

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.



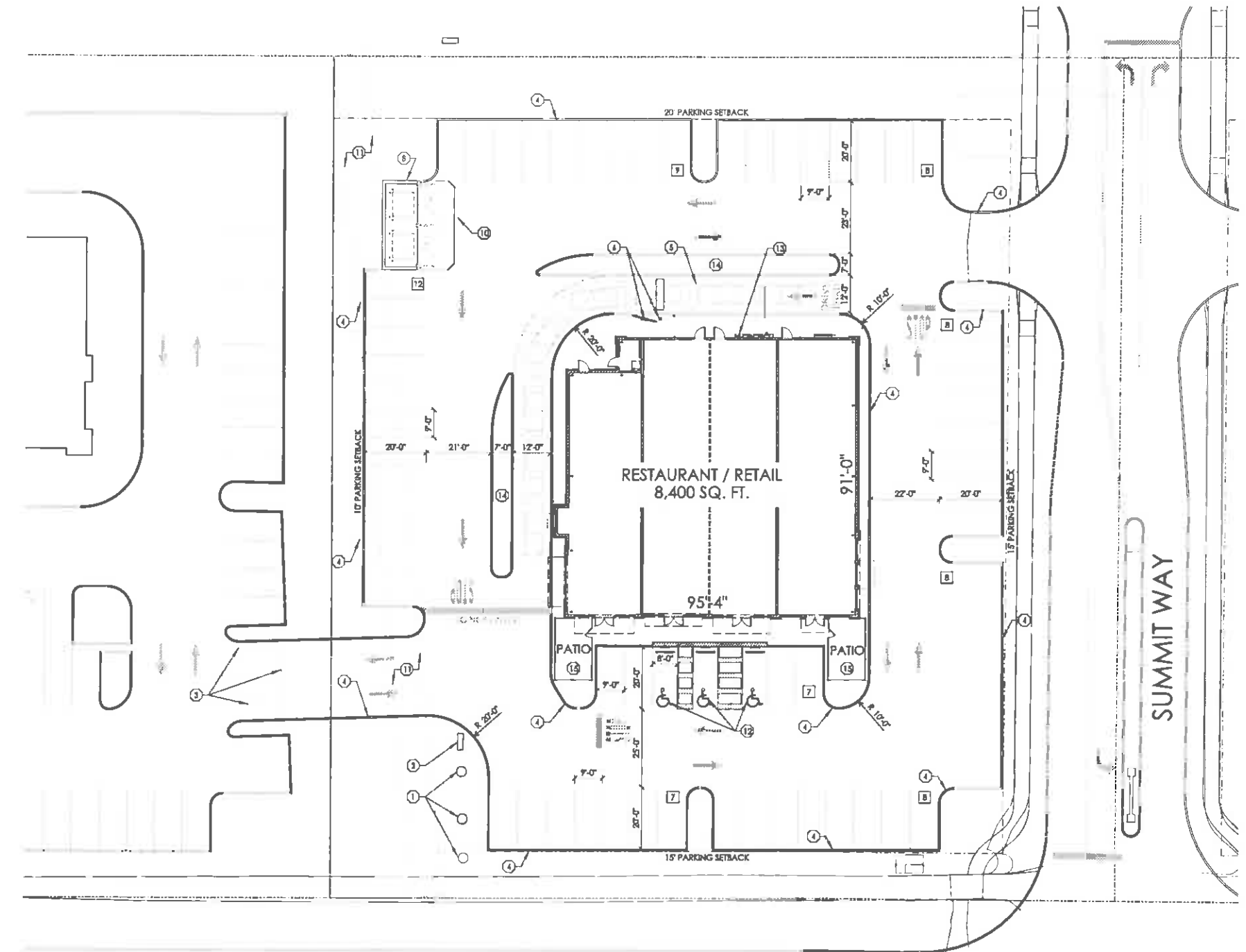


SITE INFORMATION

SITE/BUILDING			
SITE AREA:	1.53 ACRES	BUILDING HEIGHT:	24'-8" H.
BUILDING AREA:	8,400 S.F.	BUILDING USE:	RESTAURANT / RETAIL
PARKING & CIRCULATION			
PARKING REQUIRED:			
8,400 SQ. FT. BUILDING SHELL		67 SPACES PROVIDED	
1% MECH. ROOM = 100 SQ. FT.			
20% RESTAURANT = 1,700 SQ. FT. (1 PER 50)		34 SPACES REQ'D.	
79% RETAIL = 6,600 SQ. FT. (1 PER 200)		33 SPACES REQ'D.	
		67 SPACES PROVIDED	
HANDICAP PARKING REQUIRED: 3 SPACES			
HANDICAP PARKING PROVIDED: 3 SPACES			

CODED NOTES

- ① EXISTING UTILITY POLE.
- ② EXISTING ELECTRICAL CABINET.
- ③ FOUR PARKING SPACES TO BE ELIMINATED AND NEW CURB CUT TO BE INSTALLED.
