

DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS APPLICATION

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

Project/Property Address or Location: 1075 E Johnstown Rd, Gahanna, OH 43230		Project Name/Business Name (if applicable): The Emilia School	
Parcel ID No.(s): 025-011936	Current Zoning: SO-Suburban	Total Acreage: 0.761 acres	
Please check all that apply:			
SITE PLAN <input checked="" type="checkbox"/>	LANDSCAPING <input checked="" type="checkbox"/>	BUILDING DESIGN <input checked="" type="checkbox"/>	DEMOLITION <input checked="" type="checkbox"/> <small>only applicable to Code Chapter 1150, Olde Gahanna</small>
SIGNAGE - please use the Permanent Sign Permit Application			
Additional Information (if applicable): Modification of an existing day care facility, improvements include two 250 s.f. additions to the lobby and rear building and expansion of the existing parking lot			
APPLICANT Name (primary contact) -do <u>not</u> use a business name: Mike Balakrishnan		Applicant Address: 7630 Red Bay Ct, Dublin, OH 43016	
Applicant E-mail: mike@celmark.com		Applicant Phone No.: 614-783-8007	
BUSINESS Name (if applicable): Celmark Development Group, Inc			
ATTORNEY/AGENT Name: Bhakti Bania		Attorney/Agent Address: 2029 Riverside Drive, Suite 200, Columbus, OH 43221	
Attorney/Agent E-Mail: bhakti@bbcodesign.com		Attorney/Agent Phone No.: 614-437-2040	
ADDITIONAL CONTACTS (please list all applicable contacts)			
Name(s):		Contact Information (phone no./email):	
Contractor Celmark Development Group, Inc		Mike Balakrishnan, mike@celmark.com, 614-783-8007	
Developer Celmark Development Group		Mike Balakrishnan	
Architect BBCO Designs		Bhakti Bania, bhakti@bbcodesigns.com 614-437-2040	
PROPERTY OWNER Name: (if different from Applicant) 1075 Johnstown LLC		Property Owner Contact Information (phone no./email): Kent Miller, kent@miller-lewis.com, 740-654-4055	

APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED (see page 2 & 3)

I certify that the information on this application is complete and accurate to the best of my knowledge, and that the project as described, if approved, will be completed in accordance with the conditions and terms of that approval.

Applicant Signature: _____ Date: _____

THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: www.gahanna.gov

INTERNAL USE

Zoning File No. DR-46-2017
PC Meeting Date: _____
PC File No. _____

RECEIVED: KAW
DATE: 10-18-17

PAID: 52.00
DATE: 10-18-17
CHECK#: 3875



CITY OF GAHANNA

DEPARTMENT OF PUBLIC SERVICE AND ENGINEERING

ZONING DIVISION
 200 S. Hamilton Road
 Gahanna, Ohio 43230
 614-342-4025
 zoning@gahanna.gov
 www.gahanna.gov

DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS APPLICATION-SUBMISSION REQUIREMENTS

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

STAFF USE - INTAKE	TO BE COMPLETED/SUBMITTED BY THE APPLICANT:	APPLICANT		STAFF USE	
		YES	N/A	YES	N/A
	1. Review Gahanna Code Section 1197 (visit www.municode.com)				
	2. Pre-application conference with staff				
	3. Materials List (see page 3) – does not apply to demolition applicants				
	4. Authorization Consent Form Complete & Notarized (see page 4)				
	5. Application & all supporting documents submitted in digital format				
	6. Application & all supporting documents submitted in hardcopy format				
	7. Application fee paid (in accordance with the Building & Zoning Fee Schedule)				
PLEASE CONTINUE TO THE APPROPRIATE SECTION OF REQUIREMENTS FOR YOUR PROJECT NOTE: All Plans must be submitted in 8.5x11", 11x17", or 24x36" (folded, not rolled, to 8.5x11")					
SITE PLAN / LANDSCAPING / BUILDING DESIGN REQUIREMENTS					
GENERAL REQUIREMENTS					
	1. One 24"x36" & One 11"x17" prints of the plans				
	2. Color photographs illustrating the site, buildings, & other existing features as well as adjacent properties (identify photograph location)				
	3. A list of all samples to include color names & PMS #'s (required for all exterior materials) – please bring samples to meeting(s)				
	4. Color rendering(s) of the project in plan/perspective/or elevation				
BUILDING CONSTRUCTION, EXTERIOR REMODELING, & ADDITIONS (INCLUDING PARKING LOTS & LANDSCAPING)					
	1. SITE PLAN that includes the following: (include: scale, north arrow, & address)				
	- All property & street pavement lines				
	- Gross area of tract stated in square feet				
	- Proposed ingress/egress to the site, including onsite parking area(s), parking stalls, adjacent streets. Delineate traffic flow with directional arrows & indicate location of direction signs or other motorist's aids (if any)				
	- Location of all existing and proposed buildings on the site				
	- Location of all existing (to remain) & proposed lighting standards				
	- Breakdown of parking spaces required & spaces provided (see Gahanna Code Section 1163)				
	- Provide lot coverage breakdown of building & paved surface areas				
	2. LANDSCAPE PLAN (including plant list)				
	- Existing landscaping that will be retained & proposed landscaping shall be differentiated & shown on the plan. The type, size, number, & spacing of all plantings & other landscape features must be illustrated				
	- Location of all isolated existing trees having a diameter of six"+; (tree masses may be shown with a diagrammatic outline & a written inventory of individual trees exceeding 6" in caliper)				
	- Designation of required buffer screens (if any) between parking area & adjacent property				
	- Interior landscaping breakdown for paved surface (see Gahanna Code Section 1163)				
	3. ELEVATIONS from all sides & related elevations of any existing structures that includes the following: (include: scale, north arrow, & address)				
	- Exterior materials identified				
	- Fenestration, doorways, & all other projecting & receding elements of the building exterior				
	4. LIGHTING STANDARD DRAWING that includes the following: (scaled drawing)				
	- All sizing specifications				
	- Information on lighting intensity (no. of watts, isofootcandle diagram, at least 1/2 ft. candles req.)				
	- Materials, colors, & manufacturer's cut sheet				
	- Ground or wall anchorage details				

CONTINUE TO PAGE 3



CITY OF GAHANNA

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	5. OPTIONAL REQUIREMENTS AT THE DISCRETION OF PLANNING COMMISSION: <ul style="list-style-type: none"> - Scale model - Section profiles - Perspective drawing 				
DEMOLITION OR REMOVAL OF EXISTING STRUCTURES REQUIREMENTS					
	1. ONE OR MORE OF THE FOLLOWING CONDITIONS MUST EXIST:				
	- That the building contains no features of special architecture or is not a historical building or culturally significant or is not consistent in design & style with other structures within the district				
	- That there exists no viable economic use for the building in its current state or as it might be restored or that there is not a feasible and prudent alternative to demolition and that the approval of the demolition is necessary for the preservation and enjoyment of substantial property rights				
	- That the applicant has a definite plan for redevelopment of the site which meets the standards of this Code and the proposed redevelopment will not materially affect adversely the health or safety of persons residing or working in the district where the demolition will occur and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood				

MATERIAL LIST: SEE ATTACHED DESIGN REVIEW PACKET

NOT REQUIRED FOR DEMOLITION APPLICANTS

Item	Manufacturer Name	Color Name	Color Number
Awnings			
Brick			
Gutters and Downspouts			
Lighting			
Roofing			
Siding			
Signs			
Stucco			
Trim			
Windows			

THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: www.gahanna.gov


AUTHORIZATION CONSENT FORM

(must sign in the presence of a notary)

If you are filling out more than one application for the same project & address, you may submit a copy of this form with additional applications.

AUTHORIZATION FOR OWNER'S APPLICANT OR REPRESENTATIVE(S) *If the applicant is not the property owner, this section must be completed & notarized.*


I, Mike Balakrishnan, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize Bhakti Bania to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all terms and agreements made by the designated representative.

Property Owner Signature:  Date: 10/13/17

AUTHORIZATION TO VISIT THE PROPERTY

I, Mike Balakrishnan, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize City representatives to visit, photograph and post notice (if applicable) on the property as described in this application.

Property Owner Signature:  Date: 10/13/17

NOTARY
Subscribed and sworn to before me on this 13 day of October, 2017
State of Ohio County of Franklin
Notary Public Signature: 

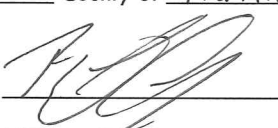


BRENT M. CHANEY
Notary Public, State of Ohio
My Commission Expires
July 21, 2018

AGREEMENT TO COMPLY AS APPROVED

I, Mike Balakrishnan, the applicant of the subject property listed on this application, hereby agree that the project will be completed as approved and any proposed changes to the approved plans shall be submitted for review and approval to the Zoning Division staff.

Applicant Signature:  Date: 10/13/17

NOTARY
Subscribed and sworn to before me on this 13 day of October, 2017
State of Ohio County of Franklin
Notary Public Signature: 



BRENT M. CHANEY
Notary Public, State of Ohio
My Commission Expires
July 21, 2018

APPLICATION ACCEPTANCE

INTERNAL USE

This application has been reviewed and is considered complete and is hereby accepted by the Zoning Division of the City of Gahanna and shall be:

- Forwarded to the City of Gahanna Planning Commission for consideration.
- Forwarded to Administration for consideration.

Planning & Zoning Administrator Signature:  Date: 10/31/17

APPROVAL BY THE PLANNING & ZONING ADMINISTRATOR

In accordance with the Codified Ordinances of the City of Gahanna, Ohio, I hereby certify that this project, as stated above, was approved by the Planning & Zoning Administrator on _____. The applicant shall comply with any conditions approved by the Planning & Zoning Administrator and shall comply with all building, zoning and landscaping regulations of the City of Gahanna.

INTERNAL USE

Planning & Zoning Administrator Signature: _____ Date: _____

Chief Building Official Signature: _____ Date: _____

Director of Public Service Signature: _____ Date: _____

City Engineer Signature: _____ Date: _____

This application will be forwarded to Planning Commission read by title at the first regular meeting of Planning Commission following approval by the Planning & Zoning Administrator.



The Emilia School

1075 E. Johnstown Rd.
Gahanna, OH 43230

**Design Review/
Certificate of Appropriateness Application**
November 08, 2017





photo 1



photo 2



photo 3



photo 4



photo 5

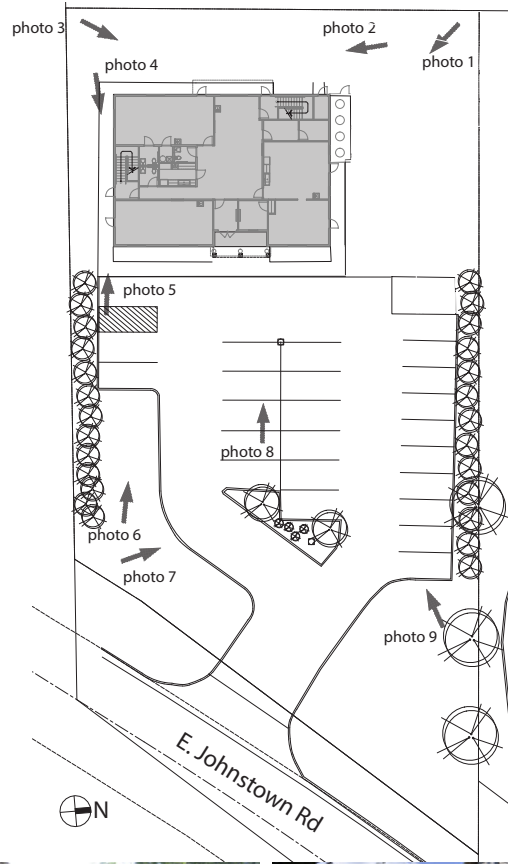


photo 9



photo 8



photo 7



photo 6

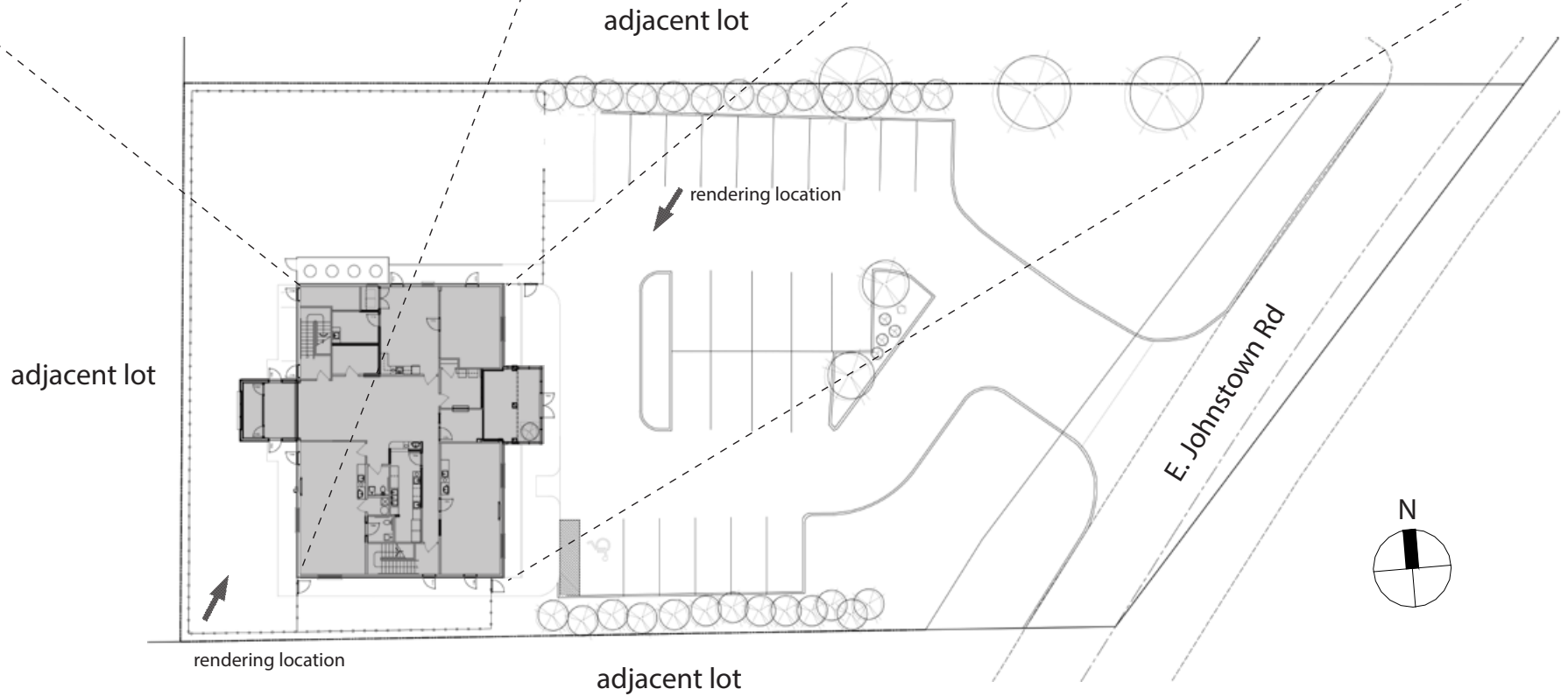


The Emilia School
Existing Site Photos
November 08, 2017

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The Emilia School
View of New Entry
November 08, 2017

