CITY OF REYNOLDSBURG

AGENDA

PLANNING COMMISSION
THURSDAY, OCTOBER 3, 2019 6:00 PM

PLACE: COUNCIL CHAMBERS
7232 EAST MAIN STREET, REYNOLDSBURG, OH 43068

A. CALL TO ORDER
   1. ROLL CALL
   2. APPROVAL OF MINUTES
      1. Planning Commission – Regular Meeting – September 5, 2019
   3. APPROVAL OF AGENDA
   4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

   1. 7510-7550 E Main Street; Application #2019-5336; Applicant Tim Lai ArchitecT; Certificate of Appropriateness (Comprehensive Sign Plan) - Olde Town Center

D. NEW BUSINESS

   1. 6186 E Livingston Avenue; Application #2019-5356; Applicant Custom Sign Center, Inc.; Certificate of Appropriateness (Signage) - Tire Choice

   2. 2000 Brice Road; Application #2019-5388; Applicant Kurt Lape; Certificate of Appropriateness (Exterior Modifications) - Buckeye Pediatric Dentistry

   3. 6523 E Main Street; Application #2019-5389; Applicant Dave Fisher; Major Site Plan - Wright Patt Credit Union

   4. 6702 & 6710 E Main Street; Application #2019-5390; Applicant Swensons Drive in Restaurants; Major Site Plan - Swensons

E. OTHER BUSINESS

F. ADJOURNMENT

CITY OF REYNOLDSBURG

MINUTES

PLANNING COMMISSION
THURSDAY, SEPTEMBER 5, 2019 6:00 PM

PLACE: COUNCIL CHAMBERS
7232 EAST MAIN STREET, REYNOLDSBURG, OH 43068

A. CALL TO ORDER

PRESENT: Cullinan, Zollars, Hicks, Furst
ABSENT: Bizjak

2. APPROVAL OF MINUTES

1. Planning Commission – Regular Meeting – August 1, 2019

Minutes Stand Approved

3. APPROVAL OF AGENDA

Agenda Stands Approved

4. SWEARING IN OF SPEAKERS

Speakers Sworn in by Mr. Zollars

B. PUBLIC COMMENT

None

C. UNFINISHED BUSINESS

None

D. NEW BUSINESS

1. 6309 E Main Street; Application #2019-5333; Applicant Custom Sign Center, Inc.; Certificate of Appropriateness - Signage

Mr. Zollars Let's go to new business. Number one whenever you're ready please.

Ms. Wheeler Thank you Mr. Chairman. First case this evening is for the New Tire choice at 6309 East Main Street. The applicant is requesting Planning Commission approval to put up a channel letter wall sign on the front facade of the building and of course requires a certificate of appropriateness as it is over at the 32 square feet. Any questions I'm happy to answer them for you.

Mr. Zollars Commissioner? Anything?

Mr. Hicks Mr. Chairman I'd like to make a motion.

Mr. Zollars Okay.

Mr. Hicks Mr. Hicks here, I'd like to move that we approve the application is submitted as.

Mr. Furst I'll Second.

Mr. Zollars We have first and a second. Will you call the roll please?

Ms. Wheeler Mr. Cullinan. Yes. Mr. Furst. Yes. Mr. Hicks. Yes. Mr. Zollars. Yes.

RESULT:	**APPROVED [UNANIMOUS]**
AYES:	Cullinan, Zollars, Hicks, Furst
ABSENT:	Bizjak

2. 7510-7550 E Main Street; Application #2019-5336; Applicant Tim Lai ArchitecT; Certificate of Appropriateness - Comprehensive Sign Plan (Olde Town Center)

Ms. Wheeler For the second case this evening is for the Olde Town Center. 7510-7550 East Main Street. The applicant is requesting Planning Commission approval for a comprehensive sign plan. The scope of work involves creating tenant sign standards. That's what's up on your screen currently. Re facing the existing wall and pylons signs and then as well as addition of a mural on the east side of the building. The proposed design for that I will pull up as well. With that I believe the applicant is here this evening. If like to speak more to the proposed signed modifications.

Mr. Zollars Is the applicant here? If you would come forward please state your name and address for the record. Both of you.

Mr. James Kevin James, Black Gate Partners 199 South High Street owner of the building.

Mr. Clark Sean Clark with DaNite sign company 640 Harmon Avenue.

Mr. Zollars Thank you. OK. Open up to the commissioners with any questions or comments up here first?

Mr. Furst Sir could you speak a little bit more to the proposed standard for the tenant signs over each of their units. You show one here for Tyler's pizza but I'd just like a better understanding of what they're going to look like, In general. It's hard to mentally picture a standard with just one example.

Mr. Clark Right. Yeah I understand that. So the general concept is like if, you don't know I think there was one that showed Tyler's current sign. Yeah. So currently we have a lot of writing on all the signs. A lot of different colors and white backgrounds and they're hard to read. Not very visible. So we're going to work to get the tenants to go to just a few colors with a darker background. I think its opaque and like a gray color which will match the cabinets and internally lit. We'll convert them to LED and

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so you'll just have the light kind of shining through on the names. But not have phone number, Everything you sell, all that on there. So really trying to like clean up the look, you've got a lot of different signs out there today.

Mr. Furst Yeah I appreciate that. Other than where the tenants have logos and things of a more graphical nature you're going to be stipulating the font face or anything that? I understand is going to be white.

Mr. Clark Yes. Yes it will be and we'll give you know a minimum choice of colors you know on it so you can't you can't have something with say greater than like five colors on the sign. So yes we will be doing that as well and the same thing on the pylon.

Mr. Zollars I've got a question on the gray. Is that the building's standard and everything will be matching that.

Mr. Clark Yes.

Mr. Zollars OK.

Mr. Hicks I got a question for staff. As individual sign cabinets are filled over time. Is that something that is submitted on a staff level approval? I think your workplace especially the monument sign for you.

Mr. Bowsher I think what they're trying to do is say hey this is one example this is the first one that's going to get changed. We'd like this to be approved as sort of the standard and then as they want to change the new businesses as they move along, we would just administratively approve, so long as they meet the standards of what is approved tonight.

Mr. Hicks They've got to look like what the idea they're trying to.

Mr. Bowsher Right. Exactly. One question I do have and just taking a look at this it looks like Tyler's pizza, because right now it's technically over the window, you're putting it up on.

Mr. Clark Yeah.

Mr. Bowsher OK. So it match basically the East building as well?

Mr. Clark Correct.

Mr. Bowsher OK. How does some of the more corporate businesses like the Donatos, how do they fit into some of that. They pretty much have color standards and they have to have that's, how is that going to fit within the scheme?

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Mr. Clark So. Fortunately like this won't be something we can push on everybody like do it right now because you know when we purchase the center we have leases in place and you know some of the tenants like Donatos, which actually does have the nicest sign there and have already invested in that and it's in their lease. You know that we can't we can't just change like that. Right. So our next step is to really work with all the tenants and we think we can impact enough and we're paying for the sign, for the cost. That we can get the majority and then some will be new tenants. Right. So we you know we have 25 percent of the spaces are vacant so we will control all of those. So when we're establishing this. So know hopefully Donatos never leaves, but if that were to happen and we will approach them and say hey look what we're doing but there's a chance they may say, we don't care.

Mr. Bowsher Can I ask this? Like taking a look at this sign and the other sign. What makes this so appealing is that there's three colors. What you don't want, or what I at least don't want is for you get a Tyler's pizza, as much as I love Tyler's pizza, You put their logo then you get it Donatos logo and then it changes because then you've got 30 colors and it all looks different. Then you've really done nothing differently outside of change from the gold look color or beige color that you have to black color. That's the exact same sign. Is there a way or maybe this is what you're proposing is where you see tenant as channel lettering, putting and just spelling out each of their names and not putting their logo on that sign.

Ms. Ho My name is Eliza Ho. I'm the designer and working for Black Gate Partners for this project. Thank you for having me here. I apologize I was little late. So I want to answer Andrew's question for national brand. Let me go back to the tenants sign first because you ask a very good question about some bigger brands you know national brand or regional brand. How do we incorporate their brand and then still look to uniformity that we are looking for? So over the weekend actually I came across a very good example which I think is relevant to what we are trying to achieve through the signage program here. It is the shopping center in Upper Arlington. This is called Tremont Center. So what I see in the picture here and what you also can see is we have Huntington Bank, you have First Merchant Bank these are bigger brand. So you can see that how they treat the Huntington Bank, the base color is grey, which is their brand color and then they have the neon green to it. So the idea is really to let this national brand to still preserve the dominant color. So in the Donatos case in our shopping center we probably will need to preserve either the gray or the red but then you can also see how they do the Old Bag of nail, which is also a bigger brand in here. What they do is actually to take out all the other colors but preserve the outline of the logo and have the logo on the left hand side and then spell out the business name on the right. So I think it is a very effective way to allow these individual business to have the logo on one side and now on the other side what we only allow is the business theme and there is a secondary line to spell out what exactly it is. So for example you know you have you know Tyler. Tyler is the name, but then what they do is Pizzeria and Bakery. So the second would be on this on the next line. So this is basically the principle that we are having for the tenants.

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Mr. Zollars Let me a question then. So back to my question, you as the owner would be enforcing? That's a great background this the sign you get a corporate into. Do whatever you need to but it's going to remain grey and it will at street level as well? Correct?

Mr. James Yes.

Mr. Zollars Okay.

Mr. Hicks I just wanted to make one other point. I remember a few years back when a few of us were on Design Review Board and we were struggling with a remodel of a building and you know working in with existing signage we had like some awning signs and things that are sort of unique that have happened throughout the years. I just want to point out that one of the biggest visual differences I think when you see a class A retail center versus a Class B or some others is the signage. Signage is really important in retail and the channel letter signs would really be at a place that we would really like to see all these. I don't think we have anything in our code that requires any type of if you remodel your sign it's bring it up to a different standard. I'm not saying there's any way that we could force you to do that here. I wish it would be considered. I know that those channel letter signs are significantly more expensive than these box signs with the plastic panels on the front. I think they also have a pretty significant impact visual impact on them as well. More of a statement than anything else. I really wish, this is the time for something like that to happen where you guys are doing this the right way and that you're approaching the whole center holistically you have a whole vision of how the whole center is supposed to go, and that's fantastic. I wish that there would be potential for channel letters or individual letter signs on this building. I think it would really make a heck of a difference. I guess in general I'm OK with the direction that they're going with this because it's you know feasible and realistic for what you got at the center.

Mr. James This is just too sort of address what you're saying. That was considered because all of these box signs are existing. So there's a cost element to that. So that's why we went with the opaque background with the White to give it that, from a distance you can't tell if it's pushed through sometimes. So it kind of gives it that effect and it's you know it's a classier box sign. I guess is the best way to put it. So that kind of stuff was considered.

Mr. Hicks Yeah. I think you're maximizing what it is. That's good. We don't have any section or code to make that change, but do something that in the future we might want to consider for some of these older centers. I think it would really make a huge impact even though it is a cost. The only other thing we were done talking about the sign, do we want to talk about the mural?

Mr. Furst I do actually have an additional comment. So given that we are setting standards here, we obviously don't want to drag the project out any longer but would you be opposed to coming back next month and showing us some additional kind of

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hypotheticals for what some of the other tenants might look like? I also would maybe want to see the number of colors you're going to limit the signs to. If we're going to have a standard I'd like it to be you know no more than four colors or something along those lines.

Mr. Bowsher Let me piggyback on that before you go off and I think maybe this would help as I'm taking a look at New Albany and taking a look at what you're proposing for Tyler's pizza. It's basically three colors. You've got the slate or the cliff gray black background and you have the white lettering which I get what you're talking about it's going to push it out just a little bit. So it may be perceived to be channel watering if you're looking straight on and then you have sort of their logo and this one is great because it's only two colors or one color and every place on the New Albany one and you can see on your screen it's only one pop of color and some of them aren't at all. You got Huntington Bank which you have one section of green. You have the clothing care which is red. And the first merchant is like a gold color. I could see like a Donatos is having their little logo that they have currently with a black background with white channel lettering if that's what they wanted to go with which is very similar to what they have, except they have a red background I think to keep standard if you were to agree to say three colors Max and those three colors being the slate background on every single one of them as go to change the white lettering and then a one color logo I think that would match. That allows you to get around sort of the corporate entities and what they want as well as it keeps basically that similar style. And the only difference would be that one additional color. But if you're keeping it at three I think we're pleased by that. Yeah.

Mr. James You know what I was going to add to that is the concept that I brought to the table because I came in recently as the signage expert so say and a lot of the communities that we deal with it is the colors are determined on the logo as the logo is a color. So let's say you have a maximum of four colors in your logo. You think about it like the NBC peacock to say hey make this black and white and you recognize it by its color. So I think if you go back to Tyler's really quickly. To address your concerns about what each one is going to look, this is the basic design we're going to say hey your logos on the left and you are doing your DPA on the right. Does business as on the right and that's where we want to keep it. Which is you know there's a lot of. I mean like Castillo's and people that say hey you can only have your DPA so we don't get them. What does it leaves market down there. Or I forget which. Yeah that has 400 different things on it. You can't possibly read any of it ever. So that that was kind of what we were considering as that. That's your one color. Just so they can preserve their brand. I don't know and I don't know about every brand. Some brands do have it. I have a black and a white logo that I can use. Hopefully everybody would be OK with that.

Mr. Zollars Would you be alright with the gray background, white letters, and logo, regardless of number of colors logo only? This is the property standard?

Unknown Inaudible

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Mr. Zollars Right. Right. Yeah. White letters and then logo color. With the logo counting as the color.

Mr. James And then limiting what? Like are you okay with Tyler's pizza and then what they do under it? Or are you saying...

Mr. Zollars As long as it's like a color gray and white.

Mr. James Okay. Yeah. I mean we...Just to be completely transparent there's like a .... For the owner it's a double edged sword because like, OK one of the best developments like nationwide is Easton right? People spend hundreds of thousands of dollars on their signs out there all right. And they're each unique. And we're not that, but I mean the thing I would hate is you pick like the coolest concept that you would want and Reynoldsburg. Like I did these with Anthropologie down in short north. And they told the developer you have 100 percent control on the way our whole store front end signage looks and you can't tell us anything. Or we won't come here. So we're trying to like, we want this right, and we want everybody to adhere to it. But we also want really cool concepts. So we you know we try and like make it in between so what we had come up with was like five colors. Even though in our lease we'd probably put three to restrict them. Then if they pushed back.

Mr. Hicks One other comment would be. Well first of all it's a great story about like BMW financial out in Dublin. Dublin was full Dublin on them. I think they had. Well whatever the color no color restriction was within their logo but very motor groups got one more than they were allowed to and they walked away from doing their office in Dublin and they're right down the street in Hilliard. Millions of dollar's worth of income tax. So I just want to get too caught up. But my point would be that we could dictate some rules when a condition here tonight and then if there is an individual that that doesn't meet that requirement. I believe that they would have the ability to still get a certificate of appropriateness through planning commission. It just might take a little longer than it would if it was just that a staff approval level. So I think we'd have that ability to take care of that.

Mr. Zollars Well then it sounds like we can close to a motion one way or the other so if someone would be willing to make one we can take a vote.

Mr. Furst Mr. Hicks did you have a comment about the mural?

Mr. Hicks I do have a comment about the mural. I love the idea of a mural. I think there's multiple murals around town that are fairly iconic. The Cotner Funeral Home and one on the high school, which some people didn't like, but I like this better than the eclipse mural. I think it would be fantastic if it was in Arizona or something. But I think being in the historic district would just love to see something that tied in the local historic the local history here and Reynoldsburg. So something having to do for example national road, tomatoes you pick it. I mean. Lots of awesome things here.

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So if we could find something that had up just a little bit more of a local flavor to it rather than sort of a southwest flavor.

Mr. Zollars Maybe we entertain a motion for the signage and the table the mural? Would you be willing to...?

Ms. Ho Is there any opportunity I can explain the concept behind it. So I understand that you know in the in the community of Reynoldsburg people are very proud of the outdoor we have the blacklick Metro Park and people enjoy the outside. So what this mall is trying to achieve is really to create that home domestic feeling. So that's why we have these kind of like a house plant in this scenery. And the reason that we pick you know something like a fikas or cactus or even succulent. These are the most popular house plans across the country. And the reason for that is really to try to bring the warmth to something in Ohio of course in the winter is cold. It's really to communicate the idea of warm and domesticity. I completely agree with you that we should consider maybe integrating some of the symbols and this something that the community can relate to something like you know the tomatoes and we've thought about that. So we were thinking that the plants, the pots there are a lot of decoration that we can do on the pots. So for example maybe we can create some tomato patterns on the pots and even make it a little bit more whimsical to attract kids or take a photograph in front of it for Instagram. We can add a little mini to toys along here. So I think the reason that we pick the tall plant in here is really to accentuate the height of the building is really to capture people's attention.

