

# APPLICATION—SITE PLANS, SUBDIVISIONS & RECORD PLANS CITY OF SPRINGBORO PLANNING COMMISSION

*Final*

SITE PLAN  REVISION TO APPROVED SITE PLAN  CONCEPT PLAN  PRELIMINARY SUBDIVISION  RECORD PLAN

The undersigned requests the approval identified above. Site Plan Review approvals subject to expiration provided for in Section 1284.18 of the Planning and Zoning Code. For all approvals under this application, it is understood that it shall only authorize the approval described in this application, subject to any conditions or safeguards required by the Planning Commission, and/or City Council.

Owner  
 Agent  
 Lessee  
 Signed Purchase Contract

APPLICANT NAME:

Brandon Rose

Address

400 Canal St.

Sidney, OH 45365

Telephone No.

(937) 498-2381

Fax No.

(937) 498-2243

Email Address

brose@ferguson-construction.com

PROPERTY OWNER NAME (IF OTHER): Who Dex Investments LLC

Address: 198 Poplar Grove Ct.

Springboro, OH 45066

Telephone No. (937) 286-2688

Property Address or General Location:

285 S. Pioneer Blvd.

Parcel Number(s): 0419276033

Zoning District: ED, Employment Center District

Proposed Use: Manufacturing and Warehouse

The applicant or representative who is authorized to speak on behalf of the request must also be present at all meetings.

Brandon Rose

(Signature of Applicant and/or Agent)

4-21-21

(Date)

Brandon Rose

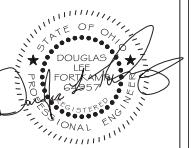
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# **THE TOOLING ZONE**

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FOR  
BUILDING ADDITION

WARREN COUNTY

285 S PIONEER BLVD  
SPRINGBORO, OHIO 45066

**FERGUSON**  
CONSTRUCTION CO.  
  
[www.ferguson-construction.com](http://www.ferguson-construction.com)

**Sidney, Ohio**  
100 Canal Street  
Sidney, OH 45365-0726  
Phone: (937) 498-2381  
Fax: (937) 498-2243

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**Dayton, Ohio**  
201 Embury Park Road  
Dayton, OH 45414-5544  
Phone: (937) 274-1173  
Fax: (937) 277-1379

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**Columbus, Ohio**  
595 Johnny Appleseed Ct.  
Columbus, OH 43231  
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Fax: (614) 876-8155

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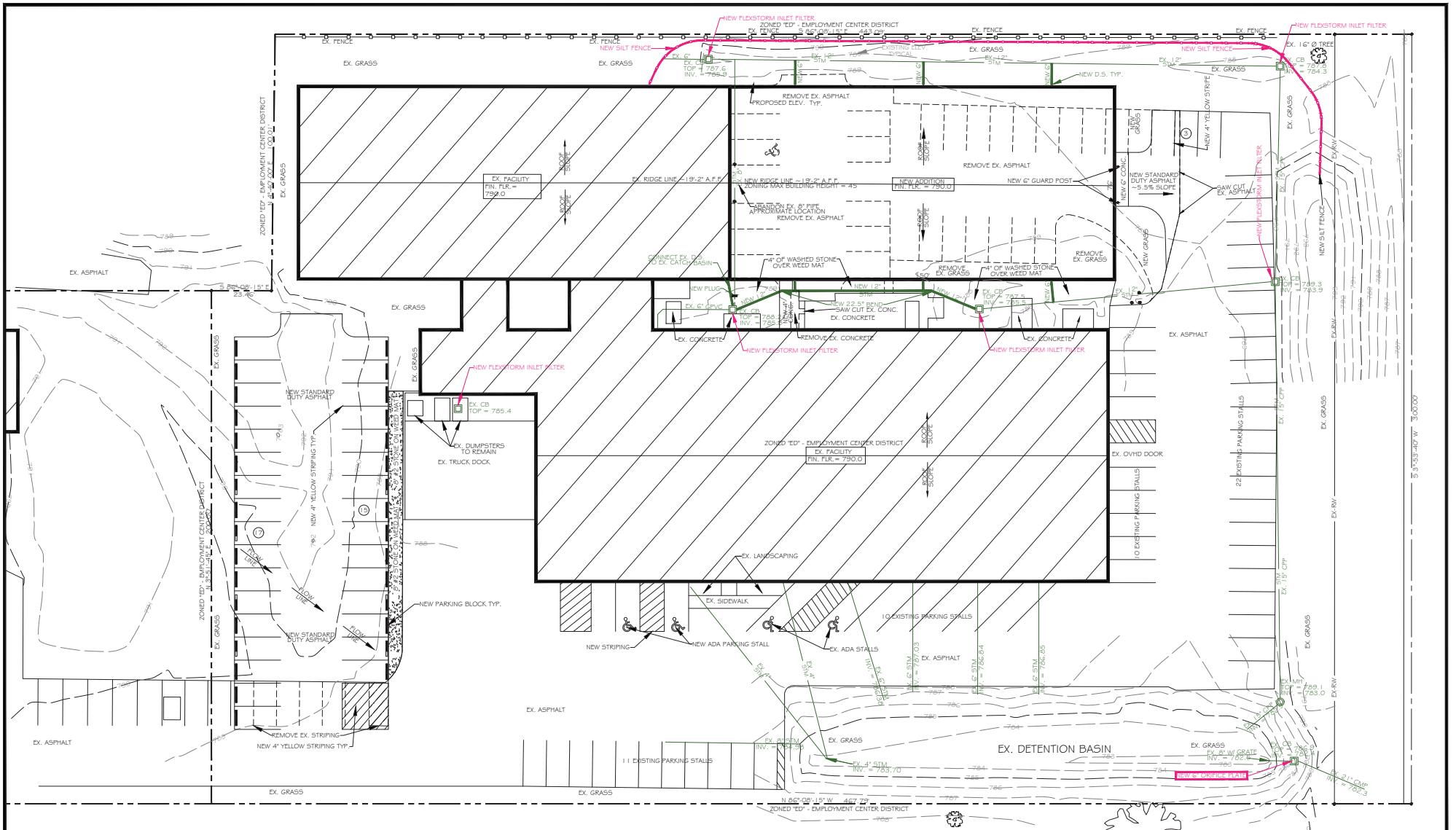
**Indianapolis, Indiana**  
157 W. 200 N.  
Greenfield, IN 46140  
(812) 877-2215

Job Number	21-16259
Date	4/21/21
Drawn By	BJR
Checked By	D.I.W

STORM WATER  
POLUTION  
PREVENTION PLAN

---

**SWPPP**



ENGINEER  
FERGUSON CONSTRUCTION CO.  
DOUGLAS L. FORTKAMP  
400 CANAL STREET  
SIDNEY, OH 45365  
TEL: (937) 498-2381  
FAX: (937) 498-2243  
OUG@FERGUSON-CONSTRUCTION.COM

OWNER  
THE TOOLING ZONE  
EVE HAIMS (PRESIDENT & CEO)  
285 S. PIONEER BLVD.  
SPRINGBORO, OHIO 45066  
TEL: (937) 550-4180  
HAIMS@TOOLINGZONE.COM

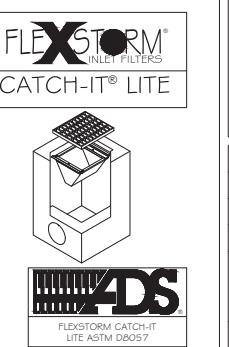
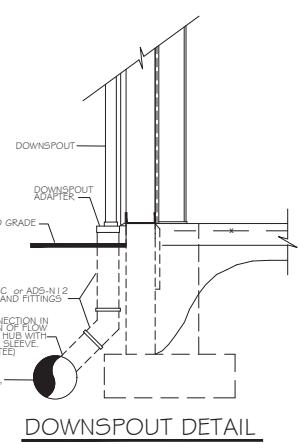
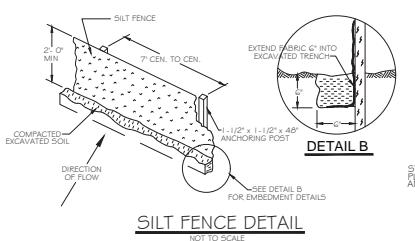
ARCHITECT  
FERGUSON CONSTRUCTION CO.  
JOE MCGOVERN  
400 CANAL STREET  
SIDNEY, OH 45365  
TEL: (937) 498-2381  
FAX: (937) 498-2243  
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## **SWPP PLAN**

SCALE : 1" = 20'-0"



## GRAPHIC SCALE



W/P3

ORIZING PERSON FOR THE SWP3 - DOUGLAS LEE FORTKAMP (937) 498-2381

WATER POLLUTION PREVENTION PLAN HAS BEEN DEVELOPED, NO NOI HAS BEEN FILED WITH THE OHIO EPA AS THE IMPROVEMENTS ONLY DISTURBES 0.7 ACRES. ALL EARTH DISTURBANCE, CONSTRUCTION AND DEVELOPMENT WILL BE PURSUANT TO THIS PLAN.

MANUFACTURING AND WAREHOUSE FACILITIES.

STABILIZED AREA = 2.96 ACRES  
TOTAL DRAINAGE AREA = 2.96 ACRES  
SEA TO BE DISTURBED = 0.7 ACRES TO BE DISTURBED.

APPROXIMATELY 0.25 ACRES OF NEW IMPERVIOUS AREA.  
4 & POST CONSTRUCTION RUNOFF COEFFICIENTS  
15% PRE-CONSTRUCTION = 0.75  
95% CONSTRUCTION = 0.81

ORM WATER CALCULATIONS - SEE THE TOOLING ZONE, INC. STORM WATER MANAGEMENT MANUAL.

