

GENERAL ZONING INFORMATION / SITE DATA	
ADDRESS	278 S GLENWOOD AVE, COLUMBUS, OH 43223, USA
PARCEL NUMBERS	010-018394
TOTAL SITE ACREAGE	0.097 ACRES (4,257 S.F.)
PROPOSED BUILDING TYPE	TYPE 1: FIRE-RESISTIVE, HIGH-RISE BUILDINGS WITH HEIGHT GREATER THAN 75FT MADE OF CONCRETE AND PROTECTED STEEL
HEIGHT DISTRICT	76.5' MAX / H-60
PROPOSED HEIGHT	70'
LIVE IN DWELLING UNITS PERMITTED	1
LIVE IN DWELLING UNITS PROPOSED	1
PROPOSED USE	UP TO 78 HOTEL ROOMS, 2 COMMERCIAL SPACES AND ROOF TOP AMENITY DECK
TOTAL HOTEL ROOMS	UP TO 78
SETBACKS	NORTH 3'-0" EAST 0'-0" SOUTH 3'-0" WEST 3'-0"
LOT COVERAGE	82.71% (0.08 ACRE) BUILDING COVERAGE
BUILDING FOOTPRINT	3,521 S.F. (0.08 ACRE)
PROPOSED OPEN SPACE PERCENTAGE	17.29%
PROPOSED OPEN SPACE SQUARE FEET	736 S.F. (0.017 ACRE)
PROPOSED IMPERMEABLE AREA	736 S.F. (0.017 ACRE)
POST DEVELOPMENT IMPERVIOUS AREA	4,257 S.F. (0.097 ACRE)
NUMBER OF FLOORS	7
FLOOR AREA RATIO	19,000 BUILDING S.F. / 4,257 SITE AREA = 4.46
GROSS BUILDING AREA	HEATED 19,000 S.F. UNHEATED 3,265 S.F.
TOTAL GROSS BUILDING AREA	UP TO 22,265 S.F.
GROSS LEASABLE AREA	UP TO 15,226 S.F.
FLOOD ZONE	X
FLOOD MAP NUMBER	39049C0337K, EFFECTIVE ON 6/17/2008

PARKING CALCULATION		
USE	ROOMS	REQUIRED PARKING
LODGING HOTEL	UPTO 78	1/1 UNIT = 78 SPACES
RETAIL	1750 S.F.	1/250 S.F. = 7 SPACES
REQUIRED TOTAL SPACES		85
REDUCTION / DEVIATION		85 SPOTS REDUCED TO 0
PROVIDED TOTAL SPACES		0
PARKING CONFIGURATION		6 STORIES BELOW GRADE
REQUIRED TURNABLES		1 / 60 PARKING SPOTS = 2
PROVIDED TURNABLES		2
REQUIRED TREES		1 TREE PER 10 PARKING SPACES: 85/10 = 9
PROPOSED TREES		9 TREES ON THE ROOFTOP
REQUIRED BIKE RACKS		3
PROPOSED BIKE RACKS		3

FIRE DEPARTMENT NOTE:
 ERRS TESTING REQUIRED TO BE COMPLETED
 KNOX BOX ENTRY REQUIRED AS NEEDED PER THE CITY OF COLUMBUS FIRE DEPARTMENT REGULATIONS



LANDSCAPE REQUIREMENTS:
 CITY OF COLUMBUS CODE 3312 AND 3321
PARKING LOT SCREENING AND

LANDSCAPING: PERIMETER SCREENING
 THE AREA BETWEEN THE RIGHT-OF-WAY AND THE PARKING SETBACK SHALL BE LANDSCAPED. VISION CLEARANCE AT DRIVEWAYS SHALL BE MAINTAINED. SHADE TREES SHALL BE A MINIMUM OF TWO INCHES IN CALIPER. ORNAMENTAL TREES SHALL BE A MINIMUM OF ONE AND ONE-HALF INCHES IN CALIPER. SHRUBS SHALL BE A MINIMUM OF 24 INCHES IN HEIGHT AT THE TIME OF PLANTING. ANY PORTION OF A PARKING LOT WITHIN 80 FEET OF RESIDENTIALLY ZONED PROPERTY SHALL BE SCREENED. ANY PORTION OF A PARKING LOT ADJUTING ANY PUBLIC STREET SHALL BE SCREENED FOR HEADLIGHTS BY SHRUBS WITH A MINIMUM OPACITY OF 75%.