- ④ PROPOSED CURBING / EXTENT OF PARKING FIELD.
- ⑤ 4" REINFORCED CONCRETE DRIVE AISLE.
- ⑥ MENU BOARD AND SPEAKER TO BE INSTALLED ON BRICK BASES THAT MATCH THE PRIMARY STRUCTURE.
- ⑦ PROPOSED ENTRANCE DOORIES.
- ⑧ PROPOSED MASONRY DUMPSTER ENCLOSURE. SEE SD-1.2.
- ⑨ PROPOSED SERVICE DOOR.
- ⑩ CONCRETE DUMPSTER PAD.
- ⑪ EXISTING UTILITY EASEMENT.
- ⑫ HANDICAPPED PARKING SPACES(S).
- ⑬ PROPOSED GAS METERS.
- ⑭ LANDSCAPED ISLAND.
- ⑮ PROPOSED OUTDOOR PATIO. SEE SD-1.2.



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LONDON-GROVEPORT ROAD

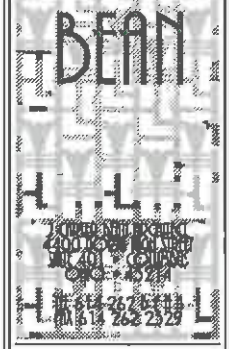
SUMMIT WAY

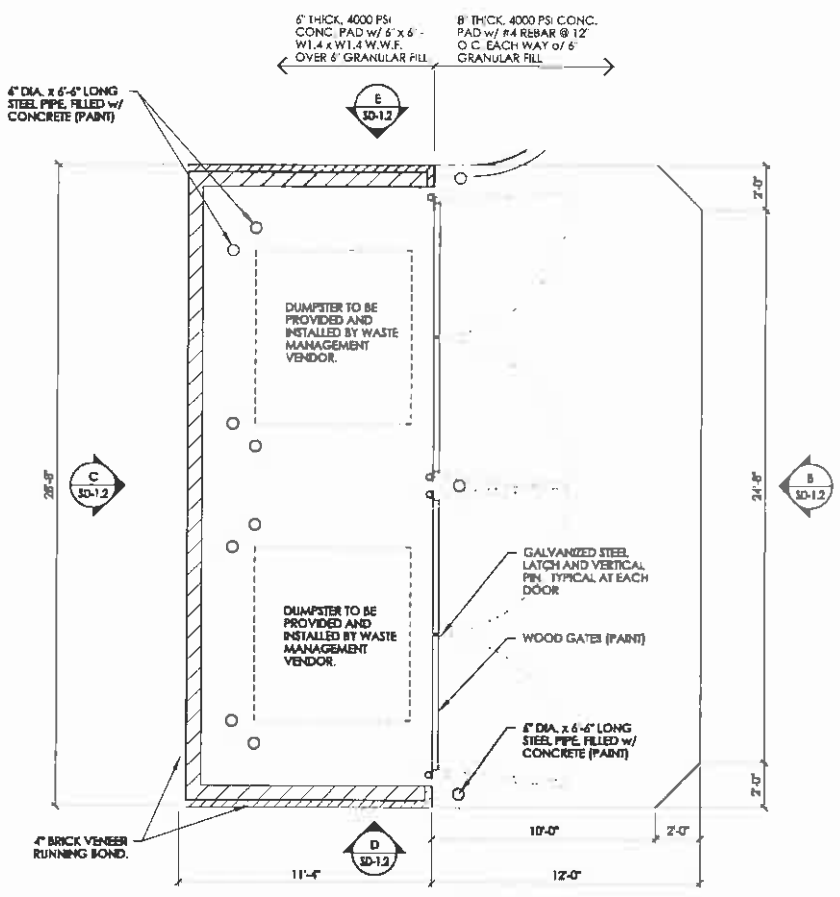
A PROPOSED SITE PLAN
 SCALE: 1" = 20'-0"

