

RESOLUTION NO. 01-2018

Authorizing an Amendment to the Final Development Plan for 370 East Wilson Bridge Road and Authorizing Variances (Material Properties, LLC/Patrick J. O'Donovan).

WHEREAS, Patrick J. O'Donovan has submitted a request for an amendment to the Final Development Plan for 370 East Wilson Bridge Road; and,

WHEREAS, Sections 1175.02 (f) and 1107.01 of the Codified Ordinances of the City of Worthington provide that when an applicant wishes to change, adjust or rearrange buildings, parking areas, entrances, heights or yards, following approval of a Final Development Plan, and variances are included, the modification must be approved by the City Council; and,

WHEREAS, the proposal has received a complete and thorough review by the Municipal Planning Commission on December 14, 2017 and approval has been recommended by the Commission.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Municipality of Worthington, County of Franklin, State of Ohio:

SECTION 1. That the amendment to the approved Final Development Plan at 370 East Wilson Bridge Road as per Case No. ADP 10-17, Drawings No. ADP 10-17 dated November 22, 2017 attached hereto as Exhibit "A" be approved.

SECTION 2. That there be and hereby is granted a variance from Code Section 1149.02 to allow for an addition that does not meet the side yard and rear yard setback requirement.

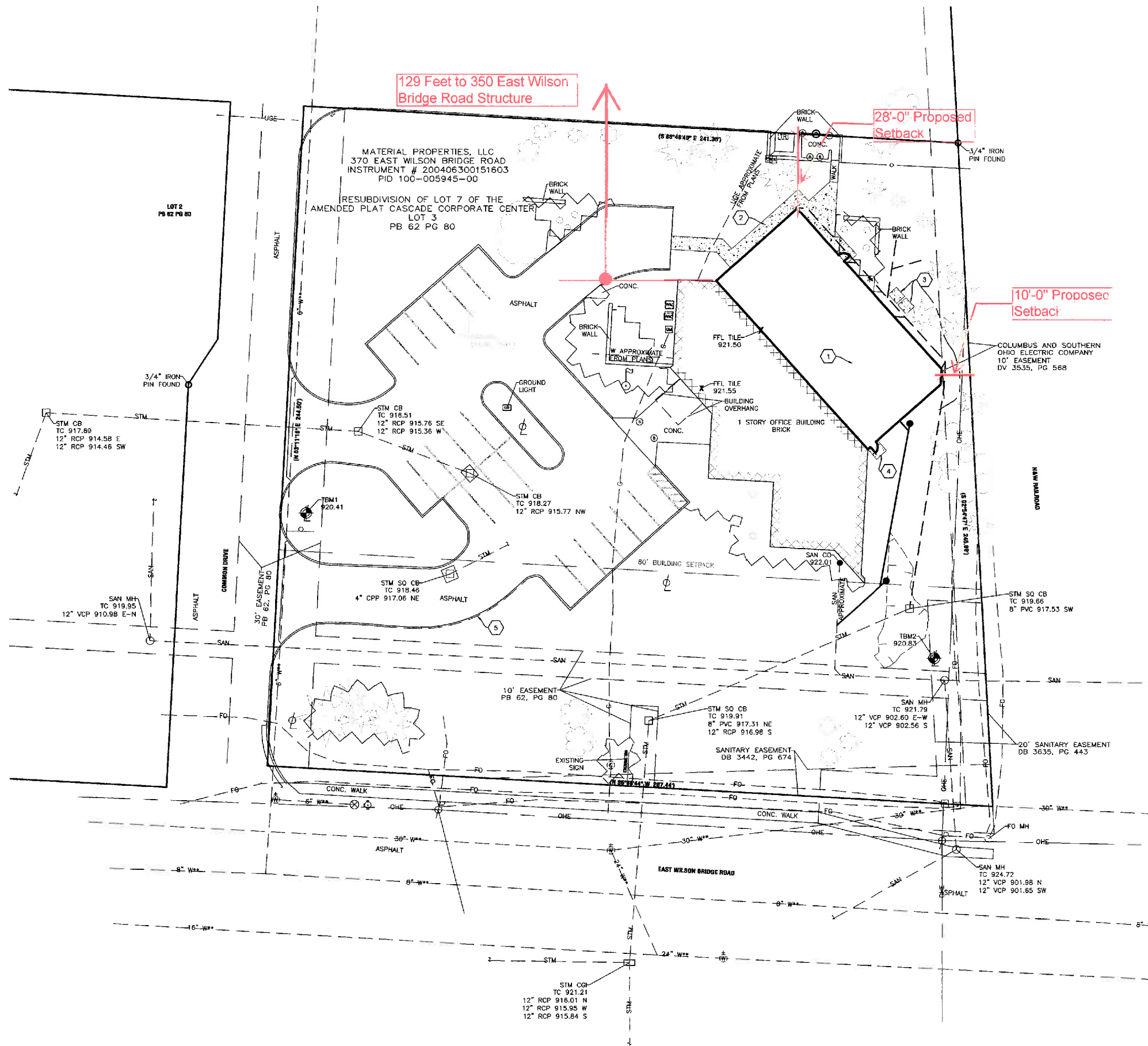
SECTION 3. That the Clerk of Council be and hereby is instructed to record this Resolution in the appropriate record book.

