J. CARTER BEAN
ARCHITECT

July 27, 2015

RECEIVED
JUL 27 2015
GC PLANNING COMMISSION

Kimberley Shields
**Planning / GIS Specialist**
4035 Broadway
Grove City, Ohio 43123

**Re: London Place**
London-Groveport Road & Summit Way
Grove City, Ohio 43213

Dear Kimberly Shields,

This letter is to formally respond to the comments/recommendations provided by the Development Department.

***Development Department (Kimberly Shields, 614-277-3007)***

1. *As this will be treated as a new application, deviations will need to be requested again for the front and rear parking lot setbacks. This will be handled as part of the development plan approval at Planning Commission and City Council.*
   **Response:** **The front parking setback does not meet the 20' minimum required in the PUD text for the site. We are proposing a deviation from the text, as the proposed parking lot setback matches the front parking setback for the Village at the Groves adjacent to the west. The proposed setback is 15'-0".**

   **The rear parking setback does not meet the 30' minimum required in the PUD text for the site. We are proposing a deviation from the text, as the proposed parking lot setback matches the rear parking setback for the Village at the Groves adjacent to the west. The proposed setback is 20'-0".**

2. *The photometric plan shows multiple portions of the parking lot with lighting levels less than 0.5 footcandles. Fixtures should be relocated or outputs adjusted to ensure that the 0.5 footcandle minimum is met in all vehicular and pedestrian areas.*
   **Response:** **The photometric plan has been adjusted.**

3. *The cross access easements shown on sheet 5/5 and supplemental exhibits will need to be recorded with the County.*
   **Response:** **The owner and developer will get this easement recorded with the County.**

4. *An updated material list, material sample board, building elevations (sheet A-2.1), and color renderings will need to be submitted based on conversations regarding the revised building design to replace the previously proposed EIFS with brick.*
   **Response:** **An updated material list, material sample board, building elevations and color renderings have been included with this submission.**

***Building Division (Mike Boso, 614-277-3076)***

5. *No comments.*

4400 NORTH HIGH STREET SUITE 401 COLUMBUS OHIO 43214 TEL 614 262 BEAN FAX 614 262 2329

*Urban Forestry (Jodee Lowe, 614-277-1103)*

6. *1136.08: Landscaping around service structures: Trash Dumpster needs supplemental landscaping around it.*
   **Response:** **Large deciduous shrubs and perennial grasses have been added to supplement the proposed dumpster screen wall.**

7. *1136.09(a)(2): All free standing signs including menu boards need to be landscaped.*
   **Response:** **A landscape bed with perennial plants and grasses has been added at the base of the proposed menu board and associated speaker pedestal.**

*Service Department, (Cindi Fitzpatrick, 614-277-1110)*

8. *Comments not received.*

*Engineering, Hockaden and Associates Inc (Mark Schroeder, 614-252-0993)*

9. *Proposed ADA parking stalls are shown as 8'x20' (160 square feet). . Grove City Planning and Zoning Code Chapter 1131 defines a parking stall as having a minimum of 180 square feet.*
   **Response:** **The handicapped parking spaces are sized per ADA requirements.**

10. *6/29/15 letter from architect shows address as 2798 London-Groveport Road. Sheet 1 of 5 shows 2780 London-Groveport Road.*
    **Response:** **An address has not been assigned to the project at this time.**

11. *Doug Wilson with Columbus Division of Water was provided a plan to review. His comments are attached.*
    a. *The site appears to consist of three tax parcels, they must all be merged into one thru the Franklin County Auditor Office PRIOR TO receiving water service plan.*
       **Response:** **This will be addressed during the final engineering phase.**

    b. *Not sure why the 2" water service is not straight to the building and has 2 bends.*
       **Response:** **There are 2 bends so that the water line can get into the meter room at the back of the building.**

    c. *Does the JTFD want a public or private fire hydrant on the north side of SR 665?*
       **Response:** **JTFD wanted a public hydrant on the north side of SR 665.**

    d. *The proposed water meter room will require its own address from SR 665..*
       **Response:** **A separate address will be requested for the meter room.**

    e. *The proposed water meter room detail will be shown on the water service plan in a 10 scale to insure the city water meter and backflow preventer and access requirements are met.*
       **Response:** **The water service plan will be shown in a 10 scale.**

    f. *The civil engineer can send the water service plan to meeting the city digital requirements and submission to Bill Stover here at 910 Dublin Road for disbursement and review.*
       **Response:** **The civil engineer will send the water service plan to the City of Columbus for review and approval.**

12. *The site will be served with a proposed 8 inch sanitary sewer main extended across adjacent property to the east, the Rite Rug Co. site. Construction drawings for the sanitary sewer main extension were recently submitted to Grove City for review (submittal #1). Review comments regarding the proposed extension were forward to the design engineer. We are waiting on being provided submittal #2 of the construction drawings.*

    **Response:** **The civil engineer will address after the Final Development Plan has been approved.**

13. *Parking setback line differs on Sheet 2 of 5 and Sheet SD-1.1 for northern and southern portion of site.*

    **Response:** **The current setback at the north side of the site is 30'. The current setback at the south side of the site is 20'. We are requesting a divergence from the code to allow for the pavement to encroach the setback lines. The north setback request is 20' and the south setback request is 15'.**

14. *Sheet 4 shows proposed 6 inch water main across London-Groveport Road connected to a fire hydrant. Grove City Planning and Zoning Code 1101.05 code requires 8 inch water main.*

    **Response:** **The proposed water main is now shown as an 8 inch line.**

***Police Department (Jeff Pearson, 614-277-1709)***

15. *The access easement/agreement should contain language preventing one property owner from blocking the drive to prevent movement between lots.*

    **Response:** **This item will be addressed by the developer and owner with the attorney drafting the deed of easements for this private agreement.**

16. *Details should be provided for the directional exit sign discussed during Planning Commission meeting on July 8th. The sign should state that additional access to SR 665 is available to the west; however all traffic should still be able to enter and exit onto Summit Way.*

    **Response:** **A directional sign has been added to the Final Development Plan.**

***Jackson Township Fire Department (Tammy Green, 614-945-5043)***

17. *No comments.*

Sincerely,

**Bill Turoczy, Architect**

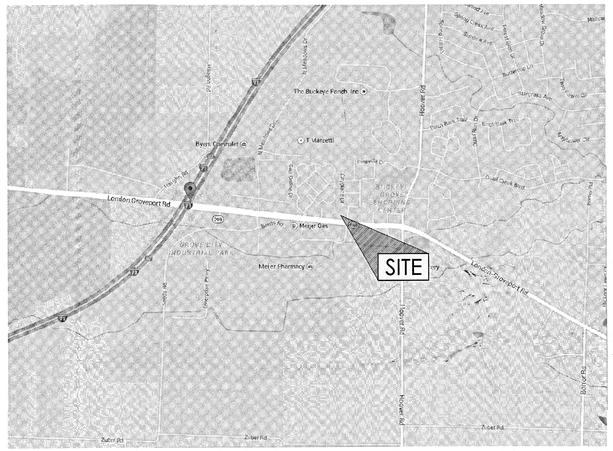
4400 NORTH HIGH STREET SUITE 401 COLUMBUS OHIO 43214 TEL 614 262 8600 FAX 614 262 2329

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

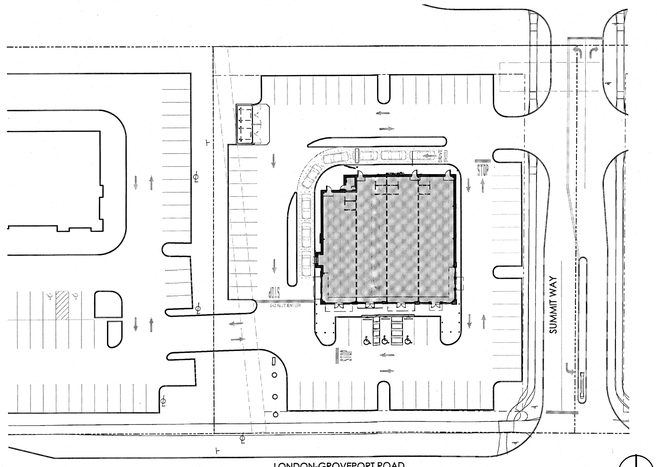
RECEIVED
JUL 27 2015
GC PLANNING COMMISSION

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

### SITE MAP




### KEY PLAN




### INDEX OF DRAWINGS


| PROJECT INFORMATION | | ISSUE DATE |
|---|---|---|
| A-0.1 | PROJECT INFORMATION & INDEX OF DRAWINGS | 07/27/2015 |
| CIVIL DRAWINGS | | |
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| 2/5 | SITE DIMENSION PLAN | 07/27/2015 |
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| 4/5 | SITE GRADING PLAN | 07/27/2015 |
| 5/5 | SITE DETAILS | 07/27/2015 |
| LANDSCAPE DRAWINGS | | |
| L-1 | OVERALL LANDSCAPE PLAN | 07/27/2015 |
| D-1 | LANDSCAPE DETAILS | 07/27/2015 |
| ARCHITECTURAL DRAWINGS | | |
| SD-1.1 | PROPOSED SITE PLAN | 07/27/2015 |
| SD-1.2 | DUMPSTER ENCLOSURE | 07/27/2015 |
| A-1.1 | FLOOR PLAN | 07/27/2015 |
| A-2.1 | EXTERIOR ELEVATIONS | 07/27/2015 |
| ELECTRICAL DRAWINGS | | |
| SL-1.0 | SITE PHOTOMETRIC LIGHTING PLAN | 07/27/2015 |
| SL-1.1 | SITE LIGHTING CUT SHEETS | 07/27/2015 |



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EM ENGINEERING GROUP
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FAX 614-461-1305



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

DRAWING STATUS

| STATUS | DATE |
|---|---|
| FINAL DEVELOPMENT | 07.27.2015 |

DRAWING TITLE
PROJECT INFORMATION AND INDEX OF DRAWINGS

DRAWING NUMBER
A-0.1

BEAN #00000.00

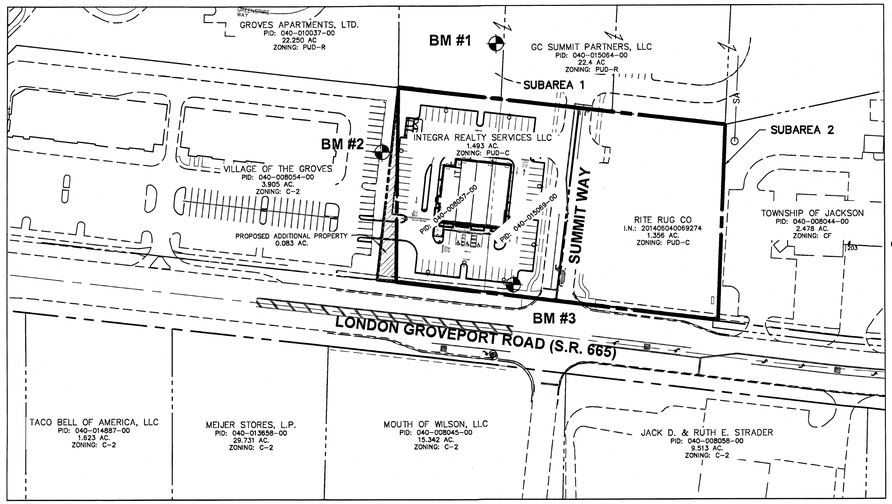
# CITY OF GROVE CITY, OHIO

# LONDON PLACE

# LONDON GROVEPORT ROAD & SUMMIT WAY
# SITE DEVELOPMENT PLAN

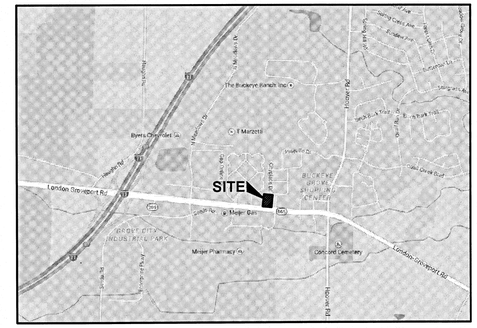
## GENERAL DEVELOPMENT STANDARDS

| | |
|---|---|
| PROPOSED SUB AREA | SUB-AREA 2 PUD-C OUTPARCELS |
| AREA | 2.85± AC. TOTAL<br>**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)<br>**8,400 S.F. 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.<br>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.)<br>**15' PARKING SETBACK PROPOSED**<br>30' BUILDING SETBACK (FROM PUBLIC R.O.W.) |
| PRIVATE STREET | 15' PARKING SETBACK (FROM EDGE OF PAVEMENT)<br>20' BUILDING SETBACK (FROM EDGE OF PAVEMENT) |
| SIDE | 10' BUILDING & PARKING SETBACK |
| REAR | 30' BUILDING & PARKING SETBACK (ADJOINING SUB SUBAREA "1")<br>**20' PARKING AND BUILDING 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
CONTACT: BRENDA NEWMAN
EMAIL: BRENDA.NEWMAN@CBRE.COM
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TEL: 614.262.2326


