

REVISIONS

DATE	DESCRIPTION	BY



BISCHOFF MILLER & ASSOCIATES, LLC
Consulting Engineers & Surveyors
P.O. BOX 1410
POWELL, OHIO 43065
PHONE: (614) 351-6794

SCALE
1" = 100'

Design SJH
Drawn SJH
Printed

ACAD FILE 18-403MASTER
PLOT FILE HPJET4

LEGEND

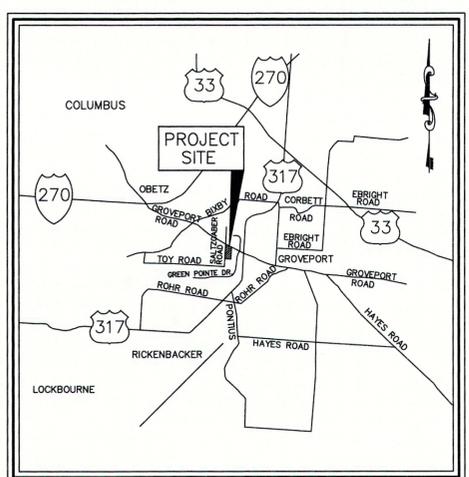
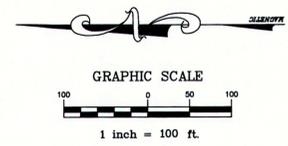
- EXISTING CORP. BOUNDARY
- SOIL GROUP BORDER
- Ⓟ PARKING COUNT NUMBER
- Ⓡ FUTURE PARKING COUNT NUMBER

SITE STATISTICS

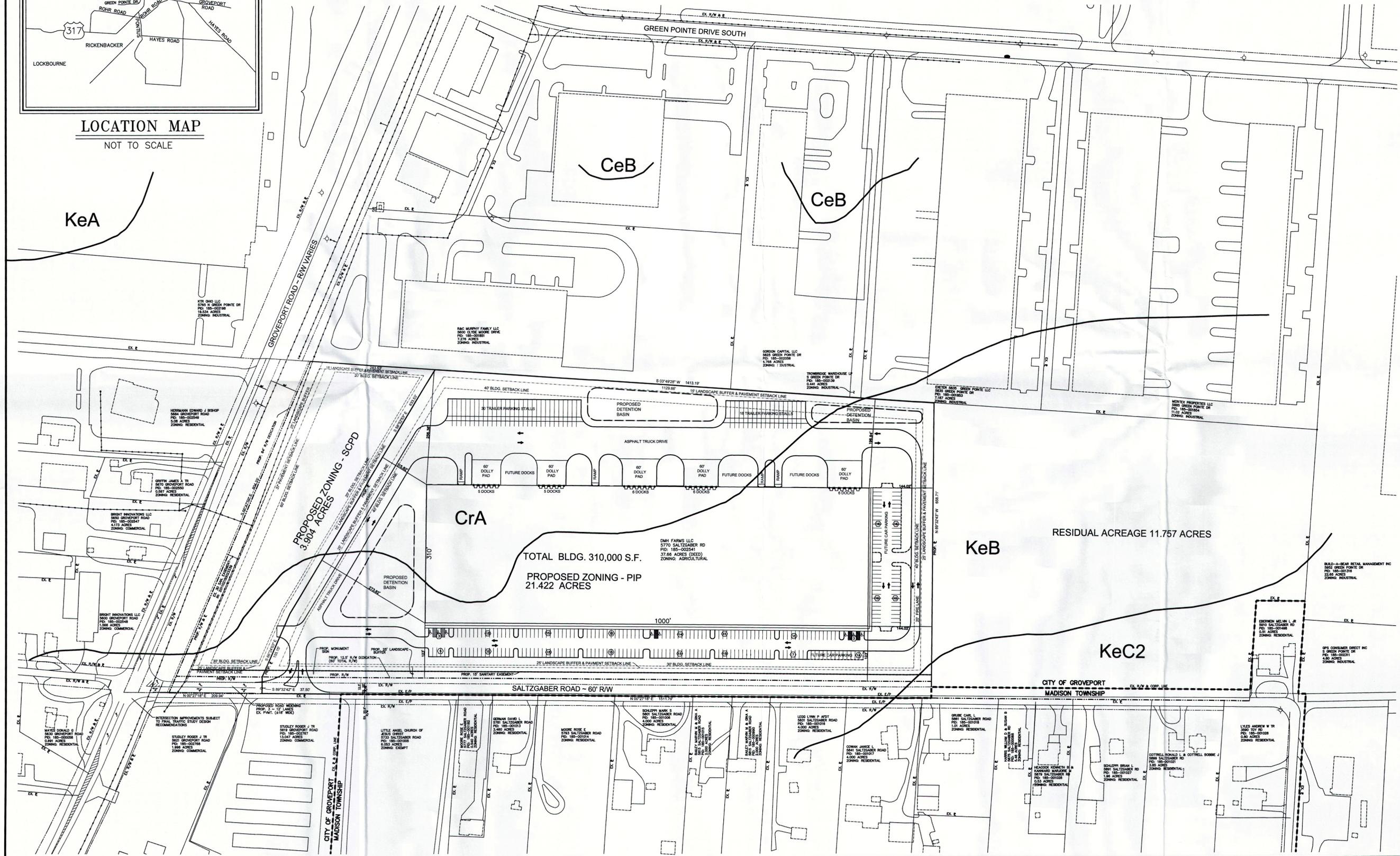
ADDRESS: 5770 SALTZGABER ROAD
EXISTING ZONING: A
PROPOSED ZONING: PIP & SCPD
SOIL TYPE: KEB (66%)
 CRA (26%)
 KEC2 (8%)