VICINITY MAP

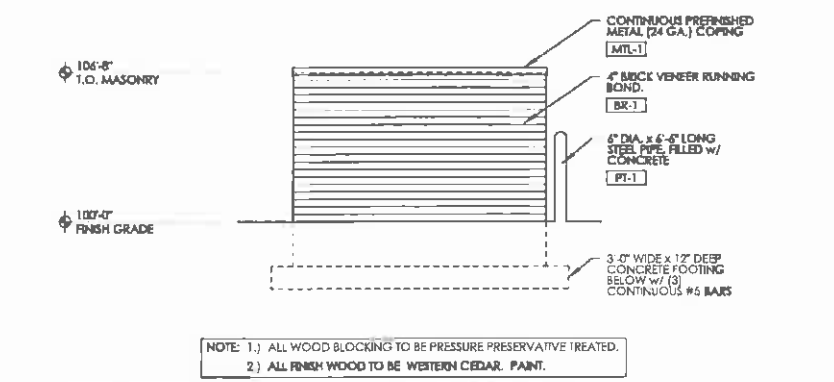
DRAWING STATUS	
STATUS	DATE
SPECIAL USE POINT	REVISION
DRAWING TITLE	
PROPOSED SITE PLAN	
DRAWING NUMBER	
SD-1.1	
DRAWN BY: JES	

