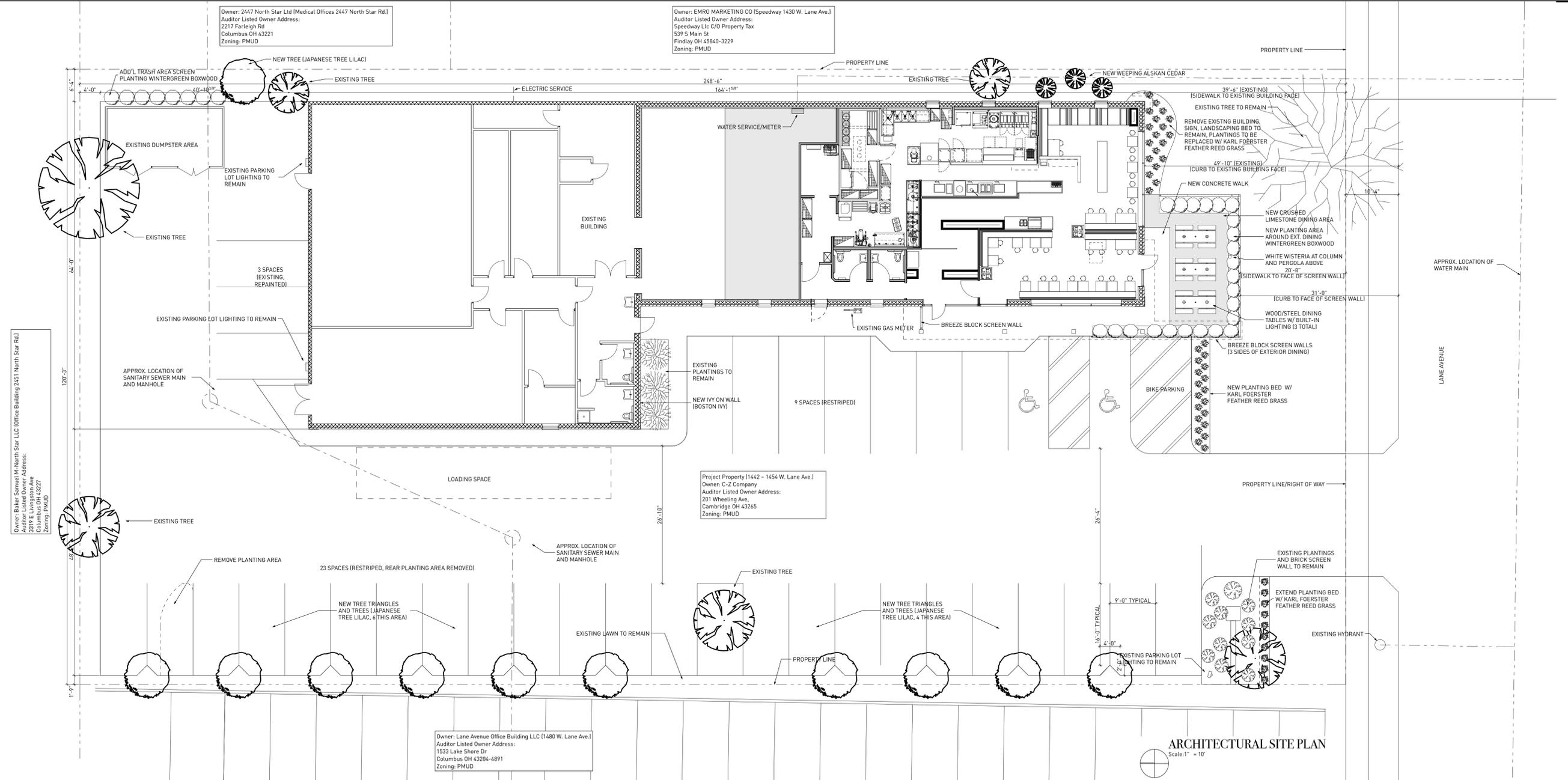


MARK	DATE	DESCRIPTION
	06.27.16	Zoning Submittal

PROJECT NO: 1016-0004
CAD FILE NAME: Organic Trails Trek.pln
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SHEET TITLE



