



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

DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS

Project/Property Address or Location: 1195 TECHNOLOGY DR GAHANNA OH 43230		Project Name/Business Name ROSEN WASH BAY	
Parcel ID No.(s): 025-008886	Zoning Designation: DCT <i>ms 12/3/19</i>	Total Acreage: 2.4 <i>ms 12/3/19</i>	
Please check all that apply:			
<input checked="" type="checkbox"/> SITE PLAN	<input checked="" type="checkbox"/> LANDSCAPING	<input checked="" type="checkbox"/> BUILDING DESIGN	<input type="checkbox"/> DEMOLITION <small>only applicable to Code Chapter 1150, Olds Gahanna</small>
<input type="checkbox"/> OTHER			
Project Description: CONSTRUCTION OF A NEW WASH BAY FACILITY USED FOR CLEANING EQUIPMENT UTILIZED IN MAINTENANCE OF PETROLEUM PIPELINES. NEW 30' X 60' CMU ONE STORY BUILDING ON EXISTING COMMERCIAL SITE.			
APPLICANT Name -do <u>not</u> use a business name: CRAIG SMITH		Applicant Address: 4740 REED RD SUITE 201 UPPER ARLINGTON, OH 43220	
Applicant E-mail: CSMITH@NEW-AVENUE.NET		Applicant Phone No.: 614-884-8888	
BUSINESS Name (if applicable): NEW AVENUE ARCHITECTS & ENGINEERS			
ADDITIONAL CONTACTS Please List Primary Contact for Correspondence (please list all applicable contacts)			
Name(s): RONALD CLAYPOOL HEAD OF FACILITIES		Contact Information (phone no./email): OFFICE: 281-925-0293 EMAIL: rclaypool@rosen-group.com	
PROPERTY OWNER Name: (if different from Applicant) REALRONA INC.		Property Owner Contact Information (phone no./email): DAVID HOUHAN 281-442-0202	

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

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

Applicant/Primary Contact Signature: *Craig C. Smith* Date: SEP 11, 2019

INTERNAL USE

Zoning File No.

DR-0324/2019

RECEIVED: AW

DATE: 11-15-19

PAID: 100.00

DATE: 11-15-19



MATERIAL LIST

NOT REQUIRED FOR DEMOLITION APPLICANTS

Item	Manufacturer Name	Color Name	Color Number
Awnings			
Brick			
Gutters and Downspouts	ALUMINUM	BLUE	
Lighting	COLUMBIA (INTERIOR/EXTERNAL & EXTERNS)	WHITE/BRASS	
Roofing	EPDM	BLACK	
Siding			
Stucco			
Trim	BRASS METAL COPING	BLUE	
Windows			
Other (please specify)	SPLIT-FACE CMU WALL		
Other (please specify)			

Please Note:

The Public Hearing will not occur until the City Of Gahanna Staff reviews the Application for Code Consistency. Applications that are not consistent with the code will not be scheduled for hearing.



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.

PROPERTY OWNER

IF THE PROPERTY OWNER IS THE APPLICANT, SKIP TO NEXT SECTION

As the property owner/authorized owner's representative of the subject property listed on this application, hereby authorize the applicant/representative to act 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 applicant/representative.

(property owner name printed)

(property owner signature)

(date)

Subscribed and sworn to before me on this _____ day of _____, 20____.

State of _____ County of _____

Notary Public Signature: _____

Applicant/Property Owner/Representative

AGREEMENT TO COMPLY AS APPROVED As the applicant/representative/owner of the subject property listed on this application, I hereby agree that the project will be completed as approved with any conditions and terms of the approval, and any proposed changes to the approval shall be submitted for review and approval to City staff.

AUTHORIZATION TO VISIT THE PROPERTY I hereby authorize City representatives to visit, photograph and post notice (if applicable) on the subject property as described.

APPLICATION SUBMISSION CERTIFICATION I hereby certify that the information on this application is complete and accurate to the best of my knowledge.

Craig Smith - New Avenue Architects & Engineers
(applicant/representative/property owner name printed)

Craig C. Smith Jr.
(applicant/representative/property owner signature)

SEP 14 2019
(date) CRAIG C. SMITH JR.

Subscribed and sworn to before me on this 14th day of September, 2019.

State of Ohio County of Franklin

Notary Public Signature: Edith R. Blough



EDITH R. BLOUGH
Notary Public, State of Ohio
My Commission Expires
July 17, 2023

1195 Technology Drive, Gahanna 43230



4740 REED ROAD, SUITE 201
UPPER ARLINGTON, OHIO 43220
INFO@NEW-AVENUE.NET

DESIGN REVIEW

11/14/2019

Wash Bay & Storage

1195 Technology Drive
Gahanna, Ohio 43230

GENERAL CONTRACTOR:
TO BE DETERMINED

Project No: 19-0122

PRELIMINARY
NOT FOR CONSTRUCTION

§ SITE INFORMATION

© 2019 NEW AVENUE, LLC
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G0.0

Drawing List:

Restrooms Facilities to be provided through the existing restrooms facilities within the existing building. The wash building will only be occupied when in use and the employees performing the washing function are employees already considered as part of the occupancy of the main existing building.

