

BOARD OF ZONING APPEALS MEETING  
THURSDAY, JANUARY 27, 2022, 5:30 P.M.  
COUNCIL CHAMBERS  
40 W MAIN ST, NEWARK, OH 43055

## AGENDA PUBLIC HEARING

1. CALL TO ORDER
2. APPROVAL OF MINUTES
3. OLD BUSINESS
4. NEW BUSINESS

### APPLICATION BZA-22-01

Applicant: Ryan Badger  
Owner: John Roush  
Location: Log Pond Dr (054-269904-00.098)  
Project: Multi-Family Complex  
Reference: 125/26

### APPLICATION BZA-22-02

Applicant: Northpoint Ohio LLC  
Owner: A4 Ragtime Band LLC  
Location: 325 W Main St  
Project: Multi-Use Complex  
Reference: Ord 7-8 Art 4

**THE NEXT SCHEDULED BOARD OF ZONING APPEALS MEETING WILL BE HELD ON THURSDAY, FEBRUARY 24, 2022, 5:30 P.M. THE DEADLINE FOR AGENDA ITEM SUBMITTAL IS FEBRAURY 1, 2022, 4:30PM.**

5. ADJOURNMENT



21-56d  
Zoning Application #

BZA-22-01  
BZA Appeal #

**CITY OF NEWARK  
ENGINEERING & ZONING**

c/o Engineering Department

40 West Main Street | Newark, Ohio 43055 | Tel 740.670.7727 | Fax 740.349.5911 | www.newarkohio.net

**BOARD OF ZONING APPEALS APPLICATION**

**Owner**

<b>Name:</b> John Roush	<b>Telephone:</b> 614-751-9274
<b>Address:</b> 13375 National Road, Reynoldsburg, OH 43068	<b>E-mail:</b> john@expresswashconcepts.com

**Applicant**

<b>Name:</b> Ryan Badger (ADR & Associates, Ltd.)	<b>Telephone:</b> 740-345-1921
<b>Address:</b> 88 . Church St., Newark, Ohio 43055	<b>E-mail:</b> rbadger@adrinnovation.com

**Lessee**

<b>Name:</b>	<b>Telephone:</b>
<b>Address:</b>	<b>E-mail:</b>

**Parcel**

<b>Address of Parcel:</b> (Number & Street, City, State, Zip) Log Pond and N. 21 <sup>st</sup> . Street Newark, OH 43055	<b>Auditor's Parcel #:</b> 054-269904-00.098
---	---

On the North South East West side of the street, between the following intersections:  
N. 21<sup>st</sup>. Street (at the end of Log Pond) and

<b>Subdivision Name:</b>	<b>Lot Number:</b> 1
--------------------------	----------------------

<b>MFR Multi-Family Residence</b> If filling out electronically, click box to display dropdown	<b>Other</b> If filling out electronically, click box to display dropdown (Specify Use): Apartments
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**Notes:** (Optional)  
Requesting a variances for Minimum required parking spaces.

**Appeal**

**The Application is a request to permit the following:**  
Erection  Alteration  Maintenance  Conversion  Conditional Use   
**In accordance with the plans filed herewith, describe the building or use:**  
The proposed development includes 3, 3-story apartment buildings and a club house.

### Appeal Continued

**This project is not permitted by the Zoning Code for the following reason(s):**

Minimum Parking requirements not met. Parking spaces required (2 spaces per one bedroom unit, 2.5 spaces per two bedroom unit, 3.5 spaces per three bedroom unit). See breakdown of spaces on the title sheet of the included plans.

**Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code: Proposed development would provide a minimum of 2 spaces per unit regardless of bedrooms.**

**Has there been any previous application or appeal on these premises?** Yes No **When?**

**This application is a request for modification of the requirements of the following Article(s)/Section(s) of the Zoning Code:** (List)

Section 125.2, Parking Spaces Required.

### Required Documents

(Must be signed and returned to the Engineering Department.)

- A. Original Application
- B. List of owner names, street addresses and tax mailing addresses for all properties lying within 200 feet radius of the entire property in question. *Number the parcel list. This will correspond with the Tax Map in C below.*
- C. Tax Map from the County Engineer indicating boundaries of this property in question and properties described in B above. *Number each parcel on the map to match its corresponding name, location and mailing address in list B above.*
- D. Site Plan showing location of existing and proposed structures, property lines, setbacks and dimensions.
- E. Elevation drawings of the front, side and rear of the proposed building or structure. Identify all major exterior finish materials on the elevation drawing.
- F. Application Fee of \$50.00 Cash or Check made payable to the City of Newark
- G. Application Fee of \$25.00 for Off-Premise Variable Message Sign
- H. Additional documentation at the discretion of the applicant for support of the Appeal

**Upon receipt of this application and the required documents listed above, you will be notified of the date and time of the hearing at which time you or a representative must appear.**

21-561  
Zoning Application #

BZA-22-01  
BZA Appeal #

[Signature]

(Owner/Applicant Signature)

Before me, a Notary Public in and for Licking County in the State of Ohio, personally

appeared J. Ryan Badger who, by me being duly sworn, says that he is the  
(Applicant's name)

applicant of the parcel of land with reference to which the within appeal is made; and  
(Applicant, owner, lessee)

that the statement of facts contained herein above is true.



DEBORAH McDONALD  
Notary Public, State of Ohio  
My Commission Expires:  
February 28, 2025

5<sup>th</sup> day of January 2022

[Signature]

(Notary Public signature)

DO NOT WRITE BELOW THIS LINE – FOR OFFICE USE ONLY

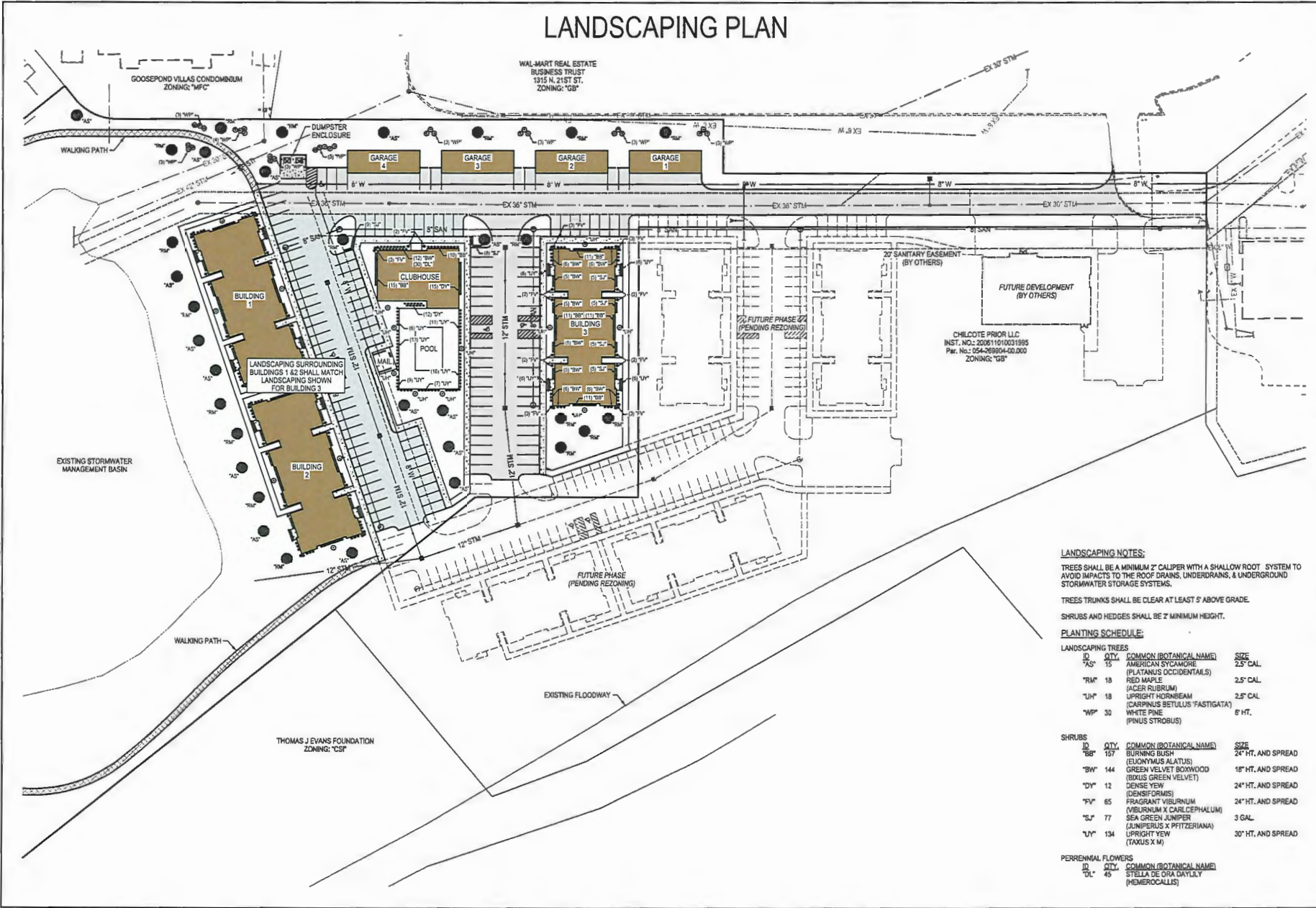
Status:	Date:	Zoning Reviewer:	Date Notified:	Date:
<input type="checkbox"/> Incomplete				Rcvd. Date: <u>1/16/22</u> Paid Date: <u>1/16/22</u>
<input checked="" type="checkbox"/> Forward to BZA	<u>1/13/2022</u>	<u>BAM</u>		Check <input checked="" type="checkbox"/> Cash (circle one) Check # <u>27691</u> Amount \$ <u>50.00</u>
<input type="checkbox"/> Hold		Reason:		







