PROPOSED ADDITION AND RENOVATION FOR

GINELLA TRUSTEE PROPERTY

8043 CLEVELAND AVENUE NW
NORTH CANTON, OHIO 44720

O.B.C. INFORMATION

EXISTING BUILDING USAGE: O.B.C. 304.1

TOTAL BUILDING AREA: ---------- ±8,140 SQUARE FEET
CONSTRUCTION TYPE: ---------- VB
USE / OCCUPANCY: -M MERCANTILE AND A-2 ASSEMBLY
THE A-2 RESTAURANT PORTION HAS BEEN CLOSED SINCE 2015.
BUILDING AREA AS NOTED IS PER THE STARK COUNTY AUDITOR'S WEBSITE.

PROPOSED BUILDING USAGE: O.B.C. 304.1

MERCANTILE AREA TO REMAIN UNCHANGED: --- ±2,905 SQUARE FEET
AREA OF RENOVATION: ---------- ±5,235 SQUARE FEET
AREA OF NEW ADDITION: ---------- ±1,728 SQUARE FEET
OVERALL BUILDING TOTAL WITH ADDITION: ----- ±9,868 SQUARE FEET
CONSTRUCTION TYPE: ---------- VB
USE / OCCUPANCY: M MERCANTILE, B BUSINESS AND S-1 STORAGE
THE A-2 RESTAURANT PORTION HAS BEEN CLOSED SINCE 2015.

AREA OF WORK: ---=±6,963 SQUARE FEET

GENERAL PROJECT DESCRIPTION:
THE PROJECT INVOLVES THE INTERIOR RENOVATION OF AN EXISTING BUILDING AND A NEW ADDITION ON THE WEST SIDE. THE EXISTING SPACE WAS A-2, THE FORMER CHICKEN MANOR RESTAURANT. THE SPACE WILL NOW BE USED FOR A PRIVATE OFFICE AND SHOWROOM FOR A PRIVATE CLASSIC CAR COLLECTION. THE EXISTING RESTROOMS ARE BEING RENOVATED FOR ACCESSIBILITY.
THE ADDITION SHALL BE USED FOR ADDITIONAL CLASSIC CAR STORAGE SPACE. CARS SHALL NOT BE SERVICED OR MAINTAINED AT THIS LOCATION. THE PROJECT'S INTENT IS FOR THE OWNER TO BE ABLE TO HAVE A TEMPERATURE CONTROLLED ENVIRONMENT TO SHOWCASE HIS COLLECTION AND AN OFFICE SPACE..

THE FRONT PORTION OF THE BUILDING SHALL REMAIN AS 'M' MERCANTILE USE AND IS CURRENTLY LEASED AS SUCH.

