



Planning Commission

240 Columbus Ave

Sandusky, Ohio 44870

419.627.5973

www.cityofsandusky.com

Agenda

February 23, 2022

5:00 pm

City Commission Chamber

Live Streamed on www.Youtube.com/CityofSanduskyOH

-
1. **Meeting called to order – Roll Call**
 2. **Approval of minutes from January 26, 2022 meeting**
 3. **Planning Commission appointment of CRA Housing Council member**
 4. **Public Hearing**
 - Tavare' Jemel, LLC has submitted an application for an amendment to the zoning map at 629 East Adams Street (parcel 56-00584.000). The application is to amend the zoning map to expand the Transient Rental Overlay District to include this address.
 5. **Adjudication Hearing**
 - George Sortino has submitted an application for a conditional use permit at 1420 Sycamore Line (parcel 57-04191.001). The applicant would like to remove the existing non-digital message board and replace it with a digital message board.
 6. **New Business**
 - American Colors, Inc. has submitted a site plan application for an addition to an existing building at 1110 Edgewater Avenue (parcel 60-00579.000)
 - Pat Murray has submitted a site plan application for new construction at 2330 River Avenue (parcel 57-01320.000)
 7. **Other Business**
 8. **Adjournment**

NEXT MEETING: March 23, 2022 at 5:00pm

Please notify staff at least 2 days in advance of the meeting if you cannot attend. Thank you.

**Planning Commission
January 26, 2022
Meeting Minutes**

Meeting called to order:

Vice Chairman Pete McGory called the meeting to order at 5:00pm. The following members were present: David Miller, Mike Zuilhof, Conor Whelan, Jade Castile, and Steve Poggiali. Mr. Poggiali asked for Mr. Jackson to be excused from the meeting. Alec Ochs and Arin Blair represented the Community Development Department, Brendan Heil represented the Law Department, and clerk Kristen Barone was also present.

Approval of minutes from the December 22, 2021 meeting:

Mr. Miller moved to approve the minutes as submitted and Mr. Whelan seconded. All voting members were in favor of the motion.

Election of Officers:

Mr. Miller nominated Mr. McGory for Chairman and Mr. Poggiali seconded. With no other nominations, all members were in favor of the nomination, except for Mr. McGory, who abstained. Mr. McGory nominated Mr. Miller for Vice Chairman and Mr. Poggiali seconded. With no other nominations, all members were in favor of the nomination, except for Mr. Miller, who abstained.

Adjudication Hearing:

1) Paper Street Holdings LLC submitted a Conditional Use Permit Application for 603 Columbus Avenue

Mr. Ochs explained that this property is zoned as local business. Property to the north, east and south is zoned local business. Property to the west is zoned local business and two-family residential. The building was previously being used for office space, but is currently vacant. The applicant wishes to use some of the space in the structure for three transient rental units with a possible fourth unit in a second phase. The zoning code currently permits transient rental in the Local Business District with a Conditional Use Permit. Since Mr. Poggiali just joined the Planning Commission today, Ms. Blair wanted to let him know that there has been some discussion on potentially allowing transient rentals in the Local Business District. In the zoning code it states that the main uses in the General Business District are allowed in the Local Business District, if a Conditional Use Permit is granted. Mr. Ochs stated that there are currently 25 off-street parking spaces. The adjacent western parcel is also owned by the applicant and also has parking available. Staff believes that this use will not create more noise, dust, odors, ect, than other uses in this district. Staff also believe that this proposal will help fill the high demand for additional transient rental units that are walkable to do the Downtown Business District. Staff recommends approval of the proposed Conditional Use with the following conditions: 1. All applicable permits are obtained through the Building Department, Engineering Department, Planning Department and any other applicable agency, 2. The projects do not exceed the proposed four transient units. If the commercial spaces lack consistent occupancy, staff recommends applying again for a conditional use permit no less than 2 years from the current Conditional Use permit issuing date. Mr. Zuilhof stated that it would make sense to him to grant the Conditional Use Permit for the whole building, but if the applicant does not want that, then that would not make sense. Mr. McGory asked what exactly the applicant is asking for. Mr. Ochs stated that currently the applicant is asking for approval on just four units. Mr. Poggiali stated that he is always

concerned with tenant behavior when it comes to transient rentals, so if the applicant is only planning on using three units to begin with and the fourth unit is in a second phase, he would like to see just the three approved for now to see how it goes before approving the fourth unit. Mr. Ross Boesch, member of Paper Street Holdings, LLC, stated that he would ideally like to see the whole property approved for a Conditional Use Permit, but at a minimum, the four units. He said that he does not see filling office space as viable since there is plenty of office space available in the area. There is however more of a demand for transient rentals. He said that since talking with staff and providing the plans, he has found out that there is enough space on the first floor for all four units, so the fourth unit would not need to go on the second floor. He said that he does have someone interested in the first and second floor commercial space facing Columbus Avenue. Mr. Poggiali asked the applicant that if the whole property was given a Conditional Use Permit, how many units would he put in there. Mr. Boesch stated that he would not put more than six units in the building. He stated that they use noise monitoring devices and they set strict time frames on noise levels so that they are not being loud at night time. There would be at least 18 cameras on this property. If there is guest that is not following the rules, they would not invite them to stay again. He said he has been doing this for five years now and has had overall good experiences. Mr. John Feick, of 629 Columbus Avenue, said that he is not necessarily against the request, but would hope that the Planning Commission would not approve more than what the applicant is asking for and see how it goes before approving more. He then said that there are two other businesses on the block that do not have any off street parking. He said that while this property does have off street parking, you will see that the parking is in two different parcels. His concern is that if they remain two different parcels, the applicant may want to sell the one parcel or use it for something else, creating less parking. If approval of the Conditional Use Permit is granted, he would like to see a condition along with that making the applicant combine those parcels, so that all of that parking remains. Mr. Zuilhof stated that he thought that parking is underused but asked staff if the site meets all of the parking requirements or not. Mr. Ochs stated that the applicant has stated that there is about 40 parking spots there, but there was only 25 in the drawings staff were given so that is all staff put on the report. Mr. Ochs stated that only one parking space is needed per transient rental unit, so if there were four transient rental units, only four parking spots would be needed. Mr. Ochs stated that there is a clause that the Conditional Use Permit can be revoked if issues arise, but does not have the exact language with him. Mr. Whelan asked staff what the parking requirements would be for the four transient rental units plus the office space, because if the applicant meets those requirements, he does not think it would be fair to force the applicant to combine the lots. Mr. Ochs stated that the parking requirements for the office space would depend on the type of business that would occupy the space, so it is hard to say, but staff believes there is adequate parking available for transient rental and office space. Mr. McGory moved to approve the Conditional Use Permit for four transient rental units and subject to staff's recommendations. Mr. Miller seconded the motion. Mr. Poggiali stated that he will be voting against the motion just because he understands the concern for transient rentals in the residential neighborhood, but would be in favor of three units. Mr. Poggiali voted against the motion. All of the other members voted in favor. The motion passed.

Old Business:

1) Sandusco, Inc. submitted a Similar Main Use Application for 709-F West Perkins Avenue (tabled at last meeting)

Mr. Miller voted to take this item off the table and Mr. Zuilhof seconded. All members were in favor of the motion. Mr. Ochs reminded the commission that the current use at this location is a

pawn shop and retail store. The applicant would like to add firearms to the items that can be purchased, sold, and pawned at this location. Currently, the zoning code does not specifically permit the sale of firearms or similar uses in the General Business district. General Business does allow uses permitted in Local Business districts. The Local Business district permits the sale of sporting and athletic goods. Staff feels that a firearm may be interpreted as a sporting good. Staff stated that the property is located 135 feet from Sandusky City Schools property (the field behind the store). The proximity to school property was a concern at the last meeting and staff was asked to get clarification on the rules on if this could be allowed this close to school property. Ms. Blair explained that Police Chief Jared Oliver stated that he did not have any concerns with the applicant's request as long as they were following ATF guidelines. She then explained that staff looked up the ATF guidelines after the last meeting and found that a school zone is defined as being within a distance of 1,000 feet from the grounds of a public, parochial, or private school. Exceptions to the school zone requirements: the possession of a firearm on private property not part of school grounds. Once a customer leaves private property located within a school zone, they may be in violation of the federal law, except in the situation where the firearm is unloaded and is contained within a locked container or a locked firearms rack that is on a motor vehicle. The Ohio Law does not prohibit a firearms dealer to operate within a school zone. Ms. Blair then reminded the Planning Commission what the criteria are for the Planning Commission to determine if the applicant's proposed use would be considered a similar main use to other uses in the same zoning district, which are: a) The use does not create dangers to health and safety, and does not create offensive noise, vibration, dust, heat, smoke, odor, glare, or other objectionable influences to an extent greater than normally resulting from other uses, b) The use does not create traffic to a greater extent than other uses, c) Appropriate specific safeguards, applying to a particular application, may also be specified in the permit, d) The Planning Commission may revoke the similar main use permit if the property is not maintained in the manner that would conform to the required standards. Other main uses that are permitted in the General Business district include but are not limited to: railroad and bus passenger stations, motels, social clubs, amusement and recreation services, sale of sporting goods, and sale of alcohol. Mr. Ochs stated that staff does not believe that the proposed use will not create dangers to health and safety, create offensive noise, vibration, dust, heat, smoke, odor, glare, other objectionable influences to a greater extent than other uses listed in the General Business District. Staff recommends approval of the proposed similar main use with the following conditions: 1) All applicable permits are obtained through the Building Department, Engineering Department, Planning Department, and any other applicable agency, 2) ATF guidelines of purchase/sale are properly followed, 3) No ammo is to be sold at the location without further analysis. Mr. Miller stated that he thinks that Sandusky has a gun problem, but after reading the criteria for determining a similar main use, he could not find a legitimate reason to deny it. He was also very encouraged by the applicant at the last meeting that they follow the ATF guidelines and take all of the precautions to make sure they are handling the firearms in a safe manner. Mr. Zuilhof stated that he believes that firearms could equally be argued against being considered a sporting good. He said that he does not believe that the proposed use fits the code and he will not be voting in favor of it. Ms. Blair stated that the question is not whether or not the proposed use is considered a sporting good or close to a sporting good. The question is whether or not the proposed use creates an objectionable influence to a greater extent than similar uses in the General Business District. Mr. McGory stated that he believes there is a gun problem in the country, but he also does not see a reason to not approve the application based on the code. Mr. Poggiali stated that if the Police Chief does not have an issue with it he certainly does not. Mr. McGory then made a motion to

approve the application per staff's recommendations. Mr. Miller seconded the motion. Mr. Zuilhof and Ms. Castile voted against the motion. All of the other members voted in favor of the motion. The motion passed.

2) Cross View Bay Ltd submitted a Site Plan Application for 1231 First Street

Mr. Ochs explained that the applicant wishes to develop the parcel into a luxury recreational vehicle park as an amenity to the marina facilities currently in operation. Sites are also expected to be available to rent to customers other than marina customers. The proposed RV park is designed for the public to bring their own RV's but some sites are expected to have owner provided moveable structures available for transient rental. Staff feels that there is not a unit of measurement for parking requirements specific to this application. Each RV site has parking for 1-2 vehicles. Staff opinion is this is sufficient parking for park customers and visitors. Short term parking is provided for the bath house, whose only users will be current customers of the RV park. Staff feels this is adequate for the site as proposed. Landscaping has been added per staff comments during preliminary review. Additional landscaping is not required by the code since there is no consolidated parking area exceeding 25 spaces. Engineering and Building staff stated they will need more detailed plans down the road. Ms. Blair read aloud an email that the applicant wanted staff to share with the Planning Commission an update since submitting the proposed site plan (see attached email). Mr. Ochs then stated that the applicant also stated that for accessibility concerns in the southeastern corner they may remove another RV site or two, but is asking that the Planning Commission approve the plan with 50 knowing that they may remove one or two. Staff recommends approval with the following condition: All applicable permits are obtained through the Building Department, Engineering Department, and any other applicable agency. Mr. Zuilhof stated that in response to the Planning Commissions remarks at the last meeting, the amended site plan has exceeded his expectations. He moved to approve the application subject to staff's conditions. Mr. Miller seconded the motion. Mr. McGory stated that he noticed that there are some residential lots along the sides of this proposal and hopes that the green buffering on the site plan is enough to please the residents. Mr. Miller stated that he is pleased that the applicant is working with the City on accommodating the bike pathway. Mr. Poggiali stated that he is glad to see that there will be a quiet time and there will be someone on site at all times to make sure everything is running smoothly. All voting members were in favor of the motion and the motion passed.

Discussion on Transient Rentals Regulation:

Ms. Blair explained to Mr. Poggiali that two people that have property in two different neighborhoods in the City have asked the Planning Commission to create an overlay district in those neighborhoods so that they can do transient rental there. Staff held meetings to get input from residents in those neighborhoods and put out a survey for people to fill out to get their overall input on transient rentals. Staff have been asked to do research to see what other places are doing. There has also been a lot of discussion the last few months between staff and the Planning Commission regarding whether or not to make changes to the code or leave the code the way it is. As of right now transient rentals are allowed in seven different districts, and then as staff just discovered, can be allowed in the Local Business District if granted a Conditional Use Permit. Mr. Zuilhof stated that a lot of deliberation went into the code the way it is now and that it may just be fine the way it is. Mr. McGory asked what the City of Huron does. Arin stated that they permit a maximum amount for the residential districts on a first come first served basis. Mr. Whelan explained to Mr. Poggiali that in the past he has brought up the idea of if a certain percentage of people in an area are all for something, they can bring the idea to Planning

Commission to deliberate. He stated that he does not like the fact that people all over the City are wanting something and nothing seems to be coming of it. He said that Mr. Maldonado and Mr. Stuck have been asking for staff and Planning Commission to consider the transient rental overlay district in two different neighborhoods for over a year now. Mr. Zuilhof stated that he thinks it is not unwise that people have the right to petition the government and the government does not have to do what is being asked. He said that government bodies need to be careful with the decisions being made. Ms. Blair added for clarification that there is a way for residents that are touching an existing overlay district to get their property into the overlay district, through coming to the Planning Commission with a rezoning application. Also the current process to create a new overlay district, is on Planning Commission or City Commission to decide and there are criteria such as it must be in a declining area and in close proximity to commercial and retail areas. Jess Lippert stated that she is a property manager in the area for long term and short term properties. She has done a lot of research on transient rentals and she agrees that everyone is trying to find a medium ground on how to regulate them. She said that her advice is to hold the property managers accountable. She said that there are many things property managers can do to make sure that their guests are being good guests. She said that in her experience they have mostly families that stay at their properties and do not cause issues. She said that they have had over 300 bookings with their two transient rentals and have only had to call the cops once. She said that they have way more issues with their long term tenants. She said that through their transient rentals they also give business to other local employers as they use local cleaning services, landscaping companies, etc.

Other Business:

Ms. Blair stated that at the last meeting they discussed regulating small box discount stores and she was asked to come up with draft legislation for the Planning Commission to review. She said that she still needs to discuss some things with the Law Director before bringing something to Planning Commission.

Meeting Adjourned:

Mr. Poggiali moved to adjourn the meeting and Mr. Whelan seconded. The meeting ended at 7:13pm

Next Meeting:

February 23, 2022

Approved:

Kristen Barone, Clerk

Pete McGory, Chairman

From: [Kula Lynch](#)
To: [Aaron Klein](#)
Cc: [Arin Blair](#); [Alec Ochs](#); [Josh Snyder](#); [Todd Hart](#); [John Hoty](#)
Subject: CrossView
Date: Wednesday, January 19, 2022 3:34:50 PM

THIS EMAIL IS FROM AN EXTERNAL SOURCE. PLEASE DO NOT CLICK ON ANY LINKS OR ATTACHMENTS IF YOU ARE NOT EXPECTING THEM OR UNLESS YOU KNOW THEM TO BE SAFE

Aaron –

Thank you for meeting with me last week to discuss our project at Cross View. We are committed to preserving an area for the bike path to cross our property in the relative location that is currently on the plan. We realize that having the three crossings through the bike path is not feasible either for the City or for us (we would have to gate each access drive, which is not all that practical). Our intention is to have vehicular traffic cross the path only at the main gate, with a secondary crossing at the very east end of our property, but that will really only be for emergency (like fire), or the very occasional boat or equipment delivery that cannot travel through the main entrance. Note that we do plan to have man gate(s) along the pathway so that our guests can enter and exit the pathway. Locations for one or more man gates will likely be determined at a later time.