- GENERAL NOTES**
- ALL ASPECTS OF THIS DEVELOPMENT SHALL CONFORM TO THE COLUMBUS ZONING CODE.
 - ALL SITE ROADS, DRIVES, RADI AND MEANS OF ACCESS SHALL CONFORM TO THE RULES AND REGULATIONS OF THE DIVISION OF FIRE PUBLISHED JUNE 11, 1988 UNLESS OTHERWISE SPECIFIED IN SECTION 3320 OF CITY OF COLUMBUS ZONING CODE.
 - CONNECTION TO SANITARY SEWER CANNOT BE MADE WITHOUT OBTAINING A PERMIT FROM SEWER PERMIT OFFICE AT 111 NORTH FRONT ST., 1ST FLOOR, 614-645-7490.
 - PRIOR TO DEMOLITION, A PERMIT FOR SANITARY LATERALS TO BE CAPPED OFF MUST BE OBTAINED FROM 111 N. FRONT ST., 1ST FLOOR, 614-645-7490.
 - NO PRIVATE ELEMENTS ARE PERMITTED TO ENCRACH INTO THE RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO STAIRS, RAILINGS, FOUNDATIONS, DOORS, OVERHEAD ELEMENTS OR WALLS. THE PROPOSED PROJECT WILL COMPLY WITH THE FOLLOWING CITY OF COLUMBUS ZONING CODE SECTIONS:

SCHEDULE OF AREAS:

PLOT AREA:	4257 SFT
OCCUPIED AREA:	3521 SFT

CLIENT NAME: PINK DEVELOPMENT AND CONSTRUCTION LLC
LOCATION: 278 GLENWOOD AV

ALL DESIGNS, PLANS, DRAWINGS, AND RELATED MATERIALS CONTAINED HEREIN ARE THE EXCLUSIVE INTELLECTUAL PROPERTY OF THE APPLICANT, AND/OR THE OWNERSHIP GROUP WE REPRESENT. UNAUTHORIZED REPRODUCTION, DISTRIBUTION, OR USE OF THESE MATERIALS IS STRICTLY PROHIBITED AND MAY RESULT IN LEGAL ACTION, BY REVIEWING OR USING THESE MATERIALS, YOU AGREE TO THESE TERMS. ALL RIGHTS RESERVED.

SANITARY SEWER NOTE:
 Connection to sanitary sewer cannot be made without obtaining a permit from the Public Utilities Permit Office

SANITARY DEMOLITION NOTE:
 Prior to demolition, a permit for sanitary laterals to be capped off must be obtained from the Public Utilities Permit Office

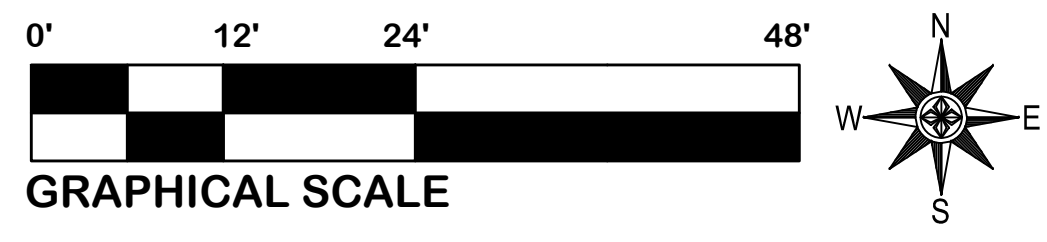
RIGHT-OF-WAY ENCRACHMENT NOTE:
 No private elements are permitted to encroach into the right-of-way including, but not limited to stairs, railings, foundations, doors (including the swing limits), walls, awnings, shoring and ADA ramps.

NOTES:
 KLAUS MULTIPARKING MASTERVARIO R3C AUTOMATED SHERV SYSTEM WITH TURN TABLE DESIGNS ALLOW FOR PULL IN AND PULL OUT PARKING BOTH FACING FORWARD WITH NO MANEUVERING ONCE THE CAR IS SITUATED ON THE PARKING SYSTEM TURNABLE. SYSTEM WILL BE DESIGNED IN WITH KLAUS MULTIPARKING IN ACCORDANCE WITH 3312.13 - DRIVEWAY, 3312.25 - MANEUVERING WHICH WILL INCLUDE THE ALLEY, 3312.27 - PARKING SETBACK LINE, 3312.29 - PARKING SPACE, 3312.45 - WHEEL STOP DEVICE, 3312.49 - REQUIRED PARKING AND ALL OTHER APPLICABLE CODES REGULATING AUTOMATED PARKING SYSTEMS.

