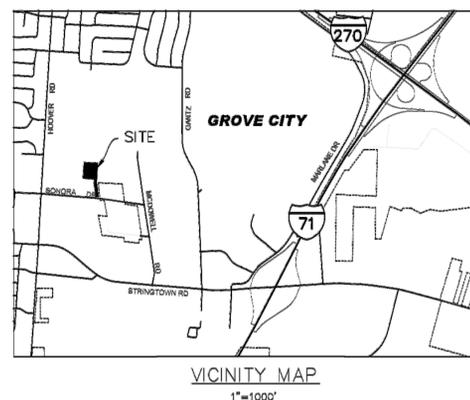


CARRIAGE COURT OF GROVE CITY, OHIO 2320 SONORA DRIVE 12 UNIT MEMORY CARE ADDITION

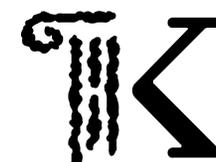
LIST OF DRAWINGS

NO.	SHEET	TITLE	NO.	SHEET	TITLE
1.	COVER				
2.	SP-1	SITE PLAN			
3.	SL-1	LANDSCAPE PLAN			
4.	EL-1	EXTERIOR ELEVATIONS			
5.	EL-2	EXTERIOR ELEVATIONS			
6.	SS-1	SURVEY			
7.	EP-1	EXISTING PROJECT PHOTOGRAPHS			



DEVELOPMENT PLAN
 PROJECT TITLE: CARRIAGE COURT OF GROVE CITY
 CITY PROJECT NUMBER: 201312300047 (CONTROL NUMBER)
 OWNER: NORTHSTAR REALTY HEALTHCARE, INC.
 2 BETHESDA METRO CENTER
 SUITE 1300
 BETHESDA, MD 20814
 DATE: 12/30/2013
 REVISED: 01/22/2014

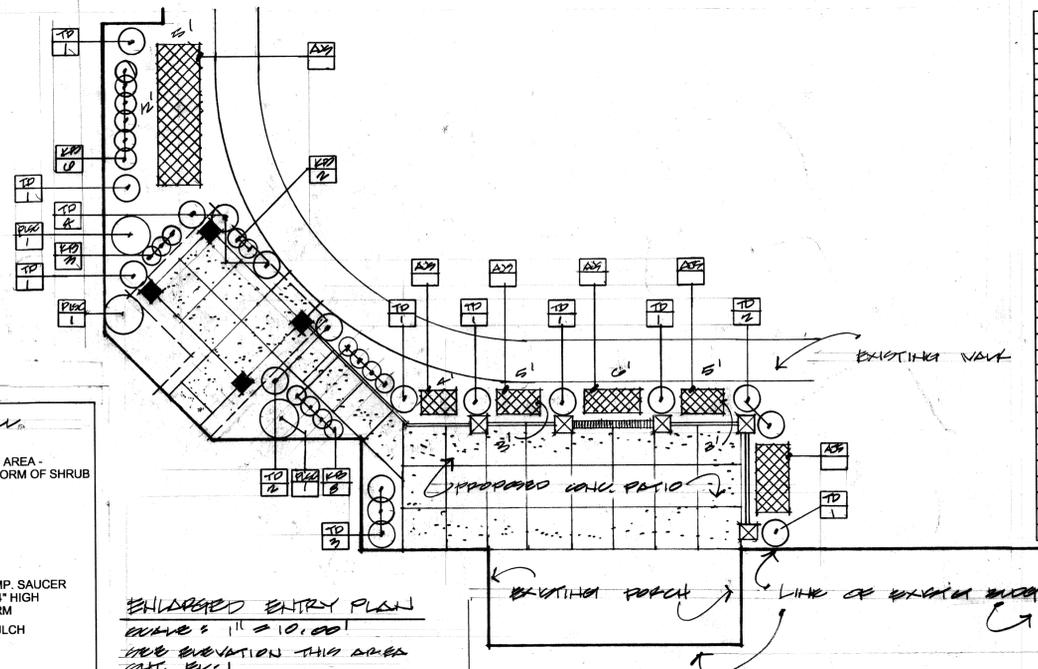
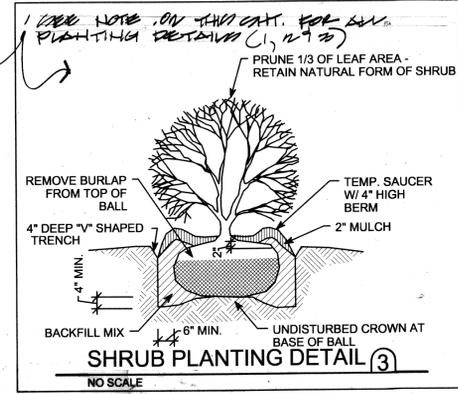
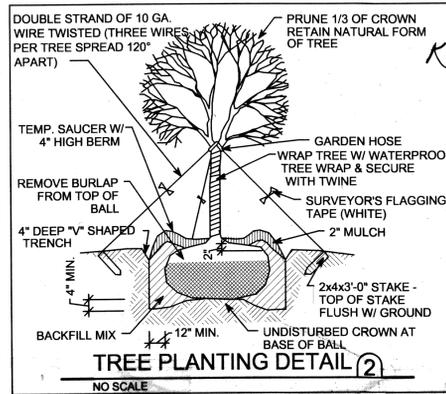
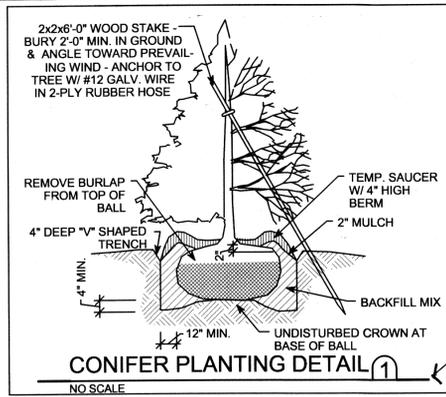
CITY ADMINISTRATOR BY: _____
SERVICE DIRECTOR BY: _____
REVIEW FOR THE CITY OF GROVE CITY BY: _____
JACKSON TOWNSHIP FIRE DEPARTMENT BY: _____



