

LUMINAIRE SCHEDULE

Label	Qty	Catalog Number (GARDCO)	Lamp	Mounting	Lumens	LLF
A	11	106-FT-100PSMH	100PSMH	15'-0" (WALL)	8500	0.75
B	3	106-WT-100PSMH	100PSMH	15'-0" (WALL)	8500	0.75
C	3	106-WT-70PSMH	70PSMH	12'-0" (WALL)	6100	0.75

NOTES:
 -- FIXTURES ARE FULL CUTOFF AND ARE DESIGNED TO PREVENT LIGHT TRESSPASS ONTO ADJACENT RESIDENTIAL DISTRICTS.

STATISTICS

BLDG. #1 PARKING AREA:
 MAXIMUM: 4.3 fc
 AVERAGE: 1.2 fc
 MAX/AVG: 3.58

BLDG. #2 PARKING AREA:
 MAXIMUM: 4.9 fc
 AVERAGE: 2.9 fc
 MAX/AVG: 1.69

BARRACKS RD. WALKWAY
 AVERAGE: 1.8 fc

EMMET ST. WALKWAY
 AVERAGE: 1.6 fc

IECC LIGHTING COMPLIANCE

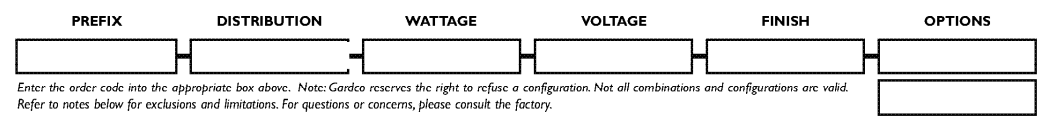
BASED ON 2009 IECC SECTION 505

EXTERIOR:
 TOTAL LIGHTING PROPOSED ----- 1848 WATTS
 WATTS ALLOWED ----- 1980 WATTS
 DESIGN BETTER THAN CODE ----- 6.6%

Job:
 Type:
 Notes:

100 Line
106 Quarter Sphere Sconce

Featuring CosmoPole Electronic HID System
 Page 1 of 3



PREFIX	DISTRIBUTION	WATTAGE	VOLTAGE	FINISH	OPTIONS
106	FT	100W	120V	White	None

Enter the units code into the appropriate box above. Also, enter the units code into the configuration chart below. Refer to the units code for additional information.

WATTAGE AND VOLTAGE

LAMP/VOLTAGE CHART - 106	60CHPE	CONFIGURATION CHART - 106EFT																																																									
<table border="1"> <tr><th>WATTAGE</th><th>100</th><th>150</th><th>200</th><th>250</th><th>300</th><th>350</th><th>400</th></tr> <tr><th>120V</th><td>+</td><td>+</td><td>+</td><td>+</td><td>+</td><td>+</td><td>+</td></tr> <tr><th>277V</th><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td></tr> </table>	WATTAGE	100	150	200	250	300	350	400	120V	+	+	+	+	+	+	+	277V	-	-	-	-	-	-	-	<p>60CHPE 60 Watt CosmoPole high performance electronic compact ball lamp and ballast system. Available in FT/WT and MT configurations. 120V - 277V only.</p>	<table border="1"> <tr><th>DISTRIBUTION</th><th>FT</th><th>WT</th><th>MT</th><th>120</th><th>150</th><th>200</th><th>250</th><th>300</th><th>350</th><th>400</th></tr> <tr><th>120V</th><td>+</td><td>+</td><td>+</td><td>+</td><td>+</td><td>+</td><td>+</td><td>+</td><td>+</td><td>+</td></tr> <tr><th>277V</th><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td></tr> </table>	DISTRIBUTION	FT	WT	MT	120	150	200	250	300	350	400	120V	+	+	+	+	+	+	+	+	+	+	277V	-	-	-	-	-	-	-	-	-	-
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277V	-	-	-	-	-	-	-	-	-	-																																																	

1. Footcandle and CIE Efficacy values shown are based on a 700V through 277V. 2. Dec 11 lamp is powered in emergency mode with EM and EM-EP with the BMCC. 3. Available with 425V system when power line is 277V in emergency mode. 4. EM-EP only available with 277V or 277V CosmoPole Aluminum battery pack and power for EM and EM-EP. 5. 100 watt, 150 watt, 200 watt, 250 watt, 300 watt, 350 watt, 400 watt. 6. As this is in addition to the normal lamp power for normal lamp and ballast. 7. Available with 100 watt, 150 watt, 200 watt, 250 watt, 300 watt, 350 watt, 400 watt. 8. Available with 100 watt, 150 watt, 200 watt, 250 watt, 300 watt, 350 watt, 400 watt. 9. Refer to "100 Emergency Sconce" on page 3 for additional information.

1811 Clovis Barber Road, San Marcos, TX 78666
 (800) 322-6766 (512) 783-1800 FAX: (512) 783-1855
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 79115-1048512



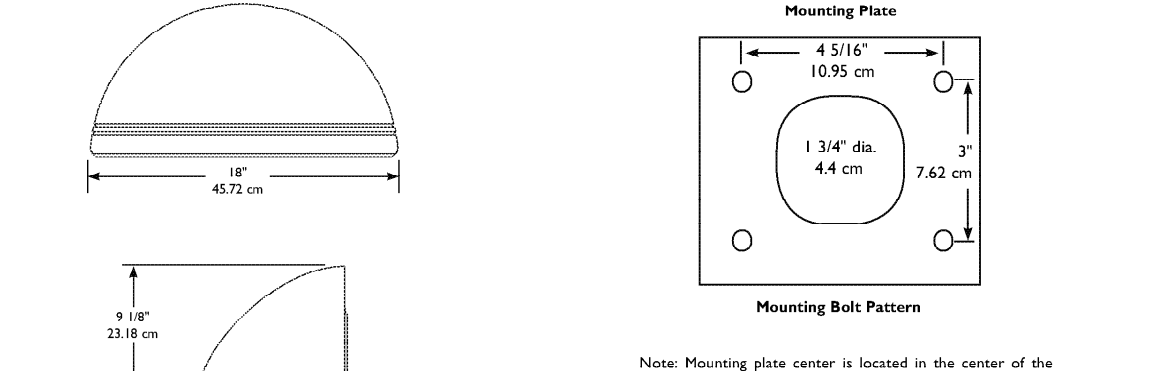
100 Line
106 Quarter Sphere Sconce

Featuring CosmoPole Electronic HID System
 Page 2 of 3

FINISH	OPTIONS
BSP	Black Paint
WSP	White Paint
NP	Natural Aluminum Paint
OC	Optional Color Paint
SC	Special Paint
FT	Forward Throw
WT	Wide Throw
MT	Medium Throw
FS	Fixed
OS	On/Off Switch
QST	Quartz Standby - Timed Delay
QSE	Quartz Emergency
QSE2	Quartz Emergency - Timed Delay
QSE3	Quartz Emergency - Timed Delay
QSE4	Quartz Emergency - Timed Delay
QSE5	Quartz Emergency - Timed Delay
QSE6	Quartz Emergency - Timed Delay
QSE7	Quartz Emergency - Timed Delay
QSE8	Quartz Emergency - Timed Delay
QSE9	Quartz Emergency - Timed Delay
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QSE99	Quartz Emergency - Timed Delay
QSE100	Quartz Emergency - Timed Delay

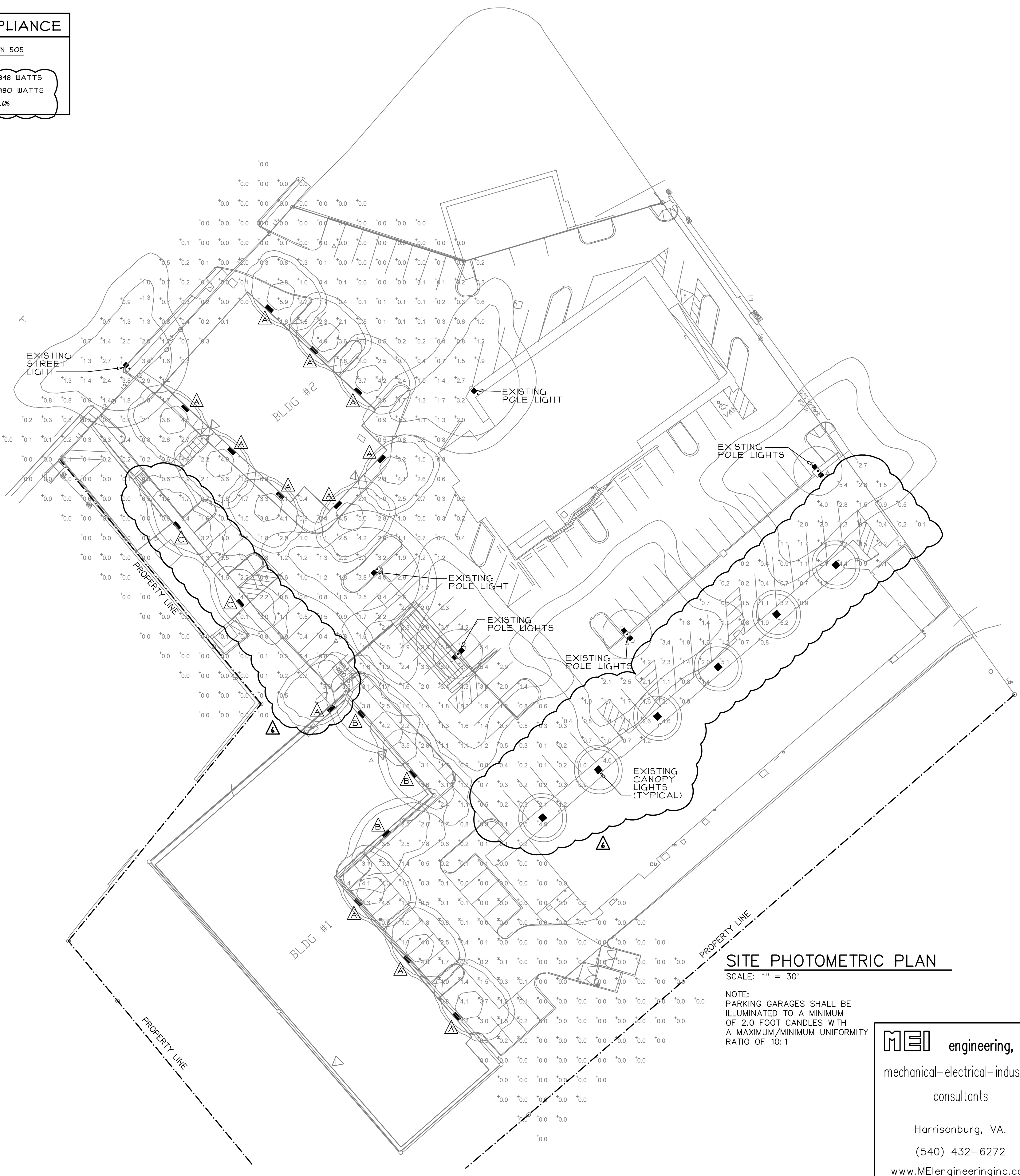
EMERGENCY LUMINAIRE ONLY:
 BE4CG Remote Emergency Pack
 ICE20 Remote Emergency Battery Pack
 1142 Remote Emergency Battery Pack

