

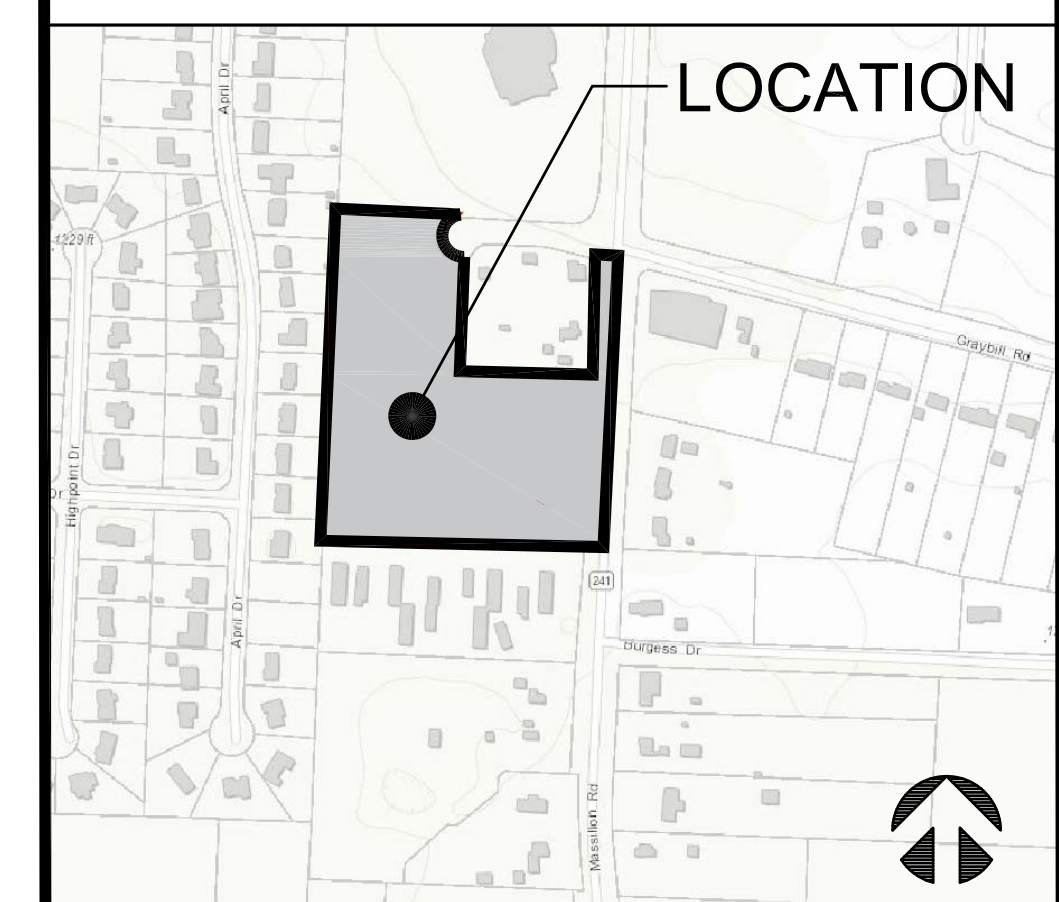
# ECHELON GREEN SENIOR LIVING ASSOCIATES, LLC

PLANNED DEVELOPMENT SUBMISSION  
MASSILLON ROAD,  
GREEN, OHIO 44685

## DRAWING INDEX

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## LOCATION MAP



**BASIS OF BEARING:**

STATE PLANE GRID NORTH, NAD 83 (2011),  
GEOID 128, OHIO NORTH ZONE.

ELEVATIONS ARE NAVD 88.

TIED BY GPS TO THE O.D.O.T. VRS.

**INVERTS:**

CB 175 T/C = 1204.78  
24" CPP (E) = 1200.58  
24" CPP (S) = 1200.68

CB 194 T/C = 1204.26  
24" CPP (N & S) = 1200.86

CB 240 T/C = 1209.70  
18" CPP (N) = 1202.80  
18" CPP (E) = 1202.70

CB 273 T/C = 1207.16  
18" CPP (NE) = 1202.48  
18" CPP (S) = 1202.56  
BOTTOM = 1202.16

STMH 359 T/C = 1205.78  
48" CPP (E) = 1197.67  
48" CPP (N) = 1197.77

CB 536 T/C = 1206.82  
18" CPP (NW) = 1203.12  
BOTTOM = 1202.82

STMH 537 T/C = 1205.67  
48" CPP (NE) = 1197.67  
148" CPP (S) = 1197.47

CB 647 T/C = 1209.63  
15" CPP (N & S) = 1205.33  
6" CPP (W) = 1208.13  
4" CPP (N) = 1208.13

CB 717 T/C = 1214.14  
15" CPP (N) = 1210.04  
15" CPP (S) = 1210.14

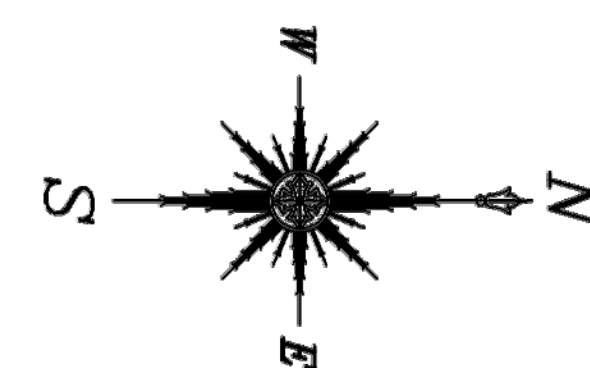
CB 725 T/C = 1216.92  
15" CPP (N & S) = 1212.52  
12" DIP (E) = 1212.52

