

# APPLICATION—SITE PLANS, SUBDIVISIONS & RECORD PLANS

## CITY OF SPRINGBORO PLANNING COMMISSION

☒ <sup>Final</sup> 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  
Printed Name

# BUILDING ADDITION FOR THE TOOLING ZONE

WARREN COUNTY  
285 S. PIONEER BLVD.  
SPRINGBORO, OHIO 45066

INDEX OF DRAWINGS		
SHT. NO.	DATE	DESCRIPTION
COVER	4/26/2021	INDEX & CODE NOTES
C - 1.1		SITE PLAN
A - 1.0	4/26/2021	OVERALL FLOOR PLAN
A - 1.1	4/26/2021	ENLARGED FLOOR PLAN, SCHEDULES
A - 3.1	4/26/2021	BUILDING ELEVATIONS, WALL SECTION
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SHT. NO.	DATE	DESCRIPTION

## BUILDING CODE NOTES - 2017 OBC

### SCOPE OF WORK

TOOLING ZONE IS A METAL FABRICATION AND PRODUCTION COMPANY. THE EXISTING BUILDING IS MADE UP OF MANUFACTURING SPACE THROUGHOUT WITH ACCESSORY OFFICE SPACE. THE NEW ADDITION WILL BE USED TO EXPAND MANUFACTURING AREAS.

THERE WILL BE NO HIGH PILED, HAZARDOUS STORAGE BEYOND ALLOWABLE HEIGHTS.

THE NEW ADDITION WILL INCLUDE FIRE PROTECTION WORK, MECHANICAL AND ELECTRICAL WORK TO BE COMPLETED BY THE OWNER BY SEPARATE CONTRACT.

### BUILDING DATA AND 2017 OBC SUMMARY

- OBC CHAPTERS 3-6 SUMMARY
  - NEW ADDITION AREA - 11,400 SF  
USE GROUP - F-1  
CONSTRUCTION TYPE - II-B  
NO. OF STORIES - 1
  - EXISTING BUILDING AREA - 37,409 SF  
USE GROUP - F-1, (B ACCESSORY)  
CONSTRUCTION TYPE - II-B  
NO. OF STORIES - 1
  - TOTAL BUILDING AREA - 48,809 SF
- SPECIAL DETAILED REQUIREMENT - OBC CHAPTER 4
  - NOT APPLICABLE
- MIXED USE AND OCCUPANCY 508 AND TABLE 508.4.
  - NO SEPARATION REQUIRED BETWEEN MAIN AND ACCESSORY OCCUPANCIES PER OBC 508.2.4

### BUILDING AREA CALCULATIONS

- CALCULATIONS FOR BUILDING HEIGHT AND AREA PER OBC SECTIONS 504 & 506
  - BASE ALLOWABLE HEIGHT, STORIES, & AREA PER OBC TABLES 504.3, 504.4, & 506.2  
F-1, SPRINKLERED, II-B - 75', 3 STORIES, & 62,000 SF  
B, SPRINKLERED, II-B - 75', 4 STORIES, & 69,000 SF  
1.2. MOST STRINGENT - F-1 - 75', 3 STORIES & 62,000 SF
- ACTUAL HEIGHT, STORIES, & AREA
  - HEIGHT = 19'-2"
  - STORIES = 1
  - AREA = 48,809 SF

### FIRE PROTECTION SYSTEMS

- FIRE SUPPRESSION SYSTEMS PER OBC SECTION 903
  - NEW ADDITION WILL HAVE AN AUTOMATIC SPRINKLER SYSTEM INSTALLED CONNECTED TO EXISTING BUILDING SYSTEM.
- PORTABLE FIRE EXTINGUISHERS PER OBC SECTION 906
  - PORTABLE FIRE EXTINGUISHERS TO BE PROVIDED PER OBC 906.1.
- FIRE ALARM SYSTEM PER OBC SECTION 907
  - F-1 - OBC 907.2.4 - MANUAL FIRE ALARM IS NOT REQUIRED SINCE THERE ARE LESS THAN (2) STORIES AND AN OCCUPANT LOAD LESS THAN 500 ABOVE OR BELOW THE LOWEST LEVEL OF EXIT DISCHARGE.

### MEANS OF EGRESS

OCCUPANT LOAD PER TABLE 1004.1.2	
USE GROUP	AREA
F-1	48,809 SF
OCC. LOAD PER OBC TABLE 1004.1.2	
	1 PER 100 SF = 489
TOTAL OCCUPANT LOAD	
	489

- LENGTH OF EXIT ACCESS TRAVEL PER OBC TABLE 1017.2
  - W/ SPRINKLERS  
F-1 - 250'
- ACTUAL MAXIMUM LENGTH OF TRAVEL = 100'
- EGRESS WIDTH PER OCCUPANT PER OBC 1005.3
  - DOORS, RAMPS, CORRIDORS (0.2" PER 489 OCCUPANTS) = 97.8"
  - EGRESS WIDTH PROVIDED (10 DOORS X 34" CLEAR) = 340"
- MINIMUM NUMBER OF EXITS PER OBC SECTION 1006 AND TABLE 1006.3.1
  - NUMBER OF EXITS REQUIRED (1-500 OCCUPANT LOAD) = 2
  - NUMBER OF EXITS PROVIDED - 10

### ACCESSIBILITY

- PER OBC CHAPTER 11
- ACCESSIBLE BUILDINGS AND FACILITIES PER OBC SECTION 1103
    - ALL PORTIONS OF THE NEW BUILDING WILL BE ACCESSIBLE FOR USE BY THE PHYSICALLY HANDICAPPED PER ADAAG REQUIREMENTS.
  - HANDICAPPED ACCESSIBLE TOILET FACILITIES COMPLYING WITH ADAAG REQUIREMENTS ARE PROVIDED FOR BOTH MEN AND WOMEN.

### STRUCTURAL LOADS

- PER OBC CHAPTER 16
- SEE SHEET A-10.1 FOR STRUCTURAL LOADS PER OBC 1603.1.2 - 1603.1.6.
  - FLOOR LIVE LOADS PER OBC TABLE 1607.1.
    - F-1 - MANUFACTURING - 250 PSF LIVE LOAD

### PLUMBING FIXTURE REQUIREMENTS

- PER OBC CHAPTER 29
- CALCULATED OCCUPANT LOAD PER OBC TABLE 1004.1.2 - 489 OCCUPANTS
    - MEN (75%) - 367 OCCUPANTS
    - WOMEN (25%) - 122 OCCUPANTS
  - NUMBER OF PLUMBING FIXTURES PER OBC TABLE 2902.1

USE GROUP	WATER CLOSETS	LAVATORIES	WATER COOLERS	OTHER
B	1 PER 50	1 PER 80	1 PER 100	1 SERVICE SINK
F	1 PER 100	1 PER 100	1 PER 400	1 SERVICE SINK

FIXTURES REQUIRED	WATER CLOSETS	URINALS	LAVATORIES	WATER COOLERS	OTHER
MEN	5	0	4	-	
WOMEN	2	-	2	-	
MISC.	-	-	-	2	1 SERVICE SINK

