

# EAST FRANKLINTON REVIEW BOARD

## APPLICANT INFORMATION (PLEASE TYPE OR PRINT LEGIBLY)

**PROPERTY ADDRESS:** 617 West State St., Columbus, OH 43215

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**PARCEL ID:** 010-002089-00

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**APPLICANT NAME\*:** Nathan Gammella

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If the applicant is not the owner, s/he must be authorized by the owner to commit to changes proposed by the Commission.

**MAILING ADDRESS:** 463 N. High St. Suite 2B, Columbus OH 43201

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**DAY PHONE:** 614-942-1050

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**EMAIL:** ngammella@gmail.com

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**PROPERTY OWNER:** United Preparatory Academy, Inc.

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**PROPERTY OWNER ADDRESS:** 1469 E Main St., Columbus OH, 43205

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**PROPERTY OWNER EMAIL AND OTHER INFORMATION:** Brett McAdoo, Agent for Owner

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bmcadoo@unitedschoolsnetwork.org

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## PROJECT CLASSIFICATION (check all boxes that apply to your project)

- Conceptual Review:** Discuss with the Board preliminary design ideas for a project. The EFRB will address the appropriateness of the proposal and provide direction.
- Exterior Construction:** New construction, reconstruction, expansion, alteration or rehabilitation of buildings or structures.
- Exterior Building Alteration:** Facade renovations or exterior renovations.
- Graphics:** All graphics subject to the EF District.
- Development Plan:** Development Plan for a parcel or parcels that are proposed for a mix of uses, buildings or tax parcels that require master planning as a single development site.
- Change in use:** The establishment, change, modification or expansion of a use.
- Public Art Review**
- Public Plan Review**
- Demolition:** Removal of any building feature(s) or the razing of any structure(s). For all demolitions, the applicant must submit in writing: reason for the demolition, proposed reuse of the site, and time frame for project initiation.
- Other:** \_\_\_\_\_

# EAST FRANKLINTON REVIEW BOARD

## WORK DESCRIPTION (Please type or print legibly)

Describe the proposed project in detail, including all changes to the building, site, lot, or zoning. Include all features to be removed, altered, repaired, and/or added.

- 1) Consult the Standards (C.C.: 3323) and the applicable code available at [https://library.municode.com/HTML/16219/level2/TIT33ZOCO\\_CH3323EAFRDI.html#TOPTITLE](https://library.municode.com/HTML/16219/level2/TIT33ZOCO_CH3323EAFRDI.html#TOPTITLE)
- 2) Is this application in response to an exterior Code Violation Order: YES  NO

The project features an addition and a renovation to the existing school. The addition is planned to house a multipurpose space with adjacent overhead doors, a platform for performances, storage areas, and restrooms, as well as a new entry to the space with an elevator.

The renovation mainly concerns the existing multipurpose space which will be separated into two rooms - cultural office and special education, each with their own small testing rooms. Additionally, this area will have a new floor installed on the second floor space to create room for two additional classrooms. Lastly, the renovation will include the restrooms in the building as well as a more secure main entry.

(Please attach additional pages if required)

