

File No. 15050030 Fee: 50.00
Supersedes File No.(s) _____ or none _____
Scheduled Public Hearing Date: _____

Check or Receipt#: 1340
Initials: _____
Date Received _____

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
DESIGN REVIEW
CITY OF GAHANNA PLANNING COMMISSION**

***Required Information**
*Site Address 1111 N. Hamilton Road
*Parcel ID# _____ *Zoning District cc
*Business Name Dunkin Donuts *Contact Ken Boggs
*Business Owner Name Amrut Patel *Phone# 614-598-6918
*Business Address 1111 N. Hamilton Road
*Applicant Name Dunkin Donuts *Applicant Email Buckiken@aol.com
*Applicant Full Address 1111 Dunkin Donuts, Gahanna, Ohio 43230
*Applicant Phone# 614-598-6918 Applicant Fax# 614-898-7570
*Designer/ Architect/ Engineer ms consultants, inc.
*Address 2221 Schrock Road *Phone 614-898-7100
*City/ State/ Zip Columbus, Ohio 43229 Fax _____
*D/A/E Representative Tom Martin Title Project Manager
*Design Review of: Site Plan _____ Landscaping _____ Building Design Signage Other _____
*Special Information Regarding the Property and its Proposed Use: _____

PAID RECEIVED
MAY 19 2015
MAY 12 2015

Submission Requirements

- (1) Applicant is required to complete the checklist on the following pages. SN 1340
- (2) Fee: \$50.00 for review plus \$.01 per square foot.
- (3) Eleven copies of plans: Two (2) copies of 24x36 (folded, **not rolled**, to 8 1/2 x 11 inch size prior to submission) & nine (9) 11x17.
- (4) Submit one (1) reduced drawing suitable to an 8 1/2 x 11 inch size.
- (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.

*Note: This application will not officially be accepted until **all** items listed above have been received.
**Note: Planning Commission members and/or City Staff may visit the property prior to the hearing to review the application.

[Signature]
*Applicant's Signature

5/12/15
*Date

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

SUBMITTAL REQUIREMENTS

	Applicant Or Agent	Planning & Zoning Administrator
I. GENERAL REQUIREMENTS		
<i>2-24x36 Per Bonnie</i>		
A. All exhibits required for the permanent file (noted in the following paragraphs) must be able to be reduced to 8 1/2 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, the Commission does appreciate the use of the audio visual system whenever possible.	A. <u>X</u>	<u>✓</u>
B. Eleven (two 24x 36, nine 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>NA</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>NA</u>	<u>✓</u>
D. Materials List	D. <u>NA</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>NA</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>NA</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>NA</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>NA</u>	<u>_____</u>
10. Identify photograph location;	10. <u>NA</u>	<u>_____</u>
11. Location of all existing and proposed building on the site	11. <u>NA</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>Existing No Change</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. NA

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

15. NA

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

1. X

_____ ✓

2. X

_____ ✓

3. X

_____ ✓

4. X

_____ ✓

5. X

_____ ✓

C. Optional requirements at discretion of Planning Commission.

- 1. Scale model.
- 2. Section Profiles.
- 3. Perspective drawing.

1. NA

2. NA

3. NA

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

D. NA

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;
- 2. Information on lighting intensity (number of watts, isofootcandle diagram, etc., at least 1/2 foot candles required);
- 3. Materials, colors, and manufacturer's cut sheet;
- 4. Ground or wall anchorage details.

1. NA

2. NA

3. NA

4. NA

|



CITY OF GAHANNA

Agreement to Build as Specified

Your signature below affirms that, as the applicant Ken Bobb
(Please Print - Applicant Name)

_____ for DHTGuru Inc
(Business Name and/or Address)

you will build the project as approved and specified by the Planning Commission for the City of Gahanna. You, as the applicant, also agree that any necessary change to the project must go back through Planning Commission process to amend the plans.