# LANDSCAPING PLAN



PRINTED: 12/15/2021 8:46:51 AM P:\MOR2021\21-1103\Proj\Asstment\Site Compliance\Plan03\_Landscaping.dgn



0 40 80  
HORIZONTAL  
SCALE FEET

DRAWN  
CHECKED  
DATE  
REVISED



REGIONS

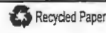
SITE COMPLIANCE PLAN  
LANDSCAPING PLAN

THE LP  
CITY OF NEWARK, OHIO

DEC. 15, 2021

JOB #21-101

3











Perspective

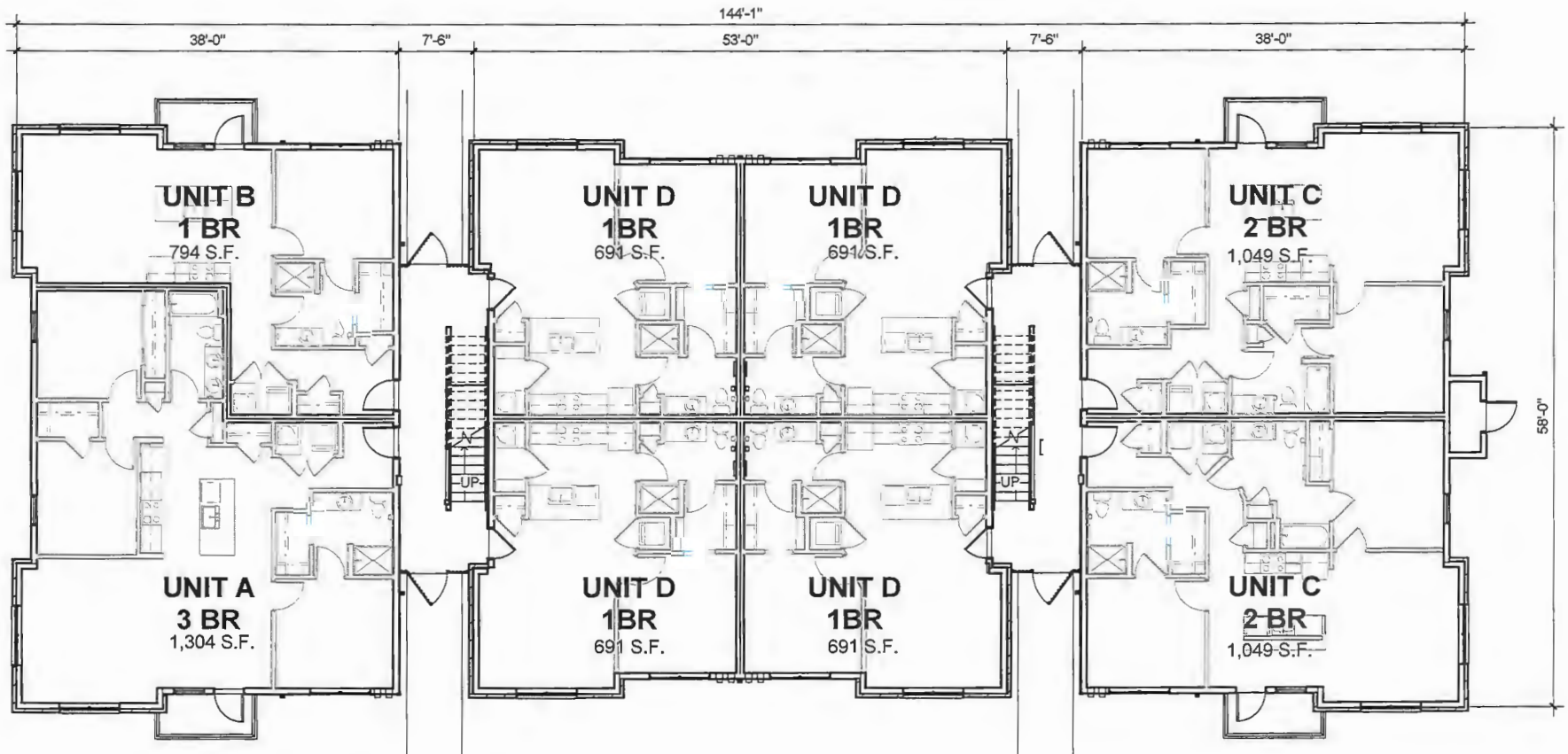
## Newark Apartments

Log Pond Road, Newark, Ohio

2020-12-14



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**Floor 1 Plan**  
 3/32" = 1'-0"

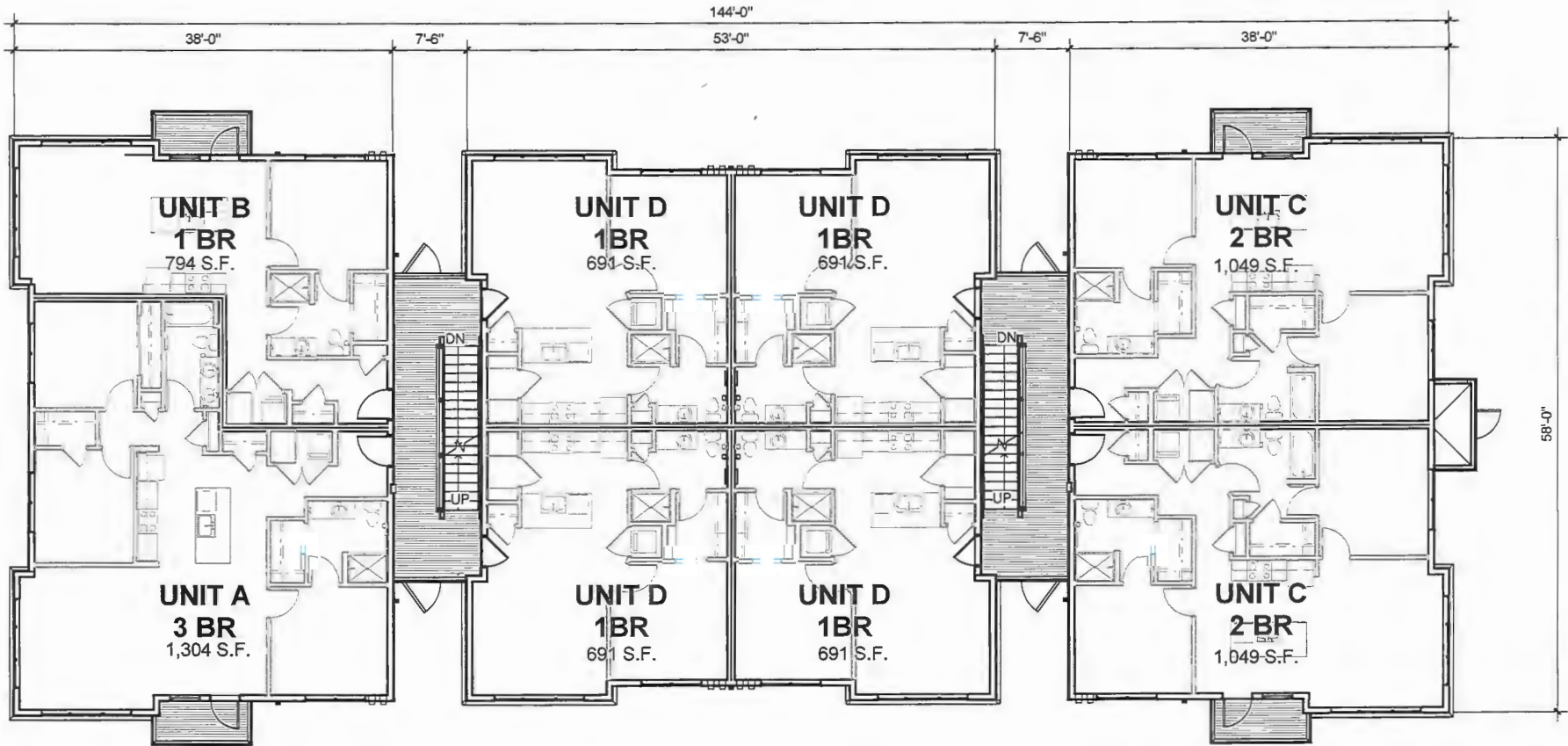
# Newark Apartments

Log Pond Road, Newark, Ohio

2020-12-14



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**Floor 2 Plan**

3/32" = 1'-0"

