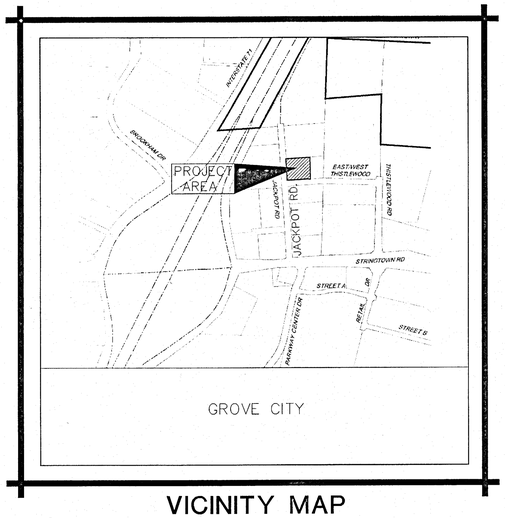
LA QUINTA INN ADDITION SITE PLAN

CITY OF GROVE CITY
FRANKLIN COUNTY, OHIO



VICINITY MAP
(NOT TO SCALE)

RECEIVED
SEP 24 2014
GC PLANNING COMMISSION

INDEX OF SHEETS

TITLE SHEET	1
GENERAL NOTES	2
DEMOLITION PLAN	3
DIMENSION PLAN	4
SITE ELEVATION AND GRADING PLAN	5

2013 SPECIFICATIONS

THE CONSTRUCTION STANDARDS AND DRAWINGS OF THE CITY OF GROVE CITY AND THE STANDARD SPECIFICATION, OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION, INCLUDING CHANGES AND GENERAL NOTES LISTED IN THE PLAN, SHALL GOVERN THIS IMPROVEMENT. THE MOST RESTRICTIVE SHALL APPLY.

DEVELOPMENT PLAN
PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF THE SITE DEVELOPMENT FOR AN ADDITION TO THE LA QUINTA INN WITHIN THE CITY OF GROVE CITY. THE PREMISES COVERED BY THE PLANS HAS BEEN SURVEYED AND THE PLANS ARE CORRECT.

GENERAL CONTRACTOR:
SCHNIPPEL CONSTRUCTION, INC.
302 N. MAIN ST.
BOTKINS, OH 45306
CONTACT: KEITH SCHNIPPEL
TELEPHONE: (937) 693-3831

OWNER:
ARITI LLC
3045 E. MAIN ST.
COLUMBUS, OH 43209

UNDERGROUND UTILITIES
CONTACT BOTH SERVICES
CALL TWO WORKING DAYS
BEFORE YOU DIG
CALL
1-800-362-2764
(TOLL FREE)
OHIO UTILITIES PROTECTION SERVICE
NON-MEMBERS
MUST BE CALLED DIRECTLY
OIL & GAS PRODUCERS PROTECTIVE
SERVICE CALL: **1-800-925-0988**

ODOT STANDARD CONSTRUCTION DRAWINGS		SUPPLEMENTAL SPECIFICATIONS

CHOICE ONE ENGINEERING

440 E. HOEWISHER ROAD • SIDNEY, OHIO 45365 • (937) 497-0200
203 W. LOVELAND AVENUE • LOVELAND, OHIO 45140 • (513) 239-8554
www.choiceoneengineering.com

AUGUST 20, 2014

City Project No. _____
CITY ADMINISTRATOR: _____ DATE: _____
SERVICE DIRECTOR: _____ DATE: _____
REVIEW FOR THE CITY OF GROVE CITY: _____ DATE: _____
JACKSON TOWNSHIP FIRE DEPARTMENT: _____ DATE: _____

JEFFREY S. PUTHOFF, P.E.,
P.E.-#61619

9/16/14
DATE

STATE OF OHIO
JEFFREY S. PUTHOFF
61619
REGISTERED
PROFESSIONAL ENGINEER

CHOICE ONE ENGINEERING

LA QUINTA INN ADDITION SITE PLAN

REVISIONS:
CITY COMMENTS
9-16-2014

FILE NAME
FRAGC11401GTA

DRAWN BY
JMK

CHECKED BY
JSP

CITY OF:
GROVE CITY

COUNTY
FRANKLIN

SHEET NUMBER
1 OF 5

GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF GROVE CITY ENGINEERING DESIGN AND CONSTRUCTION STANDARDS, RULES, AND REGULATIONS AND TO THE LATEST EDITION OF THE OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS AND ALL REVISIONS THERETO.

2. EXISTING UNDERGROUND UTILITIES AND SERVICES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ACCORDING TO THE BEST INFORMATION AVAILABLE. THE LOCATIONS SHOWN ARE INTENDED ONLY AS A GUIDE AND CANNOT BE GUARANTEED ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR:

A. CONTACTING THE INDIVIDUAL UTILITY OWNERS TEN DAYS PRIOR TO CONSTRUCTION AND ADVISING THEM OF THE WORK TO TAKE PLACE.

B. SOLICITING THEIR AID IN LOCATING AND PROTECTING ANY UTILITY WHICH MAY INTERFERE WITH CONSTRUCTION.

C. EXCAVATING AND VERIFYING THE HORIZONTAL AND VERTICAL LOCATION OF EACH UTILITY.

D. ALL DAMAGE TO ANY EXISTING UTILITY.

THE FOLLOWING ARE KNOWN OWNERS OF UNDERGROUND UTILITIES AND SHALL BE NOTIFIED 48 HOURS PRIOR TO CONSTRUCTION TO FIELD LOCATE SAID UTILITIES. THE CONTRACTOR SHALL NOTIFY THE BELOW UTILITY OWNERS, OUPS, AND DIRECTLY NOTIFY ANY NON-MEMBERS OF OUPS.

GAS	COLUMBIA GAS OF OHIO EMERGENCY SERVICE 1-800-344-4077	TELEPHONE	AT&T OHIO 150 E. GAY ST. COLUMBUS, OHIO 43215 614-223-5652
WATER, SANITARY, STORM, & STREET LIGHTING	CITY OF GROVE CITY SERVICE DEPARTMENT 3262 VENTURA BLVD. GROVE CITY, OHIO 43123 614-277-1100	CABLE TV	TIME WARNER 1266 DUBLIN RD. COLUMBUS, OHIO 43215 614-481-5050
WATER	CITY OF COLUMBUS, DEPT. OF PUBLIC UTILITIES DIVISION OF WATER 910 DUBLIN RD. COLUMBUS, OHIO 43215 614-645-8270	ELECTRIC	AEP OHIO 1 RIVERSIDE PLAZA COLUMBUS, OHIO 43215 614-716-1000 800-7277-2177 (24 HRS/DAY)

OHIO UTILITIES PROTECTION SERVICE (OUPS)
CONTACT 48 HOURS "BEFORE YOU DIG"
1-800-362-2764

3. ROOF DRAINS, FOUNDATION DRAINS AND ALL OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.

4. SANITARY SEWER PIPE, LATERALS, AND FITTINGS SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 CONFORMING TO ASTM D-3034, UNLESS OTHERWISE SPECIFIED.

5. SANITARY SEWER PIPE JOINTS SHALL CONFORM TO ASTM D-3212 FOR POLYVINYL CHLORIDE (PVC) SDR 35 PIPE.

6. THE CONTRACTOR SHALL AIR PRESSURE TEST THE PVC SANITARY SEWER SYSTEM AND LATERALS TO THE RIGHT-OF-WAY OR EASEMENT LINE.

7. ALL TRENCH EXCAVATION SHALL BE BACKFILLED IN ACCORDANCE WITH THE TRENCH DETAIL SHOWN ON THESE PLANS.

8. ONLY GROVE CITY WATER DEPT. PERSONNEL SHALL OPERATE MAIN LINE WATER VALVES.

9. ALL WATER SERVICES TO BE TYPE K-COPPER, LOCATIONS AS SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING CURB STOPS, CORP. STOPS, AND BOXES. ALL APPARATUS MUST BE APPROVED BY THE CITY WATER DEPARTMENT.

10. THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH CHLORINATION, PRESSURE TESTS, PURITY SAMPLES AND CERTIFYING THE INSTALLED WATER MAIN MEETS ALL CITY OF GROVE CITY AND OEPA REQUIREMENTS.

11. STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CONFORMING TO ASTM C-76, CLASS 4, UNLESS OTHERWISE SPECIFIED.

12. STORM SEWER LATERALS AND CURB DRAINS SHALL BE SMOOTH INTERIOR WALLED POLYETHYLENE PIPE, ADS N-12 OR HANCOR HI-Q, WITH A MINIMUM OF 30" OF COVER.

13. ALL UTILITY TRENCHES WITHIN PAVEMENT AREAS SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL CONFORMING TO ODOT 703.11, TYPE 1 GRADATION.

14. NO DEBRIS SHALL BE PERMITTED TO BE TRACKED ONTO THE PUBLIC STREETS.

15. ALL STREET SURFACES, DRIVEWAYS, CULVERTS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED IN KIND AND IN ACCORDANCE WITH THE GROVE CITY SPECIFICATIONS.

16. SAFETY REQUIREMENTS, STATED UNDER 29 CFR, OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION'S (OSHA) REGULATIONS FOR THIS TYPE OF WORK, WILL BE ENFORCED AND THE CONTRACTOR SHALL COMPLY WITH THESE PROVISIONS.

17. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO CONTROL SOIL EROSION AND SEDIMENTATION THROUGHOUT THE COURSE OF WORK. THIS SHALL INCLUDE THE USE OF STRAW BALES, DIKES, SEDIMENT PITS, MULCH, FILTER FABRICS, OR OTHER DEVICES AND METHODS. PARTICULAR CARE SHALL BE TAKEN TO AVOID EROSION TO AND SEDIMENT ON EXISTING PAVED AND GRAVEL AREAS. NO DIRT OR DEBRIS SHALL BE PERMITTED TO BE TRACKED ONTO THE PUBLIC STREETS.

18. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO ANY EXCAVATION OR REMOVAL OF EXISTING COVER.

19. CONSTRUCTION SIGNING AND TRAFFIC MAINTENANCE SHALL CONFORM TO THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR CONSTRUCTION AND MAINTENANCE OPERATIONS.

20. THE CONTRACTOR SHALL NOT BLOCK ACCESS TO ANY BUSINESS OR RESIDENT DURING CONSTRUCTION. TEMPORARY CLOSURE OF A PUBLIC STREET OR ALLEY WILL REQUIRE 24 HOUR NOTICE TO THE CITY AND THE CONTRACTOR SHALL INDIVIDUALLY NOTIFY ALL AFFECTED RESIDENTS AND BUSINESSES.

21. ALL LAWN AREAS AND NON-PAVED SURFACES WITHIN THE RIGHT-OF-WAY OR IDENTIFIED AS ERODIBLE AREAS SHALL BE GRADED, SEEDED AND MULCHED IN ACCORDANCE WITH ODOT 659.

UTILITY INTERFERENCE

IF, DURING THE CONSTRUCTION, INTERFERENCE ARISES WITH EXISTING UTILITIES IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE UTILITY COMPANY INVOLVED. ANY AND ALL WORK REQUIRED FOR PUBLIC OR PRIVATE UTILITIES WILL BE DONE BY AND AT THE EXPENSE OF THEIR RESPECTIVE OWNERS, UNLESS OTHERWISE NOTED ON THESE PLANS. THE CONTRACTOR SHALL NOTIFY, AT LEAST 7 DAYS BEFORE BREAKING GROUND, ALL PUBLIC SERVICE CORPORATIONS HAVING WIRES, POLES, PIPES, CONDUITS, MANHOLES, OR OTHER STRUCTURES THAT MAY BE AFFECTED BY THIS OPERATION, INCLUDING ALL STRUCTURES WHICH ARE AFFECTED AND NOT SHOWN ON THESE PLANS.

EXISTING TILE HOOKUPS

ANY DRAINAGE TILE DAMAGED BY THE CONTRACTOR SHALL BE REPLACED BY THE CONTRACTOR TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITION. ALL TILE REMOVED, REPLACED AND/OR CONNECTED TO THE STORM SEWER SHALL BE NOTED ON THE RECORD DRAWINGS AND SHALL BE INSPECTED BY THE CITY OF GROVE CITY BEFORE THEY ARE COVERED.

ALL FIELD OR STORM DRAINS WHICH ARE ENCOUNTERED DURING CONSTRUCTION SHALL BE PROVIDED WITH UNOBSTRUCTED OUTLETS OR PLUGGED AS APPROVED AND DIRECTED BY THE CITY OF GROVE CITY.

EXISTING UTILITY CONFLICT NOTE

IF A CONFLICT ARISES WITH EXISTING UTILITIES, THE CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANY TO GET THE CONFLICT RESOLVED.

WATER MAIN CROSSING SEPARATION

WHENEVER A SANITARY SEWER AND WATER LINE MUST CROSS, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST 18" BELOW THE BOTTOM OF THE WATER LINE. IF IT IS ABSOLUTELY IMPOSSIBLE TO MAINTAIN THE 18" VERTICAL SEPARATION, THE SANITARY SEWER SHALL BE CONSTRUCTED OF WATER LINE TYPE MATERIALS WHICH WILL WITHSTAND A 100 PSI PRESSURE TEST. THESE REQUIREMENTS WILL EXTEND FOR THE DISTANCE OF THE ENTIRE SPAN. NO CHANGE OF MATERIALS ARE ALLOWED MID-SPAN.

AT CROSSINGS, THE WATER MAIN SHALL HAVE A MINIMUM VERTICAL DISTANCE OF 18" FROM STORM AND SANITARY SEWERS. ALSO ONE FULL LENGTH OF WATER MAIN SHALL BE LOCATED SO THE JOINTS ARE AS FAR FROM THE STORM SANITARY SEWERS AS POSSIBLE.

ELEVATION DATUM

ALL ELEVATIONS ARE BASED ON USGS DATUM.

MODIFICATIONS

ANY MODIFICATIONS TO THE SPECIFICATIONS OR CHANGES TO THE WORK AS SHOWN ON THE DRAWINGS MUST HAVE PRIOR WRITTEN APPROVAL BY THE OWNER.

SUBCONTRACTOR SUPERVISION

THE CONTRACTOR IS REQUIRED TO HAVE SOMEONE ON-SITE TO SUPERVISE THE SUBCONTRACTOR FOR QUALITY CONTROL PURPOSES AND TO PROVIDE ANY NECESSARY ASSISTANCE TO THE SUBCONTRACTOR TO ENSURE QUALITY WORK.

COST OF THIS ITEM SHALL BE INCLUDED IN THE COST OF THE CONTRACTORS OVERALL LUMP SUM BID FOR THE PROJECT.

MISC. GENERAL NOTES

1. ALL DISTURBED AREAS AND ALL NON-PAVEMENT AREAS SHALL HAVE A MINIMUM OF 6" OF TOP SOIL PLACED AND ARE TO BE SEEDED AND MULCHED PER ODOT ITEM 659.
2. ALL CONCRETE SHALL BE ODOT QC MISC. (CEMENT ONLY-NO POZZOLAN MATERIAL).
3. CONTRACTOR TO BE RESPONSIBLE FOR ANY PERMITS OR FEES THAT MAY BE NECESSARY FOR THE COMPLETION OF THE SITE WORK.

PAVEMENT MARKING

ALL PAVEMENT MARKINGS SHALL BE PER ODOT ITEM 640 AND 642. ALL PAVEMENT MARKINGS TO BE TYPE 1, UNLESS APPLICATION IS REQUIRED WHEN AIR AND PAVEMENT TEMPERATURES ARE BETWEEN 35 °F AND 50 °F, THEN OBTAIN APPROVAL FROM THE OWNER AND APPLY ONLY PRE-QUALIFIED TYPE 1A COLD WEATHER TRAFFIC PAINT MATERIALS PER ITEM 642 AND 740.

MARKING LAYOUT WILL BE AS PER PLAN AND COLOR SHALL BE WHITE.

ASPHALT PAVEMENT REPLACEMENT NOTE

ANY EXISTING PAVEMENT THAT IS TO BE REMOVED SHALL BE SAWCUT FULL DEPTH AND RESTORED TO MATCH THE EXISTING PAVEMENT CROSS SECTION.

ASPHALT

ALL ODOT CONSTRUCTION AND MATERIAL SPECIFICATIONS SHALL APPLY TO THIS PROJECT EXCEPT FOR ODOT ITEM 401.20 ASPHALT BINDER PRICE ADJUSTMENT.

ALL ASPHALT DELIVERED SHALL BE ACCOMPANIED WITH A LOAD TICKET AS PER ITEM 402.07. ASPHALT CONCRETE BID ITEMS ARE NOT ELIGIBLE FOR ANY ASPHALT BINDER PRICE ADJUSTMENT.

EXCAVATION AND EMBANKMENT

TOPSOIL SHALL BE REMOVED FROM ALL AREAS TO BE EXCAVATED OR EMBANKED. ALL EMBANKMENT FOR DRIVE, PARKING LOT AND BUILDING PAD SHALL BE COMPACTED TO A MINIMUM OF 100% STANDARD PROCTOR. CONTRACTOR IS TO BE RESPONSIBLE FOR TESTING OF EMBANKMENT COMPACTION. TEST LABORATORY IS TO BE APPROVED BY DEVELOPER AND REPORTS ARE TO BE DELIVERED TO DEVELOPER.

