AGENDA
CITY PLANNING COMMISSION

City Hall - Council Chambers
6131 Taylorsville Road
April 15, 2025
6:00 P.M.

1. Call Meeting To Order

2. Oath of Office

   B. Larry Johnson

3. Roll Call

4. Opening Remarks By The Chair and Commissioners

5. Citizens Comments

6. Swearing of Witnesses

7. Pending Business

   A. None

8. New Business

A. MINOR CHANGE - The applicant, K.E. ROSE, is requesting approval of a Minor Change to construct a 2,000 SF office addition and a 3,200 SF production area addition. Property is located at 4595 Chambersburg Road (Case MC 25-09).

B. BASIC DEVELOPMENT PLAN - The applicant, BREW TEAM OH, is requesting approval of a Basic Development Plan for construction of a 7 Brew Coffee Drive Through. Property is located at 7605 Old Troy Pike (Case BDP 25-10).

9. Additional Business

A. None

10. Approval of Minutes

A. Without objection, the minutes of the March 11, 2025, Planning Commission meeting are approved.

11. Reports and Calendar Review

12. Upcoming Meetings

A. May 13, 2025
June 10, 2025

13. Adjournment

AI-10780 **8. A.**

Planning Commission

Meeting Date: 04/15/2025

Minor Change

Information

Agenda Title

MINOR CHANGE - The applicant, K.E. ROSE, is requesting approval of a Minor Change to construct a 2,000 SF office addition and a 3,200 SF production area addition. Property is located at 4595 Chambersburg Road (Case MC 25-09).

Purpose and Background

Attachments

Staff Report
Decision Record
Application
Drawings
Drawings
Site Plan
Fire Assessment

Memorandum

Staff Report for Meeting of April 15, 2025

To: Huber Heights City Planning Commission

From: Aaron K. Sorrell, City Planner

Date: April 10, 2025

Subject: MC 25-09 K E Rose – Minor Expansion
4695 Chambersburg Road

Department of Planning and Zoning City of Huber Heights

APPLICANT/OWNER:	Erich Rose – Applicant / Owner
DEVELOPMENT NAME:	K E Rose
ADDRESS/LOCATION:	4695 Chambersburg Road
ZONING/ACREAGE:	PC: Planned Commercial / 5.6 acres.
EXISTING LAND USE:	K E Rose Company (commercial use)
ZONING ADJACENT LAND:	PR (Planned Residential) and R4-B
REQUEST:	The applicant requests a minor change approval to construct a 2,000 SF office addition and a 3,200 SF production area addition.
ORIGINAL APPROVAL:	N/A
APPLICABLE HHCC:	Chapter 1171, 1176
CORRESPONDENCE:	In Favor – None Received In Opposition – None Received

STAFF ANALYSIS AND RECOMMENDATION:

Overview
The applicant is requesting a minor change of the PUD to add a 2,000 SF addition to an existing office building, and a 3,200 SF addition to an existing assembly building. The addition to the fabrication building will create four additional work bays.

Applicable Zoning Regulations
The applicable zoning regulations are Chapter 1171 – General Provisions and Chapter 1176 - Planned Commercial District.

1171.11 Changes in the basic and detailed development plans.

A PUD shall be developed only according to the approved and recorded detailed development plan and supporting data together with all recorded amendments and shall be binding on the applicants, their successors, grantees and assigns and shall limit and control the use of premises (including the internal use of buildings and structures) and location of structures in the PUD as set forth therein.

(a) Major Changes. Changes which alter the concept, uses or intent of the PUD including increases in the number of units per acre, change in location or amount of nonresidential land uses, more than 15 percent modification in proportion of housing types, significant redesign of roadways, utilities or drainage, may be approved only by submission of a new basic plan and supporting data in accordance with Sections 1171.03, 1171.04 and 1171.05.

(b) Minor Changes. The Zoning Officer recommends to the Planning Commission approval or disapproval of the minor changes in the PUD. Minor changes are defined as any change not defined as a major change.

Staff Analysis

Conformance With Planned Commercial District Requirements:
Use: Commercial establishments and public garages are permitted uses.

Development Standards:
- The site plan meets all parking and building setback and yard requirements.
- All utilities are below ground.
- The building addition will match the existing building.

Parking and Loading:
- The building expansion will not result in the loss of any parking spaces.

Additional Comments:

Fire: See attached. The Fire Department is requiring an additional fire hydrant be installed within the campus.
City Engineer: The City Engineer had no comments.

Recommendation
Planning staff supports the minor expansion of the existing K E Rose building to create additional office space and assembly areas. Staff recommends approval with the following condition:

1. Applicant shall comply with Fire Department requirements.

Planning Commission Action
Planning Commission may take the following actions with a motion to:
1) Approve the Minor Change with or without conditions;
2) Deny the Minor Change; or
3) Table the application to gather additional information.

HUBER HEIGHTS
Come Grow With Us!

Planning Commission Decision Record

WHEREAS, on Mar 24, 2025, the applicant, K E ROSE, requested approval of a Minor Change to construct a 2,000 SF office addition and a 3,200 SF production area addition. Property is located at 4595 Chambersburg Road, further identified as Parcel Number P70 04008 0023 on the Montgomery County Auditor's Map (Case MC 25-09), and;

WHEREAS, on April 15, 2025, the Planning Commission did meet and fully discuss the details of the request.

NOW, THEREFORE, BEIT RESOLVED that the Planning Commission hereby recommended approval of the request.

moved to approve the request by the applicant, K E Rose, for approval of a Minor Change. Property is located at 4595 Chambersburg Road, further identified as Parcel Number P70 04008 0023 on the Montgomery County Auditor's Map (Case MC 25-09), in accordance with the recommendation of Staff's Memorandum dated April 10, 2025, with the following conditions:

1. Applicant shall comply with Fire Department requirements.

Seconded by Roll call showed: YEAS: NAYS: Motion to recommend approval carried.

_____ _____

Terry Walton, Chair Date
Planning Commission

DEVELOPMENT APPLICATION

CITY OF HUBER HEIGHTS

'25 MAR 24 9:04

RECEIVED
MAR 24 2025
By _____

HUBER HEIGHTS
Come Grow With Us!

PLANNING DEPARTMENT

****

6131 Taylorsville Road
Huber Heights, Ohio 45424

937.233.1423
937.233.1272 (Fax)

****

Application Number MC 25-09
Receipt Number 537705

Date Filed 3/24/25
Amount Paid 150.00

TYPE OF ACTION REQUESTED

Check all that apply. Attach explanations & additional information as required.

- ☐ Annexation & Zoning (Attach original annexation petition to this application.)
- ☐ Annexation Agreement
- ☐ Rezoning to _____
- ☐ Special Use
- ☐ Variance from the Zoning Ordinance
- ☐ Lot Split
- ☐ Final Plat/Replat
- ☐ Preliminary Plat
- ☐ Text Amendment
  - ☐ Zoning Ordinance
  - ☐ Subdivision Regulations
  - ☐ Other
- ☐ Planned Unit Development
  - ☐ Basic Development Plan
  - ☐ Detailed Development Plan
  - ☐ Major Change
  - ☒ Minor Change
- ☐ Other

Cell #
9376025038

Apr 15, 25

APPLICANT INFORMATION

Identify the applicant & contact person on this page. Complete the attachment to list the owner(s) & other parties involved with the application.

	APPLICANT		CONTACT PERSON
Name	Erich Rose	Name	Erich Rose
Address	4595 Chambersburg Road	Address	4595 Chambersburg Road
	Huber Heights, Ohio 45424		Huber Heights, Ohio 45424
Phone	937-236-9702	Phone	937-236-9702
Fax		Fax	
Email	erich@keroseco.com	Email	erich@keroseco.com

PROPERTY INFORMATION

Project Name: K E ROSE BUILDING EXPANSION

Location of property: 4595 CHambersburg RD / 4601 CHambersburg

Book _____ Page _____ Parcel Number(s) P70 04008 0023

Current Zoning: _____ Proposed Zoning: _____

Property Owner's Name: K. Erich Rose Telephone: 937-236-9702

Address: 4595 Chambersburg Road

Total acres included in this application: _____

Type of Development: Residential ___ Commercial X Office ___ Industrial ___ Other ___

Brief description of application request:
OFFICE ADDITION 25x80 TO OFFICE BUILDING
SHOP ADDITION 40x80 TO SOUTH SHOP BUILDING

Applicant's status: Owner X Lessee _____ Purchaser _____ Agent _____

Name of Engineer: _____ Telephone: _____

Attach additional information as required. Please refer to the applicable application submittal checklist.

Applicant's Signature

Applicant's Signature:

K Erick Ros

Printed Name:

The owner of the property, if other than the applicant, must sign this application as evidence of concurrence with the request.

OWNER

Subscribed and sworn to before me this 17th day of March, 2025.

LEAH LANEE PHILLIPS
Notary Public
State of Ohio
My Comm. Expires
October 10, 2027

NOTARY PUBLIC

BY THE ABOVE SIGNATURE, THE APPLICANT HEREBY ATTESTS TO THE TRUTH AND EXACTNESS OF ALL INFORMATION SUPPLIED AND SUBMITTED ON AND WITH THIS APPLICANT. BY THE ABOVE SIGNATURE, THE APPLICANT FURTHERMORE CONSENTS TO BE BOUND BY THIS APPLICATION, BY ANY AGREEMENT MADE BY THE APPLICANT OR ITS AGENT, AND BY ALL DECISIONS MADE BY THE CITY OF HUBER HEIGHTS RELATING TO AND IN CONNECTION WITH APPLICATION AND REQUESTS.

= = = =

ADDITIONAL CONTACT INFORMATION

PROPERTY OWNER

Name: K Enid Rose
Address: 4555 Chambersburg
Huber Heights OH
Phone:
Fax:
Email:

AGENT

Name:
Address:
Phone:
Fax:
Email:

ATTORNEY

Name:
Address:
Phone:
Fax:
Email:

DEVELOPER

Name: Dryden Builders
Address: 1741 Thomas Ave Ply
Dayton, OH 45459
Phone:
Fax:
Email:

LAND PLANNER

Name:
Address:
Phone:
Fax:
Email:

ENGINEER

Name: Dennis Beatty Architect
Address: 1900 First Ave
Middletown, OH 45044
Phone:
Fax:
Email:

LANDSCAPE ARCHITECT

Name:
Address:
Phone:
Fax:
Email:

OTHER

Name:
Address:
Phone:
Fax:
Email:

STATEMENT OF APPLICANT OBLIGATION FOR PAYMENT
OR CERTAIN PROFESSIONAL COSTS AND EXPENSES

The Applicant is obligated by Ordinance 87-O-231 to pay the City of Huber Heights ("City") for all costs and expenses incurred by the City if this application or request causes the City to incur extra expenses for professional analysis or other services by persons or organizations not part of the full-time City staff.

The payment of expenses and costs referred to in this statement shall be made to the City of Huber Heights in accordance with the then current administrative policy for such payment. An application or request may require funds to be deposited in advance with the City for such costs and expenses. The payment of such costs and expenses shall be in addition to any other application fee required by the City. The person whose signature appears below as Applicant states that she/he has full and complete authority to agree to, bind and obligate the Applicant to pay the costs and expenses referred to in this statement and to fully comply with the above statement.

By the signature below, the Applicant herein states she/he has fully and completely read the above statement, understands the above statement, and agrees to fully comply with the above statement.

_____ By: _____
Witness Applicant's Signature

_____ Date: 3-17-25
Witness

Project: _____

The undersigned, owner(s) of the certain real property described in the attached Exhibit "A" (the "Property"), do hereby appoint and expressly grant full authority to _____ to act as the sole agent of and on behalf of the undersigned in all matters related to and in connection with the attached Development Application. The undersigned hereby consents and agrees to be bound by the application, by any agreement made by the herein named agent with the City of Huber Heights in connection with this same case, and by all decisions made by the City in connection with this same case.

_____ _____
Owner's Signature Owner's Signature

K Erick Rose _____
Printed Name Printed Name

Sworn to before me and subscribed in my presence by the said

Karl Erick Rose on this 17th day of March, 2025.

LEAH LANEE PHILLIPS
Notary Public
State of Ohio
My Comm. Expires
October 10, 2027

_____
Notary Public

4595 Chambersburg Rd
Huber Heights OH 45424

PH: (937) 236-9702
FAX: (937) 236-9783

Serving All Your Upfitting Needs

3/15/25

City of Huber Heights
6131 Taylorsville Rd.
Huber Heights, Oh 45424

RE: Proposed expansion

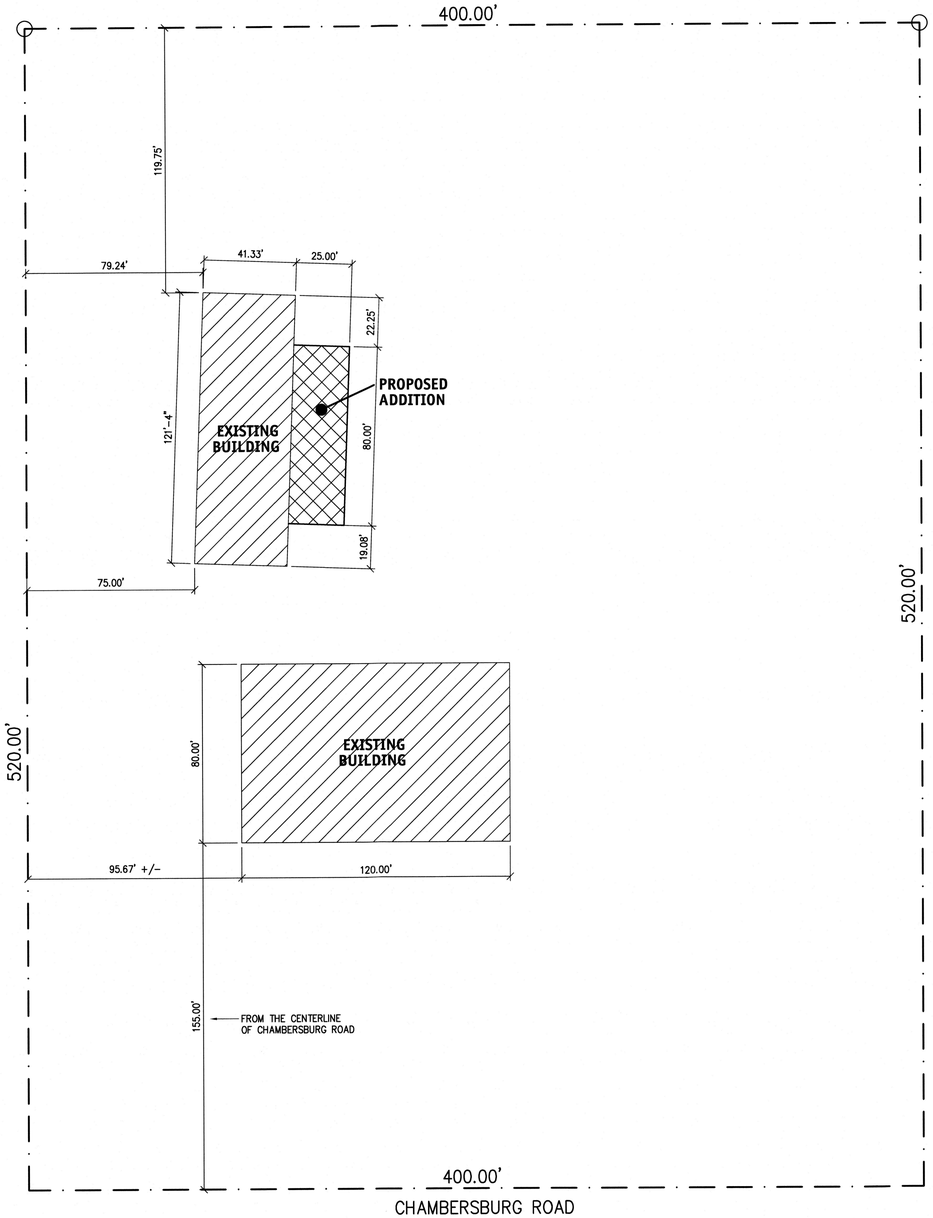
The K. E. Rose Co. LTD has been serving the community from Huber Heights since 1986 and have been at our current location since 1998. Currently we employ 45 full time and 2 part time people with an annual payroll of approximately $2,200,000.00. K. E. Rose serves the vehicle upfitting industry which includes public safety, law enforcement, fire, public works, truck dealers and contractors. Some of the services we provide entail custom design, engineering and installation of components to furnish a completed vehicle for its particular vocation.

The K. E. Rose Co has experienced continuous and sustained growth in the segments we cater and has provided once again the opportunity to expand our business to better enable us to serve our market. The needs placed upon our company require further expansion of our facility and additional personnel. We anticipate adding at least 5 additional personnel with an additional payroll of approx. $200000 per year once the expansion is completed and implemented. K. E. Rose Co is proposing to add 3200 sq ft addition to existing building south shop building. The project will require the installation of a fire sprinkler suppression system and supporting water main extension to accommodate. The proposed building will allow us the space to expand our upfitting of public works vehicles.

In addition we are proposing adding a 25x80 addition to our current office building to provide more office space for personnel. K. E. Rose Co has always attempted to maintain a desirable image in the community by maintaining a neat landscape appearance and concrete parking/driveway. The areas affected will be professionally landscaped and be consistent with the current landscaping while maintaining the same character. We will continue to conform to all zoning regulations. K E Rose Co does not anticipate need to expand any parking. Work performed on our site is not detrimental to neighborhood and does not produce excessive traffic, noise, smoke, fumes, glare or odors. The company has proven to be an asset to the community and contributes to many local organizations. K. E. Rose Co. is respectfully requesting your approval and allow us to continue to serve our growing market while meeting the future needs of its customers.

Sincerely

K. Erich Rose
President/Owner



SITE PLAN

1/32"=1'-0"

WHILE EVERY ATTEMPT HAS BEEN MADE TO AVOID MISTAKES IN THE PREPARATIONS OF THESE PLANS THE AUTHOR CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR ON THE PROJECT MUST REVIEW ALL PLANS & CHECK ALL DIMENSIONS AND DETAILS AND REPORT ANY DISCREPANCIES BEFORE THE START OF CONSTRUCTION OR THE ORDERING OF ANY MATERIALS

OFFICE ADDITION

K. E. ROSE COMPANY

4595 CHAMBERSBURG ROAD
HUBER HEIGHTS, OHIO 45424

INDEX OF DRAWINGS

CS-0 SITE PLAN & COSTRUCTION NOTES
A-1 FLOOR & REFLECTED CEILING PLAN
A-2 FOUNDATION & FLOOR FRAMING PLAN
A-3 WALL SECTIONS
A-4 EXTERIOR ELEVATIONS
P-1 PLUMBING PLAN
M-1 MECHANICAL PLAN
E-2 ELECTRICAL POWER & LIGTHING PLANS

PROJECT INFORMATION

2024 O.B.C. CODE

USE GROUP : (Per O.B.C. Section 302)	"B" BUSINESS
CONSTRUCTION TYPE: (Per O.B.C. Table 503)	3-B
REQUIRED EXITS (Per O.B.C. SEC 1015	REQUIRED = 2 EXIT - MIN. 36" WIDTH PROVIDED = 2 EXIT - MIN. 36" WIDTH
FLOOR AREA : (Per O.B.C. Table 503)	ALLOWABLE = 19,000 SQ. FT. PROPOSED = 2,000 SQ. FT. EXISTING = 5,015 SQ. FT.
OCCUPANT LOAD : (Per O.B.C. SECTION 1004.1.1)	2,000 SQ. FT. DIVIDED BY 100 = 20 PERSONS 5,015 SQ. FT. DIVIDED BY 100 = 51 PERSONS 7,015 SQ. FT. DIVIDED BY 100 = 71 PERSONS TOTAL
SPRINKLER SYSTEM (Per O.B.C. SECTION 903.2)	NO SPRINKLER SYSTEM
ALLOWABLE BUILDING HEIGHT : (Per O.B.C. Section 504.4)	EXISTING = 1 STORY

GENERAL NOTES:

1. DO NOT SCALE DRAWINGS.
2. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, PLAN, LAYOUT, AND DIMENSIONS. REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE BEGINNING NEW WORK.
3. WHEN +/- DIMENSIONS ARE GIVEN THEY SHALL BE CONSIDERED VARIABLE TO ALLOW FOR EXISTING CONDITIONS. ALL OTHER DIMENSIONS SHALL BE CONSIDERED FIXED UNLESS APPROVED BY THE ARCHITECT.
4. ALL COLUMNS ARE DIMENSIONED TO THE CENTERLINE OF THE COLUMN.
5. ALL SEALANT AND CAULKING SHALL BE ONE OF THE FOLLOWING OR SIMILAR APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION:
   - ACRYLIC LATEX CAULK- FOR JOINTS TO BE COVERED WITH LATEX BASE FINISH COAT.
   - SILICON OR POLYURETHANE- FOR JOINTS BETWEEN DIS-SIMILAR MATERIALS. BACK-UP MATERIAL SHALL BE A CLOSED CELL POLYETHYLENE FOAM AND THE JOINT SHOULD NOT EXCEED A DEPTH OF 3/8".
   - ALL SEALANT AND CAULKING AND WORKMANSHIP SHALL COMPLY WITH ASTM COMMITTEE C-24 STANDARD GUIDE FOR THE USE OF CHEMICALLING CURING ELASTOMERIC SEALANT."
6. ALL FINISH COLORS OF WALLS, TRIM, DOORS, SHALL BE APPROVED BY OWNER.

LOADS

DESIGNED FOR SOIL BEARING CAPACITY ——— 1,500 PSF
DESIGNED ROOF SNOW LOAD ——— #25 PSF (GROUND SNOW)
DESIGNED FLOOR LOAD (CONC. SLAB) ——— #125 PSF
DESIGNED WIND LOAD #22.5 PSF(115 MPH) ULTIMATE EXPOSURE B

RECEIVED
MAR 24 2025
By MC 25-09A

STATE OF OHIO · DENNIS R. BEATTY 10919 · REGISTERED ARCHITECT
Dennis R Beatty, License #10919
Expiration Date 12/31/2025

Revisions:

Dennis R. Beatty
architect
1900 FIRST AVENUE
MIDDLETOWN, OHIO 45044
Tel : 513/424-8383 Fax : 513/424-8343
email : architect@cinci.rr.com

▪ Residential ▪ Commercial ▪ Industrial

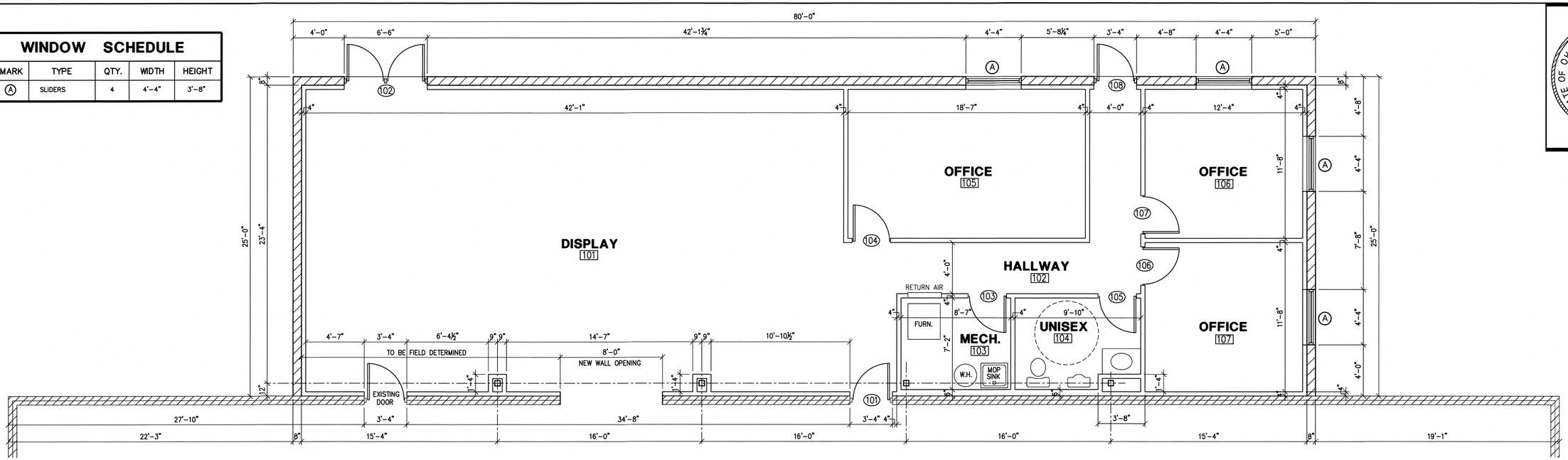
OFFICE ADDITION
K. E. ROSE COMPANY
4595 CHAMBERSBURG ROAD
HUBER HEIGHTS, OHIO 45424

SITE PLAN

Date:	3-14-2025
Scale:	As Noted
Drawn:	S.F.
Check:	D.B.
Job:	24126
Sheet Number:	CS-0

WINDOW SCHEDULE

MARK	TYPE	QTY.	WIDTH	HEIGHT
(A)	SLIDERS	4	4'-4"	3'-8"



EXISTING BUILDING

FLOOR PLAN

1/4"=1'-0"

EXISTING BUILDING

CODE NOTES

1.) THE MINIMUM REQUIRED WIDTH OF PASSAGEWAYS, AISLE ACCESS WAYS, AISLES OR CORRIDORS SHALL BE 36 INCHES FOR OCCUPANT LOAD DESCRIBED.

2.) THE MINIMUM REQUIRED LENGTH OF DEAD END PASSAGEWAYS OR CORRIDORS SHALL NOT BE MORE THAN 20 FEET.

3.) LOCKS & LATCHES: ALL MEANS OF EGRESS DOORS WILL BE READILY OPENABLE FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE w/OUT THE USE OF A KEY OR SPECIAL KNOW-LEGDE OR EFFORT.

4.) ALL MEANS OF EGRESS WILL BE EQUIPPED WITH ARTIFICIAL LIGHTING WHICH WILL PROVIDE NOT LESS THAN ONE (1) FOOT CANDLE AT FLOOR LEVEL.

5.) ALL MEANS OF EGRESS DOORS WILL BE THE SIDE-SWINGING TYPE. ALL DOORS SHALL SWING IN THE DIRECTION OF EGRESS WHERE SERVING AN OCCUPANT LOAD OF 50 OR MORE PERSONS.

6.) INTERIOR FINISH FOR WALLS AND FLOORS SHALL COMPLY WITH SECTIONS 803 & 805

7.) EXIT SIGNS ARE REQUIRED AT ALL EXIT DOORS.

8.) EXIT SIGNS SHALL HAVE RED LETTERS AT LEAST 6 INCHES HIGH.

9.) FIRE EXTINGUISHERS SHALL BE LOCATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL FIRE OFFICIAL.

10.) ALARM SYSTEM IS NOT REQUIRED (UNLESS NOTED OTHERWISE BY THE OWNER)

11.) OCCUPANT LOAD SIGN SHALL BE INSTALLED AND MAINTAINED IN A LEDGIBLE MANNER BY THE OWNER. THE SIGN SHALL BE DURABLE AND INDICATE THE NUMBER OF OCCUPANTS PERMITTED.

12.) WALKING SURFACES ALONG THE MEANS OF EGRESS SHALL HAVE A SLIP-RESISTANT SURFACE SECURELY ATTACHED TO THE CONCRETE FLOOR. IF DIFFERENT THAN CONCRETE

ROOM FINISH SCHEDULE

	ROOM NAME	FLOOR	BASE	WALLS NORTH	WALLS SOUTH	WALLS EAST	WALLS WEST	CEILING
101	DISPLAY	EC	RB	PD	PD	PD	PD	DP
102	HALLWAY	EC	RB	PD	PD	PD	PD	DP
103	MECHANICAL	EC	RB	PD	PD	PD	PD	DP
104	UNISEX RESTROOM	EC	RB	PD	PD	PD	PD	DP
105	OFFICE	EC	RB	PD	PD	PD	PD	DP
106	OFFICE	EC	RB	PD	PD	PD	PD	DP
107	OFFICE	EC	RB	PD	PD	PD	PD	DP

MATERIALS / FINISHES

EC - EXPOCY CONCRETE PD - PAINTED DRYWALL RB - 4" RUBBER BASE DP - DROP PANELS

DOOR SCHEDULE

	DOOR SIZE	DOOR TYPE	DOOR MAT'L	DOOR FINISH	FRAME MAT'L	FRAME FINISH	WEATHER STRIP	THRESHOLD	FIRE RTG.	HARDWARE	REMARKS / NOTES
101	3'-0" W x 7'-0" H	A	WOOD	PAINT	WOOD	PAINT	NO	NO	–	2	
102	2-3'-0" W x 7'-0" H	B	STEEL	PAINT	STEEL	PAINT	YES	YES	–	5	CENTER KNOCK OUT POST
103	3'-0" W x 7'-0" H	B	WOOD	PAINT	WOOD	PAINT	NO	NO	–	2	SHOP PAINT
104	3'-0" W x 7'-0" H	B	WOOD	PAINT	WOOD	PAINT	NO	NO	–	2	
105	3'-0" W x 7'-0" H	B	WOOD	PAINT	WOOD	PAINT	NO	NO	–	2	
106	3'-0" W x 7'-0" H	B	WOOD	PAINT	WOOD	PAINT	NO	NO	–	2	
107	3'-0" W x 7'-0" H	B	WOOD	PAINT	WOOD	PAINT	–	–	–	2	
108	3'-0" W x 7'-0" H	B	STEEL	PAINT	STEEL	PAINT	NO	NO	–	5	SHOP PAINT

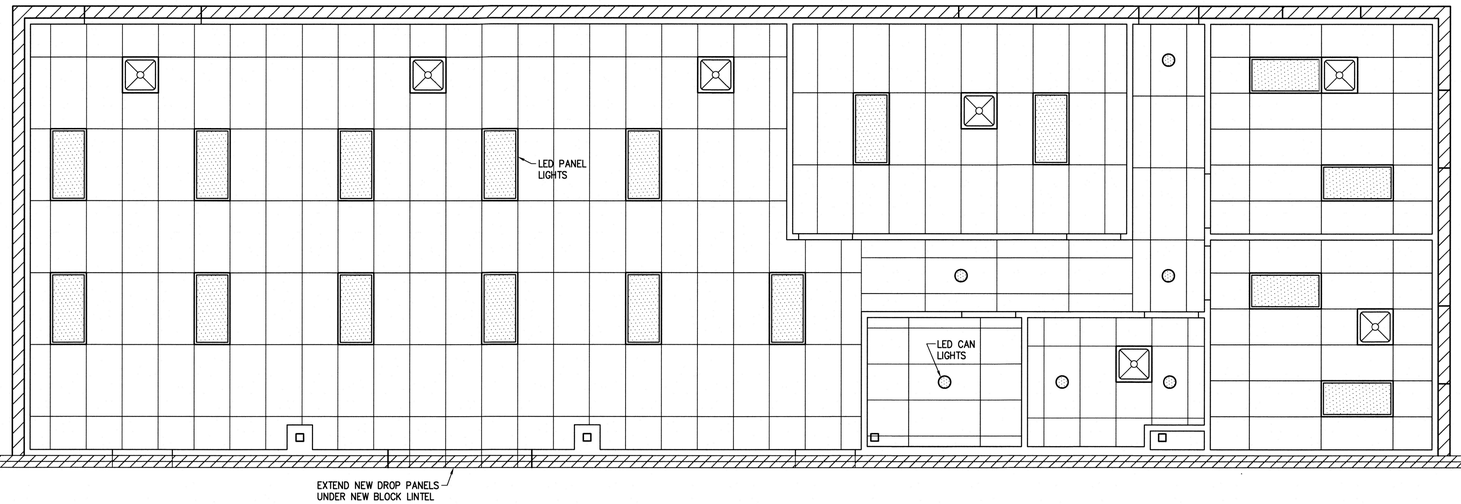
EXISTING BUILDING

DOOR NOTES

1. PROVIDE FLOOR MOUNTED DOOR STOPS AT EACH DOOR.
2. EXIT DOOR HARDWARE IS TO BE OPERABLE WITHOUT KEY OR 'SPECIAL KNOWLEDGE OR EFFORT' PER BUILDING CODES.
3. PROVIDE 3 HINGES AND 3 SILENCERS PER DOOR.
4. CLOSERS, WHERE REQUIRED, ARE TO HAVE OPENING FORCE NOT TO EXCEED 5 LBS. WITH EXCEPTION OF FIRE RATED DOORS WHICH ARE NOT TO EXCEED 15 POUNDS.
5. THRESHOLDS SHALL NOT BE GREATER THAN 1/2" IN TOTAL HEIGHT WITH THE LEADING EDGE SLOPED AT ANGLE NOT MORE THAN 45 DEGREES SO THAT NO SINGLE VERTICAL CHANGE IS OVER 1/4", PER ANSI/1CC 117.1
6. DOUBLE ENTRY DOORS TO MEET ANSI/ICC 117.1 ARTICLE 404

HARDWARE SETS - ALL TO MEET ANSI/ICC 117.1 REQUIREMENTS

1. LEVER HANDLES PASSAGE
2. LEVER HANDLES PASSAGE CLOSURE
3. LEVER HANDLES PRIVACY LOCK
4. LEVER HANDLES LOCK
5. LEVER HANDLES KEY LOCK (OUTSIDE) CLOSURE
6 INDOOR SLIDE LOCK

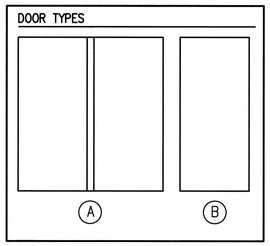


REFLECTED CEILING PLAN

1/4"=1'-0"

EXISTING BUILDING

DOOR TYPES



WALL LEGEND

2x4 WOOD STUD WALLS

MASONRY WALLS

STATE OF OHIO
DENNIS R. BEATTY
10919
REGISTERED ARCHITECT
Dennis R Beatty, License #10919
Expiration Date 12/31/2025

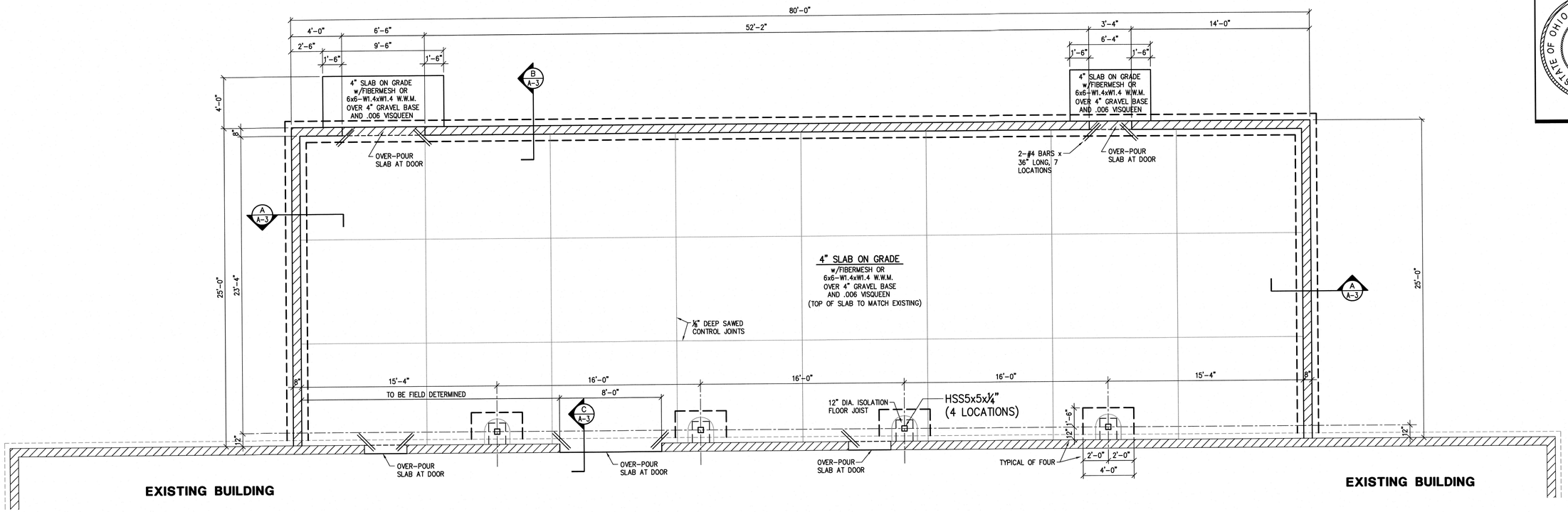
Revisions:

Dennis R. Beatty
architect
1900 FIRST AVENUE
MIDDLETOWN, OHIO 45044
Tel : 513/424-8383 Fax : 513/424-8343
email : architect@cinci.rr.com
• Residential • Commercial • Industrial

OFFICE ADDITION
K. E. ROSE COMPANY
4595 CHAMBERSBURG ROAD
HUBER HEIGHTS, OHIO 45424

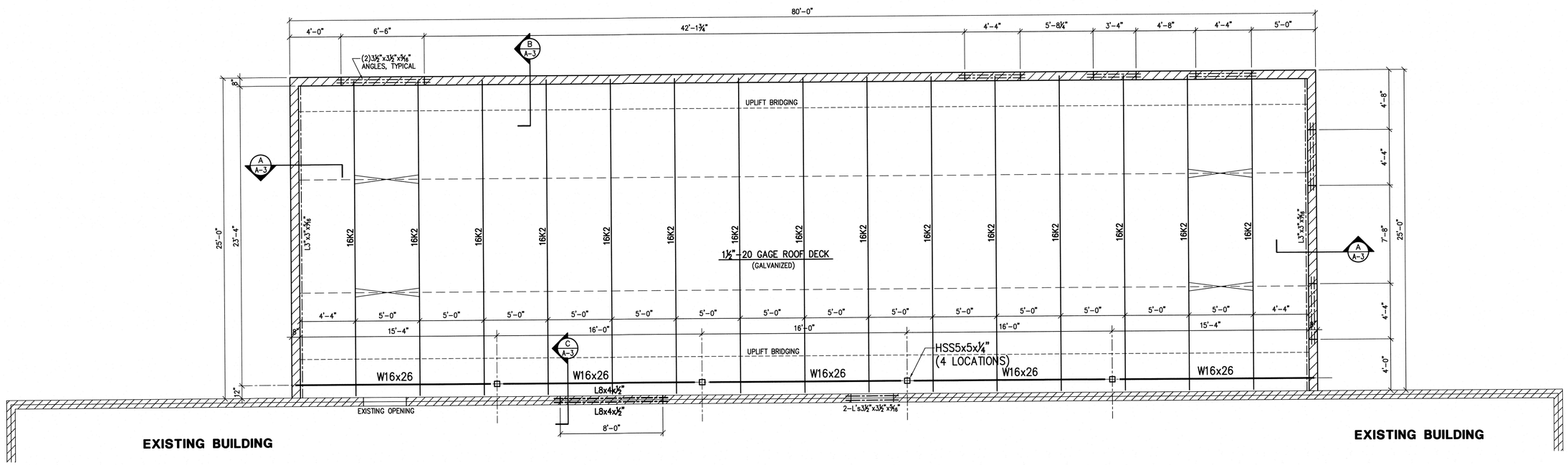
FLOOR PLAN
REFLECTED
CEILING PLAN

Date: 3-14-2025
Scale: As Noted
Drawn: S.F.
Check: D.B.
Job: 24126
Sheet Number:
A-1



FOUNDATION PLAN

1/4"=1'-0"



ROOF FRAMING PLAN

1/4"=1'-0"

STATE OF OHIO
DENNIS R. BEATTY
10919
REGISTERED ARCHITECT
Dennis R Beatty, License #10919
Expiration Date 12/31/2025

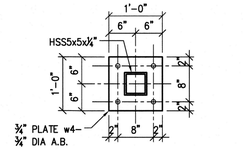
Revisions:

Dennis R. Beatty
architect
1900 FIRST AVENUE
MIDDLETOWN, OHIO 45044
Tel : 513/424-8383 Fax : 513/424-8343
email : architect@cinci.rr.com
▪ Residential ▪ Commercial ▪ Industrial

OFFICE ADDITION
K. E. ROSE COMPANY
4595 CHAMBERSBURG ROAD
HUBER HEIGHTS, OHIO 45424

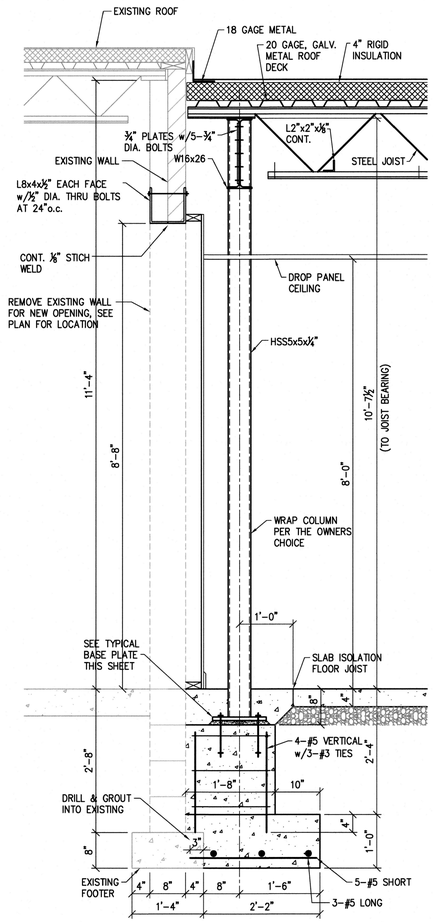
FOUNDATION PLAN
ROOF FRAMING PLAN

Date:	3-14-2025
Scale:	As Noted
Drawn:	S.F.
Check:	D.B.
Job:	24126
Sheet Number:	A-2



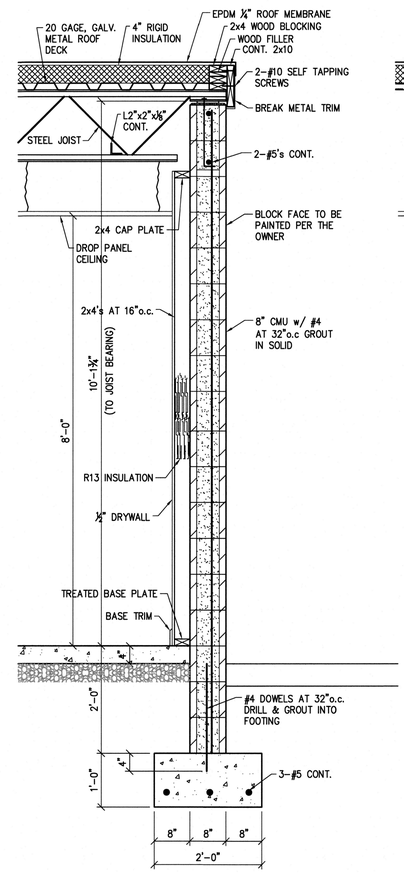
TYP. BASE PLATE

3/4"=1'-0"



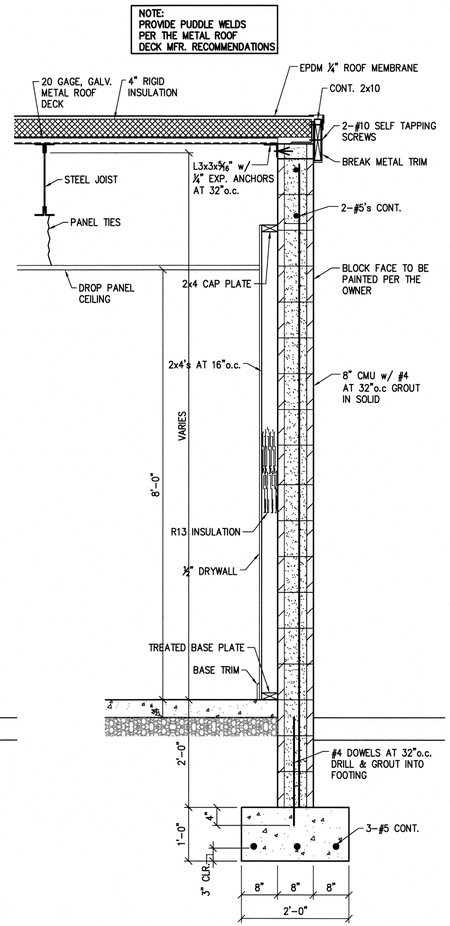
SECTION C

3/4"=1'-0"



SECTION B

3/4"=1'-0"



SECTION A

3/4"=1'-0"

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WALL SECTIONS

Date: 3-14-2025
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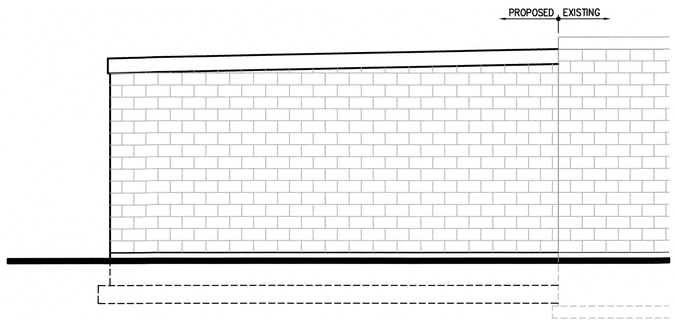
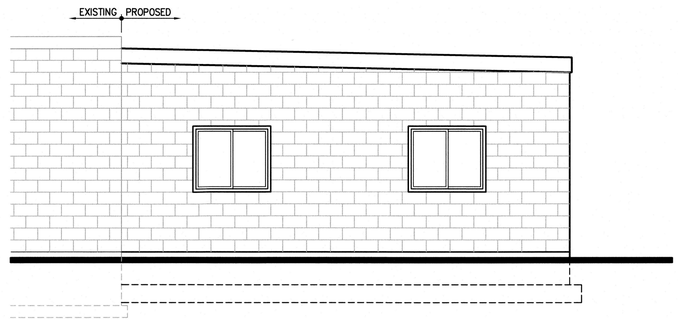


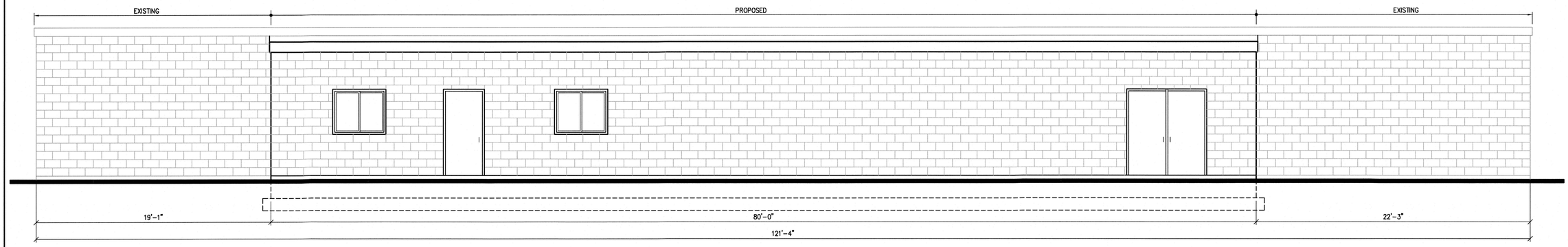
NORTH ELEVATION

1/4"=1'-0"



SOUTH ELEVATION

1/4"=1'-0"



EAST ELEVATION

1/4"=1'-0"

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EXTERIOR ELEVATIONS

Date:	3-14-2025
Scale:	As Noted
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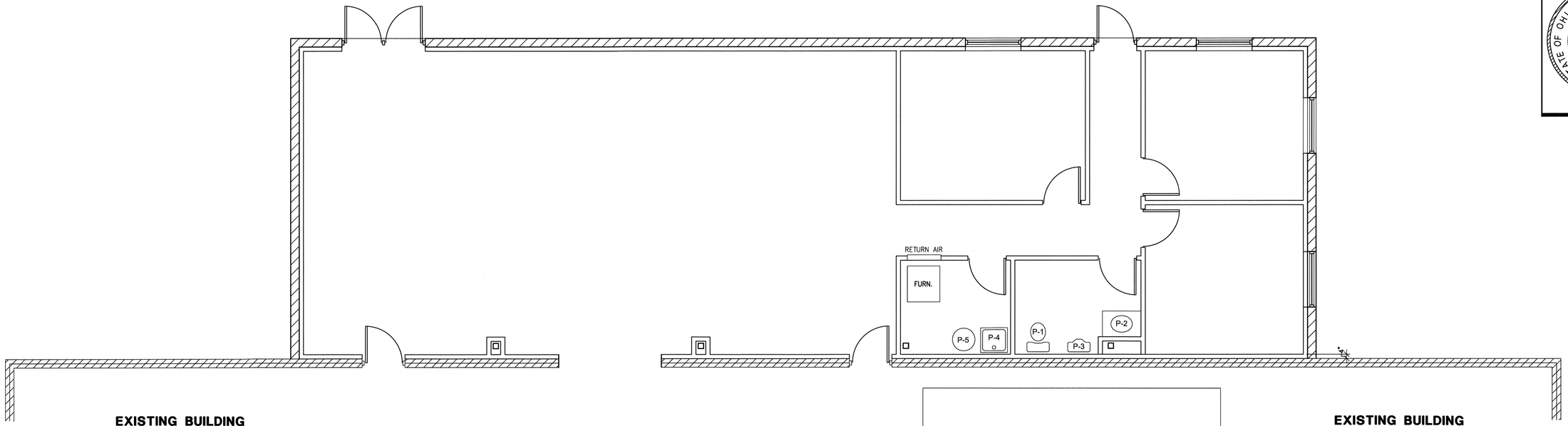


EXISTING BUILDING

EXISTING BUILDING

WITHIN THIS BOX THERE ARE TWO EXISTING HANDICAPPED RESTROOMS ONE MEN AND ONE WOMEN

PLUMBING PLAN

1/4"=1'-0"

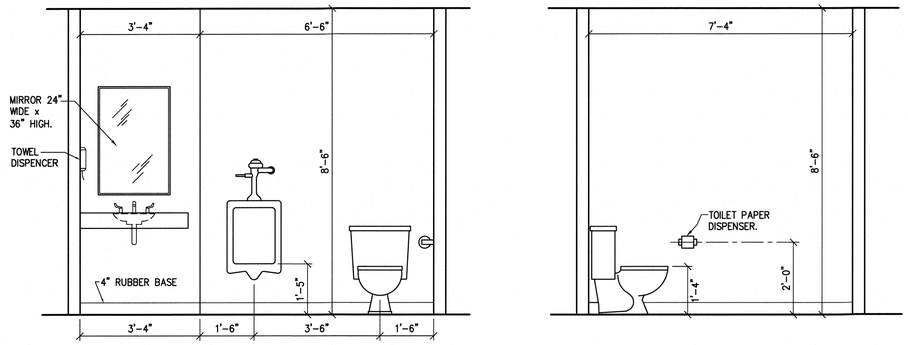
Plumbing Notes

1. Provide tempered water at lavatories, limiting temperature of handwashing facilities to between 85°F & 110°F by use of an ASSE 1070 approved temperature limiting device.
2. Install 0.5 GPM aerators on all public lavatory faucets per Section 604.4 OPC.