LAND USE - INDUSTRY AND WAREHOUSE

NO SITE STREAM(S) - NONE

CEIVING STREAM / BODY OF WATER - CLEAR CREEK

MTS OF EARTH DISTURBANCE - SEE SHEET C-1.

ATER QUALITY VOLUME & DESIGN DETAILS FOR THE POST CONSTRUCTION CONTROLS - SEE THE TOOLING ZONE, INC. STORM WATER MANAGEMENT MANUAL.

## CONSTRUCTION SEQUENCE

AIN PLAN APPROVAL AND REQUIRED PERMITS. GRADING TO BEGIN (5/3/21).

ALL TEMPORARY SEDIMENT BASINS, SILT FENCING, CONSTRUCTION DRIVE AND OTHER MEASURES REQUIRED TO PREVENT SEDIMENT RUNOFF.

GIN TOPSOIL REMOVAL AND CONSTRUCT TEMPORARY DIVERSION DITCHES.

ALL STORM DRAINAGE SYSTEMS INDICATED AND PROCEEDED WITH ROUGH GRADING. PLACE SILT CONTROLS AT INLET OF STORM DRAINAGE SYSTEMS. KEEP STORM DRAINAGE SYSTEMS FREE AND CLEAR OF ALL DEBRIS AND SILT. REMOVE ANY ACCUMULATED SILT AND DEBRIS AS NEEDED.

INTAIN EROSION AND SEDIMENT CONTROL MEASURES THROUGH DURATION OF PROJECT. INSPECT SEDIMENT BASINS, SILT FENCING AND INLET PROTECTION MEASURES PERIODICALLY AND AFTER EACH RAINFALL EVENT.

ABILIZE DISTURBED AREAS BY GRASSING UTILIZING EROSION CONTROL MATTING AS NEEDED TO PREVENT EROSION OF SLOPES.

MOVE TEMPORARY EROSION CONTROL MEASURES ONCE ALL AREAS OF THE PROJECT AREA HAVE BEEN STABILIZED. STABILIZED CONSTRUCTION COMPLETION ON (FALL 2021, SPRING 2022)

## CONSTRUCTION SEQUENCE

STABILIZE SEDIMENT BASINS, SILT FENCING, CONSTRUCTION DRIVE AND OTHER MEASURES REQUIRED TO PREVENT EROSION AND SEDIMENT RUNOFF.

GIN TOPSOIL REMOVAL AND CONSTRUCT TEMPORARY DIVERSION DITCHES.

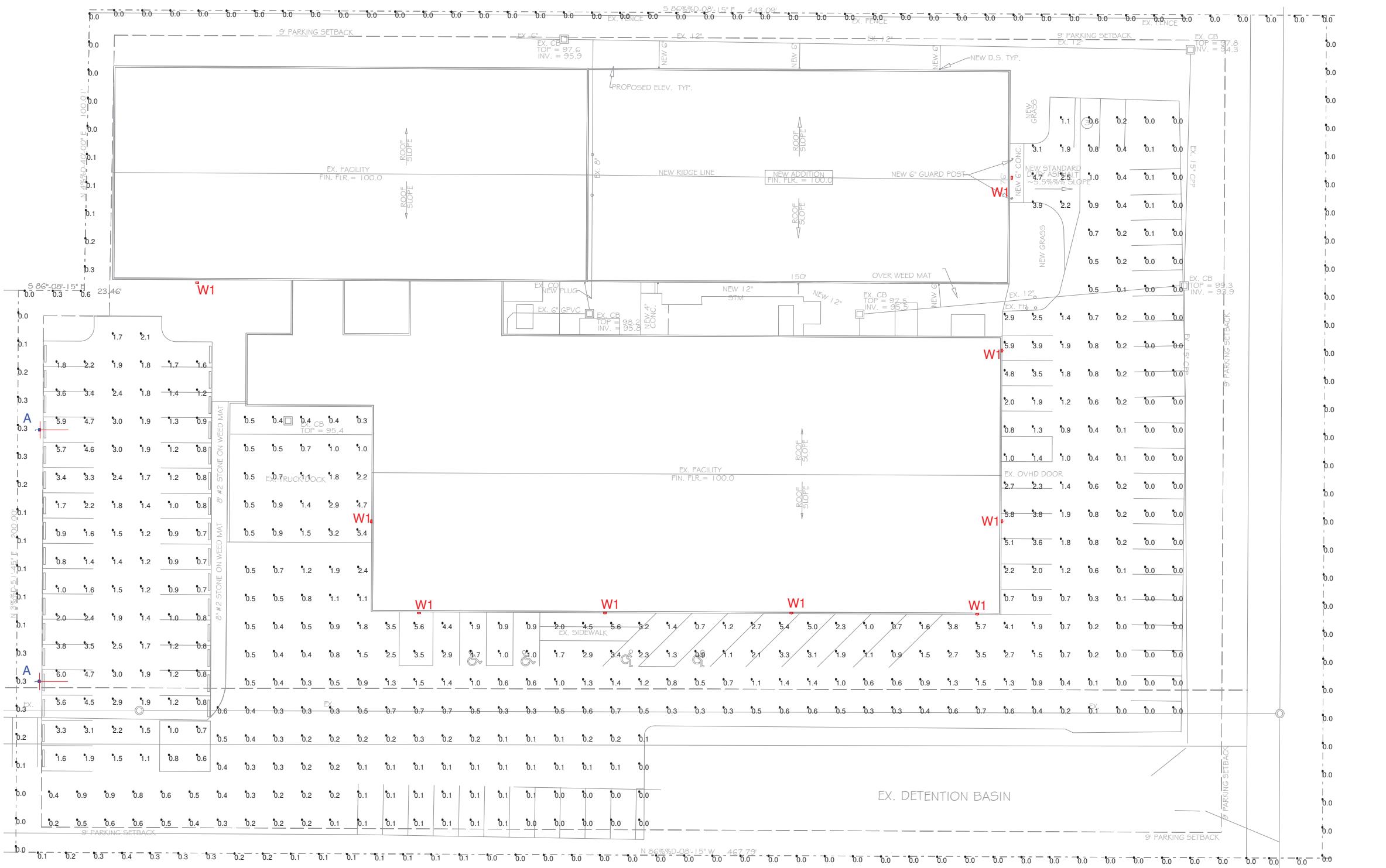
STABILIZE STORM DRAINAGE SYSTEMS INDICATED AND PROCEED WITH ROUGH GRADING. PLACE SILT CONTROLS AT INLET OF STORM DRAINAGE SYSTEMS. KEEP STORM DRAINAGE SYSTEMS FREE AND CLEAR OF ALL DEBRIS AND SILT. REMOVE ANY CUMULATED SILT AND DEBRIS AS NEEDED.

Maintain erosion and sediment control measures through duration of project. Inspect sediment basins, silt fencing and inlet protection measures periodically and after each rainfall event.

Stabilize disturbed areas by grassing utilizing erosion control matting as needed to prevent erosion of slopes.

Moving temporary erosion control measures once all areas of the project area have been stabilized. Anticipated construction completion on (Fall 2021, Spring 2022)





Scale: 1 inch= 20 Ft.

Calculation Summary							
Project: Base Bid							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Existing Paved Surfaces	Illuminance	Fc	0.93	5.9	0.0	N.A.	N.A.
Existing Truck Dock	Illuminance	Fc	1.36	5.4	0.3	4.53	18.00
Property Boundary	Illuminance	Fc	0.05	0.6	0.0	N.A.	N.A.
Proposed Parking Area	Illuminance	Fc	1.98	6.0	0.6	3.30	10.00

**CALCULATION NOTES:**

A. BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE THE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

B. THIS LIGHTING PLAN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH THE ILLUMINATING ENGINEERING SOCIETY (IES) APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY DUE TO CHANGES IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS/LED'S AND OTHER VARIABLE FIELD CONDITIONS.

C. CALCULATIONS SHOWN ARE MAINTAINED ILLUMINANCE UNLESS NOTED OTHERWISE.

D. CALCULATIONS ARE TAKEN AT GRADE UNLESS NOTED OTHERWISE.

Luminaire Schedule								
Project: Base Bid								
Symbol	Label	Qty	LLF	Lum. Lumens	Manufacturer	Series	Tilt	Mounting Height
█	A	2	0.900	27784	CREE INC.	CLITE C-AR-A-SL4-28L-30K-UL-3PC-DB	30 DEG.	25' AFG
█	W1	9	0.900	5316	SIGNIFY GARDCO	101L-32L-530-WW-G1-4	0 DEG.	12' AFG

SPRINGBORO, OH CODIFIED ORDINANCES CHAPTER 1273, Exterior Lighting

E. Outdoor lighting shall be designed to achieve uniform illumination levels. The ratio of the average light level of the surface being lit to the lowest light level of the surface being lit, measured in foot-candles, shall not exceed a ratio of 4-to-1. In no case shall the maximum to minimum light levels exceed a ratio of 10-to-1 between any 2 points on a lot.

