



PLANNING AND ZONING COMMISSION (P&Z)
SKETCH PLAN REVIEW APPLICATION

ALL ITEMS ON THIS APPLICATION MUST BE COMPLETED.

Application Fee: \$500.00
Per Fee Schedule

Applicant: The Ohio State University, c/o Aaron L. Underhill, Esq.

Address/City/State/Zip: Underhill & Hodge LLC, 8000 Walton Parkway, Suite 260, New Albany, OH 43054

Email Address: aaron@uhlfirm.com

Phone No: 614.335.9320 Cell Phone No: 614.783.1149 Fax No: 614.335.9329

Property Owner: The State of Ohio, c/o Aaron L. Underhill, Esq.

Address/City/State/Zip: Underhill & Hodge LLC, 8000 Walton Parkway, Suite 260, New Albany, OH 43054

Email Address: aaron@uhlfirm.com

Phone No: 614.335.9320 Cell Phone No: 614.783.1149 Fax No: 614.335.9329

Architect/Designer for Applicant: DLR Group

Address/City/State/Zip: Attn: Bryce Shirley, 1422 Euclid Avenue, Suite 300, Cleveland, OH 44115

Email Address: bshirley@dlrgroup.com

Phone No: 216.623.7814 Cell Phone No: Fax No:

Property Address: 3315 Royal Belfast Boulevard, Powell, OH 43065

Lot Number/Subdivision: Lot 5145, et al., Golf Village N. Existing Use: Vacant Proposed Use: Ambulatory Medical Facility

Reason for Administrative Review (attach necessary documents):

Sketch Plan review of a site plan for Phase I of an ambulatory care medical facility. The plan applies to Subarea A of the approved zoning

Checklist:

- Sketch Plan requirements set forth in Section 1109.06
Provide any other information that may be useful to the Planning and Zoning Commission or City Staff in the space below or attach additional pages.
Attach 5 copies containing 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
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: By: *Aaron L. Underhill* Date: 10-21-2022
Aaron L. Underhill, Attorney

Office Use
Received

Office Use
Type/Date: _____
Base Fee: <u> \$500.00 </u>
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

