TULSA DEVELOPMENT AUTHORITY BOARD MEETING

MEETING OF: May 4, 2017
TO: Chairman and Board Members
FROM: Office of the Tulsa Development Authority
SUBJECT: Rupe Helmer Group, Inc.

Background:

| Owner:       | Tulsa Development Authority |
| Developer:   | Rupe Helmer Group, Inc.    |
| Architect:   | N/A                       |
| Location:    | 744 East Pine Street      |
| Size of Tract: | 0.99 Acres               |
| Number of Lots: | One (1) Lot          |
| Fair Market Value: | $90,000.00 (2012) |
| Executive Director: | O.C. Walker        |

On January 5, 2017, the TDA Board of Commissioners reviewed and approved Resolution No. 6303 to enter into a Redevelopment Agreement with Rupe Helmer Group, Inc. to purchase and redevelop TDA owned land located at 744 East Pine Street, Tulsa, Oklahoma.

This is a request for the TDA Board of Commissioners to review Construction Documents submitted by Rupe Helmer Group, Inc. This request is in accordance with the Redevelopment Agreement dated February 10, 2017, Section 5. Plans, Specification, Mortgage Financing and Equity Capital (b) Document Design Phase (1) The time within which the Purchaser shall submit its “Construction Documents” (as that term is defined by the AIA) for the Project to the Seller for approval by the Seller shall be no later than thirty (30) calendar days from the expiration of the one hundred eighty (180) calendar day due diligence phase.

After TDA’s initial review, it was noticed that some items may need to be discussed prior to presenting the proposal to the TDA Board of Commissioners as follows:

- The building set-back is 75’ from the edge of the north property line. TDA requested in the negotiations that the building set-back should be closer to the street to create a rhythm and scale of the existing buildings and that parking be located behind the building.
- Landscaping and streetscaping needs to be addressed
- Signage, lighting and buffering
- TDA will also request the City of Tulsa’s Planning Department review the site plan before the May 4, 2017, TDA Board of Commissioners Regular meeting, and they may have additional comments.

It is Helmer Group’s intent to develop a commercial retail store on the property and seek all necessary approvals to do so. Rupe Helmer Group will deliver a Preliminary Site Plan to TDA for review and consideration.

**Attachments:**
- Construction Documents submitted by Rupe Helmer Group, Inc.
- Letter dated April 25, 2017 from the City of Tulsa, Planning and Development Department

**Recommendation:** Staff recommends this request be approved on the condition that the site plan be revised to address TDA concerns.

**Reviewed by:** O.C. Walker II  
**Executive Director**
DATE: April 25, 2017

TO: Dawn T. Warrick, AICP, Director Planning & Development Department

FROM: Luis Mercado, Urban Design Planner


Tulsa’s comprehensive and small area plans emphasize quality development within the City of Tulsa. New development should support established planning policies by applying building block land use recommendations via buildings, landscaping and connectivity to public areas.

There are two plans that guide the vision for this neighborhood; The City of Tulsa Comprehensive Plan and the Unity Heritage Neighborhoods Plan. The comprehensive plan identifies the site to be within a Mixed-Use Corridor with the Unity Plan advocating to increase pedestrian connectivity, sense of place and access to transportation. Engineering Services indicates that Pine Street is to be selected for a Multi-Modal Level of Service Study in the near future. The Go Plan, a city-wide bicycle and pedestrian plan identifies Pine Street as a Priority Shared Lane for vehicular/bicycle traffic.
Planning Context:
The site is located on the south side of the street and directly abuts the east side of the Osage Prairie Bicycle and Pedestrian Trail. Carver Middle School is located just to the west including Greenwood Avenue, a street that connects this area to the heart of the historic Greenwood Neighborhood, ONEOK Park, Brady Arts District, and downtown Tulsa. Several lots to the east is Lansing Avenue, the main entrance to the Lansing Business Park which is a community center featuring various commercial, social support, medical services buildings and a YMCA. Multiple commercial, small businesses and churches are located along Pine Street as well as around the intersection of Pine and Peoria. Access to the Cherokee Expressway is situated just to the south of this intersection. Residential areas are primarily composed of single family homes with some multi-family buildings.

City of Tulsa Comprehensive Plan Land Use Building Blocks
The site is located within an area designated by the City of Tulsa Comprehensive Plan as a Mixed-Use Corridor. Mixed Use Corridors are to feature high capacity transportation facilities, housing, commercial and employment uses within a compact area that is pedestrian/transportation oriented. Development should provide a strong relationship to the street with windows and storefronts fronting the sidewalk and parking to the side or behind.
Unity Heritage Neighborhoods Plan

The Unity Heritage Neighborhoods Plan combines the vision of various neighborhood areas in North Tulsa that share a common history and culture. The plan emphasizes quality of development in terms of walkability, economic development and increased transportation mobility.

Bus Rapid Transit

The Bus Rapid Transit system is a streamlined bus service that will run along Peoria Avenue from 38th Street North to the intersection of Lewis Avenue and 81st Street. Stops are proposed for the intersection of Peoria Street and Pine Avenue.

Osage Prairie Trail

The Osage Prairie Trail is a converted rail road line extending from the downtown through North Tulsa serving as both a pedestrian and bicycle trail. The trail abuts the subject property to the west providing connectivity through different parts of the neighborhood.
Synopsis

The site is centrally located on Pine Street and is an opportunity to apply the community’s vision through the City of Tulsa Comprehensive and Unity Heritage Neighborhoods Plans. New development to this area is expected to build on the Mixed-Use building block land-use type and create a vibrant, attractive place for residents and visitors. The close proximity of residential areas, schools, trail, churches, commercial areas and future BRT station make this site an ideal transformative candidate.
TYPICAL GRADING PLAN - LEFT DELIVERY

SLOPE AWAY FROM THE BUILDING TO PREVENT FLOODING. SHOWN ON THE DETAIL WHERE THE PARKING LOT IS HIGHER THAN THE ROAD ELEVATION. MAINTAIN POSITIVE SLOPE FROM EARTHEN DITCHES BEYOND THE EDGES OF THE PAVEMENT.

DEPARTMENT TO DETERMINE WHICH TYPE OF DELIVERY TRUCK THE DESIGN SHALL BE BASED UPON. DEVELOPER SHALL CONTACT DOLLAR GENERAL ARCHITECTURAL AND ENGINEERING DEPARTMENT. VERIFICATION EGRESS REQUIREMENTS SHOULD BE VERIFIED THROUGH DOLLAR GENERAL ARCHITECTURAL AND ENGINEERING DATA INDICATING THAT PROPOSED DESIGN IS IN ACCORDANCE WITH JURISDICTIONAL (CITY, COUNTY, STATE, ETC.) ACCEPTABLE STANDARDS. DATA SHALL INCLUDE DRAWING DETAILS, LOCAL JURISDICTIONAL APPROVALS AND ANY OTHER SUPPORTING DOCUMENTATION THAT THE PROVIDING ENGINEER DEems NECESSARY TO CONFIRM THAT THE DESIGN MEETS ALL JURISDICTIONAL REQUIREMENTS.

