



Application for Certificate of Appropriateness for Design Review
City of Gahanna, Ohio ■ Planning Commission
200 S. Hamilton Road, Gahanna, OH 43230 ■ Phone: (614) 342-4025 ■ Fax: (614) 342-4125

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

*Site Address 94 GRANVILLE STREET, GAHANNA OH, 43230 *Parcel Id# 025-000139
*Project Name STATE BANK - BRANCH *Zoning District C - COMMERCIAL OG-2
*Design Review of: Site Plan X Landscaping X Building Design X Signage - Other -
*Special Information Regarding the Property and its Proposed Use: N/A

*Applicant Name MATTHEW WILSON - KEISER DESIGN GROUP *Email mwilson@keiserdesigngroup.com
*Applicant Address 800 CROSS POINTE, STE. M *City/State/Zip Gahanna, OH 43230
*Applicant Relationship ARCHITECT *Phone# (614) 864-9999
*Agent Name N/A *Email *Phone

*ADDITIONAL REQUIRED CONTACT INFORMATION: If different than applicant.

*Business Name STATE BANK *Phone (614) 336-7779
*Business Owner Address 4080 W DUBLIN-GRANVILLE RD *City/State/Zip DUBLIN, OH 43017
*Contact Name DAVID HOMOELLE, REGIONAL PRESIDENT *Email david.homoelle@yourstatebank.com
*Designer/Architect/Engineer SEE APPLICANT *Phone
*Address *City/State/Zip
*Contact Name *Email

*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 \$.01per square foot.

*Applicant's Signature [Signature] *Date 9/9/16

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. DR- 2016
Sungard No. 16090011
Reference File No.
Hearing Date: 9/28/2016

RECEIVED
SEP 09 2016
(Received) BY: SW (Paid)

Yes via verbal to KH (Accepted by OZA)

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. <u>x</u>	<u>✓</u>
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. <u>x</u>	<u>✓</u>
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. <u>x</u>	<u>✓</u>
D. Materials List	D. <u>x</u>	<u>✓</u>
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. <u>x</u>	<u>✓</u>
2. Project name and site address;	2. <u>x</u>	<u>✓</u>
3. All property and street pavement lines;	3. <u>x</u>	<u>✓</u>
4. Existing and proposed contours;	4. <u>SEE INFO (SP)</u>	<u>✓</u>
5. Gross area of tract stated in square feet;	5. <u>x</u>	<u>✓</u>
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. <u>x</u>	<u>✓</u>
7. The designation of required buffer screens (if any) between the parking area and adjacent property;	7. <u>N/A</u>	<u>_____</u>
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. <u>x</u>	<u>✓</u>
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. <u>x</u>	<u>✓</u>
10. Identify photograph location;	10. <u>x</u>	<u>✓</u>
11. Location of all existing and proposed building on the site	11. <u>x</u>	<u>✓</u>
12. Location of all existing (to remain) and proposed lighting standards.	12. <u>x</u>	<u>✓</u>
13. Provide breakdown of parking spaces required and spaces provided (see COG 1163);	13. <u>x</u>	<u>✓</u>

- 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. X ✓
- 15. Provide lot coverage breakdown of building and paved surface areas. 15. X _____

- 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. X ✓
 - 2. Changes in ground elevation; 2. X ✓
 - 3. All signs to be mounted on the elevations; 3. X ✓
 - 4. Designation of the kind, color, and texture of all primary materials to be used; 4. X ✓
 - 5. Fenestration, doorways, and all other projecting and receding elements of the building exterior. 5. X ✓

- 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. 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. X ✓
 - 2. Information on lighting intensity (number of watts, isofootcandle diagram, etc., at least 1/2 foot candles required); 2. X ✓
 - 3. Materials, colors, and manufacturer's cut sheet; 3. T.B.D. ✓
 - 4. Ground or wall anchorage details. 4. T.B.D. ✓



CITY OF GAHANNA

Agreement to Construct as Approved

Your signature below affirms that, as the contractor/applicant _____
(Please print - Contractor/Applicant Name)

Matthew Wilson for, State Bank
(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 Matthew Wilson

Date 9/9/16

Fredena L. Williams

(Signature of Notary)

9/9/16

(Date)

(Please sign)



Fredena L. Williams
Notary Public, State of Ohio
My Commission Expires 06-28-2017

Stamp/Seal

MATERIAL LIST

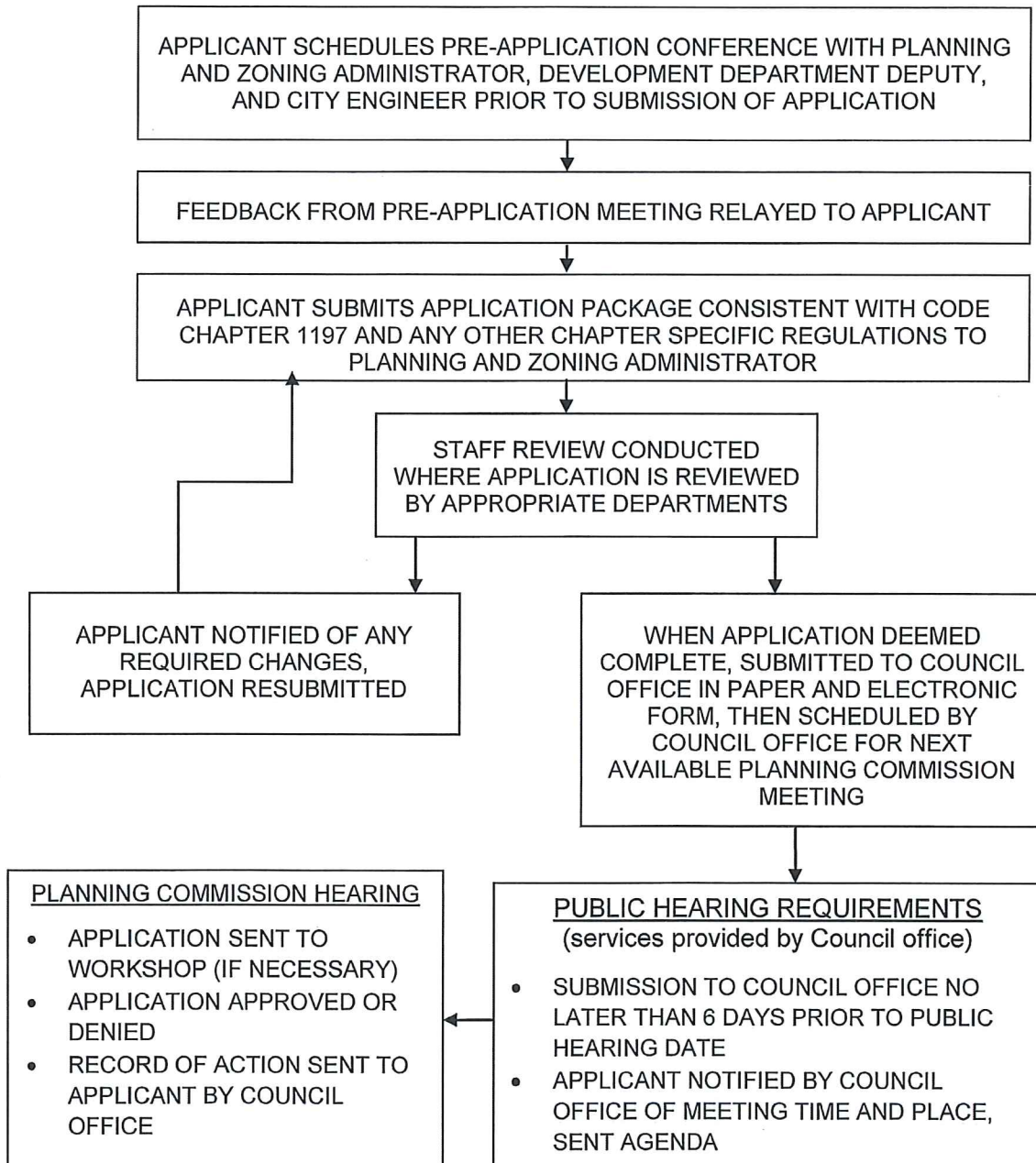
Item	Manufacturer Name	Color Name	Color Number
Awnings	T.B.D.	T.B.D.	
Brick	MATCH EXISTING, THEN PAINT	LIGHT GRAY	
Gutters and Downspouts	N/A - INTERNAL DRAIN	N/A	
Lighting	DALITE	CHARCOAL GRAY	
Roofing	EXISTING TO REMAIN	N/A	
Siding	MBCI - OR EQUIV.	CHARCOAL GRAY	
Signs	SIGNCOM INC. (SPECTRUM - REFERECE ONLY)	(STATE BANK COLORS: ROYAL BLUE, GRAY, WHITE)	
Stucco	N/A	N/A	
Trim	N/A	N/A	
Windows	TUBELITE	SILVER ALUM. FRAME	



