



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

FINAL DEVELOPMENT PLAN 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: 359 Agler Rd		Project Name/Business Name (if applicable): McDonald's - Gahanna	
Parcel ID No.(s): 025-001112-00	Current Zoning: Community Commercial District	Total Acreage: .621 acres	
Project Description: Renovation of existing McDonalds restaurant at Agler/Styglers/62. Renovations include: installation of a side by side drive-thru; re-striping the parking lot; remediating ADA conditions; upgrading exterior materials and finishes; updating all signage; and adding 84 sq ft to the building.			
APPLICANT Name (primary contact) -do <u>not</u> use a business name: Rebecca Green, Permit Solutions, Inc.		Applicant Address: 175 S. Third St. Suite 170, Columbus Ohio 43215	
Applicant E-mail: rgreen@permitsolutionsohio.com		Applicant Phone No.: 614/496-4220	
BUSINESS Name (if applicable): Permit Solutions, Inc.			
ATTORNEY/AGENT Name:		Attorney/Agent Address:	
Attorney/Agent E-Mail:		Attorney/Agent Phone No.:	
ADDITIONAL CONTACTS (please list all applicable contacts)			
Name(s):		Contact Information (phone no./email):	
Contractor TBD			
Developer			
Architect			
PROPERTY OWNER Name: (if different from Applicant) McDonald's Corp.		Property Owner Contact Information (phone no./email): Jacob Alber, jabler@us.mcd.com	

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

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: Rebecca Green, Permit Solutions, Inc. Digitally signed by Rebecca Green, Permit Solutions, Inc. Date: 2018.05.04 09:51:09 -04'00' Date: 5/7/18

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

INTERNAL USE

Zoning File No.	FDP-112-2018
PC Meeting Date:	_____
PC File No.	_____

RECEIVED:	KAW
DATE:	5-11-18

PAID:	5-11-18
DATE:	\$500.00
CHECK#:	2309



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

FINAL DEVELOPMENT PLAN 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 1108 (visit www.municode.com) & Chapter 914 , Tree Requirements	✓			
	2. Review the State of Ohio Fire Code Fire Service Requirements	✓			
	3. Pre-application conference with staff	✓			
FINAL DEVELOPMENT PLAN shall contain the following:					
	4. Scale: Minimum - one inch equals 100 feet.	✓			
	5. The proposed name of the development, approximate total acreage, north arrow, and date	✓			
	6. The names of any public and/or private streets adjacent to or within the development	✓			
	7. Names and addresses of owners, developers and the surveyor who designed the plan	✓			
	8. Vicinity map showing relationship to surrounding development and its location within the community	✓			
	9. Natural features currently within proposed development, including drainage channels, tree lines, bodies of water, and other significant features	✓			
	10. Current zoning district, building and parking setbacks	✓			
	11. Proposed location, size and height of building and/or structures	✓			
	12. Proposed driveway dimensions and access points	✓			
	13. Proposed parking and number of parking spaces	✓			
	14. Distance between buildings	✓			
	15. Any other information the Planning Commission may deem to be necessary to evaluate the application. These items can include such things as elevations, traffic studies, floor plans, etc.	✓			
THE DEVELOPER SHALL SUBMIT A TABLE OF DEVELOPMENT CALCULATIONS. TABLE SHALL INCLUDE:					
	16. Parking calculations: (square footage of proposed buildings, number of spaces per square foot, number of spaces required, and actual number of spaces proposed)	✓			
	17. Lot coverage calculations: (square footage of site, area of permanently impervious surfaces broken down into buildings and parking, area of uncovered land, coverage requirements, proposed lot coverage)	✓			
	18. Setback calculations, (if needed)				
	19. Landscaping calculations: (square footage of pavement, proposed area of landscaping, square footage of landscaping, number of two-inch caliper trees required, and number of trees proposed)				
	20. List of contiguous property owners & their mailing address	✓			
	21. Pre-printed mailing labels for all contiguous property owners	✓			
	22. Application fee (in accordance with the Building & Zoning Fee Schedule)	✓			
	23. Application & all supporting documents submitted in digital format	✓			
	24. Application & all supporting documents submitted in hardcopy format	✓			
	25. Authorization Consent Form Complete & Notarized (see page 3)				
					*To be submitted

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

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.

Planning & Zoning Administrator Signature: _____

Date: _____

5/22/18

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, Mark Hertel, McDonald's Corp., the owner or authorized owner's representative of the subject property listed on this application, hereby authorize Rebecca Green, Permit Solutions 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: [Signature] Date: 5/03/18

AUTHORIZATION TO VISIT THE PROPERTY

I, Mark Hertel, McDonald's Corp., 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: [Signature] Date: 5/03/18

NOTARY

Subscribed and sworn to before me on this 3 day of MAR, 2018.
State of Ohio County of Franklin
Notary Public Signature: [Signature]



ROBERT B. COTNER
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Franklin County
My Comm. Exp. 9/29/2020

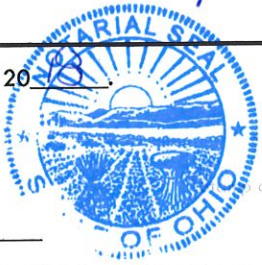
AGREEMENT TO COMPLY AS APPROVED

I, Rebecca Green, Permit Solutions, Inc, 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: [Signature] Date: 5/7/18

NOTARY

Subscribed and sworn to before me on this 7th day of May, 2018.
State of Ohio County of Franklin
Notary Public Signature: [Signature]



JIM A. Webb
Notary Public, State of Ohio
My Commission Expires 07-08-2020



NON-DRIVE THRU ELEVATION



DRIVE THRU ELEVATION



FRONT ELEVATION



REAR ELEVATION



METAL CANOPY WRAP
CITYSCAPE



BENJAMIN MOORE -
IRON MOUNTAIN
2134-30



ACCENT TILE:
EUROWEST eWOOD
EBONY



ALPOLIC COMPOSITE
PANELS
RON RED



GOLD



P.O. BOX 307774
COLUMBUS, OH 43230
(330) 524-3113
WWW.PERMITSOLUTIONSOHIO.COM

City of Gahanna
200 S. Hamilton Rd
Gahanna OH 43230

May 2018

**RE: McDonald's
359 Agler Rd.
Gahanna, Ohio 43230**

Provide lot coverage breakdown of building & paved surface areas:

Total Site Area:	27,039 S.F.
Pre Developed Impervious:	19,077 S.F.
Post Developed Impervious:	19,630 S.F. (72.5%)

Pre Development Building Area:	855 S.F.
Proposed Addition:	<u>84 S.F.</u>
Post Development Building Area:	950 S.F.

Post Development Parking Spaces:	
Standard	8
Handicap	<u>1</u>
Total	9

Parking Required by §1163.02(a):	
Standard	4-6

Rebecca Green
Permit Solutions, Inc.
rgreen@permitsolutionsohio@gmail.com

60 Gahanna Oh LLC
549 Empire Blvd #100
Brooklyn NY 11225

J R Management Group LLC
14 W Main St
Alpine NJ 07620

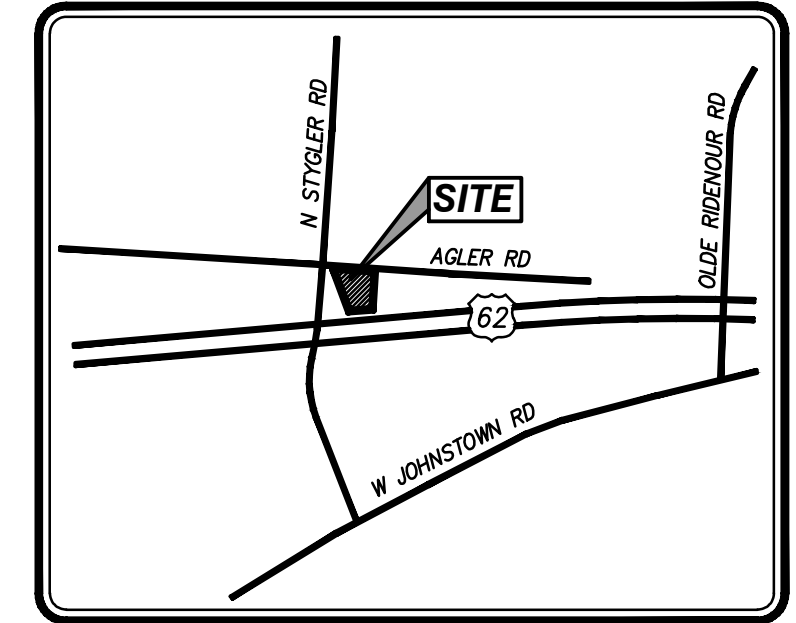
Nancy Ebright, Trustee
345 Agler Rd
Columbus OH 43230

Columbus Metro Library
Board of Trustees
96 S Grant Ave
Columbus OH 43215

Donut Tim U S Limited, Inc.
PO Box 460389
Houston TX 77056

F&A I Ltd
89 Bishop Sq
Columbus OH 43209

Saticoy Gahanna LLC
21350 Lassen St.
Chatsworth CA 91311



LOCATION MAP
NOT TO SCALE

PROPOSED PAVEMENT MARKINGS

- (SEE SHEET SD-1 FOR DETAILS)
- (A) DIRECTIONAL ARROW (WHITE)
 - (B) "DRIVE THRU" W/ ARROW (YELLOW)
 - (C) ROUND CIRCLE (DIRECTIONAL ARROW) (YELLOW)
 - (D) "THANK YOU" (YELLOW)

ALL EXISTING PAVEMENT MARKINGS ARE TO REMAIN UNLESS OTHERWISE NOTED

"PULL FORWARD" PARKING

- 1 PROPOSED YELLOW STRIPING
- 2 PROPOSED DESIGNATED "PULL FORWARD" SPACES
- 3 PROPOSED IN GROUND "RESERVED" SIGN POST (SEE DETAIL SHEET SD-2)

PLAN DESIGNER

SITESOURCE CONSULTANTS, INC.
4254 TULLER ROAD
DUBLIN, OHIO 43017
PHONE: 614-581-8504
FAX: 614-761-0717
EMAIL: ras_sitesource@ameritech.net

DEVELOPER

MCDONALD'S USA, LLC
2 EASTON OVAL, SUITE 200
COLUMBUS, OHIO 43219
AREA CONSTRUCTION MANAGER: CHARLES PEPERAK
PHONE: (412) 582-1330
EMAIL: chuck.peperak@us.mcd.com

GENERAL NOTES

THE CITY OF GAHANNA, THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION, THE OHIO ENVIRONMENTAL PROTECTION AGENCY, AND AMERICAN WATER WORKS ASSOCIATION STANDARDS AND SPECIFICATIONS SHALL GOVERN ALL MATERIAL AND WORKMANSHIP INVOLVED IN THE IMPROVEMENTS SHOWN IN THESE PLANS.

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS ALSO THE RESPONSIBILITY OF THE CONTRACTOR AND SUB-CONTRACTOR(S) TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK.