Please advise if you have any questions.

Kula Hoty Lynch
Hoty Enterprises, Inc.
Corporate Counsel
5003 Milan Road
Sandusky, OH 44870
419-609-7000
www.hoty.com

[Join Our Email List](#)

CITY OF SANDUSKY, OHIO
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING DIVISION

PLANNING COMMISSION REPORT

APPLICATION FOR AN AMENDMENT TO THE
ZONING MAP FOR 629 E. ADAMS ST. (PARCEL 56-
00584.000)

Reference Number: PRZ22-0002

Date of Report: February 15, 2022

Report Author: Alec Ochs, Assistant Planner



City of Sandusky, Ohio

Planning Commission Report

BACKGROUND INFORMATION

Sharece Clinton, with Tavare' Jemel, LLC, has applied for a Cove District Transient Overlay expansion. The following information is relevant to this application:

Applicant / Owner: Tavare' Jemel, LLC
404 Reese St.
Sandusky, Ohio 44870

Authorized Agent: Sharece Clinton
404 Reese St.
Sandusky, Ohio 44870

Site Location: 629 E. Adams St.

Current Zoning: "R2F" Two-Family Residential

Surrounding Zoning: North- "R2F" Two-Family Residential
East- "R2F" Two-Family Residential
South- "R2F" Two-Family Residential
West- "R2F" Two-Family Residential

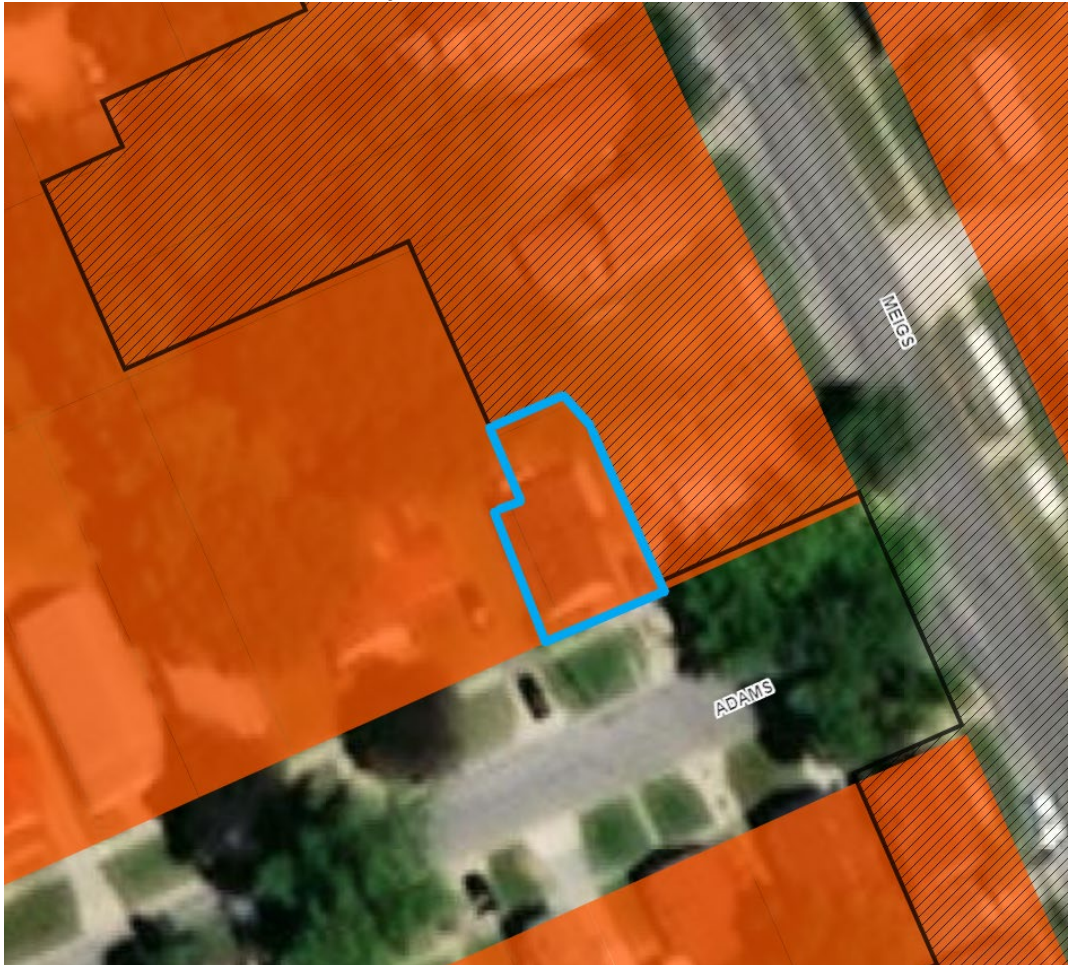
Existing Use: Residential

Proposed Zoning: Transient Overlay District

Applicable Plans & Regulations: City of Sandusky Bicentennial Comprehensive Plan
City of Sandusky Planning and Zoning Code Chapters:
1129 Residential Districts

SITE DESCRIPTION

Subject Parcels Outlined in Blue:



Zone Map Setbacks



PUD - Planned Unit Development



Parcels



TRO - Transient Rental Overlay

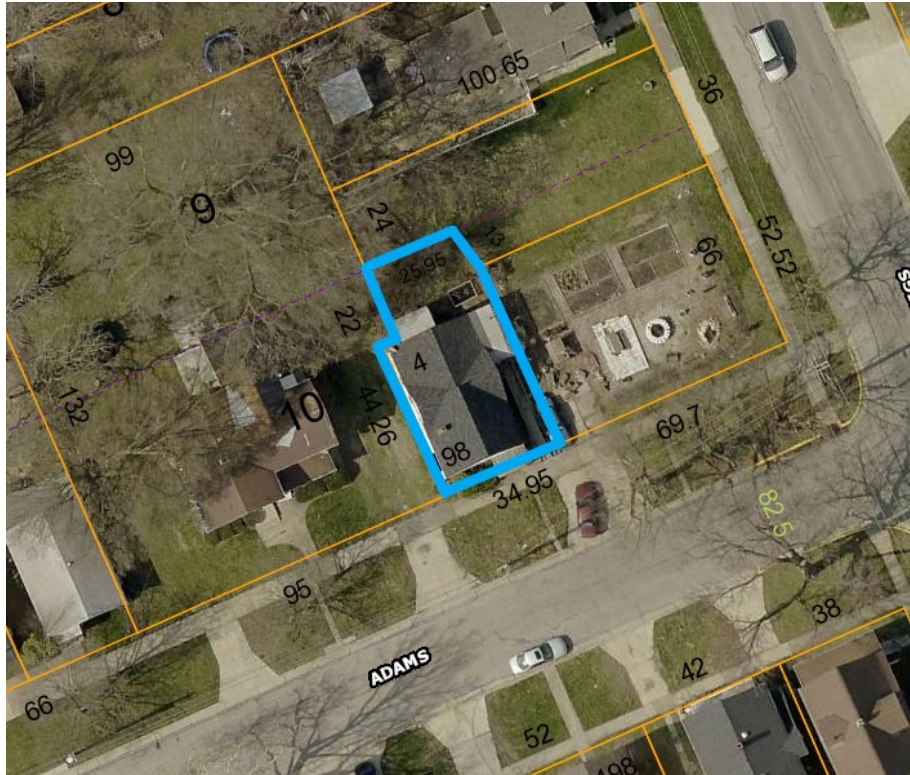


Zoning

- AG - Agriculture
- CA - Commercial Amusement
- CR - Commercial Recreation
- CS - Commercial Service
- DBD - Downtown Business
- GB - General Business
- GM - General MAnufacturing
- LB - Local Business
- LM - Local Manufacturing
- P - Auto Parking

- PF - Public Facilities
- R1-40 - Single Family Residential
- R1-50 - Single Family Residential
- R1-60 - Single Family Residential
- R1-75 - Single Family Residential
- R2F Two-Family Residential
- RB - Roadside Business
- RMF - Multi-Family Residential
- RRB - Residential/Business
- RS - Residential Suburban

County Auditor Property Map (subject property outlined in red)



Birds Eye Photo of Site



PROJECT DESCRIPTION

The site at 629 E. Adams St. currently has a single-family structure on it. The house is roughly 1,200 sq. ft. and has several off street parking spaces.

The applicant wishes to expand the existing Cove District Transient Overlay to 629 E. Adams St. The applicant has stated that she wants the option for transient rental at her property.

This parcel currently abuts the Cove District Transient Overlay.

APPLICABLE CODE SECTIONS

Chapter 1113 Amendments, of the Zoning Code states that the Zoning Map may be amended periodically in order to keep it abreast of new zoning techniques, as well as when the following general conditions arise:

- (1) Whenever a general hardship prevails throughout a given district;
- (2) Whenever a change occurs in land use, transportation, or other sociological trends, either within or surrounding the community; and
- (3) Whenever extensive developments are proposed that do not comply but would be in the public interest.

(4) Parking Requirements:

1149.05 SCHEDULE OF REQUIRED OFF-STREET PARKING.

<u>Building or Use</u>		<u>Required Minimum Parking Space</u>
(1)	One-family dwelling	2 spaces/dwelling unit x 1
(4)	Row dwelling or apartment	1-1/2 spaces per dwelling unit x 3

Required spaces: 2

Existing Spaces: 3

DEPARTMENT OF PLANNING COMMENTS

According to the City's Bicentennial Vision Comprehensive Plan, this neighborhood had several strong recommendations that could be addressed by this rezoning. The Bicentennial Comprehensive Plan outlines a number of priorities for the neighborhood. Some of the priorities related to this site are:

1) Livable City:

Support the development and rehabilitation of a variety of housing types that meet the needs of current and future residents including: rehabilitated homes, townhomes, new in-fill single family housing, upper floor condos and lofts, affordable housing, senior housing, permanent supportive housing, assisted living, and short-term transient rental

2) Destination City:

Zoning changes to encourage hospitality: determine appropriate zoning for transient rental and hotels, and other hospitality development in the city.

Understanding the goals set for this area by the city's Comprehensive Plan and the reasons previously stated in this report staff believes the rezoning could satisfy the above conditions.

Due to the fact that the property is adjacent to the existing Transient Overlay District, Staff would support the zoning amendment.

Lastly, if the applicant desires these properties to be utilized for transient rental, they each would need their own transient rental application and be thoroughly reviewed by the Code Enforcement Department and the Planning Department.

OTHER DEPARTMENT COMMENTS

Engineering Staff:

No concerns have been received as of the writing of this report

Building Staff:

No concerns have been received as of the writing of this report

Police Department:

No concerns have been received as of the writing of this report

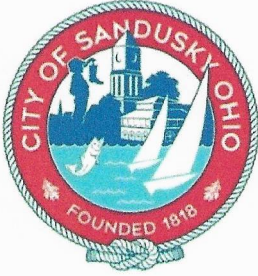
Fire Department:

No concerns have been received as of the writing of this report

CONCLUSION/RECOMMENDATION

In conclusion, staff recommends the approval of the proposed amendment to the Zoning Map for 629 E. Adams St. (Parcel 56-00584.000) with the following conditions:

1. All applicable permits are obtained through the Building Department, Engineering Department, and any other applicable agency.



PLANNING COMMISSION

Application for Zoning Map Amendment

Department of Planning
240 Columbus Ave
Sandusky, Ohio 44870
419.627.5891
www.cityofsandusky.com

APPLICANT/AGENT INFORMATION:

Property Owner Name: Tavare' Jemel LLC

Property Owner Address: 404 Reese St

Property Owner Telephone: 614 517 4600

Email: SLClinton77@icloud.com

Authorized Agent Name: Sharece Clinton

Authorized Agent Address: 404 Reese St

Authorized Agent Telephone: 614 517 4600

Email: SLClinton⁷⁷@icloud.com

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 629 E Adams St

Legal Description of Property (check property deed for description):

Parcel Number: _____ Zoning District: _____

DETAILED SITE INFORMATION:

Land Area of Property: _____ (sq. ft. or acres)

Total Building Coverage (of each existing building on property):

Building #1: _____ (in sq. ft.)

Building #2: _____

Building #3: _____

Additional: _____

Total Building Coverage (as % of lot area): _____

Gross Floor Area of Building(s) on Property (separate out the square footage of different uses – for example, 800 sq. ft. is retail space and 500 sq. ft. is storage space:

1200

Proposed Building Height (for any new construction): 4

Number of Dwelling Units (if applicable): 1

Number of Off-Street Parking Spaces Provided: 2

Parking Area Coverage (including driveways): 4 (in sq. ft.)

Landscaped Area: _____ (in sq. ft.)

Requested Zoning District Classification: overlay District expansion

APPLICATION AUTHORIZATION:

If this application is signed by an agent, authorization in writing from the legal owner is required. Where owner is a corporation, the signature of authorization should be by an officer of the corporation under corporate seal.

Sharee Clinton

Signature of Owner or Agent

1.21.22

Date

PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of Tavarea Street (municipal street address of property), I hereby authorize _____ to act on my behalf during the Planning Commission approval process.

Signature of Property Owner

Date

REQUIRED SUBMITTALS:

15 copies of a site plan/off-street parking plan for property
1 copy of the deed or legal description for property
\$300.00 application fee

STAFF USE ONLY:

Date Application Accepted: _____ Permit Number: _____

Date of Planning Commission Meeting: _____

Planning Commission File Number: _____

Transferred	
In Part Sections 319-202 and 322-02 of the Ohio Revised Code.	
FEE \$	
Exempt:	<input checked="" type="checkbox"/>
R.E. TRANSFER:	
\$	
Richard H. Jeffrey Erie County Auditor	
Trans. Fees: \$	50
Date:	1-15-2020

Per O.R.C. 319.203
Erie County Auditor
1-15-2020
Date

SHERIFF'S DEED
Revised Code Sec. 2329.36

I, Paul A. Sigsworth, Sheriff of Erie County, and pursuant to the Order of Sale entered on August 30, 2019, and the Confirmation of Sale entered on November 25, 2019, and in consideration of the sum of \$12,000.00 dollars, the receipt whereof is hereby acknowledged, does hereby **GRANT, SELL AND CONVEY** unto **Tavare Jewel, LLC**, all rights, title and interest of the parties in Court of Common Pleas, Erie County, Ohio, Case No. 2018-CV-0519, Pamela Ferrell vs. Unknown Heirs of Lucy B. Irby, et al, and all pleadings therein incorporated herein by reference in and to the following lands and tenements situated in the County of Erie, City of Sandusky, and State of Ohio, whose Prior Owner was Lucy B. Irby, and whose Prior Deed Reference was RN201109188, and, is known and further described as:

Situated in the City of Sandusky, County of Erie and State of Ohio: Being that part of Lot Number Ten (10) on Meigs Street in the City of Sandusky, Erie County Ohio bounded and described as follows: Beginning in the southerly line of said Lot Number 10, the same being the northerly line of Adams Street at an iron monument which is 69.7 feet westerly measured along the northerly line of Adams Street from the southeast corner of said Lot Number 10; thence westerly along the northerly line of Adams Street, a distance of 34.95 feet to an iron monument which is 4.00 feet westerly from the southwest corner of the easterly 1/2 of said Lot Number 10; thence northerly parallel with the westerly line of Meigs Street, a distance of 44.26 feet more or less to an iron monument; thence easterly parallel with the northerly line of Adams Street, a distance of 4.00 feet to an iron monument; thence northerly parallel with the westerly line of Meigs Street, a distance of 20.26 feet more or less to an iron monument; thence easterly parallel with the northerly line of Adams Street, a distance of 25.95 feet to an iron monument; thence southeasterly a distance of 13.00 feet to an iron monument at the

northwest corner of the easterly 69.7 feet to the southerly 52.52 feet of said Lot Number 10 on Meigs Street conveyed to Frederick M. Wolff and Marjorie R. Wolff by deed dated October 17, 1945 and recorded in Volume 184 of Deeds, Page 163, Erie County Ohio Records; thence southerly parallel with the westerly line of Meigs Street and along the westerly line of the property conveyed to Frederick M. Wolff and Marjorie R. Wolff as aforesaid, a distance of 5.252 feet to the place of beginning and being the same premises as conveyed to Louis B. Wagner and Evalyn Wagner from Betty W. Crum, Trustee by deed recorded in Volume 391 of Deeds, Page 90, Erie County Deed Records.

