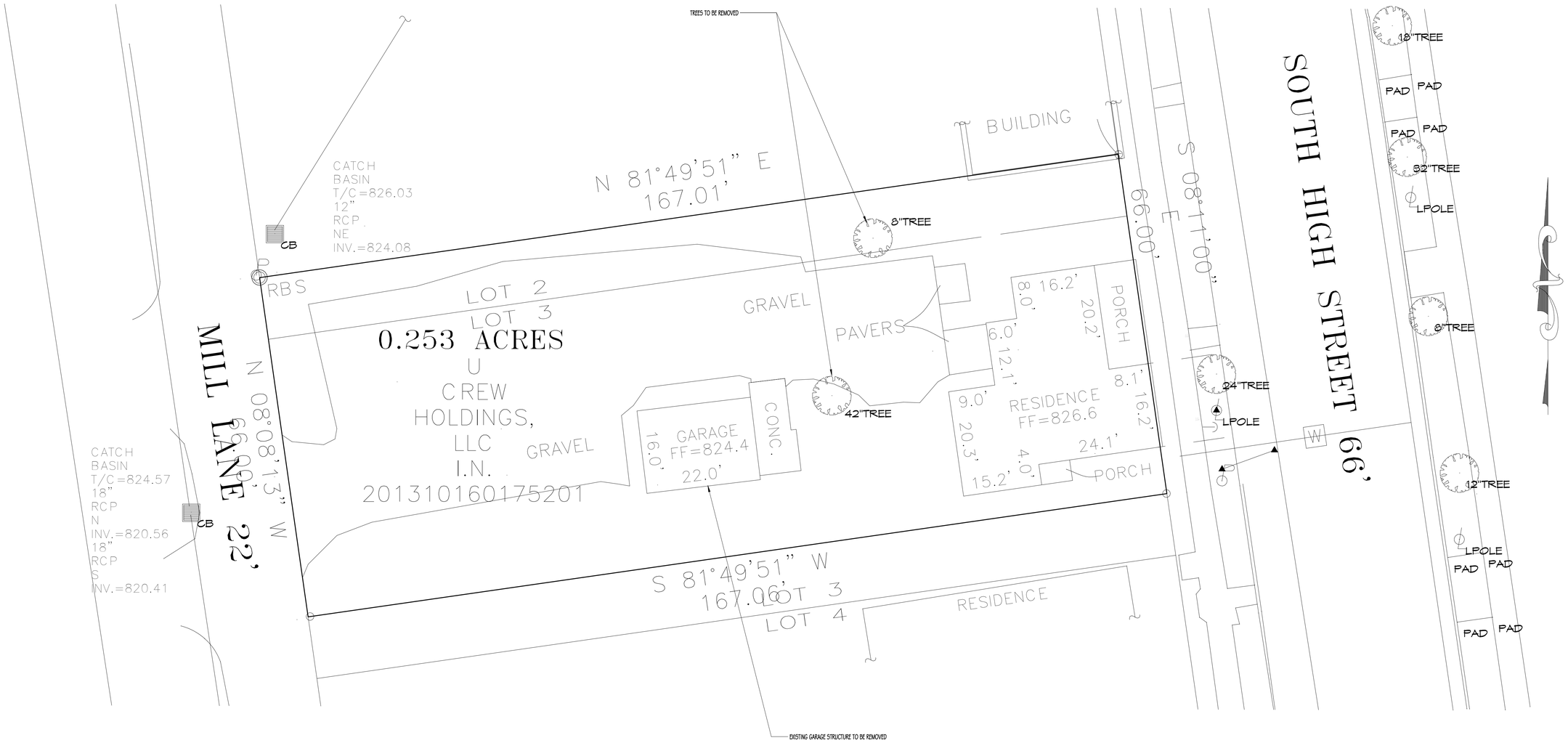

EXISTING SITE PLAN
1" = 10'-0"

NORTH

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PROGRESS DRAWINGS
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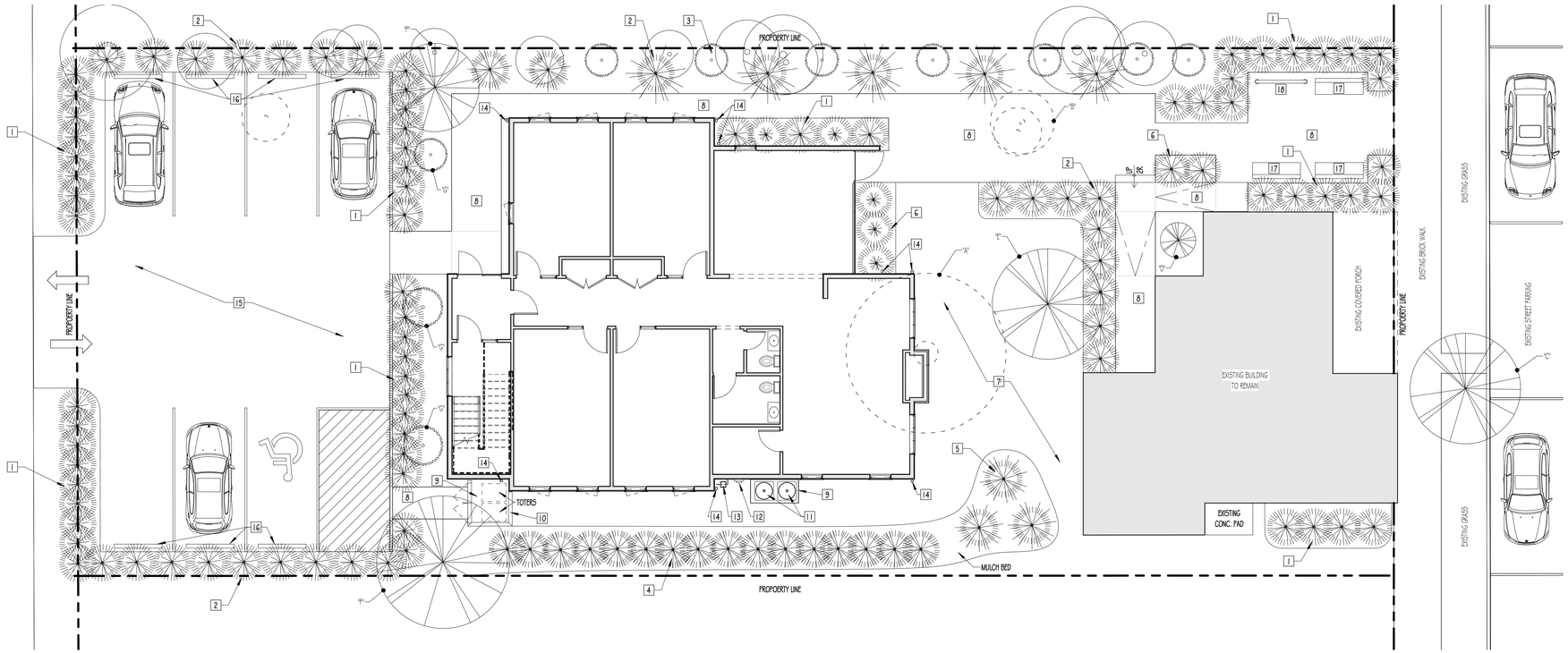
2.26.2018

	DESCRIPTION	DATE
	PROGRESS SET	2.26.2018

U CREW HOLDINGS
113 SOUTH HIGH STREET
OLD DUBLIN, OHIO

DRAWN BY	REVIEWED BY	JOB NUMBER
CS	DM	17139

EXISTING SITE PLAN — ARB.1



SITE PLAN
1/8" = 1'-0"

NORTH

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CODED SITE NOTES

MARK	NOTE
1	'BOXWOODS'
2	'TAXUS'
3	'THUJA'
4	'REED GRASS'
5	'VIBURNUM'
6	'HYDRANGEA'
7	GRASS LAWN
8	CONCRETE WALK
9	CONCRETE PAD
10	DUMPSTER ENCLOSURE
11	A/C UNIT
12	ELECTRIC METER
13	GAS METER
14	GUTTER DOWN SPOUT
15	ASPHALT PARKING LOT
16	PARKING STOP
17	BENCH
18	BIKE RACK

PROGRESS DRAWINGS
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	DESCRIPTION	DATE
	PROGRESS SET	4.16.2018

U-CREW HOLDINGS
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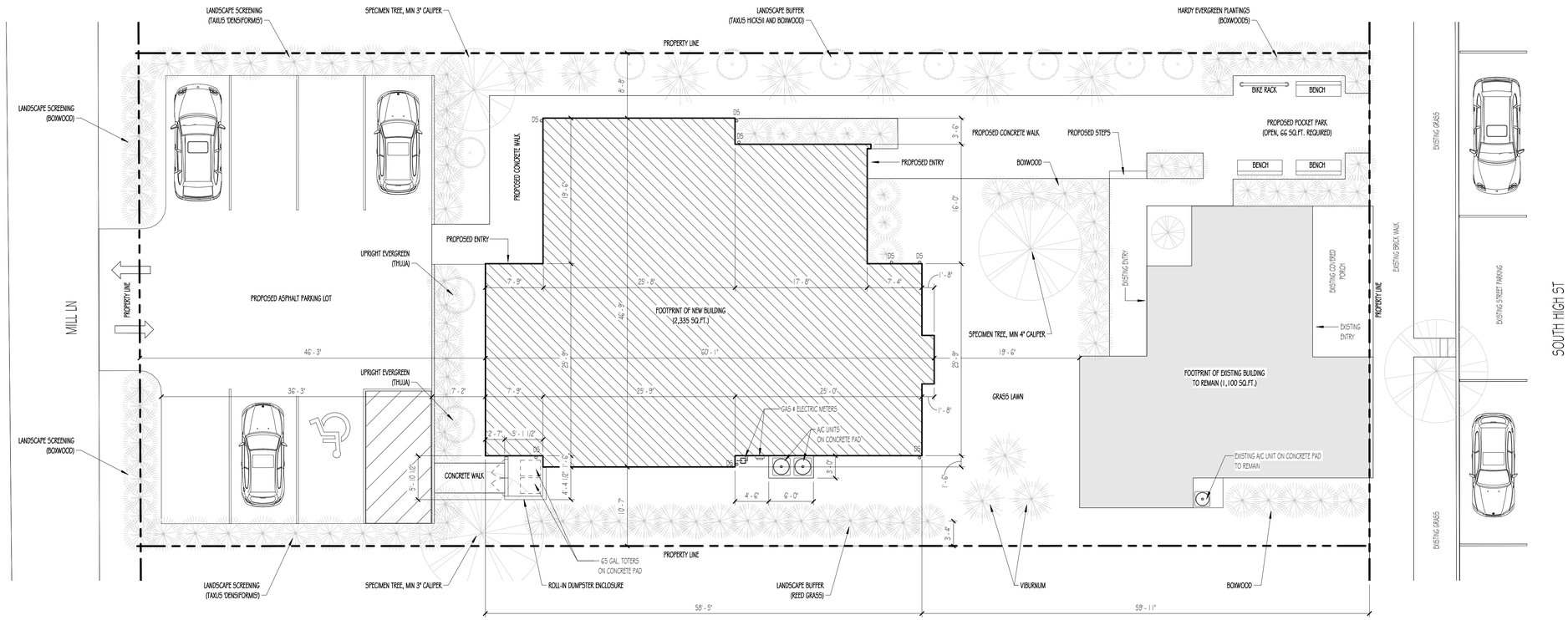
SITE PLAN — SD.1



SITE PLAN
1/8" = 1'-0"

NORTH

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PROJECT INFORMATION

GENERAL INFORMATION
- LOT AREA: 1.1021
- EXISTING BUILDING FOOTPRINT: 1,2865F
- PROPOSED BUILDING FOOTPRINT: 2,3355F
- MAXIMUM IMPERVIOUS COVERAGE: 75% (8,2665F)
- ACTUAL IMPERVIOUS COVERAGE: 64.9% (7,1495F)
  - EXISTING BUILDING: 1,2865F
  - PROPOSED BUILDING: 2,3355F
  - PARKING: 2,2125F
  - WALKS: 1,3165F

A) USES, COMMERCIAL GENERAL OFFICES
- LOT AREA : 1.10275F
- EXISTING OFFICE BUILDING: 1,1025F
- PROPOSED OFFICE BUILDING: 3,2855F

B) OPEN SPACE
- 1SF FOR EACH 505F OF COMMERCIAL SPACE
- 665F IF ONLY NEW BUILDING
- 885F IF ENTIRE SITE
  - I. 1445F PROVIDED (WHAT MUST OCCUR LEGALLY? CAN PRIVATE OWNERSHIP REMAIN?)
- POCKET PARK
- DIMENSIONS OF POCKET PARK ARE 14X14

C) PARKING AND LOADING
- OFFICE: 2.5 SPACES/1,000GSF
- 1,102 + 3,285 = 4387/1000= 4.387X2.5= 10.9 = 11 SPACES REQ'D
- UTILIZE THREE (3) STREET PARKING SPACES PER 153.065
- EIGHT (8) REQUIRED ON SITE
- SEVEN (7) PROVIDED
- REQUESTING WAIVER FOR ONE (1) SPACE REDUCTION
- ONE (1) BICYCLE SPACE PROVIDED

D) LANDSCAPING AND TREE PRESERVATION
- TWO (2) TREES EXIST WITH GREATER THAN 6" CALIPER, INDICATED ON SURVEY
- EACH ARE TO BE REMOVED AND REPLACED WITH NEW PER PROVIDED LANDSCAPING PLAN
- PLANTING LIST>>>>>>>
- MAINTENANCE ON THIS LIMITED SITE IS PERFORMED BY SUN LAWN CARE LLC
- STREET TREE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION

E) SIGNS
- BUILDING MOUNTED SIGNS ONLY, DESIGN IS YET TO BE DETERMINED, PROPOSED LOCATIONS ARE SHOWN ON THE BUILDING ELEVATIONS
- SIGNS WILL BE EXTERNALLY LIGHT

F) SITE MANAGEMENT
- WASTE WILL BE HAULED AWAY USING 65GAL TOTERS WITH GENERAL WASTE REMOVAL ALONG THE ALLEY
- TOTERS WILL BE KEPT IN ENCLOSED AREA PER THE SITE PLAN AND ELEVATIONS
- SITE WILL BE ILLUMINATED VIA:
  - I. PEDESTRIAN WAYS: BUILDING MOUNTED, LOW PROFILE FIXTURES
  - II. PARKING: POLE MOUNTED, LOW PROFILE FIXTURE

G) ACCESS AND CIRCULATION
- PROPOSED DRIVE AS SHOWN ON THE SITE PLANS
  - I. VISION TRIANGLES INDICATED
- PAVEMENT MARKING INDICATED (ANY SIGNS REQ'D)
- NO FIRE LANES REQ'D/PROPOSED
- SIDEWALK DIMENSIONS AND MATERIALS AS INDICATED ON THE SITE PLAN

H) GRADING AND UTILITIES
- SITE GRADING TO BE AS INDICATED ON THE CIVIL SITE PLAN
- STORM WATER DRAINAGE AND MANAGEMENT TO BE AS INDICATED ON THE CIVIL SITE PLAN
- SANITARY SEWERS TO BE AS INDICATED ON THE CIVIL SITE PLAN
- WATER SERVICE TO BE AS INDICATED ON THE CIVIL SITE PLAN
- NO TRANSFORMERS ARE PROPOSED

I) BUILDING TYPES AND ARCHITECTURE
- INDIVIDUAL BUILDING TYPE REQUIREMENT TABLE IS COMPLETED AND ATTACHED
- THE EXISTING STRUCTURE IS TO RECEIVE A NEW STANDING SEAM METAL ROOF
- ROOF PLANS HAVE BEEN PROVIDED
- BUILDING SECTION HAS BEEN PROVIDED
- FAÇADE ELEVATIONS HAVE BEEN PROVIDED
- BUILDING MATERIALS HAVE BEEN INDICATED ON THE ELEVATIONS
- FLOOR PLANS HAVE BEEN PROVIDED
- ARCHITECTURAL DETAILS AS INDICATED ON THE FAÇADE ELEVATIONS
- TERMINAL VISTA TREATMENTS ARE NOT APPLICABLE
- BUILDING VARIETY REQUIREMENT HAS BEEN MET VIA CRITERIA 1 & 2

