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 Multi-Use Complex

Project: 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





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

P = 7 10			
Owner			
Name: John Roush	Telephone: 614-751-9274		
Address: 13375 National Road, Reynoldsburg, OH 43068	E-mail: john@expresswashconcepts.com		
Applicant			
Name: Ryan Badger (ADR & Associates, Ltd.	Telephone: 740-345-1921		
Address: 88 . Church St., Newark, Ohio 43055	E-mail: rbadger@adrinnovation.com		
Lessee			
Name:	Telephone:		
Address:	E-mail:		
Parcel			
Address of Parcel: (Number & Street, City, State, Zip) Log Pond and N. 21 st . Street Newark, OH 43055	Auditor's Parcel #: 054-269904-00.098		
On the North South East West side of the street, between			
N. 21st. Street (at the end of Log Pond	and		
Subdivision Name:	Lot Number: 1		
MFR Multi-Family Residnence If filling out electronically, click box to display dropdown	Other If filling out electronically, click box to display dropdown		
Notes: (Optional)	(Specify Use): Apartments		
Requesting a variances for Minumum 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.			

Zoning Application #

BZA Appeal #

Appeal Continue

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? \Box Yes \boxtimes 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.)

- ☑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.
- □ 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.
- ☐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.





(Owner/A	Applicant Signature)
Before me, a Notary Public in and for	County in the State of, personally
appeared A. hyan Badgen (Applicant's name)	who, by me being duly sworn, says that he is the
	reference to which the within appeal is made; and
My Commission Evolution	day of January 2022
(Notar	y Public signature)

DO NOT WRITE BELOW THIS LINE – FOR OFFICE USE ONLY				
Status:	Date:	Zoning Reviewer:	Date Notified:	Date: Revd. Date: 1 6 27
☐ Incomplete				Paid Date: \ \ \(\text{Cricle one} \)
□ Forward to BZA	1/13/2022	BAM		Check # 27691 Amount \$ 50 -80
□ Hold		Reason:		

PROJECT LOCATION 16 SCALE: 1'=1/2 MILE

THE LP SITE COMPLIANCE PLANS

SITUATED IN THE CITY OF NEWARK, LICKING COUNTY, OHIO

GOOSEPOND VILLAS CONDOMINIUM

PROJECT DESCRIPTION

PROJECT DATA

TOTAL AREA:	9,727	ACRES
PROJECT EARTH DISTURB AREA:	4,298	ACRES
ESTIMATED CONTRACTOR (OUTSIDE PROJECT) EARTH DISTURBED AREA:	0.258	ACRES
NOTICE OF INTENT EARTH DISTURBED AREA:	4.556	ACRES
IMPERVIOUS AREA FOR PRE-CONSTRUCTION SITE:	0.054	ACRES
IMPERVIOUS AREA FOR POST-CONSTRUCTION SITE:	2,689	ACRES
RECIEVING WATERS: LOG POND RUN		

100 YEAR DETENTION TABLE

100 1.5				
DESCRIPTION	VOLUME REQUIRED (C.F.)	ELEVATION REQUIRED	VOLUME PROVIDED (C.F.)	ELEV. FOR PROVIDED VOLUME
EX. DETENTION BASIN	1,049,377	864,09	1,905,030	00,698

INDEX OF SHEETS

TITLE SHEET	1
SITE PLAN	2
LANDSCAPING PLAN	3
ALTA SURVEY	(BY OTHERS)
	, ,



SIGNATURES RELOW SIGNIEY ONLY CONCURRENCE WITH THE GENERAL PURPOSES AND GENERAL LOCATION OF THE PROJECT, ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE ENGINEER PREPARING THE PLAN.

CITY ENGINEER	DATE

SITE INFORMATION:

ADDRESS: AUDITORS PAR. NO.: PROPOSED SITE AREA: PROPOSED BUILDING AREA: PROPOSED DENSITY;

N. 25TH STREET 054-269904-00.098 9.727 Ac. 32,135 SQ. FT. 3.304 SQ. FT./Ac.

ZONING INFORMATION:

EXISTING ZOING; EXISTING USE; PROPOSED ZOING:

MFR - MULTI-FAMILY RESIDENTIAL VACANT LOT MFR - MULTI-FAMILY RESIDENTIAL MULTI-FAMILY APARTMENTS

BOUNDARY CURVE TABLE No. DELTA RADIUS TANGENT LENGTH Ch. BEARING Ch. DISTANCE
C1 45"22"57" 50.00" 21.38" 39.61" \$21"50"26"E 38.59"



OWNER/DEVELOPER
JOHN ROUSH
EXPRESS WASH CONCEPTS
13375 NATIONAL ROAD SW, SUITE D
REYNOLDSBURG, OH 43068
(614) 751-9274

ARCHITECT
JON STEPHENS, AIA
SULLIVAN BRUCK ARCHITECTS
8 S. GRANT AVENUE
COLUMBUS, DN 43215
(614) 464-9800

BRIAN C. KUNGENBERG, P.E. OHIO PROFESSIONAL ENGINEER #82904 DATE

COMPLIANCE PLAN
TITLE SHEET

SITE

OHIO

OF NEWARK,

CITY

개품다

DATE

DATE

PROPOSED USE: BUILDING SETBACKS: MULTI-FAMILY APARTMENTS
25 FIRONT
25 SIDE (3 STORIES)
45 FEAR
199 TOTAL
2 SPACES PER UNIT (ONE BEDROOM) x 16 UNITS
25 SPACES PER UNIT (TWO BEDROOM) x 16 UNITS
35 SPACES PER UNIT (TWO BEDROOM) x 16 UNITS
151 TOTAL (21 SPACES PER UNIT)
122 STANDAND SPACES
25 SPACES SPACES
51 SPACES SPACES
51 SPACES SPACES
51 SPACES SPACES PARKING REQUIRED: PARKING PROVIDED: FLOOD INFORMATION: A PORTION OF THE PROPERTY FALLS WITHIN THE LIMITS OF FLOOD ZONE "AE" AS SHOWN ON FIRM MAP No. 39089C0333J DATED MARCH 16, 2015. VARIANCE FROM SECTION 125.2, PARKING SPACES REQUIRED (2 SPACES PER ONE BEDROOM UNIT, 2.5 SPACES PER TWO BEDROOM UNIT, 3.5 SPACES PER THREE BEDROOM UNIT, PROPOSED DEVELOPMENT WOULD PROVIDE A MINIMUM OF 2 SPACES PER UNIT REGARDLESS OF BEDROOMS.

500.00' S86*20'26'E NEWARK OHIO INVESTORS LL L. The light of th INST. NO.: 202012170034718 Par. No.: 054-269904-00,098 . WALKING PATH 550.05' N86"11'22"W

OHIO II TIC -

ZONING: *MFR

CHILCOTE PRIOR LLC INST, NO.: 200611010031995 Par, No.: 054-269904-00,000 ZONING: "GB"

THOMAS J EVANS FOUNDATION ZONING: "CSI"

SOCCER ASSOCIATION INC.

