New Medical Office Building For:

LOVE CHIROPRACTIC CARE, Inc.

dba. SOUTHWEST CHIROPRACTIC

LOT 9, JEN-ARL-ESTATES- HOOVER ROAD, GROVE CITY, OHIO

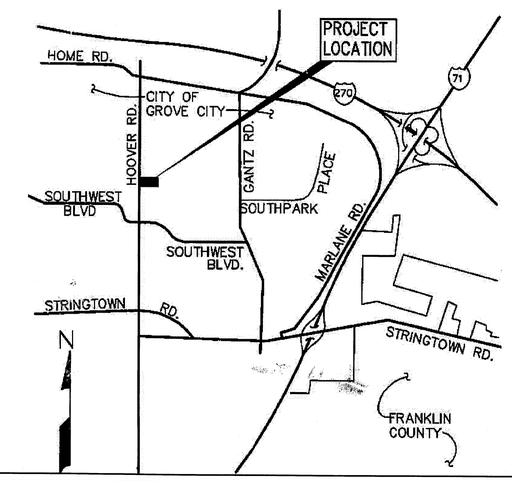
RECEIVED
JUN 07 2010
GC PLANNING COMMISSION

ARCHITECT'S PROJECT NO.
A-0710

INDEX OF DRAWINGS

CS-1	COVER SHEET, LOCATION MAP & DEVELOPMENT DATA
CIVIL	
C.1	COVER
C.2	TOPOGRAPHIC SURVEY
C.3	GRADING, DRAINAGE, SEDIMENT, & EROSION CONTROL
C.4	SITE LAYOUT and PAVING PLAN
C.5	MISCELLANEOUS UTILITY SHEET
ARCHITECTURAL	
A-1	DEVELOPMENT SITE and LANDSCAPE PLAN
A-2	WEST and SOUTH EXTERIOR ELEVATIONS
A-3	EAST and NORTH EXTERIOR ELEVATIONS
A-4	EXTERIOR BUILDING MATERIALS

LOCATION MAP



DEVELOPMENT DATA:

SCOPE OF WORK:

NEW 3,000 SQUARE FOOT, SINGLE STORY BUILDING FOR LOVE CHIROPRACTIC CARE, INC.

PROPERTY ADDRESS:
LOT 9
JEN-ARL-ESTATES
GROVE CITY, OHIO 43123
265'-0" NORTH of SOUTHWEST BLVD.

USE:	PSO, PROFESSIONAL SERVICES
ZONING DISTRICT:	"PSO" PROFESSIONAL SERVICE OFFICE
TOTAL LOT AREA:	20,000 SQ. FT.: .459 ACRES
BUILDING COVERAGE LIMIT:	75%
PROPOSED BUILDING COVERAGE:	3,000 SQ. FT. , 15%
BUILDING HEIGHT LIMIT:	35'-0"
PROPOSED BUILDING HEIGHT LIMIT:	16'-4"
MINIMUM BUILDING BUILDING SETBACK:	30'-0"
PROPOSED BUILDING SETBACK:	43'-2"
REQUIRED PARKING:	1/ 150 SQ. FT. = 20 PARKING SPACES
PROPOSED PARKING:	14 PARKING SPACES
FLOOD DESIGNATION:	XX

REVISIONS

MARK	REVISION	DATE

PRINT LOG

DATE	DESCRIPTION
6/07/10	DEVELOPMENT PLAN SUBMITTAL /REVIEW

APPROVAL SIGN-OFF's

DEPARTMENT		DATE
CITY ADMINISTRATOR:		
CITY SERVICE DIRECTOR:		
REVIEW for the CITY of GROVE CITY:		
JACKSON TOWNSHIP FIRE DEPARTMENT:		

ARCHITECT

THOMAS W. COFFEY ARCHITECTURE & DESIGN, LLC

THOMAS W. COFFEY, AIA
REGISTERED OHIO ARCHITECT #9779
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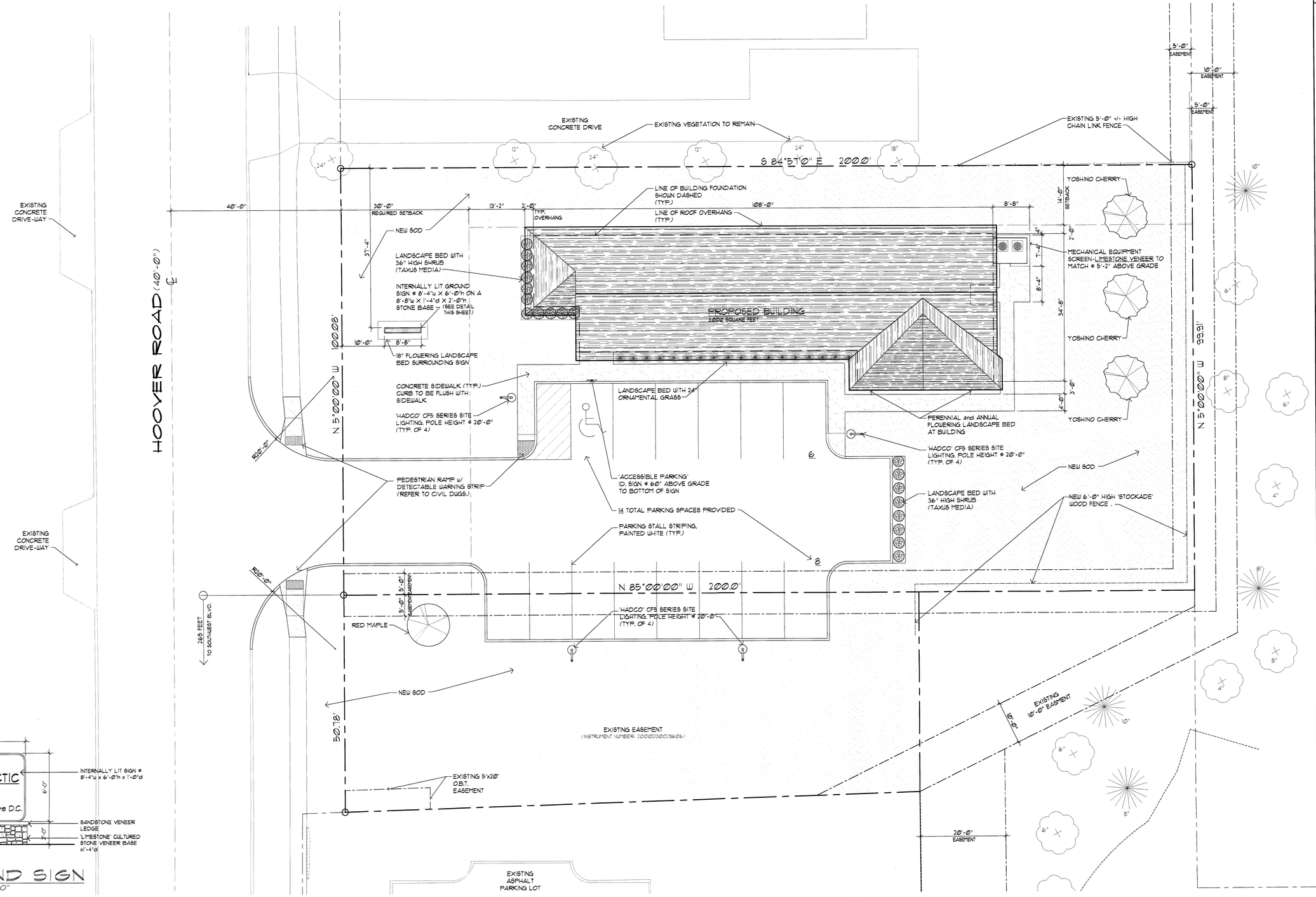
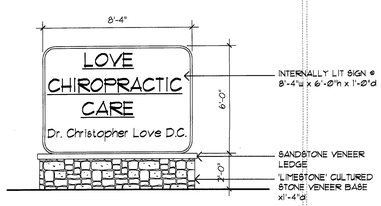
SEAL

STATE OF OHIO
THOMAS W. COFFEY 9779
REGISTERED ARCHITECT
6-7-10



DEVELOPMENT
SITE PLAN
SCALE: 3/32" = 1'-0"



NEW
GROUND SIGN
SCALE: 1/4" = 1'-0"

Project Architect:
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POWELL, OHIO 43065
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Fax: (614) 841-0110
E-mail: info@brhgroup.com

Development Site and Landscape Plan For:
LOVE CHIROPRACTIC CARE, INC.
LOT 9, HOOVER ROAD
GROVE CITY, OHIO 43123

■ PRELIMINARY:	4/15/10
■ PRELIMINARY:	4/27/10
■ PRELIMINARY:	5/05/10
■ CLIENT APPROVAL:	5/18/10
■ DEVELOPMENT REVIEW:	6/07/10
□ PERMIT REVIEW:	
□ BIDDING:	
□ CONSTRUCTION:	

□ REVISIONS:

A-1

JOB # 0710

THE CITY OF GROVE CITY
DEVELOPMENT PLANS FOR:
FOR
SOUTHWEST CHIROPRACTIC OFFICES
JUNE 2010

UNDERGROUND UTILITIES

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 1-800-362-2764
OHIO UTILITIES PROTECTION SERVICE
NON-MEMBERS
MUST BE CALLED DIRECTLY

GENERAL NOTES

THE REQUIREMENTS OF THE CITY OF GROVE CITY, OHIO, TOGETHER WITH THE FOLLOWING SPECIFICATIONS AND STANDARD CONSTRUCTION DRAWINGS, INCLUDING ALL SUPPLEMENTS THERETO, IN FORCE ON THE DATE OF CONTRACT, SHALL GOVERN ALL MATERIAL AND WORKMANSHIP INVOLVED IN THE IMPROVEMENTS SHOWN ON THESE PLANS, EXCEPT AS SUCH SPECIFICATIONS ARE MODIFIED BY THE CONSTRUCTION DETAILS SET FORTH ON THE PLANS OR IN THE NOTES.