Fixture Schedule	
Item	Description
P-1	TOILET
P-2	LAVORITORY
P-3	URINAL
P-4	(MOP) SINK
P-5	WATER HEATER

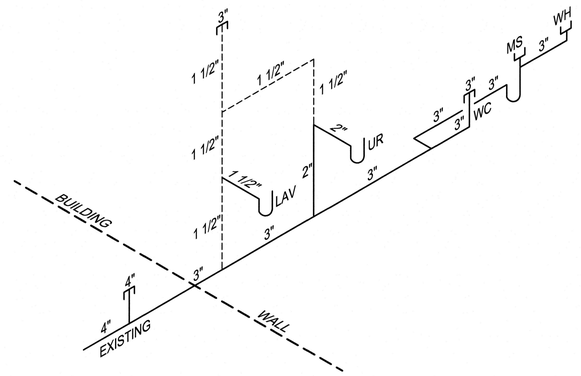
PLUMBING FIXTURES REQUIRED TABLE 2902.1

	REQUIRED	PROVIDED
TOILETS	1	1
LAVATORIES	1	1
UNRINALS	0	1
UTILITY SINK	0	1
WATER HEATER	0	1



UNISEX RESTROOM

1/2"=1'-0"



PLUMBING ISOMETRIC

NOT-TO-SCALE

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PLUMBING PLAN

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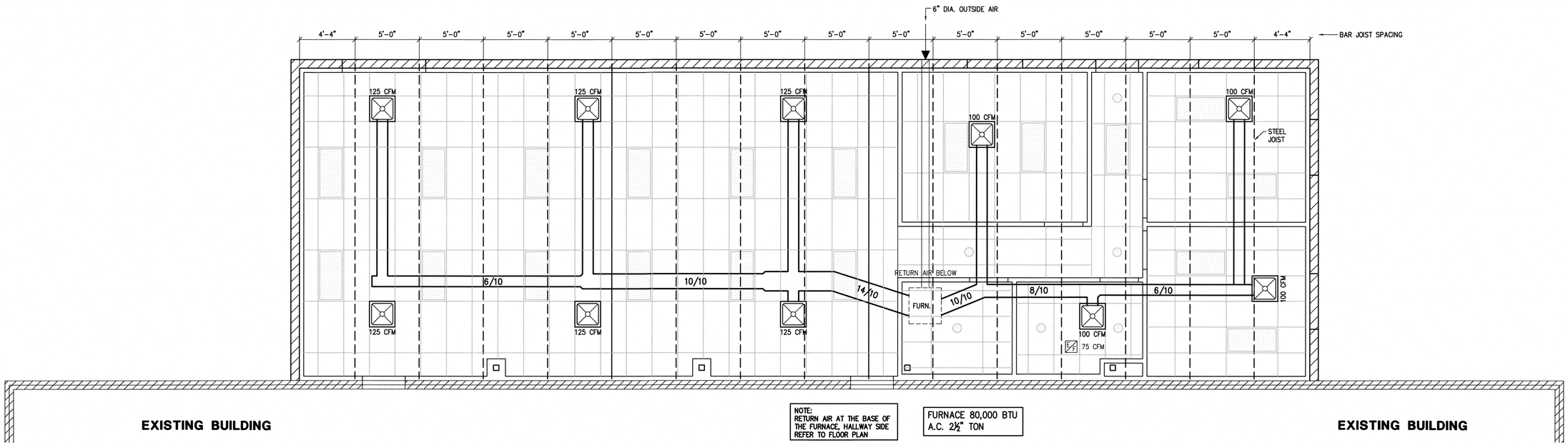

NOTE:
RETURN AIR AT THE BASE OF THE FURNACE, HALLWAY SIDE REFER TO FLOOR PLAN

FURNACE 80,000 BTU
A.C. 2½" TON

MECHANICAL PLAN

1/4"=1'-0"

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MECHANICAL PLAN

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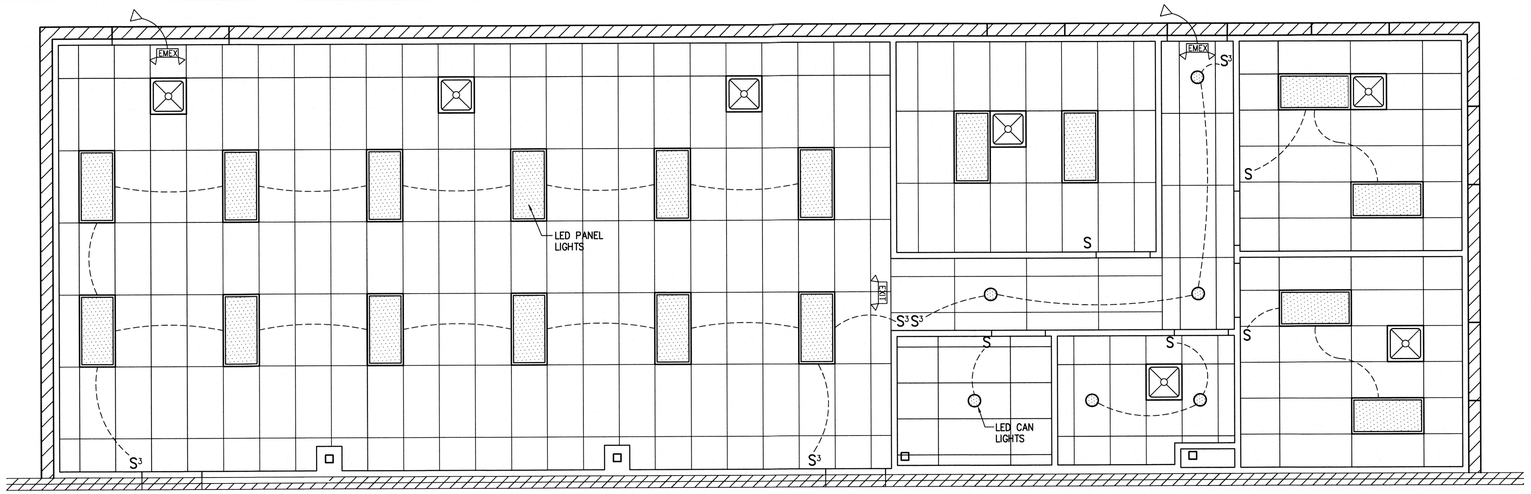
ELECTRICAL NOTES - 2024 NEC CODE

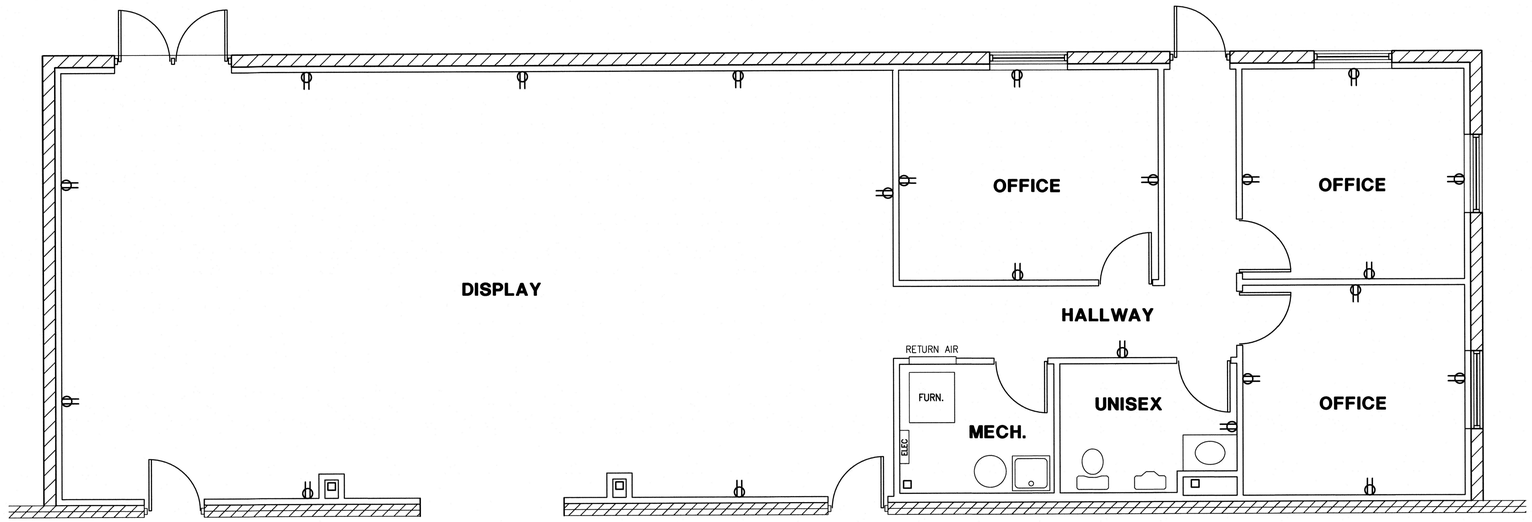
1) ALL NEW ELECTRICAL CONDUIT SHALL BE SURFACE MOUNTED AND CONNECT TO NEW LIGHTING & OUTLETS
2) CODES AND STANDARDS: ALL ELECTRICAL WORK SHALL BE IN STRICT COMPLIANCE WITH THE NATIONAL ELECTRIC CODE, THE LOCAL ELECTRIC CODE AND POWER COMPANY, AND THE STATE ACCESSIBILITY CODES. ALL MATERIALS SHALL BE NEW AND FREE OF DEFECTS, AND SHALL BEAR THE UNDERWRITER'S LABEL.
3) CONTRACTOR SHALL THOROUGHLY INVESTIGATE THE JOB SITE BEFORE SUBMITTING BIDS. NO CHANGES WILL BE ALLOWED IN CONTRACT PRICE FOR WORK REQUIRED TO COMPLY WITH EXISTING CONDITION.
4) ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. PROVIDE ALL MATERIAL, LABOR AND EQUIPMENT FOR A COMPLETE, SAFE AND PROPERLY OPERATING ELECTRICAL SYSTEM.
5) THE ELECTRICAL CONTRACTOR SHALL INCLUDE IN HIS WORK AND PRICE ANY INCIDENTAL APPARATUS, APPLIANCES, MATERIAL, LABOR AND SERVICES NECESSARY TO MAKE WORK COMPLETE IN ALL RESPECTS. NECESSARY AND OBVIOUSLY REQUIRED ELECTRICAL ITEMS THAT ARE NOT SHOWN ON THE DRAWINGS DOES NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PROVIDE A COMPLETE, FULLY OPERATIONAL AND SAFE ELECTRICAL SYSTEM FOR THE BID PRICE.
6) IN GENERAL, PLANS SHOULD NOT BE SCALED. COORDINATE ALL ELECTRICAL WORK WITH OTHER TRADES.
7) LOAD DATA IS BASED ON AVAILABLE INFORMATION AT TIME OF DESIGN. THE CONTRACTOR SHALL VERIFY ALL EQUIPMENT LOADS, AND NOTIFY ARCHITECT OF ANY CONFLICTS.
8) ELECTRICAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMIT FEES.
9) ELECTRICAL CONTRACTOR SHALL CLEAN-UP AND REMOVE DAILY ALL TRASH ASSOCIATED WITH HIS WORK. FAILURE TO DO SO MAY RESULT IN THE WORK BEING DONE BY THE OWNER WITH RESULTANT BACK CHARGES.
10) ELECTRICAL CONTRACTOR SHALL PROVIDE ALL TEMPORARY POWER AND LIGHTING AS REQUIRED BY OWNER AND OTHER TRADES FOR THE DURATION OF THE PROJECT.
11) ELECTRICAL CONTRACTOR SHALL SUBMIT SPECIFICATIONS FOR ANY EQUIPMENT USED OTHER THAN THAT CALLED OUT IN FIXTURE SCHEDULE. (OWNER APPROVAL IS REQUIRED FOR ANY DEVIATIONS FROM PLAN.)
12) ALL TEMPERATURE CONTROL WIRING BY OTHERS.
13) ALL TELEPHONE WIRING AND ANY OTHER DATA, COMMUNICATION, OR SECURITY WIRING TO BE BY OTHERS.
14) ELECTRICAL CONTRACTOR SHALL VERIFY SUITABILITY OF ALL ELECTRICAL EQUIPMENT AND ASSOCIATED WIRING MATERIALS AND INSTALLATION METHODS USED IN CONSTRUCTION IN THE VARIOUS LOCATIONS PRIOR TO THEIR INSTALLATION.
15) CONTRACTOR TO REMOVE ALL UNUSED CONDUIT, WIRING OR ANY OTHER COMPONENTS NOT USED AND DISPOSE OF SAME.
16) ELECTRICAL SERVICE IS A 100 AMP, 120/240 VOLT, 1 PHASE, 3 WIRE.
17) ALL ELECTRICAL WORK SHALL BE INSTALLED SO AS TO BE READILY ACCESSIBLE FOR OPERATING, SERVICING, MAINTAINING AND REPAIRING. HANGERS SHALL INCLUDE ALL MISCELLANEOUS STEEL, SUCH AS CHANNELS, RODS, ETC., NECESSARY FOR THE INSTALLATION OF THE WORK AND SHALL BE FASTENED TO STEEL, CONCRETE OR MASONRY BUT NOT TO PIPING. HANGERS AND SUPPORT SYSTEMS ARE AN INTEGRAL PART OF THE VISUAL ENVIRONMENT, ALL HANGERS AND SUPPORTS EXPOSED TO THE PUBLIC VIEW, FROM SURROUNDING AREAS, OR FROM ABOVE, MUST BE SHOWN IN DETAIL ON PLANS SUBMITTED TO ARCHITECT FOR REVIEW, AND ARE SUBJECT TO APPROVAL FOR APPEARANCE. ALL HANGERS MUST BE UNIFORMLY SPACED AND NEATLY INSTALLED, WITH NO EXCESS MATERIAL BEYOND WHAT IS REQUIRED FOR THE SUPPORT FUNCTION. SELECT ACCESSORIES AND HARDWARE FOR A SMOOTH, NEAT FINISHED APPEARANCE. ALL CONDUIT SHALL BE CONCEALED WHERE POSSIBLE. EXPOSED CONDUIT SHALL BE IN STRAIGHT LINES PARALLEL WITH, RIGHT ANGLES, COLUMN LINES OR BEAMS AND SEPARATED BY AT LEAST THREE INCHES FROM WATER LINES WHENEVER THEY RUN ALONG SIDE OR ACROSS SUCH LINES. CONDUCTORS SHALL BE IN CONDUIT, DUCTS OR APPROVED RACEWAYS. ALL EXPOSED CONDUIT AND ASSOCIATED SUPPORTS MUST BE PAINTED TO MATCH EXISTING.
18) MOTORS MUST BE DESIGNED TO LATEST NEMA STANDARDS. MOTORS RATED LESS THAN 1/2 HP SHALL BE 120 VOLT, SINGLE PHASE.
19) LIGHTING LOADS SHALL BE COMPUTED BASED ON LAMP WATTAGE FOR INCANDESCENT LOADS. FOR FLUORESCENT LOADS, USE RATED LAMP WATTAGE PLUS BALLAST LOSS, AND ADD A 10% POWER FACTOR CORRECTION ROUNDED OFF AT THE NEAREST 25 VA.
20) BASE EQUIPMENT CONNECTED LOADS ON NAME PLATE VOLT-AMPERES.
21) CONDUCTORS: BRANCH CIRCUIT CONDUCTORS SHALL BE (#12 UNLESS OTHERWISE NOTED) THWN COPPER. NO ALUMINUM SHALL BE PERMITTED UNLESS SPECIFICALLY NOTED OTHERWISE. ALL BRANCH CIRCUITS SHALL BE WIRED WITH COLOR-CODED WIRE WITH THE SAME COLOR USED FOR A PHASE THROUGHOUT. COLOR-CODE SHALL BE AS FOLLOWS: PHASE A- BLACK; PHASE B-RED; PHASE C-BLUE; NEUTRAL- WHITE; GROUND- GREEN.
22) THE FACILITIES AND EQUIPMENT REQUIRED TO PROVIDE ALL ELECTRIC POWER FOR CONSTRUCTION, LIGHTING, BALANCING AND TESTING CONSUMED PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE PROVIDED BY THE OWNER.
23) ALL WIRING SERVICES SHALL BE SPECIFICATION GRADE. SWITCHES SHALL BE QUIET TYPE. RECEPTACLES SHALL HAVE A GROUND TERMINAL.
24) UPON COMPLETION OF WORK, CORRECT ALL PANEL BOARD CIRCUIT DIRECTORY CARDS TO REFLECT AS-BUILT CONDITIONS. A SET OF AS-BUILT DRAWINGS SHALL BE PREPARED AND TURNED OVER TO THE ARCHITECT.
25) ALL LIGHT FIXTURES SHALL BE FURNISHED COMPLETE WITH LAMPS, AND ALL NECESSARY MOUNTING HARDWARE, HANGERS AND TRIM. LIGHT FIXTURES SHALL BE BID AS SPECIFIED IN THE LIGHT FIXTURE SCHEDULE.
26) ALL BRANCH CIRCUITS SHALL MEET NEC 210.
27) PROVIDE EMERGENCY HEADS ON THE EXTERIOR OF THE BUILDING AT ALL REQUIRED EXITS.
28) HVAC UNIT ARE EXISTING.



EXISTING BUILDING

ELECTRICAL LIGTHING PLAN

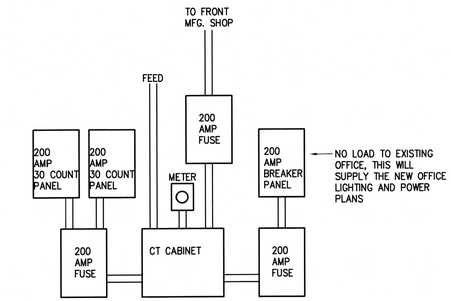
1/4"=1'-0"



EXISTING BUILDING

ELECTRICAL POWER PLAN

1/4"=1'-0"



EXISTING ELECTRICAL ROOM

1/4"=1'-0"

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ELECTRICAL PLAN

Date:	3-14-2025
Scale:	As Noted
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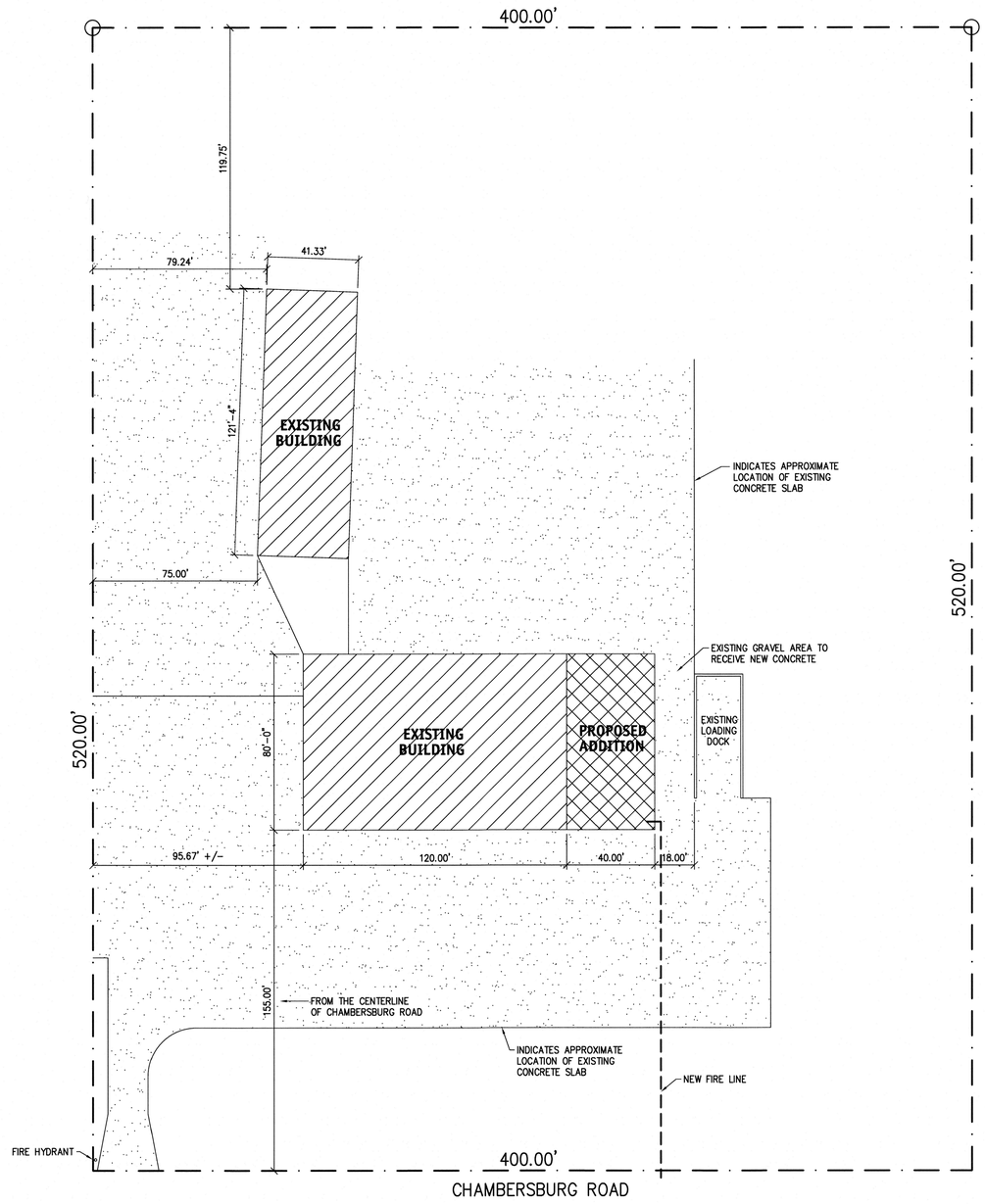

SITE PLAN

1/32"=1'-0"

FACTORY ADDITION

K. E. ROSE COMPANY

4595 CHAMBERSBURG ROAD
HUBER HEIGHTS, OHIO 45424

INDEX OF DRAWINGS

CS-0 SITE PLAN & CONSTRUCTION NOTES
A-1 FLOOR PLAN
A-2 FOUNDATION PLAN & WALL SECTIONS
A-3 EXTERIOR ELEVATIONS
E-1 ELECTRICAL POWER & LIGTHING PLANS
(PLUMBING & MECHANICAL PLANS BY OTHERS)

PROJECT INFORMATION

2024 O.B.C. CODE

USE GROUP : (Per O.B.C. Section 302)	"F-1" FACTORY
CONSTRUCTION TYPE: (Per O.B.C. Table 503)	2-B
REQUIRED EXITS (Per O.B.C. SEC 1015	REQUIRED = 2 EXIT - MIN. 36" WIDTH PROVIDED = 3 EXIT - MIN. 36" WIDTH
FLOOR AREA : (Per O.B.C. Table 503)	ALLOWABLE = 19,000 SQ. FT. PROPOSED = 3,200 SQ. FT. EXISTING = 9,600 SQ. FT.
OCCUPANT LOAD : (Per O.B.C. SECTION 1004.1.1)	3,200 SQ. FT. DIVIDED BY 200 = 16 PERSONS 9,600 SQ. FT. DIVIDED BY 200 = 48 PERSONS 12,800 SQ. FT. DIVIDED BY 200 = 64 PERSONS TOTAL
SPRINKLER SYSTEM (Per O.B.C. SECTION 903.2)	SPRINKLER SYSTEM (DESIGN BY OTHERS)
ALLOWABLE BUILDING HEIGHT : (Per O.B.C. Section 504.4)	EXISTING = 1 STORY

GENERAL NOTES:

1. DO NOT SCALE DRAWINGS.
2. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, PLAN, LAYOUT, AND DIMENSIONS. REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE BEGINNING NEW WORK.
3. WHEN +/- DIMENSIONS ARE GIVEN THEY SHALL BE CONSIDERED VARIABLE TO ALLOW FOR EXISTING CONDITIONS. ALL OTHER DIMENSIONS SHALL BE CONSIDERED FIXED UNLESS APPROVED BY THE ARCHITECT.
4. ALL COLUMNS ARE DIMENSIONED TO THE CENTERLINE OF THE COLUMN.
5. ALL SEALANT AND CAULKING SHALL BE ONE OF THE FOLLOWING OR SIMILAR APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION:
   - ACRYLIC LATEX CAULK- FOR JOINTS TO BE COVERED WITH LATEX BASE FINISH COAT.
   - SILICON OR POLYURETHANE- FOR JOINTS BETWEEN DIS-SIMILAR MATERIALS. BACK-UP MATERIAL SHALL BE A CLOSED CELL POLYETHYLENE FOAM AND THE JOINT SHOULD NOT EXCEED A DEPTH OF 3/8".
   - ALL SEALANT AND CAULKING AND WORKMANSHIP SHALL COMPLY WITH ASTM COMMITTEE C-24 STANDARD GUIDE FOR THE USE OF CHEMICALLING CURING ELASTOMERIC SEALANT."
6. ALL FINISH COLORS OF WALLS, TRIM, DOORS, SHALL BE APPROVED BY OWNER.

LOADS

DESIGNED FOR SOIL BEARING CAPACITY ——— 1,500 PSF
DESIGNED ROOF SNOW LOAD ——— #25 PSF (GROUND SNOW)
DESIGNED FLOOR LOAD (CONC. SLAB) ——— #125 PSF
DESIGNED WIND LOAD #22.5 PSF(115 MPH) ULTIMATE EXPOSURE B

WHILE EVERY ATTEMPT HAS BEEN MADE TO AVOID MISTAKES IN THE PREPARATIONS OF THESE PLANS THE AUTHOR CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR ON THE PROJECT MUST REVIEW ALL PLANS & CHECK ALL DIMENSIONS AND DETAILS AND REPORT ANY DISCREPANCIES BEFORE THE START OF CONSTRUCTION OR THE ORDERING OF ANY MATERIALS

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SITE PLAN

Date: 3-14-2025
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ROOM FINISH SCHEDULE

	ROOM NAME	FLOOR	BASE	WALLS				CEILING
				NORTH	SOUTH	EAST	WEST	
101	WORK SHOP	EC	–	MP/BW	MP/BW	MP	–	DP
102	HALLWAY							

MATERIALS / FINISHES

EC – EPOXY CONCRETE MP – METAL PANELS BW – BLOCK WALLS

DOOR SCHEDULE

	DOOR				FRAME						
	SIZE	TYPE	MAT'L	FINISH	MAT'L	FINISH	WEATHER STRIP	THRESHOLD	FIRE RTG.	HARDWARE	REMARKS / NOTES
101	14'–0" W x 14'–0" H	A	STEEL	PAINT	STEEL	PAINT	YES	NO	–	6	SHOP PAINT
102	3'–0" W x 7'–0" H	B	STEEL	PAINT	STEEL	PAINT	YES	YES	–	5	SHOP PAINT

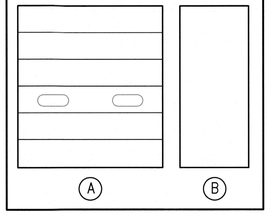
DOOR NOTES

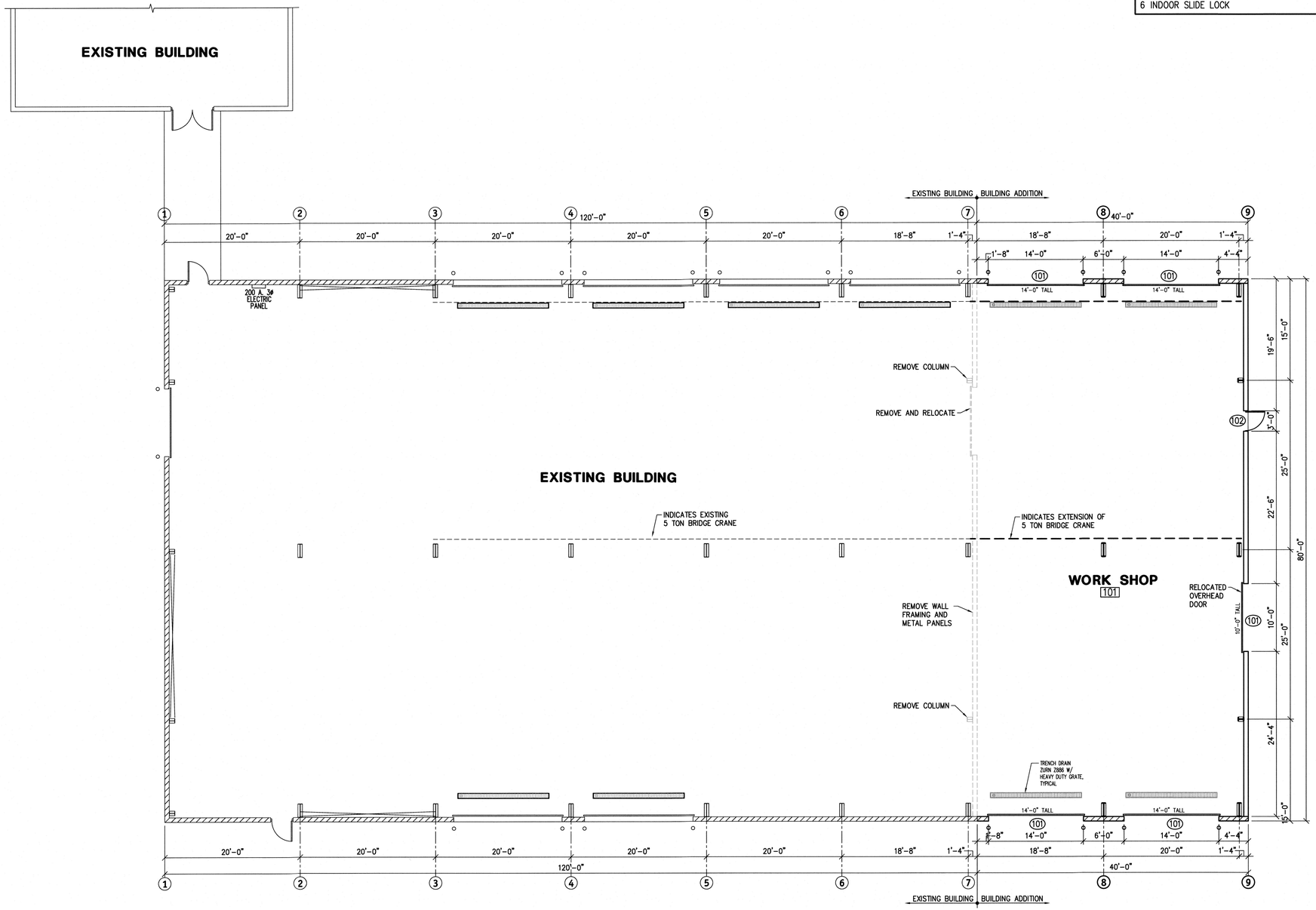
1. PROVIDE FLOOR MOUNTED DOOR STOPS AT EACH DOOR.
2. EXIT DOOR HARDWARE IS TO BE OPERABLE WITHOUT KEY OR 'SPECIAL KNOWLEDGE OR EFFORT' PER BUILDING CODES.
3. PROVIDE 3 HINGES AND 3 SILENCERS PER DOOR.
4. CLOSERS, WHERE REQUIRED, ARE TO HAVE OPENING FORCE NOT TO EXCEED 5 LBS. WITH EXCEPTION OF FIRE RATED DOORS WHICH ARE NOT TO EXCEED 15 POUNDS.
5. THRESHOLDS SHALL NOT BE GREATER THAN 1/2" IN TOTAL HEIGHT WITH THE LEADING EDGE SLOPED AT ANGLE NOT MORE THAN 45 DEGREES SO THAT NO SINGLE VERTICAL CHANGE IS OVER 1/4", PER ANSI/1CC 117.1

HARDWARE SETS – ALL TO MEET ANSI/ICC 117.1 REQUIREMENTS

1. LEVER HANDLES PASSAGE
2. LEVER HANDLES PASSAGE CLOSURE
3. LEVER HANDLES PRIVACY LOCK
4. LEVER HANDLES LOCK
5. LEVER HANDLES KEY LOCK (OUTSIDE) CLOSURE
6 INDOOR SLIDE LOCK

DOOR TYPES





FLOOR PLAN

1/8"=1'–0"

CODE NOTES

1.) THE MINIMUM REQUIRED WIDTH OF PASSAGEWAYS, AISLE ACCESS WAYS, AISLES OR CORRIDORS SHALL BE 36 INCHES FOR OCCUPANT LOAD DESCRIBED.

2.) THE MINIMUM REQUIRED LENGTH OF DEAD END PASSAGEWAYS OR CORRIDORS SHALL NOT BE MORE THAN 20 FEET.

3.) LOCKS & LATCHES: ALL MEANS OF EGRESS DOORS WILL BE READILY OPENABLE FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE w/OUT THE USE OF A KEY OR SPECIAL KNOW–LEGDE OR EFFORT.

4.) ALL MEANS OF EGRESS WILL BE EQUIPPED WITH ARTIFICIAL LIGHTING WHICH WILL PROVIDE NOT LESS THAN ONE (1) FOOT CANDLE AT FLOOR LEVEL.

5.) ALL MEANS OF EGRESS DOORS WILL BE THE SIDE–SWINGING TYPE. ALL DOORS SHALL SWING IN THE DIRECTION OF EGRESS WHERE SERVING AN OCCUPANT LOAD OF 50 OR MORE PERSONS.

6.) INTERIOR FINISH FOR WALLS AND FLOORS SHALL COMPLY WITH SECTIONS 803 & 805

7.) EXIT SIGNS ARE REQUIRED AT ALL EXIT DOORS.

8.) EXIT SIGNS SHALL HAVE RED LETTERS AT LEAST 6 INCHES HIGH.

9.) FIRE EXTINGUISHERS SHALL BE LOCATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL FIRE OFFICIAL.

10.) ALARM SYSTEM IS NOT REQUIRED (UNLESS NOTED OTHERWISE BY THE OWNER)

11.) OCCUPANT LOAD SIGN SHALL BE INSTALLED AND MAINTAINED IN A LEDGIBLE MANNER BY THE OWNER. THE SIGN SHALL BE DURABLE AND INDICATE THE NUMBER OF OCCUPANTS PERMITTED.

12.) WALKING SURFACES ALONG THE MEANS OF EGRESS SHALL HAVE A SLIP–RESISTANT SURFACE SECURELY ATTACHED TO THE CONCRETE FLOOR. IF DIFFERENT THAN CONCRETE

STATE OF OHIO ★ DENNIS R. BEATTY 10919 ★ REGISTERED ARCHITECT

Dennis R Beatty, License #10919
Expiration Date 12/31/2025

Revisions:

Dennis R. Beatty
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Tel : 513/424-8383 Fax : 513/424-8343
email : architect@cinci.rr.com

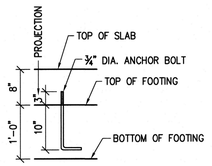
▪ Residential ▪ Commercial ▪ Industrial

FACTORY ADDITION
K. E. ROSE COMPANY
4595 CHAMBERSBURG ROAD
HUBER HEIGHTS, OHIO 45424

FLOOR PLAN

Date: 3-14-2025
Scale: As Noted
Drawn: S.F.
Check: D.B.
Job: 25018
Sheet Number:

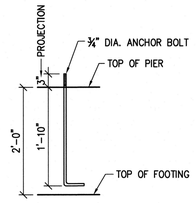
A-1



ANCHOR BOLT 'B'

3/4"=1'-0"

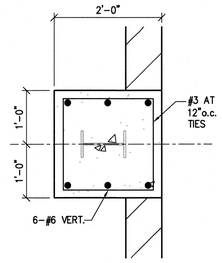
(AT INTERIOR LOCATIONS)



ANCHOR BOLT 'A'

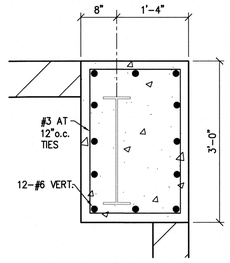
3/4"=1'-0"

(AT PERIMETER WALL LOCATIONS)



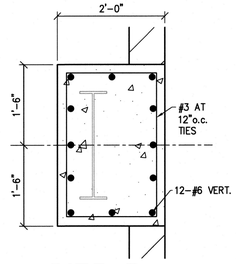
PIER D

3/4"=1'-0"



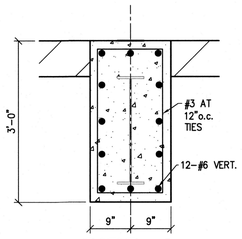
PIER C

3/4"=1'-0"



PIER B

3/4"=1'-0"

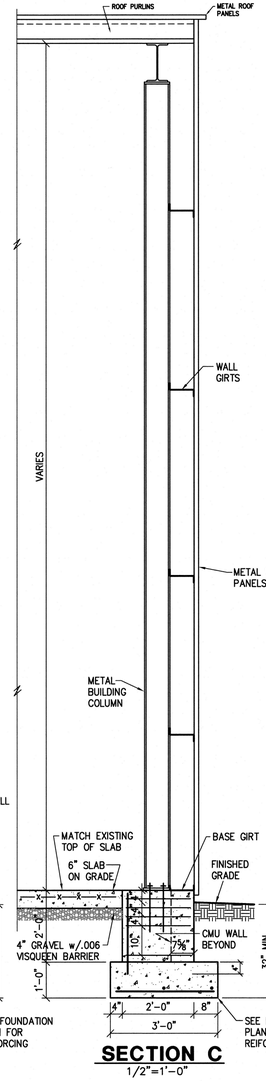


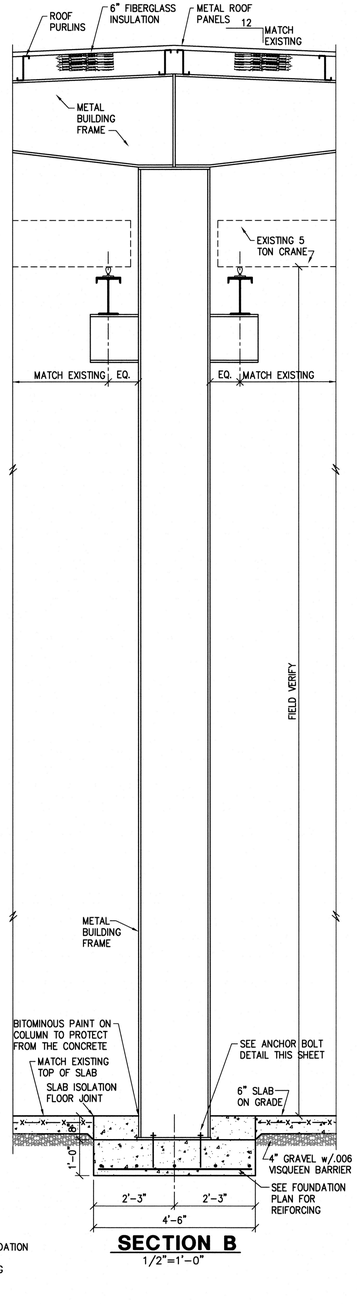
PIER A

3/4"=1'-0"

CONSTRUCTION NOTES:

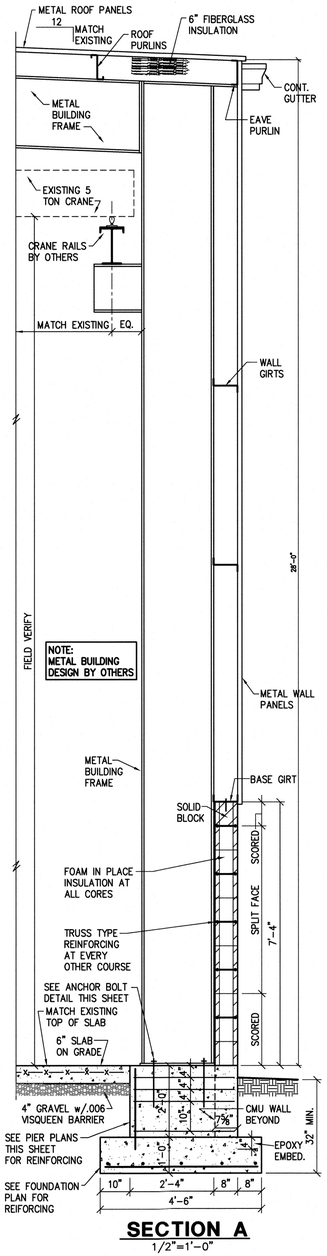
1. DESIGN LOADING
   ROOF - 25 P.S.F. LIVE
   20 P.S.F. DEAD
   FLOOR - 40 P.S.F. LIVE
   10 P.S.F. DEAD
   WIND - 115 M.P.H.
2. MINIMUM SOIL PRESSURE MUST BE AT LEAST 1,500 P.S.F. A SOILS ENGINEER MUST BE ON SITE FOR CONDITIONS THAT MAY BE QUESTIONABLE.
3. PROVIDE LEAN CONCRETE FILL AT BAD SOIL CONDITIONS OR COMPACTED SOIL TO 95% STANDARD PROCTER
4. CONCRETE STRENGTHS AS FOLLOWS:
   3,000 P.S.I. FOR FOOTINGS AND SHORT STEM WALLS
   4,000 P.S.I. FOR ALL SLABS (INTERIOR AND EXTERIOR)
5. SUBMIT SEALED COMPUTATIONS WITH ALL ENGINEERED STEEL PRODUCTS, MAINTAIN AT JOBSITE