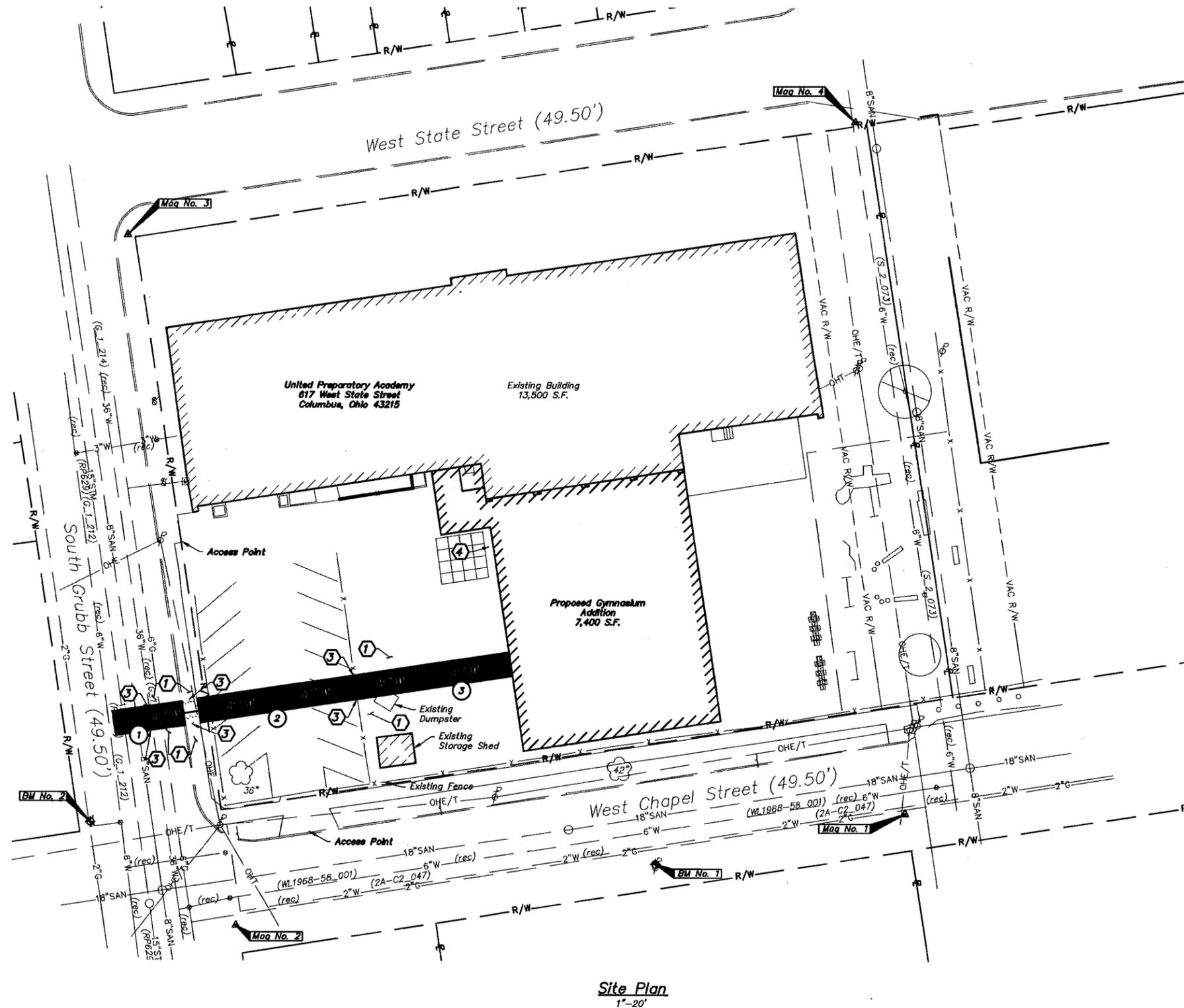






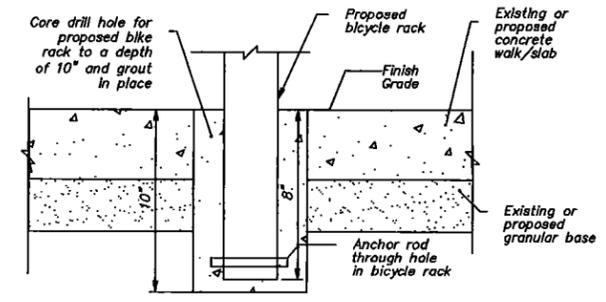




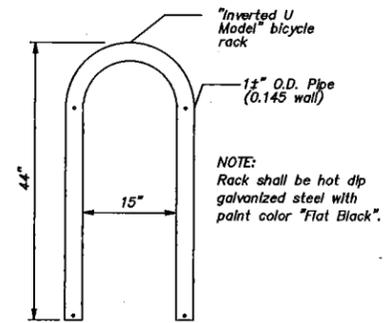


**LEGEND**

EXISTING	
---	R/W Right of Way Line
---	P/L Property Line
---	ESMT Easement Line
PROPOSED	
---	STM Storm Sewer
○	DS Down Spout
①	Catch Basin
① 101	Structure Number
---	Connect to Existing
---	Building/Wall
---	Pavement
---	Pavement Marking
---	Walk
---	Score
---	Fence
•	Bollard
♿	Painted Wheelchair Symbol
T	Sign
TMC	Handicapped Parking Sign
■	Asphalt Pavement Replacement
▨	Concrete Sidewalk Replacement per Std. Dwg. 2300