Mr. Hicks Yeah I guess I very much appreciate the design intent and understand plants or the house plant kind of feeling. I just not seeing this. I'm just not into the cactus. I feel like we're going to get phone calls and emails.

Mr. Zollars Why don't we do split motion?

Mr. Hicks Can we do that? I mean we'd would love to work with you on having a mural there and absolutely understand your design intent, but I'd like to go ahead and make a motion, try to here. I'd like to move that we approve these submittal under the following conditions the first being that the box panel signs shall have black or dark gray back based color as shown with white lettering and individual logos for the individual businesses as shown in the Tyler's pizza example and that the mural be tabled and be brought back to our next meeting for a review.

Mr. Zollars First on that anyone care to put a second on that?

Mr. Cullinan I'll second.

Mr. Zollars Okay. Well first and second. Any other questions or discussion? If not can you call the roll please?

Mr. Bowsher I do want to just. We are agreeing for the landscape elements as well

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correct?

Mr. Hicks Yes.

Ms. Wheeler Mr. Cullinan. Yes Mr. Furst yes. Mr. Hicks. Yes. And Mr. Zollars. Yes.

RESULT:	**TABLED [UNANIMOUS]**	**Next: 10/3/2019 6:00 PM**
AYES:	Cullinan, Zollars, Hicks, Furst	
ABSENT:	Bizjak	

3. 2686 Taylor Road; Application #2019-5335; Oak View Capital Partners; Minor Site Plan - Indoor Storage Facility and Retail Development

Mr. Zollars Item number three. Whenever you're ready we'll go into that one.

Ms. Wheeler Thank you Mr. Chairman. The last case this evening is for the property located at 2686 Taylor road. This is the former Babies R Us, is currently vacant and the applicant is requesting Planning Commission approval of a minor site plan. This would be for the conversion of the existing retail center to an indoor controlled climate storage facility with a twenty thousand square foot addition onto that. The project will also include a new freestanding 11,000 square foot retail building. The applicant has also provided renderings of the proposed project as well as a detailed site plan and I believe they're here this evening as well. To answer any questions.

Mr. Zollars Excuse me stay your name and address for the record if you would please.

Mr. Taggert Beau Taggert at 325 John McConnell Boulevard.

Mr. Zollars OK very good. We'll start up here with questions or comments. Initially?

Mr. Hicks Just a clarification. When the minors site plan at this point includes the, we would be approving the building facades as well as the change in the site plan both? Ok, just to be sure. I guess I just would like make a statement guess it looks fantastic. It's an opportunity for us to fill 75000 square feet of vacant retail space. Anybody that's seeing the future of what retail is or where it's going Amazon has completely changed it and Reynoldsburg got way too much of it. I think this is a fantastic opportunity to reuse an existing building. Even though you are adding more retail space to this, I'm assuming we're good on parking and all things like that on this. It's the type of retail that is a little bit more future proof because it's smaller and a little bit more visible and easier to see. And then I assume that signage and everything else would be coming in a separate plan down the road?

Mr. Zollars Mr. Hicks I had a question for staff on that. We had big Sandy had to come to us because of the frontage with multiple sides. What would help the applicant with when it comes to signage going into his thoughts. Remember Big Sandy had...

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Mr. Bowsher Right. I guess we didn't see the, are you trying to put signage on the 70 sign as well?

Mr. Taggert I think so.

Mr. Bowsher Okay so I think moving forward because of the frontage will count that as a separate frontage and then the front will count as its own frontage. The tenant space we don't have to worry about that. That would have its own. From one I'm taking a look at right now based on their large sign. They still have 80 feet back. So under the current zoning code they're allowed for every linear foot of that building, so he's adding onto it. He would be allotted two square feet and he could split that between the two sides. It looks like one's a little smaller than the other one we're talking about a larger sign. I'm hoping that you keep it to the channel lettering as you're showing right there and not messing with a huge logo or anything like that because that looks very sleek and modern and that's very attractive.

Mr. Zollars I agree.

Mr. Furst Yeah. I'd like to speak in agreeance with that too I think this is probably the most attractive storage unit I've ever seen. So well done.

Mr. Zollars Yeah. Any other comments or questions or statements up here?

Mr. Furst Mr. Chairman I'd like to approve this proposal as written.

Mr. Zollars I think we have a first anyone care to second?

Mr. Taggert Can I make one comment before I just want to clarify that right now we're just trying to get approval of the storage site not the retail next door because we're still we need to do. That's going to be down the road.

Mr. Furst Understood.

Mr. Zollars Okay. Thanks.

Mr. Bowsher Well we can we can approve both now so you don't have to come back.

Mr. Hicks I think. Yeah. What you're looking at. Yeah. This would approve that retail at least the footprint of that retail and your parking and things like that tonight. I don't see any elevations that building I guess.

Mr. Taggert Because I'm just an agent of the developer. I really can't make that call. And they've told me that we're just doing the storage right now so I'll be here again.

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Mr. Zollars Okay. Mr. Furst want to make a motion please?

Mr. Furst Yes. Mr. Chairman I'd like to change my proposal here. I move that we approved just the storage unit here this evening.

Mr. Zollars Very good. Okay. We have a first on that motion a second on that motion?

Mr. Hicks I'd like to second.

Mr. Zollars Okay. Fantastic. First and a second. If you call roll on that one please.

Ms. Wheeler Mr. Cullinan. Yes Mr. Furst. Yes Mr. Hicks. Yes. And Mr. Zollars. Yes.

RESULT:	**APPROVED [UNANIMOUS]**
AYES:	Cullinan, Zollars, Hicks, Furst
ABSENT:	Bizjak

E. OTHER BUSINESS

F. ADJOURNMENT

Chairman

Planning and Zoning Administrator

Minutes Acceptance: Minutes of Sep 5, 2019 6:00 PM (APPROVAL OF MINUTES)

Attachment: Olde Towne 190829-1 (App# 2019-5336, 7510-7550 E Main Street (Olde Town Center), Tim Lai ArchitecT)

CITY OF REYNOLDSBURG

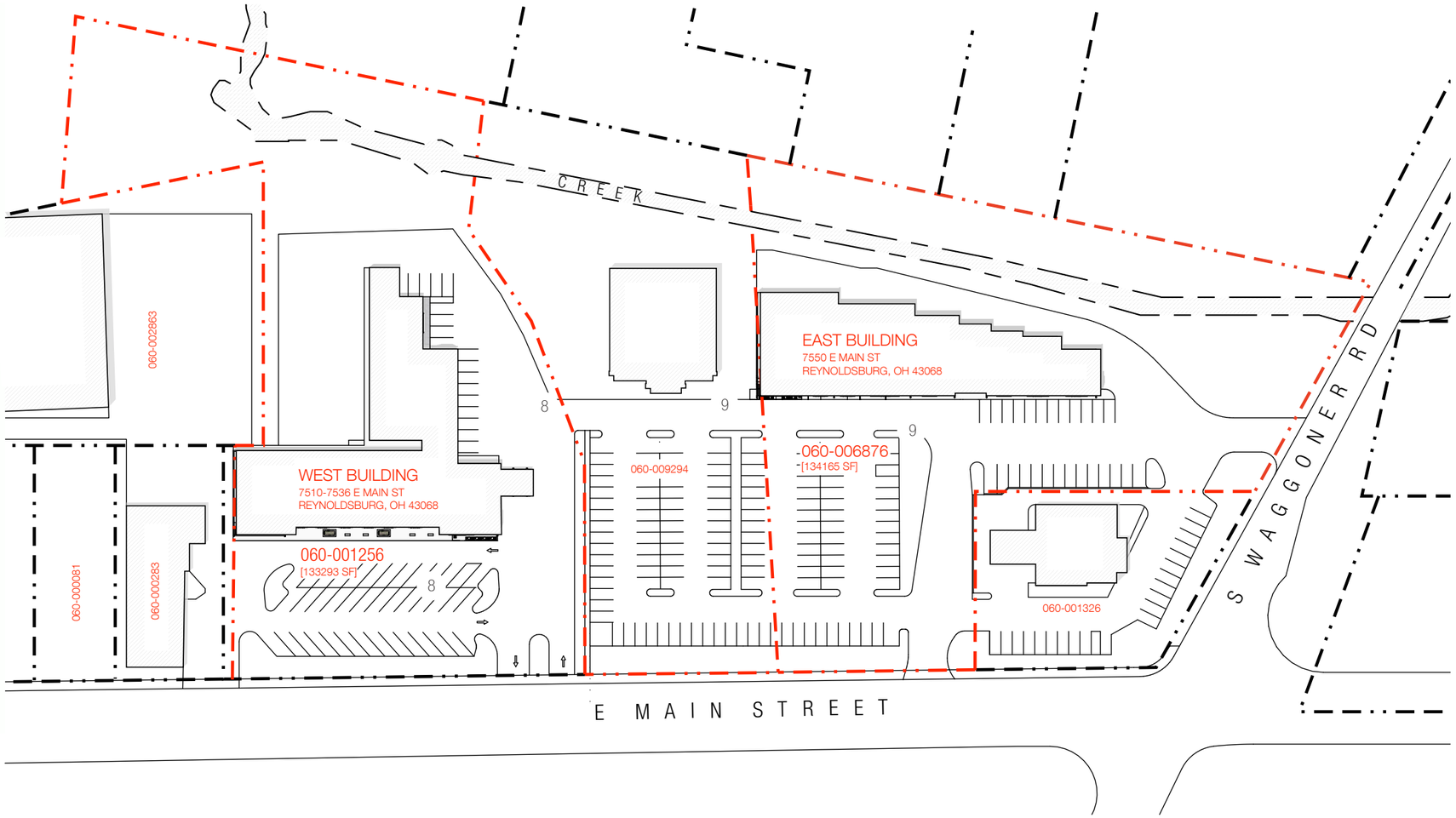
CERTIFICATE OF APPROPRIATENESS

COMPREHENSIVE SIGN PLAN APPLICATION

7510-7550 E MAIN STREET
REYNOLDSBURG, OH 43068

8.29.2019

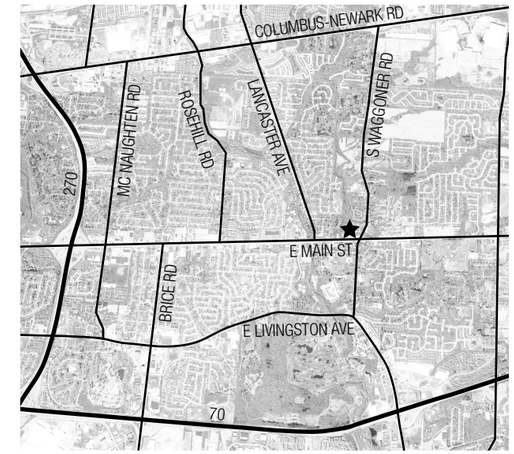
© Tim Lai ArchitecT



2 SITE PLAN
100' = 1'-0"

SCALE : 1" = 100'-0"

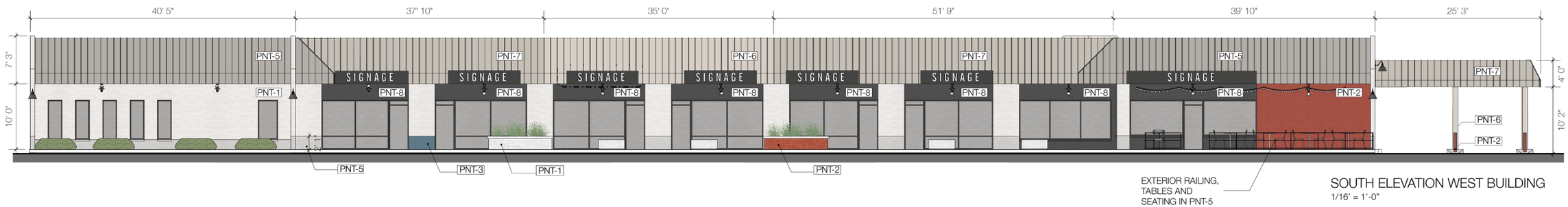
0' 25' 50' 100' 200'



1 SITE MAP
SCALE: NTS

Attachment: Olde Towne 190829-1 (App# 2019-5336, 7510-7550 E Main Street (Olde Town Center), Tim Lai Architect)

PROPOSED UNIFIED TENANT SIGN: WEST BUILDING



SOUTH ELEVATION WEST BUILDING
1/16' = 1'-0"
SCALE : 1/16" = 1'-0"
0' 4' 8' 16' 32'

EAST ELEVATION WEST BUILDING
1/16' = 1'-0"
SCALE : 1/16" = 1'-0"
0' 4' 8' 16' 32'

LEGEND

PNT-1	SW 7009	PEARLY WHITE	ON BRICK
PNT-2	SW 6342	SPICY HUE	ON BRICK
PNT-3	SW 6116	REFUGE	ON BRICK
PNT-4	SW 6116	TATMI TAN	ON METAL PANEL
PNT-5	SW 7643	PUSSYWILLOW	ON BRICK, METAL PANEL
PNT-6	SW 7632	MODERN GRAY	ON BRICK, METAL PANEL
PNT-7	SW 7641	COLONNADE GRAY	ON BRICK, METAL PANEL
PNT-8	SW 7069	IRON ORE	ON BRICK, MATAL PANEL

NOTE:

EAST WALL ON EAST BUILDING TO BE PAINTED AS OPTION B BELOW

FOR OTHER WALL NOT SHOWN: OWNER TO DECIDE BETWEEN 2 OPTIONS

OPTION A: PAINT ALL WALLS PNT-5

OPTION B: PAINT PNT-5 AT 2'-0" & BELOW TYP.; PNT-1 AT 2'-0" & ABOVE

FOR OPTION B, THE PAINT TRANSITION MAY NEED TO MATCH ADJACENT WALL SHOWN ON ELEVATION DUE TO SLOPING GRADE CHANGES.