Owner: Blue-Cam, LLC (Office Building 2451 North Star Rd.)
Auditor Listed Owner Address:
3319 E Livingston Ave
Columbus OH 43227
Zoning: PMUD

Owner: 2447 North Star Ltd (Medical Offices 2447 North Star Rd.)
Auditor Listed Owner Address:
2217 Farleigh Rd
Columbus OH 43221
Zoning: PMUD

Owner: EMRO MARKETING CO (Speedway 1430 W. Lane Ave.)
Auditor Listed Owner Address:
Speedway Llc C/O Property Tax
539 S Main St
Findlay OH 45840-3229
Zoning: PMUD

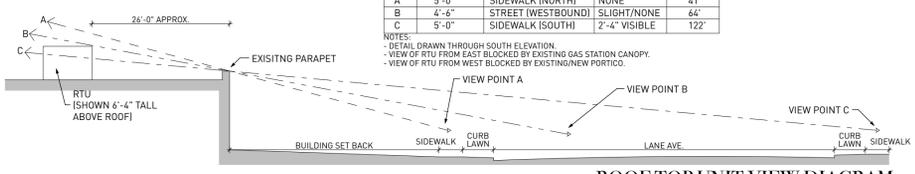
Project Property (1442 - 1454 W. Lane Ave.)
Owner: C-2 Company
Auditor Listed Owner Address:
201 Wheeling Ave.
Cambridge OH 43265
Zoning: PMUD

Owner: Lane Avenue Office Building LLC (1480 W. Lane Ave.)
Auditor Listed Owner Address:
1533 Lake Shore Dr
Columbus OH 43204-4891
Zoning: PMUD

ARCHITECTURAL SITE PLAN
Scale: 1" = 10'

MARK	VIEW HEIGHT	LOCATION	VISIBILITY	DISTANCE
A	5'-0"	SIDEWALK (NORTH)	NONE	41'
B	4'-6"	STREET (WESTBOUND)	SLIGHT/NONE	64'
C	5'-0"	SIDEWALK (SOUTH)	2"-4" VISIBLE	122'

NOTES:
- DETAIL DRAWN THROUGH SOUTH ELEVATION.
- VIEW OF RTU FROM EAST BLOCKED BY EXISTING GAS STATION CANOPY.
- VIEW OF RTU FROM WEST BLOCKED BY EXISTING NEW PORTICO.



ROOF TOP UNIT VIEW DIAGRAM

ZONING (LANE AVENUE PMUD)

BUILDING SETBACK
Max. from Curb face - Code = 20' max., Actual = Existing Building 49'-10", New Portico, Pergola, Exterior Dining 31'-0"
Minimum from R.O.W. - Code = 0' min., Actual = Existing Building 39'-6", New Portico, Pergola, Exterior Dining 20'-8"
Maximum from R.O.W. - Code = 10' max., Actual = Existing Building 39'-6", New Portico, Pergola, Exterior Dining 20'-8"
Side Yards - Code = 0', Actual 6'-8" and 48'-4"
Rear Yard - Code = 0', Actual 45'

Impervious Surface Coverage - Code = 80%, Actual approx. 81%
Changes from existing
1) Added small amount of concrete sidewalk at new exterior dining (balance of ext. dining to be gravel [pervious])
2) Removal of one landscape island to meet parking requirements (bays still meet requirements of Ord. 6.0731)
3) Added 5 tree triangles and trees at West edge of parking lot
Existing impervious Surface Coverage is approx. 80%

PARKING REQUIREMENTS
Parking (Lane Ave PMUD) requirements Ord. Table 5-G)
Restaurant (7 spaces per 1000sf area) = 2,646sf/1000x7 = 18.52 spaces
Office (3 spaces per 1000sf area) = 5,474sf/1000x3 = 16.42 spaces
Total spaces required = 35, 35 spaces provided (includes 2 accessible spaces)
90° parking spaces minimum 9'x18' and min. 22' drive aisle (25' = provided)

Loading space (Ord. 6.03F, Table 6.03F) 1 required, 1 provided

SIGNAGE (shown for reference only, permitted separately)
Building mounted sign max. area (Ord. 606 E 2a) = 1.5 sq ft per foot of building frontage = 67 x 1.5 = 100.5 sq ft of building mounted sign.
Free standing sign (table 6-4 - 4 lanes, 35mph) 20sf max sign area per face, 10sf max message area per face, 2sf max slogan area per face, min. width 7'-1", max. sign height 2.8', max overall height 5.5'