FIXTURES PROVIDED	WATER CLOSETS	URINALS	LAVATORIES	WATER COOLERS	OTHER
MEN	7	5	7	-	
WOMEN	2	0	2	-	
MISC.	-	-	-	2	1 SERVICE SINK

Revisions		
#	Date	Description

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FOR  
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SPRINGBORO, OHIO 45066

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7157 W. 200 N.  
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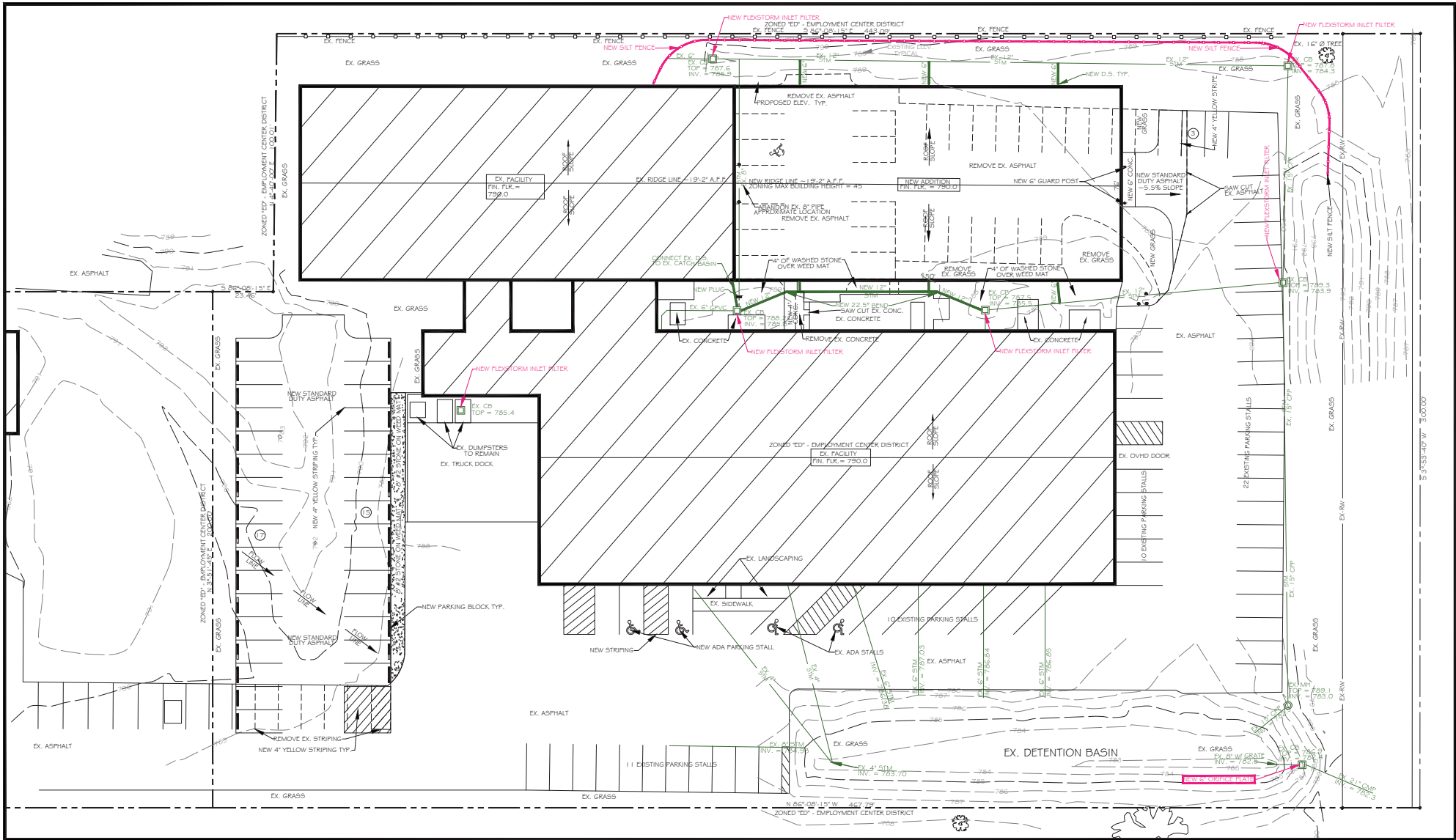
Job Number	21-16259
Date	4/26/21
Drawn By	JMS
Checked By	JWM

INDEX & CODE  
NOTES

COVER





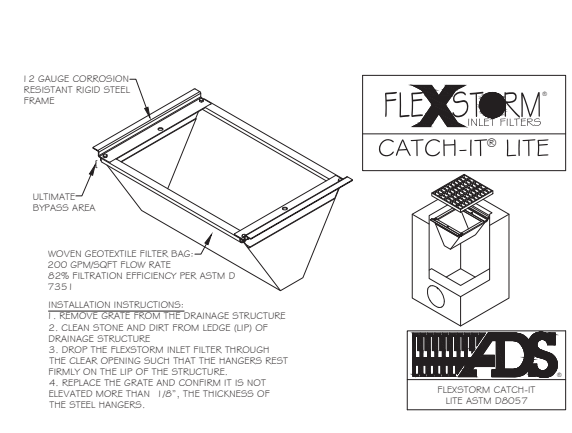
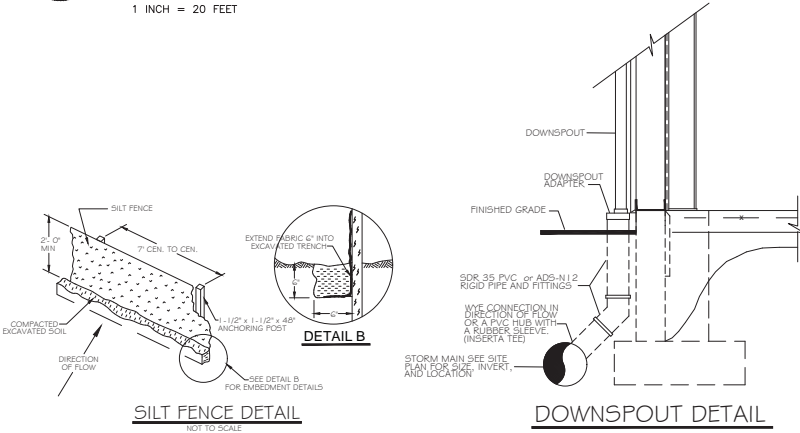
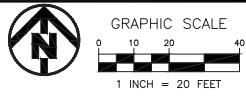


**ENGINEER**  
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**OWNER**  
THE TOOLING ZONE  
STEVE HANS (PRESIDENT & CEO)  
285 S. PIONEER BLVD.  
SPRINGBORO, OHIO 45066  
TEL: (937) 550-4180  
SHANS@TOOLINGZONE.COM

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J.MCGOVERN@FERGUSON-CONSTRUCTION.COM

**SWPP PLAN** SCALE: 1" = 20'-0"



**SWP3**  
AUTHORIZING PERSON FOR THE SWP3 - DOUGLAS LEE FORTKAMP (937) 498-2361

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

1. MANUFACTURING AND WAREHOUSE FACILITIES.
2. TOTAL LOT AREA = 2.96 ACRES  
TOTAL DRAINAGE AREA = 2.96 ACRES  
AREA TO BE DISTURBED = 0.7 ACRES TO BE DISTURBED.
3. APPROXIMATELY 0.25 ACRES OF NEW IMPERVIOUS AREA.  
PRE & POST CONSTRUCTION RUNOFF COEFFICIENTS  
EXISTING PRE-CONSTRUCTION = 0.75  
POST CONSTRUCTION = 0.61
4. STORM WATER CALCULATIONS - SEE THE TOOLING ZONE, INC. STORM WATER MANAGEMENT MANUAL.
5. PRIOR LAND USE - INDUSTRY AND WAREHOUSE
6. ON SITE STREAM(S) - NONE
7. RECEIVING STREAM / BODY OF WATER - CLEAR CREEK
8. LIMITS OF EARTH DISTURBANCE - SEE SHEET C-1.1
9. WATER QUALITY VOLUME & DESIGN DETAILS FOR THE POST CONSTRUCTION CONTROLS - SEE THE TOOLING ZONE, INC. STORM WATER MANAGEMENT MANUAL.

