

**NOTICE OF PUBLIC MEETING
CITY OF BEXLEY
PLANNING COMMISSION**

The Bexley Planning Commission will hold a Public Meeting on the following application on **Monday, February 24th, 2014 at 6:00 p.m.**, in the City Council Chambers, Bexley Municipal Building, 2242 East Main Street.

SPECIAL NOTE TO THE APPLICANT: Number 6 of the Rules and Regulations of the Planning Commission reads: The applicant or an authorized representative shall attend the meeting. The Commission may dismiss, without hearing, an application if the applicant or authorized representative is not in attendance.

APPLICATION No: 14-Exempt
APPLICANT: Andrew Rosenthal, GRAD Architects
OWNER: City of Bexley
LOCATION: 2232 E. Main Street (formerly Barrel 44 at Bexley Square)

REQUEST: The applicant is seeking exterior modification to the building, which includes a section of the building being removed to bisect the building into two separate buildings and to allow drive access from the current City Hall site. The applicant is also proposing parking lot improvements on the site. These Changes, if approved, will accommodate the new Bexley City Hall offices.

A copy of the application is available for review in the Building Department office during the hours of 8:00 a.m. to 4:00 p.m. Monday thru Friday. If you have any questions, please call the Bexley Building Department at 559-4240.

If you need any accommodation or assistance in order to attend the meeting, please contact the City of Bexley at 559-4240 at least 48 hours before the scheduled meeting.

Mailed by 02.14.2014

CITY OF BEXLEY



Review Application for:

PLANNING COMMISSION
 CITY COUNCIL
 TREE & PUBLIC GARDEN COMMISSION
2014

APPLICATION TO APPEAR BEFORE:

CITY COUNCIL **PLANNING COMMISSION** Date: 2/24/14
 TREE & PUBLIC GARDEN COMMISSION (Recommendation)

1. This application is submitted for: (please check)

- A. Rezoning Lot Split Plat Approval Special Permit
 Variance Conditional Use Other _____
- B. Exterior Design Review to include: Building Plans Site Development
 Signage Fence Other _____

2. APPLICATION SUBMITTED FOR PROPERTY LOCATED: 2210 - 2240 E. MAIN ST.
NAME OF BUSINESS: BEXLEY SQUARE SHOPPING CENTER

3. NAME OF APPLICANT: GRAD ARCHITECTS / ANDREW ROSENTHAL
Address 390 W. SPRING ST. SUITE 355 COLUMBUS, OH 43215
Telephone Number 614-228-2122 E-mail: INFO@GRAD.CC

4. NAME OF OWNER: CITY OF BEXLEY
Address 2242 E MAIN ST. BEXLEY, OH 43209
Telephone Number 614-559-4200 E-mail: _____

5. Narrative description of project / request. (Attach additional sheets, if necessary).
SEE ATTACHED

6. If this application involves a Variance, please explain why the Variance is necessary. (Attach additional sheets, if necessary).
N/A

7. What is the valuation on the project? Est. @ 450,000

10. SIGN INFORMATION

- A. TYPE: Monument Window Free Standing "A" frame
 Projecting Awning Wall Banner
- B. SIZE Sq. Ft. Ft. Horizontal Ft. Vertical
- C. Sign Wording: _____
- D. What is the linear width of your tenant space? _____

In order to properly complete the application, the Commission requires that (12 copies) of all supporting material be submitted at the time the application is filed. **Failure to comply with this provision will result in having your application withheld from the agenda and returned to the applicant. This is a rule of the Commission and no exceptions will be made.**

Be advised, if the Commission decides it needs the services of an independent expert (e.g., architect; landscape architect; planner; civil, environmental or traffic engineer; legal counsel, etc.) to assist it, it shall designate the person to be consulted and the cost thereof shall be paid by the Applicant in addition to the above filing fees.

APPLICANT:  DATE: 2/1/14
(Signature)

Fee Due: \$ EXEMPT

Planning Commission Review Date: _____

Staff Review Date: _____

Approved by: _____ Date: _____

City Council Ordinance reading schedule for: _____ as follows:
(Address)

Ordinance No. _____

1st Reading Date: _____ Time: _____ () Subcommittee: _____

2nd Reading Date: _____ Time: _____ () Sub-committee: _____

3rd Reading Date: _____ Time: _____ () Sub-Committee: _____

Results: () Approved () Tabled () Denied Date: _____

FEES: Payment of applicable fees:

_____ Requests for amendment to previously approved PUR or PUC plans	\$300.00
_____ Split of lot or existing parcel.	\$250.00
_____ Replatting or new plat.	\$250.00
_____ Rezoning: 1 acre (or part thereof) \$250.00 each additional acre (or part thereof) additional \$60.00	total = \$ _____
_____ Sign Review and Environmental Review are based on the value of project:	
Valuation of Project	Fee
_____ \$0 - \$5,000	\$100.00
_____ \$5,001 - \$25,000	\$200.00
_____ \$25,001 - \$75,000	\$250.00
_____ \$75,001- \$200,000	\$350.00
_____ \$200,001 - \$750,000	\$600.00
_____ Over \$750,001	\$1,000.00
_____ Variance,	\$65.00
_____ Fences and walls:	\$90.00
_____ Special Permit, Conditional Uses and All others:	

(Re-submittal fee **\$50**)

Fee: Due: \$ EXEMPT

Artistic improvements such as sculpture, murals and mobiles shall be exempt from an application fee. However, prior to installation of artistic improvements, an application shall be filed for review and approval by the Commission.

Appeals Procedures

Bexley Code Section 1222.04(c) provides for appeal of the decisions of the Planning Commission to Bexley City Council. Appeals must be in writing and filed with the Clerk of Council within (14) fourteen days after the decision of the Commission is rendered. The decision of City Council is final.

***NOTE:** The appeals procedure is applicable to Environmental Review only, and not to statutory decisions such as platting, lot splits or zoning resolutions.

CITY OF BEXLEY



X **Planning Commission Review**
City Council Review

APPLICATION SUBMISSION CHECKLIST

(Required – Must Accompany Application)

Project Address: 2210-2240 E. MAIN ST.