DIMENSIONS



Mounting Plate
 4.516" (114.6 mm)
 1.34" (34.0 mm)
 0.95" (24.1 mm)

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SITE PHOTOMETRIC PLAN

SCALE: 1" = 30'

NOTE:
 PARKING GARAGES SHALL BE ILLUMINATED TO A MINIMUM OF 2.0 FOOT CANDLES WITH A MAXIMUM/MINIMUM UNIFORMITY RATIO OF 10:1

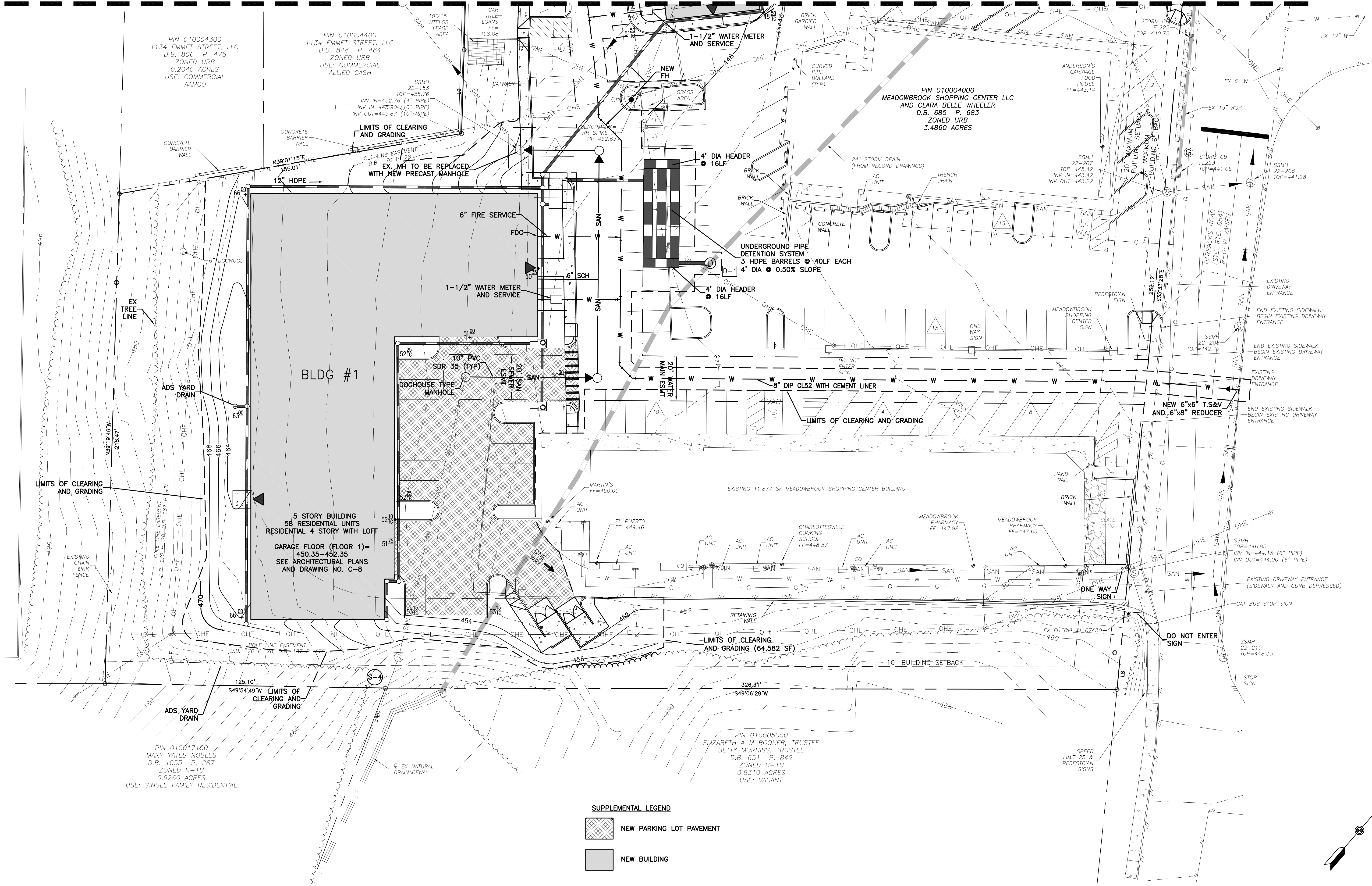
MEI engineering, inc.
 mechanical-electrical-industrial consultants
 Harrisonburg, VA.
 (540) 432-6272
 www.MEengineeringinc.com

NO.	SHEET REVISION	BY	DATE	NO.	SHEET REVISION	BY	DATE
6	ADDED SIDEWALK LIGHTING	WFS	1/8/14				
5	ADDED BUILDINGS 1 AND 2	WFS	12/17/13				
1	PLAN REVIEW COMMENTS	WFS	5/22/13				

W ASSOCIATES
 ENGINEERS SURVEYORS PLANNERS
 PO Box 4119 Lynchburg, VA 24502 Phone: 434.316.0280
 3040 Avenue Square Pl. Charlottesville, VA 22911 Phone: 434.984.2700
 www.wassociates.net

DESIGNED BY: WFS	PROJECT: MEADOWBROOK SHOPPING CENTER PHASE 1 AND 2 CHARLOTTEVILLE, VA	SET REV. NO. 5
DRAWN BY: WFS	TITLE: PHOTOMETRIC DETAILS	DRAWING NUMBER: C-19
DIHR BY: WFS	FILE NUMBER: 13035	SHEET NUMBER: 19 25
MEI NUMBER: 13035	DISCIPLINE: LIGHTING	SCALE: AS SHOWN V: N/A
	DATE: 3/26/13	

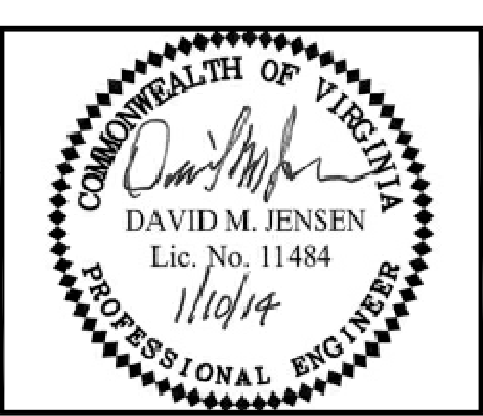
MATCHLINE - MATCH TO DRAWING NUMBER C-7A



SUPPLEMENTAL LEGEND

NEW PARKING LOT PAVEMENT

NEW BUILDING



IF THIS DRAWING IS A REDUCTION GRAPHIC SCALE MUST BE USED

SCALE: 1" = 20'



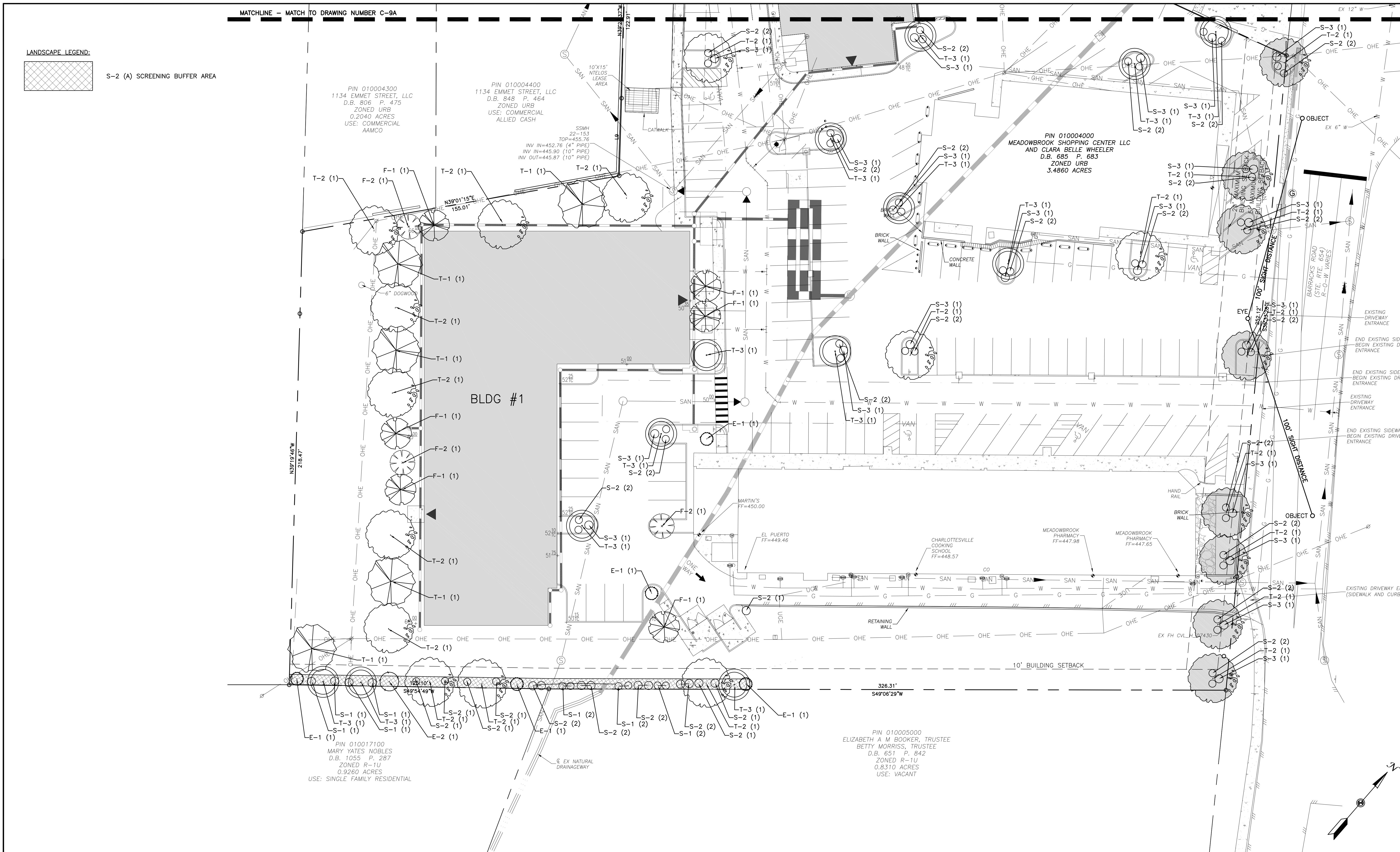
DESIGNED BY: DMJ	PROJECT: MEADOWBROOK FLATS	SET REV. NO. 6
DRAWN BY: Ta	CHARLOTTEVILLE, VA	DRAWING NUMBER: C-7
DIHR BY: HFW	TITLE: SITE GRADING AND UTILITIES PLAN	SHEET NUMBER: 7 of 19
WWA NUMBER: 213010.01	FILE NAME: 301001C_SGU-1.dwg	DISCIPLINE: CIVIL
	SCALE: H: 1"=20' V: N/A	DATE: 3/26/13