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113 SOUTH HIGH STREET
OLD DUBLIN, OHIO

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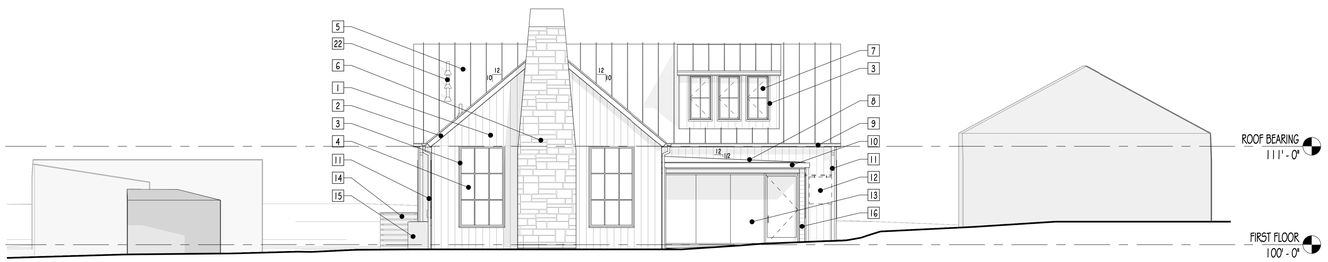
CS	DM	17139

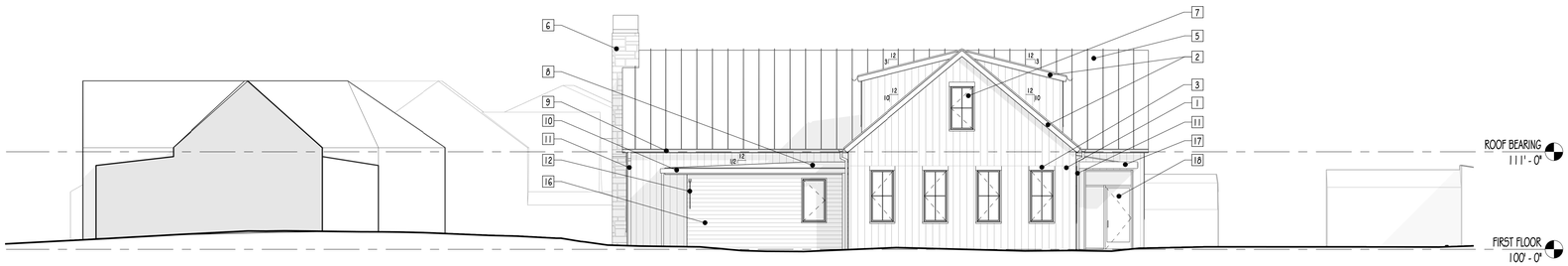
PROPOSED SITE PLAN

ARB.2

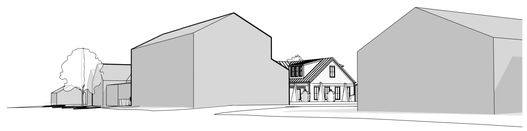


EAST ELEVATION
1/8" = 1'-0"

EAST PERSPECTIVE



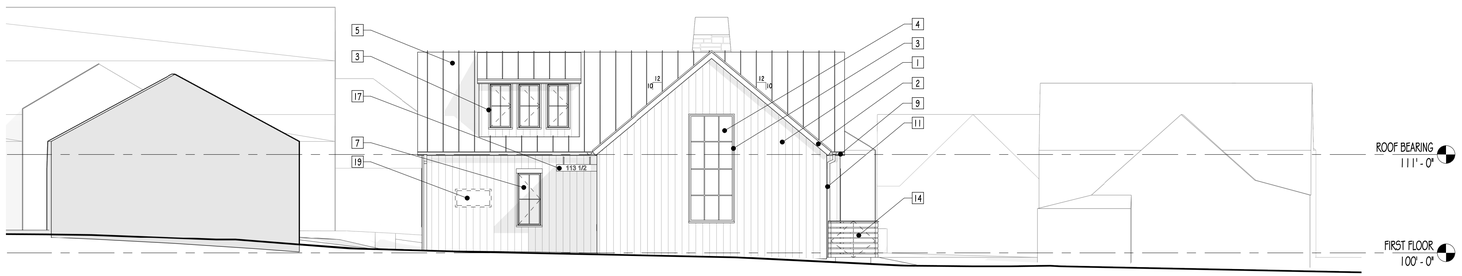
NORTH ELEVATION
1/8" = 1'-0"



NORTH PERSPECTIVE

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

SOUTH PERSPECTIVE



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

WEST PERSPECTIVE

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CODED ELEVATION NOTES

MARK	NOTE
1	VERTICAL SHIPLAP CEDAR SIDING - STAINED
2	CEDAR RAKE - STAINED
3	CEDAR TRIM BOARDS - STAINED
4	CLAD WOOD DIRECT SET WINDOW - MARVIN ULTREX SERIES (OR SIMILAR), BLACK
5	STANDING SEAM METAL ROOF - KYNAR FINISH
6	STONE VENEER CHIMNEY WITH METAL CHIMNEY CAP, BLACK
7	CLAD WOOD CASMENT WINDOW - MARVIN ULTREX OR ULTIMATE SERIES (OR SIMILAR), BLACK
8	LOW PITCH RUBBER ROOF - BLACK
9	HALF ROUND METAL GUTTER - PREFINISHED TO MATCH ROOF
10	BOX GUTTER METAL - PREFINISHED TO MATCH ROOF
11	ROUND METAL DOWNSPOUT - PREFINISHED TO MATCH ROOF
12	POSSIBLE LOCATION FOR PROJECTED SIGNAGE - METAL
13	BUTT-GLAZED STOREFRONT WALL SYSTEM - TUBELITE, TERMI BLOCK (OR SIMILAR) - BLACK
14	CEDAR WRAPPED ENCLOSURE FOR TRASH TOTES - STAINED
15	A/C CONDENSER
16	SAPELE MAHOGANY HORIZONTAL SHIPLAP - STAINED
17	METAL AWNING TO MATCH ROOF COLOR
18	STOREFRONT WALL SYSTEM - TUBELITE, STANDARD NARROW (OR SIMILAR) - BLACK
19	POSSIBLE LOCATION FOR METAL WALL SIGN
20	ELECTRIC METER
21	GAS METER
22	VENT (PLUMBING/MECHANICAL)
23	EXHAUST VENT, BATHROOM

MATERIAL CALCULATIONS

EAST ELEVATION: 1,1005F
- METAL - 3135F (28.4%)
- SHIPLAP VERTICAL SIDING - 3025F (27.5%)
- WINDOWS - 2865F (26%)
- FIREPLACE STONE - 1425F (12.9%)
- SPLIT-FACE BLOCK - 275F (02.5%)
- NICKEL GAP HORIZONTAL SIDING - 255F (02.3%)
- RUBBER ROOF - 55F (0.5%)

NORTH ELEVATION: 1,3655F
- SHIPLAP VERTICAL SIDING - 5115F (37.4%)
- METAL - 4475F (32.7%)
- WINDOWS - 1835F (13.4%)
- NICKEL GAP HORIZONTAL SIDING - 1355F (09.9%)
- FIREPLACE STONE - 405F (02.9%)
- SPLIT-FACE BLOCK - 395F (02.9%)
- RUBBER ROOF - 55F (0.7%)

SOUTH ELEVATION: 1,3645F
- SHIPLAP VERTICAL SIDING - 6325F (45.7%)
- METAL - 5235F (38.6%)
- WINDOWS - 1495F (10.6%)
- FIREPLACE STONE - 415F (03%)
- SPLIT-FACE BLOCK - 395F (02.6%)

WEST ELEVATION: 1,0865F
- SHIPLAP VERTICAL SIDING - 5755F (52.8%)
- METAL - 3415F (31.3%)
- WINDOWS - 1335F (12.2%)
- SPLIT-FACE BLOCK - 315F (02.8%)
- FIREPLACE STONE - 85F (0.7%)

OVERALL BUILDING: 4,9375F
- SHIPLAP VERTICAL SIDING - 2,0205F (40.9%)
- METAL - 1,6245F (32.9%)
- WINDOWS - 7515F (15.2%)
- FIREPLACE STONE - 2315F (4.7%)
- NICKEL GAP HORIZONTAL SIDING - 1605F (3.2%)
- SPLIT-FACE BLOCK - 1365F (2.8%)
- RUBBER ROOF - 105F (0.2%)

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U CREW HOLDINGS
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OLD DUBLIN, OHIO

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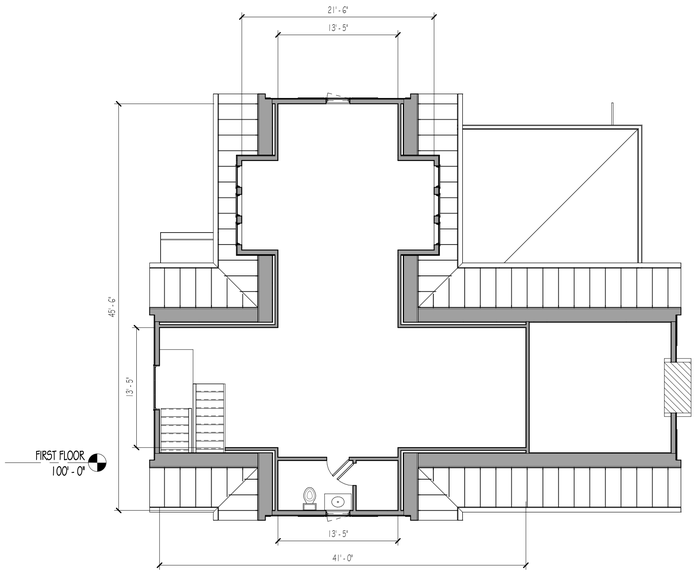
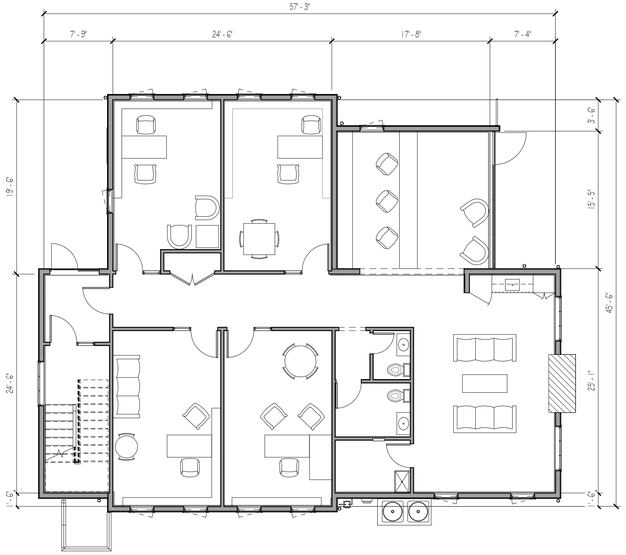
ELEVATIONS

ARB.3

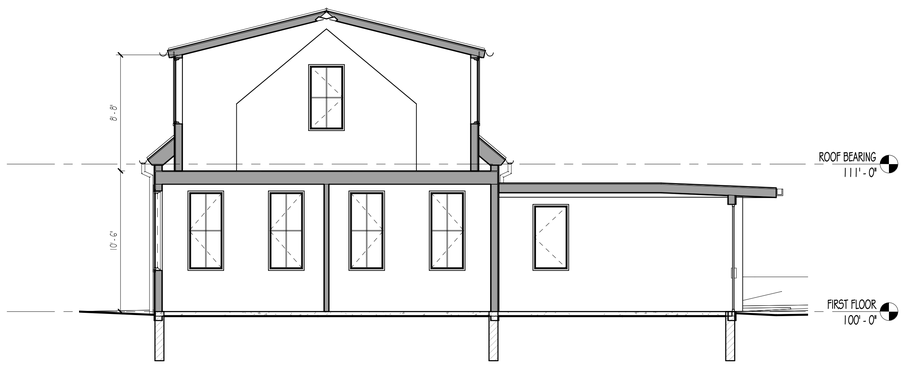
BUILDING SECTION
3/16" = 1'-0"



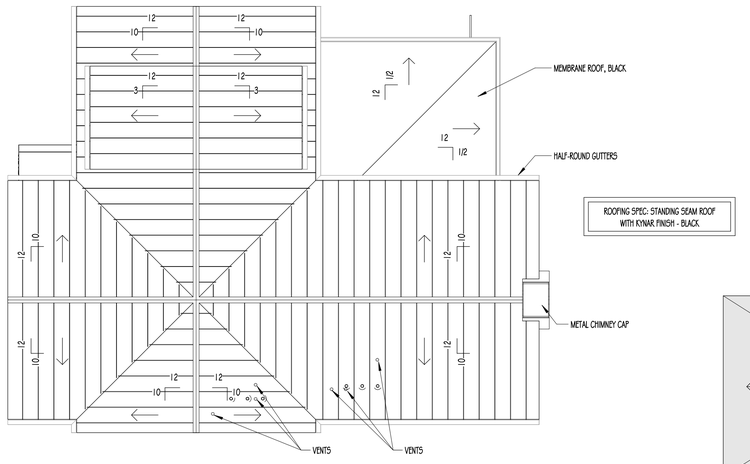
SECOND FLOOR PLAN
1/8" = 1'-0"



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

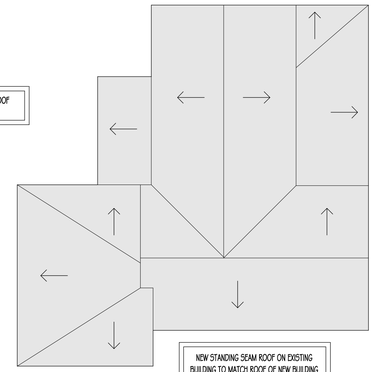


BUILDING SECTION
3/16" = 1'-0"



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

ROOFING SPEC: STANDING SEAM ROOF WITH KYNAR FINISH - BLACK.