-CITY OF GROVE CITY STANDARD CONSTRUCTION DRAWINGS
-CITY OF COLUMBUS STANDARD CONSTRUCTION DRAWINGS
-CITY OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS 2002.

THE CONTRACTOR AND SUB-CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS ALSO THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUB-CONTRACTOR TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.

THE IDENTITY AND LOCATION OF THE EXISTING UNDERGROUND UTILITY FACILITIES KNOWN TO BE LOCATED IN THE CONSTRUCTION AREA HAVE BEEN SHOWN ON THE PLANS AS ACCURATELY AS PROVIDED BY THE OWNER OF THE UNDERGROUND UTILITY. THE CITY OF GROVE CITY AND/OR THE ENGINEER ASSUME NO RESPONSIBILITY AS TO THE ACCURACY OR THE DEPTHS OF THE UNDERGROUND FACILITIES WHETHER OR NOT SHOWN ON THE PLANS.

THE CONTRACTOR SHALL CAUSE NOTICE TO BE GIVEN TO THE OHIO UTILITY PROTECTION SERVICE (TELEPHONE 1-800-362-2764 TOLL FREE) AND THE OWNER'S OF THE UNDERGROUND UTILITIES SHOWN ON THE PLANS WHO ARE NOT MEMBERS OF A REGISTERED UNDERGROUND PROTECTION SERVICE IN ACCORDANCE WITH SECTION 153.64 OF THE REVISED CODE.

THE FOLLOWING UTILITIES ARE LOCATED WITHIN THE WORK LIMITS OF THIS PROJECT, AND THE OWNERS DO NOT SUBSCRIBE TO A REGISTERED UNDERGROUND UTILITY SERVICE:

UTILITY	OWNER	TELEPHONE NO.
WATER FACILITIES	CITY OF COLUMBUS DIVISION OF POWER & WATER (WATER) 910 DUBLIN RD. COLUMBUS, OH. 43215	(614)645-7788

SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES, SHALL BE THE RESPONSIBILITY OF THE SUB-CONTRACTOR. THE COST OF THIS WORK SHALL BE INCLUDED IN THE PRICE BID FOR THE VARIOUS ITEMS.

THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS.

ALL FIELD TILE BROKEN DURING EXCAVATION SHALL BE REPLACED TO ORIGINAL CONDITION OR CONNECTED EITHER TO CURB OR SUBDRAIN OR THE STORM SEWER SYSTEM AS DIRECTED BY THE ENGINEER.

ALL TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE OHIO MANUAL OF TRAFFIC CONTROL DEVICES FOR CONSTRUCTION AND MAINTENANCE OPERATIONS, COPIES OF WHICH ARE AVAILABLE FROM THE OHIO DEPARTMENT OF TRANSPORTATION, BUREAU OF TRAFFIC, 25 SOUTH FRONT STREET, COLUMBUS, OHIO, 43215.

STEADY-BURNING, TYPE "C" LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS AND SIMILAR TRAFFIC CONTROL DEVICES IN USE AT NIGHT.

ALL CONCRETE PIPE, STORM AND SANITARY SEWER STRUCTURES WILL BE STAMPED OR HAVE SUCH IDENTIFICATION NOTING THAT SAID PIPE, STORM AND SANITARY SEWER STRUCTURES HAVE BEEN INSPECTED BY THE CITY OF COLUMBUS AND MEETS THEIR SPECIFICATIONS. PIPE AND STRUCTURES WITHOUT PROPER IDENTIFICATION WILL NOT BE PERMITTED FOR INSTALLATION.

ALL TRENCHES UNDER EXISTING OR PROPOSED PAVED AREAS DRIVES SHALL BE BACKFILLED WITH COMPACTED GRANULAR BACKFILL PER THE CITY OF COLUMBUS ITEM 912, FROM THE TOP OF THE BEDDING MATERIAL TO THE PAVEMENT SUBGRADE OR TO A PLANE SIX (6) INCHES BELOW THE TOP OF THE GROUND, BETWEEN THE LIMITS OF FIVE (5) FEET BEYOND THE EDGE OF PAVEMENT, PAVED SHOULDER, OR THE BACK OF CURB. UNLESS OTHERWISE SHOWN, TRENCHES NOT UNDER EXISTING OR PROPOSED PAVED AREAS BUT WITHIN EXISTING OR PROPOSED RIGHT OF WAY OR LAWN AREAS (OUTSIDE RIGHT OF WAY) SHALL BE BACKFILLED WITH COMPACTED NATIVE BACKFILL PER CITY OF COLUMBUS ITEM NUMBER 911.

STORM WATER NOTES

ALL SEWERS OUTSIDE OF EASEMENTS AS SHOWN ON THIS DRAWING ARE TO BE CONSTRUCTED AS A PRIVATE STORM SYSTEM, THEREFORE THE CITY WILL NOT ASSUME MAINTENANCE THEREOF AFTER COMPLETION. STANDBY INSPECTION IS MANDATORY DURING CONSTRUCTION.

THE PONDING OR DETENTION AREAS SHOWN ON THIS PLAN ARE PART OF THE STORM SEWER FACILITIES. THE DEVELOPER/OWNER WILL ASSUME THE RESPONSIBILITY TO MAINTAIN THE PONDING OR DETENTION AREA IN A WAY AS NOT TO REDUCE THE CAPACITY OF THE WATER STORAGE AREAS. IF THE OWNER WILL NOT MAINTAIN THE PONDING OR DETENTION AREAS, THIS PLAN WILL BECOME VOID AND THE CITY WILL PLUG THE STORM SEWER OUTLET.

THE FLOW IN ALL SEWERS, DRAINS AND WATERCOURSES ENCOUNTERED SHALL BE MAINTAINED BY THE SUB-CONTRACTOR AT HIS OWN EXPENSE AND WHENEVER SUCH WATERCOURSES AND DRAINS ARE DISTURBED OR DESTROYED DURING THE PROSECUTION OF HIS WORK THEY SHALL BE RESTORED BY THE SUB-CONTRACTOR AT HIS OWN COST AND EXPENSE TO A CONDITION SATISFACTORY TO THE GM/GC AND ENGINEER.

ALL PVC SEWER LINES SHALL BE DEFLECTION TESTED AFTER INSTALLATION, IN CONFORMANCE WITH THE REQUIREMENTS OF ITEM 901 OF THE CITY OF COLUMBUS, CONSTRUCTION AND MATERIALS SPECIFICATIONS, CURRENT EDITION.

SANITARY SEWER NOTES

ALL SANITARY SEWER LINES INSTALLED ON THIS PROJECT USING P.V.C. PIPE SHALL BE DEFLECTION TESTED AFTER INSTALLATION IN CONFORMANCE WITH THE REQUIREMENTS OF ITEM 901 OF THE CITY OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS CURRENT EDITION.

UNLESS OTHERWISE INDICATED ON THE PLANS SEWERS AND SERVICES MAY BE SUPPLIED WITH MATERIAL CONFORMING TO THE LATEST SPECIFICATIONS FOR THE FOLLOWING:

(1) EXTRA STRENGTH CLAY PIPE ASTM C 700 WITH COMPRESSION JOINTS ASTM C 425
(2) POLYVINYL CHLORIDE PIPE ASTM D 3034 SDR 35.

AN INFILTRATION OR EXFILTRATION TEST SHALL BE MADE IN ACCORDANCE WITH THE CITY OF COLUMBUS SPECIFICATIONS.

NO FOUNDATION DRAIN, ROOF DRAIN OR OTHER CLEAN WATER CONNECTION OF ANY KIND WILL BE ALLOWED TO CONNECT INTO THE SANITARY SEWER.

THE SUB-CONTRACTOR SHALL INSTALL A TEMPORARY BULKHEAD WHERE DIRECTED ON THE PLANS PRIOR TO CONSTRUCTION OF THE PROPOSED SEWERS AND MAINTAIN SAME UNTIL SAID SEWERS ARE ACCEPTED BY THE ENGINEERS.

EROSION CONTROL NOTES

THE EROSION CONTROL MEASURES INCLUDED IN THIS PLAN SHALL BE INSTALLED PRIOR TO INITIAL LAND DISTURBANCE ACTIVITIES OR AS SOON AS PRACTICAL. SEDIMENT SHALL BE PREVENTED FROM DISCHARGING FROM THE PROJECT SITE BY INSTALLING AND MAINTAINING SILT FENCE, STRAW BALES, SEDIMENT BASINS, ETC. AS SHOWN ON THIS PLAN. IF SHOWN ON THIS PLAN, ENERGY-DISSIPATION SYSTEM SHALL BE INSTALLED AT THE TIME OF THE CONSTRUCTION OF THE OUTFALL. COMMON INDUSTRIAL PRACTICES SHALL BE USED TO CONTROL EROSION FROM ALL SITES REMAINING DISTURBED FOR MORE THAN 14 DAYS.

THE CONTRACTOR SHALL CONTROL WASTES, GARBAGE, DEBRIS, WASTEWATER, AND OTHER SUBSTANCES ON THE SITE IN SUCH A WAY THAT THEY SHALL NOT BE TRANSPORTED FROM THE SITE BY THE ACTION OF WINDS, STORM WATER RUNOFF, OR OTHER FORCES. PROPER DISPOSAL OR MANAGEMENT OF ALL WASTES AND UNUSED BUILDING MATERIALS, APPROPRIATE TO THE NATURE OF THE WASTE OR MATERIAL, IS REQUIRED. COMPLIANCE IS REQUIRED WITH ALL STATE OR LOCAL REGULATIONS REGARDING WASTE DISPOSAL, SANITARY SEWER, OR SEPTIC SYSTEMS.

PUBLIC ROADWAYS SHALL BE KEPT CLEARED OF ACCUMULATED SEDIMENT. CLEARING OF ACCUMULATED SEDIMENT SHALL NOT INCLUDE FLUSHING THE AREA WITH WATER. CLEARED SEDIMENT SHALL BE RETURNED TO THE POINT OF LIKELY ORIGIN OR OTHER SUITABLE LOCATION.

