

SITE PLAN
SCALE: 1"=30'0"



[Signature]
 ARCHITECTURAL SITE
 PLAN

SP1.1

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 4740 REED ROAD, SUITE 201
 NEW AVENUE, OHIO 43084
 WWW.NEW-AVENUE.NET

Project No. 15-0188

BUILDER:
 JMI Real Estate

387 Lehman Street
 Columbus, Ohio 43206

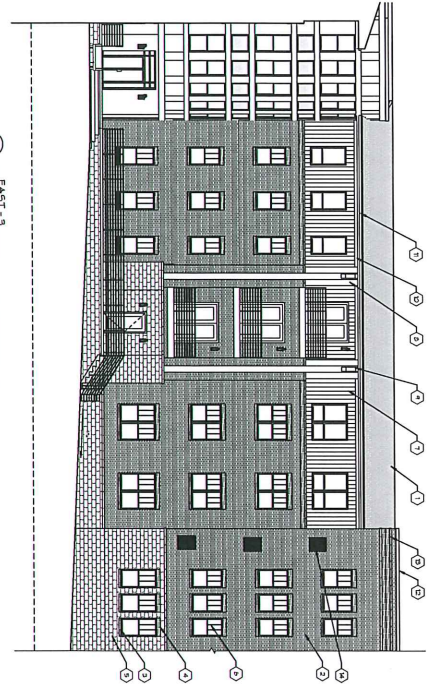
The Arbor
 Apartment Community

Discipline: _____ Date: _____
 Architectural: _____
 Structural: _____
 MEP: _____
 Civil: _____
 614.884.8888

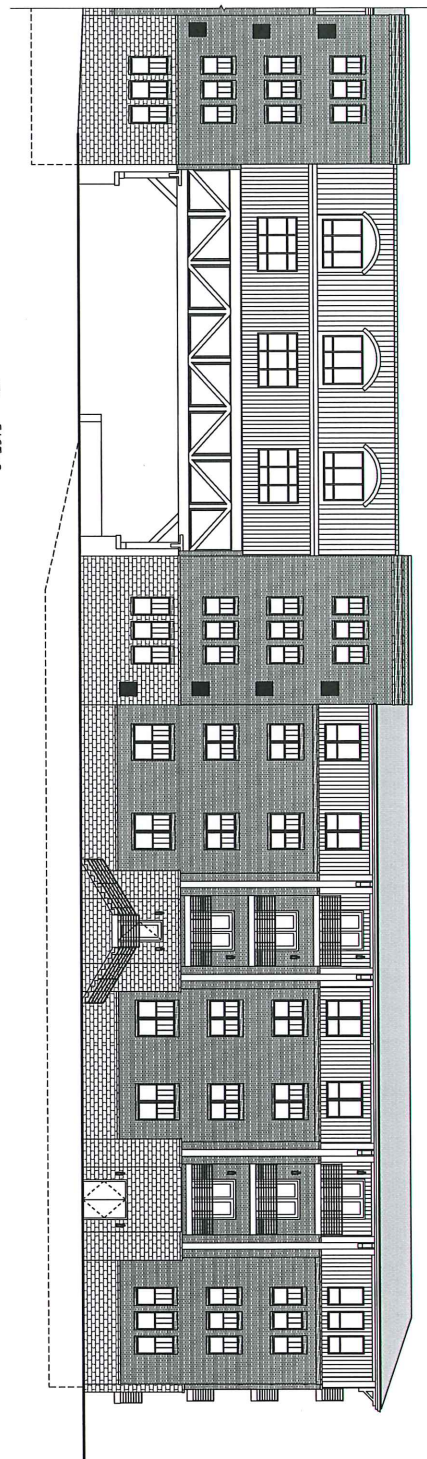
4740 REED ROAD, SUITE 201
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NEW AVENUE
 architects + engineers

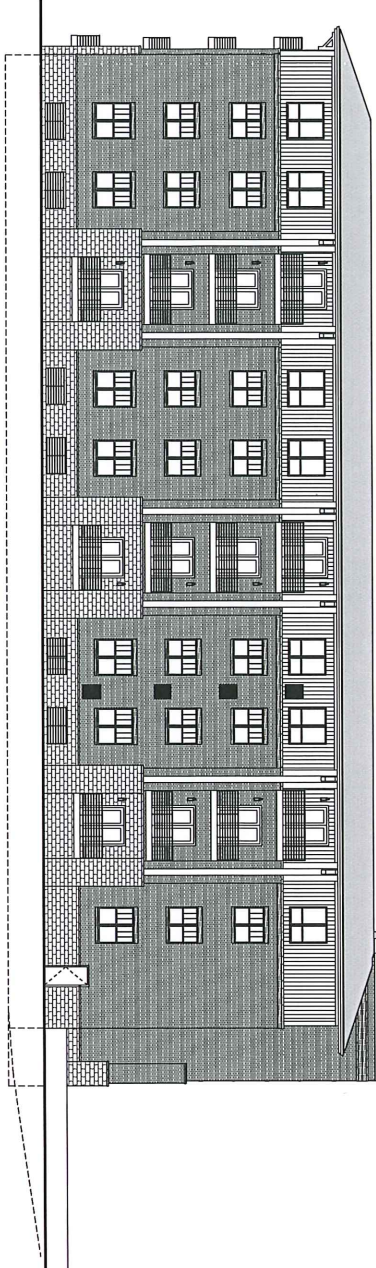




EAST - 3
SCALE: 1/8" = 1'-0"