CB 987 T/C = 1215.32  
6" PVC (W) = 1214.42  
6" PVC (E) = 1213.92  
BOTTOM = 1213.32

**BENCHMARKS:**

1. RAILROAD SPIKE IN NORTH  
SIDE OF UTILITY POLE  
N 470793  
E 2254119  
Elev. = 1216.26

2. RAILROAD SPIKE IN NORTH  
SIDE OF UTILITY POLE  
N 470578  
E 2254121  
Elev. = 1216.63



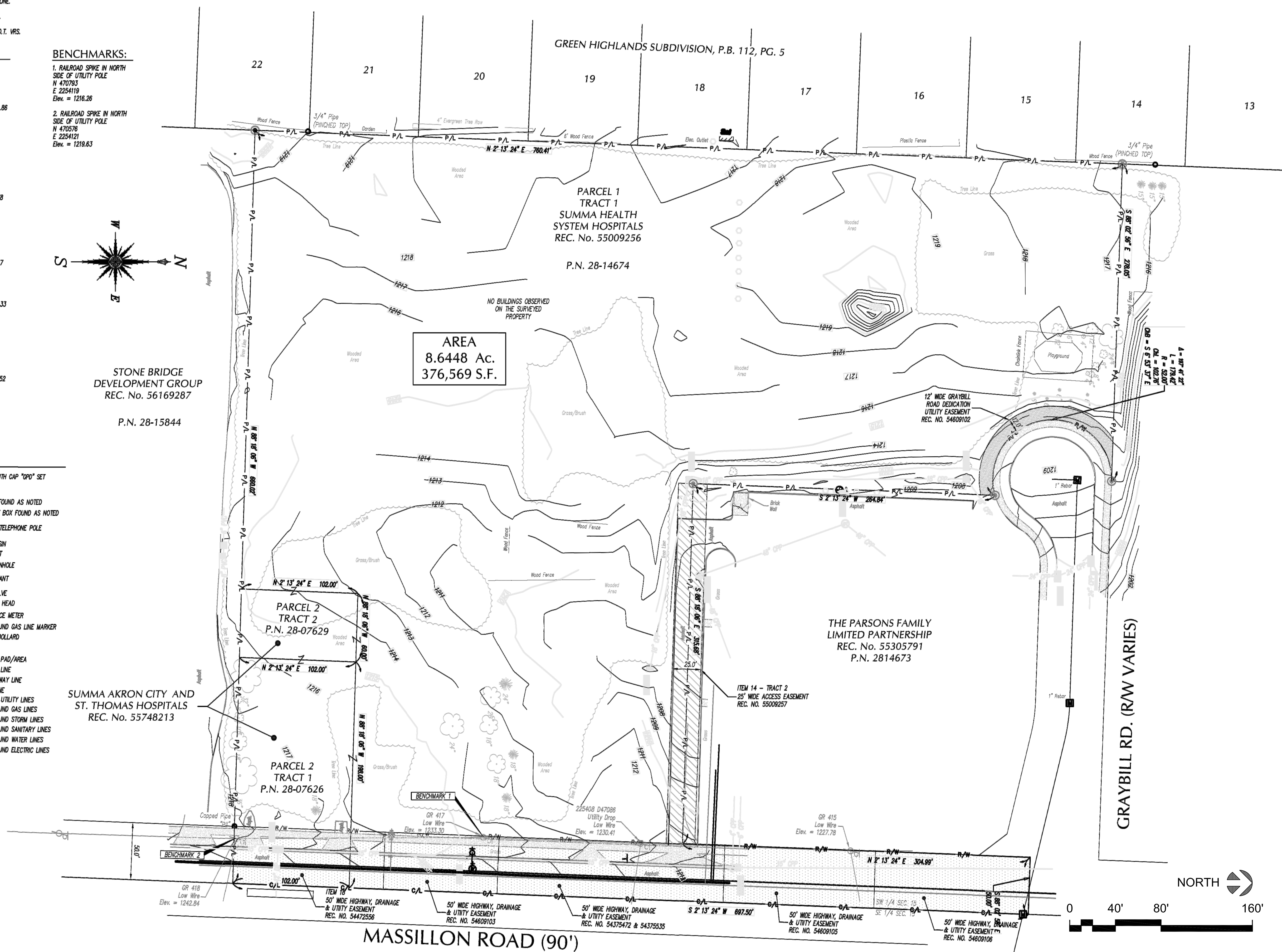
STONE BRIDGE  
DEVELOPMENT GROUP  
REC. No. 56169287

