

GROVE CITY FAMILY DENTISTRY

3031 COLUMBUS STREET - GROVE CITY, OHIO

1. **SPECIFICATIONS:** The current City of Columbus and Ohio Department of Transportation (ODOT) Construction and Material Specifications (CMS) and ODOT CMS (respectively) together with the requirements of the City of Grove City, Ohio, including the City of Grove City's Standard Specifications for Construction and Material Specifications (SCMS) shall apply to the construction of the project. The City of Columbus and ODOT CMS shall be used in the event of a conflict between the SCMS and the CMS. The City of Columbus and ODOT CMS shall be used in the event of a conflict between the SCMS and the CMS. The City of Columbus and ODOT CMS shall be used in the event of a conflict between the SCMS and the CMS.

2. **EXISTING UTILITIES:** The Contractor shall verify the location, depth, and condition of all existing utilities, including water, sewer, gas, electric, and telecommunications, prior to construction. The Contractor shall be responsible for the protection and relocation of all existing utilities. The Contractor shall be responsible for the protection and relocation of all existing utilities.

3. **WORKING DAYS:** The Contractor shall be responsible for the protection and relocation of all existing utilities. The Contractor shall be responsible for the protection and relocation of all existing utilities. The Contractor shall be responsible for the protection and relocation of all existing utilities.

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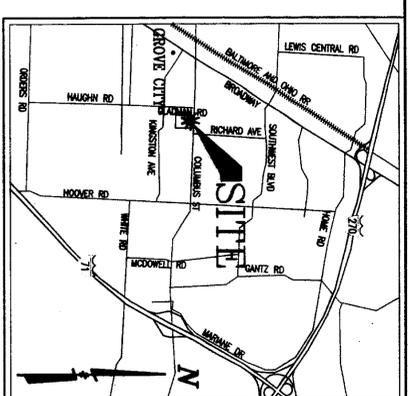
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ARCHITECT
ARCHITECTURAL ALLIANCE
 165 NORTH FIFTH STREET
 COLUMBUS, OHIO 43215
 614.469.7500 FAX 614.469.0500
 E-MAIL: info@archalliance.com

OWNER/DEVELOPER
3031 COLUMBUS STREET, LTD.
 3031 COLUMBUS STREET
 GROVE CITY, OHIO 43123
 (614) 875-2153

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- 1) COVER SHEET
- 2) TOPOGRAPHIC MAP
- 3) SITE DIMENSION PLAN
- 4) SITE DEMOLITION PLAN
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PLAN PREPARED BY:
SITE ENGINEERING, INC.
 REGISTERED ENGINEER NO. E-69844
 DATE: 10-9-09

SIGNATURES BELOW SIGNIFY ONLY CONCURRENCE WITH THE GENERAL PURPOSE OF THIS PROJECT. ALL TECHNICAL DETAILS ARE THE RESPONSIBILITY OF THE ENGINEERING, INC.

CITY ADMINISTRATOR _____ DATE _____
 SERVICE DIRECTOR _____ DATE _____
 REVIEW FOR THE CITY OF GROVE CITY _____ DATE _____
 JACKSON TOWNSHIP FIRE DEPARTMENT _____ DATE _____

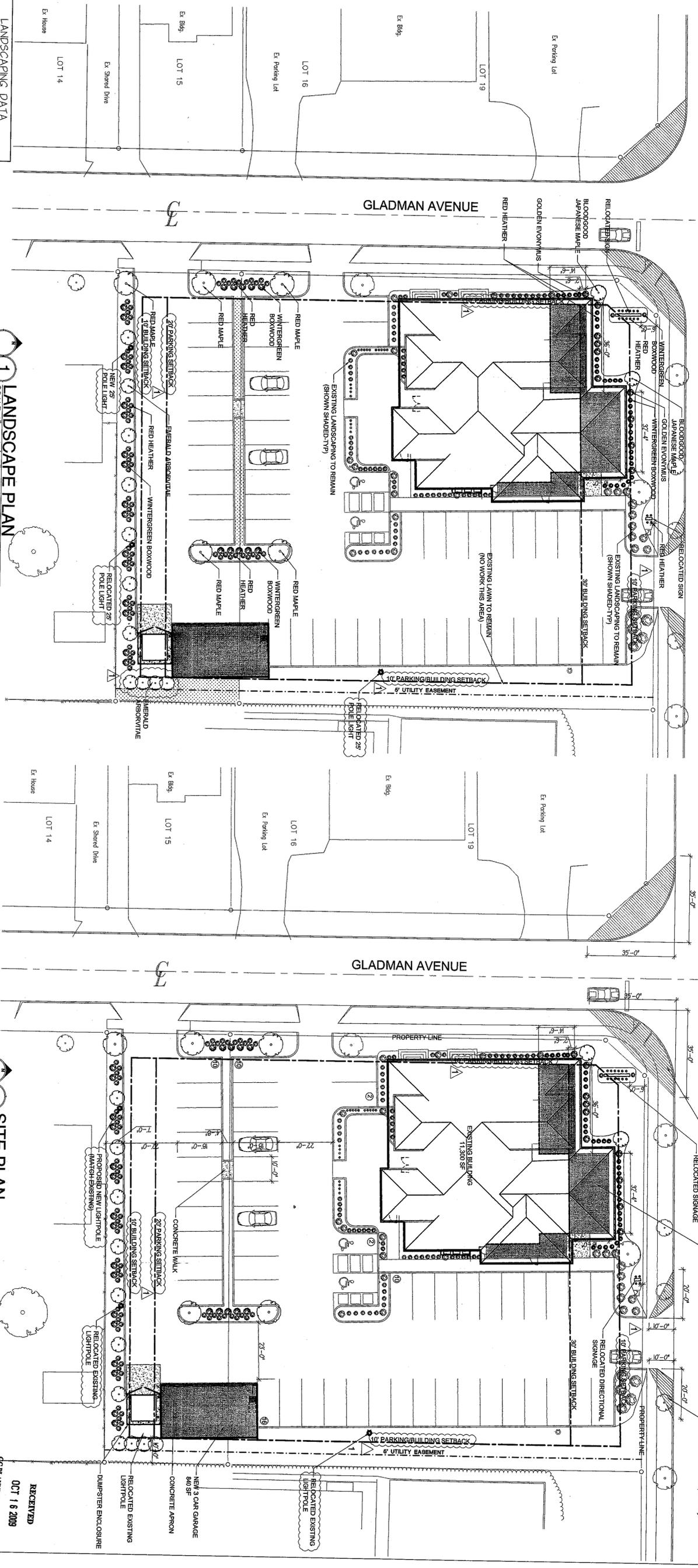
DEVELOPMENT PLAN
 GROVE CITY FAMILY DENTISTRY
 CITY PROJECT NO.: 200909210045
 OWNER:
 3031 COLUMBUS STREET, LTD.
 3031 COLUMBUS STREET
 GROVE CITY, OHIO 43123

ANY INFORMATION OR DATA ON THIS DRAWING IS NOT INTENDED TO BE SUITABLE FOR THE PURPOSES OF ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN PERMISSION OF THE ENGINEER ASSOCIATED OR SUPERVISOR FOR THE PROJECT IS STRICTLY PROHIBITED. TO THE ENGINEER ARCHITECT OR SURVEYOR.