Property Address: 629 E. Adams, Sandusky, OH 44870

Tax ID No.: 56-00584.000

Tax Mailing Address: 404 Reese St., Sandusky, Ohio 44870

This deed does not reflect any restrictions, conditions or easements of record.

Executed this 8TH day of JANUARY, 2020.



Paul A. Sigsworth
Paul A. Sigsworth, Sheriff of Erie County, Ohio

The foregoing was acknowledged before me this 8th day of January, 2020
by Paul A. Sigsworth, Sheriff of Erie County, Ohio.

Chad D. Henderson
Notary Public
State of Ohio
My Commission Expires: _____

CHAD HENDERSON
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires
January 16, 2023

This instrument was prepared by:
Vicki R. Palmer, #0021346
Assistant Prosecutor, Erie County
247 Columbus Ave. Suite 319
Sandusky, Ohio 44870

CITY OF SANDUSKY, OHIO
DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF PLANNING

PLANNING COMMISSION REPORT

APPLICATION FOR CONDITIONAL USE APPROVAL
FOR
1420 SYCAMORE LINE
(PARCEL 57-04191.001)

Reference Number: PCONDU22-0002

Date of Report: February 14, 2022

Report Author: Alec Ochs, Assistant Planner



City of Sandusky, Ohio Planning Commission Report

BACKGROUND INFORMATION

Property Owner: George Sortino
1210 Sycamore Line
Sandusky, OH 44870

Site Location: 1420 Sycamore Line

Current Zoning: "GB" – General Business

Adjacent Zoning: North: "GB" – General Business
East: "GB" – General Business
West: "GB" – General Business
South: "GB" – General Business

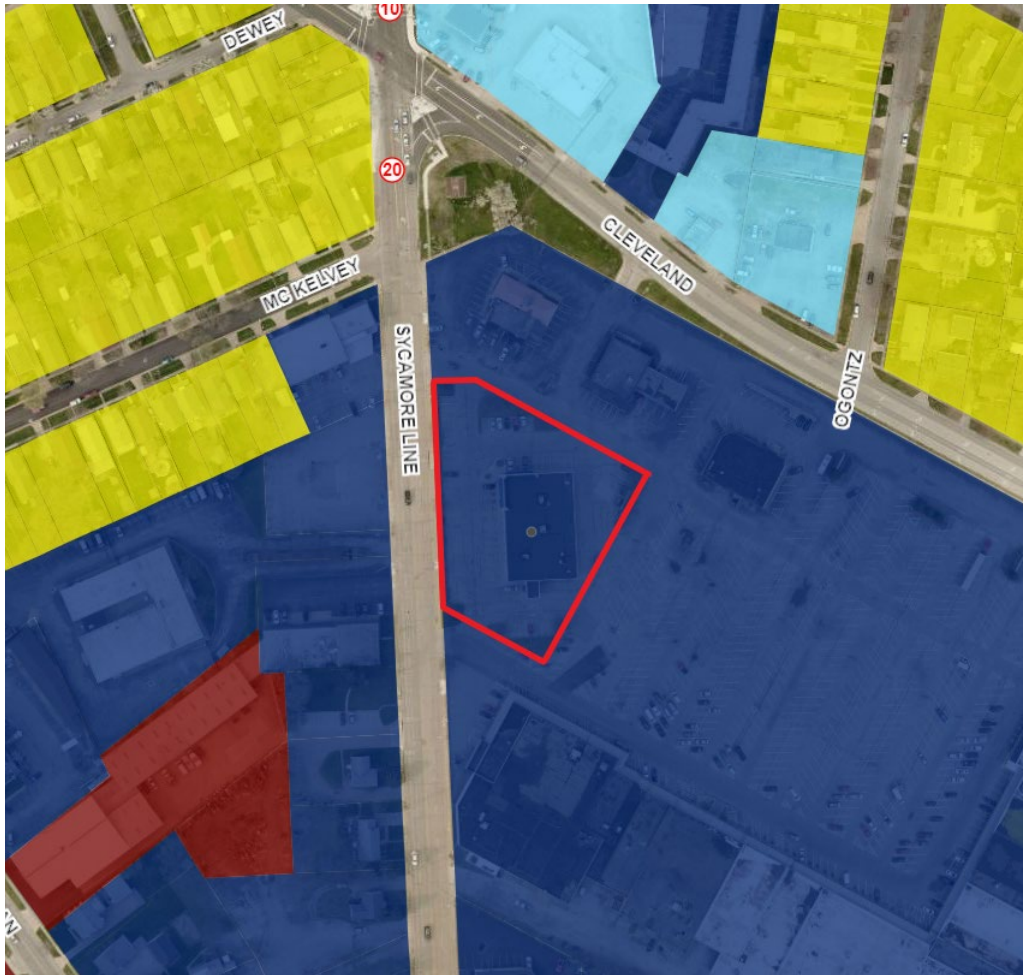
Existing Use: Retail

Proposed Use: Retail

Applicable Plans & Regulations: 1109.10 CONDITIONAL USE PERMITS.
1133 Business Districts

SITE DESCRIPTION

Zoning Map (subject property outlined in Red)



Zone Map Setbacks



PUD - Planned Unit Development



Parcels



TRO - Transient Rental Overlay



Zoning

- AG - Agriculture
- CA - Commercial Amusement
- CR - Commercial Recreation
- CS - Commercial Service
- DBD - Downtown Business
- GB - General Business
- GM - General MANufacturing
- LB - Local Business
- LM - Local Manufacturing
- P - Auto Parking

- PF - Public Facilities
- R1-40 - Single Family Residential
- R1-50 - Single Family Residential
- R1-60 - Single Family Residential
- R1-75 - Single Family Residential
- R2F Two-Family Residential
- RB - Roadside Business
- RMF - Multi-Family Residential
- RRB - Residential/Business
- RS - Residential Suburban



County Auditor Property Map (subject property outlined in red) Photo (taken March 2021)

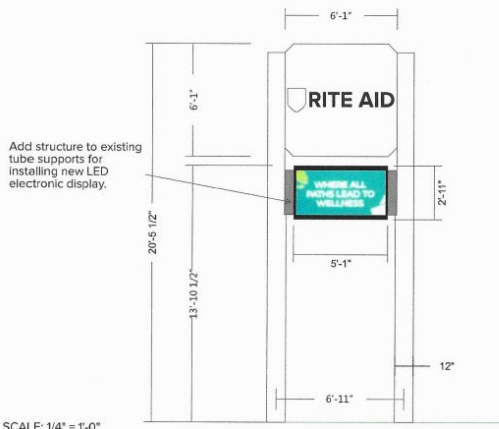


Photo taken September, 2021

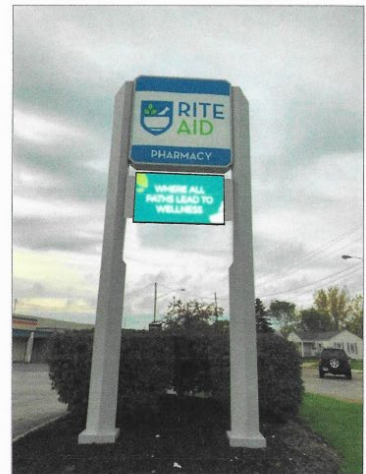


S1 Replacement Readerboard (Qty. 2)

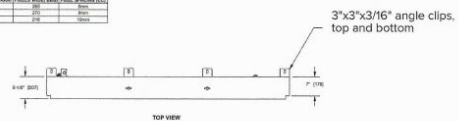
Remove existing message center from pylon and replace with new wireless message board. New unit to be Daktronics GT6x-72x144. Paint any exposed portions of poles. Attach New Display to Existing Steel Angle.



Existing readerboards are 49in high x 73in wide. New boards are 35in high x 61in wide and 14.83 sq. ft.



POLE HEIGHT (FEET)	POLE WIDTH (FEET)	POLE AREA (SQ. FT.)
20	6.1	122.0
25	6.1	152.5
30	6.1	183.0
35	6.1	213.5



PROJECT DESCRIPTION

The site of 1420 Sycamore Line currently is currently leased by Rite-Aid. This location has submitted an application for a conditional use permit to replace the existing message board with a digital LED message board.

The zoning code currently permits digital signs with a conditional-use permit.

APPLICABLE CODE SECTIONS

1143.06 PROHIBITED SIGNS.

- (a) Vehicular signs.
- (b) Search lights, laser lights.
- (c) Flashing lights, projected images or animated signs unless with a conditional use permit.

1109.10 CONDITIONAL USE PERMITS.

Conditional use permits shall be required for the uncommon and infrequent uses, uses that require extraordinary safeguards, and uses which may be permitted in more restrictive districts than the districts in which the uses are permitted by right. Enumerated throughout this Zoning Code are such uses and the districts in which they may be permitted, provided the following standards are fulfilled: all conditions set by the Planning Commission for specific uses, and a permit is granted by the Planning Commission.

- (a.)
- (b) Standards for evaluating conditional use permits. An application for a conditional use permit shall not be approved unless it conforms with the intent of the City of Sandusky Comprehensive Plan and complies with the following conditions and standards:
 - (1.)
 - (2) Business, Commercial and Manufacturing Districts.
 - A. That the proposed use is necessary to serve community needs, and existing similar facilities located in a more remote district in which the use is permitted by right, are inadequate;
 - B. That the proposed use is not closer than appropriate in the particular situation to schools, churches, and other places of assembly.
 - C. That location size, intensity, and site plan of the proposed use shall be such that its operation will not be objectionable to nearby dwellings by reason of noise, smoke, dust, odors, fumes, vibrations, or glare more than is normal, or as permitted by the performance standards of the district.
 - D. That the proposed use will form a harmonious part of the business, commercial, or manufacturing district, taking into account, among others, convenience of access and relationship of one use to another.
 - E. That the proposed use should be permitted in the next less restrictive district because of its limited nature, modern devices, equipment, or improvements;

F. That the hours of operation and concentration of vehicles in connection with the proposed use will not be more hazardous or dangerous than the normal traffic of the district.

(3) In addition to the above general standards set forth in subsections (b)(1) and (2) hereof, appropriate specific safeguards, applying to a particular application may also be specified in the permit.

(Ord. 03-071. Passed 3-10-03.)

STAFF ANALYSIS / STANDARDS FOR COMMISSION EVALUATION

Staff Analysis of Applicability According to Code Section: 1109.10

Staff feels that these standards are met.

OTHER DEPARTMENT COMMENTS

Engineering Staff:

No concerns have been received as of the writing of this report

Building Staff:

No concerns have been received as of the writing of this report

Police Department:

No concerns have been received as of the writing of this report

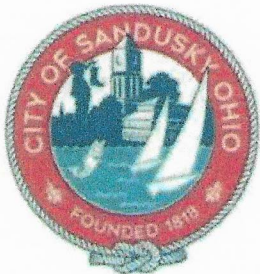
Fire Department:

No concerns have been received as of the writing of this report

CONCLUSION/RECOMMENDATION

Staff recommends the approval of the proposed Conditional Use at 1420 Sycamore Ave. (parcel 57-04191.001) with the following conditions:

1. All applicable permits are obtained through the Building Department, Engineering Department, Planning Department and any other applicable agency.



PLANNING COMMISSION

Application for Approval

Department of Planning
240 Columbus Ave
Sandusky, Ohio 44870
419.627.5891
www.cityofsandusky.com

TYPE OF APPLICATION:

☒ Conditional Use Permit
☐ Flood Plain Variance
☐ Other

☐ Similar Main Use
☐ Front Yard Fence

APPLICANT/AGENT INFORMATION:

Property Owner Name:

George Sortino

Property Owner Address:

1210 Sycamore Line

Property Owner Telephone:

419 625 0362

Property Owner Email:

Authorized Agent Name:

Marie Cipolletta

Authorized Agent Address:

18200 S. Miles Rd.

Authorized Agent Telephone:

440 442 5002

Authorized Agent Email:

mariea@signaramaoh.com

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address:

1420 Sycamore Line

Legal Description of Property (check property deed for description):

Retail Life Aid

Parcel Number:

Zoning District:

DETAILED SITE INFORMATION:

Land Area of Property: _____ (sq. ft. or acres)

Total Building Coverage (of each existing building on property):

Building #1: _____ (in sq. ft.)

Building #2: _____

Building #3: _____

Additional: _____

Total Building Coverage (as % of lot area): _____

Gross Floor Area of Building(s) on Property (separate out the square footage of different uses – for example, 800 sq. ft. is retail space and 500 sq. ft. is storage space:

Proposed Building Height (for any new construction): _____

Number of Dwelling Units (if applicable): _____

Number of Off-Street Parking Spaces Provided: _____

Parking Area Coverage (including driveways): _____ (in sq. ft.)

Landscaped Area: _____ (in sq. ft.)

PROPOSED DEVELOPMENT (check those that apply):

- ☐ New Construction (new building(s))
☒ Addition to Existing Building(s)
☐ Change of Use in Existing Building(s)

Description of Proposed Development (Describe in detail your development plans, for example – proposed use, size of building or proposed addition, hours of operation, days of operation, seating capacity, etc.):

Removal of existing message board
and replace with new
Daktronics message board

REQUIRED SUBMITTALS:

15 copies of a site plan/off-street parking plan for property

Application Fee:

Similar Main Use: \$100.00

Front Yard Fence: no charge

Conditional Use Permit: \$100.00

Flood Plan Variance: \$100.00

Other: check with staff for fee

APPLICATION MUST BE COMPLETELY FILLED OUT

APPLICATION AUTHORIZATION:

If this application is signed by an agent, authorization in writing from the legal owner is required. Where owner is a corporation, the signature of authorization should be by an officer of the corporation under corporate seal.

Muriel G. Gault
Signature of Owner or Agent

1/27/22
Date

PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of _____ (municipal street address of property), I hereby authorize _____ to act on my behalf during the Planning Commission approval process.

Signature of Property Owner

Date

See Authrozation letter

STAFF USE ONLY:

Date Application Accepted: _____ Permit Number: _____

Date of Planning Commission Meeting: _____

Planning Commission File Number: _____



Please choose one of the following below:

☒ I authorize Priority and/or its local partner to obtain permits as indicated by my signature below.

☐ I do not authorize this change and need someone to contact me to discuss.

If you choose to not authorize to begin based on the attached and would like to discuss the scope of work in further detail, please provide updated contact information for us to reach you at below.

NAME: _____

E-MAIL: _____

PHONE: _____

Rite Aid

1420 Sycamore Line Road

Sandusky, OH 44870

As Owner/owner's agent of the above-referenced property, I hereby authorize Priority, Inc., and its subcontractors, to obtain the necessary permits for signage at the above-referenced property.