M:\213010 Meadowbrook Shopping Center\213010.01 MSC Preliminary Site Plan\301001C_SGU-1.dwg

1	ADDRESS COMMENTS	DMJ	6/3/13
2	ADDRESS ENTRANCE CORRIDOR COMMENTS	DMJ	7/23/13
3	ADDRESS COMMENTS	DMJ	8/5/13
4	ADDRESS COMMENTS	DMJ	10/03/13
5	REVISED LAYOUT OF BUILDING 1 AND 2	DMJ	12/17/13

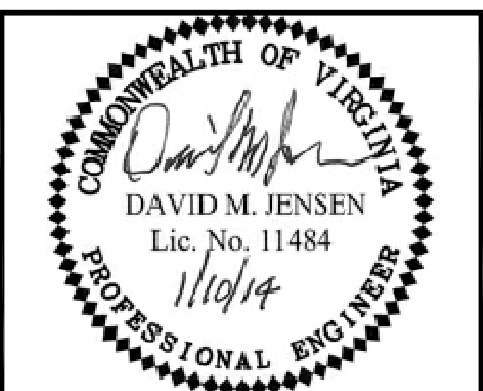
NO.	SHEET REVISION	BY	DATE	NO.	SHEET REVISION	BY	DATE
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M:\213010 Meadowbrook Shopping Center\213010.01 MSC Preliminary Site Plan\301001C_LP-1.dwg



1	ADDRESS COMMENTS	DMJ	6/3/13				
2	ADDRESS ENTRANCE CORRIDOR COMMENTS	DMJ	7/23/13				
3	ADDRESS COMMENTS	DMJ	8/5/13				
4	ADDRESS COMMENTS	DMJ	10/03/13				
5	REVISED LAYOUT OF BUILDING 1 AND 2	DMJ	12/17/13				
NO.	SHEET REVISION	BY	DATE	NO.	SHEET REVISION	BY	DATE

NO.	SHEET REVISION	BY	DATE	NO.	SHEET REVISION	BY	DATE
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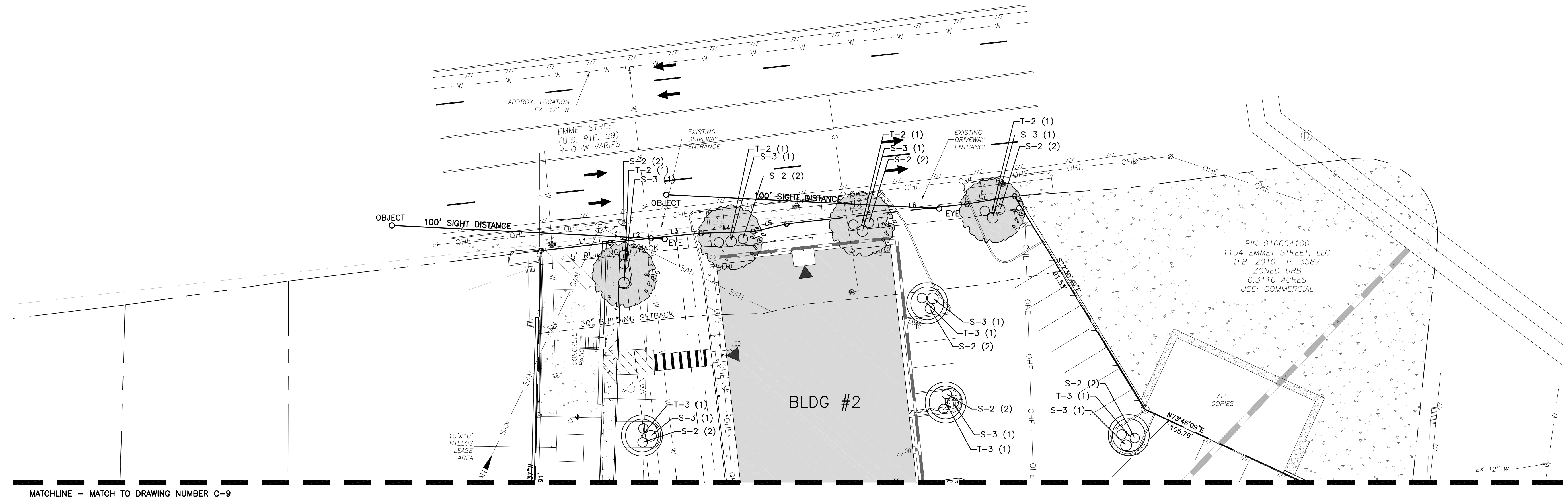
IF THIS DRAWING IS A REDUCTION
GRAPHIC SCALE MUST BE USED

SCALE: 1" = 20'

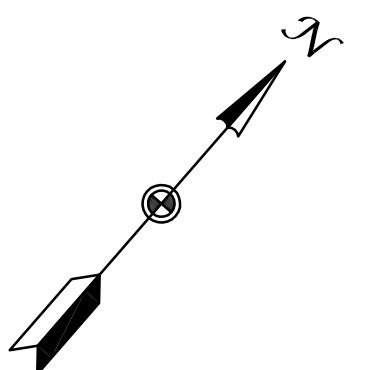


DESIGNED BY:	PCS	PROJECT:	MEADOWBROOK FLATS	SET REV. NO.:	6
DRAWN BY:	PCS	TITLE:	CHARLOTTESVILLE, VA	DRAWING NUMBER:	C-9
DIHR BY:	HFW	DISCIPLINE:	LANDSCAPE PLAN	SHEET NUMBER:	9 of 19
WWA NUMBER:	213010.01	FILE NAME:	301001C_LP-1.dwg	SCALE:	H: 1"=20' V: N/A
		DATE:	3/26/13		

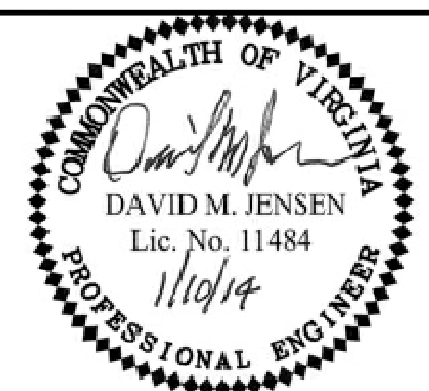
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MATCHLINE - MATCH TO DRAWING NUMBER C-9



1	ADDRESS COMMENTS	DMJ	6/3/13				
2	ADDRESS ENTRANCE CORRIDOR COMMENTS	DMJ	7/23/13				
3	ADDRESS COMMENTS	DMJ	8/5/13				
4	ADDRESS COMMENTS	DMJ	10/03/13				
5	REVISED LAYOUT OF BUILDING 1 AND 2	DMJ	12/17/13				
NO.	SHEET REVISION	BY	DATE	NO.	SHEET REVISION	BY	DATE



IF THIS DRAWING IS A REDUCTION
GRAPHIC SCALE MUST BE USED
SCALE: 1" = 20'
20' 0 20'



DESIGNED BY: PCS	PROJECT: MEADOWBROOK FLATS	SET REV. NO. 6
DRAWN BY: PCS	CHARLOTTESVILLE, VA	DRAWING NUMBER: C-9A
DIHR BY: HFW	TITLE: LANDSCAPE PLAN	SHEET NUMBER: 9A of 19
WVA NUMBER: 213010.01	FILE NAME: 301001C_LP-2.dwg	DISCIPLINE: CIVIL
	SCALE: H: 1"=20' V: N/A	DATE: 3/26/13

GENERAL LANDSCAPING NOTES:

- THIS PLAN FOR PLANTING LOCATIONS ONLY.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL PLANT MAINTENANCE, INCLUDING SHRUBS AND GROUND COVER, AND SHALL MAINTAIN AREA IN A WEED- AND DEBRIS-FREE CONDITION, THROUGHOUT THE ONE YEAR GUARANTEE PERIOD.
- CONTRACTOR SHALL LAY OUT AND CLEARLY STAKE ALL PROPOSED IMPROVEMENTS INCLUDED ON THIS PLAN.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING MISS UTILITY PRIOR TO BEGINNING CONSTRUCTION FOR LOCATION OF ALL UTILITY LINES. TREES SHALL BE LOCATED A MINIMUM OF 4' FROM SEWER/WATER EASEMENTS. CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ANY AND ALL PUBLIC OR PRIVATE UTILITIES.
- CONTRACTOR TO VERIFY PLANT LIST TOTALS WITH QUANTITIES SHOWN ON PLAN. LANDSCAPE ARCHITECT SHALL BE ALERTED BY CONTRACTOR OF ANY DISCREPANCIES PRIOR TO FINAL BID NEGOTIATION. UNIT PRICES FOR ALL MATERIAL SHALL BE SUPPLIED TO THE OWNER AT BIDDING TIME.
- ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. OWNER SHALL RECEIVE TAG FROM EACH PLANT SPECIES AND A LIST OF PLANT SUPPLIERS. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL MEET THE NORMAL REQUIREMENTS FOR THE VARIETY PER THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN). PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- WHERE TREES ARE PLANTED IN ROWS, THEY SHALL BE UNIFORM IN SIZE AND SHAPE.
- SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE JUDGED. FAILURE TO MEET MINIMUM SIZE ON ANY PLANT WILL RESULT IN REJECTION OF THAT PLANT.
- ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED, FREE OF DISEASE, INSECT EGGS, AND LARVAE, AND SHALL HAVE ADEQUATE ROOT SYSTEMS.
- NO EXISTING TREES SHALL BE REMOVED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER EXCEPT WHERE NOTED ON PLANS. NO GRUBBING SHALL OCCUR WITHIN EXISTING TREE AREAS.
- TREES SHALL BE LOCATED A MINIMUM OF 4' FROM WALLS AND WALKS WITHIN THE PROJECT. IF CONFLICTS ARISE BETWEEN ACTUAL SIZE OF AREA AND PLANS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER OR LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS.
- CONTRACTOR TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED SO AS TO NOT IMPEDE DRAINAGE.
- TREE STAKING AND GUYING SHALL BE DONE PER DETAILS, IF NECESSARY. CONTRACTOR SHALL ENSURE THAT TREES REMAIN UPRIGHT FOR THE DURATION OF THE ONE YEAR GUARANTEE PERIOD. AT THE END OF ONE YEAR, ALL RUBBER HOSE AND WIRE STAKES, AND ANY MISC. TAGS ARE REMOVED FROM THE TREES AND THE SITE.
- MULCH IS TO BE SHREDDED HARDWOOD BARK FOR TREES AND SHRUBS.
- SHADE TREES: HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT BALL TO THE TOP OF MATURE GROWTH. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE ENTER OF THE TRUNK MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH.
- ALL CONTRACTORS SHALL BE REQUIRED TO COMPLETELY REMOVE ALL TRASH DEBRIS AND EXCESS MATERIALS FROM THE WORK AREA AND THE PROPERTY (ESPECIALLY AT ALL CURB, GUTTERS AND SIDEWALKS) DAILY DURING INSTALLATION.
- DEAD PLANTS ARE TO BE REMOVED FROM THE JOB BY THE CONTRACTOR WEEKLY. CONTRACTOR SHALL MAINTAIN AN UPDATED, COMPREHENSIVE LIST OF ALL DEAD MATERIALS REMOVED AND PRESENT A COPY OF THE LIST TO THE OWNER AT THE END OF EVERY MONTH DURING THE CONTRACT PERIOD.
- CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE IMPROVEMENTS, INCLUDING SEEDING, FOR ONE FULL YEAR AS REQUIRED BY THE SPECIFICATIONS. CONTRACTOR MUST CONTACT THE OWNER AT LEAST 10 WORKING DAYS IN ADVANCE TO SCHEDULE ACCEPTANCE INSPECTION(S). CONTRACTOR MUST REPLKACE ALL DEAD OF UNACCEPTABLE PLANTS DURING THE FOLLOWING RECOMMENDED PLANTING SEASON.
- ALL PLANTING SHALL CONFORM TO THE REQUIREMENTS OF VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION'S "GUIDELINES FOR PLANTING ALONG VIRGINIA'S ROADWAYS", AS APPLICABLE.

TEMPORARY SEEDING (AS PER E&S REQUIREMENTS)

NOTE: PRIOR TO SODDING, THE SURFACE SHALL BE CLEARED OF ALL VEGETATION, TRASH, DEBRIS, AND OF ALL ROOTS, BRUSH, WIRE, GRADE STAKES, AND OTHER OBJECTS THAT WOULD INTERFERE WITH THE PLANTING, FERTILIZING, OR MAINTENANCE OPERATIONS.

- SELECTION OF PLANTS SHOULD BE BASED ON THE SPECIFIC SITE AND SEASON AND PER VESCH TABLES 3.31-B&C.
 - TEMPORARY SEED SHALL CONSIST OF THE FOLLOWING PER SEASON:
 - SEPT. 1 - FEB. 15: 50/50 MIX OF ANNUAL RYEGRASS (LOLIUM MULTI-FLORUM) AND CEREAL (WINTER) RYE (SECALE CEREALE) AT A RATE OF 75 LB/ ACRE.
 - FEB. 16 - APR. 30: ANNUAL RYEGRASS (LOLIUM MULTI-FLORUM) AT A RATE OF 60 LB/ ACRE.
 - MAY 1 - AUG. 31: GERMAN MILLET (SETARIA ITALICA) AT A RATE OF 50 LB/ ACRE.
- LIMING REQUIREMENTS SHOULD BE BASED ON TABLE 3.31-A OF VESCH.
 - AFTER TESTING THE SOIL FOR A PH COUNT, LIME SHALL BE APPLIED AT A RATE OF:
 - 3 TONS PER ACRE, IF PH IS BELOW 4.2
 - 2 TONS PER ACRE, IF PH IS 4.2 TO 5.2
 - 1 TON PER ACRE OF PH IS 5.2 TO 6.0
 - DO NOT APPLY LIME ABOVE A PH OF 6.0

- FERTILIZERS SHALL BE APPLIED AT 600 LBS/ ACRE. FERTILIZER SHALL BE INCORPORATED INTO THE TOP 4" OF THE SOIL.
 - FERTILIZER SHALL CONSIST OF 1/3 IMMEDIATELY AVAILABLE AND 2/3 WATER INSOLUBLE NITROGEN. UREA FORMALDEHYDE (UF) AND DISOBUTYLIDENE UREA (IBDU) MEET THESE STANDARDS.
 - NOTE: IF A SOIL TEST IS DONE AND EXISTING NUTRIENTS ARE FOUND TO BE ADEQUATE, NO FERTILIZATION IS NECESSARY.
- SEED SHALL BE EVENLY APPLIED, AND SMALL GRAINS SHALL BE PLANTED NO MORE THAN 1/2" DEEP.
- SEED SHALL BE MULCHED AT A DEPTH OF 1/2-1" WITH STRAW MULCH AND SHALL BE ANCHORED WITH EITHER A CHEMICAL MULCH BINDER, TWINE, OR NETTING.

PERMANENT SEEDING (AS PER E&S REQUIREMENTS)

- PERMANENT VEGETATION COVER MUST MEET THE REQUIREMENTS OF MINIMUM STANDARDS #3 (MS #3).
 - ALL TAGS ON CONTAINERS OF SEED SHALL BE LABELED TO MEET THE REQUIREMENTS OF THE STATE SEED LAW.
 - ALL SEED SHALL BE SUBJECT TO RE-TESTING BY A RECOGNIZED SEED LABORATORY THAT EMPLOYS A REGISTERED SEED TECHNOLOGIST OR BY A STATE SEED LAB.
 - ALL SEED USED SHALL HAVE BEEN TESTED WITHIN TWELVE MONTHS.
 - THE QUALITY OF THE SEED USED SHALL BE SHOWN ON THE BAG TAGS TO CONFORM TO THE GUIDELINES IN TABLE 3.32-E:
 - TURF-TYPE TALL FESCUE: MIN. SEED PURITY--98%/ MIN. GERMINATION--85%
 - PERENNIAL RYEGRASS: MIN. SEED PURITY--98%/ MIN. GERMINATION--90%
- PROVIDE A NOTE WHICH DESCRIBES THE PROCEDURE FOLLOWED IN SELECTING PLANT MATERIAL. THE SELECTION SHOULD BE BASED ON TABLES 3.32 - A&B DEPENDING ON CLIMATE, TOPOGRAPHY, SOILS, AND SITE CONDITIONS.
 - GRASS TYPES SHALL CONSIST OF 10% PERENNIAL RYEGRASS AND 90% TURF-TYPE TALL FESCUE. WITH THIS MIX, THE PERENNIAL RYE WILL GERMINATE FASTER TO HELP STABILIZE ANY SLOPES BEFORE THE FESCUE SOON GROWS BEHIND IT. BOTH TYPES ARE FAIRLY WINTER HARDY AND THE FESCUE PERFORMS ADMIRABLY IN DROUGHT SITUATIONS. BOTH TYPES ALSO TOLERATE SOMEWHAT POORLY DRAINED AREAS. LIKEWISE, THEY TOLERATE FREQUENT TRAFFIC AND HIGH MAINTENANCE. THIS MIX SHOULD BE APPLIED AT A RATE OF 200 LB/ PER ACRE.
- THE PLANTING SOIL MUST HAVE ENOUGH FINE GRAINED SOIL, SUFFICIENT PORE SPACE, SUFFICIENT DEPTH, AND FREE FROM TOXIC OR EXCESSIVE QUANTITIES OF ROOTS AND SHALL BE APPLIED IN ACCORDANCE WITH STANDARD 3.30.
 - TOPSOIL SHALL NOT BE PLACED WHILE IN A FROZEN OR MUDDY CONDITION, WHEN TOPSOIL OR SUBGRADE IS EXCESSIVELY WET, OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING OR PROPOSED SODDING OR SEEDING. THE TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED TO A MINIMUM COMPACTED DEPTH OF 2" ON 3:1 OR STEEPER SLOPES AND 4" ON FLATTER SLOPES. ANY IRREGULARITIES IN THE SURFACE, RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSION OR WATER POCKETS.
 - THE TOPSOIL MUST BE COMPACTED ENOUGH TO ENSURE GOOD CONTACT WITH THE UNDERLYING SOIL AND TO OBTAIN A LEVEL SEED BED FOR THE ESTABLISHMENT OF HIGH MAINTENANCE TURF. HOWEVER, EXCESSIVE COMPACTION IS TO BE AVOIDED AS IT INCREASES RUNOFF VELOCITY AND VOLUME, AND DETERS SEED GERMINATION.

