J. CARTER BEAN
ARCHITECT

April 27, 2015

The proposed **London Place** commercial development project is located at 2798 London-Groveport Road, Grove City, Ohio at the northwest corner of the intersection of Summit Way. The 8,150 total sq. ft. new restaurant/retail center will have exterior materials consisting of glazing with brick veneer and EIFS while the rear of the structure shall consist of structural masonry veneer. On-site parking will accommodate 60 total parking spaces (25 for restaurant and 35 for retail).

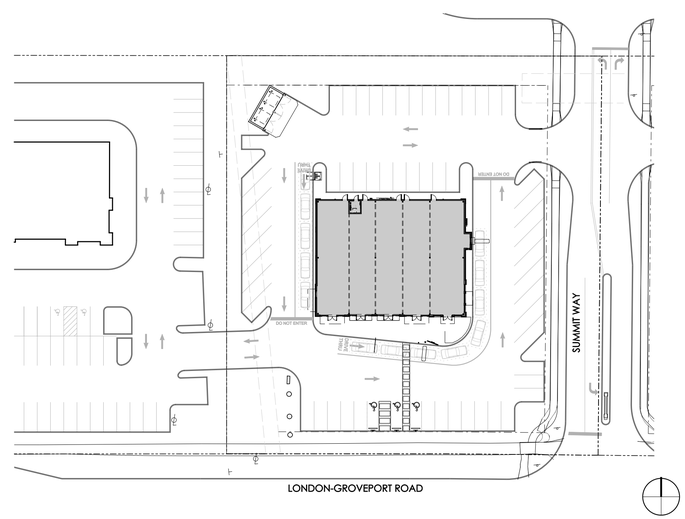
4400 NORTH HIGH STREET SUITE 401 COLUMBUS, OHIO 43214 TEL 614.262.BEAN FAX 614.262.2329

SHELL BUILDING CONSTRUCTION FOR
LONDON PLACE
LONDON-GROVEPORT ROAD & SUMMIT WAY
GROVE CITY, OHIO

INTEGRA REALTY SERVICES, LLC
C/O CBRE
280 N. HIGH STREET
SEVENTEENTH FLOOR
COLUMBUS, OHIO 43215
TEL: 614.224.5039

SITE MAP

KEY PLAN



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LANDSCAPE ARCHITECT
FARIS PLANNING & DESIGN
243 N. 5TH STREET, SUITE 401
COLUMBUS, OHIO 43215
TEL 614-487-1964

CIVIL ENGINEER
ADVANCED CIVIL DESIGN
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GAHANNA, OHIO 43230
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MECHANICAL & ELECTRICAL ENGINEER
EM ENGINEERING GROUP
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FAX 614-461-1305

BEAN
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LONDON PLACE
LONDON-GROVEPORT ROAD & SUMMIT WAY
GROVE CITY, OHIO
FOR
INTEGRA REALTY SERVICES, LLC

DRAWING STATUS

STATUS	DATE
DEVELOPMENT PLAN	04.27.2015

DRAWING TITLE
PROJECT INFORMATION AND INDEX OF DRAWINGS

DRAWING NUMBER
A-0.1

BEAN #00000.00

CITY OF GROVE CITY, OHIO

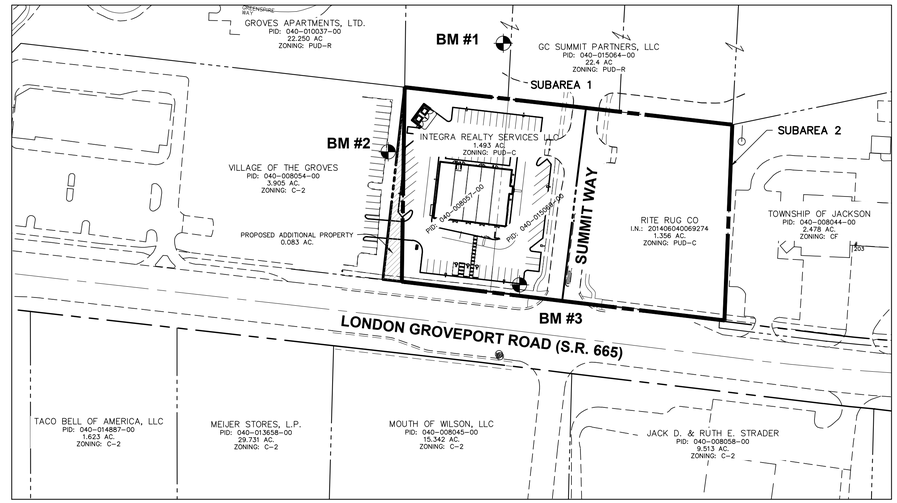
LONDON PLACE

2780 LONDON GROVEPORT ROAD & SUMMIT WAY

SITE DEVELOPMENT PLAN

GENERAL DEVELOPMENT STANDARDS

PROPOSED SUB AREA	SUB-AREA 2 PUD-C OUTPARCELS
AREA	2.85± AC. TOTAL **1.576 AC. FOR THIS APPLICATION**
PERMITTED USES	USES PERMITTED C-1 AND C-2 AND UNDER (PSO) PROFESSIONAL SERVICES, (OLR) OFFICE LAB RESEARCH IN CHAPTER 1135.09
DENSITY	8,000 S.F./ACRE (MAX) (12,806 S.F. ALLOWED) **8,150 PROPOSED**
MAXIMUM BUILDING HEIGHT	35' HEIGHT (MEASURED FROM GRADE TO THE MIDDLE POINT OF THE ROOF MASSING BETWEEN THE EAVES OF THE PEAK)
OFF STREET PARKING	PER GROVE CITY REQUIREMENTS FOR EACH USE SECTION 1135.12
PROPOSED STREET TYPE	PRIVATE, SHARED ACCESS. ALL PRIVATE DRIVES AND DRIVEWAYS WILL HAVE CURBS AND CURB CUTS THAT WILL BE CONSTRUCTED TO GROVE CITY STANDARDS. SIDEWALKS SHALL BE PROVIDED ON BOTH SIDES OF PRIVATE STREETS, SETBACK 5' MINIMUM FROM STREET, AND CONSTRUCTED TO GROVE CITY STANDARDS.
R.O.W. WIDTH	100': LONDON GROVEPORT RD. PRIVATE STREET: N/A
PAVEMENT WIDTH	SHARED ACCESS DRIVE 36' OR AS OTHERWISE APPROVED BY THE CITY ENGINEER. WILL CONFORM TO GROVE CITY STANDARDS REGARDING (2) WAY STREETS.
SET BACKS:	
PUBLIC ROAD	20' PARKING SETBACK (FROM PUBLIC R.O.W.) **15' PARKING SETBACK PROPOSED** 30' BUILDING SETBACK (FROM PUBLIC R.O.W.)
PRIVATE STREET	15' PARKING SETBACK (FROM EDGE OF PAVEMENT) 20' BUILDING SETBACK (FROM EDGE OF PAVEMENT)
SIDE	10' BUILDING & PARKING SETBACK
REAR	30' BUILDING & PARKING SETBACK (ADJOINING SUB SUBAREA "1") **20' PARKING SETBACK PROPOSED**



INDEX MAP
SCALE: 1" = 100'

GRAPHIC SCALE
0 50 100 200
1 inch = 100 feet

LOCATION MAP
NO SCALE

INDEX OF SHEETS

TITLE SHEET	1
SITE DIMENSION PLAN	2
UTILITY PLAN	3
SITE GRADING PLAN	4
SITE DETAILS	5

DEVELOPER

INTEGRA REALTY SERVICES, LLC
9642 HAWKS LANDING NE
WARREN, OHIO 44484
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PHONE: 614-428-7750

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TEL: 614.262.2326

SITE DATA

SITE AREA	1.576 ACRES (68,628.4 SQ.FT.) (BY SURVEY)
BUILDING AREA	8150 S.F.
BUILDING HEIGHT	24'-8"
CURRENTLY ZONED	PUD-C

PARKING DATA

PARKING SPACES REQUIRED:	
15% S.F. RESTAURANT = 1,222.5 S.F. (1 PER 50)	25 SPACES REQ'D
85% S.F. RETAIL = 6,927.5 S.F. (1 PER 50)	35 SPACES REQ'D
	60 SPACES REQ'D
TOTAL PARKING SPACES PROVIDED	60 SPACES
H/C PARKING SPACES REQUIRED	3 SPACES
H/C PARKING SPACES PROVIDED	3 SPACES

LOT COVERAGE

BUILDING	8,150 S.F.
PAVEMENT & WALK	46,050 S.F
LANDSCAPING/OPENSPACE	12,428 S.F.

BENCH MARKS

FRANKLIN COUNTY NAVD 1988 DATUM

SOURCE – ELEVATIONS WERE ESTABLISHED USING 45 MINUTE STATIC OBSERVATIONS UTILIZING GLOBAL POSITIONING SYSTEM (GPS) PROCEDURES. THE GPS DATA WAS SUBMITTED TO THE NATIONAL GEODETIC SURVEY'S (NGS) ONLINE POSITIONING USER SERVICE RAPID-STATIC (OPUS-RS) SYSTEM FOR PROCESSING. THE SYSTEM USES THE CONTINUALLY OPERATING REFERENCE STATIONS (CORS) TO ESTABLISH THE GEODETIC ELEVATION.

SITE BM #1 – SOUTH ARROW BOLT ON FIRE HYDRANT, NORTH OF PROPERTY. CALLED OUT ON PLAN AS BM #1. WITH COORDINATES BELOW

NORTHING = 670841.6726
EASTING = 1806152.3329
ELEVATION = 822.2000

SITE BM #2 – "X" CUT SET IN SOUTH SIDE OF LIGHT POLE BASE. CALLED OUT ON PLAN AS BM #2. WITH COORDINATES BELOW.

NORTHING = 670690.0173
EASTING = 1805991.4900
ELEVATION = 826.5200

SITE BM #3 – "X" CUT SET IN NORTHEAST CORNER CONCRETE PAD IN SOUTH EAST CORNER OF SITE. CALLED OUT ON PLAN AS BM #3. WITH COORDINATES BELOW

NORTHING = 670503.9520
EASTING = 1806175.0739
ELEVATION = 821.1400

REGISTERED ENGINEER DATE

CITY OF GROVE CITY APPROVALS
"City of Grove City" signatures on this plan signify only concurrence with the purpose and general location of the project. All technical details remain the responsibility of the Engineer preparing the plans.

CITY ADMINISTRATOR, CITY OF GROVE CITY DATE

SERVICE DIRECTOR, CITY OF GROVE CITY DATE

REVIEWER FOR THE CITY OF GROVE CITY DATE

JACKSON TOWNSHIP FIRE DEPARTMENT DATE

OHIO Utilities Protection SERVICE
Call Before You Dig
800-362-2764 or 8-1-1
www.oups.org

PLAN PREPARED BY:
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Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755
ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS

PLAN PREPARED FOR:
INTEGRA REALTY SERVICES, LLC
9642 HAWKS LANDING NE
WARREN, OHIO 44484

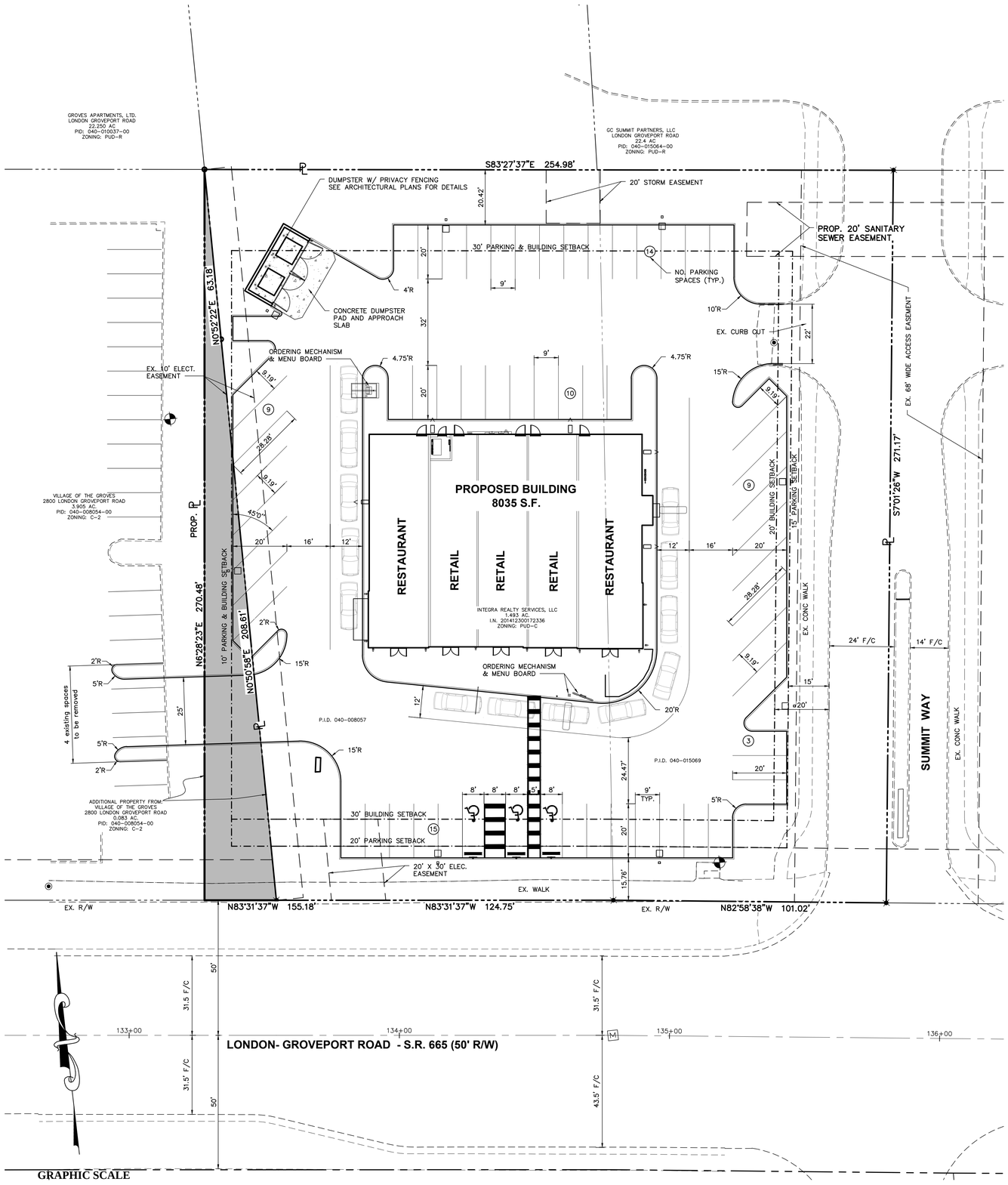
CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO

FINAL DEVELOPMENT PLAN
FOR
LONDON PLACE
TITLE SHEET

Issue Dates:

Date: 04-30-2015
Scale: AS NOTED
Drawn By: CAW
Checked By: TMW
Project Number: 15-0001-686
Drawing Number: 1 / 5

Z:\15-0001-686\DWG\PRODUCTION DRAWINGS\DEVELOPMENT PLAN\TITLE.dwg 1 TITLE SHEET Apr 24, 2015 - 2:28:32pm cwellis



DEVELOPMENT PLAN REQUIREMENTS

1. A title block in the lower right hand corner containing:
   a. "Final Development Plan"
   b. Project Title and City Project No.
   c. Name and address of Owner
   d. Date

- TITLE BLOCK SHOWN ON ALL SHEETS WITH REQUIRED INFORMATION PROVIDED.

2. Location Map.

- LOCATION MAP PROVIDED IN THE UPPER RIGHT CORNER OF SHEET 1.

3. North Arrow (up or to the left)

- NORTH ARROW PROVIDED ON ALL SHEETS IN PROPER ORIENTATION.

