

KONTOGIANNIS
& ASSOCIATES

ARCHITECTURE
PLANNING
DESIGN

400 SOUTH FIFTH ST
SUITE 400
COLUMBUS, OHIO
43215-5492

PHONE: 614-224-2083
FAX: 614-224-4736
E-MAIL: architects@kontogiannis.com

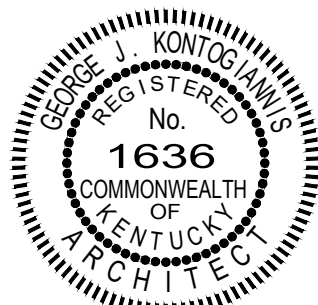
PROJECT:

THE
SANCTUARY
ON EDWARDS
SENIOR HOUSING
(BUILDING "A")

1125 EDWARDS RD.
ELSMERE, KY 41018

DRAWING TITLE:
OVERALL SITE PLAN

DATE: 07/31/2023
REVISED:

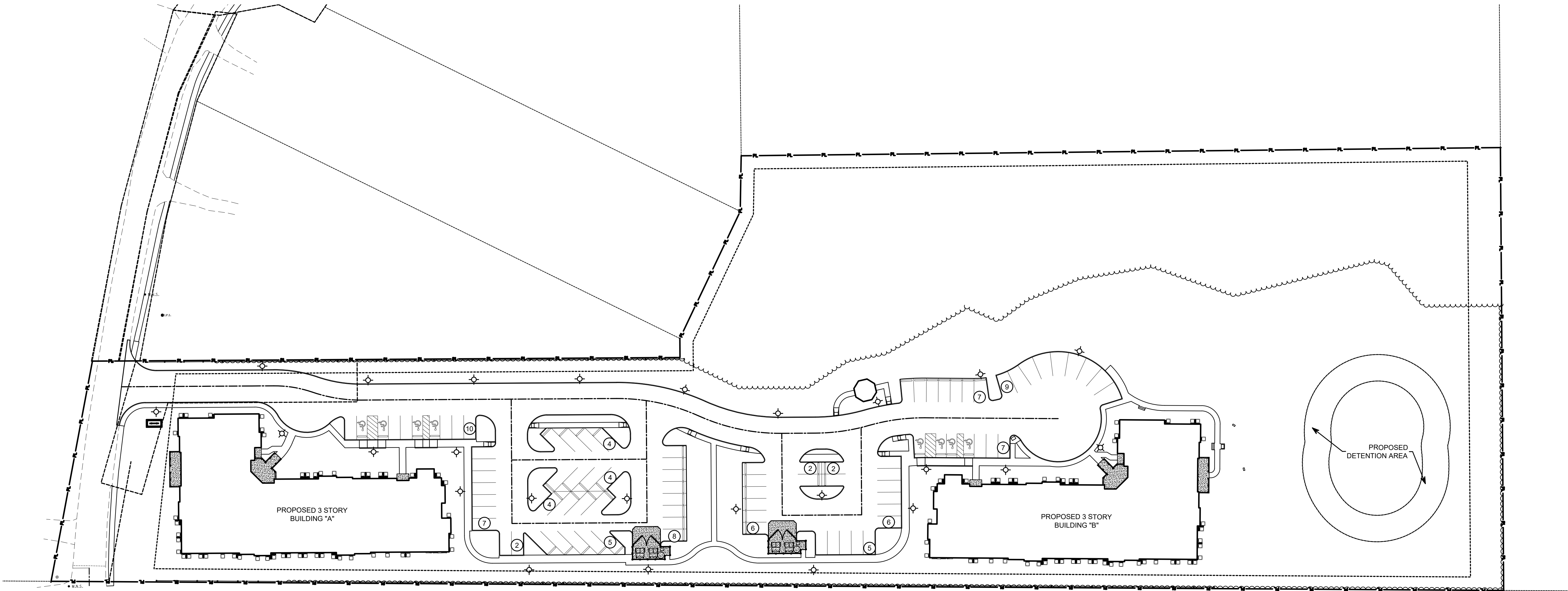


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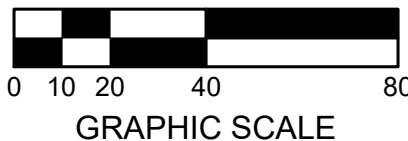
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- ☒ BID SET 11/08/2023
- ☐ CONSTRUCTION SET

SP-1



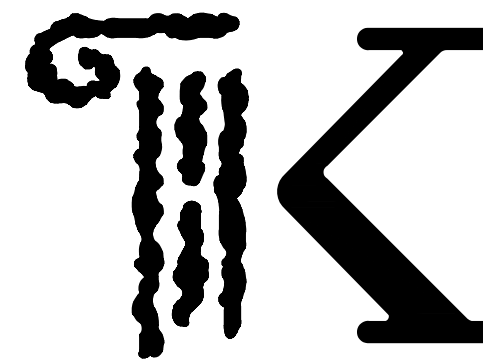
OVERALL SITE PLAN

SCALE: 1" = 40'



PARKING SUMMARY:

STANDARD PARKING	= 80
HANDICAPPED SPACES	= 8
TOTAL	= 88 SPACES



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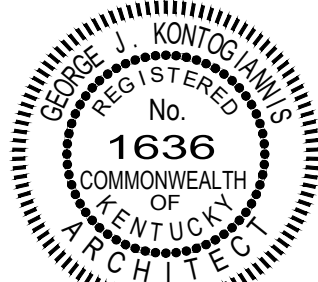
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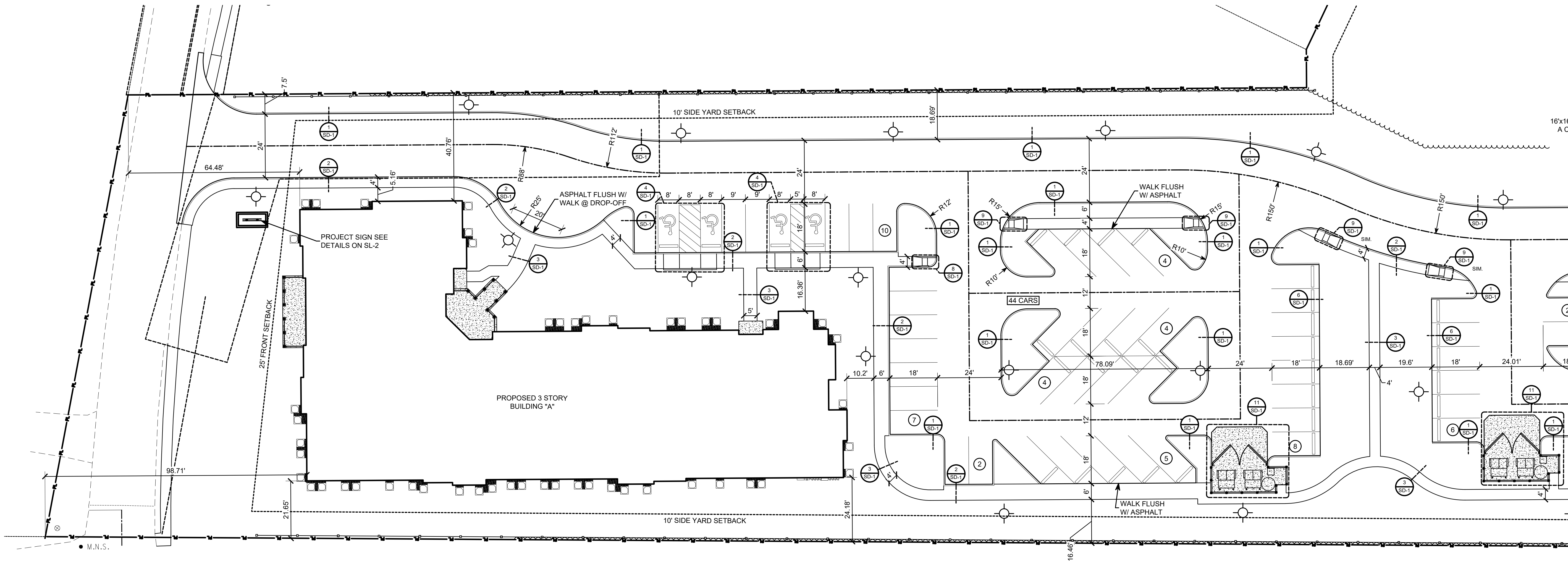