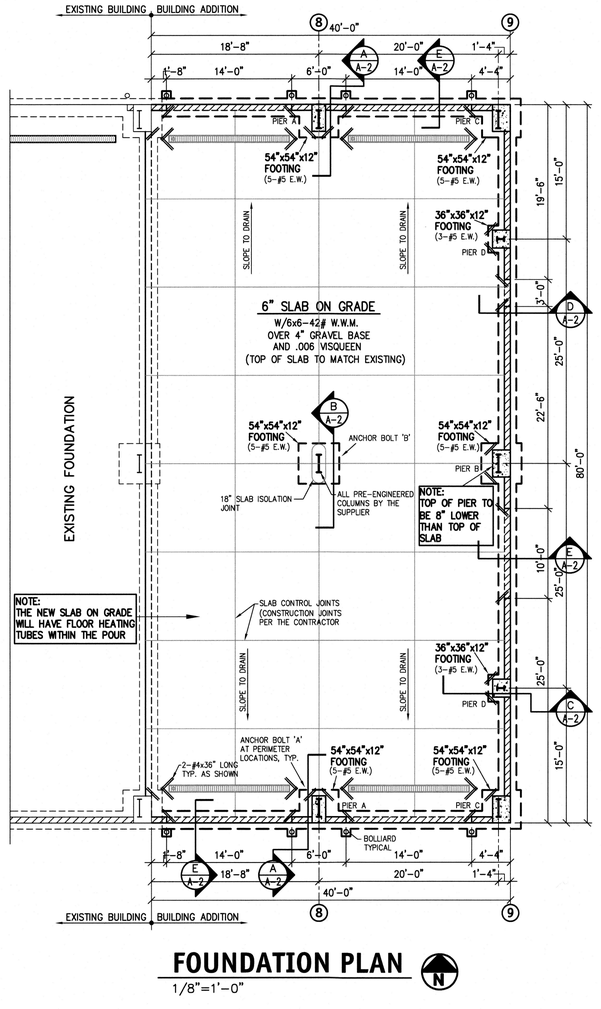
SECTION B

1/2"=1'-0"



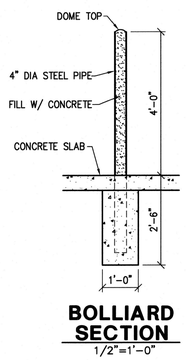
SECTION A

1/2"=1'-0"



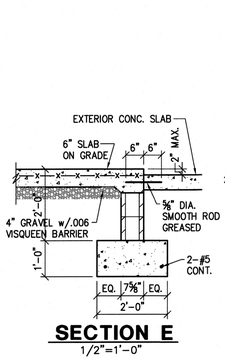
FOUNDATION PLAN

1/8"=1'-0"



BOLLIARD SECTION

1/2"=1'-0"



SECTION E

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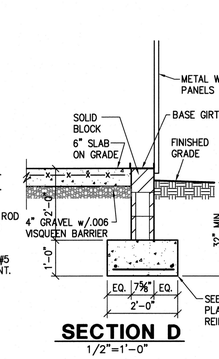

SECTION D

1/2"=1'-0"

SECTION C

1/2"=1'-0"

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STATE OF OHIO ★ DENNIS R. BEATTY 10919 ★ REGISTERED ARCHITECT

Dennis R Beatty, License #10919
Expiration Date 12/31/2025

Revisions:

FACTORY ADDITION
K. E. ROSE COMPANY
4595 CHAMBERSBURG ROAD
HUBER HEIGHTS, OHIO 45424

FOUNDATION PLAN & WALL SECTIONS

Date:	3-14-2025
Scale:	As Noted
Drawn:	S.F.
Check:	D.B.
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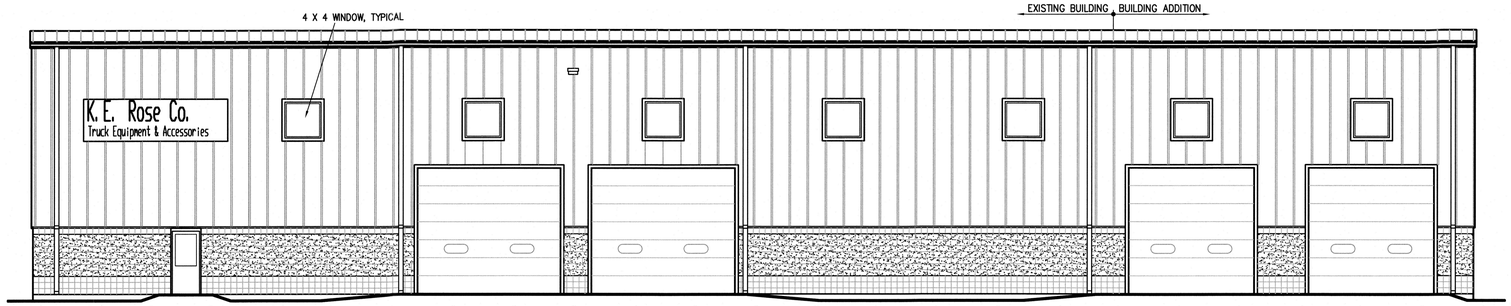
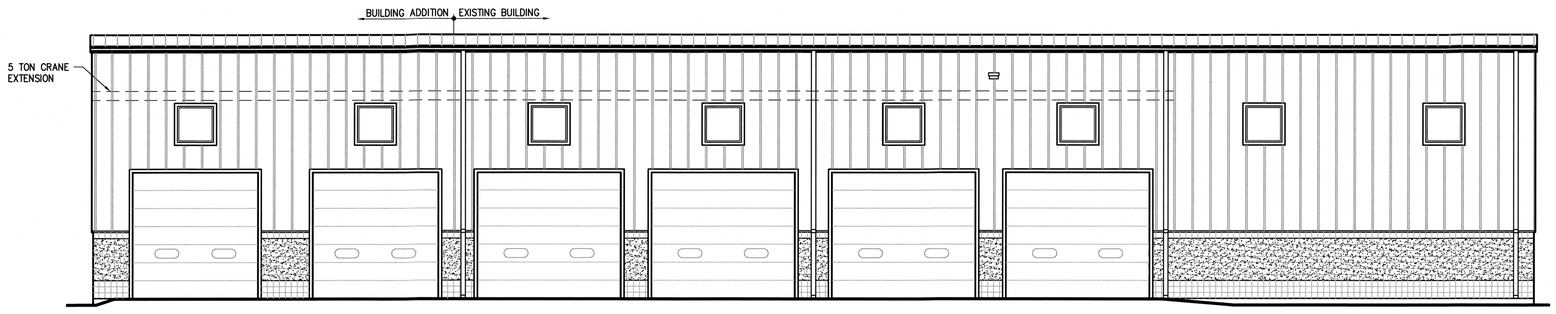
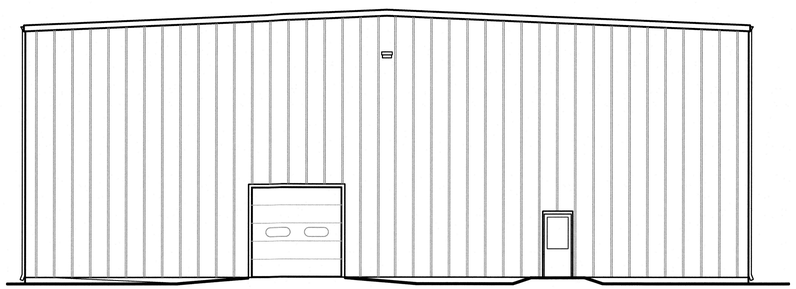


SOUTH ELEVATION
1/8"=1'-0"



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



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

STATE OF OHIO
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FACTORY ADDITION
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HUBER HEIGHTS, OHIO 45424

EXTERIOR ELEVATIONS

Date:	3-14-2025
Scale:	As Noted
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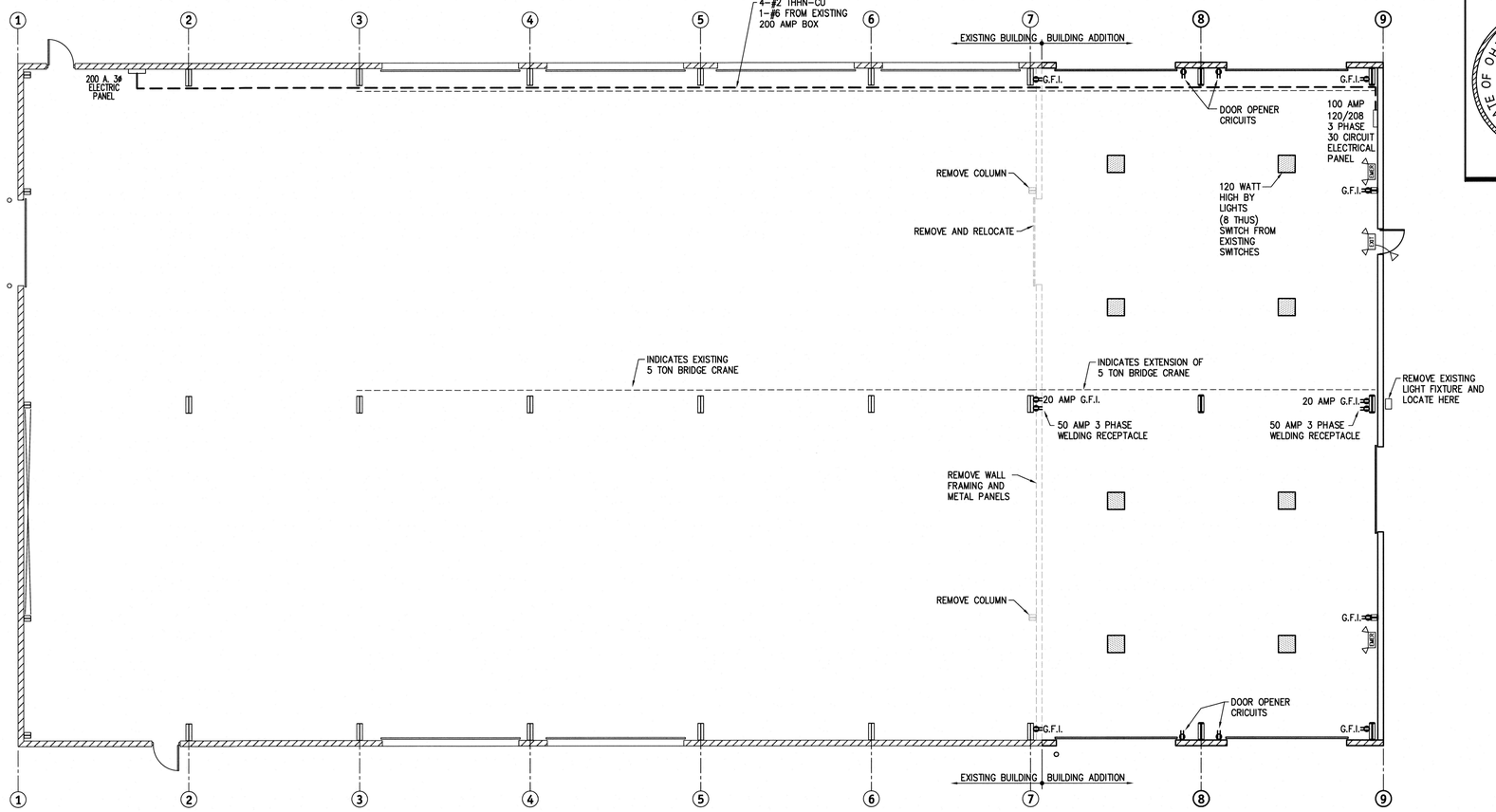
ELECTRICAL NOTES - 2024 NEC CODE

1) ALL NEW ELECTRICAL CONDUIT SHALL BE SURFACE MOUNTED AND CONNECT TO NEW LIGHTING & OUTLETS
2) CODES AND STANDARDS: ALL ELECTRICAL WORK SHALL BE IN STRICT COMPLIANCE WITH THE NATIONAL ELECTRIC CODE, THE LOCAL ELECTRIC CODE AND POWER COMPANY, AND THE STATE ACCESSIBILITY CODES. ALL MATERIALS SHALL BE NEW AND FREE OF DEFECTS, AND SHALL BEAR THE UNDERWRITER'S LABEL.
3) CONTRACTOR SHALL THOROUGHLY INVESTIGATE THE JOB SITE BEFORE SUBMITTING BIDS. NO CHANGES WILL BE ALLOWED IN CONTRACT PRICE FOR WORK REQUIRED TO COMPLY WITH EXISTING CONDITION.
4) ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. PROVIDE ALL MATERIAL, LABOR AND EQUIPMENT FOR A COMPLETE, SAFE AND PROPERLY OPERATING ELECTRICAL SYSTEM.
5) THE ELECTRICAL CONTRACTOR SHALL INCLUDE IN HIS WORK AND PRICE ANY INCIDENTAL APPARATUS, APPLIANCES, MATERIAL, LABOR AND SERVICES NECESSARY TO MAKE WORK COMPLETE IN ALL RESPECTS. NECESSARY AND OBVIOUSLY REQUIRED ELECTRICAL ITEMS THAT ARE NOT SHOWN ON THE DRAWINGS DOES NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PROVIDE A COMPLETE, FULLY OPERATIONAL AND SAFE ELECTRICAL SYSTEM FOR THE BID PRICE.
6) IN GENERAL, PLANS SHOULD NOT BE SCALED. COORDINATE ALL ELECTRICAL WORK WITH OTHER TRADES.
7) LOAD DATA IS BASED ON AVAILABLE INFORMATION AT TIME OF DESIGN. THE CONTRACTOR SHALL VERIFY ALL EQUIPMENT LOADS.
8) ELECTRICAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMIT FEES.
9) ELECTRICAL CONTRACTOR SHALL CLEAN-UP AND REMOVE DAILY ALL TRASH ASSOCIATED WITH HIS WORK. FAILURE TO DO SO MAY RESULT IN THE WORK BEING DONE BY THE OWNER WITH RESULTANT BACK CHARGES.
10) ELECTRICAL CONTRACTOR SHALL PROVIDE ALL TEMPORARY POWER AND LIGHTING AS REQUIRED BY OWNER AND OTHER TRADES FOR THE DURATION OF THE PROJECT.
11) ALL BRANCH CIRCUITS SHALL MEET NEC 210.
12) PROVIDE EMERGENCY HEADS ON THE EXTERIOR OF THE BUILDING AT ALL REQUIRED EXITS.
13) ALL TEMPERATURE CONTROL WIRING BY OTHERS.
14) ELECTRICAL CONTRACTOR SHALL VERIFY SUITABILITY OF ALL ELECTRICAL EQUIPMENT AND ASSOCIATED WIRING MATERIALS AND INSTALLATION METHODS USED IN CONSTRUCTION IN THE VARIOUS LOCATIONS PRIOR TO THEIR INSTALLATION.
15) CONTRACTOR TO REMOVE ALL UNUSED CONDUIT, WIRING OR ANY OTHER COMPONENTS NOT USED AND DISPOSE OF SAME.
16) HVAC UNIT ARE EXISTING.
17) ALL ELECTRICAL WORK SHALL BE INSTALLED SO AS TO BE READILY ACCESSIBLE FOR OPERATING, SERVICING, MAINTAINING AND REPAIRING. HANGERS SHALL INCLUDE ALL MISCELLANEOUS STEEL, SUCH AS CHANNELS, RODS, ETC., NECESSARY FOR THE INSTALLATION OF THE WORK AND SHALL BE FASTENED TO STEEL, CONCRETE OR MASONRY BUT NOT TO PIPING. HANGERS AND SUPPORT SYSTEMS ARE AN INTEGRAL PART OF THE VISUAL ENVIRONMENT. ALL HANGERS AND SUPPORTS EXPOSED TO THE PUBLIC VIEW, FROM SURROUNDING AREAS, OR FROM ABOVE, MUST BE SHOWN IN DETAIL ON PLANS SUBMITTED TO ARCHITECT FOR REVIEW, AND ARE SUBJECT TO APPROVAL FOR APPEARANCE. ALL HANGERS MUST BE UNIFORMLY SPACED AND NEATLY INSTALLED, WITH NO EXCESS MATERIAL BEYOND WHAT IS REQUIRED FOR THE SUPPORT FUNCTION. SELECT ACCESSORIES AND HARDWARE FOR A SMOOTH, NEAT FINISHED APPEARANCE. ALL CONDUIT SHALL BE CONCEALED WHERE POSSIBLE. EXPOSED CONDUIT SHALL BE IN STRAIGHT LINES PARALLEL WITH, RIGHT ANGLES, COLUMN LINES OR BEAMS AND SEPARATED BY AT LEAST THREE INCHES FROM WATER LINES WHENEVER THEY RUN ALONG SIDE OR ACROSS SUCH LINES. CONDUCTORS SHALL BE IN CONDUIT, DUCTS OR APPROVED RACEWAYS. ALL EXPOSED CONDUIT AND ASSOCIATED SUPPORTS MUST BE PAINTED TO MATCH EXISTING.
18) MOTORS MUST BE DESIGNED TO LATEST NEMA STANDARDS. MOTORS RATED LESS THAN 1/2 HP SHALL BE 120 VOLT, SINGLE PHASE.
19) LIGHTING LOADS SHALL BE COMPUTED BASED ON LED WATTAGE
20) BASE EQUIPMENT CONNECTED LOADS ON NAME PLATE VOLT-AMPERES.
21) CONDUCTORS: BRANCH CIRCUIT CONDUCTORS SHALL BE (#12 UNLESS OTHERWISE NOTED) THWN COPPER. NO ALUMINUM SHALL BE PERMITTED UNLESS SPECIFICALLY NOTED OTHERWISE. ALL BRANCH CIRCUITS SHALL BE WIRED WITH COLOR-CODED WIRE WITH THE SAME COLOR USED FOR A PHASE THROUGHOUT. COLOR-CODE SHALL BE AS FOLLOWS: PHASE A- BLACK; PHASE B- RED; PHASE C-BLUE; NEUTRAL- WHITE; GROUND- GREEN.
22) THE FACILITIES AND EQUIPMENT REQUIRED TO PROVIDE ALL ELECTRIC POWER FOR CONSTRUCTION, LIGHTING, BALANCING AND TESTING CONSUMED PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE PROVIDED BY THE OWNER.
23) UPON COMPLETION OF WORK, CORRECT ALL PANEL BOARD CIRCUIT DIRECTORY CARDS TO REFLECT AS-BUILT CONDITIONS. A SET OF AS-BUILT DRAWINGS SHALL BE PREPARED AND TURNED OVER TO THE ARCHITECT.



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

STATE OF OHIO
DENNIS R. BEATTY
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Dennis R Beatty License #10919
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FACTORY ADDITION
K. E. ROSE COMPANY
4595 CHAMBERSBURG ROAD
HUBER HEIGHTS, OHIO 45424

ELECTRICAL POWER & LIGHTING PLAN

Date: 3-14-2025
Scale: As Noted
Drawn: S.F.
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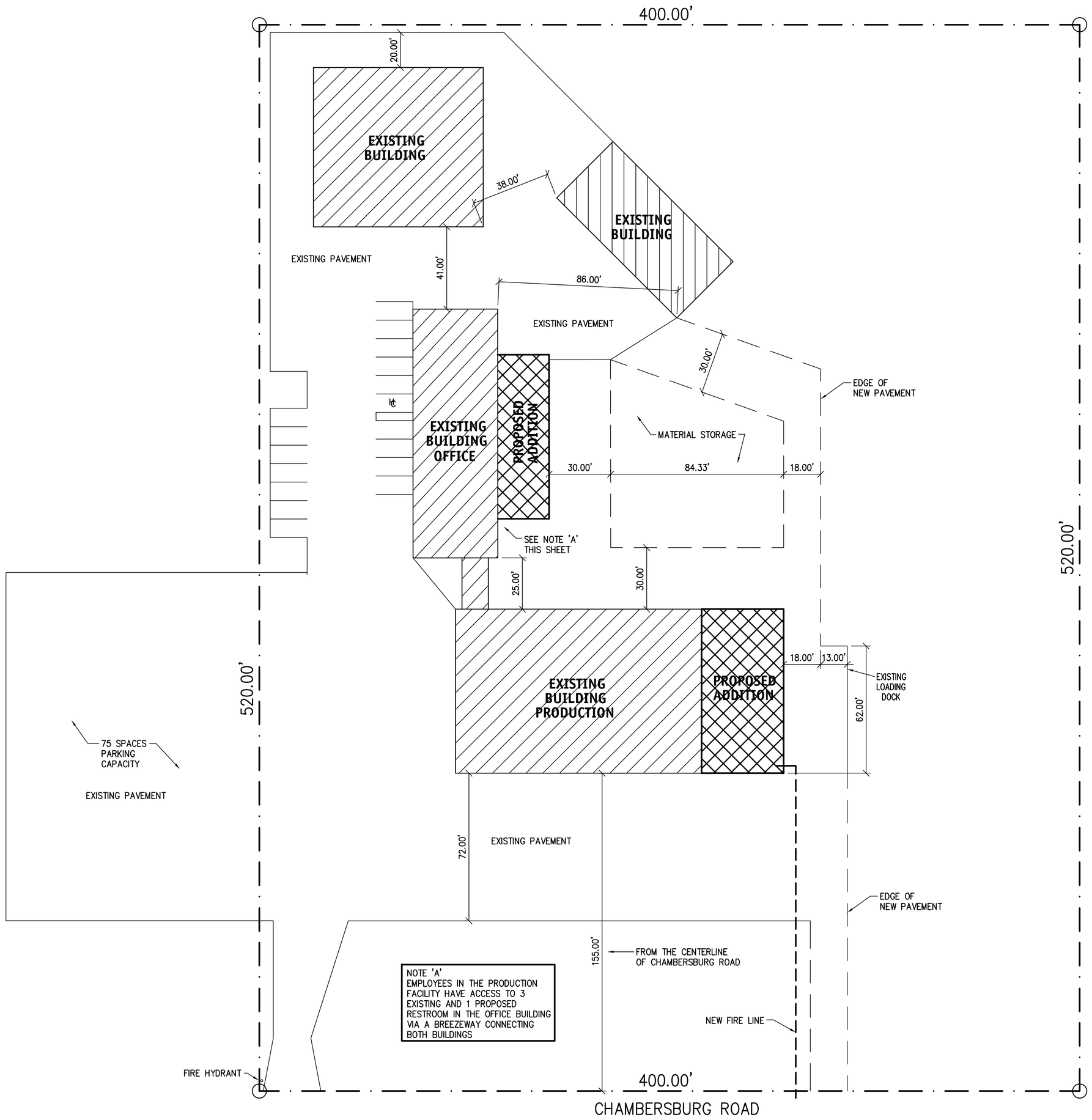
Job: 25018
Sheet Number:
E-1



SITE PLAN

1/32"=1'-0"

FACTORY ADDITION

K. E. ROSE COMPANY

4595 CHAMBERSBURG ROAD
HUBER HEIGHTS, OHIO 45424

INDEX OF DRAWINGS

CS-0 SITE PLAN & CONSTRUCTION NOTES
A-1 FLOOR PLAN
A-2 FOUNDATION PLAN & WALL SECTIONS
A-3 EXTERIOR ELEVATIONS
E-1 ELECTRICAL POWER & LIGTHING PLANS
(PLUMBING & MECHANICAL PLANS BY OTHERS)

PROJECT INFORMATION

2024 O.B.C. CODE

USE GROUP : (Per O.B.C. Section 302)	"F-1" FACTORY
CONSTRUCTION TYPE: (Per O.B.C. Table 503)	2-B
REQUIRED EXITS (Per O.B.C. SEC 1015	REQUIRED = 2 EXIT - MIN. 36" WIDTH PROVIDED = 3 EXIT - MIN. 36" WIDTH
FLOOR AREA : (Per O.B.C. Table 503)	ALLOWABLE = 19,000 SQ. FT. PROPOSED = 3,200 SQ. FT. EXISTING = 9,600 SQ. FT.
OCCUPANT LOAD : (Per O.B.C. SECTION 1004.1.1)	3,200 SQ. FT. DIVIDED BY 200 = 16 PERSONS 9,600 SQ. FT. DIVIDED BY 200 = 48 PERSONS 12,800 SQ. FT. DIVIDED BY 200 = 64 PERSONS TOTAL
SPRINKLER SYSTEM (Per O.B.C. SECTION 903.2)	SPRINKLER SYSTEM (DESIGN BY OTHERS)
ALLOWABLE BUILDING HEIGHT : (Per O.B.C. Section 504.4)	EXISTING = 1 STORY

GENERAL NOTES:

1. DO NOT SCALE DRAWINGS.
2. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, PLAN, LAYOUT, AND DIMENSIONS. REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE BEGINNING NEW WORK.
3. WHEN +/- DIMENSIONS ARE GIVEN THEY SHALL BE CONSIDERED VARIABLE TO ALLOW FOR EXISTING CONDITIONS. ALL OTHER DIMENSIONS SHALL BE CONSIDERED FIXED UNLESS APPROVED BY THE ARCHITECT.
4. ALL COLUMNS ARE DIMENSIONED TO THE CENTERLINE OF THE COLUMN.
5. ALL SEALANT AND CAULKING SHALL BE ONE OF THE FOLLOWING OR SIMILAR APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION:
   - ACRYLIC LATEX CAULK- FOR JOINTS TO BE COVERED WITH LATEX BASE FINISH COAT.
   - SILICON OR POLYURETHANE- FOR JOINTS BETWEEN DIS-SIMILAR MATERIALS. BACK-UP MATERIAL SHALL BE A CLOSED CELL POLYETHYLENE FOAM AND THE JOINT SHOULD NOT EXCEED A DEPTH OF 3/8".
   - ALL SEALANT AND CAULKING AND WORKMANSHIP SHALL COMPLY WITH ASTM COMMITTEE C-24 STANDARD GUIDE FOR THE USE OF CHEMICALLING CURING ELASTOMERIC SEALANT."
6. ALL FINISH COLORS OF WALLS, TRIM, DOORS, SHALL BE APPROVED BY OWNER.

LOADS

DESIGNED FOR SOIL BEARING CAPACITY ——— 1,500 PSF
DESIGNED ROOF SNOW LOAD ——— #25 PSF (GROUND SNOW)
DESIGNED FLOOR LOAD (CONC. SLAB) ——— #125 PSF
DESIGNED WIND LOAD #22.5 PSF(115 MPH) ULTIMATE EXPOSURE B

WHILE EVERY ATTEMPT HAS BEEN MADE TO AVOID MISTAKES IN THE PREPARATIONS OF THESE PLANS THE AUTHOR CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR ON THE PROJECT MUST REVIEW ALL PLANS & CHECK ALL DIMENSIONS AND DETAILS AND REPORT ANY DISCREPANCIES BEFORE THE START OF CONSTRUCTION OR THE ORDERING OF ANY MATERIALS

STATE OF OHIO · DENNIS R. BEATTY · 10919 · REGISTERED ARCHITECT
Dennis R Beatty, License #10919
Expiration Date 12/31/2025

Revisions:

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▪ Residential ▪ Commercial ▪ Industrial

FACTORY ADDITION
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HUBER HEIGHTS, OHIO 45424

SITE PLAN

Date: 3-14-2025
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Sheet Number:
CS-0

Huber Heights Fire Division

Inspections require two business days advance notice! (OAC)1301:7-7-09(A)(5)

Occupancy Name:	KE Rose Office Building Addition
Occupancy Address:	4595 Chambersburg Road

Type of Permit:	HHP&D Site Plan
Additional Permits:	Choose an item.
Additional Permits:	Choose an item.

MCBR BLD:	BLDC25-0086	HH P&D:	
MCBR MEC:		HHFD Plan:	25-188
MCBR ELE:		HHFD Box:	17
REVIEWER:	Susong	DATE:	4/9/2025

Fire Department Comments:

The Huber Heights City Code Part 15 Refers to Fire Code Requirements and has adopted by reference OFC and IFC Appendices

Review is for approval of Detailed Development Plan. These comments are based only on the proposed site work, fire department access and basic fire protection concept. A full plan review of the building systems, fire protection, egress and life safety will need to be conducted once the architectural plans have been submitted for permit. The proposed development will need to meet the requirements of the Ohio Fire Code 2017, Ohio Building Code 2024 and the Huber Heights Codified Ordinance. Additional requirements for structure may arise during permitting process:

Requirements: (Site Plan)

- **A new fire hydrant will be required. Hydrant spacing shall comply with Huber Heights Codified Ordinance 1521.06(c) and 1521.01(e). (Not only is there only one hydrant for the complex but the fire department connection for the new sprinkler system would exceed the maximum 75 feet.)**
- **A permit shall be obtained for construction from Montgomery County Building Regulations. (Plans are in the review stage.)**

Plans reviewed by the Huber Heights Fire Division are reviewed with the intent they comply in **ALL** respects to this code, as prescribed in **SECTION (D) 104.1 of the 2017 Ohio Fire Code**. Any omissions or errors on the plans or in this review do not relieve the applicant of complying with **ALL** applicable requirements of this code. These plans have been reviewed for compliance with the Ohio Fire Code adopted by this jurisdiction. There may be other regulations applicable under local, state, or federal statues and codes, which this department has no authority to enforce and therefore have not been evaluated as part of this plan review.

AI-10781 **8. B.**

Planning Commission

Meeting Date: 04/15/2025

Basic Development Plan

Information

Agenda Title

BASIC DEVELOPMENT PLAN - The applicant, BREW TEAM OH, is requesting approval of a Basic Development Plan for construction of a 7 Brew Coffee Drive Through. Property is located at 7605 Old Troy Pike (Case BDP 25-10).

Purpose and Background

Attachments

Staff Report
Decision Record
Application
Legal Description
Drawings
Queuing Exhibit
Sign Package
Letters of Opposition
7 Brew letter
Fire Assessment

Memorandum

Staff Report for Meeting of April 15, 2025

To: Huber Heights City Planning Commission

From: Aaron K. Sorrell, Assistant City Manager

Date: April 10, 2025

Subject: BDP 25-10 (Seven Brew Coffee Drive Thru)
7605 Old Troy Pike

Department of Planning and Zoning City of Huber Heights

APPLICANT/OWNER:	Brew Team OH – Applicant John R. Ottinger – Owner
DEVELOPMENT NAME:	Seven Brew Coffee Drive Thru
ADDRESS/LOCATION:	7605 Old Troy Pike
ZONING/ACREAGE:	PC – Planned Commercial / 0.59 acres
EXISTING LAND USE:	Parking Lot
ZONING ADJACENT LAND:	North: PC – Planned Commercial East : PM – Planned Mixed-Use West: PC – Planned Commercial South: PC – Planned Commercial
REQUEST:	The applicant seeks Basic Development Plan approval for the construction of a Seven Brew drive through coffee kiosk.
ORIGINAL APPROVAL:	N/A
APPLICABLE HHCC:	Chapter 1171, 1176
CORRESPONDENCE:	In Favor – None Received In Opposition – One email received

Overview
The applicant seeks Basic Development Plan approval to construct a drive through coffee kiosk comprised of a 510 SF production area and a 277 SF walk-in cooler. Seven Brew is a drive through service only. There is no indoor or outdoor customer seating.

Site Characteristics
The site is an underutilized parking lot that used to serve a White Castle restaurant located just south of this site. Currently the site is occasionally used for overnight semi-truck parking.

The site has access to all necessary utilities. Access to 5/3rd Bank through this site will remain.

Applicable Zoning Regulations
The applicable zoning regulations are Chapter 1171 – General Provisions, Chapter 1176 – Planned Commercial, Chapter 1181 – General Provisions, Chapter 1182 – Landscaping, and Chapter 1185 – Parking and Loading.

Chapter 1171.05 - Contents of basic development plan, states:
(a) The basic development plan shall consist of at least the following information together with such other data and materials as may be required by the City:

(1) Site plan showing the actual shape and dimensions of the lot to be built upon or to be changed in its use together with the location of the existing and proposed structures with approximate square footages, number of stories including heights of structures;

(2) Typical elevation views of the front and side of each type of building;

(3) Planning location and dimensions of all proposed drives, service access road, sidewalks and curb openings;

(4) Parking lot areas (show dimensions of a typical parking space), unloading areas, fire lanes and handicapped parking;

(5) Landscaping plan, walls and fences;

(6) Storm water detention and surface drainage;

(7) Exterior lighting plan;

(8) Vehicular circulation pattern;

(9) Location and square footage of signs;

(10) Topographic survey; and

(11) Listing of proposed uses taken from the list of permitted and special uses of the PUD zoning district to which rezoning is being sought.

(b) The Planning Commission shall schedule both the proposed rezoning and the issue of approval of the basic development plan for a combined public hearing, following which it shall make its recommendation indicating approval, approval with modification or disapproval.

Chapter 1171.06 - General standards for approval, states:
The Planning Commission shall review the application, prepared development plan and the facts presented at the hearing. The applicant shall have the burden of proof. No approval shall be given unless the Commission shall find by a preponderance of the evidence that such PUD on the proposed locations:

(a) Is consistent with official thoroughfare plan, comprehensive development plan and other applicable plans and policies;

(b) Could be substantially completed within the period of time specified in the schedule of development submitted by the developer;

(c) Is accessible from public roads that are adequate to carry the traffic that shall be imposed upon them by the proposed development. Further, the streets and driveways on the site of the proposed development shall be adequate to serve the residents or occupants of the proposed development;

(d) Shall not impose an undue burden on public services such as utilities, fire and police protection, and schools;

(e) Contains such proposed covenants, easements and other provisions relating to the proposed development standards as may reasonably be required for the public health, safety and welfare;

(f) Shall be landscaped or otherwise improved and the location and arrangement of structures, parking areas, walks, lighting and appurtenant facilities shall be compatible with the existing intended uses, and any part of a PUD not used for structures, parking and loading areas, or accessways;

(g) Shall preserve natural features such as water courses, trees and rock outcrops, to the degree possible, so that they can enhance the overall design of the PUD;

(h) Is designed to take advantage of the existing land contours in order to provide satisfactory road gradients and suitable building lots and to facilitate the provision of proposed services;

(i) Shall place underground all electric and telephone facilities, street light wiring and other wiring conduits and similar facilities in any development which is primarily designed for or occupied by dwellings, unless waived by the Commission because of technical reasons;

(j) Shall not create excessive additional requirements at public cost of public facilities and services and shall not be detrimental to the economic welfare of the community;

(k) Shall not involve uses, activities, processes, materials, equipment and conditions of operation that shall be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors; and

(l) Rezoning of the land to the PUD District and approval of the development plan shall not adversely affect the public peace, health, morals, safety or welfare.

Staff Analysis

The site is appropriately zoned Planned Commercial. The staff analysis addresses the elements of the Basic Development Plan and standards for approval.

Basic Development Plan Analysis:

The applicant proposes constructing a 787 SF drive through coffee kiosk, and has submitted a site plan package illustrating uses, setbacks, parking, circulation, landscaping, building elevations and signage.

Conformance With Planned Commercial District Requirements:

Uses: Retail uses are principally permitted in the district.

Development Standards:

- The zoning code requires a 25-foot parking setback. The applicant is reusing the existing parking lot, which has a parking setback of approximately three (3) feet. This parking setback has decreased due to the widening of Old Troy Pike. Complying with the parking lot setback requirement would eliminate the parking stalls entirely. Staff support the reuse of this parking lot as-is.
- The production building is set back 63 feet, and the walk-in cooler is set back 76 feet. The development standard is 75 feet.
- The north setback is 15 feet between the pavement and the property line. All other yards are adjacent to commercial districts. The site plan conforms to the yard standards.

Parking and Loading:

- The site plan illustrates 11 parking spaces and room to stack 14 vehicles. The code requires eight (8) parking spaces and five (5) stacking spaces. Parking stall dimensions are 10' x 18', as required. The site plan conforms to the parking requirements.

Building Materials:

- The building elevations illustrate full wrap brick veneer, which is consistent with the building material requirements in the zoning code. The trash enclosure is also brick.

Landscaping:

- The landscaping plan meets the code requirements for both interior and perimeter landscaping. The applicant is providing six (6) shade trees along the perimeter, along with a significant amount of shrubs and perennials. The perimeter beds will be mulched. The interior beds between the dumpster

enclosure and the buildings, where foot traffic is the heaviest, will contain landscape rock.

Lighting:

- The lighting plan illustrates one pole mounted light, under canopy lights and wall packs. The illumination meets the zoning code requirements.

Signs:

- A sign package was submitted with the BDP application. The signage plans illustrate three wall signs with a total square footage of 91.79 SF. The largest single sign is 31.76 SF. The wall signs comply with the zoning ordinance.

Conformance with General Standards of Approval:

Below is the staff analysis of conformance with the general standards of approval.

(a) Is consistent with official thoroughfare plan, comprehensive development plan and other applicable plans and policies;

It is the staff's opinion that the proposal is consistent with the comprehensive plan and thoroughfare plan. The site is located on an arterial street and primary access is from an existing private drive. There are no curb cuts onto Old Troy Pike.

(b) Could be substantially completed within the period of time specified in the schedule of development submitted by the developer;

Both buildings are prefabricated and should take minimal time to assemble. Utilities are on site or adjacent to the site

(c) Is accessible from public roads that are adequate to carry the traffic that shall be imposed upon them by the proposed development. Further, the streets and driveways on the site of the proposed development shall be adequate to serve the residents or occupants of the proposed development;

This section of Old Troy Pike has adequate capacity to service this proposed use.

(d) Shall not impose an undue burden on public services such as utilities, fire and police protection, and schools;

Staff does not anticipate any undue burden on public services. The area has adequate utility and street capacity. We are unaware of any policing concerns, and the development will comply will all building and fire code requirements.

(e) Contains such proposed covenants, easements and other provisions relating to the proposed development standards as may reasonably be required for the public health, safety and welfare;

Any conditions imposed by the Planning Commission or City Council will be memorialized in the PUD legislation and remain in effect unless modified by the Planning Commission or City Council.

(f) Shall be landscaped or otherwise improved and the location and arrangement of structures, parking areas, walks, lighting and appurtenant facilities shall be compatible with the existing intended uses, and any part of a PUD not used for structures, parking and loading areas, or accessways;

The proposed landscaping plan meets the zoning code requirements.

(g) Shall preserve natural features such as water courses, trees and rock outcrops, to the degree possible, so that they can enhance the overall design of the PUD;

This site is an existing parking lot with no natural features.

(h) Is designed to take advantage of the existing land contours in order to provide satisfactory road gradients and suitable building lots and to facilitate the provision of proposed services;

The site is generally flat.

(i) Shall place underground all electric and telephone facilities, street light wiring and other wiring conduits and similar facilities in any development which is primarily designed for or occupied by dwellings, unless waived by the Commission because of technical reasons;

All utilities will be placed underground.

(j) Shall not create excessive additional requirements at public cost of public facilities and services and shall not be detrimental to the economic welfare of the community;

Staff does not anticipate any additional public services required to support this development.

According to the ITE (Institute of Transportation Engineers) Trip Generation Manual, 11th Edition, the average pass-by-rate for Coffee/Donut Shops with Drive-Through Window and No Indoor Seating is 90%. This means that on average, 90% of the customers visiting this site were already on the road, “passing by”, and chose to stop. Staff anticipate very little new net traffic will be generated on Old Troy Pike by this use.

That said, staff anticipates AM traffic will turn left into this site and stack in the north bound Old Troy Pike left turn lane. Planning and Engineering staff believe there is

sufficient existing stacking capacity. However, if necessary, capacity can be increased by extending the stacking lane to the south.

(k) Shall not involve uses, activities, processes, materials, equipment and conditions of operation that shall be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors; and

All proposed uses are consistent with the Planned Commercial district. Staff do not anticipate excessive noise, glare or odors. The screened dumpster is located far from any residential use.

(l) Rezoning of the land to the PUD District and approval of the development plan shall not adversely affect the public peace, health, morals, safety or welfare.

No rezoning is necessary.

Additional Comments:

Fire: See attached.

City Engineer: The City Engineer had no comments.

Recommendation

Staff supports approval of the Basic Development Plan as submitted. Staff have been working with the applicant to revise the site plan to minimize traffic impacts and impacts on adjacent property owners.

It is the staff's opinion that the requirements of Section 1171.06 can be met and recommends approval of the Basic Development Plan.

Planning Commission Action

Planning Commission may take the following actions with a motion to:

1) Recommend approval of the basic development plan application, with or without conditions.
2) Recommend denial of the basic development plan.
3) Table the application to gather additional information.

HUBER HEIGHTS
Come Grow With Us!

Planning Commission Decision Record

WHEREAS, on March 27, 2025, the applicant, BREW TEAM OH, requested approval of a Basic Development Plan for construction of a 7 Brew Coffee Drive through coffee kiosk. Property is located at 7605 Old Troy Pike, further identified as Parcel Number P70 04005 0056 on the Montgomery County Auditor's Map (Case BDP 25-10), and;

WHEREAS, on April 15, 2025, the Planning Commission did meet and fully discuss the details of the request.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby recommended approval of the request.

moved to approve the request by the applicant, Brew Team Oh, for approval of a Basic Development Plan. Property is located at 7605 Old Troy Pike, further identified as Parcel Number P70 04005 0056 on the Montgomery County Auditor's Map (Case BDP 25-10), in accordance with the recommendation of Staff's Memorandum dated April 10, 2025, with the following conditions:

1. No conditions

Seconded by Roll call showed: YEAS: NAYS: Motion to recommend approval carried.

_____ _____

Terry Walton, Chair
Planning Commission

Date

DEVELOPMENT APPLICATION

CITY OF HUBER HEIGHTS

HUBER HEIGHTS
Come Grow With Us!

RECEIVED
MAR 27 2025
By

PLANNING DEPARTMENT

****

6131 Taylorsville Road **937.233.1423**
Huber Heights, Ohio 45424 **937.233.1272 (Fax)**

****

Application Number BDP 25-10 Date Filed 3/27/25
Receipt Number 306584926 Amount Paid 500.00

TYPE OF ACTION REQUESTED

Check all that apply. Attach explanations & additional information as required.

- ☐ Annexation & Zoning (Attach original annexation petition to this application.)
- ☐ Annexation Agreement
- ☐ Rezoning to _____
- ☐ Special Use
- ☐ Variance from the Zoning Ordinance
- ☐ Lot Split
- ☐ Final Plat/Replat
- ☐ Preliminary Plat
- ☐ Text Amendment
  - ☐ Zoning Ordinance
  - ☐ Subdivision Regulations
  - ☐ Other
- ☐ Planned Unit Development
  - ☒ Basic Development Plan
  - ☐ Detailed Development Plan
  - ☐ Major Change
  - ☐ Minor Change
- ☐ Other

Apr 15, 25

APPLICANT INFORMATION

Identify the applicant & contact person on this page. Complete the attachment to list the owner(s) & other parties involved with the application.

	APPLICANT		CONTACT PERSON
Name	Brew Team OH	Name	Brian Evans
Address	3108 Vestal Pkw E, Vestal, NY 13850	Address	3108 Vestal Pkw E, Vestal, NY 13850
		Phone	502-528-1798
Phone		Fax	
Fax		Email	brian.evans@7brewteam.com
Email			

PROPERTY INFORMATION

Project Name: 7 Brew Coffee Drive Thru

Location of property: 7605 Old Troy Pike, Huber Heights, OH

Book 40 Page 5 Parcel Number(s) P70 04005 0056

Current Zoning: Planned Commercial Proposed Zoning: Commercial

Property Owner's Name: John R. Ottinger Telephone:

Address: 90 Catalpa DR, Menlo Park, CA 94027

Total acres included in this application: 0.59

Type of Development: Residential ___Commercial ✓ Office ___Industrial___Other___

Brief description of application request:
New construction of a 510 S.F. prefabricated building with a 277 S.F. remote walk-in cooler, offering an assortment of coffee, tea, and energy drinks to customers via drive-through lanes. The interior is only occupied by staff members.

Applicant's status: Owner _____ Lessee _____ Purchaser _____ Agent ✓

Name of Engineer: Toth & Associates Telephone: 417-888-0645

Attach additional information as required. Please refer to the applicable application submittal checklist.

Applicant's Signature

Applicant's Signature:

Brian Evans

Printed Name:

The owner of the property, if other than the applicant, must sign this application as evidence of concurrence with the request.

OWNER

Subscribed and sworn to before me this 25 day of March, 2025.

SUSAN E. BURNETT
COMM. # 2404909
NOTARY PUBLIC - CALIFORNIA
SAN MATEO COUNTY
COMM. EXPIRES MAY 26, 2026

NOTARY PUBLIC

BY THE ABOVE SIGNATURE, THE APPLICANT HEREBY ATTESTS TO THE TRUTH AND EXACTNESS OF ALL INFORMATION SUPPLIED AND SUBMITTED ON AND WITH THIS APPLICANT. BY THE ABOVE SIGNATURE, THE APPLICANT FURTHERMORE CONSENTS TO BE BOUND BY THIS APPLICATION, BY ANY AGREEMENT MADE BY THE APPLICANT OR ITS AGENT, AND BY ALL DECISIONS MADE BY THE CITY OF HUBER HEIGHTS RELATING TO AND IN CONNECTION WITH APPLICATION AND REQUESTS.

Date Received _____ Fee Paid _____ Received by _____

ADDITIONAL CONTACT INFORMATION

PROPERTY OWNER

Name: John R. Ottinger
Address: 90 Catalpa DR, Menlo Park, CA 94027
Phone:
Fax:
Email:

ATTORNEY

Name:
Address:
Phone:
Fax:
Email:

LAND PLANNER

Name:
Address:
Phone:
Fax:
Email:

LANDSCAPE ARCHITECT

Name:
Address:
Phone:
Fax:
Email:

AGENT

Name: Brian Evans
Address: 3108 Vestal Pkw E, Vestal, NY 13850
Phone: 502-528-1798
Fax:
Email: brian.evans@7brewteam.com

DEVELOPER

Name: Brew Team OH
Address: 3108 Vestal Pkw E, Vestal, NY 13850
Phone:
Fax:
Email: brian.evans@7brewteam.com

ENGINEER

Name: Shawn Barry
Address: 1550 E. Republc Rd
Springfield, MO 65804
Phone: 417-888-0645
Fax:
Email:

OTHER

Name:
Address:
Phone:
Fax:
Email:

STATEMENT OF APPLICANT OBLIGATION FOR PAYMENT
OR CERTAIN PROFESSIONAL COSTS AND EXPENSES

The Applicant is obligated by Ordinance 87-O-231 to pay the City of Huber Heights ("City") for all costs and expenses incurred by the City if this application or request causes the City to incur extra expenses for professional analysis or other services by persons or organizations not part of the full-time City staff.

