

### DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS

Project/Property Address or Location: <b>785 Science Blvd, Gahanna, OH 43230</b>		Project Name/Business Name <b>Edison Brewery Patio Expansion</b>	
Parcel ID No.(s): <b>025-006469-00</b>	Zoning Designation: OCT Office, Commerce and Technology District	Total Acreage: <b>3.57</b>	
Please check all that apply:			
SITE PLAN <input checked="" type="checkbox"/>	LANDSCAPING <input type="checkbox"/>	BUILDING DESIGN <input checked="" type="checkbox"/>	DEMOLITION <small>only applicable to Code Chapter 1150, Olde Gahanna</small> <input type="checkbox"/>
OTHER <input type="checkbox"/>			
Project Description: The project will consist of constructing a new exterior masonry wall with an over head aluminum door with full-view glazed panels between two existing buildings to act as a wind block for the existing patio area. Also included is a 42'x22' shade structure that will be constructed to the west of the new masonry wall.			
APPLICANT Name -do <u>not</u> use a business name: <b>Brandon Rose (Primary Contact)</b>		Applicant Address: <b>400 Canal St., Sidney, OH 45365</b>	
Applicant E-mail: <b>brose@ferguson-construction.com</b>		Applicant Phone No.: <b>(937) 498-2381</b>	
BUSINESS Name (if applicable): <b>Ferguson Construction Co.</b>			
<b>ADDITIONAL CONTACTS Please List Primary Contact for Correspondence (please list all applicable contacts)</b>			
Name(s): <b>Joe McGovern - Architect</b>		Contact Information (phone no./email): <b>(937) 498-2381 JMcGovern@ferguson-construction.com</b>	
PROPERTY OWNER Name: (if different from Applicant) <b>Wil Schulze</b>		Property Owner Contact Information (phone no./email): <b>(614) 335-6223</b>	

**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: Brandon Rose Date: 3-19-2021

INTERNAL USE

Zoning File No. DR-0144-2021

RECEIVED: KAW  
DATE: 3-31-21

PAID: 100.00  
DATE: 3-31-21

## MATERIAL LIST

*NOT REQUIRED FOR DEMOLITION APPLICANTS*

Item	Manufacturer Name	Color Name	Color Number
Awnings			
Brick	Belden	Belcrest	#130 A
Gutters and Downspouts			
Lighting			
Roofing			
Siding			
Stucco			
Trim			
Windows			
Other (please specify)	Patriot Manufacturing	Painted Black	Sherwin William DTM Black
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.

William F Schulze

(property owner name printed)



(property owner signature)

2-4-21

(date)

Subscribed and sworn to before me on this 4<sup>th</sup> day of February, 2021.

State of Ohio County of Franklin

Notary Public Signature: Elizabeth A Carmean



**ELIZABETH A CARMEAN**  
 Notary Public  
 In and for the State of Ohio  
 My Commission Expires  
 May 24, 2022

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.

Brandon Rose (Applicant)



(applicant/representative/property owner signature)

2-18-2021

(date)

Subscribed and sworn to before me on this 18<sup>th</sup> day of Feb, 2021.

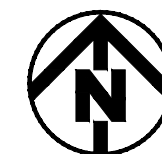
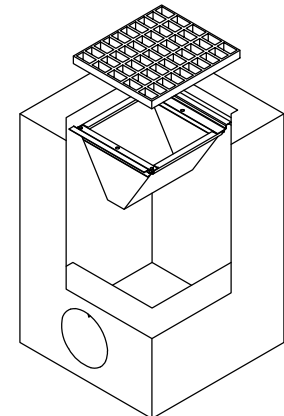
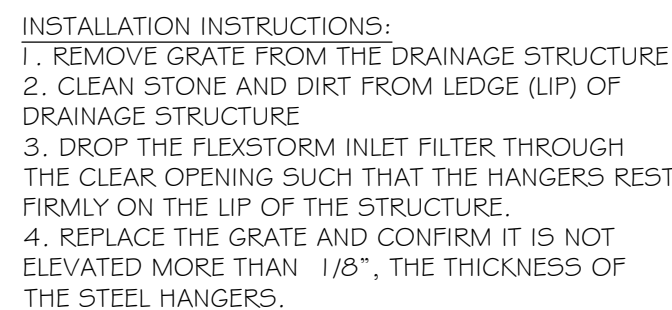
State of Ohio County of Champaign

Notary Public Signature: Lisa K Blake



**LISA K. BLAKE**  
 Notary Public, State of Ohio  
 My Commission Expires May 28, 2021





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for

# FRANKLIN PEAK

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785 Science Boulevard  
Gahanna, Ohio 43230



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**Indianapolis, Indiana**  
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Greenfield, IN 46140  
Phone: (317) 477-3615  
Fax: (317) 477-3630

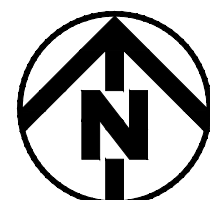
Job Number	20-C0243
Date	2/17/2021
Drawn By	BJR
Checked By	JWM

## SITE PLAN

## C-1.1



SCALE : 1" = 10' - 0"



## GENERAL NOTES

## EROSION CONTROL

SITE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO CONTROL SOIL EROSION AND SEDIMENTATION THROUGHOUT THE PROJECT. THIS SHALL INCLUDE THE USE OF STRAW BALES, SILT FENCING, #2 STONE AT CONSTRUCTION ENTRANCES AND ANY OTHER METHODS TO PREVENT EROSION OR SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. ANY DIRT OR DEBRIS TRACKED ONTO THE ROADWAY SHALL BE REMOVED WITHIN 24 HOURS OR LESS.

NO GRADING OPERATIONS SHALL BEGIN UNTIL THE CITY APPROVES THE EROSION CONTROL PLAN AND AN EPA NPDES PERMIT IS OBTAINED. THE SITE CONTRACTOR MUST IMPLEMENT, INSPECT & MAINTAIN EROSION CONTROL MEASURES UNTIL AREA IS STABILIZED.

## SITE PREPARATION AND GRADING

STRIP TOPSOIL FROM NEW IMPERVIOUS AREAS, STOCK PILE AND RESPREAD. AFTER THE COMPLETION OF STRIPPING OPERATIONS THE EXPOSED SUBGRADE AREAS SHALL BE PROOFROLLED WITH SUITABLE HEAVY EQUIPMENT (20-30 TON LOADED DUMP TRUCK) GRADE AND MAKE REQUIRED CUTS AND COMPACTED FILLS FOR NEW ELEVATIONS SHOWN. HAUL EXCESS MATERIAL OFF-SITE.

THE CONTRACT MUST BE ADJUSTED FOR ANY COST INCURRED IN MOVING, REROUTING OR REPAIRING BELOW GRADE ITEMS SUCH AS TANKS AND PIPING ENCOUNTERED DURING CONSTRUCTION UNLESS SPECIFICALLY NOTED ON CONTRACT DRAWINGS.

ROCK EXCAVATION AND REMOVAL IS EXCLUDED. ROCK EXCAVATION IS DEFINED AS ROCK WHICH CANNOT BE REMOVED BY ORDINARY MEANS. (TRACK HOE OR RUBBER TIRE BACK HOE)

## SITE CONCRETE

SITE CONCRETE SHALL BE 4" THICK (4,000 PSI - AIR ENTRAINED) WITH ONE LAYER OF 42# WWF ON 4" OF COMPACTED 304 AGGREGATE ON COMPACTED SUBGRADE.

## UTILITIES

EXISTING UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATION ACCORDING TO THE BEST AVAILABLE DATA. THE CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING THEM IN THE FIELD PRIOR TO CONSTRUCTION AND WILL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THEM. CONTRACTOR TO CONTACT OHIO UTILITIES PROTECTION SERVICE (1-800-362-2764) 48 HOURS PRIOR TO CONSTRUCTION.

ALL WORK MUST COMPLY WITH CITY STANDARDS.

## SEEDING AND LANDSCAPING

AREAS DISTURBED BY CONSTRUCTION SHALL BE SEEDED. ( FERTILIZER, STRAW, ROCK PICK-UP, MULCH & TACKIFIER, ETC. REQUIRED)

CONTRACTOR SHALL SEED OR MULCH ANY DISTURBED AREAS WITHIN 30 DAYS OF FINAL GRADING

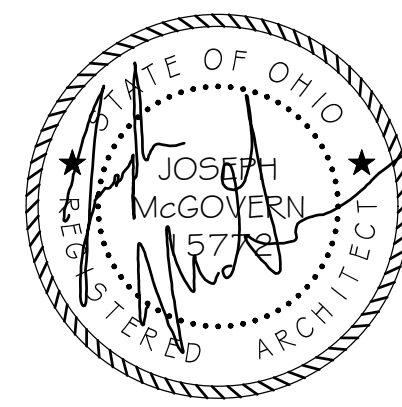
LANDSCAPING SHALL BE BY THE OWNER

SEEDING CONTRACTOR IS RESPONSIBLE FOR CREATING PROPER CONDITIONS TO ALLOW FOR OPTIMIZATION OF GRASS SEED GERMINATION AND CONTINUED GROWTH. SEEDING CONTRACTOR WILL BE REQUIRED TO DO ROCK PICK UP AND VERIFY ADEQUATE PLACEMENT OF TOPSOIL, SEED, FERTILIZER, MULCH & TACKIFIER AND/OR STRAW AS REQUIRED. SEEDING CONTRACTOR IS TO NOTIFY GENERAL CONTRACTOR ANY CONDITIONS NOT CONDUCTIVE TO ENSURING ESTABLISHED GRASS. UPON COMPLETION AND AFTER INITIAL WATERING THE OWNER WILL BE RESPONSIBLE FOR WATERING AS REQUIRED.

## LEGEND

The diagram illustrates various utility lines and their corresponding symbols. It consists of several horizontal lines, each with a label and a unique color or pattern:

- CENTERLINE**: A solid black line.
- COMMUNICATION LINE**: A red line with the word "COM" repeated three times above it.
- CONTOUR MAJOR**: A solid black line.
- CONTOUR MINOR**: A solid black line.
- DEMOLITION**: A dashed black line.
- EASEMENT**: A solid black line.
- ELECTRIC**: A green line with the word "ELEC" above it.
- FENCE**: A black line with 'X' marks above it.
- GAS LINE**: An orange line with the word "GAS" above it.
- PROPERTY LINE**: A dashed black line.
- RIGHT OF WAY**: A solid black line.
- SANITARY**: A purple line with the word "SAN" above it.
- SILT-FENCE**: A black line with square symbols above it.
- STORM LINE**: A green line with the word "STM" above it.
- WATER**: A blue line with the word "WTR" above it.





GLASS IN EXTERIOR DOORS SHALL COMPLY W/ HUMAN IMPACT LOADS SECTION 2406.1 OF THE OHIO BUILDING CODE AND PASS THE TEST REQUIREMENTS OF CONSUMER PRODUCTS SAFETY COMMISSION 16 CFR PART 1201, SAFETY STANDARD FOR ARCHITECTURAL GLAZING.

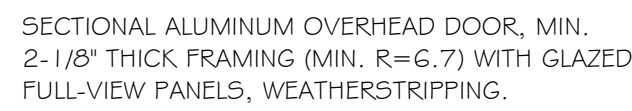
1. ONE COAT PRIMER AND ONE COAT ENAMEL ON ALL OVERHEAD DOOR JAMBS, HEADS ANGLES, AND OTHER EXPOSED MISCELLANEOUS METALS.
2. ALL EXPOSED STRUCTURAL STEEL TO RECEIVE ONE PRIME COAT SHOP APPLIED.
3. EXPOSED CONDUIT TO BE UNPAINTED.
4. ALL FINISH COATS OF PAINT TO PROVIDE ADEQUATE COVERAGE.

