

***REQUIRED INFORMATION:** All correspondence will be addressed to the applicant, unless noted otherwise.

*Site Address 870 E JOHNSTOWN RD *Parcel Id# 025003185, 025-00190A
 *Project Name Pinnacle Point Villas *Zoning District MR-1
 *Design Review of: Site Plan Landscaping Building Design Signage Other
 *Special Information Regarding the Property and its Proposed Use: _____

*Applicant Name BROOKWOOD CONSTRUCTION CO *Email DOUG@BROOKWOODBUILDERS.COM
 *Applicant Address 120 N HIGH ST *City/State/Zip GAHANNA OHIO 43200
 *Applicant Relationship OPTION HOLDER *Phone# 614-475-5511
 *Agent Name DAVID HODGE *Email DAVID@HUNFORD.COM *Phone 614-335-9334

***ADDITIONAL REQUIRED CONTACT INFORMATION:** If different than applicant.

*Business Name SAME AS APPLICANT *Phone _____
 *Business Owner Address _____ *City/State/Zip _____
 *Contact Name _____ *Email _____
 *Designer/Architect/Engineer DAVID KEISER ARCHITECT *Phone 614-864-9990
 *Address 800 CROSS POINT SUITE M *City/State/Zip GAHANNA, OH 43230
 *Contact Name KEN GROTZKY *Email KGROTZKY@KEISERDESIGNGROUP.COM

***SUBMISSION REQUIREMENTS:** Applications are not complete until all submission requirements are received and accepted by the Planning and Zoning Administrator. Incomplete applications will not be submitted for review. The Planning and Zoning Administrator may visit the site prior to the approval of the application.

1. Two (2) 11x17 copies of plans and associated documents.
2. One (1) copy of plans: 24x36 size (**folded** -not rolled - to 8 1/2 X 11 size prior to submission) IF necessary for legibility.
3. One (1) digital copy of ALL submitted documents. Plans to be in 11x17 format.
4. Applicant is required to complete the checklist on the following pages.
5. Submit one (1) color rendering of the project in plan/ perspective/ or elevation, mounted on 18 x 24 inch size foam core, gator board or other acceptable material.
6. Submit a detailed list of materials.
7. Provide a notarized Agreement to Construct as Approved. otary services are provided in our office.
8. Please refer to section 1197 of the City of Gahanna Code Ordinance (found at www.municode.com).
9. Fee: \$50.00 for review plus \$.01 per square foot.

*Applicant's Signature [Signature] *Date _____

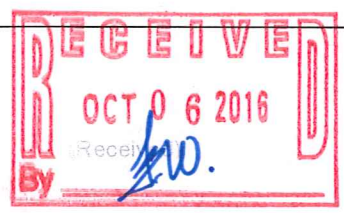
For Internal Use: APPROVAL

In accordance with Sections 1197.05 of the Codified Ordinances of Gahanna, this certifies that this project, as stated above, has been approved by the Gahanna Planning Commission on _____. The applicant shall comply with any conditions approved by the Commission, and shall comply with all building and zoning regulations now in force.

Conditions: _____

Planning & Zoning Administrator _____ Date _____

PC File No. _____
 Sunguard No. _____
 Reference File No. _____
 Hearing Date: _____