N. The following illumination levels shall act as minimum standards for all exterior lighting. Maximum lighting will be governed by the 4-to-1 ratio of average to minimum illumination of the surface being lit standards identified in subsection (a)(3)E. above; in no case shall the maximum lighting level exceed the maximum identified in the table below:

Parking lots and associated circulation area  
0.4 Minimum  
0.5 Maximum

IGHTING PROPOSAL : BBL C21-010

THE TOOLING ZONE

5 S PIONEER BLVD  
PRINGBORO, OHIO 45066

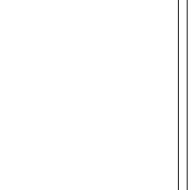


9753 CRESENT PARK DR  
WEST CHESTER, OH 45069  
513-761-6360

LIGHTING PROPOSAL:		BRLC21-010
<b>THE TOOLING ZONE</b>		
285 S PIONEER BLVD SPRINGBORO, OHIO 45066		
by: C.B.	Date: 4/20/2021	Scale: AS NOTED
		REV: 2
		SHEET 1 OF 1

Revisions		
#	Date	Description

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**BUILDING ADDITION  
FOR  
THE TOOLING ZONE**  
WARREN COUNTY  
285 S. PIONEER BLVD  
SPRINGBORO, OHIO 45066

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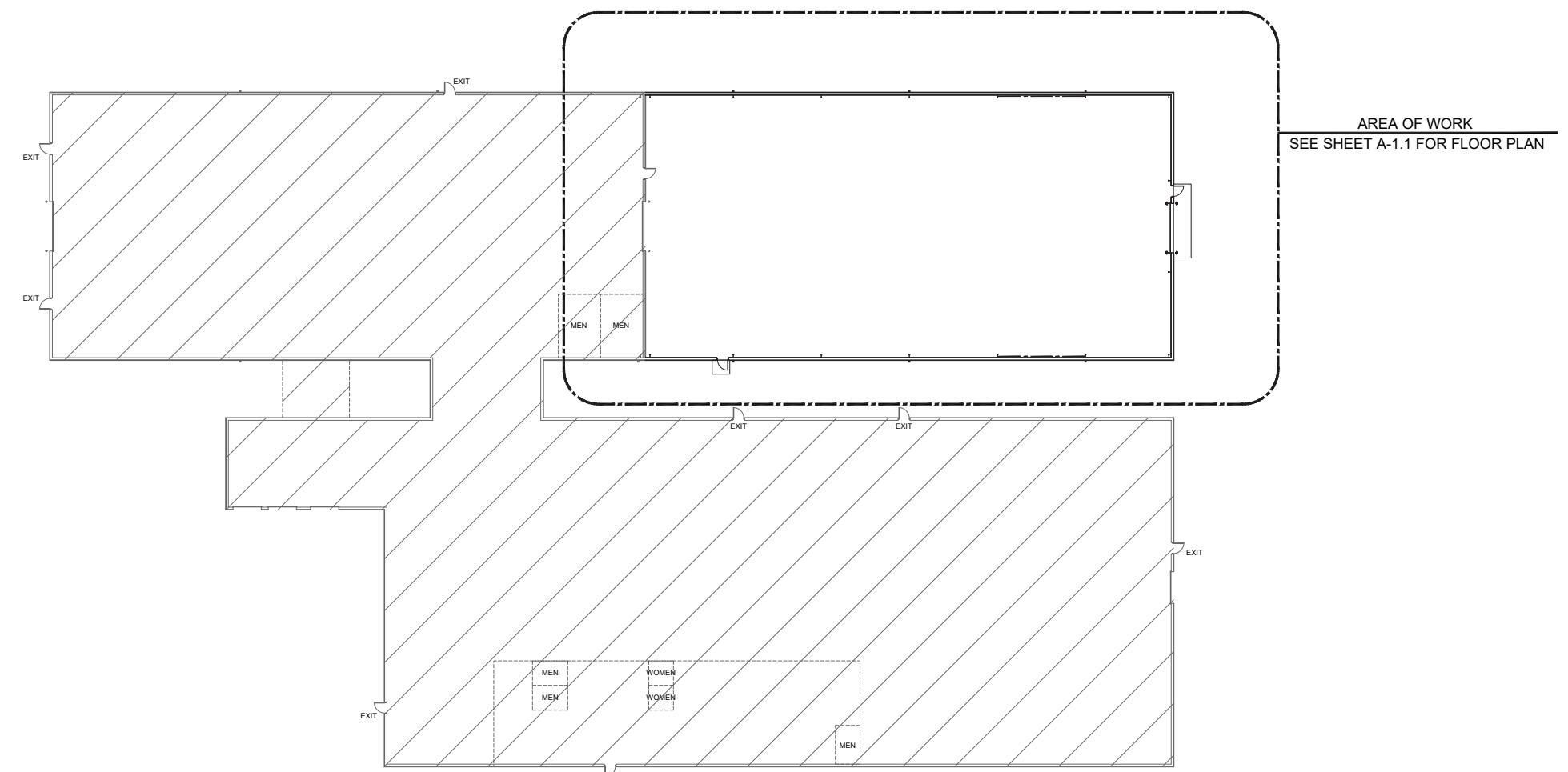
**Indianapolis, Indiana**  
7157 W. 200 N.  
Greenfield, IN 46140  
Phone: (317) 477-3615  
Fax: (317) 477-3630

Job Number 21-16259  
Date 4/26/21

Drawn By JMS  
Checked By JWM

OVERALL FLOOR  
PLAN

**A-1.0**



Revisions		
#	Date	Description

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BUILDING ADDITION  
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Checked By JWM

ENLARGED  
FLOOR PLAN,  
SCHEDULES

**A-1.1**

DOOR AND FRAME SCHEDULE														
MARK	NO. OF DOORS	DOORS			FRAMES			HARDWARE			COMMENTS			
		TK.	W.	HT.	ELEV.	MATL.	GL.	LVR.	ELEV.	MATL.	DTL.			
I.A	I	1/34"	3'-0"	7'-0"	A	H.M.	-	-	A	H.M.	I	YES SEE DOOR DETAIL 2	YES SEE DOOR DETAIL 3	YES SEE DOOR DETAIL 4
I.B	I	-	1'-4"	1'-4"-0"	B	STL.	-	-	STL.	2	SEE FRAME DETAIL 3	SEE DOOR MANUF.	ELEC.	YES
I.C	I	1/34"	3'-0"	7'-0"	A	H.M.	-	-	A	H.M.	I	YES SEE DOOR DETAIL 2	YES SEE DOOR DETAIL 3	YES SEE DOOR DETAIL 4

### DOOR NOTES

1. AT THE BOTTOM OF EXTERIOR H.M. DOORS PROVIDE A CONCEALED DOUBLE SEALING SWEEP MADE OF SYNTHETIC MATERIAL, MODEL NO. 55074 AS MANUFACTURED BY FAS-SEAL (OR EQUAL). WEATHERSTRIP TO BE RECESSED IN THE BOTTOM CHANNEL OF THE DOOR.

2. ALL EXTERIOR HOLLOW METAL DOORS INSTALLED IN PRE-ENGINEERED BUILDING WALLS ARE TO BE FURNISHED BY THE PRE-ENGINEERED BUILDING MANUFACTURER.

3. ALL EXTERIOR HOLLOW METAL DOORS SHALL INCLUDE MORTISE LOCKS AND LEVER HANDLES. CYLINDER LOCK AND KEYING BY HARDWARE SUPPLIER.

### HARDWARE NOTES

HARDWARE FOR ALL EGRESS DOORS SHALL MAINTAIN THE DOORS READILY OPENABLE FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. DRAW BOLTS, HOOKS, AND OTHER SIMILAR DEVICES SHALL BE PROHIBITED ON ALL EGRESS DOORS. THE USE OF MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS IS PROHIBITED. REFER TO SECTION 1003.0 GENERAL MEANS OF EGRESS OF THE OHIO BUILDING CODE.

ALL DOORS TO BE APPROVED BY THE OWNER.

THE MAXIMUM FORCE REQUIRED FOR PUSHING AND/OR PULLING OPEN AN INTERIOR DOOR EQUIPPED WITH AN AUTOMATIC DOOR CLOSER SHALL BE 5 POUNDS PER ICC A117.1 SECTION 404.2.8.

ROOM FINISH SCHEDULE											
NO.	ROOM NAME	FLOOR	BASE	WALLS			WAINSCOT		CEILING		COMMENTS
				NORTH	EAST	SOUTH	WEST	HT.	HT.	HT.	
I	MANUFACTURING	EXP. CONC.	-	EXP. INSUL.	EXP. INSUL.	EXP. INSUL.	EXP. INSUL.	LP	8'-0"	EXP. VARIES	

### ROOM FINISH LEGEND

ALL INTERIOR FINISHES MUST COMPLY WITH O.B.C. CHAPTER 8.

EXIST - EXISTING ROOM FINISH MATERIAL TO REMAIN. REWORK AND/OR PATCH EXISTING WALLS, FLOORS, ETC., AS REQUIRED.

EXP. CONC. - EXPOSED CONCRETE

EXP. INSUL. - EXPOSED INSULATION AND STRUCTURAL

LP - 28 GA. METAL LINER PANEL

### PAINTING NOTES

1. ONE COAT PRIMER AND ONE COAT ENAMEL ON ALL OVERHEAD DOOR JAMBS, HEADS AND SILL ANGLES, BUMPER POSTS AND OTHER EXPOSED MISCELLANEOUS METALS.

2. ONE COAT PRIMER AND ONE COAT INDUSTRIAL GRADE ACRYLIC LATEX ON ALL HOLLOW METAL DOORS AND FRAMES.

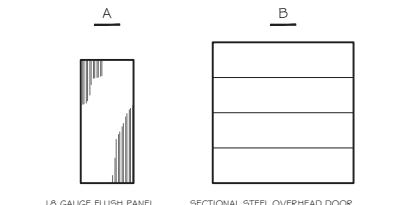
3. ALL EXPOSED STRUCTURAL STEEL TO RECEIVE ONE REGULAR PRIME COAT SHOP APPLIED AND ONE COAT SEMI-GLOSS SHERWIN-WILLIAMS DRY FALL SPRAY LATEX (OR EQUAL) IN COLOR TO MATCH EXISTING.

4. EXPOSED SERVICE PIPING, DUCTS AND CONDUIT TO BE UNPAINTED. COLOR CODING OF MECHANICAL, ELECTRICAL AND SPRINKLER SYSTEM NOT INCLUDED.

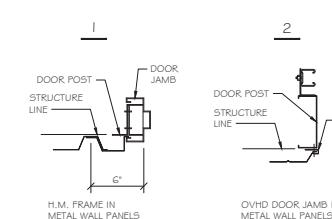
5. NEW EXTERIOR METAL WALL PANELS TO BE FIELD PAINTED WITH ONE COAT BONDING PRIMER AND ONE COAT LATEX TO MATCH EXISTING.