PROJECT NUMBER OSU-220880

OSU WMC Outpatient Care Powell

SAWMILL PARKWAY
POWELL, OHIO

PREPARED FOR
THE OHIO STATE UNIVERSITY
FACILITIES OPERATIONS AND DEVELOPMENT

Facilities Design and Construction
COLUMBUS, OHIO



PROJECT PHASE
SKETCH PLAN
ISSUE DATE
10/21/2022

PROJECT NAME
OSU WMC OUTPATIENT CARE - POWELL
PRIMARY ASSOCIATE
DLR GROUP

PROJECT NUMBER
OSU-220880
FD&C PM
GEORGE RICE

VICINITY MAP



PREPARED BY

DLR GROUP ARCHITECT

250 WEST ST, SUITE 150
COLUMBUS, OH 43215
(614) 230-4131

EMH&T CIVIL ENGINEERS
5500 NEW ALBANY ROAD
COLUMBUS, OH 43054
(614) 775-4350

MKSK LANDSCAPE ARCHITECT
462 SOUTH LUDLOW ALLEY
COLUMBUS, OH 43215
(614) 621-2796

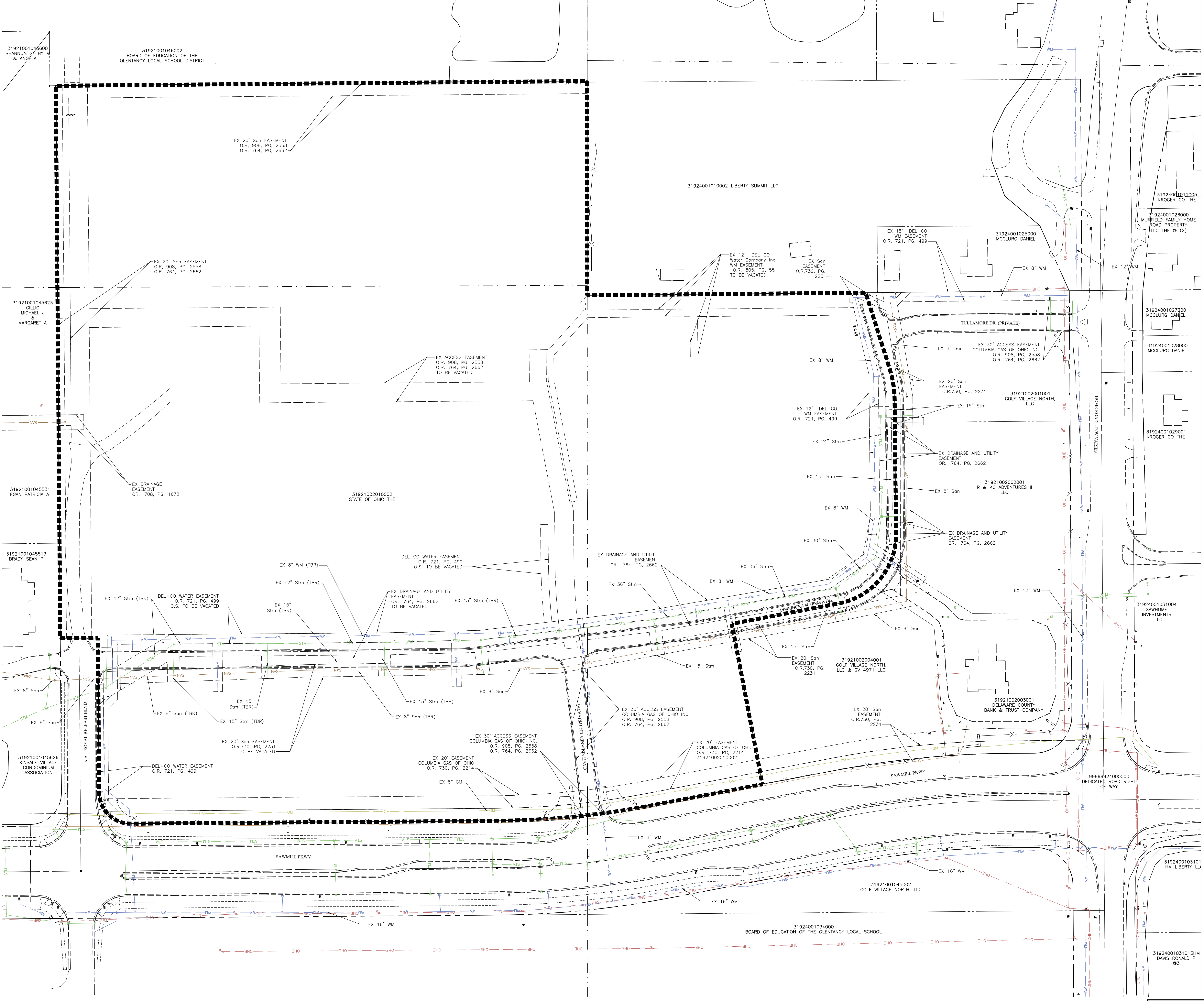
DLR GROUP STRUCTURAL ENGINEER
1422 EUCLID AVENUE, SUITE 300
CLEVELAND, OH 44115
(216) 522-1350

DLR GROUP MEPIT ENGINEERS
1422 EUCLID AVENUE, SUITE 300
CLEVELAND, OH 44115
(216) 522-1350

SHEET INDEX

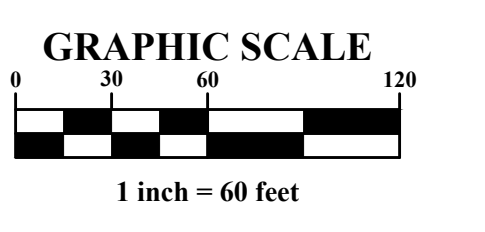
COVER SHEET	A1
EXISTING CONDITIONS SURVEY	A2
SITE PLAN	A3
BUILDING ELEVATIONS	A4
BUILDING ELEVATIONS	A5
FACADE COMPOSITION & MATERIALS	A6
MASTER DRAINAGE PLAN	A7