FILE: 3044
 DATE: 06 MAR 09
 REV: B-31-09
 REV: 10-B-09

SITE ENGINEERING
 Incorporated
 Civil Engineers & Surveyors

7453 East Main Street
 Reynoldsburg, OH 43068
 Phone: (614) 759-9900
 Fax: (614) 759-9902
 eMail: info@siteeng.com



1 LANDSCAPE PLAN
SCALE 1" = 20'-0"
50' 10'

2 SITE PLAN
SCALE 1" = 20'-0"
50' 10'

LANDSCAPING DATA

- TO THE GREATEST EXTENT POSSIBLE LANDSCAPING THAT IS TO BE REMOVED DURING NEW CONSTRUCTION IS TO BE RETAINED FOR REINSTALLATION.
- ALL PROPOSED NEW LANDSCAPING IS OF THE SAME SPECIES AS EXISTING.
- ALL SUPPLEMENTAL LANDSCAPING TO BE A MINIMUM OF 36" AT THE OF INSTALLATION.
- ALL SERVICE STRUCTURES, SUCH AS A/C UNITS, ELECTRIC TRANSFORMERS AND GAS METERS MUST BE SCREENED ACCORDING TO LANDSCAPE CODE SECTION 105.09
- AREAS TO RECEIVE 5000 OR HYDRO SEEDING

RED MAPLE, PLANT 2'-3" CALIPER
MATURE HEIGHT: 50'
MATURE WIDTH: 30'

BLOODGOOD JAPANESE MAPLE, PLANT 10'-15 GAL. CONTAINERS
MATURE HEIGHT: 15'-20'
MATURE WIDTH: 15'

GOLDEN EVONYMUS, PLANT 10'-15 GAL. CONTAINERS
MATURE HEIGHT: 5'
MATURE WIDTH: 4'

WINTERGREEN BOXWOOD, PLANT 3-5 GAL. CONTAINERS
MATURE HEIGHT: 3'-4'
MATURE WIDTH: 3'

RED HEATHER, PLANT 1-1.5 GAL. CONTAINERS
MATURE HEIGHT: 4'-24"
MATURE WIDTH: 2'

EMERALD ARBOVITAE, PLANT 5-10 GAL. CONTAINERS
MATURE HEIGHT: 6'-8'
MATURE WIDTH: 4'

3 TYPICAL TREE PLANTING DETAILS
SCALE 3/4" = 1'-0"

4 SIGNAGE
existing to be relocated
SCALE 1/2" = 1'-0"

5 DIRECTIONAL SIGNAGE
existing to be relocated
SCALE 1/2" = 1'-0"

PROJECT DATA

PARCEL ZONING: P.S.O. SINGLE FAMILY RESIDENTIAL

PARCEL ZONING: ZONING TO NORTH AND SOUTH ZONING TO EAST AND WEST

SITE

SITE AREA = 0.86 ACRES (37,462 SF)

ALL SIGHT SIGNAGE IS EXISTING TO BE RELOCATED.

EXISTING PARKING: 40 SPACES (INCL. 2 HO)

PROPOSED PARKING: 46 SPACES
2 HO
50 TOTAL

(3 GARAGE SPACES FOR EMPLOYEES NOT INCLUDED IN TOTAL COUNT)

BUILDINGS

EXISTING BUILDING: 1,255 SF

PROPOSED ADDITION: 1,255 SF

TOTAL BUILDING SIZE: 12,555 SF

BUILDING HEIGHT: 27'6" (EXISTING - NO CHANGE)

PROPOSED 3 CAR GARAGE: 840 SF

GARAGE HEIGHT: 22'-6"

ARCHITECTURAL ALLIANCE
185 NORTH FIFTH STREET | COLUMBUS OHIO 43215
614.266.1234 | www.aalliance.com

