



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

CONDITIONAL USE 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: 337 GOSHEN LANE		Project Name/Business Name (if applicable):	
Parcel ID No.(s): 025-001091	Current Zoning: MR-1	Total Acreage: 1.33 acres	
Proposed Use/Timeframe: SINGLE FAMILY HOME TO BE BUILT ON THE PROPERTY AS SOON AS POSSIBLE.			
STAFF USE ONLY – Conditional Use: 1147.01 - Conditional Uses - Allow single family dwellings			
APPLICANT Name (primary contact) -do <u>not</u> use a business name: RAY SMITH		Applicant Address: 488 GOSHEN CT. GAHANNA	
Applicant E-mail: RAVS2828@GMAIL.COM		Applicant Phone No.: (614) 354-3619	
BUSINESS Name (if applicable): —			
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 SCHUMACHER HOMES		(740) 238-4626	
Developer TYLER PALMER			
Architect			
PROPERTY OWNER Name: (if different from Applicant) SAME		Property Owner Contact Information (phone no./email):	

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:  Date: _____

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

INTERNAL USE

Zoning File No. **CU-0045-2019**
PC Meeting Date: _____
PC File No. _____

RECEIVED: **3-12-19**
DATE: **KAW**

PAID: **200.00**
DATE: **3-12-19**
CHECK#: **1185**



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CONDITIONAL USE 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. Have you gone through the Area Commission process? Area Commission Meeting date held: <u>3-7-19</u>	✓			
	2. Review Gahanna Code <u>Section 1169</u> (visit www.municode.com)	✓			
	3. Pre-application conference with staff	✓			
	4. Legal description of property certified by registered surveyor (11"x17" copy)	✓			
	5. Statement of the proposed use of the property	✓			
	6. Statement of the necessity or desirability of the proposed use to the neighborhood or community	✓			
	7. Statement of the relationship of the proposed use to adjacent property & land use	✓			
	8. PLOT PLAN including the following: (24"x36" copy of plan folded to 8.5"x11" size)	✓			
	- The boundaries and dimensions of the lot	✓			
	- The size and location of existing and proposed buildings and/or structures	✓			
	- The proposed use of all parts of the lot, buildings and/or structures, including access ways, walks, off-street parking and loading spaces, and landscaping	✓			
	- The relationship of the proposed development to the development standards	✓			
	- The use of land and location of structures on adjacent property	✓			
	9. List of contiguous property owners & their mailing address	✓			
	10. Pre-printed mailing labels for all contiguous property owners	✓			
	11. Application fee (in accordance with the <u>Building & Zoning Fee Schedule</u>)	✓			
	12. Application & all supporting documents submitted in digital format	✓			
	13. Application & all supporting documents submitted in hardcopy format	✓			
	14. Authorization Consent Form Complete & Notarized (see page 3)	✓			

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: *[Signature]*

Date: 3/25/19

Design



ZONING DIVISION
200 S. Hamilton Road
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614-342-4025
zoning@gahanna.gov
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, RAY SMITH, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize SELF 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: 3/11/19

AUTHORIZATION TO VISIT THE PROPERTY

I, RAY SMITH, 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: 3/11/19

NOTARY

Subscribed and sworn to before me on this 11th day of March, 2019.

State of Ohio County of Franklin

Notary Public Signature: [Signature]



THOMAS P. ROBERTS
Notary Public, State of Ohio
My Commission Expires 10/24/23

AGREEMENT TO COMPLY AS APPROVED

I, RAY SMITH, 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: 3/11/19

NOTARY

Subscribed and sworn to before me on this 11th day of March, 2019.

State of Ohio County of Franklin

Notary Public Signature: [Signature]



THOMAS P. ROBERTS
Notary Public, State of Ohio
My Commission Expires 10/24/23

Statement of proposed use and relevance to the neighborhood and adjoining properties:

I, Ray Smith, as the owner of the property located at 337 Goshen Lane in Gahanna, Ohio, am requesting a conditional use be granted to build a single family home on the property that is currently zoned for multi-family use. The intent is to build a two story home for my family. We intend to live on the property for the foreseeable future.

I believe that the home we have decided to build will flow well with the neighborhood. It will be centered on the property and aligned with the other houses on that side of Goshen Lane. If we were to build a duplex or multi-family apartment building it would not match with all of the single family homes that are on Goshen Lane. This will also keep from adding to the growing problem of traffic for Johnstown Rd. and the Goshen Lane Elementary school.

I have lived in Gahanna my entire life and on Goshen Ct. since I was 8 years old. I love Gahanna and have long awaited building and enjoying my retirement years on this property. The home will be built by Schumacher Homes. They use high quality materials and building practices. It will be a 3 bedroom home with over 2700 square feet and a full basement. It will be valued over \$300,000.

NAME	ADDRESS	CITY
KURT & JULIA FAIST	341 DIVEN LN	GAHANNA OH 43230
KURT & JULIA FAIST	343 DIVEN LN	GAHANNA OH 43230
SHAUN BALOUGH	503 S W HAMPTON CT	PORT SAINT LUCIE FL 34986-2021
KAREN J YANK	470 DIVEN LN	GAHANNA OH 43230
KAREN J YANK	472 DIVEN LN	GAHANNA OH 43230
JOSHUA MYERS	162 SINSBURY DR N	WORTHINGTON OH 43085
BOONSWEE TEE	336 DIVEN CTT	GAHANNA OH 43230
BOONSWEE TEE	338 DIVEN CTT	GAHANNA OH 43230
RICHARD SELLAN	4621 ALSTON GROVE DR	WESTERVILLE OH 43082
JOSEPH SABO	320 DIVEN CT	GAHANNA OH 43230
HEATHER WOLFE	487 W JOHNSTOWN RD	GAHANNA OH 43230
WHITNEY MATTSON	317 GOSHEN LN	GAHANNA OH 43230

PROPERTY	PARCEL
341-343 DIVEN LN	025-003525
341-343 DIVEN LN	025-003525
462-464 DIVEN LN	025-003502
470-472 DIVEN LN	025-003503
470-472 DIVEN LN	025-003503
478-480 DIVEN LN	025-003504
336-338 DIVEN CT	025-003506
336-338 DIVEN CT	025-003506
328-330 DIVEN CT	025-003507
320-322 DIVEN CT	025-003508
487 JOHNSTOWN RD	025-000984
317 GOSHEN LN	025-001048



5160®

Easy Peel® Address Labels
Bend along line to expose Pop-up Edge®Go to avery.com/templates |
Use Avery Template 5160 |

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341 DIVEN LN
GAHANNA OH 43230

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GAHANNA OH 43230

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317 GOSHEN LN
GAHANNA OH 43230

TRANSFER ON DEATH DEED
Statutory Form) Rev. Code Sec. 5302.22

Instr: 200302130045676 02/13/2003
Page: 1 F: \$14.00 11:19AM
Robert G. Montgomery T20030010115
Franklin County Recorder EXCHRON SE

KNOW ALL MEN BY THESE PRESENTS, That

Mary E. Colopy, unmarried

of the City of Columbus, County of Franklin, State of Ohio, for valuable
consideration paid, grant with general warranty covenants, to

Ray M. Smith, transfer on death to Vicki L. Smith, Beneficiary(s)

Whose tax-mailing address is: 488 Goshen Ct., Gahanna, OH 43230

the following REAL PROPERTY:

situated in the County of Franklin, in the State of Ohio, and in the City of
Gahanna and bounded and described as follows:
Located in Section 4, Township 1, Range 17, United States Military Lands, and
being 1.330 acres out of the northeast corner of the 7.412 acre tract conveyed to
Marie H. McCormick by deed of record in Deed Book 2087, Page 459, Recorder's
Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at an iron pin at the northeast corner of said 7.412 acre tract, said
iron pin being in Goshen Lane and also at the southeast corner of the James L.
and Joan C. Undereiner tract; thence along the east line of said 7.412 acre tract
(being a line in the westerly part of Goshen Lane), South 0 deg. 08' West 204
feet to an iron pin; thence South 88 deg. 47' West, (Being parallel to the north
line of said 7.412 acre tract and passing an iron pin at 7.05 feet) 284 feet to
an iron pin; thence North 0 deg. 08' East, (being parallel to the east line of
said 7.412 acre tract) 204 feet to an iron pin in the north line of said 8.412
acre tract; thence along the north line of said tract, North 88 deg. 47' East,
(passing an iron pin at 276.95), 284.0 feet to the place of beginning, containing
1.330 acres, more or less.

Parcel No.: 025-001091

Property Address: 337 Goshen Lane, Gahanna, OH 43230

Subject to: a) Unpaid taxes and special assessments, if any, all of which
the Grantee herein assumes and agrees to pay as a further consideration for this
conveyance; b) Conditions, restrictions and easements of record.

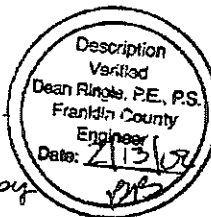
Prior Instrument Reference: Deed Volume 3568, page 11

WITNESS his/her/their hand, this 31st day of January, 2001.

Signed and acknowledged
in the presence of:

Mary E. Colopy by
William D. Colopy AIF

Mary E. Colopy, by William D. T. Colopy, Jr.
Colopy, her Attorney-in-Fact



STATE OF OHIO, COUNTY OF FRANKLIN, ss:

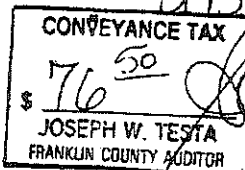
The foregoing instrument was acknowledged before me this 31st day of
January, 2001, by Mary E. Colopy, by William D. Colopy, her Attorney-in-Fact.



