

#16
18-5-45

CEDAR
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LLC

GERMAN VILLAGE, OHIO

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CEDAR SQUARE, LLC.
247-281 E. LIVINGSTON AVE.



GERMAN VILLAGE COMMISSION
CONCEPTUAL REVIEW
APRIL 2018

PROJECT DATE: 5/15/2018
PROJECT #: 16122

COVER

A0.0
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phone 614.221.1110 fax 614.221.0837
www.berardipartners.com

SITE AERIAL 1" = 100'-0"



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A0.1

SITE AERIAL
CONTEXT

PROJECT DATE: 5/15/2018
PROJECT #: 16122

SCHEMATIC

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GERMAN VILLAGE, OHIO



A0.2

SITE AERIAL
 PERSPECTIVE

PROJECT #: 16122
 PROJECT DATE: 5/15/2018

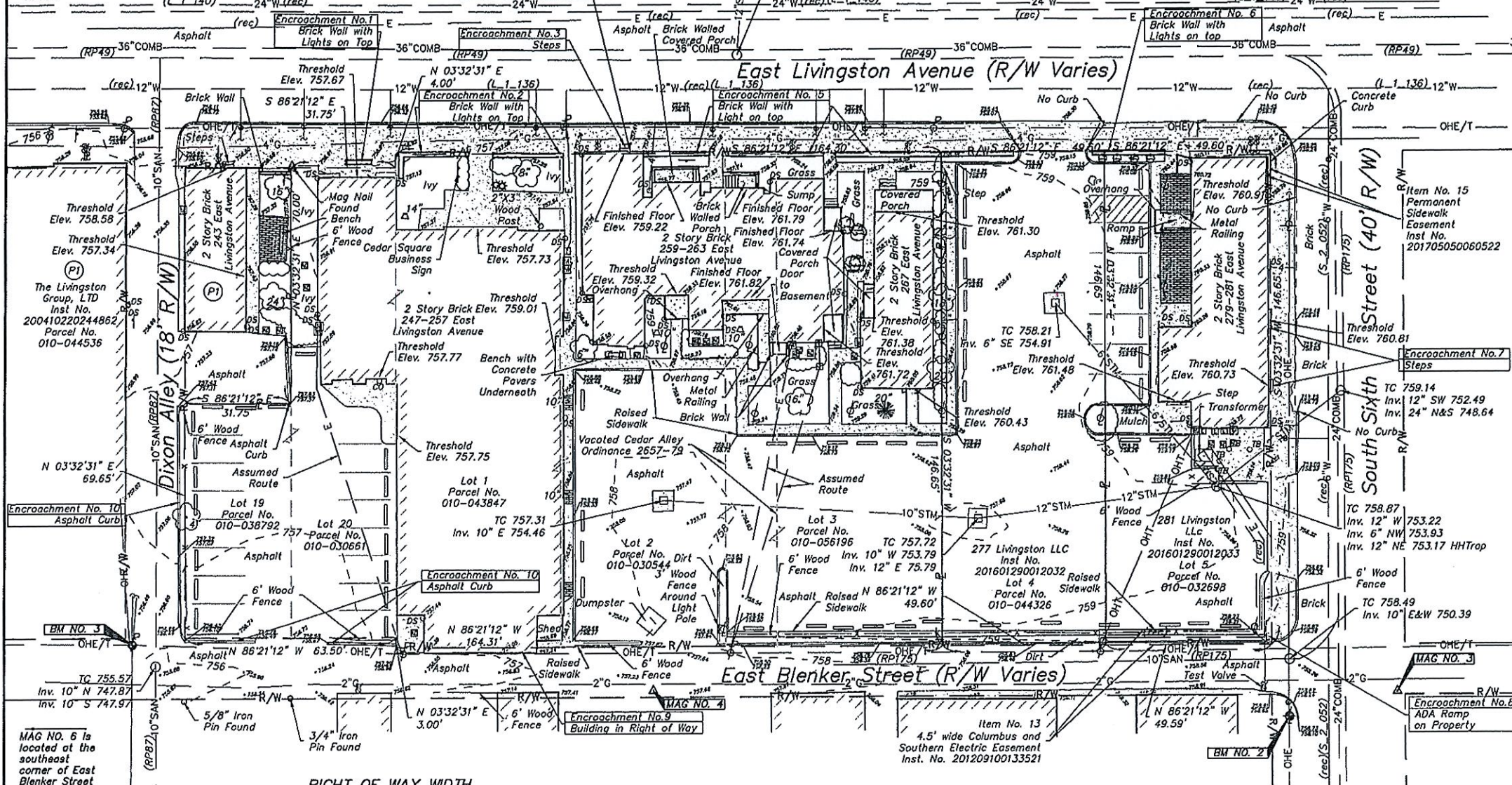
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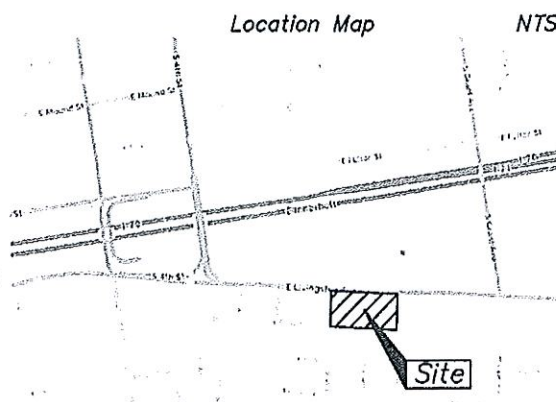
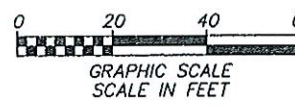
IP NO. 5 is located on the north side of Livingston Avenue at the intersection of South Fifth Street.



LEGEND

	Building/Wall		Electric Pull Box
	Curb		Telephone Pull Box/Pedestal
	Curb and Gutter		Traffic Pull Box
	Pavement/Walk		Unknown Utility Pull Box
	Index Contour		Lighting Pull Box
	Intermediate Contour		Fiber Optic Pull Box
	780		Air Conditioning Unit
	781		Area Drain
	W		Clean Out
	CWL		Down Spout
	G		Monhole
	COMB		Open Grate Manhole
	SAN		Valve
	STM		Underground Electric line
	Manhole		Electric Manhole
	Open Grate Manhole		Underground Telephone
	Curb Inlet		Underground Fiber Optic
	Valve		Telephone Pole
	Underground Electric line		Telephone Manhole
	Electric Manhole		Overhead Signal Line
	Underground Telephone		Underground Traffic Line
	Underground Fiber Optic		Power Pole
	Telephone Pole		Light Pole
	Telephone Manhole		Fence
	Overhead Signal Line		Right of Way Line
	Underground Traffic Line		Easement Line
	Power Pole		Setback Line
	Light Pole		Property Line
	Fence		Original Subdivision Lot Lines
	Right of Way Line		Steam Manhole
	Easement Line		Further route of utility unknown
	Setback Line		Tree Line/Shrub Line
	Property Line		Bushes
	Original Subdivision Lot Lines		Trees
	Steam Manhole		Bumper Block
	Further route of utility unknown		Concrete Pavement, Walk, Slab
	Tree Line/Shrub Line		Brick Walk

- ### NOTES:
- All underground utility locations are shown as accurately as possible based on surface evidence (valves and manholes), markings found in the field, and/or record plans received from the owner or utility companies. Items noted (rec) were obtained from existing plans. Utility locations are not necessarily complete or correct. Any utility in close proximity to proposed work should be "potholed" for exact location prior to construction. Water lines and gas lines services are shown per record. Lines were untraceable. OUPS Ticket # A730701223-00A.
 - The elevations on this survey are based on NAVD 88. Record drawings of buildings and infrastructure may exist having a differing datum. Exercise caution when utilizing this survey by correlating record drawings and proposed work with survey information shown on this drawing.
 - Benchmarks and control points shown on this survey may have been disturbed, since the completion of this survey. Verify that existing monumentation correlates with data shown on this survey prior to use.
 - Utilities noted (Ab) are denoted as such per record plan and may have been abandoned or removed. Their existence and/or status has not been verified.
 - Buildings are located from the surveyed at grade edge. Location of the interior and underground structural footprint has not been verified. Due to possible variations in building exterior above the at grade edge, the building location should be used for site plan use only.
 - Sewer sizes shown are based on an evaluation of record plan information and observation from the manhole costing at grade. Due to manhole depth and safety restrictions entering manhole, sizes shown are approximate.
 - The lots delineated on this plat are found on non-printed F.E.M.A. community panel No. 39049C0328K dated 06/17/08. The property is located in Zone X and are therefore not in a flood hazard area.
 - Trees shown do not indicate dripline or root area.
 - Building overhangs are in an approximate location.



