

June 24, 2015

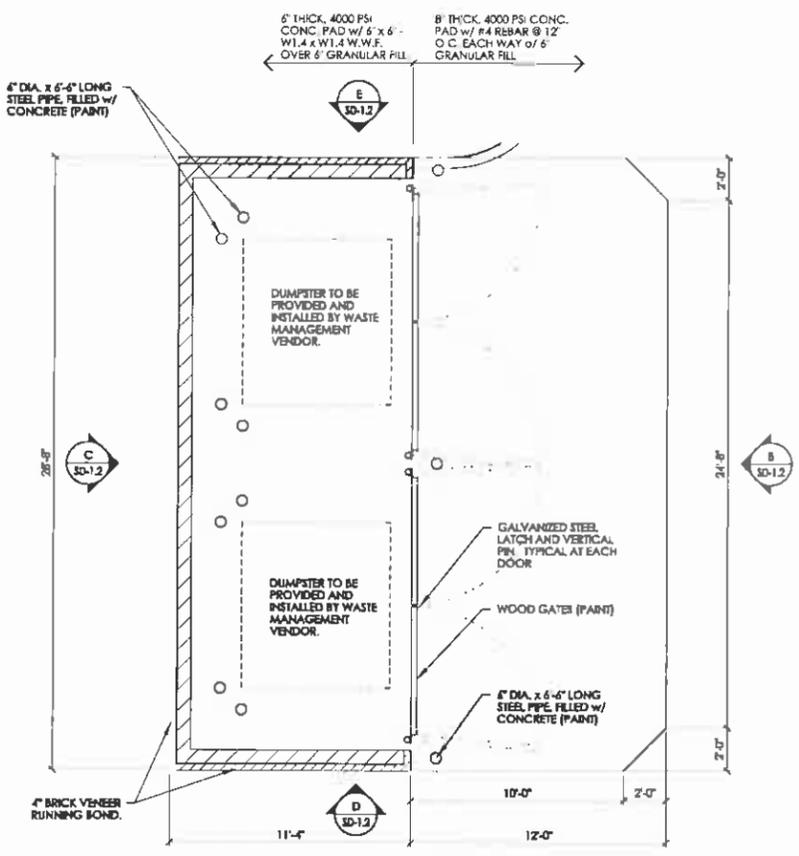
Project: LONDON PLACE
Location: London-Groveport Road and Summit Way, Grove City, Ohio

Design Narrative – Special Use Permit (Drive-Thru)

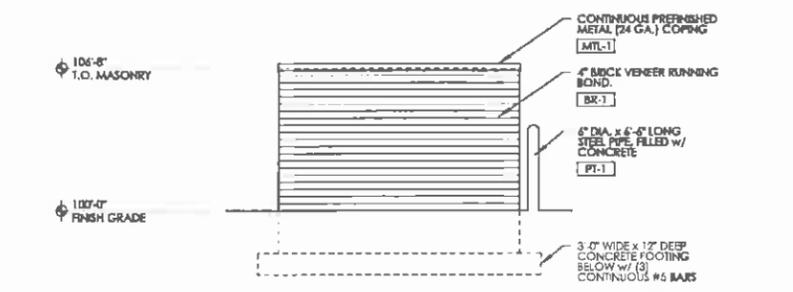
The proposed **London Place** commercial development project is located at 2798 London-Groveport Road, Grove City, Ohio at the northwest corner of the intersection of Summit Way. The 8,400 total sq. ft. new restaurant/retail center will have exterior materials consisting of storefront, two different brick veneer colors and one EIFS color while the rear of the structure shall consist of structural masonry veneer. On-site parking will accommodate 67 total parking spaces (34 for restaurant and 33 for retail).

There will be a single drive-thru window located on the west side of the building. The menu board will be located at the north (rear) of the building and the drive-thru lane will be able to accommodate eight (8) cars at any given time. There is a 7'-0" wide curbed landscape island which will separate the drive-thru lane and the drive aisles. There will be a break in the curbed landscape island (northwest corner) which will allow an escape/abort lane for cars/trucks if a vehicle needs to exit the drive-thru lane. Vehicular flow on the site will allow for two way traffic around the north, east and south side of the building, while the western traffic lane will be one-way flow to the south. Because the tenant is unknown at this time, hours of operation cannot be determined. The north property line will be thoroughly landscaped to assist in mitigating sound from the speaker to the apartments north of the site. The menu board and speaker will be placed on a brick base to match the primary structure.