4. The property dimensions and boundary lines of the site, including total acreage and/or total square footage of site, and approximate distance to the nearest cross street.

- THE PROPERTY BOUNDARY, TOTAL ACREAGE AND APPROXIMATE DISTANCES ARE SHOWN AND LABELED ON THIS SHEET.

5. All existing or proposed building locations on or adjacent to the property, existing structures per the BOCA and Ohio Fire Code and access points on and adjacent to the property. (Chap 1511)

- ALL EXISTING BUILDINGS, ACCESS POINTS AND PARKING AREAS ARE SHOWN ON THIS SHEET.

6. All setbacks and building lines. (Chap. 1135.10)

- BUILDING AND SETBACK LINES ARE SHOWN ON THIS SHEET.

7. All existing public streets or private drives with street name, right-or-way and pavement width, median openings, and left turn lanes. (Chap. 901)

- ALL EXISTING ROADWAYS, BOTH PUBLIC AND PRIVATE ARE SHOWN ON THIS SHEET. RIGHT-OF-WAY WIDTHS, LANE CONFIGURATION AND PAVEMENT WIDTHS ARE ALL LABELED.

8. All railroad and utility right-or-ways, or easements, parks or other public/open spaces and corporation lines within or adjacent to the tract.

- NO PARKS OR PUBLIC OPEN SPACES ARE TO BE DEDICATED AS A PART OF THIS DEVELOPMENT.

9. Proposed areas of dedication, if necessary, including streets, alleys, easements, or reserves by deed covenant with the condition proposed to the tract (Chap. 1141.01a)

- NOT APPLICABLE

10. Points of ingress and egress to the property including design and spacing of driveways in accordance with Chapter 1105 of the Codified Ordinances.

- ALL INGRESS AND EGRESS POINTS ON THE PROPERTY ARE SHOWN AND LABELED ON THIS SHEET.

11. Existing ground configuration, drainage channels, wooded areas, watercourses, and other significant physical features. (Chap. 1136)

- EXISTING GROUND CONTOURS ARE SHOWN ON SHEET 4. THERE ARE CURRENTLY NO WOODED AREAS OR WATERCOURSES ON THE PROPOSED SITE.

12. Parking area including number and layout of spaces, aisle width, garbage pick-location (including privacy fencing around dumpster, area, with gates). per Ohio Fire Code and handicapped parking spaces. Calculations of the parking spaces required up. (Chap. 1136, 1511)

- PROPOSED PARKING IS SHOWN AND LABELED ON THIS SHEET. AISLE WIDTHS AND NUMBER OF SPACES ARE CLEARLY LABELED.
- PROPOSED DUMPSTER LOCATION AND SCREENING ARE SHOWN ON THIS SHEET WITH ADDITIONAL DETAILS ON ARCHITECTURAL PLANS.
- PARKING SPACES REQUIRED AND PROVIDED ALONG WITH HANDICAP SPACE CALCULATIONS ARE SHOWN IN THE SITE DATA TABLE PROVIDED ON SHEET 1.

13. Screening walls and location, type of screening wall, either living, masonry, or privacy fencing. (Chap. 1136.08)

- SITE SCREENING IS SHOWN ON THE SITE LANDSCAPING PLAN.

14. Indicate all areas to be landscaped, type of landscaping, and total square footage of landscaped areas in accordance with Chapter 1136 of the Codified Ordinances.

- SEE SITE LANDSCAPING PLAN FOR DETAILS OF ALL PROPOSED LANDSCAPING FEATURES.

15. Show all mechanical equipment to be located on exterior of buildings (HVAC, Exhaust Vents, Hoods, etc.) (Chap. 1341)

- EXTERIOR MECHANICAL EQUIPMENT AND PROPOSED SCREENING IS SHOWN AS PART OF THE ARCHITECTURAL PLANS.
- ALL ROOFTOP MECHANICAL EQUIPMENT WILL BE SCREENED BY RAISED PARAPET.

16. Existing sewers, water mains, culverts and other underground facilities within the tract, adjacent to the tract, or that will be used in developing the tract, indicating pipe sizes, grades, and locations including fire hydrants existing and proposed. (Chap. 953, 939, 1101)

- REFERENCE SHEET 4 FOR EXISTING STORM SEWER, WATERLINE AND SANITARY SEWER.

17. All proposed water and sewer lines with sizes indicated and location of valves, fire hydrants, manholes, and other appurtenances or structures shown. (Chap. 953, 939, 1101)

- PROPOSED WATER AND SEWER LINES ALONG WITH VALVES, HYDRANTS, MANHOLES AND OTHER APPURTENANCES ARE SHOWN ON SHEET 4.

18. All proposed or existing water and sewer connections, meter locations, size of meters, with meter and/or detector check valve vaults indicated. (Chap. 1101, 1103, 1133, 1307)

- ALL EXISTING AND PROPOSED CONNECTIONS AND METERS ARE SHOWN ON SHEET 4.

19. Finished floor elevation of proposed or existing structures on the site referenced to sea level datum. (Chap. 1101, 1103, 1133, 1307)

- PROPOSED FINISHED FLOOR ELEVATIONS ARE SHOWN ON SHEET 4. ALL ELEVATIONS SHOWN HEREON ARE BASED ON FRANKLIN COUNTY NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.

20. Existing and proposed contours of the tract in intervals of one foot or less, referenced to sea level datum. (Chap 1101.05g)

- EXISTING & PROPOSED CONTOURS ARE SHOWN AT ONE FOOT INTERVALS ON SHEET 4.

21. Proposed or existing on and off site inlets, culverts or other drainage structures. (Chap. 1322, 1323)

- ALL EXISTING AND PROPOSED DRAINAGE STRUCTURES ARE SHOWN ON SHEET 4.

22. Proposed signage for the entire site to include permitted square footage of all signs and permitted height and location of pole signs (However, separate application for signage must be approved and sign permit issued.) (Chap. 1101.08)

- SIGNAGE SHALL BE IN ACCORDANCE WITH CHAPTER 1145 AND REVIEWED/APPROVED BY THE BUILDING DIVISION.

23. Proposed area lighting showing detail of each fixture and height (on building and/or around parking area). (Chap. 1139.03)

- PROPOSED LIGHT LOCATIONS AND FIXTURE DETAILS ARE SHOWN ON THE SITE PHOTOMETRIC PLAN.

24. Zoning of the property as it now stands and the zoning proposed, if it is being requested to be changed. (Chap. 1101)

- THE SITE IS CURRENTLY ZONED PUD-C

25. Proposed use of the site or buildings. (Chap. 1101.08)

- Multi-Tenant Retail.

26. Storm water retention in accordance with section. (Chap. 1135.10)

- ONSITE DETENTION WITH STORMWATER REQUIREMENTS.

27. Size of the building (square footage). See Table 1135.10-I. 1135.12-II and 1135.14-III.

- THE BUILDING SIZES ARE SHOWN ON THIS SHEET.

28. Height of all structures including site lighting. (Chap. 1101)

- THE BUILDING HEIGHT IS SHOWN ON THE ARCHITECTURAL ELEVATIONS PROVIDED. SITE LIGHTING DETAILS ARE SHOWN ON THE SITE PHOTOMETRIC PLAN.

29. Number of living units, by number of bedrooms, if applicable. (Chap. 1135.10g(7)

- THE ARE NO RESIDENTIAL LIVING UNITS PROPOSED FOR THIS DEVELOPMENT.

30. A certificate by a registered land surveyor or engineer that the premises covered by the plan have been surveyed, that the plan is correct, and that the monuments shown on the plat will be set in accordance with Section 1101.051.

- THE LOT LINES REFLECT THE LOT DIMENSIONS ON ALTA SURVEY AS PREPARED BY AN OHIO LICENSED SURVEYOR.

31. Color rendering of building(s), complete with listing of all colors, including Pantone1999-2000 Reference Numbers or if Pantone is not available, the manufacturer's reference/serial number with sample, and materials, with samples to be used. (c-39-00; passed 5/12/00)

- COLOR RENDERINGS ARE INCLUDED.

32. Compliance to National Flood Insurance Program Community Panels No. 390173-0001 through 4. Show 100-year flood plain. (Chap. 1329)

- THE PROPOSED SITE LIES WITHIN ZONE X – AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR & 500-YEAR FLOODPLAIN PER FEMA PANEL #39049C0318K, DATED JUNE 17, 2008.

33. Site plan to be signed by an engineer or surveyor registered in the State of Ohio. (Chap. 1101.05)

- REGISTERED ENGINEER SIGNATURE PROVIDED ON SHEET 1.

34. Signature block.

- SIGNATURE BLOCK PROVIDED ON SHEET 1 WITH REQUIRED MUNICIPAL SIGNATURE BLOCKS.

35. Compliance with Historical Preservation Area requirements, if applicable, Chapter 1138 of the Codified Ordinances.

- NOT APPLICABLE

36. A narrative description of the project of at least one paragraph in length.

- PROJECT NARRATIVE ATTACHED WITH SUBMITTAL.

FLOOD NOTE

By graphic plotting only this property is located in Zone "x" (Areas determined to be outside of the 500-year flood plain) by the Federal Emergency Management Agency on Flood Insurance Rate Map, Community Panel No. 39049C0404K, with an effective date of June 17, 2008, in Franklin County, Ohio. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

NOTES:

ALL PAVEMENT MARKINGS AND STRIPING SHALL BE WHITE.

ALL RADII ARE 5', UNLESS OTHERWISE NOTED.

A KNOX BOX SHALL BE PROVIDED AND LOCATED UPON THE BUILDING IN CONJUNCTION WITH THE JACKSON TOWNSHIP FIRE DEPARTMENT

DIMENSIONS PROVIDED ARE FROM FACE OF CURB TO FACE OF CURB WHEN DIMENSIONED FROM CURB.

PLAN PREPARED BY:
ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS
422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

PLAN PREPARED FOR:
INTEGRA REALTY SERVICES, LLC
9642 HAWKS LANDING NE
WARREN, OHIO 44484

CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO

FINAL DEVELOPMENT PLAN
FOR
LONDON PLACE
SITE DIMENSION PLAN

Issue Dates:

Date: 04-30-2015
Scale: AS NOTED

Drawn By:	Checked By:
CAW	TMW

Project Number:
15-0001-686

Drawing Number:
2 / 5

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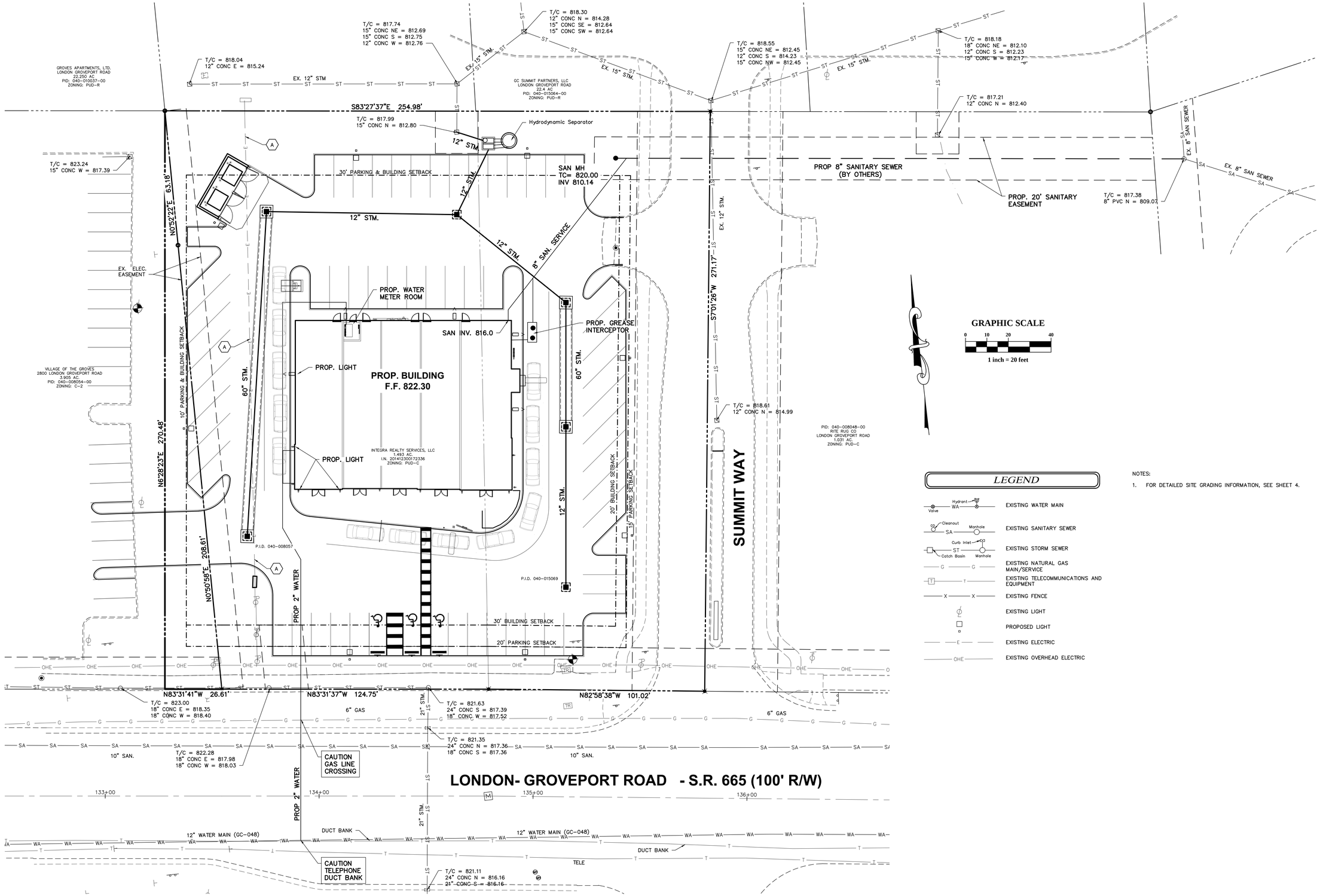

LEGEND

- EXISTING WATER MAIN (Hydrant, Valve, WA)
- EXISTING SANITARY SEWER (Cleanout, Manhole, SA)
- EXISTING STORM SEWER (Curb Inlet, Catch Basin, Manhole, ST)
- EXISTING NATURAL GAS MAIN/SERVICE (G)
- EXISTING TELECOMMUNICATIONS AND EQUIPMENT (T)
- EXISTING FENCE (X)
- EXISTING LIGHT
- PROPOSED LIGHT
- EXISTING ELECTRIC (E)
- EXISTING OVERHEAD ELECTRIC (OHE)

NOTES:

1. FOR DETAILED SITE GRADING INFORMATION, SEE SHEET 4.

PLAN PREPARED BY:

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Gahanna, Ohio 43230
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fax 614.428.7755

PLAN PREPARED FOR:

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WARREN, OHIO 44484

CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO

FINAL DEVELOPMENT PLAN
FOR
LONDON PLACE
UTILITY PLAN

Issue Dates:

Date: 04-30-2015
Scale: AS NOTED

Drawn By:	Checked By:
CAW	TMW

Project Number:
15-0001-686

Drawing Number:
3 / 5

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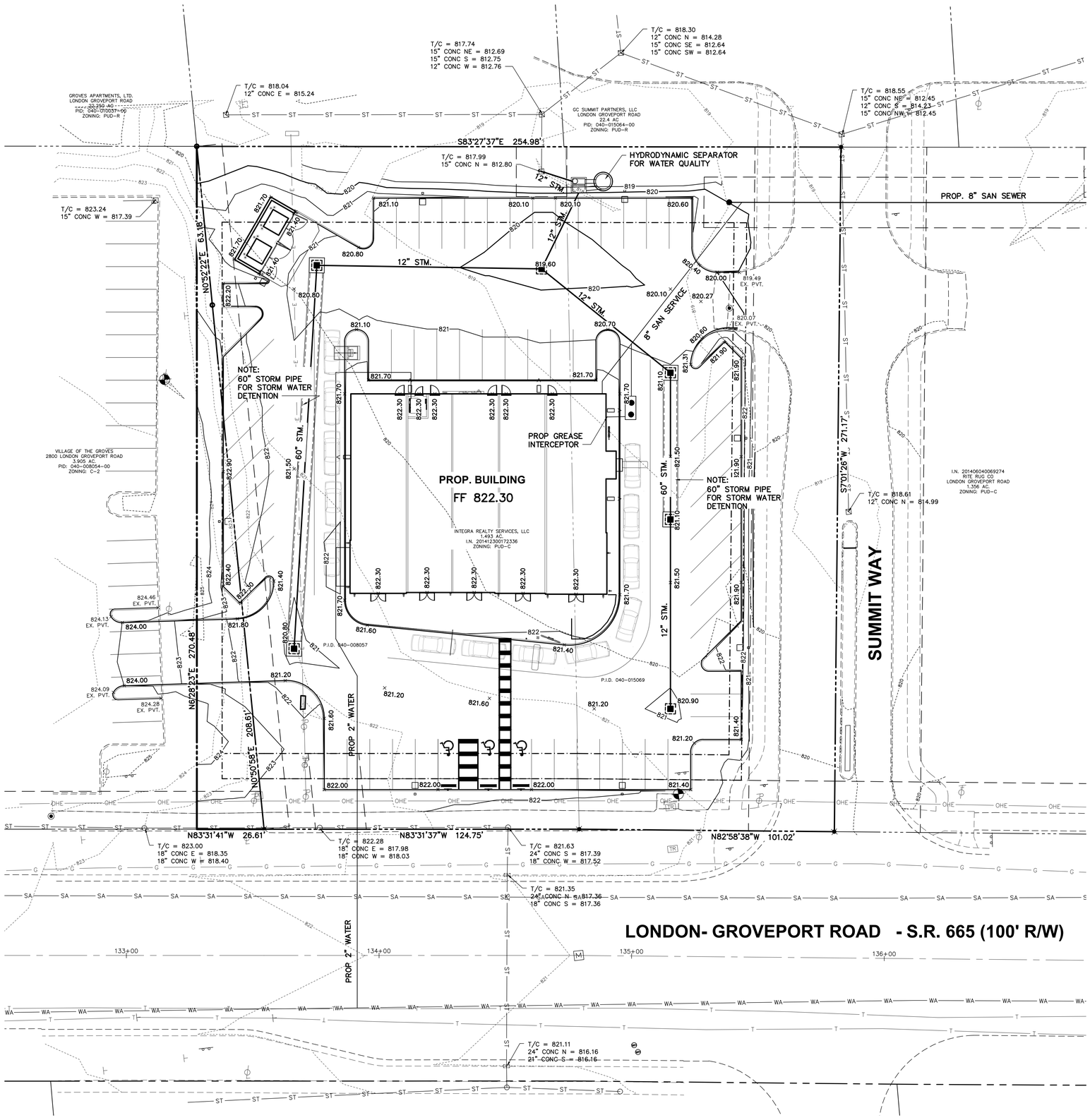

GRAPHIC SCALE

0 10 20 40

1 inch = 20 feet

LEGEND

875	EXISTING MAJOR CONTOUR
876	EXISTING MINOR CONTOUR
820	PROPOSED MAJOR CONTOUR
822	PROPOSED MINOR CONTOUR
× 776.40	SPOT ELEVATION
	MINOR FLOW
	MAJOR ROUTING PATH
Hydrant, Valve, WA	EXISTING WATER MAIN
Cleanout, Manhole, SA	EXISTING SANITARY SEWER
Curb Inlet, Catch Basin, Manhole, ST	EXISTING STORM SEWER
G	EXISTING NATURAL GAS MAIN/SERVICE
T	EXISTING TELECOMMUNICATIONS AND EQUIPMENT

PLAN PREPARED BY:

ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS

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Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

PLAN PREPARED FOR:

INTEGRA REALTY SERVICES, LLC
9642 HAWKS LANDING NE
WARREN, OHIO 44484

CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO

FINAL DEVELOPMENT PLAN
FOR
LONDON PLACE
SITE GRADING PLAN

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Drawing Number:
4 / 5

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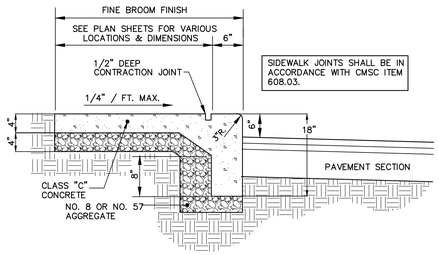
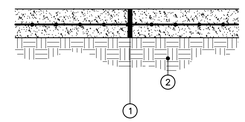
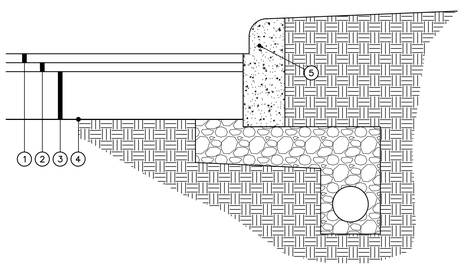


COMBINED CURB AND WALK
NO SCALE



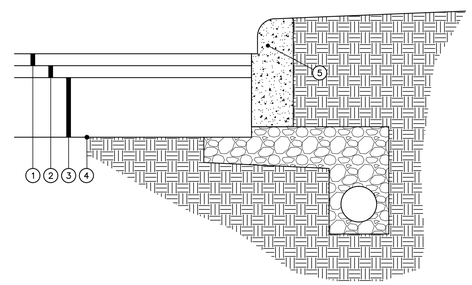
1. ITEM 451, 9" REINFORCED P.C. CONCRETE PAVEMENT (CLASS G)
2. ITEM 204, SUBGRADE COMPACTION

DUMPSTER PAD PAVEMENT SECTION
NO SCALE



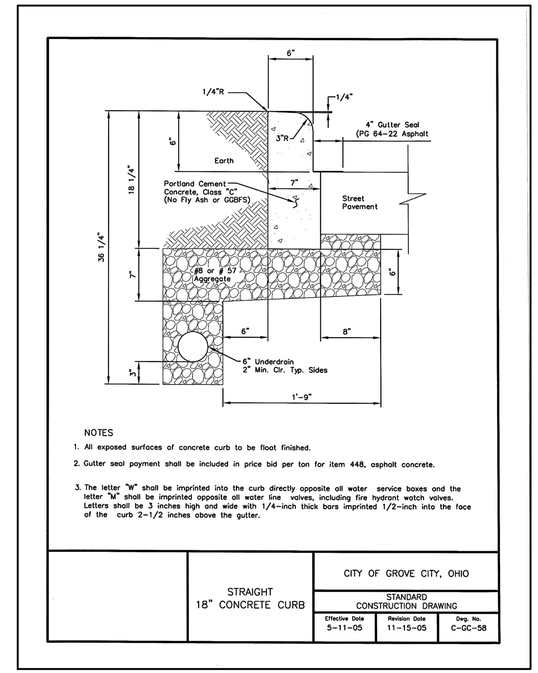
1. ITEM 448, 1 1/2" ASPHALT CONCRETE – SURFACE COURSE
2. ITEM 448, 1-1/2" ASPHALT CONCRETE – INTERMEDIATE COURSE
3. ITEM 304, 8" CRUSHED AGGREGATE BASE
4. ITEM 204, SUBGRADE COMPACTION
5. ITEM 609, STRAIGHT 18" CURB, CITY OF GROVE CITY STD.DWG. C-GC-58

TYPICAL LIGHT DUTY PAVEMENT SECTION (DRIVEWAYS AND PARKING AREAS)
NO SCALE



1. ITEM 448, 2" ASPHALT CONCRETE – SURFACE COURSE
2. ITEM 448, 2" ASPHALT CONCRETE – INTERMEDIATE COURSE
3. ITEM 304, 10" CRUSHED AGGREGATE BASE
4. ITEM 204, SUBGRADE COMPACTION
5. ITEM 609, STRAIGHT 18" CURB, CITY OF GROVE CITY STD.DWG. C-GC-58

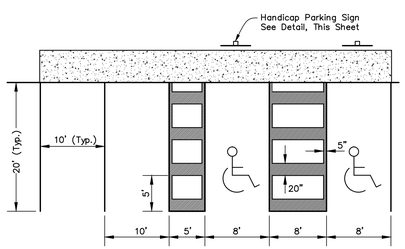
TYPICAL HEAVY DUTY PAVEMENT SECTION (DRIVEWAYS AND PARKING AREAS)
NO SCALE



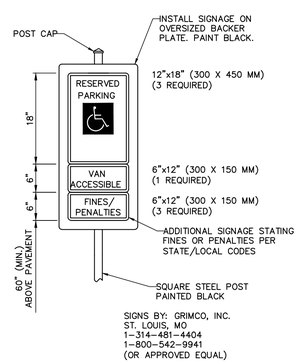
NOTES

1. All exposed surfaces of concrete curb to be float finished.
2. Gutter seal payment shall be included in price bid per ton for item 448, asphalt concrete.
3. The letter "W" shall be imprinted into the curb directly opposite all water service boxes and the letter "M" shall be imprinted opposite all water line valves, including fire hydrant watch valves. Letters shall be 3 inches high and wide with 1/4-inch thick bars imprinted 1/2-inch into the face of the curb 2-1/2 inches above the gutter.

	STRAIGHT 18" CONCRETE CURB	CITY OF GROVE CITY, OHIO		
		STANDARD CONSTRUCTION DRAWING		
		Effective Date 5-11-05	Revision Date 11-15-05	Dwg. No. C-GC-58

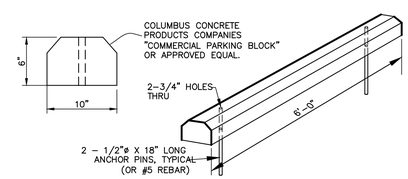


TYPICAL HANDICAP PARKING DIMENSIONS
NO SCALE

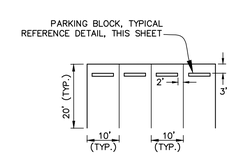


CITY OF GROVE CITY TRAFFIC CONTROL SIGNAGE DETAIL
NO SCALE

*THIS DETAIL SHALL BE FOLLOWED FOR ALL TRAFFIC CONTROL SIGNS ON SITE



PARKING BLOCK DETAIL
NO SCALE



PARKING BLOCK LOCATION DETAIL
NO SCALE

PLAN PREPARED BY:
ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS
422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

PLAN PREPARED FOR:
INTEGRA REALTY SERVICES, LLC
9642 HAWKS LANDING NE
WARREN, OHIO 44484

CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO

FINAL DEVELOPMENT PLAN
FOR
LONDON PLACE
SITE DETAILS

Issue Dates:

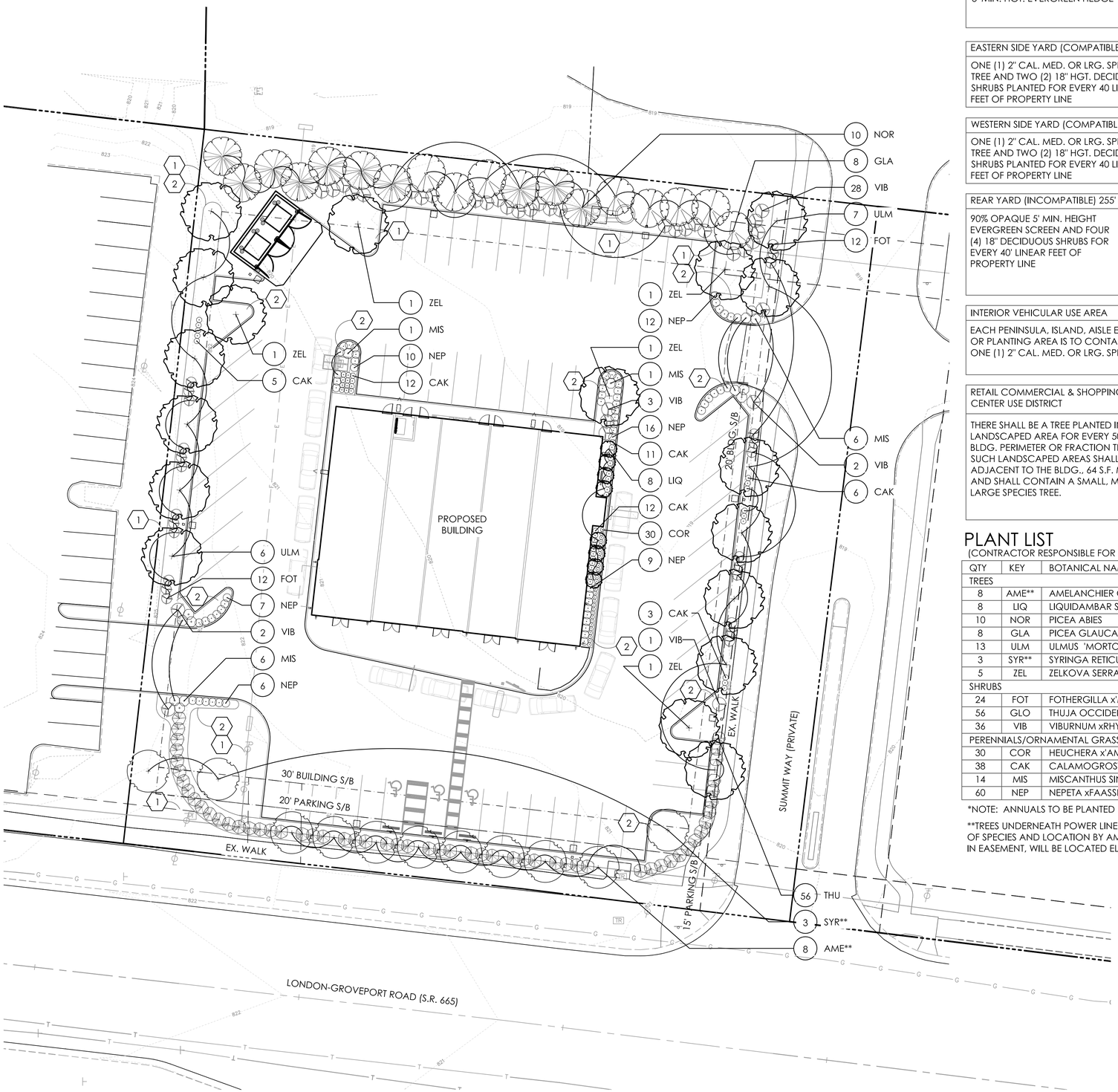
Date: 04-30-2015
Scale: AS NOTED

Drawn By:	Checked By:
CAW	TMW

Project Number: 15-0001-686

Drawing Number: 5 / 5

Z:\15-0001-686\DWG\PRODUCTION DRAWINGS\DEVELPOMENT PLAN\SITE_DETAILS.dwg 5 SITE DETAILS Apr 24, 2015 - 2:29:32pm cwallis



LANDSCAPE REQUIREMENTS

S.R. 665 FRONTAGE - 253 L.F.	REQUIRED	PROVIDED
ONE (1) 2" CAL. MED.** OR LRG.** SPECIES TREE PLANTED FOR EVERY 35 LINEAR FEET OF FRONTAGE AND A CONTINUOUS 3' MIN. HGT. EVERGREEN HEDGE	8 CONT. 3' HT. EVERGREEN HEDGE	8 CONT. 3' HT. EVERGREEN HEDGE