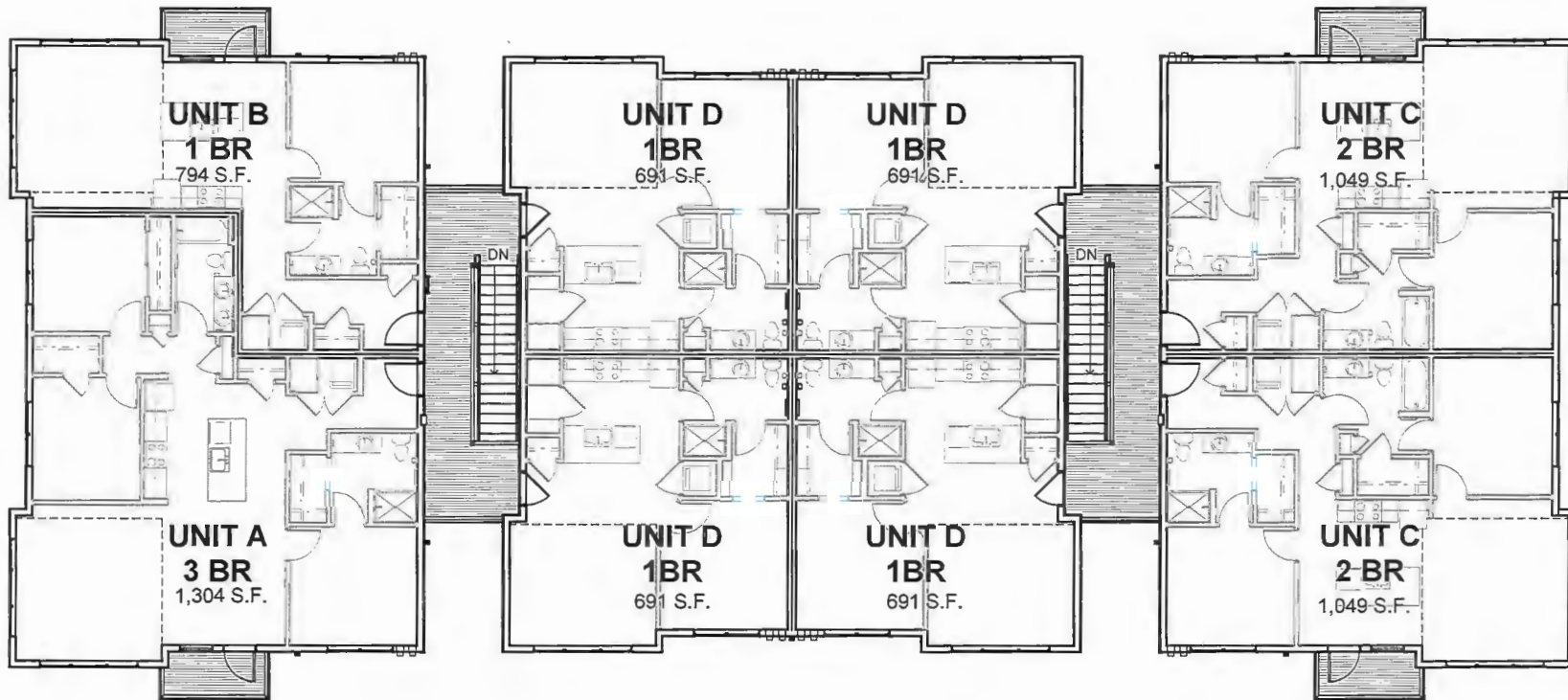
**Newark Apartments**

Log Pond Road, Newark, Ohio

2020-12-14



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**Floor 3 Plan**

3/32" = 1'-0"

**Newark Apartments**

Log Pond Road, Newark, Ohio

2020-12-14



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Front & Rear Elevation

3/32" = 1'-0"

# Newark Apartments

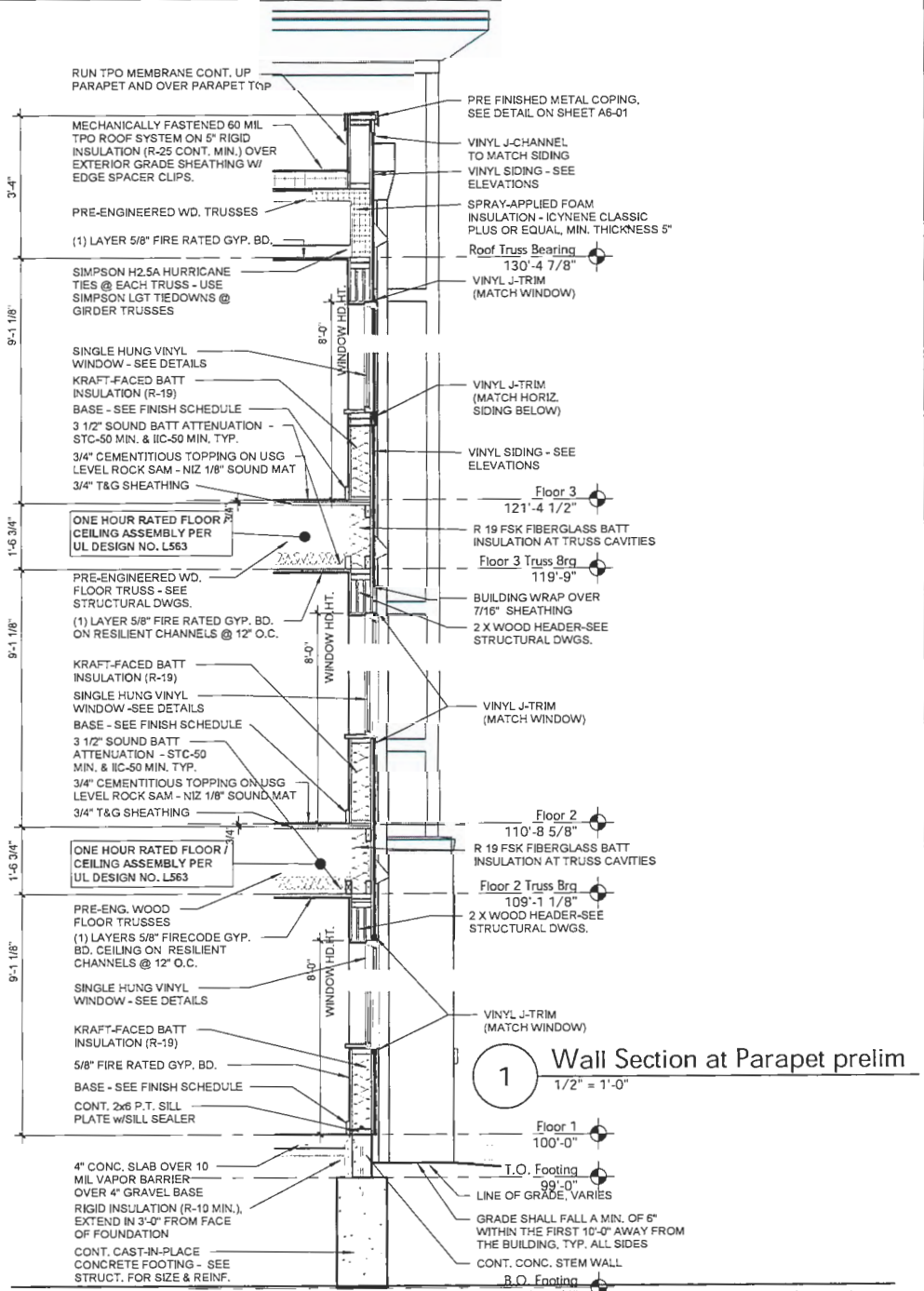
Log Pond Road, Newark, Ohio

2020-12-14



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2021-01-18



1 Wall Section at Parapet prelim  
1/2" = 1'-0"

Newark Apartments  
Log Pond Road, Newark, Ohio

Date of Issue:  
12/30/21

PB-4



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1 inch = 225 feet  
JANUARY 7, 2022