Scope of Work:

The Scope of Work outlined for this Project includes the construction of a new Wash Bay Facility. The Facility will be used for the cleaning of equipment utilized in the maintenance of petroleum pipelines. This equipment will be brought into the wash building via forklift and pipeline residue will be removed using high power hand held spray wands. The material used for cleaning is warm soapy water. all residue is collected in a water treatment system to separate oil, grease and other contaminants prior to discharge of the wash water into the sewage system.

New Plumbing, Mechanical, and Electric will supplement the new interior improvements, as outlined herein.

General Requirements:

1. Due to New Avenue, LLC having limited access to the project site during the design phase, the Contractor shall visit the site to verify all plan and existing dimensions and conditions. If there are any discrepancies, New Avenue, LLC shall be notified prior to proceeding construction or the builder shall be responsible for same.
2. The Contractor shall be familiar with provisions of all applicable codes and shall insure compliance of work to those codes.
3. These documents do not include the necessary components for construction safety. Safety, care of adjacent properties during construction, compliance with state and federal regulations regarding safety, and compliance with requirements specified in the Owner/Contractor contract is, and shall be, the Contractor's responsibility.
4. The Contractor shall supervise and direct the work and shall be solely responsible for all construction means, methods, techniques, and safety procedures and for coordinating all portions of the work.
5. If in the event of conflict between local, state, and national codes, the more stringent shall govern.
6. Use of these Documents beyond the construction of this particular building, as indicated by the certified addresses, including sale of these plans to a third party for any use whatsoever, without the written permission of New Avenue, LLC of Upper Arlington, Ohio is strictly forbidden and is just cause for filing suit against the perpetrator.
7. Square footage calculations as shown in the floor plans include the Square Footage based on the Gross Floor Area measured from the inside face of exterior walls and/or centerline of demising wall(s).
8. The term "Work" as used in these notes shall include all provisions as drawn or specified in these documents as provided by New Avenue, LLC.

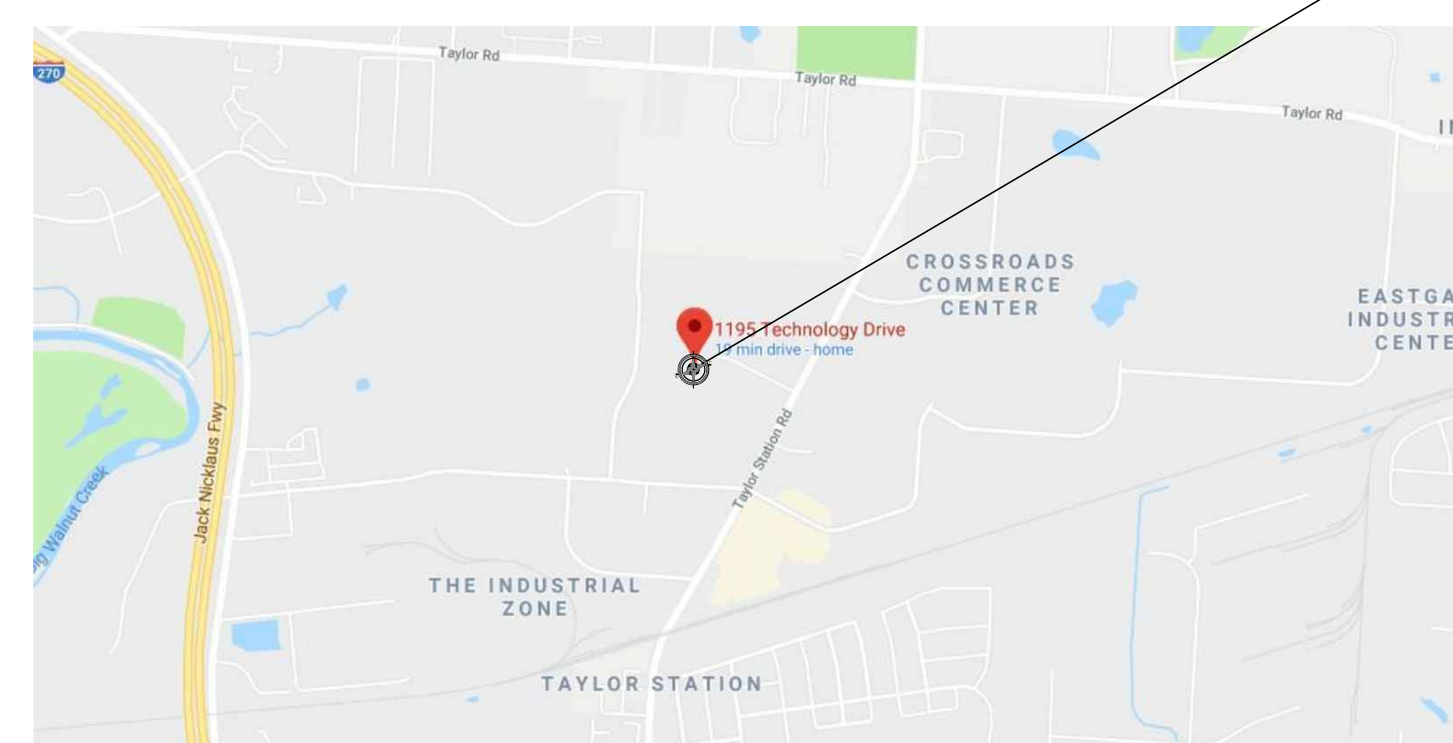
Applicable Code Schedule:

Applicable Codes:		
Building Code:	Ohio Building Code (OBC)	2017
Mechanical Code:	Ohio Mechanical Code (OMC)	2017
Plumbing Code:	Ohio Plumbing Code (OPC)	2017
Electrical Code:	NFPA70: National Electrical Code	2017
Fire Code:	Ohio Fire Code	2017
Accessibility Code:	ICC ANSI A117.1	2009
Energy Code:	IECC	2012
Fire Suppression Code:	NFPA 13	2016

Vicinity Map

Scale: NTS

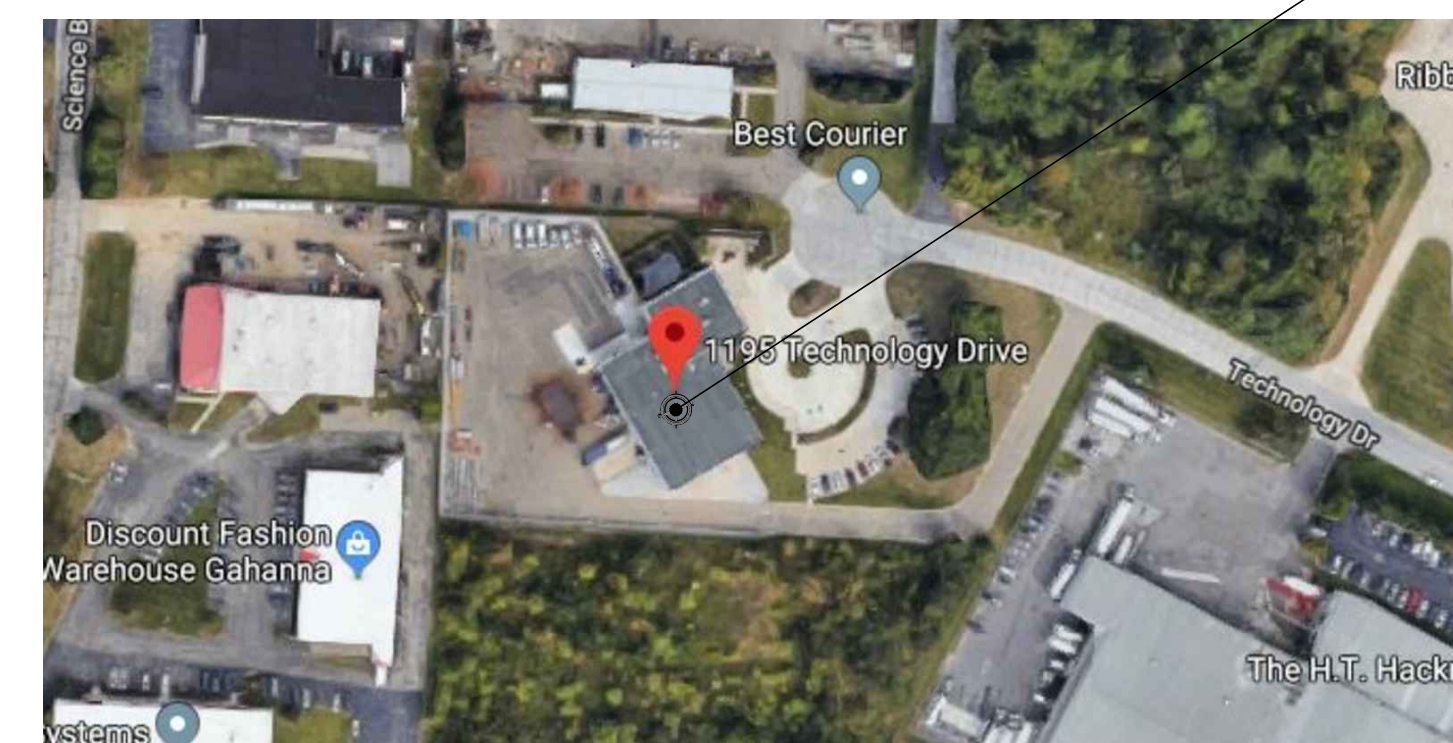
— Project Location

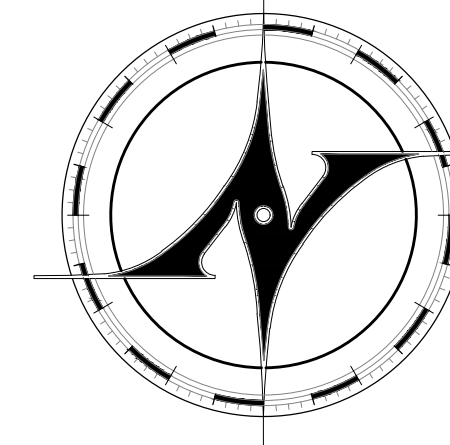


Site Reference Photo

