



BOARDS & COMMISSIONS APPLICATION

132 North Elmwood Avenue
330-722-9038
www.medinaoh.org

Application Number 223-05

GENERAL	Date of Application <u>2.21.2023</u> Property Location <u>716 N Court St</u> Description of Project <u>New Building Construction/ Demo Existing Building</u>
CONTACT INFORMATION	Applicant Name <u>Jara Barreto</u> Address <u>1062 Ridge St</u> City <u>Columbus</u> State <u>OH</u> Zip <u>43215</u> Phone <u>614.230.8213</u> Email <u>jbarreto@oliodevgrp.com</u> Property Owner Name _____ Address <u>1062 ridge str</u> City <u>columbus</u> State <u>OH</u> Zip <u>43215</u> Phone _____ Email _____
APPLICATION TYPE	Planning Commission Site Plan <input type="checkbox"/> Conditional Zoning Certificate <input type="checkbox"/> Code or Map Amendment <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Final Plat <input type="checkbox"/> Conditional Sign (EMC/Shopping Ctr) <input type="checkbox"/> Cert. of Appr. (TCOV) <input type="checkbox"/> Other <input type="checkbox"/> Historic Preservation Board Certificate of Appropriateness <input type="checkbox"/> Conditional Sign <input type="checkbox"/> Board of Zoning Appeals Variance <input checked="" type="checkbox"/> Appeal <input type="checkbox"/>
APPLICANT SIGNATURE	<i>By signing this application, I hereby certify that:</i> 1) <i>The information contained in this application is true and accurate to the best of my knowledge;</i> 2) <i>I am authorized to make this application as the property owner of record or I have been authorized to make this application by the property owner of record;</i> 3) <i>I assume sole responsibility for correspondence regarding this application; and</i> 4) <i>I am aware that all application requirements must be submitted prior to the formal acceptance of my application.</i> Signature <u>Jara Barreto</u> <small>Digitally signed by Jara Barreto DN: C=US, E=jbarreto@oliodevgrp.com, O=OLIO, CN=Jara Barreto Reason: I agree to the terms defined by the placement of my signature on this document Date: 2023.02.21 16:39:22-0500</small> Date <u>2.21.2023</u>
OFFICIAL USE	Zoning District <u>R-3, C-1, & C-3</u> Fee (See Fee Sheet) \$ <u>200</u> Meeting Date <u>4/13/23</u> Check Box when Fee Paid <input checked="" type="checkbox"/>

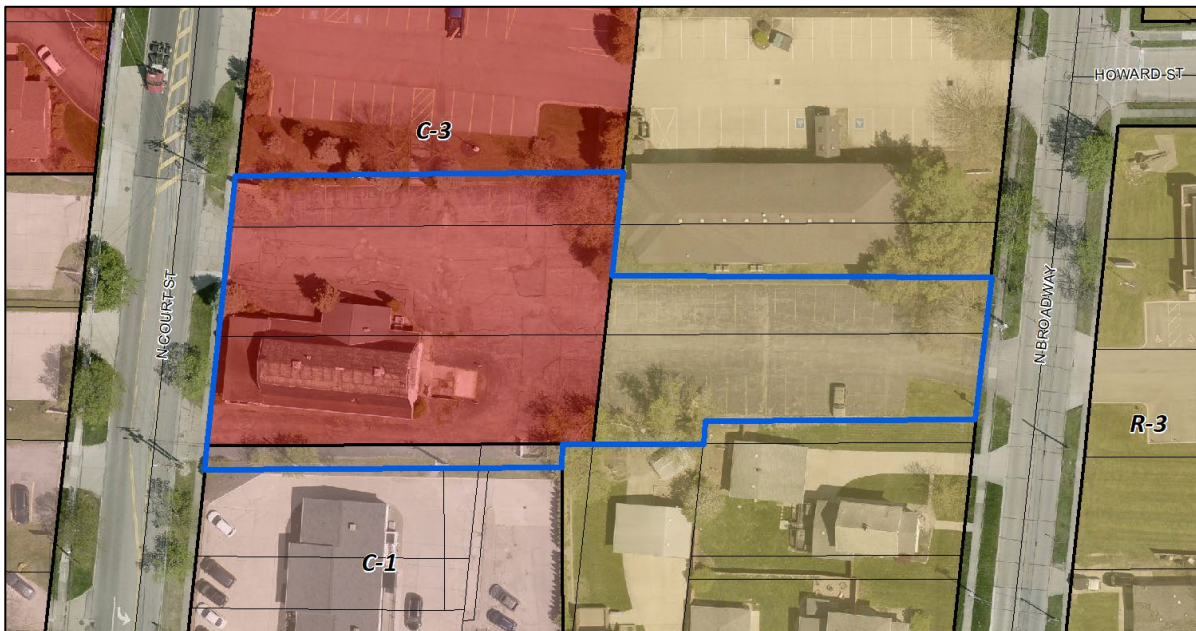
Z22-05
North Court Urgent Care Trash Enclosure

Property Owner: Milestone Properties, LLC
Applicant: Jara Barreto
Location: 716 North Court Street
Zoning: C-3 (General Commercial)
Request: Area Variance to Section 1155.05(a)(1) to allow a dumpster enclosure within a required setback

LOCATION AND SURROUNDING USES

The subject site is composed of two properties encompassing 0.80 acres located on the east side of North Court Street and the west side of North Broadway Street. Adjacent properties contain the following uses and zoning:

- **North** – Medical Office (C-3) and General Office (R-3)
- **East** – Veteran Memorial Hall (R-3)
- **South** – Office (C-1 and R-3) and Single-Family Residential (R-3)
- **West** – Office (C-3) and Daycare (C-1)



BACKGROUND & PROPOSED APPLICATION

The existing site has been vacant for an extended period of time and was most recently a restaurant. The applicant is proposing to demolish the existing building on the site and construct a 4,505 sq. ft. urgent care facility. The proposal incorporates a similar layout as the existing site with the building located in the southwest corner of the site and parking and drives on the west, north, and east sides of the property.

TRASH ENCLOSURE SETBACK REQUIREMENT (SECTION 1155.05(a)(1))

Section 1155.05(a)(1) states that trash enclosures must meet the setbacks for an accessory structure in the subject zoning district. Accessory structures in the C-3 zoning district must be located 20 ft. from the side and rear property lines.

The current dilapidated dumpster enclosure is located approximately 4.5 ft. from the south property line. The proposed trash enclosure is positioned 15 ft. from the northwest corner of an adjacent property.

STANDARDS FOR VARIANCES AND APPEALS (SECTION 1107.08(i))

Factors applicable to area or size-type variances ("practical difficulty"). The applicant shall show by a preponderance of the evidence that the variance is justified, as determined by the Board. The Board shall weigh the following factors to determine whether a practical difficulty exists and an area or size-type variance should be granted:

- A. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;
- B. Whether the variance is substantial;
- C. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance;
- D. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage);
- E. Whether the property owner purchased the property with knowledge of the zoning restrictions;
- F. Whether the property owner's predicament feasibly can be obviated through some method other than a variance; and/or
- G. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance.

The applicant has indicated the following regarding the Standards for Variances and Appeals:

- The character of the neighborhood will not be altered and the variances are not substantial as dumpster will be screened from neighboring residences with fencing and landscaping.
- The zoning requirement was not known when the owner purchased the property.
- The predicament cannot feasibly be obviated through some method as the dumpster enclosure is moved as far away as possible from the residential.

FACTORS APPLICABLE TO AREA OR SIZE-TYPE VARIANCES ("PRACTICAL DIFFICULTY")

The applicant shall show by a preponderance of the evidence that the variance is justified, as determined by the Board. The Board shall weigh the following factors to determine whether a practical difficulty exists and an area or size-type variance should be granted:

A. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;

B. Whether the variance is substantial;

C. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance;

D. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage);

E. Whether the property owner purchased the property with knowledge of the zoning restrictions;

F. Whether the property owner's predicament feasibly can be obviated through some method other than a variance; and/or

G. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance.

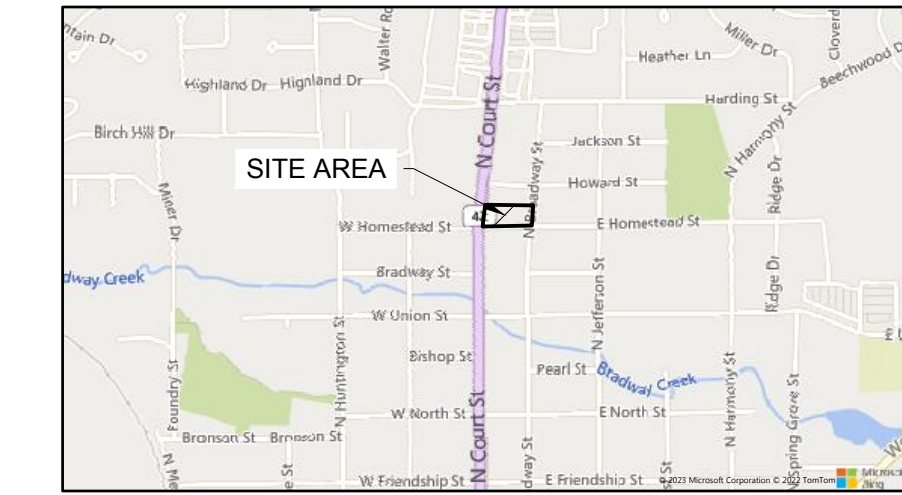
GENERAL ZONING INFORMATION	
ADDRESS	716 N COURT STREET MEDINA, OH 44256
PARCEL NO.	028-19B-14-001, 028-19B-14-009
OWNER/DEVELOPER	OLIO DEVELOPMENT GROUP
	1062 RIDGE STREET COLUMBUS, OH 43215
ZONING	C-3, GENERAL COMMERCIAL
PROPERTY CLASS	430 - RESTAURANT/BAR
WALL HEIGHT	16 FT
TOTAL SITE AREA (AC)	0.80 AC
FLOOD INSURANCE RATE MAP NUMBER (FIRM)	39103C0163D
MOST RECENT EFFECTIVE DATE OF FIRM	8/4/2008
BASE FLOOD ELEVATION (BFE)	ZONE X
MINIMUM LOT FRONTAGE	40'
MINIMUM REAR YARD	30'-0"
MINIMUM SIDE YARD	N/A
MAXIMUM BUILDING HEIGHT	40'-0"

SITE DATA TABLE	
TOTAL SITE AREA (AC)	0.80 AC
TOTAL DISTURBED AREA (AC)	0.80 AC
DECREASED IMPERVIOUS (AC)	0.17 AC
TOTAL R/W DISTURBED AREA (AC)	0.03 AC

PARKING CALCULATION			
USE	SQUARE FOOTAGE	MINIMUM SPACES	MAXIMUM SPACES
MEDICAL OFFICES	4,505	X	
		1 PER 200 SF = 23 SPACES	23 X 20% = 27 SPACES
TOTAL PARKING PROVIDED FOR PARCEL		27	
PROVIDED ADA PARKING (VAN/TOTAL)		1/2	N/A

SITE PLAN FOR OLIO DEVELOPMENT GROUP

MEDICAL OFFICE BUILDING 716 NORTH COURT STREET MEDINA, OHIO 44256



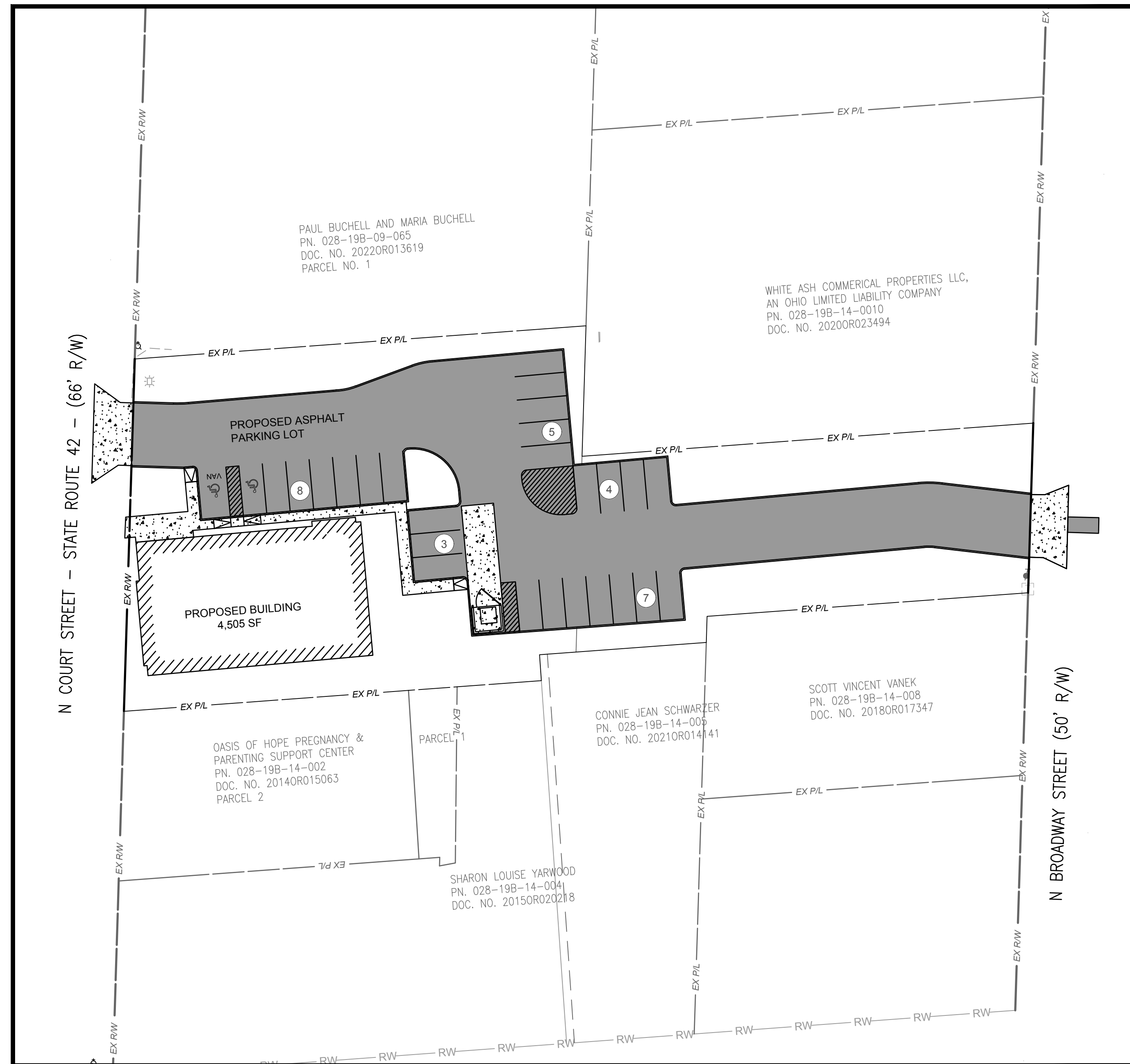
VICINITY MAP
NO SCALE

OWNER/DEVELOPER:
OLIO DEVELOPMENT GROUP
1062 RIDGE STREET
COLUMBUS, OHIO 43215

DESIGN ENGINEER:
OSBORN ENGINEERING
130 EAST CHESTNUT ST SUITE 401
COLUMBUS, OHIO 43212
CONTACT: WES DAVIS, P.E.
PHONE: 614-556-4272 X5009
EMAIL: WDAVIS@OSBORN-ENG.COM

PROJECT DESCRIPTION:
DEMOLITION OF FORMER RESTAURANT/BAR AND CONSTRUCTION OF MEDICAL OFFICE BUILDING. THE SITE WILL NEED FULL DEPTH REPLACEMENT OF ASPHALT, DEMOLITION AND RECONSTRUCTION OF CURBS, ADDITIONAL LANDSCAPING, AND REROUTING OF EXISTING UTILITIES.

OHIO STATE PLANE COORD., NORTH ZONE, NAD83 (2011)				
POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP 100	539904.237	2143879.942	1037.80	MAG NAIL SET
CP 101	539861.309	2144102.605	1034.26	MAG NAIL SET
CP 102	539973.108	2143659.031	1032.46	MAG NAIL SET
CP 135	539850.207	2143795.429	1036.78	MAG NAIL SET
CP 136	539945.609	2143799.409	1036.21	MAG NAIL SET
BENCHMARKS (BASED ON NAVD88)				
BM 200	539976.266	2143721.041	1035.58	NORTH FLANGE BOLT, FIRE HYDRANT ON EAST SIDE OF N COURT STREET, SOUTHWEST CORNER OF 740 N COURT STREET
BM 201	539703.137	2143684.104	1042.72	WEST FLANGE BOLT, FIRE HYDRANT AT NORTHEAST CORNER OF THE INTERSECTION OF N COURT STREET AND HOMESTEAD ROAD, SOUTHWEST CORNER OF 704 N COURT STREET
BM 202	539847.192	2144094.895	1037.11	NAIL FOUND IN THE NORTH SIDE OF A TELEPHONE AND POWER POLE ON THE EAST SIDE OF N BROADWAY STREET, AT THE NORTHWEST CORNER OF 610 N BROADWAY STREET



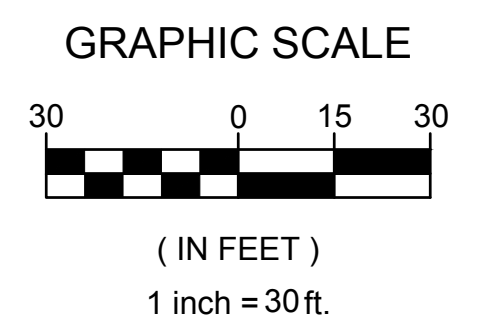
INDEX MAP
1"=30'

LEGEND
PARKING SPACES

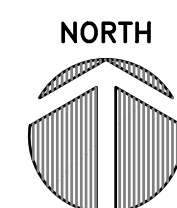


INDEX OF SHEETS

- 1 TITLE SHEET
- 2 EXISTING CONDITIONS
- 3 EXISTING CONDITIONS
- 4 DEMOLITION PLAN
- 5 SITE LAYOUT PLAN
- 6 SITE UTILITY PLAN
- 7 CONSTRUCTION DETAILS



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



**OLIO
DEVELOPMENT
GROUP**

**MEDICAL
OFFICE
BUILDING**

PROJECT LOCATION:
716 N COURT ST
MEDINA, OH 44256

TAG	ISSUED	DATE

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OSBORN PROJ. NO. J20221669.000

TITLE SHEET

DRAWING NO.

1

P:\Olio Development\U20221669.000_Medina_Medical_Offices\Drawings\Civil\Plans\20221669.000-SCP-01-Title Sheet.dwg 3/23/2023 1:00 PM Thomas_Derek

LEGAL DESCRIPTION

PER TITLE COMMITMENT FILE NO. NCS-1152036-CLE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF OCTOBER 13, 2022 AT 7:30 A.M.

PARCEL 1:

SITUATED IN THE CITY OF MEDINA, COUNTY OF MEDINA AND STATE OF OHIO; AND BEING KNOWN AS THE WHOLE CITY LOTS NO. 873, 715 AND 716 AND PART OF CITY LOTS 717 AND 708, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON STAKE IN THE NORTHWEST CORNER OF LOT 873 AND THE EAST LINE OF NORTH COURT STREET;

THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 873 TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTHERLY 125 FEET ALONG THE EAST SIDE OF SAID LOTS 873, 715 AND 716 TO THE SOUTHEAST CORNER OF SAID LOT 716;

THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 716 A DISTANCE OF 14 FEET TO A POINT;

THENCE SOUTHERLY A DISTANCE OF 9.93 FEET TO A POINT; THENCE WESTERLY PARALLEL TO THE SOUTH LINE OF LOT 716 A DISTANCE OF 160.25 FEET TO A POINT IN THE EAST LINE OF NORTH COURT STREET;

THENCE NORTHERLY ALONG THE EAST LINE OF NORTH COURT STREET A DISTANCE OF 135.00 FEET TO THE PLACE OF BEGINNING.