We hereby certify that this drawing is representative of a true and accurate survey based on field and record observations made by Korda/Nemeth Engineering, Inc.

Tony W. Meacham
Registered Surveyor No. 7799

01/22/18
Date

RIGHT OF WAY WIDTH

The current R.O.W. width of East Livingston Avenue varies.
The current R.O.W. width of South Sixth Street is 40 feet.
The current R.O.W. width of East Blenker Street varies.
The current R.O.W. width of Dixon Alley is 18 feet..

Source Deed for 277 Livingston Avenue Inst. No. 201601290012032

Situated in the State of Ohio, County of Franklin and City of Columbus:

Being Lot Number Four (4) of BRYDENS ADDITION to Columbus, as same is numbered and delineated upon the recorded plat thereof, of record in Deed Book 31, Page 113, Recorder's Office, Franklin County, Ohio, together with that portion of Cedar Alley vacated pursuant to Ordinance No. 2657-79.

Source Deed for 281 Livingston Avenue Inst. No. 201601290012033

Situated in the State of Ohio, County of Franklin and City of Columbus:

Being Lot Number Four (5) of BRYDENS ADDITION to Columbus, as same is numbered and delineated upon the recorded plat thereof, of record in Deed Book 31, Page 113, Recorder's Office, Franklin County, Ohio, together with that portion of Cedar Alley vacated pursuant to Ordinance No. 2657-79.

Source Deed for 247-267 Livingston Avenue Inst. No. 200606020106605

Situated in the City of Columbus, County of Franklin, in the State of Ohio and being further described as:

Tract I:
Being Lot Numbers One (1), Two (2), Three (3), Four (4) and Five (5) of BRYDENS ADDITION to Columbus, as the same are numbered and delineated upon the recorded plat thereof, of record in Deed Book 31, Page 113, Recorder's Office, Franklin County, Ohio, together with that portion of Cedar Alley vacated pursuant to Ordinance No. 2657-79.

Tract II:
Being Lot Number Nineteen (19), excepting the north 70 feet, and Lot Number Twenty (20) of SAMUEL PARSONS ADDITION, to the City of Columbus as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 1, Page 48, Recorder's Office, Franklin County, Ohio.

FLOOD INSURANCE NOTE:

The lots delineated on this plat are found on non-printed F.E.M.A. community panel No. 39049C0328K dated June 17, 2008. The property is located in Zone X and are therefore not in a flood hazard area.

BASIS OR BEARINGS:

The bearing of S 86°21'12" E on the southerly existing right of way line of East Livingston Avenue is referenced to the State Plane Coordinate System, Ohio South Zone NAD 83 (NSRS 2007).

ZONING

Classification not provided by insurer.

REFERENCES

- Brydens Addition Deed Book 31, Page 113
- Samuel Parsons Addition Plat Book 1, Page 48
- Cedar Alley vacated Ordinance No. 2657-79
- Toula Management LLC Deed Instrument No. 200606020106605
- Deed as noted.

Item No. 13: Terms, Conditions, Right of Way and Easement by and between the Zenith Holding & Trading Corporation and Columbus and Southern Ohio Electric Company, of record in Official Record 1377, Page F18, Recorder's Office, Franklin County, Ohio (A 4.5 foot wide electric easement affects Lots 4 & 5 and is plotted herein).

Item No. 14 from an ALTA Survey by BRH dated 11/2015: Terms and Conditions of Agreement by and between Toula Property Management LLC and the Kitchen 231, as referenced in the memorandum of parking agreement filed for record September 10, 2012 and recorded in Instrument 201209100133521, Recorder's Office, Franklin County, Ohio. (There are no survey items to plot).

Item No. 15 A permanent sidewalk easement between 281 Livingston LLC and the City of Columbus, by Instrument 201705050060522 Recorder's Office, Franklin County, Ohio. (Easement affects Lot 5 only).

BENCHMARKS

No.	Elevation	Description
BM NO. 1	759.28	Benchmark Set on the northerly side of Light Pole
BM NO. 2	756.69	Benchmark Set on the easterly side of Telephone/Power/Light Pole
BM NO. 3	758.97	Chiseled "X" on easterly Flange Bolt on Fire Hydrant

*Elevations are based on NAVD 1988.

CONTROL POINTS

No.	Northing	Easting	Elevation	Description
MAG NO. 1	711578.02	1830670.81	757.10	Mag Nail Set
MAG NO. 2	711563.76	1830914.81	760.21	Mag Nail Set
MAG NO. 3	711346.42	1830904.16	759.07	Mag Nail Set
MAG NO. 4	711361.70	1830680.84	757.52	Mag Nail Set
IP NO. 5	711599.95	1830424.89	755.83	Iron Pin Found with Plastic Red Cap stamped "GPD" (GPD TBM #5)
MAG NO. 6	711379.55	1830415.06	753.48	Mag Nail Set
MAG NO. 24	711617.23	1830072.43	753.93	Mag Nail Found Set by GPD (GPD TBM #4)
MON No. 22	711528.98	1831512.744	767.19	Concrete Monument Found with Alum. Cap Label "Project Control" Set by GPD

*The project is based on State Plane Coordinates Ohio South Zone NAD 83 with 2007 NSRS adjustment.

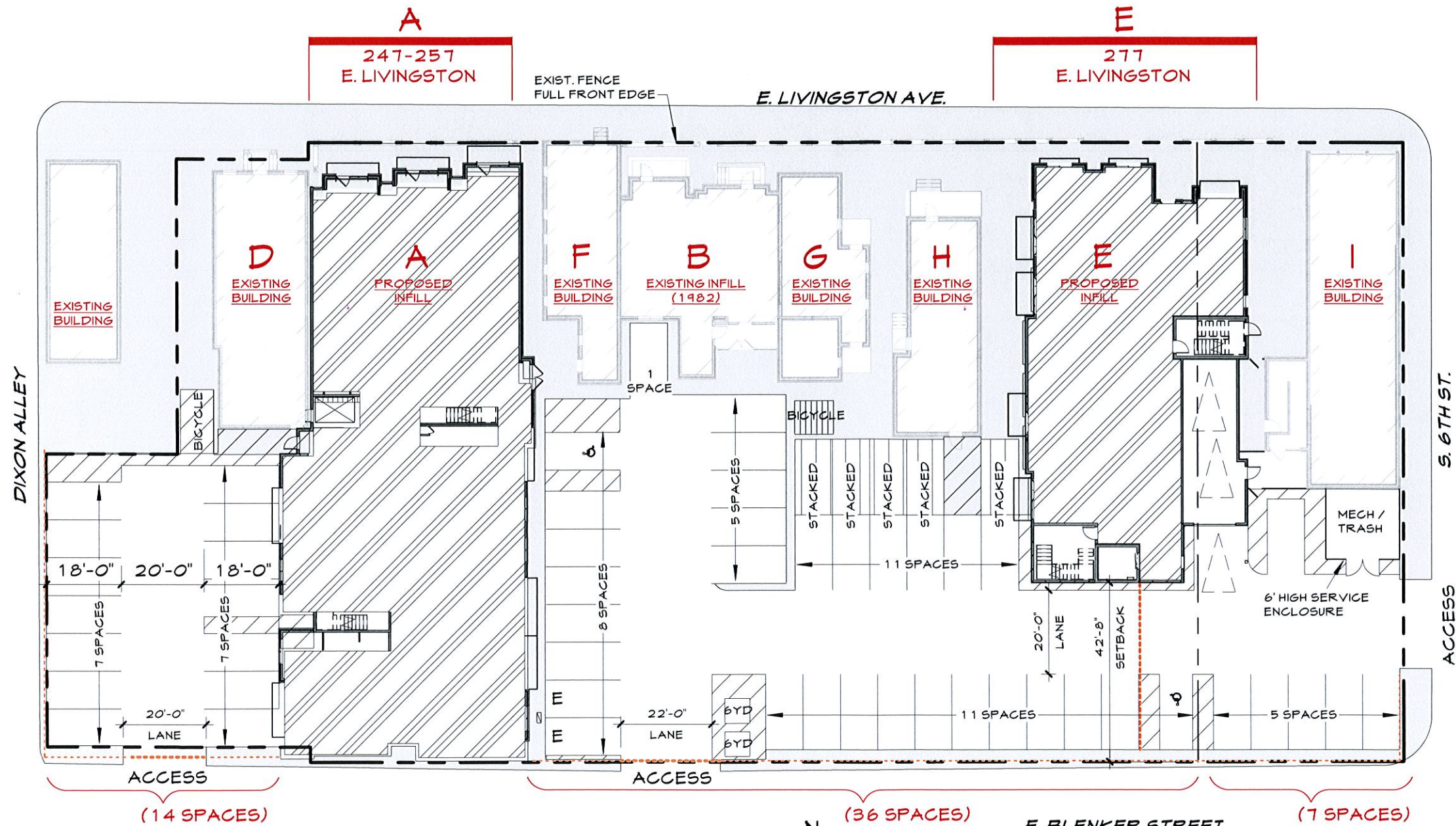
KORDA Korda/Nemeth Engineering, Inc. - Consulting Engineers
1650 Wideman Drive, Suite 200 - Columbus, Ohio 43215-7010
TEL 614-487-8660 FAX 614-487-8661 WEB www.korda.com