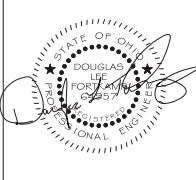
**CONSTRUCTION SEQUENCE**

1. OBTAIN PLAN APPROVAL AND REQUIRED PERMITS. GRADING TO BEGIN (5/3/21).
2. INSTALL TEMPORARY SEDIMENT BASINS, SILT FENCING, CONSTRUCTION DRIVE AND OTHER MEASURES REQUIRED TO PREVENT EROSION AND SEDIMENT RUNOFF.
3. BEGIN TOPSOIL REMOVAL AND CONSTRUCT TEMPORARY DIVERSION DITCHES.
4. INSTALL STORM DRAINAGE SYSTEMS INDICATED AND PROCEED WITH ROUGH GRADING. PLACE SILT CONTROLS AT INLET OF ALL STORM DRAINAGE SYSTEMS. KEEP STORM DRAINAGE SYSTEMS FREE AND CLEAR OF ALL DEBRIS AND SILT. REMOVE ANY ACCUMULATED SILT AND DEBRIS AS NEEDED.
5. 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.
6. STABILIZE DISTURBED AREAS BY GRASSING UTILIZING EROSION CONTROL MATTING AS NEEDED TO PREVENT EROSION OF SLOPES.
7. REMOVE TEMPORARY EROSION CONTROL MEASURES ONCE ALL AREAS OF THE PROJECT AREA HAVE BEEN STABILIZED. ANTICIPATED CONSTRUCTION COMPLETION ON (FALL 2021, SPRING 2022)

Revisions		
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Job Number	21-16259
Date	4/21/21
Drawn By	BJR
Checked By	DJW

STORM WATER  
POLLUTION  
PREVENTION PLAN

**SWPPP**



3-12-2015



BEARINGS BASED ON EAST RIGHT OF WAY OF PIONEER BOULEVARD (N 03°51'45"E) AS RECORDED ON SURVEY 83-34 OF THE SURVEY RECORDS OF WARREN COUNTY ENGINEER'S OFFICE.

GRAPHIC SCALE: 1" = 50'

JOB#4539

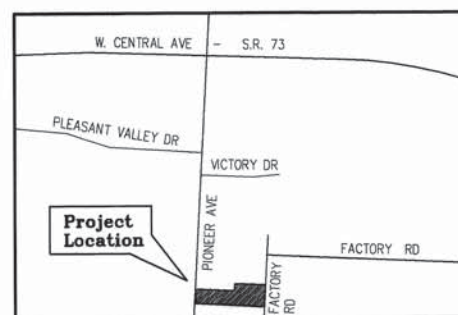
## MONUMENT LEGEND

- ⊗ Indicates 5/8" iron pin found (unless otherwise noted)
- Indicates 5/8" iron pin set
- ⊗ Indicates Iron Pipe found
- △ Indicates MAG nail found (unless otherwise noted)
- △ Indicates MAG nail set
- Indicates Railroad Spike found
- × Indicates Scribe set

## REFERENCES

DEED: 2.066 ACRES - WHO DEY INVESTMENTS, LLC / DEED BOOK 5241, PAGE 642  
2.8230 ACRES - WHO DEY INVESTMENTS, LLC / 2014-000199

PLAT: BECK HEIGHTS - PLAT BOOK 3, PAGE 407  
PIONEER BLVD - PLAT BOOK 22, PAGE 23  
PIONEER BLVD EXTENSION - PLAT BOOK 25, PAGE 100



Vicinity Map  
No Scale

Plat of Survey

# Who Dey Property

Section 19, Town 2, Range 5 M.Rs  
City of Springboro & Franklin Township  
Clearcreek Township, Warren County, Ohio  
**CONTAINING 4.8892 Acres**

VOLUME 141 PLAT NO. 80  
WARREN COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS

## PRELIMINARY ACCESS APPROVAL:

— GRANTED ☒ NOT APPLICABLE

*Neil F. Tunison*  
NEIL F. TUNISON P.E., P.S.  
WARREN COUNTY ENGINEER

Prepared by:  
**McDougall - Marsh**  
Land Surveyors  
8529 Byers Road, Miamiburg, Ohio 45342  
Tel: 937-847-2660 • Fax 937-847-2670  
www.mcdougallmarsh.com