LIGHTING NOTE:
 PARKING LOT LIGHTING IS CUT-OFF AND DIRECTED DOWNWARD.

SANITARY SEWER NOTE:
 CONNECTION TO SANITARY SEWER CANNOT BE MADE WITHOUT OBTAINING A PERMIT FROM SEWER PERMIT OFFICE 111 N. FRONT ST. 1ST FLOOR 614-645-7490.
 SANITARY SERVICES ARE SHOWN ON THIS PLAN FOR REFERENCE ONLY. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF THE SANITARY SERVICES, THEIR LOCATIONS. CONTACT THE DRU PERMIT OFFICE AT 111 N. FRONT STREET FOR SANITARY SERVICE APPROVAL.

1 SITE COMPLIANCE PLAN



- LEGENDS:**
- ① (N) BUILDING FOOT PRINT
 - ② CONCRETE SIDE WALK
 - ③ (N) PROPOSED BUFFER ZONE
 - ④ NEIGHBORHOOD BUILDINGS
 - ⑤ (N) SIGNAGE POST
 - ⑥ (N) CONCRETE APPROACH

The development depicted on this drawing may be slightly adjusted to reflect engineering, topographical or other data developed at the time final development plans are completed. Any slight adjustment to the development shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed adjustment.

Date: _____
 Date: _____

ARCHITECT: _____
ENGINEER: _____

FOR THE DIVISION OF POWER

THE DIVISION OF POWER (DOP) MAY HAVE OVERHEAD PRIMARY, SECONDARY, AND STREET LIGHTING AT THIS WORK LOCATION. THE CONTRACTOR IS HEREBY REQUIRED TO CONTACT OUPS AT 811 OR 1-800-362-2764 FORTY-EIGHT HOURS PRIOR TO CONDUCTING ANY ACTIVITY WITHIN THE CONSTRUCTION AREA. ANY REQUIRED RELOCATION, SUPPORT, PROTECTION, OR ANY OTHER ACTIVITY CONCERNED WITH THE CITY'S ELECTRICAL FACILITIES IN THE CONSTRUCTION AREA IS TO BE PERFORMED BY THE CONTRACTOR UNDER THE DIRECTION OF DOP PERSONNEL AND AT THE EXPENSE OF THE PROJECT. DOP SHALL MAKE ALL FINAL CONNECTIONS TO DOP'S EXISTING ELECTRICAL SYSTEM AT THE EXPENSE OF THE PROJECT. THE CONTRACTOR SHALL USE MATERIAL AND MAKE REPAIRS TO A CITY OF COLUMBUS STREET LIGHTING SYSTEM BY FOLLOWING DOP'S "MATERIAL AND INSTALLATION SPECIFICATIONS" (MIS) AND THE CITY OF COLUMBUS "CONSTRUCTION AND MATERIAL SPECIFICATIONS" (CMSC). ANY NEW OR RE-INSTALLED UNDERGROUND STREETLIGHT SYSTEM SHALL REQUIRE TESTING AS REFERRED TO IN SECTION 1000.18 OF THE CMSC MANUAL. THE CONTRACTOR SHALL CONFORM TO DOP'S EXISTING LOCKOUT/TAGOUT (LOTO) PROCEDURE, MIS-1, COPIES OF WHICH ARE AVAILABLE FROM DOP. IF ANY ELECTRIC FACILITY BELONGING TO DOP IS DAMAGED IN ANY MANNER BY THE CONTRACTOR, ITS AGENTS, SERVANTS, OR EMPLOYEES, AND REQUIRES EMERGENCY REPAIRS, THE DOP DISPATCH OFFICE SHOULD BE CONTACTED IMMEDIATELY AT (614) 645-7627. DOP SHALL MAKE ALL NECESSARY REPAIRS, AND THE EXPENSE OF SUCH REPAIRS AND OTHER RELATED COSTS SHALL BE PAID BY THE CONTRACTOR TO THE DIVISION OF POWER, CITY OF COLUMBUS, OHIO.

IVY FRANKLINTON HOTEL

SCHEDULE OF AREAS:

PLOT AREA:	4257 SFT
OCCUPIED AREA:	3521 SFT

CLIENT NAME: PINK DEVELOPMENT AND CONSTRUCTION LLC
LOCATION: 278 GLENWOOD AV

Preliminary Site Compliance Plan

TITLE:	
SUB TITLE:	SITE COMPLIANCE PLAN
SCALE:	1"=12'-0"
DATE:	27-09-2024
DRAWN BY:	
DRG.#	A-0.2