THE DESIGN ENGINEER ASSUMES NO RESPONSIBILITY FOR THE MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES OF CONSTRUCTION NOT SPECIFIED HEREIN, NOR FOR SAFETY ON THE JOB SITE OR THE CONTRACTOR'S FAILURE TO COMPLETE THE WORK AS SPECIFIED ON THIS PLAN.

ANY MODIFICATIONS OR CHANGES TO THE WORK AS SHOWN ON THE DRAWINGS MUST HAVE PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VISIT THE SITE AND VERIFY THE EXTENT OF THE WORK TO BE PERFORMED PRIOR TO MAKING HIS BID. THIS IS ESPECIALLY TRUE WITH REGARD TO ANY REMOVAL ITEMS.

THE CONTRACTOR SHALL REPAIR OR REPLACE ANY AND ALL EXISTING WORK DAMAGED DURING OR DUE TO THE EXECUTION OF THIS CONTRACT TO EQUAL OR BETTER CONDITION PRIOR TO THE DAMAGE, AT HIS OWN EXPENSE. ALL SAID WORK TO BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE DEVELOPER'S ENGINEER AND CITY ENGINEER. ANY DAMAGE TO OTHER UTILITIES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY THE APPROPRIATE UTILITY COMPANY AT THE CONTRACTOR'S EXPENSE.

THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND RECEIVE APPROVAL WHERE NECESSARY BEFORE CONSTRUCTION.

DIMENSIONS ARE TO FACE OF CURB AND/OR EXTERIOR OF BUILDING UNLESS OTHERWISE NOTED.

ALL SIDEWALKS & HANDICAP RAMPS SHALL BE BUILT TO ADA STANDARDS. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.

ALL ROADWAY AND SIDEWALK CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF LOCAL AND/OR STATE GOVERNING AGENCY.

ALL CONSTRUCTION MATERIALS AND INSTALLATION SHALL CONFORM TO LOCAL AND/OR GOVERNING AGENCY REGULATIONS AND SPECIFICATIONS.

REV	DATE	DESCRIPTION
X	X	X
X	X	X



SiteSource Consultants, Inc.
4254 Tuller Road • Dublin, Ohio 43017
Phone: 614-718-9633 • Fax: 614-761-0717
Email: sitesource@ameritech.net

Richard A. Ober
REGISTERED ENGINEER

L/C # 34-1253

McDonald's
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MCDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

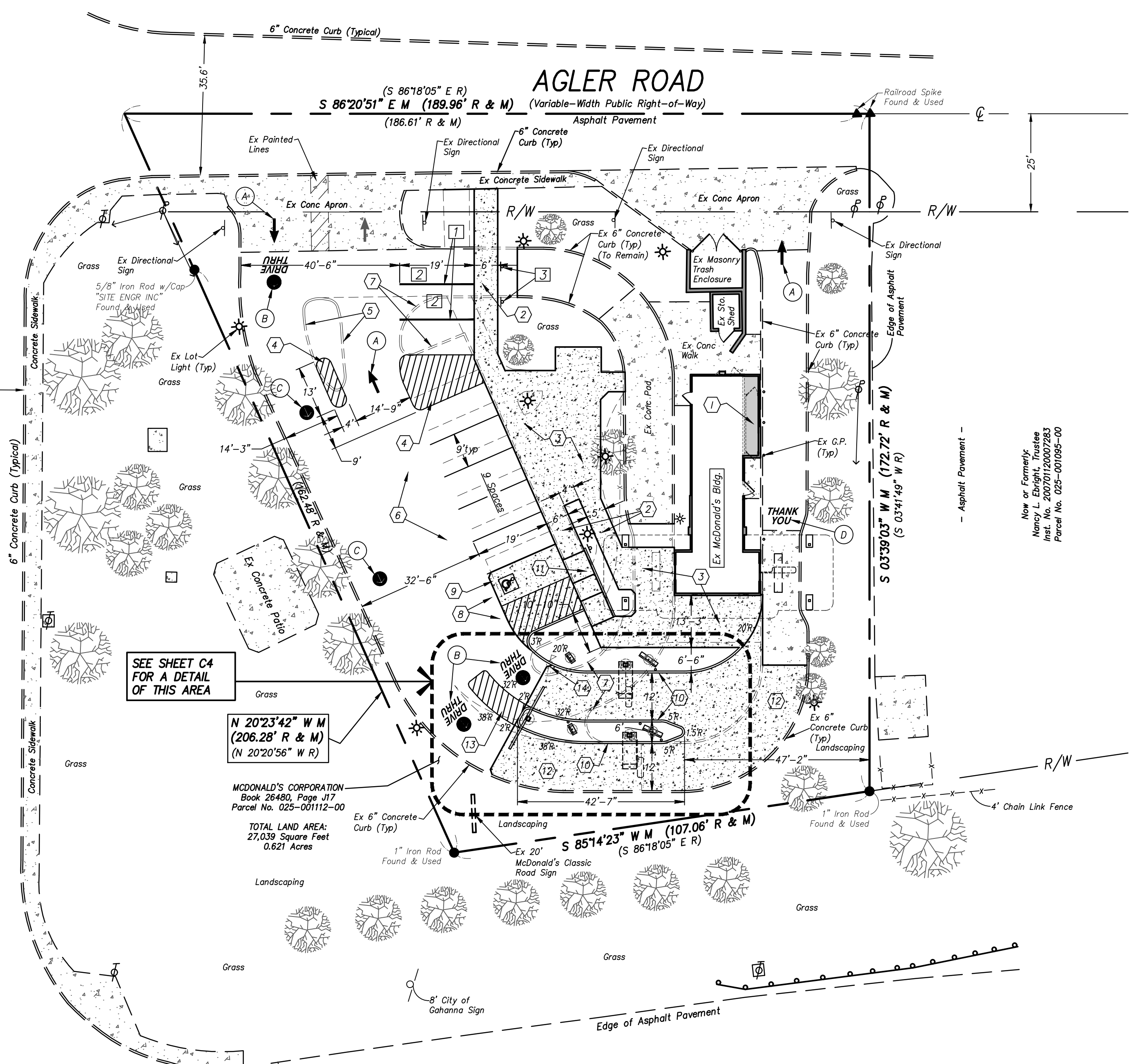
PROPOSED MCDONALD'S RESTAURANT REMODEL AT:
359 AGLER ROAD
GAHANNA, OHIO

JOB NO. SS018-507

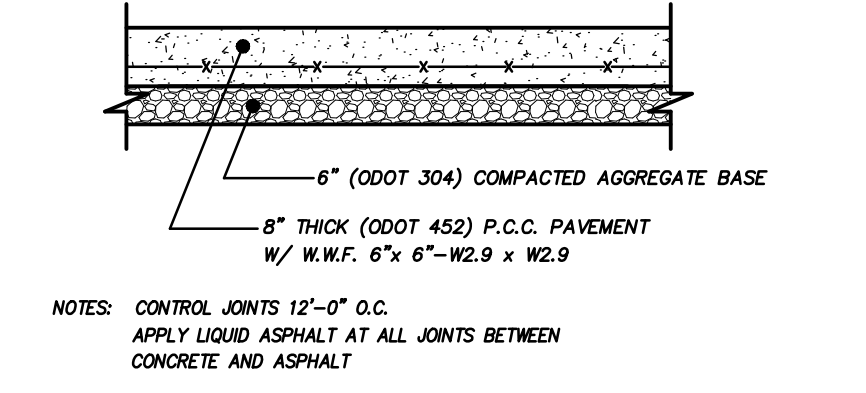
DATE: APRIL 2018

SITE PLAN

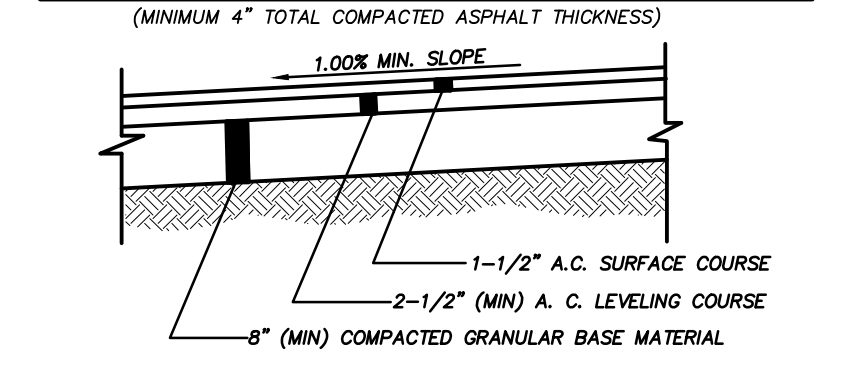
SHEET: C1



CONCRETE PAVEMENT TYPICAL SECTION



ASPHALT PAVING TYPICAL SECTION



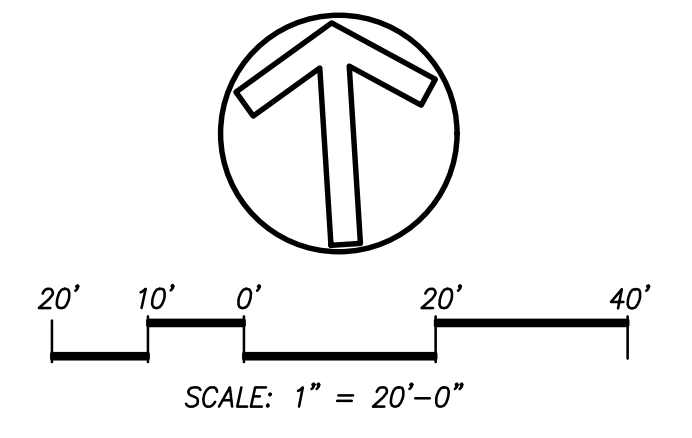
NOTE: MCDONALD'S ENGINEER RESERVES THE RIGHT TO REQUEST A COMPACTION TEST AND/OR A CORE SAMPLE. IF TESTS PROVE CORRECT, PER ABOVE SPECIFICATION, TESTS WILL BE AT THE EXPENSE OF MCDONALD'S. OTHERWISE, G.C. WILL BE CHARGED.

