



Staff Report:

NATURE OF REQUEST

The Applicant is requesting Overlay District Plan Approval from the Union Township Board of Trustees for parcel (PIN 4131105D154.). Specifically, the Applicant is seeking to develop an approximately 11,000 square-foot animal daycare building on 2.478AC. The Applicant is proposing a Focus Area Overlay – Commercial Corridor (FA-CC) development application within the Central Retail (SR32) Corridor. **Please refer to the Applicant's statements, plans, and other application enclosures.*

LOCATION

The location of the proposed Overlay District request is approximately 425 feet east of the Eastgate Boulevard and Old State Route 74 intersection, adjacent to the Park National Bank.

ZONING

The subject property is zoned B-1 Business District, with the adjoining property to the south, east and west also zoned as a B-1 Business District (for the underlying zoning). Directly to the north, the property is zoned PD Planned Development.

RELATIONSHIP TO THE HORIZON 2030: UNION TOWNSHIP COMPREHENSIVE LAND USE PLAN

The Horizon 2030: Union Township Comprehensive Land Use Plan indicates that the proposal is located within the Central (S.R. 32) Retail Corridor. Currently, this portion of the corridor contains a variety of commercial and business uses with a varying intensity of residential uses located directly across Old SR 74. As this Corridor continues to remain the primary commercial area within Union Township, new development activities (including infill development) have remained steady. Significant redevelopment is likely to occur in the future, due to the close proximity and potential of the Eastgate Mall and surrounding properties.

BACKGROUND

The Applicant's current proposal involves the construction of a one-story, 11,000 sq. ft., freestanding building. The subject parcel is a vacant lot located near the corner of Eastgate Boulevard and Old State Route 74. The lot vegetation holds overgrown trees, brush and debris that will be cleared from the site. The Applicant has proposed a building consistent of traditional building material with a fenced-in outdoor area for dogs. Parking and circulation have been provided on the site consistent with the proposed use, as the parking demands are not anticipated to be substantial for a building of this size, and in association with the proposed use.

STAFF REVIEW & ANALYSIS

A review of this particular Overlay District application indicates that the proposal is consistent with both the recommendations of the adopted land use plan, as well as the purpose and intent of the Overlay District regulations. The Applicant's proposal meets all setback standards and the exterior of the building is complementary in nature to the design standards established by other recent development within the Central (SR 32) Retail Corridor. The proposed landscaping plan enhances both the parking lot and exterior of the building. The proposed signage is appropriate, with the unique design of the building being situated near the intersection of Eastgate Boulevard and Old State Route 74.

The Applicant has incorporated traditional building materials through the proposed elevations mirroring the appearance of other recently developed parcels within the Eastgate area. Additionally, the Applicant has provided access in two locations with a right in/ right out onto Old State Route 74 and access through the Park National Bank lot. Focus should be brought to the cross-access easement onto Old State Route 74, as some of the pavement has begun to distress, even before the increase in of additional traffic. Improvements should include resurfacing the easement along with updating/ fixing the broken-down curb. Sidewalks have not been included within the current development proposal; however, a sidewalk is required to stay consistent with recent development and redevelopment proposals and to also achieve the standards set forth by the 2030 Land Use Plan.

ACTION REQUIRED

In accordance with Section 1310 of the Zoning Resolution, the Board of Trustees' role in this process is to either enter a motion to approve, modify, or deny the Focus Area Overlay District application—which, in this case consists of the development of a new 11,000 square-foot freestanding building and associated improvements—as submitted, along with any further modifications deemed appropriate by the Board.

RECOMMENDED MODIFICATIONS

If the Board should choose to grant favorable consideration to this Overlay District application, staff recommends that these additional items be modified and / or otherwise be adequately addressed prior to final Township action:

- 1) The Applicant must address any concerns of the County Engineer, Clermont County Water & Sewer District, Clermont County Building Department, the Union Township Fire Department, and / or other regulatory agencies having jurisdiction over the proposed development prior to any final Township action.
- 2) The Applicant needs to provide anticipated, finalized peak and average daily traffic volumes to help make final access and parking determinations. Loading and unloading areas and delivery information will also need to be submitted. *These are items that can be addressed administratively.*
- 3) The location of the proposed sidewalks along all Old SR 74 will need to be confirmed by the County Engineer prior to the submission of the final permitting plans. *This is an item that can be addressed administratively.*
- 4) The Applicant shall be required to upgrade the right in/ right out cross access easement onto Old State Route 74, subject to administrative review and approval.
- 5) As of October 6, 2022, the other items that need to be added to the current plans and associated materials prior to any final administrative actions included:
 - a. Need to determine if the detention basin / stormwater management system already designed / equipped to handle the additional stormwater runoff anticipated for this and other recent projects
 - b. Need to verify the final square footage of the proposed structure

September 6, 2022

Mr. Craig Flaute
Planner
Union Township, Clermont County
4350 Aicholtz Road
Cincinnati, OH 45245

Re: 4560 Eastgate Boulevard
PetSuites
Overlay District Plan

Dear Mr. Flaute:

Enclosed please find documents in support of an Overlay District Plan application for PetSuites to be located at 4560 Eastgate Boulevard. The following are enclosed:

- 1) Executed Overlay District Plan application
- 2) One (1) full sized copy and nine (9) reduced size copies of the development plans including:
 - a. Photocopy of Tax Map with subject property highlighted
 - b. Legal Description from property deed
 - c. Development plans including:
 - i. Overlay District Plan
 - ii. Landscape Plan with planting details
 - iii. Exterior Building Elevations
 - iv. Color Exterior Building Renderings
 - v. Signage Details
 - vi. Photometric Plan with fixture details

As part of this application, the applicant requests a waiver be granted for the required site parking space count. Per the Union Township zoning code, a total of 33 parking spaces is required for the site. However, based upon information from many PetSuites facilities in the region, the 22 parking spaces proposed sufficiently meets the needs of the facility and their clients. We request a waiver be granted to allow this reduction in parking.

Please place this item on the October 11th Board of Trustees Meeting agenda. Should you have any questions, or need any additional information, please do not hesitate to contact us.

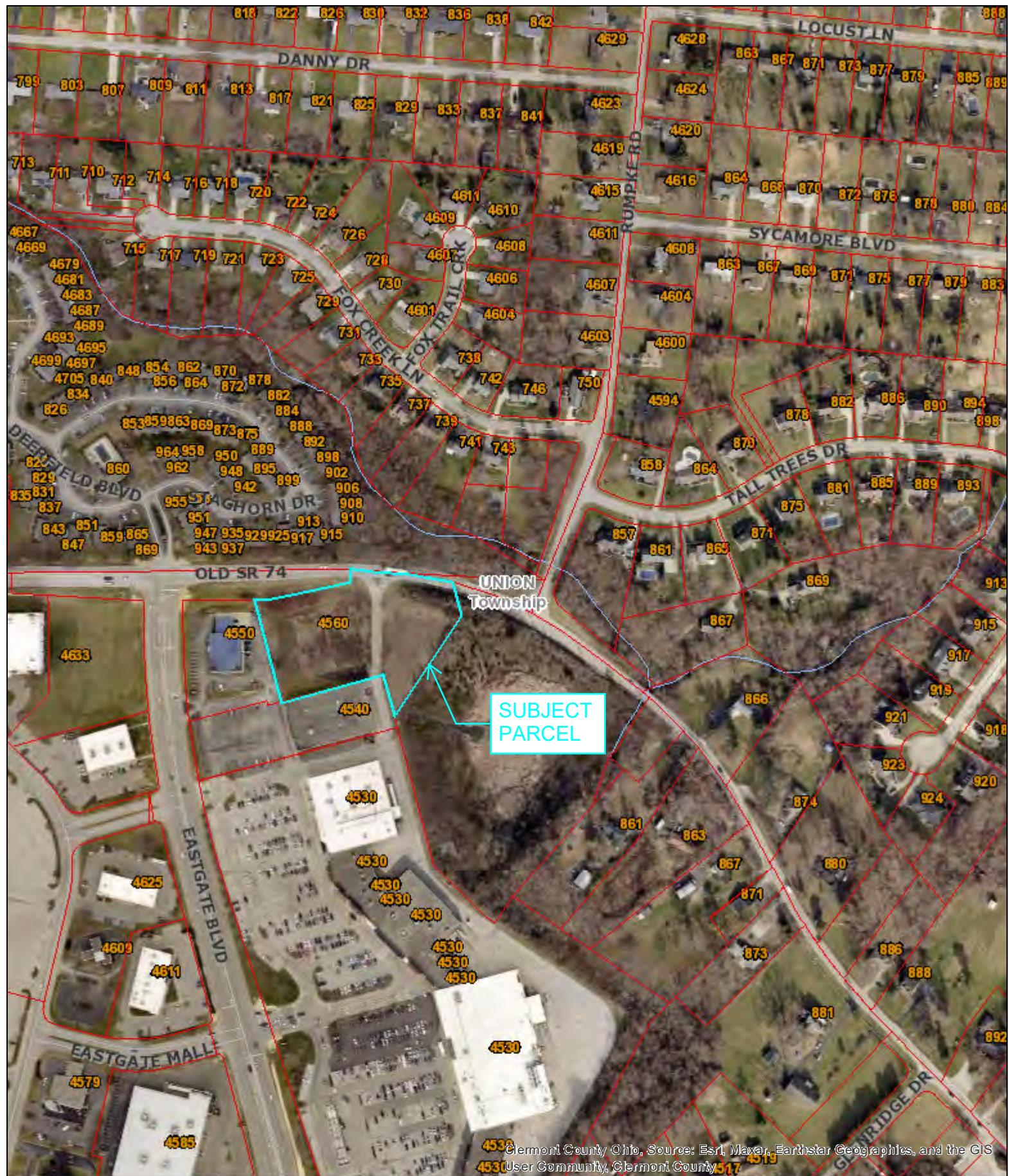
Sincerely,



John A. Bayer, PE

Enclosures

Cc: Tony Giuffre, Bunnell Hill Development
Alex Kolesar, GPD Group



The information contained in this map is a public resource for general information and is provided for use only as a graphical representation. Clermont County makes no warranty as to the content, accuracy, or completeness of the information contained herein and assumes no liability for any errors, omissions, or inaccuracies in the information provided regardless of how caused or any decision made or action taken by the user in a reliance upon any information furnished hereunder.

Clermont County GIS





BK: 2301 PG: 1161

EXHIBIT A

REAL ESTATE SITUATED IN MATHEW'S MILITARY SURVEY NO. 1138, UNION TOWNSHIP, CLERMONT COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF RUMPKE ROAD AND THE CENTERLINE OF OLD STATE ROUTE 74;

THENCE FROM SAID POINT OF COMMENCEMENT, ALONG THE CENTERLINE OF OLD STATE ROUTE 74, THE FOLLOWING TWO (2) COURSES;

- (1) N 61 DEG. 30 MIN 20 SEC W 102.25 FEET AND
- (2) N 71 DEG 15 MIN 30 SEC 2 102.54 FEET TO AN EXISTING RAILROAD SPIKE SET AT THE POINT OF BEGINNING OF THIS DESCRIBED REAL ESTATE;

THENCE FROM SAID POINT OF BEGINNING, DEPARTING THE CENTERLINE OF OLD STATE ROUTE 74, S 13 DEG 43 MIN 00 SEC E 82.84 FEET TO AN EXISTING 5/8 INCH DIAMETER IRON PIN, PASSING AN EXISTING 5/8 INCH DIAMETER IRON PIN AT 59.81 FEET;

THENCE S 34 DEG 17 MIN 00 SEC W 288.03 FEET TO AN EXISTING 5/8 INCH DIAMETER IRON PIN LOCATED IN THE EAST LINE OF THE PROPERTY OWNED BY COMMERCIAL NET LEASE REALTY INC. AS RECORDED IN OFFICIAL RECORD 528, PAGE 657 CLERMONT COUNTY RECORDER'S OFFICE;

THENCE ALONG THE EAST LINE OF SAID COMMERCIAL NET LEASE REALTY INC. N 13 DEG 43 MIN 00 SEC W 105.09 FEET TO AN EXISTING IRON PIN;

THENCE ALONG THE NORTH LINE OF SAID COMMERCIAL NET LEASE REALTY INC. S 76 DEG 17 MIN 00 SEC W 249.48 FEET TO A MAG NAIL SET;

THENCE LEAVING SAID NORTH LINE OF COMMERCIAL NET LEASE REALTY INC. AND ALONG A NEW SEVERANCE LINE N 13 DEG 43 MIN 00 W 248.34 FEET TO A 5/8 INCH DIAMETER IRON PIN SET IN THE SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF OLD STATE ROUTE 74;

THENCE ALONG SAID SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

- (1) S 89 DEG 17 MIN 45 SEC E 27.68 FEET TO AN EXISTING IRON PIN AND
- (2) N 79 DEG 03 MIN 09 SEC E 204.21 FEET TO AN EXISTING IRON PIN;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE N 00 DEG 42 MIN 15 SEC 29.63 FEET TO A POINT IN THE CENTERLINE OF OLD STATE ROUTE 74;

THENCE ALONG SAID CENTERLINE THE FOLLOWING THREE (3) COURSES:

- (1) S 89 DEG 16 MIN 40 SEC E 9.57 FEET,
- (2) S 84 DEG 32 MIN 30 SEC E 131.71 FEET AND
- (3) S 78 DEG 00 MIN 30 SEC E 101.77 FEET TO THE POINT OF BEGINNING OF THIS DESCRIBED REAL ESTATE. CONTAINING 2.478 ACRES, MORE OR LESS.

PPN 41-31-05D-154 & 154T *Being the result of a survey dated 8/18/09 by
Gary D. Ross P.S. Ohio Registration # 7019.*