MERSHAD-LIVINGSTON GERMAN VILLAGE COLUMBUS, OH TOPOGRAPHIC SURVEY

FIELD	DRAWN	CHECKED	JOB NO.	DATE	SCALE	SHEET NUMBER
DRH	DRH	TWM	2017-0428	01/22/18	1" = 20'	TS1

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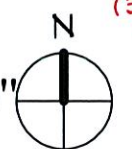
BLDG A		UNIT SUMMARY	COUNT
BLDG A	LEVEL	1	8
		2	8
		3	6
		TOTAL	22

BLDG E		UNIT SUMMARY	COUNT
BLDG E	LEVEL	1	4
		2	7
		3	7
		TOTAL	18

EXIST. BLDGS	TOTAL	COUNT
		11
	1 UNIT AT EXISTING BUILDING 'I', PARKING ACCOUNTED FOR	
	UNIT TOTAL	51

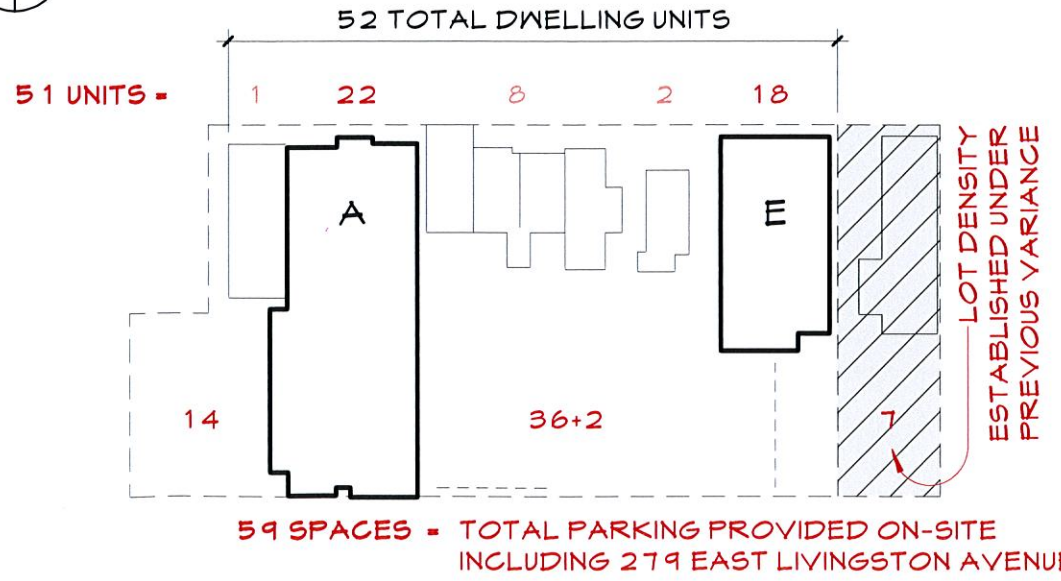
SCHEMATIC

PRELIMINARY MASTER PLAN - OPT 1 1" = 30'-0"



PARKING REQUIRED	
58	PARKING SPACES REQUIRED
51	SPACES (1 SPACE/UNIT)
7	SPACES BUILDING 'I' APPROVED UNDER PREVIOUS VARIANCE
58	TOTAL PARKING SPACES REQUIRED

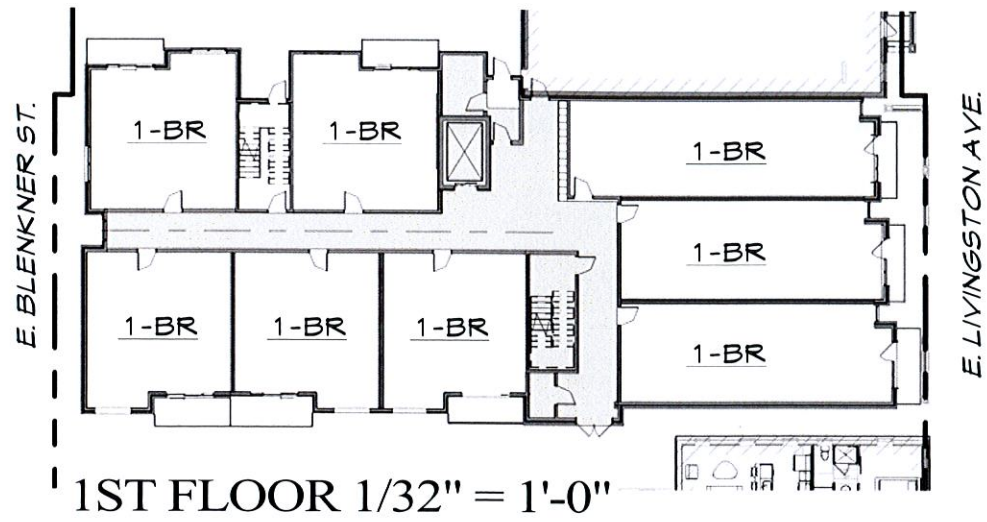
PARKING PROVIDED	
59	PARKING SPACES PROVIDED
52	SPACES (1 SPACE/UNIT) + 1
7	SPACES BUILDING 'I'
59	TOTAL PARKING SPACES PROVIDED