PARCEL 2:

SITUATED IN THE CITY OF MEDINA, COUNTY OF MEDINA AND STATE OF OHIO; AND KNOWN AS BEING A PART OF LOTS 713 AND 714 IN SAID CITY, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING IN THE SOUTHWEST CORNER OF LOT 713, THENCE NORTHERLY ALONG WEST LINE OF LOTS 713 AND 714 A DISTANCE OF 75 FEET TO AN IRON PIN;

THENCE DUE EAST A DISTANCE OF 173.25 FEET TO AN IRON PIN SET IN THE WEST LINE OF NORTH BROADWAY STREET;

THENCE SOUTH 5 DEG. 47' 15" WEST ALONG SAID WEST LINE A DISTANCE OF 65.00 FEET TO AN IRON PIN;

THENCE DUE WEST A DISTANCE OF 123.25 FEET TO AN IRON PIN;

THENCE S. 5 DEG. 47' 15" W. A DISTANCE OF 10.00 FEET TO THE SOUTH LINE OF LOT 713;

THENCE DUE WEST A DISTANCE OF 50.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING WITHIN SAID BOUNDS 0.2685 ACRES OF LAND, MORE OR LESS, AS SURVEYED BY SANTEE ASSOCIATES IN MAY, 1968.

UTILITY NOTE

THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

- GAS SERVICE LINE WAS NOT MARKED IN THE FIELD, NO GAS METER WAS LOCATED ON THE EXTERIOR OF THE EXISTING STRUCTURE, AND COLUMBIA GAS DID NOT PROVIDE PLANS FROM OUPS DESIGN TICKETS. SURVEYOR IS UNABLE TO DETERMINE LOCATION OF GAS SERVICE LINE AT THIS TIME.

ALTA/NSPS LAND TITLE SURVEY

MILESTONE PROPERTIES LTD., AN OHIO LIMITED LIABILITY COMPANY

SITUATED IN THE CITY OF MEDINA, COUNTY OF MEDINA, STATE OF OHIO, BEING KNOWN AS WHOLE CITY LOTS NO. 873, 715 AND 716, AND PART OF CITY LOTS 171,7 708, 714, AND 713

SCHEDULE B TITLE EXCEPTIONS

SCHEDULE B ITEMS FROM TITLE COMMITMENT FILE NO. NCS-1152036-CLE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF OCTOBER 13, 2022 AT 7:30 AM. ITEMS 1-10, 12 ARE NOT SURVEY RELATED.

TERMS, CONDITIONS, RESTRICTIONS AND PROVISIONS RELATING TO THE USE AND MAINTENANCE OF THE EASEMENT RECORDED ON DECEMBER 15, 1943, AS DOCUMENT NO. DEED BOOK E1, PAGE 273, IS LOCATED ADJACENT TO SUBJECT PARCEL AS SHOWN HEREIN. EASEMENT IS BLANKET IN NATURE AND COVERS PART OF LOT 709 AND PART OF LOT 708, SEWER LINE WAS PROPOSED TO BE 3 FEET EAST OF WESTERN PROPERTY LINE OF PID 028-198-14-005.

ANY REFERENCE TO ACREAGE OR AREA IN THE DESCRIPTION OF THE LAND IN SCHEDULE A IS FOR INFORMATIONAL PURPOSES ONLY AND THE ACCURACY OF THE AREA STATED IS NOT INSURED. AREAS SHOWN HEREIN ARE CALCULATED AND TO BE USED FOR REFERENCE ONLY.

GENERAL SURVEY NOTES

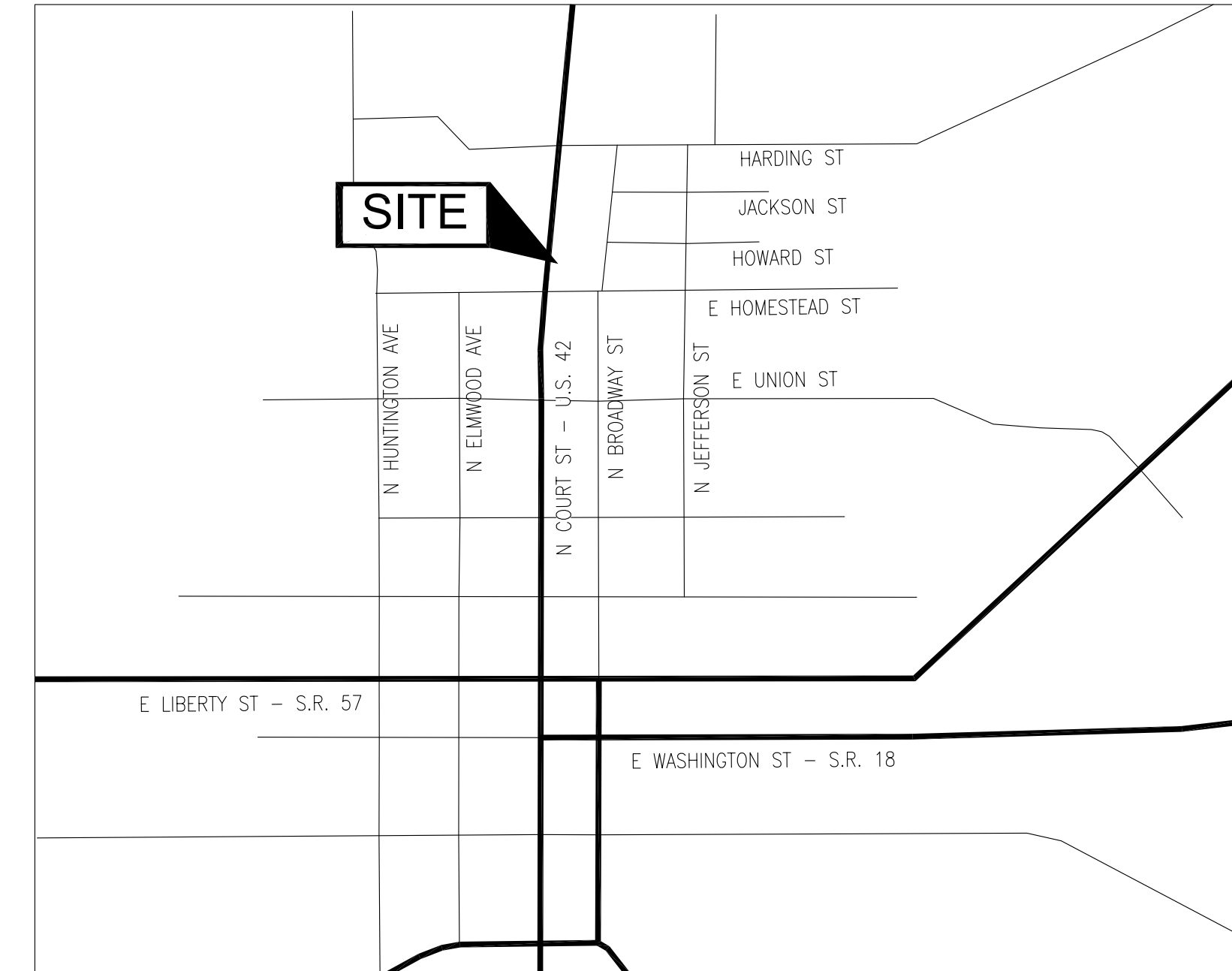
- 1. VERTICAL RELIEF INFORMATION IS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 BY GPS OBSERVATIONS UTILIZING THE OHIO DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE SYSTEM (ODOT VRS)
2. ZONING INFORMATION WAS NOT PROVIDED BY CLIENT AS PER TABLE A ITEM 6(a). PER CITY OF MEDINA ZONING MAP, THE SUBJECT PARCELS ARE IN ZONING DISTRICT R-3 (HIGH DENSITY URBAN RESIDENTIAL).
3. THERE ARE 47 PARKING SPACES, NONE OF WHICH VISIBLY DESIGNATED AS HANDICAPPED.
4. PER TABLE A, ITEM 16 - NO EVIDENCE OF RECENT EARTHMOVING WORK WAS FOUND.
5. ELEVATIONS WERE TAKEN AT THE BUILDING ENTRANCES, NOT TO BE CONSIDERED FINISHED FLOOR ELEVATIONS. DOOR SILL ELEVATION : 1036.61'
6. A. POTENTIAL ENCROACHMENT: WOOD RAILROAD TIE & CONCRETE PAVER STEPS APPEAR TO CONNECT THE NORTH EDGE OF THE ASPHALT PARKING LOT OF SUBJECT PARCEL 1 (PN 208-198-14-001) TO THE SOUTH EDGE OF THE ASPHALT PARKING LOT OF THE ADJOINING PARCEL (PN 028-198-09-065), THE ENCROACHMENT APPEARS INTENTIONAL AS TO CONNECT THE TWO PARKING LOTS, BUT THE TITLE REPORT DOES NOT STATE ANY ACCESS/WALKWAY EASEMENTS BETWEEN THE TWO PARCELS. STEPS MAY HAVE BEEN INSTALLED PER AGREEMENT BETWEEN PRIOR OWNERS, BUT ADDITIONAL PAROLE EVIDENCE WOULD BE REQUIRED TO VERIFY.
6. B. POTENTIAL ENCROACHMENT: CONCRETE STEPS APPEAR TO CONNECT THE SOUTH EDGE OF THE ASPHALT PARKING LOT OF SUBJECT PARCEL 1 (PN 208-198-14-001) TO THE NORTH EDGE OF THE CONCRETE PARKING LOT OF THE ADJOINING PARCEL (PN 028-198-14-002). THE ENCROACHMENT APPEARS INTENTIONAL AS TO CONNECT THE TWO PARKING LOTS, BUT THE TITLE REPORT DOES NOT STATE ANY ACCESS/WALKWAY EASEMENTS BETWEEN THE TWO PARCELS. STEPS MAY HAVE BEEN INSTALLED PER AGREEMENT BETWEEN PRIOR OWNERS, BUT ADDITIONAL PAROLE EVIDENCE WOULD BE REQUIRED TO VERIFY.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 390383 AND MAP NO. 39103C0163D WHICH BEARS AN EFFECTIVE DATE OF AUGUST 4, 2008. 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 FORM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ZONE X -AREA OF MINIMAL FLOOD HAZARD

LOCATION MAP



NOT TO SCALE

ALTA/NSPS LAND TITLE SURVEY

STATE OF OHIO, COUNTY OF MEDINA, CITY OF MEDINA

716 NORTH COURT STREET, MEDINA, OH 44256

BASED ON TITLE COMMITMENT FILE NO. NCS-1152036-CLE OF FIRST AMERICAN TITLE INSURANCE COMPANY EFFECTIVE DATE: OCTOBER 13, 2022 AT TIME 7:30 a.m.

SURVEYOR'S CERTIFICATION

TO: MILESTONE PROPERTIES LTD., AN OHIO LIMITED LIABILITY COMPANY AND IT'S AFFILIATES, SUCCESSORS AND ASSIGNS AND FIRST AMERICAN TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 8, 11(a), 11(b), 13, 16, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 16, 2022.

REGISTERED SURVEYOR: RYAN M. KING
REGISTERED LAND SURVEYOR NO.: 8798
IN THE STATE OF: OHIO
DATE OF SURVEY: DECEMBER 14, 2022
DATE PRINTED: JANUARY 4, 2023



OLEO DEVELOPMENT GROUP

MEDICAL OFFICE BUILDING

PROJECT LOCATION: 716 N COURT ST MEDINA, OH 44256

Table with columns TAG, ISSUED, DATE. Row 1: 1, 02/15/23

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EXISTING CONDITIONS

DRAWING NO.

2



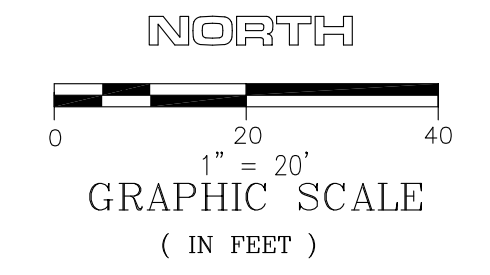
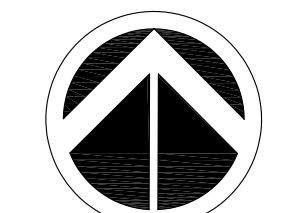
SHEET 1 OF 2

L:\Proposals\Healthcare\Confidential - Medina Medical Offices - P20221669.000\Civil\Plans\20221669.000-SCP-02-Existing Conditions.dwg 2/9/2023 1:20 PM Thomas, Derek

ALTA/NSPS LAND TITLE SURVEY

MILESTONE PROPERTIES LTD., AN OHIO LIMITED LIABILITY COMPANY

SITUATED IN THE CITY OF MEDINA, COUNTY OF MEDINA, STATE OF OHIO, BEING KNOWN AS WHOLE CITY LOTS NO. 873, 715 AND 716, AND PART OF CITY LOTS 171,7 708, 714, AND 713



BASIS OF BEARINGS:
BEARINGS FOR THIS SURVEY ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NAD83, NORTH ZONE, NSRS 2011 ADJUSTMENT. CENTERLINE OF RIGHT OF WAY OF COURT STREET (STATE ROUTE 42) HELD AS NORTH 05°47'52" EAST.

VERTICAL DATUM:
ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

BOTH DATUMS WERE ESTABLISHED USING GPS EQUIPMENT CONNECTED TO ODOT'S VRS NETWORK.



OLEO DEVELOPMENT GROUP
MEDICAL OFFICE BUILDING

PROJECT LOCATION:
716 N COURT ST
MEDINA, OH 44256

ALTA/NSPS LAND TITLE SURVEY

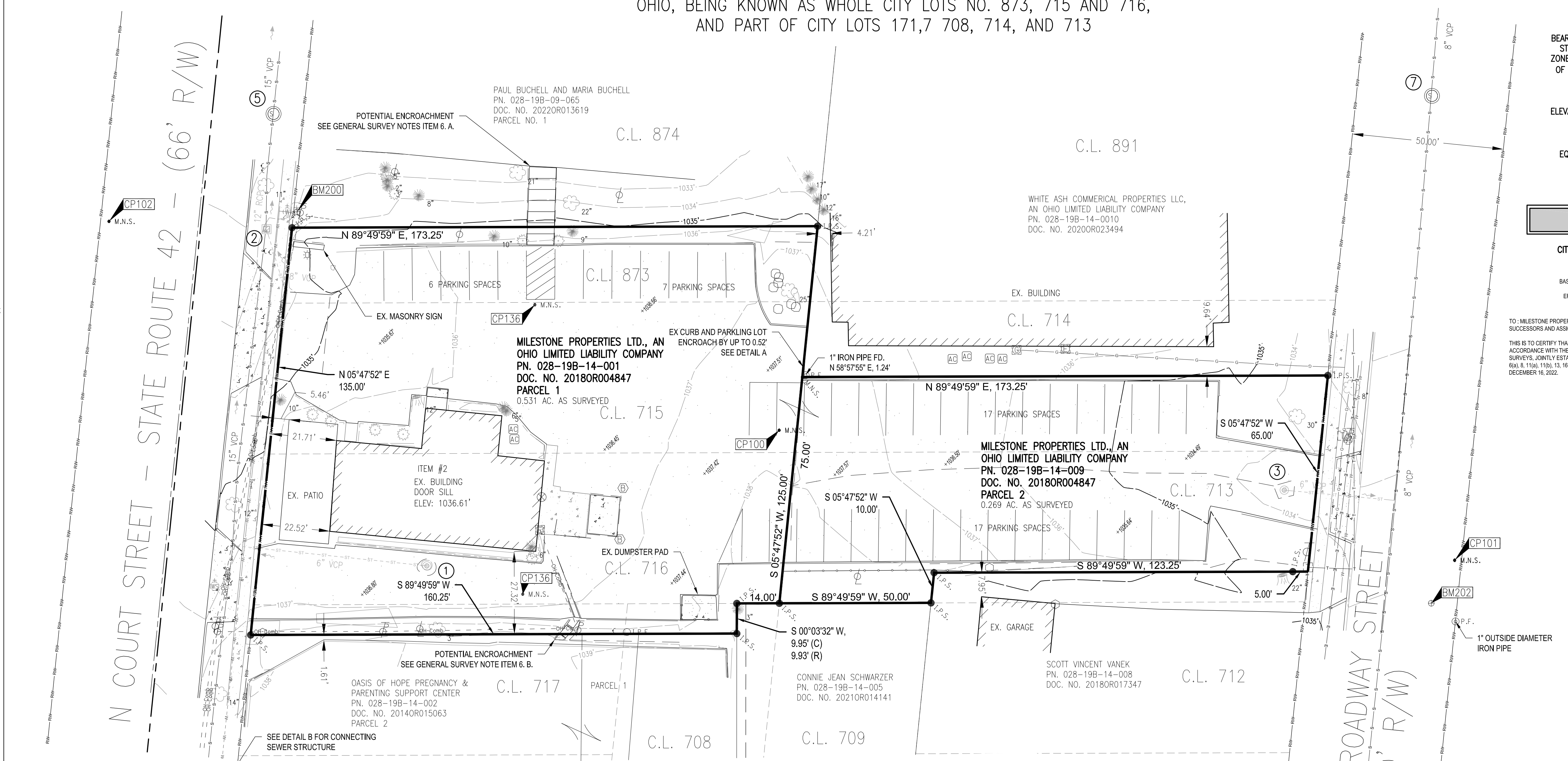
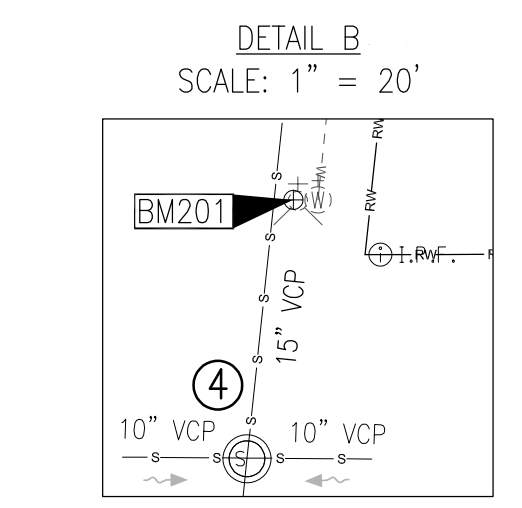
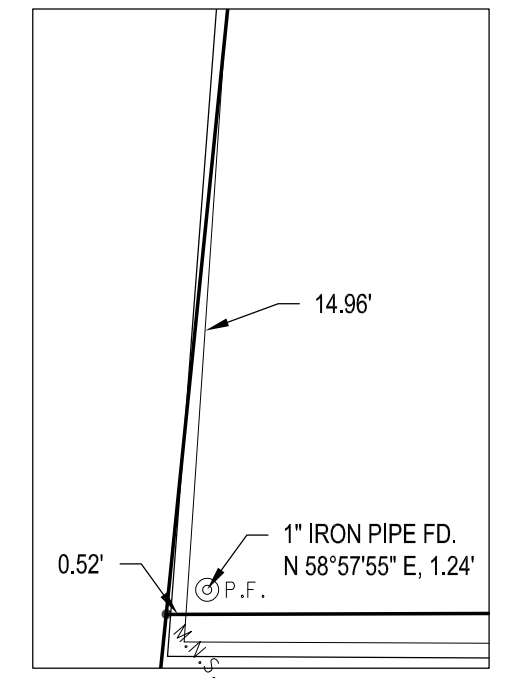
CITY OF MEDINA, MEDINA COUNTY, OHIO

716 NORTH COURT STREET, MEDINA, OH 44256

BASED ON TITLE COMMITMENT FILE NO. NS-143293-CLE OF FIRST AMERICAN TITLE INSURANCE COMPANY
EFFECTIVE DATE: OCTOBER 13, 2022 AT TIME 7:30 a.m.

SURVEYOR'S CERTIFICATION
TO: MILESTONE PROPERTIES LTD., AN OHIO LIMITED LIABILITY COMPANY AND ITS AFFILIATES, SUCCESSORS AND ASSIGNS AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6, 7(a), 11(b), 13, 16, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 16, 2022.



