

June 24, 2015

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

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GC PLANNING COMMISSION

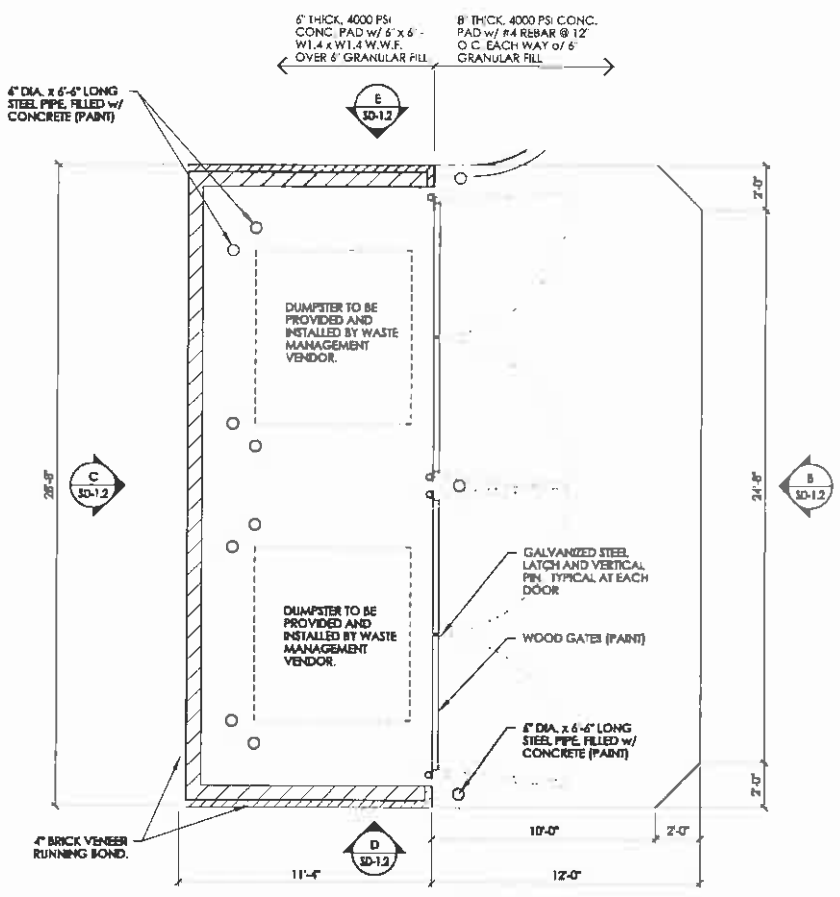
Design Narrative – Special Use Permit (Outdoor Patio)

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).

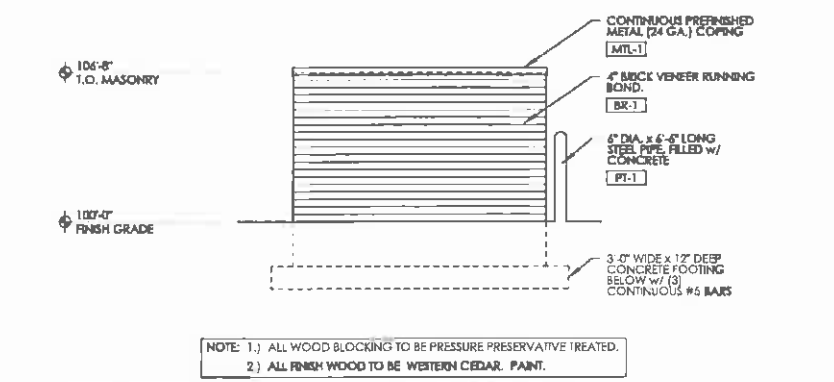
One exterior patio will be located on the southwest corner of the building and one exterior patio will be located on the southeast corner of the building. Each patio space will be approximately 240 sq. ft. (20'x12'). The patio space will be enclosed with a decorative metal railing, painted black, to match the character and style of the building with a single gate for entry and exit of the patio. Decorative steel bollards will be integrated into the patio fence design and will be located adjacent to the drive aisles to provide safety for the patrons. The furniture for the patio will be provided by Icon Modern and will match the photos below for the tables, chairs, and umbrellas. Umbrellas will not display any signage.