PROJECT DATE: 5/15/2018
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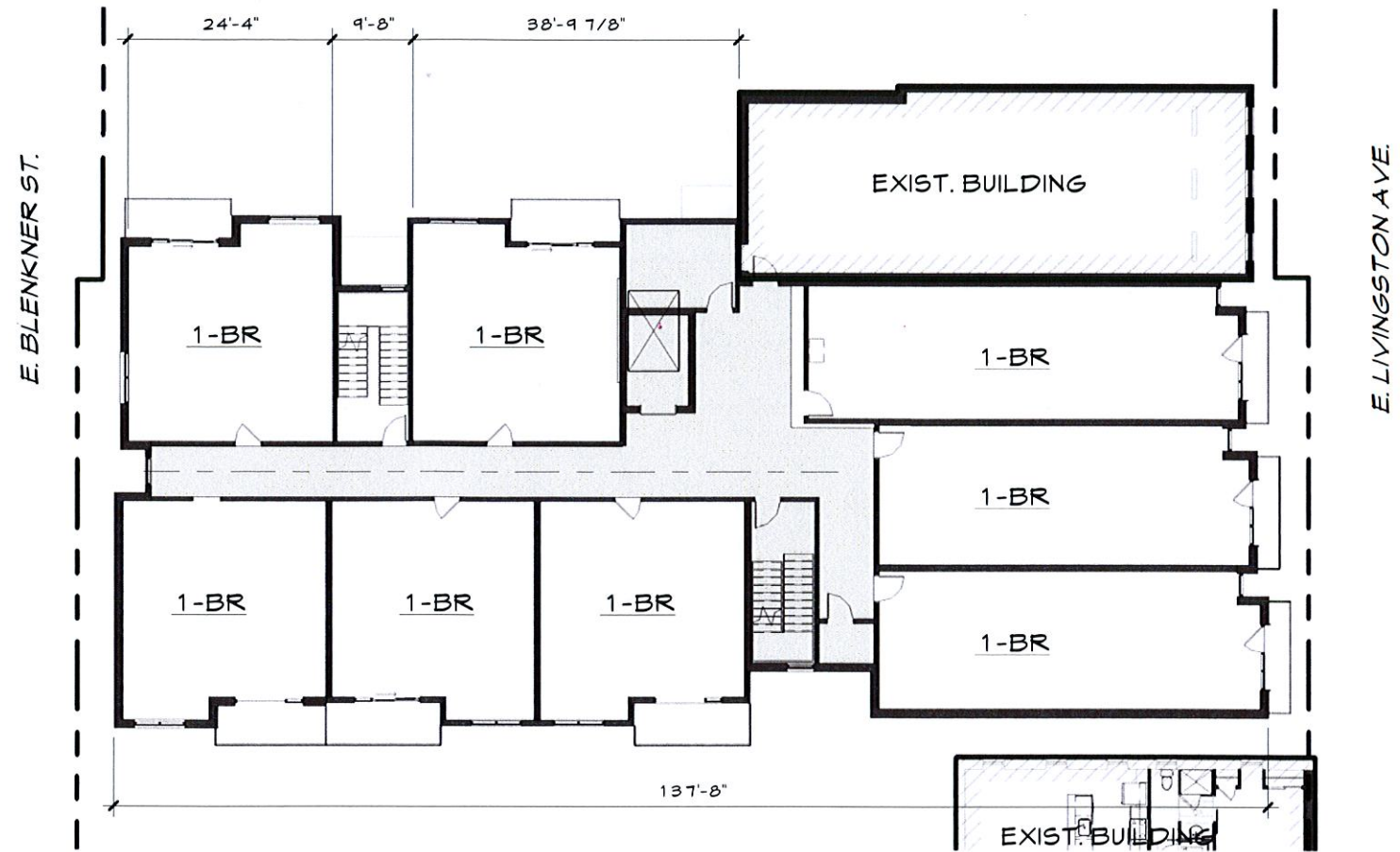
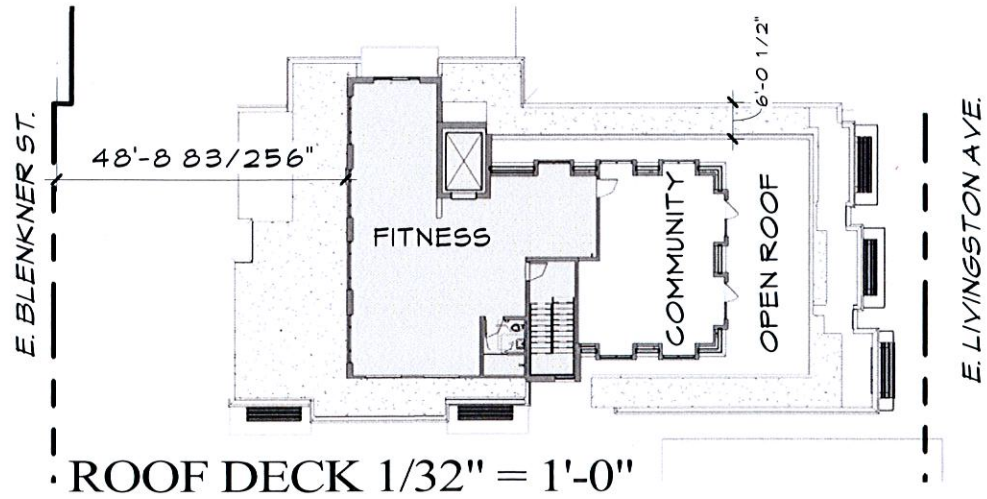
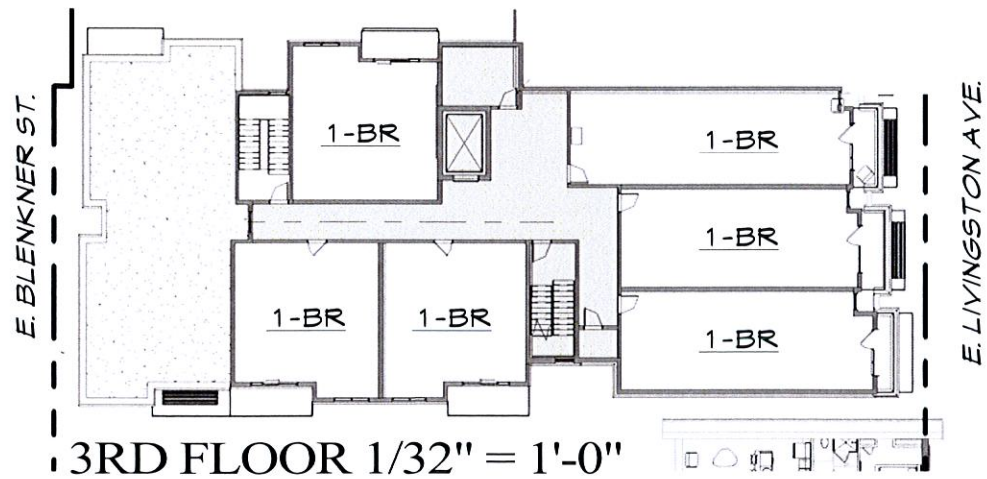
PRELIMINARY SITE PLAN

A1.0a
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BLDG A

UNIT SUMMARY	COUNT	LEASABLE	GROSS
LEVEL 1	8	5,650 SF	7,253 SF
2	8	5,650	7,169
3	6	4,348	5,556
			1,882
TOTAL	22	15,648 SF	21,860 SF

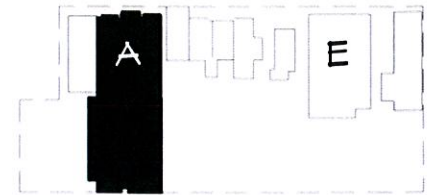


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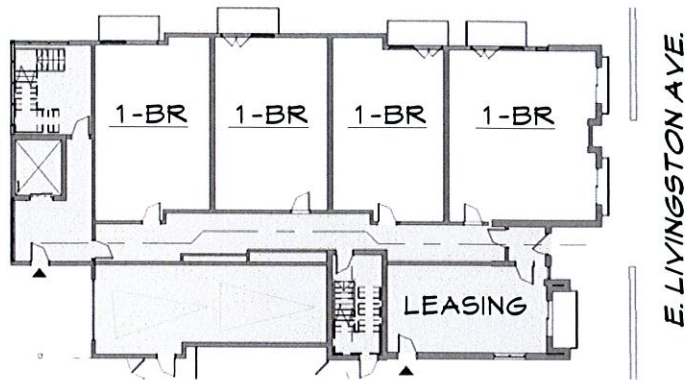
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PROJECT DATE: 5/15/2018
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BLDG 'A' PLANS