Applicant Signature Kenneth Reynolds
(Applicant Name/Applicant Representative)

Date 5/12/15

Todd Helber
(Signature of Notary)

5/12/15
(Date)



Todd Helber
Notary Public, State of Ohio
My Commission Expires 08-11-2019

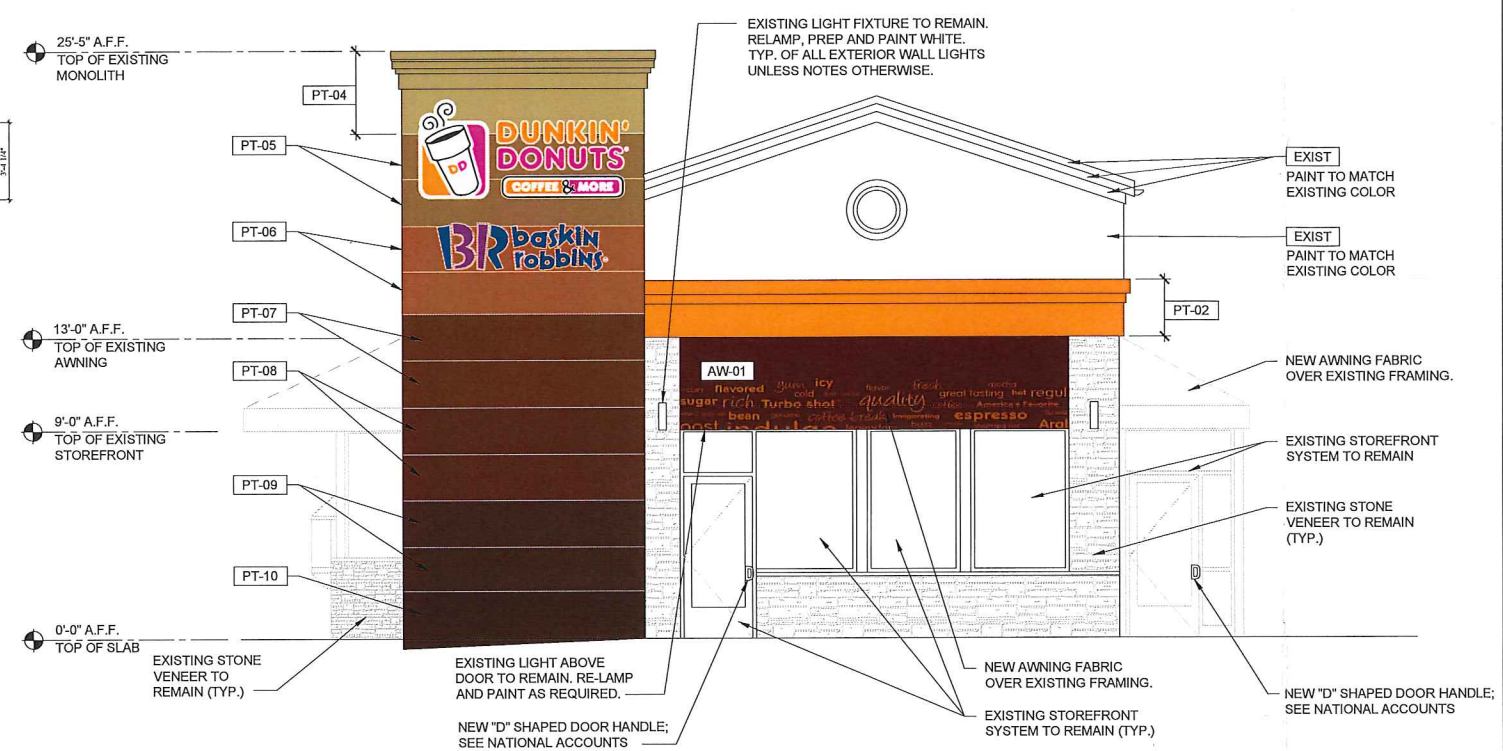
Stamp/Seal

MATERIAL LIST

Item	Manufacturer Name	Color Name	Color Number
Awnings		Brown	
Brick		na	
Gutters and Downspouts	existing	existing	
Lighting	existing	existing	
Roofing	existing	existing	
Siding		na	
Signs			
Stucco	existing	see elevations	see schedule on elevations
Trim	existing	existing	
Windows	existing	existing	