(Paid) _____ (Accepted by PZA) _____

SUBMITTAL REQUIREMENTS

	Applicant Or Agent	Planning & Zoning Administrator
I. GENERAL REQUIREMENTS		
A. All exhibits required for the permanent file (noted in the following paragraphs) must be able to be reduced to 8 ½ x 11 by folding, photo reduction, etc. (ALL 24x36 PLANS ARE TO BE FOLDED BY APPLICANT PRIOR TO SUBMISSION.) While large mounting boards, material samples, or other exhibits not meeting this criteria maybe used for Planning Commission presentation.	A. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
B. Two 24x 36 and One 11x 17 black or blue-line prints of the plans including the items listed in section II below shall be submitted to the Planning & Zoning Administrator for presentation to the Planning Commission.	B. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
C. An adequate number of color photographs (Polaroid-type acceptable) are required to illustrate the site, including buildings and other existing features as well as adjacent properties. Photos may also be used to illustrate installations on other sites that are similar to the applicant's proposal.	C. <input type="checkbox"/>	<input type="checkbox"/>
D. Materials List	D. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
II. BUILDING CONSTRUCTION, EXTERIOR REMODELING, AND ADDITIONS (INCLUDING PARKING LOTS AND LANDSCAPING)		
A. Site Plan. A site plan is required containing the following information:		
1. Scale and north arrow,	1. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2. Project name and site address;	2. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3. All property and street pavement lines;	3. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
4. Existing and proposed contours;	4. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
5. Gross area of tract stated in square feet;	5. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
6. Proposed ingress and egress to the site, including on site parking area(s), parking stalls and adjacent streets. Delineate traffic flow with directional arrows and indicate the location of direction signs or other motorist's aids (if any);	6. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
7. The designation of required buffer screens (if any) between the parking area and adjacent property;	7. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
8. Location of all isolated existing trees having a diameter of six (6) inches or more; (Tree masses may be shown with a diagrammatic outline and a written inventory of individual trees exceeding 6" in caliber);	8. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
9. Existing landscaping that will be retained and proposed landscaping shall be differentiated and shown on the plan. The type, size, number, and spacing of all plantings and other landscape features must be illustrated;	9. <input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Identify photograph location;	10. <input type="checkbox"/>	<input type="checkbox"/>
11. Location of all existing and proposed building on the site	11. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
12. Location of all existing (to remain) and proposed lighting standards.	12. <input type="checkbox"/>	<input type="checkbox"/>
13. Provide breakdown of parking spaces required and spaces provided (see COG 1163);	13. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

14. Provide interior landscaping breakdown for paved surface (5% of paved surface required to be landscaped with one (1) tree per 100 square feet, see COG 1163)

14. ✓

✓

15. Provide lot coverage breakdown of building and paved surface areas.

15. ✓

✓

B. Elevations. Complete elevation from all sides of all proposed construction labeled North, South, East and West and related elevations of existing structures (if any) are required containing the following information:

1. Scale;

1. _____

2. Changes in ground elevation;

2. _____

3. All signs to be mounted on the elevations;

3. _____

4. Designation of the kind, color, and texture of all primary materials to be used;

4. ✓

✓

5. Fenestration, doorways, and all other projecting and receding elements of the building exterior.

5. ✓

✓

C. Optional requirements at discretion of Planning Commission.

1. Scale model.

1. _____

2. Section Profiles.

2. _____

3. Perspective drawing.

3. _____

D. Material Samples. Material samples are required for all exterior materials. For presentation purposes, a narrative description is required for Planning Commission file. **AVAIL AT PC MEETING**

D. _____

at mtg

E. Lighting Standard Drawing. A scaled drawing of the proposed lighting standard(s) is required and should contain the following information:

1. All size specifications;

1. _____

2. Information on lighting intensity (number of watts, isofootcandle diagram, etc., at least 1/2 foot candles required);

2. _____

3. Materials, colors, and manufacturer's cut sheet;

3. _____

4. Ground or wall anchorage details.

4. _____



CITY OF GAHANNA

Agreement to Construct as Approved

Your signature below affirms that, as the contractor/applicant

(Please print - Contractor/Applicant Name)

Douglas Maddy for, Brookwood Cast Co/nc
(Business Name and/or Address)

the above named project will be built as approved and specified by the City of Gahanna Planning & Zoning Administrator (or Designee). As the contractor or applicant, you also agree that any proposed change to the approved plans must be reported to the Planning and Zoning Administrator. Significant changes to the project, as determined by the Planning and Zoning Administrator, must be approved.

Contractor/Applicant

Signature

[Handwritten Signature]
(Please sign)

Date

10-6-16

[Handwritten Signature]
(Signature of Notary)

4-11-18
(Date)



SANDRA A. MADDY WEBER
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Franklin County
My Comm. Exp. 4/11/18

MATERIAL LIST

Item	Manufacturer Name	Color Name	Color Number
Awnings			
Brick STONE	DUTCH QUALITY	ARIZONA DRY STACK	
Gutters and Downspouts	ALCOA	CREAM	
Lighting	OWENS CORNING	DRIFTWOOD	
Roofing			
Siding	LP SMART SIDING	BUNGALOW HOUSE GRAY	2845
Signs			
FRONT Stucco DOOR	MASONITE RELEVILLE	ROCKWOOD DARK BROWN	2608
Trim	LP SMART TRIM	LOTUS POD	7572
Windows	PLYDEM	BRONZE	