Scale: NTS

Project Location





New Avenue
architects • engineers

www.new-avenue.net

4740 REED ROAD, SUITE 201
UPPER ARLINGTON, OHIO 43220
INFO@NEW-AVENUE.NET

614 . 884 . 8888

DESIGN REVIEW
1/14/2019

STARDATE: 47634.44

Rosen
Wash Bay & Storage

1195 Technology Drive
Gahanna, Ohio 43230

GENERAL CONTRACTOR:
TO BE DETERMINED

Project No: 19-0122

PRELIMINARY
NOT FOR CONSTRUCTION

SITE PLAN

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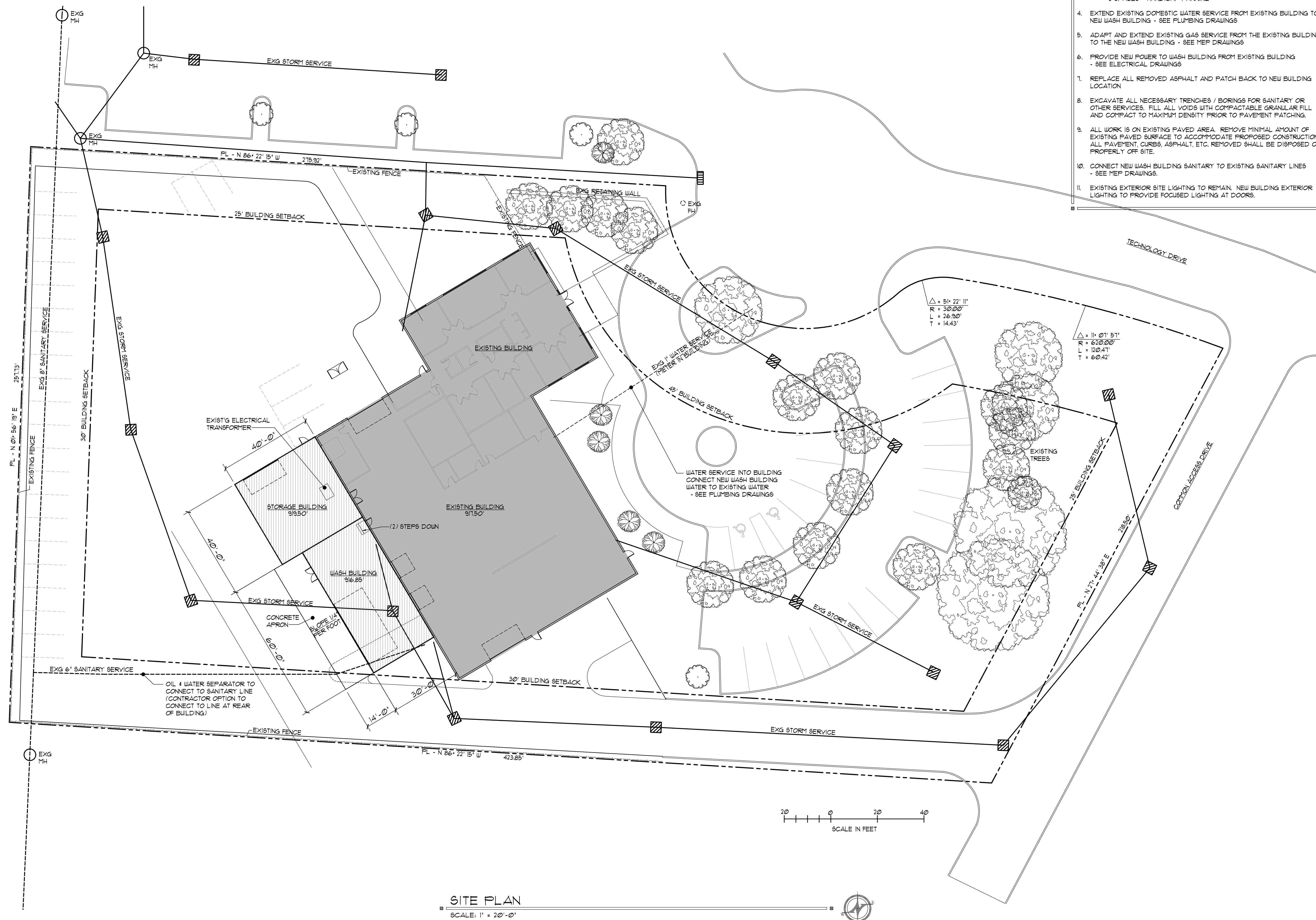
SP1.1