The payment of expenses and costs referred to in this statement shall be made to the City of Huber Heights in accordance with the then current administrative policy for such payment. An application or request may require funds to be deposited in advance with the City for such costs and expenses. The payment of such costs and expenses shall be in addition to any other application fee required by the City. The person whose signature appears below as Applicant states that she/he has full and complete authority to agree to, bind and obligate the Applicant to pay the costs and expenses referred to in this statement and to fully comply with the above statement.

By the signature below, the Applicant herein states she/he has fully and completely read the above statement, understands the above statement, and agrees to fully comply with the above statement.

Claire Evans
Witness

By: _____
Applicant's Signature

_____
Witness

Date: 3/14/25

Project: 7 Brew-Huber Heights(7605 Old Troy Pike)

The undersigned, owner(s) of the certain real property described in the attached Exhibit "A" (the "Property"), do hereby appoint and expressly grant full authority to Brew Team OH, LLC to act as the sole agent of and on behalf of the undersigned in all matters related to and in connection with the attached Development Application. The undersigned hereby consents and agrees to be bound by the application, by any agreement made by the herein named agent with the City of Huber Heights in connection with this same case, and by all decisions made by the City in connection with this same case.

John R. Oettinger
Owner's Signature

_____
Owner's Signature

JOHN R. OETTINGER
Printed Name

_____
Printed Name

Sworn to before me and subscribed in my presence by the said
John R Oettinger, Owner on this 25 day of March, 2025.

SUSAN E. BURNETT
COMM. # 2404909
NOTARY PUBLIC - CALIFORNIA
SAN MATEO COUNTY
COMM. EXPIRES MAY 26, 2026

_____
Notary Public

EXHIBIT "A" LEGAL DESCRIPTION

Situated in Section 29, Town 2, Range 8 M.R.S, City of Huber Heights, Montgomery County, Ohio and being part of a 1.395 acre tract of land conveyed to Muriel Litt et al. 4 by deed recorded in I.R. Deed #12-042591 of the Montgomery County deed records; said tract being more particularly described as follows;

Beginning at a mag nail found at the Southeast corner of the Waynetown Plaza Plat as recorded in Plat Book 214, Page 40 of the Montgomery County deed records, said nail also being at the northeast corner of an 11.496 acre tract of land conveyed to Huber Heights ABG, LLC by deed recorded in I.R. Deed #12-041466 of the Montgomery County deed records; thence S 5° 12' 04" W with said Huber Heights ABG East line for a distance of 184.04 feet to a mag nail set at the true place of beginning for the herein described tract;

Thence from said true place of beginning, S 84° 47' 56" E with a new division line for a distance of 209.65 feet to a mag nail set on the West right-of-way of Old Troy Pike (S.R. 202);

thence S 5° 12' 04" W with said right-of-way for a distance of 105.77 feet to a 5/8" iron pin found at the northeast corner of a 1.0009 acre tract of land conveyed to Fifth Third Bank by deed recorded in I.R. Deed #12-030648 of the Montgomery County Deed Records;

thence N 84° 49' 41" W with said Fifth Third Bank North line and its extension for a distance of 209.65 feet to a mag nail found at Southeasterly corner of the aforementioned Huber Heights ABG Tract;

thence N 5° 12' 04" E with said Huber Heights ABG East line for a distance of 105.88 feet to the true place of beginning, containing 0.509 acres, more or less.

The above description is the result of a field survey, June, 2016, by John T. Burkhardt, Professional Land Surveyor No. 6487 All iron pins set are 5/8" x 30" rebar capped "JTB S-6487". As filed in the Montgomery County Engineer's Office Record of Land Surveys, Volume 2016, Page 0273.

Basis of bearing: East property line based on State Plane Coordinate System, NAD83 (2011) adjustment, Ohio South Zone, ODOT VRS/CORS Network (bearing: S 05° 12' 04" W)

SITE DEVELOPMENT PLANS FOR

HUBER HEIGHTS,OH (OLD TROY)

7605 OLD TROY PIKE,
HUBER HEIGHTS, OH 45424

PROJECT NUMBER:
91 070

SHEET INDEX	
SHEET NAME	NUMBER
COVER SHEET	C0.0
GENERAL NOTES	C0.1
DEMOLITION PLAN	C1.1
EROSION CONTROL PLAN	C1.2
SITE PLAN	C2.1
GRADING PLAN	C3.1
UTILITY PLAN	C4.1
LANDSCAPE PLAN	C5.1
STRIPING PLAN	C6.1
DETAILS	C7.1
DETAILS	C7.2

0 250 500

NOTE: DRAWING REPRODUCTION AND SCALING MAY CHANGE THE INDICATED GRAPHIC SCALES

H. SCALE: 1" = 500'

KNOWN EXISTING UTILITIES		
UTILITY	PROVIDER	PHONE NUMBER
ELECTRIC	DAYTON POWER & LIGHT	937-331-4137
WATER	CITY OF HUBER HEIGHTS WATER	937-233-3292
SANITARY SEWER	CITY OF HUBER HEIGHTS WASTEWATER	937-233-3292

TOTH & ASSOCIATES
1550 E. REPUBLIC ROAD
SPRINGFIELD, MO 65804
Ph: 417-888-0645 Fax: 417-888-0657
www.tothassociates.com
OH# 05960

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STATE OF OHIO
SHAWN W. BARRY
E-88665
PROFESSIONAL ENGINEER
03/13/2025

ENGINEER OF RECORD:
NAME: SHAWN W. BARRY
LICENSE NO. OH #E-88665

PROJECT NUMBER:
91 070

REVISION:

7 BREW COFFEE
HUBER HEIGHTS,OH (OLD TROY)
7605 OLD TROY PIKE,
HUBER HEIGHTS, OH 45424

C0.0
COVER SHEET

DATE: MARCH 13, 2025

CIVIL LEGENDS

ABBREVIATIONS

BC	BACK OF CURB
CC	STANDARD CATCH CURB
CL	CENTER LINE
CMP	CORRUGATED METAL PIPE
EP	EDGE OF PAVEMENT
EX	EXISTING
FES	FLARED END SECTION
FL	FLOW LINE
GT	GUTTER INVERT
GY	GUY WIRE
HDPE	HIGH DENSITY POLYETHYLENE
INV	INVERT
LF	LINEAR FEET
MC	MOUNTABLE CURB
R/W	RIGHT-OF-WAY
RCP	REINFORCED CONCRETE PIPE
SC	SPILL CURB
TB	TOP OF BASE ROCK
TC	TOP OF CURB
TG	TOP OF GROUND
TP	TOP OF PAVEMENT
TS	TOP OF SIDEWALK
TW	TOP OF WALL
TGV	TOP OF GRAVEL
EX TP	EXISTING TOP OF PAVEMENT

SYMBOLS

	MARKER STONE
	RIGHT OF WAY MARKER
	IRON PIN FOUND
	IRON PIN SET
	CUT CROSS
	CONTROL POINT
	BENCHMARK
S	SANITARY SEWER MANHOLE
D	STORM SEWER INLET
T	TELEPHONE MANHOLE
	POWER POLE
	GUY ANCHOR
	LIGHT POLE
TR	TELEPHONE RISER
	GAS VALVE
	GAS METER
	WATER VALVE
	WATER METER
	FIRE HYDRANT
IRRG	SPRINKLER HEAD
IRRG	IRRIGATION VALVE
W	WELL
MB	MAIL BOX
	POST
CO	CLEANOUT
	SIGN
AC	AIR CONDITIONING UNIT

LINETYPES

PL	PROPERTY LINE
RW	RIGHT OF WAY LINE
S	SANITARY SEWER LINE
FM	SANITARY SEWER FORCE MAIN
ST	STORM SEWER LINE
IRR	IRRIGATION WATER LINE
FL	FLOW LINE
OHE	OVERHEAD ELECTRIC LINE
UE	UNDERGROUND ELECTRIC LINE
G	GAS LINE
W	WATER LINE
C	COMMUNICATIONS LINE
T	TELEPHONE LINE
FO	FIBER OPTIC LINE
CTV	CABLE TELEVISION
O	CHAIN LINK FENCE
X	BARBED WIRE FENCE
	WOOD FENCE
1000	EXISTING MAJOR CONTOUR
1001	EXISTING MINOR CONTOUR
1000	PROPOSED MAJOR CONTOUR
1001	PROPOSED MINOR CONTOUR
	TREE LINE
FPL	FEMA FLOODPLAIN
FFW	FEMA FLOODWAY

PROJECT CONTROL

BENCHMARKS

OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD '83 FOR HORIZONTAL VALUES AND NAVD'88 FOR VERTICAL VALUES.

SURVEY NOTES:

THE BOUNDARY LINES SHOWN HEREON ARE BASED ON A SURVEY PERFORMED JANUARY 30, 2025 BY STEVEN J. METCALF, STATE OF OHIO REGISTERED PROFESSIONAL SURVEYOR NO. 8622 AND IS NOT A PRODUCT OF TOTH & ASSOCIATES.

CONTROL POINT TABLE

POINT NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP 604	683002.8330	1508417.1810	952.966	GMAG FND
CP 608	683253.1580	1508695.6190	969.378	MONBOX FND 3/4IN ROD
CP 611	682764.8140	1507810.9010	928.883	MONBOX FND 3/4IN ROD
CP 620	683123.1030	1508628.5600	966.388	BM SCRIBED X SE CORNER IHOP SIGN CONC BASE
CP 621	683095.9600	1508400.6070	952.915	BM SCRIBED BACK OF STREET CURB SOUTH EDGE OF JOINT

FLOOD PLAIN INFORMATION:

FEMA PANEL #: 39113C0157E - EFFECTIVE DATE: 01/06/2005
FEMA ZONE - X: THE SUBJECT PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD ZONE

DEVELOPER:

BREW TEAM OH, LLC
ATTN: MR. LARRY WILSON
3108 VESTAL PARKWAY EAST, SUITE 1
VESTAL, NY 13850
607-427-3221

OWNER:

JOHN R. OETTINGER TR
90 CATALPA DRIVE
MENLO PARK, CA 94027

GENERAL CIVIL NOTES

1. THE GENERAL NOTES ON THE DRAWINGS ARE INTENDED TO SUPPLEMENT THE GENERAL CONDITIONS AND TECHNICAL SPECIFICATIONS. WHEN THE NOTES ON THE DRAWINGS CONFLICT WITH THE TECHNICAL REQUIREMENTS OUTLINED IN THE SPECIFICATIONS, THE MORE STRINGENT CRITERIA WILL GOVERN.
2. CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THESE DRAWINGS, THE PROJECT TECHNICAL SPECIFICATIONS, AND THE APPLICABLE STANDARDS AND SPECIFICATIONS OF THE LOCAL AUTHORITY, UNLESS OTHERWISE NOTED.
3. ALL TRAFFIC CONTROL SHALL BE IN CONFORMANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). DURING CONSTRUCTION, ACCESS SHALL BE MAINTAINED FOR EMERGENCY VEHICLES AND LOCAL TRAFFIC. THE FIRE, POLICE AND AMBULANCE DEPARTMENTS, SCHOOL BUS COMPANIES AND POST OFFICE ARE TO BE NOTIFIED 48 HOURS PRIOR TO ANY ROAD CLOSINGS.
4. THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MAY NOT INCLUDE ALL UTILITIES PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL THE STATE'S UTILITY LOCATE PHONE NUMBER AND COORDINATE FIELD LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. DURING CONSTRUCTION CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF EXISTING UTILITIES WHERE CONFLICTS MIGHT OCCUR WITH PROPOSED UTILITIES OR GRADING ACTIVITIES. IF A CONFLICT BECOMES APPARENT THE CONTRACTOR SHALL CONTACT ENGINEER FOR DIRECTION. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE UTILITY COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION BEING PERFORMED.
5. EXISTING UNDERGROUND UTILITIES IN THE VICINITY OF THE WORK TO BE DONE ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT SUCH INFORMATION HAS BEEN MADE AVAILABLE OR DISCOVERED BY THE ENGINEER IN PREPARATION OF THE DRAWINGS. THERE IS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATING UNDERGROUND UTILITIES, INCLUDING SERVICE CONNECTIONS, IN ADVANCE OF CONSTRUCTION ACTIVITIES BY CONTACTING THE OWNERS THEREOF AND BY PROSPECTING. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE OWNER AND ENGINEER IN WRITING OF ANY DISCREPANCIES WITH THE PLAN INFORMATION. ALL DAMAGE TO EXISTING UTILITIES, INCLUDING SERVICE CONNECTIONS, SHALL BE REPAIRED BY AND AT THE EXPENSE OF THE CONTRACTOR.
6. THE CONTRACTOR SHALL NOT CHANGE OR DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE OWNER AND ENGINEER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND OWNER WILL PAY ALL FEES AS REQUIRED BY PERMITS FOR THIS CONSTRUCTION.
8. ALL WORK WITHIN ROAD RIGHT OF WAY SHALL CONFORM TO EITHER THE LOCAL JURISDICTION OR THE STATE DEPARTMENT OF TRANSPORTATION REQUIREMENTS; WHICH EVER IS APPLICABLE.
9. ALL TRENCHES CROSSING THROUGH PAVED AREAS OR AREAS TO BE PAVED SHALL BE BACKFILLED FULL DEPTH WITH COMPACTED CRUSHED STONE MATERIAL AS PER PROJECT DETAILS AND SPECIFICATIONS.
10. ALL WORK AND MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
11. ANY ESTIMATES OF QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL QUANTITIES. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS SHOWN ON PLANS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PUBLIC STREETS IN THE VICINITY OF THE JOB CLEAN AND FREE OF ROCKS, SOIL AND DEBRIS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF THE RIGHT OF WAY AND FOR DAMAGED IMPROVEMENTS SUCH AS CURBS, SIDEWALKS, STREET LIGHT AND TRAFFIC SIGNAL JUNCTION BOXES, TRAFFIC SIGNAL LOOP WIRING, SIGNAL POLES AND ETC. DAMAGED IMPROVEMENTS SHALL BE REPAIRED IN CONFORMANCE WITH THE LATEST CITY AND STATE REGULATIONS AND TO THEIR SATISFACTION.
14. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION AS OUTLINED IN THE EROSION CONTROL PLAN AND THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP). IF APPLICABLE. EROSION CONTROL PROCEDURES SHALL BE IN PLACE PRIOR TO GRADING ACTIVITIES.
15. THE CONTRACTOR SHALL CLEAN OUT ALL INLETS, PIPES AND MANHOLES OF DEBRIS AND SEDIMENTATION AT THE COMPLETION OF SITE WORK. THIS WORK SHALL BE DONE TO THE SATISFACTION OF THE OWNER AND LOCAL JURISDICTION.
16. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS. ANY PROPERTY CORNERS DISTURBED OR DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE RESET BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE IN WHICH THE PROJECT IS LOCATED, AT THE CONTRACTOR'S EXPENSE.
17. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, AND ONE (1) COPY OF THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE SITE AT ALL TIMES.
18. THE CONTRACTOR IS OBLIGATED TO INSPECT FOR EXISTING CONDITIONS AND/OR INSTALLATIONS AND AVAILABLE INFORMATION PRIOR TO SUBMITTING A BID. NO EXTRA COSTS WILL BE PAID TO THE CONTRACTOR DUE TO UNANTICIPATED EXISTING CONDITIONS AND/OR INSTALLATIONS. ANY DELAY, ADDITIONAL WORK, FEES OR EXTRA COST TO THE CONTRACTOR CAUSED BY OR RESULTING FROM DAMAGE TO OR MODIFICATION OF EXISTING INSTALLATIONS BY THE CONTRACTOR OR AFFECTED UTILITY COMPANY SHALL NOT CONSTITUTE A CLAIM FOR EXTRA WORK, ADDITIONAL PAYMENT OR DAMAGES.

DEMOLITION NOTES

JOB CONDITIONS

1. THE OWNER ASSUMES NO RESPONSIBILITY FOR THE ACTUAL CONDITION OF ANY STRUCTURES TO BE DEMOLISHED.
2. ITEMS OF SALVAGEABLE VALUE TO THE CONTRACTOR MAY BE REMOVED FROM THE PROJECT SITE AT THE APPROVAL OF THE OWNER. TRANSPORT THE SALVAGED ITEMS FROM THE SITE AS THEY ARE REMOVED.
3. THE USE OF EXPLOSIVES WILL NOT BE PERMITTED ON THIS PROJECT.
4. THE CONTRACTOR SHALL CONDUCT THE DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT OCCUPIED AND USED FACILITIES.
5. THE CONTRACTOR SHALL INSURE SAFE PASSAGE OF PERSONS AROUND THE DEMOLITION AREA. CONDUCT OPERATIONS TO PREVENT DAMAGE TO ADJACENT BUILDING STRUCTURES AND OTHER FACILITIES THAT ARE TO REMAIN; AND INJURY TO PERSONS.
6. PROVIDE INTERNAL AND EXTERNAL SHORING, BRACING OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF ANY STRUCTURES TO BE DEMOLISHED AND ANY ADJACENT FACILITIES TO REMAIN.
7. MAINTAIN EXISTING UTILITIES INDICATED TO STAY IN SERVICE AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS. DISCONNECT ALL UTILITIES SERVING ANY STRUCTURES TO BE DEMOLISHED, PRIOR TO START OF DEMOLITION WORK.

DEMOLITION

1. POLLUTION CONTROLS: USE WATER SPRINKLING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN AIR. COMPLY WITH GOVERNMENT REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
2. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT AND DEBRIS CAUSED BY DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITIONS AS THEY EXIST PRIOR TO START OF WORK.
3. BREAK UP AND REMOVE CONCRETE SLABS ON GRADE, UNLESS OTHERWISE SHOWN TO REMAIN.
4. BELOW-GRADE CONSTRUCTION: DEMOLISH FOUNDATION WALLS AND OTHER BELOW GRADE CONSTRUCTION, INCLUDING CONCRETE SLABS, TO A DEPTH OF NOT LESS THAN 12" BELOW THE LOWEST FOUNDATION LEVEL.
5. FILLING VOIDS: COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION AS OUTLINED BELOW.
6. USE SATISFACTORY SOIL MATERIALS AS DEFINED IN THE GEOTECHNICAL ENGINEERING REPORT, IF AVAILABLE, CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER.
7. PRIOR TO PLACEMENT OF FILL MATERIAL, ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST OR FROZEN MATERIAL, TRASH AND DEBRIS.
8. PLACE FILL MATERIAL IN HORIZONTAL LAYERS AT DEPTHS AND MOISTURE CONTENTS AS RECOMMENDED BY THE GEOTECHNICAL ENGINEERING REPORT, IF AVAILABLE.
9. AFTER FILL PLACEMENT AND COMPACTION, GRADE THE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE FLOW TO SURFACE STRUCTURES.
10. ALL TREES INDICATED TO BE REMOVED SHALL BE REMOVED IN ACCORDANCE WITH THE STATE PARKS AND WILDLIFE'S WILD HABITAT ASSESSMENT PROGRAM FOR THE SITE PER PROJECT SPECIFICATIONS. TREES ON THE SITE MAY BE SAFELY REMOVED FROM NOVEMBER 1 THROUGH MARCH 31. IF ANY TREES NEED TO BE REMOVED OUTSIDE OF THIS TIMEFRAME, CONTRACTOR SHALL FOLLOW BEST PRACTICES AS PRESCRIBED BY THE US FISH AND WILDLIFE SERVICE TO PRESERVE THE HABITAT OF ANY ENDANGERED SPECIES POTENTIALLY PRESENT ON SITE.

DISPOSAL OF DEMOLISHED MATERIALS

1. REMOVE FROM SITE ACCUMULATED VEGETATION, DEBRIS, RUBBISH AND OTHER MATERIAL RESULTING FROM THE DEMOLITION OPERATION.
2. BURNING OF COMBUSTIBLE MATERIALS FROM DEMOLISHED STRUCTURES AND VEGETATION WILL NOT BE PERMITTED ON SITE.
3. REMOVAL: TRANSPORT MATERIALS REMOVED FROM DEMOLISHED STRUCTURES, VEGETATION, PAVEMENT AND BASE ROCK AND LEGALLY DISPOSE OFF SITE.

PROTECTION OF EXISTING STRUCTURES AND VEGETATION

1. CONTRACTOR SHALL INSTALL 6' STEEL FENCE POSTS, DRIVEN 18" INTO THE GROUND, AT 10' ON CENTER AT TREE DRIP LINES AND INSTALL 4" TENAX ORANGE WARNING BARRIER, OR EQUAL, ATTACHED AS RECOMMENDED BY THE MANUFACTURER, TO PROTECT EXISTING TREES DURING CONSTRUCTION. CONTRACTOR SHALL REMOVE POSTS AND FENCE FABRIC AFTER ALL CONSTRUCTION IS COMPLETE.

SEDIMENT & EROSION CONTROL NOTES

1. THE EROSION CONTROL PLAN SHOWS THE LOCATION AND DETAILS FOR PRIMARY EROSION CONTROLS TO BE CONSTRUCTED. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING EROSION AND DISCHARGE OF SEDIMENT FROM THE SITE AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE NECESSARY MEASURES DURING ALL PHASES OF HIS OPERATIONS REGARDLESS OF WHETHER THEY ARE SPECIFICALLY NOTED ON THE EROSION CONTROL PLAN AND SHALL MAINTAIN AND REPLACE CONTROLS AS NECESSARY DURING THE COURSE OF HIS OPERATIONS.
2. INITIAL SEDIMENT CONTROLS SHOWN ON THE EROSION CONTROL PLAN MUST BE INSTALLED PRIOR TO ANY OTHER WORK.
3. THE CONTRACTOR SHALL CLEAN ALL STREETS BOTH INTERIOR AND ADJACENT TO THE SITE, AS NEEDED AFTER EACH RAINFALL AND AT THE END OF CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST DURING CONSTRUCTION AND SHALL WATER CONSTRUCTION AREAS WHENEVER CONDITIONS WARRANT.
5. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING SILT FROM STORM DRAINS, INLETS, CULVERTS, ETC. PRIOR TO APPROVAL OF CONSTRUCTION.
6. ALL DISTURBED AREAS NOT RECEIVING OTHER PERMANENT STABILIZATION SUCH AS PAVEMENT, ROOFS, SOD AND ETC., SHALL BE SEEDED AND MULCHED, AS PER THE PROJECT SPECIFICATIONS BEFORE TEMPORARY SEDIMENT CONTROLS CAN BE REMOVED AND PRIOR TO FINAL APPROVAL OF CONSTRUCTION.
7. IF APPLICABLE THE CONTRACTOR SHALL CONFORM TO ALL REQUIREMENTS AS PUT FORTH IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP). THE SWPPP SHALL BE CONSIDERED AS A STARTING POINT FOR SEDIMENT AND EROSION CONTROLS AND THE CONTRACTOR WILL BE RESPONSIBLE FOR REVISING AND UPDATING EROSION CONTROLS AS SITE CONDITIONS CHANGE DURING THE COURSE OF CONSTRUCTION.

UTILITY CONSTRUCTION NOTES

1. THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MAY NOT INCLUDE ALL UTILITIES PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL THE STATE'S UTILITY LOCATE PHONE NUMBER AND COORDINATE FIELD LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING UTILITY CONSTRUCTION ACTIVITIES. DURING CONSTRUCTION CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF EXISTING UTILITIES WHERE CONFLICTS MIGHT OCCUR WITH PROPOSED UTILITIES. IF A CONFLICT BECOMES APPARENT THE CONTRACTOR SHALL CONTACT ENGINEER FOR DIRECTION. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE UTILITY COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION BEING PERFORMED.
2. ALL TRENCHES CROSSING PAVED AREAS OR AREAS TO BE PAVED SHALL BE BACKFILLED FULL DEPTH WITH COMPACTED BEDDING MATERIAL IN CONFORMANCE WITH PROJECT DETAILS AND SPECIFICATIONS.
3. ALL UTILITY CONSTRUCTION AND MATERIALS SHALL BE IN CONFORMANCE WITH CITY AND LOCAL FIRE DEPARTMENT REQUIREMENTS AND STANDARD PLANS AND SPECIFICATIONS.
4. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS NOT OBTAINED BY THE OWNER.
5. INSTALL TRACER WIRE WITH ALL SANITARY SEWER AND POTABLE WATER UTILITIES AS REQUIRED. CONNECT TRACER WIRE TO EXISTING TRACER WIRE AND STUB UP END OF THE TRACER WIRE AT THE ENDS OF RUNS IN ACCORDANCE WITH UTILITY OWNER'S SPECIFICATIONS.
6. ALL HDPE PIPE, JOINTS AND FITTINGS SHALL BE ADS N-12 OR EQUAL. INSTALL PER MANUFACTURER'S SPECIFICATIONS..
7. COORDINATE THE INSTALLATION OF THE STORM SEWER WITH THE INSTALLATION OF THE POTABLE WATER, COMMUNICATION, ELECTRIC AND SANITARY SEWER TO AVOID CONFLICTS.
8. EARTHWORK SHALL BE PLACED TO FINISH GRADE IN THE IMMEDIATE AREA OF UTILITIES PRIOR TO CONSTRUCTION OF UTILITIES TO INSURE PROPER DEPTH OF COVER FOR UTILITIES.
9. ALL MATERIALS TO BE SUPPLIED AND LABOR TO BE DONE BY CONTRACTOR SHALL BE COMPLETED AS A PART OF THIS WORK, UNLESS STATED OTHERWISE.
10. ALL UTILITY SERVICE LINES SHALL BE KEPT IN SERVICE AND PROTECTED DURING CONSTRUCTION OPERATIONS. THE DRAWINGS INDICATE THE LOCATION OF KNOWN EXISTING UTILITY SERVICE LINES AS COULD BE DETERMINED.
11. ANY RELOCATION OF UTILITY SERVICE LINES THAT ARE REQUIRED TO COMPLETE THE PROJECT IS TO BE COMPLETED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE AND IS TO CONSIDERED SUBSIDIARY TO OTHER PROJECT COSTS.
12. ALL WATER, SEWER, FIBER OPTIC CABLE, GAS SERVICE AND OTHER UTILITY REQUIREMENTS SHALL BE COORDINATED WITH THE APPROPRIATE LOCAL UTILITY PROVIDERS PRIOR TO INSTALLATION. ALL COSTS ASSOCIATED WITH THE WATER, SEWER, FIBER OPTIC CABLE, GAS SERVICE ENTRANCE AND OTHER UTILITY REQUIREMENTS SHALL BE BORNE BY THE CONTRACTOR, INCLUDING THOSE COSTS, IF ANY, FROM THE LOCAL UTILITY PROVIDERS AND INCLUDE ALL COSTS ASSOCIATED WITH WORK PERFORMED BY THE LOCAL UTILITY PROVIDERS AND CONNECTION FEES INTO THEIR BID.

SITE GRADING NOTES

1. THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MAY NOT INCLUDE ALL UTILITIES PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL THE STATE'S UTILITY LOCATE PHONE NUMBER AND COORDINATE FIELD LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING SITE GRADING ACTIVITIES. DURING GRADING ACTIVITIES THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF EXISTING UTILITIES WHERE CONFLICTS MIGHT OCCUR. IF A CONFLICT BECOMES APPARENT THE CONTRACTOR SHALL CONTACT ENGINEER FOR DIRECTION. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE UTILITY COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION BEING PERFORMED.
2. CONTRACTOR SHALL USE CAUTION AROUND ALL EXISTING UTILITIES LOCATED ON SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIRS OF SUCH STRUCTURES WHEN BROKEN OR OTHERWISE DAMAGED BY CONSTRUCTION.
3. SEDIMENT AND EROSION CONTROLS IN CONFORMANCE WITH THE EROSION CONTROL PLAN AND THE APPLICABLE SPECIFICATIONS SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF SITE GRADING ACTIVITIES.
4. CONTRACTOR SHALL STRIP THE TOPSOIL FROM ALL AREAS TO BE DISTURBED AND STOCKPILE IT IN A LOCATION CHOSEN BY THE OWNER PRIOR TO BEGINNING SITE GRADING. OWNER SHALL BE CONTACTED TO DETERMINE WHAT SHALL BE DONE WITH EXCESS TOPSOIL. PROPER DRAINAGE OF THE STOCKPILES SHALL BE MAINTAINED.
5. THE SUBGRADE FOR THE PROJECT SITE SHALL BE COMPACTED TO 95% STANDARD PROCTOR AS DETERMINED BY ASTM-D698. COMPACTION SHALL BE ACCOMPLISHED AT MOISTURE CONTENTS AS SPECIFIED IN THE GEOTECHNICAL ENGINEER'S REPORT. ALL SOFT AREAS FOUND DURING COMPACTION SHALL BE REMEDIATED IN CONFORMANCE WITH THE GEOTECHNICAL ENGINEERING REPORT, IF AVAILABLE.
6. STONES OR BOULDERS MEASURING GREATER THAN 12" IN ANY DIMENSION SHALL NOT BE PLACED IN THE UPPER 3 FEET OF THE FILL. IN STUMP HOLES, AROUND PIPE AND STRUCTURES AND IN OTHER RESTRICTED AREAS WHERE IT IS NOT PRACTICAL TO USE A ROLLER, THE MATERIAL SHALL BE COMPACTED BY HAND.
7. CONTRACTOR IS RESPONSIBLE FOR ADDRESSING AND CORRECTING UNSUITABLE SOIL CONDITIONS RELATED TO WET SOILS AND OTHER CONDITIONS. THE UNSUITABLE CONDITIONS MUST BE CORRECTED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT, IF AVAILABLE, TO MEET PROJECT NEEDS.
8. CONTRACTOR SHALL NOTIFY THE OWNERS OR THEIR REPRESENTATIVE FOR INSPECTION PRIOR TO PLACEMENT OF CRUSHED STONE BASE AND ALSO PRIOR TO PLACEMENT OF PAVEMENT MATERIALS.
9. THE CONTOURS, SPOT ELEVATIONS AND BUILDING FLOOR ELEVATIONS SHOWN ARE TO FINISH GRADE FOR SURFACE OF PAVEMENT, TOP OF SIDEWALKS AND CURBS, TOP OF FLOOR SLABS ETC. REFER TO TYPICAL SECTIONS FOR PAVING, SLAB AND AGGREGATE BASE THICKNESS TO DEDUCT FOR GRADING LINE ELEVATIONS.
10. CONTRACTOR SHALL FINISH GRADE EARTH SLOPES AS SHOWN TO NO STEEPER THAN 1 FOOT VERTICAL TO 3 FEET HORIZONTAL.
11. CONTRACTOR SHALL GRADE LANDSCAPED AREAS AT A MINIMUM OF 1% TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND SIDEWALKS WHEN FINISH LANDSCAPE MATERIALS ARE IN PLACE.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL EARTHWORK QUANTITIES. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS AS SHOWN ON THE PLANS. NO EXTRA PAYMENT WILL BE MADE FOR OBTAINING FILL MATERIAL FROM OFF-SITE AREAS REQUIRED TO CONSTRUCT FILL TO THE LINES AND GRADES INDICATED ON THE DRAWINGS.
13. NO CLASSIFICATION OF EXCAVATED MATERIALS WILL BE MADE UNLESS OTHERWISE SPECIFIED IN THE PROJECT DOCUMENTS. EXCAVATION WORK SHALL INCLUDE THE REMOVAL AND SUBSEQUENT HANDLING OF ALL MATERIALS EXCAVATED OR OTHERWISE REMOVED FOR THE PERFORMANCE OF THE WORK, REGARDLESS OF TYPE, CHARACTER, COMPOSITION OR CONDITION THEREOF. NO ADDITIONAL PAYMENT WILL BE MADE FOR ROCK EXCAVATIONS UNLESS OTHERWISE SPECIFIED IN THE PROJECT DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING THE AMOUNT OF ROCK EXCAVATION, IF ANY, TO BE INCLUDED IN HIS BID.
14. ALL DISTURBED AREAS, NOT RECEIVING PERMANENT STABILIZATION, SHALL HAVE 4" OF TOPSOIL REPLACED, TO LEAVE A SMOOTH SEEDBED SUITABLE TO RECEIVE SEED. SURFACE ROCK 1-1/2" OR GREATER IN ANY DIMENSION SHALL BE REMOVED FROM ALL FINISH GRADED AREAS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SEEDING WORK.
15. THE CONTRACTOR SHALL GRADE ALL AREAS DISTURBED DURING THE COMPLETION OF THIS PROJECT TO PREVENT PONDING OR EROSION ON THIS SITE OR ADJACENT UNDISTURBED AREAS.
16. ALL ITEMS REMOVED SHALL BE DISPOSED OFF SITE BY THE CONTRACTOR IN ACCORDANCE WITH REQUIREMENTS OF LOCAL AUTHORITIES.
17. PRIOR TO MOVING OFF THE PROJECT SITE, THE CONTRACTOR SHALL NOTIFY THE ENGINEER TO MAKE A FINAL REVIEW OF THE CONSTRUCTION SITE.
18. IN THE EVENT THAT BLASTING IS PERMITTED ON THE PROJECT, THE CONTRACTOR SHALL COMPLY WITH ALL LAWS, ORDINANCES, APPLICABLE SAFETY CODE REQUIREMENTS AND REGULATIONS RELATIVE TO THE HANDLING, STORAGE AND USE OF EXPLOSIVES AND THE PROTECTION OF LIFE AND PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE CAUSED BY HIS BLASTING OPERATIONS.

SAFETY NOTICE TO CONTRACTOR

1. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
2. THE DUTY OF THE ENGINEER OR OWNER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

UTILITY DISCLAIMER

1. INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

USE OF CONSTRUCTION DOCUMENTS

1. DRAWINGS AND SPECIFICATIONS ARE PROVIDED AS A SERVICE. DRAWINGS AND SPECIFICATIONS ARE NOT INTENDED FOR USE ON OTHER PROJECTS AT THIS SITE OR OTHER SITES WITHOUT WRITTEN APPROVAL OF THE ENGINEER.
2. DRAWING REPRODUCTION AND SCALING MAY ALTER THE INDICATED GRAPHIC SCALES.

SEVEN BREW COFFEE 73 DRIVE THRU

STATE OF OHIO
SHAWN W. BARRY
E-88665
REGISTERED
PROFESSIONAL ENGINEER
03/13/2025

ENGINEER OF RECORD:
NAME: SHAWN W. BARRY
LICENSE NO. OH #E-88665

PROJECT NUMBER:
91.070

REVISION:

7 BREW COFFEE
HUBER HEIGHTS,OH (OLD TROY)
7605 OLD TROY PIKE,
HUBER HEIGHTS, OH 45424

OHIO811.org Before You Dig
Call 811 or
1-800-362-2764
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OH# 05960
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GENERAL NOTES

DATE: MARCH 13, 2025

HATCH LEGEND:

= ASPHALT AREA TO BE REMOVED.

= CONCRETE AREA TO BE REMOVED.

KEY NOTES:

1. SAW CUT CLEAN EDGE FOR PAVEMENT REMOVAL. PROTECT EDGE OF PAVEMENT DURING CONSTRUCTION.
2. REMOVE 90 S.F. ± OF CONCRETE SIDEWALKS.
3. REMOVE 55 L.F. ± OF CONCRETE CURB.
4. REMOVE 17,630 S.F. ± OF ASPHALT PAVEMENT.
5. REMOVE 10 S.F. ± OF CONCRETE PAVEMENT.
6. REMOVE EXISTING LIGHT POLE WITH CONCRETE BASE.
7. PROTECT SIGN POST AND FOUNDATION.
8. DO NOT DISTURB EXISTING SIDEWALK.
9. PROTECT EXISTING SANITARY SEWER CLEAN OUT AND LATERAL.

7 BREW COFFEE DRIVE THRU

STATE OF OHIO
SHAWN W. BARRY
E-88665
PROFESSIONAL ENGINEER
03/13/2025

ENGINEER OF RECORD:

NAME: SHAWN W. BARRY

LICENSE NO. OH #E-88665

PROJECT NUMBER:
91 070

REVISION:

7 BREW COFFEE
HUBER HEIGHTS,OH (OLD TROY)

7605 OLD TROY PIKE,
HUBER HEIGHTS, OH 45424

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0 5 10

H. SCALE: 1" = 10'

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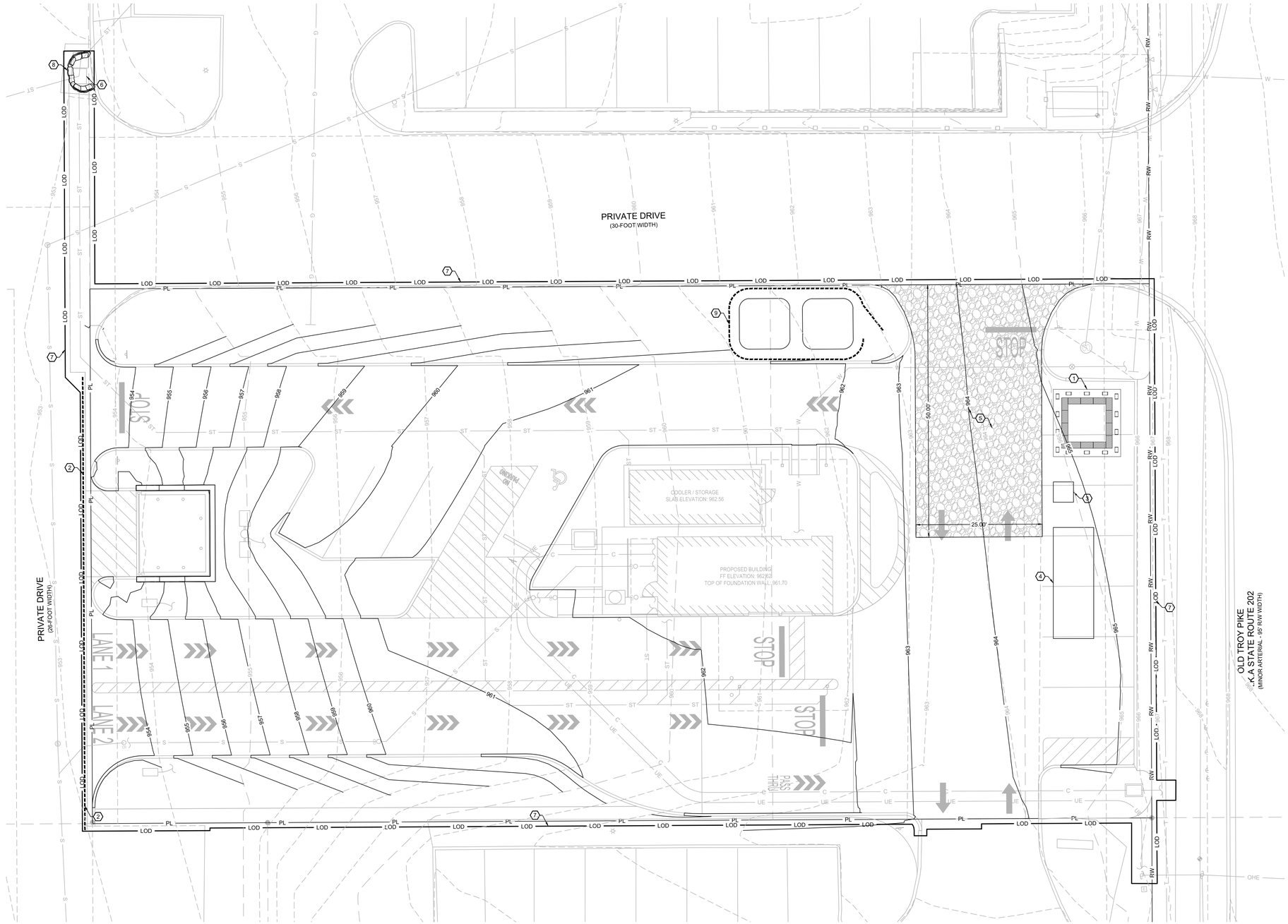
DEMOLITION PLAN

DATE: MARCH 13, 2025



KEY NOTES:

1. APPROXIMATE LOCATION OF CONCRETE WASHOUT PER DETAIL 1.03 SHEET C7.1.
2. INSTALL 90 L.F. ± OF COMPOST FILTER SOCK PER DETAIL 1.02 SHEET C7.1.
3. APPROXIMATE LOCATION OF PORTABLE RESTROOM.
4. APPROXIMATE LOCATION OF TEMPORARY ROLL-OFF DUMPSTER.
5. INSTALL TEMPORARY CONSTRUCTION ENTRANCE PER DETAIL 1.01 SHEET C7.1.
6. PROPOSED OUTFALL.
7. LIMITS OF DISTURBANCE = 0.54 ACRES.
8. CURB INLET SEDIMENT BARRIER PROTECTION PER DETAIL 1.04 SHEET C7.2.
9. APPROXIMATE LOCATION OF SOIL STOCKPILES. PROTECT STOCKPILES WITH COMPOST FILTER SOCK.

PHASING TABLE:

PHASE	CONSTRUCTION ACTIVITIES	BEST MANAGEMENT PRACTICES INSTALLED
PHASE 1 (PRE - CONSTRUCTION)	INSTALLATION OF PRE-CON BMP'S	~ TREE PROTECTION ~ CONSTRUCTION ENTRANCE ~ PERIMETER CONTROL (SILT SOCK)
PHASE 2	CLEARING	~ RETAIN TOPSOIL ~ STOCK PILE PROTECTION ~ DEWATERING ~ DUST CONTROL
PHASE 3	CONSTRUCTION	~ CONCRETE WASHOUT PIT ~ CONSTRUCTION ENTRANCE ~ TEMPORARY SEEDING
PHASE 4 (FINAL STABILIZATION)	FINAL STABILIZATION OF ALL DISTURBED AREAS	~ HYDROSEED ~ RIP RAP PLACEMENT ~ SEED / STRAW

7 BREW COFFEE
DRIVE THRU

STATE OF OHIO
SHAWN W. BARRY
E-88665
PROFESSIONAL ENGINEER
03/13/2025

ENGINEER OF RECORD:
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OH# 05960
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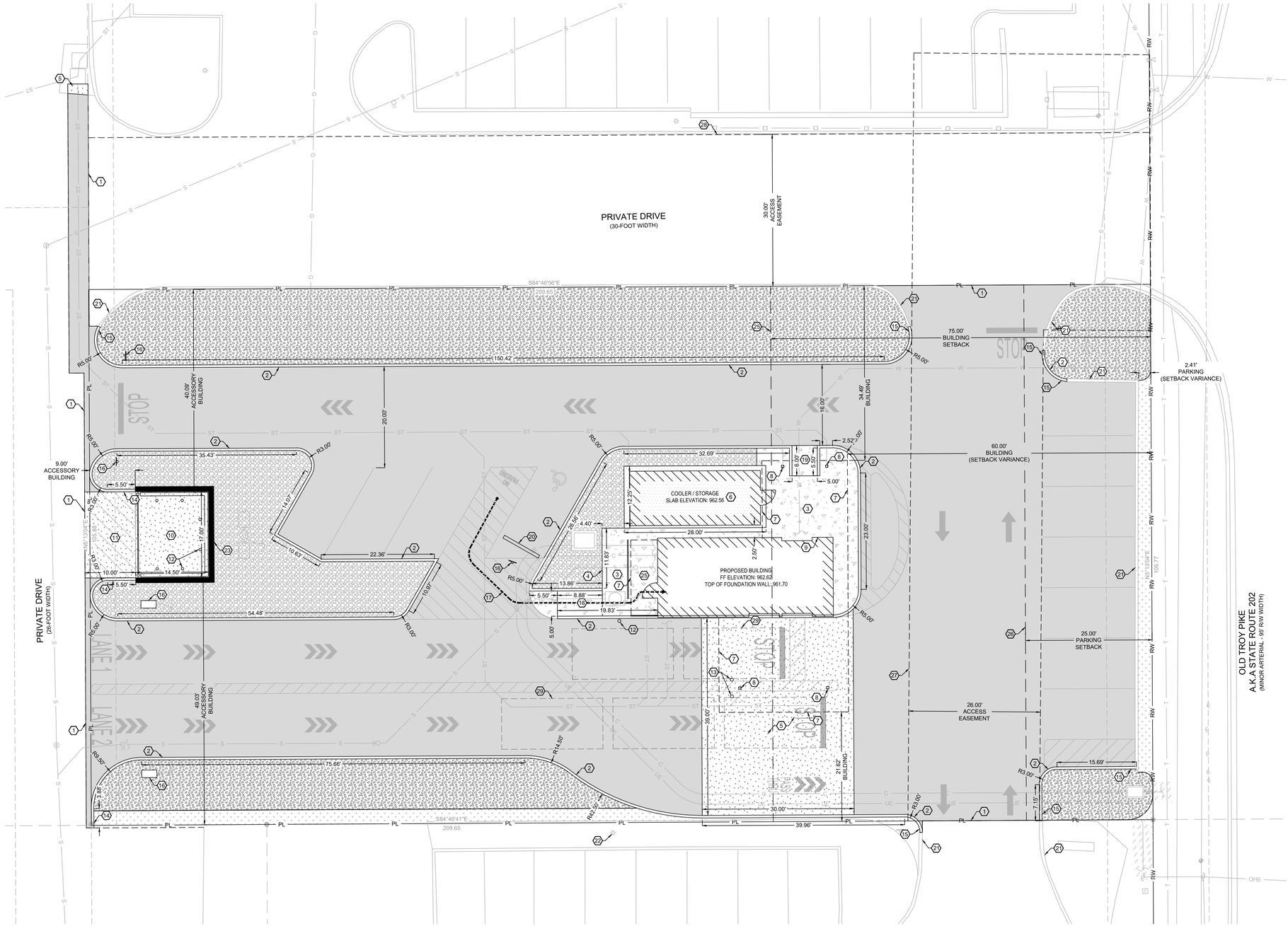
C1.2
EROSION
CONTROL PLAN
DATE: MARCH 13, 2025



HATCH LEGEND:

- = ASPHALT PAVEMENT PER DETAIL 2.06 SHEET C7.1.
- = CONCRETE SIDEWALK PER SIDEWALK DETAIL 2.02 SHEET C7.1.
- = CONCRETE PAVEMENT PER CONCRETE PAVEMENT DETAIL 2.03 AND 2.05 SHEET C7.1.
- = COOLER/STORAGE PAD PER STRUCTURAL DETAIL 7 SHEET S2.1.
- = LAWN RESTORATION. INSTALL TOPSOIL, SEED, & MULCH IN ACCORDANCE WITH PROJECT SPECIFICATIONS. EXTENTS SHOWN DO NOT NECESSARY REFLECT FULL EXTENTS OF RESTORATION REQUIRED. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS.
- = TURF GRASS SOD. INSTALL PER SUPPLIER'S INSTALLATION INSTRUCTIONS.
- = LANDSCAPE ROCK. PLACE 6" OF 1" - 2" RIVER ROCK OVER COMMERCIAL GRADE WEED FABRIC.
- = LANDSCAPE MULCH. SMOOTH SOIL SHALL BE COVERED BY WEED FABRIC AND TOPPED WITH 3 TO 4-INCH LAYER OF SHREDDED HARDWOOD MULCH, MATCH EXISTING COLOR.