## SITE DATA

| | |
|---|---|
| SITE AREA | 1.576 ACRES (68,628 SQ.FT.) (BY SURVEY) |
| BUILDING AREA | 8400 S.F. |
| BUILDING HEIGHT | 24'-8" |
| CURRENTLY ZONED | PUD-C |

## PARKING DATA

| | |
|---|---|
| PARKING SPACES REQUIRED: | |
| 20% S.F. RESTAURANT = 1,700 S.F. (1 PER 50) | 34 SPACES REQ'D |
| 79% S.F. RETAIL = 6,600 S.F. (1 PER 200) | 33 SPACES REQ'D |
| 1% S.F. MECH ROOM = 100 S.F. | |
| | 67 SPACES REQ'D |
| TOTAL PARKING SPACES PROVIDED | 67 SPACES |
| H/C PARKING SPACES REQUIRED | 3 SPACES |
| H/C PARKING SPACES PROVIDED | 3 SPACES |

## LOT COVERAGE

| | | |
|---|---|---|
| BUILDING | 8400 S.F. | (11.9%) |
| PAVEMENT & WALK | 45,057 S.F | (65.6%) |
| LANDSCAPING/OPENSPACE | 15,421 S.F. | (22.5%) |

## 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

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

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


PLAN PREPARED BY:
ADVANCED CIVIL DESIGN
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

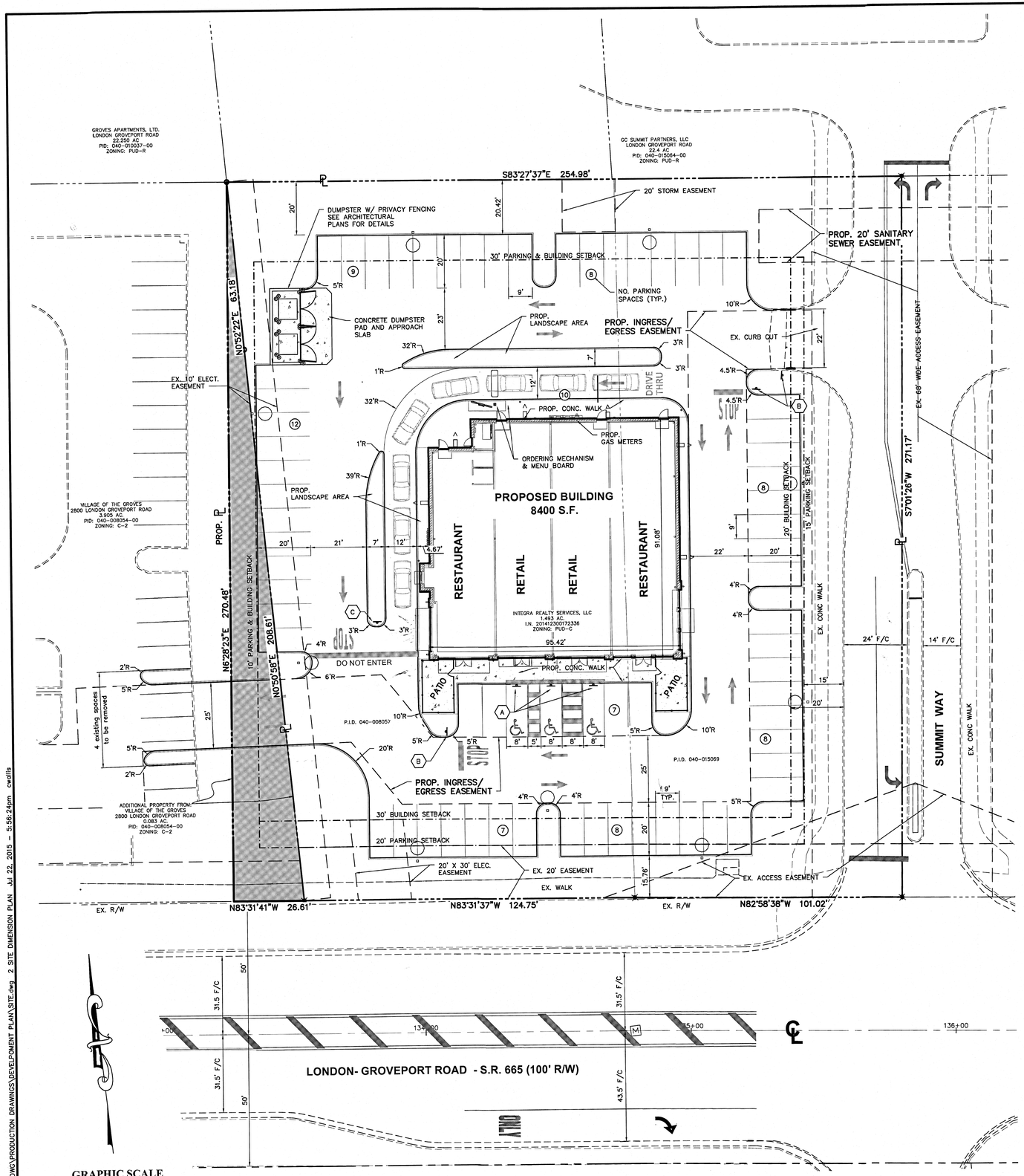
CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO

FINAL DEVELOPMENT PLAN
FOR
LONDON PLACE
TITLE SHEET

Issue Dates:

Date: 07-24-2015
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 Jul 22, 2015 – 5:56:06pm cwallis




## 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 #39049C0404K, 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.

EXIT SIGN DETAIL (SEE NOTE C)
NO SCALE

## 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.

(A) HANDICAPPED PARKING SIGN W/ BOLLARD, SEE DETAIL SHEET 5
(B) STOP SIGN
(C) EXIT SIGN W/ BOLLARD, SEE DETAIL THIS SHEET

PLAN PREPARED BY:
422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755
ADVANCED CIVIL DESIGN
PLANNING • ENGINEERING • 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

# SITE DIMENSION PLAN

Issue Dates:

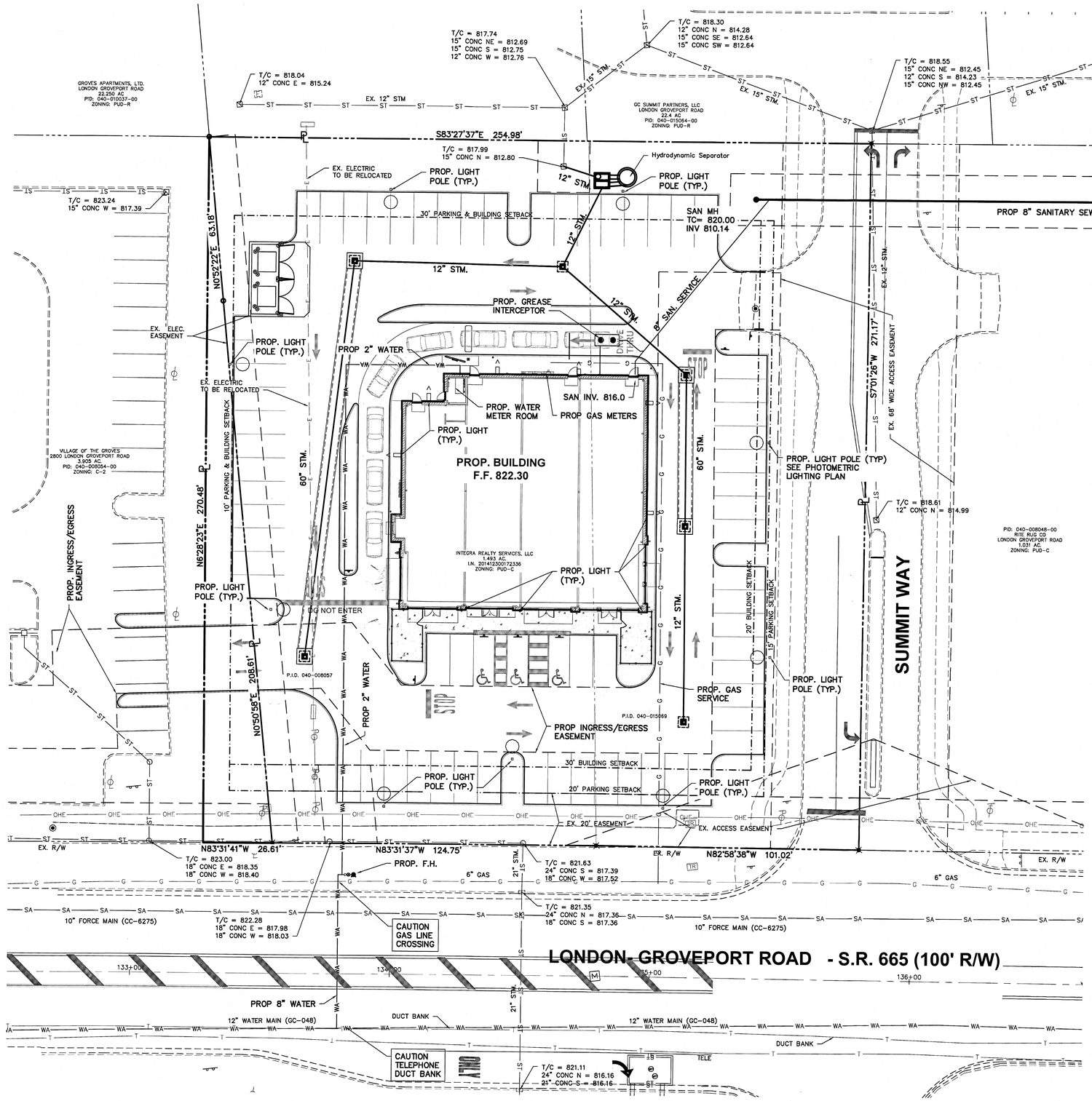
Date: 07-24-2015
Scale: AS NOTED

Drawn By: CAW
Checked By: TMW

Project Number: 15-0001-686

Drawing Number: 2 / 5

Z:\15-0001-686\DWG\PRODUCTION DRAWINGS\DEVELOPMENT PLAN\SITE.dwg 2 SITE DIMENSION PLAN Jul 22, 2015 - 5:56:24pm cwallis




## GRAPHIC SCALE

0 10 20 40

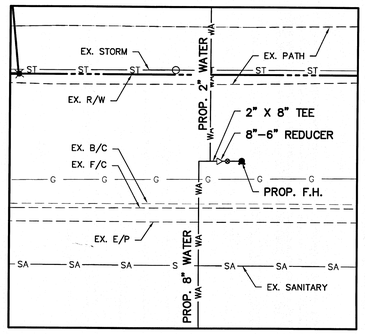
1 inch = 20 feet

## LEGEND

| | |
|---|---|
| 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 |
| X | EXISTING FENCE |
| | EXISTING LIGHT |
| | PROPOSED LIGHT |
| E | EXISTING ELECTRIC |
| OHE | EXISTING OVERHEAD ELECTRIC |

NOTES:

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




**FIRE HYDRANT AREA DETAIL**

SCALE: 1" = 10'


PLAN PREPARED BY:

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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
# UTILITY PLAN

Issue Dates:

