





Tutoring Properties LLC 7780 Campus Lane Montgomery, OH 45242

tutorprop@gmail.com

Stephen Hebert

513-404-4242

Google Earth Current Images (above)



Proposed Site Rendering

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Case# 2018-13MA

Montgomery Office Cover Sheet

Project number	091
Date	9/17/1
Drawn by	S. Hebe
Checked by	N

FE - 1-00





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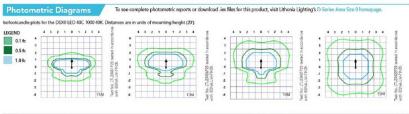
#### 4+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background¹

### To learn more about A+, visit www.acuitybrands.com/aplus.

- 1. See ordering tree for details.
- A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL





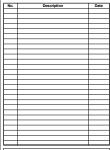
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### **External Glare Shield**









Case# 2018-13MA

Montgomery Office Exterior Lighting Plan

Project number	0918
Date	9/17/18
Drawn by	S. Hebert
Checked by	NA

FE - 1-40

1" = 20'-0"



## Proposed Site Landscape Plan & Planting Schedule

	Proposed Landscape Schedule						
Mark	Description	Category	Size	Qty			
Α	Allegheny Serviceberry	Canopy Tree	2.5" caliper	2			
В	Ornamential Grass Clump	Shrub	3' height	16			
C	Autumn Blaze Maple	Canopy Tree	2.5" caliper	14			
D	Red Sunset Maple	Canopy Tree	2.5" caliper	4			
E	Sienna Glen Maple	Canopy Tree	2.5" caliper	7			
F	Boxwood	Shrub	18" height	43			

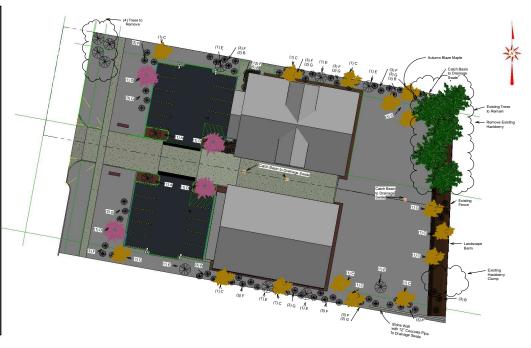
	Exisiting Landscape Material	s		Note
Mark	Description	Size	Qty	
L	Fence	6.0" height	1	Credit
M	Mulberry	19" diameter	1	Credit
N	Hackberry	15" diameter	1	Credit
0	Boxelder	12" diameter	3	Credit
P	Woodward Globe Arborvitae	48" height	7	
Q	Sweetbay Magnolia	2.5" diameter	2	
R	Butternut	12" diameter	1	Remove
S	Butternut	3" diameter	2	Remove
T	Butternut	4.5" diameter	1	Remove

### General Landscape Notes

Seed all grass areas.

G Bird's Nest Spruce

- Contractor responsible for ongoing maintenance and watering of installed landscaping and grass until established, at which time responsibilities are the owners.
- 3. For non-existing trees and shrubs, all heights and caliper refer to
- 4. Existing fence extends 124' of back boundary.





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No.	Description	Date		
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Montgomery Office Landscape Plan & Project roumbe Planting Sch 0918