P.N. 28-15844

**LEGEND:**

- 5/8" x 30" REBAR WITH CAP "OPD" SET
- MAG NAIL SET
- EXISTING IRON PIN FOUND AS NOTED
- EXISTING MONUMENT BOX FOUND AS NOTED
- EXISTING POWER & TELEPHONE POLE
- EXISTING CATCH BASIN
- EXISTING CURB INLET
- EXISTING STORM MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SPRINKLER HEAD
- EXISTING GAS SERVICE METER
- EXISTING UNDERGROUND GAS LINE MARKER
- EXISTING POST OR BOLLARD
- EXISTING SIGN
- EXISTING CONCRETE PAD/AREA
- P/L - EXISTING PROPERTY LINE
- R/W - EXISTING RIGHT OF WAY LINE
- C/L - EXISTING CENTER LINE
- OH - EXISTING OVERHEAD UTILITY LINES
- G - EXISTING UNDERGROUND GAS LINES
- ST - EXISTING UNDERGROUND STORM LINES
- SAN - EXISTING UNDERGROUND SANITARY LINES
- W - EXISTING UNDERGROUND WATER LINES
- E - EXISTING UNDERGROUND ELECTRIC LINES

SUMMA AKRON CITY AND  
ST. THOMAS HOSPITALS  
REC. No. 55748213





| KEY |                                                                                                                                                                                   |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     | 15' - 0" FRONT YARD PARKING SET BACK<br>10' - 0" SIDE/REAR YARD PARKING SETBACK                                                                                                   |
|     | 50' - 0" BUILDING AND PARKING SET BACK<br>ADJACENT TO SINGLE FAMILY RESIDENTIAL<br>25'-0" BUILDING SET BACK AT SIDE YARDS<br>20'-0" BUILDING AND PARKING SET BACK AT RIGHT OF WAY |
|     | CHANGE OF USE                                                                                                                                                                     |

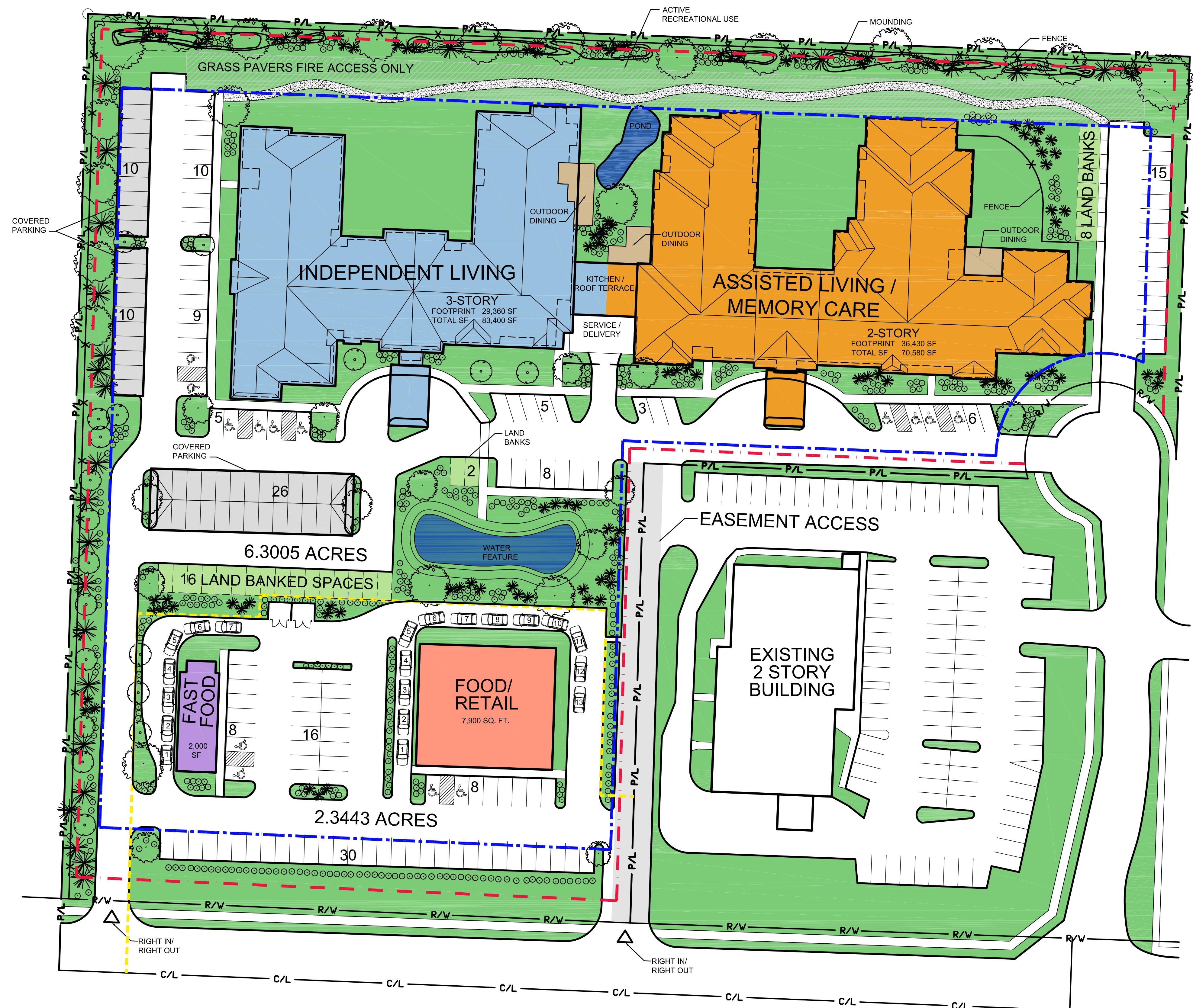
| LAND USE |                                |           |
|----------|--------------------------------|-----------|
|          | RETAIL                         | 7,900 SF  |
|          | FAST FOOD                      | 2,000 SF  |
|          | INDEPENDENT LIVING<br>61 UNITS | 29,360 SF |
|          | ASSISTED LIVING<br>44 UNITS    | 36,430 SF |
|          | MEMORY CARE<br>20 UNITS        | 36,430 SF |
|          | COVERED PARKING                | 46 SPACES |