SITE PLAN GENERAL NOTES

- GROSS AREA OF EXISTING TRACT: 112,938 SF TOTAL
- EXISTING LOT COVERAGE BREAKDOWN:
112,938 SF TOTAL
13,511 SF EXISTING BUILDING COVERAGE
3,400 SF NEW BUILDING COVERAGE

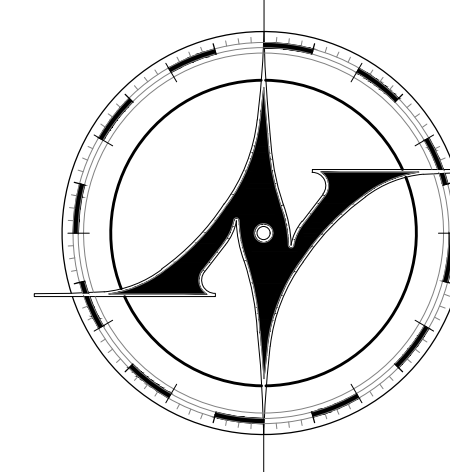
65,118 SF REMAINING OF EXISTING PAVED SURFACE

ALL NEW WORK TO OCCUR WITHIN EXISTING PAVED SURFACE AREA.
EXISTING LANDSCAPING TO REMAIN.
NO LAWN REPAIR ANTICIPATED IN THIS SCOPE OF WORK.
- PARKING BREAKDOWN:
20 SPACES BUSINESS VEHICLES
18 SPACES VISITOR
2 SPACES HANDICAP PARKING
- EXTEND EXISTING DOMESTIC WATER SERVICE FROM EXISTING BUILDING TO NEW WASH BUILDING - SEE PLUMBING DRAWINGS
- ADAPT AND EXTEND EXISTING GAS SERVICE FROM THE EXISTING BUILDING TO THE NEW WASH BUILDING - SEE MEP DRAWINGS
- PROVIDE NEW POWER TO WASH BUILDING FROM EXISTING BUILDING - SEE ELECTRICAL DRAWINGS
- REPLACE ALL REMOVED ASPHALT AND PATCH BACK TO NEW BUILDING LOCATION
- EXCAVATE ALL NECESSARY TRENCHES / BORINGS FOR SANITARY OR OTHER SERVICES. FILL ALL VOIDS WITH COMPACTABLE GRANULAR FILL AND COMPACT TO MAXIMUM DENSITY PRIOR TO PAVEMENT PATCHING.
- ALL WORK IS ON EXISTING PAVED AREA. REMOVE MINIMAL AMOUNT OF EXISTING PAVED SURFACE TO ACCOMMODATE PROPOSED CONSTRUCTION. ALL PAVEMENT, CURBS, ASPHALT, ETC. REMOVED SHALL BE DISPOSED OF PROPERLY OFF SITE.
- CONNECT NEW WASH BUILDING SANITARY TO EXISTING SANITARY LINES - SEE MEP DRAWINGS.
- EXISTING EXTERIOR SITE LIGHTING TO REMAIN. NEW BUILDING EXTERIOR LIGHTING TO PROVIDE FOCUSED LIGHTING AT DOORS.



SITE PLAN

SCALE: 1" = 20'-0"



NEW AVENUE
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4740 REED ROAD, SUITE 201
UPPER ARLINGTON, OHIO 43220
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614 . 884 . 8888

DESIGN REVIEW

11/14/2019

STARDATE: 4163444

Rosen
Wash Bay & Storage

1195 Technology Drive
Gahanna, Ohio 43230

GENERAL CONTRACTOR:
TO BE DETERMINED

Project No: 19-0122

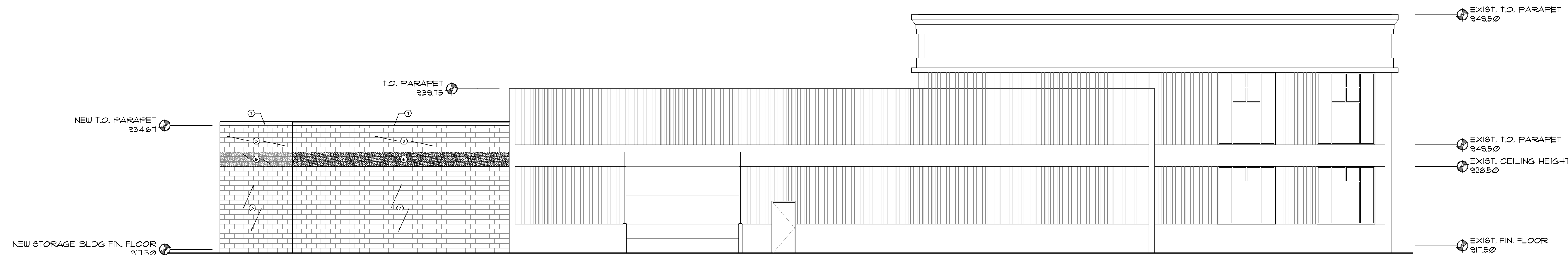
PRELIMINARY
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EXTERIOR
ELEVATIONS