NEWARK AREA

WAL-MART REAL ESTATE BUSINESS TRUST

1315 N, 21ST ST, ZONING: "GB"

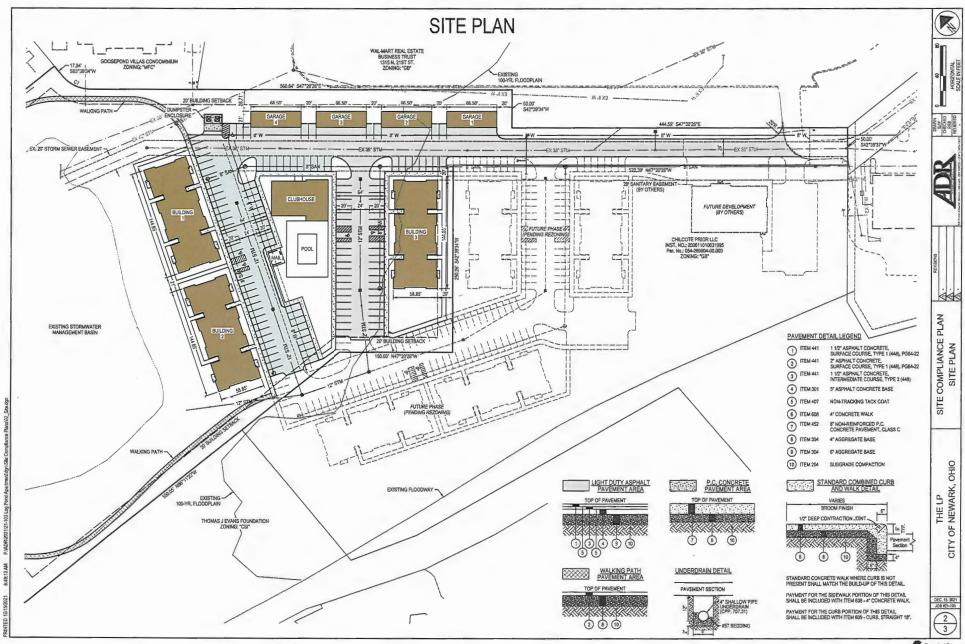
CITY SERVICE DIRECTOR

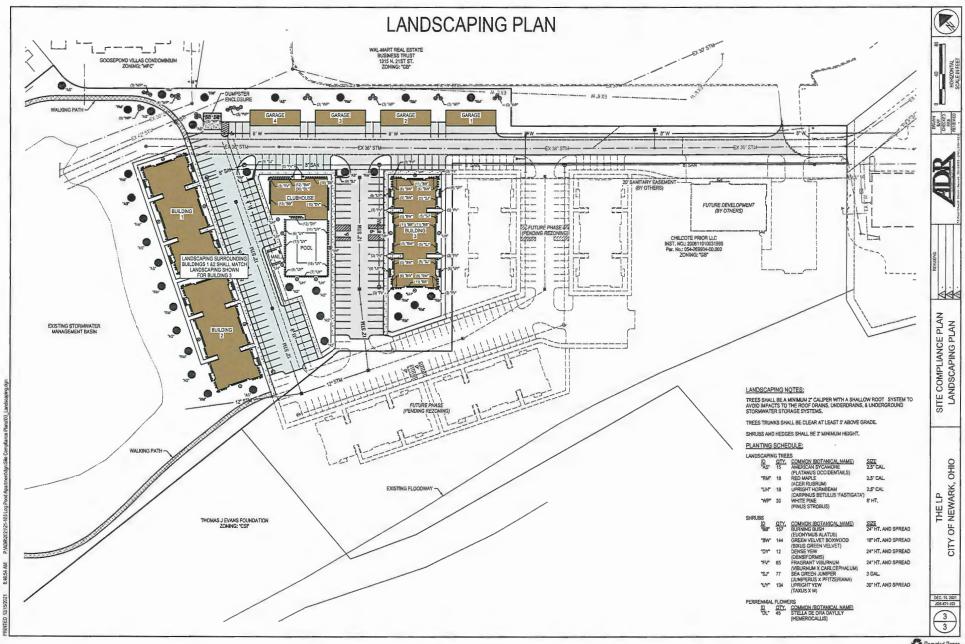
CITY UTILITIES SUPERINTENDENT

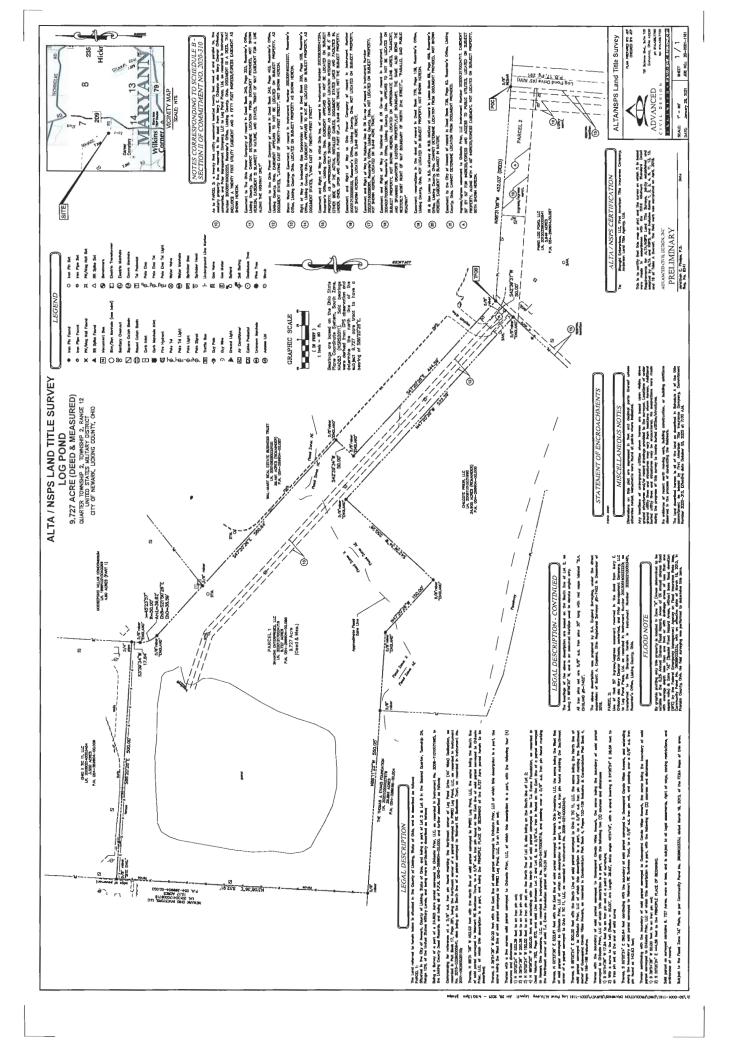
CITY STORMWATER COORDINATOR

50.00°_ S42°39'37'W

PWREI LOG POND LLC 1257-1301 LOG POND DRIVE ZONING: "GB"





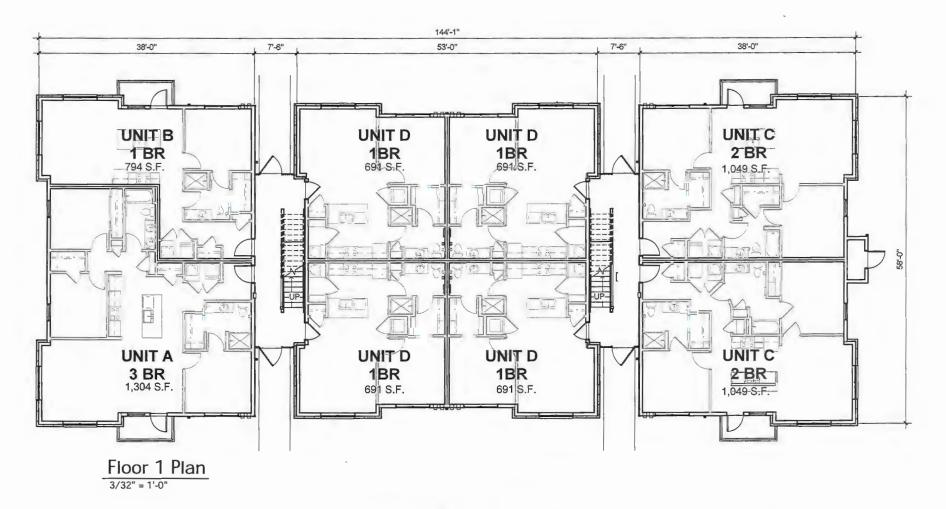




Newark Apartments

Log Pond Road, Newark, Ohio 2020-12-14



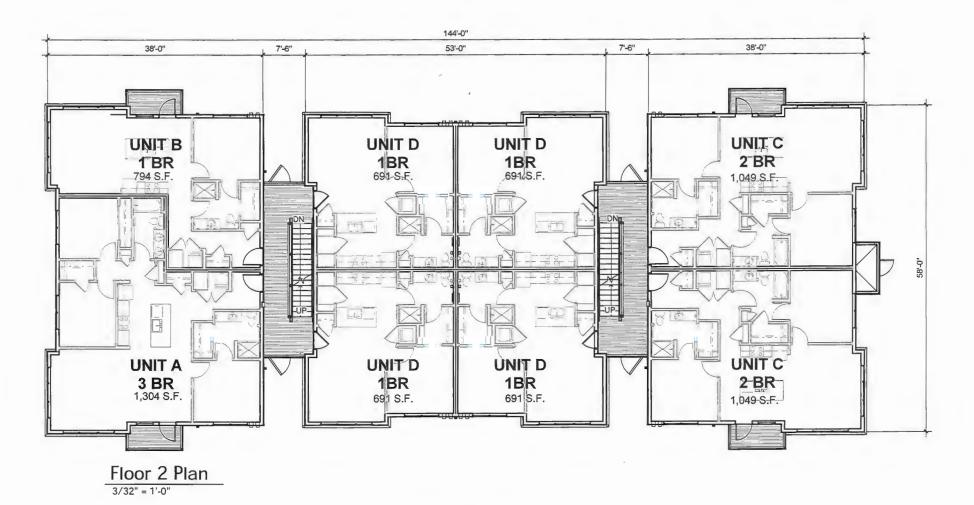


Newark Apartments

Log Pond Road, Newark, Ohio 2020-12-14



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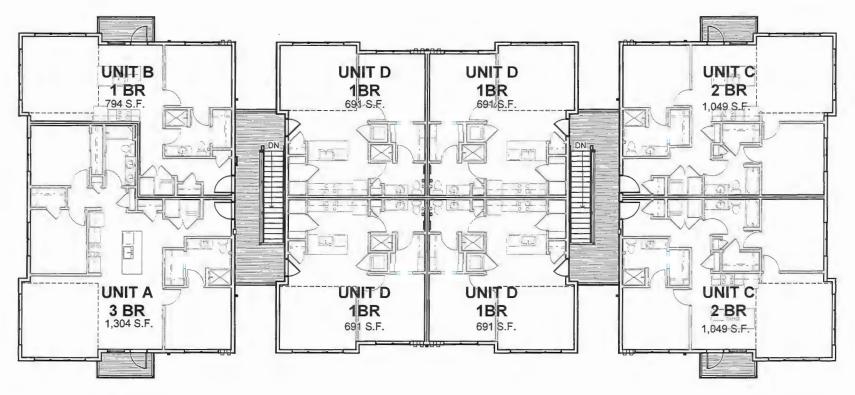


