



City of Napoleon, Ohio

Zoning Department

255 West Riverview Avenue, P.O. Box 151
Napoleon, OH 43545

Kevin Schultheis Code Enforcement / Zoning Administrator
Telephone: (419) 592-4010 Fax: (419) 599-8393
www.napoleonohio.com

COMMERCIAL ZONING PERMIT

Issued Date: November 13, 2023
Expiration Date: November 13, 2024
Permit Number: P-23-181
Job Location: 1015 Welsted Street
Owner: J.O.I. Properties, LLC
230 Glenwood Avenue
Napoleon, OH 43545
Contractor: TBD
Phone: 419-591-6101 (Gary Malone)
Zone: C-4: Planned Commercial
Set Backs: Front Yard- 60' Rear Yard- 10' Side Yard- 10'
Comments: Interior Remodeling
Permit Type: Zoning
Fee: \$50.00
Status: Paid
Amount Due: \$0.00

Kevin Schultheis
Code Enforcement/Zoning Administrator



City of Napoleon, Ohio

Zoning Department

255 West Riverview Avenue, P.O. Box 151
 Napoleon, OH 43545
 Kevin Schultheis Code Enforcement / Interim Zoning Administrator
 Telephone: (419) 592-4010 Fax: (419) 599-8393
 www.napoleonohio.com

P-23-181
 C-4

Commercial Zoning Permit Application

Date _____ Job Location 1015 WELSTED ST.
 Owner J.O.I. PROPERTIES, LLC Telephone # 419-591-6101
glm1948@yahoo.com
 Owner Address 230 GLENWOOD AVE.
 Contractor N/A Cell Phone # -
 Description of Work to be Performed REQUEST FOR APPROVAL OF
PROPOSED BUILDING USES
 Estimated Completion Date - Estimated Cost -