DUTCH QUALITY STONE: ARIZONA DRYSTACK
ROOF SHINGLE: DRIFTWOOD / WEATHER WOOD
BUFF MORTAR
Windows → Bronze

COLOR PALETTE #1

Plank
Horizontal & Shake: Bunglehouse Gray 2845
Board & Batten: Silver Gray 0049
TRIM: Lotus Foot 7572
Front Door: Rookwood Dark Brown 2808
Gutter & DS: Alcoa Cream
G-Door: Almond DoorLink
Check Brown Windows

2

Plank & shake: Gauntlet Gray 7091
Board & Batten: Functional Gray 7024
TRIM: Eider White 07014
FRONT DOOR: Rookwood Red 2802
Gutter & DS: Alcoa Eggshell
G Door: Sandstone

3

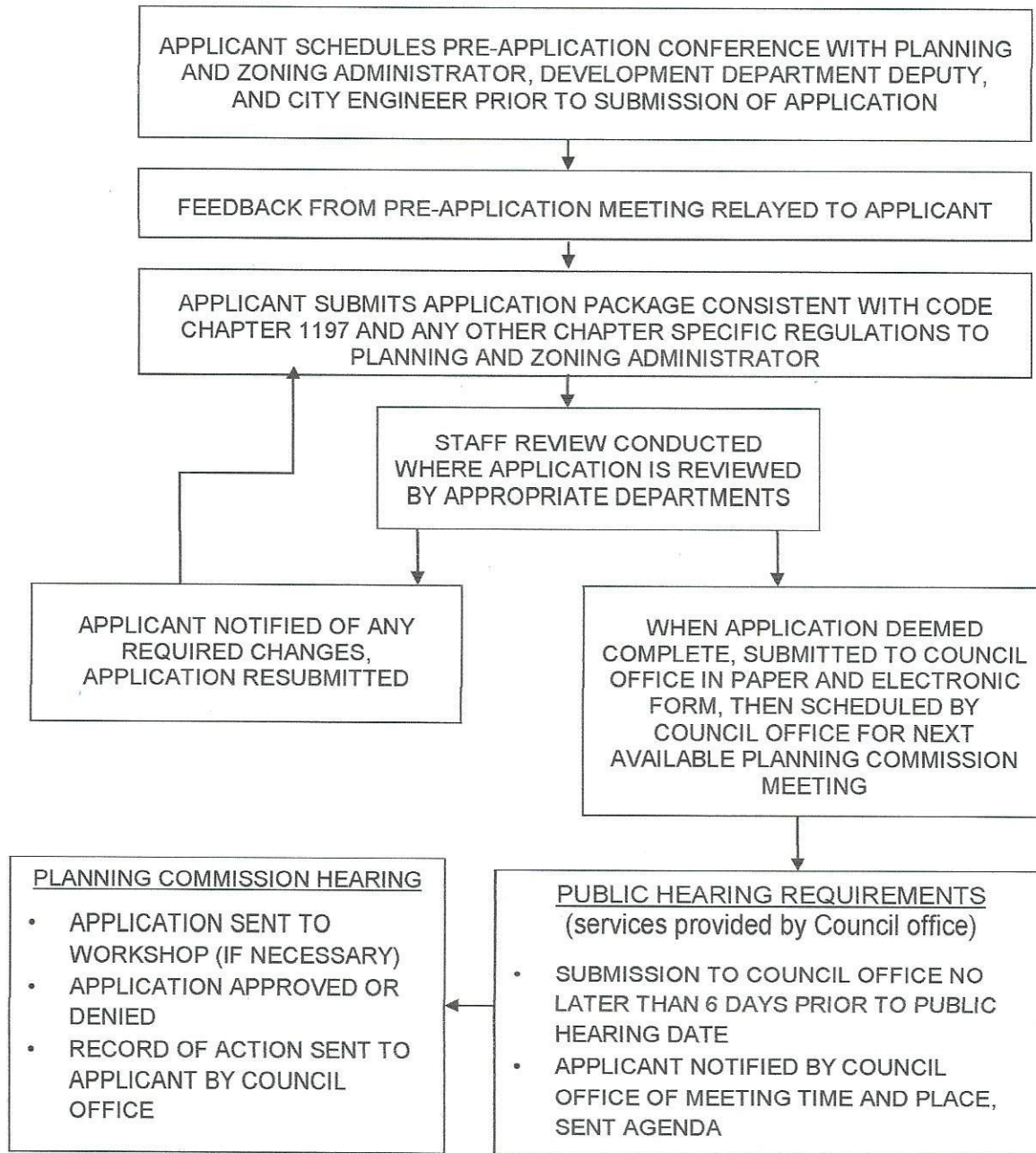
Plank & shake: ANONYMOUS 7046
Board & Batten: Balanced Beige 7037
TRIM: Shoji White 7042
Front Door: Polished Mahogany 2838
Gutter & DS: Alcoa Eggshell
G Door: Desert Tan