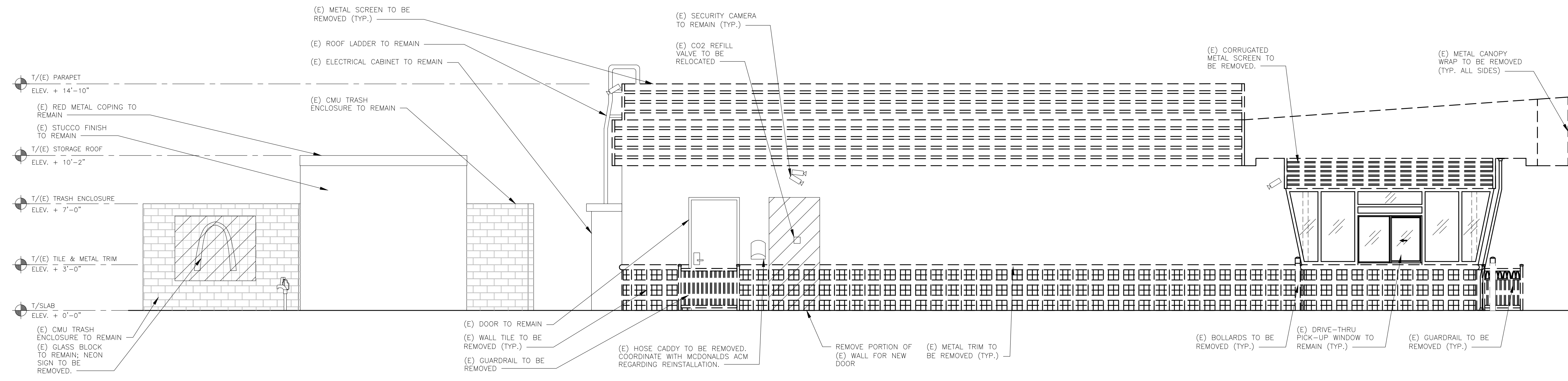
SITE SUMMARY

LOT ACREAGE:	0.621 ACRES (27,039 S.F.)
EXISTING ZONING:	COMMUNITY COMMERCIAL DISTRICT
USE:	RESTAURANT
SETBACKS:	
FRONT SETBACK:	60'
REAR SETBACK:	10'
SIDE SETBACKS:	10'
BUILDING SIZE:	
EXISTING BUILDING	866 S.F.
PROPOSED ADDITIONS	84 S.F.
TOTAL	950 S.F.

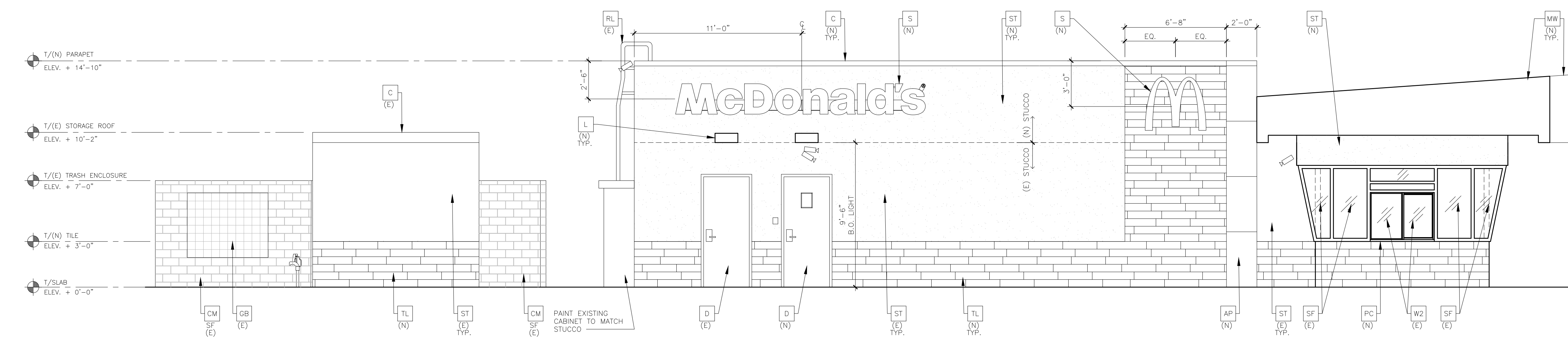
PARKING SPACES PROVIDED (PROPOSED)

STANDARD SPACES	8 SPACES
HANDICAP	1 SPACES
TOTAL	9 SPACES





1 EXISTING NON-DRIVE-THRU ELEVATION
1/4" = 1'-0"



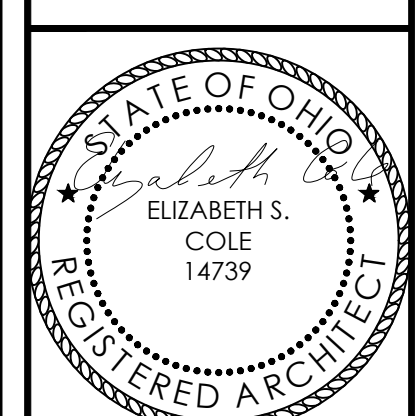
2 PROPOSED NON-DRIVE-THRU ELEVATION
1/4" = 1'-0"

COLOR SCHEME: 'OHIO MRP' SCHEME
(SEE ELEVATION KEYNOTES FOR MATERIALS AND COLOR SPECIFICATIONS)

KEY NOTES:	(E) = EXISTING (N) = NEW
AP ALPOLIC COMPOSITE PANELS COLOR: "IRON RED"	EF EXTERIOR INSULATED FINISH SYSTEM COLOR: BM "STORMY SKY HC-1616" MATTE
B PIPE BOLLARD PAINTED COLOR: "SAFETY YELLOW"	EF WOOD TRASH ENCLOSURE FENCE COLOR: BM "STORMY SKY HC-1616"
BM BREAK METAL COLOR: MATCH EXISTING STOREFRONT SYSTEM	GB GLASS BLOCK
BR BRICK MASONRY E1 = EXISTING UNPAINTED MASONRY XX = PAINTED MASONRY - BM "STORMY SKY HC-1616"	GR GUARDRAIL COLOR: BM "TIMBER WOLF 1600" MATTE
C METAL COPING METAL ERA COLOR: "CITYSCAPE" AT (E) COPING: PAINT TO MATCH "CITYSCAPE"	L LIGHT FIXTURE - WALL SCONCE SEE ELECTRICAL
C1 CANOPY - 12" TALL G1 = WHITE XX = CHARCOAL GRAY	LA LIGHT FIXTURE - ARCADE LIGHT SEE ELECTRICAL
C2 CANOPY - TIE-BACK SYSTEM G3 = WHITE XX = CHARCOAL GRAY	LC LIGHT FIXTURE - CANOPY LIGHT SEE ELECTRICAL
CJ CONTROL JOINT	ML METAL LETTERING - BY OTHERS S1 = "WELCOME" COLOR: SILVER XX = 24" x 3/4" THICK METAL ARCH COLOR: PANTONE 123G
CM CONCRETE MASONRY UNIT S0 = SMOOTH-FACED SF = SPLIT FACED BM = SMOOTH-FACED COLOR: BM "STORMY SKY HC-1616"	MS METAL SCREEN CORRUGATED METAL PANELS COLOR: "CITYSCAPE" MATTE
D HOLLOW METAL DOOR PAINT COLOR: BM "STORMY SKY HC-1616" MATTE	MW COMPOSITE METAL CANOPY WRAP COLOR: "CITYSCAPE" MATTE
DS DOWNSPOUT OR GUTTER PAINTED COLOR: BM "STORMY SKY HC-1616" MATTE	PC METAL ADA COMPLIANT PICKUP COUNTER COLOR: MATCH EXISTING STOREFRONT SYSTEM
	PF PAN SIGN FACE COLOR: YELLOW (MATCH EXISTING AT REPLACEMENT PANEL)
	PT PASS-THRU COIN COLLECTOR - OPTIONAL (RMHC)
	RO ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
	RL ROOF LADDER - PAINTED COLOR: BM "STORMY SKY HC-1616" MATTE
	S MCDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT
	SF STOREFRONT AND GLAZING COLOR: MATCH EXISTING
	SK EXTERIOR SELF ORDER KIOSK
	ST ELASTOMERIC STUCCO FINISH - PATCH & REPAIR AS REQUIRED COLOR: BM "STORMY SKY HC-1616"
	TL TILE: EUROWEST BRUSHSTROKE COLLECTION COLOR: EBONY STROKE SIZE: 6"x24" PATTERN: 1/4" RUNNING BOND GROUT: MAPEI ULTRA COLOR PLUS "04 BAHAMA BEIGE" SCHLUTER CORNER STRIPS: RONDEC R0100TSB CONTACT: JAN DIETER, (714) 937-7500
	TR TRIM COLOR: "CITYSCAPE" MATTE
	RU RED UNDERSCORE - ATTACHED TO CANOPY (BY OTHERS)
	W2 DRIVE-THRU/WALK-UP WINDOW BY READY ACCESS

REV	DATE	DESCRIPTION

Professional of Record:
KEN MCCrackEN,
ARCHITECT
6530 W. CAMPUS OVAL, SUITE 190
NEW ALBANY, OH 43054
Contact: ESTHER COLE
614.713.4388
ecole@mcgrc.com



Seal 05/04/18

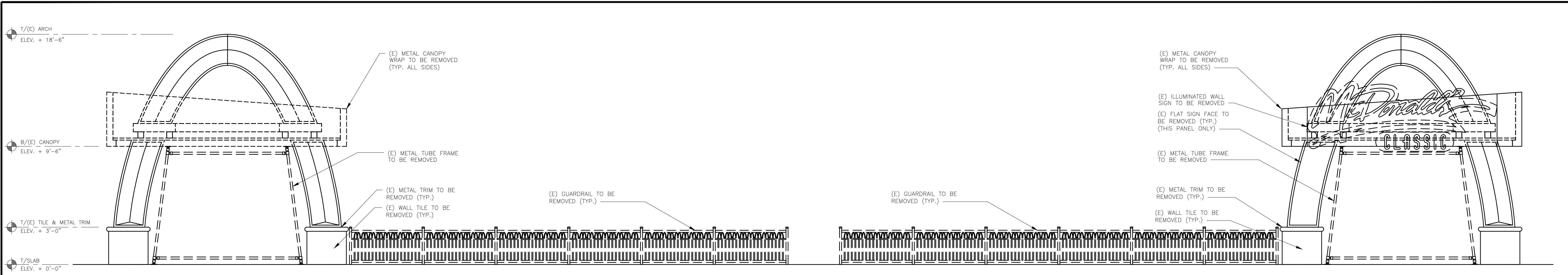
PREPARED FOR:
McDonald's USA, LLC
These drawings and specifications are the confidential and proprietary information of McDonald's USA, LLC. The contract documents were prepared for use on this specific site in conjunction with its issue date and are not to be used for any other project without the express written consent of McDonald's USA, LLC. Reproduction of these drawings for reference or example on another project requires the services of properly licensed architects and engineers. Reproduction of the contract documents for reuse on another project is not authorized.