ALL ON-SITE STORM DRAIN INLETS SHALL BE PROTECTED AGAINST SEDIMENTATION WITH STRAW BALES, FILTER FABRIC, OR EQUIVALENT BARRIERS AS SHOWN ON THIS PLAN.

EXCEPT AS PREVENTED BY INCLEMENT WEATHER CONDITIONS, ALL DISTURBED AREAS TO REMAIN INACTIVE FOR MORE THAN 45 DAYS SHALL BE STABILIZED BY SEEDING, SODDING, MULCHING, COVERING, OR BY OTHER EQUIVALENT EROSION CONTROL MEASURES WITHIN SEVEN (7) DAYS. PERMANENT SOIL STABILIZATION SHALL BE PROVIDED WITHIN 7 DAYS AFTER FINAL GRADE IS ESTABLISHED.

THIS EROSION CONTROL PLAN SHALL BE IMPLEMENTED ON ALL DISTURBED AREAS WITHIN THE CONSTRUCTION SITE. ALL MEASURES INVOLVING EROSION CONTROL PRACTICES SHALL BE INSTALLED UNDER THE GUIDANCE OF QUALIFIED PERSONNEL EXPERIENCED IN EROSION CONTROL, AND FOLLOWING THE PLANS AND SPECIFICATIONS INCLUDED HEREIN.

DURING THE PERIOD OF CONSTRUCTION ACTIVITY, ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED BY THE CONTRACTOR. AT THE COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE THE TRANSFER OF MAINTENANCE RESPONSIBILITIES, IF REQUIRED, TO THE OWNER. MAINTENANCE SHALL BE IN ACCORDANCE WITH CHAPTER 7 OF THE SOIL CONSERVATION SERVICE MANUAL "WATER MANAGEMENT AND SEDIMENT CONTROL FOR URBANIZING AREAS".

ALL EROSION CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE SOIL CONSERVATION SERVICE MANUAL "WATER MANAGEMENT AND SEDIMENT CONTROL FOR URBANIZING AREAS".

EXISTING VEGETATION SHALL BE PROTECTED AS MUCH AS PRACTICAL OUTSIDE OF CONSTRUCTION LIMITS.

POST CONSTRUCTION STORM WATER MANAGEMENT: THE SITE SHALL HAVE ADEQUATE VEGETATION AND LANDSCAPING TO FILTER POLLUTANTS AS MUCH AS PRACTICAL. LOCAL LAWS REGARDING THE DISCHARGING OF OIL AND OTHER POLLUTANTS INTO STORM SEWERS OR DRAINAGE-WAYS SHALL APPLY.

ALL EROSION AND SEDIMENT CONTROLS SHALL BE INSPECTED IN ACCORDANCE WITH THE CONDITIONS OF APPLICABLE NPDES PERMITS.

ALL TEMPORARY EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE REMOVED AND DISPOSED OF WITHIN THIRTY DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY PRACTICES ARE NO LONGER NEEDED. TRAPPED SEDIMENT SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION.

THE EROSION CONTROL PLAN MUST BE RETAINED ON-SITE AT ALL TIMES DURING THE PERIOD OF CONSTRUCTION.

FIELD ADJUSTMENTS FOR LOCATION AND DIMENSION OF SEDIMENT CONTROL DEVICES MAY BE MADE AS REQUIRED.

EROSION CONTROL DEVICES REMOVED DURING GRADING OPERATIONS SHALL BE PUT BACK IN PLACE AT THE END OF THE DAY OR DURING INCLEMENT WEATHER.

PERMANENT SEEDING SHALL BE DONE BETWEEN MARCH 15 AND SEPTEMBER 15. IF SEEDING IS DONE BETWEEN SEPTEMBER 15 AND MARCH 15, IT SHALL BE CLASSIFIED AS "TEMPORARY SEEDING". PERMANENT SEED SHALL BE 40% KENTUCKY BLUEGRASS, 40% CREEPING RED FESCUE, 20% ANNUAL RYEGRASS. PERMANENT SEEDING SHALL CONSIST OF FERTILIZING, WATERING AND SEEDING AT THE RATES INDICATED UNDER THE 659 ITEMS.

RATES OF APPLICATION OF 659 ITEMS:

SEED	2 LBS. 1,000 SQ. FT.
FERTILIZER	20 LBS. 1,000 SQ. FT.
MULCH (STRAW)	2 TONS/ACRE

TEMPORARY SEEDING SHALL CONSIST OF FERTILIZING, WATERING AND SEEDING AT THE RATES INDICATED UNDER THE 659 ITEMS. SEED SHALL BE OATS FROM DECEMBER 1 TO JUNE 1 AND ANNUAL RYE FROM JUNE 1 TO DECEMBER 1.

IF SHOWN ON THIS PLAN, ENERGY-DISSIPATION DEVICES OR EROSION CONTROL MEASURES AT THE OUTFALL OF THE STORM SEWER SYSTEM SHALL BE INSTALLED AT THE TIME OF THE CONSTRUCTION OF THE OUTFALL. THE PROPOSED DETENTION BASIN SHALL BE UTILIZED AS A SEDIMENT BASIN DURING CONSTRUCTION FOR AS LONG AS PRACTICAL.

STREAMS INCLUDING BED AND BANKS SHALL BE RESTABILIZED IMMEDIATELY AFTER IN-CHANNEL WORK IS COMPLETED, INTERRUPTED, OR STOPPED.

NO SOIL, ROCK, DEBRIS, OR ANY OTHER MATERIAL SHALL BE DUMPED OR PLACED INTO A WATER RESOURCE OR INTO SUCH PROXIMITY THAT IT MAY READILY SLOUGH, SLIP, OR ERODE INTO A WATER RESOURCE UNLESS SUCH DUMPING OR PLACING IS AUTHORIZED BY THE CITY ENGINEER AND, WHEN APPLICABLE, THE U.S. ARMY CORPS OF ENGINEERS, FOR SUCH PURPOSES AS, BUT NOT LIMITED TO, CONSTRUCTION BRIDGES, CULVERTS, AND EROSION CONTROL STRUCTURES.

WATER LINE NOTES

ALL WATERLINE MATERIALS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION AND MATERIAL SPECIFICATIONS CITY OF COLUMBUS, 2002 EDITION, UNLESS THE REQUIREMENTS OF SUCH SPECIFICATIONS ARE UPGRADED BY THE FOLLOWING SPECIFICATIONS OR BY THE CONSTRUCTION DETAILS SET FORTH HEREIN.

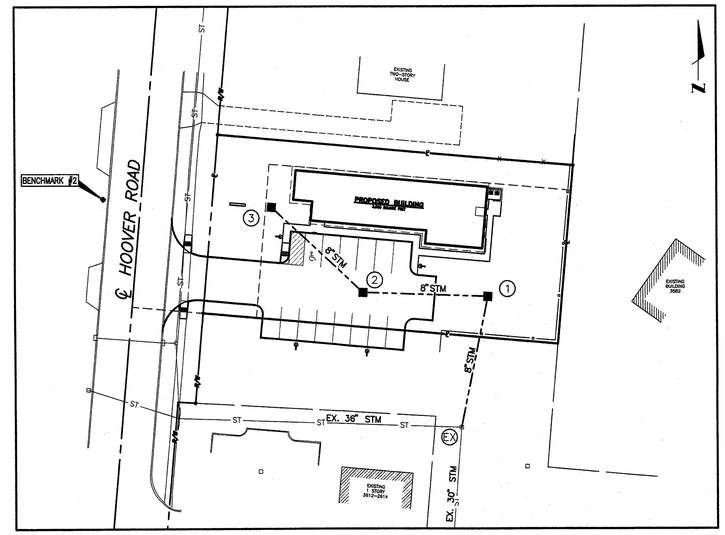
THE SUB-CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE HORIZONTAL DEFLECTIONS OR BENDS OF THE WATER LINES IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

DEFLECT WATER LINES AS REQUIRED TO PROVIDE 1'- 6" OF VERTICAL CLEARANCE WITH STORM SEWER LINES. 10' OF HORIZONTAL CLEARANCE WITH STORM AND SANITARY LINES SHOULD BE PROVIDED.

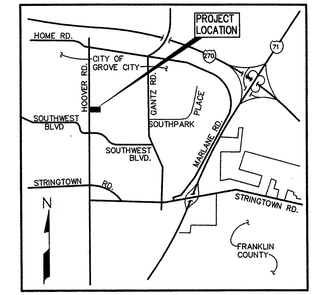
THE SUB-CONTRACTOR SHALL MAKE ARRANGEMENTS TO HAVE THE WATER LINES CHLORINATED BY THE CITY OF COLUMBUS, DIVISION OF WATER. COST OF CHLORINATION SHALL BE INCLUDED IN THE PRICE BID FOR THE WATER LINE ITEMS.

EXISTING VALVES SHALL BE OPERATED BY AUTHORIZED PERSONNEL OF THE CITY OF COLUMBUS DIVISION OF WATER.

WATER LINES SHALL BE LAID WITH A MINIMUM OF 4'- 0" FROM TOP OF FINISHED GRADE TO THE TOP OF THE WATER LINE.



INDEX MAP
SCALE: 1"=40'



VICINITY MAP
NO SCALE

STANDARD DRAWINGS

THE CITY OF GROVE CITY STANDARD DRAWINGS LISTED BELOW SHALL BE CONSIDERED A PART OF THESE PLANS.

C-GC-4	C-GC-30	C-GC-71
C-GC-19	C-GC-37	C-GC-72
C-GC-20	C-GC-38	C-GC-73
C-GC-21	C-GC-41B	C-GC-74
C-GC-22	C-GC-43	C-GC-75
C-GC-26	C-GC-70	C-GC-76
		C-GC-77

THE CITY OF COLUMBUS STANDARD DRAWINGS LISTED BELOW SHALL BE CONSIDERED A PART OF THESE PLANS.

