



7/16/2025 | 6:00 PM

**Municipal Services Center, Council Chamber
3600 Tremont Road**

1. Call to Order/Roll Call

2. Consent Agenda

- a. Review of the BZAP meeting minutes from June 25, 2025 and July 2, 2025.
- b. 1861 Cambridge Boulevard (VAR-31-25) - To allow a 42-inch tall fence to project up to 35 feet into the 40-foot Cambridge Boulevard front yard and up to 36 feet into the 50-foot Roxbury Road front yard, in lieu of the 15-foot projection permitted.
- c. 1983 Coventry Road (VAR-32-25) - To allow a 42-inch tall fence to project up to 36 feet into the 40-foot Coventry Road front yard, tying into an existing wall, in lieu of the 15-foot project permitted.
- d. 1967 Langham Road (VAR-33-25) - To allow a two-story addition to encroach up to 0.6 inches into the eight-foot minimum side yard setback.
- e. 2864 Clifton Road (VAR-34-25) - To allow a one-story addition to replace an existing attached garage, which encroaches 2.3 feet into the 10-foot minimum side yard setback and up to 3.8 feet into the side yard longwall setback.

3. Variance/Conditional Uses

- a. 2548 W. Lane Avenue (VAR-29-25) - To allow the construction of a 2,016-square foot detached garage that does not meet neighborhood compatibility requirements.
- b. 1336 Ridgeview Road (CU-01-25) - Review of a conditional use and variances that would allow Columbia Gas of Ohio to construct a new utility station.

4. Adjournment

June 25, 2025

The Board of Zoning and Planning met in regular session in the Council Chamber of the Municipal Services Center, 3600 Tremont Road, and was called to order by Chair Tolliver at 6:00 p.m.

Members Present: Daniel Barringer, Todd Boyer, Kevin Carpenter, Matt McGrath, Marianne Mitchell, Shannon Tolliver, and Bill Westbrook

Members Absent: None

Staff Present: Senior Planner Justin Milam, Development Intern Madison Strauss, Assistant City Attorney Darlene Pettit, and Deputy City Clerk Brooke Bowman

Consent Agenda

- a. **Review of January 22, 2025, April 23, 2025, and May 21, 2025, BZAP meeting minutes.**

Chair Tolliver called for a motion to approve the Consent Agenda. Moved by Ms. Mitchell, seconded by Mr. Carpenter to approve the Consent Agenda.

VOTING AYE: Daniel Barringer, Todd Boyer, Kevin Carpenter, Matt McGrath, Marianne Mitchell, Shannon Tolliver, and Bill Westbrook

VOTING NAY: None

ABSENT: None

ABSTAIN: None

The motion carried (7-0).

Variances/Conditional Uses

Ms. Bowman administered an oath to those persons wishing to present testimony this evening, including applicants, representatives of applicants, and anyone speaking as a proponent or opponent of an application.

a) 1618 Grenoble Road (VAR-25-25)- To allow a two-story addition to encroach 8'-6" into the 34'-6" rear yard setback and increase the maximum building coverage from 29 percent to 29.2.

Mr. Milam presented the application for 1618 Grenoble Road, located on the north side of the road near Beaumont Road. The property features a standard-sized plot for the neighborhood with significant tree canopy. The house is a Cape Cod style, with a garage built in front and slightly to the west.

Mr. Milam explained that a previous variance was granted in 1993 for a 5-foot encroachment into the rear setback for a porch. However, the porch was actually built 3.5 feet further into the setback than approved. The current application seeks to use the same rear wall to add a 14 by 10-foot, two-story addition. The first floor would be an expanded kitchen, with a master bedroom above.

The addition would match the current house style with horizontal siding and would be below the overall house height at just over 26 feet. The variance would allow an 8.5-foot encroachment into the 34.5-foot rear yard setback and increase the maximum building coverage from 29% to 29.2%.

Mr. Milam noted that the plan blends well with the home, and existing landscaping and fencing would limit views of the structure. Staff were generally neutral on the application due to the encroachment into the setback but understood the rationale to match the previous variance.

The applicant, Bradley Troyer had nothing to add to the staff report.

Board members discussed the application, with Mr. Carpenter questioning why finding number 1 (special conditions of the property) was included and asked if that should be finding number 6. Mr. Milam clarified it was due to the past variance that was granted, and it could be either findings #1 or #6.

Chair Tolliver called for a motion to approve VAR-25-25, to allow a two-story addition to encroach 8'-6" into the 34'-6" rear yard setback and increase the maximum building coverage from 29 percent to 29.2, with finding #1, #4, #6, and #8 noted. Ms. Mitchell moved, seconded by Mr. Carpenter, to approve VAR-25-25.

VOTING AYE:	Daniel Barringer, Todd Boyer, Kevin Carpenter, Matt McGrath, Marianne Mitchell, Shannon Tolliver, and Bill Westbrook
VOTING NAY:	None
ABSENT:	None
ABSTAIN:	None

The motion carried (7-0).



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b) 2434 Dorset Road (VAR-26-25) - To allow a detached garage that is 21'-4" tall, in lieu of the 17-foot height limit.

Ms. Strauss presented the application for 2434 Dorset Road, located on the north side of Dorset Road and the west side of Asbury Drive. The application is for a detached garage that would be 4 feet and 4 inches above the current 17-foot height limit.

The property has an existing driveway on the west side leading to a side-load, two-car attached garage. It is enclosed by a 6-foot-tall fence and mature trees. Ms. Strauss noted that the neighbor to the north has solar panels on their home, and the two side neighbors have swimming pools in their rear yards.

The proposed detached garage would be 667 square feet, located at the end of the existing driveway on the northwest side of the property. It would be two floors, with the second floor being a storage loft. The garage would be 4 feet from the side property line and 5 feet from the rear property line due to a utility easement.

Staff recommended approval of the application, noting that the board has recently approved heights for detached garages between 19 and 22 feet. Ms. Strauss also mentioned that a similar variance was approved on Dorset Road last year.

The applicant, Fabian Saxe, agreed to the conditions proposed by staff, including not using the detached garage for sleeping quarters and removing the window on the west elevation.

Chair Tolliver called for a motion to approve Variance VAR-26-25, to allow a detached garage that is 21'-4" tall, in lieu of the 17-foot height limit with the condition that the detached garage not be used for sleeping quarters, the windows on the west elevation be removed, with finding #4 noted. Ms. Mitchell moved, seconded by Mr. McGrath, to approve VAR-26-25.

VOTING AYE:	Daniel Barringer, Todd Boyer, Kevin Carpenter, Matt McGrath, Marianne Mitchell, Shannon Tolliver, and Bill Westbrook
VOTING NAY:	None
ABSENT:	None
ABSTAIN:	None

The motion carried (7-0).

c) 4130 Randmore Court (VAR-27-25)- To allow a covered porch to encroach up to 16'-6" into the 26'-10" average minimum rear yard setback, in lieu of the six-foot maximum projection.

Mr. Milam presented the application for 4130 Randmore Court, explaining that the code was recently amended to allow larger covered porches into the rear setback. The current application is for a rear covered porch that would encroach 16 feet 6 inches into the 26-foot 10-inch average minimum rear yard setback.



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The property is located at the end of the southern cul-de-sac on Randmore Court, with McCoy Road beyond the backyard. The backyard is screened by walls, fencing, and mature trees.

The proposed covered porch would be open on all sides and measuring about 690 square feet. It would include a chimney fireplace on the south side, along with seating areas and table and chairs. The structure would be about 15 feet tall, with intersecting gables.

Mr. Milam expressed concern, noting that this was the most aggressive plan they had seen for this property. Previous designs had reduced the depth or increased the width to lessen the encroachment. Staff could support a reduced rear projection but felt that over 16 feet was too significant.

The Architect, Brenda Parker, explained that the homeowners have a large existing patio that they want to cover due to tree debris making it difficult to use. They want to replicate their current outdoor entertainment space but in a covered condition.

The applicant, John Fromkes, described the home's layout and reasoning behind the porch size, citing the placement of windows in the living room and configuration of the kitchen.

Board members discussed the application, with some expressing support due to the unique lot shape and existing screening, while others were concerned about the precedent it might set.

Ms. Mitchell asked how close the neighbor is located. Mr. Milam stated the homes to the south are more than 70 feet away on the property line. Mr. Milam said no calls or complaints from neighbors were received.

Chair Tolliver called for a motion to approve Variance VAR-27-25, to allow a covered porch to encroach up to 16'-6" into the 26'-10" average minimum rear yard setback, in lieu of the six-foot maximum projection, with findings #1, #3, and #4 noted. Ms. Mitchell moved, seconded by Mr. Westbrook, to approve VAR-27-25.

VOTING AYE:	Daniel Barringer, Todd Boyer, Kevin Carpenter, Matt McGrath, Marianne Mitchell, Shannon Tolliver, and Bill Westbrook
VOTING NAY:	None
ABSENT:	None
ABSTAIN:	None

The motion carried (7-0).

d) 2667 Kent Road (VAR-28-25)- To allow a hot tub to be located 13 feet into the 20-foot Wilshire Drive front yard, which is prohibited.



Mr. Milam presented the application for 2667 Kent Road, located at the northwest corner of Kent Road and Wilshire Drive. The variance application is for a hot tub proposed to be located 13 feet into the 20-foot Wilshire Drive front yard setback, which is prohibited by code.

The property is a corner lot with outdoor dining and living spaces along the Wilshire Drive side of the house. There are no patios on the west, north, or Kent Road sides of the property. The proposed location for the hot tub is adjacent to an existing porch, screened by existing landscaping and a fence.

The applicant, Thomas Clark, explained that the lot is on a corner and doesn't have a traditional backyard. He argued that the proposed location is the only viable spot for the hot tub and that it would be difficult to see from the street due to existing screening. Mr. Clark stated the hot tub would include a motorized cover that can be raised and lowered, with the option for curtains on two sides when raised. Mr. Clark noted that this design would provide additional privacy and security and keep the hot tub covered, and it has a lock for safety.

Mr. Boyer asked about the height of the cover when it is all the way up. Mr. Milam stated it can go up 70 inches or about 9 feet high.

Board members discussed the application, raising concerns about setting a precedent for hot tubs in front yards and the visibility of the raised cover. Some members suggested alternative locations that wouldn't require a variance, while others were supportive of the proposal due to the unique lot configuration and existing screening.

Chair Tolliver called for a motion to approve Variance VAR-28-25, to allow a hot tub to be located 13 feet into the 20-foot Wilshire Drive front yard, which is prohibited, with the condition that the new arborvitaes fill in the gaps and maintain the screening, with findings #1, #4, #6, and #8 noted. Mr. Carpenter moved, seconded by Ms. Mitchell, to approve VAR-28-25.

VOTING AYE:	Kevin Carpenter, Bill Westbrook
VOTING NAY:	Daniel Barringer, Todd Boyer, Matt McGrath, Marianne Mitchell, Shannon Tolliver
ABSENT:	None
ABSTAIN:	None

The motion failed with a vote of (2-5).

* * *

There being no further business, Chair Tolliver called for a motion to adjourn. Mr. Westbrook moved, seconded by Mr. Carpenter, to adjourn. The motion carried unanimously, and the meeting was adjourned at 7:11 p.m.

ATTEST:



City of Upper Arlington

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CHAIR:



Authors: Madison Strauss, Intern

BZAP Meeting Date: July 16, 2025

Subject: 1861 Cambridge Boulevard (VAR-31-25) - To allow a 42-inch tall fence to project up to 35 feet into the 40-foot Cambridge Boulevard front yard and up to 36 feet into the 50-foot Roxbury Road front yard, in lieu of the 15-foot projection permitted.

Site Description/History

The subject property, 1861 Cambridge Boulevard, is a pie-shaped lot located south of Miller Park with frontages on three (3) streets: Cambridge Boulevard (215 feet; 40-foot setback), Roxbury Road (205 feet; 50-foot setback), and Stanford Road (37 feet). It is zoned R-1c, One Family Residence District, and is located in the Upper Arlington subdivision, as Lot #8 in Block 13 from 1914. The 0.6-acre property includes a 2.5-story stone home built in 1927, which sits largely along the Cambridge Boulevard setback; it is nearly 20 feet behind the Roxbury Road setback, where a driveway leads to a three-car detached garage. Stone walkway entrance gates are located midway along the Cambridge Boulevard frontage. The front yard includes a variety of dense, mature landscaping. The property was purchased by the applicant in February 2015 and is identified as a Contributing Structure in the Historic District.

Proposal

The application proposes the installation of a 42-inch-tall, black wrought iron fence in both Cambridge Boulevard and Roxbury Road front yards, close to City right-of-way. A 42-inch tall fence is permitted 15 feet beyond the 40-foot Cambridge Boulevard setback and 50-foot setback along Roxbury Road, but the applicant is proposing projections of 35 feet and 36 feet, respectively. There are significant existing mature plantings along the proposed fence areas that would screen most of the proposed fence. There is a portion on the north side of the property where the fence would require new plantings for screening purposes- a landscape plan has been included. The applicant has suggested two construction phases: the first including the south side fencing on Cambridge Boulevard, and the second being the north fencing along Cambridge Boulevard, Stanford Road, and Roxbury Drive. A portion of the fence would tie into existing entrance features. The proposal also includes placing an 11-foot wide trampoline in the southwest corner of the property, within the building setbacks and at least 10 feet from the south property line.



Zoning Code Requirements

- To allow a 42-inch tall fence to project up to 35 feet into the 40-foot Cambridge Boulevard front yard and up to 36 feet into the 50-foot Roxbury Road front yard, in lieu of the 15-foot projection permitted (Article 6.09).

Alternatives

The applicant could construct the fence in the approved areas at the approved height, but it would leave the yard space outside the fence less usable for the homeowner, leaving a relatively small usable yard space.

Requested Action and Findings

Staff has reviewed the application and plans, talked with the applicant, and visited the site. In this instance, Staff recognizes that this is a highly unique property due to its shape and location with three street frontages (Finding #1). Existing landscaping will nearly hide all the proposed fencing, and what is exposed will tie into existing entrance features and other landscaping (Finding #4). The Board has previously approved several other front yard fences, adjacent to the right-of-way, and behind landscaping, on Arlington Avenue, Coventry Road, Roxbury Road, and others. For these reasons, Staff recommends that this application be approved.

Attachments

1.	BZAP Staff Report Pics - 1861 Cambridge Blvd
2.	Variance Application - 1861 Cambridge Boulevard



1861 Cambridge Boulevard

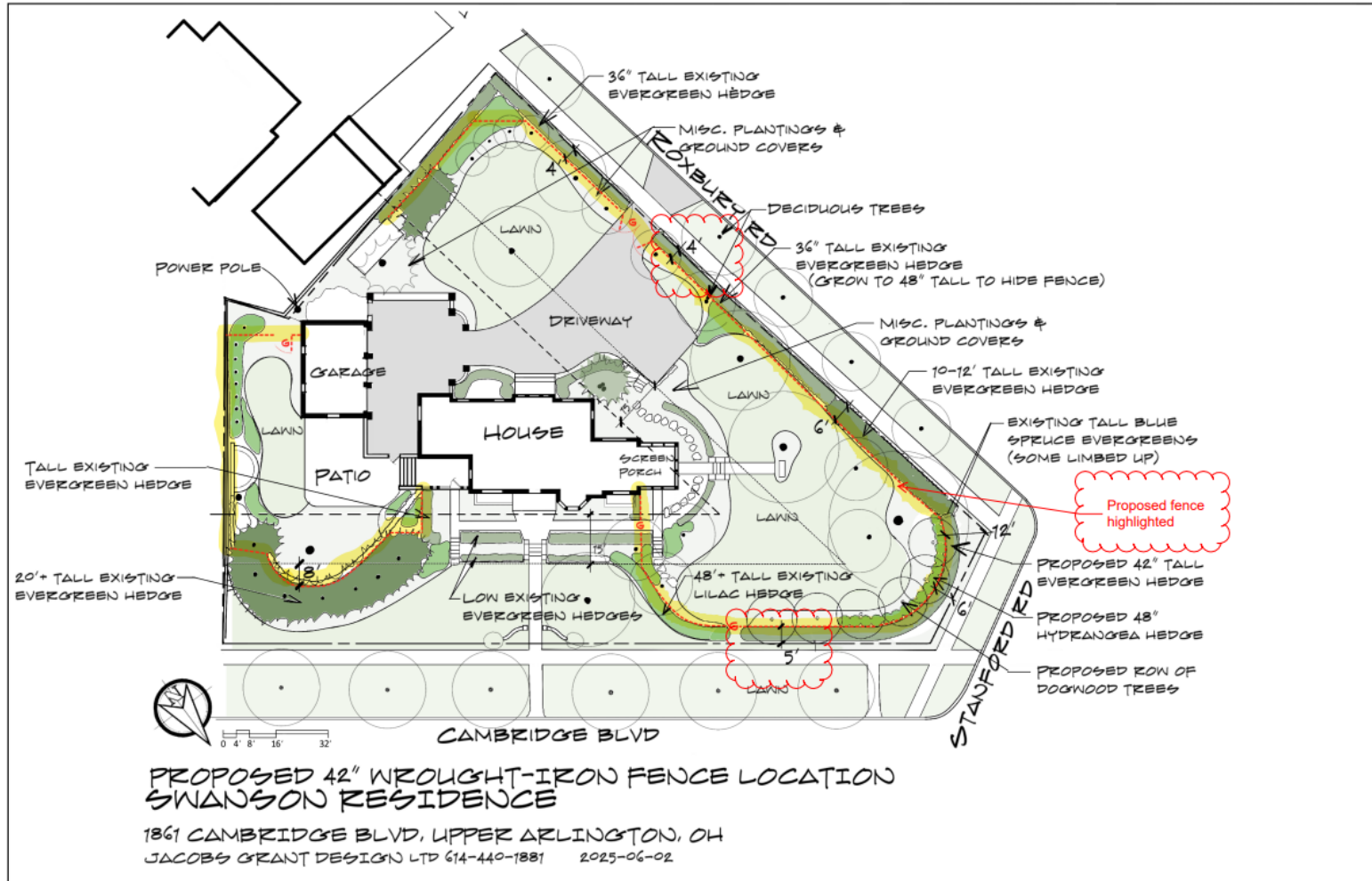
BZAP Staff Report Pictures | Variance Application



Google Maps ® Aerial – Looking South



Proposed Site Plan



Allowable Area (per code)

Aerial site plan with currently allowed fence placement:

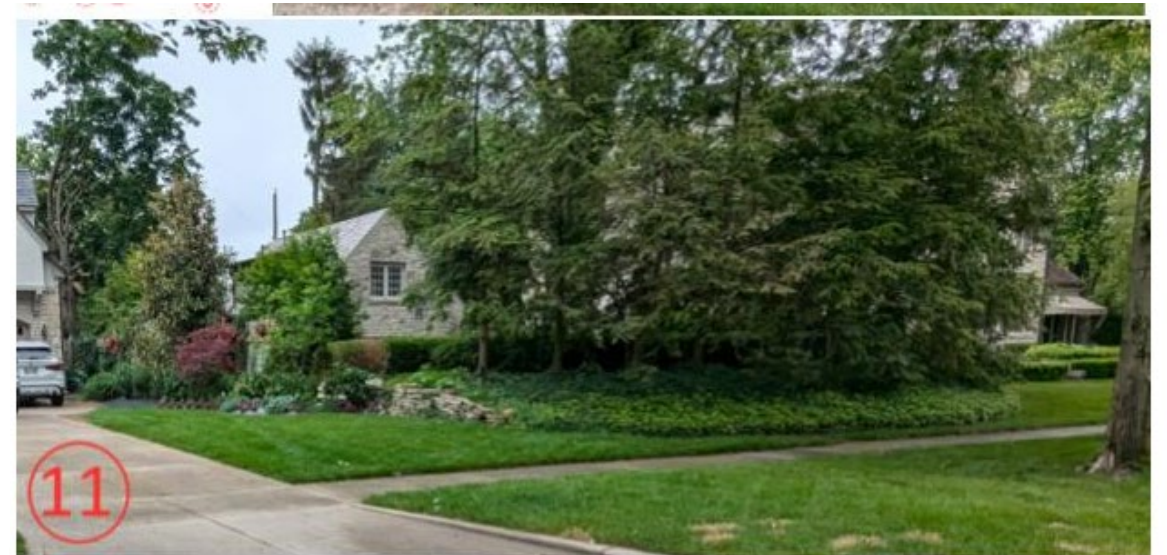


Trampoline (Not shown to scale.
Would remain within red lines and
10' from south property line).

Proposed Location Plan



Proposed Location Plan



Existing Site Photos





25-2847

Variance Application

Status: Active

Submitted On: 6/13/2025

Primary Location

1861 CAMBRIDGE BLVD
UPPER ARLINGTON, OH 43212

Owner

CTCT LLC
Cambridge Blvd 1861 COLUMBUS , OH
43212

Applicant

 Melissa Swanson
 301-213-7069
 melissa.mullaney@gmail.com
 1861 Cambridge Blvd
Columbus, OH 43212

BZAP Information

BZAP Case

VAR-31-25

Status

Pending

BZAP Determination Date

07/16/2025

Vote Tally

Primary Variance

Fence

Findings of Fact for Approval/Denial

Variance Request

To allow a 42-inch tall fence to project up to 35 feet into the 40-foot Cambridge Boulevard front yard and up to 36 feet into the 50-foot Roxbury Road front yard, in lieu of the 15-foot projection permitted.

BZAP conditions

Variance Information

Describe Variance Request ?

This request is to install a 42" black wrought iron fence around the perimeter of the property.

A 6' fence would normally be allowed up to the 50' setback along Roxbury Rd and the 40' setback along Cambridge Blvd. A 42" high fence would normally be allowed 15' beyond these setbacks. The proposed fence would extend beyond these parameters as shown in the included drawings. A significant portion of the proposed location for the new fence has existing mature plantings that would screen most of the fence upon installation. Only a portion along the northern-end of the property, along Cambridge Blvd and Stanford Rd, would require new plantings to screen the proposed fencing.

Construction of the fence might need to be done in two separate phases with the portion along the more southern end of Cambridge Blvd being done first and the portion along the more northern part of Cambridge Blvd, Stanford Blvd, and Roxbury Rd being done at a later date (but still before expiration of variance approval).

Plan is to also place an 11' trampoline in the "backyard" along the southwest area of the property. This would be placed within the red lines shown on the "Site Plan" document and at least 10' from the south property lines as is already permitted by the City.

What practical difficulty, special conditions and/or circumstances exist that are peculiar to the land or structure involved and which are not generally applicable to other lands or structures in the same zoning districts?

The property is unique in that it sits at the corner of three streets (Cambridge Blvd, Roxbury Rd, and Stanford Rd) with the driveway on the back, west, side of the property on Roxbury Rd. Because of this, the only true backyard just has a small, heavily shaded lawn area for family and pet use. The most usable lawn area is also open and exposed to a busy intersection.

Will granting the variance confer a special privilege that is denied by this regulation to other lands, structures, or buildings in the same district?

The variance would allow us to install a fence outside of the usual setback for this area. It would actually allow us to have a usable yard area seen with other surrounding properties.

Will the essential character of the neighborhood area be substantially altered or will adjoining properties suffer substantial detriment as a result of the variance?

No. The property already has considerable existing evergreen hedging that would hide the fence in all but one area. The existing hedges that are just under 42" tall could be easily grown to that height without blocking current views into the lot and to the house.

The landscaping at the intersection of Stanford Rd and Cambridge Blvd would be enhanced with new planting that is more in scale with pedestrians on the streets and sidewalks. Along the short piece at Stanford Rd, there are currently tall blue spruce trees that are declining in health and whose presence prevent other plantings from thriving under them because of the roots and shade. These would be removed and replaced with a layering of shrubs and more in-scale ornamental trees. The new plantings would conform to the City's required sight-triangle setback.

Currently, the larger lawn area along the northern-end of Cambridge is open to the sidewalk and street, and is the only gap in this property's existing 'perimeter-hedge' theme, except for directly in front of the house. The new shrubs would screen the fence, as well as add enhancement to the streetscape and allow the yard to be more secure for children and pets to use. Adding the landscape here would still provide views into the yard and of the screened porch, but a further enhancement to pedestrians would be that it would also more successfully direct views towards the front of the house and landscaping, which is attractive.

Views along Roxbury would be basically unchanged except for the slightly-taller hedge, which would still maintain views into the yard and of the house. The drive gate would be moved to be in line with the new fencing.

Have all reasonable alternatives been investigated or exhausted to find that this variance request is the minimum necessary to make reasonable use of land and structures?

Yes. Hedges would not be sufficient to keep children and pets safely in the yard. There is currently an electric fence on the property, however, this would not provide a barrier for our children and is not always effective at keeping pets in the yard. With this being at a busy intersection, it is important to make sure there is a physical barrier between these streets and the main yard and play space. There is not a way to place a fence in an effective place without a variance for the property.

Can this property yield a reasonable return or can there be any beneficial use of the property without the variance?

Use of the amazing exterior property would be very limited without a variance. Our young children would only be able to play near the existing patio area. There would not be any completely fenced area for pets. The fencing would be more attractive and complimentary to the property by extending as shown instead of staying within the current setbacks. If a new fence, and its required additional screen-planting next to it, were to be placed on the allowed 15' line, it would create only a small triangle of lawn inside, and on the outside of it would be a long relatively-unusable strip of lawn trapped between two hedges - and not as attractive to passers-by as looking over the hedge into a nice lawn area.

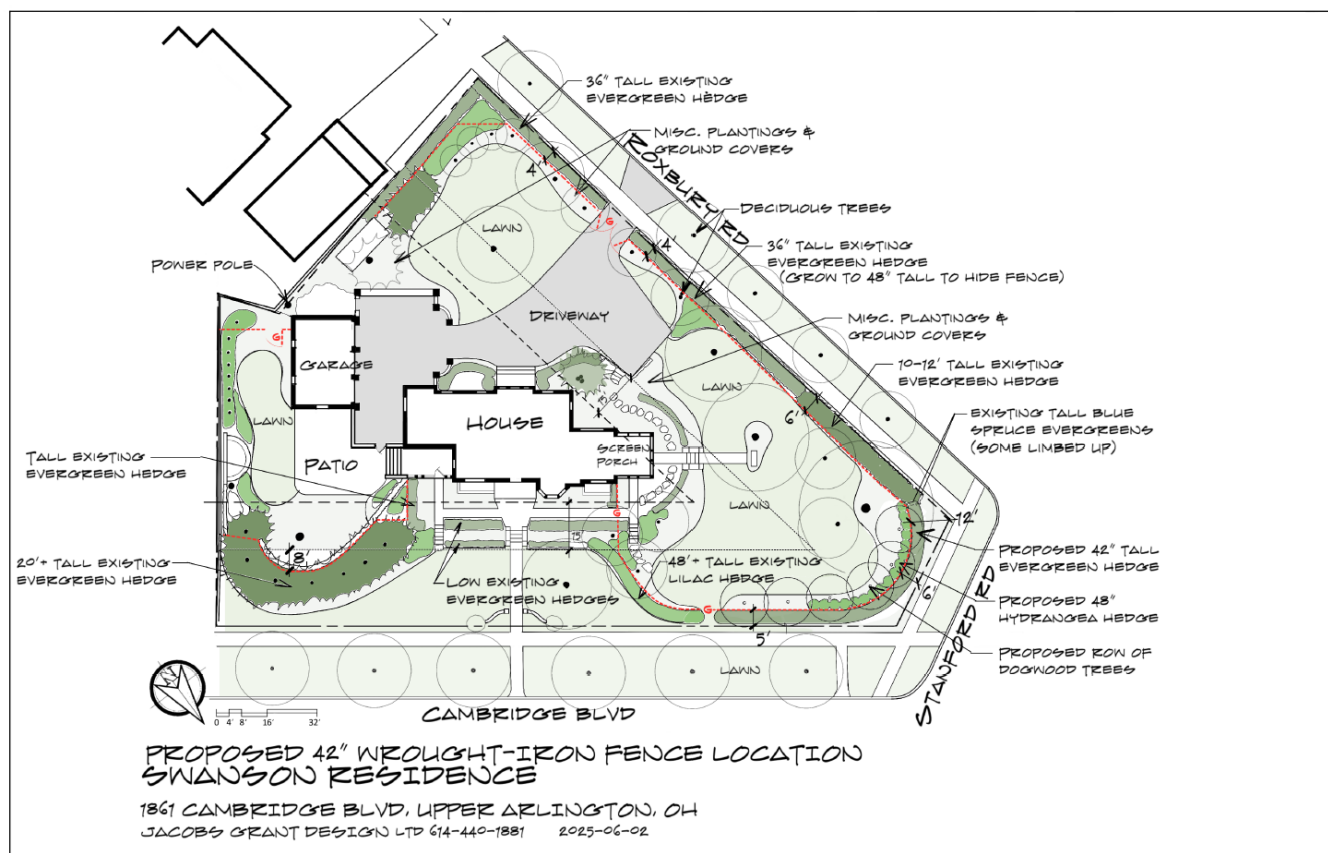
Acknowledgement: I or a representative will be present at the 
BZAP hearing.*



To Our New Neighbors,

My husband and I will be moving into 1861 Cambridge Blvd with our two children (5 and 7 years old), two dogs and cat later this month. We are looking forward to enjoying this amazing property on the inside and outside. To make the property as usable and safe as possible for our family, we are applying for a variance to install additional fencing on the property. Jacobs Grant Design Ltd has provided us with drawings for the project that are included below. This plan would maintain most of the current landscaping only with some changes along Stanford Rd. Our variance request will be reviewed at the BZAP meeting on **7/16/25**.

Melissa, Jon, Juliet and Oliver Swanson



Revised: May 2023

Certification of Notice

Applicant Name: Melissa and Jon Swanson

Location of property subject to BZAP request: 1861 Cambridge Blvd

This application will be heard by the Board of Zoning and Planning on: 7/16/25

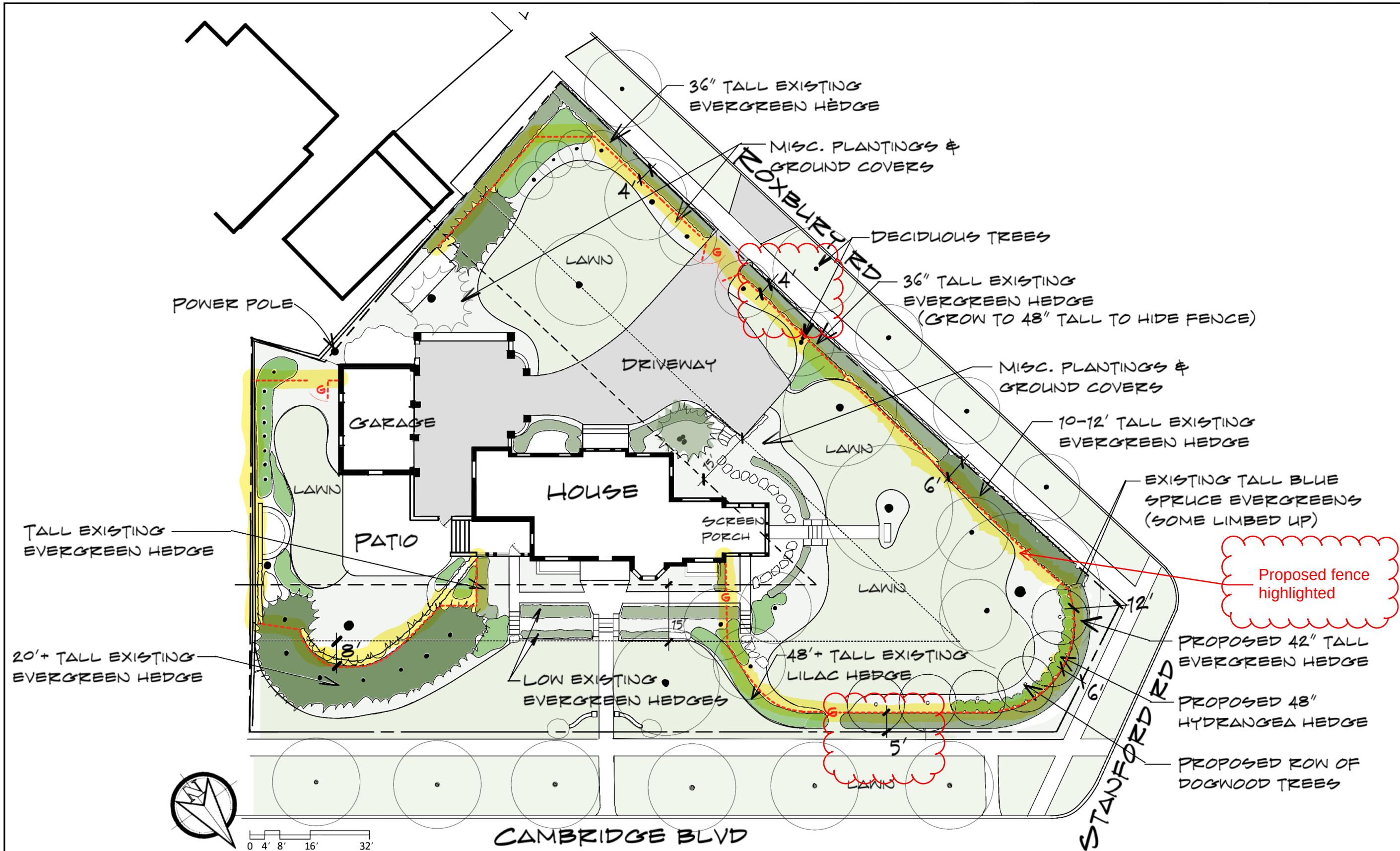
Describe activity which requires Board of Zoning and Planning review:

Install a 42" wrought iron fence around the perimeter of the property.

Board of Zoning and Planning (BZAP) meetings begin at 6 PM on Wednesdays and are held at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio, 43221. Meeting location details and additional instructions will be provided on the Agenda, which is posted on the City's website at upperarlingtonoh.portal.civicclerk.com. For further information, please contact the Planning Division at planning@uaoh.net.

Your signature below DOES NOT constitute approval or disapproval of the request. Your signature only represents that you have been properly notified of the request. You are encouraged to attend any and all meetings regarding this matter.

Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
1831 Roxbury Rd	Matthew and Lee Ann Dunlap	9589071052702372126132	6/12/25
1860 Cambridge Blvd	Lauren Bach	9589071052702372126125	6/12/25
1841 Roxbury Rd	Kurt and Andrea Helfrich	9589071052702372126118	6/12/25
1824 Roxbury Rd	Thomas and Melissa Shanklin	9589071052702372126088	6/12/25
1835 Cambridge Blvd	Ronald and Jana Lakatos	9589071052702372126057	6/12/25
1827 Cambridge Blvd	Brian and Paula Gilmour	9589071052702372126101	6/12/25
1847 Arlington Ave	Susan Simpson	9589071052702372126095	6/12/25
1819 Roxbury Rd	CMMY LLC	9589071052702372126071	6/12/25
1814 Roxbury Rd	Brian and Natalie Switzer	9589071052702372126064	6/12/25
1901 NW Arlington Ave	City of UA	N/A	N/A
1875 Roxbury Rd	Michael and Kimberly Dennis	9589071052702372126040	6/12/25
Applicant Signature: 			Date: 6/13/25

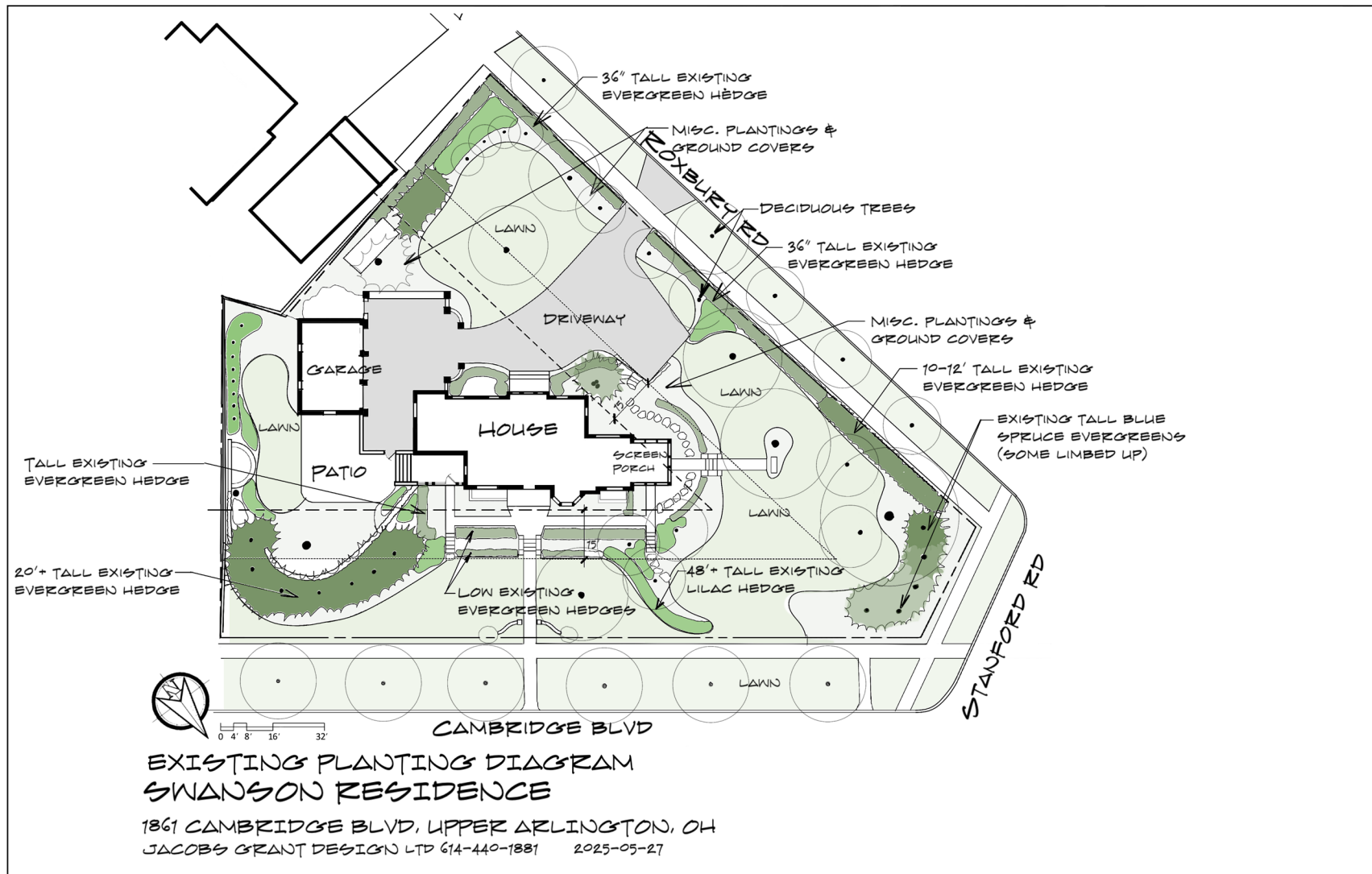


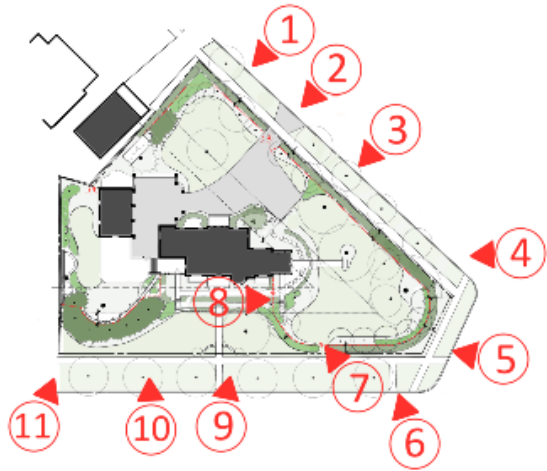
PROPOSED 42" WROUGHT-IRON FENCE LOCATION SWANSON RESIDENCE

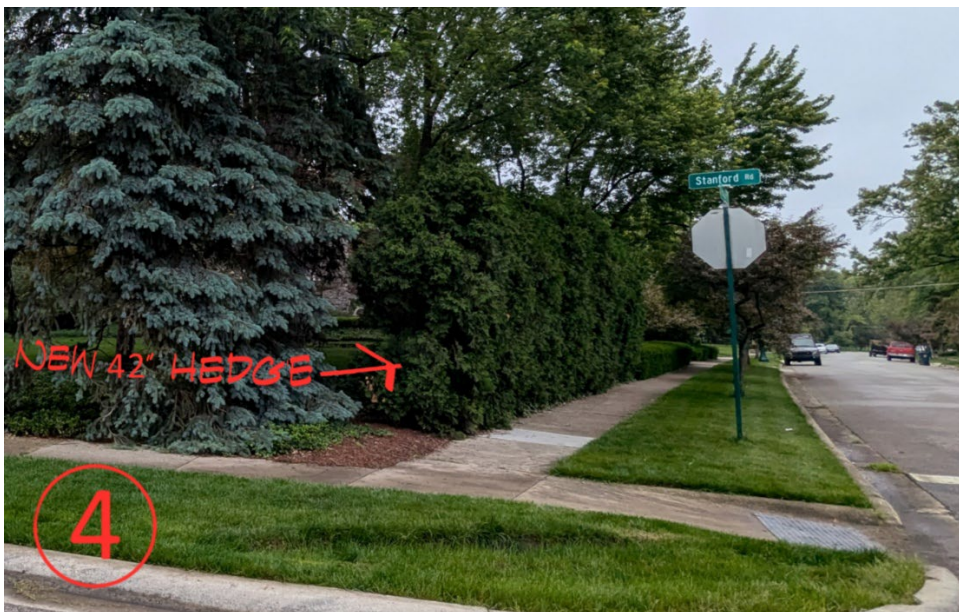
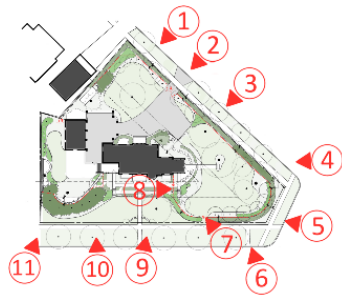
1861 CAMBRIDGE BLVD, UPPER ARLINGTON, OH

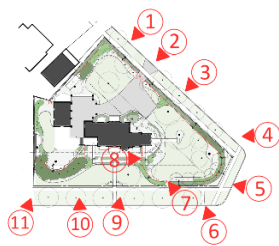
JACOBS GRANT DESIGN LTD 614-440-1881 2025-06-02

Existing Plantings:

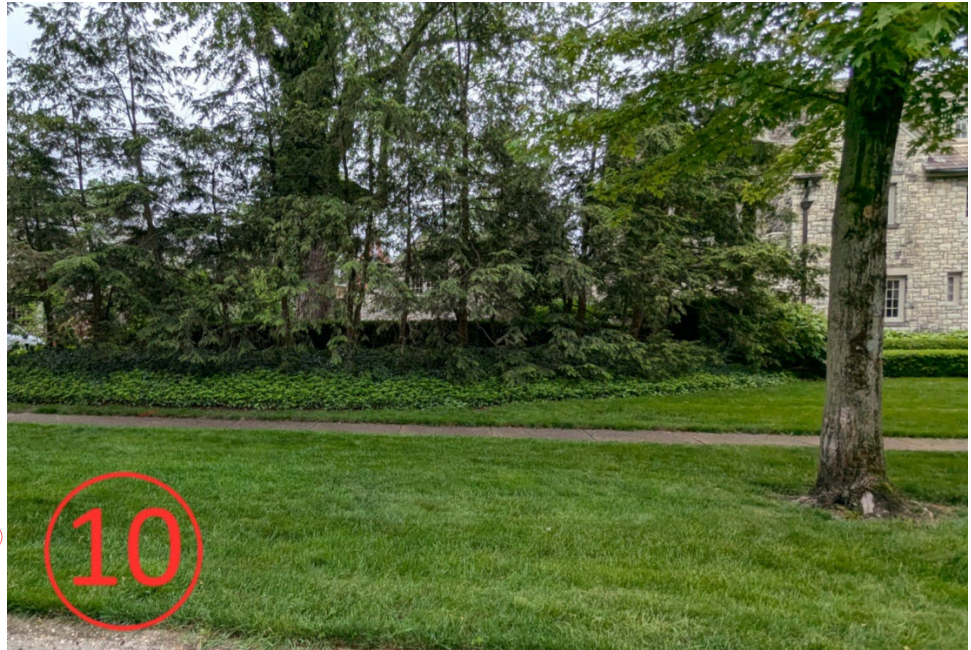
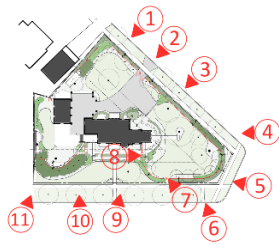












Proposed fence style would be similar to picture below. Puppy pickets might be needed on the portion of the fence near the current patio.



Trampoline (Not shown to scale.
Would remain within red lines and
10' from south property line).

Authors: Madison Strauss, Intern

BZAP Meeting Date: July 16, 2025

Subject: 1983 Coventry Road (VAR-32-25) - To allow a 42-inch tall fence to project up to 36 feet into the 40-foot Coventry Road front yard, tying into an existing wall, in lieu of the 15-foot project permitted.

Site Description/History

The subject property, 1983 Coventry Road, is located at the southwest corner of Coventry and Edgemont Roads, and is zoned R-1c, One-Family Residence District. It is irregular in shape with 80 feet of frontage on Coventry Road and 132 feet on Edgemont Road; it is located in the Upper Arlington subdivision, as Lot #9/10 in Block 39. The 0.23-acre property includes a Tudor-style stone and stucco two-story home, built in 1935. It sits nearly eight feet over the 40-foot platted setback along Coventry Road and four feet over the 40-foot platted setback along Edgemont Road (existing nonconforming). An existing stone wall is located four feet from Coventry Road right-of-way and blends with six-foot tall existing/mature landscaping. The property was purchased by the applicant in June 2023 and is identified as a Contributing Structure in the Historic District.

There was a previous variance granted for the property in 1954. The City's records do not indicate what the scope of the variance was for and/or what was approved. The applicant submitted a Fence Permit (#25-2287) on May 19, 2025, which has since been stopped.

Proposal

The applicant is proposing the replacement of a 42-inch-tall, black aluminum fence, but would now extend 21 feet further to an existing wall that runs parallel to Coventry Road, four feet from the City right-of-way. A 42-inch fence would normally be allowed up to 15 feet beyond the 40-foot setback along Coventry. There are existing mature trees and shrubs which screen these areas. The proposal includes a compliant five-foot tall wooden privacy fence alongside the south property line, behind the house.

Zoning Code Requirements

- To allow a 42-inch tall fence to project up to 36 feet into the 40-foot Coventry Road front yard, tying into an existing wall, in lieu of the 15-foot project permitted (Article 6.09).



Alternatives

In order to avoid the variance, the applicant could stop the 42-inch-tall fence short to remain within the accepted buildable area and fill the remaining gaps with landscaping. Another alternative would be to use landscaping instead of the fence and wall. These two options might not be ideal for the applicant, considering that the wall is an existing condition.

Requested Action and Findings

Staff has reviewed the application and plans, visited the site, and discussed it with the applicant. The proposed fence that would connect to the existing wall will not be imposing on neighboring properties, is a replacement and extension of an existing fence, and will be screened with existing mature landscaping (Finding #4). It makes sense for the proposed fence to tie into the existing wall adjacent to Coventry Road so that gaps are not present (Finding #8). For these reasons, Staff recommends that this application be approved.

Attachments

1.	BZAP Staff Report Pics - 1983 Coventry Road
2.	Variance Application - 1983 Coventry Road

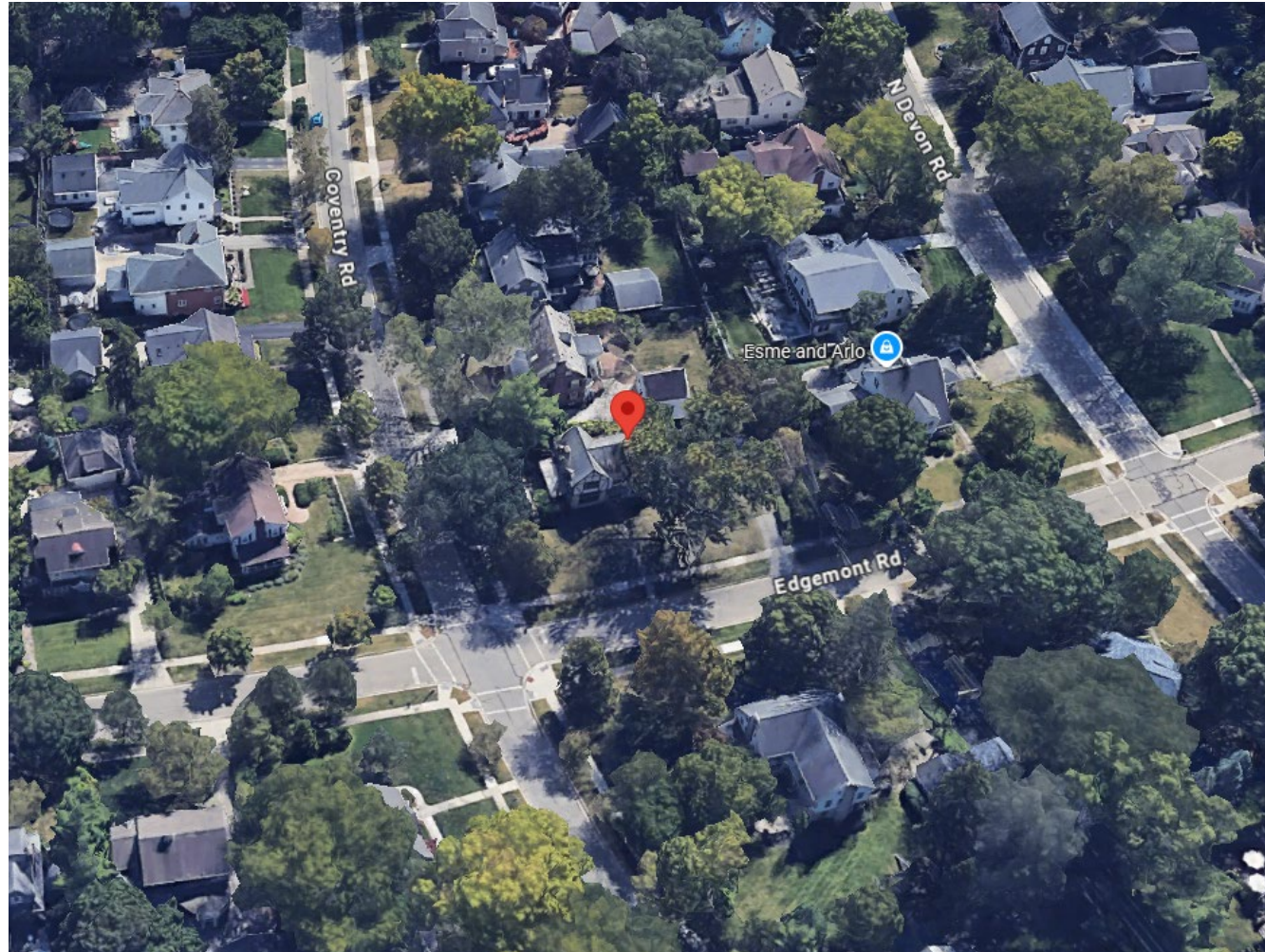


1983 Coventry Road

BZAP Staff Report Pictures | Variance



Google Maps ® Aerial – Looking North



Proposed Site Plan



Existing Site Photos





25-2996

Variance Application

Status: Active

Submitted On: 6/23/2025

Primary Location

1983 COVENTRY RD
UPPER ARLINGTON, OH 43212

Owner

WINDISH JOHN | WINDISH KATHLEEN
UPPER ARLINGTON OH 43212

Applicant

 Shelly Mullins
 614-876-9944
 michelle@atrufence.com
 3450 Millikin Ct
Columbus, OH 43228

BZAP Information

BZAP Case

VAR-32-25

Status

Pending

BZAP Determination Date

07/16/2025

Vote Tally

Primary Variance

Fence

Findings of Fact for Approval/Denial

Variance Request

To allow a 42-inch tall fence to project up to 36 feet into the 40-foot Coventry Road front yard, tying into an existing wall, in lieu of the 15-foot project permitted.

BZAP conditions

Variance Information

Describe Variance Request

Replacing existing fence around side yard's patio.

What practical difficulty, special conditions and/or circumstances exist that are peculiar to the land or structure involved and which are not generally applicable to other lands or structures in the same zoning districts?

Throughout the side yard it's screened with natural trees/shrubs and an existing stone wall built within the existing fence line.

Will granting the variance confer a special privilege that is denied by this regulation to other lands, structures, or buildings in the same district?

No

Will the essential character of the neighborhood area be substantially altered or will adjoining properties suffer substantial detriment as a result of the variance?

No, this is replacing old fence with new, the style is not changing.

Have all reasonable alternatives been investigated or exhausted to find that this variance request is the minimum necessary to make reasonable use of land and structures?

Yes.

Can this property yield a reasonable return or can there be any beneficial use of the property without the variance?

Without the variance this would hinder the safety of the children and/or pets while on the patio to possibly escape that area where there is a roadway on 2 of the 3 sides of property

Acknowledgement: I or a representative will be present at the  BZAP hearing.*





3600 Tremont Road | Upper Arlington, OH 43221
614-583-5070 | upperarlingtonoh.gov

Certification of Notice

Applicant Name: _____
Location of property subject to BZAP request: 1983 Coventry Rd.

This application will be heard by the Board of Zoning and Planning on: 07/16/2025

Describe activity which requires Board of Zoning and Planning review:
Proposing to replace an existing 42" fence with new to enclose the side yard's patio area.

Your signature below DOES NOT constitute approval or disapproval of the request. Your signature only represents that you have been properly notified of the request. You are encouraged to attend any and all meetings regarding this matter.

Whiting
Kathleen Whiting



Franklin County Auditor's Office
Auditor
Michael Stinziano
Map Produced May 19, 2025

Planimetric Legend

- Edge of Pavement
- Roadway Centerlines
- Railroad Centerlines
- Building Footprints
- Building Under Construction
- Rivers & Ponds
- Creeks, Streams, Ditches

Appraisal Legend

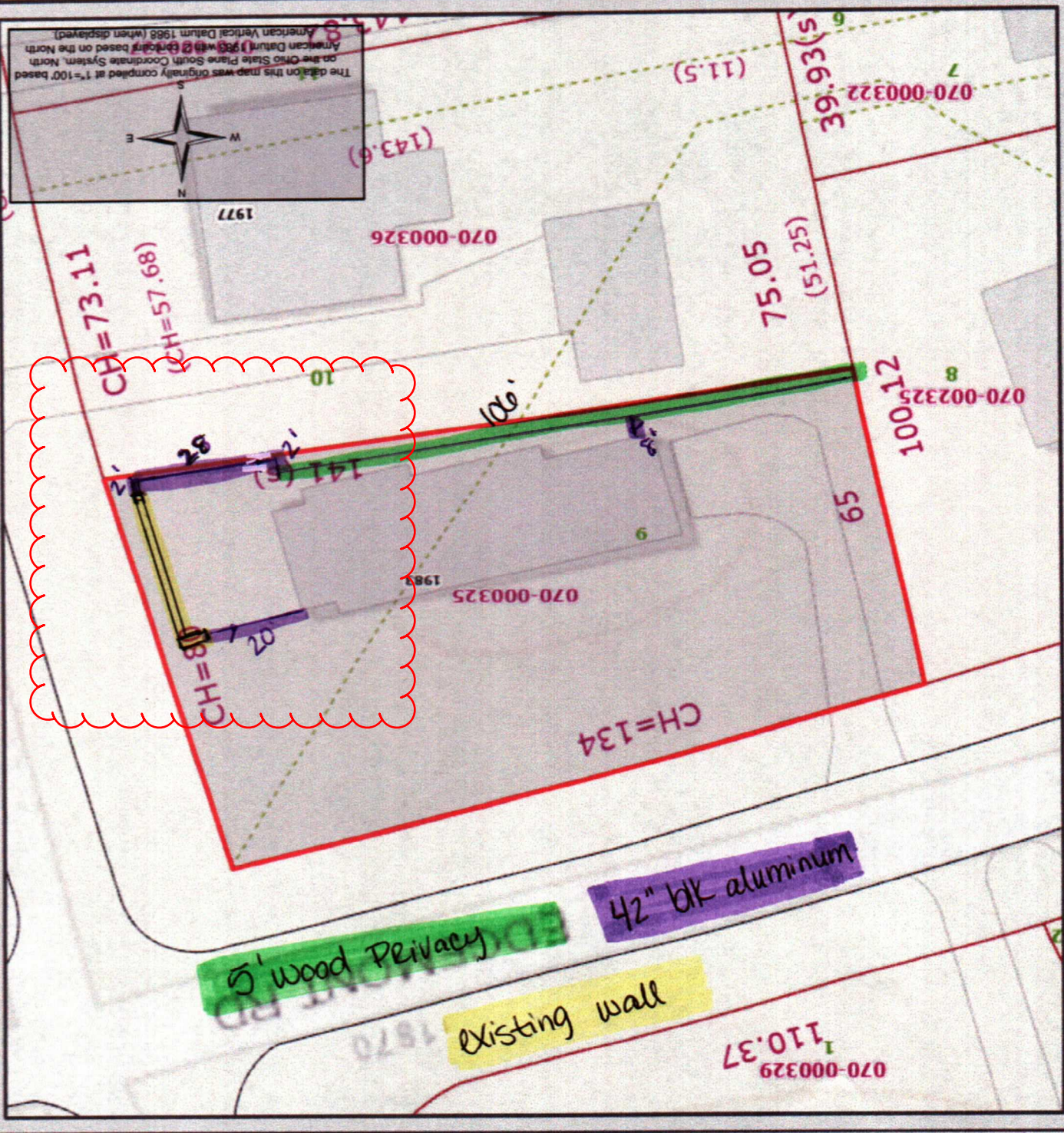
- Parcel IDs
- Parcel Dimensions
- Site Address
- Parcel Boundary
- Subdivision Boundary
- Condominium Boundary
- County Boundary
- City or Village Boundary
- Tax District Boundary
- School District Boundary
- Zip Code Boundary

Topographic Legend

- Spot Elevation
- Index Contour
- Intermediate Contour

This map is prepared for the real property inventory within the county. It is compiled from record deeds, survey plat, and other public records and data. Users of this map are notified that the public primary information sources should be considered for verification of the information contained on this map. The county and the mapping companies assume no legal responsibility for the information contained on this map. Please notify the Franklin County Auditor's GIS Department of any discrepancies.

For scaled maps, please visit the parcel viewer at <https://gis.franklincountyohio.gov/parcelviewer>



1" = 20'











Authors: Madison Strauss, Intern

BZAP Meeting Date: July 16, 2025

Subject: 1967 Langham Road (VAR-33-25) - To allow a two-story addition to encroach up to 0.6 inches into the eight-foot minimum side yard setback.

Site Description/History

The subject property, 1967 Langham Road, is located on the south side of the street, just west of Somerford Road. It is rectangular with 60 feet of frontage and 140 feet of depth, similar to others in the neighborhood. The property is platted as Lot #18 in the North Mountview Addition subdivision and is zoned R-1c, One-Family Residence District. An existing one-story stone and siding ranch house with a one-car detached garage sits at the 40-foot building setback line. The property previously had two large trees at the front of the yard, but they have been removed. A four-foot-tall wood fence encloses the rear yard. The home was built in 1953 and purchased by the applicant in 2016.

Building Permit #25-2056 was submitted in May 2025, but denied by Staff. The permit request included a side yard setback encroachment, and the proposed height exceeded the 25'-6" limit per the City's neighborhood compatibility policy.