**A DETAIL BICYCLE RACK EMBEDMENT** N.T.S.



**B DETAIL 'INVERTED U MODEL' BICYCLE RACK** N.T.S.

- General Notes:**
- All drive approaches, pedestrian facilities, curbs, and ramps constructed with this project shall meet the requirements of the City of Columbus standards and ADA compliance. It is the sole responsibility of the Contractor to meet these construction standards.
  - Extend utilities to within 5'-0" of face of building unless otherwise noted. Coordinate exact location with Plumbing Contractor. Final connection by plumbing contractor.
  - Bicycle Rack per Detail A & B, Sheet 4.

- Coded Notes:**
- Protect existing sidewalk/pavement/curb to remain.
  - Protect existing utility structure to remain.
  - Sawcut existing sidewalk/pavement to nearest joint.
  - Bike parking per Detail A/4 and B/4.



REV.	DATE	DESCRIPTION

**UPREP STATE ADDITION**  
 617 W STATE STREET  
 COLUMBUS, OH 43215  
 PID: 010-002069

**IMPROVEMENT PLAN**

**KORDA**  
 Korda/Nemeth Engineering, Inc. - Consulting Engineers  
 1650 Watermark Drive, Suite 200 - Columbus, Ohio 43215-7010  
 TEL: 614-467-1650 • FAX: 614-467-4881 • WEB: www.kordainc.com