Planning Commission Information for All Applicants

1. All required information must be submitted with the application. The Tuesday, four (4) weeks prior to the Public Hearing Date, by 5:00 p.m., is the deadline for acceptance of all applications. No application will be forwarded to Planning Commission until all information is received in the Planning & Zoning Office.
2. It is the responsibility of the applicant to have a court reporter present, at the applicant's expense, if they wish to have a verbatim transcript of the meeting. Council office must be advised in advance if a court reporter is going to be present.
3. Reduced drawings suitable to an 11x17 inch size must be submitted. If an application is amended at any time during the process, a new reduced drawing must be submitted as well as any full size drawings requested.
4. Agendas will be mailed to the applicant on the Friday prior to the Planning Commission meeting. If the agenda is to go to someone other than the applicant, it needs to be noted on the application.
5. If a list of Contiguous Property owners needs to be submitted with an application, it must be compiled in a list on a separate sheet of paper. This must include mailing name and address of property owner. Showing them only on one of the plan sheets is not acceptable.
6. For Design Review applications, a materials list, unless otherwise instructed by the Planning & Zoning Administrator, must be submitted with the application. If materials are changed during the process, then a new materials list must be submitted.
7. For Multi-tenant ground sign & Master Sign Plan applications, location must be noted on a site plan. Also notate location on site plan for a freestanding sign or on building elevation for a wall sign. Color renderings must be submitted.
8. Please review "Submission Requirements" on any application before submitting to the Planning & Zoning Division.
9. Copies of specific sections of the zoning code are available in the Zoning Office at no charge. The entire zoning code with a map is available in the Council Office at a cost of \$25.00. Zoning Code is available on line and can be found @ www.gahanna.gov/departments/development/planning.asp under Code Ordinances.
10. Planning Commission members may visit the property prior to the hearing to review the application.



1 FRONT ELEVATION
1/4" = 1'-0" NOTE:

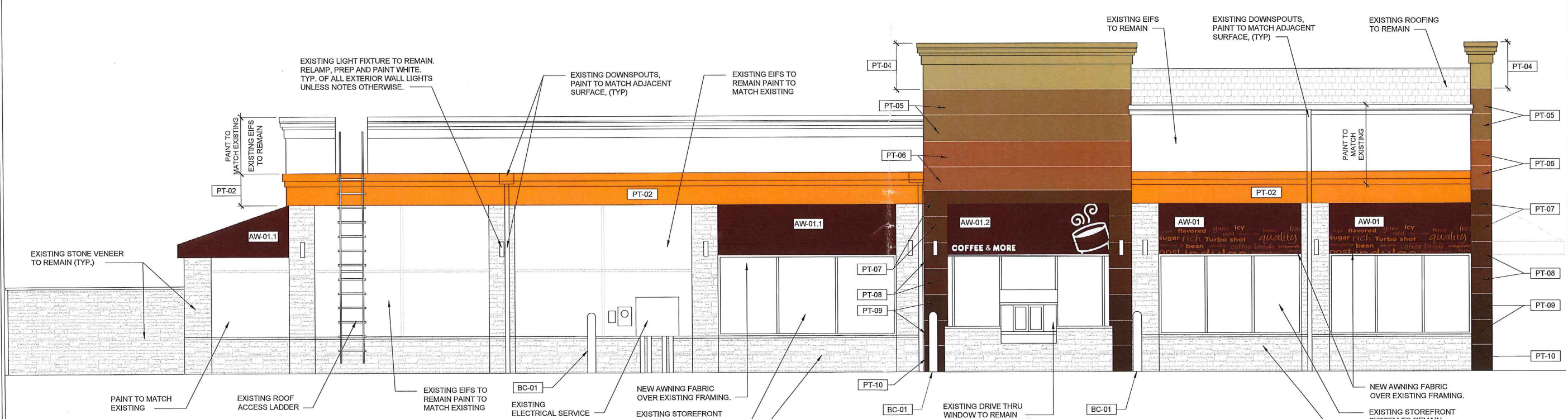
EXTERIOR FINISH MATERIAL SCHEDULE:

Checked: 12/18/2014

CODE	MATERIAL	MANUFACTURER	PRODUCT #	DESCRIPTION	REMARKS
AW-01	AWNING	ARLON	DD FRESH BREW AWNING	BROWN AWNING WITH FRESH BREW MESSAGING	STANDARD AWNING FOR FRESH BREW DESIGNS WITH TEXT
AW-01.1	AWNING	ARLON	DD FRESH BREW AWNING	BROWN AWNING	PLAIN MATERIAL
AW-01.2	AWNING	ARLON	DD FRESH BREW AWNING	BROWN AWNING	WITH CLIP ICON AND COFFEE & MORE MESSAGE
BC-01	BOLLARD COVERS	IDEAL SHIELD	BC1-CC-4-52-S	4"W X 52"H ORANGE BOLLARD SLEEVE	
PT-01	PAINT	SHERWIN WILLIAMS	6372	"INVITING IVORY"	SATIN
PT-02	PAINT	SHERWIN WILLIAMS	6884	"OBSTINATE ORANGE"	SATIN
PT-03	PAINT	SHERWIN WILLIAMS	6140	"MODERATE WHITE"	SATIN
PT-04	PAINT	SHERWIN WILLIAMS	6099	"SAND DOLLAR"	SATIN
PT-05	PAINT	SHERWIN WILLIAMS	7536	"BITTERSWEET STEM"	SATIN
PT-06	PAINT	SHERWIN WILLIAMS	7724	"CANOE"	SATIN
PT-07	PAINT	SHERWIN WILLIAMS	6117	"SMOKEY TOPAZ"	SATIN
PT-08	PAINT	SHERWIN WILLIAMS	6096	"JUTE BROWN"	SATIN
PT-09	PAINT	SHERWIN WILLIAMS	6097	"STURDY BROWN"	SATIN
PT-10	PAINT	SHERWIN WILLIAMS	6090	"JAVA"	SATIN
PT-11	PAINT	SHERWIN WILLIAMS	6069	"FRENCH ROAST"	SATIN
PT-12	PAINT	SHERWIN WILLIAMS	6006	"BLACK BEAN"	SATIN
PT-13	PAINT	SHERWIN WILLIAMS	7006	"EXTRA WHITE"	SATIN (COMBO - BR FIELD)



EXISTING CONDITIONS



THESE PLANS ARE CONFIDENTIAL PROPERTY OF DUNKIN' BRANDS, INC., UNDER RESTRICTED ACCESS.

dunkin'
brandsSM

1111 N. HAMILTON ROAD
GAHANNA, OHIO 43230

ms consultants, inc.
engineers, architects, planners
2221 Schrock Road
Columbus, Ohio 43229-1547
phone 614.898.7100
fax 614.898.7570

NO	DESCRIPTION	DATE	SCALE	DRAWN	CKD	APPD
		5-7-15				
	PERMIT SET/ISSUED					
	SHEET REVISIONS					

DD FRESH BREW / BR FLAVORS 1.0
COMBO DESIGN GUIDELINES

EXTERIOR ELEVATIONS AND
FINISH SCHEDULE

PC # 341152

EXTERIOR FINISH MATERIAL SCHEDULE:

EXTERIOR FINISH MATERIAL SCHEDULE

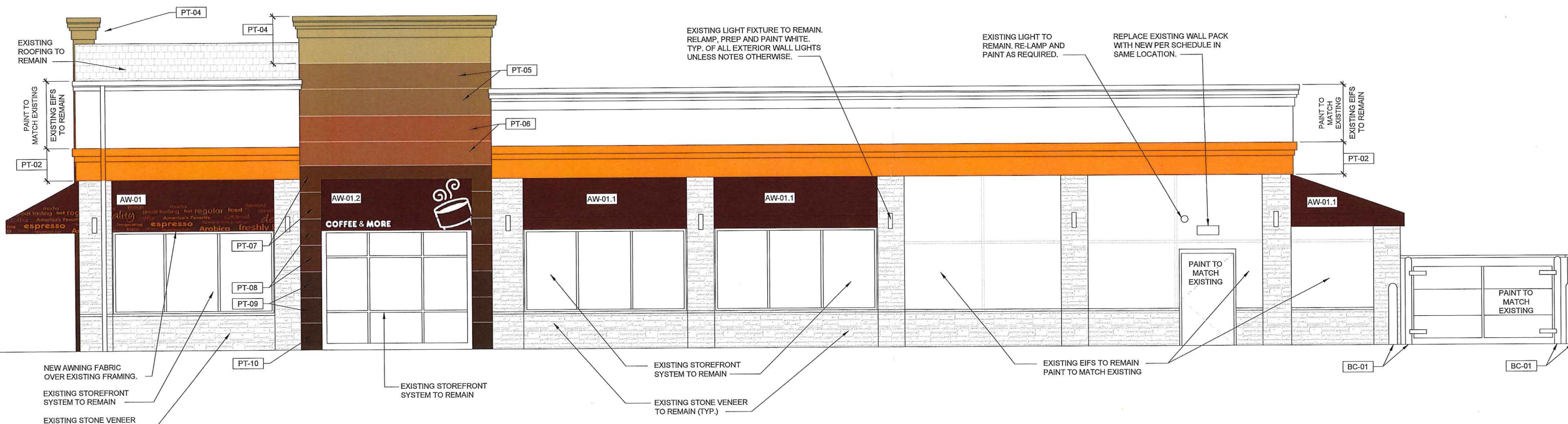
Checked: 12/18/2014

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BC-01	BOLLARD COVERS	IDEAL SHIELD	BC1-CC-4-52-S	4" W X 52" H ORANGE BOLLARD SLEEVE	
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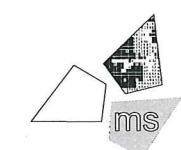