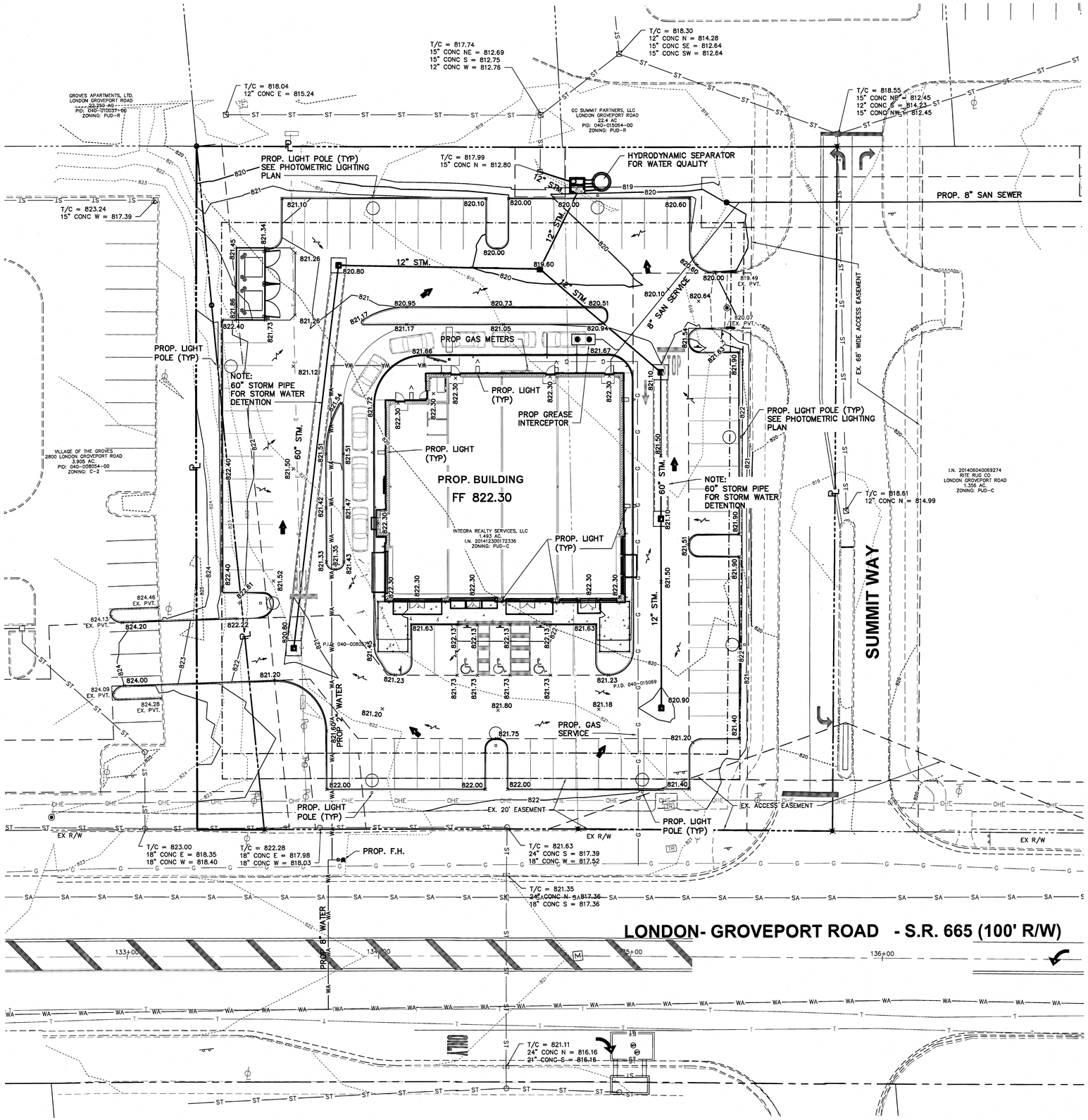
Date: 07-24-2015
Scale: AS NOTED

Drawn By: CAW
Checked By: TMW

Project Number: 15-0001-686

Drawing Number: 3 / 5

Z:\15-0001-686\DWG\PRODUCTION DRAWINGS\DEVELOPMENT PLAN\UTILITY.dwg 3 UTILITY PLAN Jul 22, 2015 - 5:56:51pm cwallis




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

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fax. 614.428.7755

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

# SITE GRADING PLAN

Issue Dates:

Date: 07-24-2015
Scale: AS NOTED

| Drawn By: | Checked By: |
|---|---|
| CAW | TMW |

Project Number:
15-0001-686

Drawing Number:
4 / 5

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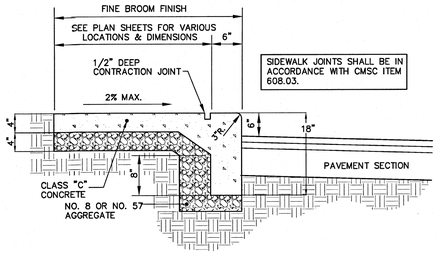
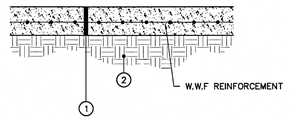



## COMBINED CURB AND WALK

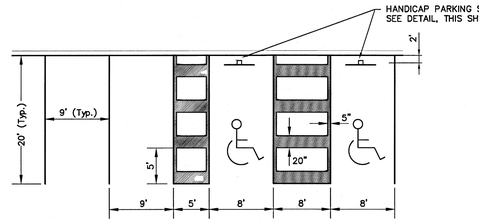
NO SCALE




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

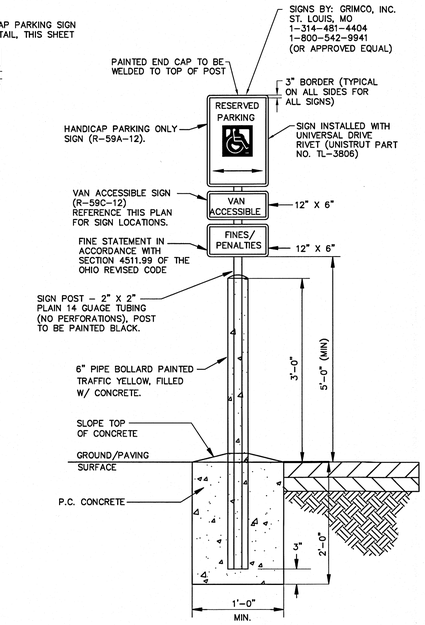
## DUMPSTER PAD PAVEMENT SECTION

NO SCALE




## TYPICAL HANDICAP PARKING DIMENSIONS AND PARKING BLOCK LOCATION DETAIL

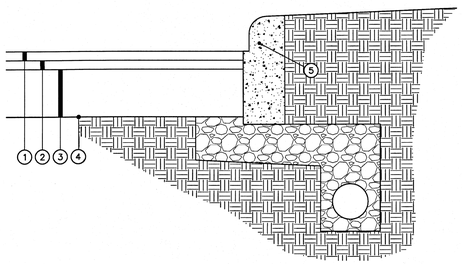
NO SCALE




## CITY OF GROVE CITY TRAFFIC CONTROL SIGNAGE DETAIL

NO SCALE

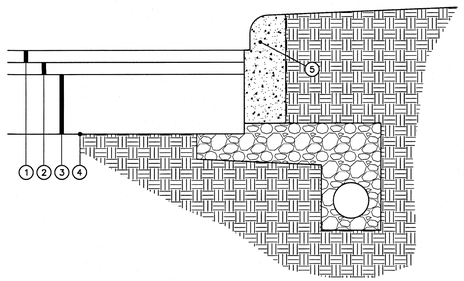
*THIS DETAIL SHALL BE FOLLOWED FOR ALL TRAFFIC CONTROL SIGNS ON SITE




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)

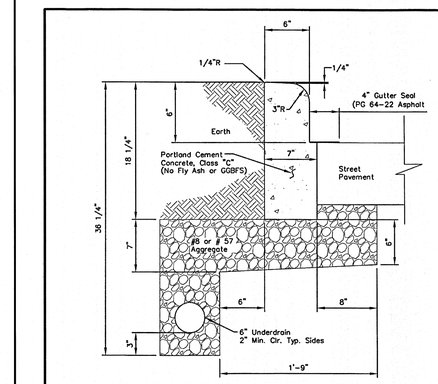
NO SCALE




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)

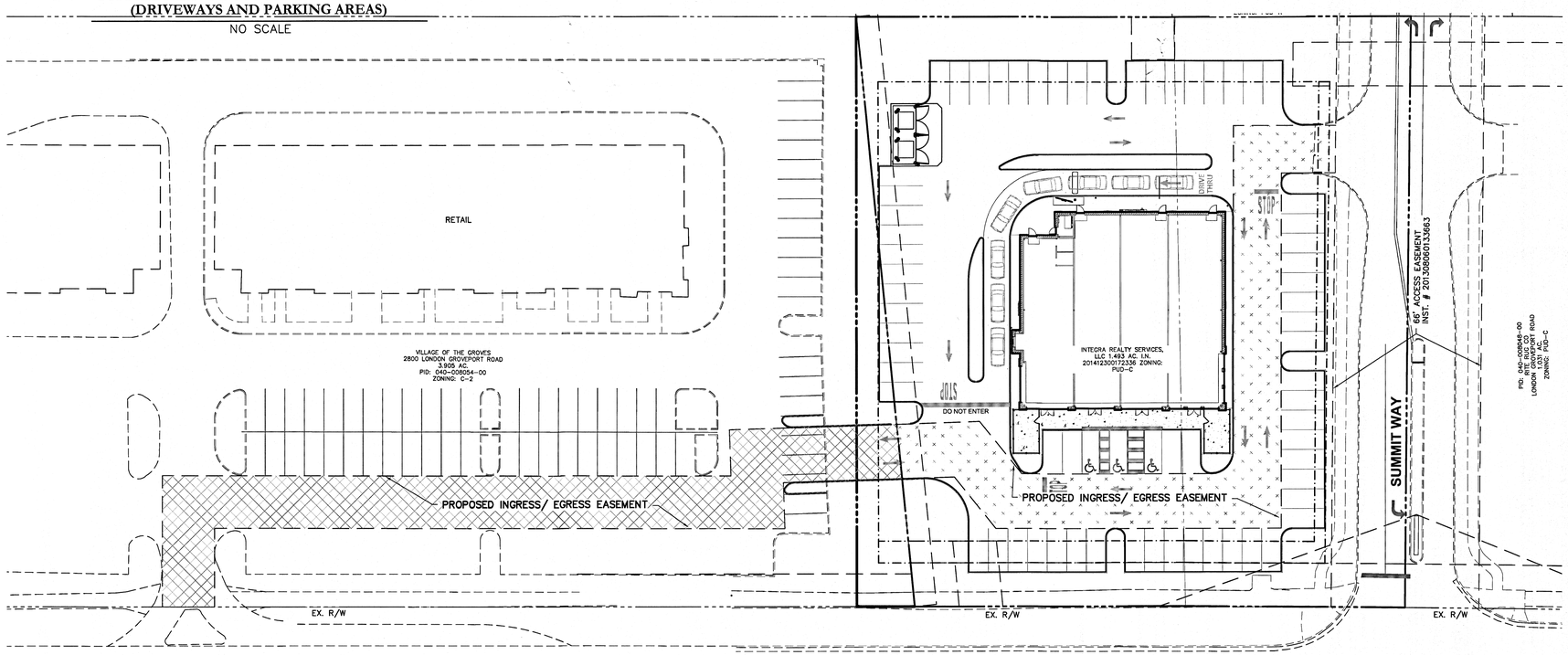
NO SCALE




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 | Revision Date | Dwg. No. |
| | | 5-11-05 | 11-15-05 | C-GC-58 |




## INGRESS/ EGRESS EASEMENT EXHIBIT

SCALE: 1" = 30'


PLAN PREPARED BY:
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Gahanna, Ohio 43230
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ADVANCED CIVIL DESIGN
DEVELOPMENT SERVICES


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: 07-24-2015
Scale: AS NOTED

| Drawn By: | Checked By: |
|---|---|
| CAW | TMW |

Project Number: 15-0001-686

Drawing Number: 5 / 5

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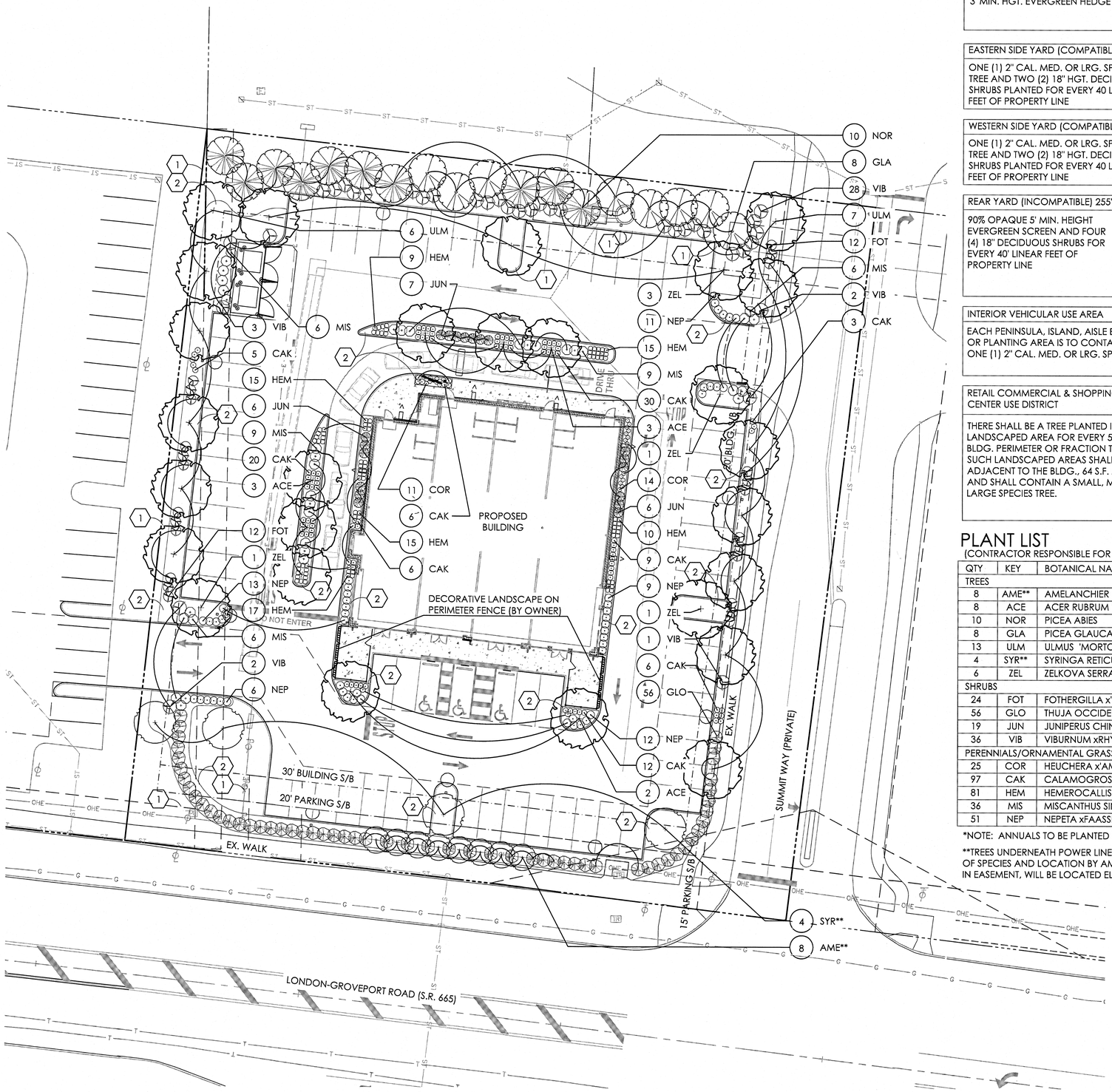