Project Number: A09_017

Sheet Title: GROVE CITY FAMILY DENTISTRY SITE PLAN

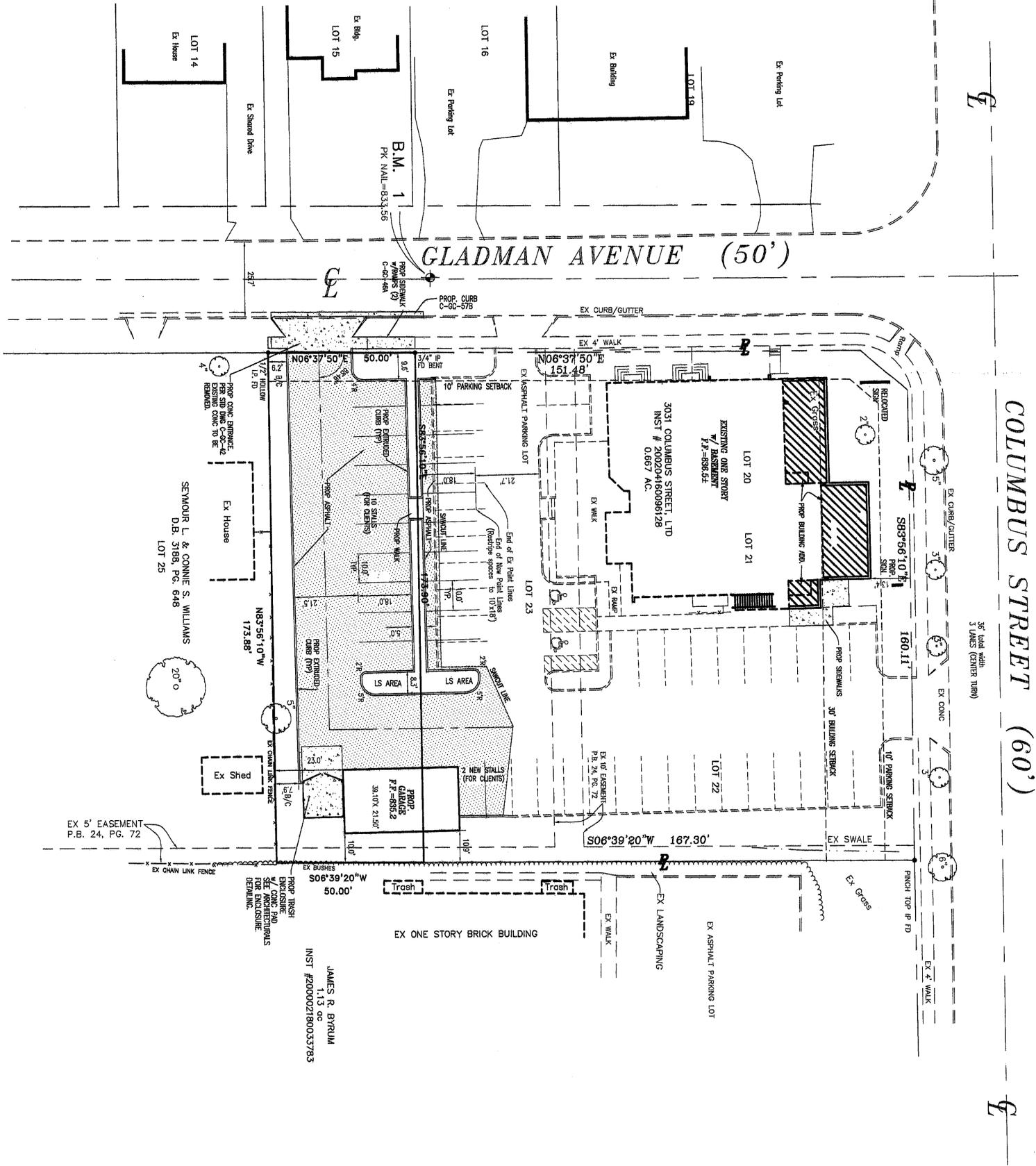
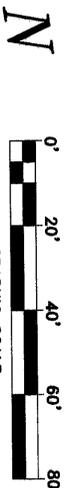
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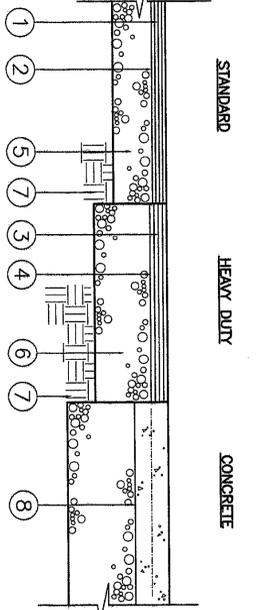
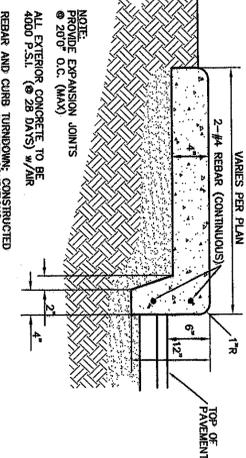
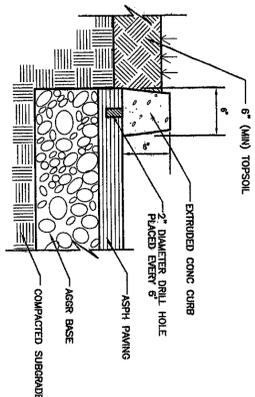
PARKING EXPANSION, ADDITION AND GARAGE for:
GROVE CITY FAMILY DENTISTRY
3031 COLUMBUS STREET, SUITE A | GROVE CITY, OHIO 43123

2 WORKING DAYS BEFORE YOU DIG CALL TOLL FREE 800-562-2764

GLADMAN ADDITION P.B. 24, PG. 72



NOTES:
ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS NOTED.
REFER TO LANDSCAPE PLAN FOR ALL AREAS OUTSIDE OF PROPOSED PAVEMENT.



- TYPICAL PAVEMENT SECTIONS**
- 1 1-1/4" HOT-MIXED, HOT LAID ASPHALT CONCRETE - ITEM 404 (85-100)
 - 2 1-3/4" HOT-MIXED, HOT LAID ASPHALT CONCRETE - ITEM 402 (85-100)
 - 3 1-1/2" HOT-MIXED, HOT LAID ASPHALT CONCRETE - ITEM 404 (85-100)
 - 4 2-1/2" HOT-MIXED, HOT LAID ASPHALT CONCRETE - ITEM 402 (85-100)
 - 5 6" AGGREGATE BASE - ITEM 304, TWO 3" LIFTS
 - 6 8" AGGREGATE BASE - ITEM 304, TWO 4" LIFTS
 - 7 COMPACTED SUBBASE - ITEM 310
 - 8 6" REINFORCED PORTLAND CEMENT CONCRETE - ITEM 451 WITH 6x6xW2.5Wx2.9 W.W.F. AND 8" COMPACTED GRAVEL BASE

NOTE:
THESE PAVEMENT SECTIONS WERE NOT DERIVED FROM ANY GEOTECHNICAL REPORT OR PAVEMENT DESIGN BY A SOILS ENGINEER. THE SECTIONS SHOWN SHOULD BE REVIEWED AND VERIFIED BY THE SOILS ENGINEER AND THE OWNERS.

REV	DATE	DESCRIPTION	BY
1	8-31-09	SITE PLAN REVISIONS	S.E.I.
2	10-8-09	CITY COMMENTS	S.E.I.