Newark Apartments

Log Pond Road, Newark, Ohio



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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

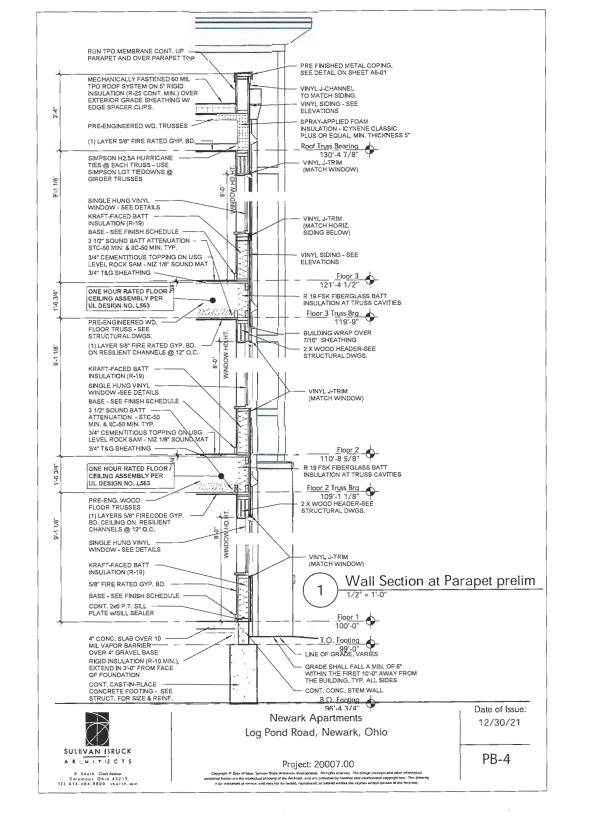
Newark Apartments

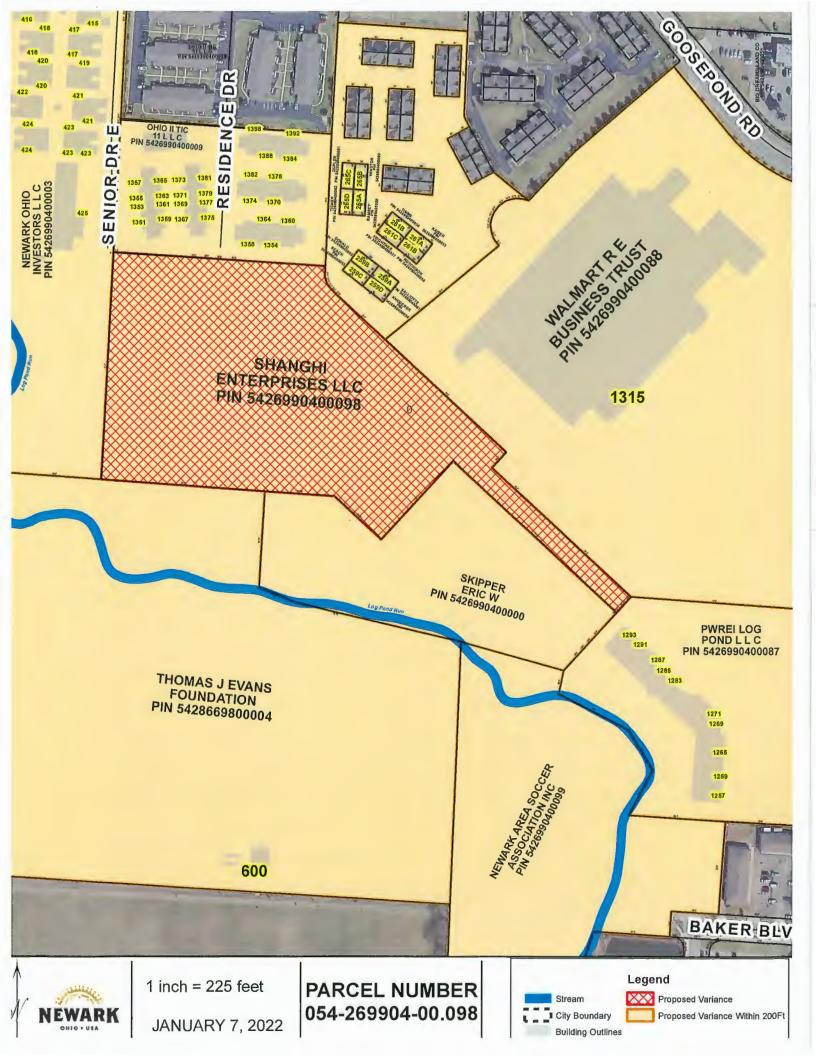
Log Pond Road, Newark, Ohio 2020-12-14



2021-01-18

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Zoning Application #

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

DOADD OF TONING ADDEALS ADDITION

Rev 2/10	ITLICATION
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	
rarcei	
Address of Parcel: (Number & Street, City, State, Zip) 325 W. Main Street, Newark, OH 43055	Auditor's Parcel #: 054-217764-00.000
On the North South East West side of the street, between	
S. 11th St. and S. 6th St.	
Subdivision Name:	Lot Number:
Zoning Classification: If filling out electronically, click box to display dropdown DC Notes: (Optional)	Proposed Use: If filling out electronically, click box to display dropdown (Specify Use): Mixed Use
Appeal	
The Application is a request to permit the following:	nversion □ Conditional Use □ ng or use:

Zoning Application #



	Appeal Continued
This p	roject is not permitted by the Zoning Code for the following reason(s):
	rd. 7-8 section 4.4d 1.5' of free board (elevation above base flood elevation required for R use group) BFE : 824.8' g finished floor 824.3' w/ 6" flood proof curb installed at egress locations.
	outline the circumstances, which you feel would warrant a variance to the requirements of the g Code:
Techn	ically infeasible.
Has th	nere been any previous application or appeal on these premises? Yes No When?
This a	pplication is a request for modification of the requirements of the following Article(s)/Section(s) of
the Zo	oning Code: (List)
	Required Documents
□A.	(Must be signed and returned to the Engineering Department.) Original Application
□A. □B.	List of owner names, street addresses and tax mailing addresses for all properties lying within 200 feet radius of
⊔⊅.	
□C.	the entire property in question. Number the parcel list. This will correspond with the Tax Map in C below.
1 10.	the entire property in question. Number the parcel list. This will correspond with the Tax Map in C below. Tax Map from the County Engineer indicating boundaries of this property in question and properties described in
ШС.	Tax Map from the County Engineer indicating boundaries of this property in question and properties described in
шс.	
□C. □D.	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
	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. □E.	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. Site Plan showing location of existing and proposed structures, property lines, setbacks and dimensions. Elevation drawings of the front, side and rear of the proposed building or structure. Identify all major exterior finish materials on the elevation drawing.
□D. □E. □F.	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. Site Plan showing location of existing and proposed structures, property lines, setbacks and dimensions. Elevation drawings of the front, side and rear of the proposed building or structure. Identify all major exterior finish materials on the elevation drawing. Application Fee of \$50.00 Cash or Check made payable to the City of Newark
□D. □E.	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. Site Plan showing location of existing and proposed structures, property lines, setbacks and dimensions. Elevation drawings of the front, side and rear of the proposed building or structure. Identify all major exterior finish materials on the elevation drawing.