KEY NOTES:

1. MATCH EXISTING PAVEMENT.
2. CONCRETE CURB PER DETAIL 2.01 SHEET C7.1.
3. SIDEWALK PER DETAIL 2.02 SHEET C7.1.
4. EDGE OF CONCRETE SLAB TO BE THICKENED CONCRETE PER STOOP/WALK EDGE DETAIL 2.04 SHEET C7.1.
5. CONCRETE PAVEMENT PER CONCRETE PAVEMENT DETAILS 2.03 & 2.05 SHEET C7.1.
6. REMOTE COOLER LOCATION, COOLER TO BE INSTALLED ON 4" THICK CONCRETE PAD WITH THICKENED EDGE PER STRUCTURAL PLANS.
7. BUILDING CANOPY OUTLINE.
8. CANOPY COLUMNS LOCATIONS, TYPICAL.
9. BUILDING FOUNDATION WALL AND FOOTING PER STRUCTURAL PLANS. REFER TO DETAIL 2.07 SHEET C7.1 FOR FOUNDATION WALL ELEVATION.
10. CONCRETE PAVEMENT FOR TRASH ENCLOSURE PER CONCRETE PAVEMENT DETAILS 2.03 & 2.05 SHEET C7.1.
11. TRASH ENCLOSURE AND GATE, PER ARCHITECTURAL PLANS.
12. 6' PIPE BOLLARD, TYPICAL PER DETAIL 2.09 SHEET C7.1.
13. 3' PIPE BOLLARD, TYPICAL PER DETAIL 2.09 SHEET C7.1.
14. INSTALL CURB TRANSITION PER DETAIL 2.15 SHEET C7.2.
15. CONNECT TO EXISTING CURB.
16. SIGN, SEE SHEET C6.1.
17. ACCESSIBLE PATH FROM PARKING TO BUILDING.
18. TYPE 3 ADA CURB RAMP PER DETAIL 2.13 SHEET C7.2.
19. TYPE 4 ADA CURB RAMP PER DETAIL 2.14 SHEET C7.2.
20. CONCRETE WHEEL STOP PER DETAIL 2.18 SHEET C7.2.
21. EXISTING CURB, DO NOT DISTURB.
22. EXISTING LIGHT POLE, TO REMAIN.
23. TRASH ENCLOSURE WALL AGAINST GRADE, SEE ARCHITECTURAL DETAILS.
24. FROST PROOF SLAB PER DETAIL 9 SHEET S2.1.
25. 75-FOOT BUILDING SETBACK LINE.
26. 25-FOOT PARKING SETBACK LINE.
27. 26-FOOT ACCESS EASEMENT.
28. 30-FOOT ACCESS EASEMENT.
29. 10' x 20' QUEUING SPACE, TYPICAL.

PROPOSED USE:

RESTAURANT WITH DRIVE THRU.

ZONING:

ZONING: PC - PLANNED COMMERCIAL.

PARKING REQUIREMENTS:

1 SPACE PER EMPLOYEE DURING LARGEST SHIFT = 8 STALLS.
PROVIDED = 11 STALLS, 10 STANDARD AND 1 ADA.
QUEUE SPACES REQUIRED = 5
QUEUE SPACES PROVIDED = 14

QUEUING SPACES:

20.00'
10' x 20'
QUEUING SPACE
10.00'

STORMWATER NOTES:

PRE-PROJECT IMPERVIOUS AREA	= 18,446 S. F.
PRE-PROJECT PERVIOUS AREA	= 4,922 S. F.
POST-PROJECT IMPERVIOUS AREA	= 17,161 S. F.
POST-PROJECT PERVIOUS AREA	= 6,207 S. F.

NOTE:
CALCULATIONS PROVIDED FOR IMPERVIOUS SURFACE LIMITS ARE THE LIMITS OF DISTURBANCE.

BUILDING AND LOT DATA:

PROJECT FOOTPRINT	23,368 S.F. = 0.54 ACRES
PROPOSED BUILDING (1 STORY) - RETAIL	= 510 S.F.
REMOTE COOLER	= 280 S.F.

CONSTRUCTION TYPE: V-B

QUANTITIES

CURB:	795 L.F.
ASPHALT PAVEMENT:	12,905 S.F.
8" CONCRETE PAVEMENT:	1,600 S.F.
4" CONCRETE SIDEWALK:	695 S.F.
COOLER/STORAGE SLAB:	345 S.F.
TURF GRASS SOD:	540 S.F.
LANDSCAPING ROCK:	1,445 S.F.
LANDSCAPE MULCH:	3,810 S.F.
LAWN RESTORATION:	70 S.F.

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H. SCALE: 1" = 10'

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OH# 05960

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SEVEN BREW COFFEE DRIVE THRU

STATE OF OHIO
SHAWN W. BARRY
E-88665
PROFESSIONAL ENGINEER
03/13/2025

ENGINEER OF RECORD:
NAME: SHAWN W. BARRY
LICENSE NO. OH #E-88665

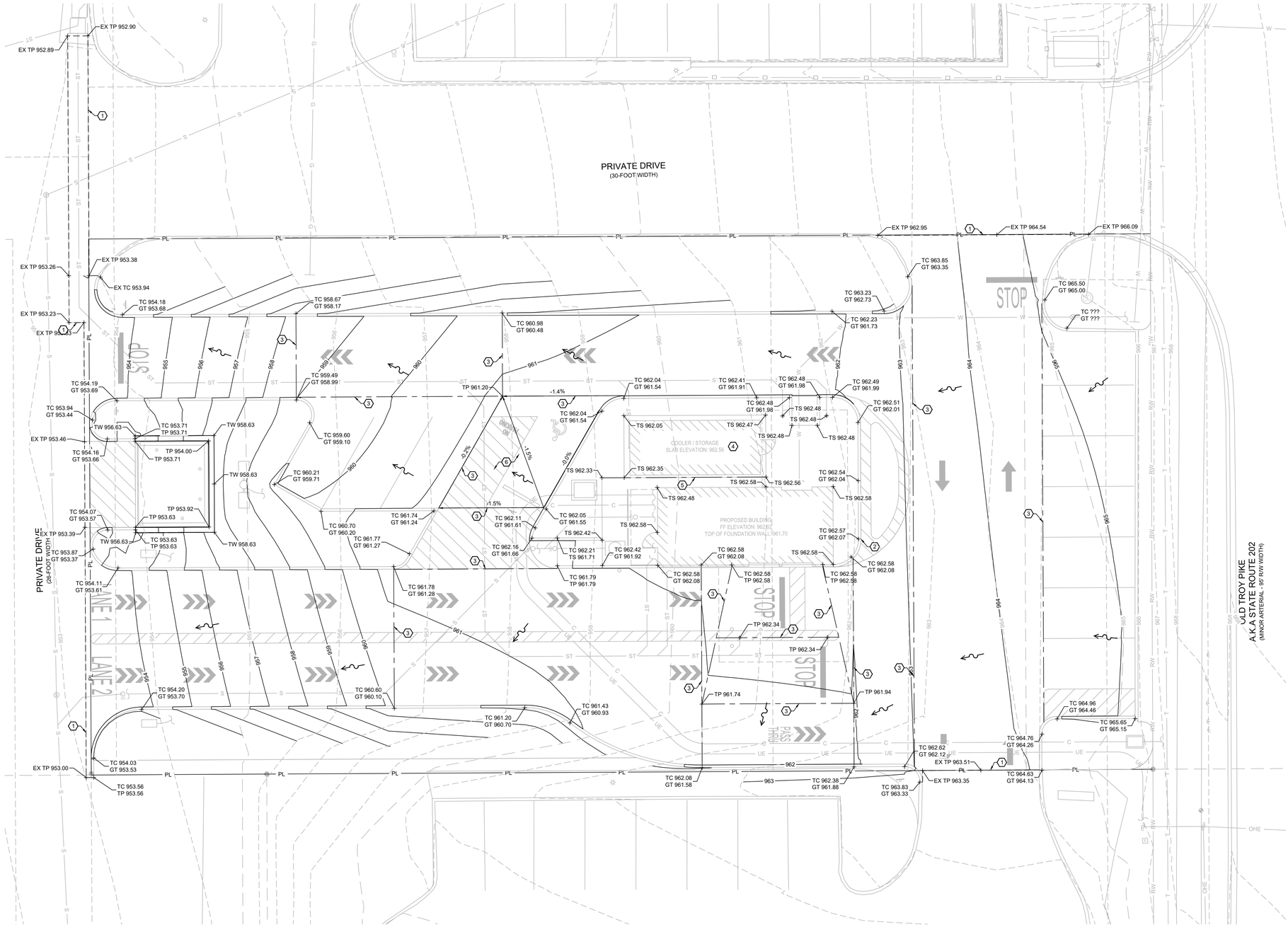
PROJECT NUMBER:
91 070

REVISION:

7 BREW COFFEE
HUBER HEIGHTS,OH (OLD TROY)
7605 OLD TROY PIKE,
HUBER HEIGHTS, OH 45424

C2.1
SITE PLAN

DATE: MARCH 13, 2025



KEY NOTES:

1. MATCH EXISTING ELEVATION.
2. HIGH POINT IN PAVEMENT.
3. CENTERLINE OF GRADE BREAK IN PAVEMENT.
4. PROPOSED REMOTE COOLER.
5. PROVIDE POSITIVE DRAINAGE IN BETWEEN BUILDING AND REMOTE COOLER.
6. ADA PARKING AREA NOT TO EXCEED 2% SLOPES IN ALL DIRECTIONS.

ABBREVIATIONS

BC	BACK OF CURB
CC	STANDARD CATCH CURB
CL	CENTER LINE
CMP	CORRUGATED METAL PIPE
EP	EDGE OF PAVEMENT
FES	FLARED END SECTION
FL	FLOW LINE
GT	GUTTER INVERT
GY	GUY WIRE
HDPE	HIGH DENSITY POLYETHYLENE
INV	INVERT
LF	LINEAR FEET
MC	MOUNTABLE CURB
PVC	POLYVINYL CHLORIDE PIPE
R/W	RIGHT-OF-WAY
RCP	REINFORCED CONCRETE PIPE
SC	SPILL CURB
TB	TOP OF BASE ROCK
TC	TOP OF CURB
TG	TOP OF GROUND
TP	TOP OF PAVEMENT
TS	TOP OF SIDEWALK
TW	TOP OF WALL
EX TP	EXISTING TOP OF PAVEMENT
EX TS	EXISTING TOP OF SIDEWALK
	DIRECTION OF SHEET FLOW

7 BREW COFFEE
DRIVE THRU

STATE OF OHIO
SHAWN W. BARRY
E-88665
PROFESSIONAL ENGINEER
03/13/2025

ENGINEER OF RECORD:
NAME: SHAWN W. BARRY
LICENSE NO. OH #E-88665

PROJECT NUMBER:
91.070

REVISION:

7 BREW COFFEE
HUBER HEIGHTS,OH (OLD TROY)
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H. SCALE: 1" = 10'

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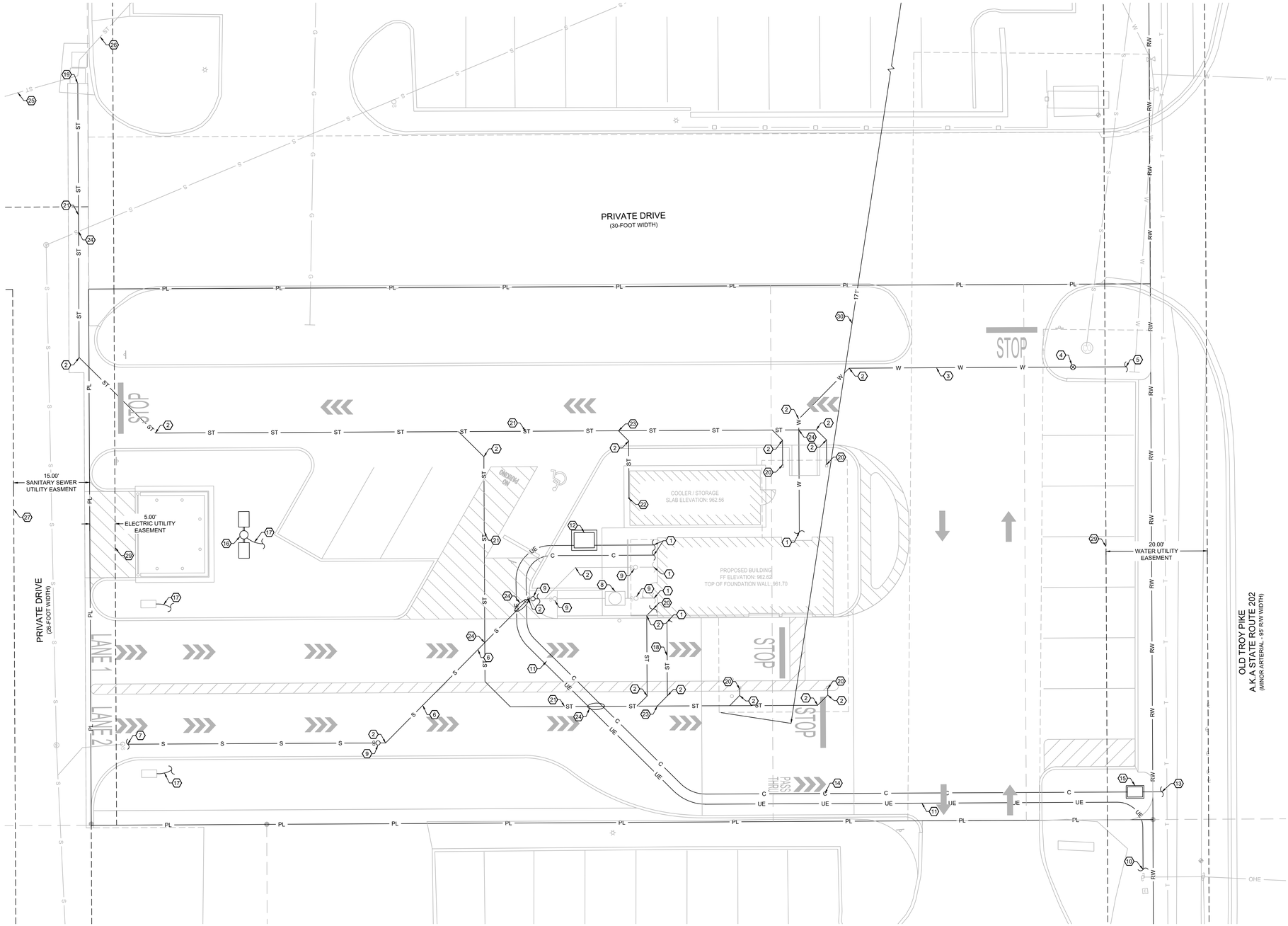
C3.1
GRADING PLAN

DATE: MARCH 13, 2025



KEY NOTES:

1. CONTINUATION OF UTILITY TO BUILDING.
2. INSTALL 45° BEND, TYPICAL.
3. INSTALL 80 L.F. ± OF 1" SCH. 80 PVC WATER LINE TO BE INSTALLED BY CONTRACTOR FROM WATER METER TO BUILDING PER PIPE INSTALLATION DETAIL 4.01 SHEET C7.2.
4. 1" WATER METER TO BE INSTALLED BY WATER UTILITY PROVIDER. CONTRACTOR TO CONFIRM FINAL WATER METER LOCATION WITH THE WATER UTILITY PROVIDER PRIOR TO INSTALLATION OF WATER SERVICE LINE.
5. CONNECTION OF WATER SERVICE TO BE COORDINATED WITH WATER PROVIDER.
6. INSTALL 95 L.F. ± OF 6" SCH. 40 PVC SANITARY SEWER SERVICE AT A MINIMUM SLOPE OF 1.00% PER PIPE INSTALLATION DETAIL 4.01 SHEET C7.2.
7. CONTRACTOR TO CONNECT 6" SCH. 40 PVC SANITARY SEWER SERVICE LINE TO EXISTING SEWER LATERAL. CONTRACTOR TO VERIFY DEPTH AND LOCATION OF SEWER LINE TO ENSURE NO CONFLICT PRIOR TO CONSTRUCTION. COORDINATE CONNECTION WITH SEWER UTILITY PROVIDER. APPROX. INVERT ELEVATION 945.20.
8. 125 GALLON SCHIER GB-75 GREASE INTERCEPTOR WITH PEDESTRIAN OR H-20 RATED CAST IRON COVER, PER MEP PLANS.
9. SEWER LATERAL CLEAN OUT PER DETAIL 4.02 SHEET C7.2.
10. ROUTING OF PROPOSED ELECTRIC UTILITY AND POINT OF CONNECTION SHOWN IS APPROXIMATE. CONTRACTOR TO COORDINATE WITH ELECTRIC UTILITY PROVIDER TO DETERMINE FINAL LOCATION PRIOR TO INSTALLATION OF ELECTRIC SERVICE LINE.
11. BURIED ELECTRIC LINE, SEE MEP PLANS.
12. PAD MOUNTED TRANSFORMER, SEE MEP PLANS. COORDINATE WITH ELECTRIC UTILITY PROVIDER.
13. ROUTING OF PROPOSED COMMUNICATION UTILITY AND POINT OF CONNECTION SHOWN IS APPROXIMATE. CONTRACTOR TO COORDINATE WITH COMMUNICATION UTILITY PROVIDER TO DETERMINE FINAL LOCATION PRIOR TO INSTALLATION OF COMMUNICATION SERVICE LINE.
14. (2) 2" COMMUNICATIONS CONDUITS WITH PULLWIRE.
15. COMMUNICATIONS PULL BOX, SEE MEP PLANS. COORDINATE WITH COMMUNICATIONS UTILITY PROVIDER.
16. LIGHT POLE, SEE MEP PLANS.
17. BURIED SITE LIGHTING ELECTRIC LINE, SEE MEP PLANS.
18. INSTALL 20 L.F. ± OF 2.0" DIA. SCH. 40 PVC DISCHARGE LINE FROM SUMP PUMP. TERMINATE DISCHARGE LINE INTO ROOF DRAINAGE SYSTEM.
19. CONNECT NEW 8" HDPE TO EXISTING DROP INLET AT FLOWLINE 950.60 PER DETAIL 4.04 SHEET C7.2. CORE HOLE IN SIDE OF INLET FOR NEW CONNECTION. FILL VOIDS WITH NON-SHRINK GROUT.
20. DOWNSPOUT CONNECTION PER DETAIL 4.06 SHEET C7.2 AND ARCHITECTURAL DETAIL 3 SHEET A3.2.
21. INSTALL 325 L.F. ± 8-INCH PVC SDR-35 DOWNSPOUT HEADER STORM LINE AT 1% SLOPE, PER PIPE INSTALLATION DETAIL 4.01 SHEET C7.2.
22. 2" PVC WALK IN COOLER DRAIN PIPE. PROVIDE AIR GAP FLUSH TO CONCRETE SLAB FOR WALK IN COOLER DRAIN OUTLET. DOWNSTREAM END TO CONNECT TO ROOF DRAINAGE SYSTEM. PROVIDE POSITIVE FLOW, 1% MINIMUM.
23. 2" TO 8" REDUCER.
24. UTILITY CROSSING, CONTRACTOR TO COORDINATE DEPTH IN FIELD.
25. EXISTING 12" RCP STORM LINE.
26. EXISTING 12" HDPE STORM LINE
27. 15-FOOT SANITARY SEWER UTILITY EASEMENT.
28. 20-FOOT WATER UTILITY EASEMENT.
29. 20-FOOT WATER UTILITY EASEMENT.
30. DISTANCE TO FIRE HYDRANT, NEAREST.

EXISTING UTILITY PROVIDER CONTACT INFORMATION:

1. WATER — CITY OF HUBER HEIGHTS WATER, 6244 CHAMBERSBURG ROAD, HUBER HEIGHTS, OH 45424, 937-233-3292
2. ELECTRIC — DAYTON POWER & LIGHT, 1065 WOODMAN DRIVE, DAYTON, OH 45432, 937-331-4137
3. SEWER — CITY OF HUBER HEIGHTS WASTEWATER, 6244 CHAMBERSBURG ROAD, HUBER HEIGHTS, OH 45424, 937-233-3292

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H. SCALE: 1" = 10'

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7 BREW COFFEE DRIVE THRU

STATE OF OHIO
SHAWN W. BARRY
E-88665
03/13/2025
PROFESSIONAL ENGINEER

ENGINEER OF RECORD:
NAME: SHAWN W. BARRY
LICENSE NO. OH #E-88665

PROJECT NUMBER:
91.070

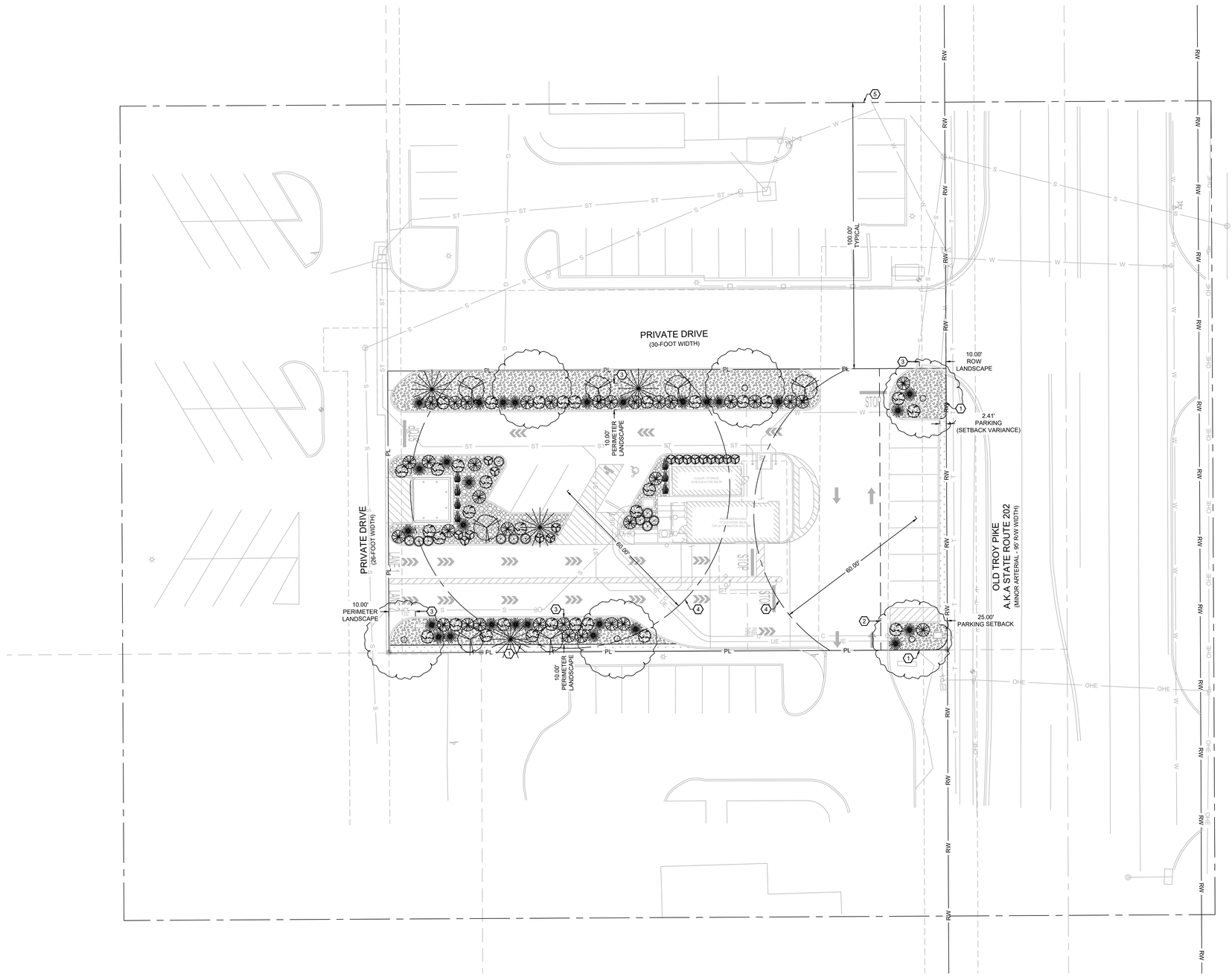
REVISION:

7 BREW COFFEE
HUBER HEIGHTS,OH (OLD TROY)
7605 OLD TROY PIKE,
HUBER HEIGHTS, OH 45424

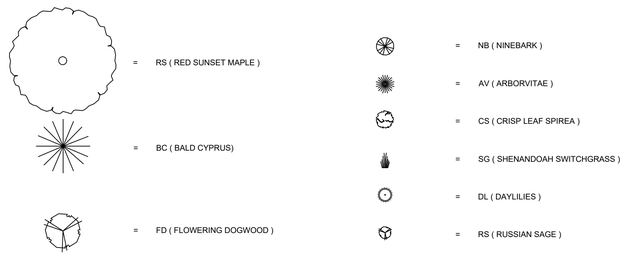
C4.1

UTILITY PLAN

DATE: MARCH 13, 2025



PLANTING KEY



PLANTING LIST

TYPE	COMMON NAME (SCIENTIFIC NAME)	QUANTITY REQUIRED	QUANTITY PROVIDED	CONDITION AND SIZE	APPROXIMATE MATURE SIZE (HT x SP)
	CANOPY TREES				HT x SP
RS	RED SUNSET MAPLE (ACER RUBRUM)	6	6	2" CAL. B&B	40'X30'
	ORNAMENTAL TREES				
FD	FLOWERING DOGWOOD (CORNUS FLORIDA)	7	7	2" CAL. B&B	20'X15'
	EVERGREEN TREES				
BC	BALD CYPRESS (TAXODIUM DISTICHUM)	3	3	2" CAL. B&B	50'X20'
	SHRUBS				
NB	NINEBARK (PHYSOCARPUS OPULIFOLIUS)	34	34	18" MIN.	30" MIN.
AV	ARBORVITAE (THUJA OCCIDENTALIS)	28	28	18" MIN.	30" MIN.
CS	CRISP LEAF SPIREA (SPIRAEA X BUMALDA 'CRISPA')	31	31	18" MIN.	30" MIN.
	PERENNIALS				
SG	SHENANDOAH SWITCHGRASS (PANICUM VIRGATUM 'SHENANDOAH')	7	7	12" MIN.	36" MIN.
DL	DAYLILIES (HEMEROCALLIS 'PARDON ME')	11	11	12" MIN.	18" MIN.
RS	RUSSIAN SAGE (SALVIA YANGII)	17	17	12" MIN.	36" MIN.

GENERAL LANDSCAPING NOTES

1. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITY LINES AND OTHER ABOVE OR BELOW GROUND OBSTRUCTIONS SO THAT PROPER PRECAUTIONS SHALL BE TAKEN NOT TO DISTURB OR DAMAGE SUCH IMPROVEMENTS. REFER TO CIVIL DRAWINGS FOR PROPOSED AND EXISTING UTILITY LOCATIONS.
2. STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK" REPRESENT GENERAL GUIDELINE SPECIFICATIONS ONLY AND WILL CONSTITUTE MIN. QUALITY REQUIREMENTS FOR PLANT MATERIAL.
3. THE ARCHITECT OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
4. ALL TREES SHALL BE CALIPERED AND UNDERSIZED TREES SHALL BE REJECTED.
5. SPECIFIED CALIPER MEASUREMENT FOR TREES SHALL BE MEASURED AT 6" ABOVE THE GRADE.
6. ANY MATERIAL WHICH DIES OR DEFOLIATES PRIOR TO ACCEPTANCE OF THE WORK SHALL BE PROMPTLY REMOVED AND REPLACED.
7. CONTRACTOR IS RESPONSIBLE FOR SOIL SAMPLING AND TESTING TO DETERMINE EXACT FERTILIZER REQS.
8. PLANTS AND OTHER MATERIALS ARE QUANTIFIED AND SUMMARIZED FOR THE CONVENIENCE OF THE CITY AND LOCAL GOVERNING BODIES. CONFIRM AND INSTALL SUFFICIENT QUANTITIES TO COMPLETE THE WORK AS DRAWN.
9. BACKFILL TREE AND SHRUB PITS WITH A PREPARED PLANTING MIX AS FOLLOWS U.N.O.:
   A. 2 PARTS BY VOLUME TOPSOIL.
   B. 1 PART BY VOLUME BROWN RIVER SAND.
   C. 1 PART BY VOLUME PEAT MOSS.
   D. 1 LB. COMMERCIAL FERTILIZER PER C.Y. OF MIX.
10. ALL TREE PITS SHALL RECEIVE A MINIMUM OF 24" OF THE SPECIFIED PLANTING MIX.
11. ALL PLANTINGS SHALL BE MULCHED WITH A 3"-4" LAYER OF SHREDDED HARDWOOD MULCH AFTER INSTALLATION OF PLANT MATERIAL.
12. ALL SHRUB PLANTING MATERIAL SHALL MEASURE A MIN. OF 18" IN HEIGHT AT THE TIME OF PLANTING.
13. THE PLAN IS SUBJECT TO CHANGES BASED ON PLANT SIZE AND MATERIAL AVAILABILITY. ANY DEVIATION TO THE APPROVED FINAL LANDSCAPING PLAN SHALL REQUIRE THE WRITTEN APPROVAL OF THE ARCHITECT PRIOR TO INSTALLATION.
14. KILL AND REMOVE ALL EXISTING WEEDS FROM THE SITE AREA PRIOR TO PLANTING.
15. REFER TO SITE GRADING PLAN FOR FINISH GRADES.
16. THE CONTRACTOR IS RESPONSIBLE FOR COMPLETELY MAINTAINING THE WORK (INCLUDING BUT NOT LIMITED TO: WATERING, MULCHING, SPRAYING, FERTILIZING, ETC.) OF ALL PLANTINGS UNTIL TOTAL ACCEPTANCE OF THE WORK BY THE ARCHITECT AND OWNER.
17. CONTRACTOR WILL STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. CONTRACTOR SHALL HAVE OWNER'S REPRESENTATIVE APPROVE ALL STAKING PRIOR TO INSTALLATION.
18. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. CONTRACTOR SHALL MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).
19. REFER TO SITE PLAN FOR GROUND COVERING REQUIREMENTS.
20. SEEDED AREAS SHALL BE REASONABLY SMOOTH AND FREE FROM STONES, ROOTS, OR OTHER DEBRIS.
21. SODDED AREAS SHALL BE INSTALLED PER SUPPLIER'S INSTALLATION INSTRUCTIONS.
22. PERMANENT SEEDING SEASON RUNS FROM MARCH 1ST TO JUNE 1ST AND SEPTEMBER 15TH TO NOVEMBER 1ST. SEEDING AND MULCHING MUST BE DONE WHENEVER WORK IS COMPLETE REGARDLESS OF THE SEASON. WHENEVER SEEDING AND MULCH IS INSTALLED OUTSIDE THE PERMANENT SEEDING SEASON, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLANTING AND MULCHING ANY AREAS WHERE GROWTH HAS NOT BECOME ESTABLISHED DURING THE NEXT PERMANENT SEASON.
23. IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT AND OBTAIN THE REVIEW AND APPROVAL FROM THE LOCAL GOVERNMENT AGENCY THAT HAS JURISDICTION OVER THE LANDSCAPE IMPROVEMENTS INCLUDED IN THIS SET OF DRAWINGS.
24. IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT AND OBTAIN THE REVIEW AND APPROVAL FROM THE LOCAL GOVERNMENT AGENCY THAT HAS JURISDICTION OVER THE IRRIGATION IMPROVEMENTS INCLUDED IN THIS SET OF DRAWINGS.

HATCH LEGEND

= TURF GRASS SOD.
INSTALL PER SUPPLIER'S INSTALLATION INSTRUCTIONS.

= LANDSCAPE ROCK.
PLACE 6" OF 1" - 2" RIVER ROCK OVER COMMERCIAL GRADE WEED FABRIC.

= LANDSCAPE MULCH.
SMOOTH SOIL SHALL BE COVERED BY WEED FABRIC AND TOPPED WITH 3 TO 4-INCH LAYER OF SHREDDED HARDWOOD MULCH, MATCH EXISTING COLOR.

KEY NOTES:

1. INSTALL HEAVY DUTY METAL EDGING (MIN 3/16" THICK) TO SEPARATE LANDSCAPE PLANTING AREAS FROM TURF AREAS.
2. 25-FOOT PARKING SETBACK.
3. 10-FOOT LANDSCAPE STRIP.
4. 60-FOOT SHADE TREE RADIUS.
5. 100-FOOT PROPERTY LINE OFFSET.

ROW LANDSCAPING:

A 10-FOOT WIDE LANDSCAPE STRIP SHALL BE PROVIDED ALONG THE ENTIRE ROW LINE, EXCLUDING DRIVEWAYS.

105 L.F. OF ROW LINE @ 1 TREE PER 35 L.F. = 3 TREES
105 L.F. OF ROW LINE @ 5 SHRUBS PER 35 L.F. = 15 SHRUBS
3-FOOT ELEVATION DIFFERENCE PROVIDED

PERIMETER LANDSCAPING:

A 10-FOOT WIDE LANDSCAPE STRIP SHALL BE PROVIDED ALONG THE ENTIRE PROPERTY LINE, EXCLUDING DRIVEWAYS. LANDSCAPE STRIPS SHALL BE LOCATED WITHIN 15 FEET OF PROPERTY LINES.

NORTH PROPERTY LINE:
184 L.F. OF PROPERTY LINE @ 1 TREE / 35 L.F. = 6 TREES
184 L.F. OF PROPERTY LINE @ 5 SHRUBS / 35 L.F. = 27 SHRUBS

WEST PROPERTY LINE:
46 L.F. OF PROPERTY LINE @ 1 TREE / 35 L.F. = 2 TREES
46 L.F. OF PROPERTY LINE @ 5 SHRUBS / 35 L.F. = 7 SHRUBS

SOUTH PROPERTY LINE:
187 L.F. OF PROPERTY LINE @ 1 TREE / 35 L.F. = 6 TREES
187 L.F. OF PROPERTY LINE @ 5 SHRUBS / 35 L.F. = 27 SHRUBS

INTERIOR LANDSCAPING:

4% OF LANDSCAPING REQUIRED FOR TOTAL VEHICLE USE AREA (VUA)
4% X 14,225 S.F. = 570 S.F. REQUIRED
1,445 S.F./14,225 S.F. = 10% PROVIDED

A MINIMUM 75% OF PARKING ISLANDS ARE TO BE COVERED WITH PERENNIALS OR SHRUBS.

AT LEAST 2 SHADE TREES SHALL BE LOCATED WITHIN 60 FEET OF EVERY PARKING SPACE.

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7 BREW COFFEE
DRIVE THRU

STATE OF OHIO
SHAWN W. BARRY
E-88665
PROFESSIONAL ENGINEER
03/13/2025

ENGINEER OF RECORD:
NAME: SHAWN W. BARRY
LICENSE NO. OH #E-88665

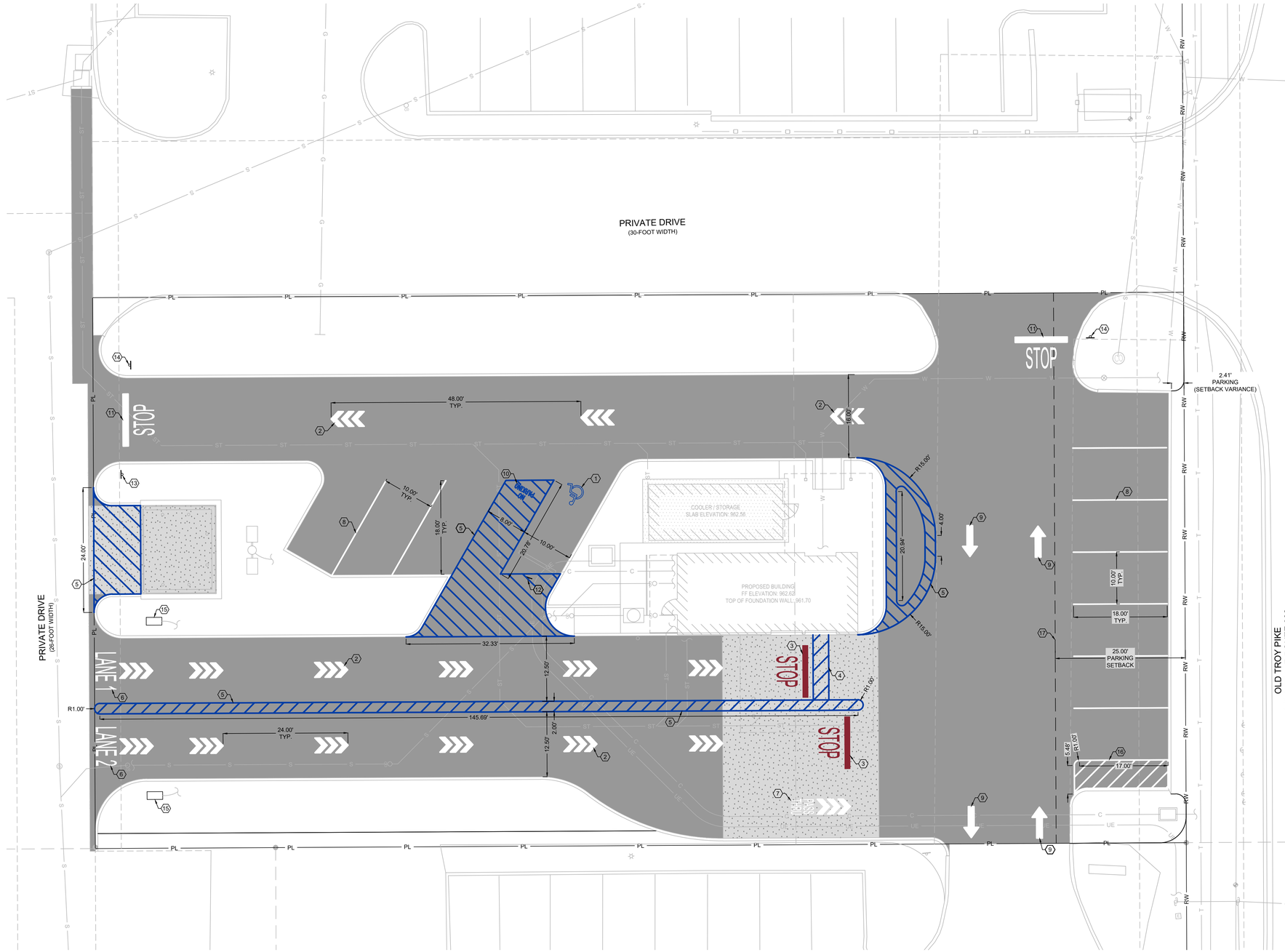
PROJECT NUMBER:
91.070

REVISION:

7 BREW COFFEE
HUBER HEIGHTS,OH (OLD TROY)
7605 OLD TROY PIKE,
HUBER HEIGHTS, OH 45424

C5.1
LANDSCAPE PLAN

DATE: MARCH 13, 2025

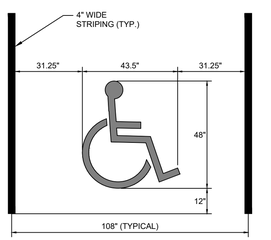


HATCH LEGEND:

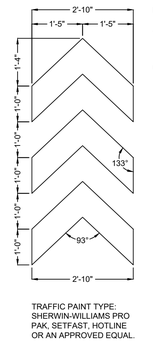
- = ASPHALT PAVEMENT PER DETAIL 2.06 SHEET C7.1.
- = CONCRETE SIDEWALK PER SIDEWALK DETAIL 2.02 SHEET C7.1.
- = CONCRETE PAVEMENT PER CONCRETE PAVEMENT DETAIL 2.03 AND 2.05 SHEET C7.1.
- = COOLER/STORAGE PAD PER STRUCTURAL DETAIL 7 SHEET S2.1.

KEY NOTES:

1. BLUE PAINTED ADA ACCESSIBLE PARKING SYMBOL PER DETAIL 6.01 THIS SHEET.
2. SOLID WHITE TRIPLE ARROW PAVEMENT MARKER, PER DETAIL 6.02 THIS SHEET.
3. 12" SOLID RED STOP BAR WITH 48-INCH TALL "STOP" TEXT PAINTED IN RED.
4. ALIGN 4" SOLID BLUE CROSS WALK MARKER WITH SLIDING DOOR PANEL AT FRONT OPENING.
5. 4-INCH SOLID BLUE PAVEMENT MARKER, TYPICAL. MIDLINES SPACE AT 24" O.C.
6. 48-INCH TALL "LANE #" PAINTED IN WHITE.
7. 24-INCH TALL "PASS THRU" PAINTED IN WHITE.
8. 4-INCH SOLID WHITE PAVEMENT MARKER FOR PARKING, TYPICAL.
9. SOLID WHITE DIRECTIONAL ARROW PAVEMENT MARKING.
10. "NO PARKING" PAINTED IN ACCESS AISLE, ALL CAPITAL LETTERS < 12-INCH HEIGHT LETTERS, 2-INCH STROKE.
11. 12" SOLID WHITE STOP BAR WITH 48-INCH TALL "STOP" TEXT PAINTED IN WHITE.
12. ADA VAN ACCESSIBLE SIGN PER DETAIL 6.03 SHEET C7.1.
13. ONE WAY DO NOT ENTER SIGN PER DETAIL 6.04 SHEET C7.1.
14. STOP SIGN PER DETAIL 6.04 SHEET C7.1.
15. DIRECTIONAL SIGN.
16. 4-INCH SOLID WHITE PAVEMENT MARKER, TYPICAL. MIDLINES SPACE AT 24" O.C.
17. 25-FOOT PARKING SETBACK.



6.01 ADA ACCESSIBLE PARKING SYMBOL
SCALE: NONE



PARKING LOT STRIPING COLORS & PAINT

ASPHALT PAINT COLORS:
WHITE PANTONE 000C
BLUE PANTONE 293

CONCRETE PAINT COLORS:
RED PANTONE 202
BLUE PANTONE 293

PMS 000C
R: 255
G: 255
B: 255
HEX: FFFFFF

PMS 293
R: 0
G: 61
B: 165
HEX: 003DA5

PMS 202
R: 138
G: 36
B: 50
HEX: 8A2432

TRAFFIC PAINT TYPE:
SHERWIN-WILLIAMS PRO PAK, SETFAST, HOTLINE OR AN APPROVED EQUAL.

6.02 PARKING LOT STRIPING COLORS & PAINT
SCALE: NONE

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H. SCALE: 1" = 10'

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03/13/2025

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PROJECT NUMBER:
91.070

REVISION:

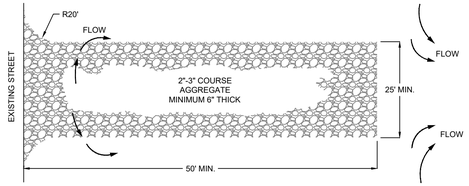
HUBER HEIGHTS,OH (OLD TROY)

7605 OLD TROY PIKE,
HUBER HEIGHTS, OH 45424

C6.1

STRIPING PLAN

DATE: MARCH 13, 2025

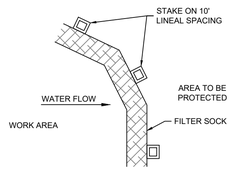


PLAN

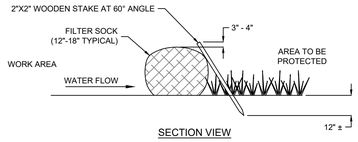
NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

1.01 TEMPORARY CONSTRUCTION ENTRANCE
SCALE: NONE



PLAN VIEW



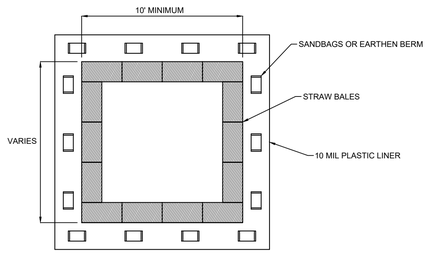
SECTION VIEW

NOTES:
1. ALL MATERIAL TO MEET MANUFACTURER'S REQUIREMENTS.

2. FILTER SOCK DEPICTED IS FOR MINIMUM SLOPES. GREATER SLOPES MAY REQUIRE LARGER SOCKS PER ENGINEER.

3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

1.02 COMPOST FILTER SOCK DETAIL
SCALE: NONE



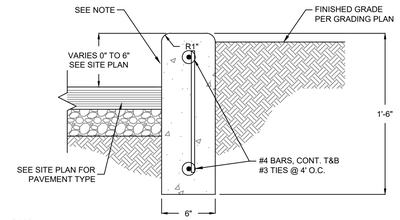
PLAN VIEW

NOTES:
1. WASHOUT CONTAINMENT SHALL BE INSTALLED FOR DURATION OF CONCRETE WORK AND RETAIN CONCRETE AND OTHER WASHOUT LIQUIDS UNTIL EVAPORATION OR REMOVAL BY PUMP.
2. CONTAINMENT SHALL BE SIZED FOR EXPECTED WASHOUT VOLUMES.
3. AVOID PLACING NEAR STORM DRAINS, STREAMS, SINKHOLES, OUTFALLS OR OTHER LOW AREAS WHERE WATER PONDS OR FLOWS.
4. OTHER APPROVED LEAK-PROOF CONTAINMENT IS ACCEPTABLE.
5. TRAPS SHALL BE ROUTINELY. MAINTAINED AT 75% CAPACITY AND REPLACED AS NECESSARY TO PERFORM.
6. THE WASHOUT PIT SHALL BE COVERED BEFORE PREDICTED RAIN EVENTS TO PREVENT OVERFLOW.
7. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30FT OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

SIGNAGE

SECTION VIEW

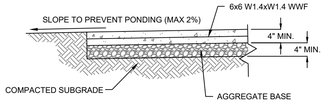
1.03 CONCRETE WASHOUT
SCALE: NONE



NOTES:

1. CURB FACE SHALL HAVE A CLEAN, SMOOTH FINISH; FREE OF BUMPS, HONEYCOMB, AND VOIDS.

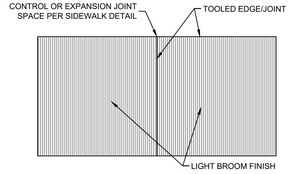
2.01 CONCRETE CURB DETAIL
SCALE: NONE



NOTES:

1. PROVIDE CONTROL JOINTS @ 5' O.C. MAX. OR WIDTH OF SIDEWALK. SEE JOINT DETAIL.
2. PROVIDE EXPANSION JOINTS @ 20' O.C. MAX. & AS INDICATED ON SITE PLAN.
3. WHERE WALK ABUTS ANOTHER WALK, CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES, PROVIDE 1/2" EXP. JOINT W/ FIBER BOARD AND SELF-LEVELING SEALANT.
4. KEY ALL CONSTRUCTION JOINTS.
5. PROVIDE NON-SLIP LIGHT BROOM FINISH.
6. MAXIMUM SIDEWALK CROSS SLOPE SHALL BE 2%. MAXIMUM SLOPE OF SIDEWALK IN DIRECTION OF TRAVEL SHALL BE 5%.

