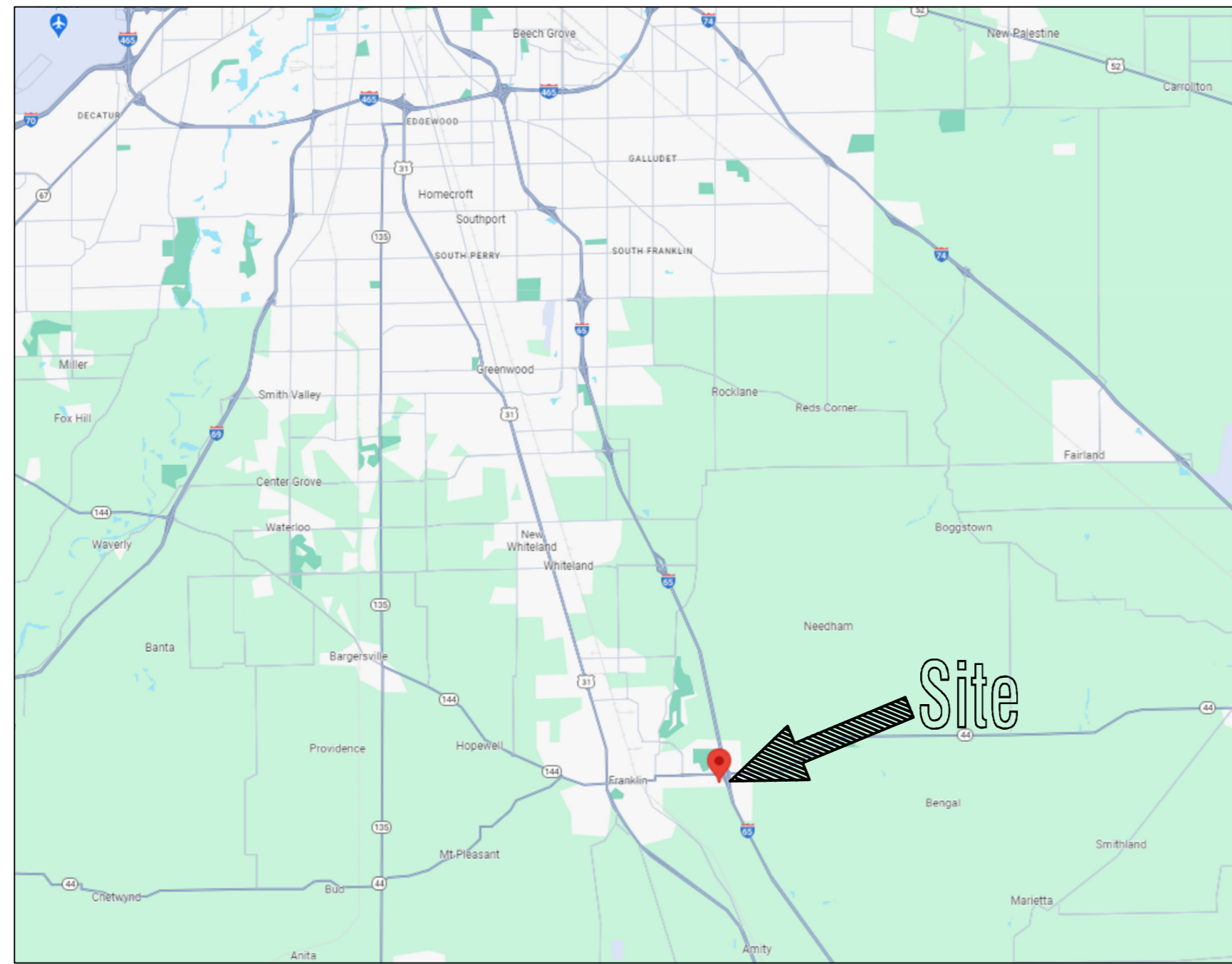


SITE DEVELOPMENT PLANS FOR:

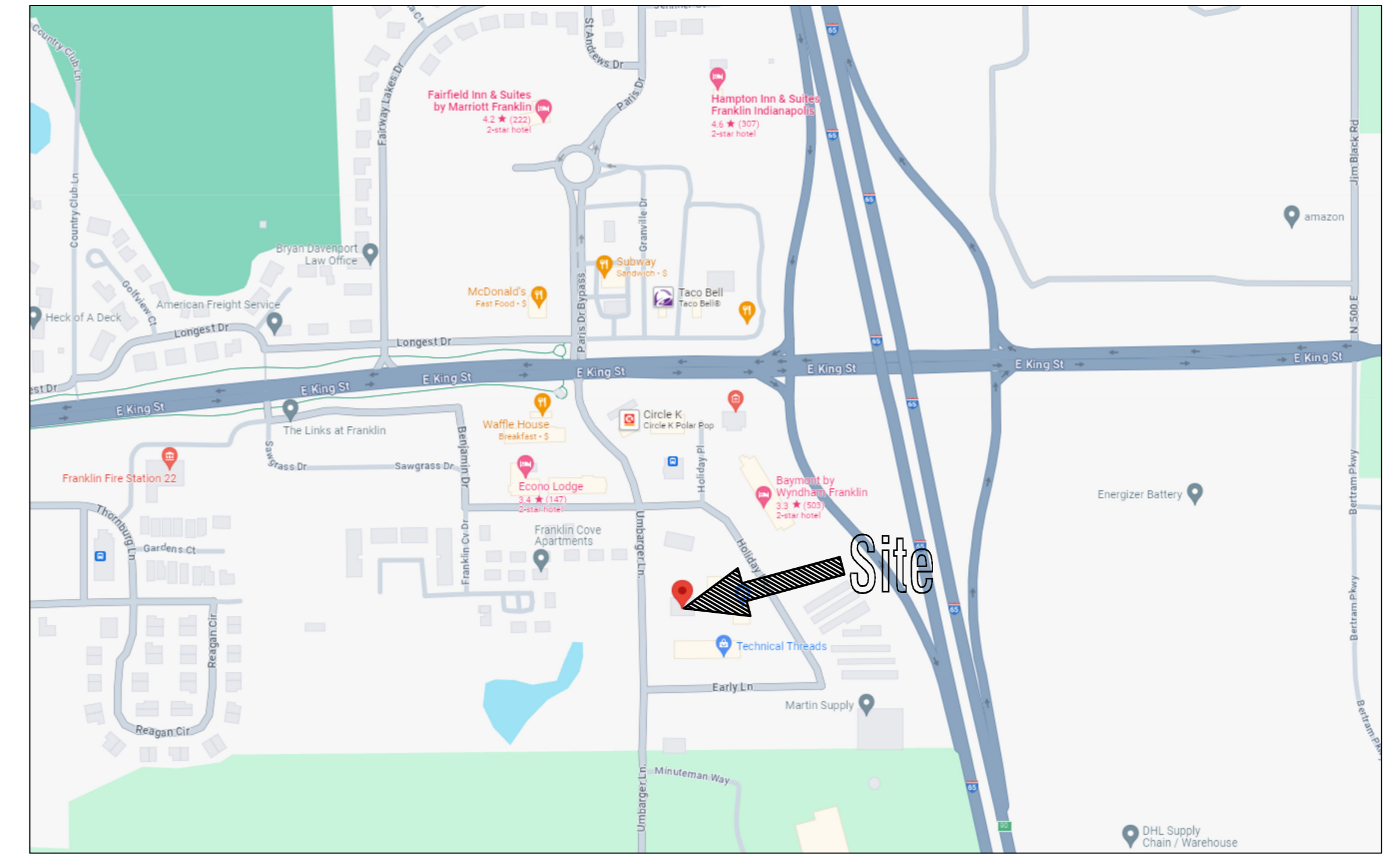
FRANKLIN APPLIED BEHAVIOR SERVICES

189 UMBARGER DR. FRANKLIN, IN 46131



VICINITY MAP

OWNER:
 189 PROPERTIES, LLC
 3242 S. 650 W.
 SHELBYVILLE, IN 46176
 CONTACT: TRENT PETRO
 PHONE: 317-319-3209



LOCATION MAP

PREPARED BY:



SPACE and SITES, LLC
 BUILDING DESIGN, PLANNING
 6 East Taylor St. Shelbyville, IN 46176
 PH 317.392.4444 FAX 317.392.0709
 www.spaceandsites.com
 e-mail: spaceandsites@sbcglobal.net

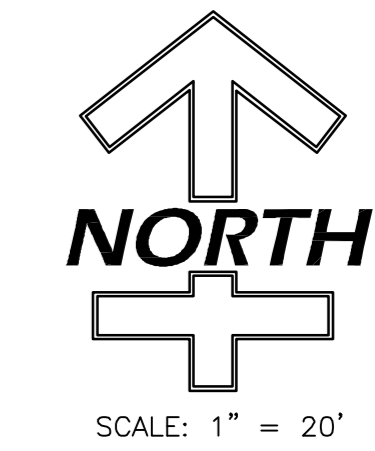
INDEX OF DRAWINGS	
SHEET NO.	DESCRIPTION
	COVER
C100	EXISTING SITE/UTILITY PLAN
C101	PROPOSED SITE/UTILITY PLAN
C102	PROPOSED DRAINAGE PLAN
C103	PROPOSED EROSION CONTROL PLAN
C104	EROSION CONTROL DETAILS
C105	PROPOSED SITE LIGHTING PLAN
C106	PROPOSED LANDSCAPING PLAN
BUILDING ADDITION PLANS	
G100	LIFE SAFETY PLAN
C106	PROPOSED FLOOR PLAN
C106	PROPOSED EXTERIOR ELEVATIONS

GENERAL NOTES:

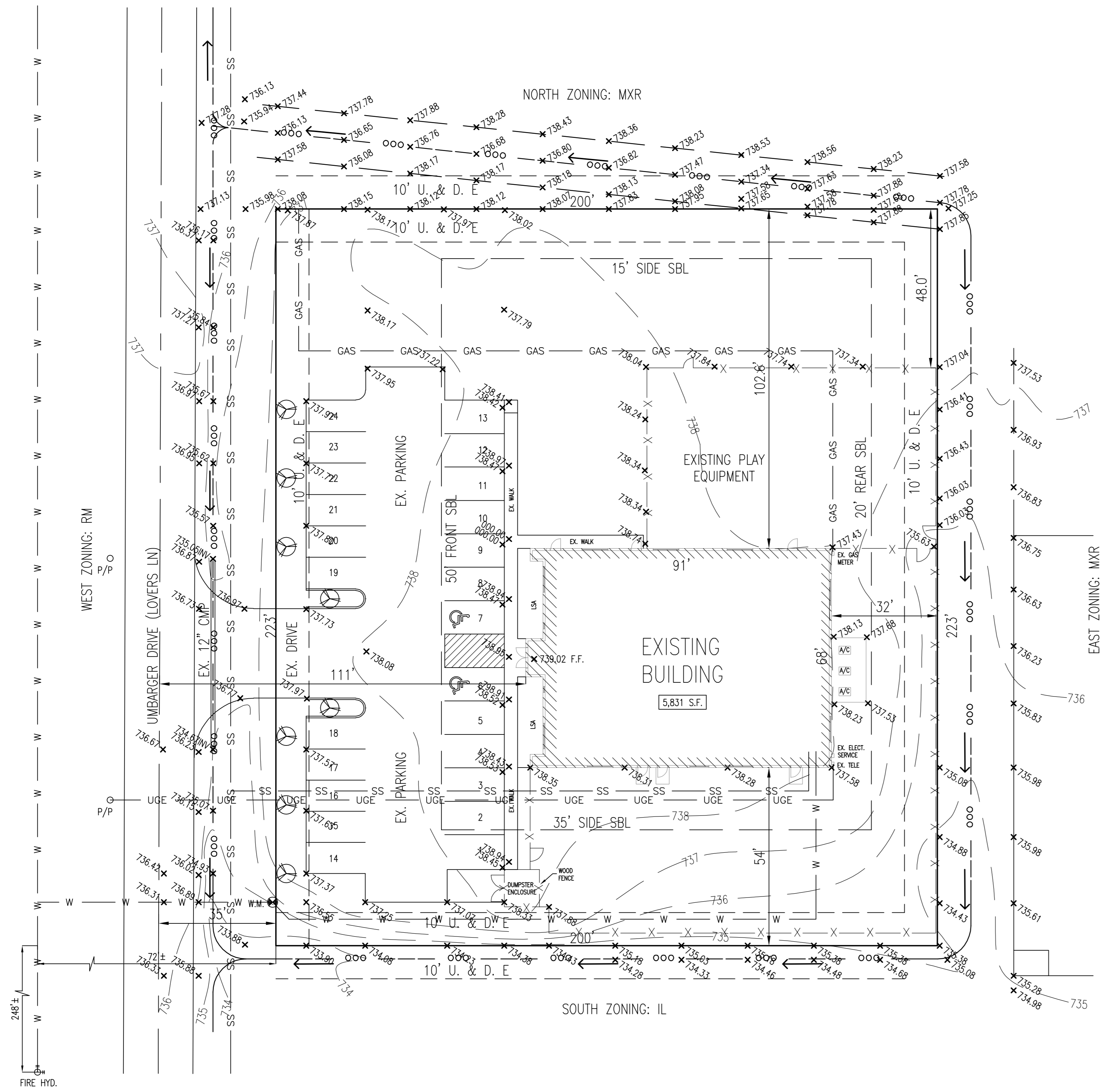
- 1.) CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE CITY, COUNTY, AND STATE AGENCIES PRIOR TO CONSTRUCTION.
- 2.) CONTRACTOR SHALL BE RESPONSIBLE TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA PRIOR TO STARTING CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ANY UTILITY CONFLICTS ARE DISCOVERED OR IF UTILITY LOCATIONS DIFFER SIGNIFICANTLY FROM LOCATIONS SHOWN ON THE PLANS.
- 3.) CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION AND COORDINATION OF ALL CONSTRUCTION WITH CITY AND ALL RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION.