**PARCEL NUMBER**  
**054-269904-00.098**

**Legend**

- Stream
- Proposed Variance
- City Boundary
- Proposed Variance Within 200Ft
- Building Outlines



**CITY OF NEWARK  
ENGINEERING & ZONING**

Zoning Application #

BZA-22-01

BZA Appeal #

c/o Engineering Department

40 West Main Street | Newark, Ohio 43055 | Tel 740.670.7727 | Fax 740.349.5911 | www.newarkohio.net

**BOARD OF ZONING APPEALS APPLICATION**

Rev 2/10

Owner	
Name: A4 Ragtime Band Newark LLC	Telephone: 740-348-9350
Address: 325 W. Main Street, Newark, OH. 43055	E-mail: N/A
Applicant	
Name: Northpoint Ohio	Telephone: 740-349-3222
Address: 825 N. 21st Street, Newark, OH	E-mail: phil@northpointohio.com
Lessee	
Name: N/A	Telephone:
Address:	E-mail:

Parcel	
Address of Parcel: (Number & Street, City, State, Zip) 325 W. Main Street, Newark, OH 43055	Auditor's Parcel #: 054-217764-00.000
On the <input type="checkbox"/> North <input checked="" type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West side of the street, between the following intersections: S. 11th St. and S. 6th St.	
Subdivision Name:	Lot Number:
Zoning Classification: If filling out electronically, click box to display dropdown DC	Proposed Use: If filling out electronically, click box to display dropdown (Specify Use): Mixed Use
Notes: (Optional)	

Appeal	
The Application is a request to permit the following: Erection <input type="checkbox"/> Alteration <input checked="" type="checkbox"/> Maintenance <input type="checkbox"/> Conversion <input type="checkbox"/> Conditional Use <input type="checkbox"/>	
In accordance with the plans filed herewith, describe the building or use: Propose change of Use : existing S-1/B to R use group.	



**Appeal Continued**

**This project is not permitted by the Zoning Code for the following reason(s):**

Per Ord. 7-8 section 4.4d 1.5' of free board ( elevation above base flood elevation required for R use group ) BFE : 824.8' existing finished floor 824.3' w/ 6" flood proof curb installed at egress locations.

**Please outline the circumstances, which you feel would warrant a variance to the requirements of the Zoning Code:**

Technically infeasible.

**Has there been any previous application or appeal on these premises? Yes No When?**

**This application is a request for modification of the requirements of the following Article(s)/Section(s) of the Zoning Code: (List)**

**Required Documents**

(Must be signed and returned to the Engineering Department.)

- A. Original Application
- B. List of owner names, street addresses and tax mailing addresses for all properties lying within 200 feet radius of the entire property in question. **Number the parcel list. This will correspond with the Tax Map in C below.**
- C. Tax Map from the County Engineer indicating boundaries of this property in question and properties described in B above. **Number each parcel on the map to match its corresponding name, location and mailing address in list B above.**
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- F. Application Fee of \$50.00 Cash or Check made payable to the City of Newark
- G. Application Fee of \$25.00 for Off-Premise Variable Message Sign
- H. Additional documentation at the discretion of the applicant for support of the Appeal

**Upon receipt of this application and the required documents listed above, you will be notified of the date and time of the hearing at which time you or a representative must appear.**

Zoning Application # \_\_\_\_\_

BZA Appeal # \_\_\_\_\_

**Philip Claggett**

Dr. Chris Eyring | 801.224.4644 | 1000 E. 1000 S. | Suite 100 | Salt Lake City, UT 84143 | www.philipclaggett.com

(Owner/Applicant Signature)

Before me, a Notary Public in and for \_\_\_\_\_ County in the State of \_\_\_\_\_, personally

appeared \_\_\_\_\_ who, by me being duly sworn, says that he is the

(Applicant's name)

\_\_\_\_\_ of the parcel of land with reference to which the within appeal is made; and

(Applicant, owner, lessee)

that the statement of facts contained herein above is true.

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_.

(Notary Public signature)

**DO NOT WRITE BELOW THIS LINE – FOR OFFICE USE ONLY**

Status:	Date:	Zoning Reviewer:	Date Notified:	Date: Rcvd. Date: <u>1/12/22</u> Paid Date: _____ Check Cash (circle one) Check # _____ Amount \$ _____
<input type="checkbox"/> Incomplete				
<input checked="" type="checkbox"/> Forward to BZA	<u>1/13/2022</u>	<u>BRM</u>		
<input type="checkbox"/> Hold		Reason:		



DOOR SCHEDULE											
SYMBOL/NUMBER	DOOR TYPE	DOOR SCHEDULE	DOOR SCHEDULE	DOOR SCHEDULE	DOOR SCHEDULE	DOOR SCHEDULE	DOOR SCHEDULE	DOOR SCHEDULE	DOOR SCHEDULE	DOOR SCHEDULE	GENERAL NOTES
80	HH	8070	1-24	PFP	AA	HH	PFP	40	HK	A	
82	HH	8070	1-24	PFP	AA	HH	PFP	40	HK	A	

EX - EXISTING DOOR, FRAME AND HARDWARE - VERIFY FUNCTION, CONDITION AND HARDWARE

**DOOR SCHEDULE NOTES**

- 1) 80 HK FIRE SHUTTER
- 2) EXISTING FRAME & DOOR VERIFY HARDWARE REMOVE AS DIRECTED BY OWNER
- 3) PROVIDE LOW CLOSER 4040 SERIES W/ HOLD OPEN FUNCTION

**DOOR SCHEDULE GENERAL NOTE**

- 1. TYP. R/O. VERIFY FROM ADJACENT HALL W/
- 2. FIELD VERIFY CONDITION OF EXISTING DOOR SLAB AND HARDWARE - ADD AS REQUIRED FOR PROTECT BRUSH AND FUNCTION.

**HARDWARE SCHEDULE**

BASE ON "YALE" SERIES HEAVY DUTY COMMERCIAL - LEVER DESIGN

**SET A:**

- (1) 2) 3) 4) 5) 6) 7) 8) 9) 10) 11) 12) 13) 14) 15) 16) 17) 18) 19) 20) 21) 22) 23) 24) 25) 26) 27) 28) 29) 30) 31) 32) 33) 34) 35) 36) 37) 38) 39) 40) 41) 42) 43) 44) 45) 46) 47) 48) 49) 50) 51) 52) 53) 54) 55) 56) 57) 58) 59) 60) 61) 62) 63) 64) 65) 66) 67) 68) 69) 70) 71) 72) 73) 74) 75) 76) 77) 78) 79) 80) 81) 82) 83) 84) 85) 86) 87) 88) 89) 90) 91) 92) 93) 94) 95) 96) 97) 98) 99) 100)

**DOOR ABBREVIATIONS**

HD	FLUSH - SOLID CORE WOOD DOOR	T	TEMPERED GLASS
PH	PREHUNG CASE (VERIFY) - STAINED AND SCALED - MATCH EXISTING	AL	ALUMINUM (COLOR AS SELECTED)
MH	MOUNTED METAL	AR	AS REQUIRED
EX	EXISTING	PF	PRE-FINISHED
PFP	PREMED AND PAINTED	HM	HOLLOW METAL
		MEX	MATCH EXISTING