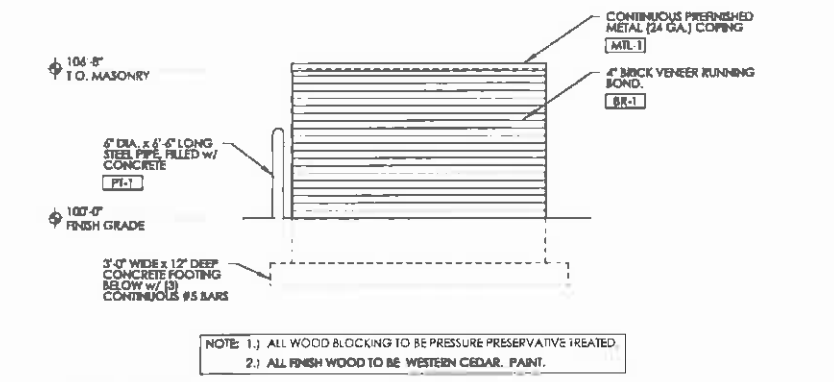




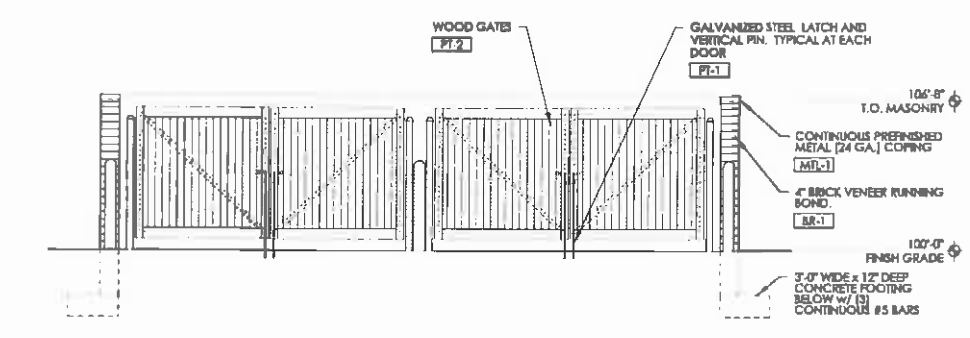
(A) WASTE ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



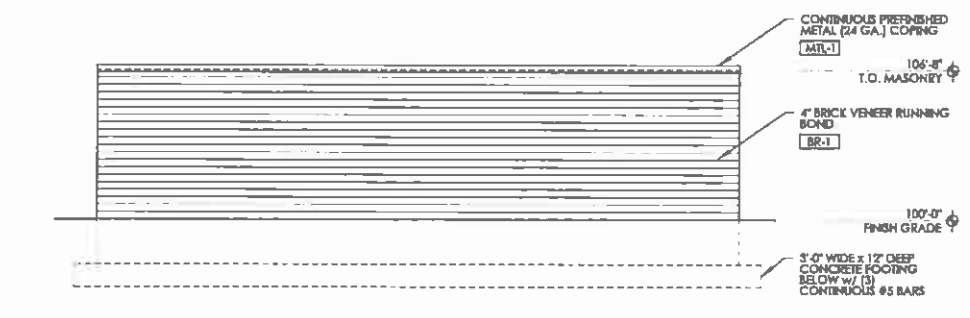
(D) WASTE ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"