DRAWN BY: BS/HJM	DATE: 02/19/18	REVIEWED BY: ESC	DATE: 4/27/18
TITLE: McDonald's # 13845 CLASSIC CAHANNA	DESCRIPTION: MRP 50-50	SHEET NO: A2.0	SITE ADDRESS: 359 AGLER ROAD, CAHANNA, OH 43220

OHIO-RD021PROJECT\MCDONALD'S\1804.0 - CAHANNA, OH, AGLER RD, 34 125901-DRAWINGS CURRENT\03-CONSTRUCTION DOCUMENTS\04_13845_02_18\A2.0.DWG 5/4/2018 3:58 PM DANIELLE ANGLIN

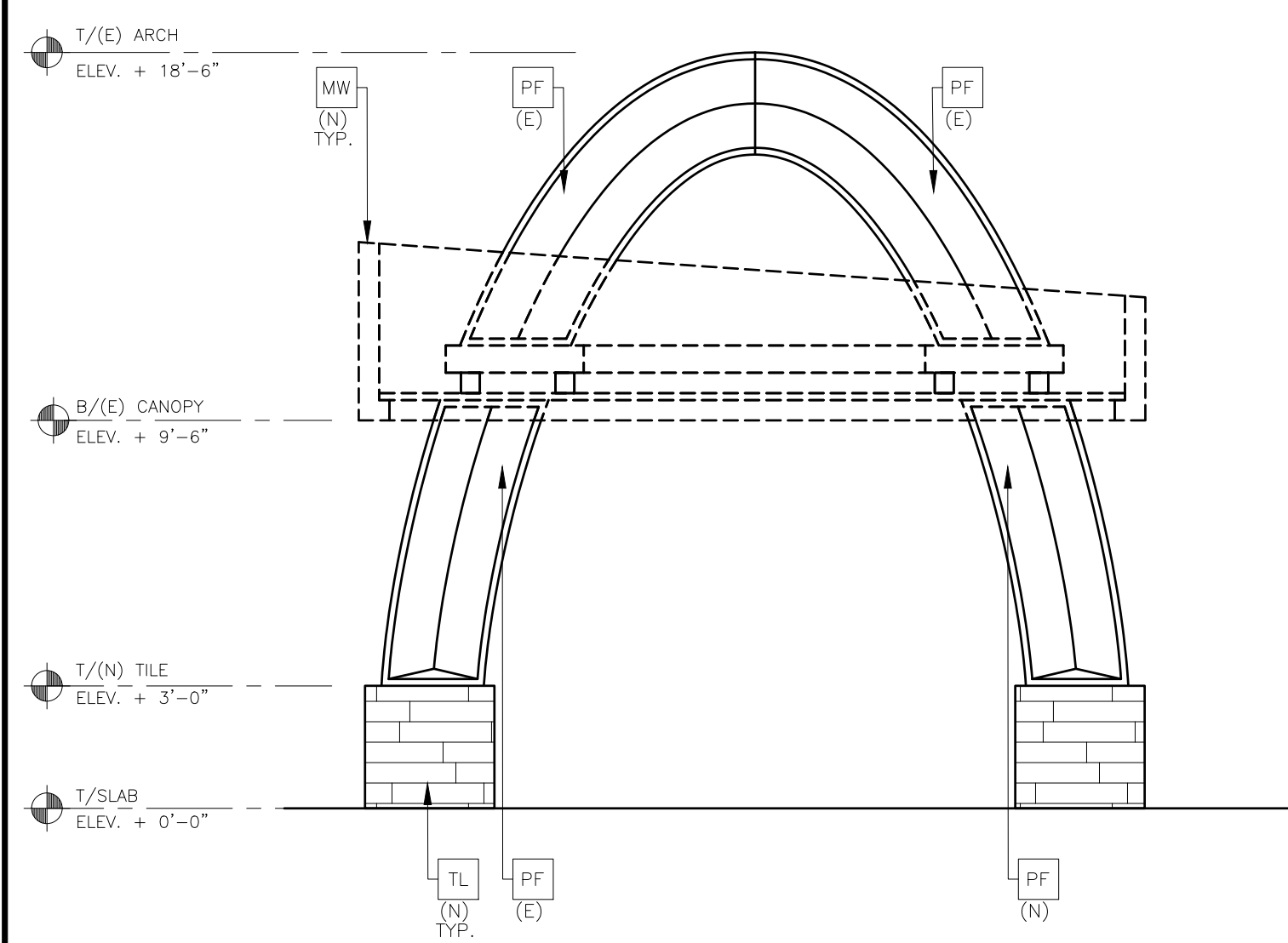
MCD18004.0

I:\MCD\PROJECTS\MCDONALD'S\USA\CONSTRUCTION DOCUMENTS\04_13845_A2_1\A2.1.DWG 5/4/2018 3:58 PM DANIELLE ANGLIN

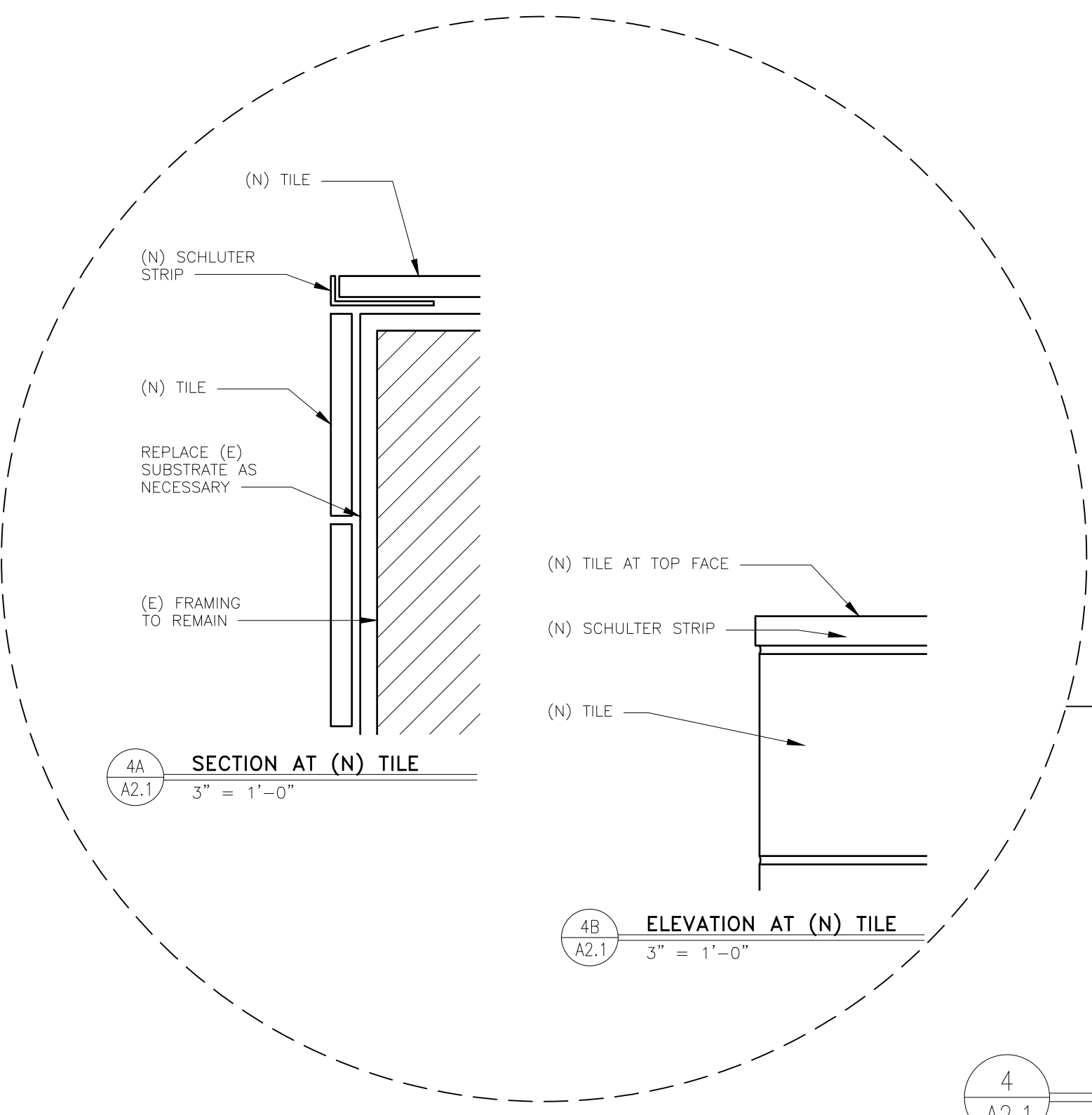


1
A2.1 **EXISTING INSIDE PORTION OF ARCH**
1/4" = 1'-0"

2
A2.1 **EXISTING OUTSIDE PORTION OF ARCH**
1/4" = 1'-0"

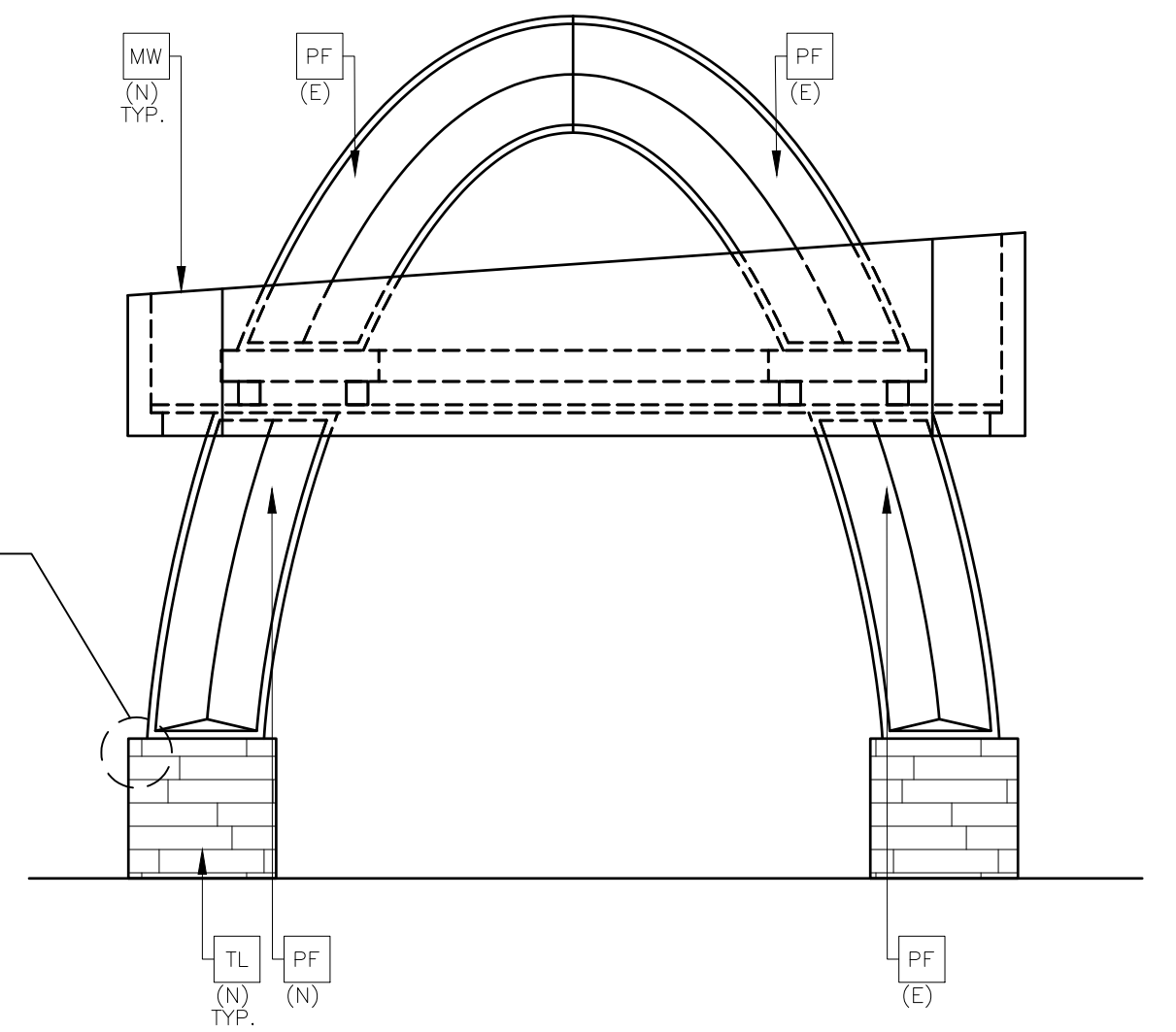


3
A2.1 **PROPOSED INSIDE PORTION OF ARCH**
1/4" = 1'-0"



4A
A2.1 **SECTION AT (N) TILE**
3" = 1'-0"