1. POLYURETHANE CAULKING TO BE A THREE-PART POLYURETHANE SEALANT, AND SHALL PROVIDE A ONE (1) YEAR WARRANTY, AS MANUFACTURED BY TREMCO, SONNIBERG, PECORA, MASTER MECHANICS, OR EQUAL. COLOR SHALL MATCH ADJOINING SURFACES.
2. LATEX CAULKING TO BE A ONE PART LATEX MATERIAL, AND SHALL PROVIDE A ONE (1) YEAR WARRANTY, AS MANUFACTURED BY TREMCO, SONNIBERG, PECORA, MASTER MECHANICS, OR EQUAL. COLOR SHALL MATCH ADJOINING SURFACES.
3. THE CAULKING SUBCONTRACTOR SHALL SEAL THE FOLLOWING:
  - 3.1 MASONRY CONTROL JOINTS - EXTERIOR (POLYURETHANE)
  - 3.2 VERTICAL JOINT BETWEEN EXISTING METAL SIDING AND MASONRY (POLYURETHANE)

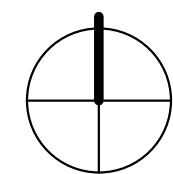
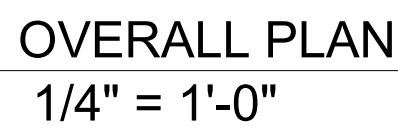
WALL LEGEND	
WALL TAG	WALL DESCRIPTION
C-12	12" CMU, REINFORCING EVERY THIRD COURSE <sup>1</sup> , AND VERTICAL REINFORCING EVERY 48" W/ VENEER BRICK BOTH SIDES

UNTEL NOTES

1. UNTELS HAVE BEEN DESIGNED WITHOUT CONCENTRATED LOADS WITHIN THE CROSSHATCH AREA.
2. ALL UNTELS TO BEAR ON SOLID CONCRETE BLOCK FILLED WITH CONCRETE AND (1) #6 DIA. REBAR VERTICAL IN EACH CORE.
3. ALL EXTERIOR STEEL UNTELS TO BE GALVANIZED.



DOOR/FRAME ELEVATION  
3/8" = 1'-0"



INDEX OF DRAWINGS		
SHEET #	SHEET ISSUE DATE	SHEET NAME
C-1.1	02/17/21	SITE PLAN
A-1.0	02/17/21	OVERALL PLAN
A-3.1	02/17/21	ELEVATIONS & SECTIONS

ALL CONSTRUCTION TO COMPLY WITH 2017 IBC. SCOPE INCLUDES CONSTRUCTION OF A NEW 2 HR + RATED SOLID MASONRY WALL WITH OVERHEAD DOOR OPENING TO ELIMINATE A SAFETY ISSUE CAUSED BY THE ACCELERATION OF WIND BETWEEN TWO EXISTING BUILDINGS ON THIS SINGLE PROPERTY. THE NEW WALL IS SELF SUPPORTING, AND DOES NOT TIE INTO EITHER EXISTING BUILDING. THE WALL HAS AN OVERHEAD GLASS DOOR TO PRESERVE VIEWS FROM THE BREWERY OUT TO THE WEST. THERE IS NO NEW ROOF, OR OCCUPABLE SPACE AND THEREFORE NO ADDITIONAL SQUARE FOOTAGE OR OCCUPANT LOAD. THIS SCOPE ALSO INCLUDES A STRUCTURAL STEEL SHADE STRUCTURE, THAT IS SLATED. A NEW DRY SPRINKLER HEAD WILL BE ADDED UNDERNEATH NEW OVERHEAD DOOR PER BUILDING OFFICIAL.

DESIGN UNIFORM LOADS:

- 1.1. ROOF LIVE LOAD: (PER OBC § 603.1.2, & § 607.1.2)  
ROOF LIVE LOAD = 20 PSF
- 1.2. ROOF SNOW LOAD: (PER OBC § 603.1.3, & § 608)  
GROUND SNOW LOAD  $P_g = 20$  PSF  
ROOF SNOW LOAD = 20 PSF  
SNOW EXPOSURE FACTOR  $C_e = 1.0$   
THERMAL FACTOR  $C_t = 1.0$
- 1.3. WIND LOAD: (PER OBC § 603.1.4 & § 1609)  
NOMINAL DESIGN WIND SPEED (3 SEC. GUST)  $V_{50} = 90$  MPH  
ULTIMATE DESIGN WIND SPEED (3 SEC. GUST)  $V_{ult} = 110$  MPH  
WIND LOAD IMPORTANCE FACTOR = 1.0  
INTERNAL PRESSURE / SUCTION COEFFICIENT =  $\pm 0.18$   
WIND EXPOSURE FACTOR = ENCLOSURE  
ENCLOSURE CLASSIFICATION = ENCLOSURED
- 1.4. EARTHQUAKE LOAD: (PER OBC § 603.1.5 & § 1613)  
LATERAL FORCE RESISTING SYSTEM USING EQUIVALENT FORCE PROCEDURE  
SPECTRAL RESPONSE ACCELERATION AT 0.2 SEC. PERIOD  $S_a = 0.194$   
SPECTRAL RESPONSE ACCELERATION AT 1 SEC PERIOD  $S_1 = 0.068$   
SEISMIC DESIGN CATEGORY = B  
SITE CLASS = D  
SEISMIC IMPORTANCE FACTOR = 1.0  
BASIC SEISMIC FORCE RESISTING SYSTEM =  
NOT SPECIFICALLY DETAILED FOR SEISMIC

2. CONCRETE WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE LATEST "AMERICAN CONCRETE INSTITUTE" RECOMMENDATIONS.

3. ALL FOUNDATION EXCAVATIONS TO BE FIELD INSPECTED TO VERIFY SUITABLE SOIL CONDITIONS PRIOR TO PLACEMENT OF CONCRETE.

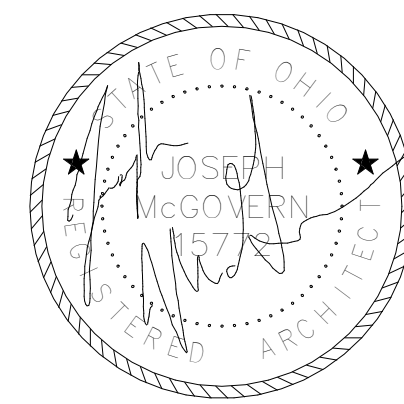
AT EXTERIOR SIDEWALKS, BROOM FINISH CONCRETE TO PROVIDE SLIP RESISTANT SURFACES, TO MATCH EXISTING CONCRETE

ALL REINFORCED CONCRETE FOUNDATIONS FOR WALL ARE OF 3,000 PSI,  
ALL EXTERIOR FLAT CONCRETE SLABS TO BE 4,000 PSI, AIR ENTRAINED, UNLESS NOTED OTHERWISE.  
CONCRETE FOUNDATIONS DESIGNED FOR SUB-SURFACE BEARING ON ASSUMED 1,500 PSI SOIL PER OBC TABLE 1806.2].  
ALL REINFORCING STEEL TO BE MINIMUM 60 KSI YIELD STRENGTH.

THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF A DOOR. SUCH FLOOR OR LANDING SHALL BE AT THE SAME ELEVATION ON EACH SIDE OF THE DOOR. LANDINGS SHALL BE LEVEL EXCEPT FOR EXTERIOR LANDINGS WHICH ARE PERMITTED TO HAVE A SLOPE NOT TO EXCEED ONE UNIT VERTICAL IN 50 UNITS HORIZONTAL (2% SLOPE).



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## FRANKLIN PEAK

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Gahanna, Ohio 43230



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Job Number	20-C0243
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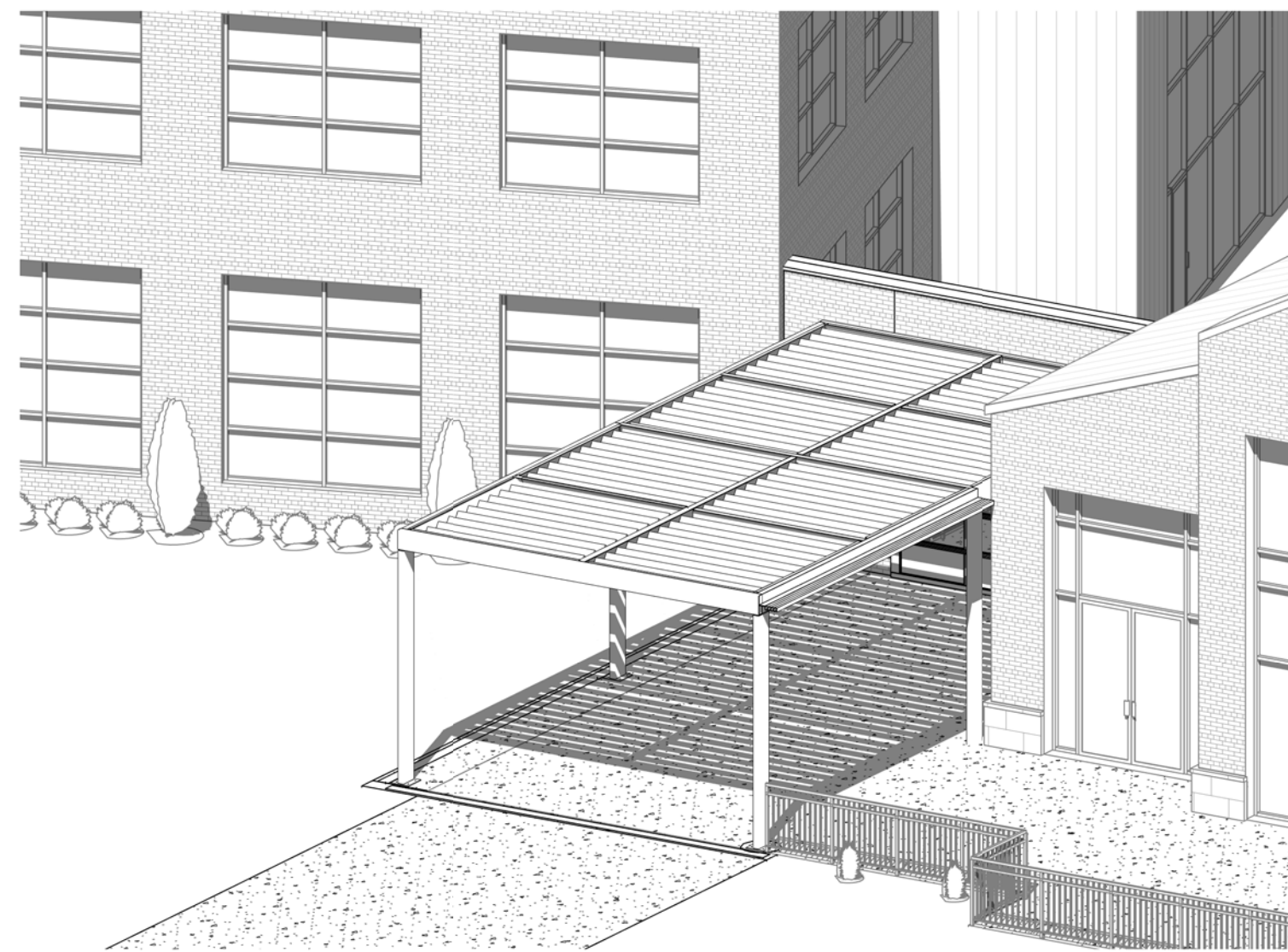
Date 02/17/21