AUTHORIZED OWNER'S AGENT SIGNATURE:



OWNER NAME (printed):

George Sortino

OWNER ADDRESS:

1420 Sycamore Line

OWNER E-MAIL:

gsniceguy@aol.com

OWNER PHONE:

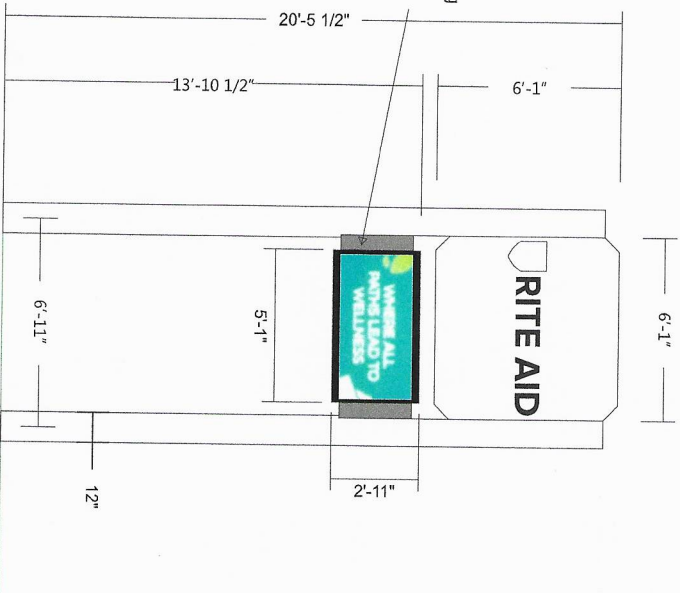
419-625-0362

S1

Replacement Readerboard (Qty. 2)

Remove existing message center from pylon and replace with new wireless message board. New unit to be Daktronics GT6x-72X144. Paint any exposed portions of poles. Attach New Display to Existing Steel Angle.

Add structure to existing tube supports for installing new LED electronic display.



SCALE: 1/4" = 1'-0"

Drawing # C/1379
OE 146049

Address: 1420 Sycamore Line Road
City/ST: Sandusky, OH

Date: 11/03/21
Designer: CXJ PM, SL

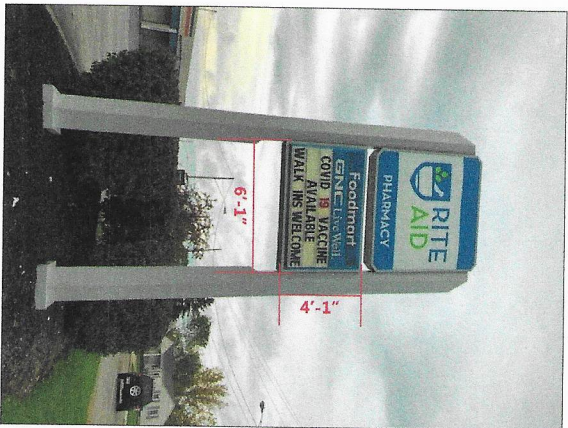
File Location: STD —
Draw/Client: CSTM —
☐ AS ☐ CR ☐ EN

Revisions:

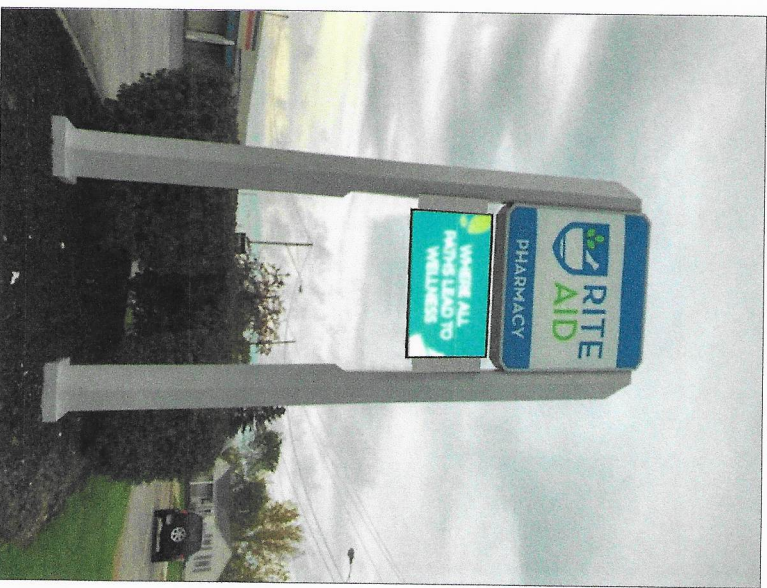
X	
X	
X	
X	
X	
X	

Underwriters Laboratories, Inc. Sign components to be in strict UL compliance.

PRIORITY

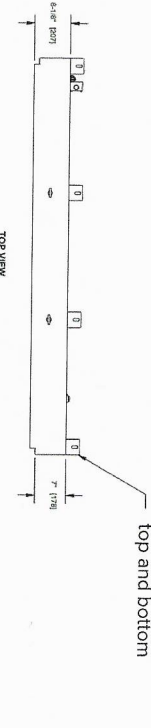


Existing readerboards are 48in high x 73in wide. New boards are 35in high x 61in wide and 14.83 sq. ft.



POLE S 1500 (144) POLES W/LED (144) POLES W/LED (144) POLES W/LED (144)

1500	144	144	144
1500	144	144	144
1500	144	144	144
1500	144	144	144



3"x3"x3/16" angle clips, top and bottom

CITY OF SANDUSKY, OHIO
DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF PLANNING

PLANNING COMMISSION REPORT

APPLICATION FOR SITE PLAN APPROVAL FOR
1110 EDGEWATER AVE. (PARCEL 60-00579.000)

Reference Number: PSPOS22-0001

Date of Report: February 10, 2022

Report Author: Alec Ochs, Assistant Planner



City of Sandusky, Ohio

Planning Commission Report

BACKGROUND INFORMATION

Property Owner: American Colors, Inc.
1110 Edgewater Ave.
Sandusky, Ohio 44870

Site Location: 1110 Edgewater Ave.

Current Zoning: "GM" – General Manufacturing

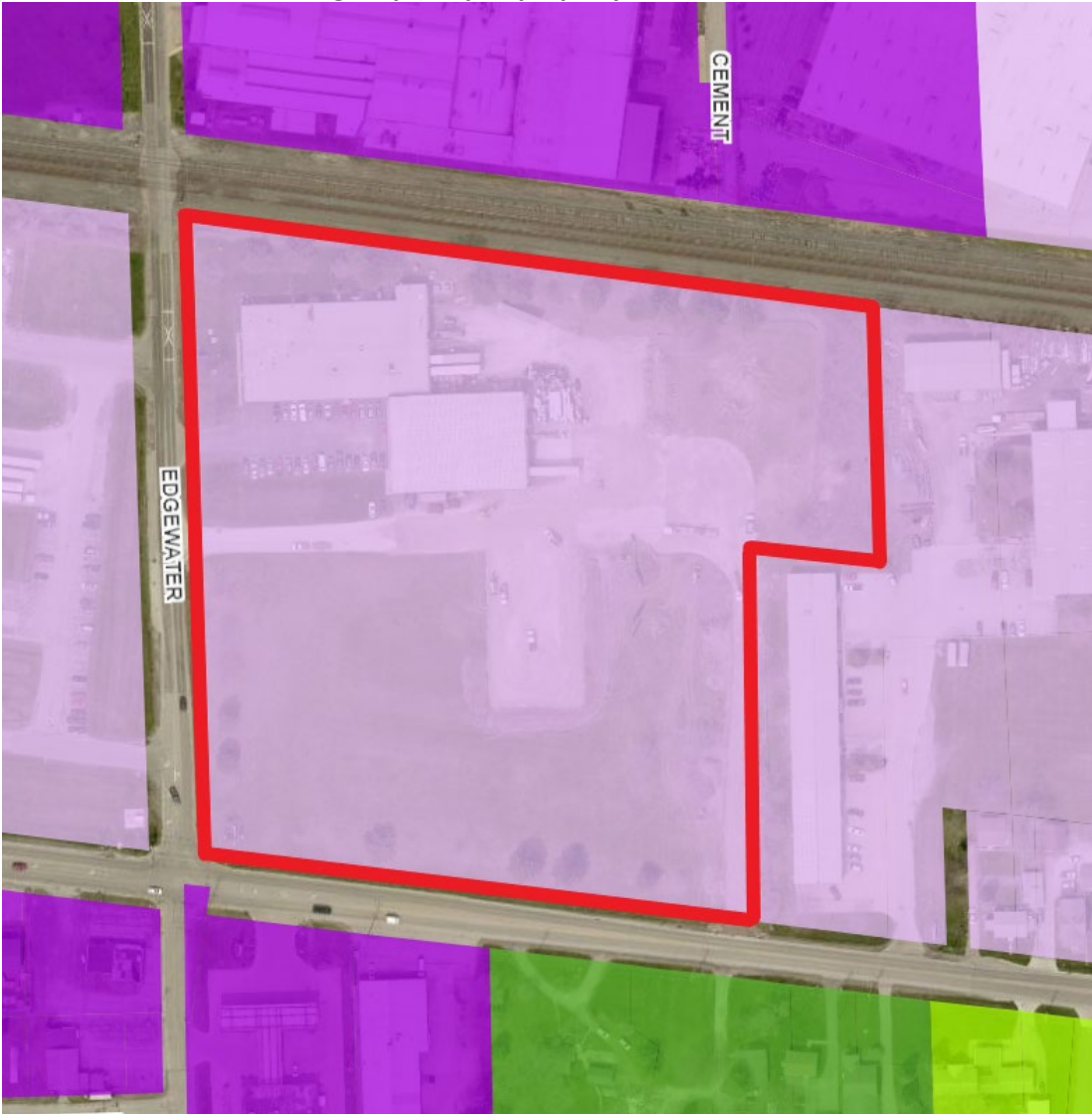
Adjacent Zoning: North: "LM" – General Manufacturing
East: "LM" – Local Manufacturing
West: "LM" – Local Manufacturing
South: "GM" – General Manufacturing
"PF" – Public Facilities

Existing Use: Manufacturing

Proposed Use: Manufacturing

Applicable Plans & Regulations: 1149 Site Plan Review and Off-Street Parking
1139 Manufacturing Districts

Zoning Map (subject property outlined in Blue)



Zone Map Setbacks



PUD - Planned Unit Development



Parcels



TRO - Transient Rental Overlay



Zoning

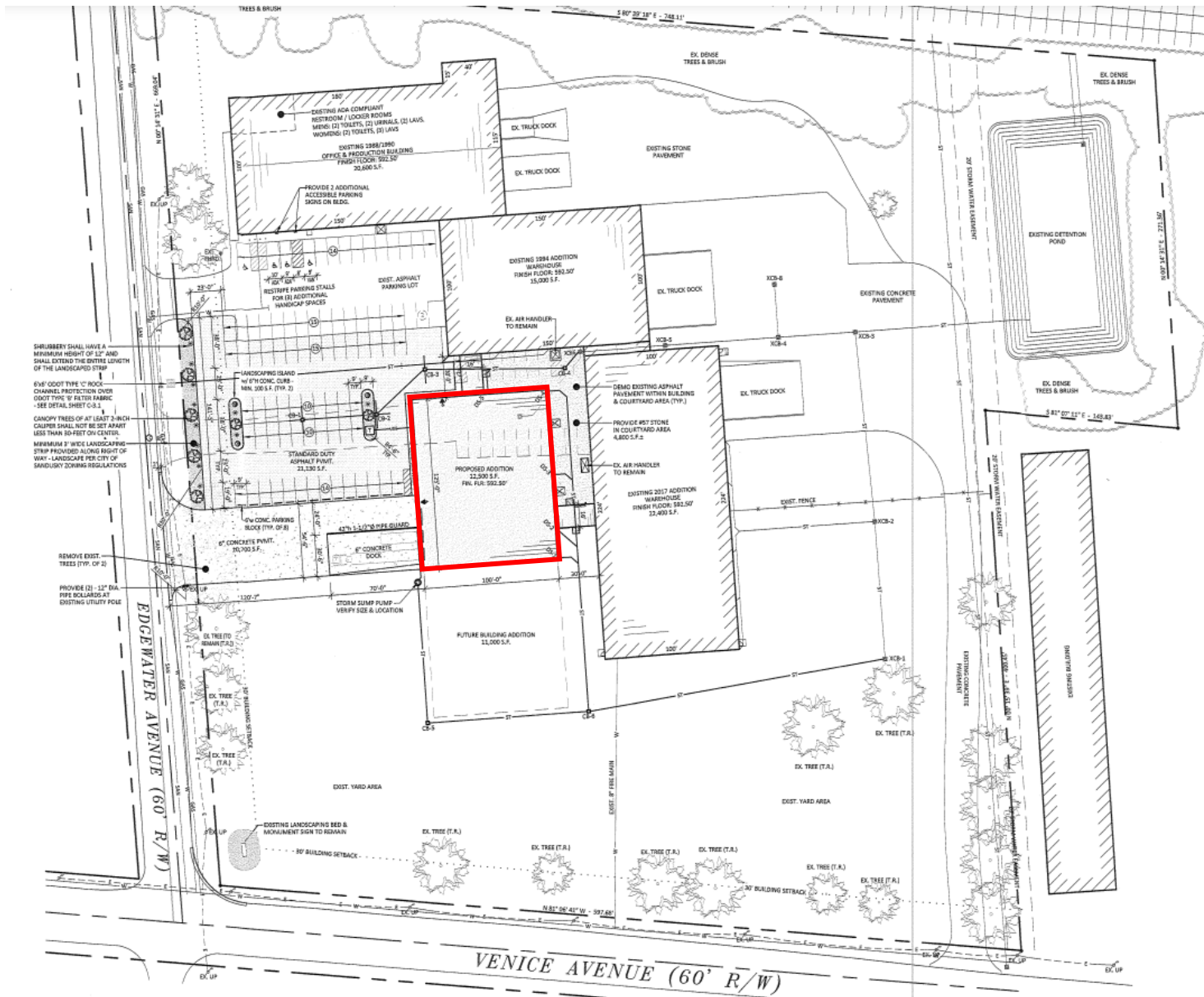
- AG - Agriculture
- CA - Commercial Amusement
- CR - Commercial Recreation
- CS - Commercial Service
- DBD - Downtown Business
- GB - General Business
- GM - General MAnufacturing
- LB - Local Business
- LM - Local Manufacturing
- P - Auto Parking

- PF - Public Facilities
- R1-40 - Single Family Residential
- R1-50 - Single Family Residential
- R1-60 - Single Family Residential
- R1-75 - Single Family Residential
- R2F Two-Family Residential
- RB - Roadside Business
- RMF - Multi-Family Residential
- RRB - Residential/Business
- RS - Residential Suburban

County Auditor Property Map (subject property outlined in red)



New addition



PROJECT DESCRIPTION

The site of 1110 Edgewater Ave. sits on 10.99 acres and has a total building coverage of 14.74%. The existing structure totals about 58,000 sq. ft. The current building height is 29' 7". The proposed addition totals 12,500 sq. ft. and will be used for manufacturing. The proposed site has 4,916 sq. ft. of office, 28,184 of manufacturing and 37,400 sq. ft. of manufacturing.

The proposal contains 78 parking spaces including 4 ADA spaces. The existing parking area coverage is 14,307 sq. ft. And the proposed parking lot is 32,650 sq. ft.

The applicant has stated there will be multiple shift changes daily.

APPLICABLE CODE SECTIONS

1139.05 PERMITTED BUILDINGS AND USES, GENERAL MANUFACTURING DISTRICTS.

(a) Main Buildings and Uses.