Applicant: GRAD ARCHITECTS / ADRIAN ROSENTHAL Phone: 228-2122

The following items **must be submitted** in order for the Planning Commission to consider your application complete for review. Note all plans (site, architectural, landscape, and sign) must be submitted to an appropriate engineering or architectural scale and this scale must be included on the plan sheets. In addition, plan sheets should not exceed 11" x 17" in size.

For **ALL APPLICATIONS** you must submit:

- Application Fee:** Submission fee according to Code (Check made payable to City of Bexley).
- Agent Authorization:** This must be provided when the land owner is not the applicant or representing the application at the Commission. This can be in the form of a letter of authorization signed by the property owner and notarized.

On an application for **Special Permit or Conditional Use or Use Variance** you must submit:

- Narrative of how you meet the following requirements:** (12) copies
 - a. The use is consistent with the goals and policies of any adopted plans of the City of Bexley, including, but not limited to, the Main Street Guidelines.
 - b. The use will not have a negative impact on the neighboring land uses and the larger community because of the differences between the proposed use and the existing uses in the community.
 - c. The use will not be hazardous to or have a negative impact on existing or future surrounding uses.
 - d. The use will meet or satisfy the lot/yard or height requirements in the code and the general code provisions including landscape requirements, parking standards, and storm drainage requirements as existing or as may be adopted.
 - e. The use will not create an undue burden on existing public facilities and services such as streets, utilities, schools or refuse disposal.
 - f. The use is consistent with and/or furthers the City's economic goals.
 - g. The use is expected to result in a net increase in assessed value or tax revenue to the City.
 - h. The use enhances economic development through job creation, tax revenues to the City, attraction of people, or increased economic activity.
 - i. The use serves a compelling public need, regardless of its ability to meet economic development goals.

- Location map/site plan: (12) copies.

On an application for **SIGN or FENCE APPROVAL** you must submit:

- [] **Sign/Fence Plan:** (12) copies of the sign/fence plans to scale that show sign/fence dimensions, sign/fence area, mounting height, colors, lettering style, graphic(s), materials, location, and proposed method of illumination (if applicable). Fence plans to show all structures and their setbacks from the front, side and rear lot lines.
- [] **Sign/Fence Elevation:** (12) copies of a colored rendering of the sign or fence elevation to scale.
- [] **Landscape Plan:** (12) copies of a landscape plan to scale showing all existing and proposed landscaping including species type, size, quantity, and location of all materials (where applicable). This applies to fences, freestanding and ground-mounted signs.
- [] **Other Details:** Photographs, material list, and color samples.

On an application for **EXTERIOR DESIGN REVIEW** you must submit:

- [] **Vicinity Map:** (12) copies of a location plan or vicinity map to scale which show all adjoining properties (tax parcel map may be used).
- [] **Project Description:** (12) copies of a written description of the project including existing land use/development, proposed land use/development (square feet of floor space, number of residential units, number of employees, etc.), and a statement of how the proposed development meets the intent of the Main Street Design Guidelines.
- [] **Detailed Site Plan:** (12) copies of a detailed site plan to scale showing existing conditions and all improvements. The detailed site plan should include: north arrow, appropriate engineering or architectural scale, property lines, setbacks, easements, right-of-way, existing conditions (roads/alleys, sidewalks, drives/parking lot, buildings/structures, vegetation, trees in the right-of-way, utilities, city street lights, etc.), and all proposed property and building improvements/changes.
- [] **Building Elevations:** (12) copies of building/structure elevation drawings to scale with materials and colors indicated (all sides of the proposed structure or improvements).
- [] **Parking Plan:** (12) copies of a parking plan describing how much parking the proposed use and site requires and how the Code requirement will be met (where applicable).
- [] **Landscape Plan:** (12) copies of a landscape plan to scale showing all existing and proposed landscaping including species type, size, quantity, and location of all materials (where applicable).
- [] **Lighting Plan:** (12) copies of an exterior site lighting plan to scale including fixture types and location (where applicable).
- [] **Screening Plan:** (12) copies of a the proposed screening plan for dumpsters/trash bins, mechanical units, utility boxes, etc., when not included in the building elevations or landscape plan (where applicable). This plan will show location, size, and height of the units/bins and the screening, as well as materials and colors.
- [] **Materials List:** Material list or specifications with color samples for exterior portions of the building.
- [] **Colored Rendering:** (12) copies of a colored rendering of the completed project.

Existing Conditions: Photographs of existing property conditions.

I/We certify that the items listed above are contained in the attached application and that the Person(s) responsible for completing this application has received a copy of the City Council / Planning Commission Procedures and Design Guidelines Manual. **I/We understand that failure to include any of the items listed above without the required fees will result in this application being determined incomplete and having it withheld from the Commission agenda and returned to the applicant.**

Note: The deadline for filing an application is twenty-one (21) days prior to the City Council and/or Planning Commission meeting at which the application is to be considered. Meetings are held in City Council Chambers at the Bexley Municipal Building, 2242 E. Main Street.

ANDREW ROSENTHAL
(Applicant – Type or Print Name)

[Signature] 2/1/14
(Signature / Date Signed)

<p>City Staff Use:</p> <p>Received: _____</p> <p><input type="checkbox"/> Complete / Accepted, forward for Staff Review.</p> <p><input type="checkbox"/> Incomplete / Rejected, return to Applicant.</p>