REVISIONS		
SHEET NO.	DATE	DESCRIPTION
-	-	-

NOT FOR CONSTRUCTION AS PER OWNER



FLOOD INFO:
 THE PROPOSED PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD ZONE "X" AS PER FIRM MAP #18081C0232D EFFECTIVE DATE AUGUST 2, 2007. THE ACCURACY OF THIS FLOOD HAZARD STATEMENT SHOWN ON THIS PLOT PLAN IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP.



EXISTING SITE/UTILITY PLAN
 TOTAL TRACT: 1.02 AC.
 ZONING: MXR

LEGAL DESCRIPTION:
 LOT NUMBER 13 IN EARLY INTERSTATE PARK, SECTION ONE, AN ADDITION TO THE CITY OF FRANKLIN AS RECORDED IN PLAT CABINET C, PAGE 694 AND IN MISC. RECORD 68, PAGE 922, IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA.

LEGEND

- SS — SS — SS — = EXISTING SANITARY SEWER
- UGE — UGE — UGE — = EXISTING UNDERGROUND ELECTRIC
- W — W — W — W — = EXISTING WATER LINE
- GAS — GAS — GAS — GAS — = EXISTING GAS
- FIRE HYD. ◉ = EXISTING FIRE HYDRANT
- W.M. Ⓞ = EXISTING WATER METER
- ← = FLOW DIRECTION

VERIFY LOCATION OF ALL EXISTING UTILITIES.

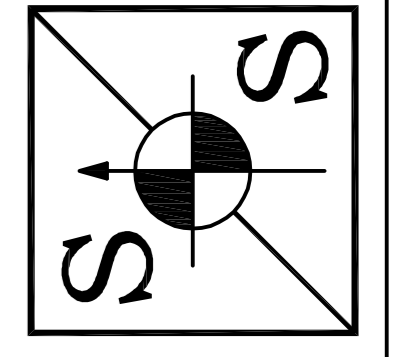
NOT FOR CONSTRUCTION AS PER OWNER

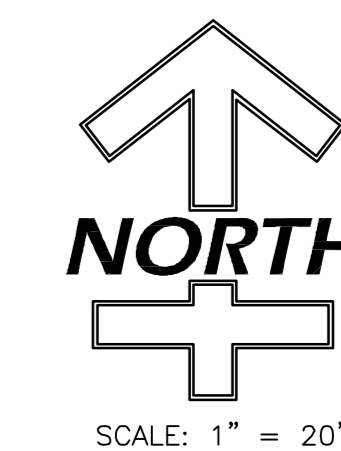
CHECKED	SYMBOL	REVISION	DATE

SHEET NAME EXISTING SITE/UTILITY PLAN	PROJECT NAME FRANKLIN APPLIED BEHAVIOR SERVICES 189 UMBARGER DR. FRANKLIN, IN 46131
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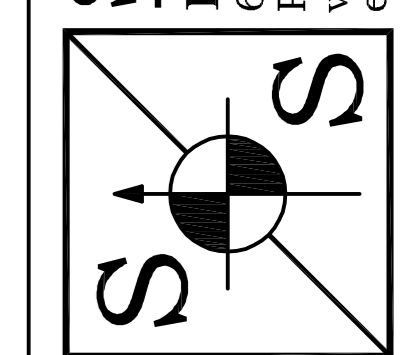
DATE: NOV. 8, 2023
PROJECT NO.: 202334
SHEET NO. C100

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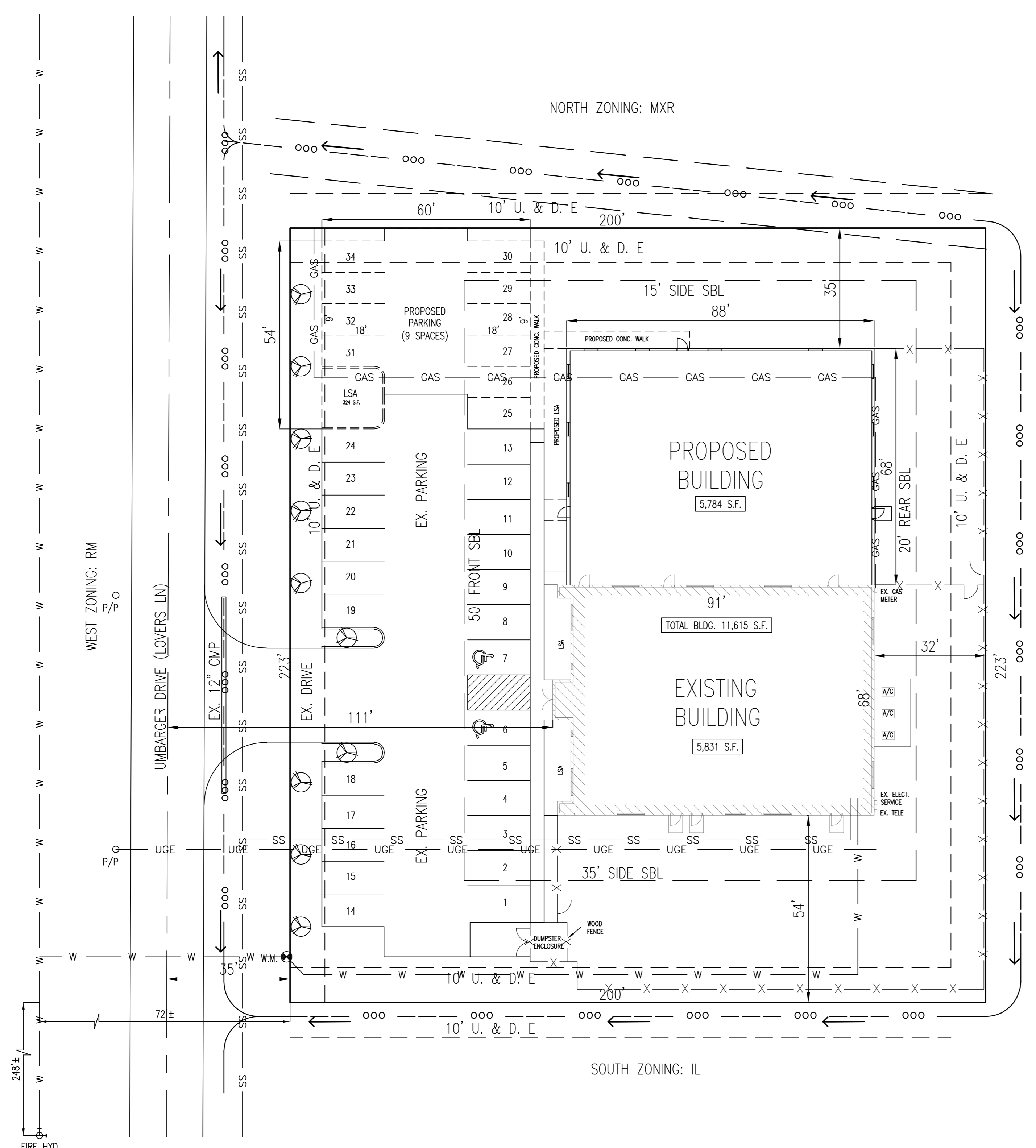


NOT FOR CONSTRUCTION AS PER OWNER

CHECKED	SYMBOL	REVISION	DATE
TN			
CERT.			
SCALE			
1"=20'			
DRAWN			
RC			

SHEET NAME	PROJECT NAME
PROPOSED SITE/UTILITY PLAN	FRANKLIN APPLIED BEHAVIOR SERVICES 189 UMBARGER DR. FRANKLIN, IN 46131

DATE: NOV. 8, 2023
PROJECT NO.: 202334
SHEET NO. C101



PROPOSED SITE/UTILITY PLAN
 TOTAL TRACT: 1.02 AC.
 ZONING: MXR

GENERAL NOTES:

- KNOX BOX REQUIRED AT EXIT DOOR.
- DUMPSTER ENCLOSURE TO COMPLY WITH CITY ORDINANCE. (EXISTING)
- DRIVING LANES: DRIVING LANES IN PARKING LOTS THAT PROVIDE ACCESS TO PARKING AISLES SHALL BE CLEARLY STRIPED OR BE CURBED.
- FENCE TO COMPLY WITH CITY ORDINANCE.

PARKING SCHEDULE:

- 1 SPACE PER EMPLOYEE - (30 EMPLOYEES) = 30 SPACES REQ.
- 1 SPACE PER 6 STUDENTS - (21 EMPLOYEES) = 4 SPACE REQ.
- TOTAL = 34 PARKING SPACES REQUIRED

ASPHALT

(GENERAL CAR & LIGHT TRUCK)

- 1 1/2" HMA SURFACE TYPE B OVER
- 2" HMA INTERMEDIATE TYPE B OVER
- 6" COMPACTED AGGREGATE #53's
- d=9 1/2"

NOTES:

- RELOCATE EXISTING GAS LINE AS NEEDED FOR PROPOSED ADDITION. VERIFY EXISTING LOCATION.

LEGEND

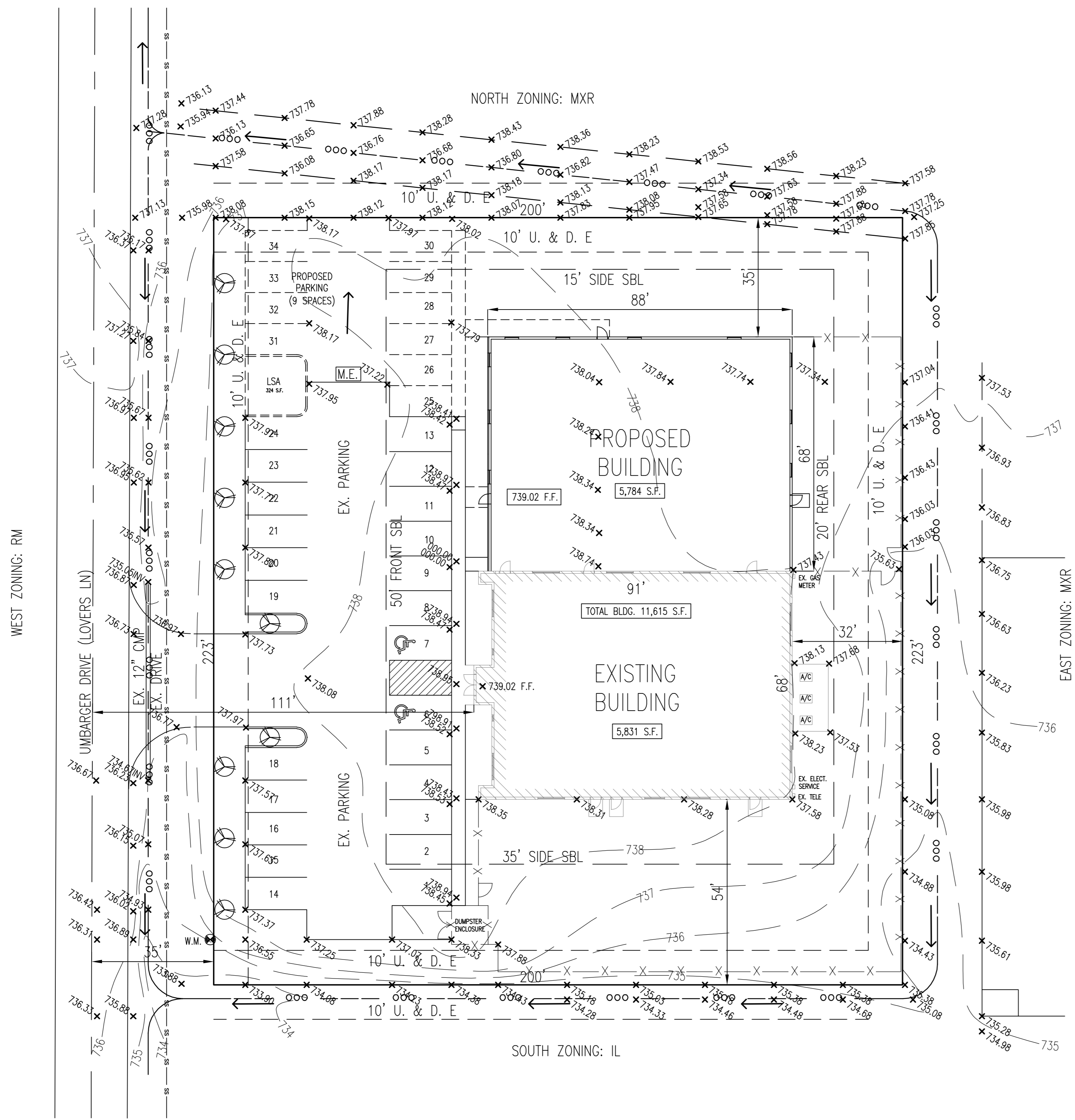
- SS = EXISTING SANITARY SEWER
- UGE = EXISTING UNDERGROUND ELECTRIC
- W = EXISTING WATER LINE
- GAS = EXISTING GAS
- FIRE HYD. = EXISTING FIRE HYDRANT
- W.M. = EXISTING WATER METER

VERIFY LOCATION OF ALL EXISTING UTILITIES.