NOTE: GRADES WITHIN HIGHWAY/STREET RIGHT-OF-WAYS SHALL MEET JURISDICTIONAL REQUIREMENTS. DRIVES WITHIN ON-SITE UNIMPROVED (NON-PAVED) AREAS (WITHIN 6' PROPERTY AND/OR LEASE LINE) SHALL MEET JURISDICTIONAL REQUIREMENTS AND DOLLAR GENERAL ENTRY DRIVE/DRIVEWAY:

SIDEWALKS:
MINIMUM SLOPE = 1.00%
PREFERRED SLOPE = 1.25%
MAXIMUM SLOPE = 2.00%

SIDESWALKS ADJOINING THE BUILDING MUST HAVE A 6" CURB AND/OR GUTTERS. PLAN IS BASED ON SHEET PLAN SHOWN HEREIN DOES NOT ASSUME ANY LEDGES AT LEDGES AT PROPERTY AND/OR LEASE LINE.

NOTE: SLOPE SHALL NOT EXCEED 2.00% IN ANY DIRECTION AT ACCESSIBLE PARKING STALLS, ACCESS TRANSITION GRADES TO CONCRETE DOOR STOOPS AS REQUIRED. NOTE: OFF-SITE DRAINAGE CONDUIT SHALL BE SIZED, DESIGNED AND ERECTED IN ACCORDANCE WITH JURISDICTIONAL REQUIREMENTS SHOWN HEREIN. DRIVEWAY GRADES SHOWN HEREIN ARE DOLLAR GENERAL'S GENERAL REQUIREMENTS SHOWN HEREIN. DRIVEWAY DETAIL NOTES:

CURVE REQ'D.
VERTICAL SLOPE
1% +/-
25.00% (4:1)
0.50%
2.00%
5.00%
PREFERRED SLOPE
MAXIMUM SLOPE = 5% MAX.
SIDEWALKS:
MINIMUM SLOPE = 1% +/-
PREFERRED SLOPE = 2.00%
MAXIMUM SLOPE = 3.50%

SIDEWALKS ADJOINING THE BUILDING MUST HAVE A 6" CURB AND/OR GUTTERS. PLAN IS BASED ON SHEET PLAN SHOWN HEREIN DOES NOT ASSUME ANY LEDGES AT LEDGES AT PROPERTY AND/OR LEASE LINE.

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MAXIMUM SLOPE = 5% MAX.
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MINIMUM SLOPE = 1% +/-
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2.00%
5.00%
PREFERRED SLOPE
MAXIMUM SLOPE = 5% MAX.
SIDEWALKS:
MINIMUM SLOPE = 1% +/-
PREFERRED SLOPE = 2.00%
MAXIMUM SLOPE = 3.50%
Typical Grading Plan - Right Delivery

- Slope away from the building to prevent flooding. Shown on the detail where the parking lot is higher than the road elevation. Maintain positive slope away from the building.
- Verify jurisdictional requirements will allow the pavement to slope directly to the road as determined by the department to determine which type of delivery truck the design shall be based upon.
- Egress requirements should be verified through Dollar General architectural and engineering applicable governing agency(ies) requirements. Dollar General delivery truck ingress and egress shall be verified through the applicable engineering department to determine which type of delivery truck the design shall be based upon.
- Submittal shall include a signed and professional letter from a licensed civil engineer certifying that the design is in accordance with or reasonable maneuvering tolerances. Submittal shall include a signed and professional letter from a licensed civil engineer certifying that the design is in accordance with or reasonable maneuvering tolerances. Submittal shall also include a signed and professional letter from a licensed civil engineer certifying that the design is in accordance with or reasonable maneuvering tolerances. Submittal shall also include a signed and professional letter from a licensed civil engineer certifying that the design is in accordance with or reasonable maneuvering tolerances.
- In certain jurisdictions, preferred maximum and minimum grades may be required at some sites based on acceptable grading requirements at different elevations. It is understood that exceptions to these requirements shown herein. Driveway grades shown herein are Dollar General's preferred maximum and minimum grades.

Typical Driveway Details:

- Preferred maximum and minimum grades.
- Slope varies with jurisdictional requirements. Driveways shall be constructed in accordance with jurisdictional and Dollar General requirements. Dollars General requirements shown herein.
- Preferred maximum and minimum grades.
- Preferred maximum and minimum grades.
A. GENERAL CIVIL SITEWORK NOTES:

1. THE SITE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING SUFFICIENT INFORMATION TO MEET THE SPECIFICATIONS AND REQUIREMENTS FOR THE SITE. ALL CIVIL SITEWORK ITEMS MUST BE DESIGNED, PROPOSED, CONSTRUCTED AND TESTED TO MEET THE REQUIREMENTS OF THE LOCAL AUTHORITY HAVING JURISDICTION (LAHJ).

2. PRIOR TO CONSTRUCTION BEGINS THERE WILL BE PROVIDE SIERRA NATIONAL ARCHITECTURAL, AND ENGINEERING DEPARTMENT WITH A COPIES OF THE PROPOSED SITE PLAN AND SITE PLAN DETAILS. THIS INFORMATION WILL BE PROVIDED 90 DAYS PRIOR TO THE DATE OF THE COMMENCEMENT OF THE CONSTRUCTION.


4. PRIOR TO CONSTRUCTION BEGINS THERE WILL BE PROVIDE SIERRA NATIONAL ARCHITECTURAL, AND ENGINEERING DEPARTMENT WITH A COPIES OF THE PROPOSED SITE PLAN AND SITE PLAN DETAILS. THIS INFORMATION WILL BE PROVIDED 90 DAYS PRIOR TO THE DATE OF THE COMMENCEMENT OF THE CONSTRUCTION.

5. ALL ASPECTS OF THE SITE PLAN. INCLUDING FOUNDATION, DRAINAGE, SCAFFOLDING, CONCRETE, ETC., MUST MEET THE REQUIREMENTS OF THE LOCAL AUTHORITY HAVING JURISDICTION (LAHJ).

6. PRIOR TO CONSTRUCTION BEGINS THERE WILL BE PROVIDE SIERRA NATIONAL ARCHITECTURAL, AND ENGINEERING DEPARTMENT WITH A COPIES OF THE PROPOSED SITE PLAN AND SITE PLAN DETAILS. THIS INFORMATION WILL BE PROVIDED 90 DAYS PRIOR TO THE DATE OF THE COMMENCEMENT OF THE CONSTRUCTION.