- (1) All main buildings and uses permitted in a Limited Manufacturing District;
- (2) Additional manufacturing limited to the following products and processes:
 - A. Cement products. Concrete mixing and proportioning plants;
 - B. Chemicals. Acetylene, acids, adhesives, aniline dyes, bleaching products, ammonia, carbide, caustic soda, cleaning and polishing preparations, gelatin, glue, size, exterminating agents, industrial alcohol, nitrates, potash, plastic materials and resins, rayon and other synthetic fibers;
 - C. Clay products. Structural, brick, tile, pipe;
 - D. Fertilizer;
 - E. Flour, feed, grain; milling and processing;
 - F. Glass manufacturing and large glass products;
 - G. Graphite and graphite products;
 - H. Leather; fur tanning, curing, finishing;
 - I. Linoleum and oil cloth, asphalt tile;
 - J. Machinery, heavy. Agricultural, constructional, electrical, mining;
 - K. Metal castings and foundry products, including magnesium;
 - L. Metal ores; reduction, refining, smelting, alloying;
 - M. Paint, varnish;

CHAPTER 1149

Site Plan Review and Off-Street Parking

1149.02 ACCESSORY PARKING FACILITIES REQUIRED.

- (a) Whenever a building is constructed or new use established;

1149.05 SCHEDULE OF REQUIRED OFF-STREET PARKING.

(d) Business.

- | | | |
|-----|--|---|
| (1) | Gasoline service stations | 1 space per 2 gas pumps plus 2 spaces per bay |
| (2) | Medical and dental offices and clinics | 1 space per 200 sq. ft. floor area |
| (3) | Retail stores, banks, other office buildings, service establishments and auto repair shops | 1 space per 250 square feet gross floor area of ground floor; 1 space per 300 sq. ft. of other floors |
| (4) | Eating places, bars, taverns | 1 space per 100 square feet gross floor area |
| (5) | Marinas | 2 spaces per 3 boat slips |

(e) Commercial and Manufacturing

- | | | |
|-----|---|---|
| (1) | Commercial services, laboratories, storage machine shops and similar establishments | 1 space per 650 square feet of gross floor area |
| (2) | Manufacturing plants as permitted in LM and GM Districts | 1 space per 1,300 square feet of gross floor space |
| (3) | Central Business District | Off-street parking not required. Parking to be provided only where feasible |
| (4) | Daycare | 2 spaces per classroom but not less than 6 spaces |

1149.09 SURFACE IMPROVEMENTS OF PARKING AREAS.

(..)

(b) Landscaping shall be required for all surface parking lots along the sides immediately adjacent and parallel to streets, sidewalks, alleys, lawns, and adjoining surface parking lots. Landscape shall include a combination of hardy canopy trees, shrubbery, and ground cover as follows:

- (1) Shrubby shall have a minimum height of 12 inches and shall extend the entire length of the landscaped strip, excluding driveways, alleys, sidewalks, pedestrian access points and other approved means of landscaping. The landscaped strip shall not extend into a public right-of-way.
- (2) Canopy trees of at least 2-inch caliper shall not be set apart less than 30-feet on center. Canopy trees may be located within a public right-of-way with City permission. The species of canopy tree shall be approved by the Department of Horticultural Services.
- (3) Any area within the landscaped strip not occupied by trees or shrubbery shall consist of ground cover. Ground cover within a public right-of-way shall only consist of grass.
- (4) Each landscaped strip shall be at least 3-feet in width.

(c) All surface parking lots containing 25 or more parking spaces shall contain one landscaped island measuring at least 100 square feet for each 25 parking spaces provided or fraction thereof. Each landscaped island shall contain the following:

- (1) At least one hardy deciduous 2-inch minimum caliper canopy tree.
- (2) The area of the island not occupied by trees shall consist of ground cover, grass and/or shrubbery.
- (3) The island shall be contained within a poured-in place or pre-cast 6-inch high concrete curb.

SUPPLEMENTAL NOTES / DIVISION OF PLANNING COMMENTS

4116 sq. ft. office: 1 per 1,300 sq. ft. = 16

28,184 sq. ft. Manufacturing: 1 per 1,300 sq. ft. = 22

37,400 sq. ft. Warehouse: 1 per 650 sq. ft. = 58

Total = 96 required spaces

Staff feels that the 78 proposed spaces better suites the site's needs. The manufacturing and office space is where a majority of employee's will be spending their time on the clock. Storage space will house minimal employees, but would put a largest parking requirement burden on the applicant. Planning staff suggests that the additional 20 required spaces be waived by the Planning Commissions.

There is an additional building expansion called out on the drawing totaling 11,000 sq. ft. The applicant has addressed that this is to not be considered for this meeting. But, a meeting in the future when plans are finalized.

The proposal calls out approximately 684 sq. ft. of 2 landscaping islands, each of which has a tree. The code only calls for a 300 sq. ft. of landscaping islands as a requirement. The project also proposes planting additional trees in the tree lawn along the Edgewater Ave. right-of-way. Trees are recommended but are not required in previous phases of this site. Planning staff is more than happy with the proposal and feels the additional landscaping will go a long way in beautifying the site.

DIVISION OF PLANNING QUESTIONS

Approximately how many employees are on site at one time?

OTHER DEPARTMENT COMMENTS

Engineering Staff:

Engineering has addressed slight concerns over the capacity of the existing detention pond and if it is sized accordingly for additional runoff/water storage.

Building Staff:

No objections. Additional submittals showing compliance with Ohio Building Code & ADA codes will be required.

Police Department:

No concerns have been received as of the writing of this report

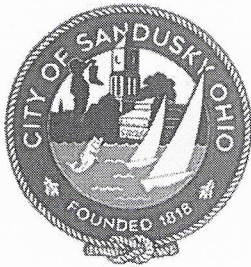
Fire Department:

No concerns have been received as of the writing of this report

CONCLUSION/RECOMMENDATION

Staff recommends the approval of the proposed site plan at 1110 Edgewater Ave. Parcel: (60-00579.000) with the following conditions:

1. All applicable permits are obtained through the Building Department, Engineering Department, and any other applicable agency.



PLANNING COMMISSION

Application for Site Plan Approval

Department of Planning

240 Columbus Ave

Sandusky, Ohio 44870

419.627.5891

www.cityofsandusky.com

APPLICANT/AGENT INFORMATION:

Property Owner Name:

AMERICAN COLORS INC.

Property Owner Address:

1110 EDGEWATER AVE.

SANDUSKY, OH 44870

Property Owner Telephone:

(419) 621-4018

Property Owner Email:

p.militello@americancolors.com

Authorized Agent Name:

JANOTTA & HERNER

Authorized Agent Address:

309 MONROE STREET

MONROEVILLE, OH 44847

Authorized Agent Telephone:

(419) 465-4611

Authorized Agent Email:

RANDY@JANOTTAHERNER.COM

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address:

1110 EDGEWATER AVE, SANDUSKY, OH 44870

Legal Description of Property (check property deed for description):

3211 OF VENICE RD. 109867A

Parcel Number:

60-00579.000

Zoning District:

LM

DETAILED SITE INFORMATION:

Land Area of Property: 10.99 ACRES (sq. ft. or acres)

Total Building Coverage (of each existing building on property):

Building #1: 20,600 (in sq. ft.)

Building #2: 15,000

Building #3: 22,400

Additional: 12,500 → 2022 ADDITION

Total Building Coverage (as % of lot area): 14.74%

Gross Floor Area of Building(s) on Property (separate out the square footage of different uses – for example, 800 sq. ft. is retail space and 500 sq. ft. is storage space): GROSS FLOOR AREA OF BUILDINGS ON PROPERTY = 70,600 S.F.
4916 S.F. OF OFFICE, 28184 S.F. OF MANUFACTURING
37400 S.F. OF WAREHOUSE SPACE

Proposed Building Height (for any new construction): 29'-7"

Number of Dwelling Units (if applicable): _____

Number of Off-Street Parking Spaces Provided: 78 SPACES
(4 ADA)

Parking Area Coverage (including driveways): 46,957 (in sq. ft.)

Landscaped Area: 2000 (in sq. ft.)
32,650 - Proposed
14,307 - EXISTING

PROPOSED DEVELOPMENT (check those that apply):

- ☐ New Construction (new building(s))
☒ Addition to Existing Building(s)
☐ Change of Use in Existing Building(s)

Description of Proposed Development (Describe in detail your development plans, for example – proposed use, size of building or proposed addition, hours of operation, days of operation, seating capacity, etc.):

A 12,500 S.F. ADDITION ONTO AN EXISTING FACILITY.
THE ADDITION WILL BE USED AS MANUFACTURING SPACE &
WILL BE USED DAILY WITH MULTIPLE SHIFTS. ADDITIONALLY
32,650 S.F. OF PARKING WILL BE ADDED.

APPLICATION AUTHORIZATION:

If this application is signed by an agent, authorization in writing from the legal owner is required. Where owner is a corporation, the signature of authorization should be by an officer of the corporation under corporate seal.

Randy Schuler Randy Schuler 1/25/22
Signature of Owner or Agent Date

PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of 1110 Edgewater Dr (municipal street address of property), I hereby authorize Knott & Herrer to act on my behalf during the Planning Commission approval process.

Ruth A. Mittele Vice President 1/25/22
Signature of Property Owner Date

REQUIRED SUBMITTALS:

15 copies of a site plan/off-street parking plan for property
\$25.00 application fee

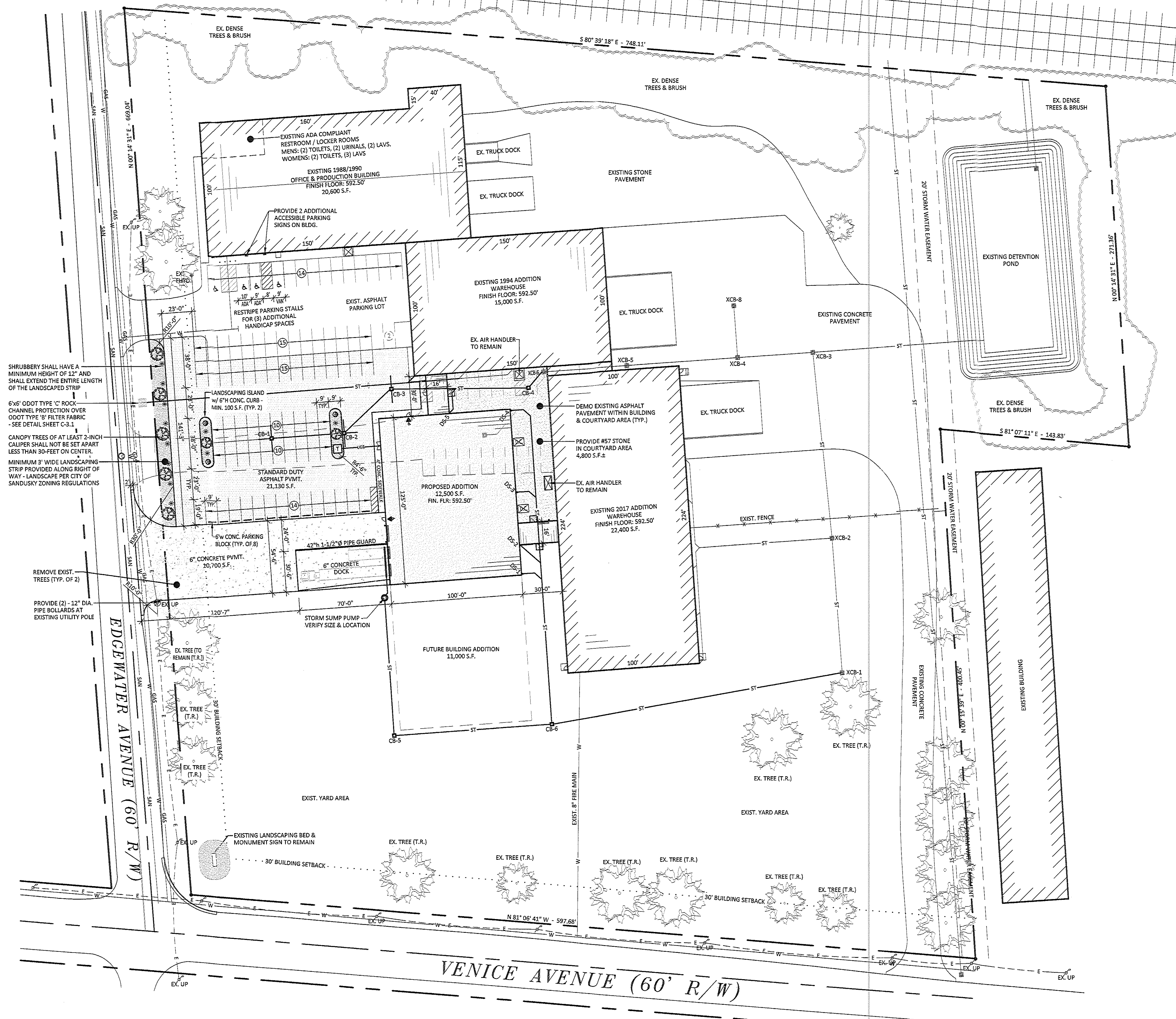
APPLICATION MUST BE FILLED OUT COMPLETELY

STAFF USE ONLY:

Date Application Accepted: _____ Permit Number: _____

Date of Planning Commission Meeting: _____

Planning Commission File Number: _____



SITEPLAN
1" = 40'

SITE LEGEND	
SAN	SANITARY SEWER LINE
ST	STORM SEWER LINE
GAS	GAS LINE
W	WATER LINE
UGE	UNDERGROUND ELECTRICAL
E	OVERHEAD ELECTRICAL LINE
- - -	EXISTING - TO BE REMOVED
- - -	CENTERLINE OF ROAD / STREET

PROPERTY / RIGHT-OF-WAY	
[Hatched Box]	EXISTING BUILDING OUTLINE
[Solid Line]	NEW BUILDING OUTLINE
[Dashed Line]	BUILDING SETBACK LINE
[Line with X's]	FENCE LINE
[Line with Circles]	NUMBER OF PARKING SPACES
[Stippled Box]	CONCRETE PAVEMENT
[Patterned Box]	STANDARD DUTY ASPHALT

ZONING DATA:	
DISTRICT	LM - (LOCAL MANUFACTURING)
USE	PRODUCTION / WAREHOUSE
TOTAL LOT AREA	10.99 AC.
DEVELOPED LOT AREA	1.62 AC.
NEW BUILDING AREA	12,500 S.F.
NEW PARKING/DRIVE AREA	21,503 S.F.
LOT COVERAGE	15%
MIN. FRONT YARD SETBACK	50'
MIN. SIDE YARD SETBACKS	N/A
MIN. REAR YARD SETBACK	N/A
MAX. BUILDING HEIGHT	N/A
H.C. PARKING REQ'D	3 SPACES
PARKING PROVIDED	55 SPACES

PAVING SPECIFICATIONS:

STANDARD DUTY ASPHALT PAVING -
8" COMPACTED #304 STONE BASE
1.5" 448, TYPE 2, ASPHALT BASE COURSE
1.5" 448, TYPE 1, ASPHALT SURFACE COURSE

ALL ASPHALT PAVEMENTS SHALL USE A TACK COAT LAYER TO BE APPLIED AT A RATE OF 0.04-0.06 GAL/SY FOR NEW ASPHALT. FOR ASPHALT OVERLAYS APPLY A TACK COAT LAYER AT A RATE OF 0.06-0.09 GAL/SY. IF A DILUTED TACK COAT IS USED, THE APPLICATION RATE SHALL BE TWICE THE PREVIOUS RATES. TACK COAT SHALL CONFORM TO ODOT 407.

CONCRETE PAVING -
6" COMPACTED #304 STONE BASE
6" CONCRETE W/ 6x6-W1.4xW1.4 W.W.M.