**ROOM FINISH SCHEDULE**

NOTE: G.C. TO COORDINATE FINAL ROOM FINISH SELECTIONS WITH OWNER

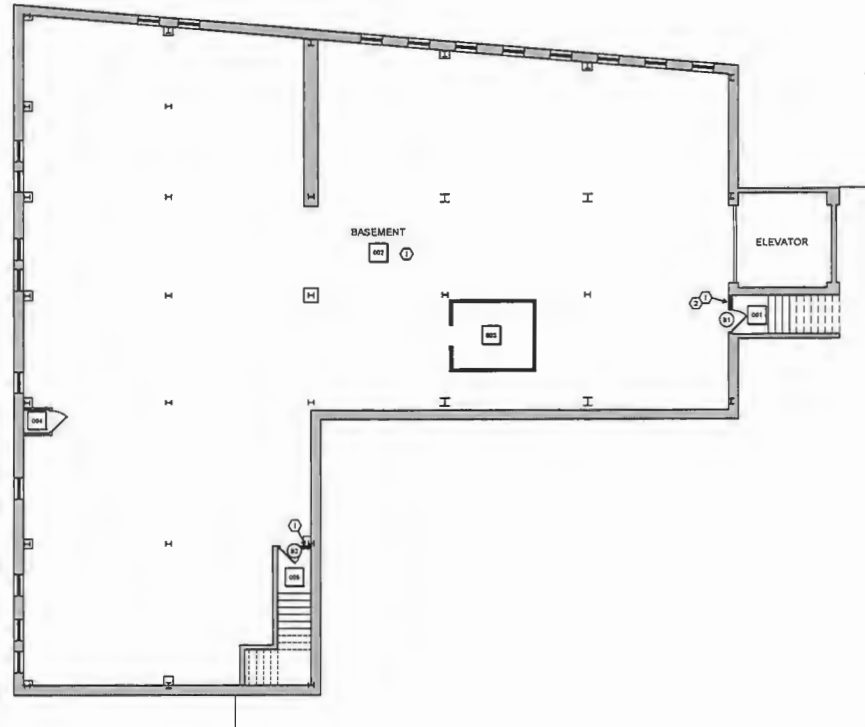
SYMBOL/NUMBER	ROOM NAME	FLOOR MATERIAL		WALL MATERIAL				CEILING MATERIAL	GLASS MATERIAL	DOOR/SHUTTER	GENERAL NOTES
		CONCRETE	WOOD	BRICK	PLASTER	GLASS	GLASS				
000	STAIR	BC		EX	EX	EX	EX	EXP	EX		
002	BOARDWALK	SG		EX	EX	EX	EX	EXP	EX		
003	HALLWAY COOLER			EX	EX	EX	EX	EXP	EX		
004	STAIR ROOM	BC		EX	EX	EX	EX	EXP	EX		
005	STAIR	BC		EX	EX	EX	EX	EXP	EX		

**ROOM FINISH ABBREVIATIONS**

<b>BASE</b>	FLOORS (CONSULT OWNER ON ALLOWANCE)
BC = 4" VENT. SOLID MASONRY (W/P)	BC = POLISHED AND REPAIRED CONCRETE
SG = BRICK VENT. FLUSH MASONRY (W/P)	BY = BRICK VENT. TYPE & COLOR AS SELECTED
<b>CEILING</b>	WALLS (IF PREVIOUSLY MENTIONED BY PREVIOUS DRAWING)
EXP = EX. CEILING PREP / FINISH AS DIRECTED BY OWNER	EXP = EXISTING HALL - PATCH ANY AREAS ATTACHED BY DISJUNCTION (1 PRIME COAT & 2 FINISH COATS - COLOR AS SELECTED)
	PFM = PAINTED W/P DRYHALL (1 PRIME COAT & 2 FINISH COATS - COLOR AS SELECTED)

**ROOM FINISH SCHEDULE NOTES**

- 1) PATCH, PRIME & PAINT EX. AS REQUIRED TO BLEND WITH NEW CONSTRUCTION
- 2) PROVIDE HOOD BLOC FOR ALL HALL HOISTED ITEMS (COORDINATE WITH OWNER)



AREA = 6,658 S.F.

**BASEMENT FLOOR PLAN**

**CODED NOTES**

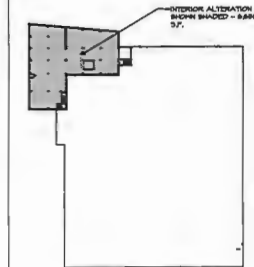
- 1) 10H HALLS EXCEPT SOLID - SEE HALL LAYOUT
- 2) HOLD FINISH OF 10H HALL. FINISH WITH EX. HALL FLOOR THROUGH TRANSITION

**WALL KEY**

- 1) EXISTING HALL OR PORTION OF EXISTING PARTITION WALL TO BE REMOVED
- 2) NEW HALLWAY COOLER - BY OWNER - PROVIDE MANUFACTURER'S BROCHURE
- 3) EXISTING PARTITION / STRUCTURE TO REMAIN
- 4) 10H 3" W/P 30 GA. METAL STUDS @ 16" O.C. - PARTITION WALL IN TYPE 20 W/P DRYHALL EX. SEE HALL LAYOUT TO SEE BRUSH, AND FOR HALL TYPE DRYHALL AND SEE 11 FROM SCHEDULE FOR SOUND BARRIER LOCATIONS. PROVIDE PRE-NO. BLOC FOR HALL HOISTED ITEMS.

**GENERAL NOTES**

- 1. FIELD VERIFY ALL DIMENSIONS
- 2. PROVIDE BLOC FOR ALL FURNITURE AND EQUIPMENT SUPPLIED BY OWNER
- 3. FLOOR PLAN AS SHOWN DIMENSIONS PROVIDED BY OWNER. FIELD VERIFY DIMENSIONS FOR PLAN SCALED ACCURACY.
- 4. PROVIDE G.L. (TOP OF HALL) IN CORRIDORS AND HALL TO EXISTING HALL TRANSITIONS - FOR OFFSHORE CONSTRUCTION HANDBOOK (LATEST EDITION)
- 5. COORDINATE FINISH SCHEDULE WITH OWNER PROVIDED FINISH PLAN - PROVIDE CONSTRUCTION COST PER PHASE



**1st FLOOR KEY PLAN**

NOTE: SCOPE OF WORK / PROJECT INFORMATION FOR RENOVATION OF BUILDING IS ALL INCLUDES ON THIS SHEET. THE ARCHITECT ASSUMES RESPONSIBILITY FOR COORDINATE ALL PHASES / WORK ITEMS AS OUTLINED IN THE CONTRACT DOCUMENTS, ADDENDUM, AND CONTRACT FOR CONSTRUCTION WITH ALL NECESSARY TRADES AND SUB-CONTRACTORS.

EXISTING BUILDING INFORMATION (E.G. SHELL DIMENSIONS) PROVIDED BY OWNER - FIELD VERIFY FINISH TO SHARING NEW WORK AND NOTIFY ARCHITECT UPON EXISTING BUILDING CONDITION DISCREPANCY. THE EXISTING CONTRACTOR SHALL VERIFY EXISTING FIELD CONDITIONS, UTILITIES, SYSTEMS, UTILITIES, AND DIMENSIONS.



PROPOSED INTERIOR ALTERATIONS  
**NEWARK STATION**

NEWARK, OHIO 43055  
325 W. MAIN ST.