CONTRACTOR TO CHECK WITH ARCHITECT BEFORE PAINTING

DESCRIPTIONS:

THE EXISTING LIGHT BOXES WILL BE RELOCATED TO THE FRONT OF BUILDING AND INSTALL ON FASCIA FOR BETTER VISIBILITY

PAINT ALL EXISTING LIGHT BOXES TO DARK GRAY, PNT-8, SW7069 IRON ORE

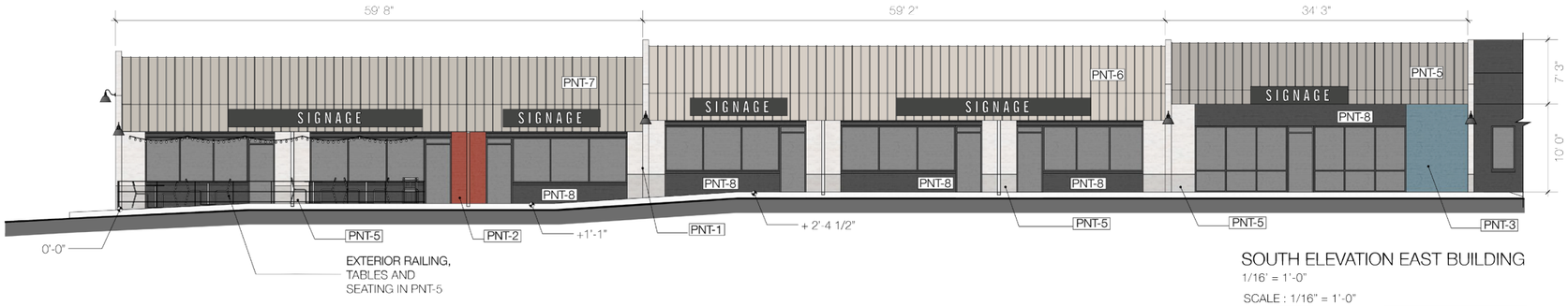
NEW TENANT SIGN WILL MATCH THE COLOR OF THE LIGHT BOX, PNT-8, SW7069 IRON ORE

TLA

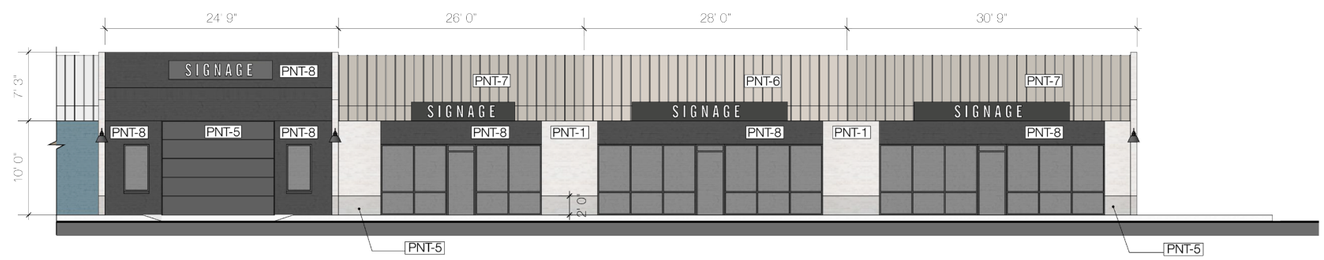
©

Attachment: Olde Towne 190829-1 (App# 2019-5336, 7510-7550 E Main Street (Olde Town Center), Tim Lai ArchitecT)

PROPOSED UNIFIED TENANT SIGN: EAST BUILDING



SOUTH ELEVATION EAST BUILDING
1/16' = 1'-0"
SCALE : 1/16" = 1'-0"
0' 4' 8' 16' 32'



SOUTH ELEVATION CONTINUED EAST BUILDING
1/16' = 1'-0"
SCALE : 1/16" = 1'-0"
0' 4' 8' 16' 32'

WEST ELEVATION EAST BUILDING
1/16' = 1'-0"
SCALE : 1/16" = 1'-0"
0' 4' 8' 16' 32'

DESCRIPTIONS:

SAME AS WEST BUILDING

NOTE:

EAST WALL ON EAST BUILDING TO BE PAINTED AS OPTION B BELOW

FOR OTHER WALL NOT SHOWN: OWNER TO DECIDE BETWEEN 2 OPTIONS

OPTION A: PAINT ALL WALLS PNT-5

OPTION B: PAINT PNT-5 AT 2'-0" & BELOW TYP.; PNT-1 AT 2'-0" & ABOVE

FOR OPTION B, THE PAINT TRANSITION MAY NEED TO MATCH ADJACENT WALL SHOWN ON ELEVATION DUE TO SLOPING GRADE CHANGES.

CONTRACTOR TO CHECK WITH ARCHITECT BEFORE PAINTING

LEGEND

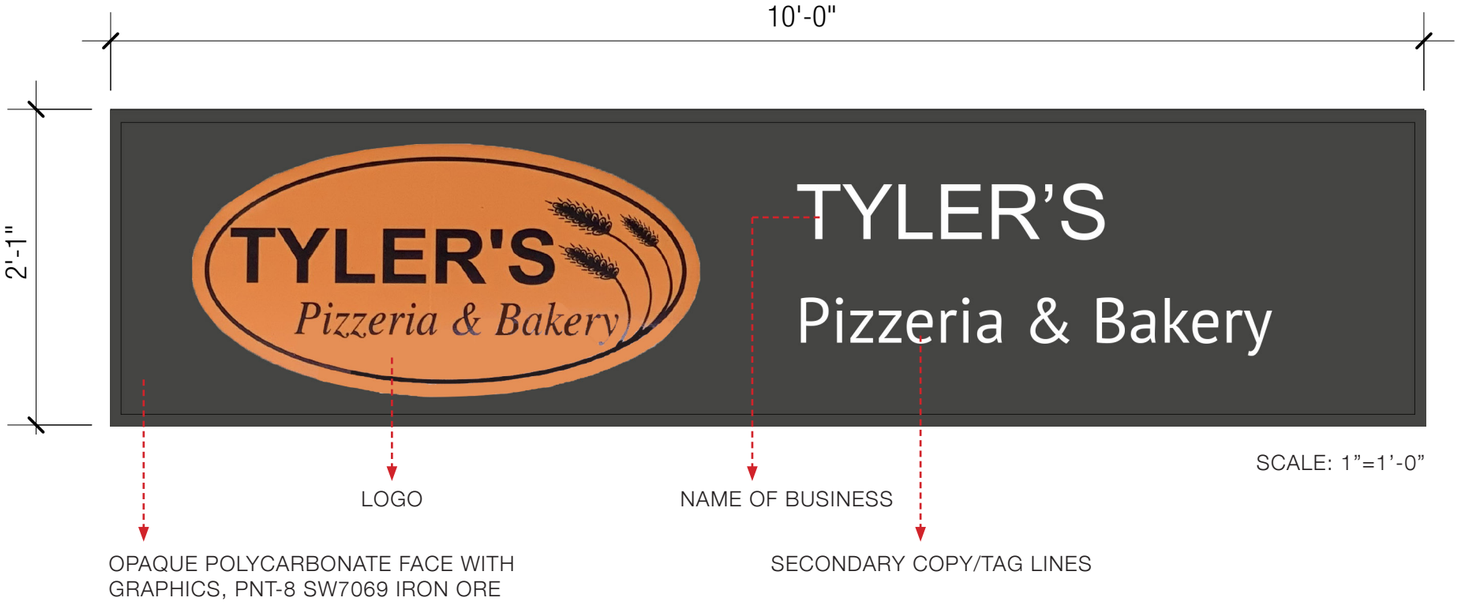
PNT-1	SW 7009	PEARLY WHITE	ON BRICK
PNT-2	SW 6342	SPICY HUE	ON BRICK
PNT-3	SW 6116	REFUGE	ON BRICK
PNT-4	SW 6116	TATMI TAN	ON METAL PANEL
PNT-5	SW 7643	PUSSYWILLOW	ON BRICK, METAL PANEL
PNT-6	SW 7632	MODERN GRAY	ON BRICK, METAL PANEL
PNT-7	SW 7641	COLONNADE GRAY	ON BRICK, METAL PANEL
PNT-8	SW 7069	IRON ORE	ON BRICK, MATAL PANEL

Attachment: Olde Towne 190829-1 (App# 2019-5336, 7510-7550 E Main Street (Olde Town Center), Tim Lai ArchitecT)

PROPOSED TENANT SIGN STANDARDS

EXISTING

NEW TENANT GRAPHIC STANDARD



SCALE: 1”=1’-0”

TENANT SIGN STANDARD

Attachment: Olde Towne 190829-1 (App# 2019-5336, 7510-7550 E Main Street (Olde Town Center), Tim Lai ArchitecT)

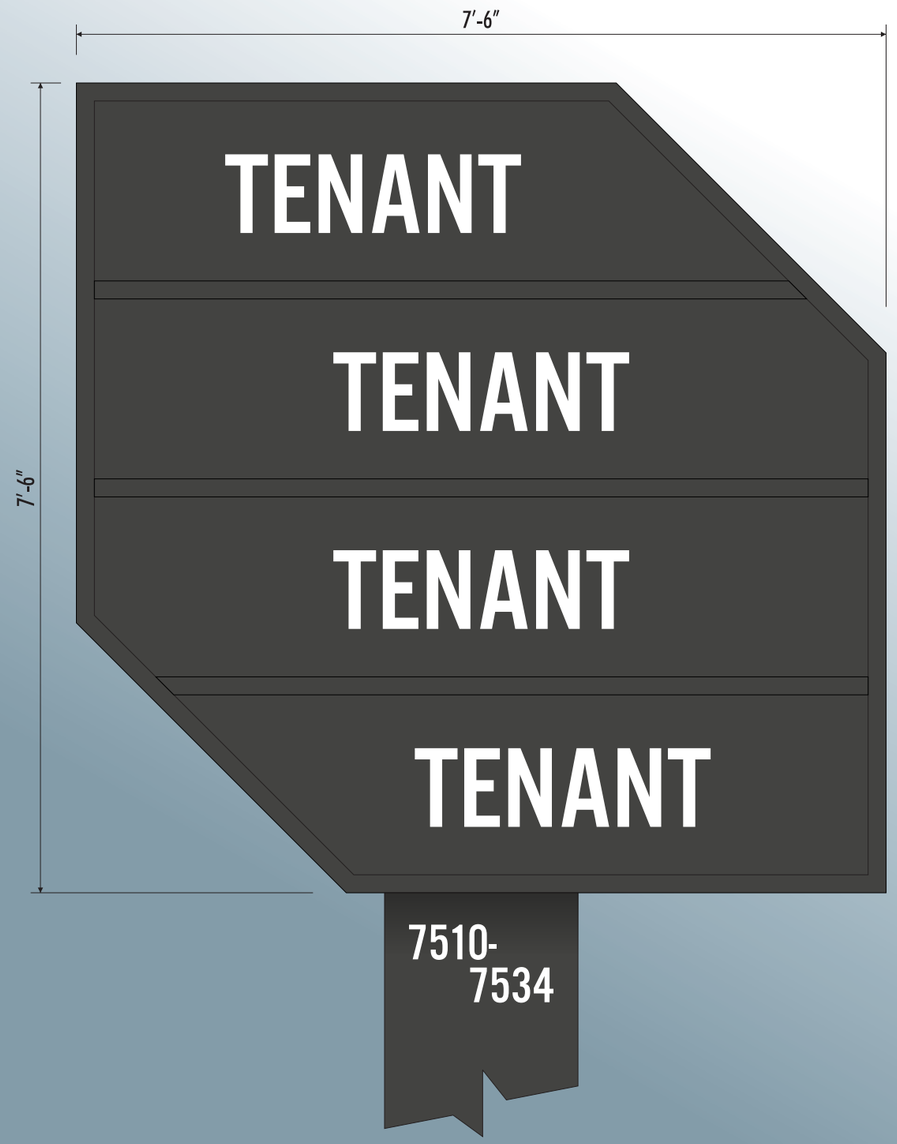
WEST BUILDING DETAIL MONTAGE

©

Attachment: Olde Towne 190829-1 (App# 2019-5336, 7510-7550 E Main Street (Olde Town Center), Tim Lai ArchitecT)

PROPOSED PYLON SIGN REFACE

DāNite Sign Co.



#S1-35805-R2: REPLACEMENT FACES FOR D/F ILLUMINATED PYLON SIGN 3/4" = 1'-0"

- REPAINT CABINET SW 7069 IRON ORE.
- FACES: FLAT WHITE POLYCARBONATE.
- GRAPHICS: CUT OPAQUE VINYL TO MATCH SW 7069 IRON ORE.
- LED RETROFIT.
- NEW POLE COVER PAINTED SW 7069 IRON ORE.
- ADDRESS: CUT WHITE VINYL.

PROPOSED CONCEPTUAL: SCALE: 3/8" = 1'-0"

DāNite Sign Co.
Proudly Serving Central Ohio Since 1954
1640 Harmon Ave Columbus, Ohio, 43223
(614) 444-3333 (FAX) 444-3026
www.danitesign.com

UL LISTED via STANDARD UL48
FILE NO:E60042 DaNITE SIGN CO.

For electrical illuminated signs. For non-illuminated signs, UL does not apply.

COLORS

- WHITE
- SW 7069 IRON ORE

APPROVED-CUSTOMER DATE

JOB NAME	OLDE TOWNE	#S1-35805-R2
STREET	7510-7600 E. MAIN STREET	
CITY, STATE	REYNOLDSBURG, OH	
SIGN TYPE	REPLACEMENT FACES	

DATE	7/17/19	REV. DATE: 8/27/19
FILE NAME	OLDE TOWNE.CDR	
DIRECTORY	ANYA > 2019 > 0	

SCALE AS NOTED SALE SC DESIGNER AG

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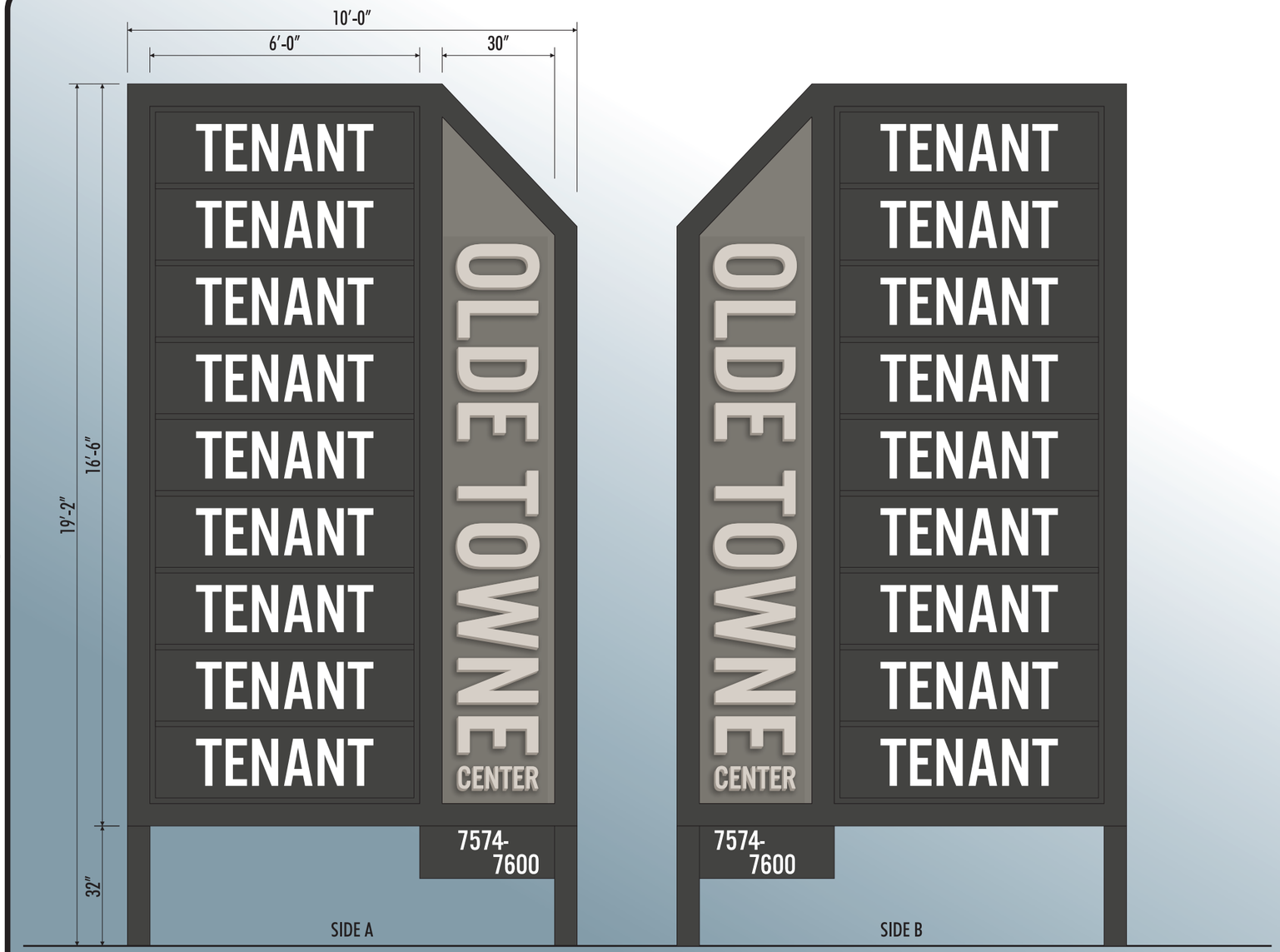
DāNite Sign Co.

Attachment: Olde Towne 190829-1 (App# 2019-5336, 7510-7550 E Main Street (Olde Town Center), Tim Lai Architect)

TLA

PROPOSED PYLON SIGN REFACE

DaNite Sign Co.



#S2-35805-R4: REPAINT AND REPLACEMENT FACES FOR D/F ILLUMINATED PYLON SIGN 3/8" = 1'-0"

- REPAINT CABINET SW 7069 IRON ORE.
- FACES: FLAT WHITE POLYCARBONATE.
- GRAPHICS: CUT OR DIGITALLY PRINTED VINYL.
- LED RETROFIT.
- "OLDE TOWNE" PANEL: .090 ALUMINUM PAINTED SW 7067 CITYSCAPE.
- "OLDE TOWNE" GRAPHICS: ROUTED 1/2" PVC PAINTED SW 7643 PUSSYWILLOW.
- REPAINT CABINET FRAME SW 7069 IRON ORE.