LONDON PLACE
 LONDON-GROVEPORT ROAD & SUMMIT WAY
 GROVE CITY, OHIO
 FOR
 INTEGRA REALTY SERVICES, LLC

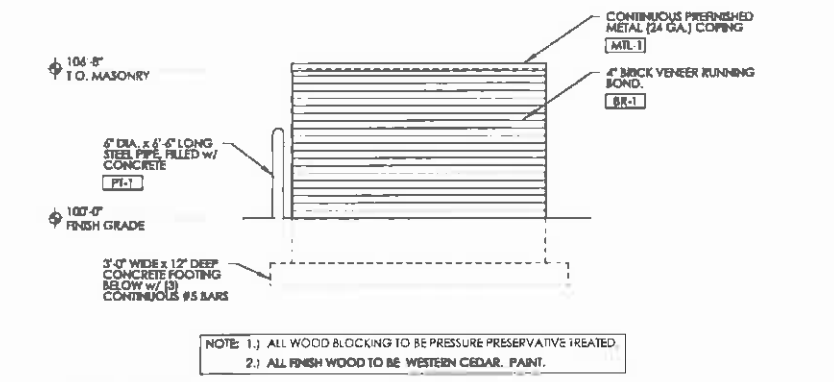




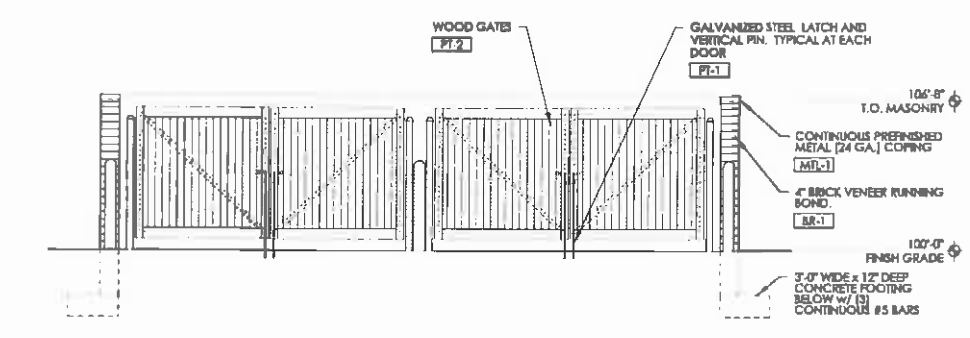
(A) WASTE ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



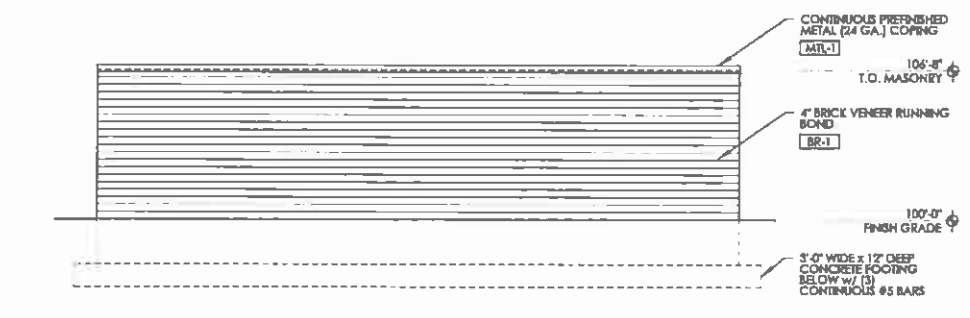
(D) WASTE ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"



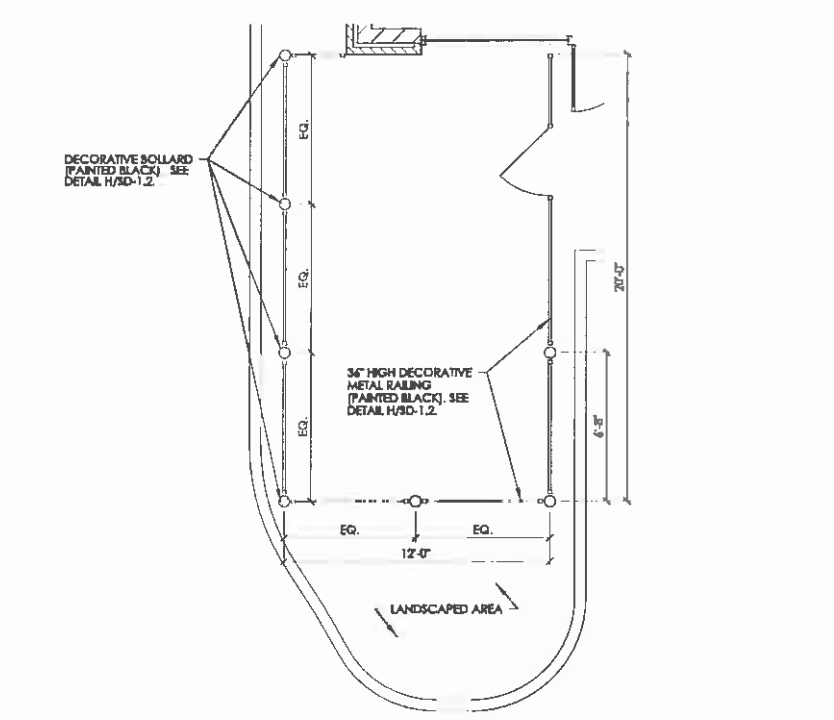
(E) WASTE ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"