LANDSCAPE INSTALLATION SPECIFICATIONS

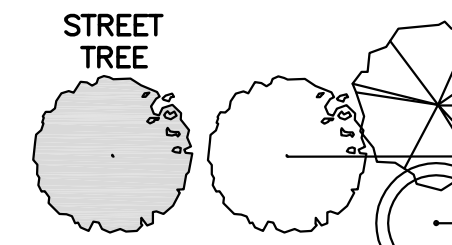
- ALL PLANT MATERIAL SHALL CONFORM TO CURRENT AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARDS AND TO HORTUS THIRD (1977 EDITION) FOR BOTANICAL AND COMMON NAMES.
- BALLED AND BURLAPPED PLANTS SHALL BE DUG WITH FIRM NATURAL BALLS OF EARTH. BALL SIZES SHALL BE IN ACCORDANCE WITH A.A.N. SPECIFICATIONS. ALL CONTAINER GROWN STOCK SHALL BE WELL ROOTED AND ESTABLISHED IN THE CONTAINER IN WHICH IT IS SOLD. AN ESTABLISHED CONTAINER GROWN PLANT AN ESTABLISHED CONTAINER GROWN PLANT SHALL HAVE A ROOT SYSTEM DEVELOPED SUFFICIENTLY DEVELOPED SUFFICIENTLY TO RETAIN ITS SHAPE WHEN REMOVED.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE SPECIFIED. NO PRUNING SHALL BE DONE BEFORE PLANTING OR DURING THE PLANTING OPERATION EXCEPT FOR PRUNING OF BROKEN LIMBS DUE TO HANDLING.
- ALL PLANT MATERIAL SHALL BE COVERED AND PROTECTED FROM EXCESSIVE DRYING DURING TRANSIT AND DURING ONSITE STORAGE. ROOTBALLS/ CONTAINERIZED PLANTS ARE TO BE THOROUGHLY WATERED DAILY IN THE MORNING. UNDER NO CIRCUMSTANCES ARE TREES TO BE STORED ONSITE FOR MORE THAN ONE WEEK.
- ANTI-DESICCANTS SHALL BE APPLIED ON ALL MATERIAL DUG WHILE IN LEAF.
- MULCH MATERIAL SHALL BE SHREDDED HARDWOOD MULCH, PINE BARK OR APPROVED EQUAL. MATERIAL SHALL BE MULCHING GRADE, UNIFORM IN SIZE AND FREE OF FOREIGN MATTER.
- PLANTING BACKFILL MIXTURE SHALL BE THREE PARTS EXISTING TOPSOIL MIXED EVENLY WITH ONE PART SPHAGNUM PEAT MOSS, LEAFGRO(TM), OR SIMILAR MARKETED ORGANIC MIX. EXISTING TOPSOIL SHALL BE FREE OF STONES, LUMPS, PLANTS, ROOTS, AND OTHER DEBRIS OVER 2 INCHES. IT SHALL NOT CONTAIN TOXIC SUBSTANCES HARMFUL TO PLANT GROWTH. TOPSOIL SHALL HAVE A PH RANGE OF 5.0 TO 7.0.
- PLANTING PROCEDURES FOR TREES AND SHRUBS:
 - PLANTING SHALL OCCUR IN ACCORDANCE WITH ALL DETAILS.
 - REMOVE ALL TAG, RIBBONS AND BINDING MATERIALS BEFORE PLANTING.
 - TREES AND SHRUBS SHALL BE PLACED IN THE PLANTING PIT, AND MANEUVERED ONCE IN IT, BY LIFTING FROM THE BALL (NEVER FROM THE BRANCHES OR TRUNK). ALL PLANT MATERIAL SHALL BE PLACED IN A STRAIGHT POSITION WITHIN THE PLANTING PIT WITH THE MOST DESIRABLE SIDE PLACED TOWARD THE PROMINENT VIEW (SIDEWALK, STREET, ETC.).
 - THE TREE OR SHRUB PIT SHALL BE BACKFILLED WITH A SOIL MIXTURE, AS PER #7 OF THESE SPECS. THE PIT SHALL BE FILLED HALFWAY INITIALLY AND TAMPED FIRMLY. ALL ROPES AROUND THE ROOTBALL SHALL BE CUT, TAGS ARE TO BE REMOVED (AND GIVEN TO THE CLIENT), WIRE BASKETS ARE TO BE CUT/ REMOVED HALF OF THE DEPTH OF THE BALL, AND THE BURLAP OR BALL WRAP IS TO BE PULLED BACK ONE-THIRD ON ALL B&B PLANT MATERIAL. COMPLETE BACKFILLING THE PLANT PIT AND TAMP FIRMLY. BACKFILL SOILS SHALL NOT COVER THE TOP OF THE ROOTBALL. MULCH THE ROOTBALL AND SAUCER WITH A MINIMUM OF 3" SHREDDED HARDWOOD OR PINE BARK MULCH. TAPER THE MULCH TO THE BASE OF THE TRUNK. UNDER NO CIRCUMSTANCES IS THE TRUNK TO BE BURIED IN ANY DEPTH OF MULCH. IF NOTICED IN A POST-CONSTRUCTION VISIT, CONTRACTOR CAN BE ASKED TO RE-VISIT THE SITE AND FIX THE MULCH ACCORDINGLY.
 - A SOIL INOCULANT CONTAINING MYCORRHIZAE, AND ROOT BIOSTIMULANTS SHALL BE ADDED AFTER COMPLETION OF THE BACKFILLING.

INTERIOR PARKING LOT LANDSCAPING

AREA OF PARKING AND TRAVELWAYS= 69,029 S.F.
 AREA TO BE LANDSCAPED REQUIRED= 5% OR 3,451 S.F. AND 1 TREE AND 3 SHRUBS PER 8 PARKING SPACES
 NUMBER OF SPACES= 126
 AREA TO BE LANDSCAPED PROVIDED= 3 T-2 TREES= 1,191 S.F.
 13 T-3 TREES= 2,301 S.F.
 32 S-2 SHRUBS
 16 S-3 SHRUBS

STREET TREES

EMMET STREET FRONTAGE= 175'; PROVIDE 4 TREES
 BARRACKS ROAD FRONTAGE= 305'; PROVIDE 8 TREES
 NO NEW SURFACE PARKING SPACES ARE CREATED WITH THIS PLAN.



LANDSCAPE SCHEDULE:

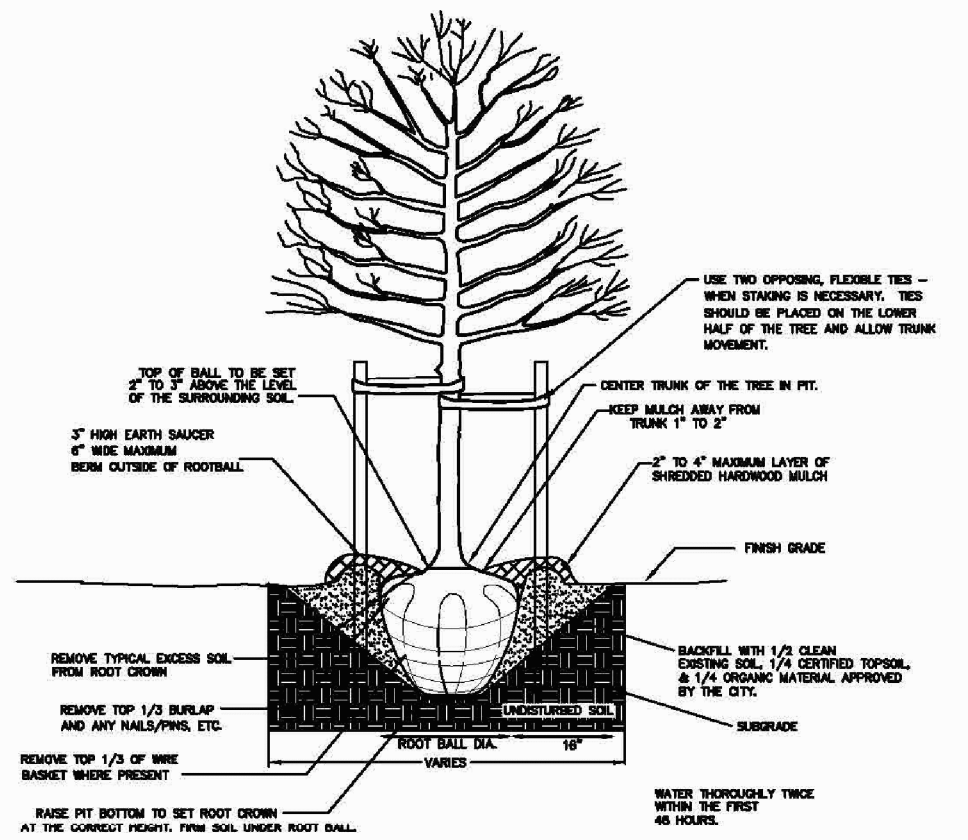
LANDSCAPE SCHEDULE										
CODE	QTY	BOTANICAL / COMMON NAMES	Type	SIZE	ROOT	SPACING / As Shown	20-YR COVERAGE			
							UNIT	TOTAL		
Shade Trees										
T-1	5	Quercus Phellos / Willow Oak	Shade	2"	B&B	40' / A.S.	370	1850		
T-2	25	Acer rubrum 'October Glory' / October Glory Red Maple	Shade	2"	B&B	40' / A.S.	397	9925		
T-3	20	Carpinus betulus / European Hornbeam	Shade	2"	B&B	30' / A.S.	177	3540		
Ornamental (Flowering) Trees										
F-1	6	Cercis canadensis 'Forest Pansy' / Forest Pansy Redbud	Ornamental	6-8"	B&B	16' / A.S.	124	744		
F-2	3	Cornus Florida / flowering dogwood	Ornamental	6-8"	B&B	16' / A.S.	124	372		
Evergreens Trees										
E-1	5	Magnolia grandiflora 'Little Gem' / Little Gem Magnolia	Evergreen	4-5"	B&B	12' / A.S.	28	140		
E-2	1	Ilex x Nellie R Stevens / Nellie R Stevens Holly	Evergreen (Tree form Shrub)	4-5"	B&B	18' / A.S.	64	64		
							UNIT	TOTAL		
							65	Total Trees Provided	Total Tree Canopy Area Provided	16635
Shrubs / Groundcover										
S-1	12	Ilex cornuta 'Burfordi compacta' / Dwarf Burford Holly	Shrub Evergreen	36"	3 gal	3.5' oc	0	0		
S-2	66	Ilex glabra 'Shamrock Inkberry' Holly	Shrub Evergreen	36"	3 gal	4' oc	0	0		
S-3	25	Ilex glabra 'Shamrock Inkberry' Holly	Shrub Evergreen	36"	3 gal	4' oc	0	0		
							UNIT	TOTAL		
							103	Total Shrubs Provided	Total Shrub Canopy Area Provided	0
								Total Canopy Area Provided		16635
								Total Canopy Required (151,850 S.F.)(0.10)		15185

LANDSCAPE SCREENING REQUIREMENT:

SCREENING CALCULATION			
		Ratio	
TYPE OF SCREEN		S-2 (A)	
WIDTH OF SCREENING BUFFER (FEET)		5	
SCREEN LENGTH (LF)		221.97	
SCREEN AREA (SQUARE FEET)		1,109.85	
		REQUIRED	PROVIDED
LARGE TREES	1/1,000 SF	2	3
MEDIUM TREES	1/1,000 SF	2	3
UNDERSTORY TREES	n/a	0	0
EVERGREEN TREES	1/500 SF	3	4
SHRUBS	1/100 SF	12	24

NOTES:

- REMOVE WIRE AND NYLON TWINE FROM BALL AND CANOPY.
- SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION.
- STAKING IS REQUIRED FOR ALL TREES IN R.O.W. OR UPON REQUEST OF ARCHITECT.
- REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF IN A LEGAL MANNER.
- RESEED UNMULCHED, DISTURBED AREAS.
- AT PLANTING PRUNE ONLY CROSSING LIMBS, CO-DOMINANT LEADERS, BROKEN OR DEAD BRANCHES, AND ANY BRANCHES THAT POSE A HAZARD TO PEDESTRIANS.