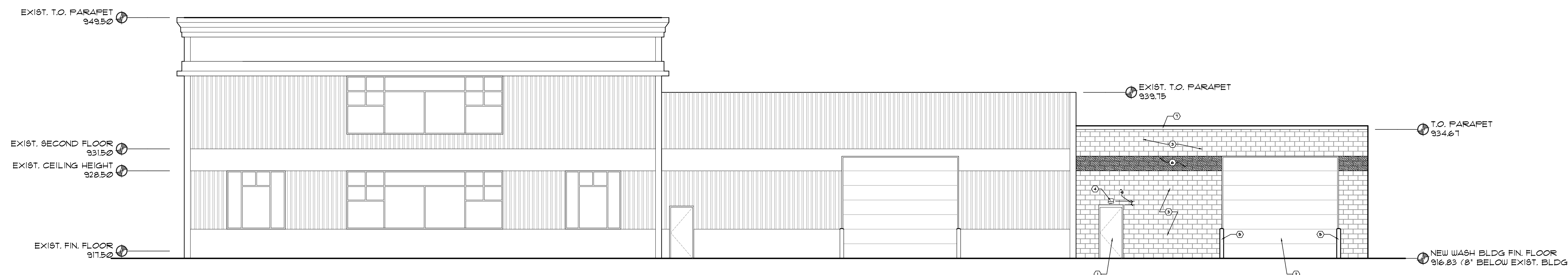
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A3.1

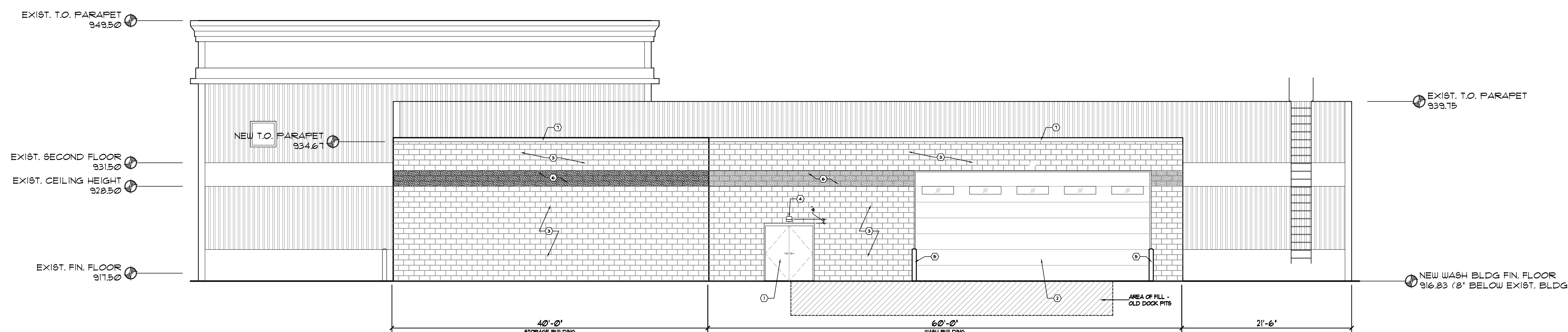
- # ELEVATION NOTES
1. DOOR PER SCHEDULE - PAINT DOORS & FRAMES TO MATCH COLOR OF MAIN BUILDING (GREY)
 2. OVERHEAD DOOR PER DOOR SCHEDULE - PAINT TO MATCH COLOR OF MAIN BUILDING IF MANUFACTURER CANNOT PROVIDE MATCHING COLOR (GREY)
 3. CMU BLOCK WALL - PAINT TO MATCH COLOR OF MAIN BUILDING (GREY) - EXCEPT WHERE ACCENT COLOR IS SHOWN - CAULK ALL EXPANSION JOINTS WITH TREMCO DYMERIC SEALANT OR APPROVED EQUAL.
 4. EXTERIOR WALL SCONCE LIGHT FIXTURE LOCATION - SEE ELECTRICAL SHEET - COLOR TO MATCH MAIN BUILDING (BLACK)
 5. 6" BOLLARD - PAINTED YELLOW. SEE DETAIL 3/821
 6. PAINT ACCENT STRIPE ON CMU BLOCK WALL - COLOR TO MATCH ACCENT COLOR ON MAIN BUILDING FASCIA (ROSEN BLUE)
 7. FASCIA TO BE PAINTED TO MATCH ACCENT COLOR ON MAIN BUILDING FASCIA (ROSEN BLUE)



3 SOUTHEAST ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTHWEST ELEVATION
SCALE: 1/8" = 1'-0"



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







December 22, 2019

To: **City of Gahanna - Division of Building Standards**
200 S. Hamilton Road
Gahanna, Ohio 43230
(614) 342-4010

Attn: Mr. Michael Blackford
Deputy Director
Planning & Development Department – City of Gahanna

Re: 1195 Technology Drive – Rosen – Wash Bay - Design Review

Applicant: Mr. Craig Smith
New Avenue Architect and Engineers
4740 Reed Rd – Suite 201
Upper Arlington, Ohio 43220

Disposition of Comments:

Please consider this letter to be our Disposition of Comments as requested. Each comment from the City is listed below along with our response:

Building

1. The project will need to be designed for conformance with the building codes, with plan reviews and permits required for the project. Also, based on the design of the existing structure, fire separations or sprinkler system may be required with the increase in building size.