NEW STANDING SEAM ROOF ON EXISTING BUILDING TO MATCH ROOF OF NEW BUILDING (1,260 SQ.FT.) -EXISTING ROOF SLOPES & OVERHANGS TO REMAIN THE SAME. GUTTERS & DOWNSPOUTS TO MATCH EXISTING

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U CREW HOLDINGS

113 SOUTH HIGH STREET
OLD DUBLIN, OHIO

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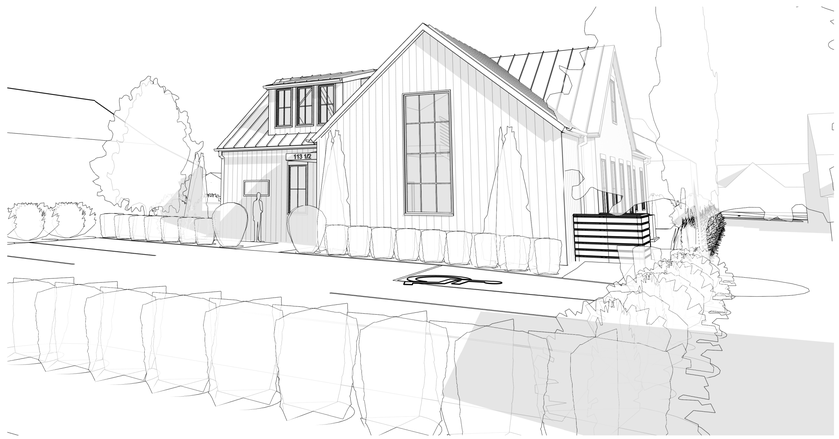
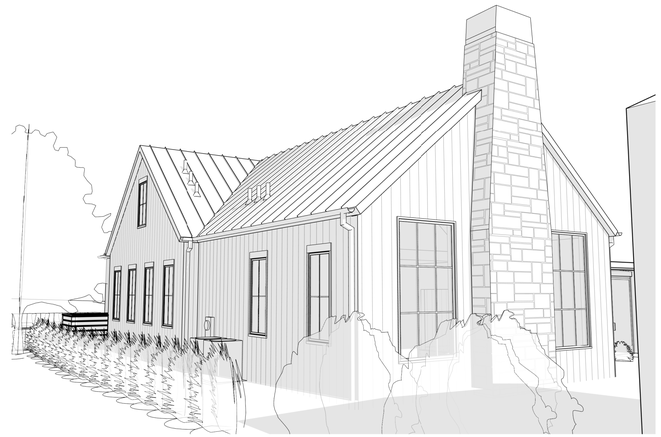
PROPOSED PLANS

ARB.4



LOOKING NORTH-EAST

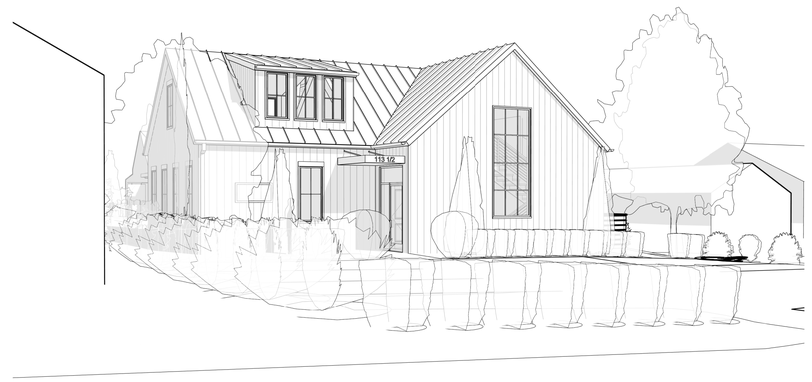


LOOKING NORTH-WEST

SITE PLAN
1" = 50'-0"

NORTH

LOOKING SOUTH-WEST



LOOKING SOUTH-EAST

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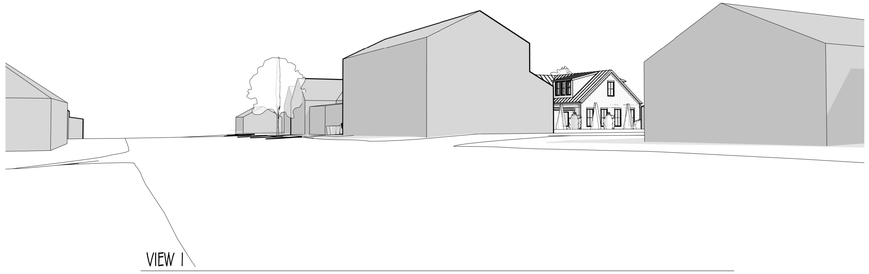
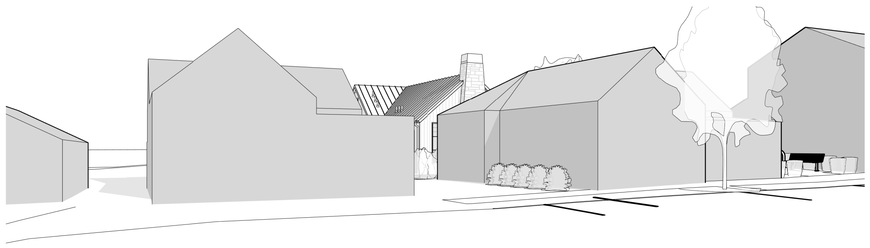
SITE VIEWS

ARB.5

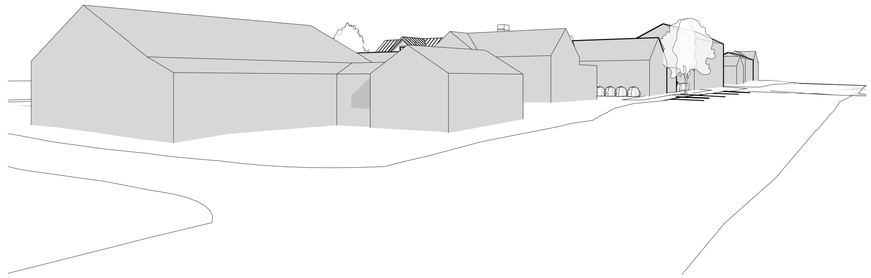


VIEW 1

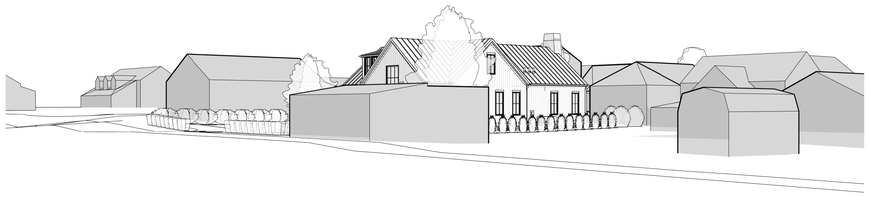
VIEW 2



VIEW 3

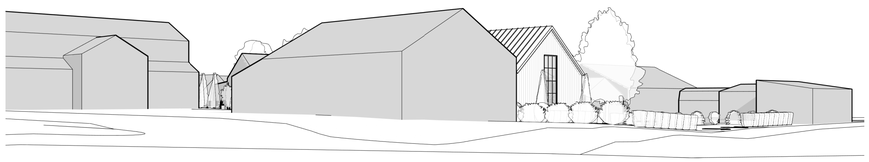


VIEW 4



VIEW 5

VIEW 6



VIEW 7

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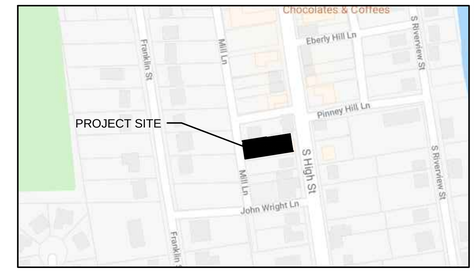
VIEWS

ARB.6

DEVELOPMENT PLANS
FOR
U CREW HOLDINGS

OFFICE BUILDING
113 SOUTH HIGH STREET
DUBLIN, OHIO 43017
2018



VICINITY MAP
NO SCALE

NORTH

SITE DATA:

OWNER/DEVELOPER: U CREW HOLDINGS LLC
113 S HIGH ST.
DUBLIN, OH 43017
MARK FORNHAM (ONSITE CONTACT)
PHONE: 614-389-3672
EMAIL: MARK.FORNHAM@LPL.COM
KELLY BURKE (ONSITE CONTACT)
PHONE: 614-389-3564
EMAIL: KELLY.D.BURKE@LPL.COM

PLAN DESIGNER: OSBORN ENGINEERING
990 WEST THIRD AVE. - SUITE 200
COLUMBUS, OH 43212
PHONE: 614-556-4272
EMAIL: NHARRINGTON@OSBORN-ENG.COM

PID NO: 273-000034-00
ADDRESS: 113 SOUTH HIGH STREET
DUBLIN, OHIO 43017

DEVELOPMENT: OFFICE BUILDING
SITE GROUND COVER: AGGREGATE AND GRASS

SITE DRAINS TO: SITE GENERALLY SHEET FLOWS FROM THE NORTHEAST TO THE SOUTHWEST.

ADJACENT AREAS: COMMERCIAL, RESIDENTIAL

ZONING INFORMATION:

ZONING DISTRICT: BSC-HC: BRIDGE STREET DISTRICT - HISTORIC CORE
BUILDING HEIGHT: 2 STORIES MAXIMUM

GROSS BUILDING AREA: EXISTING BUILDING = 1,100 SF
PROPOSED BUILDING = 2,335 SF
TOTAL GROSS AREA = 3,435 SF

FRONT BUILDING SETBACK: 30 FT FROM C/L
SIDE BUILDING SETBACK: 3 FT
REAR BUILDING SETBACK: 5 FT

ZONING CALCULATIONS:

1. ONSITE PARKING CALCULATIONS
   - REQUIRED: 4,387 * (2.5 SPACE / 1,000 SF) = 11 SPACES
   - PROPOSED: 10 SPACES TOTAL (3 STREET SPACES, 7 ONSITE SPACES) (INCLUDES 1 VAN ACCESSIBLE ADA SPACES)

2. BICYCLE PARKING CALCULATIONS
   - REQUIRED: REQUIRED PARKING * (1 BIKE / 10 SPACES) * (1 RACK / 2 BIKES) = 11 SPACES * (1 BIKE / 10 SPACES) * (1 RACK / 2 BIKES) = 1 RACK
   - PROPOSED: 1 RACK

4. MINIMUM LOT SIZE
   - REQUIRED: N/A
   - EXISTING: 0.25 ACRES
   - PROPOSED: 0.25 ACRES

5. MAXIMUM LOT COVERAGE
   - REQUIRED: 75% MAX (0.19 ACRES)
   - PROPOSED: 68% (0.17 ACRES)

REFUSE:

65 GALLON LANDFILL AND RECYCLING TOTES WILL BE UTILIZED FOR REFUSE
OWNER TO COORDINATE WITH SCHEDULED PICKUP

STANDARD DRAWINGS:

THE STANDARD DRAWINGS LISTED ON THIS PLAN SHALL BE CONSIDERED A PART THEREOF:

CITY OF DUBLIN
N/A

NORTH

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30ft.

SURVEY NOTE:

A TOPOGRAPHIC SURVEY PROVIDED BY LANDMARK SURVEY GROUP INCORPORATED DATED 8-17-2017.

BENCHMARK:

BENCHMARK #1 ~ MAGNETIC NAIL SET
N = 764417.61 E=1796899.66 ELEV=823.32

BENCHMARK #2 ~ MAGNETIC NAIL SET
N =764438.27 E=1796709.70 ELEV=824.81

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 DATUM (2011), TAKEN FROM GPS OBSERVATION

FLOOD DESIGNATION

ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP #39049C0151K, DATED JUNE 17, 2008 FOR COMMUNITY NUMBER 390673, THIS PROPERTY IS IN ZONE X, AREA OF MINIMAL FLOOD HAZARD

INDEX OF SHEETS

G-101 TITLE SHEET
C-101 EXISTING CONDITIONS/DEMOLITION PLAN
C-102 OVERALL SITE LAYOUT PLAN
C-103 UTILITY & STORM PLAN
C-104 GRADING PLAN
C-105 EROSION CONTROL PLAN
C-106 PHOTOMETRIC PLAN
C-501 CONSTRUCTION DETAILS
C-502 EROSION CONTROL DETAILS

REPLACE IF WORKING OUTSIDE OF OHIO

UNDERGROUND UTILITIES
2 WORKING DAYS
BEFORE YOU DIG
CALL 800-362-2764 (TOLL FREE)
OHIO UTILITIES
PROTECTION SERVICE
NON-MEMBER
MUST BE CALLED DIRECTLY

U CREW HOLDINGS
113 South High Street
Dublin, OH 43017
(614) 389-3672

OSBORN ENGINEERING
990 West Third Avenue - Suite 200 | Columbus, OH 43212
1100 Superior Ave - Suite 300 | Cleveland, OH 44114
441 Wolf Ledges Pkwy - Suite 300 | Akron, OH 44311

OFFICE BUILDING

CITY OF DUBLIN
FRANKLIN COUNTY
OHIO

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A	ART SUBMITTAL	2/26/18

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TITLE SHEET

DRAWING NO.
G-001

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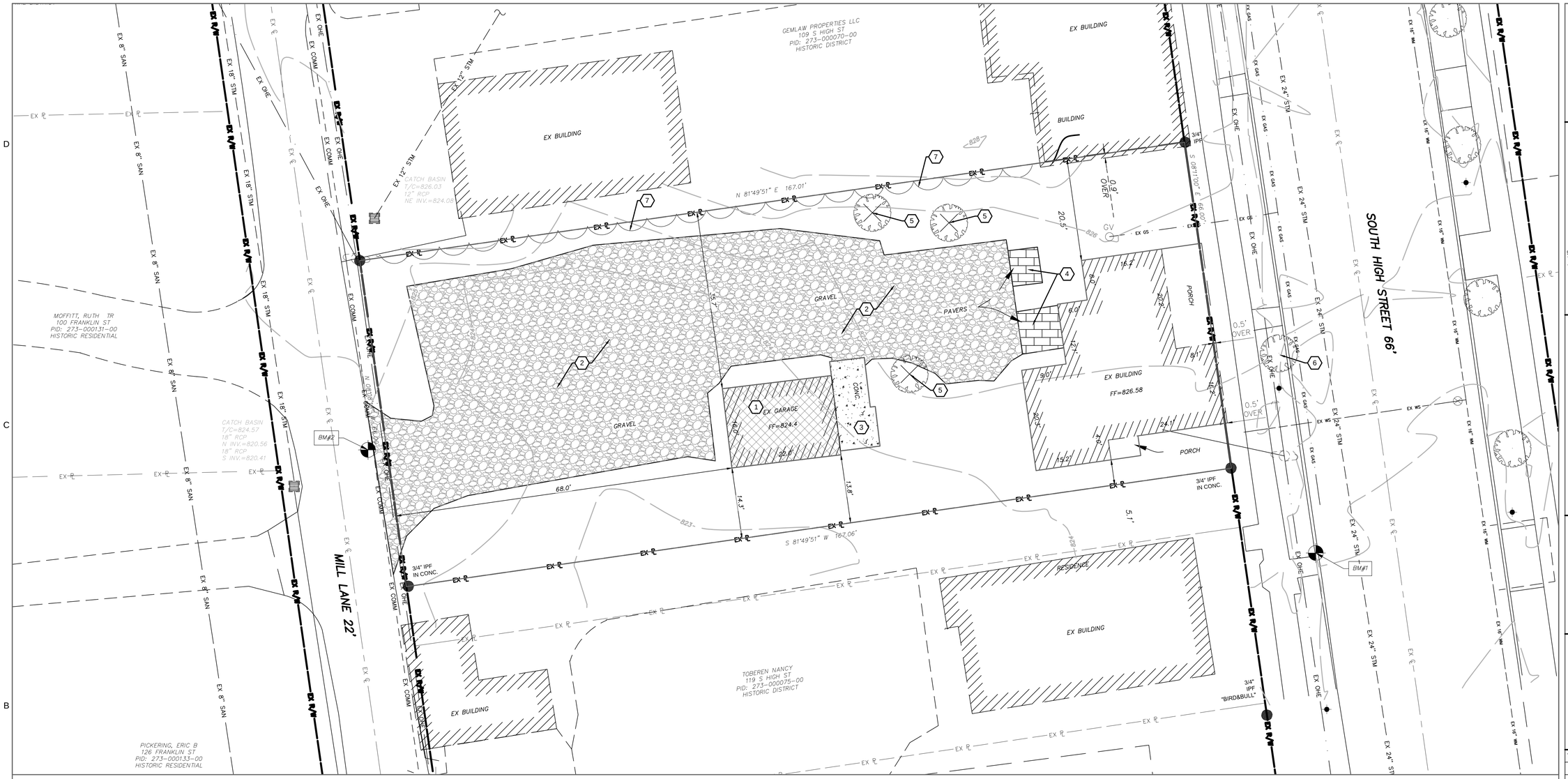

SITE DEMOLITION PLAN CODED NOTES:

1. EXISTING BUILDING TO BE REMOVED
2. GRAVEL AREA TO BE REMOVED
3. EXISTING CONCRETE PAD TO BE REMOVED
4. PAVERS TO BE REMOVED
5. EXISTING TREE TO BE REMOVED
6. EXISTING TREES TO BE PROTECTED IN PLACE.
7. EXISTING BRUSH TO BE REMOVED

SITE DEMOLITION PLAN NOTES:

1. ALL ITEMS TO BE TRANSPORTED TO A LEGAL DUMPSITE.
2. CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO REMOVE CONCRETE TO NEAREST JOINT, WHERE APPLICABLE.

SITE DEMOLITION LEGEND

- EXISTING CONCRETE TO BE REMOVED
- EXISTING PAVERS TO BE REMOVED
- EXISTING GRAVEL TO BE REMOVED
- EXISTING BUILDING TO BE REMOVED
- LIMITS OF DEMOLITION
- ITEMS TO BE REMOVED

SURVEY LEGEND

EX R/W	EX RIGHT OF WAY		EX CATCH BASIN/OUTLET PIPE
EX ℄	EX PROPERTY LINE	D	EX STORM MANHOLE
EX ℄	EX ROAD CENTER LINE	S	EX SANITARY MANHOLE
EX STM	EX STORM SEWER		EX CLEANOUT
EX SAN	EX SANITARY SEWER	T	EX TELEPHONE MANHOLE
EX SS	EX SANITARY SERVICE		EX LIGHT POLE
EX WM	EX WATER MAIN		EX POWER POLE
EX WS	EX WATER SERVICE		EX GUY WIRE
EX GAS	EX GAS MAIN		EX TRANSFORMER
EX GS	EX GAS SERVICE	EM	EX ELECTRIC METER
EX COMM	EX UNDERGROUND TELECOMMUNICATIONS		EX WATER VALVE
EX UGE	EX UNDERGROUND ELECTRIC		EX HYDRANT
EX OHE	EX OVERHEAD ELECTRIC		EX GAS VALVE
X X	EX FENCE		EX GAS METER
823	EX CONTOUR		¾" IRON PIN FOUND
823.00	EX ELEVATION		⅝", 30" LONG, REBAR SET
			SURVEY NAIL SET

NORTH

GRAPHIC SCALE

10 0 5 10

(IN FEET)

1 inch = 10ft.