**19 NORTH 4th STREET**  
NEWARK, OHIO 43055

BRIDGED 190 GAY STREET  
CINCINNATI, OHIO 45219  
TEL: (513) 248-3222  
FAX: (513) 248-3221

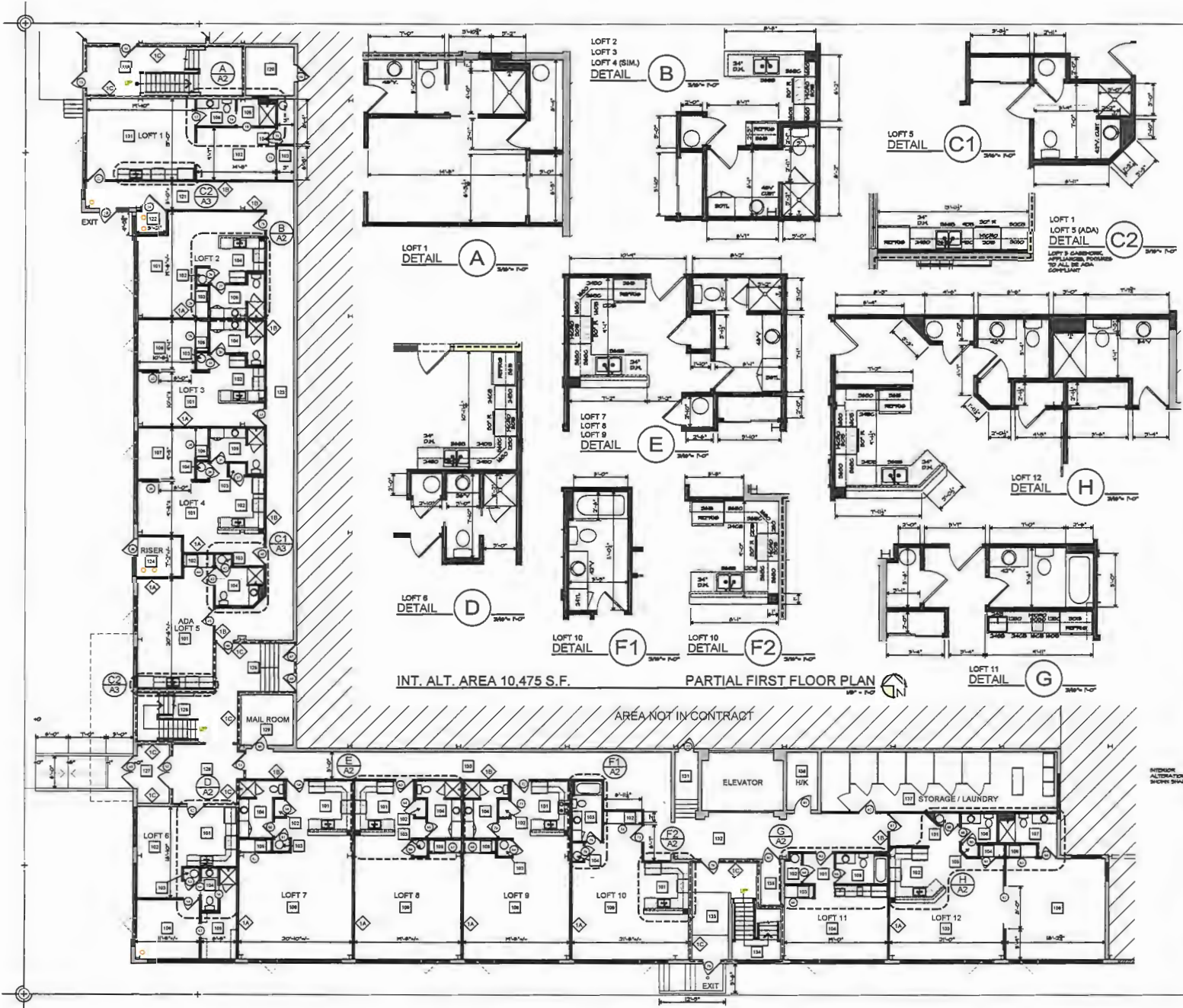
DESIGN BY: CAB  
CHECKED BY: PFC  
DATE: 12/20/09

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PHILIP M. CLAGGETT  
LICENSE NO. 11947









**CODED NOTES**

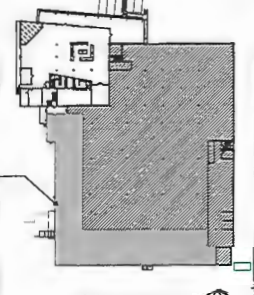
- 1. 1 HOUR ENVELOPE LIFT FIRE SEPARATION ASSEMBLY TAINT TO INTERIOR OF ROOF DECK.
- 2. 2 HOUR ENVELOPE LIFT FIRE SEPARATION ASSEMBLY TAINT TO INTERIOR OF ROOF DECK.
- 3. 42" H BARK CENTER TOP.
- 4. ONE (1) FIRE SHELF FULL WIDTH AT 60" AFF.
- 5. GARFET MEETS SQUARE TILE.

**GENERAL NOTES**

- 1. FIELD VERIFY ALL DIMENSIONS.
- 2. PROVIDE BLOCKS AS INDICATED FOR ALL FURNITURE AND EQUIPMENT SUPPLIED BY OWNER.
- 3. FLOOR PLAN AS BUILT DIMENSIONS PROVIDED BY OWNER. FIELD VERIFY DIMENSIONS FOR PLAN SCALED ACCURACY.
- 4. PROVIDE GULL (80" H MAX) IN CORRIDORS AND HALL TO EXISTING HALL TRANSITIONS - PER 87FPM CONSTRUCTION HANDBOOK (LATEST EDITION).
- 5. COORDINATE FINISH SCHEDULE WITH OWNER PROVIDED FINISHING PLAN - PROVIDE CONSTRUCTION SCHEDULE FOR PHASE.
- 6. SMYI HANGERS AND BRACKETS - SMYI SCHED 40 CHANNELS FOR GROUND SHEATH APPROVAL PRIOR TO INSTALLATION.
- 7. ALL CLOSET ENVELOPE ROOF ARE FIRE COMPARTMENT.
- 8. BLOCK HALL CABINETS 1" DOWN 90" TO BOTTOM OF SUBFLOOR.
- 9. SEE FLOOR PLAN FOR FIRE SEPARATION HALL AND DRINK/STOP LOCATIONS BETWEEN UNITS.
- 10. PROVIDE FTY. BLOCKING FOR ALL HALL HANG ITEMS SUCH AS TV, HOLLOW TONES, BARS, BARS BASES (AT TOILETS), CABINETS AT KITCHENS, SHELVEYS, DRESSERY TRUCKS, AT RECEPTION.
- 11. HATCH BLOCKS ARE GENERAL AND NOT BASED ON ANY SPECIFIC MANUFACTURER. POSITION SELECTION BY OWNER.

**WALL KEY**

- 1. HIGH LOW/LOAD BEARING TENANT SEPARATION WALL, 1/2" MIN 1 HL - RATED 90 MIN. 3 1/2" x 3 1/2" METAL STUDS @ 16" O.C. W/ 1/2" FIBER REINFORCED CHANNELS @ 34" O.C. HORIZ. REINFORC. W/ TYPE 20 FIBERGLASS BARS FROM FLOOR TO BOTTOM OF GIRD. BRCK ABOVE TYPICAL - PROVIDE 2" OSB BOARD BATT INSULATION TYPICAL. PROVIDE FTY. NO. BLOCKING FOR HALL REINFORCED ITEM.
- 2. CORRIDOR HALL - 1/2" MIN 1 HL, FIRE RATED BRICK/CONCRETE WALL 5 1/2" x 3 1/2" x 3 1/2" METAL STUDS @ 16" O.C. CORRIDOR HALL - PROVIDE DOUBLE 20 GA. STEEL @ 20" O.C. IN 2 LAYERS TYPE 20 METAL STUDS @ 16" O.C. HORIZ. REINFORC. W/ TYPE 20 FIBERGLASS BARS FROM FLOOR TO BOTTOM OF GIRD. BRCK ABOVE TYPICAL. PROVIDE 2" OSB BOARD BATT INSULATION SCHEDULE FOR SOUND INSULATION LOCATIONS.
- 3. 1/2" MIN 1 HL, FIRE RATED / EXISTING 1 HALL - EXISTING BY CONCRETE BLOCK WALL - PREP FLOOR AND PAINT.
- 4. EXISTING PARTITION / STRUCTURE TO REMAIN.
- 5. EXISTING HALL OR PORTION OF EXISTING PARTITION HALL TO BE REMOVED.



1st FLOOR KEY PLAN

NOTE: SCOPE OF WORK / PROJECT INFORMATION FOR REVISIONS OR BIDDING TO BE INDICATED ON THIS SHEET. THE GENERAL CONTRACTOR HAS THE RESPONSIBILITY TO COORDINATE ALL WORK WITH ALL CONTRACTS IN THE CONSTRUCTION DOCUMENTS, ADDRESS, AND CONTRACT FOR CONSTRUCTION WITH ALL NECESSARY TRADES AND SUB-CONTRACTORS. EXISTING BUILDING INFORMATION (E.G. SHELL, STRUCTURE) PROVIDED BY OWNER - FIELD VERIFY PRIOR TO STARTING WORK. FURNISH AND VERIFY ALL INFORMATION FROM OWNER. OBTAINING NECESSARY DISCREPANCY, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING UTILITIES, STRUCTURE, CLEANINGS, AND DISPOSING.



