



## PLANNING AND ZONING COMMISSION (P&Z) PRELIMINARY DEVELOPMENT PLAN APPLICATION

ALL ITEMS ON THIS APPLICATION MUST BE COMPLETED.

**Application Fee: \$500.00 + \$100.00 per acre  
Per Fee Ordinance 2019-49**

**Applicant:** \_\_\_\_\_

Address/City/State/Zip: \_\_\_\_\_

Email Address: \_\_\_\_\_

Phone No: \_\_\_\_\_ Cell Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

**Property Owner:** \_\_\_\_\_

Address/City/State/Zip: \_\_\_\_\_

Email Address: \_\_\_\_\_

Phone No: \_\_\_\_\_ Cell Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

**Architect/Designer for Applicant:** \_\_\_\_\_

Address/City/State/Zip: \_\_\_\_\_

Email Address: \_\_\_\_\_

Phone No: \_\_\_\_\_ Cell Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

**Property Address:** \_\_\_\_\_

Lot Number/Subdivision: \_\_\_\_\_ Existing Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_

Reason for Administrative Review (attach necessary documents):

**Checklist:**

- ☐ Preliminary Plan requirements set forth in Section [1143.11\(c\)](#).
  - ☐ Provide any other information that maybe useful to the Planning and Zoning Commission or City Staff in the space below or attach additional pages.
  - ☐ **5 copies** of all drawings, text, any other items, and application.
  - ☐ **1 digital copy** (CD, USB, Email) of the complete application packet.
  - ☐ Attach the required fee - \$500.00 + \$100.00 per acre.
  - ☐ Post a public notice sign at least (10) days prior to a public hearing or public meeting, pursuant to ordinance 1107.035
- Public notice sign details found [here](#).

**(SEE OVER)**

I agree to grant the City Staff, the Commission, Board or Council considering this application access to the property that is the subject of this application for the purposes of reviewing this application and posting public notice for this application.

Signature of Applicant: 

Date: 3/1/2021

Office Use

Received

Office Use

Type/Date: \_\_\_\_\_

Base Fee:           \$500.00

Per Acre:           \$100.00X (     ) =

Total: \_\_\_\_\_

Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

PAYOR: \_\_\_\_\_

RECIEPT # \_\_\_\_\_

City of Powell · 47 Hall Street · Powell, Ohio 43065 · (614) 885-5380 · (614) 885-5339 fax· [www.cityofpowell.us](http://www.cityofpowell.us)

March 5, 2021

Planning and Zoning Commission  
City of Powell  
47 Hall Street  
Powell, OH 43065  
614.885.5380

Re: The Ventry Preliminary Development Application

To whom it may concern,

I am pleased to submit this application for the redevelopment of the property located at 80 E Olentangy Street for The Ventry, a private social club featuring hard to find bourbons and other liquors, chef crafted cocktails, fine wines and beers in a low key elegant ambiance. This tenant-specific use will have a 10 year lease with four additional 5 year renewal terms. The development will also have long term value to the surrounding area to continue with other future tenants as the same concept or as two commercial spaces with separate storefronts.

The architectural design criteria of the project will be to restore and maintain the original residential structure including the front porch, though the garage structure and rear porch will be removed. A new addition will be added to the north with a roofline that will mimic the existing. A transitional architectural component will be constructed between the two buildings with a flat roof in order to allow for the original north-facing roof soffit to remain uninterrupted. This fulcrum between the new and old will also accommodate the new primary entry from the new parking lot. Additional detail and tabular data has been provided in the drawings of the project which have been included in this proposal.

It is our intention to explore alternative stormwater management strategies if feasible. These may include but not limited to pervious pavers in the parking area, blue roof in the flat roof area, rainwater harvesting, bioswales, etc. These would be represented in our final application pending preliminary approval from the Commission.

The proposed landscape will include herbaceous borders along the west and east property edges along with some planted areas along the south facade of the house. Plant materials will likely include a variety of perennial grasses and flowers. Images representing the proposed plantings are included here for reference and discussion.

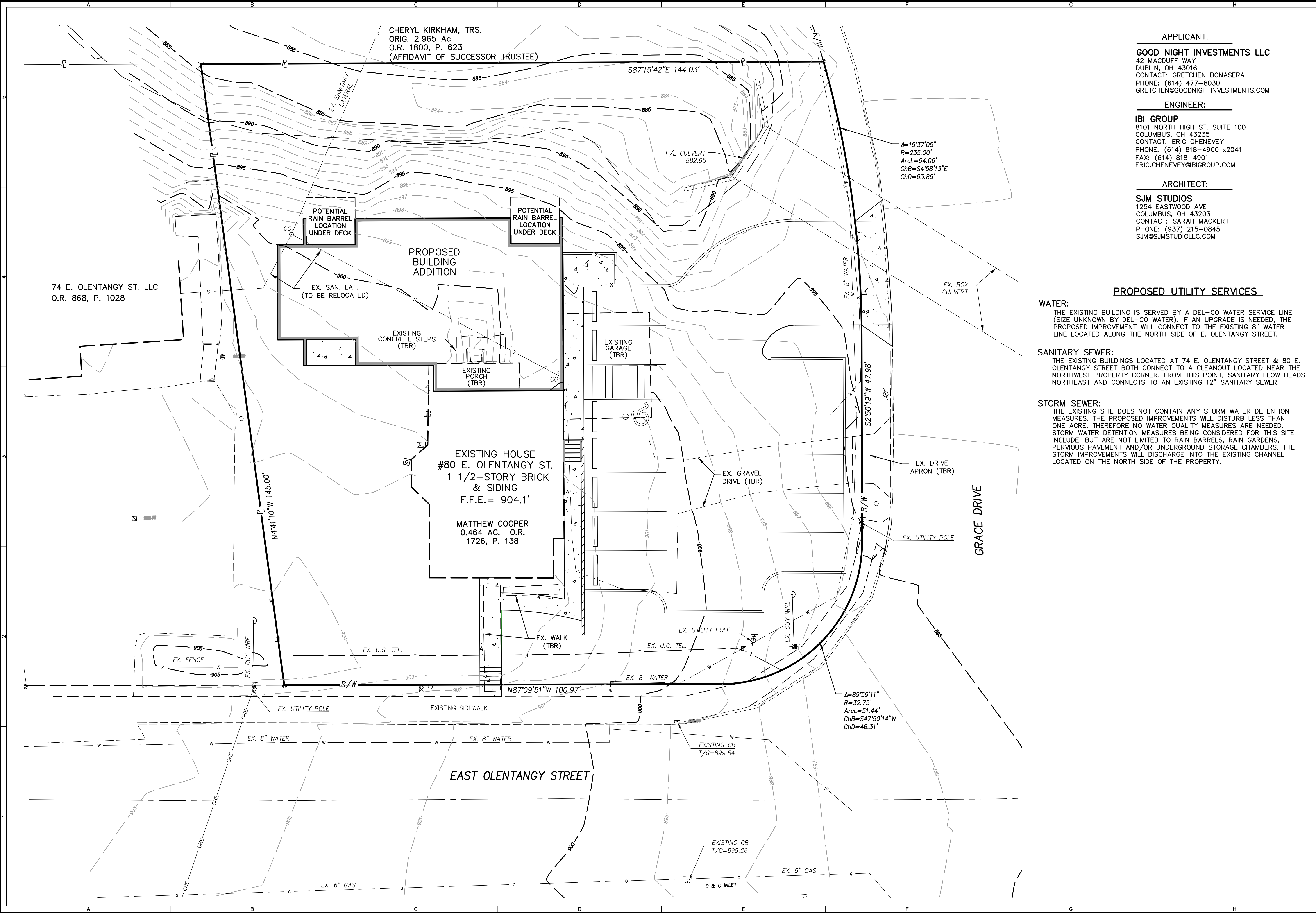
It is anticipated that a number of non-contributing and/or diseased/dead trees and shrubs will be removed from the property. A final tree survey will be included in the final application. Any significant and healthy trees located within the footprint of the proposed building will be noted for proposed removal at that time.

Assuming our project is acceptable, we will plan to proceed with developing the details required for final approval.

Thank you,

A handwritten signature in black ink that reads "Sarah Mackert". The signature is written in a cursive, flowing style.

Sarah Mackert  
SJM studio, LLC



APPLICANT:  
**GOOD NIGHT INVESTMENTS LLC**  
42 MACDUFF WAY  
DUBLIN, OH 43016  
CONTACT: GRETCHEN BONASERA  
PHONE: (614) 477-8030  
GRETCHEN@GOODNIGHTINVESTMENTS.COM

ENGINEER:  
**IBI GROUP**  
8101 NORTH HIGH ST. SUITE 100  
COLUMBUS, OH 43235  
CONTACT: ERIC CHENEVEY  
PHONE: (614) 818-4900 x2041  
FAX: (614) 818-4901  
ERIC.CHENEVEY@BIGROUP.COM

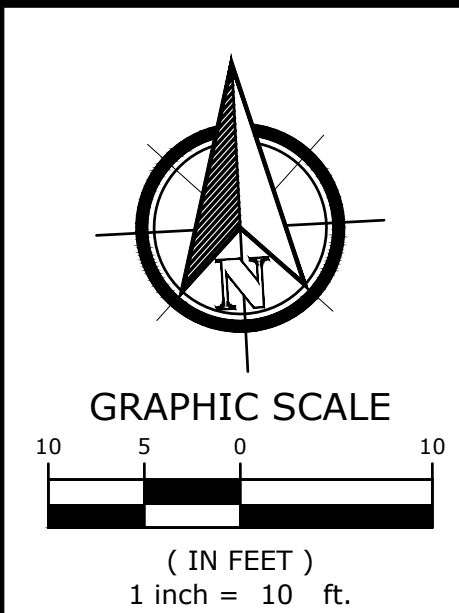
ARCHITECT:  
**SJM STUDIOS**  
1254 EASTWOOD AVE  
COLUMBUS, OH 43203  
CONTACT: SARAH MACKERT  
PHONE: (937) 215-0845  
SJM@SJMSTUDIOLLC.COM

**PROPOSED UTILITY SERVICES**

**WATER:**  
THE EXISTING BUILDING IS SERVED BY A DEL-CO WATER SERVICE LINE (SIZE UNKNOWN BY DEL-CO WATER). IF AN UPGRADE IS NEEDED, THE PROPOSED IMPROVEMENT WILL CONNECT TO THE EXISTING 8" WATER LINE LOCATED ALONG THE NORTH SIDE OF E. OLENTANGY STREET.

**SANITARY SEWER:**  
THE EXISTING BUILDINGS LOCATED AT 74 E. OLENTANGY STREET & 80 E. OLENTANGY STREET BOTH CONNECT TO A CLEANOUT LOCATED NEAR THE NORTHWEST PROPERTY CORNER. FROM THIS POINT, SANITARY FLOW HEADS NORTHEAST AND CONNECTS TO AN EXISTING 12" SANITARY SEWER.

**STORM SEWER:**  
THE EXISTING SITE DOES NOT CONTAIN ANY STORM WATER DETENTION MEASURES. THE PROPOSED IMPROVEMENTS WILL DISTURB LESS THAN ONE ACRE, THEREFORE NO WATER QUALITY MEASURES ARE NEEDED. STORM WATER DETENTION MEASURES BEING CONSIDERED FOR THIS SITE INCLUDE, BUT ARE NOT LIMITED TO RAIN BARRELS, RAIN GARDENS, PERVIOUS PAVEMENT AND/OR UNDERGROUND STORAGE CHAMBERS. THE STORM IMPROVEMENTS WILL DISCHARGE INTO THE EXISTING CHANNEL LOCATED ON THE NORTH SIDE OF THE PROPERTY.