1 REAR ELEVATION

1/4" = 1'-0" NOTE:



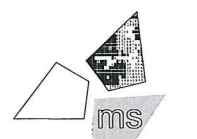
THESE PLANS ARE CONFIDENTIAL PROPERTY OF DUNKIN' BRANDS, INC., UNDER RESTRICTED ACCESS.



ms consultants, inc.
engineers, architects, planners
2221 Schrock Road
Columbus, Ohio 43229-1547
phone 614.898.7100
fax 614.898.7570

NO	DESCRIPTION	DATE	SCALE	DRAWN	CKD	APPD
	PERMIT SET ISSUED	5-14-15				
	SHEET REVISIONS					

DD FRESH BREW / BR FLAVORS 1.0
COMBO DESIGN GUIDELINES
EXTERIOR ELEVATIONS AND
FINISH SCHEDULE
PC # 341152



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- NOTE:
1. PROVIDE [BC-01] NEW ORANGE BOLLARD SLEEVES FOR ALL EXISTING BOLLARDS.
 2. PARCH AND REPAIR ALL DAMAGED ASPHALT AREAS.
 3. GC TO PROVIDE SEPARATE PRICE FOR COMPLETE ASPHALT SEAL COATING AND NEW STRIPING TO THE LIMITS OF TENANTS LEASE AREA ONLY.
 4. ALL DIRECTIONAL SIGNS TO REMAIN. PREP AND REPAIR PER DUNKIN STANDARDS. REPAIR AS REQUIRED TO LOOK LIKE NEW.
 5. ALL EXISTING PARKING STRIPING AND MARKINGS TO REMAIN EXCEPT DIRECTIONAL ARROWS. PROVIDE NEW AS SHOWN.

EXISTING MONUMENT SIGN. SIGN VENDOR TO PROVIDE NEW SIGN FACE, PAINT AND RE-LAMP.