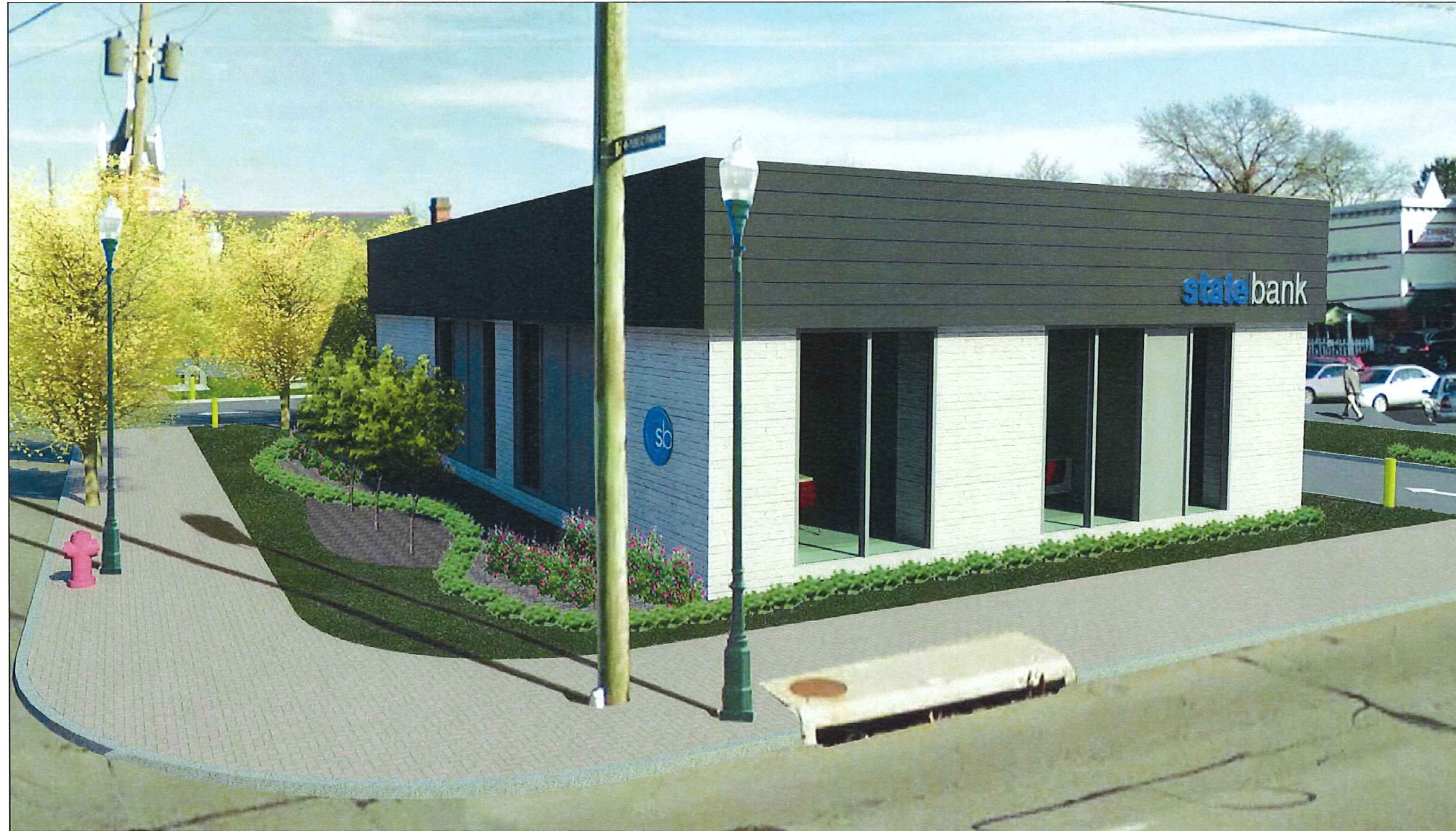
CITY OF GAHANNA

PLAN REVIEW PROCEDURES

Applies to: DESIGN REVIEW



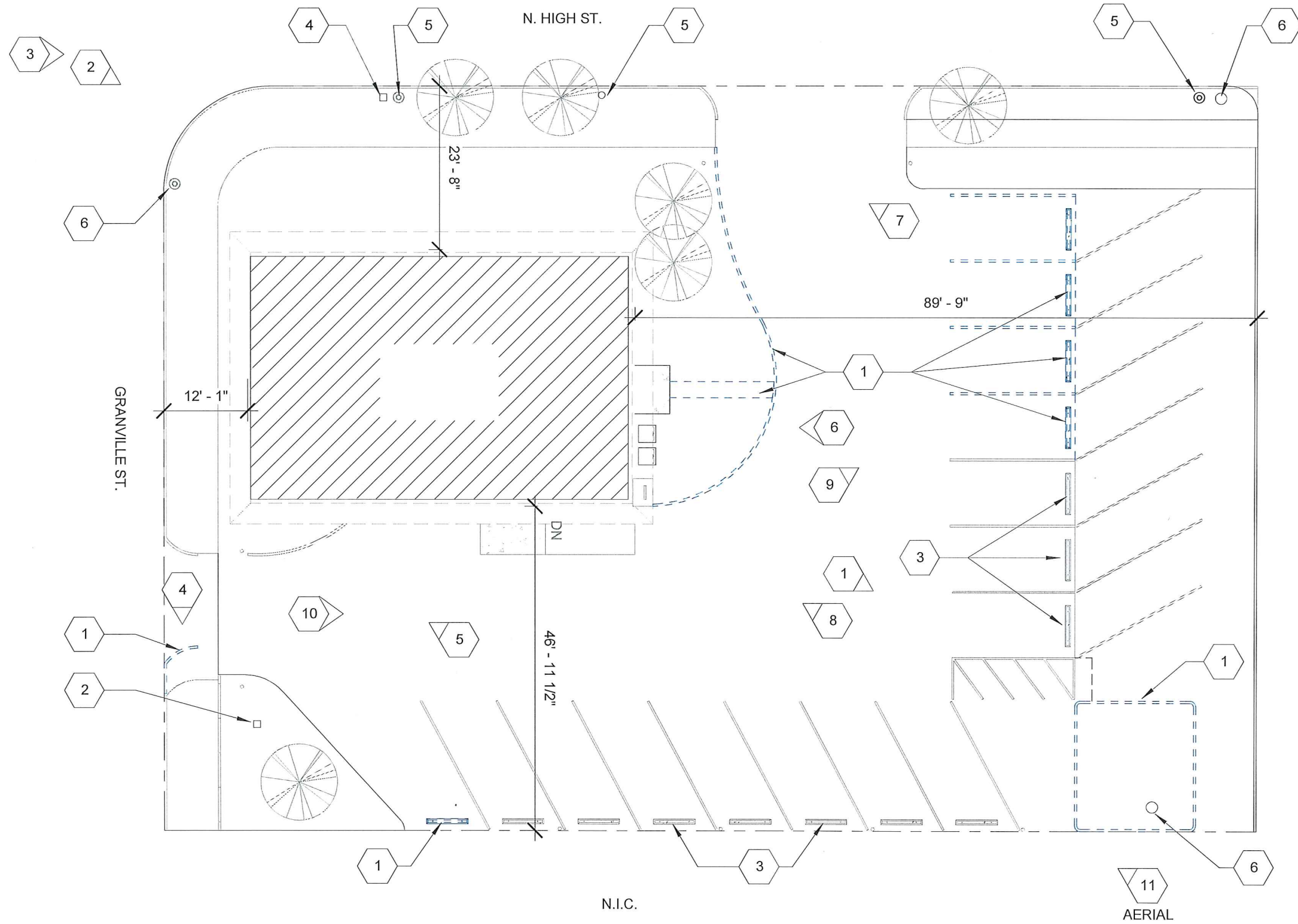
KEISER DESIGN GROUP (PROJECT #2016-271)
SCHEMATIC DESIGN
SEPTEMBER 9, 2016



KDG Keiser Design Group

www.keiserdesigngroup.com | 800 Cross Pointe [M] Gahanna, OH 43230 | Phone: 614.864.9999 | Fax: 614.864.9990