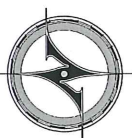


EAST - 2
SCALE: 1/8" = 1'-0"



EAST - 1
SCALE: 1/8" = 1'-0"

ELEVATION CODED NOTES	
1	DISCREETIONARY LAYOUT OF ROOF SCOPING FELT OVER
2	BRICK VENEER - AS SELECTED BY OWNER
3	BRICK VENEER HEAD
4	BRICK VENEER TAIL
5	SHIRT TAPE MASONRY VENEER
6	WOOD Siding
7	WOOD PANEL (OR SHILK) VERTICAL SIDING
8	WOOD PANEL (OR SHILK) TRIM SIDING
9	CONTRIBUTION TO WOODSIDE - TRIM PANEL
10	WOOD Siding OVER ROOF FASCIA OVER SUE
11	WOOD Siding OVER ROOF FASCIA OVER SUE
12	ALUMINUM WALKWAY SYSTEM
13	BRICK COLUMN CORNER, ONE CORNER SMOOTH
14	BRICK COLUMN CORNER, ONE CORNER SMOOTH
15	BRICK COLUMN CORNER, ONE CORNER SMOOTH
16	BRICK COLUMN CORNER, ONE CORNER SMOOTH
17	BRICK COLUMN CORNER, ONE CORNER SMOOTH
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98	BRICK COLUMN CORNER, ONE CORNER SMOOTH
99	BRICK COLUMN CORNER, ONE CORNER SMOOTH
100	BRICK COLUMN CORNER, ONE CORNER SMOOTH



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www.naw-avenuc.net

4740 REED ROAD, SUITE 200
UPPER MERIDEN, OHIO 43080
INFO@NEW-AVENUE.NET

614.884.8888

DATE: 08/11/16
DRAWING NO.: 15-000002
PROJECT: PARSONS APARTMENTS

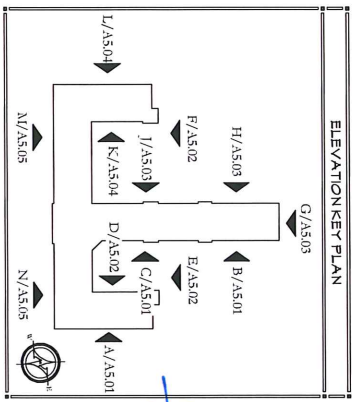
The Arbor
Apartment Community
587 Adams Street
Columbus, Ohio 43206