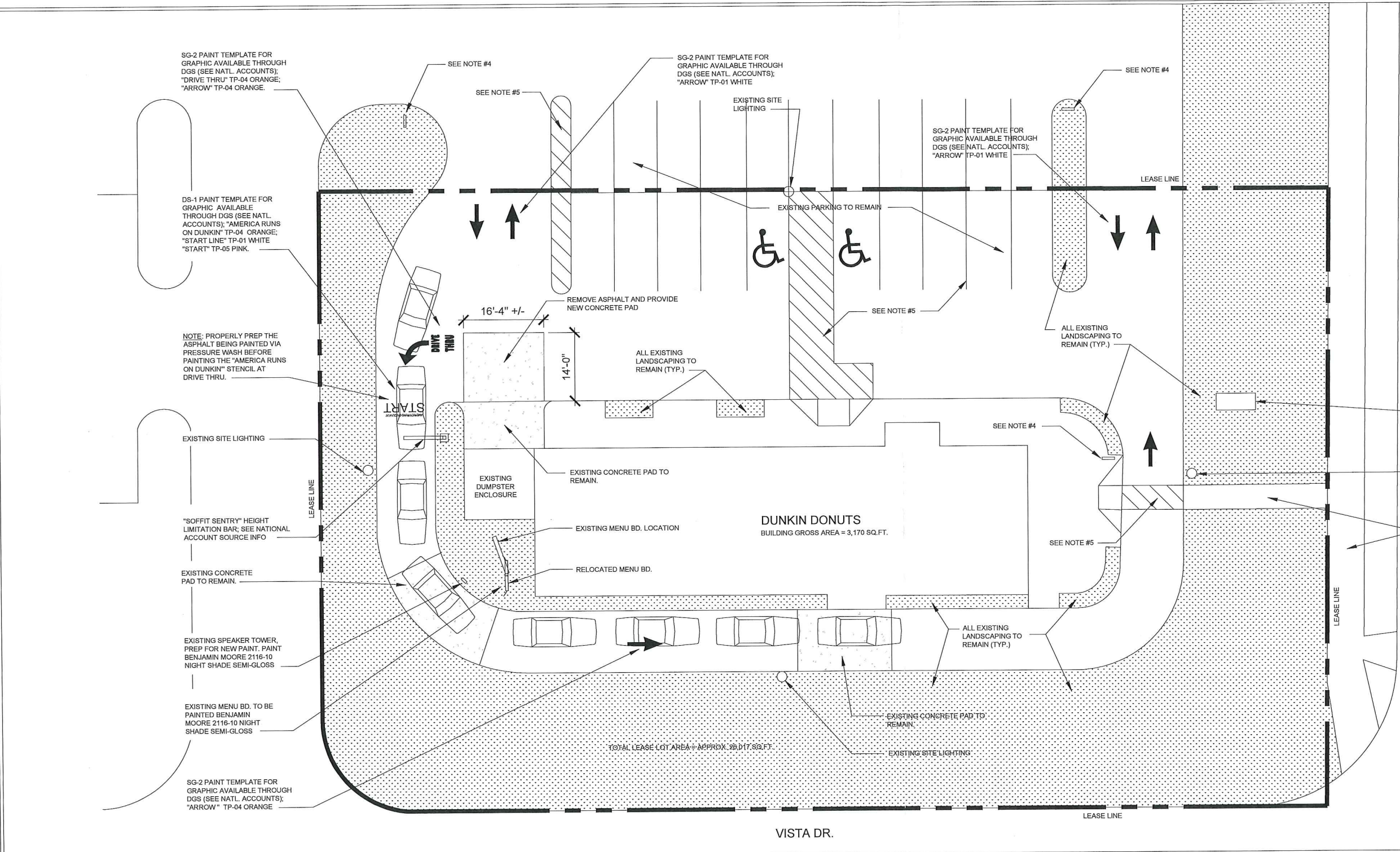
EXISTING SITE LIGHTING

EXISTING SIDEWALK

HAMILTON ROAD



NOTE:
REFER TO CONSTRUCTION SPECIFICATIONS FOR MORE INFORMATION.



SG-2 PAINT TEMPLATE FOR GRAPHIC AVAILABLE THROUGH DGS (SEE NATL. ACCOUNTS); "DRIVE THRU" TP-04 ORANGE; "ARROW" TP-04 ORANGE.

DS-1 PAINT TEMPLATE FOR GRAPHIC AVAILABLE THROUGH DGS (SEE NATL. ACCOUNTS); "AMERICA RUNS ON DUNKIN" TP-04 ORANGE; "START LINE" TP-01 WHITE; "START" TP-05 PINK.

NOTE: PROPERLY PREP THE ASPHALT BEING PAINTED VIA PRESSURE WASH BEFORE PAINTING THE "AMERICA RUNS ON DUNKIN" STENCIL AT DRIVE THRU.

EXISTING SITE LIGHTING

"SOFFIT SENTRY" HEIGHT LIMITATION BAR; SEE NATIONAL ACCOUNT SOURCE INFO

EXISTING CONCRETE PAD TO REMAIN.