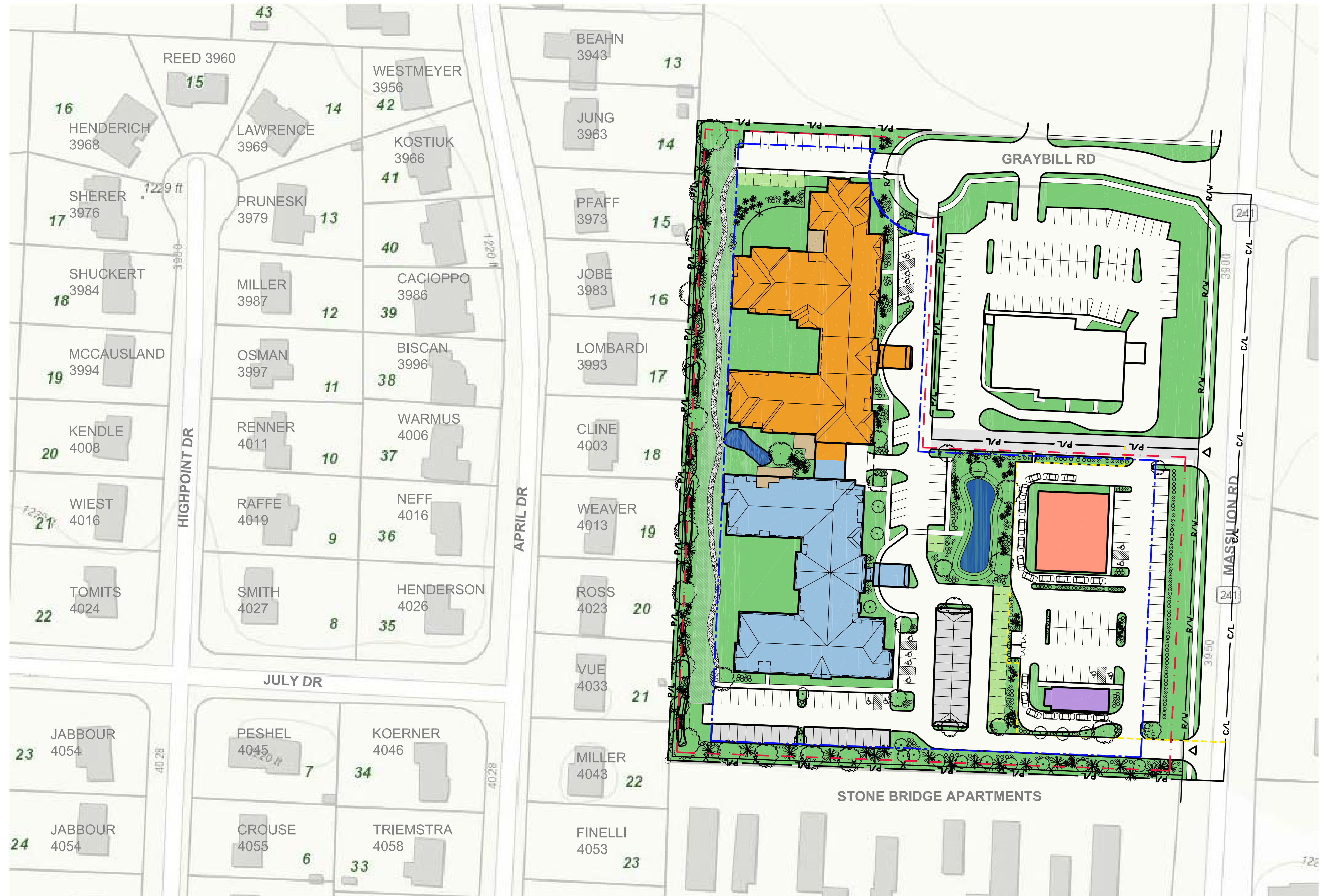
| OPEN SPACE                                                 |            |
|------------------------------------------------------------|------------|
| TOTAL SITE                                                 | 376,569 SF |
| OPEN SPACE REQ'D: 15%                                      | 56,486 SF  |
| BUILDING COVERAGE                                          | 84,890 SF  |
| IMPERVIOUS SURFACE                                         | 166,137 SF |
| LAND BANKED SPACES                                         | 5,200 SF   |
| ACTUAL OPEN SPACE: 32%                                     | 120,342 SF |
| MIN 25% OF REQ'D OPEN SPACE TO BE ACTIVE RECREATIONAL AREA |            |
| REQ'D 56,486 SF X 25% = 14,122 SF                          |            |
| PROVIDED 17,490 SF / 56,486 SF = 31 %                      |            |

| DENSITY                                     |
|---------------------------------------------|
| 126 UNITS / 6.305 ACRES = 20% UNITS / ACRES |