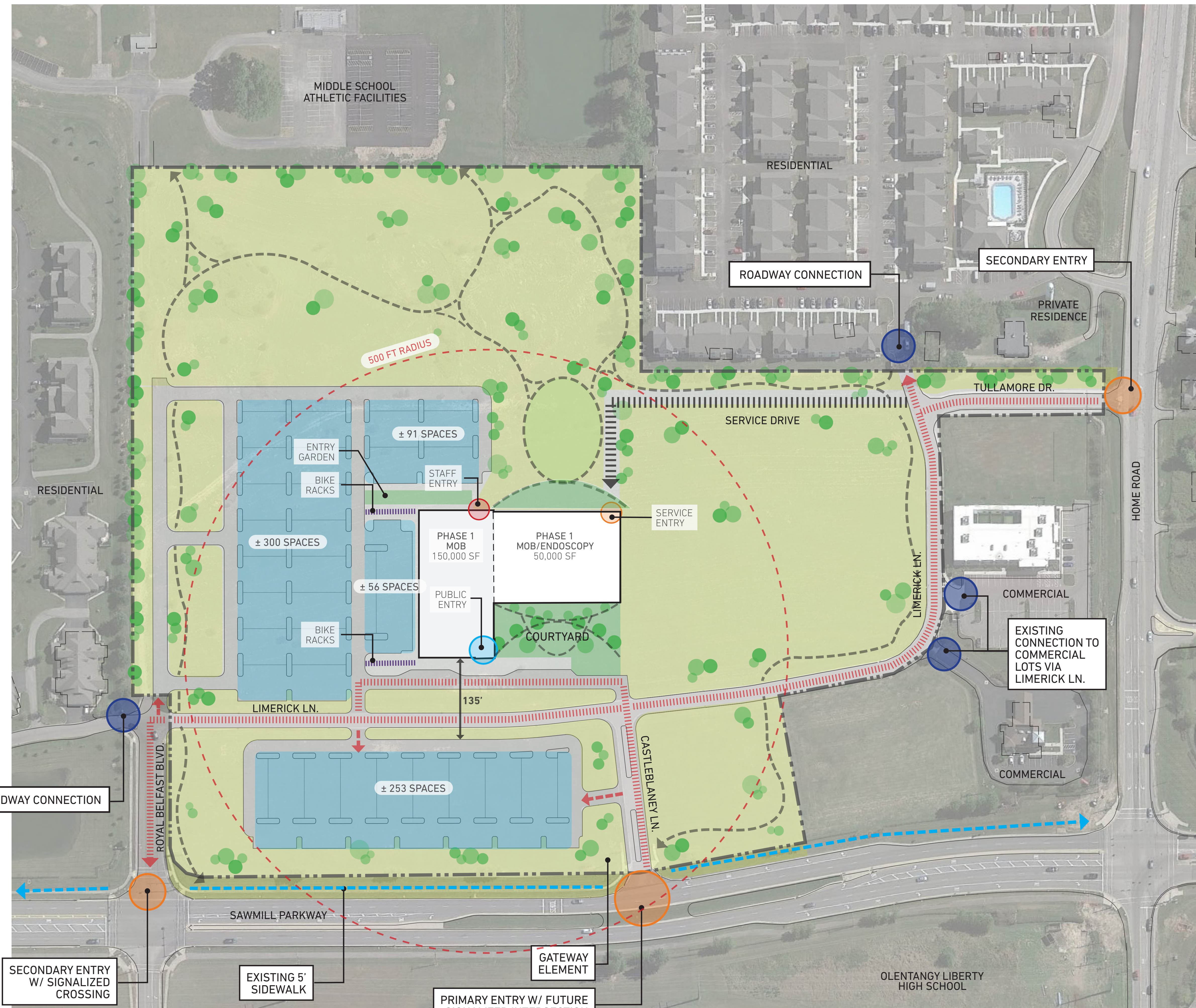
- LEGEND**
- Curb
 - Sidewalk/Curb Ramp
 - Center Line Swale
 - Fence/Handrail
 - WM Water Main
 - WS Water Service
 - DWS Domestic Water Service
 - FWS Fire Water Service
 - SAN Sanitary Sewer Main
 - SAS Sanitary Sewer Service
 - STM Storm Sewer
 - RD Roof Drain
 - Underdrain
 - E Underground Electric Service
 - EDB Electric Duct Bank
 - OHE Overhead Electric
 - OHE-OHC Overhead Electric & Communications
 - UGL Underground Street Lighting
 - L Private Site Lighting
 - C Communications Service
 - CDB Communications Duct Bank
 - GM Natural Gas Main
 - GS Natural Gas Service
 - Tree Row
 - Ornamental Tree/Shrub
 - Deciduous/Evergreen Tree
 - Catch Basin
 - Curb & Gutter Inlet
 - Headwall w/ Rock Channel Protection
 - Manhole
 - Cleanout
 - Fire Hydrant
 - Fire Department Connection
 - Valve
 - Reducer
 - Detectable Warning Plate
 - Sign
 - Wheel Block
 - Handicap Pavement Symbol
 - Bollard
 - Light Pole
 - Transformer
 - Gas Meter
 - Pull Box

- ABBREVIATIONS**
- EX Existing
 - P/L Property Line
 - R/W Public Right-of-Way
 - (REC) From Record Plan