**IBI**  
**IBI GROUP**  
8101 North High Street  
Suite 100  
Columbus OH 43235  
tel 614 818 4900  
fax 614 818 4902  
Contact: Eric Chenevey Ext: 2041  
ibigroup.com

- REVISION:
- SUBMISSION:
- ☐ PRELIMINARY ENGINEERING SET
  - ☒ AGENCY REVIEW SET
  - ☐ CONSTRUCTION DOCUMENT SET
  - ☐ AS-BUILT DOCUMENT SET

STAMP:

NOT FOR CONSTRUCTION

DELAWARE COUNTY

**THE VENERY**

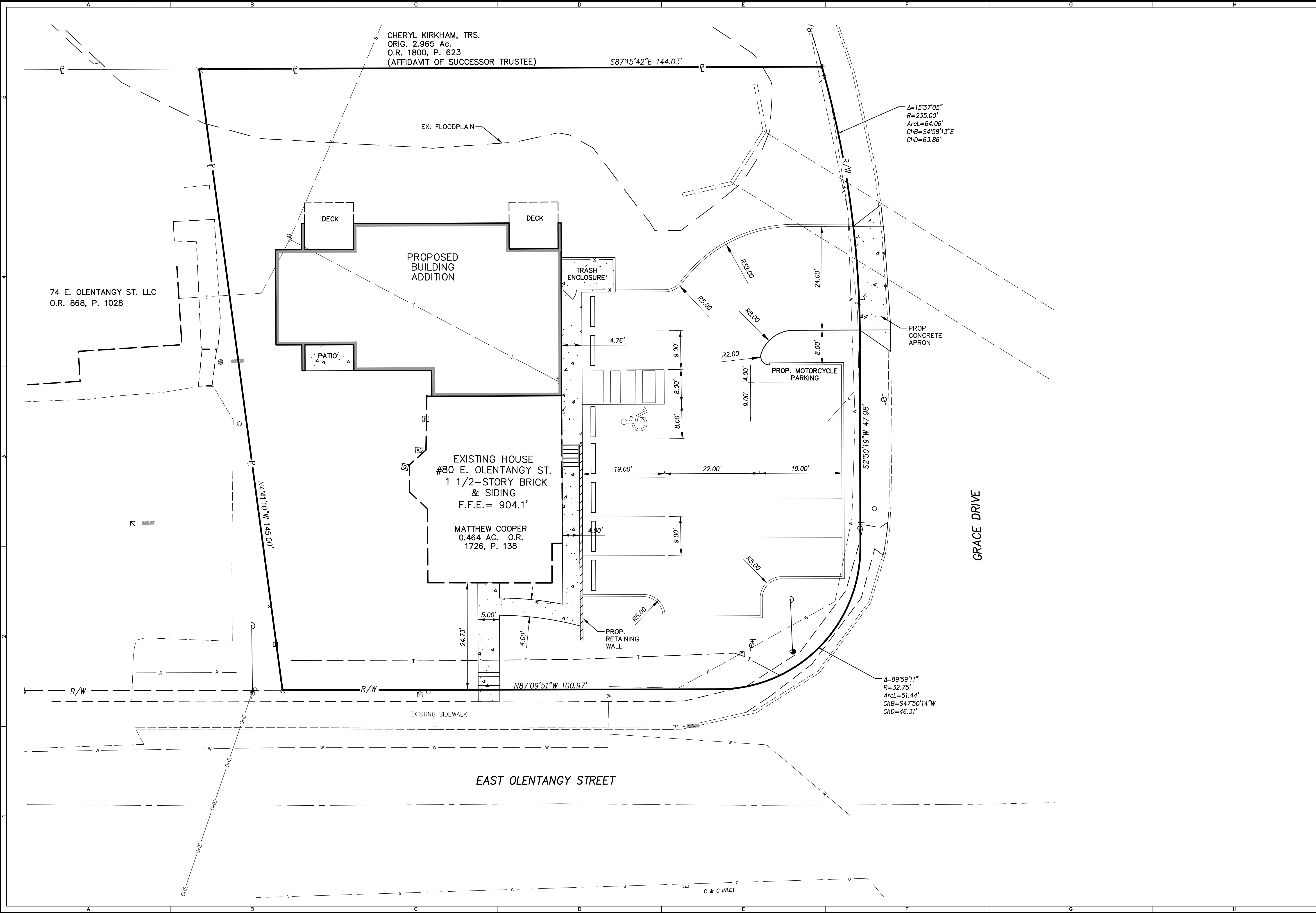
80 E. OLENTANGY ST.  
POWELL, OH 43065

DESIGN	DRAFT	CHECK
LS	LS	EPC
IBI NO.: 133470		
DATE: MARCH 5, 2021		
SCALE:		
SHEET TITLE:		

**PRELIMINARY UTILITY PLAN**

SHEET NO.: 1/3





GRAPHIC SCALE

105010

( IN FEET )

1 inch = 10 ft.

IBI

IBI GROUP

8101 North High Street

Suite 100

Columbus OH 43235

tel 614 818 4900

fax 614 818 4902

Contact: Eric Chenevey Ext: 2041

ibigroup.com

REVISION:

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DELAWARE COUNTY

THE VENERY

80 E. OLENTANGY ST.  
POWELL, OH 43065

DESIGN	DRAFT	CHECK
LS	LS	EPC

IBI NO.: 133470

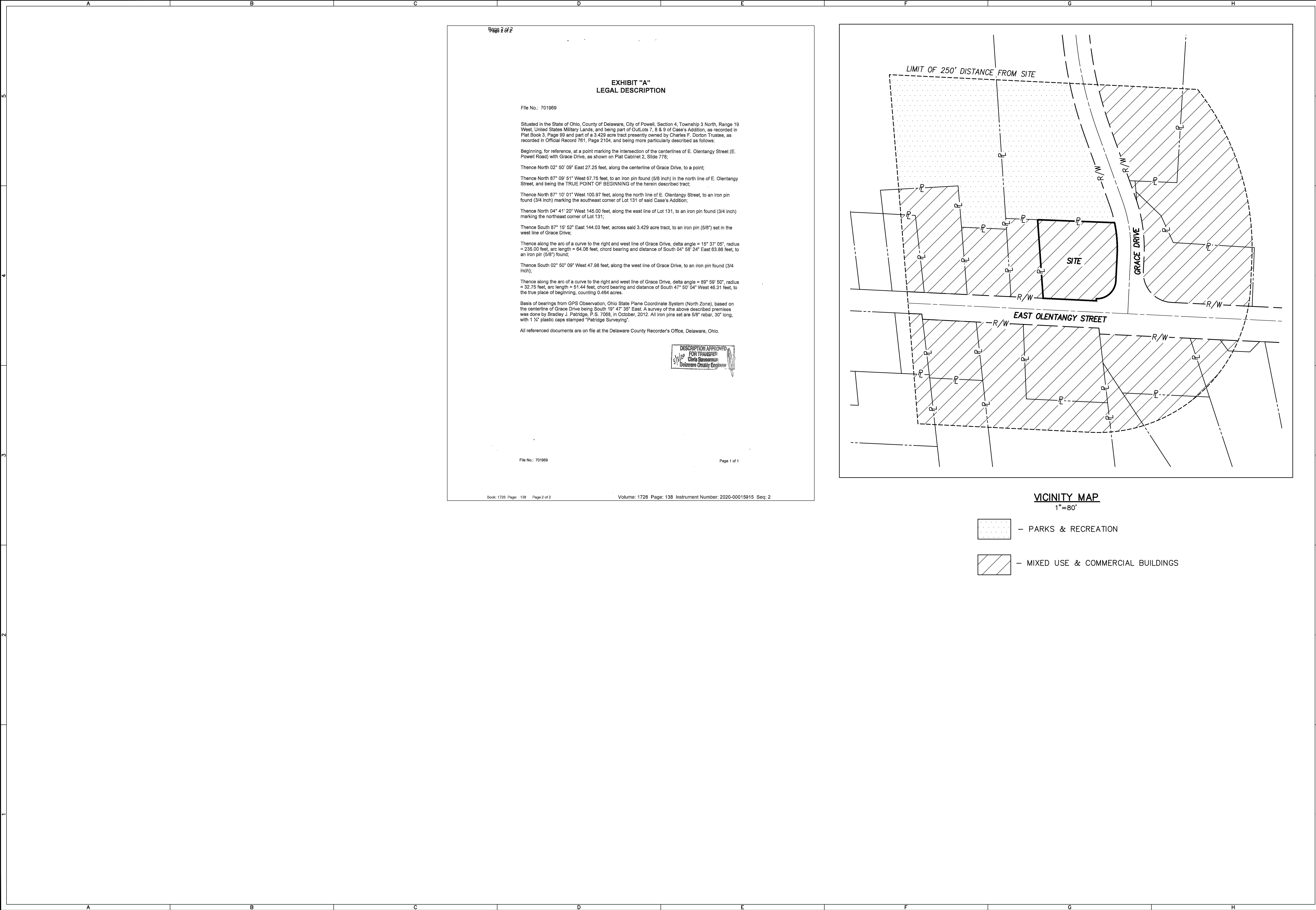
DATE: MARCH 5, 2021

SCALE:

SHEET TITLE:

PRELIMINARY SITE PLAN

SHEET NO.: 2/3





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3/5/2021 3:41:27 PM

@ = AT  
AB = ANCHOR BOLT  
A/C = AIR CONDITIONING  
ADJ = ADJACENT  
AFF = ABOVE FINISHED FLOOR  
AFS = ABOVE FINISHED SLAB  
ALS = ACRYLIC LATEX SEALANT  
ALUM = ALUMINUM  
ANOD = ANODIZED  
ARA = AREA OF RESCUE ASSISTANCE  
AP = ACCESS PANEL  
APPROX = APPROXIMATELY  
ARCH = ARCHITECT  
AS = ACOUSTICAL SEALANT

B/ = BOTTOM OF  
B/B = BACK TO BACK  
BD = BOARD  
BFG = BELOW FINISHED GRADE  
BLDG = BUILDING  
BLK = BLOCK (BLOCKING)  
BM = BEAM  
BMT = BUTYL MASTIC TAPE SEALANT  
BRK = BRICK  
BRS = BUTYL RUBBER SEALANT  
BRZ = BRONZE  
BSMT = BASEMENT  
BTW = BETWEEN  
BYD = BEYOND

C/C = CENTER TO CENTER  
CIP = CAST-IN-PLACE  
CEM = CEMENT  
CER = CERAMIC  
CFL = COUNTERFLASH (ING)  
CJ = CONTROL JOINT  
CL = CENTER LINE  
CLG = CEILING  
CLO = CLOSET  
CLR = CLEAR OPENING  
CMU = CONCRETE MASONRY UNIT  
CO = CLEAN OUT  
COL = COLUMN  
CONC = CONCRETE  
CONST = CONSTRUCTION  
CONTR - CONTRACTOR  
CONT = CONTINUOUS  
COOR = COORDINATE  
CORR = CORRIDOR  
CPT = CARPET  
CT = CERAMIC TILE  
CTSK = COUNTERSINK  
CTR = CENTER  
CU = CUBIC

DB = DIRECT BURIAL  
DBL = DOUBLE  
DD = DECK DRAIN  
DIA = DIAMETER  
DIFF = DIFFUSER  
DIM = DIMENSION  
DIR = DIRECTION  
DN = DOWN  
DR = DOOR  
DS = DOWN SPOUT  
DTL = DETAIL  
DW = DRY WALL  
DWG (S) = DRAWING (S)

EA = EACH  
EB = EXPANSION BOLT  
EC = EXPOSED CONSTRUCTION  
EF = EXHAUST FAN  
EJ = EXPANSION JOINT  
EL = ELEVATOR  
ELEC = ELECTRIC  
ELEV = ELEVATION  
EOS = EDGE OF SLAB  
EQ = EQUAL  
EQUIP = EQUIPMENT  
EXIST - G = EXISTING  
EXT = EXTERIOR

F = FEMALE  
FA = FIRE ALARM  
FACP = FIRE ALARM CONTROL PANEL  
FB = FACE BRICK  
F/C = FAN COIL  
FD = FLOOR DRAIN  
FE = FIRE EXTINGUISHER  
FEC = FIRE EXTINGUISHER CABINET  
FF = FINISHED FLOOR  
FIN = FINISH (ED)  
FIXT = FIXTURE  
FLR = FLOOR  
FLUOR = FLUORESCENT  
FND = FOUNDATION  
FOC = FACE OF CONCRETE  
FOF = FACE OF FINISH  
FOS = FACE OF STUD  
FSD = FIRE SEPARATION DISTANCE  
FRT = FIRE RETARDANT TREATED  
FT = FEET  
FTG = FOOTING  
FV = FIELD VERIFY

G = GAS  
GA = GAUGE  
GALV = GALVANIZED  
GC = GENERAL CONTRACTOR  
GEN - L = GENERAL  
GL = GLASS  
GR = GRANITE  
GRND = GROUND  
GST = GLAZED STRUCTURAL TILE  
GWB = GYPSUM WALL BOARD

HB = HOSE BIBB  
BDW = HARDWARE  
HWDW = HARDWOOD  
HM = HOLLOW METAL  
HORIZ = HORIZONTAL  
HR = HOUR  
HS = HIGH STRENGTH  
HT = HEIGHT  
HVAC = HEATING, VENTILATION, A/C

ID = INSIDE DIAMETER  
IG = INSIDE GLAZED  
IN = INCH  
INFO = INFORMATION  
INSUL = INSULATION  
INT = INTERIOR

J = JOIST  
JAN = JANITOR  
JB = JUNCTION BOX  
JC = JANITORS CLOSET  
JT = JOINT

KIT = KITCHEN  
KP = KICK PLATE

L = LENGTH  
LAM = LAMINATE (D)  
LAV = LAVATORY  
LB = POUND  
LBL = LABEL  
LH = LEFT HAND  
LIN = LINEAR  
LLH = LONG LEG HORIZONTAL  
LLV = LONG LEG VERTICAL  
LP = LOW POINT  
LT (G) = LIGHTING (ING)  
LVPL = LEVELING PLATE  
LVR = LOUVER

M = MALE  
MACH = MACHINE  
MAINT = MAINTENANCE  
MAR = MARBLE  
MAS = MASONRY  
MATL = MATERIAL  
MAX = MAXIMUM  
MDF = MEDIUM DENSITY FIBER  
MDO = MEDIUM DENSITY OVERLAY  
MECH = MECHANICAL  
MEMB = MEMBRANE  
MEZZ = MEZZANINE  
MFD = MANUFACTURED  
MFR = MANUFACTURER  
MGR = MANAGER  
MGT = MANAGEMENT  
MH = MAN HOLE  
MIN = MINIMUM  
MIR = MIRROR  
MISC = MISCELLANEOUS  
MO = MASONRY OPENING  
MP = METAL PANEL  
MTD = MOUNTED  
MTG = MEETING  
MTL = METAL

N = NORTH  
NAT = NATURAL  
NIC = NOT IN CONTRACT  
NO = NUMBER  
NOM = NOMINAL  
NTS = NOT TO SCALE

O.R.C. = OHIO RESIDENTIAL CODE  
OA = OVERALL  
OC = ON CENTER  
OD = OUTSIDE DIAMETER  
OH = OPPOSITE HAND  
O/O = OUT TO OUT  
OPNG = OPENING  
OPP = OPPOSITE  
OZ = OUNCE

PARTN = PARTITION  
PC = PERPENDICULAR  
PCP = PRECAST CONCRETE PLATE  
PERF = PERFORATED  
PFN = PREFINISH (ED)  
PH = PHASE  
P/L = PROPERTY LINE  
PL = PLATE  
PLAM = PLASTIC LAMINATE  
PLY WD = PLY WOOD  
PR = PAIR  
PREFAB = PREFABRICATED  
PSF = POUNDS PER SQUARE FOOT  
PSI = POUNDS PER SQUARE INCH  
P.T. = PRESSURE TREATED  
PT = PAINT  
PTD = PAINTED