Adopted January 2, 2018

/s/ Bonnie D. Michael  
President of Council

Attest

/s/ D. Kay Thress  
Clerk of Council



- KEYNOTES**
- BUILDING ADDITION.
  - CONCRETE SIDEWALK. SEE DETAIL, SHEET 1.
  - CONCRETE PAD FOR CONDENSERS. SEE ARCHITECTURAL PLANS FOR LOCATION.
  - CONCRETE PAD.
  - STRAIGHT CURB TO BE ADDED AFTER REMOVAL OF EX. ASPHALT DRIVE. SEE DETAIL, SHEET 1.
- MISC. NOTES**
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE GROUND & REPORT ANY LAYOUT DISCREPANCIES IMMEDIATELY TO THE A/E.
  - EXACT LAYOUT OF ALL SITE WORK TO BE VERIFIED IN THE FIELD & APPROVED BY THE A/E.
  - REFER TO THE ARCHITECTURAL DRAWINGS FOR BUILDING LAYOUT. CONTRACTOR IS RESPONSIBLE FOR CONFIRMING ALL BUILDING CORNER LOCATIONS IN THE FIELD.
  - DO NOT SCALE FROM THIS DRAWING. ALL WRITTEN DIMENSIONS SHALL GOVERN. REPORT ANY DISCREPANCIES IMMEDIATELY TO THE A/E.
  - FOR SIDEWALK JOINT & SCORING PATTERN DETAILS, SEE ARCHITECTURAL PLANS.

STATE OF OHIO  
J. SCOTT SANDS  
95001  
REGISTERED PROFESSIONAL ENGINEER  
J. Scott Sands  
09/21/17  
Registered Engineer Date

**811**  
Know what's below.  
Call before you dig.

**NORTH**

GRAPHIC SCALE  
1" = 20'