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. CHOICE ONE ENGINEERING CORPORATION MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN-SERVICE OR ABANDONED. CHOICE ONE ENGINEERING CORPORATION FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH CHOICE ONE ENGINEERING CORPORATION DID LOCATE AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. CHOICE ONE ENGINEERING CORPORATION HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

CLEARING AND GRUBBING

CONTRACTOR TO CLEAR THE AREA AS SHOWN ON THE PLANS AND/OR AS NEEDED TO WORK ON THIS PROJECT. UNLESS STATED ELSEWHERE IN THE PLANS, CLEARING AND GRUBBING IS TO BE KEPT TO A MINIMUM IN ORDER TO PRESERVE THE WOODED AREAS.

SAFETY

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS ALSO THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK.

MASONRY COLLAR

A CONCRETE COLLAR SHALL BE PROVIDED WHERE PROPOSED STORM SEWER PIPE IS CONNECTED TO AN EXISTING PIPE. THE COST SHALL BE INCLUDED IN THE PRICE BID FOR THE PROJECT.

DEWATERING

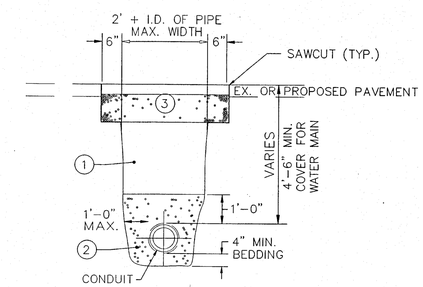
ANY NECESSARY DEWATERING OR PUMPING NECESSARY FOR THE CONSTRUCTION OF ANY ITEMS SHALL BE INCIDENTAL TO THOSE PARTICULAR CONSTRUCTION ITEMS.

SAWCUT PAVEMENT JOINTS

MORE THAN ONE SAWCUT MAY BE NECESSARY TO ENSURE A CLEAN CUT JUST PRIOR TO ASPHALT OR CONCRETE PLACEMENT. ASPHALT MATERIAL SHALL BE PLACED ON THE VERTICAL FACE OF SAWCUT JOINTS PRIOR TO PAVING AS PER 401.14. AFTER THE ASPHALT WORK IS COMPLETED, THE TRANSVERSE JOINTS SHALL BE SEALED WITH LIQUID ASPHALT.

DOWNSPOUTS

THE CONTRACTOR SHALL CONNECT ANY DOWNSPOUTS TO THE CLOSEST STORM PIPING OR CATCH BASINS USING CPSLP OR PVC SDR-35 SEWER OR APPROVED EQUAL.



TRENCH DETAIL

NO SCALE

NOTES

- NO MATERIAL SHALL BE USED FOR BACKFILLING THAT CONTAINS STONES, ROCKS, ETC., GREATER THAN 3" IN DIAMETER.
- ALL TRENCHES WITHIN 5' OF FUTURE OR EXISTING PAVEMENT EDGES, CURB, DRIVEWAYS OR WALKS SHALL BE BACKFILLED WITH STRUCTURAL MATERIAL.
- THE OPEN ENDS OF ALL PIPES AND SPECIAL CASTINGS SHALL BE PLUGGED OR OTHERWISE CLOSED WITH A WATERTIGHT PLUG TO THE APPROVAL OF THE GOVERNING AGENCY BEFORE LEAVING THE WORK FOR THE NIGHT.

1. OFF-PAVEMENT BACKFILL CAN BE COMPACTED EXISTING NATIVE MATERIAL IN 12" MAXIMUM LIFTS OR AS APPROVED BY THE GOVERNING AGENCY. IN-PAVEMENT STRUCTURAL BACKFILL MATERIAL SHALL BE ODOT SPECIFICATION 304 CRUSHED STONE IN 6" MAXIMUM LIFTS UNLESS OTHERWISE APPROVED DEPENDING ON COMPACTING METHOD AND EQUIPMENT. IN EXISTING ROADWAYS BACKFILL SHALL CONSIST OF LOW DENSITY MORTAR BACKFILL.

2. STRUCTURAL BEDDING SHALL BE CRUSHED STONE OR GRAVEL, ODOT SPECIFICATION #57 OR #67, OR OTHER APPROVED EQUAL.

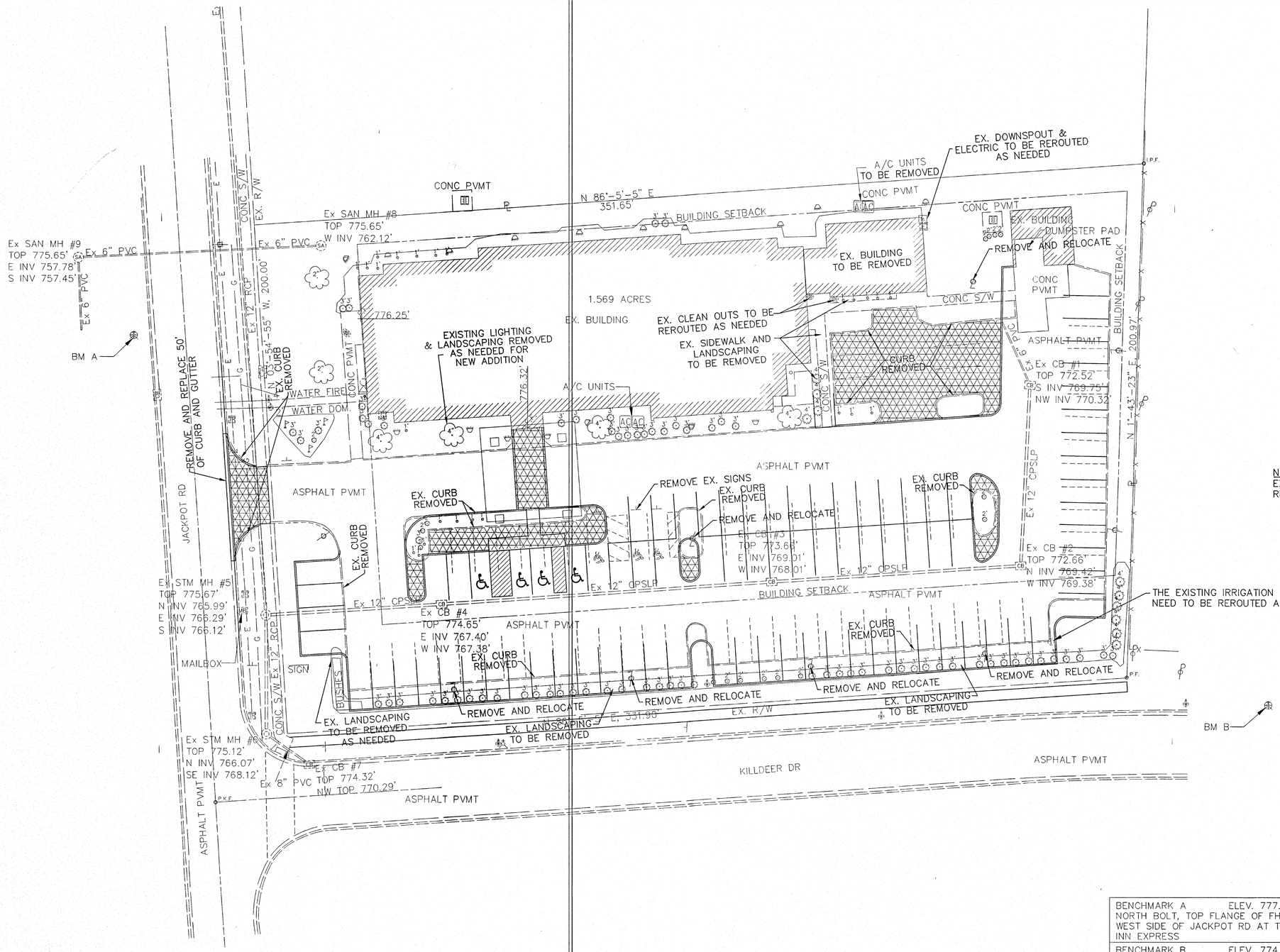
3. OFF PAVEMENT AREAS SHALL BE PROVIDED WITH A MINIMUM OF 6" OF TOPSOIL OVER THE COMPACTED NATIVE MATERIAL AND THEN FINE GRADED AND PREPARED FOR SEEDING. SEEDING AND MULCHING WILL BE PERFORMED BY OTHERS.
IN-PAVEMENT AREAS
SEE PAVEMENT COMPOSITION. WHERE THE EXISTING PAVEMENT IS THICKER, THE CONTRACTOR SHALL INCREASE THE PAVEMENT THICKNESS TO MATCH EXISTING.

CHOICE ONE ENGINEERING
40 E. HOEWISHER ROAD
SIDNEY, OHIO 45365
(937) 497-0200
www.choiceoneengineering.com
23 W. LOVELAND AVENUE
LOVELAND, OHIO 45140
(513) 239-8554

LA QUINTA INN ADDITION SITE PLAN
GROVE CITY, OHIO
GENERAL NOTES

REVISIONS:
CITY COMMENTS
9-16-2014

FILE NAME: FRAGCI1401GNA
DRAWN BY: JMK
CHECKED BY: JSP
PROJECT No.: FRAGCI1401
DATE: 08-20-2014
SHEET NUMBER: 2 OF 5



NOTE:
EXISTING PAVEMENT MARKINGS TO BE REMOVED.

BENCHMARK A ELEV. 777.70' NORTH BOLT, TOP FLANGE OF FH AT THE WEST SIDE OF JACKPOT RD AT THE HOLIDAY INN EXPRESS	
BENCHMARK B ELEV. 774.21' NORTH BOLT, TOP FLANGE OF FH AT THE SOUTHEAST CORNER OF PROPERTY.	

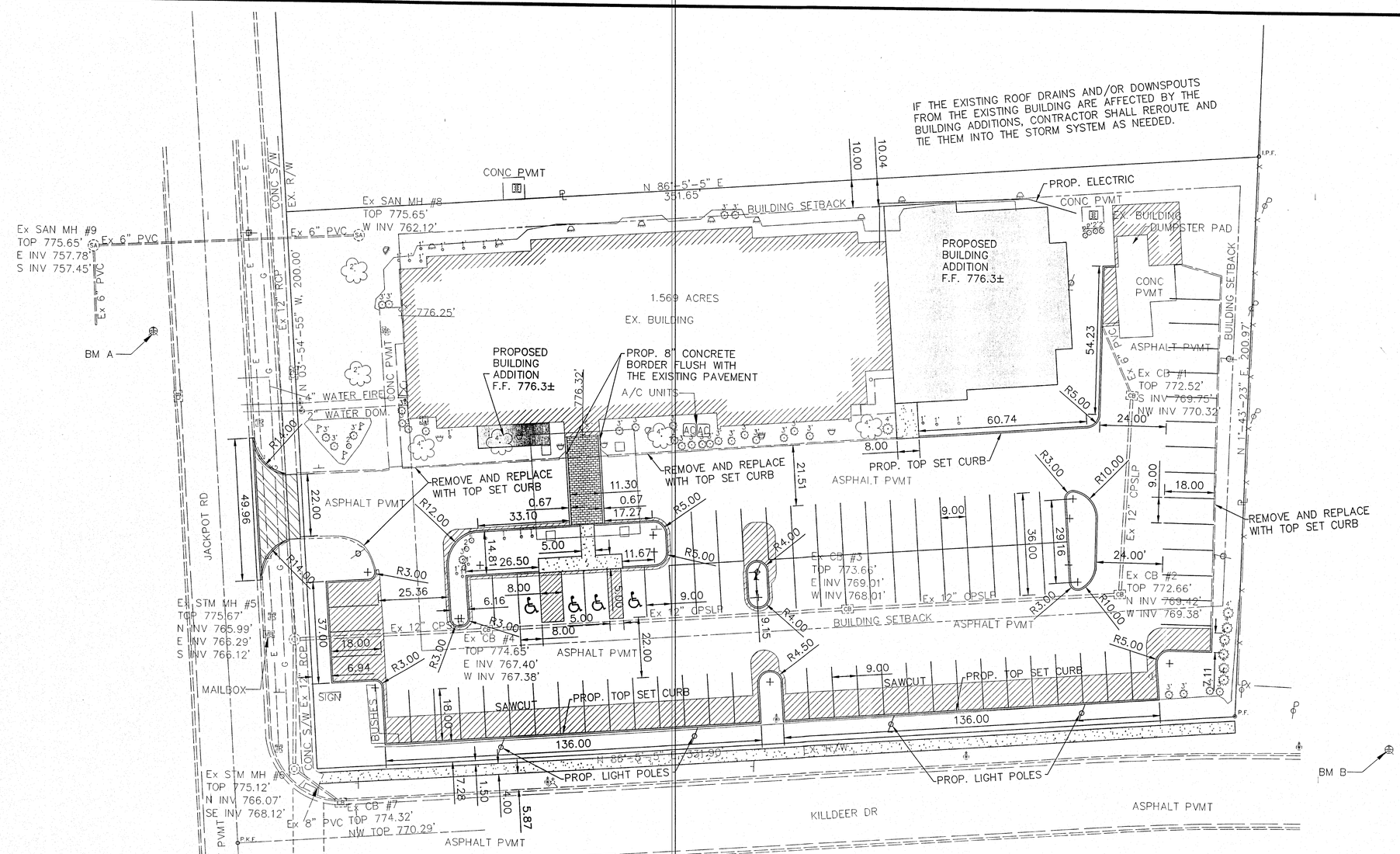
CHOICE ONE ENGINEERING

440 E. MCPHERSON ROAD
SIDNEY, OHIO 45365
(937) 497-0200
www.choiceoneengineering.com
203 W. LOVELAND AVENUE
LOVELAND, OHIO 45140
(513) 239-0354

LA QUINTA INN SITE PLAN
GROVE CITY, OHIO
DEMOLITION PLAN

REVISIONS:
CITY COMMENTS
9-16-2014

FILE NAME: FRAGCI1401demo
DRAWN BY: JMK
CHECKED BY: JSP
PROJECT No.: FRAGCI1401
DATE: 08-20-2014
SHEET NUMBER: 3 OF 5



NOTES:

ALL DIMENSIONS INVOLVING CURBING ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.

ALL DRIVEWAYS AND UTILITIES ARE TO BE INSTALLED PER THE CITY OF GROVE CITY STANDARDS.

CONTRACTOR TO VERIFY EXACT LOCATION, DEPTH AND SIZE OF UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY OWNER OF ANY CONFLICTS PRIOR TO THE INSTALLATION OF UTILITIES.

THERE WILL BE A TOTAL OF 84 ROOMS AFTER THE EXPANSION IS COMPLETE. THEREFORE, 84 PARKING SPACES ARE REQUIRED.

PROPOSED ASPHALT PAVEMENT

ITEM 448 – 1 1/2" ASPHALT CONCRETE, SURFACE COURSE, TYPE 1, PG 64-22 ON
ITEM 448 – 2 1/2" ASPHALT CONCRETE, INTERMEDIATE COURSE, TYPE 2, PG 64-22 ON
ITEM 304 – 6" AGGREGATE BASE (2 EQUAL LIFTS) ON
ITEM 204 – SUBGRADE COMPACTION

CONCRETE PAVEMENT

ITEM 452 – 7" NON-REINFORCED CONCRETE PAVEMENT WITH 3 LBS/CY OF 2-1/4" LONG, FORTA-FERRO, MACROSYNTHETIC, POLYPROPYLENE/CO-POLYMER BLEND FIBERS ON
ITEM 304 – 6" AGGREGATE BASE ON
ITEM 204 – SUBGRADE COMPACTION

CONCRETE SIDEWALK

ITEM 608 – 4" CONCRETE SIDEWALK WITH 3 LBS/CY OF 2-1/4" LONG, FORTA-FERRO, MACROSYNTHETIC, POLYPROPYLENE/CO-POLYMER BLEND FIBERS ON
ITEM 411 – 4" STABILIZED AGGREGATE BASE