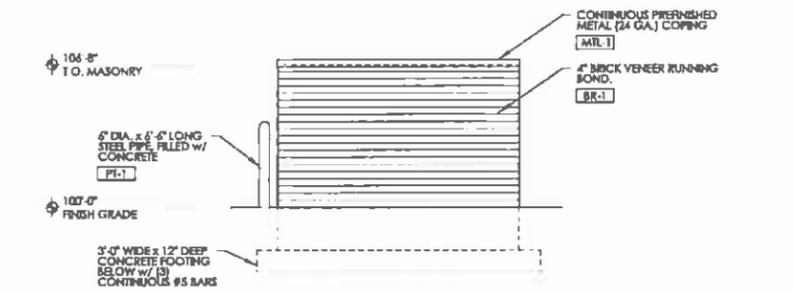




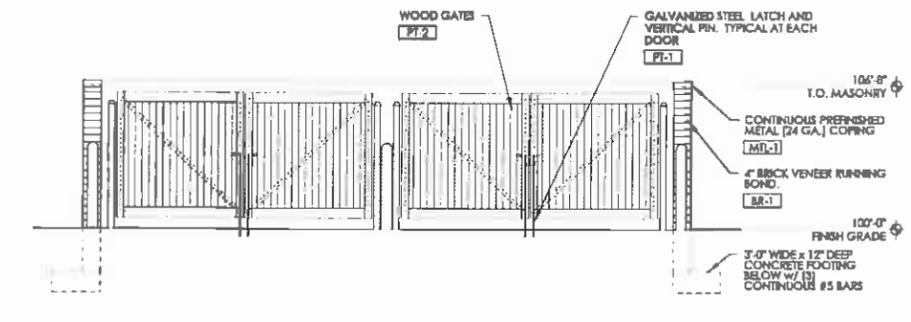
(A) WASTE ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



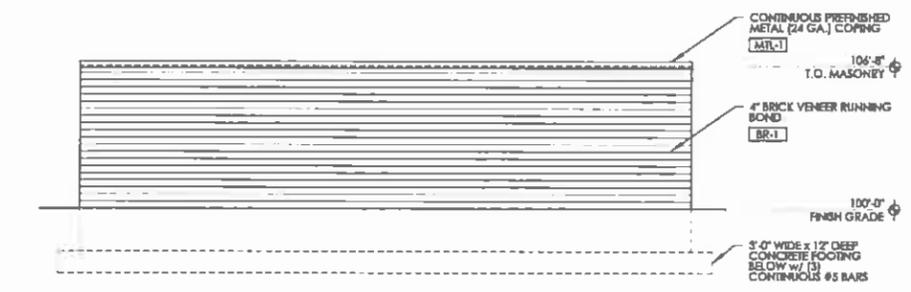
(D) WASTE ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"



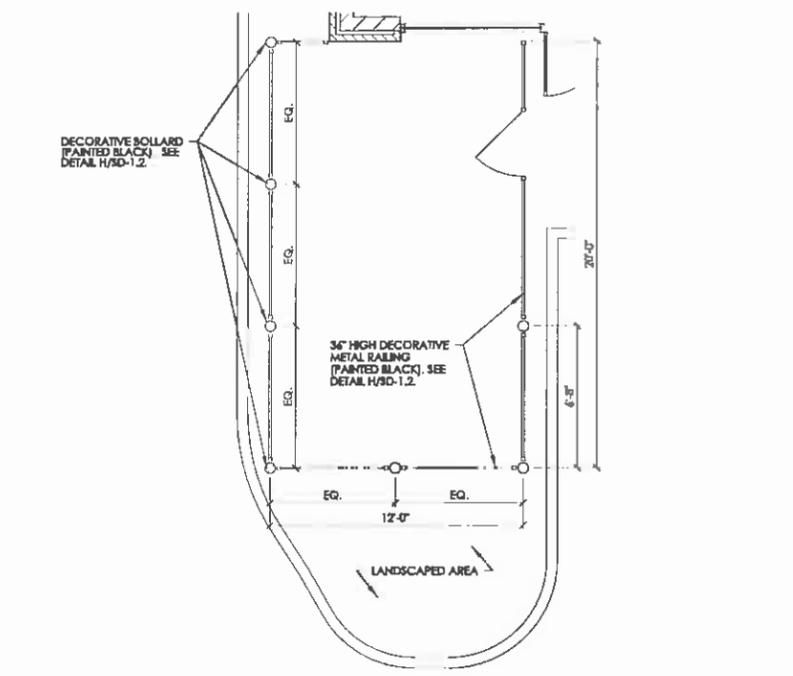
(E) WASTE ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"



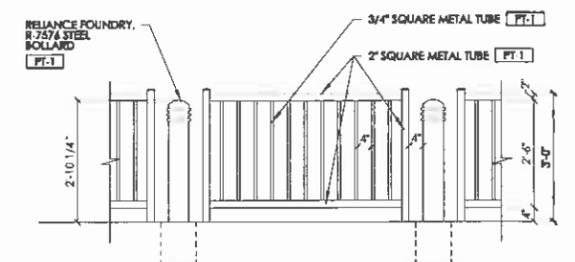
(B) WASTE ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"