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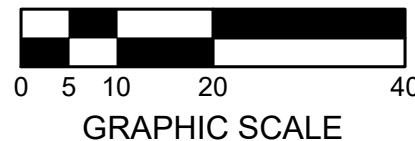
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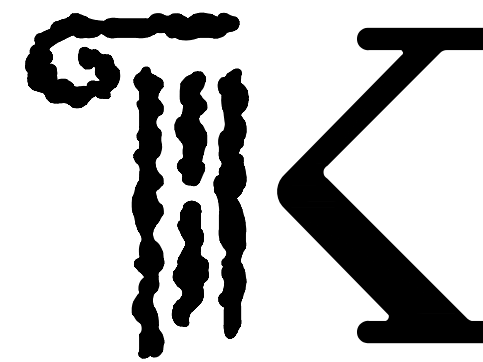
SP-2



SITE PLAN

SCALE: 1" = 20'





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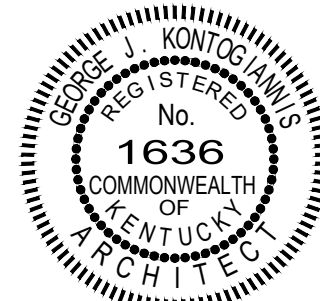
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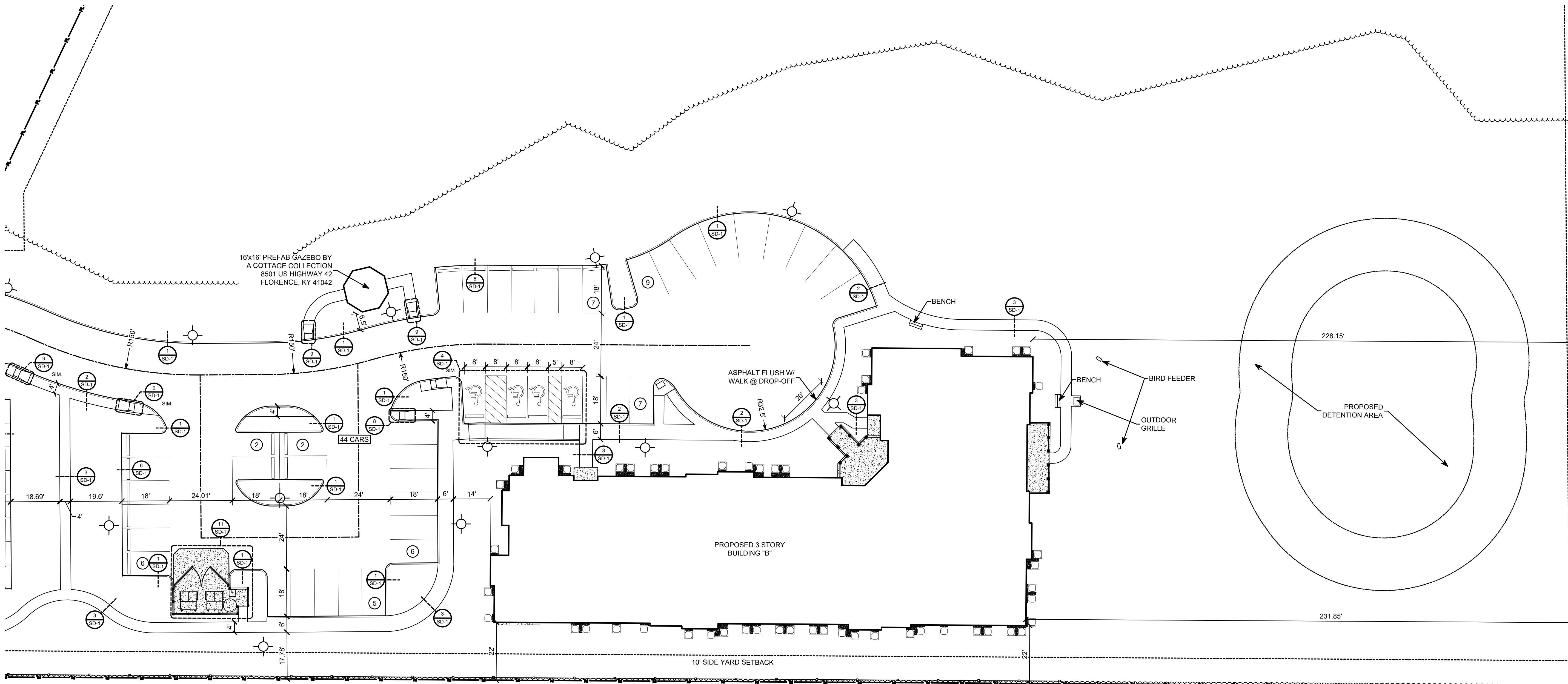