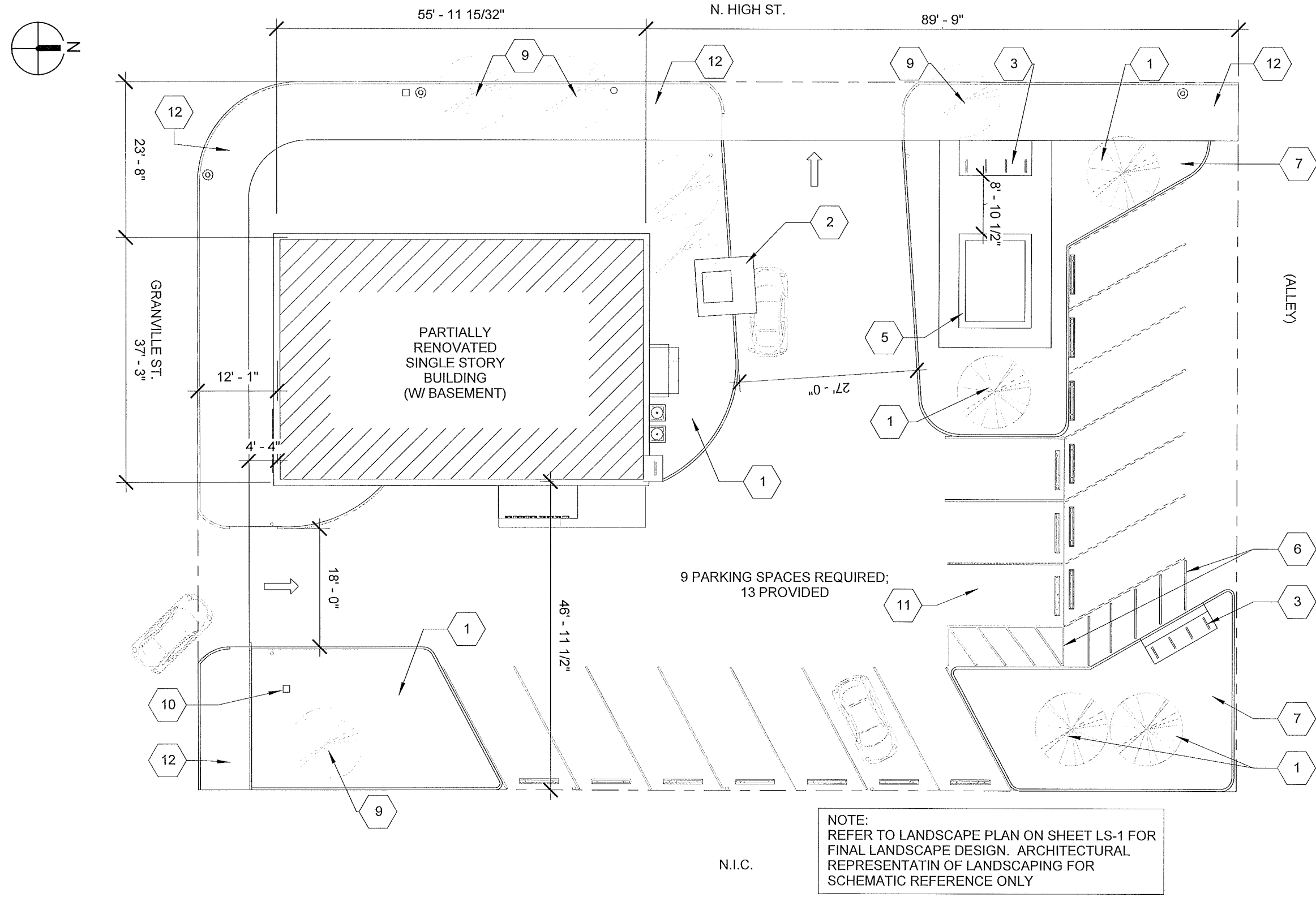
STATE BANK
94 GRANVILLE ST.
GAHANNA, OH 43230



SYMBOLS LEGEND	
	PHOTOGRAPH LOCATION (SEE 'P-SERIES' SHEETS)
CODED NOTES	
1.	PROPOSED DEMO
2.	EXISTING CLOCK (TO REMAIN)
3.	EXISTING PARKING CURB (TO REMAIN, TYP.)
4.	EXISTING FIRE HYDRANT TO REMAIN
5.	EXISTING LAMP POST TO REMAIN
6.	EXISTING TELEPHONE POLE TO REMAIN