LEGEND

- OH — OH OVERHEAD COMBINED TELEPHONE LINE
- ST — ST STORM LINE
- G — G GAS LINE
- W — W WATER LINE
- E — E ELECTRIC LINE
- OHE — OHE OVERHEAD ELECTRIC LINE
- F — F FENCE
- V — V GAS VALVE
- M — M GAS METER
- W — W WATER VALVE
- H — H FIRE HYDRANT
- A — A AIR CONDITIONING UNIT
- G — G GUY WIRE ANCHOR
- R — R ROCK/BOULDER
- B — B BUILDING
- SQUARE CATCH BASIN
- ROUND CATCH BASIN
- UNKNOWN UTILITY APURTENANCE
- ELECTRICAL PULL BOX
- ELECTRICAL METER
- TELEPHONE PULLBOX/PEDESTAL/ RISER
- TELEPHONE & POWER POLE
- LIGHT POLE
- TELEPHONE POLE
- YARD LIGHT
- EXISTING SIGN
- POST
- BOLLARD
- CONCRETE
- BUSH
- DECIDUOUS TREE
- TREE STUMP
- EVERGREEN TREE
- MONUMENT BOX FOUND
- I.P.F. IRON PIN FOUND
- I.P.F. CAPPED IRON PIN FOUND
- P.F. IRON PIPE FOUND
- M.N.F. MAG NAIL FOUND
- 3/4" IRON PIPE WITH YELLOW CAP STAMPED "OHM" SET
- M.N.S. MAG NAIL SET
- ⊕ BENCHMARK SET
- ⊗ FINISHED FLOOR ELEVATION
- ⊙ CALCULATED
- ⊙ RECORDED
- ⊙ ASPHALT

STRUCTURE INVENTORY

- ① #1129 ROUND CATCH BASIN T/C 1035.82' 6" VCP INV W 1034.82'
- ② #1163 SQ. CATCH BASIN T/C 1033.15' 12" RCP INV N 1029.01' 6" VCP INV S 1029.02' 8" VCP INV SE 1029.02'
- ③ #711 ROUND CATCH BASIN T/C 1033.30' 6" PVC INV E 1032.02'
- ④ #100007 SEWER MANHOLE T/C 1040.95' 10" VCP INV W 1034.95' 10" VCP INV E 1034.95' 15" VCP INV S 1033.95' 15" VCP INV N 1033.93'
- ⑤ #100003 SEWER MANHOLE T/C 1031.34' 15" VCP INV N 1024.07' 15" VCP INV S 1024.14'
- ⑥ #100004 SEWER MANHOLE T/C 1036.70' 8" VCP INV N 1029.00' 8" VCP INV S 1029.02'
- ⑦ #100005 SEWER MANHOLE T/C 1029.93' 8" VCP INV N 1022.61' 8" VCP INV S 1022.77'

OHIO STATE PLANE, NORTH ZONE, NAD83(2011)				
POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP 100	539904.237	2143879.942	1037.80	MAG NAIL SET
CP 101	539861.309	2144102.605	1034.26	MAG NAIL SET
CP 102	539973.108	2143659.031	1032.46	MAG NAIL SET
CP 135	539850.207	2143795.429	1036.78	MAG NAIL SET
CP 136	539945.609	2143799.409	1036.21	MAG NAIL SET

BENCHMARKS (BASED ON NAVD88)				
BM	NORTHING	EASTING	ELEVATION	DESCRIPTION
BM 200	539976.266	2143721.041	1035.58	NORTH FLANGE BOLT, FIRE HYDRANT ON EAST SIDE OF N COURT STREET, SOUTHWEST CORNER OF 740 N COURT STREET
BM 201	539703.137	2143684.104	1042.72	WEST FLANGE BOLT, FIRE HYDRANT AT NORTHEAST CORNER OF THE INTERSECTION OF N COURT STREET AND HOMESTEAD ROAD, SOUTHWEST CORNER OF 704 N COURT STREET
BM 202	539847.192	2144094.895	1037.11	NAIL FOUND IN THE NORTH SIDE OF A TELEPHONE AND POWER POLE ON THE EAST SIDE OF N BROADWAY STREET, AT THE NORTHWEST CORNER OF 610 N BROADWAY STREET



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1		02/15/23

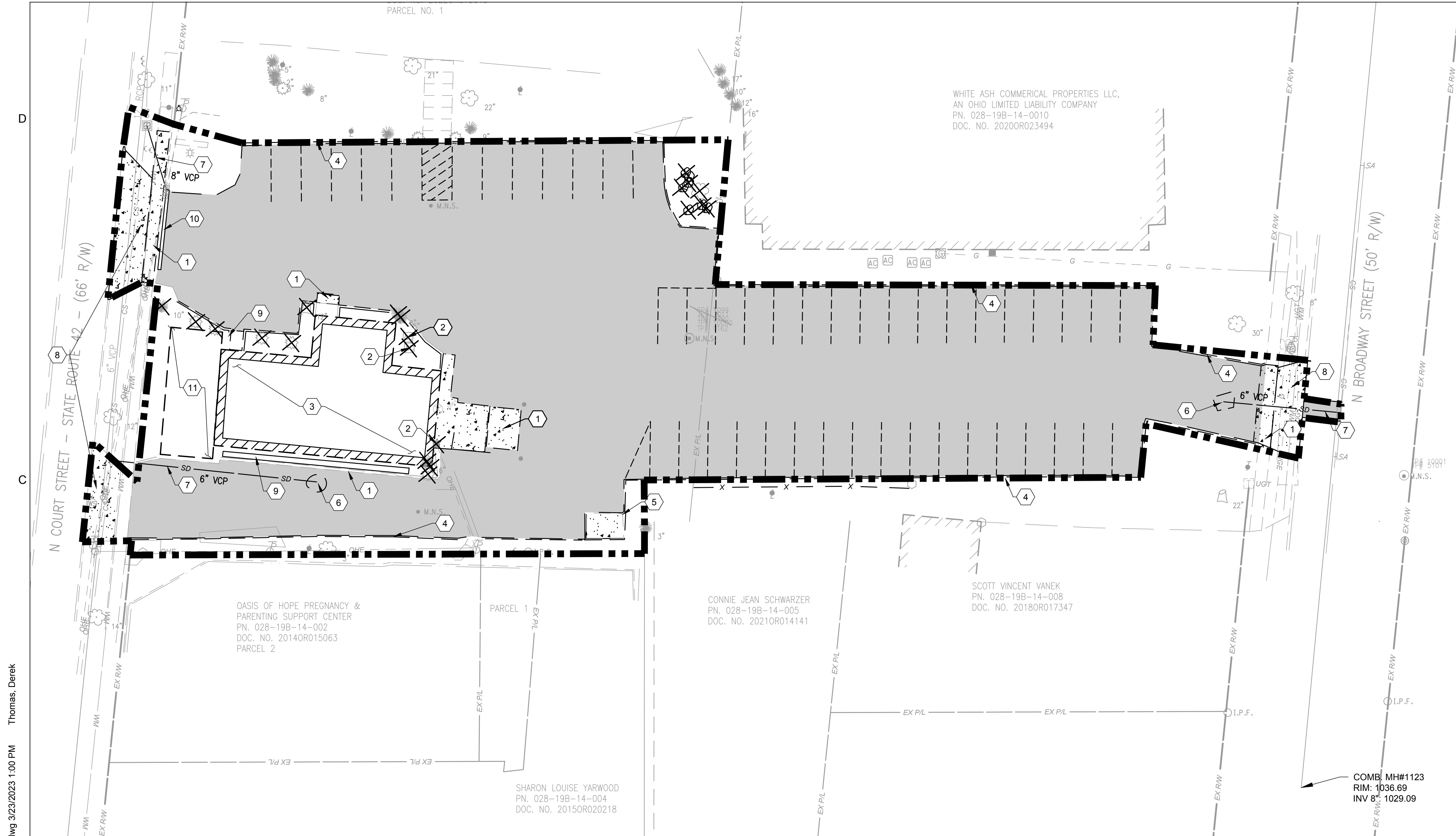
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EXISTING CONDITIONS

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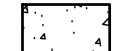


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SITE DEMOLITION PLAN CODED NOTES:

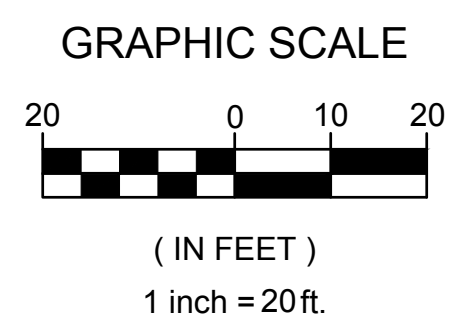
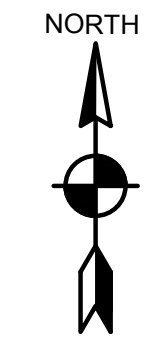
1. EXISTING SIDEWALK TO BE REMOVED
2. EXISTING HVAC UTILITIES TO BE REMOVED
3. EXISTING BUILDING TO BE REMOVED
4. EXISTING CURB TO BE REMOVED
5. EXISTING FENCE TO BE REMOVED
6. EXISTING CATCH BASIN TO BE REMOVED
7. EXISTING STORM WATER PIPE TO BE REMOVED
8. EXISTING DRIVE APRON TO BE REMOVED
9. EXISTING LANDSCAPING AREA TO BE REMOVED
10. EXISTING TRENCH DRAIN TO BE REMOVED
11. EXISTING ENCLOSED PATIO TO BE REMOVED

SITE DEMOLITION LEGEND

-  EXISTING PAVEMENT TO BE REMOVED
-  EXISTING CONCRETE TO BE REMOVED
-  PROJECT LIMITS OF DEMOLITION
-  ITEM TO BE REMOVED

DEMOLITION NOTES

1. ALL DEBRIS SHALL NOT BE BURIED ON THE SITE. ALL UNSUITABLE MATERIAL AND DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL CITY, STATE AND FEDERAL LAWS AND ORDINANCES.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD LOCATE ANY AND ALL UTILITIES PRIOR TO PERFORMING ANY WORK. CONTACT THE APPLICABLE UTILITIES PROTECTION SERVICE AT A MINIMUM OF 48 HOURS IN ADVANCE OF WORK TO BE DONE NEAR ANY EXISTING UTILITY MAIN.
3. CONTRACTOR SHALL NOT DISTURB EXISTING PAVEMENT OUTSIDE OF DEMOLITION AREA.
4. ITEMS DESIGNATED FOR DEMOLITION SHALL NOT BE DISTURBED BY THE CONTRACTOR UNTIL THEY ARE FURNISHED WITH NOTICE TO PROCEED BY THE OWNER. AS SOON AS SUCH NOTICE HAS BEEN GIVEN, THE CONTRACTOR SHALL PERFORM THE DEMOLITION UNDER THE DIRECTION OF THE OWNER'S REPRESENTATIVE.
5. THE SIZE AND LOCATION OF BOTH HORIZONTAL AND VERTICAL OF THE UNDERGROUND UTILITIES SHOWN HERE HAVE BEEN OBTAINED BY A SEARCH OF AVAILABLE RECORDS. VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED WHERE POSSIBLE. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
6. THE CONTRACTOR SHALL CONTACT RESPECTIVE UTILITY COMPANIES PRIOR TO DEMOLITION TO COORDINATE DISCONNECTION AND REMOVAL OF EXISTING UTILITIES WITHIN THE AREA OF WORK.
7. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES THAT ARE INTENDED TO CONTINUE TO PROVIDE SERVICE WHETHER THESE UTILITIES ARE SHOWN ON THE PLAN OR NOT.
8. UPON DISCOVERY OF UNDERGROUND TANKS OR CONTAMINATED SOILS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE. NO REMOVAL OF TANKS OR CONTAMINATED SOILS SHALL OCCUR UNTIL AUTHORIZED BY THE OWNER AND PROPER AUTHORITIES.
9. ALL EARTHWORK, SUBGRADE PREPARATION AND BACKFILL REQUIREMENTS SHALL BE PER THE LATEST CITY OF MEDINA AND DOT STANDARD DETAILS AND SPECIFICATIONS.
10. THE USE OF EXPLOSIVES SHALL NOT BE PERMITTED.
11. EXISTING ABANDONED UTILITIES WITHIN THE PROPOSED WORK LIMITS SHALL BE REMOVED IF POSSIBLE. IF SUCH UTILITIES ARE PRESENT, THEY SHOULD BE REMOVED AND RELOCATED OR ABANDONED IN PLACE. IF ABANDONED IN PLACE, IT IS RECOMMENDED THAT THE UTILITIES PIPE BE FILLED WITH LOW STRENGTH MORTAR GROUT TO AVOID POTENTIAL COLLAPSE IN THE FUTURE. SHOULD THE UTILITIES LINES BE REMOVED FROM THE SITE, THE RESULTANT TRENCH EXCAVATIONS SHOULD BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE LATEST MAG STANDARD DETAILS AND SPECIFICATIONS.
12. ALL MATERIAL, EXCEPT THAT BELONGING TO A PUBLIC UTILITY COMPANY OR DENOTED FOR SALVAGE, SHALL BECOME THE PROPERTY OF THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE OWNER OF WATER, ELECTRIC OR GAS METERS WHEN THE METERS ARE READY FOR REMOVAL, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTING ALL UTILITIES IN COMPLIANCE WITH LOCAL REQUIREMENTS.
13. THE DEMOLITION PLAN IS INTENDED TO SHOW REMOVAL OF KNOWN SITE FEATURES AND UTILITIES AS SHOWN ON THE SURVEY. THERE MAY BE OTHER SITE FEATURES, UTILITIES, STRUCTURES AND MISCELLANEOUS ITEMS BOTH BURIED AND ABOVE GROUND THAT ARE WITHIN THE LIMITS OF WORK THAT MAY NEED TO BE REMOVED FOR THE PROPOSED PROJECT THAT ARE NOT SHOWING HEREON.
14. EXISTING WATER SERVICE CONNECTIONS NOTED SHALL BE ABANDONED IN ACCORDANCE WITH THE CITY OF MEDINA WATER STANDARDS.
15. ALL EXISTING CONDITIONS WITHIN THE RIGHT-OF-WAY DISTURBED BY THE CONSTRUCTION OF THIS PROJECT SHALL BE IMMEDIATELY RESTORED TO THE PRE-CONSTRUCTION CONDITION OR BETTER.
16. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, PROPERTY CORNERS, REFERENCE POINTS AND STAKES.
17. ANY DAMAGE CAUSED TO THE PAVEMENT, DRIVE, DRAINAGE SYSTEMS, UNDERGROUND OR OVERHEAD UTILITIES, PIPE LINES OR LANDSCAPING, EITHER WITHIN THE RIGHT-OF-WAY OR ON ADJACENT PROPERTIES, SHALL BE FULLY RESTORED PROMPTLY BY THE CONTRACTOR WITH ALL RELATED COSTS BEING THE FULL RESPONSIBILITY OF THE CONTRACTOR.
18. WHERE NECESSARY TO REMOVE PAVEMENTS OR DRIVES, THE PAVEMENT SHALL BE SAWCUT FULL DEPTH IN NEAT, STRAIGHT LINES, WHERE REMOVED IN WALK AREAS, SHALL BE SAWCUT AT NEAREST JOINT.
19. ALL PAVEMENT AND/OR FOUNDATIONS THAT ARE REMOVED SHALL BE DISPOSED OF OFFSITE PROPERLY.
20. EROSION & SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AND MAINTAINED DURING DEMOLITION ACTIVITIES.
21. THE PURPOSE OF THIS DRAWING IS TO CONVEY THE OVERALL SCOPE OF WORK AND IT IS NOT INTENDED TO COVER ALL DETAILS OR SPECIFICATIONS REQUIRED TO COMPLY WITH GENERALLY ACCEPTED DEMOLITION PRACTICES. THE CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH THE SITE, SCOPE OF WORK AND ALL EXISTING CONDITIONS AT THE SITE PRIOR TO BIDDING AND COMMENCING THE WORK. THE DEMOLITION CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, OR PROCEDURES USED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND IS LIABLE FOR THE SAFETY OF THE PUBLIC OR CONTRACTOR'S EMPLOYEES DURING THE COURSE OF THE PROJECT.



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MEDICAL OFFICE BUILDING

PROJECT LOCATION:
716 N COURT ST
MEDINA, OH 44256

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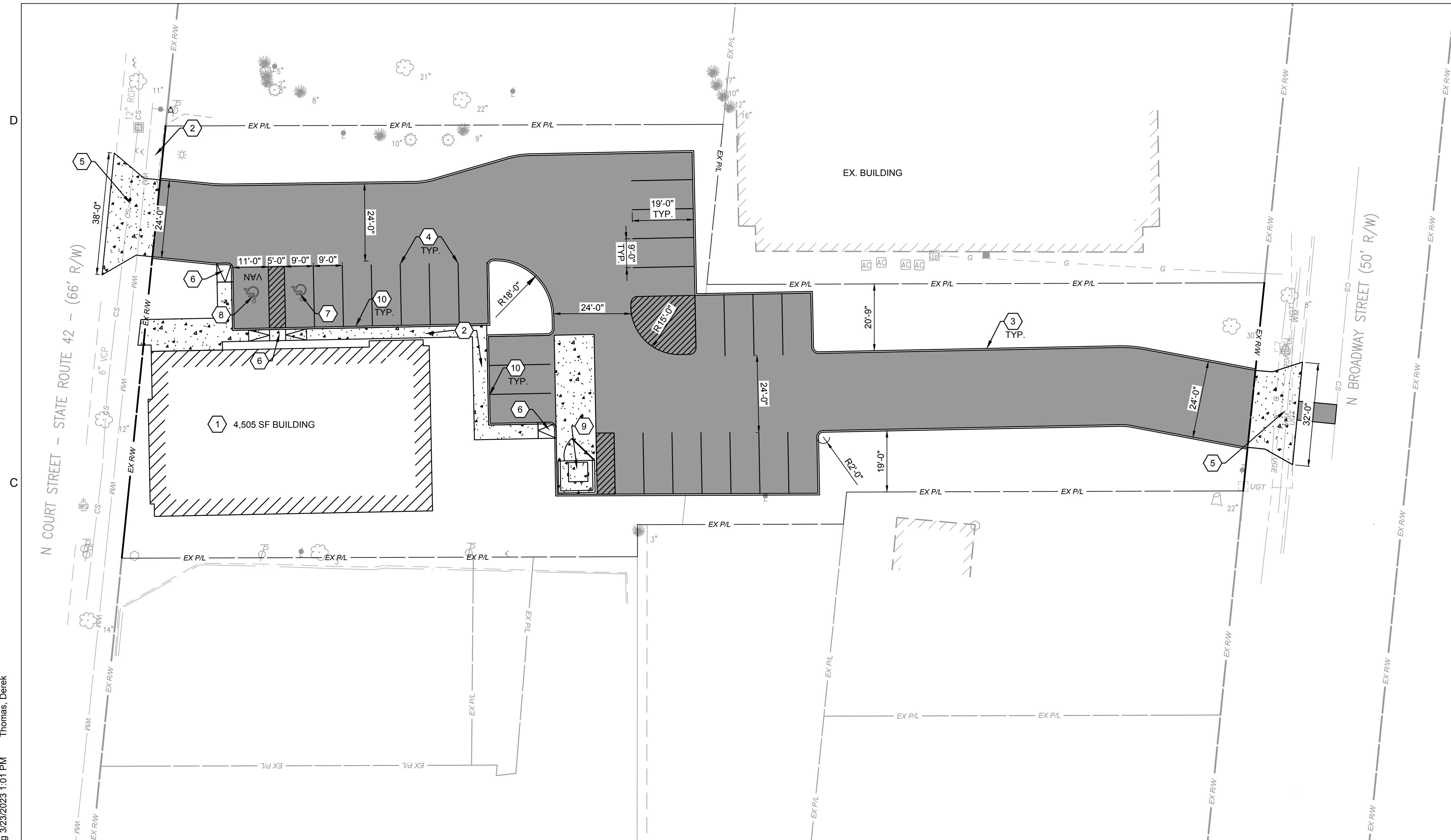
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DEMOLITION PLAN

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4

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SITE LAYOUT PLAN CODED NOTES:

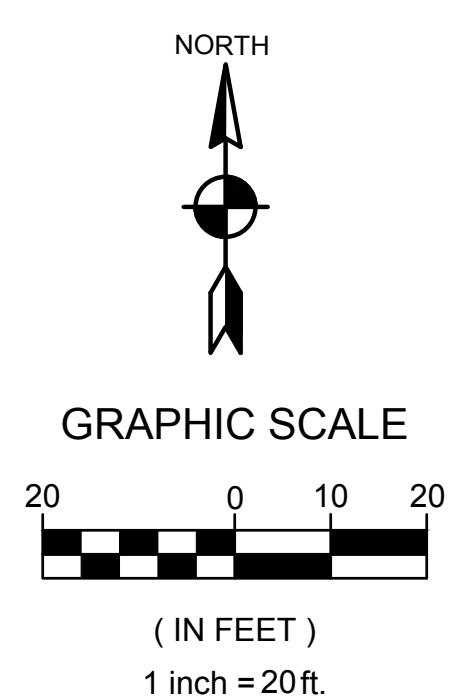
1. PROPOSED BUILDING LOCATION
2. PROPOSED 4" CONCRETE SIDEWALK (SEE DETAIL E, SHEET 7)
3. PROPOSED STRAIGHT 18" CURB (SEE DETAIL F, SHEET 7)
4. PROPOSED PAVEMENT STRIPING
5. PROPOSED DRIVE APPROACH (SEE DETAIL H, SHEET 7)
6. PROPOSED ADA RAMP (SEE DETAIL B, SHEET 7)
7. PROPOSED HANDICAP PARKING (SEE DETAIL A, SHEET 7)
8. PROPOSED VAN ACCESSIBLE HANDICAP PARKING (SEE DETAIL A, SHEET 7)
9. PROPOSED DUMPSTER PAD WITH HEAVY DUTY CONCRETE PAVEMENT (SEE DETAIL H, SHEET 7)
10. PROPOSED INTEGRAL CURB AND SIDEWALK WITH 6" REVEAL (SEE DETAIL J, SHEET 7)

SITE LAYOUT PLAN LEGEND:

- 4" PROPOSED CONCRETE PAVEMENT
- PROPOSED FULL DEPTH ASPHALT REPLACEMENT (SEE DETAIL I, SHEET 7)

SITE LAYOUT PLAN NOTES:

1. EXISTING SEWER AND UTILITY LOCATIONS AND DEPTHS ARE TAKEN FROM AVAILABLE RECORDS AND LIMITED FIELD OBSERVATIONS AND ARE NOT GUARANTEED; THEREFORE, LOCATIONS AND DEPTHS ARE APPROXIMATE AND SHOULD NOT BE SCALED. CONTACT O.U.P.S. PRIOR TO EXCAVATING TO LOCATE UTILITIES IN THE FIELD.
2. CONTRACTOR SHALL COORDINATE THEIR CONSTRUCTION ACTIVITIES IN ORDER TO PROVIDE ACCESS TO ALL OTHER SECTIONS OF THE BUILDING.
3. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OR COUNTY, BEFORE PERFORMING ANY WORK.
4. RECONNECT ALL DISTURBED UTILITIES, PIPES, DRAIN TILES, ETC. THAT ARE NOT DESIGNATED FOR RELOCATION.
5. HAUL IN ADDITIONAL, OR HAUL AWAY EXCESS MATERIAL AS REQUIRED & DISPOSE OF ALL SPOILS AT NO EXTRA TO THE CONTRACT.
6. INSTALL SEEDING AND MULCHING REQUIRED TO RESTORE ALL DISTURBED AREAS AS A RESULT OF CONTRACTOR OPERATIONS. THE CONTRACTOR SHALL SEED AND MULCH ALL DISTURBED GRASS AREAS. SEEDING TO BE PERFORMED BETWEEN APRIL 1ST AND SEPTEMBER 30TH.
7. EXISTING PAVEMENT GRADES TO MATCH (FLUSH) WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
8. PAVEMENT JOINT WHERE NEW PAVEMENT MEETS EXISTING TO BE SEALED WITH CONCRETE JOINT SEALER (TYP).