Response: An updated set of drawings has been provided which shows more detail for the building and site construction. It has been determined from the original building construction documents that the existing exterior walls are listed as fire-rated walls and any new openings included as part of this new work shall be appropriately fire-rated to maintain this existing fire separation between the new addition and the existing building.

Parks

2. No Comment per Julie Predieri

Engineering

3. Prior to the release of building permits, engineering review and approval of these improvements will be needed. Contact Gahanna's Service and Engineering Department for information on submittal requirements.

Response: Our Civil Engineer has been in contact with the City Engineer and is working toward an acceptable design. A preliminary Civil drawing has been included within the drawing set.

Fire District

4. The fire division is ok with the design review for Rosen 1195 Technology Drive. There is adequate fire department access and water supply for the new addition



Public Service

5. No Comment Received.

Public Safety

6. No Comment Received.

Soil & Water Conservation District

7. No Comment Received.

Community Development

8. Please provide color renderings of the proposed addition. Photos of the existing may suffice if they are the same materials and colors.

Response: Please see photos included showing the existing building color scheme. The addition will utilize the same color scheme to blend into the existing building more readily.

Please contact me with any further questions or concerns at (614) 884-8888 or csmith@new-avenue.net.

Thank you in advance for your assistance in this matter,

A handwritten signature in blue ink, reading 'Craig C. Smith, Jr.'.

Craig C. Smith, Jr.

Architect

New Avenue Architects and Engineers



December 27, 2019

Craig Smith
4740 Reed Rd Suite 201
Columbus, OH 43220

RE: Project 1195 Technology Dr Design Review Comments

Dear Craig Smith:

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

Building

1. The project will need to be designed for conformance with the building codes, with plan reviews and permits required for the project. Also, based on the design of the existing structure, fire separations or sprinkler system may be required with the increase in building size.

Parks

2. No Comment per Julie Predieri

Engineering

3. Prior to the release of building permits, engineering review and approval of these improvements will be needed. Contact Gahanna's Service and Engineering Department for information on submittal requirements.

Fire District

4. The fire division is ok with the design review for Rosen 1195 Technology Drive. There is adequate fire department access and water supply for the new addition