L-6101	AA-S145
L-6316	AA-S148
L-6317	2220 DR. A
L-6640	2300 DR. A
L-8503	2319 DR. A

PLAN PREPARED BY:

BRH Group, Inc.
Engineering & Surveying
705-F Lakeview Plaza Boulevard
Worthington, Ohio 43085-4779
Phone: (614) 841-9500
Fax: (614) 841-0170
Email: info@brhgroup.com

STATE OF OHIO
Jon Robert Hayslip
64960
REGISTERED
PROFESSIONAL ENGINEER

By Jon R. Hayslip 6/3/10
Registered Engineer Date

6/7/2010

SHEET 1 OF 5

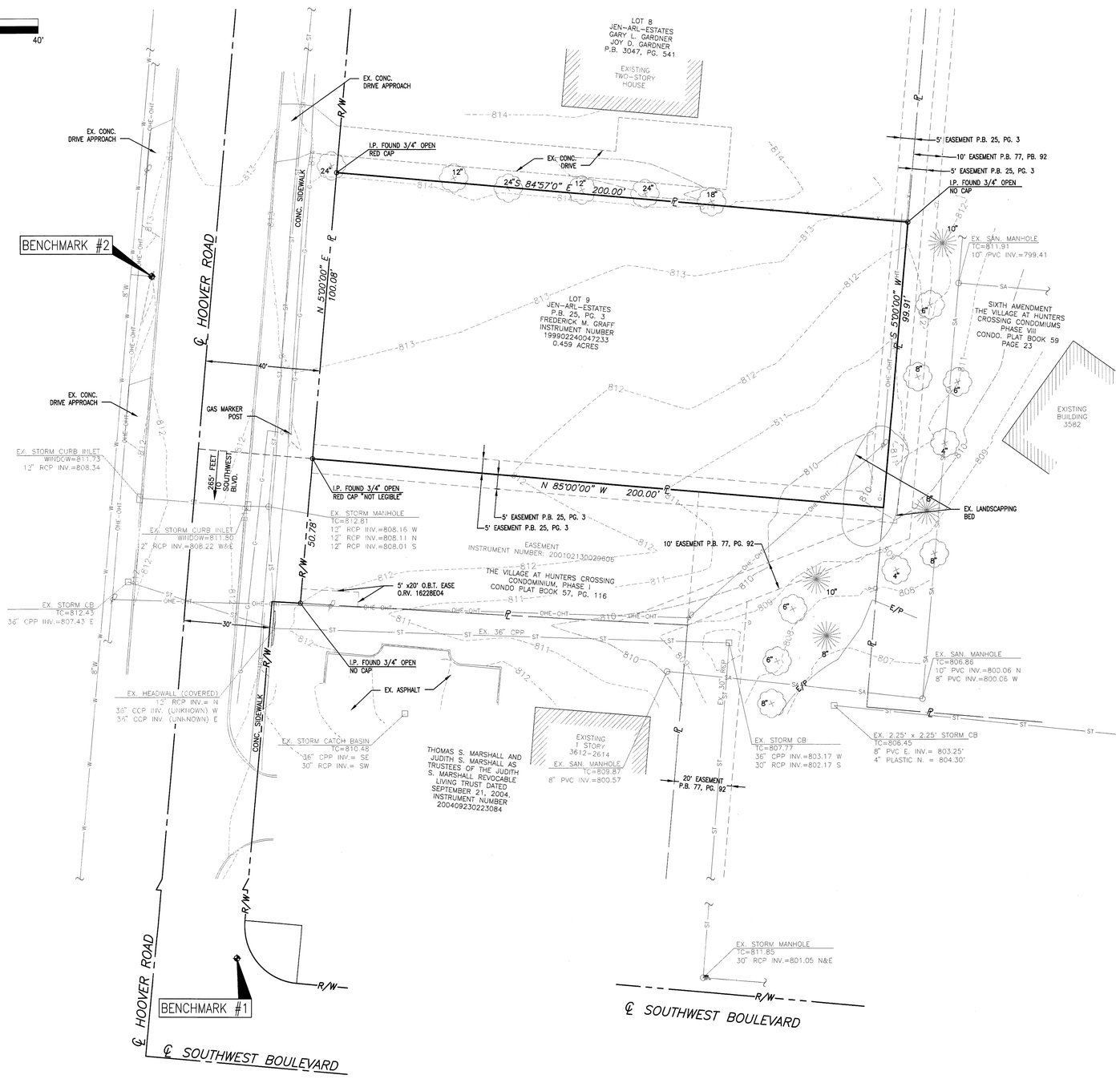
C-1

Y:\40005 - HOOVER ROAD MEDICAL OFFICE\ENG\C-CHIRO\TITLE SHEET.DWG
Plot Date & Time:6/3/2010 8:32 AM User: ROB HAYSLIP

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, VIRGINIA MILITARY SURVEY NO. 6839, BEING LOT 9 OF THE "JEN-ARL ESTATES", A SUBDIVISION OF RECORD IN PLAT BOOK 25, PAGE 3, ON FILE IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

SCALE: 1" = 20'

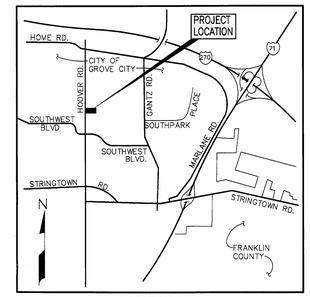
20' 10' 0 20' 40'



SYMBOLS

●	5/8"x30" REBAR SET W/ YELLOW I.D. CAP MARKED "BRH GROUP"		FIRE HYDRANT		TELEPHONE PEDESTAL
▲	RAILROAD SPIKE SET	WV	WATER VALVE		TELEPHONE POLE
■	MAG NAIL SET	W	WATER METER	T	TELEPHONE MARKER
○	FOUND, AS LABELED		WATER SPRINKLER		UTILITY POLE
△	RAILROAD SPIKE FOUND		SIAMESE CONNECTION		GUY WIRE
⊠	MONUMENT FOUND	CO	CLEAN OUT	E	ELECTRIC TRANSFORMER
℄	CENTERLINE	GV	GAS VALVE	PB	ELECTRICAL PULL BOX
ℙ	PROPERTY LINE	G	GAS METER		A/C UNIT
	SIGN	G	GAS MARKER	TC	TRAFFIC CONTROL BOX
●	BOLLARD		CATCH BASIN		GUARD RAIL
✉	MAIL BOX		CURB INLET		SIGNAL POLE
	LIGHT POLE		MANHOLE (TYPE NOTED ON PLAN)		FLAG POLE
P.I.D.	PARCEL NUMBER	R/W	RIGHT-OF-WAY LINE		

SA	SANITARY
ST	STORM
W	WATERLINE
UGE	UNDERGROUND ELECTRIC
UGT	UNDERGROUND TELEPHONE
OHE	OVERHEAD ELECTRIC
OHT	OVERHEAD TELEPHONE



LOCATION MAP
SCALE: NONE

BENCHMARKS

SOURCE BENCHMARK: FRANKLIN COUNTY SURVEY CONTROL CP-12 — ALUMINIUM PLUG IN THE SOUTHEAST WINGWALL OF THE HOOVER ROAD BRIDGE OVER MULBERRY RUN (JAC 262-4.58), LOCATED 408 FEET SOUTH OF WHITE ROAD, 35 FEET EAST OF THE CENTERLINE OF HOOVER ROAD.
ELEVATION: 808.90 (NAVD 88)

BENCH MARK #1: PROJECT BENCH MARKS — CHISELED "SQUARE" ON THE SOUTHEAST CORNER OF THE CONCRETE BASE FOR THE SIGNAL POLE AT THE NORTHEAST CORNER OF THE INTERSECTION OF HOOVER ROAD AND SOUTHWEST BOULEVARD
ELEVATION: 813.73 (NAVD 88)

BENCH MARK #2: SOUTH BOLT IN THE TOP FLANGE OF THE FIRE HYDRANT LOCATED 325 FEET NORTH OF SOUTHWEST BOULEVARD ON THE WEST SIDE OF HOOVER ROAD IN FRONT OF HOUSE NUMBER 3595.
ELEVATION: 814.95 (NAVD 88)

UTILITY NOTES

ANY LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON VISIBLE ABOVE GROUND STRUCTURES AND/OR RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITY LINES AND STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITY LINES AND STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. THIS SURVEY SHOWS ONLY APPROXIMATE LOCATIONS OF UNDERGROUND UTILITIES AND MUST BE VERIFIED AND FIELD CHECK BY THE UTILITY COMPANIES BEFORE YOU DIG. CALL THE OHIO UTILITIES PROTECTION SERVICE TOLL FREE AT 1-800-362-2764.

SURVEY NOTE

THIS SURVEY PLAN IS NOT THE RESULT OF A FULL BOUNDARY SURVEY. IT IS THE RESULT OF COMPILATION OF RECORD INFORMATION AND LOCATION OF AVAILABLE MONUMENTATION. NOT ALL EASEMENTS EFFECTING SITE ARE SHOWN ON THIS SURVEY. WE ARE ONLY SHOWING THE EASEMENTS THAT WE CAME ACROSS DURING OUR RESEARCH. THERE WAS NOT A TITLE REPORT PROVIDED TO US.