DaNite Sign Co.
Proudly Serving Central Ohio Since 1954
1640 Harmon Ave Columbus, Ohio, 43223
(614) 444-3333 (FAX) 444-3026
www.danitesign.com

UL LISTED via STANDARD UL48
FILE NO:E60042 DaNITE SIGN CO.
For electrical illuminated signs. For non-illuminated signs, UL does not apply.

EXISTING SIGN

COLORS
- WHITE
- SW 7643 PUSSYWILLOW
- SW 7069 IRON ORE
- SW 7067 CITYSCAPE

APPROVED-CUSTOMER DATE

JOB NAME	OLDE TOWNE #S2-35805-R3	
STREET	7510-7600 E. MAIN STREET	
CITY, STATE	REYNOLDSBURG, OH	
SIGN TYPE	REPLACEMENT FACES	
DATE	7/17/19	REV. DATE: 8/27/19
FILE NAME	OLDE TOWNE.CDR	
DIRECTORY	ANYA > 2019 > 0	

SCALE AS NOTED SALE SC DESIGNER AG

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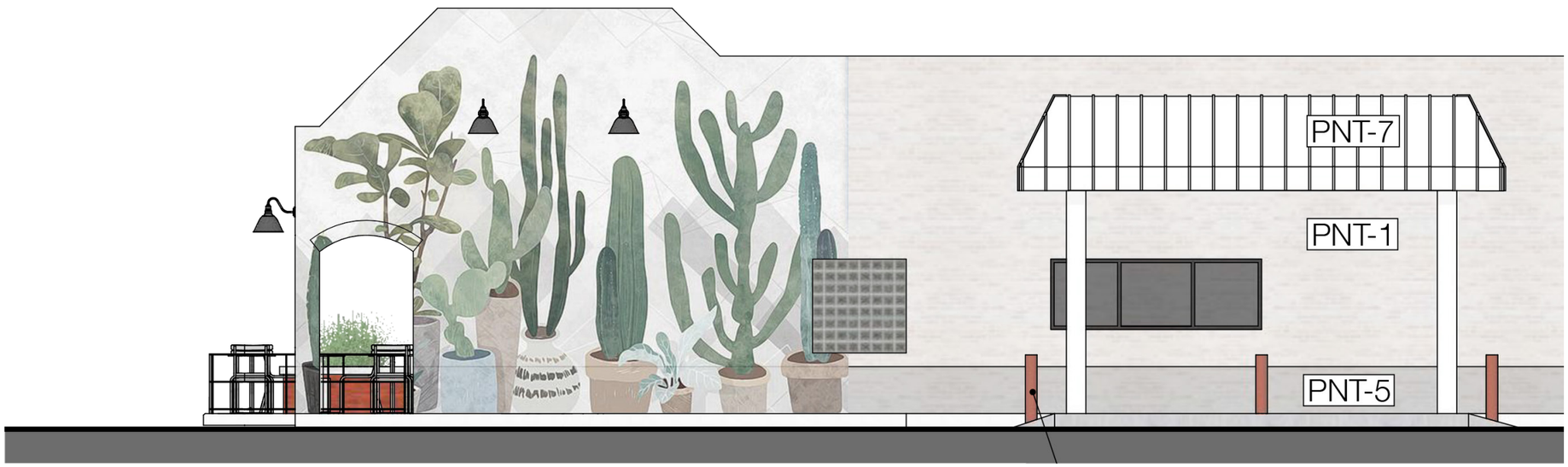
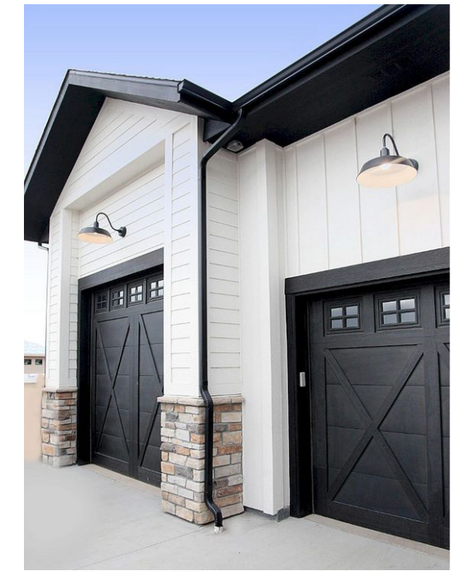
Attachment: Olde Towne 190829-1 (App# 2019-5336, 7510-7550 E Main Street (Olde Town Center), Tim Lai ArchitecT)

DaNite Sign Co.

TLA

PROPOSED MURAL TO BE PAINTED ON PART OF THE EAST WALL OF THE WEST BUILDING





MODERN FARMHOUSE AESTHETICS

LANDSCAPE ELEMENTS AT THE ENTRANCE OF THE SHOPPING CENTER

Attachment: Olde Towne 190829-1 (App# 2019-5336, 7510-7550 E Main Street (Olde Town Center), Tim Lai ArchitecT)

CITY OF REYNOLDSBURG

CERTIFICATE OF APPROPRIATENESS

MURAL DESIGN APPLICATION

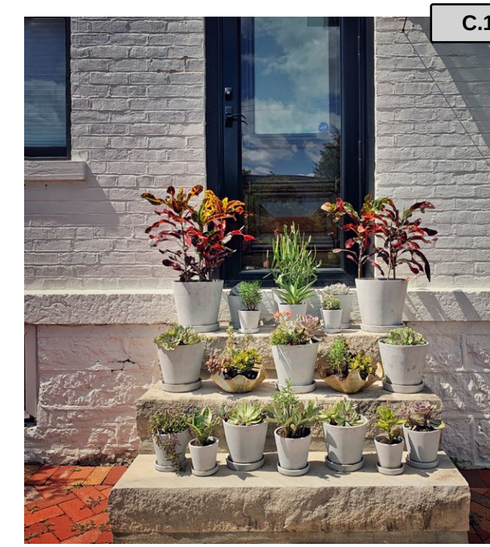
7510-7550 E MAIN STREET
REYNOLDSBURG, OH 43068

9.24.2019

© Tim Lai ArchitecT

Attachment: Olde Towne Mural Concept 190924 (003) (App# 2019-536, 7510-7550 E Main Street (Olde Town Center), Tim Lai ArchitecT)

PROPOSED MURAL TO BE PAINTED ON PART OF THE EAST WALL OF THE WEST BUILDING



HOME GARDENI

REYNOLDSBURG MAIN STRE

TOMATO PLAN

The Home of the Tomato

The Home of the Tomato mural illustrates a warm, domestic environment where the tomato plant thrives with a variety of herbs. The mural design evolves around three ideas:

Paying homage to the history of Reynoldsburg

The depiction of a tomato plant, placed in the center of the mural, celebrates its significance in the history and development of Reynoldsburg.

Referencing to gardening and healthy lifestyle in the Reynoldsburg community

In the Reynoldsburg community, gardening and home cooking are routines of many individuals and families. A depiction of a common scene of potted herbs and tomatoes, it evokes a sense of a welcoming home and nourishing environment.

Visualizing the metaphor of a strong community

Household herbs such as basil, parsley, mint, chives, and sage, featured in the mural are known as companion plants to the tomato, improving its growth by naturally repelling insects and enhancing its flavor. The mural is a visual metaphor of the messages of community bonding and stronger together.

Attachment: Olde Towne Mural Concept 190924 (003) (App# 2019-5336, 7510-7550 E Main Street (Olde Town Center), Tim Lai ArchitecT)

CITY OF REYNOLDSBURG

Department of Development
Planning & Zoning Division
7232 East Main Street
Reynoldsburg, Ohio

App./Case#: 2019-5356
Date Submitted: 9/9/2019
Fee Amount: $75.00
Paid: $75.00

Section 1103.01
CERTIFICATE OF APPROPRIATENESS APPLICATION

I. PROPERTY INFORMATION

Property Address:	Parcel ID#(s):
6186 E. Livingston Ave	060-001815-00

II. PROPERTY OWNER OF RECORD

Property Owner Name(s): Brazos Automotive Properties LP

Contact Email:	Contact Phone Number:
	585-629-6991

III. BUSINESS INFORMATION (IF APPLICABLE)

Business Name:	Contact Name:
Tire Choice	Scott Buclkey
Contact Phone Number:	**Contact Email:**
585-629-6991	

IV. APPLICANT INFORMATION

Applicant Name:	Applicant Address:
Custom Sign Center, Inc	3200 Valleyview Dr, Columbus Oho 43204
Applicant Phone Number:	**Applicant Email:**
614-279-6700 ext 262	doug@customsigncenter.com

☐ Property Owner ☐ Business Owner/Tenant ☒ Contractor ☐ Architect/Engineer

PROJECT INFORMATION

☐ New Main Building ($400) ☐ Exterior Modifications/ New Accessory Building ($200) ☐ Comprehensive Sign Plan ($150) ☒ Signage ($75) ☐ Historic District ($50)

Description of Project: Replacement face in Existing Monument Sign, New Channel Letter Sign on Wall.

Please review the attached checklist and note the items you are responsible for submitting with this application. All required items must be submitted to the Planning & Zoning Administrator.

Applicant Signature: Doug My Date: 8-29-19

By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.

OFFICE USE ONLY

Additional Notes: zoning sign permit # 2019-5355

Zoning Information
Zoning District: CS
☐ Historic District
☐ CC Overlay

Add'l Approvals Req'd
☐ BZBA

Meeting Date: 10/3/2019

Meeting Results
☐ Approved as Submitted ☐ Tabled
☐ Approved w/ Conditions ☐ Denied

P&Z Admin.: _____ Date: _____

Attachment: App #2019-5356 (App# 2019-5356, 6186 E Livingston Avenue, Custom Sign Center, Inc.)

CITY OF REYNOLDSBURG

Department of Development
Planning & Zoning Division
7232 East Main Street
Reynoldsburg, Ohio

App./Permit#: 2019-5355
Date Submitted: 9/11/2019
Fee Amount: ~~$185.00~~ $220
☒ Paid: $220

Section 1181.02

ZONING SIGN PERMIT APPLICATION

I. PROPERTY INFORMATION

Property Address:	Parcel ID#(s):
6186 E. Livingston Ave	060-001815-00

II. PROPERTY OWNER OF RECORD

Property Owner Name(s): Brazos Automotive Properties LP

Contact Email:	Contact Phone Number:
Scott Buckley	585-629-5991

III. BUSINESS/TENANT INFORMATION (IF APPLICABLE)

Business Name:	Contact Name:
Tire Choice	Scott Buckley
Contact Phone Number: 585-629-5991	Contact Email:

Description of Use: Automotive Repair & Service

IV. APPLICANT INFORMATION

Applicant Name:	Applicant Address:
Custom Sign Center, Inc	3200 Valleyview Dr
Applicant Phone Number: 614-279-6700 ext 262	Applicant Email: doug@customsigncenter.com

☐ Property Owner ☐ Business Owner/Tenant ■ Contractor ☐ Architect/Engineer

SIGNAGE			FEES		OFFICE USE ONLY		
	SIGN TYPE	DIMENSIONS Width(ft) X Height(ft)	Check if Applicable: Sign Reface ($35)	New Sign ($75)	CoA Required	CoA Received	Building Permit Required
Sign #1	Pylon	5 X 10 x2	☒	☐			
Sign #2	Wall 2A	1' 10" X 18' 4"	☐	☒			
Sign #3	Wall 2B	2' 2" X 35' 1"	☐	☒			
Sign #4		X	☐	☐			
Sign #5		X	☐	☐			

Applicant Signature: Doug My Date: 9/9/2019

By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.

OFFICE USE ONLY

Additional Notes: Planning Commission approval required.

Zoning Information
Zoning District: CS
☐ Historic District
☐ CC Overlay

Total Number of Signs: 3

Add'l Approvals Req'd
☐ BZBA

P&Z Admin.: _____ Date: _____
Floodplain Admin.: _____ Date: _____

Attachment: App #2019-5356 (App# 2019-5356, 6186 E Livingston Avenue, Custom Sign Center, Inc.)

TIRE CHOICE
AUTO SERVICE CENTER

Tire Choice 860
6186 E Livingston Ave.
Reynoldsburg, OH

APPROVAL: _____
DATE: _____

custom SIGN Center, Inc.

SIGN PACKAGE REV 0

REV#	REV. DESCRIPTION HISTORY	REQUESTED BY	CSC DESIGNER	DATE
0	6186 E Livingston Ave Reynoldsburgh, OH Sign Pkg Rev 0	Scott Buckley	James Brooks	8/14/19

N

SCALE 1" : 50'

1A PYLON/MONUMENT SIGN

1B PYLON/MONUMENT SIGN

2A WALL SIGN

2B WALL SIGN

TRIM SIZES REQUIRED PRIOR TO MANUFACTURING

40 sq. ft ±

EXISTING SIGN SCALE 1/4" : 1'

REPLACEMENT FACES SCALE 1/4" : 1'

SIGN TYPE	SPECIFICATIONS	COLORS	SIGN SURVEY	ARTWORK
■ DOUBLE FACE ■ ILLUMINATED ■ GROUND	**REPLACEMENT FACES** - .150" FLAT POLYCARBONATE FACES WITH FLAT DECORATED GRAPHICS	☐ WHITE ■ WARM RED ■ PMS 2945 BLUE	☑ FACE TRIMS ☑ FASCIA COLOR ☑ RADIUS DIM. ☑ BUILDING DIM. ☑ FACADE ANGLE ☑ OTHER	☑ PROVIDED ☑ REQUIRED If required, customer to provide Custom Sign Center, Inc. with camera ready or appropriate digital file. Please contact your salesperson or Design Staff for appropriate file types.

custom SIGN Center, Inc. Full Service Sign Company

3200 Valleyview Drive
PH: 614-279-6700

Columbus, OH 43204
FX: 614-279-7525

FILENAME:
DATE: 8/16/19 **REV.DATE:**
REV# **SCALE:** 3/8" : 1'
DGNR: JLB **SALES:** JS

Approval Signatures Required to insure that all spelling, colors, and specifications for sign(s) rendered meets customer & landlord approvals.

CUSTOMER: _____ **LANDLORD:** _____
DATE: _____ **DATE:** _____

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TRIM SIZES REQUIRED PRIOR TO MANUFACTURING

32 sq. ft ±

1B

EXISTING SIGN SCALE 1/4" : 1'

REPLACEMENT FACES SCALE 1/4" : 1'

SIGN TYPE	SPECIFICATIONS	COLORS	SIGN SURVEY	ARTWORK
■ DOUBLE FACE ■ ILLUMINATED ■ GROUND	**REPLACEMENT FACES** - .150" FLAT POLYCARBONATE FACES WITH FLAT DECORATED GRAPHICS	☐ WHITE ■ WARM RED ■ PMS 2945 BLUE	☑ FACE TRIMS ☑ FASCIA COLOR ☑ RADIUS DIM. ☑ BUILDING DIM. ☑ FACADE ANGLE ☑ OTHER	☑ PROVIDED ☑ REQUIRED If required, customer to provide Custom Sign Center, Inc. with camera ready or appropriate digital file. Please contact your salesperson or Design Staff for appropriate file types.

custom Full Service Sign Company SIGN Center, Inc.

3200 Valleyview Drive
PH: 614-279-6700

Columbus, OH 43204
FX: 614-279-7525

FILENAME:
DATE: 8/16/19 **REV.DATE:**
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CUSTOMER: _____ **LANDLORD:** _____
DATE: _____ **DATE:** _____

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SCALE 3/32" : 1'

SIGN TYPE	SPECIFICATIONS	COLORS	SIGN SURVEY	ARTWORK
■ SINGLE FACE ■ ILLUMINATED ■ WALL	**CHANNEL LETTERS** - SEE DETAILS SHEET FOR SPECIFICATIONS		☑ FACE TRIMS ☑ FASCIA COLOR ☑ RADIUS DIM. ☑ BUILDING DIM. ☑ FACADE ANGLE ☑ OTHER	☑ PROVIDED ☑ REQUIRED If required, customer to provide Custom Sign Center, Inc. with camera ready or appropriate digital file. Please contact your salesperson or Design Staff for appropriate file types.

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PH: 614-279-6700

Columbus, OH 43204
FX: 614-279-7525

FILENAME:
DATE: 8/19/19 **REV.DATE:**
REV# **SCALE:** 3/32" : 1'
DGNR: JLB **SALES:** JS

Approval Signatures Required to insure that all spelling, colors, and specifications for sign(s) rendered meets customer & landlord approvals.