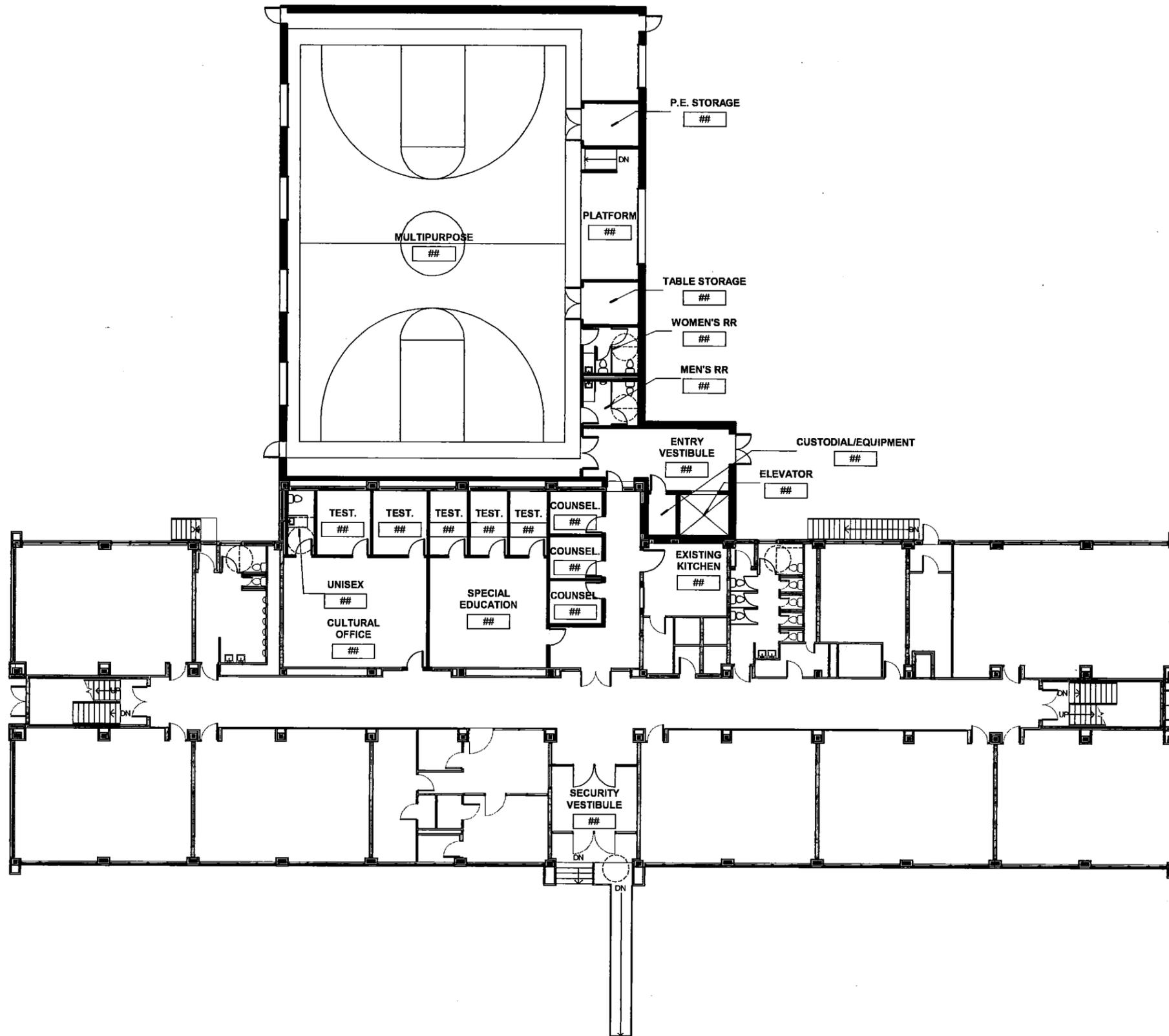
Engineers Seal

Date \_\_\_\_\_

DRAWING NUMBER:  
 3/3

DRAWN BY: ACH  
 CHECKED BY: CMF

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① FIRST FLOOR PLAN  
 3/32" = 1'-0"