PROPOSED INTERIOR ALTERATIONS  
**NEWARK STATION**  
 325 W. MAIN ST.  
 NEWARK, OHIO 43055



19 NORTH 4th STREET  
 NEWARK, OHIO 43055

1800-2576-2449/1914  
 IT & TECHNOLOGY  
 EST. 1999  
 TEL: (740) 348-2222  
 FAX: (740) 348-2221

OWNER BY	CAE
DESIGNED BY	PHC
DATE	2008
SCALE	1/8" = 1'-0"

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 SHEET No.  
**A-2**  
 OF 11 SHEETS











NEWARK, OHIO 43055

# PROPOSED INTERIOR ALTERATIONS NEWARK STATION

325 W. MAIN ST.



19 NORTH 4th STREET  
NEWARK, OHIO 43055

ARCHITECT: JAMES H. HARRIS  
1111 & TECHNOLOGY EST. 1999  
P.O. BOX 12453 NEWARK, OHIO 43055  
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DATE: 11/20/17  
SCALE: AS SHOWN

PROJECT NO.: 17-0000000000

DATE: 11/20/17

BY: J. CLARITY

CHECKED BY: J. CLARITY

DATE: 11/20/17

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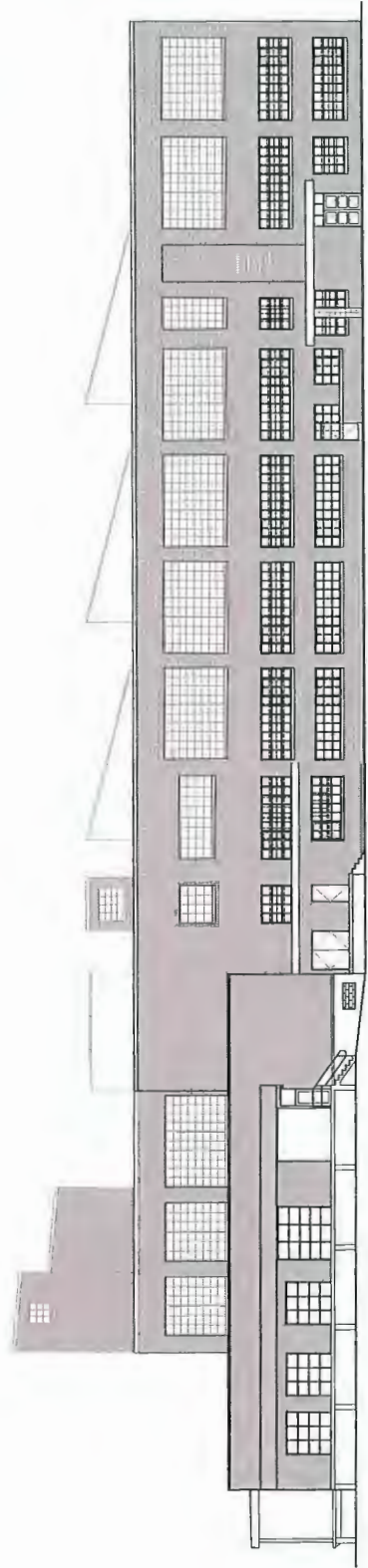
CHECKED BY: J. CLARITY

DATE: 11/20/17

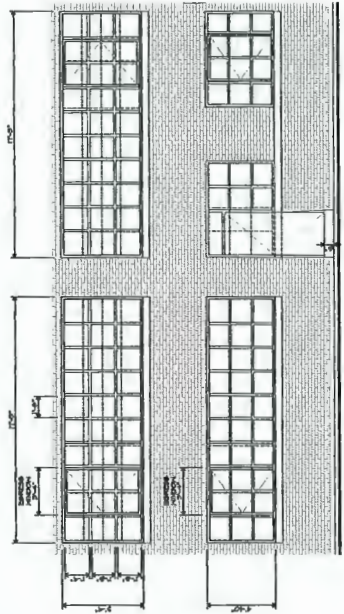
PROJECT NO.: 17-0000000000

DATE: 11/20/17

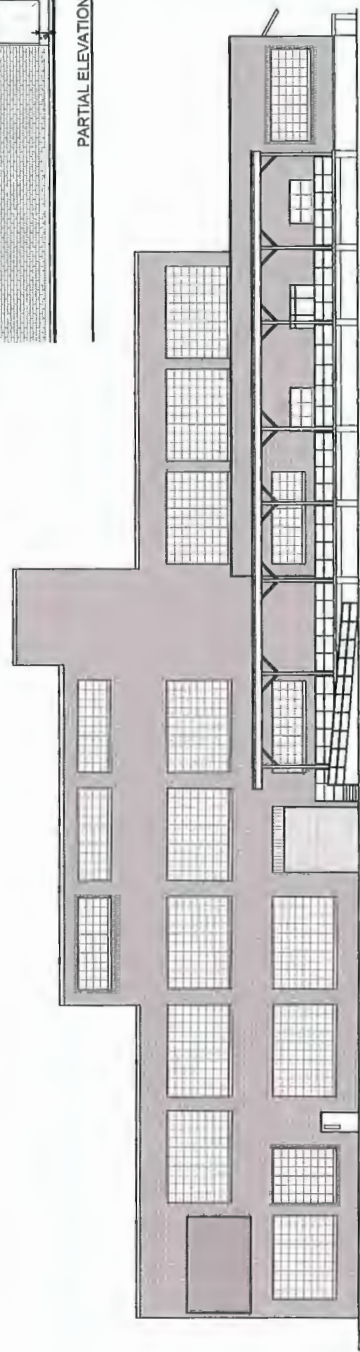
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NORTH ELEVATION  
17-0000000000



PARTIAL ELEVATION - WINDOW DESIGN INTENT  
17-0000000000



WEST ELEVATION  
17-0000000000







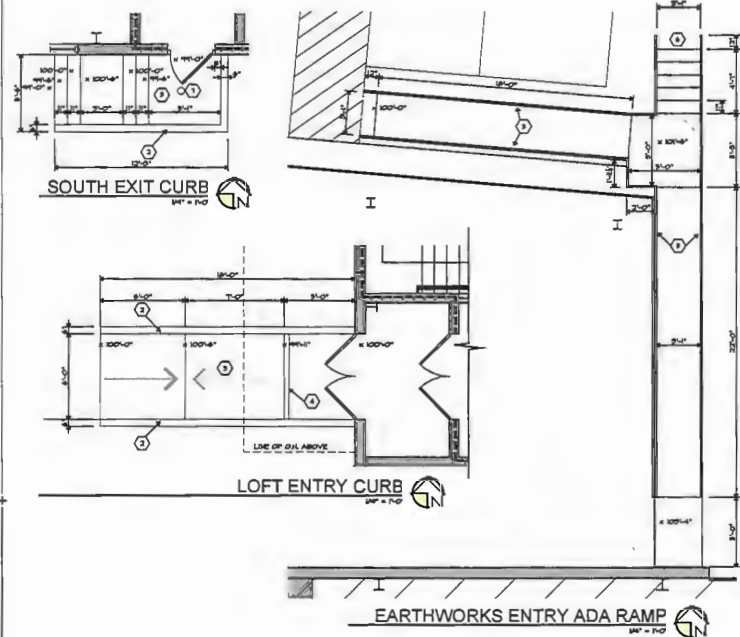
KITCHEN EQUIPMENT SCHEDULE									
QTY	DESCRIPTION	MANUFACTURER	MODEL NO.	ELECTRICAL	RELEVANT TYPE	GAS	PLUMBING	REMARKS	
1	MULTI-TOP CHEST FREEZER	BERNARDINI	BDV780	120V	MEMA 3-B-3	3"			
1	KITCHEN HOOD SYSTEM	MALPAC	SCF314B	120V/220V					
1	DISP WTR	FAYATROT	FT-400			40,000	3/4"		
1	80" RANGE / BRIDGLE	FAYATROT	FT-400-348B			508,000	3/4"		
1	STEAM TABLE	BEYERL	FT-040	120V	MEMA 3-B-3	3"			
1	SAFETY HOT TABLE	BEYERL	SCF-404-B	120V					
1	CONVECTION OVEN	BEYERL	SCF-400	120V					
1	ALL-PURPOSE MIXER	BEYERL	BEH-008	120V					
1	HOT SINK	SAUBER	HS-7-SP	120V				18"	
1	3-COMPARTMENT SINK	SAUBER	BSA-3-100-3-18L	120V				18"	
1	BRK W/ DRWN BOARD	SAUBER	BSA-3-100-3-18	120V				18"	
1	HAND SINK	SAUBER	HS-7-SP	120V				18"	
1	REAGAIR REFRIGERATOR	BERNARDINI	BRV-22	120V					
1	REAGAIR FREEZER	BERNARDINI	BRV-22	120V					
1	WORK CENTER SUB MAGNET	AVANTGO	AWC-2000A	120V	MEMA 3-B-3	3"		3/4"	