Drawn By JMS

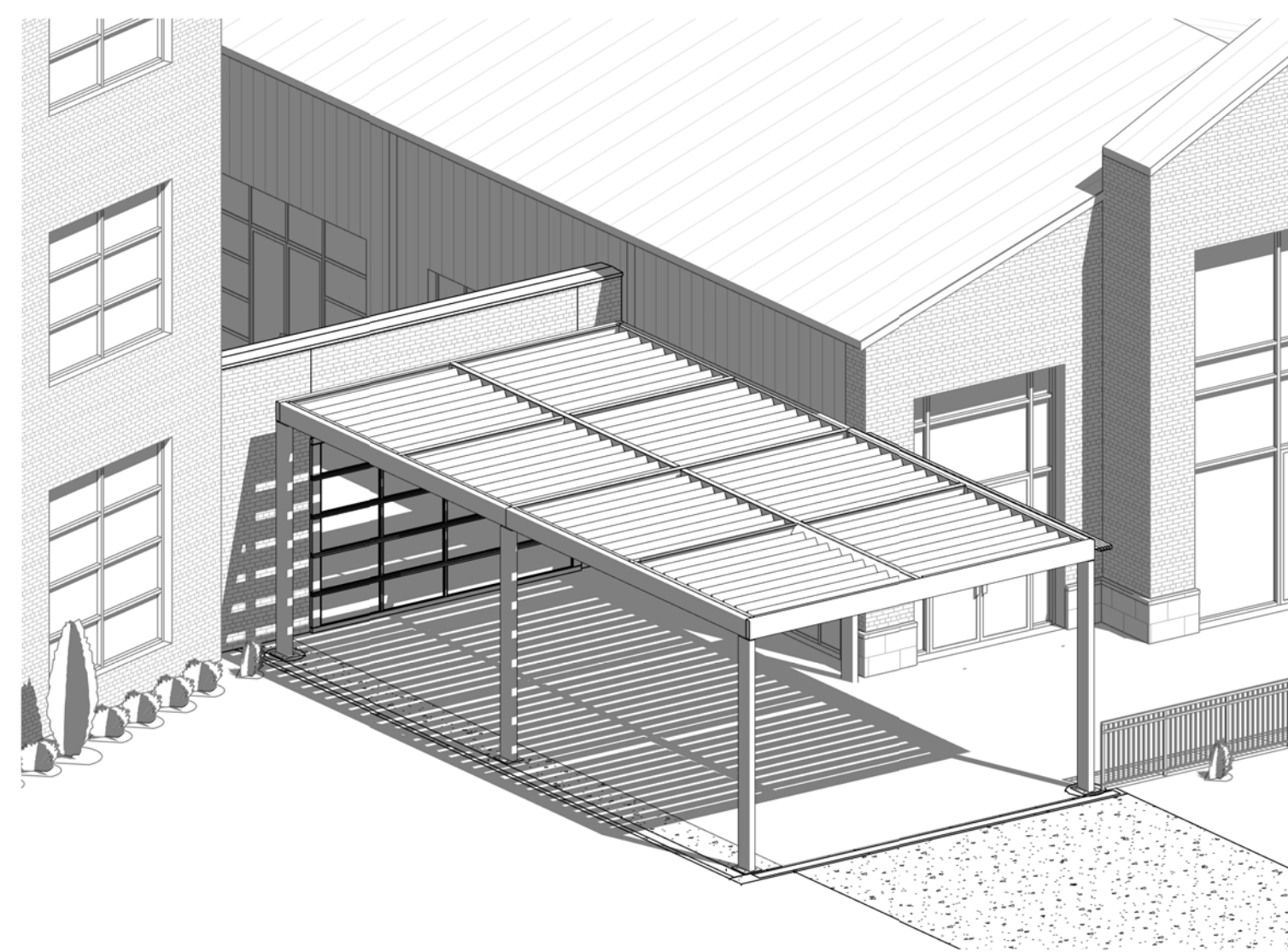
## OVERALL PLAN

# A-1.0

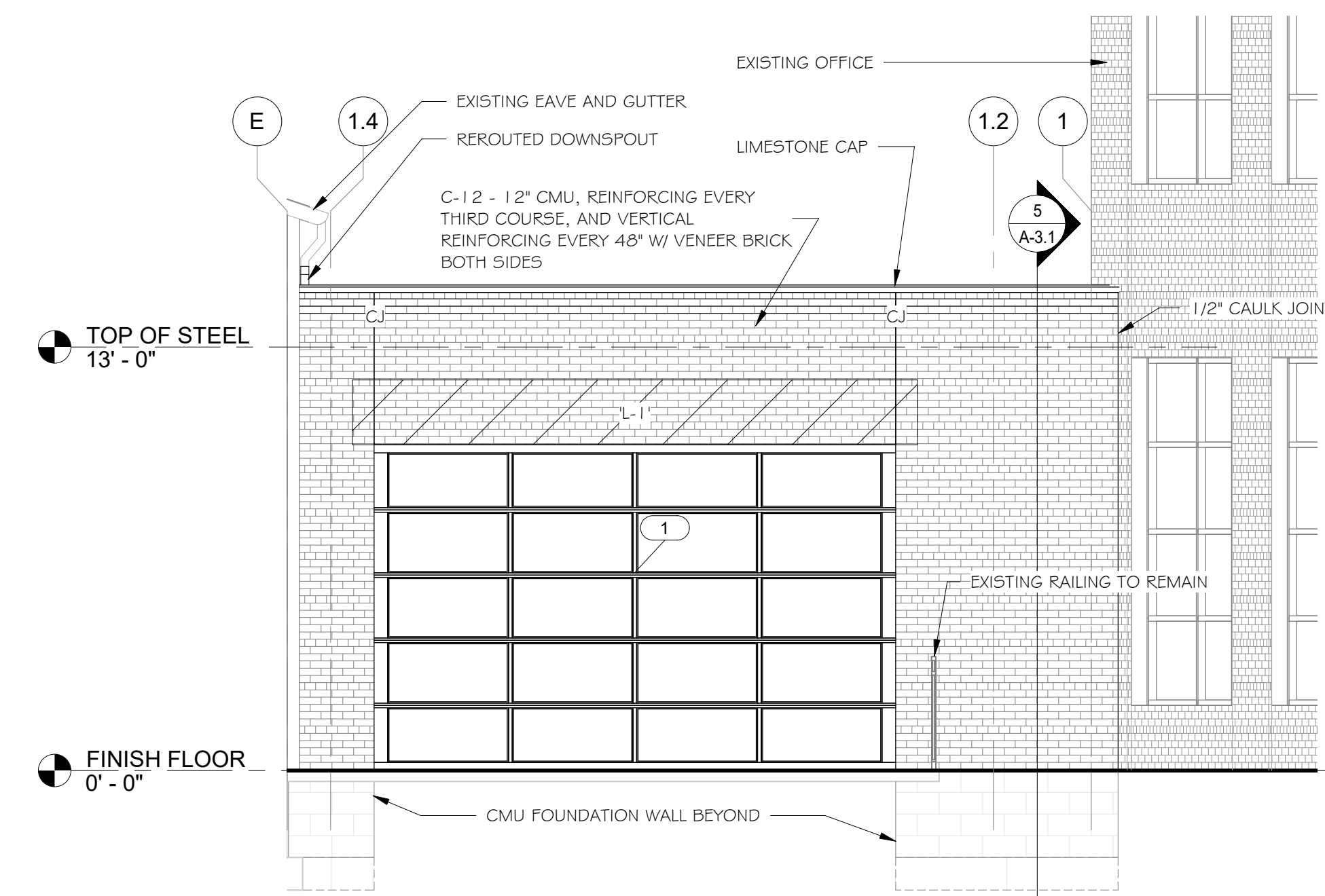




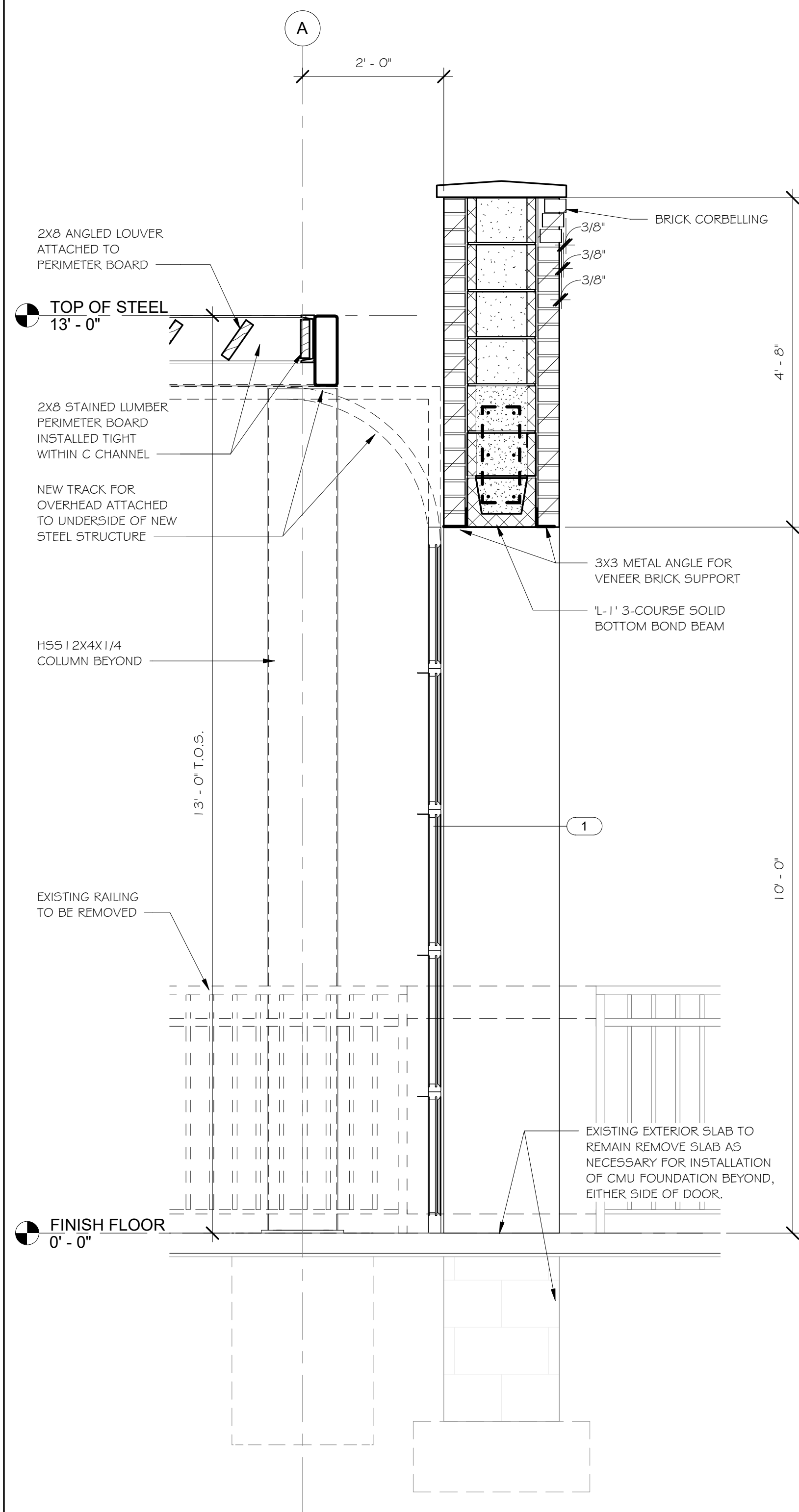
8 SHADING 1