## LANDSCAPE REQUIREMENTS

| 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<br>CONT. 3' HT. EVERGREEN HEDGE | 8<br>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<br>14 SHRUBS | 7 TREES<br>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<br>14 SHRUBS | 7 TREES<br>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<br>28 DECIDUOUS SHRUBS | 6' HEIGHT EVERGREEN SCREEN<br>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 +/- 389 L.F. OF BLDG. PERIMETER | 8 TREES AND 1,693 S.F. OF LANDSCAPED AREA FOR +/- 389 L.F. OF BLDG. PERIMETER |

## PLANT LIST

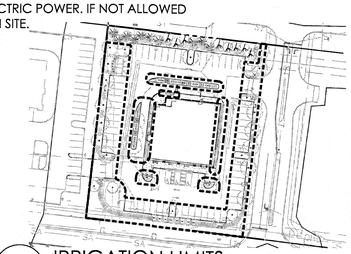
(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

| QTY | KEY | BOTANICAL NAME | COMMON NAME | SIZE | COND. | REMARKS |
|---|---|---|---|---|---|---|
| TREES | | | | | | |
| 8 | AME** | AMELANCHIER CANADENSIS 'GLENNFORM' | RAINBOW PILLAR SERVICEBERRY | 2" CALIPER | B&B | |
| 8 | ACE | ACER RUBRUM 'ARMSTRONG' | ARMSTRONG RED MAPLE | 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 | |
| 4 | SYR** | SYRINGA RETICULATA 'IVORY SILK' | IVORY SILK TREE LILAC | 2" CALIPER | B&B | |
| 6 | ZEL | ZELKOVA SERRATA 'GREEN VASE' | GREEN VASE ZELKOVA | 2" CALIPER | B&B | |
| SHRUBS | | | | | | |
| 24 | FOT | FOTHERGILLA x'MOUNT AIRY' | MOUNT AIRY FOTHERGILLA | 18" HT. | B&B | |
| 56 | GLO | THUJA OCCIDENTALIS 'WOODWARDII' | WOODWARD GLOBE ARBORVITAE | 36" HGT. | B&B | |
| 19 | JUN | JUNIPERUS CHINENSIS 'SPARTAN' | SPARTAN JUNIPER | 4' HGT. | B&B | |
| 36 | VIB | VIBURNUM xRHYTIDOPHYLLOIDES 'ALLEGHENY' | ALLEGHENY VIBURNUM | 24" HGT. | B&B | |
| PERENNIALS/ORNAMENTAL GRASSES | | | | | | |
| 25 | COR | HEUCHERA x'AMBER WAVES' | AMBER WAVES CORAL BELLS | NO.1 | CONT. | |
| 97 | CAK | CALAMOGROSTIS ACUTIFLORA 'KARL FOERSTER' | FOERSTER'S FEATHER REED GRASS | NO.2 | CONT. | |
| 81 | HEM | HEMEROCALLIS 'STELLA D'ORO' | STELLA D'ORO DAYLILY | NO.1 | CONT. | |
| 36 | MIS | MISCANTHUS SINENSIS 'GRACILLIMUS' | GRACILLIMUS MAIDEN GRASS | NO.2 | CONT. | |
| 51 | 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.

***ALL ABOVE-GRADE SERVICE STRUCTURES TO BE SCREENED PER GROVE CITY CODE SECTION 1136.08



1 IRRIGATION LIMITS
SCALE: 1" =100'

## 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

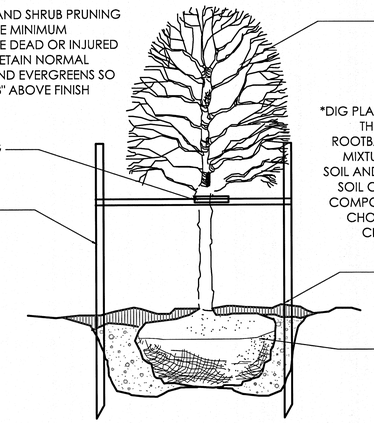
PREPARED FOR
ADVANCED CIVIL DESIGN
422 BEECHER RAOD
GAHANNA, OH 43230


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


| DATE | 7/20/15 |
|---|---|
| | |
| PROJECT | 15007 |
| | |
| SHEET | |

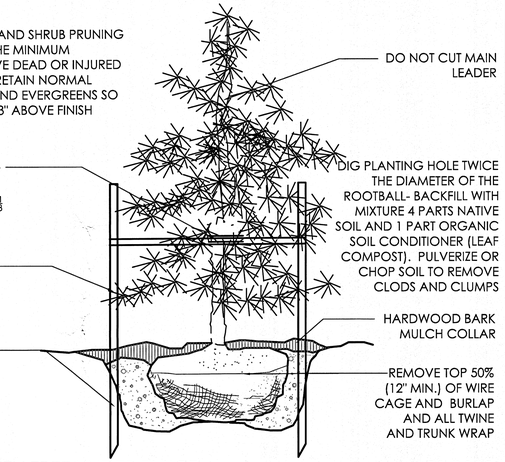
L-1

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.

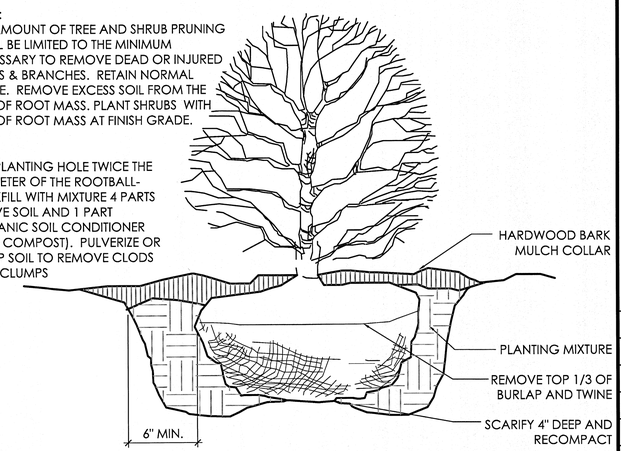
NOTE:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. PLANT TREES AND EVERGREENS SO THE ROOT FLARE IS 2"- 3" ABOVE FINISH GRADE.




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

| | |
|---|---|
| | |
| | |
| | |
| | |

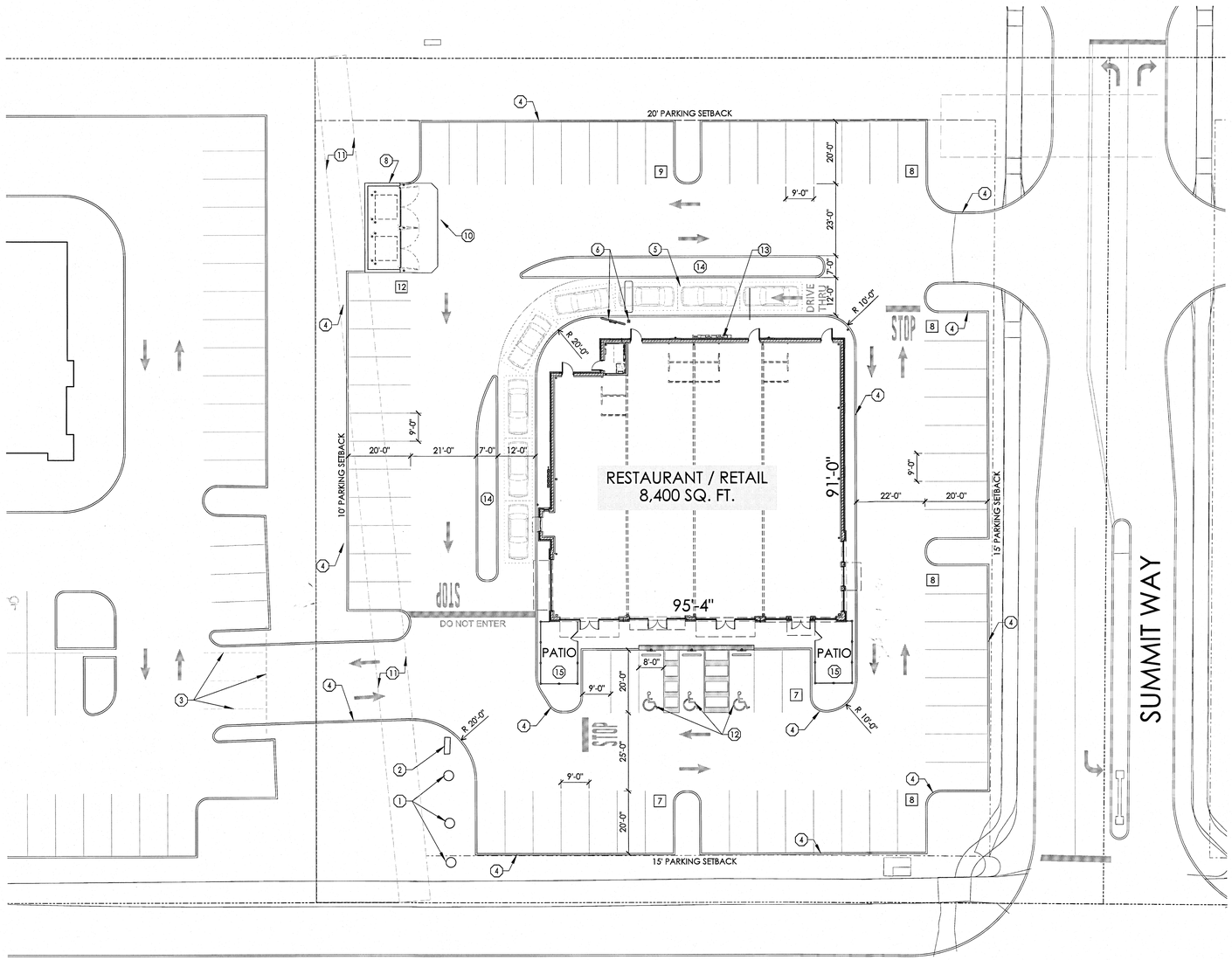
LANDSCAPE DETAILS

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 | 7/20/15 |
| | |
| PROJECT | 15007 |
| | |
| SHEET | |

D-1




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

# SITE INFORMATION

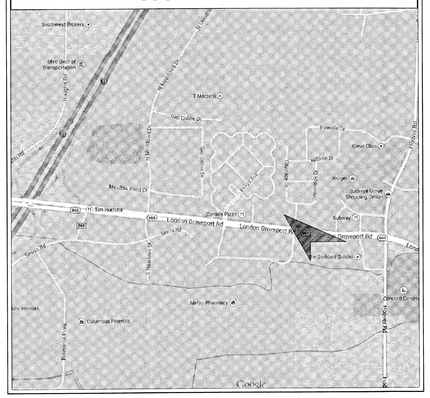
| SITE/BUILDING | | | |
|---|---|---|---|
| SITE AREA: | 1.58 ACRES | BUILDING HEIGHT: | 24'-8" H. |
| BUILDING AREA: | 8,400 S.F. | BUILDING USE: | RESTAURANT / RETAIL |

| PARKING & CIRCULATION | |
|---|---|
| PARKING REQUIRED: | |
| 8,400 SQ. FT. BUILDING SHELL | 67 SPACES PROVIDED |
| 1% MECH. ROOM = 100 SQ. FT. | -- |
| 20% RESTAURANT = 1,700 SQ. FT. (1 PER 50) | 34 SPACES REQ'D. |
| 79% RETAIL = 6,600 SQ. FT. (1 PER 200) | 33 SPACES REQ'D. |
| | 67 SPACES REQ'D. |
| | 67 SPACES PROVIDED |
| 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 TO BE INSTALLED ON BRICK BASES THAT MATCH THE PRIMARY STRUCTURE.
7. PROPOSED ENTRANCE DOORS.
8. PROPOSED MASONRY DUMPSTER ENCLOSURE. SEE SD-1.2.
9. PROPOSED SERVICE DOOR.
10. CONCRETE DUMPSTER PAD.
11. EXISTING UTILITY EASEMENT.
12. HANDICAPPED PARKING SPACE(S).
13. PROPOSED GAS METERS.
14. LANDSCAPED ISLAND.
15. PROPOSED OUTDOOR PATIO. SEE SD-1.2.