Linda K. Beckner
Notary Public

Linda K. Beckner
Notary Public

This instrument was prepared by:
Griffith & Worth, Attorneys at Law
1597 Brice Road, Reynoldsburg, Ohio 43068



TRANSFERRED

FEB 13 2003
JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

Columbus Title 5886 212-3

CROWN SEARCH BOX

059A
ALL OF
(025)
1091

TRANSFER ON DEATH DEED
Statutory Form) Rev. Code Sec. 5302.22

Instr: 200302130045575 02/13/2003 11:19AM
Pages: 1 F: \$14.00 T20030018115
Robert G. Montgomery Franklin County Recorder BXCR00N SE

KNOW ALL MEN BY THESE PRESENTS, That

Mary E. Colopy, unmarried

of the City of Columbus, County of Franklin, State of Ohio, for valuable consideration paid, grant with general warranty covenants, to

Ray M. Smith, transfer on death to Vicki L. Smith, Beneficiary(s)

Whose tax-mailing address is: 488 Goshen Ct., Gahanna, OH 43230

the following REAL PROPERTY:

Situated in the County of Franklin, in the State of Ohio, and in the City of Gahanna and bounded and described as follows:
Located in Section 4, Township 1, Range 17, United States Military Lands, and being 1.330 acres out of the northeast corner of the 7.412 acre tract conveyed to Marie H. McCormick by deed of record in Deed Book 2087, Page 459, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at an iron pin at the northeast corner of said 7.412 acre tract, said iron pin being in Goshen Lane and also at the southeast corner of the James L. and Joan C. Undereiner tract; thence along the east line of said 7.412 acre tract (being a line in the westerly part of Goshen Lane), South 0 deg. 08' West 204 feet to an iron pin; thence South 88 deg. 47' West, (Being parallel to the north line of said 7.412 acre tract and passing an iron pin at 7.05 feet) 284 feet to an iron pin; thence North 0 deg. 08' East, (being parallel to the east line of said 7.412 acre tract) 204 feet to an iron pin in the north line of said 8.412 acre tract; thence along the north line of said tract, North 88 deg. 47' East, (passing an iron pin at 276.95), 284.0 feet to the place of beginning, containing 1.330 acres, more or less.

Parcel No.: 025-001091

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Subject to: a) Unpaid taxes and special assessments, if any, all of which the Grantee herein assumes and agrees to pay as a further consideration for this conveyance; b) Conditions, restrictions and easements of record.

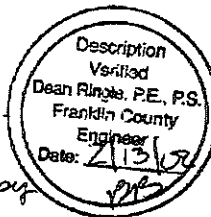
Prior Instrument Reference: Deed Volume 3568, page 11

WITNESS his/her/their hand, this 31st day of January, 2001.

Signed and acknowledged
in the presence of:

Mary E. Colopy by
William D. Colopy AIF

Mary E. Colopy, by William D. Colopy, Jr.
Colopy, her Attorney-in-Fact



STATE OF OHIO, COUNTY OF FRANKLIN, ss:

The foregoing instrument was acknowledged before me this 31st day of January, 2001, by Mary E. Colopy, by William D. Colopy, her Attorney-in-Fact.

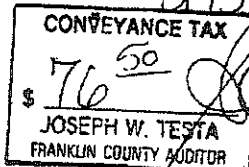


Linda K. Beckner
Notary Public
In and for the State of Ohio
My Commission Expires
November 15, 2004

Linda K. Beckner
Notary Public

This instrument was prepared by:

Griffith & Worth, Attorneys at Law
1597 Brice Road, Reynoldsburg, Ohio 43068



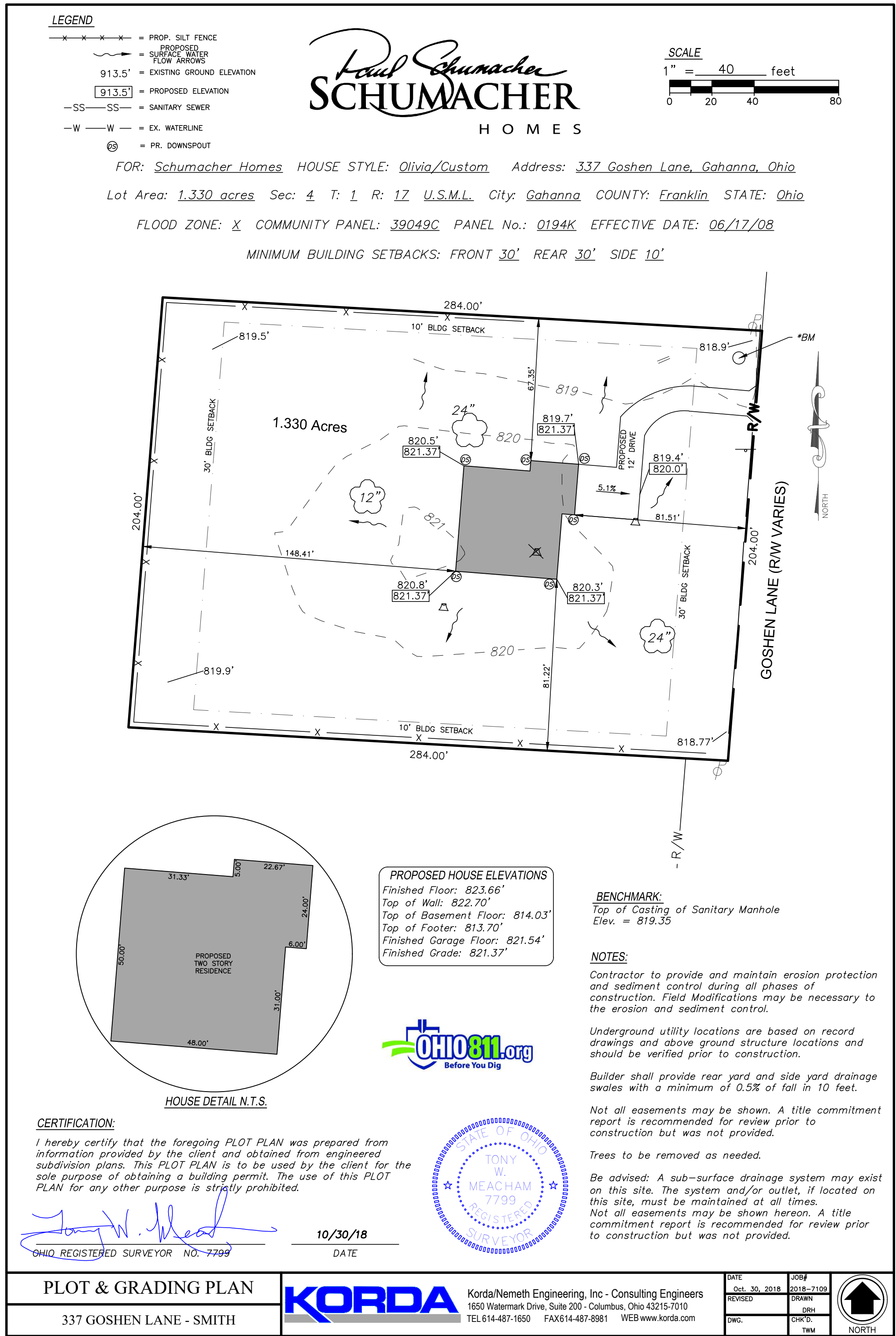
TRANSFERRED

FEB 13 2003

JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

Columbus Title 5866 D12-5

CROWN SEARCH BOX



SCHUMACHER HOMES, INC.
RAY M. SMITH
337 GOSHEN LANE
GAHANNA, OHIO 43230
FRANKLIN COUNTY

I.R.C. SECTION 602.8 FIRESTOPPING REQUIRED

1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS; AS FOLLOWS:
- 1.1. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
 - 1.2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILING, COVE CEILING, ETC.,
3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
ENCLOSED SPACES UNDER STAIRS: SECTION R311.2.2:
ENCLOSED SPACES UNDER STAIRS WILL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH GYPSUM BOARD.
4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
5. CHIMNEYS AND FIREPLACES: SECTION R1003.19:
ALL SPACES BETWEEN CHIMNEYS AND FLOOR AND CEILING THROUGH WHICH CHIMNEYS PASS WILL BE FIREBLOCKED WITH NONCOMBUSTIBLE MATERIAL SECURELY FASTENED IN PLACE. THE FIREBLOCKING OF SPACES BETWEEN CHIMNEYS AND WOOD JOISTS, BEAMS OR HEADERS WILL BE SELF - SUPPORTING OR BE PLACED ON STRIPS OF METAL OR METAL LATH LAID ACROSS THE SPACES BETWEEN COMBUSTIBLE MATERIAL AND THE CHIMNEY.

DESIGN CRITERIA: R.C.O. TABLE 301.1

		DESIGN LOADS (LB PER SQ. FT.)
THIS BUILDING, AND ALL PARTS THEROF, WILL BE CONSTRUCTED TO SAFELY SUPPORT ALL LOADS, INCLUDING DEAD LOADS, LIVE LOADS, ROOF LOADS, FLOOD LOADS, SNOW LOADS, WIND LOADS AND SEISMIC LOADS. THE CONSTRUCTION OF THIS STRUCTURE WILL RESULT IN A SYSTEM THAT PROVIDES A COMPLETE LOAD PATH THAT MEETS ALL REQUIREMENTS FOR THE TRANSFER OF ALL LOADS FROM THEIR POINT OF ORIGIN THROUGH THE LOAD-RESISTING ELEMENTS TO THE FOUNDATION.		SOIL BEARING FIRST FLOOR SECOND FLOOR ROOF SNOW LOAD ROOF W/ CLG LOAD ROOF W/O CLG LOAD DECKS
		1500 P&F - DEAD LOAD 50 P&F - LIVE & DEAD LOAD 40 P&F - LIVE & DEAD LOAD 20 P&F - LIVE LOAD 30 P&F - LIVE & DEAD LOAD 20 P&F - LIVE & DEAD LOAD 50 P&F - LIVE & DEAD LOAD

DESIGN CRITERIA: R.C.O. TABLE 301.2 (1)

GROUND SNOW LOAD	WIND SPEED (MPH)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP.
			WEATHERING	FROST LINE DEPTH	TERMITE	DECAY					
25* P&F	90 MPH 20.1 P&F	A	SEVERE	36"	YES	YES	5°F	YES	A. 7/16/79 B. 4/22/97	1500	50.1°F