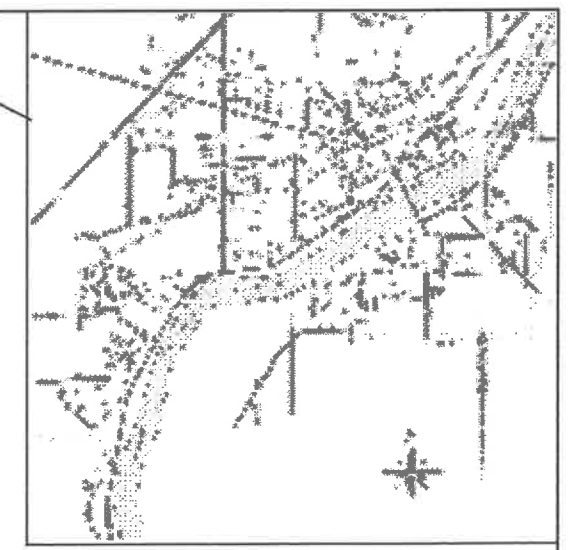
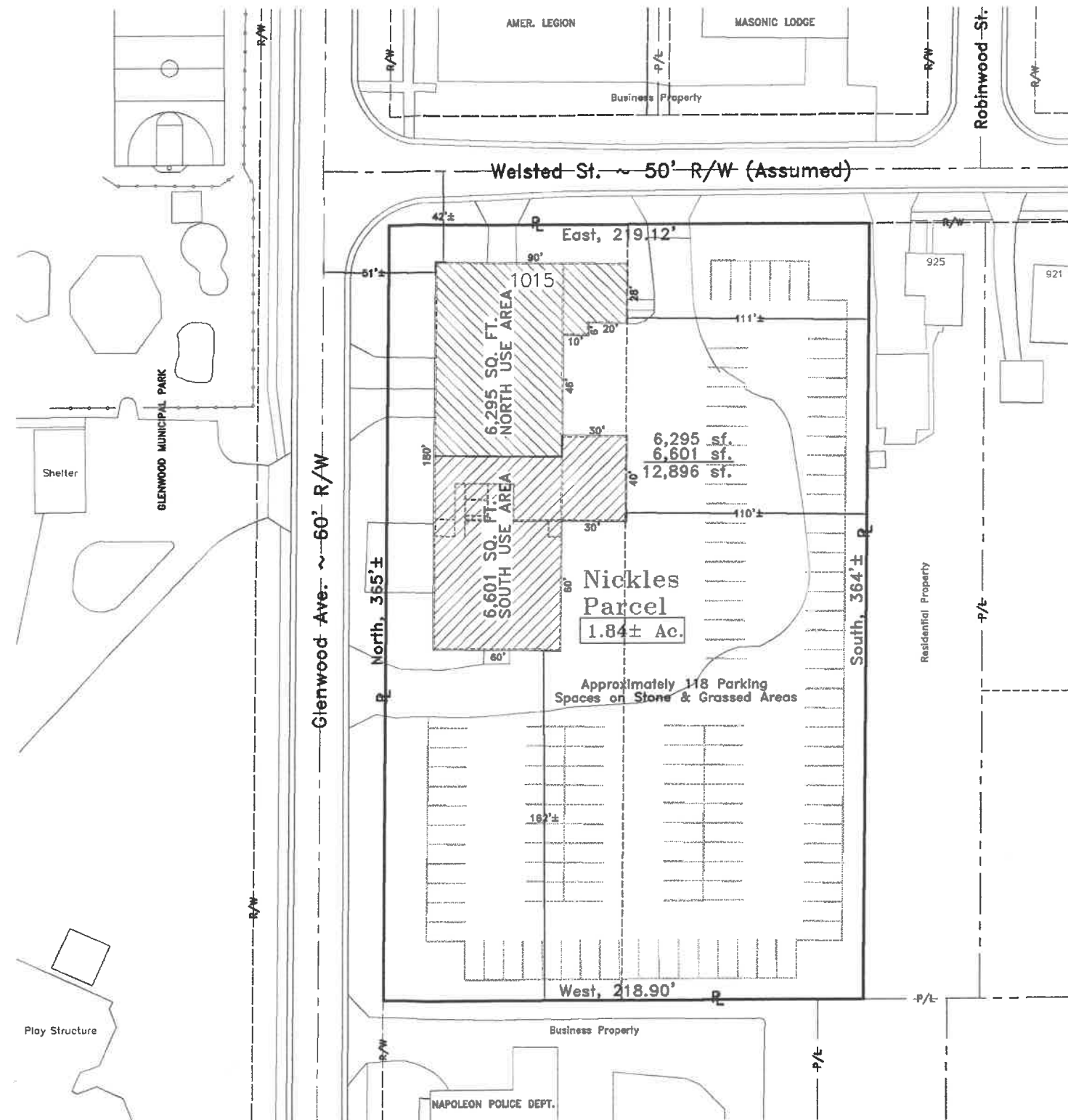
* Demo Permit - \$100.00 – See Separate Form	(MDEMO 100.1700.46690)	\$
Zoning Permit - \$50.00	(MZON 100.1700.46690)	\$ <u>50.00</u>
Fence - \$25.00	(MZON 100.1700.46690)	\$
Garage and Shed 120 SF or less (Detached) - \$25.00	(MZON 100.1700.46690)	\$
Driveway/Sidewalk/Curbing - \$0.00	(MZON 100.1700.46690)	\$
Drainage Permit/Outside Water/Sewer Repair - \$0.00	(MBLDG 510.0000.47300)	\$
1" Water Tap, 5/8" Meter, Copper Setter and Transmitter - \$1,200.00(Outside City - \$5,680)	(MBLDG 510.0000.47300)	\$
1" Water Tap, 3/4" Meter, Copper Setter and Transmitter - \$1,300.00(Outside City - \$5,820)	(MBLDG 510.0000.47300)	\$
1" Water Tap, 1" Meter, Copper Setter and Transmitter - \$1,400.00 (Outside City - \$5,960)	(MBLDG 510.0000.47300)	\$
1 1/2" Water Tap and Larger - See Operations Superintendent		\$
1" Meter, Copper Setter and Transmitter Without Tap - \$525.00	(MBLDG 510.0000.44730)	
3/4" Meter, Copper Setter and Transmitter Without Tap - \$440.87	(MBLDG 510.0000.44730)	
5/8" Meter, Copper Setter and Transmitter Without Tap - \$350.00	(MBLDG 510.0000.44730)	
Sewer Tap for All Commercial and Industrial Uses - \$600.00	(MBLDG 510.0000.44730)	\$
Sewer Tap Inspection Fee, M.F., Comm., Indust. 50 L.F. or Less - \$100.00	(MBLDG 510.0000.44730)	
Sewer Tap, M.F., Comm., Indust, 51 L.F. or More - \$100.00 + \$10.00 for each 50 L.F.	(MBLDG 510.0000.44730)	\$
Manufactured Home Court - \$87.00 Per Dwelling	(MBLDG 510.0000.44730)	
Sewer Main Extension in Right of Way Inspection – 2% of Construction Cost	(MBLDG 510.0000.44730)	\$
Inspection Fee Outside the Corporation Limits – Increase 50%	(MBLDG 510.0000.44730)	
TOTAL FEE:		\$ <u>50.00</u>