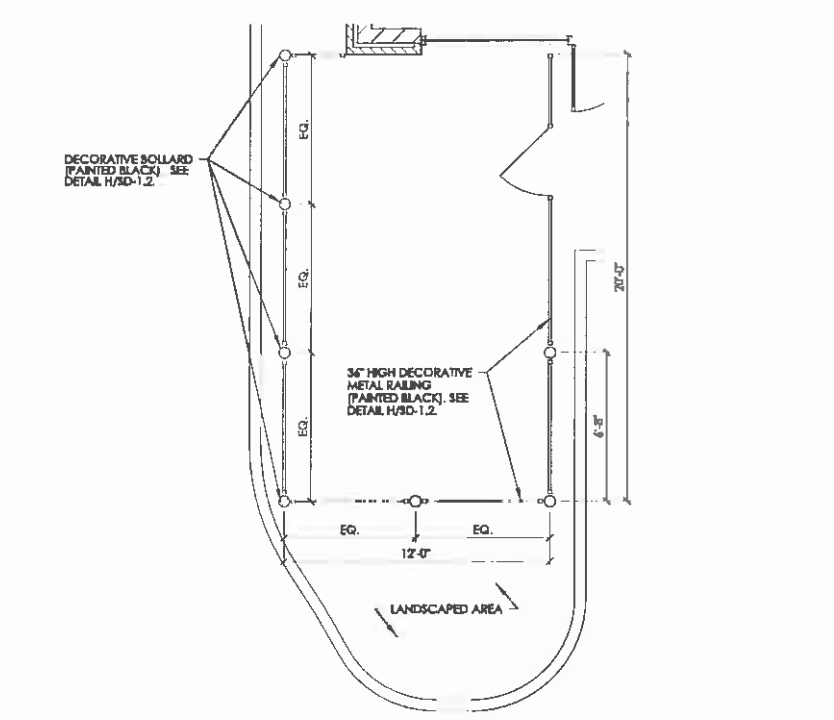
(E) WASTE ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"



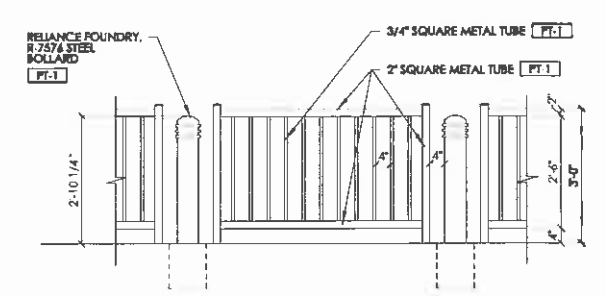
(B) WASTE ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"



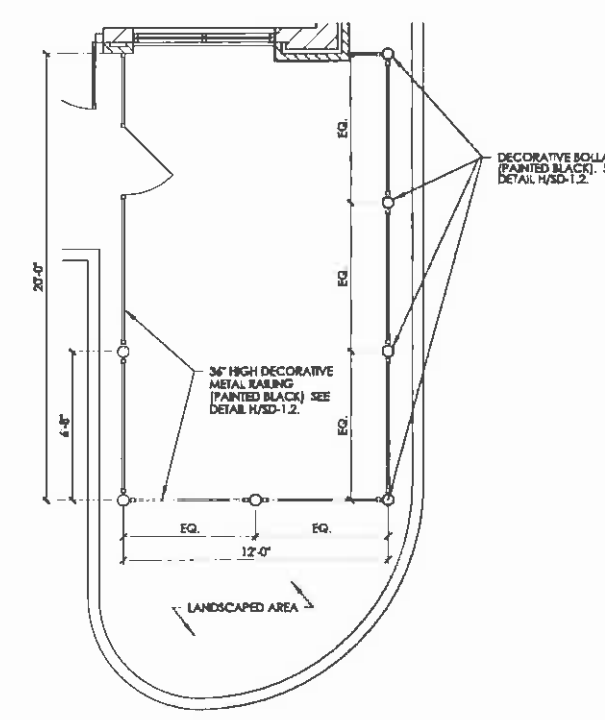
(C) WASTE ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"