Bexley Square - Existing



Bexley Square - Existing



Bexley Square - Existing



Bexley Square - Existing



GENERAL NOTES

- All contractors shall review all drawings. Contractors are responsible for complete review. Items effecting all trades are placed throughout the set of drawings.
- All contractors shall visit site prior to submission of any bids on any phase of the work.
- The plumbing, electrical, and HVAC contractors shall be under the direction of the general contractor.
- Provide wood (fire retardant treated at rated walls) blocking or metal blocking for all wall-mounted doorstops, toilet accessories, handrails, door jams, countertops, wall cabinets, shelving, drywall catches, and similar items.
- Fire-stop all openings around pipes, conduits, etc., where they penetrate any rated assembly.
- Provide access panels at all valves, dampers, and similar areas where access is required. Finish panels to match adjacent surfaces.
- Unless otherwise noted, dimensions on plan are face of concrete, stud or existing surfaces.
- This project shall comply with the current edition of the Americans with Disabilities Act Accessibility Guidelines (ADAAG). See typical ADA clearances and mounting heights standards included in this set of documents.
- All mechanical equipment and systems shall comply with the OMBC and chapter 28 of OBC. All mechanical equipment and appliances shall bear the label of an approved agency and shall be installed in accordance with manufacturer's installation instructions per OMBC 301.3
- All gas piping shall comply with OBMC Chapter 13.
- All electrical equipment and systems shall comply with OBC Chapter 27, the National Electric Code, and the NFPA.
- All materials and installation of plumbing systems shall comply with the Ohio Plumbing Code.
- All dimensions shown are to be verified in the field, contractor to report any discrepancies before proceeding with the work. Do Not Scale Drawings.
- General contractor to provide allowance for one recessed cabinet fire extinguisher to be located per direction from fire department inspector. (See Fire Extinguisher Notes below)
- Contractor shall repair/replace rated assemblies and/or fire proofing found to be compromised or damaged during construction.
- Preliminary layouts shall be provided for owner/architect field approval prior to installation of:
 - Wall Track
 - Wall and/or Floor Tile
- All owner supplied equipment, shelving, counters to be installed by GC — work includes all final utility connections.
- The Contractor is responsible for coordination of all work including adequate pre-review of all shop drawings. Errors due to lack of review and/or coordination shall be corrected at the Contractor's expense.
- The Contractor is responsible for keeping the premises in a neat and orderly fashion. Construction debris removal from the site shall be the responsibility of the Contractor.
- All material used in the construction of this project shall be NEW unless otherwise noted.
- All materials located above ceilings must be plenum rated.
- Contractor to assume all responsibility for the safe handling and/or removal of any environmentally hazardous materials encountered during construction, and hold Harmless and indemnify the owner and architect from and against any claim or liability arising out of the contractor's performance.

FIRE EXTINGUISHER NOTES

Fire Extinguishers
 Similar to Potter Roemer Model No. 3005 ABC multipurpose dry chemical type with steel cylinder body, red glossy polyester finish, pressure gauge and hose. Contents stored under pressure at approximately 195 PSIG. Assembly to be UL listed with minimum rating of 2A:10B:C. Install in semi-recessed cabinets all locations.

Fire Extinguisher Cabinets
 Similar to Potter Roemer Model No. 1714-B with 20 ga. steel box for semi-recessed installation. Provide door with continuous hinge and full break type glass with integral breaking handle. Door break glass to be tempered safety type.

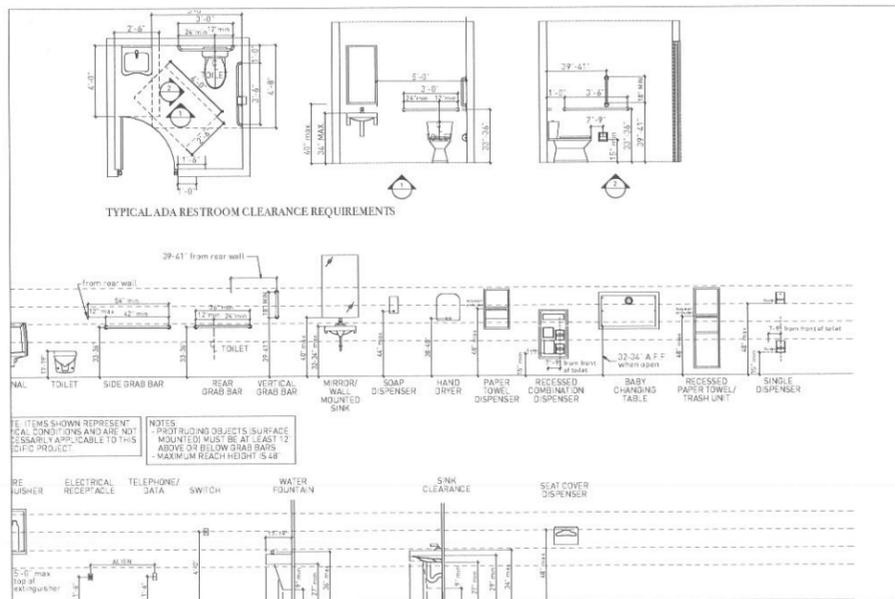
SPECIFICATIONS

General
 Products, materials, and operations not specified, but indicated on drawings or required for construction, shall be provided at a level of quality that is indicated for other items in the specifications and drawings. The contractor shall provide all products, materials, and operations necessary to complete the job and achieve a consistent level of quality.

The standard of quality for new work shall be equal or greater than that of the existing construction.

Thoroughly clean all construction upon completion. Protect finished work from damage during construction.

Guarantee all materials, installation, and workmanship, for a period of one year, beginning on the date of substantial completion, unless other guarantees/warranties are specifically noted.