EASTERN SIDE YARD (COMPATIBLE) - 271 L.F.	REQUIRED	PROVIDED
ONE (1) 2" CAL. MED. OR LRG. SPECIES TREE AND TWO (2) 18" HGT. DECIDUOUS SHRUBS PLANTED FOR EVERY 40 LINEAR FEET OF PROPERTY LINE	7 TREES 14 SHRUBS	7 TREES 14 SHRUBS

WESTERN SIDE YARD (COMPATIBLE) - 271 L.F.	REQUIRED	PROVIDED
ONE (1) 2" CAL. MED. OR LRG. SPECIES TREE AND TWO (2) 18" HGT. DECIDUOUS SHRUBS PLANTED FOR EVERY 40 LINEAR FEET OF PROPERTY LINE	7 TREES 14 SHRUBS	7 TREES 14 SHRUBS

REAR YARD (INCOMPATIBLE) 255' L.F.	REQUIRED	PROVIDED
90% OPAQUE 5' MIN. HEIGHT EVERGREEN SCREEN AND FOUR (4) 18" DECIDUOUS SHRUBS FOR EVERY 40' LINEAR FEET OF PROPERTY LINE	6' HEIGHT EVERGREEN SCREEN 28 DECIDUOUS SHRUBS	6' HEIGHT EVERGREEN SCREEN 28 DECIDUOUS SHRUBS

INTERIOR VEHICULAR USE AREA	REQUIRED	PROVIDED
EACH PENINSULA, ISLAND, AISLE END ISLAND, OR PLANTING AREA IS TO CONTAIN AT LEAST ONE (1) 2" CAL. MED. OR LRG. SPECIES TREE	PER PLAN	PER PLAN

RETAIL COMMERCIAL & SHOPPING CENTER USE DISTRICT	REQUIRED	PROVIDED
THERE SHALL BE A TREE PLANTED IN A LANDSCAPED AREA FOR EVERY 50 L.F. OF BLDG. PERIMETER OR FRACTION THEREOF. SUCH LANDSCAPED AREAS SHALL BE ADJACENT TO THE BLDG., 64 S.F. MIN. IN SIZE, AND SHALL CONTAIN A SMALL, MEDIUM, OR LARGE SPECIES TREE.	8 TREES AND 512 S.F. OF LANDSCAPED AREA FOR 371 L.F. OF BLDG. PERIMETER	8 TREES AND 712 S.F. OF LANDSCAPED AREA FOR 371 L.F. OF BLDG. PERIMETER

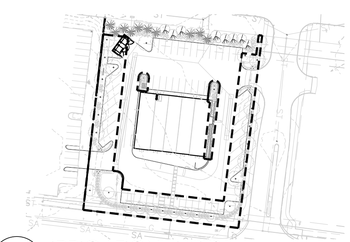
PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
TREES						
8	AME**	AMELANCHIER CANADENSIS 'GLENNFORM'	RAINBOW PILLAR SERVICEBERRY	2" CALIPER	B&B	
8	LIQ	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEETGUM	2" CALIPER	B&B	
10	NOR	PICEA ABIES	NORWAY SPRUCE	6' HGT.	B&B	
8	GLA	PICEA GLAUCA	WHITE SPRUCE	6' HGT.	B&B	
13	ULM	ULMUS 'MORTON'	ACCOLADE ELM	2" CALIPER	B&B	
3	SYR**	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	2" CALIPER	B&B	
5	ZEL	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2" CALIPER	B&B	
SHRUBS						
24	FOT	FOTHERGILLA x'MOUNT AIRY'	MOUNT AIRY FOTHERGILLA	XX	B&B	
56	GLO	THUJA OCCIDENTALIS 'WOODWARDII'	WOODWARD GLOBE ARBORVITAE	36" HGT.	B&B	
36	VIB	VIBURNUM xRHYTIDOPHYLLOIDES 'ALLEGHENY'	ALLEGHENY VIBURNUM	36" HGT.	B&B	
PERENNIALS/ORNAMENTAL GRASSES						
30	COR	HEUCHERA x'AMBER WAVES'	AMBER WAVES CORAL BELLS	NO.1	CONT.	
38	CAK	CALAMOGROSTIS ACUTIFLORA 'KARL FOERSTER'	FOERSTER'S FEATHER REED GRASS	NO.2	CONT.	
14	MIS	MISCANTHUS SINENSIS 'GRACILLIMUS'	GRACILLIMUS MAIDEN GRASS	NO.2	CONT.	
60	NEP	NEPETA xFAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	NO.1	CONT.	

*NOTE: ANNUALS TO BE PLANTED BY OWNER. NOT IN INITIAL LANDSCAPE COSTS.

**TREES UNDERNEATH POWER LINE ARE SUBJECT TO APPROVAL OF SPECIES AND LOCATION BY AMERICAN ELECTRIC POWER. IF NOT ALLOWED IN EASEMENT, WILL BE LOCATED ELSEWHERE ON SITE.



1 IRRIGATION LIMITS
SCALE: 1" =100'

NORTH
1" = 20'
0 10 20 40 60

GENERAL PLANTING NOTES:

1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
3. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
5. ALL PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
6. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
7. SODDING / SEEDING BY LANDSCAPE CONTRACTOR.
8. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
9. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED/ SODDED.
10. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

CONSTRUCTION NOTES:

1. LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
2. LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

REVISIONS	

OVERALL LANDSCAPE PLAN

LONDON PLACE

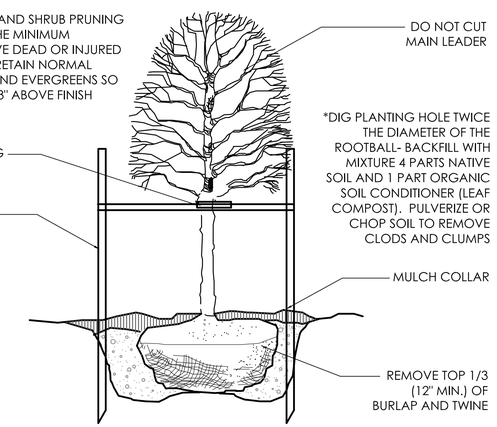
PREPARED FOR
ADVANCED CIVIL DESIGN
422 BEECHER RAOD
GAHANNA, OH 43230

Faris Planning & Design
LAND PLANNING • LANDSCAPE ARCHITECTURE
243 N. 5th Street Suite 401 Columbus, OH 43215
p (614) 487-1964 www.farisplanninganddesign.com

DATE	4/27/15
PROJECT	15007
SHEET	

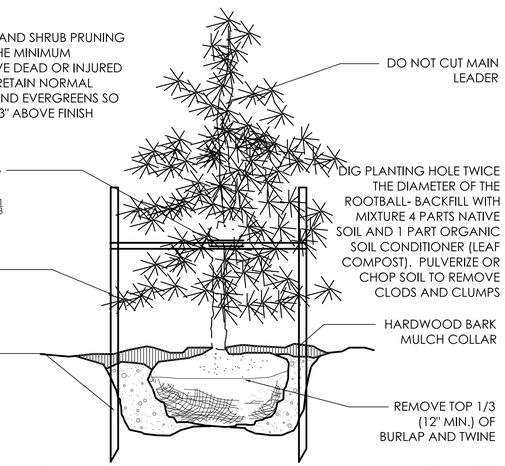
L-1

NOTE:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. PLANT TREES AND EVERGREENS SO THE ROOT FLARE IS 2"- 3" ABOVE FINISH GRADE



1 DECIDUOUS TREE 01-1001
N.T.S.

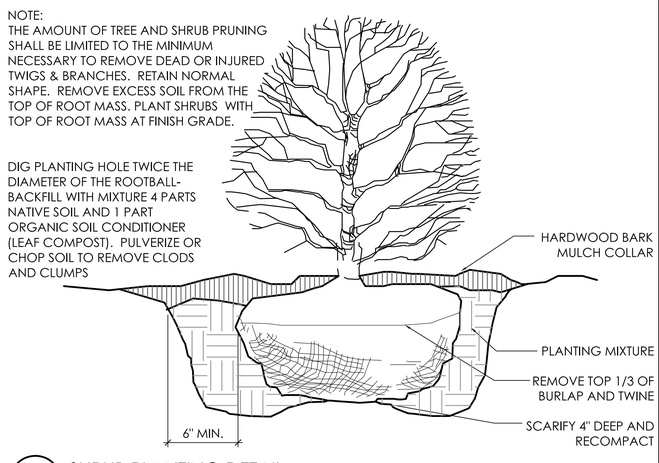
NOTE:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. PLANT TREES AND EVERGREENS SO THE ROOT FLARE IS 2"- 3" ABOVE FINISH GRADE.



2 EVERGREEN TREE UNDER 7' HGT. 01-1100
N.T.S.

NOTE:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. REMOVE EXCESS SOIL FROM THE TOP OF ROOT MASS. PLANT SHRUBS WITH TOP OF ROOT MASS AT FINISH GRADE.

DIG PLANTING HOLE TWICE THE DIAMETER OF THE ROOTBALL- BACKFILL WITH MIXTURE 4 PARTS NATIVE SOIL AND 1 PART ORGANIC SOIL CONDITIONER (LEAF COMPOST). PULVERIZE OR CHOP SOIL TO REMOVE CLODS AND CLUMPS



3 SHRUB PLANTING DETAIL 01-1300
N.T.S.

REVISIONS

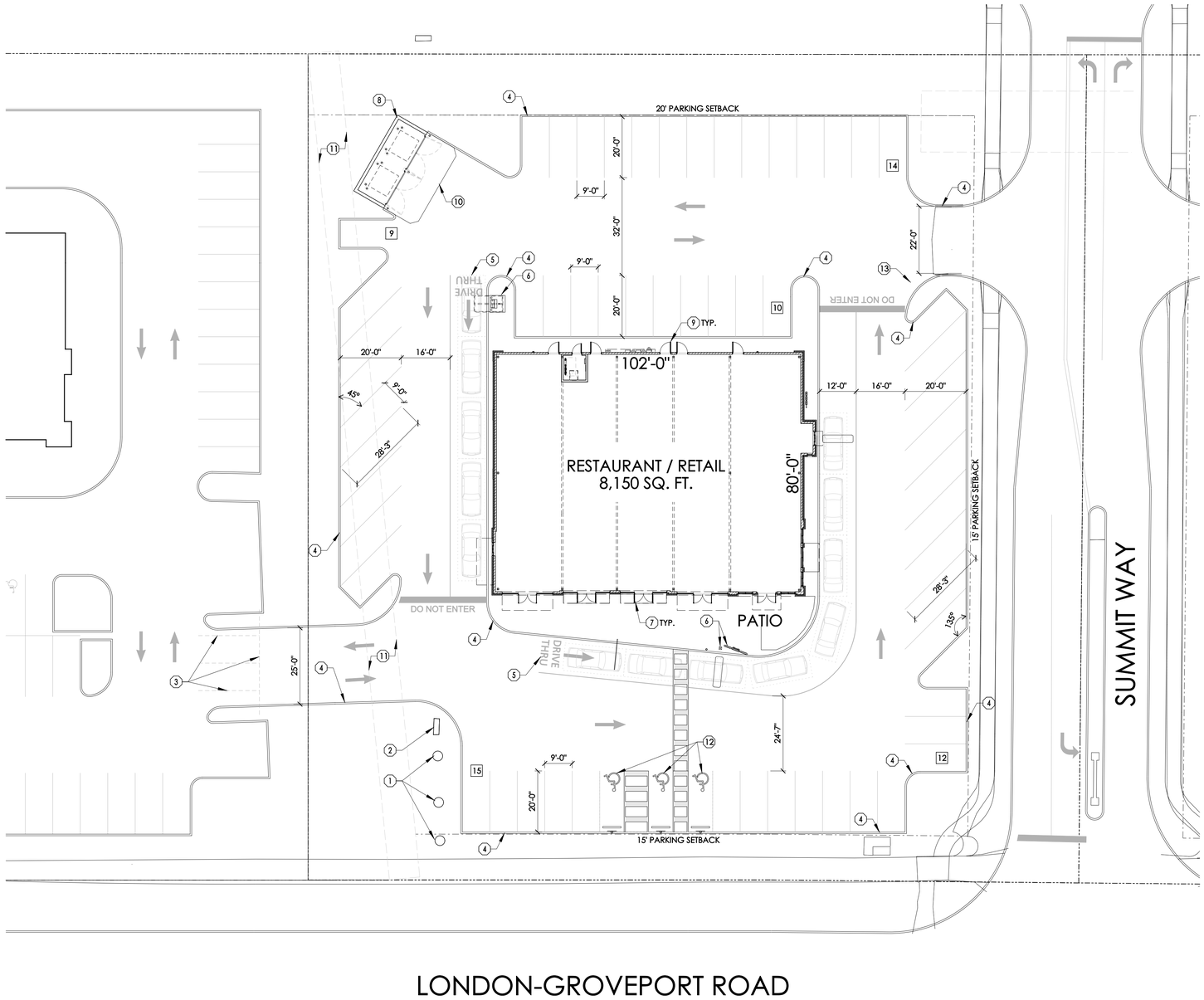
LANDSCAPE DETAILS

LONDON PLACE
PREPARED FOR
ADVANCED CIVIL DESIGN
422 BEECHER RAOD
GAHANNA, OH 43230

Faris Planning & Design
LAND PLANNING • LANDSCAPE ARCHITECTURE
243 N. 5th Street Suite 401 Columbus, OH 43215
p (614) 487-1964 www.farisplanninganddesign.com

DATE	4/27/15
PROJECT	15007
SHEET	

D-1



A PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

SITE INFORMATION

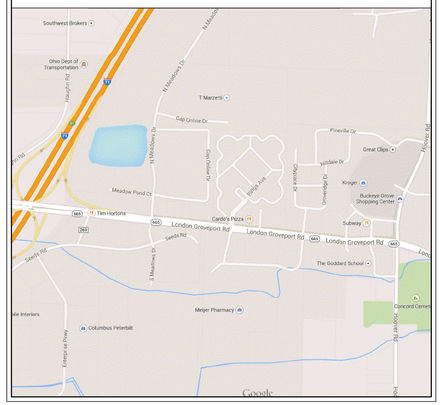
SITE/BUILDING			
SITE AREA:	1.58 ACRES	BUILDING HEIGHT:	24'-8" H.
BUILDING AREA:	8,150 S.F.	BUILDING USE:	RESTAURANT / RETAIL

PARKING & CIRCULATION	
PARKING REQUIRED:	
8,150 S.F. RETAIL	60 SPACES PROVIDED
15% SQ. FT. RESTAURANT = 1,222.5 SQ. FT. (1 PER 50)	24.45 SPACES REQ'D.
85% SQ. FT. RETAIL = 6,927.5 SQ. FT. (1 PER 200)	34.64 SPACES REQ'D.
	60 SPACES REQ'D.
HANDICAP PARKING REQUIRED:	3 SPACES
HANDICAP PARKING PROVIDED:	3 SPACES

CODED NOTES

1. EXISTING UTILITY POLE.
2. EXISTING ELECTRICAL CABINET.
3. FOUR PARKING SPACES TO BE ELIMINATED AND NEW CURB CUT TO BE INSTALLED.
4. PROPOSED CURBING / EXTENT OF PARKING FIELD.
5. 6" REINFORCED CONCRETE DRIVE AISLE.
6. MENU BOARD AND SPEAKER.
7. PROPOSED ENTRANCE DOORS.
8. PROPOSED MASONRY DUMPSTER ENCLOSURE.
9. PROPOSED SERVICE DOOR.
10. CONCRETE DUMPSTER PAD.
11. EXISTING UTILITY EASEMENT.
12. HANDICAPPED PARKING SPACE(S).

