

**MSP**  
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 Engineers • Architects • Surveyors  
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Drawn By	STG	Project Mgr.	DAS
Drawing File	02417004-ZCH-00		
X-Reference Files			
Date	10/11/17		
No. Revision/Issue		By	Date

**PROPOSED ZONE CHANGE**  
**8262 PINE ROAD**  
**OFFICE CONDOMINIUMS**  
 SECTION 14, TOWN 4 ENTIRE RANGE 1  
 OF MIAMI PURCHASE SPACE  
 SYCAMORE TOWNSHIP  
 HAMILTON COUNTY, OHIO

Sheet Title	<b>PRELIMINARY GRADING PLAN</b>
Project No.	02417.22
Scale	1" = 20'
Sheet No.	<b>4/6</b>
File No.	02-417



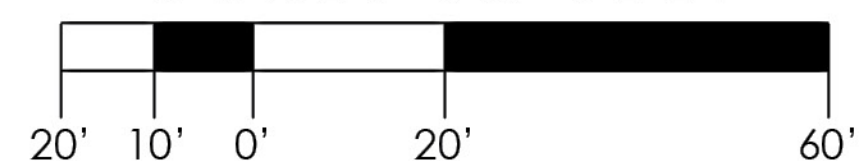
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**Utilities Protection**  
**SERVICE**  
*Call Before You Dig*  
 1-800-362-2764  
 CALL TWO WORKING DAYS BEFORE YOU DIG  
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SCALE IN FEET



PREPARED FOR:

**ROBERT**  
**Lucke**  
GROUP

HOMES | COMMERCIAL | REMODELING | LAND

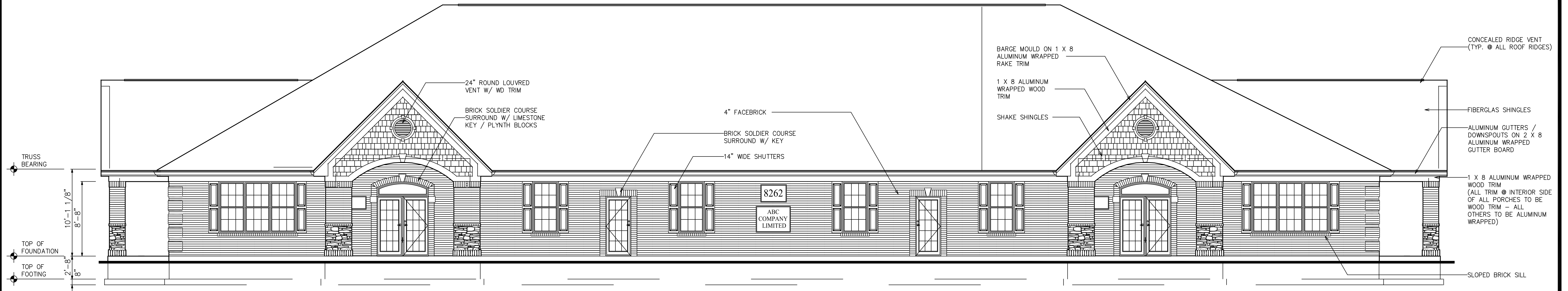


THIS DRAWING IS FOR ILLUSTRATION PURPOSES ONLY  
AND SUBJECT TO CHANGE.