APPROVED  
WORTHINGTON MUNICIPAL  
PLANNING COMMISSION  
DATE 12/14/17  
*Jm*  
CLERK OF COMMISSION

**MATERIAL  
PROPERTIES  
WILSON BRIDGE  
ROAD OFFICE  
EXPANSION**

09-15-2017 CHECK SET  
09-21-2017 PERMIT/BID SET

CITY OF WORTHINGTON  
DRAWING NO. ADP 10-17  
DATE 11/22/17

**SITE DIMENSION PLAN**  
**3**

**ADP 10-17**

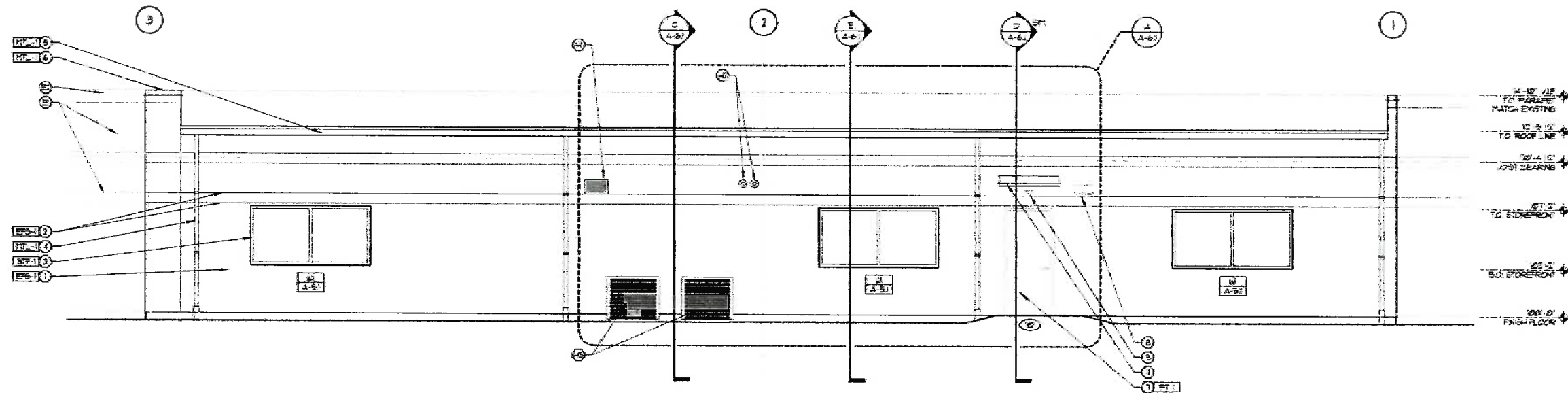
**ELEVATION CODED NOTES**

ELEVATION CODED NOTES		EXISTING ELEVATION CODED NOTES	
1	DRAINABLE EPS WALL SYSTEM w/ EPS BOARD & FLUID APPLIED LEATHER RESISTANT BARRIER @ 10' OCB SHEATHING @ 2x6 WOOD STUD FRAMING @ 16" O.C. MATCH EXISTING	1	EXISTING EPS BEYOND
2	CONTINUOUS EPS REVEAL TO MATCH EXISTING	2	EXISTING PREFINISHED METAL COPING BEYOND
3	2" x 4 1/2" KAUNEER TRIFAB w/ 45T ALUMINUM STOREFRONT SYSTEM w/ 1" INSULATED GLASS (TYP) SEE STOREFRONT ELEVATION ON SHEET A-51 COLOR AND FINISH TO MATCH EXISTING	<b>MEP CODED NOTES</b>	
4	4" DIAMETER PREFINISHED METAL DOWNSPOUT w/ MOUNTING STRAPS # 4-8" O.C. CONNECT TO UNDERGROUND STORM LINE. COLOR AND FINISH TO MATCH EXISTING	1	FRESH AIR THROUGH WALL LOUVER. SEE MECHANICAL SHEETS. PAINT TO MATCH ADJACENT SURFACE
5	5" PREFINISHED GALV. METAL (24 GA) GUTTER	2	MECHANICAL WALL PENETRATION. SEE MECHANICAL SHEETS
6	24 GA. PREFINISHED METAL FASCIA EDGE @ ROOF MEMBRANE @ 3/4" @ 16" FLUWOOD @ 3/4" @ 16" ADD STRUCTURAL PANEL. SEE EXTERIOR MATERIAL FINISH KEY	3	CONDENSATE UNIT. ENSURE UNIT IS LEVEL. (SEE MECHANICAL SHEETS)
7	FLUSH PANEL, INSULATED HOLLOW METAL DOOR AND FRAME. SEE A-51 FOR SCHEDULE		
8	EXTERIOR SURFACE MOUNTED LIGHT FIXTURE. SEE ELECTRICAL SHEETS		
9	EXTERIOR EMERGENCY EGRESS LIGHT. SEE ELECTRICAL SHEETS		
10	LINE OF ROOF BEYOND		
11	RAINGOOD. SEE DETAIL C/A-31		