QT = QUARRY TILE  
QTY = QUALITY  
QUANT = QUANTITY  
  
R = RADIUS  
RA = RETURN AIR  
RB = RESILIENT BASE  
RC = REINFORCED CONCRETE  
RD = ROOF DRAIN  
REF = REFERENCE  
REG = REGISTER  
REINF = REINFORCED  
REQ - D = REQUIRED  
REV = REVISION  
RFL = REFLECTED  
RGTR = REGISTER  
RI = RISER  
RM = ROOM  
RMV = REMOVE  
RO = ROUGH OPENING  
RoW = RIGHT OF WAY

S = SOUTH  
SA = SUPPLY AIR  
SD = SMOKE DETECTOR  
SECT = SECTION  
SGG = SILICONE GLAZING GASKET  
SSG = SILICONE GLAZING SEALANT  
SHT = SHEET  
SHTG = SHEATHING  
SIM = SIMILAR  
SJS = SILICONE JOINT SEALANT  
SPEC = SPECIFICATION  
SQ = SQUARE  
SOFT = SQUARE FEET  
SOYD = SQUARE YARD  
SS = STAINLESS STEEL  
ST = SEALANT TAPE  
STD = STANDARD  
STM = STORM  
STOR = STORAGE  
STRUCT = STRUCTURAL  
SUSP = SUSPENDED  
SYS = SYSTEM

T = TOWNHOUSE  
T/ = TOP OF  
TEL = TELEPHONE  
TEMP = TEMPERATURE  
TH = TOWNHOUSE  
THK = THICK (NESS)  
THR = THRESHOLD  
TYP = TYPICAL

UC = UNDERCUT  
UG = UNDERGROUND  
UNF = UNFINISHED  
UNO = UNLESS NOTED OTHERWISE  
  
VA = VOLT-AMPS  
VAL = VALVE  
VERT = VERTICAL  
VEST = VESTIBULE  
VIF = VERIFY IN FIELD  
VCT = VINYL COMPOSITION TILE  
VVC = VINYL WALL COVERING

W = WEST  
W/ = WITH  
W/O = WITH OUT  
WC = WATER CLOSET  
WCO = WALL CLEAN OUT  
WD = WOOD  
WDW = WINDOW  
WRB = WEATHER RESISTIVE BARRIER  
WPR = WATERPROOFING  
WPT = WORK POINT  
WT = WEIGHT  
WWF = WELDED WIRE FABRIC  
  
YD = YARD

	BUILDING SECTION	AREA NAME 100 SF	AREA TAG
	WALL SECTION	ROOM NAME 101	ROOM TAG
	DETAIL SECTION	150 SF	
	DETAIL CALLOUT	NOTE	CODED NOTE
	EXTERIOR ELEVATION	KEYNOTE	REVISION TAG
	INTERIOR ELEVATION	W22	WALL TAG
	ELEVATION	LEVEL 87'6" - 0"	WINDOW TAG
	SPOT ELEVATION	XXX.X'	DOOR TAG
	STURCTURAL GRID LINE	1	FLOOR/ROOF TAG
	MATCH LINE		ACCESSORY TAG
	CENTERLINE		

## MATERIALS LEGEND

SITWORK	EARTH	GRAVEL	GEOLOGICAL ROCK
CONCRETE	CIP/PRECAST	GROUT	MORTAR
MASONRY	BRICK	CMU	FIREBRICK
STONE	CUT STONE	RUBBLE	SLATE
METAL	STEEL	ALUMINUM	BRASS
WOOD	FINISH	ROUGH	BLOCKING
	PLYWOOD (LARGE SCALE)	PLYWOOD (SMALL SCALE)	CORK
FINISHES	PLASTIC	GYPSUM PLASTER	CERAMIC TILE
INSULATION	BATT/ LOOSE	RIGID	SPRAY FOAM
GLASS	GLASS		

## SYMBOLS LEGEND

## ABBREVIATIONS

## DRAWING INDEX

NO.	NAME	REVISION NO.	REVISION DATE
01 - GENERAL			
G0.00	COVER SHEET		
G0.01	ARCHITECTURAL SITE PLAN		
G0.02	PROJECT SUMMARY		
G1.02	LIFE SAFTEY FLOOR PLANS + BUILDING SECTIONS		
03 - SURVEY			
V1.00	EXISTING BASEMENT + LEVEL 1		
V1.01	EXISTING LEVEL 2 + ROOF PLAN		
V2.00	EXISTING ELEVATIONS		
V3.00	EXISTING BUILDING SECTIONS		
09 - ARCHITECTURAL			
A1.00	BASEMENT PLAN		
A1.01a	LEVEL 1 - ENTRY LEVEL		
A1.01b	LEVEL 1 - EXISTING FIRST FLOOR		
A1.02a	LEVEL 2 - MEZZANINE		
A1.02b	LEVEL 2 - EXISTING ATTIC		
A1.03	ROOF PLAN		
A2.00	BUILDING ELEVATIONS		
A2.01	BUILDING ELEVATIONS		
A3.00	BUILDING SECTIONS		
A5.00	PERSPECTIVE VIEWS		

## PROJECT SUMMARY

PARCEL SUMMARY:	DELAWARE COUNTY PARCEL NO. 31942513051002 0.46 ACRES
PROJECT DESCRIPTION:	THE PROJECT CONSISTS OF A CHANGE OF OCCUPANCY WITH ALTERATIONS TO AN EXISTING 2,772 SF IIIB STRUCTURE LOCATED WITHIN THE VILLAGE OF POWELL, OHIO. A 2,821 SF ADDITION OF TYPE VB CONSTRUCTION WILL BE ADDED TO THE NORTH. THESE COMBINED SPACES WILL ACCOMMODATE AN A-2 ASSEMBLY OCCUPANCY WITH SUPPORTING OFFICE, RESTROOMS, STORAGE, UTILITY AND CIRCULATION AS REQUIRED FOR THE PRIVATE CLUB.

## PROJECT DIRECTORY

Owner:	Goodnight Investments Michael + Gretchen Bonasera thefoodsmith@foodsmith.com Owner Phone No.
Architect:	SJM studio, LLC Sarah Mackert sjm@sjmstudiollc.com (937) 215-0845
Civil Engineer:	IBI Group Eric Chenevey eric.chenevey@ibigroup.com 614.679.3645
Structural Engineer:	Ehlers Engineering, LLC Derek Ehlers, PE derek@ehlersengineering.com 614.330.2298
MEP Engineer:	Allemang Engineering, LLC Donald K. Allemang, PE dalleman@columbus.rr.com 614.580.9006
General Contractor:	Lincoln Construction Greg Schmitt gschmitt@lincolnconstruction.com 614.457.0180

## APPLICABLE CODES

VILLAGE OF POWELL, PLANNING AND ZONING CODE  
2017 OHIO BUILDING CODE (OBC) + AMENDMENTS  
2017 OHIO PLUMBING CODE (OPC) + AMENDMENTS  
2017 OHIO MECHANICAL CODE (OMC) + AMENDMENTS  
2017 NATIONAL ELECTRIC CODE (NEC) , NFPA 70  
ICC A117.1-2009 ACCESSIBLE + USABLE BUILDINGS + FACILITIES  
2012 INTERNATIONAL ENERGY CONSERVATION CODE + AMENDMENTS  
2015 INTERNATIONAL FUEL GAS CODE  
ASHRAE 90.1 2010  
NATIONAL FIRE ALARM + SIGNALING CODE (NFPA 72-10)  
OHIO FIRE CODE 2017

## VICINITY MAP



NOT FOR CONSTRUCTION  
PRELIMINARY

This document is partially complete. The information contained is not necessarily coordinated or correct. This drawing is for review purposes only.