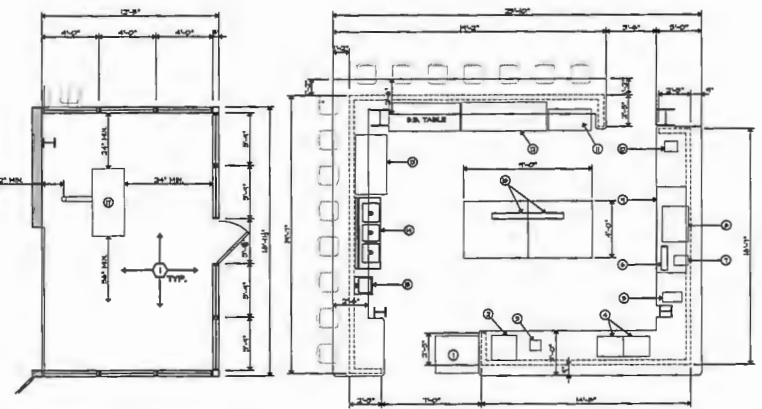
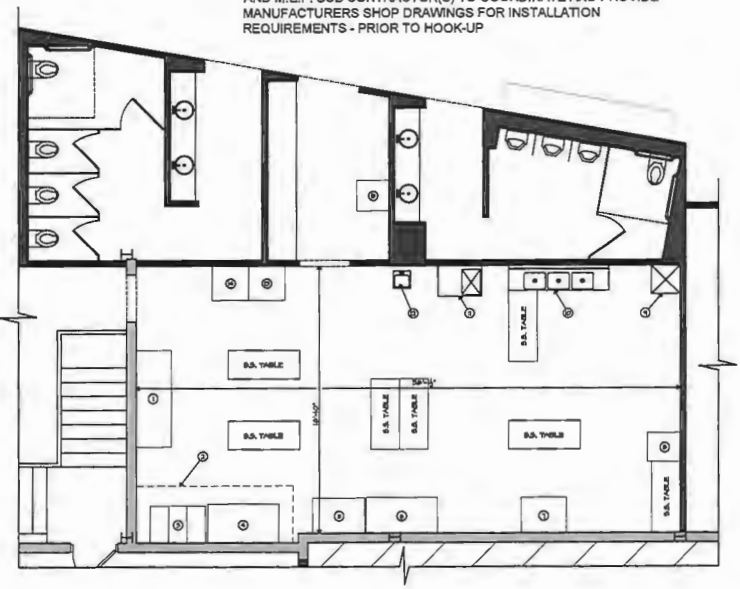
BAR & ROAST ROOM EQUIPMENT SCHEDULE									
QTY	DESCRIPTION	MANUFACTURER	MODEL NO.	ELECTRICAL	RELEVANT TYPE	GAS	PLUMBING	REMARKS	
1	REFRIGERATED BELL CASE	AVANTGO	TRK-1000S	120V	MEMA 3-B-3	3"			
1	HELP BENCH BASKET CASE	CAL-HEIL	DBS-6-18	120V					
1	POINT OF SALE SYSTEM	TRB	TRB	120V					
1	COFFEE MENDER	CHITTS	CHM-1000	120V	MEMA 3-B-3	3"			
1	BLEU COFFEE MAKER	BEAN	23000-0000	120V	MEMA 3-B-3	3"			
1	DRIP TRAY W/ ROCKER	REGENCY	RCR-1000S	120V				1/2"	
1	ESPRESSO MAKER	STELLA CAFE	SCM-1000	120V	MEMA 3-B-3	3"			
1	ESPRESSO MACHINE	MODVA BONDRELLI	3-GRUP	220V	MEMA 3-B-3	3"		3/8" 1/2"	
1	BANK BAR REFRIGERATOR	AVANTGO	BRB-10-SP	120V	MEMA 3-B-3	3"			
1	BLUNDER	VITVAC	DRW-148-B	120V	MEMA 3-B-3	3"			
1	HANDWASH ICE BIN	REGENCY	RCR-1000S	120V				1"	
1	BANK BAR COOLER	BERNARDINI	BRB-34-100-B	120V	MEMA 3-B-3	3"			
1	BOTTLE COOLER	BERNARDINI	BRB-34-100-B	120V	MEMA 3-B-3	3"			
1	3-COMPARTMENT SINK	SAUBER	BSA-3-100-3-18L	120V				18"	
1	HAND SINK	SAUBER	HS-7-SP	120V				18"	
1	80" BLEND TRAY W/ ROCKER	REGENCY	RCR-1000S	120V				1/2"	
1	COFFEE SCHEDULE	JAMES	YS-18	120V		40,000	1/2"		

**EQUIPMENT NOTE**

MECHANICAL, ELECTRICAL, AND PLUMBING CONTRACTOR TO PROOF AND VERIFY ALL EQUIPMENT CONNECTION REQUIREMENTS PRIOR TO CONSTRUCTION. INSTALL ALL EQUIPMENT PER MANUFACTURER'S INSTALLATION INSTRUCTIONS - CONSULT OWNER FOR EQUIPMENT NOT SPECIFIED.



**NOTE:**  
KITCHEN, BAR AND ROAST ROOM EQUIPMENT SUPPLIER / VENDOR AND M.E.P. SUB CONTRACTOR(S) TO COORDINATE AND PROVIDE MANUFACTURERS SHOP DRAWINGS FOR INSTALLATION REQUIREMENTS - PRIOR TO HOOK-UP



**NOTE:**  
BAR EQUIPMENT LAYOUT BY OWNER AND COORDINATE AND PROVIDE MANUFACTURERS SHOP DRAWINGS FOR INSTALLATION REQUIREMENTS - PRIOR TO HOOK-UP

**CODED NOTES**

1. ALL-BAH STRENGTH / ROAST ROOM FRAMING FULL HEIGHT. BUSHING 1/2" AL. FRAMING 40-BLL - PROVIDE SHOP DRAWINGS.
2. 8" H. POURED CONC. CURB EXTEND 1/2" BELLY BRIDGE. BOTH SIDES OF 1/2" CURB.
3. 1/2" H. POURED CONC. LANDING ON 4" BRIDGE. BRIDGE PROVIDE 8" DIA. 1/2" AND CONTROL. GOVT. TO WATER DRAINAGE LAYOUT - BROCK TRUSS.
4. 2" H. TRENCH DRAIN 8" H. LONG - RUN TO STORM.
5. 1/2" H. 1/2" DIA. STEEL PIPE BOLLING AND BRASS BALL. BOTH SIDES RAMP AND AFTER LANDING. - CONSULT OWNER / RAMP FOR DRG SECTION 102.
6. BRIDGE. PARALLEL TO STAIRS - 11" H. 1" H. MAX.
7. FLOOR DRAIN 4" DIA. - RUN TO STORM.

NEW FLOOR HALL - COORDINATE HEIGHT W/ BAR REFRIGERATOR / ROAST ROOM HEIGHT.  
3 1/2" DIA. METAL STAIR 8" H. DIA. W/ TYPE 'X' 2" DIA. H. BALANCE FROM FLOOR TO BOTTOM OF BAR TOP ABOVE TYPICAL - PROVIDE PRT NO. BUSHING FOR HALL HORIZONTAL STAIR.

**NOTE:** SCOPE OF WORK / PROJECT INFORMATION FOR REVISION OF DRAWING IS ALL INCLUDE IN THIS SHEET. THE GENERAL CONTRACTOR HAS THE RESPONSIBILITY TO COORDINATE ALL TRADES WORK ITEMS AS OUTLINED IN THE CONSTRUCTION DOCUMENTS, ADDRESS, AND CONTRACT PER CONSTRUCTION WITH ALL NECESSARY TRADES AND SUB-CONTRACTORS.  
OBTAIN BUILDING INFORMATION (E.G. WELL DRIBBLES) PROVIDED BY OWNER - FIELD VERIFY PRIOR TO STARTING ANY WORK AND NOTIFY ARCHITECT WITH EXISTING BUILDING CONDITION DISCREPANCY. THE GENERAL CONTRACTOR SHALL VERIFY EXISTING FIELD CONDITIONS, UTILITIES, STRUCTURE, CLEARANCES, AND DIMENSIONS.



PROPOSED INTERIOR ALTERATIONS  
**NEWARK STATION**  
NEWARK, OHIO 43055  
325 W. MAIN ST.



19 NORTH 4th STREET  
NEWARK, OHIO 43055

DESIGNED FOR: **ART & TECHNOLOGY**  
EST. 1998  
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DATE: 02/20/2020  
DRAWN BY: PNC  
CHECKED BY: JCS  
DATE: 02/20/2020

**SHEET No.**  
**SA-1**  
OF 11 SHEETS