| PARKING CALCULATIONS          |                        |          |                 |              |                        |                     |
|-------------------------------|------------------------|----------|-----------------|--------------|------------------------|---------------------|
|                               | REQUIREMENTS           |          |                 | REQ'D SPACES | TOTAL PARKING PROVIDED | ACCESSIBLE PROVIDED |
| INDEPENDENT LIVING            | 1 PER BED              | 85 BEDS  | 85 SPACES       | 85           | 85                     | 6                   |
| ASSISTED LIVING & MEMORY CARE | 1 PER 3 BEDS           | 50 BEDS  | 17 SPACES       | 25           | 28                     | 4                   |
|                               | 1 PER 3 BEDS           | 23 BEDS  | 8 SPACES        |              |                        |                     |
| FAST FOOD                     | 15 SPACES PER 1,000 SF | 2,000 SF | 30 SPACES REQ'D | 30           | 30                     | 2                   |
| FOOD / RETAIL                 | 4 SPACES PER 1,000 SF  | 7,900 SF | 32 SPACES REQ'D | 32           | 32                     | 2                   |

| INDEPENDENT LIVING 65+ YEARS |       |     |     |     |      |
|------------------------------|-------|-----|-----|-----|------|
| TYPE                         | UNITS | 1ST | 2ND | 3RD | BEDS |
| 2 BR                         | 24    | 6   | 9   | 9   | 48   |
| 1 BR                         | 29    | 5   | 12  | 12  | 29   |
| STUDIO                       | 8     | 0   | 4   | 4   | 8    |
| TOTAL                        | 61    | 11  | 25  | 25  | 85   |
| ASSISTED LIVING              |       |     |     |     |      |
| TYPE                         | UNITS | 1ST | 2ND | 3RD | BEDS |
| 2 BR                         | 2     | 1   | 1   | -   | 4    |
| 1 BR                         | 25    | 5   | 20  | -   | 25   |
| 1 BR SHARED                  | 7     | 1   | 6   | -   | 10   |
| DLX STUDIO                   | 5     | 0   | 5   | -   | 5    |
| STUDIO                       | 6     | 0   | 6   | -   | 6    |
| TOTAL                        | 45    | 7   | 38  | -   | 50   |
| MEMORY CARE                  |       |     |     |     |      |
| TYPE                         | UNITS | 1ST | 2ND | 3RD | BEDS |
| 1 BR SHARED                  | 6     | 6   | -   | -   | 6    |
| DLX STUDIO                   | 4     | 4   | -   | -   | 4    |
| STUDIO                       | 10    | 10  | -   | -   | 10   |
| TOTAL                        | 20    | 20  | -   | -   | 20   |
| BUILDING TOTALS              |       |     |     |     |      |
| TYPE                         | UNITS | 1ST | 2ND | 3RD | BEDS |
| TOTAL                        | 126   | 38  | 63  | 25  | 155  |







EAST ELEVATION

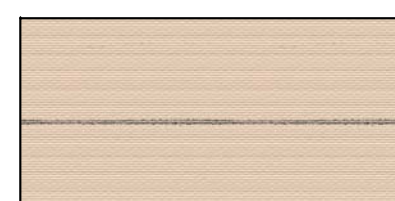
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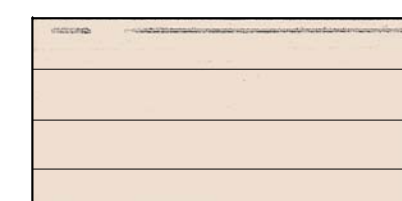
"LIMESTONE"



BRICK 1



BRICK 2



SIDING



SINGLES





EAST ELEVATION

KEY:



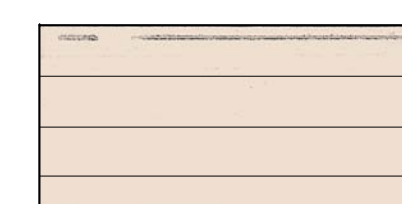
"LIMESTONE"



BRICK 1



BRICK 2



SIDING



SINGLES

0 10' 20' 40'



SINGLE LOADED COVERED PARKING



DOUBLE LOADED COVERED PARKING

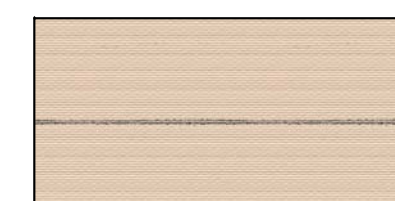
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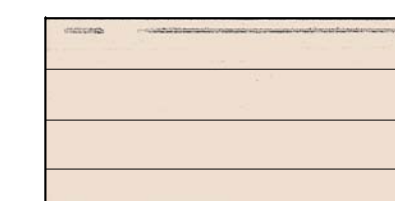
"LIMESTONE"



BRICK 1



BRICK 2



SIDING



SINGLES



DESCRIPTION

DATE

REV.