2.865 ACRES (BY DEED)  
JOHN M. MOCKABEE  
O.R. 1101, PAGE 954

S.R. 69-41  
S.R. 81-56  
S.R. 93-48  
S.R. 83-33

BECK HEIGHTS  
PLAT BOOK 3, PAGE 407

TRACT I, II, & III  
REF. POINT

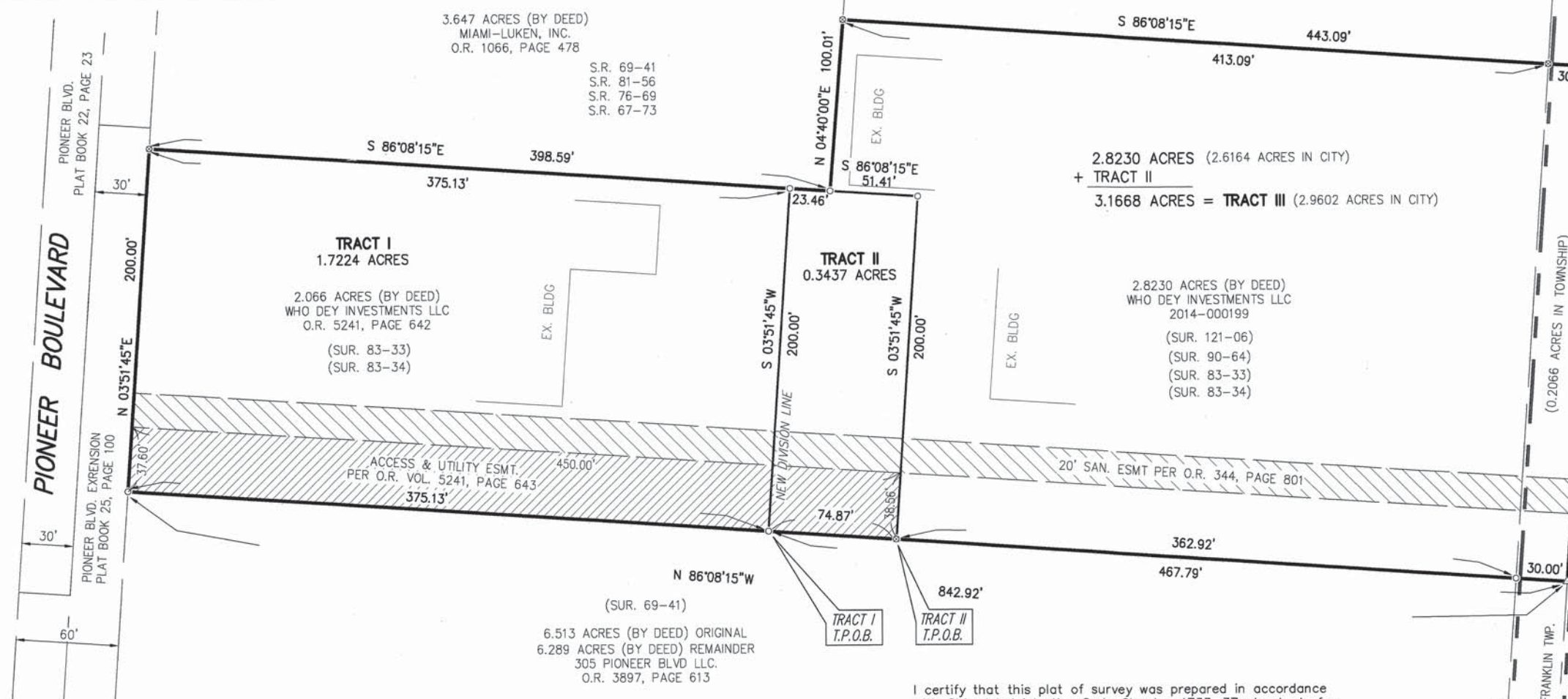
2 ACRES  
RICHARD L. & CONNIE J. STAHL  
O.R. 1898, PAGE 372

1.6812 ACRES  
JAMES E. & LEANNE L. MASSINGILL  
O.R. 3449, PAGE 936

WEST FACTORY ROAD  
(60' R/W)

20.2 ACRES  
G. EDWARD WADE  
O.R. 2538, PAGE 567

1.3027 ACRES  
BRIAN S. & AMY J. POWELL  
O.R. 3449, PAGE 959



## SURVEY NOTES:

- ALL DEED, SURVEY AND PLAN RECORDS SHOWN HEREON WERE USED IN THE PERFORMANCE OF THIS SURVEY.
- LINE OF OCCUPATION (WHERE EXISTING) IN GENERAL AGREE WITH PROPERTY LINES.
- ALL MONUMENTATION FOUND IN GOOD CONDITION UNLESS NOTED OTHERWISE.
- IRON PINS SET ARE 30" x 5/8" REBAR WITH PLASTIC CAP STAMPED "7735"
- SURVEY PREPARED IN THE ABSENCE OF A COMPLETE AND UP TO DATE TITLE REPORT.

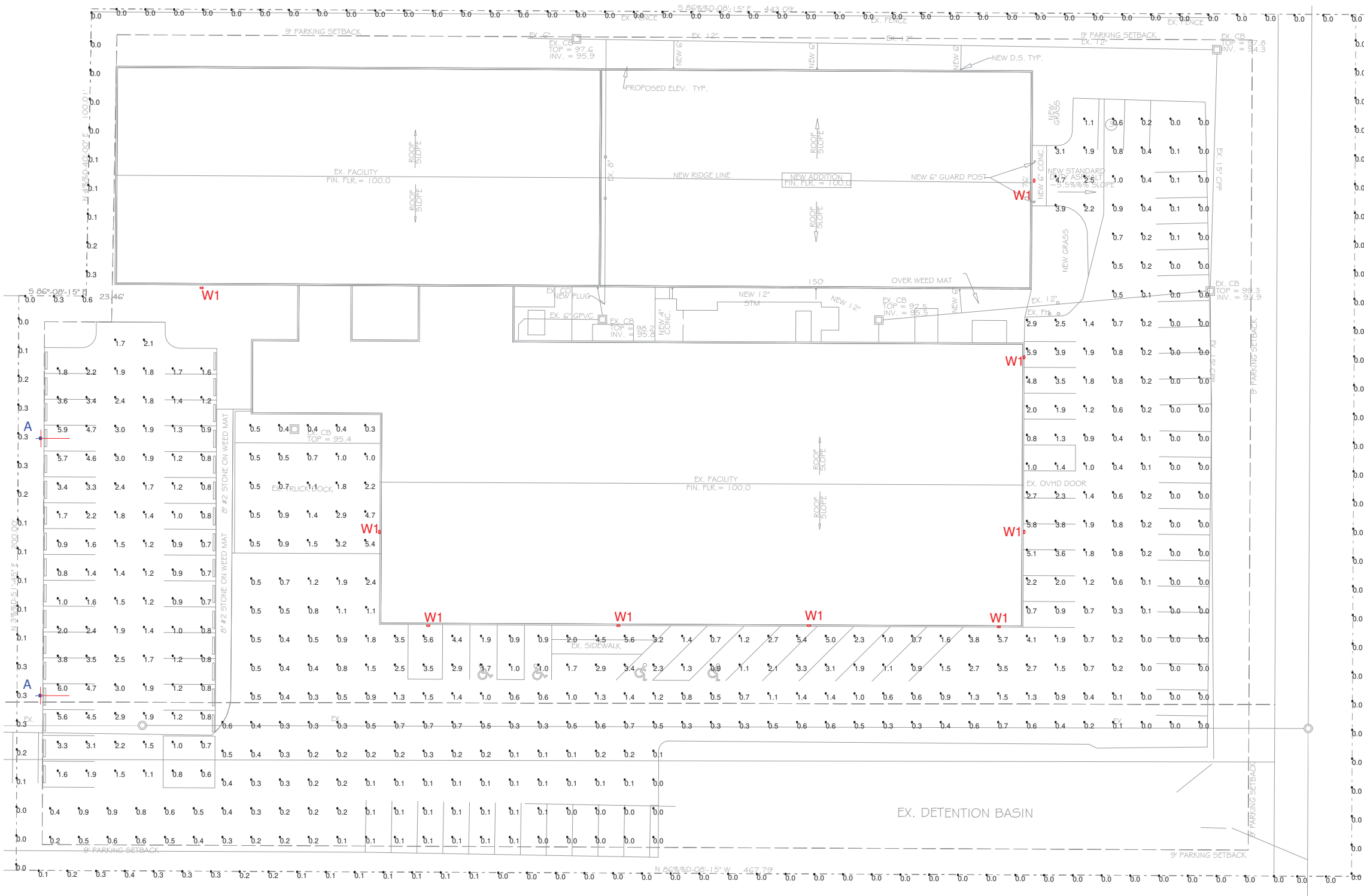
I certify that this plat of survey was prepared in accordance with Ohio Administrative Code Chapter 4733-37 standards for boundary surveys. All monumentation is or to be set as shown.