CUSTOMER: _____ **LANDLORD:** _____
DATE: _____ **DATE:** _____

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EXISTING SCALE 3/32" : 1'

76.8 SQ. FT.

2B

91'-0"

12'-10 3/8"

NEW SIGNAGE SCALE 3/32" : 1'

SIGN TYPE	SPECIFICATIONS	COLORS	SIGN SURVEY	ARTWORK
■ SINGLE FACE ■ ILLUMINATED ■ WALL	**CHANNEL LETTERS** - SEE DETAILS SHEET FOR SPECIFICATIONS		☑ FACE TRIMS ☑ FASCIA COLOR ☑ RADIUS DIM. ☑ BUILDING DIM. ☑ FACADE ANGLE ☑ OTHER	☑ PROVIDED ☑ REQUIRED If required, customer to provide Custom Sign Center, Inc. with camera ready or appropriate digital file. Please contact your salesperson or Design Staff for appropriate file types.

custom SIGN Center, Inc. Full Service Sign Company

3200 Valleyview Drive
PH: 614-279-6700

Columbus, OH 43204
FX: 614-279-7525

FILENAME:
DATE: 8/19/19 **REV.DATE:**
REV# **SCALE:** 3/32" : 1'
DGNR: JLB **SALES:** JS

Approval Signatures Required to insure that all spelling, colors, and specifications for sign(s) rendered meets customer & landlord approvals.

CUSTOMER: _____ **LANDLORD:** _____
DATE: _____ **DATE:** _____

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76.8 SQ. FT.

SCALE 1/8 : 1'

c UL us LISTED

ALL WIRING MEETS NEC 2017 SPECIFICATIONS. SIGN TO BE WIRED TO A STANDARD 120 VOLT / 20 AMP CIRCUIT. SIGN IS A U.L. LABELED PRODUCT

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

SIGN TYPE	SPECIFICATIONS	COLORS	SIGN SURVEY	ARTWORK
■ SINGLE FACE ■ ILLUMINATED ■ WALL	**RACEWAY MOUNT CHANNEL LETTERS** - .040" ALUMINUM SIDES AND BACKS FINISHED PMS 2945 BLUE - .125" ACRYLIC FACES WITH FLAT DECORATED GRAPHICS - 1" BLUE TRIMCAP - LED ILLUMINATION - FABRICATED METAL RACE WAY FINISHED PMS 2945 BLUE	☐ WHITE ■ PMS 2945 BLUE ■ PMS WARM RED	☑ FACE TRIMS ☑ FASCIA COLOR ☑ RADIUS DIM. ☑ BUILDING DIM. ☑ FACADE ANGLE ☑ OTHER	☑ PROVIDED ☑ REQUIRED **If required, customer to provide Custom Sign Center, Inc. with camera ready or appropriate digital file. Please contact your salesperson or Design Staff for appropriate file types.**

custom Full Service Sign Company SIGN Center, Inc.
3200 Valleyview Drive
PH: 614-279-6700
Columbus, OH 43204
FX: 614-279-7525

FILENAME:
DATE: 8/19/19 **REV.DATE:**
REV# **SCALE:** 1/4" : 1'
DGNR: JLB **SALES:** JS

Approval Signatures Required to insure that all spelling, colors, and specifications for sign(s) rendered meets customer & landlord approvals.

CUSTOMER: _____ **LANDLORD:** _____
DATE: _____ **DATE:** _____

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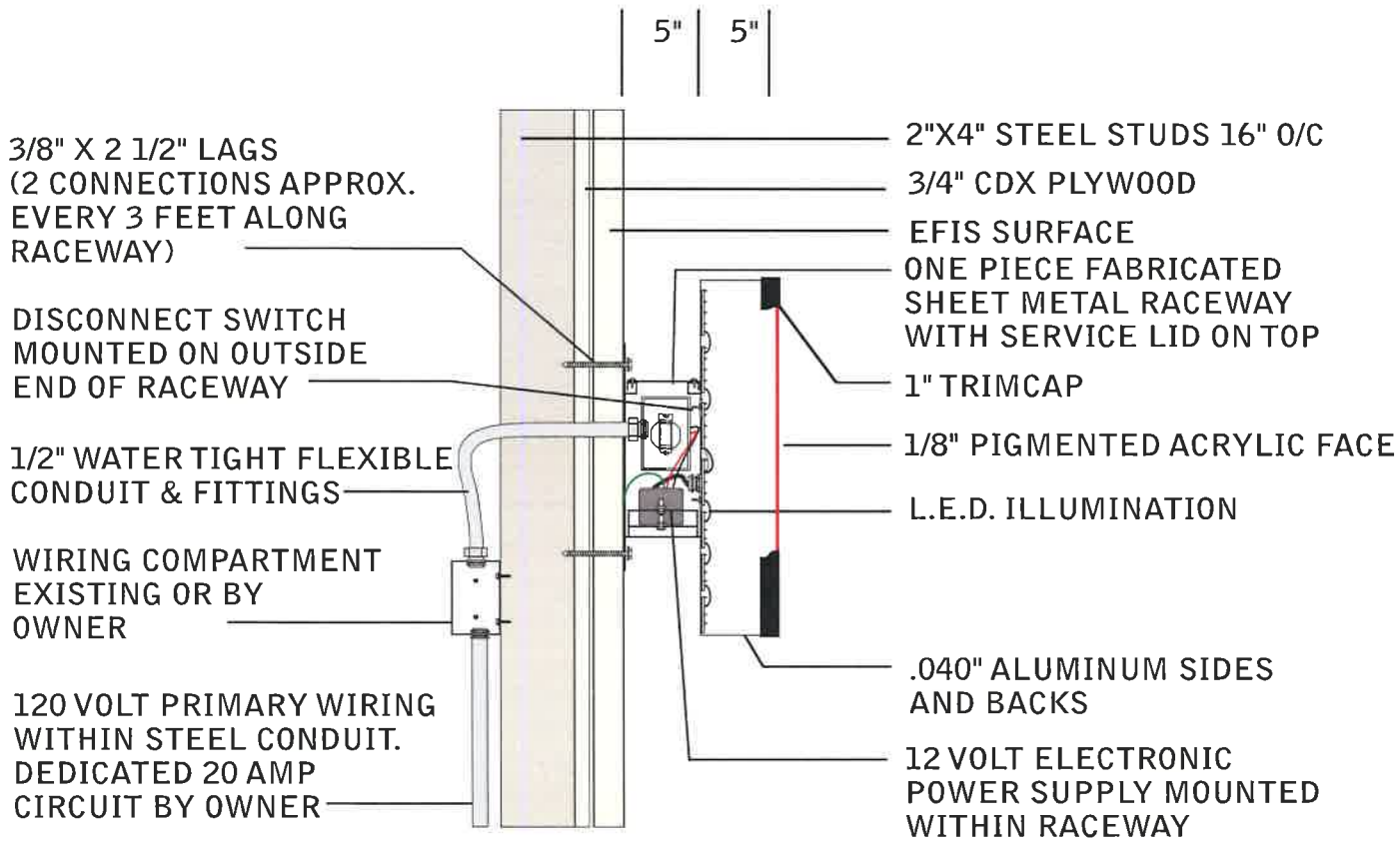
XXX
XXX



LED CHANNEL LETTERS
RACEWAY MOUNT

SIGN TYPE	SPECIFICATIONS	COLORS	SIGN SURVEY	ARTWORK
■ SINGLE FACE ■ ILLUMINATED ■ WALL	MOUNTING DETAILS - RACEWAY MOUNT LED CHANNEL LETTERS	☐ COLOR ☐ COLOR ☐ COLOR	☑ FACE TRIMS ☐ FASCIA COLOR ☐ RADIUS DIM. ☐ BUILDING DIM. ☐ FACADE ANGLE ☐ OTHER	☑ PROVIDED ☑ REQUIRED If required, customer to provide Custom Sign Center, Inc. with camera ready or appropriate digital file. Please contact your salesperson or Design Staff for appropriate file types.

custom Full Service Sign Company SIGN Center, Inc.
3200 Valleyview Drive
PH: 614-279-6700

FILENAME: XXXXXXXXXXXXXX **REV#** X **SCALE:** NOT TO SCALE
DATE: XX/XX/XX **REV.DATE:** XX/XX/XX **DGNR:** XXX **SALES:** XXXXXXX

Approval Signatures Required to insure that all spelling, colors, and specifications for sign(s) rendered meets customer & landlord approvals.

CUSTOMER: _____ **LANDLORD:** _____
DATE: _____ **DATE:** _____

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CITY OF REYNOLDSBURG

Department of Development
Planning & Zoning Division
7232 East Main Street
Reynoldsburg, Ohio

App./Case#: 2019-538
Date Submitted: 9/25/2019
Fee Amount: $200.00

Section 1103.01
CERTIFICATE OF APPROPRIATENESS APPLICATION

☐ Paid: _____

I. PROPERTY INFORMATION

Property Address: 2000 BRICE ROAD
Parcel ID#(s): 060-001813-00

II. PROPERTY OWNER OF RECORD

Property Owner Name(s): BARLEY PROPERTIES, LLC
Contact Email: LCGERSTMANN@GMAIL.COM
Contact Phone Number: 614-805-2849

III. BUSINESS INFORMATION (IF APPLICABLE)

Business Name: BUCKEYE PEDIATRIC DENTISTRY
Contact Name: LUCIA GERSTMANN
Contact Phone Number: 614-585-8354
Contact Email: BPDDDS@ATT.NET

IV. APPLICANT INFORMATION

Applicant Name: CONNECT / KURT LAPE
Applicant Address: PO BOX 360445, COLUMBUS, OH 43223
Applicant Phone Number: 740.407.9376
Applicant Email: KURT@CONNECTDESIGN-BUILD

☐ Property Owner ☐ Business Owner/Tenant ☒ Contractor ☒ Architect/Engineer

PROJECT INFORMATION

☐ New Main Building ($400) ☒ Exterior Modifications/ New Accessory Building ($200) ☐ Comprehensive Sign Plan ($150) ☐ Signage ($75) ☐ Historic District ($50)

Description of Project: DEMO OF EXISTING BANK DRIVE THRU AND EXTERIOR ATM MACHINE. ALSO INCLUDES INFILL OF BALCONY EXTERIOR COLUMNS OVERHANG AND OTHER UTILITY PENETRATIONS WILL BE REMOVED THEN PAINTING OF ALL EXTERIOR EIFS MATERIAL AFTER PATCHING/INFILL

Please review the attached checklist and note the items you are responsible for submitting with this application. All required items must be submitted to the Planning & Zoning Administrator.

Applicant Signature: _____ Date: 9/25/19

By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.

OFFICE USE ONLY

Additional Notes:

Zoning Information
Zoning District: CC
☐ Historic District
☒ CC Overlay

Add'l Approvals Req'd
☐ BZBA

Meeting Date: 10/3/2019

Meeting Results
☐ Approved as Submitted ☐ Tabled
☐ Approved w/ Conditions ☐ Denied

P&Z Admin.: _____ Date: _____

Attachment: App #2019-5387 (App# 2019-5388, 2000 Brice Road, Kurt Lape)

CITY OF REYNOLDSBURG

ZONING SUBMITTAL

3 OCTOBER 2019

PROJECT SCOPE

THIS PROJECT CONSISTS THE TENANT FINISH FOR A DENTAL OFFICE, INCLUDING ARCHITECTURAL FINISHES AND RESPECTIVE MECHANICALS IN AN EXISTING SHELL THAT WAS PREVIOUSLY USED AS A BANK. SUBSEQUENT SUBMITTALS WILL BE MADE FOR (BUT NOT LIMITED TO); DEMO PERMIT, BUILDING PERMIT, SIGNAGE PERMITS.

THIS ZONING SUBMITTAL IS SPECIFICALLY FOR THE FOLLOWING WORK;
1) INFILL OF EXISTING PTAC UNIT PENETRATIONS THROUGH MARBLE
2) REMOVAL OF DRIVE THROUGH OVERHANG ON SOUTH SIDE OF BUILDING
3) PAINTING OF ALL EIFS

CONTACT INFORMATION

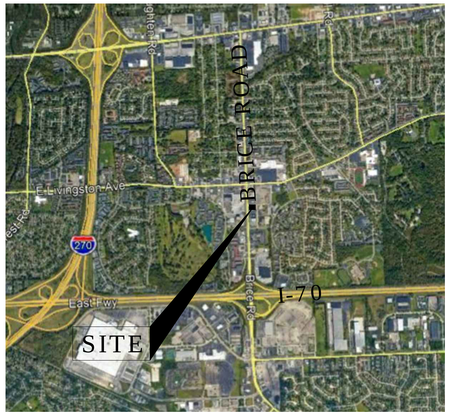
DESIGN PROFESSIONAL
CONNECT CDC, LLC
PO BOX 360445
COLUMBUS, OHIO 43236
PHONE 614-674-8918
FAX 800-866-9725

CONTRACTOR
CONNECT CDC, LLC
PO BOX 360445
COLUMBUS, OHIO 43236
PHONE 614-674-8918
FAX 800-866-9725

OWNER
BARLEY PROPERTIES, LLC
1418 BRICE ROAD
REYNOLDSBURG, OH 43068
614-805-2849

SITE LAYOUT

SITE LOCATION



SHEET INDEX

T-1	TITLE SHEET
D-1	DEMO PLAN
A-0.1	NORTH & SOUTH ELEVATIONS
A-0.2	EAST & WEST ELEVATIONS
C-1	SITE PLAN
R-1	COLOR PHOTOS

BUCKEYE
PEDIATRIC DENTISTRY
2000 BRICE ROAD
REYNOLDSBURG, OH 43068

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MARK	DATE
1st RELEASE	09/24/19

STATE OF OHIO
KURT A. LAPE
71903
REGISTERED
PROFESSIONAL ENGINEER

KURT A. LAPE
LICENSE No 71903

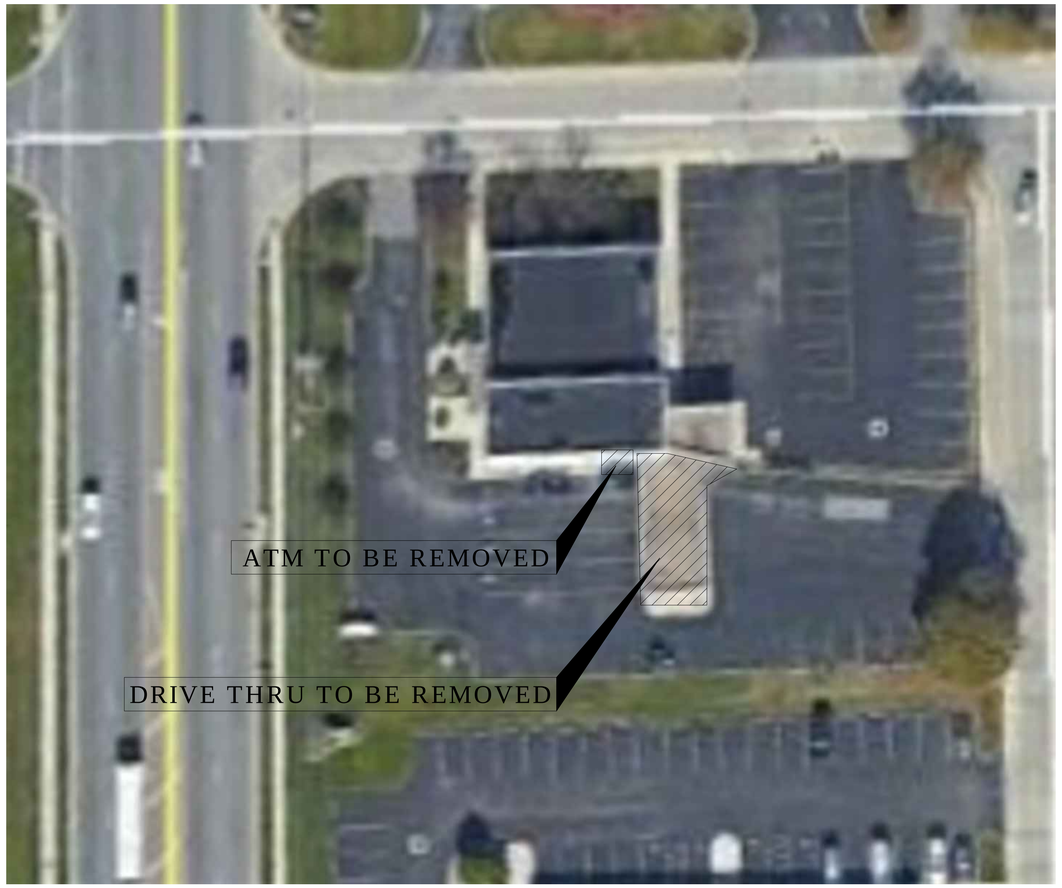
TITLE SHEET

SHEET NUMBER
T-1

Attachment: 337 ZONING SUBMITTAL 1 (App# 2019-5388, 2000 Brice Road, Kurt Lape)

DEMOLITION NOTES

1. DEMO CONTRACTOR TO PERFORM COMPLETE REMOVAL OF BANK DRIVE THROUGH, INCLUDING OVERHANG, SUPPORT COLUMNS, BOLLARDS, PNEUMADIC TUBE SYSTEM, AND RAISED CONCRETE ISLANDS THAT CREATED DRIVE THRU LANES. FORMER DRIVE THROUGH ATM BOX TO BE REMOVED AS WELL.
2. CONCRETE FLATWORK TO REPLACE RAISED ISLANDS ONCE THEY ARE REMOVED TO MATCH EXISTING GRADE ON ALL SIDES.
3. CONCRETE INFILL TO MATCH EXISTING SECTION FOUND IMMEDIATELY AROUND REMOVED ISLANDS.
4.