# VICINITY MAP

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

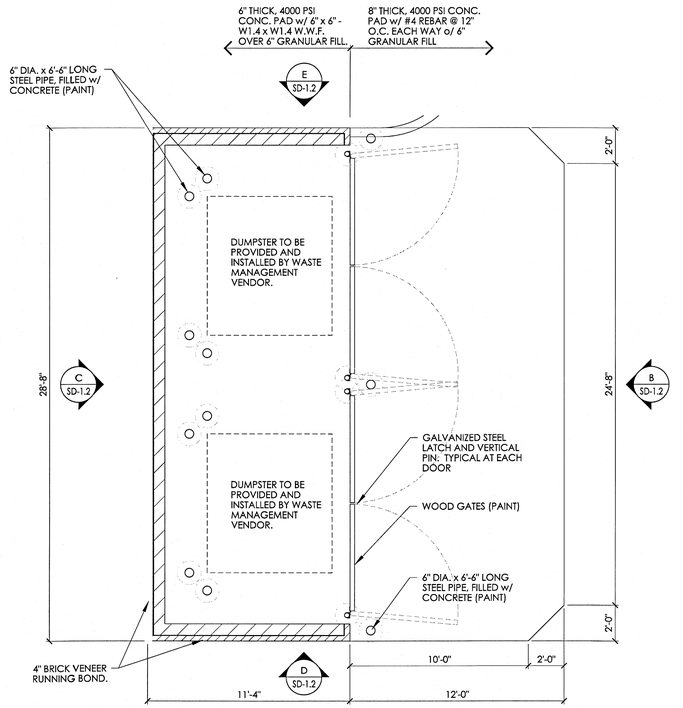
DRAWING STATUS

| STATUS | DATE |
|---|---|
| FINAL DEVELOPMENT | 07.27.2015 |

DRAWING TITLE
SITE DEVELOPMENT PLAN

DRAWING NUMBER
SD-1.1

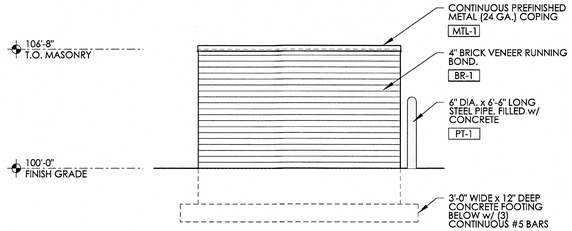
BEAN #00000.00




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

## A WASTE ENCLOSURE PLAN

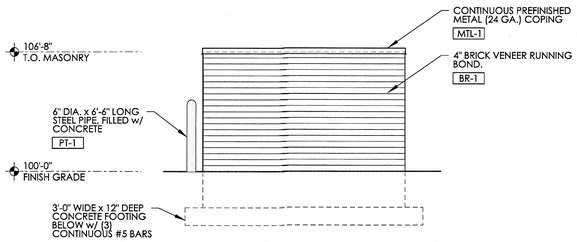
SCALE: 1/4" = 1'-0"  0 5 10




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



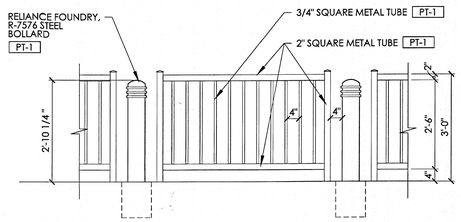

NOTE: 1.) ALL WOOD BLOCKING TO BE PRESSURE PRESERVATIVE TREATED.
2.) ALL FINISH WOOD TO BE WESTERN CEDAR. PAINT.

## E WASTE ENCLOSURE ELEVATION

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

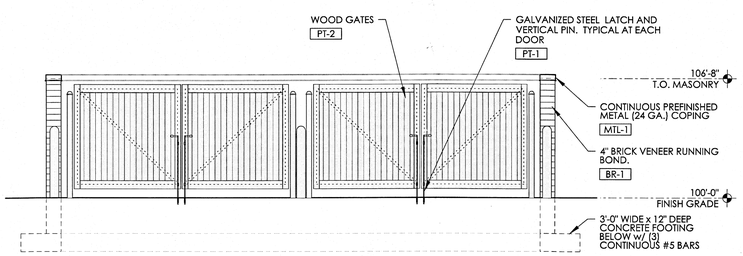
## EXTERIOR MATERIAL FINISH KEY

| MARK | MANUFACTURER | DESCRIPTION | REMARKS |
|---|---|---|---|
| **AWNING** | | | |
| AWN-1 | SUNBRELLA | COLOR: BLACK | PREFINISHED ALUMINUM FRAME TO BE BLACK |
| **PAINT** | | | |
| PT-1 | BENJAMIN MOORE | #2126-20 "RACCOON FUR" | METAL CANOPIES |
| PT-2 | BENJAMIN MOORE | #2112-20 "BROWN SUGAR" | BOLLARDS, GAS PIPING, ELECTRICAL CABINETS, SERVICE DOORS |
| **PREFINISHED ALUMINUM STOREFRONT** | | | |
| SF-1 | TUBELITE INC. (OR EQUAL) | COLOR - "CHARCOAL GRAY" 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 - "BEIGE" | PREFINISHED COPING |
| MTL-3 | DMI | COLOR - "CHARCOAL GRAY" | PREFINISHED BRAKE METAL |
| **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' |
| BR-3 | ENDICOTT CLAY PRODUCTS | JEFFERSON SERIES "RUSHMORE" | MORTAR: LAFARGE COLOR: "PUTTY", TYPE 'S' |




## H RAILING DETAIL

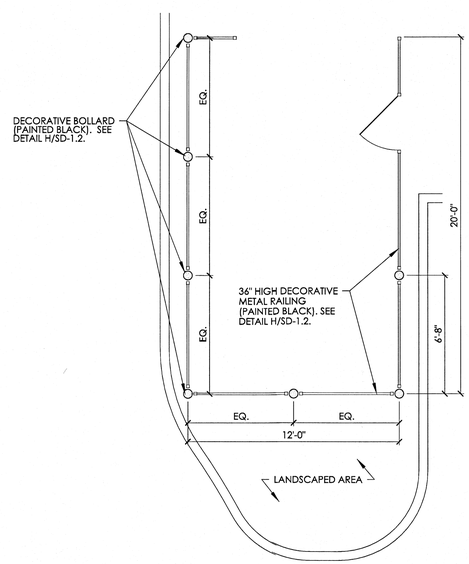
SCALE: 1/2" = 1'-0"  0 1 2 4




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

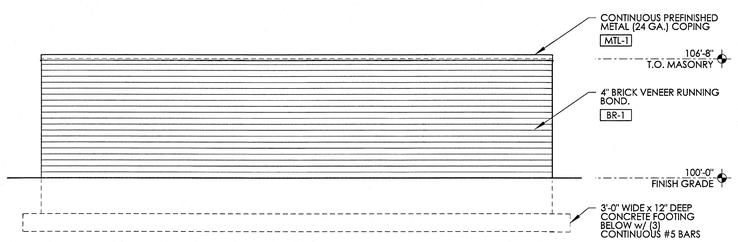
## B WASTE ENCLOSURE ELEVATION

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




## F OUTDOOR PATIO PLAN

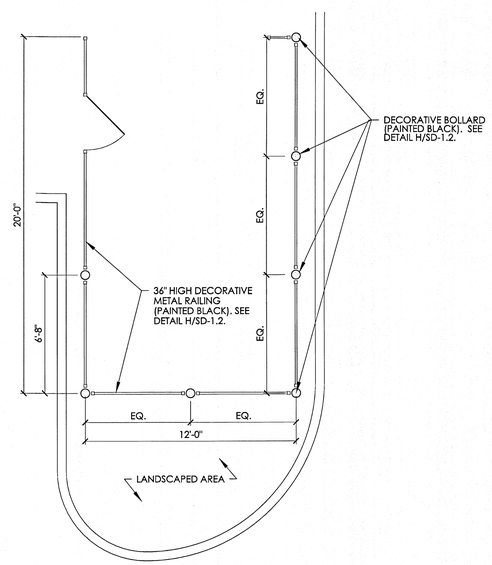
SCALE: 1/4" = 1'-0"  0 5 10




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

## C WASTE ENCLOSURE ELEVATION

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




## G OUTDOOR PATIO PLAN

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

LONDON-GROVEPORT ROAD & SUMMIT WAY
GROVE CITY, OHIO

FOR INTEGRA REALTY SERVICES, LLC

DRAWING STATUS

| STATUS | DATE |
|---|---|
| FINAL DEVELOPMENT | 07.27.2015 |

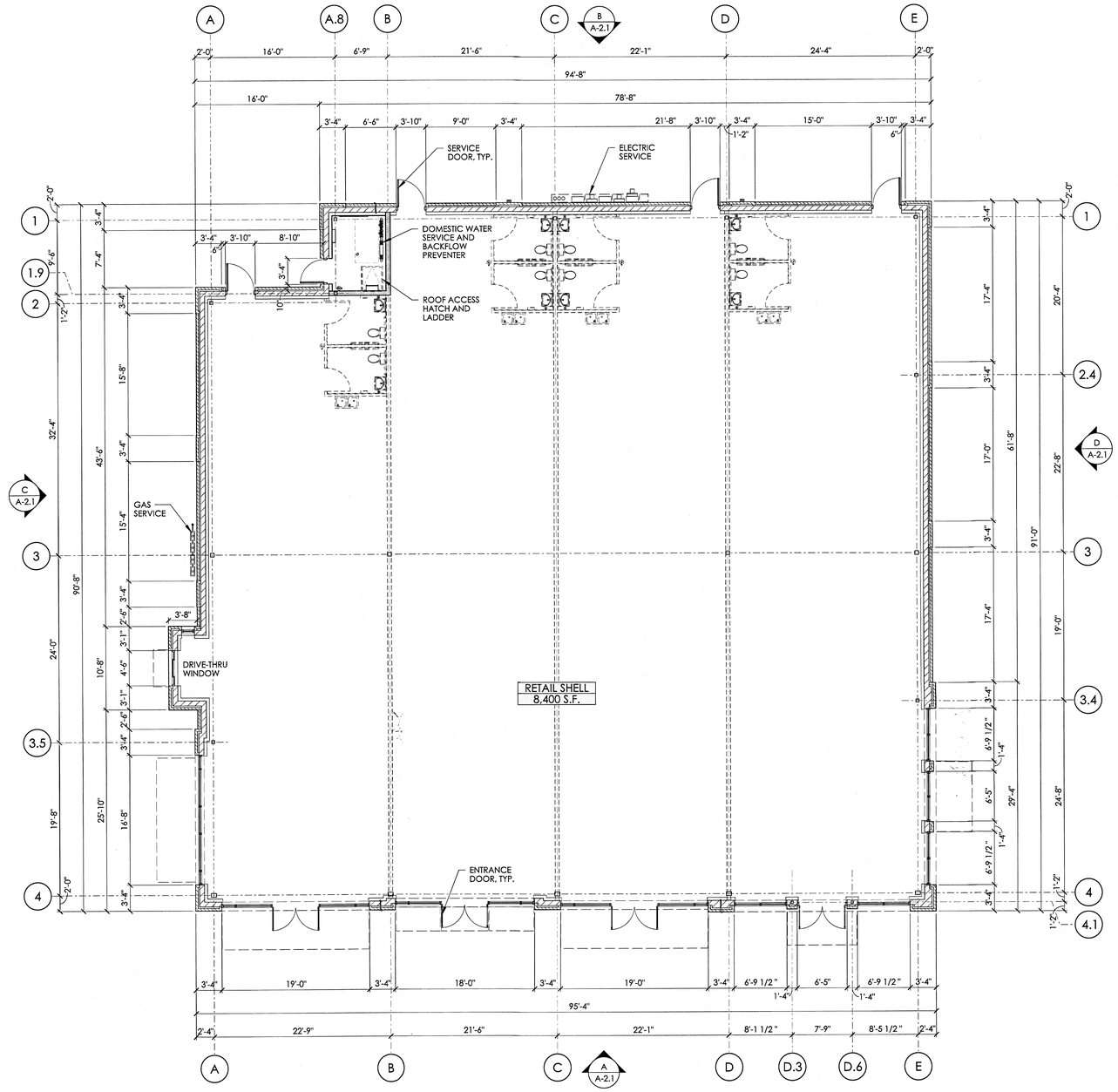
DRAWING TITLE

DUMPSTER ENCLOSURE

DRAWING NUMBER

SD-1.2

BEAN #00000.00




A FLOOR PLAN
SCALE: 1/8" = 1'-0"