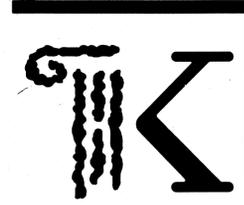
KONTOGIANNIS & ASSOCIATES
 ARCHITECTURE PLANNING DESIGN
 400 SOUTH FIFTH STREET SUITE 400
 COLUMBUS, OHIO 43215-5492
 PHONE: 614-224-2083 FAX: 614-224-4736
 E-MAIL: architects@kontogiannis.com

- DESIGN SET
- ZONING SET
- BID SET
- CONSTRUCTION SET

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PLANT LIST				
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY.
CONIFERS				
GD	GREEN SPRUCE	PICEA PUNGENS GREEN	6'-0"	8
BS	BLUE SPRUCE	" "	6'-0"	2
DECIDUOUS				
GL	GREENPIPE LIRIOD	LILIA COLOMBIA GREENPIPE	2 1/2'	2
RM	RED MAPLE	ACER RUBRUM	2 1/2'	2
		(EXCEPT COLOR)	2 1/2'	2
EV	SKYLINE LOCUST	RHAMNUS SKYLINE LOCUST	2 1/2'	1
OTHER				
TD	TAXUS COPULDATE	PERSEA FALCATA	12"	50
ASO	AUTUMN JOT SEDUM	SEDUM TELEPHIUM	12" O.C.	600
		(AUTUMN)		PAWS
KD	KOREAN PINKWOOD	EXYLIUM MICROPHYLLA	12"	22
		KOREANA		
PLC	PURPLE SANDWICH	PAVING CISTELA	3'-0"	2
AR	ARABIDOPSIS	DE GRUYERS SPICE	3'-0"	14



KONTOGIANNIS & ASSOCIATES

ARCHITECTURE
PLANNING
DESIGN

400 SOUTH FIFTH ST
SUITE 400
COLUMBUS, OHIO
43215-5492

PHONE: 614-224-2083
FAX: 614-224-4736
E-MAIL: architects@kontogiannis.com

PROJECT:

CARRIAGE COURT

GROVE CITY, OHIO

DRAWING TITLE:
SITE LANDSCAPING PLAN

DATE: 12.10.2013
REVISED: 01.22.2014

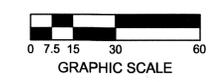
GEORGE J. KONTOGIANNIS, LICENSE #3784
EXPIRATION DATE 12/31/2015
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SL-1

SITE LANDSCAPING PLAN

SCALE: 1" = 30'





Kontogiannis & Associates

Architecture • Planning • Design

Proposed Exterior Materials for 12 Bed Memory Addition Grove City, Ohio

	Materials	Manf.	Style	Color
Exterior Walls	Vinyl .044	Crane – Wal.	Dutch Lap Matching Existing	To match Existing Building
	Brick 3 3/5 x 2 5/16 x 8	Belden or Glen-gery	8" Common brick	To match
Roof Shingles		Elk	30 yr. Architectural	To match
Windows	Vinyl	Capital	Series 3500	White
Misc Trim	Vinyl	Crane	Match Existing	White
	Wood	_____	Per Detail	White
Doors	Insulated Metal Clad or Aluminum Store Front	_____	_____	White
Metal Railing	Aluminum	Superior		White
Shutters	Vinyl	Mid-America Alside	Louvered Matching Existing	Blue-Grey Matching Existing



Kontogiannis & Associates



Architecture • Planning • Design

January 22, 2014

Kimberly Shields AICP
Planning/GIS Specialist
The City of Grove City, Ohio
Planning Department

Dear Kimberly,

The following is a response letter based on the comments you forwarded to me on January 10, 2014 concerning the proposed memory care addition at Carriage Court Assisted Living, 2320 Sonora Drive.