BRH Group, Inc. Engineering & Surveying
705-F Lakeview Plaza Boulevard
Worthington, Ohio 43085-4779
Phone: (614) 841-9500
Fax: (614) 841-0170
Email: info@brhgroup.com

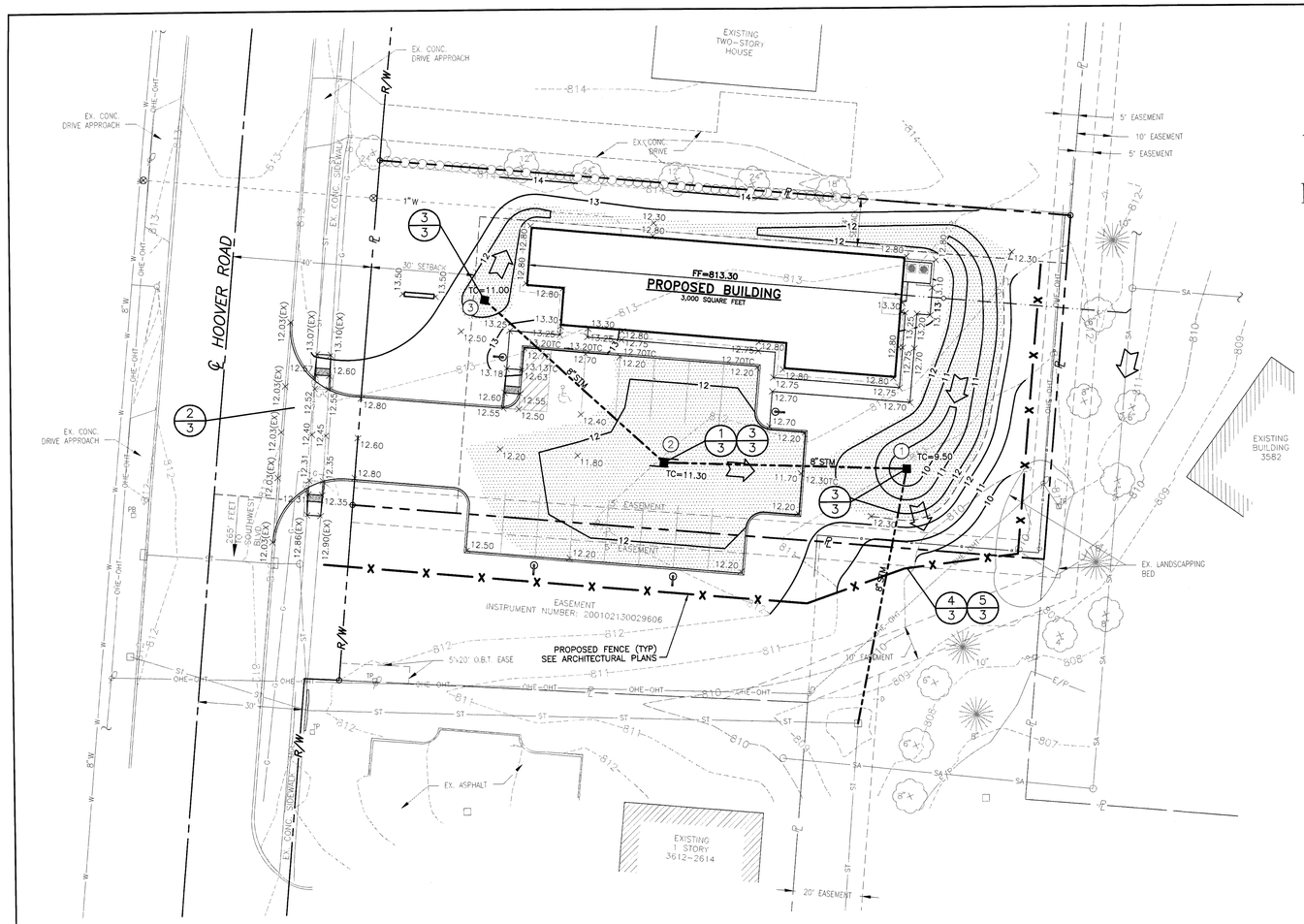
TOPOGRAPHIC SURVEY
LOT-9
JEN-ARL ESTATES
GROVE CITY, OHIO

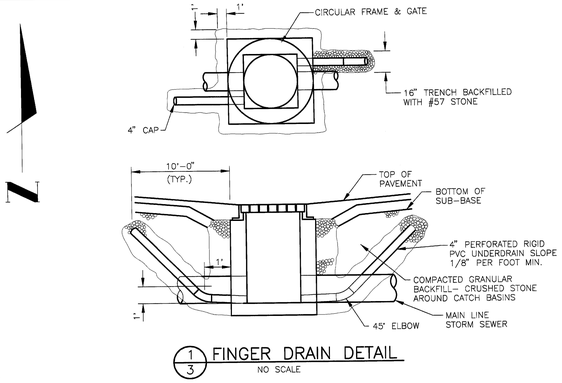
No.	REVISIONS	DATE

JOB NO.	40055
DRAWN BY	TAH
DESIGNED BY	
CHECKED BY	
FIELD CREW	RDG/CRB
FIELD BOOK	
DATE	10-31-08
SCALE	1" = 20'

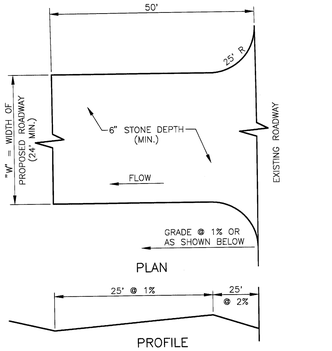
SHEET 2 OF 5

Y:\40055 - HOOVER ROAD MEDICAL OFFICE\DWG\F-DWGS\TOPOGRAPHICAL SURVEY.DWG
Plot Date & Time:6/23/2010 8:53 AM Plot By: RDG (MASUP)



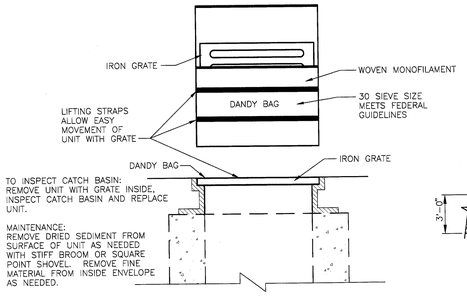


1/3 FINGER DRAIN DETAIL
NO SCALE



1. STONE SIZE SHALL CONFORM TO ASTM D48 SIZE #1 (1 1/2" TO 3 1/2" DIA.).
2. PERIODIC 2" STONE TOP DRESSING & WASHING AS REQUESTED BY CITY.

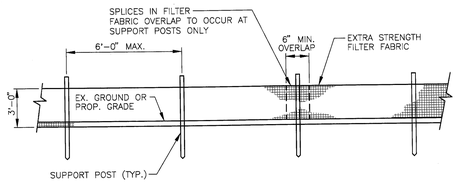
2/3 CONSTRUCTION ENTRANCE DETAIL
NO SCALE



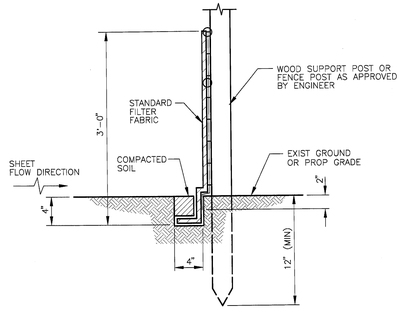
TO INSPECT CATCH BASIN: REMOVE UNIT WITH GRATE INSIDE. INSPECT CATCH BASIN AND REPLACE UNIT.

MAINTENANCE: REMOVE DRIED SEDIMENT FROM SURFACE OF UNIT AS NEEDED WITH STIFF BROOM OR SQUARE POINT SHOVEL. REMOVE FINE MATERIAL FROM INSIDE ENVELOPE AS NEEDED.

3/3 DANDY BAG DETAIL
NO SCALE



4/3 SILT FENCE DETAIL
NO SCALE



5/3 SILT FENCE TYPICAL SECTION
NO SCALE

EROSION AND SEDIMENT CONTROL NARRATIVE

PLAN DESIGNER: BRH GROUP, INC.
705-F LAKEVIEW PLAZA BOULEVARD
WORTHINGTON, OHIO 43085-4779
PHONE: (614) 841-9500
FAX: (614) 841-0170

OWNER: DR. CHRISTOPHER LOVE
3009 COLUMBUS STREET
SUITE 101
GROVE CITY, OHIO 43123
PHONE: (614) 871-8400
FAX: (614) 871-8897

DEVELOPER: DR. CHRISTOPHER LOVE
3009 COLUMBUS STREET
SUITE 101
GROVE CITY, OHIO 43123
PHONE: (614) 871-8400
FAX: (614) 871-8897

SITE CONTACT: DR. CHRISTOPHER LOVE
3009 COLUMBUS STREET
SUITE 101
GROVE CITY, OHIO 43123
PHONE: (614) 871-8400
FAX: (614) 871-8897

MAINTENANCE: ALL EROSION CONTROL DEVICES ARE TO BE INSPECTED BY THE CONSTRUCTION SUPERINTENDENT DAILY AND AFTER SIGNIFICANT RAINFALLS, ANY DAMAGED FACILITIES ARE TO BE REPLACED/REPAIRED IMMEDIATELY AS MAY BE NECESSARY.

CONSTRUCTION SEQUENCE: EROSION CONTROL DEVICES LOCATED AT THE PERIMETER OF THE SITE WILL BE INSTALLED PRIOR TO COMMENCING CLEARING AND GRADING. THE SITE WILL THEN BE CLEARED AND BROUGHT TO PROPOSED GRADE. STORM SEWER WILL BE INSTALLED AS EARLY AS POSSIBLE IN THE CONSTRUCTION PROCESS WITH INLET PROTECTION PROVIDED AT ALL STRUCTURES. ONLY AFTER AREAS HAVE BEEN PAVED AND SEEDED/SODDED MAY THE EROSION CONTROL DEVICES BE REMOVED AND STORM SEWER PIPE AND INLETS CLEANED OF ALL SEDIMENT INCURRED DURING CONSTRUCTION.

PROJECT DESCRIPTION: THE SITE CONSISTS OF APPROXIMATELY 0.5 ACRES OF UNIMPROVED LAND. ACTIVITIES INCLUDE THE CONSTRUCTION OF A 3,040 S.F. BUILDING WITH ASSOCIATED PARKING AREAS AND UTILITIES.

EXISTING SITE CONDITIONS: THE SITE IS UNIMPROVED LAND, LOCATED NORTH OF SOUTHWEST BOULEVARD ON THE EAST SIDE OF HOOVER ROAD. IT IS LOCATED WITHIN THE CITY OF GROVE CITY.

ADJACENT AREAS: THE SITE IS BORDERED TO THE NORTH AND EAST BY RESIDENTIAL USES, TO THE WEST BY HOOVER ROAD AND BY COMMERCIAL USE ON THE SOUTH.