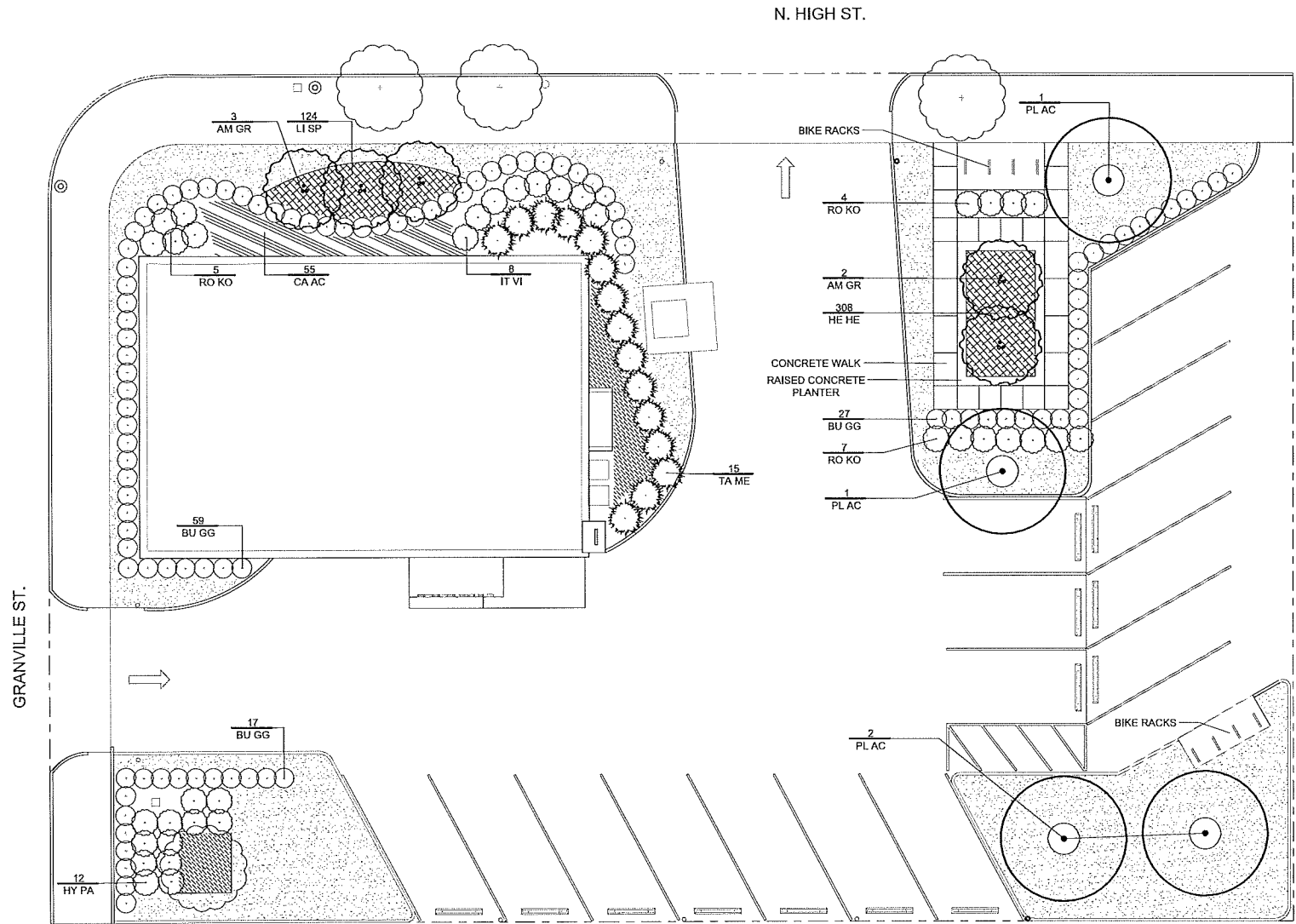


KDG Keiser Design Group



SITE PLAN INFORMATION	
NO NEW PROPOSED CONTOURS; SITE IS BASICALLY FLAT, BUT DRAINS TO TOWARDS HIGH STREET.	
SITE: 13,939 SF. = 0.32 ACRES	
LANDSCAPING: SEE LANDSCAPE PLAN 'LS-1' FOR DETAILED INFORMATION ON NEW LANDSCAPE ITEMS	
INTERIOR LANDSCAPE LOT COVERAGE: BUILDING: 2,000 S.F. (FOOTPRINT) PAVED: 8,200 S.F. (>5% LANDSCAPED, 1 TREE PER 100 S.F.): YES	
# OF EXISTING 6" (+) CALIPER TREES TO REMAIN = 4	
LIGHTING: REFER TO DRAWING 'L-1' FOR DIAGRAMMATIC LIGHT MAPPING AND STANDARDS	
PARKING REQ'D: 9 PARKING PROVIDED: 13	
SYMBOLS LEGEND	
	PHOTOGRAPH LOCATION (SEE 'P-SERIES' SHEETS)
CODED NOTES	
1. NEW LANDSCAPING / TREE	
2. DRIVE-UP ATM	
3. BIKE RACK	
4. NOT USED	
5. GARDEN WALL	
6. MOTORCYCLE / BUFFER	
7. GRASS	
8. CONCRETE PAD	
9. INDIVIDUAL TREES EXCEEDING 6" CALIBER (TO REMAIN)	
10. CLOCK ON POLE TO REMAIN (APPROX. 9'-0" TALL)	
11. HANDICAP SPACE	
12. EXISTING SIDEWALK TO REMAIN	

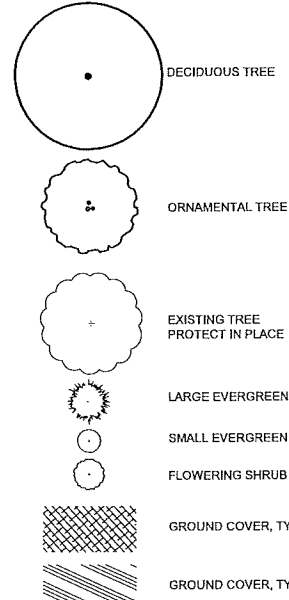
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STATE BANK LANDSCAPE PLAN

LANDSCAPE NOTES

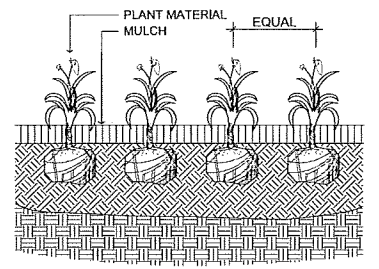
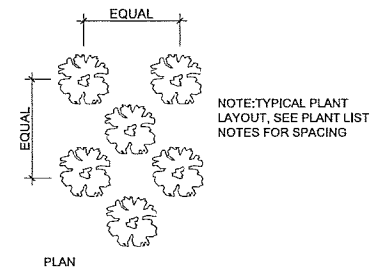
- Stake all bed lines and tree locations for the Landscape Architect's review prior to installation. All planting procedures are subject to the review of the Landscape Architect and the Contractor shall correct any deficiencies found at no additional cost to the Owner.
- Secure plant material as specified on plans. In the event that plant materials specified are not available, contact Landscape Architect for approved substitutions. No substitutions for plant materials will be allowed without prior written approval by the Landscape Architect.
- Verify that all planting products, plant material, and plant quantities delivered to the site match what is indicated on the plans.
- Protect all plant material during delivery to prevent damage to root balls, trunks, branches and the desiccation of leaves. Protect all plant material during shipping with shade cloth or ship with enclosed transport. Maintain protections and health of plant material stored on site. Handle all trees with nylon straps. No chains or cables will be allowed. Remove unacceptable plant material immediately from the site.
- All plant material shall be nursery grown, well formed, true to species, hardened off with vigorous root systems, full crown and canopies, and free from disease, pests and insects, and defects such as knots, sun scald, windburn, leaf discoloration, irregular branching or injuries.
- All root balls shall conform to the size standards set forth in "American Standards for Nursery Stock".
- All plant material delivered to the site is subject to the review of the Landscape Architect before, during and after installation.
- Provide plant samples or photographs of each plant specified to the Landscape Architect for compliance review prior to installation.
- Test fill all tree and planting pits with water, prior to planting, to assure proper soil percolation. Pits which do not adequately drain shall be further excavated to a depth sufficient for drainage to occur and/or backfilled with suitable drainage gravel. No allowances shall be made for plant material loss due to improper drainage. Contractor shall replace lost plant material with same size and species at no additional cost to Owner.
- All plant materials, including relocated plant material, shall be planted in a professional manner typical to the industry standards of the area to assure complete survivability of all installed plant materials as well as to provide an aesthetically approved project. Contractor shall refer to the planting details for minimum size and width of planting pits and beds, quoin and staking, mulching, and other planting