0 10 20

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# LONDON PLACE

LONDON-GROVEPORT ROAD & SUMMIT WAY
GROVE CITY, OHIO

FOR
INTEGRA REALTY SERVICES, LLC

DRAWING STATUS

| STATUS | DATE |
|---|---|
| FINAL DEVELOPMENT | 07.27.2015 |

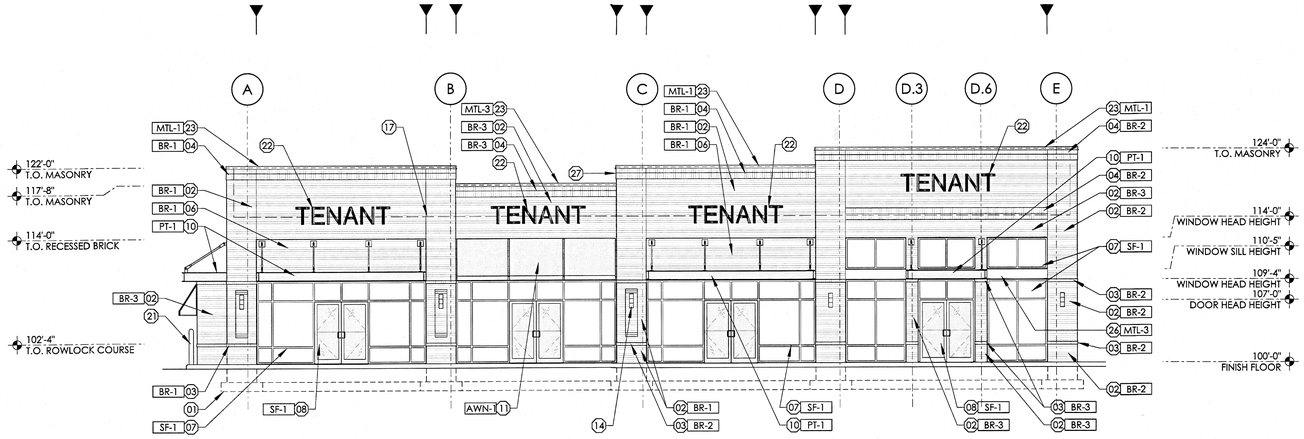
DRAWING TITLE

FLOOR PLAN

DRAWING NUMBER

A-1.1

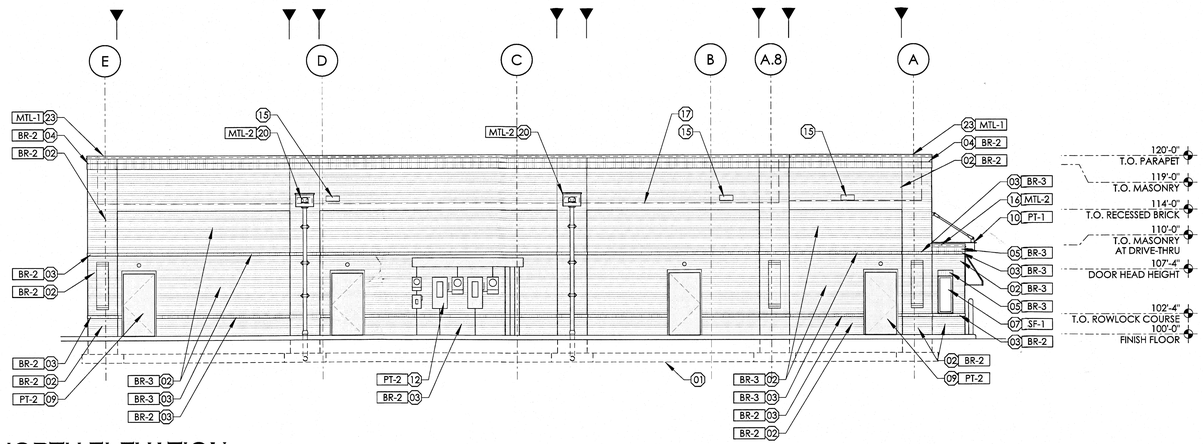
BEAN #00000.00




## A SOUTH ELEVATION

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

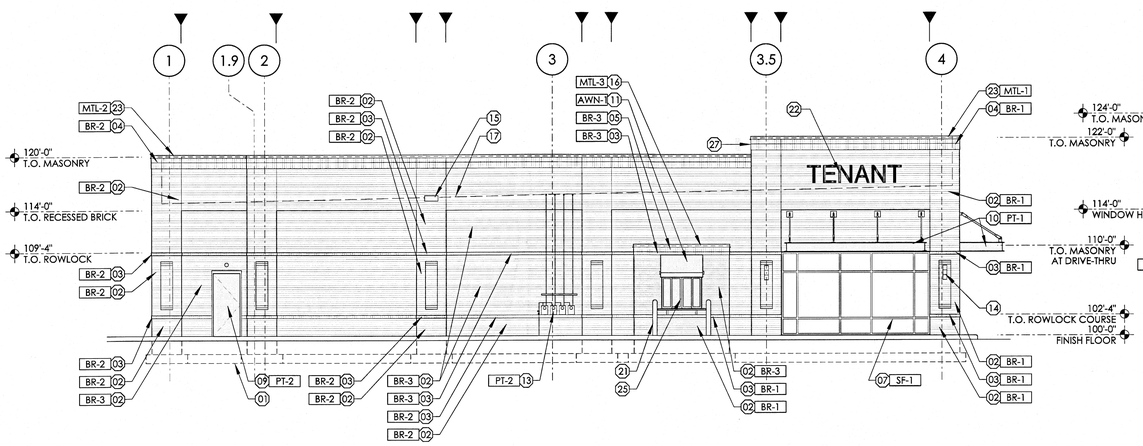
0 10 20




## B NORTH ELEVATION

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

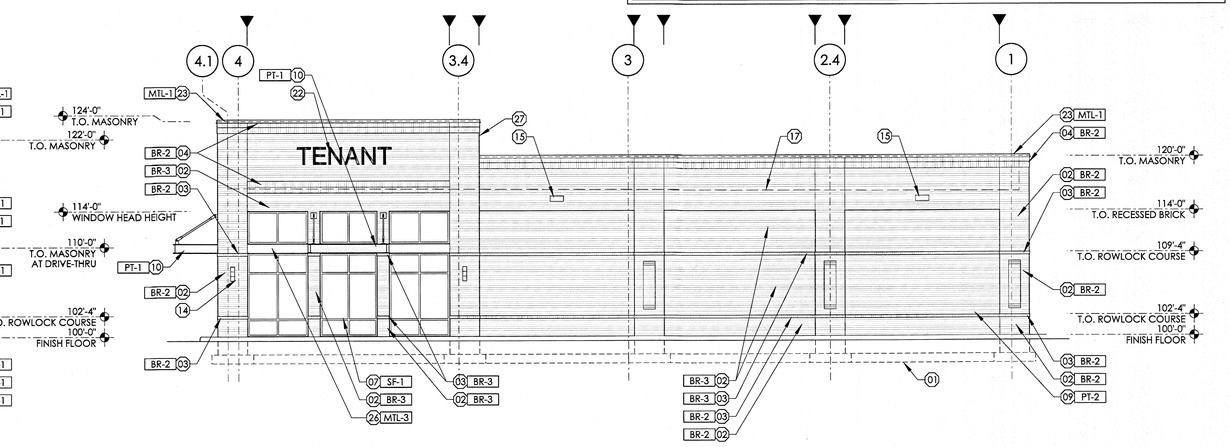
0 10 20




## 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. LINE OF ROOF BEYOND.
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. PREFINISHED BRAKE METAL.
27. RETURN BRICK FULL DEPTH OF PARAPET (SEE DETAIL D/A-1.3).

# EXTERIOR MATERIAL FINISH KEY

| MARK | MANUFACTURER | DESCRIPTION | REMARKS |
|---|---|---|---|
| **AWNING** | | | |
| AWN-1 | SUNBRELLA | COLOR: BLACK | PREFINISHED ALUMINUM FRAME TO BE BLACK |
| **PAINT** | | | |
| PT-1 | BENJAMIN MOORE | #2126-20 "RACCOON FUR" | METAL CANOPIES |
| PT-2 | BENJAMIN MOORE | #2112-20 "BROWN SUGAR" | BOLLARDS, GAS PIPING, ELECTRICAL CABINETS, SERVICE DOORS |
| **PREFINISHED ALUMINUM STOREFRONT** | | | |
| SF-1 | TUBELITE INC. (OR EQUAL) | COLOR - 'CHARCOAL GRAY' 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 - "BEIGE" | PREFINISHED COPING |
| MTL-3 | DMI | COLOR - "CHARCOAL GRAY" | PREFINISHED BRAKE METAL |
| **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' |
| BR-3 | ENDICOTT CLAY PRODUCTS | JEFFERSON SERIES "RUSHMORE" | MORTAR: LAFARGE COLOR: "PUTTY", TYPE 'S' |

# SYMBOL LEGEND

| | |
|---|---|
| CODED NOTE TAG (SEE EACH DRAWING FOR SCHEDULE) | MASONRY CONTROL JOINT (SEE DETAILS ON DRAWING A-1.2) . |
| PARTITION / WALL TYPE (SEE DRAWING A-1.1 FOR SCHEDULE) | EXTERIOR STRUCTURAL MASONRY VENEER WALL (SEE DRAWING A-1.1 FOR SCHEDULE) |
| DOOR NUMBER TAG (SEE DRAWING A-6.2 FOR DOOR SCHEDULE) | WALL / PARTITION (SEE DRAWING A-1.1 FOR SCHEDULE) |
| STOREFRONT SYSTEM TAG (SEE DRAWING A-6.1 FOR STOREFRONT ELEATIONS) | MATERIAL / FINISH TAG (SEE DRAWING A-2.1 FOR EXTERIOR FINISH KEY) |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# LONDON PLACE