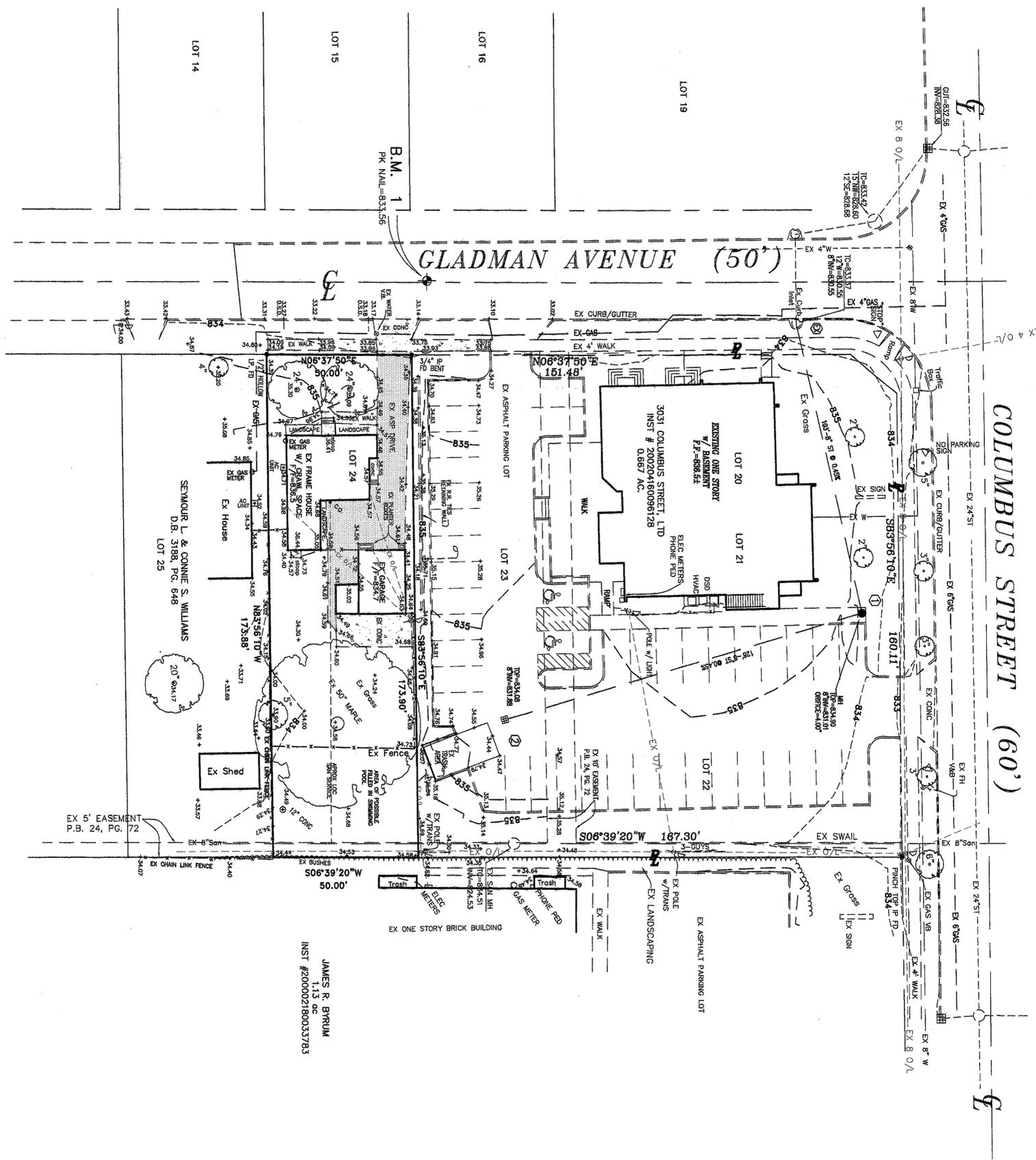
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Incorporated
Civil Engineers & Surveyors

7453 East Main Street
Reynoldsburg, OH 43068
Phone : (614) 759-9900
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GROVE CITY FAMILY DENTISTRY
4068 GLADMAN AVE., GROVE CITY, OHIO
SITE DIMENSION PLAN

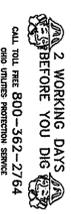
DATE: 06 APR 09
SCALE: 1"=20'
DRAWN BY: LHBJ
CHECKED BY: M.A.H.
JOB NO.: 3044
SHEET: 3

GLADMAN ADDITION P.B. 24, PG. 72



B.M. 1 - P.K. Nail in center of pavement of Gladman Ave. approximately at lot line between Lots 23 and 24 of Gladman Addition.
ELEV. = 833.56

BENCH MARKS 1929 DATUM



LEGEND

- San. Sanitary Sewer
- Sl. Storm Sewer
- W Water Main
- G Gas Line
- U/C Underground Cables
- O/L Overhead Lines
- Manhole
- Storm Inlet
- Fire Hydrant
- Utility Pole
- Guy Wire
- Fence
- Sign
- Valve Box
- Gas Line Marker
- Telephone Closure
- Iron Pin Set
- I.P.S. -

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, BEING ALL OF LOT 24 AS DESIGNATED AND DELINEATED ON THE RECORDED PLAT OF "GLADMAN ADDITION" OF RECORD IN PLAT BOOK 24, PAGE 72, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AND BEING CONVEYED TO 3031 COLUMBUS STREET, LLC OF RECORD IN INSTRUMENT #200708240149997.

NOTES

1. Boundary information is shown actual field survey during October 2007.
2. This drawing was prepared without benefit of an abstract of title and is subject to any state of facts that may be revealed by an examination of same.
3. Utility locations on this survey are reported from field locations or information provided by utility representatives. This does not mean there could not be other utilities in the area.
4. According to FEMA Flood Insurance Rate Map #39049C0239 G, dated August 2, 1995, for Community Number 390173, this property is in Shaded Zone X, "areas of 500 year flood, areas of 100 year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 100 year flood".
5. Existing conditions on Lots 20-22 are from previous survey and plan information. Contractor to verify prior to commencement of construction.