I FULLY UNDERSTAND THAT NO EXCAVATION, CONSTRUCTION OR STRUCTURAL ALTERATION, ELECTRICAL OR MECHANICAL INSTALLATION OR ALTERATION OF ANY BUILDING STRUCTURE, SIGN, OR PART THEREOF AND NO USE OF THE ABOVE SHALL BE UNDERTAKEN OR PERFORMED UNTIL THE PERMIT APPLIED FOR HEREIN HAS BEEN APPROVED AND ISSUED BY THE CITY OF NAPOLEON ZONING DEPARTMENT. I hereby certify that I am the Owner of the named property, or that the proposed work is authorized by the Owner of record and that I have been authorized by the Owner to make this application as his/her authorized agent and I agree to conform to all applicable laws of the jurisdiction. In addition, if a permit for Work described in this application is issued, I certify that the code official or the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

I HEREBY ACKNOWLEDGE THAT I HAVE READ AND FULLY UNDERSTAND THE ABOVE LISTED INSTRUCTIONS.

* SIGNATURE OF APPLICANT: Dany L. Malone DATE: 11/13/23
 BATCH # 51256 CHECK # 11324 DATE 11/13/23

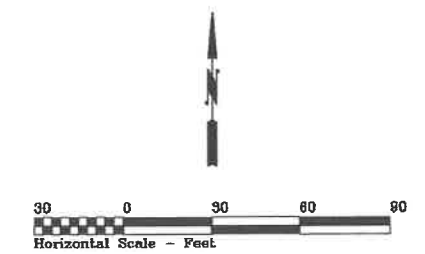
DOOR, WINDOW & OPENING SCHEDULE								
DOOR	SIZE	SWING	FRAME MATERIAL	DOOR/WINDOW MATERIAL	GLASS	HARDWARE (6)	FIRE RATING	REMARKS
A	40"x20"	N/A FIXED	ALUM.(4)	GLASS	1/2" INSUL.	N/A	N/A	FULL GLASS
B	98"x72"	N/A FIXED	ALUM.(4)	GLASS	1/2" INSUL.	N/A	N/A	FULL GLASS
C	48"x72"	N/A FIXED	ALUM.(4)	GLASS	1/2" INSUL.	N/A	N/A	FULL GLASS
D	74"x80"	N/A FIXED	ALUM.(4)	GLASS	1/2" INSUL.	N/A	N/A	FULL GLASS
E	61"x85"	N/A FIXED	ALUM.(4)	GLASS	1/2" INSUL.	N/A	N/A	FULL GLASS
F	SIZE NOTED	N/A	WOOD	WOOD FRAME IN FILL	N/A	N/A	N/A	PREVIOUS DOOR OPN'G., ENCLOSED
G	74"x80"	N/A	WOOD	WOOD FRAME IN FILL	N/A	N/A	N/A	PREVIOUS DOOR OPN'G. @ 20" AFF
H	36"x84"	R/H	ALUM.(4)	GLASS	1/2" INSUL.	DEADBOLT HARDWARE	N/A	FULL GLASS
I	36"x84"	R/H	ALUM.(4)	GLASS	1/2" INSUL.	PANIC HARDWARE	N/A	FULL GLASS
J	10'x10'	N/A	WOOD	ALUM.	N/A	ELECTRIC OPERATOR	N/A	
K	12'x11'	N/A	WOOD	ALUM.	N/A	ELECTRIC OPERATOR	N/A	
L	10'x9'7"	N/A	WOOD	ALUM.	N/A	ELECTRIC OPERATOR	N/A	
M	6'x8'	N/A	WOOD	ALUM.	N/A	ELECTRIC OPERATOR	N/A	SILL @ 24" AFF
N	9'x7'	N/A	WOOD	ALUM.	N/A	ELECTRIC OPERATOR	N/A	PREVIOUSLY 10' HIGH OPN'G.
O	35"x80"	N/A	WOOD	NONE	N/A	N/A	N/A	FRAMED OPENING
P	22"x28"	N/A	WOOD	GLASS	SPEC.	N/A	N/A	SERVICE WINDOW
Q	32"x80"	R/H	STEEL	STEEL	NONE	PASSAGE HARDWARE	N/A	
R	32"x80"	R/H	WOOD	WOOD	VISION PANEL	PASSAGE HARDWARE	N/A	
S	23"x82"	R/H	WOOD	WOOD	NONE	PRIVACY HARDWARE	N/A	
T	34"x80"	R/H	WOOD	METAL	NONE	PRIVACY HARDWARE	N/A	w/DEADBOLT ON SMALL HALL SIDE
U	36"x82"	R/H	STEEL	WOOD SOLID CORE	NONE	LOCKSET HARDWARE	N/A	w/CLOSER
V	36"x82"	R/H	STEEL	WOOD SOLID CORE	NONE	PASSAGE HARDWARE	N/A	w/CLOSER
W	36"x82"	1-R/H 1-L/H	STEEL	WOOD SOLID CORE	NONE	PRIVACY HARDWARE	N/A	w/CLOSER
X	36"x82"	1-R/H	STEEL	WOOD SOLID CORE	NONE	LOCKSET HARDWARE	N/A	