LONDON-GROVEPORT ROAD & SUMMIT WAY
GROVE CITY, OHIO

FOR

INTEGRA REALTY SERVICES, LLC

DRAWING STATUS

| STATUS | DATE |
|---|---|
| FINAL DEVELOPMENT | 07.27.2015 |

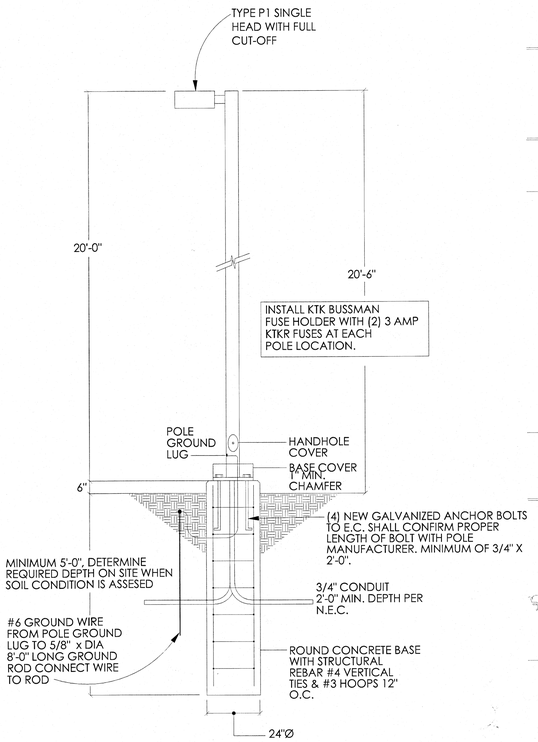
DRAWING TITLE

EXTERIOR ELEVATIONS

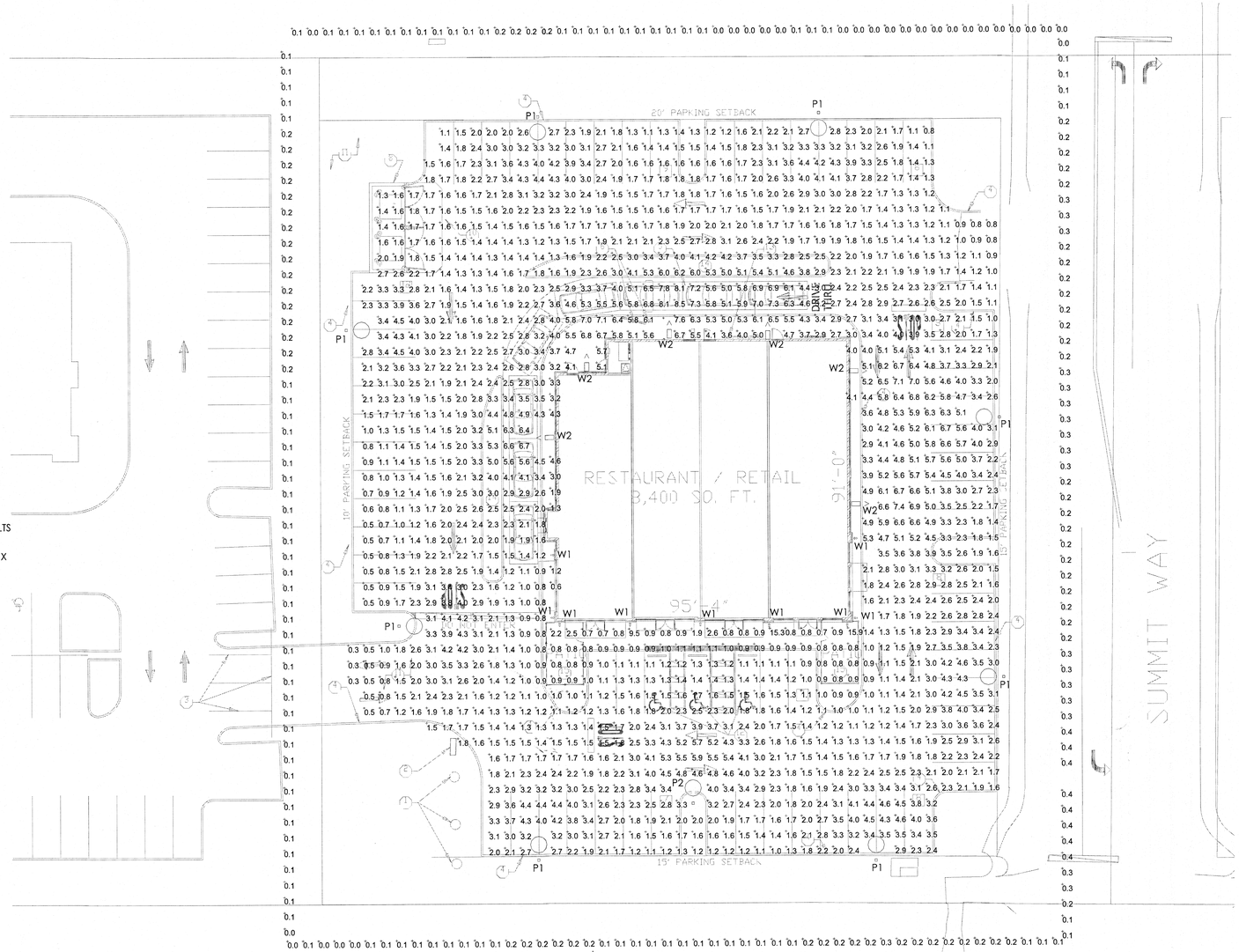
DRAWING NUMBER

A-2.1

BEAN #000000.00




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 | KIM LIGHTING | CC21x3E35-120L4K | CURVILINEAR LED SPUN ALUMINUM HOUSING AND DIE-CAST ALUMINUM LENS FRAME. FLAT GLASS LENS. LED EMITTER DECK INCLUDES SPUN ALUMINUM DECK, LED MODULES, HEATSINKS, AND PRISMS. | 120 219B DIODES. 4200K | 1 | cc213e35-120l4k.ies | 9735.041 | 1 | 126 |
| | W1 | 9 | 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-A35402(B-A000). LED MODULE AIMED AT THE HORIZON. | 1 | 904-2-10LED4021.ies | -1 | 1 | 8.29 |
| | W2 | 6 | 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 |
| | P2 | 1 | KIM LIGHTING | CC21x4E35-120L4K | CURVILINEAR LED SPUN ALUMINUM HOUSING AND DIE-CAST ALUMINUM LENS FRAME. FLAT GLASS LENS. LED EMITTER DECK INCLUDES SPUN ALUMINUM DECK, LED MODULES, HEATSINKS, AND PRISMS. | 120 219B DIODES. 4200K | 1 | cc214e35-120l4k.ies | 9700.12 | 1 | 125.1 |

Statistics

| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min | Avg/Max |
|---|---|---|---|---|---|---|---|
| 10' Past Property Line | + | 0.1 fc | 0.4 fc | 0.0 fc | N/A | N/A | 0.3:1 |
| Calc Zone #3 | + | 2.6 fc | 15.9 fc | 0.3 fc | 53.0:1 | 8.7:1 | 0.2:1 |

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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 | 06.29.2015 |

DRAWING TITLE

SITE PHOTOMETRIC LIGHTING PLAN

DRAWING NUMBER

SL-1.0

BEAN #000000.00

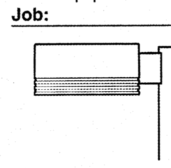
## KIM LIGHTING — CC/CCS21

**21″ Arm Mounted, Curvilinear, PicoEmitter™ LED**

revision 11/21/14 • kim_cc21aeled_spec.pdf

**Type:** P1
**Job:**





### Standard Features

**Mounting**
**3Y** configuration is available for round poles only.

| Plan View: | | | | | | | Wall Mount |
|---|---|---|---|---|---|---|---|
| EPA: | 1.2 | 2.4 | 2.2 | 3.4 | 3.4 | 3.9 | — |
| Cat. No.: | ☐1A | ☐2B | ☐2L | ☐3T | ☐3Y | ☐4C | ☐1W |

**Fixture**
Cat. No. designates **CC/CCS** fixture and light distribution.

CC 21 A x 350mA

**Housing:** CC, CCS
**Size:** 21 = 21″ Large, 120 LEDs
A = Arm Mount
E35 = 350mA

**Distribution:**
- ☐ 1 = Type I Full Cutoff
- ☐ 2 = Type II Full Cutoff
- ☐ 3 = Type III Full Cutoff
- ☐ 4 = Type IV Full Cutoff
- ☐ 5 = Type V Square Full Cutoff
- ☐ L = Type L Left Full Cutoff
- ☐ R = Type R Right Full Cutoff

Light Distribution: Type I, Type II, Type III, Type IV Forward Throw, Type V Square, Type R Right, Type L Left

**Electrical Module**
Cat. Nos. for Electrical Modules available:

120L xK x

**Source:** 120L = 120 LED's

**Color Temperature:**
- ☐ 3K = 3000K
- ☐ 4K = 4200K
- ☐ 5K = 5100K
- ☐ 2K = 580nm - Amber

**Voltage:**
- ☐ 120 = 120V
- ☐ 208 = 208V
- ☐ 240 = 240V
- ☐ 277 = 277V
- ☐ 347 = 347V
- ☐ 480 = 480V

**Finish**
TGIC powder coat

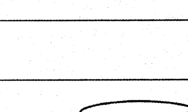
| Color: | Black | Dark Bronze | Light Gray | Stealth Gray | Platinum Silver | White | Custom Color[1] |
|---|---|---|---|---|---|---|---|
| Cat. No.: | ☐BL | ☐DB | ☐LG | ☐SG | ☐PS | ☐WH | ☐CC |

[1]Custom colors subject to additional charges, minimum quantities and extended lead times. Consult representative. Custom color description:

### Optional Features

**Polycarbonate Lens**
Cat. No. ☐ **L21F**
☐ **No Option**

Clear UV stabilized polycarbonate replaces standard flat glass lens, gasketed and integral with lens frame.
**CAUTION:** Use only when vandalism is anticipated to be high. Useful life is limited by UV discoloration from sunlight.

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---

## LUMIÈRE® — WESTWOOD 904 / 904-2

| Catalog # | | Type |
|---|---|---|
| Project | | W1 |
| Comments | | Date |
| Prepared by | | |

**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.

**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.

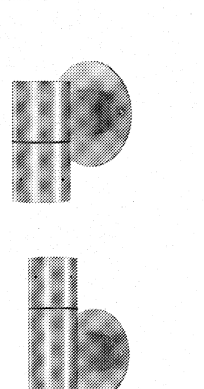
**H ... Socket**
Ceramic socket with 250° C Teflon® coated lead wires and GU5.3 bi-pin base.

**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.

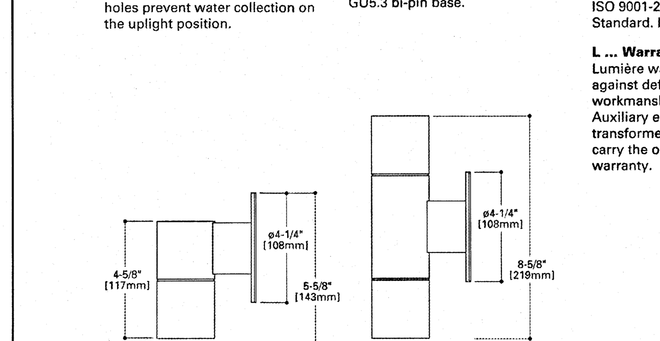
**J ... Lamp**
Halogen lamp not included. Available from Lumiere as an accessory - see reverse side for details and catalog logic. LED modules are included and are available in four color temperatures (2700,3000,4000, and 5700) and three distributions (spot, narrow, and flood). Both color temperature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

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

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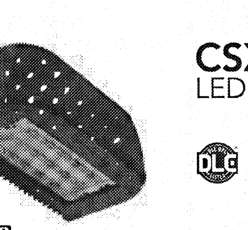
## CSXW LED
LED Wall Luminaire



CONTOUR

| Catalog Number | |
|---|---|
| Notes | |
| Type | W2 |

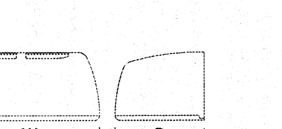
**Introduction**

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.

**Specifications**

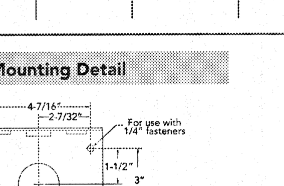
| | |
|---|---|
| Height: | 7-1/8″ (29.2 cm) |
| Width: | 16-3/8″ (41.6 cm) |
| Depth: | 9-5/16″ (23.6 cm) |
| Weight (max): | 30 lbs (13.6 kg) |




**Ordering Information** — **EXAMPLE:** CSXW LED 30C 700 40K T3M MVOLT DDBXD

| Series | LEDs | Drive current | Color temperature | Distribution | Voltage | Mounting | Options | Finish |
|---|---|---|---|---|---|---|---|---|
| CSXW LED | 30C 30 LEDs | 700 700 mA<br>1000 1000 mA | 40K 4000K<br>50K 5000K | T2M Type II, medium<br>T3M Type III, medium<br>T4M Type IV, medium<br>TFTM Type forward throw, medium | MVOLT[2]<br>120[2]<br>208[2]<br>240[2]<br>277[2]<br>347[3]<br>480[3] | Shipped included<br>(blank) Surface mount<br>Shipped separately<br>BBW Surface-mounted back box (for conduit entry)[4] | Shipped installed<br>PE Photoelectric cell, button type[5,6]<br>DMG 0-10V dimming driver (no controls)<br>SF Single fuse (120, 277, 347V)[7]<br>DF Double fuse (208, 240, 480V)[7]<br>Shipped separately[4]<br>VG Vandal guard<br>WG Wire guard | DDBXD Dark bronze<br>DBLXD Black<br>DNAXD Natural aluminum<br>DWHXD White<br>DDBTXD Textured dark bronze<br>DBLBXD Textured black<br>DNATXD Textured natural aluminum<br>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 4000K (/40K) provides the shortest lead times. Consult factory for 5000K (/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. Photocontrol (PE) requires 120, 208, 240, 277 or 347 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.

LITHONIA LIGHTING
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## KIM LIGHTING — CC/CCS21

**21″ Arm Mounted, Curvilinear, PicoEmitter™ LED**

revision 11/21/14 • kim_cc21aeled_spec.pdf

**Type:**
**Job:**
**Catalog number:**

_____ / _____ / _____ / _____ / _____
Mtg. Fixture Electrical Module Finish Options
See page 2 — See page 2 — See pages 3-4

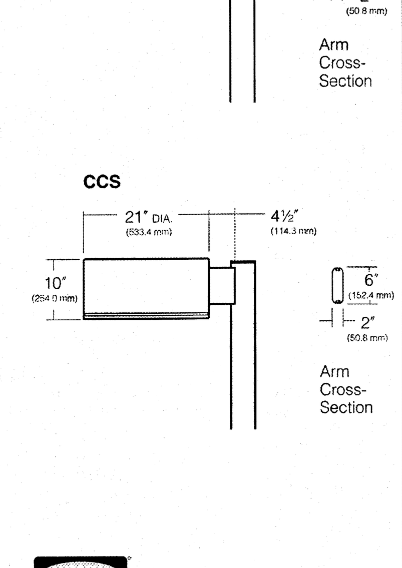
Select pole from Kim Arms and Poles Selection Guide. If pole is provided by others indicate O.D. for arm fitting.