CITY OF GAHANNA

PLAN REVIEW PROCEDURES

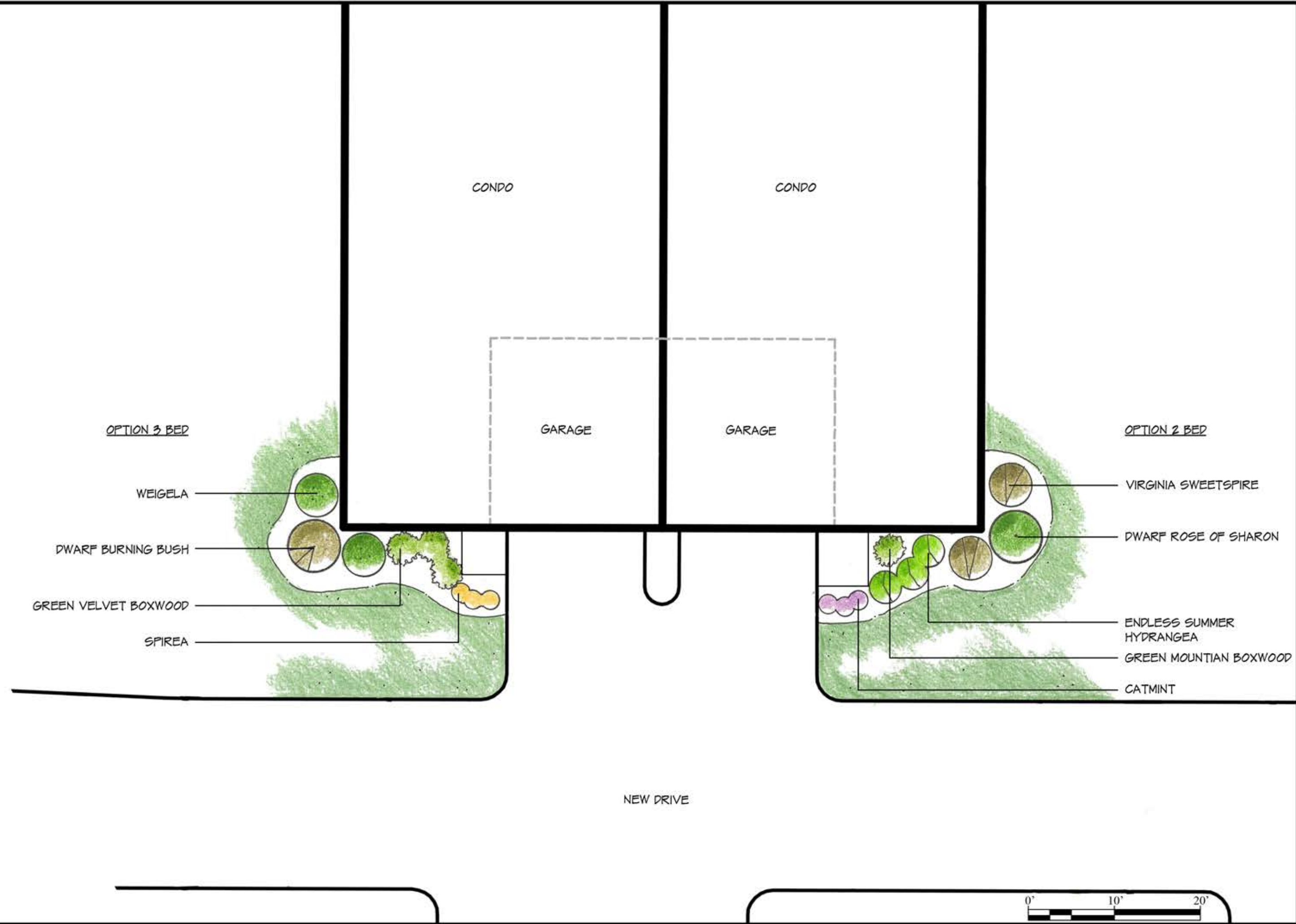
Applies to: DESIGN REVIEW



Revisions	DATE

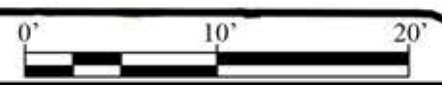
M.J. Design
ASSOCIATES INC.
 LANDSCAPE DESIGN • BUILD • MAINTENANCE
 8463 151A15 CT. 614.873.7333
 PLAIN CITY, OH 43064 614.873.7444

CLOTT'S CONDOS
 Clotts Road
 Gahanna, OH



Designed By: Grady Cobb
 Drawn By: Grady Cobb
 Approved By: _____
 Date: September 28th 2016

Sheet Title:
LANDSCAPE
 Scale:
 1"=10'
 Sheet No.:
L - 1



Revison	DATE

M.J. Design
ASSOCIATES INC.
 LANDSCAPE DESIGN • BUILD • MAINTENANCE
 8463 151A15 CT. #14873-7333
 PLAIN CITY, OH 43064 #614-873-7444

CLOTT'S CONDOS
 Clotts Road
 Gahanna, OH

CONDO

CONDO

GARAGE

GARAGE

OPTION 1 BED

RED SWITCH GRASS

MAIDEN GRASS

EVERLOW TAXUS

CORAL BELLS

OPTION 2 BED

VIRGINIA SWEETSPIRE

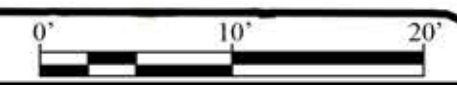
DWARF ROSE OF SHARON

ENDLESS SUMMER
HYDRANGEA

GREEN MOUNTIAN BOXWOOD

CATMINT

NEW DRIVE



Designed By: Grady Cobb
 Drawn By: Grady Cobb
 Approved By: _____
 Date: September 28th 2016