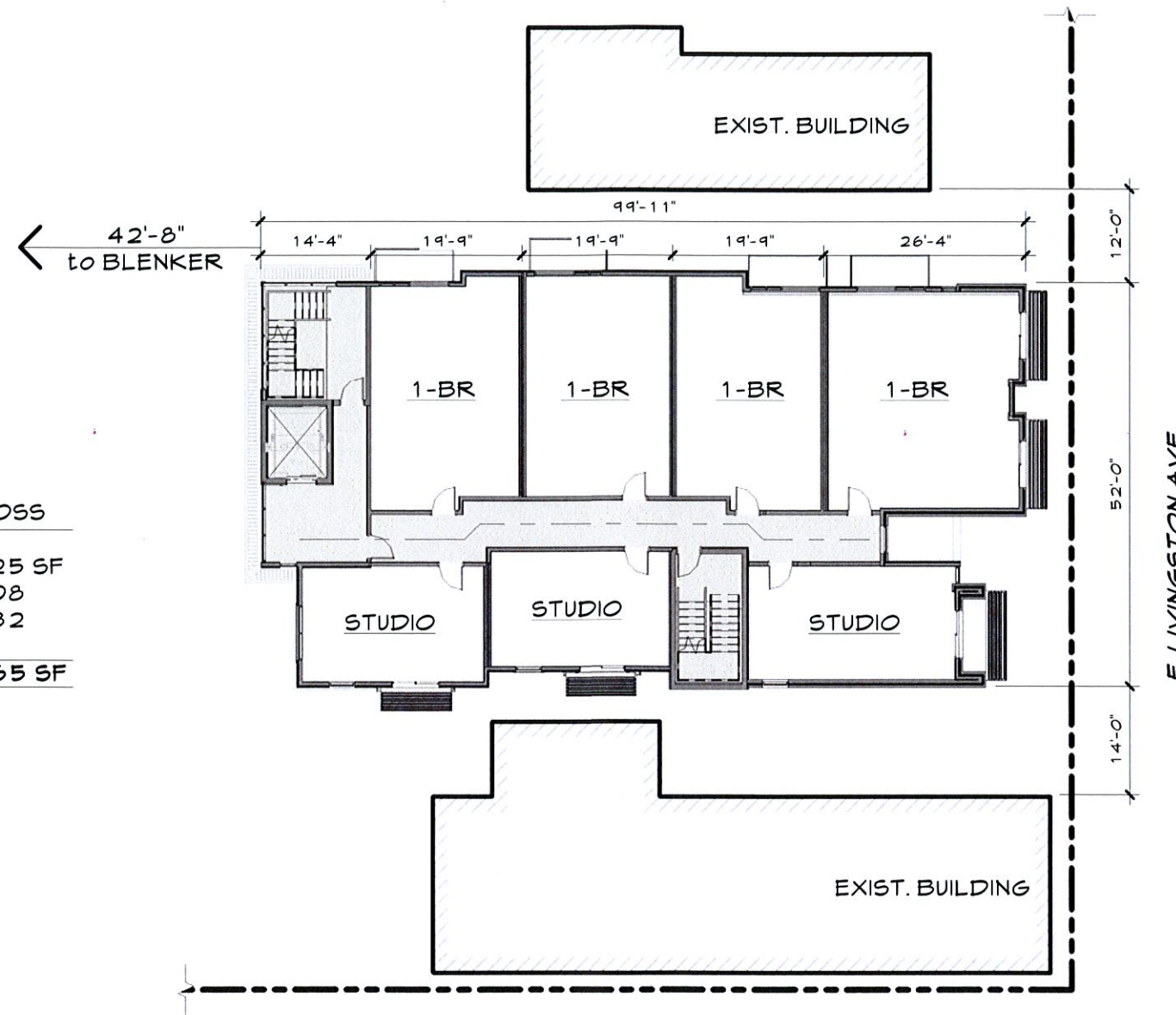
A1.1
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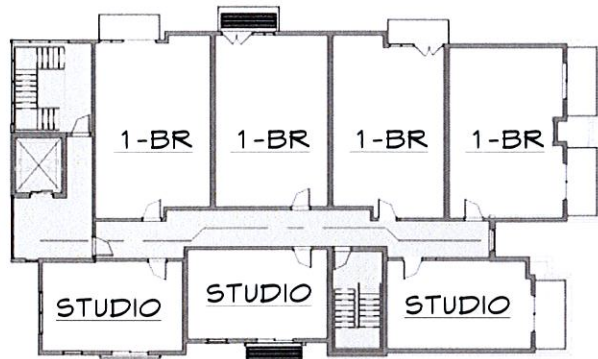


1ST FLOOR 1/32" = 1'-0"

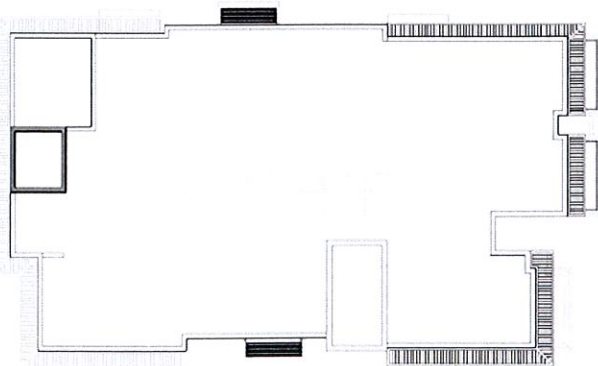
BLDG	UNIT SUMMARY		COUNT	LEASABLE	GROSS
	LEVEL				
E	1	1-BR	4	2,547 SF	4,825 SF
	2	1-BR	7	3,745	4,908
	3	1-BR	7	3,525	4,632
	TOTAL		18	9,867 SF	14,365 SF



2ND FLOOR 3/64" = 1'-0"



3RD FLOOR 1/32" = 1'-0"



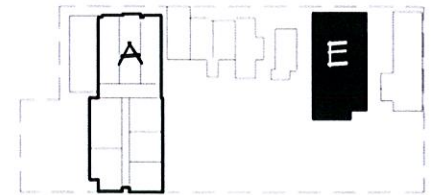
ROOF DECK 1/32" = 1'-0"

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BLDG 'E' PLANS



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www.berardi.com



NORTH ELEVATION 3/32" = 1'-0"



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

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BLDG 'A'
PRELIMINARY
ELEVATIONS
A3.1a

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WEST ELEVATION 3/32" = 1'-0"

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

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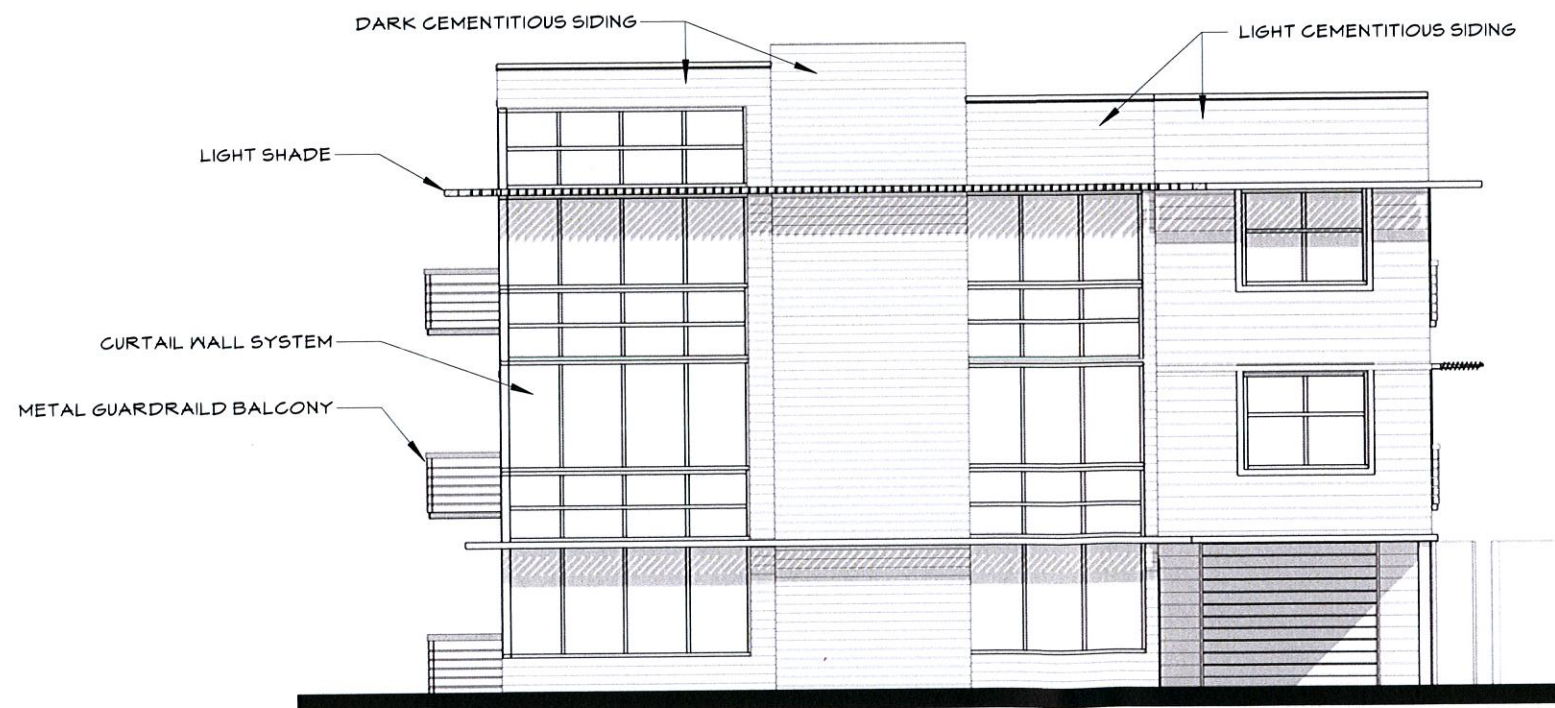
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**BLDG 'A'
 PRELIMINARY
 ELEVATIONS
 A3.1b**