VICINITY MAP



BEAN

J CARTER BEAN ARCHITECT
4400 HORNING HIGH STREET
SUITE 401 • COLUMBUS
OHIO • 43214
TEL 614 262 5 E A N
FAX 614 262 2329

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LONDON PLACE

LONDON-GROVEPORT ROAD & SUMMIT WAY
GROVE CITY, OHIO

FOR
INTEGRA REALTY SERVICES, LLC

DRAWING STATUS

STATUS	DATE
DEVELOPMENT PLAN	04.27.2015

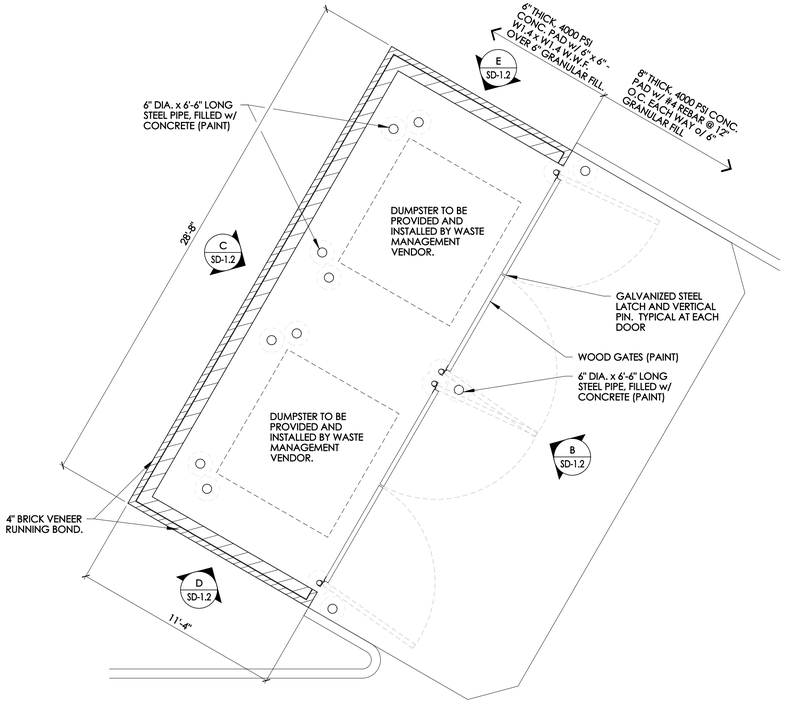
DRAWING TITLE

PROPOSED SITE PLAN

DRAWING NUMBER

SD-1.1

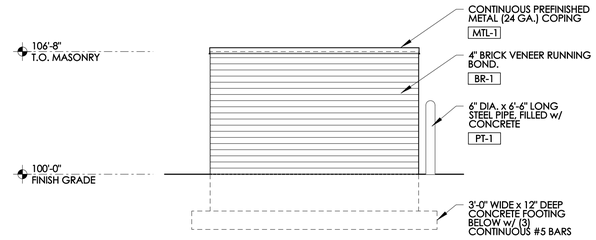
BEAN #00000.00



NOTE: 1.) ALL WOOD BLOCKING TO BE PRESSURE PRESERVATIVE TREATED.
2.) ALL FINISH WOOD TO BE WESTERN CEDAR. PAINT.

A WASTE ENCLOSURE PLAN

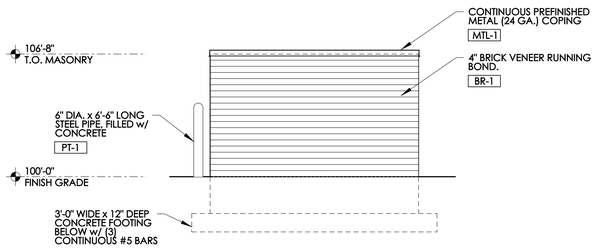
SCALE: 1/4" = 1'-0" 0 5 10



NOTE: 1.) ALL WOOD BLOCKING TO BE PRESSURE PRESERVATIVE TREATED.
2.) ALL FINISH WOOD TO BE WESTERN CEDAR. PAINT.

D WASTE ENCLOSURE ELEVATION

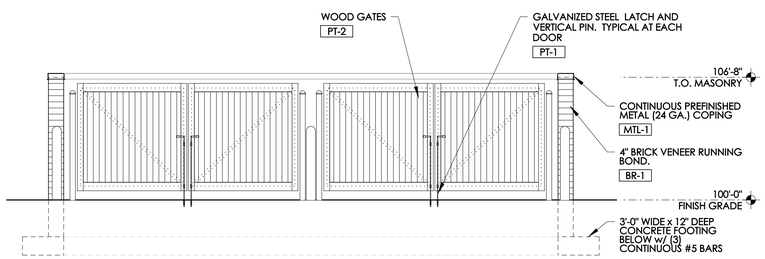
SCALE: 1/4" = 1'-0" 0 5 10



NOTE: 1.) ALL WOOD BLOCKING TO BE PRESSURE PRESERVATIVE TREATED.
2.) ALL FINISH WOOD TO BE WESTERN CEDAR. PAINT.

E WASTE ENCLOSURE ELEVATION

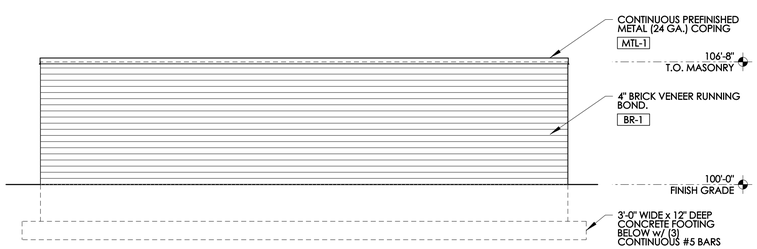
SCALE: 1/4" = 1'-0" 0 5 10



NOTE: 1.) ALL WOOD BLOCKING TO BE PRESSURE PRESERVATIVE TREATED.
2.) ALL FINISH WOOD TO BE WESTERN CEDAR. PAINT.

B WASTE ENCLOSURE ELEVATION

SCALE: 1/4" = 1'-0" 0 5 10



NOTE: 1.) ALL WOOD BLOCKING TO BE PRESSURE PRESERVATIVE TREATED.
2.) ALL FINISH WOOD TO BE WESTERN CEDAR. PAINT.

C WASTE ENCLOSURE ELEVATION

SCALE: 1/4" = 1'-0" 0 5 10

EXTERIOR MATERIAL FINISH KEY

MARK	MANUFACTURER	DESCRIPTION	REMARKS
AWNING			
AWN-1	SUNBRELLA	COLOR: BLACK	PREFINISHED ALUMINUM FRAME TO BE BLACK
EXTERIOR INSULATION FINISH SYSTEM			
EIFS-1	STO CORP	SMOKE SIGNAL #614	SANDPEBBLE FINE
PAINT			
PT-1	BENJAMIN MOORE	#2120-20 "BLACK IRON"	METAL CANOPIES
PT-2	BENJAMIN MOORE	#2112-20 "BROWN SUGAR"	BOLLARDS, GAS PIPING, ELECTRICAL CABINETS
PREFINISHED ALUMINUM STOREFRONT			
SF-1	TUBELITE INC. (OR EQUAL)	COLOR - 'BLACK' FINISH - ANODIZED	THERMAL FRAMING w/ 1" INSUL. GLAZING
PREFINISHED METAL			
MTL-1	DMI	COLOR - "BROWN"	PREFINISHED FASCIA EDGE FLASHING, COPINGS, SCUPPER BOXES & DOWNSPOUTS
MTL-2	DMI	COLOR - "xxxx"	PREFINISHED COPING
MODULAR BRICK VENEER			
BR-1	ENDICOTT CLAY PRODUCTS	JEFFERSON SERIES "CONTINENTAL"	MORTAR: LAFARGE COLOR: "PUTTY", TYPE 'S'
BR-2	ENDICOTT CLAY PRODUCTS	JEFFERSON SERIES "PATRIOT"	MORTAR: LAFARGE COLOR: "PUTTY", TYPE 'S'
STRUCTURAL MASONRY VENEER			
SMU-1	CALSTAR PRODUCTS	FIELD COLOR: "DOVE GRAY" FINISH: STANDARD	MORTAR- LAFARGE COLOR: "PUTTY", TYPE 'S'
SMU-2	CALSTAR PRODUCTS	ACCENT & BASE COLOR: "DARK GRAY" FINISH: SPLIT-FACED	MORTAR- LAFARGE COLOR: "PUTTY", TYPE 'S'