WINDOW GLAZING AND VENTILATION SCHEDULE

H.V.A.C. NOTE: PROVIDE 6" MAKEUP AIR INTO COLD AIR RETURN									
ROOM NAME	ROOM SQUARE FOOTAGE	WINDOW TYPE	REQUIRED GLAZING SQ. FT.	ACTUAL GLAZING SQ. FT.	REQUIRED VENT SQ. FT.	ACTUAL VENT SQ. FT.	TEMPERED GLAZING	BEDROOM EGRESS SQ. FT.	
OWNER'S RETREAT	230 sq. ft.	(2) 3060 (1) 5060P (2) 3050	18.40 sq. ft.	73.30 sq. ft.	9.20 sq. ft.	24.50 sq. ft.	N/A	6.68 sq. ft.	
BEDROOM #2	190 sq. ft.	(1) 3050 (2) CLCA1640 (1) CLCA2840	15.20 sq. ft.	25.00 sq. ft.	7.60 sq. ft.	16.79 sq. ft.	N/A	7.30 sq. ft.	
BEDROOM #3	155 sq. ft.	(2) CLCA 1640 (1) CLCA 2840	12.40 sq. ft.	13.90 sq. ft.	6.20 sq. ft.	11.22 sq. ft.	N/A	7.30 sq. ft.	
LOFT	291 sq. ft.	(1) 5050P (1) 4030P	23.28 sq. ft.	30.30 sq. ft.	11.64 sq. ft.	0.0 sq. ft.	N/A	N/A	
GRT RM / KIT / MORN RM	650 sq. ft.	(4) 3060P (2) 5060P (1) 6068	52.00 sq. ft.	132.12 sq. ft.	26.00 sq. ft.	16.11 sq. ft.	N/A	N/A	
STUDY	194 sq. ft.	(2) 3050	15.52 sq. ft.	22.20 sq. ft.	7.76 sq. ft.	11.14 sq. ft.	N/A	N/A	
OWNER'S RETREAT BATH	109 sq. ft.	(1) 4030P	8.40 sq. ft.	9.60 sq. ft.	4.20 sq. ft.	0.0 sq. ft.	YES	N/A	
BATH #2	49 sq. ft.	NONE	3.92 sq. ft.	0.0 sq. ft.	1.96 sq. ft.	0.0 sq. ft.	NONE	N/A	
J & J BATH	83 sq. ft.	NONE	6.64 sq. ft.	0.0 sq. ft.	3.32 sq. ft.	0.0 sq. ft.	NONE	N/A	

BRACED WALL METHODS C6-PF & C6-W&P
PER R.C.O. 2013

2013 RCO SECTION R602.10 WALL
BRACING

C6-W&P WALL BRACING PANEL CONSTRUCTION.
7/16 OSB CONTINUOUS WALL SHEATHING INSTALLED
IN ACCORDANCE WITH TABLE R602.3(1):
6d COMMON (2" x 0.113") NAIL (WALLS).
6" o.c. EDGES - 12" o.c. INTERMEDIATE.

WALL SHEATHING TO EXTEND DOWN
OVER TOP OF RIM JOIST

GENERAL NOTES

SOLID BLOCK ALL POINT LOADS
FROM ROOF DOWN THROUGH
FOUNDATION

ENDS OF JOISTS AND BEAMS
TO BEAR 1-1/2" OR GREATER
ON WOOD AND 3" OR GREATER
ON MASONRY

ALL ENGINEERING DATA TO
BE PROVIDED AT FRAMING
INSPECTION FOR ALL TRUSSES
AND ENGINEERED LUMBER
ALL SILL PLATES TO BE ACQ TREATED

NAILING PATTERN FOR 4PLY BEAM:
USE 10d NAILS 32" O.C. AT TOP AND
BOTTOM AND STAGGERED. 2 NAILS
AT EACH END & EACH SPLICE

ROOF VENT
CALCULATIONS

ATTIC AREA 1888 SQ. FT. X BASE (576/2400) = .24
453 SQ. INCHES REQUIRED RIDGE VENT AND
SOFFIT VENT (1 PER 300 SQ. FT.)
15 SQ. INCHES PER 1 LINEAL FOOT OF RIDGE VENT
453 / 15 = 30' REQUIRED RIDGE VENT
90' PROVIDED RIDGE VENT
5.289 SQ. INCHES PER 1 LINEAL FOOT OF SOFFIT
453 / 5.289 = 86' REQUIRED SOFFIT VENT
101' PROVIDED SOFFIT VENT

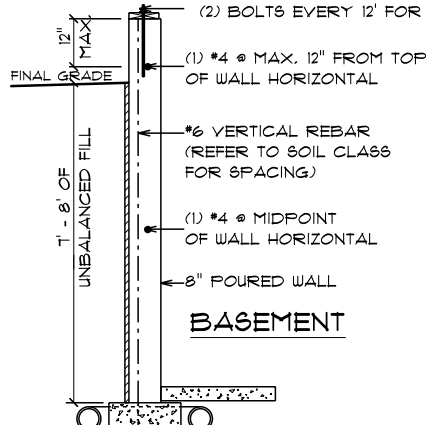




FINAL DWGS APPROVED: 10/01/18
REVISED: 11/06/18

COLUMBUS, OH 5087 Columbus Pike Lewis Center, OH 43035 (611) 261-3482 www.schumacherhomes.com		RAY M. SMITH JOB #: COLL-018-0388 LOCATION: 337 GOSHEN LANE GAHANNA, OHIO 43230 FRANKLIN COUNTY		DRAWN BY: TMS DATE: 11/6/2018 SCALE: 1/8" = 1'-0" DWG: 3		© 1992-2011 SCHUMACHER HOMES OPERATIONS, INC. ALL RIGHTS RESERVED. THE PLANS AND THE DESIGNS EMBODIED HEREIN ARE THE PROPERTY OF SCHUMACHER HOMES OPERATIONS, INC. AND ITS AFFILIATES ("SCHUMACHER HOMES"). THESE PLANS ARE TO BE USED FOR THE CONSTRUCTION OF A SINGLE-FAMILY RESIDENTIAL HOME. NO PART OF THIS DOCUMENT MAY BE REPRODUCED, COPIED, OR MODIFIED IN WHOLE OR PART, WITHOUT THE EXPRESS WRITTEN CONSENT OF SCHUMACHER HOMES, AND SUCH UNAUTHORIZED USE OR COPYING IS A VIOLATION OF UNITED STATES COPYRIGHT LAW AND MAY RESULT IN DAMAGES IN EXCESS OF \$100,000 PER ACT OF INFRINGEMENT.	
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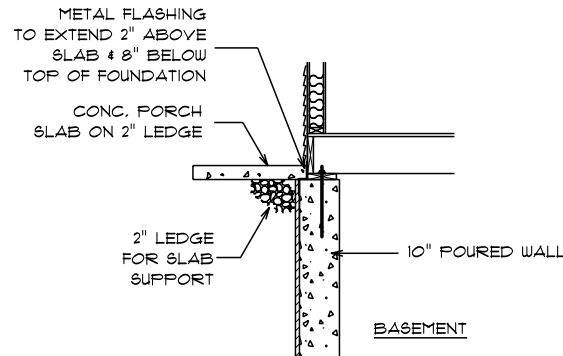
1/2" X 10" ANCHOR BOLTS @ 6'-0" O.C.
EMBEDDED MIN. 1" INTO CONC. FDN WALL
NOT MORE THAN 12" FROM EACH CORNER
(2) BOLTS EVERY 12' FOR PLATE SPLICE



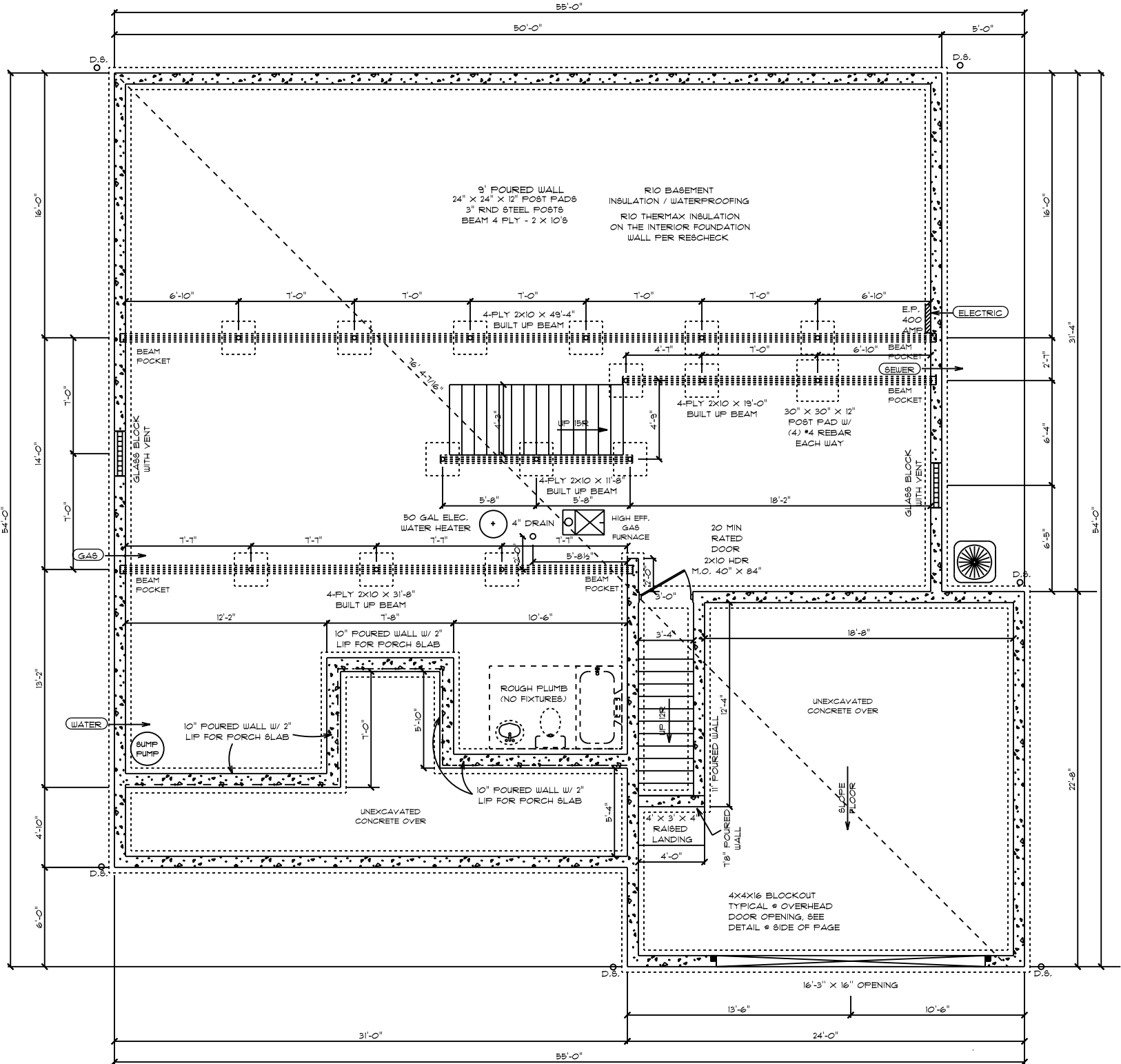
SOIL CLASS	REBAR
SC, ML-CL, INORGANIC CL	#6 @ 23" O.C.