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

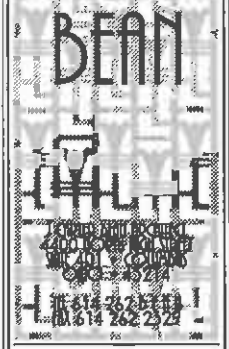


(H) RAILING DETAIL
SCALE: 1/2" = 1'-0"



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

EXTERIOR MATERIAL FINISH KEY			
MARK	MANUFACTURER	DESCRIPTION	REMARKS
AWNING			
AWN-1	SUNBRELLA	COLOR: BLACK	PREFINISHED 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
PREFINISHED ALUMINUM STO FRONT			
SF-1	TUBELITE INC (OR EQUAL)	COLOR - BLACK FINISH - ANODIZED	THERMAL FRAMING w/ 1" INSUL GLAZING
PREFINISHED METAL			
MTL-1	DMI	COLOR "BROWN"	PREFINISHED FASCIA EDGE FLASHING COPINGS, SCUPPER BOXES & DOWNSPOUTS
MTL-2	DMI	COLOR - "STONE"	PREFINISHED COPING
MODULAR BRICK VENEER			
BR-1	ENDICOTT CLAY PRODUCTS	JEFFERSON SERIES "CONTINENTAL"	MORTAR: LAFARGE COLOR: "PUTTY", TYPE "S"
BR-2	ENDICOTT CLAY PRODUCTS	JEFFERSON SERIES "PATRIOT"	MORTAR: LAFARGE COLOR: "PUTTY", TYPE "S"
STRUCTURAL MASONRY VENEER			
SMU-1	CALSTAR PRODUCTS	RED COLOR: "DOVE GRAY" FINISH: STANDARD	MORTAR: LAFARGE COLOR: "PUTTY", TYPE "S"
SMU-2	CALSTAR PRODUCTS	ACCENT & BASE COLOR: "DARK GRAY" FINISH: SPLIT-FACED	MORTAR: LAFARGE COLOR: "PUTTY", TYPE "S"

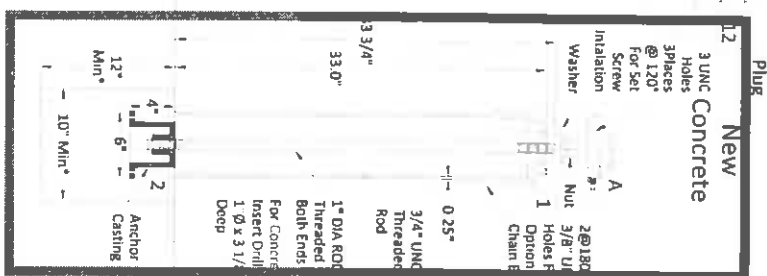


LONDON PLACE
LONDON-GROVEPORT ROAD & SUMMIT WAY
GROVE CITY, OHIO

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: BEAN	

Set
Screw
3/8" UNC
Threads
11
Detail "A"
Polyethylene
Plugs
New
3 UNC Concrete
Holes
3 Places
@ 120°
For Set
Screw
Washer
Nut 3/8" UNF
Holes For
Drill
Chain Eyes