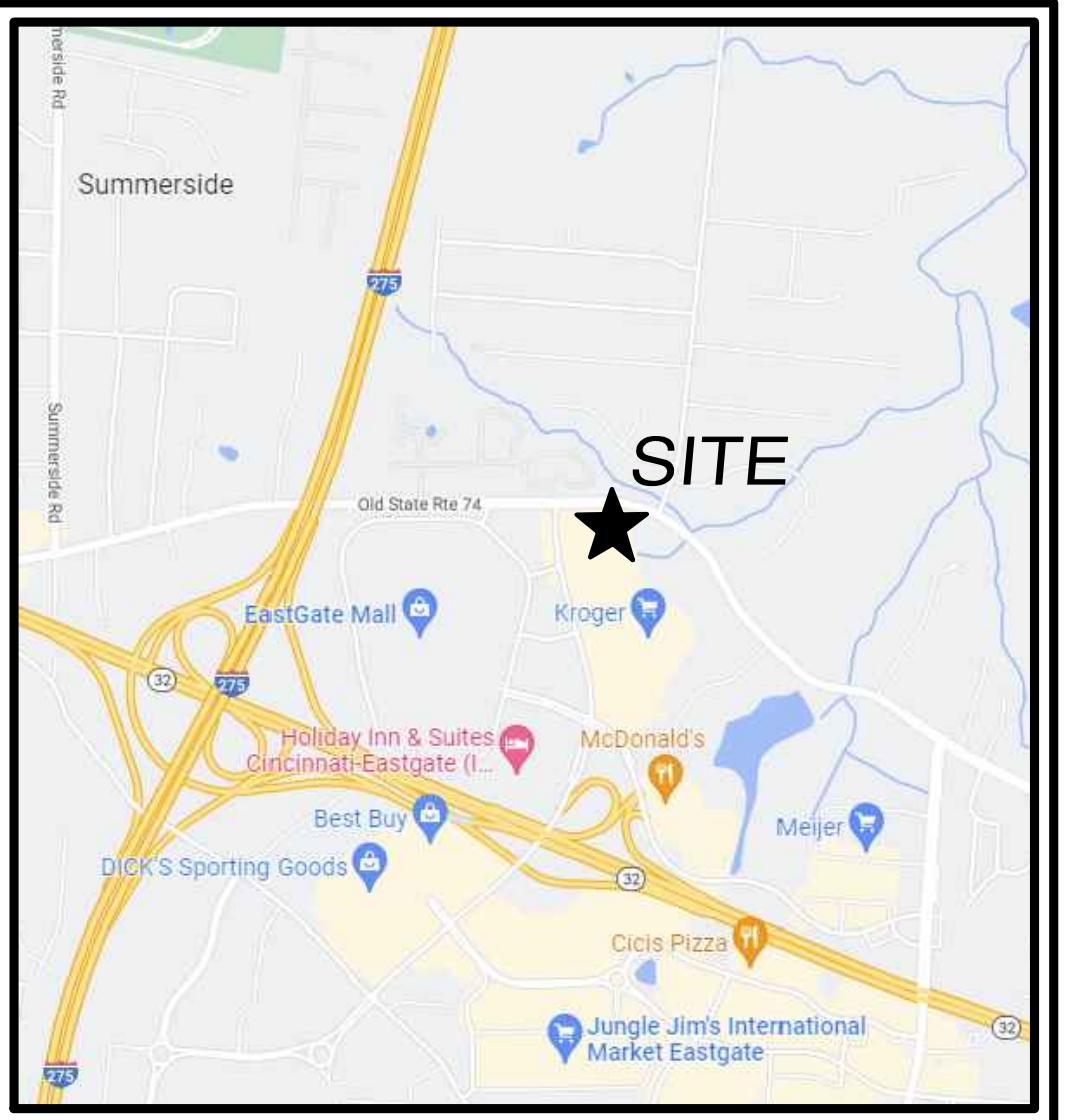
PROPERTY ADDRESS: 4560 EASTGATE BLVD., UNION TOWNSHIP, OH

PETSUITES OVERLAY DISTRICT PLAN

4560 EASTGATE BOULEVARD

UNION TOWNSHIP, CLERMONT COUNTY, OHIO

AUGUST 26, 2022

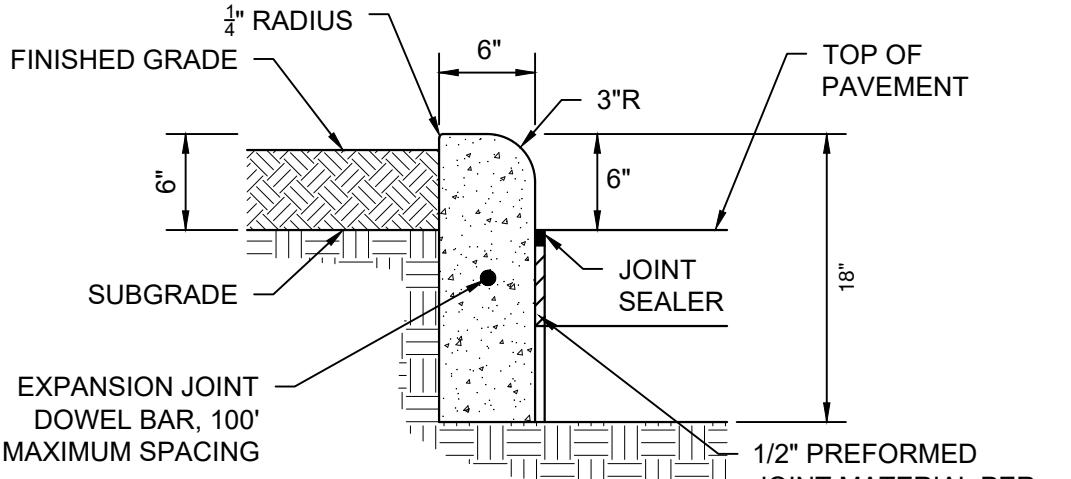


VICINITY MAP

NOT TO SCALE

GENERAL NOTES

1. SANITARY TO BE TIED INTO CLERMONT COUNTY WATER RESOURCES
2. WATER TO BE TIED INTO CLERMONT COUNTY WATER RESOURCES
3. DETENTION PROVIDED IN REGIONAL BASIN LOCATED EAST OF THE SITE AND WATER QUALITY TO BE PROVIDED IN ACCORDANCE WITH CLERMONT COUNTY AND OHIO EPA REQUIREMENTS.
4. DUKE TO BE PROVIDER FOR ELECTRIC AND GAS.
5. ODOT TYPE 6 CURB TO BE PROVIDED FOR ALL PROPOSED PARKING AREAS.



NOTES:

1. PROVIDE TRANSVERSE EXPANSION JOINTS @ 20'-0" O.C. (MAX).
2. PROVIDE EXPANSION JOINT FOR CONCRETE PAVEMENT ONLY
3. EXPANSION JOINT MATERIAL AND JOINT SEALER ARE NOT REQUIRED FOR THE PORTION OF THE CURB THAT IS ADJACENT TO A FLEXIBLE PAVEMENT. BOTH MATERIALS ARE REQUIRED, AS DETAILED, FOR THE FULL HEIGHT OF RIGID PAVEMENT AS CONCRETE BASES.

ODOT TYPE - 6 CONCRETE CURB

NOT TO SCALE

SUMMARY TABLE

ZONING: B-1

PROPOSED USE: KENNEL FACILITY

TOTAL ACREAGE:

R/W AREA = 0.312 ACRES
DEVELOPMENT AREA = 2.168 ACRES
TOTAL SITE AREA = 2.478 ACRES

IMPERVIOUS SURFACE RATIO:

EXISTING % = 5% IMPERVIOUS
PROPOSED % = 42% IMPERVIOUS

PARKING INFORMATION:

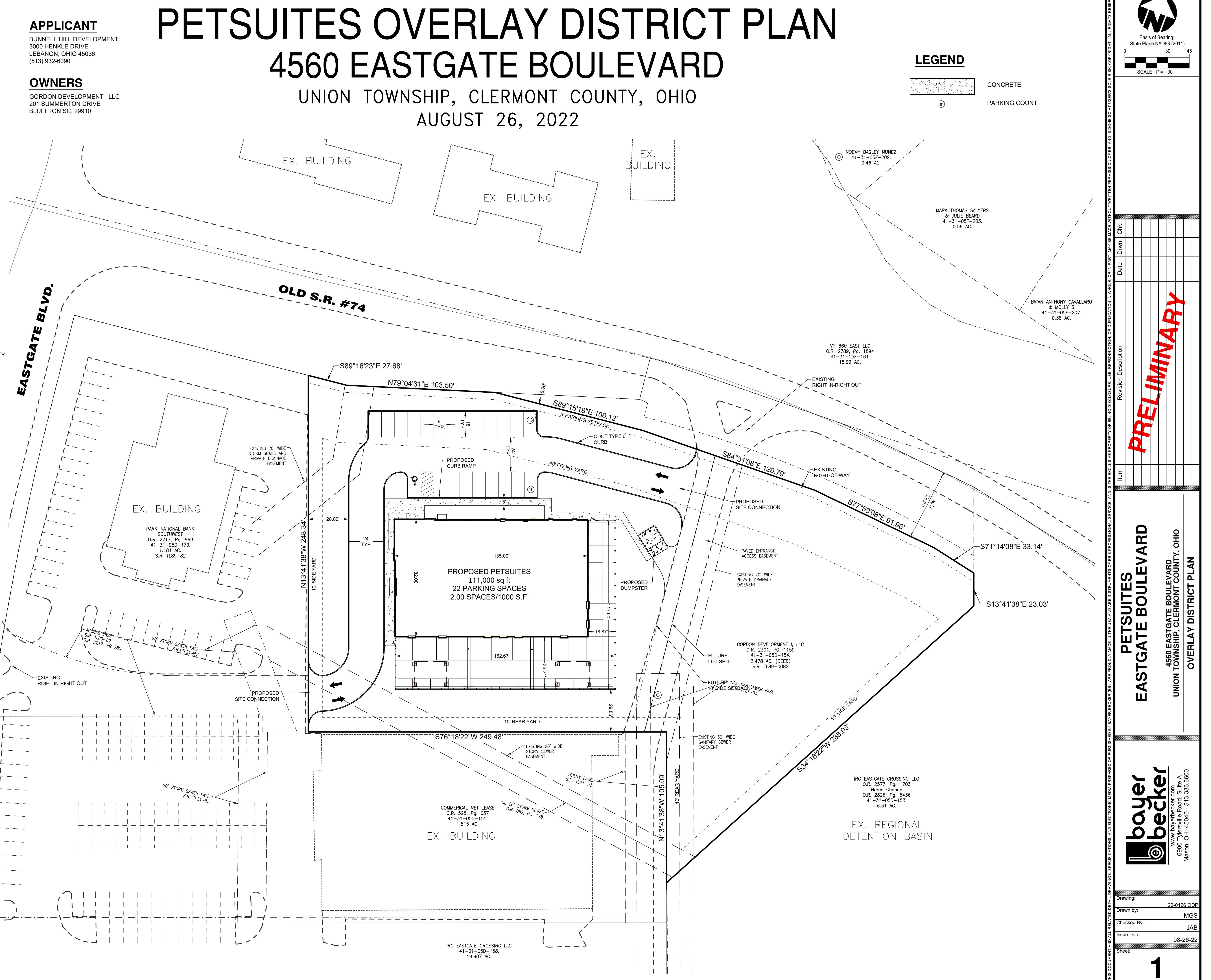
REQUIRED PARKING = 33 SPACES
PROPOSED PARKING = 22 SPACES
PROPOSED ADA = 1 SPACES

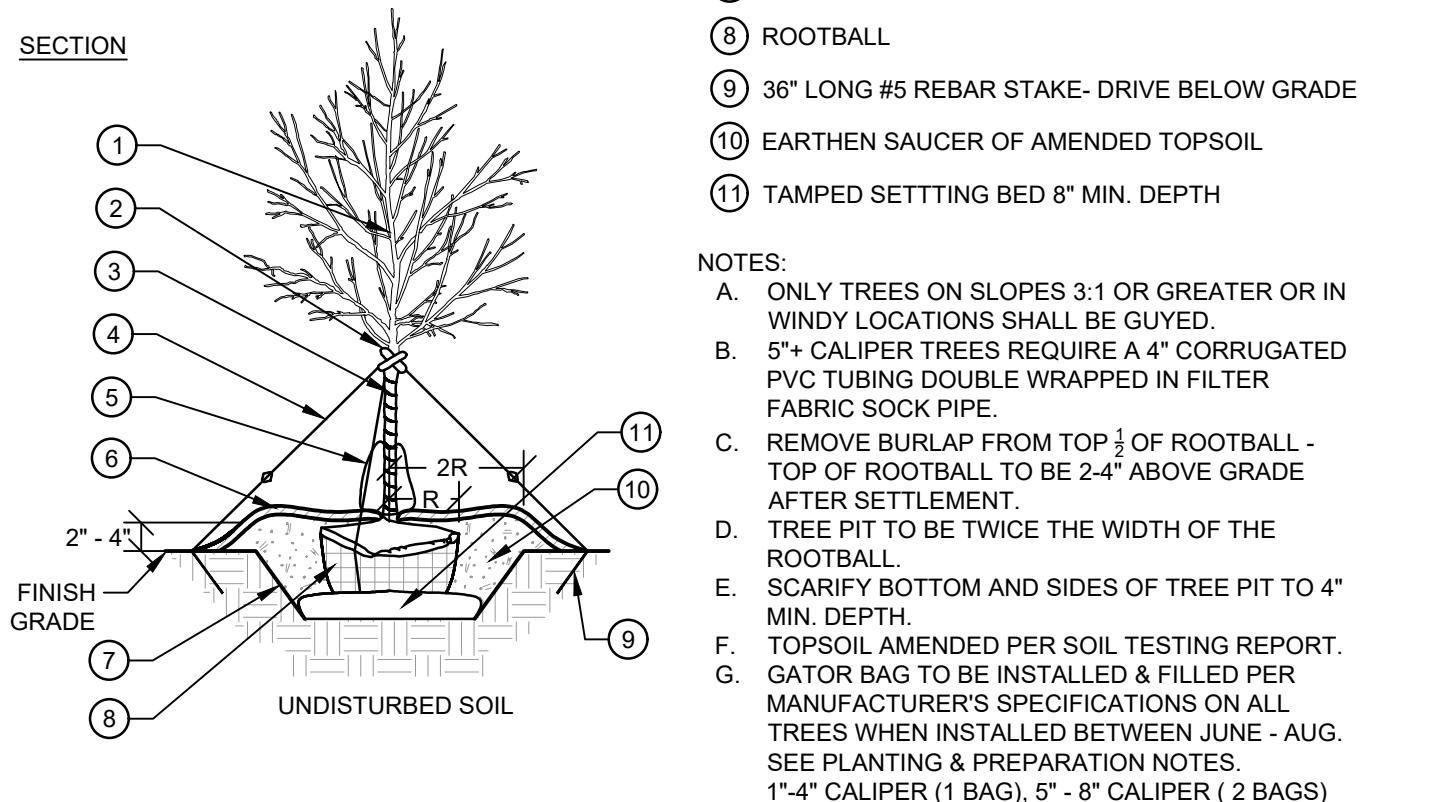
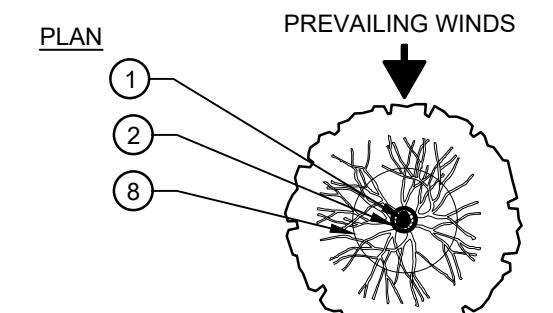
FLOOD INFORMATION

PROPERTY SURVEYED IS LOCATED WITHIN ZONE X
ZONE X- AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE
FLOODPLAIN PER FEMA MAP 39025C0225G (NOT PRINTED)
MAP REVISED MARCH 16, 2006

BASIS OF BEARINGS

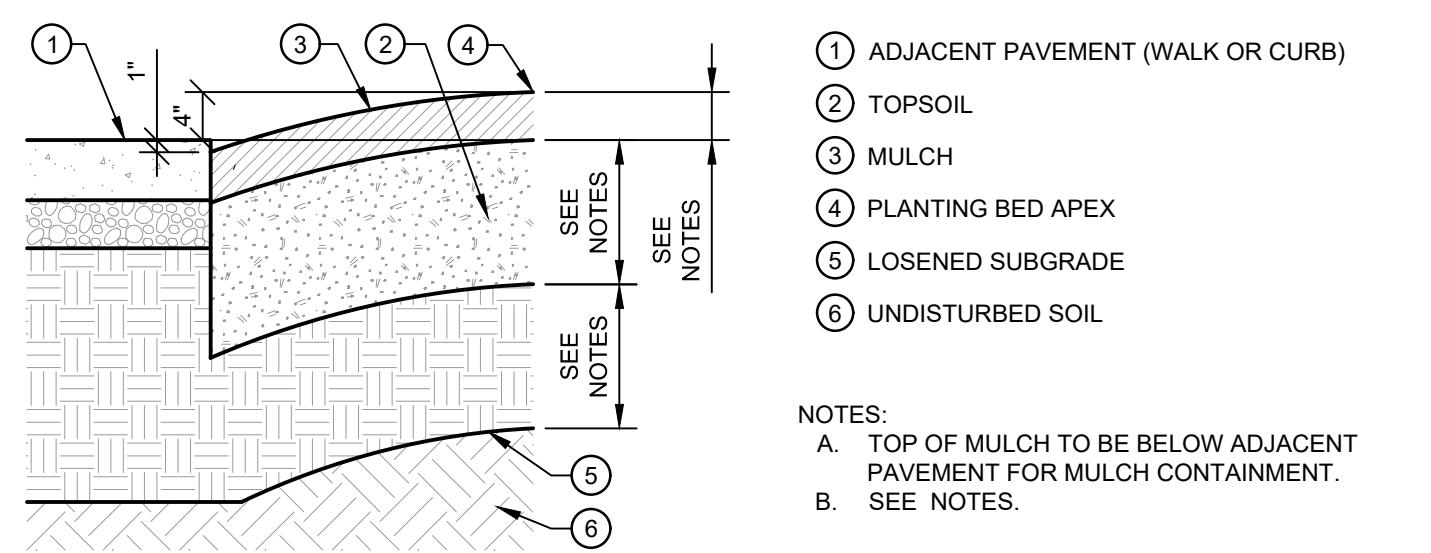
BEARINGS BASED ON DEEDS OF RECORD FOR PROPERTY SURVEYS
AS RECORDED FOR O.R. 2301, PG. 1159