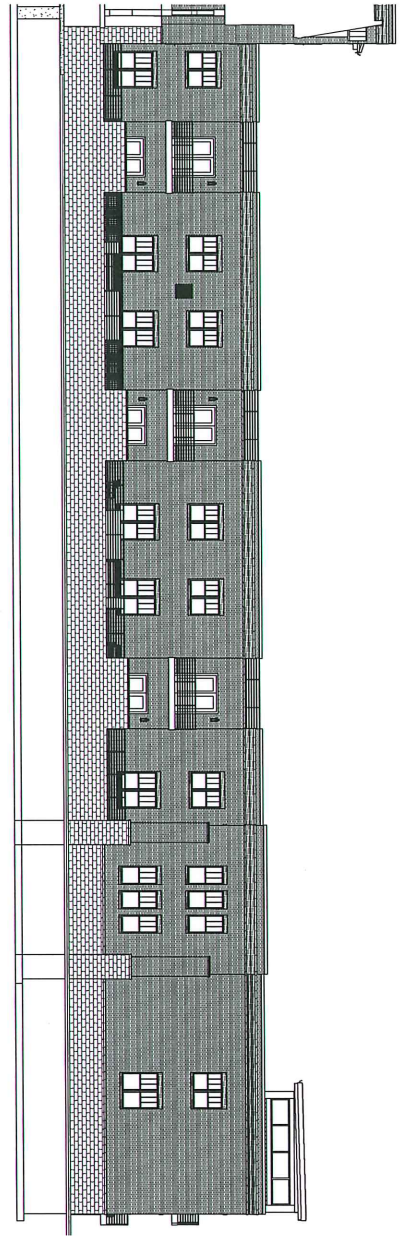
BUILDER
JMM Real Estate

Project No. 15-0188

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EXTERIOR ELEVATIONS

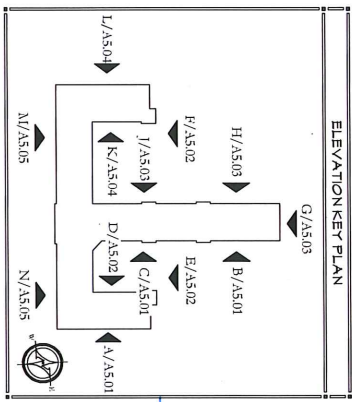
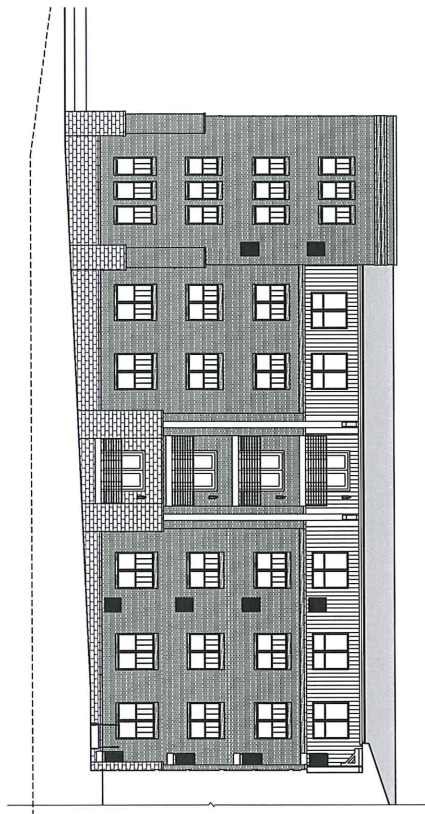
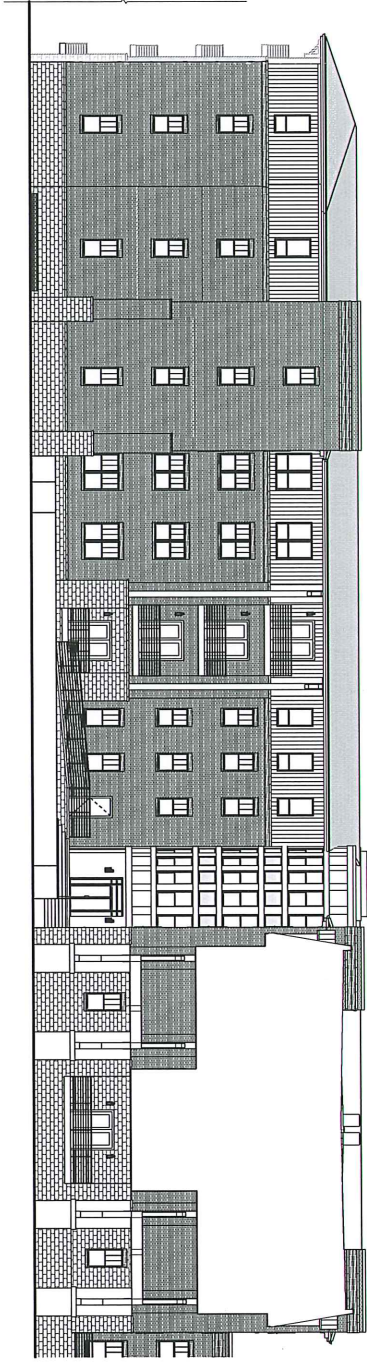
A5.01





ELEVATION CODED NOTES

1. DISCREPANCY: BRICK TO BE ROOMING FRT OVER
2. BRICK VENEER - AS SELECTED BY OWNER
3. BRICK SILLING HEAD
4. BRICK SILLING HEAD
5. SHIRT TAPE MASONRY VENEER
6. SHIRT TAPE MASONRY VENEER
7. VENEER PANEL FOR SHILLING VERTICAL BRICK
8. VENEER PANEL FOR SHILLING VERTICAL BRICK
9. DISCREPANCY: BRICK TO BE ROOMING FRT OVER
10. DISCREPANCY: BRICK TO BE ROOMING FRT OVER
11. ALUMINUM FRAMING CORNER
12. BRICK SILLING CORNER, ONE CORNER SHOOT
13. BRICK SILLING CORNER, ONE CORNER SHOOT
14. VENEER PANEL LOWER - SEE FLOOR PLAN FOR ALL LOCATIONS