TWL GREEN DEVELOPMENT  
GREEN, OHIO

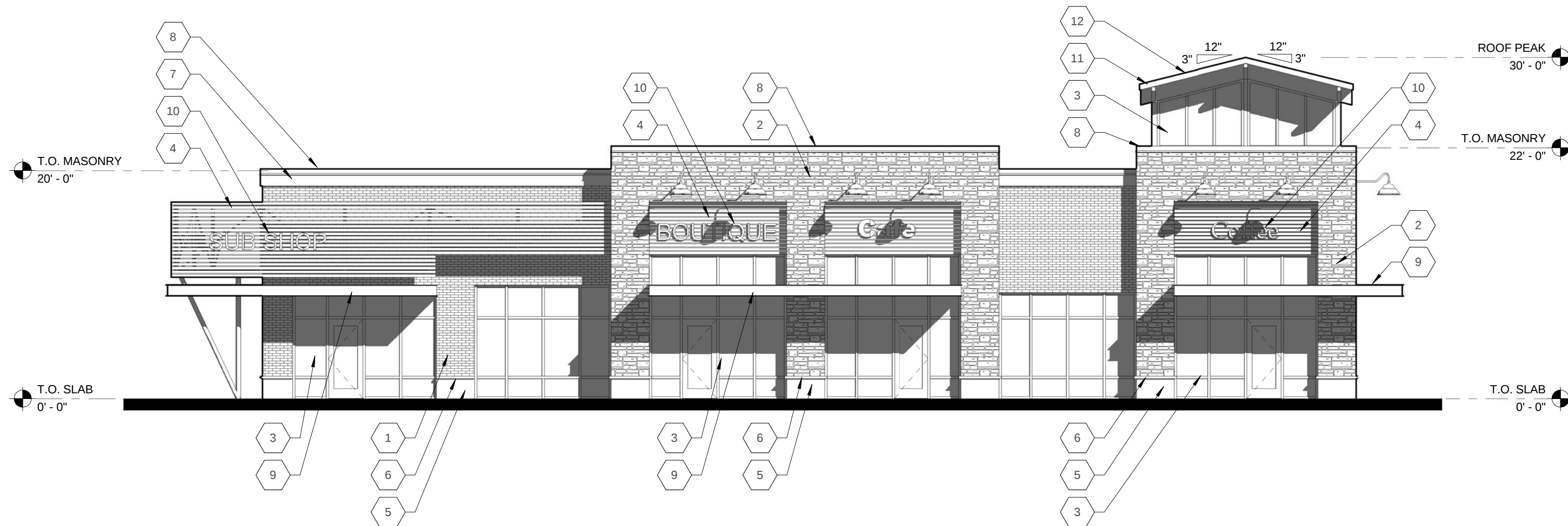
ELEVATIONS -OUTBUILDING

| PERMIT       | DATE |
|--------------|------|
| BID          | ?    |
| CONSTRUCTION | ?    |
| RECORD       | ?    |

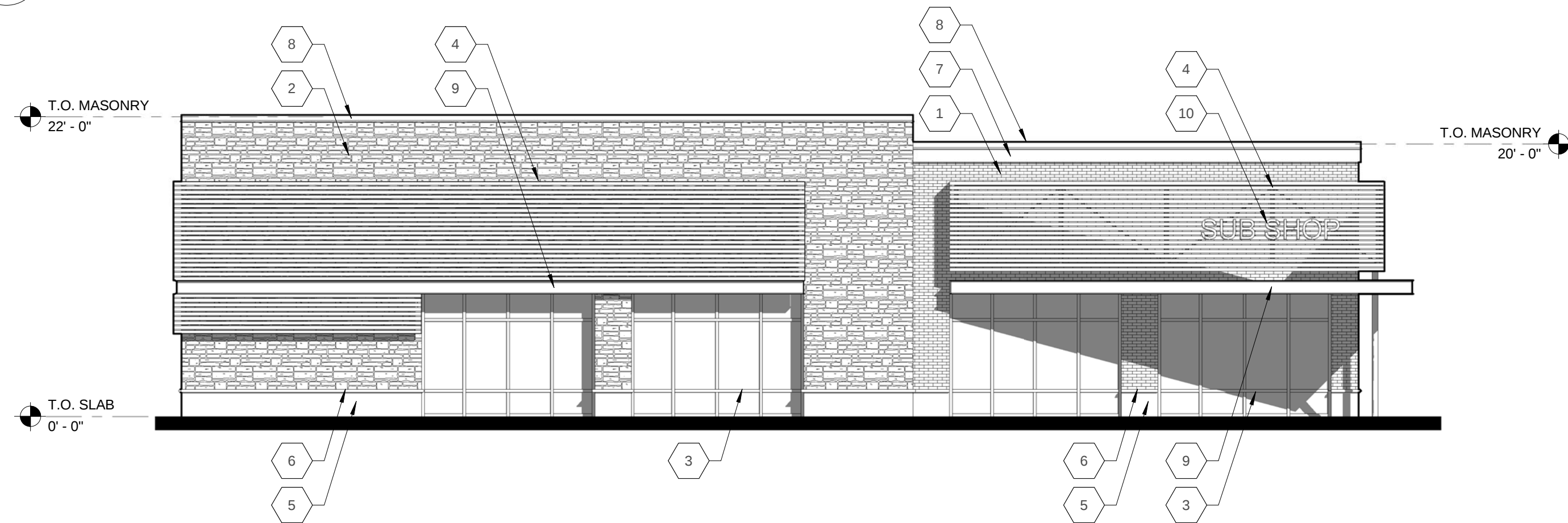
| PROJECT MANAGER | DESIGNER |
|-----------------|----------|
| SW              | JL       |