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FE - 1-90

Landscape Pl

# 8810 & 8812 Montgomery Road Proposed Office Building Perspective





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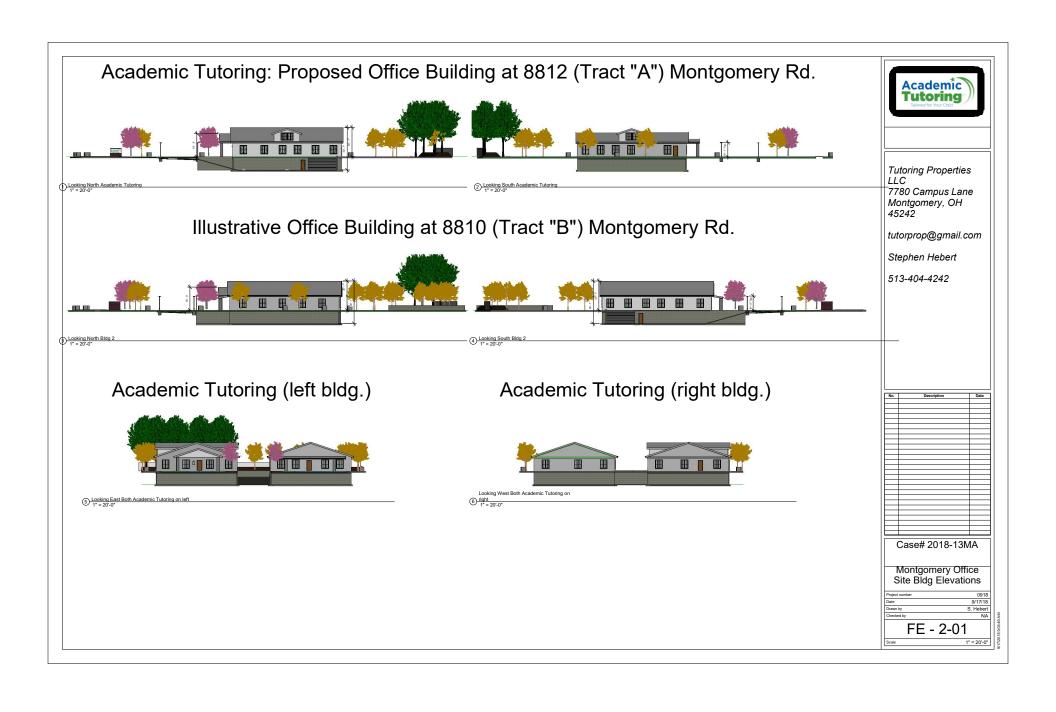
Case# 2018-13MA

Montgomery Office Perspective

Project number	0918
Date	9/17/18
Drawn by	S. Hebert
Checked by	NA

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1" = 20'-0"



INDEX TO DRAWINGS				
DISCIPLINE	SHEET No.	EET No. DRAWING DESCRIPTION		
General	FE-1-00	Cover Sheet		
Civil Engineering	18180-S	Plot Pan for Proposed Office Building		
Architectural	FE-1-01	Site Plan		
	FE-1-90	Landscape Plan & Schedule		
	FE-1-91	Lighting Plan		
	FE-2-01	Site Building Elevations		
	FE-9-01	Perspective		



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PRO	DJECT SUMMARY TABLE										
		Sq Ft	Notes		Academic Tutoring Building	Sq Ft	Notes		Illustrative Office Building	Sq Ft	Notes
Site Data: Tract "A" & "B"	Site Gross Site Area	46,270	1.06 Acres	Tract "A"	Gross Proposed Site Area	22,394	0.514 Acres	Tract "B"	Gross Proposed Site Area	23,876	0.548 Acre
	Area in ROW	4,743			Area in ROW	2,343			Area in ROW	2,400	
	Net Site Area	41,527			Net Site Area	20,051			Net Site Area	21,476	
	Site ISR				Tract "A" ISR				Tract "B" ISR		
	Proposed Buildings (2)	8,868			Proposed Building	4,434			Proposed Building	4,434	
	Surface Parking Lots (2)	5,690			Surface Parking Lot	2,845			Surface Parking Lot	2,845	
	Shared Driveway (1)	4,526			Shared Driveway 50%	2,263			Shared Driveway 50%	2,263	
	Building Sidewalks	635			Sidewalk	392			Sidewalk	243	
		19,719				9,934				9,785	
	ISR %:	0.475			ISR %:	0.495			ISR %:	0.456	
				Floor Area Ratio	Gross Floor Area	4,434		Floor Area Ratio	Gross Floor Area	4,434	
					Net Site Area	20,051			Net Site Area	21,476	
					F.A.R. %	0.22			F.A.R. %	0.21	
				Parking Calculation	Building Area (Sq Ft)	4,434		Parking Calculatio	n Building Area (Sq Ft)	4,434	
					1st 1,000 Sq Ft	4	Stalls		1st 1,000 Sq Ft	4	Stalls
					(1) +400 Sq Ft	9	Stalls		(1) +400 Sq Ft	9	Stalls
					Total Parking Required	13			Total Parking Required	13	
					Total Proposed Surface Parking	9	Stalls		Total Proposed Surface Parking	9	Stalls
					Total Subterranean Parking Garage	8	Stalls		Total Subterranean Parking Garage	8	Stalls
					Total Proposed Parking	17			Total Proposed Parking	17	

Tutoring Office (Sq Ft)

Revision 1	Date 1
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Case# 2018-13MA

Montgomery Office Site Plan

roject number	0918
late	9/17/18
rawn by	S. Hebert
hecked by	NA

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