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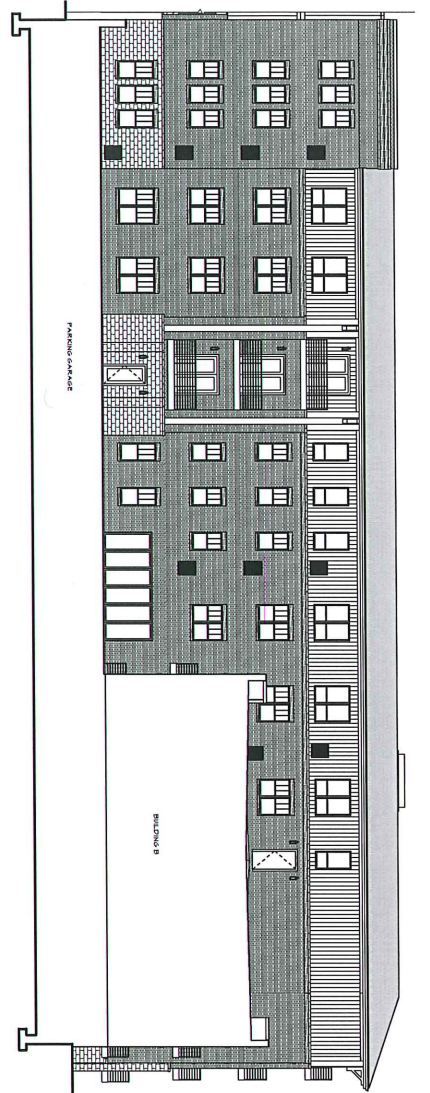
DATE: 03/20/16
DRAWING NO.: A5.02
PROJECT NO.: 1183-2016

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Apartment Community
587 Latham Street
Columbus, Ohio 43206

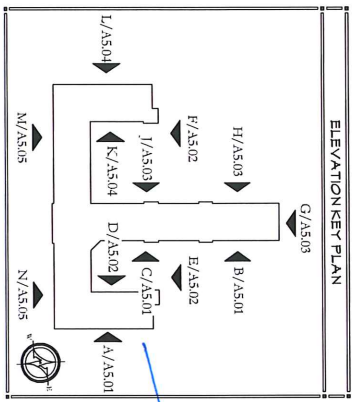
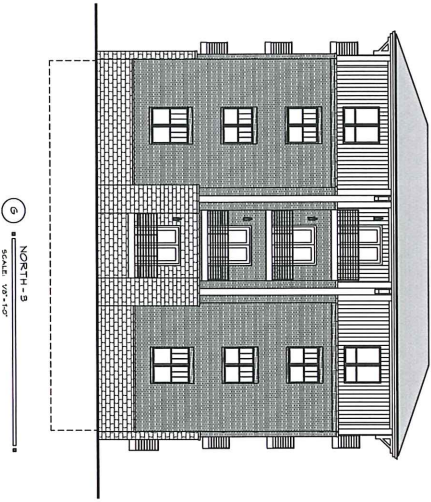
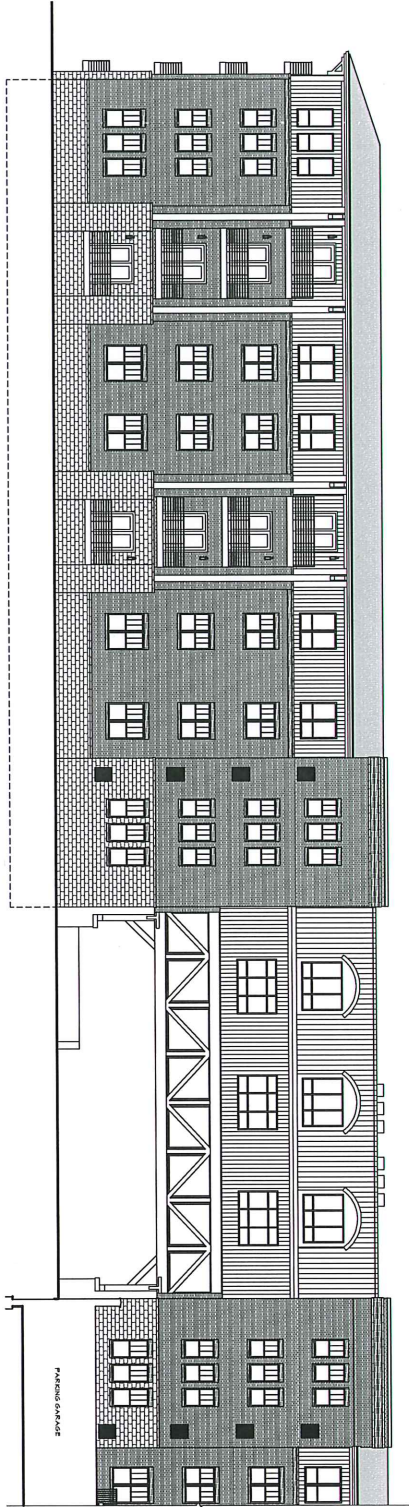
BUILDER
JMM Real Estate