CONCRETE SIDEWALK -
4" CONCRETE W/ 6x6-W1.4xW1.4 W.W.M.
CONTROL JOINTS @ 5'-0" c/c

ALL EXTERIOR CONCRETE SHALL BE ODOT CLASS C, 4000 PSI MIN. COMPRESSIVE STRENGTH, MIN. 600 LB/CY CEMENT CONTENT, MAX. 50 W/C, 6% AIR ENTRAINMENT, AND MAX. 4 1/2" SLUMP.

- EARTH WORK NOTES:
- STRIP TOP SOIL AND VEGETATION FROM ALL BUILDING AND PAVEMENT AREAS.
 - PRIOR TO FILL OPERATIONS, HEAVILY PROOF ROLL THE EXISTING SUBGRADE WITHIN THE PROPOSED BUILDING AND PAVEMENT AREAS WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK. UNDERCUT AND STABILIZE ALL YIELDING AREAS.
 - PREPARE SUBGRADE AND PLACE FILLS IN ACCORDANCE WITH ODOT 203, THE GEOTECHNICAL REPORT AND AS APPROVED BY THE GEOTECHNICAL ENGINEER.
 - UNLESS OTHERWISE STATED IN A GEOTECHNICAL REPORT, COMPACTION OF STRUCTURAL FILL FOR BUILDING AND FOUNDATION AREAS SHALL BE A MINIMUM OF 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY PER ASTM D 1557. FILLS IN OTHER AREAS ARE TO BE COMPACTED TO A MINIMUM OF 90% OF THE MODIFIED PROCTOR MAX DRY DENSITY. APPROVED FILL MATERIAL SHALL BE PLACED AND COMPACTED IN 6"-8" LIFTS. THE FILL MOISTURE CONTENT SHALL BE WITHIN 3% OF OPTIMUM MOISTURE CONTENT. REFER TO THE GEOTECHNICAL REPORT FOR HIGHER REQUIREMENTS WHEN SILTY SOIL IS ENCOUNTERED.
 - WHEN FINAL ELEVATION HAS BEEN OBTAINED IN CUT AREAS, PROOF ROLL THE ENTIRE AREA WITH A HEAVILY LOADED TANDEM AXLE DUMP TRUCK. UNDERCUT AND STABILIZE ALL YIELDING AREAS. REDISTRIBUTE 6" OF TOPSOIL IN LAWN AREAS AND FINE GRADE.
 - REFER TO SOILS REPORT BY T.B.D.

- LANDSCAPE NOTES:
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TREES & SHRUBS GROUND COVER AND LAWN RESTORATION AT ADJOINING AREAS DAMAGED BY NEW WORK, WHETHER WITHIN OR BEYOND DESIGNATED LIMITS OF WORK.
 - CONTRACTOR SHALL VERIFY SITE CONDITIONS (ABOVE AND BELOW GROUND) AND LAYOUT PRIOR TO CONSTRUCTION. CONTACT THE OWNER'S REPRESENTATIVE WITH ANY DISCREPANCIES PRIOR TO PROCEEDING.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING CURBS, SIDEWALKS, AND PAVEMENT DUE TO CONSTRUCTION.
 - CONTRACTOR SHALL HAVE ALL AREAS AT 1 INCH± FINAL GRADE BEFORE SEEDING WORK CAN BEGIN. ANY AREAS FAILING TO SHOW UNIFORM GERMINATION SHALL BE REPAIRED UNTIL A DENSE LAWN IS ESTABLISHED AND SHALL BE NO ADDITIONAL COST TO THE OWNER.
 - SPECIES AND SIZES OF PLANTS LISTED IN THE PLANT LIST ARE SUBJECT TO AVAILABILITY AT THE TIME OF INSTALLATION. IF SUBSTITUTIONS ARE REQUIRED, THE CONTRACTOR SHALL SUBMIT REQUESTS TO THE OWNER'S REPRESENTATIVE.
 - BACKFILL AND GRADE ALL PLANTING AREAS WITH MINIMUM 6-8 INCHES OF TOPSOIL OR TO THE TOP OF THE FINISHED CONCRETE ELEVATION. BEDDING MIX OR SIMILAR CONSISTENCY TO BE USED.
 - ALL PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK.
 - PROVIDE MINIMUM 1 YEAR WARRANTY ON ALL PLANT MATERIAL.
 - ALL SHRUBS AND HERBACEOUS PLANTS, DECIDUOUS PLANTS OR EVERGREENS SHALL BE SOUND, HEALTHY, VIGOROUS, FIRST CLASS, FRESHLY DUG, AND NURSERY GROWN IN A CLIMATE SIMILAR TO OR MORE SEVERE TO OHIO.
 - ALL PLANT MATERIAL SHOULD BE FREE OF INSECTS, THEIR EGGS AND LARVAE.
 - PLANTS SHALL BE FREE OF MECHANICAL OR CULTURAL INJURY BY RODENTS AND FREE OF NOTICEABLE AFTER EFFECTS OF BORERS AND OTHER PESTS.
 - PLANTS SHALL BE TRUE TO SCIENTIFIC NAMES. THE NAMES USED ARE THOSE OF "STANDARDIZED PLANT NAMES."
 - CANOPY TREES OF AT LEAST 2-INCH CALIPER SHALL NOT BE SET APART LESS THAN 30-FEET ON CENTER. CANOPY TREES MAY BE LOCATED WITHIN A PUBLIC RIGHT-OF-WAY WITH CITY PERMISSION. THE SPECIES OF CANOPY TREE SHALL BE APPROVED BY THE DEPARTMENT OF HORTICULTURAL SERVICES.
 - EACH LANDSCAPED STRIP MUST BE AT LEAST 3'-0" IN WIDTH.
 - ALL SURFACE PARKING LOTS CONTAINING 25 OR MORE PARKING SPACES SHALL CONTAIN ONE LANDSCAPED ISLAND MEASURING A LEAST 100 SQUARE FEET FOR EACH 25 PARKING SPACES PROVIDED OR FRACTION THEREOF.
 - EACH LANDSCAPED ISLAND SHALL CONTAIN THE FOLLOWING:
 - AT LEAST ONE HARDY DECIDUOUS 2-INCH MINIMUM CALIPER CANOPY TREE.
 - THE AREA OF THE ISLAND NOT OCCUPIED BY TREES SHALL CONSIST OF GROUND COVER, GRASS AND/OR SHRUBBERY.
 - THE ISLAND SHALL BE CONTAINED WITHIN A POURED-IN PLACE OR PRE-CAST 6-INCH HIGH CONCRETE CURB.

REVISIONS

10/27/2021	SD
11/2/2021	SD
11/18/2021	SD
1/24/2022	ZONING

RELEASE

BUDGET	ZONING
XX/XX/XX	1/24/22
PERMIT	CONSTRUCTION
XX/XX/XX	XX/XX/XX

Janotta & Herner
305 MONROE STREET MONROEVILLE, OHIO 44847 (419) 465-4611

AMERICAN COLORS
11110 EDGE WATER AVENUE, SANDUSKY, OH
SITE PLAN

DRAWN BY: JOB
JOB NUMBER: 2021-348

C1.1

CITY OF SANDUSKY, OHIO
DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF PLANNING

PLANNING COMMISSION REPORT

APPLICATION FOR SITE PLAN APPROVAL FOR
2330 RIVER AVE. (PARCELS 57-01320.000)

Reference Number: PSPOS22-0002

Date of Report: February 11, 2022

Report Author: Alec Ochs, Assistant Planner



City of Sandusky, Ohio

Planning Commission Report

BACKGROUND INFORMATION

Property Owner: Pat Murray
9610 Darrow Rd.
Vermillion, Ohio 44089

Site Location: 2330 River Ave.

Current Zoning: "CR" – Commercial Recreation

Adjacent Zoning: North: "CR" – Commercial Recreation
"CR" – Commercial Recreation
East: "CR" – Commercial Recreation
West: "CR" – Commercial Recreation

South: N/A

Existing Use: Vacant Land

Proposed Use: Restaurant

Applicable Plans & Regulations: 1149 Site Plan Review and Off-Street Parking
1137 Commercial Districts

Zoning Map (subject property outlined in Blue)



Zone Map Setbacks



PUD - Planned Unit Development



Parcels



TRO - Transient Rental Overlay



Zoning

- AG - Agriculture
- CA - Commercial Amusement
- CR - Commercial Recreation
- CS - Commercial Service
- DBD - Downtown Business
- GB - General Business
- GM - General Manufacturing
- LB - Local Business
- LM - Local Manufacturing
- P - Auto Parking

- PF - Public Facilities
- R1-40 - Single Family Residential
- R1-50 - Single Family Residential
- R1-60 - Single Family Residential
- R1-75 - Single Family Residential
- R2F Two-Family Residential
- RB - Roadside Business
- RMF - Multi-Family Residential
- RRB - Residential/Business
- RS - Residential Suburban

County Auditor Property Map (subject property outlined in red)



outdoor patio is also proposed-totaling 1,119 sq. ft. The applicant has stated there is anticipation of a rooftop deck in the future.

The proposal contains 26 parking spaces. The code calls for 22 spaces (see staff comments). The proposed parking area coverage is 11,195 sq. Ft. The landscaping area is 12,180.

The plan is to have operating hours between 11 am – 10 pm, 7 days a week.

APPLICABLE CODE SECTIONS

1137.03 PERMITTED BUILDINGS AND USES, COMMERCIAL RECREATION DISTRICTS.

(a) Main Buildings and Uses.

- (1) One- and two-family dwellings, boathouses, motels;
- (2) The following amusement establishments, whether open or enclosed:
 - A. Beaches and swimming pools, with accessory bath houses and locker rooms;
 - B. Manufacturing, rental, repair, and storage of boats, marinas; sale of live bait for fishing;
 - C. Hunting and fishing clubs, shooting ranges;
 - D. Arenas, auditoriums;
 - E. Golf courses, driving ranges;
 - F. Riding academies, stables, race tracks;
 - G. Assembly and meeting halls, bowling alleys, dance halls, skating rinks.
 - H. All retail stores, services and offices as permitted in General Business Districts.
 - I. Transient Occupancy.

1133.06 PERMITTED BUILDINGS AND USES; GENERAL BUSINESS DISTRICT.

(a) Main Buildings and Uses.

- (1) All stores, services, dwellings, and other uses permitted in Roadside Business Districts;

1133.05 PERMITTED BUILDINGS AND USES; ROADSIDE BUSINESS DISTRICT.

(a) Main Buildings and Uses.

- (1) All stores, services, dwellings, and other uses permitted in Local Business Districts;
- (2) Additional retail business stores and services conducted wholly within enclosed buildings, or adjoining and operated in connection with an establishment in an enclosed building to the following extent:
 - A. The sale and serving of all beverages, and eating places of all types permitting dancing and live entertainment. Conditional use permits

shall be obtained by places selling or serving alcoholic beverages, and by all drive-in establishments;

1137.08 YARD REGULATIONS.

For every main or accessory building in a commercial district, the following minimum yard shall be provided:

- (a) Front Yards. There shall be a setback of not less than 30 feet in depth, and on corner lots, the setback shall be not less than 10 feet on a secondary street, unless shown otherwise on the Zone Map.
- (b) Side and Rear Yards. Where side yards are provided, the total width of the 2 side yards on a lot or between buildings on adjacent lots shall be not less than 15 feet. Where a building in this district is located on a lot adjoining a side or rear lot line of a residential district, the yard shall be not less than 40 feet in width.
- (c) All Required Yards. The above required front, side, and rear yards may be used for off-street parking facilities, but not within 10 feet of a residential district line or street line, and a fence or landscaping may be required by the Commission.
(1980 Code 151.68)

CHAPTER 1149

Site Plan Review and Off-Street Parking

1149.02 ACCESSORY PARKING FACILITIES REQUIRED.

- (a) Whenever a building is constructed or new use established;

1149.05 SCHEDULE OF REQUIRED OFF-STREET PARKING.

(d) Business.

- | | | |
|-----|--|---|
| (1) | Gasoline service stations | 1 space per 2 gas pumps plus 2 spaces per bay |
| (2) | Medical and dental offices and clinics | 1 space per 200 sq. ft. floor area |
| (3) | Retail stores, banks, other office buildings, service establishments and auto repair shops | 1 space per 250 square feet gross floor area of ground floor; 1 space per 300 sq. ft. of other floors |
| (4) | Eating places, bars, taverns | 1 space per 100 square feet gross floor area |

1149.06 SEPARATE OR COMBINED USE OF FACILITIES.

(...)

(d) Where private or public parking lots, or on-street parking are available and adequate within the walking distances, as limited herein, the Commission may modify the requirements set forth in Section [1149.05](#).

1149.09 SURFACE IMPROVEMENTS OF PARKING AREAS.

(..)

(b) Landscaping shall be required for all surface parking lots along the sides immediately adjacent and parallel to streets, sidewalks, alleys, lawns, and adjoining surface parking lots. Landscape shall include a combination of hardy canopy trees, shrubbery, and ground cover as follows:

(1) Shrubby shall have a minimum height of 12 inches and shall extend the entire length of the landscaped strip, excluding driveways, alleys, sidewalks, pedestrian access points and other approved means of landscaping. The landscaped strip shall not extend into a public right-of-way.

(2) Canopy trees of at least 2-inch caliper shall not be set apart less than 30-feet on center. Canopy trees may be located within a public right-of-way with City permission. The species of canopy tree shall be approved by the Department of Horticultural Services.

(3) Any area within the landscaped strip not occupied by trees or shrubbery shall consist of ground cover. Ground cover within a public right-of-way shall only consist of grass.

(4) Each landscaped strip shall be at least 3-feet in width.

(c) All surface parking lots containing 25 or more parking spaces shall contain one landscaped island measuring at least 100 square feet for each 25 parking spaces provided or fraction thereof. Each landscaped island shall contain the following:

(1) At least one hardy deciduous 2-inch minimum caliper canopy tree.

(2) The area of the island not occupied by trees shall consist of ground cover, grass and/or shrubbery.

(3) The island shall be contained within a poured-in place or pre-cast 6-inch high concrete curb.

SUPPLEMENTAL NOTES / PLANNING DIVISION COMMENTS

In the 2/8/22 preliminary meeting, a verbal agreement was addressed between Pat Murray and the western property owner to fix the western property owners privacy fence. Staff agreed that this is needed to move forward or an additional landscaping buffer could be required on the western edge of these properties.

An agreement by email has been received by the owner of The Cove at Louie's Bar--across the street, to allow overflow parking on Louie's east lot during the Wharf's business hours. The parking requirements are not an issue based on the phase 1 proposal. Staff has noted that the site as proposed is maxed out for parking capacity. Staff is concerned that construction of additional phases may cause functional parking issues on this site and should be examined upon site plan review of future phases.

An agreement with the neighboring property could give the Planning Commission the power to approve the unsatisfactory parking quantities for future project phases. The code states:

1149.06 SEPARATE OR COMBINED USE OF FACILITIES.

(..)

(d) Where private or public parking lots, or on-street parking are available and adequate within the walking distances, as limited herein, the Commission may modify the requirements set forth in Section [1149.05](#).

This could accommodate future parking demand without limiting potential future growth of the Pipe Creek Wharf restaurant.

Office Space: 325 sq. ft. / 250 sq. ft. = **1.3 spaces**

Dining Area: 2,100 sq. ft. / 100 sq. ft. = **21 spaces**

Total: 22 spaces

DETAILS ADDED SINCE 2/8/22 INTERNAL PRELIMINARY REVIEW MEETING

- Updated landscape plan
- Neighbors' privacy fence location
- Traffic flow and entry sequence
- Parking details
- Building phasing plans & square footage
- Phase 1 location specified

OTHER DEPARTMENT COMMENTS

Engineering Staff:

The Engineering Department looks forward to detailed plans including:

1. Civil plans (water/sewer/storm)
 - a. Drainage connections
 - i. Concerns about runoff onto neighboring properties
 - b. Sewer connections
2. Signage plan
3. Storm water Pollution Prevention Plan (SWPPP)

Building Staff:

No objections. Additional submittals showing compliance with Ohio Building Code & ADA codes will be required.