6. ALL FINISH COATS OF PAINT TO PROVIDE ADEQUATE COVERAGE.

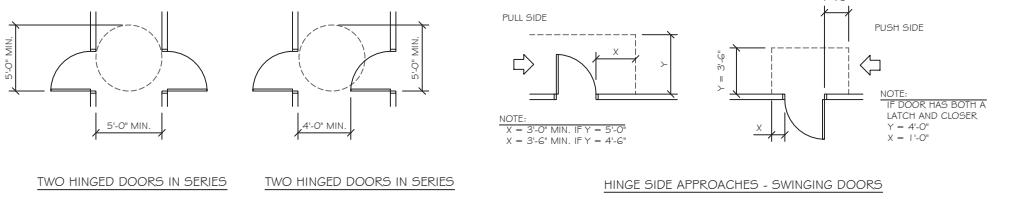
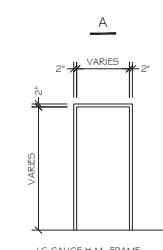
### DOOR ELEVATIONS



### FRAME DETAILS

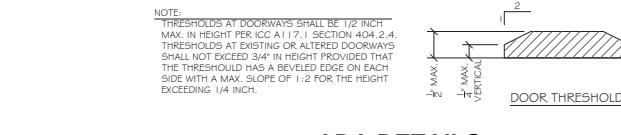


### FRAME ELEVATIONS



### FRONT APPROACHES - SWINGING DOORS

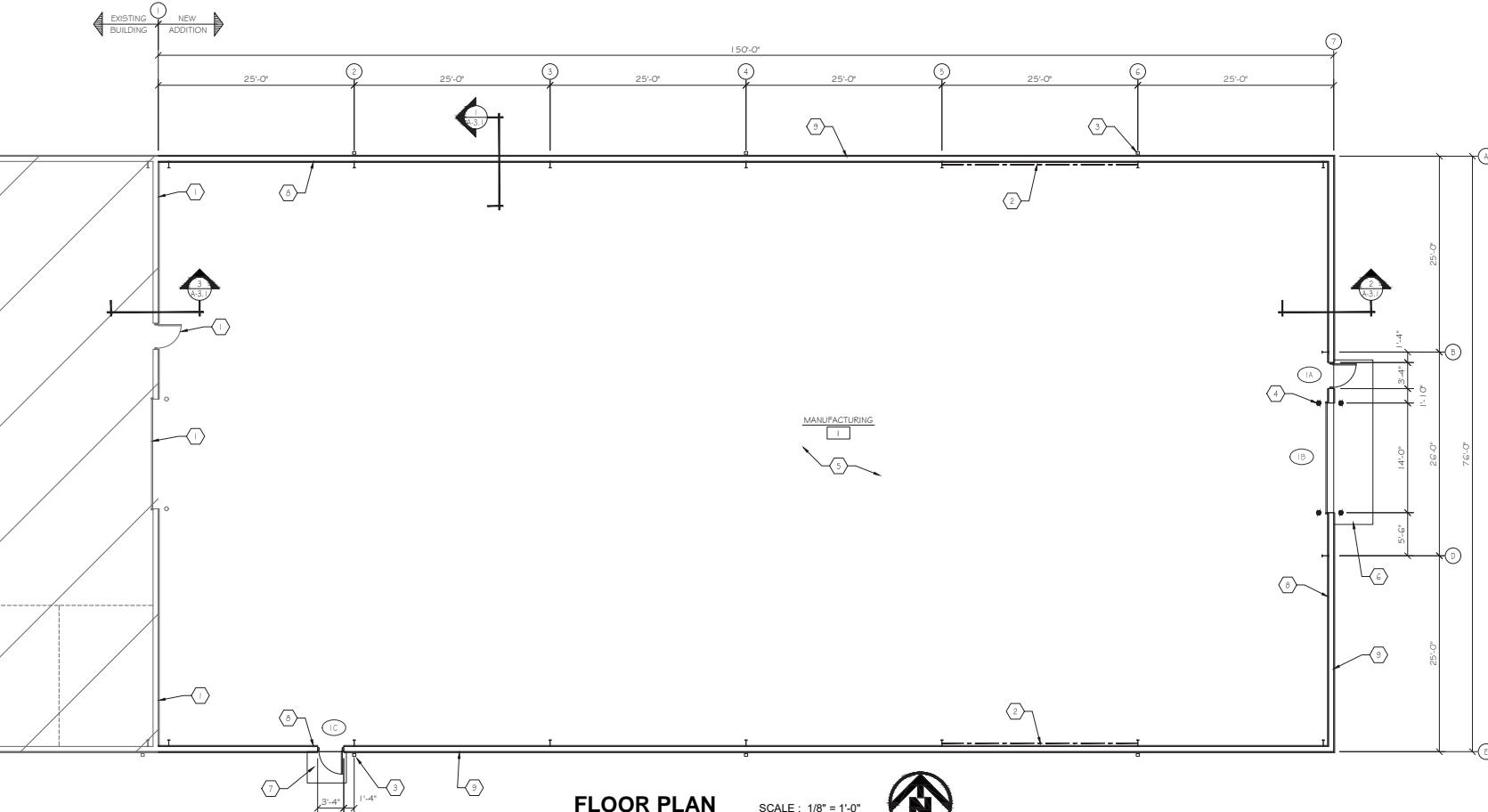
### LATCH SIDE APPROACHES - SWINGING DOORS



**ADA DETAILS** SCALE: 3/16" = 1'-0"

### CONSTRUCTION NOTES

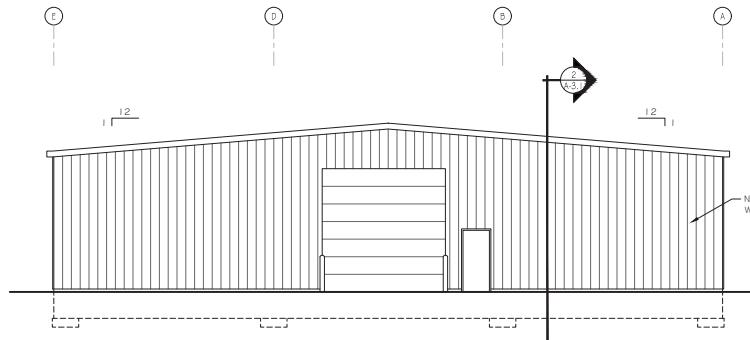
1. EXISTING CONSTRUCTION TO REMAIN.
2. X-ROD WALL PLANE BRACING.
3. DOWNSPOUT TO BE CONNECTED TO STORM LINE.
4. 6" DIAMETER X 7'-0" LONG CONCRETE FILLED STEEL GUARD POST, 4'-0" A.F.F. SET IN MAX. 1/2 CUBIC YARD OF CONC. (TYP.)
5. 6" THICK POURED CONCRETE FLOOR SLAB REINFORCED WITH ONE LAYER 42# W.W.F. ON 4" CUSHION OF GRANULAR MATERIAL.
6. 6" THICK POURED CONCRETE APRON REINFORCED WITH ONE LAYER 42# W.W.F. ON COMPACTED OR UNDISTURBED EARTH.
7. 4" THICK POURED CONCRETE APRON REINFORCED WITH ONE LAYER 21# W.W.F. ON COMPACTED OR UNDISTURBED EARTH.
8. NUCOR EXPOSED FASTENER 28 GA. METAL LINER PANELS TO 8'-0" A.F.F.
9. EXPOSED FASTENER 28 GA. METAL WALL PANELS W/ 6" THICK (R=19) WHITE VINYL FACED FIBERGLASS BLANKET INSULATION.