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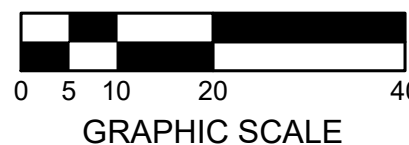
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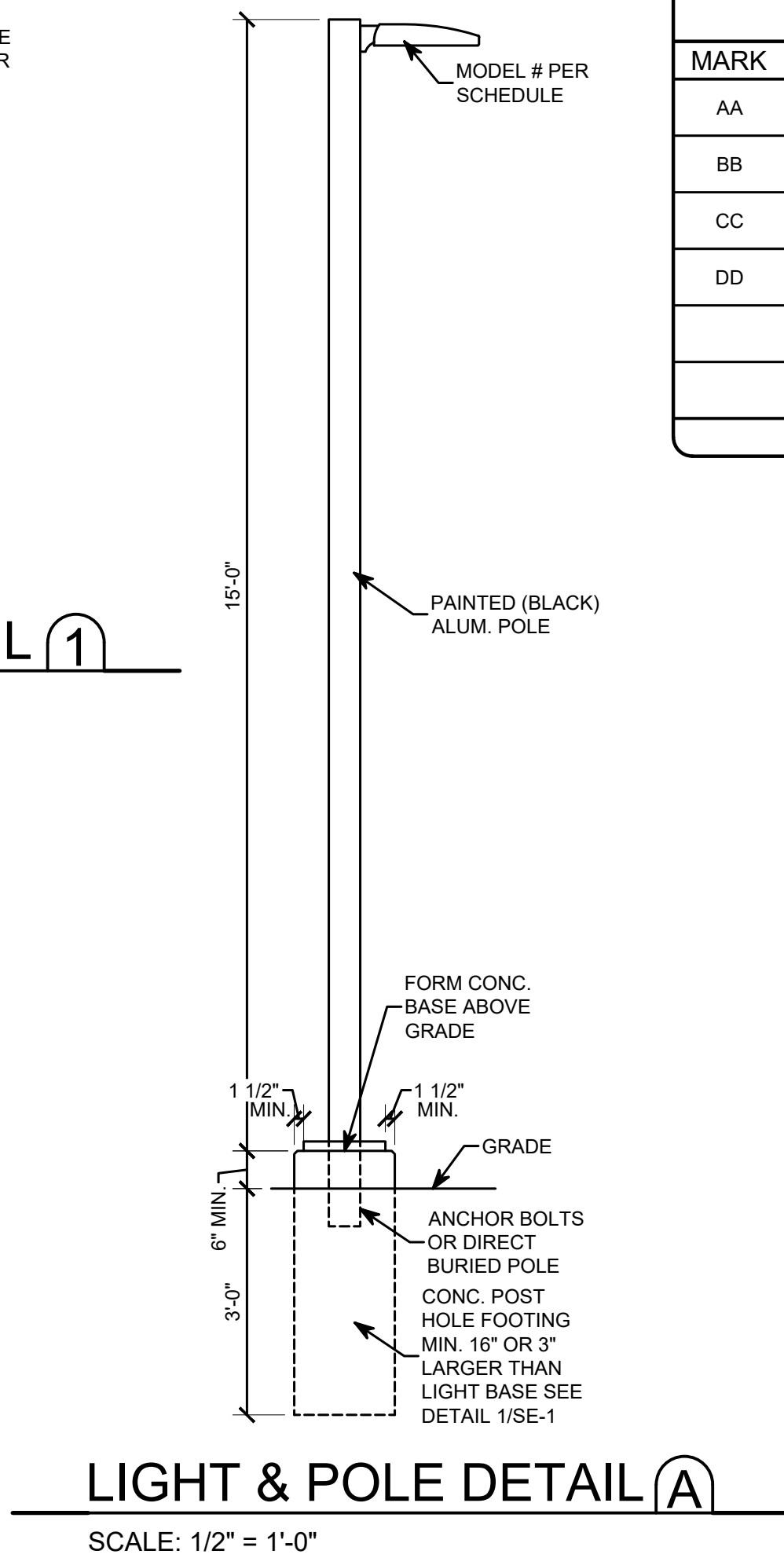
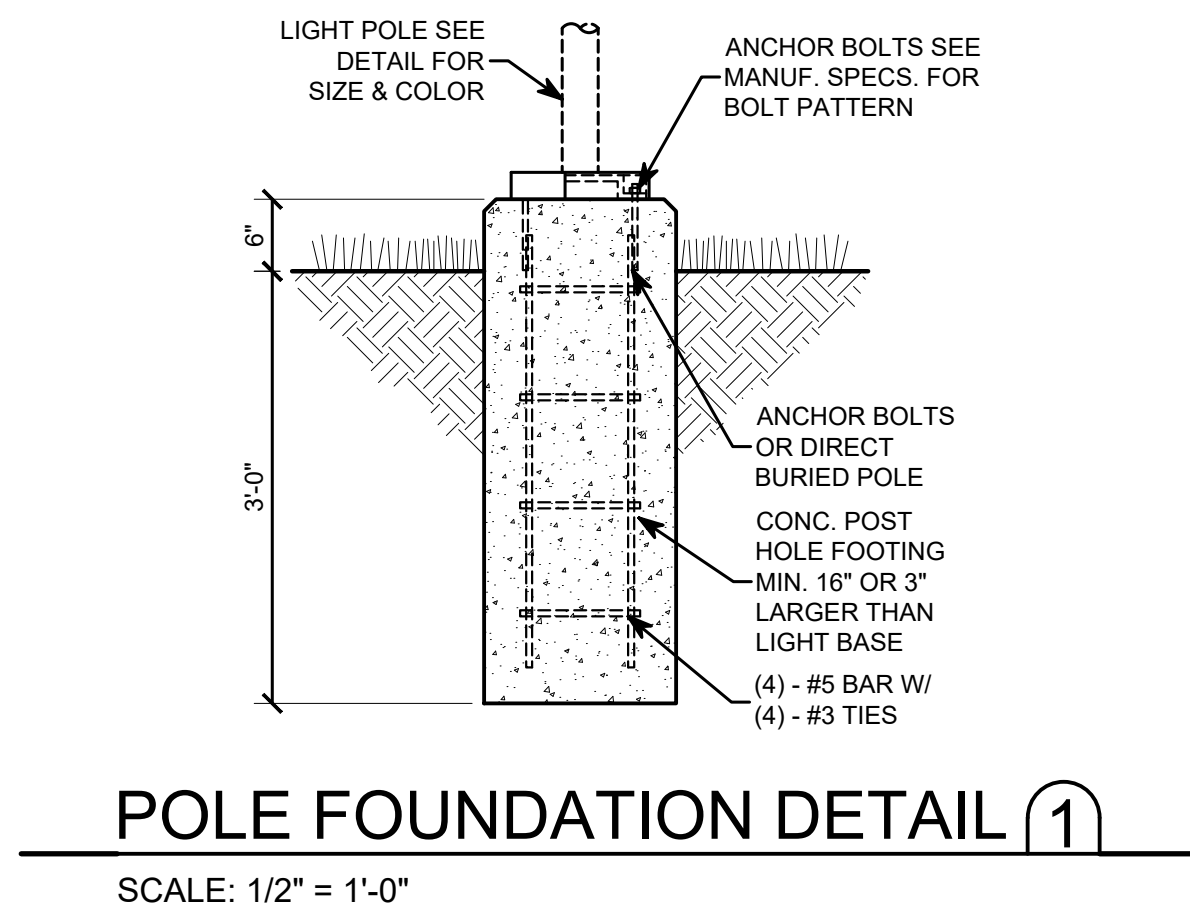
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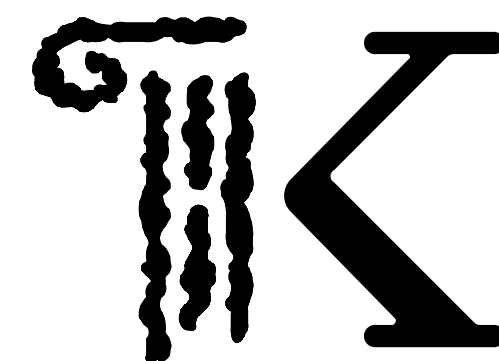
SITE PLAN

SCALE: 1" = 20'





SITE LIGHT FIXTURE SCHEDULE					
MARK	MANUFACTURER	CATALOG NUMBER	LAMP	MT'G. TYPE	REMARKS
AA	NLS LIGHTING LLC	NV-1-T4-16L-7-30K-UNV-HSS	36W LED 3000K	SEE DETAIL A/SE-1	CUT OFF LIGHT, COLOR BLACK
BB	NLS LIGHTING LLC	NV-1-T4-16L-7-30K-UNV	36W LED 3000K	SEE DETAIL A/SE-1	CUT OFF LIGHT, COLOR BLACK
CC	NLS LIGHTING LLC	NV-1-T5-16L-7-30K-UNV	36W LED 3000K	SEE DETAIL A/SE-1	COLOR BLACK
DD	NLS LIGHTING LLC	NV-1-T2-32L-7-30K7-HSS	71W LED 3000K	SEE DETAIL A/SE-1	CUT OFF LIGHT, COLOR BLACK



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Project:

The Sanctuary
on Edwards
Senior Housing
(Building "A")

1125 Edwards Rd.
Elsmere, KY 41018

Drawing Title:
Site Electrical
Plan

Date: 07/31/2023
Revised:

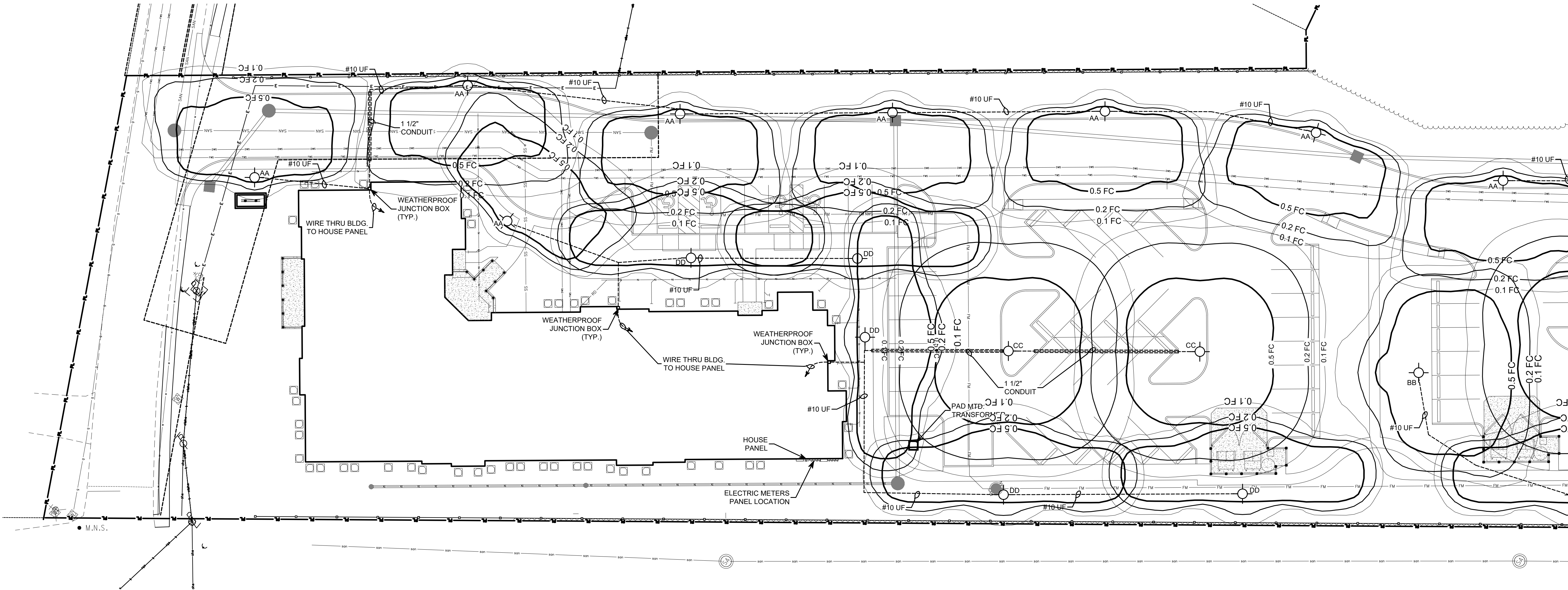


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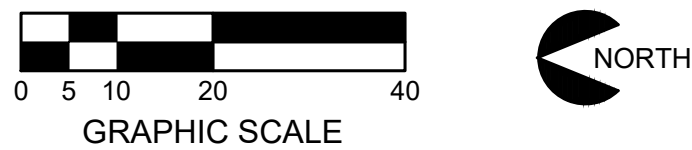
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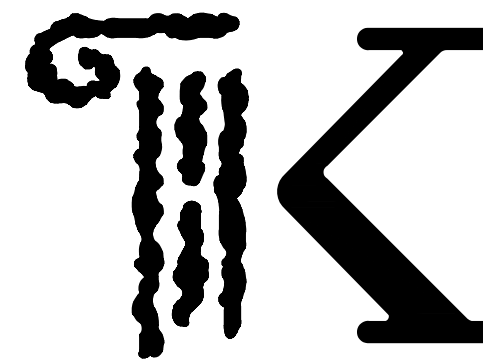
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- ☐ Permit Set 07/31/2023
- ☒ Bid Set 11/08/2023
- ☐ Construction Set