CONSTRUCTION NOTES

- Demolition**
 - Remove and dispose of existing material as required for new work.
 - Protect work adjacent to demolition.
- Metals**
 - Provide new metal fabrications as illustrated. Shop-fabricate and shop-finish. Grind flush and smooth all visible welds, grind smooth exposed cuts and edges. Company logos or names shall not appear on exposed view members.
 - Welds shall conform to AISC and AWS requirements.
- Wood and Plastics**
 - Submit shop drawings for all finish carpentry and millwork items indicating materials, component profiles, fastening and jointing details, hardware, finishes and accessories.
 - Submit samples of hardwood lumber and panels showing species, grade, profile.
- Gypsum Board Assemblies**
 - Comply with Gypsum Association GA 214 "Recommended Specifications for Application and Finishing of Gypsum Board". Metal framing systems to comply with ASTM C754.
 - Do not proceed with gypsum board installation until blocking, framing, bracing and other supports for subsequently applied work have been installed, reviewed and accepted by the owner/architect.
 - Do not install gypsum board until other work concealed by gypsum board has been installed.
 - New studs to be ASTM C445, galvanized steel, C-shaped, 20 ga. unless noted otherwise.
 - Use USG tapered edge face panels, 48" wide, in maximum lengths available to minimize end joint conditions, 5/8" thick unless otherwise noted attached with fasteners complying with GA 214 (ASTM C1002, USG Type "S" bugle head screws). Joint treatment to comply with ASTM C476 (provide USG Per-A-Tape System utilizing ready-mixed vinyl tape compound or chemical-hardening type for tape bedding and ready-mixed vinyl type for taping. At all exterior wall provide new continuous vapor barrier 110 mil polyethylene, lapped and taped joints, seal at outlets and other penetrations).
- Finishes**
 - Walls**
 - At new walls provide one coat of primer (appropriate to the wall construction) and two coats of paint (color to be determined by owner/architect). Eggshell finish. Assume total of 7 different colors throughout project.
 - At existing walls in areas of new construction provide preparation and 2 coats of new paint. Eggshell finish.
 - Lightly sand existing doorframes in area of work and provide new glossy enamel paint finish (2 coats — with light sanding between). At new doorframes provide 2 coats of new glossy enamel paint finish (light sanding between coats).
 - Floor**
 - Prep floor by patching and repairing any existing spalling or cracks not associated with control joints. Brush lightly, clean thoroughly.
 - Polished Concrete
 - Two steps of grinding off slurry coat of existing concrete to expose aggregate.
 - Apply Chem Tech 1 Densifier (per approved Equal)
 - Five steps of diamond polishing concrete to 3000 grit finish.
 - Clean debris created by process off floor.
 - Protect exposed slabs throughout construction.
 - Grout all control joints with non-shrink grout.
 - Ceilings**
 - Gypsum ceilings to be 5/8" board taped and finished. Prime and paint in the same manner as the walls.
 - Paint Air Devices to Match Ceiling
 - Open to Structure - Prime and paint all existing and new structure including deck, joists, ductwork, pipe, etc.
 - Paint ductwork a different color than ceiling
 - At exposed ductwork - no visible duct sealant at unpainted ductwork. At painted ductwork - apply two parallel strips of painter's tape max 2" apart prior to applying duct sealant. "Freehand" edges at sealant are not acceptable. This note supersedes any and all notes on subsequent drawings.
 - Acoustic Ceiling Tile to be Armstrong Clean Room with Armstrong Prelude XL Grid.
 - Wood**
 - All wood to receive 2 coats of stain. Finish with 2 coats of polyurethane (first coat glossy, second coat satin — sand between coats).
 - Visible wood to wood joints to be joined with glue and biscuits (or other architect approved method).
 - Storefront**
 - New Storefront to be

OHIO BUILDING CODE INFORMATION

Project Location:
 2232 East Main Street, Columbus, Ohio 43209

Project Description:
 Interior only renovation of an existing restaurant space for use by a new tenant.
 Proposed Use of renovated space is to be an office/chambers (B) (A) (B)

Applicable Code:
 2011 Ohio Building Code
 2011 Ohio Plumbing Code (Based on 2009 International Plumbing Code)
 2011 Ohio Mechanical Code (Based on 2009 International Mechanical Code)
 2011 Ohio Fire Code (Based on 2009 International Fire Code)
 2009 International Energy Conservation Code or ASHRAE 90.1 2007 edition
 2011 NFPA 70 National Electric Code for Electrical
 2010 NFPA 72 for Fire Alarm Systems
 2010 Americans with Disabilities Act Accessibility Guidelines

Accessibility:
 Construction to be accessible to the physically handicapped in accordance with the current Americans with Disabilities Act.

Construction Classification:
 Type IIB

Fire Protection: Sprinklered Structure

Building Occupancy: B/A/B
 (Assembly design occupant load less than 50, classified as Group B occupancy per OBC 303.1 exception 1)

Area Calculations:
 Gross Project Area: 6,444 sf (Taken from mid-point of demising walls and face of exterior walls)
 Public Area: 2,337 sf
 Office Area: 3,578 sf
 Restroom Area: 501 sf

Occupancy Calculations OBC 1004.1.1

Office Areas
 700 gross sf/Occupant 4129/200 = 21 occupants
 Public Assembly Areas
 15 net sf/Occupant 2337/15 = 156 occupants

Total Occupants = 177

Required Exits per Table 1021.1
 1 Exit Required (Table 1021.2, maximum 49 occupants and 180 feet of travel distance (Sprinklered)). 1 Provided

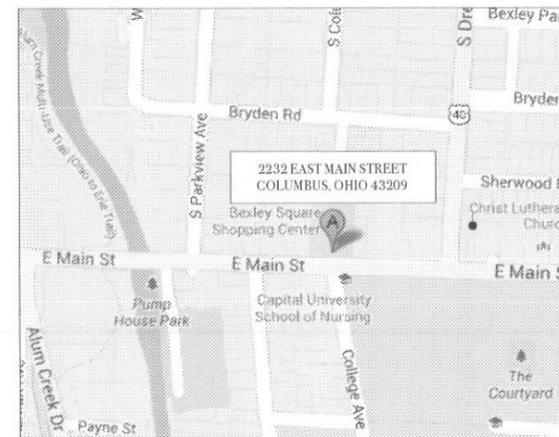
Restroom Requirements per Table 2902.1 Use Group B
 Lavatories 1/80 = 1 required, 1 provided
 Water Closets 1/50 = 1 required, 1 provided
 Drinking fountain requirement satisfied by the provision of a water cooler per Section 410 of the Plumbing Code.

Restroom Requirements (per Table 2902.1) Group B
 Lavatories 1/80 = 1 required, 1 provided
 1 service sink required, 1 provided
 Water Closets 1/50 = 1 required, 1 provided

Section 2902.2 Separate Facilities
 Exception 2: Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers, of less than 15.