FLOOD INFO:
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PROPOSED DRAINAGE PLAN

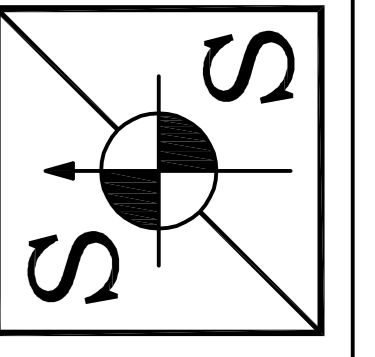
TOTAL TRACT: 1.02 AC.
 ZONING: MXR

LEGEND

- 0000.00* = EXISTING GRADE
- 0000.00 = PROPOSED GRADE
- = FLOW DIRECTION
- M.E. = MATCH EXISTING
- = PIPE FLOW

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CHECKED	SYMBOL	REVISION	DATE
TN			
CERT.			
SCALE			
1"=20'			
DRAWN			
RC			

SHEET NAME
 PROPOSED DRAINAGE PLAN

PROJECT NAME
 FRANKLIN APPLIED BEHAVIOR SERVICES
 189 UMBARGER DR.
 FRANKLIN, IN 46131

DATE: NOV. 8, 2023

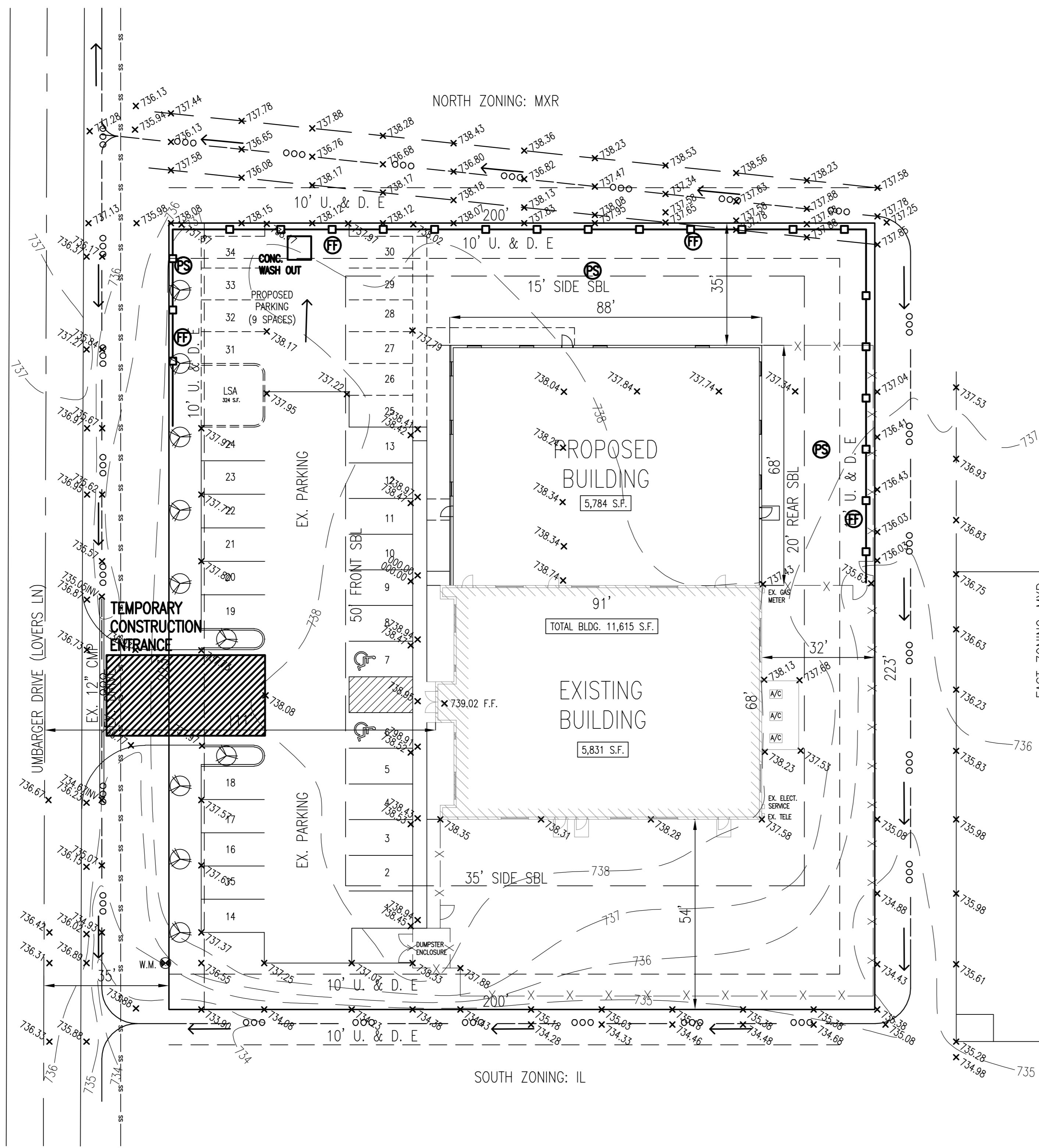
PROJECT NO.: 202334

SHEET NO.

C102



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PROPOSED EROSION CONTROL PLAN

TOTAL TRACT: 1.02 AC.
ZONING: MXR

RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF EROSION CONTROL:

TRENT PETRO
317-391-3203

FLOOD INFO:
THE PROPOSED PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD ZONE "X" AS PER FIRM MAP #18081C0232D EFFECTIVE DATE AUGUST 2, 2007. THE ACCURACY OF THIS FLOOD HAZARD STATEMENT SHOWN ON THIS PLOT PLAN IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP.



THIS SITE WILL BE SUBJECT TO PERIODIC EROSION AND SEDIMENT CONTROL INSPECTION BY REPRESENTATIVES FROM IDEM & THE CITY OF SHELBYVILLE'S MS4 OPERATOR TO ENSURE COMPLIANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN. THE MS4 OPERATOR WILL NOTIFY THE DEVELOPER IN WRITING WHEN INADEQUACIES ARE OBSERVED, DESCRIBING ITEMS TO ADDRESS AND ACTIONS TO BE TAKEN. REMINDER: WEEKLY OR AFTER RAIN EVENTS OF 0.5 INCHES OR GREATER, THE PROJECT SITE OWNER OR HIS/HER REPRESENTATIVE SHALL INSPECT ALL EROSION CONTROL MEASURES AND PERFORM MAINTENANCE. INSPECTION AND MAINTENANCE REPORTS SHOULD BE GENERATED AS CONDUCTED AND AVAILABLE UPON REQUEST.

EROSION CONTROL LEGEND:

- = FILTER FENCE
- = EROSION CONTROL BLANKETS
- = DENOTES AREA TO BE PERMANENTLY SEEDED
- = INDICATES CONSTRUCTION ENTRANCE AREA
- = INDICATES INLET PROTECT FILTER MESH
- = INDICATES CONCRETE WASH OUT BASIN

EROSION CONTROL CONSTRUCTION SEQUENCE SCHEDULING	
CONSTRUCTION PHASE (SPECIFIC ACTIVITIES OR EROSION CONTROL PRACTICES)	CONSTRUCTION SCHEDULE CONSIDERATIONS
PRE-CONSTRUCTION ACTIONS (EVALUATION/PROTECTION OF IMPORTANT SITE CHARACTERISTICS)	BEFORE CONSTRUCTION, EVALUATE, MARK, AND PROTECT IMPORTANT TREES AND ASSOCIATED ROOTING ZONES, UNIQUE AREAS (e.g., WETLANDS) TO BE PRESERVED, ON-SITE SEPTIC SYSTEM ABSORPTION FIELDS, AND VEGETATION SUITABLE FOR FILTER STRIPS, ESPECIALLY IN PERIMETER AREAS.
CONSTRUCTION ACCESS * (CONSTRUCTION ENTRANCES, CONSTRUCTION ROUTES, EQUIPMENT PARKING AREAS)	STABILIZE BARE AREAS IMMEDIATELY WITH GRAVEL AND TEMPORARY VEGETATION AS WORK TAKES PLACE
SEDIMENT BARRIERS AND TRAPS * (BASIN TRAPS, SILT FENCES, OUTLET PROTECTION)	INSTALL PRINCIPAL BASINS AFTER CONSTRUCTION SITE IS ASSESSED. INSTALL ADDITIONAL TRAPS AND BARRIERS AS NEEDED DURING GRADING.
RUNOFF CONTROL * (CONVERSIONS, PERIMETER DIKES, WATER BARS, OUTLET PROTECTION)	INSTALL PRACTICES AFTER PRINCIPAL SEDIMENT TRAPS ARE INSTALLED BUT BEFORE SITE GRADING. INSTALL ADDITIONAL RUNOFF CONTROL MEASURES DURING GRADING AS NEEDED.
RUNOFF CONVEYANCE SYSTEMS * (STABILIZED STREAMBANKS, STORM DRAINS, INLET AND OUTLET PROTECTION, CHANNELS)	WHERE NECESSARY, STABILIZE STREAMBANKS AS EARLY AS POSSIBLE. INSTALL PRINCIPAL CONVEYANCE SYSTEM WITH RUNOFF CONTROL MEASURES. INSTALL REMAINDER OF SYSTEM AFTER GRADING.
LAND CLEARING AND GRADING * (CUTTING/FILLING, GRADING DRAINS, SEDIMENT TRAPS, BARRIERS, DIVERSIONS, SURFACE ROUGHENING)	BEGIN MAJOR CLEARING AND GRADING AFTER INSTALLING THE KEY SEDIMENT AND RUNOFF MEASURES. CLEAR BORROW AND DISPOSAL AREAS AS NEEDED. INSTALL ADDITIONAL CONTROL MEASURES AS GRADING PROGRESSES.
SURFACE STABILIZATION * (TEMPORARY AND PERMANENT SEEDING, MULCHING, SODDING, RIP-RAP)	APPLY TEMPORARY OR PERMANENT STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS WHERE WORK IS DELAYED OR COMPLETED.
BUILDING CONSTRUCTION * (BUILDING, UTILITIES, PAVING)	INSTALL NECESSARY EROSION AND SEDIMENT CONTROL PRACTICES AS WORK TAKES PLACE.
LANDSCAPING AND FINAL STABILIZATION * (TOPSOIL, TREES, AND SHRUBS, PERMANENT SEEDING, MULCHING, SODDING, RIP-RAP)	STABILIZE ALL OPEN AREAS INCLUDING BORROW AND SPOIL AREAS. REMOVE TEMPORARY CONTROL MEASURES AND STABILIZE.

*MAINTENANCE--(1)INSPECT PRACTICES AT LEAST ONCE A WEEK, & (2) MAKE REPAIRS IMMEDIATELY AFTER PERIODS OF RAINFALL.

NOTE:

- PLEASE SEED PERMANENT SEED AREAS AS SOON AS POSSIBLE.
- LIMIT TRACKING OF SEDIMENT ONTO PUBLIC ROADS.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED BY THE INSPECTOR.
- EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AS REQUIRED IN INDIANA STORM WATER QUALITY MANUAL, EROSION AND SEDIMENT CONTROL ORDINANCE.
- SCHEDULE A PRE-CONSTRUCTION MEETING WITH MS4 PRIOR TO LAND DISTURBING.
- ADD TREE PROTECTION TO EXISTING TREES ALONG SOUTH PROPERTY LINE.

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CHECKED	SYMBOL	REVISION	DATE

SEAL

SHEET NAME: PROPOSED EROSION CONTROL PLAN
PROJECT NAME: FRANKLIN APPLIED BEHAVIOR SERVICES
189 UMBARGER DR.
FRANKLIN, IN 46131