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 #

1	Philip Claggett	DN, CHUS, Exp. () growth portion com, Orthorthorist Onio 1, OU *Archisolural Services, CN*Phap Clagged	
	(Owner/Ap	pplicant Signature)	
Before me, a Notary Public in an	d for	County in the State of	, personally
appeared		_ who, by me being duly sworn, say	s that he is the
(Applicant's	name)		
	of the parcel of land with re	ference to which the within appeal is	s made; and
(Applicant, owner, lessee)			
that the statement of facts contain	ned herein above is true.		
Subscribed and sworn to before	me this	day of	
_	(Notary l	Public signature)	

1				
Status:	Date:	Zoning Reviewer:	Date Notified:	Date: Revd. Date: 1/2/27
□ Incomplete				Paid Date: Check Cash (circle one)
☑ Forward to BZA	1/13/2022	BAU		Check #Amount \$
□ Hold		Reason:		

GENERAL NOTES

- THE FOLLOWING COTTLINGS THE BEDEFAL, GRALITY OF THE FORK EXPECTED, ALL HANDRIANS INSEED ARE REQUIRED TO BE SOOD GRALITY AND HEST OR ENGINED TO BE SOOD GRALITY AND HEST OR HOME STEEDER PRODUCTS AND ROT TOTAL THE CONTRACTOR IS REQUIRED TO NOTIFY THE GHINER
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- S. ALL HOME IS TO BE DONE HITH THE APPROPRIATE TOOLS AND HATERIALS. THE OPENS HAS THE
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- CONTIONS AND SUBSTRATE HORK, DO NO HORK UNTIL CONDITIONS ARE ACCEPTABLE. B. THE CONTRACTOR IS RESPONSIBLE FOR OUTABRING
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- CONTRACTOR IS TO PREPARE A SCHEDULE FOR THE PROPOSED HORK, THIS SCHEDULE HIST SC PRIVISHED AND ACCEPTED BY THE OWNER.
- II. ELECTRICAL AND PLIMBING PERGETS TO BE APPLIED FOR AND OBTAINED BY CONTRACTOR PERFORMENS
- 12. ALL HORE SHALL DE HARRANTED FOR A PRINCHAM FERGOD OF ONE YEAR FROM DATE OF RESTANTIA CONFLICTION PROVINCE LONGER HARRANTED HARRIS REPORTED FOR BOYCOMA, CONFERENTA.
- THE PRESENT CONDITIONS OF THE ASSESSION.
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- ID. ALL EXPRESS DOORS TO BE OFERABLE FROM THE SIDE DORSESS IS HADE HITSDAY A KIET OR SPECIA
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- DO CLEAN AND / OR PART ALL EXISTING FORE. TO REMAIN INFLUENCE OR OTHERWISE INTREATED OR INFRINGED.
- 31. ALL HALLS TO BE PARTED SHALL RECEIVE ONE COATS OF LATEX DIAMEL COLOR AS SELECTED
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- 29. ALL OTPIEM HALLBOARD TO BE 3/9" SHETTRO TAPIDED EDGE UNLESS INDICATED OTHERSEE. INSTALL TER HAMPACTURERS STANDARDS.
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SHEET INDEX

COVER

AR-0 BASEMENT FLOOR PLAN

AR-1 EARTHWORKS FIRST FLOOR PLAN

AR-2 LOFTS 1 THRU 12 FIRST FLOOR PLAN

AR-3 LOFTS 13 THRU 23 FIRST FLOOR PLAN AR-4 ROOM FINISH & DOOR SCHEDULES

AR-5 EXTERIOR ELEVATION(S)

SA-1 KITCHEN / BAR / ROAST ROOM FURNITURE & EQUIPMENT LAYOUT

H-SHEETS HVAC FLOOR PLAN / DETAILS / SPEC
P-SHEETS PLUMBING FLOOR PLAN / DETAILS / SPEC
E-SHEETS ELECTRICAL FLOOR PLAN / DETAILS / SPEC
P-SHEETS FIRE PROTECTION FLOOR PLAN / DETAILS

BID SET 2 DECEMBER 2021

BUILDING CODE INFORMATION

NICH BUILDING O ADI	DITION (ALTERATION	FIRE PROTECTION
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ZAKINE LOFTS	-	loyins «	PRIC SEPARATION ASSESSMENTS
CH	-	3,000 1	EXIT ENCLOSURES: 1014.11, 709.0 2 HR.
AL SO. FT. FOR FEE CALC.	-	R3/444 0	DINCE SHATS:
BUILDIN		20	MEETED USE & FIRE AREA SEPARATIONS: 313.1.2 O HR. OTHER SEPARATION ASSEMBLESH TARLE BOX (3) I HR. OTHER FRENESISTANT CONSTRUCTION
DECEMBER OF STREET	EXISTING	ALTERATION	FREE & PARTY WALLS: 707.0, TABLE 707.1 3 HR.
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		-	
sit decide (1)	-		STRUCTURAL MEDICATION (T.D.) O HR.
			STRUCTURAL MOMBRES 716.D OHR. FLOOR CONSTRUCTION 713.D. 1006.3.1 OHR.
UKAL BURDING LAHLI ATRONS			
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DESCRIPTIONS CAUTEDONS DESCRIPTIONS SEC DESCRIPTIONS TABLE SOS, SOLD		2 STORES 84\0' 4 STORES 18\0'	
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DEBOIG HEIGHT: 502	D EGRE	8440° 4 STORES 1840°	ROOF CONSTRUCTION: 719.0 O IR. OPENING PROTECTIVES: 717, 718, 719, 720 AS REGULARDO FURENCOCKIE / DRAFTSTOPPING: 721.0 AS RESUMBED

NOTIC

 NO EXTRA COMPRISATION WILL BE ALLOWED BECAUSE OF OFFER DECIDE STEWARD ACTUAL MEASURE MESTERS ANDOR ELEVATIONS AND DREPHENDS ANDOR ELEVATIONS PIDICATE ON THE DEAMHNIST THE CONTRACTOR SHALL ASSUME FULL REPROMEBBLITY FOR ACCURACY OF MEASUREDMENTS OBTANS AT THE WORK SITE.

STRUCTURAL DATA
EXISTING STRUCTURE

 MECHANICAL AND ELECTRICAL DRAWNING ARE DIAGRAMS ONLY, ACTULA WORK INVOLVED BHALL BE HISTALLED FRO APPROVED BHOW DRAWNING WITH ALL MEASUREMENTS OBTAINED AT THE WORK SITE.

3 DM ENGINEN WHICH, AND LACKHON BHALL PIKELD VICEIPED AND BE CONFINED BY THE ARCHITECT, IN HICK CASE SHALL DRAWNED BE SCALED LANGE SCALE AND PILLS BE DRAWNEDS SHALL BE FOLLOWED IN MEASUREMENTS. DRAWNEDS AND SPECIFICATIONS ARE INTENDED TO BE COMPULIABITATIVE, HOWEVER, THE OFFICIAL PROBLEMS SHALL OF OVERFLOWED HICKORY. OF COMPULIES LIKELD SPECIFICATIONS SHALL OFFICIAL PROPERTY HICKORY COMPLICE SALESTS.

4 THE CONTRACTOR BHALL PROVIDE ALL ITHING, AFTICLES, MATERIAS, OPERATIONE ON BESTROOD LEATER, REQUIRED TO BE PURHONED ON ACCOUNTAINED BY REAGON OF THE DRAWNINGS OF ANY OF THIS OTHER CONTRACTS DOCUMENTS, INCLUDING ALL LABOR, MATERIALS, EQUIPMENT, AND PICIDENTALS REQUIRED OF MICERIALY FOR THEIR COME STOWN.

B. EMOULD ANY ERROR OR SECONSISTENCY SE POUND BY THE CONTRACTOR IN THE DRAWNING OR SPECIFICATIONS, THE CONTRACTOR SHALL EALL THE ARCHITECTS AT LESTEN TO DAME FOR PROPER ADJUSTMENT, AND IN HO CASE SHALL

BIT 29 MODERSTOOD AND ACREED BY THE CONFIDENTIAL THAT THE MOTHER HEREND DESCRIBED IS TO BE COMPLETE AS PORED THAT THE MOTHER HERENDAMENT OF THE THAT AND THAT AND THAT MATERIALS PERSONABLY REPUBLID THERE FROM AND DALL NOT AVAIL HIMSELF OF ANY MANIFESTY UNINTERVIDIAL BRIGGO ON OMERGING HERULUS SUCH EXIST.