PROPOSED BRICK PAVERS

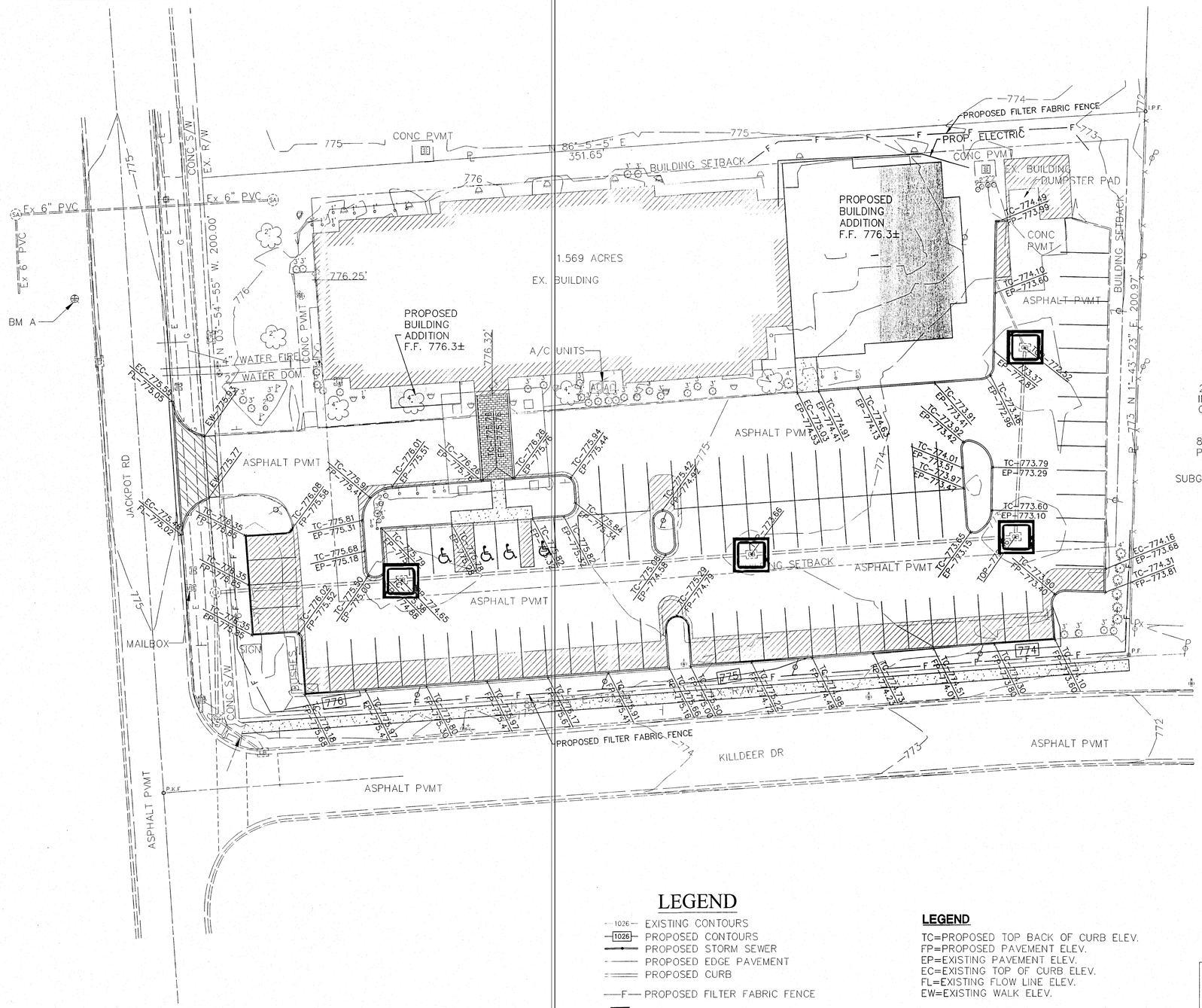
PROPOSED BUILDING ADDITION

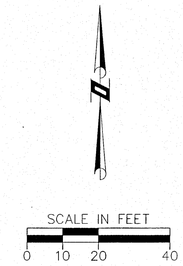
CHOICE ONE ENGINEERING
440 E. HOEVISHER ROAD
SIDNEY, OHIO 45365
(937) 497-0200
www.choiceoneengineering.com
203 W. LOVELAND AVENUE
LOVELAND, OHIO 45140
(513) 239-8554

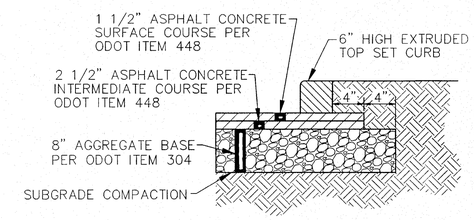
LA QUINTA INN SITE PLAN
GROVE CITY, OHIO
DIMENSION PLAN

REVISIONS:
CITY COMMENTS 9-16-2014

FILE NAME	FRAGCI1401DIM
DRAWN BY	JMK
CHECKED BY	JSP
PROJECT No.	FRAGCI1401
DATE	08-20-2014
SHEET NUMBER	4 OF 5







ASPHALT PAVEMENT PARKING AND DRIVEWAYS

N.T.S.

LEGEND

- 1026 EXISTING CONTOURS
- 1026 PROPOSED CONTOURS
- PROPOSED STORM SEWER
- PROPOSED EDGE PAVEMENT
- PROPOSED CURB
- F PROPOSED FILTER FABRIC FENCE
- PROPOSED INLET PROTECTION MEASURE

LEGEND

TC=PROPOSED TOP BACK OF CURB ELEV.
FP=PROPOSED PAVEMENT ELEV.
EP=EXISTING PAVEMENT ELEV.
EC=EXISTING TOP OF CURB ELEV.
FL=EXISTING FLOW LINE ELEV.
EW=EXISTING WALK ELEV.

BENCHMARK A NORTH BOLT, TOP FLANGE OF FH AT THE WEST SIDE OF JACKPOT RD AT THE HOLIDAY INN EXPRESS	ELEV. 777.70'
BENCHMARK B NORTH BOLT, TOP FLANGE OF FH AT THE SOUTHEAST CORNER OF PROPERTY.	ELEV. 774.21'

NOTES:

CONTRACTOR TO TIE INTO EXISTING PAVEMENT ELEVATIONS AS REQUIRED WHERE EVER NEW PAVEMENT ABUTS UP TO EXISTING PAVEMENT TO ENSURE A SMOOTH TRANSITION. ALL EX. PAVEMENT ELEVATIONS GIVEN ARE APPROXIMATED AND SHALL BE FIELD VERIFIED. CONTRACTOR SHALL ALSO ENSURE THAT A SMOOTH TRANSITION IS PROVIDED WHERE EVER PROPOSED GRADES MEET EXISTING GRADES THROUGHOUT THE SITE.

CHOICE ONE ENGINEERING

440 E. HOEWISHER ROAD
SIDNEY, OHIO 45365
(937) 497-0200

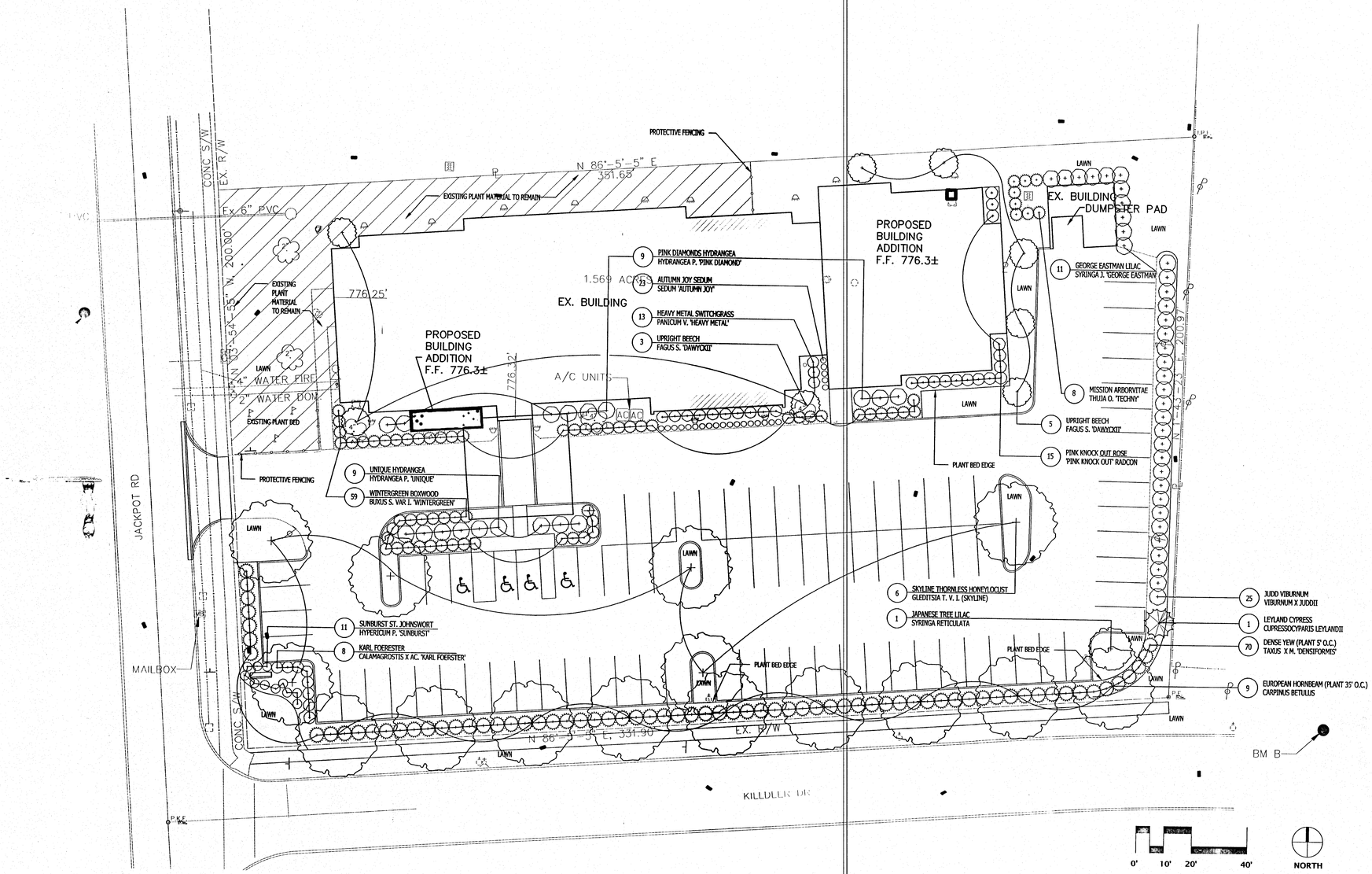
203 W. LOVELAND AVENUE
LOVELAND, OHIO 45140
(513) 239-8554

www.choiceoneengineering.com

LA QUINTA INN SITE PLAN
GROVE CITY, OHIO
SITE ELEVATION AND GRADING PLAN

REVISIONS:
CITY COMMENTS 9-16-2014

FILE NAME: FRAGC11401DPA
DRAWN BY: JMK
CHECKED BY: JSP
PROJECT No.: FRAGC11401
DATE: 08-20-2014
SHEET NUMBER: 5 OF 5



SEED ALL AREAS DISTURBED BY CONSTRUCTION

GENERAL NOTES

A. ALL NEW SERVICE STRUCTURES WILL BE SCREENED PER 1136.08

B. FIELD VERIFY ALL DIMENSIONS & CONDITIONS PRIOR TO START OF CONSTRUCTION. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCY OR SITUATION DISCOVERED THAT DOES NOT CONFORM TO CONSTRUCTION DOCUMENTS.

C. ALL WORK PERFORMED IS SUBJECT TO APPROVAL BY THE ARCHITECT AND OWNER. WORK FOUND TO BE UNSATISFACTORY SHALL BE REMOVED AND PROPERLY REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

D. ALL ITEMS AND MATERIAL NOTED AS 'REMOVE' SHALL BE PROPERLY DISPOSED OF BY CONTRACTOR OFF SITE. SALVAGED ITEMS SHALL BE TURNED OVER TO OWNER.

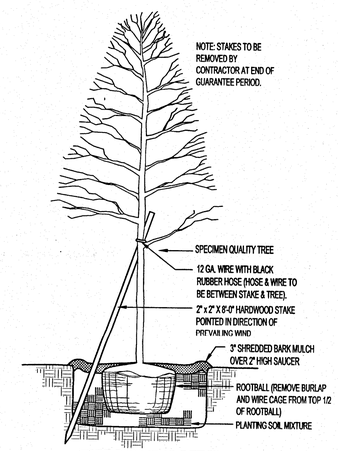
E. THERE ARE NO TREES OR NATURAL AREAS REQUIRING PROTECTION AS OUTLINED IN SECTION 1136 OF THE GROVE CITY ZONING CODE, HOWEVER, DO NOT PLACE CONSTRUCTION MATERIALS, EQUIPMENT OR EXCESS SOILS ON OR NEAR PLANTS OR TREES IN AREA MARKED AS 'PLANTS TO REMAIN' .

PLANTING MATERIALS LIST

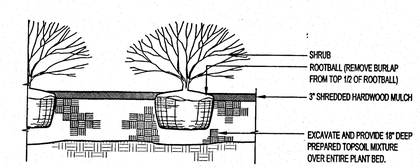
QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
	TREES			
9	CARPINUS BETULUS	EUROPEAN HORNBEAM	2" CAL.	BB
1	CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	2" CAL.	BB
8	FAGUS S. 'DAWYCKII'	UPRIGHT BEECH	2" CAL.	BB
6	GLEDITSIA T.F.I.'SKYLINE'	SKYLINE HONEYLOCUST	2" CAL.	BB
1	SYRINGA RETICULATA	JAPANESE TREE LILAC	2" CAL.	BB
	SHRUBS			
59	BUXUS X S.V.I. 'WINTERGREEN	WINTERGREEN BOXWOOD	15"	BB
9	HYDRANGEA P. 'PINK DIAMOND'	PINK DIAMOND HYDRANGEA	30"	#5 CONT
9	HYDRANGEA P. 'UNIQUE'	UNIQUE HYDRANGEA	30"	#5 CONT
11	HYPERICUM F. 'SUNBURST'	SUNBURST ST. JOHNSWORT	15"	#3 CONT
15	ROSA KNOCK OUT RADCON	PINK KNOCK OUT ROSE	12"	#3 CONT
11	SRYINGA JULIANAE 'GEORGE EASTMAN'	GEORGE EASTMAN LILAC	3' H	BB
70	TAXUS X M. 'DENSIFORMIS'	DENSE YEW	3' H	BB
8	THUJA O. 'TECHNY'	MISSION ARBORVITAE	6' H	BB
25	VIBURNUM X 'JUDDII'	JUDD VIBURNUM	18"	#5 CONT
	PERENNIALS			
8	CALAMAGROSTIS X AC 'CARL FOERSTER'	CARL FOERSTER REED GRASS	#2	CLUMP
13	PANICUM V. 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	#2	CLUMP
23	SEDUM 'AUTUMN JOY'	AUTUMN JOY SEDUM	#2	CLUMP

CONSTRUCTION NOTES

1. INSTALL 3" LAYER OF SHREDDED WOOD BARK MULCH TO ALL PLANT BEDS OVER ENTIRE BED.
2. ALL PLANTS OCCURING IN A CONTINUOUS ROW OR FORMAL ARRANGEMENT SHALL HAVE UNIFORM HEIGHT AND SPREAD AND HABIT OF GROWTH.
3. ALL SHRUB BEDS SHALL BE EXCAVATED AND BACKFILLED AS SHOWN.
2. ALL CURVILINEAR EDGES OF PLANT BEDS SHALL CONTAIN FLOWING, SMOOTH LINES, NO BROKEN BACK CURVES.



1 L1.0 TREE PLANTING DETAIL 1/2"=1'-0"



2 L1.0 SHRUB PLANTING DETAIL 1"=1'-0"

JACYN DESIGN GROUP
101 ½ N. OHIO AVE.
PO BOX 4155
SIDNEY, OH 45365
937.710.4680
JDG@JACYNDESIGN.COM
WWW.JACYNDESIGN.COM

La Quinta Inn
3962 JACKPOT ROAD, GROVE CITY, OHIO

STATE OF OHIO
CYNTHIA L. DRISKELL
1079
LANDSCAPE ARCHITECT

REVISIONS:

DATE: 09/17/14

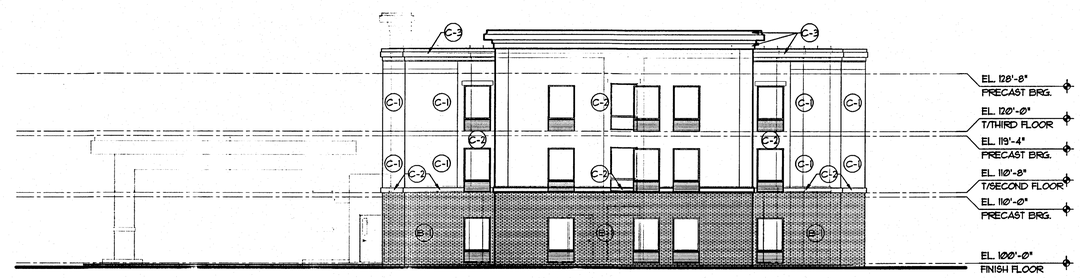
PLANTING PLAN

L1.0

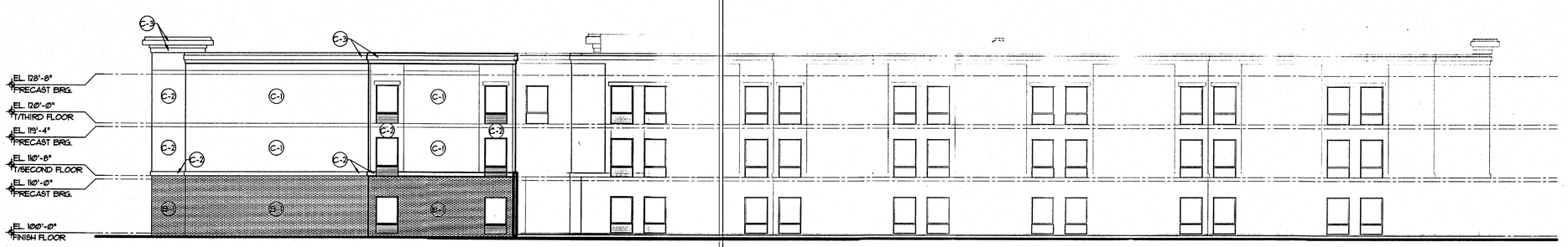
1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

EXTERIOR COLOR CHART	
B-1	BRICK: MATCH EXISTING
C-1	EIFS: (FINE SAND TEXTURE) COLOR: BUNGALOW BEIGE SW-7511
C-2	EIFS: (FINE SAND TEXTURE) COLOR: CHATEAU BROWN SW-7510
C-3	EIFS: (LIMESTONE TEXTURE) AND PAINTED METAL AWNINGS COLOR: PUSSYWILLOW SW-7643
WINDOW FRAME: BRONZE TO MATCH EXISTING WINDOW GLASS: MATCH EXISTING	

NOTE: ANY NEW ROOF-TOP MECHANICAL UNITS SHALL BE SCREENED BY THE BUILDING PARAPET.



2 EAST ELEVATION
SCALE: 3/32" = 1'-0"



3 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

ARCHITECTURAL GROUP III
201 S. Nappanee St. Elkhart Indiana 46514-1953 • 574/293-0008
architecturalgroup3.com

The Architect is deemed the author, creator and owner of the documents, whether in paper or electronic form, and retains all common law, statutory and other reserved rights, including copyrights.