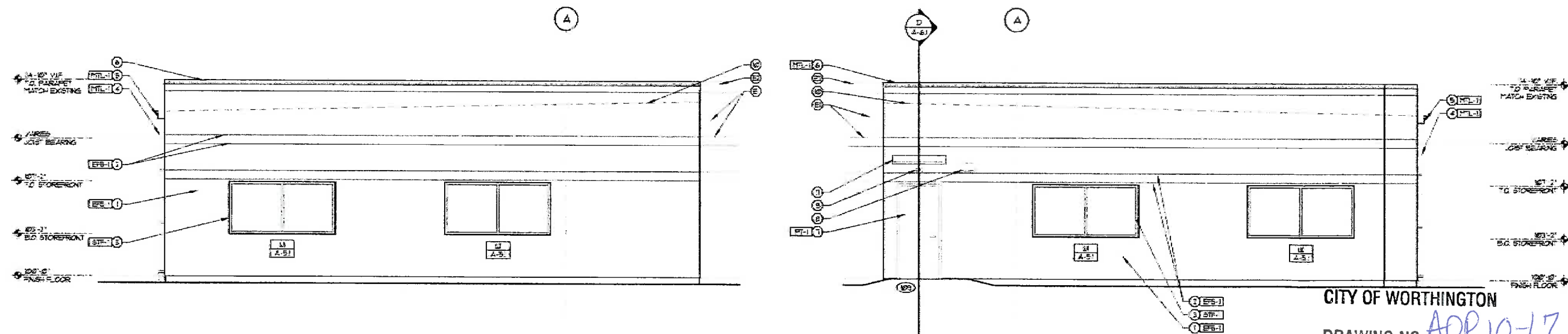
**EXTERIOR FINISH SCHEDULE**

MARK	TYPE	NOTES
MTL-1	PREFINISHED METAL FASCIA DOWNSPOUT / GUTTER	D19 COLOR - MATCH EXISTING
PT-1	PAINT	SHERWIN WILLIAMS - MATCH EXISTING
EPS-1	DRY VIT	FINISH AND COLOR TO MATCH EXISTING
STR-1	KAUNEER TRIFAB 45T	FINISH AND COLOR TO MATCH EXISTING

APPROVED  
 WORTHINGTON MUNICIPAL  
 PLANNING COMMISSION  
 DATE 12/14/17  
*[Signature]*  
 CLERK OF COMMISSION



**(A) NORTHEAST ELEVATION**  
 SCALE 1/4" = 1'-0"



**(B) NORTHWEST ELEVATION**  
 SCALE 1/4" = 1'-0"

**(C) SOUTHEAST ELEVATION**  
 SCALE 1/4" = 1'-0"

CITY OF WORTHINGTON  
 DRAWING NO. ADP 10-17  
 DATE 11/22/17  
**ADP 10-17**

**EXHIBIT "A"**  
**FORD & ASSOCIATES**  
 1500 West First Avenue  
 Columbus, Ohio 43212  
 P: 614.488.6332  
 F: 614.488.9963  
**ARCHITECTS**

**OFFICE ADDITION**  
**370 EAST WILSON BRIDGE RD.**  
**WORTHINGTON, OH. 43085**  
**FOR MATERIAL PROPERTIES LLC**

MARK P. FORD LICENSE #8887  
 EXPIRES DATE 12/31/2017

ISSUE	REVISION	DATE

**BUILDING ELEVATIONS**

OFFICE ADDITION  
**A-2.1**