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NORTH ELEVATION 3/32" = 1'-0"



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

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BLDG 'E'
PRELIMINARY
ELEVATIONS
A3.2a

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WWW.BERARDIPARTNERS.COM



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



WEST ELEVATION 3/32" = 1'-0"

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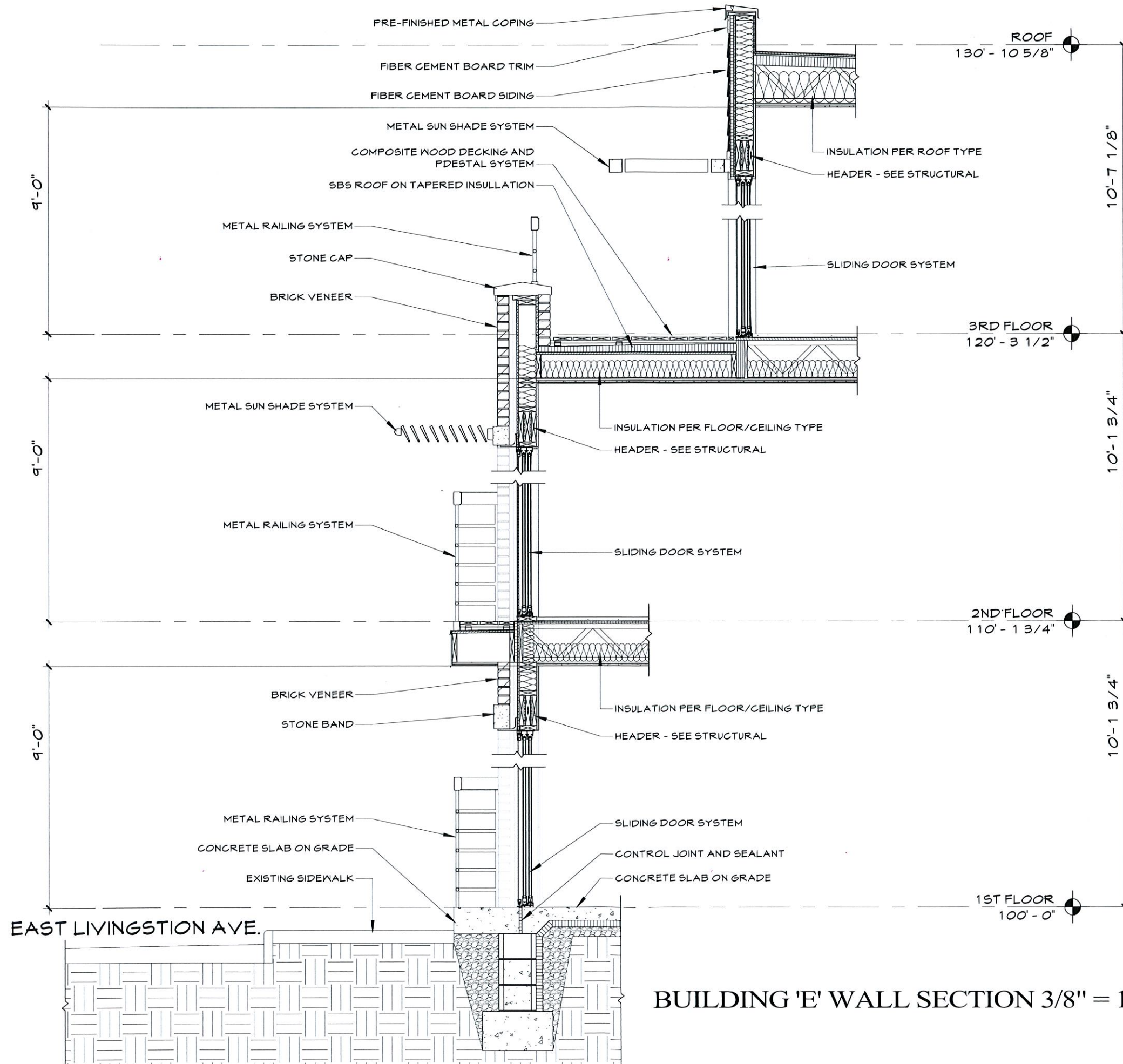
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BLDG 'E'
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ELEVATIONS
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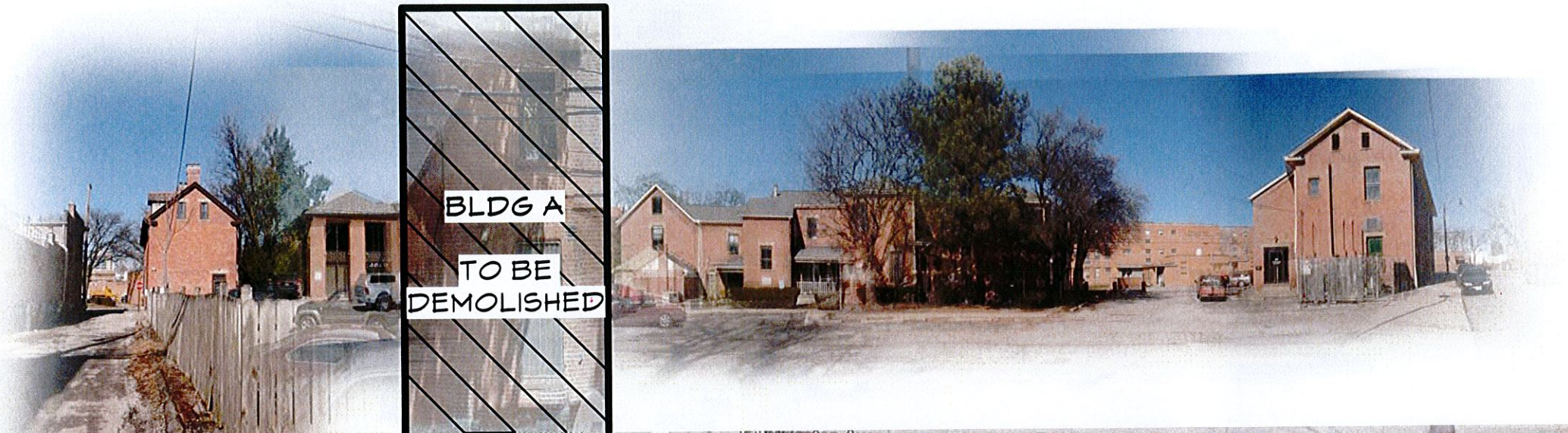
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BUILDING 'E'
 WALL SECTION

A3.4b
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BUILDING 'E' WALL SECTION 3/8" = 1'-0"



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**SOUTH
ELEVATION**

A3.6
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BUILDING 'A' - PROPOSED