LA QUINTA INNS & SUITES

JOB TITLE
LA QUINTA INN & SUITES
3962 JACKPOT ROAD
GROVE CITY, OHIO 43123
A NEW 24 ROOM ADDITION

JOB NO.
14130

DATE
08/29/14

REVISIONS

PRELIMINARY NOT FOR CONSTRUCTION

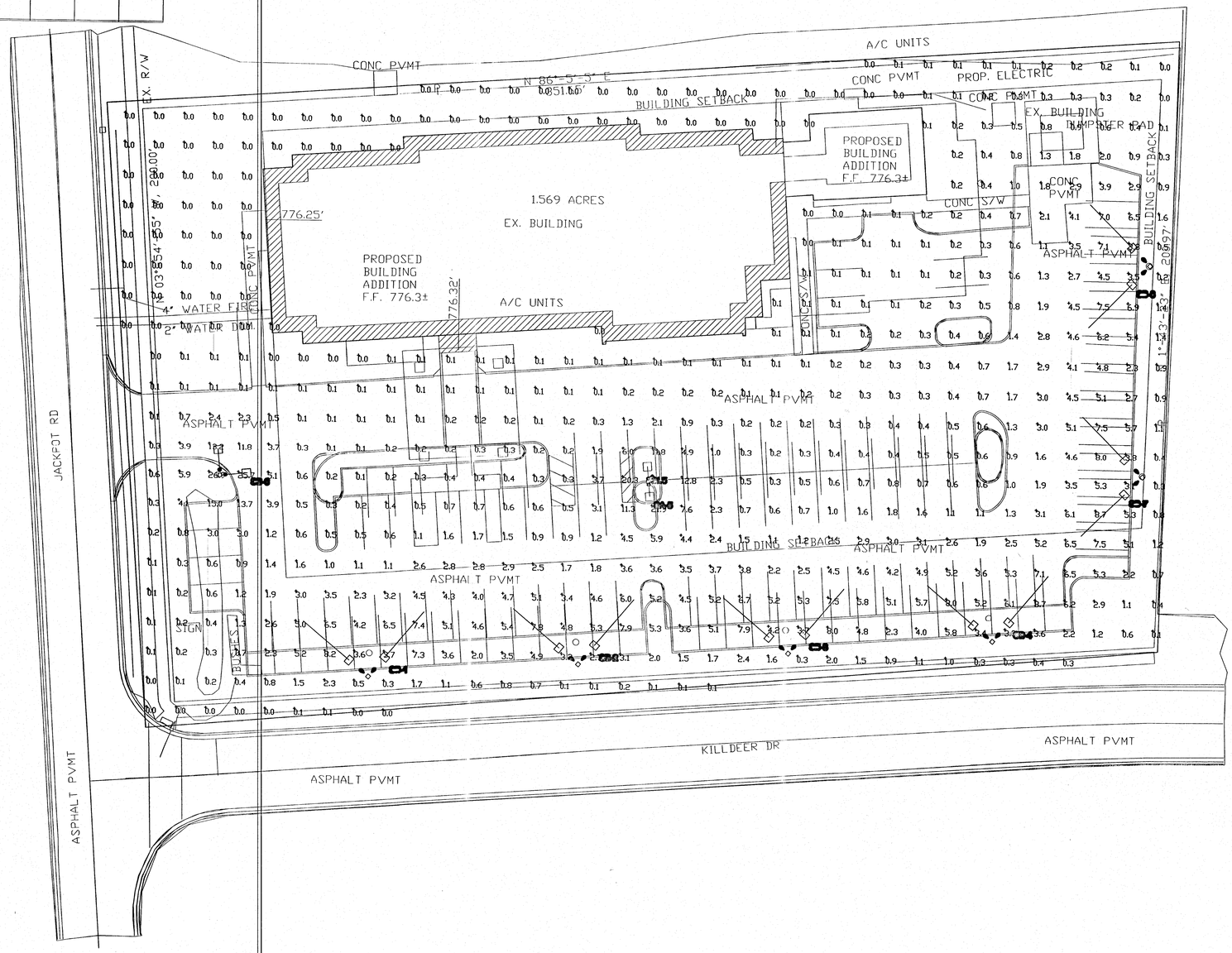
SHEET NO.
A2.1
EXTERIOR ELEVATIONS

Luminaire Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
□ ▫ □	SA	1	ECONOLIGHT, A DIVISION OF RUUD LIGHTING	E-HL4F11NSZ	CAST BLACK PAINTED FINNED METAL HOUSING, FOUR CIRCUIT BOARDS EACH WITH ONE 120 LED ARRAY, TWO-PIECE MOLDED PLASTIC REFLECTOR WITH SPECULAR FINISH AND ONE CONICAL APERTURE PER LED ARRAY AND TEXTURED BOTTOM MOUNTING SURFACE, CLEAR FLAT GLASS LENS WITH BLACK PAINTED INTERIOR AND ONE APERTURE PER LED IN CAST BLACK PAINTED METAL LENS FRAME.	FOUR HUNDRED EIGHTY WHITE LIGHT EMITTING DIODES (LEDS), VERTICAL BASE-UP POSITION.	480	ITL73919Jes	15.312	1	303
□ ▫ □	SB	7	ECONOLIGHT, A DIVISION OF RUUD LIGHTING	E-HL4F11NSZ	CAST BLACK PAINTED FINNED METAL HOUSING, FOUR CIRCUIT BOARDS EACH WITH ONE 120 LED ARRAY, TWO-PIECE MOLDED PLASTIC REFLECTOR WITH SPECULAR FINISH AND ONE CONICAL APERTURE PER LED ARRAY AND TEXTURED BOTTOM MOUNTING SURFACE, CLEAR FLAT GLASS LENS WITH BLACK PAINTED INTERIOR AND ONE APERTURE PER LED IN CAST BLACK PAINTED METAL LENS FRAME.	FOUR HUNDRED EIGHTY WHITE LIGHT EMITTING DIODES (LEDS), VERTICAL BASE-UP POSITION.	480	ITL73919Jes	15.312	1	303

Luminaire Locations

		Location						Aim		
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z
1	SB	79.00	-190.00	27.00	27.00	310.00	45.00			
2	SB	150.00	-185.00	27.00	27.00	310.00	45.00			
3	SB	221.00	-180.50	27.00	27.00	310.00	45.00			
4	SB	290.00	-175.50	27.00	27.00	310.00	45.00			
5	SA	173.00	-123.00	27.00	27.00	175.00	0.00			
6	SB	28.00	-122.50	27.00	27.00	355.00	0.00			
7	SB	340.00	-119.50	27.00	27.00	225.00	45.00			
8	SB	341.50	-49.00	27.00	27.00	225.00	45.00			



NORTH

1 SITE PLAN PHOTOMETRIC
SCALE: 1" = 20'-0"

ARCHITECTURAL GROUP III
201 S. Nappanee St. Elkhart Indiana 46514-1953 • 574/293-0008
architecturalgroup3.com

The Architect is deemed the author, creator and owner of the documents, whether in paper or electronic form, and retains all common law, statutory and other reserved rights, including copyrights.

LA QUINTA INNS & SUITES

JOB TITLE
LA QUINTA INN & SUITES
3962 JACKPOT ROAD
GROVE CITY, OHIO 43123
A NEW 24 ROOM ADDITION

JOB NO.
14130

DATE
08/29/14

REVISIONS

PRELIMINARY NOT FOR CONSTRUCTION

SHEET NO.
E1.0a
SITE PLAN PHOTOMETRIC

RECEIVED
SEP 24 2014
GC PLANNING COMMISSION

Project: La Quinta Inn Addition
City of Grove City Application #201409020046

Drawing Label	Color
B-1	Brick – to match existing Old Plantation Red by Statesville Brick
C-1	EIFS – Bungalow Beige SW-7511 By Synergy (or equal)
C-2	EIFS – Chateau Brown SW-7510 By Synergy (or equal)
C-3	EIFS – Pussywillow SW-7643 By Synergy (or equal)

Senergy®
Typical Details

Senerflex® Channeled Adhesive Design

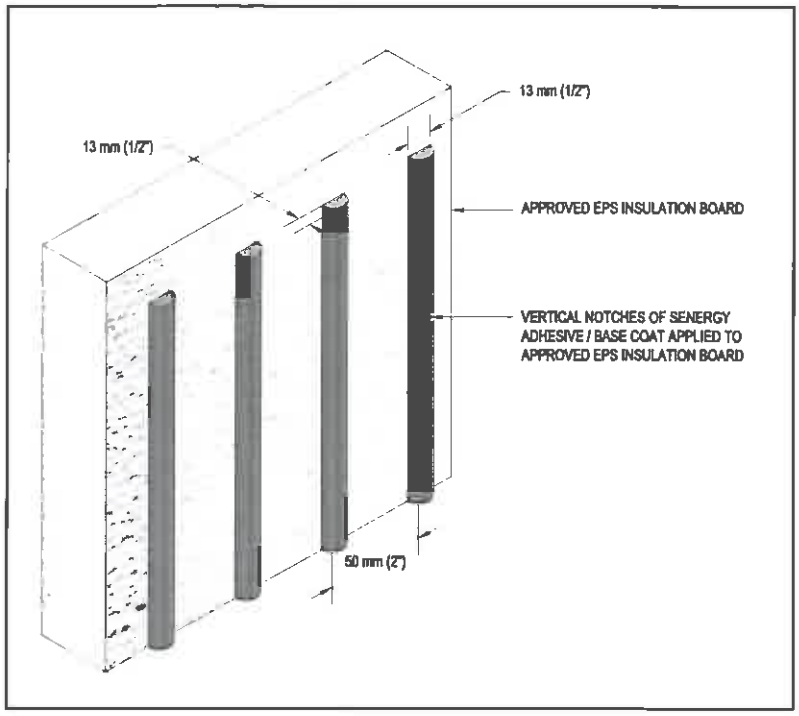
Water Drainage Class PB Exterior Insulation and Finish System

1. Typical Channeled Adhesive
2. Typical Application
3. Typical Application over CMU
4. Typical Application over Brick
5. Typical Aesthetic Reveal
6. Typical Corner Mesh Application with Flexguard 4, Intermediate 6 or 12
7. Typical Pipe Penetration
8. Typical Light Fixture
9. Typical Expansion Joint
10. Typical Expansion Joint at Change in Substrate
11. Typical Expansion Joint at Floorline
12. Typical Drainage at Floorline
13. Typical EIFS Abutment to Brick with Drainage at Floorline
14. Typical Termination at Foundation
15. Typical EIFS Abutment to Brick
16. Typical Termination at Foundation (Flush)
17. Typical Window Head (Flush)
18. Typical Window Head with Weep Tubes (Flush)
19. Typical Window Head with Diverter Track (Flush)
20. Typical Window Head (Recessed)
21. Typical Window Jamb (Flush)
22. Typical Window Sill (Flush)
23. Typical Window Jamb (Recessed)
24. Typical Window Sill (Recessed)
25. Typical Coping
26. Typical Parapet Cap
27. Typical Kick-Out Flashing
28. Typical Roof Edge Flashing
29. Typical Section at Fascia/Soffit
30. Typical Core Mounted Railing Attachment
31. Typical Railing Attachment
32. Typical Sign Attachment

BASF
The Chemical Company

Senergy®

TYPICAL CHANNELED ADHESIVE

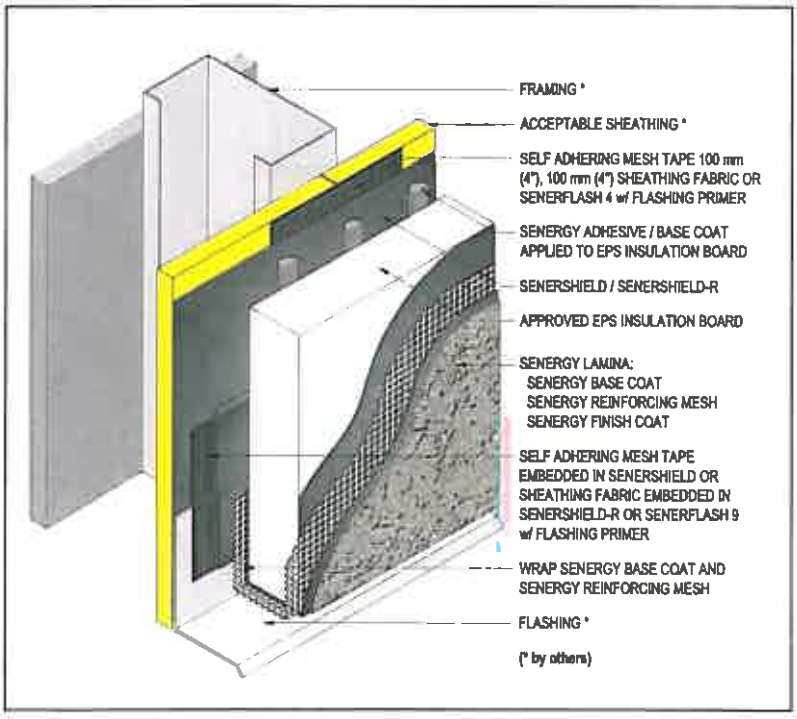


CA-01 0912

Notes:

- Verify all materials are installed in accordance with current installation instructions.
- Apply mixed base coat to entire surface of insulation board using a stainless steel trowel with 13 mm x 13 mm (1/2" x 1/2") notches spaced 50 mm (2") apart. Ribbons of adhesive must be applied parallel to the 610 mm (2') dimension of the EPS insulation board to ensure they are vertical when the EPS insulation board is applied to the substrate.
- Set EPS insulation board into place and apply pressure over entire surface of board to ensure positive uniform contact and high initial grab. Do not slide board into place.

TYPICAL APPLICATION



CA-02 0912

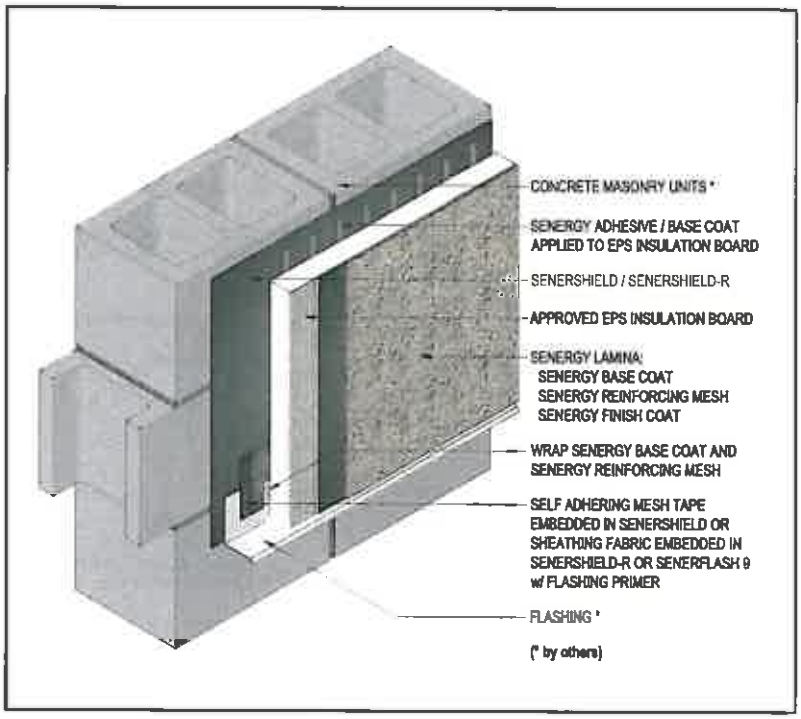
Notes:

- Verify all materials are installed in accordance with current installation instructions.
- All terminations must be fully encapsulated with mesh reinforced base coat.
- Ensure a means for drainage is provided at system termination.

Notes:

- Verify all materials are installed in accordance with current installation instructions.
- All terminations must be fully encapsulated with mesh reinforced base coat.
- Ensure a means for drainage is provided at system termination.

TYPICAL APPLICATION OVER CMU

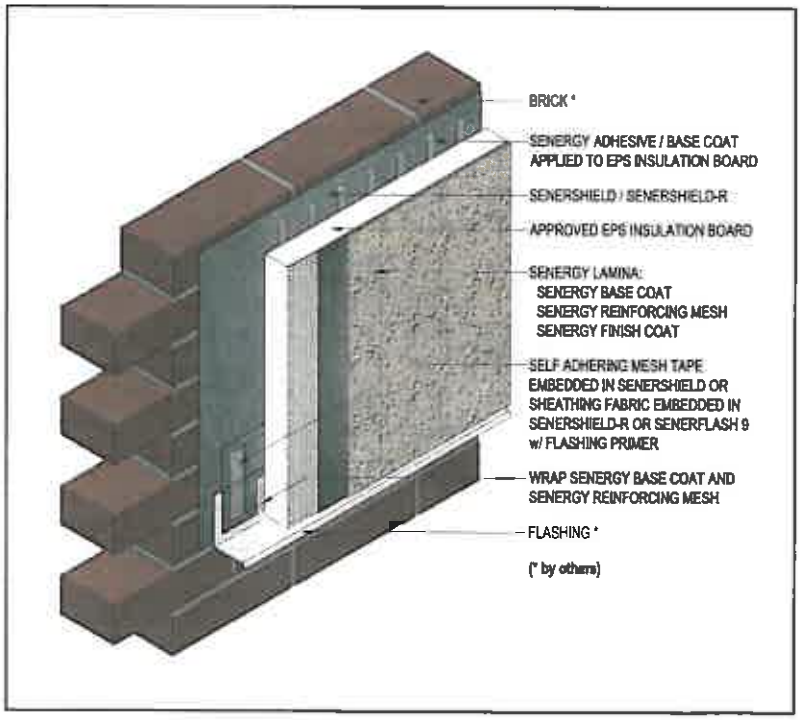


CA-03 0912

Notes:

- Verify all materials are installed in accordance with current installation instructions.
- All terminations must be fully encapsulated with mesh reinforced base coat.
- Ensure a means for drainage is provided at system termination.

