



GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
LANSING

ORLENE HAWKS  
DIRECTOR

July 22, 2020

Louis Andriotti, Jr.  
Vista Springs Riverside Gardens LLC  
Ste 110  
2610 Horizon Dr. SE  
Grand Rapids, MI 49546

RE: Application #: AH410397993  
Vista Springs Riverside Gardens  
2420 Coit Ave. NE  
Grand Rapids, MI 49505

Dear Mr. Andriotti, Jr.:

Attached is the Original Licensing Study Report for the above referenced facility. The study has determined substantial compliance with applicable licensing statutes and administrative rules. Therefore, a temporary license with a maximum capacity of 70 is issued.

Please review the enclosed documentation for accuracy and contact me with any questions. In the event that I am not available and you need to speak to someone immediately, please contact the local office at (517) 284-9730.

Sincerely,

A handwritten signature in blue ink that reads "Lauren Wohlfert".

Lauren Wohlfert, Licensing Staff  
Bureau of Community and Health Systems  
Unit 13, 7th Floor  
350 Ottawa, N.W.  
Grand Rapids, MI 49503  
(616) 260-7781

enclosure

**MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
BUREAU OF COMMUNITY AND HEALTH SYSTEMS  
LICENSING STUDY REPORT**

**I. IDENTIFYING INFORMATION**

<b>License #:</b>	AH410397993
<b>Applicant Name:</b>	Vista Springs Riverside Gardens LLC
<b>Applicant Address:</b>	Ste 110 2610 Horizon Dr. SE Grand Rapids, MI 49546
<b>Applicant Telephone #:</b>	(616) 259-8659
<b>Authorized Representative/ Administrator/Licensee Designee:</b>	Louis Andriotti, Jr., Authorized Repr.
<b>Name of Facility:</b>	Vista Springs Riverside Gardens
<b>Facility Address:</b>	2420 Coit Ave. NE Grand Rapids, MI 49505
<b>Facility Telephone #:</b>	(616) 365-5564
<b>Application Date:</b>	01/15/2019
<b>Capacity:</b>	70
<b>Program Type:</b>	AGED

## II. METHODOLOGY

11/27/2018	Inspection Completed-Fire Safety : A
01/15/2019	Enrollment
01/16/2019	Application Incomplete Letter Sent 1326 for Louis Andriotti and AFC 100 for Administrator Pamela Wicks
02/01/2019	Contact - Document Received AFC 100 for Pamela Wicks
02/01/2019	File Transferred To Field Office Grand Rapids
03/25/2019	Application Incomplete Letter Sent requested policies and procedures
03/25/2019	File Transferred To Field Office
03/05/2020	Comment Documents have been reviewed by B. Zabitz and are approved.
07/15/2020	Application Complete/On-site Needed
07/22/2020	Recommend License Issuance

## III. DESCRIPTION OF FINDINGS & CONCLUSIONS

### A. Physical Description of Facility

Vista Springs Riverside Gardens is a single-story facility. The main entrance of the facility is secured and visitors must push a doorbell button to gain entrance. The front concierge desk is staffed 7:00 am until 7:00 pm Monday through Sunday. After hour visitors must call the number posted by the doorbell for staff to allow them entrance. Once the number is called, staff will be notified on their cell phones carried during their shift.

Visitors entering the facility enter the northwest side of the building. The main entrance area of the facility is comprised of a foyer with a waterfall, a fireplace with a seating area, administrative offices, conference rooms and an activity room. The facility is four interconnecting hallways that enclose an outside courtyard.

There is a "café" and private dining room located in the building's corner where the hallway containing administrative offices and the hallway containing resident rooms named "Inspiration" meet. This "café" area includes a kitchenette area with a refrigerator and sink. Residents and resident family members can utilize this space

to gather and participate in activities. The hallway named Inspiration also contains a separate and distinct area housing a preschool program. This area does not have access to the HFA area without HFA staff supervision.

The end of the Inspiration hallway is adjoined by a large sitting area with ample glass windows where residents can sit and enjoy looking outdoors. At the corner of this hallway begins the "Parkview" hallway that consists of additional resident rooms. The kitchen, main dining room, salon, employee break room, resident bathing room, and a distinct area used for physical, occupational, and recreational therapies adjoins the Parkview hallway back into hallway that contains administrative offices and the main entrance.

Resident rooms in the facility consist of one- and two-bedroom apartments. Resident room units' range in size from 355 to 600 square feet. Each resident room contains a refrigerator, microwave, sink with cabinetry, and heating and cooling that is controlled by the resident's preference. All resident rooms have a bathroom with a shower. A resident will have the ability to summon staff for assistance with the use of a pendant worn on their person that when activated notifies staff by means of a mobile telephone worn on the staff person.

The facility emergency generator is compliant with MCL 333.21335.

The facility is outfitted with approved fire suppression systems throughout the facility. Bureau of Fire Services granted an approved fire safety rating on 9/9/19.

A review of the department of Licensing and Regulatory Affairs' Business Entity search revealed valid registration of applicant Vista Springs Riverside Gardens LLC and property owner Vista Springs, LLC.

The facility and property are a smoke free campus. The facility is located within ten minutes of hospitals, restaurants, and banking services.

The facility's policies and procedures were reviewed and approved on 3/5/20.

## **B. Program Description**

Vista Springs Riverside Gardens provides services to men and women who are 55 years of age and older. The facility provides room, board, and twenty-four hours supervision and assistance with personal care including medication administration. The facility allows residents to choose their own physician, specialist, licensed health care agency, and/or hospice. The facility has a contracted pharmacy to provide services to residents, however the facility does accommodate residents who are eligible for pharmacy services of the Veteran Affairs Department. Resident preference to utilize a personal pharmacy is allowed.

## **C. Rule/Statutory Violations**

I completed a virtual inspection of the facility due to COVID-19 with administrator Lauren Bosserman on 7/15/20. The facility is in substantial compliance with home for the aged public health code and administrative rules.

**IV. RECOMMENDATION**



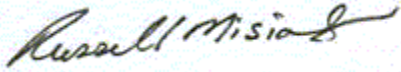
7/22/20

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Lauren Wohlfert  
Licensing Staff

Date

Approved By:



7/22/20

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Russell B. Misiak  
Area Manager

Date