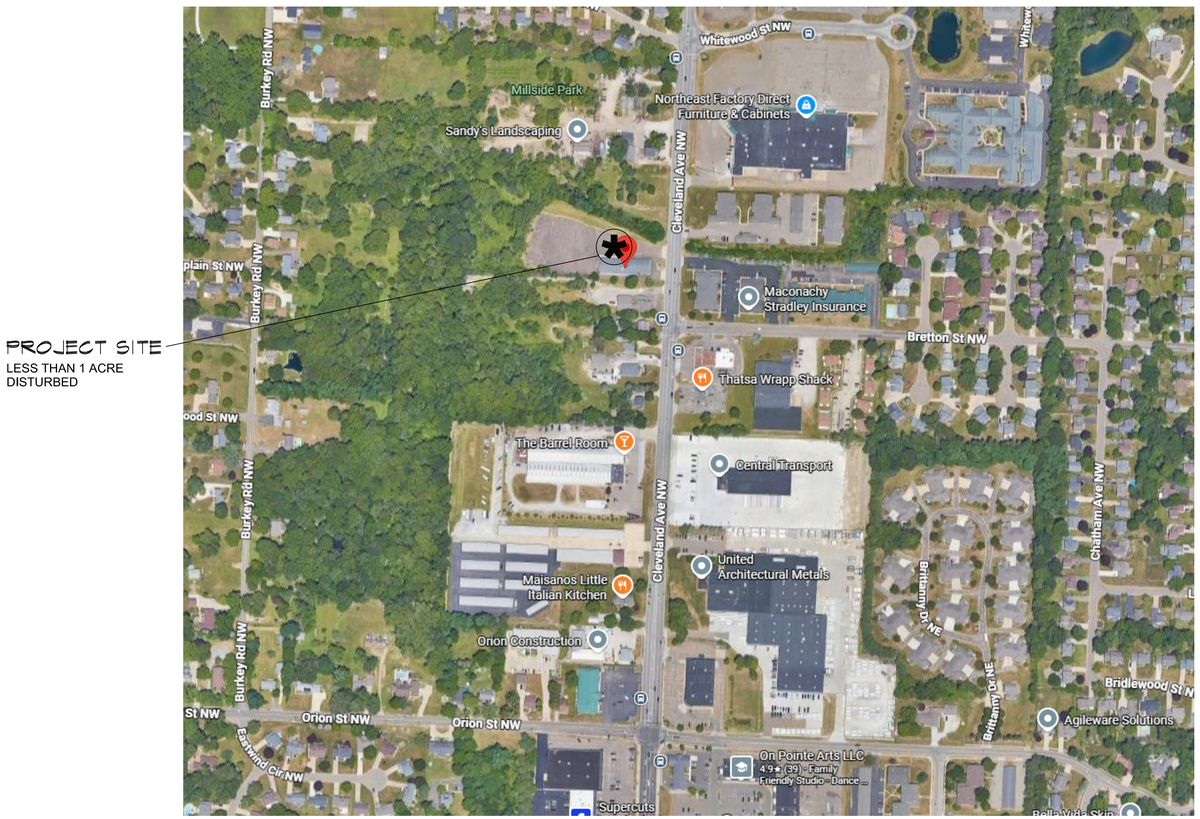
BUILDING TRUSTEE:
ANDY A GINELLA
4096 HOLIDAY STREET NW
CANTON, OHIO 44718

AREA OF SITE DISTURBANCE IS LESS THAN 1 ACRE.

DRAWING INDEX

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VICINITY MAP



GOVERNING AGENCIES

STARK COUNTY BUILDING DEPARTMENT
7235 WHIPPLE AVENUE N.W, SUITE A
CANTON, OHIO 44720
PHONE: 330-451-1770

STARK COUNTY HEALTH DEPARTMENT
7235 WHIPPLE AVENUE N.W.
CANTON, OHIO 44720
PHONE: 330-493-9904

PARCEL INFORMATION

PARCEL NUMBER	PLAIN TOWNSHIP STARK COUNTY
5500216 (3.44 ACRES)	

MDS & Associates, Inc.
Consulting Engineers
4125 Hills And Dales Road N.W.
Suite 100
Canton, Ohio 44708-1676

Phone: 330.492.0874
Fax: 330.492.7054
Email: mds-michael@sbcglobal.net

est. 1975

ALLOWABLE AREA:
OBC TABLE 506.2 - TYPE VB CONSTRUCTION - NON-SPRINKLERED

M MERCANTILE	= 9,000 SQUARE FEET
S-1 MODERATE HAZARD STORAGE	= 9,000 SQUARE FEET
B BUSINESS	= 9,000 SQUARE FEET

REQUIRED SEPARATION OF OCCUPANCIES:
OBC TABLE 508.4 - NO SEPARATION IS REQUIRED BETWEEN B, M AND S-1.

Aa = [At + (NS x If)]
At = 9,000 ALLOWABLE AREA
NS = 9,000
If = 0.50

If CALCULATION:
BUILDING PERIMETER WITH NEW ADDITION = ±533'
±285' OF THE BUILDING PERIMETER HAS OPEN SPACE OF 30' OR GREATER.
285' ÷ 533' = 0.535, THEREFORE AREA OF INCREASE FACTOR = 0.50

Aa = [At + (NS x If)]
Aa = [9,000 + (9,000 x 0.50)]
Aa = [9,000 + 4,500]
Aa = 13,500 ALLOWABLE AREA

OCCUPANCY CALCULATIONS: OBC TABLE 1004.5
OFFICE (BUSINESS AREA) = 1,000 SQ. FT. ÷ 150 GROSS = 6.7 = 7 PERSONS
MECHANICAL ROOM = 126 SQ. FT. ÷ 300 GROSS = 0.42 = LESS THAN 1 PERSON - INCIDENTAL OCCUPANCY
STORAGE (WAREHOUSE) = 5,519 SQ. FT. ÷ 500 GROSS = 11.04 = 11 PERSONS