BEAN
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LONDON PLACE

LONDON-GROVEPORT ROAD & SUMMIT WAY
GROVE CITY, OHIO

FOR
INTEGRA REALTY SERVICES, LLC

DRAWING STATUS

STATUS	DATE
DEVELOPMENT PLAN	04.27.2015

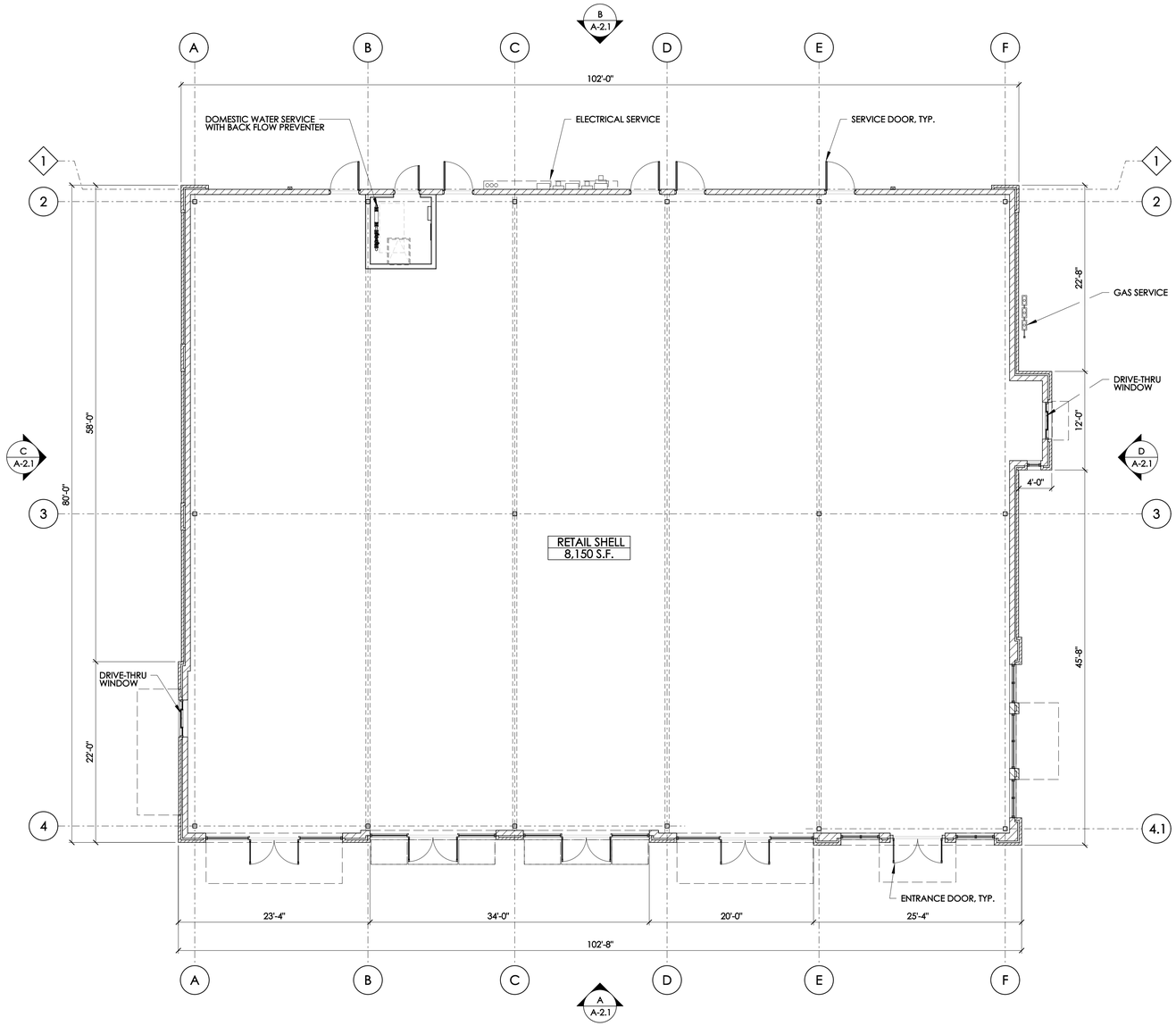
DRAWING TITLE

DUMPSTER ENCLOSURE

DRAWING NUMBER

SD-1.2

BEAN #00000.00



A FLOOR PLAN

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

0 10 20

BEAN

J CARTER BEAN ARCHITECT
4400 HORNING HIGH STREET
SUITE 401 • COLUMBUS
OHIO • 43214

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FAX 614 262 2329

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LONDON PLACE

LONDON-GROVEPORT ROAD & SUMMIT WAY
GROVE CITY, OHIO

FOR
INTEGRA REALTY SERVICES, LLC

DRAWING STATUS

STATUS	DATE
DEVELOPMENT PLAN	04.27.2015

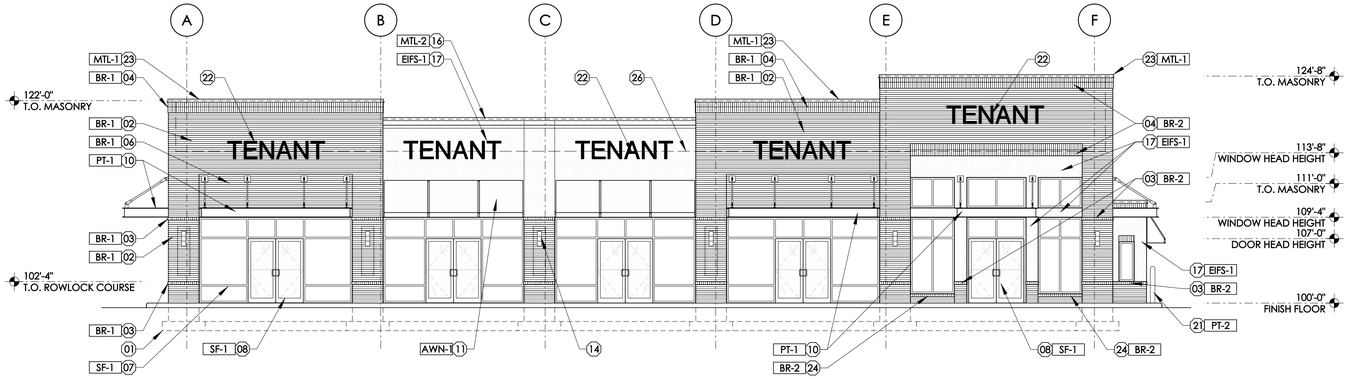
DRAWING TITLE

FLOOR PLAN

DRAWING NUMBER

A-1.1

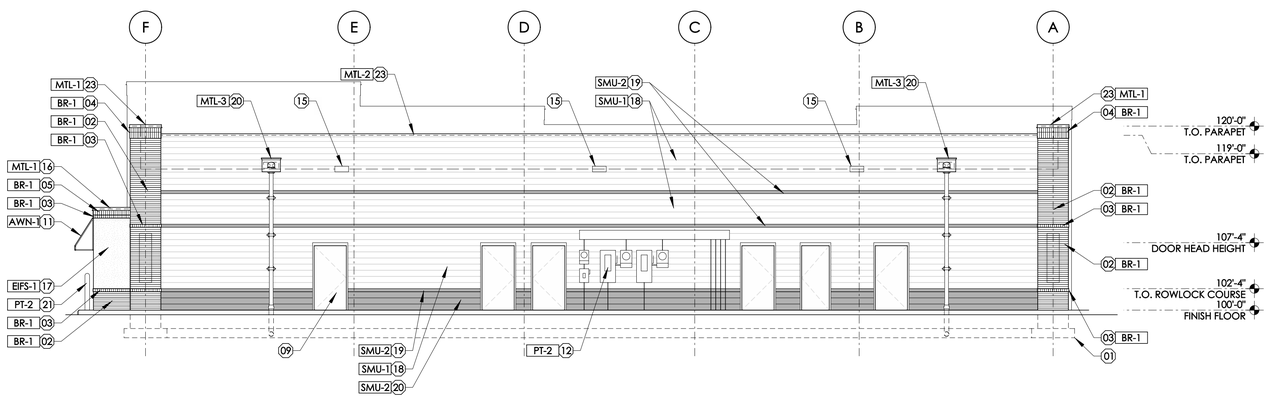
BEAN #00000.00



A SOUTH ELEVATION

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

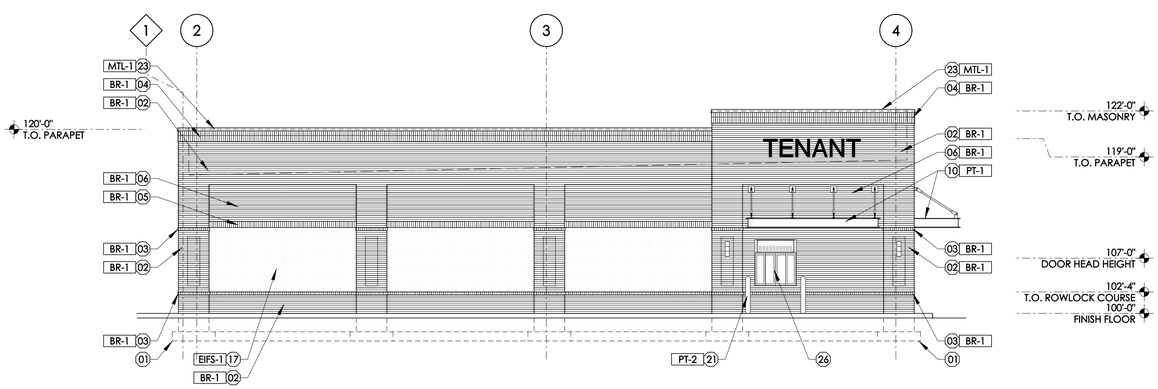
0 10 20



B NORTH ELEVATION

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

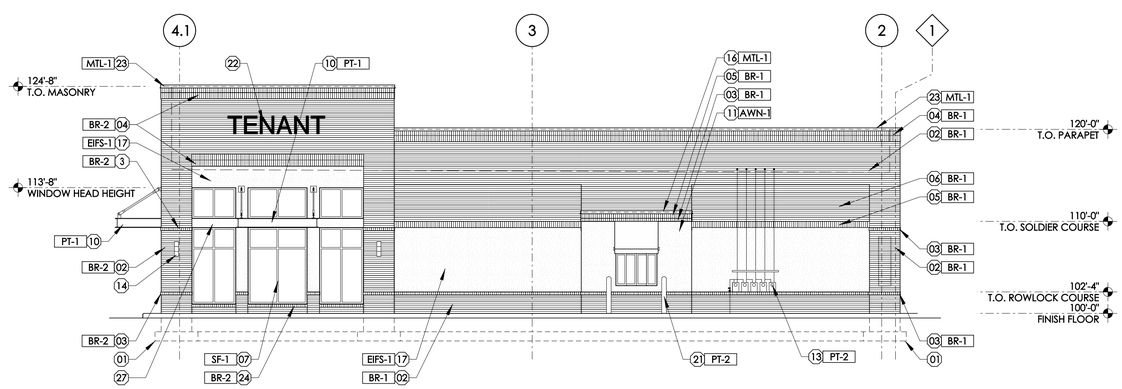
0 10 20



C WEST ELEVATION

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

0 10 20



D EAST ELEVATION

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

0 10 20

ELEVATION CODED NOTES

01. LINE OF C.I.P. CONCRETE FOOTING (SEE STRUCTURAL DRAWINGS).
02. 4" BRICK VENEER RUNNING BOND.
03. BRICK ROWLOCK COURSE ACCENT (PULL 1/2").
04. DOUBLE BRICK SOLDIER COURSE (PULL 1/2").
05. BRICK SOLDIER COURSE ACCENT (PULL 1/2").
06. RECESSED BRICK PANEL (PUSH 1/2").
07. PREFINISHED ALUMINUM STOREFRONT SYSTEM w/ GLAZING AS SCHEDULED.
08. PREFINISHED ALUMINUM WIDE-STYLE FULL-LITE ENTRANCE DOOR w/ GLAZING AS SCHEDULED.
09. INSULATED HOLLOW METAL SERVICE DOOR AND FRAME (PAINT).
10. PAINT-GRIP GALVANIZED STRUCTURAL STEEL CANOPY AND TURN-BUCKLE CANOPY SUPPORT (PAINT, SEE STRUCTURAL DRAWINGS).
11. CANVAS AWNING o/ PREFINISHED ALUMINUM FRAME (BLACK).
12. ELECTRIC SERVICE WIREWAY AND METER SETS (PAINT TO MATCH SURROUNDING MASONRY, SEE ELECTRICAL DRAWINGS).
13. GAS SERVICE AND METER SETS (PAINT TO MATCH SURROUNDING MASONRY, SEE PLUMBING DRAWINGS).
14. DECORATIVE LIGHT FIXTURE (SEE ELECTRICAL DRAWINGS).
15. WALPAK LIGHT FIXTURE.
16. CONTINUOUS PREFINISHED METAL (24 GA.) EDGE FLASHING.
17. EXTERIOR INSULATION FINISH SYSTEM (E.I.F.S.).
18. STRUCTURAL MASONRY VENEER, RUNNING BOND - 8" H UNITS.
19. STRUCTURAL MASONRY VENEER, RUNNING BOND - 4" H UNITS.
20. PREFINISHED ALUMINUM (22 GA.) THRU-WALL SCUPPER & CONDUCTOR HEAD (SCUPPER OPENING THROUGH PARAPET TO BE 8"T x 12"W) w/ 4"X6" PREFINISHED ALUMINUM (24 GA.) RECTANGULAR DOWNSPOUT (TIE INTO UNDERGROUND STORM SYSTEM; SEE CIVIL DRAWINGS).
21. 6" CONCRETE FILLED STEEL BOLLARD.
22. BUILDING IDENTIFICATION SIGNAGE. ONE SQ. FT. OF BUILDING MOUNTED SIGNAGE PER LINEAR FOOT OF FRONTAGE. INSTALLED BY TENANT (N.I.C.). (SEE ELECTRICAL DRAWINGS)
23. CONTINUOUS PREFINISHED METAL (24 GA.) COPING.
24. BRICK ROWLOCK COURSE WINDOW SILL (PULL 1", SLOPE FOR POSITIVE DRAINAGE)
25. PREFINISHED ALUMINUM DRIVE-THRU SERVICE WINDOW w/ 1/4" TEMPERED GLASS UNITS WITH STAINLESS STEEL SHELF.
26. LINE OF ROOF BEYOND.

EXTERIOR MATERIAL FINISH KEY

MARK	MANUFACTURER	DESCRIPTION	REMARKS
AWNING			
AWN-1	SUNBRELLA	COLOR: BLACK	PREFINISHED ALUMINUM FRAME TO BE BLACK
EXTERIOR INSULATION FINISH SYSTEM			
EIFS-1	STO CORP	PRAIRIE CLAY	FINISH - SANDPEBBLE FINE
PAINT			
PT-1	BENJAMIN MOORE	#2120-20 "BLACK IRON"	METAL CANOPIES
PT-2	BENJAMIN MOORE	#2112-20 "BROWN SUGAR"	BOLLARDS, GAS PIPING, ELECTRICAL CABINETS
PREFINISHED ALUMINUM STOREFRONT			
SF-1	TUBELITE INC. (OR EQUAL)	COLOR - "BLACK" FINISH - ANODIZED	THERMAL FRAMING w/ 1" INSUL. GLAZING
PREFINISHED METAL			
MTL-1	DMI	COLOR - "BROWN"	PREFINISHED FASCIA EDGE FLASHING, COPINGS, SCUPPER BOXES & DOWNSPOUTS
MTL-2	DMI	COLOR - "STONE"	PREFINISHED COPING
MODULAR BRICK VENEER			
BR-1	ENDICOTT CLAY PRODUCTS	JEFFERSON SERIES "CONTINENTAL"	MORTAR: LAFARGE COLOR: "PUTTY", TYPE 'S'
BR-2	ENDICOTT CLAY PRODUCTS	JEFFERSON SERIES "PATRIOT"	MORTAR: LAFARGE COLOR: "PUTTY", TYPE 'S'
STRUCTURAL MASONRY VENEER			
SMU-1	CALSTAR PRODUCTS	FIELD COLOR: "DOVE GRAY" FINISH: STANDARD	MORTAR- LAFARGE COLOR: "PUTTY", TYPE 'S'
SMU-2	CALSTAR PRODUCTS	ACCENT & BASE COLOR: "DARK GRAY" FINISH: SPLIT-FACED	MORTAR- LAFARGE COLOR: "PUTTY", TYPE 'S'

BEAN
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LONDON PLACE

LONDON-GROVEPORT ROAD & SUMMIT WAY
GROVE CITY, OHIO

FOR INTEGRA REALTY SERVICES, LLC

DRAWING STATUS

STATUS	DATE
DEVELOPMENT PLAN	04.27.2015

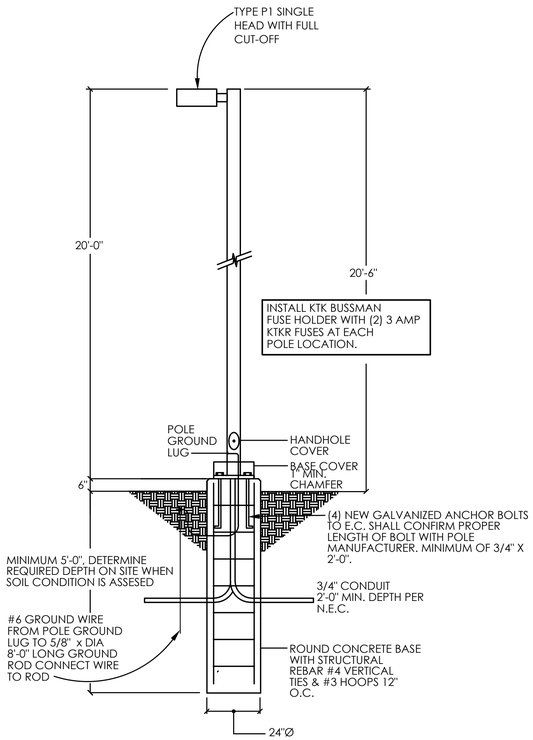
DRAWING TITLE

EXTERIOR ELEVATIONS

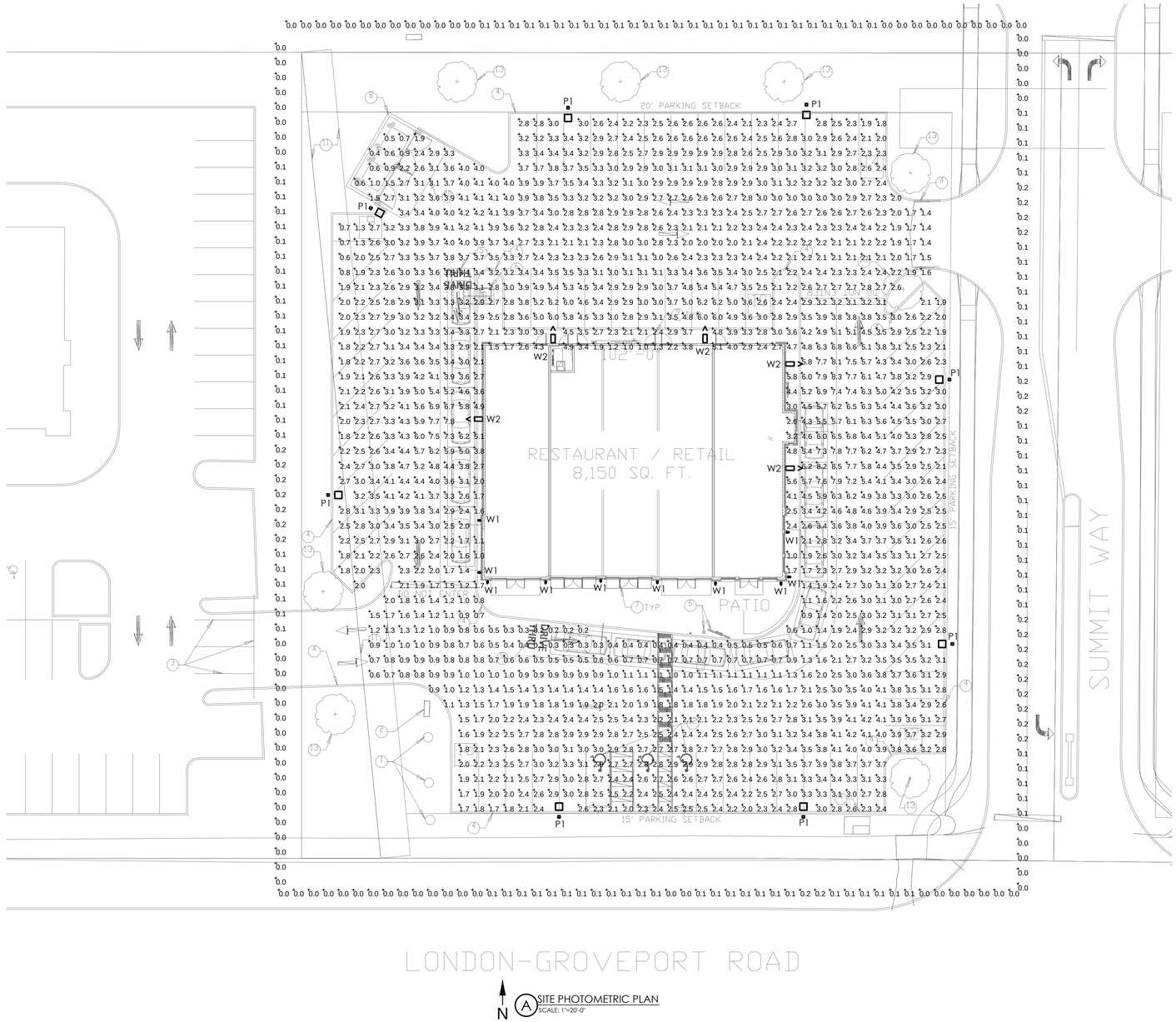
DRAWING NUMBER

A-2.1

BEAN #00000.00



B POLE BASE DETAIL FOR P1 POLE
SCALE: N.T.S.