Job Number 21-16259  
Date 4/26/21  
Drawn By JTS  
Checked By JWM

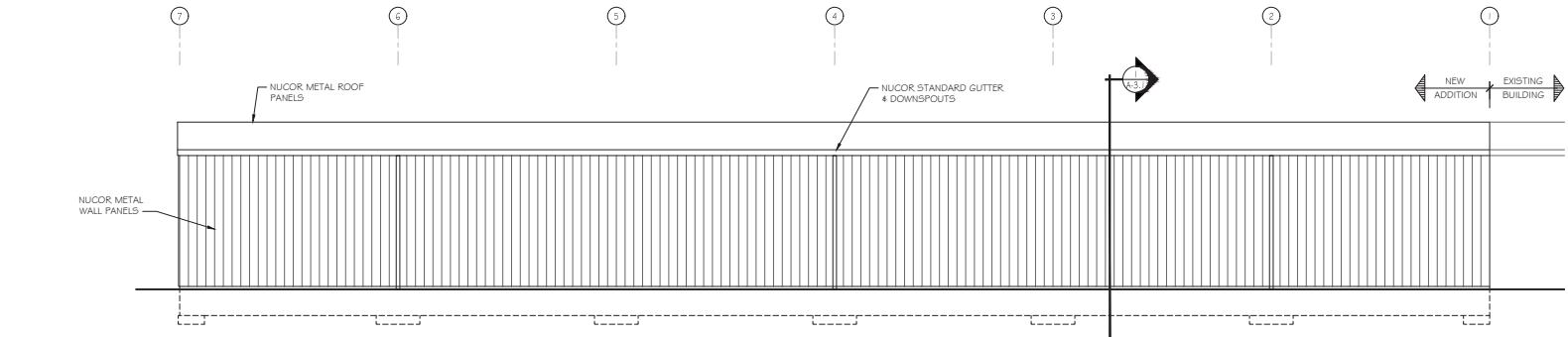
ENLARGED  
FLOOR PLAN,  
SCHEDULES

**A-1.1**



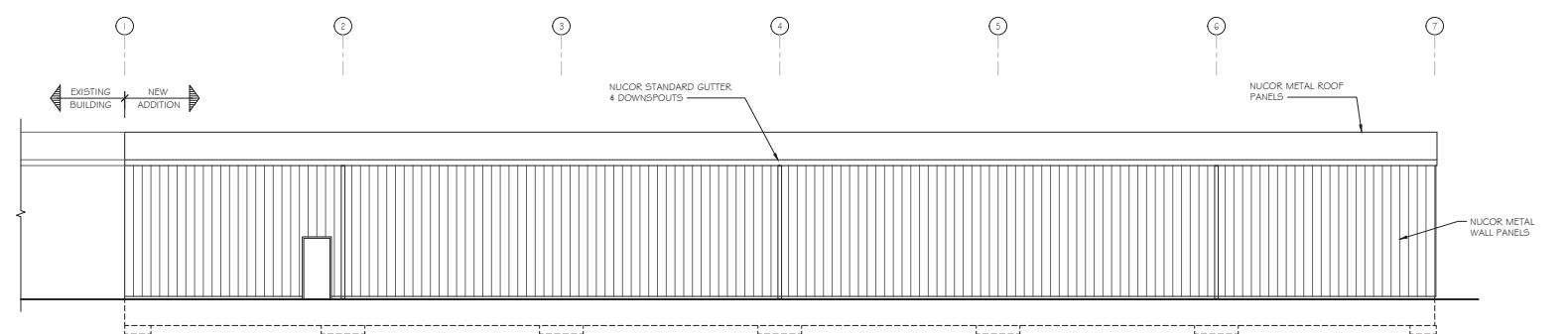
**EAST ELEVATION**

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



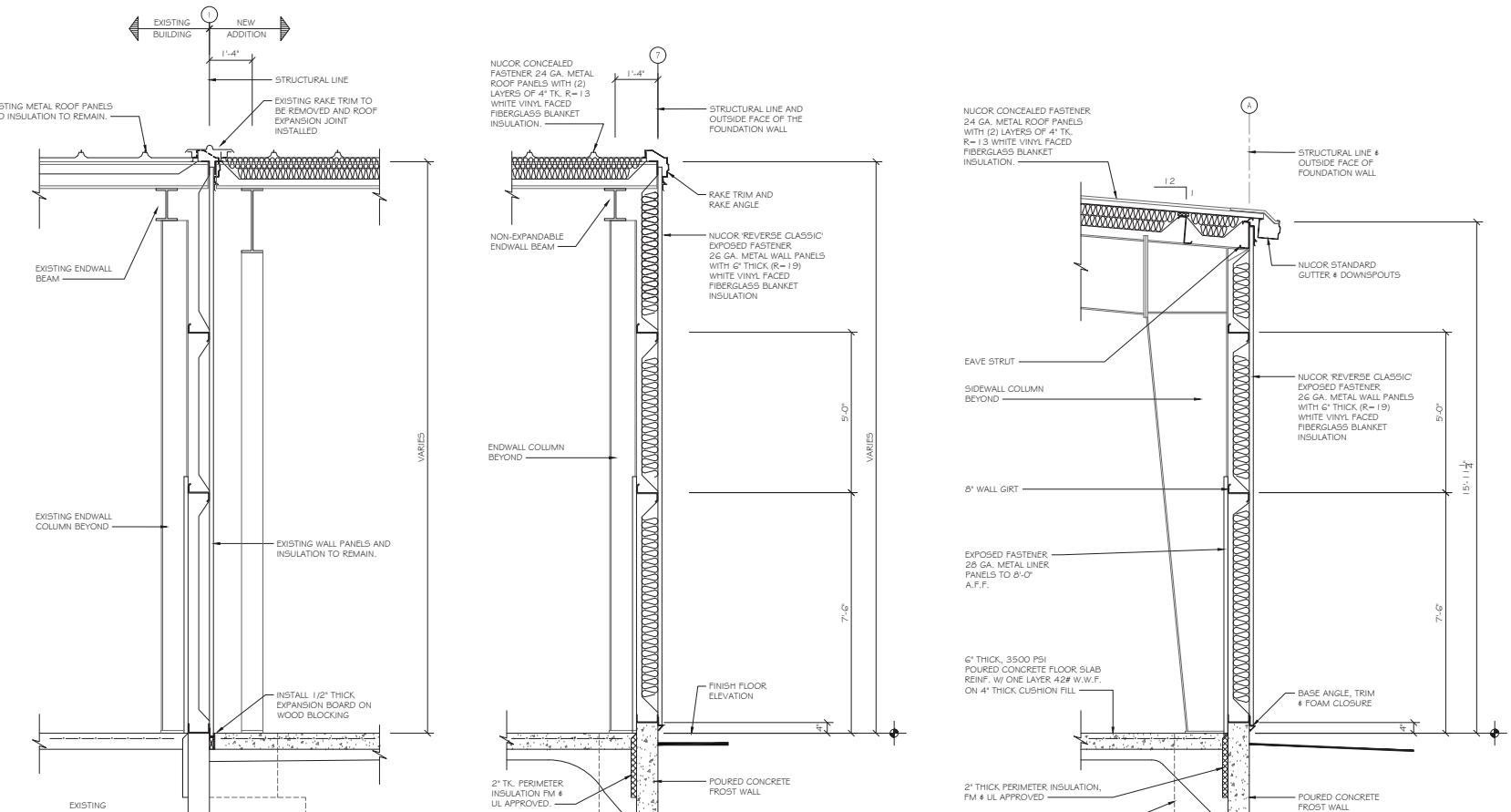
**NORTH ELEVATION**

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



**SOUTH ELEVATION**

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



**3 WALL SECTION**

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

**2 WALL SECTION**

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

**1 WALL SECTION**

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

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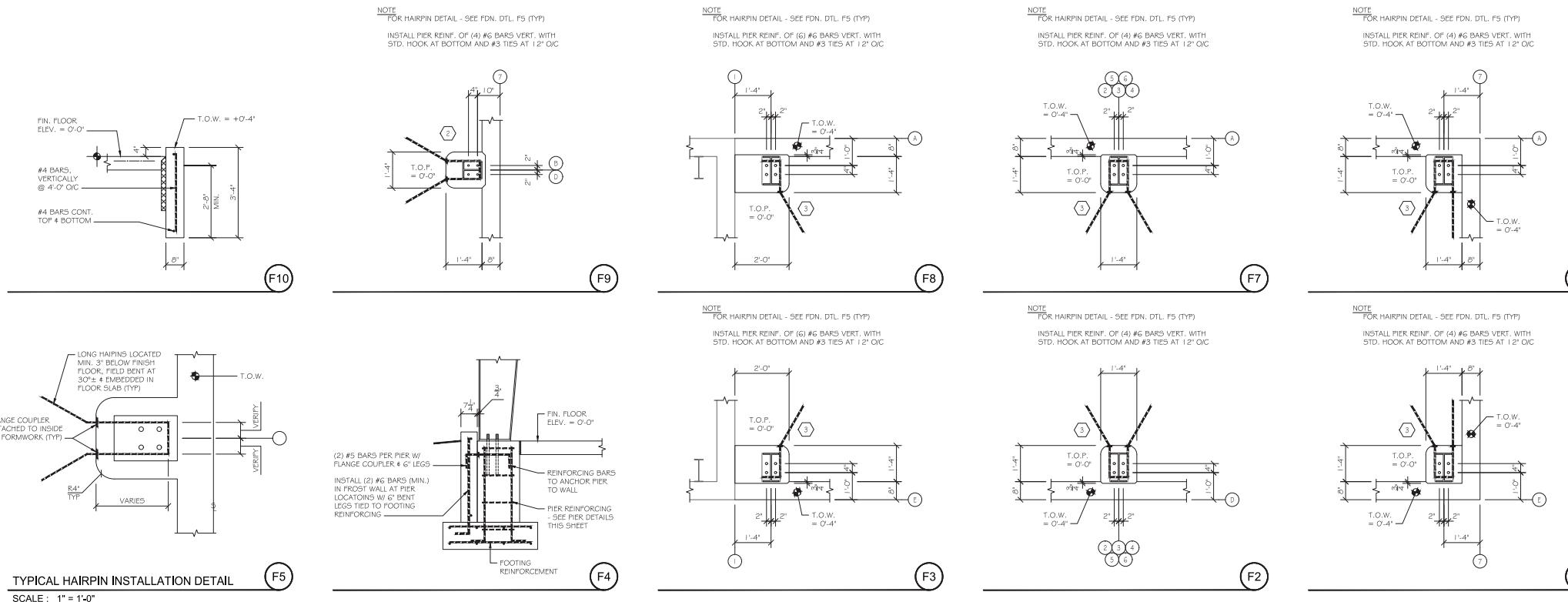
Checked By JWM