Public Safety

5. No Comment Received.

Soil & Water Conservation District

6. No Comment Received.

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

Sincerely,

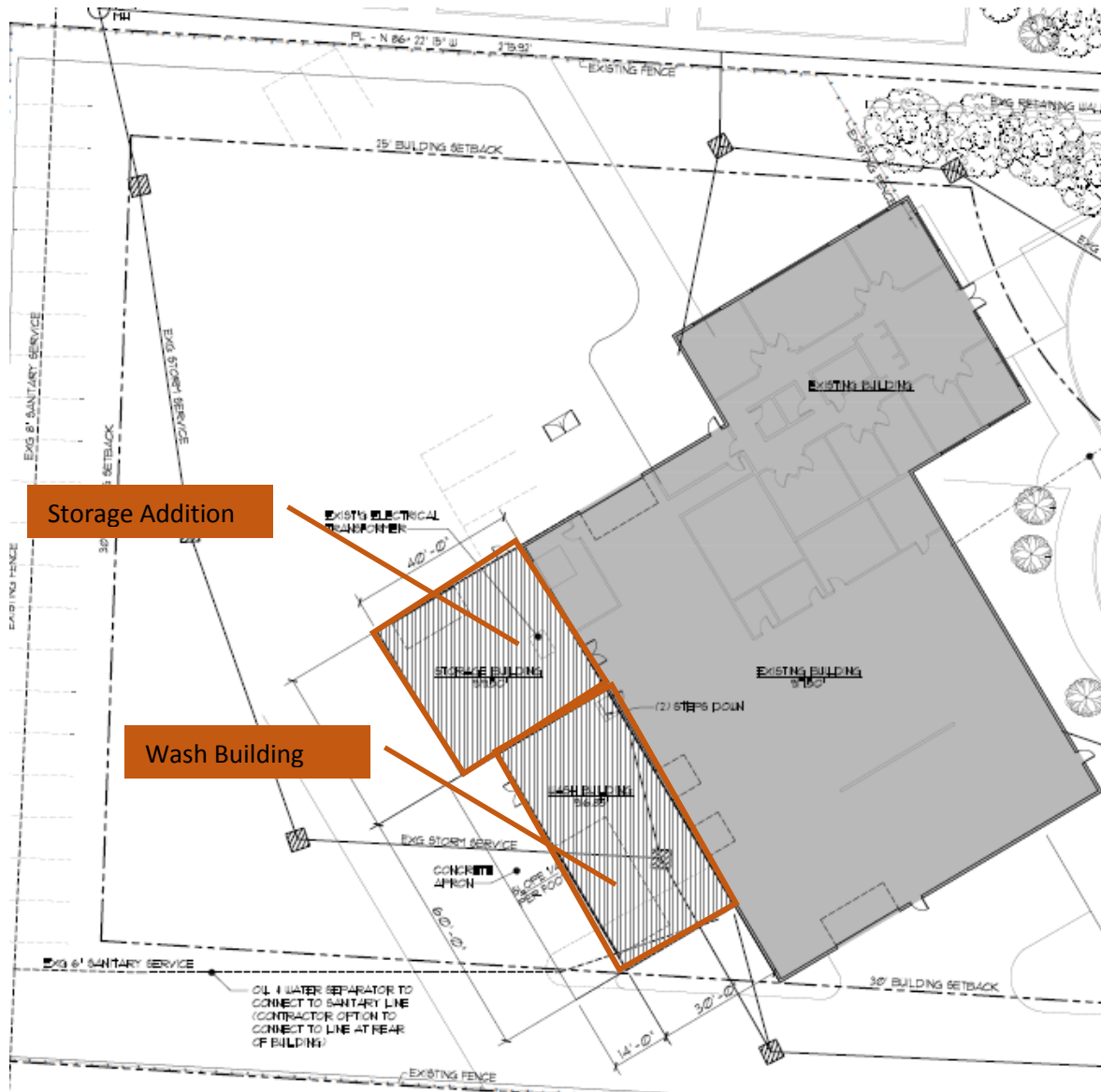
Kelly Wicker
Administrative Assistant

PLANNING AND DEVELOPMENT STAFF REPORT

Request Summary

Rosen USA is requesting Design Review approval to construct an addition to the rear of their existing building. The addition is for the purpose of cleaning equipment used for maintenance of petroleum pipes and for storage. The design of the addition will match the existing architecture and colors. The addition will not be visible from the right-of-way.

Site Plan





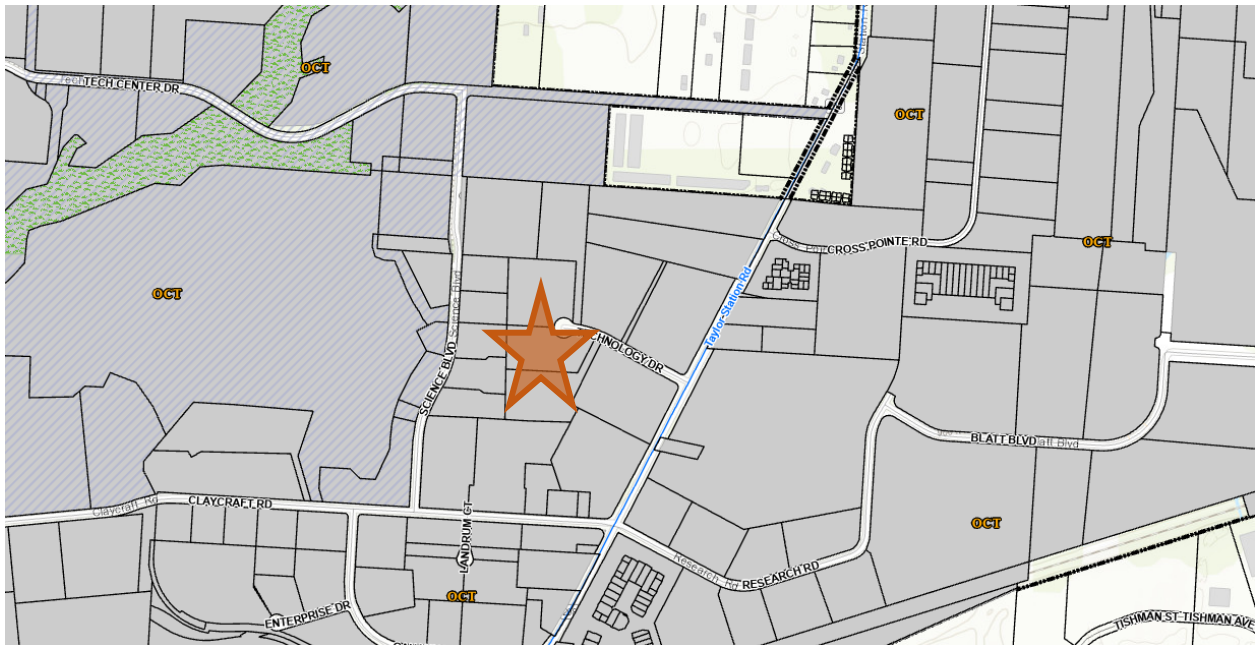
Design Review

Planning Commission shall review an application to determine if the 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.

The majority of design review standards do not apply to developments of this scope. Relevant design review district standards include the following:

- Stone or cement walls that will enhance the design of the area will be encouraged in developments that have large structures.

Location/Zoning Map



Respectfully Submitted By:

Michael Blackford, AICP

Deputy Director