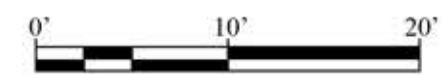
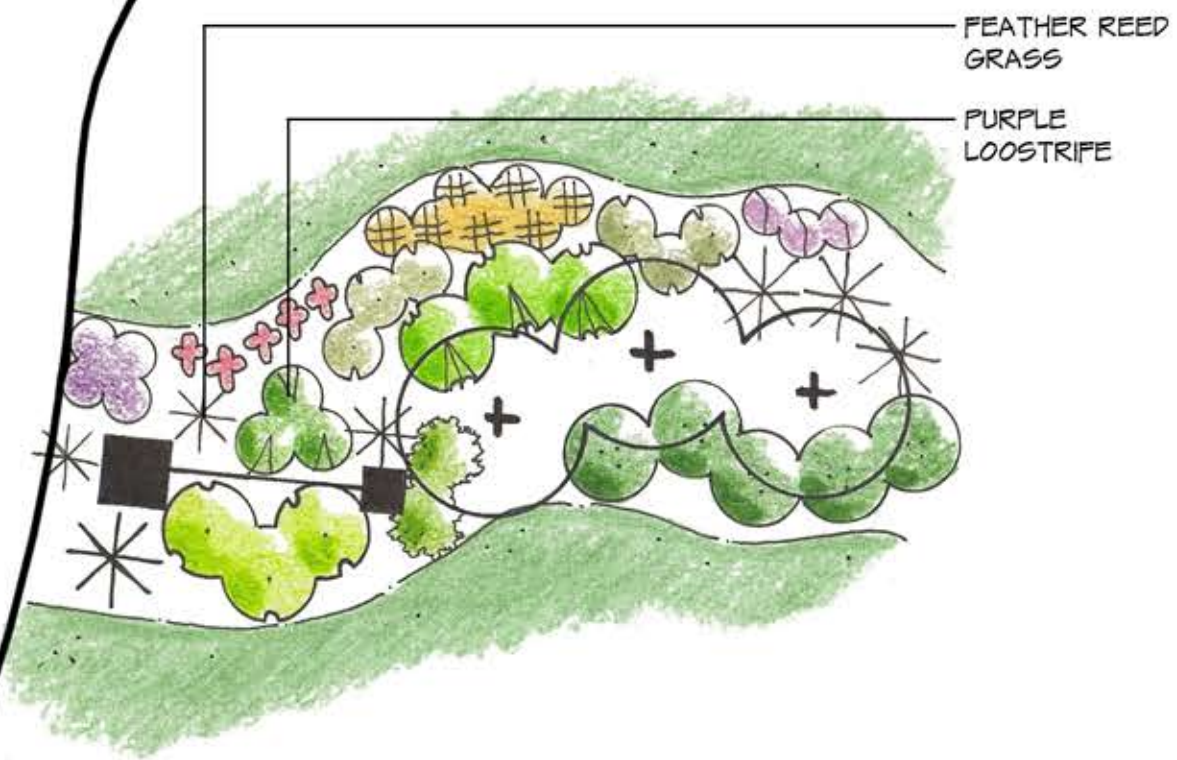