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The Emilia School
View of New Rear Vestibule
November 08, 2017

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- | | | | |
|--|--|---|---|
| 1 Existing stone facade to be painted white. | 5 Existing roofing shingles to remain. | 9 Building mounted signage and graphics. | 13 Existing window to remain. |
| 2 New composite planking in "Havana Gold or sim. | 6 Metal gutters and downspouts, galvanized finish. | 10 Wood clad entrance canopy. | 14 Horizontal frit on glazing. |
| 3 New metal framing in galvanized finish. | 7 New aluminum storefront in silver finish. | 11 New vinyl clad wood doors, white exterior. | 15 New 72" high vertical plank cedar fence. |
| 4 New 72" high horizontal plank cedar fence. | 8 New stucco painted white. | 12 New 48" high vertical plank fence. | |



The Emilia School
 East Elevation
 November 08, 2017

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|--|--|--|--|
| ① Existing stone facade to be painted white. | ⑤ Existing roofing shingles to remain. | ⑨ Building mounted signage and graphics. | ⑬ Existing window to remain. |
| ② New composite planking in "Havana Gold or sim. | ⑥ Metal gutters and downspouts, galvanized finish. | ⑩ Wood clad entrance canopy. | ⑭ Horizontal frit on glazing. |
| ③ New metal framing in galvanized finish. | ⑦ New aluminum storefront in silver finish. | ⑪ New vinyl clad wood doors, white exterior. | ⑮ New 72" high vertical plank cedar fence. |
| ④ New 72" high horizontal plank cedar fence. | ⑧ New stucco painted white. | ⑫ New 48" high vertical plank fence. | |



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| ① Existing stone facade to be painted white. | ⑤ Existing roofing shingles to remain. | ⑨ Building mounted signage and graphics. | ⑬ Existing window to remain. |
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| ③ New metal framing in galvanized finish. | ⑦ New aluminum storefront in silver finish. | ⑪ New vinyl clad wood doors, white exterior. | ⑮ New 72" high vertical plank cedar fence. |
| ④ New 72" high horizontal plank cedar fence. | ⑧ New stucco painted white. | ⑫ New 48" high vertical plank fence. | |



The Emilia School
 North Elevation
 November 08, 2017

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| ① Existing stone facade to be painted white. | ⑤ Existing roofing shingles to remain. | ⑨ Building mounted signage and graphics. | ⑬ Existing window to remain. |
| ② New composite planking in "Havana Gold or sim. | ⑥ Metal gutters and downspouts, galvanized finish. | ⑩ Wood clad entrance canopy. | ⑭ Horizontal frit on glazing. |
| ③ New metal framing in galvanized finish. | ⑦ New aluminum storefront in silver finish. | ⑪ New vinyl clad wood doors, white exterior. | ⑮ New 72" high vertical plank cedar fence. |
| ④ New 72" high horizontal plank cedar fence. | ⑧ New stucco painted white. | ⑫ New 48" high vertical plank fence. | |



The Emilia School
 South Elevation
 November 08, 2017

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MATERIAL LIST

	Item	Manufacturer Name/Notes	Color Name	Color Number
1	Awnings	N/A		
2	Brick	Paint existing stone façade	White	
3	Gutters and Downspouts	Metal Gutters	Galvanized Finish	
4	Lighting	New Wet-Listed Wall Mount Exterior Vapor Jar by Hi-Lite Mfg. Co or equal.	Galvanized Finish	
5	Roofing	Existing roof to remain.		
6	Siding	N/A		
7	Signs	Intent shown on elevations, separate sign package.		
8	Stucco	New Stucco	White	
9	Trim	N/A		
10	Windows	Existing windows to remain.	Silver finish	
11	Fence	Horizontal and Vertical Cedar Plank fence.		
12	Aluminum Storefront	Kawneer or Equal	Clear Anodized	
13	Exterior Doors	Vinyl Clad wood doors, white exterior	White	
14	Exterior Screen	Metal Framing with Trex Composite planking or equal	Havana Gold	



The Emilia School
Material List
November 08, 2017

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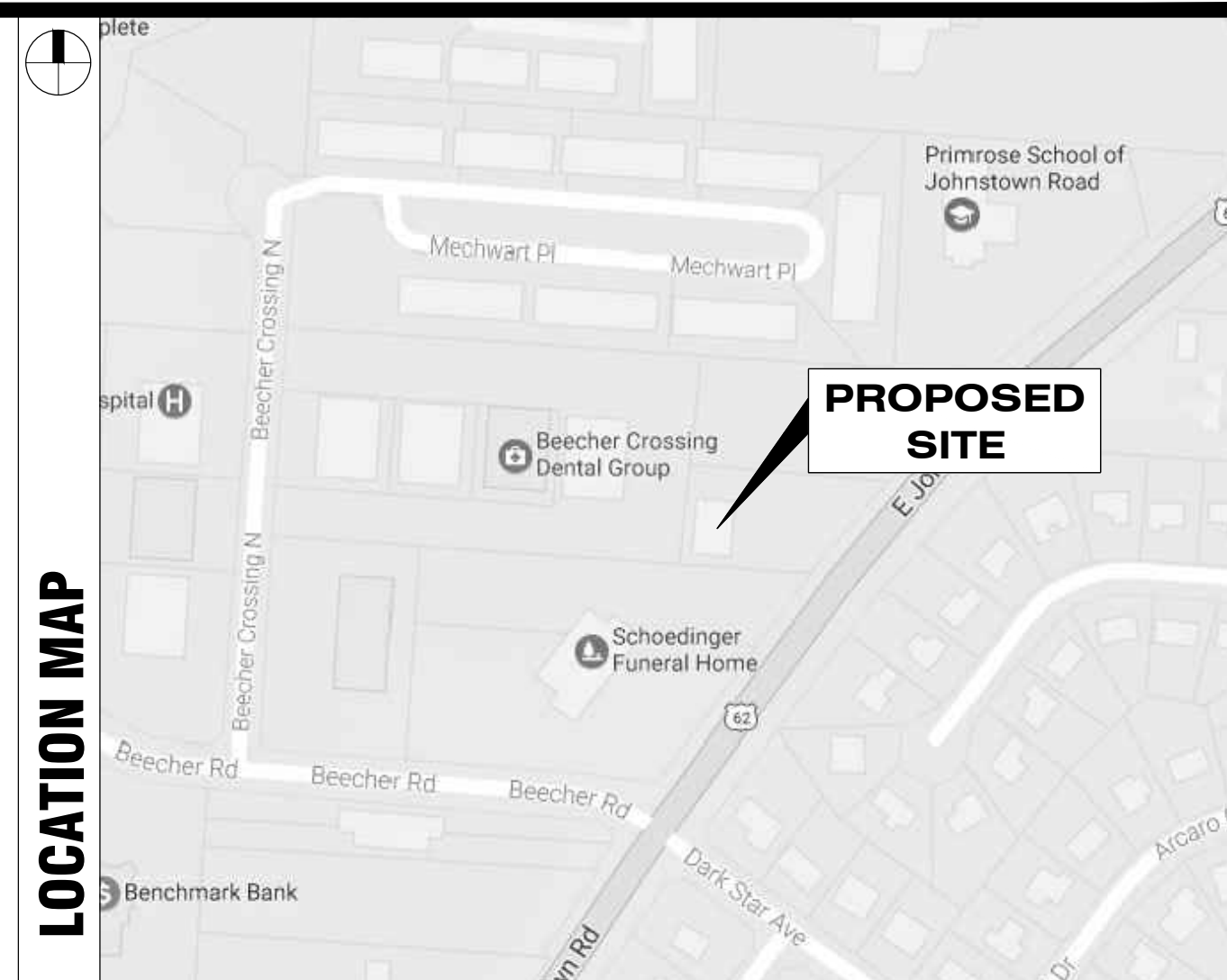
VICINITY MAP

THE EMILIA SCHOOL

1075 E JOHNSTOWN RD, GAHANNA OH 43230

DESIGN REVIEW / CERTIFICATE OF APPROPRIATENESS

OCTOBER 13, 2017



LOCATION MAP



2029 RIVERSIDE DRIVE SUITE 202
COLUMBUS OH 43221
P +1 614 443 2624
INFO@BBCODESIGN.COM
BBCODESIGN.COM

BBCODESIGN

GRAPHIC SYMBOLS

	BLDG SECTION INDICATOR SHEET NUMBER		XXXX ROOM NAME XXXX ROOM NUMBER
	WALL SECTION NUMBER SHEET NUMBER		REVISION NUMBER
	EXTERIOR ELEV NUMBER SHEET NUMBER		FLOOR NUMBER
	SECTION DETAIL NUMBER SHEET NUMBER		ELEVATION
	ENLARGED PLAN NUMBER SHEET NUMBER		CEILING HEIGHT AFF
			DETAIL # TITLE / SCALE
	INTERIOR ELEVATION NUMBER SHEET NUMBER		NORTH ARROW
	INTERIOR WALL TYPE NUMBER SEE SCHEDULE		GRAPHIC SCALE
	DOOR NUMBER SEE DOOR SCHEDULE		EXISTING CONSTRUCTION TO BE DEMOLISHED
	WINDOW NUMBER SEE WINDOW SCHEDULE		EXISTING CONSTRUCTION TO REMAIN
	KEY NOTES		NEW CONSTRUCTION
	FINISH / ACCESSORIES REFERENCE NUMBER		
	NEW CONSTRUCTION COLUMN BUBBLE AND GRID LINE		
	EXISTING CONSTRUCTION COLUMN BUBBLE AND GRID LINE		

FRONT FACADE RENDERING

IMAGES ARE REPRESENTATIVE ONLY
DRAWINGS & SPECIFICATIONS PREVAIL



GENERAL NOTES

- G1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE OHIO BUILDING CODE, FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS, AND THE BEST TRADE PRACTICES.
- G2. ALL DIMENSIONS MUST BE VERIFIED ON THE JOB AND THE ARCHITECT MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.
- G3. DIMENSIONS ARE WITNESSED TO FACE OF GWB UNLESS OTHERWISE NOTED.
- G4. COORDINATE LOCATIONS AND ELEVATIONS OF FLOOR DRAINS, REGISTERS, GRILLES, LOUVERS, CONVECTORS, CABINET UNIT HEATERS, PANELS, ETC. WITH MECHANICAL AND ELECTRICAL CONTRACTORS.
- G5. COORDINATE WORK BETWEEN ARCHITECTURAL AND DOCUMENTS FROM ALL VARIOUS DESIGN DISCIPLINES. ARCHITECT MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
- G6. ALL DIMENSIONS AND TIE-INS BY OTHER TRADES MUST BE FIELD VERIFIED BY INSTALLING CONTRACTOR.
- G7. COORDINATE FLOOR AND WALL OPENINGS AND ROOF PENETRATIONS WITH INSTALLING TRADE.
- G8. COORDINATE WITH MECHANICAL, ELECTRICAL, SECURITY & IT TRADES FOR INSTALLATION OF SLEEVES, CONDUITS, DAMPERS, AND OTHER BUILT-IN ITEMS WHERE RATED WALLS JOIN OTHER RATED MATERIALS OR FINISHES. USE U.L. APPROVED RATED SYSTEMS ONLY.
- G9. COORDINATE AND PROVIDE BLOCKING/BACKING IN PARTITIONS BEHIND ALL WALL MOUNTED ITEMS. ALL CONCEALED WOOD TO BE FIRE TREATED.
- G10. ATTACHMENTS, CONNECTIONS OR FASTENINGS OF ALL NATURE ARE TO BE PROPERLY AND PERMANENTLY SECURED IN CONFORMANCE WITH BEST INDUSTRY STANDARD PRACTICE. THE DRAWINGS SHOW ONLY SELECT CONDITIONS TO ASSIST CONTRACTOR, THEY ARE NOT INTENDED TO ILLUSTRATE EVERY DETAIL.
- G11. ALL EXTERIOR EXPOSED METAL SURFACES TO BE GALVANIZED UNLESS SPECIFIED OTHERWISE.
- G12. MAINTAIN SEPARATION BETWEEN TREATED WOOD AND GALVANIZED SURFACES
- G13. THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING, REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB.
- G14. THE CONTRACTOR, UPON COMPLETION OF THE WORK, SHALL ARRANGE FOR ALL REQUIRED INSPECTIONS AND SIGN OFFS.
- G15. THE CONSTRUCTION DRAWINGS & SPECIFICATIONS TOGETHER CONSTITUTE THE CONSTRUCTION DOCUMENTS AND HAVE TO BE READ IN CONJUNCTION WITH ONE ANOTHER. IN CASE OF ANY DISCREPANCIES BETWEEN THE TWO, THE MORE RESTRICTIVE CONDITION APPLIES.