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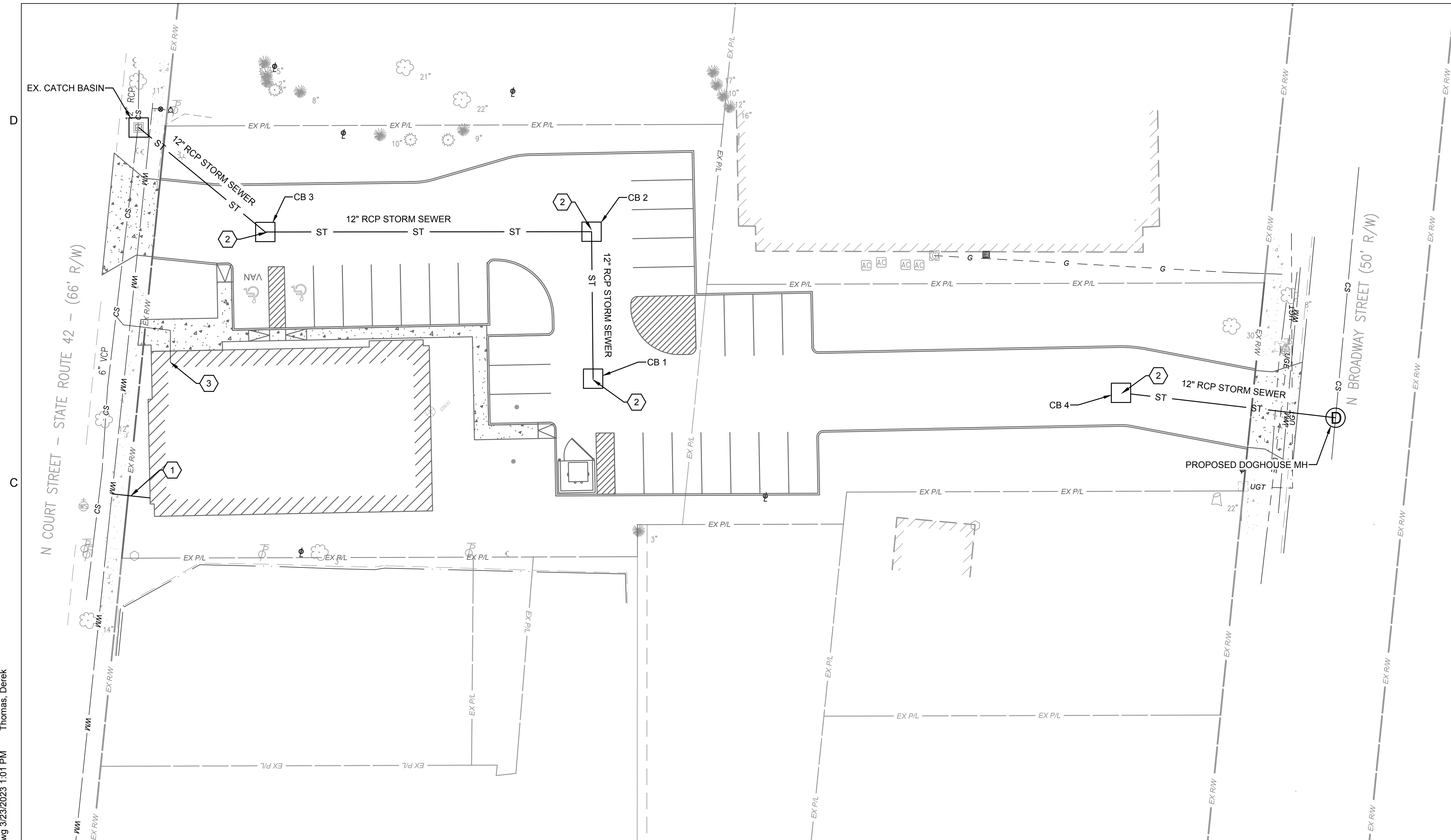
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SITE LAYOUT PLAN

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5

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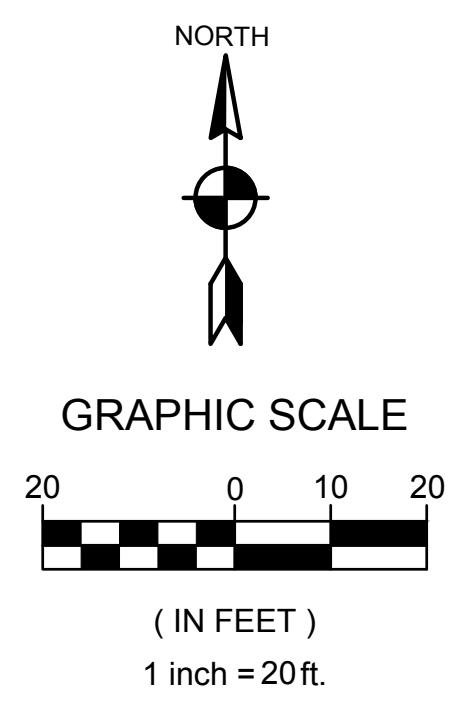


SITE LAYOUT PLAN CODED NOTES:

1. PROPOSED 2" DOMESTIC WATER SERVICE CONNECTION
2. PROPOSED CATCH BASIN
3. EXISTING SANITARY CONNECTION TO BE USED FOR PROPOSED BUILDING (LOCATION AND ELEVATION IS UNKNOWN, VERIFY BEFORE CONSTRUCTION)
4. PROPOSED STORM

SITE UTILITY PLAN NOTES:

1. ALL UTILITY CONNECTIONS TO BUILDING TO COORDINATE LOCATIONS AND ELEVATIONS WITH ARCHITECTURAL PLANS
2. FINAL ELECTRICAL LAYOUT/LOCATION TO BE VERIFIED WITH ELECTRICAL COMPANY
3. FINAL TELEPHONE LAYOUT/LOCATION TO BE VERIFIED WITH ELECTRICAL COMPANY
4. 2" WATER SERVICE LINE SHALL BE HDPE PE3408 OR ASTM D2737-05 AWWA C-901 PIPE. LINES TO BE ONE CONTINUOUS PIECE WITH NO SPLICES.
5. SANITARY SERVICE IS TO BE SALVAGED AND USED FOR PROPOSED BUILDING.
6. EXISTING SEWER AND UTILITY LOCATIONS AND DEPTHS ARE TAKEN FROM AVAILABLE RECORDS AND LIMITED FIELD OBSERVATIONS AND ARE NOT GUARANTEED; THEREFORE, LOCATIONS AND DEPTHS ARE APPROXIMATE AND SHOULD NOT BE SCALED. CONTACT O.U.P.S. PRIOR TO EXCAVATING TO LOCATE UTILITIES IN THE FIELD.



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SITE UTILITY PLAN

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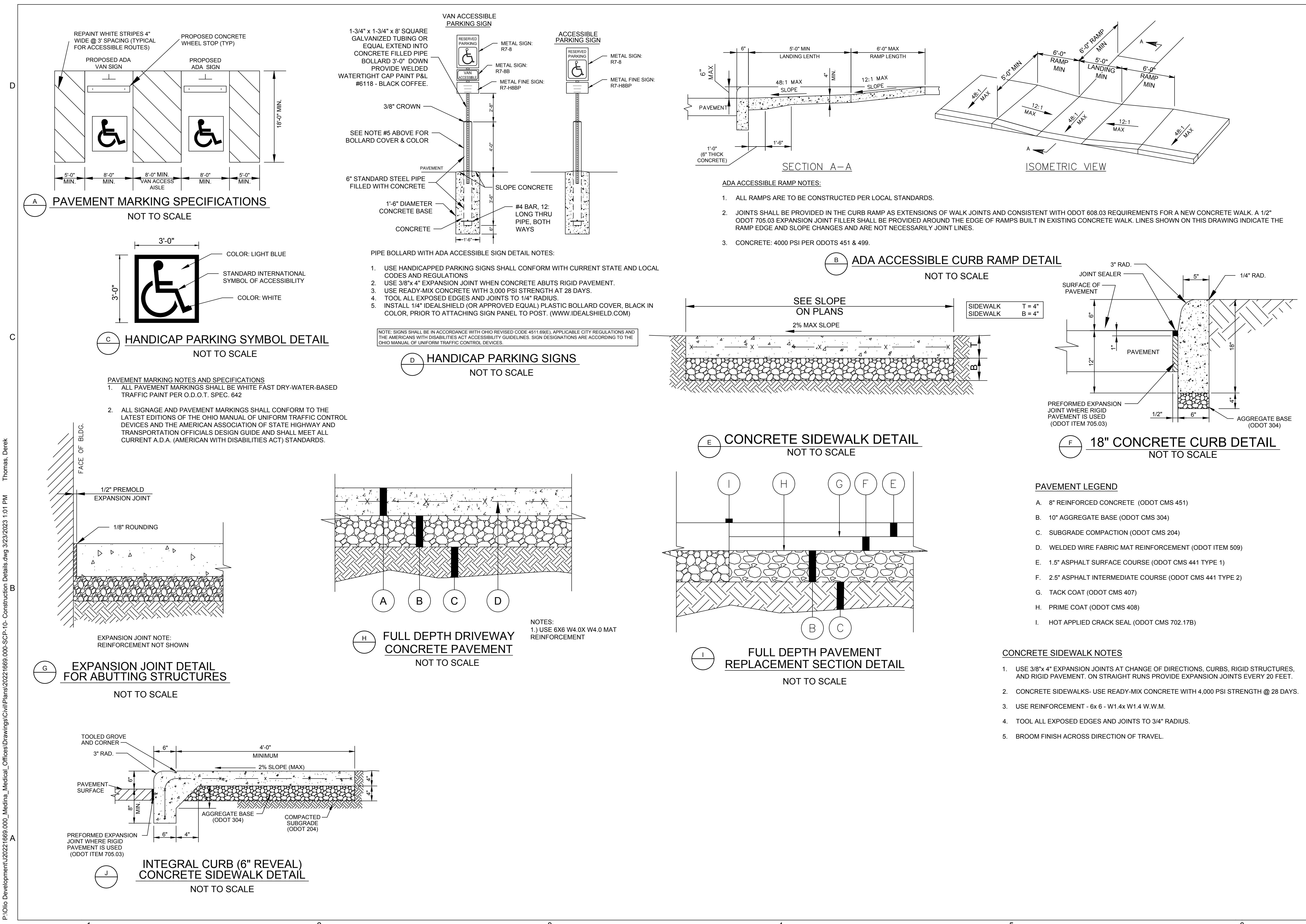
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CONSTRUCTION DETAILS

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GENERAL NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH DRAWINGS FOR ALL DIVISIONS OF WORK.
- CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE PROJECT SITE PRIOR TO BIDDING THE WORK.
- THE BASE MAPPING/SURVEY WAS PROVIDED BY "OSBORN ENGINEERING" CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCING WITH WORK.
- CONTACT OHIO UTILITY PROTECTION SERVICE (OUPS) 1-800-362-2764 AND ALL LOCAL UTILITY SERVICES FOR UTILITY LOCATIONS PRIOR TO COMMENCING WITH WORK.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO COMMENCING WITH WORK.
- THE CONTRACTOR SHALL COORDINATE ALL WORK AND BE RESPONSIBLE FOR ALL METHODS, MEANS, SEQUENCE AND PROCEDURES OF WORK.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY MEASURES DURING CONSTRUCTION OPERATIONS TO PROTECT THE PUBLIC ACCORDING TO ALL APPLICABLE CODES AND RECOGNIZED LOCAL PRACTICES.
- CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THE DRAWINGS AS WELL AS ANY DISCOVERED DURING THE CONSTRUCTION PROCESS.
- CONTRACTOR SHALL COORDINATE ACCESS AND STAGING AREAS WITH THE OWNER'S REPRESENTATIVE.
- THE LIMIT OF CONSTRUCTION LINE SHOWN DEFINES THE LIMITS OF WORK IN THIS CONTRACT. THERE MAY BE INSTANCES WHERE EROSION PROTECTION DEVICES AND UTILITY SYSTEMS EXTEND BEYOND THE PROJECT LIMITS LINE IN ORDER TO SUCCESSFULLY COMPLETE OPERATIONS AND/OR TIE INTO ADJACENT SYSTEMS.
- THE CONTRACTOR SHALL KEEP ALL DRAINAGE FACILITIES AFFECTED BY HIS CONSTRUCTION OPERATIONS CLEAN AND FULLY OPERATIONAL AT ALL TIMES.
- MAINTAIN ALL EXISTING EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCE, ORANGE GEO FENCE AND/OR OTHER MEASURES) DURING CONSTRUCTION. PROVIDE ADDITIONAL MEASURES AS NECESSARY TO MINIMIZE ADVERSE IMPACTS TO THE ADJACENT WATER BODIES, SURFACES AND STORM SEWERS ACCORDING TO ALL APPLICABLE FEDERAL/STATE LAWS AND REGULATIONS.
- CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO COMMENCING WITH WORK. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCY BETWEEN THE PLANS AND ACTUAL SITE CONDITIONS. NO WORK SHALL BE DONE IN AREAS WHERE SUCH DISCREPANCIES EXIST. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- REPORT ALL EXISTING DAMAGE OF EXISTING SITE IMPROVEMENTS TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSEQUENT DAMAGE.
- CONTRACTOR SHALL PROTECT, BY WHATEVER MEANS NECESSARY, THE EXISTING SITE IMPROVEMENTS TO REMAIN. ALL DAMAGED ITEMS SHALL BE REPLACED OR REPAIRED AT NO ADDITIONAL COST TO THE OWNER. NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY IF ANY DAMAGE OCCURS.
- ALL AREAS WITHIN THE DRIPLINES OF EXISTING TREES SHALL REMAIN FREE OF CONSTRUCTION MATERIALS, DEBRIS, VEHICLES AND FOOT TRAFFIC AT ALL TIMES. CONTRACTOR SHALL PROVIDE TEMPORARY FENCING, BARRICADES AND/OR OTHER SUITABLE GUARDS OUTSIDE DRIP LINE (OUTSIDE PERIMETER OF BRANCHES) TO PROTECT TREES AND PLANT MATERIAL TO REMAIN. NO WORK SHALL BE PERFORMED WITHIN THE DRIPLINE OF EXISTING TREES UNLESS INDICATED. ALL WORK INDICATED TO BE PERFORMED WITHIN THE DRIPLINE OF TREES SHALL BE DONE BY HAND AND CARE SHALL BE TAKEN TO MINIMIZE DISTURBANCE TO THE TREE ROOTS.
- CONTRACTORS SHALL COORDINATE ALL WORK WITH RELATED TRADES AND THE GENERAL CONSTRUCTION OF THE PROJECT SO AS NOT TO IMPEDE THE PROGRESS OF THE WORK OF OTHERS OR THE CONTRACTORS OWN WORK.
- EACH CONTRACTOR SHALL VERIFY THE CONDITION AND COMPLETENESS OF ALL WORK PERFORMED BY OTHERS IN RELATION TO HIS/HER PROJECT WORK RESPONSIBILITIES INCLUDING THE CHECKING OF EXISTING ELEVATIONS OR STRUCTURES PRIOR TO INITIATING CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE IF ANY SITE CONDITIONS ARE INCOMPLETE, MISSING OR DAMAGED.
- ALL CONSTRUCTION DEBRIS AND REMOVED ITEMS SHALL BE DISPOSED OF LEGALLY OFF-SITE UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- NOTIFY OWNER'S REPRESENTATIVE 72 HOURS IN ADVANCE OF ANY PLANNED UTILITY INTERRUPTION.

- CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY. ALL MATERIALS, PRODUCTS AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION.
- THE PLANS ASSUME THAT THE LAYOUT AND STAKING WILL BE ACCOMPLISHED USING TOTAL STATIONING / DIGITAL METHODS. ANY INFORMATION PROVIDED IS INTENDED TO SUPPORT INFORMATION ALREADY CONTAINED IN CAD FILES USED FOR DOCUMENTING LAYOUT AND STAKING. CAD FILES DELINEATING ALL GRADING AND HARDSCAPE ELEMENTS SHOWN IN THESE PLANS CAN BE PROVIDED TO THE CONTRACTOR UPON REQUEST.
- CONTRACTOR SHALL EMPLOY SKILLED PERSONNEL AND USE EQUIPMENT NECESSARY TO ENSURE THAT ALL WORK IS PROFESSIONALLY AND PROPERLY INSTALLED AND IN FULL COMPLIANCE WITH THE PLANS AND DETAILS.
- CONTRACTOR SHALL COMPLY WITH STATE AND LOCAL LAWS AND REGULATIONS REGARDING NOTIFICATION OF EXISTING GAS AND OIL PIPELINE COMPANY OWNERS. EVIDENCE OF SUCH NOTICE SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCING WITH WORK.