7. SHOULD THE CONTRACT DOCUMENTS DISAGREE AS TO OUN. OR QUANTITY OF WORK REQUIRED, THE BETTER OUALITY OF MEANIER QUANTITY SHALL BI PROVIDED DIFLESS INSTRUCT! ARE OTHERWISE GIVEN BY THE ARCHITECT BI WRITING, AND

NEWARK STATION PHASE II

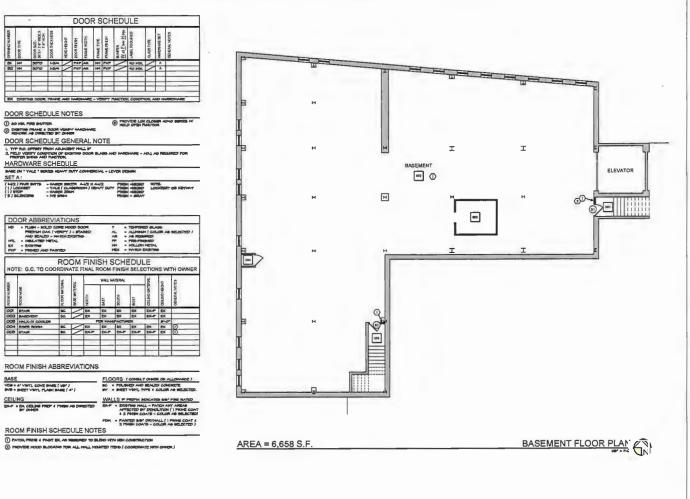
EARTHWORKS COFFEE SHOP & 23 LOFT APARTMENTS

325 WEST MAIN STREET

NEWARK, OHIO 43055









WALL KEY

GENERAL NOTES

POSITION HALL ON PORTION OF EXPENSE

1. PROVIDE BLOCKING AS REGISTED FOR ALL TURNITURE AND EQUIPMENT SUFFLIED BY CHARA

THE PROPERTY SETTING AT COMPANIES FROM THE PROPERTY OF THE PRO

ACH SAFTS BHOME BOTTO - BEE HATT FEMBRO 3 HOLD PRISH OF MEN HALL PLUSH HETH EX, HALL FOR



OHIO 4305

NEWARK,

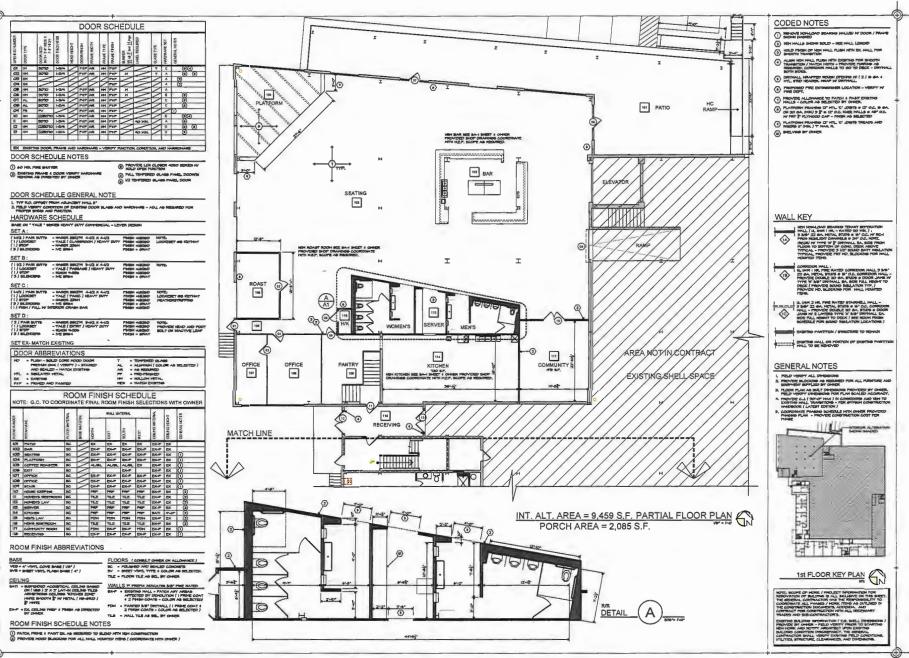
PROPOSED INTERIOR ALTERATIONS NEWARK STATION 325 W. MAIN S



19 NORTH 4th STREET NEWARK, OHIO 43055

SRIDGING THE GAPERTHEIN ATT 8: IBCHNOLOGY E.T. 1999 TEL: (740) 349-3222 FAX. (740) 349-3221

1st FLOOR KEY PLAN



PROPOSED INTERIOR ALTERATIONS NEWARK STATION

NEWARK, OHIO 43055

325 W. MAIN ST.

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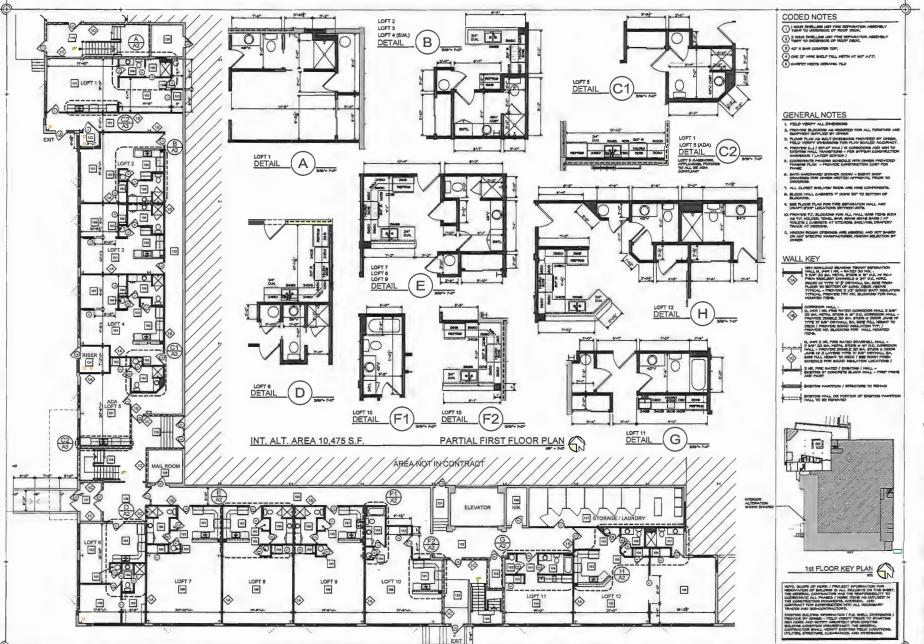
19 NORTH 4th NEWARK, OHIO 43055 Art & TIBCHNOLOGY

EST. 1999 TEL: (740) 349-3222 FAX: (740) 349-3221

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NEWARK, OHIO 43055

PROPOSED INTERIOR ALTERATIONS NEWARK STATION 325 W. MAIN ST.

19 NORTH 4th STREET NEWARK, OHIO 43055

FRIDGING 149 SAFELINOLOGY EST. 1999 TEL. (740) 349-3222 FAX: (740) 349-3221

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PROPOSED INTERIOR ALTERATIONS
NEWARK STATION

NEWARK, OHIO 43055

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19 NORTH 4th STREET NEWARK, OHIO 43055