7. ALL ASPECTS OF THE SITE PLAN. INCLUDING FOUNDATION, DRAINAGE, SCAFFOLDING, CONCRETE, ETC., MUST MEET THE REQUIREMENTS OF THE LOCAL AUTHORITY HAVING JURISDICTION (LAHJ).

8. PRIOR TO CONSTRUCTION BEGINS THERE WILL BE PROVIDE SIERRA NATIONAL ARCHITECTURAL, AND ENGINEERING DEPARTMENT WITH A COPIES OF THE PROPOSED SITE PLAN AND SITE PLAN DETAILS. THIS INFORMATION WILL BE PROVIDED 90 DAYS PRIOR TO THE DATE OF THE COMMENCEMENT OF THE CONSTRUCTION.

LANDSCAPING NOTES

A. GRADING NOTES:
1. CONTRACTOR TO GRADE ALL AREAS SHOWN IN THE PLAN, INCLUDING ROW.
2. TOP SOIL SHALL BE STRIPPED PROXIMAL TO CURB AND PLAZA AREAS. ALL CLEAN DIRT SHALL BE DISPOSED OF PROPERLY. EROSION AND SEDIMENTATION CONTROLS MUST BE ERECTED DURING CONSTRUCTION.
3. FILL SOILS TO A DEPTH OF 6" MINIMUM.
4. REMOVE ALL ROCKS LARGER THAN 4" IN DIAMETER. EROSION AND SEDIMENTATION CONTROLS MUST BE ERECTED DURING CONSTRUCTION.
5. GRADE ALL AREAS TO MAINTAIN A POSITIVE SLOPE AWAY FROM BUILDING.
6. ALL AREAS SHOWN TO RECEIVE SEED OR SOD. TOP SOIL, STRAW, AND MULCH TO BE PROVIDED TO FORM A HEALTHY STAND OF GRASS. REFER TO SHEET C2 FOR MORE DETAILS.

B. LAWN SEEDING AND SODDING NOTES:
1. ALL LAWNS FRONTING THE BUILDING ARE TO BE FULLY SODDED. ALL OTHER AREAS TO RECEIVE SEED. REFER TO SHEET C2 FOR MAXIMUM SLOPES.
2. AREAS TO RECEIVE SEED OR SOD SHALL BE CLEAN OF DEBRIS AND FREE OF WEEDS.
3. SEED MIX TO BE DROUGHT TOLERANCE FESCUE OR REGIONAL SPECIFIC BLEND. 1/3 OF THE SEED MIXTURE TO BE ANNUAL RYE TO AID IN LIMITING EROSION OF PERENNIAL SEED DURING GERMINATION.
4. STRAW SHALL BE THRESHED STRAW OF HAY, OATS, WHEAT, BARLEY, OR RYE. STRAW, NETTING, AND OTHER ANTI-EROSION MATERIALS TO BE REMOVED AFTER ESTABLISHED LAWN.
5. MAINTENANCE SHALL BE CONDUCTED TO MAINTAIN AN ACCEPTABLE STAND OF GRASS. REFER TO SHEET C2 FOR MORE DETAILS.

C. LANDSCAPE NOTES:
1. PROVISIONS FOR LOCAL AND/OR REGIONAL REQUIREMENTS ARE NOT SHOWN ON THESE DRAWINGS. DEVELOPER SHALL PROVIDE LANDSCAPING IN ACCORDANCE WITH JURISDICTION REQUIREMENTS.
2. ALL SOIL USED FOR PLANTING SHALL CONSIST OF REGIONAL SOILS.
3. ALL PLANTING BEDS SHALL HAVE A MINIMUM 3" DEPTH OF MULCH WITH EDGING WHERE REQUIRED.
4. ALL TREES LOCATED IN SOD AREAS SHALL HAVE A MULCH RING AROUND THEM WITH EDGING WHERE REQUIRED.
5. PRIOR TO FINAL ACCEPTANCE OF STORE BY DOLLAR GENERAL, THE SITE SHALL BE CLEAN OF ALL DEBRIS AND TRASH, AND MEET ALL REQUIREMENTS OUTLINED IN SECTIONS A-C ABOVE.
6. MAXIMUM SLOPE CUTS SHALL NOT EXCEED 4:1. ALL DISTURBED AREAS GREATER THAN 8:1 SHALL BE STABILIZED BY SODDING. SODDING PINS ARE TO BE USED ON ALL 4:1 GRADES.
7. VEGETATION AT ENTRY SHOULD BE LOW TO ENSURE VISIBILITY OF STORE.
8. IF TREES ARE REQUIRED IN FRONT OF BUILDING, SELECT SMALL LEAFED, NON DENSE SPECIES THAT WILL NOT INTERFERE WITH THE VISIBILITY OF STORE. THE SPACING SHALL CREATE VISUAL CORRIDORS TO STORE AND PYLON OR MONUMENT SIGN.

D. IRRIGATION NOTES:
1. ALL LANDSCAPE AREAS AND LAWNS ADJACENT TO PADDED AREAS TO RECEIVE A FULL IRRIGATION SYSTEM TO INCLUDE SPRAY HEADS, VALVES, AND CONTROLLERS.
2. REFER TO SHEET C2 FOR MORE DETAILS.

THESE DOCUMENTS ARE PROVIDED AS A CONSTRUCTION DOCUMENT TEMPLATE FOR THIS BUILDING TYPE. THESE DRAWINGS MUST BE REVIEWED AND ADAPTED BY A LICENSED ARCHITECT AND ENGINEER TO COMPLY WITH THE REQUIREMENTS OF ALL FEDERAL, STATE AND LOCAL AUTHORITIES FOR SITE SPECIFIC PROJECTS. ALL PROJECTS MUST BE APPROVED BY DOLLAR GENERAL PRIOR TO START OF CONSTRUCTION.
LANDSCAPING NOTES

A. GRADING NOTES:
1. CONTRACTOR TO GRADE ALL AREAS SHOWN IN THE PLAN, INCLUDING ROW.
2. TOP SOIL SHALL BE STORED PROXIMAL TO BUILDING. TOP SOIL TO BE STORED IN A COVERED AREA OR AT A MINIMUM OF 5 FEET FROM MASONRY STRUCTURES OR MASONRY MATERIALS DURING CONSTRUCTION.
3. TILL SOIL TO A DEPTH OF 12" MINIMUM.
4. REMOVE ALL ROCKS LARGER THAN 4" MEASURED IN LONGEST DIRECTION.
5. GRADE ALL AREAS TO MAINTAIN A POSITIVE SLOPE AWAY FROM BUILDING.
6. ALL AREAS SHOWN TO RECEIVE SEED OR SOD. TOP SOIL, STRAW AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
7. REFER TO SHEET B5 FOR MAJOR SLOPES.