LANDSCAPE NOTES

- STAKE ALL BED LINES AND TREE LOCATIONS FOR THE LANDSCAPE ARCHITECT'S REVIEW PRIOR TO INSTALLATION. ALL PLANTING PROCEDURES ARE SUBJECT TO THE REVIEW OF THE LANDSCAPE ARCHITECT AND THE CONTRACTOR SHALL CORRECT ANY DEFICIENCIES FOUND AT NO ADDITIONAL COST TO THE OWNER.
- SECURE PLANT MATERIAL AS SPECIFIED ON PLANS. IN THE EVENT THAT PLANT MATERIALS SPECIFIED ARE NOT AVAILABLE, CONTACT LANDSCAPE ARCHITECT FOR APPROVED SUBSTITUTIONS. NO SUBSTITUTIONS FOR PLANT MATERIALS WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT.
- VERIFY THAT ALL PLANTING PRODUCTS, PLANT MATERIAL, AND PLANT QUANTITIES DELIVERED TO THE SITE MATCH WHAT IS INDICATED ON THE PLANS AND SPECIFICATIONS.
- PROTECT ALL PLANT MATERIAL DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALLS, TRUNKS, BRANCHES AND THE DESICCATION OF LEAVES. PROTECT ALL PLANT MATERIAL DURING SHIPPING WITH SHADE CLOTH OR SHIP WITH ENCLOSED TRANSPORT. MAINTAIN PROTECTIONS AND HEALTH OF PLANT MATERIAL STORED ON SITE. HANDLE ALL TREES WITH NYLON STRAPS. NO CHAINS OR CABLES WILL BE ALLOWED. REMOVE UNACCEPTABLE PLANT MATERIAL IMMEDIATELY FROM THE SITE.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN, WELL FORMED, TRUE TO SPECIES, HARDENED OFF WITH VIGOROUS ROOT SYSTEMS, FULL CROWN AND CANOPIES, AND FREE FROM DISEASE, PESTS AND INSECTS, AND DEFECTS SUCH AS KNOTS, SUN SCALD, WINDBURN, LEAF DIS-COLORATION, IRREGULAR BRANCHING OR INJURIES.
- ALL ROOT BALLS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK".
- ALL PLANT MATERIAL DELIVERED TO THE SITE IS SUBJECT TO THE REVIEW OF THE LANDSCAPE ARCHITECT BEFORE, DURING AND AFTER INSTALLATION.
- PROVIDE PLANT SAMPLES OR PHOTOGRAPHS OF EACH PLANT SPECIFIED TO THE LANDSCAPE ARCHITECT FOR COMPLIANCE REVIEW PRIOR TO INSTALLATION.
- TEST FILL ALL TREE AND PLANTING PITS WITH WATER, PRIOR TO PLANTING, TO ASSURE PROPER SOIL PERCOLATION. PITS WHICH DO NOT ADEQUATELY DRAIN SHALL BE FURTHER EXCAVATED TO A DEPTH SUFFICIENT FOR DRAINAGE TO OCCUR AND/OR BACKFILLED WITH SUITABLE DRAINAGE GRAVEL. NO ALLOWANCES SHALL BE MADE FOR PLANT MATERIAL LOSS DUE TO IMPROPER DRAINAGE. CONTRACTOR SHALL REPLACE LOST PLANT MATERIAL WITH SAME SIZE AND SPECIES AT NO ADDITIONAL COST TO OWNER.
- ALL PLANT MATERIALS, INCLUDING RELOCATED PLANT MATERIAL, SHALL BE PLANTED IN A PROFESSIONAL MANNER TYPICAL TO THE INDUSTRY STANDARDS OF THE AREA TO ASSURE COMPLETE SURVIVABILITY OF ALL INSTALLED PLANT MATERIALS AS WELL AS TO PROVIDE AN AESTHETICALLY APPROVED PROJECT. CONTRACTOR SHALL REFER TO THE PLANTING DETAILS FOR MINIMUM SIZE AND WIDTH OF PLANTING PITS AND BEDS, GUYING AND STAKING, MULCHING, AND OTHER PLANTING REQUIREMENTS.
- ALL PLANTING AREAS SHALL BE WEED FREE PRIOR TO PLANTING INSTALLATION.
- REMOVE ALL PLANTING AND LANDSCAPE DEBRIS FROM THE PROJECT SITE AND SWEEP AND WASH CLEAN ALL PAVED AND FINISHED SURFACES AFFECTED BY THE LANDSCAPE INSTALLATION.
- REFER TO GENERAL NOTES FOR ADDITIONAL INSTRUCTIONS.

GRADING NOTES

- BOUNDARY, TOPOGRAPHIC AND UTILITY SURVEY WAS PREPARED BY:

OSBORN ENGINEERING
130 E CHESTNUT STREET
SUITE 401
COLUMBUS, OHIO 43215
P 614.556.4272
- BENCHMARKS - SEE ENGINEERS PLANS FOR BENCHMARKS.
- CONTRACTOR SHALL VERIFY GRADES AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- MAXIMUM SLOPE SHALL BE 4:1.
- THE CONTRACTOR SHALL USE THE LAYOUT AND MATERIALS PLAN FOR ADDITIONAL SITE DIMENSIONS AND INFORMATION.
- WHERE PROPOSED GRADING MEETS EXISTING, CONTRACTOR SHALL BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW WORK.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL AREAS.
- ALL GRADES SHOWN ARE FINISHED TOPSOIL GRADES, AND HAVE BEEN ADJUSTED TO ACCOUNT FOR SOD AND MULCH PROFILES
- 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.
- ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN SHALL BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.
- SEE REPORT OF SUBSURFACE EXPLORATION AND FOUNDATION RECOMMENDATIONS IF AVAILABLE FOR ADDITIONAL REQUIREMENTS OF GRADING OPERATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING INLET PROTECTION FOR ALL DRAIN INLETS WITHIN THE LIMITS OF GRADING. SEE GRADING SHEET FOR MORE INFORMATION.
- ALL AREAS DISTURBED BY GRADING OPERATIONS OUTSIDE BUILDING AND PAVEMENT AREAS ARE TO BE FINE GRADED AND SEEDED OR SODDED BY LANDSCAPE CONTRACTOR. SEE LANDSCAPE PLANS FOR MORE INFORMATION.

LAYOUT NOTES

- ALL DIMENSIONS SHOWN ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
- DO NOT SCALE DRAWINGS. UTILIZE DIMENSIONS INDICATED ON THE PLANS.
- ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT, FACE OF WALL, OR FACE OF CURB UNLESS OTHERWISE NOTED.
- WALKWAYS AND HARDSCAPE ELEMENTS INDICATED AS CURVILINEAR SHALL HAVE SMOOTH CONTINUOUS CURVES.
- UNLESS INDICATED OTHERWISE, ALL WALKWAYS ABUT AT 90 DEGREE ANGLES.
- ALL CONCRETE SCORING SHALL BE PARALLEL, PERPENDICULAR OR TANGENT TO ADJACENT IMPROVEMENTS UNLESS OTHERWISE NOTED.
- LAYOUT ALL CONSTRUCTION LINES AND VERIFY LAYOUT WITH THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING ANY CONSTRUCTION WORK.
- RADII OF CURBS ARE ESTIMATED FROM SURVEY OR BASE DATA. THE CONTRACTOR SHALL MAKE ALL MODIFICATIONS NECESSARY TO ASSURE EXISTING AND NEW CURBS MEET FLUSH, EVEN AND SMOOTHLY.
- PROVIDE ISOLATION JOINTS WHERE CONCRETE PAVING OR PAVING BASE MEETS A FIXED STRUCTURE (EXISTING AND PROPOSED).
- PROVIDE FLUSH CONDITIONS AT JUNCTURE OF ALL WALKWAYS AND DOOR THRESHOLDS.
- REFER TO GENERAL NOTES FOR ADDITIONAL INSTRUCTIONS.



VICINITY MAP

ISSUED FOR

DESIGN REVIEW

DATE

03.23.2023

SHEET INDEX - LANDSCAPE PLANS

- L0.00 - LANDSCAPE TITLE SHEET
- L1.00 - SITE LANDSCAPE PLAN
- L2.00 - BUILDING ENLARGEMENT LANDSCAPE PLAN
- L3.00 - LANDSCAPE DETAILS I

PROJECT FOR:

OLIO
DEVELOPMENT GROUP



SEAL

CHECK SET
Not For Construction

DESIGN TEAM

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Landscape Architect

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Prepared for:

OSBORN ENGINEERING

REVISIONS

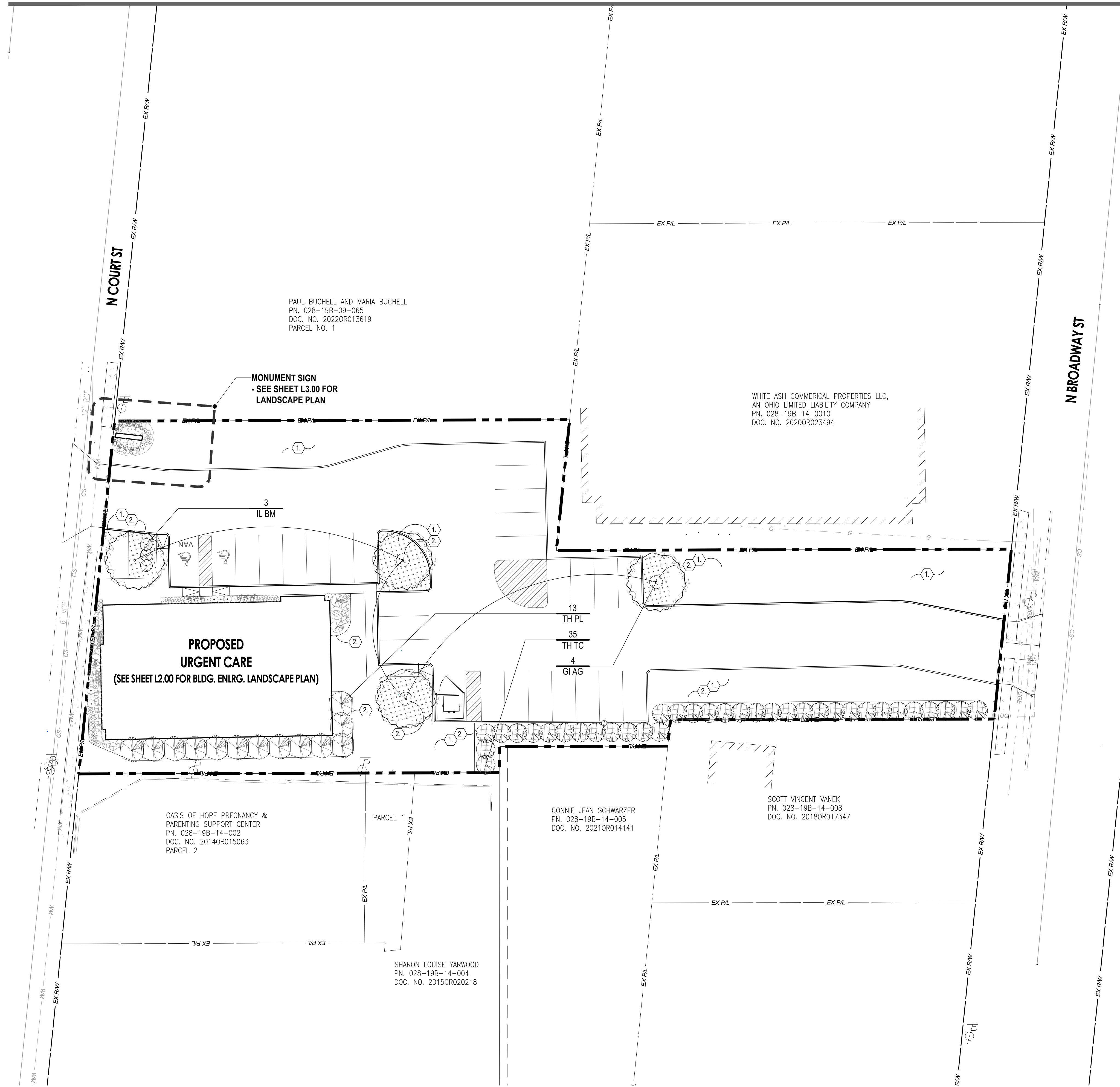
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△	xxxxxxx NOTES

drawn by: AS checked by: PEM
issue date: 03.23.2023 PROJECT NO. 23024

LANDSCAPE
TITLE SHEET

L0.00

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PLANT LIST (Contractor is responsible to provide all plant quantities shown on plan)

QTY.	CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
DECIDUOUS SHADE TREES / STREET TREES						
4	GI AG	Ginkgo biloba 'Autumn Gold' Autumn Gold Ginkgo	2" CAL.	B&B	AS SHOWN	Match Form
EVERGREEN SHRUBS						
13	TH PL	Thuja x plicata 'Steeplechase' Steeplechase Arborvitae	5' HT.	B&B	6' O.C.	
35	TH TC	Thuja occidentalis 'Techny' Techny Arborvitae	5' HT.	B&B	6' O.C.	
3	IL BM	Ilex x meserveae 'Berri-Magic' Berri Magic Meserve Holly	24" HT.	B&B	PER PLAN	

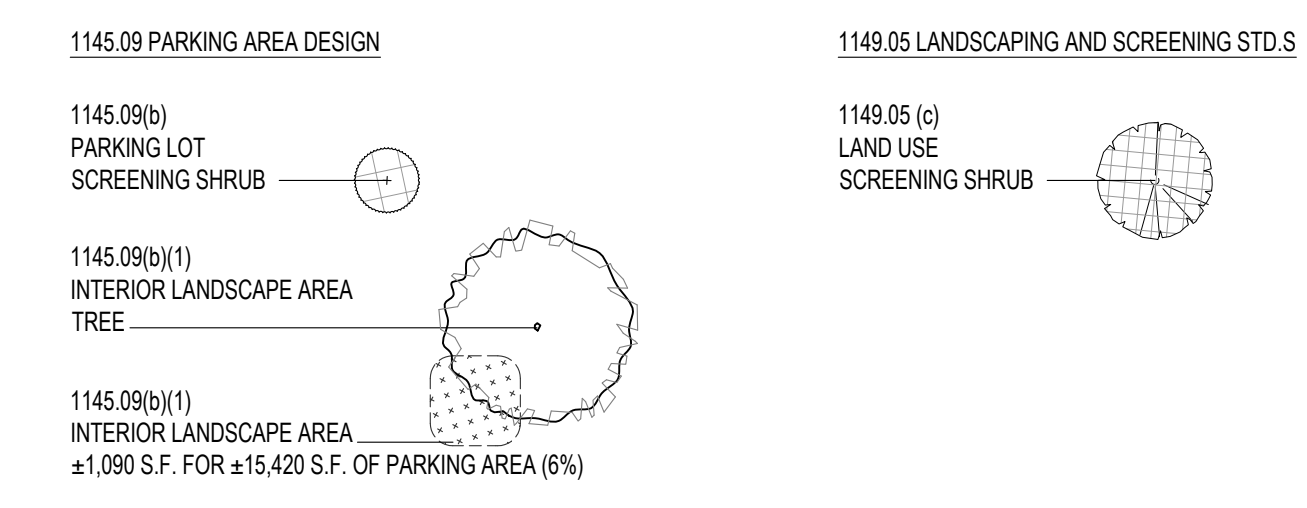
CODED LANDSCAPE NOTES

- 1. TURF - SEED OR SOD PER OWNER DIRECTION
- 2. LANDSCAPE BED - PROVIDE 3" DEPTH HARDWOOD MULCH. POSITIVE DRAINAGE IN ALL DIRECTIONS. HAND SPADE EDGE.

PLANT LABEL KEY

$$\frac{1}{XX XX} \left(\frac{\text{QUANTITY}}{\text{CODE}} \right)$$

LANDSCAPE SYMBOL KEY



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OLIO DEVELOPMENT GROUP

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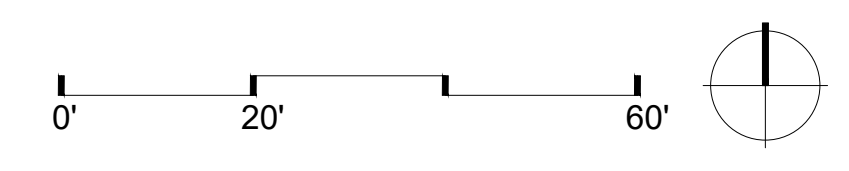
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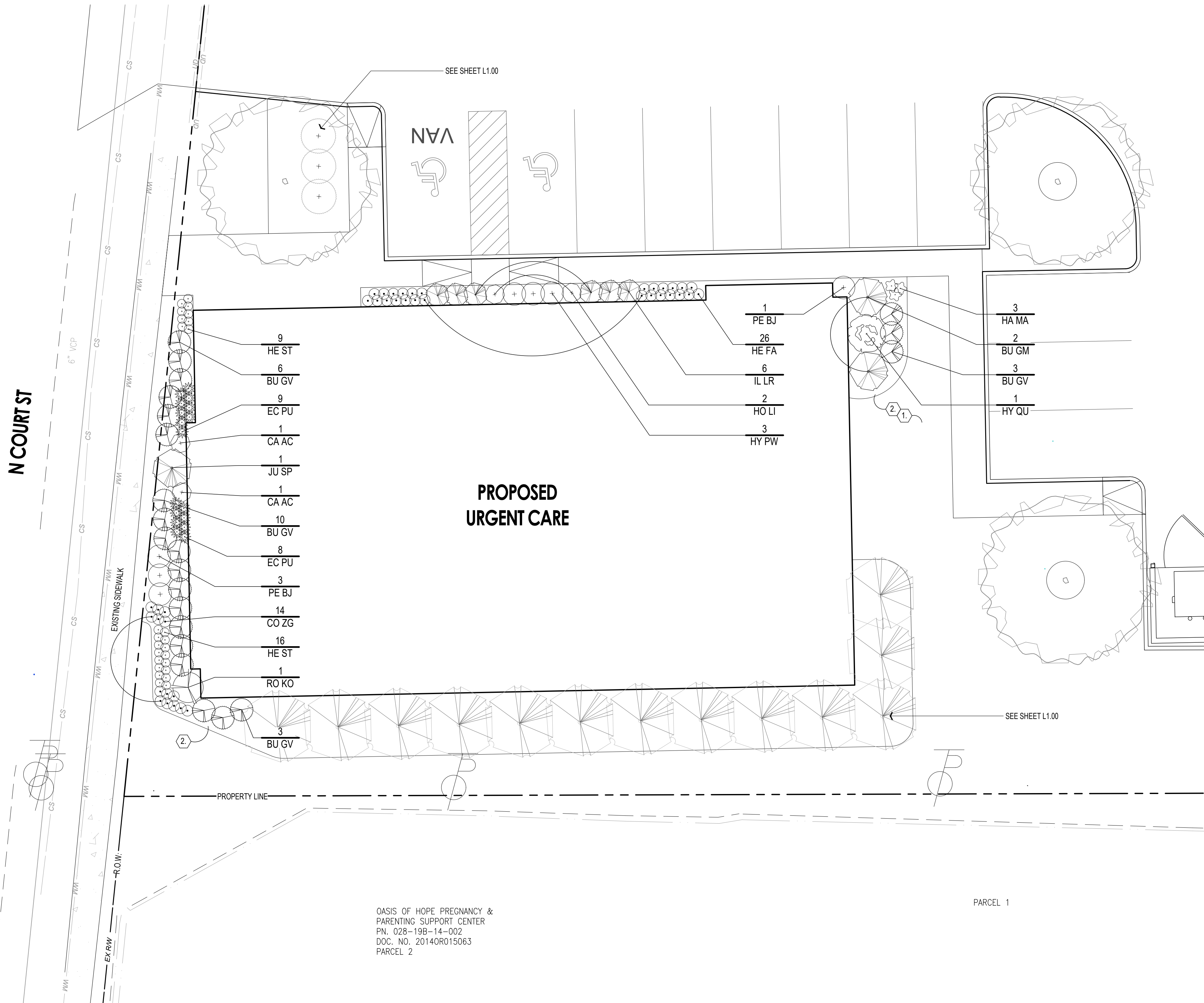
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issue date: 03.23.2023 PROJECT NO. 23024

SITE LANDSCAPE PLAN

L1.00



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PLANT LIST (Contractor is responsible to provide all plant quantities shown on plan)

QTY.	CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
EVERGREEN SHRUBS						
22	BU GV	Buxus x 'Green Velvet' Green Velvet Boxwood	18" HT.	#3 Cont.	PER PLAN	
2	BU GM	Buxus x 'Green Mountain' Green Mountain Boxwood	3' HT.	B&B	PER PLAN	PYRAMIDAL
1	JU SP	Juniperus chinensis 'Spartan' Spartan Juniper	5' HT.	B&B	PER PLAN	PYRAMIDAL
6	IL LR	Ilex x meservae 'Little Rascal' Little Rascal Holly	16-18" HT.	#3 Cont.	PER PLAN	
FLOWERING / DECIDUOUS SHRUBS						
1	HY QU	Hydrangea quercifolia 'Ruby Slippers' Ruby Slippers Oakleaf Hydrangea	24" HT.	#3 Cont.	PER PLAN	
3	HY PW	Hydrangea quercifolia 'Pee Wee' Pee Wee Oakleaf Hydrangea	16-18" HT.	#3 Cont.	PER PLAN	
1	RO KO	Rosa 'Radtko' Double Red Knock Out Rose	24" HT.	#3 Cont.	PER PLAN	
PERENNIALS/ORNAMENTAL GRASSES						
2	CA AC	Calamagrostis acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass		#2 Cont.	PER PLAN	
14	CO ZG	Coreopsis verticillata 'Zagreb' Zagreb Coreopsis		#1 Cont.	PER PLAN	
17	EC PU	Echinacea purpurea 'Magnus' Magnus Coneflower		#1 Cont.	PER PLAN	
3	HA MA	Hakonechloa macra 'All Gold' All Gold Japanese Forest Grass		#1 Cont.	PER PLAN	
25	HE ST	Hemerocallis 'Stella d'Oro' Stella d'Oro Daylily		#1 Cont.	PER PLAN	
4	PE BJ	Perovskia atriplicifolia 'Blue Jean Baby' Blue Jean Baby Russian Sage		#1 Cont.	PER PLAN	
26	HE FA	Heuchera 'Fire Alarm' Fire Alarm Coral Bells		#1 Cont.	PER PLAN	
2	HO LI	Hosta 'Liberty' Liberty Hosta		#1 Cont.	PER PLAN	