Police Department:

Chief Oliver advised that on-street parking in this area gets congested on weekends and additional public parking could be needed in this area if the proposed project catalyzes any other commercial investment along this street.

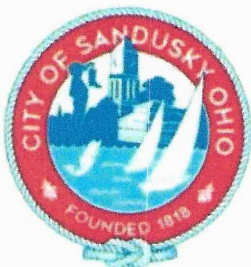
Fire Department:

No concerns have been received as of the writing of this report

CONCLUSION/RECOMMENDATION

Staff recommends the approval of the proposed phase 1 site plan at 2330 River Ave. Parcel: (57-01320.000) with the following conditions:

1. All applicable permits are obtained through the Building Department, Engineering Department, and any other applicable agency.
2. The fence on the western property line is fixed to ensure proper buffer to neighboring residential property - does not exceed 6 ft. in height.
3. The Civil Plans effectively address the City Engineer's flooding concerns
4. If future phases beyond phase 1 are approved in this site plan review, a parking share agreement letter between the adjacent business is in place before additional phases are constructed.



PLANNING COMMISSION
Application for Site Plan Approval

Department of Planning
240 Columbus Ave
Sandusky, Ohio 44870
419.627.5891
www.cityofsandusky.com

APPLICANT/AGENT INFORMATION:

Property Owner Name: Pat Murray

Property Owner Address: 9610 Darrow Road
Vermilion, OH 44089

Property Owner Telephone: 419-656-4280

Property Owner Email: prunner917@gmail.com

Authorized Agent Name: Gary Fischer, R.A.

Authorized Agent Address: 554 West 9th Street
Lorain, OH 44052

Authorized Agent Telephone: 440-315-2300

Authorized Agent Email: gary@fischerarch.com

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 2330 River Ave.

Legal Description of Property (check property deed for description):
(Attached)

Parcel Number: (Attached) **Zoning District:** CR

DETAILED SITE INFORMATION:

Land Area of Property: .7687 ac (sq. ft. or acres)

Total Building Coverage (of each existing building on property):

Building #1: 3,300 (in sq. ft.)

Building #2: _____

Building #3: _____

Additional: _____

Total Building Coverage (as % of lot area): .096

Gross Floor Area of Building(s) on Property (separate out the square footage of different uses – for example, 800 sq. ft. is retail space and 500 sq. ft. is storage space:

<u>Dining area</u>	<u>2,100</u>
<u>Kitchen</u>	<u>550</u>
<u>Pantry/Office</u>	<u>325</u>
<u>Restrooms</u>	<u>325</u>

Proposed Building Height (for any new construction): 14'

Number of Dwelling Units (if applicable): 0

Number of Off-Street Parking Spaces Provided: 26

Parking Area Coverage (including driveways): 11,195 (in sq. ft.)

Landscaped Area: 12,180 (in sq. ft.)

(Excludes patio areas adjacent to building.)

PROPOSED DEVELOPMENT (check those that apply):

- ☒ **New Construction (new building(s))**
☐ **Addition to Existing Building(s)**
☐ **Change of Use in Existing Building(s)**

Description of Proposed Development (Describe in detail your development plans, for example – proposed use, size of building or proposed addition, hours of operation, days of operation, seating capacity, etc.):

Construction of a new waterfront restaurant. Building is approximately 3,000 sq. ft. and will

have outdoor dining on patio areas. Proposed operation is 11:00 AM-10:00 PM 7 days a week.

Primarily a seasonal operation seating interior will be under 100. The exterior patio can seat up

to an additional 100, but it is expected that during good weather the interior will be empty as

customers will desire outdoor seating. A rooftop deck is anticipated as well.

APPLICATION AUTHORIZATION:

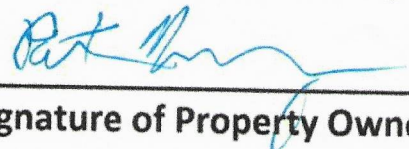
If this application is signed by an agent, authorization in writing from the legal owner is required. Where owner is a corporation, the signature of authorization should be by an officer of the corporation under corporate seal.


Signature of Owner or Agent

1/27/2022
Date

PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of 2330 River Ave. (municipal street address of property), I hereby authorize Gary Fischer to act on my behalf during the Planning Commission approval process.


Signature of Property Owner

1/27/2022
Date

REQUIRED SUBMITTALS:

15 copies of a site plan/off-street parking plan for property
\$25.00 application fee

APPLICATION MUST BE FILLED OUT COMPLETELY

STAFF USE ONLY:

Date Application Accepted: _____ Permit Number: _____

Date of Planning Commission Meeting: _____

Planning Commission File Number: _____

PIPE CREEK WHARF

New Restaurant
2330 River Avenue
Sandusky, Ohio 44870

BUILDING CODE INFORMATION

USE GROUP	CONST. TYPE	SQUARE FEET	MAX. OCC.
B	III-B	7,670	77

A 4" x 6" PLAQUE WITH THE ABOVE INFORMATION SHALL BE POSTED IN TWO PRIMARY ENTRY AREAS IN THE BUILDING.

ALLOWABLE – SQ.FT./# OF STORIES/BLDG HT. – 3 STYS./55'

GOVERNING CODES:
2017 OHIO BUILDING CODE, ICC A117.1-2009, 2017 OHIO PLUMBING CODE, 2017 OHIO MECHANICAL CODE, 2017 NATIONAL ELECTRIC CODE, COMPLY WITH OBC CHAPTER 35 FOR NFPA REQUIREMENTS AND ALL APPLICABLE STATE OF OHIO AND LOCAL CODES.
A. THIS PERMIT IS FOR THE NEW BUILDING & RELATED SITE WORK.
B. THE BUILDING ALLOWABLE AREA INCREASE BASED ON 506.3.3 AREA INCREASE: 19,000SF ALLOWABLE AREA + (.25 ALLOWABLE INCREASE x 19,000SF AREA PER TABLE 506.2) = 19,000 + 4750SF = 23,750 TOTAL ALLOWABLE SQUARE FEET OF BUILDING.

GENERAL NOTES:

THE CONTRACTOR(S) WARRANTS THAT ALL CONSTRUCTION AND INSTALLATION WORK FOR THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH ALL THE REQUIREMENTS OF LOCAL, STATE & FEDERAL LAWS AND AUTHORITIES HAVING JURISDICTION.

IT IS THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY EXISTING CONDITIONS. ANY VARIATIONS BETWEEN ACTUAL CONDITIONS AND THOSE SHOWN ON THE CONTRACT DOCUMENT DRAWINGS SHALL BE PRESENTED TO THE ARCHITECT PRIOR TO SUBMITTING ANY BID. NO EXTRAS OR CONSIDERATIONS WILL BE GIVEN FOR CONFLICTS BETWEEN ACTUAL CONDITIONS AND THOSE SHOWN ON THE CONSTRUCTION DOCUMENT DRAWINGS.

ANY SUBSTITUTIONS, CHANGES OR DELETIONS OF MATERIALS, TECHNIQUES OR LOCATIONS SHALL BE PRESENTED TO THE ARCHITECT FOR APPROVAL PRIOR TO SUBMITTING ANY BID/S; OTHERWISE WORK SHALL BE BID AND CONSTRUCTED AS SHOWN IN THE CONTRACT CONSTRUCTION DOCUMENT DRAWINGS.

THE CONTRACT CONSTRUCTION DOCUMENTS ARE INTENDED TO BE EXPLANATORY. SHOULD ANY DISCREPANCIES COME ABOUT, OR ANY MISUNDERSTANDINGS/S APPEAR AS TO THE IMPORTANCE OF ANYTHING CONTAINED IN THE CONSTRUCTION DOCUMENT DRAWINGS, THE EXPLANATION FROM THE ARCHITECT SHALL BE FINAL AND BINDING UPON THE CONTRACTOR/S. THE CONTRACT DOCUMENTS, IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED OR DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

ALL WORK AND MATERIALS NORMALLY REQUIRED PER INDUSTRY STANDARDS TO COMPLETE THE WORK, ALTHOUGH NOT INDICATED SPECIFICALLY, SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AS IF SHOWN ON THE CONSTRUCTION DOCUMENT DRAWINGS. FAILURE TO SHOW OR INDICATE MINUTE DETAILS SHALL NOT WARRANT OMISSION OF NECESSARY WORK FOR THE PROPER COMPLETION OF THE PROJECT.

VISUAL CONTACT WITH THESE CONSTRUCTION DOCUMENT DRAWINGS AND/OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE REQUIREMENTS & RESTRICTIONS.

USE WRITTEN DIMENSIONS ONLY (DO NOT SCALE DRAWINGS) DIMENSIONS INDICATED WITH A (+) MUST BE FIELD VERIFIED.

THE CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL MECHANICAL, ELECTRICAL AND PLUMBING INSTALLATIONS WITH THE STRUCTURAL SYSTEM TO ASSURE PROPER CLEARANCES CAN BE ACHIEVED PRIOR TO FINAL SELECTION AND FABRICATION OF ANY SYSTEMS.

REPORT ALL DISCREPANCIES OR CONFLICTS IN DIMENSIONS, CODE COMPLIANCE AND/OR OTHER TO ARCHITECT PRIOR TO PROCEEDING WITH THE PROJECT WORK OR ORDERING ANY MATERIALS.

IF CONDITIONS AT THE PROJECT JOB SITE ARE DIFFERENT THAN THOSE INDICATED IN THE CONTRACT CONSTRUCTION DOCUMENTS, CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IN WRITTEN FORM.

THE CONTRACTOR SHALL VERIFY DIMENSIONS PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR COORDINATING ROUGH OPENINGS AND DIMENSIONS IN THE FIELD FOR ALL TRADES.

DO NOT PROCEED WITH CHANGES TO THESE CONSTRUCTION DOCUMENT BASED ON VERBAL INSTRUCTIONS. WRITTEN AUTHORIZATION BY THE ARCHITECT FOR CHANGES MUST BE RECEIVED PRIOR TO MAKING ANY CHANGES AND ORDERING MATERIALS.

IT IS EACH CONTRACTORS RESPONSIBILITY TO CHECK MODEL NUMBERS OF ALL COMPONENTS SPECIFIED FOR THIS PROJECT WITH DESCRIPTION OF PRODUCT FOR CONFORMANCE WITH DESIGN INTENT. NOTIFY ARCHITECT OF ANY DISCREPANCIES DISCOVERED PRIOR TO ORDERING OF MATERIALS.

PROVIDE PENETRATIONS, OPENINGS AND SLEEVES FOR MECHANICAL AND ELECTRICAL WORK AS REQUIRED BY THE CONSTRUCTION DOCUMENT DRAWINGS, OR IF NOT SHOWN, FOLLOW APPLICABLE INDUSTRY STANDARD.

DEMOLITION:

PROVIDE ALL DEMOLITION AS INDICATED ON DRAWINGS AND AS REQUIRED TO COMPLETE THE WORK. PROVIDE REQUIRED TEMPORARY BRACING, WHERE APPLICABLE. ALL DEMOLITION IS SHOWN DASHED UNLESS OTHERWISE INDICATED.

PROVIDE ALL CUTTING AND PATCHING OF EXISTING SITE ELEMENTS AS REQUIRED TO ACCOMMODATE NEW BUILDING LAYOUT. PATCH AS REQUIRED AND INDICATED, TO MATCH EXISTING AND/OR NEW SITE ELEMENTS IN A MANNER TO ACHIEVE A SMOOTH EVEN AND UNIFORM APPEARANCE UNLESS OTHERWISE INDICATED.

STRUCTURAL NOTES: (GENERAL)

- THE STRUCTURE IS DESIGNED TO BE AND REMAIN SELF-SUPPORTING AND STABLE AFTER THE INDICATED PROJECT WORK IS FULLY COMPLETED. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE AND TO INSURE THE SAFETY OF THE BUILDING/S AND ALL ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES THE ADDITION OF WHATEVER TEMPORARY BRACING, SHORING, SHEETING, GUYS AND THE DOWNS WHICH MAY BE NECESSARY. ALL SUCH MATERIAL SHALL REMAIN THE CONTRACTORS PROPERTY AFTER THE PROJECT IS COMPLETED.
- SHOULD ANY OF THE DETAILED INSTRUCTIONS SHOWN ON THE CONSTRUCTION DOCUMENTS CONFLICT WITH THE GENERAL STRUCTURAL NOTES, STRUCTURAL SPECIFICATIONS, OR WITH EACH OTHER, THE STRICTEST PROVISION SHALL GOVERN.
- IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.

DESIGN CRITERIA:

- DEAD LOAD FLOOR – 50 PSF LIVE LOAD FLOOR – 410 PSF (SLAB ON GRADE)
DEAD LOAD ROOF – 20 PSF LIVE LOAD ROOF – 25 PSF
- WIND LOAD 115 MPH EXPOSURE B
- GROUND SNOW LOAD – 30 PSF
- SEISMIC – SITE CLASSIFICATION (C) USE GROUP (1) DESIGN (A) (WIND LOAD GOVERNS)

CONCRETE

- CAST IN PLACE CONCRETE TO BE MIN. 4000 PSI STRENGTH.
- CAST IN PLACE CONCRETE FOOTINGS TO BE SET ON MIN. 2,000 P.S.F. SOIL BEARING.
- EXTERIOR CONCRETE FOOTINGS & PIERS SHALL BE SET A MIN. DEPTH OF 3'-6" BELOW FINISHED GRADE.
- ALL REINFORCING SHALL BE A.S.T.M. A-36.

MASONRY

- CONCRETE MASONRY UNITS, (C.M.U.): ASTM C90 (HOLLOW) ASTM C145 (SOLID).
- MORTAR SHALL BE TYPE S, MINIMUM COMPRESSIVE STRENGTH = 1,800 PSI.

- THIS ENTIRE PROJECT BUILDING IS NEW TO REPLACE EXISTING STORE BUILDING TO BE DEMOLISHED AFTER NEW BUILDING IS COMPLETED AND OPENED. TYPICAL UNLESS OTHERWISE INDICATED AND REQUIRED.
- THIS BUILDING IS EVALUATED UNDER SECTION 508 OF O.B.C. FOR NON SEPARATED MIX USES, WHERE APPLICABLE)
- THIS BUILDING IS SEPARATED BY 2 HR. EXTERIOR MASONRY WALLS.
- OCCUPANCY LOAD CALCULATION: BUILDING STORE – 2,280 S.F./100SF = 22 OCC.,
- ALL INTERIOR FINISHES SHALL HAVE A MIN. FLAME SPREAD RATING AS FOLLOWS:
EXIT ACCESS – FLOORS II . . . WALLS & CEILINGS B
ROOMS & SPACES – FLOORS II . . . WALLS & CEILINGS C
- FURNISH AND INSTALL FIRE EXTINGUISHERS ([FE]). NUMBER, TYPE AND LOCATION AS SHOWN AND PER LOCAL FIRE OFFICIAL HAVING JURISDICTION.
- ALL AREAS REQUIRED TO BE ACCESSIBLE SHALL BE IN COMPLIANCE WITH CHAP. 11 OF O.B.C. AND ICC A117.1-2009 INCLUDING BUT NOT LIMITED TO DOORS AND HARDWARE, RESTROOMS AND COUNTERS.
- PROVIDE 6"x9" TACTILE EXIT SIGN CENTERED AT 60" A.F.F. ([EXIT]). TYP. AT EXIT ACCESS AND DOOR LOCATION/S AS SHOWN.
- PER O.B.C. SECTION 1704.1 EXCEPTION 1 AND 1704.1.1 EXCEPTION 1, THIS BUILDING IS OF BASIC CONSTRUCTION AND MATERIALS AND NO SPECIAL INSPECTIONS ARE REQUIRED.
- THERE WILL BE A SERVICE SINK, ACCESS TO FREE POTABLE DRINKING WATER & ACCESSIBLE RESTROOM WITHIN THE NEW PROJECT BUILDING.