JOB NO.  
**2017447.00**

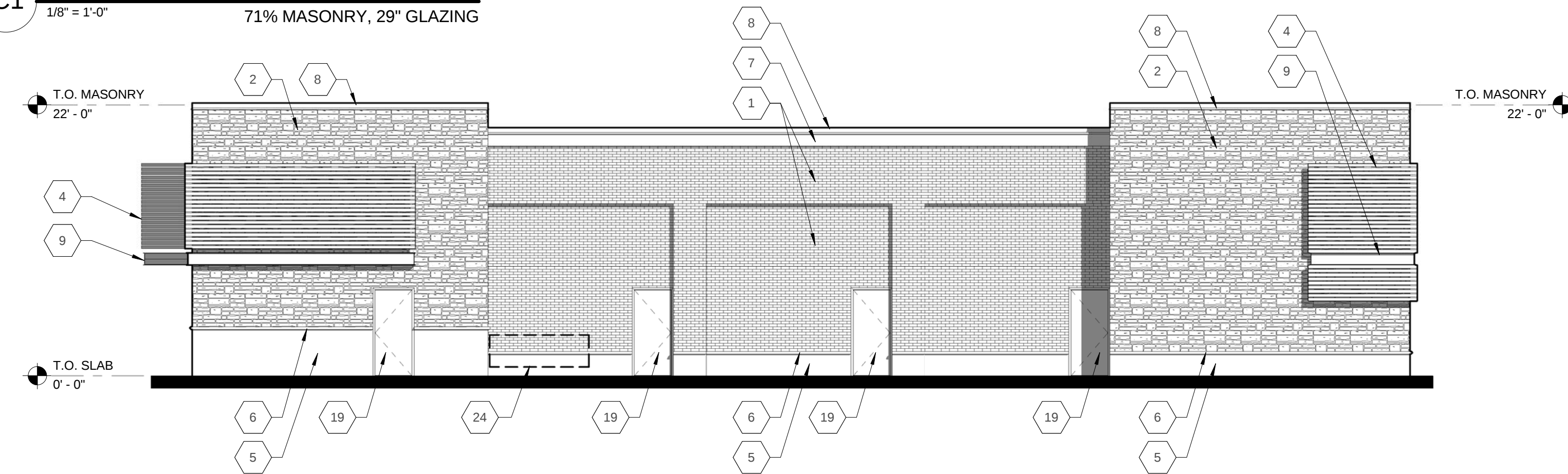
**A-103**



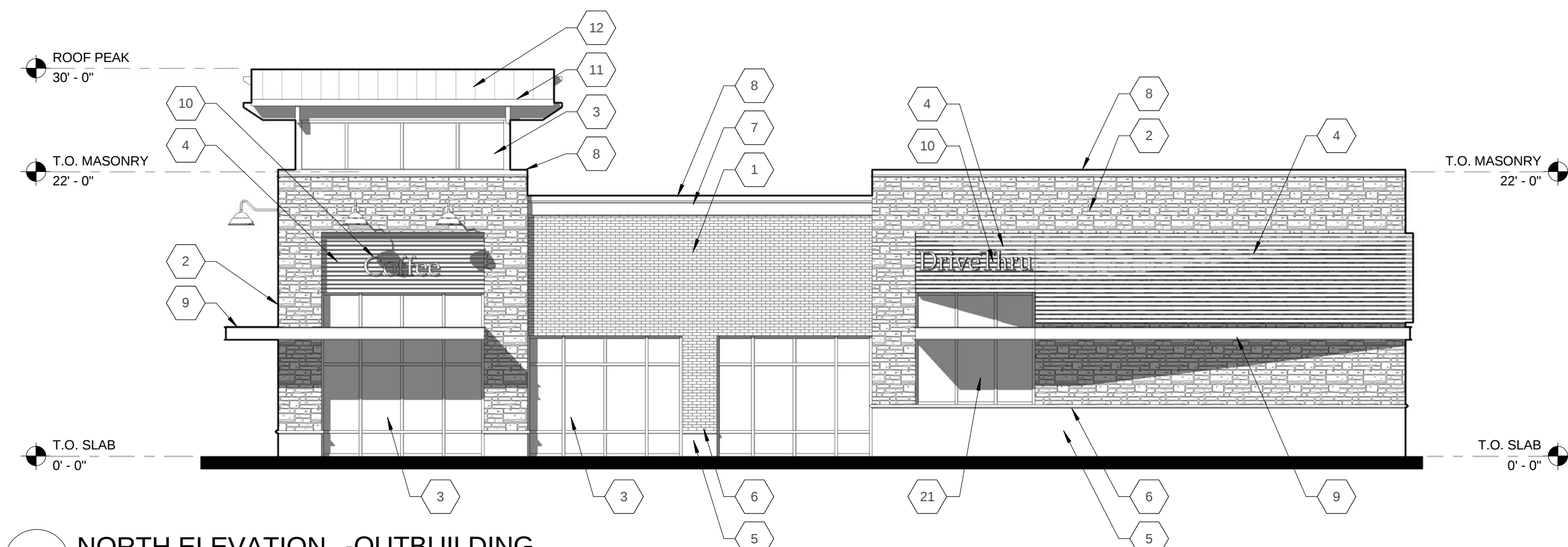
**D1 EAST ELEVATION -OUTBUILDING**  
1/8" = 1'-0"  
61% MASONRY, 39% GLAZING



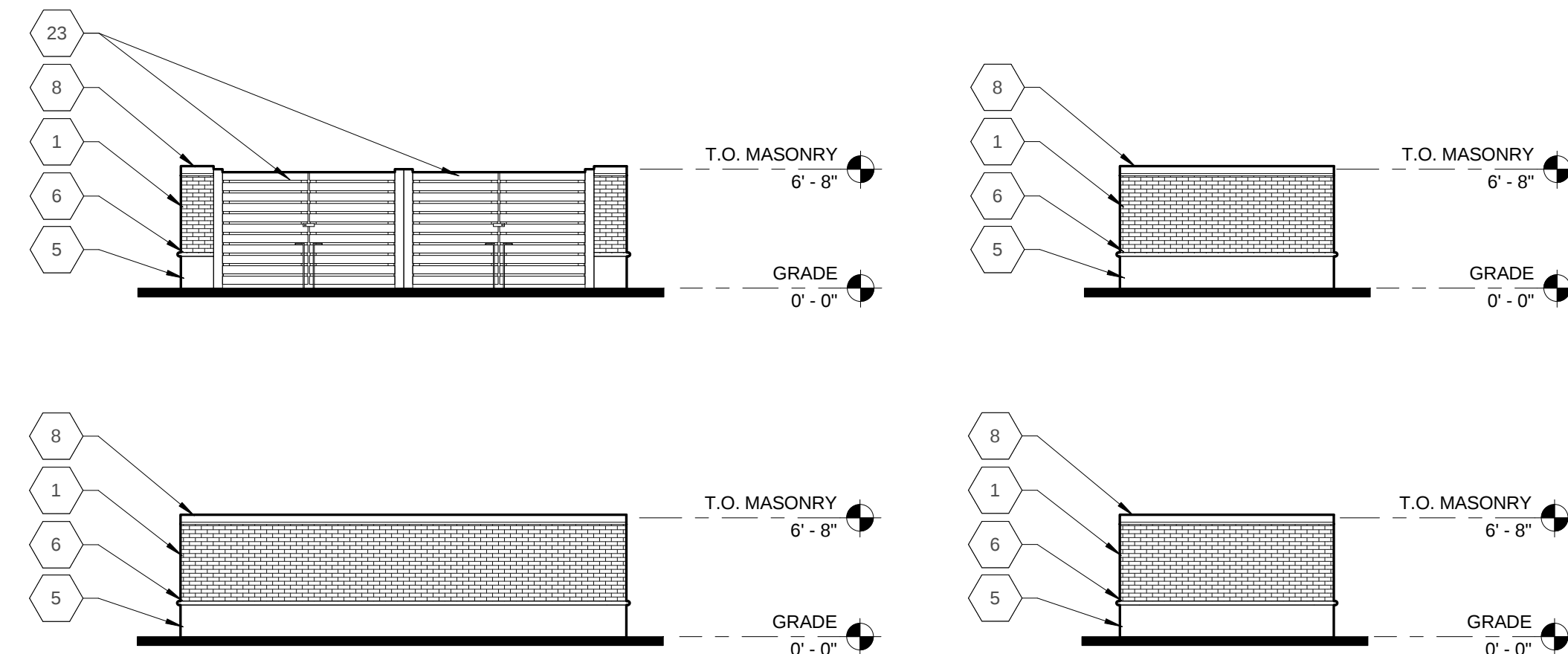
**C1 SOUTH ELEVATION -OUTBUILDING**  
1/8" = 1'-0"  
71% MASONRY, 29% GLAZING



**B1 WEST ELEVATION -OUTBUILDING**  
1/8" = 1'-0"



**A1 NORTH ELEVATION -OUTBUILDING**  
1/8" = 1'-0"  
74% MASONRY, 26% GLAZING



**1 DUMPSTER ENCLOSURE**  
1/8" = 1'-0"

#### SHEET KEYNOTES

- BRICK VENEER
- STONE VENEER -RANDOM ASHLAR PATTERN
- ALUMINUM STOREFRONT SYSTEM WITH ANNOZIDIZED FINISH AND CLEAR VISION GLASS
- WOOD SLAT RAINSCREEN OVER METAL FRAMEWORK
- CAST STONE WALL BASE
- CAST STONE WATER TABLE
- CAST STONE ACCENT BAND
- METAL COPING -COLOR TO MATCH WALL
- CANOPY WITH METAL FASCIA TO MATCH STOREFRONT WINDOW FRAMES