SE-1



SITE ELECTRICAL PLAN
SCALE: 1" = 20'





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PLAN

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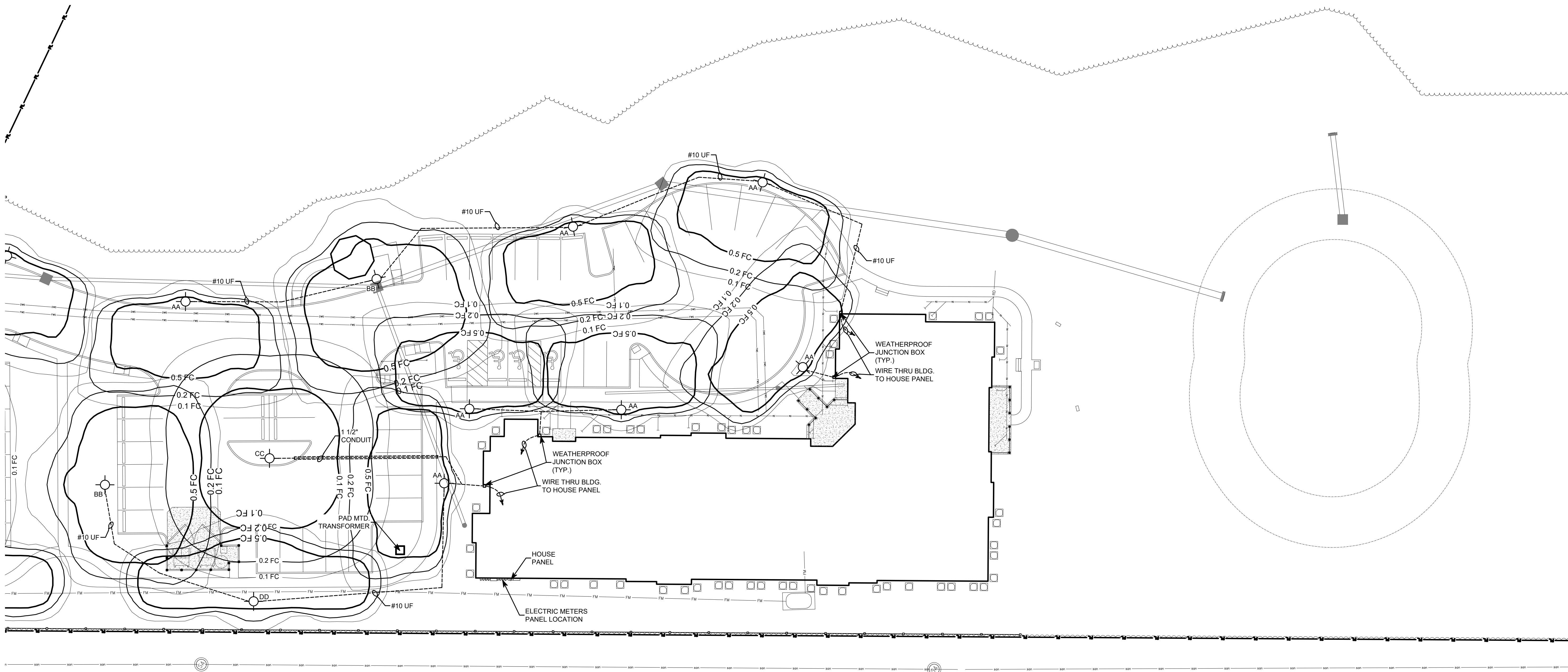


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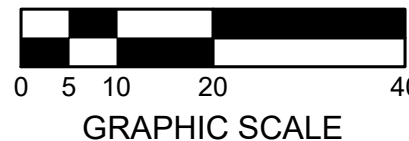
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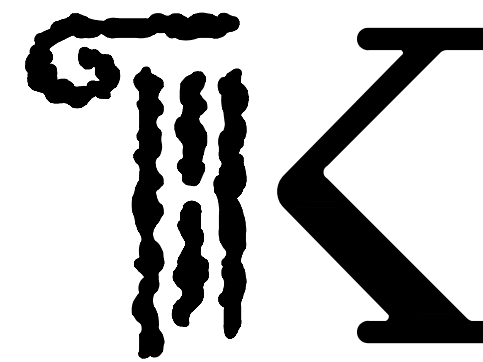
SE-2



SITE ELECTRICAL PLAN

SCALE: 1" = 20'





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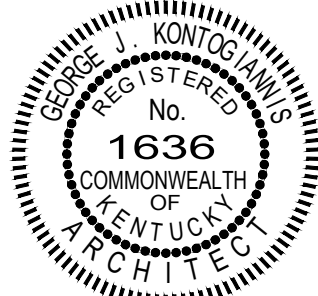
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DRAWING TITLE:
SITE LANDSCAPING
PLAN