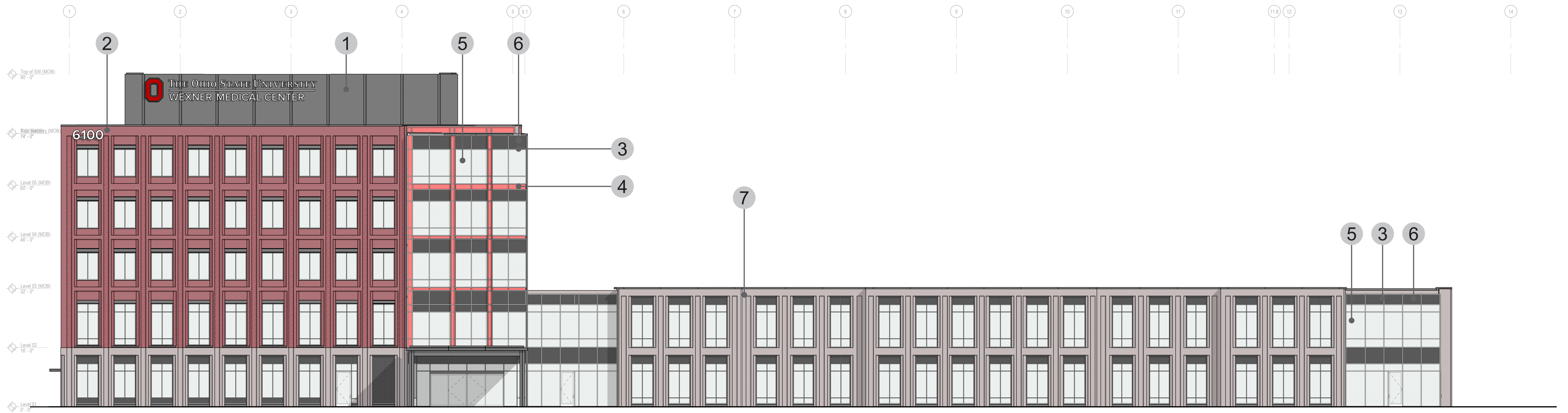


NO.	DATE	DESCRIPTION
REVISIONS		
OSU PROJECT NUMBER OSU-220880		
OSU WMC Outpatient Care Powell		
PREPARED FOR THE OHIO STATE UNIVERSITY FACILITIES OPERATION AND DEVELOPMENT COLUMBUS, OHIO		
PREPARED BY DLR Group		
250 West St. Suite 150		COLUMBUS, OHIO 43215
Existing Conditions Survey		SHEET NUMBER A2
A/E PROJECT NO. 25-19109-00	FILE NAME	DRAWN BY DATE 21 October, 2022

Checked by: _____
Drawn by: _____

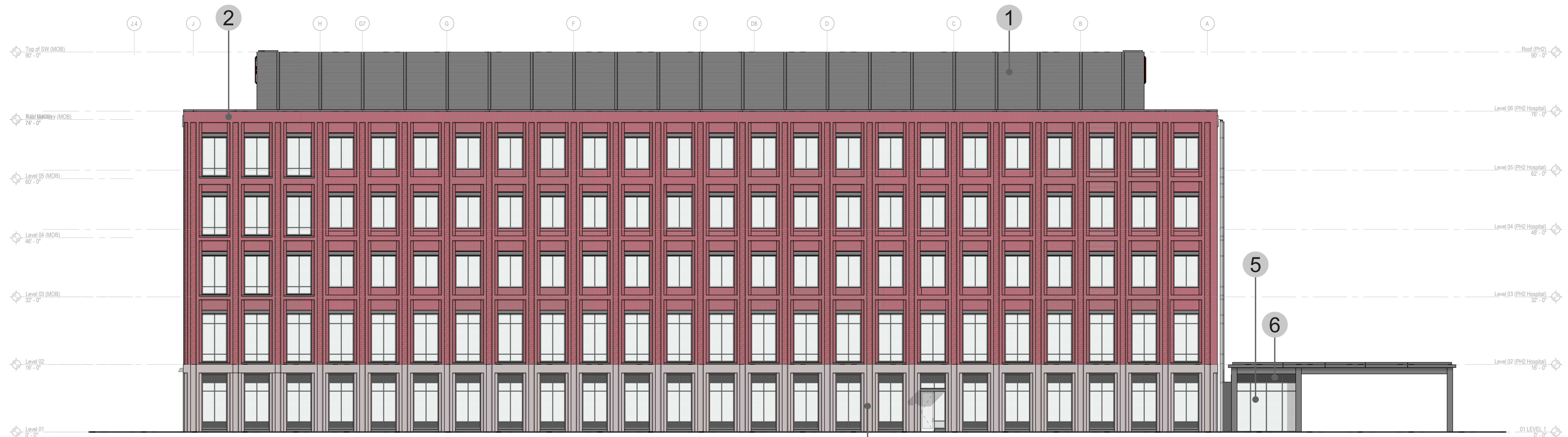


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PREPARED FOR THE OHIO STATE UNIVERSITY FACILITIES OPERATION AND DEVELOPMENT COLUMBUS, OHIO		
PREPARED BY DLR Group		
250 West St, Suite 150		COLUMBUS, OHIO 43215
Site Plan		A3
A/E PROJECT NO. 25-19109-00	FILE NAME	DRAWN BY RS
		DATE 21 October, 2022



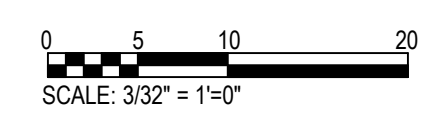
WEST ELEVATION

SCALE: 3/32" = 1'-0"



NORTH ELEVATION

SCALE: 3/32" = 1'-0"



NOTES

1. PROFILED METAL PANELS
2. BRICK MASONRY
3. ALUMINUM 1 - CURTAIN WALL MULLIONS
4. ALUMINUM 2 - INFILL PANELS
5. INSULATED LOW-E GLAZING
6. SPANDREL GLAZING
7. PRECAST CONCRETE PANELS

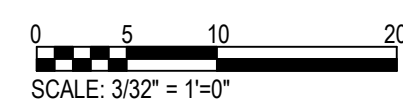
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PREPARED BY DLR Group		
250 West St, Suite 150		COLUMBUS, OHIO 43215
BUILDING ELEVATIONS		SHEET NUMBER A4
A/E PROJECT NO. 25-19109-00	FILE NAME	DRAWN BY SF
		DATE 21 October, 2022



EAST ELEVATION
SCALE: 3/32" = 1'-0"



SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



NOTES

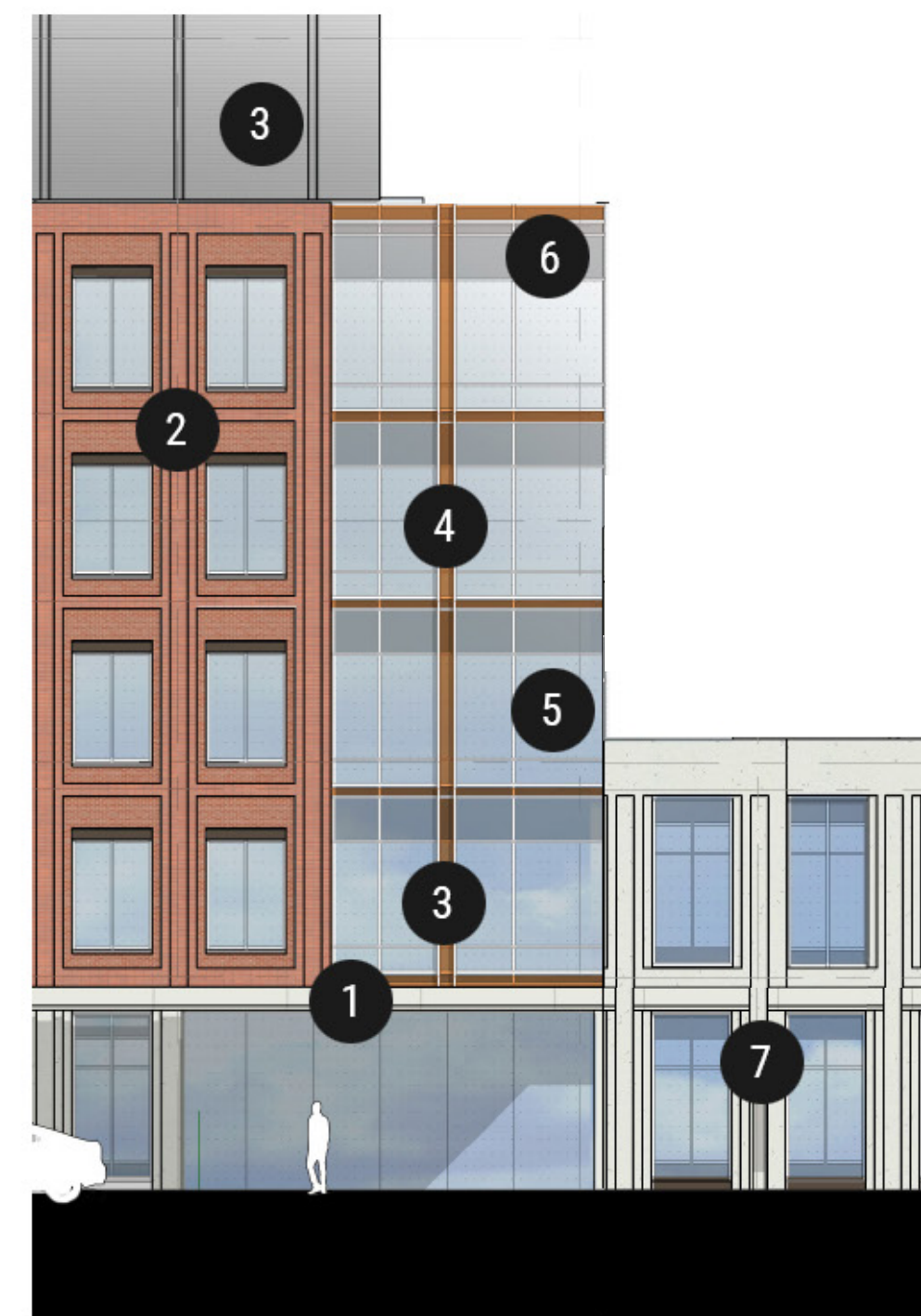
1. PROFILED METAL PANELS
2. BRICK MASONRY
3. ALUMINUM 1 - CURTAIN WALL MULLIONS
4. ALUMINUM 2 - INFILL PANELS
5. INSULATED LOW-E GLAZING
6. SPANDREL GLAZING
7. PRECAST CONCRETE PANELS

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250 West St. Suite 150		COLUMBUS, OHIO 43215
BUILDING ELEVATIONS		A5
A/E PROJECT NO. 25-19109-00	FILE NAME	DRAWN BY SF
		DATE 21 October, 2022