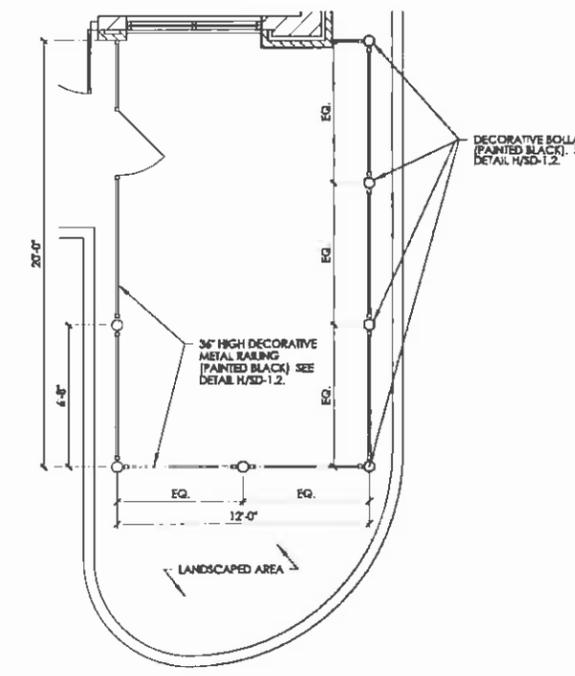
(C) WASTE ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"



(F) OUTDOOR PATIO PLAN
SCALE: 1/4" = 1'-0"

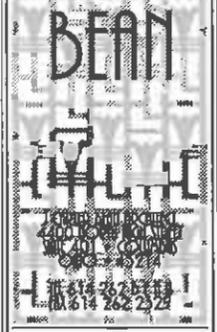


(H) RAILING DETAIL
SCALE: 1/2" = 1'-0"



(G) OUTDOOR PATIO PLAN
SCALE: 1/4" = 1'-0"

EXTERIOR MATERIAL FINISH KEY			
MARK	MANUFACTURER	DESCRIPTION	REMARKS
AWNING			
AWN-1	SUNBRELLA	COLOR: BLACK	FINISHED ALUMINUM FRAME TO BE BLACK
EXTERIOR INSULATION FINISH SYSTEM			
EIFS-1	STO CORP	PRIME CLAY	FINISH - SAND/PEBBLE FINE
PAINT			
PT-1	BENJAMIN MOORE	#2120-20 "BLACK IRON"	METAL CANOPIES
PT-2	BENJAMIN MOORE	#2112-20 "BROWN SUGAR"	BOLLARDS, GAS PIPING, ELECTRICAL CABINETS
FINISHED ALUMINUM STO FRONT			
SF-1	TUBELITE INC (OR EQUAL)	COLOR - "BLACK" FINISH - ANODIZED	THERMAL FRAMING w/ 1" INSUL GLAZING
FINISHED METAL			
MTL-1	DMI	COLOR "BROWN"	FINISHED FASCIA EDGE FLASHING, COPINGS, SCUPPER BOXES & DOWNSPOUTS
MTL-2	DMI	COLOR - "STONE"	FINISHED COPING
MODULAR BRICK VENEER			
BR-1	ENDICOTT CLAY PRODUCTS	JEFFERSON SERIES "CONTINENTAL"	MORTAR: LAFARGE COLOR: "PUTTY, TYPE 3"
BR-2	ENDICOTT CLAY PRODUCTS	JEFFERSON SERIES "PATRIOT"	MORTAR: LAFARGE COLOR: "PUTTY, TYPE 3"
STRUCTURAL MASONRY VENEER			
SMU-1	CALSTAR PRODUCTS	RED COLOR: "DOVE GRAY" FINISH: STANDARD	MORTAR: LAFARGE COLOR: "PUTTY, TYPE 3"
SMU-2	CALSTAR PRODUCTS	ACCENT & BASE COLOR: "DARK GRAY" FINISH: SPLIT-FACED	MORTAR: LAFARGE COLOR: "PUTTY, TYPE 3"



LONDON PLACE
LONDON-GROVEPORT ROAD & SUMMIT WAY
GROVE CITY, OHIO

FOR
INTEGRA REALTY SERVICES, LLC

DRAWING STATUS	
STATUS	DATE
SPECIAL USE PERMIT	NO CHANGE
DRAWING TITLE	
DUMPSTER ENCLOSURE	
DRAWING NUMBER	
SD-1.2	
DRAWN BY: [Signature]	