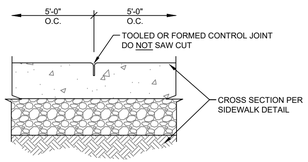
SECTION



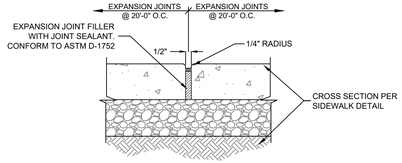
NOTES:

1. CONTRACTOR SHALL TOOL EDGES AND JOINTS AS SHOWN THEN LIGHTLY BROOM FINISH ENTIRE SIDEWALK SURFACE.

FINISH PLAN

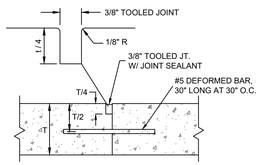


CONTROL JOINT

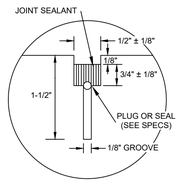


EXPANSION JOINT

2.02 SIDEWALK DETAILS
SCALE: NONE



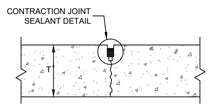
DOWELED CONSTRUCTION JOINT



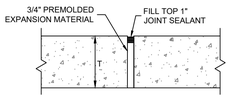
CONTRACTION JOINT SEALANT DETAIL

CONCRETE JOINT NOTES:

1. CONSTRUCTION JOINTS SHALL BE PLACED AS REQUIRED BY THE CONTRACTOR.
2. EXPANSION JOINTS SHALL BE PLACED WHERE CONCRETE ABUTS STRUCTURES OR EXISTING PAVEMENT AND AT 45 FEET ON CENTER, EACH DIRECTION (OR AS SHOWN ON PLAN).
3. CONTRACTION JOINTS SHALL BE PLACED AT 15 FEET MINIMUM SPACING IN EACH DIRECTIONS.

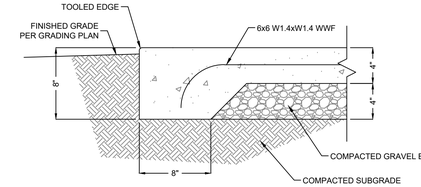


SAWED CONSTRUCTION JOINT

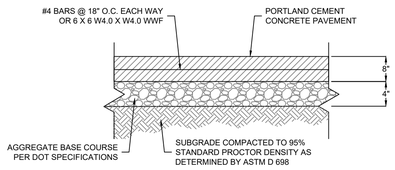


EXPANSION JOINT

2.03 CONCRETE PAVEMENT JOINT DETAILS
SCALE: NONE



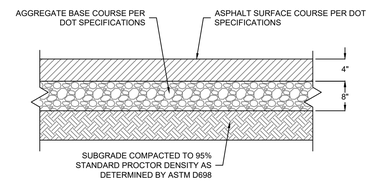
2.04 CONCRETE STOOP/WALK EDGE
SCALE: NONE



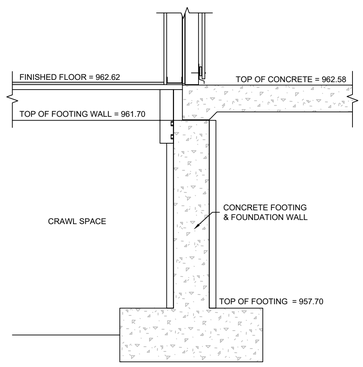
NOTES:

1. SEE CONCRETE PAVEMENT JOINT DETAILS AND NOTES.
2. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI AND BE BE PLACED WITH A MAXIMUM SLUMP OF 4 INCHES PER GEOTECHNICAL ENGINEERING REPORT IF AVAILABLE.
3. ALL MATERIALS SHALL MEET THE CURRENT DOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

2.05 CONCRETE PAVEMENT
SCALE: NONE

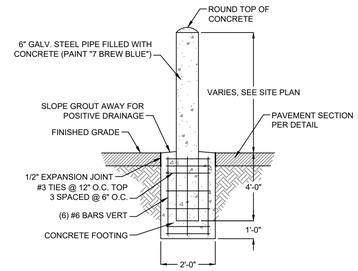


2.06 ASPHALT PAVEMENT
SCALE: NONE

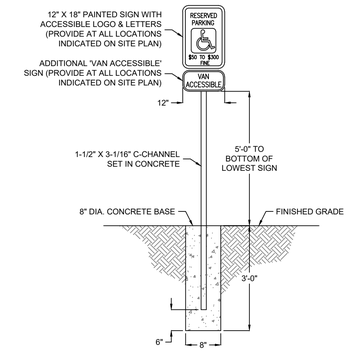


NOTE: THIS DETAIL IS PROVIDED FOR CLARIFICATION OF ELEVATION ONLY. REFER TO STRUCTURAL DETAILS 5 AND 7 SHEET S1.0 FOR STRUCTURAL STEM WALL DETAILING.

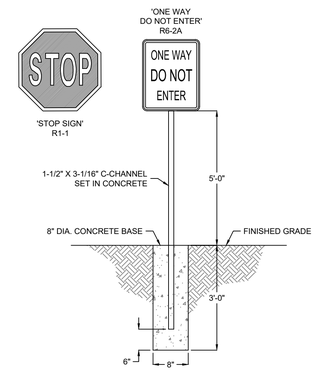
2.07 WALL ELEVATION SECTION DETAIL
SCALE: NONE



2.09 PIPE BOLLARD
SCALE: NONE



6.03 ADA ACCESSIBLE SIGN DETAIL
SCALE: NONE



6.04 TYPICAL SIGN POST DETAIL
SCALE: NONE

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OH# 05960

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SEVEN 7 BREW COFFEE DRIVE THRU

STATE OF OHIO
SHAWN W. BARRY
E-88665
03/13/2025
PROFESSIONAL ENGINEER

ENGINEER OF RECORD:
NAME: SHAWN W. BARRY
LICENSE NO. OH #E-88665

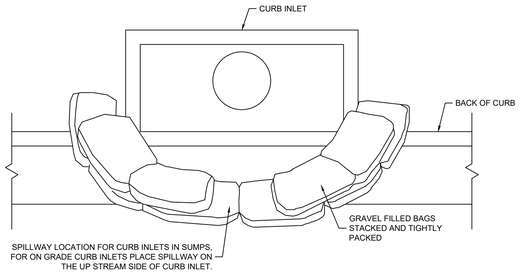
PROJECT NUMBER:
91.070

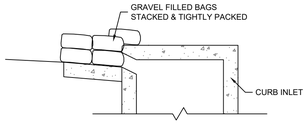
REVISION:

7 BREW COFFEE
HUBER HEIGHTS,OH (OLD TROY)
7605 OLD TROY PIKE,
HUBER HEIGHTS, OH 45424

C7.1
DETAILS

DATE: MARCH 13, 2025



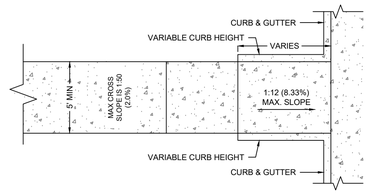


CROSS SECTION

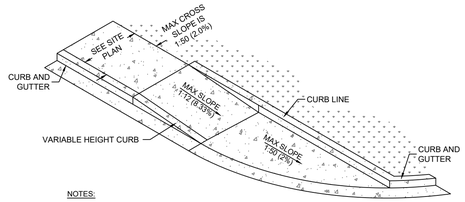
NOTES:

1. PLACE CURB INLET SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS OR IN SUMPS WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. BAGS, OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC, ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY.
3. LEAVE ONE BAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY FOR OVERFLOW.
4. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH RAINFALL EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

1.04 CURB INLET SEDIMENT BARRIER DETAIL
SCALE: NONE



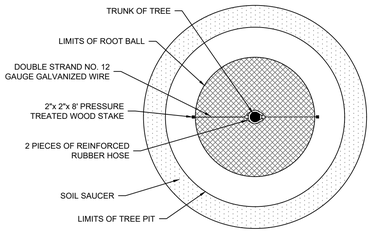
2.14 TYPE 4 CURB RAMP DETAIL
SCALE: NONE



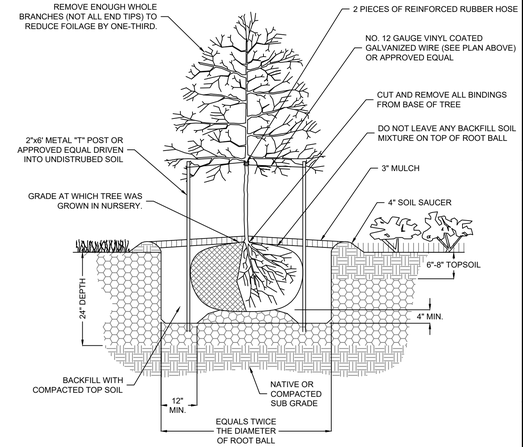
NOTES:

1. ENSURE THAT THE INSIDE EDGE OF CURVED RAMPS MAINTAIN AN 8.33% SLOPE MAXIMUM.
2. THE COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF CURB RAMP RUNS, BLENDED TRANSITIONS AND TURNING SPACES SHALL BE 5% MAXIMUM.

2.13 TYPE 3 CURB RAMP DETAIL
SCALE: NONE



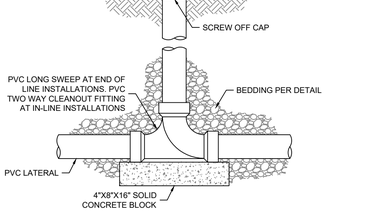
PLAN



NOTE:
1.BACKFILL AROUND ROOT BALL IN 6"-8" LAYERS WATERING EACH LAYER UNTIL SETTLED TO AVOID AIR POCKETS.

2.LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF TREE STABILIZATION AT THE END OF THE SECOND GROWING SEASON.

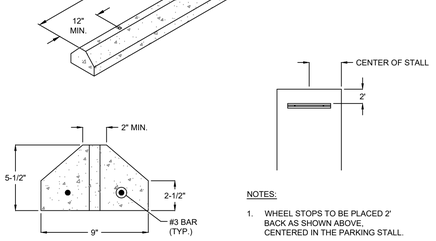
5.01 TREE PLANTING DETAIL
SCALE: NONE



SECTION VIEW

NOTES:
1. SIZE AND MATERIAL OF FITTINGS AND PIPE TO MATCH THAT OF LATERAL.
2. INSTALL CLEANOUTS AT ALL BENDS AND AT MAXIMUM 50' SPACING.

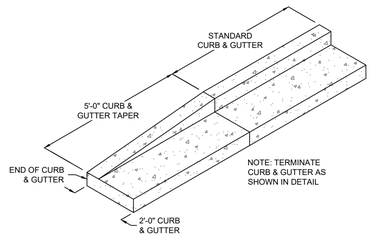
4.02 SANITARY SEWER CLEANOUT DETAIL
SCALE: NONE



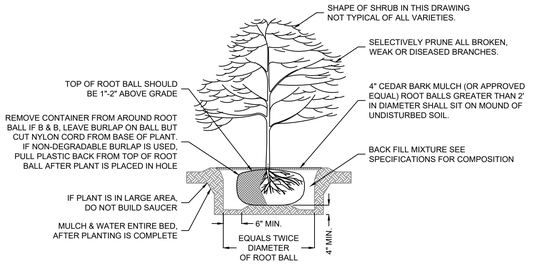
NOTES:

1. WHEEL STOPS TO BE PLACED 2' BACK AS SHOWN ABOVE, CENTERED IN THE PARKING STALL.
2. CONCRETE TO BE 3,000 P.S.I. WITH FIBER MESH REINFORCING.

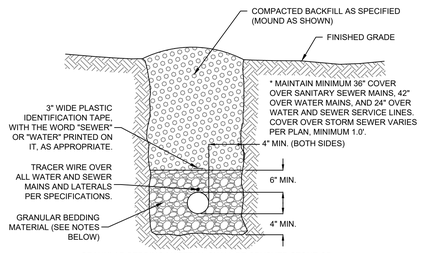
2.18 CONCRETE WHEEL STOP DETAIL
SCALE: NONE



2.15 CURB TRANSITION DETAIL
SCALE: NONE



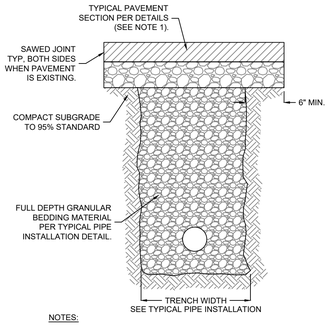
5.02 SHRUB PLANTING DETAIL
SCALE: NONE



GRANULAR BEDDING MATERIAL SHALL BE CRUSHED STONE OR GRAVEL CONFORMING TO THE REQUIREMENTS OF ASTM D 2321 FOR CLASS I MATERIALS, EXCEPT WITH THE FOLLOWING GRADATION:

SIEVE SIZE	% PASSING
1"	100
¾"	55-90
NO. 4	8-40
NO. 10	0-15
NO. 200	0-4

TYPICAL

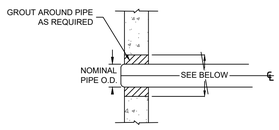


UNDER PAVEMENT

NOTES:

1. INCREASE ASPHALT PAVEMENT SECTION THICKNESS BY 1.5 TIMES THE RECOMMENDED PAVEMENT THICKNESS WHERE PIPES ARE TO BE INSTALLED UNDER EXISTING PAVEMENT.

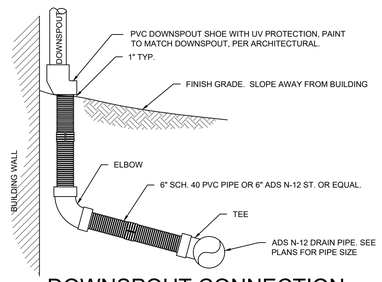
4.01 PIPE INSTALLATION
SCALE: NONE



NOTES:

1. BEVEL PIPE WITH GRINDER
2. THEN LUBE PIPE
3. THEN LUBE "INSERTA-LOK"
4. THEN CENTER IN GASKET

4.04 CONNECTION TO EXISTING STORM INLET
SCALE: NONE



4.06 DOWNSPOUT CONNECTION
SCALE: NONE

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OH# 05960

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SEVEN 73 BREW COFFEE DRIVE THRU

STATE OF OHIO
SHAWN W. BARRY
E-88665
PROFESSIONAL ENGINEER
03/13/2025

ENGINEER OF RECORD:
NAME: SHAWN W. BARRY
LICENSE NO. OH #E-88665

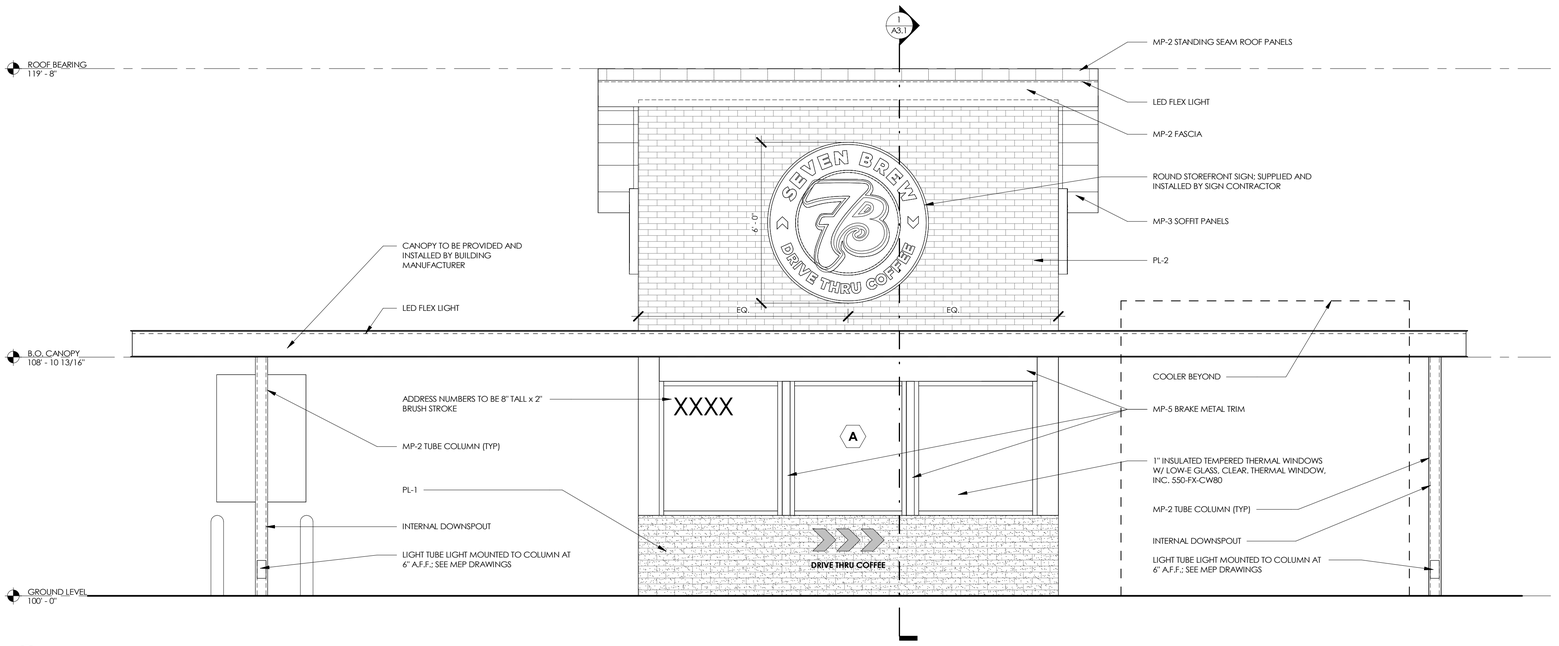
PROJECT NUMBER:
91.070

REVISION:

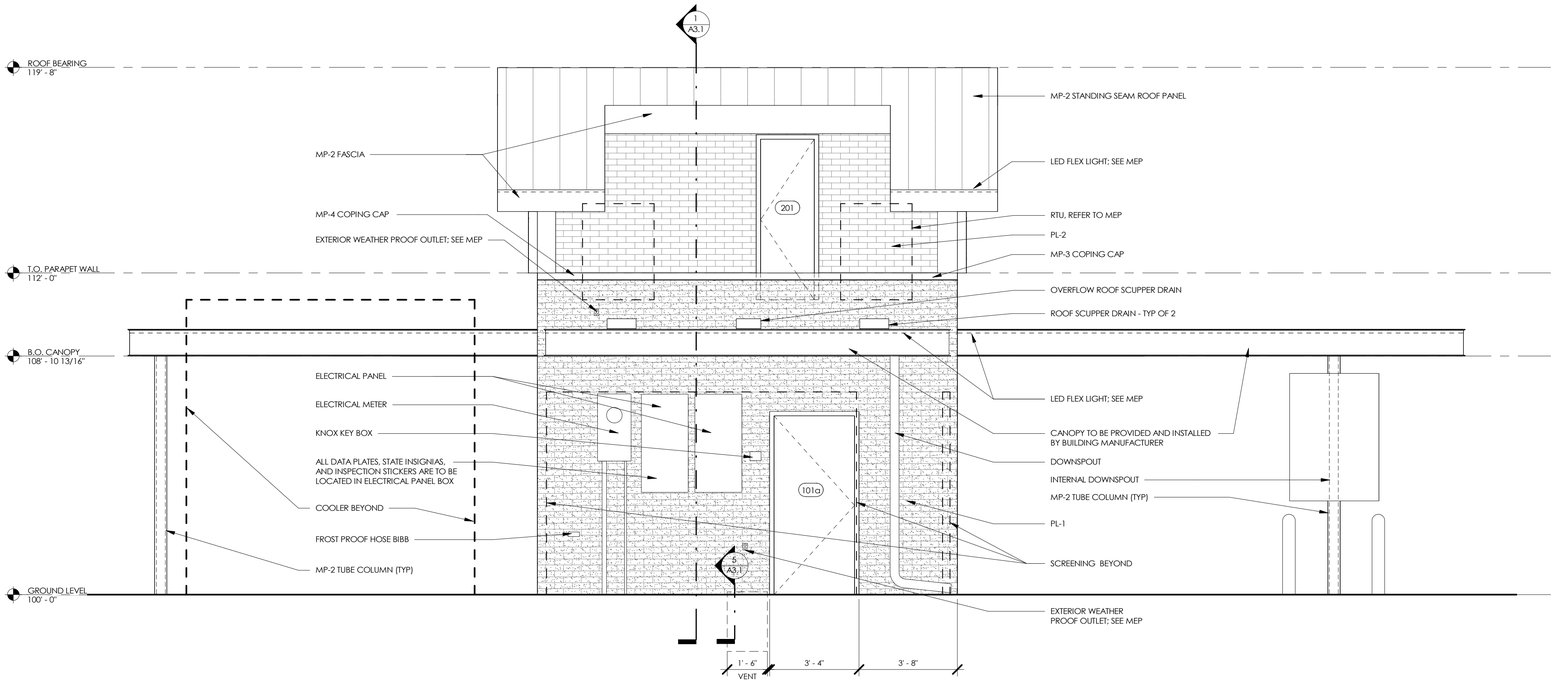
7 BREW COFFEE
HUBER HEIGHTS,OH (OLD TROY)
7605 OLD TROY PIKE,
HUBER HEIGHTS, OH 45424

C7.2
DETAILS

DATE: MARCH 13, 2025



1 EXTERIOR ELEVATION - FRONT
3/8" = 1'-0"



2 EXTERIOR ELEVATION - BACK
3/8" = 1'-0"

SIGNAGE:

SIGNAGE SHOWN IS FOR REPRESENTATION AND COORDINATION ONLY. REFER TO PERMITTED SIGN PACKAGE FOR PRECISE LOCATION AND SIGNAGE QUANTITY

KITIC DESIGN + DEVELOPMENT
2215 W CHESTERFIELD BLVD, SUITE 01 - SPRINGFIELD, MO 65807 - P: (417) 530-4321

FIRM LICENSE NO. 22314583

STATE OF OHIO
MICHAEL SEBBEN
2218913
REGISTERED ARCHITECT
03/13/2025

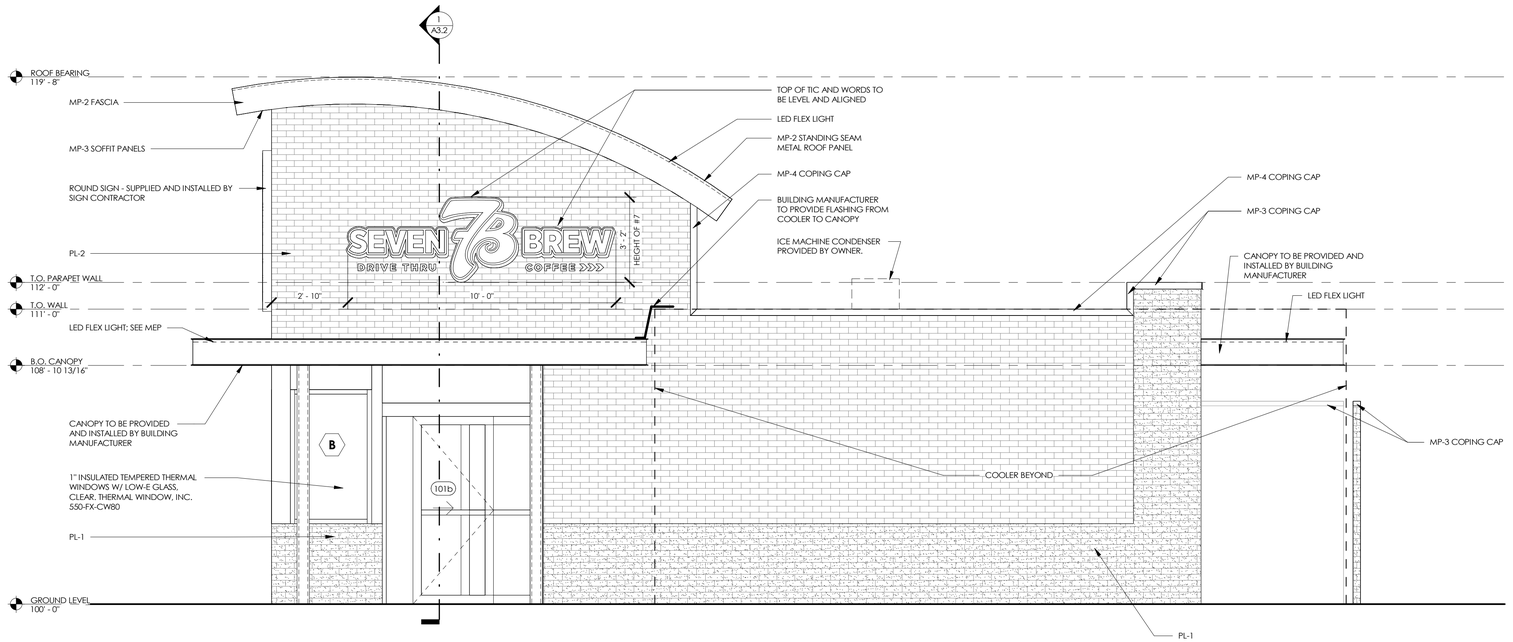
ARCHITECT OF RECORD:
NAME: MICHAEL SEBBEN
LICENSE NO. ARC.2218913

PROJECT NUMBER: 25009 7BHH
REVISION:

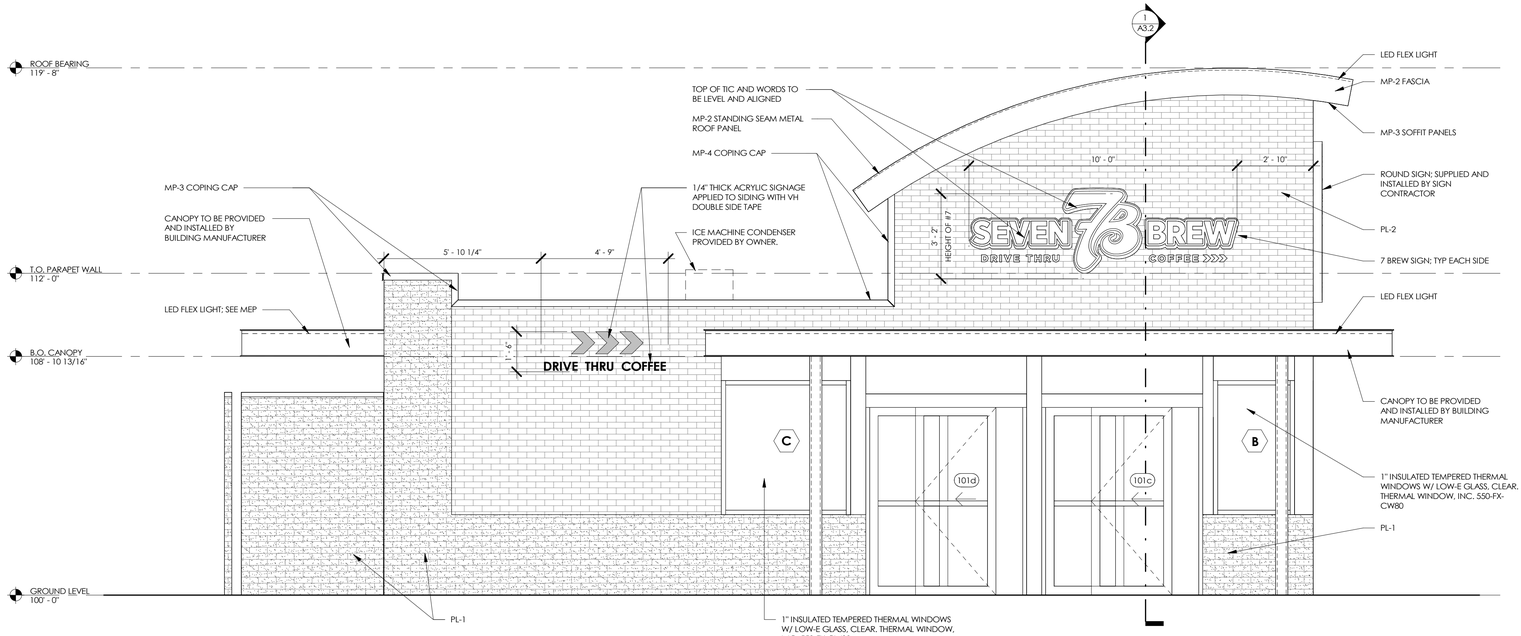
7 BREW COFFEE
HUBER HEIGHTS, OH (OLD TROY)
7605 OLD TROY PIKE,
HUBER HEIGHTS, OH 45424

A2.1
EXTERIOR ELEVATIONS

DATE: MARCH 13, 2025



1 EXTERIOR ELEVATION - RIGHT SIDE
3/8" = 1'-0"



2 EXTERIOR ELEVATION - LEFT SIDE
3/8" = 1'-0"

SIGNAGE:

SIGNAGE SHOWN IS FOR REPRESENTATION AND COORDINATION ONLY. REFER TO PERMITTED SIGN PACKAGE FOR PRECISE LOCATION AND SIGNAGE QUANTITY

DESIGN + DEVELOPMENT
2215 W CHESTERFIELD BLVD, SUITE 01 - SPRINGFIELD, MO 65807 - P (417) 530-4321

FIRM LICENSE NO. 2231458

STATE OF OHIO
MICHAEL SEBBEN
2218913
REGISTERED ARCHITECT
03/13/2025

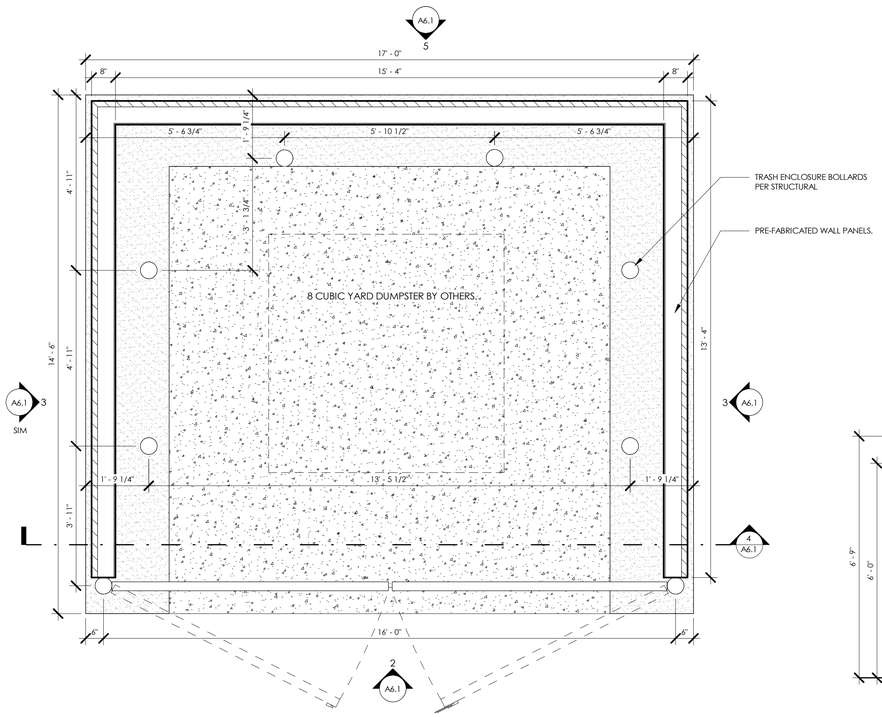
ARCHITECT OF RECORD:
NAME: MICHAEL SEBBEN
LICENSE NO. ARC.2218913

PROJECT NUMBER: 25009 7BHH
REVISION:

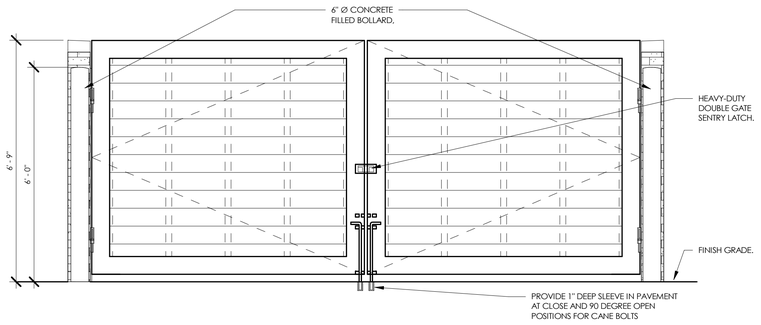
7 BREW COFFEE
HUBER HEIGHTS, OH (OLD TROY)
7605 OLD TROY PIKE,
HUBER HEIGHTS, OH 45424

A2.2
EXTERIOR ELEVATIONS

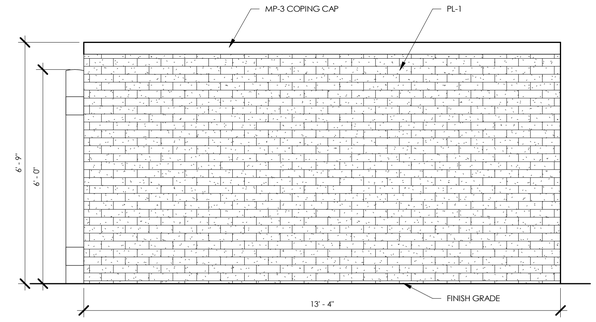
DATE: MARCH 13, 2025



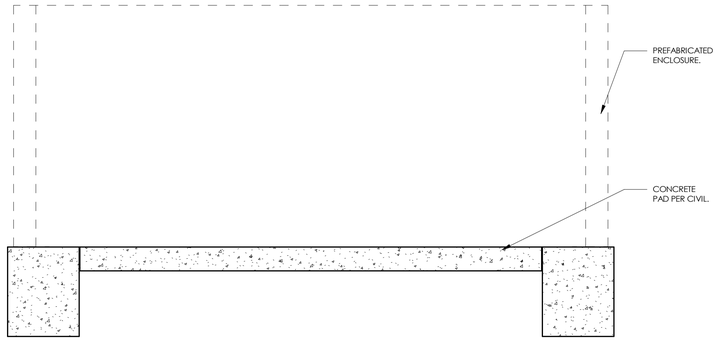
1 TRASH ENCLOSURE
1/2" = 1'-0"



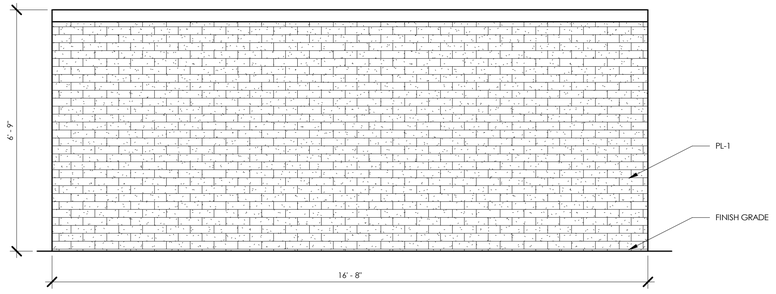
2 TRASH ENCLOSURE - FRONT ELEVATION
1/2" = 1'-0"



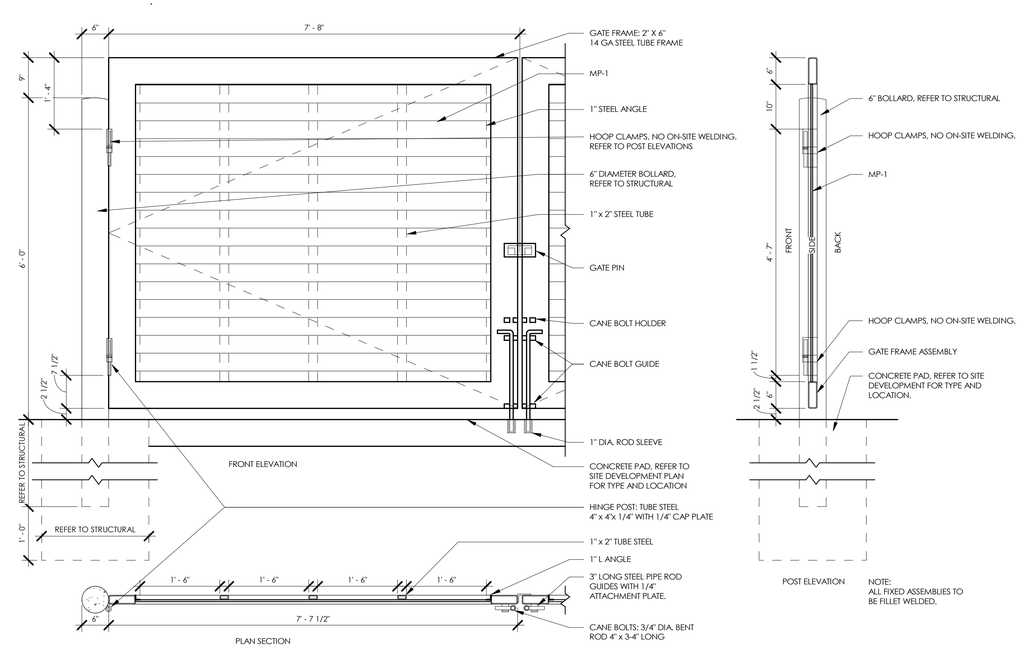
3 TRASH ENCLOSURE - SIDE ELEVATION
1/2" = 1'-0"



4 TRASH ENCLOSURE - SECTION DETAIL
1/2" = 1'-0"



5 TRASH ENCLOSURE - BACK ELEVATION
1/2" = 1'-0"



6 TRASH ENCLOSURE GATE DETAILS
3/4" = 1'-0"

DESIGN + DEVELOPMENT
2215 W CHESTERFIELD BLVD, SUITE 01 - SPRINGFIELD, MO 65807 - P (417) 530-4321

FIRM LICENSE NO. 22314583

STATE OF OHIO
MICHAEL SEBBEN
2218913
REGISTERED ARCHITECT
03/13/2025

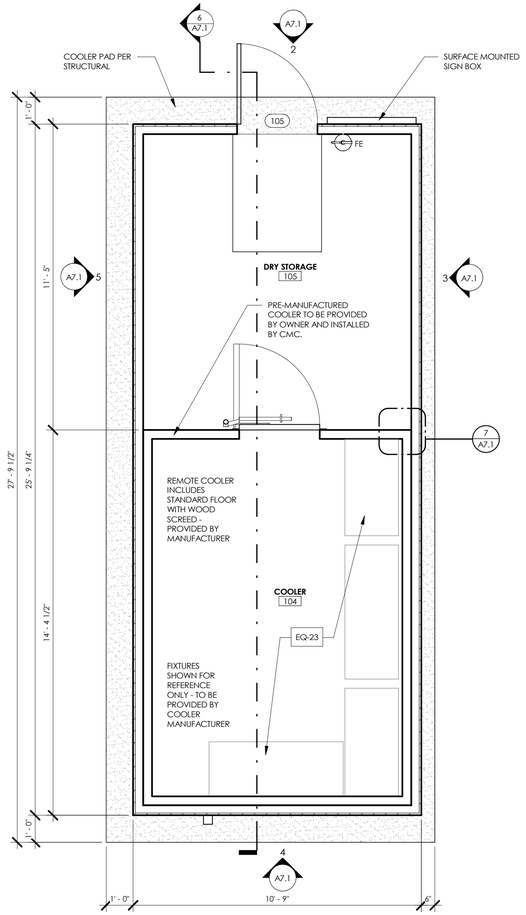
ARCHITECT OF RECORD:
NAME: MICHAEL SEBBEN
LICENSE NO. ARC.2218913

PROJECT NUMBER: 25009 7BHH
REVISION:

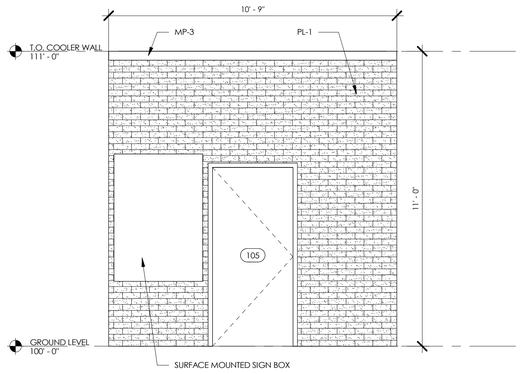
7 BREW COFFEE
HUBER HEIGHTS, OH (OLD TROY)
7605 OLD TROY PIKE,
HUBER HEIGHTS, OH 45424

A6.1
TRASH ENCLOSURE DETAILS

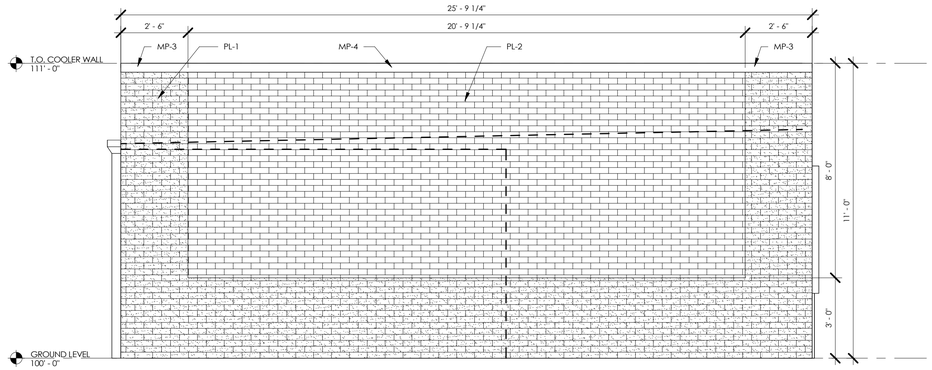
DATE: MARCH 13, 2025



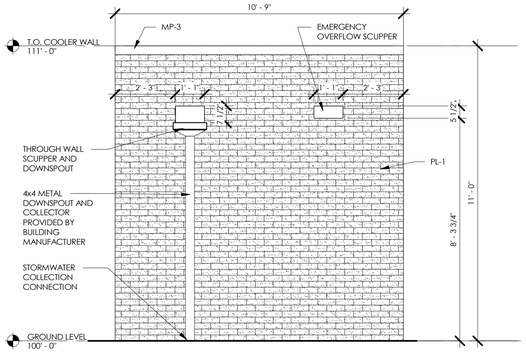
1 REMOTE COOLER PLAN
3/8" = 1'-0"



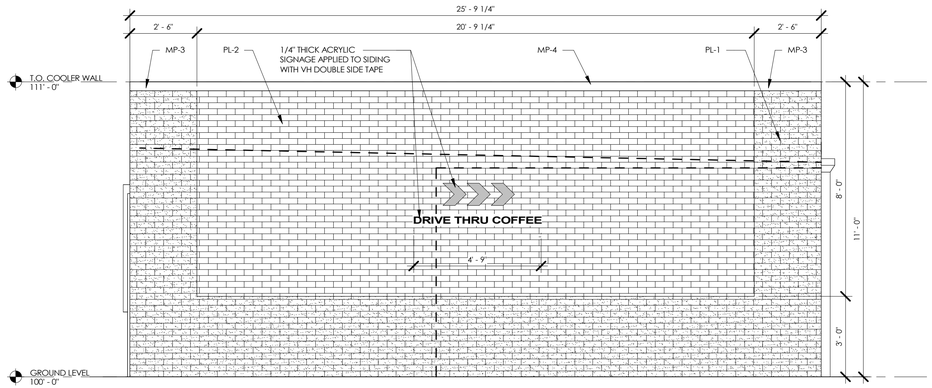
2 COOLER ELEVATION - FRONT
3/8" = 1'-0"



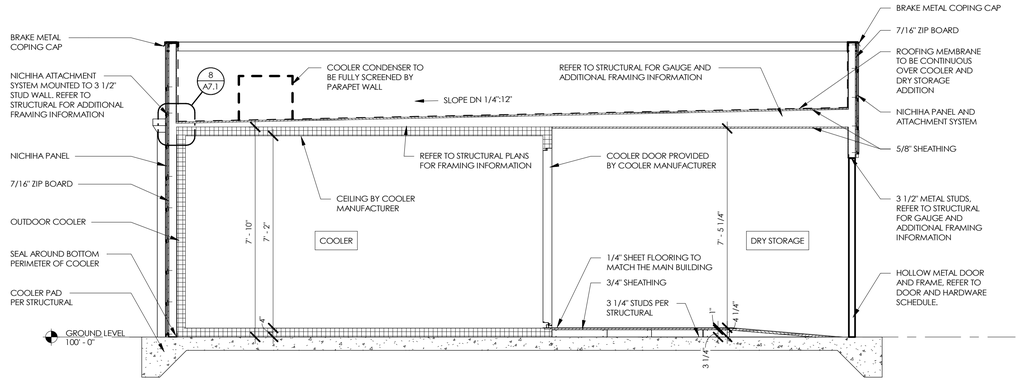
3 COOLER ELEVATION - RIGHT
3/8" = 1'-0"



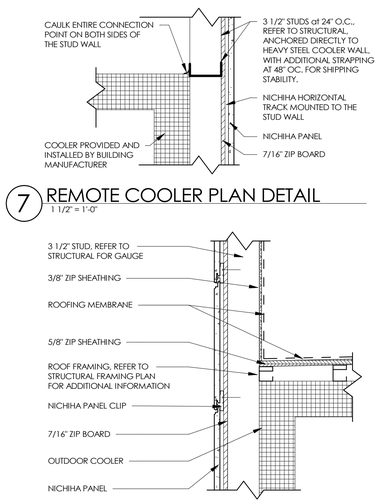
4 COOLER ELEVATION - REAR
3/8" = 1'-0"



5 COOLER ELEVATION - LEFT
3/8" = 1'-0"



6 COOLER SECTION
3/8" = 1'-0"

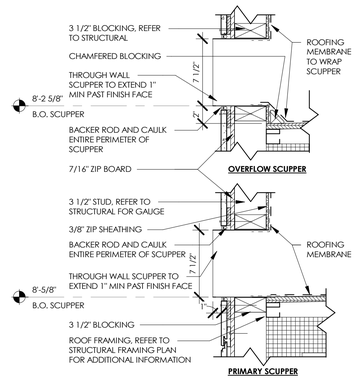


7 REMOTE COOLER PLAN DETAIL
1 1/2" = 1'-0"

8 NICHIHA - LOW EAVE DETAIL
1 1/2" = 1'-0"

SIGNAGE:

SIGNAGE SHOWN IS FOR REPRESENTATION AND COORDINATION ONLY. REFER TO PERMITTED SIGN PACKAGE FOR PRECISE LOCATION AND SIGNAGE QUANTITY



9 NICHIHA- SCUPPER DETAIL
1 1/2" = 1'-0"

KIETIC DESIGN + DEVELOPMENT
2215 W CHESTERFIELD BLVD, SUITE 01 - SPRINGFIELD, MO 65807 P (417) 530-4321

FIRM LICENSE NO. 22314583
STATE OF OHIO
MICHAEL SEBBEN
2218913
REGISTERED ARCHITECT
03/13/2025

ARCHITECT OF RECORD:
NAME: MICHAEL SEBBEN
LICENSE NO. ARC.2218913

PROJECT NUMBER: 25009 7BHH
REVISION:

7 BREW COFFEE
HUBER HEIGHTS, OH (OLD TROY)
7605 OLD TROY PIKE,
HUBER HEIGHTS, OH 45424

A7.1
REMOTE COOLER DETAILS

DATE: MARCH 13, 2025

EnVisionLED
WWW.ENVISIONLEDLIGHTING.COM

Project: ______________ Part #: ______________
Type: ______________

Wall Packs

Slim Wall Pack: EGG-Line
With or Without Emergency

3CCT | SELECT-N-SWITCH | DLC LISTED | UL CERTIFIED

Detail Specifications:
- Finish: Bronze, Custom finishes available
- IP Rating: Wet Location
- Impact Rating: IK08
- Wattage 15w: 1,950 Lumens
  - 5W EMB: 680 Lumens
- Beam Angle: Type IV
- BUG: B1-U3-G1
- Chip: SMD 2835, R9 >50, CRI >80
- Operating Temperature: -40° - 122° F
- Lens: Clear acrylic
- Average life (L70) of 70,000 hours

Applications:
- Walkways & Pathways
- Parking Lots
- Hospitality, Multi-Family
- Outdoor Corridors
- Residential, Commercial and Industrial

Product Information:
- Sturdy die-cast aluminum housing finished with corrosion free powder coat
- Photocell is included with an easy quick disconnect
- Available in quick ship with emergency backup
- Instant-On to full brightness
- Select-n-Switch Technology: 3-CCT

Driver Options:
- UNV: 120-277V 0-10V Dimmable
- Built in 6Kv Surge Protector
- THD: <20% (+/-5% tolerance), PF >0.9, 50/60Hz

Mounting & Installation:
- Three 1/2" knockouts: 1 one each side for convenient installation

Certifications:
- UL Listed for USA and CA
- DLC Listed
- ROHS Compliant
- Approved for CA T24
- 5 Year Limited Warranty
- FCC CFR 47, GCC Part 15, Subpart B:2017

Series	Photocell	Finish[1]	Emergency Backup
LED-WPE-15W-TRI - 1,950 Lumens	PC - Photocell is included. Easy quick disconnect. (PC-3/4-3PIN-LV)	BZ Bronze (Standard); BL[1] Black; WH[1] White; GRY[1] Gray; CS[1] Custom Color	(blank) No Emergency; EMB 90 minute 5W Emergency Backup 80 Lumens

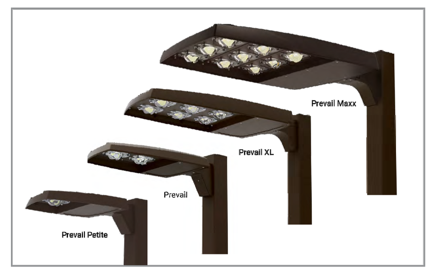
1. Standard quickship is bronze. Other colors are custom finishes

Specs and model numbers are subject to change with or without notice.