[Signature]
EXTERIOR
ELEVATIONS

A5.02



- ELEVATION CODED NOTES**
1. DISCREPANCY: LIVING ROOM TO BE ROOMING FELL OVER
 2. BRICK VENEER - AS SELECTED BY OWNER
 3. BRICK - COLUMBIAN
 4. BRICK - COLUMBIAN
 5. BRICK - COLUMBIAN
 6. BRICK - COLUMBIAN
 7. BRICK - COLUMBIAN
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 10. BRICK - COLUMBIAN
 11. BRICK - COLUMBIAN
 12. BRICK - COLUMBIAN
 13. BRICK - COLUMBIAN
 14. BRICK - COLUMBIAN



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architects + engineers

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614.884.8888

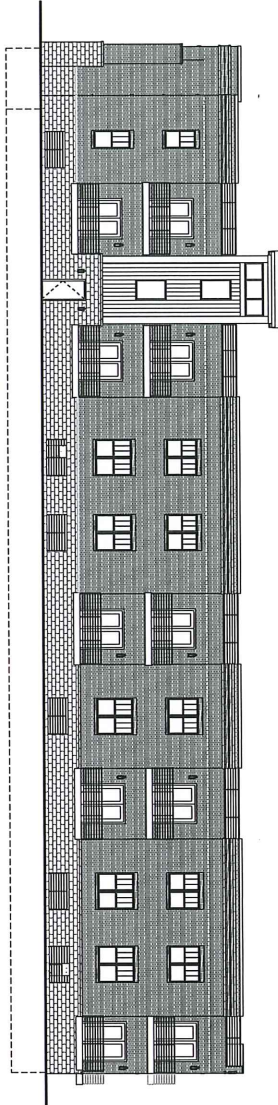
The Arbor
Apartment Community
587 Adams Street
Columbus, Ohio 43206

ROUTLER
JMM Real Estate

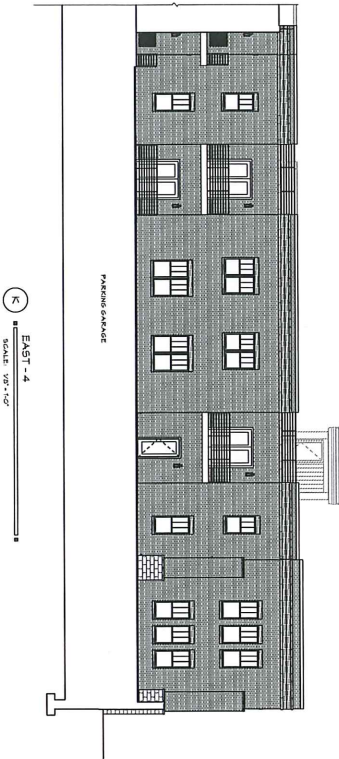
EXTERIOR
ELEVATIONS

A5.03

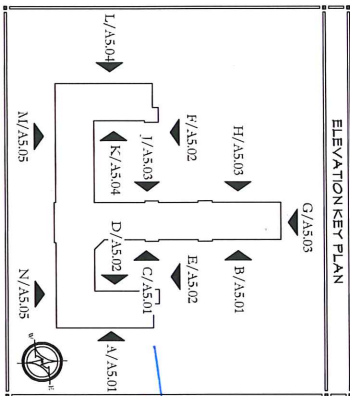
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NEST - 4
SCALE: 1/8" = 1'-0"

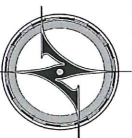


EAST - 4
SCALE: 1/8" = 1'-0"



ELEVATION KEY PLAN

ELEVATION CODED NOTES	
1	ORIGINATOR: NUMBER AND DATE APPROVAL SET OVER
2	PROJECT NUMBER: W/CLAMP
3	PROJECT NAME: NEW AVENUE
4	PROJECT ADDRESS: 4300 REED ROAD, UPPER ARLINGTON, OHIO 43081
5	PROJECT ARCHITECT: NEW AVENUE ARCHITECTS, INC.
6	PROJECT ENGINEER: NEW AVENUE ARCHITECTS, INC.
7	PROJECT OWNER: JANA REAL ESTATE
8	PROJECT DATE: 08/2016
9	PROJECT PHASE: FOR SHILKIN VERTICAL SIGN
10	PROJECT MATERIALS: SEE FLOOR PLANS FOR MATERIALS
11	PROJECT FINISHES: SEE FLOOR PLANS FOR FINISHES
12	PROJECT NOTES: SEE FLOOR PLANS FOR NOTES
13	PROJECT CONTRACTOR: ONE CORNER ARCHITECTS, INC.
14	PROJECT GENERAL CONTRACTOR: SEE FLOOR PLANS FOR CONTRACTOR



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UPPER ARLINGTON, OHIO 43081
INFO@NEW-AVENUE.NET