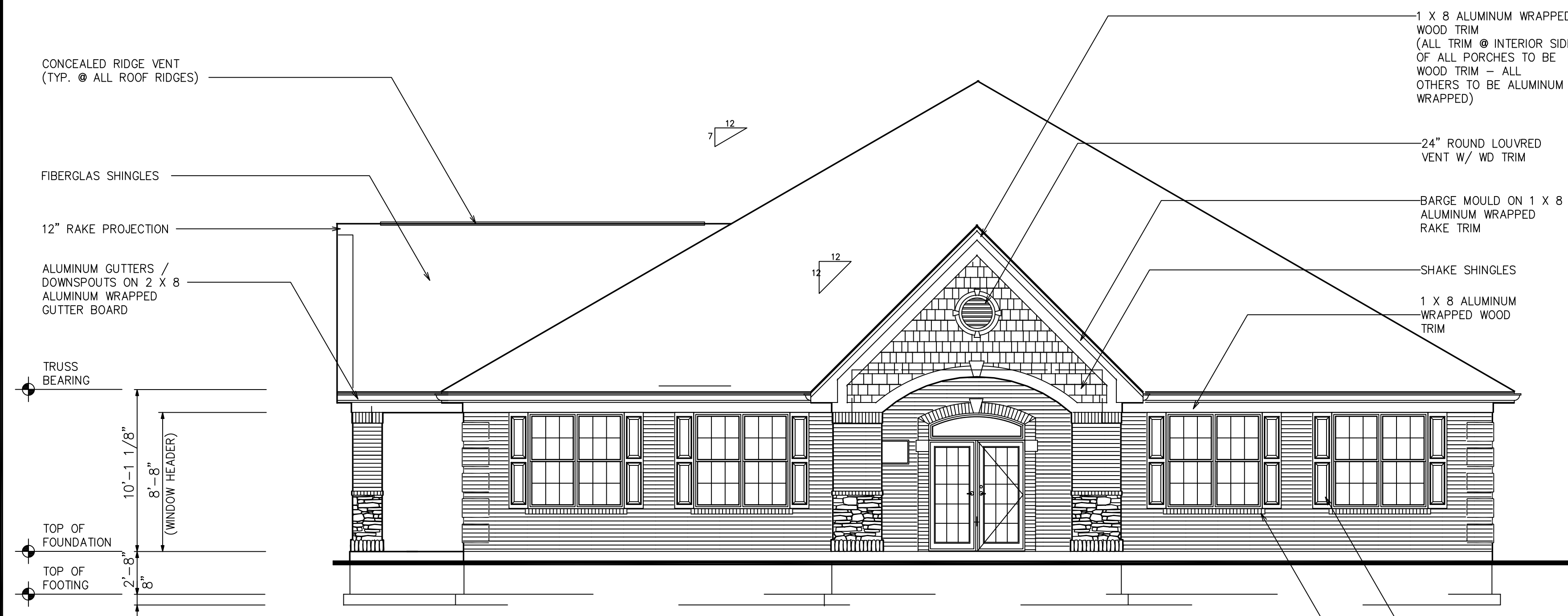
**PINE ROAD OFFICE**  
**CONDOMINIUMS**

SITE RENDERING SHEET 6 / 6

02417.22 : 10.11.17



**FRONT ELEVATION (BY OTHERS)**  
 SCALE: 3 / 16" = 1' - 0"



**RIGHT ELEVATION (BY OTHERS)**  
 SCALE: 3 / 16" = 1' - 0"

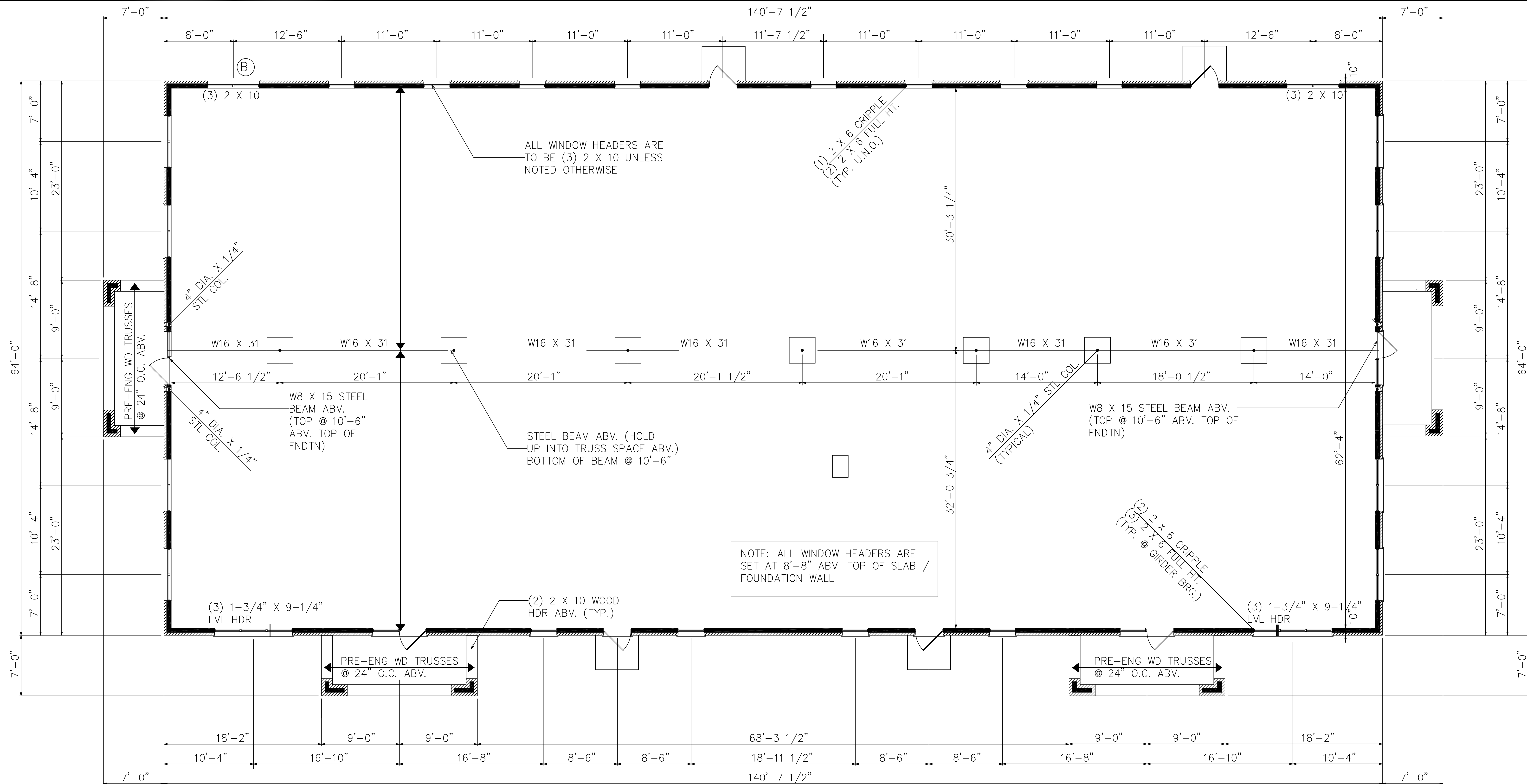
**PROPOSED ZONE CHANGE  
 8262 PINE ROAD  
 OFFICE CONDOMINIUMS**  
 SECTION 14, TOWN 4 ENTIRE RANGE 1  
 OF MIAMI PURCHASE SPACE  
 SYCAMORE TOWNSHIP  
 HAMILTON COUNTY, OHIO

**ARCHITECTURAL BUILDING  
 ELEVATIONS**

**mSP** McGill Smith Punshon, Inc.  
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Drawn By	STG	Date	10/11/17	Project No.	02417.22	Sheet No.	A1
Project Mgr.	DAS	Scale	3/16"=1'	Points D.B.			
CAD		02417004-A1	X-Ref.			File No.	02-417

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NOTE:  
ALL PORCH TRUSS BEARING AT  
11'-6" ABV. TOP OF FOUNDATION /  
SLAB BELOW

# FLOOR PLAN (BY OTHERS)

SCALE: 3/16" = 1'-0"

NOTE:  
FLOOR PLAN TO BE SUBDIVIDED  
BASED ON TENANT REQUIREMENTS.