Proposal

The proposal includes a new second floor addition on the west side of the home and a one-story rear addition. The second-story addition will be constructed atop the existing residence, maintaining its existing side yard setback of 7.4 feet (nonconforming), instead of the eight-foot minimum setback required. The proposed addition in question is 25-feet tall, a height reduction of 2.5 feet from the permit submission, and includes vertical and shake siding, with dimensional asphalt shingles. The City's third-party architect has approved the design of proposed second floor addition for neighborhood compatibility. Building and development coverage are both below permissible limits.

Zoning Code Requirements

- To allow a two-story addition to encroach 0.6 inches into the 8-foot minimum side yard setback (to match existing) (Article 5.02).



Alternatives

The applicant could reduce the width of the addition so that it is outside the side yard setback, but this would not make sense given the existing site conditions and the current house position. The applicant did explore this option, but created more challenges with the proposed design. The height of the home addition has been reduced by 2'-6" since the initial Building Permit application.

Requested Action and Findings

Staff has reviewed the application and plans, visited the site, and is supportive of the request. The proposal matches the existing character and design of the home, and is supported by the City's third-party architect (Finding #4). The proposed building height has been reduced to be under the maximum limit per the neighborhood compatibility policy, which looked at how to best blend proposed second floor additions in ranch neighborhoods. The proposal utilizes an existing foundation and footprint, while shifting the massing of the addition toward the front and west side of the home. For these reasons, Staff recommends that this application be approved.

Attachments

1.	BZAP Staff Report Pics - 1967 Langham Road
2.	Variance Application - 1967 Langham Road

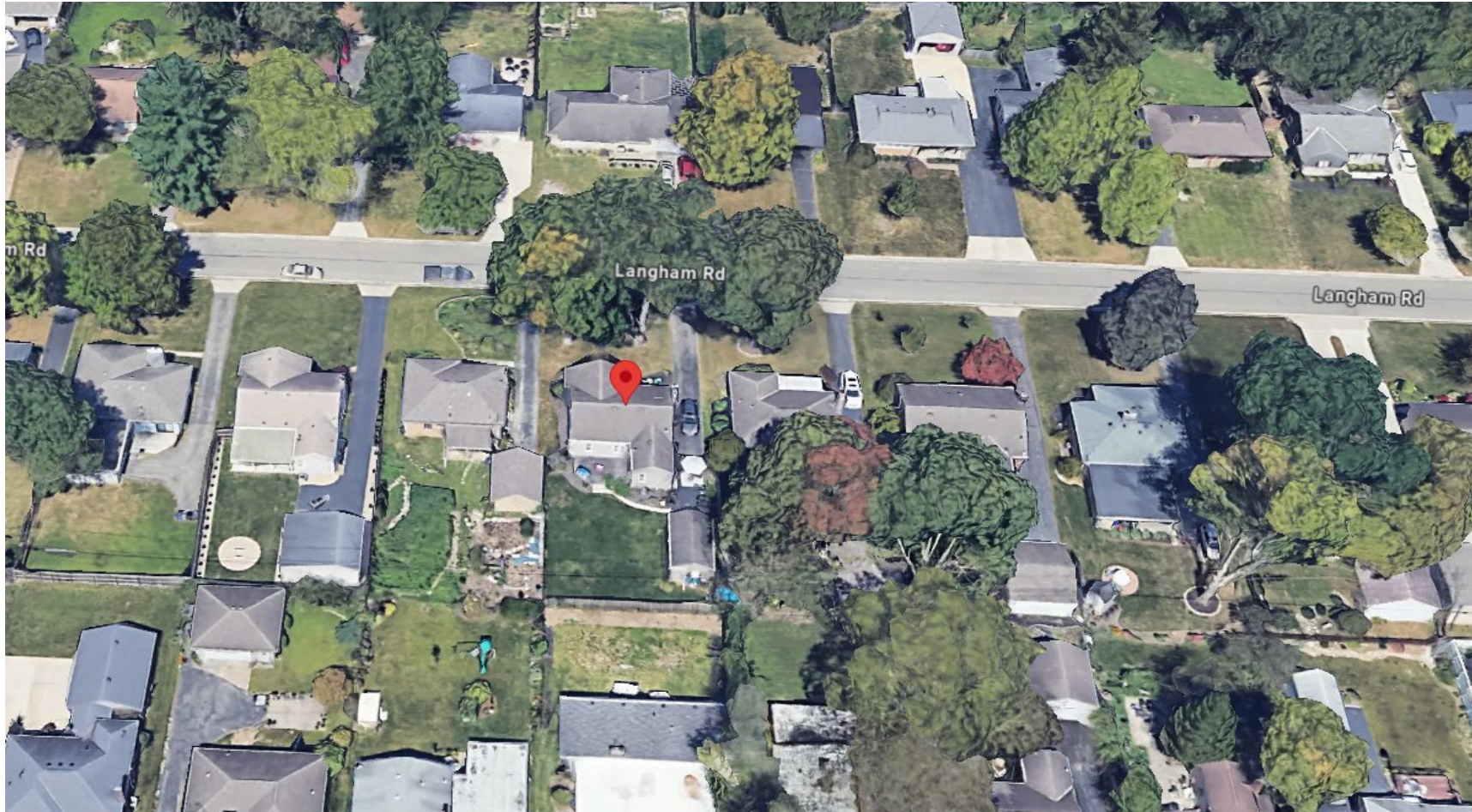


1967 Langham Road

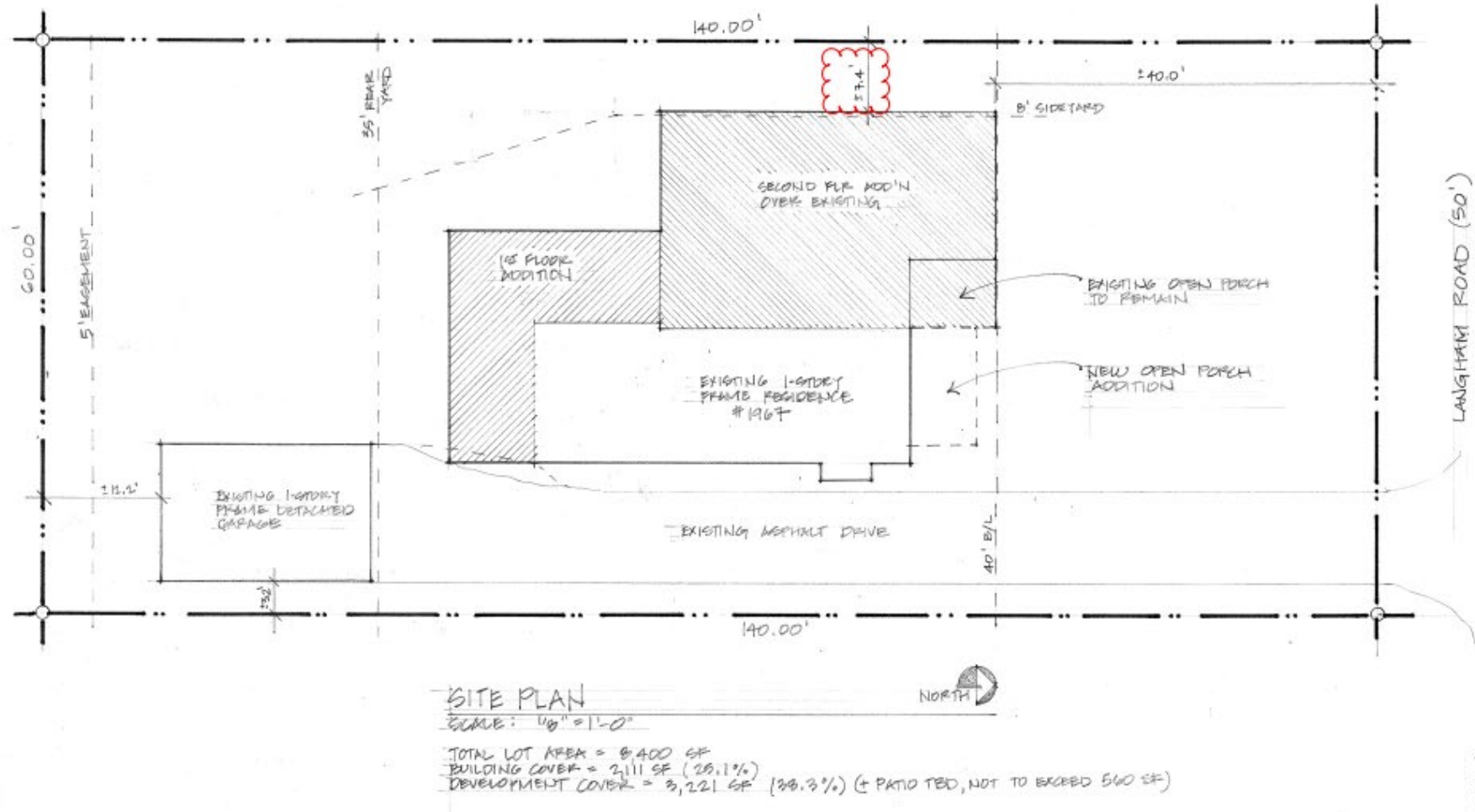
BZAP Staff Report Pictures | Variance



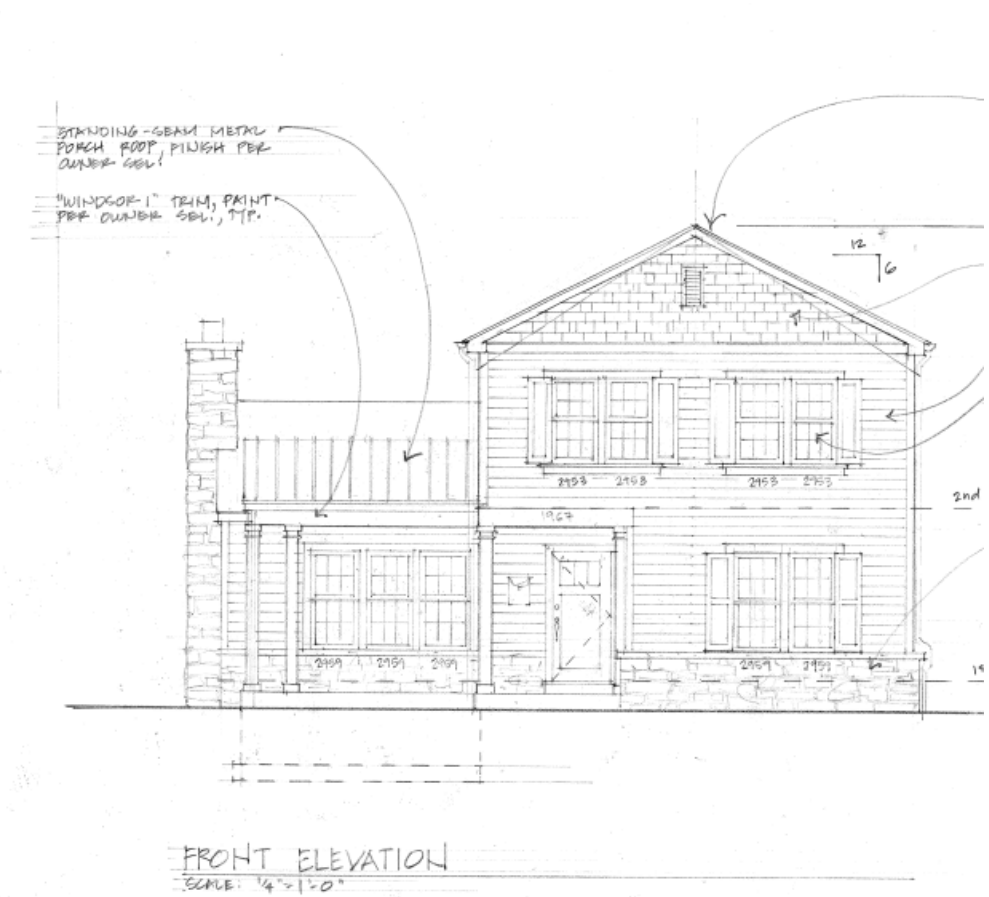
Google Maps ® Aerial – Looking North



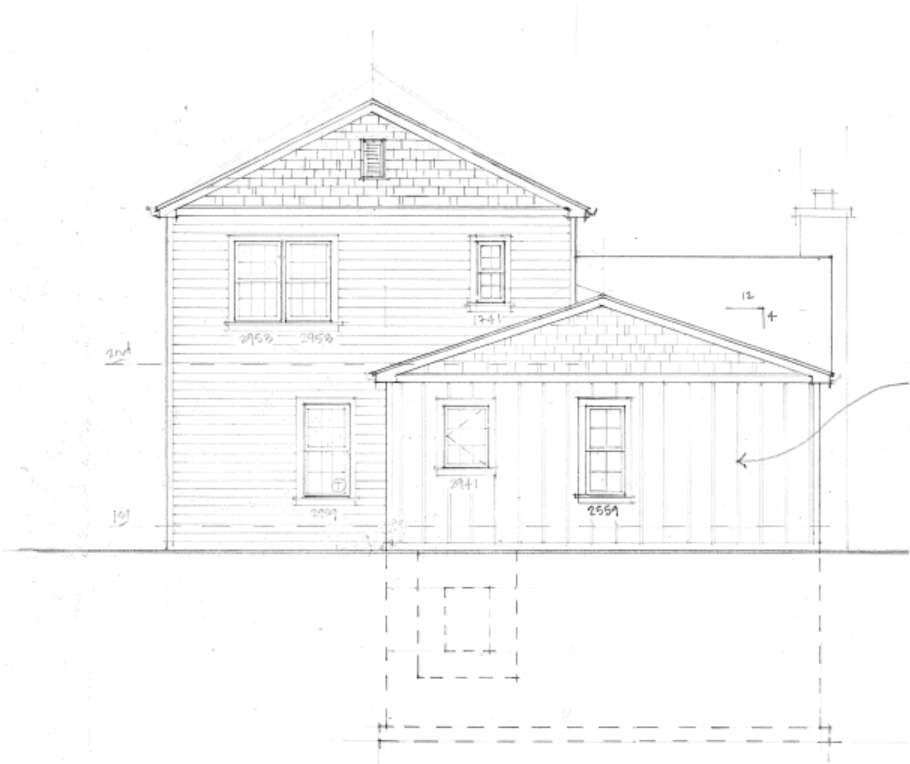
Proposed Site Plan



Proposed North & West Elevations



Proposed South & East Elevations



REAR ELEVATION
SCALE: 1/4" = 1'-0"



SIDE ELEVATION
SCALE: 1/4" = 1'-0"

Site Photos





25-2947

Variance Application

Status: Active

Submitted On: 6/19/2025

Primary Location

1967 LANGHAM RD
UPPER ARLINGTON, OH 43221

Owner

CLAUDEPIERRE TYLER R I
CLAUDEPIERRE MALARIE F
langham COLUMBUS OH 43221

Applicant

 Tyler Claudepierre
 937-232-0844
 tc115305@ohio.edu
 1967 Langham Rd
Columbus, ohio 43221

BZAP Information

BZAP Case

VAR-33-25

Status

Pending

BZAP Determination Date

07/16/2025

Vote Tally

Primary Variance

Side Yard

Findings of Fact for Approval/Denial

Variance Request

To allow a two-story addition to encroach up to 0.6 inches into the eight-foot minimum side yard setback.

BZAP conditions

Variance Information

Describe Variance Request

We need to apply for a zoning variance because the west wall of the existing house is built about 7" into the 8' required side yard setback. We want to add a simple and tasteful second story over this and do not want to be forced to compromise the project by adding a quirky/contrived detail to offset the wall by 7".

What practical difficulty, special conditions and/or circumstances exist that are peculiar to the land or structure involved and which are not generally applicable to other lands or structures in the same zoning districts?

The existing house and foundation.

Will granting the variance confer a special privilege that is denied by this regulation to other lands, structures, or buildings in the same district?

no

Will the essential character of the neighborhood area be substantially altered or will adjoining properties suffer substantial detriment as a result of the variance?

no

Have all reasonable alternatives been investigated or exhausted to find that this variance request is the minimum necessary to make reasonable use of land and structures?

yes

Can this property yield a reasonable return or can there be any beneficial use of the property without the variance?

no

Acknowledgement: I or a representative will be present at the 
BZAP hearing.*



Three Daisy Studio, llc
2086 Elgin Road
Columbus, Ohio 43221
(614) 738-9719 (mobile)
kelly@threedaisystudio.com

To: Mallory and Alexander Sherer
1974 Langham Road
Columbus, OH 43221

Re: Variance notification for 1967 Langham Road

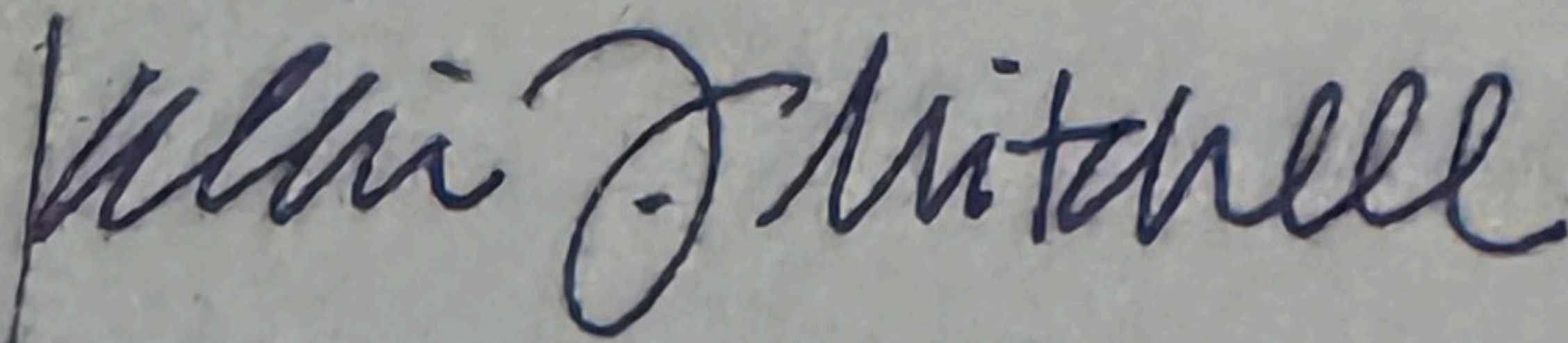
June 11, 2025

To whom it may concern:

This letter serves as notification of a variance hearing for a project that is within 100 feet of your property lines. My client at 1967 Langham Road is requesting a small exemption from the current zoning rules for their proposed home addition because the existing home is already built 7" into the setback.

The hearing for this project will take place at the Upper Arlington Board of Zoning and Planning Meeting on Wednesday, July 16 at 6 pm in the Municipal Building.

Sincerely,



Three Daisy Studio, LLC
Kelaine F. Mitchell



Revised: May 2023

Certification of Notice

Applicant Name: Tyler Claudepierre

Location of property subject to BZAP request: 1967 Langham Rd

This application will be heard by the Board of Zoning and Planning on: 7/16/25 @6pm

Describe activity which requires Board of Zoning and Planning review:

Variance request

Board of Zoning and Planning (BZAP) meetings begin at 6 PM on Wednesdays and are held at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio, 43221. Meeting location details and additional instructions will be provided on the Agenda, which is posted on the City's website at upperarlingtonoh.portal.civicclerk.com. For further information, please contact the Planning Division at planning@uaoh.net.

Your signature below DOES NOT constitute approval or disapproval of the request. Your signature only represents that you have been properly notified of the request. You are encouraged to attend any and all meetings regarding this matter.

Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
1983 Langham Rd	Alison & Ryan Dalton	9589071052703139206678	6/16/25
1975 Langham Rd	Austin Paskins & Lauren	9589071052703139206753	6/16/25
1959 Langham Rd	Nanette Corsino & Phnc	9589071052703139206777	6/16/25
1951 Langham Rd	Carol & THomas Gregoi	9589071052703139206708	6/16/25
1958 Kentwell Rd	Christa McKelvey	9589071052703139206692	6/16/25
1966 Kentwell Rd	Thomas F VanHorne	9589071052703139206760	6/16/25
1974 Kentwell Rd	Mary & James Buckley	9589071052703139206715	6/16/25
1982 Kentwell Rd	Bervery Baxter	9589071052703139206784	6/16/25
1990 Kentwell Rd	Jane Alderman	9589071052703139206722	6/16/25
1950 Langham Rd	Julie & Charles Briggs	9589071052703139206791	6/16/25
1958 Langham Rd	Steel 1958 LLC	9589071052703139206739	6/16/25
1966 Langham Rd	Chlore & Jayson Schott	9589071052703139206746	6/16/25
1974 Langham Rd / 198	Mallory & ALEXander Sc	9589071052703139206807 / 95	6/16/25
Applicant Signature: Tyler Claudepierre			Date: 6/18/25

Addition to
THE CLAUDEPIERRE RESIDENCE
1967 Langham Road
Columbus, Ohio 43221

Prepared by:
Three Daisy Studio, LLC
2086 Elgin Road
Columbus, OH 43221
(614) 738-9719

Structural Engineer:
KORDA/Nemeth Engineering, Inc.
1650 Watermark Drive, Suite 200
Columbus, OH 43215-7010
(614) 487-1650

Date: **JUNE 9, 2025**

Revisions: #

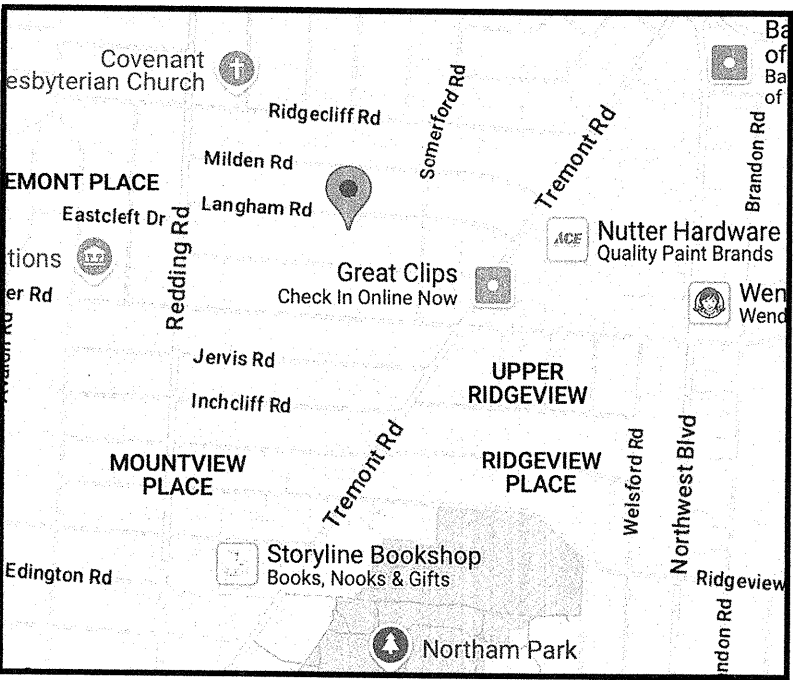
GENERAL NOTES:

1. Drawings are based on visual inspection of existing structure. Some details may have to be adjusted during construction by Structural Engineer. Contractor should anticipate these, and contact Designer as soon as possible.
2. Housing is to be watertight when completed. Contractor to provide waterproofing, flashing, weep holes, and caulking required to prevent moisture penetration.
3. If any part of the drawings is unclear, Contractor to notify Designer as soon as possible. Use written dimensions, call if clarification is needed.
4. Plumbing, HVAC, and electrical equipment size and location to be determined by Contractor. Tie into existing systems, per code.
5. All fixture selections to be made and/or confirmed with Owners prior to purchase.
6. All interior doors, trim, and hardware to match original house unless otherwise specified or directed by Owner.
7. Cabinets per Owner selection. Provide cabinet drawings for approval by Owner and Designer prior to fabrication.
8. Provide electrical as specified by Manufacturer for all appliances. Coordinate any special cable and/or data needs with Owners. Electrical contractor to provide a walk-through with Owners to confirm all switch, outlet, and fixture locations prior to wiring.
9. At existing rooms, no electrical work unless noted otherwise.
10. **314. Smoke Alarms.** Smoke alarms shall be installed in the following locations:
 - In each sleeping room.
 - Outside each separate sleeping area in the immediate vicinity of the bedrooms.*
 - On each additional story of the dwelling, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split-levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
 - When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all the bedrooms over the background noise levels with all intervening doors closed.
 - *315. Carbon Monoxide Alarms.** Outside each sleeping area in the immediate vicinity of the bedrooms, install a combination smoke detector/carbon monoxide detector listed and labeled in accordance with UL 2075 and UL 268.
11. Model Energy Code to be provided by mechanical contractor.
12. All footings to be below frost line and on proper bearing conditions.
13. Foundation waterproofing to be Rub R Wall or Tuff N Dry systems.
14. Where sill plates are less than 6" from finished grade, they must be protected from moisture with metal flashing.
15. Provide gutters and downspouts as required for proper roof drainage. Connect to underground drainage per code.

SYSTEMS DESCRIPTIONS:

1. **HVAC:** Contractor to re-work all necessary ductwork for the first floor as needed to be served by furnace unit in basement. HVAC Contractor will install new 95% efficient furnace in attic above the new second floor. Rework all existing supplies and cold air returns to work with new wall locations. HVAC contractor will vent all bathroom fans (Panasonic 110 CFM) to the exterior of the home with 4" hard pipe. New range hood as required compatible with new range, install per code requirements. New dryer to have 4" hard pipe vent to exterior, per code.
2. **Electric:** Install new 100 amp sub panel for the new circuits. Install arc-fault breakers on the new circuits as required by code. Install toggle dimmers as indicated. Install hard wired smoke detectors in all sleeping rooms and common areas. Install a carbon monoxide detector in the basement and first floor. All existing wiring to be inspected and repaired if needed.
3. **Plumbing:** New fixtures to tie into existing plumbing system, per code. All new water lines to be copper. All new drain lines to be PVC. All exposed plumbing to be inspected and repaired if needed.

LOCATION MAP



SHEET INDEX

1	COVER SHEET
2	SITE PLAN
3	EX'G 1 ST FLOOR PLAN
4	EX'G LOWER LVL PLAN
5	LOWER LEVEL PLAN
6	1 ST FLOOR PLAN
7	2 ND FLOOR PLAN
8	FRONT ELEVATION
9	SIDE ELEVATION
10	REAR ELEVATION
11	SIDE ELEVATION
12	WALL SECTION/DETAIL
13	INTERIOR ELEVATIONS
14	INTERIOR ELEVATIONS
15	STRUCTURAL NOTES
16	STRUCTURAL NOTES
17	FOUNDATION PLAN
18	2 ND FLOOR FRAMING
19	ROOF FRAMING
20	RESIDENTIAL DETAILS
21	RESIDENTIAL DETAILS
22	1 ST FLOOR ELECTRICAL
23	2 ND FLOOR ELECTRICAL

ENERGY CODE:

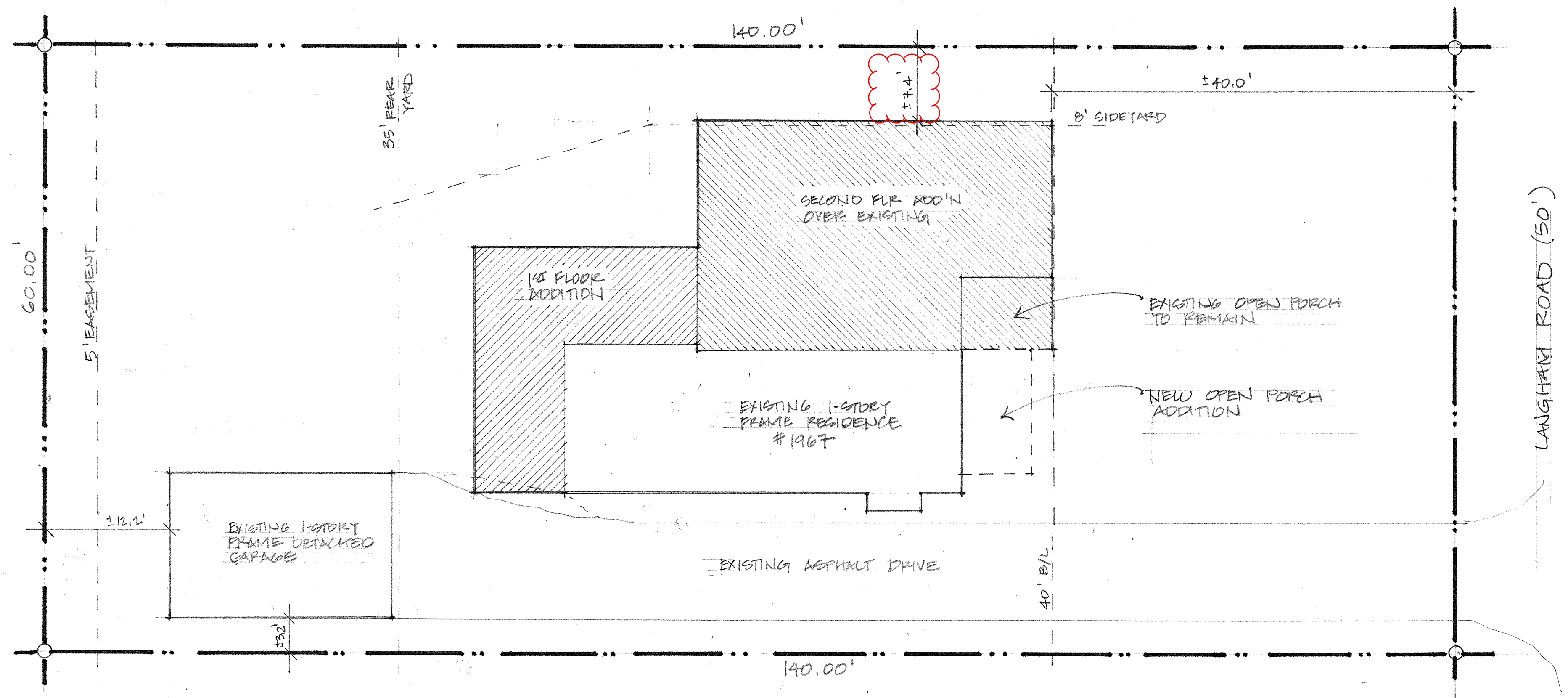
1. Project to meet OHBA Alternative Energy Code Option:
 - a. Ceiling/roof to have R-38 insulation at ceiling cavities
 - b. New 2 x 6 walls to have R-19 batt insulation
 - c. Existing 2 x 4 walls to have R-13 insulation
 - d. Windows will meet Energy Star zone requirements for "North Central" region, with a maximum U-value of 0.3, and a maximum SHGC of 0.4.
2. Contractor to post on or near electric panel Certificate as required in 1105.1.8 to list R-values of insulation, U values and SHGC of fenestration, and types and efficiency of heating, cooling, and service water heating equipment.

Three Daisy Studio, LLC
2086 Elgin Road
Columbus, OH 43221
(614) 738-9719

Claudepierre Res
Addition
1967 Langham Road
Columbus, OH 43221

Date: 6/9/2025

COVER SHEET



SITE PLAN

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

TOTAL LOT AREA = 8,400 SF
 BUILDING COVER = 2,111 SF (25.1%)
 DEVELOPMENT COVER = 3,221 SF (38.3%) (+ PATIO TED, NOT TO EXCEED 560 SF)

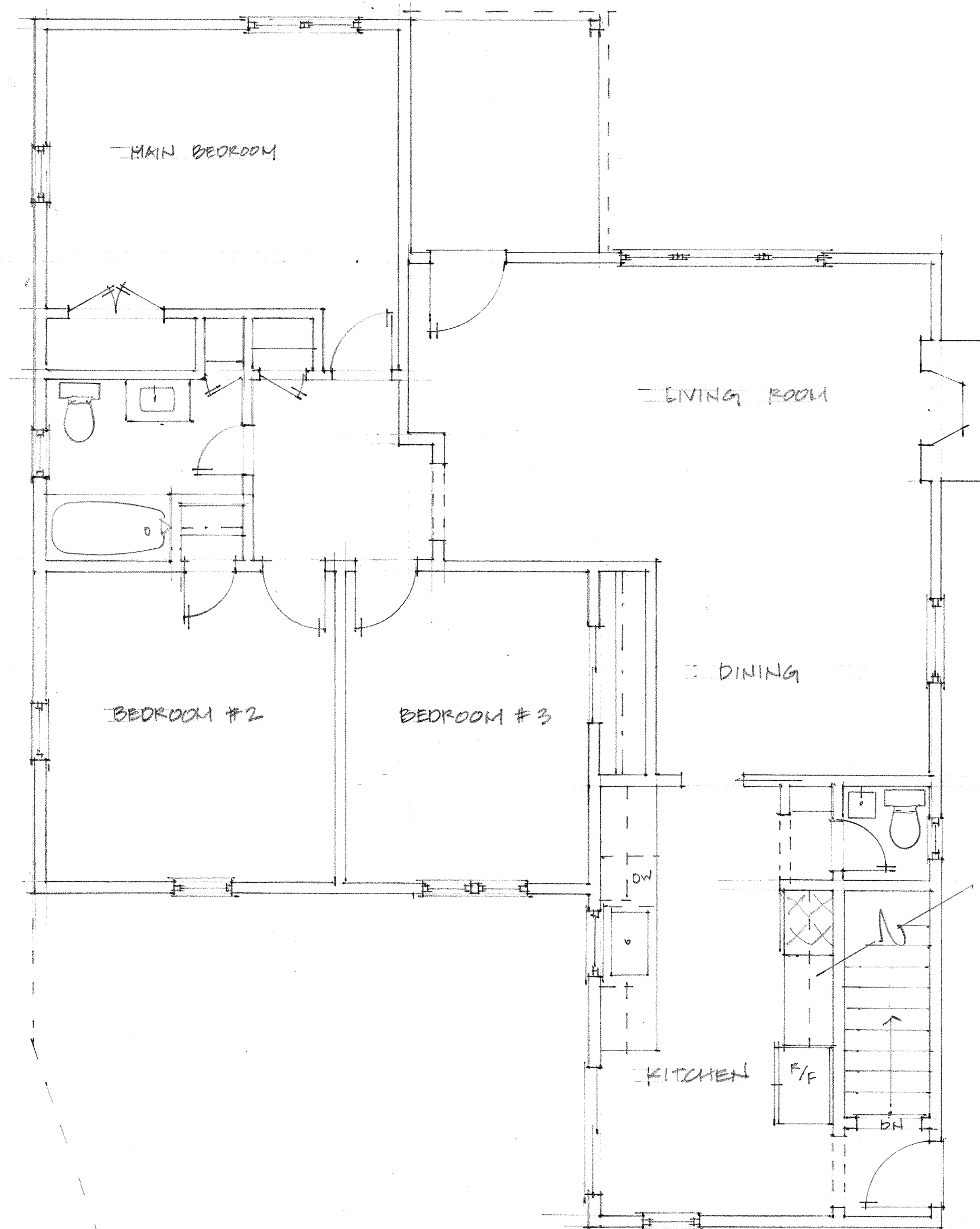


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Claudepierre Res
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 1967 Langham Road
 Columbus, OH 43221

Date: 6/9/2025

SITE PLAN



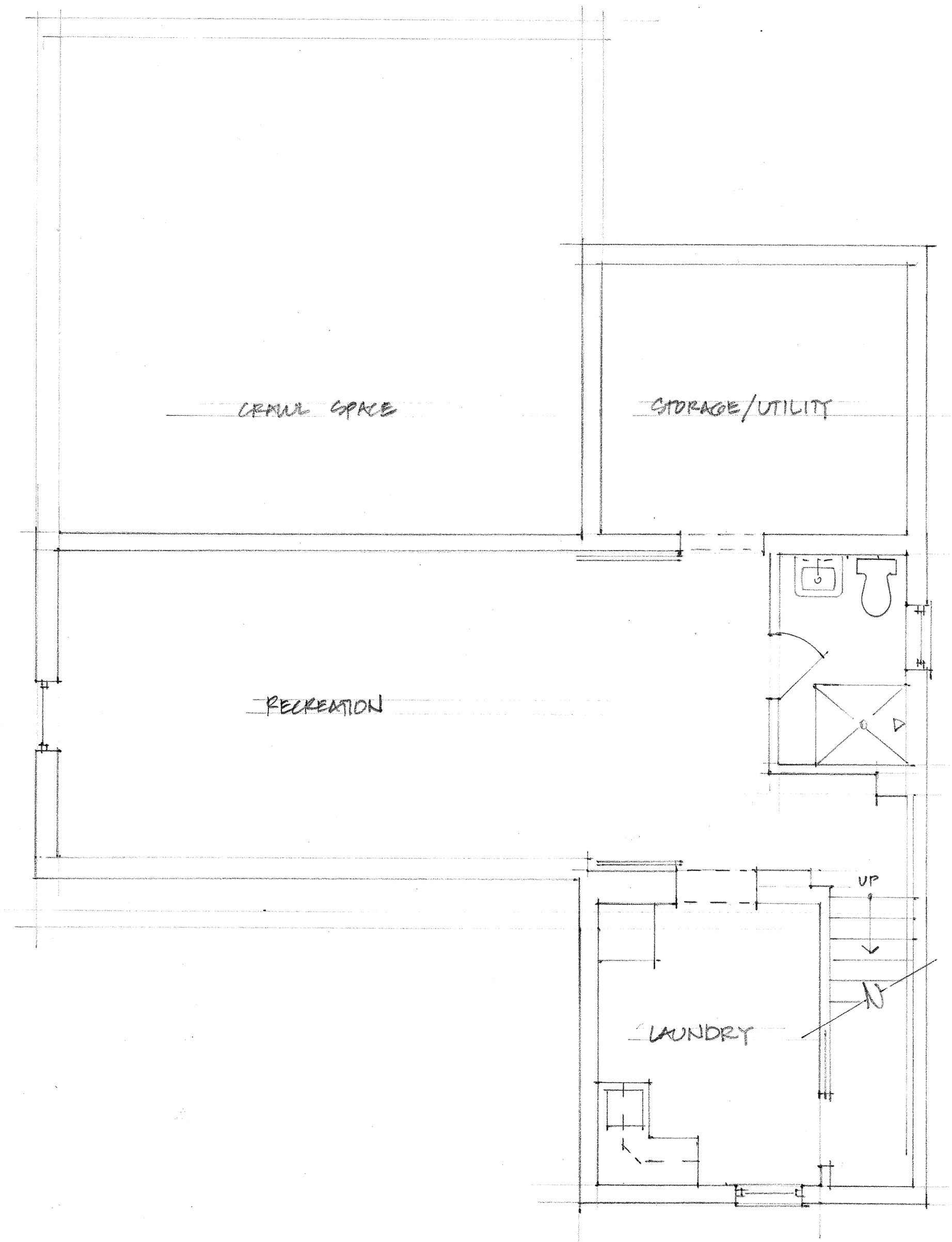
EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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Claudepierre Res
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**EXISTING 1ST
FLOOR PLAN**



EXISTING LOWER LEVEL PLAN
 SCALE: 1/4" = 1'-0"

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**EXISTING
 LOWER LVL**

12'-0"

7'-0"

GLASS-ON-GRADE
(ALIGN T/ SLAB
W/ EXISTING PORCH
SLAB.)

PRICE AS BKT:
DIG OUT ALL OR PART OF
EXISTING CRAWLSPACE FOR
STORAGE/UTILITY

EXISTING WINDOW
TO REMAIN.

PRICE AS BKT: OPEN
WALL BETWEEN TWO AREAS
OF FINISHED BASEMENT.

DN UP

(SHELVES ABOVE)
BENCH

5' x 5'

(T/SLAB 3'-0"
BELOW EXISTING)

DEMO EXISTING STAIRS
& REBUILD AFTER NEW SLAB
IS POURED. INSTALL NEW
SUMP PUMP W/ BATTERY BACK-UP.

EXISTING FDN TO BE
REMOVED

9'-0"

20'

GOLF SIMULATOR
(10' CLEAR HT.)

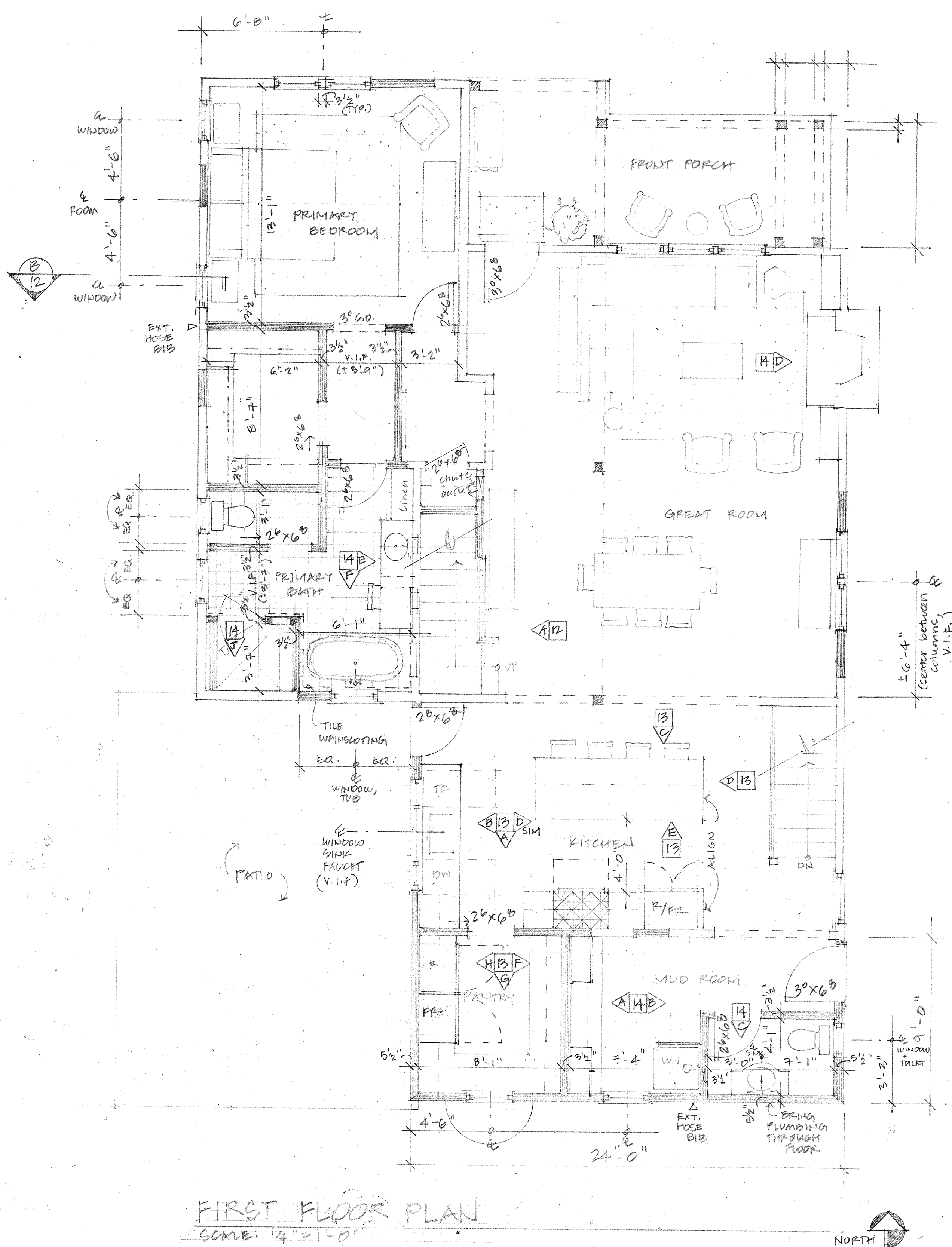
10'

NEW EXPRESS
WINDOW

4'-6"

24'-0"

5



FIRST FLOOR PLAN

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



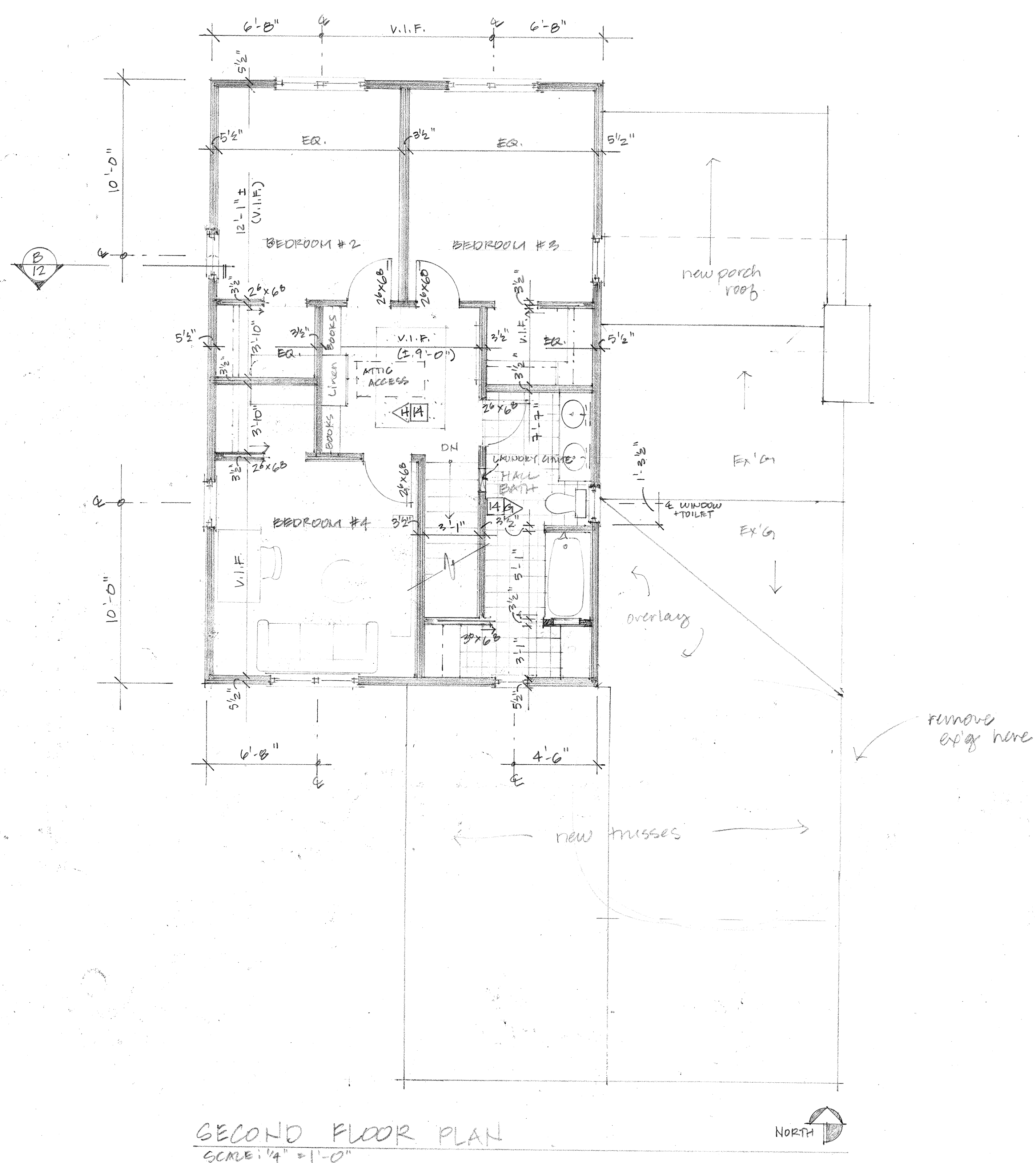
Three Daisy Studio, LLC
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Addition
1967 Langham Road
Columbus, OH 43221

Date: 6/9/2025

FIRST FLOOR
PLAN

Claudepierre

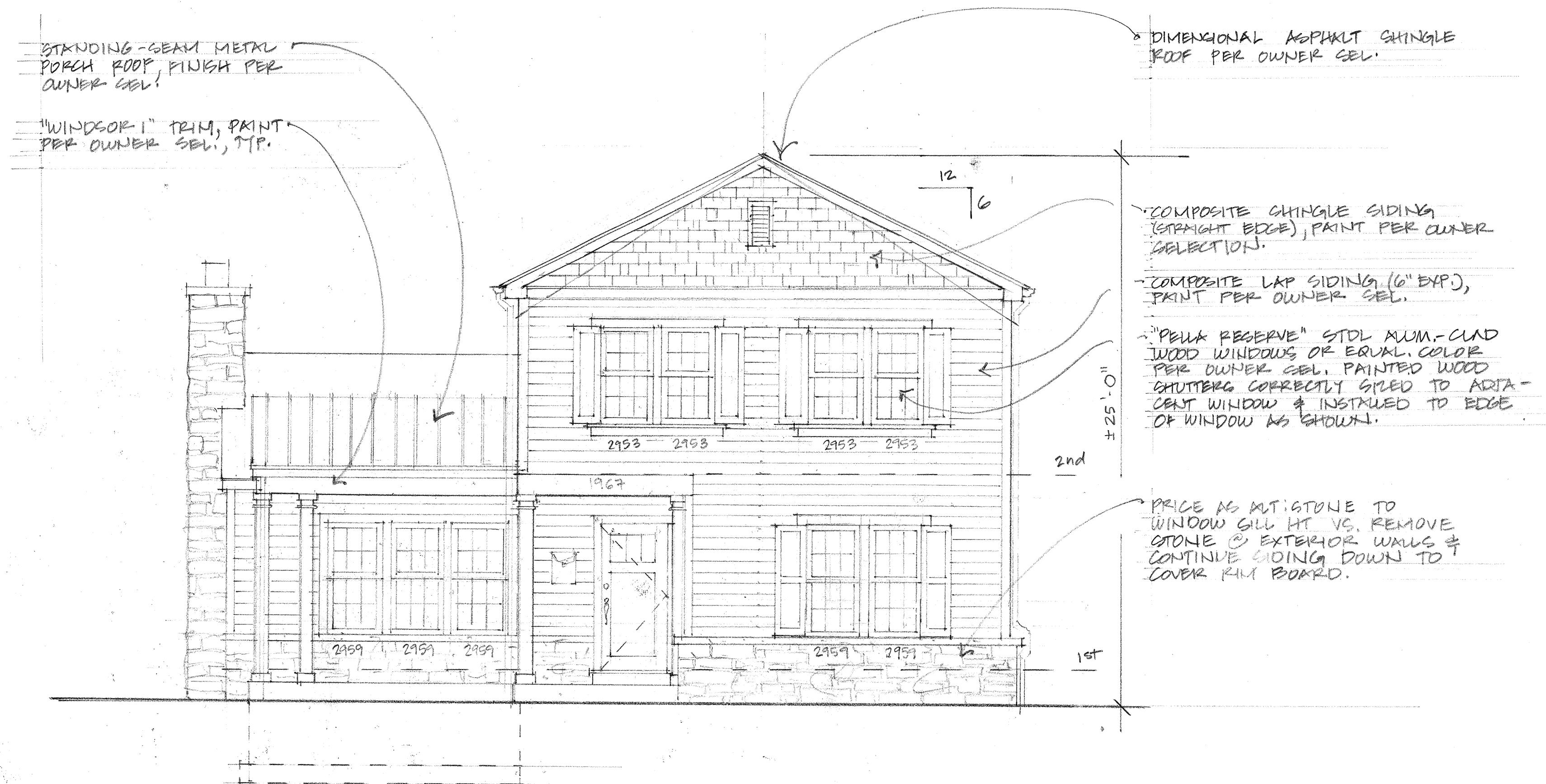


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Columbus, OH 43221

Date: 6/9/2025

**SECOND FLR
PLAN**



FRONT ELEVATION

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

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Columbus, OH 43221
(614) 738-9719

Claudepierre Res
Addition
1967 Langham Road
Columbus, OH 43221

Date: 6/9/2025

**FRONT
ELEVATION**



SIDE ELEVATION

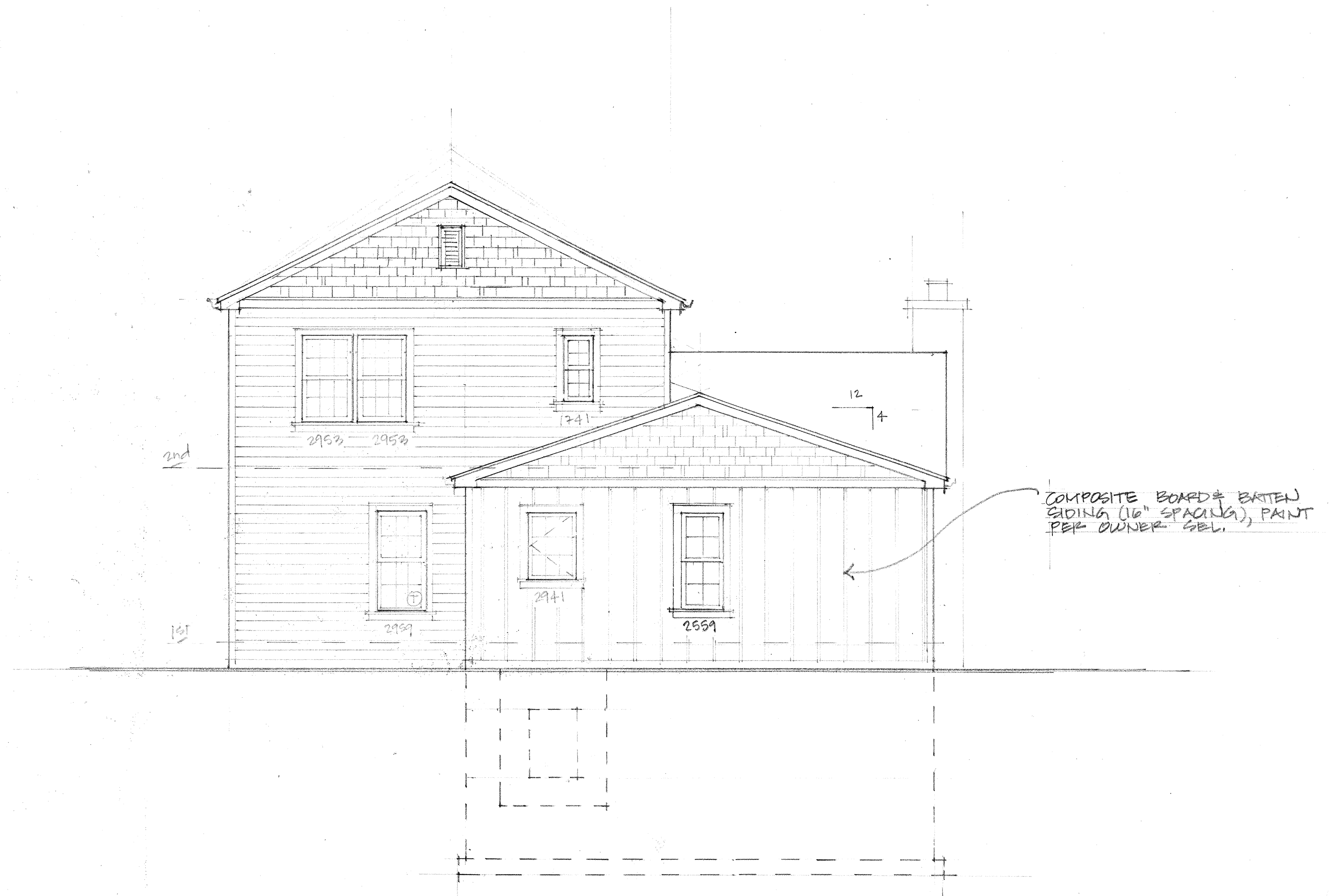
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Three Daisy Studio, LLC
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Columbus, OH 43221
(614) 738-9719

Claudepierre Res
Addition
1967 Langham Road
Columbus, OH 43221

Date: 6/9/2025

**SIDE
ELEVATION**



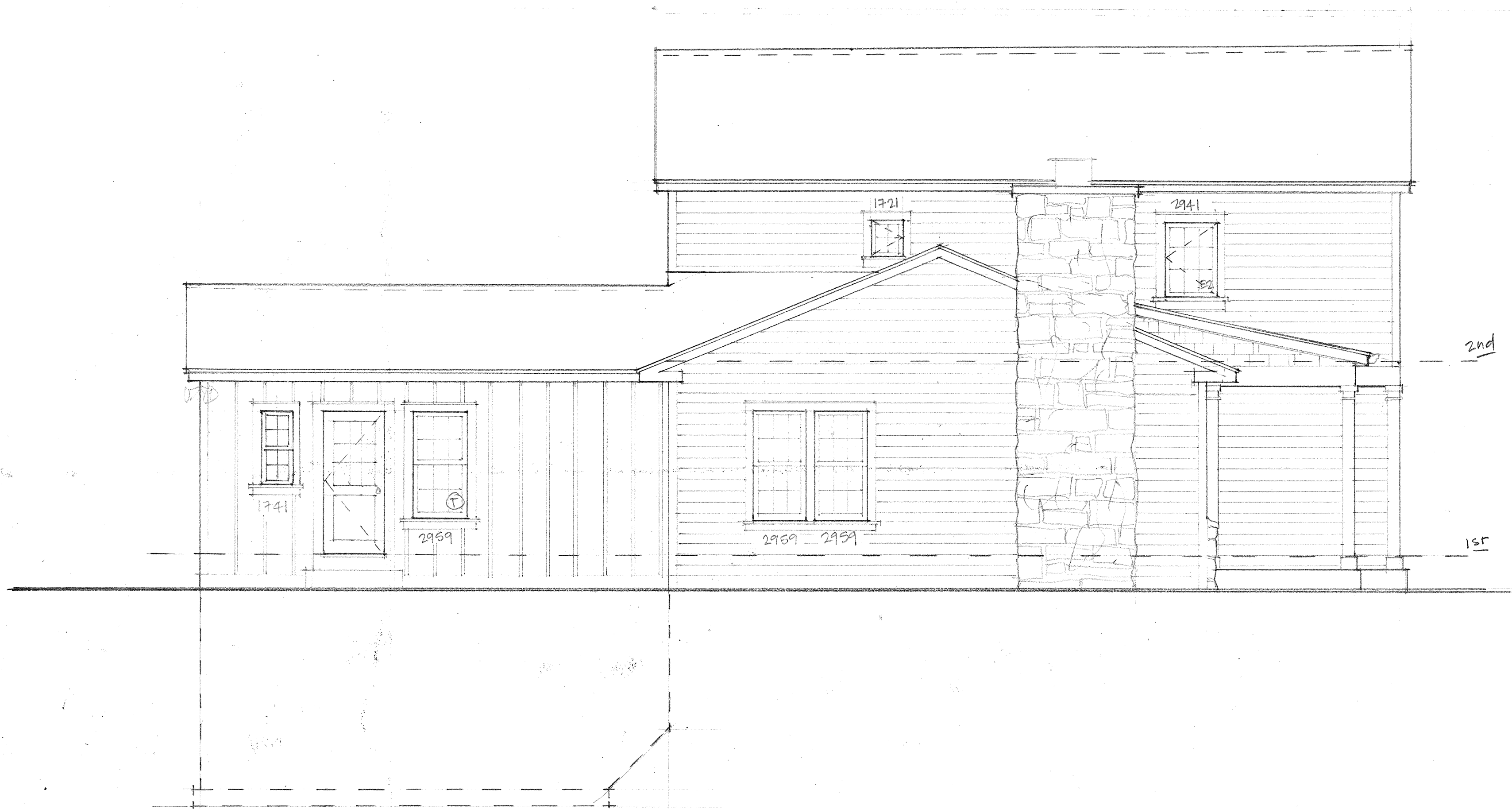
REAR ELEVATION
SCALE: 1/4" = 1'-0"

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Columbus, OH 43221
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Claudepierre Res
Addition
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Columbus, OH 43221