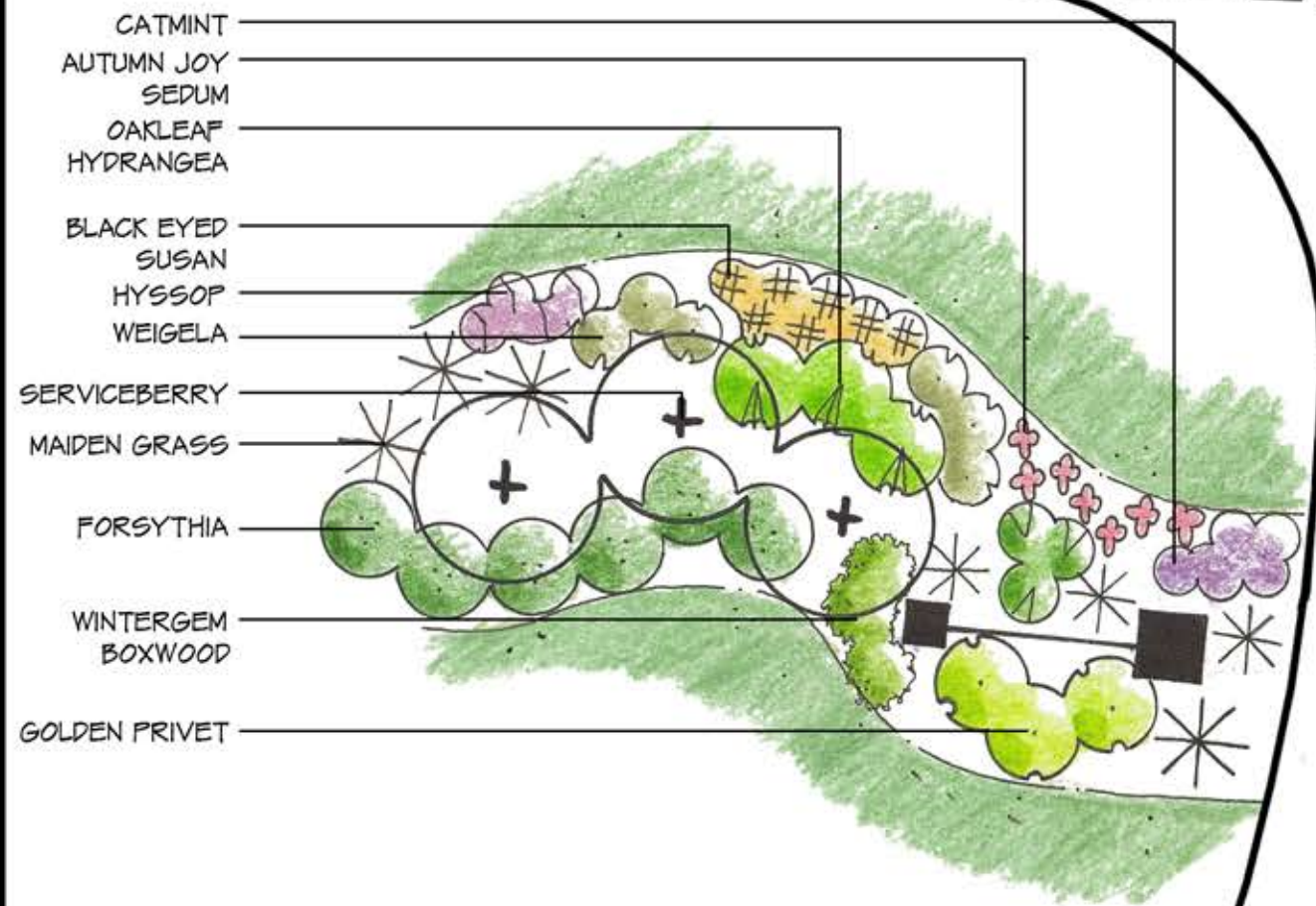
Sheet Title:
LANDSCAPE
 Scale:
 1"=10'
 Sheet No:
L - 1