PROP. PIP ZONING
EX. & PROP. R/W: 1.301 AC.
PROPOSED LOT AREA (NO R/W INCLUDED): 20.121 AC.
TOTAL LOT AREA: 21.422 AC.
EXISTING IMP. AREA: 0.0 AC. (0%)
PROPOSED IMP. AREA: 13.32 AC. (0.66%)
PROPOSED PARKING:
182 PARKING SPACES (8 ADA)
48 TRAILER SPACES
28 LOADING DOCK SPACES
76 FUTURE PARKING SPACES (0 ADA)
TBD FUTURE DOCK SPACES (AREAS REFERENCED ON SITE PLAN)

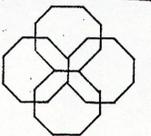
PROP. SCPD ZONING
EX. & PROP. R/W: 0.174 AC.
PROPOSED LOT AREA (NO R/W INCLUDED): 3.730 AC.
TOTAL LOT AREA: 3.904 AC.
RESIDUAL LOT AREA: 11.757 AC.



LOCATION MAP
NOT TO SCALE



These drawings are instruments of professional service prepared by Bischoff Miller & Associates, LLC, for the designated project. Bischoff Miller & Associates, LLC assumes no liability for any unauthorized use of these drawings, specifications, and documents.



BOZZACCO CO. INC.