GROVE CITY
FAMILY DENTISTRY
4068 GLADMAN AVE., GROVE CITY, OHIO
TOPOGRAPHIC MAP

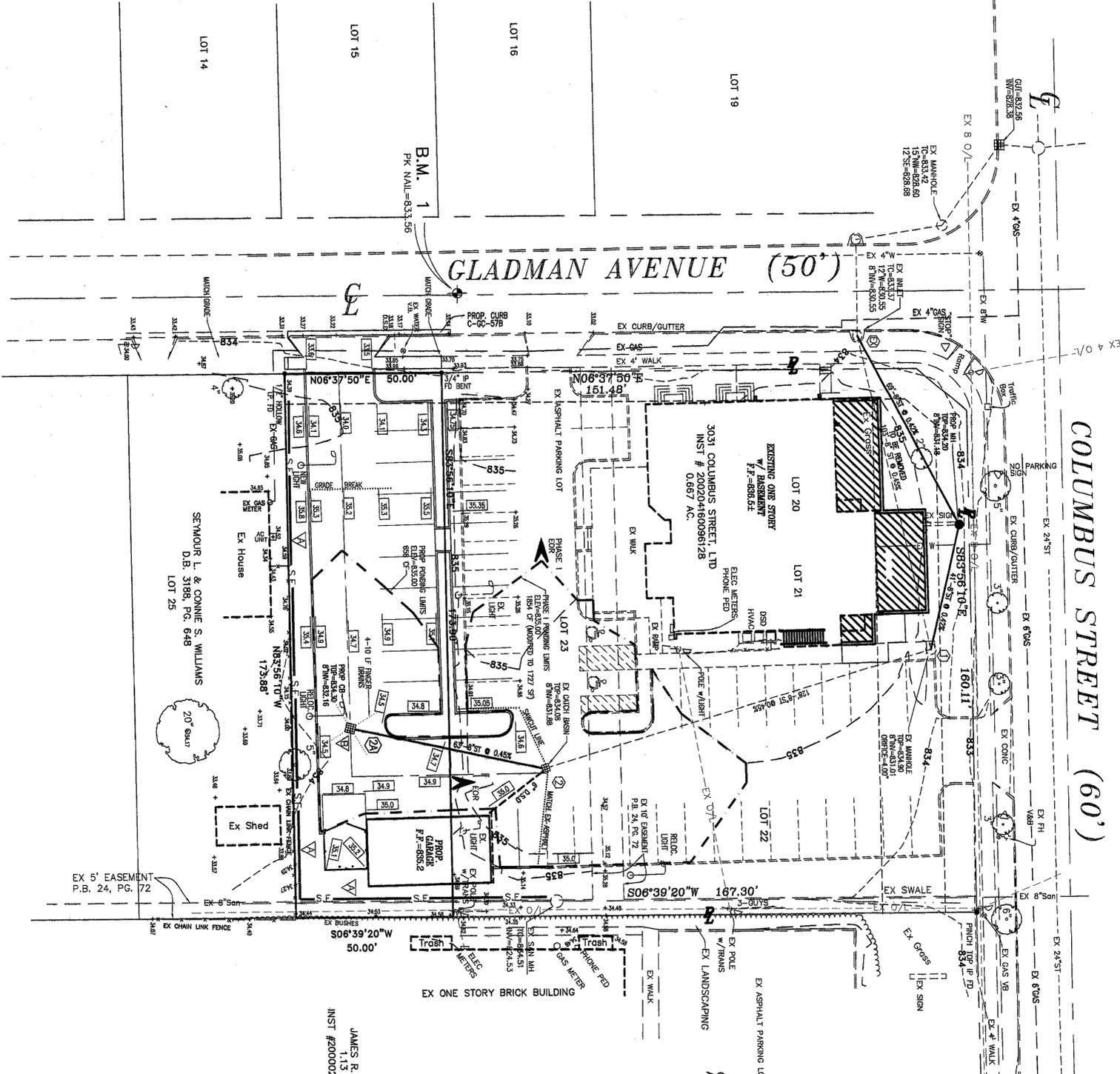
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eMail: siteeng@ameritech.net



REV:	DATE:	DESCRIPTION:	BY:

DATE: MAY 07
SCALE: 1"=20'
DRAWN BY: S.E.I.
CHECKED BY: M.A.H.
JOB NO.: 3044
SHEET: 2

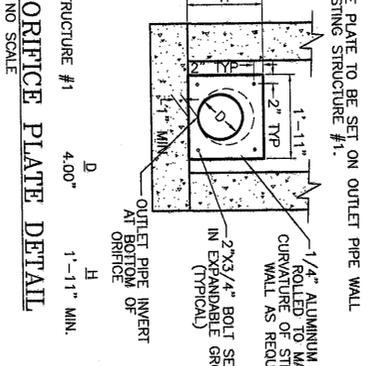
GLADMAN ADDITION P.B. 24, PG. 72



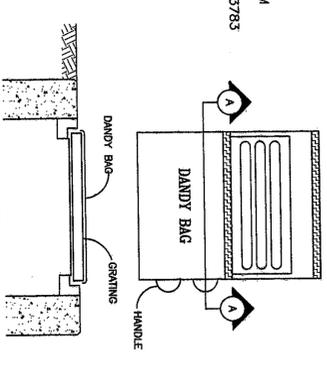
BENCH MARKS 1929 DATUM
 B.M. 1 ~ P.K. Nail in center of pavement of Gladman Ave. approximately 1/2 lot line between Lots 23 and 24 of Gladman Addition. ELEV. = 833.56

DIMENSION NOTES

1. ALL DIMENSIONS ARE GIVEN TO THE FACE OF CURB.
2. THE FOUNDATION CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS. THE BUILDING DIMENSIONS SHOWN ARE FOR PARALLEL LOCATIONS ONLY.



OFFICE PLATE DETAIL
 NO SCALE



DANDY BAG DETAIL
 NO SCALE

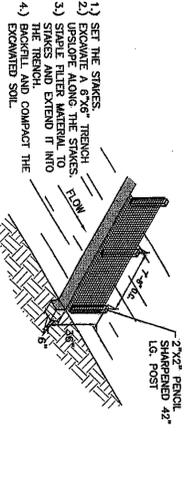
LEGEND

EXISTING	PROPOSED
San. Sewer	San. Sewer
Manhole	Manhole
Storm Sewer	Storm Sewer
Storm Inlet	Storm Inlet
Water Line	Water Line
Valve & Box	Valve & Box
Fire Hydrant	Fire Hydrant
Light, Power or Telephone Pole	Light, Power or Telephone Pole
Gas Line	Gas Line
San. Sewer	San. Sewer
Sanitary Service	Sanitary Service
Sanitary Cleanout	Sanitary Cleanout
Sanitary Manhole	Sanitary Manhole
Manhole	Manhole
Storm Inlet	Storm Inlet
Storm Sewer	Storm Sewer
Storm Manhole, Inlet or Outlet	Storm Manhole, Inlet or Outlet
Water Line	Water Line
Valve & Box	Valve & Box
Fire Hydrant	Fire Hydrant
Storm Inlet or Headwall	Storm Inlet or Headwall

- GRADING LEGEND**
1. ALL CONTOUR LINES (---000---) ARE EXISTING CONTOURS.
 2. ALL SPOT ELEVATIONS SHOWN IN (+0.00) ARE EXISTING PAVEMENT GRADES.
 3. ALL SPOT ELEVATIONS SHOWN IN (---) ARE PROPOSED FINISHED GRADES. NOT SUB-BASE GRADES.
 4. ADD 800 TO ALL SPOT ELEVATIONS SHOWN IN BOXES.
 5. ALL CONTOUR LINES (---) REPRESENT PONDING LIMITS.
 6. ALL CATCH BASINS LOCATED IN PAVED AREAS SHALL HAVE (4) 4" DIA. UNDERDRAIN - 10 LF EACH, (PERFORATED PVC ITEM 720.07).
 7. THE CONTRACTOR SHALL NOTIFY THE OHIO UTILITY PROTECTION SERVICE (800-362-2764) 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 8. EMBANKMENT SHALL BE COMPACTED AND PLACED IN LAYERS PRIOR TO INSTALLATION OF STORM SEWER. (SEE O.D.O.I. ITEM 203)