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	HORTH STAIR TOPER	-	ä	8	±3-₽	ě	5	0v.0	Ew	8			HORTH STAIR TOHER	5	22	8	3	ğ	5		EK	9
120	HOUSE KEEPING EXIT CONNEDOR	56	VΒ	EX-P	EX-P FOH EX-P FOH	EX-P	EX-P	EX-P	EX		I 1	200	COMMENTE TO TOP LO	3C	VΒ	EX-P	EX-F	EX-P	PDH	EX-P	EX	
		BC BC	VB VB	PDH	-	FOH	EX#	DA-P	EX.		l i			9C	VB.	EX-P	EX-F	EX-P	EX-P	TX-P	EX	-
125	COMPLICATION SINCE 2	5G 5G	V3	FDH	EX-P	FOR	POH	EX-P	EX		F	200 200	ENTRY DTAIR	BC BC	VB.	EX-P	EX-F	EX-P	EX-P EX-P FOH	TXP	EX	
124	STAIR SHIRY STAIR TOHER	9C	VB	FOH	PDH	DX-P	POH PV-P	EX-P	DX.					9C	VB VM	DX-F	EXP	FOH	FOH	EX.P	EX_	
IZT	ENTRY VESTERALE	96	∨B	Ex-P	EX-F	EXP	EXP	EX-P	EX		ı	20°4 200	SOUTH STAIR TOHER	sc	VÞ	EXP	EX-P	EX-P	EXP	EX-P	EX	_
134	MAIL WOOD	36	VB.	EX-F	EX-F	EX-P	EX-P	EX-P	EX		- 13	251	CONNECOR HOUSE KEEPING	9G 9G	AB.	EX-P	EXP EXP EXP EXP EXP EXP FOH EXP EXP	EX-P	EX-P	PX-F	EX	
ENG	CORRESOR STARR TO GALLERY CORRESOR	BG BG	VB VB	EX-P	EX-F	POH.	FDH EX-P	EX-P	EX	_	H	212	LAUNDRY ROOM	96	VB.	EX-P	EX-P	FDH	EXAP	EXP	EK	
100	SOMMERON.	9C	VB VB	EX-P	PDH EX-P PDH DX-P EX-P EX-P PDH EX-P	PDH DX-P	EX-P	EX-P	EX_		F	-		-	-					F-	\vdash	
254	SOUTH STAIR TOHER	5G	VΒ	EX-F	EX-P EX-P	EX-P	DX-F	DLF CV-F	EX		.	=		Ε.								
100		96 90	VB	EXP	DUP	DX-P	EX-P	DA-F	EX		ŀ			-		=			\vdash		=	
157	LOFT STORAGE	2	VD	EX-P	FDH	FUR	DA-P	EXA	-		l	201	LOFT 13 KITCHEN	50	ΥD	FDH	PDH	FOR	POH	EX-P	έx	000
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icx	LOFT 1 LIVING / KITCHEN BEDROOM	BC.	VB.	FON	FOH	POH.	EX-P	EX-P	BOX	(1)(a)		204 208	BATHROOM								B/+_	
ICX ICX2 ICXB	SEDROCH CLOSET	9G 8G	VD	PDH PDH	POH	POH POH POH POH POH	FON	EXP	EX	0		200	SHOWER HUL CLOSET CLOSET	TILE SG	VB VB	PEH PEH	FDH FDH	FDH FDH FDW	PDN PDH PDH	EX-P	EX	03
104	HAL GLOBET	BG TILE	VB VB	PDH	FDH	FON	FDN	DK-P	EX			200	BEDROOM	96	V3	PDM	PDH	FDW	PDH	DUF	EX	<u> </u>
104	BATHROOM	TILE	Ş₽.	PDH	FDH	FOR	FOR	SOH	B'-	09 08 08 088	Ŀ		LOFT 14	-							_	
	LOFT 2								_	_	H	201 2002	LOFT 14 LIVING KITCHEN	BC BC	VB	PDH	FOH	FDH	FDH	DX-P	EX	68
102	LIVING / SEDROOM HJL GLOSET GLOSET	96	₹ 8	FOH	FDH FDH	FON	FDN	DL-P	EX EX	000 000 000 000	F	204 204	HAR GLOWET BATHROOM GLOSET	TLE SG	VB VB	PDH	FDH FDH FDH FDH	FDH	POH	DOH.	BX B/+	00 00 00 00 00 00
104	CLOSET KITCHEN	18C	VB VB	FOH	FOH	FDH	FDN	DA-P	EX		F	228 228	CLOSET SEDROOM	9G	VB .	PDH PDH	FDH	FDH	FOH FOH EX-P	DLP DLP	EX EX	
ICB	BATHROOM	TILE	VΒ	PDH	FOH	FOR	TON	BON	B'4	Dee	ļ		Corff of	F-			-	-	-	-	-	
-	LOFT 3	-	1				-			r.vav	ŀ	201	LIVING KITCHEN	BG.	V#	PDH PDH PDH	FDH _	FDH FDH FDH	EX-P PDN PDN	EX-P	EX	
100	KITCHEN	96	∧b AB	FDH	FOH	FON	EX-P FDN	EX-P	EX	02 03 02 02 03 03 0				DC.	VB.	PDH	PDH	PDH.	FDN	EX-P	EX	25
ICH ICH	HIH GLOSET BATHROOM	SC TILE	\$ S	FOH	PDH	FON FON	FDN	SCH	EX A4	()(2) ()(2)(9)	1	204 308	BATHROOM GLOSET	TILE	VB VB	PDH PDH	FDH	FDH	FDH FDH DX-F	DOM EX-P	EX.	000
	GLONET_ DECROOM	9G BC	V#	PDH	FDH	FOR	POH	EX-P	EX	(D)	F	304	вержоон	BC.	√B	FOH	PDH	PDH	EX-P	DL-F	EX	
	LOFT 4				-				_			~	LOFT 16	BC	VB	-	PDH	FDH	EX-P		-	(179)
ici	KITCHEN	9C	Vb	PDH PDH	FOH	POH	FON FON FON FON	DX-F	EX	<u> </u>		200	KITCHEN	DC TILE	VD.	PON	PDH	FDH FDH FDH	FDH FDH	DEP.	EX	000
icis	GLOSET	BG	VB VB	FDH	POH	POH	FDN	EXP	EX.					BC BC		FDN	PDH	FDH			EX	1/2
104	CLONET HJL CLONET BATHROOM	BG BG TILE	VB.	PDH PDH	POH POH POH	FON	FDN	BOH!	EX A'e	1000	1 13	200	CLONET	50	AB AB	FDH	PDH PDH PDH	PDH	DX-P	EX-P	EX EX	(1)(3)
ICT	GLOTHET BECTROOM	56 56	VB VB	FDH	PDH PDH	PDH PDH	PDN DGP		EX	(1)(2) (1)	I 1	207	SEDROOM CLOSET	56	VB VB	PDH PDH PDH	PDH PDH PDH			EX-P EX-P	EX EX	(1)(2)
			F	-	-	-	-	_			F	304 310	HH, GLOSET BATHROOM	BIG TILE	VB VB	PDH	FOH_	FDH	FON	EX-P BDH	EX D'+	
XXI	LOFT S	9C	VΒ	FDH	POH POH POH POH	FOR	EX-P	EX-P	EX	00 03 03 03 030		21_	CLOSET	86	VΒ	PDH PDH	PDH PDH	FDH FDH	PDH	SDH EX-P	EX	000
1CB	GLOSET HA GLOSET BATHROOM	SC.	VB.	FDH FDH FDH	FOH FOH FOH	FOR	FDH	EX-F	EX	132			LOFT 17 HA GLOSET		VB	FDH		-				
KO4		TILE	VB	rum.	FUR	PDH.	-	XM.		17576)		200	KITCHEN GLOBET	5C	VB.	FDH	FOH	PDH	FOH	DX-P	EX EX	00
la	LOFT 6	30	VB.	FOH	FDH	MOH	FDN	DX-P	EX	(1)(2)	1 1:	204		96	VD.	FOH FOH	FOH FOH FOH	PDH	POH POH EX-P	DX-P	EX_	(1)(2)
ICE2	HAL CLOSET	SC SC	VB VB	PDH	FDH	FOR	PDH PDN	EX-P	EX	09_	l F	208 208	BATHROOM BHOHEM / GLOBET	TILE	VB VB	PDH PDH	PDH PDH PDH	EX-F		BOH EX-P	BY+	0(0)(0)
104	BATHROOM SHOHER / GLOSET	TILE	VB.	FOR	FOR FOR FOR FOR	FON	FON	DON	A.	000 000 000 000 000 000		2011	ВСОМООМ	86	VB.	PDH	FDH	EX-P	FDN	EX.#	ex	0
KO	DEDMOOH	BC	VΒ	FDH	PDH	FON	PDN EX-P	DK-P	EX	1000		201	LOFT 18 KITCHEN	sc	_				PON	EX-P	-	TIVE)
io	LOFT?	1										200	LIVING HAL GLONET	96	VΒ	PDH PDH PDH	PDH PDH PDH	EX-F	FOH	EX-F	EX	00 00 00 00 00 00 00
103	CLOSET	9G	VB VB	FOH	PDH	FDH	FON	DX-P	EX	<u> </u>		304 304 208	CLOSET BATHROOM	BC _	VB VB	PDH PDH	PDH PDH	FDH	FDH	DK-P	EX	03
104	GLOSET HH GLOSET BATHROOM GLOSET	SC TLE	VB VB	PDH PDH	PDH PDH PDH	FOH	FDN	DOH	BX BY	030		208 200	GLOSET	TLE	VB VB	PDH	FDH	FDH	FON	DOH DX-P	EX	03
ICB ICB	LIV / PCD	9G 9G	VB VB	FOH	PDH PDH	FOH	PDN EX-P	EX-P EX-P	EX	000 000 000 000	F	-	LOFT 19		F					Ε	-	
			-	-			-		-	_	ŀ	201 202		ac ac	VB.	POH	FDH	FDH	FOH	EX-P	EX.	000
HOT HOT	LOFT 8 KITCHEN GLOBET	9C	VB.	FOH FOH FOH FOH FOH	FON	FDN	FDN FDN FDN FDN	DL-F	EX	00 00 00 00 00 00 00		207	CLOSET HJH, GLOSET BATHROOH	BG TILE	V28	PDH PDH PDH	FDH FDH FDH FDH	PDH PDH PDH	FDN FDN FDH	EX-P EX-P BOH	EX	00 00 00 00 00 00
100	HUN GLOSET BATHROOM	SC TILE	VB.	FON	FDH	PON	POH	EX-P	tж	100		204 208 208		9C 9C	VD	POH POH	FOR	FDH	PDH PDH	EX-P	r.x	135
NO.	CLOWET	SC.	∨B	PEN	FDN		PDN		EX	100	l	_	LN / BED	SC.	VD.	PUR	PUR	E-Strape	PERM	L.H.	-	. (3)
IO0	LV / BED	96	VB	PDH	PDH	FOR	DU-P	EX-P	EX	0	1	201	LOFT 20 KITCHEN	BG	VΒ	PDH	PDH	FDH	FDH	EX-P	EX	(EXI)
ica	LOFT 9	SG.	V#	FDH	PDH	FON	PON	DLF	EX	(D)(E)	l 1	202	HUN CLORET	BC BC	VB VB	POH	FDH FDH	PDH PDH	PDH PDH PDH	EX-F	EX	
MEZZ		5C	VB VB	FOR	FDH FDH FDH FDH FDH FDH	FON	FON	DL-P EX-P	EX	029 039 030 030 030		204 208	CLOSET		VB.	POH	FDH	POH	FDH	BOH EX-P	D'4 EX	02
104	HA GLOBET BATHROOM GLOBET	TILE	V9	FDH	FOH	FDN	FON	SCH	34	000		200	LN / ptp	96	VĐ	PDH PDH	FUH	POH EX-P	FDH FDH	EX-P	ex	O)
100	LV/800	56	VΒ	FDH	FDH	FON	DX-F	DX-P	EX	135		201	LOFT 21		1					-		
	LOFT 10 Krithen			-	-	-	_	_	-	_	H))	KITCHEN HJK GLØSET BATHROOM	96	VB VB	PDH	FDH FDH FDH FDH	FDH	FDR FDR	EX-P	EX	103
HCCC	GLOSET	96	∨B	FDH	FOH FOH FOH FOH	POH	FDN	EX-P	EX	000 000 000 000		204	LIVING	TILE SC	∨B VB	PDH	PDH	EX	PDH PDH	SOM EX-P	tx	
ICIB ICIA	BATHROOM HJA GLOSET LIV / BED	TILE	∨B ∨B	FON	FOR	POH	PDN	SDH EX-P	EX	000	ŀ	229	CLOSET .	8G	VB VB	PDH	FDH	EX-P	FDH	EX-P	EX	00
ICB		96	VB	PDH	FDH	FON	DUP	DX-P	EX	රැන	ļ		LOFT 22	-	1	\vdash	-		-		=	
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içi ica	HA CLOSET CLOSET	9G 9G	VB VB	PDH PDH	FDH	FON	FON	EX-P	EX	030		2002 2008	KUK, GLØBET GLØBET LIV / KIT / BIED	BG BG	VB VB	PDH	FDH FDH	PDH	FDH FDH FDH FDH	DC#	EX	00 00 00 00 00 00
108 104	LN / DCD	9G	V₽ V₽	POH POH	FDH FDH FDH	FON	PON 2X-P	EX-P	EX		l F	204 208	LN / KIT / BED BATHROOM	TILE	VB.	PDH PDH	PDH PDH	EX-P	FDH	BOH.	B'e	1000
ICB	BATHROOM	TILE	VΒ	FDH_	PON	FON	PDN	30H	25.4	000			LOFT 23	-					_		-	
-	LOFT 12 HA GLOSET KITCHEN	-	100					-	-	_		201		96	VB.	MOH	PDW	PDH	FDH	EN-F	£х	1000
102	KITCHEN	9G 9G	VB.	PERM	FDH FDH FDH FDH	FDH	PDH FDH EX-P FDH FDH	EX-P	EX	100	l E	200	HAL GLOSET BATHROOM	TLE	VB	PDH	PDH PDH	FDH	PDH	EX-P SOH	B's	
100	LIVING ROOM GLOSET LIN GLOSET	BG BG	∨B ∨B	FOR	FDH FDH	FON	PON.	DLP	EX		ŀ	204	LIN GLOSET GLOSET LIV / KIT / SEED	BC _	VB VB	PEH	PDH PDH	PDH	FDN	DX-P	EX	
IÇIB IÇIB	LIN CLOSET	TILE	^B VB	FOH	FDH	POH	FON	DON:	EX BY	0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	ŀ	206	LV / KIT / peo	50	VΒ	FDH	FDH	EX-F	PDH	EX-P	EX	(1)(3)
101	1/2 BATH BATHROOM GLOBET	TILE	VB	FOR	FOH	PON	FON FON	SOH.	B's	ggo		-		-		-			=		-	
1OH	CLONET DEDMOOM	€ 100	VΒ	FDH	FOR	POH	EX-P	EX-P	EX	0				=						=		
\vdash		-	-	_	-	-	+	-	-		l H	_		1	-	-	-	_	-	-	-	