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EXISTING CONDITIONS/ DEMOLITION PLAN

DRAWING NO.

C-101

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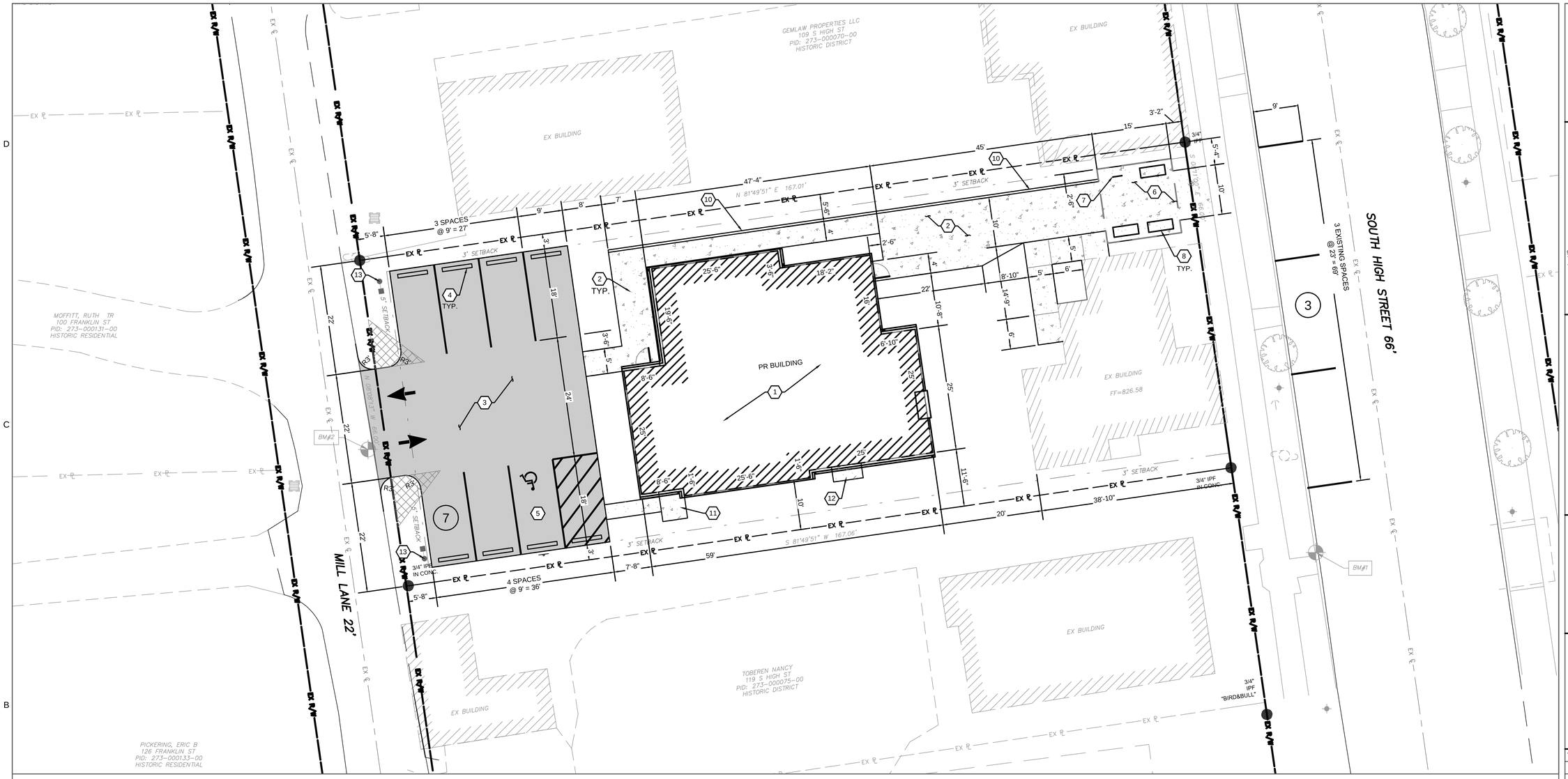

SITE NOTES

1. DIMENSIONS ARE FROM FACE OF CURB, UNLESS OTHERWISE NOTED.
2. UNDIMENSIONED RADIUSES TO BE 5'.
3. EXISTING PAVEMENT GRADES TO MATCH (FLUSH) WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
4. PAVEMENT JOINT WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT TO BE SEALED WITH HOT APPLIED JOINT SEALER.
5. ALL PROPOSED PAVEMENT MARKINGS TO BE 4" IN WIDTH AND WHITE IN COLOR, UNLESS OTHERWISE NOTED.
6. REFERENCE SURVEY LEGEND ON SHEET C-101.

SITE LAYOUT PLAN CODED NOTES:

1. PROPOSED BUILDING (REFER TO ARCHITECTURAL PLANS FOR DETAILS)
2. PROPOSED STAMPED CONCRETE. (REFER TO ARCHITECTURAL PLANS FOR DETAILS)
3. PROPOSED ASPHALT PAVEMENT (SEE DETAIL ON SHEET C-501)
4. PROPOSED WHEEL STOP (SEE DETAIL ON SHEET C-501)
5. VAN ACCESSIBLE ADA PARKING SPACE WITH ADA PARKING SYMBOL, WHEEL STOP AND PARKING SIGN (SEE SHEET C-501 FOR DETAIL)
6. PROPOSED POCKET PARK AREA
7. PROPOSED BIKE RACK (1 TOTAL) (SEE DETAIL ON SHEET C-501)
8. PROPOSED BENCHES (REFER TO ARCHITECTURAL PLANS FOR DETAILS)
9. PROPOSED LANDSCAPE AREA (REFER TO ARCHITECTURAL PLANS FOR DETAILS)
10. PROPOSED CONCRETE CURB (SEE DETAIL ON SHEET C-501)
11. PROPOSED CONCRETE PAD FOR TRASH (65 GALLON) BINS (REFER TO ARCHITECTURAL PLANS FOR SCREENING DETAILS)
12. PROPOSED CONCRETE PAD FOR AC UNITS.
13. PROPOSED SITE LIGHTING. (REFER TO SHEET C-106 FOR PHOTOMETRIC PLAN)

SITE PLAN LEGEND

- PROPOSED ASPHALT PAVEMENT
- PROPOSED STAMPED CONCRETE SIDEWALK (REFER TO ARCHITECTURAL PLANS FOR DETAILS)
- 10' SIGHT TRIANGLE
- DIRECTIONAL ARROW (FOR REFERENCE ONLY)

NORTH

GRAPHIC SCALE

10 0 5 10

(IN FEET)

1 inch = 10ft.

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SITE PLAN

DRAWING NO.
C-102

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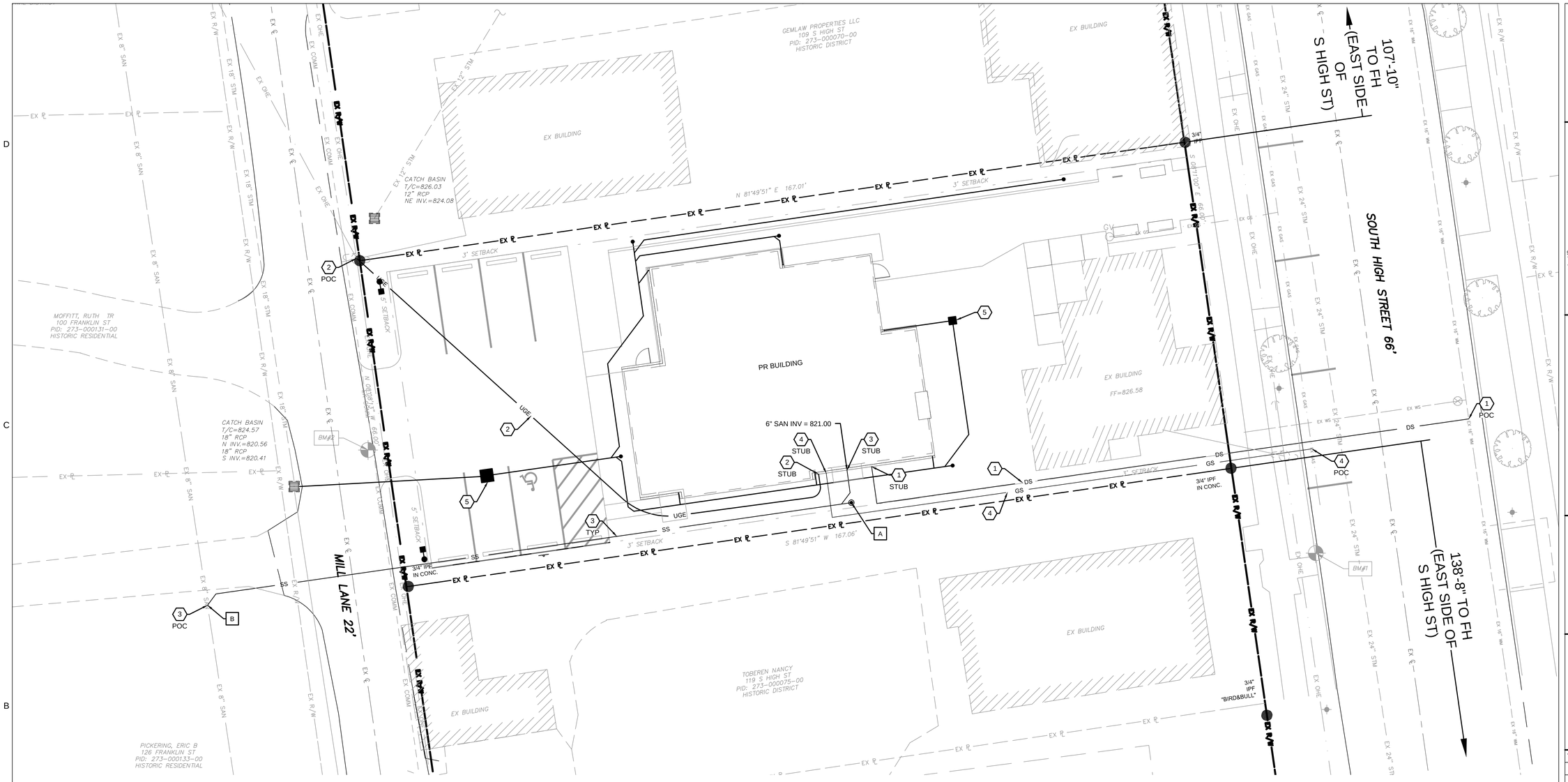

UTILITY PLAN CODED NOTES:

1. PROPOSED 1" DOMESTIC SERVICE
2. PROPOSED ELECTRIC AND COMMUNICATIONS SERVICES. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES BEFORE CONSTRUCTION
3. PROPOSED 6" SANITARY SERVICE @ 2.08%. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY BEFORE CONSTRUCTION
4. PROPOSED GAS SERVICE. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY BEFORE CONSTRUCTION
5. REFERENCE SHEET C-104 FOR STORM SEWER INFORMATION

PROPOSED SANITARY STRUCTURE TABLE

ID	DESCRIPTION	NORTHING	EASTING	RIM ELEVATION	INVERT
A	PR SAN CLEANOUT	764427.72	1796806.58	823.63	PR 6" INV = 820.86 (N&W)
B	PR SAN CONNECTION TAP	764407.17	1796677.52	N/A	PR 6" INV = 818.14 (E) EX 8" INV = 815.75 (N&S)

UTILITY LEGEND

- EXISTING SANITARY MANHOLE
- STORM MANHOLE
- STORM CATCH BASIN
- STORM CLEANOUT
- EXISTING STORM MANHOLE
- WATERMAIN TAPPING SLEEVE & VALVE
- WATER SERVICE VALVE
- WATER SERVICE BEND
- WATER SERVICE TEE
- TYP — TYPICAL
- POC — POINT OF CONNECTION
- STUB — APPROXIMATE STUB IN LOCATION. REFER TO ARCHITECTURAL PLANS FOR EXACT STUB IN LOCATIONS

NORTH

GRAPHIC SCALE

10 0 5 10

(IN FEET)

1 inch = 10ft.

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UTILITY PLAN

DRAWING NO.
C-103

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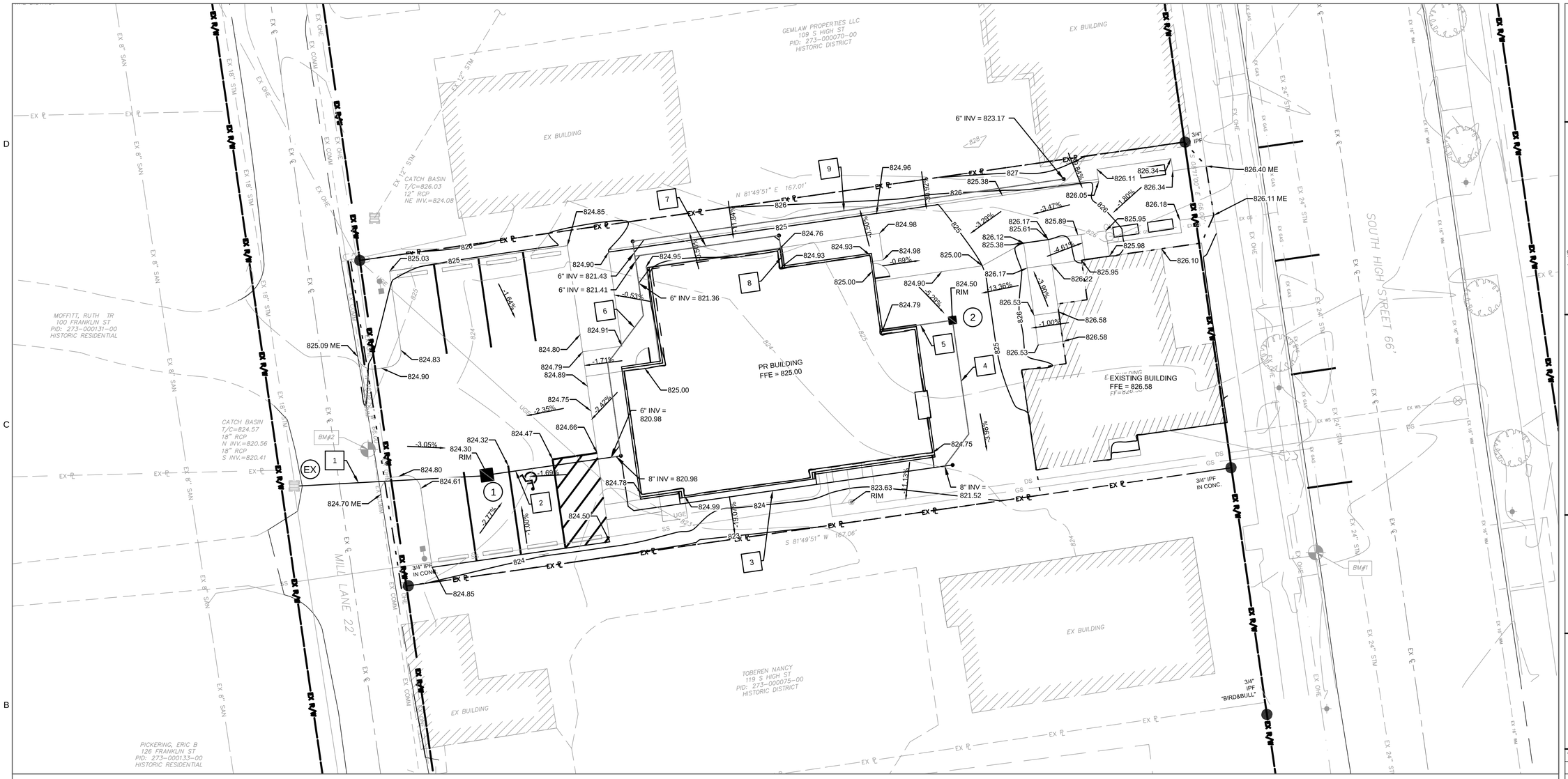

GRADING LEGEND

801.88	PROPOSED ELEVATION
793.95 ME	MEET EXISTING ELEVATION
-1.5%	PROPOSED SLOPE
795	PROPOSED CONTOUR
795	EXISTING CONTOUR
948.50	TOP OF CURB
948.00	BOTTOM OF CURB

SITE GRADING PLAN NOTES:

1. ALL GRADES ARE FINISH PAVEMENT GRADES UNLESS OTHERWISE NOTED.
2. REFER TO SHEET C-103 FOR STORM SYSTEM ELEVATIONS
3. REFER TO SHEET C-101 FOR SURVEY LEGEND.