B. LAWN SEEDING AND SODDING NOTES:
1. ALL AREAS SHOWN TO RECEIVE SEED OR SOD WILL BE CLEAN OF DeBRIS AND FREE OF WEEDS.
2. AREAS TO RECEIVE SEED OR SOD WILL BE SEED FROM THE BUILDING TO BE ANNUAL AND PERENNIAL SOD. PROVIDE A MINIMUM DEPTH OF 2" OF SOD.
3. ALL LAWN AREAS TO RECEIVE ANNUAL SEEDING WILL HAVE A MAXIMUM SLOPE OF 4:1. SODDING PINS ARE TO BE USED ON ALL 4:1 GRADES.
4. VEGETATION AT ENTRANCE SHOULD BE LOW TO ENSURE VISIBILITY OF STORE.
5. IF TREES ARE REQUIRED IN FRONT OF BUILDING, SELECT SMALL LEAFED, NON DENSE SPECIES THAT WILL NOT INTERFERE WITH THE VISIBILITY OF STORE. SPACING SHALL CREATE VISUAL CORRIDORS TO STORE AND PYLON OR MONUMENT SIGN.

C. LANDSCAPE NOTES:
1. PROVISIONS FOR LOCAL REQUIREMENTS ARE NOT SHOWN ON THESE DRAWINGS. DEVELOPER SHALL PROVIDE LANDSCAPING IN ACCORDANCE WITH JURISDICTION REQUIREMENTS.
2. ALL SOIL USED FOR PLANTING SHALL CONSIST OF REGIONAL APPROPRIATE SOILS.
3. ALL PLANTING BEDS SHALL HAVE A MINIMUM 3" DEPTH OF MULCH, WITH EDGING AS REQUIRED.
4. ALL TREES LOCATED IN SOD AREAS SHALL HAVE A MULCH RING AROUND THEM WITH EDGING.
5. ALL PLANTINGS SHALL BE THOROUGHLY WATERED BY THE LANDSCAPE CONTRACTOR AT THE TIME OF PLANTINGS.
6. PRIOR TO FINAL ACCEPTANCE OF STORE BY DOLLAR GENERAL, THE SITE SHALL BE CLEAN OF ALL DEBRIS AND TRASH AND MEET ALL REQUIREMENTS OUTLINED IN SECTIONS A-C ABOVE.

D. IRRIGATION NOTES:
1. ALL AREAS SHOWN TO RECEIVE SEED OR SOD WILL HAVE A MINIMUM DEPTH OF 2" OF STRAW.
2. LOCATE HEADS A MINIMUM OF 2'-0" FROM EDGE OF PAVEMENT / CURB.
3. LOCATE PIPE CONDUITS, PIPES, AIR INLET AND OUTLETS, ELECTRICAL PANELS, WATER METER AND BACKFLOW PREVENTERS, AIR FITTINGS.
4. REFER TO SHEET C2 FOR MAXIMUM SLOPES.

THESE DOCUMENTS ARE PROVIDED AS A CONSTRUCTION DOCUMENT TEMPLATE FOR THIS BUILDING TYPE. THESE DRAWINGS MUST BE REVIEWED AND ADAPTED BY A LICENSED ARCHITECT AND ENGINEER TO COMPLY WITH THE REQUIREMENTS OF ALL FEDERAL, STATE AND LOCAL AUTHORITIES FOR SITE SPECIFIC PROJECTS. ALL PROJECTS MUST BE APPROVED BY DOLLAR GENERAL PRIOR TO START OF CONSTRUCTION.

ARCHITECTURAL AND ENGINEERING DEPARTMENT (615) 855-4753
BTSPLANS@DOLLARGENERAL.COM

SCALE: 1/16"=1'-0"
THIS IS THE PRIMARY PYLON SIGN FOR ALL LOCATIONS.

THIS SIGN IS FOR SPECIALTY USE ONLY.

THESE DOCUMENTS ARE PROVIDED AS A CONSTRUCTION DOCUMENT TEMPLATE FOR THIS BUILDING TYPE. THESE DRAWINGS MUST BE REVIEWED AND ADAPTED BY A LICENSED ARCHITECT AND ENGINEER TO COMPLY WITH THE REQUIREMENTS OF ALL FEDERAL, STATE AND LOCAL AUTHORITIES FOR SITE SPECIFIC PROJECTS. ALL PROJECTS MUST BE APPROVED BY DOLLAR GENERAL PRIOR TO START OF CONSTRUCTION.

DESIGNER NOTE:
ALL SIGN DETAILS ARE FOR INTERNAL USE ONLY. DO NOT USE ALL SIGN SIZES FOR FINAL CONSTRUCTION DOCUMENTS. VERIFY SIGN SIZE WITH DOLLAR GENERAL PRIOR TO RELEASE OF PLANS, CONTACT:
SIGNAGE@DOLLARGENERAL.COM.

1. BUILDING SIGNS: PROVIDE CONDUIT AND WIRE FROM ELECTRICAL PANEL TO THE SIGN CANOPY. THE CONDUIT IS TO BE 1" AND HAVE ONE SET OF 10/2 WIRE WITH GROUND. BUILDING CANOPY MUST BE SUFFICIENTLY BUILT TO SUPPORT THE DOLLAR GENERAL SIGN OF UP TO 1400 LBS. NOTE: IF THE LEASE SPECIFIES A 5'-0" X 40'-0" BUILDING SIGN OR 24" LETTER SET (OR LARGER), 2 qty. - 10/2 WIRE WITH GROUND.

2. PYLON SIGNS: PROVIDE CONDUIT FROM ELECTRICAL PANEL TO LOCATION OF THE PYLON SIGN BASE. BURY CONDUIT UNDER PARKING AREA. THE CONDUIT IS TO BE 1" AND HAVE ONE SET OF 10/2 WIRE WITH GROUND.

3. FINAL ELECTRICAL CONNECTIONS FOR SIGN SHALL BE THE SIGN VENDOR'S RESPONSIBILITY SINCE THE 'J' BOX AND WIRES ARE IN PLACE.