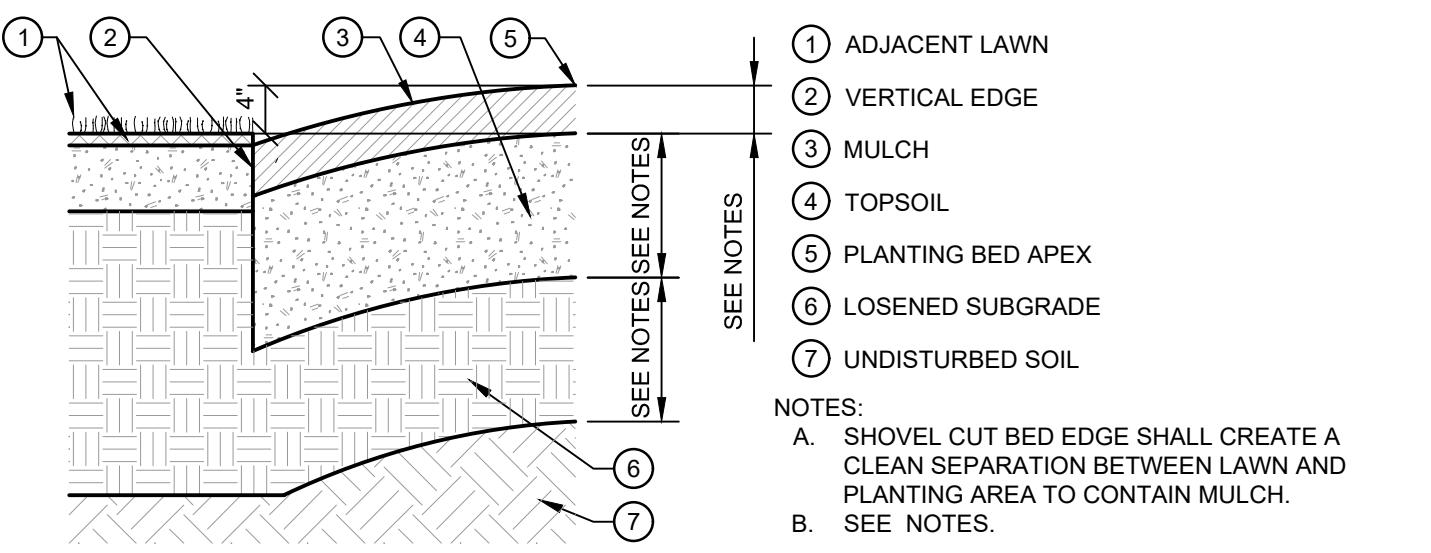
1 TREE PLANTING

NOT TO SCALE 329343.46-06



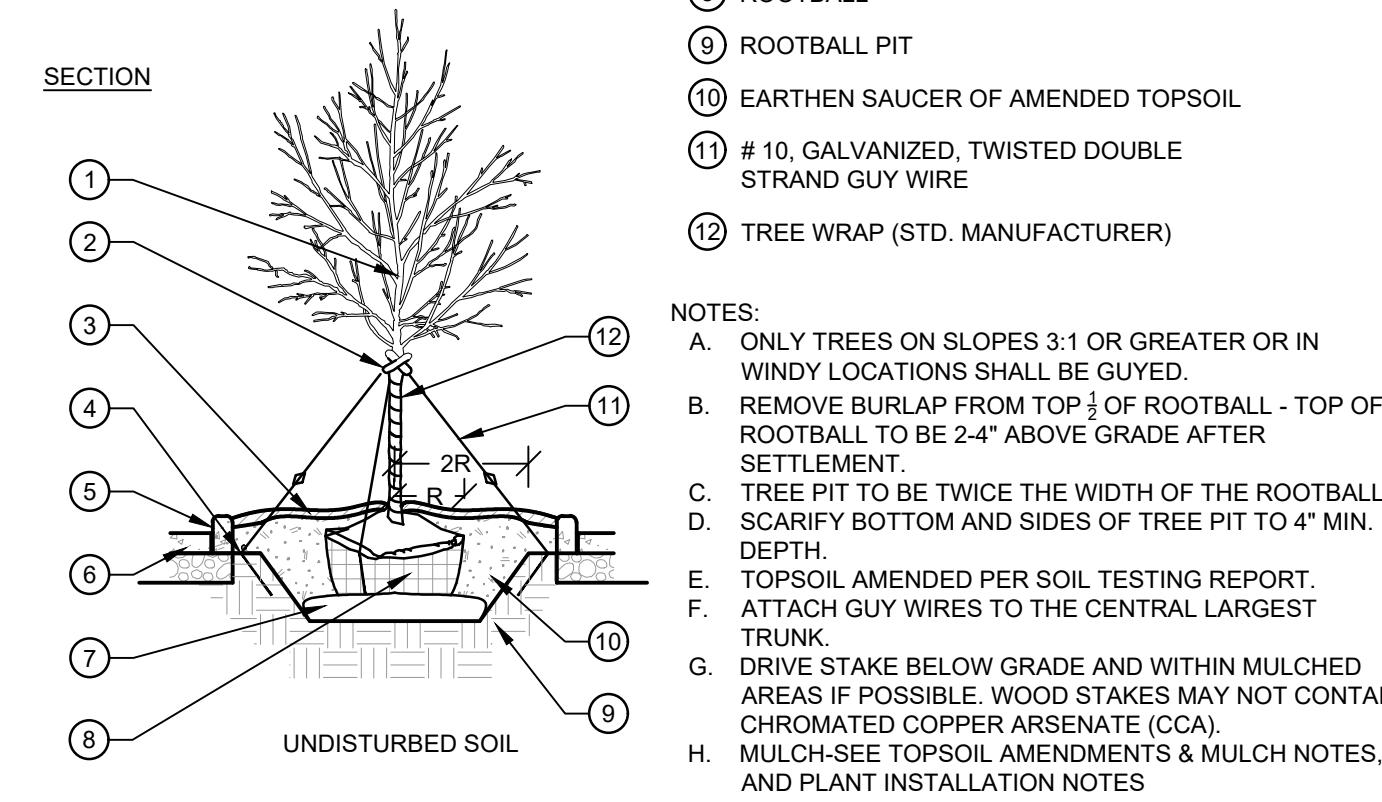
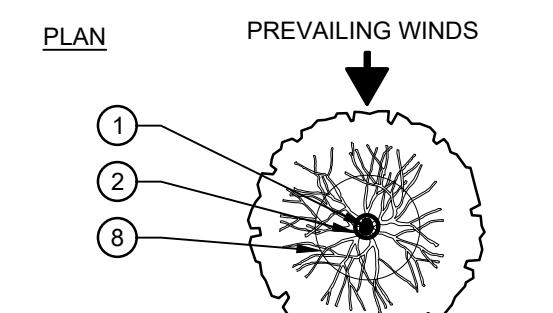
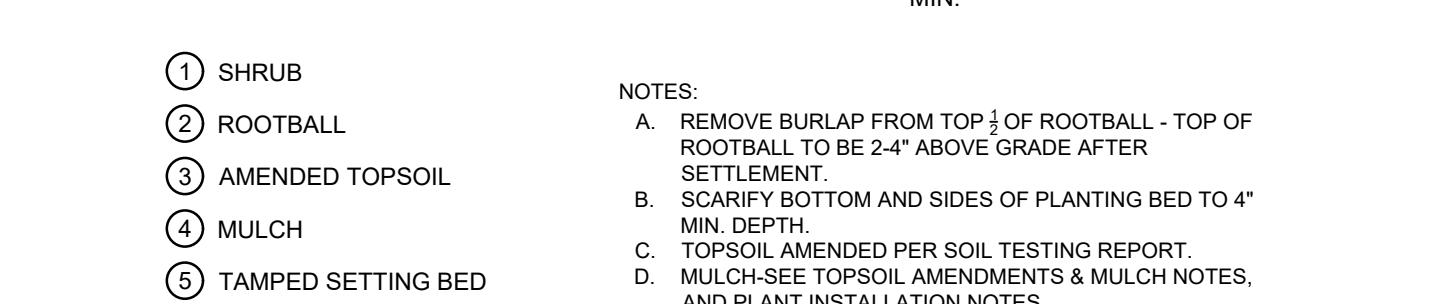
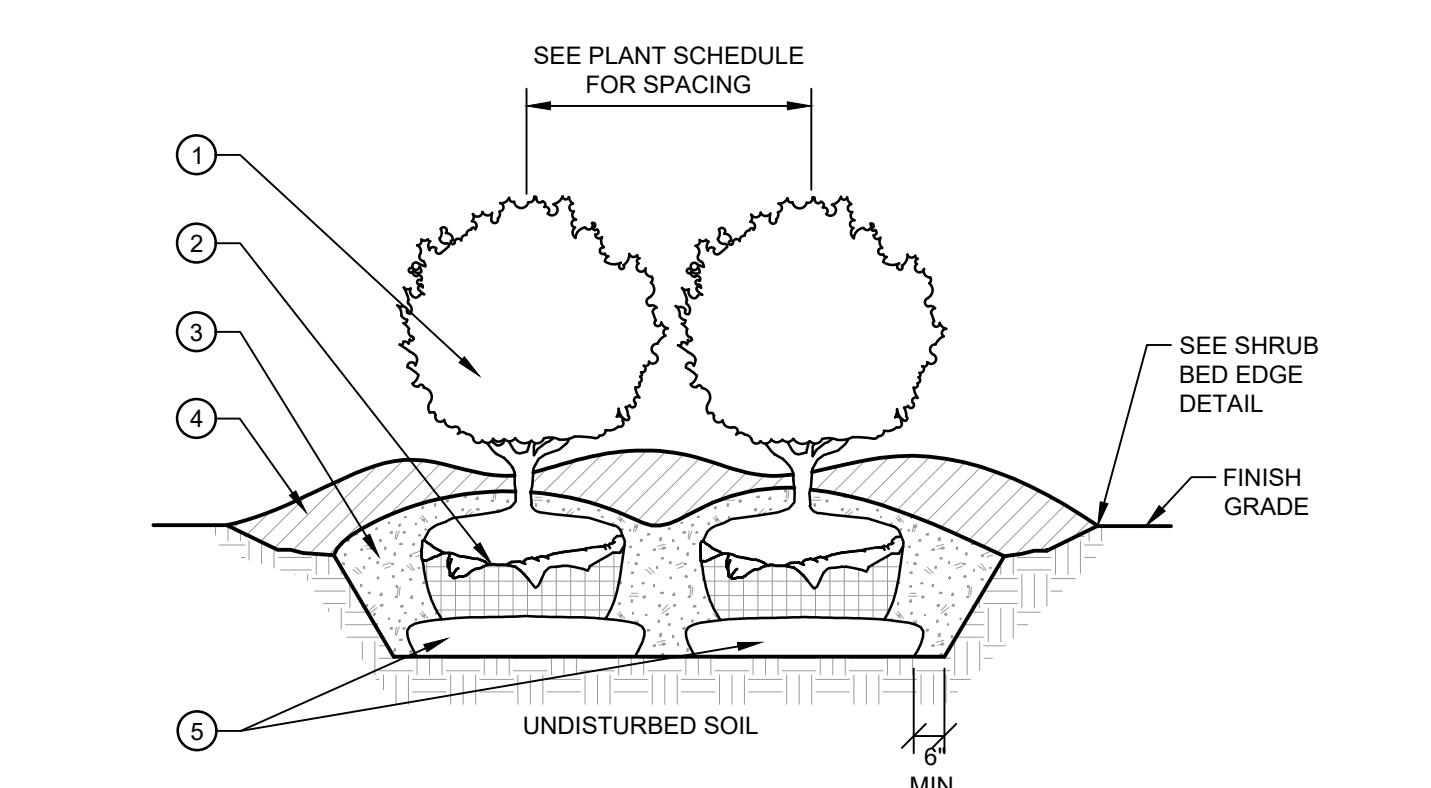
2 SHRUB BED EDGE DETAIL AT PAVEMENT

NOT TO SCALE 32 9113.26-04



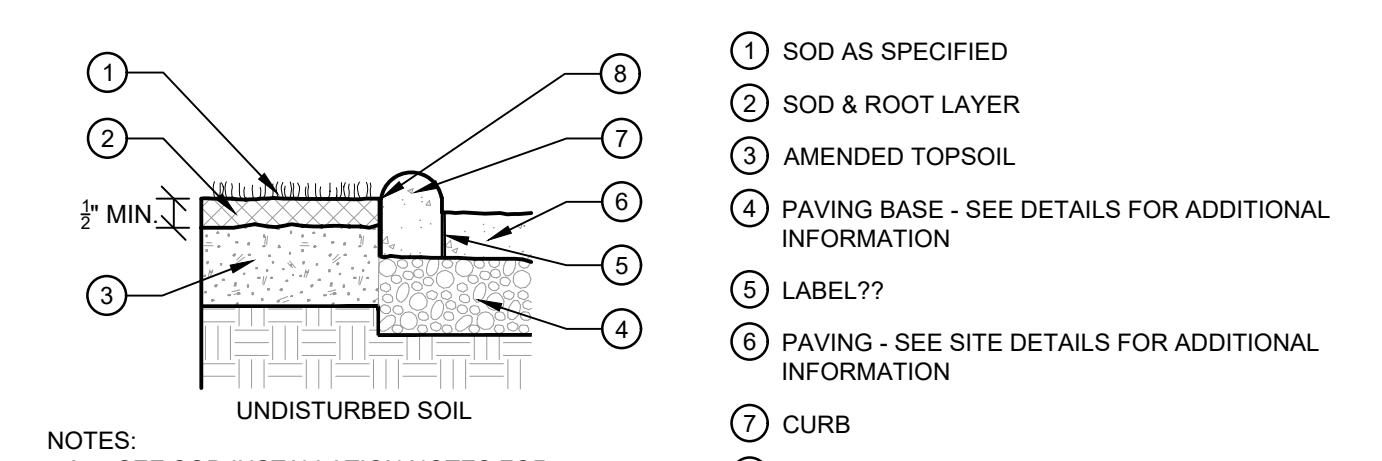
3 SHRUB BED EDGE DETAIL AGAINST LAWN

NOT TO SCALE 32 9113.26-05



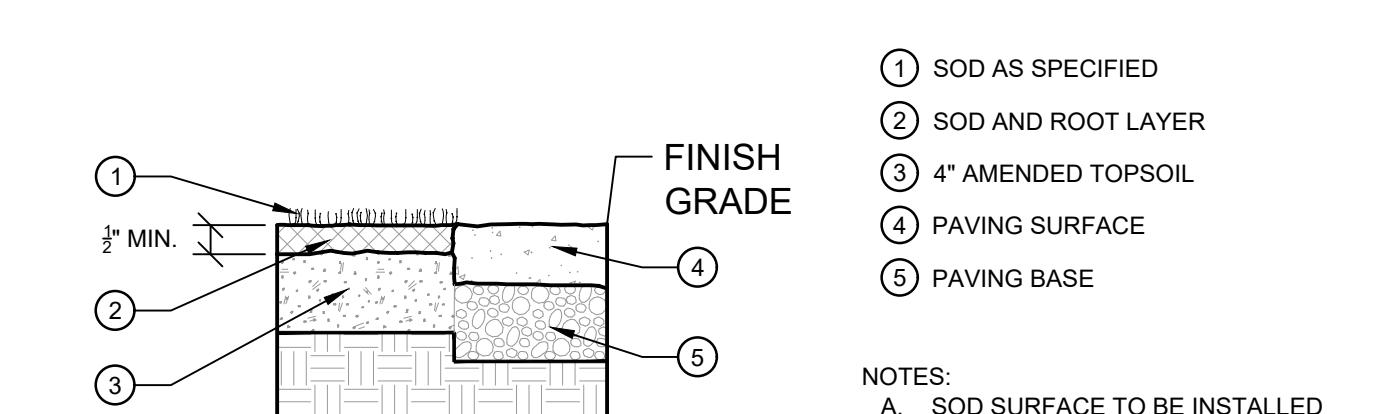
2 TREE ISLAND PLANTING

NOT TO SCALE 329343.46-07



4 CURB/SOD INSTALLATION DETAIL

NOT TO SCALE 321613.16-11



5 SIDEWALK/SOD INSTALLATION

NOT TO SCALE 321623-01

GENERAL LANDSCAPE NOTES

A. THE CONTRACTOR SHALL VISIT THE SITE AND COMPLETELY REVIEW THESE DOCUMENTS AND FULLY UNDERSTAND THE NATURE AND SCOPE OF WORK NEEDED TO ACHIEVE THE FINISHED PRODUCT INTENDED BY THE OWNER. IN ADDITION, THE CONTRACTOR SHALL AT ONCE REPORT TO THE LANDSCAPE ARCHITECT, INACCURACIES OR INCONSISTENCIES DISCOVERED. FAILURE TO REASONABLY RECOGNIZE OR NOTIFY THE LANDSCAPE ARCHITECT OF ANY INACCURACIES OR INCONSISTENCIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE LANDSCAPE ARCHITECT AND OWNER OF ALL LANDSCAPE CONSTRUCTION DOCUMENTS FROM THESE DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

B. PROTECT ALL EXISTING VEGETATION TO REMAIN WITHIN 20' OF CONSTRUCTION DISTURBANCE AS PER PLANS AND SPECIFICATIONS. INSTALL MINIMUM 4' TALL FENCE 5' OUTSIDE THE DRIP LINE OF TREES TO REMAIN. WATER TREES AND VEGETATION TO REMAIN WITH ONE INCH OF RAIN (RAIN GAUGE OR NOAH LOCAL WEATHER VERIFIED PER WEEK FOR DURATION OF CONSTRUCTION PROJECT).