(#) PROPOSED STORM PIPE TABLE

ID	SIZE	LENGTH	SLOPE	MATERIAL
1	12"	36'	0.7%	HP STORM
2	8"	26'	0.7%	PVC
3	8"	75'	0.7%	PVC
4	8"	30'	0.7%	PVC
5	6"	13'	1.0%	PVC
6	6"	72'	1.0%	PVC
7	6"	29'	1.0%	PVC
8	6"	6'	1.0%	PVC
9	6"	87'	2.0%	PERFORATED PVC UNDERDRAIN

(#) PROPOSED STORM STRUCTURE TABLE

ID	STRUCT.	NORTHING	EASTING	RIM ELEV.	INVERT
EX	EXISTING CATCH BASIN	764430.95	1796694.87	824.57	EX 18" INV = 820.56 (N) EX 18" INV = 820.41 (S) PR 12" INV = 820.56 (NE)
1	CATCH BASIN	764433.14	1796733.53	824.30	PR 8" INV = 820.81 (E) PR 12" INV = 820.81 (SW)
2	YARD DRAIN	764464.20	1796826.84	824.50	PR 8" INV = 821.55 (S&W)

NORTH

GRAPHIC SCALE

10 0 5 10

(IN FEET)

1 inch = 10ft.

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STORM & GRADING PLAN

DRAWING NO.

C-104

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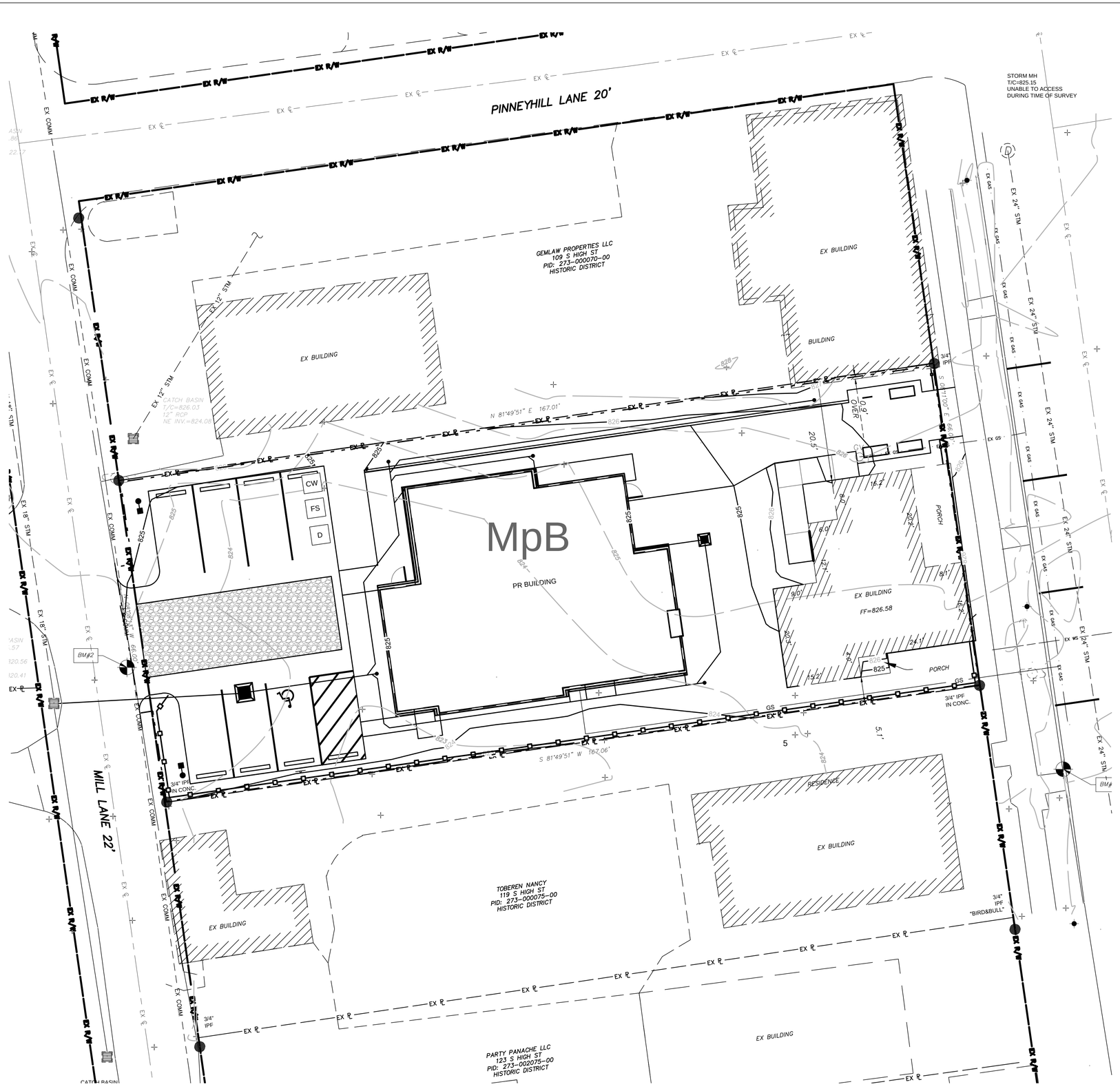

A. PROJECT DESCRIPTION: OFFICE BUILDING
B. PROJECT ADDRESS: 113 S HIGH STREET
C. PID 273-000034-00
D. OWNER: U CREW HOLDINGS LLC
113 S HIGH STREET
DUBLIN, OH 43017
(ON-SITE CONTACT) MARK FORNHAM (614-389-3672)
KELLY BURKE (614-389-3564)
EMAIL: MARK.FORNHAM@LPL.COM
KELLY.D.BURKE@LPL.COM

E. PLAN DESIGNER
OSBORN ENGINEERING
990 WEST THIRD AVENUE, SUITE 200
COLUMBUS, OH 43212
PHONE: 614-556-4272
EMAIL: NHARRINGTON@OSBORN-ENG.COM

F. DISTURBED AREA: 0.25 AC
G. TOTAL ON-SITE AREA: 0.25 AC
H. RUNOFF CALCULATIONS:

PRE-CONSTRUCTION RUNOFF COEFFICIENTS

EXISTING IMPERVIOUS AREA	
• ON-SITE IMPERVIOUS =	0.14 AC
• R/W IMPERVIOUS =	0.00 AC
EXISTING PERVIOUS AREA	
• ON-SITE PERVIOUS =	0.11 AC
• R/W PERVIOUS =	0.00 AC
TOTAL DISTURBED AREA =	0.25 AC
CN	86

POST-CONSTRUCTION RUNOFF COEFFICIENTS

PROPOSED IMPERVIOUS AREA	
• ON-SITE IMPERVIOUS =	0.17 AC
• R/W IMPERVIOUS =	0.00 AC
PROPOSED PERVIOUS AREA	
• ON-SITE PERVIOUS =	0.08 AC
• R/W PERVIOUS =	0.00 AC
TOTAL DISTURBED AREA =	0.25 AC
CN	92

I. EXISTING SOILS: MpB - MILTON-URBAN LAND COMPLEX, 2-6% SLOPES
J. PRIOR LAND USE: GRAVEL LOT & GARAGE
K. ESTIMATED START DATE: MAY 2018
L. ESTIMATED COMPLETION DATE: OCTOBER 2018
M. CONSTRUCTION SITE OPERATORS: TBD
ADDRESS TBD
TBD (ON SITE CONTACT)
PHONE: XXX-XXX-XXXX
N. PERSON RESPONSIBLE FOR AUTHORIZING & AMENDING THE SWPPP: NATHAN HARRINGTON (614-556-4272)

O. CONSTRUCTION SEQUENCE:
1. STAKE AND/OR FLAG LIMITS OF CLEARING
2. DURING PRE-CONSTRUCTION MEETING ALL EROSION AND SEDIMENT CONTROL SHALL BE DISCUSSED.
3. INSTALL SILT FENCE PERIMETER CONTROLS AS SHOWN ON THE PLANS AND INLET PROTECTION ON EXISTING INLET STRUCTURES WITHIN 7 DAYS OF CLEARING/GRUBBING AND PRIOR TO GRADING ACTIVITIES.
4. INSTALL CONSTRUCTION ENTRANCE, IF CONDITIONS ARE SUCH THAT MUD IS COLLECTING ON VEHICLE TIRES, THE TIRES MUST BE CLEANED BEFORE THE VEHICLES ENTER THE PUBLIC ROADWAY. THE SITE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING OR FLOW OF MUD INTO THE PUBLIC RIGHT-OF-WAY. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO THE ROADWAY MUST BE REMOVED PROMPTLY.
5. CONSTRUCT STORM DRAIN. DURING CONSTRUCTION OF STORM DRAINS THE ENDS OF ALL OPEN PIPES SHALL BE PROTECTED BY FILTER BARRIERS OR OTHER APPROVED MEANS.
   a.)PROMPTLY UPON BACKFILL OF STORM STRUCTURES, FILTER BARRIERS SHALL BE PLACED.
   b.)CONSTRUCT TEMPORARY SWALES TO DRAINAGE STRUCTURES.
6. ANY REMAINING EXPOSED AREAS SHALL BE SEEDED AND MULCHED OR SODDED WITHIN 7 DAYS OF FINAL GRADE.
7. MAINTAIN EROSION & SEDIMENT CONTROL MEASURES UNTIL THE SITE HAS BEEN COMPLETELY STABILIZED & APPROVED BY CITY OF DUBLIN..
8. REMOVE SEDIMENT CONTROLS.
9. CONSTRUCTION WASTE (INCLUDING CONCRETE WASHOUT) WILL NEED TO BE TRANSPORTED TO A LEGAL DUMP SITE.

Q. STORM WATER DISCHARGE: SITE GENERALLY SHEET FLOWS FROM THE NORTHEAST TO THE SOUTHWEST.

EROSION CONTROL LEGEND

- CW — CONCRETE WASHOUT (SEE SHEET C-502 FOR DETAIL)
- FS — FUEL STORAGE
- D — DUMPSTER
- INLET PROTECTION (SEE SHEET C-502 FOR DETAIL)
- 15' x 40' STABILIZED CONSTRUCTION ENTRANCE (SEE SHEET C-502 FOR DETAIL)
- SILT FENCE
- LIMITS OF CONSTRUCTION

NORTH

GRAPHIC SCALE
10 0 5 10
(IN FEET)
1 inch = 10ft.

ABBREVIATION LEGEND

PR	PROPOSED
EX	EXISTING
R/W	RIGHT OF WAY
℄	PROPERTY LINE
BLDG	BUILDING
SF	SQUARE FOOT
FFE	FINISH FLOOR ELEVATION
BM	BENCHMARK
SAN	SANITARY
MH	MANHOLE
CB	CATCH BASIN
MIN	MINIMUM

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EROSION CONTROL PLAN

DRAWING NO.
C-105

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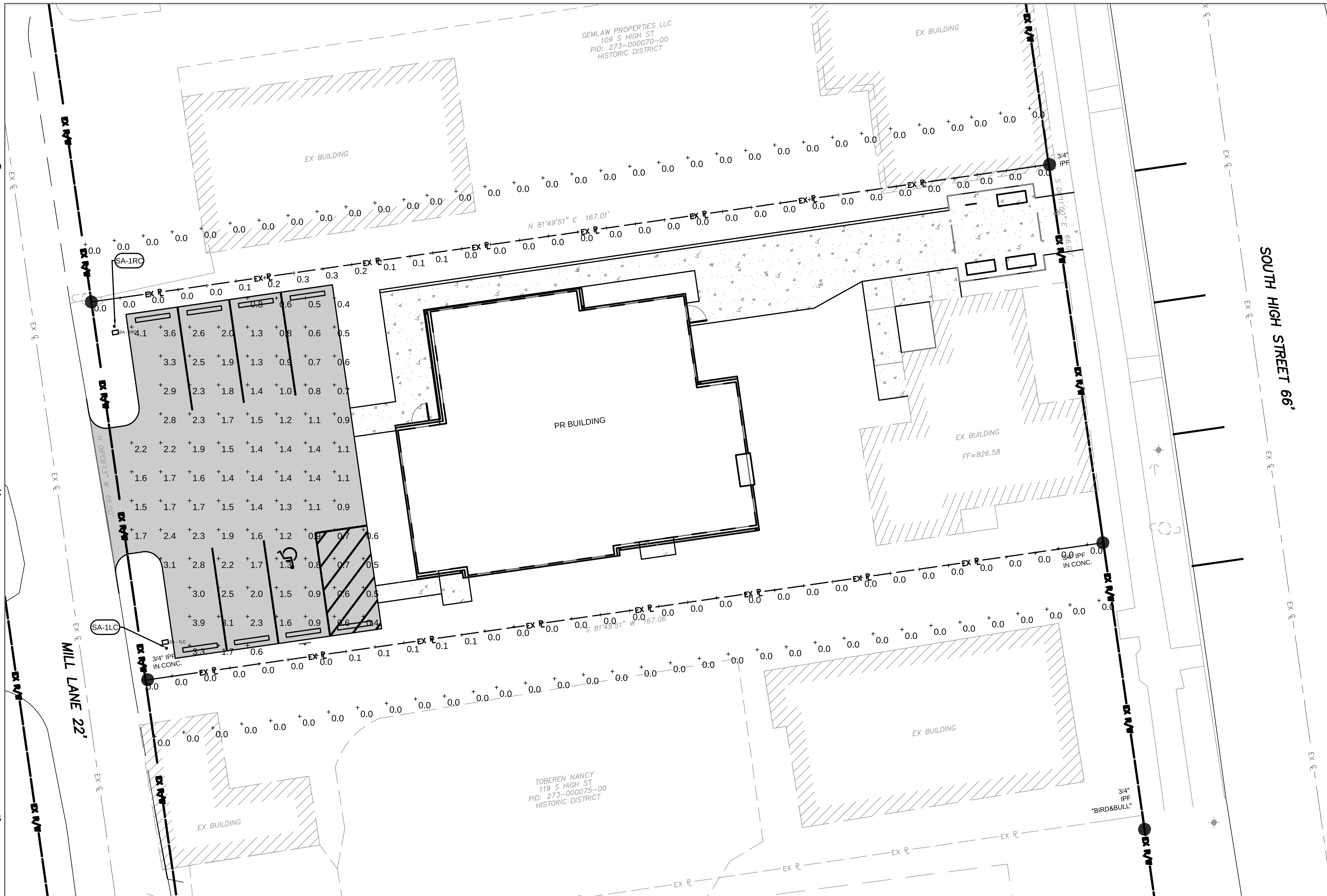

NORTH

GRAPHIC SCALE

10 0 5 10

(IN FEET)

1 inch = 10ft.