Actual occupancy of the space will be:
 Staff = 2 occupants
 Seated guests = 12 occupants
 Average total occupancy of the store will be less than 15. This is established via calculations as follows:

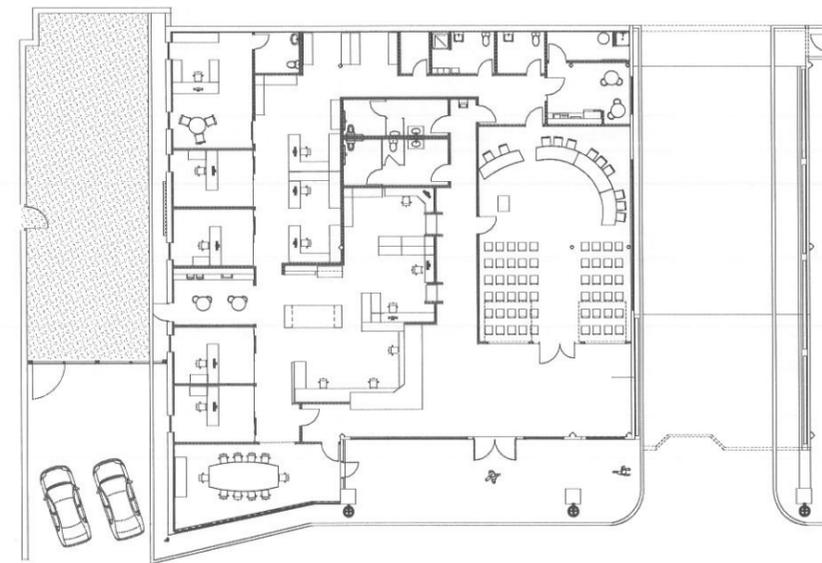
Business Projection/Average Number of Occupants:
 Sales projections are based on an average of 12 customers per hour (this is drawn from existing business locations in operations for over 5 years). At 20 minutes per visit that makes for an average of 4 customers and no more than 2 staff members in the space at any given time.



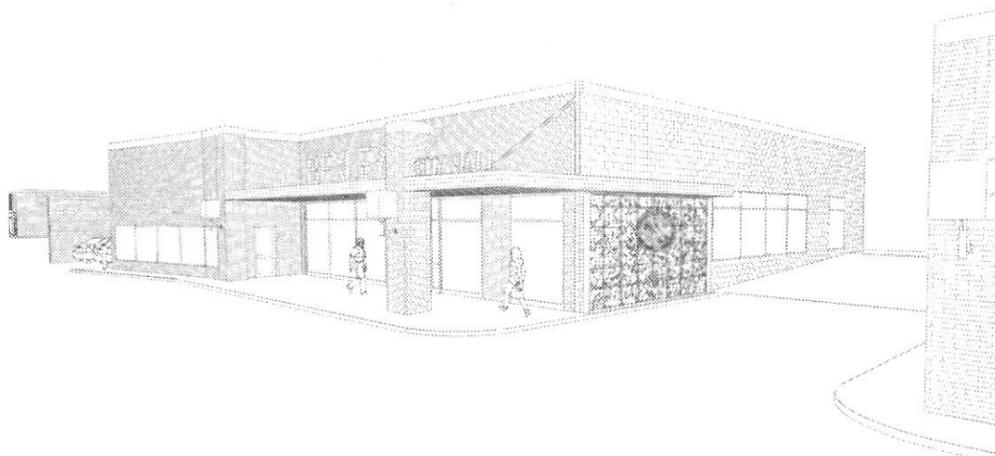
LOCATION MAP
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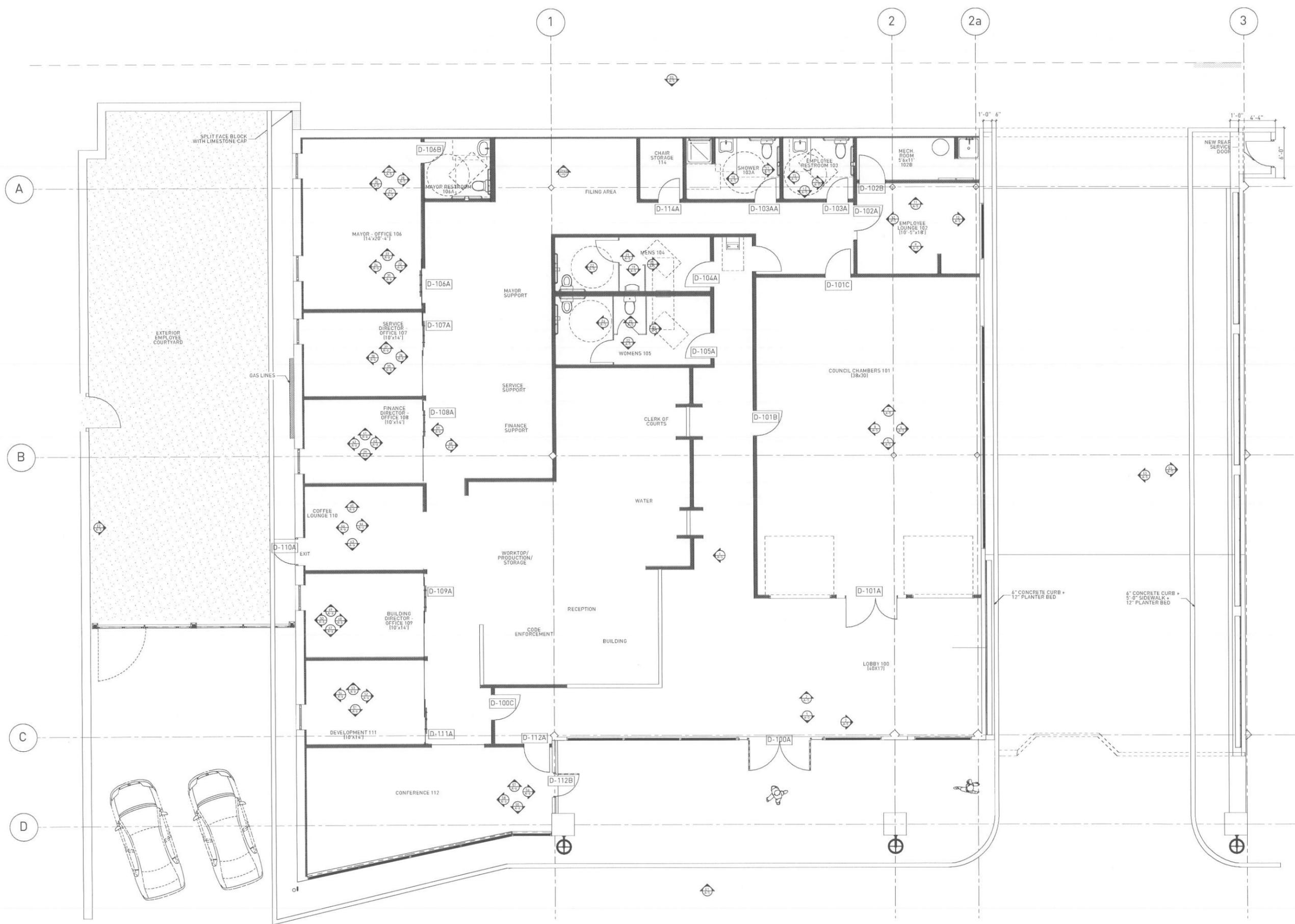
DRAWING INDEX