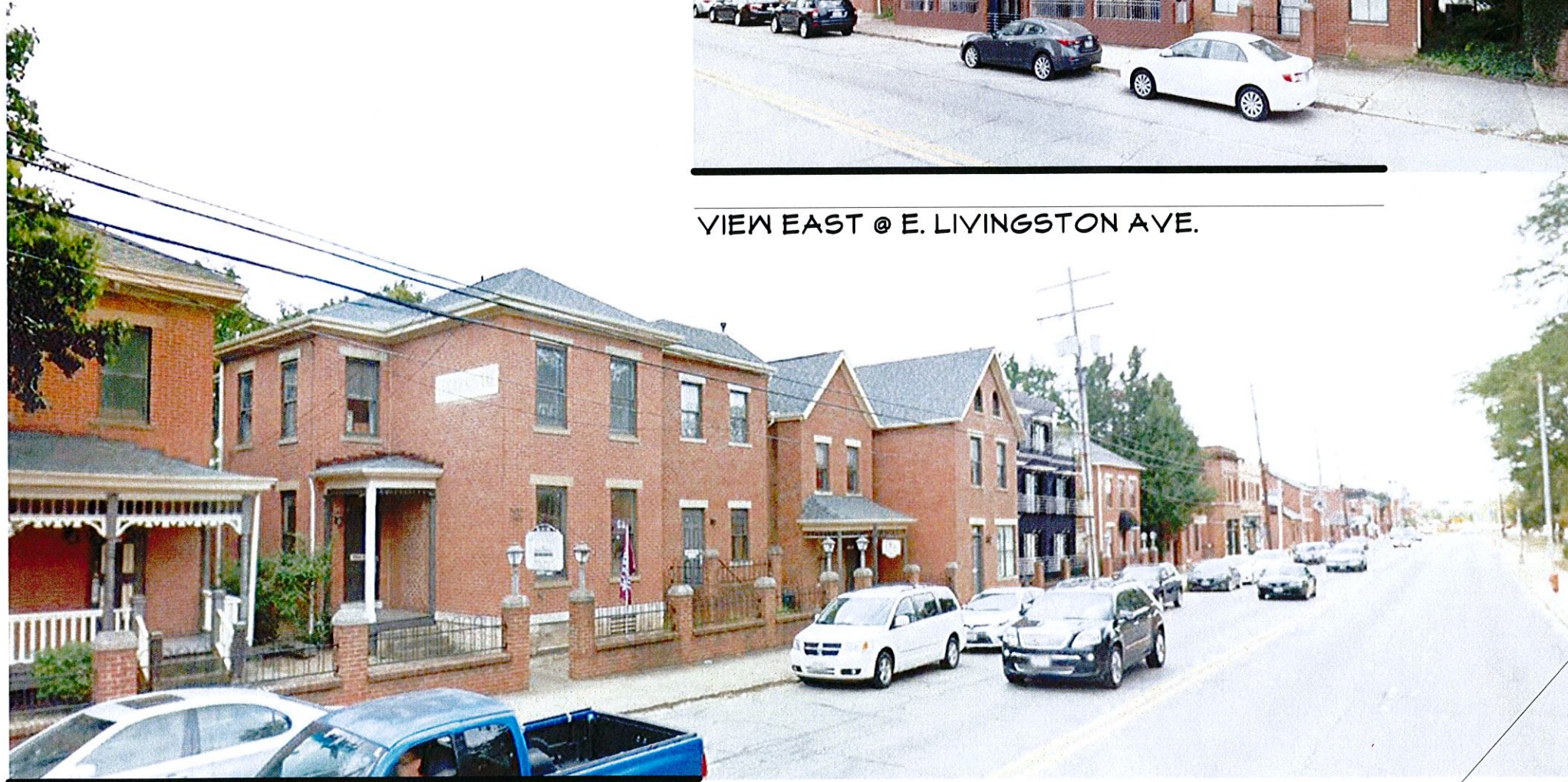
8 INCH CEMENTITIOUS SIDING -
LIGHT GRAY

8 INCH CEMENTITIOUS SIDING -
MEDIUM GRAY

DARK BRICK AT GROUND
AND 2ND LEVEL



VIEW EAST @ E. LIVINGSTON AVE.



VIEW WEST @ E. LIVINGSTON AVE.



PEDESTRIAN VIEW EAST

DARK BRICK
WINDOW WALL @ INSET

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**BLDG 'A'
PERSPECTIVES**

A5.1
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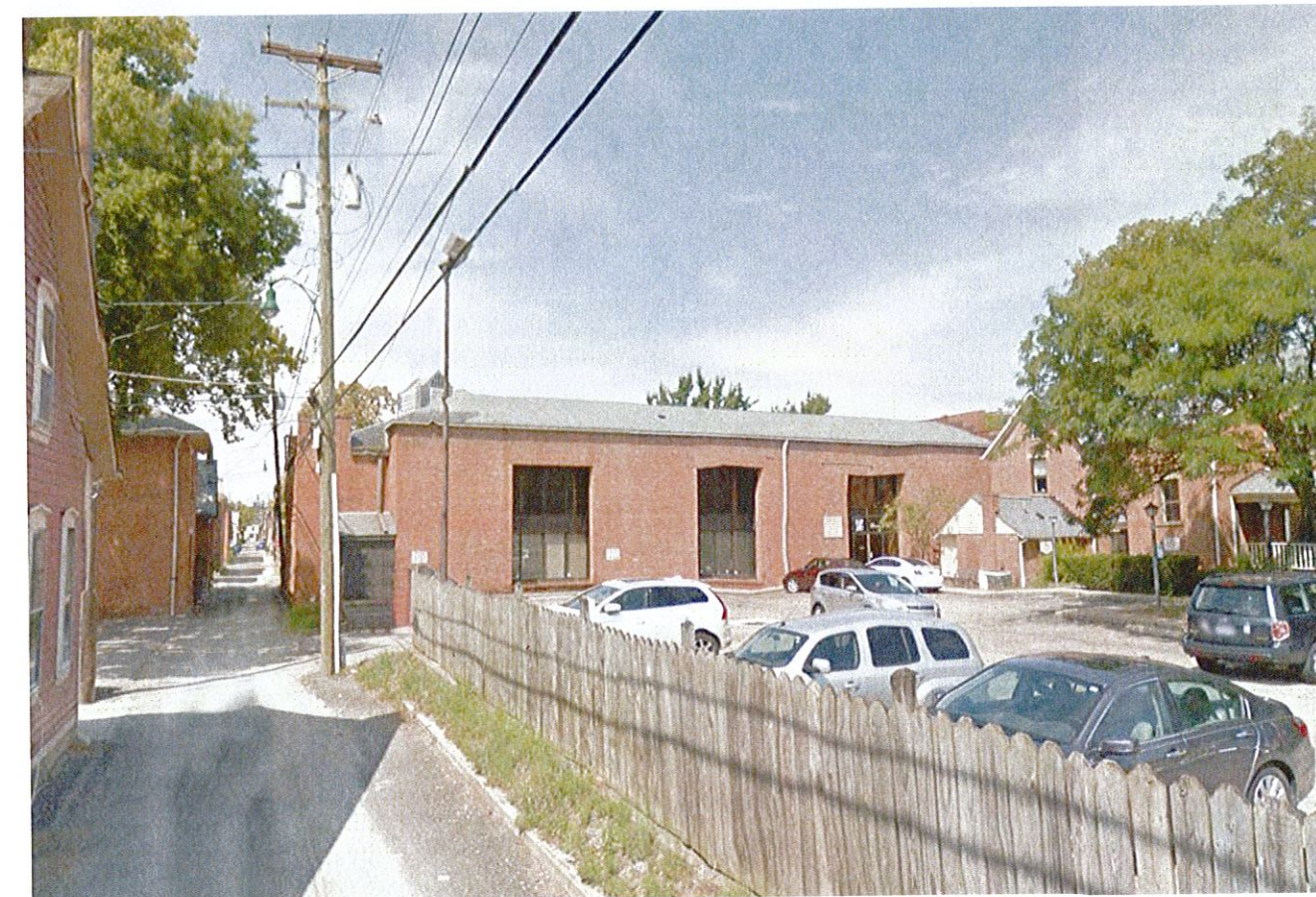
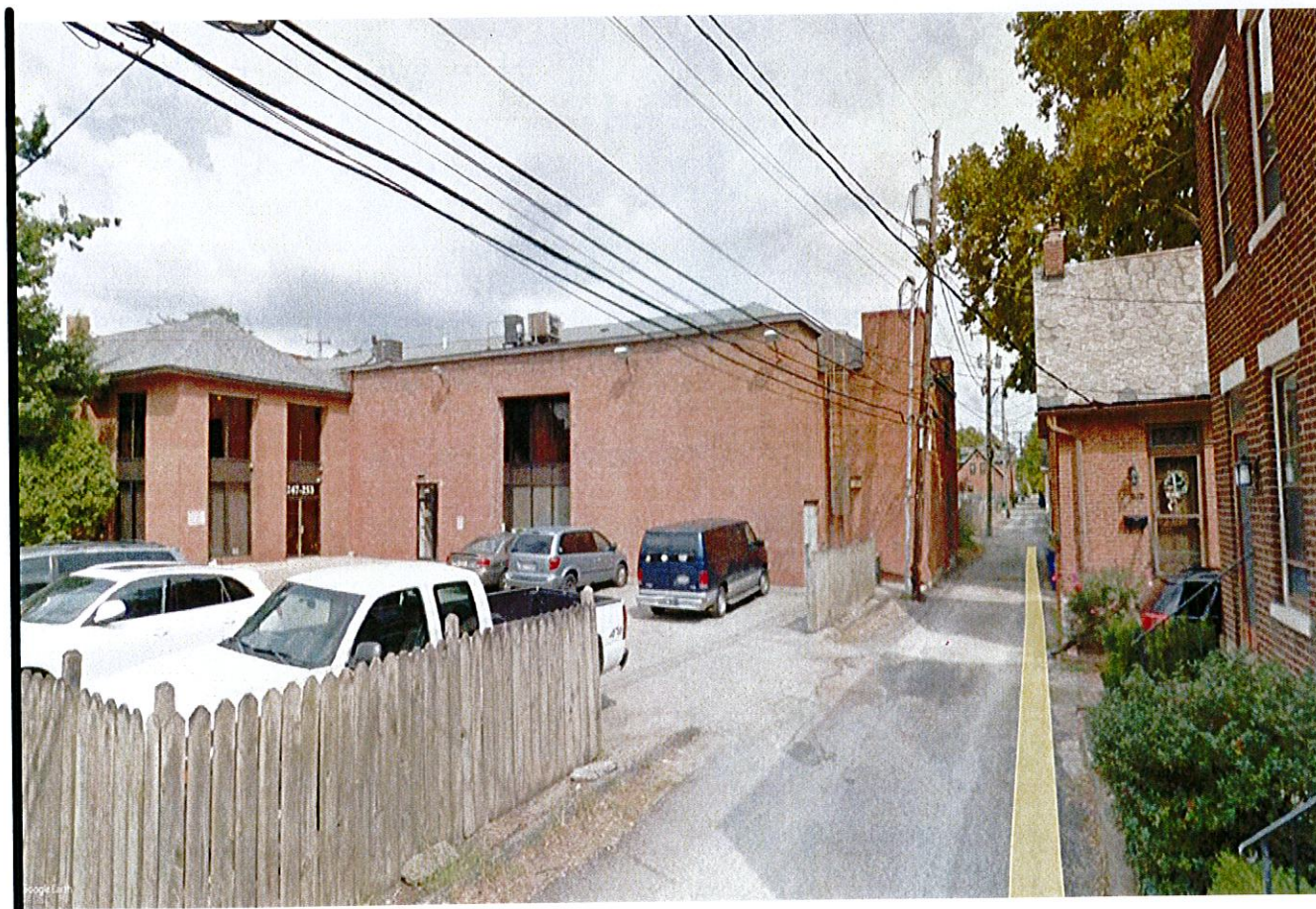
BUILDING 'A' - PROPOSED