505 LONDON RD.
DELAWARE, OHIO

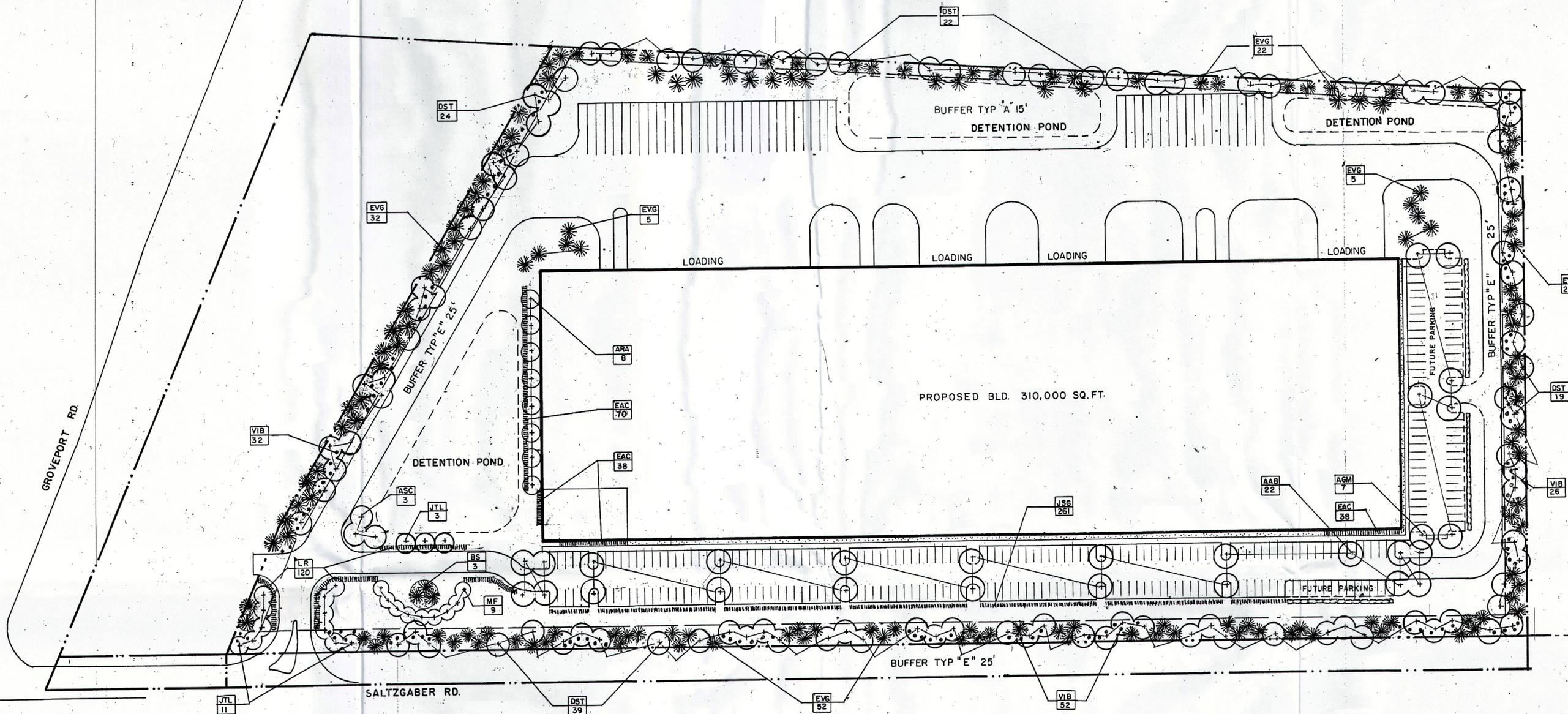
740-369-2141

5770 SALTZGABER ROAD
GROVEPORT, OHIO

LANDSCAPE PLAN

DRAWN: 4/2/2018

SHEET 4 of 4

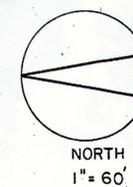


LANDSCAPE REQUIREMENTS:

INTERIOR PARKING AREA REQ. 1 TREE / 10 SPACES			(BUFFER AREA REQUIREMENT)		
AREA	REQUIRED	PROVIDED	AREA	REQUIRED	PROVIDED
WEST PARKING LOT 201 SPACES	20 TREES	22	(NORTH PROP. LINE) 790 LN. FT. BUFFER TYPE "E" 25'	24 DEC. 32 EVG 32 SHRUBS	24 32 32
SOUTH PARKING LOT 62 (FUTURE)	7	7	(WEST PROP. LINE) 1,297 LN. FT. BUFFER TYPE "E" 25'	39 DEC 52 EVG 52 SHRUBS	39 53 52
EAST (NO PARKING SPACES)	0	0	(SOUTH PROP LINE) 640 LN. FT. BUFFER TYPE "E" 25'	19 DEC 26 EVG 26 SHRUBS	19 26 26
NORTH (NO AUTO SPACES)	0	0	(EAST PROP. LINE) 1,120 LN. FT. BUFFER TYPE "A" 15'	22 DEC 22 EVG	23 22
BLD. FOUNDATION REQUIREMENTS 10 SHRUBS / 100' BLD. PER.					
2,620 LN. FT. BLD. PERIMETER	262	263			
INTERIOR LOT REQUIREMENTS 2 TREES / 100' BLD. PERIMETER					
2,620 LN. FT. BLD. PERIMETER	53 TREES	54			

PLANT SCHEDULE:

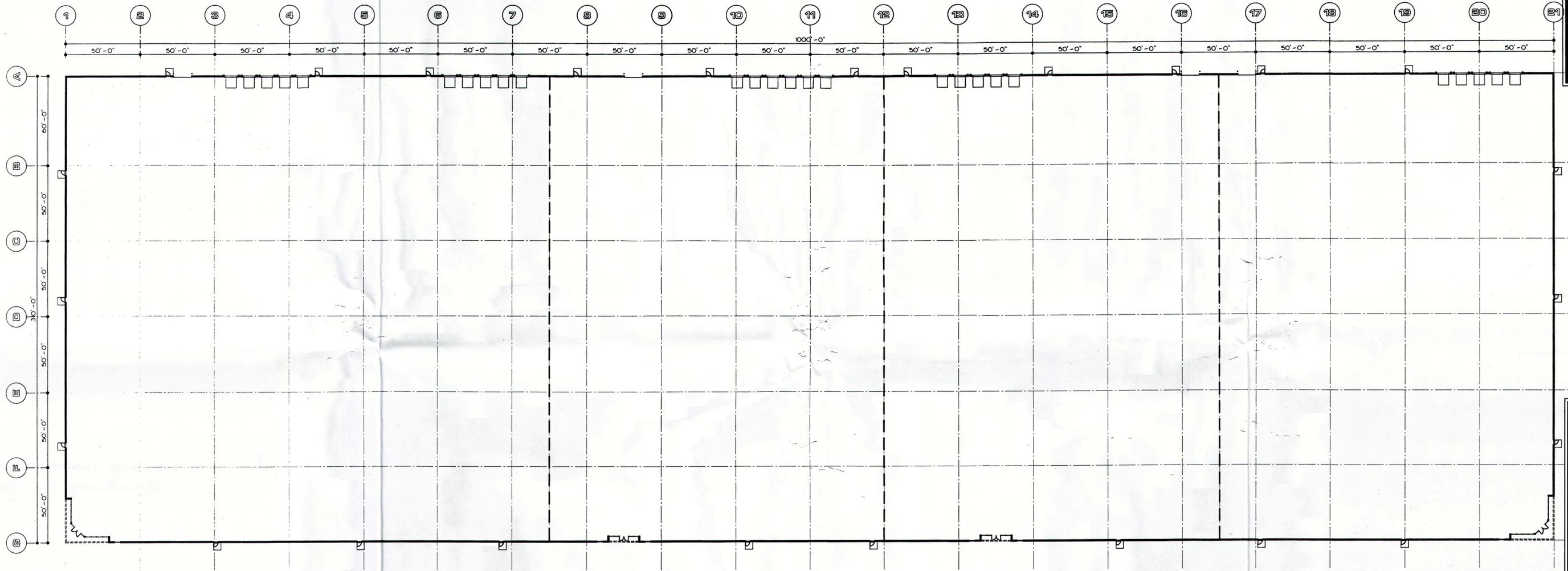
SYMB.	NAME:	QTY:	SIZE
ASC	ACER SACCHARUM	3	2.5"
JTL	SYRINGA RET. 'IVORY SILK'	14	2.5"
MF	MALUS 'SNOWDRIFT'	9	1.75"
EVG	PICEA ABIES / PUNGENS MIX	161	6"
ARA	ACER X FRE 'ARMSTRONG'	8	2.5"
AAB	ACER X FRE 'AUTUMN BLAZE'	22	2.5"
AGM	ACER SAC. 'GREEN MOUNTAIN'	7	2.5"
DST	DEC. SHADE TREE (MIX)	104	2.5"
	(MIX) ACER SAC ACER RUBRUM 'OCT. GLORY' 'SIANA GLEN' GLEDITSIA 'SHADEMASTER' ZELKOVA 'GREEN VASE'		
EAC	EUONYMUS A. 'COMPACTA'	166	18-24"
LR	LIGUSTRUM O. 'REGAL'	120	18-24"
JSG	JUNIPERUS CHIN 'SEA GREEN'	261	18-24"





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NO.	REVISION



BUILDING FLOOR PLAN

310,000 S.F. BUILDING

1/32"=1'-0"



EMERGENCY LIGHTS AND EXIT SIGN LEGEND



NOTE: ALL EMERGENCY LIGHTS AND EXIT SIGNS TO HAVE A 90 MINUTE BATTERY BACKUP

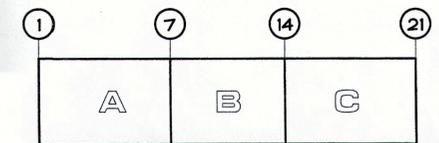
- ▲ ACCESSIBLE EXIT DOOR
- △ EXIT DOOR
- ◆ FIRE DEPARTMENT ACCESS DOOR
- ⊞ F 10 LBS EXTINGUISHERS TO BE 10 ABC
MAXIMUM TRAVEL FROM ANY POINT TO AN EXTINGUISHER TO BE 75'
VERIFY ALL REQUIREMENTS WITH THE LOCAL FIRE DEPARTMENT

FIRE EXTINGUISHERS FOR CLASS A FIRE HAZARDS (OBC 906.3(1))

	LIGHT LOW HAZARD OCCUPANCY
MAXIMUM RATED SINGLE EXTINGUISHER	2-A ^c
MAXIMUM FLOOR AREA PER UNIT OF A	3,000 SQUARE FEET
MAXIMUM FLOOR AREA FOR EXTINGUISHER ^d	11,250 SQUARE FEET
MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER	75 FEET

FOR 5 1/2 FOOT-304.8 MM 1 SQUARE FOOT • 0.0929M² 1 GALLON • 3.785 L

A. TWO 2 1/2 GALLON WATER-TYPE EXTINGUISHERS SHALL BE DEEMED THE EQUIVALENT OF ONE 4-A RATED EXTINGUISHER.
B. ANNEX E.3.3 OF NFPA 10 PROVIDES MORE DETAILS CONCERNING APPLICATION OF THE MAXIMUM FLOOR AREA CRITERIA.
C. TWO WATER-TYPE EXTINGUISHERS EACH WITH A 1-A RATING SHALL BE DEEMED THE EQUIVALENT TO THE 2-A RATED EXTINGUISHER FOR LIGHT LOW HAZARD OCCUPANCIES.