DATE: 07/31/2023
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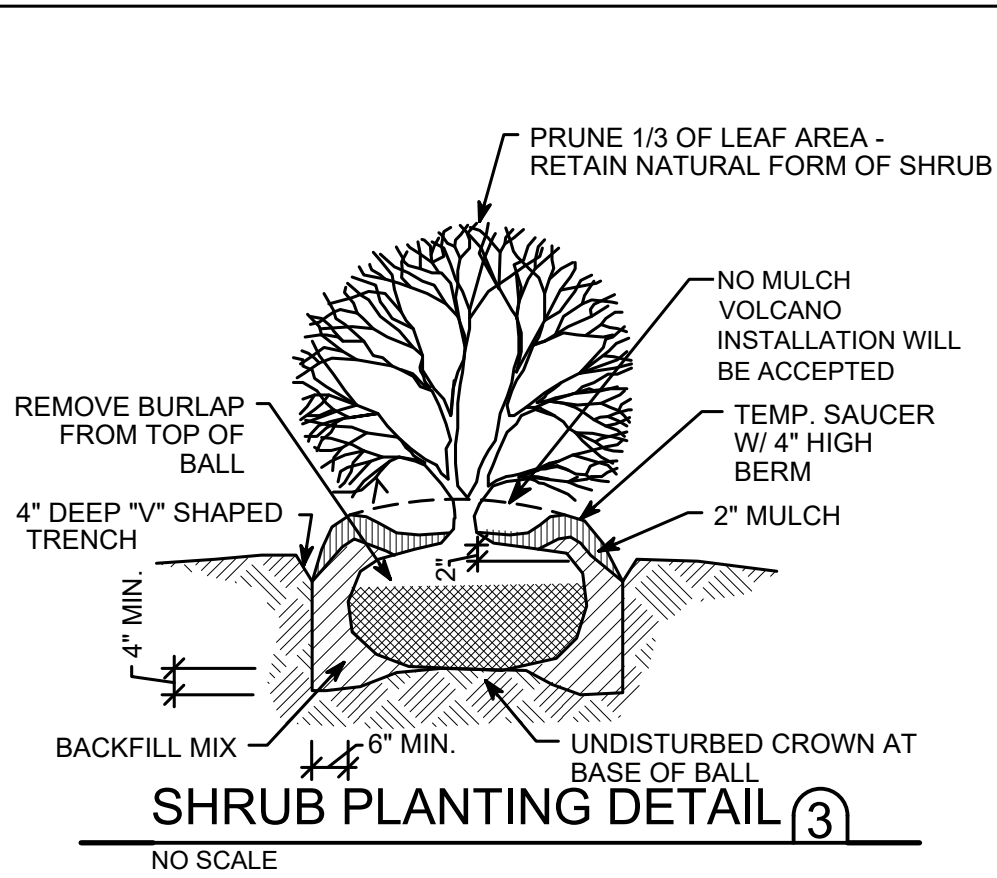
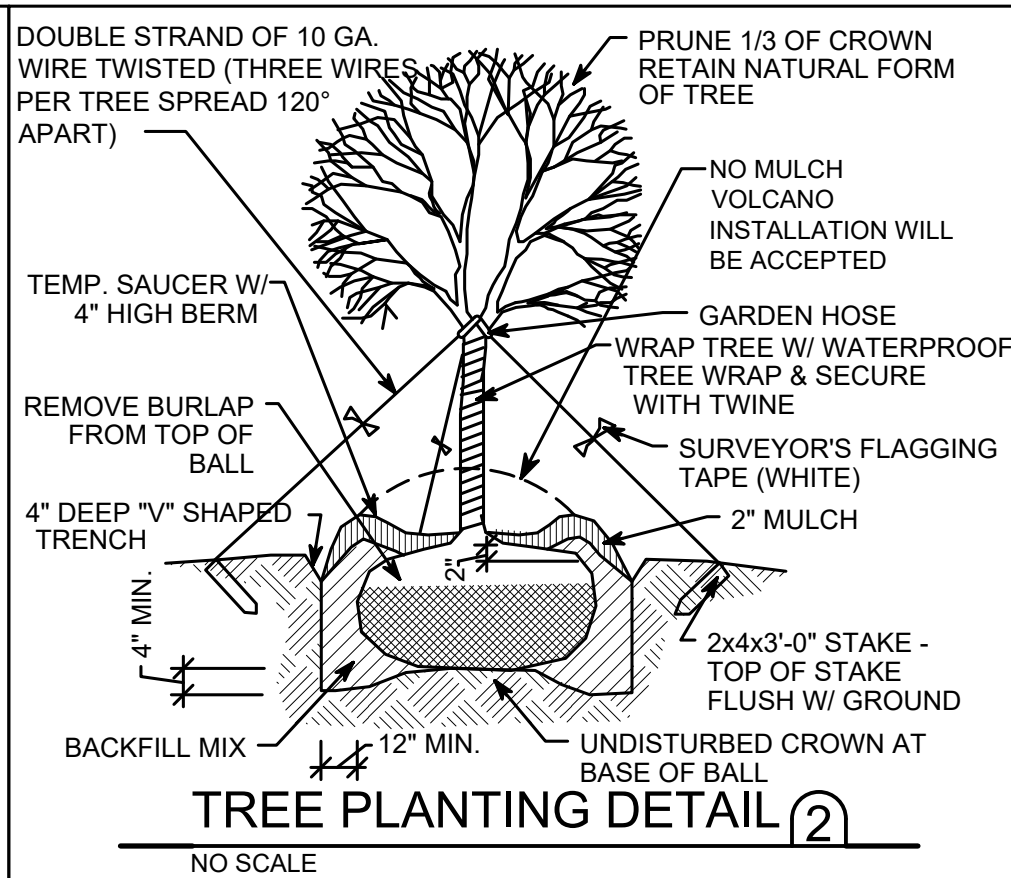
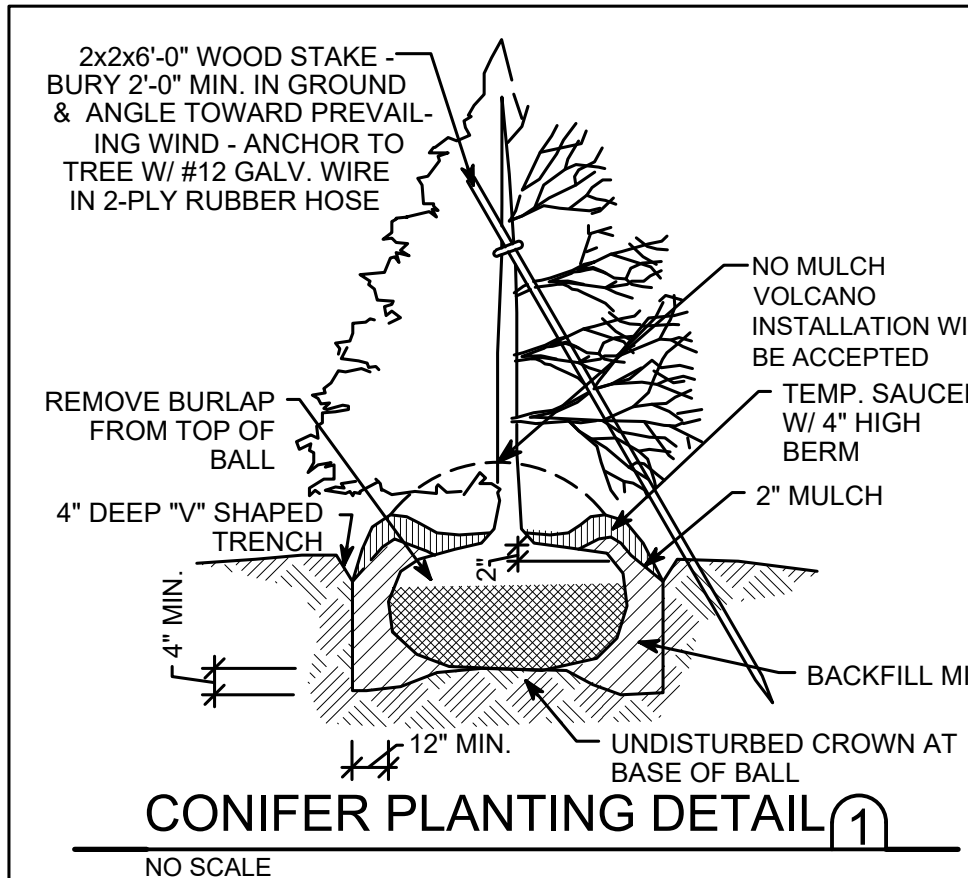


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CODE REQUIREMENTS PER 7.07:

LANDSCAPE & REQUIREMENTS STANDARD - PER TABLE 7.5

ZONING DISTRICTS = RESIDENTIAL = R-CPS
R-CPS IS REQUIRED TO MEET INTERIOR AND STREET TREES ONLY

INTERIOR LANDSCAPING REQUIREMENTS - PER TABLE 7.6 - LOT PLANTING:

LOT SIZE > 45,000 SQ. FT. = 5 + 1 PER 15,000 SQ. FT. OF LOT AREA OVER 45,000 SQ. FT.
LOT SIZE UNITS 278,534 SQ. FT. - 45,000 SQ. FT. = 233,534 SQ. FT.
233,534 SQ. FT. / 15,000 SQ. FT. = 15.56 TREES OR 16 TREES
5 + 16 = 21 TOTAL LARGE TREES

PROVIDED TREES:
LARGE =
MEDIUM =

STREET TREE REQUIREMENTS:

LOCAL STREETS = 1 MEDIUM STREET TREE PER 40 LINEAR FEET OF RIGHT-OF-WAY (MAX DISTANCE 50 FEET)

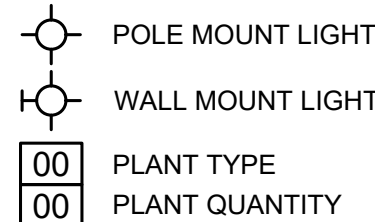
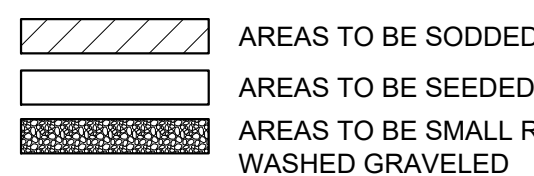
RIGHT-OF-WAY = 170LF/40LF = 4.25 OR 5 STREET TREES REQUIRED