EnVision LED Lighting, Inc.
6023 Bandini Blvd. | Bell, CA 90040 | Tel.: 323-604-0066 | www.envisionledlighting.com
Rev. 10.23

4 SITE LIGHTING FIXTURE W1E

Project		Catalog #		Type	
Prepared by		Notes		Date	



Lumark
Prevail LED
Area / Site Luminaire

Product Features
LumenSafe Technology | BAA

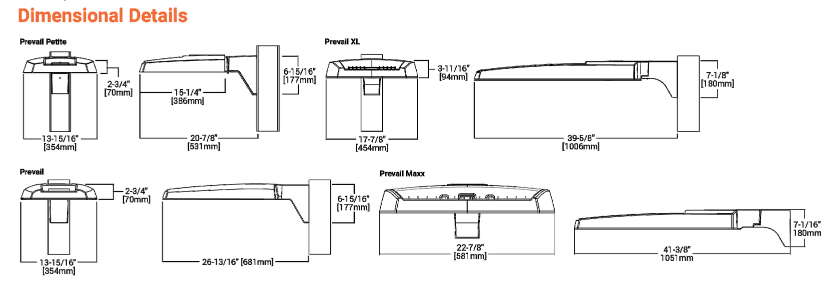
Product Certifications
ISO | UL CERTIFIED | DLC LISTED[1] | DLC LISTED PREMIUM[1] | FC CLASS A CAN ICES-005 | RoHS | IP66 | ida DARK SKY APPROVED[2] | 5 YEAR

Interactive Menu
- Ordering Information page 2
- Mounting Details page 3, 4
- Optical Configurations page 5
- Product Specifications page 5
- Energy and Performance Data page 6, 7
- Control Options page 8

Connected Systems
- WaveLinx

Quick Facts
- Lumen packages range from 4,800 - 84,000 lumens (35W - 588W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 160 lumens per watt
- Energy and maintenance savings up to 85% versus HID solutions
- Standard universal quick mount arm with universal drill pattern

Dimensional Details



NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified for 3000K CCT and warmer only.

COOPER Lighting Solutions
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Lumark | **Prevail LED**

Ordering Information
SAMPLE NUMBER: PRV-XL-C75-D-UNV-T4-SA-BZ

Product Family [1,2]	Light Engine [4]	Color Temperature	Driver	Voltage	Distribution	Mounting	Color
PRV-P=Prevail Petite; BAA-PRV-P=Prevail Petite BAA Compliant[3]; TAA-PRV-P=Prevail Petite TAA Compliant[3]	C10=(1 LED) 4,900 Nominal Lumens; C15=(1 LED) 6,900 Nominal Lumens; C20=(1 LED) 9,800 Nominal Lumens; C25=(1 LED) 11,800 Nominal Lumens	740=70CRI, 4000K; 727=70CRI, 2700K; 730=70CRI, 3000K; 750=70CRI, 5000K; 8540=85CRI, 4000K	D=Dimming (0-10V)	UNV=Universal (120-277V); H=High Voltage, 347-480V; 8=480V[5]; 9=347V; DV=DuraVolt (277-480V)[5,6]	T2=Type II; T3=Type III; T4=Type IV; T5=Type V	SA=QM Standard Versatile Arm; MA=QM Mast Arm; FMA= Fixed Mast Arm[28]; WM=QM Wall Mount Arm; ADJA-WM=Adjustable Arm–Wall Mount[30]; ADJA=Adjustable Arm–Pole Mount[30]; ADJS=Adjustable Arm–Slipfitter, 3" vertical tenon[30]; SP2=Adjustable Arm–Slipfitter, 2 3/8" vertical tenon[28,30]	BZ=Bronze; AP=Grey; BK=Black; DP=Dark Platinum; GM=Graphite Metallic; WH=White
PRV=Prevail; BAA-PRV=Prevail BAA Compliant[3]; TAA-PRV=Prevail TAA Compliant[3]	C15=(1 LED) 7,100 Nominal Lumens; C25=(2 LEDs) 13,100 Nominal Lumens; C40=(2 LEDs) 17,100 Nominal Lumens; C60=(2 LEDs) 20,000 Nominal Lumens						
PRV-XL=Prevail XL; BAA-PRV-XL=Prevail XL BAA Compliant[3]; TAA-PRV-XL=Prevail XL TAA Compliant[3]	C75=(4 LED) 26,100 Nominal Lumens; C100=(4 LED) 31,000 Nominal Lumens; C125=(4 LED) 36,000 Nominal Lumens; C150=(6 LED) 41,100 Nominal Lumens; C175=(6 LED) 48,600 Nominal Lumens						
PRV-M=Prevail Maxx; BAA-PRV-M=Prevail Maxx BAA Compliant[3]; TAA-PRV-M=Prevail MaxxTAA Compliant[3]	C200=(9 LED) 48,000 Nominal Lumens; C225=(9 LED) 56,000 Nominal Lumens; C250=(9 LED) 65,000 Nominal Lumens; C275=(9 LED) 73,000 Nominal Lumens						

Options (Add as Suffix)

7030=70 CRI / 3000K CCT[7]
7050=70 CRI / 5000K CCT[7]
CC=Coastal Construction finish[31]
HSS=House Side Shield[8]
L90=Optics Rotated 90° Left
R90=Optics Rotated 90° Right
10K=10kV/10kA UL 1449 Fused Surge Protective Device
20MSP=20kV MOV Surge Protective Device
20K=20kV UL 1449 Fused Surge Protective Device
HA=50°C High Ambient Temperature[9]
PR=NEMA 3-PIN Twistlock Photocontrol Receptacle[11]
PR7=NEMA 7-PIN Twistlock Photocontrol Receptacle[11]
MS/DIM-L08=Dimming Motion and Daylight Sensor, IR Remote Programmable, < 8' Mounting Height[12,13,22,28]
MS/DIM-L20=Dimming Motion and Daylight Sensor, IR Remote Programmable, 8' - 20' Mounting Height[12,22,13]
MS/DIM-L40=Dimming Motion and Daylight Sensor, IR Remote Programmable, 21' - 40' Mounting[12,13]
SPB1=Dimming Motion and Daylight Sensor, Bluetooth Programmable, < 8' Mounting Height[12,14,22]
SPB2=Dimming Motion and Daylight Sensor, Bluetooth Programmable, 8' - 20' Mounting Height[12,14,22]
SPB4=Dimming Motion and Daylight Sensor, Bluetooth Programmable, 21' - 40' Mounting Height[12,14,28,29]
ZW=Wavelinx-enabled 4-PIN Twistlock Receptacle[12]
ZD= DALI-enabled 4-PIN Twistlock Receptacle[12]
ZW-SWPD4XX=WaveLinx Pro, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting[12,15,16,17,22]
ZW-SWPD5XX=WaveLinx Pro, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting[12,15,16,17,28,29]
ZD-SWPD4XX= WaveLinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting[12,15,16,17,22]
ZD-SWPD5XX=WaveLinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting[12,15,16,17,28,29]
(See Table Below)=LumenSafe Integrated Network Security Camera[18,19]

Accessories (Order Separately)[20,21]

PRVSA-XX=Standard Arm Mounting Kit[22]
PRVMA-XX=Mast Arm Mounting Kit[22]
PRVWM-XX=Wall Mount Kit[22]
PRV-ADJA-XX=Adjustable Arm - Pole Mount Kit[22]
PRV-ADJS-XX=Adjustable Arm - Slipfitter Kit[22]
PRV-ADJA-WM-XX=Adjustable Arm - Wall Mount Kit[22]
PRVXLSA-XX=Standard Arm Mounting Kit[29]
PRVXLMA-XX=Mast Arm Mounting Kit[29]
PRVXLWM-XX=Wall Mount Kit[29]
PRV-XL-ADJA-XX=Adjustable Arm - Pole Mount Kit[29]
PRV-XL-ADJS-XX=Adjustable Arm - Slipfitter Kit[29]
PRV-XL-ADJA-WM-XX=Adjustable Arm - Wall Mount Kit[29]
PRV-M-ADJA-XX=Adjustable Arm - Pole Mount Kit[28]
PRV-M-ADJS-XX=Adjustable Arm - Slipfitter Kit[28]
PRV-M-ADJA-WM-XX=Adjustable Arm - Wall Mount Kit[28]
MA1010-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon
MA1011-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon
MA1017-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon
MA1018-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon
SRA238=Tenon Adapter from 3" to 2-3/8"
PRV/COB-FDV=Full Drop Visor[23]
PRVXL/COB-FDV=Full Drop Visor[18]
HS/VERD=House Side Shield Kit[8,24]
VGS-F/B= Vertical Glare Shield Kit, Front/Back[24]
VGS-SIDE=Vertical Glare Shield Kit, Side[24]
OA/RA1013=Photocontrol Shorting Cap
OA/RA1014=NEMA Photocontrol - 120V
OA/RA1016=NEMA Photocontrol - Multi-Tap 105-285V
OA/RA1201=NEMA Photocontrol - 347V
OA/RA1027=NEMA Photocontrol - 480V
FSIR-100=Wireless Configuration Tool for Occupancy Sensor[25]
WOLC-7P-10A=WaveLinx Outdoor Control Module (7-PIN)[27]
SWPD4-XX=WaveLinx Sensor, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting[15,16,17,22,26]
SWPD5-XX=WaveLinx Sensor, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting[15,16,17,26,28,29]

NOTES:
1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
2. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to installation instructions IB500032EN and pole white paper WP513001EN for additional support information.
3. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
4. Standard 4000K CCT and 70CRI.
5. 480V not to be used with ungrounded or impedance grounded systems.
6. DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.signify.com/duravolt for more information.
7. Use dedicated IES files on product website for non-standard CCTs.
8. House Side Shield not suitable with T5 distribution. Not available with PRV-C60 lumen package.
9. Not available with PRV-C60 lumen package. Not available with PRV-P-C25 lumen package.
10. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654.
11. If DuraVolt (DV) is specified, use a photocontrol that matches the input voltage used.
12. Controls system is not available in combination with a photocontrol receptacle (PR & PER7) or another controls system (MS, SPB, ZD, or ZW). Option not available with DuraVolt (DV) voltage option.
13. Utilizes the Wattstopper sensor FSP-211. Sensor color white unless specified otherwise via PDR. To field-configure, order FSIR-100 accessory separately.
14. Utilizes the Wattstopper sensor FSP-3XX series. Sensor color determined by product finish. See Sensor Color Reference Table. Field-configures via mobile application. See Controls section for details.
15. Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F).
16. For the device to be field-configurable, requires WAC Gateway components WAC-PoE and WPOE-120 in appropriate quantities. Only compatible with WaveLinx system and software and requires system components to be installed for operation. See website for more Wavelinx application information.
17. Replace XX with sensor color (WH, BZ, or BK).
18. Only available in PRV-XL configurations C75, C100, C125, C150, or C175.
19. Not available with 347V, 480V, DV, or HA options. Consult LumenSafe system product pages for additional details and compatibility information.
20. Replace XX with paint color.
21. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
22. Not for use with PRV-XL or PRV-M configurations.
23. Only for use with PRV. Not applicable to PRV-M, PRV-XL, or PRV-P.
24. Must order one per optic/LED when ordering as a field-installable accessory (1, 2, 4, 6 or 9).
25. This tool enables adjustment to Motion Sensor (MS) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative for more information.
26. Requires 4-PIN twistlock receptacle (ZD or ZW) option.
27. Requires 7-PIN NEMA twistlock photocontrol receptacle (PR & PER7) option. The WOLC-7 cannot be used in conjunction with other controls systems (MS, ZD, ZW or LWR). Operates on 120-347V input voltages.
28. Only for use with PRV-M configurations.
29. Only for use with PRV-XL configurations.
30. Fixed for PRV-M.

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul	
L=LumenSafe Technology	H=Dome Camera, High Res; Z=Dome Camera, Remote PTZ	C=Cellular, Customer Installed SIM Card; A=Cellular, Factory Installed AT&T SIM Card	V=Cellular, Factory Installed Verizon SIM Card; S=Cellular, Factory Installed Sprint SIM Card; E=Ethernet Networking

Stock Ordering Information

Product Family [1]	Light Engine	Voltage	Distribution
PRVS=Prevail	C15=(1 LED) 7,100 Nominal Lumens; C25=(2 LEDs) 13,100 Nominal Lumens; C40=(2 LEDs) 17,100 Nominal Lumens; C60=(2 LEDs) 20,000 Nominal Lumens	UNV=Universal (120-277V); 347=347V[2]	T3=Type III; T4=Type IV
PRVS-XL=Prevail XL	C75=(4 LED) 26,100 Nominal Lumens; C100=(4 LED) 31,000 Nominal Lumens; C125=(4 LED) 36,000 Nominal Lumens; C150=(6 LED) 41,100 Nominal Lumens; C175=(6 LED) 48,600 Nominal Lumens		

NOTES:
1. All stock configurations are standard 4000K/70CRI, bronze finish, and include the standard versatile mounting arm.
2. Only available in PRVS configurations C15, C25, C40 or C60.

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2 SITE LIGHTING FIXTURE PL1

HALO SMD6 Series

ENERGY DATA

SMD6R6 / SMD6S6

	Round	Square
Lumens (5000K models)	788	815
Input Power	9.6 W	9.9 W
Input Current	0.0811 A	0.085 A
Efficiency	82 lm/W	82 lm/W
THD	13.9	14.7
Input Voltage	120V	
Frequency	50/60 Hz	
CRI	90 CRI	
Power Factor	0.99	
T Ambient	-30 - +40°C	
Sound Rating	Class A	

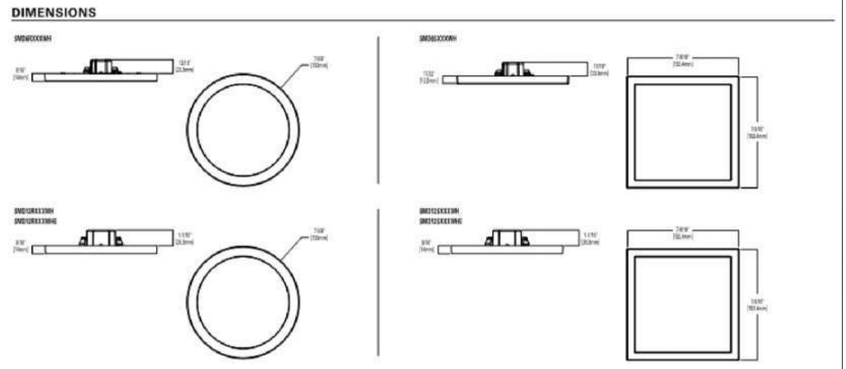
SMD6R12 / SMD6S12

	Round	Square
Lumens (5000K models)	1252	1235
Input Power	15.3	15.7
Input Current	0.133 A	0.132 A
Efficiency	82 lm/W	79 lm/W
THD	15.3	15.7
Input Voltage	120V	
Frequency	50/60 Hz	
CRI	92 CRI	
Power Factor	0.98	
T Ambient	-30 - +40°C	
Sound Rating	Class A	

SMD6R12-E / SMD6S12-E

	Round	Square
Lumens (5000K models)	1200	1180
Input Power	15.3	16
Input Current	0.133 A - (120V) 0.061 A - (277V)	0.132 A - (120V) 0.061 A - (277V)
Efficiency	78	73
THD	15.3	15.7
Input Voltage	120 - 277V	
Frequency	60 Hz	
CRI	92 CRI	
Power Factor	0.99	
T Ambient	-30 - +40°C	
Sound Rating	Class A	

DIMENSIONS



ORDERING INFORMATION

SAMPLE NUMBER: SMD6R6930WH=6" Round Surface Mount Downlight, 90CRI, 3000K
Junction Box Installation: Order junction box separately, as supplied by others, to complete installation.
Recessed Installation: Order Halo recessed housing separately to complete installation.

Models	Lumens	CRI / CCT	Finish	Voltage
SMD6R= 6" Round Surface Mount Downlight; SMD6S= 6" Square Surface Mount Downlight	6=600 lumen series (120V only); 12=1200 lumen series	927=90CRI, 2700K; 930=90CRI, 3000K; 935=90CRI, 3500K; 940=90CRI, 4000K; 950=90CRI, 5000K	WH= Matte White	Blank= 120V standard; E= UNV Universal 120-277V*

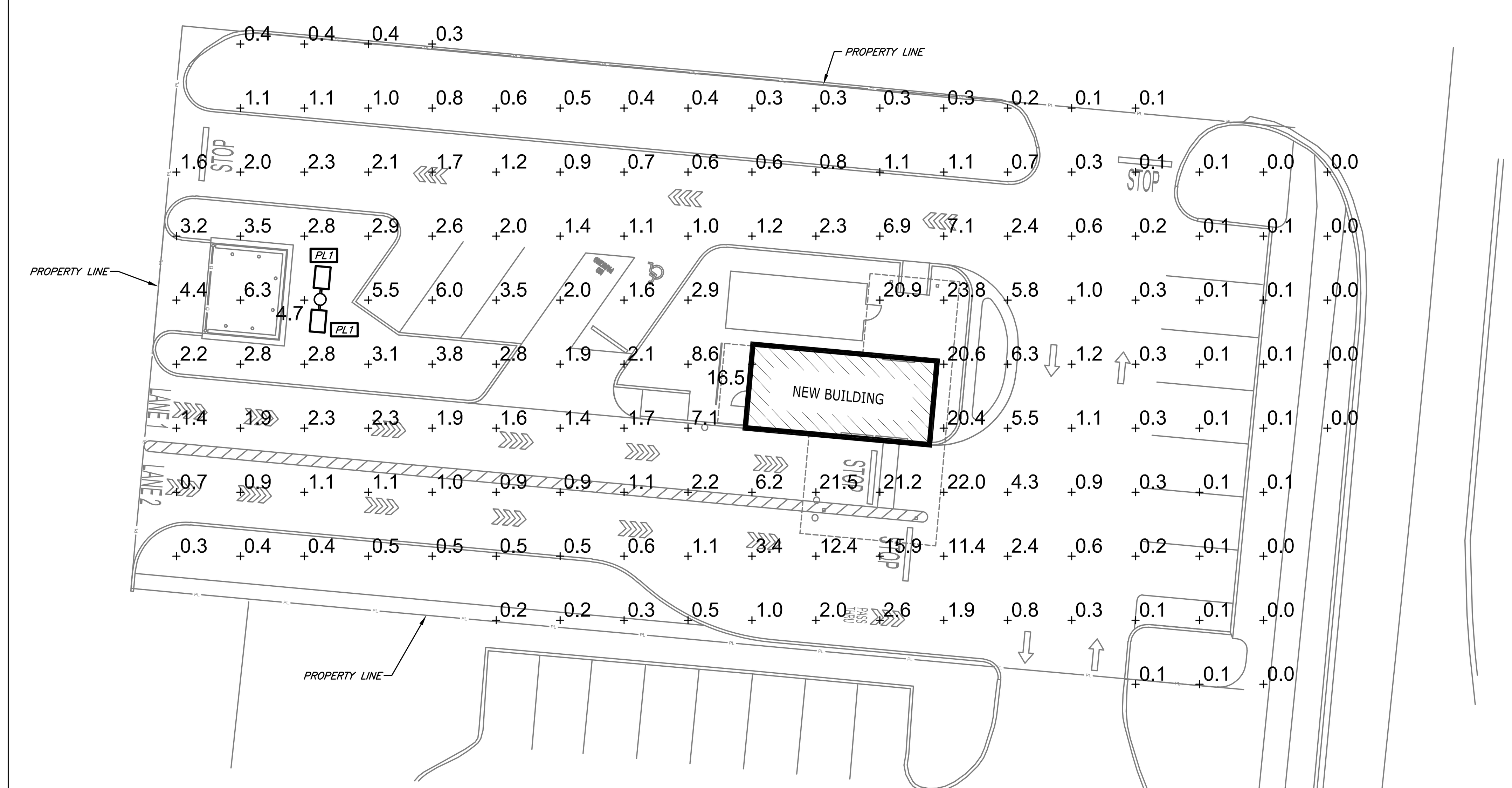
Accessories

Designer Trims
SMD6RTRMSN=6" Round SMD Satin Nickel
SMD6RTRMTBZ=6" Round SMD Tuscan Bronze
SMD6RTRMWH=6" Round SMD White (paintable)
SMD6STRMSN=6" Square SMD Satin Nickel
SMD6STRMTBZ=6" Square SMD Tuscan Bronze
SMD6STRMWH=6" Square SMD White (paintable)
T24HWKIT= Title 24 Cable harness kit used to convert incandescent and low voltage housings to LED
HE26LED= E26 Screw base adapter for retrofit (included)

* UNV voltage configuration is offered only in the 1200 lumen series

COOPER Lighting Solutions

3 SITE LIGHTING FIXTURE C1



1 SITE PHOTOMETRIC PLAN
1" = 20'-0"
NORTH

SEVEN BREW COFFEE DRIVE THRU

STATE OF OHIO RYAN JONES PE-81552 REGISTERED PROFESSIONAL ENGINEER
03-13-25

ENGINEER OF RECORD:
NAME: RYAN JONES
LICENSE NO. 81552

PROJECT NUMBER: 25009 7BHH
REVISION:

7 BREW COFFEE
HUBER HEIGHTS, OH (OLD TROY)
7605 OLD TROY PIKE,
HUBER HEIGHTS, OH 45424

CJD
Engineering | Energy | Innovation
2225 West Chesterfield Boulevard, Suite 200, Springfield, MO 65807
P: 417.877.1700 F: 417.324.7735 www.cjd-eng.com
Ohio State Certificate of Authority #05153

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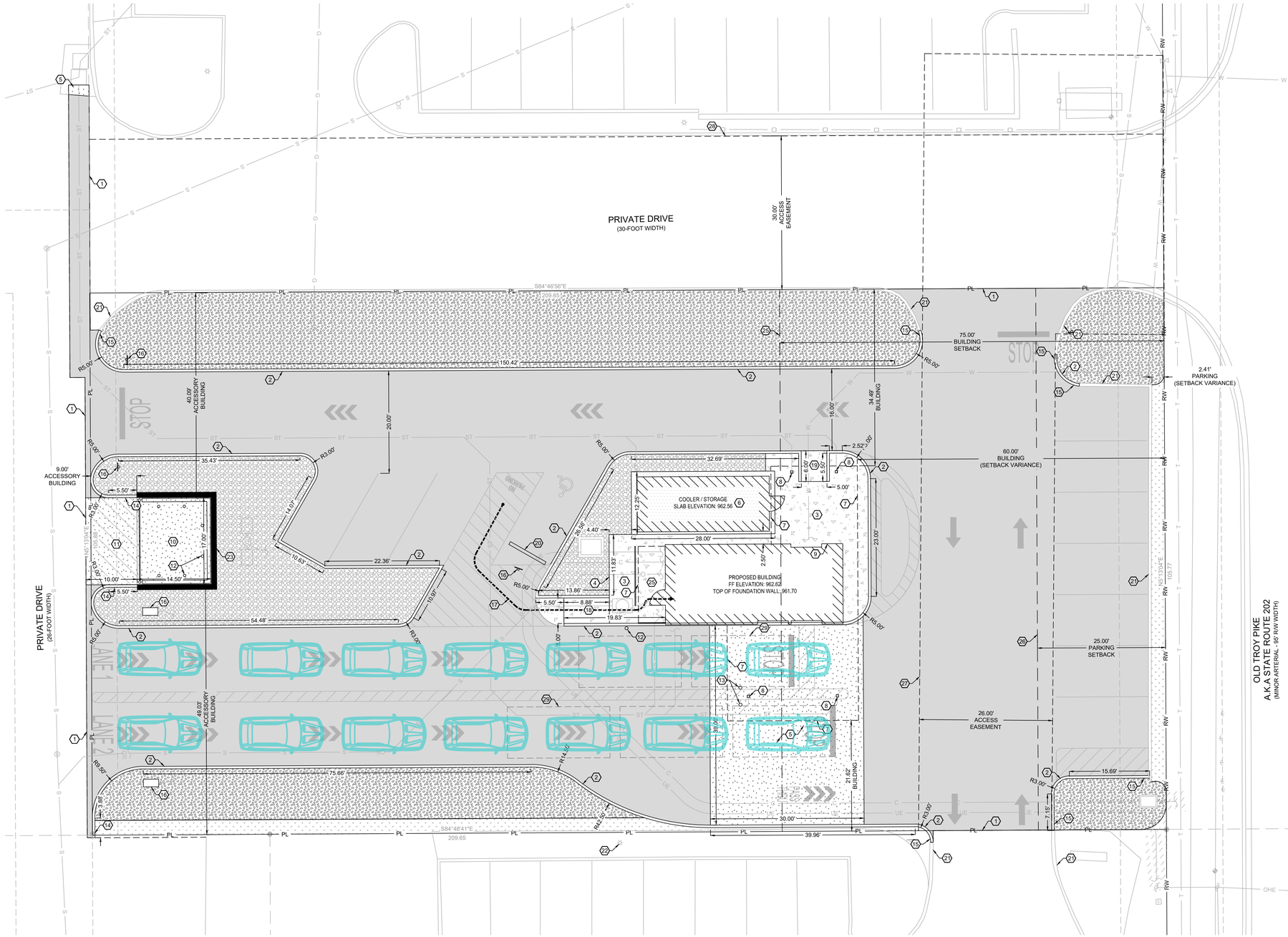
SU1.2
SITE PHOTOMETRIC PLAN
DATE: MARCH 13, 2025



HATCH LEGEND:

- = ASPHALT PAVEMENT PER DETAIL 2.06 SHEET C7.1.
- = CONCRETE SIDEWALK PER SIDEWALK DETAIL 2.02 SHEET C7.1.
- = CONCRETE PAVEMENT PER CONCRETE PAVEMENT DETAIL 2.03 AND 2.05 SHEET C7.1.
- = COOLER/STORAGE PAD PER STRUCTURAL DETAIL 7 SHEET S2.1.
- = LAWN RESTORATION. INSTALL TOPSOIL, SEED, & MULCH IN ACCORDANCE WITH PROJECT SPECIFICATIONS. EXTENTS SHOWN DO NOT NECESSARY REFLECT FULL EXTENTS OF RESTORATION REQUIRED. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS.
- = TURF GRASS SOD. INSTALL PER SUPPLIER'S INSTALLATION INSTRUCTIONS.
- = LANDSCAPE ROCK. PLACE 6" OF 1" - 2" RIVER ROCK OVER COMMERCIAL GRADE WEED FABRIC.
- = LANDSCAPE MULCH. SMOOTH SOIL SHALL BE COVERED BY WEED FABRIC AND TOPPED WITH 3 TO 4-INCH LAYER OF SHREDDED HARDWOOD MULCH, MATCH EXISTING COLOR.

KEY NOTES:

1. MATCH EXISTING PAVEMENT.
2. CONCRETE CURB PER DETAIL 2.01 SHEET C7.1.
3. SIDEWALK PER DETAIL 2.02 SHEET C7.1.
4. EDGE OF CONCRETE SLAB TO BE THICKENED CONCRETE PER STOOP/WALK EDGE DETAIL 2.04 SHEET C7.1.
5. CONCRETE PAVEMENT PER CONCRETE PAVEMENT DETAILS 2.03 & 2.05 SHEET C7.1.
6. REMOTE COOLER LOCATION, COOLER TO BE INSTALLED ON 4" THICK CONCRETE PAD WITH THICKENED EDGE PER STRUCTURAL PLANS.
7. BUILDING CANOPY OUTLINE.
8. CANOPY COLUMNS LOCATIONS, TYPICAL.
9. BUILDING FOUNDATION WALL AND FOOTING PER STRUCTURAL PLANS. REFER TO DETAIL 2.07 SHEET C7.1 FOR FOUNDATION WALL ELEVATION.
10. CONCRETE PAVEMENT FOR TRASH ENCLOSURE PER CONCRETE PAVEMENT DETAILS 2.03 & 2.05 SHEET C7.1.
11. TRASH ENCLOSURE AND GATE, PER ARCHITECTURAL PLANS.
12. 6' PIPE BOLLARD, TYPICAL PER DETAIL 2.09 SHEET C7.1.
13. 3' PIPE BOLLARD, TYPICAL PER DETAIL 2.09 SHEET C7.1.
14. INSTALL CURB TRANSITION PER DETAIL 2.15 SHEET C7.2.
15. CONNECT TO EXISTING CURB.
16. SIGN, SEE SHEET C6.1.
17. ACCESSIBLE PATH FROM PARKING TO BUILDING.
18. TYPE 3 ADA CURB RAMP PER DETAIL 2.13 SHEET C7.2.
19. TYPE 4 ADA CURB RAMP PER DETAIL 2.14 SHEET C7.2.
20. CONCRETE WHEEL STOP PER DETAIL 2.18 SHEET C7.2.
21. EXISTING CURB, DO NOT DISTURB.
22. EXISTING LIGHT POLE, TO REMAIN.
23. TRASH ENCLOSURE WALL AGAINST GRADE, SEE ARCHITECTURAL DETAILS.
24. FROST PROOF SLAB PER DETAIL 9 SHEET S2.1.
25. 75-FOOT BUILDING SETBACK LINE.
26. 25-FOOT PARKING SETBACK LINE.
27. 26-FOOT ACCESS EASEMENT.
28. 30-FOOT ACCESS EASEMENT.
29. 10' x 20' QUEUING SPACE, TYPICAL.

PROPOSED USE:

RESTAURANT WITH DRIVE THRU.

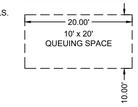
ZONING:

ZONING: PC - PLANNED COMMERCIAL.

PARKING REQUIREMENTS:

1 SPACE PER EMPLOYEE DURING LARGEST SHIFT = 8 STALLS.
PROVIDED = 11 STALLS, 10 STANDARD AND 1 ADA.
QUEUE SPACES REQUIRED = 5
QUEUE SPACES PROVIDED = 14

QUEUING SPACES:



STORMWATER NOTES:

PRE-PROJECT IMPERVIOUS AREA	= 18,446 S. F.
PRE-PROJECT PERVIOUS AREA	= 4,922 S. F.
POST-PROJECT IMPERVIOUS AREA	= 17,161 S. F.
POST-PROJECT PERVIOUS AREA	= 6,207 S. F.

NOTE:
CALCULATIONS PROVIDED FOR IMPERVIOUS SURFACE LIMITS ARE THE LIMITS OF DISTURBANCE.

BUILDING AND LOT DATA:

PROJECT FOOTPRINT	23,368 S.F. = 0.54 ACRES
PROPOSED BUILDING (1 STORY) - RETAIL	= 510 S.F.
REMOTE COOLER	= 280 S.F.

CONSTRUCTION TYPE: V-B

QUANTITIES

CURB:	795 L.F.
ASPHALT PAVEMENT:	12,905 S.F.
8" CONCRETE PAVEMENT:	1,600 S.F.
4" CONCRETE SIDEWALK:	695 S.F.
COOLER/STORAGE SLAB:	345 S.F.
TURF GRASS SOD:	540 S.F.
LANDSCAPING ROCK:	1,445 S.F.
LANDSCAPE MULCH:	3,810 S.F.
LAWN RESTORATION:	70 S.F.

N

0 5 10

H. SCALE: 1" = 10'

OHIO811.org Before You Dig

Call 811 or 1-800-362-2764
www.OHIO811.org

TOTH & ASSOCIATES
1550 E. REPUBLIC ROAD
SPRINGFIELD, MO 65804
Ph: 417-888-0645 Fax: 417-888-0657
www.tothassociates.com
OH# 05960

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7 BREW COFFEE DRIVE THRU

STATE OF OHIO
SHAWN W. BARRY
E-88665
PROFESSIONAL ENGINEER
03/13/2025

ENGINEER OF RECORD:
NAME: SHAWN W. BARRY
LICENSE NO. OH #E-88665

PROJECT NUMBER:
91 070

REVISION:

7 BREW COFFEE
HUBER HEIGHTS,OH (OLD TROY)
7605 OLD TROY PIKE,
HUBER HEIGHTS, OH 45424

C2.1
SITE PLAN

DATE: MARCH 13, 2025

SEVEN 7B BREW
DRIVE THRU COFFEE

SEVEN BREW COFFEE

7605 OLD TROY PIKES
HUBER HEIGHTS, OH

02/24/25

ao59761

PRESENTED BY
SHAUNCRAWFORD

o: 417.862.2454
c: 417.705.2122
e: ShaunC@springfieldsign.com

a: 4825 E. Kearney St.
Springfield, MO 65803

SALES: Shawn Crawford | CLIENT: Seven Brew | DRAWING #: ao59761-1
ARTIST: D. MADDEN | LOCATION: HUBER HEIGHTS, OH | REV DATE: 00/00/00 | REV_0 ##

02

FULLNICHIHA

1 ELEVATIONS-DETAILS
SCALE: 3/16"=1'

1

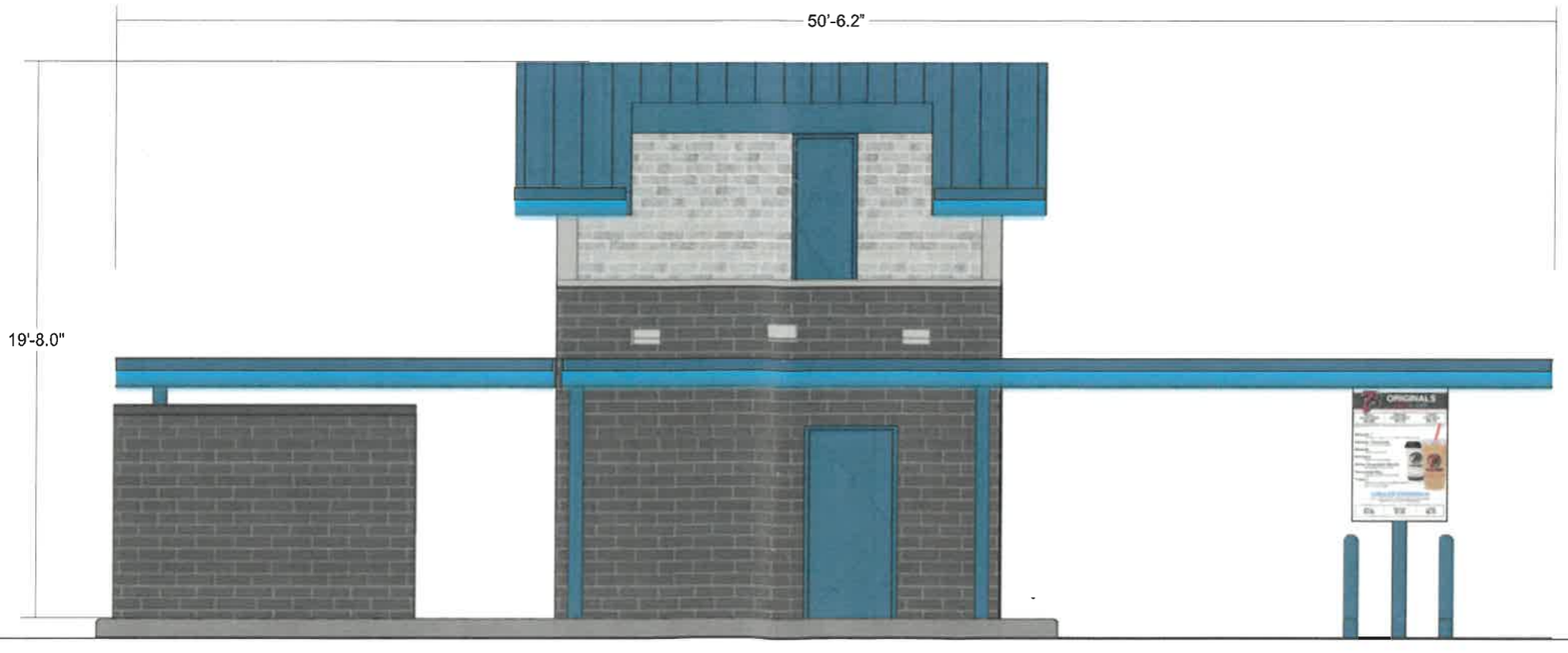
3

Elevation Sq. Ft. 993.4

FRONT ELEVATION

SCALE: 3/16"=1'

Elevation Sq. Ft. 993.4



REAR ELEVATION

SPRINGFIELDSIGN

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AUTHORIZED SIGNATURE: _____ DATE: _____

FULLNICHIHA

1 ELEVATIONS-DETAILS
SCALE: 3/16"=1'

2

Elevation Sq. Ft. 909.25

SIDE ELEVATION

SCALE: 3/16"=1'

2

Elevation Sq. Ft. 909.25

SIDE ELEVATION

SPRINGFIELDSIGN

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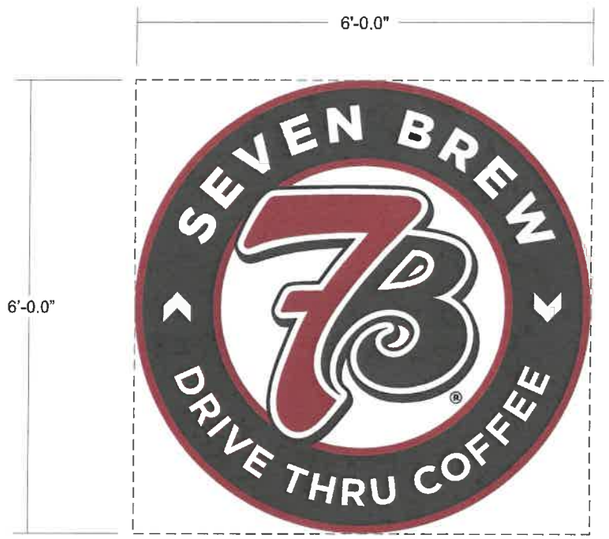
AUTHORIZED SIGNATURE: _____ DATE: _____

1 CABINET-DETAILS
SCALE: 1/2"=1'

Quantity: 1

1

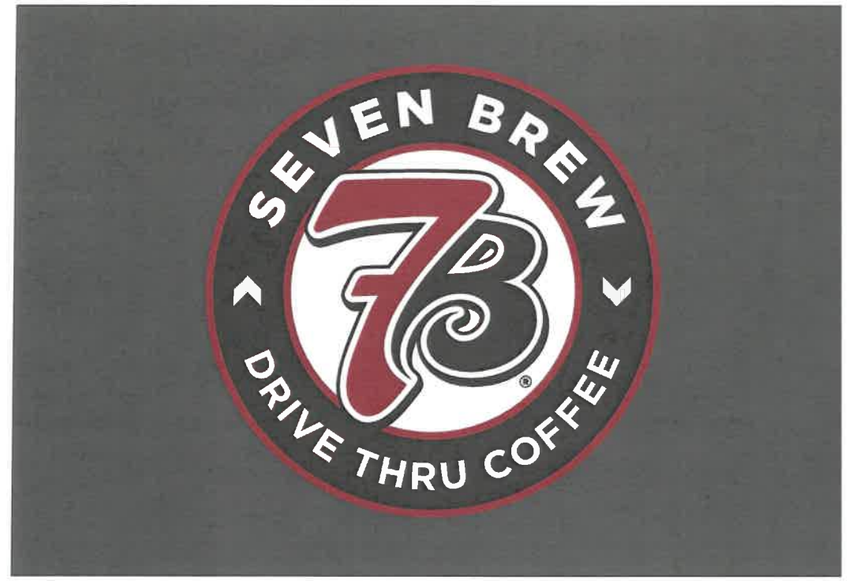


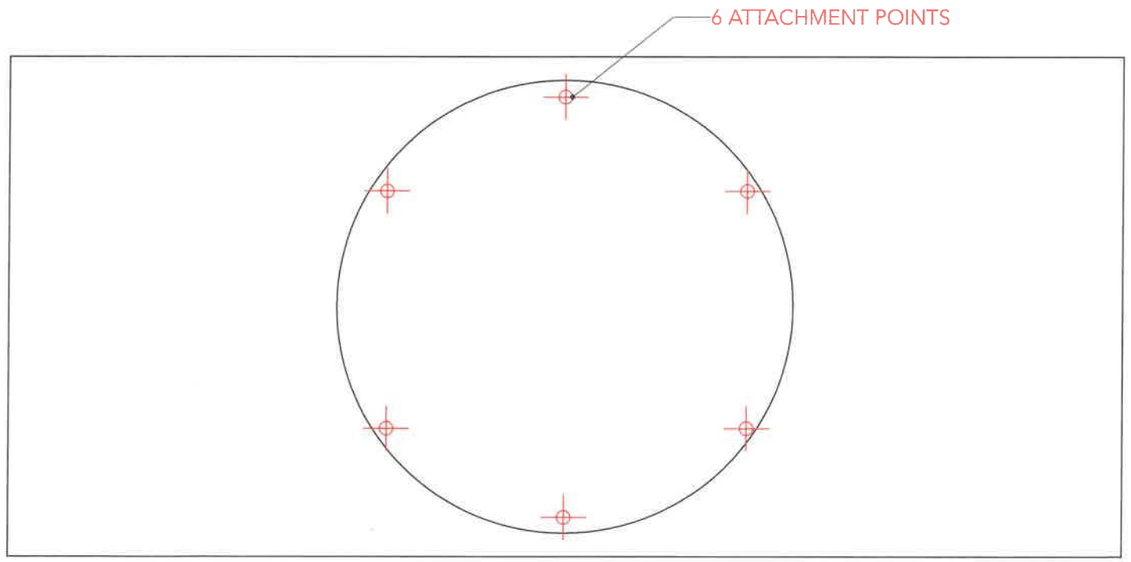
PANTONE 202 C

BLACK

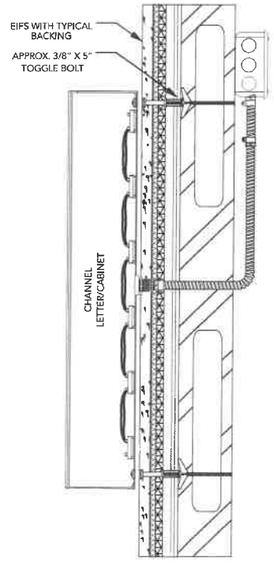
FLUSH MOUNT CABINET
- WHITE EMBOSSED ACRYLIC PAN FACE
- INTERNAL LED ILLUMINATION
- FLUSH MOUNTED TO FASCIA
- CUT VINYL APPLIED FIRST SURFACE
- BLACK TRIM AND RETURNS