A SITE PHOTOMETRIC PLAN
SCALE: 1"=20'-0"

Luminaire Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	P1	8	Lithonia Lighting	CSX1 LED 60C 700 40K T4M MVOLT HS	CSX1 LED WITH 2 LIGHT ENGINES, 700mA DRIVERS, 4000K COLOR TEMP, AND T4M OPTICS WITH HOUSE SIDE SHIELD	LED	1	CSX1_LED_60C_700_40K_T4M_MVOLT_HS.ies	10690.45	1	134
	W1	10	COOPER LIGHTING - LUMIERE	10LED4021	MACHINED CYLINDRICAL METAL HOUSING, 1 LED MODULE, CLEAR FLAT GLASS LENS IN MACHINED CYLINDRICAL BROWN PAINTED METAL LENS FRAME WITH UNFINISHED INTERIOR SURFACE BETWEEN LENS AND LED MODULE.	ONE LED MODULE, TLM-R16B-A354021B-A000, LED MODULE AIMED AT THE HORIZON.	1	904-2-10LED4021.ies	-1	1	8.29
	W2	5	Lithonia Lighting	ALXW LED 1 30A350/51K SR4	LED WALLPACK WITH TYPE 4 DISTRIBUTION	ONE 113.1-WATT LED, AIMED DOWN POS.	1	ALXW_LED_1_30A350_51K_SR4.ies	6892.2	1	113.1

Statistics								
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
10' Past Property Line	+	0.1 fc	0.2 fc	0.0 fc	N/A	N/A	0.5:1
Parking Lot	+	2.9 fc	8.5 fc	0.2 fc	42.5:1	14.5:1	0.3:1

BEAN

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4 NORTH PARK PLACE
NEWARK, OHIO 43055
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LONDON PLACE
LONDON-GROVEPORT ROAD & SUMMIT WAY
GROVE CITY, OHIO
FOR
INTEGRA REALTY SERVICES, LLC

DRAWING STATUS

STATUS	DATE
DEVELOPMENT PLAN	04.27.2015

DRAWING TITLE
SITE PHOTOMETRIC LIGHTING PLAN

DRAWING NUMBER
SL-1.0

BEAN #00000.00

CSX1 LED
LED Area Luminaire

CONTOUR

Catalog Number
Notes
Type P1

Hit the Tab Key or mouse over the page to see all interactive elements.

Specifications

EPA: 0.7 ft² (0.07 m²)
Length: 23-1/2" (597 mm)
Width: 18-1/2" (470 mm)
Height: 5-7/8" (147 mm)
Weight (max): 37 lbs (16.8 kg)

Introduction

The Contour® Series luminaires offer traditional square dayforms with softened edges for a versatile look that complements many applications.

The CSX1 combines the latest in LED technology with the familiar aesthetic of the Contour® Series for stylish, high-performance illumination that lasts. It is ideal for replacing traditional metal halide in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

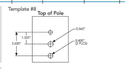
EXAMPLE: CSX1 LED 60C 1000 40K T3M MVOLT SPA DDBXD

CSX1 LED 60C

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting	Options	Finish (required)
CSX1 LED	60C 60 LEDs	700 700 mA 1000 1000 mA (1 A)	40K 4000K 50K 5000K	T2M Type II T3M Type III T4M Type IV T5M Type V TFTM Forward throw	MVOLT[1] 120[1] 208[1] 240[1] 277[1] 347 480	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket **Shipped Separately**[2] SPUMBA Square pole universal mounting adaptor RPUMBA Round pole universal mounting adaptor KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)	**Shipped installed** PER NEMA twist-lock receptacle only (no controls) DCR Dimmable and controllable via ROAM® (no controls)[3] DMG 0-10V dimming driver (no controls)[3] HS House-side shield[7] SF Single fuse (120, 277, 347V)[4] DF Double fuse (208, 240, 480V)[4] DS Dual switching[5,9] 2ELED Emergency LED secondary source (2 modules) battery pack (-20°C min. operating temperature) BL30 Bi-level switched dimming, nominal 30%[9,10] BL50 Bi-level switched dimming, nominal 50%[9,10] **Shipped separately**[2] VG Vandal guard BS Bird-deterrent spikes	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Drilling

Template #8



CSX1 shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles.

DM19AS	Single unit	DM29AS	2 at 90° *
DM28AS	2 at 180°	DM39AS	3 at 90° *
DM49AS	4 at 90° *	DM53AS	3 at 120° **

Example: CSX 30 4C DM19AS DDBXD

Visit Lithonia Lighting's NEED CONTROL to see our wide selection of poles, accessories and refurbished mast arms.

*Round pole top mount for 2.375" O.D. tenons.

** For round pole mounting, DM19 only.

Tenon Mounting Slipfitter**

Round O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	4 at 90°
2-3/8"	AST28-190	AST28-280	AST28-290	AST28-320	AST28-490
2-7/8"	AST28-194	AST28-284	AST28-294	AST28-324	AST28-494
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-490

Accessories

Bracket (specify finish)
DLL127F 1.5 JU Photocell - SSL twist-lock (120-277V) *
DLL347F 1.5 CUL JU Photocell - SSL twist-lock (347V) *
DLL480F 1.5 CUL JU Photocell - SSL twist-lock (480V) *
KSA1 Key socket
KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)*
PUMBA DDBXD U* Round and square pole universal mounting bracket adaptor (specify finish)
CSX1HS U House-side shield (includes 2 shields)
CSX1VG U Vandal guard accessory
CSX1BS U Bird-deterrent spikes accessory

For more control options, visit TCS and SiteSelex online.

NOTES

1 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options).
2 Also available as a separate accessory; see Accessories Information at left.
3 Requires "DPA" mounting option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
4 Specifies a ROAM® enabled luminaire with 0-10V dimming capability; PER option required. Not available with 347 or 480V. Add® hardware and services required for ROAM® deployment; call 1-800-442-6745 or visit www.lithonia.com/add.
5 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
7 Provides 50% dimming capability via two independent drivers, each operating half the luminaire. Available with MVOLT and two light engine only. N/A with PER, DCR, DMG or 2ELED.
8 Requires an additional switched line.
9 Dimming driver standard. MVOLT only. Not available with DCR.
10 Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item.

FEATURES & SPECIFICATIONS

INTENDED USE
The Contour Series LED area luminaire is ideal for streets, walkways, parking lots, and surrounding areas that call for high-performance LED lighting in a transitional dayform.

CONSTRUCTION
Single-piece die cast housing has a unique flow-through design that allows for optimized thermal management through convective cooling. A metallic screen covers the top of the housing, preventing debris build-up while allowing natural cleaning of the heat sinks. Modular design allows for easy maintenance and future system upgrades. The LED driver and electronics are thermally isolated from the light engine(s), ensuring long life. Housing is completely sealed against moisture and environmental contaminants.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling.

OPTICS
Precision-molded acrylic lenses provide optimal luminaire spacing and improved uniformity. Lenses are indexed to the circuit board to ensure consistent optical alignment and delivering repeatable photometric performance. Light engines are available in standard 4000K (70 CRI) or optional 5000K (67 CRI) configurations. The CSX1 has zero uplight and qualifies as a Nightime Friendly™ product, meaning it is consistent with the LEEDᵐ and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engines consist of 60 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (100,000 hrs at 40°C, L70). Class 1 electronic drivers have a power factor >90%, THD <20%, and has an expected life of 100,000 hours with <1% failure rate. Easily-serviceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION
Integral arm provides easy installation to a pole and assists in alignment and leveling. Secure connection withstands up to 3.0 G vibration load rating per ANSI C136.31. The CSX1 utilizes the AERIS™ series pole drilling pattern for SPA and RPA options; wall mounting bracket also available. Available mast arm adapter accessory accepts horizontal tenons up to 2-3/8" O.D.

LISTINGS
CSA Certified to U.S. and Canadian standards. Light engines and luminaire are IP66 rated. **U.S. Patent No. D632830. U.S. Patent No. D653,382 S.**

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY
Five year limited warranty. Full warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Specifications subject to change without notice.

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LUMIÈRE®

DESCRIPTION

Westwood 904 and 904-2 are small dimmable LED or MR16 low-voltage halogen luminaires. Model 904 provides downlight or uplight by way of its 180° rotational fixture head. Model 904-2 provides combination uplight and downlight. A square shroud option (-SQS) is available in both models, offering rectilinear styling instead of cylindrical. Both models mount directly to any wall surface or over a standard 4-inch J-box and require a remote 12-volt step-down transformer (not included). Various lenses, louvers, and color or dichroic filters can be combined - up to three at once - to create multiple lighting effects.

Catalog #		Type	W1
Project			
Comments		Date	
Prepared by			

SPECIFICATION FEATURES

A ... Material
Housing and hood are precision-machined from corrosion-resistant 6061-T6 aluminum billet, brass, bronze or stainless steel. Mounting canopy is constructed from corrosion-resistant silicone aluminum, brass, bronze or stainless steel.

B ... Finish Painted
Fixtures constructed from 6061-T6 aluminum are double protected by an ROHS compliant chemical film undercoating and polyester powdercoat paint finish, surpassing the rigorous demands of the outdoor environment. A variety of standard colors are available. Brass, Bronze or Stainless Steel Fixtures constructed from brass, bronze or stainless steel are left unpainted to reveal the natural beauty of the material. Brass and bronze will patina naturally over time.

C ... Hood
Hood is removable for easy relamping and accepts up to three internal accessories at once (lenses, louvers, filters) to achieve multiple lighting effects. Weep holes prevent water collection on the uplight position.

D ... Gasket
Housing and hood are sealed with a high temperature silicone o-ring gasket to prevent water intrusion.

E ... Lens
Tempered glass lens, factory sealed with high temperature adhesive to prevent water intrusion and breakage due to thermal shock.

F ... Mounting
Both models mount directly to wall surface or over a standard 4" J-box and require remote 12V step-down transformer (not included). Model 904 provides downlight or uplight. Model 904-2 provides non-adjustable uplight and downlight. Lumière's exclusive Siphon Protection System (S.P.S.) prevents water from siphoning into the fixture through its own lead wires.

G ... Hardware
Stainless steel hardware is standard to provide maximum corrosion-resistance.

H ... Socket
Ceramic socket with 250° C Teflon® coated lead wires and GU5.3 bi-pin base.

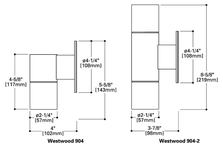
I ... Electrical
Remote 12V transformer required (not included). NOTE: initial power draw on LED equipped fixtures is 15 watts. When sizing transformer use 15 watts per LED fixture. Nominal power draw after start up is 10 or 6 watts accordingly. Also, LEDs are more voltage sensative than standard halogen MR16 lamps. The LED module is designed to operate between 10 and 13 volts. Any less or more voltage can cause premature failures.

J ... Lamp
Halogen lamp not included. Available from Lumiere as an accessory - see reverse side for details and catalog logic. LED modules are included and are available in four color temperatures (2700,3000,4000, and 5700) and three distributions (spot, narrow, and flood). Both color temperature and distribution must be specified when ordering - see reverse side for details and catalog logic.

K ... Labels & Approvals
UL and cUL listed, standard wet label. IP65 rated. Manufactured to ISO 9001-2000 Quality Systems Standard. IBEW union made.

L ... Warranty
Lumière warrants its fixtures against defects in materials & workmanship for three (3) years. Auxiliary equipment such as transformers, ballasts and lamps carry the original manufacturer's warranty.

WESTWOOD
904
904-2
10W LED
6W LED
50W (max.) MR16
Low Voltage
Wall
IP65



COOPER Lighting
www.cooperlighting.com

Specifications and Dimensions subject to change without notice.
Consult your representative for additional options and finishes.

ADL032500
07/02/2012 11:36:14 AM

CSXW LED
LED Wall Luminaire

CONTOUR

Catalog Number
Notes
Type W2

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Height: 7-1/8" (29.2 cm)
Width: 16-3/8" (41.6cm)
Depth: 9-5/16" (23.6 cm)
Weight (max): 30 lbs (13.6 kg)

Introduction

The Contour® Series luminaires offer traditional square dayforms with softened edges for a versatile look that complements many applications.

The CSXW LED combines the latest in LED technology with the familiar aesthetic of the Contour® Series for stylish, high-performance illumination that lasts. It is ideal for replacing 100-400W metal halide in wall-mounted applications with typical energy savings of 80% and expected service life of over 100,000 hours.

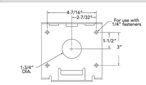
Ordering Information

EXAMPLE: CSXW LED 30C 700 40K T3M MVOLT DDBXD

CSXW LED

Series	LEDs	Drive current	Color temperature[1]	Distribution	Voltage	Mounting	Options	Finish (required)
CSXW LED	30C 30 LEDs	700 700 mA 1000 1000 mA	40K 4000K 50K 5000K	T2M Type II, medium T3M Type III, medium T4M Type IV, medium TFTM Type forward throw, medium	MVOLT[1] 120[1] 208[1] 240[1] 277[1] 347[1] 480[1]	**Shipped included** (blank) Surface mount **Shipped separately** BBW Surface-mounted back box (for conduit entry)[2]	**Shipped installed** PE Photoelectric cell, button type[1,3] DMG 0-10V dimming driver (no controls) SF Single fuse (120, 277, 347V)[1] DF Double fuse (208, 240, 480V)[1] **Shipped separately**[2] VG Vandal guard WG Wire guard	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Mounting Detail



Accessories

Ordered and shipped separately.
CSXWBBW DDBXD U Back box accessory (specify finish)
CSXWWG U Wire guard accessory
CSXWVG U Vandal guard accessory

NOTES

1 Configured with 400K (40K) provides the shortest lead times. Consult factory for other 400K (50K) lead times.
2 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options) or photocontrol (PE option).
3 Available with 700 mA options only (30C 700).
4 Also available as a separate accessory; see Accessories information at left.
5 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
6 Must be ordered with fixture; cannot be field installed.
7 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	Performance Package	System Watts	Dist. Type	40K 4000K, 70 CRI Lumens	B	U	G	LPW	50K 5000K, 70 CRI Lumens	B	U	G	LPW
60C (30 LEDs)	700 mA	60C 700 – K	15W	T2M	13,662	3	0	3	102	14,411	3	0	3	108
				T3M	14,461	3	0	3	108	15,598	3	0	3	116
				T4M	14,461	2	0	3	108	15,486	3	0	3	116
				T5M	14,494	4	0	2	108	15,543	4	0	2	116
				TFTM	14,643	2	0	3	109	15,793	2	0	3	117
	1000 mA	60C 1000 – K	20W	T2M	17,241	3	0	3	86	19,028	3	0	3	95
				T3M	18,684	3	0	3	89	20,141	3	0	4	96
				T4M	18,638	3	0	4	89	20,113	3	0	4	96
				T5M	18,706	4	0	2	90	20,187	5	0	3	97
				TFTM	18,919	3	0	3	91	20,395	3	0	4	98

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumens Multiplier
0°C	1.02
10°C	1.01
20°C	1.00
25°C	**1.00**
30°C	0.99
40°C	0.99

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the CSX1 LED 60C platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.94	0.90	0.83

Electrical Load

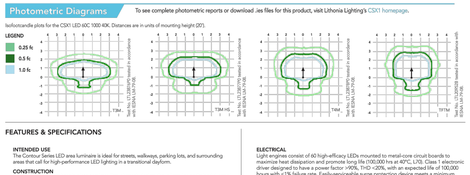
Number of LEDs	Drive Current (mA)	System Watts	Current (A) 120	208	240	277	347	480
60C	700	134W	1.121	0.756	0.659	0.580	0.462	0.337
	1000	209W	2.068	1.198	1.056	0.943	0.764	0.605

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's CSX1 homepage.

Isofootcandle plots for the CSX1 LED 60C 1000 40K. Distances are in units of mounting height (20').

LEGEND
0.25 fc
0.5 fc
1.0 fc



FEATURES & SPECIFICATIONS

INTENDED USE
The Contour Series LED area luminaire is ideal for streets, walkways, parking lots, and surrounding areas that call for high-performance LED lighting in a transitional dayform.

CONSTRUCTION
Single-piece die cast housing has a unique flow-through design that allows for optimized thermal management through convective cooling. A metallic screen covers the top of the housing, preventing debris build-up while allowing natural cleaning of the heat sinks. Modular design allows for easy maintenance and future system upgrades. The LED driver and electronics are thermally isolated from the light engine(s), ensuring long life. Housing is completely sealed against moisture and environmental contaminants.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling.