PROVIDE TREES:
MEDIUM =

PLANT LIST				
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY.
DECIDUOUS TREES				
GSL	GREENSPIRE LINDEN	TILIA CORDATA (GREENSPIRE)	2" MIN CALIPER	9
OGM	RED MAPLE - OCTOBER GLORY	ACER RUBRUM "OCTOBER GLORY"	2" MIN CALIPER	11
ORNAMENTAL TREES				
MAG	SWEETBAY MAGNOLIA	MAGNOLIA VIRGINIANA	1 1/2" MIN CALIPER	4
JTL	JAPANESE TREE LILAC	SYRINGA RETICULATA "IVORY SILK"	1 1/2" MIN CALIPER	5
EVERGREEN TREES				
NS	NORWAY SPRUCE	PICEA ABIES	6'-0" HIGH 1 1/2" MIN. CALIPER	3
DAS	DWARF ALBERTA SPRUCE	PICEA GLAUCA 'CONICA'	6'-0" HIGH 1 1/2" MIN. CALIPER	15
SHRUBS				
PAV	PYRAMIDAL ARBORVITAE	THUJA OCCIDENTALIS "EMERALD GREEN"	5'-0" HIGH	12
BSJ	BLUE STAR JUNIPER	JUNIPERUS SPAMATA	24" HIGH	
TD	TAXUS x MEDIA 'DENSIFORMIS'	DENSIFORMIS	24" HIGH	4
DB	DWARF BARBERRY	BERBERIS THUNBERGI CRIMSON PYGM	24" HIGH	26
KB	KOREAN BOXWOOD	B. MICROPHYLLA "LITTLELEAF"	24" HIGH	40
BR	BLUE RUG	WILTONI "BLUE RUG"	15" HIGH	12
VR	VARIAGATED RED TWIG DOGWOOD	CORNUS ALBA ELEGANTISSIMA	24" HIGH	27
ORNAMENTAL GRASSES				
PLG	PURPLE LOVE GRASS	ERAGROSTIS SPECTABILIS	12" WIDE	4
LB	LITTLE BLUESTEM	MOLINIA CAERULEA	12" WIDE	4