Total Sq. Ft. 28.27





DIRECT



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AUTHORIZED SIGNATURE: _____ DATE: _____

2 CHANNEL LETTER-DETAILS

SCALE: 3/4"=1'

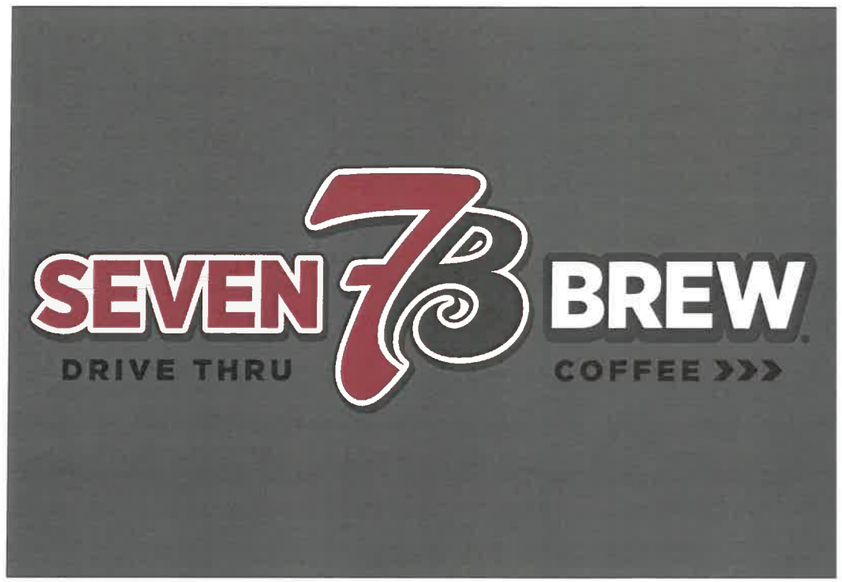
Quantity: 2

2

FLUSH MOUNT CHANNEL LETTERS
- "SEVEN 7B BREW"
- WHITE EMBOSSED ACRYLIC PAN FACE
- INTERNAL LED ILLUMINATION
- FLUSH MOUNTED TO FASCIA
- CUT VINYL APPLIED FIRST SURFACE
- BLACK TRIM AND RETURNS

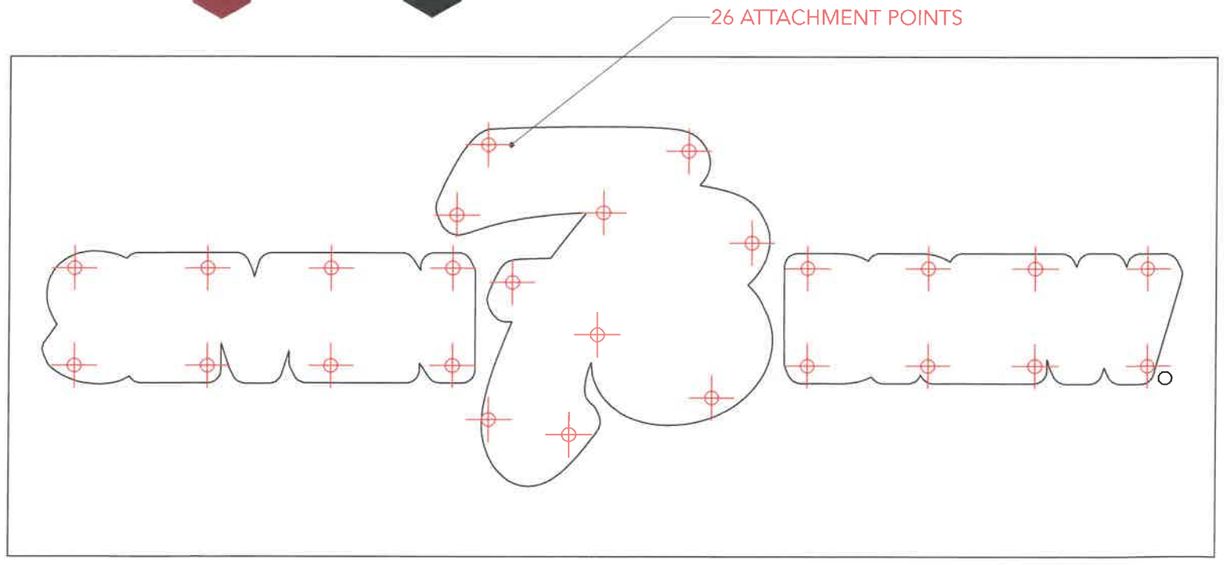
FLUSH MOUNT FCO
- "DRIVE THRU" AND "COFFEE >>>"
- PAINTED AS SHOWN
- FLUSH MOUNTED FCOS

Total Sq. Ft. 31.76



PANTONE 202 C

BLACK



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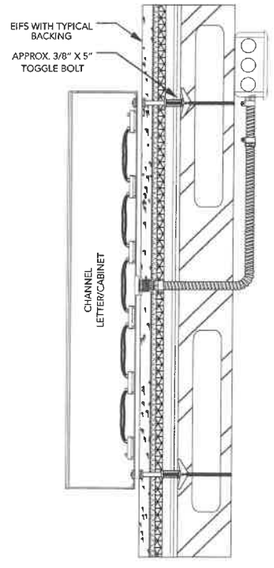

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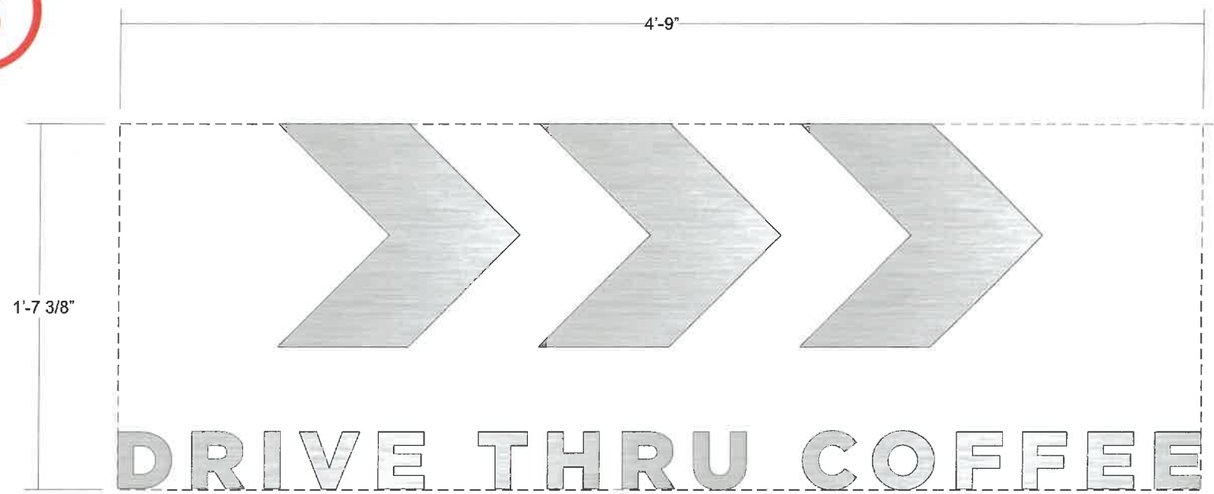
AUTHORIZED SIGNATURE: _____ DATE: _____

3 PANEL-DETAILS
SCALE: 1-1/2"=1'

Quantity: 1

3



FLUSH MOUNT FCOs
- 1/4" BRUSHED ACM FCO
- FACE AS SHOWN
- FLUSH MOUNTED (VHB TAPE)
- INSTALL LOCATION ON PREV. DRAWINGS

Total Sq. Ft. 7.66

BRUSHED ALUMINUM

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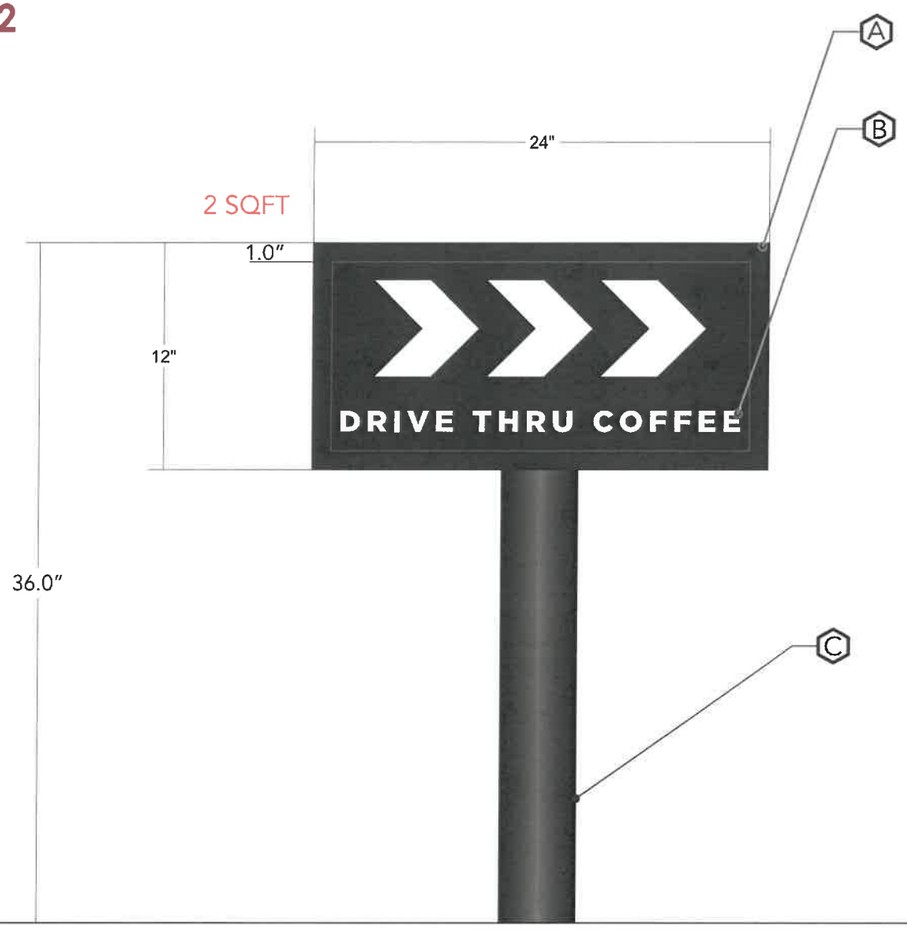
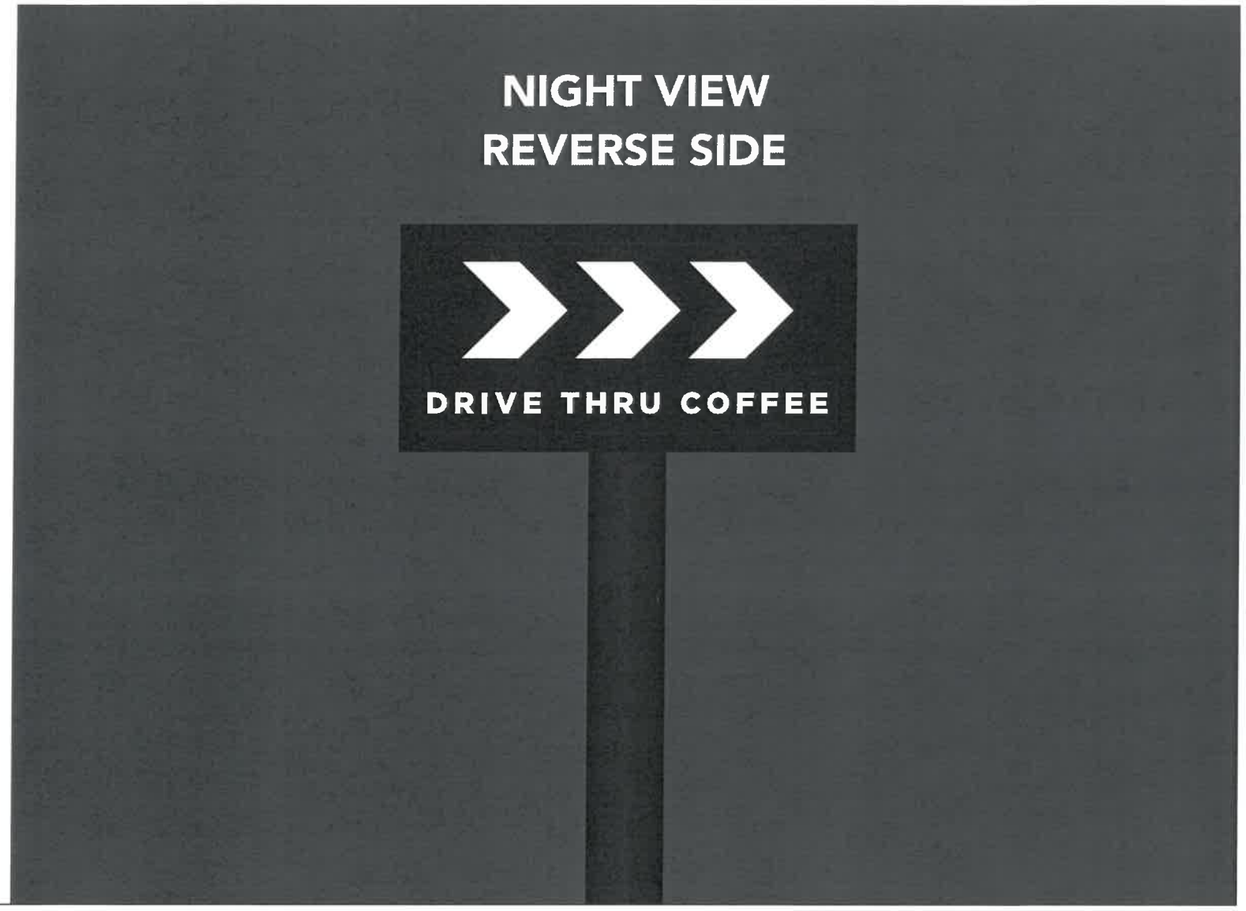
4 DIRECTIONAL-DETAILS
SCALE: 1-1/2"=1'

Quantity: 2

D





A D/F INTERNALLY LED ILLUMINATED ALUMINUM CABINET WITH BLACK PAINTED TRIM AND RETURNS

B REVERSE CUT BLACK VINYL AND TRANSPARENT GRAPHICS APPLIED TO ACRYLIC FACES

C BLACK PAINTED PIPE

SPRINGFIELDSIGN
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AUTHORIZED SIGNATURE: _____ DATE: _____

SPRINGFIELDSIGN

SIGN PURCHASE AGREEMENT

800.845.9927 springfieldsign.com

DESCRIPTION

This agreement, made and entered into this _____ day of _____ (month), 20 ___ (year), by and between Springfield Sign & Graphics, INC. d/b/a Springfield Sign (herein after referred to as Seller), and Buyer (as outlined below and labeled as Buyer) witnesseth, that the Seller agrees to manufacture for Buyer the sign(s) and/or other sign products/services as outlined in a separate E2 document as follows, QUOTE Number: _____ or other such unique document of description as follows:

CONTACT

BUYER:

COMPANY NAME: D/B/A:

BILLING ADDRESS: CITY: STATE:

JOB DETAILS:

COMPANY NAME: D/B/A:

BILLING ADDRESS: CITY: STATE:

FINE PRINT

All wiring on the premises to the site of the signs· installed location, including the connection of the sign to such primary wiring source is to be the responsibility of the Buyer, at additional cost to the Buyer, at the direction of the Buyer. as designed by the Buyer or Buyer's agents and, as necessary, all other aspects and expenses, as required, to bring primary electrical wiring to the sign's location for energizing of such signs. All voltages to be 120 Volt at 60 Hertz unless otherwise specified. Any damages caused by the energizing circuit to the sign or sign products due to improper design (including but not limited to improper voltages), improper connection thereof or any other causes related to the energizing primary circuitry will be solely and completely at the Buyer's risk and expense. Any additional work, trouble shooting in the field, by phone, by internet or otherwise required on behalf of Seller will be bi/Jed in addition to Buyer on a Time and Materials basis, at additional expense. All Permit fees/Engineering fees and labor/drawing costs for the acquisition thereof will be billed in addition to prices stated herein at additional expense unless specifically outlined in this document to be bi fled in another manner as described herein. Any required sales/use taxes are the responsibility of the Buyer, now and in the future as so levied by applicable governing authorities. All taxes are due and payable upon demand by Seller at or any time subsequent to the execution of this SIGN PURCHASE AGREEMENT. It is understood that taxes are in addition to the prices outlined in the SIGN PURCHASE AGREEMENT, E2 Quote or any other document outlining the signs, products or services for stated Job Location unless specifically and clearly outlined otherwise. It is expressly and undeniably understood by both Buyer (or Buyer's agents, subcontractors, salespersons, etc.) and Seller that no verbal agreement has been entered into. Both parties are to adhere to the terms and conditions of this SIGN PURCHASE AGREEMENT and related attachments as properly executed and initialed. Any governing entity outside the control of Seller, such as but not limited to, any applicable City/Municipalities, County Office/Agent, national codes (such as but not limited to NEC, BOCA, ETC.) with jurisdiction or control upon the product, labor (manufacturing or installation) or any issues, procedures or otherwise related to the execution of the terms, signs, sign products, services or otherwise, foreseen or unforeseen, may affect the costs and timely delivery of such products/services herein NOTICE: THIS IS A LEGAL DOCUMENT WITH BINDING OBLIGATIONS READ BOTH SIDES OF THIS INSTRUMENT BEFORE SIGNING, AS THE TERMS OF THIS SIGN PURCHASE AGREEMENT ARE SET OUT THEREON, The specific terms for payment may vary based on product types or other reasons, but it is expressly understood that PAYMENT IN FULL as outlined by this Agreement is due and must be paid PRIOR TO INSTALLATION OF SIGN PRODUCT, PARTS OR SERVICES. All outstanding balances over 30 days due are subject to a 2% per month (collectively compounding) Late Fee.

AGREEMENT

☐ Buyer's Guarantee to Build _____ (initials)

☐ Rejection of Buyer's Guarantee to Build _____ (initials)

BUYER:

I/We have read this entire agreement and agree to defend and hold harmless Seller as stated herein. ACCEPTED:

By: _____

PRINTED NAME: TITLE: DATE:

SELLER:

ACCEPTED:

By: _____

Mark Wessell, CEO
Springfield Sign
4825 E Kearney St
Springfield, MO 65803

1. DOCUMENT ATTACHMENT As allowed by this contract, other documents such as but not limited to E2 quotes, product specifications, manufacturer's specifications, etc. may be referenced in the area in the beginning of this Sign Purchase Agreement. These documents may have additional terms, conditions, pricing, restrictions, limitations or otherwise as describe by those written instruments, such as but not limited to LED (or other types) of electronic displays.

2. LIMITED WARRANTY Seller warrants all new materials and/or services delivered herein to be at time of completion of job and time of delivery, to Buyer, to be free from defects of material and/or workmanship. Seller agrees to repair or replace, solely at Seller's discretion, any products or parts thereof, which are found defective in material or workmanship within 90 days from time of installation of sign or sign product. Seller's obligation with respect to such products or parts shall be STRICTLY LIMITED to replacement or repair and in NO event shall Seller be liable for consequential, incidental or special damages, or for transportation, installation, adjustment or any other expenses which may arise in connection with such products or parts, including but not limited to loss of business or loss of trade. THIS WARRANTY IS EXPRESSLY MADE IN LIEU OF ANY AND ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING THE WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. THERE ARE NO OTHER WARRANTIES. Seller's obligations hereunder shall extend only to defects for which Buyer shall have given Seller written notice thereof within ninety (90) days after date of delivery or installation, as applicable. Buyer is NOT authorized to make independent arrangements for warranty work. All warranty work on said signs, products, parts, services, as described herein, shall be arranged or subcontracted by Seller or be done by Seller's employees or representatives, solely at the discretion of the Seller. In the event that Buyer does not permit Seller to inspect product, access property or in any other way directly or indirectly inhibits the Seller to arrange for or conduct necessary repair work required under this Agreement, or Buyer makes independent arrangements for such repair work, Buyer agrees that Buyer will be solely responsible for the costs of such repairs. In the event Buyer does not comply with the above, Seller hereby EXCLUDES ALL WARRANTIES, EXPRESS AND/OR IMPLIED, AND BUYER PURCHASES THE SIGN, SIGN PRODUCT AND/OR SERVICES "AS IS" and WITH ALL FAULTS, WAIVING ALL WARRANTIES HEREUNDER. Additional limitations include but are not limited to, acts of God, acts of nature, vandalism, acts of War or Terrorism and/or accidental damages.

3. INSURANCE As long as any amount of monies is due and owing to Seller, Buyer shall insure sign, sign products or services, in an amount no less than monies due Seller, and NAME SELLER in the loss payable clause of such insurance policy, strictly for the benefit of the Seller. Buyer further agrees to not limit the insured causes allowing for fire or any other casualty. Buyer shall furnish Seller with evidence of such certification of insurance, in writing from Buyer's insurance agent or agency, upon Seller's demand. Seller's certificate of insurance for liability/workers compensation shall be provided by Seller to buyer upon request from Buyer.

4. TAXES Buyer shall be responsible for and pay all taxes including but not limited to Sales, Use, Personal Property or any other municipal, county, state or federal taxes that may be levied, imposed or assessed by law on the sign product, parts or services or improvements thereon, or uses of such. Buyer agrees to reimburse Seller for any amount for such taxes, that may be billed to and paid by Seller. Any interests or penalties associated with any taxes as outlined herein will also be due and owing to Seller if so paid by Seller. These taxes, as allowed by law, may or may not be assessed at time of initial sale or delivery of sign product, parts or services and may continue forward in time without end.

5. PERMITS/LICENSES Seller shall not be obligated to commence fabrication of sign product, parts or services until all necessary permits have been issued. If permits are denied after reasonable effort by both parties to secure same, then this Sign Purchase Agreement shall terminate without liability to either Buyer or Seller, except that Buyer shall pay Seller for reasonable compensation for labor and costs expended until the time permits are denied. Buyer shall be responsible for securing and maintaining in effect written consent from the owner of record of the premises upon which sign product, parts or services is to be installed and for all other private permissions, consents or licenses, including but not limited to, the use of registered trademarks or copyrights used on the sign product, parts or services, necessary for the manufacture, the installation, maintenance and use of such. The only exception to this will be if the **Buyer's Guarantee to Build** check box at the beginning of this Sign Purchase Agreement is checked. The terms and conditions for this, briefly being stated herein, shall GUARANTEE FULL PAYMENT TO SELLER with no guarantee to Buyer that the sign product, parts or services will be utilized to any benefit of the Buyer. Buyer will be obligated to pay the full contract price, including installation and will have to make arrangements for receipt of, off loading of and storage of sign product, parts or services with no future claims for installation, service or maintenance of such from Seller. The **Buyer's Guarantee to Build** is strictly offered to allow manufacturing of sign product, parts or services to proceed WITHOUT the proper permits obtained. It in no way obligates Seller to be adverse to the law for installation (without permits) of sign product, parts or service.

6. INSTALLATION OF SIGN PRODUCT Buyer agrees to and stipulates that Buyer has designated the location for the sign product, parts or services and subsequent installation of such and is responsible for all required materials, labor and any other associated expense, at Buyer's risk, for the necessary requirements for proper, obstruction free and/or lawful installation. Obstructions, obstacles or other encumbrances, includes but is not limited to building reinforcement, building or site alterations, all obstacles as required for successful, safe, lawful installation including but not limited to overhead (power lines, buildings, trees or other encumbrances), underground (such as utilities, easements, rocks, buried objects natural, man made or otherwise), landscaping, sidewalks, planters, asphalt, concrete or any other such improvements, construction crews other that Seller's or Seller's agents or Buyer's normal business traffic, Seller will not be responsible for any damages for such items during the normal installation process. Any return trips or delays or overtime charges incurred will be passed on to Buyer at Buyer's expense.

7. ASSIGNMENT This Agreement shall be binding and inure to the benefit of the parties hereto, their respective successors, executors, administrators, assigns and legal representatives; provided, however that the interests of Buyer herein shall be assigned only with the expressed, written consent and approval of Seller. No transfer or assignment of this Agreement or any interest hereunder shall release Buyer from their obligations herein.

8. DEFAULT OR BREECH OF AGREEMENT The parties stipulate that the sign product, parts or services is(are) not an article of general trade or utility but is uniquely designed and is to be constructed and/or installed at the request and for the sole and special purposes of Buyer. The sign product, parts or services is of no value to Seller, and therefore, has no resale or other value to anyone other than Buyer, this Agreement is not cancelable except with expressed written permission of the Seller. Buyer shall be deemed to have breached this Agreement by insolvency, default in payment amounts or schedules as set forth herein, abandonment of the sign product, parts or services or vacating the premises where such is located, termination or transfer of Buyer's interest in the premises or business, appointment of a receiver for Buyer's business, the filing of a voluntary or involuntary petition of bankruptcy with respect to Buyer, or any act or omission of Buyer in contravention to this Agreement. In addition to Buyer's other obligations hereunder, in the event Seller shall institute any action or lawsuit for the enforcement of the obligations of Buyer herein, Buyer shall pay and indemnify Seller for all costs of court, reasonable attorney's fees expended, interest expenses of 2% per month or as allowed by law whichever is more, collection fees, administration fees, and, pay Seller all amounts awarded by the court as a result of such proceedings. Buyer's breach of any provision in any other Sign Purchase Agreement or other instruments as put forth by Seller or Confirmation of Order with Seller shall also be deemed to be a breach hereunder, and Seller may suspend its performance and delivery under this and all other agreements with Buyer until Buyer provides Seller with adequate assurance of performance within a reasonable time, not exceeding ten (10) days, after Seller has informed Buyer orally or in writing, of its grounds for insecurity.

9. COPYRIGHTS, TITLE & CONVEYANCE OF OWNERSHIP Seller specifically retains ownership and/or title of sign product, parts or services until Buyer has performed and fulfilled all terms and conditions required by Seller, herein, or as otherwise allowed by law to Seller's benefit. Buyer also, conveys to Seller the absolute right to access property to remove sign product or parts from said property, should any default arise on Buyer's behalf, and, to pay for all necessary costs for removal and possible subsequent re-installation of said product at expense in addition to that outlined herein, solely at Buyer's risk and expense. Buyer agrees and will defend same that Seller shall at all times have title to all original drawings, designs and specifications relating to the work hereunder, which were developed or created by or on behalf of Seller, and Seller hereby claims copyrights, where applicable, of all such drawings, designs and specifications. Payment of all or part of any amounts hereunder does not pass title to the "original drawings, designs, specifications" of said sign product, parts or services, although the same may be reproduced with the expressed written consent of Seller. Buyer shall, upon request of Seller, promptly return all such drawings, designs and specifications, and copies thereof, to Seller during all times which Buyer owes Seller any amounts hereunder. Buyer agrees that Seller has specific legal rights in the form of Copyrights or other instruments given by law to Protect and does hereby declare Seller's ownership of all drawings artwork and the like during and after the terms of the Agreement herein.

10. MANUFACTURING SPECIFICATIONS/INDUSTRY STANDARDS Buyer understands and agrees to allow Seller, solely at Seller's discretion to make modifications for and conforming to Seller's standard manufacturing practices. It is also understood by Buyer, that no color, shape, dimension or any other specific feature of said sign product, parts or services is guaranteed absolute. As practical examples absolute color matches or dimensions are not guaranteed and will be allowed reasonable differences within industry standards. Buyer agrees that Seller may mark and label sign for legal, national code, electrical, manufacturing, advertising or other requirements and purposes as is reasonably necessary to conduct day-to-day business as allowed or required in the industry and for Seller's own satisfaction and benefit.

12. SUBJECT TO PRIOR SALE Used sign products, new or used products offered for resale from other manufacturers, such as but not limited to electronic displays may be subject to prior sale affecting price and or delivery times to Buyer. Seller will not be responsible for any consequences related to such issues. This includes promotional or sales or any other type of proposal made to customer, Seller has no authority or control over other manufacturers and Seller employ's numerous sales agents all of whom may be promoting the same sale item, thus depleting any available inventory.

13. CHANGE ORDERS Any alteration, deviation and/or reasonably significant variance from the scope of work, construction or labor or otherwise from the sign(s) or products or services as outlined herein, including all extra costs, hereafter called Change Order, will be executed only upon written orders and may become an additional charge over and above the price stated herein. Any such Change Order requested by Buyer must be agreed to by Seller, in writing and solely at the discretion of the Seller. It is understood that any Change Order could necessitate the need for a price increase, an extension in the time required to complete the work outlined herein or any other reasonable and necessary charges, terms, conditions, equipment or the like as so required to execute the Change Order.

14. SUSPENSION OF MANUFACTURING Any request or event or otherwise required by Buyer to delay, suspend, cancel or otherwise impede the manufacture, delivery and/or installation of said sign product, parts or services, for any reason or occurrence out of the control of Seller, then Buyer shall immediately pay the full purchase price or any amount remaining and due to Seller. Furthermore, upon such request, Buyer shall be solely responsible for storage charges and any increases in labor and/or material costs incurred by Seller in the manufacturing process. Buyer's failure to comply with this provision will be deemed and construed as an anticipatory breach of this Agreement. In the event Buyer complies with the foregoing, Seller will complete the manufacturing, delivery and/or installation within a reasonable period of time upon reasonable request of Buyer.

15. SECURITY INTEREST Buyer grants Seller a SECURITY INTEREST in the sign product, parts and/or services until all obligations to Seller, hereunder are fully paid. Seller may file and record this Agreement as a financing statement under Chapter 400 of the Missouri Uniform Commercial Code Section 400.9-521, in addition to any other permitted standard or nonstandard forms. If Buyer shall fail to pay as agreed to herein, Seller (or Seller's agents or representatives) shall have the right, and will be defended by Buyer, and is hereby authorized and empowered to take and resume possession of and remove into Seller's possession, with or without process of law, the sign product, parts or services and all other property described herein, wherever found, and remove and sell the same at either public or private sale, or by any other viable method, as deemed solely by Seller, at such time and place as Seller shall choose, and as allowed by law, Seller shall apply the proceeds of such sale as a credit upon the obligations of Buyer hereunder. In such event, Seller is entitled to recover all expenses of sale, including any reasonable attorney's fees necessary in handling the matter, without prejudice to Seller to the further enforcement of any balance of such obligation due Seller by Buyer, or expenses remaining due from such sale. In the event the proceeds of such sale exceed the balance of Buyer' obligation to Seller and the expenses of such sale, Seller shall forward any such excess to Buyer. Buyer shall not use said sign products as to lessen the value of Seller's SECURITY INTEREST or impair the operation of said sign product, and in the event the sign product is damaged through the intentional acts or willful negligence of Buyer, Buyer's customers, its agents or employees, contractors or third parties, or by wind, hail, earthquake, fire, war, tornado, hurricane, flood, labor dispute, vandalism, acts of God or acts of nature, Buyer agrees to pay for the necessary expenses to restore said sign product, part or services in operable condition. After delivery and/or installation, whichever is contracted for, in the event the sign product is lost, stolen, destroyed, or otherwise impaired, Buyer shall remain liable to Seller for all amounts hereunder, UNTIL BUYER'S OBLIGATIONS TO SELLER ARE FULLY SATISFIED HEREUNDER, THE PROPERTY DESCRIBED HEREIN WILL REMAIN PERSONAL PROPERTY OF SELLER WHETHER THE SAME IS ATTACHED IN ANY MANNER TO THE REALTY OR NOT, SAID PROPERTY SHALL NOT, BY REASON OF ATTACHMENT OR CONNECTION TO THE REALTY, BECOME OR BE DEEMED A FIXTURE OR APPURTENANT TO SUCH REALTY. No transfer, renewal, extension, or assignment of the Agreement or of any interest hereunder, and no loss, damage or destruction shall release Buyer or any Guarantor from the obligations assumed hereunder. During all times in which Buyer is obligated for any amounts to Seller hereunder. Buyer shall keep said property free from all tax liens and other encumbrances, and any sum of money that may be paid by Seller to release any such liens or encumbrances shall be paid on demand by Buyer in addition to the obligations secured hereunder.

16. WAIVER OF CONSUMER RIGHTS

17. DELIVERY AND PERFORMANCE Seller shall not be held responsible for, and the period of time required for completion of any project or maintenance or repairs, shall be tolled during any time when Seller is delayed or prevented from completing the obligations hereunder because of strikes, equipment breakage, fire, war, terrorism, labor disputes, commercial delays, acts of God/nature, regulations or restrictions of any government entity or public authority, or any accidents or forces, conditions, or circumstances beyond Seller's control, and Seller shall not be liable for any loss whatsoever suffered by Buyer, directly or indirectly, as a result of any such events or occurrences. Buyer agrees to examine and inspect all installations, repairs, and maintenance, and within ten (10) days, notify Seller in writing of any complaints about work performed under this Agreement. The failure of Buyer to give such written notice shall constitute acceptance of the work performed. The provisions of the paragraph shall not be limited by any provision in which time is made of the essence. Notwithstanding anything in this Agreement to the contrary, if at any time prior to completion of this Agreement Seller's prospects for payment are, in Seller's sole discretion, impaired, Seller may require payment in advance before permitting delivery or any installation or services hereunder, and may demand Buyer's immediate performance of Buyer's obligations hereunder. If requested by Seller, Buyer shall furnish evidence, satisfactory to Seller, prior to commencement of Seller's work hereunder or at any time thereafter, that sufficient funds are available and committed to pay the full amount owing by Buyer under this Agreement.

18. STATE OF JURISDICTION/SEVERABILITY/MISCELLANEOUS All representatives of Seller are stipulated and specified in this Agreement. No modifications hereof shall be valid unless made in writing AND agreed to, AND signed by both Seller and Buyer. No waiver by either party hereto shall be a waiver of any subsequent breach of or failure to perform the same or any other term, condition, or obligation hereof. It is agreed by both parties hereto that venue of any action arising under the Agreement shall be in Greene County, Missouri and the laws of the State of Missouri shall govern this Agreement. Should any part of this Agreement contravene public policy or laws of the jurisdiction in which it is sought to enforce the same, then such part shall be considered null and void and have no force and effect, and the balance of the terms and conditions of this Agreement shall remain valid and in full force and effect. Buyer expressly grants Seller the right to use photographs, drawings or other replicas of the sign product specified herein in its brochures, pamphlets, displays, sales documents or other advertising or promotional media in the ordinary course of business of Seller. Seller may place on the sign product its name, telephone number and location of such information, as shall be determined by Seller and solely by the Seller. Buyer agrees that Buyer is purchasing said sign product for business or commercial purposes or use and not for personal, family or household use or purposes. In regard to payment of any amount due hereunder, time is of the essence.

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legitimacy or confirmed you were expecting it. Contact the IT Department if you need assistance.

Warning: Unusual sender <cstephens@fairborn.k12.oh.us>

You don't usually receive emails from this address.
Make sure you trust this sender before taking any actions.

Hi John!
I just saw the DDN article saying that 7Brew has put a bid in to open a location on Troy Pike right by Dunkin and Starbucks. I know that I'm just 1 voice, but I just see several issues with that happening. Traffic being the main problem. Traffic is already a disaster on Troy with all the new businesses and, if you've ever been to the 7Brew in Beavercreek, their traffic is pushed to the road half the time.
With that being said, I think a 7Brew location in Huber is a great idea, but that location would be a nightmare. Surely somewhere like near the library or somewhere along the Brandt Pike stretch would be a more feasible location. We don't have any quick service coffee places that way besides Tim Hortons.
Just a thought.
Sent from my iPhone

Brew Team OH, LLC | 7 Brew Franchisee | 3108 Vestal Pkwy E – Vestal, NY 13850

04/11/25 **Via: email**

City of Huber Heights
6131 Taylorsville Road
Huber Heights, OH 45424
Attn: Aaron Sorrell

RE: 7 Brew Coffee – 7605 Old Troy Pike

Aaron,

I am looking forward to presenting our plans to the Planning Commission next week. We are anticipating the proposed Huber Heights location to fall within our projected average store volume for sales. Since we are a drive thru only concept, order volumes can be directly equated to trips. I've done a comparison of (4) store locations for the 7 day period from 03/30 – 04/05, and have included the Beavercreek, OH location in this comparison.

	Total Orders	Orders per Day
Lima, OH	6,287	898
Huntington, WV	5,163	738
Natchitodes, LA	5,492	785
Beavercreek, OH	9,279	1326

As you can see from the chart above (and the raw data below from our internal reporting portal), the Beavercreek store does approximately 60% more volume than the average of the other three. In fact, Beavercreek is in the top 1% of volume nationwide for 7 Brew.

Our franchise group currently operates 88 locations in 14 states. On average, our locations see a peak hour queue volume of approximately 14 vehicles, which is our design minimum target for queuing on any project we undertake. The proposed Huber Heights locations can accommodate 14 vehicles within the drive thru. There should be no impacts from our operation to either Old Troy Pike or Taylorsville Road.

The single biggest differentiating factor between 7 Brew and our direct competitors, and other indirect competitors, is our speed of service. As a drink only concept, our processing time for orders is not bogged down due to food orders that create a significant increase in wait times.

Brew Team OH, LLC | 7 Brew Franchisee | 3108 Vestal Pkwy E – Vestal, NY 13850

If you have questions or concerns about these items, please contact me at brian.evans@7brewteam.com or 502-528-1798.

Best,

Brian Evans
Director of Entitlements

Huber Heights Fire Division

Inspections require two business days advance notice! (OAC)1301:7-7-09(A)(5)

Occupancy Name:	7 Brew Coffee
Occupancy Address:	7605 Old Troy Pike

Type of Permit:	HHP&D Site Plan
Additional Permits:	Choose an item.
Additional Permits:	Choose an item.

MCBR BLD:	Not Yet Assigned	HH P&D:	
MCBR MEC:		HHFD Plan:	25-212
MCBR ELE:		HHFD Box:	
REVIEWER:	Susong	DATE:	4/11/2025

Fire Department Comments:

The Huber Heights City Code Part 15 Refers to Fire Code Requirements and has adopted by reference OFC and IFC Appendices

Review is for approval of Detailed Development Plan. These comments are based only on the proposed site work, fire department access and basic fire protection concept. A full plan review of the building systems, fire protection, egress and life safety will need to be conducted once the architectural plans have been submitted for permit. The proposed development will need to meet the requirements of the Ohio Fire Code 2017, Ohio Building Code 2024 and the Huber Heights Codified Ordinance. Additional requirements for structure may arise during permitting process:

Requirements: (Site Plan)

- **Fire department access and turn radius appear to meet the requirements for Huber Heights Fire Division apparatus.**
- **A permit shall be obtained for construction from Montgomery County Building Regulations.**

Plans reviewed by the Huber Heights Fire Division are reviewed with the intent they comply in **ALL** respects to this code, as prescribed in **SECTION (D) 104.1 of the 2017 Ohio Fire Code**. Any omissions or errors on the plans or in this review do not relieve the applicant of complying with **ALL** applicable requirements of this code. These plans have been reviewed for compliance with the Ohio Fire Code adopted by this jurisdiction. There may be other regulations applicable under local, state, or federal statues and codes, which this department has no authority to enforce and therefore have not been evaluated as part of this plan review.

AI-10779 **10. A.**

Planning Commission

Meeting Date: 04/15/2025

Minutes

Information

Agenda Title

Without objection, the minutes of the March 11, 2025, Planning Commission meeting are approved.

Purpose and Background

Attachments

Minutes

Planning Commission
March 11, 2025, Meeting
City of Huber Heights

I. Chair Terry Walton called the meeting to order at approximately 6:00 p.m.

II. **Oath of Office -** Matthew Shomper

Present at the meeting: Mr. Cassity, Ms. Thomas, Ms. Vargo, and Mr. Walton.

Members absent: None

Staff Present: Aaron K. Sorrell, Assistant City Manager

III. **Opening Remarks by the Chairman and Commissioners**

None.

IV. **Citizens Comments**

None.

V. **Swearing of Witnesses** Mr. Walton explained the proceedings of tonight's meeting and administered the sworn oath to all persons wishing to speak or give testimony regarding items on the agenda. All persons present responded in the affirmative.

VI. **Pending Business**

None.

VII. **New Business**

1. **REZONING – The applicant, SHARITEN RENTALS, LLC, is requesting approval of a Rezoning for 6.686 acres from Residential (R-2) to Industrial (i-1). Property is located at 4341 Taylorsville Road (Case RZ 25-07).**

Mr. Sorrell stated that the applicant requests a rezoning to I-1 to facilitate using the existing site for industrial purposes. The applicant owns the adjacent industrial site and desires to expand its industrial use. The adjacent lands are zoned and used for industrial purposes, and this rezoning is compatible with the surrounding areas.

The applicant has owned the adjacent parcel to the east since 2015 and purchased the parcel subject to this rezoning application in 2021. Both parcels are being used for construction-related storage and offices. Rezoning the current parcel from R-2 to I-1 would make the parcel a conforming use under the zoning code.

Industrial uses surround the parcel in question and all adjacent lands are zoned I-1 or Planned Industrial. This rezoning will be consistent and compatible with the existing land uses and zoning districts.

Other Comments
Fire: See attached.
Engineering: No comments submitted.

The staff believes that the rezoning furthers the public interest in supporting industrial growth and orderly development. The current use is permitted in the I-1 district, and the site conforms to all setback and height requirements.

Thomas Donahue from Sharitan Rentals was present and spoke to the issue of dust from the rock crushers.

Action

Ms. Thomas moved to approve the request by the applicant, SHARITEN RENTALS, LLC, for a Rezoning (RZ 25-07) in accordance with the recommendation of Staff's Memorandum dated March 4, 2025, and the Planning Commission Decision Record attached thereto.

Seconded by Mr. Cassity. Roll call showed: YEAS: Ms. Vargo, Mr. Shomper, Mr. Cassity, Ms. Thomas, and Mr. Walton. NAYS: None. Motion to approve carried 5-0.

2. **DETAILED DEVELOPMENT PLAN – The applicant, GREY FOX CAPITAL, is requesting approval of a Detailed Development Plan for Creekside Woods Phase 2, comprised of 81 units on 9.4 acres. Property is located at 5425 Charlesgate Road (Case DDP 25-03).**

Mr. Sorrell stated that the applicant seeks Detailed Development Plan approval for Creekside Woods, Phase 2, comprised of 81 townhome units and related public infrastructure on 9.4 acres. The Basic Development Plan for the entire 159-unit townhome development on 24.6 acres was approved by the Huber Heights City Council on December 10, 2024, through case BDP 24-23. The Planning Commission approved the Detailed Development Plan for Phase 1 on February 11, 2025.

The site is wooded, with a steep ravine and stream bisecting it. This ravine and stream have historically been an impediment to its development. The applicant is proposing two development areas with entrances from Wildcat Road and Charlesgate Road. The two development areas will be connected via pedestrian paths.

The applicant shall assess the health of the existing trees along the stream that will be incorporated into the landscaping plan. Healthy trees shall be identified and incorporated into the landscaping plan as appropriate, subject to approval as part of the Detailed Development Plan. The applicant shall also develop a plan to protect key trees during construction, subject to staff approval.

Sheet 40 (Overall Erosion Control Plan) indicates the stream and large areas of the ravine will remain undisturbed. This is consistent with the conceptual landscaping plan dated 11-21-2024.

The applicant shall work with staff to determine the final street tree placement during the Detailed Development Plan phase.

The Detailed Development Plan satisfies the overall requirement for street trees. Trees have been clustered in areas to avoid sanitary sewer utility easements in certain front yards.

Signs shall conform with Chapter 1189 of the City Code, unless otherwise approved in the Detailed Development Plan by the Planning Commission.

The proposed monument entry feature complies with Chapter 1189.

Water and sanitary lines shall be placed in public easements.

All water and sanitary lines are within public easements.

The frontage along Wildcat Road shall be improved to City standards and additional right of way shall be dedicated for a future 10 to 12-foot multi-use path.

Additional rights of way are shown in the plans.

The revised site plan shall substantially conform to the Conceptual Landscape Plan dated November 21, 2024, including setbacks, buffering, screening and building

The revised site plan substantially conforms to the November 21, 2024, conceptual landscape plan.

Uses: Rowhouses are a permitted use.

Density: The overall density of the development is 6.5 units / acre, consistent with the zoning code.

Setback: The code does not require minimum building setbacks for rowhouses in Planned Residential districts. However, to accommodate parking in the driveway, the minimum setback should be 20 feet, measured from the back of the sidewalk. All Phase 2 buildings meet this requirement.

The setbacks along Wildcat Road are 30-feet.

Parking: The code requires two spaces per unit. The development provides two spaces per unit and six additional spaces for visitors in Phase 2. The Detailed Development Plan satisfies the zoning code requirements.

Utilities: All utilities are below ground.

Building Materials: Building materials were approved with the Phase 1 Detailed Development Plan.

Additional Comments:

Fire: See attached.

City Engineer: The engineer's comments have been provided to the applicant.

Staff supports approving the Phase 2 Detailed Development Plan application submitted on February 18, 2025. It is the staff's opinion that the requirements of Section 1171.06 can be met, and recommends approval of the Detailed Development Plan with the following conditions:

1. Residential building materials shall be those approved in the Phase 1 Detailed Development Plan.
2. The applicant shall comply with all Fire Department requirements.

Jake Shields from Grey Fox Capital was present.

Action

Ms.Thomas moved to approve the request by the applicant, GREY FOX CAPITAL, for approval of a Detailed Development Plan (DDP 25-08) in accordance with the recommendation of Staff's Memorandum dated March 4, 2025, and the Planning Commission Decision Record attached thereto.

Seconded by Mr. Shomper. Roll call showed: YEAS: Mr. Cassity, Ms. Vargo, Mr. Shomper, Ms. Thomas, and Mr. Walton. NAYS: None. Motion to approve carried 5-0.

VIII. Additional Business

None.

IX. Approval of the Minutes

Without objection, the minutes of the February 11, 2025, Planning Commission meeting are approved.

X. Reports and Calendar Review

None.

XI. Upcoming Meetings

April 15, 2025
May 13, 2025

XII. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at approximately 6:50 p.m.

_____ _____

Terry Walton, Chair **Date**

_____ _____

Geri Hoskins, Administrative Assistant **Date**