Chapter 10

Means of Egress:
A-2: 2 required [per 1015.1], 2 provided
B: 1 required [per Table 1015.1], 3 provided

Occupancy Load (1000A.1.1): UPDATE AND VERIFY
A-2 Use (2,646sf)
Kitchen Commercial = 200 gross sf/occupant = 1,040 sf/200 = 6 occupants
Assembly = 15 net = 1,305 sf / 15 = 87 occupants

A-2 total occupants = 93
(Design Occupant Load = 93 [Seating/Standing = 78, Customer Queue (1/5) = 9, Staff = 6])

B Use (5,474sf)
Test Kitchen Commercial = 200 gross sf/occupant = 650 sf/200 = 4 total occupants
Office = 100 gross sf/occupant = 4,824 sf/100 = 49

Common Path of Egress Travel:
Allowable = 75 feet [per 1014.3]

Exit Access Travel Distance:
Allowable = 200 feet [per Table 1016.1]

Chapter 29: Restroom Requirements [per Table 2902.1]:
Group A-2 (93 occupants)
Lavatories (200 each gender) = 2 total required (1 for men / 1 for women), 2 provided
Water Closets (175 each gender) = 2 required (1 for men / 1 for women), 2 provided
Service Sink = 1 required, 1 provided

Group B (53 occupants)
Lavatories (180 total) = 2 total required, 2 provided
Water Closets (150 total) = 2 total required, 2 provided
Service Sink = 1 required, 1 provided
Drinking Fountain = 1 required, 1 provided [existing]

OBC INFORMATION

CODE NOTES:
These documents have been prepared under the following codes:
2011 Ohio Building Code
2011 International Plumbing Code
2011 International Mechanical Code
2011 National Electric Code

Site Information:
1442 W. Lane Ave., Upper Arlington

Life Safety:

Means of egress shall be maintained in accordance with the International Fire Code Section 1411.2

Project Description

Renovations to an existing space. Building Area = 8,120sf

Chapter 3: Use and Occupancy

New Occupancy - separated mixed use - A-2 (Assembly - Restaurant) and B (Business - Office and Test Kitchen)
Existing Occupancy - unseparated mixed use - M (Mercantile) and S-1 (Moderate Hazard Storage)

Chapter 5: Building Heights and Areas:

A-2 (VB) Height: 40', Stories: 1, Area: 6,000sf
B (VB) Height: 40', Stories: 2, Area: 9,000sf
Actual Height: 18', Stories: 1, Area: 2,646sf (A-2), 5,474sf (B)
Separation (Table 508.4): 2 Hour Fire Barrier (Non-sprinklered)

Chapter 6: Types of Construction:

Existing building previously classified as Type VB
Table 602: East wall fire separation distance 5'-10", type VB construction + 1 hr rating
All other sides fire separation distance greater than 30" = 0 rating

Chapter 7: Fire and Smoke Protection Features:

New Fire Barrier separating A-2 and B uses (707)

Chapter 8: Types of Construction:

Max. Openings in exterior walls [per Table 705.8]
North (30' or greater, No limit) - 96sf - No Limit
South (30' or greater, No limit) - 1,007 - No Limit
East (5'-10", 10%) - 2,500sf - 250sf (Existing openings 64sf)
West (30' or greater, No limit) - 2,500sf - No Limit

Chapter 9: Finishes:

Interior Wall and Ceiling Finish Requirements, Class C [per Table 803.9]
Interior Floor Finish Requirements, must comply with the DCC "P-11" [per 804.4.1]