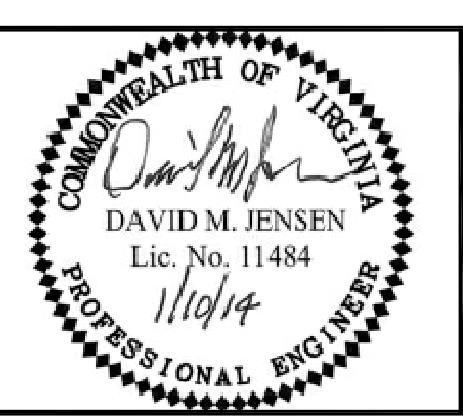


NOT TO SCALE

	CITY OF CHARLOTTESVILLE	CITY STANDARDS	
		PLANTING TREES IN OPEN AREA OR GRASS STRIP	
REVISION	DATE	SCALE: N.T.S.	STANDARD NUMBER: XX-2

M:\213010 Meadowbrook Shopping Center\213010.01 MSC Preliminary Site Plan\301001C_LP-3.dwg

1	ADDRESS COMMENTS	DMJ	6/3/13				
2	ADDRESS ENTRANCE CORRIDOR COMMENTS	DMJ	7/23/13				
3	ADDRESS COMMENTS	DMJ	8/5/13				
4	ADDRESS COMMENTS	DMJ	10/03/13				
5	REVISED LAYOUT OF BUILDING 1 AND 2	DMJ	12/17/13				
6	REVISE S-1 AND S-2 PLANTING	DMJ	1/10/14				
NO.	SHEET REVISION	BY	DATE	NO.	SHEET REVISION	BY	DATE



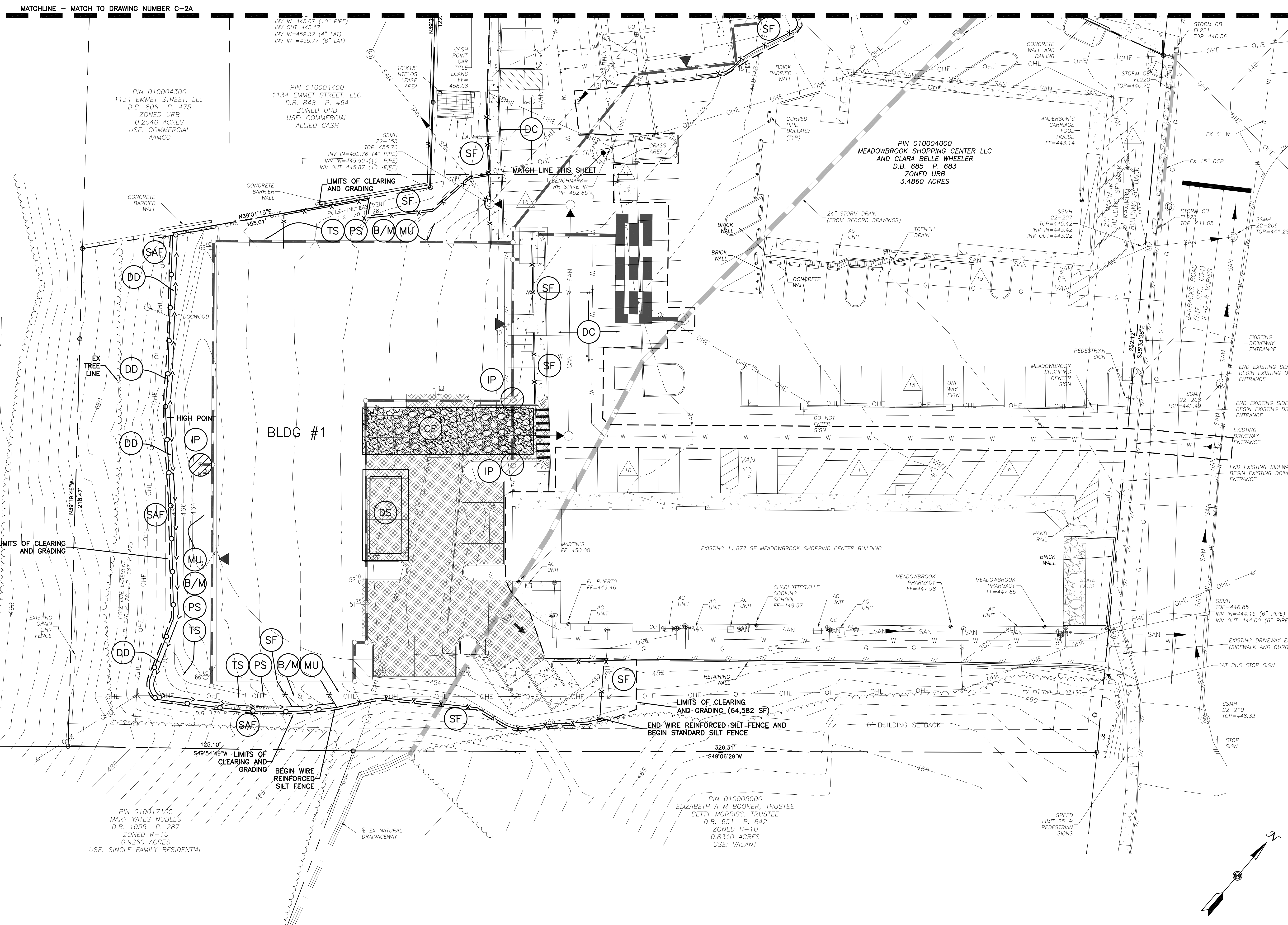
ASSOCIATES
 ENGINEERS SURVEYORS PLANNERS
 701 Ross 4119 3040 Alcoa Square Pl
 Lynchburg, VA 24502 Charlottesville, VA 22911
 Phone: 434.316.6500 Phone: 434.984.2700
 www.associates.net

DESIGNED BY:	PROJECT:	SET REV. NO.
PCS	MEADOWBROOK FLATS	6
DRAWN BY:	CHARLOTTESVILLE, VA	DRAWING NUMBER:
PCS		C-10
DIHR BY:	TITLE:	SHEET NUMBER:
HFW	LANDSCAPE PLAN DETAILS AND NOTES	10 of 19
WWA NUMBER:	FILE NAME:	DISCIPLINE:
213010.01	301001C_LP-3.dwg	CIVIL
	SCALE:	DATE:
	H: AS SHOWN	3/26/13
	V: N/A	

EROSION AND SEDIMENT CONTROL LEGEND

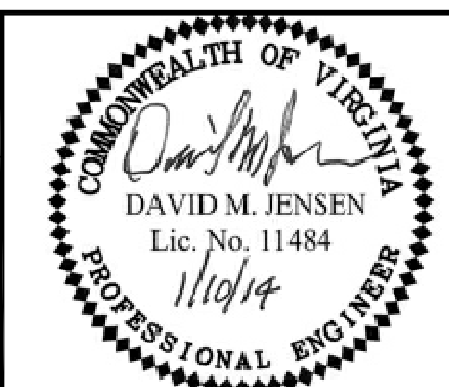
3.01	SAFETY FENCE	(SAF)	
3.02	TEMPORARY STONE CONSTRUCTION ENTRANCE	(CE)	
3.05	SILT FENCE	(SF)	
3.07	STORM DRAIN INLET PROTECTION	(IP)	
3.26	DEWATERING STRUCTURE	(DS)	
3.31	TEMPORARY SEEDING	(TS)	
3.32	PERMANENT SEEDING	(PS)	
3.35	MULCHING	(MU)	
3.36	SOIL STABILIZATION BLANKETS & MATTING	(B/M)	
3.39	DUST CONTROL	(DC)	
3.09	DRAINAGE DIVIDE	(DD)	

TREE PROTECTION AREAS TO BE COORDINATED WITH TREE PROTECTION ZONE (TPZ) SHOWN ON LANDSCAPE PLAN. REFER TO DWG. No. LS-1



M:\213010 Meadowbrook Shopping Center\213010.01 MSC Preliminary Site Plan\301001C_ESC-1.dwg

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2	ADDRESS ENTRANCE CORRIDOR COMMENTS	DMJ	7/23/13				
3	ADDRESS COMMENTS	DMJ	8/5/13				
4	ADDRESS COMMENTS	DMJ	10/03/13				
5	REVISED LAYOUT OF BUILDING 1 AND 2	DMJ	12/17/13				
NO.	SHEET REVISION	BY	DATE	NO.	SHEET REVISION	BY	DATE



IF THIS DRAWING IS A REDUCTION GRAPHIC SCALE MUST BE USED
SCALE: 1" = 20'

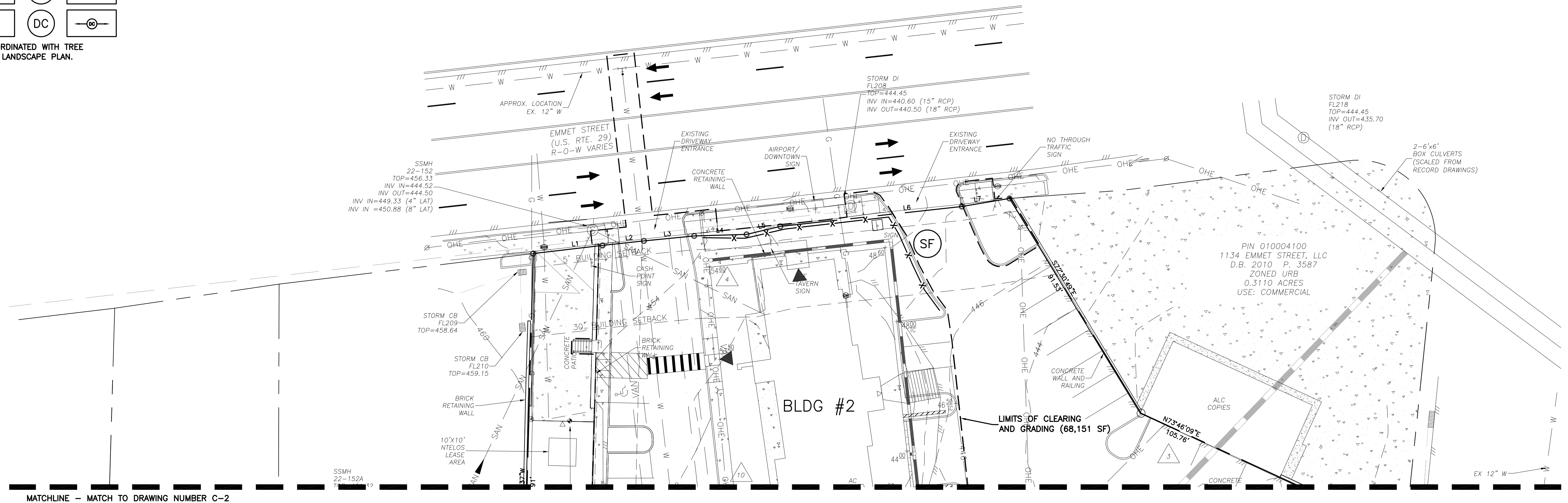


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		SCALE:	H: 1"=20' V: N/A	DATE:	3/26/13