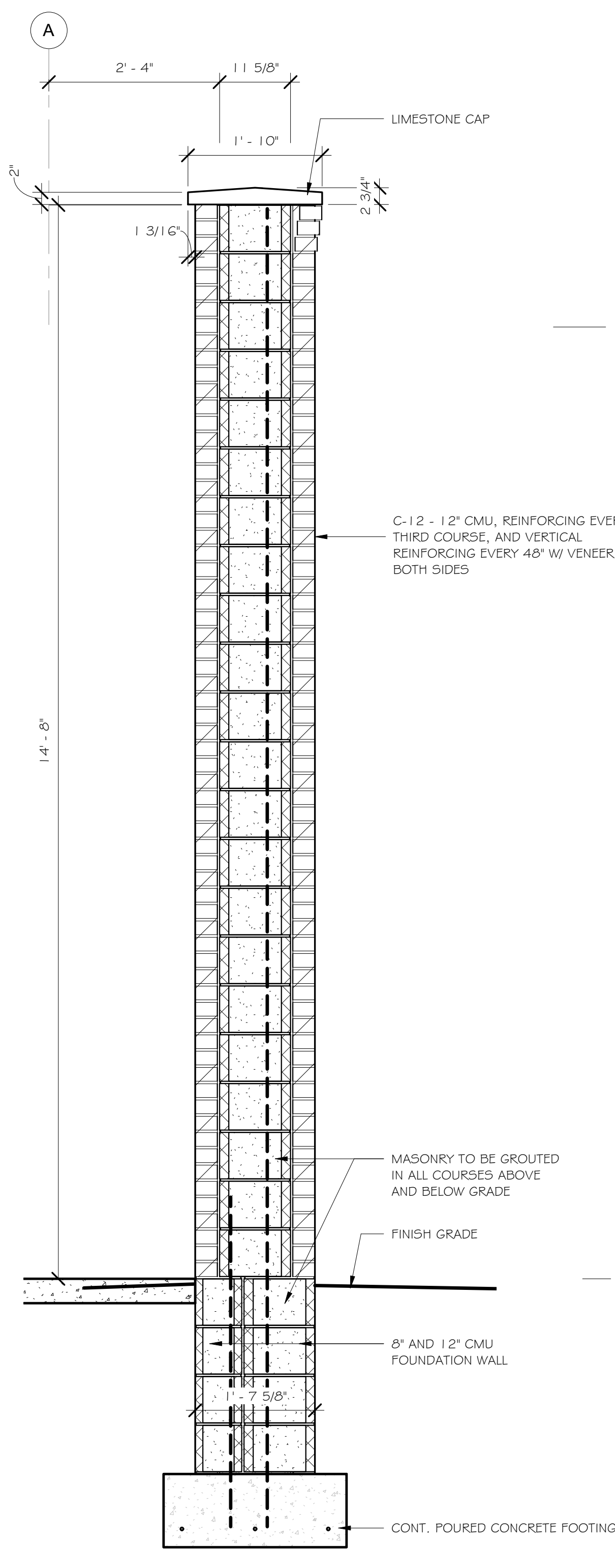
7 SHADING 2



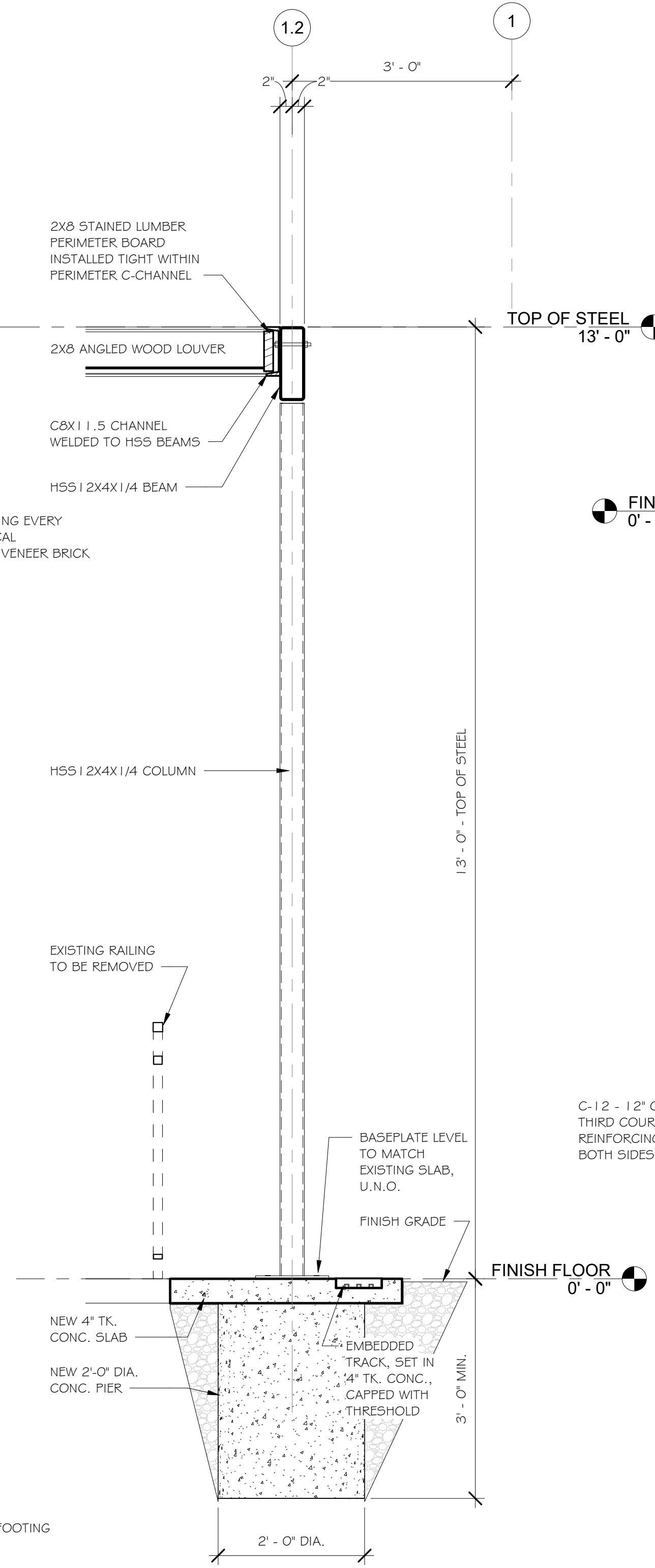
1 EAST ELEVATION  
1/4" = 1'-0"



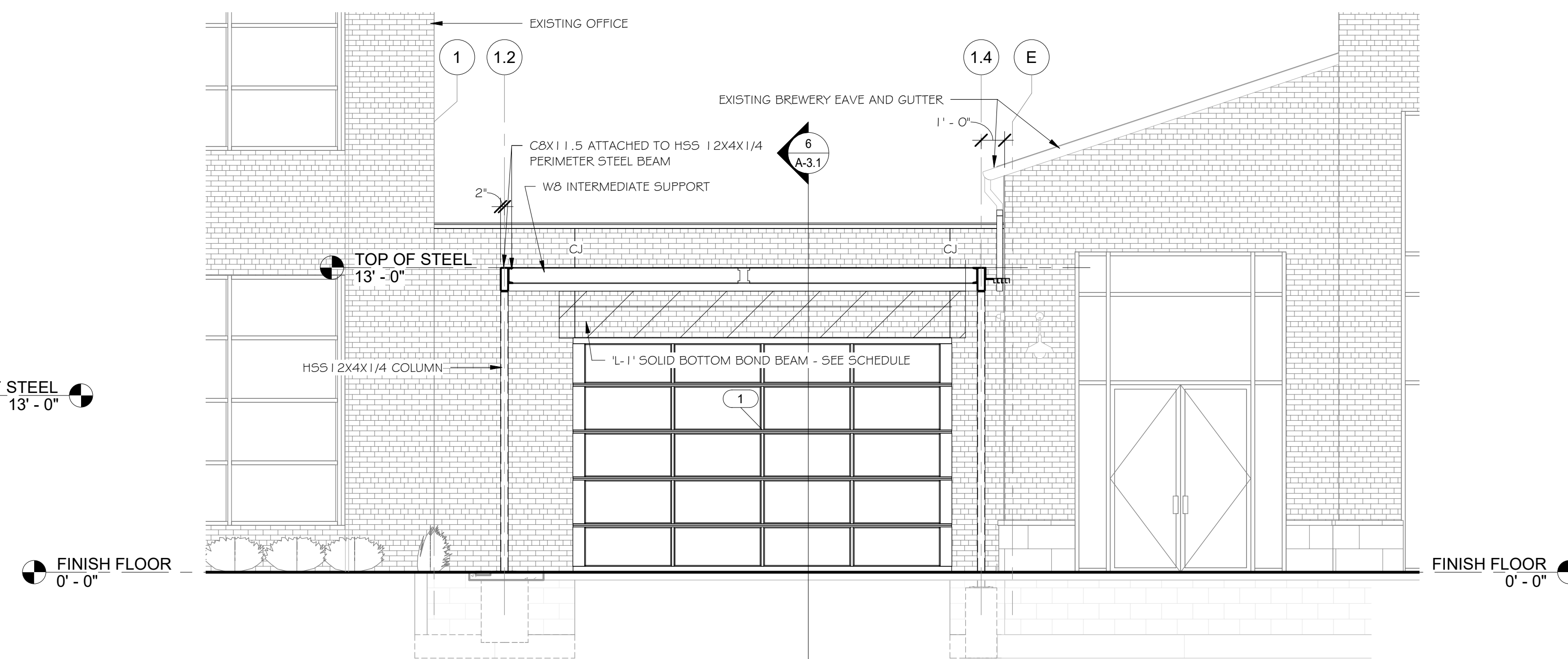
6 WEST WALL SECTION  
3/4" = 1'-0"