MATERIALS LEGEND

	EARTH		SHIM
	POROUS FILL/ GRAVEL		RIGID INSULATION
	CAST-IN-PLACE CONCRETE		WOOD SHEATHING
	CMU		PLYWOOD
	BRICK		ACOUSTIC TILE
	GYPSUM BOARD		BATT INSULATION
	FINISH WOOD		SPRAYED-ON INSULATION
	WOOD STUD		STEEL

CLIENT

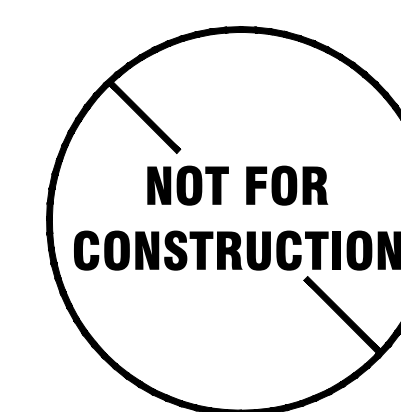


CONSULTANTS

ARCHITECT OF RECORD



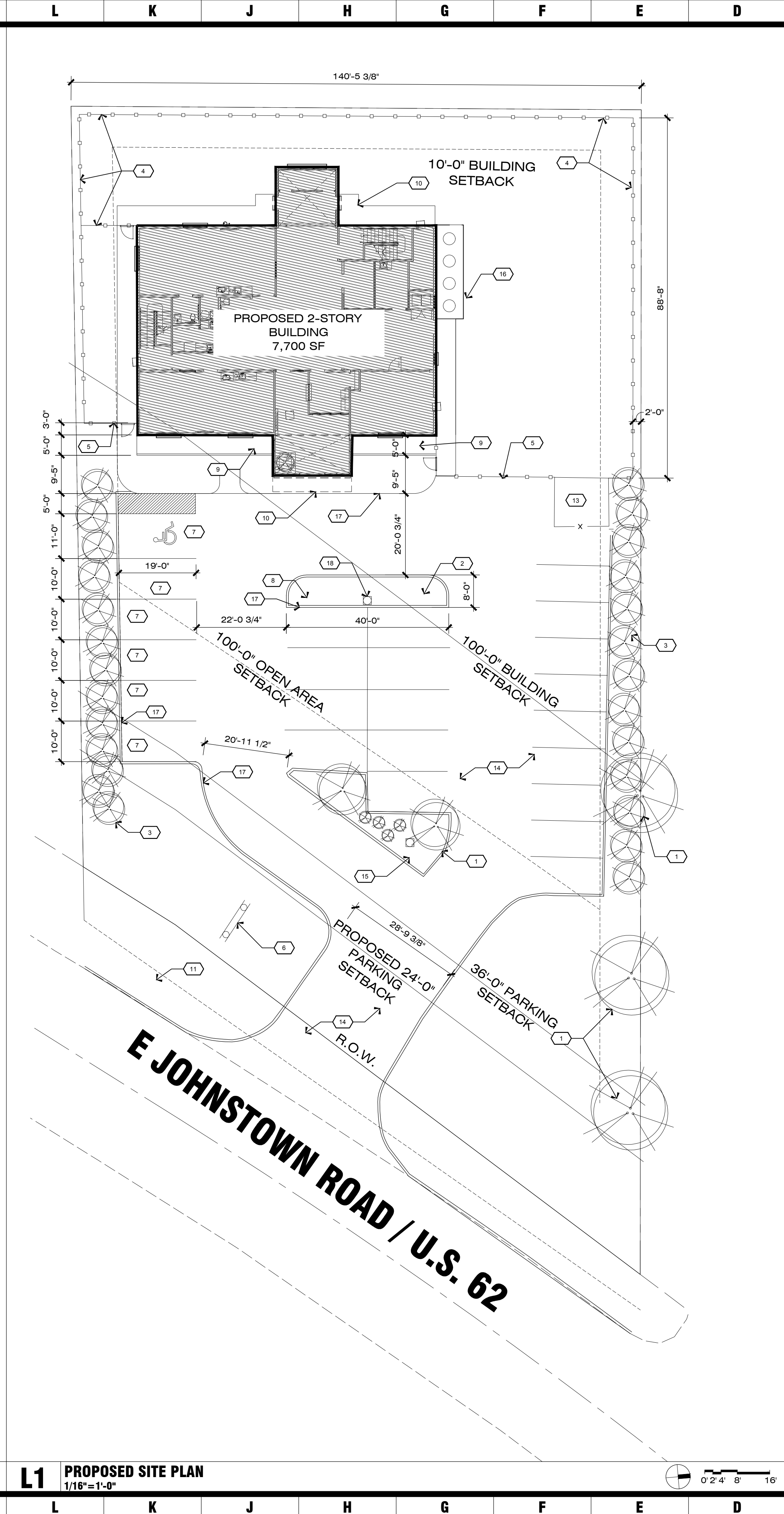
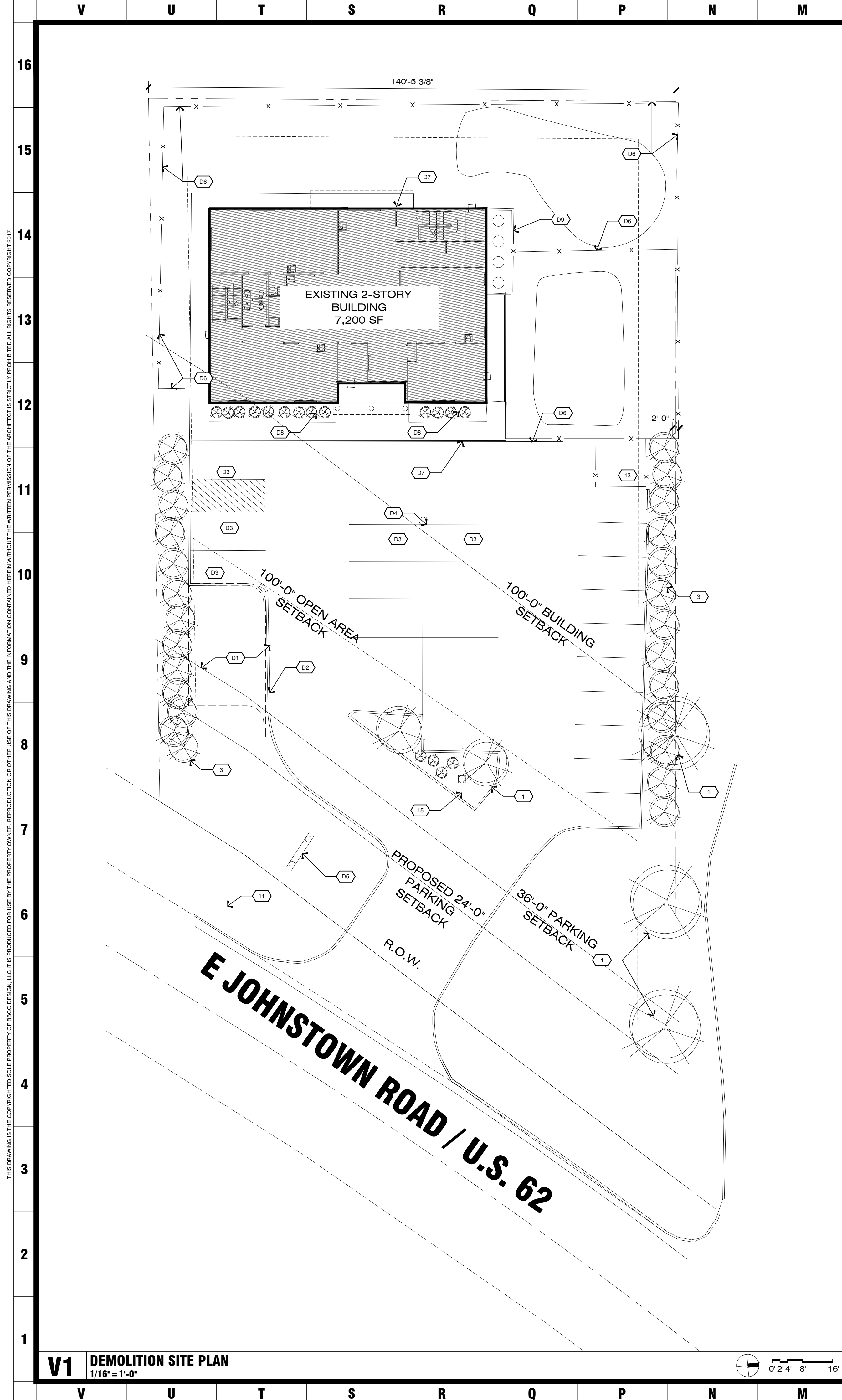
SEAL



THE EMILIA SCHOOL
 1075 E JOHNSTOWN RD, GAHANNA OH 43230
DESIGN REVIEW / CERTIFICATE OF APPROPRIATENESS
 OCTOBER 13, 2017

DESCRIPTION DATE

DESIGN REVIEW 10.13.17



- SITE PLAN KEY NOTES**
- EXISTING TREES TO REMAIN
 - NEW TREES: SEE LANDSCAPE DRAWINGS
 - EXISTING HEDGE
 - NEW VERTICAL PLANK FENCE, 72" HIGH
 - NEW HORIZONTAL PLANK FENCE, 72" HIGH
 - NEW GROUND MOUNTED MONUMENT SIGNAGE
 - NEW PARKING SPACES
 - NEW PARKING LOT ISLAND LANDSCAPING
 - NEW PLANTING BED: SEE LANDSCAPE DWGS.
 - NEW CONCRETE SIDEWALK
 - EXISTING CONCRETE WALK
 - EXISTING PARKING LOT LIGHTING
 - EXISTING DUMPSTER LOCATION TO REMAIN
 - EXISTING PARKING LOT AND DRIVES TO REMAIN
 - EXISTING PARKING LOT LIGHT POLE
 - NEW MECHANICAL EQUIP. ENCLOSURE, 48" HIGH
 - NEW CONCRETE 6" CURB
 - RELOCATED PARKING LOT LIGHTING

- DEMOLITION KEY NOTES**
- EXISTING LANDSCAPING TO BE REMOVED AND PAVED FOR ADDITIONAL PARKING
 - EXISTING CURB TO BE REMOVED
 - EXISTING PARKING TO BE REMOVED AND RECONFIGURED
 - EXISTING LIGHT POLE TO BE RELOCATED
 - EXISTING MONUMENT SIGNAGE TO BE REMOVED
 - EXISTING FENCE TO BE REMOVED
 - EXISTING CONCRETE WALK TO BE REMOVED
 - EXISTING PLANTING BED TO BE REMOVED
 - EXISTING MECHANICAL EQUIP. ENCLOSURE TO BE REMOVED
- INDICATED EXIST. STRUCTURES AND SURFACES TO BE DEMOLISHED

NEW SITE SUMMARY

A.

EXISTING BUILDING AREA	= 7,200 SF
ADDITIONAL SF ADDED	= 500 SF
TOTAL NEW AREA OF BUILDING = 7,700 SF	

B.

EXISTING DAYCARE USE TO REMAIN	
EXISTING PARKING PROVIDED	= 23 SPACES
NEW PARKING PROVIDED	= 24 SPACES

C. PARKING SPACE AND ISLE DIMENSIONS:
PARKING SPACE TO BE 10' X 20'
AISLE TO BE A MIN. OF 20'

2020 RIVERSIDE DRIVE SUITE 202
COLUMBUS OH 43221
P: 614-443-2624
INFO@BBCODESIGN.COM
BBCODESIGN.COM

BBCODESIGN

DESCRIPTION	DATE
DESIGN REVIEW	10.13.17

KEY PLAN

THE EMILIA SCHOOL
1075 E Johnstown Rd, Gahanna OH 43230

ARCHITECTURAL SITE PLAN

NOT FOR CONSTRUCTION

BBCO DESIGN PROJECT NUMBER:
2017-23

SHEET NUMBER
SP-100

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GENERAL NOTES

- G1. (XXXX) INDICATES DOOR NUMBER, REFER SHEET A-900
- G2. (X) INDICATES WINDOW NUMBER, REFER SHEET A-901
- G3. R-11 BATT INSULATION AT ALL NEW INTERIOR WALLS
- G4. (FEC) INDICATES WALL MOUNTED FIRE EXTINGUISHER IN FULLY RECESSED CABINET. USE RATED CABINET AT RATED WALLS.
- G5. FIRST FLOOR ELEVATION 938.50 = 100'-0"
- G6. ALL ROOF PENETRATIONS TO BE COORDINATED WITH MEP DWGS AND EQUIPMENT VENDOR BY INSTALLATION CONTRACTOR.
- G7. "FD" INDICATES FLOOR DRAIN
- G8. REFER A-110 FOR PLAN DIMENSIONS
- G9. REFER SHEET A-910 FOR FINISH RELATED INFORMATION
- G10. FURNITURE SHOWN IN DASHED LINES BY TENANT TYPICAL.
- G11. PROVIDE BLOCKING BEHIND ALL MOUNTED ITEMS TYPICAL. THESE INCLUDE BUT ARE NOT LIMITED TO GRAB BARS, PAPER DISPENSERS, BULLETIN BOARDS, COAT HOOKS, RACKS ETC.