A DEMOLITION PLAN VIEW
NOT TO SCALE

B DEMOLITION ISOMETRIC VIEW
NOT TO SCALE

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MARK	DATE
1st RELEASE	09/24/19

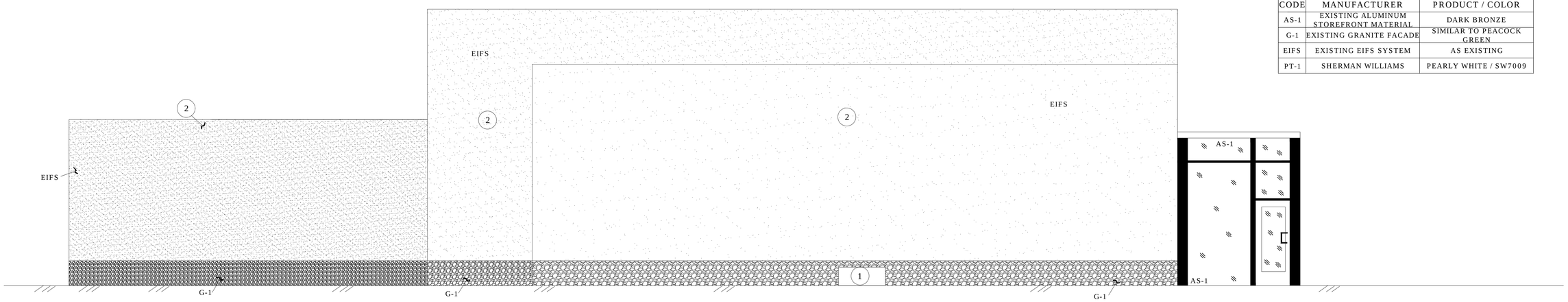
STATE OF OHIO
KURT A. LAPE
71903
REGISTERED
PROFESSIONAL ENGINEER

KURT A. LAPE
LICENSE No 71903

DEMO
PLAN

SHEET NUMBER
D-1

Attachment: 337 ZONING SUBMITTAL 1 (Appl# 2019-5388, 2000 Brice Road, Kurt Lape)



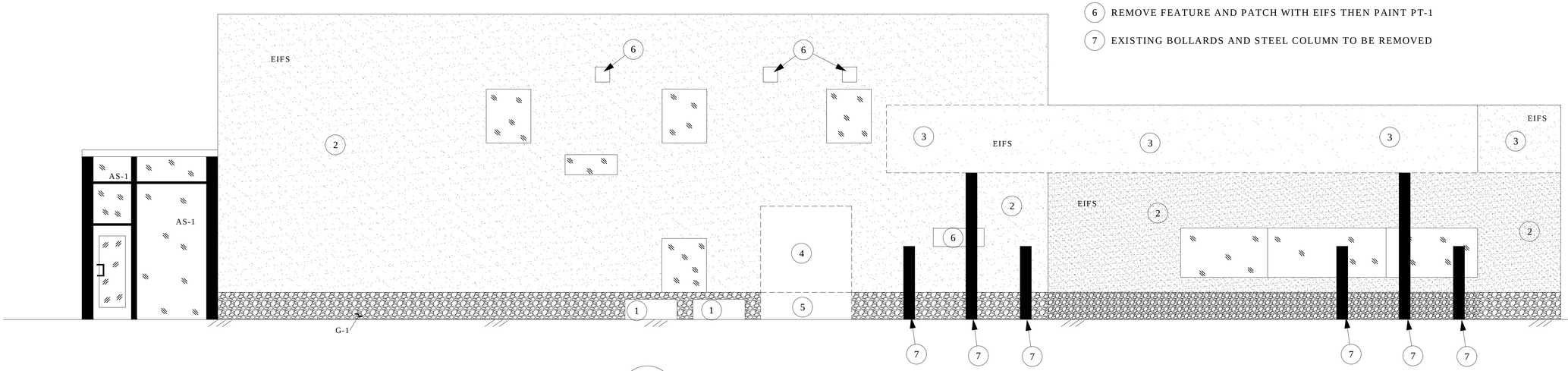
A NORTH ELEVATION

1/4" = 1' AT 24" X 36"

FINISH KEY		
CODE	MANUFACTURER	PRODUCT / COLOR
AS-1	EXISTING ALUMINUM STOREFRONT MATERIAL	DARK BRONZE
G-1	EXISTING GRANITE FACADE	SIMILAR TO PEACOCK GREEN
EIFS	EXISTING EIFS SYSTEM	AS EXISTING
PT-1	SHERMAN WILLIAMS	PEARLY WHITE / SW7009

BUILDING ELEVATION CODED NOTES

1. EXISTING PTAC PENETRATION TO BE CLOSED IN WITH AS-1 MATERIAL
2. EIFS MATERIAL TO BE PAINTED WITH PT-1
3. VOID CREATED IN FACADE BY REMOVAL OF OVERHANG TO BE PATCHED WITH EIFS TO LOOK SIMILAR TO SURROUNDING MATERIAL THEN PAINTED WITH PT-1
4. VOID CREATED IN FACADE BY REMOVAL OF DRIVE THROUGH ATM TO BE PATCHED WITH EIFS TO LOOK SIMILAR TO SURROUNDING MATERIAL THEN PAINTED WITH PT-1
5. VOID CREATED IN FACADE BY REMOVAL OF DRIVE THROUGH ATM TO BE PATCHED GRANITE TO LOOK SIMILAR TO SURROUNDING MATERIAL
6. REMOVE FEATURE AND PATCH WITH EIFS THEN PAINT PT-1
7. EXISTING BOLLARDS AND STEEL COLUMN TO BE REMOVED



A SOUTH ELEVATION

1/4" = 1' AT 24" X 36"

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1st RELEASE	09/24/19

KURT A. LAPE
LICENSE No 71903

NORTH & SOUTH ELEVATIONS

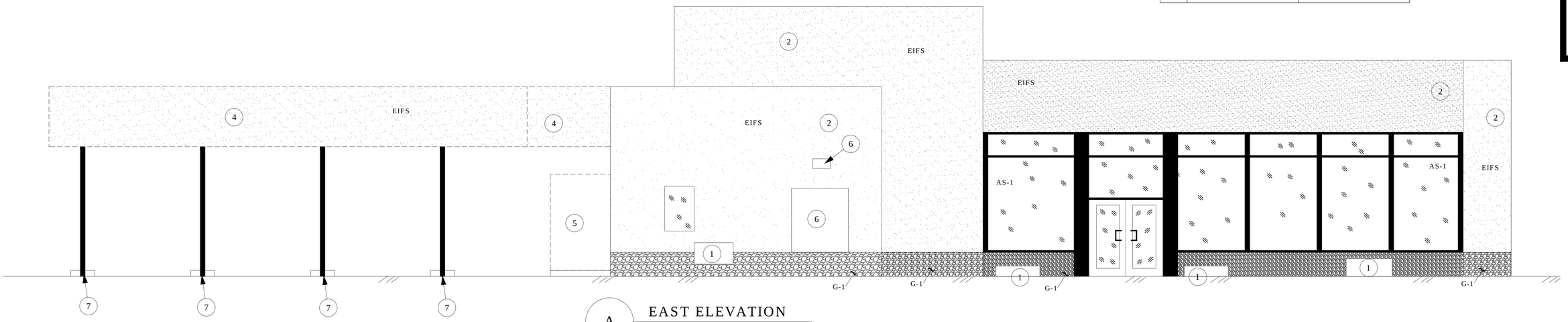
SHEET NUMBER
A-0.1

Attachment: 337 ZONING SUBMITTAL 1 (App# 2019-5388, 2000 Brice Road, Kurt Lape)

BUCKEYE
PEDIATRIC DENTISTRY
2000 BRICE ROAD
REYNOLDSBURG, OH 43068

FINISH KEY

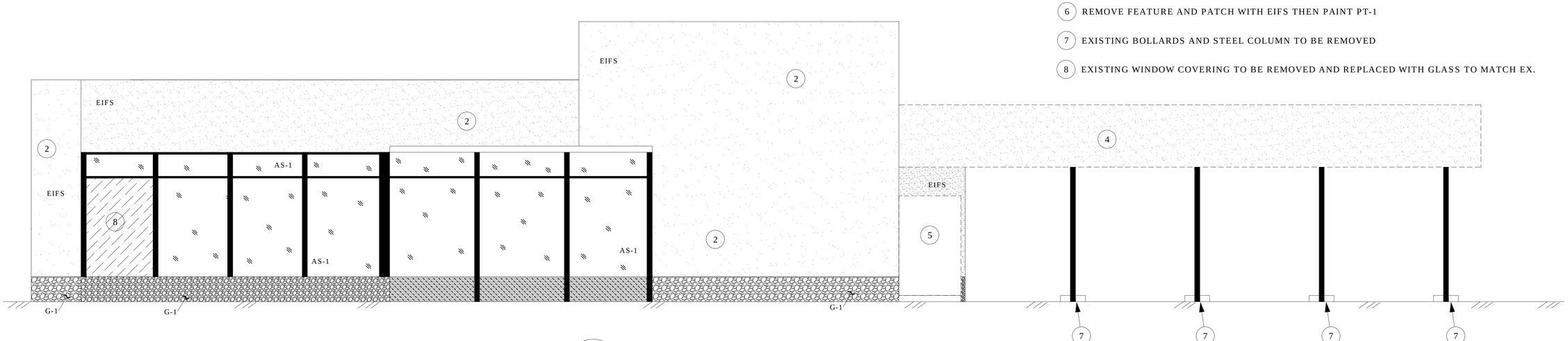
CODE	MANUFACTURER	PRODUCT / COLOR
AS-1	EXISTING ALUMINUM STOREFRONT MATERIAL	DARK BRONZE
G-1	EXISTING GRANITE FACADE	SIMILAR TO PEACOCK GREEN
EIFS	EXISTING EIFS SYSTEM	AS EXISTING
PT-1	SHERMAN WILLIAMS	PEARLY WHITE / SW7009



A EAST ELEVATION
1/4" = 1' AT 24" X 36"

BUILDING ELEVATION CODED NOTES

1. EXISTING PTAC PENETRATION TO BE CLOSED IN WITH AS-1 MATERIAL
2. EIFS MATERIAL TO BE PAINTED WITH PT-1
3. VOID CREATED IN FACADE BY REMOVAL OF OVERHANG TO BE PATCHED WITH EIFS TO LOOK SIMILAR TO SURROUNDING MATERIAL THEN PAINTED WITH PT-1
4. DRIVE THROUGH OVERHANG TO BE REMOVED
5. DRIVE THROUGH ATM 9BEYOND) TO BE PATCHED
6. REMOVE FEATURE AND PATCH WITH EIFS THEN PAINT PT-1
7. EXISTING BOLLARDS AND STEEL COLUMN TO BE REMOVED
8. EXISTING WINDOW COVERING TO BE REMOVED AND REPLACED WITH GLASS TO MATCH EX.



A WEST ELEVATION
1/4" = 1' AT 24" X 36"

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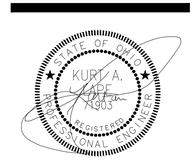
MARK	DATE
1st RELEASE	09/24/19



KURT A. LAPE
LICENSE No 71903

EAST & WEST ELEVATIONS

SHEET NUMBER
A-0.2

Attachment: 337 ZONING SUBMITTAL 1 (Appr# 2019-5388, 2000 Brice Road, Kurt Lape)

A SITE PLAN
1" = 200' AT 24" X 36"

N

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REYNOLDSBURG, OH 43068

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MARK	DATE
1st RELEASE	09/24/19

STATE OF OHIO
KURT A. LAPE
71903
REGISTERED
PROFESSIONAL ENGINEER

KURT A. LAPE
LICENSE No 71903

SITE PLAN

SHEET NUMBER
C-1

Attachment: 337 ZONING SUBMITTAL 1 (Appr# 2019-5388, 2000 Brice Road, Kurt Lape)

TO BE REMOVED

A EAST ELEVATION
NOT TO SCALE

B SOUTH ELEVATION
NOT TO SCALE

C WEST ELEVATION
NOT TO SCALE

TO BE REMOVED

D NORTH ELEVATION
NOT TO SCALE

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2000 BRICE ROAD
REYNOLDSBURG, OH 43068

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MARK	DATE
1st RELEASE	09/24/19

STATE OF OHIO
KURT A. LAPE
71903
REGISTERED
PROFESSIONAL ENGINEER

KURT A. LAPE
LICENSE No 71903

COLOR PHOTOS

SHEET NUMBER
R-1

Attachment: 337 ZONING SUBMITTAL 1 (Appr# 2019-5388, 2000 Brice Road, Kurt Lape)

CITY OF REYNOLDSBURG

Department of Development
Planning & Zoning Division
7232 East Main Street
Reynoldsburg, Ohio

App./Case#: 2019-53
Date Submitted: 9/25/2019
Fee Amount: $500.00

☐ Paid: _____

PLANNING COMMISSION APPLICATION

I. PROPERTY INFORMATION

Property Address: 6523 E. Main Street

Description of Location: South side of Main btwn Beeler Dr. & Crest Rd.

Parcel ID#(s): 060-009327

Number of Lots: 1 | Present Zoning: CC | Present Use: vacant retail

Complete Where Applicable:

Engineer/Surveyor: _____

Builder/Developer: _____

FOR DISTRICT CHANGE ONLY

Proposed Zoning:

Size of Area to be Rezoned:

Existing Structures:

II. PROPERTY OWNER OF RECORD

Property Owner Name(s): Main Street Developers

Property Owner Address(s): PO Box 635, Columbus, OH 43216

III. APPLICANT INFORMATION

Applicant Name: Dave Fisher

Applicant Address: 3560 Pentagon Blvd., Beaver Creek, OH 45431

Applicant Phone Number: 937-912-7333

Applicant Email: dfisher@wpcu.coop

☐ Property Owner ☒ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer

PROJECT INFORMATION

☐ District Change (Rezoning) ($750 Residential plus $50 per lot/$1,000 Non-Residential)

☐ Amendment of Development Plan or Text ($500)

☒ Major Site Plan ($500)

Description of Project: Build a new 2800 S.F. Bank with automated teller kiosks and off street parking

Please review the attached checklist and note the items you are responsible for submitting with this application. All required items must be submitted to the Planning & Zoning Administrator.

Applicant Signature: Dave Fisher Date: 9/25/19

By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.