REFER TO TABLE 404.1.2(3) 2013
RESIDENTIAL CODE OF OHIO

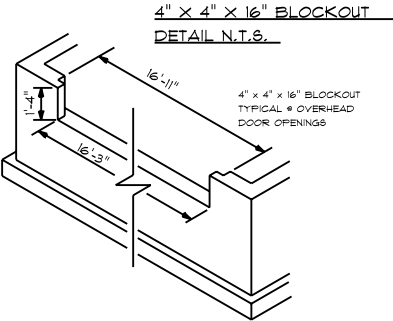
9' WALL REBAR DETAIL



PORCH SLAB AT
BASEMENT WALL



- 8'-0" POURED WALL FOUNDATION NOTES:
- 8'-0" X 8" POURED CONCRETE WALL FOUNDATION W/ 16" X 8" FOOTER.
 - INTERIOR & EXTERIOR DRAIN TILE.
 - FOOTERS AND POST PADS TO BE POURED AT SAME ELEVATION.
 - SUMP LOCATION TO BE DETERMINED ACCORDING TO GRADE ELEVATION.
 - SUMP CROCK TO BE RAISED 4" A.F.F.
 - POURED WALL REINFORCEMENT PER R.C.O. 2013 (SEE DETAIL).
 - 1/2" X 10" ANCHOR BOLTS @ 6'-0" O.C. EMBEDDED MIN. 1" INTO CONC. FDN WALL NOT MORE THAN 12" FROM EACH CORNER.
 - FINISH BEAM POCKET DEPTH OF 1 7/8"
 - R10 BASEMENT WATERPROOFING/ INSULATION
 - GLASS BLOCK R.O. 16-1/2" X 32-1/2"



OLIVIA / CUSTOM
FOUNDATION PLAN
STONE TO GRADE

FOUNDATION ELECTRICAL NOTES:

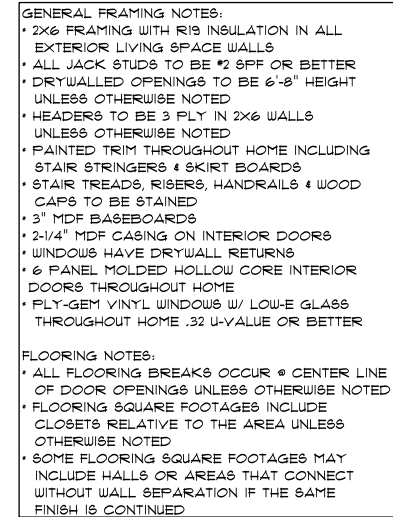
- ALL ELECTRICAL WORK TO CONFORM TO 2014 NEC
- ALL SMOKE DETECTORS TO BE INTERCONNECTED WITH A BATTERY BACKUP
- ALL OUTLETS INSTALLED IN BATHROOMS, GARAGES, UNFINISHED BASEMENT AREAS, OUTLETS LOCATED WITHIN 6' OF LAUNDRY, UTILITY, SINKS, AND ALL OUTLETS SERVING KITCHEN TOP SURFACES SHALL HAVE GFCI PROTECTION.
- SUMMER RECEPTACLE TO BE LOCATED NEXT TO BUMP.
- ALL OUTLETS TO BE INSTALLED ACCORDING TO SECTION 210.52 OF THE 2014 NEC
- ELECTRICAL PANEL TO BE GROUNDED OUTSIDE PER CODE.
- WIRE FURNACE.





1. LEAVE 14 1/2" BETWEEN EACH END JOIST & RIM JOIST TO ALLOW FOR INSULATION.
2. INSULATE ALL FRAMED CHANNELS & CORNERS: ALSO, BEHIND EACH TUB AND SHOWER UNIT
3. INSTALL FIREBLOCK FRAMING IN ALL STAIRWAY CEILINGS
4. INSTALL ALL TRUSSES, JOISTS, LVL'S AND BEAMS PER MANUFACTURER SPECIFICATIONS AND LAY OUTS. DO NOT CUT, NOTCH OR BORE WITHOUT EXACT SPECIFICATIONS.
5. 1x3 JOIST BRIDGING AT JOIST MIDPOINTS AS SHOWN.

Technical drawing of a fireplace with a stone surround and a wood mantel. The drawing includes a side elevation on the left and a front elevation on the right. The side elevation shows a stone surround that is 4'-4" high and 1'-10" wide, with a 2'-0" wide opening. The front elevation shows a stone surround that is 8'-1 1/8" high and 7'-2" wide, with a 2'-0" wide opening. A wood mantel is shown on top of the stone surround. The drawing is labeled "DIMENSIONS ON PLAN DO NOT INCLUDE 2" STONE EACH SIDE".

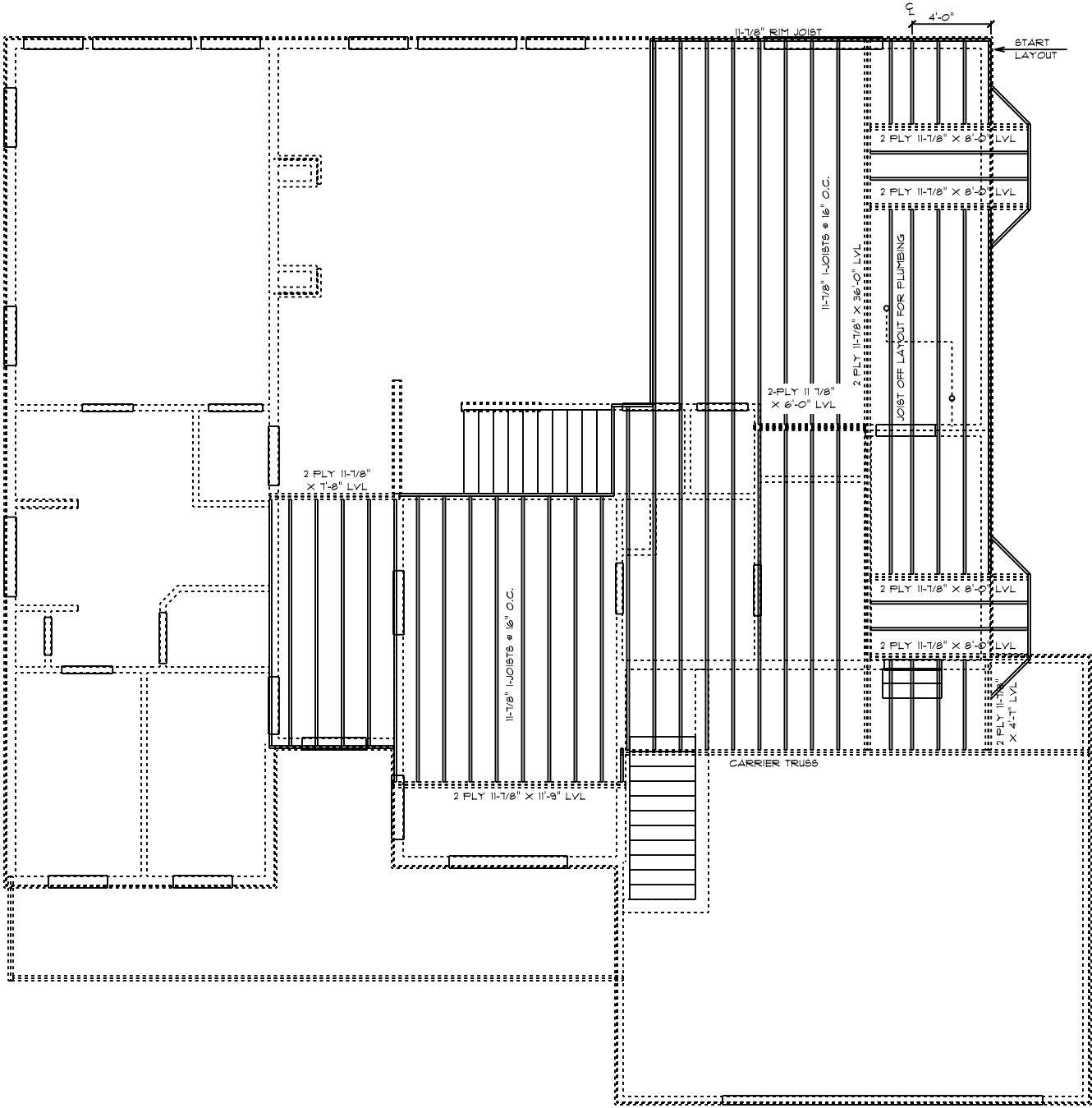


OLIVIA / CUSTOM
FIRST FLOOR PLAN
8' CEILING HEIGHT

- * ELECTRICAL NOTES:
- * ALL ELECTRICAL WORK TO CONFORM TO 2014 NEC
- * ALL SMOKE DETECTORS TO BE INTER-CONNECTED WITH BATTERY BACKUP
- * 1 ARC FAULT PER BEDROOM
- * GARAGE DOOR LOW VOLTAGE WIRING BY ELECTRICIAN
- * TWO SEPARATE KITCHEN GENERAL ELECTRIC OUTLET CIRCUITS FED BY NUMBER 12 WIRE ON 20 AMP BREAKERS REQUIRED IN KITCHEN
- * ALL OUTLETS INSTALLED IN BATHROOMS, GARAGES, UNFINISHED BASEMENTS, OUTLETS LOCATED W/IN 6'-0" OF LAUNDRY, UTILITY, WET BAR SINKS & ALL OUTLETS SERVING KITCHEN COUNTER TOP SURFACES SHALL HAVE GFCI PROTECTION.
- * ALL OUTLETS TO BE INSTALLED ACCORDING TO SECTION 210.52 OF THE 2014 NEC
- * PROGRAMMABLE THERMOSTAT
- * ALL BATH VANITY LIGHT FIXTURE GLOBES TO BE MOUNTED OPEN END DOWN