4B
A2.1 **ELEVATION AT (N) TILE**
3" = 1'-0"

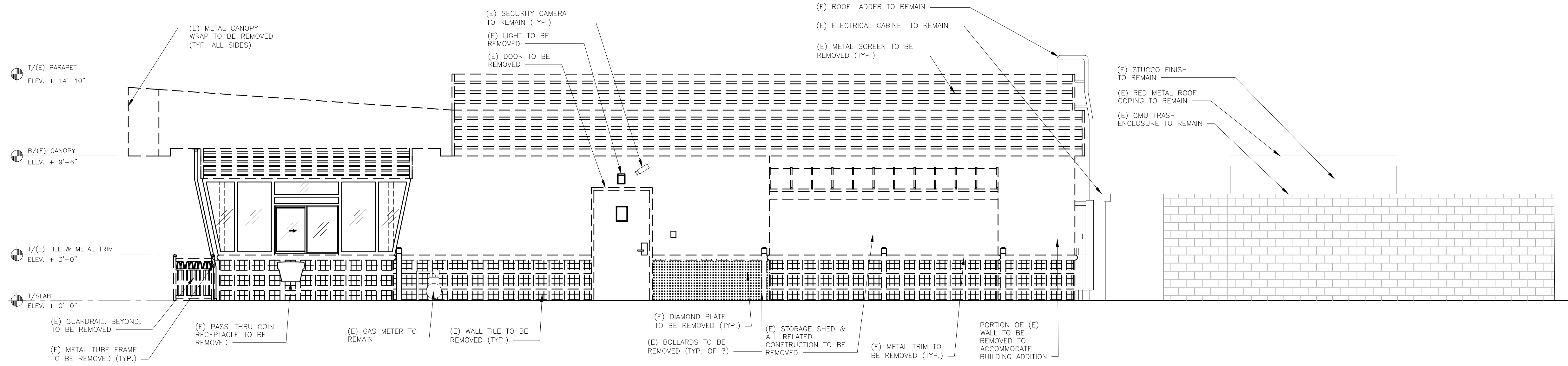


4
A2.1 **PROPOSED OUTSIDE PORTION OF ARCH**
1/4" = 1'-0"

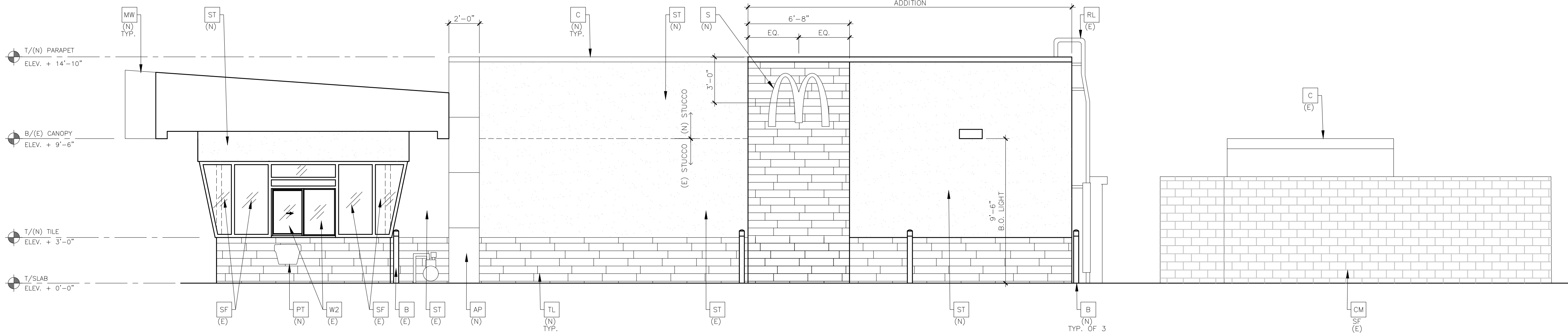
COLOR SCHEME: "OHIO MRP" SCHEME (SEE ELEVATION KEYNOTES FOR MATERIALS AND COLOR SPECIFICATIONS)		X XX—COLOR, MATERIAL, ETC.	(E) = EXISTING (N) = NEW
KEY NOTES:			
AP ALPOLIC COMPOSITE PANELS COLOR: "IRON RED"	E EIFS—EXTERIOR INSULATED FINISH SYSTEM COLOR: BM "STORMY SKY HC-1616" MATTE	PF PAN SIGN FACE COLOR: YELLOW (MATCH EXISTING AT REPLACEMENT PANEL)	
B PIPE BOLLARD PAINTED COLOR: "SAFETY YELLOW"	EF WOOD TRASH ENCLOSURE FENCE COLOR: BM "STORMY SKY HC-1616"	PT PASS-THRU COIN COLLECTOR — OPTIONAL (RMHC)	
BM BREAK METAL COLOR: MATCH EXISTING STOREFRONT SYSTEM	GB GLASS BLOCK	RO ROOF DRAIN-OVERFLOW PIPE PAINT-TO-MATCH-SURROUNDING-MATERIAL	
BR BRICK—MASONRY E1—EXISTING-UNPAINTED-MASONRY G1—PAINTED-MASONRY—BM "STORMY SKY HC-1616"	GR GUARDRAIL COLOR: BM "TIMBER WOLF-1600" MATTE	RL ROOF LADDER — PAINTED COLOR: BM "STORMY SKY HC-1616" MATTE	
C METAL COPING METAL ERA COLOR: "CITYSCAPE" AT (E) COPING: PAINT TO MATCH "CITYSCAPE"	L LIGHT FIXTURE — WALL SCONCE SEE ELECTRICAL	S STOREFRONT AND GLAZING COLOR: MATCH EXISTING	
C1 CANOPY—12" FILL G1—WHITE G2—CHARCOAL-GRAY	LA LIGHT FIXTURE—ARCADE LIGHT SEE ELECTRICAL	SK EXTERIOR SELF ORDER KIOSK	
C2 CANOPY-TIE-BACK SYSTEM G1—WHITE G2—CHARCOAL-GRAY	LC LIGHT FIXTURE—CANOPY LIGHT SEE ELECTRICAL	ST ELASTOMERIC STUCCO FINISH — PATCH & REPAIR AS REQUIRED COLOR: BM "STORMY SKY HC-1616"	
CJ CONTROL JOINT	ML METAL LETTERING—BY OTHERS S1—"WELCOME"—COLOR: SILVER S2—24" x 3/4" THICK METAL ARCH COLOR: PANTONE-1236	TL TILE: EUROWEST BRUSHSTROKE COLLECTION COLOR: EBONY STROKE SIZE: 6"x24" PATTERN: 1/4" RUNNING BOND GROUT: MAPEI ULTRA COLOR PLUS "04 BAHAMA BEIGE" SCHLUTER CORNER STRIPS: RONDEC R0100TSB CONTACT: JAN DIETER, (714) 937-7500	
CM CONCRETE MASONRY UNIT S0—SCORED-FACED SF—SPLIT FACED SM—SMOOTH-FACED COLOR: BM "STORMY SKY HC-1616"	MS METAL SCREEN CORRUGATED METAL PANELS COLOR: "CITYSCAPE" MATTE	TR TRIM COLOR: "CITYSCAPE" MATTE	
D HOLLOW METAL DOOR PAINT COLOR: BM "STORMY SKY HC-1616" MATTE	MTL METAL ROOFING COLOR: "CITYSCAPE" MATTE	RU RED-UNDERSCORE— ATTACHED-TO-CANOPY-(BY-OTHERS)	
DS DOWNSPOUT-OR-GUTTER PAINTED COLOR: BM "STORMY SKY HC-1616" MATTE	MW COMPOSITE METAL CANOPY WRAP COLOR: "CITYSCAPE" MATTE	W2 DRIVE-THRU/WALK-UP WINDOW BY READY ACCESS	
	PC METAL ADA COMPLIANT PICKUP COUNTER COLOR: MATCH EXISTING STOREFRONT SYSTEM		

BY	DESCRIPTION
REV	DATE
Professional of Record:	
KEN McCracken, ARCHITECT 6530 W. CAMPUS OVAL SUITE 190 NEW ALBANY, OH 43054 Contact: 614-487-1000 614-713-4328 ecade@mcrcnc.com	
05/04/18 Seal	
PREPARED FOR:	McDonald's USA, LLC These drawings and specifications are the confidential and proprietary information of McDonald's USA, LLC. The contract documents were prepared for use on this specific site in conjunction with its issue date and are not to be used for any other project without the written consent of McDonald's USA, LLC. Reproduction of these drawings for reference or example on another project requires the services of properly licensed architects and engineers. Reproduction of the contract documents for reuse on another project is not authorized.
DRAWN BY:	BS/HM BR 2/19/18 REVIEWED BY: ESC DATE ISSUED: 4/27/18
TITLE	McDonald's # 13845 CLASSIC CAHANNA DESCRIPTION: MRP 50-50 1
SHEET NO:	A2.1 EXTERIOR ELEVATIONS
SITE ADDRESS 341253 359 AGLER ROAD, CAHANNA, OH 43220	

MCD18004.0



1 EXISTING DRIVE-THRU ELEVATION
 1/4" = 1'-0"



2 PROPOSED DRIVE-THRU ELEVATION
 1/4" = 1'-0"

COLOR SCHEME: 'OHIO MRP' SCHEME
 (SEE ELEVATION KEYNOTES FOR MATERIALS AND COLOR SPECIFICATIONS)

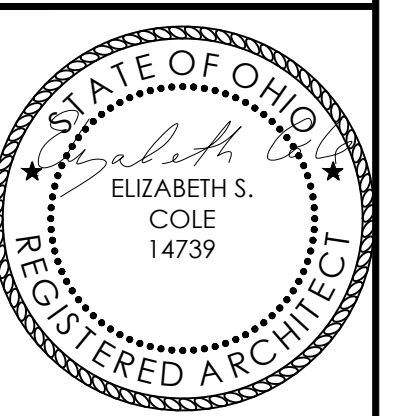
KEY NOTES:

AP	ALPOLIC COMPOSITE PANELS COLOR: "IRON RED"	EF	WOOD TRASH ENCLOSURE FENCE COLOR: BM "STORMY SKY HC-1616"	PF	PAN SIGN FACE COLOR: YELLOW (MATCH EXISTING AT REPLACEMENT PANEL)
B	PIPE BOLLARD PAINTED COLOR: "SAFETY YELLOW"	GB	GLASS BLOCK	PT	PASS-THRU COIN COLLECTOR - OPTIONAL (RMHC)
BM	BREAK METAL COLOR: MATCH EXISTING STOREFRONT SYSTEM	GR	GUARDRAIL COLOR: BM "TIMBER WOLF-1600" MATTE	RO	ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
BR	BRICK MASONRY E1 - EXISTING UNPAINTED MASONRY G1 - PAINTED MASONRY - BM "STORMY SKY HC-1616"	L	LIGHT FIXTURE - WALL SCONCE SEE ELECTRICAL	RL	ROOF LADDER - PAINTED COLOR: BM "STORMY SKY HC-1616" MATTE
C	METAL COPING METAL ERA COLOR: "CITYSCAPE" AT (E) COPING: PAINT TO MATCH "CITYSCAPE"	LA	LIGHT FIXTURE - ARCADE LIGHT SEE ELECTRICAL	S	McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT
C1	CANOPY - 12'-TALL G1 - WHITE G2 - CHARCOAL GRAY	LC	LIGHT FIXTURE - CANOPY LIGHT SEE ELECTRICAL	SF	STOREFRONT AND GLAZING COLOR: MATCH EXISTING
C2	CANOPY-TIE-BACK SYSTEM G1 - WHITE G2 - CHARCOAL GRAY	ML	METAL LETTERING - BY OTHERS S1 - "WELCOME" COLOR: SILVER S2 - 24" x 3/4" THICK METAL ARCH COLOR: PANTONE-1236	SK	EXTERIOR SELF ORDER KIOSK
CJ	CONTROL JOINT	MS	METAL SCREEN CORRUGATED METAL PANELS COLOR: "CITYSCAPE" MATTE	ST	ELASTOMERIC STUCCO FINISH - PATCH & REPAIR AS REQUIRED COLOR: BM "STORMY SKY HC-1616"
CM	CONCRETE MASONRY UNIT S0 - SCORED-FACED SF - SPLIT FACED SM - SMOOTH FACED COLOR: BM "STORMY SKY HC-1616"	MW	COMPOSITE METAL CANOPY WRAP COLOR: "CITYSCAPE" MATTE	TL	TILE: EUROWEST BRUSHSTROKE COLLECTION COLOR: EBONY STROKE SIZE: 6"x24" PATTERN: 1/4" RUNNING BOND GROUT: MAPEI ULTRA COLOR PLUS "04 BAHAMA BEIGE" SCHLUTER CORNER STRIPS: RONDEC R0100TSB CONTACT: JAN DIETER, (714) 937-7500
D	HOLLOW METAL DOOR PAINT COLOR: BM "STORMY SKY HC-1616" MATTE	PC	METAL ADA COMPLIANT PICKUP COUNTER COLOR: MATCH EXISTING STOREFRONT SYSTEM	TR	TRIM COLOR: "CITYSCAPE" MATTE
DS	DOWNSPOUT OR GUTTER PAINTED COLOR: BM "STORMY SKY HC-1616" MATTE			RU	RED UNDERSCORE - ATTACHED TO CANOPY (BY OTHERS)
				W2	DRIVE-THRU/WALK-UP WINDOW BY READY ACCESS

X = COLOR, MATERIAL, ETC. (E) = EXISTING (N) = NEW

REV	DATE	DESCRIPTION

Professional of Record:
KEN McCracken,
 ARCHITECT
 6530 W. CAMPUS OVAL, SUITE 190
 NEW ALBANY, OH 43054
 Contact: 614.487.1100
 614.473.4288
 ecade@mmocrac.com



Seal 05/04/18

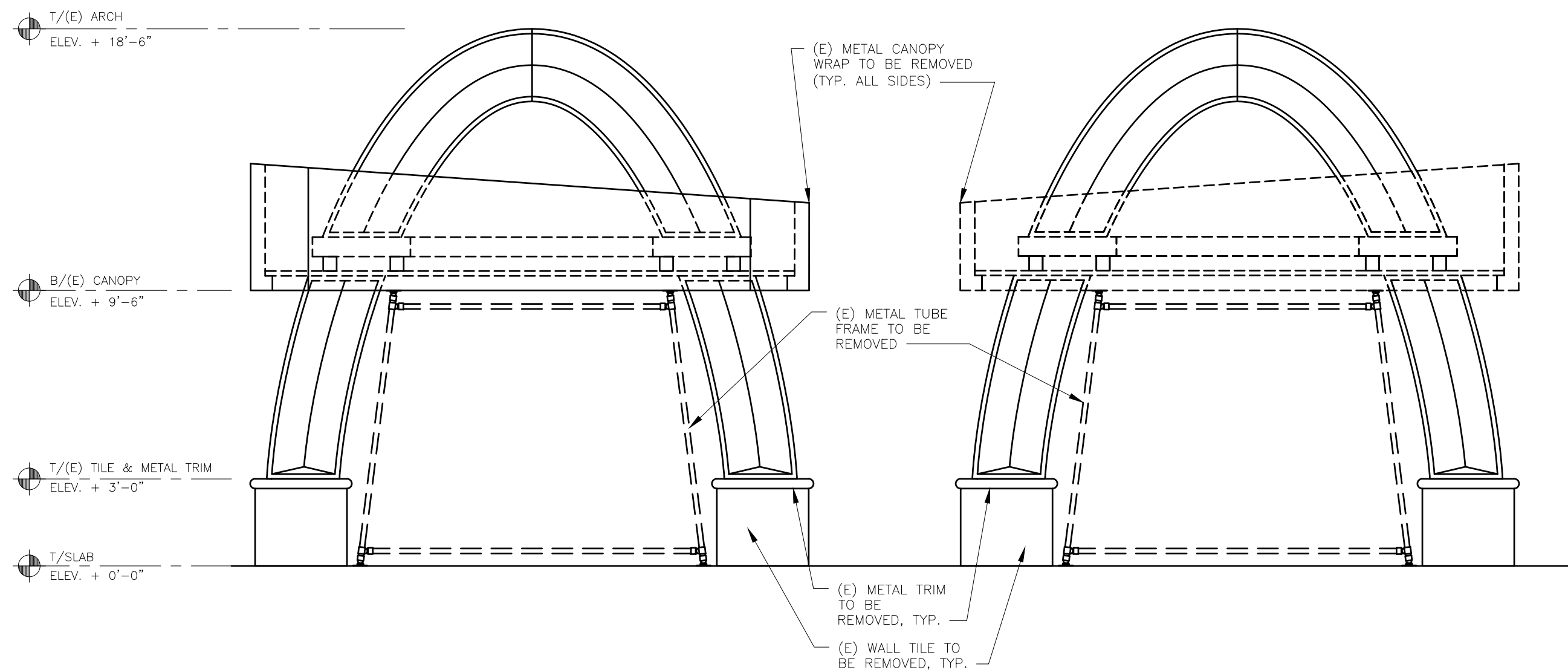
PREPARED FOR:
McDonald's USA, LLC
 These drawings and specifications are the confidential and proprietary information of McDonald's USA, LLC. The contract documents were prepared for use on this specific site in conjunction with its issue date and are not to be used for any other project without the written consent of McDonald's USA, LLC. Reproduction of these drawings for reference or example on another project requires the services of properly licensed architects and engineers. Reproduction of the contract documents for reuse on another project is not authorized.

DRAWN BY: BS/HJM	DATE: 2/19/18	REVIEWED BY: ESC	DATE ISSUED: 4/27/18
TITLE: McDonald's # 13845 CLASSIC CAHANNA		DESCRIPTION: MRP 50-50	
SHEET NO: A2.2		SITE ADDRESS: 341253 359 AGLER ROAD, CAHANNA, OH 43220	

OHIO-RD01-PROJECT-MCDONALD'S-1804.0 - CAHANNA, OH, AGLER RD, 34125301-DRAWINGS-CURRENT-03-CONSTRUCTION DOCUMENTS-04_13845_02-14-A2.2-DWG-5/4/2018 3:58 PM DANIELLE ANGLIN

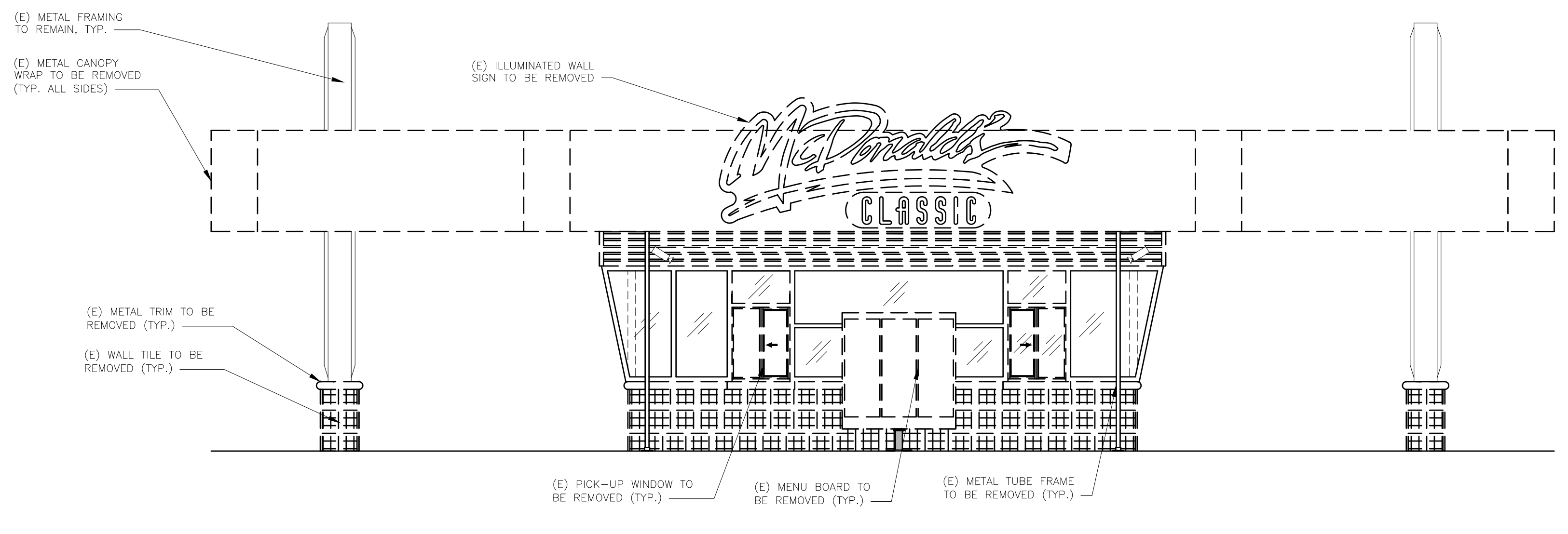
MCD18004.0

OHIO-RD01PROJECT/CD/18004.0 - GAHANNA, OH, AGLER RD, 3412501-DRAWINGS CURRENT/03-CONSTRUCTION DOCUMENTS/04_13845_02-1/4-2-DWG 5/4/2018 3:58 PM DANIELLE ANGLIN