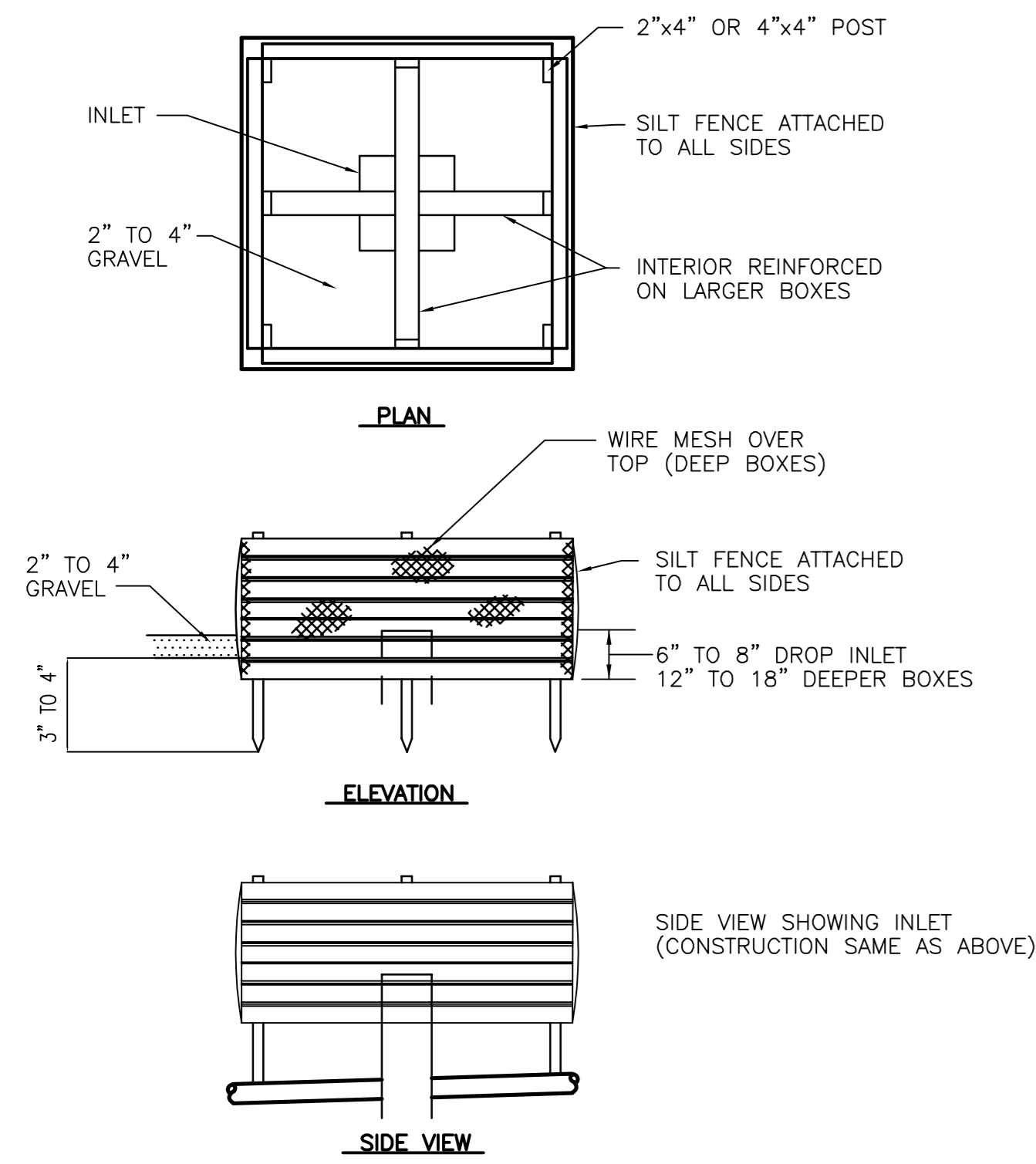
DATE: NOV. 8, 2023

PROJECT NO.: 202334

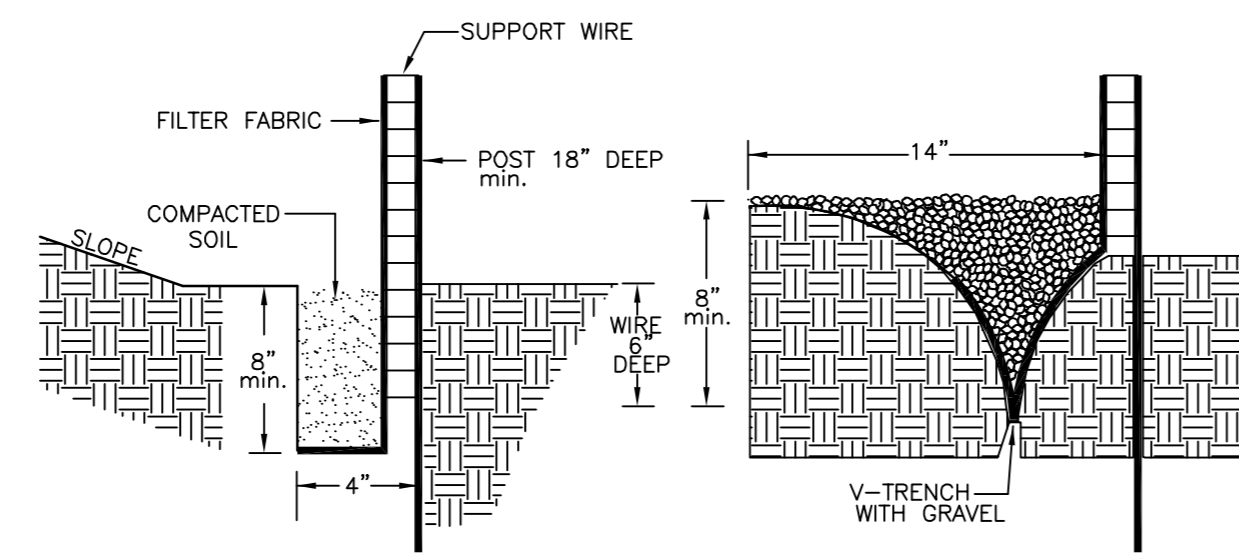
SHEET NO.

C103





NOTE:
 NO HOLES NEEDED ON BOXES MADE OF BOARDS SPACED 2" APART. 2" HOLES APPROX. 6" VERTICAL-6" HORIZONTAL ON PLYWOOD BOXES. SILT FENCE FABRIC ATTACHED TO ALL SIDES OF BOX (COARSE WEAVE). DIMENSIONS OF BOX WILL VARY ACCORDING TO THE SIZE OF INLET AND DEPTH BASE. USE WIRE MESH OVER TOP OF DEEP HOLES. SLIT BOXES TO BE LOCATED AT EACH CATCH BASIN.

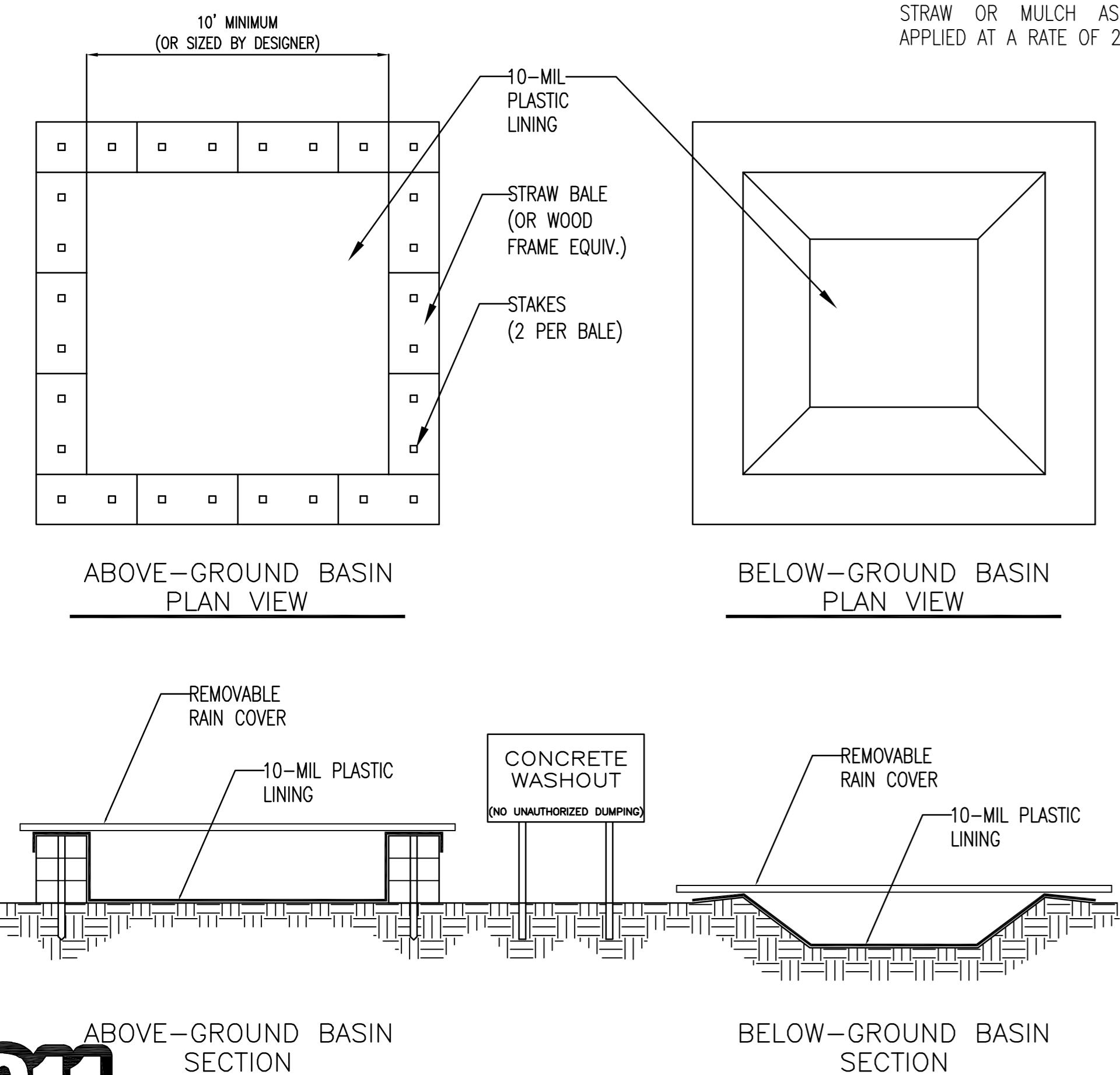


FILTER FENCE SHALL BE NUTEC 3NW5-6 OR EQUAL.

FILTER FENCE INSTALLATION DETAIL

- FINISH GRADING AND SEEDING**
- OVER THE APPROVED ROUGH GRADE (SEE SECTION E), SPREAD 4" MINIMUM OF TOPSOIL OR APPROVED FILL TO SUCH DEPTH AS WILL FINISH TO THE REQUIRED FINISH GRADES AND CONTOURS AFTER ROLLING AND NATURAL SETTLEMENT. NEW GRADES SHALL SLOPE UNIFORMLY BETWEEN LEVELS ESTABLISHED ON THE PLANS AND INTERSECTIONS OF NEW GRADES WITH EXISTING GRADES SHALL BE UNIFORM AND SMOOTH.
 - FERTILIZER AND AGRICULTURAL LIMESTONE SHALL BE SPREAD UNIFORMLY OVER THE AREA TO BE SEED. THEY SHALL BE MIXED INTO THE TOP 2" OF SOIL WITH A DISK HARROW, ROTARY TILLER OR OTHER APPROVED EQUIPMENT. FERTILIZER SHALL BE SPREAD AT THE RATE OF 800 POUNDS PER ACRE AND AGRICULTURAL LIMESTONE AT THE RATE OF 1/2 TON PER ACRE UNLESS OTHERWISE SPECIFIED.
 - TEMPORARY SEEDING IN THE AREAS WHERE STRIPPING, CUTS OR FILLS HAVE BEEN GRADED SHALL BE SEED FOR SILT AND EROSION PROTECTION WITH ONE OF THE FOLLOWING METHODS:
 - A. EARLY SPRING MIX: 100% OATS
 - SEEDING RATE: 50 LBS./ACRE
 - B. SPRING OR LATE FALL MIX: 100% ANNUAL RYE
 - SEEDING RATE: 50 LBS./ACRE
 - C. FALL MIX: 100% PERENNIAL RYE
 - SEEDING RATE: 50 LBS./ACRE

STRAW OR MULCH AS APPROVED BY THE ENGINEER SHALL BE APPLIED AT A RATE OF 2 TONS PER ACRE.



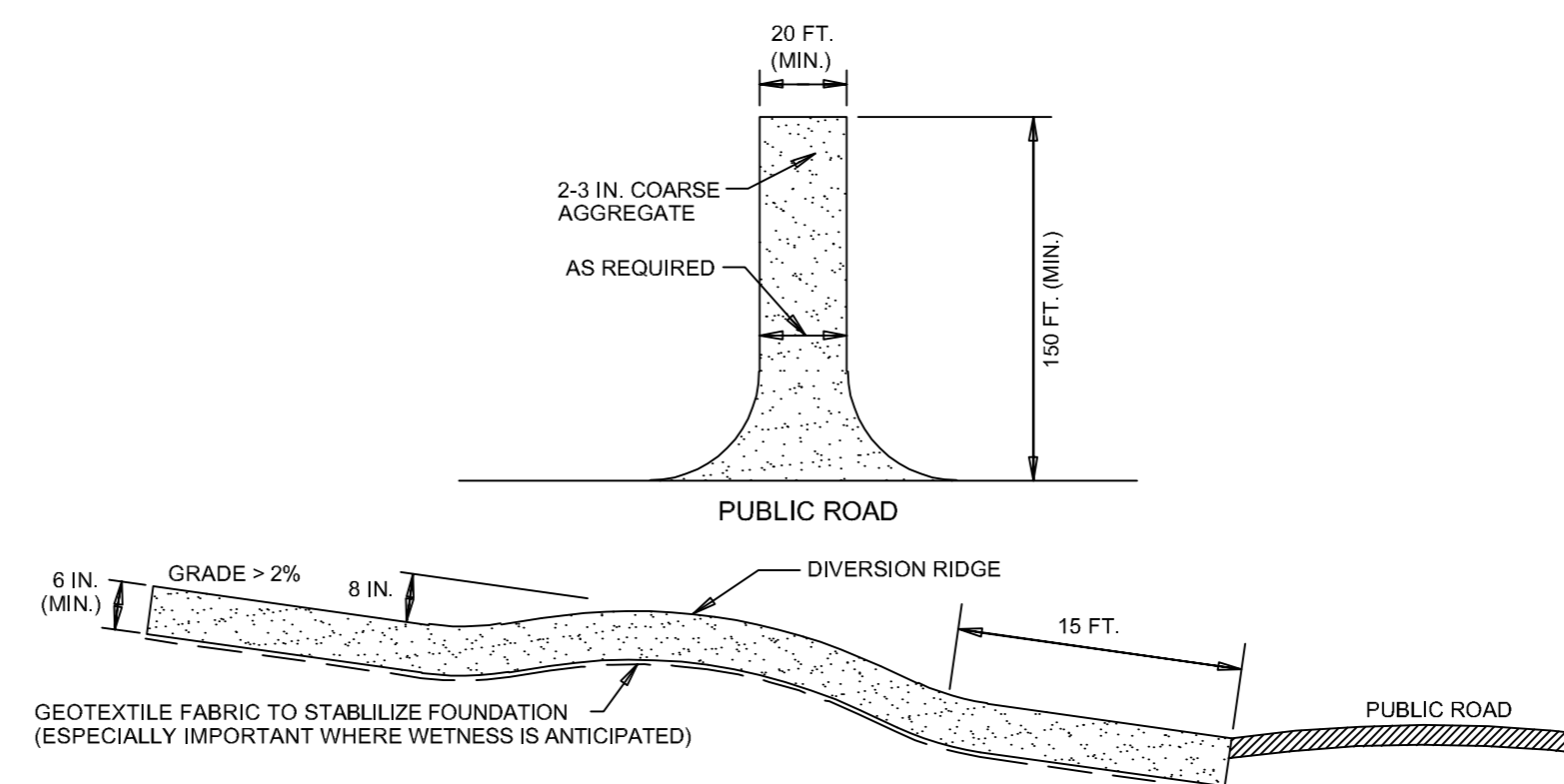
- NOTES:**
- ACTUAL LAYOUT DETERMINED IN THE FIELD.
 - "CONCRETE WASHOUT" SIGN TO BE LOCATED ADJACENT TO WASHOUT FACILITY.
 - REMOVABLE RAIN COVER REQUIRED DURING WET WEATHER SEASON.