PONDING REQUIREMENTS

STRUCTURE NUMBER	PONDING DEPTH	PONDING AREA (1/3 DEPTHxBSxHD)	PONDING VOLUME
2	1.0'	5,592 SF	1,854 CF
PHASE I CONSTRUCTION			
2(Modified)	0.92'	5,632 SF	1,727 CF
2A	0.70'	2,824 SF	658 CF
PHASE II CONSTRUCTION			
PONDING PROVIDED (NO. 2) = 1,727 CF		PONDING REQUIRED (NO. 2) = 728 CF	
PONDING PROVIDED (NO. 2A) = 658 CF		PONDING REQUIRED (NO. 2A) = 484 CF	



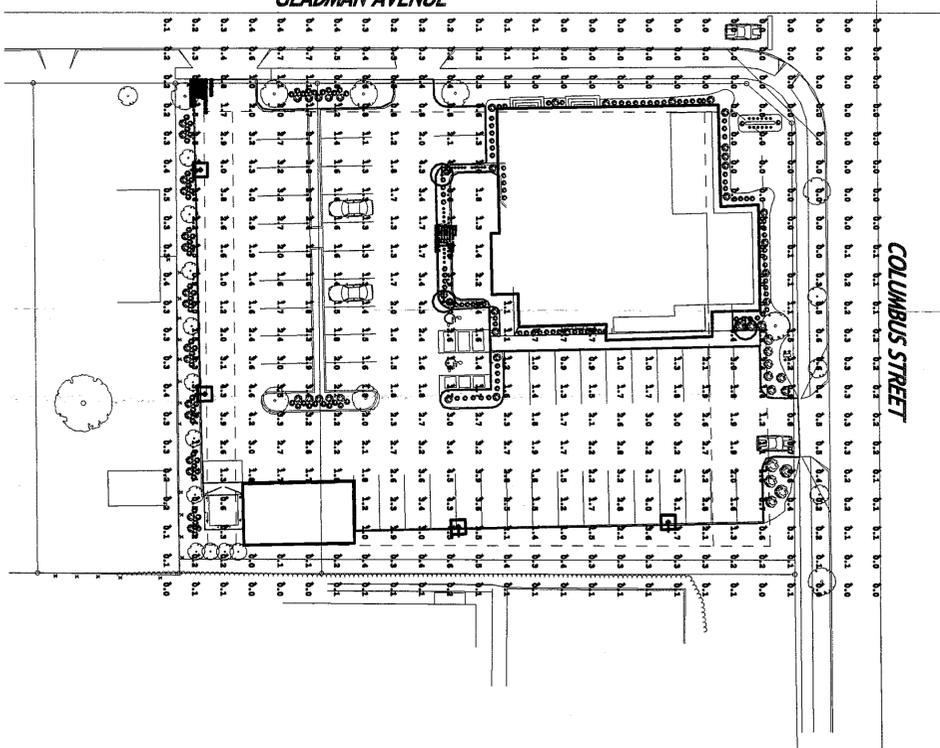
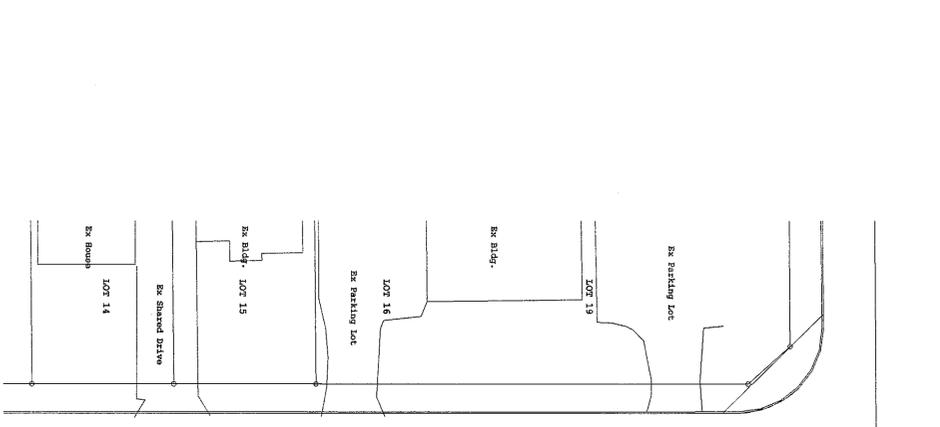
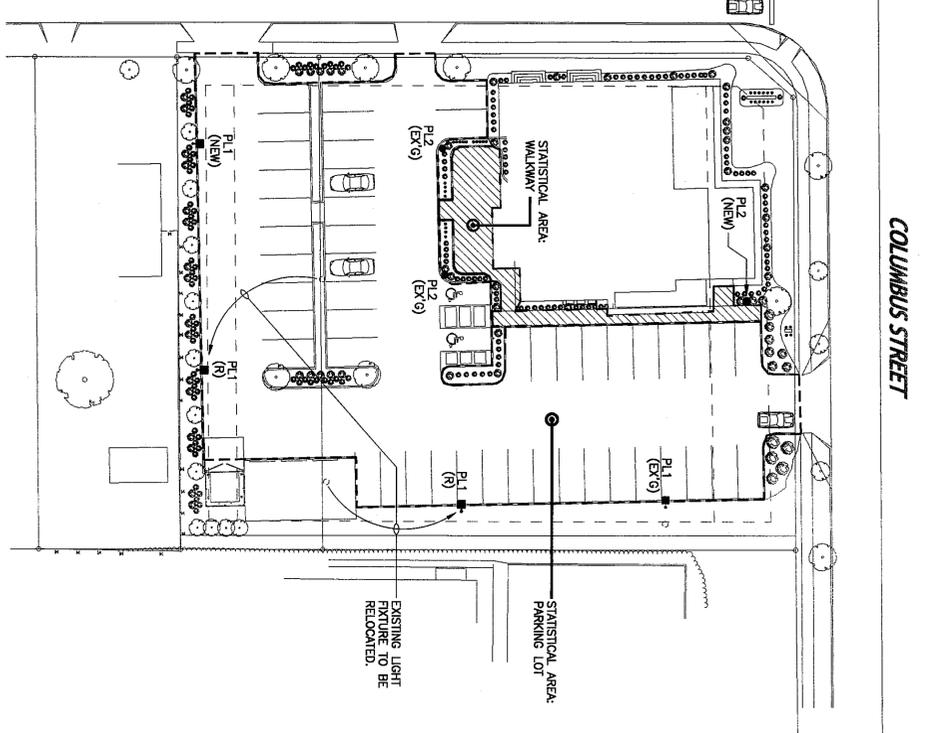
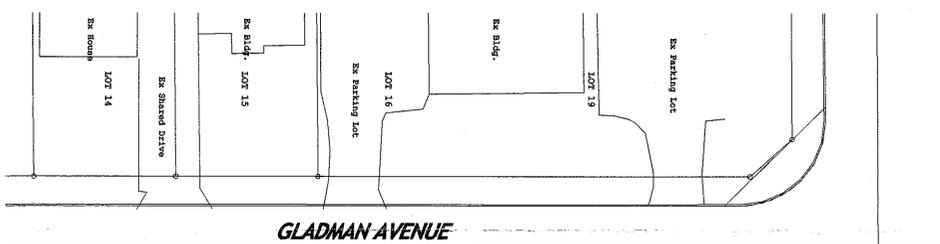
INSTALLATION: STAKE GRATE ON END. PLACE DANDY BAG OVER GRATE. FLIP GRATE OVER SO THAT OPEN END IS UP. PULL UP STAKE. TUCK FLAG IN BE SURE END OF GRATE IS OVER FENCE. HOLDING HANDLES CAREFULLY PLACE DANDY BAG WITH GRATE INSERED INTO CATCH BASIN FRAME SO THAT RED DOT ON THE TOP OF THE DANDY BAG IS VISIBLE. MAINTENANCE: AFTER RAIN HAS DRENED, REMOVE IT FROM THE SURFACE OF DANDY BAG WITH BRUSH. REMOVE IT FROM THE SURFACE OF DANDY BAG WITH BRUSH.