- A-1 COVER NOTES
- A-2 FLOOR PLAN
- A-3 FF&E PLAN
- A-4 REFLECTED CEILING PLAN
- A-5 EXTERIOR ELEVATIONS
- A-6 EXTERIOR VIEWS
- L-100 LANDSCAPE CONCEPT PLAN

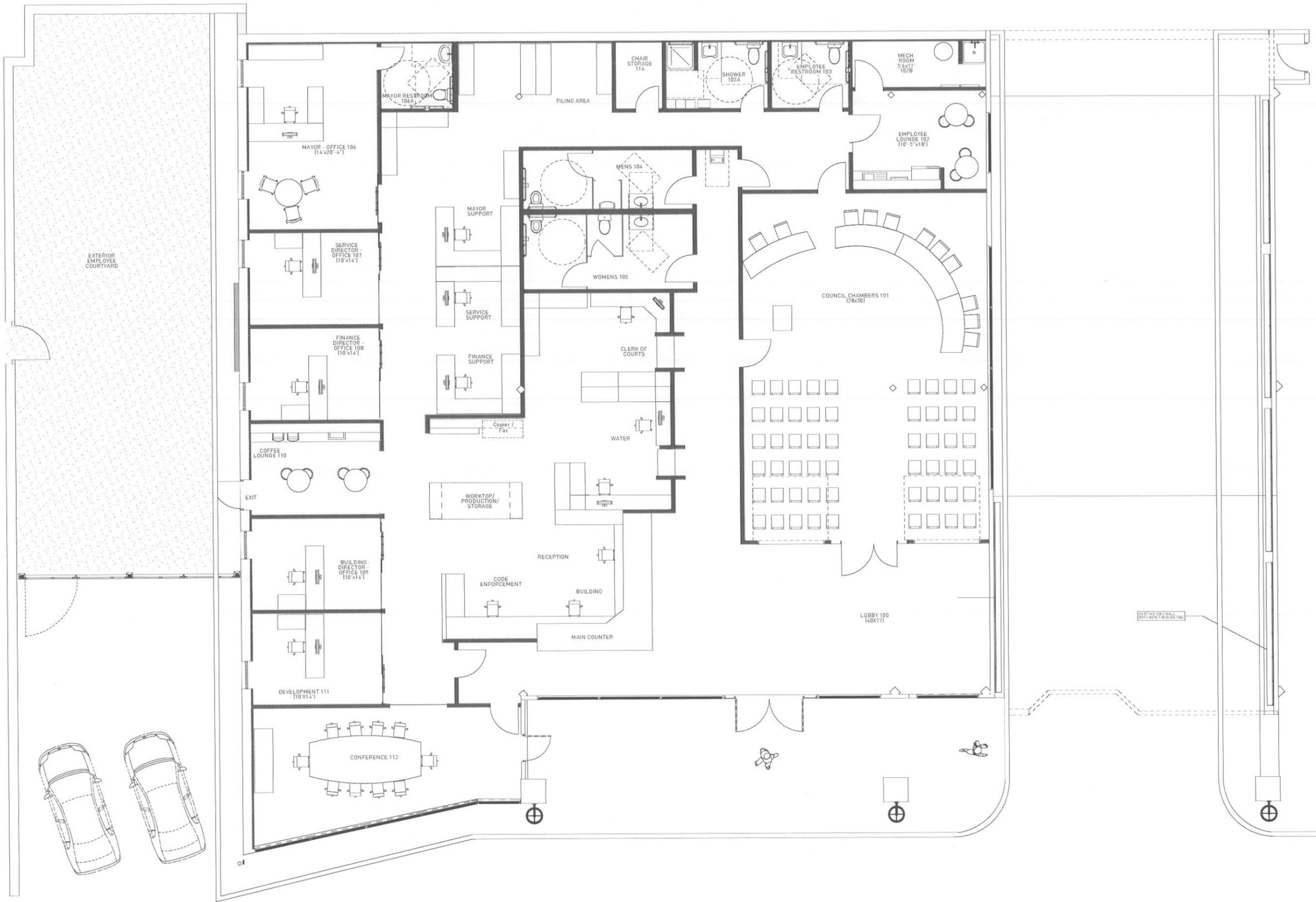


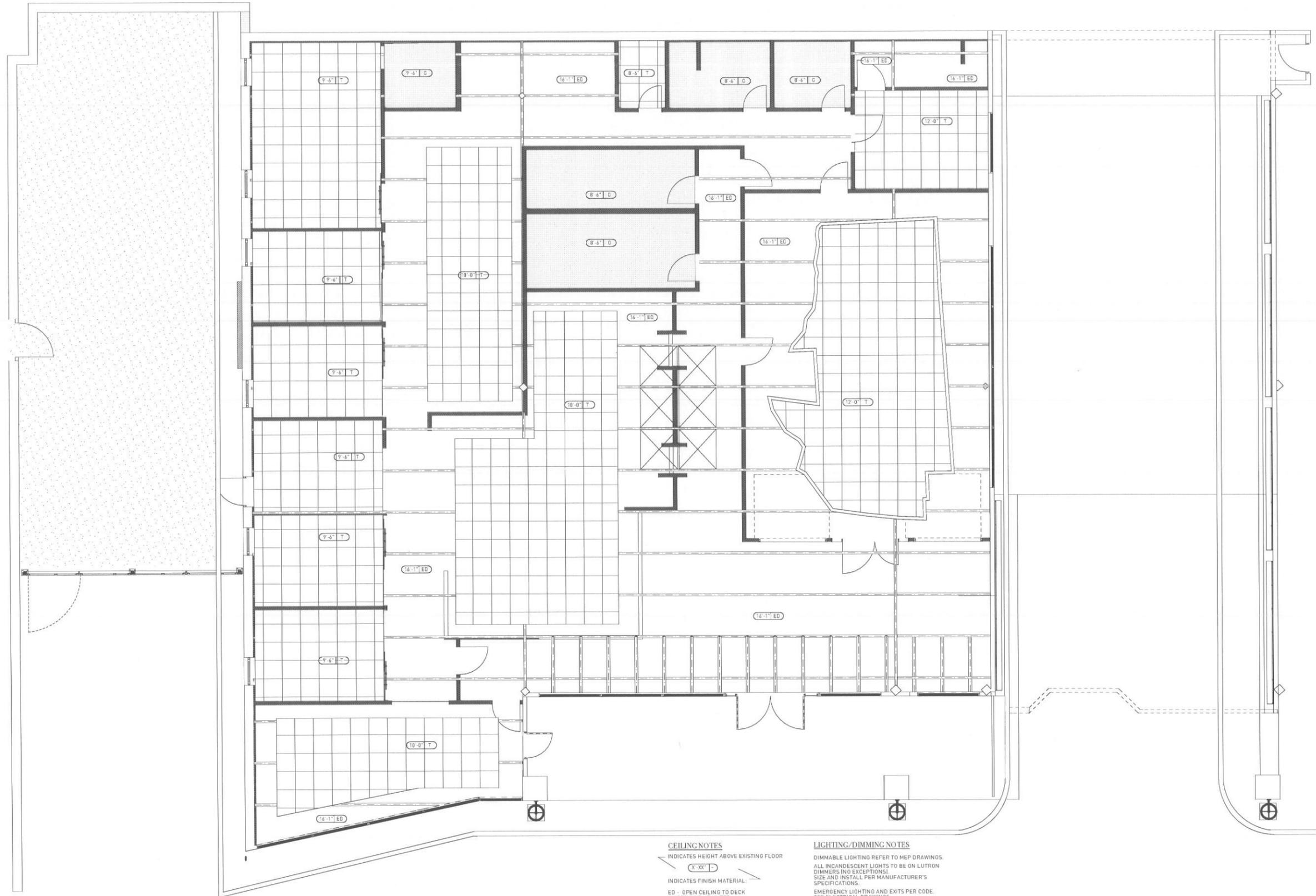
GENERAL ARRANGEMENT PLAN
 NOT TO SCALE





FLOOR PLAN
SCALE: 3/16" = 1'-0"





CEILING NOTES

INDICATES HEIGHT ABOVE EXISTING FLOOR
 "X-XX" -
 INDICATES FINISH MATERIAL:
 ED - OPEN CEILING TO DECK
 G - 5/8" DWB - PAINTED
 T - ACOUSTICAL CEILING TILE

LIGHTING/DIMMING NOTES

DIMMABLE LIGHTING REFER TO MEP DRAWINGS.