# DATE REVISION

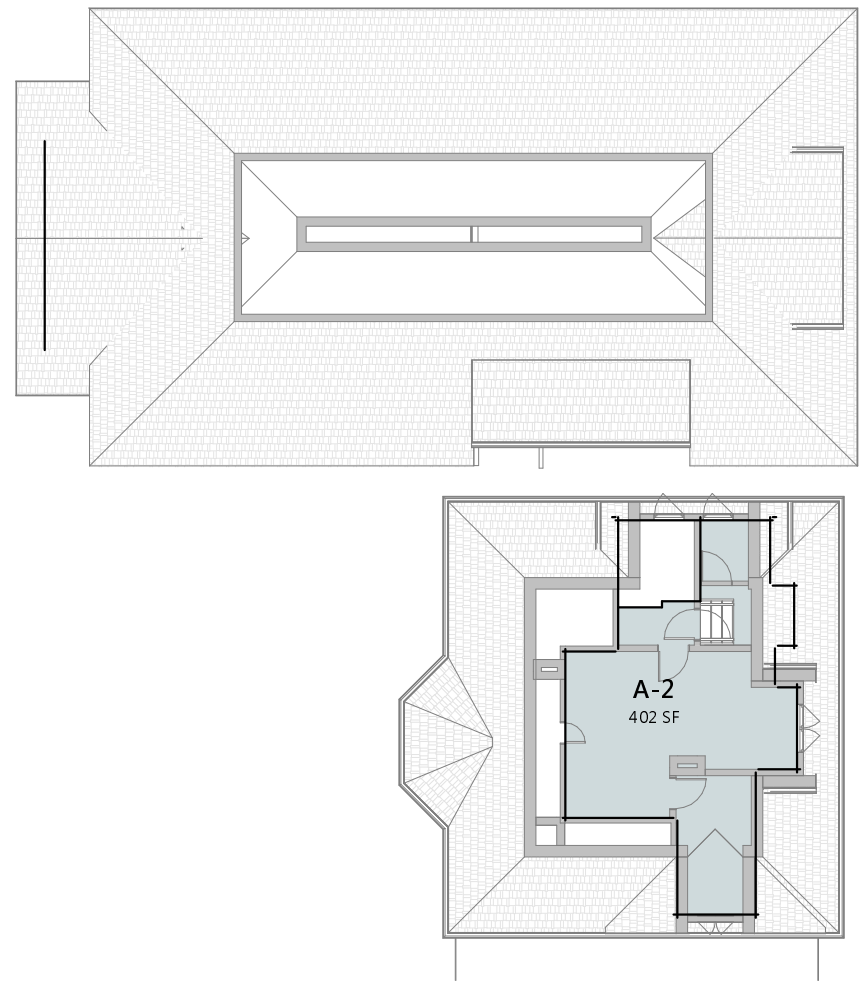
PROJECT TITLE  
**THE VENERY**  
  
80 E OLENTANGY STREET  
POWELL, OHIO 43065  
  
PROJECT NO. SJM\_2010  
ISSUE P&Z PRELIMINARY  
ISSUE DATE 03.05.2021  
  
SHEET TITLE  
**COVER SHEET**

SHEET NO.  
**G0.00**  
© 2021 SJM studio LLC

COLUMBUS 1254 Eastwood Avenue, Columbus, OH 43078 T: 937.215.0845

SJMstudio  
www.SJMstudiollc.com

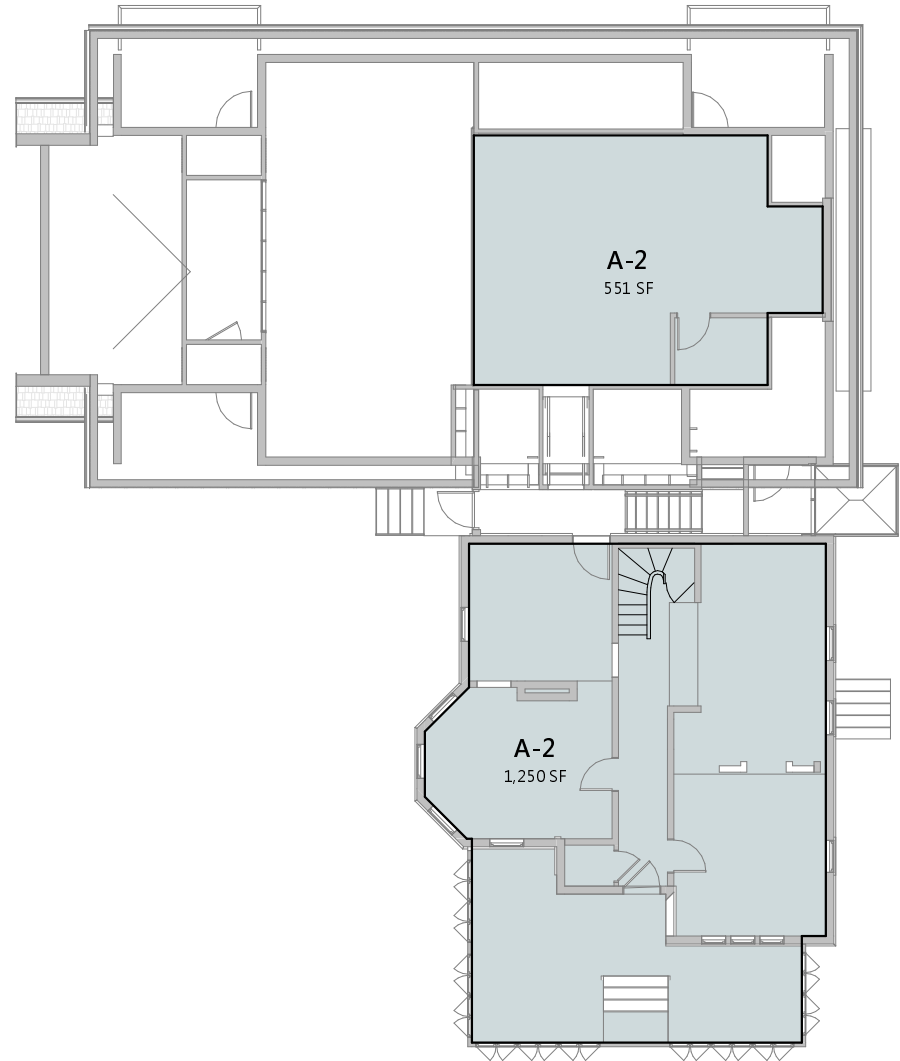




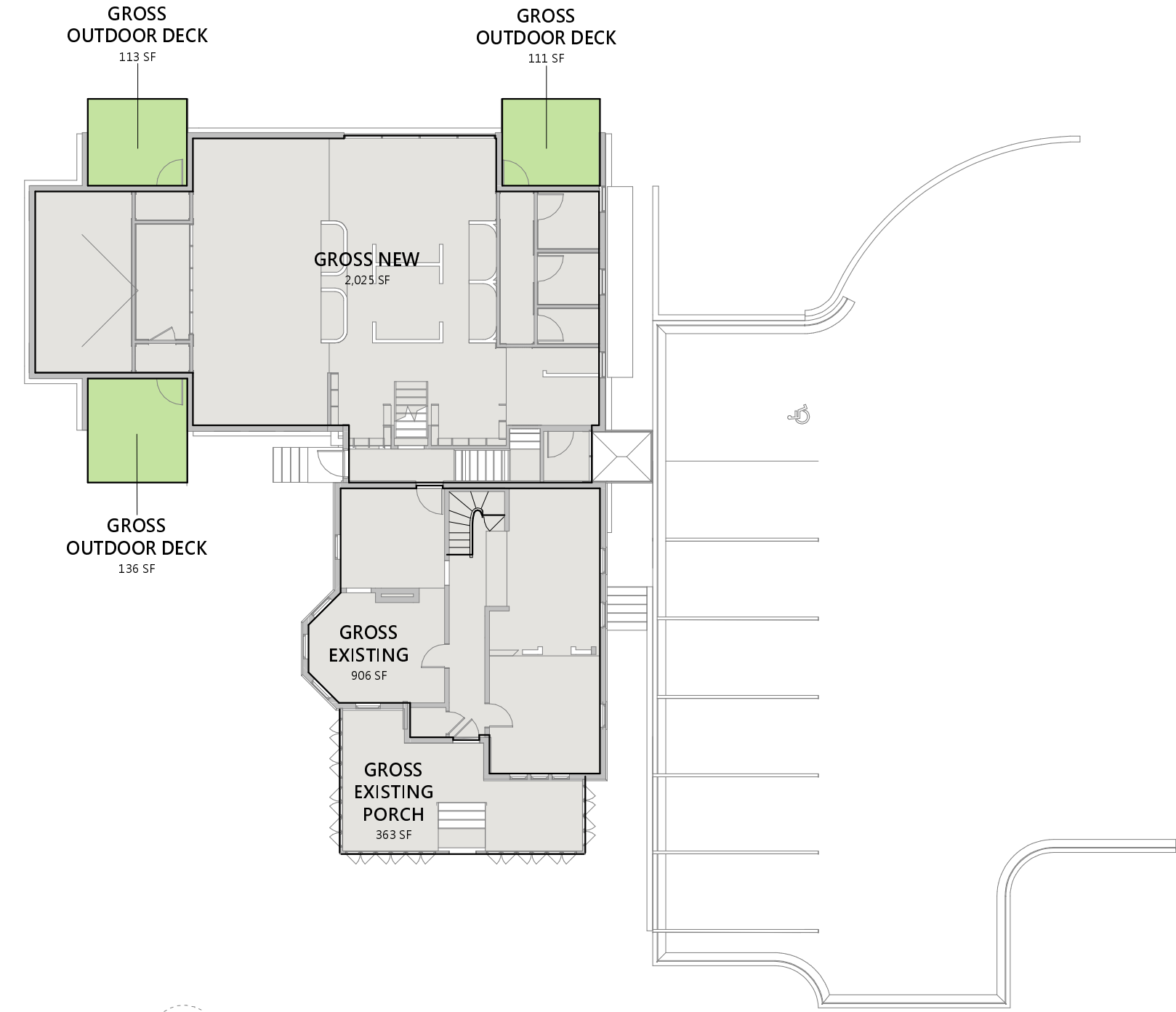
6 LEVEL 2  
1/16" = 1'-0"



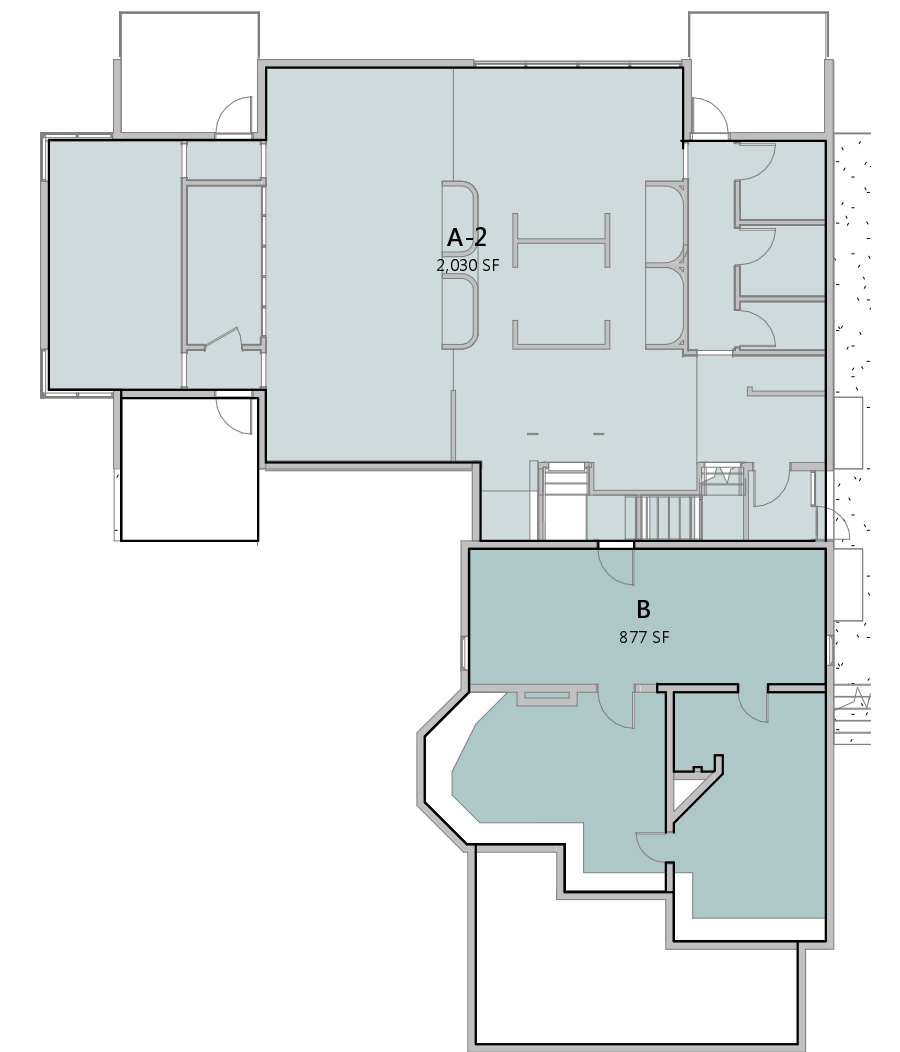
2 LEVEL 2 (ATTIC) GROSS AREA  
1/16" = 1'-0"



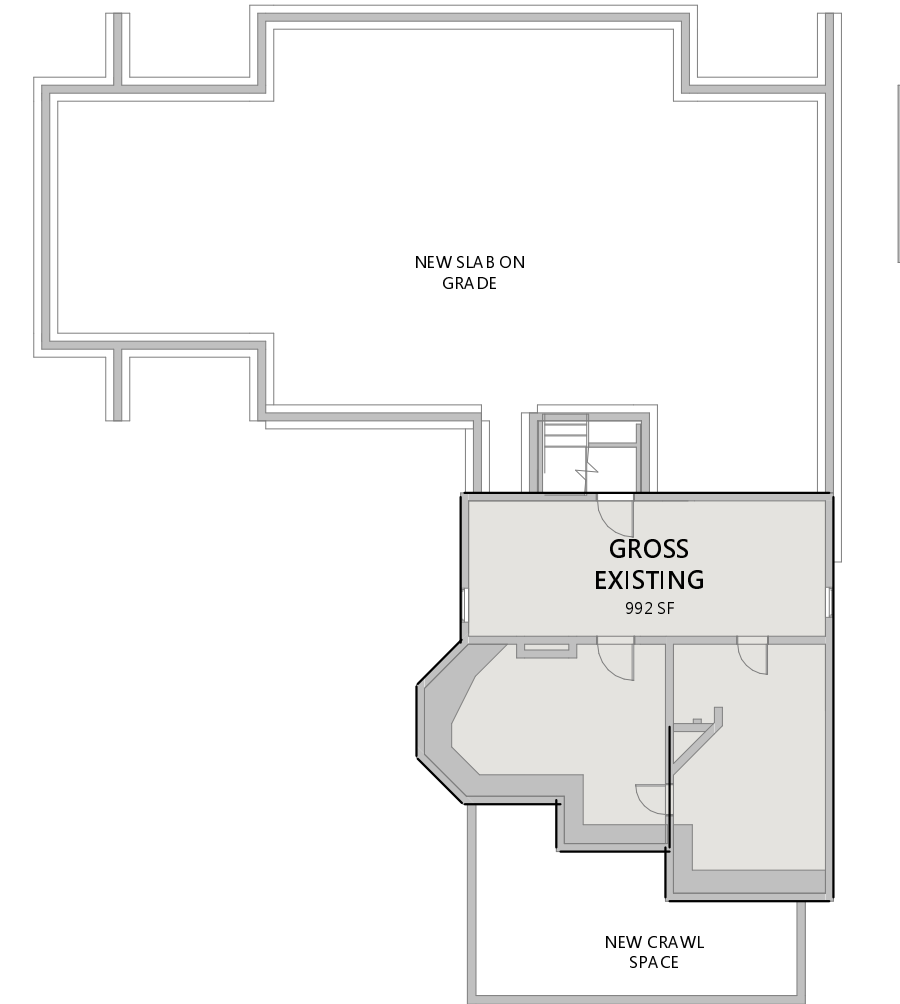
4 RENTABLE AREA - LEVEL 1  
1/16" = 1'-0"



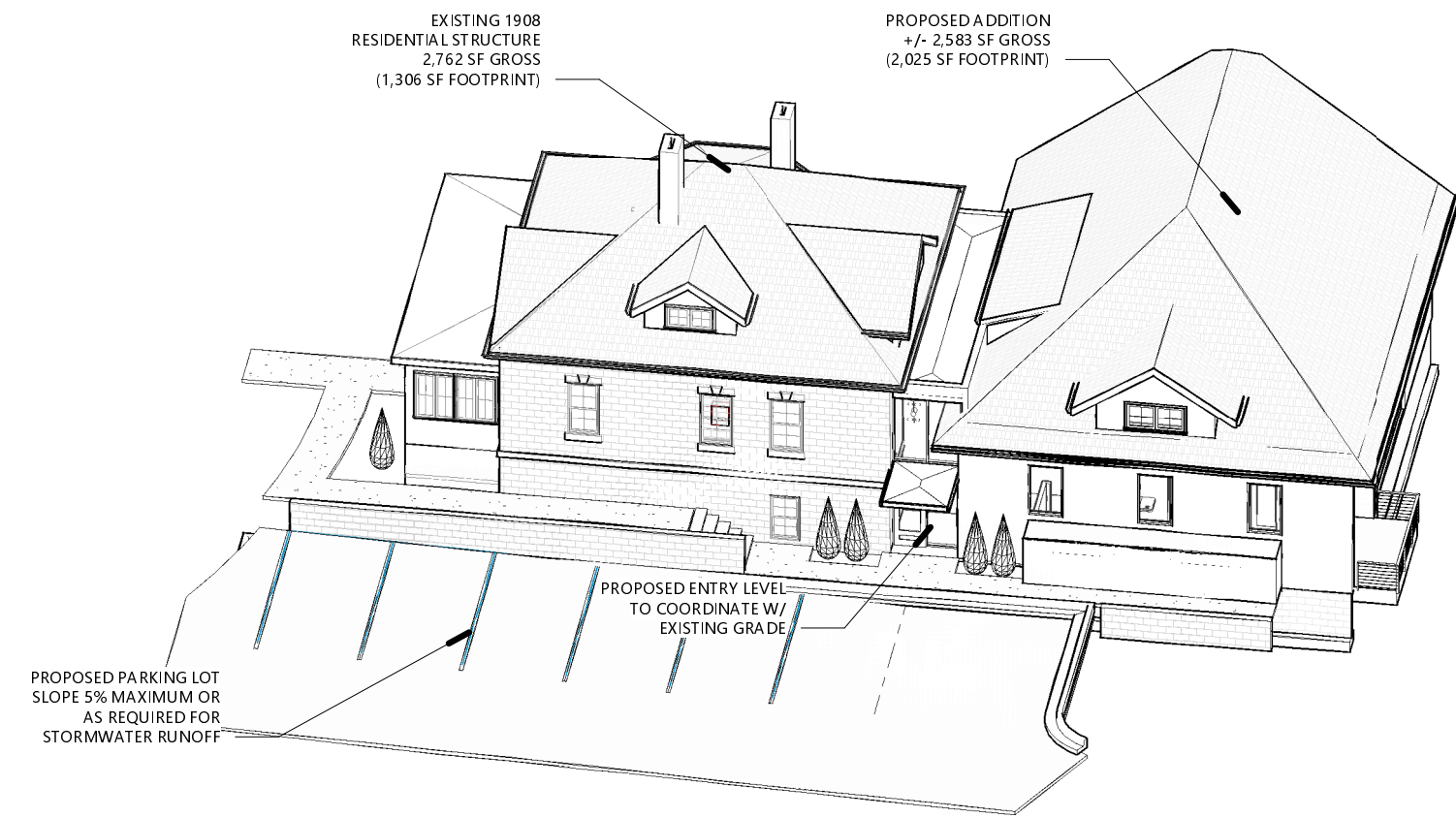
3 GROSS AREA - LEVEL 1  
1/16" = 1'-0"