OPTICS
Precision-molded acrylic lenses provide optimal luminaire spacing and improved uniformity. Lenses are indexed to the circuit board to ensure consistent optical alignment and delivering repeatable photometric performance. Light engines are available in standard 4000K (70 CRI) or optional 5000K (67 CRI) configurations. The CSX1 has zero uplight and qualifies as a Nightime Friendly™ product, meaning it is consistent with the LEEDᵐ and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engines consist of 60 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (100,000 hrs at 40°C, L70). Class 1 electronic drivers have a power factor >90%, THD <20%, and has an expected life of 100,000 hours with <1% failure rate. Easily-serviceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION
Integral arm provides easy installation to a pole and assists in alignment and leveling. Secure connection withstands up to 3.0 G vibration load rating per ANSI C136.31. The CSX1 utilizes the AERIS™ series pole drilling pattern for SPA and RPA options; wall mounting bracket also available. Available mast arm adapter accessory accepts horizontal tenons up to 2-3/8" O.D.

LISTINGS
CSA Certified to U.S. and Canadian standards. Light engines and luminaire are IP66 rated. **U.S. Patent No. D632830. U.S. Patent No. D653,382 S.**

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY
Five year limited warranty. Full warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Specifications subject to change without notice.

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PHOTOMETRIC DATA

WESTWOOD 904 / 904-2

Westwood 904/904-2 Lamp=50MR16/NSP (EXT) CBCP=11,000

Cone of Light

Distance to Illuminated Plane	Initial Nadir Footcandles	Beam Diameter
10'0"	45	4'0"
10'0"	102	3'0"
8'0"	109	2'0"
6'0"	283	1'6"
4'0"	638	1'0"
2'0"	2550	0'6"

Lamp Wattage Multiplier
20W x 0.32

Westwood 904/904-2 Lamp=50MR16/NFL (EXZ) CBCP=3200

Cone of Light

Distance to Illuminated Plane	Initial Nadir Footcandles	Beam Diameter
15'0"	13	10'0"
10'0"	29	6'6"
8'0"	45	5'0"
6'0"	81	4'0"
4'0"	181	2'6"
2'0"	725	1'0"

Westwood 904/904-2 Lamp=50MR16/FL (EXN) CBCP=2000

Cone of Light

Distance to Illuminated Plane	Initial Nadir Footcandles	Beam Diameter
15'0"	7	12'0"
10'0"	17	8'0"
8'0"	27	6'0"
6'0"	48	5'0"
4'0"	106	3'0"
2'0"	431	1'6"

Lamp Wattage Multiplier
20W x 0.57
20W x 0.30

Westwood 904/904-2 Lamp=50MR16/WFL (FNV) CBCP=1200

Cone of Light

Distance to Illuminated Plane	Initial Nadir Footcandles	Beam Diameter
15'0"	5	17'0"
10'0"	11	11'6"
8'0"	17	9'0"
6'0"	30	7'0"
4'0"	67	4'6"
2'0"	269	2'0"

ORDERING INFORMATION

Series
904=LED or MR16 Westwood Up/Down Wall Fixture Single Head, Round
904-2=MR16 Westwood Up/Down Wall Fixture - Dual Head, Round
904-UQ=LED or MR16 Westwood Up/Down Wall Fixture - Dual Head, Round
904-SQ=LED or MR16 Westwood Up/Down Wall Fixture-Single Head, Square
904-SQ-UQ=LED or MR16 Westwood Up/Down Wall Fixture - Dual Head, Square

Source
50MR16=50W Max Halogen MR16, GU5.3 Base
6LED2712=6W 2700K, 12 Degree Spot, GU5.3 Base
6LED2721=6W 2700K, 21 Degree Narrow, GU5.3 Base
6LED2741=6W 2700K, 41 Degree Wide, GU5.3 Base
6LED3012=6W 3000K, 12 Degree Spot, GU5.3 Base
6LED3021=6W 3000K, 21 Degree Narrow, GU5.3 Base
6LED3041=6W 3000K, 41 Degree Wide, GU5.3 Base
6LED4012=6W 4000K, 12 Degree Spot, GU5.3 Base
6LED4021=6W 4000K, 21 Degree Narrow, GU5.3 Base
6LED4041=6W 4000K, 41 Degree Wide, GU5.3 Base
6LED5712=6W 5700K, 12 Degree Spot, GU5.3 Base
6LED5721=6W 5700K, 21 Degree Narrow, GU5.3 Base
6LED5741=6W 5700K, 41 Degree Wide, GU5.3 Base
10LED2712=10W 2700K, 12 Degree Spot, GU5.3 Base
10LED2721=10W 2700K, 21 Degree Narrow, GU5.3 Base
10LED2741=10W 2700K, 41 Degree Wide, GU5.3 Base
10LED3012=10W 3000K, 12 Degree Spot, GU5.3 Base
10LED3021=10W 3000K, 21 Degree Narrow, GU5.3 Base
10LED3041=10W 3000K, 41 Degree Wide, GU5.3 Base
10LED4012=10W 4000K, 12 Degree Spot, GU5.3 Base
10LED4021=10W 4000K, 21 Degree Narrow, GU5.3 Base
10LED4041=10W 4000K, 41 Degree Wide, GU5.3 Base
10LED5712=10W 5700K, 12 Degree Spot, GU5.3 Base
10LED5721=10W 5700K, 21 Degree Narrow, GU5.3 Base
10LED5741=10W 5700K, 41 Degree Wide, GU5.3 Base

Voltage
12=12V

Finish
Painted
BK=Black
BZ=Bronze
CS=City Silver
VE=Verde
WT=White
Metal
NBR=Brass
NCP=Copper
NSS=Stainless Steel

Accessories
Glass Shield
PHDSG=Hybrid Glare Shield, MR16
Filters
F71=Peach Dichroic Filter, 2.00" Dia
F72=Green Dichroic Filter, 2.00" Dia
F73=Yellow Dichroic Filter, 2.00" Dia
F77=Dark Blue Dichroic Filter, 2.00" Dia
F79=Neutral Density Dichroic Filter, 2.00" Dia
F22=Red Color Filter, 2.00" Dia
F44=Green Color Filter, 2.00" Dia
F66=Mercury Vapor Color Filter, 2.00" Dia
Optical Lenses
LBL=Lumiere Beam Lens (elongate standard beam spread), 2.00" Dia
DIF=Diffused Lens (provide even illumination), 2.00" Dia
Optical Louver
LVR=Wide Cell Louver (reduce glare), 2.00" Dia
Lenses
EZX=20W MR16 GU5.3 Bi-Pin Very Narrow Spot
EZA=20W MR16 GU5.3 Bi-Pin Flood
FNA=20W MR16 GU5.3 Bi-Pin Spot
EXT=50W MR16 GU5.3 Bi-Pin Narrow Spot
FNX=50W MR16 GU5.3 Bi-Pin Flood
F72=Amber Dichroic Filter, 2.00" Dia
F74=Medium Blue Dichroic Filter, 2.00" Dia
F76=Red Dichroic Filter, 2.00" Dia
F78=Light Blue Dichroic Filter, 2.00" Dia
F80=Magenta Dichroic Filter, 2.00" Dia
F33=Yellow Color Filter, 2.00" Dia
F55=Yellow Color Filter, 2.00" Dia
OSL=Overall Spread Lens (increase beam spread), 2.00" Dia
EBX=20W MR16 GU5.3 Bi-Pin Narrow Spot
FBX=20W MR16 GU5.3 Bi-Pin Narrow Spot
FMW=50W MR16 GU5.3 Bi-Pin Flood
EXZ=50W MR16 GU5.3 Bi-Pin Narrow Flood
FNV=50W MR16 GU5.3 Bi-Pin Very Wide Flood

Notes:
- Lamp not included.
- 12V remote transformer required - not included.
- See ACCESSORIES & TECHNICAL DATA section of the Lumière catalog for Low Voltage Cable & Transformers.
- Consult your Cooper Lighting representative for additional options and finishes.

Specifications and Dimensions subject to change without notice.
Lumiere • Customer First Center • 1121 Highway 74 South • Peachtree City, GA 30269 • TEL 770.486.4800 • FAX 770.486.4801

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LAMP INFORMATION

Lamp	Watts	Beam Spread	CBCP	°K	Life (hrs.)	Base	Volts
6LED2712	6	12°	3358	2700	50000	GU5.3 bi-pin	12
6LED2721	6	21°	937	2700	50000	GU5.3 bi-pin	12
6LED2741	6	41°	472	2700	50000	GU5.3 bi-pin	12
6LED3012	6	12°	3694	3000	50000	GU5.3 bi-pin	12
6LED3021	6	21°	1019	3000	50000	GU5.3 bi-pin	12
6LED3041	6	41°	646	3000	50000	GU5.3 bi-pin	12
6LED4012	6	12°	4280	4000	50000	GU5.3 bi-pin	12
6LED4021	6	21°	1179	4000	50000	GU5.3 bi-pin	12
6LED4041	6	41°	754	4000	50000	GU5.3 bi-pin	12
6LED5712	6	12°	4496	5700	50000	GU5.3 bi-pin	12
6LED5721	6	21°	1275	5700	50000	GU5.3 bi-pin	12
6LED5741	6	41°	792	5700	50000	GU5.3 bi-pin	12
10LED2712	10	12°	5037	2700	50000	GU5.3 bi-pin	12
10LED2721	10	21°	1406	2700	50000	GU5.3 bi-pin	12
10LED2741	10	41°	708	2700	50000	GU5.3 bi-pin	12
10LED3012	10	12°	5513	3000	50000	GU5.3 bi-pin	12
10LED3021	10	21°	1521	3000	50000	GU5.3 bi-pin	12
10LED3041	10	41°	964	3000	50000	GU5.3 bi-pin	12
10LED4012	10	12°	6389	4000	50000	GU5.3 bi-pin	12
10LED4021	10	21°	1759	4000	50000	GU5.3 bi-pin	12
10LED4041	10	41°	1125	4000	50000	GU5.3 bi-pin	12
10LED5712	10	12°	6711	5700	50000	GU5.3 bi-pin	12
10LED5721	10	21°	1903	5700	50000	GU5.3 bi-pin	12
10LED5741	10	41°	1182	5700	50000	GU5.3 bi-pin	12
50MR16NSP	50	12°	11,000	3050	4000	GU5.3 bi-pin	12
50MR16NSL	50	25°	3200	3050	4000	GU5.3 bi-pin	12
50MR16FL	50	40°	2000	3050	4000	GU5.3 bi-pin	12
50MR16WFL	50	60°	1200	3050	4000	GU5.3 bi-pin	12

NOTES AND FORMULAS

- Beam diameter is to 50% of maximum footcandles, rounded to the nearest half-foot.
- Footcandle values are initial. Apply appropriate light loss factors where necessary.

Specifications and Dimensions subject to change without notice.
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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	Performance Package	System Watts	Dist. Type	40K 4000K, 70 CRI Lumens	B	U	G	LPW	50K 5000K, 70 CRI Lumens	B	U	G	LPW
30C (30 LEDs)	700 mA	30C 700 – K	69W	T2M	6,695	2	0	2	97	7,183	2	0	2	104
				T3M	7,068	2	0	2	102	7,582	2	0	2	110
				T4M	7,017	2	0	2	102	7,528	2	0	2	109
				TFTM	7,158	2	0	2	104	7,679	2	0	2	111
	1000 mA	30C 1000 – K	104W	T2M	8,868	2	0	2	85	9,560	2	0	2	92
				T3M	9,361	2	0	2	90	10,091	2	0	2	97
				T4M	9,293	2	0	2	89	10,018	2	0	2	96
				TFTM	9,481	2	0	2	91	10,220	2	0	2	98

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C	1.02
10°C	1.01

EXTERIOR MATERIAL FINISH KEY

MARK	MANUFACTURER	DESCRIPTION	REMARKS
AWNING			
AWN-1	SUNBRELLA	COLOR: BLACK	PREFINISHED ALUMINUM FRAME TO BE BLACK
EXTERIOR INSULATION FINISH SYSTEM			
EIFS-1	STO CORP	PRAIRIE CLAY	FINISH - SANDPEBBLE FINE
PAINT			
PT-1	BENJAMIN MOORE	#2120-20 "BLACK IRON"	METAL CANOPIES
PT-2	BENJAMIN MOORE	#2112-20 "BROWN SUGAR"	BOLLARDS, GAS PIPING, ELECTRICAL CABINETS
PREFINISHED ALUMINUM STOREFRONT			
SF-1	TUBELITE INC. (OR EQUAL)	COLOR - 'BLACK' FINISH - ANODIZED	THERMAL FRAMING w/ 1" INSUL. GLAZING
PREFINISHED METAL			
MTL-1	DMI	COLOR - "BROWN"	PREFINISHED FASCIA EDGE FLASHING, COPINGS, SCUPPER BOXES & DOWNSPOUTS
MTL-2	DMI	COLOR - "STONE"	PREFINISHED COPING
MODULAR BRICK VENEER			
BR-1	ENDICOTT CLAY PRODUCTS	JEFFERSON SERIES "CONTINENTAL"	MORTAR: LAFARGE COLOR: "PUTTY", TYPE 'S'
BR-2	ENDICOTT CLAY PRODUCTS	JEFFERSON SERIES "PATRIOT"	MORTAR: LAFARGE COLOR: "PUTTY", TYPE 'S'
STRUCTURAL MASONRY VENEER			
SMU-1	CALSTAR PRODUCTS	FIELD COLOR: "DOVE GRAY" FINISH: STANDARD	MORTAR- LAFARGE COLOR: "PUTTY", TYPE 'S'
SMU-2	CALSTAR PRODUCTS	ACCENT & BASE COLOR: "DARK GRAY" FINISH: SPLIT-FACED	MORTAR- LAFARGE COLOR: "PUTTY", TYPE 'S'

BEAN
J. CARTER BEAN ARCHITECT
4400 NORTH HIGH STREET
SUITE 401 • COLUMBUS
OHIO • 43214
TEL 614 262 0400
FAX 614 262 2329

LONDON PLACE

LONDON-GROVEPORT ROAD & SUMMIT WAY
GROVE CITY, OHIO

FOR

INTEGRA REALTY SERVICES, LLC

Project Number:

Date: 04.27.2015

Modifies Drawing:

Drawing Number:

ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

STORMWATER MANAGEMENT SUMMARY

Date: April 23, 2015
Project: London Place – 2789 London Groveport Road
Re: Preliminary Engineering Stormwater Management Summary

Site Summary:
The proposed London Place commercial development project is located at 2798 London Groveport Road Grove City, OH at the northwest corner of the intersection of Summit Way. This 1.576 acre property is comprised by the combination of two vacant lots and a portion of additional vacant area on the western edge along the London Groveport Road frontage. Approximately 1.24 acres of parking lot and building area are proposed for the new restaurant/retail use. Management of the increased runoff volumes produced by this expansion will be accommodated by use of parking lot ponding and underground pipe storage due to the lack of area to create open ponds and/or basins. Peak flow control of runoff from the London Place development will follow the guidance of the City of Grove City codified ordinances and the Ohio EPA's General Construction Permit.

Stormwater Management Summary:
Proposed runoff quantity and quality control will be provided for the project in accordance with the City of Grove City stormwater regulations and design requirements and in accordance with the Ohio EPA's General Construction Permit. The ultimate outlet for this site is an existing 15" storm system located within an easement on the northern edge of this project. The final allowable release rate for this project will be evaluated to ensure the proposed site runoff rate does not affect the existing downstream system capacity.

Runoff quantity control is currently planned to be handled by storing excess runoff in oversized underground 60" pipe sections that will also be used as part of the storm sewer conveyance system. The release rate of the required detention volume will be accomplished by installing restrictor plates (orifice plates) on the outlet side of the downstream manholes. In addition to the underground volume, parking lot ponding will also be used to help accommodate the overall required storage volume.

Runoff quality control will be achieved by a mechanical hydrodynamic separator installed in an offline configuration on the final outlet pipe. Runoff quality control will occur downstream of the quantity control devices ensuring that all runoff is properly treated before leaving the site. The mechanical device will be sized to treat the required water quantity volume developed in the final engineering efforts.