C. PRIOR TO CONSTRUCTION, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY TO COMPLETE THE WORK, LOCATING ALL UNDERGROUND UTILITIES, AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING INSTALLATION. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC., WHICH MAY OCCUR AS A RESULT OF LANDSCAPE CONSTRUCTION.

D. CONTRACTOR MUST CERTIFY THAT ITS SAFETY PROGRAM MEETS REGULATORY REQUIREMENTS AT A MINIMUM. CONTRACTOR TO PROVIDE RECORDS KEEPING SUMMARY.

E. LANDSCAPE ARCHITECT MAY OBSERVE TREES AND SHRUBS, EITHER IN PLACE OF GROWTH OR SITE BEFORE PLANTING. MAINTAINANCE WHICH IS REQUIRED FOR CONSIDERATION, VARIETY, SIZE, AND QUALITY, LANDSCAPE ARCHITECT RETAINS RIGHT TO OBSERVE TREES AND SHRUBS FURTHER FOR SIZE AND CONDITION OF BALLS, ROOT SYSTEMS, INSECTS, INJURIES, AND LATENT DEFECTS AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. LANDSCAPE CONTRACTOR SHALL REMOVE REJECTED TREES OR SHRUBS IMMEDIATELY FROM PROJECT SITE.

F. IF EXISTING ECOLOGY CAUSES ADJUSTMENTS OF LANDSCAPE PLANS TO FIT THE SITE CONDITIONS, A STAKE OUT BY LANDSCAPE CONTRACTOR AND ADJUSTMENTS BY LANDSCAPE ARCHITECT SHALL BE REQUIRED PRIOR TO INSTALLATION.

G. ALL PLANTING AREAS SHOWN ON PLANS SHALL BE TO WITHIN 2' OF FINAL GRADE BEFORE LANDSCAPE CONTRACTOR COMMENCES INSTALLATION.

H. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH OTHER CONTRACTORS AND/OR LOCATING PROPOSED SITE UTILITIES, STORM STRUCTURES, EASEMENTS, ETC.

I. ALL PLANTING MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT. THE APPROVED LANDSCAPING PLAN BY NO LATER THAN THE NEXT PLANTING SEASON OR WITHIN 6 MONTHS FROM THE COMPLETION OF ALL SITE CONSTRUCTION.

J. CONTRACTOR TO VERIFY ALL PLANT QUANTITIES. ANY DISCREPANCY BETWEEN THE PLANTING LIST AND THE PLAN SHALL BE VERIFIED BY THE LANDSCAPE ARCHITECT. ALL SUBSTITUTIONS AND/OR CHANGES SHALL BE REQUESTED IN WRITING TO THE OWNER OR OWNER'S REPRESENTATIVE AND BE APPROVED BY THE LANDSCAPE ARCHITECT AND THE LOCAL MUNICIPALITY, IF REQUIRED, PRIOR TO INSTALLATION.

K. THE CONTRACTOR SHALL PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF EXTERIOR PLANTS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS IN ANSI Z60.1, "AMERICAN STANDARD FOR NURSERY STOCK."

L. THE CONTRACTOR SHALL FURNISH NURSERY-GROWN TREES AND SHRUBS COMPLYING WITH ANSI Z60.1, WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.

M. TREES AND SHRUBS OF A LARGER SIZE MAY BE USED, IF ACCEPTABLE TO LANDSCAPE ARCHITECT, WITH A PROVIDED WRITTEN APPROVAL.

N. IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF TREES OR SHRUBS IS SHOWN, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER LABEL TO ASSURE SYMMETRY IN PLANTING.

O. THE CONTRACTOR SHALL LABEL ONE TREE AND ONE SHRUB OF EACH VARIETY AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTH THE BOTANICAL AND COMMON NAME.

P. PLANT TAGS SHALL REMAIN ON INSTALLED PLANT MATERIAL UNTIL THE WORK HAS BEEN APPROVED BY LOCAL INSPECTOR AND/OR THE OWNER OR OWNER'S REPRESENTATIVE.

Q. LANDSCAPE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE FROM ALL PLANT BEDS WITHOUT ADVERSELY AFFECTING SITE DRAINAGE. GRADES BEHIND CURBS FOR AREAS TO RECEIVE MULCH SHALL BE HELD 4 INCHES BELOW TOP OF CURB AND 2 INCHES BELOW TOP OF CURB FOR SOD.

R. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING, INCLUDING, BUT NOT LIMITED TO, WATERING, SPRAYING, MULCHING, FERTILIZING, ETC. ALL PLANTING AREAS AND LAWN UNTIL THE WORK IS ACCEPTED BY THE OWNER OR OWNER'S REPRESENTATIVE.

S. CONTRACTOR TO PROVIDE CONCRETE TRENCHES TO ENSURE PROPER DRAINAGE IN PLANTING AREAS.

T. ADDITIONAL ROCK EXCAVATION AND TOPSOIL MAY BE REQUIRED TO OBTAIN SPECIFIED PLANTING DEPTHS FOR ROOT COVERAGE BASED ON SITE CONDITIONS.

U. IF IRRIGATION IS PART OF THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL PLANT MATERIAL WITH THE IRRIGATION CONTRACTOR. ACTIVATE IRRIGATION SYSTEM UPON COMPLETION OF ALL LAWN AREAS.

V. ALL IRRIGATION COMPONENTS SHALL BE OF THE SAME MANUFACTURER & INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

TOPSOIL, AMENDMENTS & MULCH

A. STRIP TOPSOIL TO ITS FULL DEPTH AT AREAS IMPACTED AND AT ALL AREAS TO BE RE-GRADED AND RE-CARPIFIED. STOP TOPSOIL STRIPPING OUTSIDE THE DRIP LINE OF TREES TO REMAIN/ DO NOT STRIP AS TO IMPACT THE ROOT LINE OF TREES TO REMAIN.

B. COORDINATE WITH THE OWNER PRIOR TO ESTABLISHING TOPSOIL STORAGE AREAS. GRADE AND SLOPE STOCKPILES FOR PROPER DRAINAGE AND TO PREVENT EROSION. THE REUSE OF STOCKPILE TOPSOIL WITHIN THE PROJECT SITE MUST BE APPROVED FOR PLACEMENT BY THE LANDSCAPE ARCHITECT.

C. ALL TOPSOIL SHALL BE SHREDDED, CLEAN, AND UNIFORM IN QUALITY FREE FROM HARD CLODS, STIFF CLAY, PARTIALLY DISINTEGRATED STONE, LIME, CEMENT, SLAG, OR OTHER UNDESIRABLE MATERIAL. TOPSOIL SHALL CONFORM TO THE FOLLOWING:

- ORGANIC CONTENT - BETWEEN 3% - 10% ORGANIC MATTER
- pH - SHALL RANGE BETWEEN 6.0 - 7.5
- SOIL TEXTURE - TOPSOIL SHALL CONSIST OF THE FOLLOWING PERCENTAGES OF SAND, SILT, AND CLAY

D. TOPSOIL MUST BE APPROVED PRIOR TO PLACEMENT. TOPSOIL TEST RESULTS SHALL SHOW RECOMMENDATION FOR SOIL ADDITIVES FOR FERTILIZERS TO CORRECT NUTRIENT DEFICIENCIES AS NECESSARY

E. INORGANIC SOIL AMENDMENTS INCLUDE THE FOLLOWING:

- LIME - ASTM C 602, AGRICULTURAL LIMING MATERIAL CONTAINING A MINIMUM OF 80% CALCIUM CARBONATE EQUIVALENT AS FOLLOWS:

 - a. PROVIDE LIME IN FORM OF GROUND DOLOMitic LIMESTONE PER ASTM 605, CONTAINING NO LESS THAN 85% OF TOTAL CARBONATES AND SHALL BE GROUND TO SUCH A FINENESS THAT 50% WILL PASS THROUGH A 100 MESH SIEVE AND 90% WILL PASS THROUGH A MESH SIEVE. COARSER MATERIAL WILL BE ACCEPTABLE, PROVIDED THE SPECIFIED RATES OF APPLICATION ARE INCREASED PROPORTIONALLY ON THE BASIS OF QUANTITIES PASSING THE 100 MESH SIEVE.
 - SULFUR - GRANULAR, BIODEGRADABLE, AND CONTAINING A MINIMUM OF 90% SULFUR, WITH A MINIMUM OF 99% PASSING THROUGH NUMBER 6 SIEVE AND A MAXIMUM OF 10% PASSING THROUGH A NUMBER 40 SIEVE.
 - AXE-CAL - AUTOMOTIVE EARTH SOIL AMENDMENT - SEE PREPARATION AND PLANTING NOTES FOR APPLICATION RATES.

- ORGANIC MULCH - FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS, CONSISTING OF ONE DOUBLE SHREDDED HARDWOOD BARK.

PLANTING PREPARATION

A. EXAMINE AREAS TO RECEIVE PLANTS FOR COMPLIANCE WITH REQUIREMENTS AND CONDITIONS AFFECTING INSTALLATION AND PERFORMANCE. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS ARE CORRECTED.

B. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES AND TURF AREAS AND EXISTING PLANTS FROM DAMAGE CAUSED BY PLANTING OPERATIONS.

C. INSTALL EROSION-CONTROL MEASURES TO PREVENT EROSION OR DISPLACEMENT OF SOILS AND DISCHARGE OF SOIL-BEARING WATER RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES AND WALKWAYS.

D. APPLY ANTIDESICCANT TO TREES AND SHRUBS USING POWER SPRAY TO PROVIDE ADEQUATE FILM OVER TRUNKS (BEFORE WRAPPING), BRANCHES, STEMS, TWIGS, AND FOLIAGE TO PROTECT DURING HANDLING AND TRANSPORTATION. IF DECIDUOUS TREES OR SHRUBS ARE MOVED IN FULL LEAF, SPRAY ANTIDESICCANT AT NURSERY BEFORE MOVING AND AGAIN TWO (2) WEEKS AFTER PLANTING.

E. WRAP TREES AND SHRUBS WITH BURLAP FABRIC OVER TRUNKS, BRANCHES, STEMS, TWIGS, AND FOLIAGE TO PROTECT FROM WIND AND OTHER DAMAGE DURING DIGGING, HANDLING, AND TRANSPORTATION.

F. LAY OUT INDIVIDUAL TREE AND SHRUB LOCATIONS AND BED EDGES FOR ALL EXTERIOR PLANTINGS. STAKE LOCATIONS, OUTLINE AREAS, ADJUST LOCATIONS WHERE REQUIRED, AND OBTAIN LANDSCAPE ARCHITECT'S, OWNERS', OR OWNER REPRESENTATIVE'S WRITTEN ACCEPTANCE OF LAYOUT PRIOR TO PLANTING. TREES SHALL BE SITED IN THE FIELD BY THE LANDSCAPE ARCHITECT WHERE NOTED ON THE PLAN. CONTACT THE LANDSCAPE ARCHITECT WITH ANY DISCREPANCIES OR ISSUES WITH PLACEMENT.

WARRANTY

A. CONTRACTOR SHALL PROVIDE OWNER WITH A MINIMUM ONE YEAR WRITTEN WARRANTY FOR LABOR AND MATERIALS.

B. CONTRACTOR SHALL WARRANT EXTERIOR PLANTS AGAINST DEFECTS, INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLECT OR ABUSE BY OWNER, OR INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.

C. WARRANTY SHALL INCLUDE SPECIFIC WARRANTY PERIODS FROM DATE OF ACCEPTANCE FOR TREES AND SHRUBS, GROUND COVERS, AND OTHER EXTERIOR PLANTS.

D. WARRANTY SHALL BE LIMITED TO ONE REPLACEMENT OF EACH EXTERIOR PLANT, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE OF CONTRACTOR TO COMPLY WITH REQUIREMENTS.

E. WARRANTY FOR IRRIGATION SERVICE, PLUMBING, & DRAINAGE SHALL BE GUARANTEED FOR A PERIOD OF 1 YEAR AND WILL INCLUDE START-UP, WINTERIZATION, AND SECOND SEASON START-UP. WARRANTY SHALL INCLUDE ALL LABOR, MATERIAL, TOOLS, AND EQUIPMENT AS NECESSARY TO PROVIDE A FUNCTIONING SYSTEM, FREE FROM DEFECTS AND ADJUSTED PROPERLY FOR APPROPRIATE WATER DELIVERY TO ALL PLANT MATERIAL.

TRAFFIC & SAFETY

A. REFER TO BID DOCUMENTS AND COMPLY WITH ALL STATE & LOCAL REQUIREMENTS REGARDING APPROVED WORK TIMES, SCHEDULING OF INSTALLATION, AND ALL OTHER REQUIREMENTS.

PLANT INSTALLATION

A. LOSEN SUBGRADE OF PLANTING AREAS TO A DEPTH OF TWELVE (12) INCHES. REMOVE STONES LARGER THAN ONE (1) INCH IN ANY DIMENSION, STICKS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OF THE OWNER'S PROPERTY.

B. APPLY FERTILIZER DIRECTLY TO THE SUBGRADE BEFORE LOOSENING.

C. SPREAD TOPSOIL, APPLY SOIL AMENDMENTS AND FERTILIZER ON SURFACE, AND THOROUGHLY BLEND PLANTING SOIL. APPLY TURFMASTER SOIL AMENDMENT AT THE FOLLOWING RATES:

- 2" DEEP BEDS - 450 LBS / 1000 SF; 4" DEEP BEDS - 900 LBS / 1000 SF;
- 6" DEEP BEDS - 1,300 LBS / 1000 SF; DEEP BEDS - 1,750 LBS / 1000 SF

D. DELAY MIXING FERTILIZER WITH PLANTING SOIL IF PLANTING WILL NOT PROCEED WITHIN A FEW DAYS.

E. MIX LIME WITH DRY SOIL PRIOR TO MIXING FERTILIZER.

F. SPREAD TOPSOIL WITH PLANTING SOIL IF PLANTING SOIL IS FROZEN, MUDDY, OR EXCESSIVELY WET.

G. GRADE PLANTING AREAS TO A SMOOTH, UNIFORM, SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSION TO MEET FINISH GRADES.

H. RESTORE PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRAVING.

I. FOR PLANTING PITS AND TRENCHES, EXCAVATE CIRCULAR PLANTING PITS WITH SIDES SLOPING INWARD AT A FORTY-FIVE (45) DEGREE ANGLE. EXCAVATIONS WITH VERTICAL SIDES ARE NOT ACCEPTABLE. TRIM PERIMETER OF BOTTOM LEAVING THE CENTER AREA OF THE BOTTOM RAISED 8" TO SUPPORT THE ROOT BALL AND ASSIST WITH DRAINAGE AWAY FROM THE PLANT. DO NOT FURTHER DISTURB THE BASE. ENSURE THAT THE ROOT BALL WILL SIT ON UNDISTURBED BASE SOIL TO PREVENT SETTLING. SCARIFY SIDES OF THE PLANTING PIT Smeared OR SMOTHERED DURING EXCAVATION.

- EXCAVATE APPROXIMATELY TWO (2) TIMES THE DIAMETER OF THE ROOT BALL FOR BALLED AND BURLAPPED STOCK.
- FOR TALL ROOT STOCK, EXCAVATE AT LEAST TWELVE (12) INCHES WIDER THAN THE ROOT SPREAD AND DEEP ENOUGH TO ACCOMMODATE VERTICAL ROOTS.
- IF DRAIN TILE IS SHOWN ON DRAWINGS OR DETAILS, OR REQUIRED UNDER PLANTING AREAS, EXCAVATE TO TOP OF DRAINAGE BACKFILL OVER TILE.

J. SUBSOIL AND TOPSOIL REMOVED FROM EXCAVATION MAY BE USED AS PLANTING SOIL PROVIDED IT IS FREE FROM ROCKS AND OTHER DELETERIOUS MATERIAL.

K. NOTIFY LANDSCAPE ARCHITECT IF UNEXPECTED ROCK OR OBSTRUCTIONS DETRIMENTAL TO TREES OR SHRUBS ARE ENCOUNTERED IN EXCAVATIONS.

L. NOTIFY LANDSCAPE ARCHITECT IF SUBSOIL CONDITIONS EVIDENCE UNEXPECTED WATER SEEPAGE OR RETENTION IN TREE OR SHRUB PLANTING PITS.

M. FILL EXCAVATIONS WITH WATER AND ALLOW TO PERCOLATE AWAY BEFORE POSITIONING TREES AND SHRUBS.

N. INSTALL PLANTS - REFER TO TYPICAL PLANTING NOTES ON THIS SHEET FOR PLANT INSTALLATION.

O. IT IS THE CONTRACTOR'S OPTION WHETHER OR NOT TO STAKE A TREE UNDER 5" CALIPER, BUT IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO REMOVE STAKES AND WIRE AT THE END OF THE WARRANTY PERIOD, AT WHICH POINT ANY STAKES & WIRE ARE TO BE REMOVED BY THE CONTRACTOR.

