

City of Dublin – Department of Planning
5800 Shier Rings Rd.,
Dublin, OH 43016

May 2, 2018

RE: McDonald's Remodel Project
337 W Bridge St.,
Dublin, OH 43017



FILE COPY

To Whom it May Concern:

Please find attached our submittal Minor Project Review and Waiver Review under the planning application. Please review the attached documents and let us know if there is any additional information or any additional materials you require. Please find below, the scope of work of the project.

Site Work:

The site will be receiving updates to be in compliance with ADA Standards. All existing handicap parking stalls and access aisles will be re-paved to meet ADA requirements. All existing sidewalks and curb ramps will be re-paved to meet ADA requirements. New asphalt will be poured on the east side (non drive thru façade) of the building. New drive thru equipment will be installed as part of this project, the new equipment to be incorporated will be:

- One Digital "Pre-Browse" Menu Board
- One Digital Menu Board
- One "Order Here" Canopy

Exterior Building Work:

The exterior of the building will be receiving exterior materials changes, with no structural changes to the building itself taking place. Please see the entire scope of the exterior building work below:

- Removal of the existing mansard roof and installation of a new parapet with Fiber Cement Siding and New Brick Veneer.
- Re-painting of the existing brick with Chelsea Gray by Benjamin Moore.
- Installation of Eurowest E-Wood Tile on the new Brand Wall on both the non drive thru façade and the front façade.
- Installation of an aluminum trellis system to appear on all elevations.
- Installation of new wall signs. 2 McDonald's Logo Arch wall signs (front façade and non drive thru façade), 1 "McDonald's" wordmark sign (front façade), and 1 "Welcome" sign (front façade).



Description of Conformance to Bridge Street Corridor, Zoning Code Sections 153.057-153.065

153.057- Acknowledged. We understand the need for the Bridge Street Districts and intend to comply with its regulations and uses.

153.058- 337 W. Bridge St. is considered BSD Commercial and we intent to comply with the Bridge Street District Commercial requirements.

153.059- The current and proposed use of the site comply with the permitted uses in the BSD Commercial Corridor.

153.060- The current lot and layout of the block conform with the block dimensions and access configurations as laid out in section 153.060.

153.061- The current and proposed lot and street configuration comply with vehicular access requirements.

153.062- The proposed building type is in conformance with the permitted building types in Bridge Street District Commercial corridor.

153.063- The proposed building and proposed building use comply with the applicable neighborhood standards.

153.064- Acknowledged. We intend to comply with the open space requirements that have been provided within this section.

153.065- Acknowledged. We intend to comply with the final site development requirements that have been described.

Please review our submittal and let me know if there is anything else that you require.

Thank you!

Respectfully,

Mike Russell
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