614.884.8888

Description	Date
ARCHITECTURAL PROJECT	08/2016

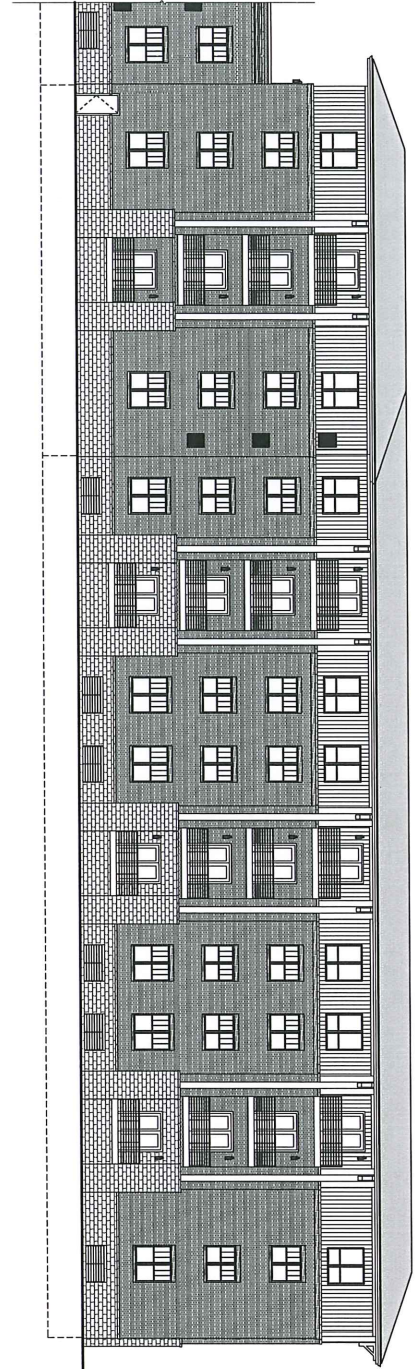
The Addor
Apartment Community
587 Lehigh Street
Columbus, Ohio 43206

BUILDER:
JANA Real Estate

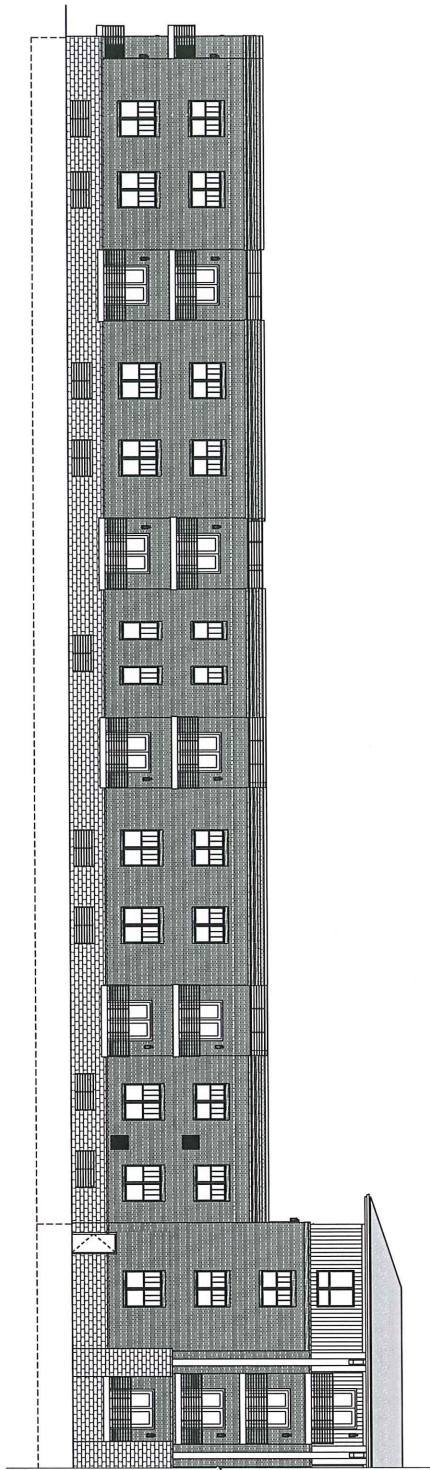
Project No: 15-0088

EXTERIOR
ELEVATIONS

A5.04

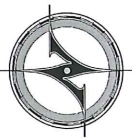
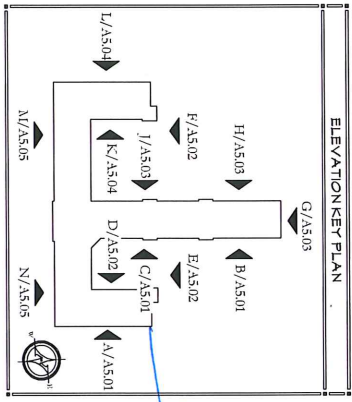


SOUTH-2
SCALE 1/8" = 1'-0"



SOUTH-1
SCALE 1/8" = 1'-0"