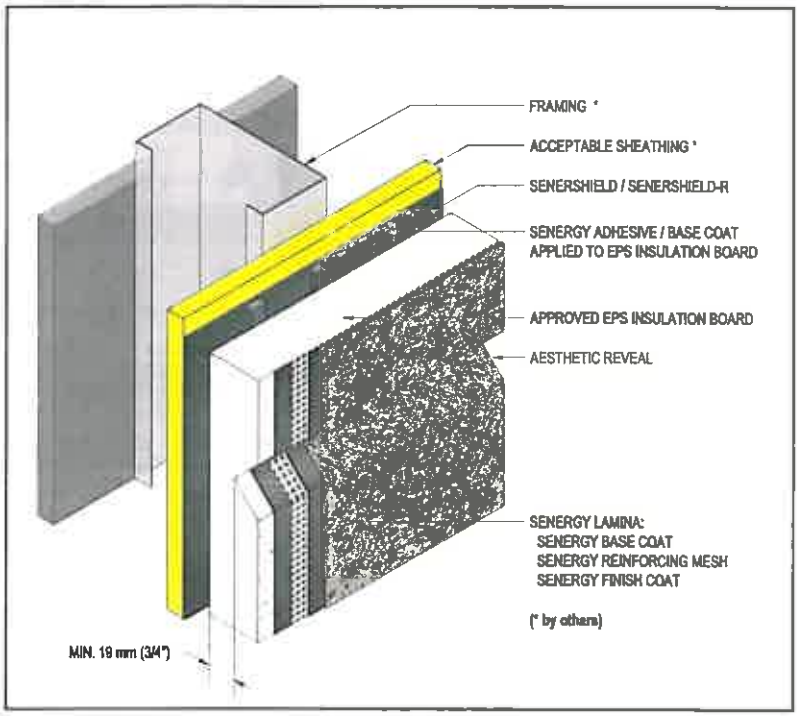
TYPICAL APPLICATION OVER BRICK



CA-04 0912

Senergy®

TYPICAL AESTHETIC REVEAL

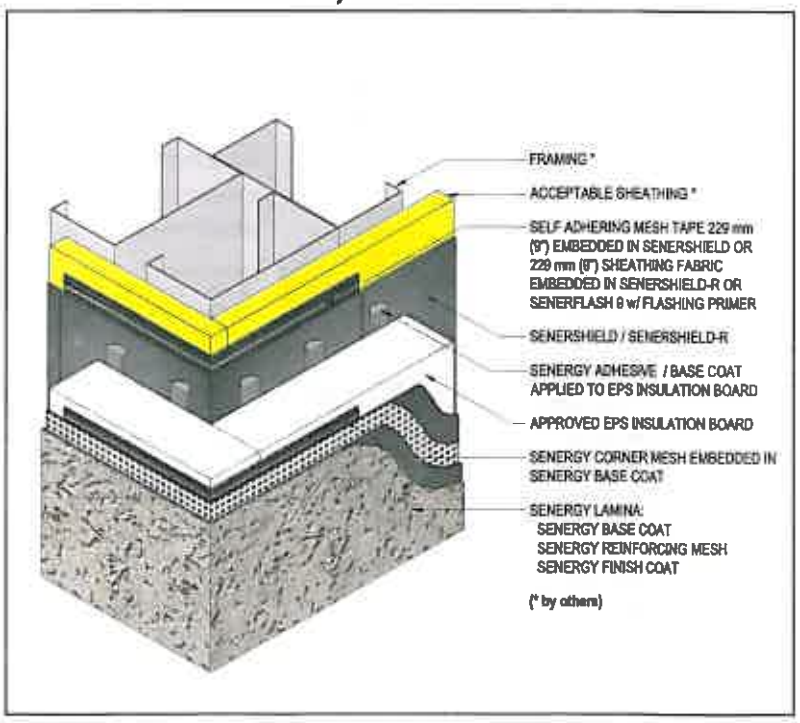


CA-05 0912

Notes:

- Verify all materials are installed in accordance with current installation instructions.
- Maintain a minimum 19 mm (¾") thick EPS insulation board behind all reveals & aesthetic grooves.
- Reinforcing mesh shall be continuous and care shall be taken to ensure reinforcing mesh is not cut during base coat application.
- Horizontal reveals shall provide for outward positive drainage.
- Reveals must not occur at the abutment of two pieces of EPS insulation board.

TYPICAL CORNER MESH APPLICATION WITH FLEXGUARD 4, INTERMEDIATE 6 OR 12



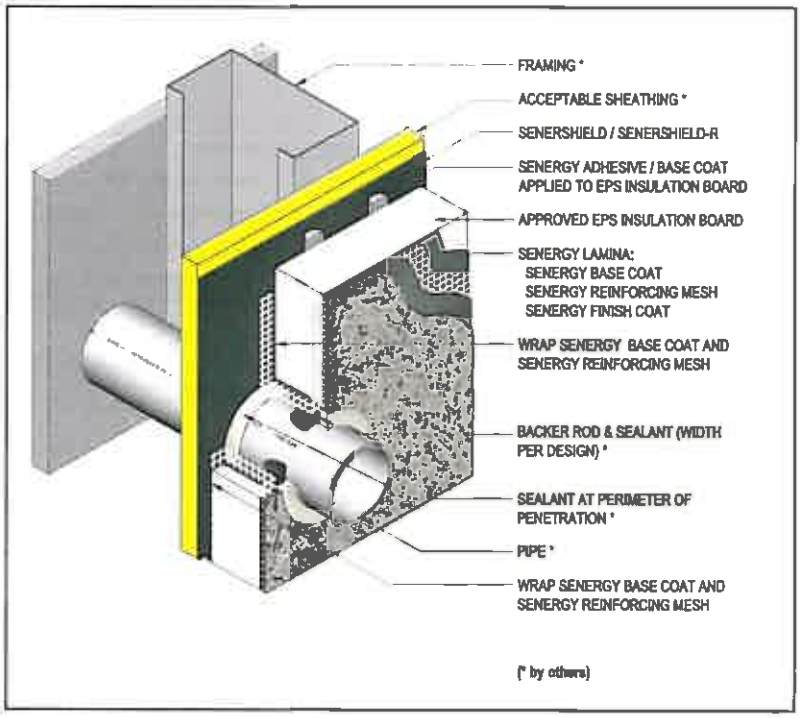
CA-06 0912

Notes:

- Verify all materials are installed in accordance with current installation instructions.
- Ensure Flexguard 4, Intermediate 6 or 12 reinforcing mesh is lapped a minimum of 203 mm (8") around corners.

Notes:
- Verify all materials are installed in accordance with current installation instructions.
- All terminations must be fully encapsulated with mesh reinforced basecoat.
- Ensure all penetrations into the system are properly sealed.
- Provide continuous air seal around perimeter of penetration prior to EPS insulation board application.
- Do not apply finish to areas that will receive sealant.

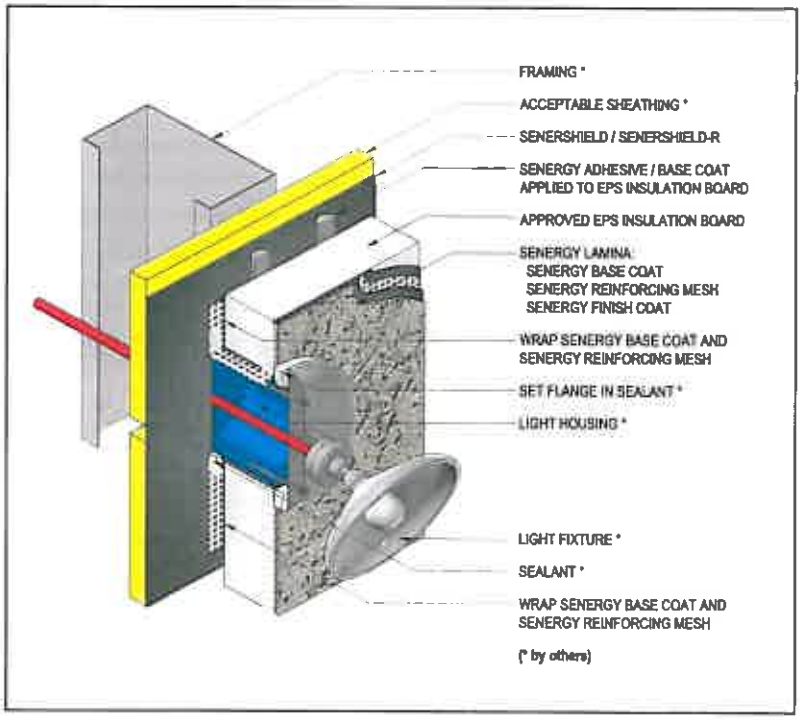
TYPICAL PIPE PENETRATION



CA-07 0912

Notes:
- Verify all materials are installed in accordance with current installation instructions.
- All terminations must be fully encapsulated with mesh reinforced base coat.
- Ensure all penetrations into the system are properly sealed.

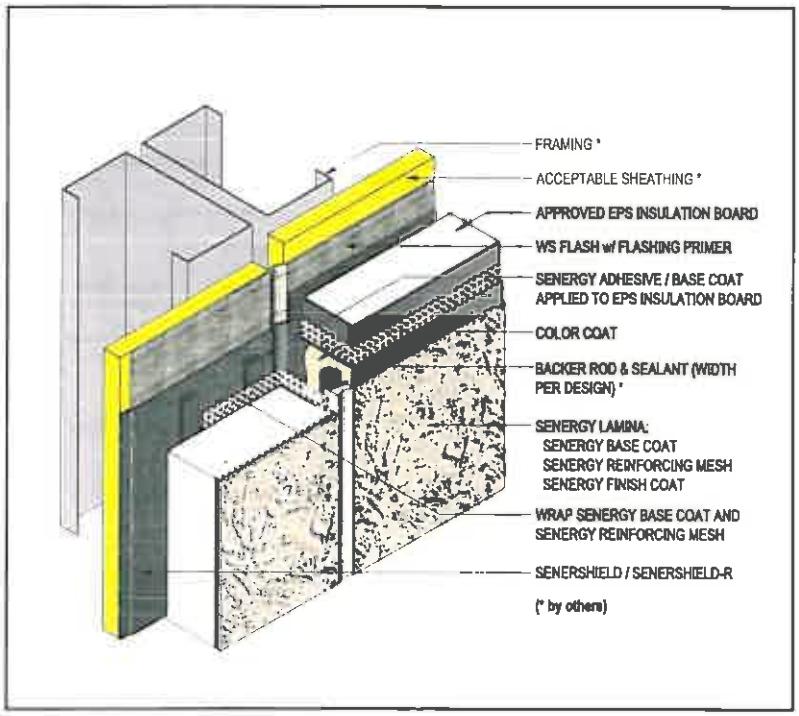
TYPICAL LIGHT FIXTURE



CA-08 0912

Senergy®

TYPICAL EXPANSION JOINT

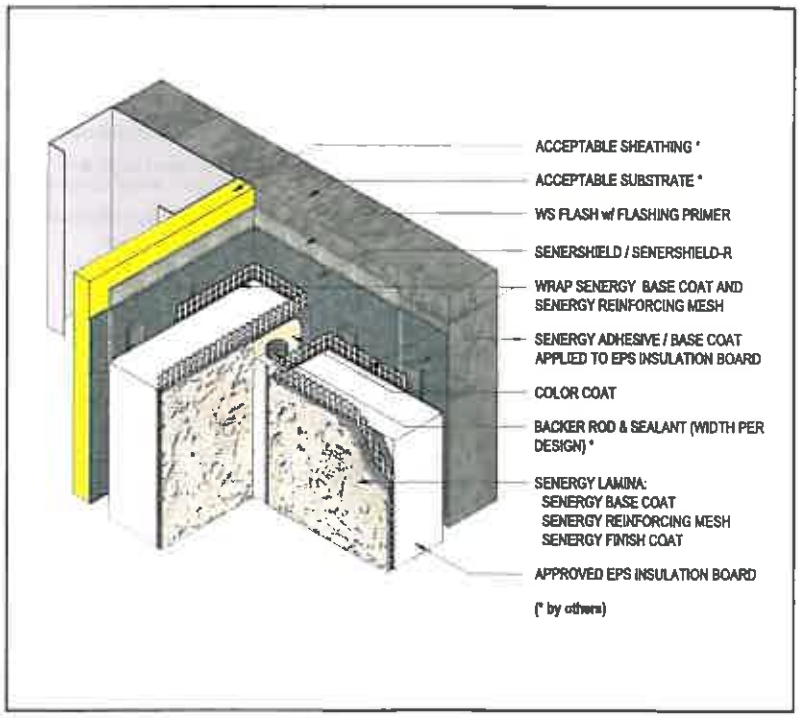


CA-09 0912

Notes:

- Verify all materials are installed in accordance with current installation instructions.
- All terminations must be fully encapsulated with mesh reinforced base coat.
- Do not apply finish to areas that will receive sealant.
- Ensure drainage plane is continuous and unobstructed at expansion joint.
- Install expansion joints in the system at all changes in substrate, through existing expansion joints, floor lines in multi-level wood frame construction, and where movement is anticipated. It is the sole responsibility of the design professional to determine specific expansion joint location, placement and design.

TYPICAL EXPANSION JOINT AT CHANGE IN SUBSTRATE



CA-10 0912

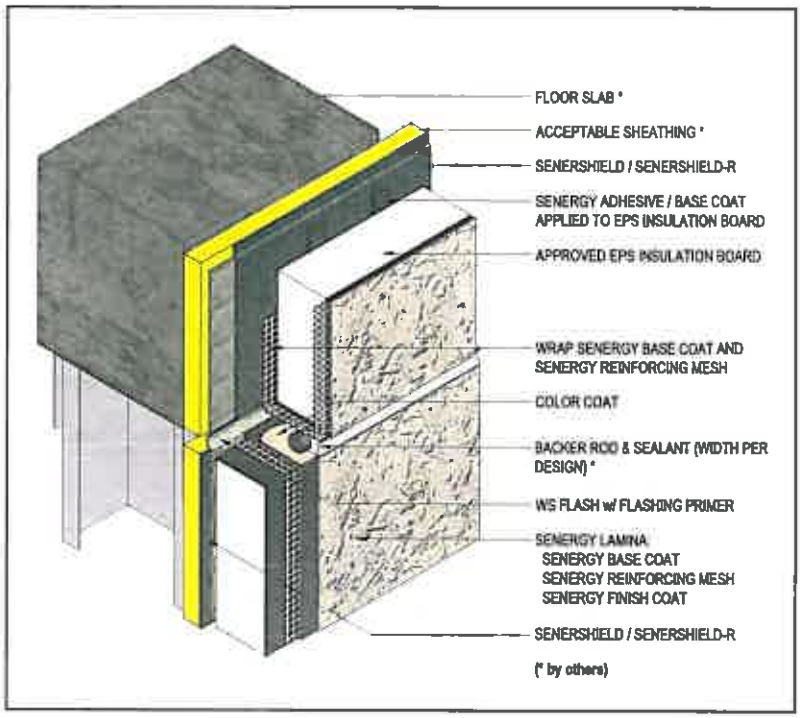
Notes:

- Verify all materials are installed in accordance with current installation instructions.
- All terminations must be fully encapsulated with mesh reinforced base coat.
- Do not apply finish to areas that will receive sealant.
- Ensure drainage plane is continuous and unobstructed at expansion joint.
- Install expansion joints in the system at all changes in substrate, through existing expansion joints, floor lines in multilevel wood frame construction, and where movement is anticipated. It is the sole responsibility of the design professional to determine specific expansion joint location, placement and design.