 ALL INCANDESCENT LIGHTS TO BE ON LUTRON
 DIMMERS (NO EXCEPTIONS).
 SIZE AND INSTALL PER MANUFACTURER'S
 SPECIFICATIONS.
 EMERGENCY LIGHTING AND EXITS PER CODE.
 SEE ELECTRICAL DRAWINGS.

REFLECTED CEILING PLAN
 SCALE: 3/16" = 1'-0"

G

A

arch

330 W. Sprin
 Columbus, O
 614.228.21

2631 Eric Av
 Cincinnati, O
 513.321.04

CONSULTANTS

MKSK
 462 S. Ludlow
 Columbus, OH
 614.621.2796

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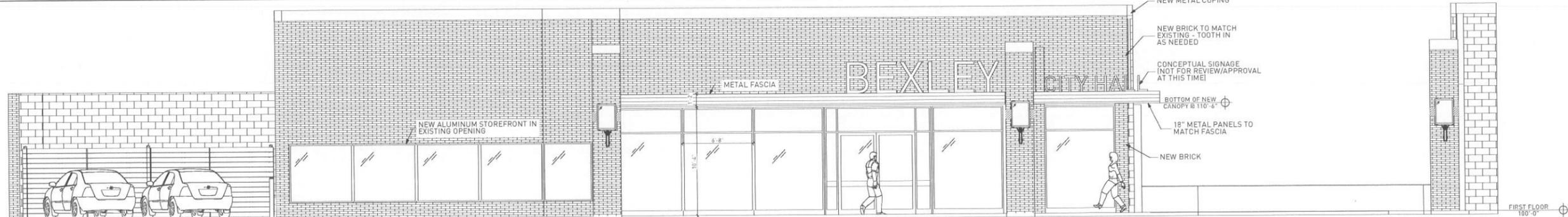
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 MARK DATE