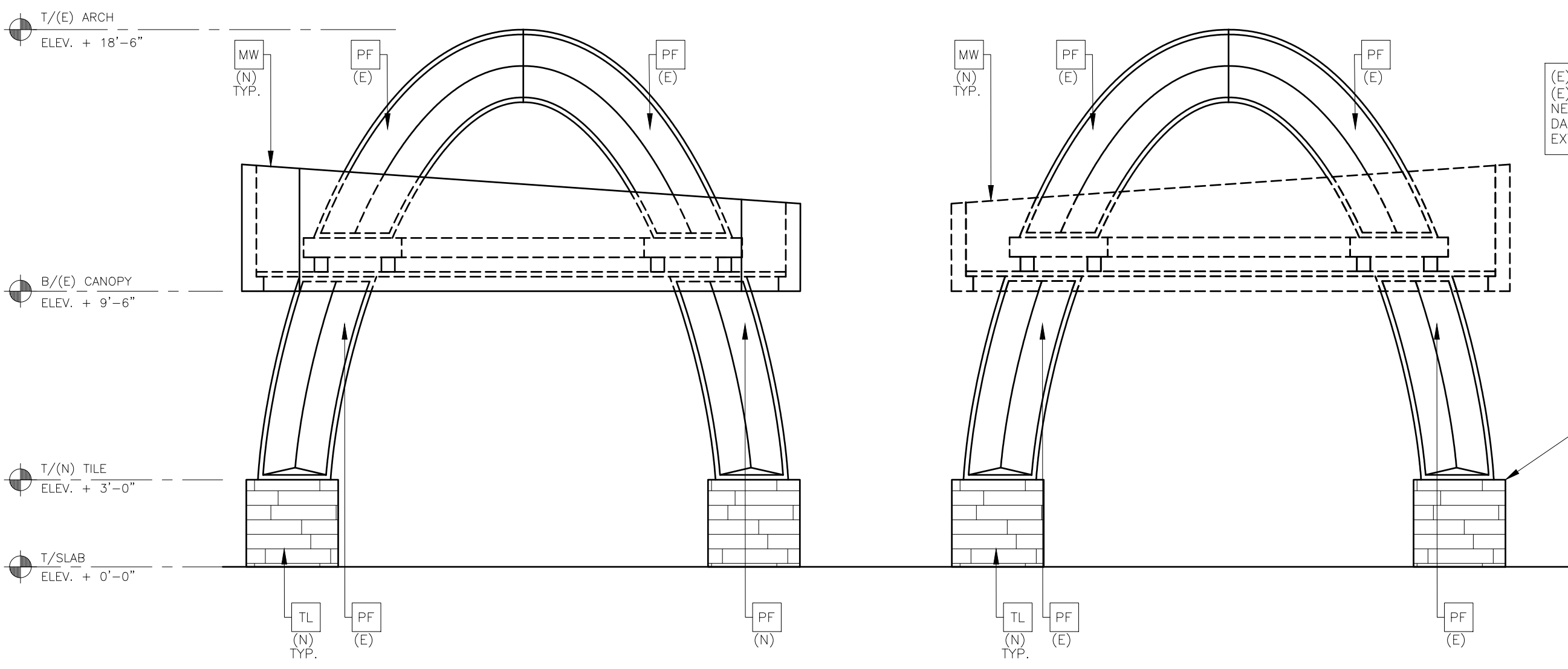


1 EXISTING OUTSIDE PORTION OF ARCH
A2.3 1/4" = 1'-0"

2 EXISTING INSIDE PORTION OF ARCH
A2.3 1/4" = 1'-0"

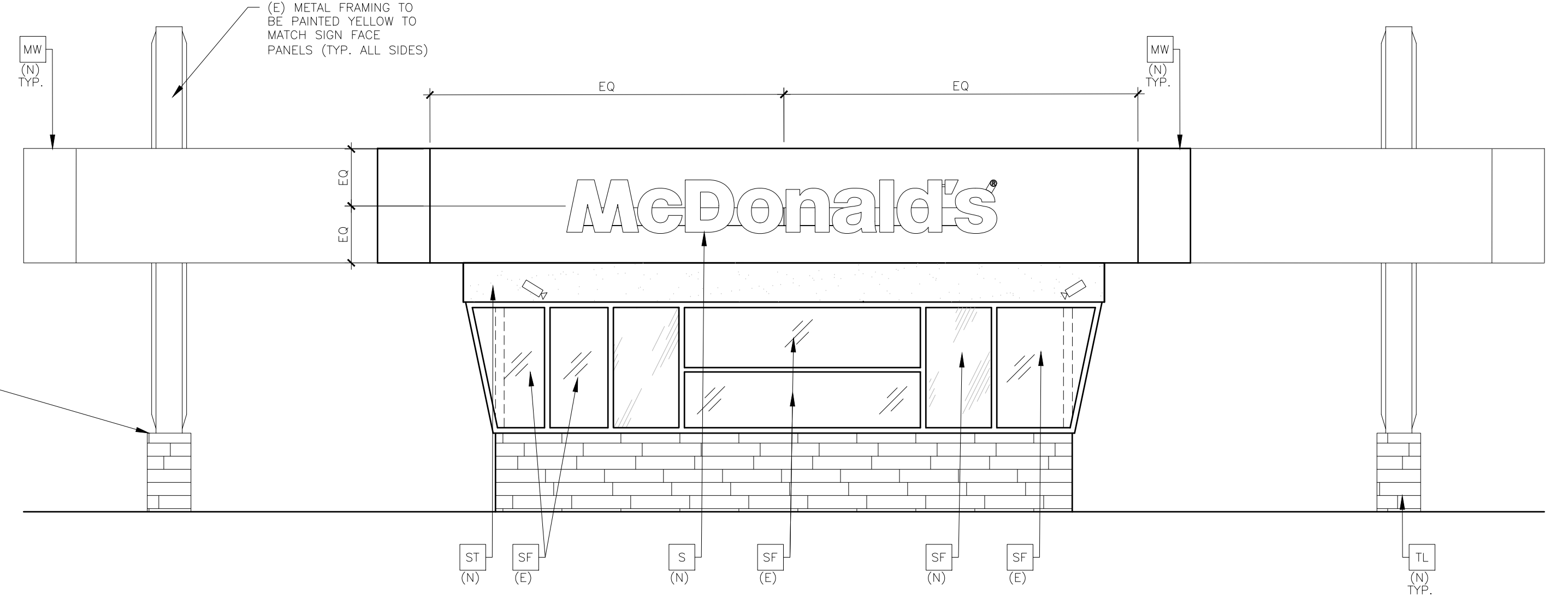


3 EXISTING FRONT/WALK UP ELEVATION
A2.3 1/4" = 1'-0"



4 PROPOSED OUTSIDE PORTION OF ARCH
A2.3 1/4" = 1'-0"

5 PROPOSED INSIDE PORTION OF ARCH
A2.3 1/4" = 1'-0"



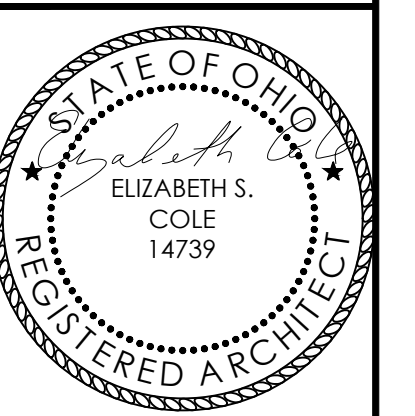
6 PROPOSED FRONT/WALK-UP ELEVATION
A2.3 1/4" = 1'-0"

COLOR SCHEME: 'OHIO MRP' SCHEME
(SEE ELEVATION KEYNOTES FOR MATERIALS AND COLOR SPECIFICATIONS)

KEY NOTES:	(E) = EXISTING (N) = NEW
AP ALPOLIC COMPOSITE PANELS COLOR: "IRON RED"	E EIFS — EXTERIOR INSULATED FINISH SYSTEM COLOR: BM "STORMY SKY HC-1616" MATTE
B PIPE BOLLARD PAINTED COLOR: "SAFETY YELLOW"	EF WOOD TRASH ENCLOSURE FENCE COLOR: BM "STORMY SKY HC-1616"
BM BREAK METAL COLOR: MATCH EXISTING STOREFRONT SYSTEM	GB GLASS BLOCK
BR BRICK MASONRY E1 = EXISTING UNPAINTED MASONRY XX = PAINTED MASONRY — BM "STORMY SKY HC-1616"	GR GUARDRAIL COLOR: BM "TIMBER WOLF 1600" MATTE
C METAL COPING METAL ERA COLOR: "CITYSCAPE" AT (E) COPING: PAINT TO MATCH "CITYSCAPE"	L LIGHT FIXTURE — WALL SCONCE SEE ELECTRICAL
C1 CANOPY — 12" TALL G1 = WHITE XX = CHARCOAL GRAY	LA LIGHT FIXTURE — ARCADE LIGHT SEE ELECTRICAL
C2 CANOPY TIE-BACK SYSTEM G1 = WHITE XX = CHARCOAL GRAY	LC LIGHT FIXTURE — CANOPY LIGHT SEE ELECTRICAL
CJ CONTROL JOINT	ML METAL LETTERING — BY OTHERS S1 = "WELCOME" COLOR: SILVER XX = 24" x 3/4" THICK METAL ARCH COLOR: PANTONE 123G
CM CONCRETE MASONRY UNIT SG = SMOOTH FACED SF = SPLIT FACED BM = SMOOTH FACED COLOR: BM "STORMY SKY HC-1616"	MS METAL SCREEN CORRUGATED METAL PANELS COLOR: "CITYSCAPE" MATTE
D HOLLOW METAL DOOR PAINT COLOR: BM "STORMY SKY HC-1616" MATTE	MW COMPOSITE METAL CANOPY WRAP COLOR: "CITYSCAPE" MATTE
DS DOWNSPOUT OR GUTTER PAINTED COLOR: BM "STORMY SKY HC-1616" MATTE	PC METAL ADA COMPLIANT PICKUP COUNTER COLOR: MATCH EXISTING STOREFRONT SYSTEM
	PF PAN SIGN FACE COLOR: YELLOW (MATCH EXISTING AT REPLACEMENT PANEL)
	PT PASS-THRU COIN COLLECTOR — OPTIONAL (RMHC)
	RO ROOF DRAIN-OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
	RL ROOF LADDER — PAINTED COLOR: BM "STORMY SKY HC-1616" MATTE
	S McDONALD'S SIGNAGE BY OTHERS — UNDER SEPARATE PERMIT
	SF STOREFRONT AND GLAZING COLOR: MATCH EXISTING
	SK EXTERIOR SELF ORDER KIOSK
	ST ELASTOMERIC STUCCO FINISH — PATCH & REPAIR AS REQUIRED COLOR: BM "STORMY SKY HC-1616"
	TL TILE: EUROWEST BRUSHSTROKE COLLECTION COLOR: EBONY STROKE SIZE: 6"x24" PATTERN: 1/4" RUNNING BOND GROUT: MAPEI ULTRA COLOR PLUS "04 BAHAMA BEIGE" SCHLUTER CORNER STRIPS: RONDEC R0100TSB CONTACT: JAN DETER, (714) 937-7500
	TR TRIM COLOR: "CITYSCAPE" MATTE
	RU RED UNDERSCORE — ATTACHED TO CANOPY (BY OTHERS)
	W2 DRIVE-THRU/WALK-UP WINDOW BY READY ACCESS

REV	DATE	DESCRIPTION

Professional of Record:
KEN MCCrackEN,
ARCHITECT
6530 W. CAMPUS OVAL, SUITE 190
NEW ALBANY, OH 43054
Contact: ESTHER COLE
(614) 733-0288
ecole@mcocrac.com



05/04/18

McDonald's USA, LLC
These drawings and specifications are the confidential and proprietary information of McDonald's USA, LLC. The contract documents were prepared for use on this specific site in conjunction with its issue date and are not to be used for any other project without the written consent of McDonald's USA, LLC. Reproduction of these drawings for reference or example on another project requires the services of properly licensed architects and engineers. Reproduction of the contract documents for reuse on another project is not authorized.