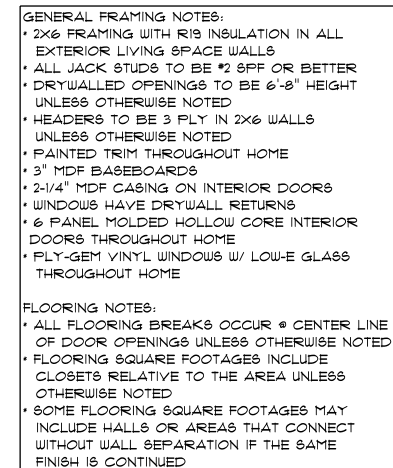


- FRAMING NOTES:
1. 11-1/8" I-JOISTS @ 16" ON CENTER
 2. LEAVE 14 1/2" BETWEEN EACH END JOIST & RIM JOIST TO ALLOW FOR INSULATION.
 3. INSULATE ALL FRAMED CHANNELS & CORNERS; ALSO, BEHIND EACH TUB AND SHOWER UNIT
 4. INSTALL FIREBLOCK FRAMING IN ALL STAIRWAY CEILINGS
 5. INSTALL ALL TRUSSES, I-JOISTS, LVL'S AND BEAMS PER MANUFACTURER SPECIFICATIONS AND LAY OUTS. DO NOT CUT, NOTCH OR BORE WITHOUT EXACT SPECIFICATIONS
 6. 2X4 CRUSHPROOF SOLID BLOCKING AT BAY ENDS (ONE PER BAY)



OLIVIA / CUSTOM
SECOND FLOOR JOIST PLAN

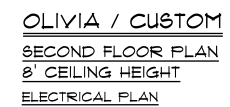
COLUMBUS, OH 5087 Columbus Pike Lewis Center, OH 43035 (611) 261-3482 www.schumacherhomes.com		RAY M. SMITH JOB #: COLL-018-0398 LOCATION: 337 GOSHEN LANE GAHANNA, OHIO 43230 FRANKLIN COUNTY		CUSTOM BUILT FOR:		DRAWN BY: TMS		DATE: 11/6/2018		SCALE: 1/8" = 1'-0"		DWG: 9	
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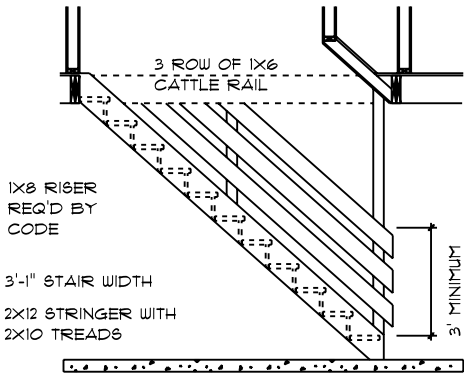
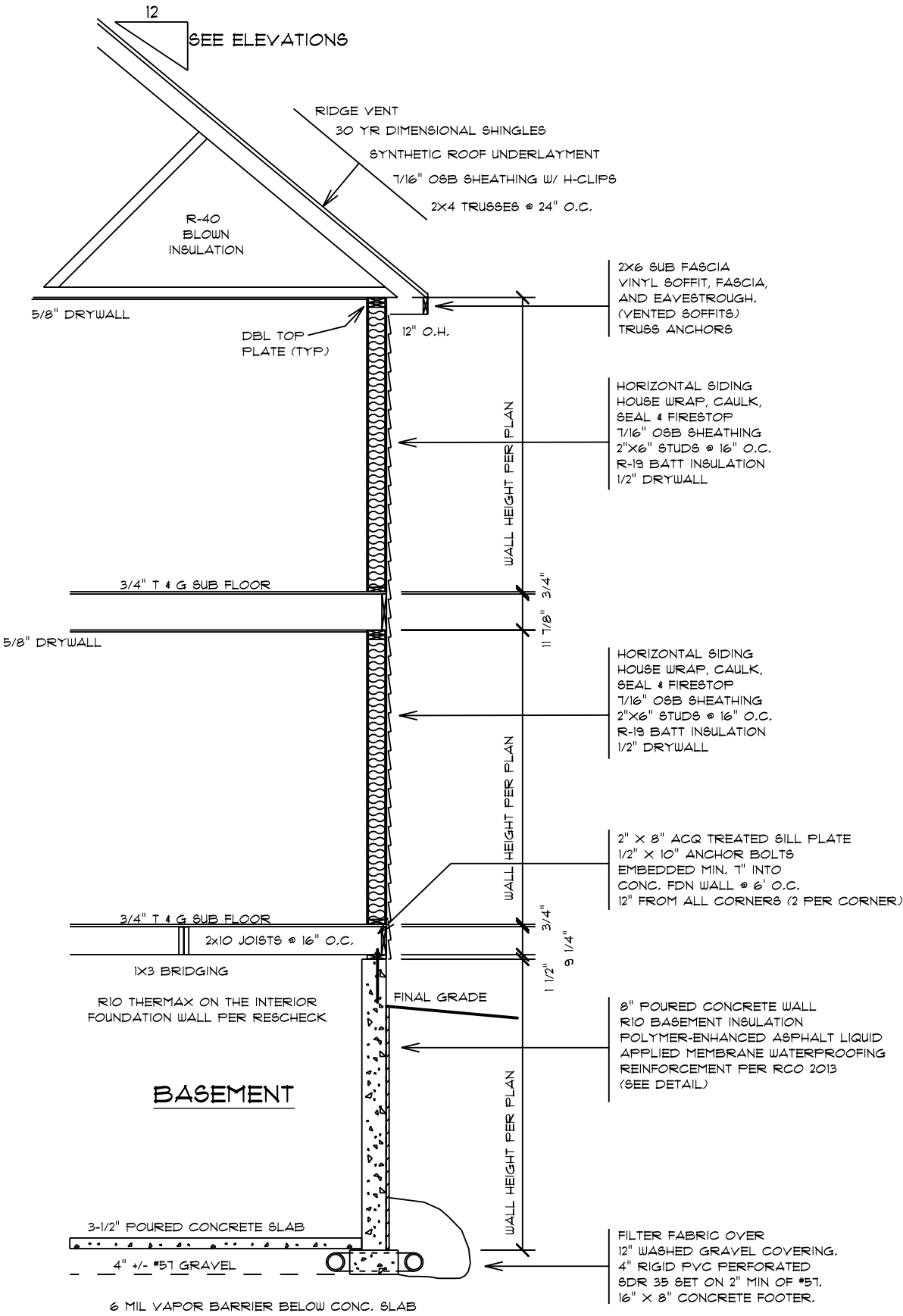
RAY M. SMITH	ON • 26913
JOB # • COLL-018-0398	LOCATION
331 GOSHEN LANE BRANNA, OHIO 43220 FRANKLIN COUNTY	

Paul Schumacher
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Lewis Center, OH 43035
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www.schumacherhomes.com

- ELECTRICAL NOTES:
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ICE GUARD IN ALL VALLEYS AND WHERE ALL ROOFS MEET WALLS. ICE GUARD WILL RUN UP WALL 18" OFF ROOFLINE INCLUDING ALL 3 SIDE OF CHIMNEY CHASE AS COUNTER FLASHING.

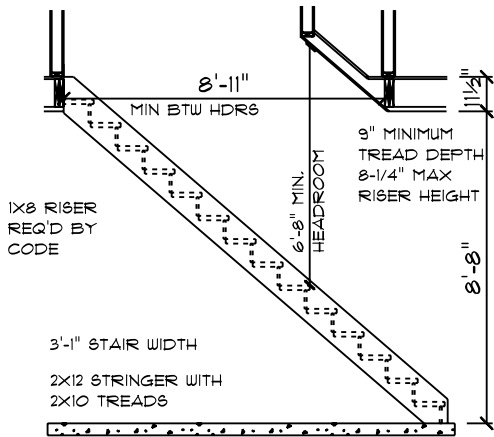


STANDARD CATTLE
RAIL STAIR DETAIL

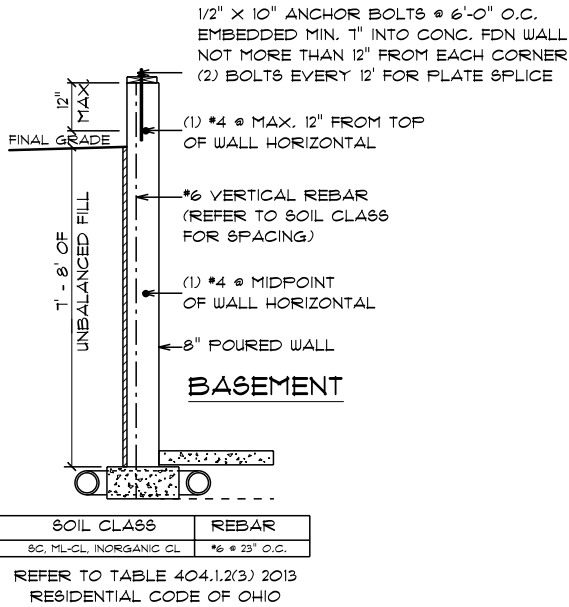
9" MINIMUM
TREAD DEPTH
8-1/4" MAX
RISER HEIGHT