McDougall - Marsh Land Surveyors

BY: *Thomas K. Marsh*  
THOMAS K. MARSH, P.S. No. 7735

DATE: 2/19/15





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
	A	2	0.900	27784	CREE INC.	CLITE C-AR-A-SL4-28L-30K-UL-3PC-DB	30 DEG.
	W1	9	0.900	5316	SIGNIFY GARDCO	101L-32L-530-WW-G1-4	0 DEG.

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 areas  
0.4 Minimum  
6.0 Maximum



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

LIGHTING PROPOSAL: BRLC21-010

THE TOOLING ZONE

285 S PIONEER BLVD  
SPRINGBORO, OHIO 45066

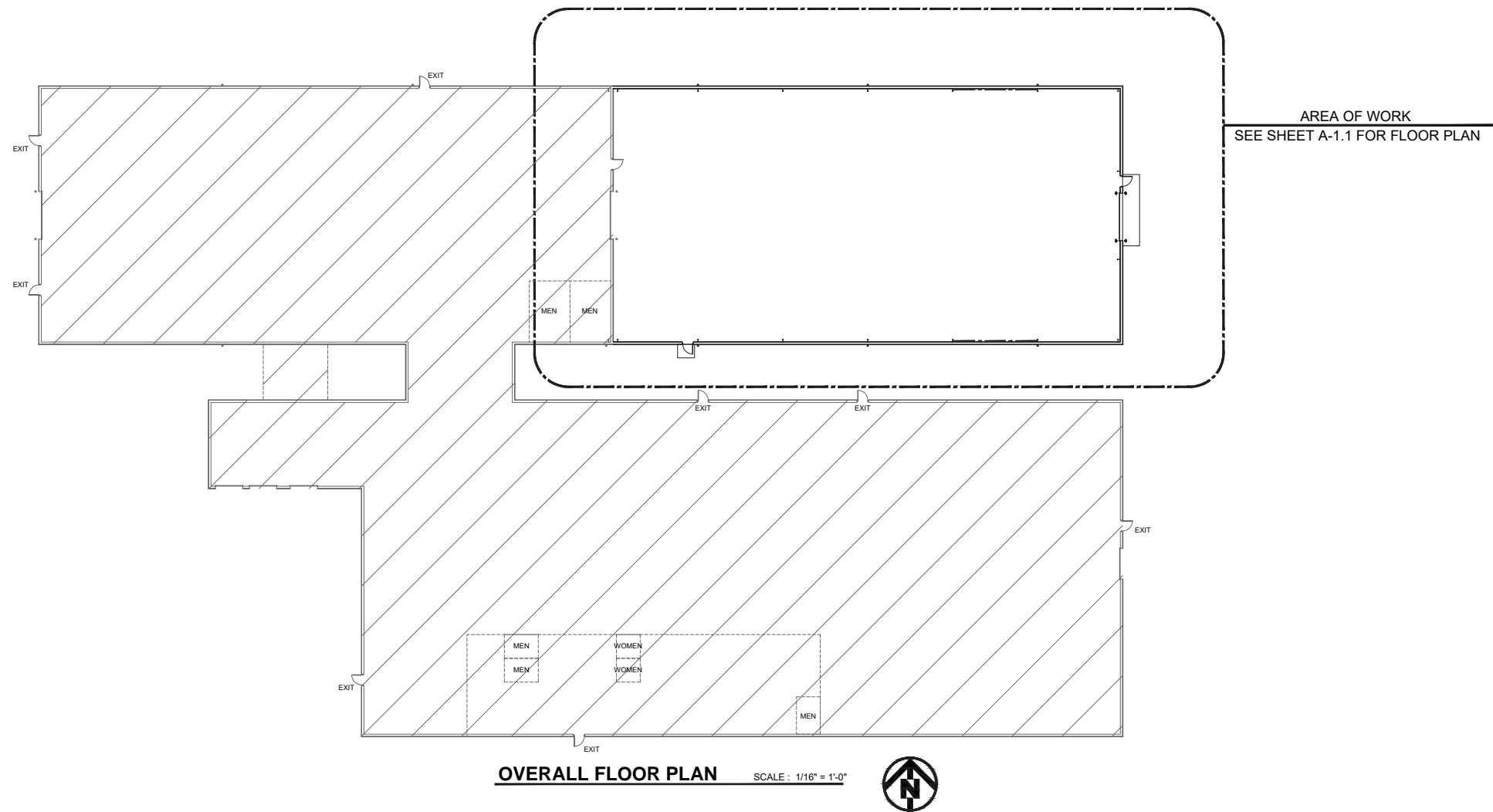
By: C.B.

Date:  
4/20/2021

Scale:  
AS NOTED

REV: 2

SHEET  
1 OF 1



Revisions		
#	Date	Description

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

OVERALL FLOOR  
PLAN

A-1.0



## DOOR NOTES

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1. AT THE BOTTOM OF EXTERIOR H.M. DOORS PROVIDE A CONCEALED DOUBLE SEALING SWEEP MADE OF SYNTHETIC MATERIAL, MODEL NO. PS074 AS MANUFACTURED BY FAS-SEA (OR EQUIV.). 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 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 FURNISHED W/ APPROVED HANDICAP ACCESSIBLE HARDWARE W/ LEVER TYPE HANDLES AND HANDICAPPED TYPE CLOSERS.

ALL LOCKS TO BE ON A MASTER-KEYED SYSTEM 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 LEGEND**

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**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 - 26 GA. METAL LINER PANEL

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 LATEX 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.

The diagram illustrates two different door configurations labeled A and B. Configuration A is a standard door with a series of vertical lines on its left side, indicating a specific material or finish. Configuration B is a larger, more complex door system with multiple horizontal sections and a thick, insulated appearance, suggesting a high-lift overhead door design.

1

DOOR POST

DOOR JAMB

STRUCTURE LINE

6"