GROVE CITY FAMILY DENTISTRY
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GRADING/STORM SEWER PLAN

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 Phone: (614) 759-9900
 Fax: (614) 759-9902
 eMail: siteeng@ameritech.net

REV.	DATE	DESCRIPTION	BY
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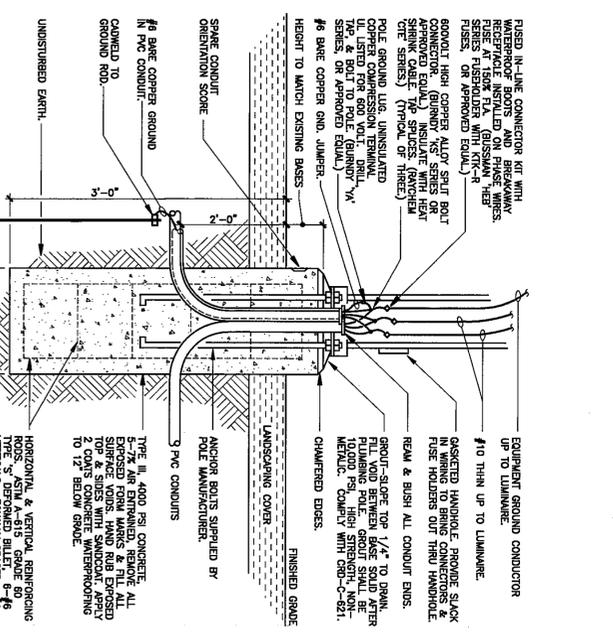
DATE: 06 APR 09
 SCALE: 1" = 20'
 DRAWN BY: LHB
 CHECKED BY: MAH
 JOB NO.: 3044
 SHEET: 5



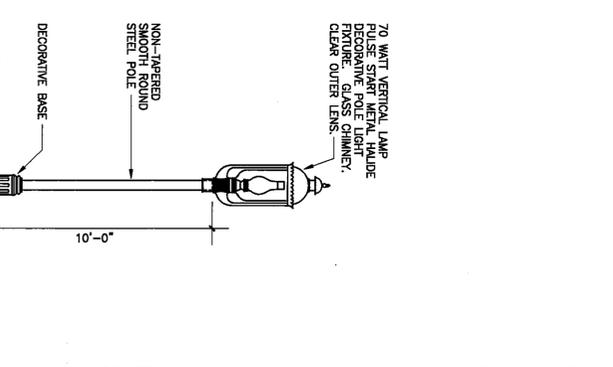
NORTH
SITE PLAN - LIGHTING
SCALE: 1" = 30'-0"

NORTH
SITE PLAN - PHOTOMETRICS
SCALE: 1" = 30'-0"

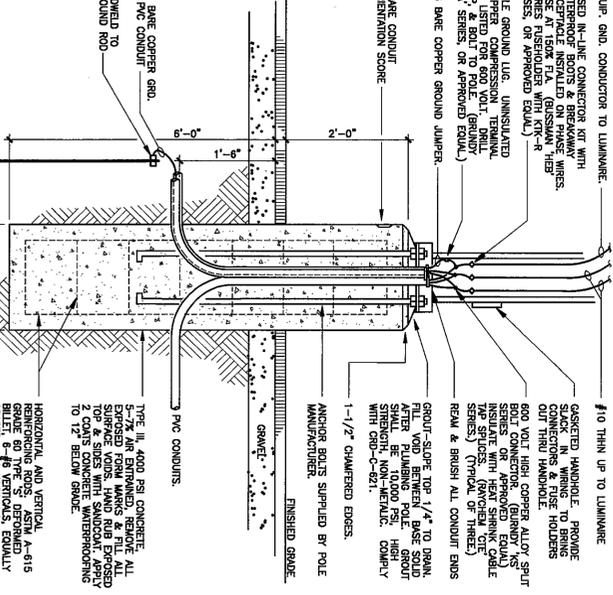
Label	Calculation Summary	GridType	Units	Max	Min	Avg	Max/Min	Max/Avg
Lighting lot	275	ILLUMINANCE	FC	1.99	0.1	1.81	3.56	3.56
Walkway	199	ILLUMINANCE	FC	3.9	1.1	1.81	3.56	3.56