BUILDING  
ELEVATIONS,  
WALL SECTION

**A-3.1**

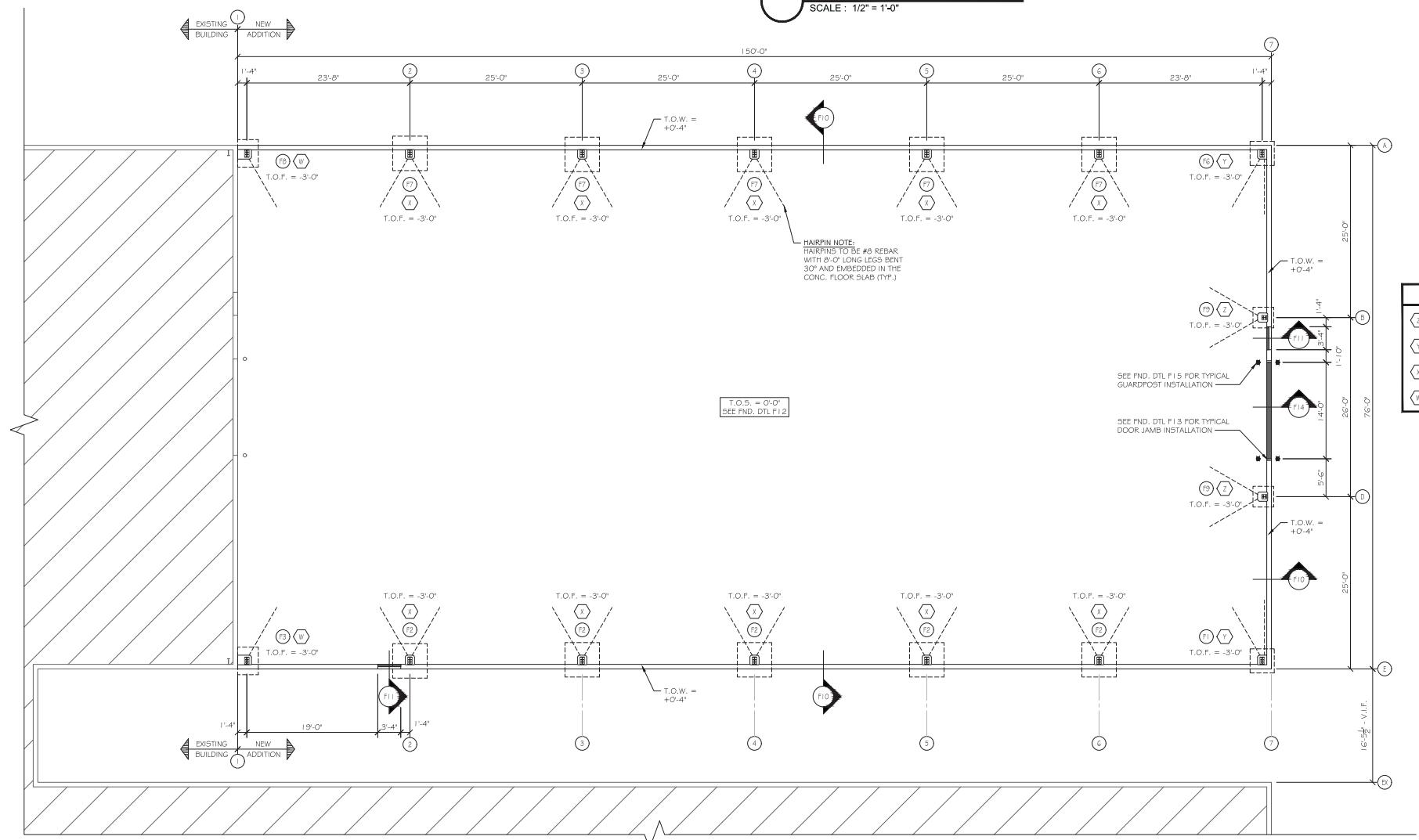
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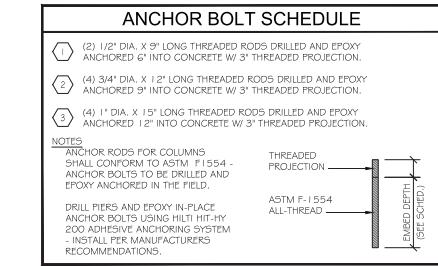
TYPICAL HAIRPIN INSTALLATION DETAIL

SCALE: 1" = 1'-0"



FLOOR PLAN

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



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3595 Johnny Appleseed Ct  
Columbus, OH 43231-4985  
Phone: (614) 876-8496  
Fax: (614) 876-8155

**Indianapolis, Indiana**  
1515 W. 200 N.  
Greenfield, IN 46140  
Phone: (317) 477-3615  
Fax: (317) 477-3630

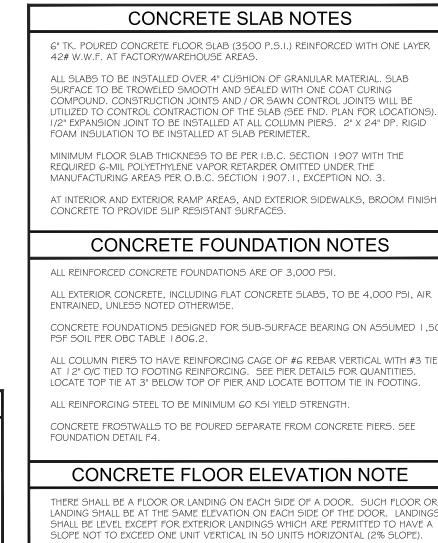
Job Number 21-16259  
Date 4/26/21  
Drawn By JMS  
Checked By JWM

FOUNDATION PLAN & DETAILS

A-10.1

Revisions		
#	Date	Description

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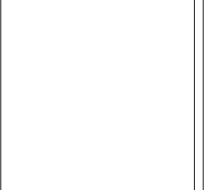


STRUCTURAL DESIGN NOTES	
I. DESIGN UNIFORM LOADS:	
1.1. ROOF LIVE LOAD: (PER OBC 1603.1.2, # 1607.1.2)	ROOF LIVE LOAD = 20 PSF
1.2. ROOF SNOW LOAD: (PER OBC 1603.1.3, # 1608)	GROUND SNOW LOAD $P_s$ = 20 PSF ROOF SNOW LOAD = 20 PSF
1.3. WIND LOAD: (PER OBC 1603.1.4 # 1609)	SNOW EXPOSURE FACTOR $C_s$ = 0.90 THERMAL FACTOR $C_t$ = 1.0
1.4. EARTHQUAKE LOAD: (PER OBC 1603.1.5 # 1610)	NOMINAL DESIGN WIND SPEED (3 SEC. GUST) $V_{n3s}$ = 89 MPH ULTIMATE DESIGN WIND SPEED (3 SEC. GUST) $V_{u3s}$ = 115 MPH WIND LOAD IMPORTANCE FACTOR = 1.0 INTERNAL PRESSURE / SUCTION COEFFICIENT = $\pm 0.16$ WIND EXPOSURE FACTOR = C ENCLOSURE CLASSIFICATION = ENCLOSED
2. CONCRETE WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE LATEST AMERICAN CONCRETE INSTITUTE (ACI) RECOMMENDATIONS.	LATERAL FORCE RESISTING SYSTEM USING EQUIVALENT FORCE PROCEDURE SPECTRAL RESPONSE ACCELERATION AT 0.2 SEC. PERIOD $S_2$ = 0.176 SPECTRAL RESPONSE ACCELERATION AT 1 SEC PERIOD $S_1$ = 0.070 SEISMIC DESIGN CATEGORY = B SITE CLASS = D SEISMIC IMPORTANCE FACTOR = 1.00 BASIC SEISMIC FORCE RESISTING SYSTEM = NOT SPECIFICALLY DETAILED FOR SEISMIC
3. ALL FOUNDATION EXCAVATIONS TO BE FIELD INSPECTED TO VERIFY SUITABLE SOIL CONDITIONS PRIOR TO PLACEMENT OF CONCRETE.	WEIGHT OF FIXED SERVICE EQUIPMENT: (PER OBC 1606.2) COLLATERAL LOAD = 5 PSF

A-10.1

Revisions		
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**THE TOOLING ZONE**  
BUILDING ADDITION  
FOR  
WARREN COUNTY  
285 S. PIONEER BLVD  
SPRINGBORO, OHIO 45066

**FERGUSON**  
CONSTRUCTION CO.  
www.ferguson-construction.com

**Sidney, Ohio**  
400 Canal Street  
Sidney, OH 45365-0726  
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Fax: (937) 498-2243

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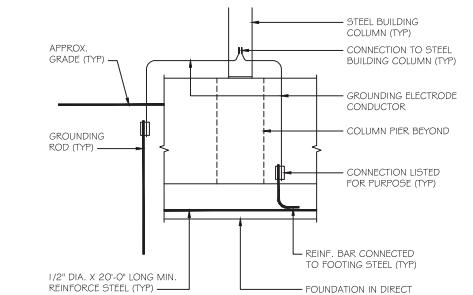
FOUNDATION  
DETAILS

**A-10.2**

### GROUNDING ELECTRODE SYSTEM NOTE

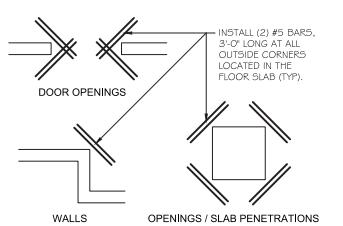
ALL GROUNDING ELECTRODES PER N.E.C. 250.52 - METAL UNDERGROUND WATER PIPE, METAL FRAME OF THE BUILDING, STRUCTURE, CONCRETE REINFORCING ELECTRODE, GROUND ROD AND PIPE ELECTRODE, AND OR PLATE ELECTRODE THAT ARE PRESENT AT EACH BUILDING OR STRUCTURE SERVED SHALL BE BONDED TOGETHER TO FORM THE GROUNDING ELECTRODE SYSTEM. WHERE NONE OF THESE GROUNDING ELECTRODES EXIST, ONE OR MORE OF THE GROUNDING ELECTRODES SPECIFIED IN N.E.C. 250.52 (A) (4) THROUGH (A) (7) SHALL BE INSTALLED AND USED.

REFERENCE PROVISIONS REQUIRED DURING THE CONSTRUCTION OF THE FOUNDATION TO ALLOW THE REINFORCING (CONCRETE ENCASED ELECTRODE) TO BE BONDED TO THE REMAINDER OF THE GROUNDING ELECTRODE SYSTEM.