1 1/4" FRAME IN METAL WALL PANELS

2

DOOR POST

STRUCTURE LINE

DOOR TRIM

2x4 DOOR JAMB IN METAL WALL PANELS

16 GAUGE H.M. FRAME  
 (FRAMES TO BE GALVANIZED,  
 14 OR 16 GAUGE AT  
 EXTERIOR OPENINGS ONLY)

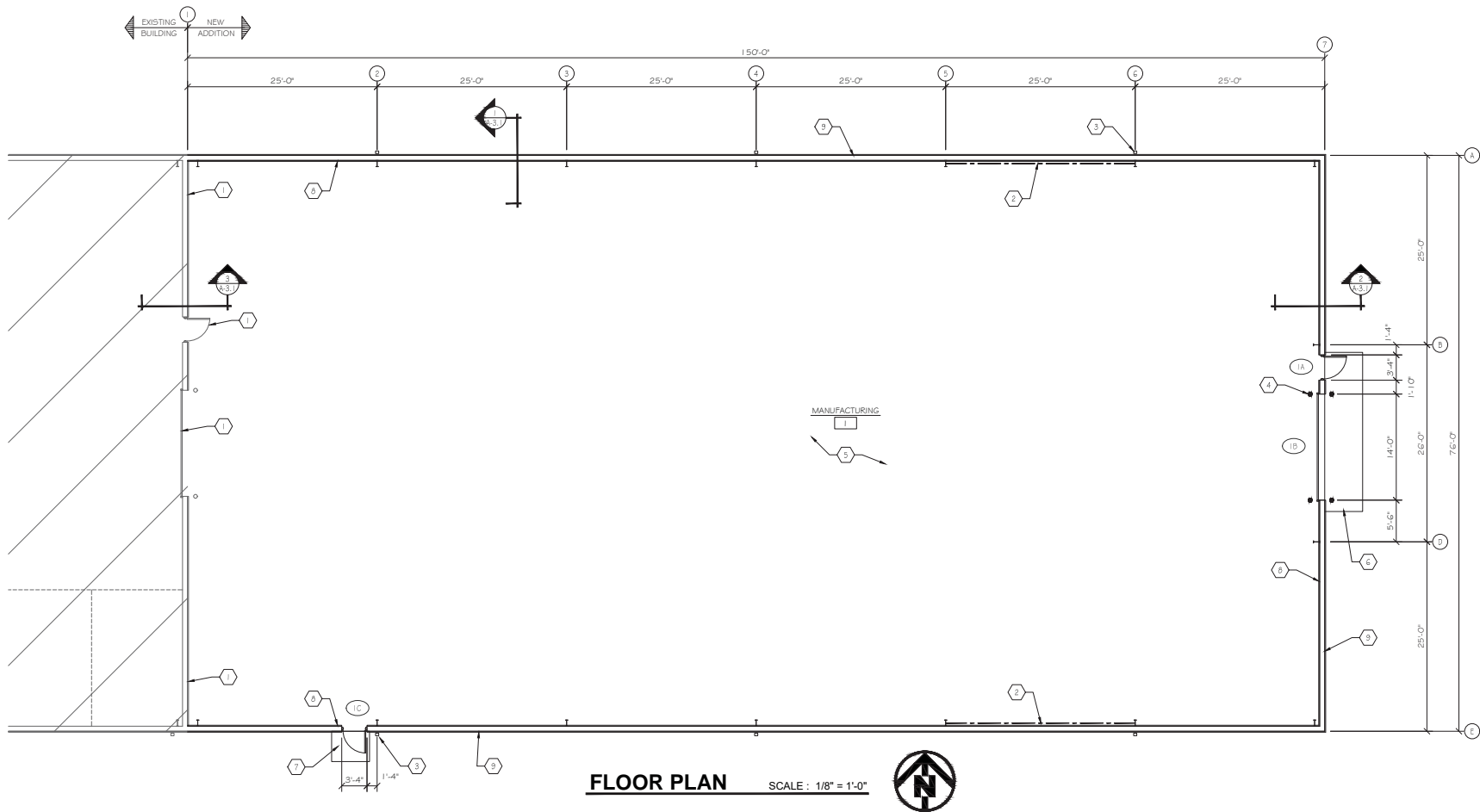


NOTE: THRESHOLDS AT DOORWAYS SHALL BE 1/2 INCH MAX. IN HEIGHT PER ICC A117.1 SECTION 404.2.4. THRESHOLDS AT EXISTING OR ALTERED DOORWAYS SHALL NOT EXCEED 3/4" IN HEIGHT PROVIDED THAT THE THRESHOLD HAS A BEVELED EDGE ON EACH SIDE WITH A MAX. SLOPE OF 1:2 FOR THE HEIGHT EXCEEDING 1/4 INCH.

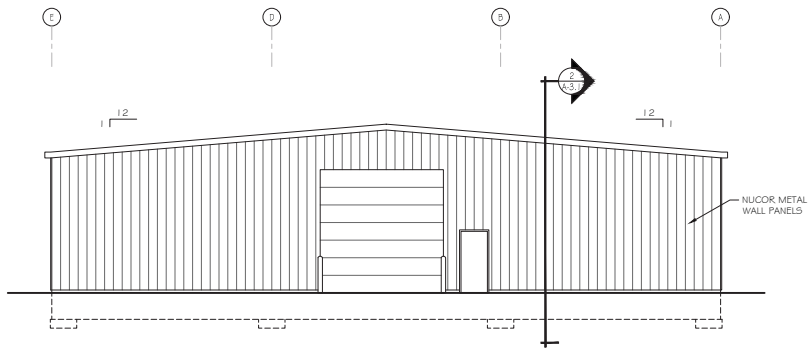
The diagram shows a cross-section of a door threshold. A horizontal line represents the floor surface. A vertical line on the left indicates the door swing. A hatched rectangular area represents the threshold. The height of the threshold is labeled '1/2" MAX.' with a dimension line. The slope of the beveled edge is indicated by a triangle with a vertical side of '1' and a horizontal side of '2', labeled '1:2'. The total height of the threshold is also labeled '3/4" MAX. VERTICAL' with a dimension line.

## CONSTRUCTION NOTES

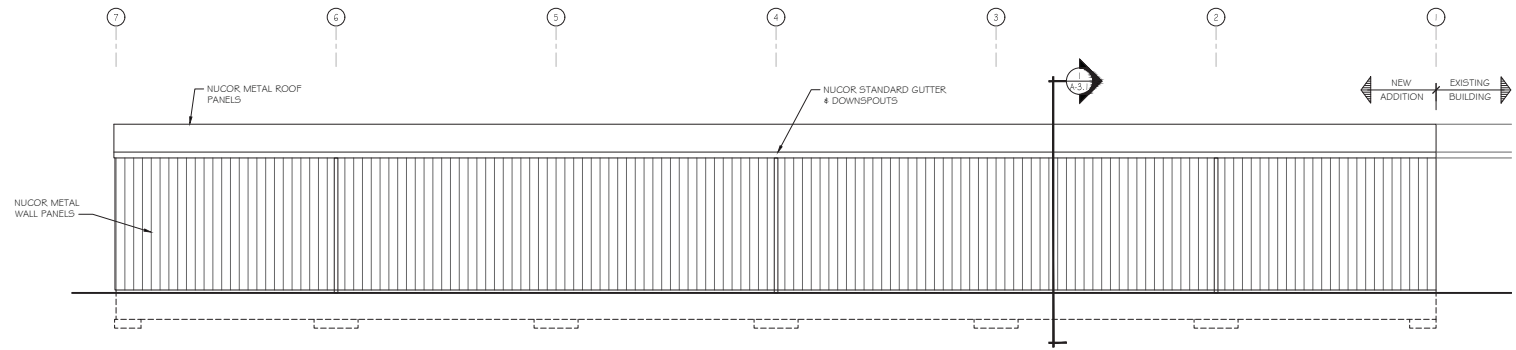
1. EXISTING CONSTRUCTION TO REMAIN.
2. X-RD RAIL PLANE BRACING.
3. DOWNPOST TO BE CONNECTED TO STORM LINE.
4. 6" DIAMETER X 7'-0" LONG CONCRETE FILLED STEEL GUARD POST, 4-0" A.F.F. SET IN MIN. 1/2 CUBIC YD OF CONC. TYP.
5. 6" THICK POLYMER CONCRETE FLOOR SLAB REINFORCED WITH ONE LAYER 42# W.W.F. OR CUSHION OF EQUAL MATERIAL.
6. 3" THICK POLYMER CONCRETE APRON REINFORCED WITH ONE LAYER 42# W.W.F. OR COMPACTED OR UNDISTURBED EARTH.
7. 4" THICK POLYMER CONCRETE APRON REINFORCED WITH ONE LAYER 21# W.W.F. OR COMPACTED OR UNDISTURBED EARTH.
8. NUCLONIC POLYMER CONCRETE LINER PANELS TO 3'-0" A.F.F.
9. SPOSED FASTENER 2G GALV. METAL PANELS W/ 6" THICK (R-19) WHITE VINYL FASB FIBER 36 GA. INSULATION.