5 EXTG. BASEMENT  
1/16" = 1'-0"



1 BASEMENT GROSS AREA  
1/16" = 1'-0"



7 3D AXONOMETRIC  
G0.02

GROSS AREA - EXISTING	
AREA NAME	AREA
NEW FOOTER	
GROSS EXISTING	992 SF
EXTG. LEVEL 1	
GROSS EXISTING	906 SF
GROSS EXISTING PORCH	363 SF
EXTG. LEVEL 2	
GROSS EXISTING	502 SF
Grand total: 4	2,762 SF

GROSS AREA - NEW	
AREA NAME	AREA
EXTG. LEVEL 1	
GROSS NEW	2,025 SF
EXTG. LEVEL 2	
GROSS NEW	558 SF
Grand total: 2	2,583 SF

GROSS AREA OUTDOOR DECK	
AREA NAME	AREA
EXTG. LEVEL 1	
GROSS OUTDOOR DECK	111 SF
GROSS OUTDOOR DECK	113 SF
GROSS OUTDOOR DECK	136 SF
Grand total: 3	360 SF

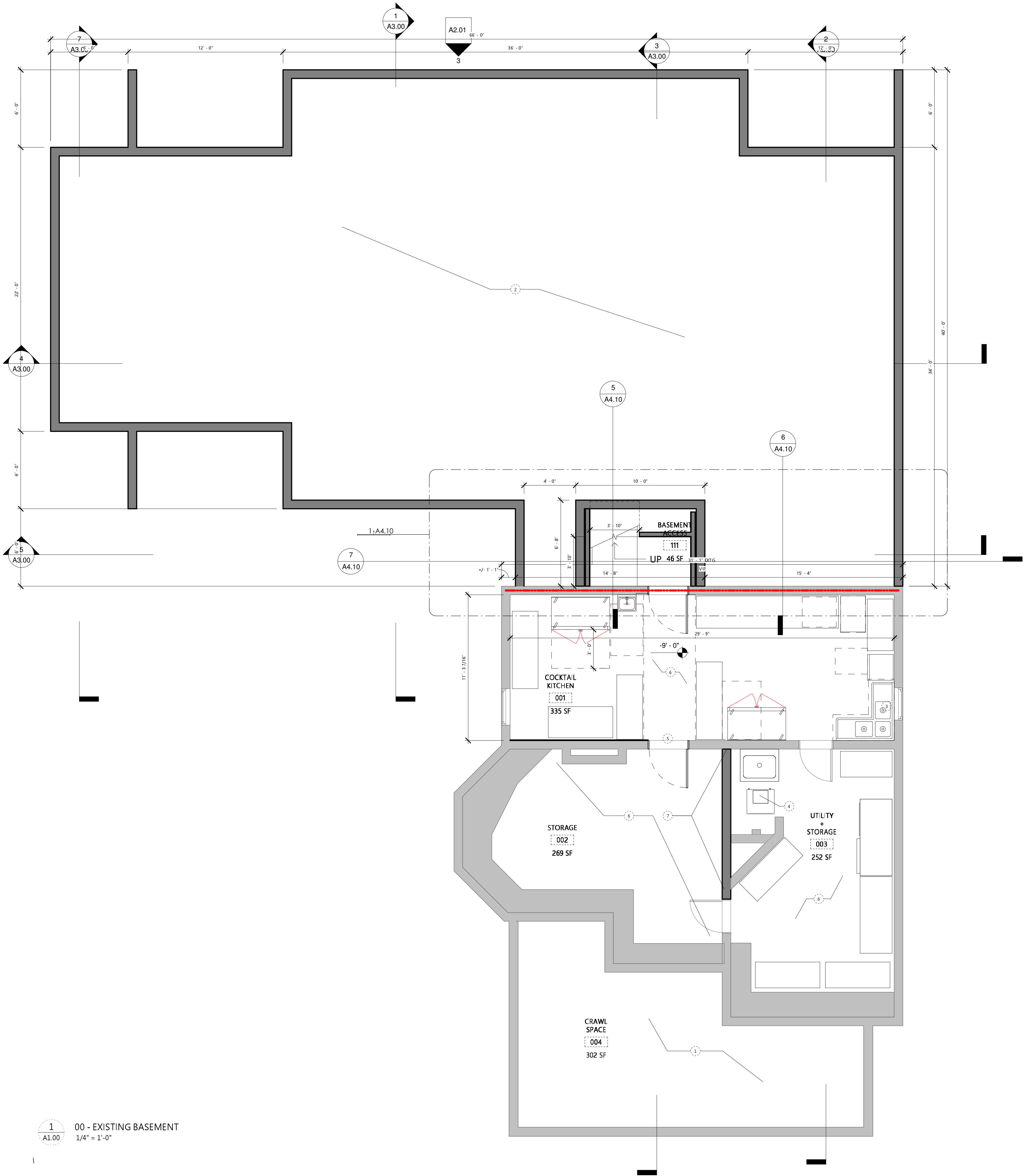
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#	DATE	REVISION
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PROJECT TITLE  
**THE VENERY**  
80 E OLENTANGY STREET  
POWELL, OHIO 43065  
PROJECT NO. SJM\_2010  
ISSUE P&Z PRELIMINARY  
ISSUE DATE 03.05.2021  
SHEET TITLE  
**PROJECT SUMMARY**

SHEET NO.  
**G0.02**  
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- SEE G1.02 - G1.03 FOR EXTENTS AND TECHNICAL DETAILS OF FIRE-RATED BARRIERS, FIRE-RATED PARTITIONS AND SHAFT WALLS.
- SEE G1.04 FOR UL ASSEMBLIES.
- SEE G1.10 FOR TYPICAL ACCESSIBLE CLEARANCES AND DETAILS.
- EXTERIOR DIMENSIONS ARE TO FACE OF FOUNDATION, FACE OF MASONRY OR FACE OF SHEATHING UNO.
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- EXTEND FIRE BARRIERS TO UNDERSIDE OF DECK ABOVE UNO.
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- COMMERCIAL SPACE SCOPE:
  - A. GC TO PROVIDE: WARM GRAY BOX, INCLUDING PLUMBING ROUGH-INS, ELECTRICAL SERVICE, TEMPORARY HEAT, LEVEL 4 FINISH ALL GWB SURFACES

## FLOOR PLAN NOTES

- | NO. | NOTE   |
|-----|--|
| 1   | EXTG. CRAWL SPACE CONDITIONS TO BE VERIFIED IN FIELD.  |
| 2   | NEW 4" CIP CONC. SOG   |
| 3   | MAINTAIN AS EMERGENCY EGRESS OPENING   |
| 4   | EXTG. SPLIT SYSTEM AHU TO REMAIN. RECONFIGURE EXTG. DUCTWORK AS REQ'D TO ACCOMMODATE OVERHEAD CLEARANCE IN BASEMENT ROOM 1 AND 2 |
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1  
A1.00  
00 - EXISTING BASEMENT  
1/4" = 1'-0"

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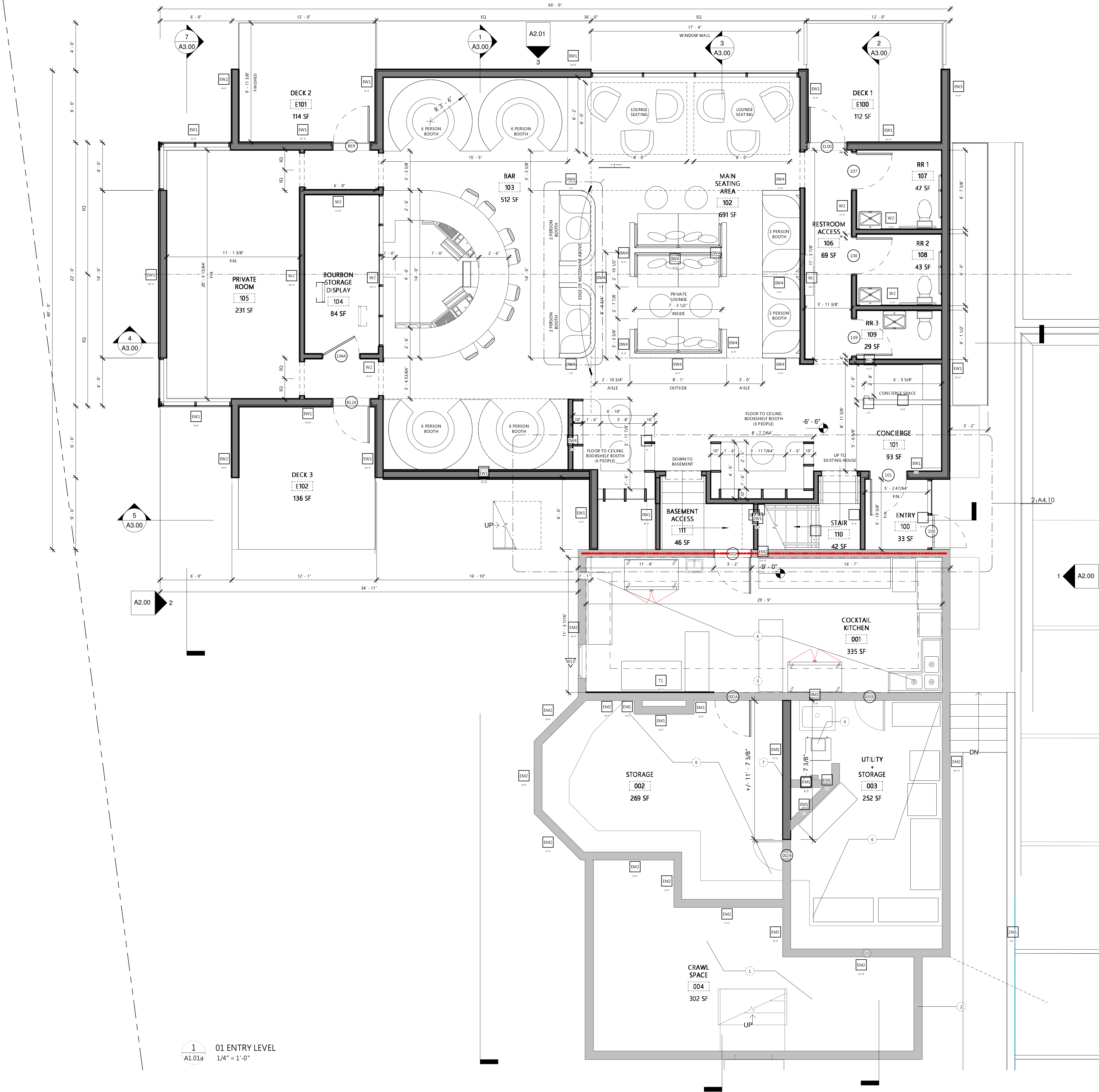
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BASEMENT PLAN

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A1.00

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1  
A1.01a  
01 ENTRY LEVEL  
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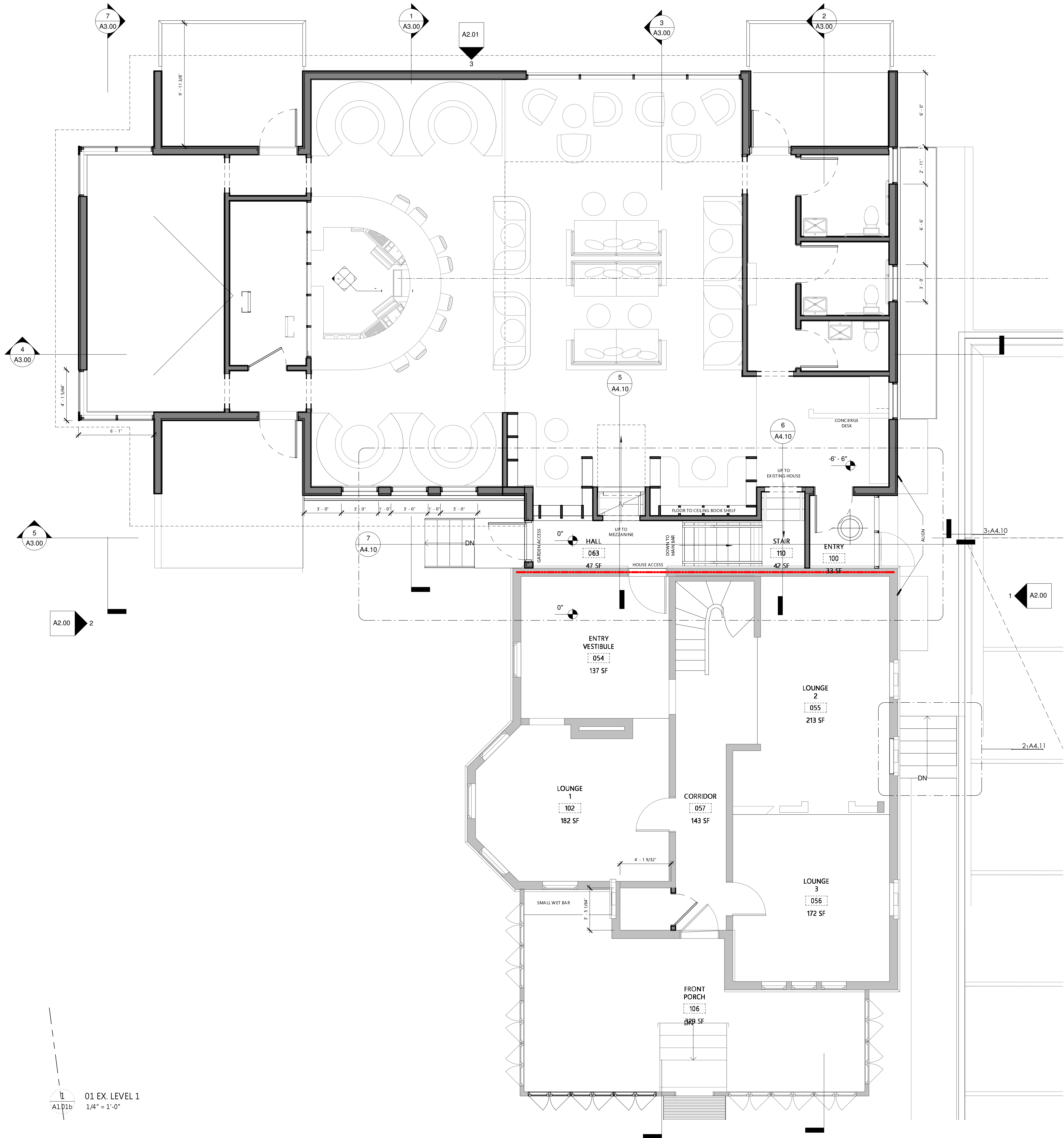
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SHEET TITLE  
LEVEL 1 - ENTRY  
LEVEL

SHEET NO.