SOILS: THE SOIL BORINGS REVEALED A GENERALIZED SOIL PROFILE OF TOPSOIL OVERLAYING A THIN CLAY-SILT CAP UNDERLAIN BY NATURAL PRECONSOLIDATED GLACIAL TILL DEPOSITS. TOPSOIL THICKNESS RANGED FROM APPROXIMATELY 0.5 TO 1.5 FEET.

CRITICAL AREAS: THERE DOES NOT APPEAR TO BE ANY CRITICAL AREAS ON THE SITE.

EROSION CONTROL MEASURES: EROSION AND SITE RUNOFF WILL BE CONTROLLED BY THE USE OF INLET PROTECTION AT PROPOSED CATCH BASINS. WHERE POSSIBLE THE SITE HAS BEEN GRADED TO DRAIN TO THE INTERIOR. ALL AREAS DRAINING OFFSITE HAVE SILT FENCE INSTALLED.

SEDIMENT CONTROL MEASURES: THE ENTIRE SITE WILL BE STRIPPED OF TOPSOIL AND WILL REQUIRE FILL IN VARIOUS LOCATIONS TO BRING GRADE UP TO SUBBASE. WHERE POSSIBLE THE SITE HAS BEEN GRADED TO DRAIN TO THE INTERIOR. ALL AREAS DRAINING OFFSITE WILL HAVE A SILT FENCE INSTALLED.

PERMANENT STABILIZATION: THE SITE WILL BE PAVED OR SEEDED AS SOON AS POSSIBLE.

NOTE: ALL EROSION AND SEDIMENT CONTROL PRACTICES ARE SUBJECT TO FIELD MODIFICATION AT THE DISCRETION OF THE CITY OF GROVE CITY AND/OR OHIO EPA.

ROOF DRAIN NOTES

ALL ROOF DRAINS SHALL BE SDR-35 PVC PIPE.

CONTRACTOR SHALL PROVIDE ALL FITTINGS REQUIRED TO INSTALL ROOF DRAINS.

ROOF DRAIN TRENCHES SHALL BE BACKFILLED WITH COMPACTED GRANULAR BACKFILL PER CITY OF COLUMBUS, CMS, ITEM 912 TO PAVEMENT SUBGRADE.

DOWNSPOUT RISER PIPE SIZE SHALL BE 6-INCHES. RISER PIPE SHALL EXTEND 1.0-FEET ABOVE FINISHED GRADE AT THE OUTSIDE FACE OF BUILDING.

ALL ROOF DRAINS SHALL HAVE A MINIMUM SLOPE OF 1.0 PERCENT.

PONDING TABLE

VOLUME REQUIRED (CF)	VOLUME AVAILABLE (CF)
3,038	4,132

= PONDING LIMITS

PLAN NOTES

UNLESS OTHERWISE NOTED, ADD 800 FEET TO ALL ELEVATIONS TO ACHIEVE USGS DATUM.

LEGEND

- x36.88 = SPOT ELEVATION
- = PROP. STORM SEWER
- = PROP. DSD/DOWNSPOUT DRAIN
- -W- = PROP. WATER LINE
- = PROP. SANITARY SEWER
- -E- = PROP. ELECTRIC
- -T- = PROP. TELEPHONE
- -G- = PROP. GAS
- = FLOOD ROUTING
- TC = TOP OF CASTING
- = EX SANITARY MANHOLE
- = PROP. STORM MANHOLE
- = PROP. STORM CATCH BASIN
- = PROP. STORM CATCH BASIN W\GRATED LID & FINGER DRAINS

C-3

BRH Group, Inc. Engineering & Surveying
705-F Lakeview Plaza Boulevard
Worthington, Ohio 43085-4779
Phone: (614) 841-9500
Fax: (614) 841-0170
Email: info@brhgroup.com

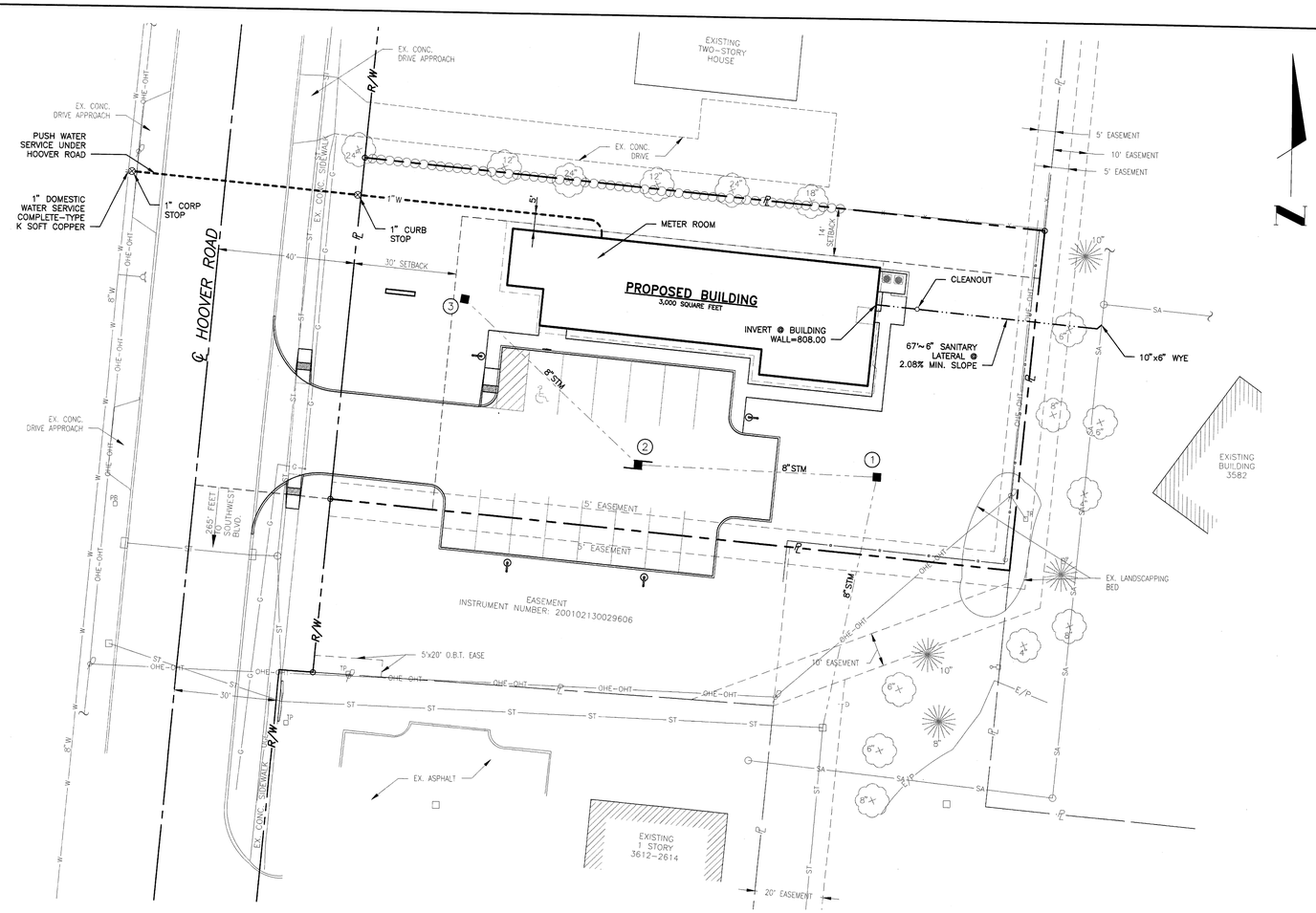
DEVELOPMENT PLANS FOR: SOUTHWEST CHIROPRACTIC OFFICES
GRADING & SEDIMENT EROSION CONTROL PLAN
THE CITY OF GROVE CITY

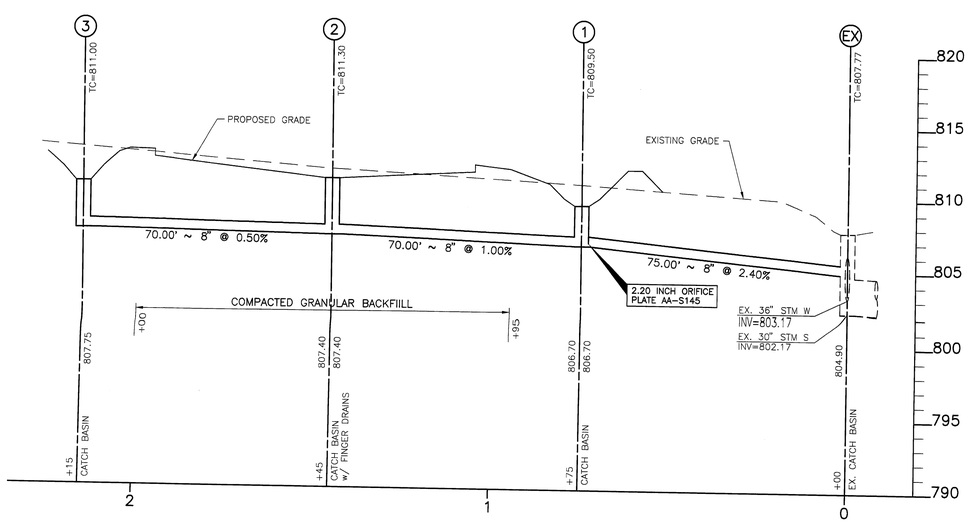
DATE	REVISIONS	No.

JOB NO.	40055
DRAWN BY	TAH
DESIGNED BY	SRB
CHECKED BY	
FIELD CREW	
FIELD BOOK	
DATE	6/7/2010
SCALE	1" = 20'

SHEET 3 OF 5

Y:\40055 - HOOVER ROAD MEDICAL OFFICE\ENGLY CIVIL\GRADING & SEDIMENT EROSION CONTROL PLAN.DWG
Job Date: June 02, 2010, 9:54 AM User: ROB WASSUM





LEGEND

- = FIRE HYDRANT
- = STORTZ CONN.
- = VALVE
- = STORM SEWER
- = IRRIGATION CONDUIT
- = DSD/DOWNSPOUT DRAIN
- = WATER LINE
- = SANITARY LATERAL
- = ELECTRIC SERVICE

WATER SERVICE NOTES

NO WATER SERVICE CONSTRUCTION BEFORE OR AFTER METER SHALL BEGIN PRIOR TO PERMITS BEING ISSUED BY THE COLUMBUS DIVISION OF WATER.