NOTE:

- 1. DIMENSIONS ARE WITNESSED TO FACE OF GWB UNLESS OTHERWISE NOTED.
- 2. REFER A-100 FOR INTERIOR TYPE PARTITION INFORMATION.

INTERIOR WALL TYPES LEGEND

- NOTES:
- 1. ALL INTERIOR WALLS TYPE 01 U.N.O.
 - 2. USE MOISTURE RESISTANT GYP. BD. AT WET LOCATIONS.

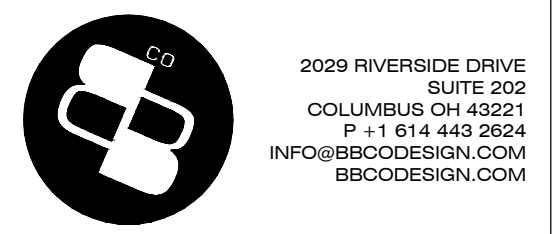
- 01** NEW INTERIOR PARTITIONS: 2X4 WOOD STUDS
- 02** 1/2 GLAZED WALL, 36" HEIGHT, BUILT FROM 2X4 STUDS WITH INTERMEDIATE STEEL SUPPORTS, GLAZED WITH SINGLE PANE SAFETY GLAZING, SEE SHEET A-810 FOR DETAILS
- 03** FULL HEIGHT GLASS WALL WITH STAINLESS STEEL TRACK
- 04** NEW INTERIOR PARTITIONS: 42" HEIGHT, BUILT FROM 2X4 STUDS

PLAN KEY NOTES

- 1. DEPRESS FLOOR SLAB BY 4" IN PLAY ROOM TO ALLOW FOR SANDBOX.
- 2. NEW EXTERIOR FROST PROOF BUBBLER DRINKING FOUNTAIN MOUNTED 24" A.F.F. & HOSE BIB.
- 3. CHANGING TABLE, SUPPLIED BY TENANT
- 4. BUBBLER MOUNTED IN CUSTOM SOLID SURFACE COUNTERTOP.
- 5. HEAVY DUTY ADJUSTABLE WIRE SHELVING AT ALL CLOSETS & PANTRY TYPICAL. PROVIDE 5 ROWS MINIMUM AND BLOCKING AS REQUIRED.
- 6. 1/2" GLAZED WALL, 36" HEIGHT BUILT FROM 2X4 STUDS WITH INTERMEDIATE STEEL SUPPORTS, GLAZED WITH SINGLE PANE SAFETY GLAZING.
- 7. RECESSED SECURITY MONITOR
- 8. TRIPLE BIN SINK
- 9. FOOD PREP SINK
- 10. HAND WASHING SINK
- 11. NEW LCD TV, PROVIDE BLOCKING AS REQ.
- 12. DOUBLE HEIGHT ATRIUM SPACE
- 13. FULL HEIGHT GLASS WALL ON STAINLESS STEEL TRACK.
- 14. NEW EXTERIOR CUSTOM WOODEN SCREEN.
- 15. NEW WOOD CLADDING ON INTERIOR OF ATRIUM SPACE. REFER TO A-400 SERIES
- 16. 1/2" WALL, 42" HEIGHT BUILT FROM 2X4 STUDS
- 17. NEW PLANTER WITH BUILT IN SEATING IN ATRIUM SPACE. CUT HOLE IN NEW CONCRETE SLAB, REFER LANDSCAPE DWGS.

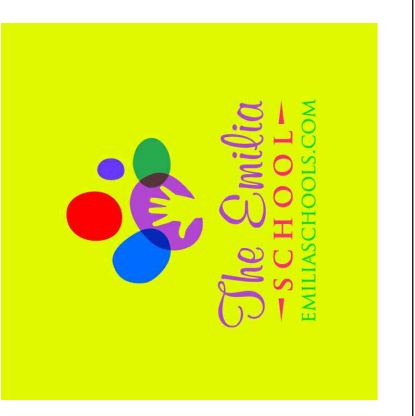
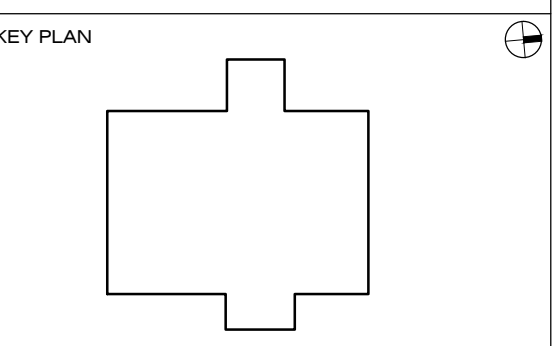
FF&E KEY NOTES - BY TENANT

- E1. COMMERCIAL GRADE REFRIGERATOR NO FROST W/ ICE MAKER
- E2. COMMERCIAL GRADE FREEZER NO FROST
- E3. REFRIGERATOR 18 CU. FT NO FROST W/ ICE MAKER
- E4. PRINTER/FAX MACHINE
- E5. COMMERCIAL MICROWAVE OVEN, MOUNTED BELOW WALL CABINET
- E6. CONVECTION OVEN
- E7. SIDE BY SIDE WASHER/DRYER, SEE MECHANICAL DWGS. FOR VENT
- E8. ACCESS CONTROL DEVICE
- E9. DOOR BELL WITH INTERCOM
- E10. ALARM AT ALL EXTERIOR DOORS FROM CLASSROOMS
- E11. CHECK-IN/CHECK-OUT THUMB SCANNER
- E12. COAT HOOKS (TWO ROWS) - SPACED AT 10" O.C. AND 30" AND 44" A.F.F. (STAGGERED IN CLASSROOMS PER LICENSING CHART)
- E13. AT ALL CLASSROOM & LUNCHROOM SINKS PROVIDE STAINLESS STEEL DUOFOLD PAPER TOWEL, PUSH SOAP DISPENSER
- E14. 24" WIDE UNDER COUNTER REFRIGERATOR, VERIFY TYPE WITH TENANT
- E15. 34" TALL ADA COMPLIANT DISHWASHER, VERIFY MAKE AND MODEL WITH TENANT
- E16. COMMERCIAL GRADE DISHWASHER, VERIFY MAKE AND MODEL WITH TENANT
- E17. COMPACT MICROWAVE OVEN, VERIFY MAKE AND MODEL WITH TENANT
- E18. FLAT SCREEN TV MONITORS MOUNTED ON WALL, VERIFY MAKE AND MODEL WITH TENANT
- E19. WALL MOUNTED COMPUTER/MONITOR COMBO.



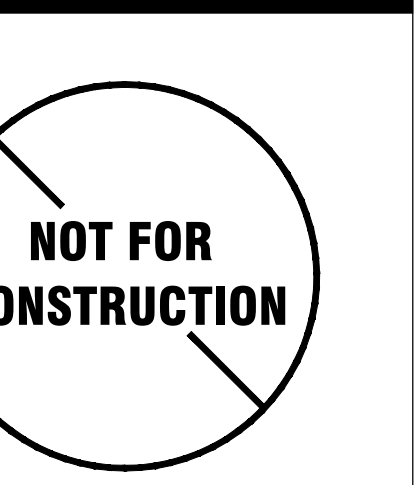
2020 RIVERSIDE DRIVE SUITE 202 COLUMBUS OH 43221 P: 614-443-2534 INFO@BBCODESIGN.COM BBCODESIGN.COM

DESCRIPTION	DATE
DESIGN REVIEW	10.13.17



THE EMILIA SCHOOL
1075 E Johnstown Rd, Gahanna OH 43230

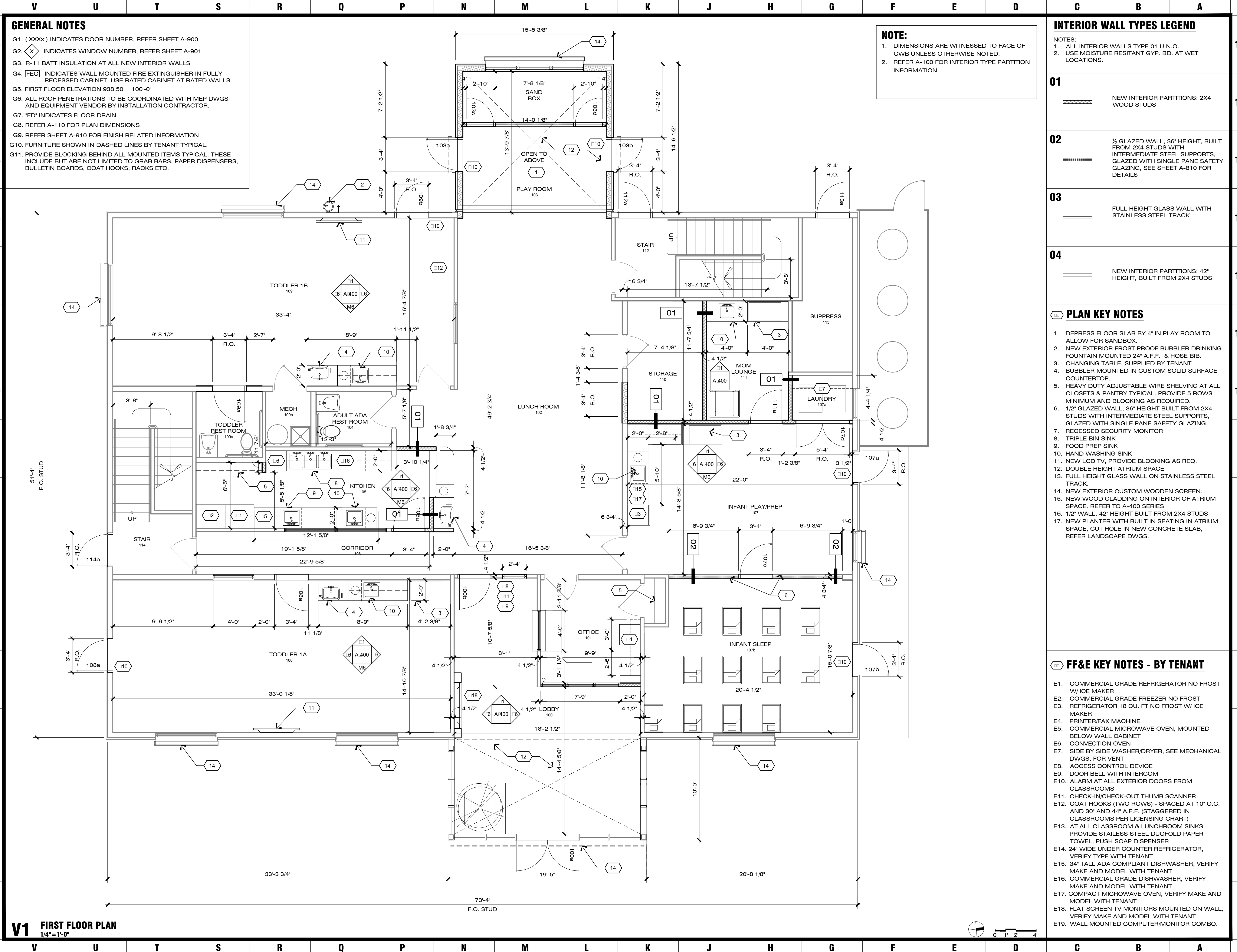
SHEET TITLE
FIRST FLOOR PLAN



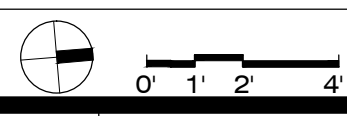
BBCO DESIGN PROJECT NUMBER:
2017-23

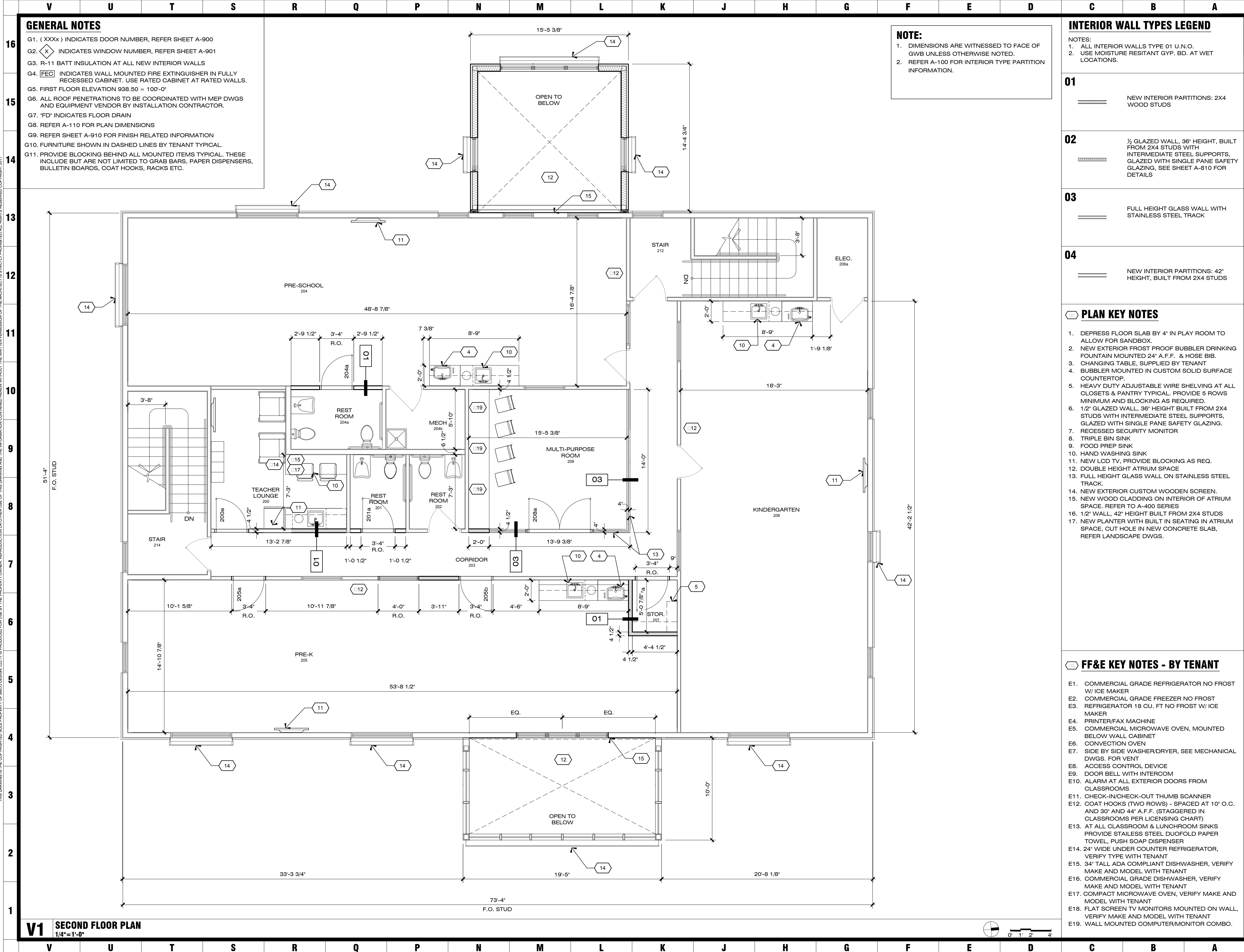
SHEET NUMBER
A-100

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V1 FIRST FLOOR PLAN
1/4"=1'-0"