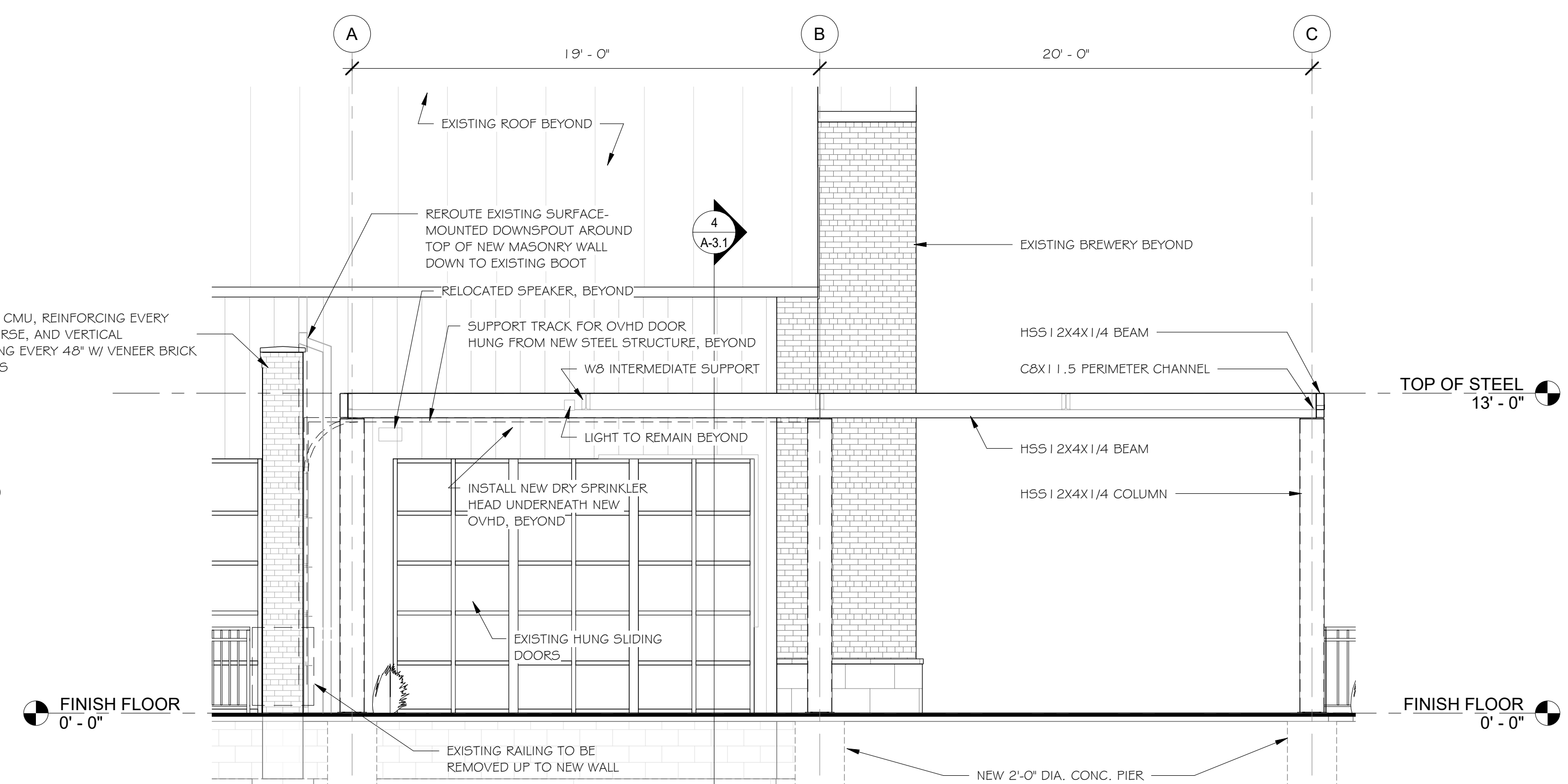
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3/4" = 1'-0"



4 SOUTH WALL SECTION  
3/4" = 1'-0"



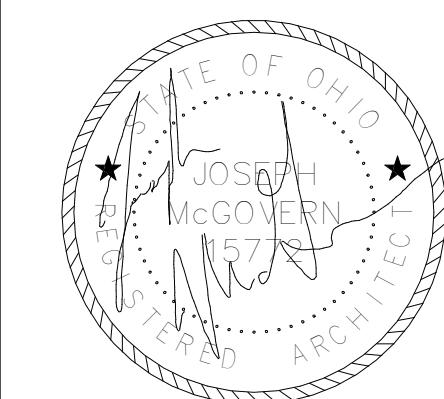
2 WEST ELEVATION  
1/4" = 1'-0"



3 NORTH ELEVATION  
1/4" = 1'-0"

Revisions		
#	Date	Description

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New Exterior Wall & Shade Structure  
for  
**FRANKLIN PEAK**  
Franklin County  
785 Science Boulevard  
Gahanna, Ohio 43230



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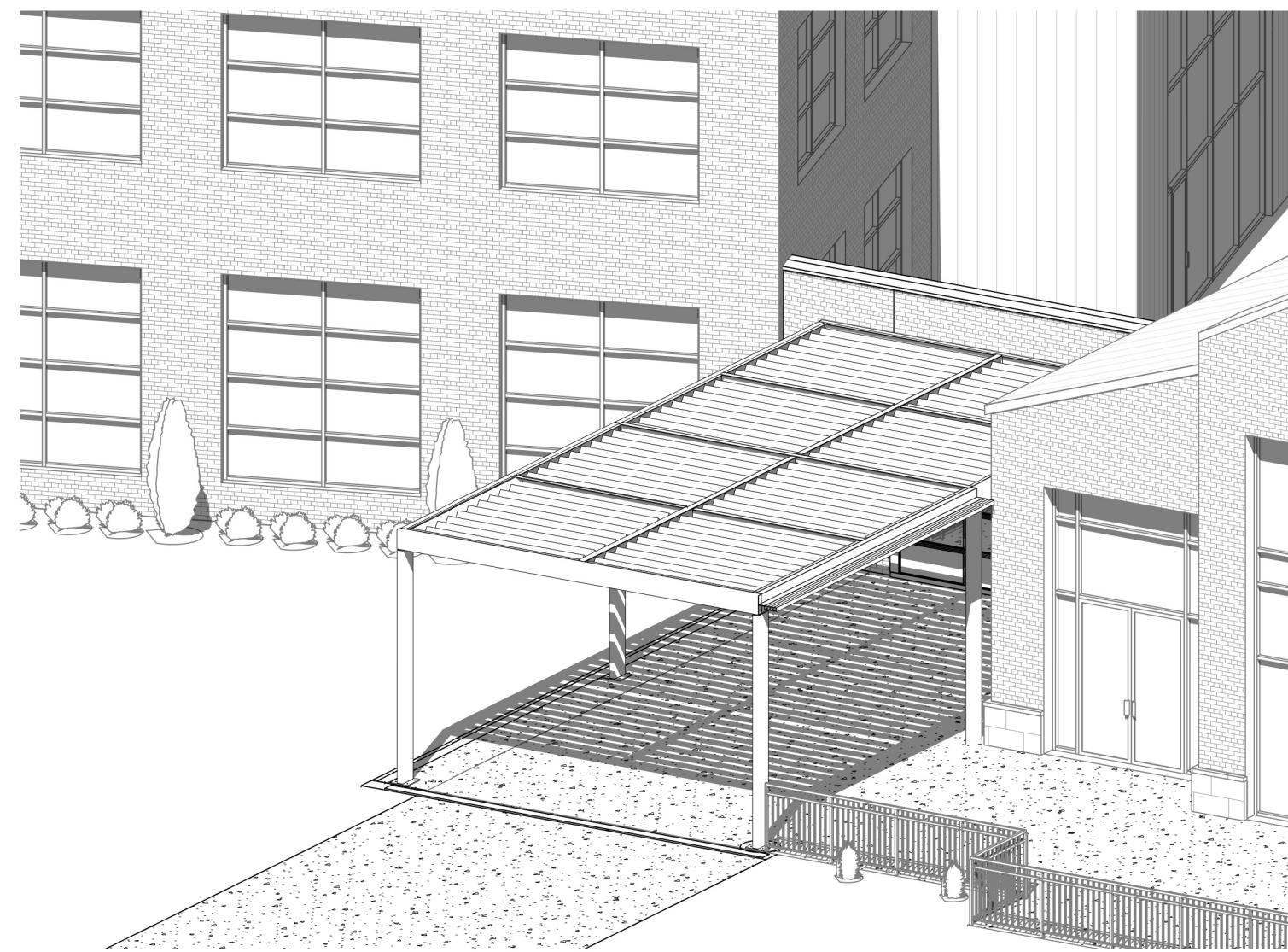
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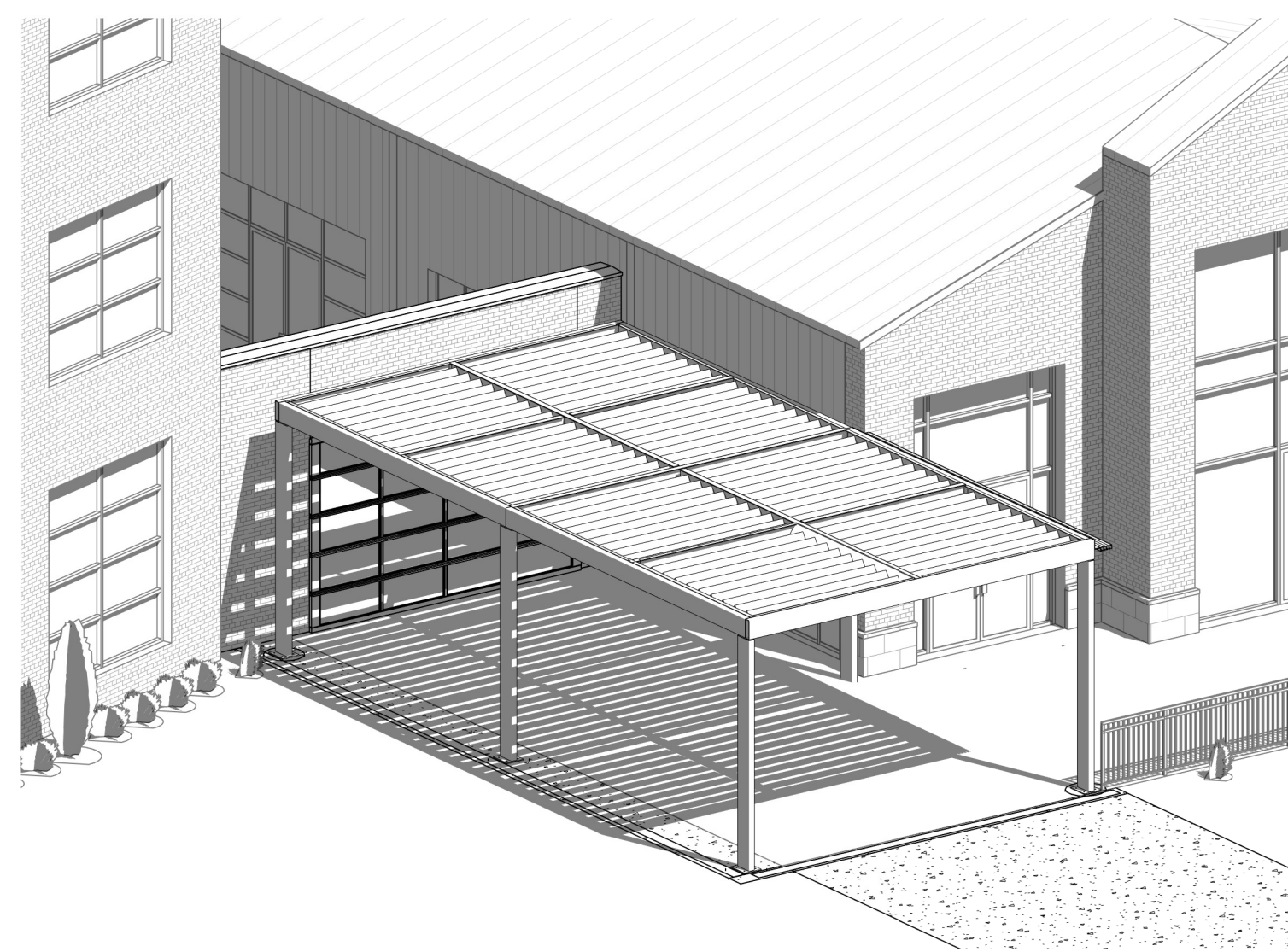
ELEVATIONS &  
SECTIONS