**UNITED SCHOOLS  
 NETWORK: STATE ST.  
 ADDITION/RENOVATION**

UNITED SCHOOLS  
 NETWORK

617 W STATE ST.,  
 COLUMBUS, OH 43215



463 N High St, Suite 2B  
 Columbus, OH 43215  
 Phone: (614) 942-1050  
 main@triadarchitects.com

06/05/2018

*NOT FOR  
 CONSTRUCTION*

Drawn by: NHG  
 Checked by: BTF  
 Commission Number: 1821

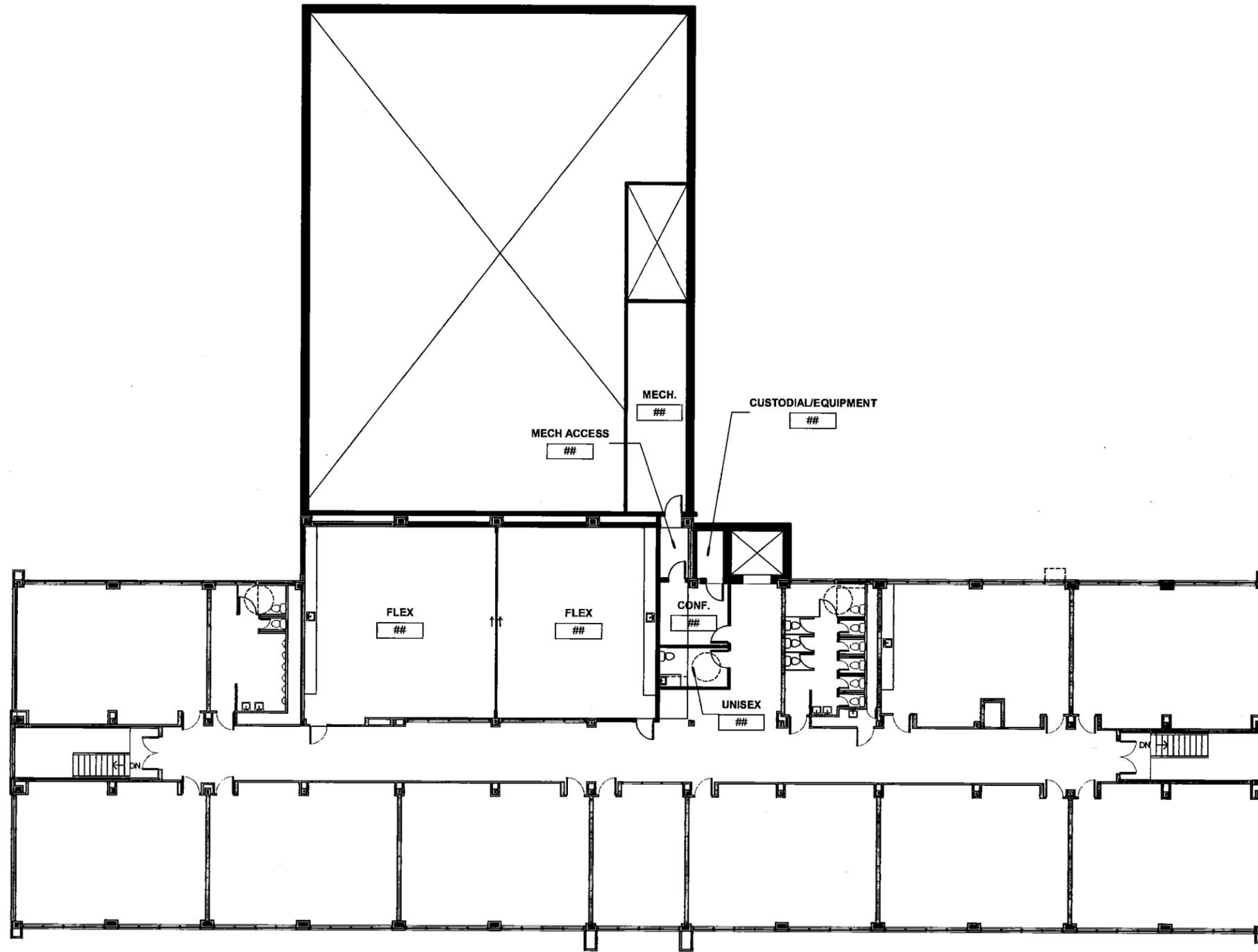
**EF 1.0**

FIRST FLOOR PLAN

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1821 - UNITED SCHOOLS NETWORK STATE ST. ADDITION/RENOVATION



① SECOND FLOOR PLAN  
3/32" = 1'-0"

**UNITED SCHOOLS  
NETWORK: STATE ST.  
ADDITION/RENOVATION**

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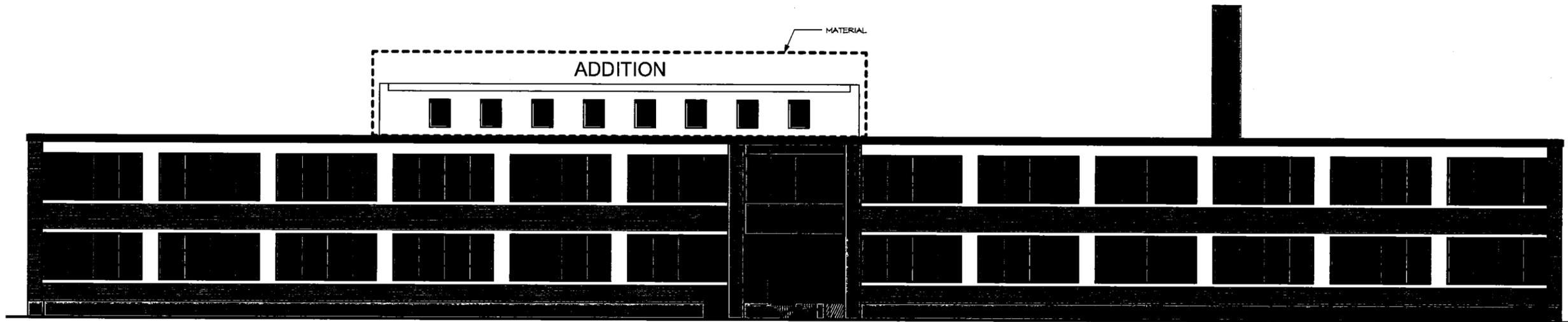
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CONSTRUCTION*