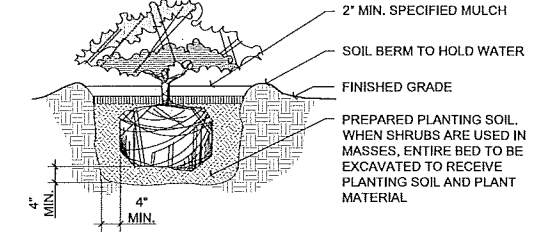
PLANT LIST

CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
DECIDUOUS TREES					
PL AC	Platanus x acerifolia 'Morton Circle' London Planetree 'Morton Circle'	2.5' CAL.	B+B	AS SHOWN	
ORNAMENTAL TREES					
AM GR	Amelanchier x grandiflora 'Autumn Brilliance' Autumn Brilliance Serviceberry	8' HT.	B+B	AS SHOWN	Multi-Stem
EVERGREEN SHRUBS					
BU GG	Buxus x 'Green Gem' Green Gem Boxwood	18' HT.	B+B	PER PLAN	
TA ME	Taxus x media 'Hicks' Hicks' Yew	30' HT.	#5 CONT.	PER PLAN	
FLOWERING SHRUBS					
HY PA	Hydrangea paniculata 'Little Lime' Little Lime Hydrangea	30' HT.	#3 ConL.	PER PLAN	
RO KO	Rosa 'Double Knock Out' Double Knock Out Rose	30' HT.	#3 ConL.	PER PLAN	
IT VI	Itea virginica 'Little Henry' Virginia Sweetspire	30' HT.	#3 ConL.	PER PLAN	
GRASSES, GROUNDCOVERS, & VINES (1,924 LI SP., 15,563 HE HE)					
HE HE	Hedera helix English Ivy	-	2' pot	8' O.C.	
LI SP	Lilyphe spicata Creeping Lily Turf	-	#1 CONT.	12' O.C.	
CA AC	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	-	#3 CONT.	15' O.C.	

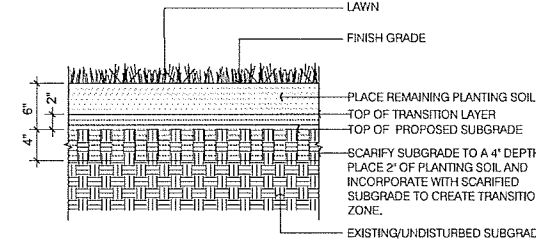
*NOTE: FIELD VERIFY LOCATION AND DEPTHS OF ALL



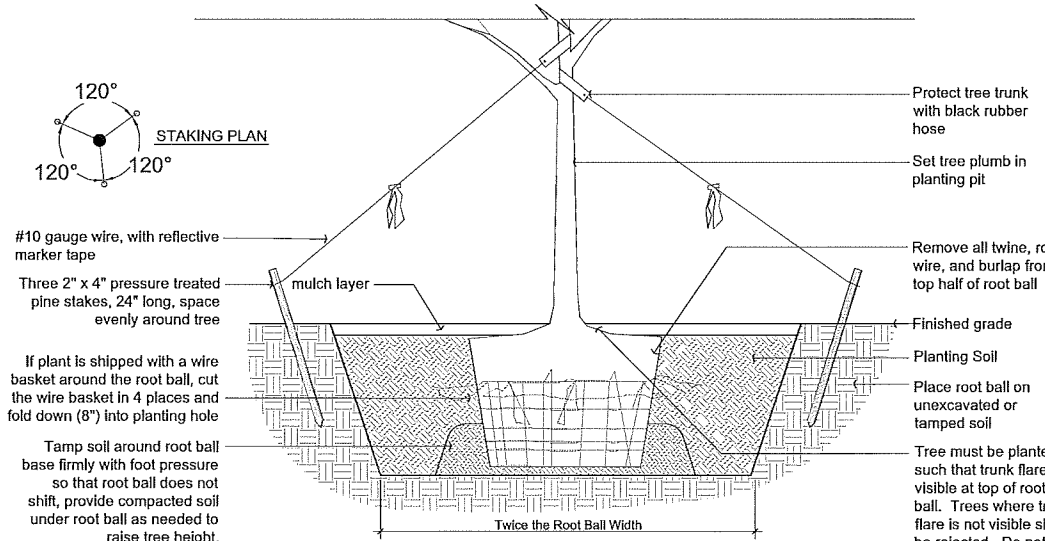
PERENNIALS & GROUNDCOVERS
SCALE: 1" = 1'-0"



SHRUB
SCALE: 1/2" = 1'-0"



SEEDED/SOD LAWN
SCALE: 1" = 1'-0"