BUILDING KEY PLAN

BUILDING FLOOR PLAN

SALTZGABER BUILDING
SALTZGABER ROAD
GROVEPORT, OH 43125

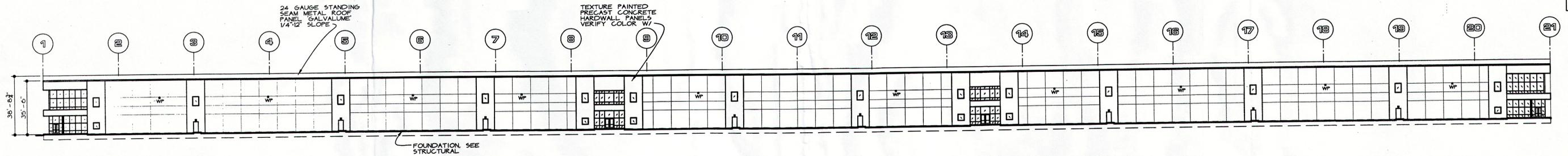
DONALD SCHOFIELD + ASSOCIATES, INC.
72 MILL ST. - GAHANNA, OH 43230
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WWW.DSAARCHITECTSINC.COM
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DATE	SHEET NO.
15/01	V4/17

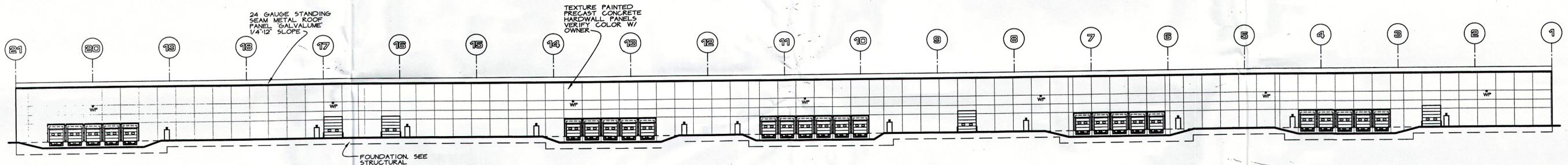


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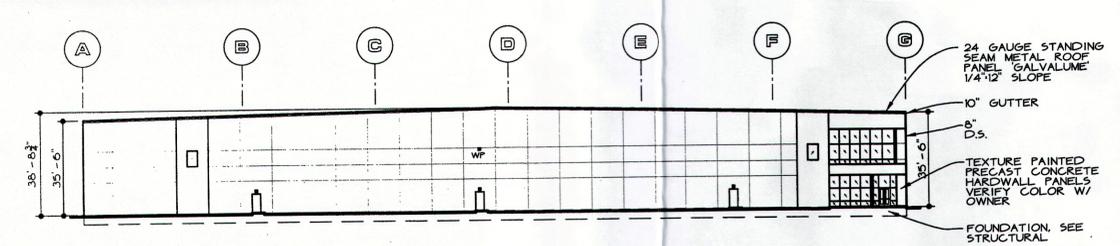
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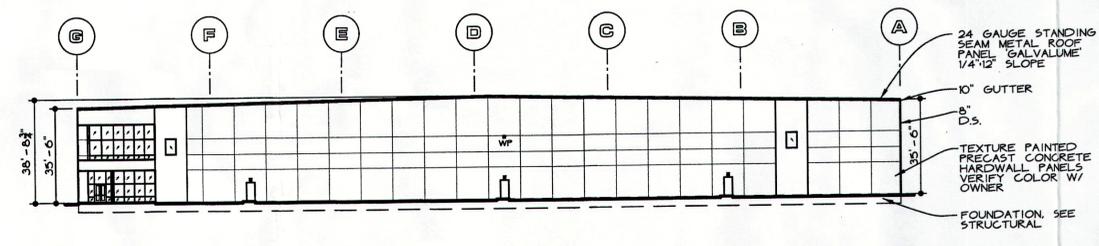
SOUTH ELEVATION 1/32"=1'-0"



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



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



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

SALTZGABER BUILDING

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DWG. TYPE	SHEET NO.
A	0
DATE	DATE
15/01	1/4/17

EXTERIOR ELEVATIONS