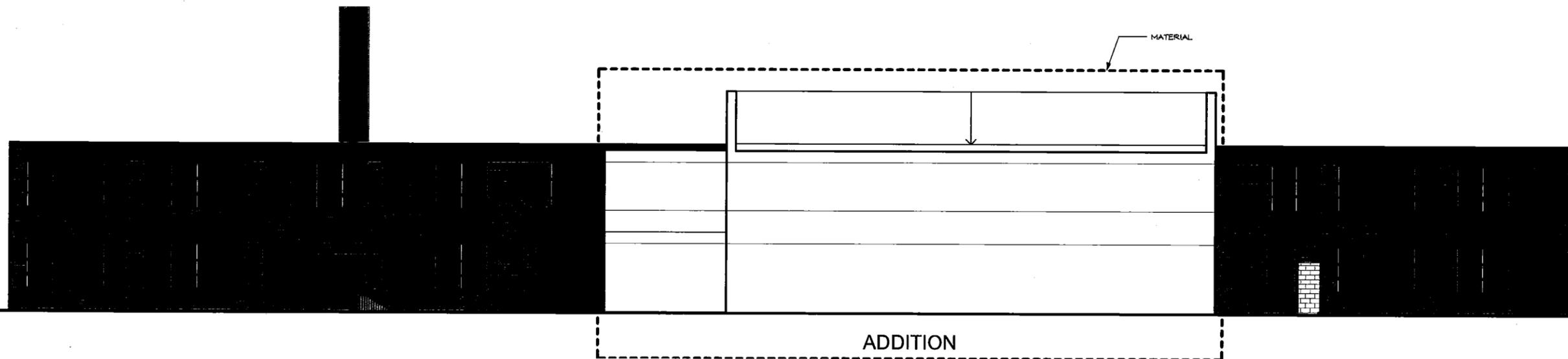
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Checked by: BTF  
Commission Number: 1821

**EF 1.1**

SECOND FLOOR PLAN



① SOUTH ELEVATION  
1/8" = 1'-0"



② North  
1/8" = 1'-0"

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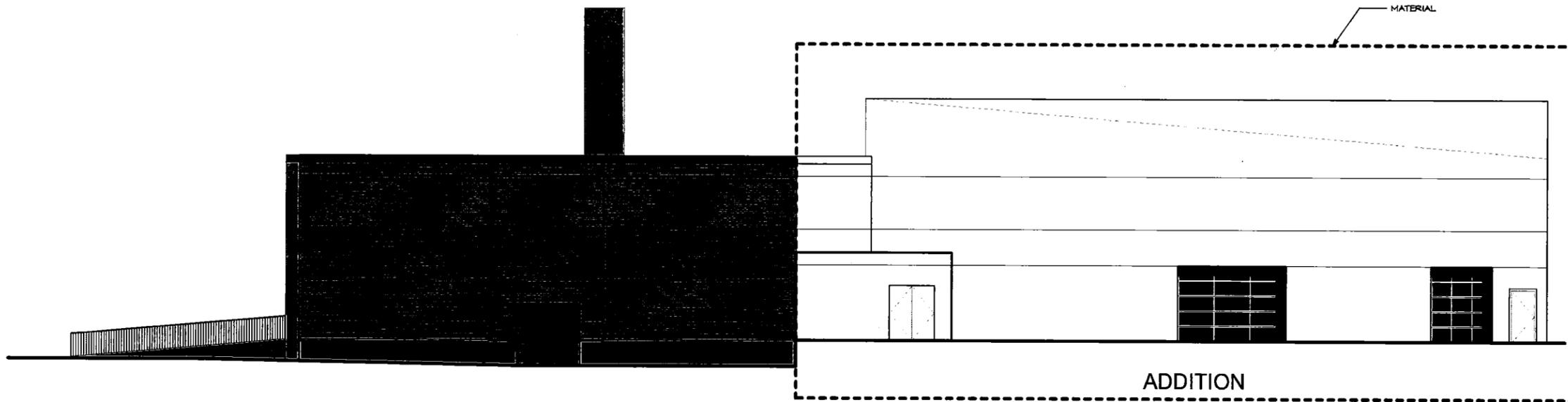
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Commission Number: 1821