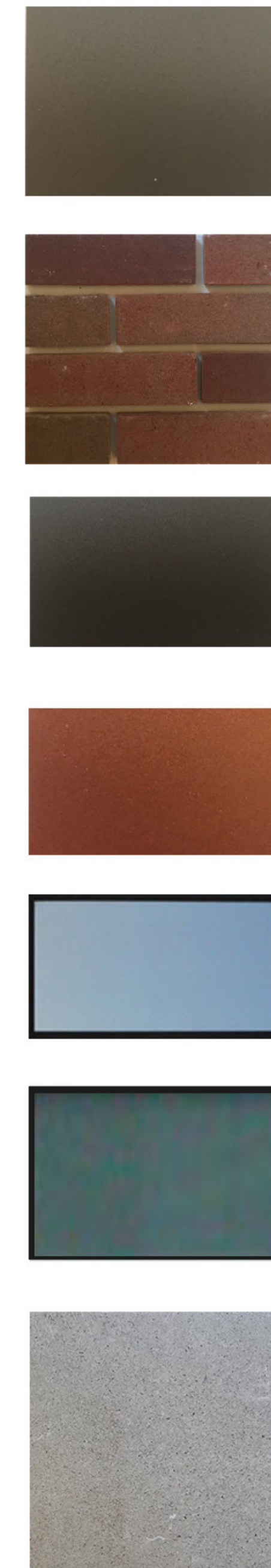
EXTERIOR MATERIALS SCHEDULE

OSU WMC Regional Ambulatory Facility
OSU-180636

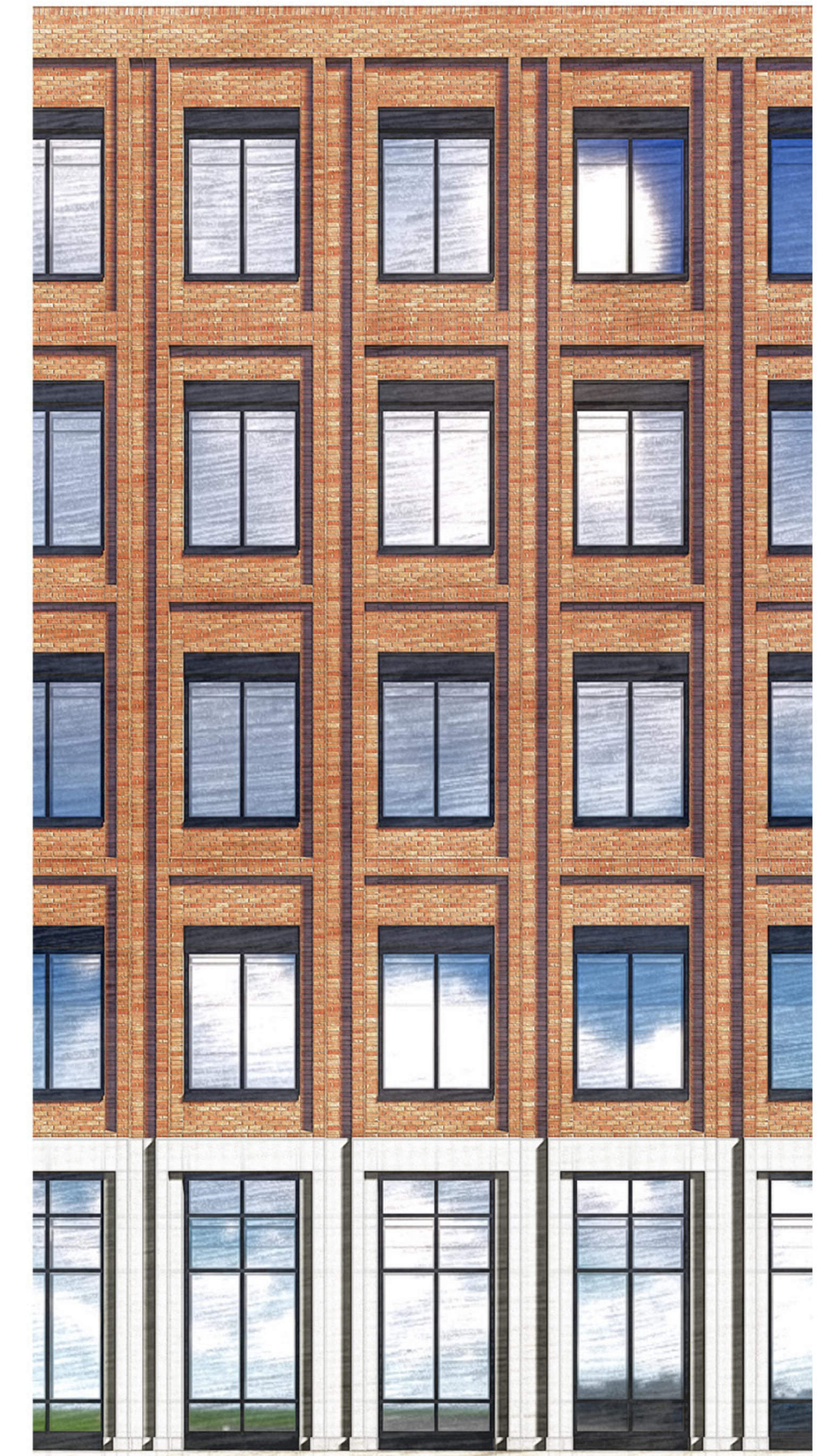
Material	Description	Comments
Window Wall System to punched openings	Kawneer Metro View FG 501 T or FG 601 T window wall or equivalent approved by Architect.	Glazing: see below Finish: PPG UC106693F Duranar Sunstorm Bistro Bronze Window wall system will incorporate profiled aluminum pressing to window head Back of spandrel glazing will be insulated
Curtain Wall System to façade corners, connectors	Kawneer 1600 System or equivalent approved by Architect.	Projecting decorative architectural face caps to vertical mullions at corner façade, standard caps elsewhere System will incorporate vertical aluminum panels at 10' modules at corner facade and aluminum pressing to CW base Back of spandrel glazing will be insulated Glazing: see below Finish (Mullions, Sill, Head, Coping): PPG UC106693F Duranar Sunstorm Bistro Bronze Finish (Curtainwall Metal Panel Infill): PPG UC106696F Duranar Sunstorm Russet Pearl
Glazing	Vision Triple silver coating low-e IGU Required performance: VLT: 62% UV: 5% REFL (out): 10% REFL (in): 10% U-value (W): 0.29 U-value (S): 0.26 SHGC: 0.29	Basis of design: <i>Viracon VNE1-63</i> Basis of design (spandrel): <i>Viracon VNE1-63 w/ V933 - Warm Gray Viraspan #4</i>
Face Brick	<i>Glen-Gery</i> extruded OSU 1963 (Basis of Design)	Aluminum Coping Finish: PPG UC106693F Duranar Sunstorm Bistro Bronze
Mortar	<i>Brixment Stock Colors - Mortar M-10 Tan</i>	<i>Lehigh Hanson 972.653.5500</i>
Precast panels	Architectural quality precast system to one storey base of brick façade, three storey panels to ASC Precast finish is to match limestone in appearance	Architect's sample to match: <i>High Concrete Group</i> Sample HC-01719
Aluminum Composite Metal Wall Panels (Loading Docks)	Factory-formed and assembled metal composite wall panels fabricated from 2.0, 0.020-inch thick coil-coated aluminum sheet facings bonded to a solid, extruded thermoplastic core	Basis of Design: <i>3A Composites Alucobond PE</i> , Rout and Return Dry Seal Finish: PPG UC106693F Duranar Sunstorm Bistro Bronze
Penthouse metal enclosure	Profiled metal panels fixed to steel stud backing wall with concealed fasteners	Basis of design: <i>Centria</i> Concept Series, CS 660 profile to lower part of enclosure, CS 210 profile to upper set back. Equivalent systems are acceptable on submission for approval by the Architect: <i>DMI HHPA 12, DMI HWPC 12</i> Finish: PPG UC106692F Duranar Sunstorm Bistro Bronze (Aluminum Coping to match)