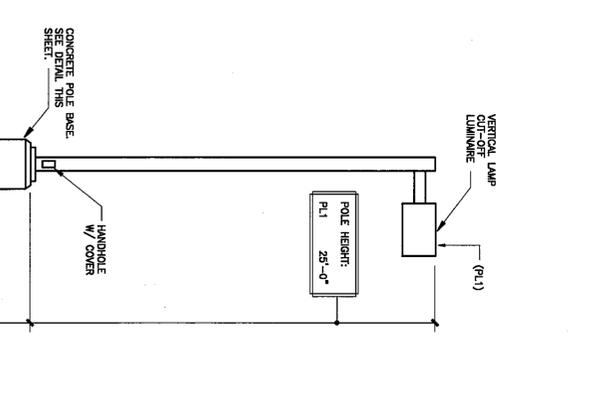
4 POLE BASE DETAIL 'PL2'
SL1 NTS



3 LIGHTING FIXTURE TYPE 'PL2' ELEVATION
SL1 NTS



2 POLE BASE DETAIL 'PL1'
SL1 NTS



1 LIGHTING FIXTURE TYPE 'PL1' ELEVATION
SL1 NTS

Fixture	Lighting Schedule
PL1 (NEW)	SINGLE HEAD SQUARE POLE LIGHT FIXTURE WITH HORIZONTAL, 90 WATT REDUCED VOLTAGE START METAL HALIDE LAMP, TYPE 4, SWAMP OUTPUT LIGHT DISTRIBUTION, 17A CLEAR GLASS STEEL POLE MANUFACTURER: LITVONIA FIXTURE CAT. NO.: 400-400A-RS3-120-SPOK-SO-M-08-LP1 LAMP: (1) 90 WATT CLEAR METAL HALIDE LAMP, 170 V, 120 V WMTS/VOLUME: 482 W/120 V
PL1 (EX'G)	EXISTING SINGLE HEAD SQUARE POLE LIGHT FIXTURE, ARM MOUNTED ON 25'-0" HIGH, 4" SQUARE STEEL POLE, BLACK FINISH; TO BE RELOCATED ON NEW POLE BASE.
PL2 (NEW)	EXISTING SINGLE HEAD SQUARE POLE LIGHT FIXTURE, ARM MOUNTED ON 25'-0" HIGH, 4" SQUARE STEEL POLE, BLACK FINISH; TO BE RELOCATED ON NEW POLE BASE.
PL2 (EX'G)	EXISTING SINGLE HEAD SQUARE POLE LIGHT FIXTURE, ARM MOUNTED ON 25'-0" HIGH, 4" SQUARE STEEL POLE, BLACK FINISH; TO BE RELOCATED ON NEW POLE BASE.



A NORTH ELEVATION
SCALE 1/8" = 1'-0"

RECEIVED
OCT 16 2009
GC PLANNING COMMISSION



B EAST ELEVATION
SCALE 1/8" = 1'-0"

PARKING EXPANSION, ADDITION AND GARAGE for:
GROVE CITY FAMILY DENTISTRY
3031 COLUMBUS STREET, SUITE A | GROVE CITY, OHIO 43123



Drawings

<input checked="" type="checkbox"/>	Zoning	09/16/09
<input type="checkbox"/>	Preliminary	
<input type="checkbox"/>	Bid Set	
<input type="checkbox"/>	Permit Set	
<input type="checkbox"/>	Construction	

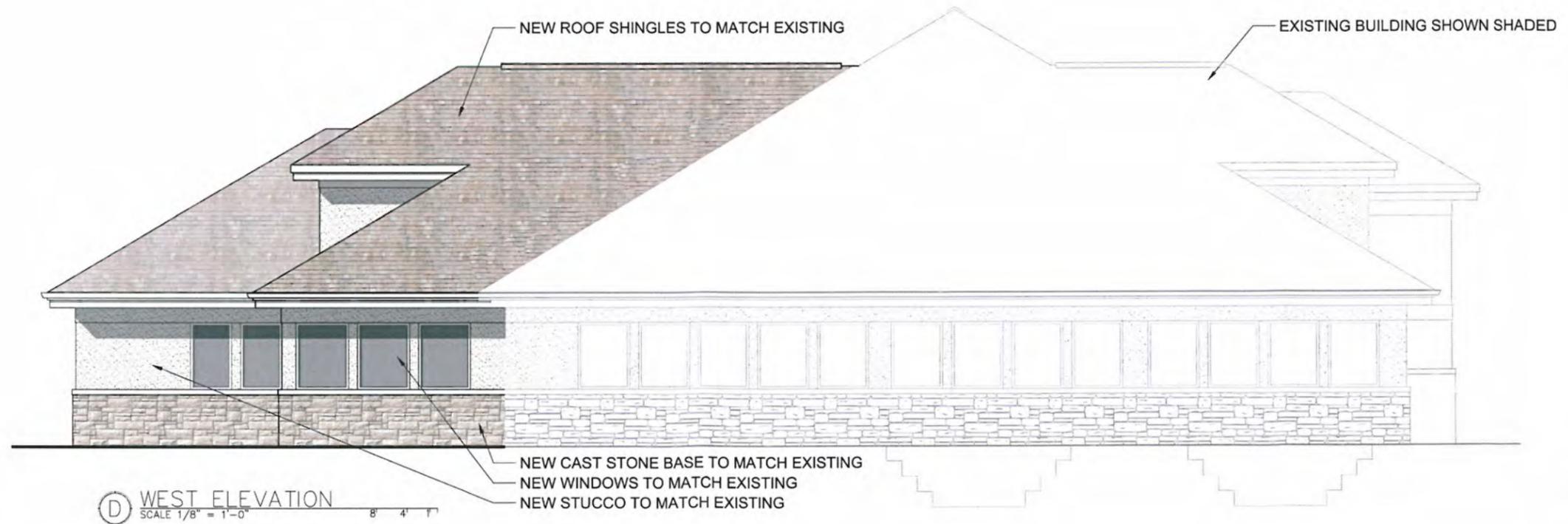
Revisions

△	10/16/09
△	
△	
△	
△	
△	
△	
△	

Note: All proposed finishes are to match the existing. Refer to the Material Board Sheet for more information



© SOUTH ELEVATION
SCALE 1/8" = 1'-0"



© WEST ELEVATION
SCALE 1/8" = 1'-0"

Note: All proposed finishes are to match the existing. Refer to the Material Board Sheet for more information

PARKING EXPANSION, ADDITION AND GARAGE for:
GROVE CITY FAMILY DENTISTRY
3031 COLUMBUS STREET, SUITE A | GROVE CITY, OHIO 43123



Drawings

☑	Zoning	09 / 18 / 09
☐	Preliminary	
☐	Bid Set	
☐	Permit Set	
☐	Construction	

Revisions

△	10 / 16 / 09	
△		
△		
△		
△		
△		
△		
△		

Project Number
A07_088

Sheet Title
EXTERIOR ELEVATIONS

Sheet Number
4.2





Light Grey Glazing
Frame Color to
match EIFS

Certainteed Landmark
Dimensional Shingle
Weathered Wood

EIFS
Color: Biscuit
SW6112

Cultured Stone
Lake Erie Limestone
CSV-2006

Note: All proposed new materials are to match existing