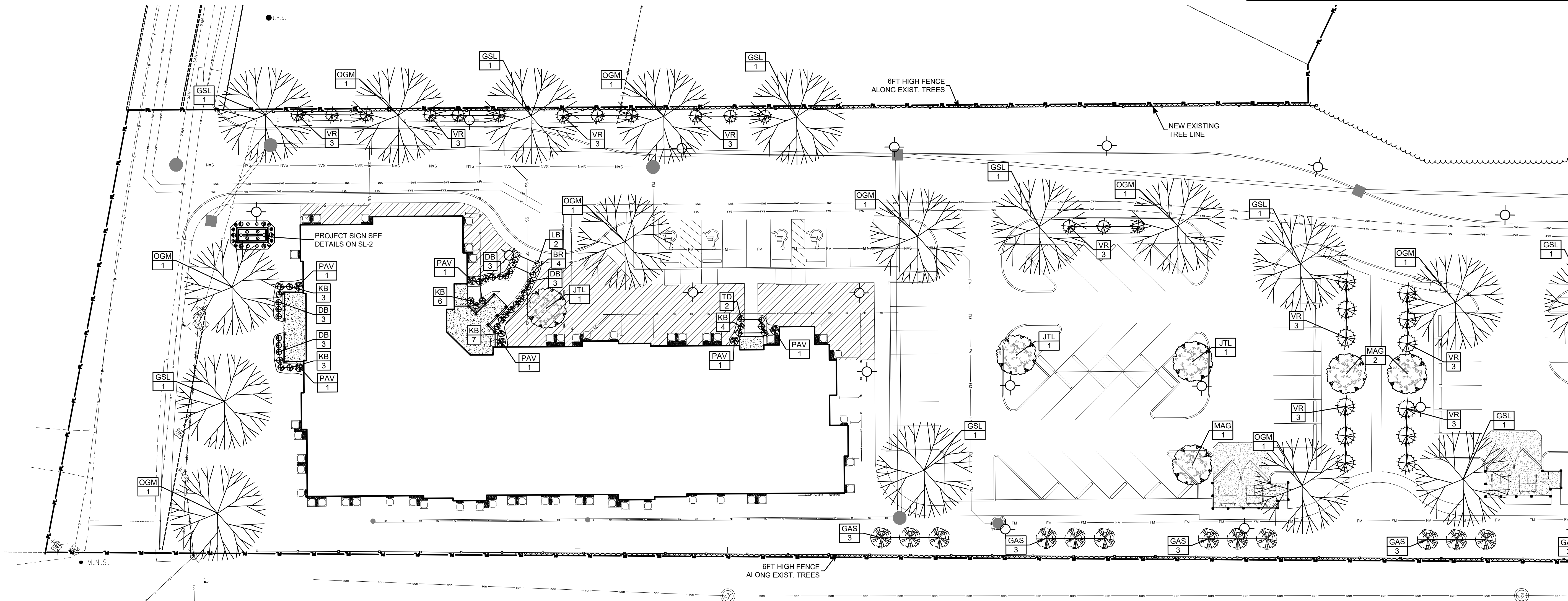
GENERAL LANDSCAPING NOTES & SYMBOLS

SYMBOLS



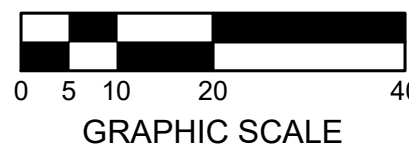
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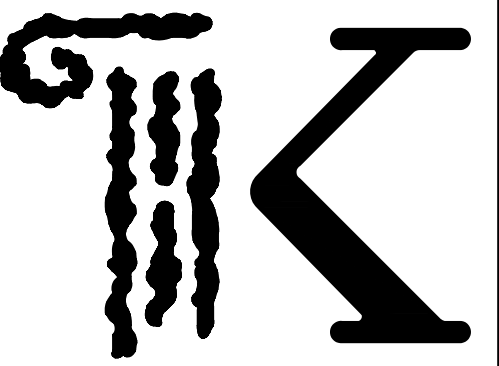
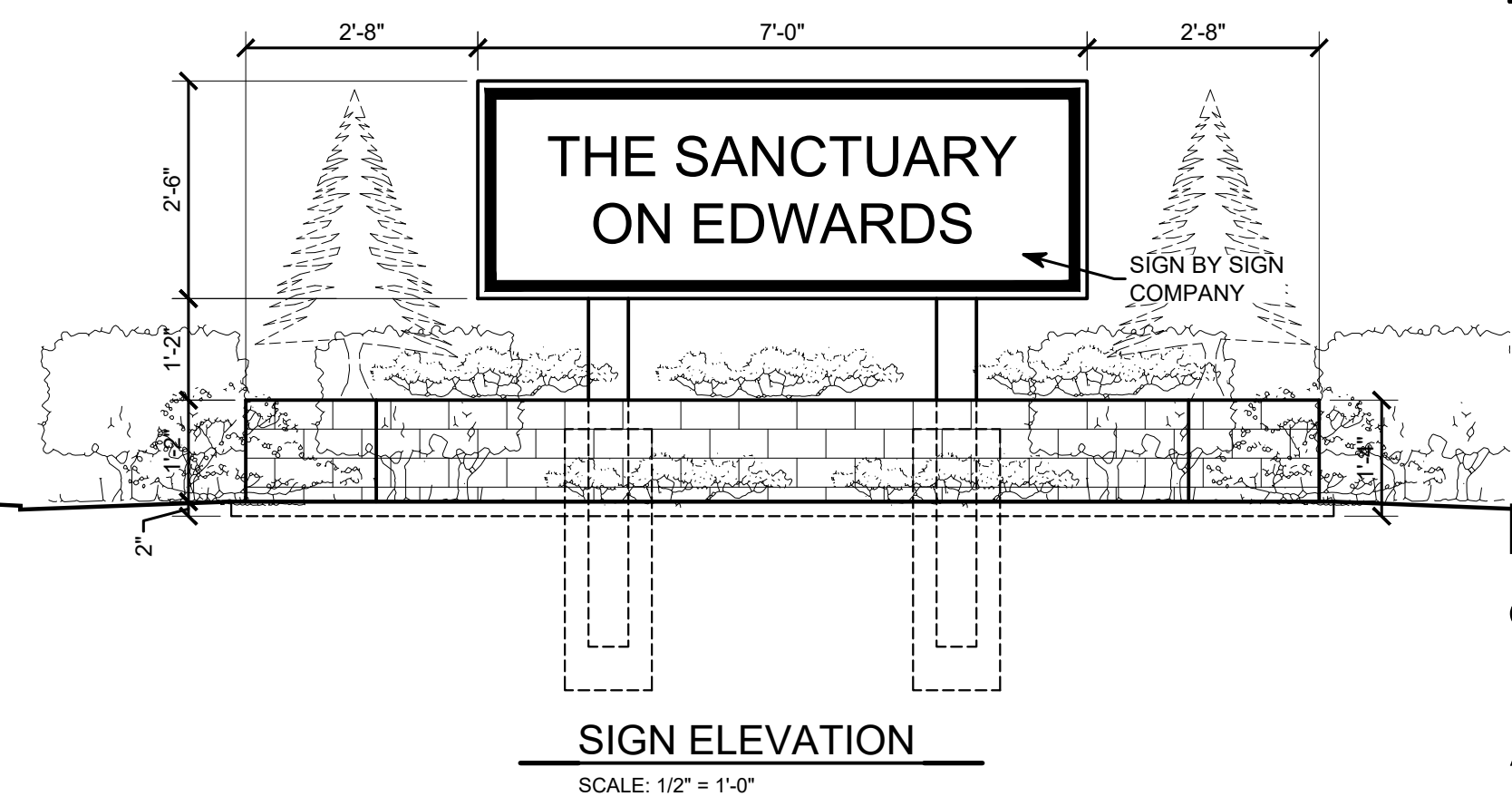
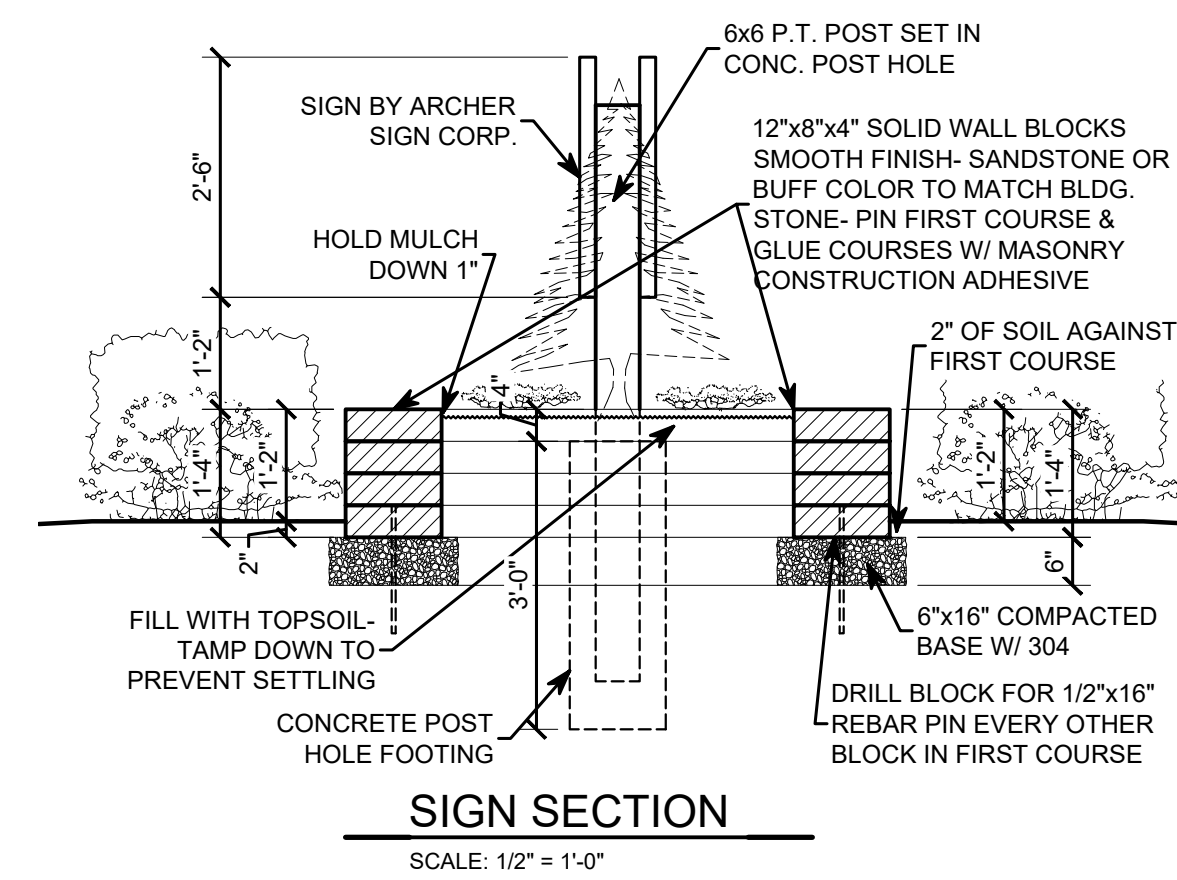
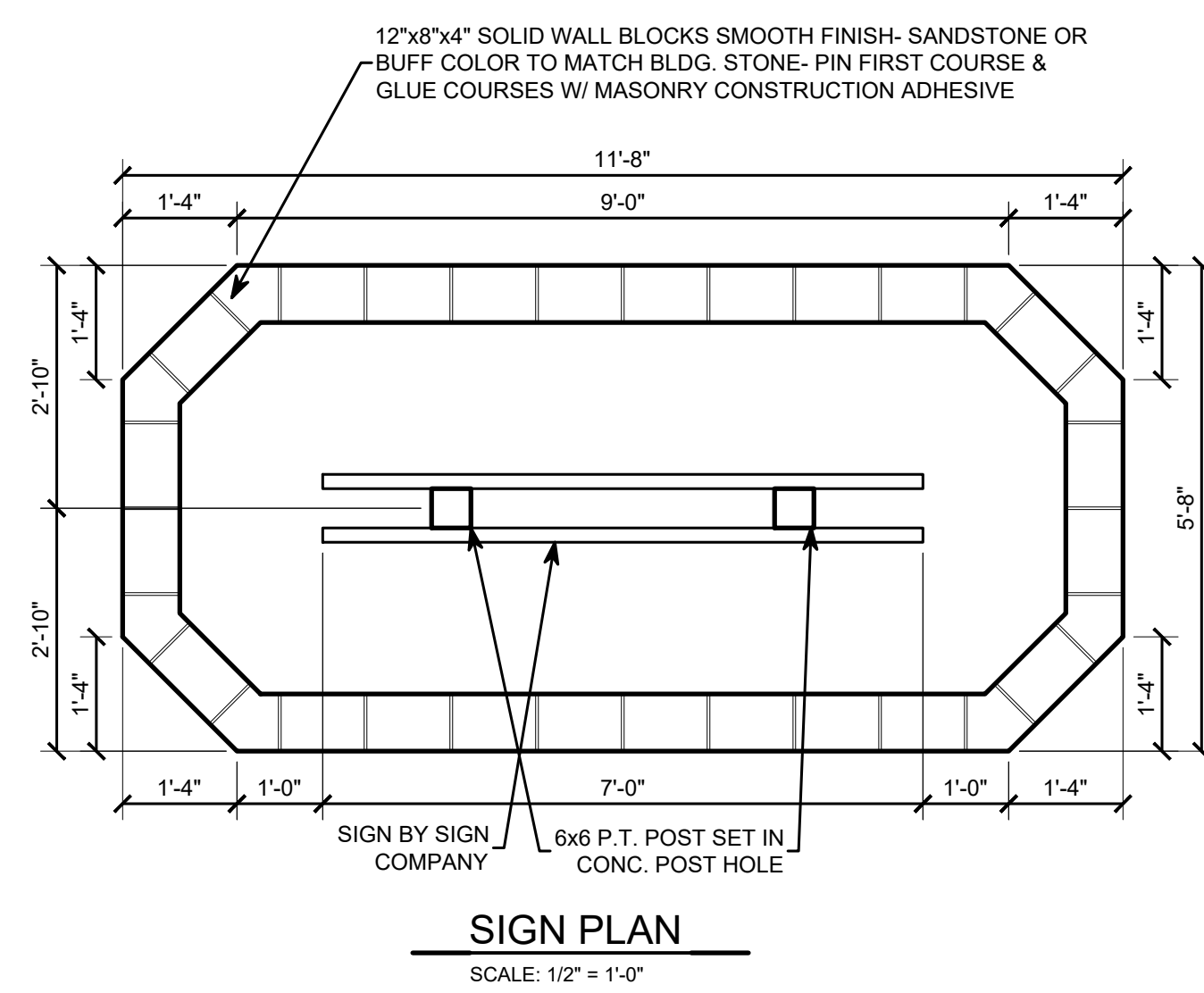
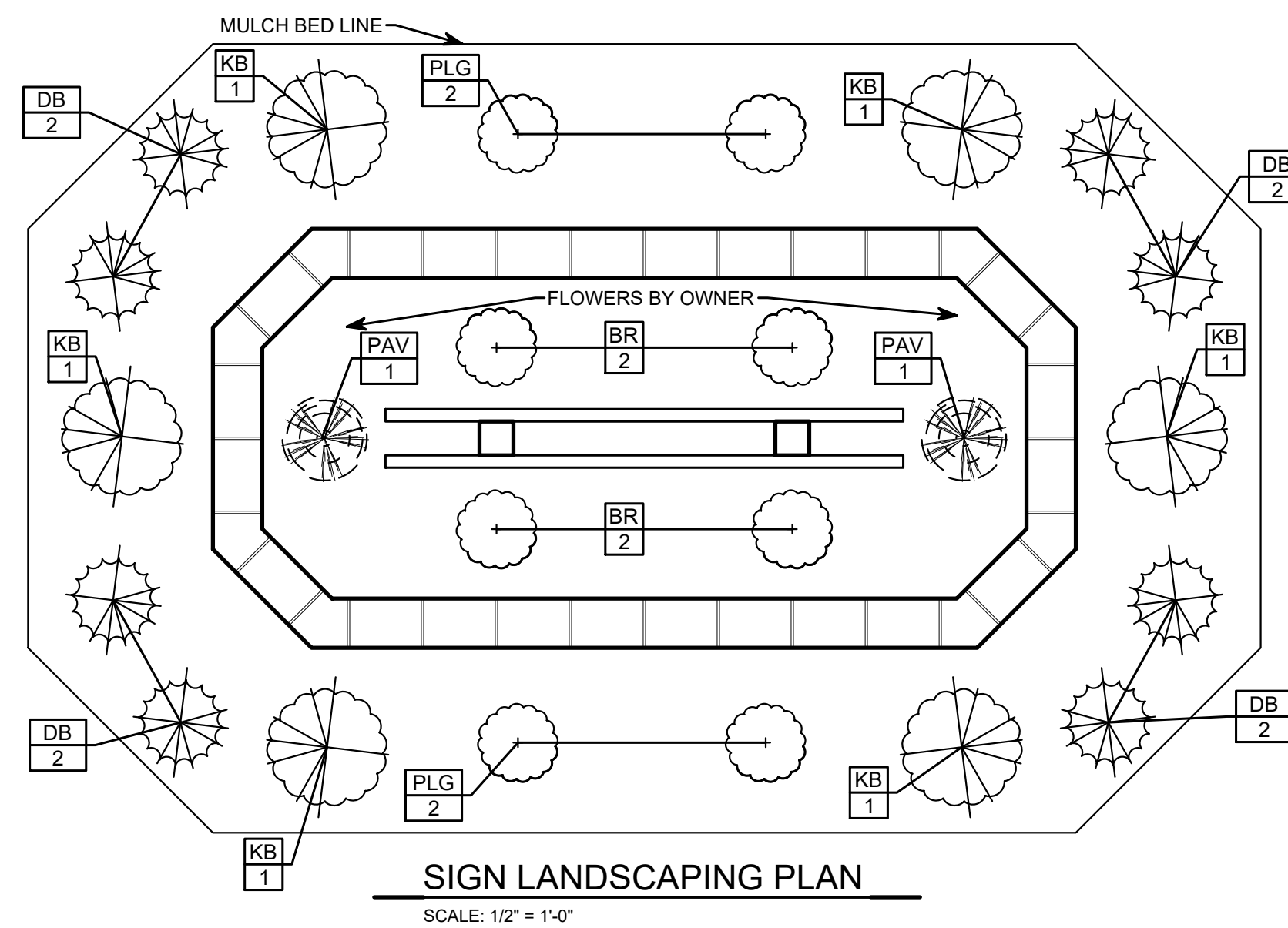
- LANDSCAPING CONTRACTOR TO VERIFY ALL PLANT QUANTITIES.
- ALL MATERIALS TO BE BALLED AND BURLAPPED OR CONTAINER GROWN UNLESS OTHERWISE NOTED.
- ALL DEAD TREES TO BE REMOVED AND CLEARED.
- ALL EXISTING TREES TO REMAIN ON SITE: CLEAN ALL BRUSH & PRUNE DEAD BRANCHES. TRIM TO NATURAL SHAPE. PROTECT DURING CONSTRUCTION.
- AT LOCATIONS SHOWN (BETWEEN & BEHIND CONDENSING UNITS) PROVIDE WASHED GRAVEL AT ALL SHADED AREAS TYP. SHOWN AS GRAVELED AREAS ABOVE.
- PROVIDE WEED BARRIER LANDSCAPE FABRIC AT ALL MULCH BEDS & WASHED GRAVEL LOCATIONS.