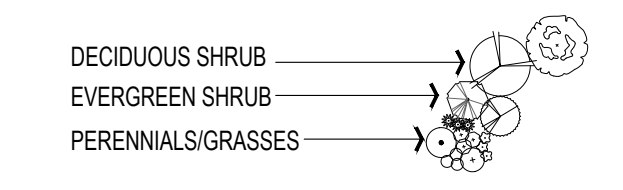
CODED LANDSCAPE NOTES

- 1. TURF - SEED OR SOD PER OWNER DIRECTION
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PLANT LABEL KEY

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LANDSCAPE SYMBOL KEY



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OSBORN ENGINEERING

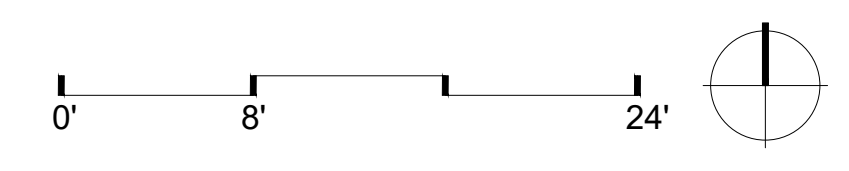
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drawn by: AS checked by: PEM
issue date: 03.23.2023 PROJECT NO. 23024

**BUILDING ENLRG.
LANDSCAPE PLAN**

L2.00



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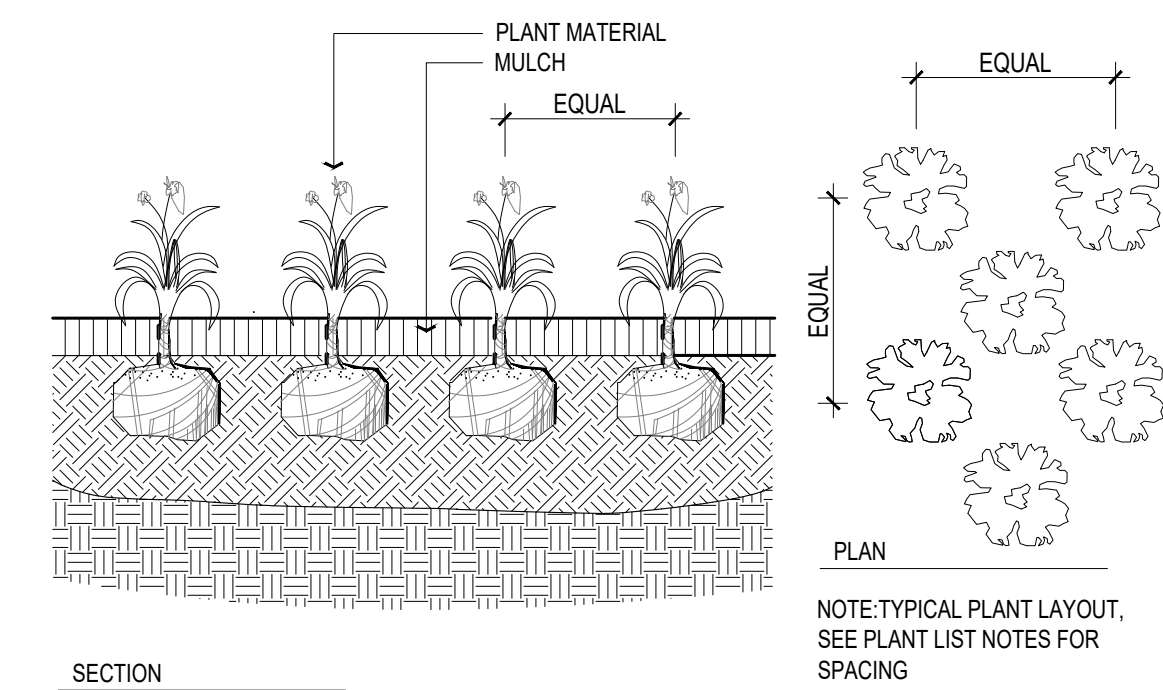
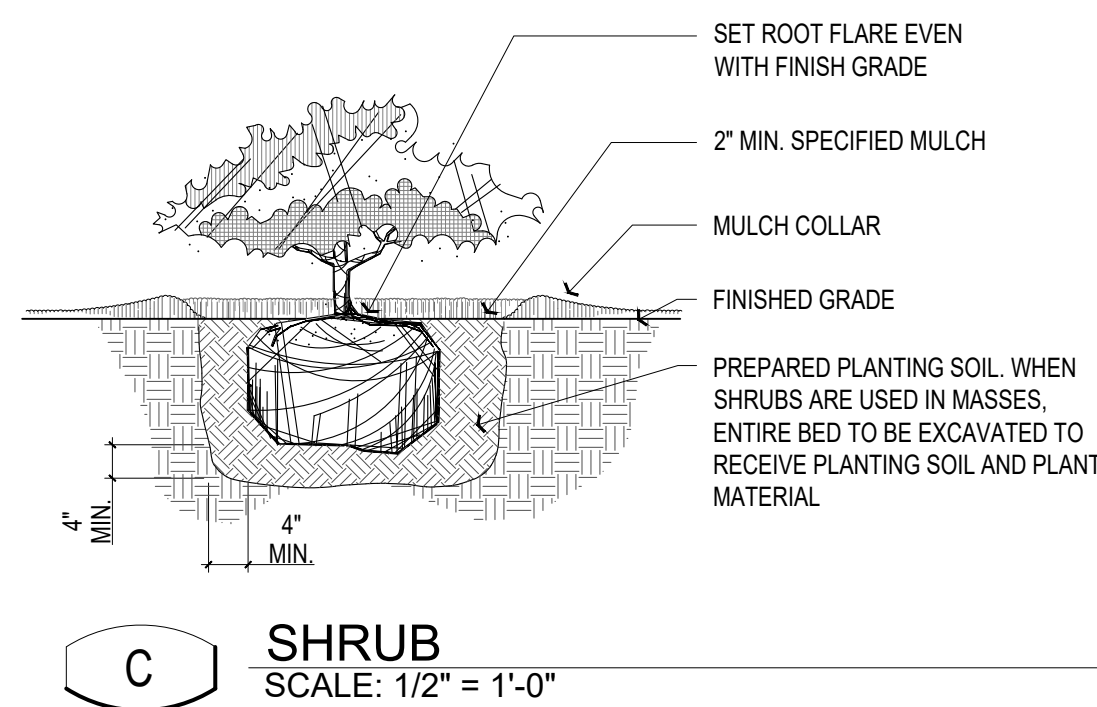
REVISIONS

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1	XXXXXXX NOTES

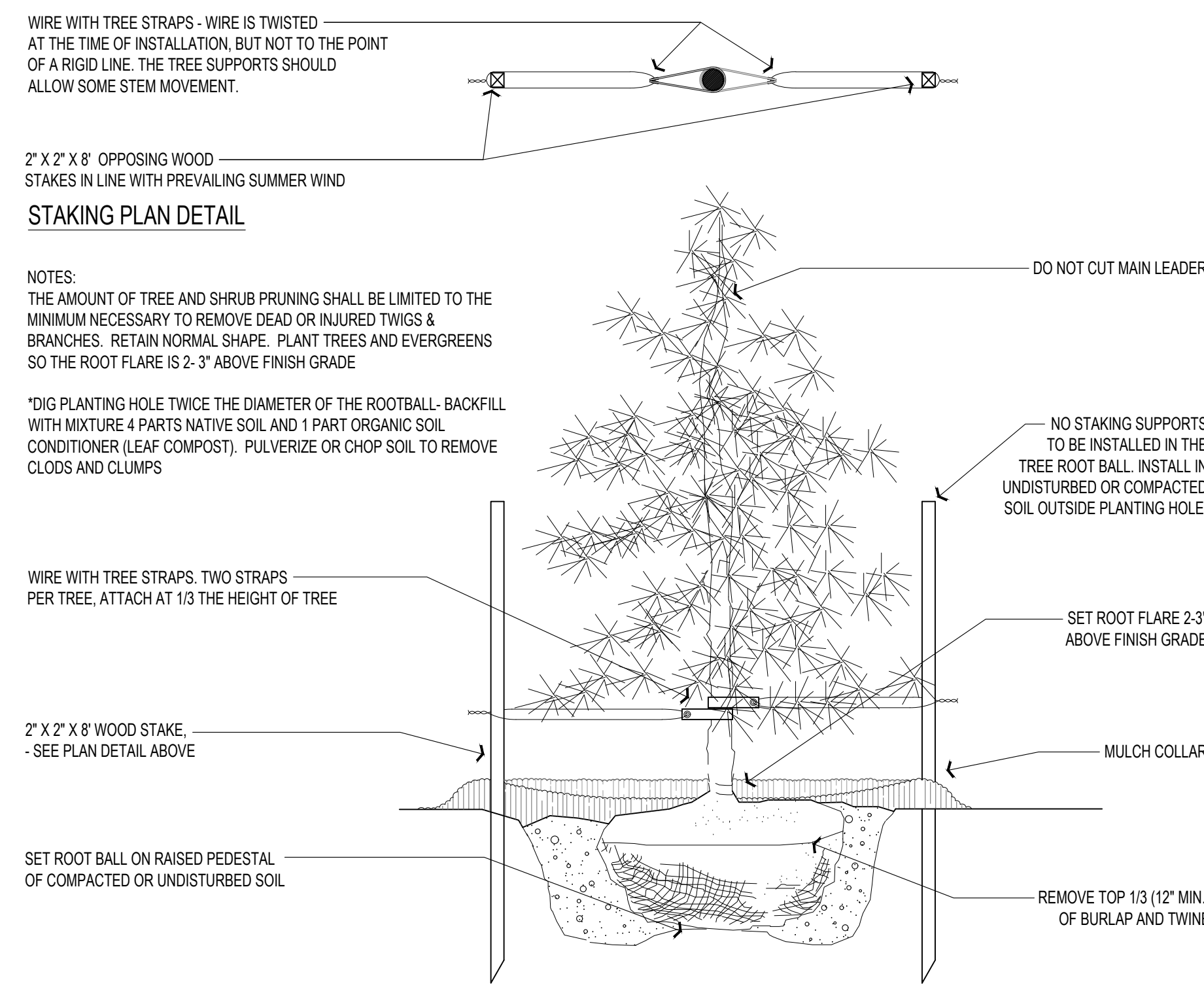
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LANDSCAPE
DETAILS I

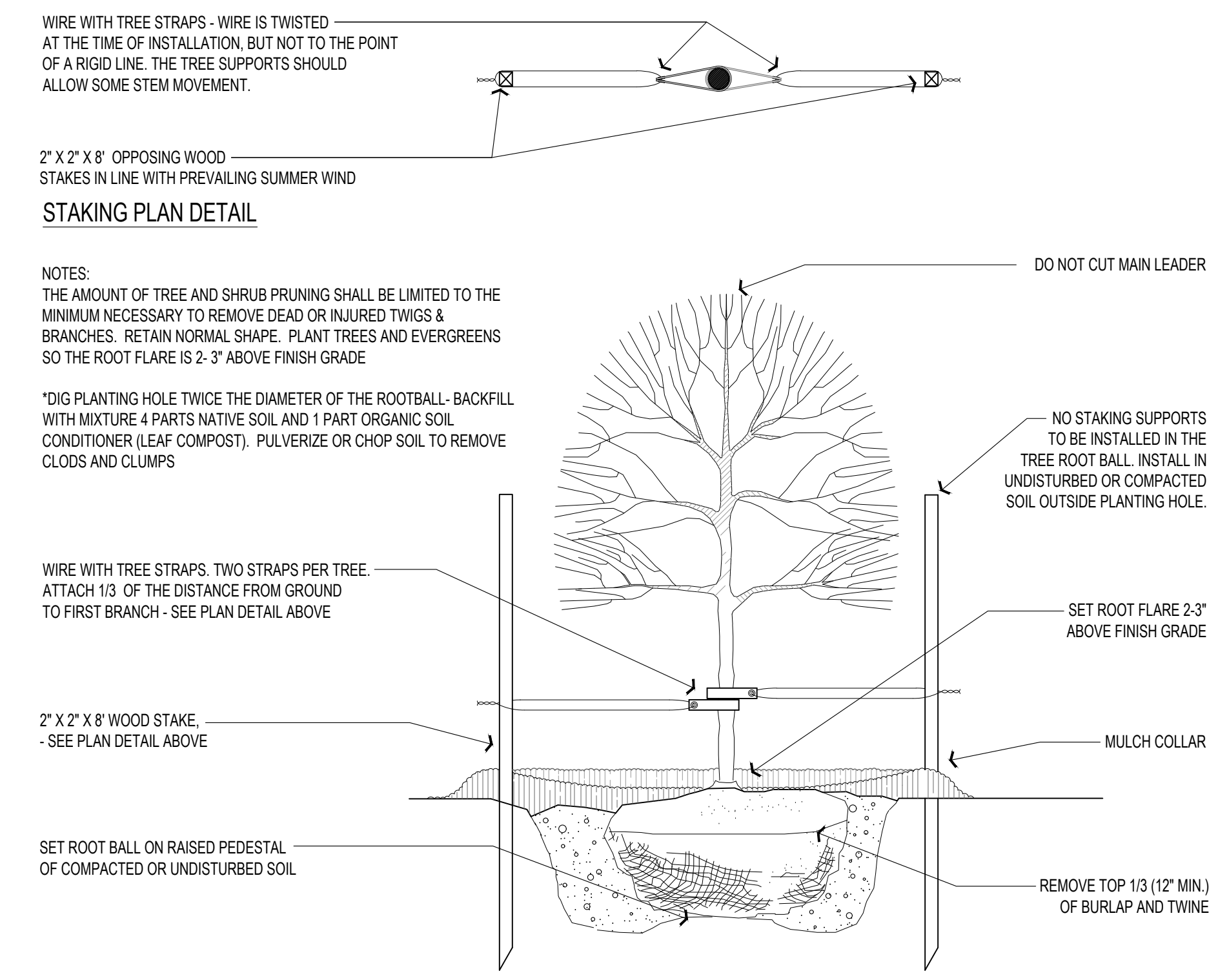
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D PERENNIALS & GROUNDCOVER
SCALE: 1" = 1'-0"



B EVERGREEN TREE
SCALE: 1" = 1'-0"



A DECIDUOUS TREE
SCALE: 1" = 1'-0"

PLANT LIST (Contractor is responsible to provide all plant quantities shown on plan)

QTY.	CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
EVERGREEN SHRUBS						
10	JU SQ	Juniperus squamata 'Blue Star' Blue Star Juniper	18" SPRD	#3 Cont.	AS SHOWN	
PERENNIALS, GRASSES AND GROUNDCOVERS						
9	CA AC	Calamagrostis acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass		#2 Cont.	PER PLAN	
6	PE BJ	Perovskia atriplicifolia 'Blue Jean Baby' Blue Jean Baby Russian Sage		#1 Cont.	PER PLAN	

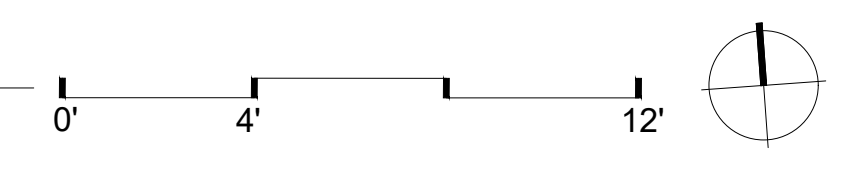
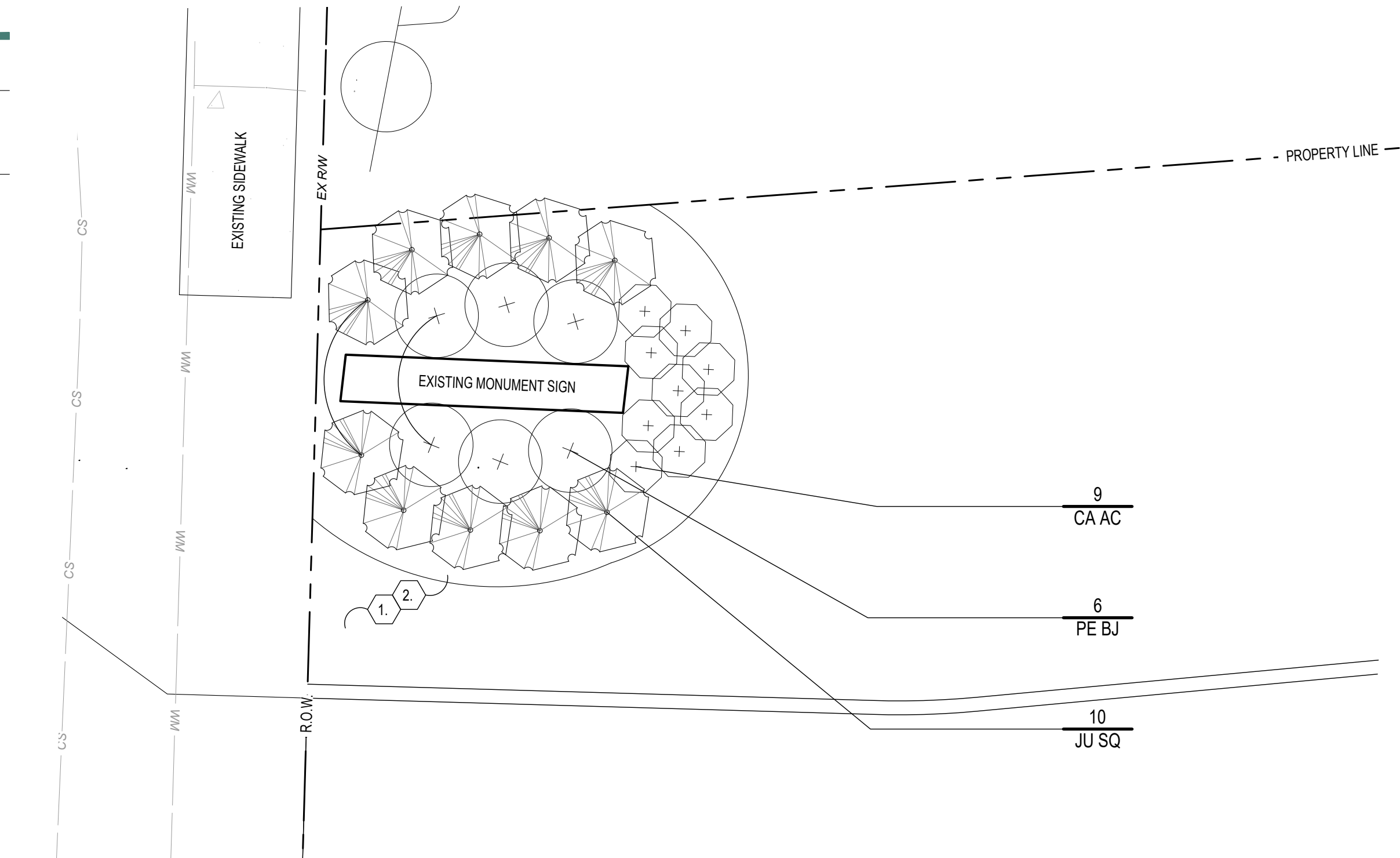
C O D E D L A N D S C A P E N O T E S

- TURF - SEED OR SOD PER OWNER DIRECTION
- LANDSCAPE BED - PROVIDE 3" DEPTH HARDWOOD MULCH. POSITIVE DRAINAGE IN ALL DIRECTIONS. HAND SPADE EDGE.