D-Series Size 0
LED Area Luminaire

Catalog Number	
Notes	
Type	SL & SR

Specifications

- EPA: 0.95 ft² (.09 m²)
- Length: 26" (66.0 cm)
- Width: 13" (33.0 cm)
- Height: 7" (17.8 cm)
- Weight (max): 16 lbs (7.25 kg)

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background¹

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA DDBXD

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	Forward optics P1 P4 P7 P2 P5 P3 P6 Rotated optics P10 P12 P11 P13	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short T5S Type V short T5M Type V medium T5W Type V wide BLC Backlight control LCCO Left corner cutoff RCCO Right corner cutoff SL: LCCO SR: RCCO	MVOLT 120 208 240 277 347 480	Shipped included SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor RPUMBA Round pole universal mounting adaptor Shipped separately KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)

Control options		Other options	Finish (required)
Shipped installed PER NEMA twist-lock receptacle only (control ordered separate) PER5 Five-wire receptacle only (control ordered separate) PER7 Seven-wire receptacle only (control ordered separate) DMG 0-10V dimming extend out back of housing for external control (control ordered separate) PIR Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc PIR1FC3V Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc	PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc BL30 Bi-level switched dimming, 30% BL50 Bi-level switched dimming, 50% PNMTDD3 Part night, dim till dawn PNMT5D3 Part night, dim 5 hrs PNMT6D3 Part night, dim 6 hrs PNMT7D3 Part night, dim 7 hrs FAO Field adjustable output	Shipped installed HS House-side shield SF Single fuse (120, 277, 347V) DF Double fuse (208, 240, 480V) L90 Left rotated optics R90 Right rotated optics DDL Diffused drop lens Order separately BS Bird spikes EGS External glare shield	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

LITHONIA LIGHTING

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DSX0-LED
Rev. 02/14/18
Page 1 of 7

LITHONIA LIGHTING

Catalog Number	
Notes	
Type	

Anchor Base Poles

SSA

SQUARE STRAIGHT ALUMINUM

FEATURES & SPECIFICATIONS

INTENDED USE — Square Straight Aluminum is a general purpose light pole for up to 35-foot mounting heights. This pole provides a lighter and naturally corrosion-resistant option for mounting area light fixtures and floodlights.

CONSTRUCTION — **Pole Shaft:** The pole shaft is of uniform wall thickness and is made of extruded 6000 series aluminum alloy tubing that is heat treated to a T6 temper to provide maximum strength. The shaft is uniformly square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4", 5", 6" and 6.75".

Pole Top: Options include tenon top, drilled for side mount fixture, tenon with drilling (includes extra handhole) and open top. A cast aluminum top cap is provided for all poles that will receive drilling patterns for side-mount luminaire arm assemblies or when ordered with open top (PT) option. The top cap resists intrusion of moisture and environmental contaminants.

Handhole: A handhole opening with grounding provision is provided near the base. Standard positioning varies with shaft width as follows: 4" shaft, handhole at 12"; 5" shaft, handhole at 14"; 6" and 6.75" shaft, handhole at 18". Positioning the handhole lower than standard may not be possible and requires engineering review; consult Tech Support-Outdoor for further information. Every handhole includes a cover and cover attachment hardware. The handhole for a pole specified with a 4" or 5" shaft width has a nominal dimension of 2" x 4"; the handhole for a pole specified with a 6" or 6.75" width has a nominal dimension of 2.63" x 5".

Anchor Base/ Cover/ Bolts: Anchor base is cast from 356 alloy aluminum and is supplied with 4 nut cover disks. A full 2-piece cast aluminum anchor base cover is available as an option.

Anchor bolts are manufactured to ASTM F1554 Standards Grade 55, (55 KSI minimum yield strength and tensile strength of 75-95 KSI). Upper portion of anchor bolt is galvanized per ASTM A-153; bolts have an "L" bend on bottom end and are galvanized a minimum of 12" on the threaded end.

FINISH — Painted finish is coated with TGIC (Triglycidyl Isocyanurate) Polyester powder that meets 5A and 5B classifications of ASTM D3359. Standard powder-coat finishes include Dark Bronze, White, Black, Medium Bronze and Natural Aluminum colors. Classic finishes include Sandstone, Charcoal Gray, Tennis Green, Bright Red and Steel Blue colors. Other finishes include Brushed Aluminum, and Anodized Dark Bronze, Anodized Natural Aluminum and Anodized Black. Architectural Colors and Special Finishes are available by quote and include, but are not limited to RAL Colors, Custom Colors and Extended Warranty Finishes. Factory-applied primer paint finish is available for customer field-paint applications.

WARRANTY — 1-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

NOTE: Actual performance may differ as a result of end-user environment and application. Specifications subject to change without notice.

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative.

Example: SSA 20 4C DM19 BA

Series	Nominal fixture mounting height	Nominal shaft base size/wall thickness	Mounting	Options	Finish
SSA	(See technical information table for complete ordering information.) 8'-35' (for 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.)	(See technical information table for complete ordering information.) 4C 4" (.125") 5C 5" (.125") 5E 5" (.156") 5G 5" (.188") 6E 6" (.156") 6G 6" (.188") 7E 7" (.156") 8E 8" (.156") 8G 8" (.188") 8J 8" (.250") 9E 9" (.156") 9G 9" (.188") 10G 10" (.188") 10J 10" (.250")	Tenon mounting PT Open top T20 2-3/8" O.D. (2" NPS) T25 2-7/8" O.D. (2-1/2" NPS) T30 3-1/2" O.D. (3" NPS) T35 4" O.D. (3-1/2" NPS) Drill mounting DM19 1 at 90° DM28 2 at 180° DM28PL 2 at 180° with one side plugged DM29 2 at 90° DM39 3 at 90° DM49 4 at 90° CSX/DSX/AERIS™/OMERO™/HLA/KAX Drill mounting DM19AS 1 at 90° DM28AS 2 at 180° DM29AS 2 at 90° DM39AS 3 at 90° DM49AS 4 at 90° AERIS™ Suspend drill mounting DMxxAST_ OMERO™ Suspend drill mounting DMxxMRT_	Shipped installed L/AB Less anchor bolts (Include when anchor bolts are not needed) VD Vibration damper TP Tamper proof HAxy Horizontal arm bracket (1 fixture) FDLxy Festoon outlet less electrical CPL12/xy 1/2" coupling CPL34/xy 3/4" coupling CPL1/xy 1" coupling NPL12/xy 1/2" threaded nipple NPL34/xy 3/4" threaded nipple NPL1/xy 1" threaded nipple EHHxy Extra handhole MAEX Match existing USPOM United States point of manufacture UL UL listed wit label (Includes NEC compliant cover) NEC NEC 410.30 compliant gasketed handhole (Not UL Labeled) Shipped separately (replacement kit available) (blank) BLTC Bolt caps FBC Full base cover (spun aluminum) (blank) TC Top cap (with drill-mount poles) (blank) HHC Handhole cover	Standard colors DDB Dark bronze DWH White DBL Black DMB Medium bronze DNA Natural aluminum Brushed Finish BA Brushed aluminum Classic colors DSS Sandstone DGC Charcoal gray DTG Tennis green DBR Bright red DSB Steel blue Class 1 architectural anodized ABL Black ADB Dark bronze ANA Natural Architectural colors (powder finish)

See footnotes next page.

OUTDOOR POLE-SSA

U CREW HOLDINGS

113 South High Street
Dublin, OH 43017
(614) 389-3672

OSBORN ENGINEERING

990 West Third Avenue - Suite 200 | Columbus, OH 43212
1100 Superior Ave - Suite 300 | Cleveland, OH 44114
441 Wolf Ledges Pkwy - Suite 300 | Akron, OH 44311

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PHOTOMETRIC PLAN

DRAWING NO.

C-106

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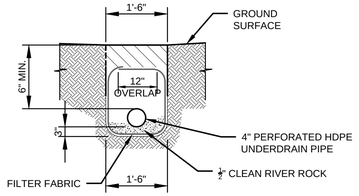
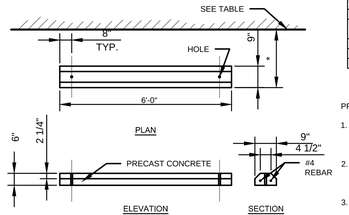


UNDERDRAIN DETAIL
NOT TO SCALE

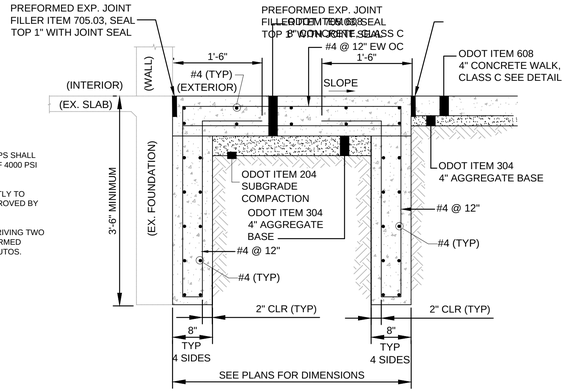


WHEEL STOP LOCATION FROM	*
EDGE OF PAVEMENT	2'-0"
FACE OF CURB	2'-6"
FACE OF WALL	3'-6"
FACE OF FENCE	3'-6"

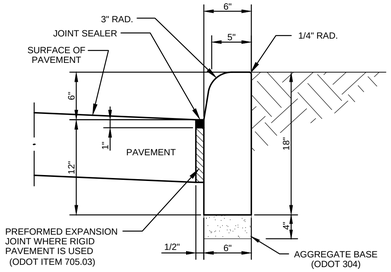
PRECAST CONCRETE WHEEL STOP NOTES:

1. CONCRETE USED IN PRECASTING WHEEL STOPS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS
2. DETAILED DIMENSIONS MAY BE VARIED SLIGHTLY TO CONFORM TO LOCAL AVAILABILITY WHEN APPROVED BY THE ENGINEER
3. WHEEL STOPS SHALL BE HELD IN PLACE BY DRIVING TWO (2)18" LONG #4 REBARS THROUGH THE PREFORMED HOLES IN EACH PRECAST WHEEL STOP FOR AUTOS.

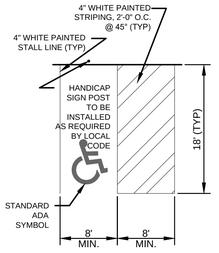
PRECAST CONCRETE WHEEL STOP DETAIL
NOT TO SCALE



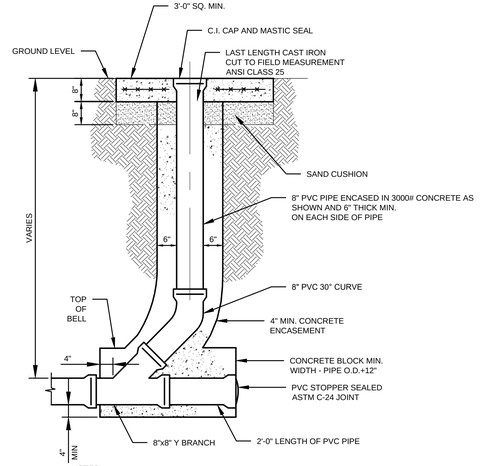
(CONCRETE WALK)
FROST STOOP DETAIL
NOT TO SCALE



18" CONCRETE CURB DETAIL
NOT TO SCALE



ADA PARKING STALL DETAILS
NOT TO SCALE

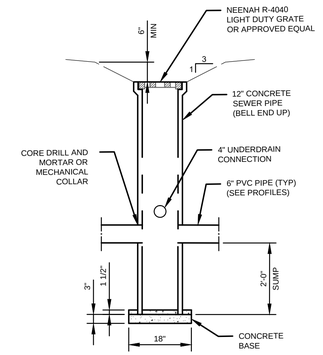


NOTES:

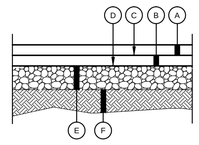
1.) 8" CLEAN OUT SHALL BE USED FOR 8" SEWER AND LARGER.

2.) SMALLER SIZE SEWERS AND LAMP SHALL HAVE SAME SIZE PIPE.

CLEANOUT DETAIL
WITH CONCRETE PAD
NOT TO SCALE



YARD DRAIN DETAIL
NOT TO SCALE



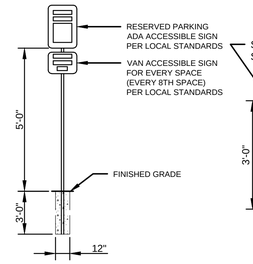
PR ASPHALT PAVEMENT
NOT TO SCALE

PAVEMENT LEGEND

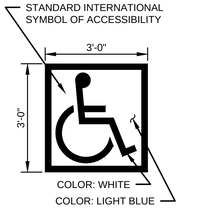
- (A) 1.50" MIN. ASPHALT SURFACE COURSE (ODOT CMS 448 TYPE 1)
- (B) 1.75" MIN. ASPHALT INTERMEDIATE COURSE (ODOT CMS 448 TYPE 2)
- (C) TACK COAT (ODOT CMS 407)
- (D) PRIME COAT (ODOT CMS 408)
- (E) 8" AGGREGATE BASE (ODOT CMS 304)
- (F) SUBGRADE COMPACTION (ODOT CMS 204)

PAVEMENT NOTES:

- PAVEMENT SECTION TO BE VERIFIED WITH GEOTECHNICAL ENGINEER AND APPROVED BY OWNER PRIOR TO INSTALLATION.



HANDICAP RESERVE
PARKING SIGN



ADA ACCESSIBLE SYMBOL
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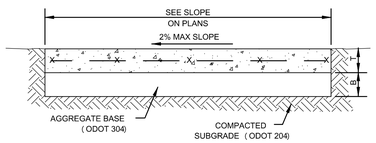
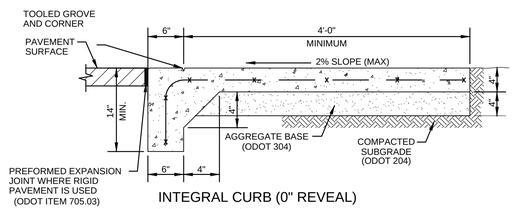


SIDEWALK	T = 4"
SIDEWALK	B = 4"

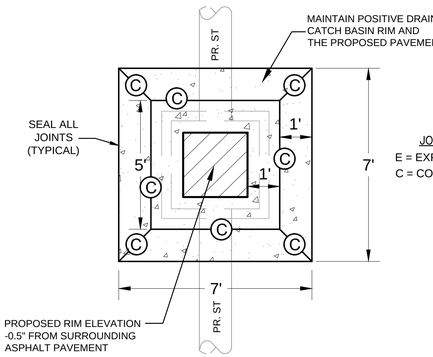
PRIVATE CONCRETE SIDEWALK NOTES

1. USE 3/8"x 4" EXPANSION JOINTS AT CHANGE OF DIRECTIONS, CURBS, RIGID STRUCTURES, AND RIGID PAVEMENT. ON STRAIGHT RUNS PROVIDE EXPANSION JOINTS EVERY 20 FEET.
2. CONCRETE SIDEWALKS- USE READY-MIX CONCRETE WITH 4,000 PSI STRENGTH @ 28 DAYS.
3. USE REINFORCEMENT - 6x 6 - W1.4x W1.4 W.W.M.
4. TOOL ALL EXPOSED EDGES AND JOINTS TO 3/4" RADIUS.
5. **REFER TO ARCHITECTURAL PLANS FOR FINISH.**

PRIVATE CONCRETE SIDEWALK DETAIL
NOT TO SCALE

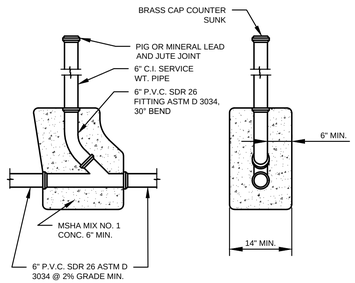


INTEGRAL CURB (0" REVEAL)
CONCRETE SIDEWALK DETAIL
NOT TO SCALE

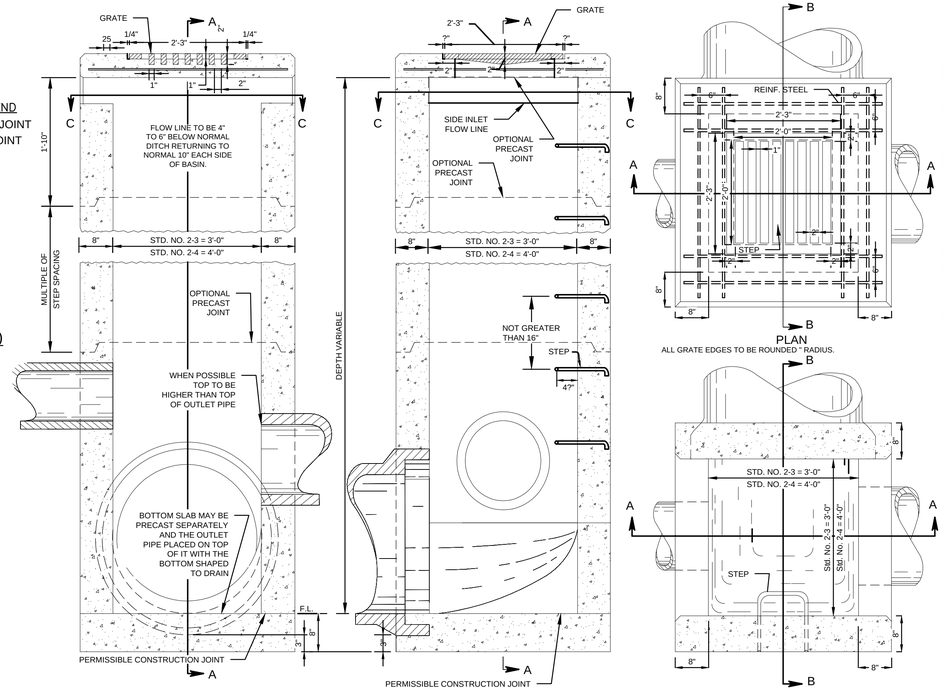


JOINT LEGEND
E = EXPANSION JOINT
C = CONTROL JOINT

PROPOSED CATCH BASIN CONCRETE BOXOUT PLAN (TYPICAL)
NOT TO SCALE



ROOF DRAIN CLEANOUT
NOT TO SCALE



ODOT TYPE 2-3 & 2-4 CATCH BASIN DETAIL
NOT TO SCALE

GRATING: THE DESIGN SHALL BE ESSENTIALLY THE SAME AND EQUALLY AS STRONG AS THE ONE SHOWN HERON. MINIMUM WEIGHT 120 POUNDS.