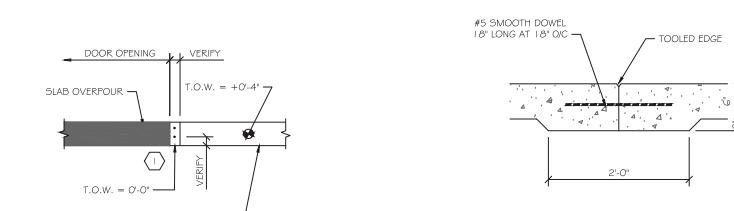
TYPICAL FOOTING GROUNDING DETAIL

SCALE: NONE

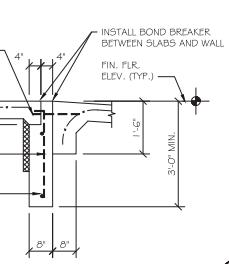


TYPICAL SLAB REINFORCING AT CORNERS

SCALE: NONE



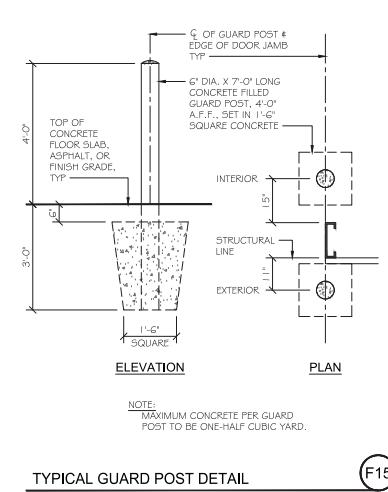
SLAB CONSTRUCTION JOINT SCALE: 1" = 1'-0"



F11

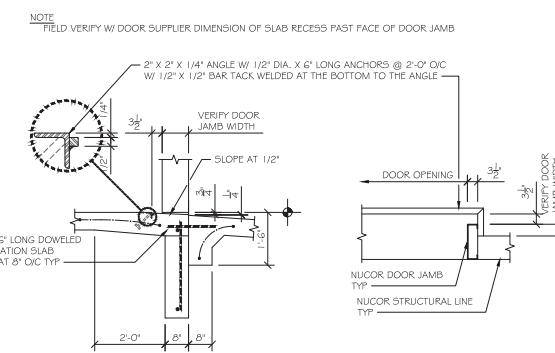
### FOUNDATION DETAILS

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



TYPICAL GUARD POST DETAIL

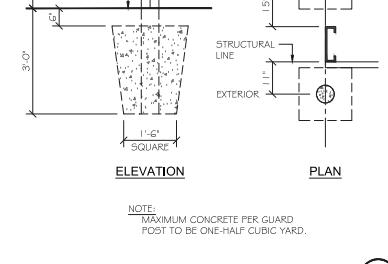
F15



SECTION PLAN F14

F13

F12



FOUNDATION DETAILS

A-10.2



400 Canal Street, P.O. Box 726

Sidney, OH 45365-0726

Phone: 937-498-2381

Fax: 937-498-2243

April 21, 2021

Dan Boron, AICP  
Planning Consultant, City of Springboro  
320 West Central Avenue  
Springboro, Ohio 45066

Re: Tooling Zone Correction Letter

Dear Mr. Boron:

Per the staff review comments for the April 14, 2021 Planning Commission review, please see the corrections noted below.

1. Setbacks and other design and development standards for the proposed addition to be set at the time of site plan review approval by Planning Commission as provided for in the ED District.
  - a. Per the April 14<sup>th</sup>, 2021 Planning Commission review the proposed new development setbacks are adequate.
2. Provide a 25-foot multiuse easement along the east end of the property abutting West Factory Road.
  - a. A proposed 25-foot multiuse easement along the east end of the property abutting West Factory Road is now shown on the site plans.
3. Indicate how the proposed building exterior matches or compliments the existing building.
  - a. As discussed in the Planning Commission review, the proposed new construction will match the existing paint scheme of the existing structure.
4. Following preliminary review by Planning Commission, provide specifications for proposed lighting. Also indicate if proposed lighting complies with maximum 3500° Kelvin color-temperature standard.
  - a. Please see the revised proposed lighting plan. The new proposed lighting will comply with the maximum 3500° Kelvin color-temperature standard.
5. Provide a separate storm water pollution prevention plan.
  - a. A separate SWPPP has been provided with the site plans.
6. Elevations and contours shall be based upon USGS datum and identify benchmark utilized.
  - a. Elevations and contours have been updated to be based upon USGS datum. The NGS marker noted as PID – JZ3641 has been used to elevate the site elevations and contours to NAVD 88 elevations.
7. Storm water calculations currently under review.
  - a. Noted.
8. Provide revised final plan set incorporating staff comments and signed by owner or duly authorized officer.
  - a. A revised final plan set incorporating staff comments signed by a duly authorized officer have been submitted.



Dan Boron, AICP  
Planning Consultant, City of Springboro  
Tooling Zone Correction Letter  
April 21, 2021  
Page 2

9. Dimension parking lot from lot line.
  - a. Dimensions to the parking lot from the lot line are now shown on the plans.
10. Provide proposed sanitary sewer and water lateral information, if any.
  - a. N/A
11. Clearcreek Township Fire District has no comments at this time.
  - a. Noted

We sincerely appreciate the opportunity of submitting our proposal and look forward to serving you on this project. Should you have any questions, please do not hesitate to call our office.

Sincerely,

FERGUSON CONSTRUCTION COMPANY

*Brandon Rose*

Brandon Rose  
Designer

# The Tooling Zone

To: The City of Springboro

From: Steve liams

CC: Brent Given

New addition and parking lot

To whom it may concern,

I Steve liams owner of The Tooling Zone, give permission to Ferguson Construction to submit plans for a permit with the City of Springboro on my behalf.

Sincerely,



Steve liams

President & CEO

Who Dey Investments LLC

# The NGS Data Sheet

See file [dsdata.pdf](#) for more information about the datasheet.

```
PROGRAM = datasheet95, VERSION = 8.12.5.12
Starting Datasheet Retrieval...
1      National Geodetic Survey,  Retrieval Date = APRIL 20, 2021
JZ3641 ****
JZ3641 DESIGNATION - V 345
JZ3641 PID      - JZ3641
JZ3641 STATE/COUNTY- OH/WARREN
JZ3641 COUNTRY  - US
JZ3641 USGS QUAD - FRANKLIN (2016)
JZ3641
JZ3641          *CURRENT SURVEY CONTROL
JZ3641
JZ3641* NAD 83(1986) POSITION- 39 33 28.      (N) 084 16 33.      (W)      SCALED
JZ3641* NAVD 88 ORTHO HEIGHT - 230.375 (meters)      755.82 (feet) ADJUSTED
JZ3641
JZ3641 GEOID HEIGHT - -33.496 (meters)      GEOID18
JZ3641 DYNAMIC HEIGHT - 230.240 (meters)      755.38 (feet) COMP
JZ3641 MODELED GRAVITY - 980,036.8 (mgal)      NAVD 88
JZ3641
JZ3641 VERT ORDER - FIRST      CLASS II
JZ3641
JZ3641.The horizontal coordinates were scaled from a map and have
JZ3641.an estimated accuracy of +/- 6 seconds.
JZ3641.
JZ3641.The orthometric height was determined by differential leveling and
JZ3641.adjusted by the NATIONAL GEODETIC SURVEY
JZ3641.in January 1994.
JZ3641
JZ3641.Significant digits in the geoid height do not necessarily reflect accuracy.
JZ3641.GEOID18 height accuracy estimate available here.
JZ3641
JZ3641.Click photographs - Photos may exist for this station.
JZ3641
JZ3641.The dynamic height is computed by dividing the NAVD 88
JZ3641.geopotential number by the normal gravity value computed on the
JZ3641.Geodetic Reference System of 1980 (GRS 80) ellipsoid at 45
JZ3641.degrees latitude (g = 980.6199 gals.).
JZ3641
JZ3641.The modeled gravity was interpolated from observed gravity values.
JZ3641
JZ3641;          North      East      Units  Estimated Accuracy
JZ3641;SPC OH S - 174,440.      447,400.      MT  (+/- 180 meters Scaled)
JZ3641
JZ3641_U.S. NATIONAL GRID SPATIAL ADDRESS: 16SGJ340822(NAD 83)
JZ3641
JZ3641          SUPERSEDED SURVEY CONTROL
JZ3641
JZ3641.No superseded survey control is available for this station.
JZ3641
JZ3641_MARKER: I = METAL ROD
JZ3641_SETTING: 59 = STAINLESS STEEL ROD IN SLEEVE (10 FT.+)
JZ3641_STAMPING: V 345 1993
JZ3641_MARK LOGO: NGS
JZ3641_PROJECTION: FLUSH
JZ3641_MAGNETIC: I = MARKER IS A STEEL ROD
JZ3641_STABILITY: B = PROBABLY HOLD POSITION/ELEVATION WELL
```

JZ3641\_SATELLITE: THE SITE LOCATION WAS REPORTED AS SUITABLE FOR

JZ3641+SATELLITE: SATELLITE OBSERVATIONS - 1993

JZ3641\_ROD/PIPE-DEPTH: 6.1 meters

JZ3641\_SLEEVE-DEPTH : 0.9 meters

JZ3641

JZ3641 HISTORY - Date Condition Report By

JZ3641 HISTORY - 1993 MONUMENTED NGS

JZ3641

STATION DESCRIPTION

JZ3641

JZ3641'DESCRIBED BY NATIONAL GEODETIC SURVEY 1993

JZ3641'10.2 KM (6.35 MI) SOUTHERLY ALONG INTERSTATE HIGHWAY 75 FROM THE

JZ3641'JUNCTION OF STATE HIGHWAY 725 IN MIAMISBURG (EXIT 44), 680.0 M

JZ3641'(2231.0 FT) SOUTHWEST OF THE CENTER OF STATE HIGHWAY 73 (EXIT 38),

JZ3641'59.0 M (193.6 FT) NORTHEAST OF THE CENTER OF A HIGH LINE CROSSING THE

JZ3641'HIGHWAY, 39.3 M (128.9 FT) NORTHWEST OF THE CENTER OF THE SOUTHBOUND

JZ3641'LANES OF THE HIGHWAY, 34.5 M (113.2 FT) NORTH OF THE NORTHWEST LEG OF

JZ3641'A HIGHWAY INFORMATION SIGN (FOOD EXIT 36), 3.0 M (9.8 FT) ABOVE THE

JZ3641'LEVEL OF THE HIGHWAY, 1.2 M (3.9 FT) SOUTH OF THE NORTHEAST END OF A

JZ3641'BRACED FENCE POST, AND 0.9 M (3.0 FT) SOUTHEAST OF A WITNESS POST AND

JZ3641'FENCE. NOTE--ACCESS TO THE DATUM POINT IS THROUGH A 5-INCH LOGO CAP.