Generator screen wall enclosure/ Chiller enclosure/ Connector rainscreen	Aluminum tube fabrication w/ structural steel backup Frameless access gates to match	Finish: PPG UC106693F Duranar Sunstorm Bistro Bronze
Canopy/colonnade structure	Exposed steel frame protected with anti-corrosion coating system and architectural top coat Columns to be raised on concrete bases Fasteners to be concealed or countersunk, welds to be ground smooth	Columns and beams to porte cochere will be concrete-filled to provide fire rating Finish: PPG UC106689F Duranar Sunstorm Cashmere Pearl
Canopy/colonnade edge profile and soffit	Aluminum pressing edge profile to roof edge with concealed fasteners, finish: two-coat 70% PVDF resin coating system with mica, custom color to match colonnade structure Canopy soffit: self-colored stucco on cement board system, color to be confirmed by Architect	Finish: PPG UC106689F Duranar Sunstorm Cashmere Pearl
Canopy/colonnade roof	TPO system on plywood and metal profile sheet deck	Basis of Design: <i>Firestone UltraPlyT TPO - 60 mil - Gray</i>
Canopy/ colonnade rainwater downpipes	Aluminum finish: two-coat 70% PVDF resin coating system with mica, custom color to match colonnade structure	
Cast in Place Concrete Site Walls (Loading Docks)	Cast in place concrete retaining walls	Finish: Architectural finish, color and texture to match precast
Concrete Roof Pavers (2nd Floor Terrace/ Main Porte Cochere)	Concrete roof paving system on pedestals	Finish: Color to match precast
Handrails (Stairs & Ramps at Loading)	Guard and handrails at loading dock and loading dock stairs and ramps	Black finish
Bollards (Traffic control @ loading)	Square removable bollard to prevent incursion of vehicles	Black finish w/ white reflective tapes
Pole-mounted pedestrian light fixtures	14' <i>Bega</i> LED Pole top luminaires	True Black' Finish: Lithonia Black RCO2304P4B Black, Super Durable (DBLXD)
Light Bollard	41 1/2' <i>Bega</i> LED Bollard 84 683	'True Black' Finish: Lithonia Black RCO2304P4B Black, Super Durable (DBLXD)
Parking Lot Lighting	<i>Gardco</i> Gullwing	Finish: Black from manufacturer's standard options
Exterior wall-mounted plumbing fixtures	Overflow Wall Outlet: Downspout Nozzle 'Cow's Tongue' type FDCs Test Header Wall Hydrants	Finish: Nickel Bronze