4. SEE CHART ABOVE FOR SIGN SPECIFICATIONS.

5. SEE SHEET A8 FOR SIGN BRACING DETAILS.

6. PYLON SIGN CABINETS TO CLEAR 15' FROM GRADE AND EDGE SHALL BE LOCATED NO CLOSER THAN 10' TO ANY OVERHEAD UTILITY LINES.
1. THE PRE-MANUFACTURED METAL BUILDING STRUCTURE MUST BE DESIGNED, DETAILED, FABRICATED, AND CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE CODES, STANDARDS AND BUILDING CERTIFICATION PROGRAM. THE METAL BUILDING MANUFACTURER SHALL BE CERTIFIED BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) AND THE METAL BUILDING MANUFACTURER SHALL BE ORDERED TO THE APPLICABLE REQUIREMENTS OF ALL FEDERAL, STATE AND LOCAL AUTHORITIES FOR SITE SPECIFIC PROJECTS. THESE DOCUMENTS ARE TO BE REVIEWED AND ADAPTED BY A LICENSED ARCHITECT AND ENGINEER TO COMPLIANCE WITH THE REQUIREMENTS OF THE BUILDING TYPE. THESE DRAWINGS MUST BE APPROVED BY DOLLAR GENERAL CORPORATION BEFORE THE START OF CONSTRUCTION.

2. SKYWARE GLOBAL, ABOVE OFFICE:  METAL ROOF SYSTEM TO BE EQUAL TO VP BUILDING SSR ROOF. METAL ROOF MUST BE A STRUCTURAL STANDING SEAM METAL ROOF WITH MECHANICALLY ROLLED SEAMS. SEAMS TO BE A MINIMUM 1 1/2" HIGH. ALL FASTENERS TO BE CONCEALED. METAL ROOF PANELS TO BE A REVERSE-RIB PROFILE (SEE ELEVATION FOR TRIM & COPING COLORS). STOREFRONT SYSTEM LINER PANELS, 28 GA (INTERIOR SALES SIDE AND REAR PANELS, 24 GA). THE FRONT PARAPET PANELS, THE FRONT FASCIA SHALL HAVE (3) 12" PURLINS (MOUNTED VERTICALLY SO THAT THE 12" FACE IS AGAINST THE BUILDING ENTRANCE AND SPACED 96" APART TO PROVIDE ADEQUATE SWAP Support for signage which may weigh up to 1,400 LBS. METAL SIDING. THESE PURLINS SHALL BE CENTERED OVER THE BUILDING CERTIFICATION PROGRAM. WHERE INCONSISTENCIES OCCUR BETWEEN THE APPLICABLE REGULATIONS, THE MOST STRINGENT REQUIREMENTS APPLY.

3. CONDENSATE FROM HVAC UNITS TO BE PIPED TO GUTTERS.

4. FLOOR & RECEIVING AREA)

5. AFF @ 21'-0" T.O. PARAPET (ABOVE OFFICE) FOR SATELLITE T.O. PARAPET LOCATION OF 1 1/2" CONDUIT A

6. RTU LOCATION METAL STANDING SEAM ROOF

7. SINGLE PHASE

8. ALTERNATE

9. ARCHITECTURAL AND ENGINEERING DEPARTMENT (615) 855-4753

10. BTSPLAN@DOLLARGENERAL.COM

11. 1'-0"

12. 1'-0"

13. 1'-0"

14. 1'-0"

15. 1'-0"

16. 1'-0"

17. 1'-0"

18. 1'-0"

19. 1'-0"

20. AFF

21. AFF

22. AFF

23. AFF
**Curing**

- All concrete shall be cured in accordance with the requirements of ASTM C 94, Type 1. The curing shall be by either damp curing or by applying one of the moisture-curing admixtures or by other approved method. The area to be protected shall be covered to prevent exposure to the weather and to ensure that satisfactory curing is accomplished. The curing agents shall be applied as a continuous film, and not as isolated spots or streaks, and shall conform to the manufacturer's instructions for application and testing. The curing material shall be compatible with the admixtures used and shall not interfere with the bonding of the finished surface. The curing period shall be for a minimum of 7 days.
REQUIRED PHOTOS:
The following layout shows the required photos to be taken at completion.

1. From each corner of the sales area, facing the opposite corner.
2. Corridor (one picture from each end of the corridor).
3. Standing 10' from the entrance facing the entrance.

MINIMUM CONTROL JOINT LAYOUT:

Front to back at column lines and dividing bays into two.

Typ spacing:
3 equal sections = 28'-4"
2 equal sections = 21'-3"

Concrete analysis S03

Control Joint Spacing Plan

Photo Key Plan
DESIGNER NOTE: ADDED LIGHTING CONTROLS PER APPLICABLE ENERGY CODE.

ELECTRICIAN TO SUPPLY AND INSTALL Tray. REFER TO SHEET A9 FOR DIMENSIONS AND EXTENT OF WORK.

SALES FLOOR LIGHTS 11'-0" A.F.F.

RECEIVING AREA LIGHTS MOUNT 10'-12" A.F.F.

COORDINATE BUILDING SIGN SIZE WITH DOLLAR GENERAL SIGN DEPARTMENT BY EMAILING TO SIGNAGE@DOLLARGENERAL.COM, LOCATE JBOX ON INTERIOR OF BUILDING.

EMERGENCY/EXIT SIGNS AND LIGHTS: INSTALL EMERGENCY LIGHTS AND EXIT SIGNS (CENTERED AT 10'-6" A.F.F. TO BE ABOVE FIXTURES & MERCHANDISE) THROUGHOUT THE BUILDING IN COMPLIANCE WITH ALL APPLICABLE CODES.

CIRCUIT B/33 TO BE USED FOR SIDE WALLPACKS. USUALLY ONLY ONE SIDE IS REQUIRED TO BE ILLUMINATED. USE SPARE CIRCUITS WHEN NEEDED. ROUTE THRU CONTACTOR C7 ON EMS4.

VOICE AND DATA PORT.

CONDUIT#1: PROVIDE 1-1/2" C TO CABLE TRAY.

CONDUIT#2: PROVIDE 1" CONDUIT FROM VOICE/DATA PORT TO CABLE TRAY.

CONDUIT#3: 1" CONDUIT FROM SALES REGISTERS TO CABLE TRAY.

LIGHT FIXTURE DESCRIPTION

<table>
<thead>
<tr>
<th>CIRCUIT</th>
<th>MANUFACTURER</th>
<th>LIGHT FIXTURE DESCRIPTION</th>
<th>PART #</th>
<th>COUNT</th>
<th>WATTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>LSPRO LBAR 48 CW80</td>
<td>30W FR MVOLT</td>
<td>LSPRO LBAR 48 CW80</td>
<td>54570161</td>
<td>30</td>
</tr>
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<td>B</td>
<td>TECH LIGHT HILUMZ</td>
<td>FLOOD WITH TECHLIGHT ARM</td>
<td>TECH LIGHT HILUMZ FLOOD</td>
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<td>15W FR MVOLT-ST</td>
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<td>LED EXIT SIGN</td>
<td>CLED-WP</td>
<td>VLED-U-WH-EL90-R</td>
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LOCATION OF OFFICE HUB BELOW. BUNDLE ALL WIRES AND RUN TO CABLE TRAY.