Date: 6/9/2025

REAR
ELEVATION



SIDE ELEVATION

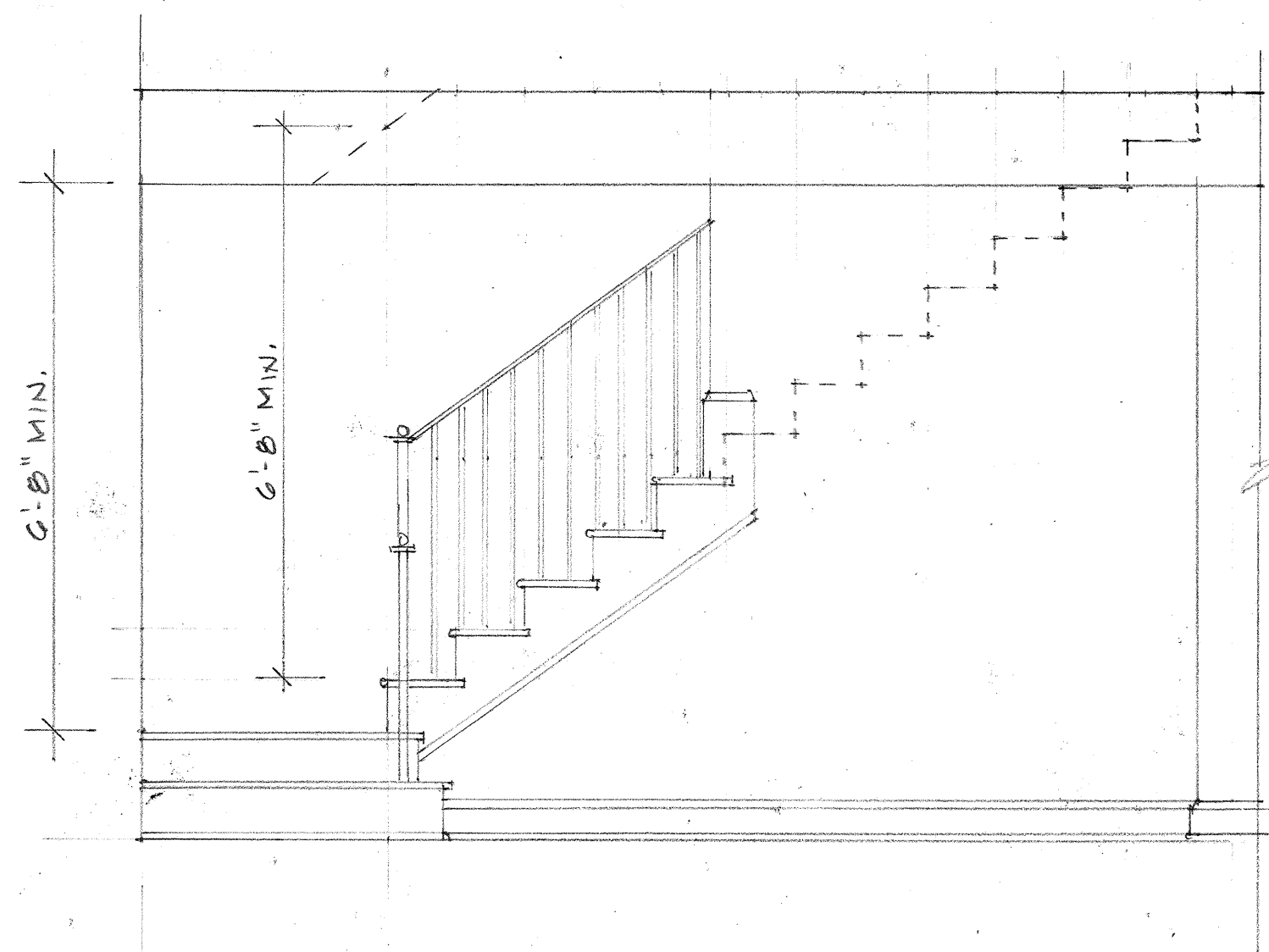
SCALE: 1/4" = 1'-0"

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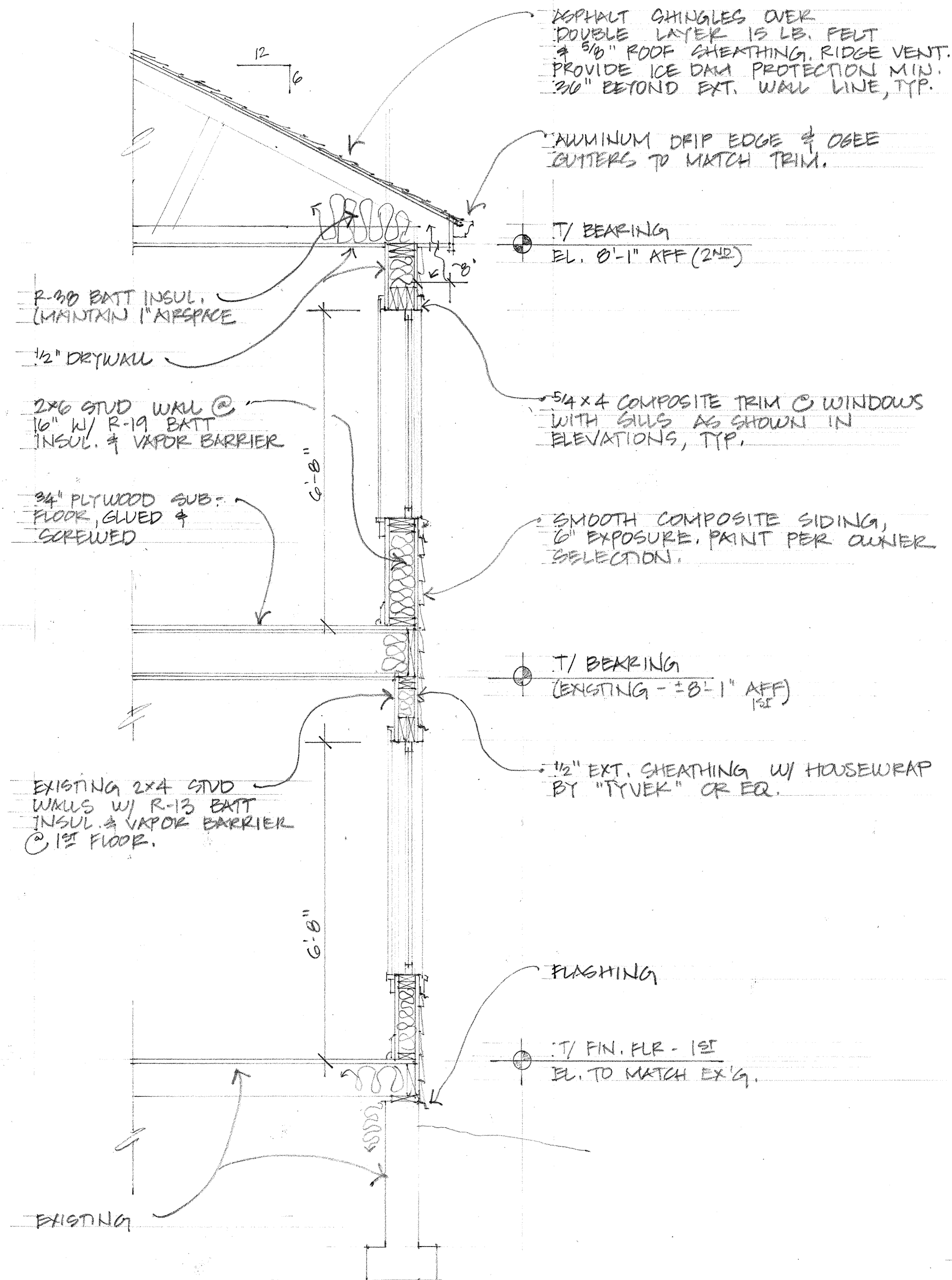
Date: 6/9/2025

**SIDE
ELEVATION**



STAIR DETAIL

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



WALL SECTION

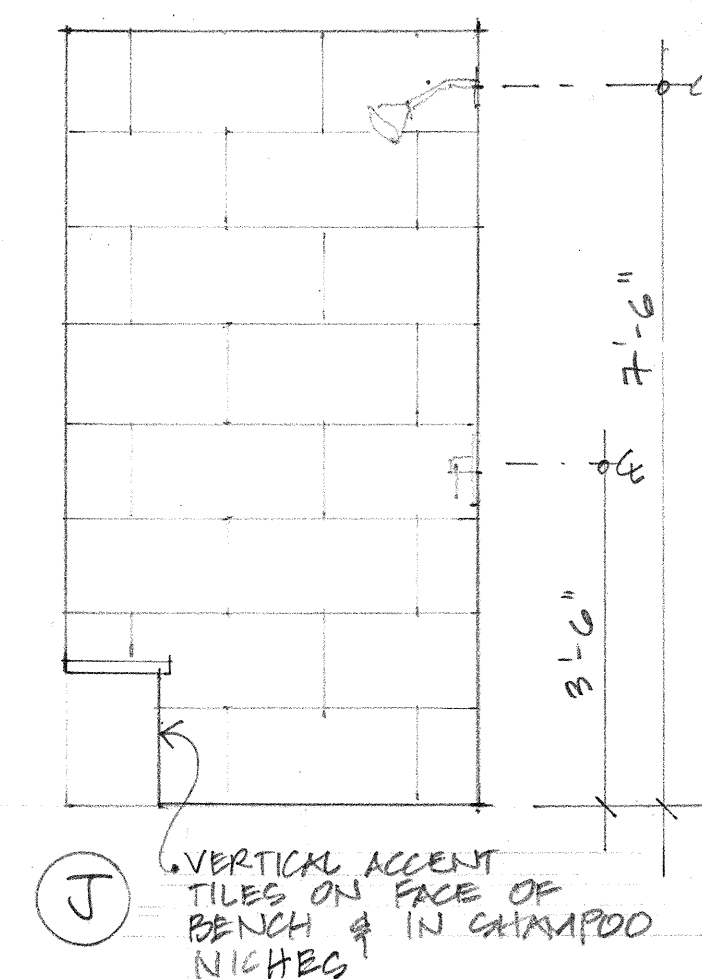
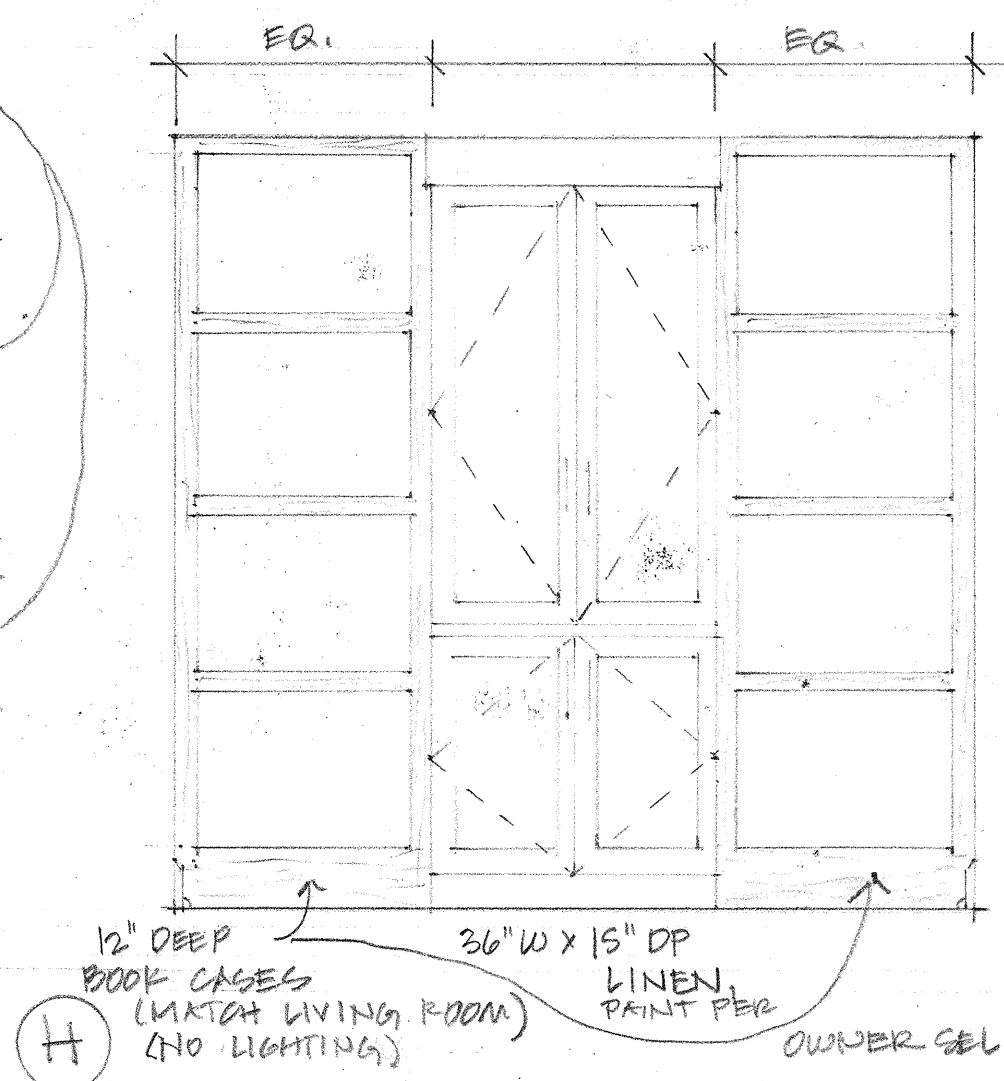
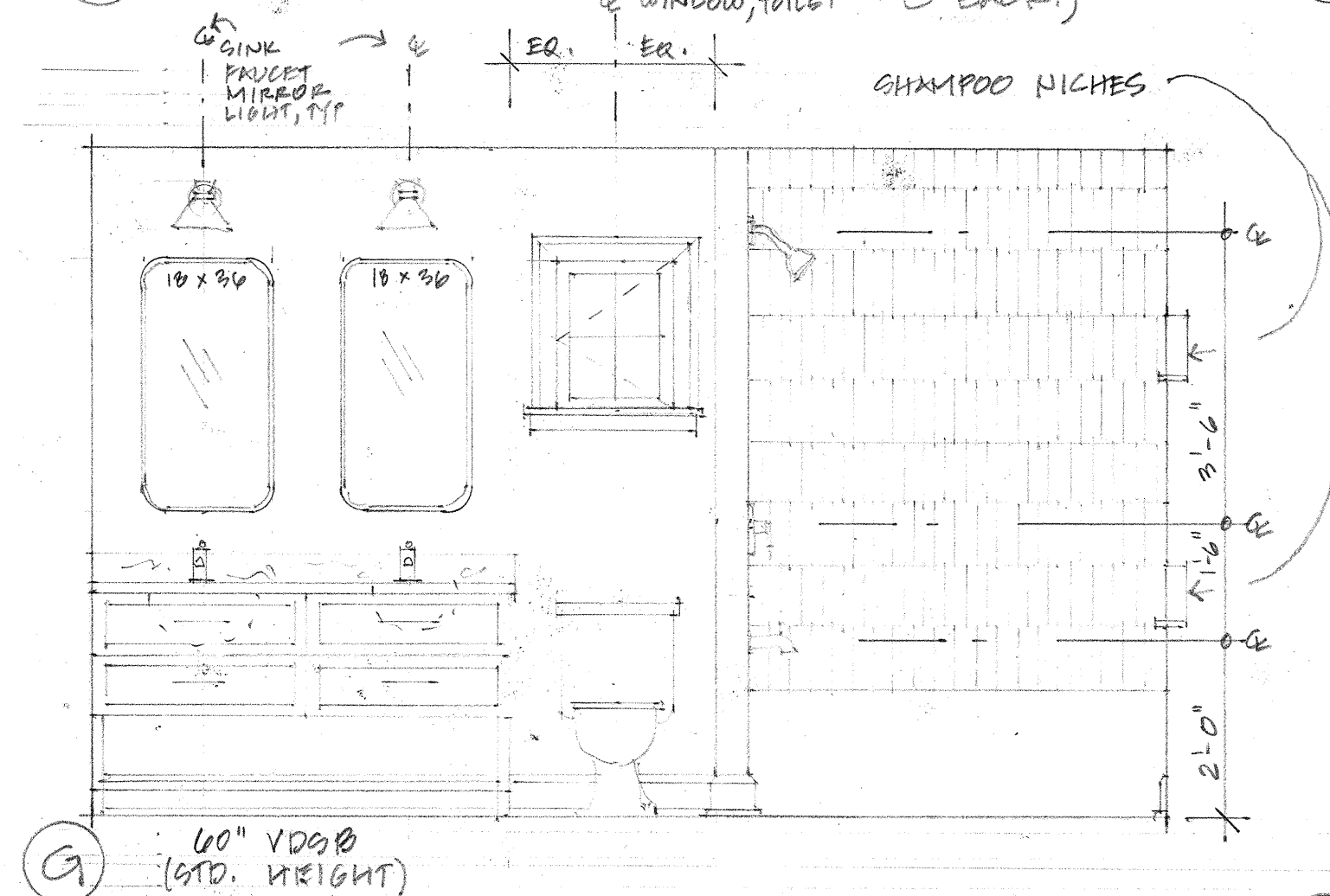
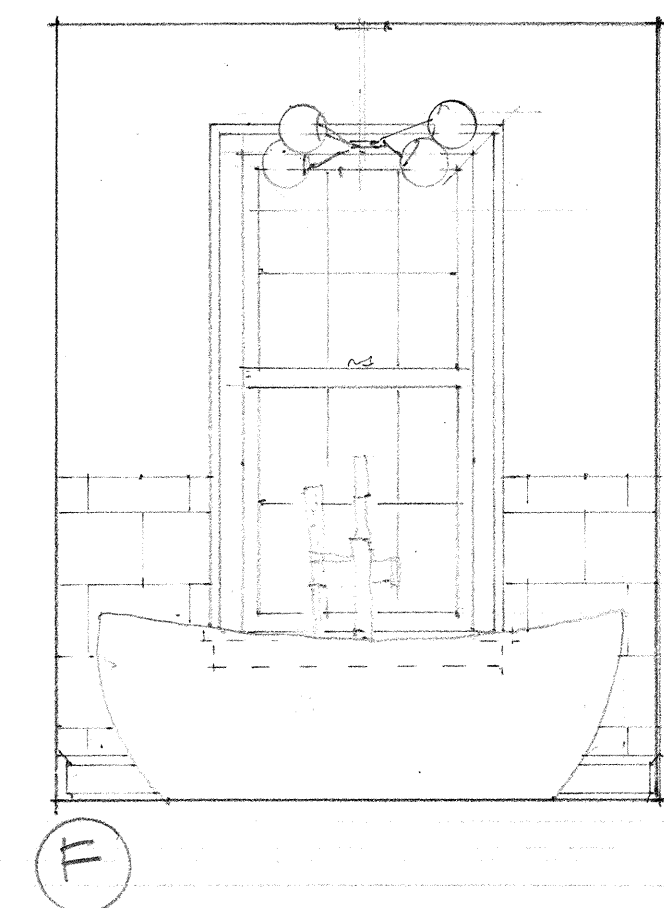
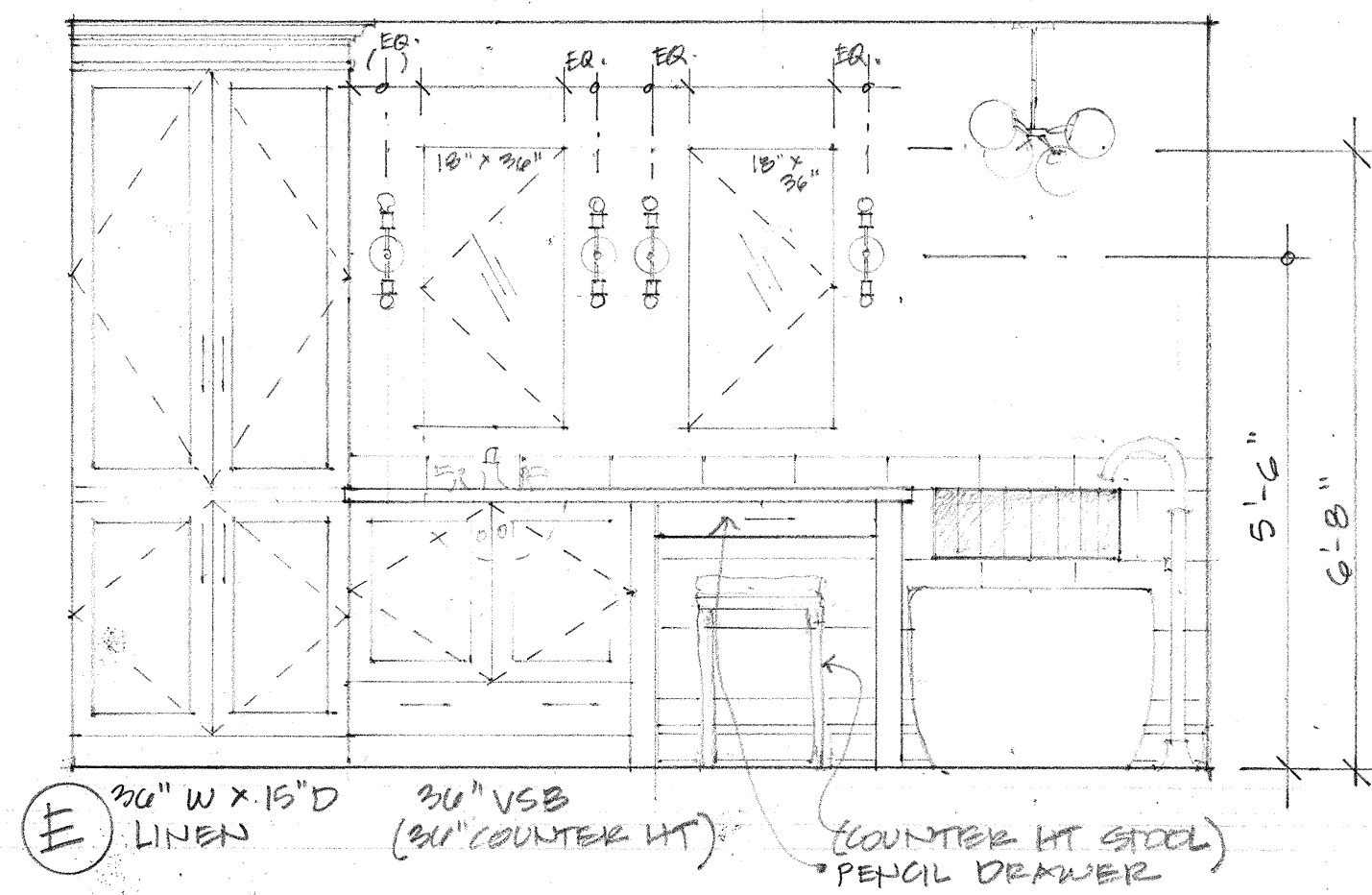
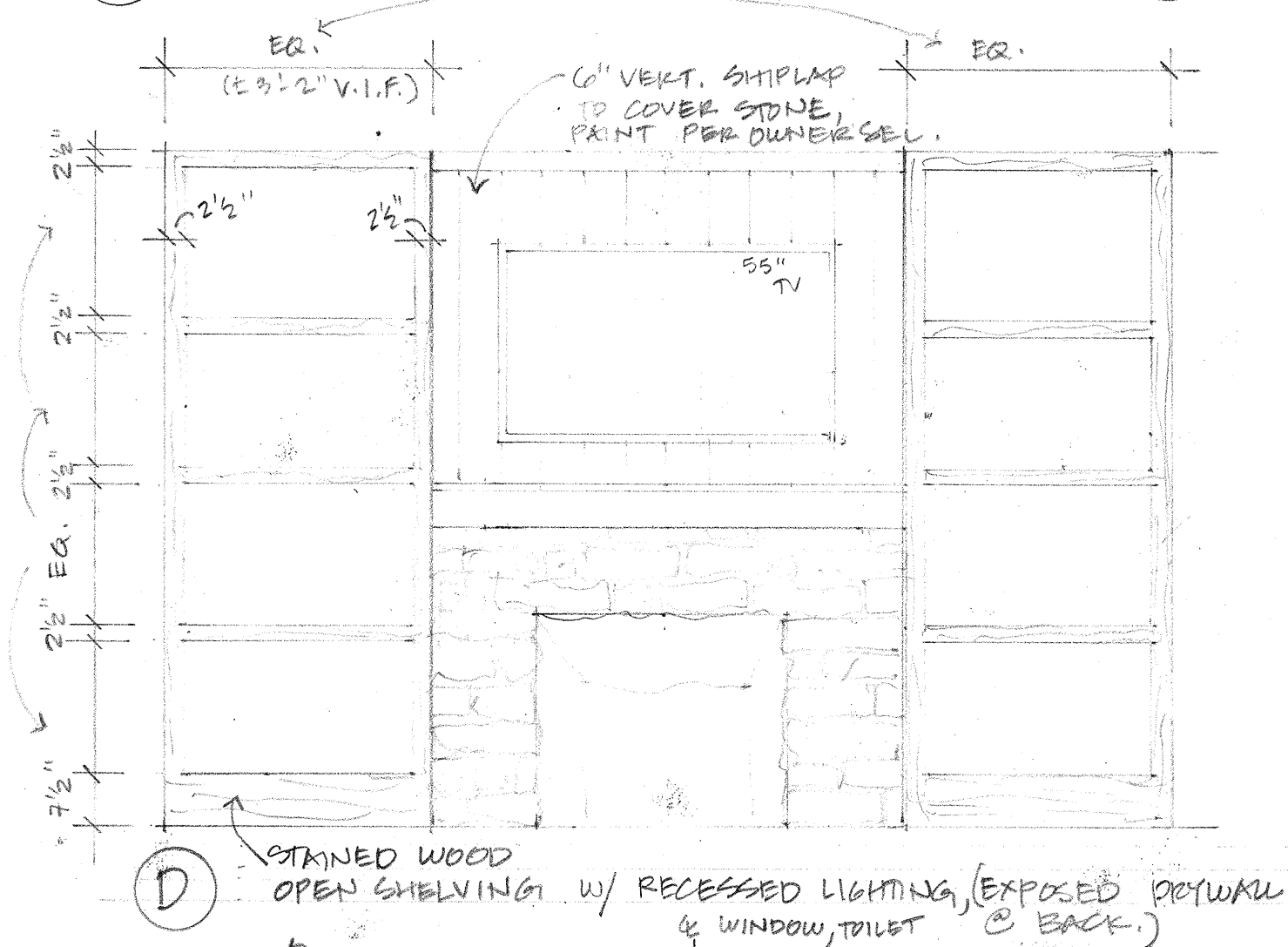
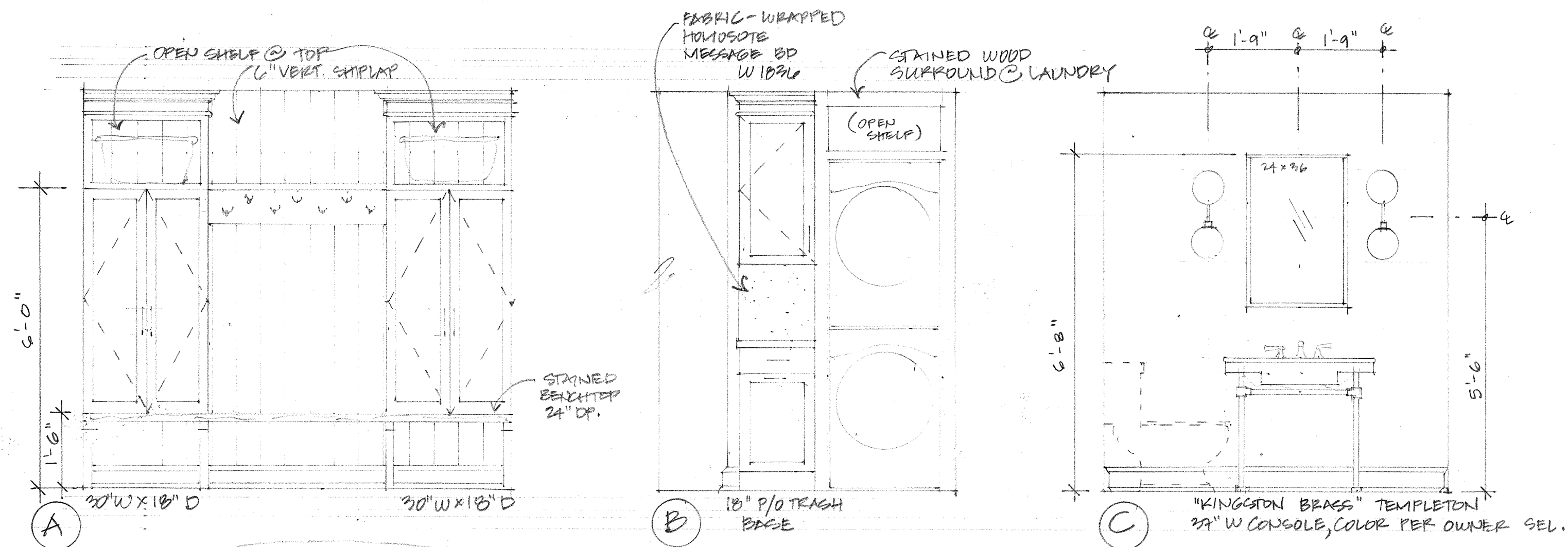
SCALE: 1/2" = 1'-0"

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Date: 6/9/2025

WALL SECTION
DETAIL

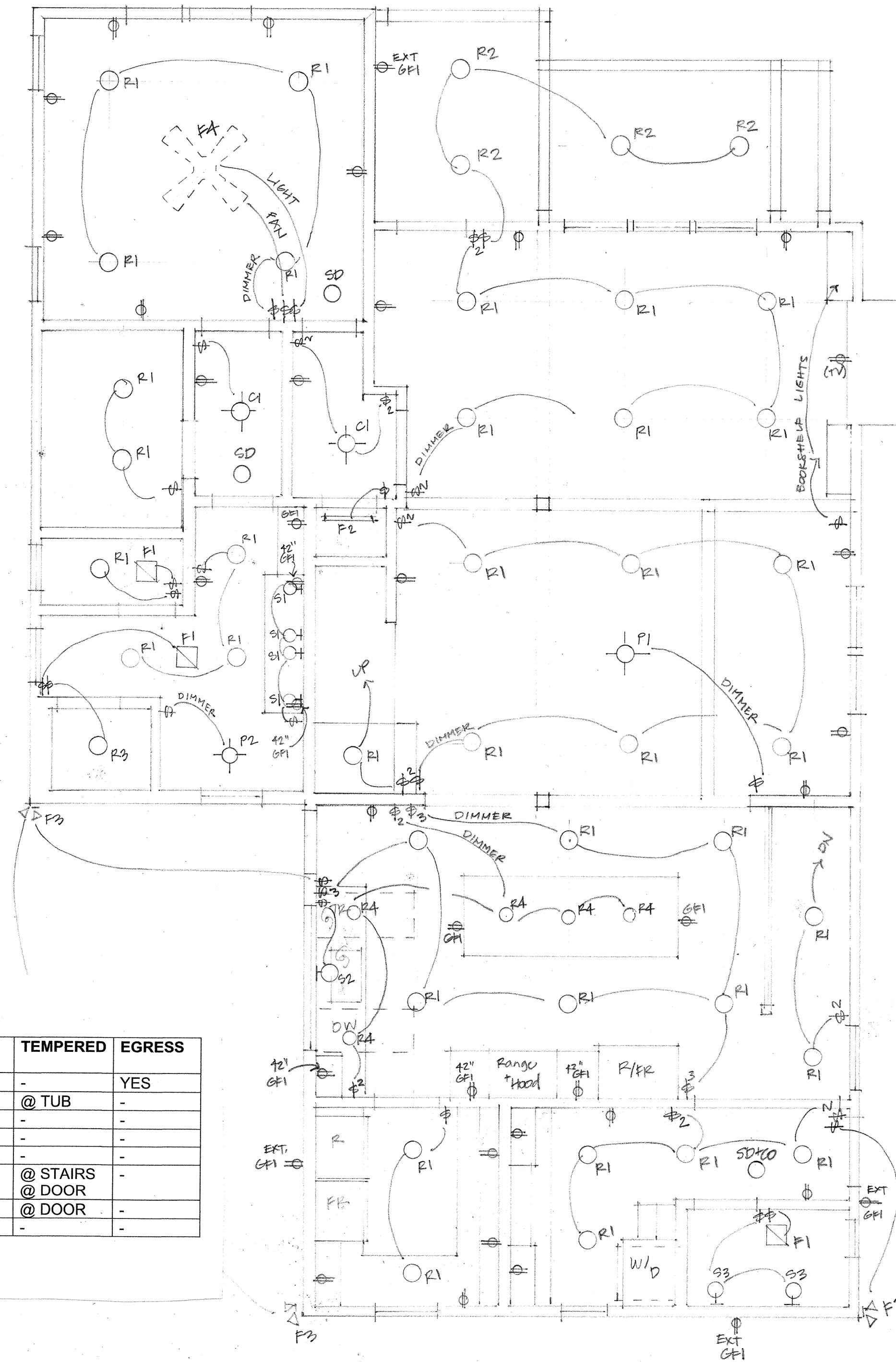


Three Daisy Studio, LLC
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Columbus, OH 43221
(614) 738-9719

Claudepierre Res
Addition
1967 Langham Road
Columbus, OH 43221

Date: 6/9/2025

INTERIOR
ELEVATIONS



LIGHT AND VENT SCHEDULE:

ROOM	SF	WINDOW TYPE	REQ'D GLAZING	ACTUAL GLAZING	REQ'D VENT	ACTUAL VENT	TEMPERED	EGRESS
PRIMARY BR	185	DH, CSMT	14.6	37.4	7.3	35.4	-	YES
PRIMARY BATH	112	DH	9	18.4	4.5	11.6	@ TUB	-
TOILET	18	DH	1.4	3.2	.7	2.4	-	-
LIVING ROOM	240	DH	19.2	27.6	9.6	17.4	-	-
DINING ROOM	240	DH	19.2	18.4*	9.6	11.6	-	-
KITCHEN	288	CSMT, FIX'D, DOOR	23	23.8	11.5	15.4	@ STAIRS @ DOOR	-
MUD ROOM	91	DH, DOOR	7.3	12.7	3.6	4.7	@ DOOR	-
POWDER ROOM	30	DH	2.4	3.2	1.2	2.4	-	-

* PROVIDE ARTIFICIAL LIGHTING, PER CODE
 ** PROVIDE MECHANICAL VENTILATION PER CODE

LIGHTING SCHEDULE

R1	6" recessed can, white
R2	6" recessed exterior can, color to match ceiling
R3	6" recessed shower can, white
R4	3" recessed can, white
F1	Bathroom exhaust fan, vent to exterior
F2	2' closet fluorescent
F3	Exterior flood light, color to match siding
F4	Primary BR fan/light combo
C1	Hall flush-mount
C2	Bedroom flush-mount
P1	Dining Room pendant
P2	Primary Bath tub pendant
S1	Primary Bath sconce
S2	Kitchen Sink sconce
S3	Powder Room sconce
S4	Hall Bath sconce
SD	Smoke Detector
SD+CO	Smoke and Carbon Monoxide Detector

FIRST FLOOR ELECTRICAL

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

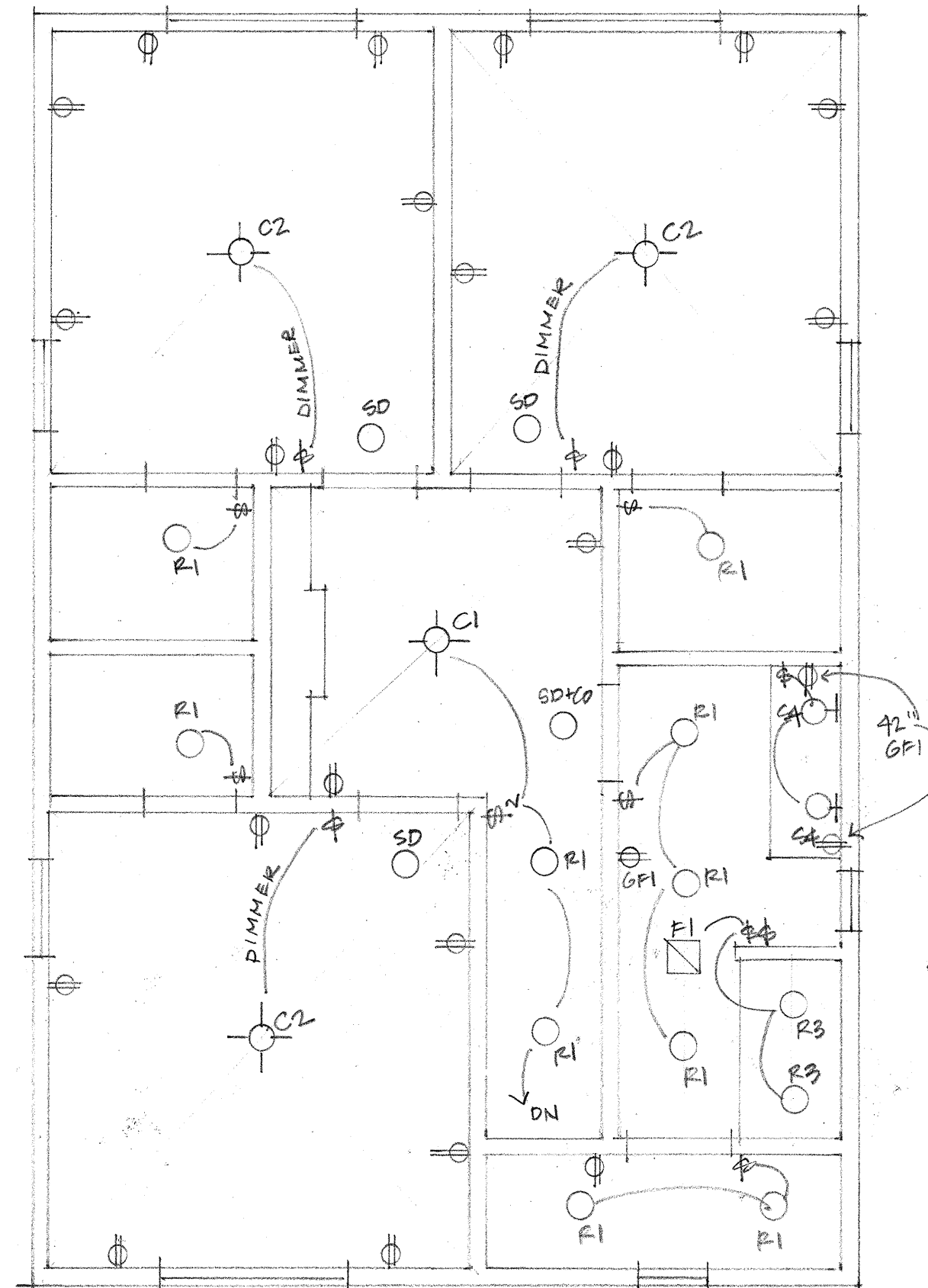


Three Daisy Studio, LLC
 2086 Elgin Road
 Columbus, OH 43221
 (614) 738-9719

Claudepierre Res
 Addition
 1967 Langham Road
 Columbus, OH 43221

Date: 6/9/2025

**1ST FLOOR
 ELECTRICAL**



LIGHT AND VENT SCHEDULE:

ROOM	SF	WINDOW TYPE	REQ'D GLAZING	ACTUAL GLAZING	REQ'D VENT	ACTUAL VENT	TEMPERED	EGRESS
BEDROOM 2	126	DH, CSMT	10.1	24.9	5	21.1	-	YES
BEDROOM 3	126	DH, CSMT	10.1	22.8	5	18.7	-	YES
BEDROOM 4	141	DH, CSMT	11.3	24.9	5.6	21.1	-	YES
HALL BATH	78	CSMT	6.2	1.5*	3.1	2.5**	-	-

* PROVIDE ARTIFICIAL LIGHTING, PER CODE

** PROVIDE MECHANICAL VENTILATION PER CODE

LIGHTING SCHEDULE

R1	6" recessed can, white
R2	6" recessed exterior can, color to match ceiling
R3	6" recessed shower can, white
R4	3" recessed can, white
F1	Bathroom exhaust fan, vent to exterior
F2	2' closet fluorescent
F3	Exterior flood light, color to match siding
F4	Primary BR fan/light combo
C1	Hall flush-mount
C2	Bedroom flush-mount
P1	Dining Room pendant
P2	Primary Bath tub pendant
S1	Primary Bath sconce
S2	Kitchen Sink sconce
S3	Powder Room sconce
S4	Hall Bath sconce
SD	Smoke Detector
SD+CO	Smoke and Carbon Monoxide Detector

SECOND FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



Three Daisy Studio, LLC
2086 Elgin Road
Columbus, OH 43221
(614) 738-9719

Claudepierre Res
Addition
1967 Langham Road
Columbus, OH 43221

Date: 6/9/2025

2ND FLOOR
ELECTRICAL

Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: July 16, 2025

Subject: 2864 Clifton Road (VAR-34-25) - To allow a one-story addition to replace an existing attached garage, which encroaches 2.3 feet into the 10-foot minimum side yard setback and up to 3.8 feet into the side yard longwall setback.

Site Description/History

The subject property, 2864 Clifton Road, is located on the north side of the street, just east of Riverside Drive. It has 75 feet of frontage with 254 feet of depth, and is zoned R-1c, One-Family Residence District. The property is the same size as most others on the street and in the general area. A ranch home, built in 1953, sits along the 40-foot building setback line. A driveway on the east side of the property leads to a new detached garage behind the home. The existing attached garage, built in 1971, is to be replaced with a new master bedroom, bathroom, and mudroom. The property has an open rear yard, where several mature trees are present. The applicant purchased the property in January 2008.

Building Permit #25-2709 was submitted in early June and denied by Staff because the proposed addition encroached into the side yard and side yard longwall setbacks.

Proposal

The proposal includes the demolition of an existing attached garage and the construction of a one-story addition in its place. The new addition, which includes a master bedroom, bathroom, and mudroom, would utilize the same dimensions as the garage, 24 feet deep and 21 feet wide (504 square feet). The addition is 15'-5" and includes horizontal siding to match the house. The existing roof pitch will be extended for the new addition. The total amount of encroachment into the side yard setback is 112 square feet (existing). Building and development coverage ratios are unchanged.

Zoning Code Requirements

- To allow a one-story addition to replace an existing attached garage, which encroaches 2.3 feet into the 10-foot minimum side yard setback (Article 5.02); and
- To allow a one-story addition to replace an existing attached garage, which encroaches up to 3.8 feet into the side yard longwall setback (Article 5.02).



Alternatives

The applicant has looked at moving the addition in, but would not be able to fully take advantage of the existing footer, foundation and rooflines. A building has occupied the same footprint in that location since 1971. The applicant also considered renovating the existing garage, but its condition was not salvageable.

Requested Action and Findings

Staff has reviewed the application and plans, discussed them with the applicant, and visited the site. The plan utilizes an existing footer and foundation of an existing attached garage for a new one-story addition. The garage has been in this location for the past 54 years (Finding #6). The addition blends well with the home and will not have any negative impacts on adjacent property or on surrounding views (Finding #4). For these reasons, Staff recommends that this application be approved.

Attachments

1.	BZAP Staff Report Pics - 2864 Clifton Road
2.	Variance Application - 2864 Clifton Road

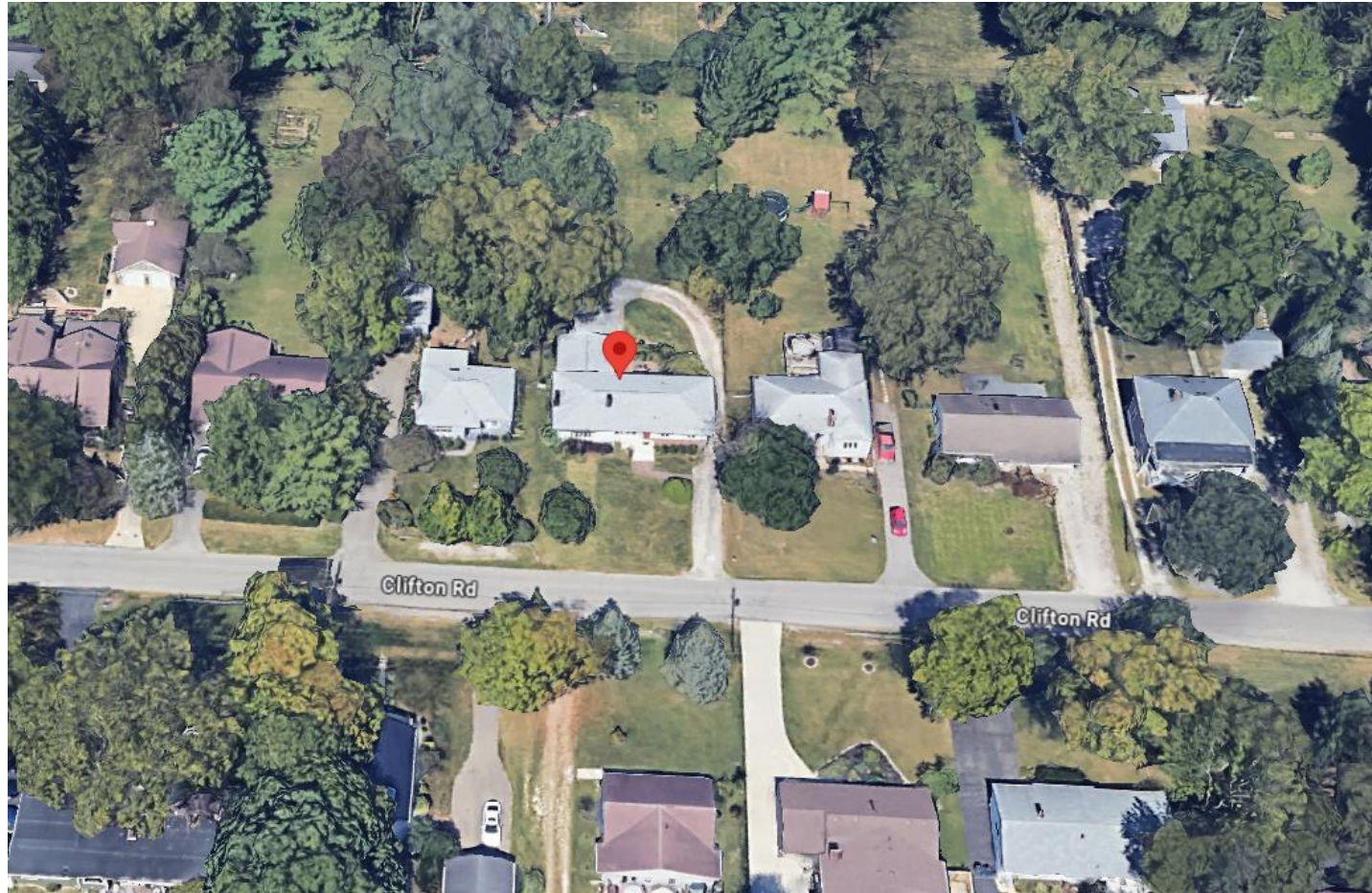


2864 Clifton Road

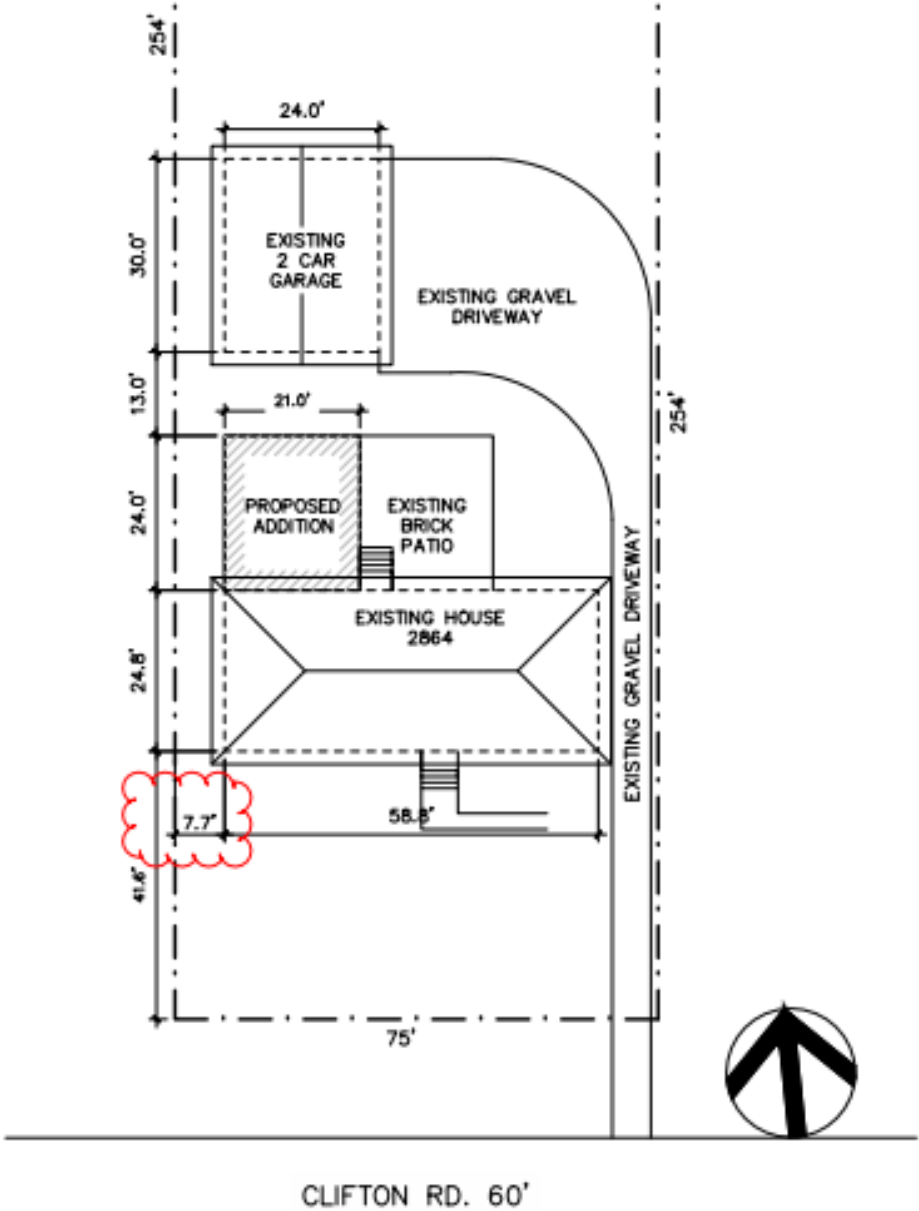
BZAP Staff Report Pictures | Variance



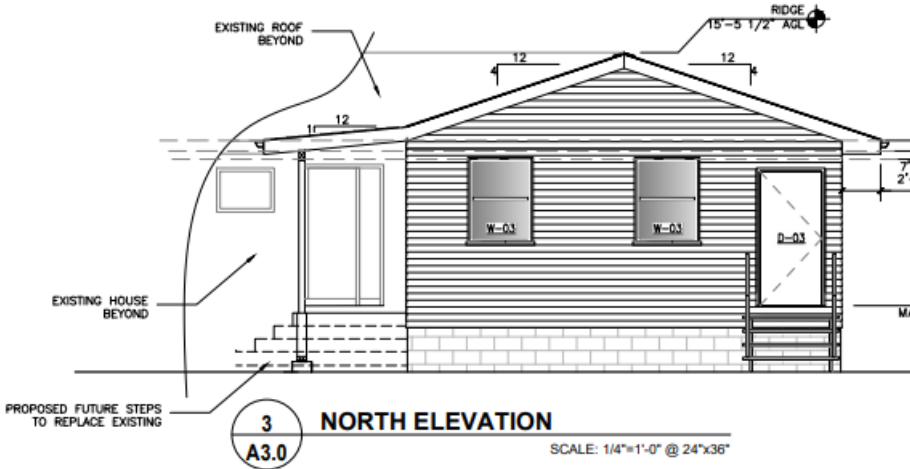
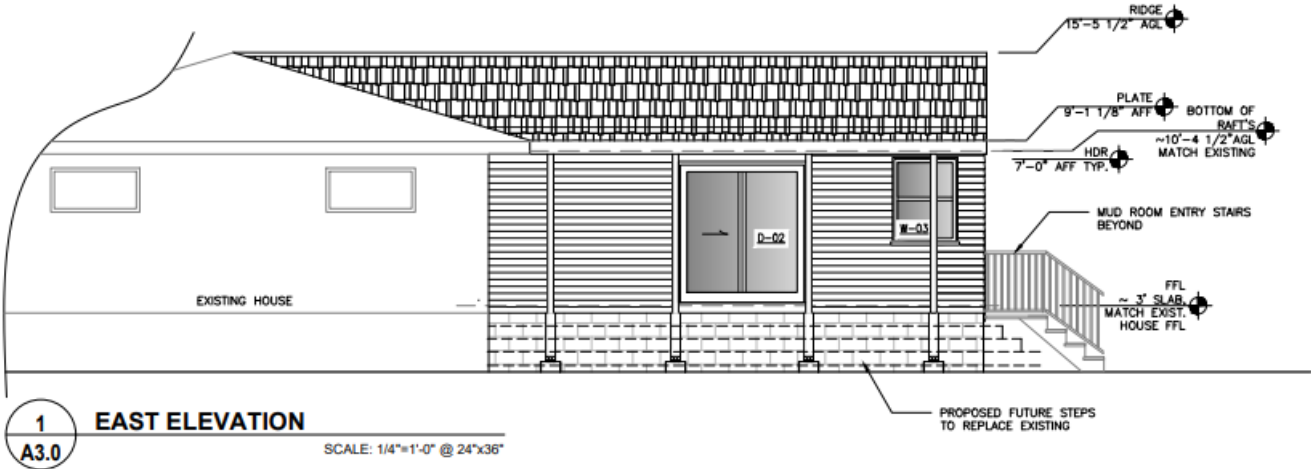
Google Maps ® Aerial – Looking North



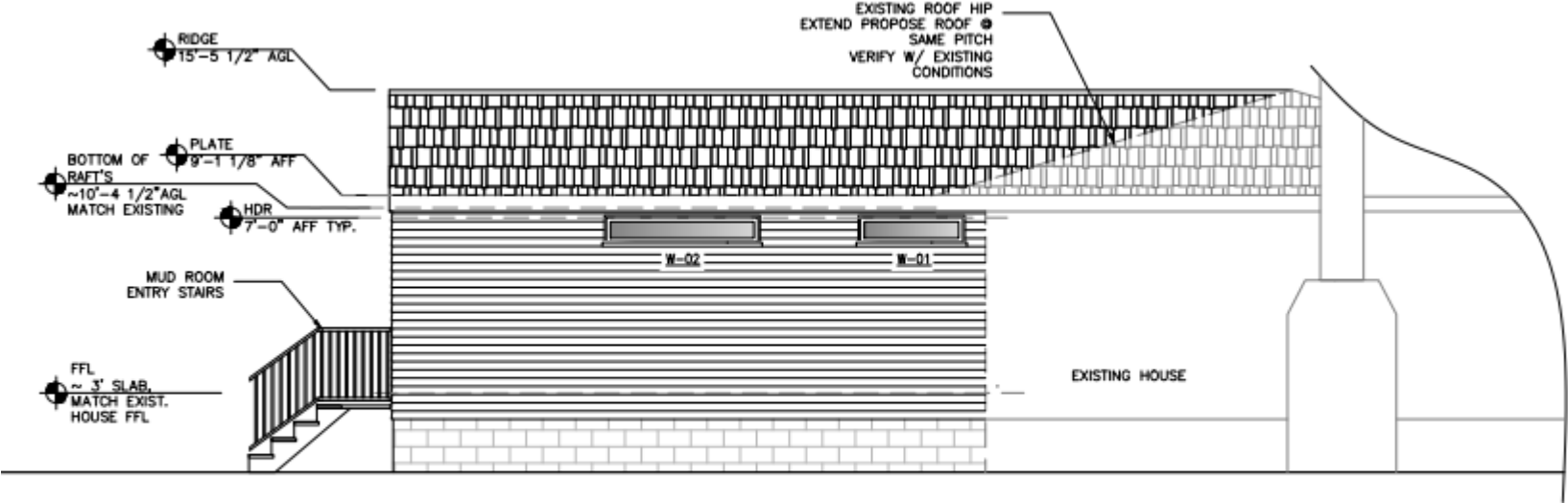
Proposed Site Plan



Proposed East & North Elevations



Proposed West Elevation



2 WEST ELEVATION
A3.0 SCALE: 1/4"=1'-0" @ 24"x36"



Existing Site Photos



Existing Site Photos





25-2991

Variance Application

Status: Active

Submitted On: 6/21/2025

Primary Location

2864 CLIFTON RD
UPPER ARLINGTON, OH 43221

Owner

BRZEZINSKI ROBERT K
CLIFTON RD 2864 COLUMBUS, OH
43221-2517

Applicant

 Robert Brzezinski
 614-589-5896
 rbrzezini@hotmail.com
 2864 Clifton Rd
Upper Arlington, OH 43221

BZAP Information

BZAP Case

VAR-34-25

Status

Pending

BZAP Determination Date

07/16/2025

Vote Tally

Primary Variance

Side Yard Setback

Findings of Fact for Approval/Denial

Variance Request

To allow a one-story addition to replace an existing attached garage, which encroaches 2.3 feet into the 10-foot minimum side yard setback and up to 3.8 feet into the side yard longwall setback.

BZAP conditions

Variance Information

Describe Variance Request ?

Last year my attached garage sustained significant tree damage. I decided to replace the loss with new detached garage (already built) and utilize the old garage foundation for room addition. The existing foundation proximity to property line 7.3 feet, does not meet current code requirements of 11.5 feet. I'm asking for permission to build on existing foundation that is 7.3 feet from property line.

The addition would only replace the existing structure – does not create any additional obstructions.

What practical difficulty, special conditions and/or circumstances exist that are peculiar to the land or structure involved and which are not generally applicable to other lands or structures in the same zoning districts?

The proposed addition would replace the existing (old) garage structure. Moving / building new foundation and moving structure away from property line would create significant challenges:

1. Site is on the back of the house, access is restricted by existing buildings and brick patio – not allowing for excavator access.
2. Moving the proposed addition away from property line would also result in significant changes to existing structure/building: would require moving (or removing) back entry doors w/sidelight, would misalign existing hallway and proposed hallway, would require significant roof line change, would make existing house inhabitable due to more extensive changes required to the existing living space.
3. Additional foundation and existing house changes costs would be very significant (estimated \$25K-30K) – which is in range of the estimated addition cost (\$30K on existing foundation). Without variance the project cost will nearly double which would make it not economically viable.

Will granting the variance confer a special privilege that is denied by this regulation to other lands, structures, or buildings in the same district?

Granting a variance does not confer any special privilege – the addition will replace existing structure.

Will the essential character of the neighborhood area be substantially altered or will adjoining properties suffer substantial detriment as a result of the variance?

The neighborhood area will not be substantially altered as the proposed addition replaces existing structure.

Have all reasonable alternatives been investigated or exhausted to find that this variance request is the minimum necessary to make reasonable use of land and structures?

Yes, utilizing existing foundation is the most effective and efficient way to make reasonable use of the land – it adds functional value to residents, it adds appeal and property value for the benefit of neighbors and will add value to city tax base.

Can this property yield a reasonable return or can there be any beneficial use of the property without the variance?

The addition of approximately 500sf can add approximately 50-60K in property value and increase the property appeal, usability and tax revenue for the city. Without variance the project would significantly exceed allocated budget and will not meet expected return on investment. It is highly unlikely that the project will be completed without variance – it does not make economical sense, does not create value for the home owner.