THE CITY OF COLUMBUS "C.M.S.C." 2002 EDITION SHALL GOVERN ALL WATER LINE WORK UP TO AND INCLUDING THE METER AND METER SETTINGS.

NO SERVICE CONNECTION PERMITS SHALL BE ISSUED OR CONNECTIONS MADE TO ANY SERVICE TAPS UNTIL WATER LINES HAVE BEEN DISINFECTED [CHLORINATED] BY THE CITY OF COLUMBUS, DIVISION OF WATER.

ALL WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH ITEM 801.13 OF THE COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS. SPECIAL ATTENTION IS DIRECTED TO APPLICABLE SECTIONS OF A.W.W.A. C-651, PARTICULARLY FOR FLUSHING (SECTION 5) AND FOR CHLORINATING VALVES AND FIRE HYDRANTS (SECTION 7)

ALL WATER METERS ASSOCIATED WITH THIS PROJECT SHALL BE INSTALLED INSIDE THE PROPOSED STRUCTURE UNLESS A METER PIT IS APPROVED BY THE ADMINISTRATOR OF THE DIVISION OF WATER. ALL METER PITS MUST BE APPROVED PRIOR TO THE ISSUING OF ANY SERVICE PERMITS AND MUST CONFORM TO STANDARD DRAWING L-7103 A&B FOR 5/8" THROUGH 1" METERS OR L-6317 A,B,C & D FOR 1-1/2" OR LARGER METERS.

METERING SETTINGS AS PER COLUMBUS DIVISION OF WATER STANDARD DETAIL DRAWING L-6317 A,B,C,D & E DATED 4/1/01 METER PITS SHALL BE ELEVATED FOR POSITIVE DRAINAGE UNLESS OTHERWISE NOTED.

ALL 3" THRU 16" WATER SERVICE PIPE SHALL BE DUCTILE IRON FROM WATERMAIN THRU METER SETTING INCLUDING METER BYPASS.

BACKFLOW PREVENTOR ASSEMBLY INSTALLATION, WHERE NEEDED, AS PER COLUMBUS DIVISION OF WATER STANDARD DRAWING L-90002-A & B DATED 4/1/01

ALL WATER LINES SHALL BE PRESSURE TESTED IN ACCORDANCE WITH SECTION 801.12 OF THE CITY OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS.

WATER LINES SHALL BE LAID WITH A MINIMUM OF 4'-0" FROM THE TOP OF FINISHED GRADE (CURB) TO THE TOP OF THE WATER LINE.

IN CASE OF CONFLICT IN GRADE BETWEEN WATER LINES AND STORM SEWERS, THE WATER LINES SHALL BE LOWERED DURING CONSTRUCTION.

C-4

BRH Group, Inc.
Engineering & Surveying
705-F Lakeview Plaza Boulevard
Worthington, Ohio 43085-4779
Phone: (614) 841-9500
Fax: (614) 841-0170
Email: info@brhgroup.com

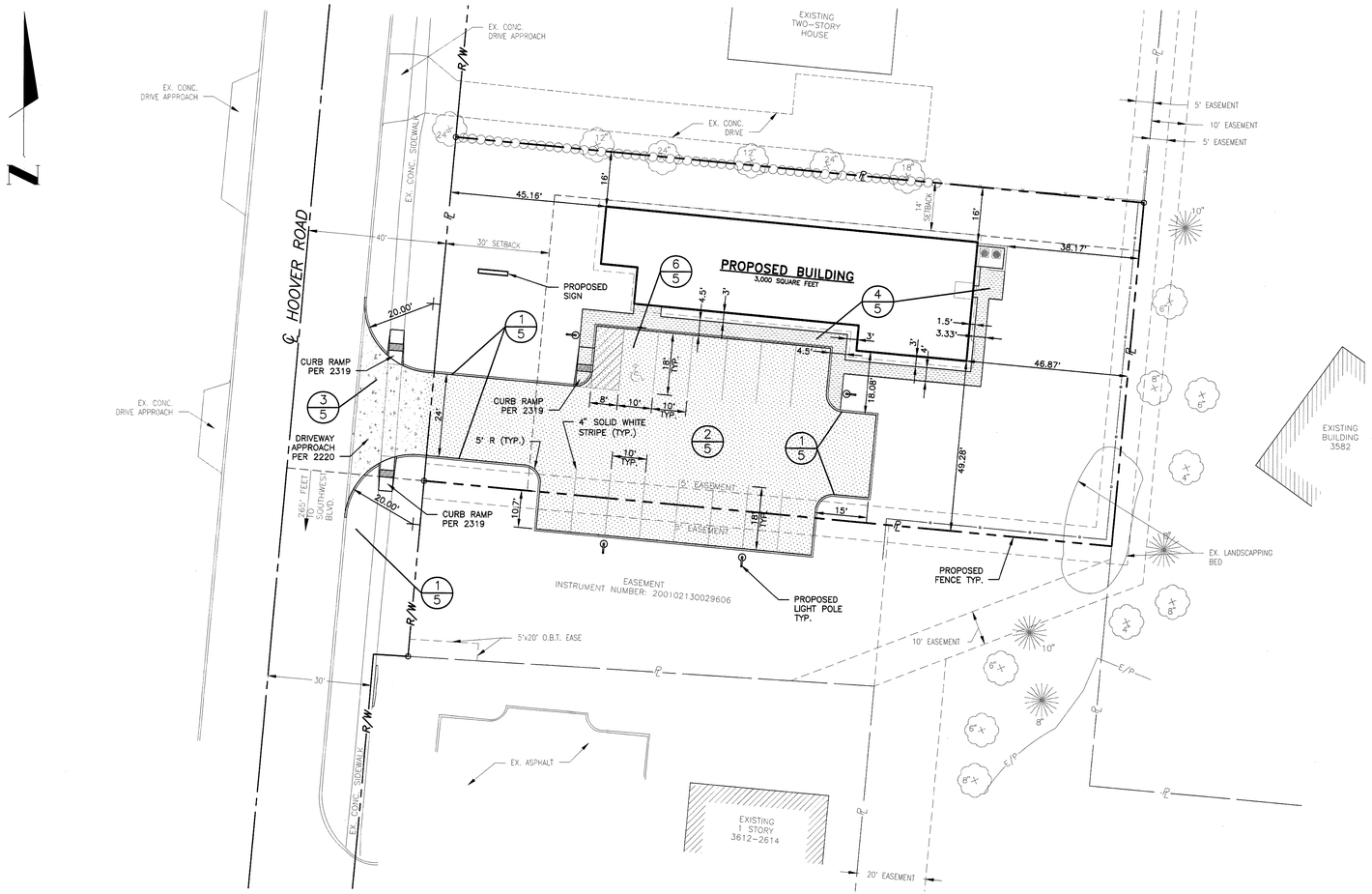
DEVELOPMENT PLANS FOR:
SOUTHWEST CHIROPRACTIC OFFICES
MISC. UTILITY PLAN
THE CITY OF GROVE CITY

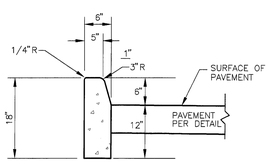
No.	REVISIONS	DATE

JOB NO.	40055
DRAWN BY	TAH
DESIGNED BY	SRB
CHECKED BY	
FIELD CREW	
FIELD BOOK	
DATE	6/7/2010
SCALE	1" = 20' H 1"=5' V

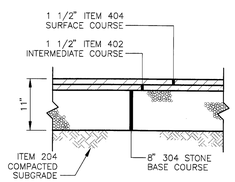
SHEET 4 OF 5

Y:\40055 - HOOVER ROAD MEDICAL OFFICE\ENG*.DWG\MISC. UTILITY PLAN.DWG
Plot Date & Time:6/7/2010\TAH\1:1 AM Wed, APR 28\0:00

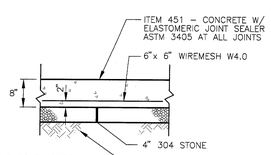




1/5 CURB DETAIL
NO SCALE



2/5 AUTO ASPHALT PAVEMENT SECTION
NO SCALE



3/5 CONCRETE PAVEMENT SECTION
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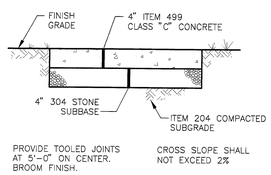
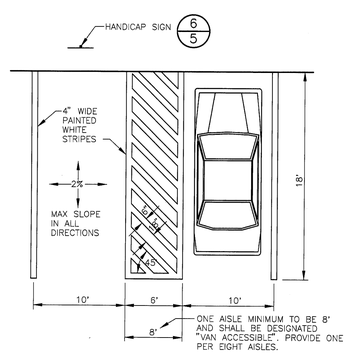
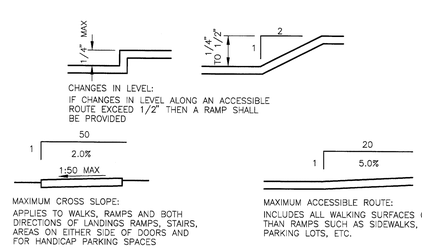


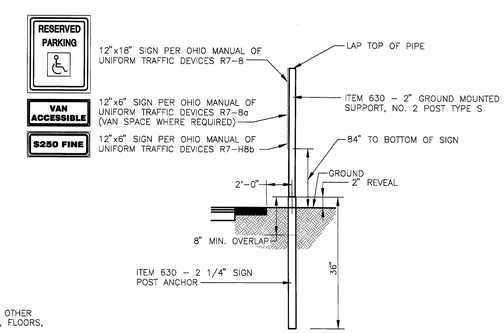
4/5 SIDEWALK DETAIL
NO SCALE



5/5 HANDICAP PARKING
NO SCALE



LEVEL CHANGES
NO SCALE



6/5 HANDICAP SIGN
NO SCALE

NOTES:

ALL DISTURBED AREAS NOT RECEIVING ANY OTHER SURFACE TREATMENT SHALL BE GRADED AND SEEDED.