ELECTRICAL DMARC AND EMS PANELS IN RECEIVING AREA.
EMERGENCY/EXIT SIGNS AND LIGHTS: INSTALL EMERGENCY LIGHTS AND EXIT SIGNS (CENTERED AT 10'-6" A.F.F. TO BE ABOVE FIXTURES & MERCHANDISE) THROUGHOUT THE BUILDING IN COMPLIANCE WITH ALL APPLICABLE CODES.

DESIGNER NOTE: Provide site lighting circuit as required for lighting criteria.

LIGHT FIXTURE DESCRIPTION

<table>
<thead>
<tr>
<th>SYM</th>
<th>TYPE</th>
<th>MANUFACTURER</th>
<th>PART #</th>
<th>DESCRIPTION</th>
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<tr>
<td>B</td>
<td>100W</td>
<td>VEX-U-BP-WB-WH</td>
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<td>LED EXIT SIGN</td>
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<tr>
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<td>TECH LIGHT</td>
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<td>HILUMZ FLOOD WITH TECHLIGHT ARM</td>
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<tr>
<td>D</td>
<td>3'</td>
<td>HILUMZ</td>
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<td>2' LED STRIP</td>
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<td>E</td>
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<td>EXITRONIX</td>
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LOCATION OF OFFICE HUB BELOW. BUNDLE ALL WIRES AND RUN TO CABLE TRY.

ELECTRICAL, DMARC AND EMS PANELS IN RECEIVING AREA.

CONDUIT #1: PROVIDE 1-1/2" C TO CABLE TRAY.

CONDUIT #2: PROVIDE 1" CONDUIT FROM VOICE/DATA PORT TO CABLE TRY.

CONDUIT #3: 1" CONDUIT FROM SALES REGISTERS TO CABLE TRY.
**Phone Wiring for Register**

- Phone line to be labeled, 6' extension cable, RJ-11 jack - Register
- Extra wires to be stripped and twisted together in cable
- All wire amp cat. 5, 4-pair
- Use appropriate 110 jack for each connector

**Register Junction Box Detail**

- Pole to terminate if a minimum of 2 wires are present
- Data channel 7/8" OD (ID 0.56"

**Register Power Pole**

- All power poles to be black

**Freezer/Cooler Power Pole**

- All whips are to be 10'-0"
VERIFY ALL WIRE SIZES SHOWN TO MEET LOCAL CODES. ADJUST AND/OR MODIFY DESIGN, AS REQUIRED, PER LOCAL CODES AND DESIGN REQUIREMENTS TO SUPPORT BUILDING LOADS.

SCALE: NTS

GROUNDING DETAIL

DESIGNER NOTE: TAP RULE. PROTOTYPICAL DESIGN ASSUMES EXTERIOR DISCONNECT WITHIN 10 FEET OF PANELS. FOR LONGER LENGTHS, DESIGN PER NEC 240 FEEDER TAPS.

DESIGNER NOTE: PROTOTYPICAL DESIGN SHOWS PANEL SCHEDULE FOR TWO (2) 10 TON ELECTRIC UNITS. COORDINATE REQUIREMENTS WITH MECHANICAL RTU SCHEDULE FOR COUNTS AND VOLTAGE REQUIREMENTS.

2 SETS OF (4)#3/0 CU, 2-1/2"C (4)#3/0 CU, #6G, #6IG, 2-1/2"C 400A DISCONNECT: PROVIDE 600V/3P, 400A/400A BUSSMANN JJN FUSES MAIN SERVICE DISCONNECT. COORDINATE LOCATION WITH UTILITY COMPANY AND DOLLAR GENERAL.

2 SETS OF (4)#250, AL, 3"C 400A STANDARD SERVICE 400A UNDERGROUND SERVICE ENTRANCE PER UTILITY AND SITE-SPECIFIC CONDITIONS WIRING TO BE SIZED PER LOCAL CODE REQUIREMENT 2 SETS OF (4)#3/0 CU, 2-1/2"C 400A OVERHEAD OR UNDERGROUND SERVICE ENTRANCE PER UTILITY AND SITE-SPECIFIC CONDITIONS WIRING TO BE SIZED PER LOCAL CODE REQUIREMENT

NOTE: ALL GROUNDING SHALL BE INSTALLED IN ACCORDANCE WITH ARTICLE 250-50 OF THE NATIONAL ELECTRICAL CODE.

BUILDING STRUCTURAL STEEL (NEC 250-52(A)(2) BONDING JUMPER TO PANELBOARD ENCLOSURE SIZE PER NEC 250-122 BARE COPPER GROUNDING ELECTRODE CONDUCTOR (NEC 250-66) COLD WATER SERVICE ENTRANCE (PROVIDE SIMILAR CONNECTION TO FIRE PROTECTION WATER SERVICE ENTRANCE), (NEC 250-50A) SUPPLY SIDE VALVE, METER OR UNION MINIMUM OF 20'-0" OF 1/2" REBAR IN BUILDING WALL FOOTING, (NEC 250-50C) MAIN BONDING JUMPER BARE COPPER CONDUCTION (1)#6 TO PHONE BOARD PER NEC 800-40(D)

NOTE: ALL WIRE SIZES SHOWN TO MEET NEC & LIFE CODES REQUIREMENTS. DESIGN MUST COMPLY WITH LOCAL CODES & OFFICIAL OR SUDAH TO SUPPORT BUILDING LOADS.
VERIFY ALL WIRE SIZES SHOWN TO MEET LOCAL CODES. ADJUST AND/OR MODIFY DESIGN, AS REQUIRED, PER LOCAL CODES AND DESIGN REQUIREMENTS TO SUPPORT BUILDING LOAD.

DESIGNER NOTE: TAP RULE. PROTOCOTOL DESIGN ASSUMES EXTERIOR DISCONNECT WITHIN 10 FEET OF PANELS. FOR LONGER LENGTHS, DESIGN PER NEC 240 FEEDER TAPS.