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**THE VENERY**

80 E OLENTANGY STREET  
POWELL, OHIO 43065

PROJECT NO. SJM\_2010

ISSUE P&Z PRELIMINARY

ISSUE DATE 03.05.2021

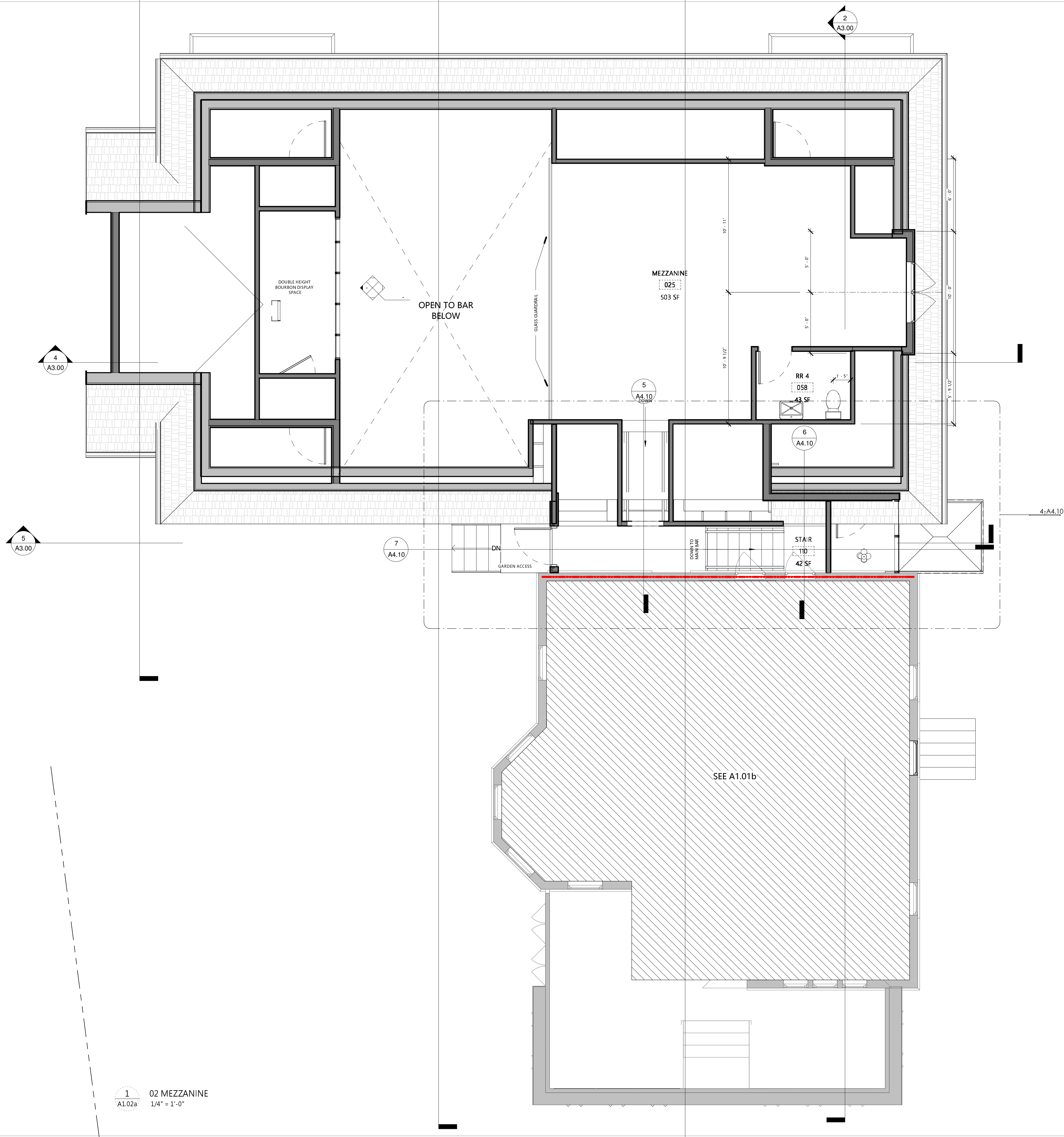
SHEET TITLE  
**LEVEL 1 -  
EXISTING FIRST  
FLOOR**

SHEET NO.

**A1.01b**

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1 02 MEZZANINE  
A1.02a 1/4" = 1'-0"

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SHEET TITLE  
LEVEL 2 -  
MEZZANINE

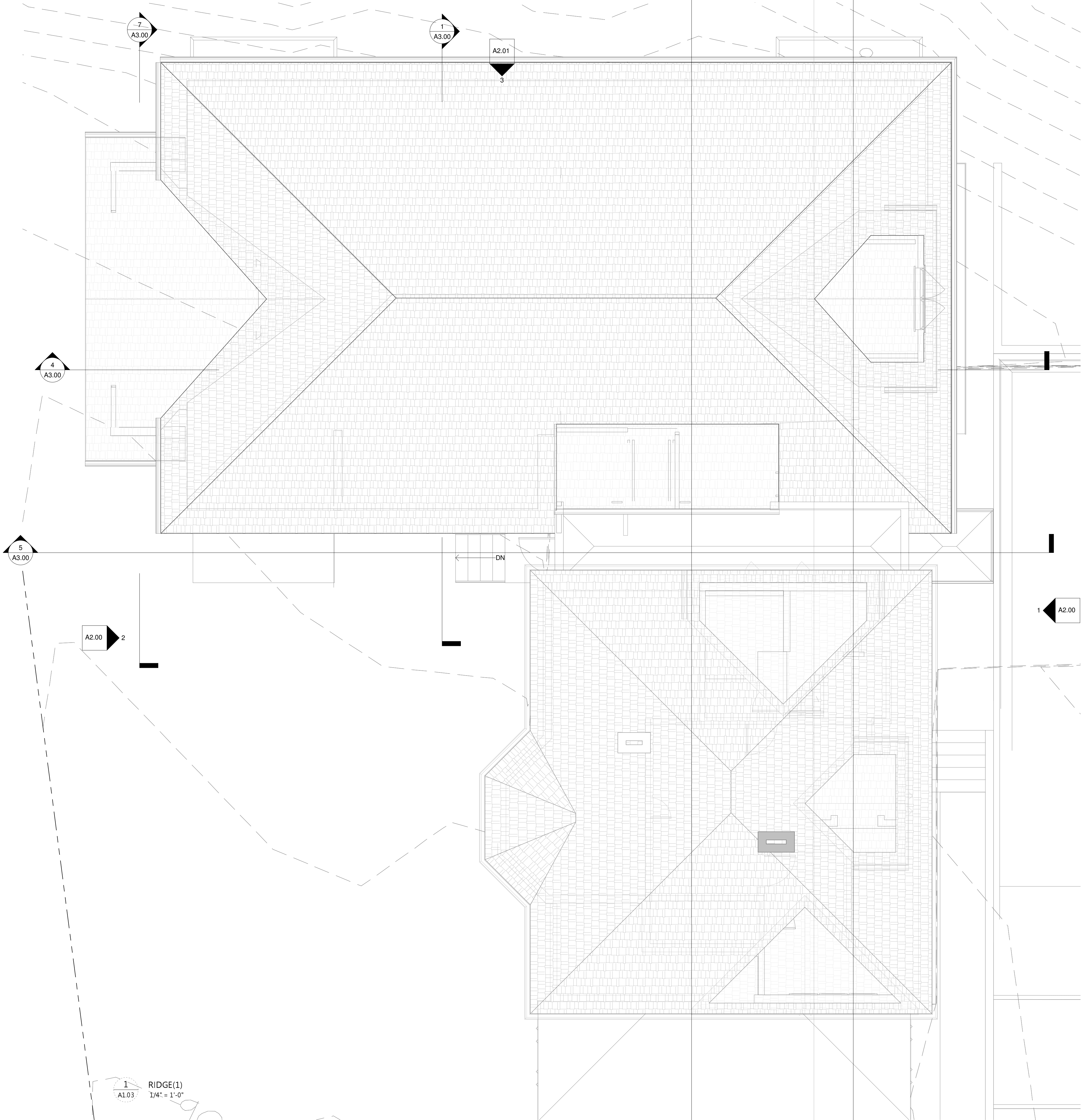
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SHEET TITLE  
**ROOF PLAN**