- ELEVATION CODED NOTES**
1. PROPORTIONAL, UNIFORM COLOR SCHEMING PAINT OVER
 2. BRICK VENEER - AS SELECTED BY OWNER
 3. BRICK SOLIDERS HEAD
 4. BRICK SOLIDERS TAIL
 5. BRICK SOLIDERS JOINT
 6. BRICK SOLIDERS CORNER
 7. BRICK SOLIDERS CORNER, ONE CORNER FINISH
 8. BRICK SOLIDERS CORNER, ONE CORNER FINISH
 9. BRICK SOLIDERS CORNER, ONE CORNER FINISH
 10. BRICK SOLIDERS CORNER, ONE CORNER FINISH
 11. BRICK SOLIDERS CORNER, ONE CORNER FINISH
 12. BRICK SOLIDERS CORNER, ONE CORNER FINISH
 13. BRICK SOLIDERS CORNER, ONE CORNER FINISH
 14. BRICK SOLIDERS CORNER, ONE CORNER FINISH



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UPPER ARLINGTON, OHIO 43208
INFO@NEW-AVENUE.NET

614.884.8888

Drawn: JMM
Checked: JMM
Date: 05/04/2016

The Arbor
Apartment Community
587 Latham Street
Columbus, Ohio 43206

BUILDER
JMM Real Estate

15/04/16

EXTERIOR
ELEVATIONS

A5.05

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

CV15-062

STATEMENT OF HARDSHIP

Chapter 3307 of the Columbus Zoning Code

Section 3307.10 Variances by City Council

- A. Permit a variance in the yard, height, or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties or unusual hardships in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.
- B. Permit a use of the property not permitted by the Zoning District established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if Council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the Comprehensive Plan.

Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance requested as detailed below:

SEE ATTACHED "COUNCIL VARIANCE REQUEST" PAGE

Signature of Applicant



*JMM REAL ESTATE INVESTMENTS
INC*

Date

10/07/2015

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make checks payable to the Columbus City Treasurer

The Arbor Apartments**Revised Council Variance Requests**

Along with the Rezoning for the properties, a Council Variance is requested for the following items:

1. Commercial Access to Property - Section 3333.03

The current building design allows for Jackson Street to continue from the west side of the building, under the bridge, and connect to Lehman Street and the neighboring access road for CVS and the Fitness Lofts building. Section 3333.03 prohibits this commercial access being located on residentially zoned property. However, this connection was provided through the subject property in an effort as to not block the connection from the residential area to the commercial areas near Livingston and Parsons, which was described as being important to both the neighborhood commission (Schumacher Place) and the Area Commission (South Side Area Commission).

2. Landscaping and Screening - Section 3312.21

Section 3312.21 requires one (1) tree per ten (10) parking spaces, which shall be accommodated with a combined total minimum number of twenty-four (24) trees that shall be provided throughout the site and along the street. Six (6) trees would be required for the surface parking spaces being added to the site. The Developer has chosen to name the property "The Arbor", so every effort shall be made to provide the maximum amount of trees around the site.

3. Dumpster location and screening within the perimeter yard - Section 3321.01

While Section 3321.01 requires the dumpster to not be located within and required yard, the current design has the dumpster enclosure located approximately 22 feet from the East property line and fully screened by a masonry wall on three side and hinged access gates on the West side. This only requires a variance request of approximately 3 feet into the perimeter yard of 25 feet.

4. Landscaping - Section 3321.07(B)

Section 3321.07(B) requires one (1) tree per ten (10) residential units, which shall be accommodated with a combined total minimum number of twenty-four (24) trees that shall be provided throughout the site and along the street. Seventeen (17) trees would be required based on the proposed number of dwelling units (163).