Acknowledgement: I or a representative will be present at the  BZAP hearing.*



Dear Neighbor

My name is Robert Brzezinski and I own the property at 2864 Clifton Rd.

I'm applying for variance from Upper Arlington (UA) Unified Development Ordinance (UDO) aka building code. My application will be submitted to Upper Arlington Board of Zoning and Planning (BZAP) and will be reviewed at BZAP hearing on 7/16/25 or 08/20/25 at 6 PM at UA City Hall. Feel free to contact the Planning Division at planning@uaoh.net for additional information or BZAP agenda.

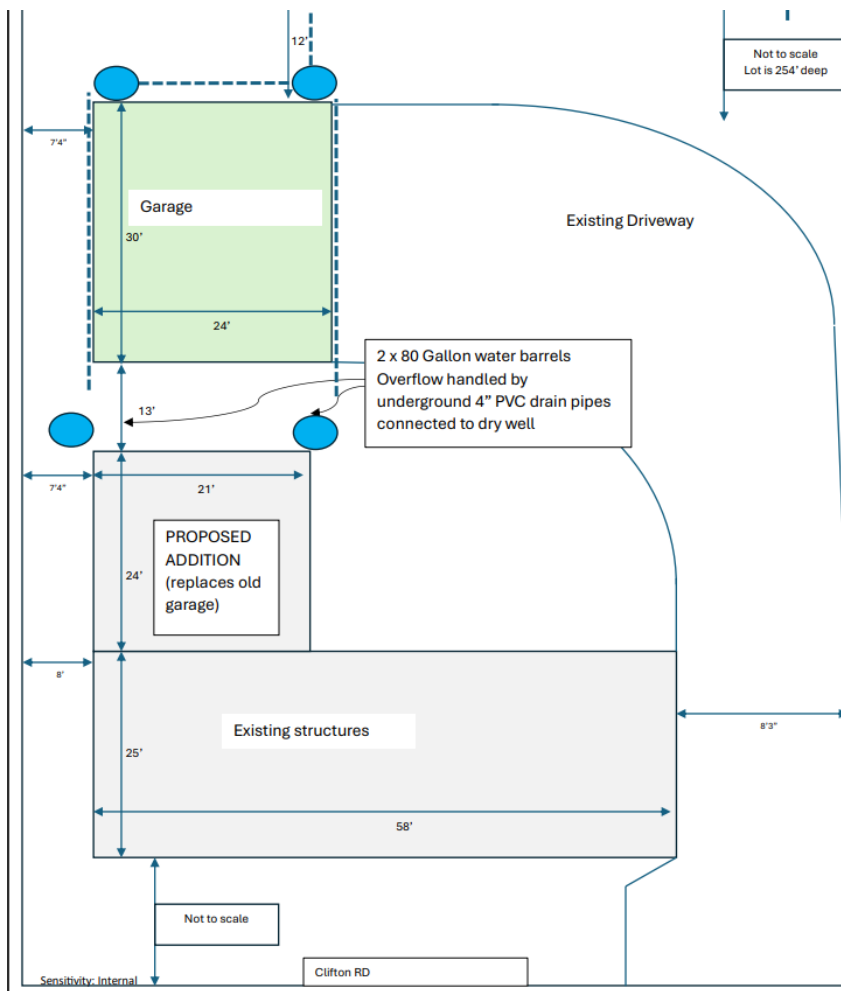
Variance application process requires that I provide you with this notification. You will be able to object to this variance request at the BZAP hearing.

What is the variance about?

Last year my attached garage sustained significant tree damage. I decided to replace the loss with new detached garage (already built) and utilize the old garage foundation for room addition. The existing foundation proximity to property line 7.3 feet, does not meet current code requirements of 11.5 feet. I'm asking for permission to build on existing foundation that is 7.3 feet from property line.

The addition would only replace the existing structure – does not create any additional obstructions.

Moving / building new foundation and moving / shifting proposed addition would significantly increase the cost and complexity of the project, would increase heating/colling cost and would reduce addition functionality.





Revised: May 2023

Certification of Notice

Applicant Name: Robert Brzezinski

Location of property subject to BZAP request: 2864 Clifton Rd

This application will be heard by the Board of Zoning and Planning on: 07/16/25 or 08/20/2025

Describe activity which requires Board of Zoning and Planning review:

Last year my attached garage sustained significant tree damage. I decided to replace the loss with new detached garage (already built) and utilize the old garage foundation for room addition. The existing foundation proximity to property line 7.3 feet, does not meet current code requirements of 11.5 feet. I'm asking for permission to build on existing foundation that is 7.3 feet from property line. The addition would only replace the existing structure - does not create any additional obstructions.

Board of Zoning and Planning (BZAP) meetings begin at 6 PM on Wednesdays and are held at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio, 43221. Meeting location details and additional instructions will be provided on the Agenda, which is posted on the City's website at upperarlingtonoh.portal.civicclerk.com. For further information, please contact the Planning Division at planning@uaoh.net.

Your signature below DOES NOT constitute approval or disapproval of the request. Your signature only represents that you have been properly notified of the request. You are encouraged to attend any and all meetings regarding this matter.

Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
2873 ZOLLINGER RD	PRICE NATHANAEL & JESSICA		7/23/25
2849 CLIFTON RD	VALENTINE-COOPER SUSAN & WILLIAM		20 June 25
2853 ZOLLINGER RD	RATAJCZAK JOSEPH & ELIZABETH	9589 071052701809 967782	6/21/25
2845 ZOLLINGER RD	STRAMAN STEPHEN	9589 071052701809 9677 99	6/21/25
2839 ZOLLINGER RD	AMOS MARGARET E		6/20/25
2854 CLIFTON RD	OLATE ALVEAL RENE D		6/20/25
2850 CLIFTON RD	WING ROBERT B		6-20-25
2899 CLIFTON RD	2899 LLC		6-20-25
2863 ZOLLINGER RD	SCHOFIELD SHARON C		6/20/25
2859 CLIFTON RD	HICKMAN OLIVIA & GRIFFIN GARRETT		6/20/25
2874 CLIFTON RD	COLASANTI RONALD & MICHELLE	9589 071052701809 9677 68	6/21/25
2884 CLIFTON RD	HUGHES JOHN & DEBORAH		6-20-25
2889 CLIFTON RD	TREECE LUKE & BAAS ERIN		6-20-25
Applicant Signature:			Date: 06/21/25



3600 Tremont Road | Upper Arlington, OH 43221
614-583-5070 | upperarlingtonoh.gov

Certification of Notice

This application will be heard by the Board of Zoning and Planning on: 07/16/25 or 08/20/2025

Last year my attached garage sustained significant tree damage. I decided to replace the loss with new detached garage (already built) and utilize the old garage foundation for room addition. The existing foundation proximity to property line 7.3 feet, does not meet current code requirements of 11.5 feet. I'm asking for permission to build on existing foundation that is 7.3 feet from property line. The addition would only replace the existing structure - does not create any additional obstructions.

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Applicant Signature:

BRZEZINSKI RESIDENCE
HOUSE ADDITION
2864 CLIFTON RD.
COLUMBUS, OH 43221

PERMIT SET

INDEX OF DRAWINGS:

SHEET NUMBER	SHEET NAME	REVISION / ISSUE #	REVISION / ISSUE DATE
G1.0	GENERAL NOTES & SITE PLAN	INITIAL ISSUE	06/06/2025
D1.0	EXISTING CONDITIONS & DEMOLITION PLAN	INITIAL ISSUE	06/06/2025
A1.0	FOUNDATION & FLOOR PLAN	INITIAL ISSUE	06/06/2025
A2.0	ROOF PLANS	INITIAL ISSUE	06/06/2025
A3.0	ELEVATIONS	INITIAL ISSUE	06/06/2025
S1.0	SECTION & DETAILS	INITIAL ISSUE	06/06/2025

STANDARD ABBREVIATIONS:

A.B.	ANCHOR BOLT	INT.	INTERIOR
ABV.	ABOVE	INV.	INVERT
A/C	AIR CONDITIONING	JT.	JOINT
A.C.T.	ACOUSTICAL CEILING TILE	JST./JSTS.	JOIST(S)
A.F.F.	ABOVE FINISH FLOOR	LAM.	LAMINATED
ALT.	ALTERNATE	LAV.	LAVATORY
ALUM.	ALUMINUM	L.L.	LIVE LOAD
APPROX.	APPROXIMATE	MAS.	MASONRY
ARCH.	ARCHITECT	MAT'L	MATERIAL
ATTEN.	ATTENUATION	MAX.	MAXIMUM
BD.	BOARD	M.C.	MECHANICAL CONTRACTOR
BLDG.	BUILDING	MECH.	MECHANICAL
BLK.	BLOCK	MFR.	MANUFACTURE(R)
BLKG.	BLOCKING	M.H.	MANHOLE
BM.	BEAM	MIN.	MINIMUM
B.M.	BENCH MARK	M.O.	MASONRY OPENING
B.O.	BOTTOM OF	M.R.	MOISTURE RETARDANT
BOT.	BOTTOM	MTD.	MOUNTED
BRG.	BEARING	MTL.	METAL
BRK.	BRICK	N.I.C.	NOT IN CONTRACT
B.S.	BOTH SIDES	No.	NUMBER
BSMT.	BASEMENT	NOM.	NOMINAL
BTWN.	BETWEEN	N.T.S.	NOT TO SCALE
B.W.	BOTH WAYS	o/	OVER
CAB.	CABINET	o.c.	ON CENTER
CASEMT/CSMT	CASEMENT	OP'G.	OPENING
C.B.	CATCH BASIN	OPP.	OPPOSITE
c/c	CENTER TO CENTER	OSB	ORIENTED STRAND BOARD
CER.	CERAMIC	OVHD./OV'HD.	OVERHEAD
C.J.	CONTROL JOINT	P.C.	PLUMBING CONTRACTOR
CLG.	CEILING	PERF.	PERFORATED
CLR.	CLEARANCE	PERIM.	PERIMETER
C.M.U.	CONCRETE MASONRY UNIT	PICT.	PICTURE
CNTR.	COUNTER	PL./P.L.	PLATE
COL.	COLUMN	PLAM	PLASTIC LAMINATE
CONC.	CONCRETE	PNL.	PANEL
CONT.	CONTINUOUS	PREFIN.	PREFINISHED
CPT.	CARPET	P.S.F.	POUNDS PER SQUARE FOOT
CRS.	COURSE	P.S.I.	POUNDS PER SQUARE INCH
C.T.	CERAMIC TILE	P.T.	PRESSURE TREATED
C.Y.	CUBIC YARD	PT.	PAINT
DET./DTL.	DETAIL	P.V.C.	POLYVINYL CHLORIDE
DIA/DIAM/Ø	DIAMETER	PVMT.	PAVEMENT
D.L.	DEAD LOAD	Q.T.	QUARRY TILE
DR.	DOOR	R.	RISER
D.S.	DOWNSPOUT	R.A.	RETURN AIR
D.W.	DISHWASHER	R.D.	ROOF DRAIN
DWG./DWGS.	DRAWING(S)	REINF.	REINFORC(ED/ING)
EA.	EACH	REQ./REQ'D.	REQUIRED
E.C.	ELECTRICAL CONTRACTOR	REV.	REVERSE
E.J.	EXPANSION JOINT	RFG.	ROOFING
ELEC.	ELECTRIC(AL)	RM.	ROOM
ELEV.	ELEVATION	R.O.	ROUGH OPENING
EQ.	EQUAL	R/W / R.O.W.	RIGHT OF WAY
EW.	ELECTRIC WATER COOLER	SAN.	SANITARY
EXIST.	EXISTING	S.C.	SOLID CORE
EXP.	EXPANSION	SCHED.	SCHEDULE
EXT.	EXTERIOR	SHT.	SHEET
FAB.	FABRICATED	SHTHG.	SHEATHING
F.D.	FLOOR DRAIN	SIM.	SIMILAR
F.E.	FIRE EXTINGUISHER	SPEC./SPECs.	SPECIFICATIONS
FIN.	FINISH	SQ.	SQUARE
FLR.	FLOOR(ING)	S.S.	STAINLESS STEEL
FND./FNDN.	FOUNDATION	STD.	STANDARD
F.O.F.	FACE OF FINISH	STL.	STEEL
F.O.M.	FACE OF MASONRY	STM.	STORM
F.O.S.	FACE OF STUD	STRUCT.	STRUCTURAL
F.R.P.	FIBERGLASS RE-INFORCED PANEL	T&G	TONGUE AND GROOVE
FRZ.	FRIEZE	THK.	THICK(NESS)
FTG.	FOOTING	T.O.	TOP OF
F.V.	FIELD VERIFY	T.O.C.	TOP OF CONCRETE
GA.	GAUGE	TRTD.	TREATED
G.C.	GENERAL CONTRACT(OR)	T.V.	TELEVISION
GL.	GLASS/GLAZING	TYP.	TYPICAL
GYP. BD.	GYP SUM BOARD	U.N.O.	UNLESS NOTED OTHERWISE
H.C.	HOLLOW CORE	V.B.	VAPOR BARRIER
HDWD.	HARDWOOD	V.C.T.	VINYL COMPOSITION TILE
HDR.	HEADER	VERT.	VERTICAL
HGR.	HANGER	V.T.	VINYL TILE
H.M.	HOLLOW METAL	W/	WITH
HORZ./HORIZ.	HORIZONTAL	WD.	WOOD
HT.	HEIGHT	WDW.	WINDOW
HTG.	HEATING	W.I.	WROUGHT IRON
HVAC	HEATING/VENTILATION/AIR CONDITIONING	w/o	WITHOUT
I.A.W.	IN ACCORDANCE WITH	W.W.F.	WELDED WIRE FABRIC
INS./INSUL.	INSULAT(ED/ION)	W.W.M.	WELDED WIRE MESH
		+/-	PLUS OR MINUS

STANDARD SYMBOLS:

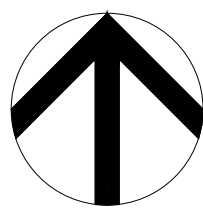
	ANGLE		DIRECTION OF CUT SECTION DESIGNATION
	CENTER LINE		SHEET No. WHERE DETAIL SHOWN DETAIL DESIGNATION
	PLATE		SHEET No. WHERE DETAIL SHOWN ELEVATION DESIGNATION DIRECTION OF ELEVATION
	PERPENDICULAR		
	DIAMETER		
	EARTH		EXISTING STUD PARTITION
	GRAVEL OR SAND FILL		EXISTING WALL TO BE DEMOLISHED
	CONCRETE		PROPOSED WALL
	GROUT/GYPSUM/PLASTER/ PARTICLE BOARD		INSULATION
	STEEL		SOLID OR GROUTED CONCRETE BLOCK
	DIMENSIONAL LUMBER		PLYWOOD
	BLOCKING		
	DOOR DESIGNATION		
	WINDOW TYPE DESIGNATION		
	CODED NOTE		
	WALL TYPE DESIGNATION		

GENERAL NOTES:

- 1. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE ITEMS SHOWN ON THE ARCHITECTURAL DRAWINGS. CONTRACTOR TO FOLLOW BEST TRADE PRACTICES AND ENGINEERING REGARDING INSTALLATION OF ALL PRODUCTS INDICATED AND DETAILED WITHIN THESE DRAWINGS.
- 2. SCALE NOTATIONS SHALL NOT BE USED TO DETERMINE DIMENSIONS FOR THE PURPOSES OF CONSTRUCTION. ONLY WRITTEN DIMENSIONS ARE TO BE USED FOR MEASUREMENT.
- 3. GENERAL CONTRACTOR (GC) AND ALL SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO PROCEEDING WITH WORK.
- 4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING CONSTRUCTION.
- 5. GC SHALL COORDINATE LOCATION OF ALL FLOOR DRAINS, ACCESS PANELS, GRILLES, LOUVERS, UNIT HEATERS, SUPPLY DIFFUSERS, RETURN AIR GRILLES, ETC., WITH PLUMBING, MECHANICAL, AND ELECTRICAL CONTRACTORS.
- 6. GC SHALL COMPLY WITH ALL BUILDING CODE REQUIREMENTS OF THE APPLICABLE GOVERNING AUTHORITIES, AND SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND INSPECTIONS, EXCEPT THOSE FOR PLUMBING, HVAC AND ELECTRICAL, WHICH ARE THE RESPONSIBILITY OF THOSE RESPECTIVE SUB-CONTRACTORS.
- 7. GC SHALL PROVIDE TEMPORARY SUPPORT FOR WORK BEING CUT AND PATCHED INTO EXISTING OR PREVIOUSLY INSTALLED ITEMS TO PREVENT FAILURE. THE CONTRACTOR SHALL ALSO PROTECT ALL OTHER WORK DURING CUTTING AND PATCHING TO PREVENT DAMAGE.
- 8. ALL EQUIPMENT SUPPLIERS SHALL PROVIDE SHOP DRAWINGS AND SPECIFICATIONS FOR ALL PRODUCTS AND EQUIPMENT PROVIDED.
- 9. CONTRACTOR SHALL VISIT THE SITE AND THOROUGHLY FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS, INCLUDING EXISTING UTILITY LOCATIONS, TO DETERMINE THE SCOPE AND NATURE OF THE WORK NECESSARY FOR THE COMPLETION OF THE PROJECT.
- 10. CONTRACTOR SHALL COORDINATE THE WORK SCHEDULE AND INTERRUPTION OF UTILITIES FOR THE PROJECT WITH THE OWNER TO MINIMIZE DISRUPTION OF ACTIVITIES AND FUNCTIONS.
- 11. THE CONTRACTOR SHALL EXERCISE CARE AND TAKE APPROPRIATE PRECAUTIONARY MEASURES TO PREVENT ANY DAMAGE TO THE EXISTING STRUCTURES, SIDEWALKS, UTILITIES, COMMUNICATIONS, ETC., DURING THE PROJECT. THE CONTRACTOR SHALL CORRECT ALL DAMAGE CAUSED BY OR DURING THE PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ANY REQUIRED AGENCIES OR UTILITIES AND FOLLOWING APPLICABLE PROCEDURES PRIOR TO ANY EXCAVATION.
- 12. THE CONTRACTOR SHALL ENSURE THAT HIS EQUIPMENT AND MATERIALS ARE STORED IN A SAFE AND SECURE MANNER IN AN AREA DESIGNATED BY THE OWNER, AND SHALL ENSURE THAT ALL WORK BE PERFORMED IN ACCORDANCE WITH SAFETY REGULATIONS AND SAFE STANDARDS OF PRACTICE FOR THE SAFETY OF THE WORKERS AND USERS OF THE BUILDING DURING THE PROJECT.
- 13. NOT EVERY CONDITION HAS BEEN DETAILED. WHERE SPECIFIC DETAILING IS NOT SHOWN, EXECUTE THE CONSTRUCTION IN A SOUND, WORKMANLIKE MANNER CONSISTENT WITH ACCEPTED BUILDING PRACTICES AND OTHER DETAILING SHOWN.
- 14. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ADA ACT AND APPLICABLE BUILDING CODES, FIRE CODES AND REGULATIONS.
- 15. ALL WORK AREAS SHALL BE LEFT CLEAN & PRESENTABLE UPON COMPLETION OF THE WORK DAY. DAILY CLEANUP REQUIRED IN AREAS OF DAILY ACTIVITY. CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE PROJECT SITE AS NEEDED AND SHALL PERFORM FINAL CLEANUP UPON COMPLETION OF THE PROJECT.

LIGHTING AND POWER NOTES

- 1. VERIFY EXISTING ELECTRICAL SERVICE AS ADEQUATE PRIOR TO PROCEEDING WITH WORK SHOWN ON THESE PLANS. PROVIDE ADDITIONAL SERVICE AS REQUIRED TO MEET ADDITIONAL NEEDS.



LOCATION MAP
scale: NTS

PROJECT DIRECTORY:

JURISDICTION:

BUILDING AND ZONING SERVICES
111 NORTH FRONT STREET, 1ST FLOOR
COLUMBUS, OH 43215
PHONE: (614) 645-7433

BUILDING OWNER:

ROBERT BRZEZINSKI (OWNER)

APPLICANT:

OWNER

CODE INFORMATION:

THE FOLLOWING INFORMATION IS BASED ON THE 2017 EDITION OF THE OHIO BUILDING CODE (O.B.C.) AND 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.

RESIDENCE OCCUPANCY: R-3
CONSTRUCTION TYPE: V-B

AREA CALCULATIONS :

EXISTING HOUSE: 1,450 SF
PROPOSED ADDITION: 504 SF

PROJECT DATA:

SCOPE OF WORK:

THE PROJECT CONSIST OF:
DEMOLITION OF EXISTING DAMAGED GARAGE AND
BUILD/REPLACE WITH HOUSE ADDITION ON
EXISTING FOUNDATION

FIRE PROTECTION:

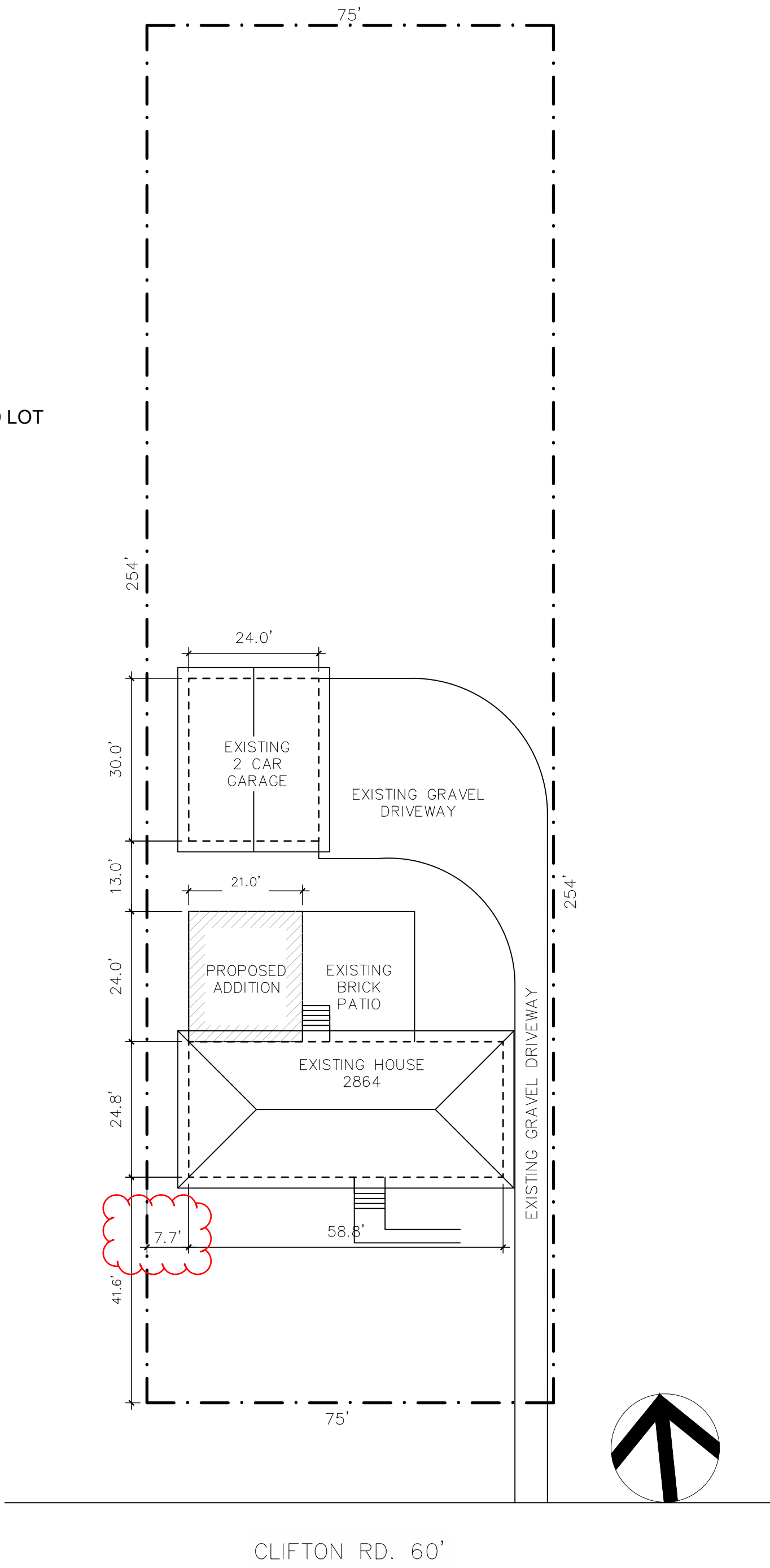
SPRINKLERED: NO
FIRE / SMOKE ALARM SYSTEM: YES

ZONING & BUILDING INFORMATION:

PROPERTY CLASS: R
LAND USE: 510 - ONE-FAMILY DWLG ON PLATTED LOT
PARCEL ID: 070-005284
LOT AREA: 0.44 AC

SITE PLAN

SCALE: 1"=20'-0" @ 24"X36"



PROPERTY OWNER:

ROBERT BRZEZINSKI

CONTRACTOR:

SELF

DRAWN BY:



ph#: 614-556-1888
e-mail: contact@archeton-cad.com

ISSUE:

PERMIT

PROJECT:

Brzezinski Residence
House Addition
2864 Clifton Rd.
Columbus, OH 43221

REVISION RECORD

NO:	DATE:

DATE 06/06/2025

JOB NUMBER
N/A

SHEET TITLE:
GENERAL NOTES

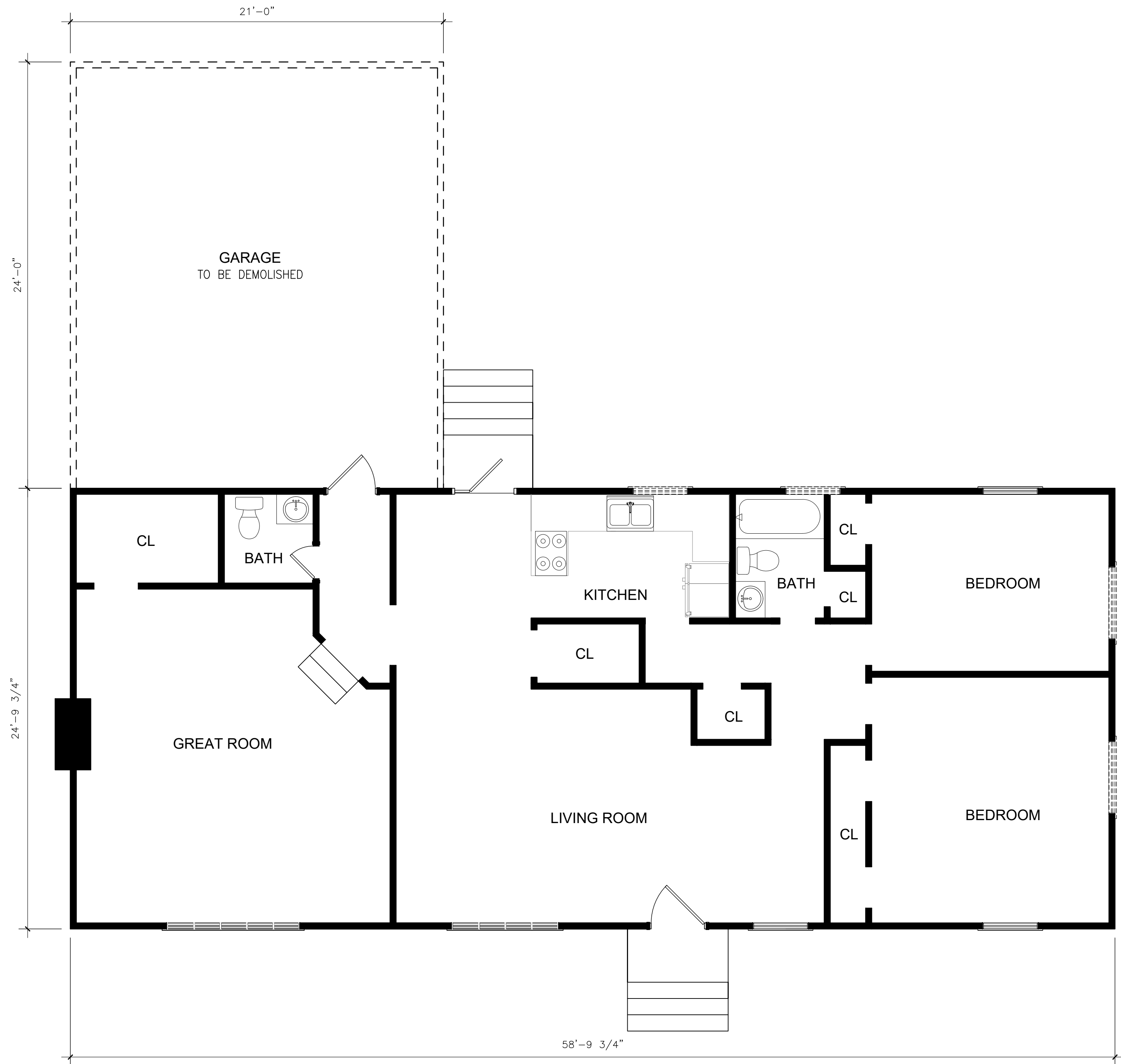
SHEET NUMBER:

G1.0

WALL LEGEND:

EXISTING WALL TO REMAIN

EXISTING WALL TO BE DEMOLISHED



1

D1.0

EXISTING FLOOR PLAN

SCALE: 1/4"=1'-0" @ 24"x36"

PROPERTY OWNER:
ROBERT BRZEZINSKI

CONTRACTOR:
SELF

DRAWN BY:

CAD DRAFTING SERVICES

ARCHETON

ph#: 614-556-1888
e-mail: contact@archeton-cad.com

ISSUE:
PERMIT

PROJECT:

Brzezinski Residence
House Addition
2864 Clifton Rd.
Columbus, OH 43221

REVISION RECORD

NO:	DATE:

DATE 06/06/2025

JOB NUMBER
N/A

SHEET TITLE:
EXISTING CONDITIONS
& DEMOLITION PLAN

SHEET NUMBER:

D1.0

WALL LEGEND:

- EXISTING WALL TO REMAIN
- NEW EXTERNAL 2x4 WOOD STUD WALL W/ INSUL.
- PROPOSED INTERIOR 2x4 WOOD STUD WALL
- PROPOSED 8" CMU CRAWL SPACE WALL

GENERAL NOTES:

- UTILIZE EXISTING SLAB FOUNDATION
- CRAWL SPACE WALLS ARE 8" UNO.
- ALL EXTERIOR WALLS ARE 4 7/16" (7/16" OSB SHEATHING+3 1/2" STUD +1/2" GYPSUM BOARD) UNO.
- ALL INTERIOR WALLS ARE 4 1/2" (3 1/2" STUD+1/2" GYPSUM BOARD BOTH SIDES) UNO.
- ALL STUD DIMENSIONS ARE TAKEN FACE/FACE
- CEILING HEIGHT - 9'-0" UNO.
- ALL WINDOW HDR HEIGHT - 7'-0" UNO.

WINDOW SCHEDULE

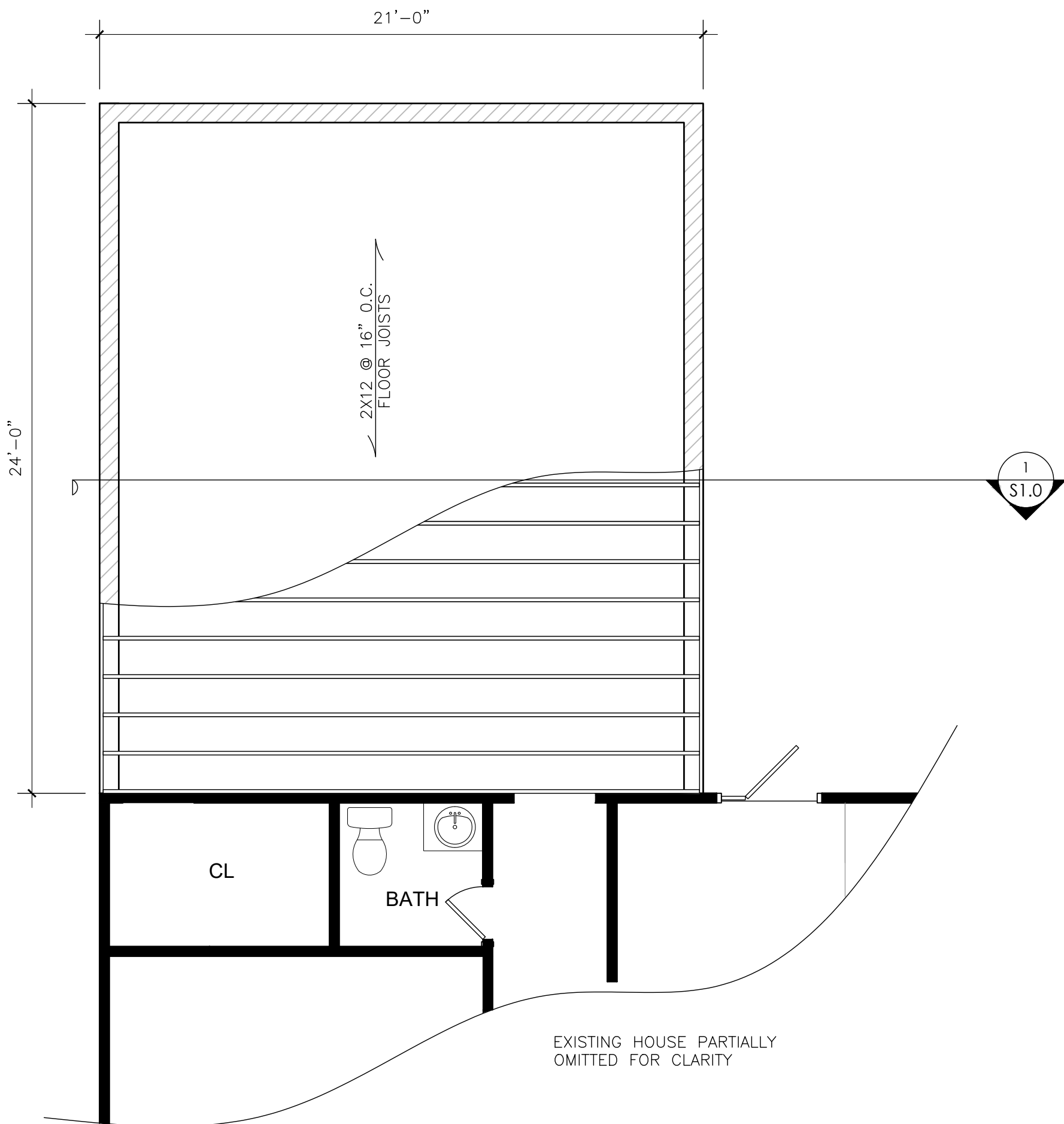
MARK	QTY	SIZE	DESCRIPTION	NOTES
W-01	1	48" x 12"	-	-
W-02	1	72" x 12"	-	-
W-03	3	36" x 48"	-	-
SD-01	1	72" x 80"	SLIDING DOOR	-

DOOR SCHEDULE

MARK	QTY	SIZE	DESCRIPTION	NOTES
D-01	1	30" x 80"	POCKET DOOR	-
D-02	1	72" x 80"	FRENCH DOOR	-
D-03	1	36" x 80"	EXTERNAL DOOR	RIGHT

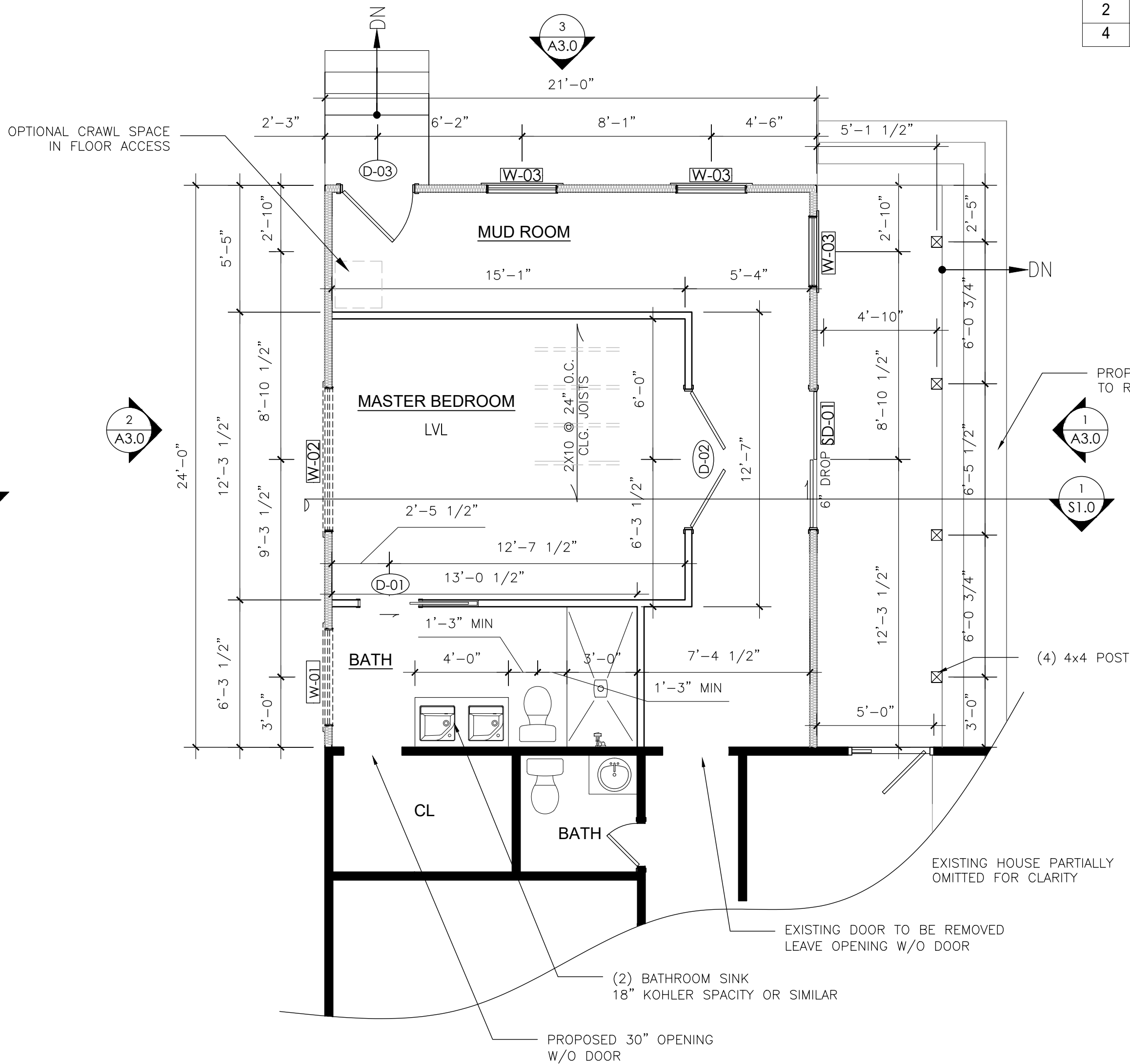
LUMBER TAKE-OFF

QTY	SIZE	DESCRIPTION	NOTES
22	2x12x22	FLOOR JOISTS	-
6	2x6x12	MUDSILL	PRESSURE TREATED
185	2x4x10	STUDS, COLLAR TIES	INCLUDING 5% OVERAGE
7	2x6x14	HEADERS	-
15	2x10x22	CEILING JOISTS, RIDGE	-
27	2x8x14	RAFTERS, SUBFASCIA,	-
21	2x8x12	RAFTERS	-
27	2x8x10	RAFTERS	-
16	3/4x4x8	SUBFLOOR OSB	-
50	7/16x4x8	EXTERIOR WALL & ROOF SHEATHING OSB	INCLUDING 5% OVERAGE
2	4x6x12	PORCH AWNING BEAM	PRESSURE TREATED
4	4x4x12	PORCH POST	PRESSURE TREATED



1 FOUNDATION & FLOOR FRAMING PLAN

SCALE: 1/4"=1'-0" @ 24"x36"



2 PROPOSED FLOOR PLAN

SCALE: 1/4"=1'-0" @ 24"x36"

PROPERTY OWNER:

ROBERT BRZEZINSKI

CONTRACTOR:

SELF

DRAWN BY:

ARCHETON

ph#: 614-556-1888

e-mail: contact@archeton-cad.com

ISSUE:

PERMIT

PROJECT:

Brzezinski Residence
House Addition
2864 Clifton Rd.
Columbus, OH 43221

REVISION RECORD

NO.	DATE:

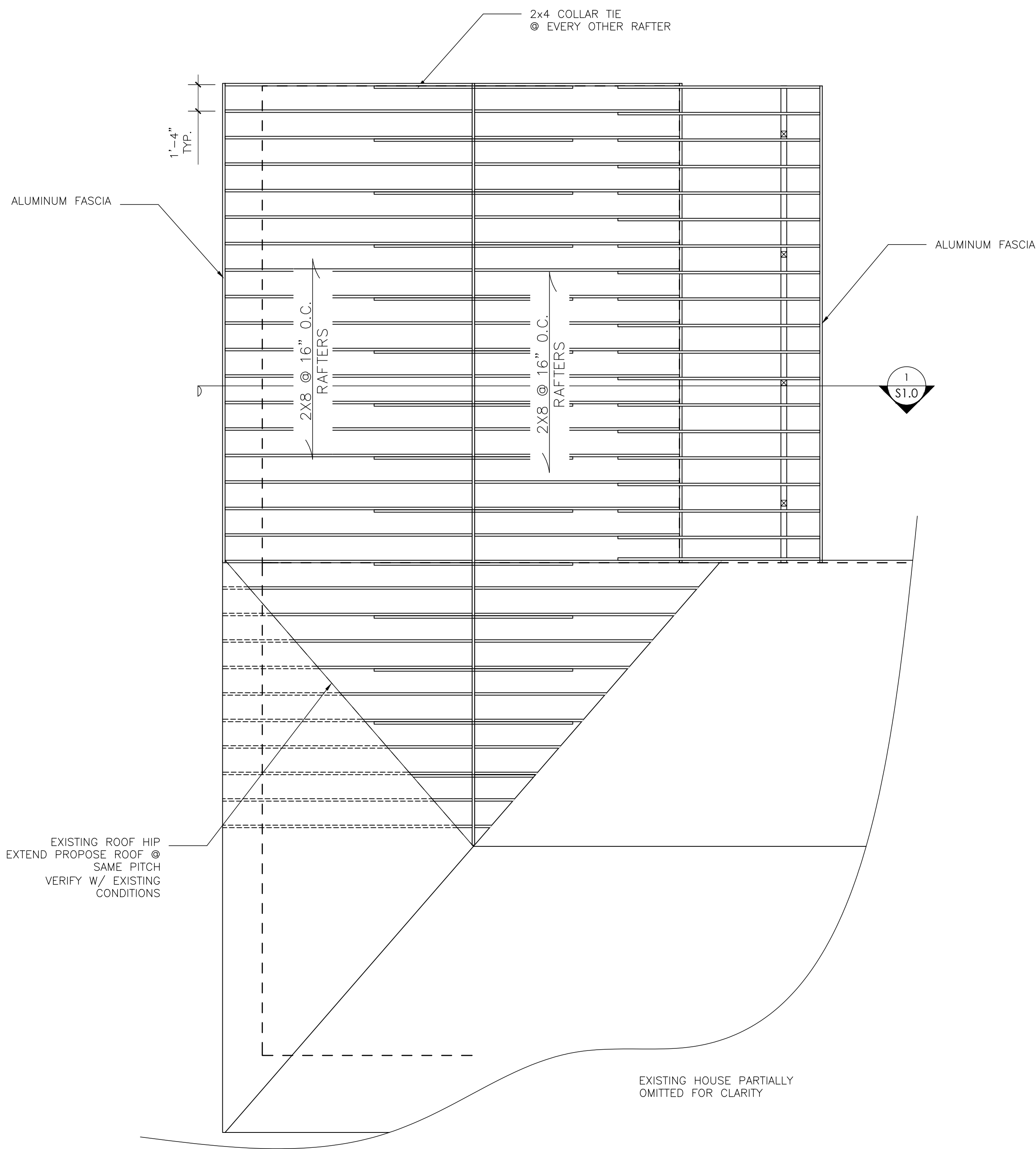
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JOB NUMBER N/A

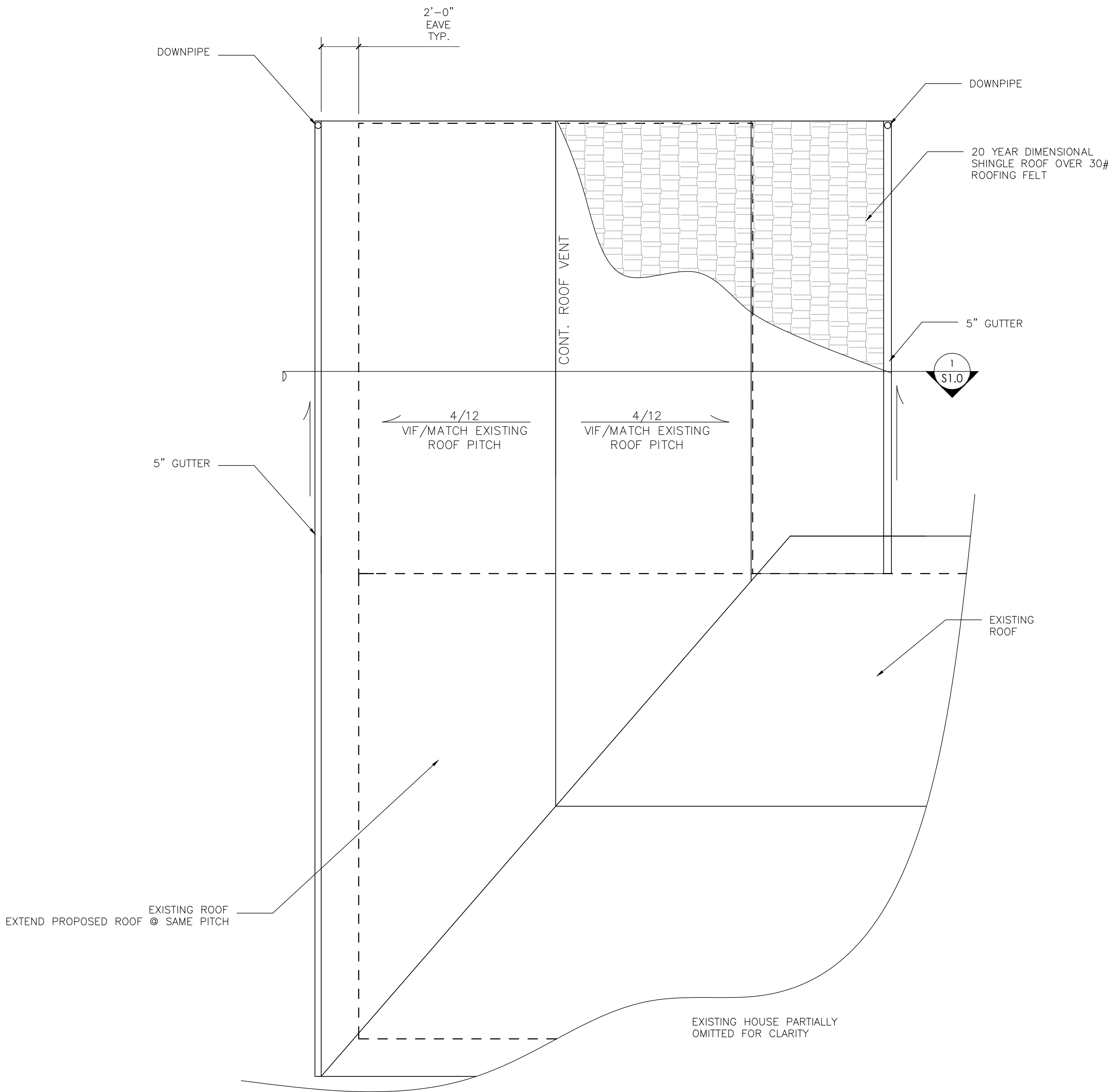
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FOUNDATION & FLOOR PLAN

SHEET NUMBER:

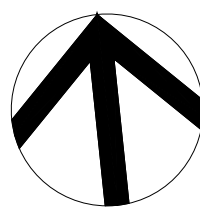
A1.0



1
A2.0 **ROOF FRAMING PLAN**
SCALE: 1/4"=1'-0" @ 24"x36"



2
A2.0 **ROOF PLAN**
SCALE: 1/4"=1'-0" @ 24"x36"



PROPERTY OWNER:
ROBERT BRZEZINSKI

CONTRACTOR:
SELF

DRAWN BY:
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CAD DRAFTING SERVICES
ph#: 614-556-1888
e-mail: contact@archeton-cad.com

ISSUE:
PERMIT

PROJECT:

**Brzezinski Residence
House Addition
2864 Clifton Rd.
Columbus, OH 43221**

REVISION RECORD	
NO:	DATE:

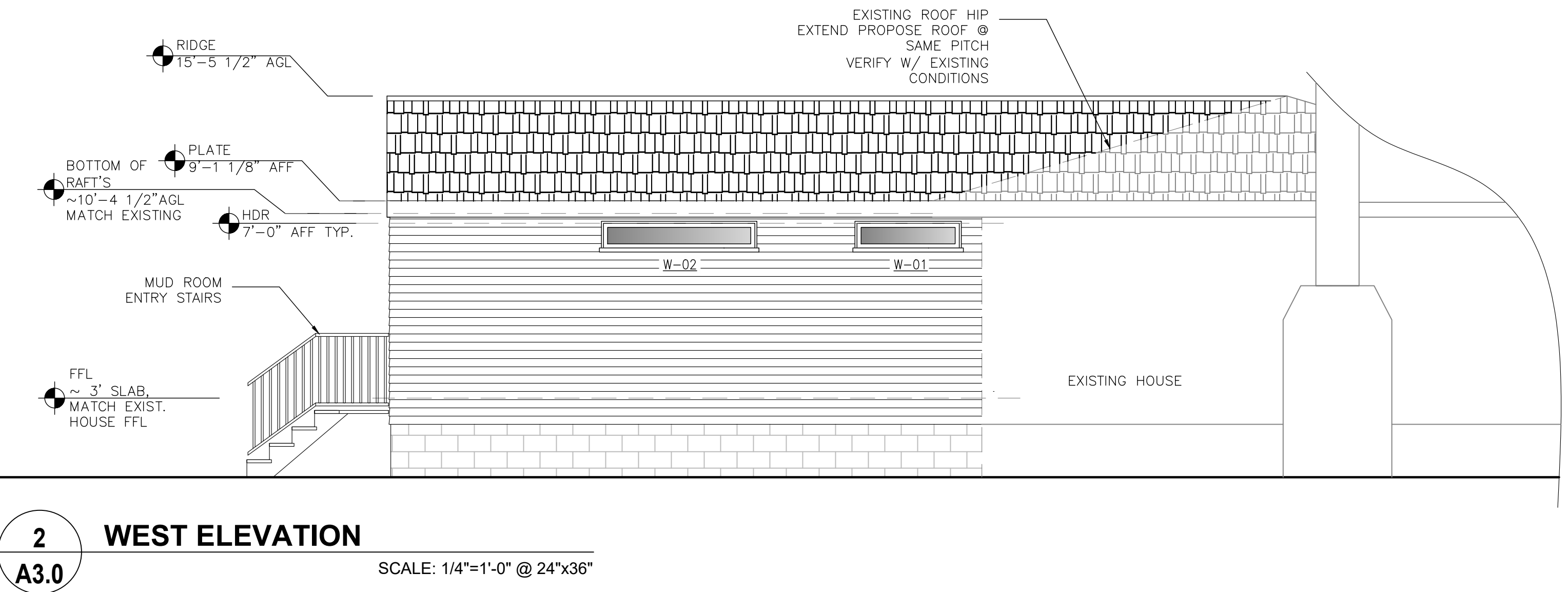
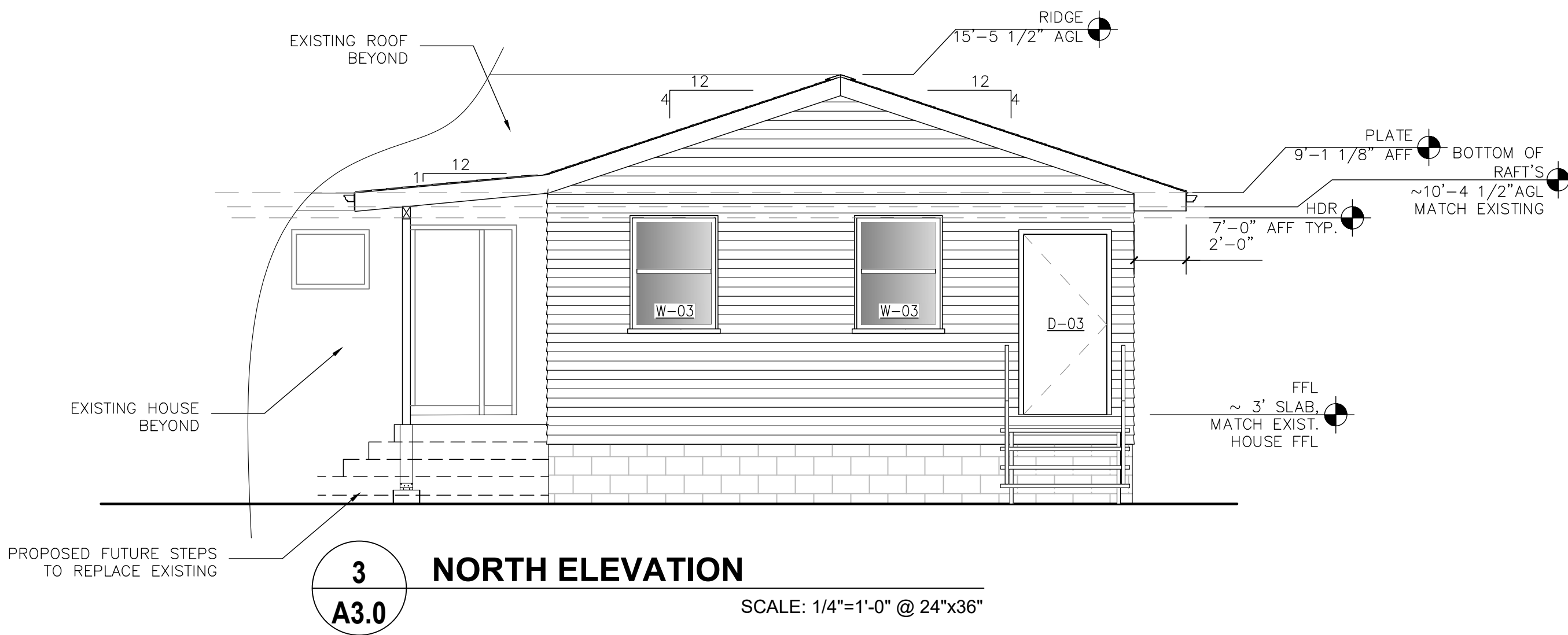
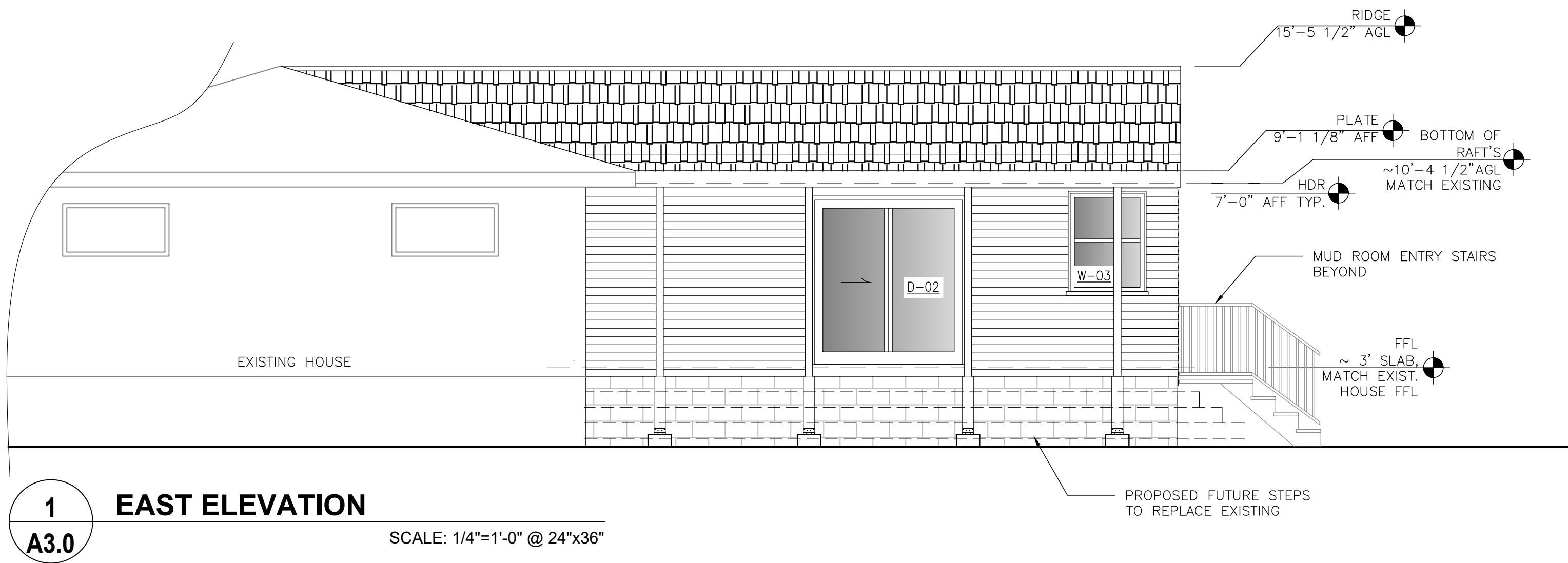
DATE 06/06/2025

JOB NUMBER
N/A

SHEET TITLE:
ROOF PLANS

SHEET NUMBER:

A2.0



PROPERTY OWNER:
ROBERT BRZEZINSKI

CONTRACTOR:
SELF

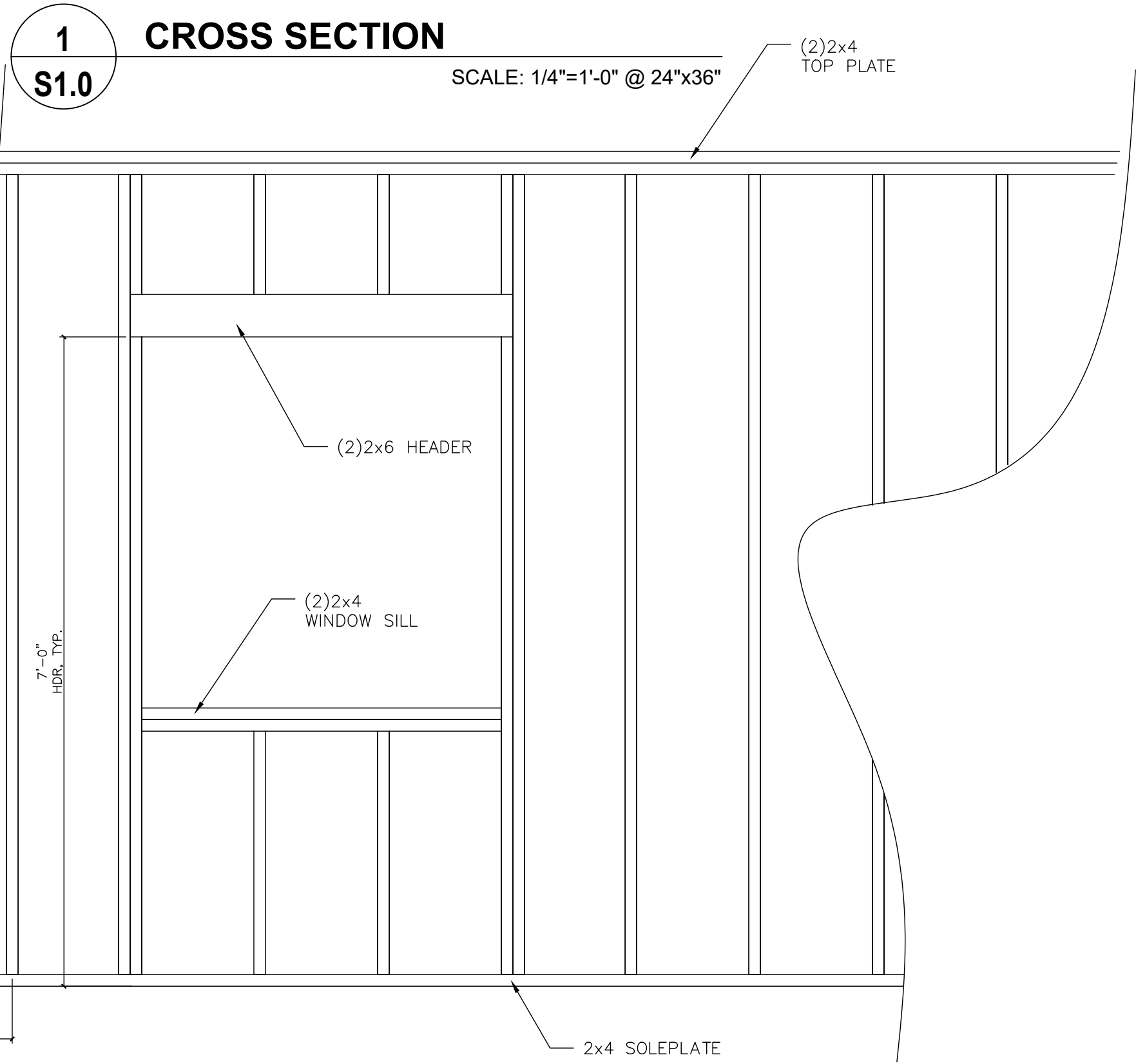
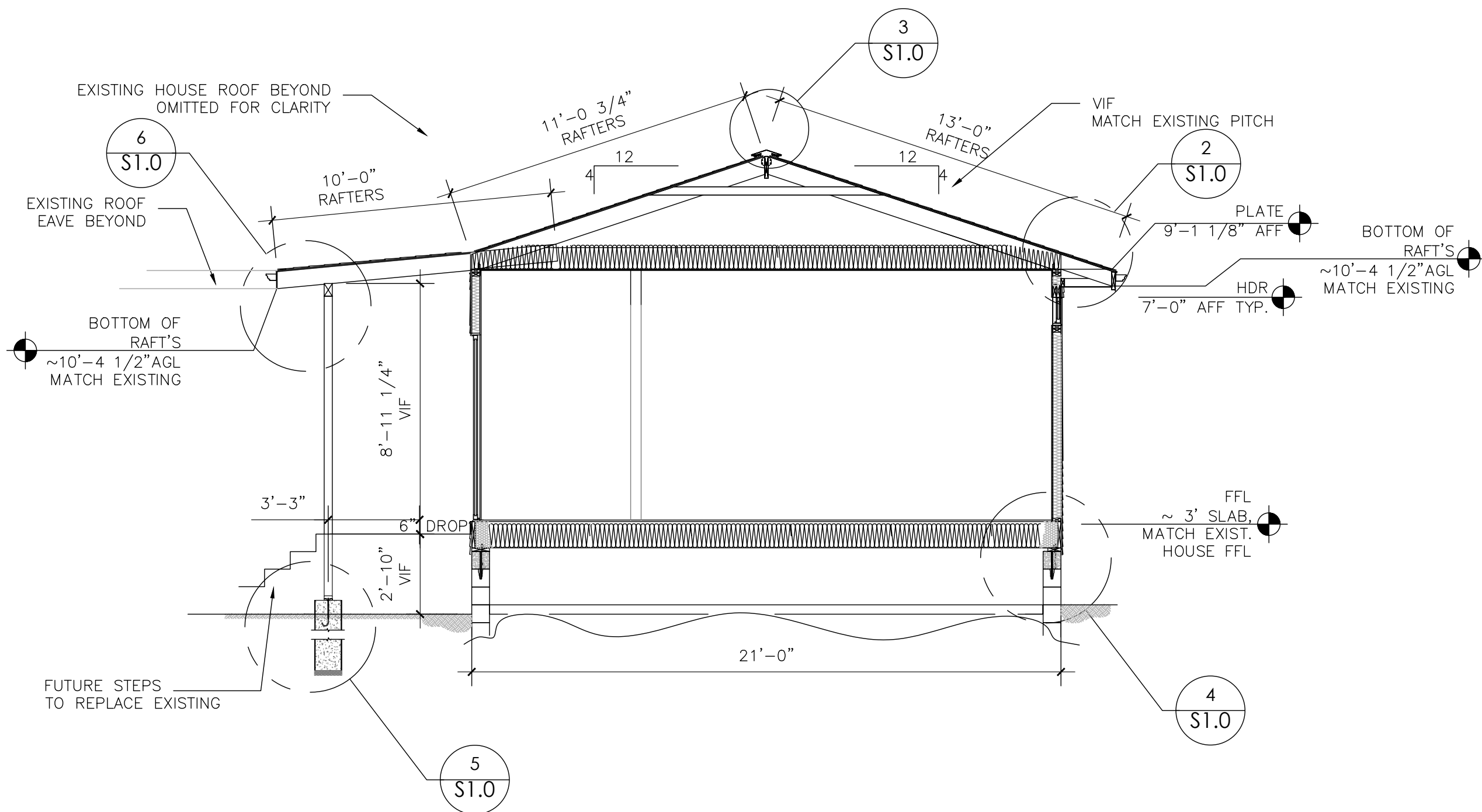
DRAWN BY:
ARCHETON
ph#: 614-556-1888
e-mail: contact@archeton-cad.com

ISSUE:
PERMIT

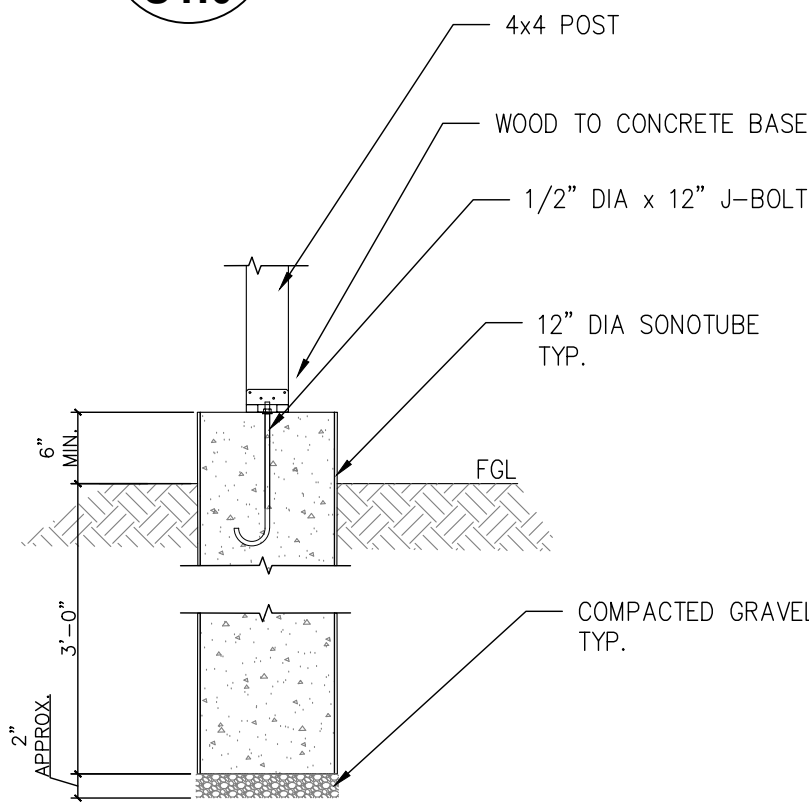
PROJECT:

Brzezinski Residence
House Addition
2864 Clifton Rd.
Columbus, OH 43221

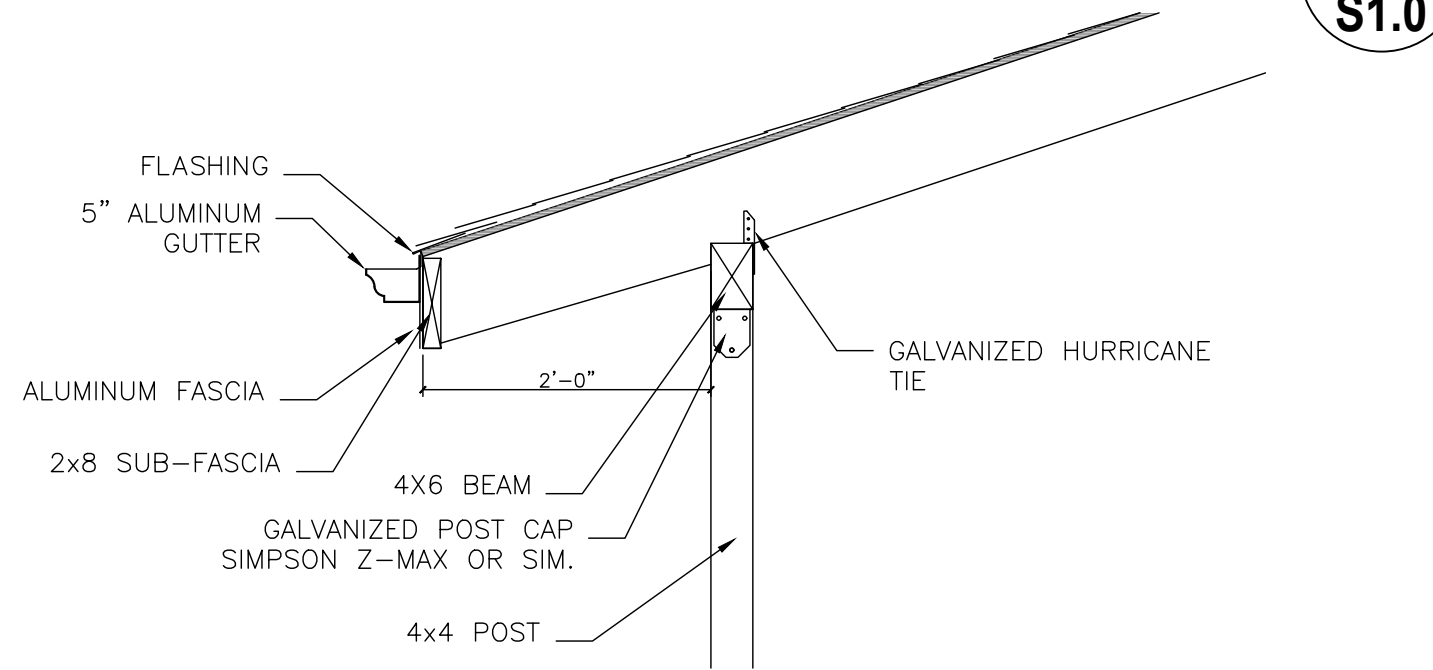
REVISION RECORD	
NO.	DATE:
DATE 06/06/2025	
JOB NUMBER N/A	
SHEET TITLE: ELEVATIONS	
SHEET NUMBER: A3.0	



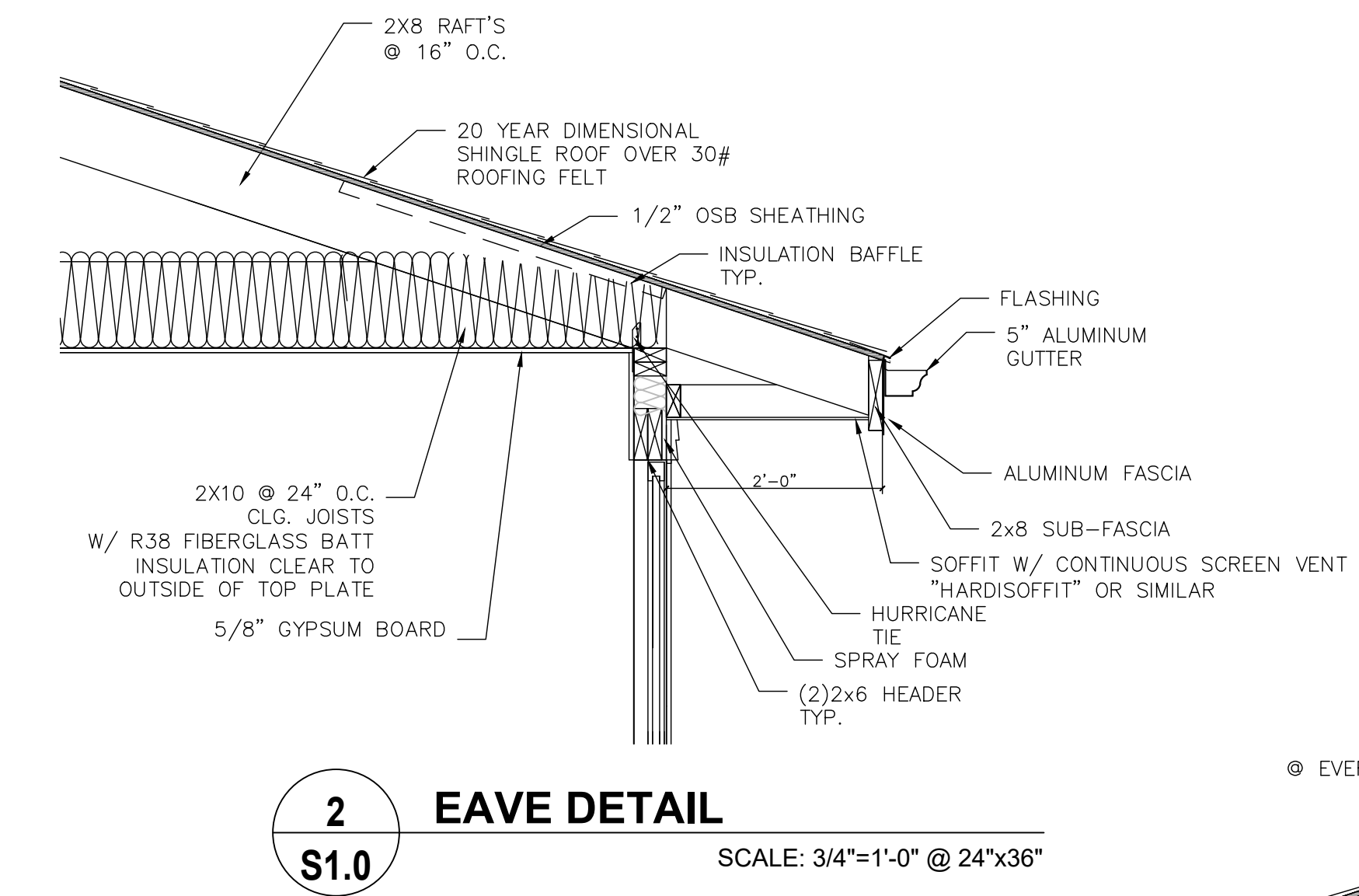
5 TYPICAL WALL FRAMING
S1.0 SCALE: 3/4"=1'-0" @ 24"x36"



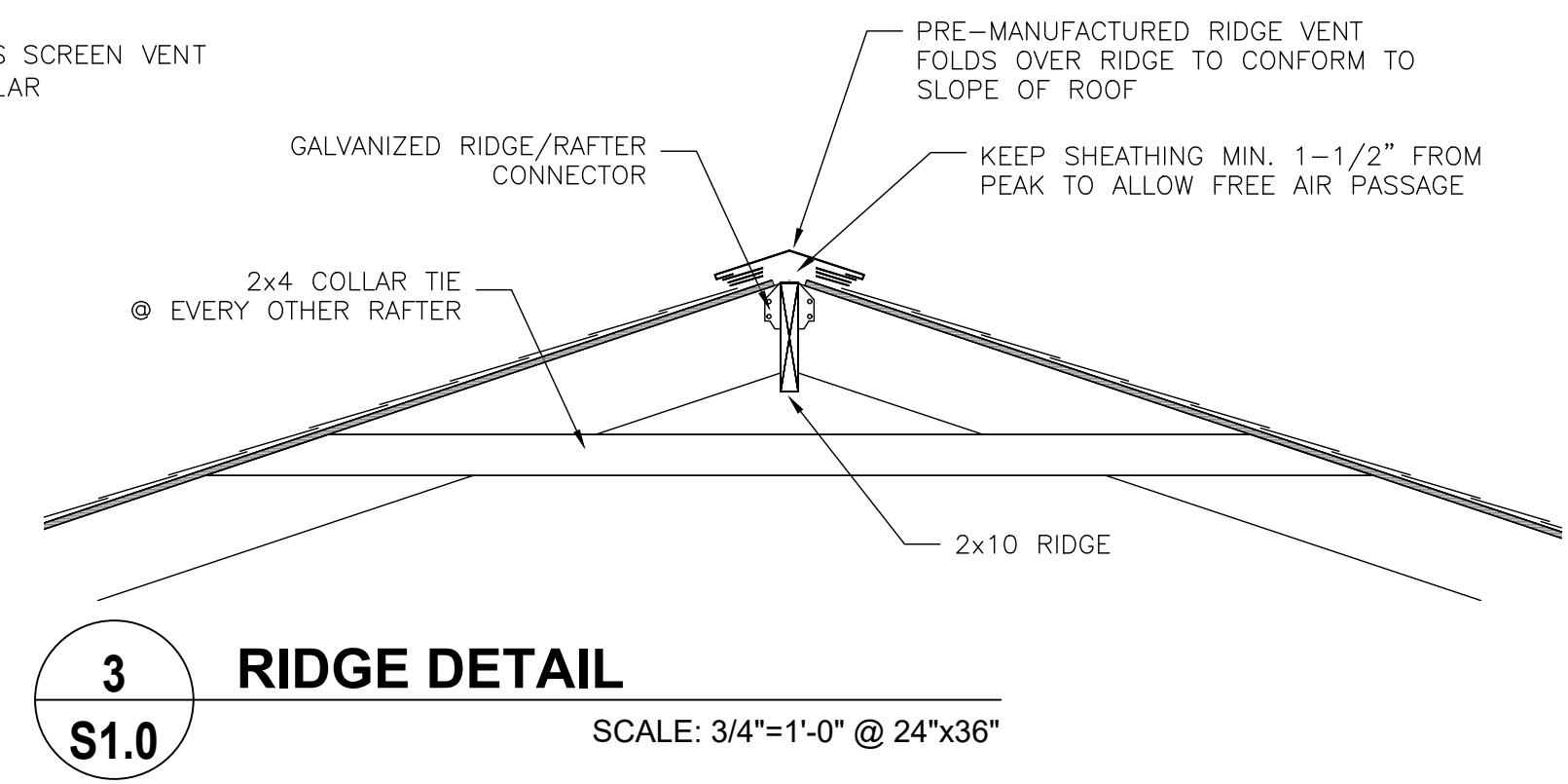
5 PORCH POST FOUNDATION DETAIL
S1.0 SCALE: 3/4"=1'-0" @ 24"x36"



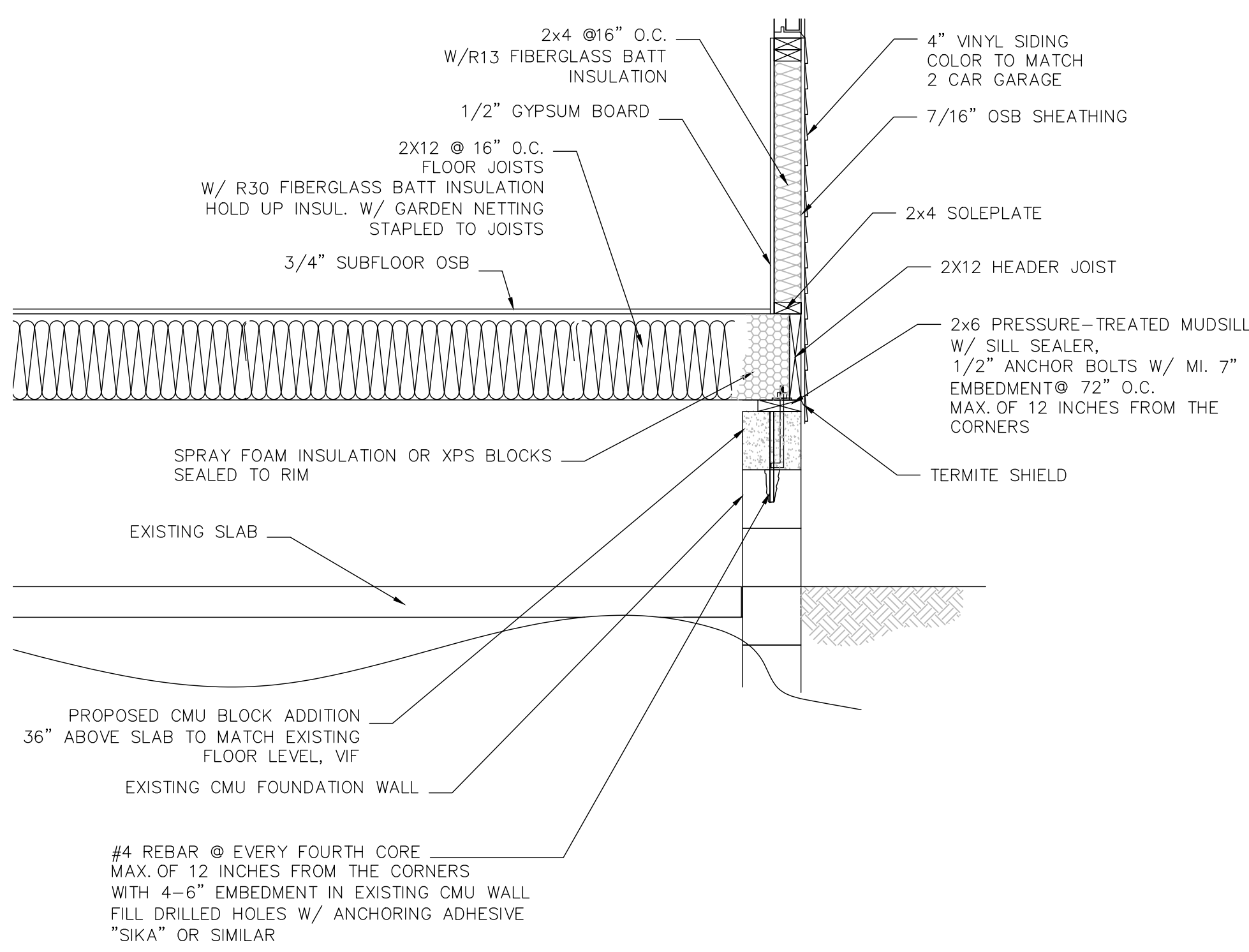
6 PORCH EAVE DETAIL
S1.0 SCALE: 3/4"=1'-0" @ 24"x36"



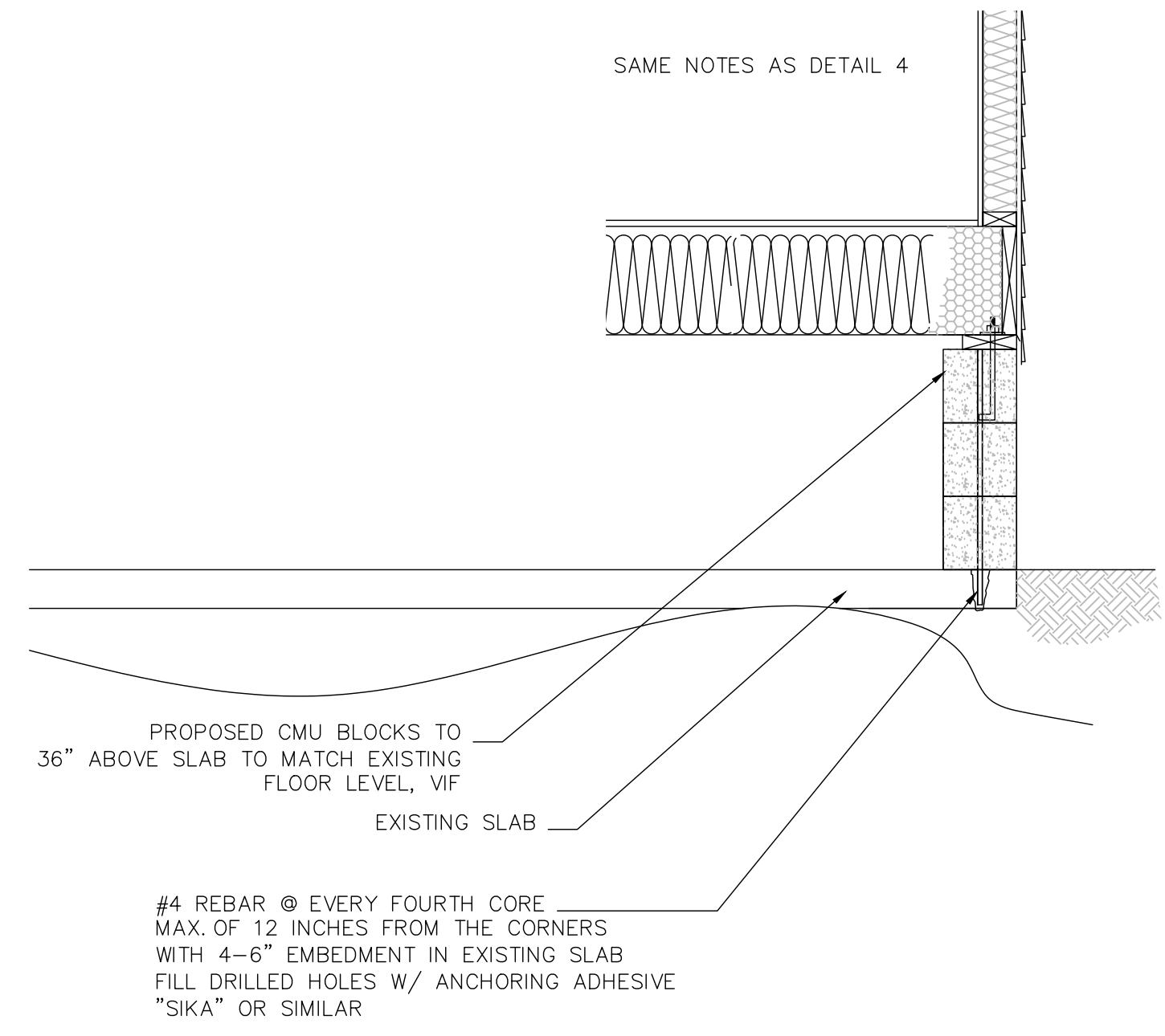
2 EAVE DETAIL
S1.0 SCALE: 3/4"=1'-0" @ 24"x36"



3 RIDGE DETAIL
S1.0 SCALE: 3/4"=1'-0" @ 24"x36"



4 FOUNDATION DETAIL
S1.0 SCALE: 3/4"=1'-0" @ 24"x36"



5 FOUNDATION DETAIL @ EXISTING GARAGE DOOR
S1.0 SCALE: 3/4"=1'-0" @ 24"x36"

PROPERTY OWNER:
ROBERT BRZEZINSKI

CONTRACTOR:
SELF

DRAWN BY:
ARCHETON
ph#: 614-556-1888
e-mail: contact@archeton-cad.com

ISSUE:
PERMIT

PROJECT:

Brzezinski Residence
House Addition
2864 Clifton Rd.
Columbus, OH 43221

REVISION RECORD	
NO.	DATE:

DATE 06/06/2025

JOB NUMBER N/A

SHEET TITLE:
ROOF FRAMING PLAN & DETAILS

SHEET NUMBER:
S1.0

Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: July 16, 2025

Subject: 2548 W. Lane Avenue (VAR-29-25) - To allow the construction of a 2,016-square foot detached garage that does not meet neighborhood compatibility requirements.

Site Description/History

The subject property, 2548 W. Lane Avenue, is located on the north side of the street, three parcels east of Leeds Road, and is zoned R-1c, One-Family Residence District. It includes 0.68 acres with 100 feet of frontage, a 100-foot building setback line and 300 feet of depth. It is similar in size to other properties along this segment of W. Lane Avenue, but twice the size of those further north. Scioto Country Club is located immediately across the street to the south. A two-story 2,400-square foot Colonial stone and siding home sits 30 feet behind the building line, in line with others along the street. A 130+ foot-long driveway on the east side of the property leads to a two-car, 900-square foot attached garage and an adjacent parking space; the driveway widens from 12 feet to 27 feet to 34 feet. The rear yard is nearly enclosed with mature trees and varying styles/heights of fencing. The applicant purchased the property in August 2012.

The applicant began exploring garage options in May 2020, and a conceptual plan was submitted for informal review by Staff in March 2024. Due to the size and scale of the proposed structure, Staff noted that a variance would be needed for neighborhood compatibility (height, size, scale/massing, etc.). Building Permit #25-368 was submitted in January 2025 and ultimately denied by Staff. The only change from the original plan was a building height reduction from 25'-9" to 23 feet. Staff met shortly after with the applicant to discuss options, and the applicant then attended the April 9, 2025 Work Session to get feedback from the Board. The Board suggested that the applicants could modify the garage to reduce the visual impact of the structure (*see minutes*). No changes have been made to the design since the Work Session. Staff has fielded at least three inquiries from the public, including concerns as to the size and scale, stormwater management, and whether the garage would have a commercial use.

Proposal

The application includes a 56' wide x 36' deep detached garage (2,016 SF), located and centered behind the two-story home. It would be 22 feet from both side property lines and 40 feet from the rear property line, within the buildable area of the property. The side and rear yards are screened with fencing and landscaping, and are to remain. A home office/gym (720 SF) is provided on the west side of the proposed garage, with the balance (1,296 SF) used for



vehicle parking and future historical vehicle storage. The proposed garage is 23 feet tall with a skewed roof dropping to 16 feet in height at the rear. It includes dark metal vertical siding. A front porch is provided for the home office, while the garage portion would have three bays - two on the front and one on the back. A stone base is provided for the front porch pillars and as a water table on the west elevation. The proposal is identical to what was previously reviewed by the Board at the April 2025 Work Session. It is roughly 200 square feet less than the footprint of the existing house and attached garage. Stormwater management and all utility connections would be reviewed as part of the Building Permit review process.

Zoning Code Requirements

1. [Article 6.09](#) of the Unified Development Ordinance (UDO) states:

- Detached garages or carports located completely within the buildable area of the lot shall not exceed the height limitations specified in Table 5-F for principal buildings. *The maximum height permitted for principal buildings here is 35 feet since the garage is inside the buildable area.*
- Detached garages or carports located outside of the buildable area of the lot shall not exceed the detached garage building cover limit specified in Table 5-F. *The proposed detached garage is located inside the buildable area so this would not apply.*
- The top plate wall height supporting all roofs for detached garages and carports outside the buildable area of the lot shall not exceed nine (9.5) feet and six inches above the parking floor elevation. *The proposed detached garage is located inside the buildable area so this would not apply.*
- Habitable space (limited to home gyms, home offices, work studios, bathrooms and finished storage areas) is permitted within a detached garage as long as all requirements of detached garages are met. Separate dwellings, sleeping places, or in-law suites are not permitted within a detached garage. *A finished studio is proposed, and is to be used as a home office and home gym. Sleeping quarters are not permitted.*

2. [Article 7.17](#) of the UDO, which applies to detached garages, states:

- The proposal shall be consistent and compatible with the noticeable and recognizable characteristics of the homes and lots on the street segment. Such characteristics include: lot width and size, architectural style and materials, heights and massing, front yard setbacks, roof pitch and shape, garage location, amount of impervious surface, and other defining features of the street segment. *Staff has determined that the proposed garage does not meet the architectural style, height, massing, and openness of the rear yard of the street segment.*
- The Policy for Neighborhood Compatibility shall be used to determine compliance.

3. The [Policy for Neighborhood Compatibility](#) states:



- Garages: The location, size and orientation of attached and detached garages should be consistent with those found along the street segment. Front-load garages should be recessed from the front face of the home. The number of garage bays facing the street shall not exceed three. *The proposed detached garage is not consistent with the location, size and orientation of those on the street segment.*
- Building footprints exceeding 2,000 square feet and/or within 10 percent of the maximum building cover limit for the zoning district shall implement massing-reducing measures, including but not limited to, detailed roof forms, projecting or recessed elements, lower roof eaves, and appropriate material changes. *While the height of the roof skews downward from 23 feet to 16 feet, that is not one of the measures listed in the Policy, nor would Staff consider it to be one.*

Alternatives

Staff has suggested the following options to help address the neighborhood compatibility requirements for height, design, and size/scale for the garage. Absent additional changes, a variance would still be needed for rear yard openness due to the location.

Height:

At the Work Session, the Board noted that the large side and rear yard setbacks, plus existing landscaping and fencing, would help soften the height of the proposed detached garage; Staff agrees. The code does permit taller detached garages in the buildable area, but it is subject to neighborhood compatibility requirements, which would push its height down. The proposed height is also at the higher end of detached garage height variances recently approved by the Board, but those were for ones with second floor finished space. The applicant noted that the height is needed for a future car lift, but Staff has approved permits for several car lifts in shorter garages. The City's third-party architect felt the proposed structure might look "utilitarian", but could work since the tallest height would face inward toward the house due to the skewed roof. Staff previously recommended to the applicant that the height could be reduced to around 22 feet at its highest without sacrificing the design and/or planned usage. While still tall, this would help reduce the scale and massing of the structure.

Design:

Staff has struggled with the design and how its proposed modern architecture does not blend or match well with the existing residence as is typical. The proposed exterior materials of dark metal siding do not complement the light gray stone and siding of the house. Existing doors and windows on the exterior home (and maybe the stone too) will be painted black to match the garage, but it is not enough to complement it under the compatibility policy. The City's third-party architect noted concerns about it not being in the same architectural family as the house, and did not believe that the complementary color schemes would overcome this. Both Staff and the City's third-party architect recommend that the garage design be adjusted to more seamlessly relate to the existing house style.

Size/Scale:

The applicant has indicated that the size and scale of the proposed detached garage are driven by the need for a large home office/gym, as they work from home and seek an



enhanced home gym space, and a large space to work on and store vehicles. Staff strongly encouraged them to look at their minimum needs for these two spaces, but no reductions have been made. Staff recommended reducing the home office/gym to 500 square feet and the garage to that of a four-car garage with storage size (1,100 square feet); for a total of 1,600 square feet, and could potentially meet the code. This is still quite sizable and significantly larger than all others in the entire community. [These numbers were taken from the City's code for home offices and what a typical four-car garage size would be.]

Rear Yard:

Staff believes that a variance for compatibility would be needed here, regardless of the changes to size/scale or design. This is due to the prominent characteristic of open rear yards along this segment of W. Lane Avenue, especially for interior lots.

Requested Action and Findings

Staff has reviewed the application and plans, visited the site, and discussed with the applicant. While it is disappointing that no changes have been made since the Work Session, Staff understands that this proposal is the applicant's desired garage. Unfortunately, due to neighborhood compatibility requirements for architectural style, height, massing, and openness of the rear yard, the proposal will require a compatibility variance. In conversations with the applicant, Staff has encouraged substantive reductions to the footprint, height, and scale of the proposed structure to avoid the need for a variance. While applicant can point to things to support a variance, such as that the garage is in the buildable area, has a 2x side yard setback, existing fencing and mature landscaping, and a sizable lot, it is still a significant departure from the compatibility ordinance and policy, as well as the character of the street segment. The application notes that there are other larger and taller detached garages in the neighborhood, but has not provided those specifics, nor do they appear to be located on this street segment. Staff has repeatedly worked with the applicant to revise the plan to meet the compatibility requirements, including from informal review by the City, before/after submission of a Building Permit, and before/after the Work Session. Feedback received by the City from those notified is also more negative than typical for those opposing a project. Because of the substantial compatibility concerns, Staff unfortunately cannot support this application.

Further, Staff notes for the Board that it does not recommend postponing this application to another Work Session due to the applicant's resistance to make changes after receiving feedback from the Board in April. However, as noted above, Staff could potentially support a variance for the rear yard openness for compatibility if the other compatibility issues are resolved (or committed to), including a height reduction, square footage reduction, and a design commitment that better relates to the house per the City's third-party architect. If the Board is inclined to grant this variance, Staff would recommend Finding #8 (spirit and intent) be considered with any motions made.

Attachments

1.	BZAP Staff Report Pics - 2548 W. Lane Avenue
2.	Variance Application - 2548 W Lane Avenue
3.	BZAP Work Session Minutes 4.9.25
4.	Schuller e-mail 07.10.25

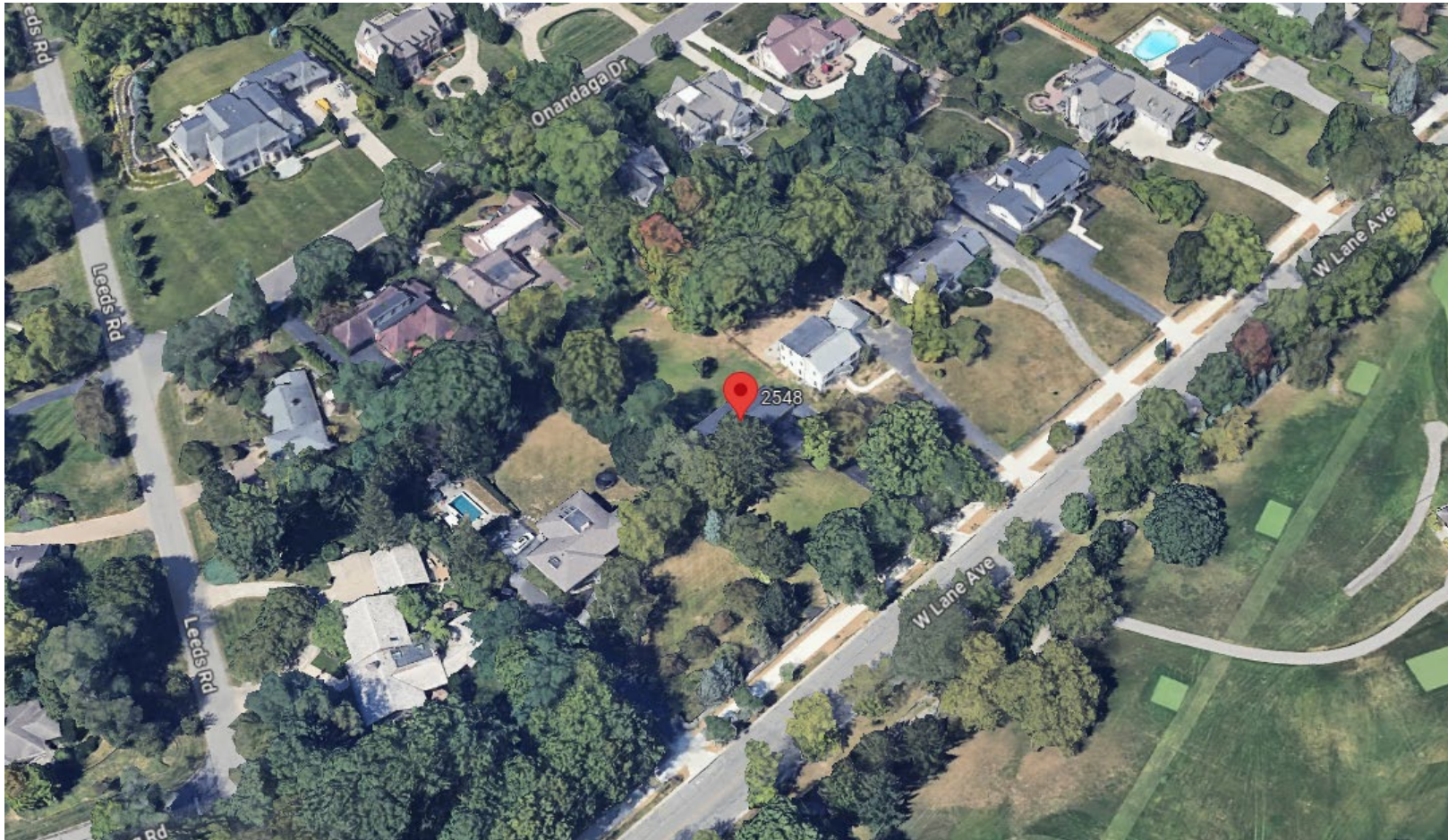


2548 W. Lane Avenue

BZAP Staff Report Pictures | Variance Application



Google Maps ® Aerial – Looking North



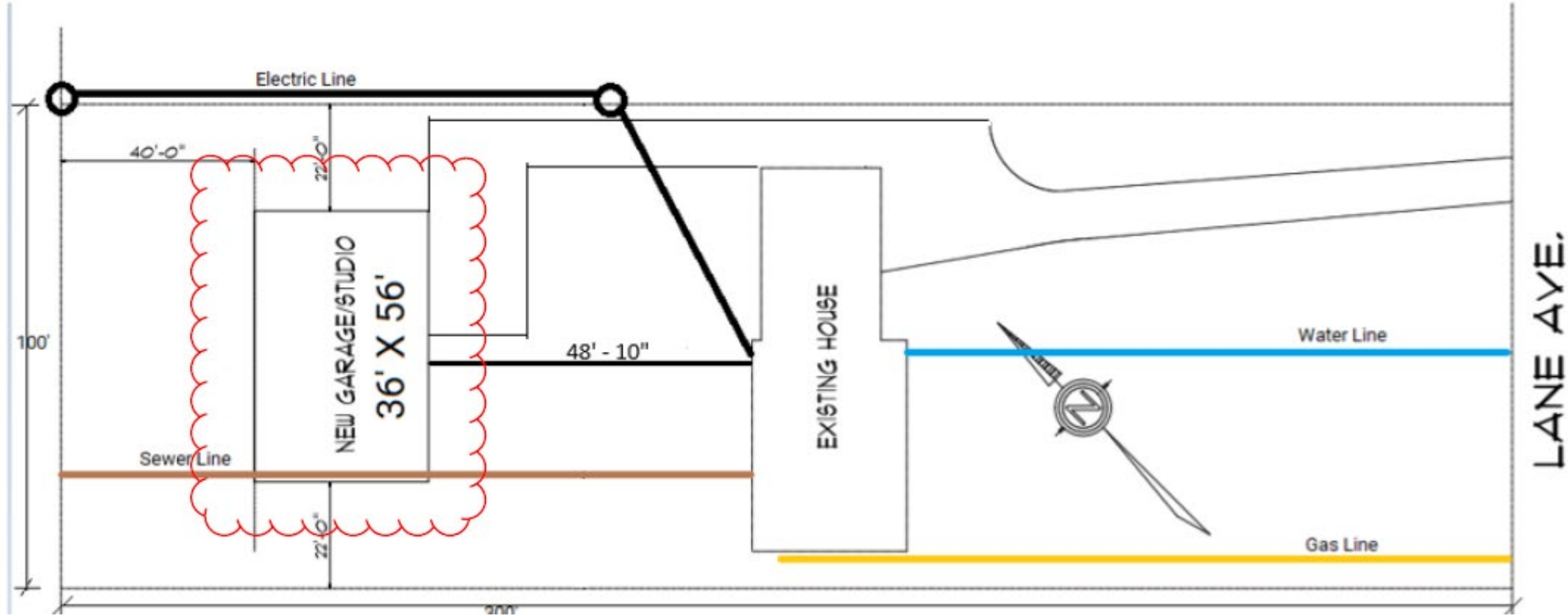
Existing Site Photos



Existing Site Photos



Proposed Site Plan



Proposed Elevation



Proposed Elevation



25-2625

Variance Application

Status: Active

Submitted On: 6/3/2025

Primary Location

2548 WEST LANE AVENUE
Columbus, OH 43221

Owner

Russell Rogers
w lane ave 2548 upper arlington, ohio
43221

Applicant

 russell rogers
 740-304-7180
 russell.t.rogers@gmail.com
 2548 w lane ave
upper arlington, oh 43221

BZAP Information

BZAP Case

VAR-29-25

Status

Pending

BZAP Determination Date

07/16/2025

Vote Tally

Primary Variance

Neighborhood Compatibility

Findings of Fact for Approval/Denial

Variance Request

To allow the construction of a 2,016-square foot detached garage that does not meet neighborhood compatibility requirements.

BZAP conditions

Variance Information

Describe Variance Request

submitted plans for detached garage. attended informal review with BZAP board, recommendation from BZAP board meeting was to file a variance for neighborhood compatibility.

What practical difficulty, special conditions and/or circumstances exist that are peculiar to the land or structure involved and which are not generally applicable to other lands or structures in the same zoning districts?

none that we know of, we have met all Upper Arlington building permit conditions listed on the City of Upper Arlington website.

Will granting the variance confer a special privilege that is denied by this regulation to other lands, structures, or buildings in the same district?

No, other structures in the neighborhood have been built that are larger and did not require a variance, this information was presented to the BZAP board during our informal review.

Will the essential character of the neighborhood area be substantially altered or will adjoining properties suffer substantial detriment as a result of the variance?

No, other properties in the neighborhood have detached garages that are larger in sq ft and height.

Have all reasonable alternatives been investigated or exhausted to find that this variance request is the minimum necessary to make reasonable use of land and structures?

yes, we have complied with all building codes provided on the City of Upper Arlington website. Following the informal meeting with the BZAP board it was recommended we file a variance for neighborhood compatibility.

Can this property yield a reasonable return or can there be any beneficial use of the property without the variance?

Filing the variance as recommended by the BZAP board. There was no specific reason provided why we should file a variance other than for neighborhood compatibility.

Acknowledgement: I or a representative will be present at the  BZAP hearing.*



Russell & Leah Rogers

2548 W Lane Ave

Upper Arlington, OH 43221

Russell.t.rogers@gmail.com

740-304-7180

6/3/2025

Dear Neighbor,

I hope this letter finds you well. I'm reaching out to inform you about an upcoming request I've submitted to the City of Upper Arlington for a zoning variance related to a proposed improvement on my property at 2548 W Lane Ave.

The project involves the construction of a detached garage, which will include:

- Space for vehicle storage
- A finished office area, including one bathroom, for personal use only

This structure has been carefully planned to align with the character of our neighborhood. Importantly, all building and permit guidelines set forth by the City of Upper Arlington have been met. The purpose of this variance request is solely to allow the Board of Zoning and Planning (BZAP) to review the project for neighborhood compatibility, as part of the city's variance process.

For your reference, I've included elevation drawings that illustrate the layout and intended use of the garage.

The BZAP meeting is scheduled for 7/16/2025, and will be open to the public. You are welcome to attend if you would like to provide input or ask questions.

If you have any questions in the meantime or would like to discuss the project further, please feel free to contact me at 740-304-7180 or Russell.t.rogers@gmail.com.

Thank you for your time and understanding. I appreciate your consideration and value being part of this great neighborhood.

Warm regards,

Russell & Leah Rogers





Revised: May 2023

Certification of Notice

Applicant Name: Russell Rogers

Location of property subject to BZAP request: 2548 w lane ave, upper arlington, ohio 43221

This application will be heard by the Board of Zoning and Planning on: 7/16/2025

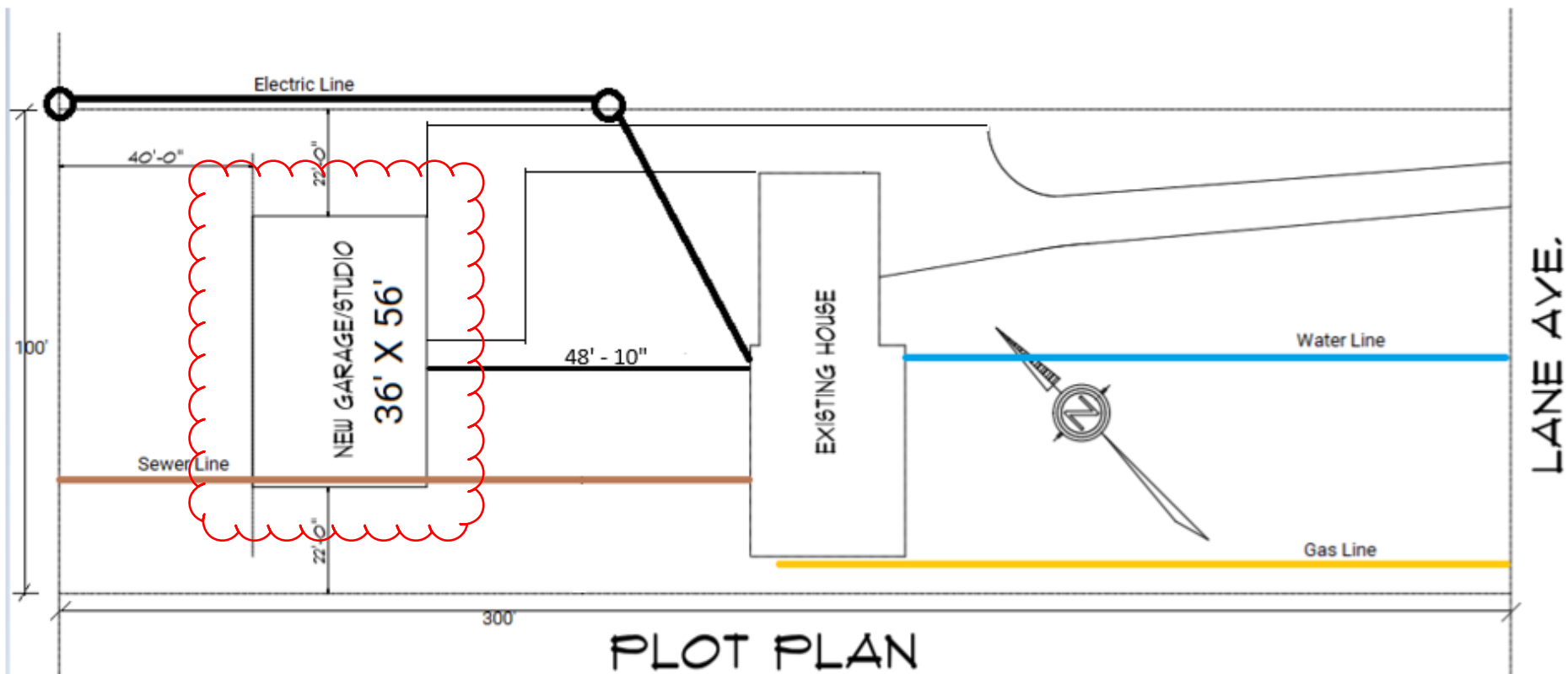
Describe activity which requires Board of Zoning and Planning review:

Review application for Variance - Neighborhood Compatibility

Board of Zoning and Planning (BZAP) meetings begin at 6 PM on Wednesdays and are held at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio, 43221. Meeting location details and additional instructions will be provided on the Agenda, which is posted on the City's website at upperarlingtonoh.portal.civicclerk.com. For further information, please contact the Planning Division at planning@uaoh.net.

Your signature below DOES NOT constitute approval or disapproval of the request. Your signature only represents that you have been properly notified of the request. You are encouraged to attend any and all meetings regarding this matter.

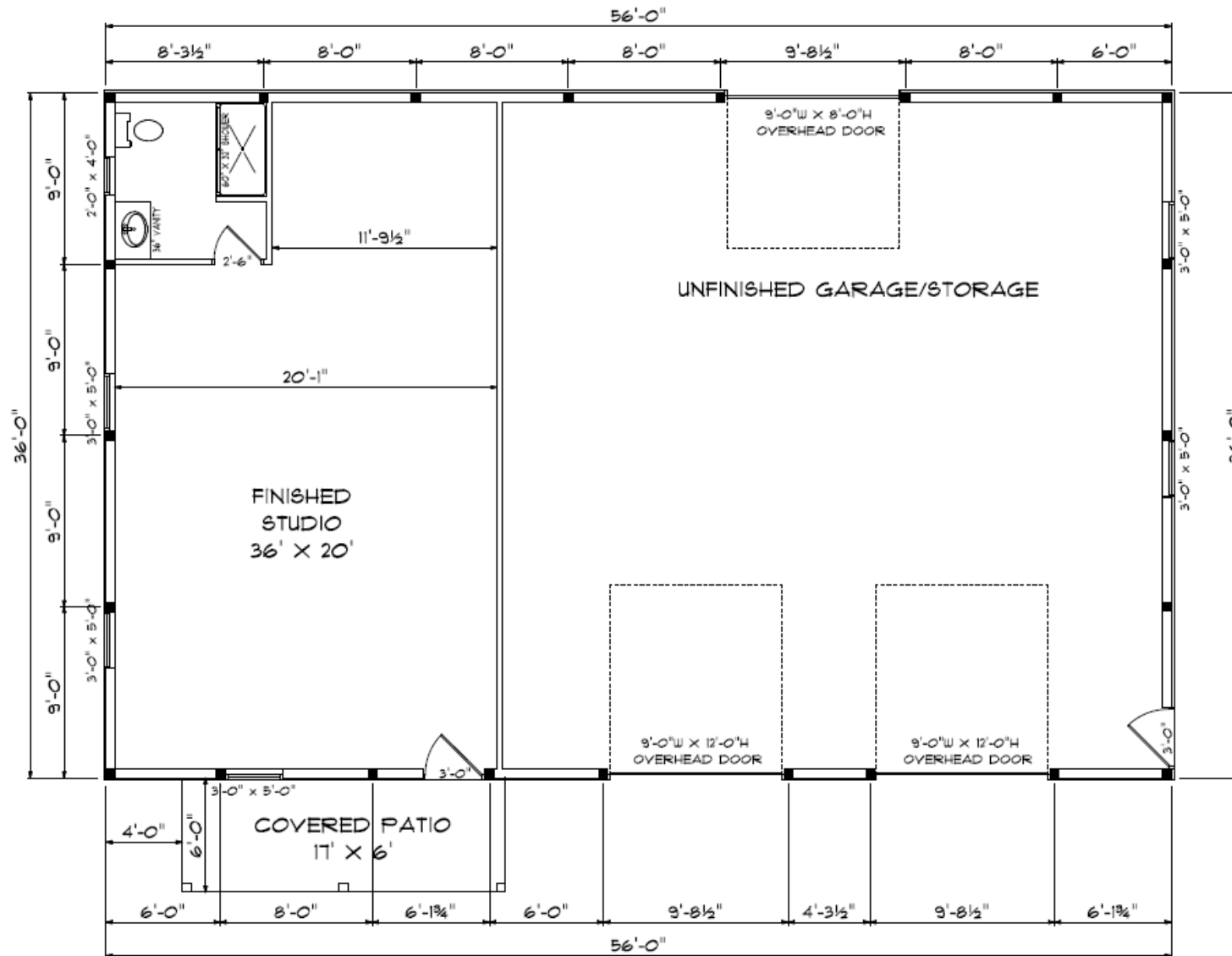
Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
2560 w Lane ave, Columbus Ohio, 43221	Nicholas & Kathleen Twining	9510 8143 8736 5177 4955 04	6/26/2025
2536 w Lane ave, Columbus Ohio, 43221	Tyler and Jessica Puhl	9510 8143 8736 5177 4955 28	6/26/2025
2589 Onandaga Dr, Columbus Ohio, 43221	Gerlach Dareth A TR	9510 8143 8736 5177 4954 81	6/26/2025
2579 Onandaga Dr, Columbus Ohio, 43221	Richard & Jacqueline Roederer	9510 8143 8736 5177 4955 42	6/26/2025
2567 Onandaga Dr, Columbus Ohio, 43221	Carole Schuller	9510 8143 8736 5177 4956 03	6/26/2025
2524 w Lane ave, Columbus Ohio, 43221	Stephen King	9510 8143 8736 5177 4955 80	6/26/2025
2555 Onandaga Dr, Columbus Ohio, 43221	Donald & Elizabeth Leathery	9510 8143 8736 5177 4955 66	6/26/2025
2196 Riverside Dr, Columbus Ohio, 43221	Scioto Country Club Inc.	9510 8143 8736 5177 4954 67	6/26/2025
Applicant Signature: Russell Rogers			Date: 6/25/2025



PLOT PLAN

RUSSELL AND LEAH ROGERS
2548 W. LANE AVE.
COLUMBUS, OH 43221

PARCEL# 070-001427



CUSTOM
ADDESIGNS
740-345-2656
Preliminary Drawing

MAIN FLOOR PLAN

720 FINISHED SQUARE FEET



2548 W Lane Ave, Upper Arlington, OH 43221 – Detached Garage Plans

Rationale Statement for Detached Garage Construction

To Whom It May Concern,

We are requesting approval to construct a detached garage on our property to better accommodate the needs of our growing household. The proposed garage will serve multiple essential functions, including:

1. **Home Office Space** – With the increasing need for dedicated workspace, this structure will provide a quiet and efficient environment for remote work and productivity.
2. **Additional Parking** – Our household currently has three licensed drivers, with a fourth soon to be driving. The extra garage space will help alleviate parking congestion and ensure vehicles are properly stored, improving safety and neighborhood aesthetics.
3. **Storage Solutions** – The garage will provide necessary storage for lawn care equipment, bicycles, tools, and other household items, reducing clutter and enhancing the functionality of our primary residence.

This structure is designed to be in harmony with the existing property and neighborhood aesthetic while addressing our family's practical needs. We appreciate your consideration of our request and are happy to provide any additional details as needed.

Sincerely,

Russell & Leah Rogers









4/9/2025

**MUNICIPAL SERVICES CENTER, 3600 TREMONT ROAD
CITY COUNCIL CHAMBERS**

Members Present: Daniel Barringer, Todd Boyer, Kevin Carpenter, Matt McGrath,
and Shannon Tolliver

Members Absent: Marianne Mitchell and Bill Westbrook

Staff Present: Senior Planner Justin Milam, Assistant City Attorney Darlene Pettit

1. Call to Order

Chair Tolliver called the meeting to order at 6:01 p.m.

A motion was made by Mr. Carpenter to excuse Ms. Mitchell and Mr. Westbrook, seconded by Mr. McGrath. The motion carried unanimously.

2. Unfinished Business

- a. 2248 Club Road (VAR-63-24) - To allow an open breezeway that connects the house with the existing detached garage, but encroaches one-foot into the 32.5-foot rear yard setback and increases building cover from 29.1 percent (per BZ-03-97) to 30.8 percent. [Postponed from November 2024 BZAP; application recently amended.]

The Assistant City Attorney administered an oath to those persons wishing to present testimony this evening, including applicants, representatives of applicants, and anyone speaking as a proponent or opponent of an application.

The board discussed a variance application for 2248 Club Road, which had been postponed from the November 2024 BZAP meeting. The revised application sought to allow an open breezeway connecting the house to an existing detached garage, encroaching 1 foot into the 32.5-foot rear yard setback and increasing building coverage from 29.1% to 29.7%.



The Senior Planner provided an update on the changes made to the application since the previous meeting. He explained that the proposal had been amended from an enclosed breezeway to an open breezeway, measuring 6 feet wide and 11 feet 6 inches deep. This change resulted in two variances being needed: a 1-foot rear yard encroachment and an increase in building coverage from 29.1% to 29.7%. The recently added shed is no longer proposed, and that permit submission will be withdrawn.

The applicant's attorney, Mr. Scott Schaeffer, KSR Law, addressed the board. He emphasized that the proposal had been reduced to the minimum necessary to address the need. Mr. Schaeffer noted that the breezeway would be built over an existing paver patio and would not affect development coverage. He also mentioned that the structure would not be visible from the street and was in keeping with the character of the neighborhood.