Notes:

- Erosion and Sediment Control:**
 - Ensure that all exposed soils are protected/seeded as soon as possible
 - Provide a concrete wash out area
 - All mud, dirt & debris that is tracked onto the road ways will need to be cleaned off immediately to prevent further tracking
 - Install straw bales or rock check dams in drainage swale during construction activities if necessary

Reminders

- Weekly or after rain events of .5 inches or greater, the project site owner or representative shall inspect all erosion control measures and perform and document necessary maintenance. Inspection and maintenance reports should be generated as conducted and available upon request.
- The site will be subject to periodic erosion and sediment control inspection by representatives from the City's MS4 Director to ensure compliance. The MS4 Director will notify the developer/owner in writing when inadequacies are observed, describing items to address and actions to be taken.
- Establish permanent seeding as soon as possible.
- All mud, dirt & debris that is tracked onto the road ways will need to be cleaned off immediately to prevent further tracking.



REQUIREMENTS:

Material: 2-3 in. washed stone (NDOT CA No.2) over a stable foundation.

Thickness: 6 in. minimum

Width: 12 ft. minimum or full width of entrance/exit roadway, whichever is greater.

Length: 50 ft. minimum. The length can be shorter for small sites such as for an individual home.

Washing facility (optional): Level area with 3 in. washed stone minimum or a commercial rack, and waste water diverted to a sediment trap or basin.

Geotextile fabric underliner: May be used under wet conditions or for soils within a high seasonal water table to provide greater bearing strength.

INSTALLATION:

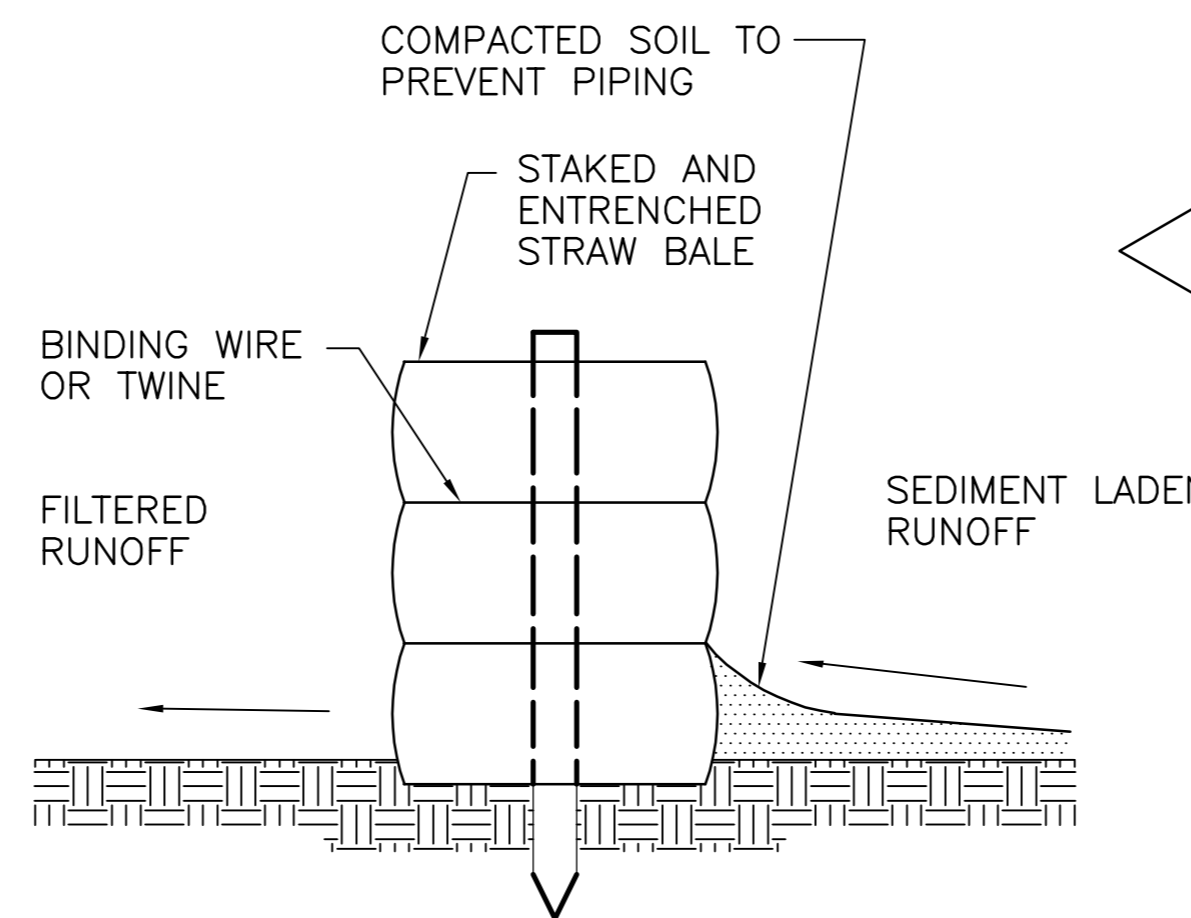
- Avoid locating on steep slopes or at curves in public roads.
- Remove all vegetation and other objectionable material from the foundation area, and grade and crown for positive drainage.
- If slope towards the road exceeds 2%, construct a 6-8 in.-high water bar (ridge) with 3:1 side slopes across the foundation area about 15 ft. from the entrance to divert runoff away from the road.
- Install pipe under the pad if needed to maintain proper public road drainage.
- If wet conditions are anticipated, place geotextile fabric on the graded foundation to improve stability.
- Place stone to dimensions and grade shown in the erosion control plan, leaving the surface smooth and sloped for drainage.
- Divert all surface runoff and drainage from the stone pad to a sediment trap or basin.

MAINTENANCE:

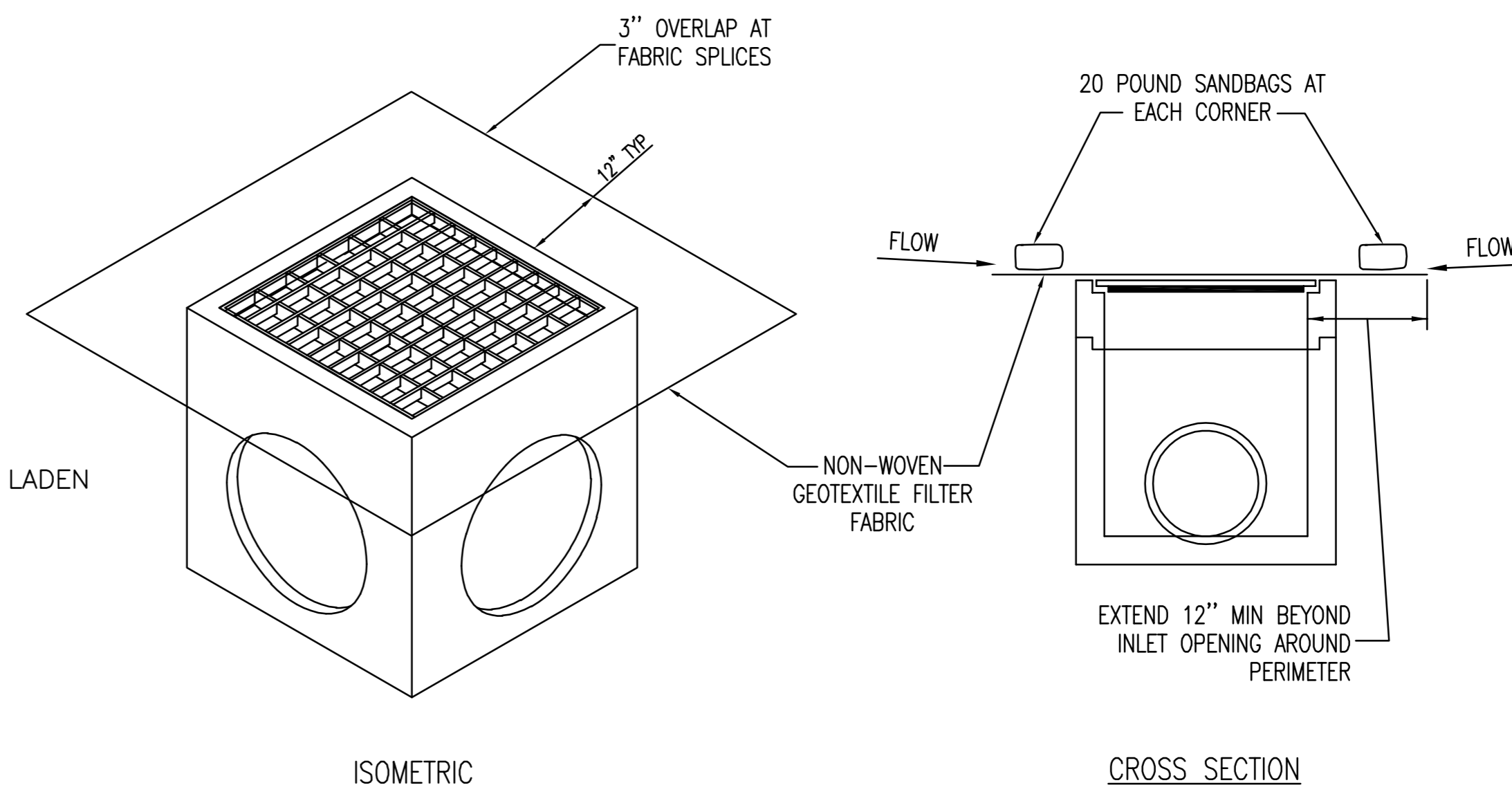
- Inspect entrance drive and sediment disposal area weekly and after storm events or heavy use.
- Reshape pad as needed for drainage and runoff control.
- Topdress with clean stone as needed.
- Immediately remove mud and sediment tracked or washed onto public roads by brushing or sweeping. Flushing should only be used if the water is conveyed into a sediment trap or basin.
- Repair any broken road pavement immediately.

COMMON CONCERNS:

Inadequate runoff control--results in sediment washing onto road.
 Stone too small, pad too thin, or geotextile fabric absent--results in ruts and a muddy condition as stone is pressed into the soil: add more stone.
 Pad too short for heavy construction traffic--extend the pad beyond the 50-ft. length as needed.
 Pad not flared sufficiently at road entrance--results in mud being tracked onto the road and possible damage to the road edge: widen stone entrance and repair road damage.
 Unstable foundation--use geotextile fabric under th pad and/or improve foundation drainage.



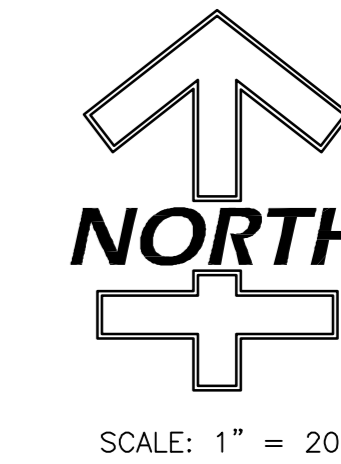
PIPE INLET PROTECTION NTS



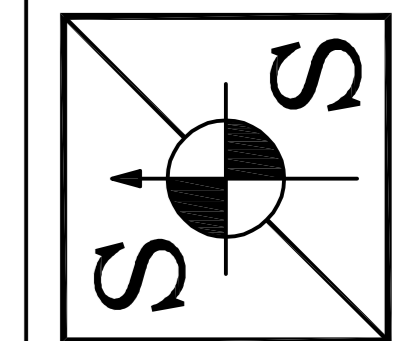
NOTES:

- DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 2".
- CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL EVENT AND IMMEDIATELY CLEAN THE INLET PROTECTION IF EXCESSIVE PONDING OCCURS.
- INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED.