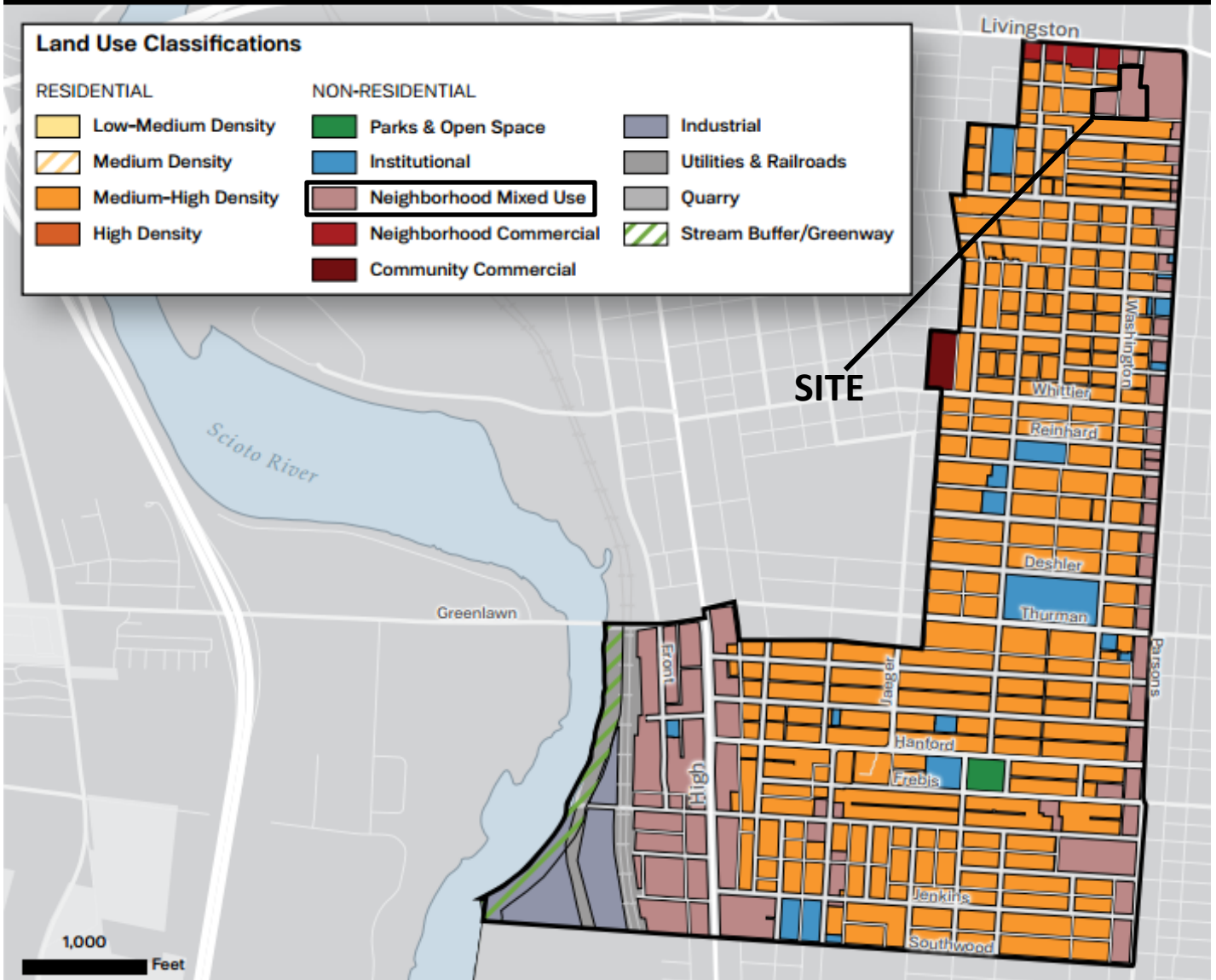
5. Parking within the perimeter yard - Section 3333.255

Section 3333.255 requires a minimum perimeter yard of 25 feet. However, the urban friendly design of the building creates the need to reduce this distance for driveways, parking, and some accessory structures related to the complex.



CV15-062
587 Lehman Street
Approximately .5(acres

FIGURE 9: FUTURE LAND USE PLAN: QUADRANT 1



CV15-062
587 Lehman Street
Approximately .5(acres



CV15-062
587 Lehman Street
Approximately ' .\$(acres

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number CV15-062

Address 587 Lehman Street

Group Name Southside Area Commission

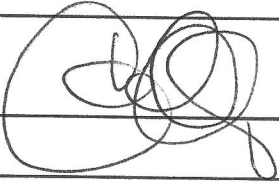
Meeting Date December 22, 2015

Specify Case Type
 BZA Variance / Special Permit
 Council Variance
 Rezoning
 Graphics Variance / Plan / Special Permit

Recommendation (Check only one)
 Approval
 Disapproval

NOTES:

Vote _____

Signature of Authorized Representative  _____

Recommending Group Title Southside Area Commission

Daytime Phone Number 614-285-4901 (Ext. 1100)

Please e-mail this form to the assigned planner within forty-eight (48) hours of your meeting day; or FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make checks payable to the Columbus City Treasurer



DEPARTMENT OF BUILDING AND ZONING SERVICES

COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

CV15-062

APPLICATION # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) MICHAEL J MAISTROS
of (COMPLETE ADDRESS) 4740 REED ROAD UPPER ARLINGTON, OH 43220

deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

Table with 2 columns and 2 rows. Row 1: 1. JMM REAL ESTATE INVESTMENTS, LLC, 4639 W. BROAD ST. COLUMBUS, OH 43228; 2. JEFF MAY, P.O. BOX 247, CANAL WINCHESTER, OH 43110. Rows 3 and 4 are empty.

Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 29th day of April, in the year 2016

SIGNATURE OF NOTARY PUBLIC [Signature: Tamara R. Sines]

My Commission Expires 07/13/2016

Notary Seal Here



Tamara R. Sines
Notary Public, State of Ohio
My Commission Expires: 07/13/2016

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make checks payable to the Columbus City Treasurer