TITLE	McDonald's # 13845 CLASSIC GAHANNA
DRAWN BY	BS/HJM
ISSUE DATE	05/04/18
REVIEWED BY	ECS
DATE ISSUED	4/27/18
SHEET NO.	A2.3
TITLE	EXTERIOR ELEVATIONS
DESCRIPTION	MRP 50-50
SITE ID	341253
SITE ADDRESS	359 AGLER ROAD, GAHANNA, OH 43230

MCD18004.0



NON-DRIVE THRU ELEVATION



DRIVE THRU ELEVATION



FRONT ELEVATION



REAR ELEVATION



METAL CANOPY WRAP
CITYSCAPE



BENJAMIN MOORE -
IRON MOUNTAIN
2134-30



ACCENT TILE:
EUROWEST eWOOD
EBONY



ALPOLIC COMPOSITE
PANELS
RON RED



GOLD



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

May 22, 2018

Permit Solutions
175 S third Suite 170
Columbus, OH 43215

RE: Project 359 Agler Rd Final Development Plan

Dear Permit Solutions:

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

Public Safety - Complete

1. The GPD Administrative Bureau has no opposition to this.

Building - Approval

2. No comments.

Fire District - Complete

3. Since the building is within 150 feet of a public roadway, a fire apparatus access road is not required in accordance with Section 503.1.1 of the 2017 Ohio Fire Code.

503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction which are not readily accessible from a public and/or private street. The fire apparatus access road shall comply with the requirements of this paragraph and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exceptions:

1. The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where any of the following conditions occur:

- 1.1. The building is equipped throughout with an approved automatic sprinkler system installed in

accordance with paragraph (C)(3)(a)(i)(903.3.1.1), (C)(3)(a)(ii)(903.3.1.2) or (C)(3)(a)(iii)(903.3.1.3) of rule 1301:7-7-09 of the Administrative Code.

1.2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.

1.3. There are not more than two Group R-3 or Group U occupancies.

4. Where approved by the fire code official, fire apparatus access roads shall be permitted to be exempted or modified for solar photovoltaic power generation facilities.
5. The fire hydrant covering the McDonalds is in front of 333 Agler Road on the northside of the roadway.

Additional requirements and comments could follow after plans are submitted and the review process starts

Parks - Complete

6. No comments on this project.

Soil & Water Conservation District - Complete

7. No Comment Received.

Public Service & Engineering - Complete

8. General Comments

A formal final engineering plan review will be required following approval of the Final Development Plan (FDP), or concurrently with the FDP process if requested by the Developer at their risk.

There appears to be a patio located in the Limited Access Right-of-Way?

9. Site Access

Our office supports the proposed changes in site circulation and access.

10. Stormwater Management

- Storm water detention and water quality requirements shall be addressed on-site. Detention and water quality treatment design to be per City of Gahanna standards, Codified Ordinances Chapter 1193, and 1195.

Page 3 of 3
May 22, 2018
Re: Project 359 Agler Rd
359 Agler Rd

Community Development - Complete

11. No issues with request. Please see staff report for additional information.

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

Sincerely,

Kelly Wicker
Administrative Assistant



CITY OF GAHANNA

PLANNING AND DEVELOPMENT STAFF REPORT

Request Summary

This is a request to update the exterior façade and layout of the Classic McDonalds located at 359 Agler Road. The applicant proposes to modify the drive through, patio area, parking, and adding 84 square feet of building area. The exterior materials and color scheme are proposed to change as well. The application materials depict changes to the signage as well, however, these changes are subject to the sign permit application review. The signage is depicted to provide a better overall understanding of how the site will look when completed.

The property is located within the Community Commercial (CC) zone district and located within the West Gahanna Development Study. Because of the nature of this request, the majority of objectives and standards found within the zoning code or the Development Study do not apply to this request. The following principles are found within the West Gahanna Development Study:

- More sit down restaurants were identified as being needed within the Study area.
- The intersection of 62 and Stygler Road needs to be redeveloped with attractive uses.
- The McDonalds was seen as a positive development.

Specific architectural styles or color schemes are not identified within the Code or Development Study. The Code does state that specific colors and color schemes should be designed to ensure universal harmony. Photos of nearby commercial establishments are included at the conclusion of this report.

The property was included within the Economic Development Strategy as a small portion of Target Site 1A. Target Site 1A includes over 25 acres of property, with this site comprising just over 2% of the acreage for the Target Site. The recommendations of the Strategy includes a mix of retail, office, and residential. A specific site layout and architectural recommendations were not identified for this portion of the Target Site.

Final Development Plan

Planning Commission shall approve an FDP application if the following four conditions are met:

- A. The proposed development meets the applicable development standards of this Zoning Ordinance.
- B. The proposed development is in accord with appropriate plans for the area.
- C. The proposed development would not have undesirable effects on the surrounding area.
- D. The proposed development would be in keeping with the existing land use character and physical development potential of the area.

Design Review



"HERB CAPITAL OF OHIO"

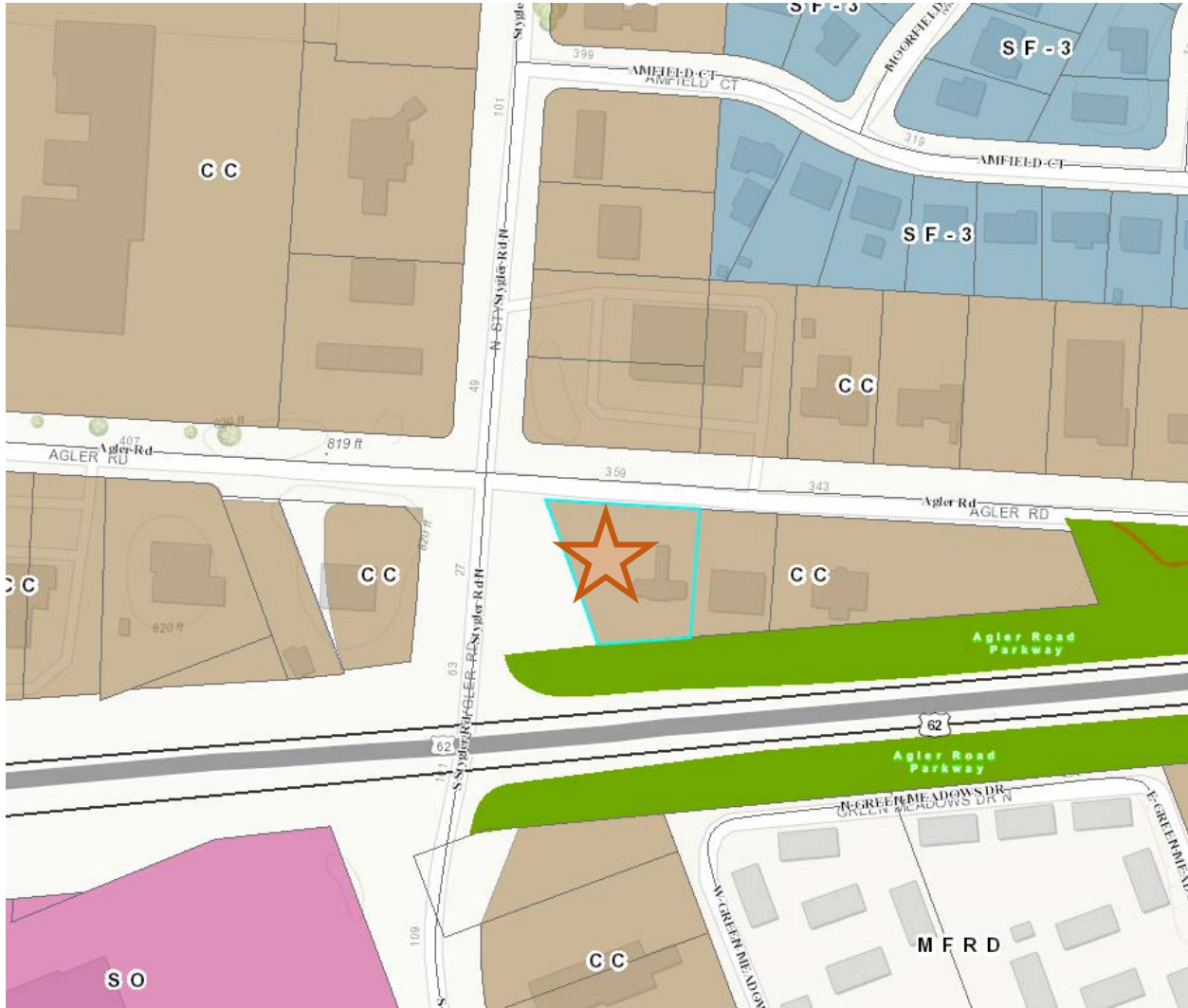
200 SOUTH HAMILTON ROAD, GAHANNA, OH 43230
614-342-4000 PHONE 614-342-4100 FAX WWW.GAHANNA.GOV



CITY OF GAHANNA

Planning Commission shall review an application to determine if proposed new construction or alteration to an existing structure promotes, preserves and enhances the overall architectural character of the Design Review District in which the structure is proposed to be located and to endeavor to assure that the proposed structure or alteration would not be incompatible with existing structures within the surrounding area.

Zoning Map



"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

Street View (Tim Hortons)



Street View (CVS)



"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

Street View (Speedway)



Respectfully Submitted By:
Michael Blackford, AICP
Deputy Director



"HERB CAPITAL OF OHIO"

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