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EXISTING



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PROJECT DATE: 5.15.2018
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BLDG 'A'
PERSPECTIVES

A5.2

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VIEW EAST AT BLENKNER STREET

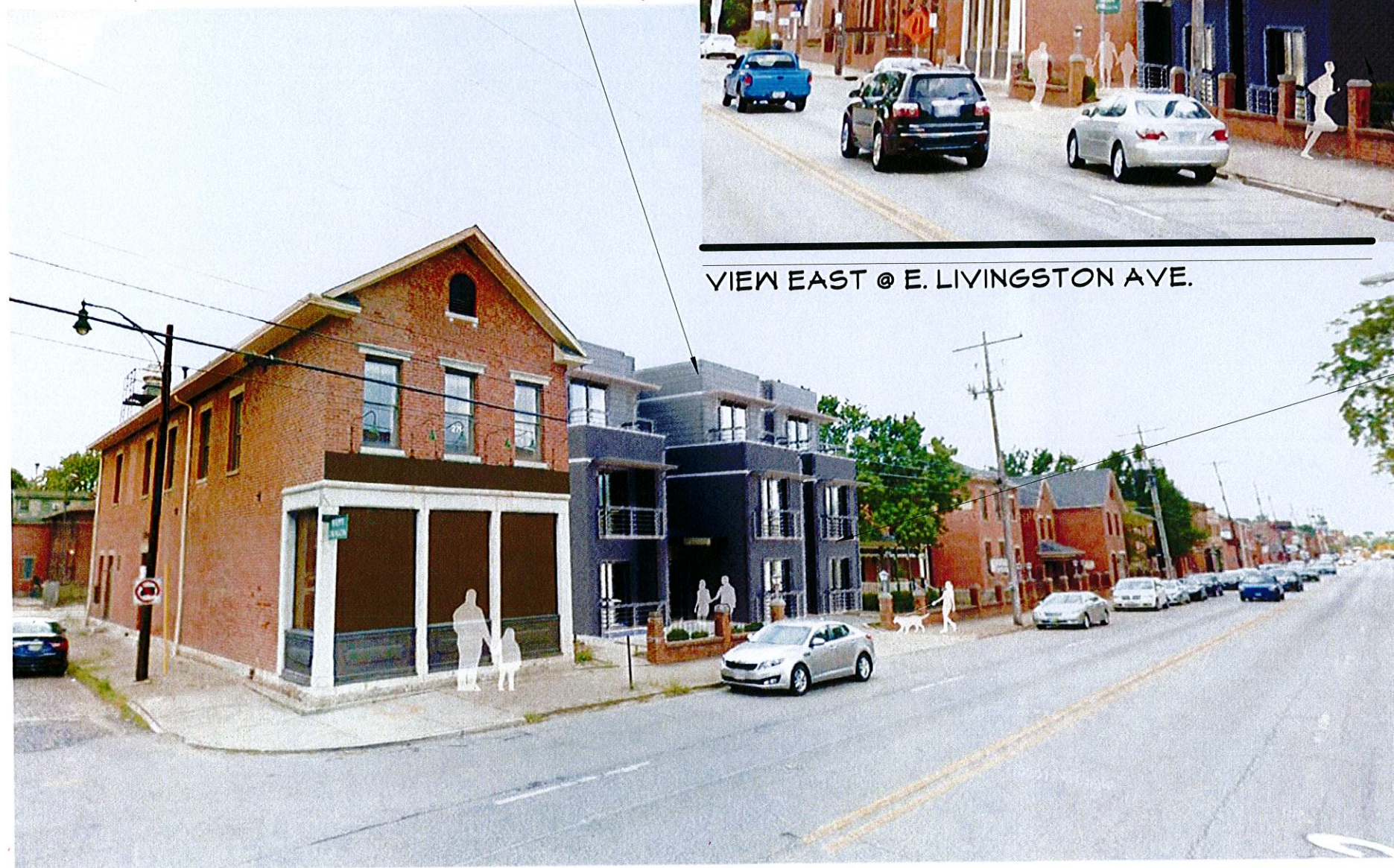
VIEW WEST AT BLENKNER STREET

BUILDING 'E' - PROPOSED

8 INCH CEMENTITIOUS SIDING



VIEW EAST @ E. LIVINGSTON AVE.



VIEW WEST @ E. LIVINGSTON AVE.

DARK BRICK AT GROUND AND 2ND LEVEL

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GERMAN VILLAGE, OHIO

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BLDG 'E'
PERSPECTIVES

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BUILDING 'E' - PROPOSED



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EXISTING



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BLDG 'E'
PERSPECTIVES

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**BLDG 'A'
PERSPECTIVE**

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BLDG 'A'
PERSPECTIVE

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**BLDG 'A'
PERSPECTIVE**

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BLDG 'E'
PERSPECTIVE

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PERSPECTIVE**

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VIEW WEST AT BLENKNER STREET

PRELIMINARY MASSING - BLDG 'A'



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VERTICAL STANDING SEAM

CEMENTITIOUS SIDING
MEDIUM GREY COLOR

DARK BRICK

CEMENTITIOUS SIDING
LIGHT COLOR

DARK BRICK



SCHEMATIC

PROJECT DATE: 5.15.2018
PROJECT #: 16122

PRELIMINARY
MASSING

A6.2a

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PRELIMINARY MASSING - BLDG 'E'



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CEMENTITIOUS SIDING
DARK COLOR

CEMENTITIOUS SIDING
MEDIUM GRAY COLOR

DARK BRICK



SCHEMATIC

PROJECT DATE: 5/15/2018
PROJECT #: 16122

PRELIMINARY
MASSING

A6.2b

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