FILTER MESH INLET PROTECTION NTS



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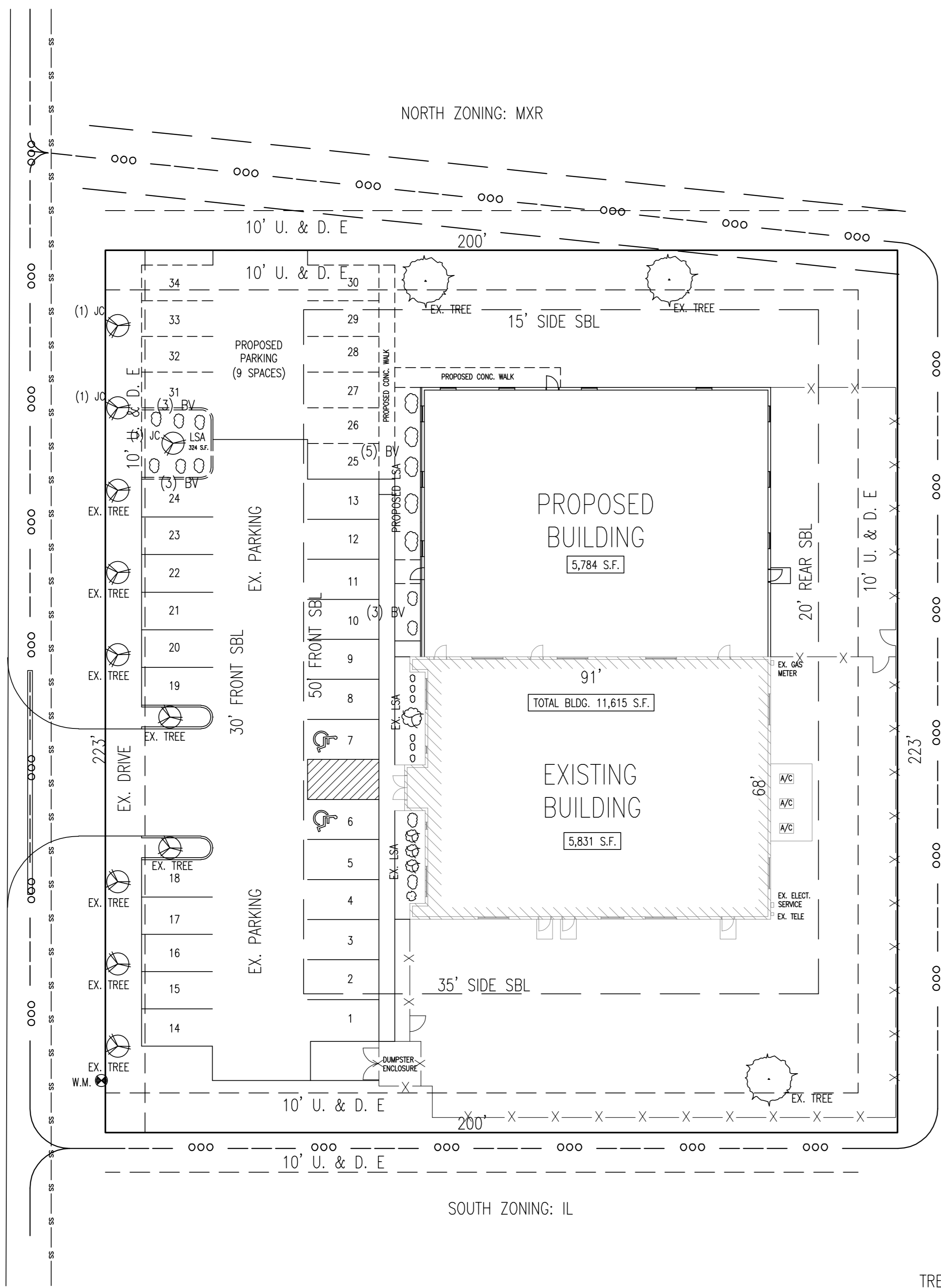
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1"=20'			
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RC			

SHEET NAME	PROJECT NAME
EROSION CONTROL DETAILS	FRANKLIN APPLIED BEHAVIOR SERVICES 189 UMBARGER DR. FRANKLIN, IN 46131

DATE: NOV. 8, 2023
 PROJECT NO.: 202334
 SHEET NO.
C104

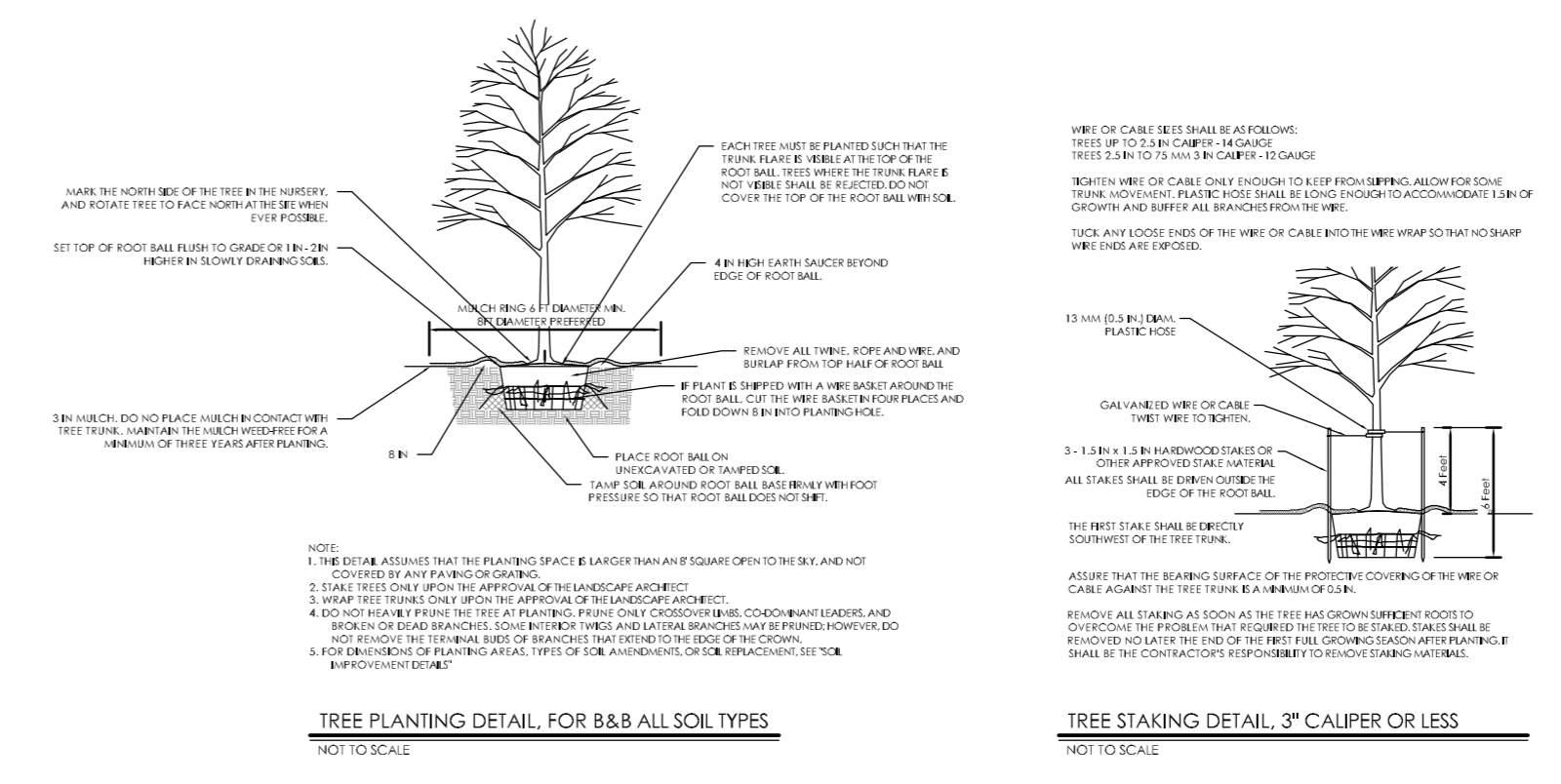


Know what's below. Call before you dig.



PROPOSED LANDSCAPING PLAN
TOTAL TRACT: 1.02 AC.
ZONING: MXR

TREES AND SHRUBS MUST MEET REQUIREMENTS EXPRESSED IN THE CITY OF FRANKLIN SUBDIVISION CONTROL ORDINANCE 6.15 STREET TREE STANDARDS AND 7.16 LANDSCAPING STANDARDS.



- PLANTING LEGEND
- (1) JC 15" MATURE, JUNIPER, JUNIPERUS COMMUNIS
 - (1) BV 18", BOXWOOD, GREEN VELVET, BUXUS X 'GREEN VELVET'

PLANT SCHEDULE - TREES/SHRUBS					
Key	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	MATURE SIZE	QTY.
JC	JUNIPERUS COMMUNIS	JUNIPER	1 1/2" CAL.	15" HT./8" SPREAD	3
BV	BUXUS X 'GREEN VELVET'	BOXWOOD, GREEN VELVET	15"-18"	48" HT./36" SPREAD	14

- NOTES:
- FOR COMPLETE LAYOUT INFORMATION SEE CIVIL DRAWINGS.
 - VERIFY UNDERGROUND UTILITY LOCATIONS PRIOR TO PLANT INSTALLATION.
 - CONTRACTOR TO VERIFY QUANTITIES; NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
 - CONTRACTOR TO VERIFY FIELD CONDITIONS; NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS.
 - STAKE ALL TREES AND LARGE SHRUBS AS INDICATED BY INDUSTRY STANDARDS.
 - ALL PLANT PLANT BEDS ARE TO BE SPADE EDGED UNLESS NOTED OTHERWISE, PROVIDE STEEL EDGE BID ALTERNATE.
 - ALL PLANT MASSES TO BE CONTAINED WITHIN MULCH BED.
 - ALL GROUNDCOVER BEDS ARE TO BE MULCHED WITH 1" MIN.; SHRUBS WITH 3" MIN. DEPTH WITH SHREDDED HARDWOOD MULCH.
 - CONTRACTOR TO REGRADE, REPAIR AND REPLANT ALL AREAS DISTURBED BY CONSTRUCTION, INCLUDING ANY OFF-PROPERTY AND OTHERWISE NOT INDICATED ON PLANS.
 - ALL TURF AREAS ARE TO BE SOODED, UNLESS NOTED.
 - CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AND PLANTING BED AREAS.
 - CONTRACTOR SHALL USE TREE & SHRUB DETAILS AS PLANTING GUIDELINES.
 - PROVIDE LAWN IRRIGATION IN ALL LAWN AND PLANTING AREAS.
 - LANDSCAPE PLAN AND COUNT TO BE ADJUSTED AND COORDINATED WITH TREE SAVE PLAN.

NOT FOR CONSTRUCTION AS PER OWNER

CHECKED	SYMBOL	REVISION	DATE

SEAL

SHEET NAME
PROPOSED LANDSCAPING PLAN

PROJECT NAME
FRANKLIN APPLIED BEHAVIOR SERVICES
189 UMBARGER DR.
FRANKLIN, IN 46131

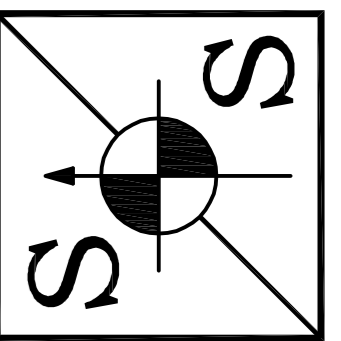
DATE: NOV. 8, 2023
PROJECT NO.: 202334
SHEET NO.
C106

SPACE and SITES, LLC
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e-mail: spaceandsites@outlook.com



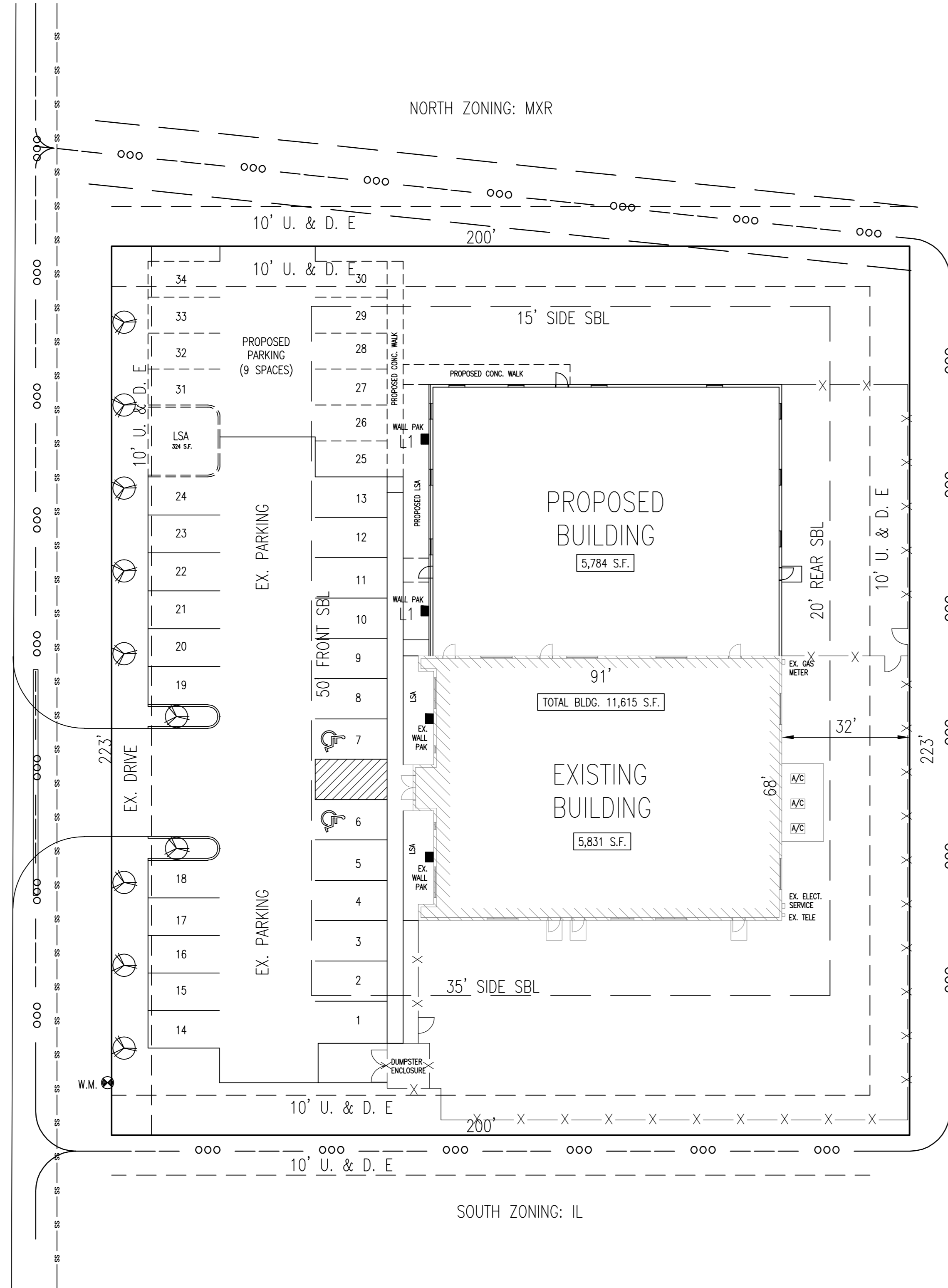


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WEST ZONING: RM

UMBARGER DRIVE (LOVERS LN)