SITE LANDSCAPING PLAN

SCALE: 1" = 20'



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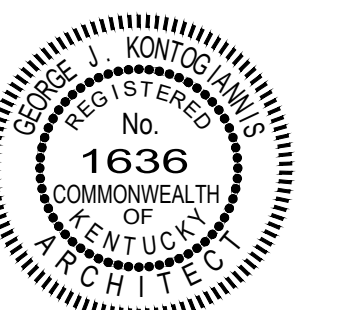
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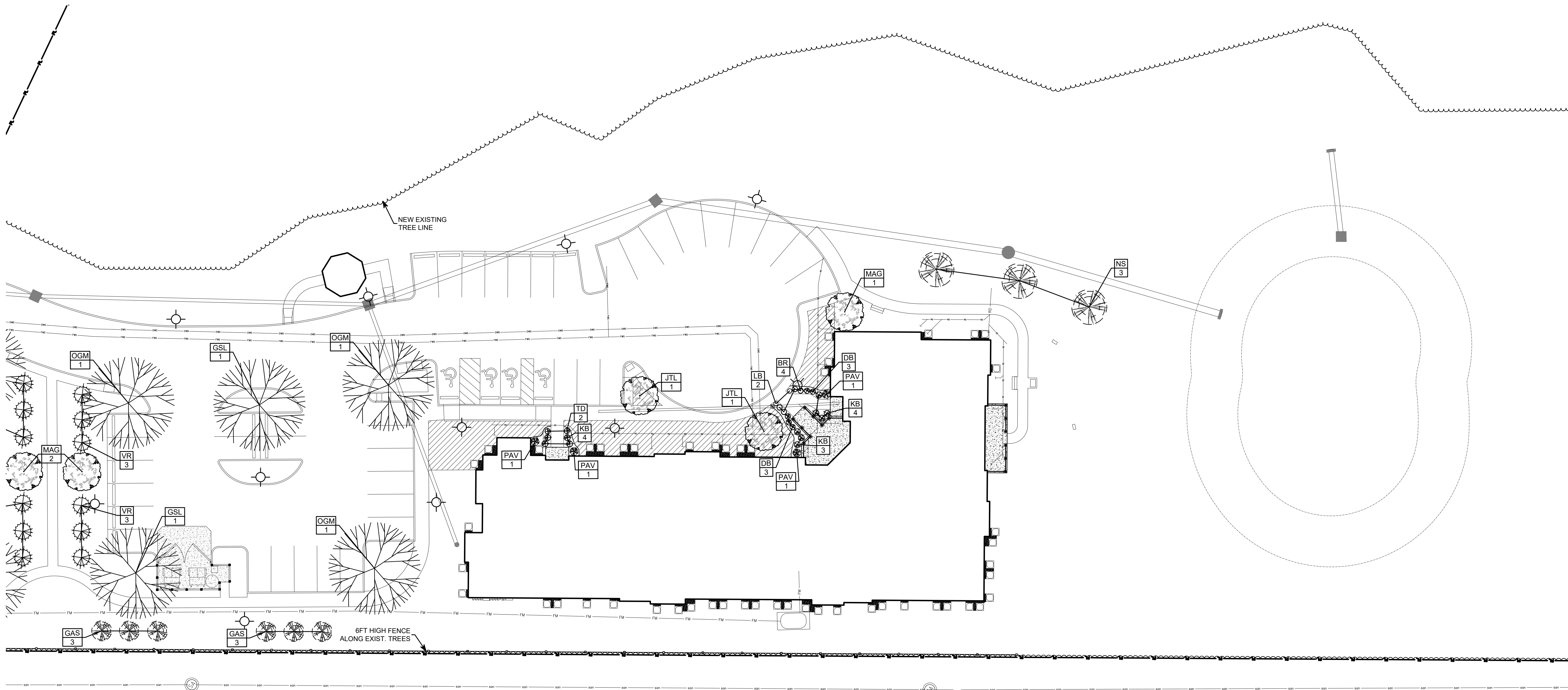


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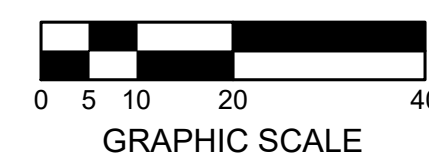
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SITE LANDSCAPING PLAN

SCALE: 1" = 20'





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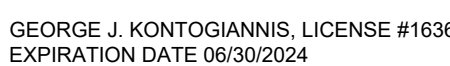
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THE SANCTUARY ON EDWARDS SENIOR HOUSING (BUILDING "A")

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ELSMERE, KY 41018

DRAWING TITLE:
SITE DETAILS

DATE: 07/31/2023
REVISED:



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