LOCATION MAP

SITE PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

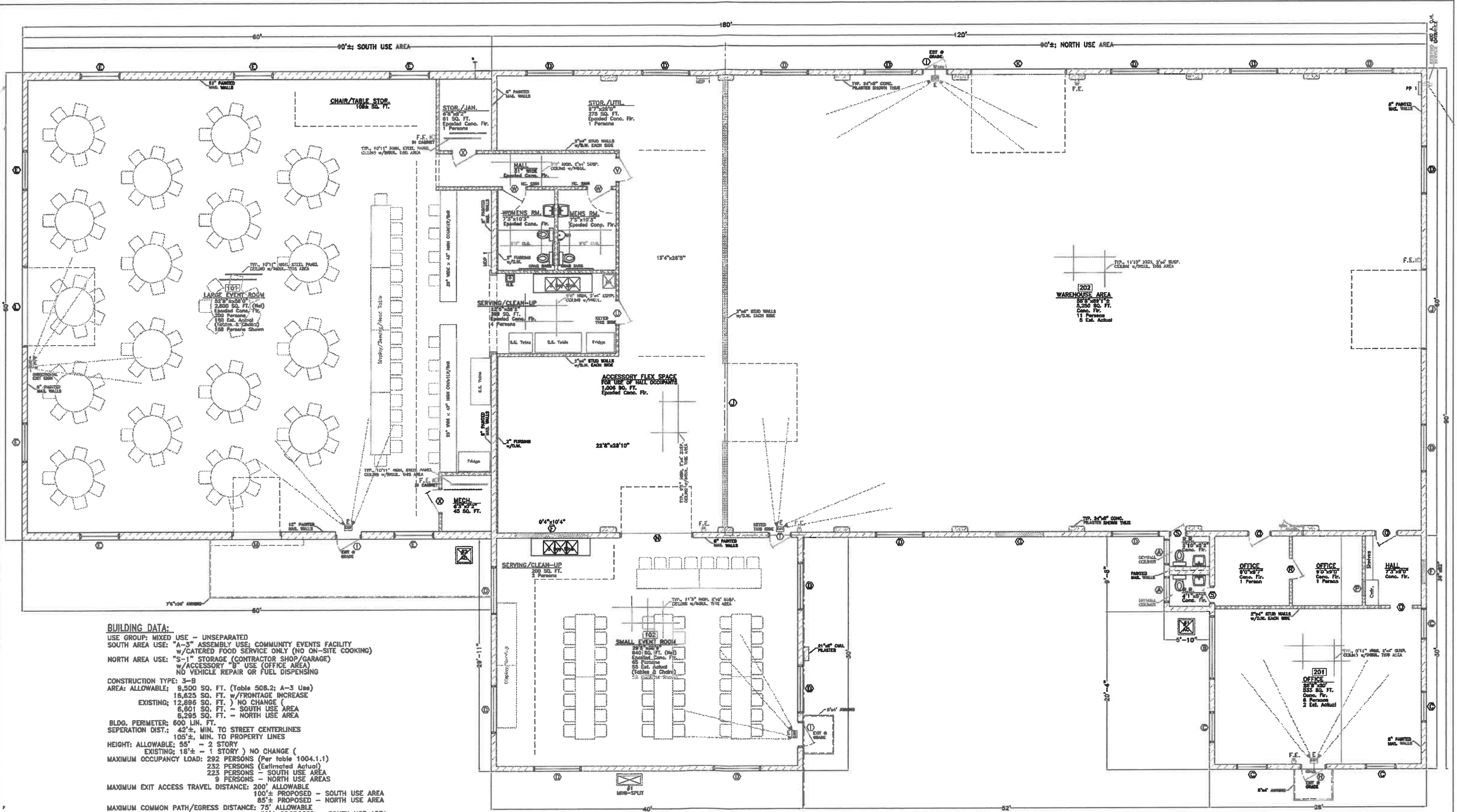


LOCATED ON A PARCEL OF LAND BEING PART OF THE SOUTHEAST QUARTER (1/4) OF SECTION 14, NAPOLEON TOWNSHIP, CITY OF NAPOLEON, HENRY COUNTY, OHIO HENRY CO. PARCEL # 411401980000 CITY ZONING DISTRICT: C-4, COMMERCIAL



PLANS PREPARED BY:
NEW DIMENSIONS
DRAFTING & DESIGN
1446 BERRY ST., SUITE 270
NAPOLEON, OHIO 43545
419-880-8330

NICKLES MIXED USE BUILDING		
1015 WELSTED STREET	419/591-6101	NAPOLEON, OHIO 43545
DIRECTOR\CA\NO\CUSTOM\GARY MALONE-MSC FILE: NICKLES_EVENTS_SITE LOCATION_2023		
DRAWN BY: R.D.S. ~ dbr: NEW DIMENSIONS	REVISED:	SCALE: 1" = 30'
SITE PLAN, LOCATION MAP & DOOR, WINDOW & OPENING SCHEDULE	DATE: NOV., 2023	DRAWING NUMBER: 1 of 2



BUILDING DATA:
 USE GROUP: MIXED USE - UNSEPARATED
 SOUTH AREA USE: "A-3" ASSEMBLY USE; COMMUNITY EVENTS FACILITY
 w/CATERED FOOD SERVICE ONLY (NO ON-SITE COOKING)
 NORTH AREA USE: "S-1" STORAGE (CONTRACTOR SHOP/GARAGE)
 w/ACCESSORY "B" USE (OFFICE AREA)
 NO VEHICLE REPAIR OR FUEL DISPENSING

CONSTRUCTION TYPE: 3-B
 AREA: ALLOWABLE: 9,500 SQ. FT. (Table 506.2; A-3 Use)
 18,625 SQ. FT. w/FRONTAGE INCREASE
 EXISTING: 12,896 SQ. FT.) NO CHANGE
 6,801 SQ. FT. - SOUTH USE AREA
 6,295 SQ. FT. - NORTH USE AREA