EROSION AND SEDIMENT CONTROL LEGEND

3.01	SAFETY FENCE	(SAF)	
3.02	TEMPORARY STONE CONSTRUCTION ENTRANCE	(CE)	
3.05	SILT FENCE	(SF)	
3.07	STORM DRAIN INLET PROTECTION	(IP)	
3.26	DEWATERING STRUCTURE	(DS)	
3.31	TEMPORARY SEEDING	(TS)	
3.32	PERMANENT SEEDING	(PS)	
3.35	MULCHING	(MU)	
3.36	SOIL STABILIZATION BLANKETS & MATTING	(B/M)	
3.39	DUST CONTROL	(DC)	

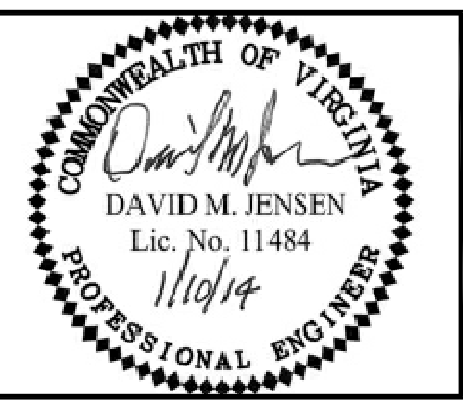
TREE PROTECTION AREAS TO BE COORDINATED WITH TREE PROTECTION ZONE (TPZ) SHOWN ON LANDSCAPE PLAN. REFER TO DWG. No. LS-1



MATCHLINE - MATCH TO DRAWING NUMBER C-2

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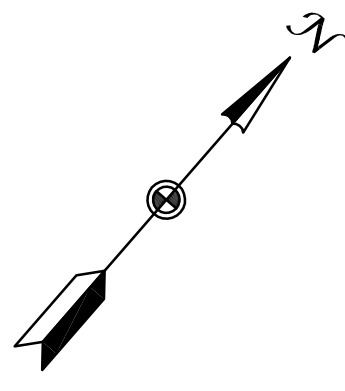
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2	ADDRESS ENTRANCE CORRIDOR COMMENTS	DMJ	7/23/13				
3	ADDRESS COMMENTS	DMJ	8/5/13				
4	ADDRESS COMMENTS	DMJ	10/03/13				
5	REVISED LAYOUT OF BUILDING 1 AND 2	DMJ	12/17/13				
NO.	SHEET REVISION	BY	DATE	NO.	SHEET REVISION	BY	DATE

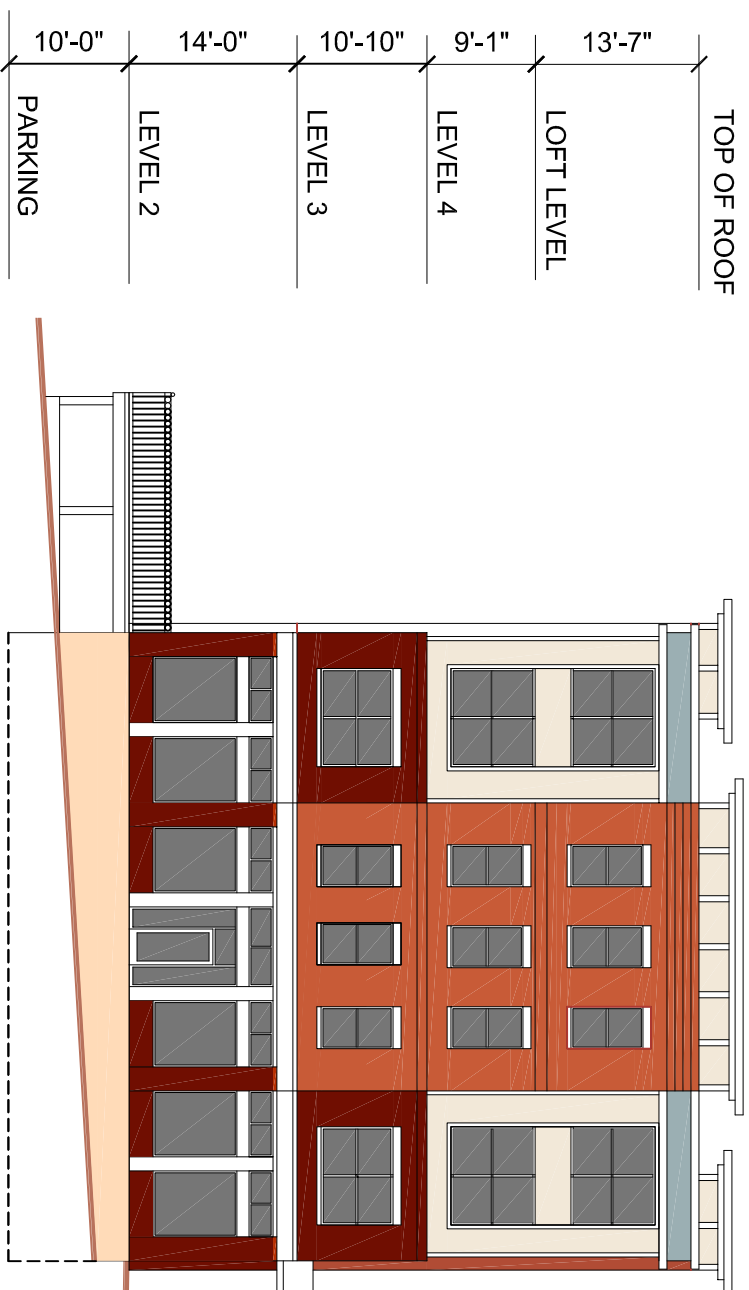


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SCALE: 1" = 20'

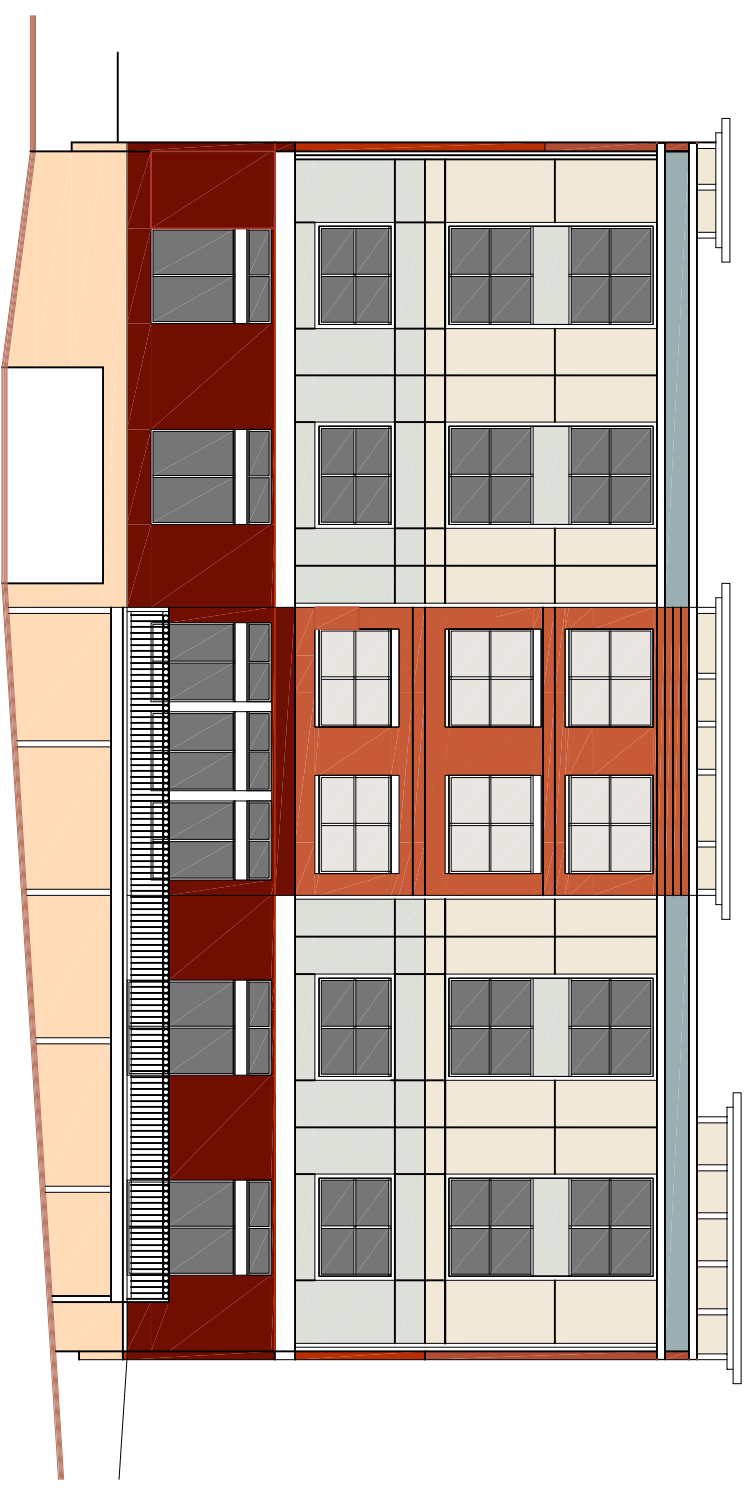


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DRAWN BY: Ta	TITLE: E&S CONTROL PLAN PHASE 1	DRAWING NUMBER: C-2A
DIHR BY: HFW	FILE NAME: 301001C_ESC-2.dwg	SHEET NUMBER: 2A of 4
WVA NUMBER: 213010.01	DISCIPLINE: CIVIL	SCALE: H: 1"=20' V: N/A
	DATE: 3/26/13	