GENERAL NOTES

- G1. (XXXX) INDICATES DOOR NUMBER, REFER SHEET A-900
- G2. (X) INDICATES WINDOW NUMBER, REFER SHEET A-901
- G3. R-11 BATT INSULATION AT ALL NEW INTERIOR WALLS
- G4. (FEC) INDICATES WALL MOUNTED FIRE EXTINGUISHER IN FULLY RECESSED CABINET. USE RATED CABINET AT RATED WALLS.
- G5. FIRST FLOOR ELEVATION 938.50 = 100'-0"
- G6. ALL ROOF PENETRATIONS TO BE COORDINATED WITH MEP DWGS AND EQUIPMENT VENDOR BY INSTALLATION CONTRACTOR.
- G7. "FD" INDICATES FLOOR DRAIN
- G8. REFER A-110 FOR PLAN DIMENSIONS
- G9. REFER SHEET A-910 FOR FINISH RELATED INFORMATION
- G10. FURNITURE SHOWN IN DASHED LINES BY TENANT TYPICAL.
- G11. PROVIDE BLOCKING BEHIND ALL MOUNTED ITEMS TYPICAL. THESE INCLUDE BUT ARE NOT LIMITED TO GRAB BARS, PAPER DISPENSERS, BULLETIN BOARDS, COAT HOOKS, RACKS ETC.

NOTE:

- 1. DIMENSIONS ARE WITNESSED TO FACE OF GWB UNLESS OTHERWISE NOTED.
- 2. REFER A-100 FOR INTERIOR TYPE PARTITION INFORMATION.

INTERIOR WALL TYPES LEGEND

- NOTES:
 1. ALL INTERIOR WALLS TYPE 01 U.N.O.
 2. USE MOISTURE RESISTANT GYP. BD. AT WET LOCATIONS.
- 01** NEW INTERIOR PARTITIONS: 2X4 WOOD STUDS
 - 02** 1/2 GLAZED WALL, 36" HEIGHT, BUILT FROM 2X4 STUDS WITH INTERMEDIATE STEEL SUPPORTS, GLAZED WITH SINGLE PANE SAFETY GLAZING, SEE SHEET A-810 FOR DETAILS
 - 03** FULL HEIGHT GLASS WALL WITH STAINLESS STEEL TRACK
 - 04** NEW INTERIOR PARTITIONS: 42" HEIGHT, BUILT FROM 2X4 STUDS

PLAN KEY NOTES

- 1. DEPRESS FLOOR SLAB BY 4" IN PLAY ROOM TO ALLOW FOR SANDBOX.
- 2. NEW EXTERIOR FROST PROOF BUBBLER DRINKING FOUNTAIN MOUNTED 24" A.F.F. & HOSE BIB.
- 3. CHANGING TABLE, SUPPLIED BY TENANT
- 4. BUBBLER MOUNTED IN CUSTOM SOLID SURFACE COUNTERTOP.
- 5. HEAVY DUTY ADJUSTABLE WIRE SHELVING AT ALL CLOSETS & PANTRY TYPICAL. PROVIDE 5 ROWS MINIMUM AND BLOCKING AS REQUIRED.
- 6. 1/2" GLAZED WALL, 36" HEIGHT BUILT FROM 2X4 STUDS WITH INTERMEDIATE STEEL SUPPORTS, GLAZED WITH SINGLE PANE SAFETY GLAZING.
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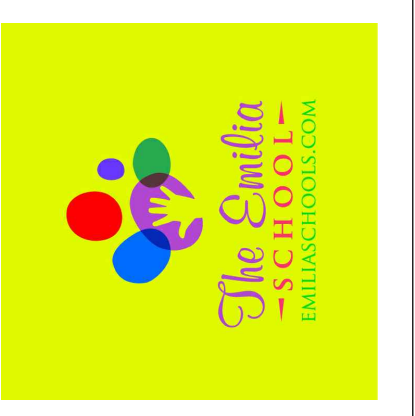
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- E19. WALL MOUNTED COMPUTER/MONITOR COMBO.

2020 RIVERSIDE DRIVE SUITE 202 COLUMBUS OH 43221 P: 614-443-2024 INFO@BBCODESIGN.COM BBCODESIGN.COM

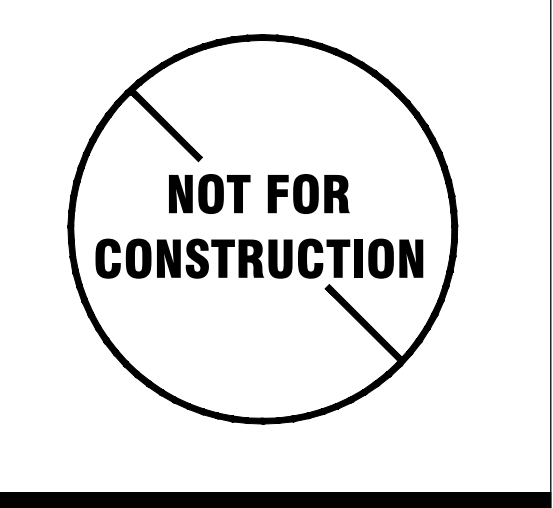
BBCODESIGN

DESCRIPTION	DATE
DESIGN REVIEW	10.13.17
KEY PLAN	



SECOND FLOOR DIMENSION PLAN

THE EMILIA SCHOOL
 1075 E Johnstown Rd, Gahanna OH 43230

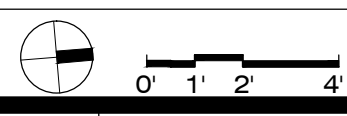


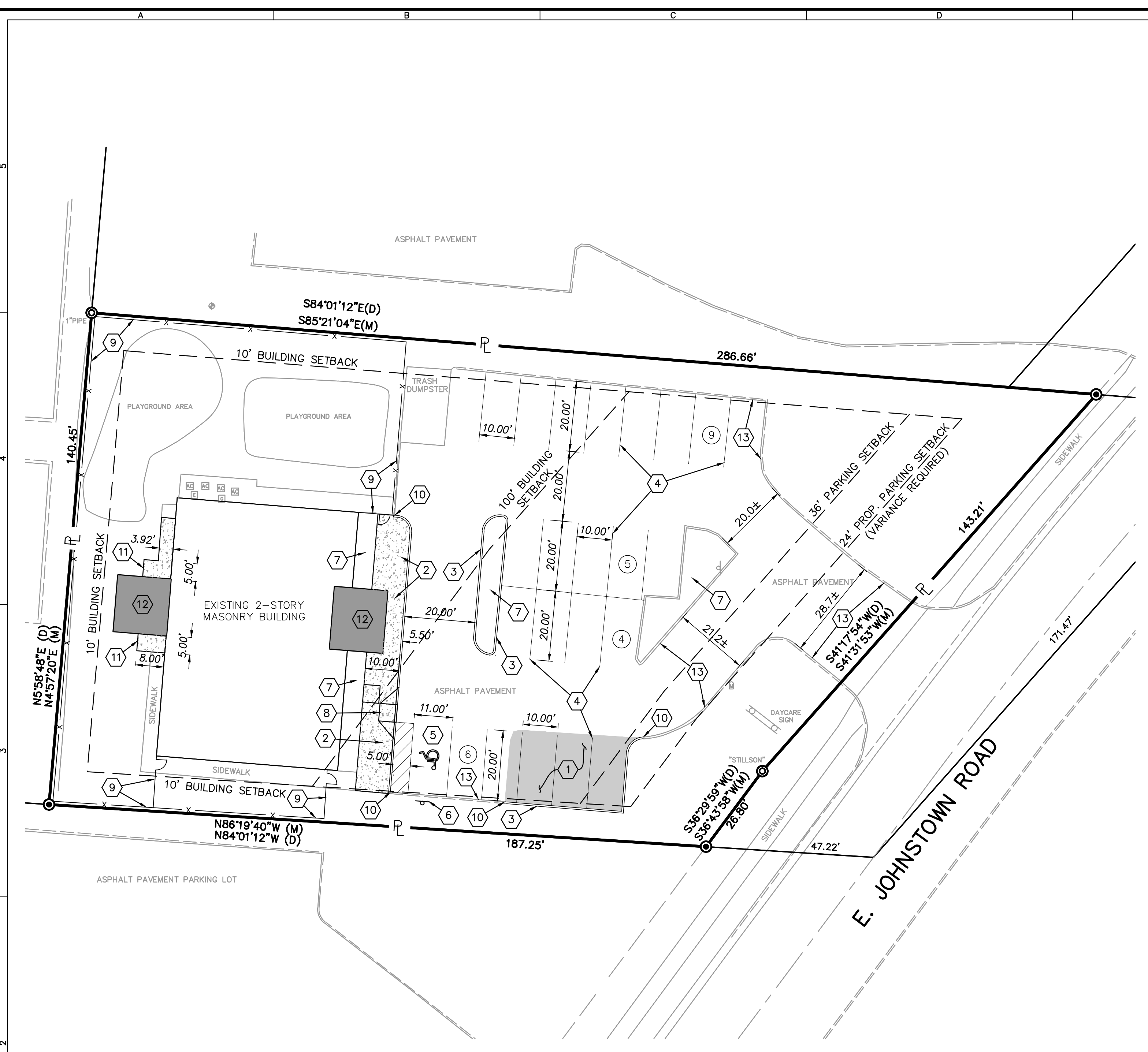
BBCO DESIGN PROJECT NUMBER:
2017-23

SHEET NUMBER
A-101

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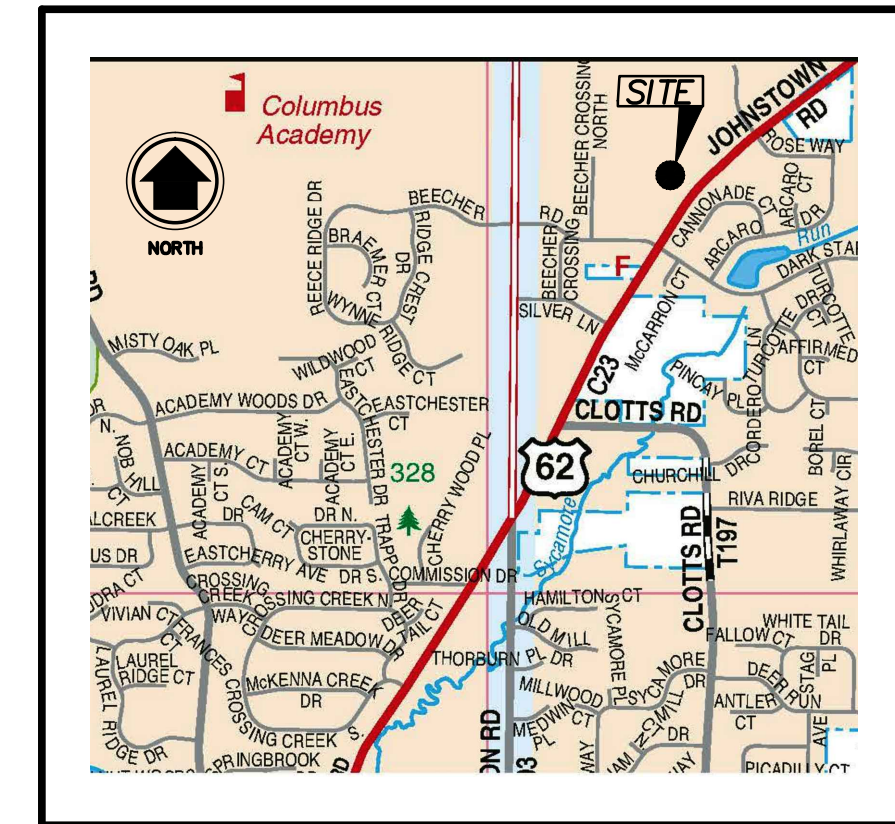
V1 SECOND FLOOR PLAN
 1/4"=1'-0"