EAST ZONING: MXR

PROPOSED SITE LIGHTING PLAN

TOTAL TRACT: 1.02 AC.
 ZONING: MXR

WP2LED37 RAB Outdoor

Affordable 37W and 24W LED wall packs with traditional look. 100,000 hour L70 lifespan. 5-year, no-compromise warranty.
 Color: Bronze Weight: 9.8 lbs

Project:	Type:
Prepared By:	Date:

Driver Info		LED Info	
Type	Constant Current	Watts	37.02W
120V	0.31A	Color Temp	5000K (Cool)
208V	0.15A	Color Accuracy	83 CRI
240V	0.17A	L70 Lifetime	100,000
277V	0.15A	Lumens	4,387
Input Watts	37.10W	Efficiency	116.2 LPW
Efficiency	NA		

WP2LED37 RAB Outdoor

Dimensions

7 1/2" (191 mm) x 14" (356 mm) x 9" (229 mm)

Features

Covers footprint of traditional HID wall packs
 WP2LED replaces up to 170W HID
 100,000-Hour LED lifespan

Ordering Matrix

Family	Wattage	Color Temp	Finish	Driver Options	Options
WP2LED	37	Blank = 500K (Cool) N = 4000K (Neutral) Y = 3000K (Warm)	Blank = Bronze W = White	Blank = 120-277V A88 = 480V	Blank = No Option JPC = 120V Button JPCB = 120V Button JPCB2 = 277V Button JPCB4 = 480V Button ALC = Lightcloud® Controller

LIGHTING INVENTORY

■ WALL PAK L1 RAB LIGHTING, WP2LED37, LED 37W WALLPACK

NOTES:

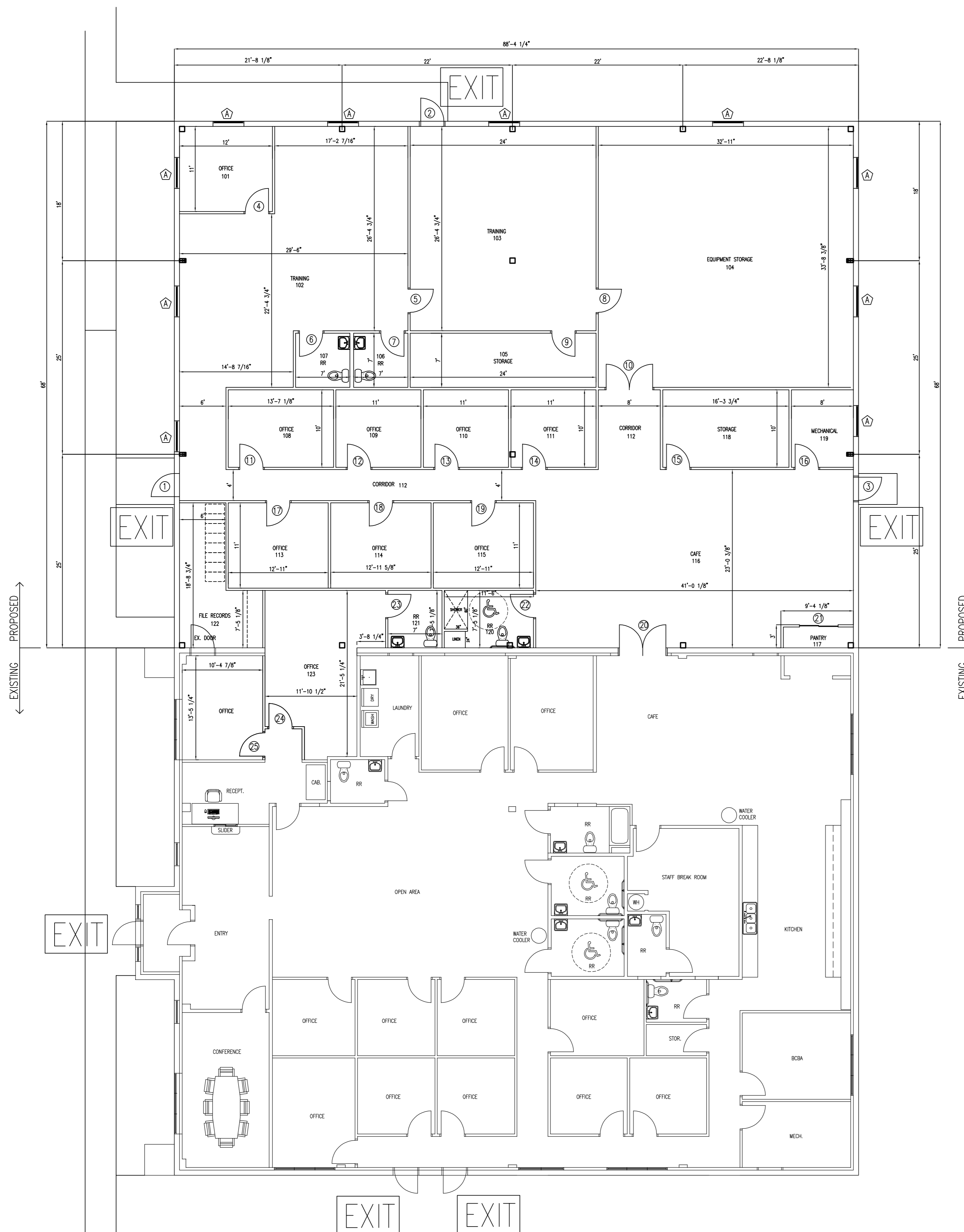
SITE LIGHTING STANDARDS TO MEET CITY ORDINANCE.
 ALL LIGHTING FIXTURES SHALL BE 90° CUT-OFF FIXTURE DIRECTED DOWNWARD AT THE GROUND SURFACE.

NOT FOR CONSTRUCTION AS PER OWNER

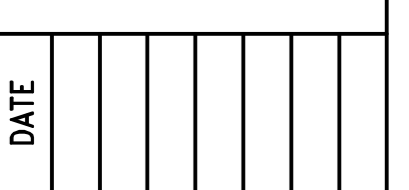
CHECKED	SYMBOL	REVISION	DATE
TN			
CERT.			
SCALE			
1"=20'			
DRAWN			
RC			

SHEET NAME	PROPOSED SITE LIGHTING PLAN
PROJECT NAME	FRANKLIN APPLIED BEHAVIOR SERVICES 189 UMBARGER DR. FRANKLIN, IN 46131

DATE:	NOV. 8, 2023
PROJECT NO.:	202334
SHEET NO.	C105



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INDIANA BUILDING CODE:	2014 EDITION INDIANA
PLUMBING CODE:	2012 EDITION INDIANA
ELECTRICAL CODE:	2009 EDITION INDIANA
MECHANICAL CODE:	2014 EDITION INDIANA
ENERGY CONSERVATION CODE:	2010 ASHRAE 90.1, 2007 EDITION, AS AMENDED

CODE ANALYSIS

TENANT SPACE USE: OFFICE,
OCCUPANCY TYPE: B,
CONSTRUCTION TYPE: V-B,
BUILDING AREA: EXISTING BUILDING=5,831 S.F., ADDITION=5,784 S.F.,
 TOTAL BUILDING=11,615 S.F.
FIRE SUPPRESSION SYSTEM: N/A
REQUIRED EXITS AND EXITS PROVIDED: 2 REQUIRED, 6 PROVIDED
BUILDING OCCUPANT LOAD:
 BUSINESS: (5,784 S.F.) 100 GROSS PER S.F. = 58 OCCUPANTS
 TOTAL OCCUPANTS = 58 OCCUPANTS
PLUMBING FIXTURES:
 WATER CLOSET- 1 PER 40 REQUIRED - 6 PROVIDED
 LAVATORIES- 1 PER 75 REQUIRED - 6 PROVIDED
 DRINKING FOUNTAINS- 1 PER 500 REQUIRED - 2 PROVIDED
 SERVICE SINK- 1 REQUIRED - 1 PROVIDED

NOT FOR CONSTRUCTION AS PER OWNER

CHECKED	SYMBOL	REVISION	DATE
TN			
CERT.			
SCALE			
1/8"=1'			
DRAWN			
RC			

SEAL

SHEET NAME
LIFE SAFETY PLAN

PROJECT NAME
FRANKLIN APPLIED BEHAVIOR SERVICES
189 UMBARGER DR.
FRANKLIN, IN 46131

DATE: NOV. 8, 2023

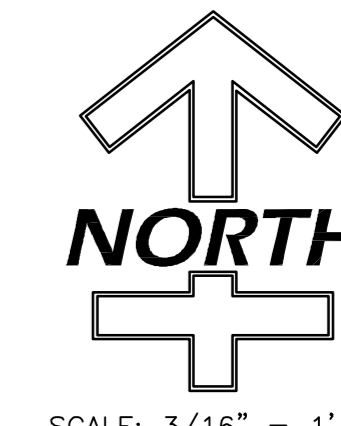
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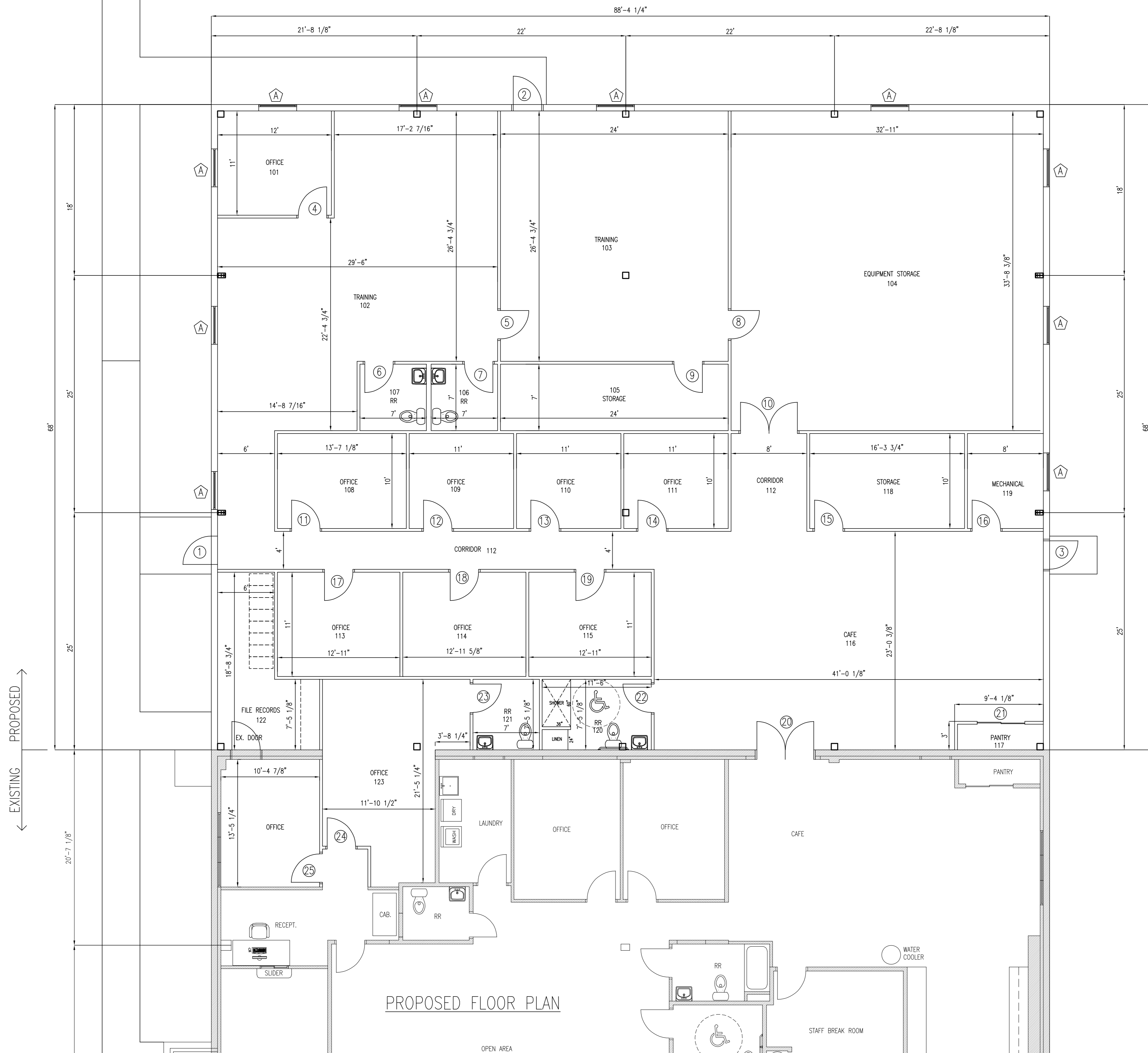
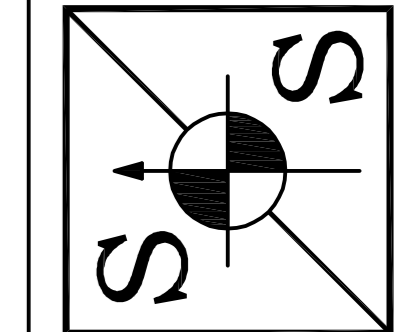
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LIFE SAFETY PLAN