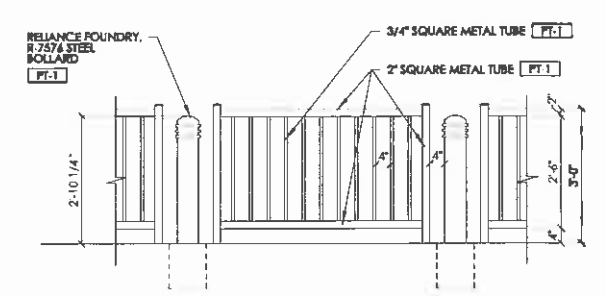
(B) WASTE ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"



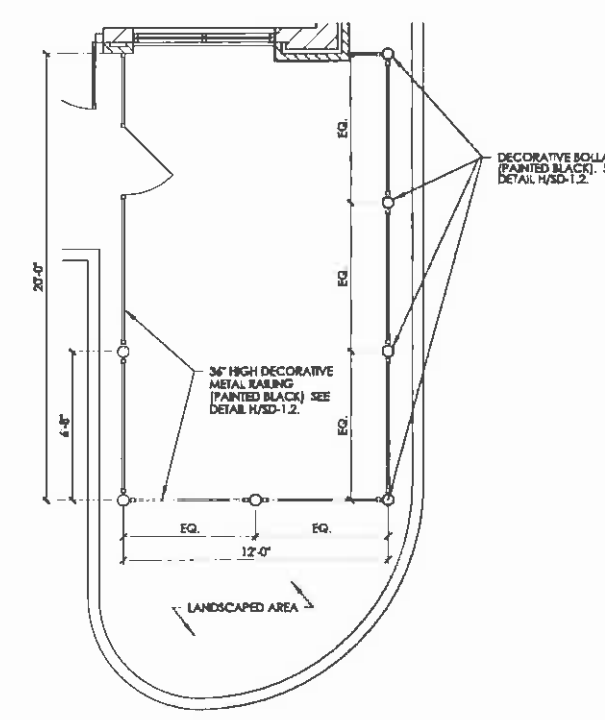
(C) WASTE ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"



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

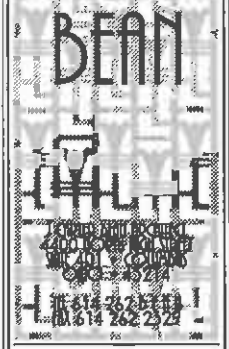


(H) RAILING DETAIL
SCALE: 1/2" = 1'-0"



(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	
BEAN ARCHITECTURE	

Set
Screw
3/8" UNC
Threads
11

Detail "A"