Ms. Sara Rau, 2238 Club Road, expressed concerns about the aesthetic impact of the structure on her property, potential changes to wind and sun patterns, and infrastructure issues related to stormwater runoff.

Board members discussed the proposal, noting that since it would be built over concrete, water runoff should not be an issue. They also confirmed that gutters would be required on the structure.

Chair Tolliver called for a motion to approve Variance VAR-63-25 to allow an open breezeway that connects the house with the existing detached garage but encroaches 1 foot into the 32.5-foot rear yard setback and increases building coverage from 29.1% to 29.7%, with findings number 3 and 4, with the following conditions: 1) that the open breezeway does not become enclosed unless approved by BZAP; 2) that the existing detached garage not be used for sleeping quarters or habitation.

Mr. Carpenter, seconded by Mr. Boyer, to approve VAR-63-25.

VOTING AYE:	Daniel Barringer, Todd Boyer, Kevin Carpenter, Matt McGrath, and Shannon Tolliver
VOTING NAY:	None
ABSENT:	Marianne Mitchell and Bill Westbrook
ABSTAIN:	None

The motion carried (5-0).



3. Informal Review

- a. 2548 W. Lane Avenue - Informal review of a proposed four-car detached garage with a home office that does not meet neighborhood compatibility requirements

Mr. Milam provided an overview of the application and code requirements, explaining that the proposed structure would be over 2,000 square feet, including a home office and unfinished garage space. The overall height had been reduced from over 25 feet to about 23.5 feet. Staff expressed concerns about the overall height, scale, and massing of the structure, as well as its size in comparison to the main house and other detached garages in the neighborhood/street segment. He noted that if the height were under 23 feet and 200-300 square feet less, a variance would probably not be needed.

The applicants, Russell and Leah Rogers, presented their plans and explained the need for the structure, including a home office space and storage for vehicles/future collector cars. They emphasized that they had socialized the plan with immediate neighbors who were supportive.

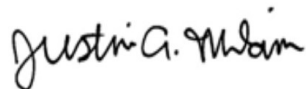
Board Members discussed various aspects of the proposal, including its architectural style, massing, and compatibility with the neighborhood. They suggested potential modifications to reduce the visual impact of the structure, such as adjusting the roofline, adding architectural elements, or incorporating vegetation to break up the massing.

The board advised the applicants that they would need to apply for a variance for neighborhood compatibility unless the height and size were reduced per Staff's recommendations. They encouraged the applicants to work with their designers to address the board's feedback and potentially reduce the size or adjust the design of the structure before submitting a formal application.

4. Adjournment

A motion was made by Mr. Carpenter to adjourn, seconded by Mr. Boyer. The meeting was adjourned at 6:55 p.m.

ATTEST:



CHAIR:



City of Upper Arlington

Fw: Proposed New Building at 2548 Lane Avenue

From Schuller, David E [REDACTED]
Date Thu 07/10/2025 12:59 PM
To Planning-Web <City.Planning@uaoh.net>
Cc Carole Schuller [REDACTED]

To UA Board of Zoning and Planning,

I am a home owner (2567 Onandaga Drive) in the immediate vicinity of the proposed large building in the backyard of Russell and Leah Rogers at 2548 Lane Avenue. I have communicated my concerns about this proposed project to Mr. Rogers and they are listed in the attached email. I regret that I cannot attend the meeting, but have out of town guests that day that precludes my attendance.

Suffice it say that I have major concerns about this project based primarily on its large size that is unequivocally not compatible with our neighborhood to achieve the goal of creating a convenience for the owner and not fulfilling a necessity based on family dynamics. I regret being a "disruptive neighbor," but am strongly opposed to this project.

Thank you,

David Schuller
2567 Onandaga Drive
43221
[REDACTED]

From: Schuller, David E [REDACTED]
Sent: Thursday, July 10, 2025 12:46 PM
To: Russell Rogers <[REDACTED]>
Cc: Carole Schuller <[REDACTED]>
Subject: Re: Proposed New Building

Good morning, Russell,

Thank you for your comprehensive response. It is reassuring that this proposed project will not result in the removal of any of the mature trees that are important to the

character of our neighborhood in this section of UA. However, I continue to have concerns about this project for the following reasons.

It is difficult for me to understand **how this large building in your backyard is compatible with our neighborhood**. I am not aware of any such large buildings in any of the backyards in this area of UA. You state that the UA compatibility audit which you cite identified such buildings in other parts of UA. I really do not understand how such a building in Canterbury that you mentioned defines this project as being one that is neighborhood compatible. Those are two distinctly different areas of the city. It is one thing to seek permission for a small building to enhance pool activities or garden equipment storage. But, your large building is way out of proportion to something which supplements a residence but is rather a distinct and noticeable structure that will negatively impact the quality of our neighborhood. I just do not understand how anyone could consider this proposed structure as one that is compatible with this section of UA.

I want to be fair in my reaction and that is why I asked the question about whether this proposed structure in your opinion is something that has become a **necessity or is it a convenience**. I certainly would have no objection if this building is intended to house medical equipment or whatever is necessary to your family because of health challenges, such as disabilities or some form of chronic condition. Your response characterizes this **proposed building** as a **convenience**. Are there not some other options for your consideration to provide for a convenience? I do not have any knowledge of what is planned for the building, but its large size infers that maybe you are planning some storage place for cars, motorcycles, Winnebago, etc. If that is the case, can you not rent or acquire a building nearby to meet the space demands of this convenience? Our nextdoor neighbor across the street from us on Onandaga Drive, I believe, has a large car collection, but opted to keep many of those cars in another facility rather than planning to provide space on Onandaga Drive when he designed and built his home. **So, is it worth it to go forward with this project that is likely to compromise the overall quality of our neighborhood and compromise the property values for something that is convenient but not necessary?**

If this project is approved, I am concerned that it will set a **precedent for our neighborhood** in terms of what others might be motivated to do on their properties knowing that this large building was approved. Will this set a precedent that will put pressure on the BZAP and the City Council to approve a neighborhood resident in the future who wants to build something to store drones or whatever he/she is collecting?

As I mentioned in my original email to you, I am also concerned about the dramatic increase in impermeable materials to your backyard which will undoubtedly **impact water dynamics on your property and those of us in your immediate area**. The large building and the dramatically enlarged driveway create a substantial reduction in rainfall

absorption by the ground which is now covered and divert water according to the gradient of our land in this neighborhood which is directed toward the Scioto River. You mentioned that rainfall drainage will be governed by city codes, but **our personal experience** does not provide comfort that water diversion will not occur to the detriment of our property and those immediately behind you. The construction of the home immediately east of our home on Onandaga Drive created water drainage challenges that have resulted in us spending thousands of dollars to mitigate the potential damage created by altered ground absorption. I am not convinced that you or anyone can assure me that this proposed building and driveway are not going to create rainfall problems that could be damaging to our property.

I do not like playing the role of being a "disruptive neighbor" and an irritant to you and your family to your proposed project. I apologize for challenging your proposal. I would not be doing this if I did not strongly believe in what I have stated. I have become more familiar with the UA Master Plan and the Unified Development Ordinance in an effort to be better informed before communicating with you. The Master Plan has been developed with the intent of "preserving the community's character and quality of life." **It is difficult for me to reconcile that this proposed large building in the backyard of this part of UA is not going to support the goals of the UA Master Plan.**

FYI, I intend to send this email to the BZAP for their review prior to the 7/16 meeting. I just want you to know that I have serious concerns as I will not be able to attend the meeting, but want to be transparent with you that I will be sending my reactions to the

Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: July 16, 2025

Subject: 1336 Ridgeview Road (CU-01-25) - Review of a conditional use and variances that would allow Columbia Gas of Ohio to construct a new utility station.

Site Description/History

The subject property, 1336 Ridgeview Road, is located on the north side of the street, just west of North Star Road and at the northern terminus of Montcalm Road. The 0.64-acre property is zoned R-1b, One-Family Residence District, and has 115 feet of frontage with 240 feet of depth, larger than most other nearby properties. Because of its configuration on the block, the property has six contiguous properties. The property itself is unplatted, with the Bower Estates subdivision located to the west and the Shields Place subdivision to the east. A one-story, 2,093-square foot home sits 115 feet from the right-of-way line; it is accessed via a driveway on the west side of the property that leads to a detached garage. The house and garage areas are enclosed with six-foot tall wood privacy fencing and mature landscaping. The applicant purchased the property in January 2025.

The proposed utility station is part of the Columbia Gas West-Central NCHP Pinepine Project. As background, the high-pressure pipeline update project was approved as an accelerated application earlier this year by the Ohio Power Siting Board (OPSB) of the Public Utilities Commission of Ohio (PUCO). According to Columbia Gas, the project is driven by the U.S. Department of Transportation's (DOT) Pipeline and Hazardous Materials Safety Administration's (PHMSA) MEGA Rule, which requires safety upgrades to public utilities before 2035, with 50 percent of the upgrades required to be completed by July 2028. The utility work for the pipeline replacement has commenced on various City streets and near the periphery of the City's borders.

Columbia Gas introduced the proposed utility station to the Board at the July 2, 2025 Work Session (see attached draft minutes). Signage has been placed on the property to advertise the public meetings; a QR code directs viewers to the City's project website. Proper notification of property owners within 300 feet (for conditional use) and 100 feet (for variances) occurred per code. Previously, Columbia Gas had provided an overview of the proposed project to City Council on January 27, 2025, conducted five public "office hours," and held several public forums.

An existing utility station on Brandon Road will be replaced and is scheduled to come before



the Board next month. Staff is not aware of any additional proposed Columbia Gas utility stations in the community at this time.

Proposal

Station

The type of utility station proposed here is an Area Gas Regulator Station, which reduces pressure from transmission lines for distribution to residential and commercial customers. There are more than 800 of these stations in Central Ohio and 17 stations in the community in varying designs. These new stations include pressure reduction valves, enhanced pressure monitoring, improved metering, automatic shutoff valves, and emergency relief components. The interior station design has been greatly modified from typical stations in order to meet City standards.

Site Plan

The proposal includes the removal of the existing driveway, single-family home, and detached garage, with planned demolition in Fall 2025. A new driveway would be placed on the east side of the property and lead to a new utility station and secondary building; a parking space is provided in front of the building, behind the building setback line. The utility station is roughly 60 feet wide and 85 feet deep, totaling 5,100 square feet. It would be located 92'-5" from the City right-of-way, 24 feet closer to the road than the existing home. The proposed secondary building is a 24-foot wide and 42-foot deep secondary building, totaling 1,008 square feet. Also proposed on-site is a small storage building, and generators and other equipment to be located within an enclosed area. For security, the area includes eight-foot tall metal fencing with pointed finials atop them- they would be curved toward the building. The entire rear yard area will be enclosed with six-foot tall wood (or composite) privacy fencing, coordinated with adjacent property owners to either leave existing segments or add segments to complete the enclosure.

Design

The principal building is best characterized as a Neo-Classical design, with a thin-brick exterior, metal roof, front porch, and two gables facing the street. Its large footprint is offset by intersecting gables toward the front end of the house. The building is 25 feet tall, below code requirements and shorter than many nearby houses. After reviewing different versions, the City's third-party architect has determined that the proposal is acceptable for compliance with the City's neighborhood compatibility standards. The secondary building also includes a brick exterior with a metal roof, and is 17 feet tall. At the July 2, 2025 Work Session, the Board's input included suggesting that the design incorporate a more patterned brick, rather than the thin-brick in sheet sets, and additional design enhancements for the chimney screen. No information has been provided about the proposed small storage building.

Landscaping

The submitted landscape plan includes a mixture of deciduous and evergreen trees around the site (22), plus perennials and smaller shrubs. [*Code requires a total of 28 based on the lot's perimeter length.*] The west and east sides of the station's area will be surrounded by holly shrubs and hydrangeas, along with three new Ginkgo trees on each side. Along the rear of the interior fence are 10 new "Green Giant" Arborvitae, installed at a six-foot height. The



rear yard will have three Horsechestnut trees and two Red Maples. One Red Maple is proposed in a landscaped area halfway between the sidewalk and the parking space in front of the station. Minor changes to the plan are needed, including the coordination of species location atop underground infrastructure. *Per the Applicant, additional trees may be installed off-site to create additional privacy for adjacent neighbors or more shade along the street.*

Outdoor Lighting

An outdoor lighting plan was submitted and shows compliance with the City's Dark Sky nighttime lighting standards in Article 6.08. The plan includes building-mounted fixtures, similar to those of a single-family residence.

Utilities

The proposed utility station has adequate access to all infrastructure, utilizing and enhancing existing conditions. Existing overhead electric lines will remain and will tie into the building on the east side. Existing natural gas, water, and sanitary sewer service lines will remain. Stormwater will be collected in gutters and downspouts, and directed underground toward the street, similar to that of a new single-family residence. *[NPDES requirements for water quality and quantity are not needed because site disturbance is less than an acre.]* A total of four new natural gas pipes in varying sizes will connect the utility station to replacement high-pressure transmission lines. All utility work has been coordinated with the City Engineer.

Safety

The sites are designed by a third-party (Campos) with input from Columbia Gas, and per the PIPES Act of 2020 from PHMSA. Columbia Gas is required to complete an assessment to ensure all materials are suitable for the Integrity Management Plan as required by the PHMSA, and building/design/construction/inspection must follow 49+ Code of Federal Regulation standards, plus DOT requirements. Inspectors must be on-site during construction, and an independent third-party will be inspecting as well. This is in addition to the City's Building Permit review and inspection processes, plus review and inspections for all trades (electrical, gas line, HVAC, stormwater, etc.). Columbia Gas employees will check the site once or twice per month; PUCO will audit and inspect the site once per year.

Noise

The City's utility station ordinance requires equipment to be stored inside an enclosed building when practicable. The application notes a 40-50dB rating during peak operating times. No constant hums, vibrations, or sounds are anticipated (or can occur). Testing cycles for equipment (like generators) are to occur at noon on Wednesdays per code.

Emissions/Odor

No off-gassing is proposed for the utility station. Emissions will be on par with those of a typical single-family residence.

Traffic/City Projects

While the Board is only authorized to review the application for the conditional use, Staff would note that the applicant and City have been working together to align capital improvement projects to avoid potential conflicts. This includes work on Northwest Boulevard, Chester



Road, and W. Lane Avenue. Columbia Gas will fund any restoration work as required by City code, plus inspection costs. The work by Columbia Gas within City right-of-way is a like-for-like replacement of existing 20-inch high-pressure lines. All traffic management plans must be approved by the City Engineer, with no work occurring near Upper Arlington High School during the school year.

Zoning Code Requirements

Ord. 11-2024 updated the UDO as to utility stations (like the subject proposal) and utility structures (like cable boxes/utility pedestals). For utility stations, the revisions sought to protect public health, safety, welfare, and property values, and required that these stations look like a single-family home if they were to be placed in a residential district.

1. Article [4.05](#) and [5.02](#) of the UDO require a conditional use for utility stations in R-1 zoning districts:

- Conditional uses are those uses that because of special requirements or characteristics, may be allowed in a particular zoning district only after BZAP review and approval, including the addition of conditions as necessary to make the use compatible with other uses permitted in the same district zone or vicinity. A conditional use shall be allowed in a zoning district after permission is granted by BZAP in accordance with the provisions of the UDO.
- A conditional use certificate shall authorize a particular conditional use on a specific parcel for which it was approved. The conditional use certificate is non-assignable and shall expire six (6) months from the date of enactment, unless prior to that date the applicant commences actual construction or business.
- The following standards shall be considered in the review of conditional use applications. Staff has offered commentary in italics below:

(a) The conditional use is a permitted conditional use in the district for which it is proposed; *Utility stations are identified as a Conditional Use in R-1 Districts.*

(b) The conditional use will be in accordance with the general objectives, or with any specific objective, of the City's Master Plan or this UDO; *The Master Plan identifies several objectives that directly relate to this conditional use. Among them are: preserving residential neighborhoods, placing new utilities underground, utilizing new technology to provide utility services, maintaining and replacing City facilities, and maintaining a high delivery of City services. While the transmission and service lines are privately-owned, they are located within the City right-of-way.*

(c) The conditional use will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area; *Per code, the proposed utility station will be designed to look like a single-family residence. The design has been approved by the City's third-party architect and will not change the character of the area. The goal of the ordinance is to make the station fit into the area so that the utility station seamlessly blends with the nearby residential properties.*

(d) The conditional use will not be hazardous or reasonably disturbing to existing or future neighboring uses; *The applicant has indicated that the proposed utility station does not*



produce noise, traffic, and/or odor beyond what would be expected in a residential zone. The property's grounds must be properly maintained per code.

(e) The conditional use will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to adequately provide any such services; *The conditional use will be adequately served by all essential public facilities and services.*

(f) The conditional use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community; *No additional public costs are a result of this conditional use, as plans have been coordinated with the City's Public Service Department and Engineering Division. Staff is unaware of any evidence pointing to detrimental impacts on the economic welfare of the community as a result of the installation of utility stations.*

(g) The conditional use will not involve uses, activities, processes, materials, equipment and conditions or operations that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors; *The conditional use will create less traffic than a typical single-family residence, and a comparable amount of noise. The utility station will not generate or produce any smoke, fumes, glare, or odors. No off-gasing of natural gas is proposed. Should any of these occur for any reason, they must be addressed immediately and adequately by Columbia Gas.*

(h) The conditional use will have vehicular approaches to the property, which shall be designed so as not to interfere with traffic on surrounding public thoroughfares; *Access to the site for the utility station has been approved by the City Engineer.*

(i) The conditional use will not result in the destruction, loss or damage of a natural, scenic, or historic feature of major importance. *No natural, scenic, or historic feature of major importance will be harmed as a result of the utility station.*

Summary: Staff believes that all conditional use requirements have been met based on information provided by the applicant. Concerns about traffic, noise, odor, amount of activity on-site, and building design have all been addressed. The code permits utility stations in residential zoning districts once all standards have been met.

2. Article [6.10](#) of the UDO requires a conditional use permit for any new or replacement utility station (additional standards):

- i. Utility stations shall be located within the buildable area of the property and meet all applicable performance standards. No utility station shall be located in an RCD, Residential Community Development, zoning district. *The proposed utility station meets traditional building setbacks and coverage limits for the zoning district. The proposal does not meet the City's side yard longwall setback, which applies for buildings deeper than 40 feet (variance required); the utility station encroaches up to 7'-6" into the setback.*
- ii. As practicable, all pipes, valves and related equipment shall be located inside fully enclosed, sound-limiting buildings, with closed windows and double-door entrances. Such buildings shall be designed to meet the City's [Residential Design Standards](#) in [Article 7.17](#), which includes an architectural style in terms of height, scale, massing and exterior building materials that shall be consistent with the street segment. This shall



include a pitched roof and at least 50 percent of the exterior building material shall be brick and/or stone. *The design has been approved by the City's third-party architect and is compliant with City standards. The applicant worked with an architectural/engineering firm to re-design their standard station to fit within the City's parameters.*

- iii. There shall be no more than three buildings per property: a larger primary building, a smaller secondary building, and an accessory building. Each building has a height limit: 25'-6" for the primary, 15 feet for the secondary and 10 feet for the accessory. *The primary building is 25 feet tall, the secondary building is 17 feet tall (varianec required), and the accessory building's height is unknown but must meet code requirements.*
- iv. A landscape plan shall be submitted, which includes six-foot tall privacy fencing (or wall) along the side and rear property lines, not in the front yard, and a mixture of deciduous and evergreen trees. A minimum of one tree for each 25 feet of property line length shall be installed on-site. Any mature trees marked as good condition by the City Forester should be preserved. *The submitted landscape plan is still under review by the City Forester. A total of 22 trees are provided, where 28 trees are required. The applicant has indicated they will work to meet all these requirements and will work with the neighboring properties to coordinate the required trees and fencing.*
- v. The property shall be restored to grass if the utility station is abandoned for more than two years. *The applicant is aware of this requirement, but has indicated that this station is unlikely to be abandoned.*

Summary: Variances are needed for a 7'-6" encroachment into the side yard longwall setback and a two-foot increase in the building height of the secondary building, from 15 feet to 17 feet. The design has been approved by the City's third-party architect, and the landscape plan is mostly in line with City requirements.

3. Article [4.09](#) of the UDO outlines the standards of approval for variances. Staff has determined that three variances would be required: for the location of the station not entirely in the buildable area, for the fence with pointed finials and for the secondary building height:

- A variance may be granted allowing deviations from the height, mass, setback, parking, or other dimensional requirements established by the zoning and subdivision provisions of the UDO where practical difficulties unique to the property in question prevent full compliance with such provisions.
- Variances shall expire two (2) years from the date of enactment, unless prior thereto the applicant is issued a building permit in accordance with the granted variance and construction commences within six months of the permit issuance. There shall be no modification of variances except by further consideration of BZAP.
- The following factors shall be considered and weighed by BZAP in determining practical difficulty or hardship:

(1) Whether special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other lands or structures in the



same zoning districts. Examples of such special conditions or circumstances are: exceptional irregularity, narrowness, shallowness, or steepness of the lot, or adjacency to nonconforming and inharmonious uses, structures, or conditions; *No special conditions or circumstances of the property are present.*

(2) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance; *It is Staff's understanding that the the plans have been adjusted as much as possible for Columbia Gas to meet their requirements. They have indicated that the primary building's footprint cannot be adjusted any further to eliminate the side yard longwall setback due to the station's requirements, that the pointed fence finials are an internal safety standard, and that the secondary building height cannot be reduced any further while still accommodating the required equipment. .*

(3) Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of the land or structures; *The applicant has indicated that the three requested variances are the minimum necessary for the project. No more can be done to eliminate or reduce the requested variances.*

(4) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance; *The proposed utility station looks like a single-family home, but will have additional screening than a typical home.*

(5) Whether the variance would adversely affect the delivery of governmental services such as water, sewer, and trash pickup; *There are no impacts to governmental services.*

(6) Whether special conditions or circumstances exist as a result of actions of the current or a previous owner; *See Staff's response to Finding #2, which will also apply to Finding #6.*

(7) Whether the property owner's predicament feasibly can be resolved through some method other than a variance; *See Staff's response to Finding #2, which will also apply to Finding #7.*

(8) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance; and/or *See Staff's response to Finding #2, which will also apply to Finding #8.*

(9) Whether the granting of the variance requested will confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district. *The Board has previously granted variances to the side yard longwall setback, using fencing, landscaping, and building design to offset the impacts of a deep building. The pointed fence finials are a security measure required by Columbia Gas. The secondary building height matches that of a detached garage and is 14 feet from the side property line.*

Summary: The applicant has indicated that the main building's footprint and the height of the secondary building are proposed at the minimum necessary to accommodate the required equipment. The proposed pointed fence finials are an internal security requirement and are curved to address safety concerns.

At the time this Staff Report was issued, the applicant had not yet responded to each of the conditional use and variance standards.

Alternatives

While the City and the OPSB received questions as to the selected location in a residential zone, Columbia Gas has indicated that the requirements of the natural gas regulator stations limit where they can be proposed due to the amount of land and proximity to existing



transmission lines. The applicant indicated that it was unable to find an acceptable available location within the City of Columbus or on land owned by The Ohio State University. Columbia Gas identified the subject property as meeting their requirements and reached an agreement for the purchase of the property. Further, it does not appear that the federal rule requirements necessitating this project will be changed.

Regarding the requested variances, Staff is supportive of all three, as the applicant has worked on the design to reach the minimum variance requirement to accommodate their required equipment, and it does not appear that there are alternatives available that satisfy the applicant's safety concerns.

Requested Action and Findings

Staff has reviewed the application and plans and met with the applicant to adjust the design of the proposal. Staff has also met and discussed the proposal with contiguous property owners and concerned residents over the past several months. Natural gas is a utility, and utility stations are necessary infrastructure to distribute energy throughout the community and region. The code permits these stations in residential areas in the community when certain and heightened strict standards are met. The applicant has worked to adjust its design proposal to ensure that the property appears as compatible with a single-family home as possible, and to incorporate changes from the community's suggestions. Staff believes that these strict standards and safety standards are being met, subject to approval of the three variances, and resolution of the below outstanding issues/conditions:

1. That the final design of the brick pattern and chimney exterior of the primary building is approved by the City's third-party architect;
2. That the third building meets all code requirements for design and height;
3. That all testing cycles occur at noon on Wednesdays. No constant hums/vibrations, odors, or off-gassing are permitted;
4. That the landscape plan be approved by the City Forester and include the installation of an additional six trees, which could be installed on-site or strategically off-site. Special attention will be needed for locations near underground infrastructure; and
5. That the replacement/retention of the existing perimeter fence is coordinated with adjacent property owners.

Attachments

1.	BZAP Staff Report Pics - Columbia Gas Ridgeview
2.	UA Prelim Comments - Columbia Gas Ridgeview - 06.27.25
3.	Conditional Use Application 25-2936
4.	1336 Ridgeview Rd Certificate of Notice Form_signed
5.	Ridgeview Renderings 06.18.25
6.	NCHP Ridgeview Station Combined IFB Package_6-18-25
7.	Exhibit A - Columbia Gas, Upper Arlington City Council



Columbia Gas of Ohio Ridgeview Station

BZAP Staff Report Pictures | Conditional Use and Variances



Google Maps ® Aerial – Looking North



Existing Conditions



Existing Conditions



Utility Station Ordinance (Conditional Use)

(n) *Criteria for Utility Stations in addition to Conditional Use requirements:*

- i. As practicable, all pipes, valves and related equipment shall be located inside fully enclosed, sound-limiting buildings, with closed windows and double-door entrances. Such buildings shall be designed to meet the City's Residential Design Standards in Article [7.17](#), which includes an architectural style in terms of height, scale, massing and exterior building materials that shall be consistent with the street segment. This shall include a pitched roof and at least 50 percent of the exterior building material shall be brick and/or stone.
- ii. There shall be no more than three buildings per property: a larger primary building, a smaller secondary building, and an accessory building. Each building has a height limit: 25'-6" for the primary, 15 feet for the secondary and 10 feet for the accessory.
- iii. A landscape plan shall be submitted, which includes six-foot tall privacy fencing (or wall) along the side and rear property lines, not in the front yard, and a mixture of deciduous and evergreen trees. A minimum of one tree for each 25 feet of property line length shall be installed on-site. Any mature trees marked as good condition by the City Forester should be preserved.
- iv. The property shall be restored to grass if the utility station is abandoned for more than two years.



Conditional Use Standards

(F) *Conditional use:* Conditional uses are those uses that because of special requirements or characteristics, may be allowed in a particular zoning district only after review by BZAP and granting of conditional use approval imposing such conditions as necessary to make the use compatible with other uses permitted in the same district zone or vicinity. A conditional use shall be allowed in a zoning district after permission is granted by BZAP in accordance with the provisions of the UDO. Development standards for each conditional use are described in [Section 6.10](#).

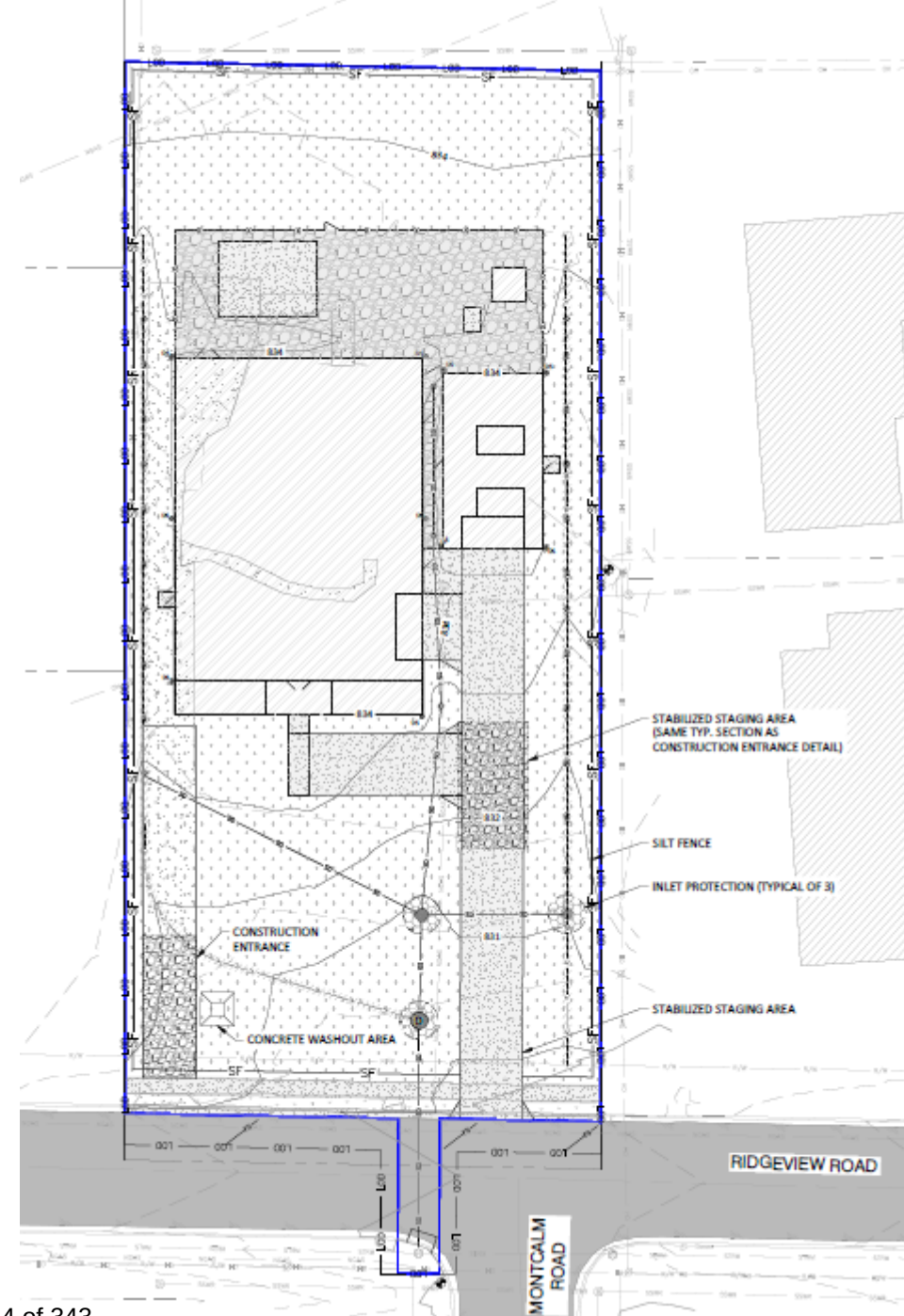
(1) *Standards for approval:* The following standards shall be considered in the review of conditional use applications:

- (a) The conditional use is a permitted conditional use in the district for which it is proposed;
- (b) The conditional use will be in accordance with the general objectives, or with any specific objective, of the City's Master Plan or this UDO;
- (c) The conditional use will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;
- (d) The conditional use will not be hazardous or reasonably disturbing to existing or future neighboring uses;
- (e) The conditional use will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to adequately provide any such services;
- (f) The conditional use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;
- (g) The conditional use will not involve uses, activities, processes, materials, equipment and conditions or operations that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors;
- (h) The conditional use will have vehicular approaches to the property, which shall be designed so as not to interfere with traffic on surrounding public thoroughfares; and
- (i) The conditional use will not result in the destruction, loss or damage of a natural, scenic, or historic feature of major importance.



Proposed Site Plan

- Primary building (25' tall, 4,984 SF)
Secondary building (17' tall, 1,008 SF)
Third building (TBD)
- Primary building 24 feet closer to Ridgeview Road
- Variances: 1) Fence with sharp points, 2) Side Yard Longwall Setback; and 3) Secondary building height



Proposed Front Elevation



Proposed Front Elevation



Proposed Front Elevation



Proposed Front Elevation



Date: Friday, June 27, 2025

To: Corey Oliver, PE, PMP, Campos EPC

From: Justin Milam, AICP, Senior Planner

RE: Conditional Use 01-25; Columbia Gas Utility Station at 1336 Ridgeview Road

This memo serves as a summary of preliminary Staff comments regarding the submittal of a conditional use and variance application for a proposed Columbia Gas utility station located at 1336 Ridgeview Road in Upper Arlington, Ohio (Parcel Number [070-004545](#)). The subject property is zoned R-1b, One-Family Residence District, and per Ordinance No. 11-2024, Utility Stations are designated as a *Conditional Use* in this District by the City's Unified Development Ordinance (UDO). The purpose of the City's Utility Station regulations is to facilitate a balance between necessary utility infrastructure and protecting public health, safety, and welfare, as well as property values.

The City's Technical Review Committee has met to discuss this application and comments have been compiled below for your review. This will serve as a guide for the discussion at the July 2, 2025 Board of Zoning and Planning (BZAP) Work Session. The application is tentatively scheduled for a public review and vote by the Board on July 16, 2025.

The items identified in this letter are based on the City's preliminary review of the submitted drawings and is not an exhaustive list. Other items may need to be addressed to comply with the UDO and City code; the City reserves the right to address additional items on this project as necessary.

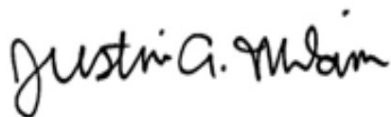
- 1) **Notification** – The 100-foot notice for variances and 300-foot notice for conditional uses (for utility stations) has been completed. A “Ready for Change” sign, which advertises the public meetings, will be posted on-site and is to remain during the zoning review process.
- 2) **Conditional Use** – A document should be submitted which responds to each of the conditional use standards listed in UDO Article 4.05(F).
- 3) **Variances** – A total of three variances are to be incorporated into the conditional use application at this time. These include: a fence with prongs/spikes/edges, a building that does not meet the side yard longwall setback, and increasing the maximum secondary building height from 15 to 17 feet. Please work to eliminate or reduce these requested variances; Staff is unlikely to support any requested fence (due to safety concerns) or building height (new ordinance) variances. Additional variances may be needed as more information is submitted. A document should be submitted which responds to each of the variance standards listed in UDO Article 4.09(D).
- 4) **Building Design** - Article 6.10(C)(11) outlines the standards for building/utility station design, which essentially requires them to look like single-family homes. The primary building, other

than the side yard longwall setback, meets these standards, which require adherence to the City's Residential Design Standards. The design of the secondary building, other than its height, meets them as well. Both buildings have been reviewed by the City's third-party architect, who helps Staff determine conformance with the neighborhood compatibility standards. No information has been submitted on the proposed accessory building. The building/site's numerical address placard will need to be added to the front of the building for clear identification purposes.

- 5) **Landscape Plan and Fencing** – Please submit the latest landscape plan, as the most recent one is dated October 14, 2024 and lacks fencing details. A full landscape plan will be required, which includes six-foot tall privacy fencing (or a wall) along the side and rear property lines (not in the front yard), and a mixture of deciduous and evergreen trees. A minimum of one tree for each 25 feet of property line length is required on-site (a total of 28). Any mature trees in good condition should be preserved. The City Forester will provide comments on the landscape plan once the most recent version is submitted or confirmed. Proposed plantings above or near utility lines will need caution. Perimeter fencing may be coordinated with adjacent property owners. Additional information/requirements for pronged fencing should be submitted as well.
- 6) **Site Plan** – Please provide a clear site plan that shows the proposed building setbacks, as well as a chart indicating compliance with the City's maximum coverage limits: building (27 percent), total development (40 percent), and front yard development (25 percent). Removing any unnecessary hardscapes should be considered. The submitted site renderings were very helpful, but did not include views along the rear of the property.
- 7) **Exterior Lighting** – While no specific outdoor lighting fixtures were submitted, it appears the exterior lighting plan is compliant with the City's Dark Sky® standards. The plan follows those of a typical residential home, which keep light on-site.
- 8) **Safety and Security Measures** – Please provide details regarding safety and security measures as well as any failsafe systems that will be used during the construction and operation of the proposed station. If any 'off gassing' systems are proposed, please also provide details on these, including any air quality data near other similar Columbia Gas facilities. The Fire Division has requested training on the proposed station before operation commences. Any additional PHMSA/Mega Rule federal requirements you can submit would be helpful for the Board's review.
- 9) **Permit(s)** – Should the conditional use and variances be approved, a Demolition Permit, Building Permit, and associated trade permits will then be required. For work located in City right-of-way, separate approvals and permits are required. Please continue working with the City Engineer on stormwater management efforts.
- 10) **Station Abandonment** – If the proposed utility station is ever abandoned for more than two years, the property shall be restored to grass.
- 11) **Appeals** – After decisions are rendered on this application and any future permits, there are different processes that can be filed by the applicant or any aggrieved party. Article 4.10 and Table 4-A of the UDO outlines these processes.

The City appreciates Columbia Gas' commitment to the community to provide safe and reliable natural gas for our homes and businesses. The City also appreciates Columbia Gas' efforts to adapt its traditional processes, listen to neighborhood residents in a variety of outlets, and make positive changes based on them. Please continue to address the noted items so that as many of these issues are resolved prior to a formal BZAP vote.

Regards,



Justin A. Milam, AICP
Senior Planner

The City of Upper Arlington
3600 Tremont Road, Upper Arlington, OH 43221

o: 614-583-5083

e: jmilam@uaoh.net | upperarlingtonoh.gov



City of Upper Arlington

C: Steven Schoeny, City Manager
Jackie Thiel, PE, Assistant City Manager
Darren Shulman, City Attorney
Roger Eastep, Chief Building Official
Gary Wilfong, PE, Public Service Director
Aaron Scott, PE, City Engineer
Rory Stimpson, PE, Assistant City Engineer
Chad Gibson, AICP, Community Development Director
Alan Thompson, UAFD Battalion Chief
Samantha Simmons, City Forester
Emma Speight, Community Affairs Director
Chris Zimmer, Fire Chief
Lt. Branden Staiger, UAPD
Keith Hall, Police Chief

25-2936

Conditional Use

Status: Active

Submitted On: 6/18/2025

Primary Location

1336 RIDGEVIEW RD
UPPER ARLINGTON, OH 43221

Owner

COLUMBIA GAS OF OHIO INC
COLUMBUS OH 43215

Applicant

 Corey Oliver
 804-986-2558
 corey.oliver@camposepc.com
 1 Carriage Ln
Building D
Charleston, South Carolina 29407

BZAP Information

BZAP Case

CU-01-25

BZAP Review Date

07/16/2025

BZAP Conditions

Status

Vote Tally

Application Information

Project Description*

Columbia Gas of Ohio plans to utilize this site to construct a natural gas regulator station which will provide safe and reliable gas distribution service to the Upper Arlington community. Enhanced safety features will be included in the design to comply with PHMSA federal code requirements.

How will this development comply with the zoning standards found in the City's Unified Development Ordinance?*

The proposed facilities will comply with the Upper Arlington Code of Ordinances applying to Zoning Designation Residential R1-B. All facilities will be installed within a building of residential aesthetic, designed by a local architecture firm. The building design will comply with residential building codes such as setbacks, driveways, fencing, etc.

How will this development comply with the goals and objectives listed in the City's Master Plan?* ?

The proposed use of this site will comply with the City of Upper Arlington's Master Plan (2013). Upper Arlington is a mature community that is largely residential with a small amount of commercial uses. The installation of the proposed natural gas station will allow for Columbia Gas of Ohio to continue to provide safe and reliable energy to the community. The facilities will be installed with a residential character, along with a typical landscaping plan, to minimize adverse visual impact to the surrounding community. These facilities will allow for a cheap and reliable energy source to be provided to the residences and businesses operating in Upper Arlington.

Briefly explain how potential impacts on the adjoining neighborhood will be mitigated.* ?

Columbia Gas of Ohio strives to minimize impact on the surrounding community as much as possible. The natural gas facilities will provide an energy stream for the betterment of the community. Enhanced safety features will be installed to ensure compliance with PHMSA federal code and reduce required maintenance. This will allow for remote operation of equipment and minimize the amount of on-site operations. Residential driveway will be installed so that traffic will not be impacted during any on-site maintenance operations. The sidewalk will be replaced in the ROW to maintain walkability within the neighborhood. A local architecture firm was contracted to provide a residential aesthetic for the primary building and detached garage to minimize visual impact.

What are the primary goals and objectives for this development.*

The primary goal and objective of this development is to provide safe and reliable natural gas distribution service to the community members and businesses of Upper Arlington. The proposed regulator station will provide enhanced, modern equipment with some remote operation capabilities.

Revised: May 2023

Certification of Notice

Applicant Name: Columbia Gas of Ohio

Location of property subject to BZAP request: 1336 Ridgeview Rd, Columbus OH 43221

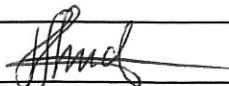
This application will be heard by the Board of Zoning and Planning on: July 16th, 2025

Describe activity which requires Board of Zoning and Planning review:

Columbia Gas of Ohio is seeking a Conditional Use Permit for the installation of a natural gas regulator station to provide safe and reliable distribution service to the residences and businesses of the City of Upper Arlington.

Board of Zoning and Planning (BZAP) meetings begin at 6 PM on Wednesdays and are held at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio, 43221. Meeting location details and additional instructions will be provided on the Agenda, which is posted on the City's website at upperarlingtonoh.portal.civicclerk.com. For further information, please contact the Planning Division at planning@uaoh.net.

Your signature below **DOES NOT** constitute approval or disapproval of the request. Your signature only represents that you have been properly notified of the request. You are encouraged to attend any and all meetings regarding this matter.

Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
2778 Pickwick Dr	Erwin Logan, Augostini Rosemary		
2788 Pickwick Dr	Mills Janet M		
2800 Pickwick Dr	Buffer James C, Buffer Heather P		
2757 North Star Rd	Buehler Gary		
2773 North Star Rd	Dame Craig L, Dame Teresa L		
2789 North Star Rd	Su Cheng Ming Tr, Su Judy Hsiao-Ju Tr		
1385 Ridgeview Rd	Ensign Derek Jason, Ensign Margaret		
1415 Ridgeview Rd	Feinberg Russell S, Feinberg Trina S		
1425 Ridgeview Rd	Shipengrover Joanna D, Davison John R		
1426 Ridgeview Rd	Rollins Brandon C, Kerr Melanie R		
Applicant Signature: 			Date: <u>6/18/25</u>

Revised: May 2023

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2778 Pickwick Dr	Logan Erwin & Rosemary Augustini	9589 0710 5270 1809 9835 39	06/25/2025
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2788 Pickwick Dr	Janet Mills	9589 0710 5270 1809 9835 53	06/25/2025
2793 Pickwick Dr	Alexandra & Andrew Schill	9589 0710 5270 1809 9835 60	06/25/2025
2800 Pickwick Dr	James & Heather Buffer	9589 0710 5270 1809 9835 77	06/25/2025
2803 Pickwick Dr	Elizabeth Christ	9589 0710 5270 1117 2750 12	06/25/2025
2812 Pickwick Dr	James & Dana Cowardin	9589 0710 5270 1117 2775 04	06/25/2025
2815 Pickwick Dr	Peter & Monika Zoretic	9589 0710 5270 1117 2774 98	06/25/2025
2826 Pickwick Dr	Kevin Clapp	9589 0710 5270 1117 2774 81	06/25/2025
2715 North Star Rd	Darin Easley	9589 0710 5270 1117 2774 74	06/25/2025
2723 North Star Rd	Stephanie & Tiffany Lancaster	9589 0710 5270 1809 9833 24	06/25/2025
2731 North Star Rd	Ryan Ballantyne	9589 0710 5270 1809 9833 31	06/25/2025
2754 North Star Rd	Daniel & Jill Wendorff	9589 0710 5270 1809 9833 48	06/25/2025
Applicant Signature: 			Date: 06/26/2025

Revised: May 2023

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2770 North Star Rd	Craig King	9589 0710 5270 1809 9833 62	06/25/2025
2773 North Star Rd	Craig & Teresa Dame	9589 0710 5270 1809 9833 79	06/25/2025
2786 North Star Rd	Nelson McCreary & Jill Davis	9589 0710 5270 1809 9833 86	06/25/2025
2789 North Star Rd	Cheng & Judy Su	9589 0710 5270 1809 9833 93	06/25/2025
2800 North Star Rd	Horst & Mary Hildebrandt	9589 0710 5270 1809 9834 09	06/25/2025
2803 North Star Rd	Harry Wagner & Helen Kennedy	9589 0710 5270 1809 9834 16	06/25/2025
2812 North Star Rd	7 Palms Resort LLC	9589 0710 5270 1809 9834 23	06/25/2025
2815 North Star Rd	William & Christina Hadler	9589 0710 5270 1809 9834 30	06/25/2025
2827 North Star Rd	Scott Schricker & Diane Basso	9589 0710 5270 1809 9834 47	06/25/2025
1385 Ridgeview Rd	Derek & Margaret Ensign	9589 0710 5270 1809 9834 54	06/25/2025
1415 Ridgeview Rd	Russell & Trina Feinberg	9589 0710 5270 1809 9834 61	06/25/2025
1425 Ridgeview Rd	Joanna Shipengrover & John Davison	9589 0710 5270 1809 9834 78	06/25/2025
Applicant Signature: 			Date: 06/26/2025

Revised: May 2023

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1426 Ridgeview Rd	Brandon Rollins & Melanie Kerr	9589 0710 5270 1809 9834 85	06/25/2025
1435 Ridgeview Rd	Steven Maheras & Sally Francis	9589 0710 5270 1809 9834 92	06/25/2025
1445 Ridgeview Rd	Pops Holding LLC	9589 0710 5270 1809 9835 08	06/25/2025
1450 Ridgeview Rd	Jennifer & David Miller	9589 0710 5270 1809 9835 15	06/25/2025
1461 Ridgeview Rd	Khandakar Islam & Tasmina Rahman	9589 0710 5270 1117 2773 82	06/25/2025
2710 Montcalm Rd	John Cox & Monica Lee	9589 0710 5270 1117 2773 75	06/25/2025
2711 Montcalm Rd	Martina Leveni & Manfredi Villani	9589 0710 5270 1117 2774 67	06/25/2025
2720 Montcalm Rd	Lingchun Zeng & Hua Pang	9589 0710 5270 1117 2774 50	06/25/2025
2721 Montcalm Rd	Gil Bohrer & Zuzana Bohrerova	9589 0710 5270 1117 2774 43	06/25/2025
2730 Montcalm Rd	Kathy Horava	9589 0710 5270 1117 2774 36	06/25/2025
2731 Montcalm Rd	Alexander & Victoria Sokolova	9589 0710 5270 1117 2774 29	06/25/2025
1430 Harlton Ct	Christine & Ryan Bruns	9589 0710 5270 1117 2774 12	06/25/2025
1440 Harlton Ct	Cynthia & Andrew Laux	9589 0710 5270 1117 2774 05	06/25/2025
Applicant Signature: <i>Cerys Oliver</i>			Date: 06/26/2025

Revised: May 2023

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1450 Harlton Ct	Jennifer Taylor	9589 0710 5270 1117 2773 99	06/25/2025
Applicant Signature: <i>Ceray Oliver</i>			Date: 06/26/2025

Revised: May 2023

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2815 Pickwick Dr	Peter & Monika Zoretic	9589 0710 5270 1117 2774 98	06/25/2025
2826 Pickwick Dr	Kevin Clapp	9589 0710 5270 1117 2774 81	06/25/2025
2715 North Star Rd	Darin Easley	9589 0710 5270 1117 2774 74	06/25/2025
2723 North Star Rd	Stephanie & Tiffany Lancaster	9589 0710 5270 1809 9833 24	06/25/2025
2731 North Star Rd	Ryan Ballantyne	9589 0710 5270 1809 9833 31	06/25/2025
2754 North Star Rd	Daniel & Jill Wendorff	9589 0710 5270 1809 9833 48	06/25/2025
Applicant Signature: 			Date: 06/26/2025

Revised: May 2023

Certification of Notice

Applicant Name: Columbia Gas of Ohio

Location of property subject to BZAP request: 1336 Ridgeview Rd, Columbus OH 43221

This application will be heard by the Board of Zoning and Planning on: July 16th, 2025

Describe activity which requires Board of Zoning and Planning review:

Columbia Gas of Ohio is seeking a Conditional Use Permit for the installation of a natural gas regulator station to provide safe and reliable distribution service to the residences and businesses of the City of Upper Arlington.

Board of Zoning and Planning (BZAP) meetings begin at 6 PM on Wednesdays and are held at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio, 43221. Meeting location details and additional instructions will be provided on the Agenda, which is posted on the City's website at upperarlingtonoh.portal.civicclerk.com. For further information, please contact the Planning Division at planning@uaoh.net.

Your signature below DOES NOT constitute approval or disapproval of the request. Your signature only represents that you have been properly notified of the request. You are encouraged to attend any and all meetings regarding this matter.

Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
2757 North Star Rd	Gary Buehler	9589 0710 5270 1809 9833 55	06/25/2025
2770 North Star Rd	Craig King	9589 0710 5270 1809 9833 62	06/25/2025
2773 North Star Rd	Craig & Teresa Dame	9589 0710 5270 1809 9833 79	06/25/2025
2786 North Star Rd	Nelson McCreary & Jill Davis	9589 0710 5270 1809 9833 86	06/25/2025
2789 North Star Rd	Cheng & Judy Su	9589 0710 5270 1809 9833 93	06/25/2025
2800 North Star Rd	Horst & Mary Hildebrandt	9589 0710 5270 1809 9834 09	06/25/2025
2803 North Star Rd	Harry Wagner & Helen Kennedy	9589 0710 5270 1809 9834 16	06/25/2025
2812 North Star Rd	7 Palms Resort LLC	9589 0710 5270 1809 9834 23	06/25/2025
2815 North Star Rd	William & Christina Hadler	9589 0710 5270 1809 9834 30	06/25/2025
2827 North Star Rd	Scott Schricker & Diane Basso	9589 0710 5270 1809 9834 47	06/25/2025
1385 Ridgeview Rd	Derek & Margaret Ensign	9589 0710 5270 1809 9834 54	06/25/2025
1415 Ridgeview Rd	Russell & Trina Feinberg	9589 0710 5270 1809 9834 61	06/25/2025
1425 Ridgeview Rd	Joanna Shipengrover & John Davison	9589 0710 5270 1809 9834 78	06/25/2025
Applicant Signature: <i>Ceray Oliver</i>			Date: 06/26/2025

Revised: May 2023

Certification of Notice

Applicant Name: Columbia Gas of Ohio

Location of property subject to BZAP request: 1336 Ridgeview Rd, Columbus OH 43221

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Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
1426 Ridgeview Rd	Brandon Rollins & Melanie Kerr	9589 0710 5270 1809 9834 85	06/25/2025
1435 Ridgeview Rd	Steven Maheras & Sally Francis	9589 0710 5270 1809 9834 92	06/25/2025
1445 Ridgeview Rd	Pops Holding LLC	9589 0710 5270 1809 9835 08	06/25/2025
1450 Ridgeview Rd	Jennifer & David Miller	9589 0710 5270 1809 9835 15	06/25/2025
1461 Ridgeview Rd	Khandakar Islam & Tasmina Rahman	9589 0710 5270 1117 2773 82	06/25/2025
2710 Montcalm Rd	John Cox & Monica Lee	9589 0710 5270 1117 2773 75	06/25/2025
2711 Montcalm Rd	Martina Leveni & Manfredi Villani	9589 0710 5270 1117 2774 67	06/25/2025
2720 Montcalm Rd	Lingchun Zeng & Hua Pang	9589 0710 5270 1117 2774 50	06/25/2025
2721 Montcalm Rd	Gil Bohrer & Zuzana Bohrerova	9589 0710 5270 1117 2774 43	06/25/2025
2730 Montcalm Rd	Kathy Horava	9589 0710 5270 1117 2774 36	06/25/2025
2731 Montcalm Rd	Alexander & Victoria Sokolova	9589 0710 5270 1117 2774 29	06/25/2025
1430 Harlton Ct	Christine & Ryan Bruns	9589 0710 5270 1117 2774 12	06/25/2025
1440 Harlton Ct	Cynthia & Andrew Laux	9589 0710 5270 1117 2774 05	06/25/2025
Applicant Signature: <i>Ceray Oliver</i>			Date: 06/26/2025

Revised: May 2023

Certification of Notice

Applicant Name: Columbia Gas of Ohio

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Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
1450 Harlton Ct	Jennifer Taylor	9589 0710 5270 1117 2773 99	06/25/2025
Applicant Signature: <i>Ceray Oliver</i>			Date: 06/26/2025





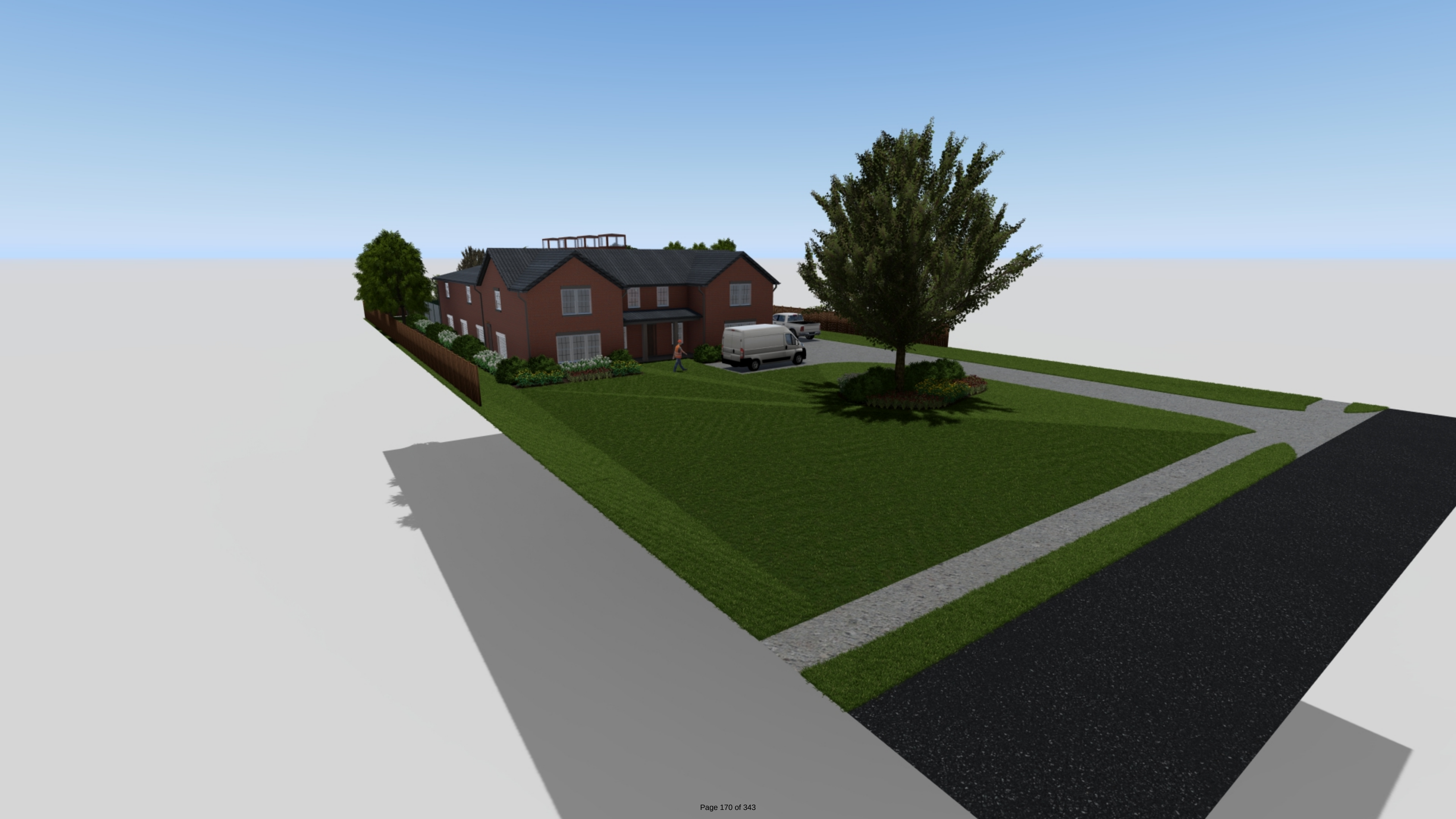












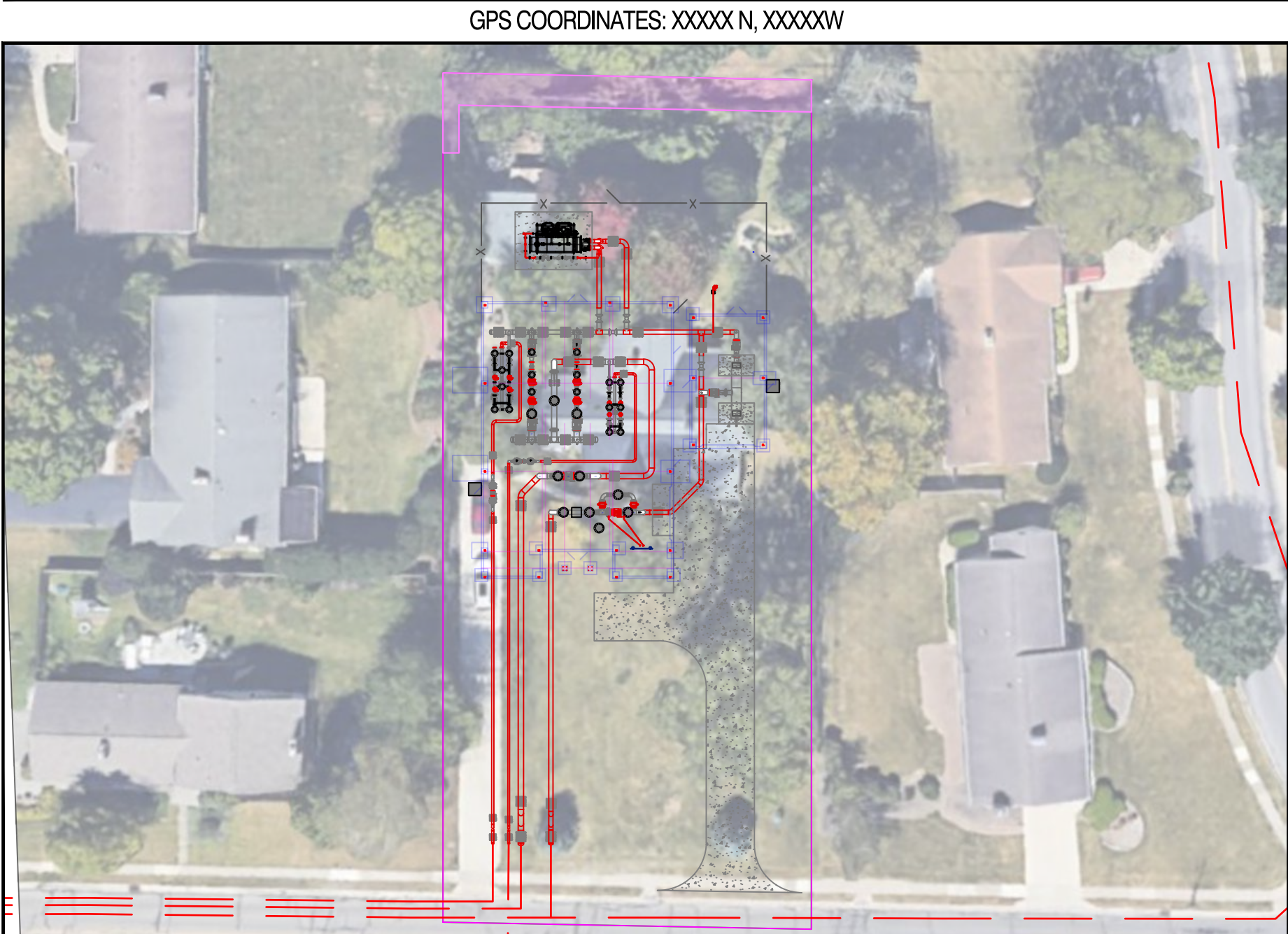
INSTALLATION ORDER NUMBER24-0136951-00

PROJECT ID 21-78790

RIDGEVIEW STATION

JOB TYPE: PLANT REGULATORS - NEW (573)

VICINITY MAP



PROJECT DESCRIPTION

NEW INSTALL OF RIDGEVIEW STATION

SHEET INDEX			
NUMBER	PROJECT ELEMENT	REVISION	REVISION DATE
0	COVER SHEET	0	6/16/2025
1	GENERAL NOTES	0	6/16/2025
2	ISOMETRIC	0	6/16/2025
3	SITE OVERVIEW	0	6/16/2025
4	PRESSURE TEST DETAILS	0	6/16/2025
5	GRAVEL LAYOUT	0	6/16/2025
6	FENCE LAYOUT	0	6/16/2025
7	FENCE DETAILS 1	0	6/16/2025
8	FENCE DETAILS 2	0	6/16/2025
9	CONCRETE LAYOUT	0	6/16/2025
10	CONCRETE DIMENSIONS	0	6/16/2025
11	CONCRETE CALLOUTS	0	6/16/2025
12	CONCRETE DETAILS	0	6/16/2025
13	ROV DETAILS	0	6/16/2025
14	TRANSMITTER PIPING DETAILS	0	6/16/2025
15	FILTER DETAILS	0	6/16/2025
16	GENERATOR DETAILS	0	6/16/2025
17	HEATER BLOCK DETAILS	0	6/16/2025
18	HEATER SUPPLY UNIT	0	6/16/2025
19	232 REGULATION	0	6/16/2025
20	232 OUTLET	0	6/16/2025
21	100 REGULATION	0	6/16/2025
22	100 OUTLET	0	6/16/2025
23	077 REGULATION	0	6/16/2025
24	077 OUTLET	0	6/16/2025
25	CORROSION LAYOUT	0	6/16/2025
26	ELECTICAL CLASSIFICATION	0	6/16/2025
27	I&C OVERVIEW	0	6/16/2025
28	BOM	0	6/16/2025
29	BOM 2	0	6/16/2025
APPENDIX A	ILLUMINATION PLAN	0	6/16/2025
APPENDIX B	PLMB-0002A	0	6/16/2025
APPENDIX C	SITE CIVIL	0	6/16/2025
APPENDIX D	SITE STRUCTURAL	0	6/16/2025
APPENDIX E	BUILDING ARCHITECTURE	0	6/16/2025
APPENDIX F	BUILDING STRUCTURAL STEEL	0	6/16/2025
APPENDIX G	BUILDING FOUNDATION	0	6/16/2025

PROJECT INFORMATION

FIELD ENGINEER / PROJECT MANAGER:

KAITLIN DYGERT | GREG HARPER

CONSTRUCTION FLL:

###

PERMITS:

CITY PERMIT
STATE PERMIT
ENVIRONMENTAL PERMIT

TCC/LOA:

1324 | COLUMBUS NORTHWEST

COUNTY:

COLUMBUS / FRANKLIN

TAX DISTRICT/TOWNSHIP ID:

0250200 | UPPER ARLINGTON

MAP/GRID NUMBER:

7324428E

24 HR. EMERGENCY LINE:

1-800-544-5606

VALVES PLANNED FOR ABANDONMENT

VALVE NO.	FACILITY ID	LOCATION DESCRIPTION	ABANDONED VALVE INSERTED?		DISPOSITION			
			YES*	NO	VALVE REMOVED (NO BOX ABOVE GROUND VALVE)	VALVE, VALVE BOX & LID REMOVED	VALVE REMAINS IN PLACE, BOX & LID REMOVED	VALVE REMAINS IN PLACE, BOX FILLED W/ CONCRETE
#								
#								
#								
#								
#								

* - IF "YES," APPROVAL AND REASON ARE REQUIRED AND SHALL BE DOCUMENTED.
NOTE: IF VALVE COULD NOT BE LOCATED, MAKE APPLICABLE COMMENT IN ABOVE TABLE.