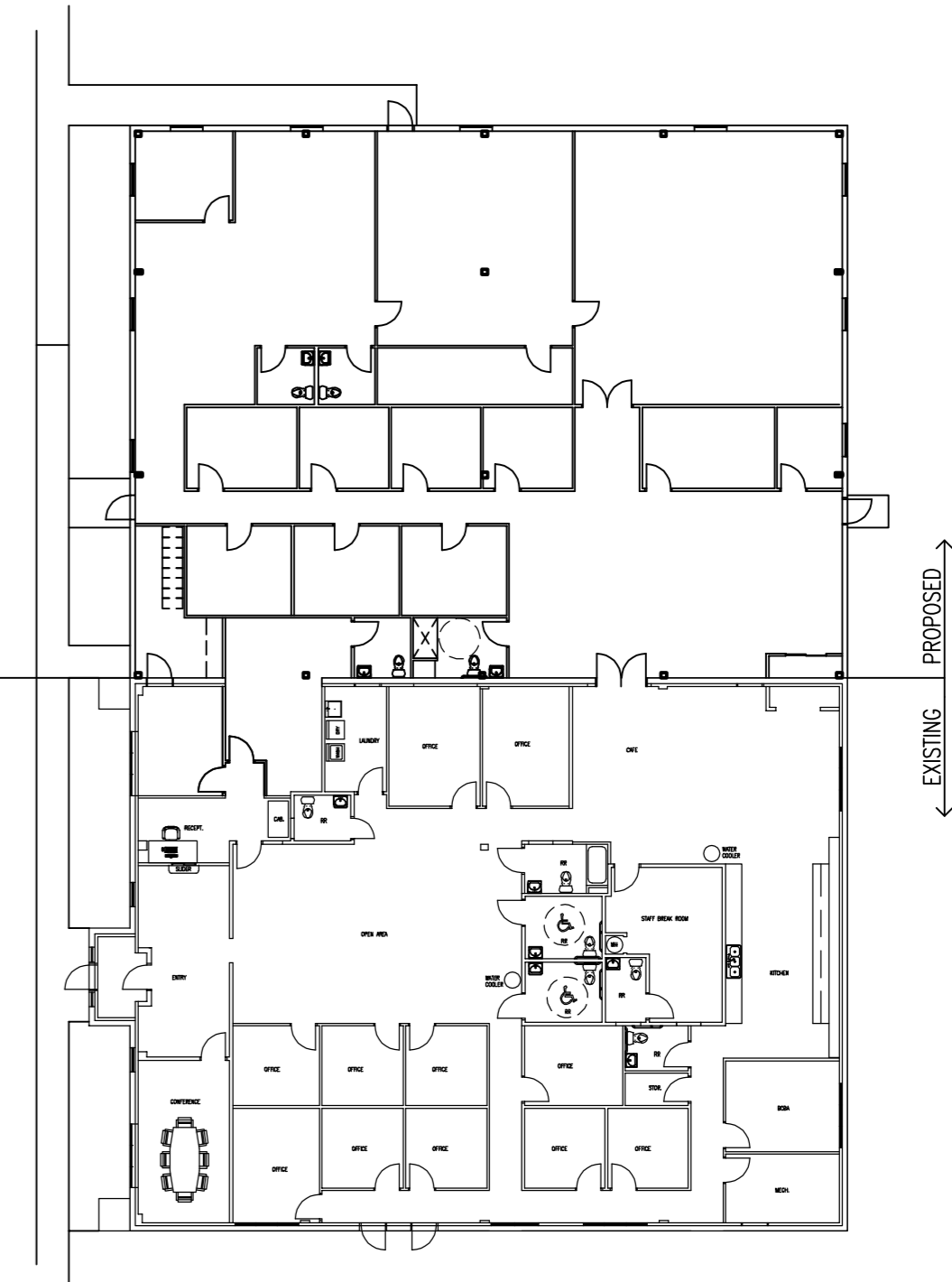
GENERAL NOTES:
 1. ALL CONTRACTORS ARE TO VERIFY ALL DIMENSIONS PER THEIR WORK.
 2. ALL CONTRACTORS ARE TO CLEAN UP JOB SITE PER THEIR WORK.
 3. ALL CONTRACTORS ARE TO VERIFY ALL APPLICABLE LOCAL CODES OR ORDINANCES PER THEIR WORK.
 4. NOTIFY OWNER OF ANY CHANGES REQUIRED PER THESE GENERAL NOTES.
 5. OWNER SHALL APPROVE ALL SHOP DRAWINGS REQUIRED OF THIS PROJECT.
 6. ALL INTERIOR FINISHES AND MATERIALS SELECTED BY OWNER AND BUILDER.
 7. ALL ELECTRICAL AND HVAC LOCATIONS BY OWNER AND BUILDER.
 8. ALL FINISHES AND LAMINATE BRANDS TO BE CERTIFIED BY MANUFACTURER/SUPPLIER.
 9. ALL STEEL TO BE CERTIFIED BY MANUFACTURER/SUPPLIER.
 10. WINDOW SELECTION BY OWNER AND BUILDER.
 11. PROVIDE SMOKE DETECTORS AND FIRE EXTINGUISHERS AS REQUIRED BY STATE AND LOCAL CODES.
 12. DOOR SELECTION BY OWNER AND BUILDER (SIZE AND TYPE).



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PROPOSED FLOOR PLAN



FULL FACILITY PLAN
 NTS

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 7. ALL ELECTRICAL AND HVAC LOCATIONS BY OWNER AND BUILDER.
 8. ALL INTERIORS AND LAMINATE BRANDS TO BE SELECTED BY MANUFACTURER/SUPPLIER.
 9. ALL STEEL TO BE CERTIFIED BY MANUFACTURER/SUPPLIER.
 10. WINDOW SELECTION BY OWNER AND BUILDER.
 11. PROVIDE SMOKE DETECTORS AND FIRE EXTINGUISHERS AS REQUIRED BY STATE AND LOCAL CODES.
 12. DOOR SELECTION BY OWNER AND BUILDER (SIZE AND TYPE).

NOT FOR CONSTRUCTION AS PER OWNER

CHECKED	SYMBOL	REVISION	DATE
TN			
CERT.			
SCALE			
3/16"=1'			
DRAWN			
RC			

SHEET NAME
 PROPOSED FLOOR PLAN

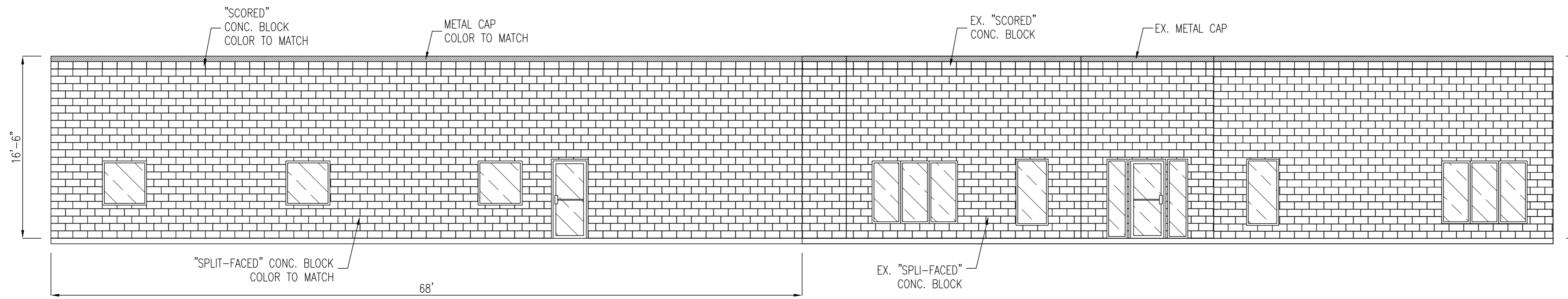
PROJECT NAME
 FRANKLIN APPLIED BEHAVIOR SERVICES
 189 UMBARGER DR.
 FRANKLIN, IN 46131

DATE: NOV. 8, 2023

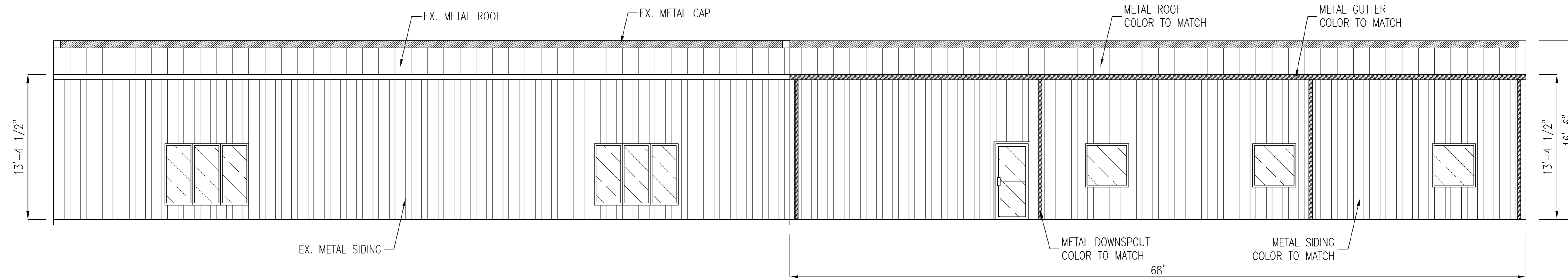
PROJECT NO.: 202334

SHEET NO.

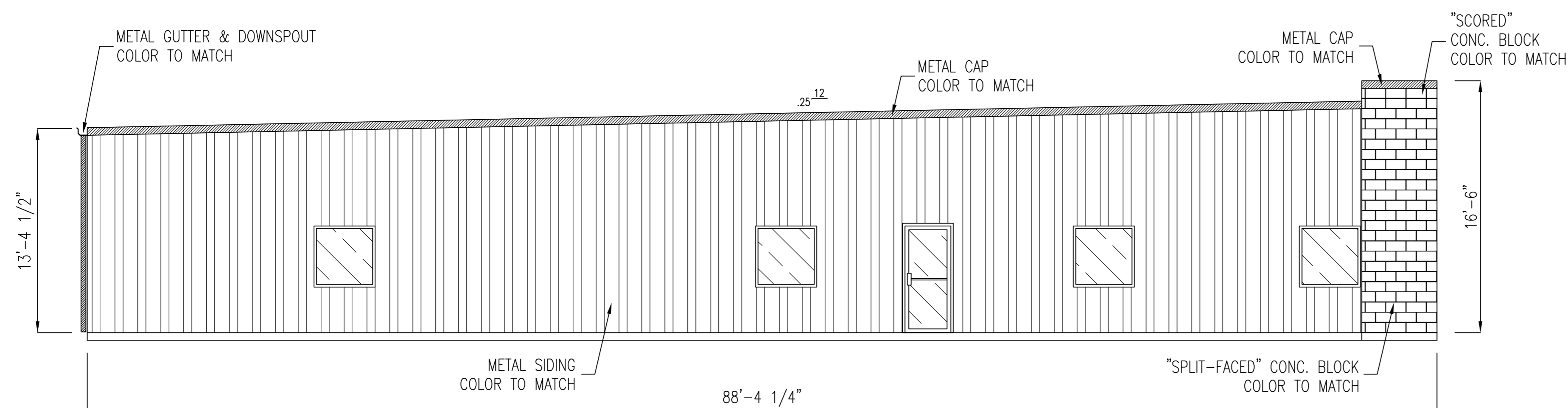
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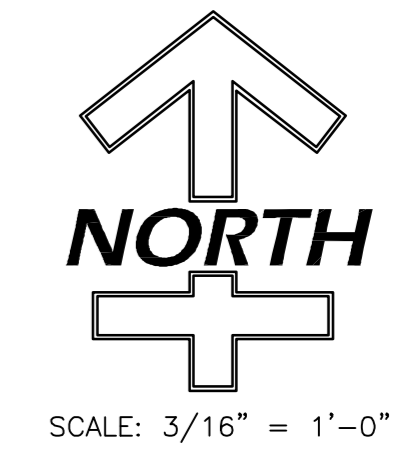
PROPOSED WEST ELEVATION



PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION



NOT FOR CONSTRUCTION AS PER OWNER

CHECKED	SYMBOL	REVISION	DATE
TN			
CERT.			
SCALE			
3/16"=1'			
DRAWN			
RC			

SHEET NAME	PROPOSED EXTERIOR ELEVATIONS
PROJECT NAME	FRANKLIN APPLIED BEHAVIOR SERVICES 189 UMBARGER DR. FRANKLIN, IN 46131

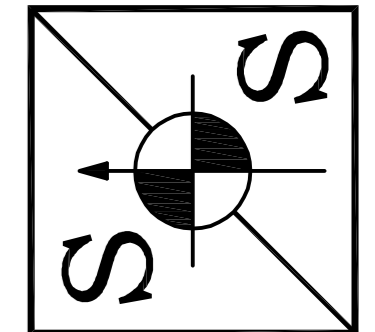
DATE: NOV. 8, 2023

PROJECT NO.: 202334

SHEET NO.

A200

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