P. ALL DECIDUOUS TREES SHALL BE WRAPPED WITH STANDARD MANUFACTURER'S TREE WRAP TO PREVENT WINTER DAMAGE. TREE WRAP IS TO BE REMOVED AFTER THE FIRST WINTER BY THE LANDSCAPE CONTRACTOR.

Q. LANDSCAPE CONTRACTOR SHALL INSTALL GATOR BAGS, PER MANUFACTURER'S RECOMMENDATION FOR ALL TREES THAT ARE NOT OTHERWISE IRRIGATED.

R. PRIOR TO MULCHING, APPLY PRE-EMERGENT HERBICIDE (PREEN OR EQUIVALENT) PER MANUFACTURER'S RECOMMENDATION.

S. IF NOTED ON PLAN TO USE WEED CONTROL FABRIC, INSTALL WEED CONTROL ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS. COMPLETELY COVER AREA TO RECEIVE FABRIC, OVERLAPPING EDGES A MINIMUM OF SIX (6) INCHES, SECURE THE SEAMS WITH GALVANIZED PINS. PINS TO BE 8"-10" APART ALONG EDGES AND 12" IN CENTER.

T. MULCH BACKFILLED SURFACES OF PLANTING AREAS AND OTHER AREAS AS INDICATED.

U. APPROVE PLACEMENT OF PLANTING AREAS AND OTHER AREAS AS INDICATED.

- DO NOT PLACE MULCH WITHIN THREE (3) INCHES OF THE TRUNKS OR STEMS OR VOLCANO MULCH.
- FOR TREES AND SHRUBS IN TURF AREAS - APPLY ORGANIC MULCH RING OF FOUR (4) INCH AVERAGE THICKNESS, WITH THIRTY-SIX (36) INCH RADIUS AROUND TRUNKS OR STEMS.
- FOR PLANTS IN BEDS, APPLY ORGANIC MULCH TWO (2) INCH AVERAGE THICKNESS AND EXTENDING TWELVE (12) INCHES BEYOND THE EDGES OF INDIVIDUAL PLANTING PIT OR TRENCH AND OVER THE WHOLE SURFACE OF THE PLANTING AREA, AND FINISH LEVEL WITH ADJACENT FINISH GRADES.

V. THE LANDSCAPE CONTRACTOR SHALL INSTRUCT THE OWNER OR OWNER REPRESENTATIVE ON WATERING NEEDS OF INSTALLED PLANTINGS.

SEEDING / SOD PREPARATION

A. DE-COMPACT AREAS HEAVILY TRAFFICKED BY CONSTRUCTION ACTIVITIES WITH HOE OR OTHER APPROVED METHOD.

B. GRADE SURFACES TO ASSURE DRAINAGE AWAY FROM STRUCTURES AND TO PREVENT PONDING AND POCKETS OF SURFACE DRAINAGE. PROVIDE SUBGRADE FREE FROM IRREGULAR SURFACE CHANGES AND AS FOLLOWS:

- ROUGH GRADE SHALL EQUAL PLUS / MINUS TWO TENTHS (.20) FEET, SUBGRADE TOLERANCE AND SHALL BE FREE OF EXPOSED BOULDERS OR STONES EXCEEDING ONE (1) INCH IN GREATEST DIMENSION.
- FILL IN ALL AREAS OF SETTLEMENT TO PROPER GRADE BEFORE SUBSEQUENT PLACEMENT OF TOPSOIL.

C. PLACE TOPSOIL A MINIMUM OF SIX (6) INCHES ABOVE GROUND SURFACE.

D. GRADE AREA TO A SMOOTH, FREE DRADING EVEN SURFACE WITH A LOOSE, MODERATELY COURSE TEXTURE. ROLL, SCARIFY, RAKE, AND SMOOTH AS NECESSARY TO OBTAIN AN EVEN LAWN SURFACE AND FILL DEPRESSIONS AS REQUIRED. DRAIN - SEED BEDS ARE TO BE APPROVED WITH ONE HALF (1/2) TO ONE (1) INCH BELOW ALL SIDEWALKS AND CURBS. DO NOT MOVE HEAVY OBJECTS EXCEPT NECESSARY LAWN MAINTENANCE EQUIPMENT OVER LAWN AREAS AFTER THE SOIL IS PREPARED UNLESS IT IS LOOSENED AND RE-GRADED. RESTORE PREPARED AREAS TO SPECIFIED CONDITIONS IF ERODED, SETTLED, OR OTHERWISE DISTURBED.

E. APPLY TYPE A / STARTER FERTILIZER TO INDICATED TURF AREAS AT A RATE EQUAL TO ONE (1) POUND OF ACTUAL NITROGEN PER ONE THOUSAND (1,000) SQUARE FEET OR AS OTHERWISE INDICATED. APPLY FERTILIZERS BY MECHANICAL DROP OR ROTARY DISTRIBUTOR, THOROUGHLY AND EVENLY INCORPORATED WITH THE SOIL TO A DEPTH OF THREE (3) INCHES BY DICING OR OTHER APPROVED METHOD. FERTILIZE AREAS INACCESSIBLE TO POWER EQUIPMENT WITH HAND TOOLS AN INCORPORATOR TO THE SOIL.

F. ACCEPTABLE SEEDING TIMES: SPRING SEED PLANTING - APRIL 1 TO JUNE 1; FALL SEED PLANTING - AUG. 15 TO OCT. 1

SEED INSTALLATION

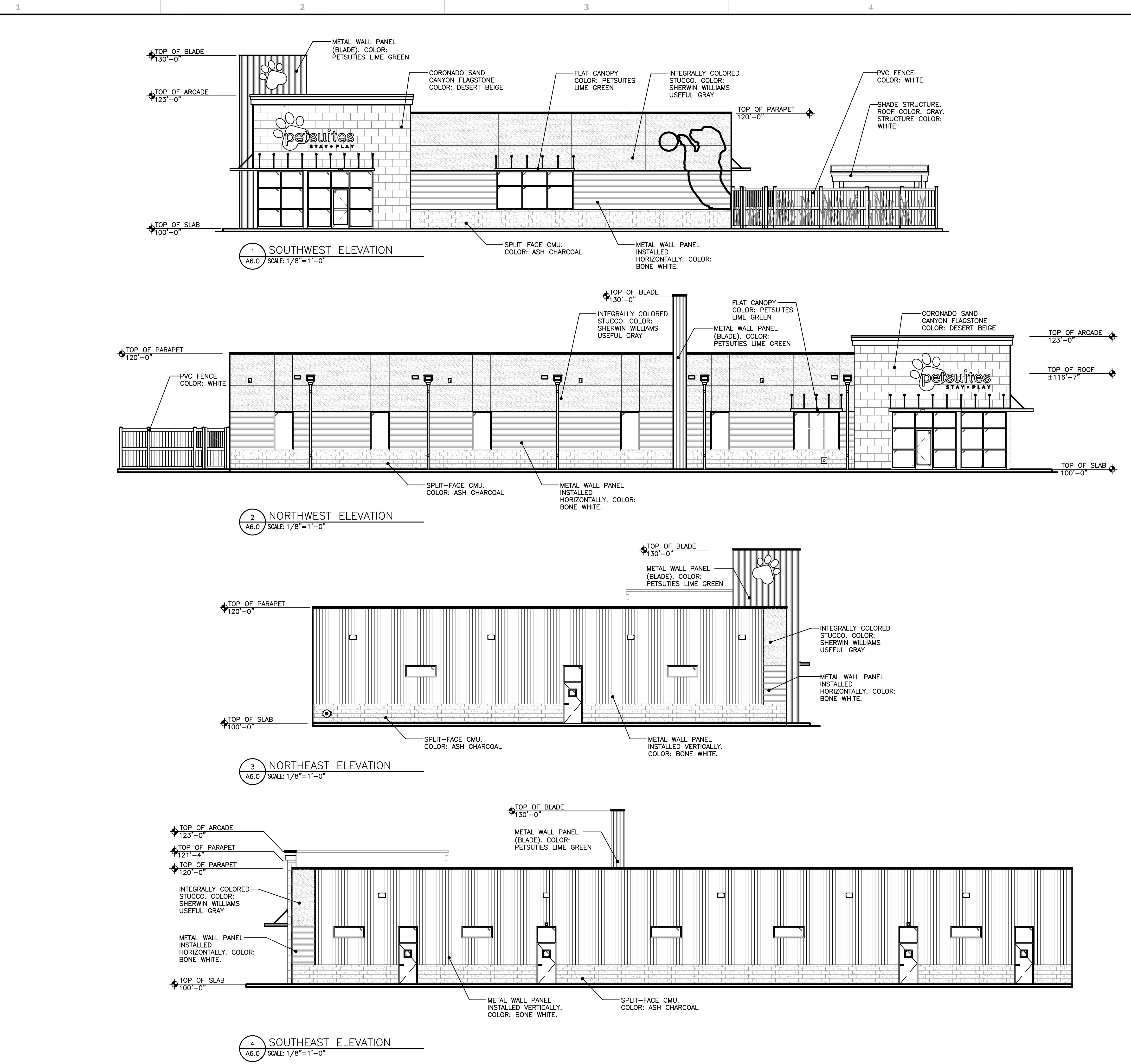
HYDROSEED

A. LANDSCAPE CONTRACTOR SHALL SEED ALL DISTURBED AREAS. THE FINAL GRADE AND TOPSOIL WITHIN +/- .10 FEET WILL BE IN PLACE PRIOR TO SEEDING CONTRACTOR.

B. CONTRACTOR SHALL SPREAD HYDROSEED FIBER MULCH AT A MINIMUM RATE OF 1500 LBS / ACRE AND FERTILIZERS: BEST 6-2-0 OR BEST 15-15-15 OR APPROVED EQUIVALENT APPLIED AT RATE APPROPRIATE FOR PRODUCT. ORGANIC TACKIFIER SHALL BE APPLIED AT A RATE OF 70 LBS / ACRE. HYDROSEED SEED MIX SHALL BE APPLIED AT THE 2,000 LBS / ACRE.

C. CONTRACTOR SHALL WATER ALL PLANT AREAS THOROUGHLY TO SATURATE UPPER LAYERS OF SOIL PRIOR TO THE HYDROSEEDING OPERATION. ALLOW THE PLANTING AREA SOIL SURFACE TO DRY OUT FOR ONE DAY ONLY PRIOR TO THE HYDROSEEDING APPLICATION.

D. CONTRACTOR SHALL APPLY THE HYDROSEEDING IN THE FORM OF A SLURRY CONSISTING OF ORGANIC SOIL AMENDMENTS, COMMERCIAL FERTILIZER, AND ANY OTHER CHEMICALS THAT ARE CALLED OUT. WHEN HYDRAULICALLY SPRAYED ONTO THE SOIL, THE MULCH SHALL FORM A BLOTTER-LIKE MATERIAL. SPRAY THE AREA WITH A UNIFORM VISUAL COAT, USING THE DARK COLOR OF THE CELLULOSE FIBER AS A VISUAL GUIDE. THE SLURRY SHALL BE APPLIED IN A DOWNWARD DRILLING MOTION VIA A FAN STREAM NOZZLE. CONTRACTOR SHALL INSURE THAT ALL OF THE SLURRY COMPONENTS



PETSUITES OF AMERICA
4560 EASTGATE BOULEVARD
UNION TOWNSHIP, OH

EXTERIOR ELEVATIONS

REV.	DATE	DESCRIPTION
-	09.06.22	OVERLAY DISTRICT PLAN SUBMITTAL

PROTOTYPE: HOMEBASE 2021	
ISSUED FOR:	-
PERMIT	-
BID	-
CONSTRUCTION	-
RECORD	-

SITE ID NO.	
TBD	

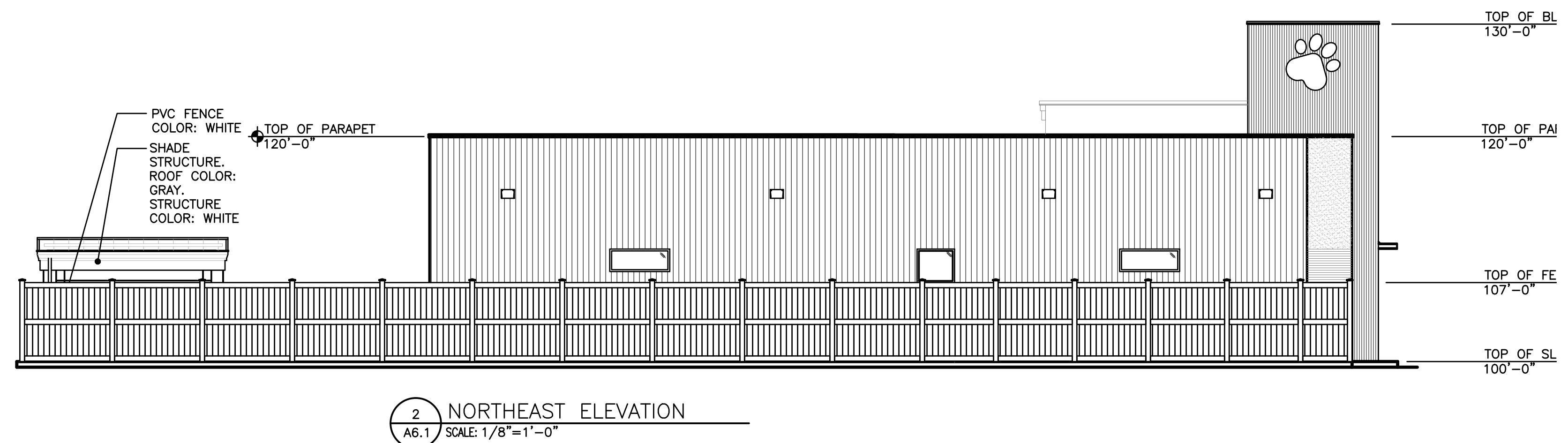
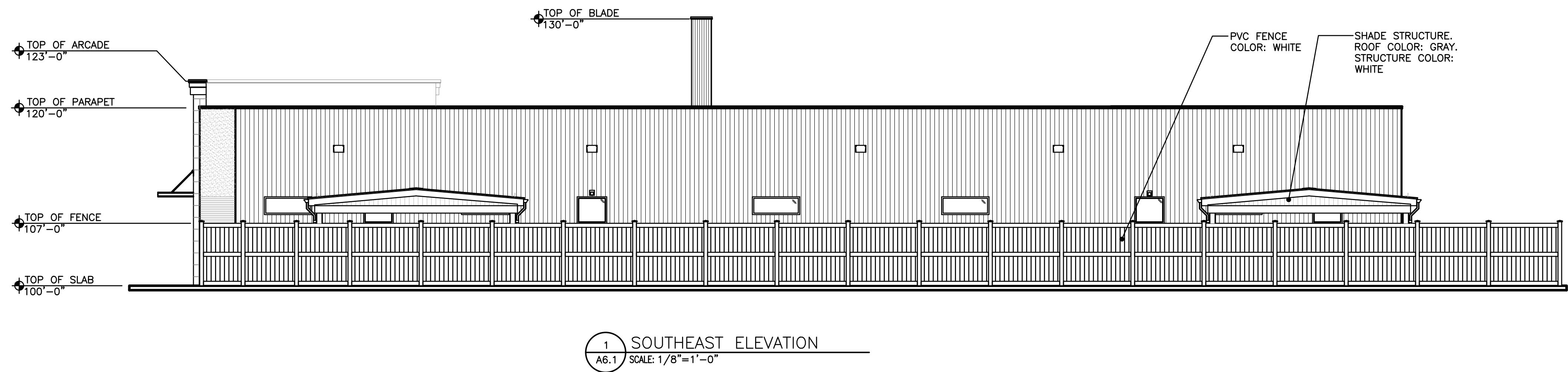
PROJECT MANAGER	DESIGNER
NRV	AMK

JOB NO.
2022155.14

A6.0



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Akron, OH 44311
330.572.2100
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REV.	DATE	DESCRIPTION
-	09.06.22	OVERLAY DISTRICT PLAN SUBMITTAL