## PROPOSED ZONE CHANGE 8262 PINE ROAD OFFICE CONDOMINIUMS

SECTION 14, TOWN 4 ENTIRE RANGE 1  
OF MIAMI PURCHASE SPACE  
SYCAMORE TOWNSHIP  
HAMILTON COUNTY, OHIO

### ARCHITECTURAL BUILDING FLOOR PLAN

**MSP** McGill Smith Punshon, Inc.  
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Drawn By	STG	Date	10/11/17	Project No.	02417.22	Sheet No.	A2
Project Mgr.	DAS	Scale	3/16"=1'	Points D.B.		File No.	02-417
CAD				02417004-A1	X-Ref.		

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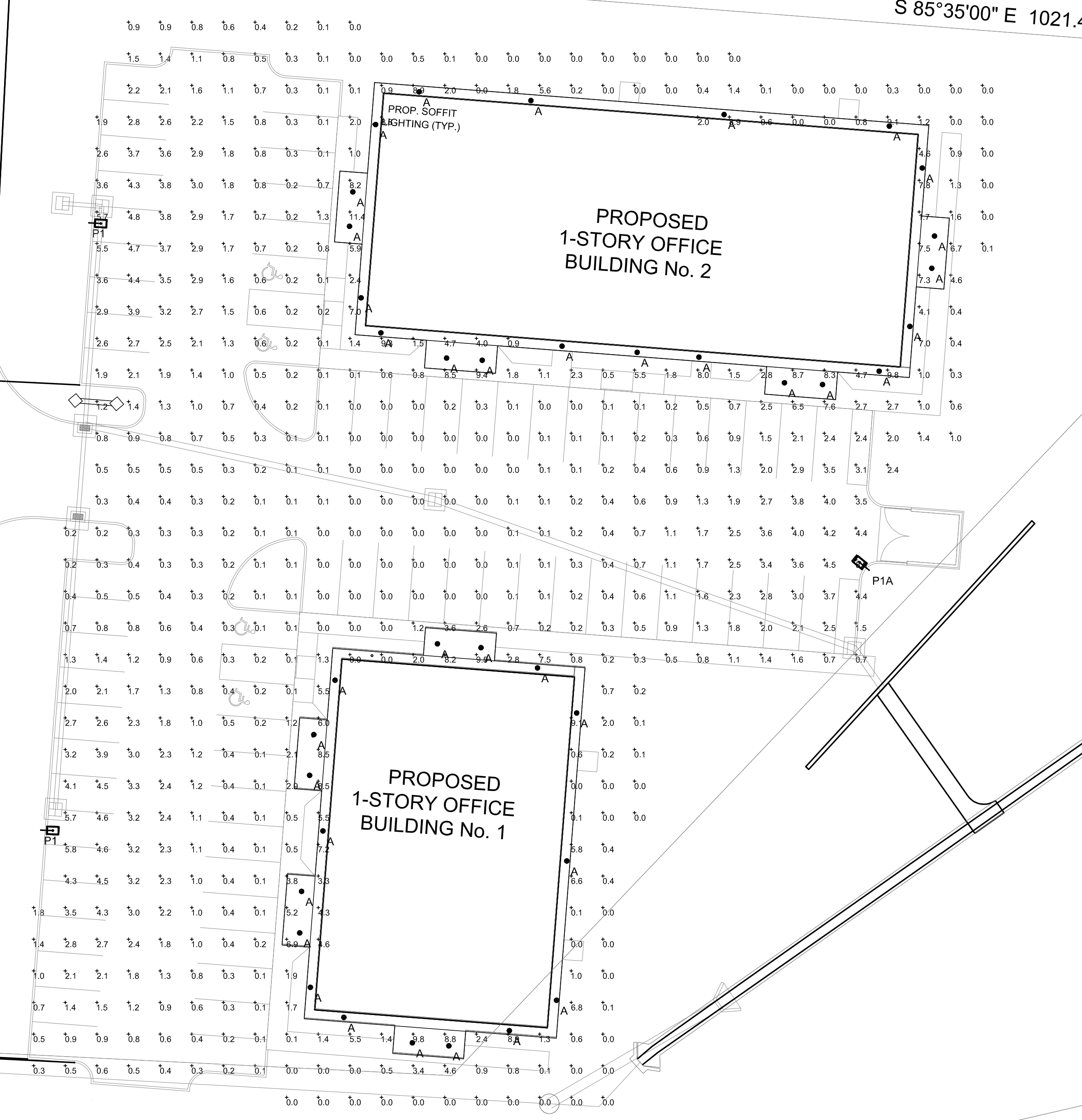
Pine Road  
(50' R/W)