TYPICAL EXPANSION JOINT AT FLOORLINE

Notes:

- Verify all materials are installed in accordance with current installation instructions.
- All terminations must be fully encapsulated with mesh reinforced base coat.
- Do not apply finish to areas that will receive sealant.
- Install expansion joints in the system at all changes in substrate, through existing expansion joints, floor lines in multilevel wood frame construction, and where movement is anticipated. It is the sole responsibility of the design professional to determine specific expansion joint location, placement and design.
- It is recommended that a means for drainage is provided at every third floor. (See Detail 12)

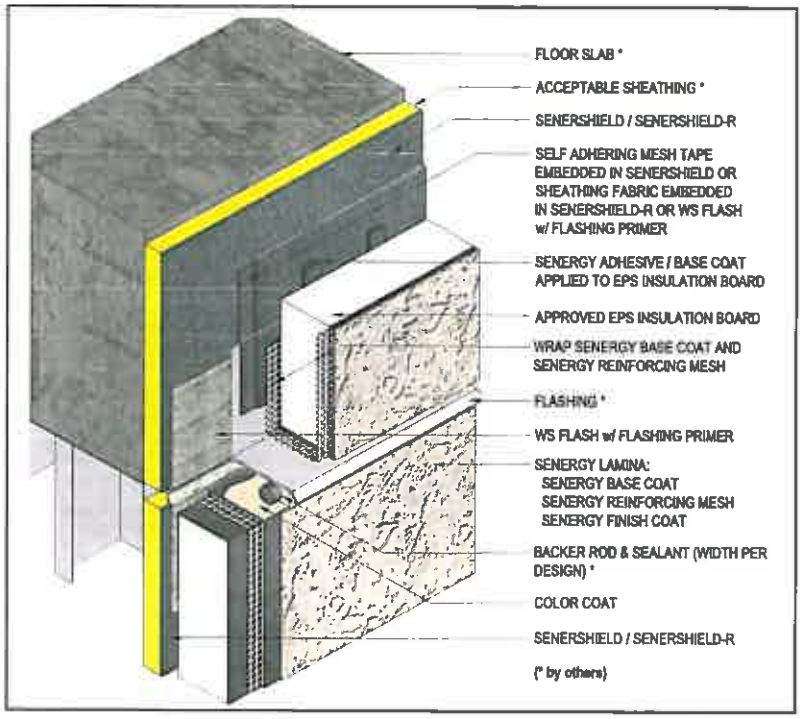


CA-11 0912

TYPICAL DRAINAGE AT FLOORLINE

Notes:

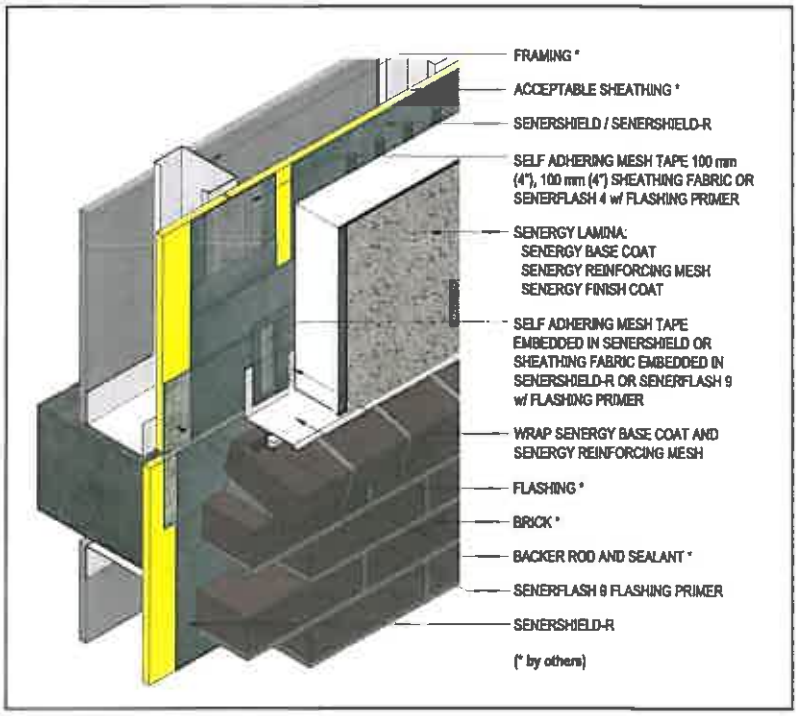
- Verify all materials are installed in accordance with current installation instructions.
- All terminations must be fully encapsulated with mesh reinforced base coat.
- Do not apply finish to areas that will receive sealant.
- Install expansion joints in the system at all changes in substrate, through existing expansion joints, floor lines in multilevel wood frame construction, and where movement is anticipated. It is the sole responsibility of the design professional to determine specific expansion joint location, placement and design.
- It is recommended that a means for drainage is provided at every third floor.



CA-12 0912

Senergy®

TYPICAL EIFS ABUTMENT TO BRICK WITH DRAINAGE AT FLOORLINE

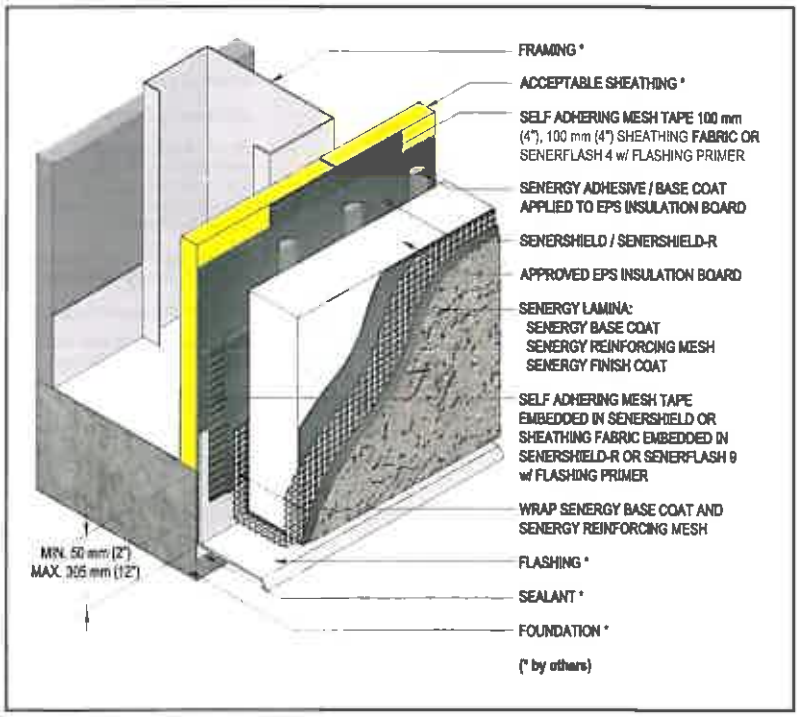


CA-13 0912

Notes:

- Verify all materials are installed in accordance with current installation instructions.
- All terminations must be fully encapsulated with mesh reinforced base coat.
- Ensure a means for drainage is provided at system termination at brick.
- Brick tiles not shown for clarity.
- Brick must be installed per local code requirements.

TYPICAL TERMINATION AT FOUNDATION



CA-14 0912

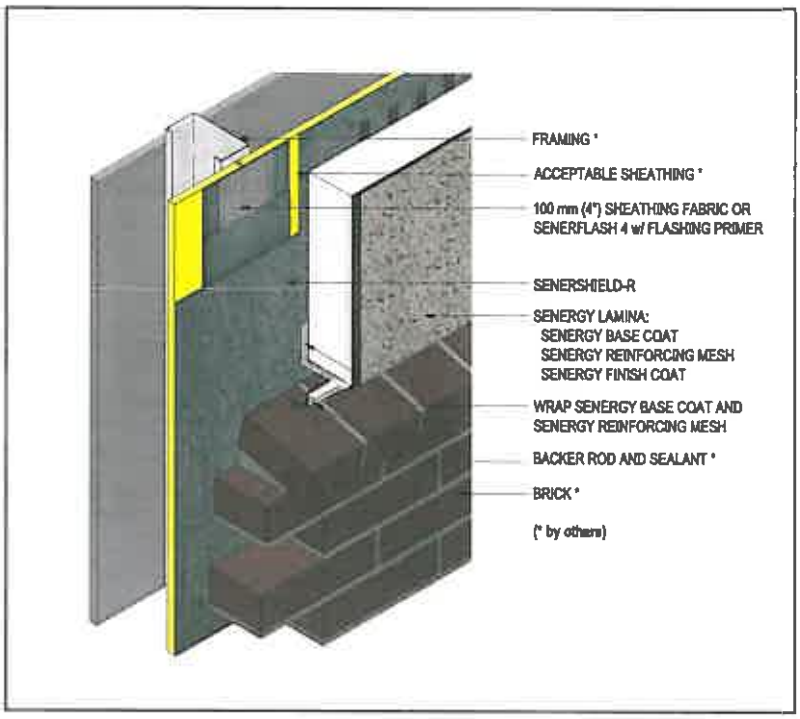
Notes:

- Verify all materials are installed in accordance with current installation instructions.
- All terminations must be fully encapsulated with mesh reinforced base coat.
- Ensure a means for drainage is provided at system termination at foundation.
- Terminate system a minimum of 203 mm (8") above grade.
- Extend system a minimum of 50 mm (2") and a maximum of 305 mm (12") at the sole plate foundation transition.

TYPICAL EIFS ABUTMENT TO BRICK

Notes:

- Verify all materials are installed in accordance with current installation instructions.
- All terminations must be fully encapsulated with mesh reinforced base coat.
- Ensure a continuous drainage plane is maintained at system abutment to brick.
- Brick ties not shown for clarity.
- Brick must be installed per local code requirements.

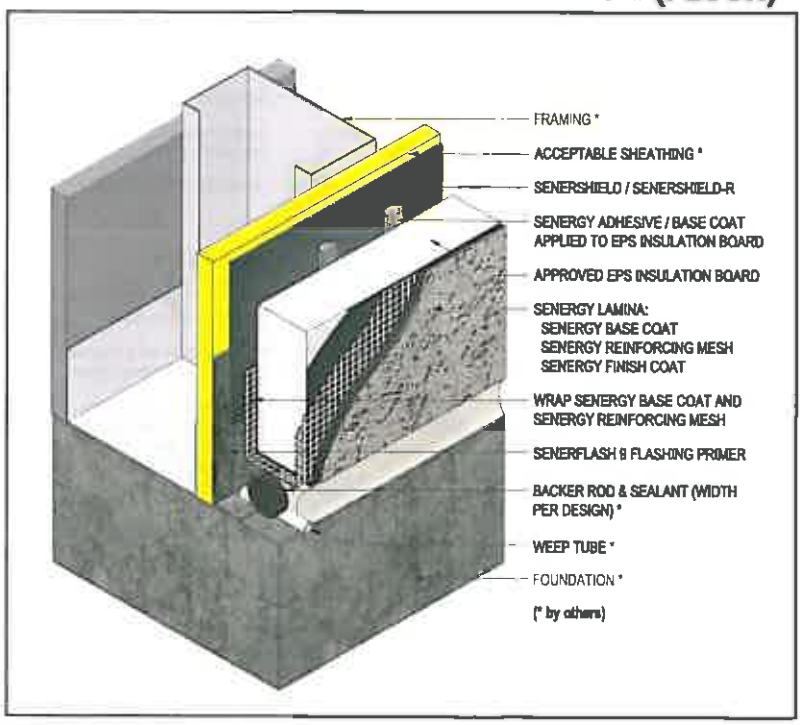


CA-15 0912

TYPICAL TERMINATION AT FOUNDATION (FLUSH)

Notes:

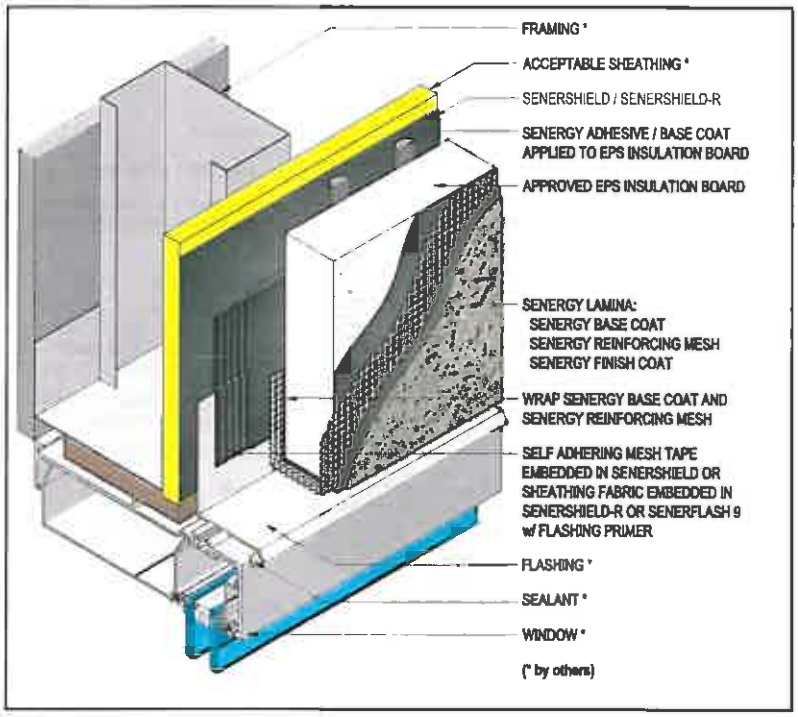
- Verify all materials are installed in accordance with current installation instructions.
- All terminations must be fully encapsulated with mesh reinforced base coat.
- Ensure a means for drainage is provided at system termination at foundation.
- Place weep tubes a minimum of 610 mm (24") on center.
- Do not apply finish to areas that will receive sealant.



CA-16 0912

Senergy®

TYPICAL WINDOW HEAD (FLUSH)

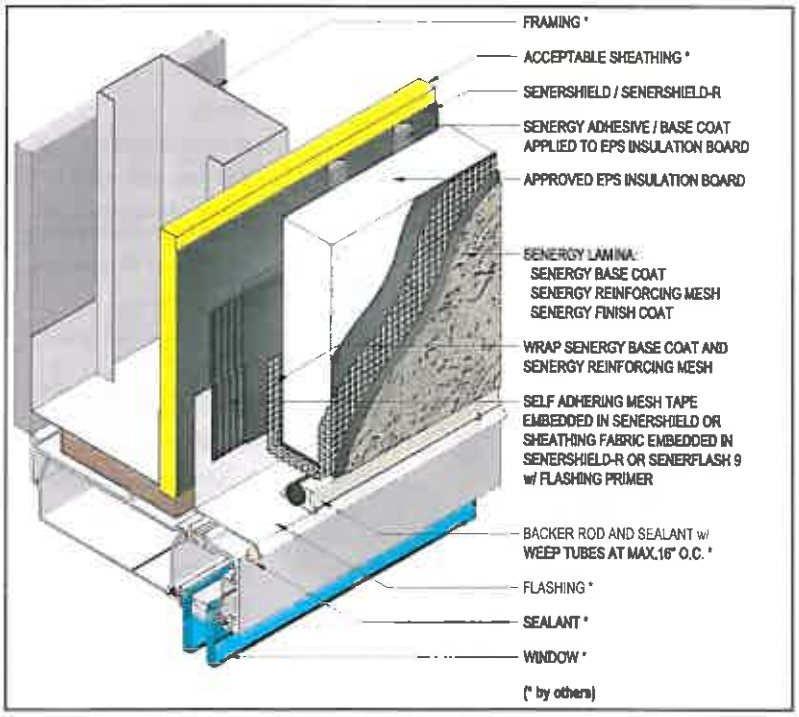


CA-17 0912

Notes:

- Verify all materials are installed in accordance with current installation instructions.
- All terminations must be fully encapsulated with mesh reinforced base coat.
- Ensure a means for drainage is provided at system termination at window head.
- Provide end-dams at flashing terminations.
- Provide continuous air seal around interior perimeter of window. Contact window manufacturer for specific Installation instructions.

TYPICAL WINDOW HEAD (FLUSH) WITH WEEP TUBES



CA-18 0912

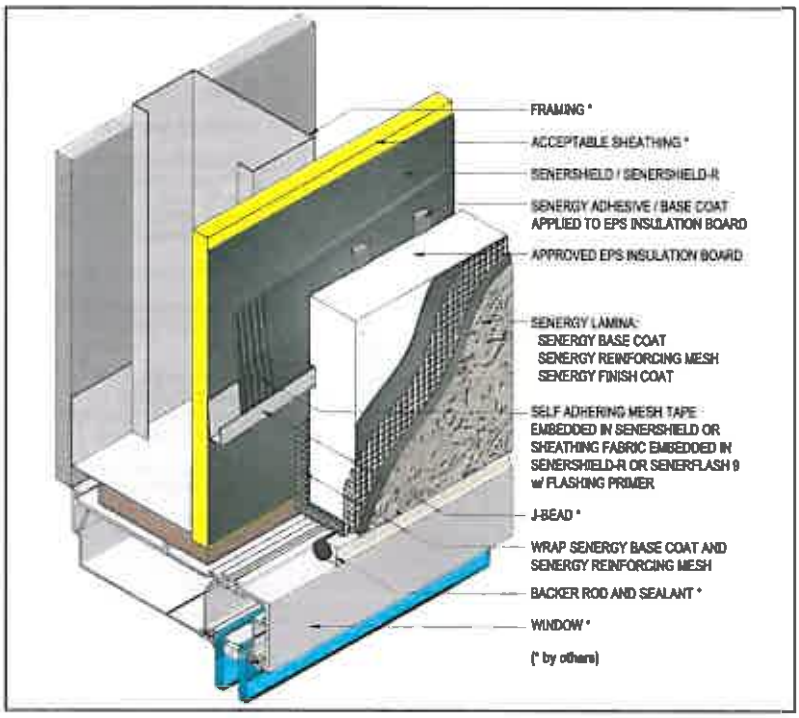
Notes:

- Verify all materials are installed in accordance with current installation Instructions.
- All terminations must be fully encapsulated with mesh reinforced base coat.
- Ensure a means for drainage is provided at system termination at window head.
- Provide end-dams at flashing terminations.
- Provide continuous air seal around interior perimeter of window. Contact window manufacturer for specific installation instructions.
- Do not apply finish to areas that will receive sealant.

TYPICAL WINDOW HEAD (FLUSH) WITH DIVERTER TRACK

Notes:

- Verify all materials are installed in accordance with current installation instructions.
- All terminations must be fully encapsulated with mesh reinforced base coat.
- Provide continuous air seal around interior perimeter of window. Contact window manufacturer for specific installation instructions.
- Ensure that the diverter flashing extends 152 mm (6") beyond opening on either side of the opening to allow potential moisture to drain down the wall to the side of the opening. Self Adhering Mesh embedded in Senershield, Sheathing Fabric embedded in Senershield-R or Senerflash must be extended over flange of flashing. Maintain a minimum of 19 mm (3/4") EPS insulation thickness. Ensure the diverter track flashing is sloped to provide a means for drainage.