JZ3641'THE SLEEVE DEPTH DOES NOT MEET THE SPECIFICATIONS FOR A CLASS A MARK.

\*\*\* retrieval complete.

Elapsed Time = 00:00:01

# C-AR-A-SL3/SL4/SL5-27L/28L/30L/31L Series

LED Area Light - Type III/Type IV/Type V

Replaces 400W PSMH/HPS



## EXCEPTIONAL EFFICIENCY, EASY INSTALLATION, HIGH RELIABILITY.

Get big energy savings from this highly reliable LED area light at a great value price.



## PRODUCT SPECIFICATIONS

### OVERVIEW

- Initial Delivered Lumens: 27,400 - 31,100
- CRI: 80+
- CCT: 3000K, 4000K, 5000K
- Mounting: Sold Separately
- Input Power: 220 Watts
- Dimmable: Yes (0-10V)
- Operating Range: -40°C (-40°F) - 40°C (104°F)
- Lifespan: Estimated >100,000 Hours
- Power Factor: >0.9
- Total Harmonic Distortion: <20%
- Limited Warranty: 5 Years\*
- Replaces 400W PSMH

FEATURES	RECOMMENDED USE	INPUT VOLTAGE
<ul style="list-style-type: none"><li>Exceptional rebate friendly efficiency up to 142 LPW</li><li>Light weight for easy installation</li><li>Enhanced 10kVA surge suppression for high reliability</li><li>Sleek, high performance design</li></ul>	<ul style="list-style-type: none"><li>Automobile Dealerships</li><li>Parking Lots</li><li>General Area Lighting</li></ul>	<ul style="list-style-type: none"><li>Universal voltage 120V-277V operation</li></ul>

## ORDERING INFORMATION

Example: C-AR-A-SL3-27L-30K-UL-3PC-DB

C-AR-A				UL	3PC	DB
PRODUCT	TYPE	LUMEN PACKAGE	CCT	VOLTAGE	INCLUDED	COLOR
C-AR-A	<b>SL3</b> Area Light Type III	<b>27L</b> - 30K only Type III: 27,400 Lumens, 220W	<b>30K</b> Warm White (3000K) - 27L & 28L Only	<b>UL</b> 120V-277V	<b>3PC</b> 3-Pin Receptacle w/ Shorting Cap	<b>DB</b> Dark Bronze
	<b>SL4</b> Area Light Type IV	<b>28L</b> - 30K, Type IV & V Only Type IV: 27,800 Lumens, 220W Type V: 28,300 Lumens, 220W	<b>40K</b> Neutral White (4000K) - 30L & 31L Only			
	<b>SL5</b> Area Light Type V	<b>30L</b> - 40K & 50K, Type III & IV Only Type III: 30,300 Lumens, 220W Type IV: 30,400 Lumens, 220W <b>31L</b> - 40K & 50K, Type V Only Type V: 31,100 Lumens, 220W	<b>50K</b> Cool White (5000K) - 30L & 31L Only			

## CERTIFICATIONS:

US: [c-lite.com](http://c-lite.com) T (800) 236-6800 F (262) 504-5415

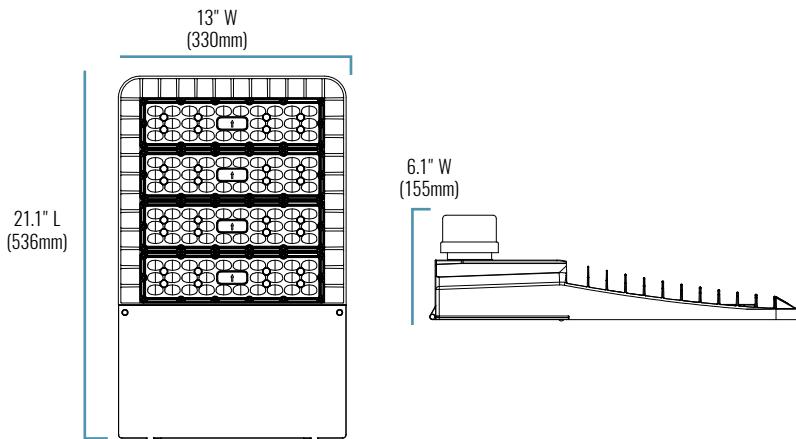
Rev. Date: V2 11/08/2019

Canada: [creelighting-canada.com](http://creelighting-canada.com) T (800) 473-1234 F (800) 890-7507

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# C-AR-A-SL3/SL4/SL5-27L/28L/30L/31L Series



## SERIES OVERVIEW

DIMENSIONS	PRODUCT WEIGHT	MOUNTING HEIGHT	SPACING
21.1" (536mm) L x 13" (330mm) W x 6.1" (155mm) H (with short cap)	14.8 lbs.	25-35 feet typical	4 to 5 times the mounting height to meet minimum security lighting

## Fixture Specifications

<b>HOUSING</b>	Die-cast aluminum with hinged door for easy installations UV stabilized powder coat finish
<b>LENS ASSEMBLY</b>	Polycarbonate. Type III, Type IV, and Type V optics
<b>MOUNTING (SOLD SEPARATELY)</b>	2" Slip Fitter for 2 3/8" O.D. tenon Trunnion Mount 8" direct arm pole mount Tilt up to 45° orientation only

## ELECTRICAL PERFORMANCE

OPERATING RANGE	LIFESPAN $L_{70}$ AT 25°C (77°F)	POWER FACTOR	TOTAL HARMONIC DISTORTION
-40°C (-40°F) - 40°C (104°F)	Estimated >100,000 Hours	>0.9	<20%

INPUT VOLTAGE	120V	208V	240V	277V
CURRENT DRAW (Amps):	1.822A	1.051A	0.911A	0.840A

## WARRANTY AND CERTIFICATIONS

WARRANTY	UL LISTED	DLC
5 Year Limited*	Wet Locations	DLC Premium Qualified Please refer to <a href="http://www.designlights.org/QPL">www.designlights.org/QPL</a> for most current information

**CA RESIDENTS WARNING:** Cancer and Reproductive Harm – [www.p65warnings.ca.gov](http://www.p65warnings.ca.gov)

US: [e-lite.com](http://e-lite.com) T (800) 236-6800 F (262) 504-5415

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**C-LITE**  
LED LIGHTING

# C-AR-A-SL3/SL4/SL5-27L/28L/30L/31L Series

## ACCESSORIES

	<b>PHOTOCELL - NEMA 3-PIN STYLE</b>
	<b>SKU:</b> <b>C-ACC-A-PCELL-NEMA3-LV</b> <b>USE:</b> Dusk to Dawn operation

## MOUNTING OPTIONS

	<b>8" DIRECT POLE MOUNT</b>
	<b>SKU:</b> <b>C-ACC-MTPL-AR-SL345-8IN-DB</b> <b>USE:</b> Mounts to minimum 4" square poles. For use only with C-AR-A-SL Series
	<b>TRUNNION MOUNT U BRACKET</b>
	<b>SKU:</b> <b>C-ACC-A-AUB-AR-SL345-3X5X6-DB</b> <b>USE:</b> For wall mounting on C-AR-A-SL Series
	<b>2" SLIP FITTER</b>
	<b>SKU:</b> <b>C-ACC-A-MTSL-2IN</b> <b>USE:</b> 2" Slip fitter for pole mount 2 3/8" tenon

# C-AR-A-SL3/SL4/SL5-27L/28L/30L/31L Series

## LUMINAIRE EPA

Direct Pole Arm Mount - C-ACC-MTPL-AR-SL345-8IN-DB

LUMEN PACKAGE	SINGLE	2 @ 90°	2 @ 180°	3 @ 90°	3 @ 120°	4 @ 90°
27L/28L/30L/31L	0.69	1.02	1.38	1.71	N/A	2.04

Adjustable Arm Mount - C-ACC-A-MTSL-2IN

	SINGLE	2 @ 180°	2 @ 90°	3 @ 90°	3 @ 120°	3 @ 180°	4 @ 180°	4 @ 90°
Lumen Package	PB-1A*; PW-1A3**	PB-2A*; PD-2A4(180); PW-2A3**	PB-2A*; PD-2A4(90);	PB-3A*; PD-3A4(90)	PB-3A*	PB-3A*	PB-4A*(180)	PB-4A*(90) PD-4A4(90)

<b>0° TILT</b>								
All Lumen Packages	0.71	1.42	1.42	2.13	2.13	2.13	2.84	2.84
<b>10° TILT</b>								
All Lumen Packages	0.71	1.42	1.42	2.30	2.30	2.30	2.84	2.84
<b>20° TILT</b>								
All Lumen Packages	0.97	1.94	1.94	2.91	2.91	2.91	3.88	3.88
<b>30° TILT</b>								
All Lumen Packages	1.16	2.32	2.32	3.48	3.48	3.48	4.64	4.64
<b>45° TILT</b>								
All Lumen Packages	1.34	2.68	2.68	4.02	4.02	4.02	5.36	5.36

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**C-LITE**  
LED LIGHTING