Revisions:	DATE

M.J. Design
 ASSOCIATES INC.
 LANDSCAPE DESIGN • BUILD • MAINTENANCE
 www.mjdesigninc.com
 8463 ESTATES CT. TEL: 614.873.7333
 PLAIN CITY, OH 43064 FAX: 614.873.7444

CLOTT'S CONDOS
 Clotts Road
 Gahanna, OH

CLOTT'S ROAD



Designed By: Grady Cobb
 Drawn By: Grady Cobb
 Approved By: _____
 Date: September 28th 2016

Sheet Title:
LANDSCAPE
 Scale:
 1"=10'
 Sheet No.:
L - 1

Revisions:

NO.	DATE

M.J. Design
ASSOCIATES INC.
 LANDSCAPE DESIGN • BUILD • MAINTENANCE
 www.mjdassociates.com
 PHONE: 614.873.7333
 ADDRESS: 8463 ESTATES CT. PLAIN CITY, OH 43064 FAX: 614.873.7444

CLOTT'S CONDOS

Clotts Road
 Gahanna, OH

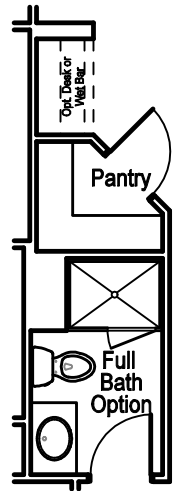
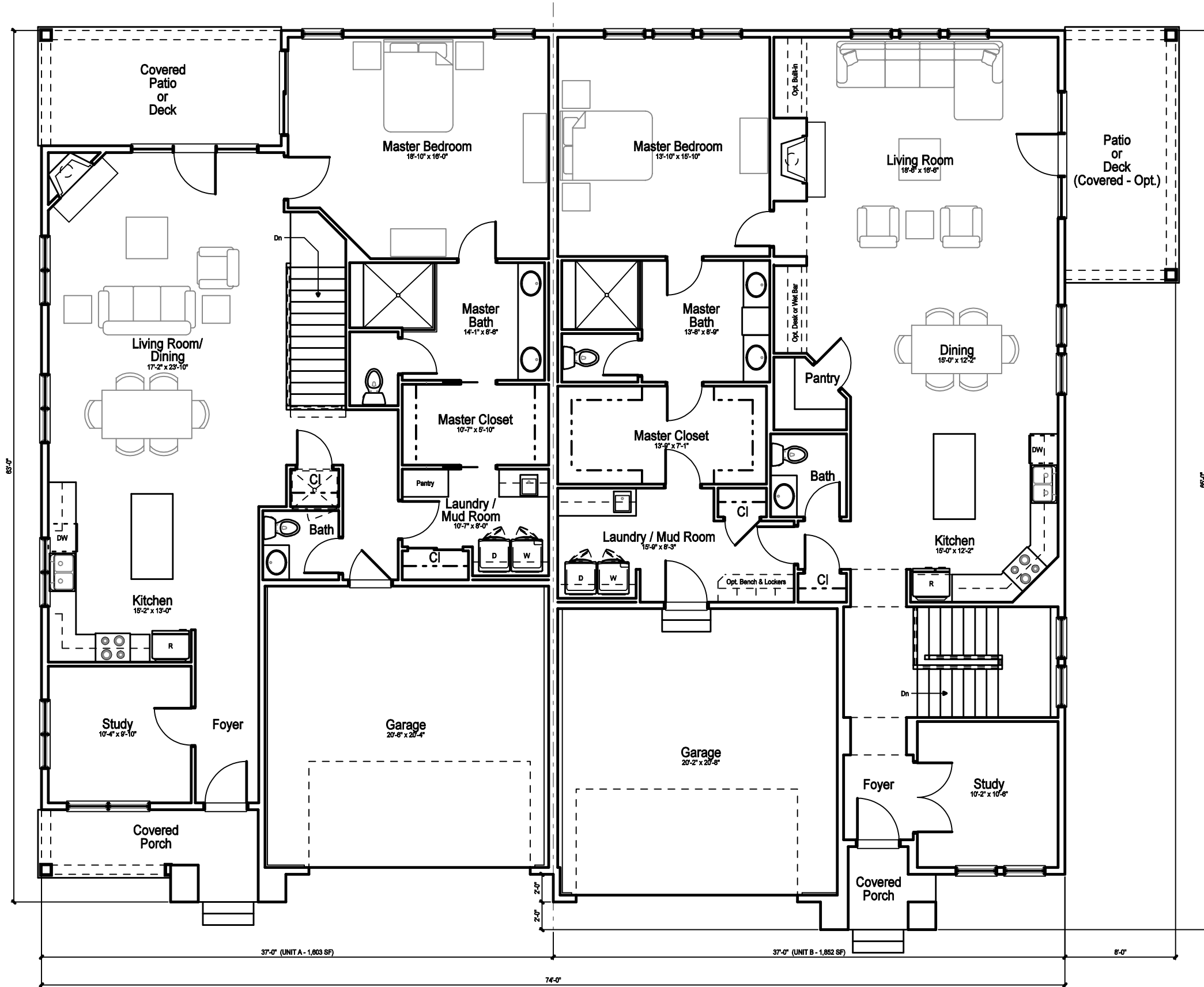
Designed By: Joel John/Grady Cobb
 Drawn By: Grady Cobb
 Approved By: _____
 Date: September 25th, 2016
 Sheet Title: **LANDSCAPE**
 Scale: 1" = 20'
 Sheet No. **L-1**