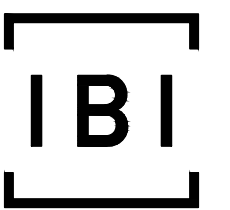
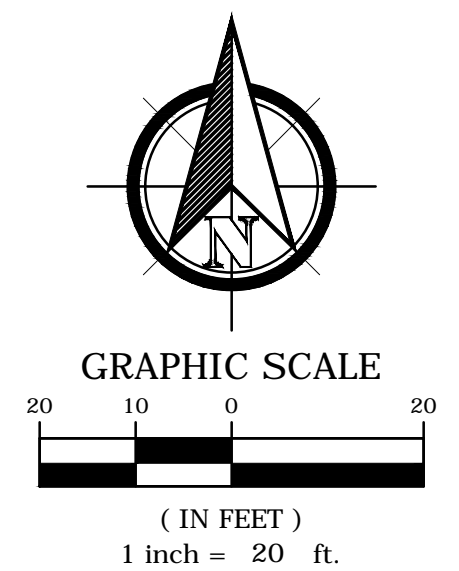


SITE DATA

ADDRESS: 1075 E. JOHNSTOWN ROAD, GAHANNA, OHIO 43230
 TAX DISTRICT/PARCEL: 025-011936
 SITE AREA: 0.761 ACRE = 33,149 S.F.±
 ZONING: SO, SUBURBAN OFFICE
 EXISTING USE: DAY CARE
 PROPOSED USE: DAY CARE
 EXISTING BUILDING HEIGHT: 36'
 PROPOSED BUILDING HEIGHT: 36'
 EXISTING BUILDING AREA: 7,200 S.F.
 PROPOSED BUILDING AREA: 500 S.F. PROPOSED ADDITION
 7,700 S.F. TOTAL
 EXISTING PARKING SPACES: 2 HANDICAP SPACES
 22 STANDARD SPACES
 24 TOTAL
 REQUIRED PARKING SPACES: 12 TEACHERS 12 X 1 = 12 SPACES
 1 ADMINISTRATOR 1 X 1 = 1 SPACE
 103 STUDENTS 103/6 = 17 SPACES
 TOTAL = 30 SPACES
 PROPOSED PARKING SPACES: 1 HANDICAP SPACES
 23 STANDARD SPACES
 24 TOTAL
 SETBACKS: BUILDING - 100' FRONT
 10' SIDE AND REAR
 PARKING - 36' FRONT (BY CODE)
 24' FRONT (PROPOSED - VARIANCE REQUIRED)
 PARKING LANDSCAPING: PAVEMENT AREA = 11,797 S.F.
 REQUIRED PARKING LANDSCAPE AREA = 5% X 11,797 S.F. = 590 S.F.
 PROVIDED PARKING LANDSCAPE AREA = 656 S.F.
 LOT COVERAGE: EXISTING + PROPOSED BUILDING FOOTPRINT AREA = 4,100 S.F.
 BUILDING LOT COVERAGE = 4,100 / 33,149 = 12.37% < 50% MAXIMUM
 IMPERVIOUS AREA = 0.416 ACRE = 18,121 S.F.
 PERVIOUS AREA = 0.345 ACRE = 15,028 S.F.
 IMPERVIOUS LOT COVERAGE = 18,121 / 33,149 = 54.67% < 75% MAXIMUM



LOCATION MAP
NO SCALE



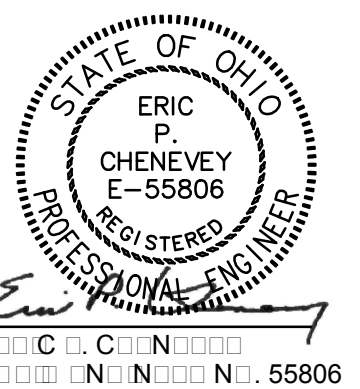
DEFINING THE CITIES OF TOMORROW
 635 Brookside Boulevard
 Westerville, OH 43081
 Contact: Eric Chenevey
 614-818-4900 ext. 2041
 Fax: 614-818-4901
 www.ibigroup.com

REVISION:

SUBMISSION:

- PRELIMINARY ENGINEERING SET
- AGENCY REVIEW SET
- CONSTRUCTION DOCUMENT SET
- AS-BUILT DOCUMENT SET

STAMP:

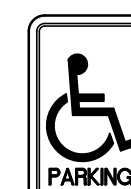


KEYNOTE

1. PROPOSED LIGHT DUTY ASPHALT PAVEMENT.
2. ITEM 608 ~ BRUSH CONCRETE WALK & CURB.
3. ITEM 609 ~ CONCRETE CURB PER STANDARD DRAWING 2000.
4. PROPOSED PAVEMENT STRIPING PER ITEM 642.
5. PROPOSED ADA PARKING.
6. PROPOSED HANDICAP PARKING SIGN (SEE DETAIL ON THIS SHEET).
7. PROPOSED LANDSCAPING (SEE ARCHITECTURAL PLANS FOR DETAILS).
8. PROPOSED CURB RAMP.
9. PROPOSED FENCE AND GATE (SEE ARCHITECTURAL PLANS FOR DETAILS).
10. MEET EXISTING CURB IN LINE AND ON GRADE.
11. ITEM 608 ~ CONCRETE SIDEWALK PER STANDARD DRAWING 2300.
12. PROPOSED BUILDING ADDITION (NON CLASSROOM USE).
13. EXISTING CURB TO REMAIN.

LEGEND

- PROPERTY LINE
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE



D9-6 (ODOT)
N-61-24 (CITY)



R7-8A (ODOT)
R-59C-18 (CITY)



CR-305.08 (CITY)

**
SIGN TO INCLUDE THE FOLLOWING OR SIMILAR WORDING "UNLAWFUL PARKING HAS A MINIMUM FINE OF \$250, MAXIMUM FINE OF \$500, SECTION 4511.99 ORC"

PROPOSED HANDICAP PARKING SIGNS

NOTES: SIGNS TO BE MOUNTED ON NO. 3 POST (ITEM 630) OR FENCE. BOTTOM OF SIGN TO BE A MINIMUM 7' FROM GROUND.

OWNER/DEVELOPER:

1075 JOHNSTOWN LLC
 7630 RED BAY COURT
 DUBLIN, OH 43016
 CONTACT: MIKE BALAKRISHNAN
 PHONE: (614) 783-8007
 MIKE@CELMARK.COM

ARCHITECT:

BBCO DESIGN
 2029 RIVERSIDE DR., SUITE 202
 COLUMBUS, OH 43221
 CONTACT: BHAKTI BANIA
 PHONE: (614) 795-2549
 BHAKTI@BBCODESIGN.COM

ENGINEER:

IBI GROUP
 635 BROOKSIDE BLVD.
 WESTERVILLE, OH 43081
 CONTACT: ERIC CHENEVEY
 PHONE: (614) 818-4900 x2041
 FAX: (614) 818-4901
 ERIC.CHENEVEY@BIGROUP.COM

SURVEYOR:

IBI GROUP
 635 BROOKSIDE BLVD.
 WESTERVILLE, OH 43081
 CONTACT: DAVE CHIESA
 PHONE: (614) 818-4900 x2039
 FAX: (614) 818-4901
 DAVID.CHIESA@BIGROUP.COM

THE EMILIA SCHOOL
 1075 E. JOHNSTOWN ROAD
 GAHANNA, OHIO 43230
 FRANKLIN COUNTY

DESIGN DRAFT CHECK

ML ML EPC

IBI NO.: 112383

DATE: October 12, 2017

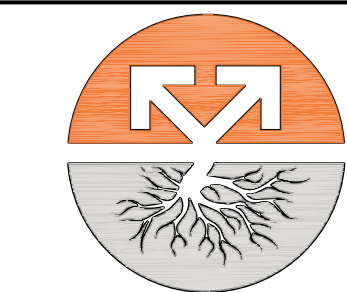
SCALE:

SHEET TITLE:

FINAL DEVELOPMENT PLAN

SHEET NO.: 1 / 1

J:\112383_TheEmiliaSchool\5.9 Drawings\Sheet\layouts\Final Development Plan.dwg Plotted By: Eric Chenevey Date: 10/12/2017 Time: 10:46:24 AM Plotter: DWG To PDF.pc3 Fonttable: M: E2006.ctb Scale: 1:1 ~ © IBE Companies, Inc.



PLANIT

7792 Olentangy River Road
Columbus, OH 43235
planitstudios.com

Emilia School
1075 E Johnstown Rd
Columbus, Ohio 43230

PROJECT #017-088

September 15, 2017

SHEET INFORMATION

CURRENT DATE

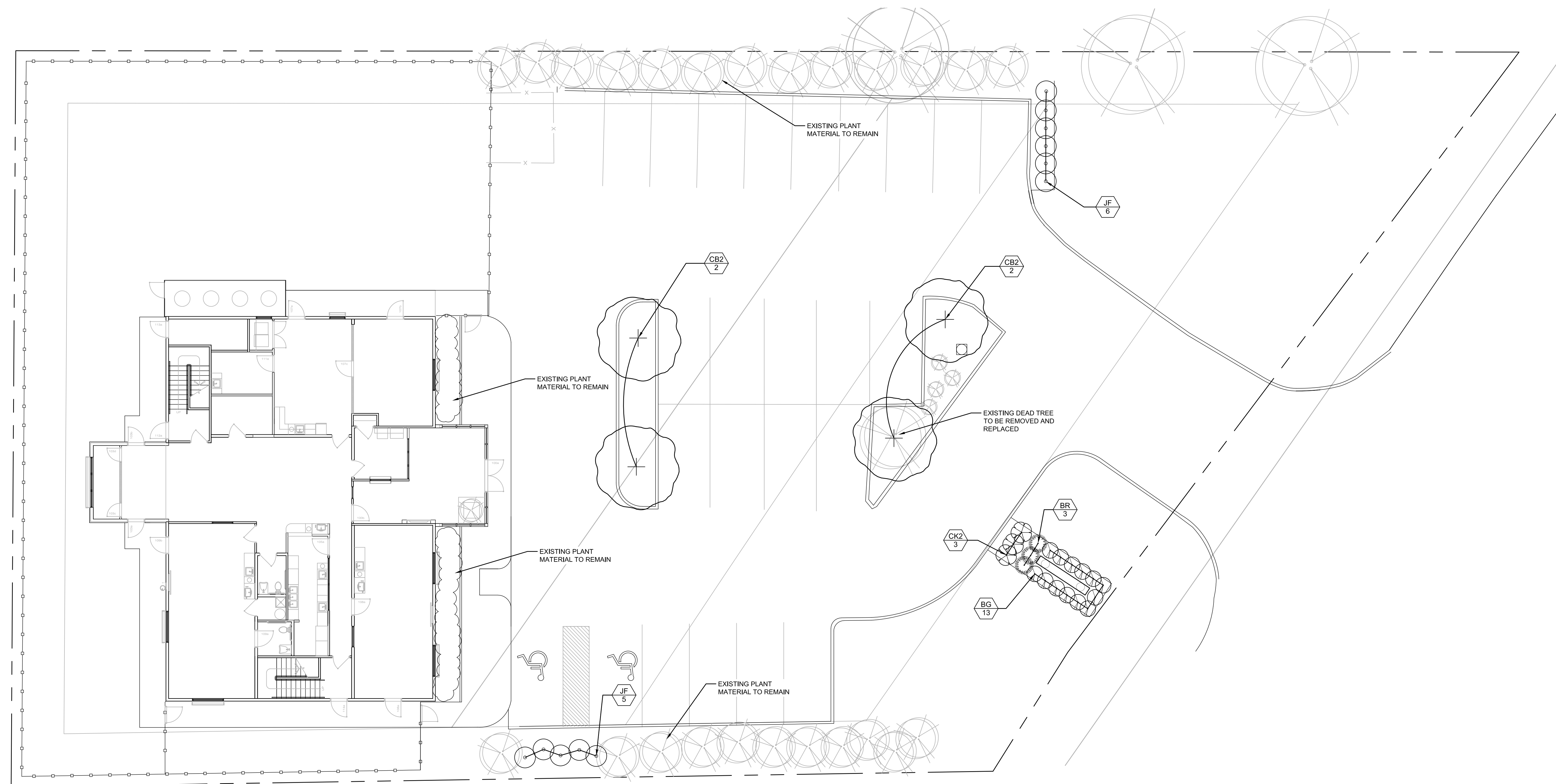
REVISIONS

SHEET TITLE

SCALE
Landscape Plan

SHEET NO.

L-1



GENERAL PLANTING NOTES:

1. SURVEY INFORMATION OBTAINED ELECTRONICALLY. PLAN-IT STUDIOS CANNOT ATTEST TO THE ACCURACY OR RELIABILITY OF LEGAL BOUNDARIES, EASEMENTS OR FIELD GATHERED DATA.
2. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
3. ALL DIMENSIONS ARE TAKEN TO FACE OF CURB OR BUILDING WHERE APPLICABLE UNLESS OTHERWISE NOTED. USE DIMENSIONAL INFORMATION GIVEN. DO NOT SCALE DRAWINGS.
4. CONTRACTOR SHALL REFER QUESTIONS ON MATERIALS, FINISHES, LABOR, AND/OR PERFORMANCE STANDARDS NOT SPECIFIED HEREIN TO THE LANDSCAPE ARCHITECT.
5. ALL CHANGES TO DESIGN OR PLANT SUBSTITUTIONS ARE TO BE AUTHORIZED BY THE LANDSCAPE ARCHITECT.
6. CONSULT PLANT SCHEDULE FOR PLANT SIZES AND SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS DRAWN ON PLANS. PLANT LIST QUANTITIES ARE FOR CONVENIENCE ONLY.