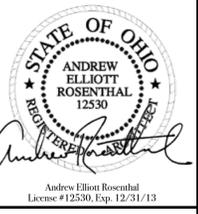
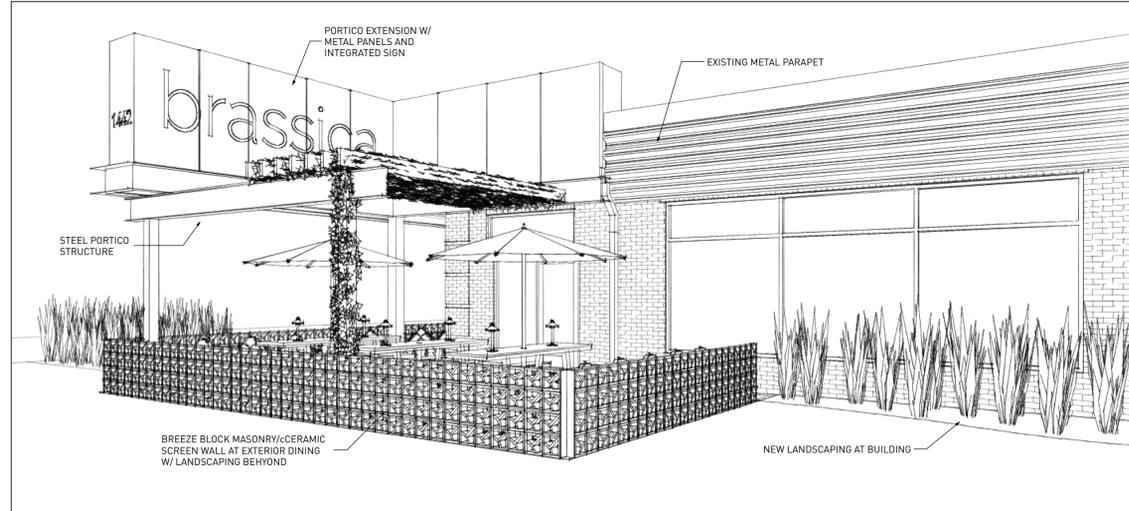
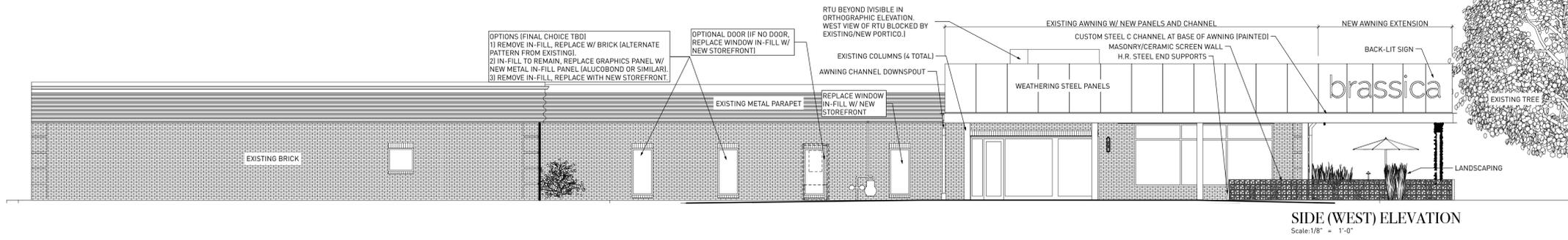
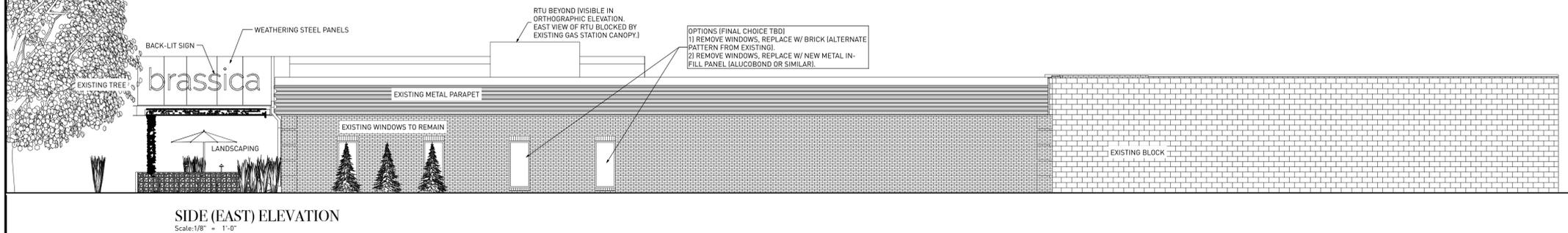
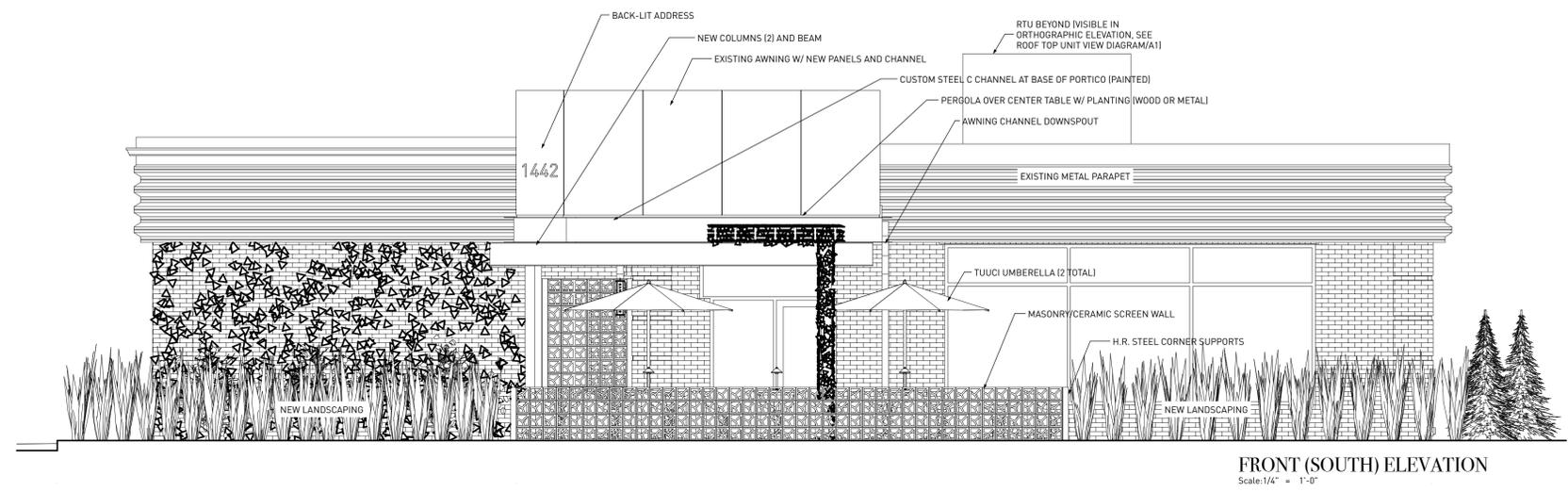
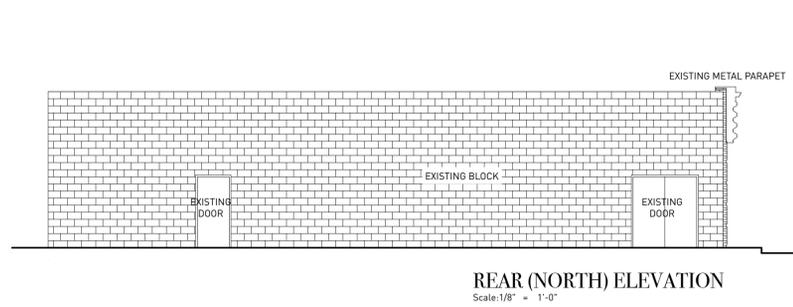
Chapter 10: Fire Protection Systems:

No existing sprinkler system.
NO CHANGE

QTY	COMMON NAME	BOTANICAL NAME	SIZE
3	WEeping ALASKAN CEDAR	CHAMAECYPARIS NODOSYKATENSIS 'PENDULA'	4'
11	JAPANESE TREE LILAC	SYRINGA RETICULATA 'IVORY SILK'	2 1/2" CAL
31	WINTERGREEN BOWWOOD	BUXUS SINICA VAR. INSULARIS 'WINTERGREEN'	24" HGT
48	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	2 GAL
1	WHITE WISTERIA	WISTERIA FLORIBUNDA LONGISSIMA ALBA	2 GAL
6	BOSTON IVY	PARTHENOCISSUS TRICUSPIDATA	1 GAL



SITE LOCATION MAP



1442 WEST LANE AVENUE
UPPER ARLINGTON, OHIO 43221

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ELEVATIONS & VIEWS