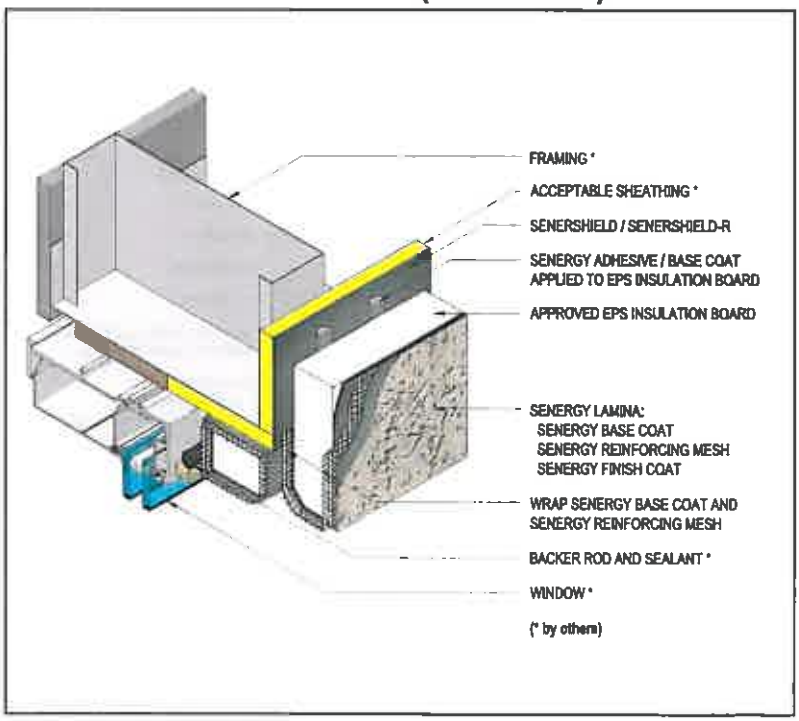


CA-19 0912

TYPICAL WINDOW HEAD (RECESSED)

Notes:

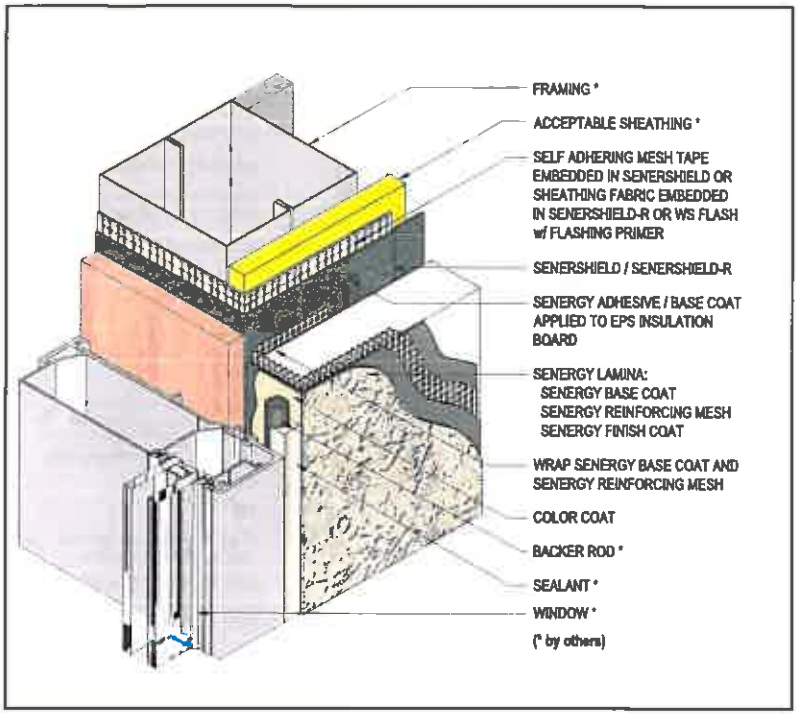
- Verify all materials are installed in accordance with current installation instructions.
- All terminations must be fully encapsulated with mesh reinforced base coat.
- Do not apply finish to areas that will receive sealant.
- Ensure a means for drainage is provided at system termination at soffit/fascia transition.
- Provide a back wrapped type joint with backer rod and sealant at system terminations to dissimilar materials, ensuring that a water tight seal is achieved (width per design).
- Provide continuous air seal around interior perimeter of interior window. Contact window manufacturer for specific installation instructions.



CA-20 0912

Senergy®

TYPICAL WINDOW JAMB (FLUSH)

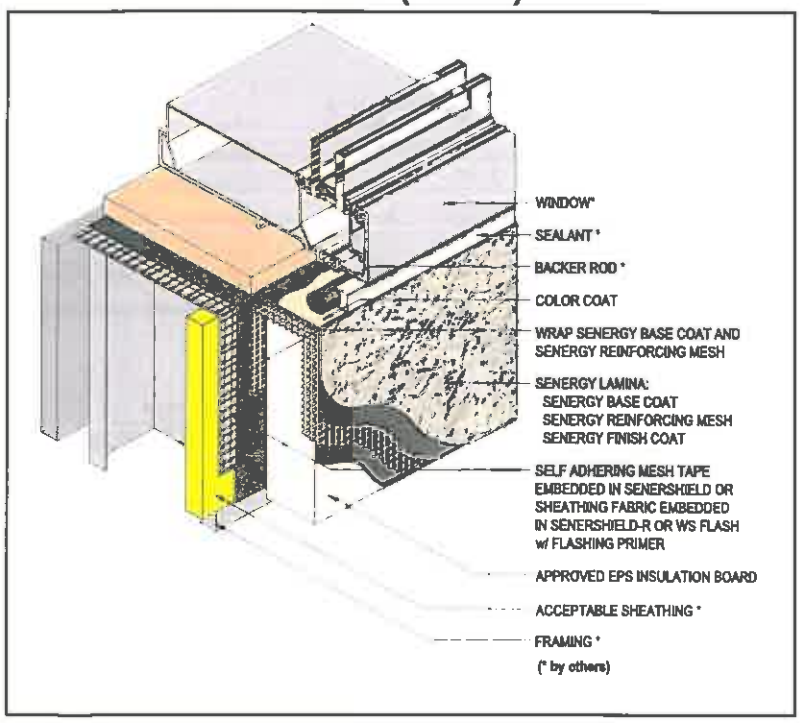


CA-21 0912

Notes:

- Verify all materials are installed in accordance with current Installation instructions.
- All terminations must be fully encapsulated with mesh reinforced base coat.
- Ensure water-resistive barrier is properly applied into the rough openings in accordance with application guidelines and code requirements prior to EPS insulation board application.
- Do not apply finish to areas that will receive sealant.
- Provide a back wrapped type joint with backer rod and sealant at system terminations to dissimilar materials, ensuring that a water tight seal is achieved (width per design).
- Provide continuous air seal around interior perimeter of interior window. Contact window manufacturer for specific installation instructions.

TYPICAL WINDOW SILL (FLUSH)



CA-22 0912

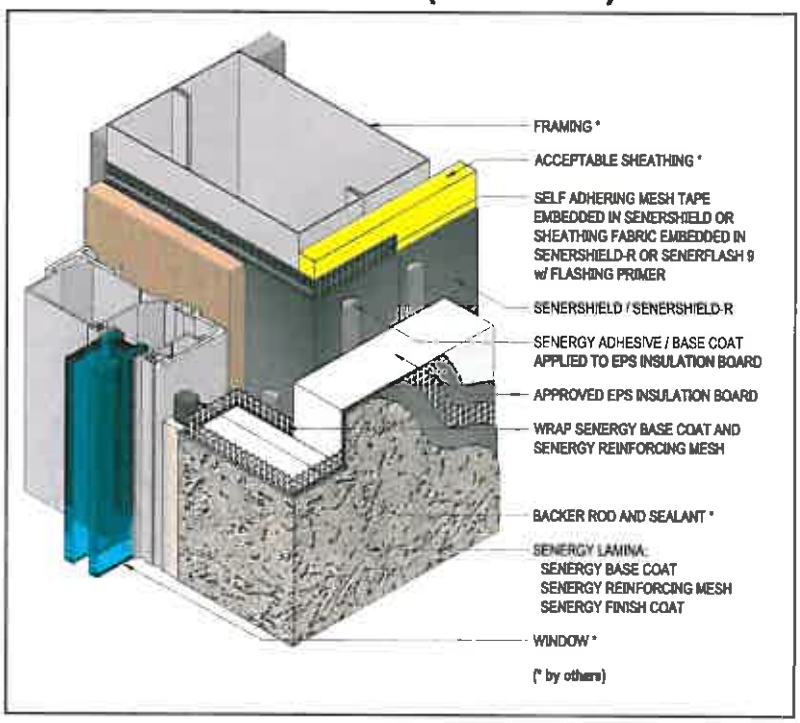
Notes:

- Verify all materials are installed in accordance with current installation instructions.
- All terminations must be fully encapsulated with mesh reinforced base coat.
- Ensure water-resistive barrier is properly applied into the rough openings in accordance with application guidelines and code requirements prior to EPS insulation board application.
- Do not apply finish to areas that will receive sealant.
- Provide a back wrapped type joint with backer rod and sealant at system terminations to dissimilar materials, ensuring that a water tight seal is achieved (width per design).
- Provide continuous air seal around interior perimeter of interior window. Contact window manufacturer for specific installation instructions.

TYPICAL WINDOW JAMB (RECESSED)

Notes:

- Verify all materials are installed in accordance with current installation instructions.
- All terminations must be fully encapsulated with mesh reinforced base coat.
- Ensure water-resistive barrier is properly applied into the rough openings in accordance with application guidelines and code requirements prior to EPS insulation board application.
- Do not apply finish to areas that will receive sealant.
- Provide a back wrapped type joint with backer rod and sealant at system terminations to dissimilar materials, ensuring that a water tight seal is achieved (width per design).
- Provide continuous air seal around interior perimeter of interior window. Contact window manufacturer for specific installation instructions.

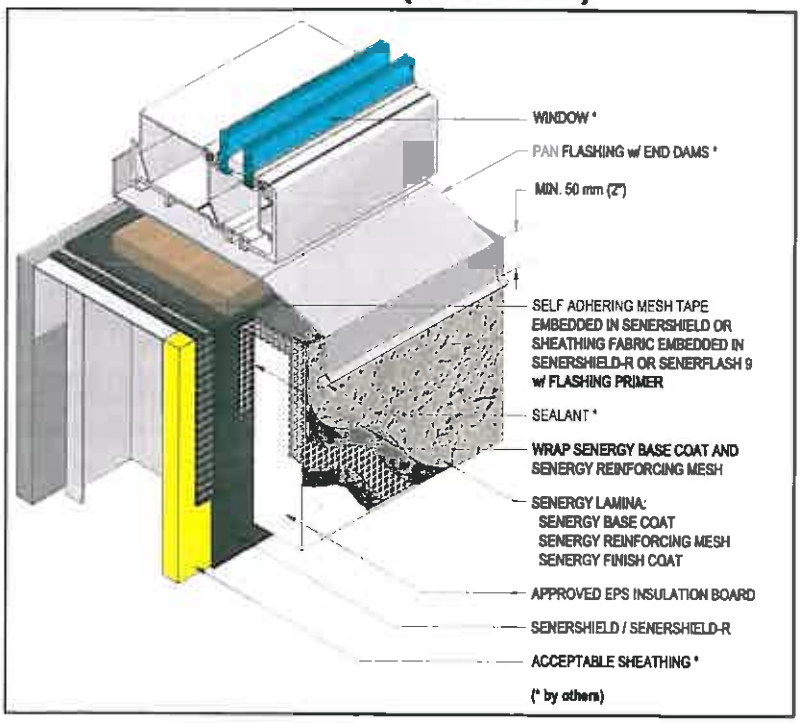


CA-23 0912

TYPICAL WINDOW SILL (RECESSED)

Notes:

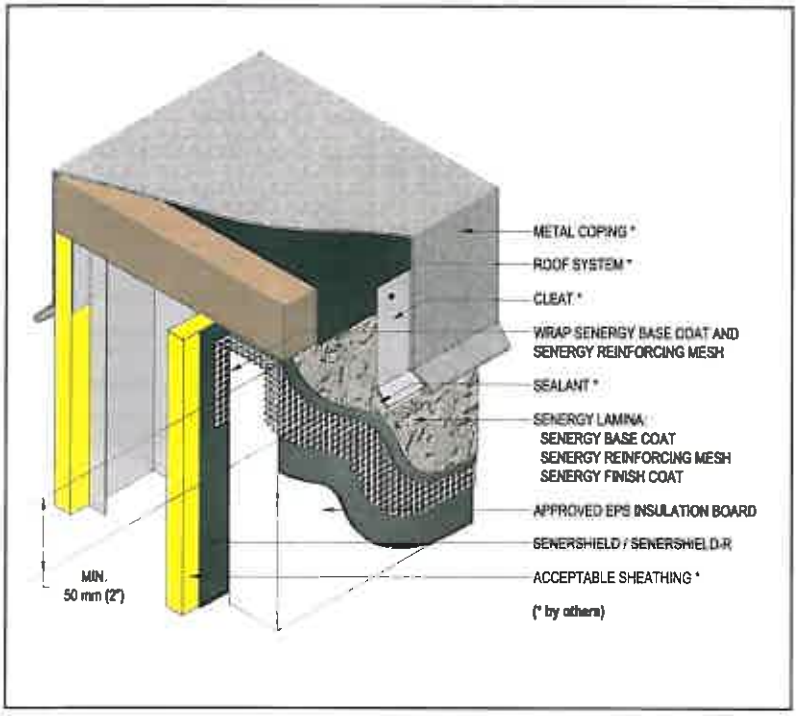
- Verify all materials are installed in accordance with current installation instructions.
- All terminations must be fully encapsulated with mesh reinforced base coat.
- Ensure water-resistive barrier is properly applied into the rough openings in accordance with application guidelines and code requirements prior to EPS insulation board application.
- Ensure that metal pan flashing extends onto the system a minimum of 50 mm (2") down the face and that end dams are provided.
- Provide continuous air seal around interior perimeter of interior window. Contact window manufacturer for specific installation instructions.



CA-24 0912

Senergy®

TYPICAL COPING

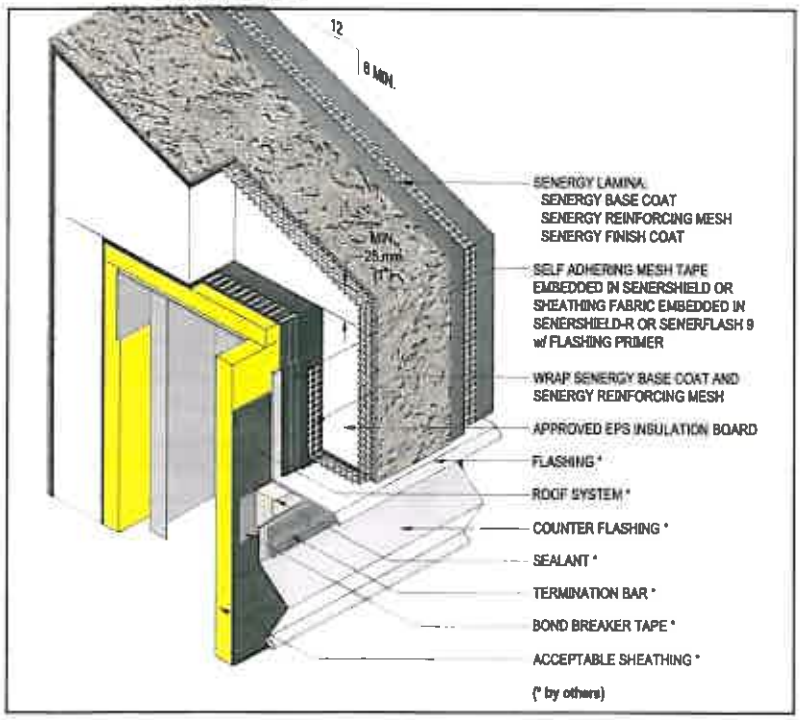


CA-25 0912

Notes:

- Verify all materials are installed in accordance with current installation instructions.
- All terminations must be fully encapsulated with mesh reinforced base coat.
- Ensure that metal coping/ flashing extends onto the system a minimum of 50 mm (2") down the face.

TYPICAL PARAPET CAP



CA-26 0912

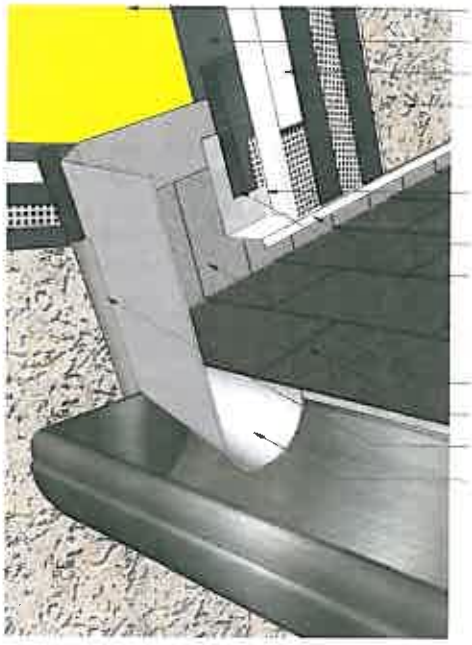
Notes:

- Verify all materials are installed in accordance with current installation instructions.
- Provide a minimum 6:12 slope for all horizontal surfaces. Senergy requires the use of a roofing system or metal cap flashing for sloped surfaces over 610 mm (24").
- Additional layers of mesh reinforced base coat is recommended when sloped surfaces exceed 305 mm (12").
- Ensure a means for drainage is provided at system termination.
- Terminate system a minimum of 203 mm (8") above roof.
- Maintain a minimum 25 mm (1") thick EPS insulation board.