OFFICE USE ONLY

Additional Notes:

Zoning Information
☐ Historic District
☒ CC Overlay

Add'l Approvals Req'd
☐ BZBA

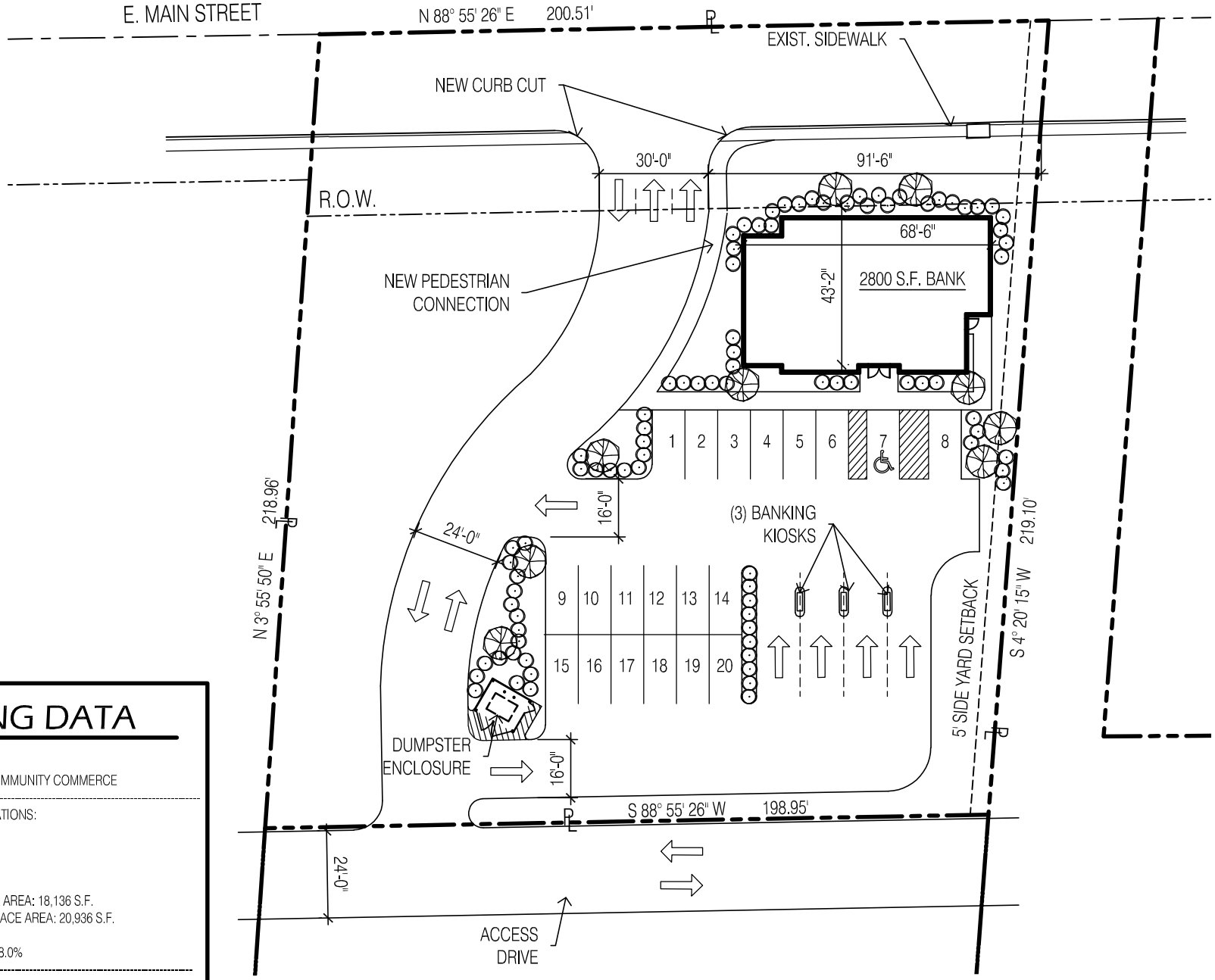
Planning Com. Meeting Date: 10/3/2019
☐ Approved as Submitted
☐ Approved w/ Conditions
☐ Tabled
☐ Denied

City Council Meeting Date: _____
☐ Approved as Submitted
☐ Approved w/ Conditions
☐ Tabled
☐ Denied

P&Z Admin.: _____ Date: _____

Clerk of Council: _____ Date: _____

Attachment: App #2019-5386 (App# 2019-5389, 6523 E Main Street, Dave Fisher)



ZONING DATA

PARCEL ID:060-009327
EXISTING ZONING: CC COMMUNITY COMMERCE

LOT COVERAGE CALCULATIONS:

1.0 ACRES (43,560 S.F.)

BUILDING AREA: 2800 S.F.
PARKING LOT / SIDEWALK AREA: 18,136 S.F.
TOTAL IMPERVIOUS SURFACE AREA: 20,936 S.F.

TOTAL LOT COVERAGE: 48.0%

PARKING CALCULATIONS BY USE:

BANK
1 SPACE / 250 S.F. = 12 SPACES REQUIRED
TOTAL PARKING PROVIDED: 20 SPACES

site plan

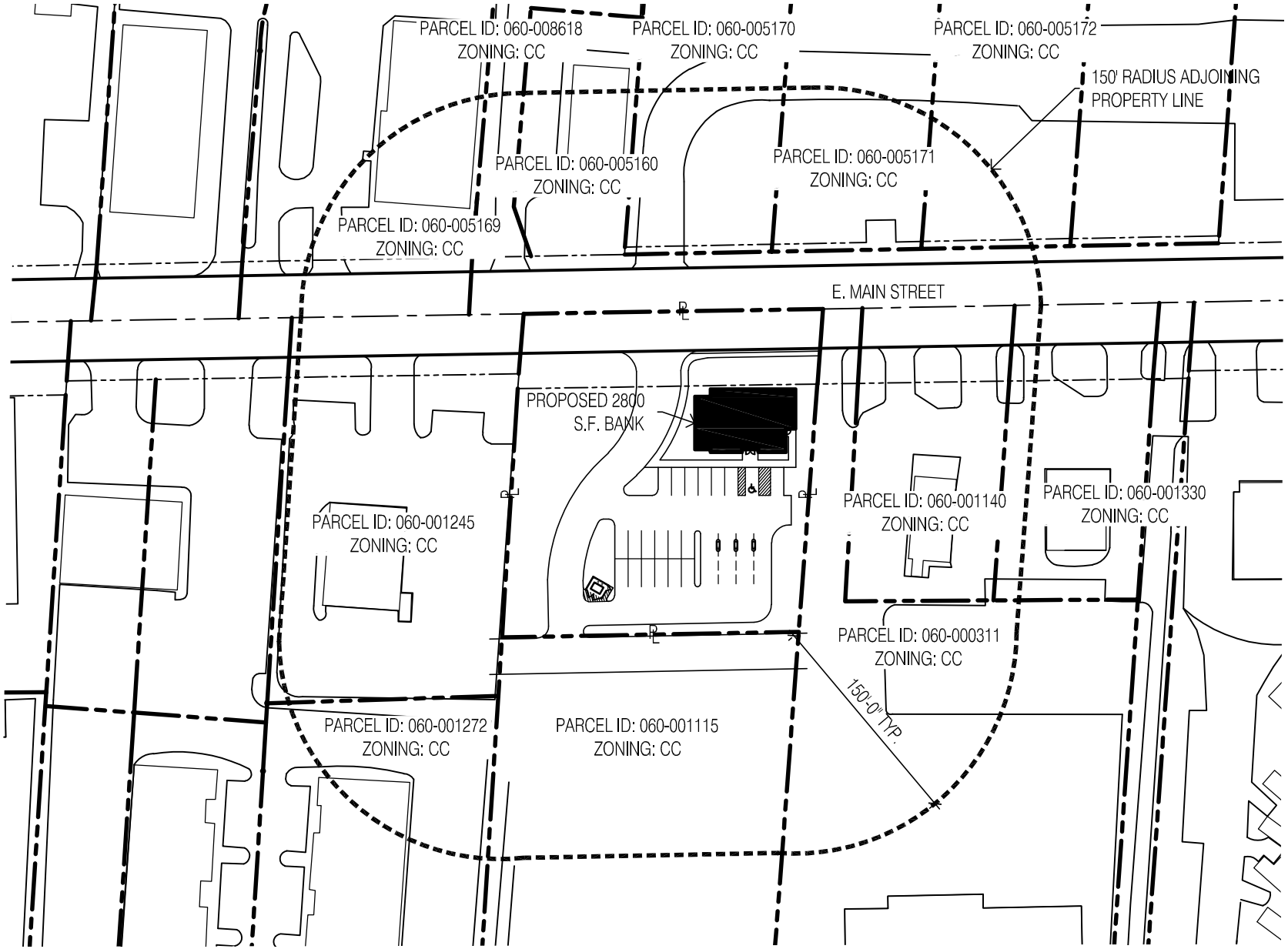
1"=40'-0"

A New Building For
Wright - Patt

CARNEY•RANKER ARCHITECTS LTD
5925 Wilcox Place, Suite E Dublin, OH 43016
Ph. 614-792-1000 Fax 614-792-1001

SP.0
19-156

Attachment: WrightPatt Site Drawings (App# 2019-5389, 6523 E Main Street, Dave Fisher)



vicinity map

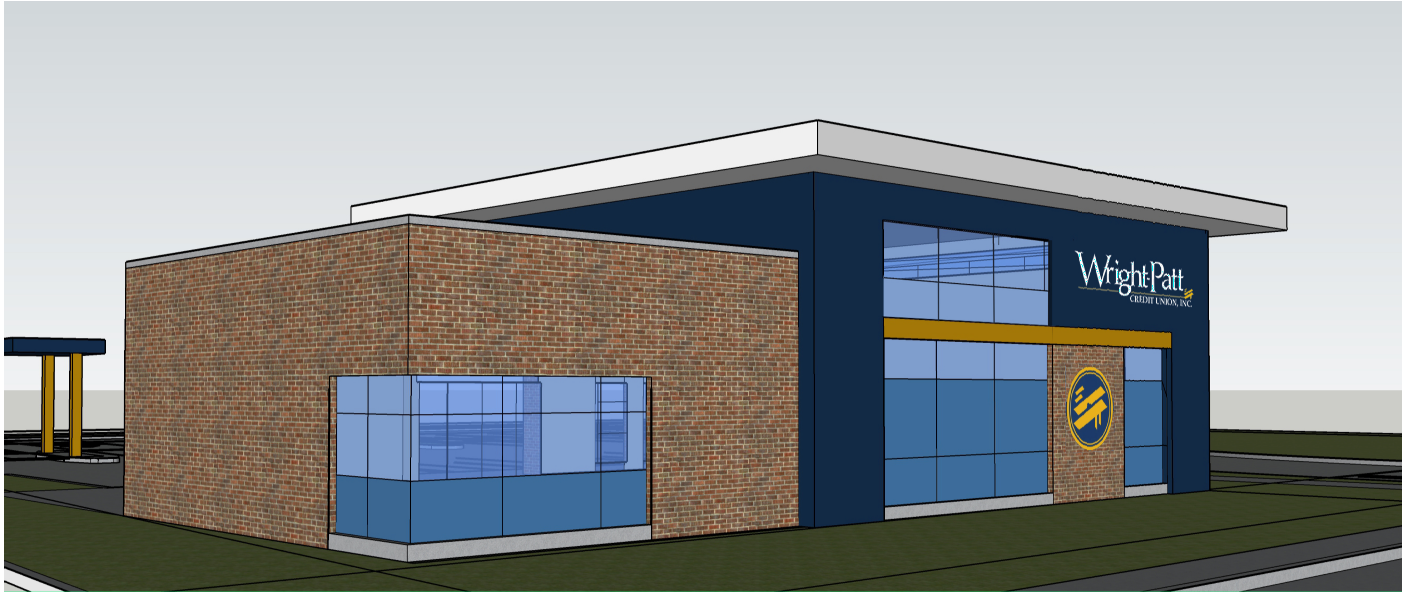
1"=100'-0"

A New Building For
Wright - Patt

CARNEY•RANKER
ARCHITECTS LTD
5925 Wilcox Place, Suite E Dublin, OH 43016
Ph. 614-792-1000 Fax 614-792-1001

Attachment: WrightPatt Site Drawings (App# 2019-5389, 6523 E Main Street, Dave Fisher)

SP.0
19-156



view from intersection

view from site entrance

A New Building For
Wright - Patt

CARNEY•RANKER
ARCHITECTS LTD
5925 Wilcox Place, Suite E Dublin, OH 43016
Ph. 614-792-1000 Fax 614-792-1001

All Images Designed and Prepared by:

OUR BUSINESS IS BUILDING YOURS
LaMACCHIA GROUP

A2.0
19-156

Attachment: WrightPatt Site Drawings (App# 2019-5389, 6523 E Main Street, Dave Fisher)

entrance from parking lot

entrance from drive thru

A New Building For
Wright - Patt

CARNEY•RANKER
ARCHITECTS LTD
5925 Wilcox Place, Suite E Dublin, OH 43016
Ph. 614-792-1000 Fax 614-792-1001

Attachment: WrightPatt Site Drawings (App# 2019-5389, 6523 E Main Street, Dave Fisher)

All Images Designed and Prepared by:

OUR BUSINESS IS BUILDING YOURS
LaMACCHIA GROUP

A2.0

19-156

CITY OF REYNOLDSBURG

Department of Development
Planning & Zoning Division
7232 East Main Street
Reynoldsburg, Ohio

App./Case#: 2019-539
Date Submitted: 9/25/2019
Fee Amount: $500.00

☐ Paid: _____

PLANNING COMMISSION APPLICATION

I. PROPERTY INFORMATION

Property Address:
6702 and 6710 E. Main Street, Reynoldsburg, OH 43068

Description of Location:
Two structures. Vacant medical office building and a single family house

Parcel ID#(s):
060-0106 and 060-005188

Number of Lots: Two | **Present Zoning:** CC | **Present Use:** Office and Residential

Complete Where Applicable:

Engineer/Surveyor: Advanced Civil Engineering

Builder/Developer: Swensons Drive In Restaurants

FOR DISTRICT CHANGE ONLY

Proposed Zoning:

Size of Area to be Rezoned:
N/A

Existing Structures:

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):
Anna M. Dozer

Property Owner Address(s):
1205 Flordawn Dr. Florissant, MO 63031-6245

III. APPLICANT INFORMATION

Applicant Name:
Swensons Drive In Restaurants

Applicant Address:
680 E. Cuyahoga Falls Ave. Akron, OH 44310

Applicant Phone Number:
330-928-3797

Applicant Email:
RDee@Swensonsdriveins.com

☐ Property Owner ☒ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer

PROJECT INFORMATION

☐ **District Change (Rezoning)** ($750 Residential plus $50 per lot/$1,000 Non-Residential)

☐ **Amendment of Development Plan or Text** ($500)

☒ **Major Site Plan** ($500)

Description of Project: 1711 Square Foot Freestanding Drive in Restaurant with approximately 78 parking spaces. No drive through window

1711 Square Foot Freestanding Drive in Restaurant with approximately 78 parking spaces. No drive through window

Please review the attached checklist and note the items you are responsible for submitting with this application. All required items must be submitted to the Planning & Zoning Administrator.

Applicant Signature: _____ Date: _____

By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.