- DIMENSIONAL LETTER SIGNAGE
- METAL FASCIA
- STANDING SEAM METAL ROOF WITH WEATHERED COPPER FINISH
- ALUMINUM SUNSCREEN -FINISH TO MATCH STOREFRONT WINDOW FRAMES
- DECORATIVE METAL FENCE AROUND OUTDOOR EATING AREA
- BRICK FENCE PIER WITH CAST STONE CAP
- LOADING DOCK
- OVERHEAD SECTIONAL DOOR AT LOADING DOCK
- LOADING DOCK SCREEN WALL WITH BRICK VENEER TO MACH BUILDING
- HOLLOW METAL DOOR AND FRAME
- SPANDREL GLASS AT REAR OF CLERESTORY
- DRIVE-THROUGH WINDOW AND CANOPY
- FUTURE QUICK-SERVE RESTAURANT. FINAL ELEVATIONS BY FUTURE TENANT. TENANT TO UTILIZE SIMILAR BUILDING COLORS AND MATERIALS.
- METAL FIXED-LOUVER GATES -POWDER COAT FACTORY FINISH.
- UTILITY METERING FOR ALL TENANTS IN THIS BUILDING TO BE GROUPED IN ONE AREA. FINAL LOCATION IS SUBJECT TO CHANGE BASED ON FINAL TENANT LAYOUT.

#### KEY PLAN