Notes:

- Verify all materials are installed in accordance with current installation instructions.
- All terminations must be fully encapsulated with mesh reinforced base coat.
- Ensure a means for drainage is provided at system termination at roof.
- Terminate system a minimum of 50 mm (2") above roof.
- Ensure step flashing is a minimum of 50 mm (2") behind system.
- Kick-out flashing shall be a minimum of 102 mm (4") in height.
- Do not apply finish to areas that will receive sealant.

TYPICAL KICK-OUT FLASHING

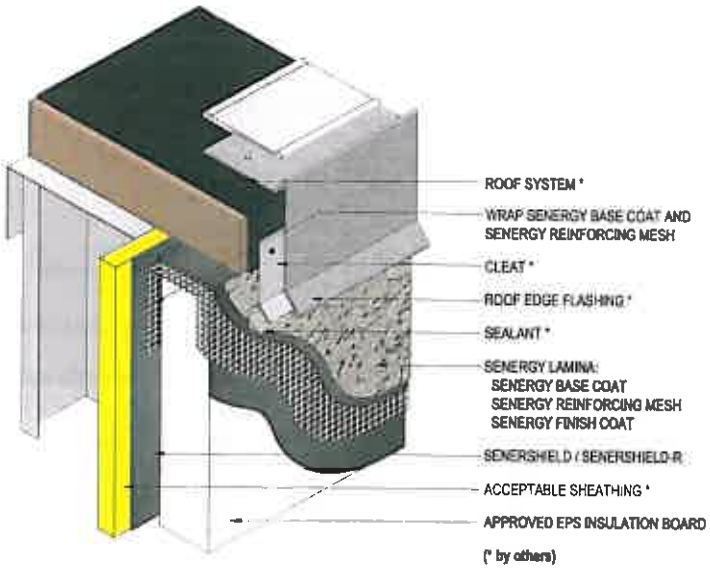


CA-27 0912

Notes:

- Verify all materials are installed in accordance with current installation instructions.
- All terminations must be fully encapsulated with mesh reinforced base coat.
- Ensure that metal coping/flashing extends onto the system a minimum of 50 mm (2") down the face.

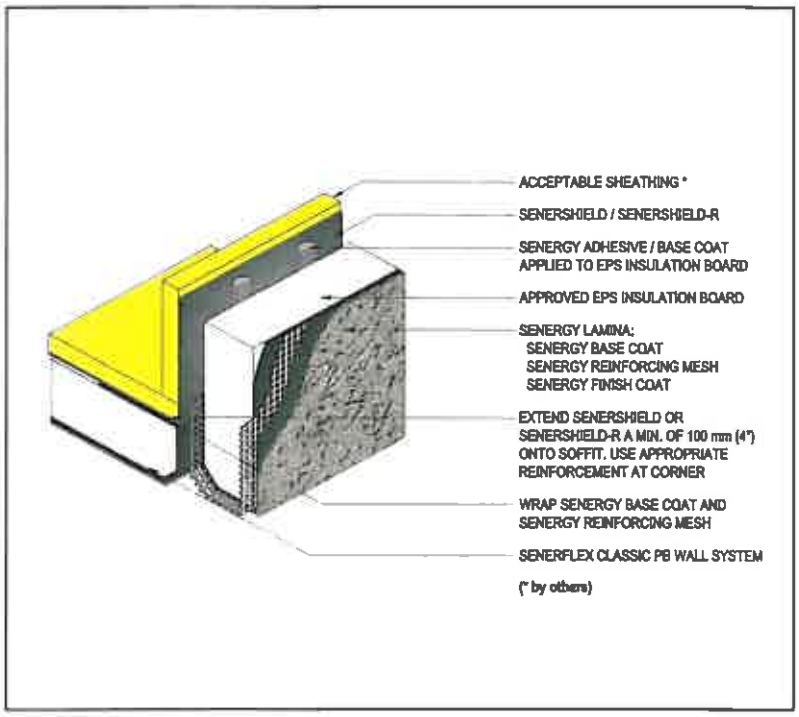
TYPICAL ROOF EDGE FLASHING



CA-28 0912

Senergy®

SECTION AT FASCIA / SOFFIT

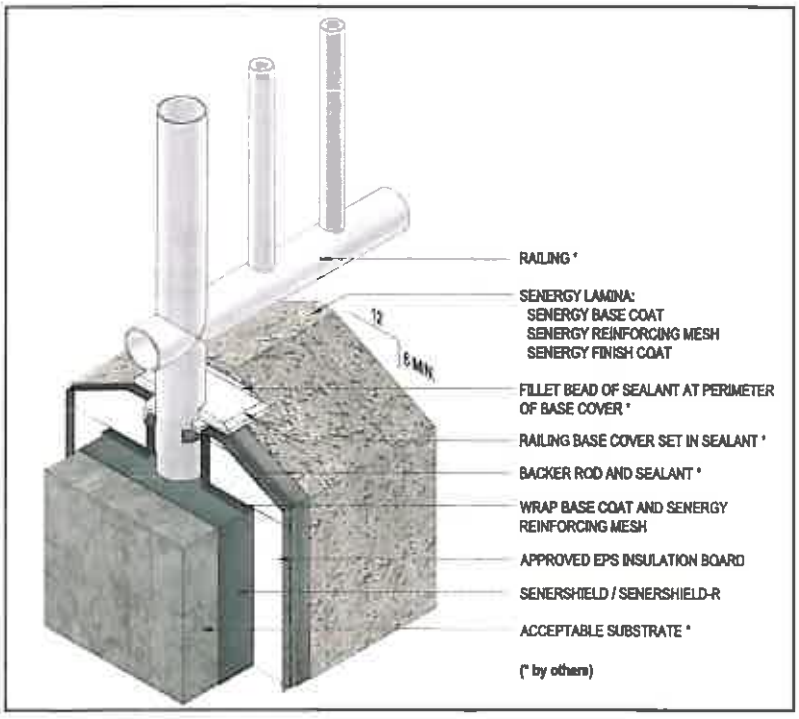


CA-29 0912

Notes:

- Verify all materials are installed in accordance with current installation instructions.
- All terminations must be fully encapsulated with mesh reinforced base coat.
- Ensure a means for drainage is provided at system termination at soffit/fascia transition.

TYPICAL CORE MOUNTED RAILING ATTACHMENT



CA-30 0912

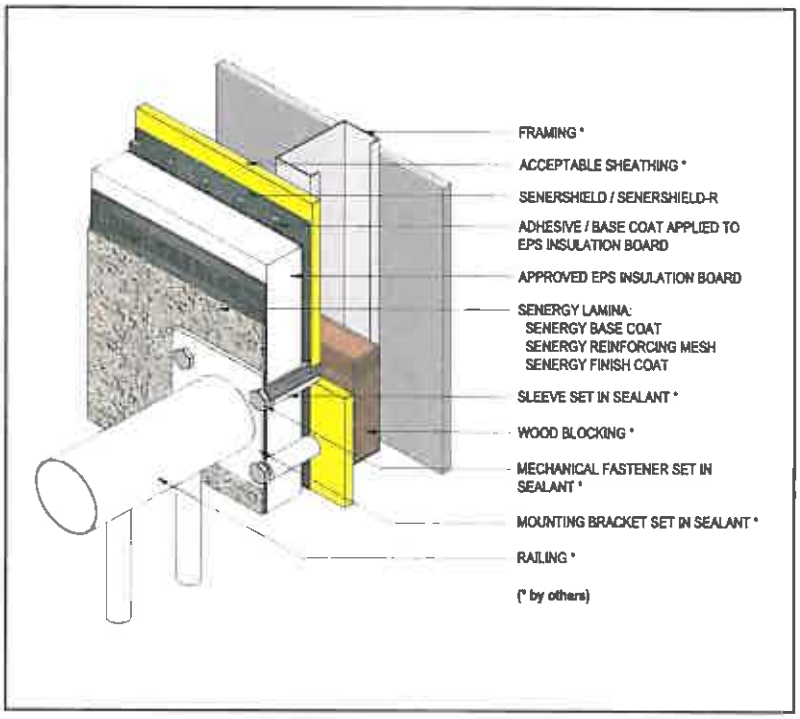
Notes:

- Verify all materials are installed in accordance with current installation instructions.
- All terminations must be fully encapsulated with mesh reinforced base coat.
- Ensure all penetrations into the system are properly sealed.

Notes:

- Verify all materials are installed in accordance with current installation instructions.
- All terminations must be fully encapsulated with mesh reinforced base coat.
- Ensure all penetrations into the system are properly sealed.

TYPICAL RAILING ATTACHMENT

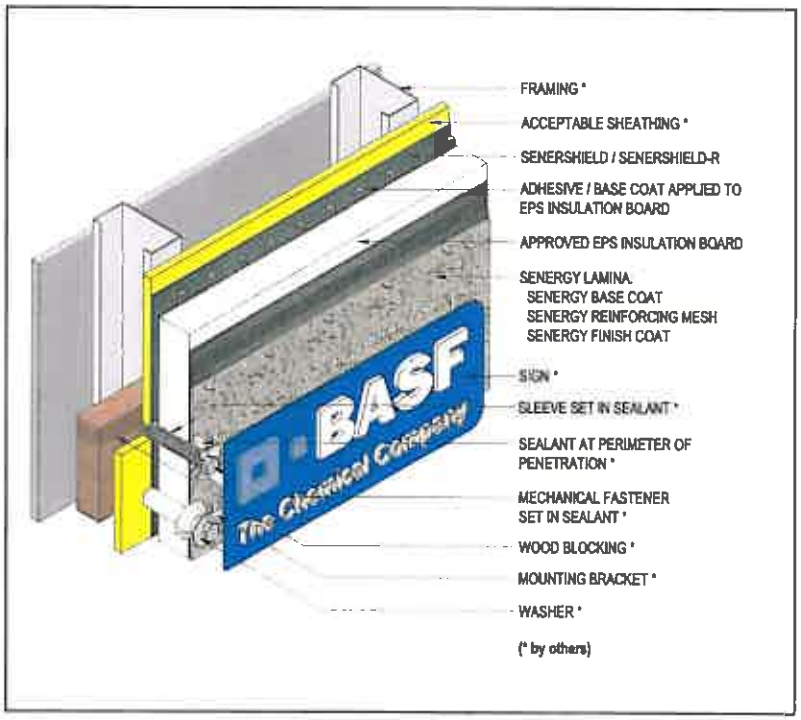


CA-31 0912

Notes:

- Verify all materials are installed in accordance with current installation Instructions.
- All terminations must be fully encapsulated with mesh reinforced base coat.
- Ensure all penetrations into the system are properly sealed.
- Blocking or other structural support required for sign attachment.

TYPICAL SIGN ATTACHMENT



CA-32 0912

NOTES

NOTES

Note
BASF Wall Systems is an operating unit of BASF Corporation (herein referred to as "BASF Wall Systems")

Residential Policy
Apply wall systems in accordance with local building codes in force at the time of construction. On one and two-family residential framed construction, BASF Wall Systems requires that the wall system selected be one that includes provisions for moisture drainage. Please view the Senergy Residential Policy Bulletin on the Senergy website for a more detailed discussion of this topic.

Disclaimer
This information and all further technical advice are based on BASF Wall Systems' present knowledge and experience. However, BASF assumes no liability for providing such information and advice including the extent to which such information and advice may relate to existing third party intellectual property rights, especially patent rights. In particular, BASF Wall Systems disclaims any and all CONDITIONS AND WARRANTIES, WHETHER EXPRESS OR IMPLIED, INCLUDING THE IMPLIED WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE OR MERCHANTABILITY. BASF WALL SYSTEMS SHALL NOT BE RESPONSIBLE FOR CONSEQUENTIAL, INDIRECT OR INCIDENTAL DAMAGES (INCLUDING LOSS OF PROFITS) OF ANY KIND. BASF Wall Systems reserves the right to make any changes according to technological progress or further developments. It is the customer's responsibility and obligation to carefully inspect and test any incoming goods. Performance of the product(s) described herein should be verified by testing and carried out only by qualified experts. It is the sole responsibility of the customer to carry out and arrange for any such testing. Reference to trade names used by other companies is neither a recommendation, nor an endorsement of any product and does not imply that similar products could not be used.

Scan this code to find the most current Senergy literature

BASF Wall Systems
3550 St. Johns Bluff Road South
Jacksonville, FL 32224-2614
Phone 800 • 221 • 9255
Fax 904 • 996 • 6300
www.senergy.basf.com

©2012 BASF Corporation
Printed in U.S.A. 09/12

September 23, 2014

Mrs. Kimberly Shields, AICP
City of Grove City, Ohio
4035 Broadway
Grove City, OH 43123

RECEIVED
SEP 24 2014
GC PLANNING COMMISSION

RE: LA QUINTA INN ADDITION
APPLICATION #201409020046

Dear Mrs Shields:

In response to your letter dated September 12, 2014 we off the following responses:

1. The site plan has been revised to not show the existing conditions.
2. The total number of hotel rooms has been added to Drawing 4 of 5 under the Notes section.
3. The landscaping has been redesigned so it is on the property.
4. We have kept the top set curb due to the existing is currently top set and will add unnecessary cost to the project.
5. We would like to have the 9'x18' parking spots approved.
6. The note to screen roof top units has been added to Drawing A2.1.
7. The photometric plan is attached in this submittal.
8. The pavement markings color is noted on Drawing 2 of 5 under Pavement Markings.
9. The material samples are enclosed with this submittal. They are 3
10. 8.5"x11" sheets of information for the exterior finishes are attached to this submittal.
11. The property owner's signature has been added to the application.
12. A sidewalk has been added along Killdeer.
13. Screening of the dumpster building has been added.
14. The protection fence is noted on Drawing L1.0.
15. The property dimensions and site acreage has been added to Drawings 3, 4 and 5 of 5.
16. See item #5 above.
17. The striping has been modified to show the 8' van accessible aisle.
18. The existing water service has been added to drawings 3, 4, and 5 of 5.
19. The requested note has been added to Drawing 1 of 5.

If you should have any questions please feel free to contact our office anytime.

Sincerely,

SCHNIPPEL CONSTRUCTION, INC.

Keith Schnippel
Vice President

GENERAL CONTRACTORS & ENGINEERS
302 N. MAIN STREET P.O. BOX 477 BOTKINS OH 45306 USA 937.693.3831 937.693.6481
info@schnippelconstruction.com www.schnippelconstruction.com

The City of Grove City, Ohio

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

RECEIVED
SEP 2 4 2014
GC PLANNING COMMISSION

September 12, 2014

Keith Schnippel
Schnippel Construction Inc.
PO Box 477
Botkins, OH 45306

Via email: keiths@schnippelconstruction.com

Dear Mr. Schnippel:

Staff has reviewed your development plan application for the La Quinta Inn Addition located at 3962 Jackpot Road. The control number for this application is #201409020046 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. A site plan of the proposed improvements should be submitted which does not show existing conditions.
2. The total number of hotel rooms after the expansion should be noted on plans in order to determine parking requirements. Code requires one parking space per room/suite.
3. The proposed parking lot does not meet the 15' south or west setbacks. Furthermore, the southern parking lot planting bed edge and trees appear to be proposed within the right-of-way. Staff could support a deviation from the setback requirements if justification for the infringement is given; however staff cannot support improvements installed within the right-of-way. All improvements should be on the La Quinta property.
4. All new and replacement curbing should be 18" straight curbing.
5. The proposed parking spaces (9x18') do not meet the required 180 square foot size of parking spaces.
6. A note should appear on plans stating that any rooftop-mounted mechanicals on the building expansion will be screened by the building parapet.
7. A photometric plan should be submitted showing that all pedestrian and vehicular areas meet the 0.5 footcandle minimum.
8. All new pavement markings should be white.
9. A material sample board should be submitted with samples of all proposed exterior materials.
10. An 8.5x11" detail sheet should be submitted with details including manufacturer and color for all proposed exterior materials.
11. The property owner signature is missing from page one of the development plan application. This page should be resubmitted with all applicable signatures.

Building Division (Laura Scott, 614-277-3086)

12. A sidewalk should be installed along Killdeer Drive.

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

13. 1136.08- Screening of Service Structures- Dumpster will need supplemental landscaping- 36" height minimum plantings at 5' maximum spacing around the enclosed portion of the structure

14. 1136.10: Preservation of Trees and Wooded Areas- any landscaping that is to remain during the construction process must be preserved with signage and fencing per this code. Please make a note on the plans that this procedure will be followed if any of the landscaping is to remain.

Engineering, Hockaden and Associates (Mark Schroeder, P.E., 614-252-0993)

15. Development Plan Application Checklist Item 4 requires property dimensions and site acreage. Property line dimensions and site acreage should be labeled on the plan.

16. Chapter 1131 of the Grove City Planning and Zoning Code defines a parking space as being not less than 180 square feet. Proposed parking stall sizes on the Site Plan need to be revised.

17. No 8' van accessible ADA access aisles are shown. One is required and should be shown on the site plan.

18. Existing water service/main/main size and location information should be labeled on the Site Plan as required by Development Plan Application Checklist Items 16 and 18.

19. Note should be placed on plans stating that "The premises covered by the plans has been survey and the plans are correct" based on Development Plan Application Checklist Item 30.

Please revise your materials 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, September 24th. This will allow us time to review the revisions prior to finalizing the agenda for the October 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 November 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, October 7, 2014 in Council Chambers on the first floor of City Hall at 1:30 p.m. 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,

Kim Shields

Kimberly Shields, AICP
Planning / GIS Specialist