OFFICE USE ONLY

Additional Notes:

Zoning Information

☐ Historic District

☒ CC Overlay

Add'l Approvals Req'd

☐ BZBA

Planning Com. Meeting Date: 10/3/2019
☐ Approved as Submitted
☐ Approved w/ Conditions
☐ Tabled
☐ Denied

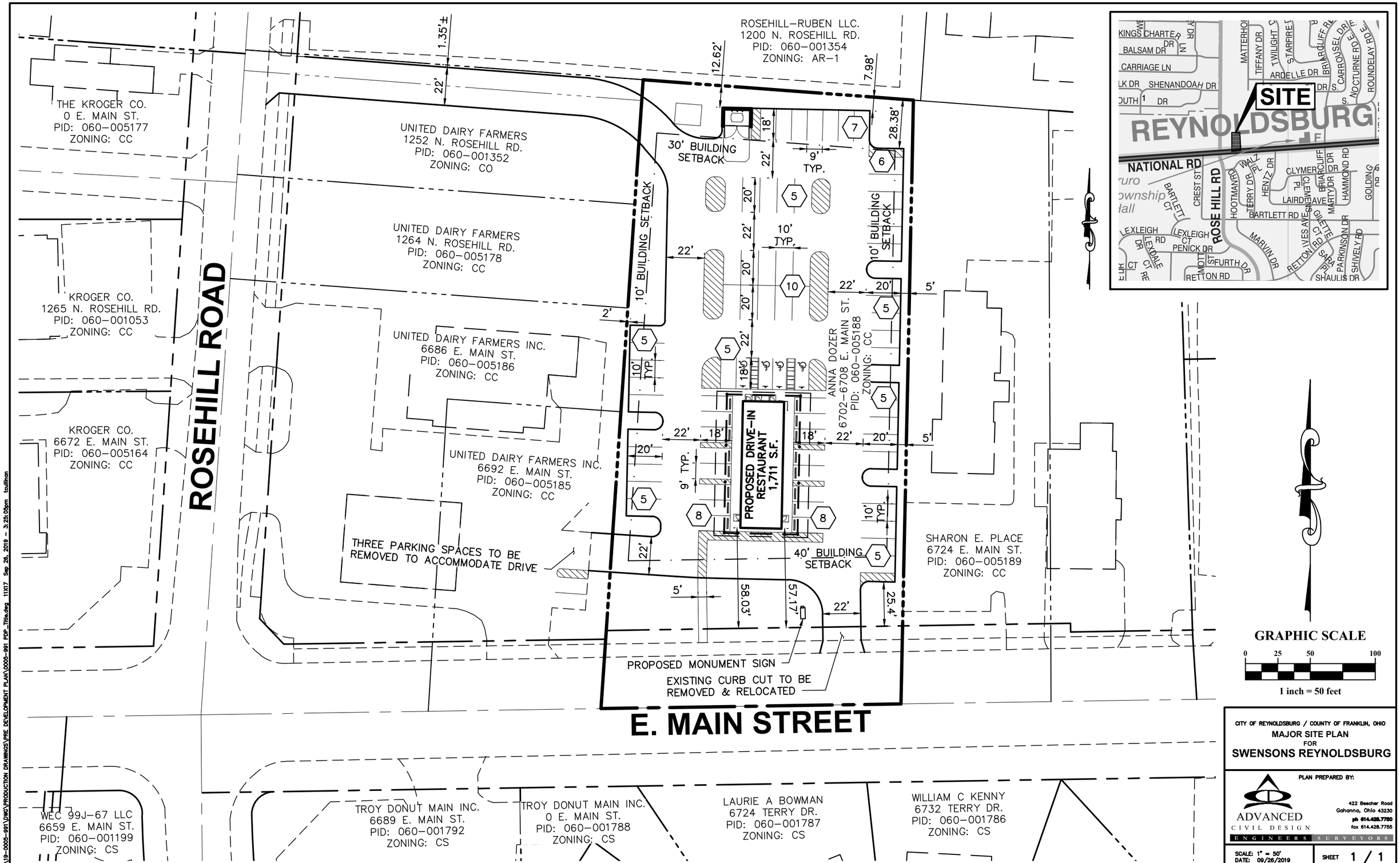
City Council Meeting Date: _____
☐ Approved as Submitted
☐ Approved w/ Conditions
☐ Tabled
☐ Denied

P&Z Admin.: _____ Date: _____

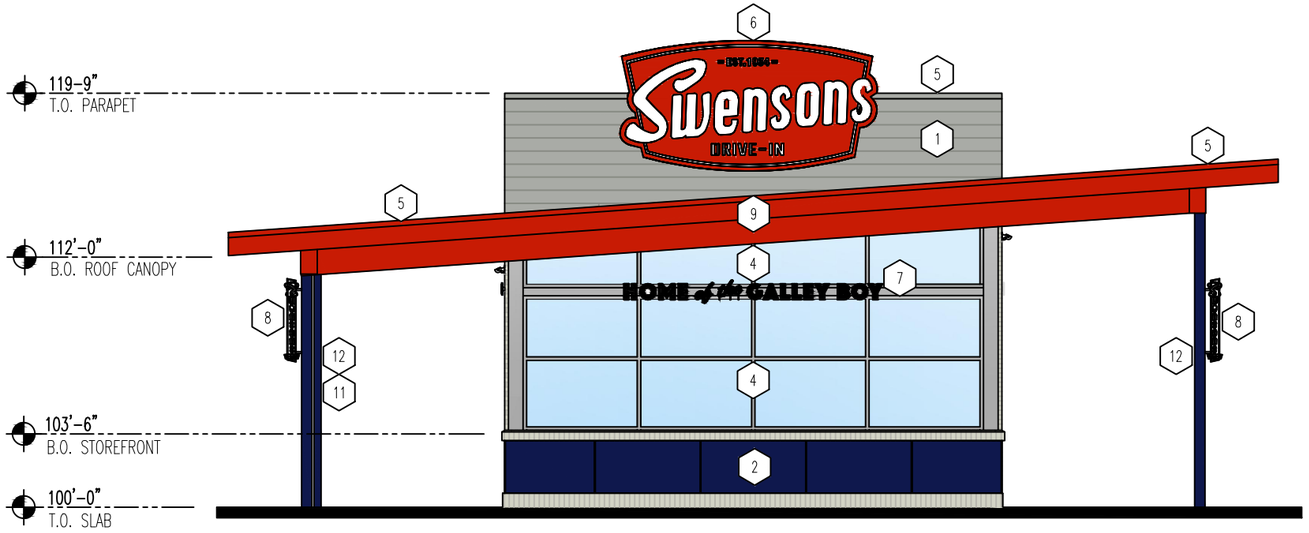
Clerk of Council: _____ Date: _____

Attachment: App# 2019-5390 (App# 2019-6702 E Main Street, Swensons Drive in Restaurants)

Swenson's
DRIVE-IN
EST. 1934



Attachment: 20190926 - Swensons Drive-Ins Major Site Plan - Reynoldsburg (App# 2019-6702 E Main Street, Swensons Drive in Restaurants)

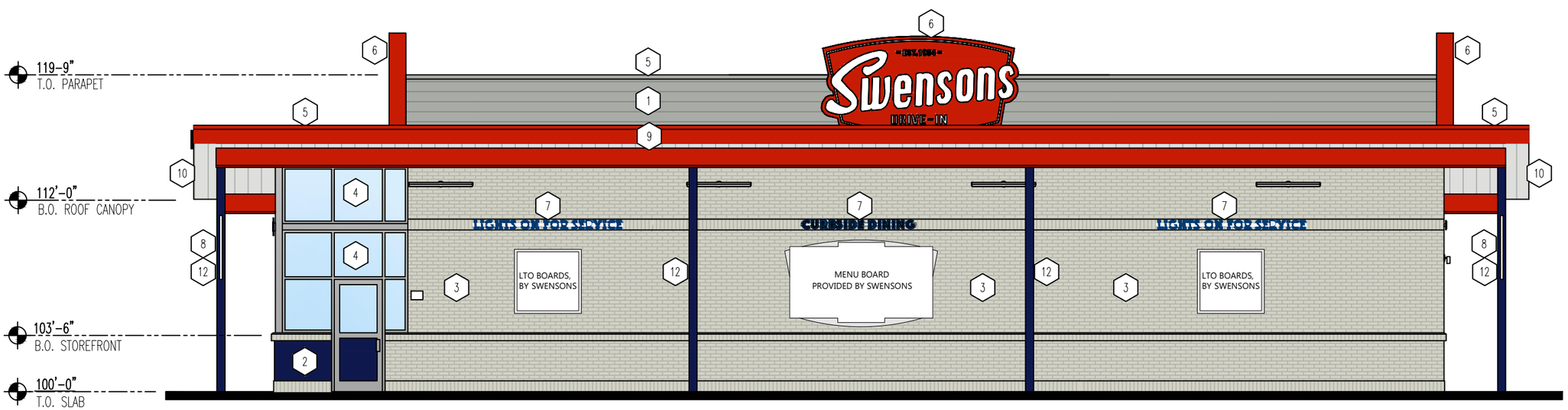


01 FRONT ELEVATION

SCALE: N.T.S.

MATERIAL LEGEND

1. HARDIEPLANK LAP SIDING. COLOR TO BE PEARL GRAY SMOOTH.
2. 30"X60" ALPOLIC ACM ALUMINUM METAL WALL PANEL SYSTEM TO BE SMOOTH WITH SEALED SEAMS. COLOR TO BE 'AUB BLUE'.
3. EXTERIOR MODULAR BRICK, BY BELDEN BRICK. COLOR TO BE 'POLAR WHITE CLEAR (A)' WITH COOSA GRAY LAWSON MORTAR.
4. ALUMINUM STOREFRONT SYSTEM, THERMALLY BROKEN- CLEAR ANODIZED.
5. PREFINISHED METAL COPING - COLOR TO MATCH ADJACENT COLOR..
6. METAL ILLUMINATED SIGNAGE WITH INDIVIDUALLY RAISED LETTERS.
7. NON-ILLUMINATED WALL SIGNAGE.
8. NON-ILLUMINATED BLADE SIGNAGE.
9. PAC-CLAD 'CARDINAL RED' STANDING SEAM SLOPED BUILDING ROOF SYSTEM. FRONT FASCIA TO BE SMOOTH HEAVY DUTY PRE-FINISHED BREAK METAL. COLOR TO MATCH BENJAMIN MOORE #2003-10 'MILLION DOLLAR RED'.
10. PAC-CLAD 'BONE WHITE' METAL SOFFIT PANELING AT UNDERSIDE OF ROOF. MATTE FINISH.
11. PREFINISHED DOWNSPOUT TO BE PAINTED WITH EXTERIOR RUST INHIBITOR PAINT TO MATCH ADJACENT COLUMN.
12. 6" DIAMETER ROOF COLUMN TO BE PAINTED BENJAMIN MOORE #2061-10 'DEEP ROYAL'. SEMI-GLOSS FINISH.



02 SIDE ELEVATION

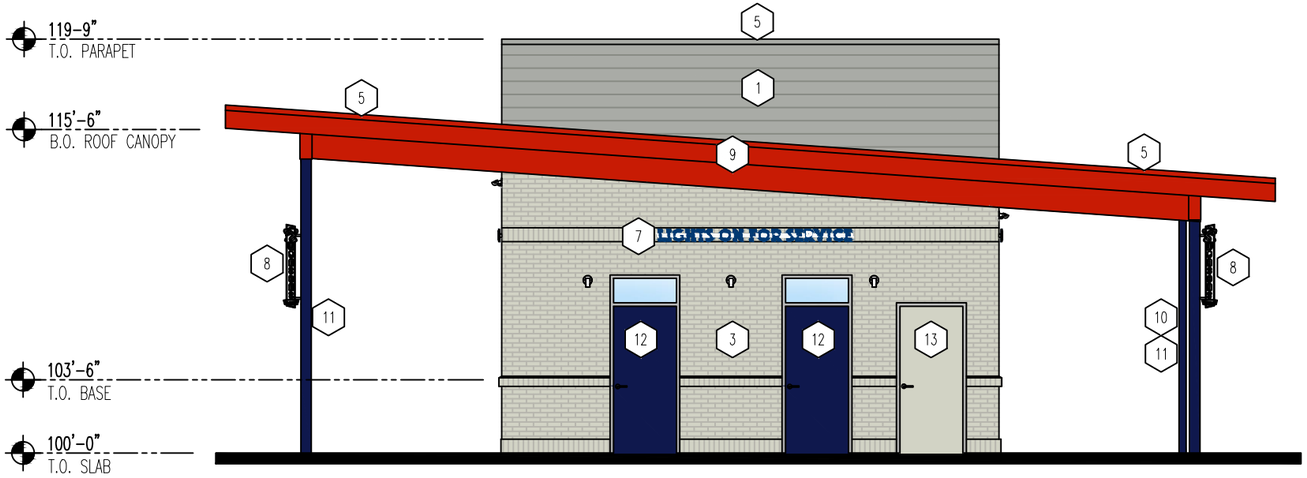
SCALE: N.T.S.

PAGE TITLE: EXTERIOR RENDERING 1

LOCATION: REYNOLDSBURG, OH

SCALE:	NONE
MEDIA SIZE:	11x17
DRAWN BY:	GJW
CHECKED BY:	GJW
DATE:	09/25/19
PROJECT#:	19-1100

Attachment: Swensons Drive-Ins Exterior Rendering (App# 2019-6702 E Main Street, Swensons Drive in Restaurants)

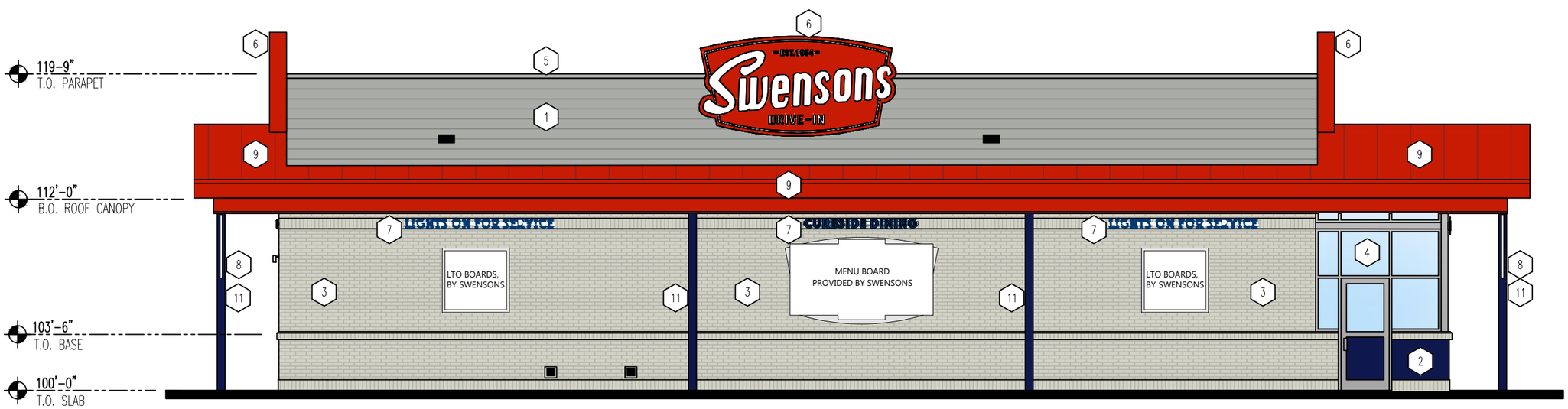


01 REAR ELEVATION

SCALE: N.T.S.

MATERIAL LEGEND

1. HARDIEPLANK LAP SIDING. COLOR TO BE PEARL GRAY SMOOTH.
2. 30"X60" ALPOLIC ACM ALUMINUM METAL WALL PANEL SYSTEM TO BE SMOOTH WITH SEALED SEAMS. COLOR TO BE 'AUB BLUE'.
3. EXTERIOR MODULAR BRICK, BY BELDEN BRICK. COLOR TO BE 'POLAR WHITE CLEAR (A)' WITH COOSA GRAY LAWSON MORTAR.
4. ALUMINUM STOREFRONT SYSTEM, THERMALLY BROKEN- CLEAR ANODIZED.
5. PREFINISHED METAL COPING – COLOR TO MATCH ADJACENT COLOR..
6. METAL ILLUMINATED SIGNAGE WITH INDIVIDUALLY RAISED LETTERS.
7. NON-ILLUMINATED WALL SIGNAGE.
8. NON-ILLUMINATED BLADE SIGNAGE.
9. PAC-CLAD 'CARDINAL RED' STANDING SEAM SLOPED BUILDING ROOF SYSTEM. FRONT FASCIA TO BE SMOOTH HEAVY DUTY PRE-FINISHED BREAK METAL. COLOR TO MATCH BENJAMIN MOORE #2003-10 'MILLION DOLLAR RED'.
10. PREFINISHED DOWNSPOUT TO BE PAINTED WITH EXTERIOR RUST INHIBITOR PAINT TO MATCH ADJACENT COLUMN.
11. 6" DIAMETER ROOF COLUMN TO BE PAINTED BENJAMIN MOORE #2061-10 'DEEP ROYAL'. SEMI-GLOSS FINISH.
12. EXTERIOR INSULATED METAL DOOR TO BE PAINTED TO MATCH BENJAMIN MOORE #2061-10 'DEEP ROYAL'. SEMI-GLOSS FINISH.
13. EXTERIOR INSULATED METAL KITCHEN EXIT DOOR TO BE PAINTED TO MATCH ADJACENT BRICK FINISH.



02 SIDE ELEVATION

SCALE: N.T.S.

PAGE TITLE: EXTERIOR RENDERING 2

LOCATION: REYNOLDSBURG, OH

SCALE:	NONE
MEDIA SIZE:	11x17
DRAWN BY:	GJW
CHECKED BY:	GJW
DATE:	09/25/19
PROJECT#:	19-1100

Attachment: Swensons Drive-Ins Exterior Rendering (App# 2019-6702 E Main Street, Swensons Drive in Restaurants)