FOR REVIEW ONLY

PETSUITES OF AMERICA
4560 EASTGATE BOULEVARD
UNION TOWNSHIP, OH

EXTERIOR ELEVATIONS

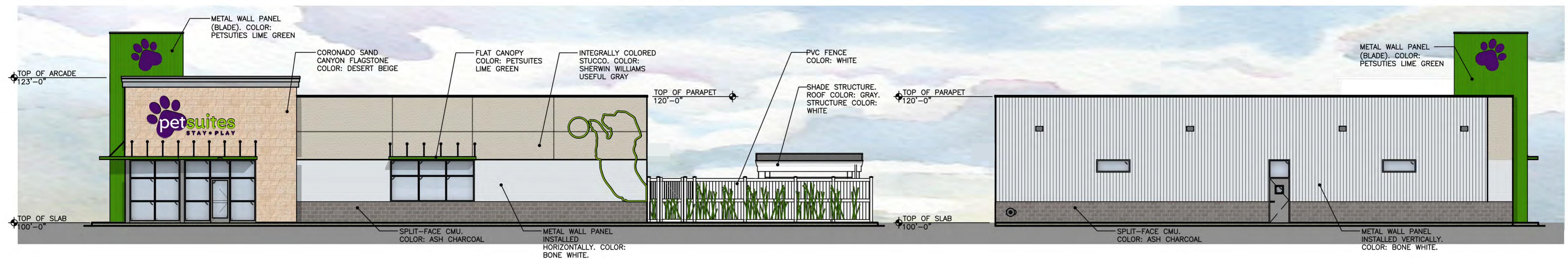
PROTOTYPE: HOMEBASE 2021	
ISSUED FOR:	-
PERMIT	-
BID	-
CONSTRUCTION	-
RECORD	-

SITE ID NO.
TBD

PROJECT MANAGER DESIGNER
NRV AMK

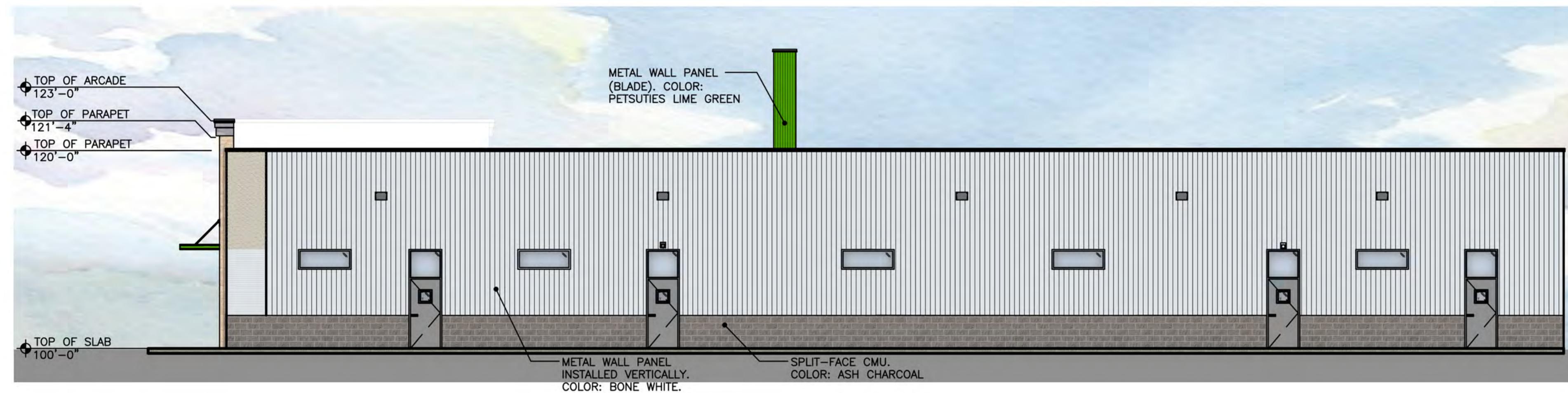
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2022155.14

A6.1

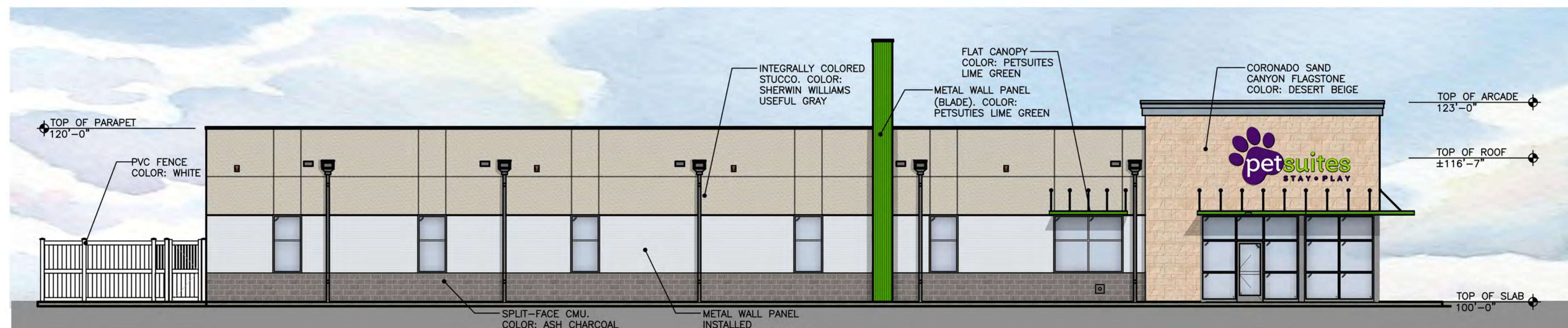


1 SOUTHWEST ELEVATION
A6.0 SCALE: 1/8"=1'-0"

2 NORTHEAST ELEVATION
A6.0 SCALE: 1/8"=1'-0"



3 SOUTHEAST ELEVATION
A6.0 SCALE: 1/8"=1'-0"



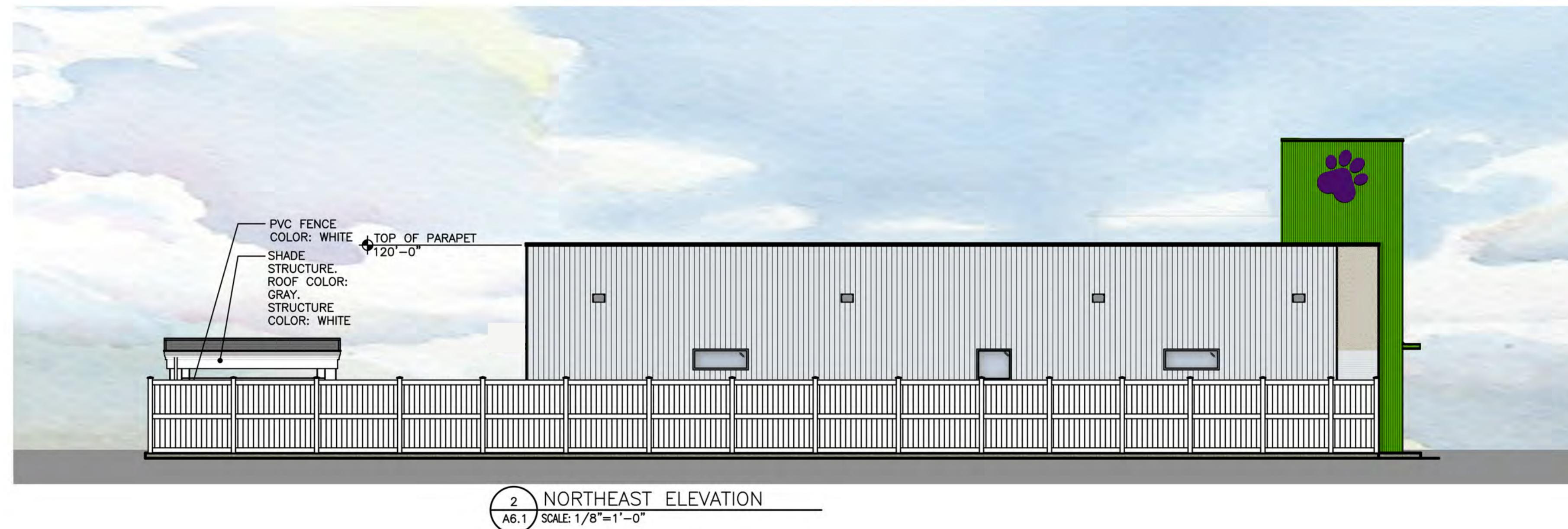
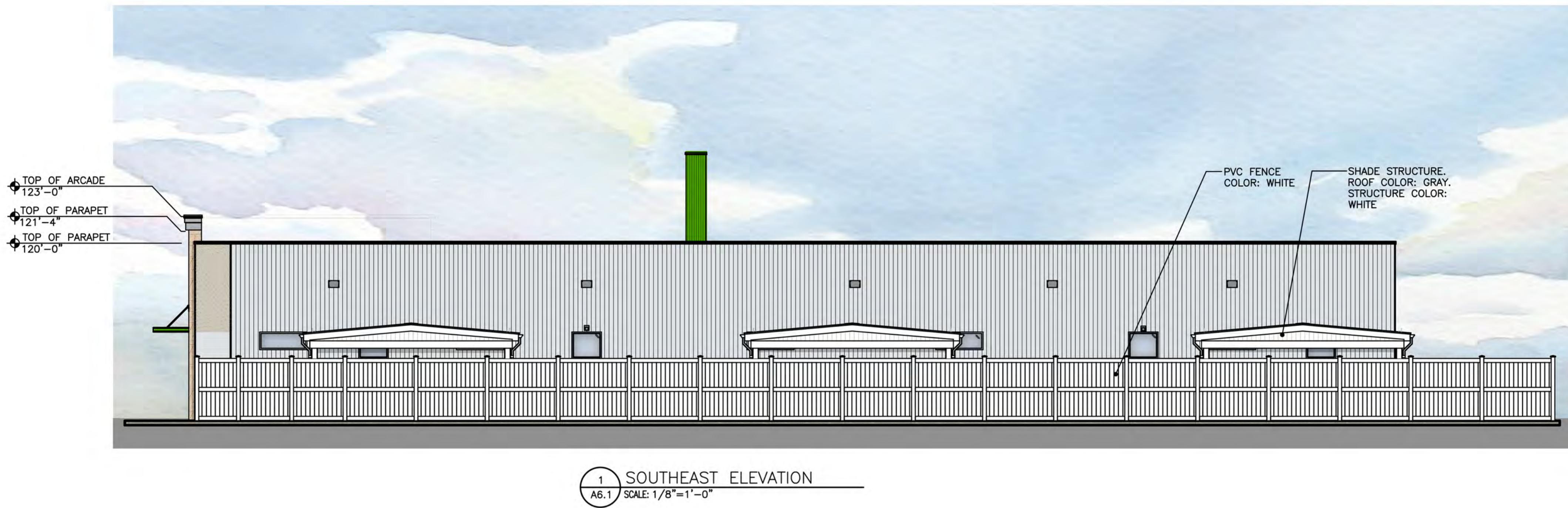
4 NORTHWEST ELEVATION
A6.0 SCALE: 1/8"=1'-0"

PETSUITES
EASTGATE BLVD
UNION TOWNSHIP, OH



THE COLORS AND MATERIALS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS AND NOT AN EXACT MATCH. RENDERING IS TO BE CONSIDERED FOR VISUAL DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.





PETSUITES
EASTGATE BLVD
UNION TOWNSHIP, OH

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PetSuites

Design Standards

6-28-2021

Standard Colors & Materials

Corporate Color Standards

PetSuites Plum
PMS 2617 C
CMYK: 84/100/0/13
RGB: 74/13/102

PetSuites Gray
PMS Cool Gray 7
CMYK: 42/35/35/1
RGB: 153/153/154

PetSuites Lime
PMS 375 C
CMYK: 45/0/100/0
RGB: 149/214/0

Paint Colors

P-1 Dark Purple (PMS 2617c)
Matthews Paint

P-2 Green (MP 77527)
Matthews Paint - See attached Formula

P-3 Grey Shank (MP 13914)
Matthews Paint

Translucent Vinyl Colors

V-1 Plum Purple
(3M Scotchcal 3630-128)

V-2 Brilliant Green
(3M Scotchcal 3630-106)

Trim Cap Colors

T-1 Gemini - Purple (2287)



INTEGRATED SIGN & GRAPHIC, INC.
5801 Kingpost Court
Lexington, KY 40509
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Office 859.263.2800
Online integratedsign.com

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Property Owner

Petsutes

Name of Project
Petsutes
Design Standards

Project Address

ISG Project Number

Drawn By B Smith	Approved By
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Original Drawing Date

06.28.21

Issued Revisions

1

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1

1

1

1

1

Drawing Title

Materials & Colors

Colors & Materials

Paint Colors

P-1 Dark Purple (PMS 2617c)
Matthews Paint

Translucent Vinyl Colors

V-1 Plum Purple (3M Scotchcal 3630-128)
V-2 Brilliant Green (3M Scotchcal 3630-106)

Trim Cap Colors

T-1 Gemini - Purple (2287)

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Original Drawing Date
06.28.21

Issued Revisions

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Drawing Title

Wall Mounted Logo

004

Square Footage Standards

- 1 36 Sq Ft @ 4' 10" tall
- 2 42 Sq Ft @ 5' 2 1/2" tall
- 3 57 Sq Ft @ 6' 1/2" tall
- 4 68 Sq Ft @ 6' 7" tall



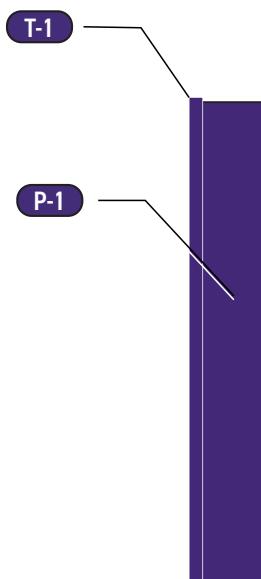
1 FRONT ELEVATION

Scale: $\frac{1}{8}$ " = 1' - 0"

* Square Footage calculated from 6-sided box unless otherwise required per local regulations

2 TYPICAL SIDE VIEW

Scale: $\frac{1}{8}$ " = 1' - 0"



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Petsuites
Design Standards

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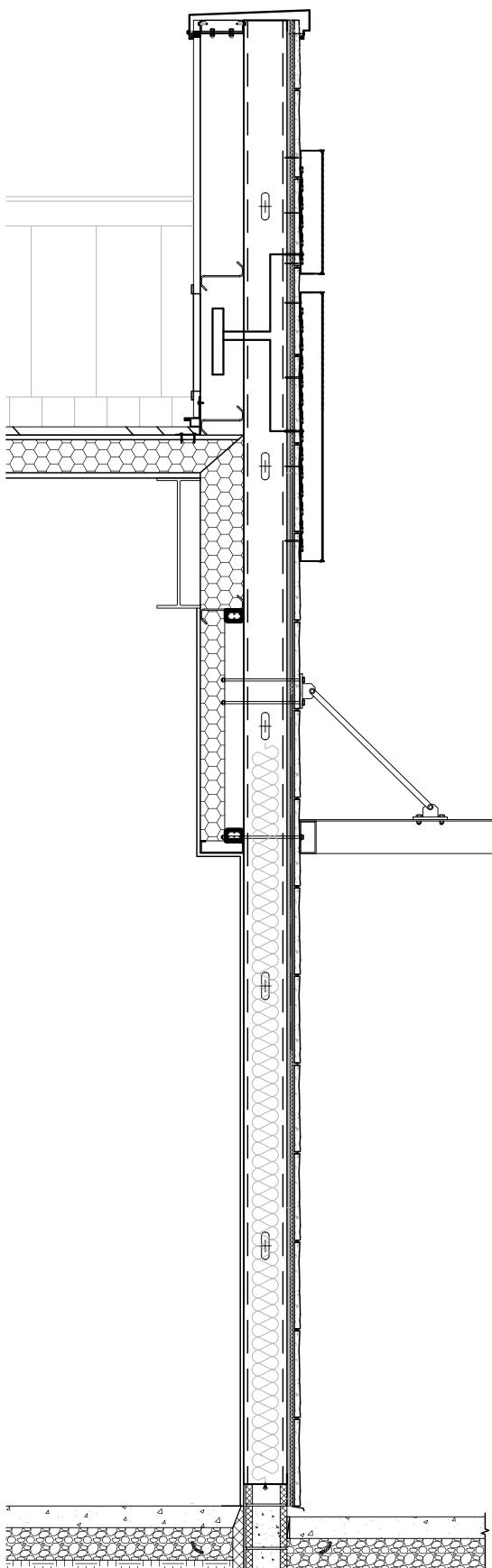
Original Drawing Date
06.28.21

Issued Revisions

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Drawing Title

Wall Mounted Logo
Section Views

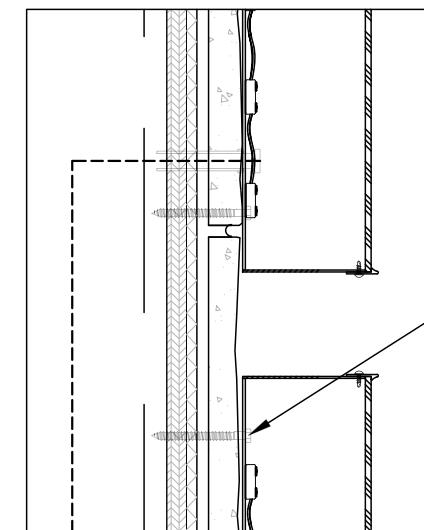
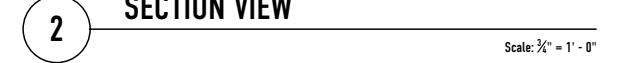