The following responses to comments 1 thru 14 are as follows:

1. We have added building square footages to the drawing on sheet SP-1. They have been highlighted by inserting them in a box.
2. The dumpster location and elevations are shown on sheets SP-1, SL-1 and EL-2.
3. Plans state that all new parking will be striped white. See sheet SP-1.
4. Dimensions of new parking spaces are shown on SP-1
5. Elevations of the new storage building with materials noted is shown on EL-2.
6. The height of building features are shown on sheet EL-1 and EL-2.
7. Revised elevations and plans of the new entry and patio are shown on SL-1 and EL-2.
8. An 8.5 x 11" material sheet is included with this submission.
9. A landscape legend key and specification chart is shown on SL-1.

10. The note concerning service structures has been put into the general notes on sheet SL-1.
11. We have addressed comment 11 on SL-1 in the general notes and on the site landscaping plan.
12. Three planting details have been added to sheet SL-1 and the general notes reflect the request concerning wire cage, burlap and trunk wrap.
13. The general notes on SL-1 contain directions for preservation of trees.
14. The general notes and site landscaping plan contain directions concerning hydro seeding.

If you have any questions or comments, please feel free to contact me.

Sincerely,

KONTOGIANNIS & ASSOCIATES

Randall Alan Woodings, A.I.A.

Randall A. Woodings, A.I.A.

RAW/dal

Enclosures



The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123
(614) 277-3000

January 10, 2014

Randall Woodings
400 S. 5th St.
Suite 400
Columbus, OH 43215

Via email: rwoodings@kontogiannis.com

Dear Mr. Woodings:

Staff has reviewed your development plan application for Carriage Court located at 2320 Sonora Drive. The control number for this application is #201312300047 and should be referenced on any future correspondence concerning this matter.

Having compiled the comments/recommendations provided to the Development Department from our various departments, we request the following additional information and/or corrections:

Development Department (Kimberly Shields, 614-277-3007)

1. The square footage of the existing structure as well as the proposed addition should be clearly noted.
2. The dumpster location should be shown on plans, with any proposed changes to its existing location noted.
3. Plans should state that all new parking striping will be white.
4. Dimensions of proposed new parking spaces should be noted. Parking spaces must be a minimum of 180 square feet in area.
5. Elevations, with proposed materials labelled, should be submitted for the proposed storage building.
6. The height of building features should be indicated on building elevations.
7. Revised elevations should be submitted for the proposed new entry and patio, with proposed materials labelled.
8. An 8.5x11" material detail sheet should be submitted detailing the material, color, and manufacturer for all proposed exterior materials for proposed additions.

Urban Forestry (Jodee Lowe, 614-277-1103)

9. 1136.05: Landscape Plan needs to state quantity, size and Genus of plants being used (a key is useful)
10. 1136.08: All Service Structures shall be screened per this section (need to have as a note on the Landscape plans) including but not limited to propane tanks, trash dumpsters, electrical transformers, air conditioner/cooling towers, heat pumps, utility vaults which extend above grade, and other equipment or elements providing service to a building or site.
11. 1136.09(a) (3) Landscaping Abutting the Structure: There needs to be one 2" caliper tree per 40 lineal feet of building perimeter (11 trees are required). In addition a minimum of 40 square feet of landscaped area shall be required for each 50 lineal feet of building perimeter. These landscaped areas are to be constructed adjacent to the building and are to contain shrubs, ground cover or other ornamental plantings.

12. 1136.09(d): There needs to be a Typical Tree Planting shown that states that 50% of the wire cage and burlap will be removed along with all roping/twine and trunk wrap
13. 1136.10(b): Preservations of Existing Trees: there needs to be a note on the landscaping plan on how the existing trees will be preserved during construction
14. 1136.11: Grass & Groundcover: Needs to state on the Landscape plan where sod and hydro seeding will be planted

Please revise your drawings accordingly and submit twenty (20) completely folded copies along with a response letter indicating how each issue noted was addressed in the revised plans to my attention by 12:00 p.m. on Wednesday, January 22nd. This will allow us time to review the revisions prior to finalizing the agenda for the February Planning Commission meeting. If for any reason you feel a meeting with staff is warranted prior to the Planning Commission meeting, please call me as soon as possible to arrange a date and time. If revised drawings cannot be submitted by the above deadline, the Development Department will recommend that this application be postponed until the March Planning Commission meeting; however, if the above deadline is met, staff will recommend that your application be heard as described below.

Planning Commission will hear your request on Tuesday, February 4, 2014 in Council Chambers on the first floor of City Hall at 1:30 p.m. This forum will give you an opportunity to discuss your project in detail with the Planning Commission Members. Your request will be postponed to a future date if you are unable to attend the meeting.

If you have any questions or need additional information, please call me at 277-3007 or email kshields@grovecityohio.gov.

Sincerely,



Kimberly Shields, AICP
Planning / GIS Specialist