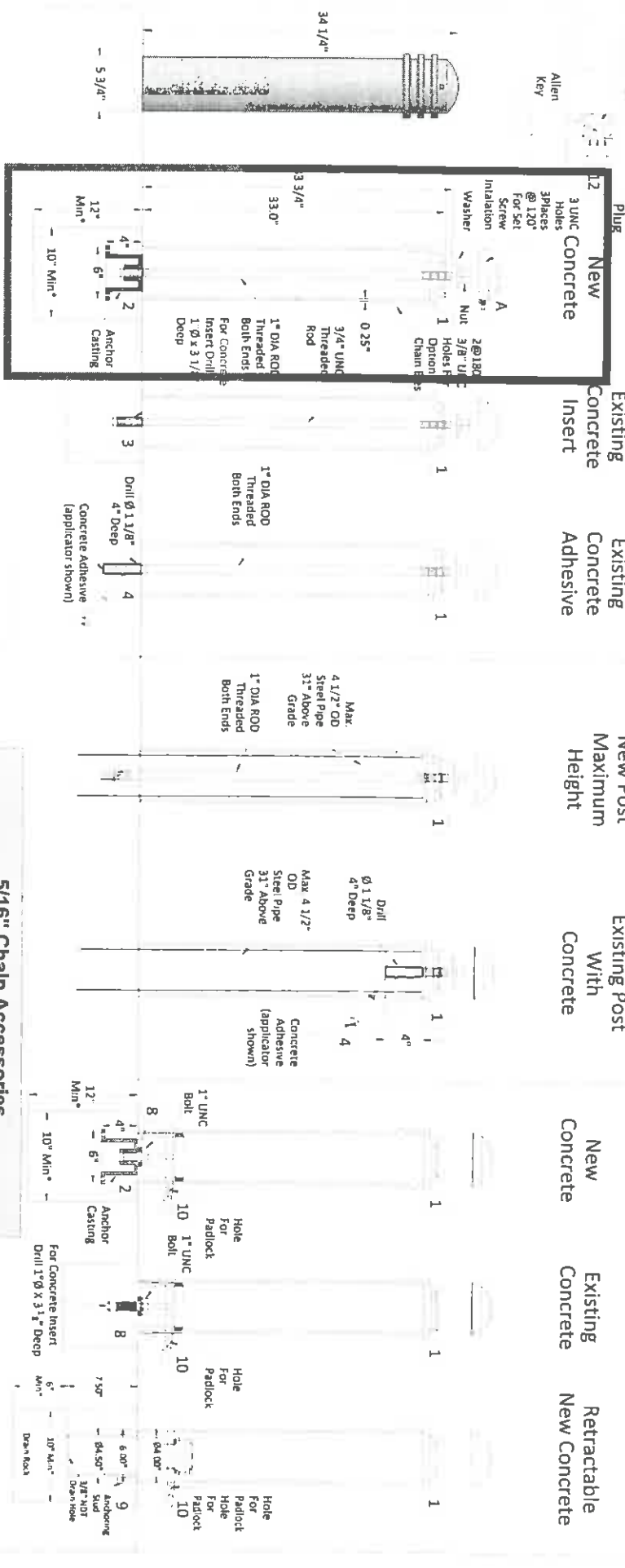
Allen
Key

Polyethylene
Plugs

Fixed

Security Post Cover

Removable



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

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Mount Options & Accessories

Item	Part Number	Description	Material
2	R-7500-AN	Anchor Casting	Ductile Iron (ASTM A536, Grade 65-45-12)
3	INSERT 1	Concrete insert, 1"	Steel - Plated
4		Concrete Adhesive	Concrete Adhesive
5	7500-E	Chain Eye Loop	Steel - Plated
6	R-7500-CH	Chain, 5/16" (Measured In Feet)	Steel - Plated
7	R-7500-Q	Chain Quick Link	Steel - Plated
8	R-7500	Removable Mount	Steel
9	R-7000	Removable/Retractable Mount	Steel
10	Padlock 936	Padlock, marine grade (OPTIONAL)	Brass, chrome plated with stainless steel shackle
10	Padlock 835	Padlock (OPTIONAL)	Brass
11		Set Screws, 3/8" x 3/8", 3 pcs	Stainless Steel
12		Polyethylene Plug, 3/8" - Black, 3 pcs	Polyethylene

Installation

5/16" Chain Accessories

- 5 3/8" UNC Bollard Chain Eyes (Powder Coated)
- 6 Bollard Chain 5/16" (Powder Coated)
- 7 Bollard Chain Quick Link Connector, 5/16" (Powder Coated)



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 www.reliance-foundry.com | www.bollards.ca | www.date-parking.ca

Item	Part Number	Description	Material	Weight
1	R-7576	Bollard post	Ductile iron	51 lbs.

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SCALE	NTS	DRAWING NUMBER	SIZE
DATE	10/11/2012	R-7576	A A