S 06°01'40" W 400.00'

N 02°51'45" E 297.55'

S 85°35'00" E 1021.4'

N 85°35'00" W 12'



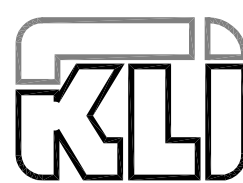
FIXTURES MOUNTED TO 16' POLE ON A 2'-0" HIGH BASE, OAH = 18' A.F.G.

Luminaire Schedule											
Project: 8262 Pine Road Office Condos											
Symbol	Qty	Label	Arrangement	LLD	LDD	BF	LLF	Lum. Lumens	Description	Lum. Watts	Total Watts
⊙	38	A	SINGLE	0.950	0.950	1,000	0.903	1055	Lithonia LDN6 40/10 LORAR LSS MVOLT EZ10	12.75	484.5
⊙	2	P1	SINGLE	0.950	0.950	1,000	0.903	15507	Lithonia DSX0 LED P6 40K T3M MVOLT SPA DDBX/SSS 16 4C DM19AS DDB	134	268
⊙	1	P1A	SINGLE	0.950	0.950	1,000	0.903	15964	Lithonia DSX0 LED P6 40K T5M MVOLT SPA DDBX/SSS 16 4C DM19AS DDB	134	134

Calculation Summary							
Project: 8262 Pine Road Office Condos							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	Illuminance	Fc	1.59	11.4	0.0	N.A.	N.A.

Disclaimer:  
AGI and Genlyte has made great efforts to ensure the accuracy of their program, however AGI, Genlyte and King Lighting Inc. assume no liability for the decisions made with the assistance of these design programs. Actual light levels generated by installed luminaires may differ from the light levels predicted by AGI or GENLYTE for a number of reasons including (but not limited to) electrical supply, equipment tolerances, installation details, lamp/ballast interaction, thermal factors and obstructions from within the space.

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Design Criteria			
DESIGN FILE: 8262 pine road.dwg	FIXTURE LAYOUT IS BASED ON A REFLECTANCE VALUES UNLESS NOTED OTHERWISE.	LIGHT LOSS FACTOR AND UNLESS NOTED OTHERWISE.	
MINIMUM: MAXIMUM: AVERAGE:	AVE./MIN: MAX./AVE: MAX./MIN:	INTERIOR LIGHTING LEVELS ARE SHOWN AT A.F.F. UNLESS NOTED OTHERWISE	EXTERIOR LIGHTING LEVELS ARE SHOWN AT 0'-0" A.F.G. UNLESS NOTED OTHERWISE
		<b>King Lighting, Inc.</b> 26 Spiral Drive Florence, Kentucky 41042 (859) 261-5511 Fax (859) 261-2228 www.king-lighting.com	
Site Lighting Calculation for 8262 Pine Road Office Condos 8262 Pine Road Sycamore Twp, Oh.			
SITE LIGHTING LAYOUT	SCALE 1"=20'	DESIGNER MHT	CHECKED MHT
		DATE 10/17/17	SHEET 1