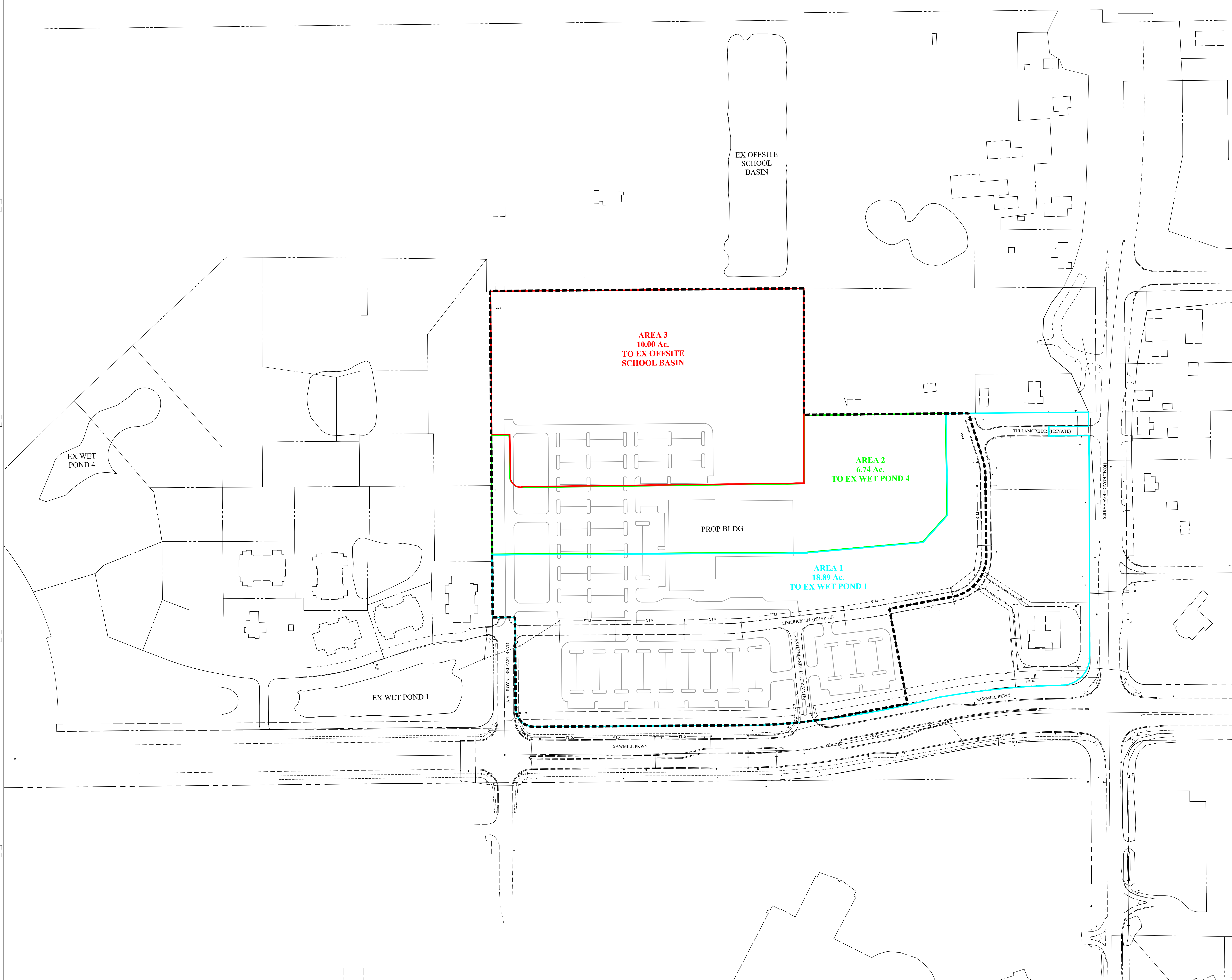
OSU WEXNER MEDICAL CENTER RAF
POWELL, OH
EXTERIOR MATERIALS



- 1. ALUMINUM 3 ENTRANCE CANOPIES
- 2. FACE BRICK
- 3. ALUMINUM 1 MULLIONS & PENTHOUSE ENCLOSURES
- 4. ALUMINUM 2 INFILL PANELS
- 5. INSULATED, LOW-E GLAZING
- 6. SPANDREL GLAZING
- 7. PRECAST CONCRETE PANELS



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PREPARED BY <i>DLR Group</i>		
250 West St, Suite 150		COLUMBUS, OHIO 43215
BUILDING ELEVATIONS		SHEET NUMBER A6
A/E PROJECT NO. 25-19109-00	FILE NAME	DRAWN BY DATE 21 October, 2022



EX OFFSITE SCHOOL BASIN

AREA 3
10.00 Ac.
TO EX OFFSITE SCHOOL BASIN

AREA 2
6.74 Ac.
TO EX WET POND 4

AREA 1
18.89 Ac.
TO EX WET POND 1

PROP BLDG

EX WET POND 4

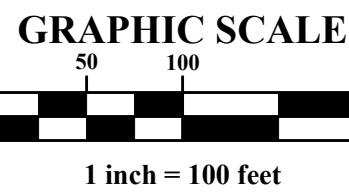
EX WET POND 1

TULLAMORE DR (PRIVATE)

LIMERICK LN (PRIVATE)

SAWMILL PKWY

SAWMILL PKWY



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PREPARED FOR THE OHIO STATE UNIVERSITY FACILITIES OPERATION AND DEVELOPMENT COLUMBUS, OHIO		
PREPARED BY DLR Group		
250 West St, Suite 150		COLUMBUS, OHIO 43215
Master Drainage Plan		SHEET NUMBER A7
A/E PROJECT NO. 25-19109-00	FILE NAME	DRAWN BY DATE 21 October, 2022

Checked by: _____
Drawn by: _____