A-3.1

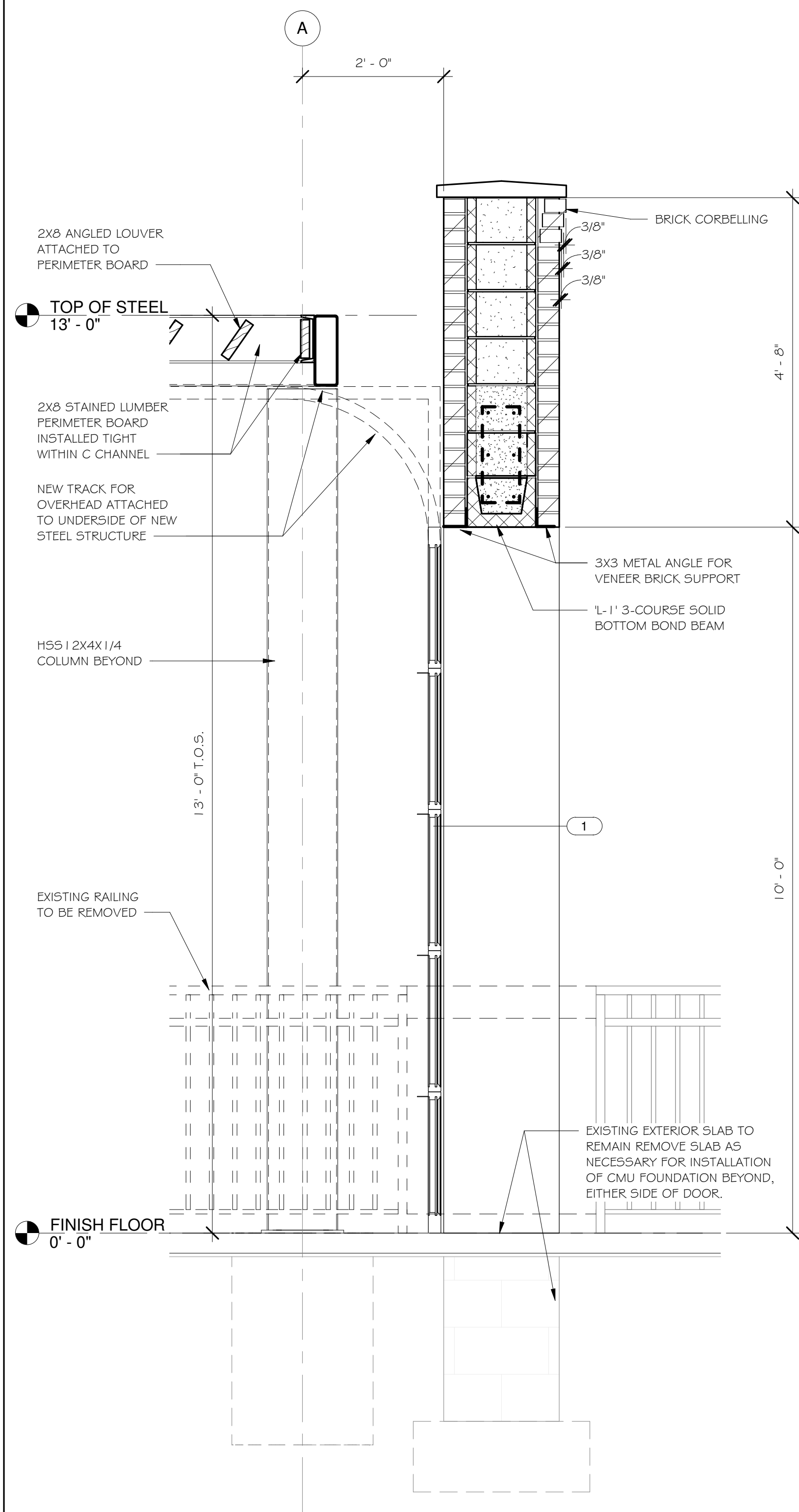




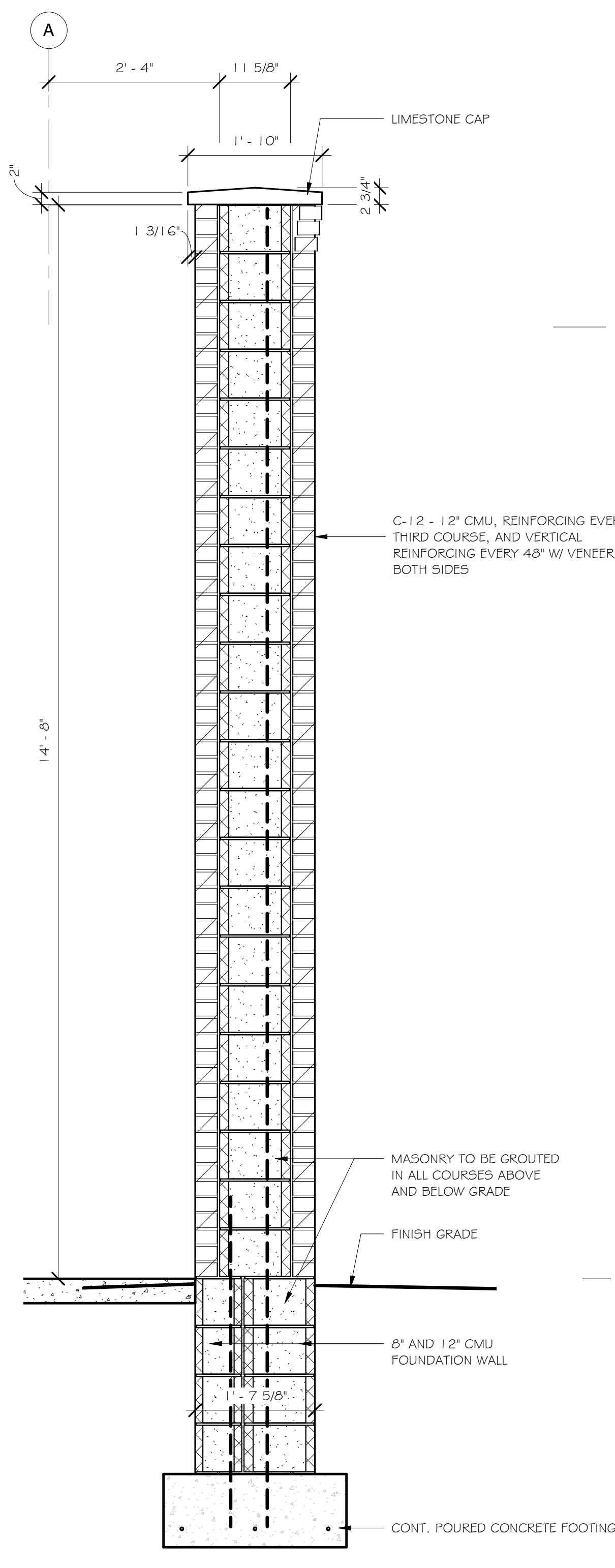
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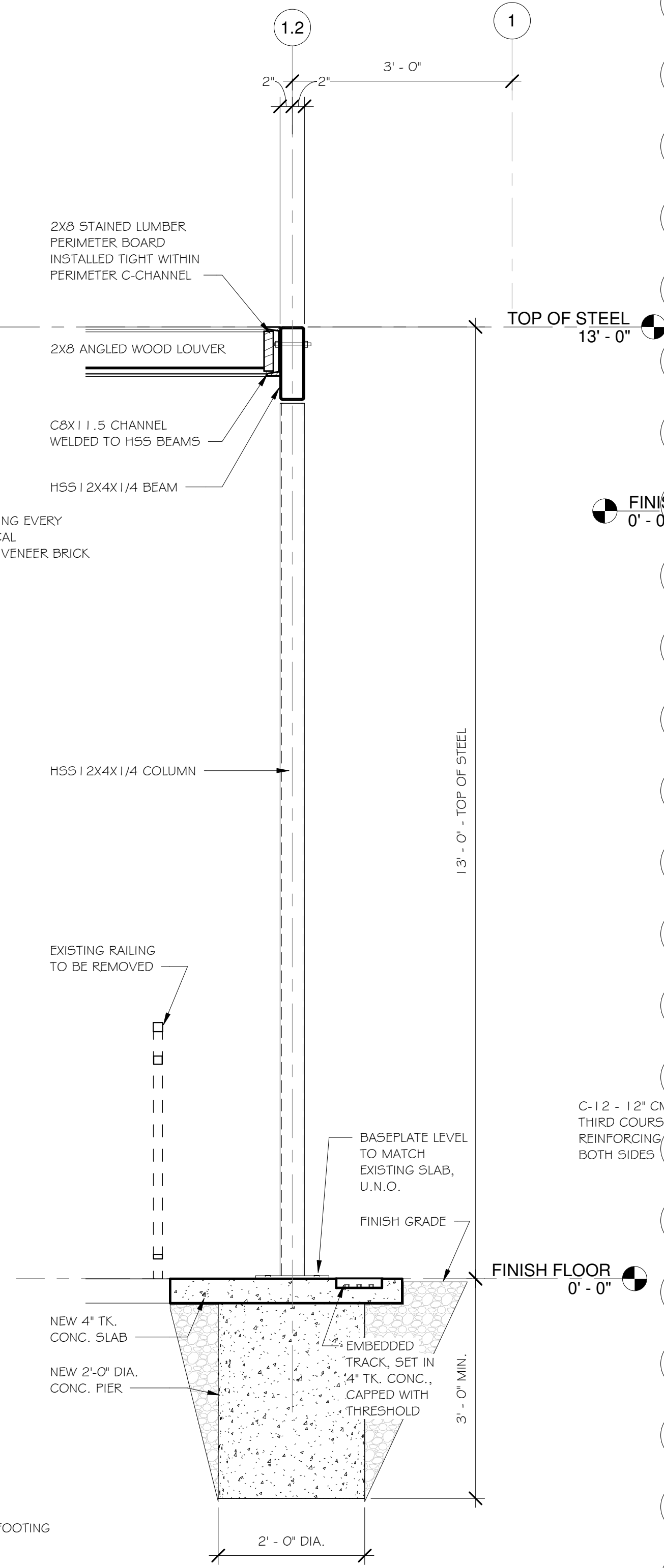
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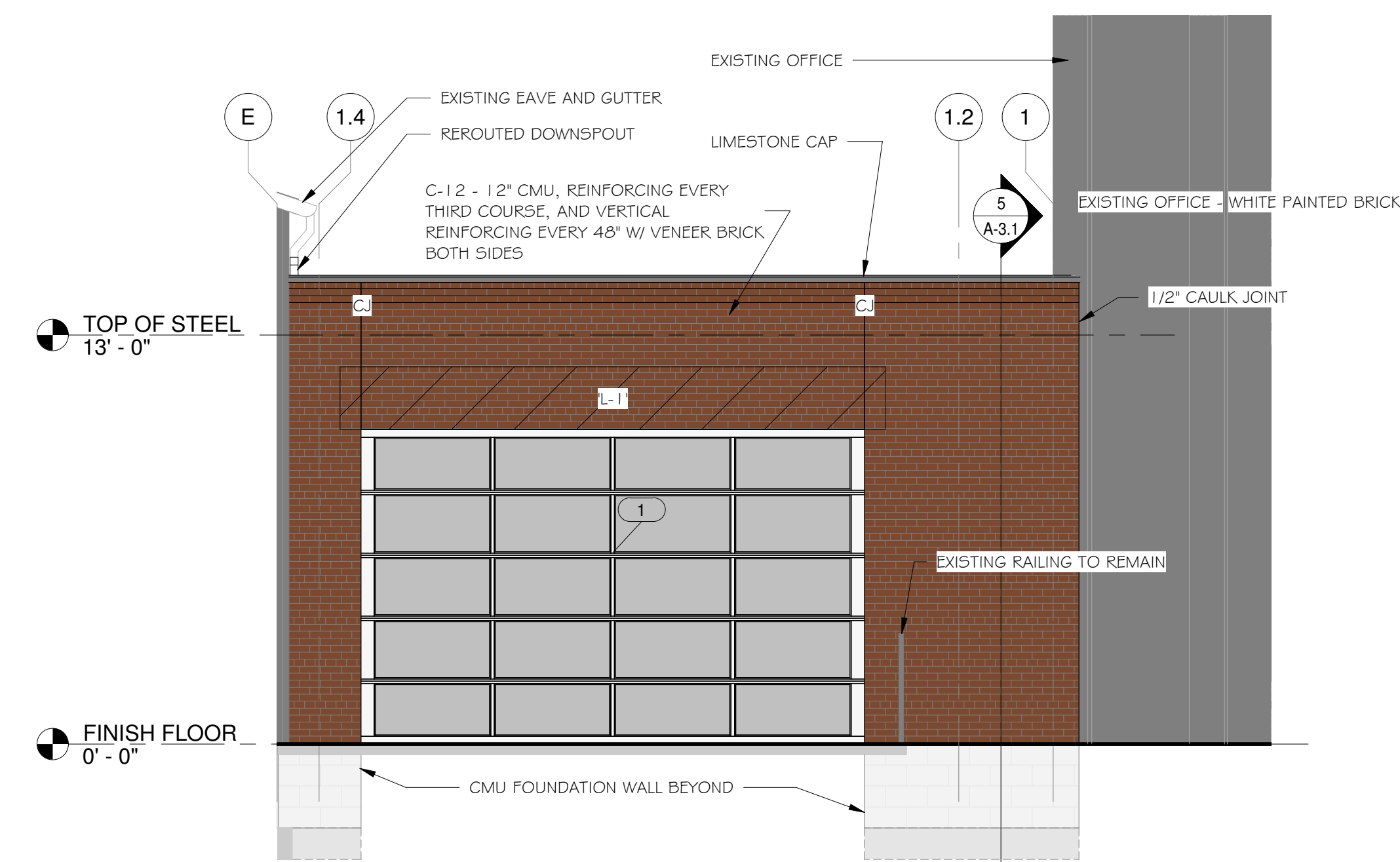
6 WEST WALL SECTION  
3/4" = 1'-0"