600A STANDARD SERVICE
ALWAYS INSTALL THESE SENSORS AT 8'-0" A.F.F. THE EXACT MOUNTING LOCATION OF THE HVAC SENSORS “TS” MAY VARY DEPENDING ON THE STORE LAYOUT & DUCT CONFIGURATION. REFER TO SITE SPECIFIC MECHANICAL DRAWINGS FOR HVAC ZONED SENSOR MOUNTING LOCATIONS. IF SENSORS ARE MOUNTED ON EXTERIOR WALLS DUE TO DUCT CONFIGURATION, THEY ARE THEN TO BE INSULATED TO PREVENT AIR INFILTRATION. IF ADDITIONAL HVAC UNITS ARE USED, ADD ADDITIONAL TEMPERATURE SENSORS “TS”.

PHONE LINE #1 - TWO RJ-11 PORTS. ONE (1) LOCATED IN OFFICE W/RJ-45 DATA JACK COMBO AND ONE (1) AT REGISTER. 24 GA. CAT 5, 4-PAIR TWISTED WIRE ONLY. USE BLUE AND BLUE & WHITE WIRES. HOOK TO LINE #1 TERMINAL IN RJ-11 JACK EACH PHONE JACK TO HAVE DEDICATED, SEPARATE HOME RUN TO DMARC. LABEL AS “PHONE” AT THE DESTINATION AND AT DMARC. PHONE COMPANY PROVIDES FINAL HOOK UP TO DMARC.

PHONE LINE #2 - RJ-11 PHONE JACK SUPPLIED AND WIRED BY CONTRACTOR.
ALWAYS INSTALL THESE SENSORS AT 8'-0" A.F.F. THE EXACT MOUNTING LOCATION OF THE HVAC SENSORS "TS" MAY VARY DEPENDING ON THE STORE LAYOUT & DUCT CONFIGURATION. REFER TO SITE SPECIFIC MECHANICAL DRAWINGS FOR HVAC ZONED SENSOR MOUNTING LOCATIONS. IF SENSORS ARE MOUNTED ON EXTERIOR WALLS DUE TO DUCT CONFIGURATION, THEY ARE THEN TO BE INSULATED TO PREVENT AIR INFILTRATION. IF ADDITIONAL HVAC UNITS ARE USED, ADD ADDITIONAL TEMPERATURE SENSORS "TS".

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PHONE LINE #2 - RJ-11 PHONE JACK SUPPLIED AND WIRED BY CONTRACTOR.
SITE LIGHTING NOTES

1. FINAL SIGN CONNECTION AND UNDERGROUND CONDUIT ELECTRICAL SHEET SHALL BE LOCATED ON THE PYLON SIGN BASE. BURY CONDUIT UNDER PARKING AREA. THE CONDUIT IS TO BE "Y" AND HAVE ONE SET TO THE WALL WITH GROUND AND A 20 AMP TWO POLE BREAKER AT THE PANEL. A TEMPORARY 3' TALL STAKE SHALL BE PROVIDED TO DESIGNATE THE PYLON SIGN LOCATION UNTIL THE SIGN IS PERMANENTLY INSTALLED. REMOVE POST AFTER SIGN IS INSTALLED.

2. SITE / PARKING LOT LIGHTING: PROVIDE POLE, WALL LIGHTING FOR NIGHT VISION AROUND ENTRY, PARKING AND DUMPSTER PAD AREAS.

3. MINIMUM OF 1.5 FOOT-CANDLES REQUIRED FOR ALL PAVED AREAS EXCLUDING 15' PERIMETER FROM EDGE OF PAVEMENT.

4. REQUIRED LIGHTING: A COMBINATION OF POLE LIGHTS, FLOOD LIGHTS WITH ARM, WALL PACKS WILL BE USED. REFER TO ELECTRICAL SITE PLAN AND SHEET E2 FOR ADDITIONAL INFORMATION.

5. PLEASE NOTE THAT LIGHTING DESIGN AND LAYOUT SHOULD BE SPECIFIC TO THE SITE AND ADDITIONAL LIGHTING TO COMPARE TO THE LIGHTING PLAN PROVIDED. THEREFORE, PROVIDE PROVISIONS FOR MORE POLE LIGHTING WHEN A SPECIFIC SITE REQUIRES IT.

6. UNDERGROUND ELECTRICAL SHALL BE PROVIDED TO THE SITE LIGHT POLES.

7. WHERE LOCAL JURISDICTIONS DO NOT ALLOW DOLLAR GENERAL’S REQUIRED LIGHTING PLAN, AN ALTERNATE SITE LIGHTING PLAN & PHOTOMETRIC PLAN MUST BE SUBMITTED FOR APPROVAL TO THE DOLLAR GENERAL ARCHITECTURAL AND ENGINEERING DEPARTMENT.

8. PHOTOMETRIC SITE ANALYSIS AVAILABLE THROUGH DOLLAR GENERAL, VENDORS, LEDS LLC.

9. DOLLAR GENERAL VENDOR PRICING FOR WALL PACKS OR POLE LIGHTING AVAILABLE FROM LEDS LLC.

10. SEE SHEET E2 FOR MORE INFORMATION.

11. VERIFY LOCAL DARK SKY RE. UMBRELLA LIGHTS AND CONTACT VENDORS FOR APPROVED ALTERNATIVES IF RE. UMBRELLA LIGHTS.
1. **Final Sign Connection and Underground Electrical**: Provide underground electrical to the exact location of the proposed sign. Bury the conduit under parking area. The conduit is to be 1" pvc, with 150% of the electrical. Provide underground electrical to designate the pylons or sign location until the signs are permanently installed. Remove post after sign is installed.

2. **Site Lighting Notes**: Provide adequate pole and wall lighting for site lighting. The pole and wall lights are to be provided for night vision around entry, parking, and dumpster pad areas.

3. **Minimum of 1.5 Foot-Candles Required**: Required lighting: A combination of pole lights, flood lights with arm for wall lights, will be used. Refer to electrical site plan and sheet E2 for additional information.

4. **Please Note That Lighting Design and Layout Should Be Site-Specific**: Site-specific, and the design of lighting to comply with electrical site plan. Site-specific means, therefore, some provisions for more pole lighting when a specific site requires it.

5. **Underground Electrical Shall Be Provided to the Site Light Poles**: Where local jurisdictions do not allow Dollar General’s required lighting plan, an alternate site lighting plan & electrical may be designed by Dollar General, Architectural & Engineering Department.

6. **Photometric Site Analysis Available Through Dollar General Vendor, LEDS LLC**: Dollar General vendor pricing for wall packs or pole lighting available from LEDS LLC.

7. **Verify Local Dark Sky Requirements and Contact Vendors for Approved Alternatives**: If required.

**SITE LIGHTING NOTES**

- **Wall Pack**: Flood Light with Arm
- **Wall Pack**: Flood Light
- ** באתר: Lighted Pylon Sign**: With Underground Electrical.
- **24’ High Site Light Pole**: With (2) Heads and Underground Electrical.