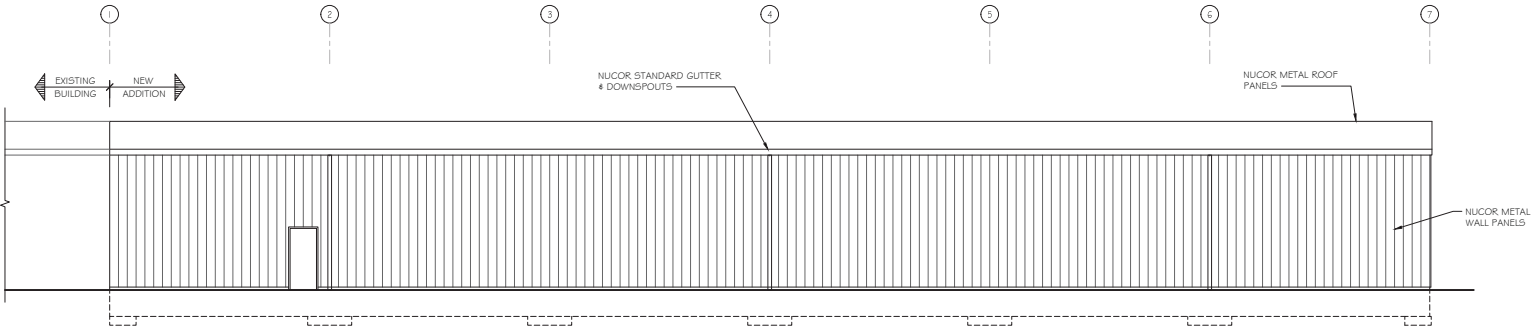




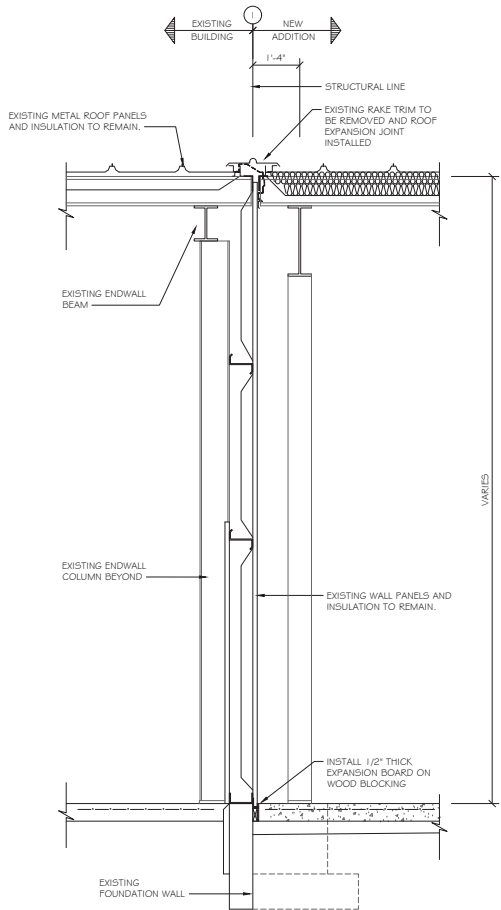
**EAST ELEVATION** SCALE : 1/8" = 1'-0"



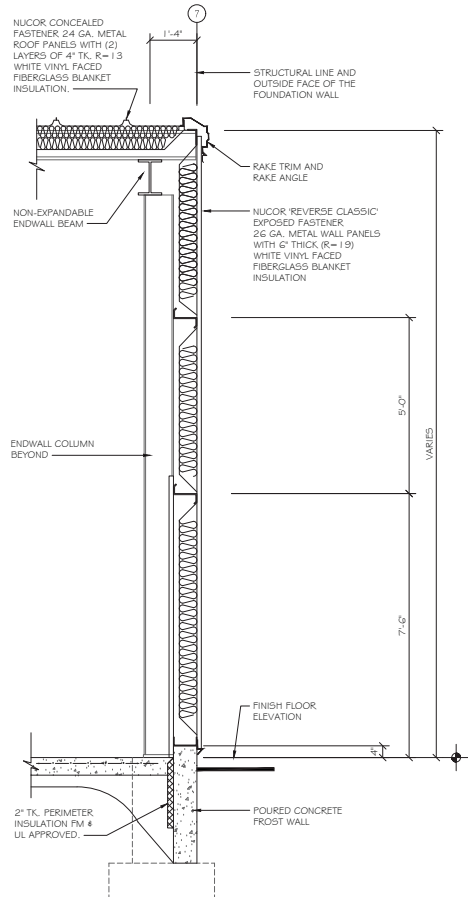
**NORTH ELEVATION** SCALE : 1/8" = 1'-0"



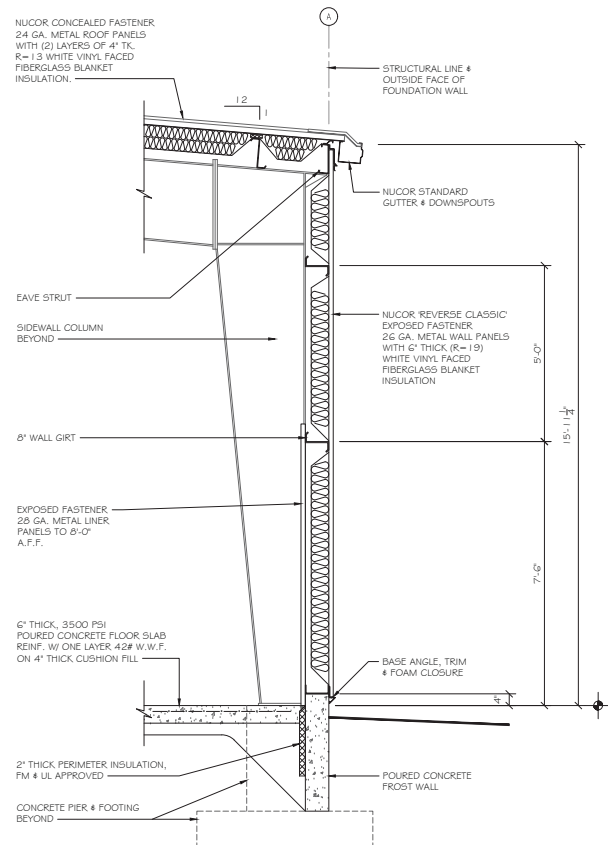
**SOUTH ELEVATION** SCALE : 1/8" = 1'-0"



**3 WALL SECTION** SCALE : 1/2" = 1'-0"



**2 WALL SECTION** SCALE : 1/2" = 1'-0"



**1 WALL SECTION** SCALE : 1/2" = 1'-0"

Revisions		
#	Date	Description

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of Ferguson Construction Company.