MASONRY (CONTINUED)

- CORE FILL: ASTM C476, COARSE TYPE.
- ALL CONCRETE MASONRY UNITS AND MORTAR MIX MUST BE MADE UTILIZING DRY BLOCK WATERPROOFING MATERIAL.
- HORIZONTAL JOINT REINFORCING: DURAWALL, MILL GALVANIZED FINISH.
- PROVIDE UNITS OF SIZE/S INDICATED AND IN SPECIAL SHAPES FOR APPLICATION WHERE FORMS, SIZE AND/OR FINISH CANNOT BE PRODUCED FROM STANDARD MATERIAL SHAPES. TYPICAL FOR ALL BRICK MASONRY AND CONCRETE MASONRY UNITS THROUGHOUT.

ROUGH CARPENTRY

- SPECIFICATIONS: UNLESS SPECIFICALLY SHOWN OTHERWISE, DESIGN, FABRICATION AND ERECTION SHALL BE GOVERNED BY THE LATEST REVISIONS OF:
A. NATIONAL DESIGN SPECIFICATION FOR WOOD AND METAL FRAME CONSTRUCTION.
B. U.S. PRODUCT STANDARDS PS-1 FOR CONSTRUCTION & INDUSTRIAL PLYWOOD.
C. AIA CONSTRUCTION GUIDE – COMMERCIAL.
- CONNECTIONS:
 - PLYWOOD TO TRUSSES/RAFTERS/JOISTS ROOFS – USE 8D NAILS @ 6" O.C. @ PANEL EDGES AND 12" O.C. @ INTERMEDIATE SUPPORTS.
 - ALL CONNECTIONS OF STRUCTURAL BEAMS & PRE-ENGINEERED TRUSSES SHALL BE MADE UTILIZING HIGH STRENGTH (MIN. 14 GA.) HURRICANE STRENGTH METAL FRAMING HANGERS/CONNECTORS WITH NAILING AT ALL HOLES IN A MANNER TO ACHIEVE & MAINTAIN ADEQUATE STRUCTURAL INTEGRITY.
 - ANY LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE AND/OR MASONRY MUST BE TREATED. ALL FASTENERS MUST BE COMPATIBLE WITH SELECTED WOOD TREATMENT MATERIAL UTILIZED.
 - ALL EXTERIOR DOOR AND WINDOW OPENINGS SHALL UTILIZE ADEQUATE HEADER WITH STEEL REINFORCED CONCRETE FILLED JAMB BLOCKING EACH END OF OPENING UNLESS OTHERWISE INDICATED. ALL INTERIOR DOOR, DOORWAY, WINDOW AND PASS THRU OPENINGS SHALL UTILIZE ADEQUATE METAL FRAMING HEADER WITH ADEQUATE METAL FRAME BLOCKING EACH END OF OPENING. TYPICAL UNLESS OTHERWISE INDICATED.
 - PROVIDE ALL NECESSARY MISCELLANEOUS BLOCKING AND FRAMING AS REQUIRED FOR PROPER INSTALLATION OF EQUIPMENT AND ACCESSORIES INCLUDING BUT NOT LIMITED TO DOORS AND HARDWARE, CABINETS, COUNTERS, KITCHEN AND RESTROOM ACCESSORIES.
- PRE-ENGINEERED TRUSSES:
 - LIVE LOAD– 25 PSF, DEAD LOAD– 20 PSF, WIND LOAD 115 MPH.
 - PROVIDE VERTICAL X TRUSS BRACING WITH 2"x4"s @ 1/3 PTS., MINIMUM EVERY THIRD TRUSS OR PER SHOP DRAWINGS.
 - CONTRACTOR SHALL SUBMIT SELECTED TRUSS MANUFACTURERS' SHOP DRAWINGS AND ENGINEERING CALCULATIONS TO ARCHITECT AND BUILDING DEPARTMENT, HAVING JURISDICTION, FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND MUST BEAR THE SEAL OF A STATE REGISTERED ENGINEER.

LIGHT GAUGE METAL FRAMING

- SPECIFICATIONS:
 - ALL STUDS AND/OR JOISTS AND ACCESSORIES SHALL BE MADE OF THE TYPE, SIZE, GAUGE AND SPACING SHOWN ON THE DRAWINGS, AND SHALL BE MANUFACTURED BY DIETRICH INDUSTRIES INCORPORATED OR EQUAL. SUBMIT SHOP DRAWINGS.
 - ALL STRUCTURAL MEMBERS SHALL BE DESIGNED IN ACCORDANCE WITH AMERICAN IRON AND STEEL INSTITUTE (AISI) "SPECIFICATION FOR DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS" 1986 EDITION, WITH 1989 ADDENDUM.
 - ALL STRUCTURAL MEMBERS SHALL BE FORMED FROM CORROSION-RESISTANT STEEL, CORRESPONDING TO THE REQUIREMENTS OF ASTM A653-94.
 - ALL STRUCTURAL MEMBERS SHALL BE ZINC COATED MEETING ASTM A924.
- ERECTION
 - ALL FRAMING COMPONENTS SHALL BE CUT SQUARELY FOR ATTACHMENT TO PERPENDICULAR MEMBERS, OR AS REQUIRED, FOR AN ANGULAR FIT AGAINST ABUTTING MEMBERS.
 - ALL FRAMING COMPONENTS SHALL BE PLUMBED, ALIGNED AND LEVELED.
 - FASTENING OF COMPONENTS SHALL BE WITH SELF-DRILLING SCREWS OR BY WELDING. SCREWS AND WELDS SHALL BE OF SUFFICIENT SIZE TO ENSURE THE STRENGTH OF THE CONNECTION. WIRE TYING OF COMPONENTS SHALL NOT BE PERMITTED. ALL WELDS SHALL TOUCHED-UP WITH A ZINC-RICH PAINT.
 - SPLICES IN FRAMING COMPONENTS, OTHER THAN RUNNER TRACK SHALL NOT BE PERMITTED.
 - ABUTTING LENGTHS OF RUNNER SHALL BE BUTT-WELDED, SPLICED OR EACH LENGTH SECURELY ANCHORED TO A COMMON STRUCTURAL ELEMENT. RUNNERS SHALL BE SECURELY ANCHORED TO THE SUPPORTING STRUCTURE AS SHOWN ON THE DRAWINGS.
- INSTALLATION (NONLOAD-BEARING WALLS)
 - STUDS SHALL BE SECURED TO CONTINUOUS RUNNER TRACKS UNLESS THE STUD END TERMINATES AT DEFLECTION TRACK.
 - FRAMING OF WALL OPENINGS SHALL INCLUDE HEADERS AND JAMBS AS SHOWN ON THE DRAWINGS AND OR PER SELECTED MANUF. SHOP DRAWING.
- INSTALLATION (AXIAL LOAD-BEARING WALLS) – WHERE APPLICABLE
 - AXIALLY LOADED STUDS SHALL BE INSTALLED SO THE ENDS ARE POSITIONED AGAINST THE INSIDE OF THE RUNNER TRACK WEB PRIOR TO FASTENING AND SHALL BE ATTACHED TO BOTH FLANGES OF THE UPPER AND LOWER RUNNER TRACKS.
 - COMPLETE, UNIFORM AND LEVEL BEARING SUPPORT SHALL BE PROVIDED FOR THE BOTTOM RUNNER.
 - FRAMING OF WALL OPENINGS SHALL INCLUDE HEADERS AND SUPPORTING STUDS AS SHOWN ON THE DRAWINGS.
 - RESISTANCE TO BENDING AND ROTATION ABOUT THE MINOR AXIS SHALL BE PROVIDED BY HORIZONTAL STRAPS AND BLOCKING OR COLD-ROLLED CHANNEL BRACING AS SHOWN ON THE DRAWINGS.
 - DIAGONALLY BRACED STUD WALLS, AS INDICATED ON THE DRAWINGS, SHALL BE PROVIDED AT LOCATIONS DESIGNATED AS "SHEAR WALLS" FOR FRAME STABILITY AND LATERAL LOAD RESISTANCE. ADDITIONAL STUDS, WHEN NECESSARY, SHALL BE POSITIONED AS INDICATED ON THE DRAWINGS AND ADEQUATELY ATTACHED TO THE STRUCTURE TO RESIST THE VERTICAL COMPONENTS OF THE LOADS.

ABBREVIATION LEGEND

A.C.T./ACT	ACOUSTICAL CEILING TILE	H.M.	HOLLOW METAL
A.D.A./ADA	AMERICANS WITH DISABILITIES ACT	H.P.	HIGH POINT
ADJ.	ADJUSTABLE	HT.	HEIGHT
A.F.F.	ABOVE FINISH FLOOR	I.D.	INSIDE DIMENSION
ALT.	ALTERNATE	I.E.	THAT IS
ALUM.	ALUMINUM	INSUL.	INSULATION/ED/ING
ANOD.	ANODIZED	INT.	INTERIOR
APPROX.	APPROXIMATE/APPROXIMATELY	JT.	JOINT
BLDG.	BUILDING	L.P.	LOW POINT
C.B.	CATCH BASIN	MAT'L	MATERIAL
C.T./CER. TILE	CERAMIC TILE	MECH.	MECHANICAL
C.J.	CONTROL JOINT	MIN.	MINIMUM
CLG.	CEILING	MISC.	MISCELLANEOUS
COL.	COLUMN	M.O.	MASONRY OPENING
CONC.	CONCRETE	MTL.	METAL
CONT.	CONTINUOUS	N.I.C.	NOT IN CONTRACT
DET.	DETAIL	O.A.	OVERALL
D.F.	DRINKING FOUNTAIN	O.C.	ON CENTER
D.H.	DOUBLE HUNG	O.D.	OUTSIDE DIMENSION
DIM.	DIMENSION	OH/OH'D.	OVERHEAD
D.O.	DOOR OPENING	PLAS. LAM.	PLASTIC LAMINATE
D.S.	DOWNSPOUT	PTD.	PAINTED
DWG.	DRAWING	R/RAD.	RADIUS
EIFS	EXTERIOR INSULATED FINISH SYSTEM	R.D.	ROOF DRAIN
E.G.	FOR EXAMPLE	REF.	REFRIGERATOR
EL./ELEV.	ELEVATION	REINF.	REINFORCEMENT/ED/ING
ELEC.	ELECTRIC/ELECTRICAL	REQ'D.	REQUIRED
EQUIP.	EQUIPMENT	RM.	ROOM
E.W.C.	ELECTRIC WATER COOLER	R.O.	ROUGH OPENING
EXIST./EXTG.	EXISTING	S.C.	SOLID CORE
EXP. JT.	EXPANSION JOINT	S.F./SQ. FT.	SQUARE FEET
EXT.	EXTERIOR	SHLV.	SHELVES
F.D.	FLOOR DRAIN	SOL. SFC.	SOLID SURFACE
F.E.	FIRE EXTINGUISHER	SO.	SQUARE
F.E.C.	FIRE EXTINGUISHER CABINET	S.ST.	STAINLESS STEEL
FIN.	FINISH	STRUC.	STRUCTURE – STRUCTURAL
FL./FLR.	FLOOR	T.M.E.	TO MATCH EXISTING
F.O.	FINISHED OPENING	TYP.	TYPICAL
FOUND./FNON.	FOUNDATION	U.N.O.	UNLESS NOTED OTHERWISE
F.R.T.	FIRE RETARDANT TREATED	V.C.T.	VINYL COMPOSITION TILE
GA.	GAUGE	V.I.F.	VERIFY IN FIELD
GLV.	GALVANIZED	WD.	WOOD
G.C.	GENERAL CONTRACTOR	W.O.	WINDOW OPENING
GEN.	GENERAL	W.W.F.	WELDED WIRE FABRIC
GR.	GRAIN	W.W.M.	WELDED WIRE MESH
CYP. BD.	GYPSUM BOARD	W.I.C./W.I.F.	WALK-IN-COOLER/WALK-IN-FREEZER
H.C.	HOLLOW CORE	W/	WITH
H/C	HANDICAP (A.D.A. COMPLIANT)		
HDPE	HIGH DENSITY POLYETHYLENE		
HDWR.	HARDWARE		

FINISHES

- ALL FINISH MATERIALS AND COLORS, EXTERIOR AND INTERIOR, NOT SPECIFIED SHALL BE SELECTION BY ARCHITECT.
- ALL WINDOWS ARE SHOWN WITH NOMINAL DESIGNATIONS. COORDINATE ARCHITECT FOR MANUF. AND ACCESSORIES. SUBMIT SHOP DRAWINGS.
- ALL MATERIALS AND FINISHES SHALL BE AS SPECIFIED OR ARCHITECT APPROVED EQUIVALENT. ANY SUBSTITUTIONS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO FINAL SELECTION.

SHOP DRAWINGS

SHOP DRAWINGS:
MIN. 4 COPIES SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL FOR THE ITEMS LISTED BELOW INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:

- PRE-ENGINEERED WOOD ROOF TRUSSES
- MECHANICAL FIXTURES EQUIPMENT & ACCESSORIES
- ELECTRICAL FIXTURES EQUIPMENT & ACCESSORIES
- MASONRY UNITS
- CONCRETE MATERIALS AND REINFORCING
- MORTAR, GROUT, REINFORCEMENT & ACCESSORIES
- INSULATION
- CAULKING AND SEALANTS
- FLASHING
- ROOFING AND ROOFING MATERIALS
- CONDUCTOR HEADS GUTTERS AND DOWNSPOUTS
- WINDOWS, DOORS, FRAMES, HARDWARE & ACCESSORIES
- FINISH HARDWARE
- INTERIOR AND EXTERIOR TRIM/MOLDED MILLWORK
- INTERIOR AND EXTERIOR FINISHES
- RESTROOM FIXTURES & ACCESSORIES
- KITCHEN FIXTURES & ACCESSORIES INCLUDING COMM. HOOD & COOLER/FREEZER
- VENTS GUARDS & LOUVERS

GENERAL COORDINATION NOTES:

- CONTRACTORS SHALL SCHEDULE ALL WORK TO BE EXECUTED IN SUCH A MANNER AS TO MAINTAIN ALL OUTSIDE OPERATIONS AS WELL AS ACCESS AND EGRESS FOR ALL WORKERS/CUSTOMERS WITH RESPECT TO ALL APPLICABLE CODE REGULATIONS, A.D.A. REQUIREMENTS, THE SAFETY OF ALL PERSONS IN AND AROUND THE BUILDING AND LATERAL SECURITY. ALL WORK MUST BE COORDINATED WITH OWNER REPRESENTATIVES AND CONFORM TO FEDERAL REGULATIONS.
- CONTRACTORS WILL BE RESPONSIBLE TO SUBMIT A DETAILED PROJECT SCHEDULE TO OWNER FOR REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF ALL WORK.
- CONTRACTORS SHALL BE RESPONSIBLE TO MAINTAIN THE BUILDING IN A SECURE AND WATERTIGHT CONDITION DURING CONSTRUCTION.
- CONTRACTORS SHALL BE RESPONSIBLE TO MAINTAIN ALL EXISTING SERVICES AND UTILITIES.

INDEX TO DRAWINGS

G-100	COVER SHEET-GENERAL NOTES-SITE PLAN-LOC. MAP
A-100	FOUNDATION PLAN-A.D.A. PARKING LOT DETAILS
A-101	SECTIONS
A-102	FLOOR PLAN
A-103	ELEVATIONS