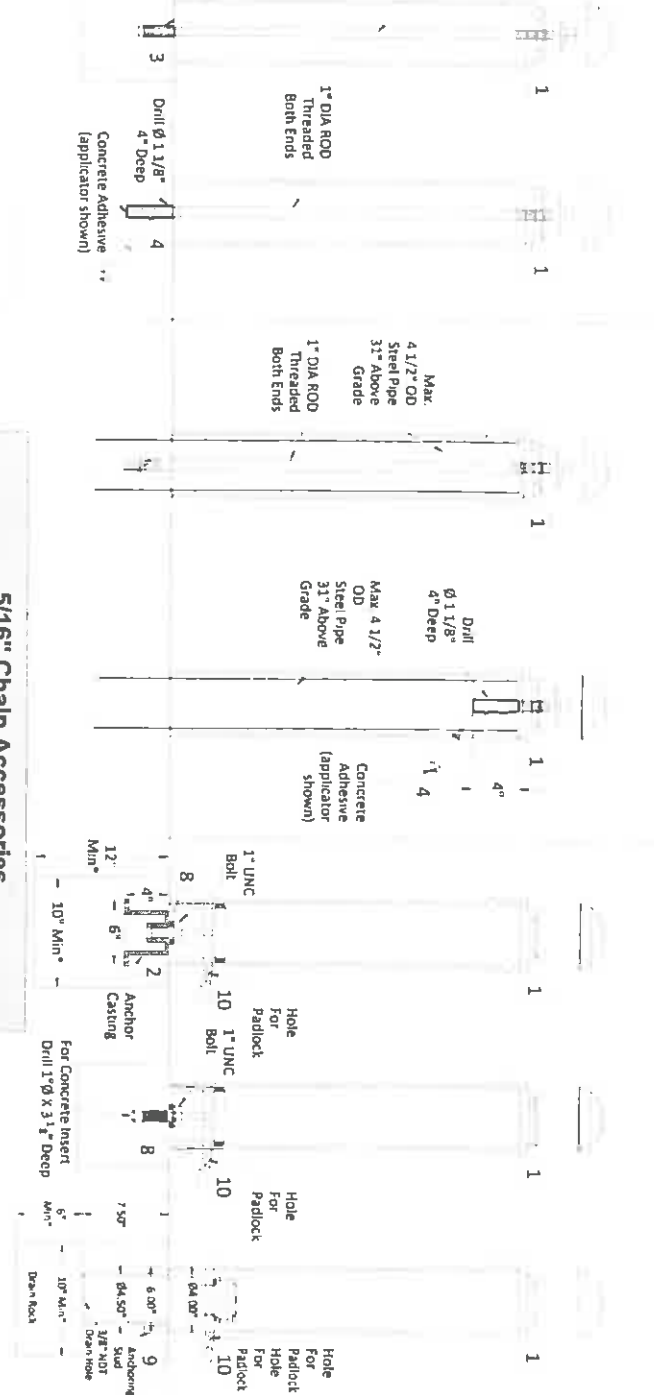
Item	Part Number	Description	Material	Weight
1	R-7576	Bollard	Ductile iron	51 lbs.
2	R-7500-AN	Anchor Casting	Ductile Iron (ASTM A536, Grade 65-45-12)	
3	INSERT 1	Concrete insert, 1"	Steel - Plated	
4	7500-E	Concrete Adhesive	Steel - Plated	
5	R-7500-CH	Chain, 5/16" (Measured In Feet)	Steel - Plated	
6	R-7500-Q	Chain Quick Link	Steel - Plated	
7	R-7500	Removable Mount	Steel	
8	R-7000	Removable/Retractable Mount	Steel	
9	Padlock 936	Padlock, marine grade (OPTIONAL)	Brass, chrome plated with stainless steel shackle	
10	Padlock 935	Padlock (OPTIONAL)	Brass	
11	Set Screws, 3/8" x 3/8", 3 pcs	Set Screws, 3/8" x 3/8", 3 pcs	Stainless Steel	
12	Polyethylene Plug, 3/8" - Black, 3 pcs	Polyethylene Plug, 3/8" - Black, 3 pcs	Polyethylene	

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* Minimum foundation size depends on local soil conditions, weather conditions & engineering requirements

Installation

Item	Part Number	Description	Material	Weight
5	Sample	5/16" Chain Accessories	3/8" UNC	
6	Sample	Bollard Chain Eyes (Powder Coated)	3/8" UNC	
7	Sample	Bollard Chain 5/16" (Powder Coated)	5/16"	
8	Sample	Quick Link Connector, 5/16" (Powder Coated)	5/16"	
9	Sample	Bollard Chain 5/16" (Powder Coated)	5/16"	



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