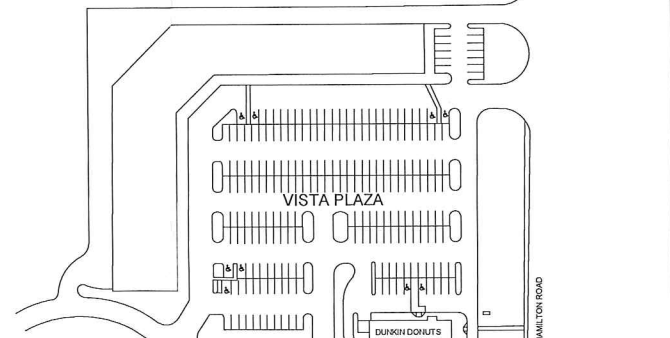
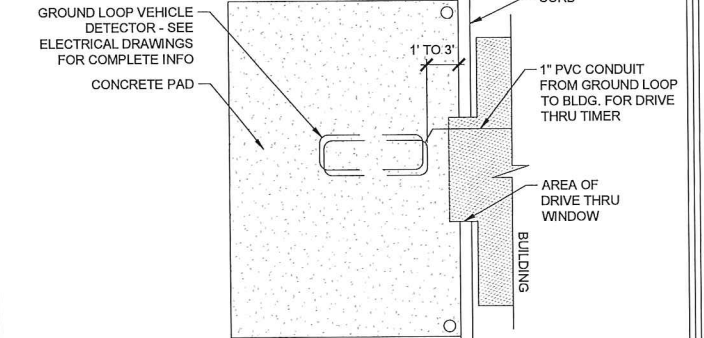
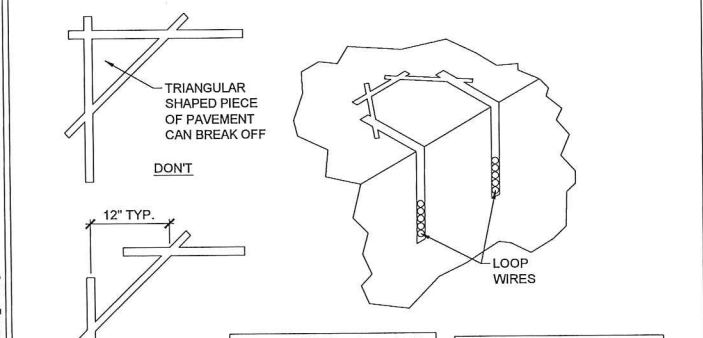
EXISTING SPEAKER TOWER. PREP FOR NEW PAINT. PAINT BENJAMIN MOORE 2116-10 NIGHT SHADE SEMI-GLOSS

EXISTING MENU BD. TO BE PAINTED BENJAMIN MOORE 2116-10 NIGHT SHADE SEMI-GLOSS

SG-2 PAINT TEMPLATE FOR GRAPHIC AVAILABLE THROUGH DGS (SEE NATL. ACCOUNTS); "ARROW" TP-04 ORANGE

1 SCHEMATIC SITE PLAN

3/32" = 1" NOTE:



FINISH MATERIAL SCHEDULE - Traffic Striping Paint

Checked: 12/18/2014

CODE	MATERIAL	MANUFACTURER	PRODUCT #	DESCRIPTION / REMARKS
TP-01	PAINT	SHERWIN WILLIAMS	Pro Park	"White": 897WD2434
TP-04	PAINT	SHERWIN WILLIAMS	Pro Park	"Orange": Custom Mix 897D0467 CCE* Colorant 02 32 64 128 W1-White - 6 1 -- R4-New red 4 53 1 -- Y3-Deep Gold - 06 - 1
TP-05	PAINT	SHERWIN WILLIAMS	Pro Park	"Pink": Custom Mix 897D02012 CCE* Colorant 02 32 64 128 W1-White 6 -- -- L1-Blue - 6 -- --

SET REVISIONS		DATE	SCALE	DRAWN	CKD	APPD
NO	DESCRIPTION	DATE	SCALE	DRAWN	CKD	APPD
-	PERMIT SET ISSUED	5-14-15				
SHEET REVISIONS						

DD FRESH BREW / BR FLAVORS 1.0
COMBO DESIGN GUIDELINES

SCHEMATIC SITE PLANS AND DETAILS

PC # 341152



CITY OF GAHANNA

STAFF COMMENTS

Project Name: Dunkin Donuts

Project Address: 1111 N Hamilton Rd

The purpose and intent of the design review process is to create an environment that enhances the community. The adjacent shopping center, Vista Plaza, recently received final development and design review approval. The proposed changes will add to the new look and feel to the area.

The site is not located within any area or corridor plans that would provide for additional design criteria. Staff supports the application.



"HERB CAPITAL OF OHIO"

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



CITY OF GAHANNA

Respectfully Submitted By:

Michael Blackford, AICP
Planning and Development



"HERB CAPITAL OF OHIO"

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



CITY OF GAHANNA

STAFF COMMENTS

Project Name: Dunkin Donuts

Project Address: 1111 N Hamilton Rd

The applicant seeks approval for reimagining the existing store on N. Hamilton Road. Proposed changes include new paint colors for the towers and trim, new awnings, and revised building and ground signage. The roof, EIFS, stone veneer, and store front will remain the same. The EIFS and downspouts will be refreshed with new paint to match the existing color. As this center redevelops, these proposed changes will enhance its appearance.

Respectfully Submitted By:

Planning & Zoning Administrator



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614-342-4000 PHONE 614-342-4100 FAX WWW.GAHANNA.GOV