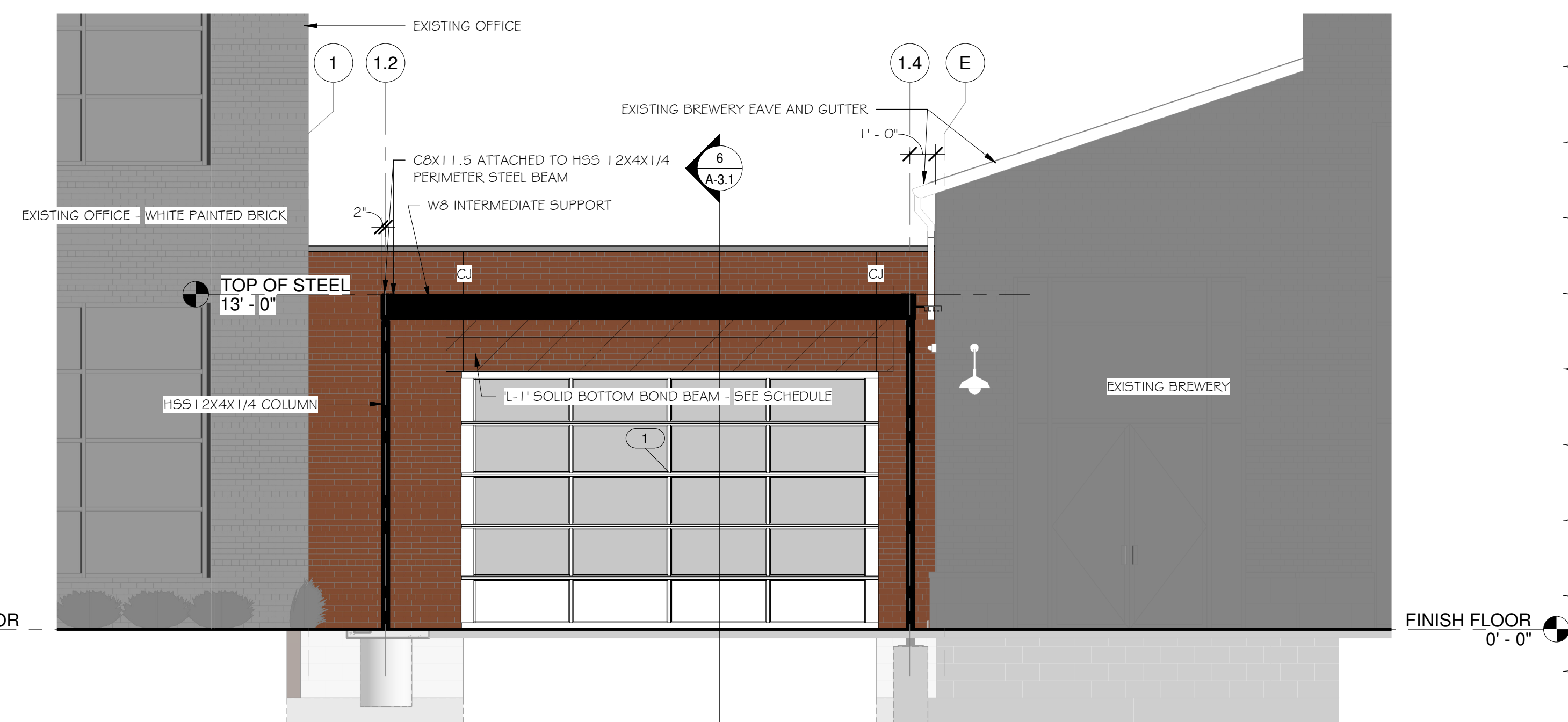
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3/4" = 1'-0"



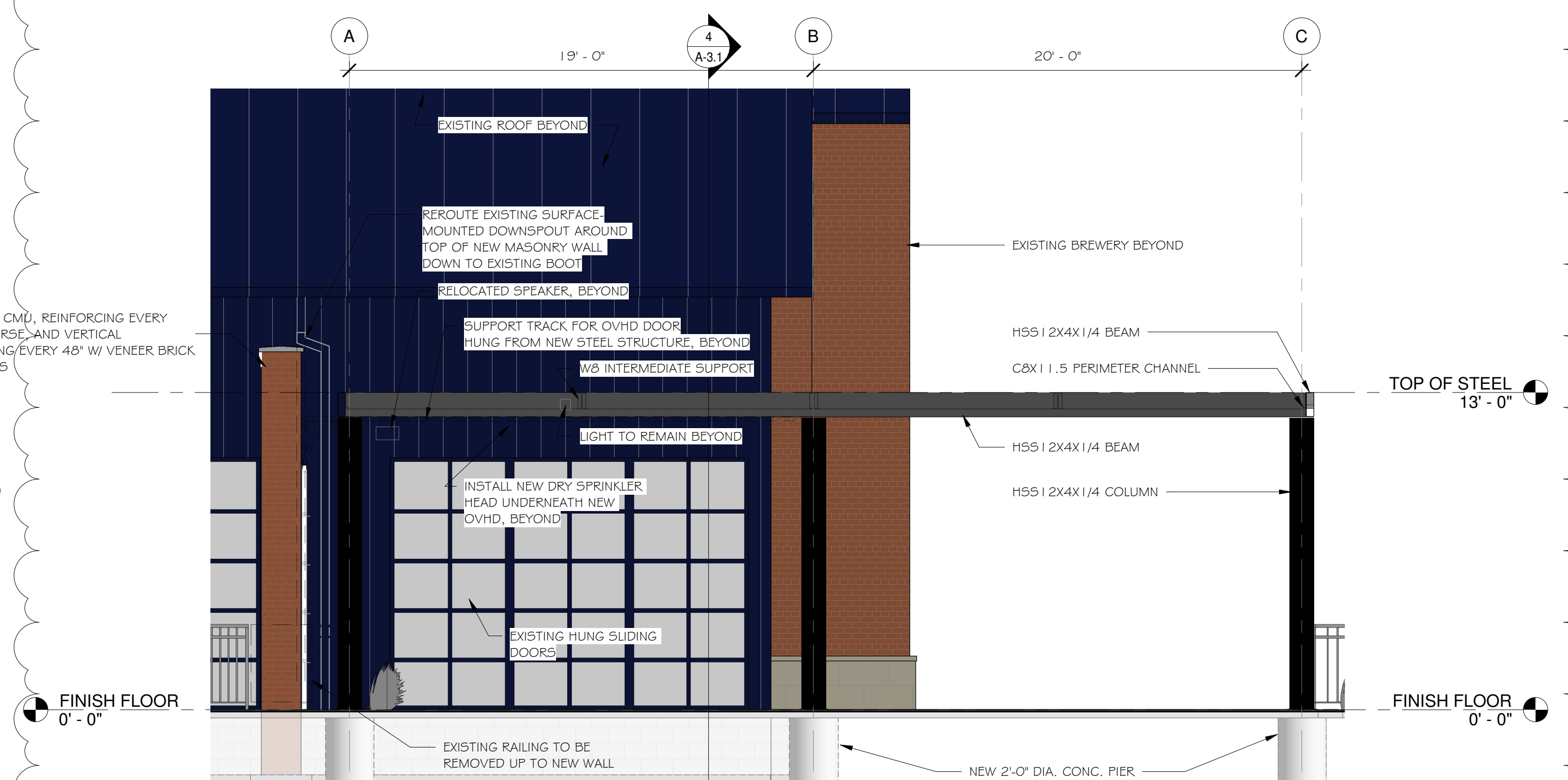
4 SOUTH WALL SECTION  
3/4" = 1'-0"



1 EAST ELEVATION  
1/4" = 1'-0"



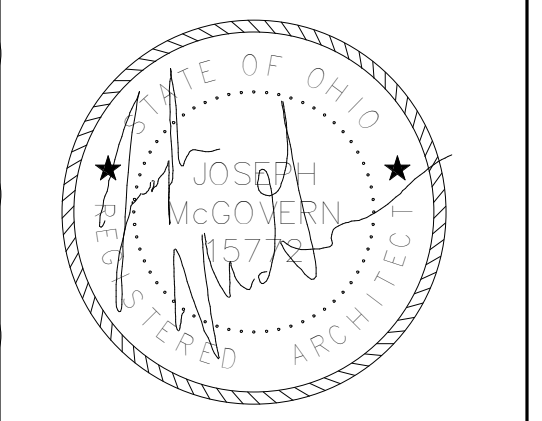
2 WEST ELEVATION  
1/4" = 1'-0"