ALL DIMENSIONS ARE TO THE FACE OF CURB.

LEGEND

- 1/5 — CURBING
- 2/5 — AUTO ASPHALT PAVEMENT
- 3/5 — CONCRETE PAVEMENT
- 4/5 — SIDEWALK

C-5

BRH Group, Inc.
Engineering & Surveying
705-F Lakeview Plaza Boulevard
Worthington, Ohio 43085-4779
Phone: (614) 841-9500
Fax: (614) 841-0170
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DEVELOPMENT PLANS FOR:
SOUTHWEST CHIROPRACTIC OFFICES
PAVEMENT & STAKING PLAN
THE CITY OF GROVE CITY

No.	REVISIONS	DATE

JOB NO.	40055
DRAWN BY	TAH
DESIGNED BY	SRB
CHECKED BY	
FIELD CREW	
FIELD BOOK	
DATE	6/7/2010
SCALE	1" = 20'

SHEET 5 OF 5

Y:\40055 - HOOVER POND MEDICAL OFFICE\CIVIL\C-DWG\PAVEMENT & STAKING PLAN.DWG
PLOTTED BY TIMOTHY A. HAYES ON 6/7/2010 9:54 AM

New Medical Building For:

LOVE CHIROPRACTIC CARE, INC.

LOT 9, JEN-ARL ESTATES- HOOVER ROAD
GOVE CITY, OHIO 43123

Project Architect:

THOMAS W. COFFEY ARCHITECT

365 SHALE RIDGE COURT
POWELL, OHIO 43065

614-562-2273 E-MAIL: tcoffey@columbus.rr.com

THOMAS W COFFEY
ARCHITECTURE & DESIGN, LLC

NEW
WEST ELEVATION

SCALE: 1/8" = 1'-0" FRONT

NEW
SOUTH ELEVATION

SCALE: 1/8" = 1'-0" PARKING LOT SIDE

RECEIVED
JUN 07 2010
GC PLANNING COMMISSION

SHEET
A-2

NEW
EAST ELEVATION
SCALE: 1/8" = 1'-0" REAR

New Medical Building For:

LOVE CHIROPRACTIC CARE, INC.

LOT 9, JEN-ARL ESTATES- HOOVER ROAD
GOVE CITY, OHIO 43123

Project Architect:

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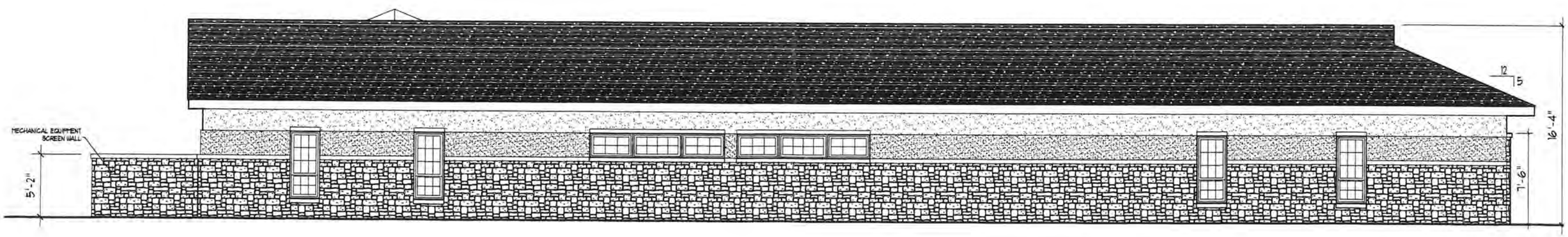


NEW
NORTH ELEVATION
SCALE: 1/8" = 1'-0" SIDE

SHEET
A-3

EXTERIOR FINISH MATERIALS

For

LOVE CHIROPRACTIC CARE, INC.

NEW OFFICE BUILDING

New Medical Building For:

LOVE CHIROPRACTIC CARE, INC.

LOT 9, JEN-ARL ESTATES- HOOVER ROAD
GOVE CITY, OHIO 43123

Project Architect:

THOMAS W. COFFEY ARCHITECT

ARCHITECTURE & DESIGN, LLC

365 SHALE RIDGE COURT
POWELL, OHIO 43065

614-562-2273 E-MAIL: tcoffey@columbus.rr.com

STONE VENEER

- RIVER VALLEY STONE CO. or AN APPROVED EQUAL
- 'TAN BLEND COBBLESTONE'
- 'BEIGE' MORTAR

NEW

'StoTherm' EFIS SYSTEM

- RIVER VALLEY STONE CO. or AN APPROVED EQUAL
- MEDIUM FINISH
- COLORS: -'CHAMPAGNE' (BEIGE)
  -'ITS WHITE' (LT. BEIGE)

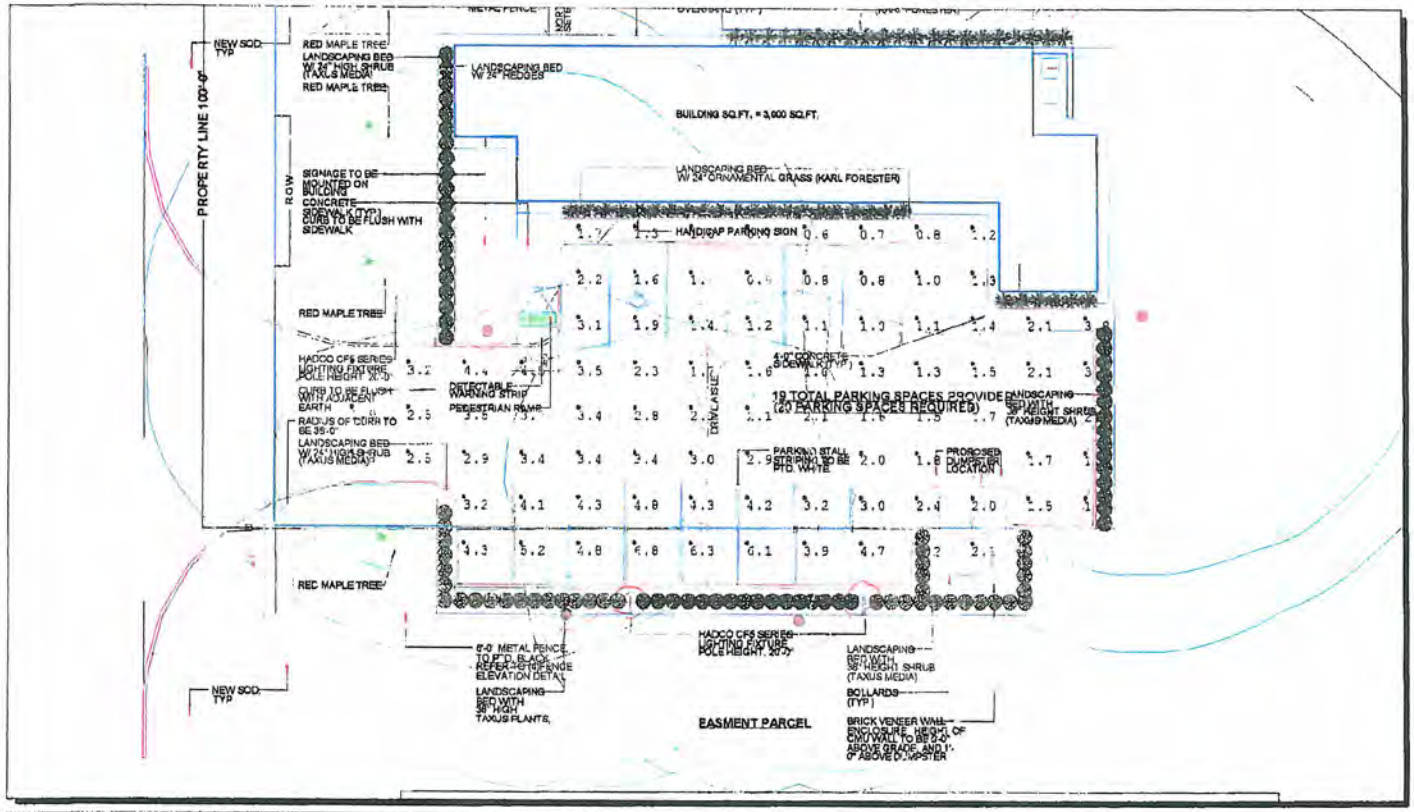
NEW

ARCHITECTURAL DIMENSIONAL SHINGLES

- GAF/ ELK 'TIMBERLINE' or AN APPROVED EQUAL
- COLOR- 'WEATHERED WOOD'

SHEET

A-4



HADCO

CF5 SERIES

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
	2	P5V	SINGLE	25000	0.720	HADCO #CF5TAGFVNG250P (1-250 PSMH, TYPE 5V OPTICS)
	2	P4H	SINGLE	22000	0.720	HADCO #CF5TAGF4NG250P (1-250PSMH/HCR, TYPE 4H OPTICS)

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
pavement	Illuminance	Fc	2.48	6.8	0.6	4.13	11.33

Notes:
1. All calc [illegible] grade.
2. Fixture [illegible] above grade.
3. Inactive [illegible] blue=0.25 fc [illegible] blue=0.5 fc

SOUTHWEST CHIROPRACTIC OFFICES
Site Lighting Analysis rev1

prepared by:

ARCHILLUMINATIONS, INC.
www.archilluminations.com

ArchIlluminations, Inc.
3040 Riverside Dr.
Suite 225
Columbus, Ohio 43221
v 614.481.8500

southwest chiropractic site analysis [illegible]

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JUN 07 2010
GC PLANNING COMMISS