**Approvals:**

**Date:**


### Specifications

21″ Diameter
120 Light Emitting Diodes
Total Max System Watts = 130W




**Housing:** Spun aluminum. (Rollformed linear reveals; **CC:** Three equally spaced reveals, ½″ wide, separated by ½″ ribs, ¼″ deep. **CCS:** One ¼″ groove, ¼″ deep.) Sidewalls have a maximum 1° of taper, and are free of welds or fasteners. A rollformed aluminum flange is hemmed into the bottom providing support for the reflector module. An internal aluminum casting provides for mounting of the electrical module plus reinforcing for side-arm mounting of the fixture.

**Lens Frame Assembly:** One-piece cast aluminum lens frame is attached to the housing by a zinc plated cold rolled steel hinge with a stainless steel pin. Closure is by three self-retained stainless steel screws. A stainless steel self-locking stop arm is provided to hold the lens frame in the open position while servicing. A 3⁄16″ thick clear flat tempered glass lens is fully gasketed by a one-piece extruded and vulcanized silicone gasket. Lens is retained in the frame by removable zinc plated steel clips.

**Standard Arm Mounting:** Arm is one-piece extruded aluminum with internal bolt guides and fully radiussed top and bottom. Luminaire-to-pole attachment is by internal draw bolts, and includes a pole reinforcing plate with wire strain relief. Arm is circular cut to mate with specified round pole.

**Electronic Module:** All electrical components are UL and CSA recognized, mounted on a single plate and factory prewired with quick-disconnect plugs. Module includes a driver, LifeShield™ temperature control device and surge protector. Electrical module attaches to housing with key hole slots, accessible by opening the lens frame and removing optical module. Driver is rated for -40°F starting and has a 0-10V dimming interface for multi-level illumination options.

**Optical Module:** Precision, replaceable PicoEmitter reflectors are positioned to achieve directional control toward desired task. The entire EmitterDeck® mounting assembly fastens to the housing as a one-piece module.

**Finish/Color:** TGIC thermoset polyester powder coat paint, 2.5 mil nominal thickness. Standard colors are Black, Dark Bronze, Light Gray, Stealth Gray™, Platinum Silver, or White. Custom colors are available.

**Listed To:** UL 1598 Standard for Luminaires - UL 8750 Standard for Safety for Light Emitting Diode (LED) Equipment for use in Lighting Products and CSA C22.2#250.0 Luminaires.

**Warranty:** Kim Lighting warrants Curvilinear LED products ("Product(s)") sold by Kim Lighting to be free from defects in material and workmanship for (i) a period of five (5) years for metal parts, (ii) a period of ten (10) years for exterior housing paint finish(s), (iii) a period of six (6) years for LED Light Engines (PicoEmitters) and, (iv) a period of five (5) years for LED power components (LED Driver, LifeShield® temperature control device, surge protector), from the date of sale of such goods to the buyer as specified in Kim Lighting shipment documents for each product.

**CAUTION:** Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failute to do so may result in serious personal injury.

HUBBELL
HUBBELL LIGHTING, INC.

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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 |
|---|---|---|
| 15'0" | 45 | 4'0" |
| 10'0" | 102 | 3'0" |
| 8'0" | 159 | 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 | 6'6" |
| 6'0" | 48 | 5'0" |
| 4'0" | 106 | 3'0" |
| 2'0" | 431 | 1'6" |

Lamp Wattage Multiplier: 35W 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-UD**=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-UD**=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, GU6.3 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**

Glare Shield
- **FH203**=Angled Glare Shield, MR16

Filters
- **F71**=Peach Dichroic Filter, 2.00" Dia
- **F72**=Amber Dichroic Filter, 2.00" Dia
- **F73**=Green Dichroic Filter, 2.00" Dia
- **F74**=Medium Blue Dichroic Filter, 2.00" Dia
- **F75**=Yellow Dichroic Filter, 2.00" Dia
- **F76**=Red Dichroic Filter, 2.00" Dia
- **F77**=Dark Blue Dichroic Filter, 2.00" Dia
- **F78**=Light Blue Dichroic Filter, 2.00" Dia
- **F79**=Neutral Density Dichroic Filter, 2.00" Dia
- **F80**=Magenta Dichroic Filter, 2.00" Dia
- **F22**=Red Color Filter, 2.00" Dia
- **F33**=Blue Color Filter, 2.00" Dia
- **F44**=Green Color Filter, 2.00" Dia
- **F55**=Yellow Color Filter, 2.00" Dia
- **F66**=Mercury Vapor Color Filter, 2.00" Dia

Optical Lenses
- **LSL**=Linear Spread Lens (elongate standard beam spread), 2.00" Dia
- **OSL**=Overall Spread Lens (increase beam spread), 2.00" Dia
- **DIF**=Diffused Lens (provide even illumination), 2.00" Dia

Optical Louver
- **LVR**=Hex Cell Louver (reduce glare), 2.00" Dia

Lamps
- **EZX**=20W MR16 GU5.3 Bi-Pin Very Narrow Spot
- **ESX**=20W MR16 GU5.3 Bi-Pin Narrow Spot
- **BAB**=20W MR16 GU5.3 Bi-Pin Flood
- **FRB**=35W MR16 GU5.3 Bi-Pin Narrow Spot
- **FRA**=35W MR16 GU5.3 Bi-Pin Spot
- **FMW**=35W MR16 GU5.3 Bi-Pin Flood
- **EXT**=50W MR16 GU5.3 Bi-Pin Narrow Spot
- **EXZ**=50W MR16 GU5.3 Bi-Pin Narrow Flood
- **EXN**=50W MR16 GU5.3 Bi-Pin 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.

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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 |
| 50MR16/NSP | 50 | 12° | 11,000 | 3050 | 4000 | GU5.3 bi-pin | 12 |
| 50MR16/NSL | 50 | 25° | 3200 | 3050 | 4000 | GU5.3 bi-pin | 12 |
| 50MR16/FL | 50 | 40° | 2000 | 3050 | 4000 | GU5.3 bi-pin | 12 |
| 50MR16/WFL | 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.

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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 Lumens | B | U | G | LPW | 50K 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 |

(40K = 4000K, 70 CRI; 50K = 5000K, 67 CRI)

**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 | 32°F | 1.02 |
| 10°C | 50°F | 1.01 |
| 20°C | 68°F | 1.00 |
| 25°C | 77°F | 1.00 |
| 30°C | 86°F | 1.00 |
| 40°C | 104°F | 0.99 |

**Projected LED Lumen Maintenance**
Data references the extrapolated performance projections for the **CSXW LED** 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 | 0.91 | 0.85 |

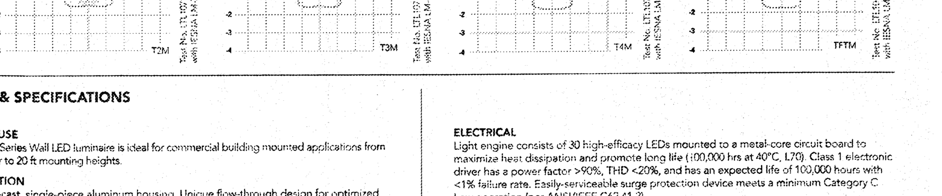
**Electrical Load**

| Number of LEDs | Drive Current (mA) | System Watts | 120 | 208 | 240 | 277 | 347 | 480 |
|---|---|---|---|---|---|---|---|---|
| 30C | 700 | 70W | 0.695 | 0.412 | 0.367 | 0.331 | 0.247 | 0.186 |
| | 1000 | 104W | 1.034 | 0.599 | 0.528 | 0.472 | 0.382 | 0.302 |

(Current (A))

**Photometric Diagrams** — To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's CSXW homepage.

Isofootcandle plots for the CSXW LED 30C 1000 40K. Distances are in units of mounting height (20').




**FEATURES & SPECIFICATIONS**

**INTENDED USE**
The Contour Series Wall LED luminaire is ideal for commercial building mounted applications from over-the-door to 20 ft mounting heights.

**CONSTRUCTION**
Rugged, die-cast, single-piece aluminum housing. Unique flow-through design for optimized thermal management. Modularity allows for ease of maintenance and potential for future system upgrades. Metallic screen covers the top of the housing, preventing debris build-up while allowing for air flow. 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 CSXW has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

**ELECTRICAL**
Light engine consists of 30 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (100,000 hrs at 40°C, L70). Class 1 electronic driver has 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**
Universal mounting mechanism with integral mounting support allows fixture to hinge down. Bubble level provides correct alignment with every installation.

**LISTINGS**
CSA Certified to U.S. and Canadian standards. Light engine is IP66 rated. Luminaire is IP65 rated.

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.

LITHONIA LIGHTING
One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • Fax: 770.918.1209 • www.lithonia.com
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CSXW-LED
Rev. 12/17/13

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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 | | 06.29.2015 |

DRAWING TITLE
SITE LIGHTING CUT SHEETS

DRAWING NUMBER
**SL-1.1**

BEAN #00000.00

RECEIVED
JUL 27 2015
GC PLANNING COMMISSION

J. CARTER BEAN
ARCHITECT

# LONDON PLACE

Grove City, Ohio
July 13, 2015

Integra Realty
Services, LLC

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July 13, 2018

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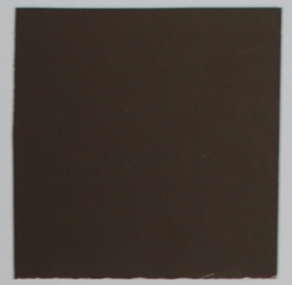
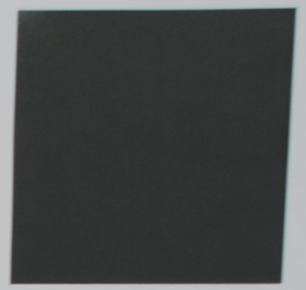
BR-1 : ENDICOTT CLAY PRODUCTS
JERFFERSON SERIES "CONTINENTAL"



PT-1 : BENJAMIN MOORE
#2126-20 "RACCOON FUR"



PT-2 : BENJAMIN MOORE
#2112-20 "BROWN SUGAR"

SF-1: TUBELITE
"CHARCOAL GRAY"

BR-2 : ENDICOTT CLAY PRODUCTS
JERFFERSON SERIES "PATRIOT"

MTL-1: DMI
"BROWN"

MTL-2: DMI
"BEIGE"

MTL-3: DMI
"CHARCOAL GRAY"

BR-3 : ENDICOTT CLAY PRODUCTS
JERFFERSON SERIES "RUSHMORE"

## EXTERIOR MATERIAL FINISH KEY

| MARK | MANUFACTURER | DESCRIPTION | REMARKS |
|---|---|---|---|
| **AWNING** | | | |
| AWN-1 | SUNBRELLA | COLOR: BLACK | PREFINISHED ALUMINUM FRAME TO BE BLACK |
| **PAINT** | | | |
| PT-1 | BENJAMIN MOORE | #2126-20 "RACCOON FUR" | METAL CANOPIES |
| PT-2 | BENJAMIN MOORE | #2112-20 "BROWN SUGAR" | BOLLARDS, CAP/PIPING, ELECTRICAL CABINETS, SERVICE DOORS |
| **PREFINISHED ALUMINUM STOREFRONT** | | | |
| SF-1 | TUBELITE INC (OR EQUAL) | COLOR: "CHARCOAL GRAY" 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: "BEIGE" | PREFINISHED COPING |
| MTL-3 | DMI | COLOR: "CHARCOAL GRAY" | PREFINISHED BRAKE METAL |
| **MODULAR BRICK VENEER** | | | |
| BR-1 | ENDICOTT CLAY PRODUCTS | JERFFERSON SERIES "CONTINENTAL" | MORTAR: LAFARGE COLOR: "NUTTY" TYPE S |
| BR-2 | ENDICOTT CLAY PRODUCTS | JERFFERSON SERIES "PATRIOT" | MORTAR: LAFARGE COLOR: "NUTTY" TYPE S |
| BR-3 | ENDICOTT CLAY PRODUCTS | JERFFERSON SERIES "RUSHMORE" | MORTAR: LAFARGE COLOR: "NUTTY" TYPE S |

J. CARTER BEAN
ARCHITECT

# LONDON PLACE

GROVE CITY, OHIO

JULY 27, 2016

CBRE