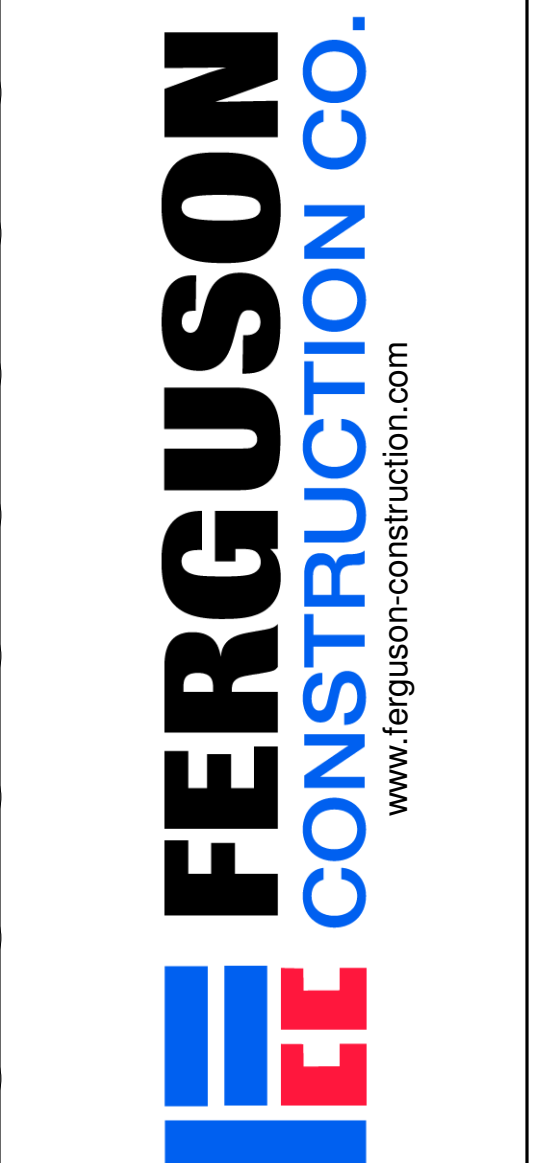
3 NORTH ELEVATION  
1/4" = 1'-0"

Revisions		
#	Date	Description
1	04/14/21	Color Elevations

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Fax: (937) 498-2243

**Dayton, Ohio**  
2201 Embury Park Road  
Dayton, OH 45414-5544  
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**Columbus, Ohio**  
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**Indianapolis, Indiana**  
7157 W. 200 N.  
Greenfield, IN 46140  
Phone: (317) 477-3615  
Fax: (317) 477-3630

Job Number 20-C0243  
Date 04/14/21  
Drawn By JMS  
Checked By JWM

ELEVATIONS &  
SECTIONS

A-3.1





P.O. Box 175  
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PREPARED FOR  
**Ferguson  
Construction Co.**  
3595 Johnny Appleseed Ct  
Columbus, OH 43231

PROJECT  
**Edison  
Brewing  
Company**  
785 Science Blvd  
Gahanna, OH 43230



ISSUED  
March 4, 2021

REVISIONS		
No	Date	Issue
01	20210412	Rev per Comments
02	20210419	Rev per Comments
03	20210421	Rev per Comments

CHECKED BY  
AC/BG

DRAWN BY  
AC

SHEET TITLE

## Landscape and Hardscape Plan

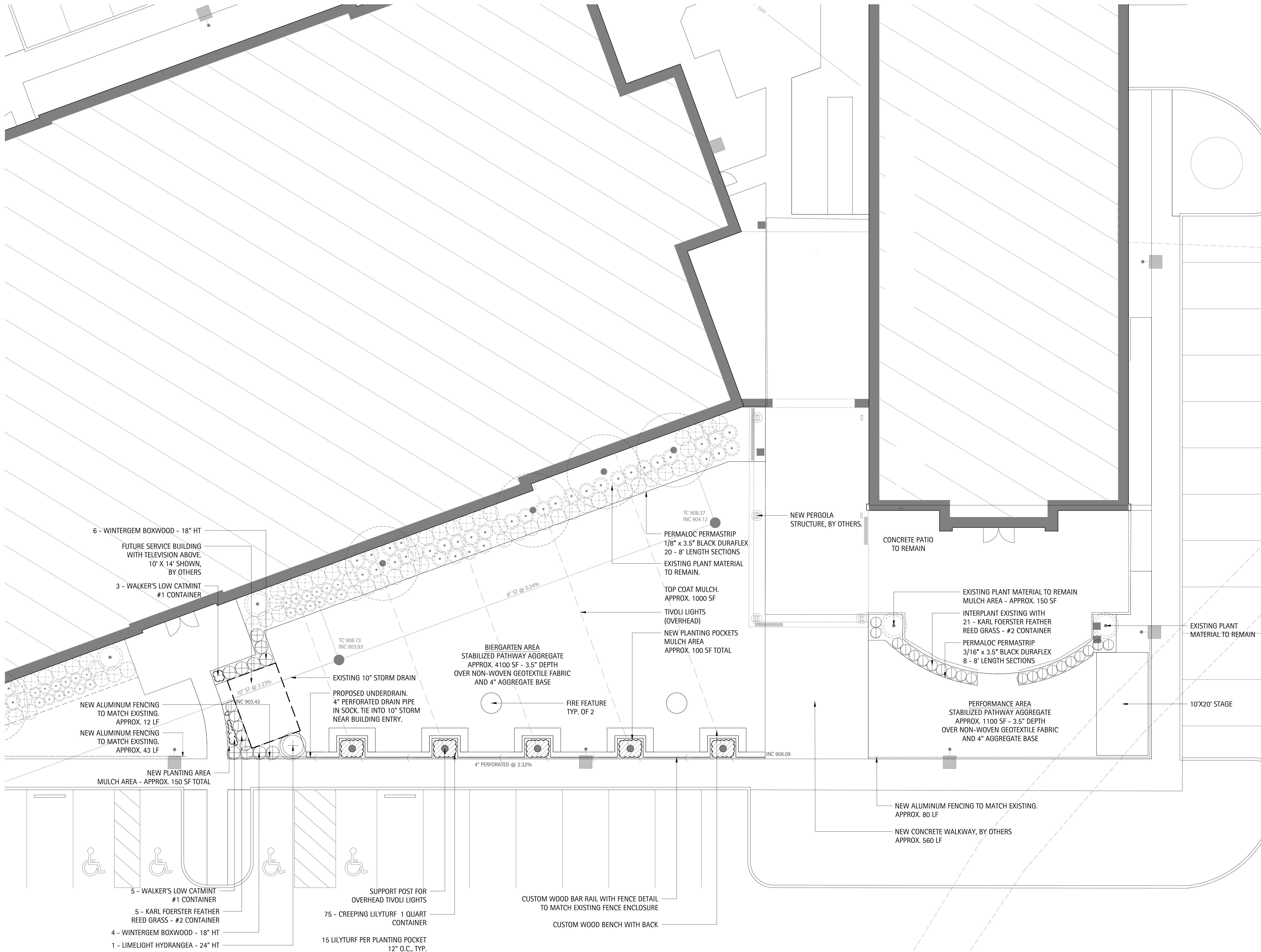
SCALE IN FEET  
1" = 8'-0"

0' 4' 8' 24'

NORTH

SHEET NUMBER

**L1.0**  
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April 16, 2021

Brandon Rose  
400 Canal Street  
Sidney, OH 45365

RE: Project 785 Science Blvd Design Review

Dear Brandon Rose:

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

**Fire District**

1. The fire division has no objection to the DR21 for the exterior wind block.  
But there are some building concerns that will need to be addressed at building plan review regarding fire protection systems and means of egress.

**Engineering**

2. The proposed sidewalk will need to be constructed according to City of Columbus standard drawings, current edition.

**Parks**

3. No Comment Per Julie Predieri

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

Sincerely,

Kelly Wicker  
Administrative Assistant



## STAFF REPORT

### Request Summary

Edison Brewery is requesting Design Review approval to construct a masonry wall with overhead door. The improvements are being installed to act as a wind block for the existing patio area. The subject property is zoned Office, Commerce, and Technology (OCT) with an overlay. The proposed improvements are brick, an aluminum overhead door, and a wood shade structure. The proposed materials are consistent with those of the existing buildings and they are consistent with the overlay text.

### Design Review

General review criteria for Design Review applications include the following:

- Are stylistically compatible with other new, renovated, and existing structures in the applicable Design Review District in order to maintain design continuity and provide protection of existing design environment.
- Contribute to the improvement and upgrading of the architectural and design character of the Design Review District.
- Contribute to the continuing economic and community vitality of the Design Review District
- Maintain, protect and enhance the physical surroundings of the Design Review District.

### Approved Design Review

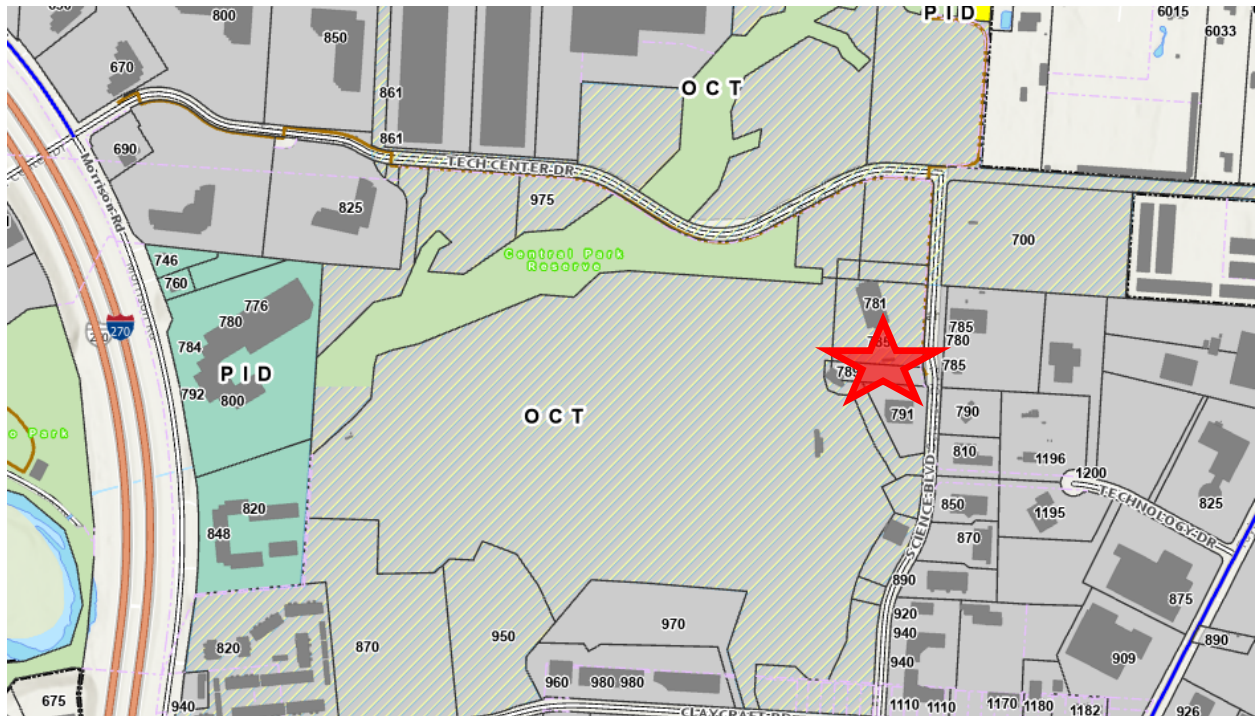




### Recommendation

Staff recommends approval as submitted with one minor clarification. The building division is reviewing the building permit and they have identified that the wood shade structure may not be permissible. While it's too early to know for certain if the material will change, staff recommends approval with the ability to change the material of the shade structure to meet building code standards.

### Location/Zoning Map



Respectfully Submitted By:  
Michael Blackford, AICP  
Director of Planning