SHADE TREES:
 IMPERVIOUS SURFACE ON SITE 14,747 SQ.FT.
 TOTAL IMPERVIOUS AREA 37,000 SQ.FT.
 TOTAL NUMBER OF INCHES FOR NEW TREE REQUIREMENT 37"
 2" AUTUMN BLAZE MAPLE 14
 2" BALD CYPRESS 5

GENERAL NOTES:
 MORE EVERGREEN TREES SUCH AS THE NORWAY SPRUCE, GIANT ARBORVITAE, AND SULLIVAN CYPRESS NOT SHOWN ON THIS PLAN WILL BE PLANTED DEPENDING ON SITE CONDITONS.









KDG Keiser Design Group



KDG Keiser Design Group

APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

To **SUBMIT:** File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME" to:
T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: 870 E Johnstown Rd

Project Name/Business Name: Pinnacle Point Villas

SUBMITTED BY:

Name: Michael Blackford Title: Deputy Director

Department: Planning & Development

Planning Commission shall approve an application for Certificate of Appropriateness if it determines the proposal meets the following criteria:

1. Are stylistically compatible with other new, renovated, and existing structures in the applicable Design Review District in order to maintain design continuity and provide protection of existing design environment.
2. Contribute to the improvement and upgrading of the architectural and design character of the Design Review District.
3. Contribute to the continuing economic and community vitality of the Design Review District.
4. Maintain, protect and enhance the physical surroundings of the Design Review District.

It is Planning staff's opinion that the request is meets the requirements of the Code. The proposed colors and materials appear to be similar to other recently constructed residential development (see pictures below). It should be noted that the subject property is not located within an area plan.

Clotts Road Residential



APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

To **SUBMIT**: File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME" to:
T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: 870 E Johnstown Rd

Project Name/Business Name: Pinnacle Point Villas

SUBMITTED BY:

Name: Bonnie Gard Title: P&ZA

Department: Service

The applicant seeks approval for design review for six condominium buildings. These will be duplexes with a total of 12 units on the site. The exterior materials will be a combination of stone, wood siding and trim, dimensional shingles, and bronze windows. There will be three color palettes within the complex.

Landscape beds will be provided at the entry to the condos, along E. Johnstown Road, and interior to the site.

A landscape plan detailing trees to be preserved and their caliper inches, and any trees that need to be planted per the new tree preservation code will be submitted to the City arborist for review prior the plan coming to Planning Commission.