**NOTE**: This layout is for diagrammatical purposes only, and is not to be utilized as any construction document.
INCOMING WATER SUPPLY. IN AREAS WITH NO CEILING, ROUTE WATER PIPING TIGHT TO STRUCTURE. INSTALL WATER PRESSURE REGULATOR WHERE AVAILABLE IF UTILITY PRESSURE EXCEEDS 70 PSI. SET PRESSURE REGULATOR AT 65 PSI. INSTALL WATER MAIN SHUT-OFF VALVE UPSTREAM FROM PRESSURE REGULATOR.

HOLDING TANK SYSTEMS NOT ALLOWED.

LIFT STATIONS ARE NOT ALLOWED WITHOUT DOLLAR GENERAL APPROVAL.

PROVIDE ALL BACKING, SUPPORTS AND CARRIERS FOR FIXTURES.

SEPTIC SYSTEM NOT ALLOWED UNLESS WRITTEN APPROVAL BY DOLLAR GENERAL.

OUTLET. AFTER REQUIRED RESIDUAL IS OBTAINED AT EVERY OUTLET, THE SYSTEM SHALL BE FLUSHED UNTIL THE CHLORINE LEVEL AT EVERY OUTLET IS REDUCED TO THAT OF THE INLET.

CONTRACTOR SHALL PROVIDE APPROVED ACCESS DOORS IN FRAMED HOLES FOR ALL VALVES AND TRAP PRIMERS WHICH MUST BE LOCATED IN INACCESSIBLE LOCATIONS.

WATER OUTLET IN THE BUILDING. IF THE RESIDUAL IS LESS THAN FIVE PPM, THE DISINFECTION SHALL BE REPEATED UNTIL THE REQUIRED RESIDUAL IS OBTAINED AT EVERY OUTLET.

ALL WATER PIPING SHALL BE PITCHED IN DIRECTION OF FLOW TO ALLOW FOR SYSTEM DRAINING.

NOTE ON SHELF @ 7'-6" A.F.F.

DESIGNER NOTE:

NOTE

CLEANOUTS NOT ALLOWED IN THE AREA.

NOTE

BARRED FREE ELECTRIC MOUNT AT 24" ABOVE GRADE. WOODFORD #B65 OR EQUAL.

NOTE

FREEZE-PROOF WALL HYDRANT WITH BRONZE BODY & ANTI-SIPHON VACUUM BREAKER, BOX AND LOCKING COVER. PROVIDE WITH HOSE CONNECTION AND WALL HYDRANT CONNECTION.

NOTE

2-WAY EXTERIOR CLEANOUT. TYLER PIPE #003519, OR EQUAL.

NOTE

1" DOMESTIC WATER SERVICE AND METER. SEE CIVIL DRAWINGS FOR CONTINUATION. SEE WATER DIAGRAM, SHEET P2.

NOTE

COORDINATE STUB-IN LOCATIONS WITH CIVIL DRAWINGS.

NOTE

INSTALL WATER MAIN SHUT-OFF VALVE UPSTREAM FROM PRESSURE REGULATOR.

NOTE

INSTALL WATER PRESSURE REGULATOR WHERE AVAILABLE IF UTILITY PRESSURE EXCEEDS 70 PSI. SET PRESSURE REGULATOR AT 65 PSI.

NOTE

BACKFLOW PREVENTER

PRESSURE REGULATOR

WATERTIGHT TAPERED THREADED PLUG AND ROUND SCORIATED SECURED TOP, ADJUSTABLE TO FINISHED FLOOR.

NOTE

RESIDENTIAL ELECTRIC MOUNT AT 24" ABOVE GRADE. WOODFORD #B65 OR EQUAL.

NOTE

BARRED FREE ELECTRIC MOUNT AT 24" ABOVE GRADE. WOODFORD #B65 OR EQUAL.

NOTE

FREEZE-PROOF WALL HYDRANT WITH BRONZE BODY & ANTI-SIPHON VACUUM BREAKER, BOX AND LOCKING COVER. PROVIDE WITH HOSE CONNECTION AND WALL HYDRANT CONNECTION.

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NOTE

2-WAY EXTERIOR CLEANOUT. TYLER PIPE #003519, OR EQUAL.
INSTALL WATER PRESSURE REGULATOR WHERE AVAILABLE IF UTILITY PRESSURE EXCEEDS 70 PSI. SET PRESSURE REGULATOR AT 65 PSI.

DISINFECTED BY SLOWLY FILLING WITH WATER TO WHICH A DISINFECTING AGENT HAS BEEN INJECTED AT A RATE OF 50 P.P.M. OF CHLORINE, WHICH SHOULD BE ALLOWED TO FREE FROM VENT LINES SHALL PASS INSPECTION UNDER HEAD OF WATER BY SYSTEM WITH WATER TO TOP OF HIGHEST VENT STACK.

PROVIDE AND LOCATE BACKFLOW PREVENTER WITH TAMPER RESISTANT ACCESS CABINET PER LOCAL CODE.

PROVIDE ALL BACKING, SUPPORTS AND CARRIERS FOR FIXTURES.

OUTLET. AFTER REQUIRED RESIDUAL IS OBTAINED AT EVERY OUTLET, THE SYSTEM SHALL BE FLUSHED UNTIL THE CHLORINE LEVEL AT EVERY OUTLET IS REDUCED TO THAT OF PLUMBING FIXTURE SCHEDULE.

1/8" = 1'-0"
NOTE: (MS-1) AT A HEIGHT OF 7'-6" A.F.F. SIMILARLY BE INSTALLED ABOVE ELECTRIC DRINKING FOUNTAIN (EDF-1)

SHUT-OFF VALVE (TYP.)

SHELF MOUNTED WATER HEATER

3/4" H.W. OUTLET

HOT AND COLD WATER DRAIN, WASTE AND VENT

B. AIR CONDITIONING CONDENSATE

A. HOT AND COLD WATER

A. SCHEDULE AS AS 80 PVC OR Schedule 40 AND 80 PVC OR ABS PIPING WITH DWV PATTERN FITTINGS TO BE USED EXCEPT WHERE OTHERWISE RE. UPNED BY LOCAL CODE.

WATER HEATER SHELF.

P2-ND

TYPICAL WATER HEATER STRAPPING DETAIL

WATER HEATER SHELF.

TYPICAL WATER HEATER DETAIL

MATERIALS

TABLE OF MATERIALS

VENT PIPE INSTALLATION DETAIL

SANITARY AND VENT ISOMETRIC

DOMESTIC WATER ISOMETRIC

WATER LINE SHALL ENTER BUILDING UNDER SLAB. SEE CIVIL DRAWINGS FOR CONTINUATION.