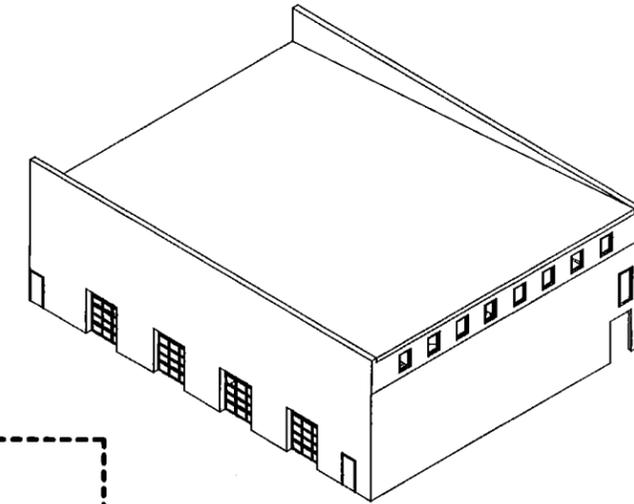
**EF 2.0**

ELEVATIONS

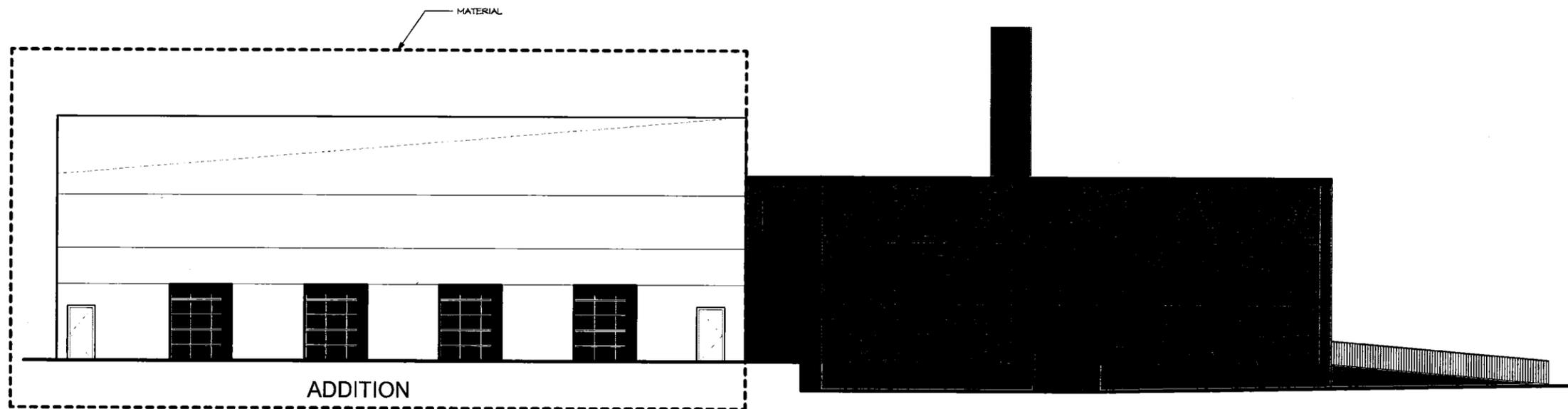
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① EAST ELEVATION  
1/8" = 1'-0"



③ ADDITION 3D VIEW



② WEST ELEVATION  
1/8" = 1'-0"

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Checked by: BTF  
Commission Number: 1821

**EF 2.1**

ELEVATIONS

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1821 - UNITED SCHOOLS NETWORK: STATE ST. ADDITION/RENOVATION