BRICK, CONCRETE BLOCK OR CAST-IN PLACE WALLS SHALL HAVE A NOMINAL THICKNESS OF 8 INCHES. PRECAST WALLS SHALL HAVE A MINIMUM THICKNESS OF 6 INCHES AND BE REINFORCED SUFFICIENTLY TO PERMIT SHIPPING AND HANDLING WITHOUT DAMAGE.

CAST-IN-PLACE CONCRETE IS TO BE CONCRETE: CLASS C. ALL PRECAST CONCRETE SHALL MEET THE REQUIREMENTS OF CMS 706.13 WITH 6 ± 2% AIR VOID CONTENT IN THE HARDENED CONCRETE AND BE MARKED WITH THE CATCH BASIN NUMBER.

REINFORCING IN THE TOP TO BE NO. 4 BARS 6" CENTER TO CENTER. FOR STANDARD NO. 2-3 USE 8 BARS AND FOR STANDARD NO. 2-4 USE 12 BARS.

OPENINGS FOR PIPES SHALL BE O.D.+2" WHEN PREFABRICATED OR FIELD CUT.

LOCATION AND ELEVATION WHEN GIVEN ON THE PLANS IS TOP CENTER OF GRATE. WHEN SIDE OPENINGS ARE PROVIDED, ELEVATION SHALL BE THE FLOW LINE OF THE SIDE INLET.

SIDE INLETS SHALL BE PROVIDED ONLY WHEN SPECIFIED ON THE PLANS. STEPS SHALL BE PROVIDED WHERE THE DEPTH EXCEEDS 72" AND SHALL MEET THE REQUIREMENTS OF MH-1.

INLETS OVER 12 FEET IN DEPTH SHALL BE PRECAST OR CAST-IN-PLACE CONCRETE; REINFORCED WITH NO. 4 BARS ON 12" CENTERS BOTH VERTICALLY AND HORIZONTALLY WITH 2" CLEARANCE FROM INSIDE WALL FACE.

CATCH BASIN SIZE	OUTLET PIPE SIZE
2-3	12" to 33"
2-4	36" to 42"

U CREW HOLDINGS
113 South High Street
Dublin, OH 43017
(614) 389-3672

OSBORN ENGINEERING
990 West Third Avenue - Suite 200 | Columbus, OH 43212
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CONSTRUCTION DETAILS

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EROSION AND SEDIMENT CONTROL

QUALITY CONTROL

1. LAND-DISTURBING ACTIVITIES MUST COMPLY WITH ALL APPLICABLE LOCAL CODES, REGULATIONS AND ORDINANCES. ALL LAND-DISTURBING ACTIVITIES SHALL BE SUBJECT TO INSPECTION AND SITE INVESTIGATION BY THE LOCAL JURISDICTIONAL AUTHORITY AND/OR THE STATE EPA. FAILURE TO COMPLY WITH LOCAL CODES, REGULATIONS AND/OR ORDINANCES IS SUBJECT TO LEGAL ENFORCEMENT ACTION. IN ADDITION, DUMPING OF MATERIALS INTO THE STORM SEWERS WILL NOT BE PERMITTED.
2. ALL EROSION AND SEDIMENT CONTROL PRACTICES ARE SUBJECT TO FIELD MODIFICATION AT THE DISCRETION OF THE LOCAL JURISDICTIONAL AUTHORITY AND/OR THE STATE EPA.
3. ALL EROSION AND SEDIMENTATION CONTROL MEASURES ARE TO BE INSPECTED AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER THAN 0.5 INCHES PER 24 HOUR PERIOD. IF THE INSPECTION REVEALS THAT A CONTROL PRACTICE IS IN NEED OF REPAIR OR MAINTENANCE, WITH THE EXCEPTION OF A SEDIMENT SETTLING POND, IT MUST BE REPAIRED OR MAINTAINED WITHIN 3 DAYS OF THE INSPECTION. SEDIMENT SETTLING PONDS MUST BE REPAIRED WITHIN 10 DAYS OF THE INSPECTION.

GENERAL

1. ALL DEWATERING FLOWS SHALL BE SILT-FREE PRIOR TO DISCHARGE, AND DISCHARGE SHALL BE DIRECTED TO STABILIZED SITES SUCH AS STREAMS, PONDS, STORM SEWERS OR EXISTING GRASSED DRAINAGE WAYS ACCEPTABLE TO THE OWNER. NOT ONTO EXPOSED SOILS OR ANY OTHER SITE WHERE FLOWS COULD CAUSE EROSION.
2. THE CONTRACTOR SHALL INITIATE APPROPRIATE VEGETATIVE PRACTICES ON ALL DISTURBED AREAS WITHIN SEVEN (7) DAYS IF THEY ARE TO REMAIN DORMANT (UNDISTURBED) FOR MORE THAN TWENTY-ONE (21) DAYS. FOR AREAS WITHIN FIFTY (50) FEET OF ANY STREAM, FIRST ORDER OR LARGER (CREEK IS FIRST ORDER), SOIL STABILIZATION PRACTICES SHALL BE INITIATED WITHIN TWO (2) DAYS ON ALL INACTIVE, DISTURBED AREAS AND WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. IF DUE TO WEATHER, FINAL GRADING CANNOT BE ACCOMPLISHED IMMEDIATELY, MULCHING AND TEMPORARY SEEDING IF FEASIBLE, OR SOME OTHER TYPE OF TEMPORARY EROSION CONTROL MEASURES MUST BE USED WITHIN SEVEN (7) DAYS UNTIL LONG-TERM RESTORATION CAN OCCUR. WHEN SEASONAL CONDITIONS PROHIBIT THE APPLICATION OF TEMPORARY OR PERMANENT SEEDING, NON-VEGETATIVE SOIL STABILIZATION PRACTICES SUCH AS MULCHING AND MATTING SHALL BE USED. ANY AREAS AT FINAL GRADE OR THAT WILL LIE DORMANT FOR ONE YEAR OR MORE REQUIRE PERMANENT SEEDING WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE.
3. ANY AREAS AT FINAL GRADE OR THAT WILL LIE DORMANT FOR MORE THAN ONE YEAR OR MORE SHALL BE PERMANENTLY SEEDED WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE.THE SEEDED ARE WILL BE CONSIDERED STABILIZED WHEN THERE IS A 70% VEGETATIVE DENSITY.
4. PRESERVATION SHALL TAKE PRECEDENCE OVER REMOVAL WITHIN THE TEMPORARY WORK LIMITS. REMOVE ONLY THOSE TREES, SHRUBS AND STRUCTURES NECESSARY TO COMPLETE CONSTRUCTION AND MAINTAIN THE NEW FACILITIES. REPLACEMENT "IN-KIND" OF REMOVED ITEMS SHOULD OCCUR WHEREVER POSSIBLE.
5. STOCKPILED TOPSOIL AND MATERIALS SHALL BE PROTECTED WITH EROSION CONTROL BARRIERS OR TEMPORARY SEEDING.
6. EXCESS SOIL THAT IS STOCKPILED MUST BE EITHER REMOVED OR REGRADED WITHIN 15 DAYS OF THE COMPLETION OF THE CONSTRUCTION.
7. NO FILL, TOPSOIL OR HEAVY EQUIPMENT SHALL BE STORED WITHIN 200 FEET OF A STREAM BANK OR WITHIN THE DRIPLINE OF TREE AREAS.
8. ALL DISTURBED VEGETATION IS TO BE RESEEDED AS PART OF RESTORATION UNLESS THE AREAS WILL BE PAVED OR OCCUPIED.
9. ONLY WATER OR CALCIUM CHLORIDE WILL BE USED AS A DUST PALLIATIVE.
10. CONTRACTOR SHALL INSPECT ALL INSTALLATIONS OF SOIL EROSION AND SEDIMENTATION CONTROL METHODS DAILY, ANY DAMAGED OR NON FUNCTIONAL AREAS SHALL BE REPAIRED IMMEDIATELY AND MAINTAINED THROUGH THE DURATION OF THE PROJECT OR UNTIL STABILIZED VEGETATION IS ESTABLISHED.
11. SEDIMENT CONTROL STRUCTURES SHALL BE FUNCTIONAL THROUGHOUT EARTH DISTURBING ACTIVITY. SEDIMENT PONDS AND PERIMETER SEDIMENT BARRIERS SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING AND WITHIN SEVEN DAYS FROM THE START OF GRUBBING. THEY SHALL CONTINUE TO FUNCTION UNTIL THE UPSLOPE DEVELOPMENT AREA IS RESTABILIZED.
12. IN THE EVENT OF CONFLICT BETWEEN THESE REQUIREMENTS AND POLLUTION CONTROL LAWS, RULES OR REGULATIONS OF OTHER FEDERAL, STATE, OR LOCAL AGENCIES, THE MORE RESTRICTIVE LAWS, RULES OR REGULATIONS SHALL APPLY.

SILT FENCE

1. FILTER FABRIC MATERIAL FOR SILT FENCE SHALL BE PURCHASED IN A CONTINUOUS ROLL. CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS.
2. 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).
3. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (MINIMUM 18 INCHES).
4. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 4 INCHES DEEP FOR THE SILT FENCE ALONG THE LINE OF POSTS, UPSLOPE FROM THE BARRIER.
5. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER MATERIAL.
6. THE SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.
7. THE CONTRACTOR SHALL MAINTAIN SILT FENCE UNTIL UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.

SILT FENCE MAINTENANCE

1. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. EXTRA CARE SHALL BE TAKEN TO MAINTAIN SILT FENCE NEAR POND.
2. SHOULD THE FABRIC ON THE SILT FENCE 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.
3. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
4. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.

GENERAL NOTES

5. ALL GRADES SHOWN ARE FINAL FINISH GRADES.
6. MEET ALL EXISTING GRADES FLUSH, INCLUDING EXISTING CURBS.
7. ALL LAWN AREAS TO MEET PAVEMENT EDGES FLUSH, UNLESS NOTED OTHERWISE ON THE PLAN.
8. ALL LAWN AREAS TO HAVE 2% MIN. SLOPE.
9. ALL PROPOSED CURBS ARE 6" HIGH, UNLESS NOTED OTHERWISE ON PLAN.
10. ALL SPOT ELEVATIONS AT CURBS ARE AT BOTTOM OF CURB, UNLESS NOTED OTHERWISE ON PLAN.
11. FOR ALL CURBS THAT DO NOT TERMINATE INTO A WALL OR ANOTHER CURB, TAPER FROM A 6" REVEAL TO 0" OVER 2'-0," AT CURB TERMINATION.
12. OWNER TO PROVIDE GEOTECHNICAL REPORT.
13. REMOVE UNSUITABLE MATERIALS TO A DEPTH OF AT LEAST 18" BELOW PAVEMENT SUBGRADE ELEVATIONS AND REPLACE W/ ENGINEERED FILL, PER THE PROJECT GEOTECHNICAL REPORT, AND AS DIRECTED ON SITE, BY THE GEOTECHNICAL ENGINEER.
14. REFER TO UTILITY PLAN FOR HORIZONTAL LOCATIONS OF DRAINAGE STRUCTURES.
15. ALL SITE UTILITIES, INCLUDING SITE DRAINAGE, ARE SHOWN FOR REFERENCE ONLY. SEE SITE ELECTRICAL AND SITE UTILITY PLANS.
16. REFER TO SURVEY DRAWING FOR BENCHMARK INFORMATION.

SPECIFICATIONS FOR MULCH

1. MULCH AND/OR OTHER APPROPRIATE VEGETATIVE PRACTICES SHALL BE APPLIED TO DISTURBED AREAS WITHIN 7 DAYS OF GRADING IF THE AREA IS TO REMAIN DORMANT (UNDISTURBED) FOR MORE THAN 14 DAYS OR ON AREAS AND PORTIONS OF THE SITE WHICH CAN BE BROUGHT TO FINAL GRADE.
2. MULCH SHALL CONSIST OF ONE OF THE FOLLOWING:

A. STRAW - STRAW SHALL BE UNROTTED SMALL GRAIN STRAW APPLIED AT THE RATE OF 2 TONS/AC. OR 90LBS/1,000 SQ. FT. (TWO TO THREE BALES). THE STRAW MULCH SHALL BE SPREAD UNIFORMLY BY HAND OR MECHANICALLY SO THE SOIL SURFACE IS HAND-SPEAD MULCH, DIVIDE AREA INTO APPROXIMATELY 1,000 SQ FT SECTIONS AND PLACE TWO 45-LB. BALES OF STRAW IN EACH SECTION.

B. HYDROSEEDERS - WOOD CELLULOSE FIBER SHOULD BE USED AT 2,000 LB/AC OR 46 LB/1,000 SQ. FT.

C. OTHER - OTHER ACCEPTABLE MULCHES INCLUDE MULCH MATTINGS APPLIED ACCORDING TO MANUFACTURE'S RECOMMENDATIONS OR WOOD CHIPS APPLIED AT 10-20 TONS/AC.

3. MULCH ANCHORING - MULCH SHALL BE ANCHORED IMMEDIATELY TO MINIMIZE LOSS BY WIND OR RUNOFF. THE FOLLOWING ARE ACCEPTABLE METHODS FOR ANCHORING MULCH.

A. MECHANICAL - USE A DISK, CRIMPER, OR SIMILAR TYPE TOOL SET STRAIGHT TO PUNCH OR ANCHOR THE MULCH MATERIAL INTO THE SOIL. STRAW MECHANICALLY ANCHORED SHALL NOT BE FINELY CHOPPED BUT BE LEFT GENERALLY LONGER THAN 6 INCHES.

B. MULCH NETTINGS - USE ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS, FOLLOWING ALL PLACEMENT AND ANCHORING SUGGESTIONS. USE IN AREAS OF WATER CONCENTRATION AND STEEP SLOPES TO HOLD MULCH IN PLACE.

C. ASPHALT EMULSION - FOR STRAW MULCH, APPLY AT THE RATE OF 160 GAL/AC (0.1 GAL/SY) INTO THE MULCH AS IT IS BEING APPLIED OR AS RECOMMENDED BY THE MANUFACTURE.

D. SYNTHETIC BINDERS - FOR STRAW MULCH, SYNTHETIC BINDERS AS ACRYLIC DLR(AGRI-TAC), DCA-70, PETROSET, TERRA TACK OR EQUAL MAY BE USED AT RATES RECOMMENDED BY THE MANUFACTURER.