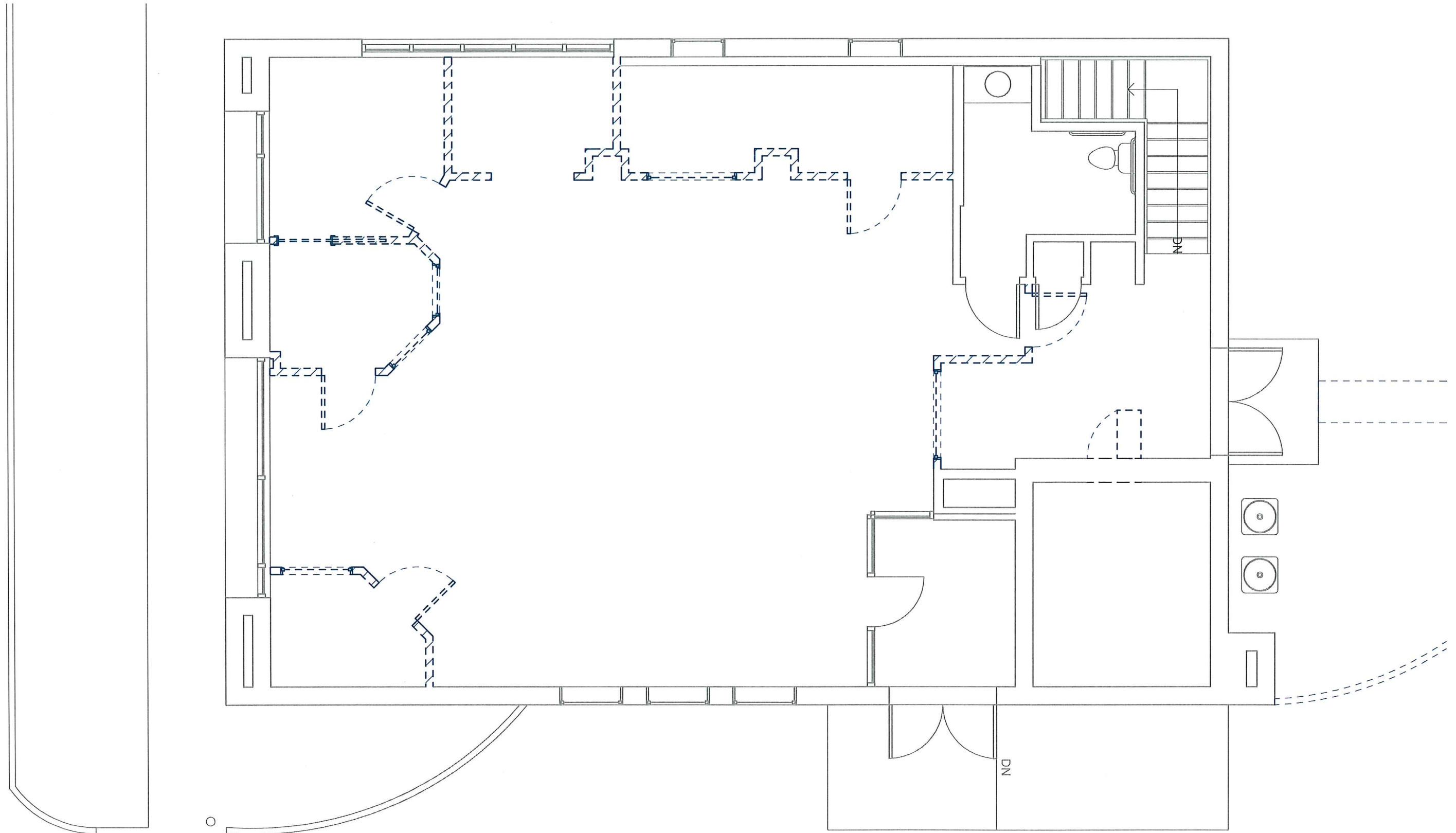


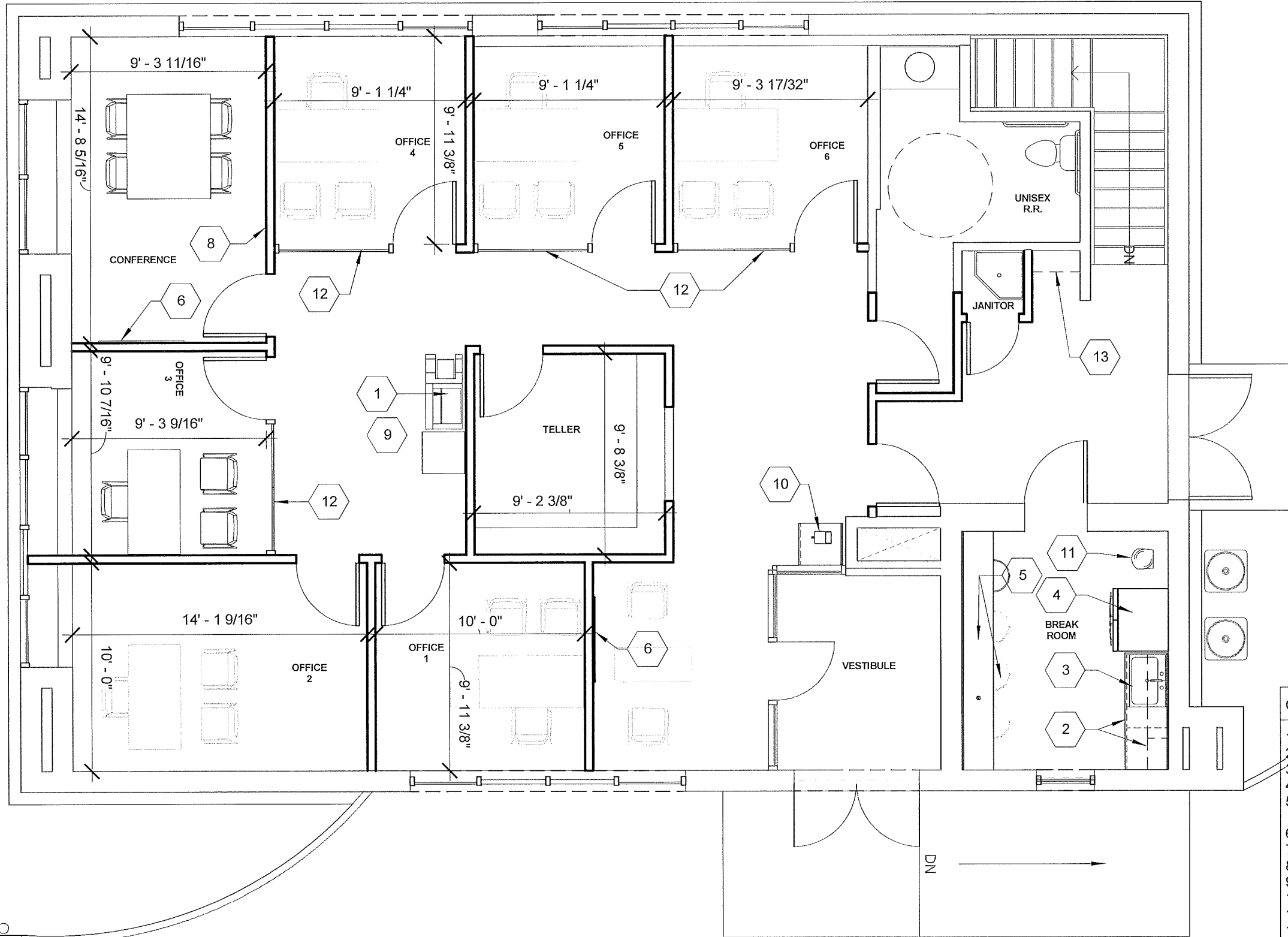
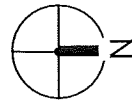
DECIDUOUS TREE
SCALE: 1/2" = 1'-0"

D
C
B
A

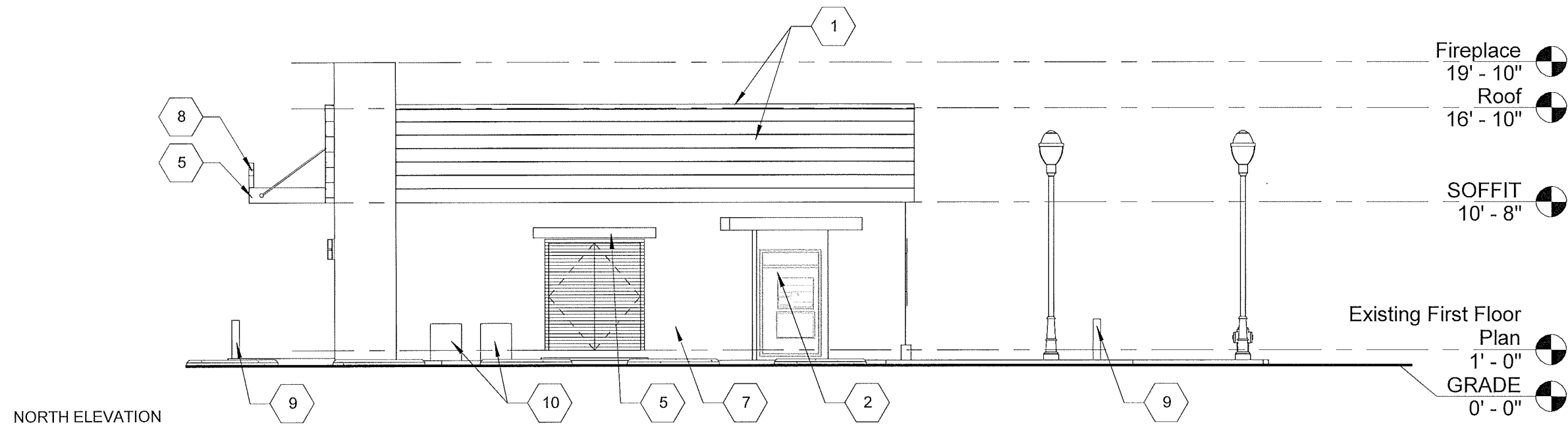
#	DATE	ISSUED WITH / CHANGE DESCRIPTION
PREPARED FOR:		NOT FOR CONSTRUCTION
STATE BANK 94 GRANVILLE RD. GAHANNA OH 43230		