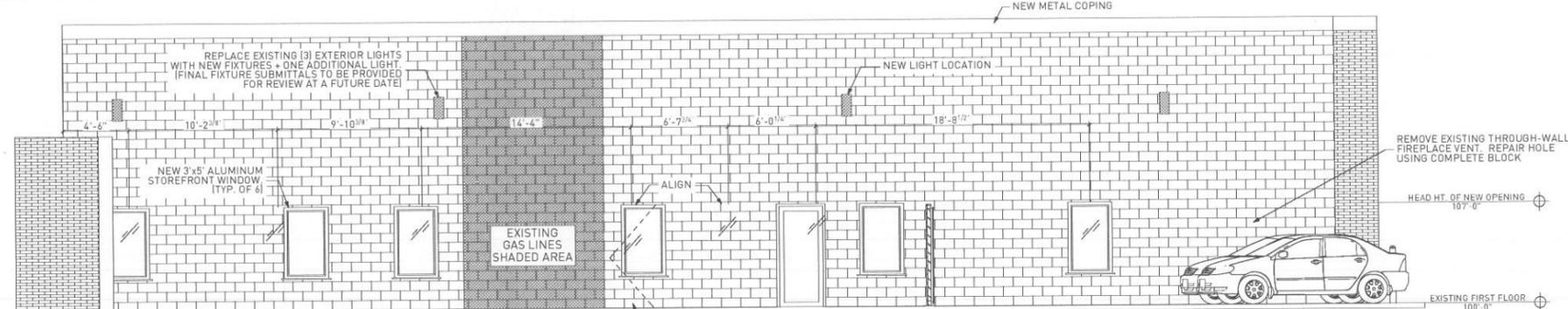
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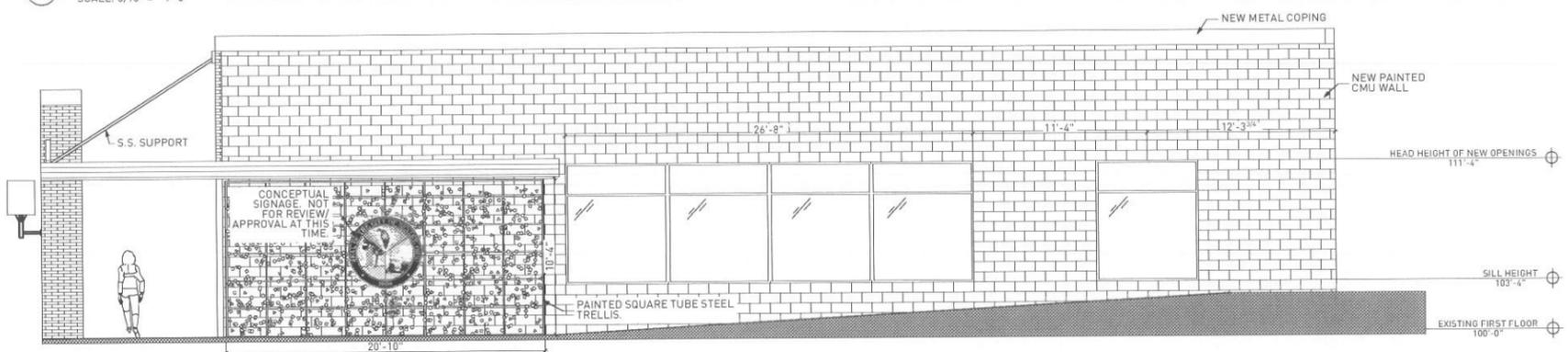
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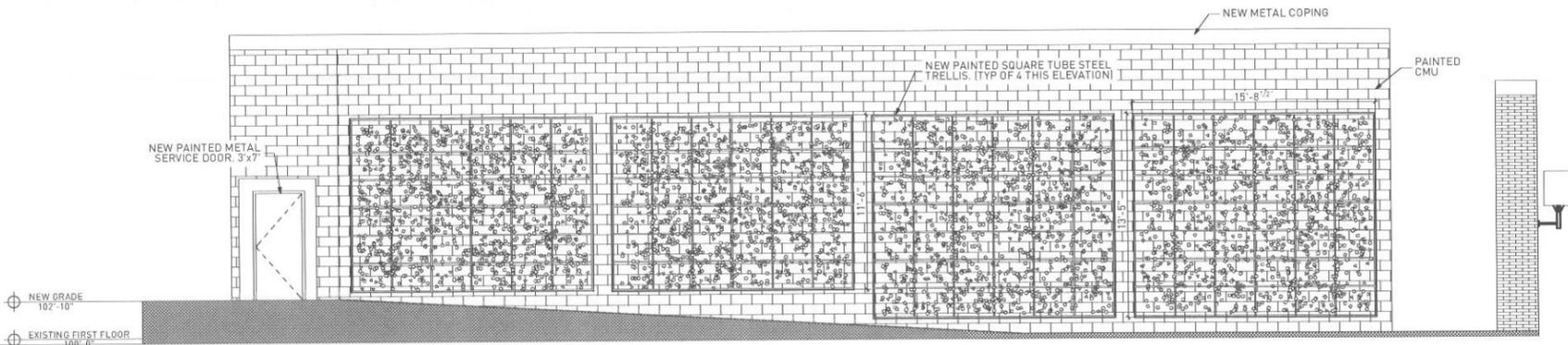
E1 WEST ELEVATION
SCALE: 3/16" = 1'-0"



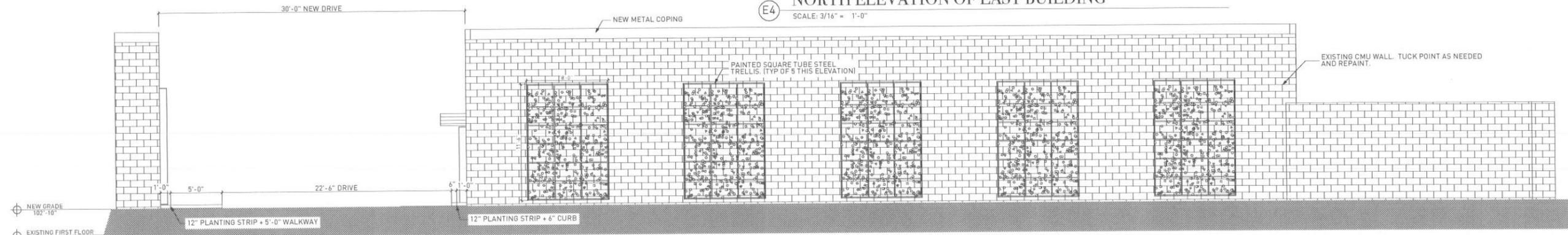
E2 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



E3 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



E4 NORTH ELEVATION OF EAST BUILDING
SCALE: 3/16" = 1'-0"



E5 EAST ELEVATION
SCALE: 3/16" = 1'-0"



○ Conceptual Exterior View
NOT TO SCALE

G

A

arch

330 W. Sprin
Columbus, O
614.228.211

2631 Erie Av
Cincinnati, O
513.321.04

CONSULTANTS

MKSK
462 S. Ludlow
Columbus, OH
614.621.2796

Pla
Com
Rev
02

Bexley
2232 E
Colum
43209

02.01.1
MARK DATE

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SHEET TITLE

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