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	DC	00	R S	CH	IED	UL	E	_	_	-	_	ROOM FINISH ABBREVIATIONS												
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Į	- Decer	ŏ	ĕ	E	ē	튑	N-0 L'EO	E	2 25	12:04			FLOORS (FOR	LT CHOICH OH ALLOHANCE)										
1	HEACHERS	KANIKOO	FANE BETH	FFAME TO	FEAT INCH	BULFER Walfer	₽.	CAUST	SECRETAR	жэех		L BASE - GOVE BASE IN HET ONS	SG . POLISHED A	TIPE & GOLDR AS BELEGIED.										
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4	3/4"	≖.		101		-		Н	0	Н	+	LING FREE & FINISH AS DIRECTED												
ı	3/4	-		101	-		20 MIN	\sim	A.	σī	t	NEK												
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1	3/4	*	AK	184	77				D	ш	t	TY CONDITION OF EXISTING DOOR S	LASS AND HARDHARE	- AUI AS REISMED FOR										
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1	3/4°	P7"		184	-	├-	20 MIN	γ—	0	۳	+-	RE SCHEDULE												
7	3/47	-	AR	101	7				Е	1	T	TE , BEKIES HEVAL DALL COHLEGE	IAL - LEVER DESIGN											
1	3/4	_	AR	#4				Н	D	Н	+													
3	3/4"	-	AR	#1	=			\vdash	i–	Н	+	WITS - HAGER BOUTH 4-V2 X 4 - YALE (ENTRANCE) HEAV	VI PROH HIST	O NOTE. O LOCKESET OR KETHAY										
٦	3/4"	FT.	AR	144	*				п	□	İ	- YALE (ENTRANCE) HEAV	FRESH -USGA	o .										
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•	3/4"	-	AR	101			20 140	1	Α.	ď	\pm	- HADER 23911 B - Mt 9884	PROBLE - COO	NEATHERSTRETTING										
	3/4"	-	AR	144		-			D	H	F	THE INTERIOR CANON BASE	PROPH -USE	o .										
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•	3/4	=	AR		-		-	\equiv	0	П	Ŧ	- YALE (PARGAGE) HEAVY	PMSH 4630 PMSH 4630 PMSH 4600	O PROVIDE HEAD AND POOT										
	3/4"	Ξ-	AK AK	184	11	\vdash	-	\vdash	5	Н	+	- 90,00M 4-006 to - Mt 1966-4	PROH HOOM	NO BOLT ON INACTIVE LEAD										
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							_		F	П	Ŧ													
ł	_	_		-	—	-	-		+	Н	+	TS - HAGER BOILTH S-V2 X 4 - YALE (FRIVACY) HEAVY	THE PARTY FROM ALCOHOLOGY FRANK ALCOHOLOGY FRANK ALCOHOLOGY	O NOTE.										
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DOOR SCHEDULE NOTES

O PROVIDE LCH CLOSER 4090 SERIES HV

DOOR ABBREVIATIONS

- PILLEY - SOLID COME HOOD DOOR FREINME DAK (YEARTY) - STANED AND SEALED - MATCH EXISTED - DOLLATED HETAL - EXISTING - PROHED AND FANTED