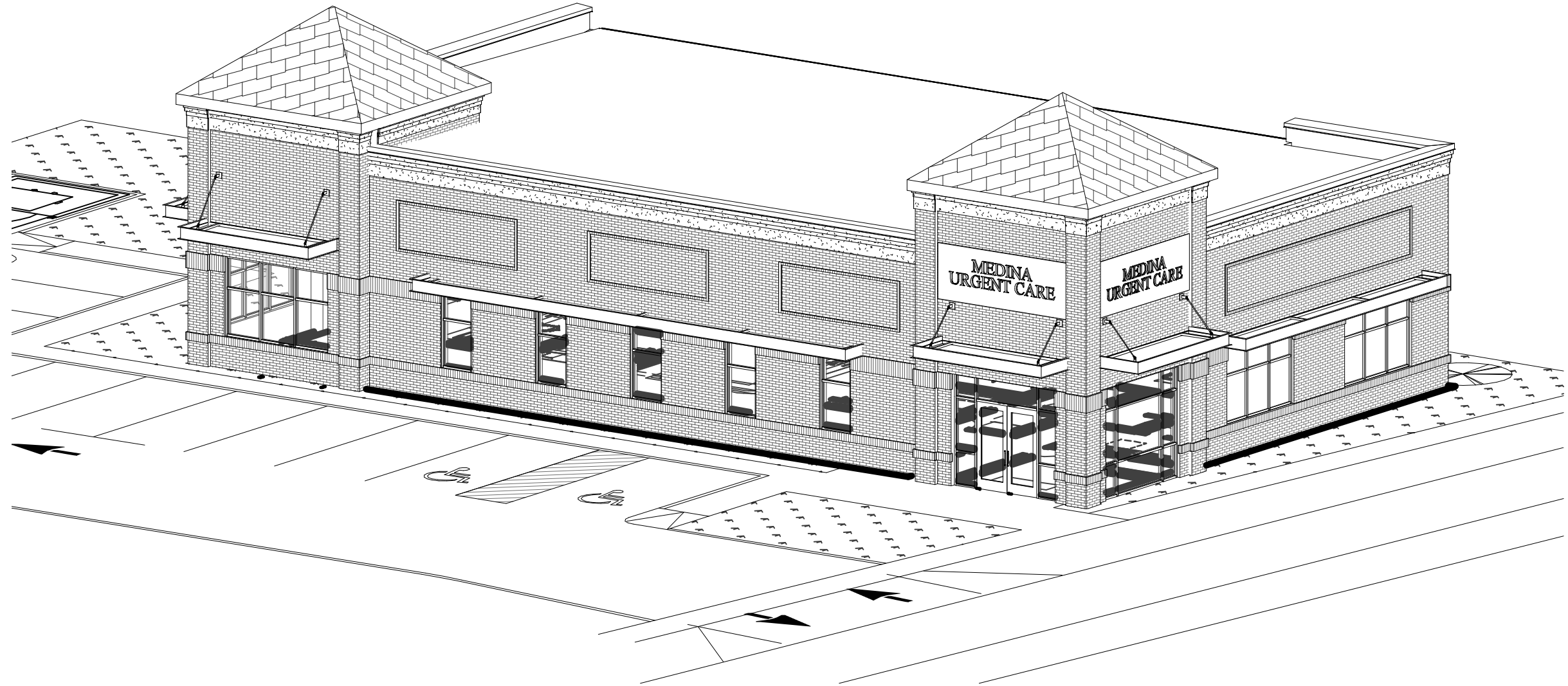
PLANT LABEL KEY: $\frac{1}{xx \ xx} \left(\begin{matrix} \text{QUANTITY} \\ \text{CODE} \end{matrix} \right)$

NOTE: FIELD VERIFY LOCATION AND DEPTHS OF ALL UTILITIES. HAND EXCAVATE ALL PLANTING PITS.

E MONUMENT SIGN LANDSCAPE PLAN
SCALE: 1/4" = 1'

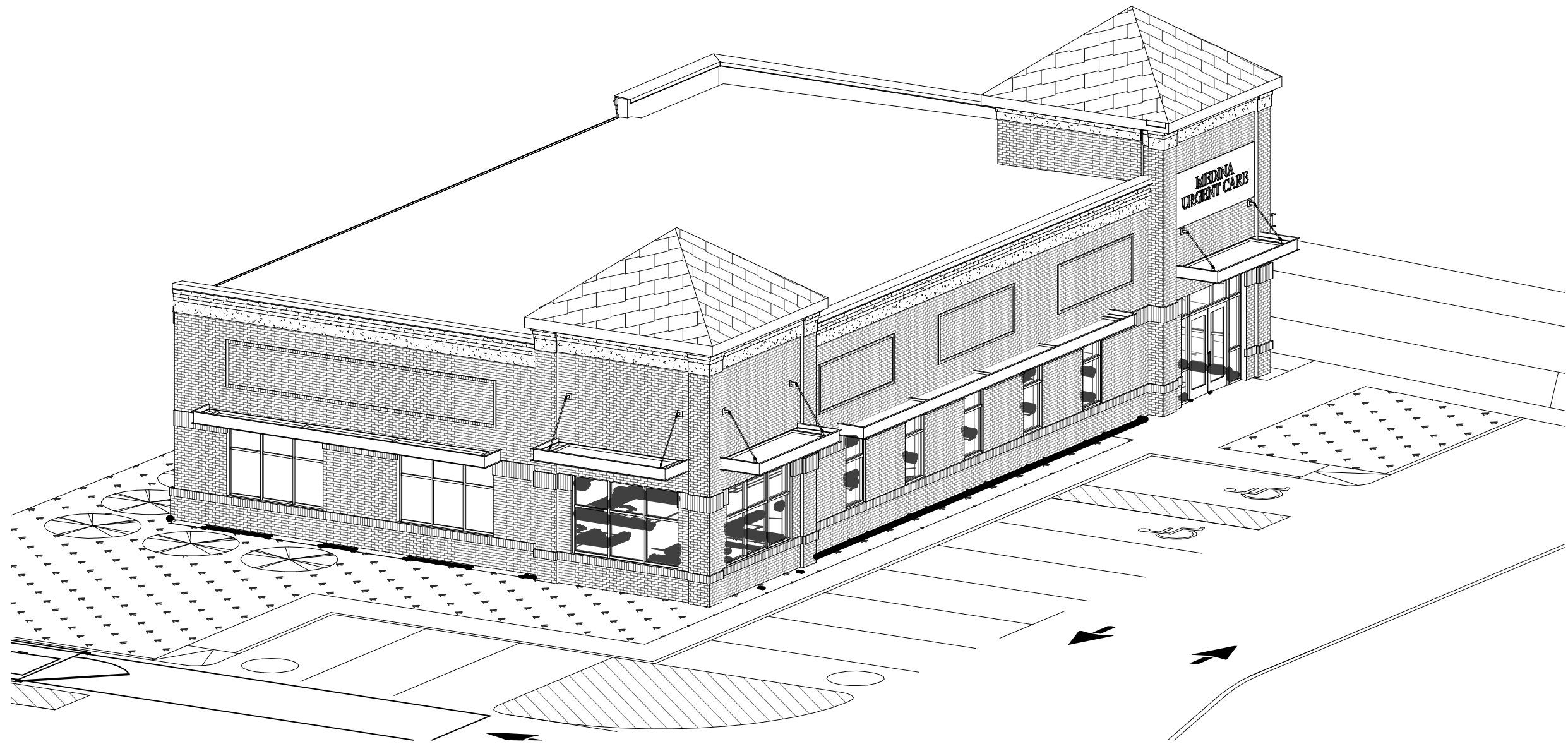


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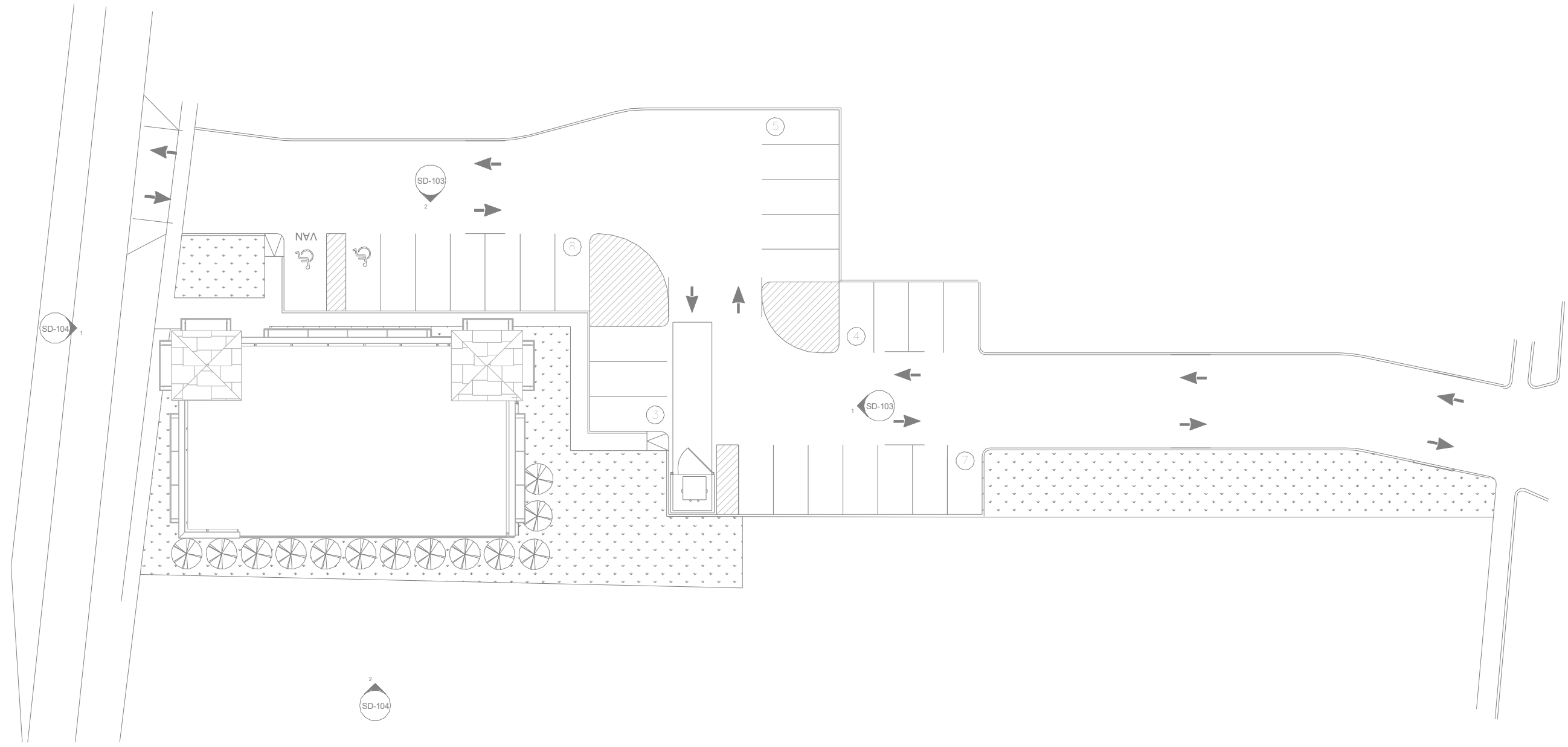
STREET PERSPECTIVE

3/23/23

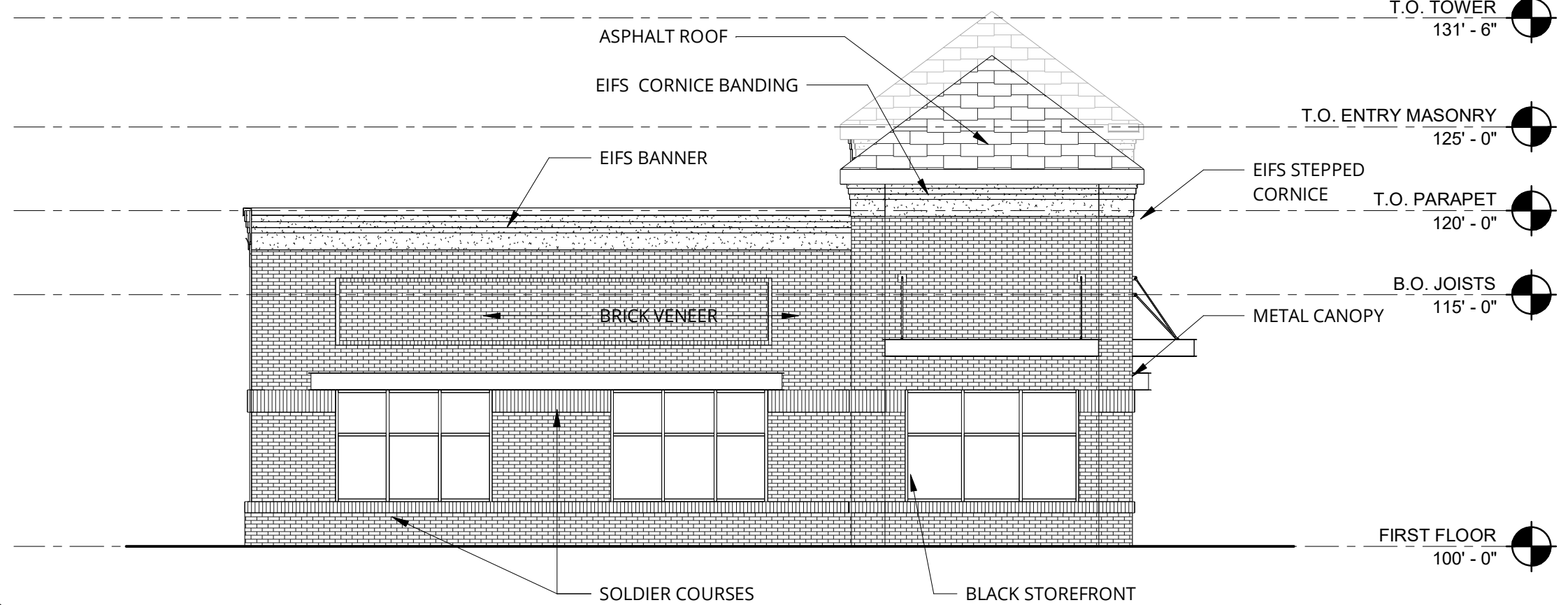


ENTRY PERSPECTIVE

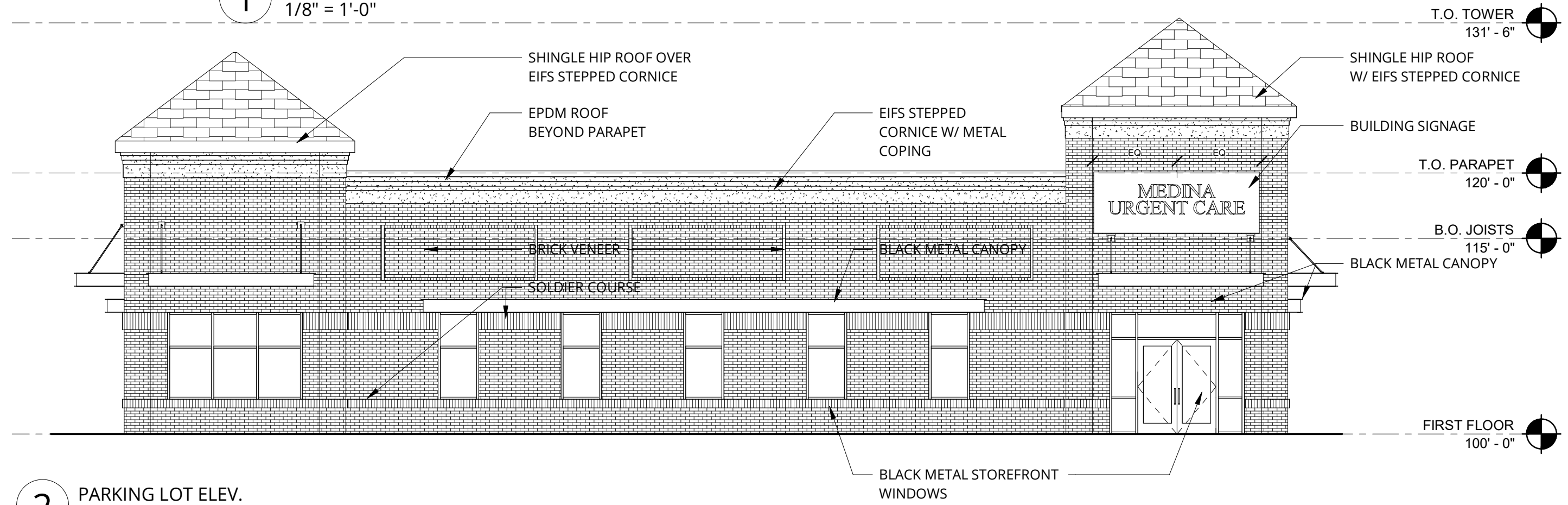
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1 PROPOSED SITE PLAN
1" = 30'-0"