SHEET NO.  
**A1.03**

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3/5/2021 3:41:24 PM



2 WEST ELEVATION  
A2.00  
1/4" = 1'-0"



1 EAST ELEVATION  
A2.00  
1/4" = 1'-0"

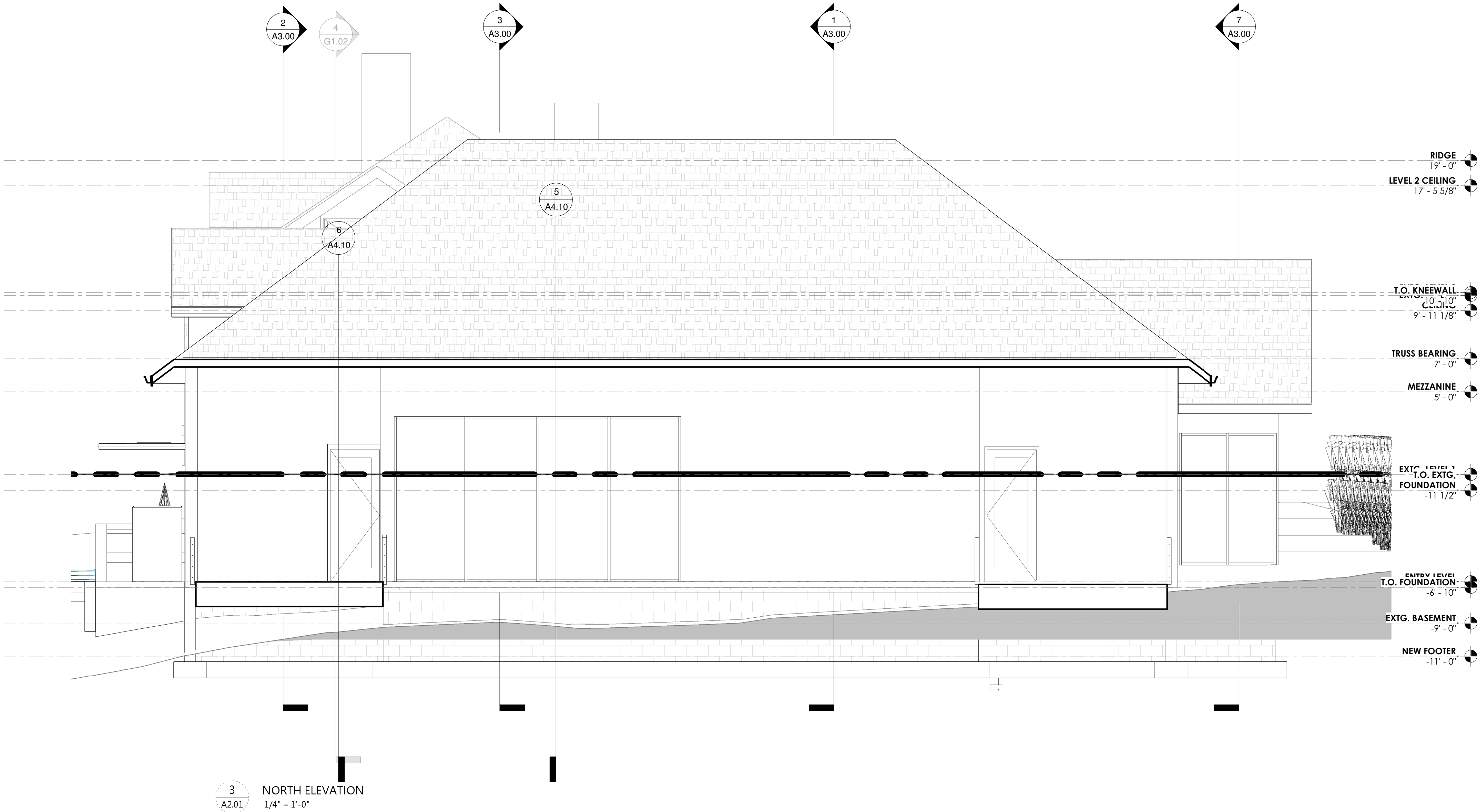
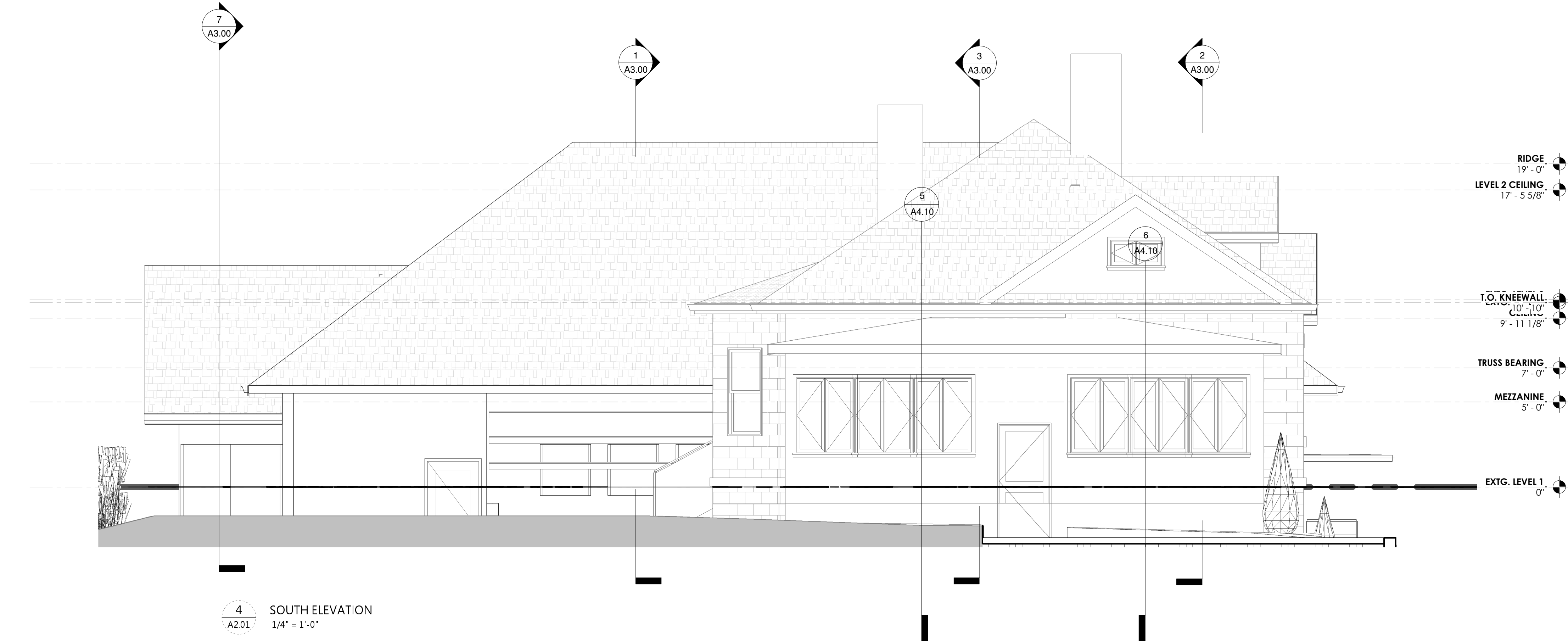
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**BUILDING  
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SHEET NO.  
**A2.00**  
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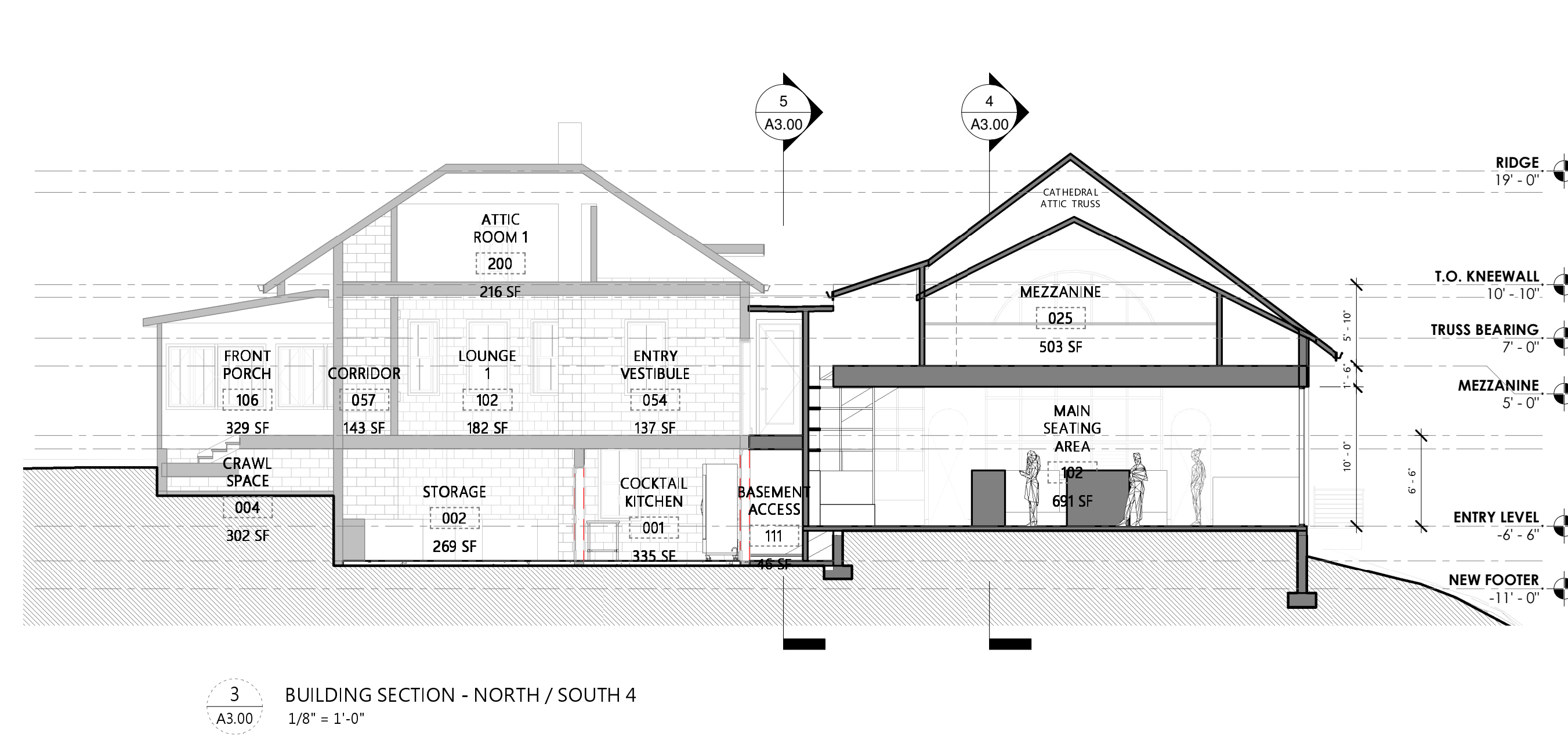
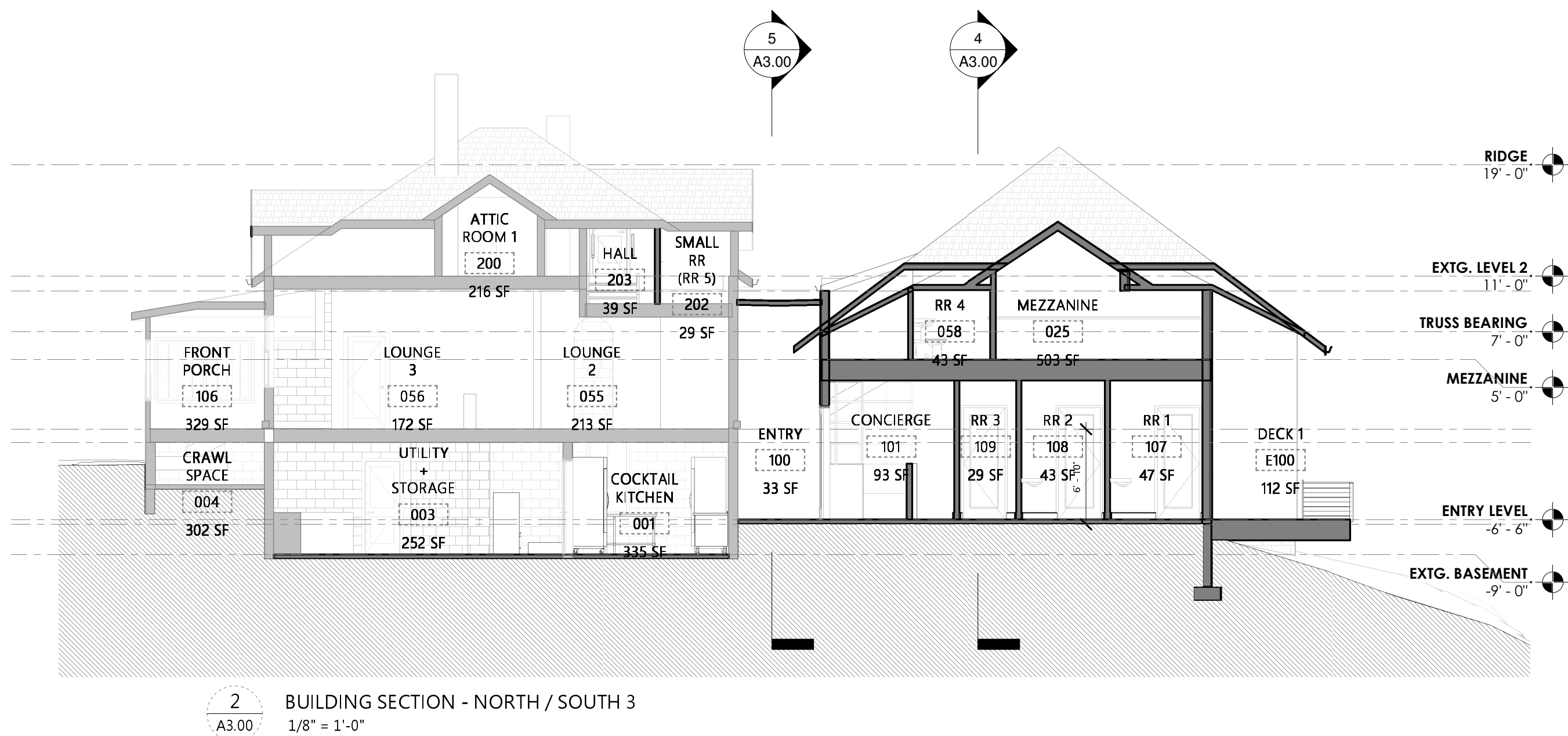
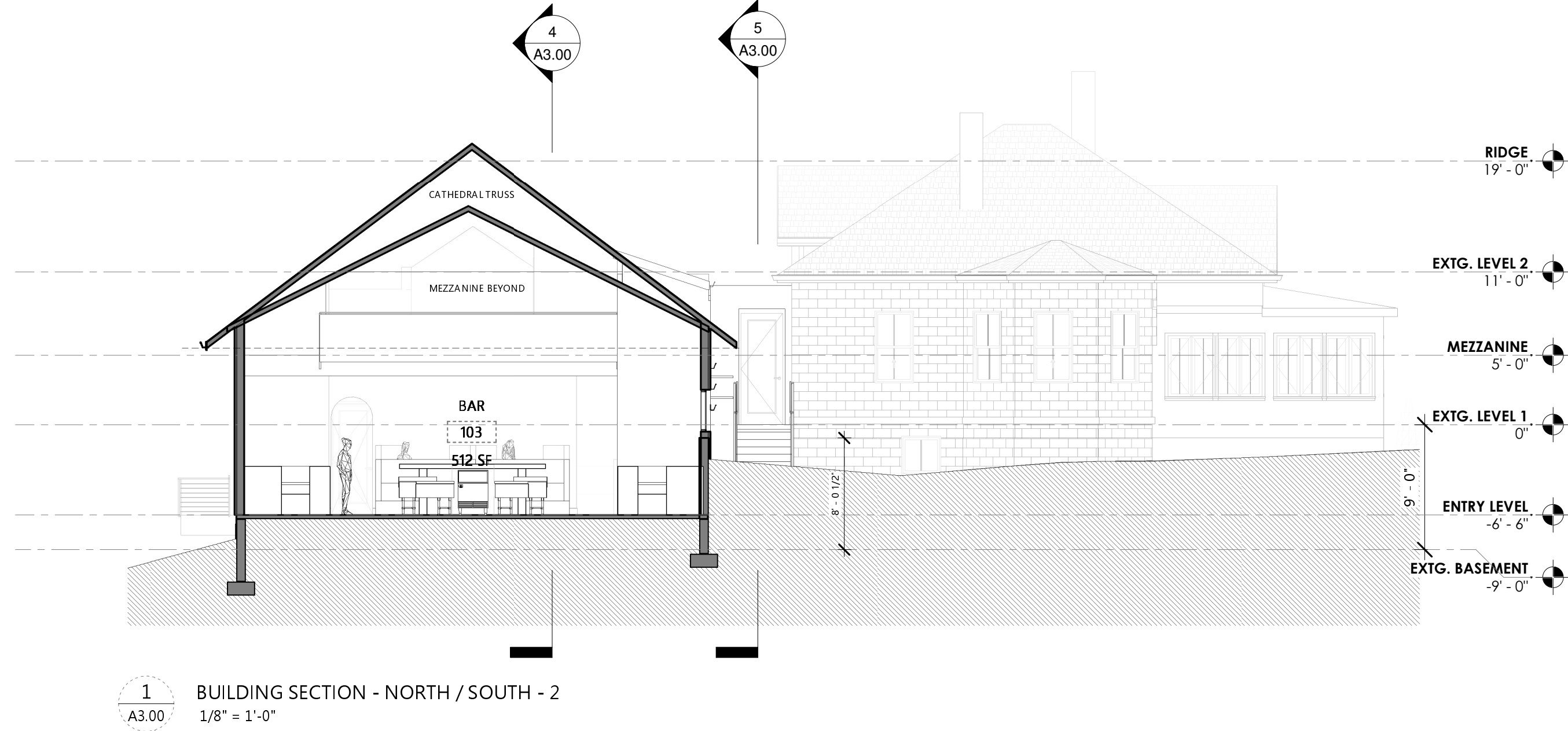
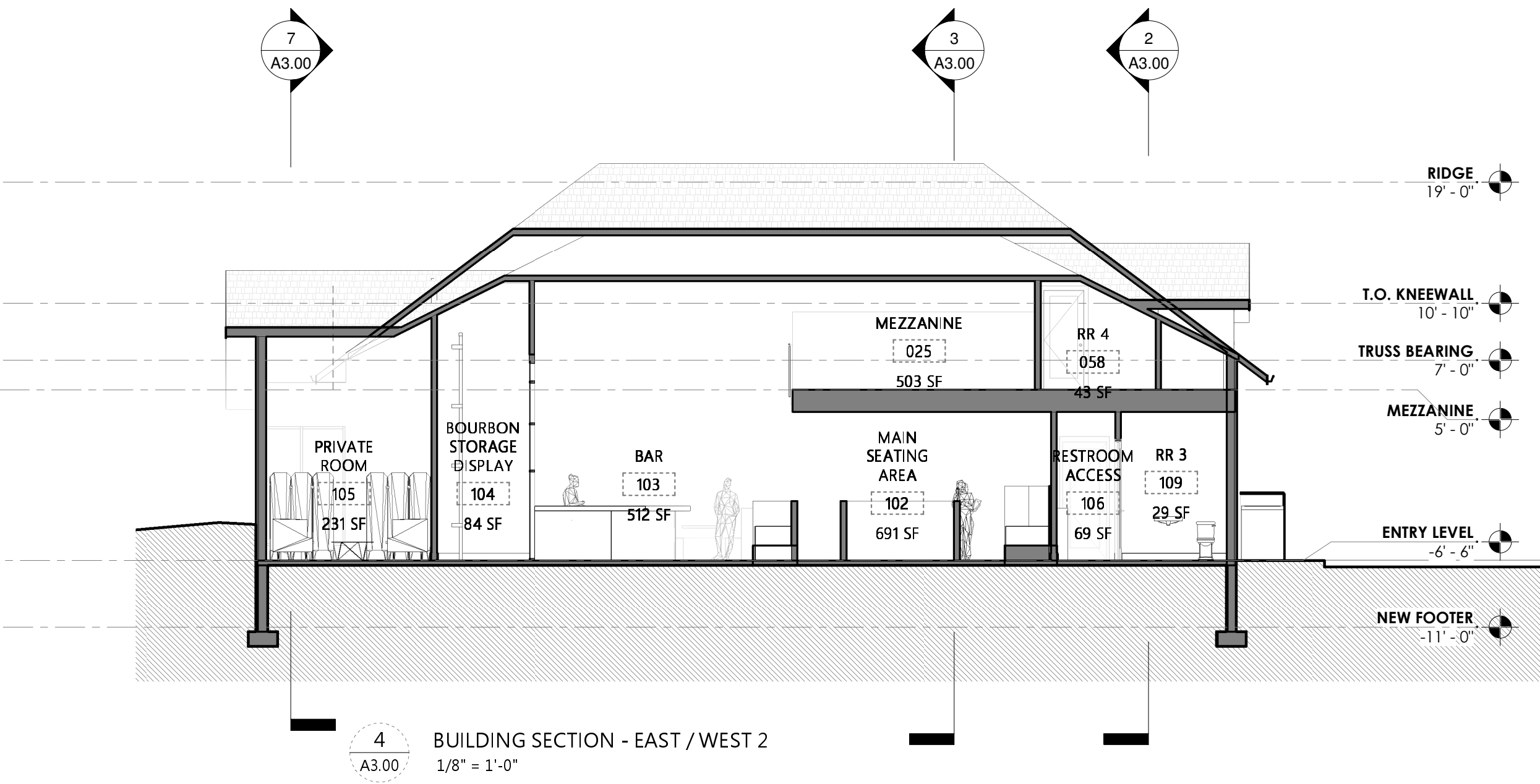
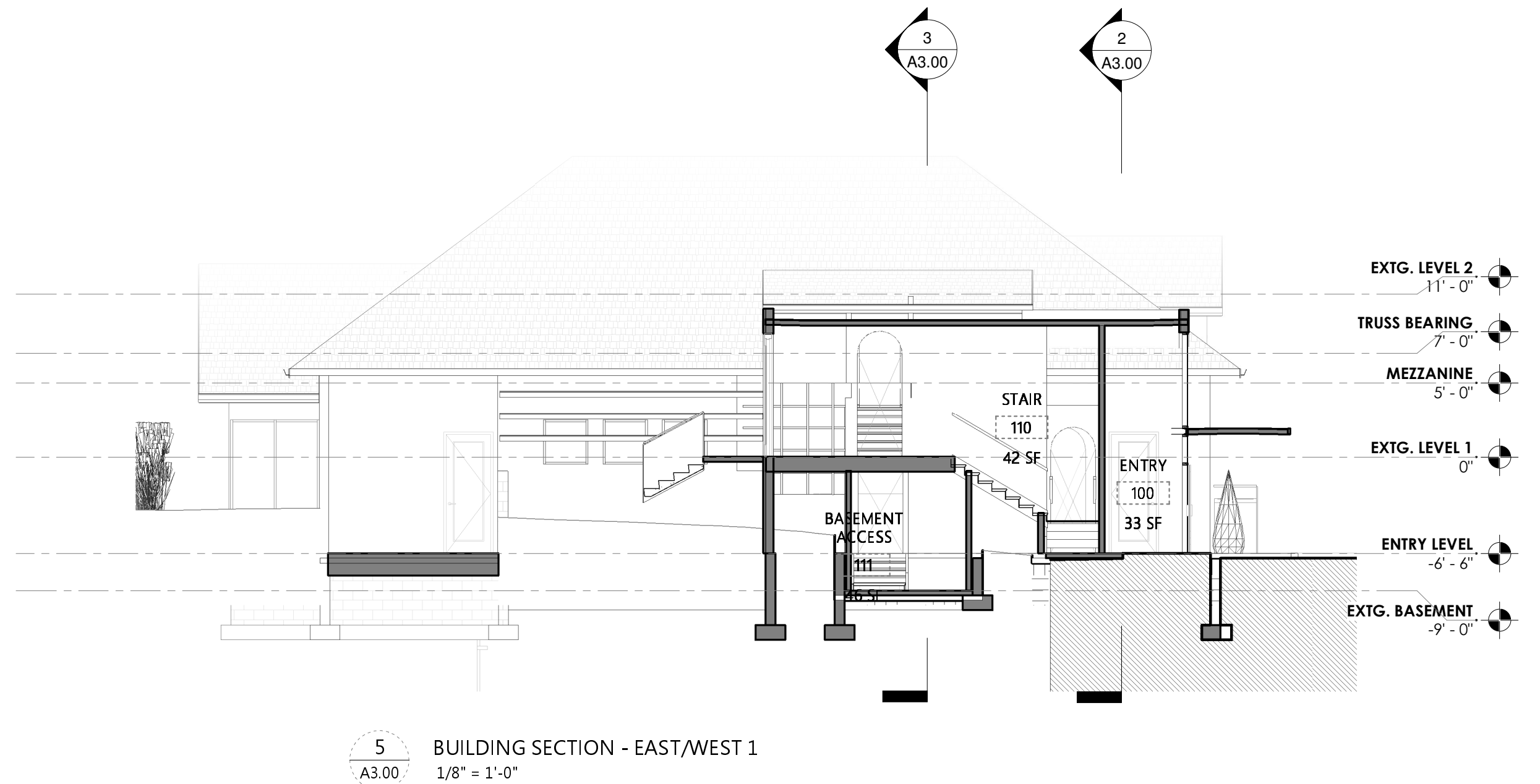
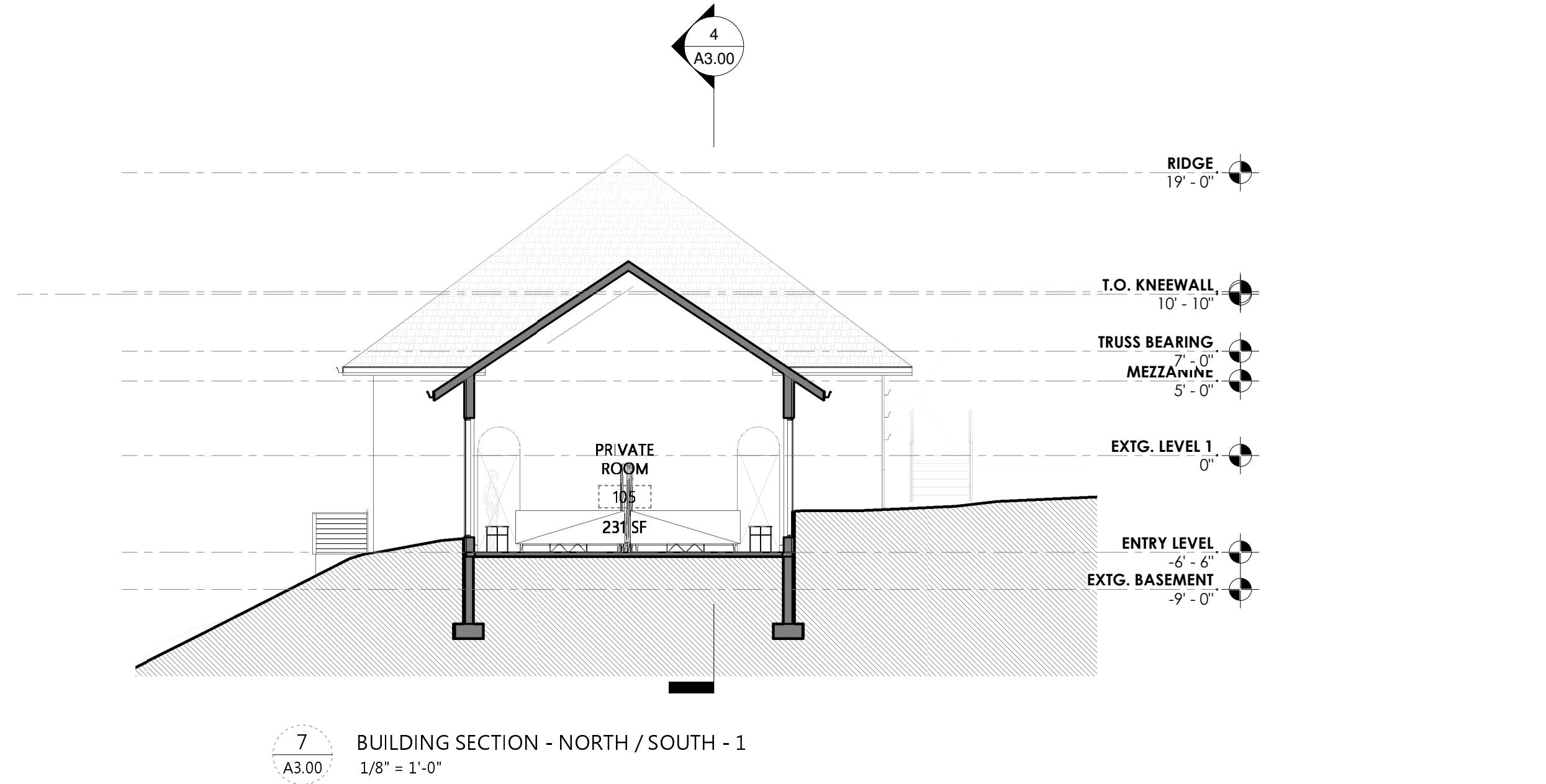
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SHEET TITLE  
**BUILDING  
SECTIONS**

SHEET NO.  
**A3.00**  
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March 5, 2021


Mr. and Mrs. Michael Bonasera  
4200 Macduff Way  
Dublin, OH 43016

To Whom It May Concern,

Please be advised that FC Bank has approved Mr. and Mrs. Bonasera for financing to facilitate construction at 80 E. Olentangy St. in Powell. FC Bank has reviewed the personal financial qualifications of Mr. and Mrs. Bonasera, as well as all relative information related to the project at 80 E. Olentangy St. FC Bank views Mr. and Mrs. Bonasera as well qualified borrowers, and looks forward to partnering with them on this project.

Should any additional information relative to the qualifications of Mr. and Mrs. Bonasera be needed, please contact me directly.

Sincerely,

DocuSigned by:  
  
EC53F241CA9C4DD...

Bernie McGuinness  
Vice President  
Commercial Banking  
(614) 468-5589 ph.  
[Bernard.McGuinness@FCBank.Bank](mailto:Bernard.McGuinness@FCBank.Bank)