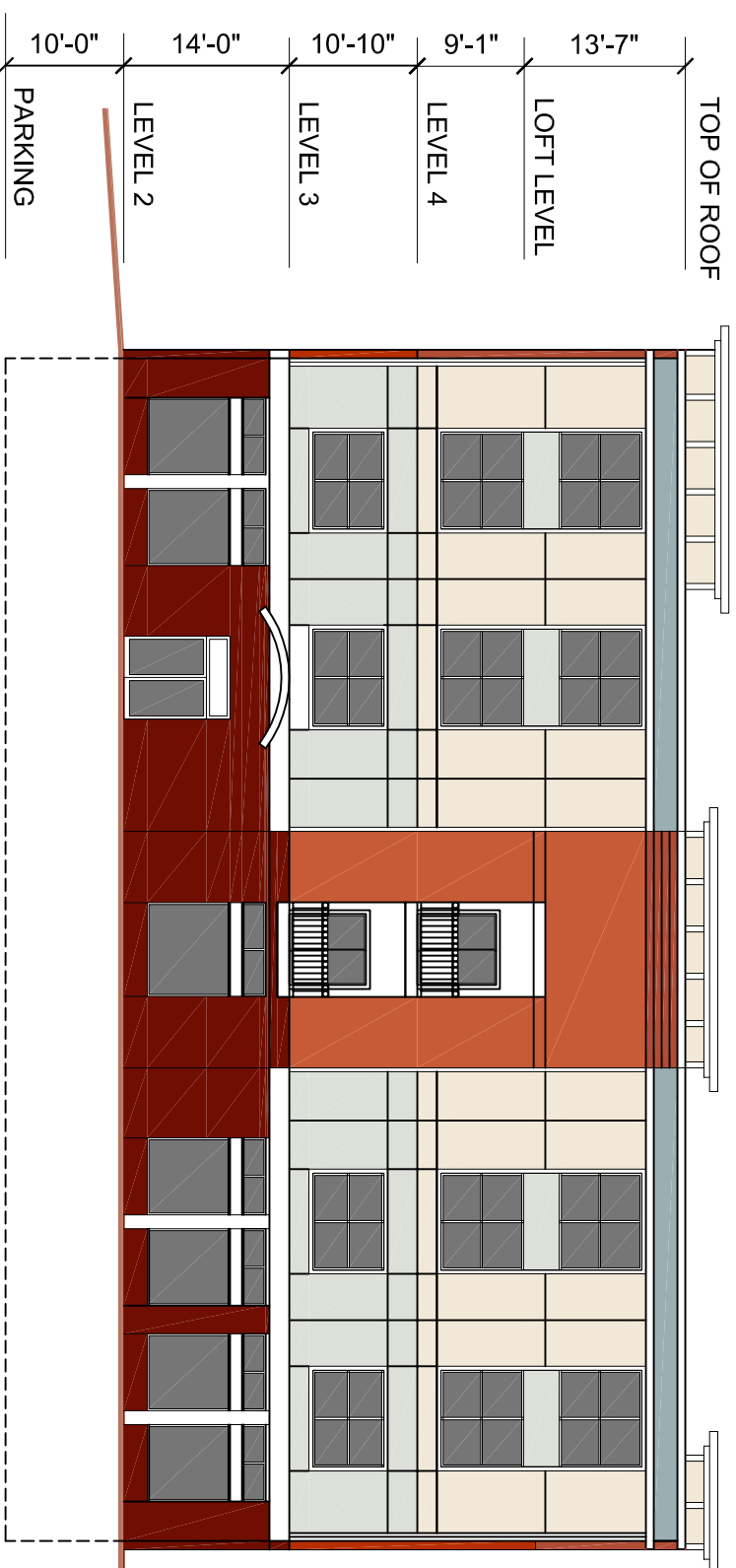




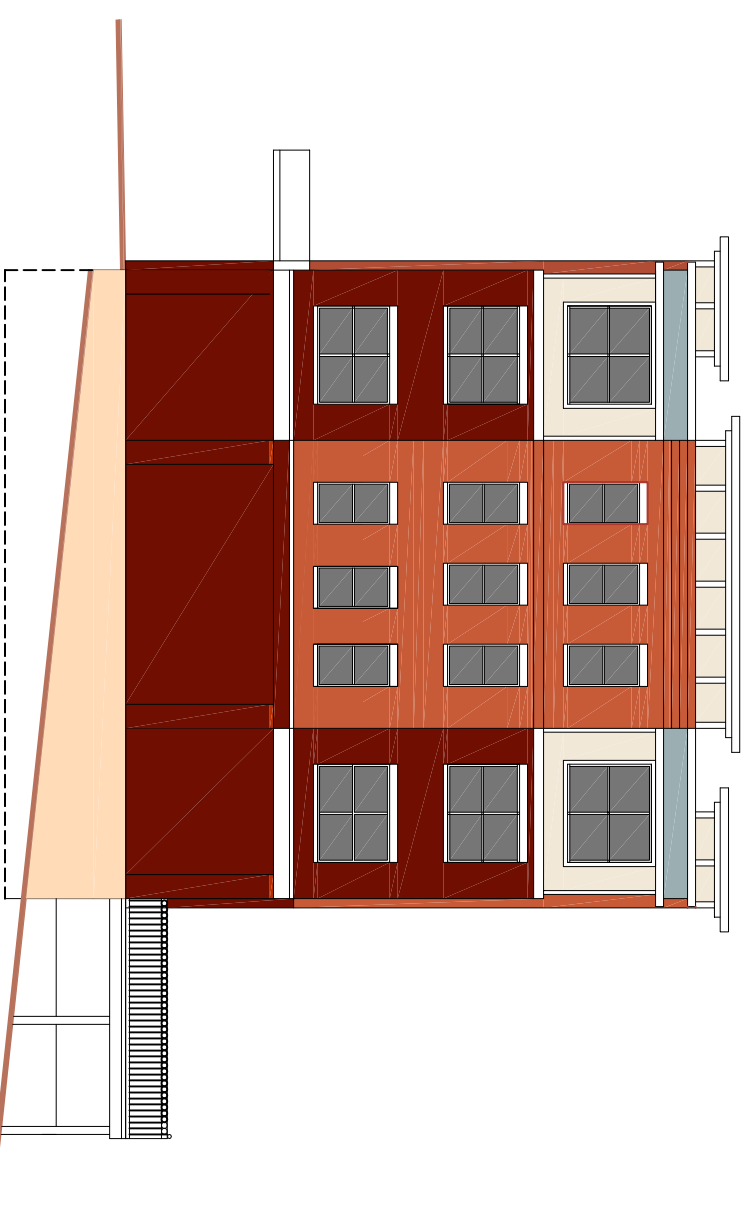
WEST ELEVATION - BUILDING 2



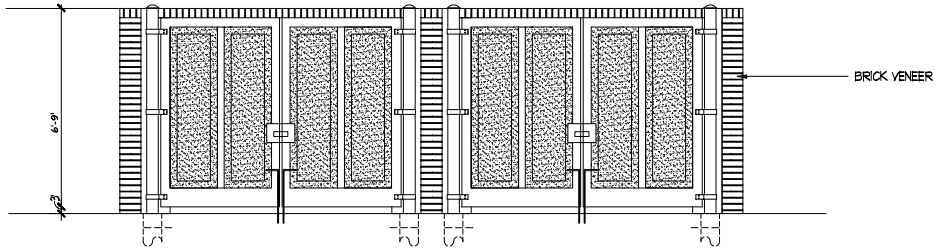
NORTH ELEVATION - BUILDING 2



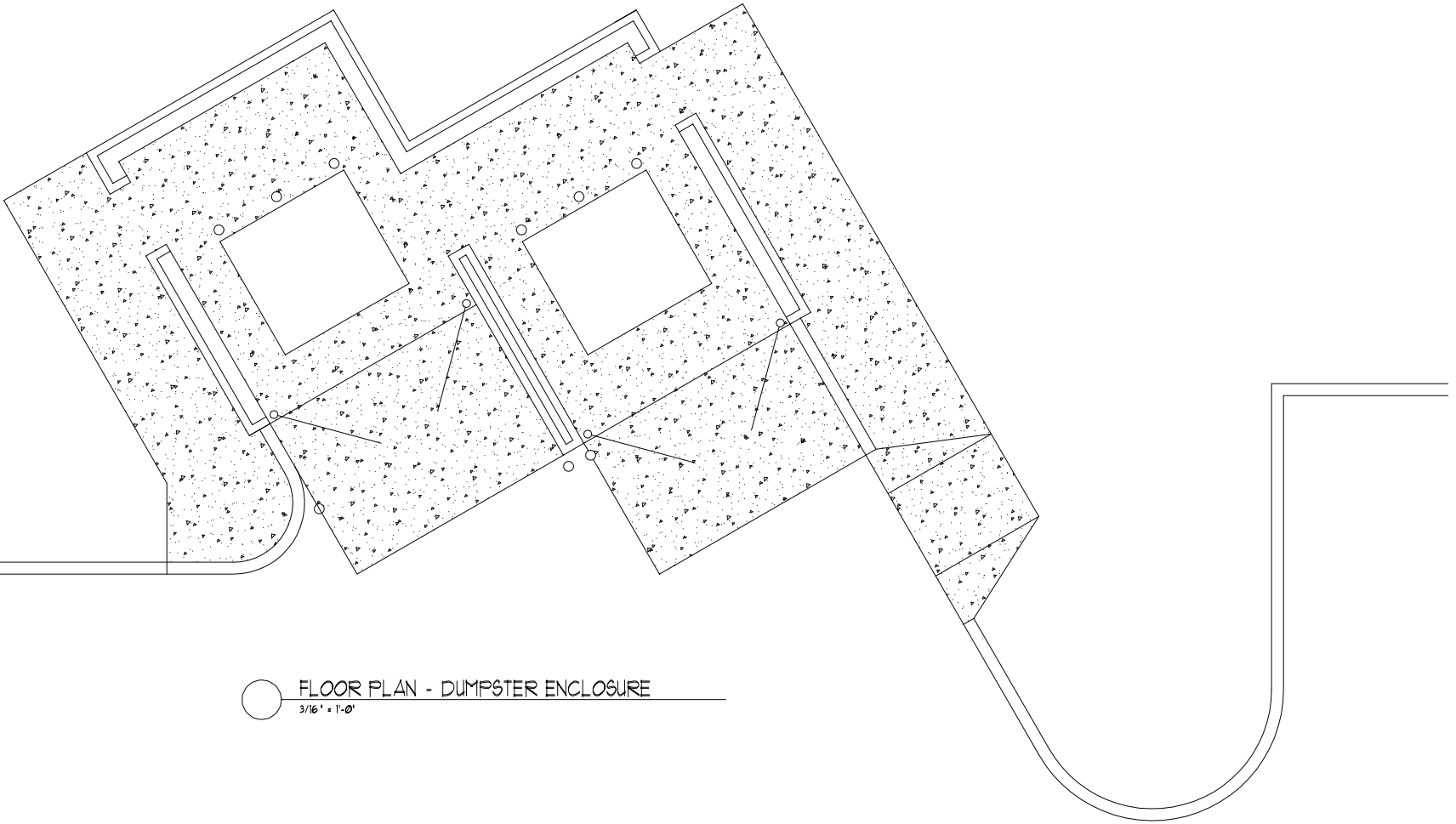
SOUTH ELEVATION - BUILDING 2



EAST ELEVATION - BUILDING 2



○ FRONT ELEVATION
3/16" = 1'-0"



○ FLOOR PLAN - DUMPSTER ENCLOSURE
3/16" = 1'-0"