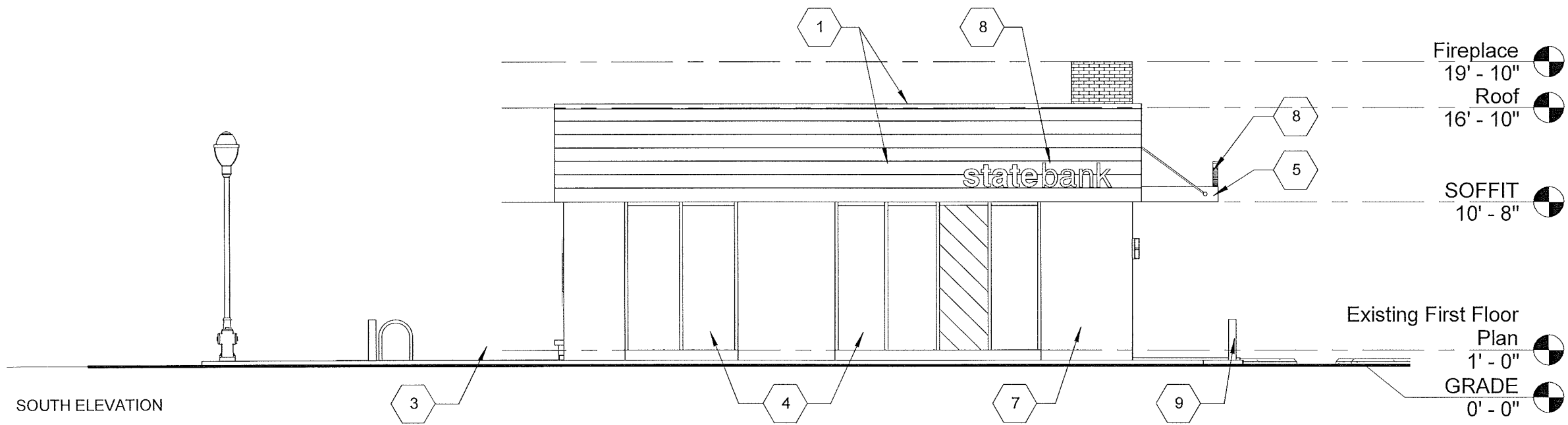




- CODED NOTES**
- 1. COPIER
 - 2. CABINETS
 - 3. SINK
 - 4. REFRIGERATOR
 - 5. BAR COUNTER / STOOLS
 - 6. T.V.
 - 7. NOT USED
 - 8. NEW WALL FULL HT. TYP.
 - 9. RESOURCE AREA
 - 10. COFFEE AREA
 - 11. WATER COOLER
 - 12. WINDOWS (SIZE-OPTIONAL)
 - 13. COAT RACK

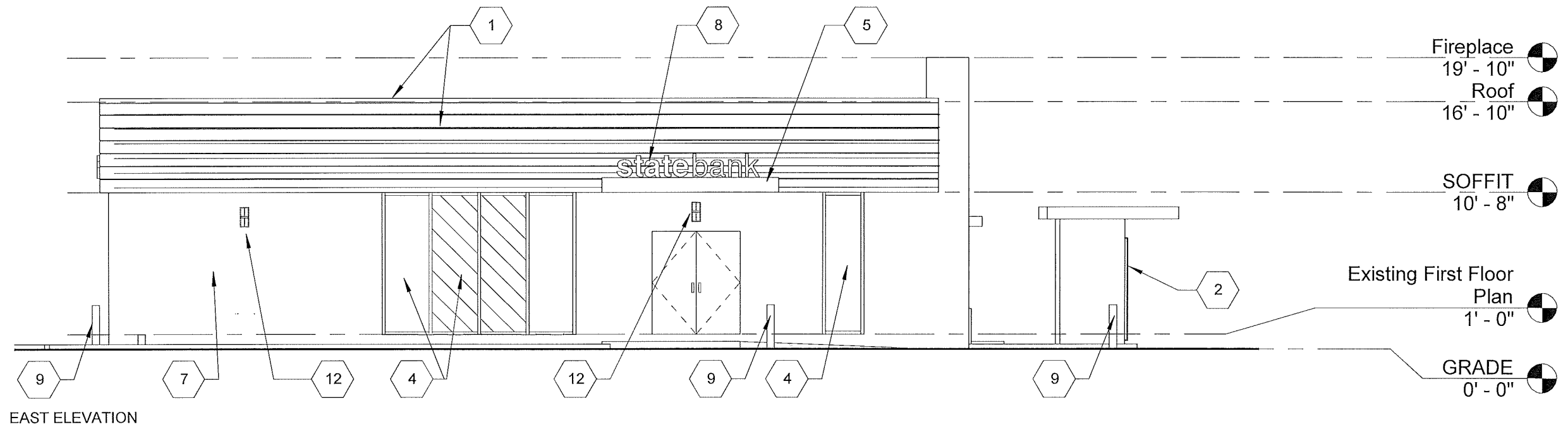


NORTH ELEVATION

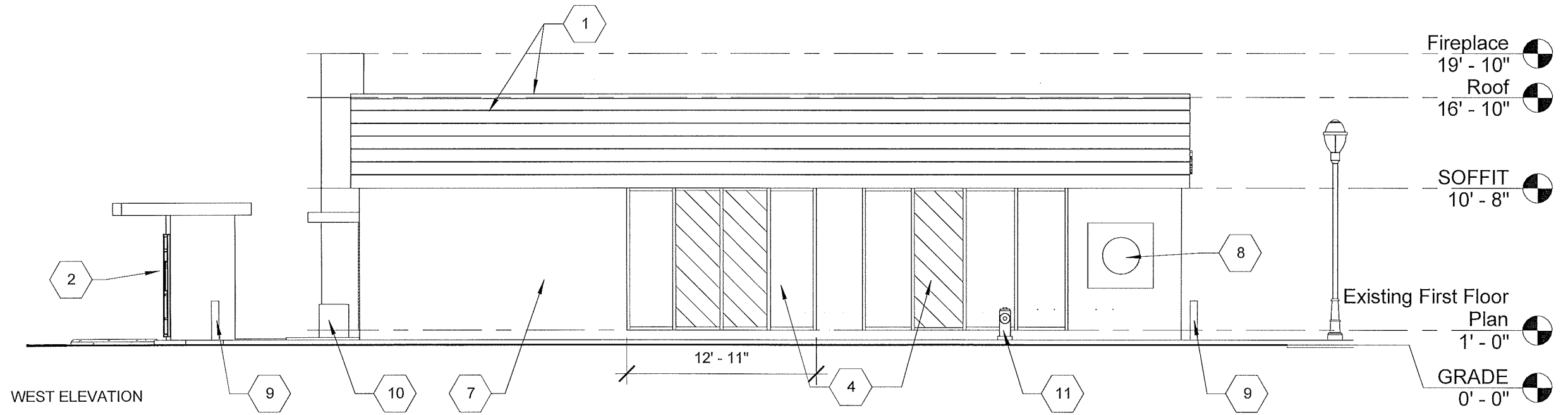


SOUTH ELEVATION

CODED NOTES	
1.	NEW METAL ROOF / COPING. (CHARCOAL GRAY)
2.	DRIVE-UP ATM (DETACHED)
3.	PLANTER BEYOND
4.	NEW WINDOW OR METAL STOREFRONT PANEL INFILL AND MULLIONS. (TYP.)
5.	NEW MTL. CANOPY (CHARCOAL GRAY)
6.	NOT USED
7.	PAINT EXISTING BRICK LIGHT GRAY (TYP.)
8.	NEW SIGNAGE
9.	EXISTING BOLLARD (TO REMAIN)
10.	EXISTING A/C UNIT (TO REMAIN)