1 SECTION VIEW

Scale: $\frac{1}{4}'' = 1' - 0''$

2 SECTION VIEW

Scale: $\frac{1}{4}'' = 1' - 0''$



3 DETAIL VIEW

Scale: $\frac{1}{4}'' = 1' - 0''$

Fasteners vary
by structure



Colors & Materials

Paint Colors

P-1 Dark Purple (PMS 2617c)
Matthews Paint

Translucent Vinyl Colors

V-1 Plum Purple
(3M Scotchcal 3630-128)

V-2 Brilliant Green
(3M Scotchcal 3630-106)

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Petsutes

Name of Project

Petsutes Design Standards

Project Address

ISG Project Number

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Original Drawing Date
06.28.21

Issued Revisions

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Drawing Title

Square Footage Standards

- 1 18 Sq Ft @ 4' 4" tall
- 2 24 Sq Ft @ 5' tall



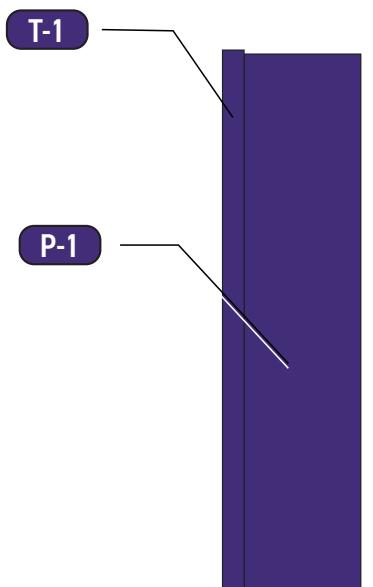
1 FRONT ELEVATION

Scale: $\frac{1}{8}$ " = 1' - 0"

NOTE: ALL LETTERS AND LOGO

CANS HAVE

P-1 RETURNS
T-1 TRIM CAP

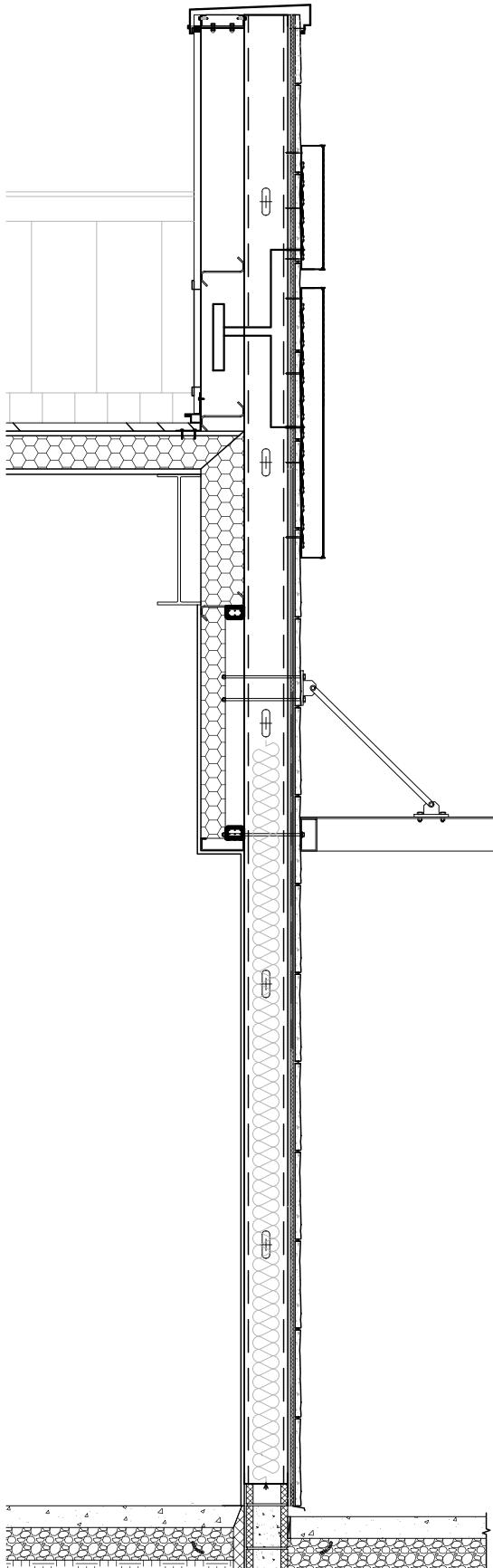


3 TYPICAL SIDE VIEW

N.T.S.

Wall Mounted Paw

005



1 SECTION VIEW

Scale: $\frac{1}{4}'' = 1' - 0''$

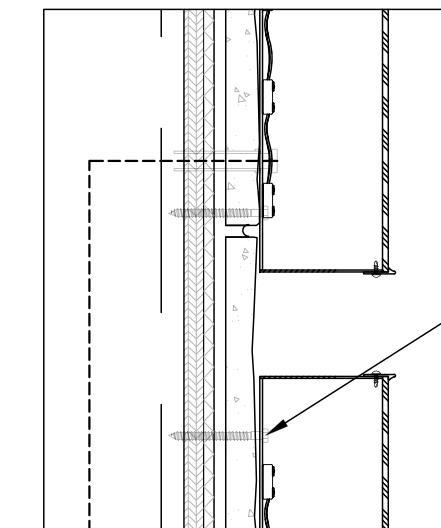
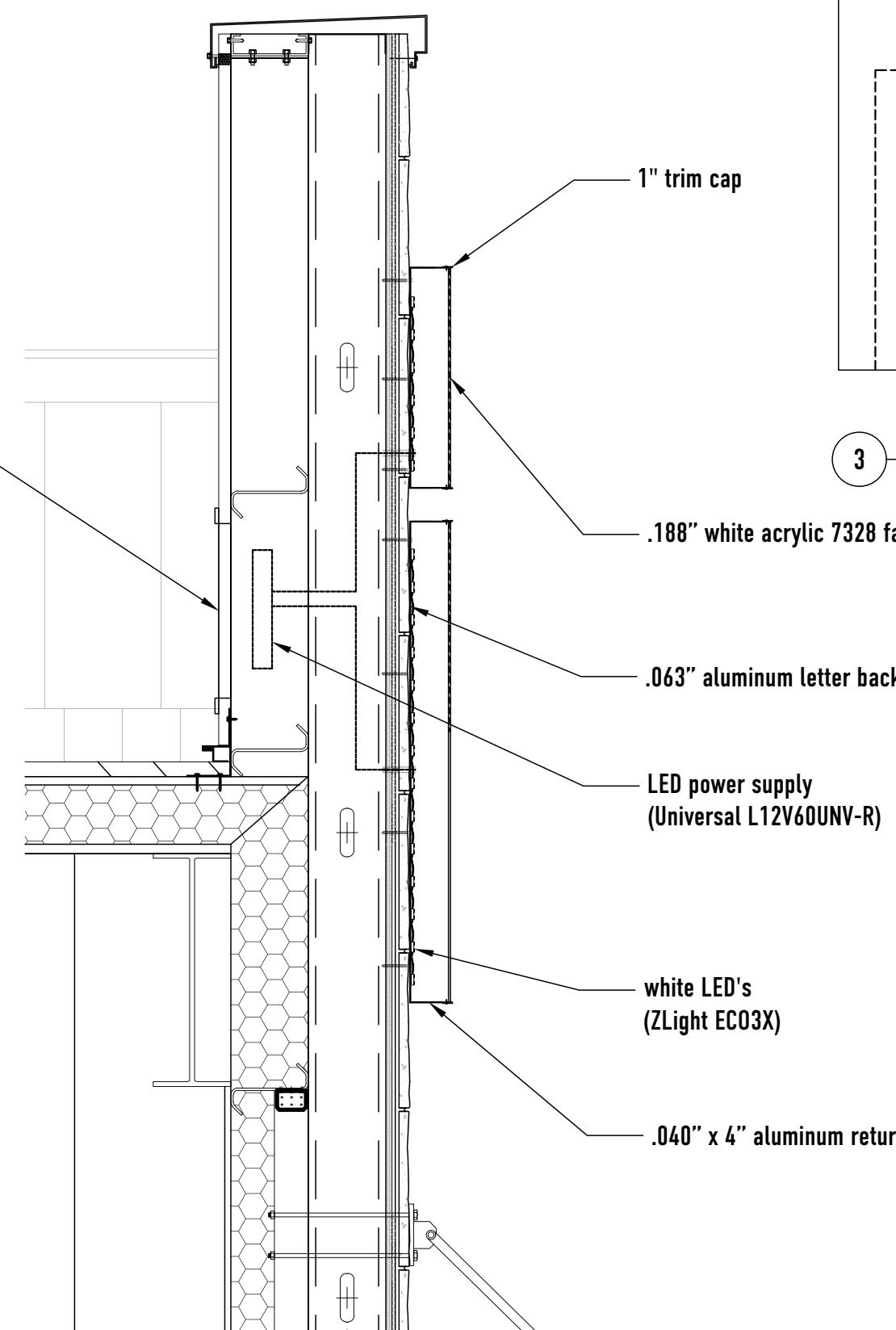
2 SECTION VIEW

Scale: $\frac{1}{4}'' = 1' - 0''$

3 DETAIL VIEW

Scale: $\frac{1}{4}'' = 1' - 0''$

ACCESS DOOR
REQUIRED



Fasteners vary
by structure

Standard Colors & Materials

Paint Colors

P-2 Green (MP 77527)
Matthews Paint - See attached Formula

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Property Owner

Petsuites

Name of Project

Petsuites
Design Standards

Project Address

ISG Project Number

Drawn By B Smith	Approved By
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Original Drawing Date
06.28.21

Issued Revisions

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Drawing Title

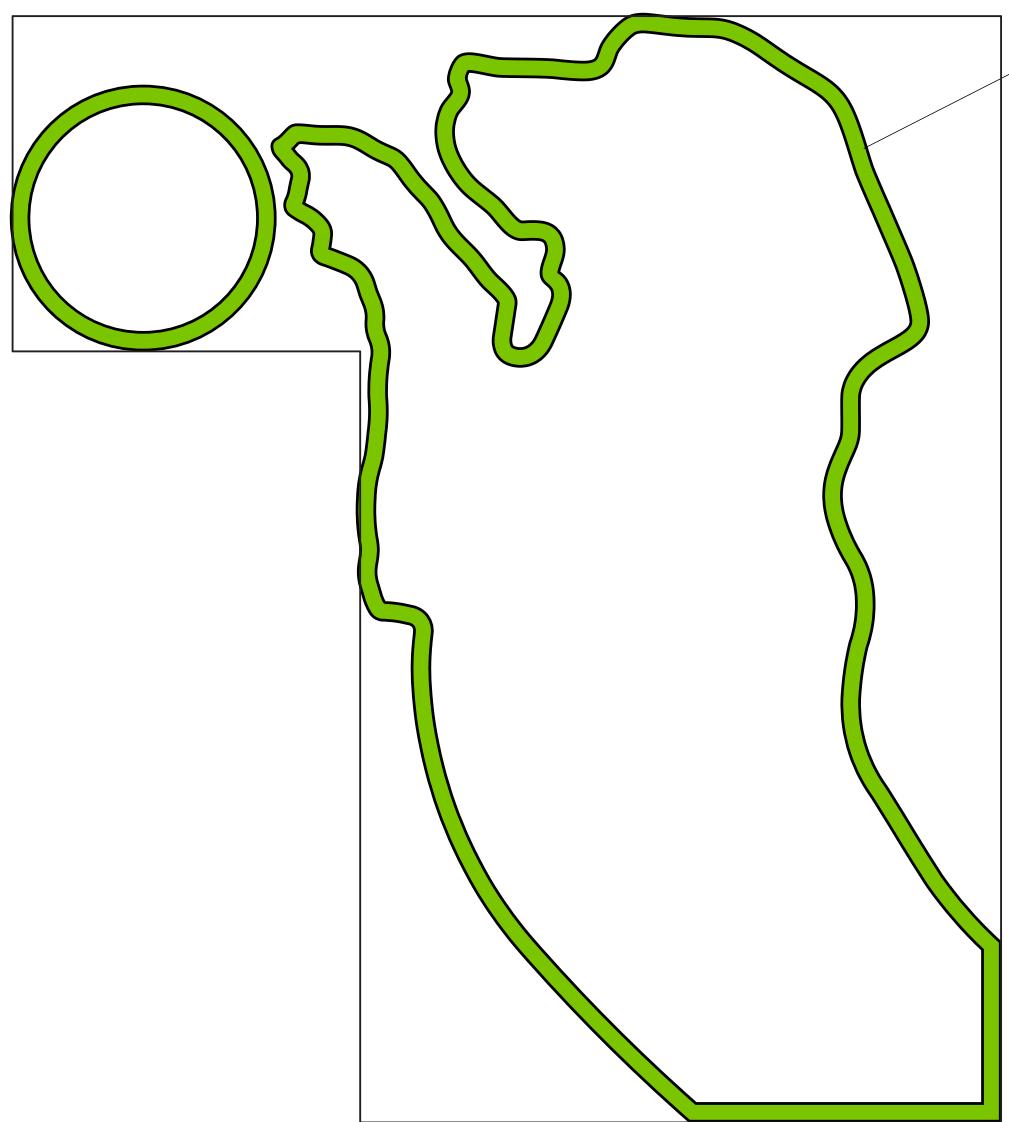
Silhouette

007

Square Footage Standards

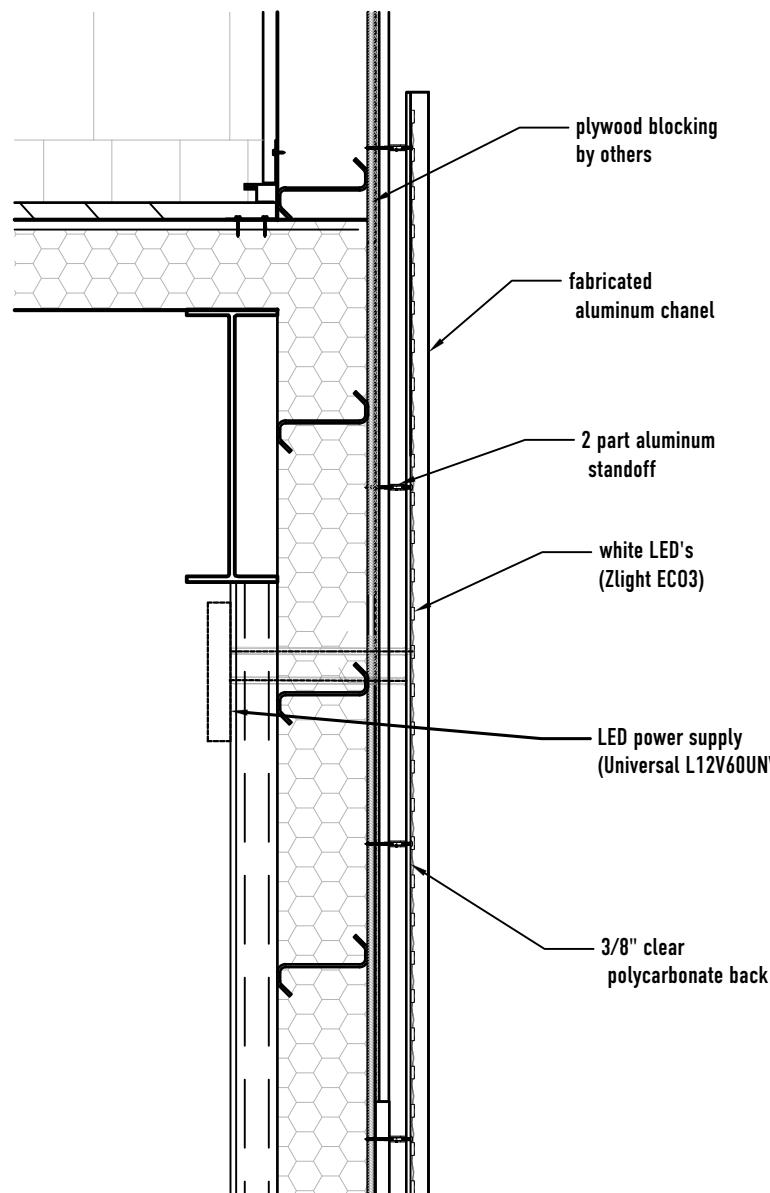
- 1 140 Sq Ft @ 14' 5" tall
- 2 200 Sq Ft @ 16' 7" tall