7. ALL PLANTS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI-Z60.1-2014) IN REGARDS TO SIZING, GROWING AND B&B SPECIFICATIONS.
8. ALL PROPOSED PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
9. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
10. PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE WIDTH AND 6-8 INCHES DEEPER THAN THE SIZE OF THE ROOT BALL OF BOTH SHRUB AND TREE AND TO BE AMENDED WITH ORGANIC SOIL CONDITIONER.
11. IN AREAS WHERE BEDROCK OR HEAVILY COMPACTED ROCK FILL IS ENCOUNTERED, THE PLANTING HOLES ARE TO BE DUG TO A MINIMUM OF THREE TIMES THE WIDTH AND ONE FOOT DEEPER THAN THE SIZE OF THE ROOT BALL. NOTIFY LANDSCAPE ARCHITECT IF FIELD CONDITIONS WARRANT ADJUSTMENT OF PLANT LOCATIONS.
12. CONTRACTOR TO PROVIDE A FULL 1 YEAR GUARANTEE ON ALL PLANTS INSTALLED AND PROVIDE COMPLETE MAINTENANCE ON ALL WORK DONE BEGINNING ON THE DAY OF APPROVAL FROM OWNER'S REPRESENTATIVE AND CONTINUING FOR A THREE MONTH DURATION AT WHICH TIME OWNER'S REPRESENTATIVE WILL DECLARE JOB ACCEPTANCE.

13. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.
14. ALL SHRUBS AND GROUND COVER BEDS (EXISTING AND NEW), PLANTING BEDS, AND SHRUB MASSES SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
15. EXISTING GRASS TO BE REMOVED, IF PRESENT, AND TOPSOIL TO BE SPREAD SMOOTH AND HAND-RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAN 1 INCH IN DIAMETER PRIOR TO LAYING SOD OR SEEDING.
16. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED. (SEE LANDSCAPE PLANS). SEEDING OR SODDING BY LANDSCAPE CONTRACTOR.
17. IF APPLICABLE LANDSCAPE CONTRACTOR TO COORDINATE WITH EXISTING OR PROPOSED IRRIGATION SYSTEM. IF PROPOSED IRRIGATION SYSTEM COORDINATE WITH IRRIGATION CONTRACTOR AND INSTALLATION OF SYSTEM.

ZONING REQ'S

Buffer - same zones adjacent, none required

- Screening - Parking lot screening adjacent to public row required
- Existing plant material meets code minimum, additional plants added to fill screening gaps

Interior landscaping

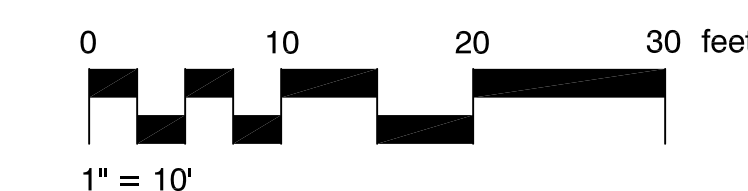
- Required - 5%
- Provided - 5.2%
- 1 tree per 100sf of landscape area
- 698 sf of required landscape area = 7 trees required
- 4 new trees and 3 existing trees provided

Tree Replacement

- none required

Street Trees

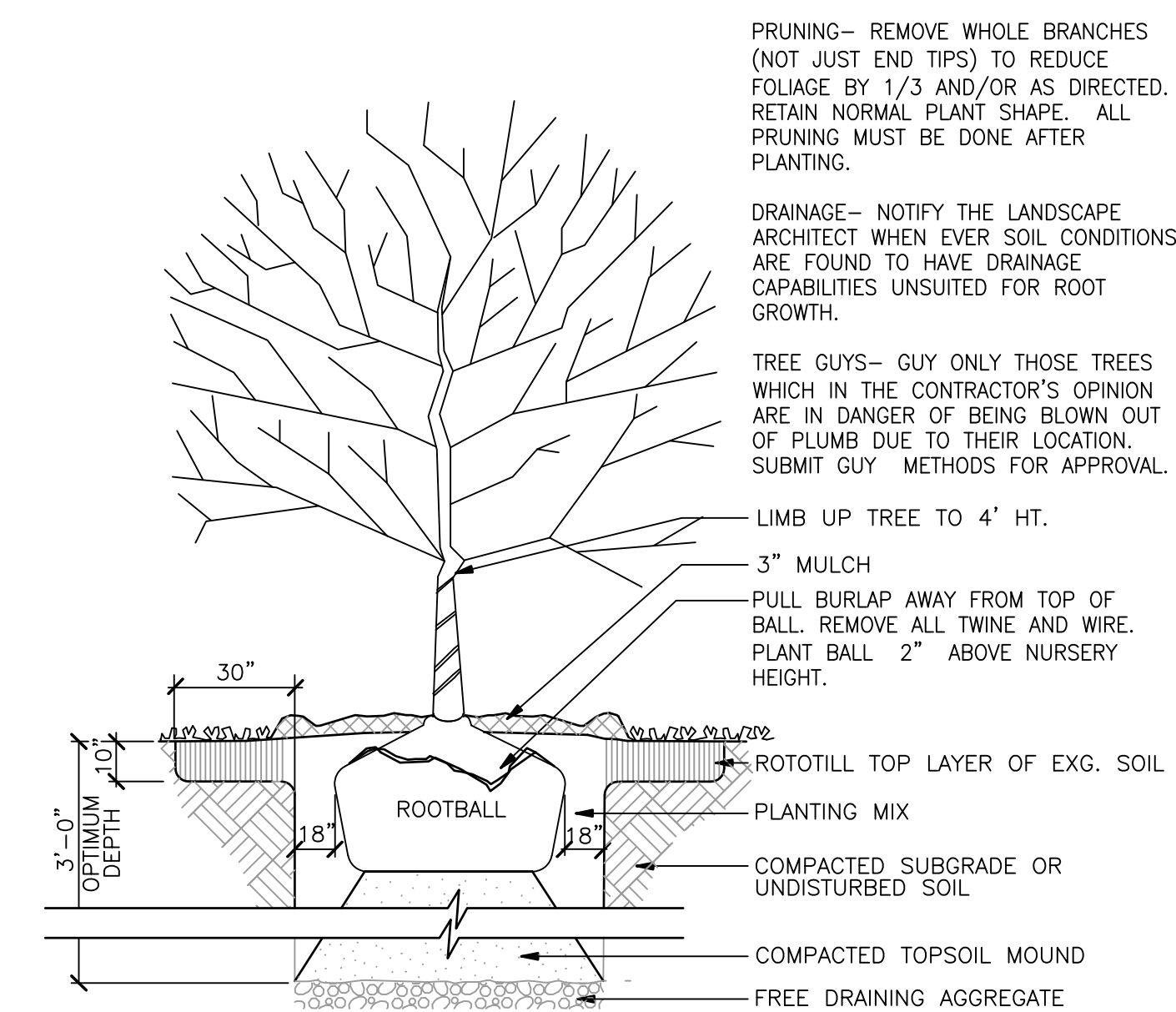
- none required



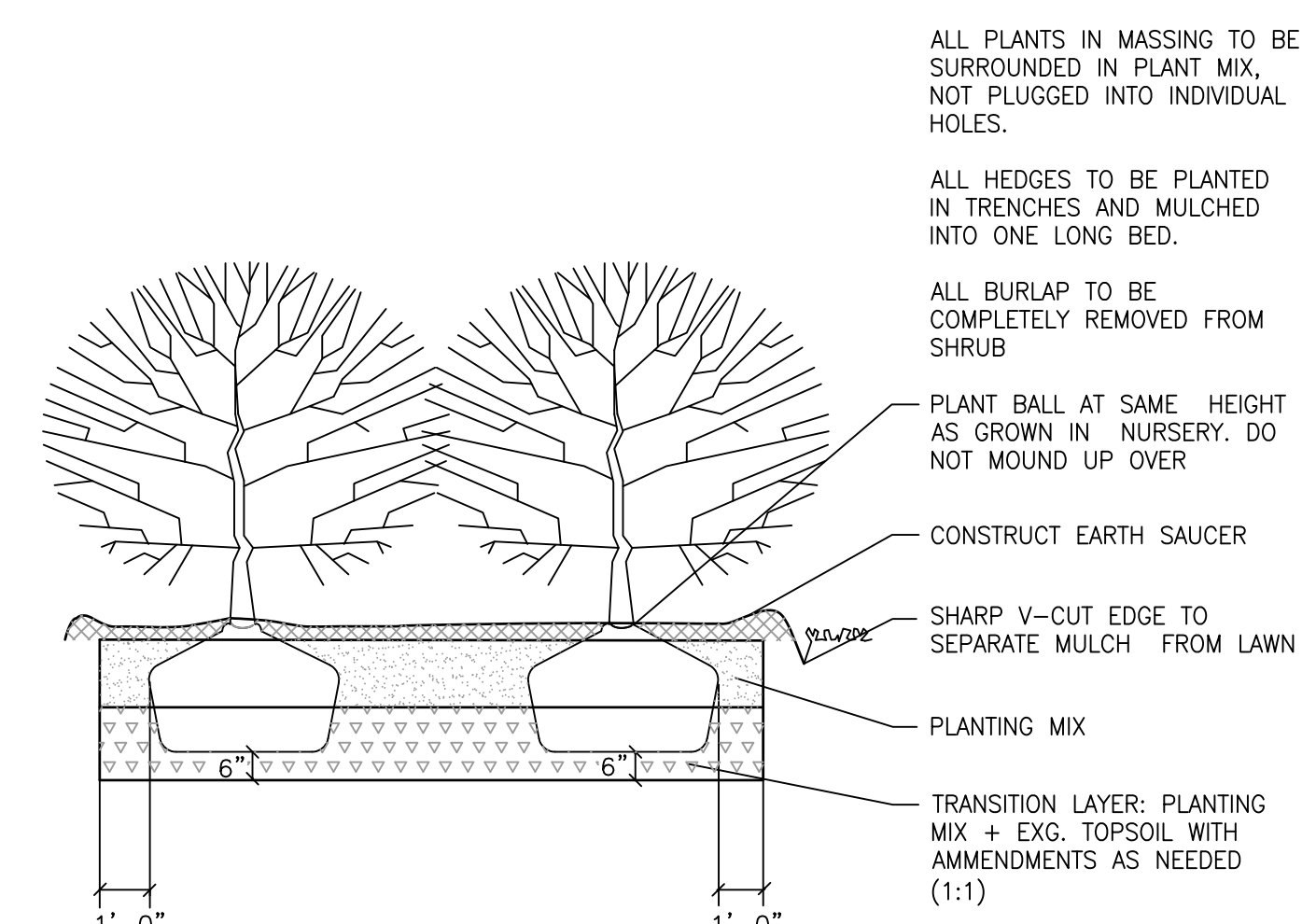


PLANIT

7792 Olentangy River Road
Columbus, OH 43235
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1 DECIDUOUS TREE PLANTING
NTS P-CO-AND-WADS-01



2 SHRUB PLANTING GROUP
NTS P-CO-AND-WADS-04

PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL
CB2	4	Pyramidal European Hornbeam / Carpinus betulus 'Fastigiata'	B & B	3'Cal
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	CONT	
BG	13	Green Gem Boxwood / Buxus x 'Green Gem'	3 gal	
BR	3	Rosy Glow Barberry / Berberis thunbergii 'Rose Glow'	3 gal	
CK2	3	Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'	3 gal	
JF	11	Sea Green Juniper / Juniperus chinensis 'Sea Green'	24" HT/SPR MIN	

Emilia School
1075 E Johnstown Rd
Columbus, Ohio 43230

PROJECT #017-088

September 15, 2017

SHEET INFORMATION

CURRENT DATE

REVISIONS

SHEET TITLE

SCALE
**Landscape
Details**
SHEET NO.