EAST ELEVATION



WEST ELEVATION

CODED NOTES	
1.	NEW METAL ROOF / COPING.
2.	DRIVE-UP ATM
3.	PLANTER BEYOND
4.	NEW WINDOW (OR) METAL STOREFRONT PANEL INFILL AND MULLIONS. (TYP.)
5.	NEW CANOPY
6.	PAVILION (BEYOND)
7.	PAINT EXISTING BRICK (TYP.)
8.	NEW SIGNAGE
9.	EXISTING BOLLARD (TO REMAIN)
10.	EXISTING A/C UNIT (TO REMAIN)
11.	EXISTING FIRE-HYDRANT (TO REMAIN)
12.	NEW LIGHTING



KDG Keiser Design Group

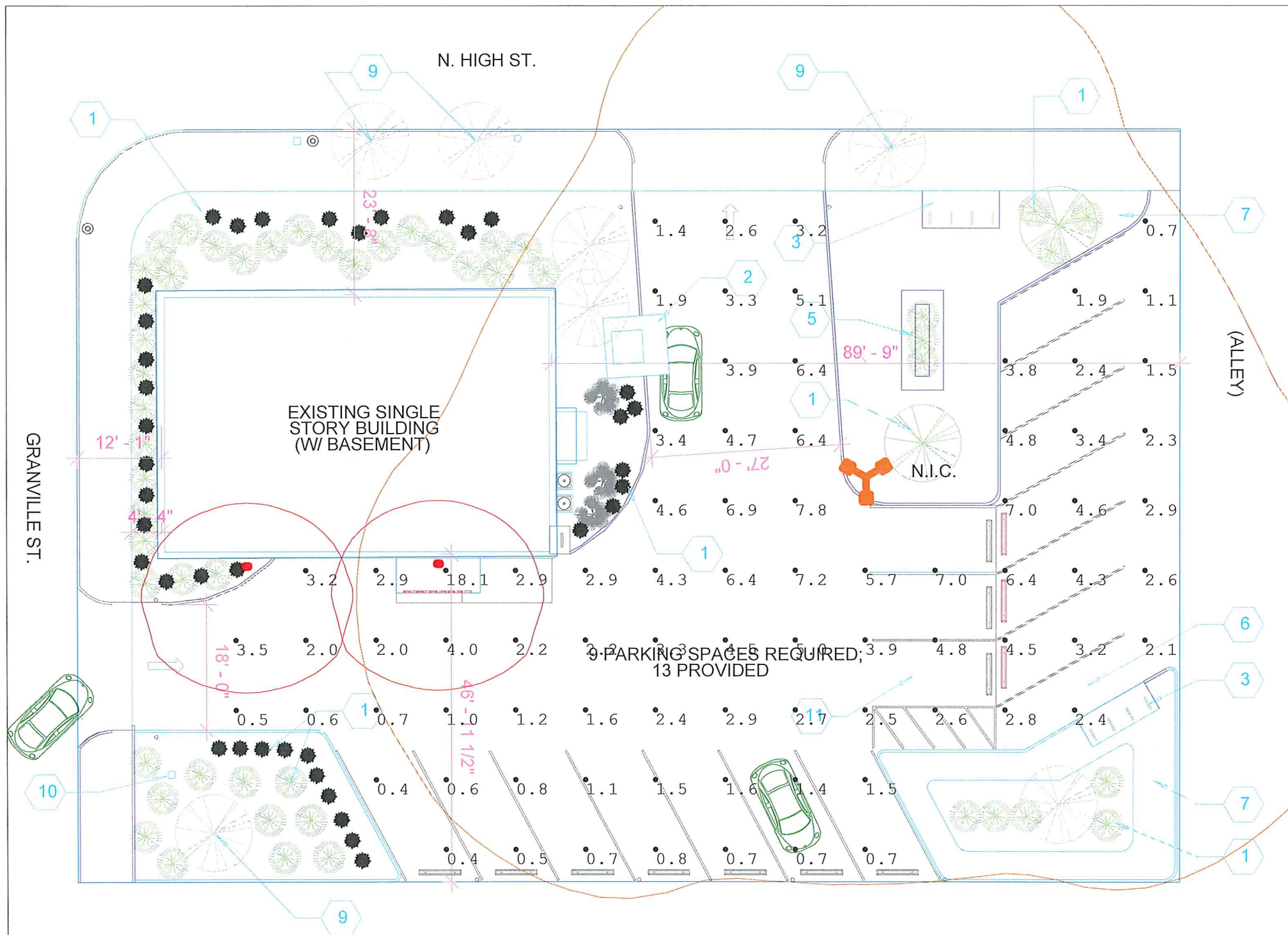
www.keiserdesigngroup.com | 800 Cross Pointe [M] Gahanna, OH 43230 | Phone: 614.864.9999 | Fax: 614.864.9990

STATE BANK
SCHEMATIC DESIGN
SEPTEMBER 9, 2016

"URBAN (POCKET) PARK"
SCALE: N.T.S.

Cooper Lighting

by **EATON**



NOTES:

- Prevail mounted at 20'
- Crosstours mounted at 8'

Luminaire Schedule					
Symbol	Qty	Label	Arrangement	LLF	Description
	1	PRV-A40-D-UNV-T4-BZ	3 @ 120 DEGREES	0.912	PRV-A40-D-UNV-T4-BZ
	2	XTOR3A	SINGLE	0.912	XTOR3A

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot	Fc	3.17	18.1	0.4	7.93	45.25



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: 94 Granville Street

Project Name/Business Name: State Bank

SUBMITTED BY:

Name: Bonnie Gard **Title:** Planning & Zoning Administrator

Department: Public Service

The applicant seeks approval for a Certificate of Appropriateness for exterior building renovations and landscaping at an existing building. The use is to be a financial institution which is a permitted use in OG-2. The existing parking will remain with 16 spaces provided. A detached drive up ATM will be added to the site near the rear of the building.

Exterior materials will consist of a new metal roof/coping and awning in Charcoal Gray. The brick will be painted Light Gray. New metal storefronts or windows will be added to the east, west, and south elevations. New site lighting will be provided mounted on 20' poles and wall packs mounted on the building at 8' above the grade.

Existing trees will remain and new landscaping will be provided throughout the site. Staff would suggest the use of herbs in the landscaping plant materials.

The existing clock will remain and landscaping added around the base.

The proposed improvements will serve to beautify this very prominent corner at one of Gahanna's most-traveled gateways.

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: 94 Granville Street

Project Name/Business Name: State Bank

SUBMITTED BY:

Name: Michael Blackford **Title:** Deputy Director

Department: Planning & Development

The request is located within Olde Gahanna. As such, the property is subject to the principles and guidelines found within the Olde Gahanna Vision Plan. The Vision plan mainly espouses principles and themes that are applicable to redevelopment of parcels or blocks. The requested changes which primarily consist of painting and landscaping are not subject to the Vision plan.

Design Review Criteria

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.

Planning and Development staff is of the opinion that the proposal meets the spirit and intent of the Olde Gahanna Vision Plan and therefore recommend approval.