BUILDING ADDITION  
FOR  
**THE TOOLING ZONE**  
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  
Phone: (937) 498-2381  
Fax: (937) 498-2243

**Dayton, Ohio**  
2201 Embury Park Road  
Dayton, OH 45414-5544  
Phone: (937) 274-1173  
Fax: (937) 277-1379

**Columbus, Ohio**  
3595 Johnny Appleseed Ct  
Columbus, OH 43231-4985  
Phone: (614) 876-8496  
Fax: (614) 876-6155

**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 JTS  
Checked By JWM

BUILDING  
ELEVATIONS,  
WALL SECTION

A-3.1

## A-10.1

Revisions		
#	Date	Description

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BUILDING ADDITION  
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Fax: (317) 477-3630

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

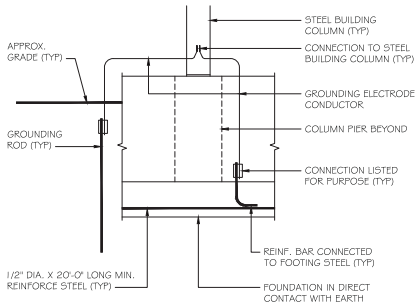
FOUNDATION  
DETAILS

A-10.2

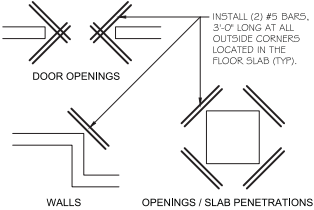
GROUNDING ELECTRODE  
SYSTEM NOTE

ALL GROUNDING ELECTRODES PER N.E.C. 250.52 - METAL UNDERGROUND WATER PIPE, METAL FRAME OF THE BUILDING OR STRUCTURE, CONCRETE ENCASED ELECTRODE, GROUND RING, ROD AND PIPE ELECTRODES, AND / OR PLATE ELECTRODES 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.

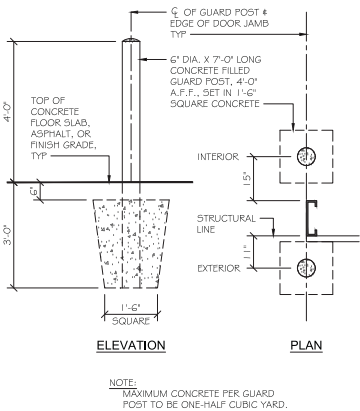
REFERENCE PROVISIONS REQUIRED DURING THE CONSTRUCTION OF THE FOUNDATION TO ALLOW THE REINFORCING (CONCRETE ENCASED ELECTRODE) TO BE BONDED TO THE REMAINDER OF THE GROUNDING ELECTRODE SYSTEM.



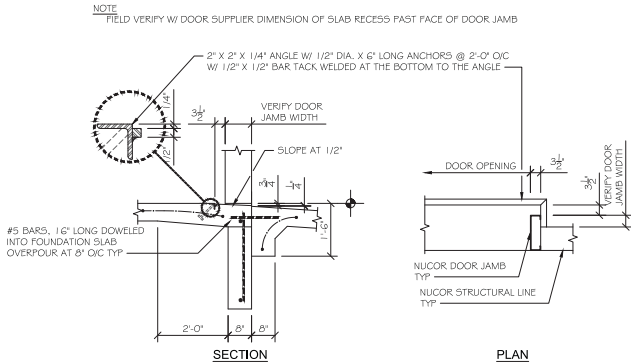
TYPICAL FOOTING GROUNDING DETAIL  
SCALE : NONE



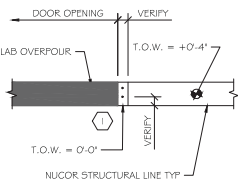
TYPICAL SLAB REINFORCING AT CORNERS  
SCALE : NONE



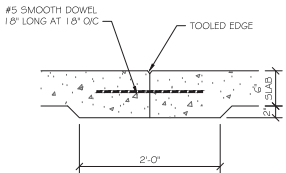
TYPICAL GUARD POST DETAIL F15



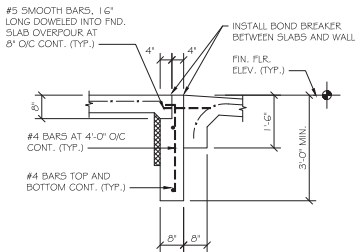
SECTION PLAN F14



F13



SLAB CONSTRUCTION JOINT SCALE : 1" = 1'-0" F12



F11





400 Canal Street, P.O. Box 726  
Sidney, OH 45365-0726  
Phone: 937-498-2381  
Fax: 937-498-2243

April 21, 2021

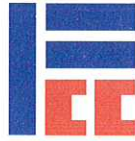
Dan Boron, AICP  
Planning Consultant, City of Springboro  
320 West Central Avenue  
Springboro, Ohio 45066

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  
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

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

**C-LITE**  
LED LIGHTING

## 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>SL4</b> Area Light Type IV <b>SL5</b> Area Light Type V	<b>27L</b> - 30K only Type III: 27,400 Lumens, 220W <b>28L</b> - 30K, Type IV & V Only Type IV: 27,800 Lumens, 220W Type V: 28,300 Lumens, 220W <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>30K</b> Warm White (3000K) - 27L & 28L Only <b>40K</b> Neutral White (4000K) - 30L & 31L Only <b>50K</b> Cool White (5000K) - 30L & 31L Only	<b>UL</b> 120V-277V	<b>3PC</b> 3-Pin Receptacle w/ Shorting Cap	<b>DB</b> Dark Bronze

#### CERTIFICATIONS:

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

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

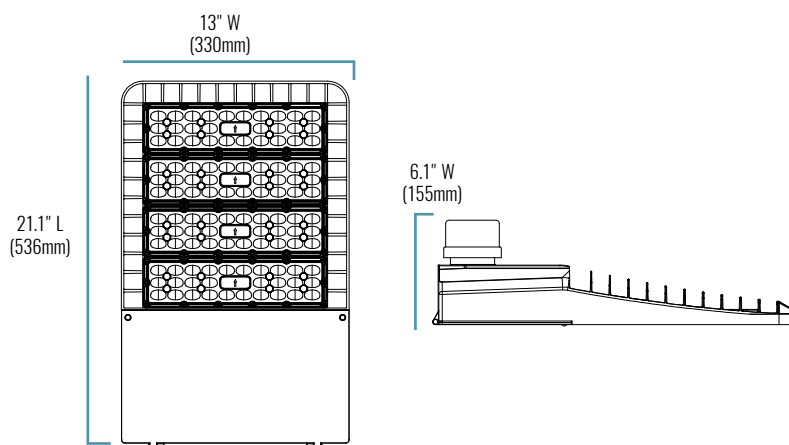
Rev. Date: V2 11/08/2019

For informational purposes only. Content is subject to change. \*See [creelighting.com/warranty](http://creelighting.com/warranty) for details





# 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 <sub>70</sub> 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
<b>CURRENT DRAW</b> (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: [c-lite.com](http://c-lite.com) T (800) 236-6800 F (262) 504-5415

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


Rev. Date: V2 11/08/2019

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**C-LITE**  
LED LIGHTING

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

## ACCESSORIES

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

## MOUNTING OPTIONS

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

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

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