2X4 RAIL BRACES

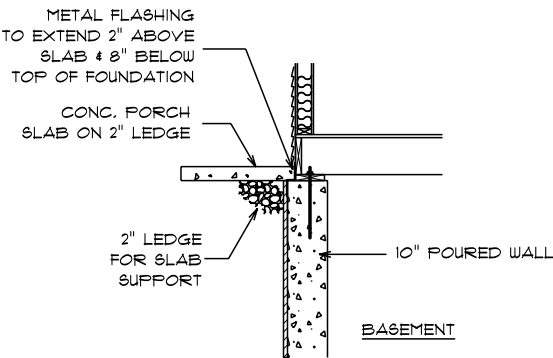
MAX. 4" BETWEEN
RAILS



BASEMENT STAIR DETAIL
9' POURED WALL BASEMENT
3/16" SCALE



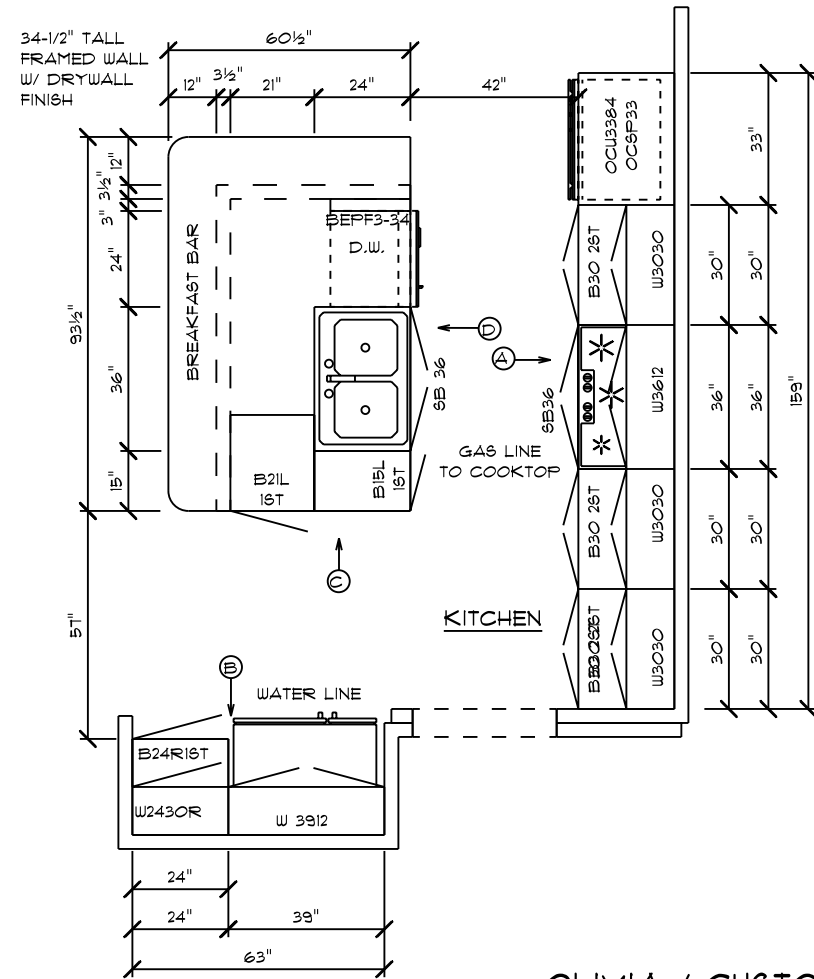
9' WALL REBAR DETAIL



PORCH SLAB AT
BASEMENT WALL

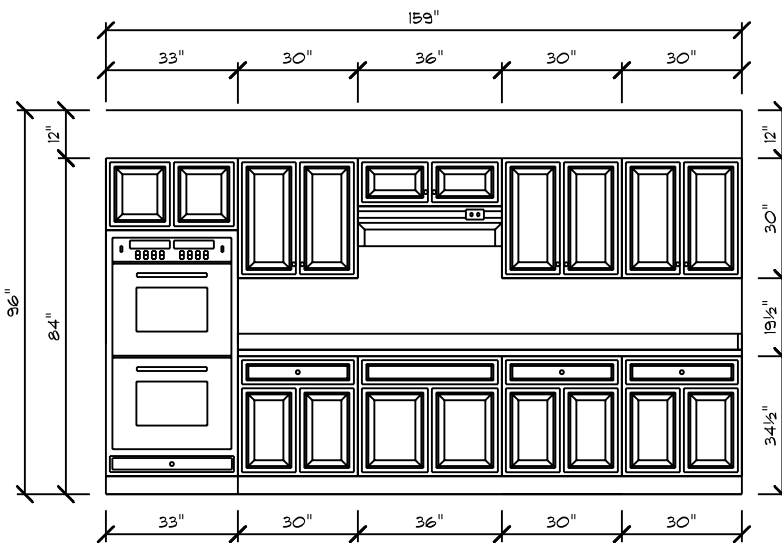
DRAWN BY: TMS	DATE: 11/6/2018	SCALE: As Noted	DWG: 12	CUSTOM BUILT FOR:	
				RAY M. SMITH	5087 Columbus Pike Lewis Center, OH 43035 (811) 261-3482 www.schumacherhomes.com
				JOB #: COLL-018-0398 LOCATION: 337 GOSHEN LANE GAHANNA, OHIO 43230 FRANKLIN COUNTY	

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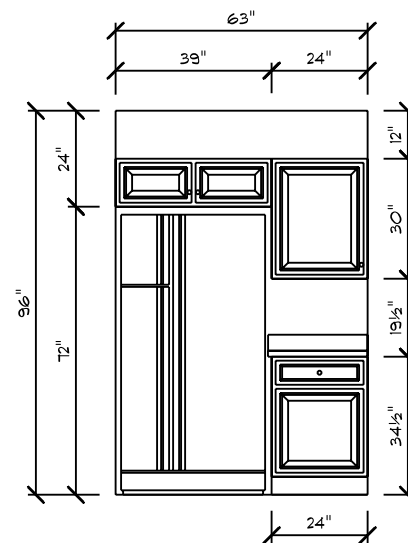


OLIVIA / CUSTOM
CABINET PLAN

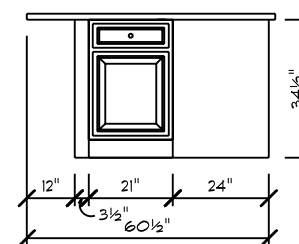
NOTE: CABINET DRAWING DIMENSIONS
ACCOUNT FOR 1/2" OF DRYWALL



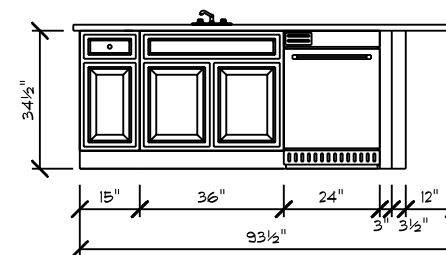
ELEVATION "A"



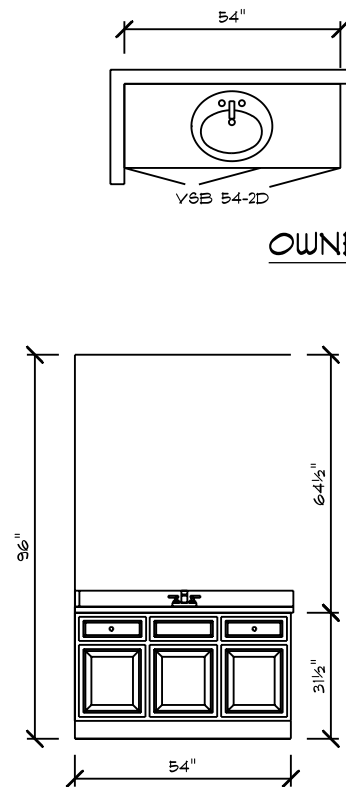
ELEVATION "B"



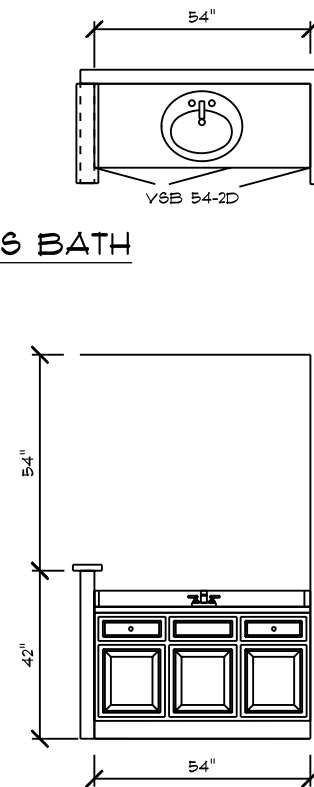
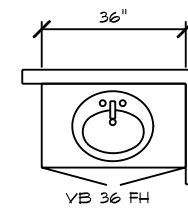
ELEVATION "C"



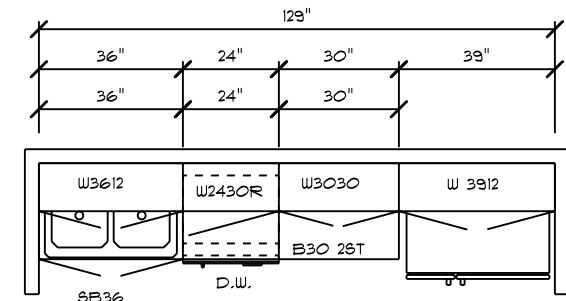
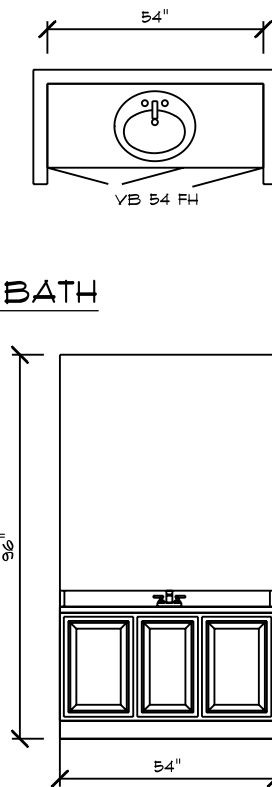
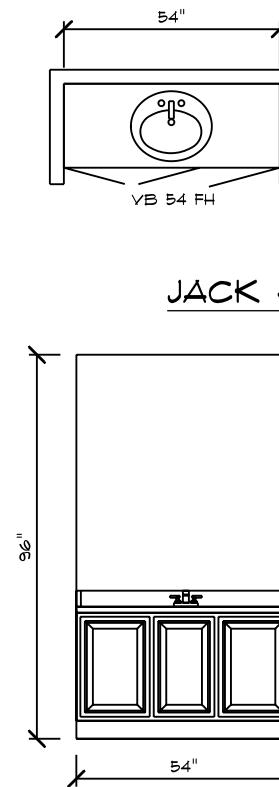
ELEVATION "D"



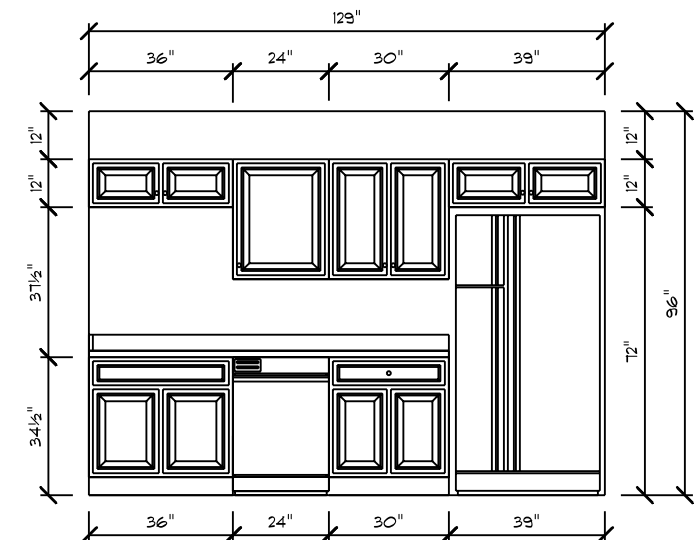
OWNER'S BATH

BATH #2

JACK & JILL BATH



FLEX ROOM



- CABINET NOTES:

KITCHEN

- SPRING VALLEY MAPLE CABINETS W/ SQUARE RECESSED PANEL DOORS
- LEVEL 1 LAMINATE COUNTERTOPS W/ WATERFALL EDGE
- 8" STAINLESS STEEL KITCHEN SINK
- SATIN NICKEL FUSILLI PULLS

FLEX ROOM

- SPRING VALLEY MAPLE CABINETS W/ SQUARE RECESSED PANEL DOORS
- LEVEL 1 LAMINATE COUNTERTOPS W/ WATERFALL EDGE
- 8" STAINLESS STEEL KITCHEN SINK
- SATIN NICKEL FUSILLI PULLS

BATHS

- SPRING VALLEY MAPLE CABINETS W/ SQUARE RECESSED PANEL DOORS
- QUARTZ VANITY TOPS W/ CORNER ROUND EDGES
- SATIN NICKEL FUSILLI PULLS

** PLY GEM VINYL WINDOWS **

FINAL DWGS APPROVED: 10/01/18
REVISED: 11/06/18

PLY GEM DOUBLE HUNG MW PRO SERIES CLASSIC WINDOW SCHEDULE				SILVERLINE VINYL SLIDING DOOR UNITS		ANDERSEN 200 SERIES NARROLINE GLIDING PATIO DOOR UNITS		PLY GEM SINGLE HUNG MW PRO SERIES CLASSIC WINDOW SCHEDULE							
UNIT		ROUGH OPENING		MEETS EGRESS MIN. 5.7 SQ.FT.		UNIT		ROUGH OPENING		MEETS EGRESS MIN. 5.7 SQ.FT.					
TVBDH DOUBLE HUNG UNITS						MASONITE PATIO DOOR UNITS		NLGD12068-4		TVBSH SINGLE HUNG UNITS					
2/0 x 5/0	24" x 60"	3.29	NO	3068 DOOR	38-1/2" x 82-1/2"	ANDERSEN 100 SERIES NARROLINE GLIDING PATIO DOOR UNITS		2/0 x 5/0	24" x 60"	3.29	NO				
2/0 x 5/6	24" x 66"	2.9	NO	3080 DOOR	38-1/2" x 98-1/2"	6068		2/0 x 5/6	24" x 66"	2.9	NO				
2/4 x 4/0	28" x 48"	3.04	NO	6068 DOOR	75-5/8" x 82-1/2"			2/4 x 4/0	28" x 48"	3.04	NO				
2/4 x 4/6	28" x 54"	3.52	NO	6080 DOOR	75-5/8" x 98-1/2"	6080		2/4 x 4/6	28" x 54"	3.52	NO				
2/4 x 5/0	28" x 60"	3.99	NO	9068 DOOR	112-5/8" x 82-1/2"	6080		2/4 x 5/0	28" x 60"	3.99	NO				
2/4 x 5/6	28" x 66"	4.47	NO	9080 DOOR	112-5/8" x 98-1/2"	EXTERIOR DOOR W/SIDELITES		2/4 x 5/6	28" x 66"	4.47	NO				
2/8 x 4/6	32" x 54"	4.14	NO	INTERIOR DOOR UNITS		2'-8" W/(1) 14" S.L.	50-5/8" x 82-1/2"	2/8 x 4/6	32" x 54"	4.14	NO				
2/8 x 5/0	32" x 60"	4.70	NO	3' DBL. DOOR	3'-2" x 6'-10"	2'-8" W/(2) 14" S.L.	66-5/8" x 82-1/2"	2/8 x 5/0	32" x 60"	4.70	NO				
2/8 x 6/0	32" x 72"	5.81	YES	4' DBL. DOOR	4'-2" x 6'-10"	3'-0" W/(1) 14" S.L.	54-5/8" x 82-1/2"	2/8 x 6/0	32" x 72"	5.81	YES				
3/0 x 3/2	36" x 38"	3.05	NO	5' DBL. DOOR	5'-2" x 6'-10"	3'-0" W/(2) 14" S.L.	69-5/8" x 82-1/2"	3/0 x 3/2	36" x 38"	3.05	NO				
3/0 x 5/0	36" x 60"	5.79	YES	6' DBL. DOOR	6'-2" x 6'-10"	WINDOW JACKS FOR 8'-0" 82-1/2"		3/0 x 5/0	36" x 60"	5.79	YES				
3/0 x 4/6	36" x 54"	4.11	NO	EGRESS CRITERIA		WINDOW JACKS FOR 9'-0" 82-1/2"		3/0 x 4/6	36" x 54"	4.11	NO				
3/0 x 5/6	36" x 66"	6.04	YES			DOOR JACKS 80-1/2"		3/0 x 5/6	36" x 66"	6.04	YES				
3/0 x 6/0	36" x 72"	5.81	YES	MIN. 20" NET OPG. IN WIDTH		GLASS BLOCK WINDOWS		3/0 x 6/0	36" x 72"	5.81	YES				
3/4 x 5/0	40" x 60"	6.10	YES	MIN. 24" NET OPG. IN HEIGHT		16" X 32" GLASS BLOCK =		3/4 x 5/0	40" x 60"	6.10	YES				
				MIN. 5.7 SQ.FT. OPG. AREA		R.O. 16-1/2" X 32-1/2"									
TRANSOM UNITS TVBDH				ADDITIONAL IMPORTANT INFORMATION				TRANSOM UNITS TVBSH							
2/0 x 1/4	24" x 16"			1. THERE IS NO ALLOWANCE IN ANY OF THE HEIGHT DIMENSIONS FOR CARPET SHIM. (PLEASE ADD ACCORDINGLY) 2. BRICK OPENINGS ARE 2-1/2" WIDER AND 1-1/4" HIGHER THAN ACTUAL UNIT SIZE. 3. FOR T' DOORS ADD 4" TO THE ACTUAL UNIT SIZE AND ROUGH OPENING HEIGHT DIMENSIONS. 4. DO NOT STORE PRE-HUNG UNITS OUTSIDE.				2/0 x 1/4	24" x 16"						
2/0 x 1/6	24" x 18"							2/0 x 1/6	24" x 18"						
2/4 x 1/6	28" x 18"							2/4 x 1/6	28" x 18"						
2/4 x 2/4	28" x 28"							2/4 x 2/4	28" x 28"						
2/8 x 1/0	32" x 12"			MISCELLANEOUS FRAMING				2/8 x 1/0	32" x 12"						
2/8 x 1/4	32" x 16"							2/8 x 1/4	32" x 16"						
2/8 x 1/6	32" x 18"			FRAME SOFFITS AT 84-3/4" FROM ROUGH FLOOR TO BOTTOM OF SOFFIT. LEAVE 14-1/2" BETWEEN EACH END JOIST & RIM JOIST TO ALLOW FOR INSULATION. INSULATE ALL FRAMED CHANNELS & CORNERS AND BEHIND SHOWER & TUB UNITS. INSTALL FIREBLOCK FRAMING IN ALL STAIRWAY CEILINGS.				2/8 x 1/6	32" x 18"						
3/0 x 1/0	36" x 12"							3/0 x 1/0	36" x 12"						
3/0 x 1/4	36" x 16"							3/0 x 1/4	36" x 16"						
3/0 x 1/6	36" x 18"			FIREPLACE FRAMING				3/0 x 1/6	36" x 18"						
								PICTURE UNITS TVBSH		VISIBLE GLASS					
CASEMENT UNITS CLCA				EL36 W = 42" H = 40-1/4" D = 24"				4/0 x 3/0	48" x 36"	9.1					
2/0 x 3/6	24" x 42"	NO						4/0 x 3/2	48" x 38"	9.7					
2/0 x 4/0	24" x 48"	NO						3/0 x 6/0	36" x 72"	14.9					
2/0 x 5/6	24" x 66"	NO		EL42 W = 48" H = 40-1/4" D = 24"				5/0 x 6/0	60" x 72"	26.2					
2/0 x 5/6-2	48" x 66"	NO						HALF ROUNDS UNITS TVBSHCH		VISIBLE GLASS					
2/8 x 4/0	32" x 48"	YES		ST36D W = 41" H = 41-1/2" D = 24"				2/4	28" x 14-1/4"	1.47					
PICTURE UNITS TVBDH								TVBSHPAH							
4/0 x 3/0	48" x 36"	9.1		ST42A W = 48" H = 39-1/2" D = 27"				2/8	28" x 16-1/4"	2.03					
4/0 x 3/2	48" x 38"	9.7						2/0 TWIN	48" x 24-1/4"	5.10					
3/0 x 6/0	36" x 72"	14.9		MONTANA -36 W = 43" H = 42-1/2" D = 24-1/8"				3/0 TWIN	72" x 36-1/4"	12.24					
5/0 x 6/0	60" x 72"	26.2						TVBSH JOINING AND MULLING							
HALF ROUNDS UNITS TVBSHCH				MONTANA -42 W = 49" H = 42-1/2" D = 24-1/8"				4/0 X 5/0 PAH	48" x 67 15/16"						
2/4	28" x 14-1/4"	1.47						5/0 X 5/2 PAH	60" x 71 15/16"						
2/8	28" x 16-1/4"	2.03		NDV39331 W = 39" H = 35-1/4" D = 24"				TVBSH JOINING AND MULLING							
3/0	36" x 18-1/4"	2.66						1. TO CALCULATE THE R.O. FOR A WINDOW WITH A TRANSOM, ADD BOTH UNIT DIMENSIONS TOGETHER AND ADD 1/2". 2. TO CALCULATE THE R.O. FOR MULTIPLE UNITS, ADD BOTH ACTUAL UNIT DIM TOGETHER AND ADD 1/2" PER MULL							
2/0 TWIN	48" x 24-1/4"	5.10		CD4842IL-C W = 49" H = 42-1/2" D = 24"											
3/0 TWIN	72" x 36-1/4"	12.24													
TVBDHPAH				RAYE4013 W = 50" H = 42-1/4" D = 18-1/4"											
4/0 X 5/0 PAH	48" x 67 15/16"														
5/0 X 5/2 PAH	60" x 71 15/16"			HOLD FIREPLACE UP 2" TO ALLOW FOR STONE HEARTH IF APP. A PLYWOOD FLOOR IS REQUIRED ON ALL WOODBURNERS AT LEAST 6' HIGH TO BE INSTALLED BY FRAMERS 2X6 WRAP AT TOP OF CHASE											
TVBDH JOINING AND MULLING															
1. TO CALCULATE THE R.O. FOR A WINDOW WITH A TRANSOM, ADD BOTH UNIT DIMENSIONS TOGETHER AND ADD 1/2". 2. TO CALCULATE THE R.O. FOR MULTIPLE UNITS, ADD BOTH ACTUAL UNIT DIM TOGETHER AND ADD 1/2" PER MULL				LINTEL SCHEDULE											
				SIZE OF STEEL ANGLE		NO STORY ABOVE		ONE STORY ABOVE		TWO STORIES ABOVE		NO. OF 1/2" OR EQUIVALET REINFORCING BARS			
				3 X 3 X 1/4		6'-0"		4'-6"		3'-0"		1			
				4 X 3 X 1/4		8'-0"		6'-0"		4'-6"		1			
				5 X 3-1/2 X 5/16		10'-0"		8'-0"		6'-0"		2			
				6 X 3-1/2 X 5/16		14'-0"		9'-6"		7'-0"		2			
				(2) 6 X 3-1/2 X 5/16		20'-0"		12'-0"		9'-6"		4			