BLDG. PERIMETER: 600 LIN. FT.
 SEPERATION DIST.: 42'±; MIN. TO STREET CENTERLINES
 105'±; MIN. TO PROPERTY LINES

HEIGHT: ALLOWABLE: 55' - 2 STORY
 EXISTING: 18'± - 1 STORY) NO CHANGE

MAXIMUM OCCUPANCY LOAD: 292 PERSONS (Per table 1004.1.1)
 232 PERSONS (Estimated Actual)
 223 PERSONS - SOUTH USE AREA
 9 PERSONS - NORTH USE AREAS

MAXIMUM EXIT ACCESS TRAVEL DISTANCE: 200' ALLOWABLE
 100'± PROPOSED - SOUTH USE AREA
 85'± PROPOSED - NORTH USE AREA

MAXIMUM COMMON PATH/EGRESS DISTANCE: 75' ALLOWABLE
 50'± PROPOSED - SOUTH USE AREA
 25'± PROPOSED - NORTH USE AREA

SOIL BEARING CAPACITY: 1,500 p.s.f. (Class 4 Soils)
 DESIGN LOADS: FLOOR; MIN. 60 p.s.f. LIVE (READING ROOM) plus DEAD LOAD
 MIN. 150 p.s.f. LIVE (STACK ROOM) plus DEAD LOAD
 NO CHANGE REQ'D. TO EXIST. CONCRETE SLAB FLOOR

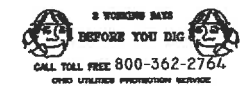
ROOF: 20 p.s.f. Min., LIVE LOAD plus DEAD LOAD
 20 p.s.f. GROUND SNOW LOAD, P_g
 SNOW EXPOSURE FACTOR, C_e = 0.9
 SNOW LOAD IMPORTANCE FACTOR, I_s = 1.0
 THERMAL FACTOR, C_t = 1.0

WIND: EXPOSURE "B", 85 mph basic wind speed,
 115 mph 3 second gust wind velocity.
 WIND IMPORTANCE FACTOR, I_w = 1.00
 BUILDING CATEGORY = II

SEISMIC DATA: SITE CLASS = D
 USE GROUP = I
 OCCUPANCY IMPORTANCE FACTOR = 1.00

MISC. ACCESSORY SCHEDULE

ITEM	DESCRIPTION
SIGN (MEN) (♂)	PLASTIC WITH MIN. 3" HIGH WHITE CHARACTERS ON DARK BACKGROUND, EXISTING
SIGN (WOMEN) (♀)	PLASTIC WITH MIN. 3" HIGH WHITE CHARACTERS ON DARK BACKGROUND, EXISTING
GRAB BAR	42" HORIZONTAL, 1 EACH RR., SOUTH AREA, EXISTING WHERE NOTED ON PLAN.
GRAB BAR	36" HORIZONTAL, 1 EACH RR., SOUTH AREA, EXISTING WHERE NOTED ON PLAN.
F.E. (E) FIRE EXTINGUISHER	EXISTING 20# ABC FIRE EXTINGUISHER; PLACED AS SHOWN ON FLOOR PLAN AND AS DIRECTED BY THE FIRE CHIEF.
	EXISTING ILLUMINATED EXIT SIGNS w/2 HEAD INTERIOR EGRESS LIGHTS & EXTERIOR HEAD WHERE SO SHOWN



Scale - Feet

NICKLES MIXED USE BUILDING
 1015 WELSTED STREET 419/591-6101 NAPOLEON, OHIO 43545

DIRECTORY: C:\NA\CUSTOM\GARY MALONE-MSC FILE: NICKLES EVENTS_FLOORLEV_2023

DRAWN BY: R.D.S. ~ dbr: NEW DIMENSIONS

FLOOR PLAN, BUILDING DATA & ACCESSORY SCHEDULE

SCALE: 3/16"=1'-0"
 DATE: NOV., 2023
 DRAWING NUMBER: 2 of 2