PROJECT SUMMARY TABLE

PROPOSED INSTALLATION			PROPOSED ABANDONMENT		
LENGTH (FT)	SIZE (IN)	TYPE	LENGTH (FT)	SIZE (IN)	TYPE
0'	0"		0'	0"	
0'	TOTAL INSTALLATION (FEET)		0'	TOTAL ABANDONMENT (FEET)	

PROPOSED GAS SERVICES

	REPLACEMENTS	TIE OVERS	TOTAL SERVICES	METER OUTS
ESTIMATED GAS SERVICES				



0

Ohio Utilities Protection Service

Call 811

before you dig

PROPOSED

REVISIONS

REV. #	DATE	DESCRIPTION
---	---	---
---	---	---
---	---	---
---	---	---
---	---	---
1	---	---
0	9/29/23	PRELIMINARY

DESIGNED BY

CRDM

09/11/24

330-596-0111

DRAWN BY

CRDM

09/11/24

330-596-0111

CHECKED BY

CAMPOS

XX/XX/XX

AS-BUILT BY

NAME

DATE

PHONE #

SITE NAME:

INST# 24-0136951-00

ABAN# ----

PROJECT ID# 21-78790

RIDGEVIEW STATION

COLUMBUS / FRANKLIN, OH

DRAWING TITLE:

COVER SHEET

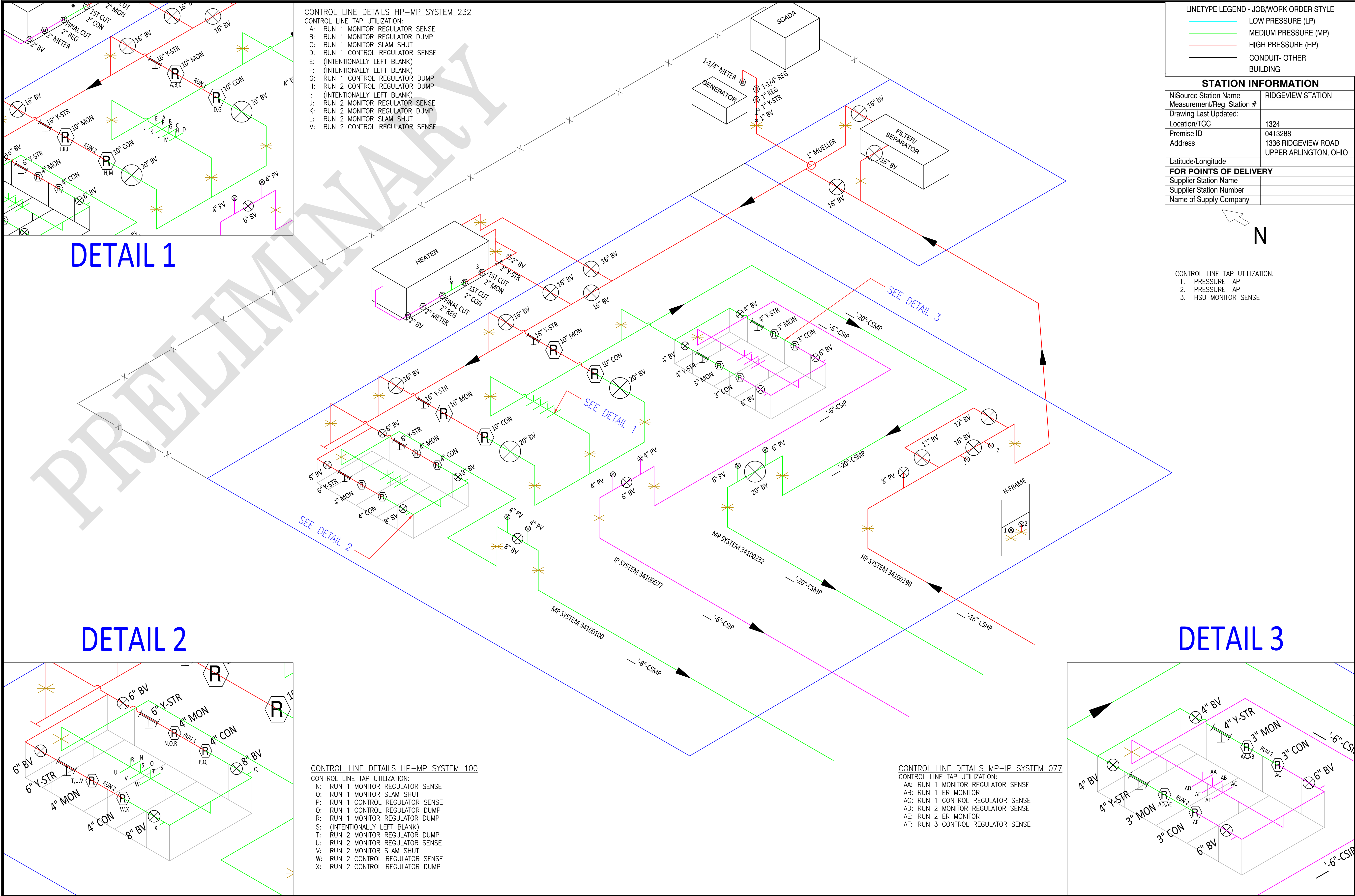
DRAWING NO:

1. Deviation from NiSource CAD Standards is at discretion of reviewing Professional Engineer.
2. Refer to project documentation for the associated Environmental Compliance Plan (ECP) and any project-specific documentation.
3. The proposed gas facility locations shown are approximate and are subject to change.
4. Property lines, structures, street lines, etc. were compiled using the NiSource GIS and are to be considered approximate and not to scale.
5. Existing utilities, where shown, have been compiled from above ground evidence only and are to be considered approximate. NiSource does not guarantee the location of the underground utilities shown or that all existing utilities and/or subsurface structures are shown.
6. Individual service line designs for services smaller than 3 inches in diameter are not provided by Engineering. These services shall be installed using the standard design criteria and material specified in the NiSource standards. Services 3 inches and larger in diameter shall be designed, reviewed, and represented on a separate plan set as necessary.
7. This project will adhere to all applicable federal, state or local permitting requirements for abandonment and installation of natural gas pipelines. All Federal, State, and Local codes and standards will be adhered including, but not limited to, the following:
 - Code of Federal Regulations (CFR)**
 - 49 CFR 192 Pipeline Safety Regulations
 - 29 CFR 1910 Occupational Safety and Health Administration (OSHA)
 - American Society of Mechanical Engineers (ASME)**
 - ASME B31.8 Gas Transmission and Distribution Piping Systems
8. All NiSource design codes and standards will be adhered to as applicable.
9. Prior to beginning any excavation on site, the person responsible for earth moving shall notify utility owners of their intent to excavate and to have the exact locations of the utility lines marked by contacting the one call center in their state subject to any applicable state advance notification requirements.
10. Proposed or completed gas facility installation location references may be indicated by a combination of the following codes:

CLP - CENTER OF PAVEMENT
CLR - CENTER OF RIGHT-OF-WAY
CEL - CENTER OF EASTBOUND LANE
CWL - CENTER OF WESTBOUND LANE
CNL - CENTER OF NORTHBOUND LANE
CSL - CENTER OF SOUTHBOUND LANE

11. For transmission projects, ensure compliance of required TVC QA/QC with Gas Standard 1660.040

1. All NiSource construction activities must be completed in accordance with the Environmental Construction Standards (HSE 4440.020) and the project Environmental Compliance Plan (ECP). Said ECP shall be provided by others.
2. The project ECP and any site-specific erosion control drawings, must be provided to the contractor with the project drawings for review and planning prior to the start of construction activities. This includes any tree clearing activities required prior to the start of facility construction activities.
3. The project ECP and any associated drawings must be reviewed with construction, the contractor, and an environmental representative prior to the start of construction activities.
4. These documents must remain on site for the duration of the construction project, and any project scope changes, with the potential to impact the requirements of the ECP or environmental drawings, must be coordinated with an environmental representative prior to completion.



LINETYPE LEGEND - JOB/WORK ORDER STYLE

LOW PRESSURE (LP)

MEDIUM PRESSURE (MP)

HIGH PRESSURE (HP)

CONDUIT- OTHER

BUILDING

STATION INFORMATION

NiSource Station Name

RIDGEVIEW STATION

Measurement/Reg. Station #

Drawing Last Updated:

Location/TCC

1324

Premise ID

0413288

Address

1336 RIDGEVIEW ROAD
UPPER ARLINGTON, OHIO

Latitude/Longitude

FOR POINTS OF DELIVERY

Supplier Station Name

Supplier Station Number

Name of Supply Company

0

Ohio Utilities Protection Service

Call811

before you dig

PROPOSED

REVISIONS

REV. #	DATE	DESCRIPTION
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---	---	---
1	---	---
0	9/29/23	PRELIMINARY

DESIGNED BY

CRDM

09/11/24

330-596-0111

DRAWN BY

CRDM

09/11/24

330-596-0111

CHECKED BY

CAMPOS

XX/XX/XX

AS-BUILT BY

NAME

DATE

PHONE #

SITE NAME:

INST# 24-0136951-00

ABAN# ----

PROJECT ID# 21-78790

RIDGEVIEW STATION

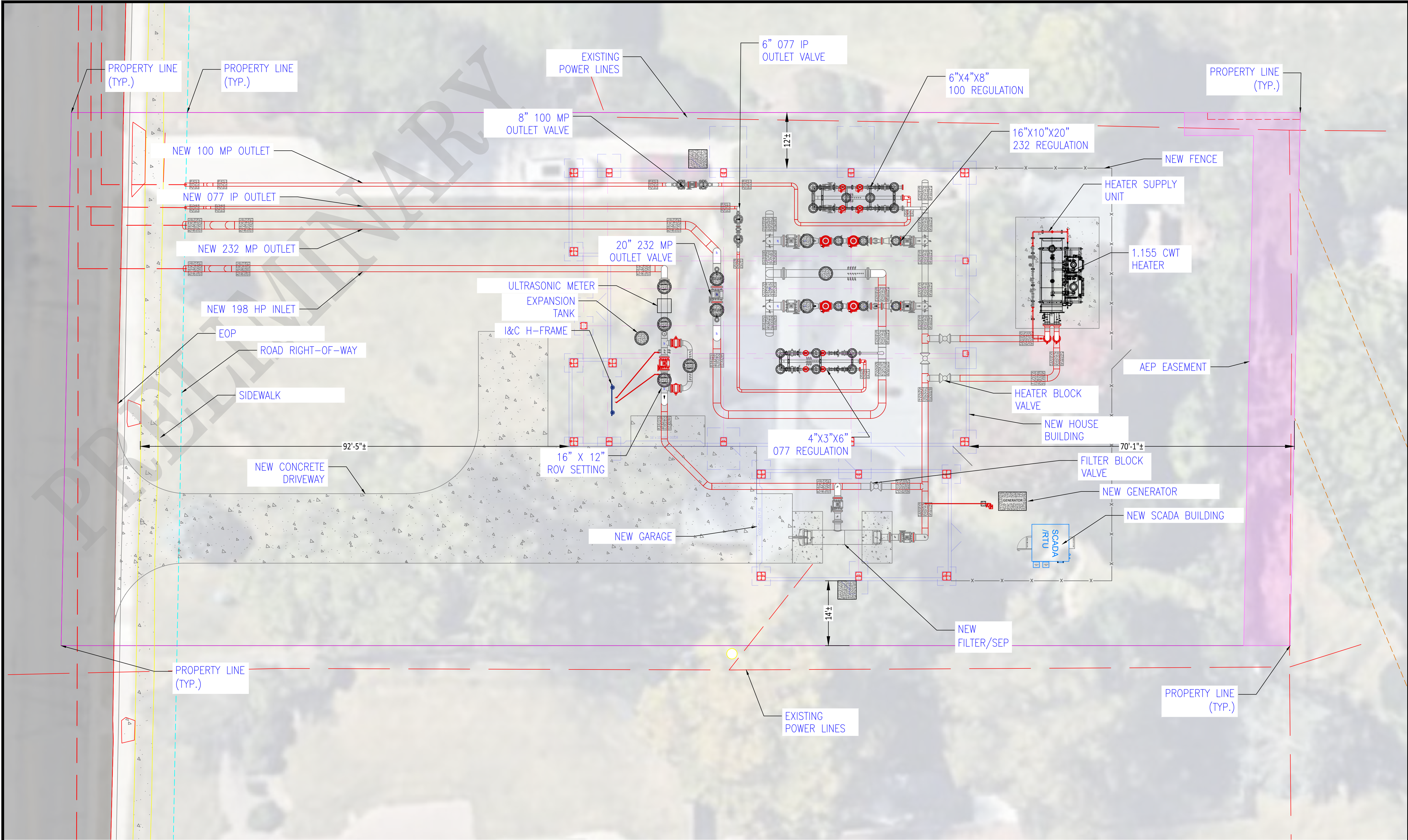
COLUMBUS / FRANKLIN, OH

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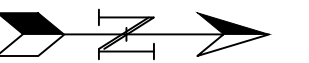
ISOMETRIC

DRAWING NO:

2



NiSource



SCALE: 3/32" = 1'-0"

PROPOSED

REVISIONS			
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1	---	---	---
0	9/29/23	PRELIMINARY	
REV. #	DATE	DESCRIPTION	

DESIGNED BY	CRDM	09/11/24	330-596-0111
DRAWN BY	CRDM	09/11/24	330-596-0111
CHECKED BY	CAMPOS	XX/XX/XX	---
AS-BUILT BY			
NAME		DATE	PHONE #

SITE NAME:
INST# 24-0136951-00
ABAN# ----
PROJECT ID# 21-78790
RIDGEVIEW STATION
COLUMBUS / FRANKLIN, OH

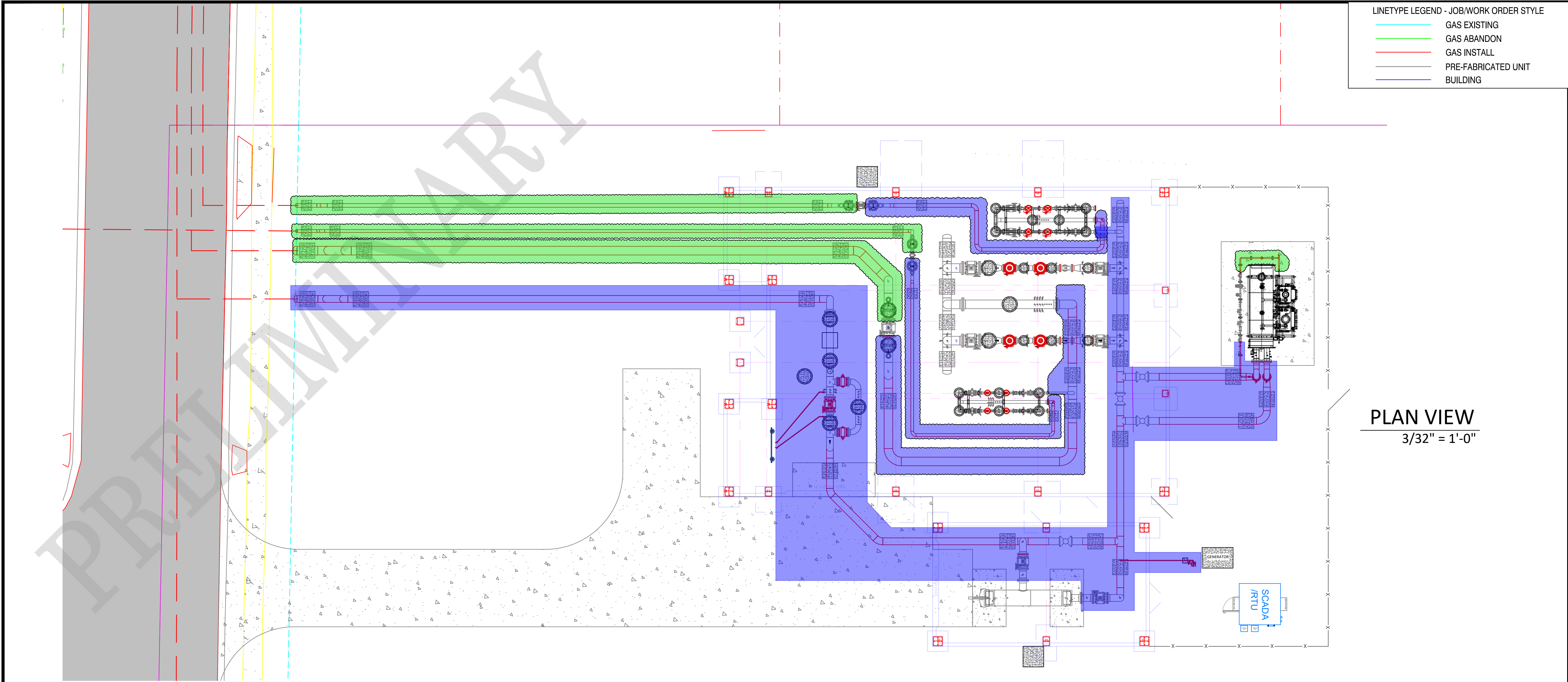
DRAWING TITLE:
SITE OVERVIEW

DRAWING NO:
3

ALL COMPONENTS OF THIS DRAWING ARE DESIGNED PER COMPANY GAS STANDARDS. ANY CHANGES MUST BE APPROVED BY THE DESIGN ENGINEER

BENCHMARKING AND SURVEY POINTS TO BE PROVIDED BY CAMPOS

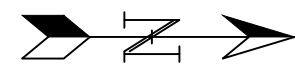
LINETYPE LEGEND - JOB/WORK ORDER STYLE	
---	GAS EXISTING
---	GAS ABANDON
---	GAS INSTALL
---	PRE-FABRICATED UNIT
---	BUILDING



LINETYPE LEGEND - JOB/WORK ORDER STYLE	
---	GAS EXISTING
---	GAS ABANDON
---	GAS INSTALL
---	PRE-FABRICATED UNIT
---	BUILDING

PLAN VIEW
3/32" = 1'-0"

NiSource



SCALE: 3/32" = 1'-0"
PROPOSED

- DESIGN NOTES:
- DESIGN ENGINEERING IS NOT RESPONSIBLE FOR PRESSURE TEST DESIGN, OTHER THAN TO STATE THE TEST MEDIUM (AIR OR INERT GAS). PIPELINE CONTRACTOR IS RESPONSIBLE FOR PRESSURE TESTING CONFIGURATION AND ANY ADDITIONAL MATERIALS REQUIRED ARE THE RESPONSIBILITY OF PROJECT MANAGEMENT AND/OR FIELD ENGINEERING.
 - PIPING TO BE TESTED ACCORDING TO ANSI 150 PARAMETERS ACCORDING TO ASME B16.5
 - ALL INLET AND OUTLET TIE INS ARE NOT A PART OF THIS PLAN SET AND SHALL BE REPRESENTED ON PIPELINE PLAN SET.
 - DO NOT SUBJECT THE FOLLOWING COMPONENTS TO PRESSURE TESTING:
 - KINGTOOL FILTER/SEPARATOR
 - GENERATOR REGULATORS/METER
 - HEATER SUPPLY UNIT
 - 1.155 MBTU HEATER
 - ALL REGULATORS FOR ALL SYSTEMS
 - ANY I&C EQUIPMENT
 - ALL OUTLETS INCLUDING BOTH MP OUTLETS AND IP OUTLETS DO NOT NEED TO BE TESTED TOGETHER. ALL THREE ARE DIFFERENT SYSTEMS WITH DIFFERENT MAOPS. ALL NEED TO BE TESTED AT 90 PSIG MINIMUM
 - 340100232 MAOP 50 PSIG
 - 340100100 MAOP 55 PSIG
 - 340100077 MAOP 9.5 PSIG
 - PROPERTY LINE IS THE TERMINATION OF STATION PRESSURE TESTING. CONTRACTOR TO ASSUME WELD END CAP TO BE INSTALLED AT THE ROAD RIGHT-OF-WAY LINE.

NEW HP MAINLINE/STATION INLET

DESIGN DATA		
DESIGN FACTOR:	0.4	REF. CFR 192.111
DESIGN PRESSURE:	275 PSIG	≥ MAOP
MINIMUM TEST PRESSURE:	413 PSIG	1.5 x DESIGN PRESSURE
MAXIMUM TEST PRESSURE:	450 PSIG	PER ANSI B16.5
MINIMUM TEST DURATION:	FIELD DET.	PER G.S. 1500 SERIES
PERCENT SMYS AT DESIGN PRESSURE:	14.10 %	% SMYS BASED ON: 20", 0.375" WALL, X-52
PERCENT SMYS AT MINIMUM TEST PRESSURE:	21.18 %	% SMYS BASED ON: 20", 0.375" WALL, X-52
PERCENT SMYS AT MAXIMUM TEST PRESSURE:	23.08 %	% SMYS BASED ON: 20", 0.375" WALL, X-52
MAOP LIMITING ELEMENT:	PRESSURE TEST	
ASSEMBLED DESIGN PRESSURE:	275 PSIG	
TEST MEDIUM:	AIR OR INERT GAS	
PERCENT X-RAY:	100 %	

MP'S/IP OUTLETS & HEATER FINAL CUT

DESIGN DATA		
DESIGN FACTOR:	0.4	REF. CFR 192.111
DESIGN PRESSURE:	60 PSIG	≥ MAOP
MINIMUM TEST PRESSURE:	90 PSIG	1.5 x DESIGN PRESSURE
MAXIMUM TEST PRESSURE:	125 PSIG	PER ANSI B16.5
MINIMUM TEST DURATION:	FIELD DET.	PER G.S. 1500 SERIES
PERCENT SMYS AT DESIGN PRESSURE:	3.08 %	% SMYS BASED ON: 20", 0.375" WALL, X-52
PERCENT SMYS AT MINIMUM TEST PRESSURE:	4.62 %	% SMYS BASED ON: 20", 0.375" WALL, X-52
PERCENT SMYS AT MAXIMUM TEST PRESSURE:	6.41 %	% SMYS BASED ON: 20", 0.375" WALL, X-52
MAOP LIMITING ELEMENT:	PRESSURE TEST	
ASSEMBLED DESIGN PRESSURE:	60 PSIG	
TEST MEDIUM:	AIR OR INERT GAS	
PERCENT X-RAY:	100 %	

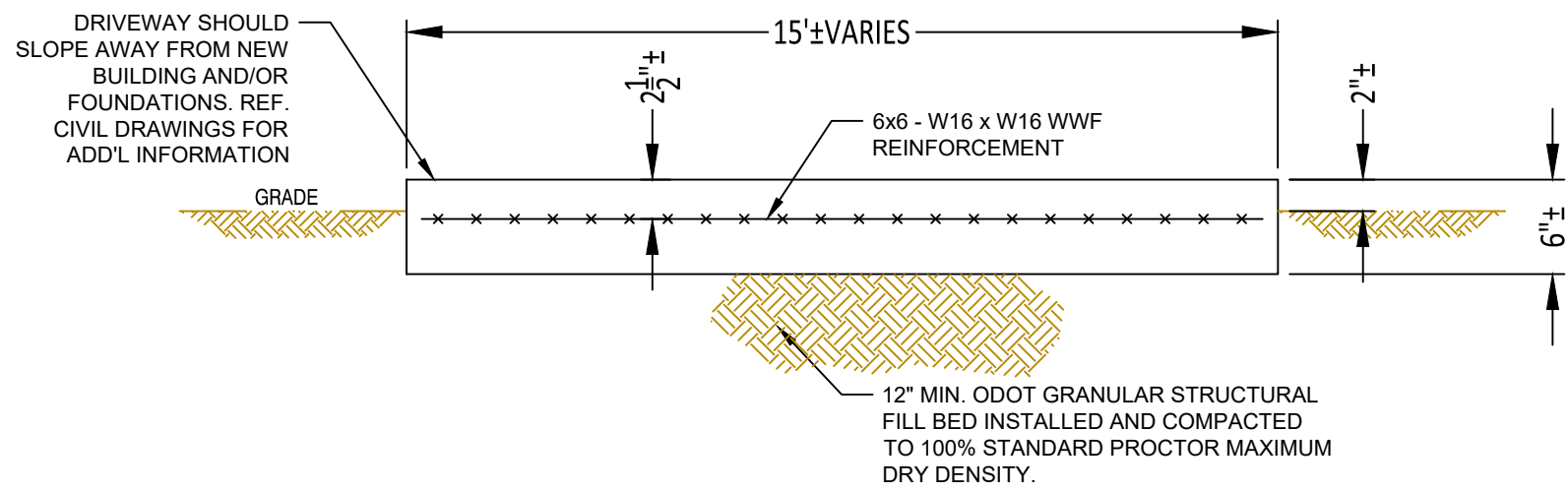
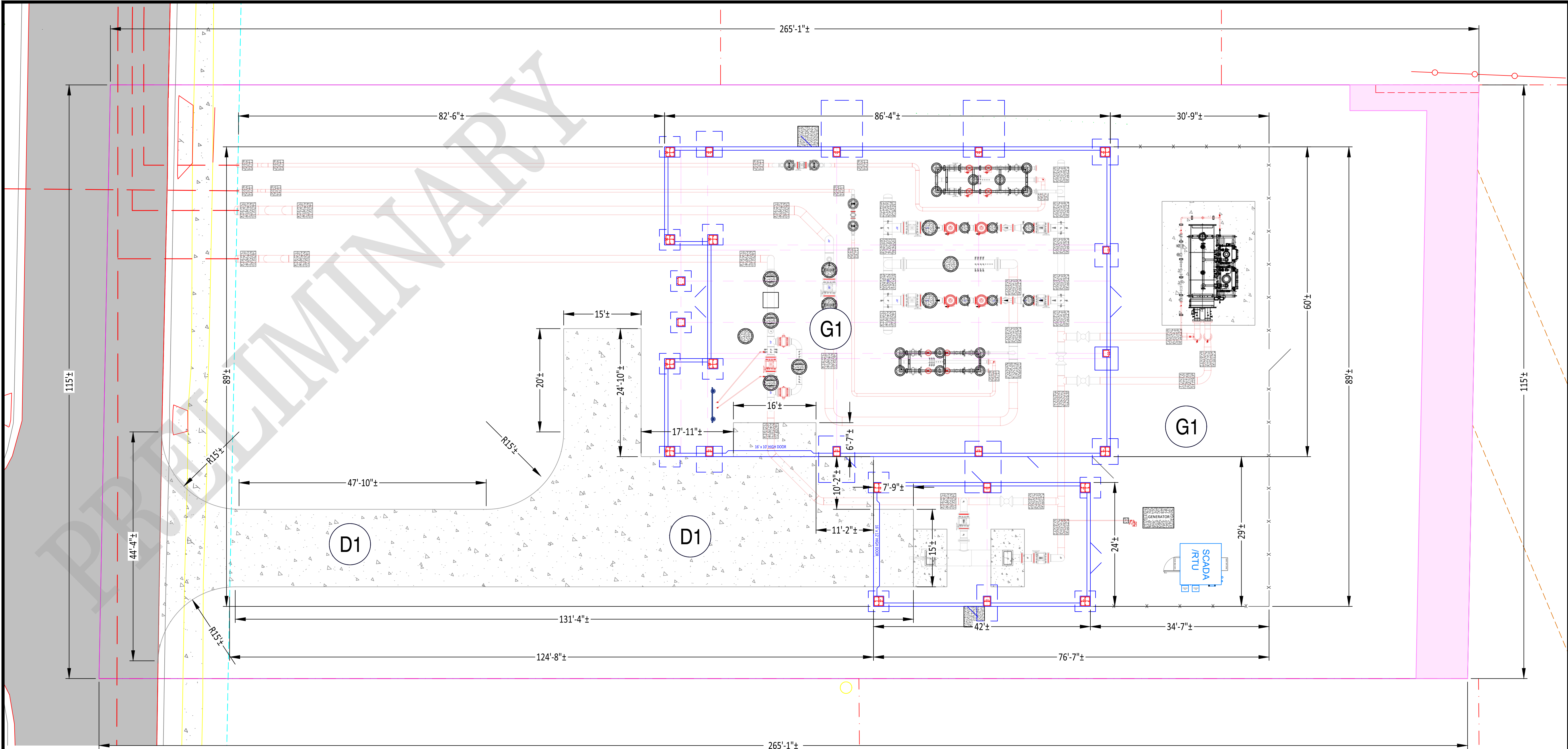
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0	9/29/23	PRELIMINARY
REV. #	DATE	DESCRIPTION

DESIGNED BY	CRDM	09/11/24	330-596-0111
DRAWN BY	CRDM	09/11/24	330-596-0111
CHECKED BY	CAMPOS	XX/XX/XX	---
AS-BUILT BY			
NAME		DATE	PHONE #

SITE NAME:
INST# 24-0136951-00
ABAN# ----
PROJECT ID# 21-78790
RIDGEVIEW STATION
COLUMBUS / FRANKLIN, OH

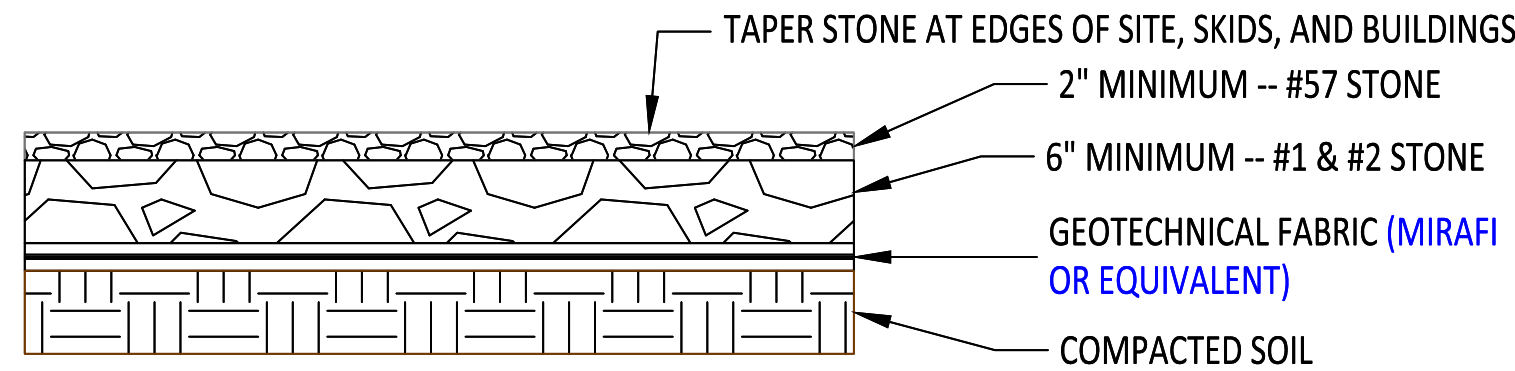
DRAWING TITLE:
PRESSURE TEST DETAILS

DRAWING NO:
4



D1
TYPICAL DRIVEWAY - SLAB SETION
1" = 1'-0"

- DESIGN NOTES:
1. DRIVEWAY TO BE CONCRETED PER REQUIREMENTS SET FORTH BY UPPER ARLINGTON. DESIGN ENGINEERING RECOMMENDS DRIVEWAY CORNERS BE STAKED IN FIELD BASED ON SURVEY.
 2. REMAINDER OF SITE (INCLUDING INSIDE OF THE BUILDINGS, AND WITHIN FENCING BOUNDARY) TO BE GRAVELED PER THE DETAIL BELOW. .
 3. CONCRETE SHOULD FOLLOW SLOPE AND GRADE AS SET FORTH PER CAMPOS CIVIL DRAWINGS. OTHERWISE, IT SHOULD FOLLOW NATURAL GRADE AND/OR SLOPE.



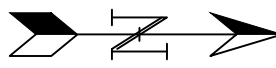
G1
TYPICAL SECTION -- SITE
NTS

LINETYPE LEGEND - JOB/WORK ORDER STYLE	
---	GAS EXISTING
---	GAS ABANDON
---	GAS INSTALL
---	PRE-FABRICATED UNIT
---	BUILDING

GRADE PLAN TO BE PROVIDED BY CAMPOS

SURVEY POINTS/LOCATION TO BE MARKED BY CAMPOS

NiSource



SCALE: 3/32" = 1'-0"

PROPOSED

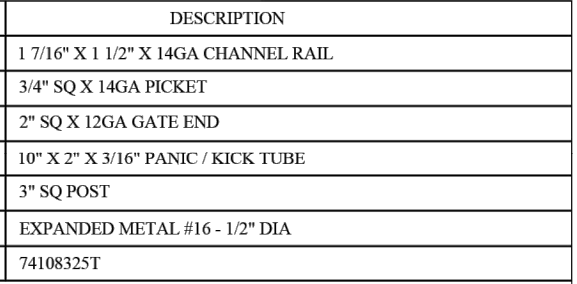
REVISIONS			
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1	---	---	---
0	9/29/23	PRELIMINARY	
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DRAWN BY	CRDM	09/11/24	330-596-0111
CHECKED BY	CAMPOS	XX/XX/XX	---
AS-BUILT BY			
NAME		DATE	PHONE #

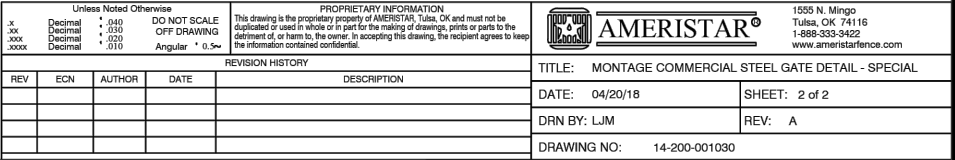
SITE NAME:
INST# 24-0136951-00
ABAN# ----
PROJECT ID# 21-78790
RIDGEVIEW STATION
COLUMBUS / FRANKLIN, OH

DRAWING TITLE:
GRAVEL LAYOUT

DRAWING NO:
5



- EXIT BAR KIT (NOT SHOWN)
TO BE FIELD INSTALLED BY
OTHERS



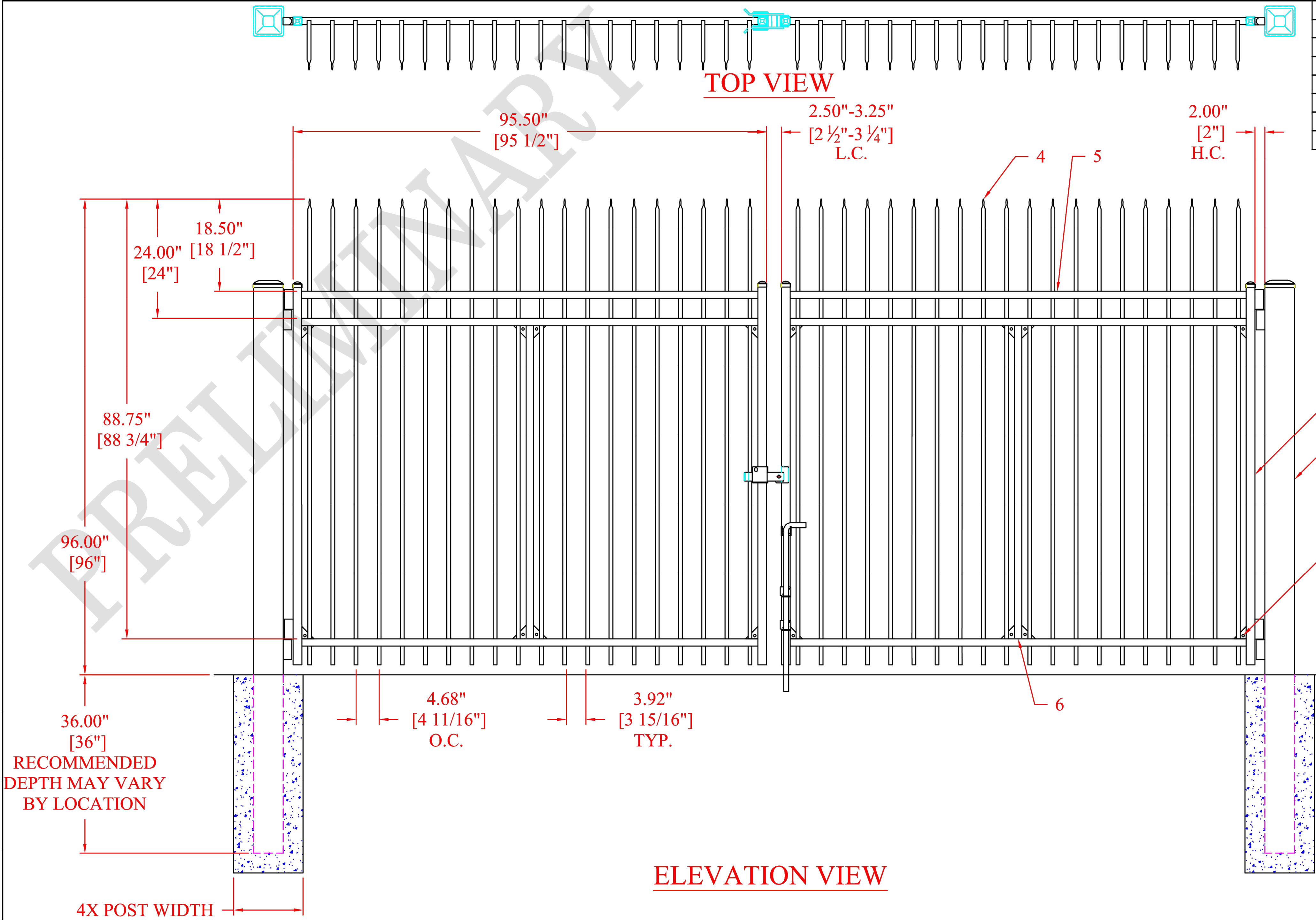
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DRAWN BY	CRDM	09/11/24	330-596-0111
CHECKED BY	CAMPOS	XX/XX/XX	--
AS-BUILT BY			
	NAME	DATE	PHONE #

DRAWING TITLE:

FENCE DETAILS

DRAWING NO:

7



#	DESCRIPTION
1	6" SQ X 3/8" POST
2	1 1/2" SQ X 14 GA GATE END
3	GG25 GATE GUSSETS
4	3/4" SQ X 14 GA PICKET
5	1 1/2" SQ X 14 GA FORERUNNER RAIL
6	1 1/2" SQ X 16 GA MIDDLE UPRIGHT
HU517-DSX200-DLB100	

FN2

DETAIL

Unless Noted Otherwise				PROPRIETARY INFORMATION	
x	Decimal	± .040	DO NOT SCALE OFF DRAWING Angular ± 0.5°	This drawing is the proprietary property of AMERISTAR, Tulsa, OK and must not be duplicated or used in whole or in part for the making of drawings, prints or parts to the detriment of, or harm to, the owner. In accepting this drawing, the recipient agrees to keep the information contained confidential.	
xx	Decimal	± .030			
xxx	Decimal	± .020			
xxxx	Decimal	± .010			
REVISION HISTORY					
REV	ECN	AUTHOR	DATE	DESCRIPTION	
G		KMc	07/30/2014	INITIAL RELEASE	



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TITLE: MONTAGE COMMERCIAL STEEL GATE	
DATE: 07/30/2014	SHEET: 1 of 2
DRN BY: KMc	REV: G
DRAWING NO: 1WIX394-96	

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Ohio Utilities Protection Service

Call 811
before you dig



PROPOSED

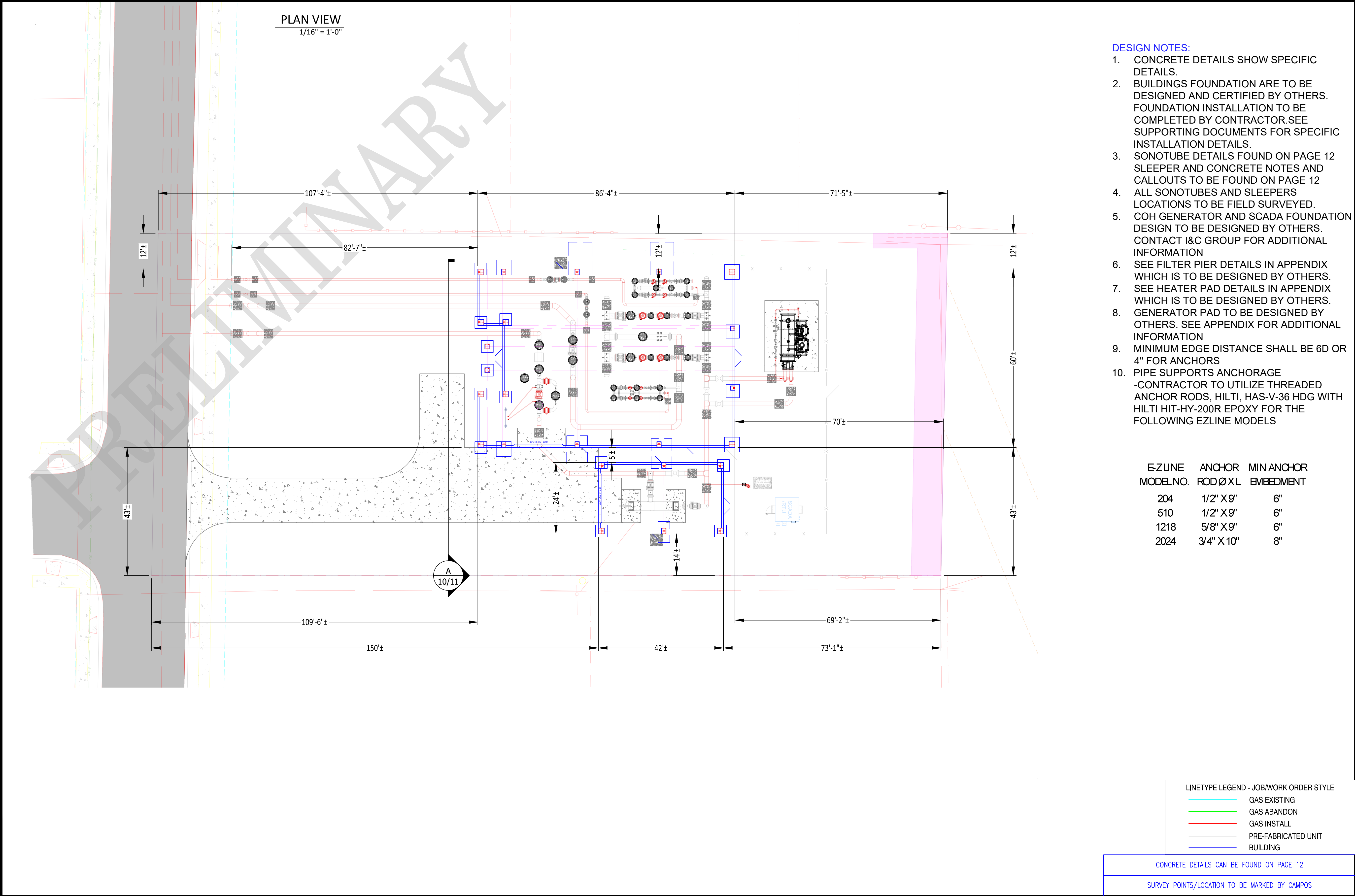
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REV. #	DATE	DESCRIPTION	

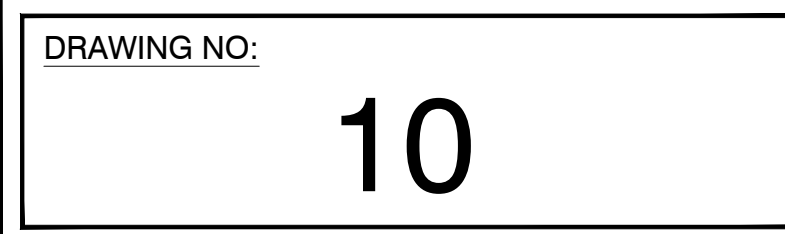
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AS-BUILT BY			
NAME		DATE	PHONE #

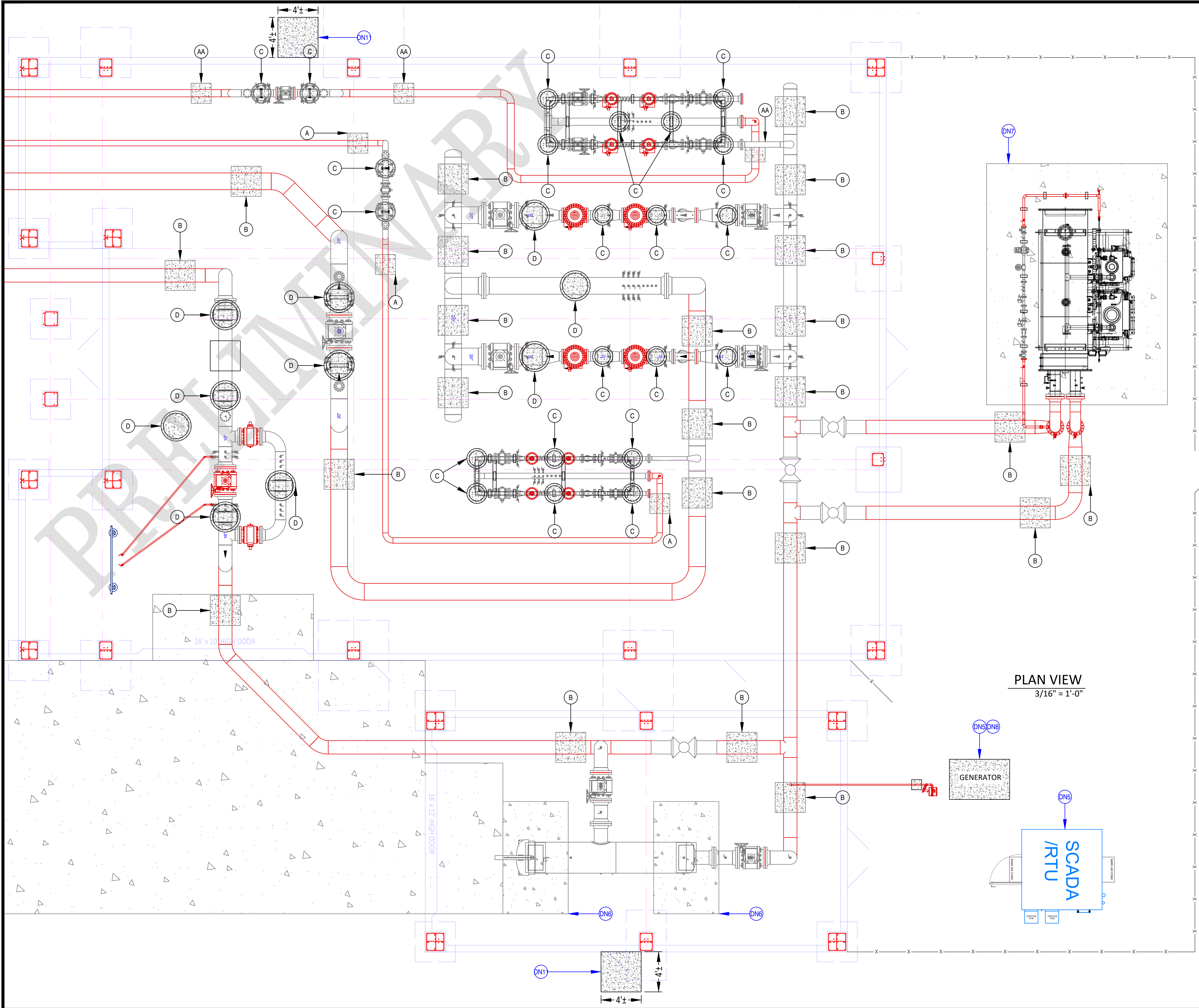
SITE NAME:
INST# 24-0136951-00
ABAN# ----
PROJECT ID# 21-78790
RIDGEVIEW STATION
COLUMBUS / FRANKLIN, OH

DRAWING TITLE:
FENCE DETAILS

DRAWING NO:
8







- DESIGN NOTES:
1. CONCRETE DETAILS SHOW SPECIFIC DETAILS.
 2. BUILDINGS FOUNDATION ARE TO BE DESIGNED AND CERTIFIED BY OTHERS. FOUNDATION INSTALLATION TO BE COMPLETED BY CONTRACTOR.SEE SUPPORTING DOCUMENTS FOR SPECIFIC INSTALLATION DETAILS.
 3. SONOTUBE DETAILS FOUND ON PAGE 12 SLEEPER AND CONCRETE NOTES AND CALLOUTS TO BE FOUND ON PAGE 12
 4. ALL SONOTUBES AND SLEEPERS LOCATIONS TO BE FIELD SURVEYED.
 5. COH GENERATOR AND SCADA FOUNDATION DESIGN TO BE DESIGNED BY OTHERS. CONTACT I&C GROUP FOR ADDITIONAL INFORMATION
 6. SEE FILTER PIER DETAILS IN APPENDIX WHICH IS TO BE DESIGNED BY OTHERS.
 7. SEE HEATER PAD DETAILS IN APPENDIX WHICH IS TO BE DESIGNED BY OTHERS.
 8. GENERATOR PAD TO BE DESIGNED BY OTHERS. SEE APPENDIX FOR ADDITIONAL INFORMATION
 9. MINIMUM EDGE DISTANCE SHALL BE 6D OR 4" FOR ANCHORS
 10. PIPE SUPPORTS ANCHORAGE
-CONTRACTOR TO UTILIZE THREADED ANCHOR RODS, HILTI, HAS-V-36 HDG WITH HILTI HIT-HY-200R EPOXY FOR THE FOLLOWING EZLINE MODELS
 11. 4'X4' WALKOUT CONCRETE FOR EMERGENCY DOOR EXIT.