14

DWG

SCALE: 1/8" = 1'-0"

DATE: 11/6/2018

DRAWN BY: TTB

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CUSTOM BUILT FOR:

RAY M. SMITH

JOB #: COLL-018-0398

LOCATION: 337 GOSHEN LANE
GAHANNA, OHIO 43020
FRANKLIN COUNTY


Columbus, OH

5087 Columbus Pike

Lewis Center, OH 43035

(611) 261-3482

www.schumacherhomes.com



SCHUMACHER HOMES



March 22, 2019

Ray Smith
337 Goshen Ln
Gahanna, OH 43230

RE: Project 337 Goshen Ln Conditional Use

Dear Ray Smith:

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

Parks

1. My only comment about 337 Goshen Ln is that it appears as though all mature trees on site are planned to be saved. These trees should be protected with a fence during the construction process to ensure that the trees and their roots are not damaged during grading and building.

Community Development

2. The request appears to be compatible with the surrounding properties. Please see forthcoming staff report for additional details.

Public Safety

3. No Comment Received.

Soil & Water Conservation District

4. No Comment Received.

Fire District

5. No Comment Per Steve Welsh

Public Service & Engineering

6. No comment.

Building

7. No Comment Received.

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

Sincerely,

Kelly Wicker
Administrative Assistant



PLANNING AND DEVELOPMENT STAFF REPORT

Request Summary

The applicants would like to construct a new single family residence on property located at 337 Goshen Lane. The property is zoned MR-1. MR-1 only allows for two family dwellings by right. Single family is permissible, but only through a conditional use permit. Single family development must meet the development standards of the R-4 zone district. Since the subject property is over one acre in size, meeting setbacks and other development standards of the zone district won't be problematic.

Area Commission

The request was considered by the Area Commissions on March 7, 2019. Their feedback is attached and is non-binding. Generally speaking, the discussion was very favorable about developing an underutilized property with single family as opposed to more intense multifamily uses.

Land Use Plans

The 2002 Land Use Plan designates the property multifamily. A variety of dwelling types are accommodated for within this land use including attached and detached residential.

While not adopted, the City is in the process of creating a new comprehensive land use plan. This plan would replace all existing plans when adopted. It designates the property as low density residential with a density of up to six units an acre.

It should be noted that both plans mentioned are meant to guide growth and decision makers. They do not mandate a particular use, intensity, scale, etc.

Conditional Use Criteria

MR-1 zoning permits single family as a conditional use. Therefore, in order to build a home, a conditional use permit is required.

Requests for a conditional use shall be approved if the following four conditions are met:

1. The proposed use is a conditional use of the zoning district and the applicable development standards established in this zoning ordinance are met.
2. The proposed development is in accord with the appropriate plans for the area.
3. The proposed development will not have undesirable effects on the surrounding area.

PROJECT DETAILS

CONDITIONAL USE: ALLOW
SINGLE FAMILY IN A TWO
FAMILY ZONING

ZONING: MR-1

PROPERTY SIZE: 1.33 ACRES

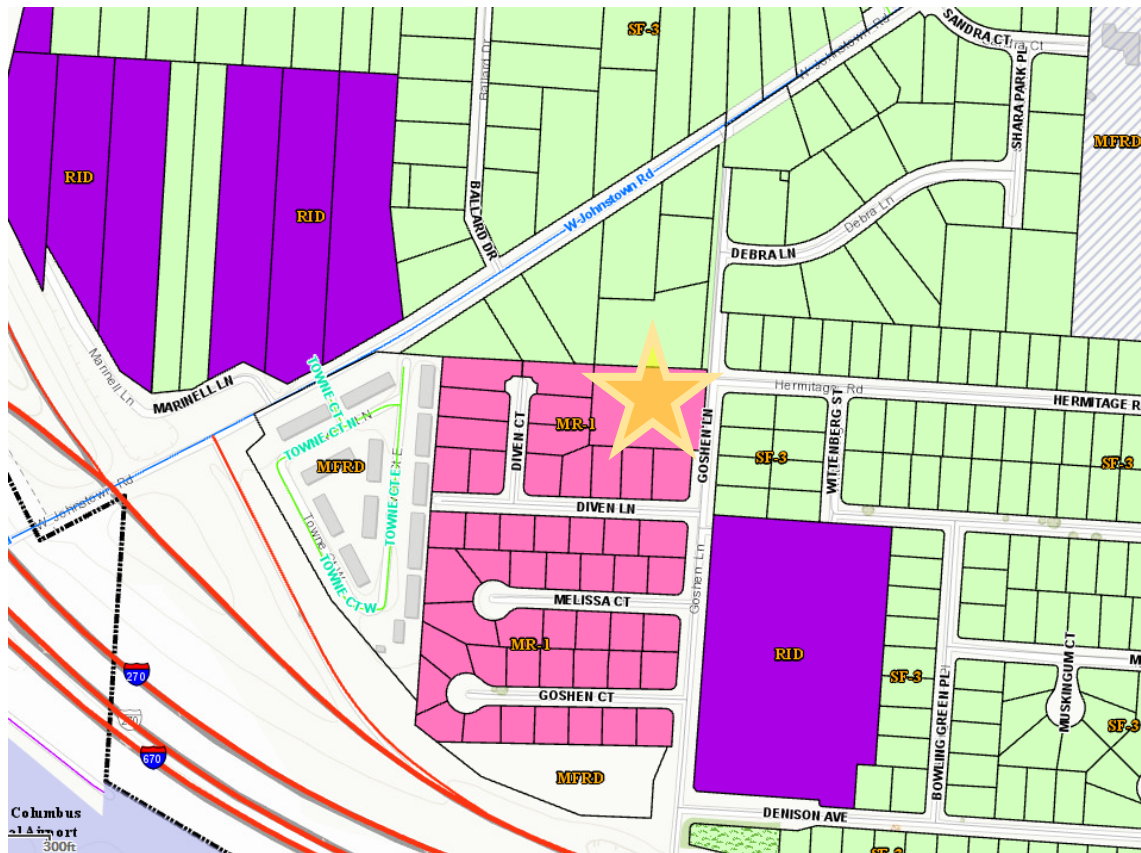
FUTURE LAND USE:
MULTIFAMILY RESIDENTIAL

STAFF RECOMMENDATION:
APPROVAL

4. The proposed development will be in keeping with the existing land use character and physical development potential of the area.

It is staff's opinion that the request meets the four conditions of approval and therefore recommends approval of the request. In fact, when a zoning code rewrite occurs, it would be staff's opinion that single family be added to the allowed uses of the MR-1 zone district.

Location/Zoning Map



Respectfully Submitted By:
Michael Blackford, AICP
Deputy Director

Area Commission Feedback

Gahanna Area Commission Framework

COMMISSION FEEDBACK CRITERIA

Project name:

Goshen Lane

Meeting date:

3/7/19

Project type:

- ☐ Annexation
☒ Conditional Use
☐ Zoning Change (rezoning)
☐ Other

Reviewer name:

Jaymie Clark

Reviewer status:

- ☒ Commission Member
☐ General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

yes

How would you improve the proposal as submitted?

8

What do you see as some of the outcomes of the proposal?

What are your overall comments or suggestions?

Good for neighborhood

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:

Not appropriate
or desirable

Very appropriate
and desirable

N/A



1

2

3

4

5

Pedestrian friendliness

Scale

Compatibility with surrounding uses

Vehicular circulation

Traffic impact on neighboring streets



Gahanna Area Commission Framework

COMMISSION FEEDBACK CRITERIA

Project name:

Smith residence

Meeting date:

Mar. 7, 2019

Project type:

- ☐ Annexation
☒ Conditional Use
☐ Zoning Change (rezoning)
☐ Other

Reviewer name:

Cindy Macken

Reviewer status:

- ☒ Commission Member
☐ General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

yes

How would you improve the proposal as submitted?

What do you see as some of the outcomes of the proposal?

hopefully pride of ownership and fewer rentals in the area

What are your overall comments or suggestions?

*people interviewed - most definitely single family.
Pride of ownership vs. another rental property.
Linked to folks in Heritage, James Rd., W. Johnston Rd.*

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:

Not appropriate
or desirable

←

Very appropriate
and desirable

→

N/A

1

2

3

4

5

Pedestrian friendliness

Scale

Compatibility with surrounding uses

Vehicular circulation

Traffic impact on neighboring streets

✓

✓

✓

✓

✓

Gahanna Area Commission Framework

COMMISSION FEEDBACK CRITERIA

Project name:

Meeting date:

3/7/19

Project type:

Reviewer name:

Bob Donahue

☐ Annexation

☒ Conditional Use

☐ Zoning Change (rezoning)

☐ Other

Reviewer status:

☒ Commission Member

☐ General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

Yes

How would you improve the proposal as submitted?

None

What do you see as some of the outcomes of the proposal?

Neighborhood Improvement

What are your overall comments or suggestions?

This would be a fine addition to the community

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:

Not appropriate
or desirable



Very appropriate
and desirable



N/A

1

2

3

4

5

Pedestrian friendliness

Scale

Compatibility with surrounding uses

Vehicular circulation

Traffic impact on neighboring streets

N/A

N/A