L-2

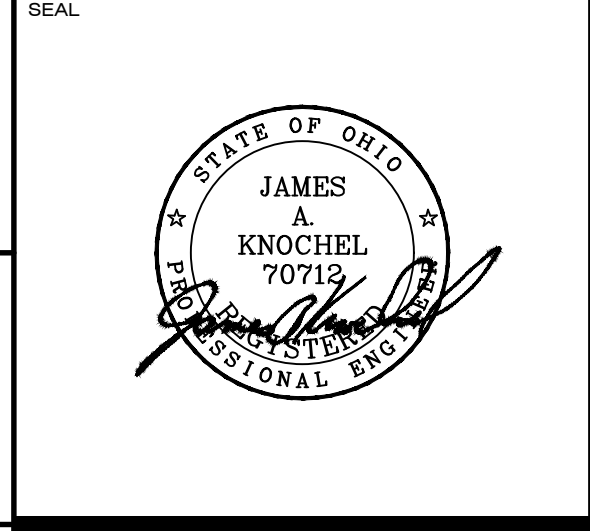
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DESCRIPTION	DATE
DESIGN DEVELOPMENT	08.02.17

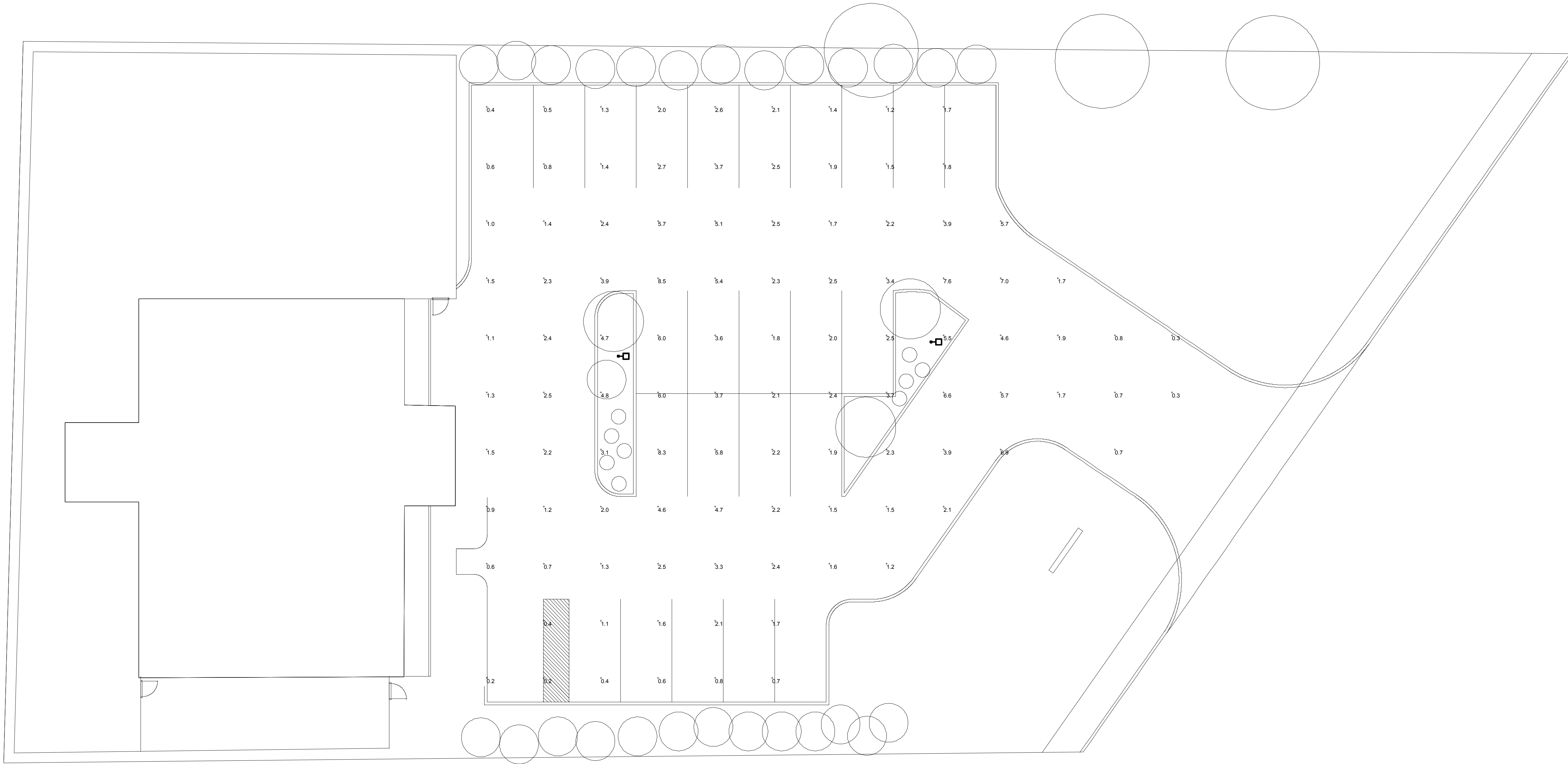
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PHOTOMETRIC PLAN
 PROJECT TITLE
THE EMILIA SCHOOL
 1075 E Johnstown Rd., Gahanna OH 43230



BBCO DESIGN PROJECT NUMBER:
2017-23
 SHEET NUMBER

PM-100



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	2.5 fc	8.5 fc	0.1 fc	N/A	N/A

Point One Design, Ltd. **1**
 Consulting Engineers
 9941 York Theta Drive
 North Royalton, Ohio 44133-3512
 440-230-1800 Fax 440-230-1831
 2800 Corporate Exchange Drive, Suite 270
 Columbus, Ohio 43231
 614-540-3500 Fax 614-540-3502

Grid lines: V, U, T, S, R, Q, P, N, M, L, K, J, H, G, F, E, D, C, B, A

Grid lines: 16, 15, 14, 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, 1



CITY OF GAHANNA

PLANNING AND DEVELOPMENT STAFF REPORT

Request Summary

The request is for Final Development Plan (FDP), Design Review (DR), and Variance approval for the property located at 1075 E. Johnstown Road. The site was built and historically has operated as a daycare. The new owners/operators are proposing to use the site as a daycare.

A variance is necessary in order to allow a reduction of the front yard parking setback from 36' to 24'. This would allow for the construction of a few additional parking spaces. A side yard setback has been requested to allow 7' in lieu of 10' for parking along the southern property line. The site was originally constructed with a 7' side yard, however, no record of a variance could be found.

External improvements are minimal but generally consist of additional parking; two, 250 square foot building additions, one to the front and one to the rear of the structure; paint; and composite planking. Please see the FDP and DR for additional details.

Variance

Variations are subject to the criteria found in CH 1131.04. Planning Commission shall not grant/recommend a variance unless it finds that all of the following conditions apply to the case in question:

- a) There are special circumstances or conditions applying to the land, building, or use referred to in the application.
- b) The granting of the variance is necessary for the preservation and enjoyment of substantial property rights.
- c) The granting of the application will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

Staff recommends approval of the variances. The variance to allow a reduced side yard is to account for an existing condition. The site was approved and built with a reduced side yard. The request to reduce the front yard is to allow only a minimal intrusion into the front yard setback. The majority of frontage will be meet the required setback.

Current Zoning: Suburban Office (SO)

Year Built: 2000

Request Summary: FDP, DR, and variance for use as a daycare

Previous Use: Daycare



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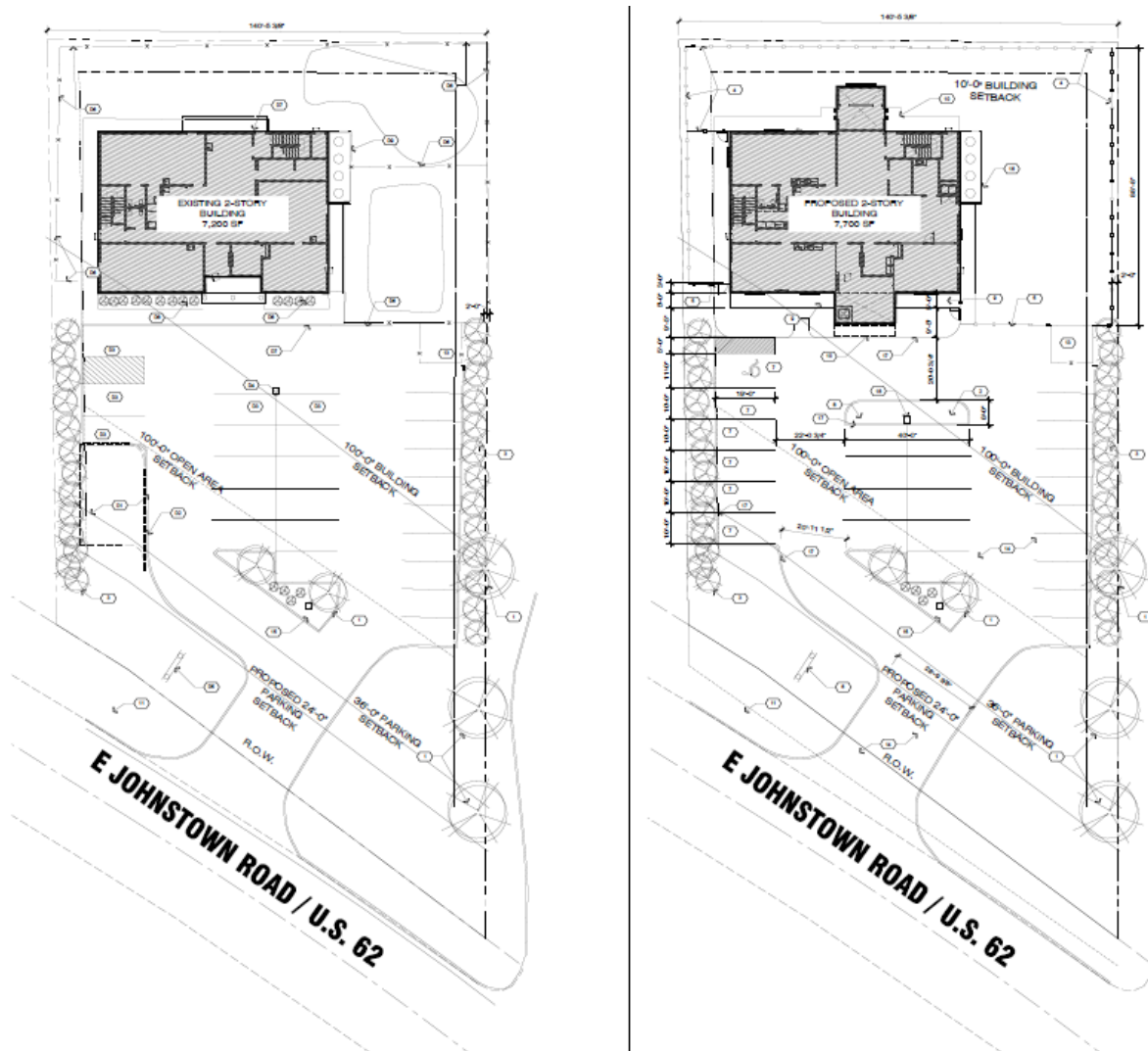
200 SOUTH HAMILTON ROAD, GAHANNA, OH 43230
614-342-4000 PHONE 614-342-4100 FAX WWW.GAHANNA.GOV



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It should be noted that staff anticipates that the forthcoming code rewrite and/or land use plan update will evaluate commercial setbacks. It is likely that commercial front yard setbacks will be reduced. The large front yard setback is indicative of a development style that is no longer desirable. It also leads to the inefficient use of land.

Existing/Proposed



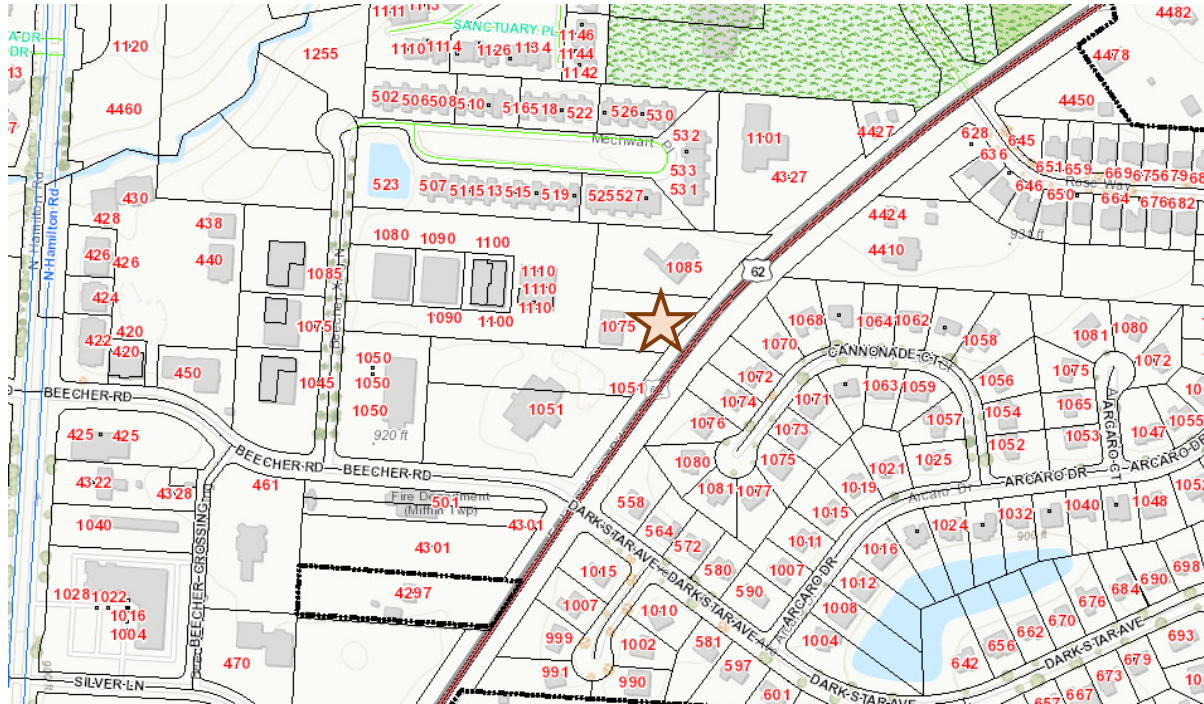
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Location Map



Respectfully Submitted By:
Michael Blackford, AICP
Deputy Director





200 S. Hamilton Road, Gahanna, OH 43230
Phone(614)342-4010 Fax(614)342-4100

October 27, 2017

Mike Balakrishnan
1075 E Johnstown
Gahanna, OH 43230

RE: Project 1075 E Johnstown Rd
1075 E Johnstown Rd

Dear Mike Balakrishnan:

The following comments were generated from the review of the submitted plans and documents for the referenced project.

Public Safety - Complete

1. No comment from the PD. No concerns. Per Sheila Murphy

Building - Complete

2. I have no comments on the concept for the applications. However, I am not performing a plan review of the architectural drawings. I will not comment on those documents until they are submitted with a building permit application.

Community Development - Complete

3. No comments.

Fire District - Complete

4. No Comment Per Steve Welsh

Parks - Complete

5. No Comment Made from Parks Department

Public Service & Engineering - Pending

6. No comment

Soil & Water Conservation District - Complete

7. No Comment Made From Franklin County Soil and Water

If you have any comments or questions, please contact me at kelly.wicker@gahanna.gov or (614) 342-4025.

Sincerely,

Kelly Wicker
Administrative Assistant