* Square Footage calculated from
6-sided box unless otherwise required
per local regulations



1 FRONT ELEVATION

Scale: $\frac{1}{8}$ " = 1' - 0"



2 SECTION VIEW

Scale: 1" = 1' - 0"

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Property Owner

Petsuites

Name of Project

Petsuites

Design Standards

Project Address

ISG Project Number

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Original Drawing Date

06.28.21

Issued Revisions

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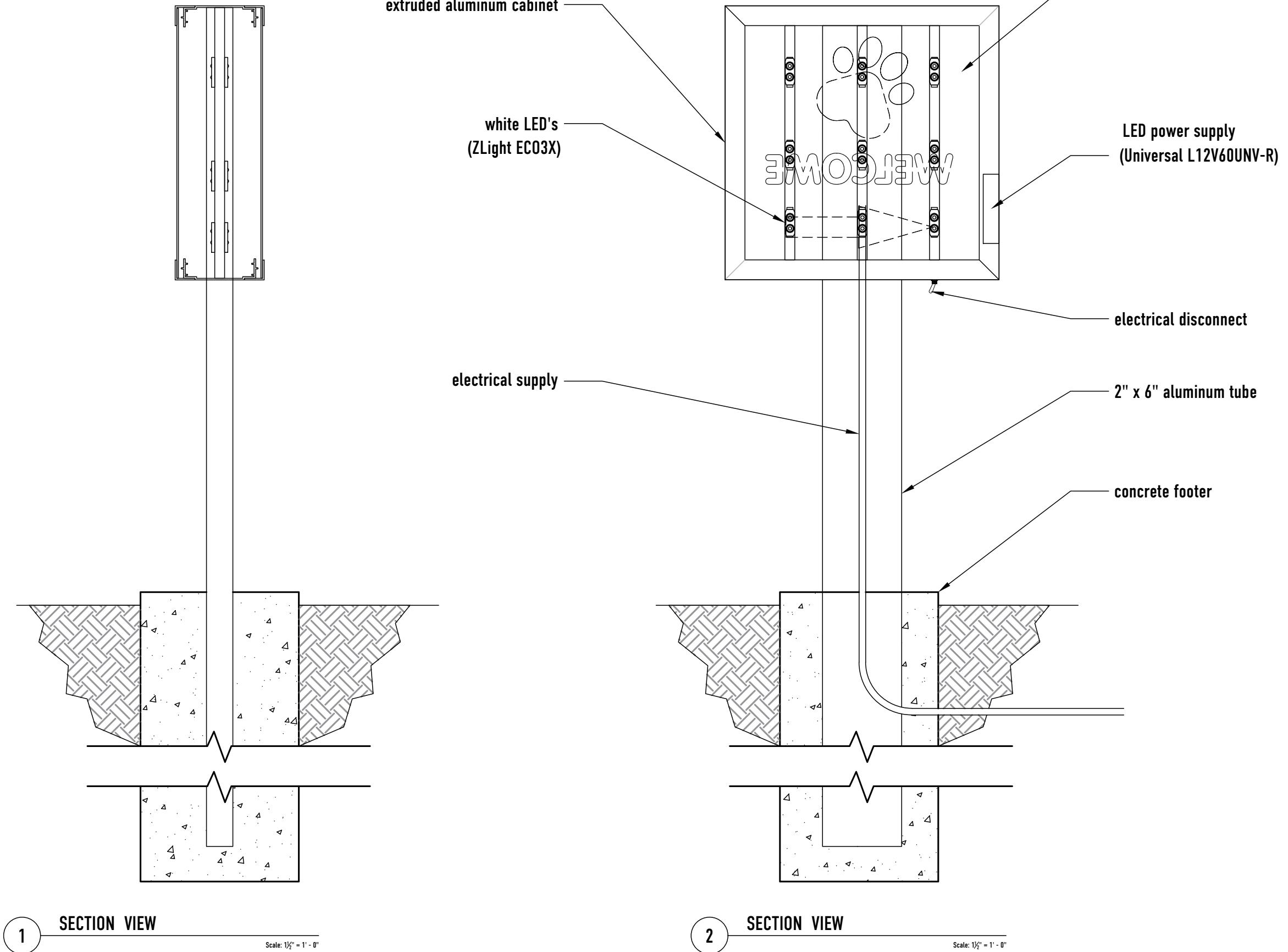
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Drawing Title

**Welcome Sign
Detail**

009



* Square footage and layout
highly customizable
per location and need



① 54 Sq Ft @ 1' letter

1 AMENITY LAYOUT A

Scale: $\frac{1}{8}$ " = 1' - 0"



② 42 Sq Ft @ 1' 1/2" letter

③ 83 Sq Ft @ 1' 5 1/2" letter

2 AMENITY LAYOUT B

Scale: $\frac{1}{8}$ " = 1' - 0"

BOARDING DAYCARE GROOMING TRAINING

④ 6 1/2 Sq Ft @ 5 1/2" letter

3 AMENITY LAYOUT C

Scale: $\frac{1}{8}$ " = 1' - 0"

Colors & Materials

Paint Colors

P-1 Dark Purple (PMS 2617c)
Matthews Paint

Translucent Vinyl Colors

V-1 Plum Purple (3M Scotchcal 3630-128)
V-2 Brilliant Green (3M Scotchcal 3630-106)

Trim Cap Colors

T-1 Gemini - Purple (2287)



INTEGRATED SIGN & GRAPHIC, INC.
5801 Kingpost Court
Lexington, KY 40509
Toll Free 800.755.7956
Office 859.263.2800
Online integratedsign.com

DESIGN INTENT DOCUMENT

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Property Owner

Petsuites

Name of Project

Petsuites

Design Standards

Project Address

ISG Project Number

Drawn By B Smith Approved By

Original Drawing Date 06.28.21

Issued Revisions

1

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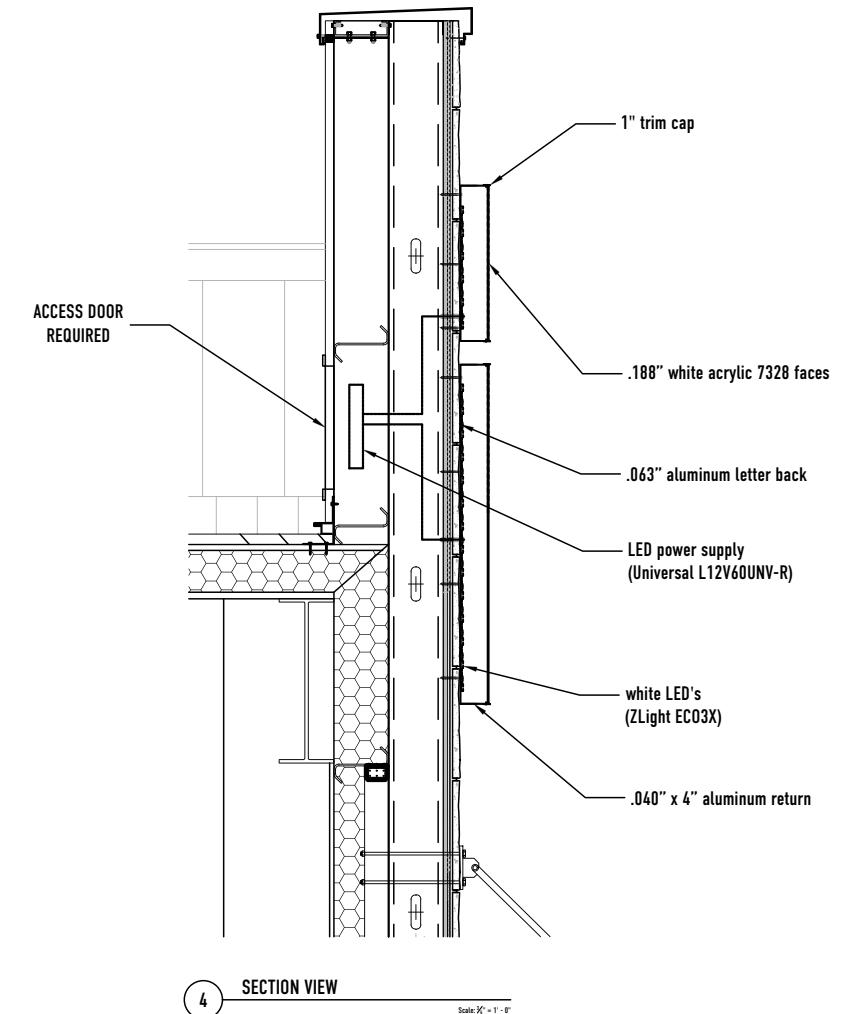
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Drawing Title

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VIPER L
LARGE VIPER LUMINAIRE

FEATURES

- Large size companion to Viper Small
- Wide choice of different LED wattage configurations
- Ten optical distributions
- Designed to replace HID lighting up to 1000W MH or HPS
- Suitable for wet locations

CONTROL TECHNOLOGY

NIK DISTRIBUTED INTELLIGENCE **WISCAPE** energen® SiteSync LIGHTING CENTER

SPECIFICATIONS

CONSTRUCTION

- Manufactured with die cast aluminum
- Coated with a polyester finish that meets ASTM B117 corrosion test requirements and ASTM D6138 cracking and loss of adhesion test requirements
- IP54 polyester powder-coat electrically applied and thermocured. IP54 finish consists of a five stage pretreatment with a polymer primer sealer and top coated with a thermally super TGIC polyester powder-coat finish.
- The finish meets the AAMA 2604 performance specification which includes passing a 3000-hour salt spray test for corrosion resistance and results cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 100 inch-pounds
- External hardware is corrosion resistant

OPTICS

- Carries are held together with internal brass standards soldered to the board so that it can be field replaced as a one-piece optical system
- One-piece silicone gasket ensures a weatherproof seal around each individual optic
- One-piece optical cartridge system consisting of an LED engine, optics, gasket and stainless steel bezel

INSTALLATION

- Mounting options for horizontal arm, vertical tension and additional arm mounting available. Mounting hardware included

ELECTRICAL

- Luminaire accepts 100V through 277V, 347V or 480V input 50 Hz to 60 Hz (UNV)
- Power factor is > .90 at full load
- Surge protection: 20kA
- Future electrical compartment contains all LED driver components

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STRIKE

PHOTOMETRY

VIPER BROCHURE

DIMENSION DRAWINGS

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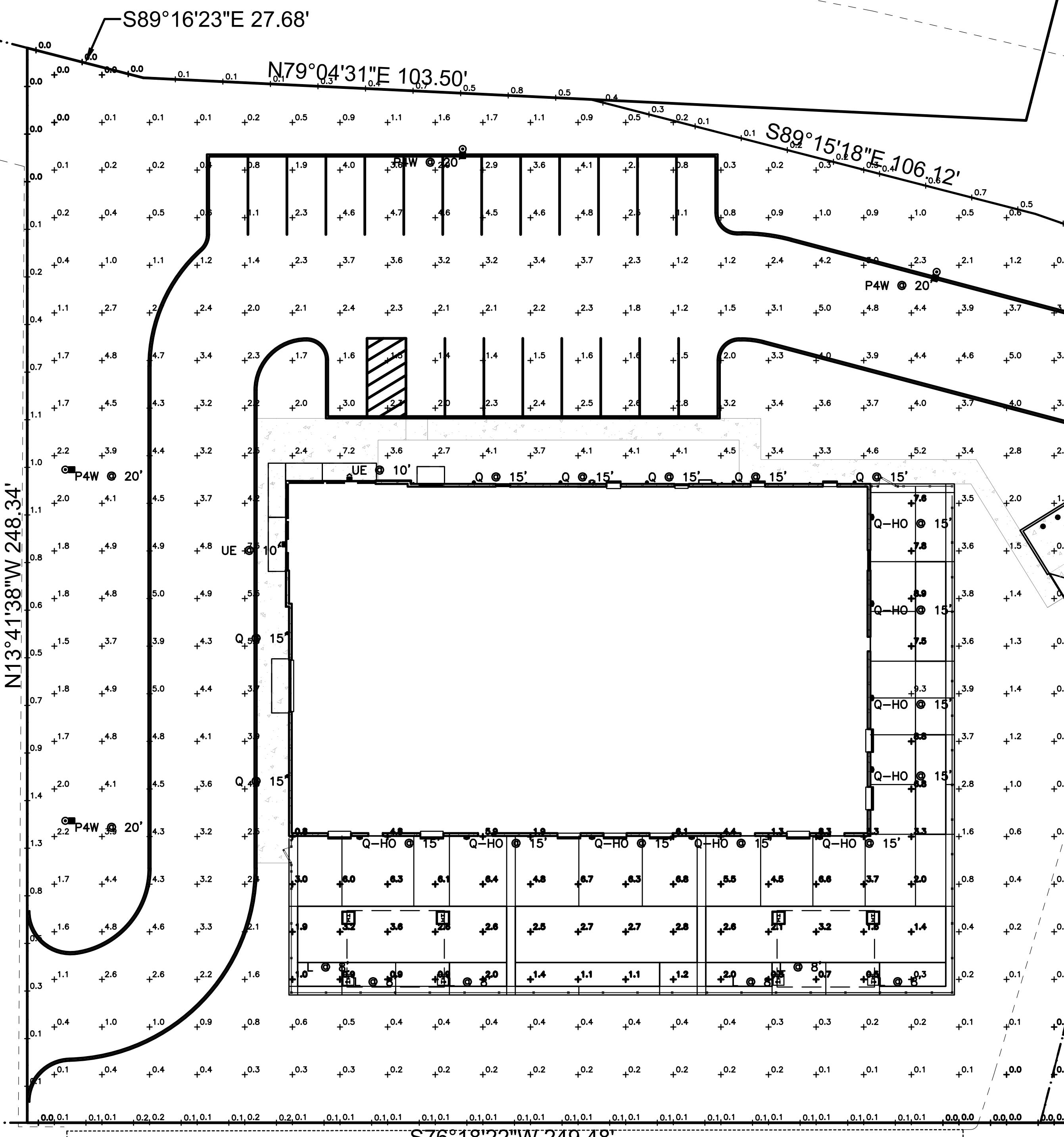
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OLD S.R. #74



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Fenced Outdoor Play Yard Light Levels	✖	3.8 fc	9.3 fc	0.3 fc	31.0:1	12.7:1
Overall Site Light Levels	✚	1.3 fc	9.3 fc	0.0 fc	N/A	N/A
Parking Lot Light Levels	✖	3.1 fc	7.5 fc	0.3 fc	25.0:1	10.3:1
Property Line Light Levels	✚	0.2 fc	1.4 fc	0.0 fc	N/A	N/A

Schedule						
Symbol	Label	Quantity	Catalog Number	Description	Lamp	Wattage
▲	Q	7	SLIM12N	RAB Lighting Inc. Slim12 Series Wall Mounted LED Sconce Unit (8ft. and 15ft. Fixture Mounting Height)	LED/4000K (B1-UU-G0) FULL CUTOFF DESIGN	15.9
▲	Q-HO	9	SLIM57N	RAB Lighting Inc. Slim57 Series HO Wall Mounted LED Sconce Unit (15ft. Fixture Mounting Height)	LED/4000K (B1-UU-G1) FULL CUTOFF DESIGN	47.7
▲	UE	2	XWS-LED-03L-FTW-UNV-DIM-40-80CRI-MSV-BB-EH	Cree Lighting Inc. XSW Series Wall Mounted LED Sconce Unit w/Type FTW Distribution (10ft. Fixture Mounting Height)	LED/4000K (B1-UU-G1) FULL CUTOFF DESIGN	26
■	P4W	4	VP-1-160L-135-4K7-4W-UNV-A-DB	Single Head Beacon Products Viper Size1 VPI Series LED Area Unit w/Type 4W Distribution (20ft. Fixture Mounting Height)	LED/4000K (B3-UU-G4) FULL CUTOFF DESIGN	132.2
○	L	6	3106-X-9.5-W-WF	Vista Professional Outdoor Lighting Model 3106 Series LED Landscape Flood Unit w/Wide Flood Optics	LED/3000K	7.64



REV.	DATE	DESCRIPTION
-	09.06.22	OVERLAY DISTRICT PLAN SUBMITTAL

FOR REVIEW ONLY

PETSUITES OF AMERICA
4560 EASTGATE BOULEVARD
UNION TOWNSHIP, OH

PHOTOMETRIC SITE PLAN

PROTOTYPE: HOMEBASE 2021	
ISSUED FOR:	-
PERMIT	-
BID	-
CONSTRUCTION	-
RECORD	-
SITE ID NO.	TBD
PROJECT MANAGER	KMW
DESIGNER	AWC

JOB NO.
2022155.14

E6.0