E. WOOD CELLULOSE FIBER - WOOD CELLULOSE FIBER MAY ME USED FOR ANCHORING STRAW. THE FIBER BINDER SHALL BE APPLIED AT A NET DRY WEIGHT OF 750 LB.AC. THE WOOD CELLULOSE FIBER SHALL BE MIXED WITH WATER AND THE MIXTURE SHALL CONTAIN A MAXIMUM OF 50 LB/100 GAL OF WOOD CELLULOSE FIBER.

SPECIFICATIONS FOR TEMPORARY SEEDING

TEMPORARY SEEDING SPECIES SELECTION

SEEDING DATES	SPECIES	LB/1,000 SQ.FT.	PER ACRE
MARCH 1 TO AUGUST 15	OATS	3	4 BUSHEL
	TALL FESCUE	1	40 LB
	ANNUAL RYEGRASS	1	40 LB
	PERENNIAL RYEGRASS	1	40 LB
	TALL FESCUE	1	40 LB
	ANNUAL RYEGRASS	1	40 LB
AUGUST 16 TO NOVEMBER 1	RYE	3	2 BUSHEL
	TALL FESCUE	1	40 LB
	ANNUAL RYEGRASS	1	40 LB
	WHEAT	3	2 BUSHEL
	TALL FESCUE	1	40 LB
	ANNUAL RYEGRASS	1	40 LB
	PERENNIAL RYEGRASS	1	40 LB
	TALL FESCUE	1	40 LB
	ANNUAL RYEGRASS	1	40 LB

NOVEMBER 1 TO SPRING SEEDING USE MULCH ONLY, SODDING PRACTICES OR DORMANT SEEDING.

NOTE: OTHER APPROVED SEED SPECIES MAY BE SUBSTITUTED.

1. STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS AND SEDIMENT TRAPS SHALL BE INSTALLED AND STABILIZED WITH TEMPORARY SEEDING PRIOR TO GRADING THE REST OF THE CONSTRUCTION SITE.
2. TEMPORARY SEED SHALL BE APPLIED BETWEEN CONSTRUCTION OPERATIONS ON SOIL THAT WILL NOT BE GRADED OR REWORKED FOR 21 DAYS OR MORE. THESE IDLE AREAS SHOULD BE SEEDED AS SOON AS POSSIBLE AFTER GRADING OR SHALL BE SEEDED WITHIN 7 DAYS. SEVERAL APPLICATIONS OF TEMPORARY SEEDING ARE NECESSARY ON TYPICAL CONSTRUCTION PROJECTS.
3. THE SEEDBED SHOULD BE PULVERIZED AND LOOSE TO ENSURE THE SUCCESS OF ESTABLISHING VEGETATION. HOWEVER, TEMPORARY SEEDING SHALL NOT BE POSTPONED IF IDEAL SEEDBED PREPARATION IS NOT POSSIBLE.
4. SOIL AMENDMENTS - APPLICATION OF TEMPORARY VEGETATION SHALL ESTABLISH ADEQUATE STANDS OF VEGETATION WHICH MAY REQUIRE THE USE OF SOIL AMENDMENTS. SOIL TESTS SHOULD BE TAKEN ON THE SITE TO PREDICT THE NEED FOR LIME AND FERTILIZER.
5. SEEDING METHOD - SEED SHALL BE APPLIED UNIFORMLY WITH A CYCLONE SEEDER, DRILL, CULTIPACKER SEEDER, OR HYDROSEEDER. WHEN FEASIBLE, SEED THAT HAS BEEN BROADCAST SHALL BE COVERED BY RAKING OR DRAGGING AND THEN LIGHTLY TAMPED INTO PLACE USING A ROLLER OR CULTIPACKER. IF HYDROSEEDING IS USED, THE SEED AND FERTILIZER WILL BE MIXED ON-SITE AND THE SEEDING SHALL BE DONE IMMEDIATELY AND WITHOUT INTERRUPTION.

SPECIFICATIONS FOR PERMANENT SEEDING

PLANTING TIME: PROCEED WITH - AND COMPLETE - LAWN WORK AS RAPIDLY A PORTIONS OF THE SITE BECOME AVAILABLE, WORKING WITHIN SEASONAL LIMITATIONS FOR EACH KIND OF LANDSCAPE WORK REQUIRED. NORMAL SEEDING TIMES ARE AS FOLLOWS:

1. MARCH 15 TO JUNE 10
2. AUGUST 15 TO OCTOBER 1

SEEDING DURING OTHER THAN NORMAL SEEDING TIMES SHALL BE PERFORMED ONLY WITH THE PRIOR WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT WITH THE UNDERSTANDING THAT THE CONTRACT WILL THEREFOR BE ALTERED BY THE CHANGE ORDER.

GRASS SEED: PROVIDE FRESH, CLEAN, NEW CROP SEED COMPLYING WITH TOLERANCE FOR PURITY AND GERMINATION ESTABLISHED BY THE OFFICIAL SEED ANALYSTS OF MINIMUM PERCENTAGES OF PURITY, GERMINATION AND MAXIMUM PERCENTAGES OF WEED SEED, AS FOLLOWS:

BOTANICAL AND COMMON NAME SECOND MILLENNIUM	PERCENTAGE BY WEIGHT (MINIMUM)	PERCENTAGE PURITY (MINIMUM)	PERCENTAGE GERMINATION (MINIMUM)	PERCENTAGE WEED SEED (MINIMUM)
TALL FESCUE	20%	85%	80%	1.00%
INFERNO TALL FESCUE	20%	85%	80%	1.00%
CROSSFIRE II TALL FESCUE 2	0%	85%	80%	1.00%
AVENGER TALL FESCUE	20%	85%	80%	1.00%
BRIGHTSTAR SLT PERENNIAL RYEGRASS	10%	85%	80%	1.00%
BROOKLAWN KENTUCKY BLUEGRASS	10%	85%	80%	1.00%

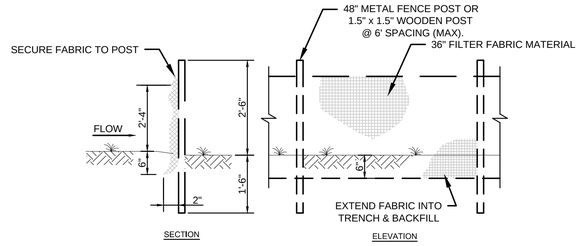
PERFORM ALL LIMING, FERTILIZING, RAKING, AND COMPACTING OPERATIONS ONLY AT TIMES WHEN LOCAL WEATHER AND OTHER CONDITIONS AFFECTING SUCH WORK ARE NORMAL AND FAVORABLE TO THE PROPER PROSECUTION OF THE PARTICULAR WORK WITHIN THE DATES SPECIFIED OR WITHIN AN EXTENDED PERIOD OF TIME APPROVED BY THE OWNER'S REPRESENTATIVE.

FERTILIZING AND LIMING: THE CONTRACTOR SHALL INTRODUCE A 10-20-10 FERTILIZER AT THE RATE OF 20 POUNDS PER 100 SQUARE FEET. LIME OR OTHER ADDITIVES AT THE RATE APPROVED BY THE ARCHITECT. THE ABOVE ITEMS SHALL BE WORKED INTO THE TOP 2 INCHES OF SOIL AND SMOOTHED TO GRADE TO PREPARE A PROPER BED FOR SEEDING.

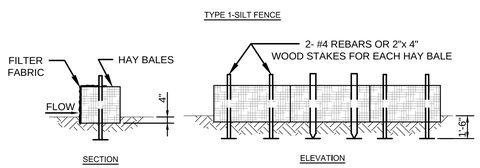
SOW SEED AT THE RATE OF 5 POUNDS PER 1000 SQUARE FEET FOR EACH AREA, UNIFORMLY , AND BY BROADCAST, DRILL, OR HAND SEEDING METHOD. IMMEDIATELY AFTER SOWING, RAKE DRAG, OR OTHERWISE TREAT THE AREA SO AS TO COVER THE SEED TO A DEPTH OF OF APPROXIMATELY 1/4 INCH.

NO SEEDING SHALL BE DONE DURING WINDY WEATHER, OR WHEN THE GROUND SURFACE IS MUDDY, FROZEN OR OTHERWISE NON-TILLABLE.

WHEN LANDSCAPE WORK IS COMPLETED, INCLUDING MAINTENANCE, THE LANDSCAPE ARCHITECT WILL MAKE AN INSPECTION TO DETERMINE ACCEPTABILITY.



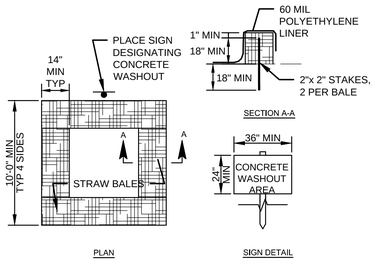
TYPE 1-SILT FENCE



TYPE 2-HAY BALES

EROSION CONTROL DETAILS
SEDIMENT BARRIRERS

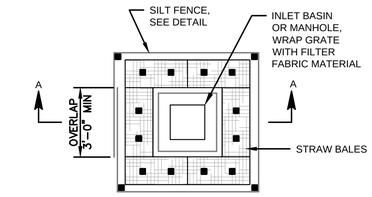
NOT TO SCALE

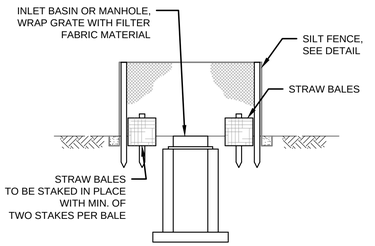


NOTE:
A CONCRETE WASHOUT AREASHALL BE DESIGNATED TO CLEAN CONCRETE TRUCKS AND TOOLS. AT NO TIME SHALL CONCRETE PRODUCTS BE ALLOWED TO ENTER STREAMS OR DRAINS.

CONCRETE WASHOUT BASIN DETAIL

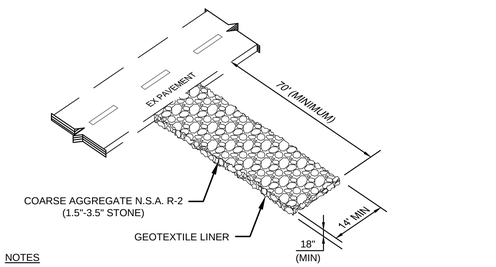
NOT TO SCALE





EROSION CONTROL DETAILS
INLET PROTECTION DETAIL

NOT TO SCALE



NOTES

1. LOCATE STONE PAD AT ANY POINT WHERE VEHICULAR TRAFFIC WILL BE LEAVING THE SITE ONTO A PUBLIC RIGHT-OF-WAY STREET, ROADWAY, OR PARKING AREA.
2. PAD WIDTH - 14-0" MINIMUM BUT NOT LESS THAN FULL WIDTH OF ALL POINTS OF VEHICULAR EGRESS. PAD LENGTH - 70'-0" MINIMUM.
3. MAINTAIN THE EXIT TO PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. PROVIDE PERIODIC TOP DRESSING WITH 1.5-3.5" STONE, AS CONDITIONS DEMAND. IMMEDIATELY REMOVE ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE OR SITE ONTO ROADWAY, INTO STORM DRAINS OR DITCHES.
4. CLEAN WHEELS TO REMOVE MUD PRIOR TO EXITING CONSTRUCTION SITE. WHEN WASHING IS REQUIRED, DO SO ON AREAS STABILIZED WITH CRUSHED STONE DRAINING INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

EROSION CONTROL DETAILS
CONSTRUCTION DRIVE STABILIZATION

NOT TO SCALE

U CREW HOLDINGS

113 South High Street
Dublin, OH 43017
(614) 389-3672

OSBORN ENGINEERING

990 West Third Avenue - Suite 200 | Columbus, OH 43212
1100 Superior Ave - Suite 300 | Cleveland, OH 44114
441 Wolf Ledges Pkwy - Suite 300 | Akron, OH 44311

OFFICE BUILDING

CITY OF DUBLIN
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EROSION CONTROL DETAILS

DRAWING NO.
C-502

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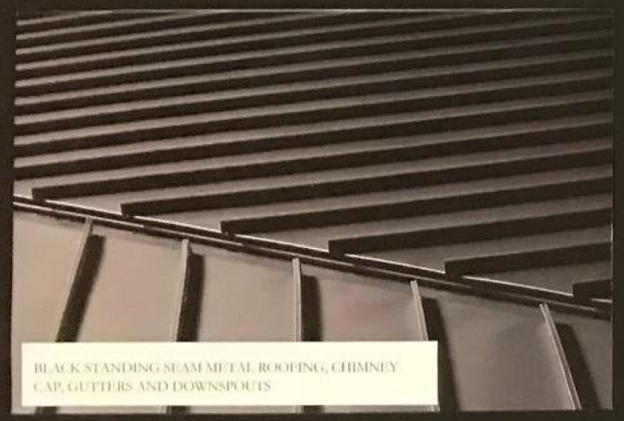
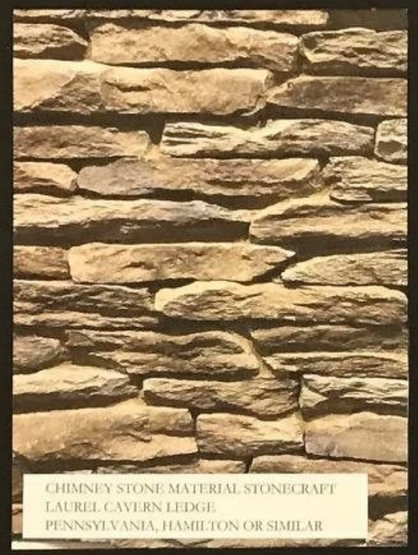


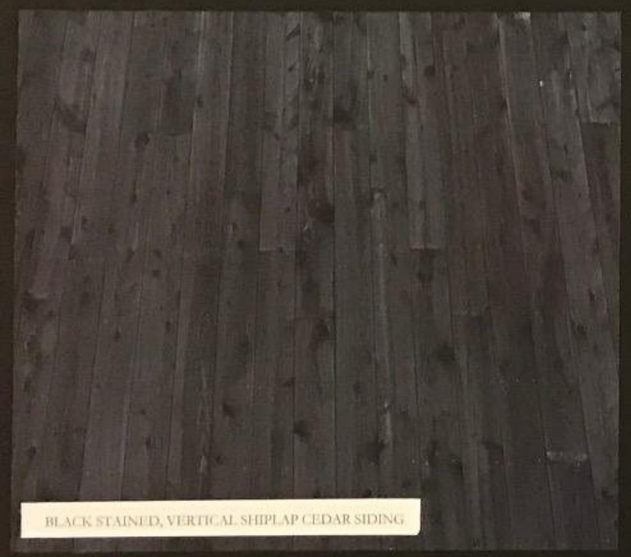
BLACK STANDING SEAM METAL ROOFING, CHIMNEY CAP, GUTTERS AND DOWNSPOUTS

BLACK CLAD WOOD WINDOWS AND DOORS
MARVIN ULTREX OR SIMILAR

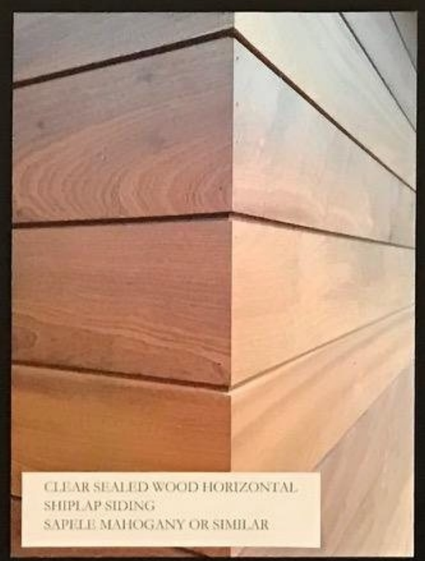
BLACK ANODIZED ALUMINUM STOREFRONT WITH GLAZED VERTICAL MULLIONS
TUBELITE OR SIMILAR



CHIMNEY STONE MATERIAL STONECRAFT
LAUREL CAVERN LEDGE
PENNSYLVANIA, HAMILTON OR SIMILAR



BLACK STAINED, VERTICAL SHIPLAP CEDAR SIDING



CLEAR SEALED WOOD HORIZONTAL SHIPLAP SIDING
SAPELE MAHOGANY OR SIMILAR

SPLITFACED CONCRETE MASONRY
BASECOURSE AT GRADE

SCHEMATIC DESIGN DRAWINGS FOR
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0.06.2019