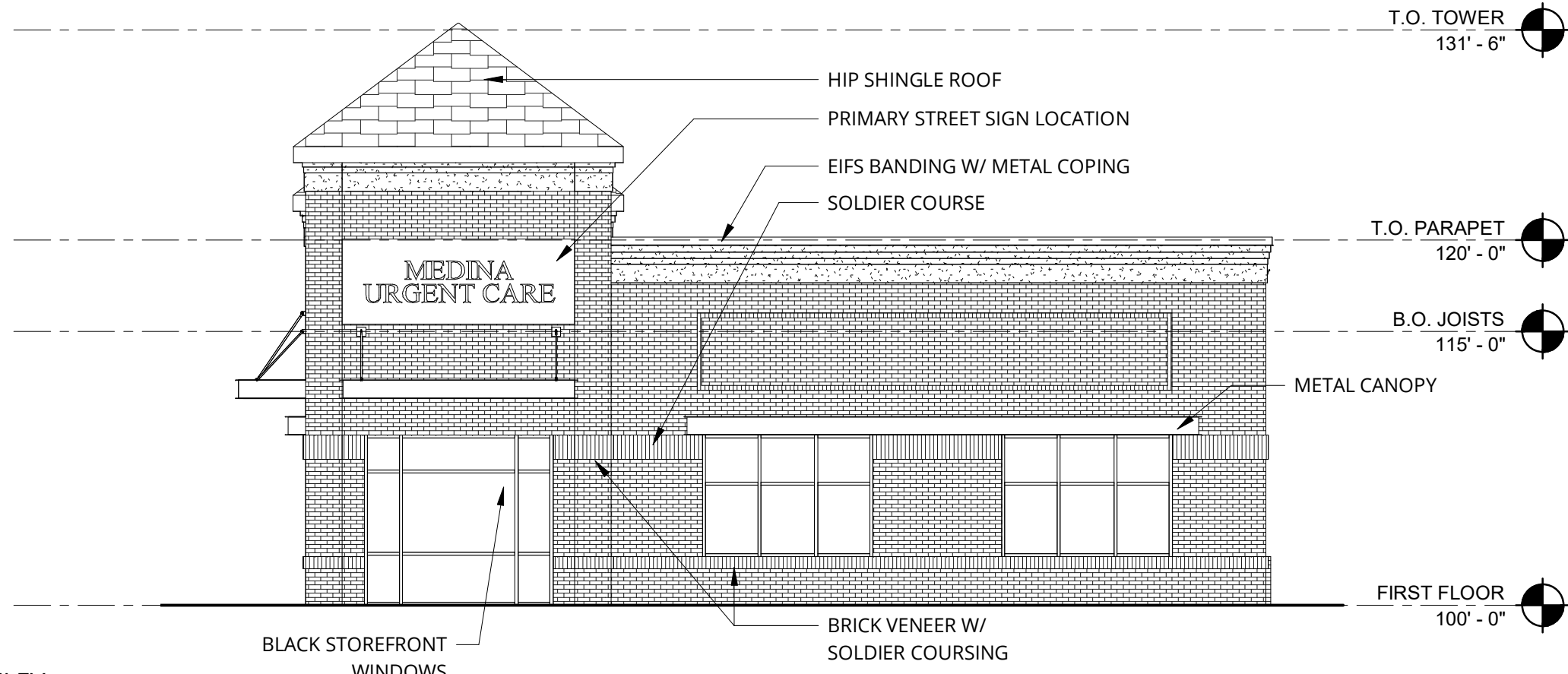


1 PARKING LOT SIDE ELEV.
1/8" = 1'-0"

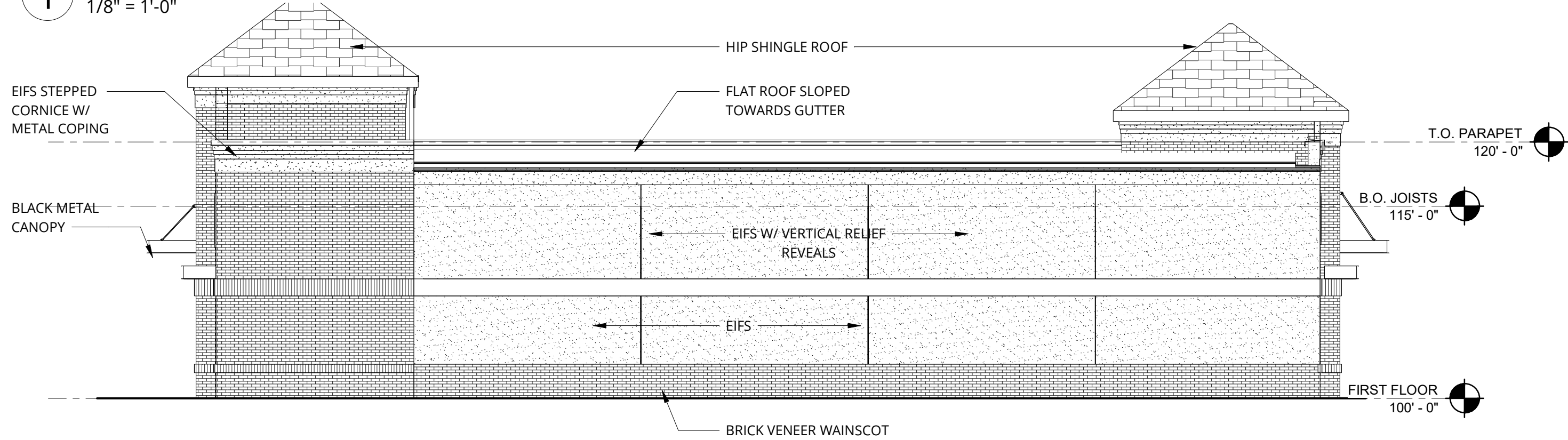


2 PARKING LOT ELEV.
1/8" = 1'-0"

BUILDING ELEVATIONS



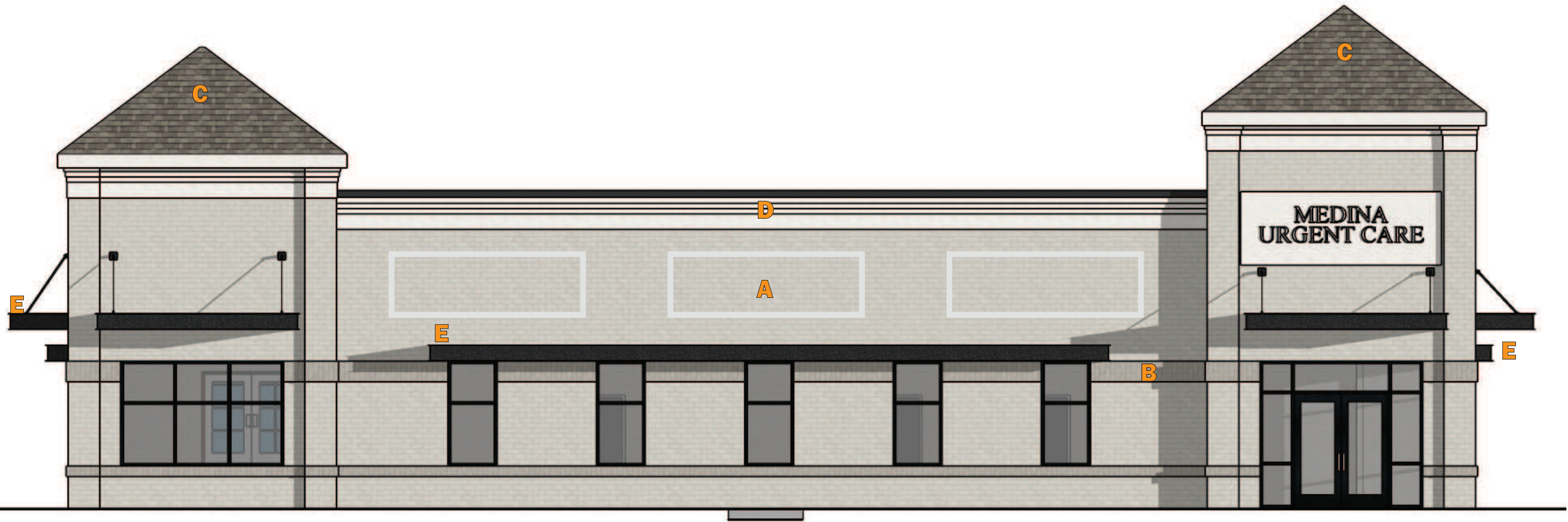
1 MAIN STREET ELEV.
1/8" = 1'-0"



2 REAR BUILDING ELEV.
1/8" = 1'-0"

BUILDING ELEVATIONS





MATERIAL: MODULAR BRICK
PATTERN: RUNNING BOND
FINISH: PAINTED SW 7015 REPOSE GRAY



MATERIAL: MODULAR BRICK
PATTERN: SOLDIER COURSE (VARIES)
FINISH: PAINTED SW 7017 DORIAN GRAY



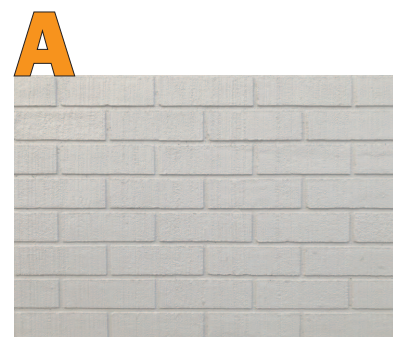
MATERIAL: DIMENSIONAL SHINGLE
PATTERN: STANDARD
FINISH: TBD



MATERIAL: EIFS BY DRYVIT
PATTERN: SANDPEBBLE
FINISH: PAINTED SW 7004 SNOWBOUND



MATERIAL: ANODIZED ALUMINUM
PATTERN: N/A
FINISH: MATTE BLACK



MATERIAL: MODULAR BRICK
PATTERN: RUNNING BOND
FINISH: PAINTED SW 7015 REPOSE GRAY



MATERIAL: MODULAR BRICK
PATTERN: SOLDIER COURSE (VARIES)
FINISH: PAINTED SW 7017 DORIAN GRAY



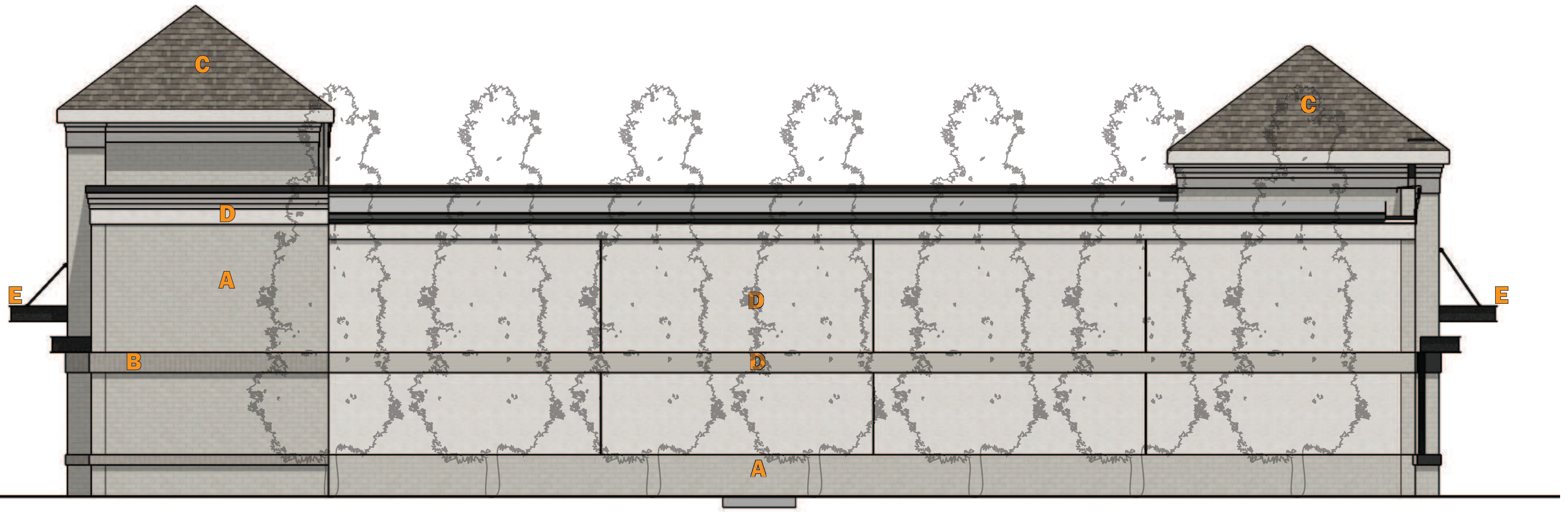
MATERIAL: DIMENSIONAL SHINGLE
PATTERN: STANDARD
FINISH: TBD



MATERIAL: EIFS BY DRYVIT
PATTERN: SANDPEBBLE
FINISH: PAINTED SW 7004 SNOWBOUND



MATERIAL: ANODIZED ALUMINUM
PATTERN: N/A
FINISH: MATTE BLACK



A
MATERIAL: MODULAR BRICK
PATTERN: RUNNING BOND
FINISH: PAINTED SW 7015 REPOSE GRAY



B
MATERIAL: MODULAR BRICK
PATTERN: SOLDIER COURSE (VARIES)
FINISH: PAINTED SW 7017 DORIAN GRAY



C
MATERIAL: DIMENSIONAL SHINGLE
PATTERN: STANDARD
FINISH: TBD



D
MATERIAL: EIFS BY DRYVIT
PATTERN: SANDPEBBLE
FINISH: PAINTED SW 7004 SNOWBOUND



E
MATERIAL: ANODIZED ALUMINUM
PATTERN: N/A
FINISH: MATTE BLACK



MATERIAL: MODULAR BRICK
PATTERN: RUNNING BOND
FINISH: PAINTED SW 7015 REPOSE GRAY



MATERIAL: MODULAR BRICK
PATTERN: SOLDIER COURSE (VARIES)
FINISH: PAINTED SW 7017 DORIAN GRAY



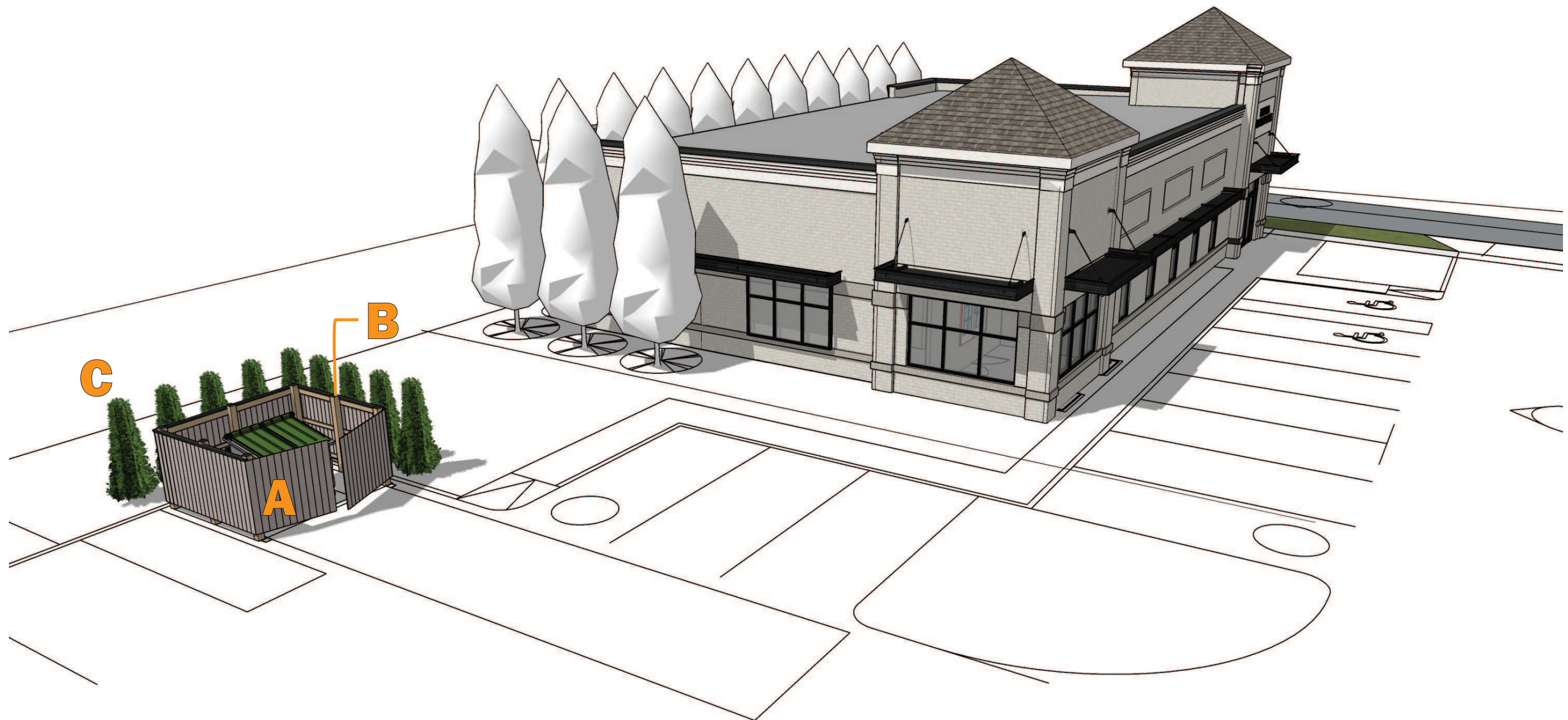
MATERIAL: DIMENSIONAL SHINGLE
PATTERN: STANDARD
FINISH: TBD



MATERIAL: EIFS BY DRYVIT
PATTERN: SANDPEBBLE
FINISH: PAINTED SW 7004 SNOWBOUND



MATERIAL: ANODIZED ALUMINUM
PATTERN: N/A
FINISH: MATTE BLACK



C

A

B

A



MATERIAL: COMPOSITE WOOD
PATTERN: 1X6
FINISH: ROMAN ANTIQUE (AT) BY NEW TECH WOOD OR SIM.

B

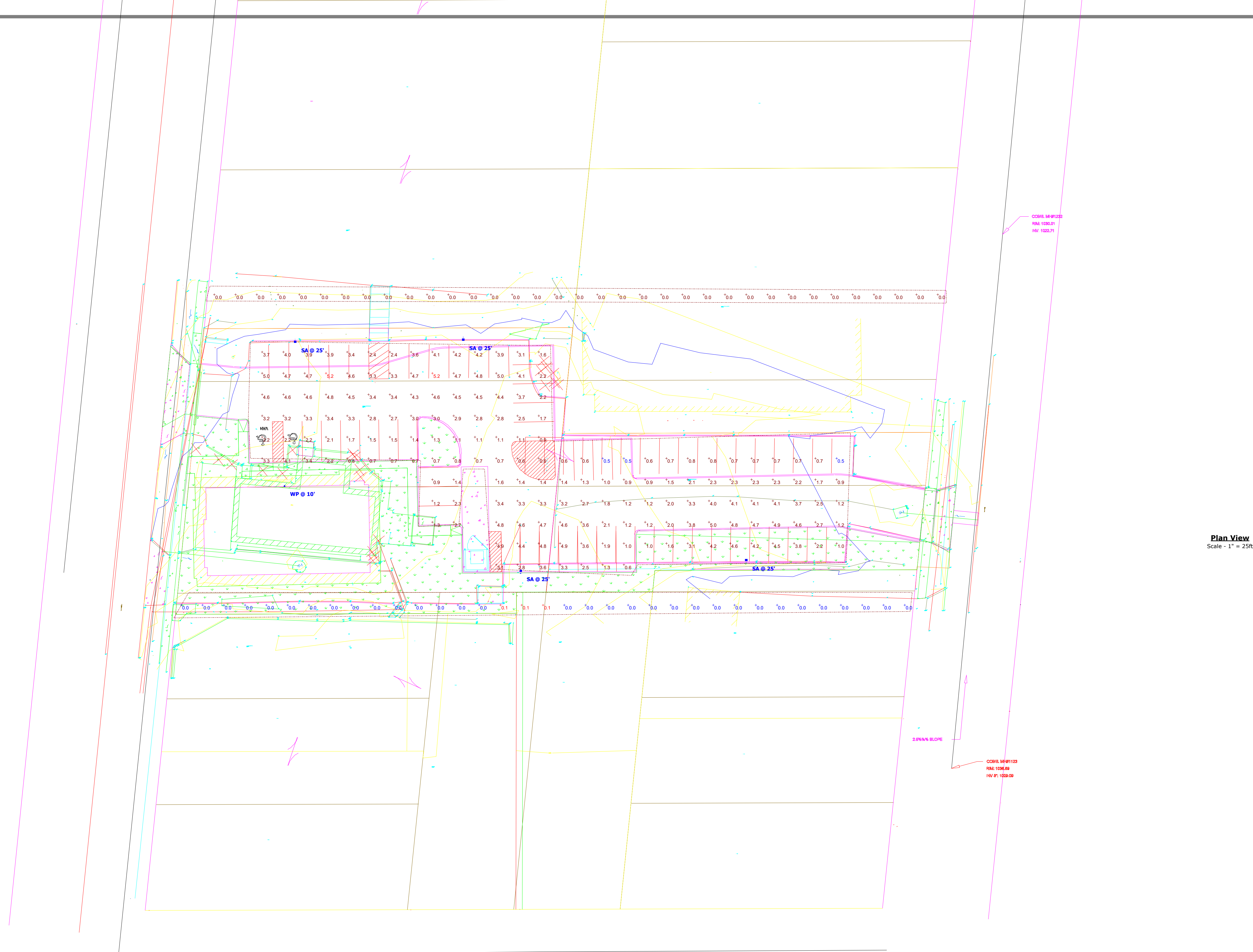


MATERIAL: TREATED WOOD POSTS & RAILS
PATTERN: 4X4 POSTS, 1X4 RUNNERS
FINISH: NO. 2 NATURAL (INTERIOR OF ENCLOSURE)

C



MATERIAL: ARBORVITAE
PATTERN: SPACE 3-4' O.C.; 6' TALL MIN.
FINISH: EMERALD GREEN



Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
SA			4	LSI INDUSTRIES, INC.	MRS-LED-24L-SIL-FT-30-700R1-IL		1	14347	1	156	Max: 1335 fcd
WP			1	LSI INDUSTRIES, INC.	MRS-LED-05L-SIL-FT-40-700R1		1	5070	1	35	Max: 523 fcd

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	2.7 fc	5.2 fc	0.5 fc	10.4:1	5.4:1



Catalog #: _____

Project: _____

Prepared By: _____

Date: _____

Mirada Small Area (MRS)

Outdoor LED Area Light



IP66 IK08



OVERVIEW

Lumen Package	6,000 - 24,000
Wattage Range	41 - 196
Efficacy Range (LPW)	112 - 156
Fixture Weight lbs (kg)	20 (9.1)

QUICK LINKS

[Ordering Guide](#)[Performance](#)[Photometrics](#)[Dimensions](#)

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 27 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types 2, 3, 5W, and FT.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377
- Minimum CRI of 70.
- Integral louver (IL) and integral half louver (IH) options available for enhanced backlight control.

Electrical

- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L70 Calculated Life: >60k Hours
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F).
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7.

Installation

- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional B3 drill pattern.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.lsicorp.com/resources/terms-conditions-warranty/> for more information.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- IK08 rated luminaire per IEC 66262 mechanical impact code
- 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/QPL to confirm which versions are qualified.



Mirada Small Wall Sconce

XWS

The Mirada Wall Sconce's sleek design and wide feature set render it ideal for Commercial & Architectural applications such as Schools, Office Buildings, Strip Malls, Automotive Dealerships, Petroleum Stations, New Construction, Renovations & General Purpose Lighting. Multiple lens options let you choose maximum photometric performance, maximum visual comfort or the ideal blend of both.

The silicone lens (SIL) versions provide high lumens per watt and precision photometric control. The visual comfort (VC) clear and diffuse lens options are available in acrylic or polycarbonate materials and feature a large aperture lens with recessed LEDs to minimize brightness and glare. The polycarbonate lens versions come with an IK10 impact rating and can be ordered with tamper proof hardware for high abuse applications. The Mirada Wall Sconce also has a wide variety of CCT selections, controls and options as well as companion area, post top and bollard products making it the ideal solution for almost any wall mount application.

[ASK A QUESTION](#) ▶

Features & Specifications

- Multiple lens options for ideal performance and visual comfort
- Clean, contemporary styling to compliment most building architecture
- Multiple Photometric Distributions
- Battery Backup & Dual Driver Options
- Optional AirLink Bluetooth™ Motion Sensor
- Optional IK10 Impact Rated Polycarbonate Lens
- US & Int'l. patents pending
- 5-year Warranty

MAX LUMENS

8,000

MIN LUMENS

2,000

LIFE SAFETY FEATURES

Battery Backup Cold Weather Battery Backup

COLOR TEMPERATURES

2700, 3000, 3500, 4000, 5000

ADDITIONAL OPTIONS