TOTAL OCCUPANCY OF OWNER'S SPACE = 18 PERSONS

CODE ENFORCEMENT

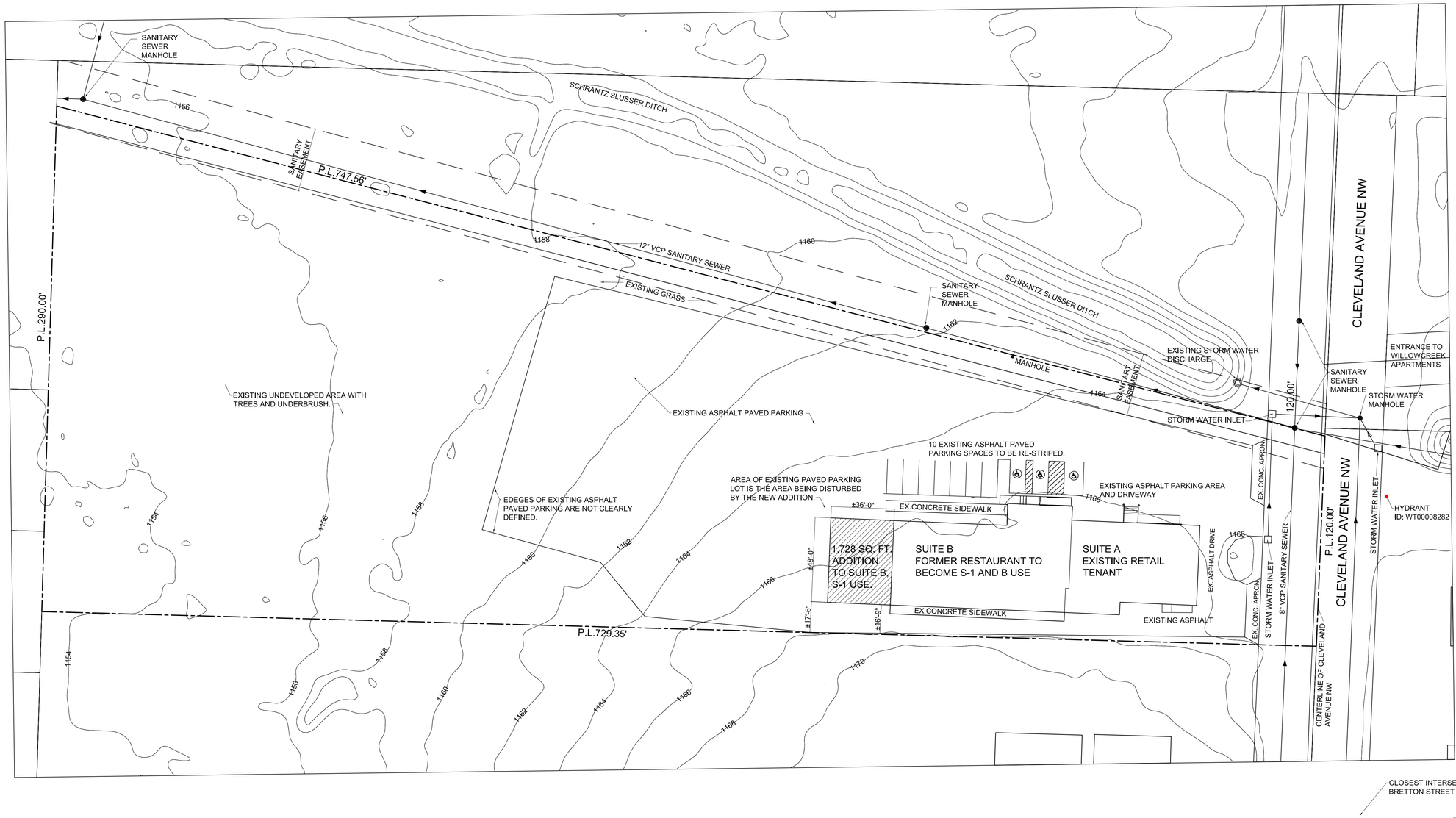
ALL WORK TO BE PERFORMED SHALL BE GOVERNED BY: 2024 OHIO BUILDING CODE, 2024 OHIO MECHANICAL CODE, 2024 OHIO PLUMBING CODE, 2021 INTERNATIONAL FUEL GAS CODE, 2020 NFPA 70 (NATIONAL ELECTRICAL CODE), AND INTERNATIONAL CODE COUNCIL A117.1-2017 (ACCESSIBLE & USABLE BUILDINGS AND FACILITIES)

STATE OF OHIO
TIMOTHY M. BORON
54912

STATE OF OHIO
TIMOTHY M. BORON
54912
REGISTERED PROFESSIONAL ENGINEER

FILENAME: D:\2026\26-147\COVER.DWG

PLA_B2
ZONED B2 - GENERAL BUSINESS
6 NE 3.44A
PARCEL #5500216
QUARTER SECTION PLA_006NE



1 / SD1.0

SITE DEVELOPMENT PLAN

SCALE: 1" = 30' ALL DIMENSIONS AS NOTED ARE ±.

NORTH

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STATE OF OHIO
TIMOTHY M. BORON
54912
REGISTERED PROFESSIONAL ENGINEER

TIMOTHY M. BORON
LICENSE #54912
EXPIRES: DECEMBER 31, 2026

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GINELLA TRUSTEE PROPERTY
8043 CLEVELAND AVENUE NW - NORTH CANTON, OHIO 44720
PLAIN TOWNSHIP

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e-mail: mds-michael@sbcglobal.net

JOB NO.	26-147
DATE	11/17/2026
DWN. BY	BKR/BAL
CHK. BY	MRD/TMB

SHEET NO.
SD1.0

Ohio Utilities Protection Service
Call 811 before you dig