SET EX- MATCH EXISTING

- HASER BOLTH 3-VZ X 4-VZ - YALE (POCKET) HEAVY DUTY - RUNN 4-006 - IVE 9864

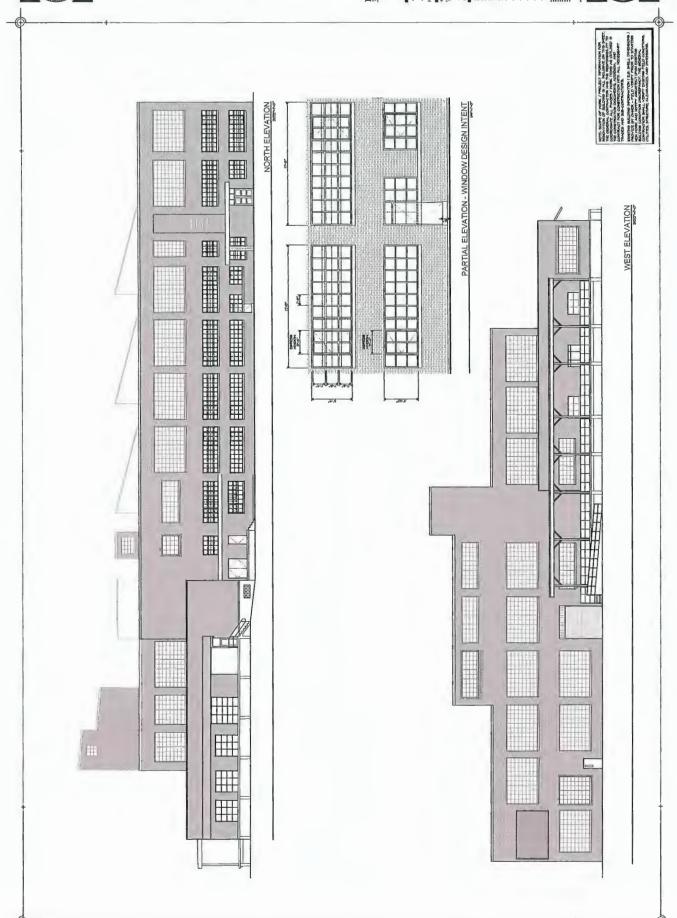
- CORDLY OFFER
- ALMYNIM (COLOR AS SELECTED)
- AS REGISTED
- THE-PROBLED
- HOLLOH HETAL
(- MATCH EXPITIES









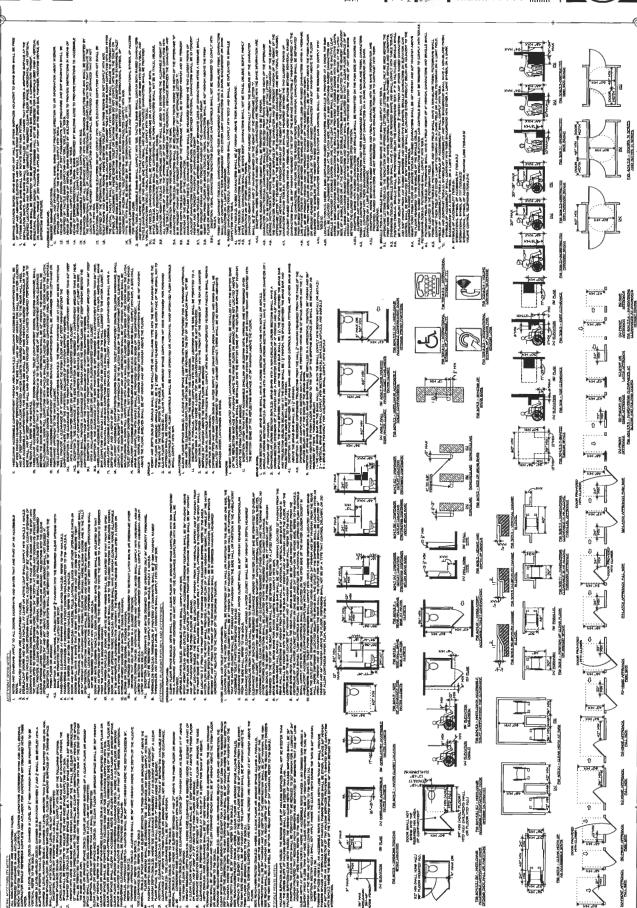


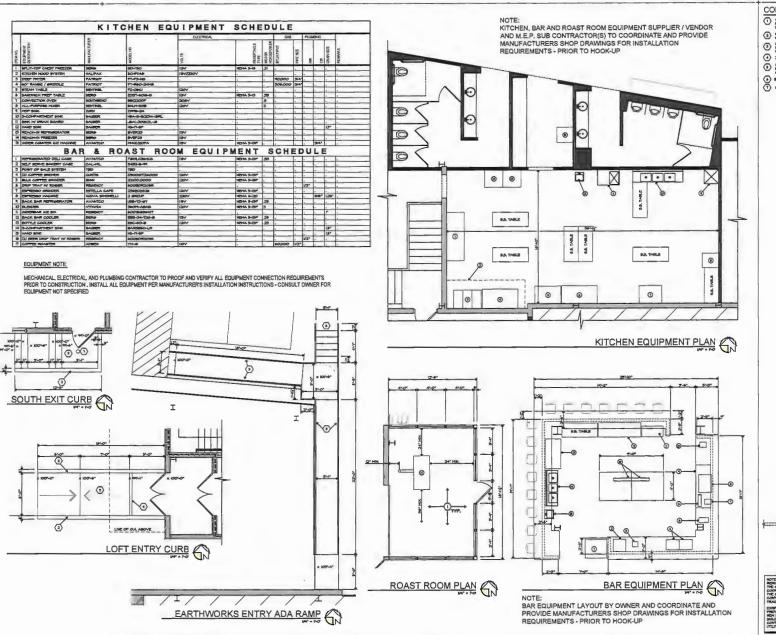


NOITATS YAAWAN

РРОРОЅЕД ІИТЕРІОР АLTERATIONS







CODED NOTES

- ALLISHIN STORETHORY / ROAST ROOM PRAYERS AND ALLISHING AS SEL . PROVIDE BIOP DRAWING.

- I I/3" # PAINTED STEEL FFT RAILING AND GRAND RAIL
 SOTH SCIES RAIF AND SFFER LABORS, CONSULT
 OFNER (RAIF FER OBG SECTION 1012)
- RIGATED STEED II" T / T' R MAX.

FLOOR DRAIK 4" DIA - RUN TO STORK

NEWARK, OHIO 43055

PROPOSED INTERIOR ALTERATIONS NEWARK STATION 325 W. MAIN ST.

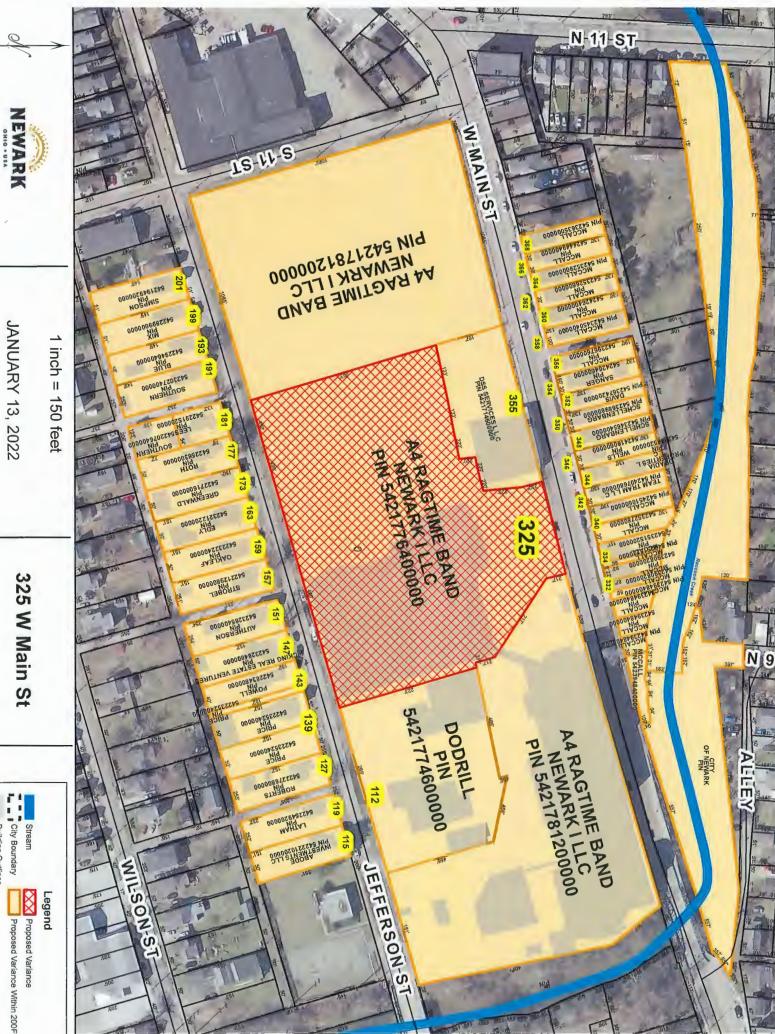


19 NORTH 4th NEWARK, OHIO 43055

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Ruildinn Outlines