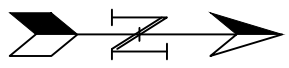
E-ZLINE MODEL NO.	ANCHOR ROD Ø X L	MIN ANCHOR EMBEDMENT
204	1/2" X 9"	6"
510	1/2" X 9"	6"
1218	5/8" X 9"	6"
2024	3/4" X 10"	8"

LINETYPE LEGEND - JOB/WORK ORDER STYLE	
---	GAS EXISTING
---	GAS ABANDON
---	GAS INSTALL
---	PRE-FABRICATED UNIT
---	BUILDING

CONCRETE DETAILS CAN BE FOUND ON PAGE 12

SURVEY POINTS/LOCATION TO BE MARKED BY CAMPOS

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SCALE: 3/16" = 1'-0"

PROPOSED

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NAME		DATE	PHONE #

SITE NAME:

INST# 24-0136951-00

ABAN# ----

PROJECT ID# 21-78790

RIDGEVIEW STATION

COLUMBUS / FRANKLIN, OH

DRAWING TITLE:

CONCRETE CALLOUTS

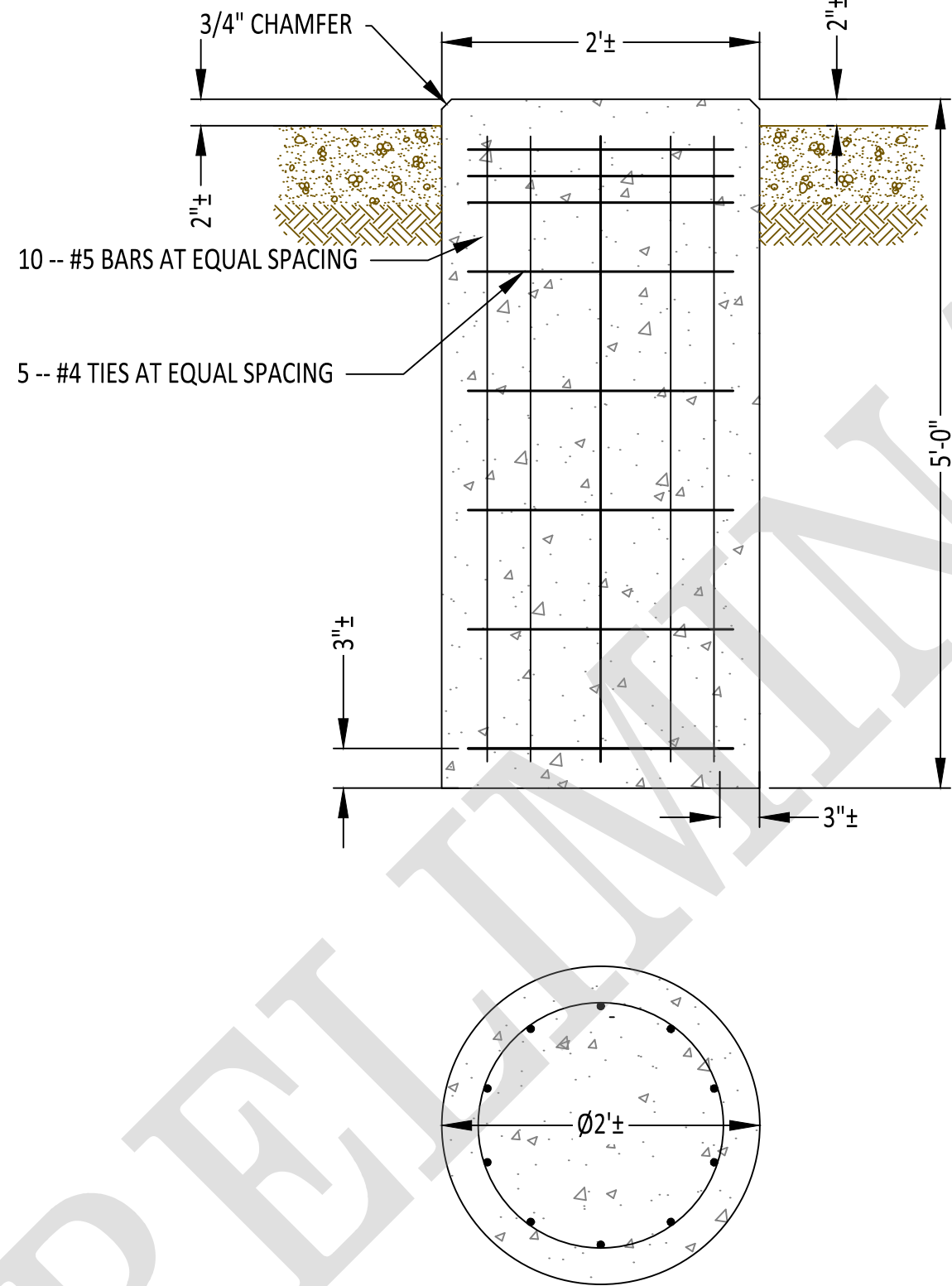
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SONOTUBE DETAIL

1" = 1'-0"

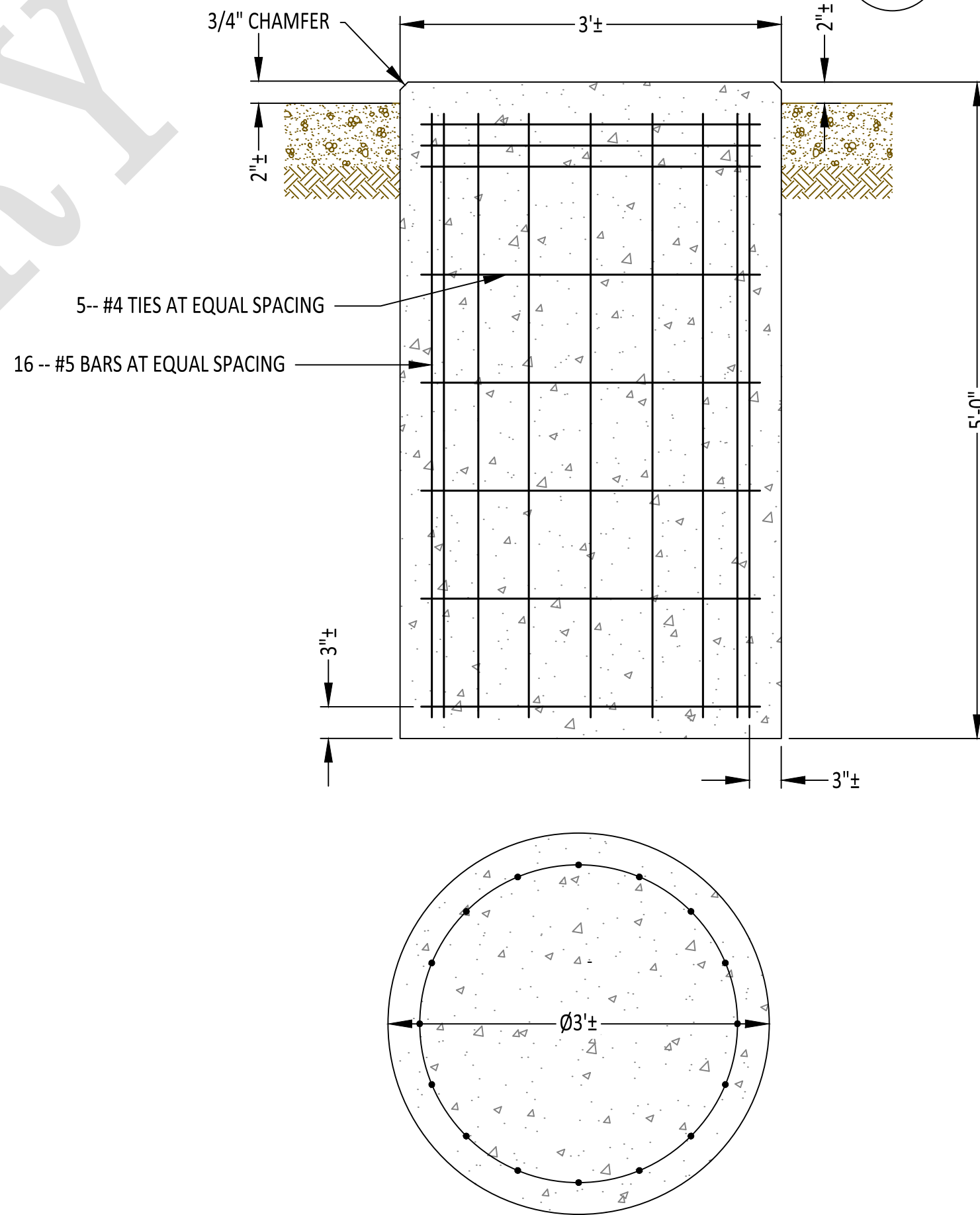
C



SONOTUBE DETAIL

1" = 1'-0"

D



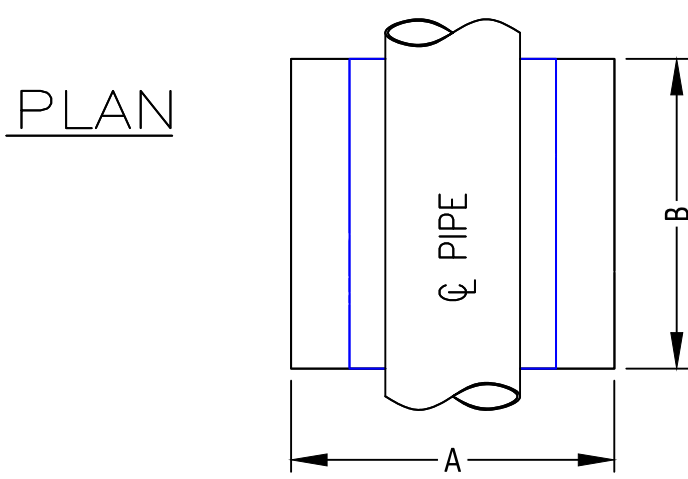
STATION CONCRETE NOTES

- THE STATION SHALL HAVE BOLLARD PROTECTION INSTALLED PER GS 2300.020 EXHIBIT A. OR AS CALLED OUT ON THIS PLAN SET.
- THE PREPARED PLAN GIVES THE DIMENSIONS BETWEEN THE SONOTUBES. THE FIRST SONOTUBE LOCATION IS RELATIVELY FLEXIBLE AND CAN BE FIELD ADJUSTED AS NEEDED. AFTER THE FIRST TUBE IS POURED, THE REMAINING SONOTUBES MUST BE POURED SQUARE, LEVEL AND BASED ON THE DIMENSIONS FOUND ON THE PREVIOUS PAGE. ANY DEVIATION FROM THIS MUST BE APPROVED BY EITHER PROJECT MANAGEMENT OR M&R ENGINEERING.
- COLUMBIA GAS OF OHIO WILL ACCEPT SONOCO "SONOTUBE" BRAND TUBES OR EQUIVALENT FOR THIS PROJECT.
- EARLY SET HIGH STRENGTH CONCRETE IS ACCEPTABLE TO USE UNDER CERTAIN CONDITIONS:
 - THE TUBES MUST BE KEPT DAMP WHILE CURING.
 - THE TUBES MUST BE COVERED WITH BLANKETS WHILE CURING.
 - THE BLANKETS MUST SLOWLY AND CAREFULLY BE REMOVED TO PREVENT FLASH CURING.
 - A FINAL INSPECTION BY COLUMBIA GAS OF OHIO WILL BE PERFORMED TO ENSURE THAT NO SHRINKAGE CRACKING HAS OCCURRED.
 - IF SHRINKAGE CRACKING OCCURS, THE TUBE WILL BE REMOVED AND RE-POURED AS DIRECTED BY COLUMBIA GAS OF OHIO.
- IT IS **REQUIRED** THAT ALL SKID UNITS BE **GROUND**ED AND **ANCHOR**ED.
- IT IS **REQUIRED** THAT ALL FLANGE INSULATOR KITS INSTALLED INSIDE THE BUILDING BE WIRED TO A GROUNDING CELL, PER COH CORROSION RECOMMENDATION.
- CONCRETE & REBAR SPECIFICATIONS AS SPECIFIED BELOW UNLESS OTHERWISE NOTED:
 - ACI-301 STD SPECIFICATIONS FOR STRUCTURAL CONCRETE
 - ACI-318 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
 - ACI-305R HOT & COLD WEATHER CONCRETING
 - ACI-304 GUIDE FOR MEASURING, MIXING, TRANSPORTING, AND PLACING CONCRETE
 - PORTLAND CEMENT PER ASTM C-150 TYPE II (OR ASTM C1157 TYPE HS) W/ AIR ENTRAINING AGENT ADDED (MAY BE ELIMINATED ON FOOTERS OR SLABS BELOW GRADE).
 - NON-HIGH SULFATE RESISTANCE TYPE OF CEMENT MAY BE USED IF IT IS KNOWN THAT CONCRETE WILL NOT BE SUBJECT TO SULFATE ATTACK
 - ≥4500 PSI COMPRESSIVE STRENGTH AT OR AFTER 28 DAYS
 - MAXIMUM WATER:CEMENT RATIO: 0.45
 - RECOMMENDED AVERAGE TOTAL AIR CONTENT: 4.5-7.5%
 - MAXIMUM AGGREGATE SIZE: 0.75"
 - MAXIMUM SLUMP: 3" ± 1.25" [WALLS, COLUMNS, PILES, & BEAMS]; 2.75" ± 0.75" [ALL OTHER CONCRETE]
 - ≤25% FLYASH CONTENT BY WEIGHT
 - WATER -- PREFERRED POTABLE NATURAL WATER, ALTERNATIVE -- <2000 PPM TOTAL DISSOLVED SOLIDS
 - MINIMUM CEMENT CONTENT 517 LBS (5-1/2 BAGS) PER CUBIC YARD OF CONCRETE
 - ALL CONCRETE SHALL BE PROTECTED BY ONE OR MORE CURING MATERIALS, POLYETHYLENE SHEETING WILL BE PERMITTED AS CURING ONLY ON AREAS WHERE INTIMATE CONTACT WITH THE CONCRETE SURFACE CAN BE OBTAINED AND MAINTAINED FOR AT LEAST SEVEN DAYS. MEMBRANE FORMING CURING COMPOUND MAY BE USED IF IMMEDIATELY APPLIED AFTER ACCEPTANCE OF THE CONCRETE FINISH
 - ALL EXPOSED CONCRETE SURFACES SHALL BE A FLOAT FINISH AND STEEL TROWELED TO PRODUCE A SMOOTH, UNIFORM SURFACE. UPON REMOVAL OF FORMS, ALL FINES AND IRREGULAR PROJECTIONS SHALL BE REMOVED. CAVITIES PRODUCED BY FORM TIES AND OTHER HOLES, HONEYCOMB SPOTS, BROKEN CORNERS OR EDGES, AND OTHER DEFECTS SHALL BE REPAIRED AND RUBBED
 - CONTRACTOR SHALL COMPACT THE GRANULAR BASE DIRECTLY UNDER CONCRETE TO 100% SPMD
 - DESIGN, DETAIL, FABRICATE, AND PLACE REINFORCING STEEL PER LATEST ACI AND CRSI SPECIFICATION WITH ASTM A-615 MATERIAL
 - STEEL REINFORCMENT BAR SHALL CONFORM TO ASTM A-615, GRADE 60.

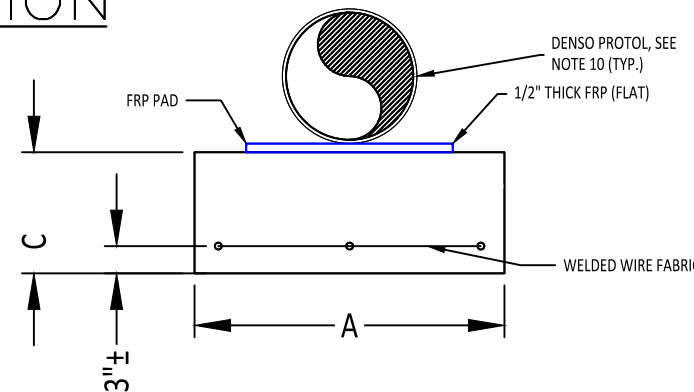
CONCRETE NOTE (SLEEPERS)

- CONTRACTOR TO FURNISH ALL MATERIALS
- CONCRETE SUPPORT CONFIGURATION MAY VARY ACCORDING TO PIPE SIZE & FITTINGS.
- DO NOT PLACE CONCRETE SUPPORTS BENEATH PIPE WELDS
 - WELDS ARE TO ≥1D AWAY FROM CONCRETE
- STEEL REINFORCEMENT BAR SHALL CONFORM TO ASTM A-615, GRADE 60
- ALL REINFORCING DIMENSIONS ARE OUT TO OUT OF BAR
- REBAR QUANTITIES SHOWN ARE FOR ONE EACH. QUANTITIES REQUIRED IS CONTRACTORS RESPONSIBILITY
- BOTTOM OF FOOTERS AND/OR SLEEPERS SHALL EXTEND TO UNDISTURBED EARTH; BOTTOM OF CONCRETE TO BE PLACED ON SOLID FOOTING
- WELDED WIRE MESH PER ASTM A1064
- RIGID FORM WORK NOT REQUIRED
- PIPING RESTING ON CONCRETE SUPPORTS SHALL BE COATED WITH DENSO PROTOL 7000/7200, OR 7125 (40MILS THICKNESS) FROM A POINT ±6" PAST THE OUTER EDGE OF THE CONCRETE SUPPORT
 - DENSO PROTOL MAY BE INSTALLED DIRECTLY OVER EXISTING FBE COATED PIPE
 - FIBERGLASS REINFORCED PAD (FRP) SHOULD BE INSTALLED BETWEEN THE CONCRETE & THE PIPE, TO LAY FLAT ON THE CONCRETE, NOT WRAPPED AROUND THE PIPE

PLAN



ELEVATION



CONCRETE SLEEPER DETAILS

CALL OUT	PIPE SIZE (")	FRP SIZE (")	WIDTH 'A' (FEET)	LENGTH 'B' (FEET)	DEPTH 'C' (FEET)	CU.YARDS CONC.	WELDED WIRE FABRIC/MESH REQUIRED
	2	12x12	2	2	1	0.15 ±	4"x4"-4/4 WELD WIRE MESH
	3	12x12	2	2	1	0.15 ±	4"x4"-4/4 WELD WIRE MESH
	4	12x12	2	2	1	0.15 ±	4"x4"-4/4 WELD WIRE MESH
A	6	12x12	2	2	1	0.15 ±	4"x4"-4/4 WELD WIRE MESH
AA	8	12x12	2	2	1	0.15 ±	6"x6"-10/10 WELD WIRE MESH
	10	12x12	3	3	1	0.33 ±	6"x6"-10/10 WELD WIRE MESH
	12	12x12	3	3	1 1/2	0.50 ±	6"x6"-10/10 WELD WIRE MESH
	14	12x12	3	3	1 1/2	0.50 ±	6"x6"-10/10 WELD WIRE MESH
B	16	12x12	3	3	1 1/2	0.50 ±	6"x6"-10/10 WELD WIRE MESH
	18	12x12	3	3	1 1/2	0.50 ±	6"x6"-10/10 WELD WIRE MESH
B	20	12x12	3	3	1 1/2	0.50 ±	6"x6"-10/10 WELD WIRE MESH
	22	12x12	3	3	1 1/2	0.50 ±	6"x6"-10/10 WELD WIRE MESH
	24	12x12	4	4	1 1/2	0.89 ±	6"x6"-10/10 WELD WIRE MESH
	26	12x12	4	4	2	1.19 ±	6"x6"-10/10 WELD WIRE MESH
	30	12x12	4	4	2	1.19 ±	6"x6"-10/10 WELD WIRE MESH
	36	12x12	5	5	2 1/2	2.31 ±	6"x6"-10/10 WELD WIRE MESH
	42	12x12	5 1/2	5 1/2	2 3/4	3.08 ±	6"x6"-10/10 WELD WIRE MESH

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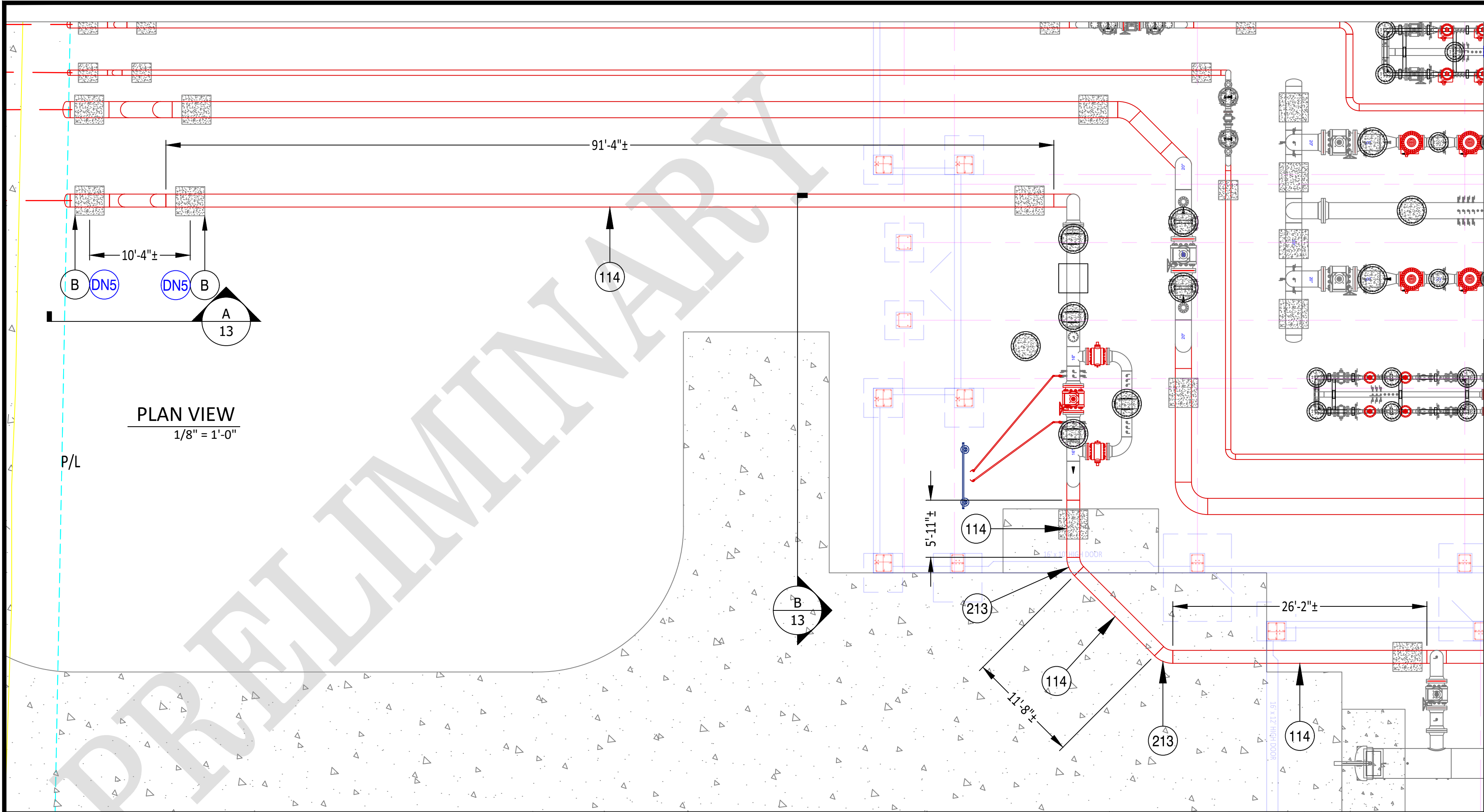
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REV. #	DATE	DESCRIPTION	
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CHECKED BY	CAMPOS	XX/XX/XX	---
AS-BUILT BY		NAME	DATE PHONE #

SITE NAME:
INST# 24-0136951-00
ABAN# ----
PROJECT ID# 21-78790
RIDGEVIEW STATION
COLUMBUS / FRANKLIN, OH

DRAWING TITLE:
CONCRETE DETAILS

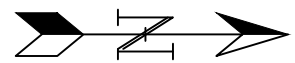
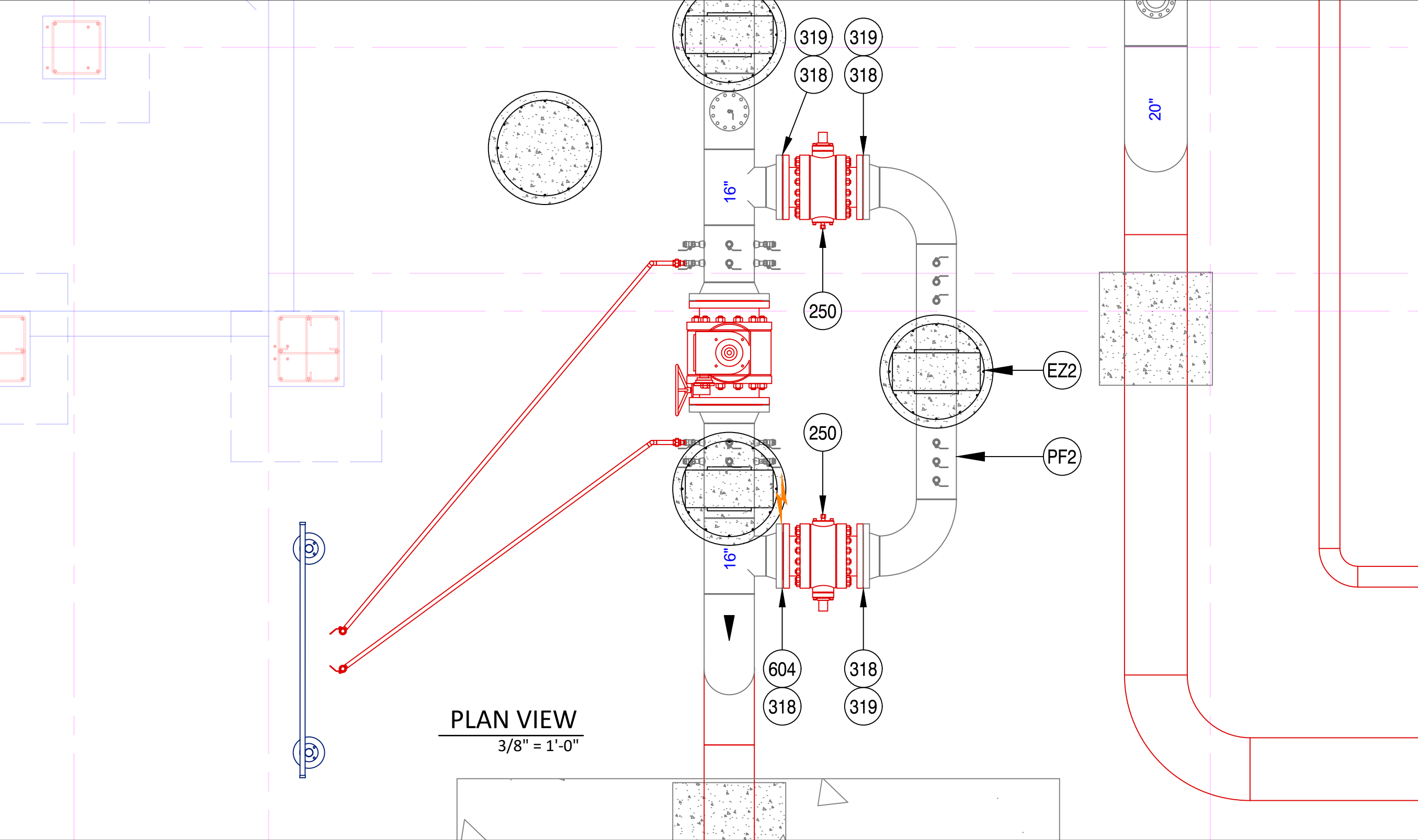
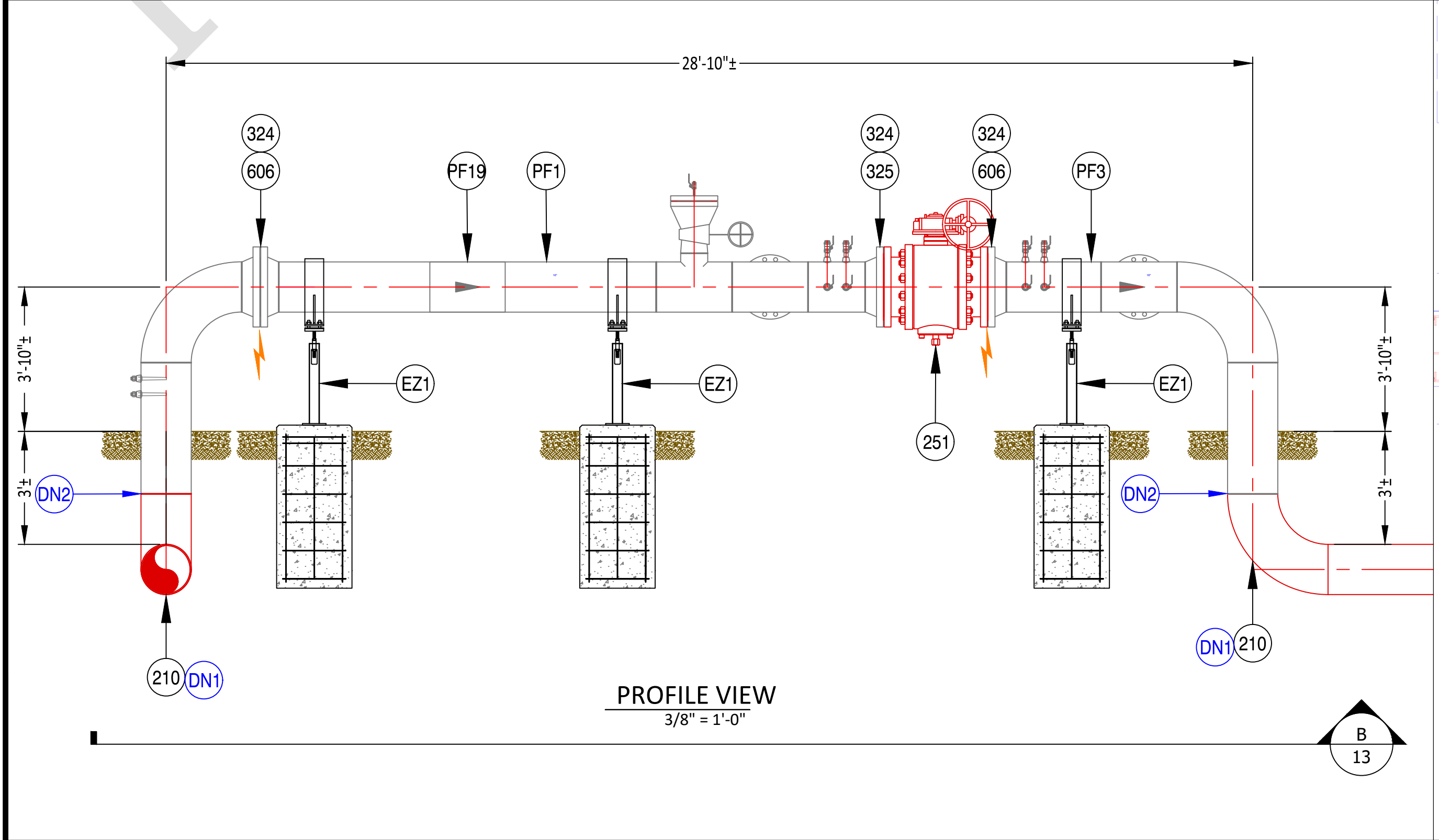
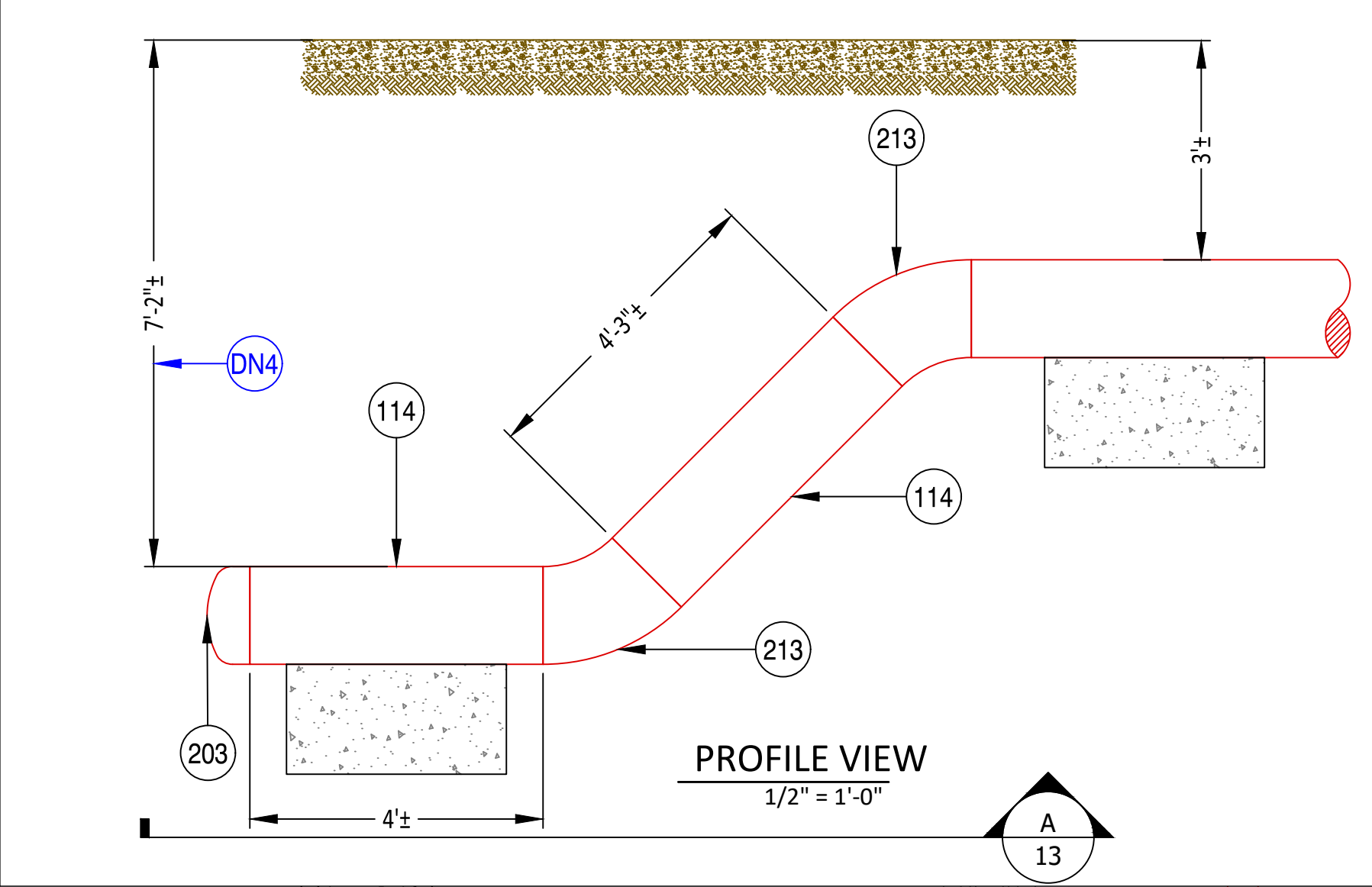
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DESIGN NOTES

1. ROTATE ELBOW AS NEEDED AND WELD
2. ALL PIPE DIMENSIONS CUT TO FIT. ALL PIPE INSTALLED IN FIELD TO BE MEASURED AND VERIFIED PRIOR TO FIELD WELDING.
3. REFER TO CONCRETE DETAILS FOR ANCHORING AND EZLINE DETAILS.
4. DEPTH SET BY MAINLINE. VERIFY RISER HEIGHT PRIOR TO INSTALLATION. TIE IN DETAILS TO BE ON MAINLINE DRAWING PACKAGE PROVIDED BY CAMPOS
5. CONCRETE DETAILS ON PREVIOUS PAGES.

LINETYPE LEGEND - JOB/WORK ORDER STYLE	
—	GAS EXISTING
—	GAS ABANDON
—	GAS INSTALL
—	PRE-FABRICATED UNIT
—	BUILDING



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

PROPOSED

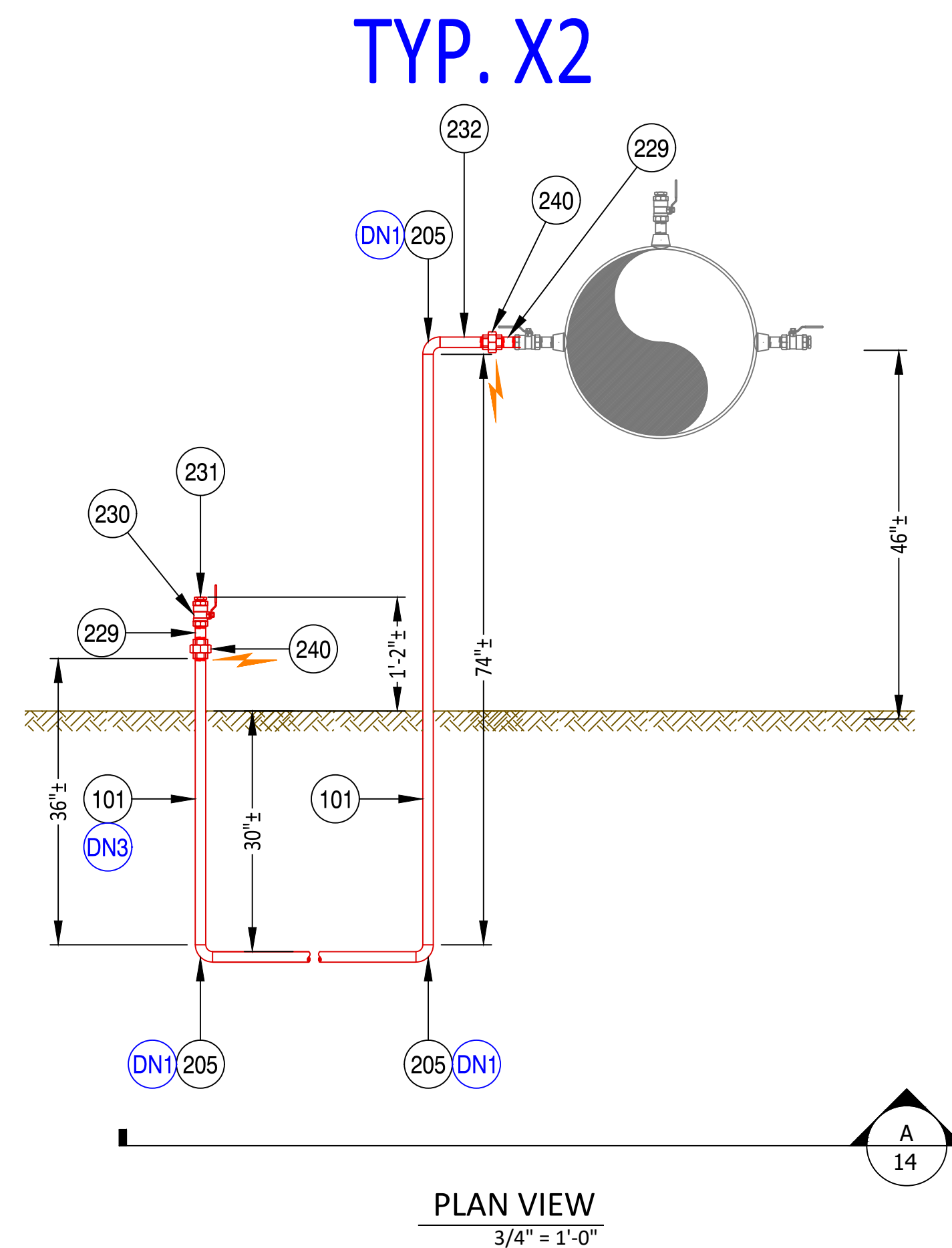
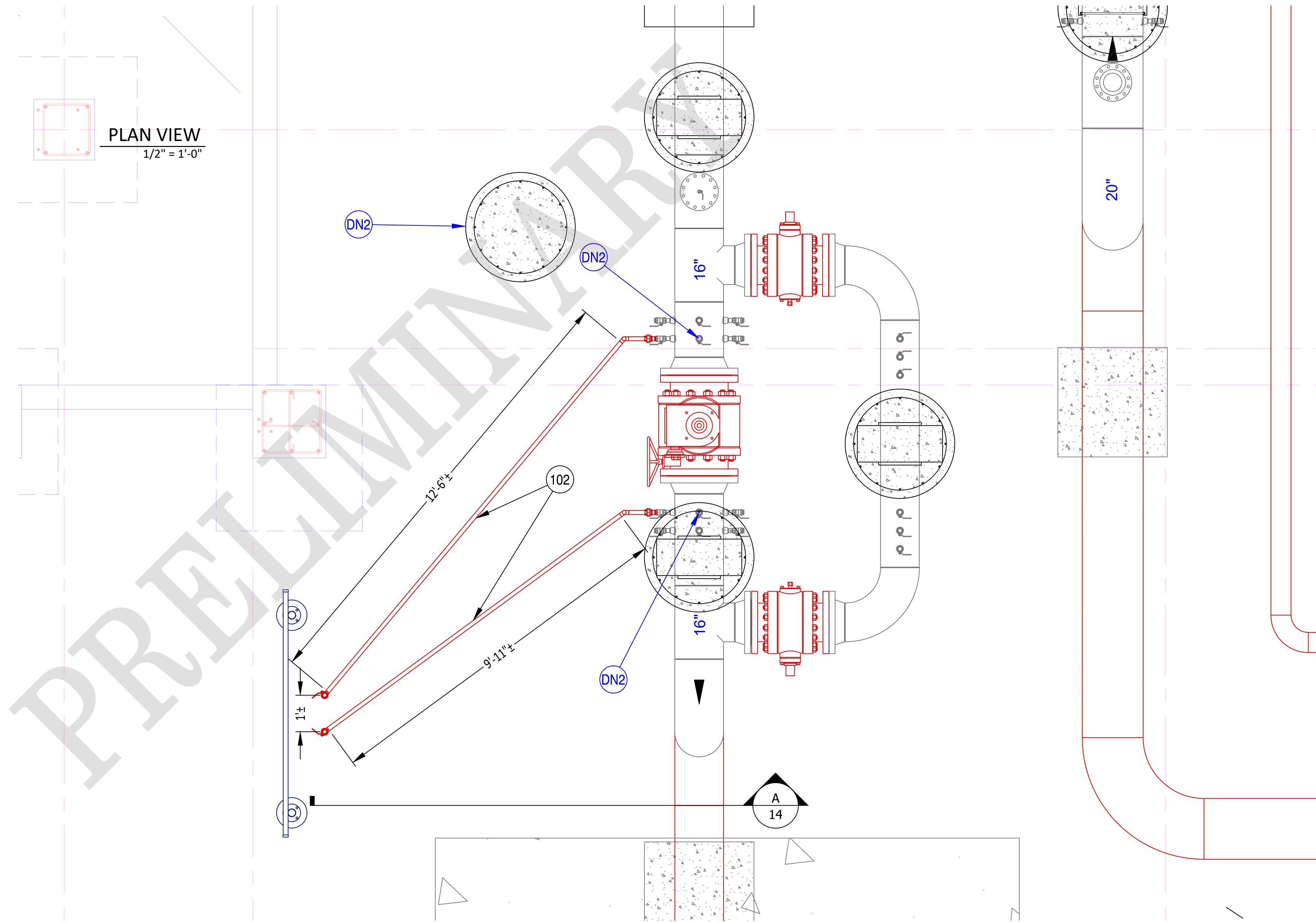
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AS-BUILT BY			
NAME		DATE	PHONE #

SITE NAME:
INST# 24-0136951-00
ABAN# ----
PROJECT ID# 21-78790
RIDGEVIEW STATION
COLUMBUS / FRANKLIN, OH

ROV DETAILS

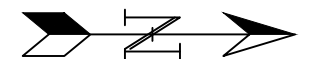
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13



DESIGN NOTES

1. ROTATE ELBOW AS NEEDED AND WELD
2. TAP DESIGNATED FOR ACTUATOR SUPPLY GAS. ALL ACTUATOR TUBING, CHECK VALVES, AND TANK CONNECTIONS ARE THE RESPONSIBILITY OF THE I&C GROUP. THIS MATERIAL IS NOT REPRESENTED AS PART OF THIS PLAN SET.
3. FIELD THREAD PIPE AS NECESSARY FOR CONNECTION INTO THREADED FITTINGS.
4. CONSIDER: TRANSMITTER PIPING TO BE RUN AFTER H-FRAME IS IN PLACE AND BUILDING CONCRETE IS POURED TO AVOID CONFLICTS WITH FOUNDATIONS.

LINETYPE LEGEND - JOB/WORK ORDER STYLE			
---	GAS EXISTING	---	GAS ABANDON
---	GAS INSTALL	---	PRE-FABRICATED UNIT
---	BUILDING		



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

PROPOSED

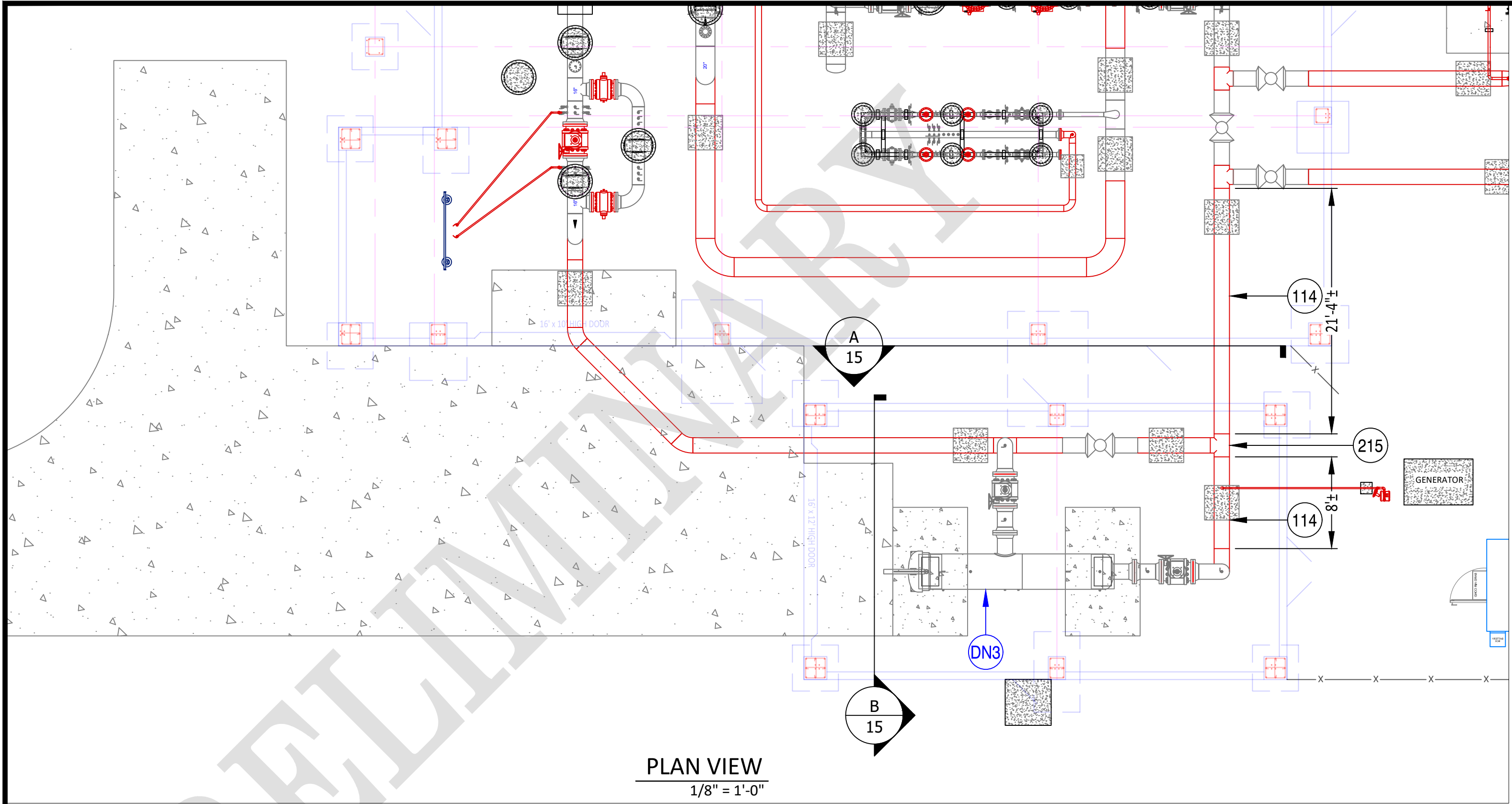
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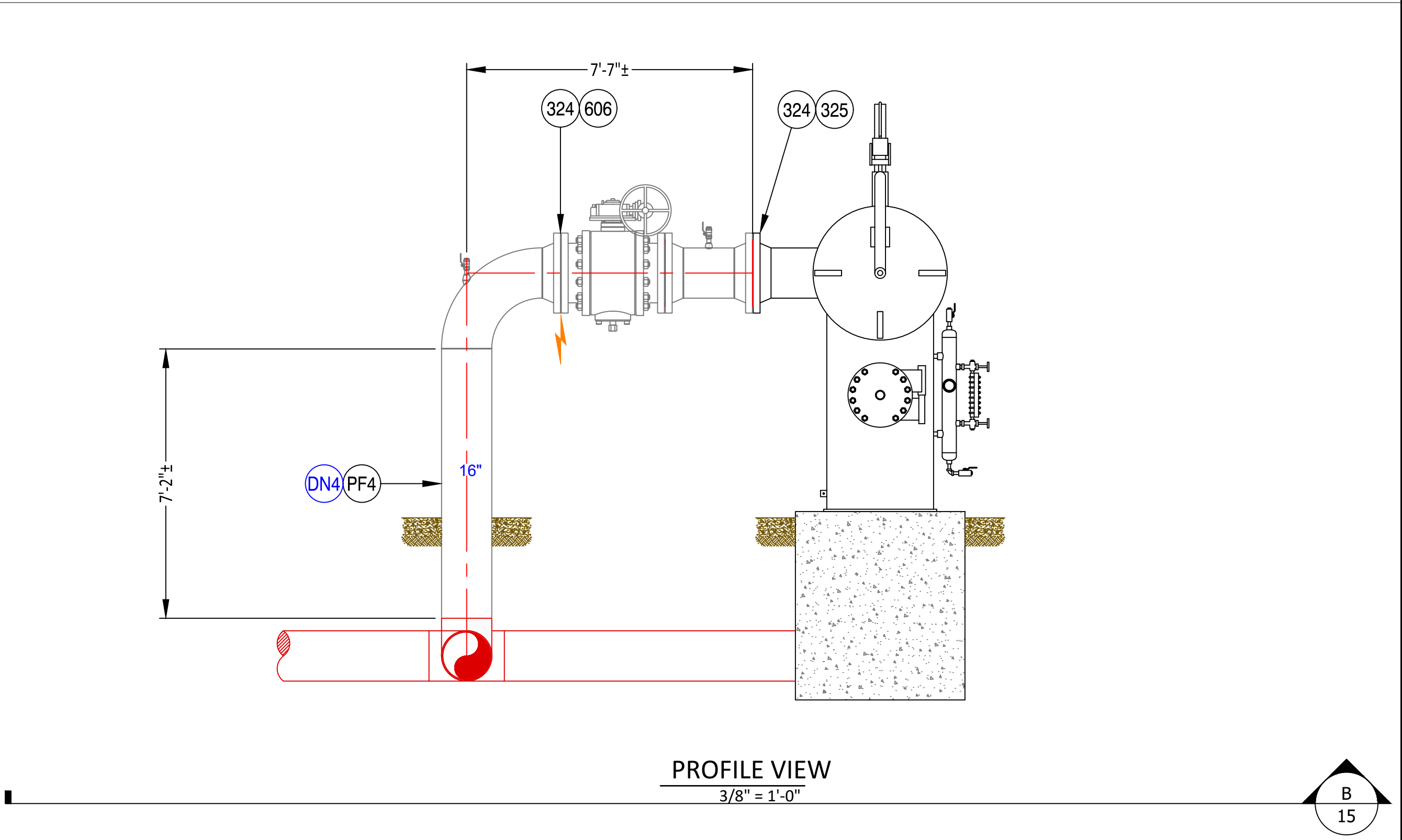
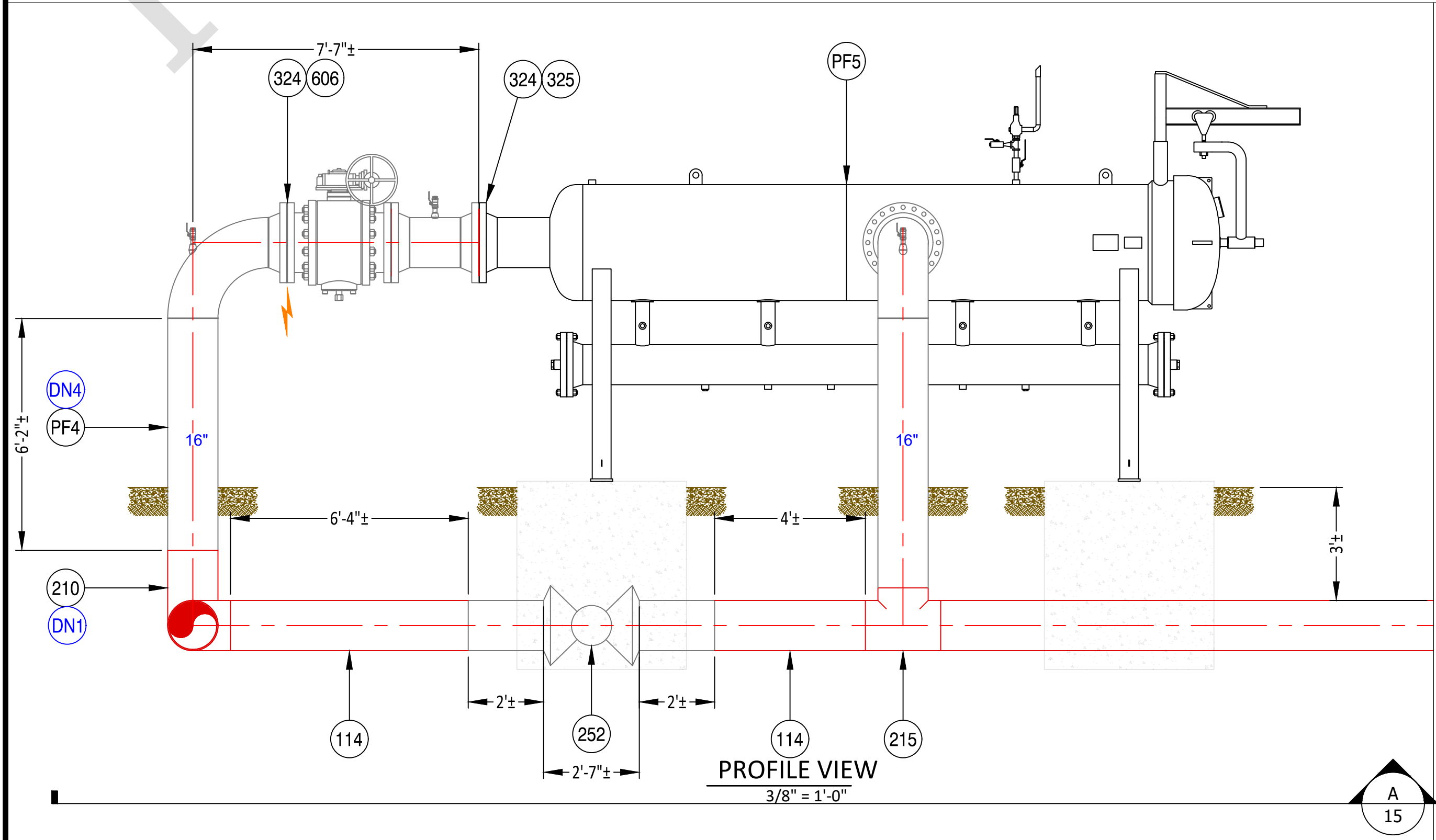
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TRANSMITTER PIPING DETAILS

DRAWING NO:
14



LINETYPE LEGEND - JOB/WORK ORDER STYLE	
—	GAS EXISTING
—	GAS ABANDON
—	GAS INSTALL
—	PRE-FABRICATED UNIT
—	BUILDING

- DESIGN NOTES
1. ROTATE ELBOW AS NEEDED AND WELD
 2. ALL PIPE DIMENSIONS CUT TO FIT. **ALL** PIPE INSTALLED IN FIELD TO BE MEASURED AND VERIFIED PRIOR TO FIELD WELDING.
 3. ENSURE SUMP BRIDAL FACES OPPOSITE DIRECTION OF FILTER INLET
 4. CUT PREFABRICATED RISERS TO FIT



Ohio Utilities Protection Service

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before you dig

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

PROPOSED

REVISIONS			
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SITE NAME:

INST# 24-0136951-00

ABAN# ----

PROJECT ID# 21-78790

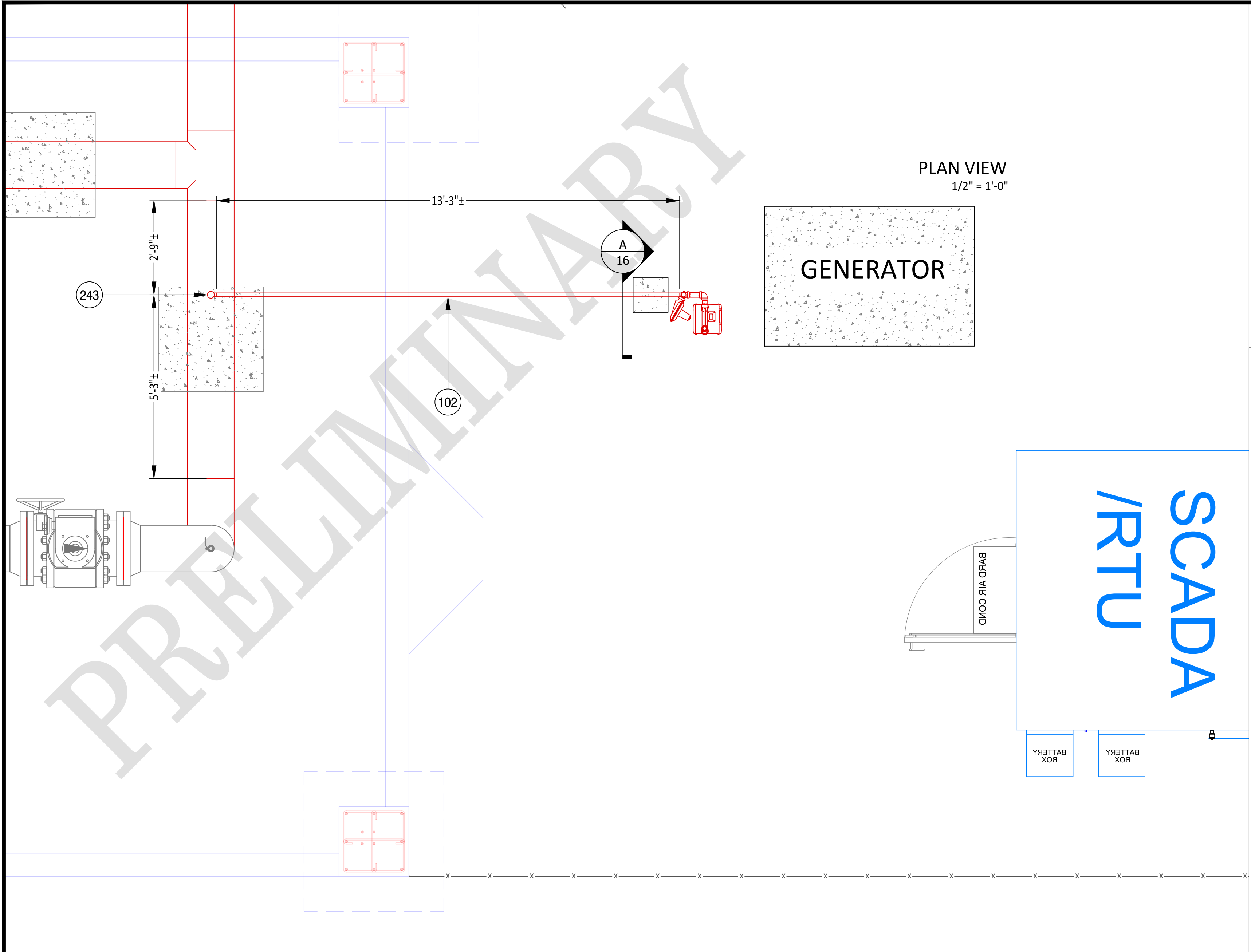
RIDGEVIEW STATION

COLUMBUS / FRANKLIN, OH

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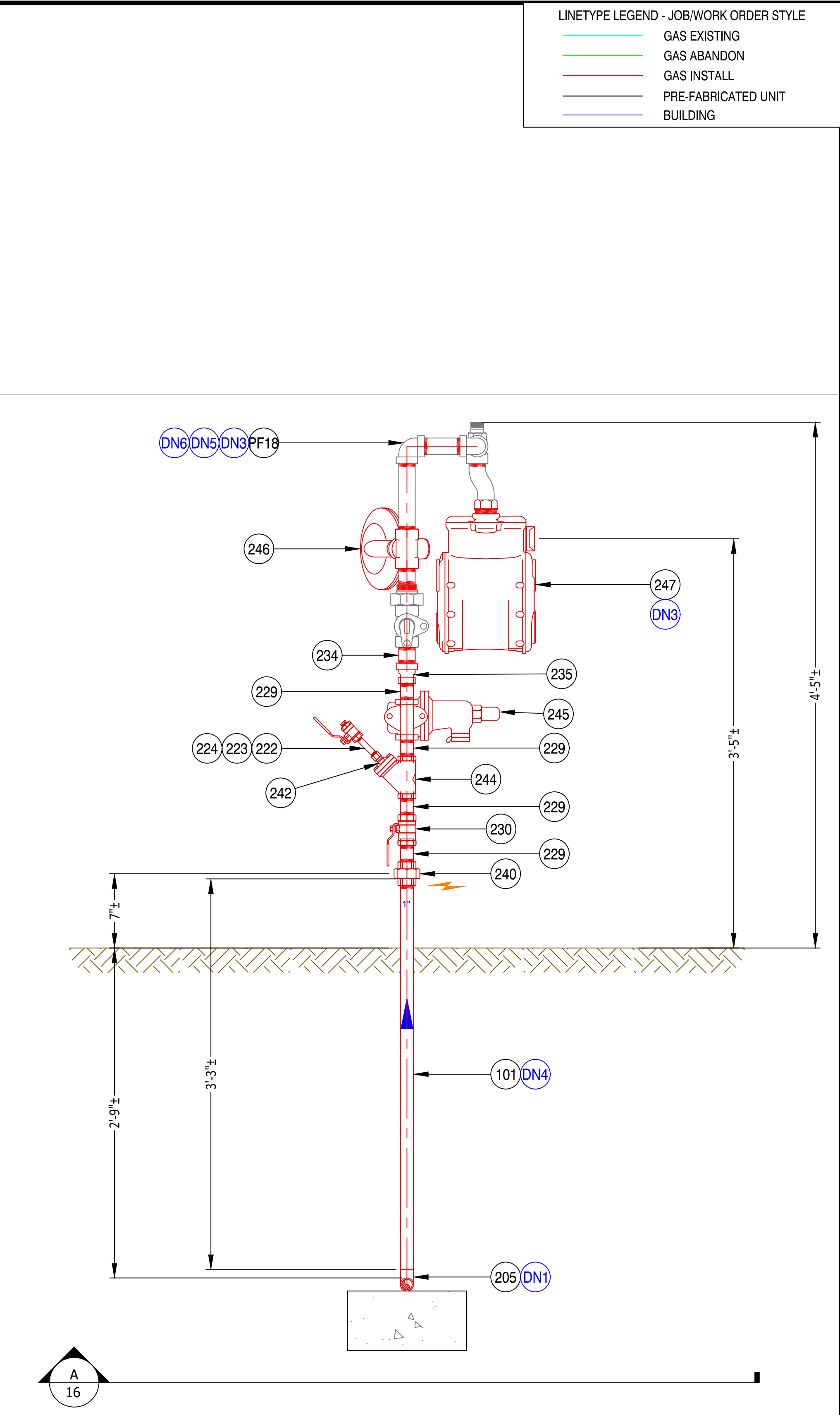
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DESIGN NOTES

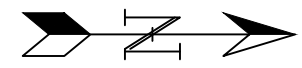
1. ROTATE ELBOW AS NEEDED AND WELD
2. DEPTH OF INCOMING SERVICE LINE IS DETERMINED BY DEPTH OF PROPOSED 16" PIPE. DEPTH AT THE TAP LOCATION IS ASSUMED TO BE 36" FROM GRADE TO TOP OF 16" PIPE. CUT RISER TO FIT. ALL PIPE INSTALLED IN FIELD TO BE MEASURED AND VERIFIED PRIOR TO FIELD WELDING.
3. HOUSE LINE PIPING DOWNSTREAM OF METER TO GENERATOR CONNECTION IS THE RESPONSIBILITY OF THE I&C GROUP. THIS MATERIAL IS NOT REPRESENTED AS PART OF THIS PLAN SET.
4. FIELD THREAD PIPE AS NECESSARY FOR CONNECTION INTO THREADED FITTINGS.
5. RISER BRACKET AS SHOWN ON PLMB-0002A DRAWING TO BE FIELD FIT AS NECESSARY. SEE APPENDIX A FOR ADDITIONAL DETAILS.
6. ENSURE SERVICE SETTING IS PROPERLY SUPPORTED.



PROFILE VIEW
1 1/2" = 1'-0"

LINETYPE LEGEND - JOB/WORK ORDER STYLE	
---	GAS EXISTING
---	GAS ABANDON
---	GAS INSTALL
---	PRE-FABRICATED UNIT
---	BUILDING

NiSource



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

PROPOSED

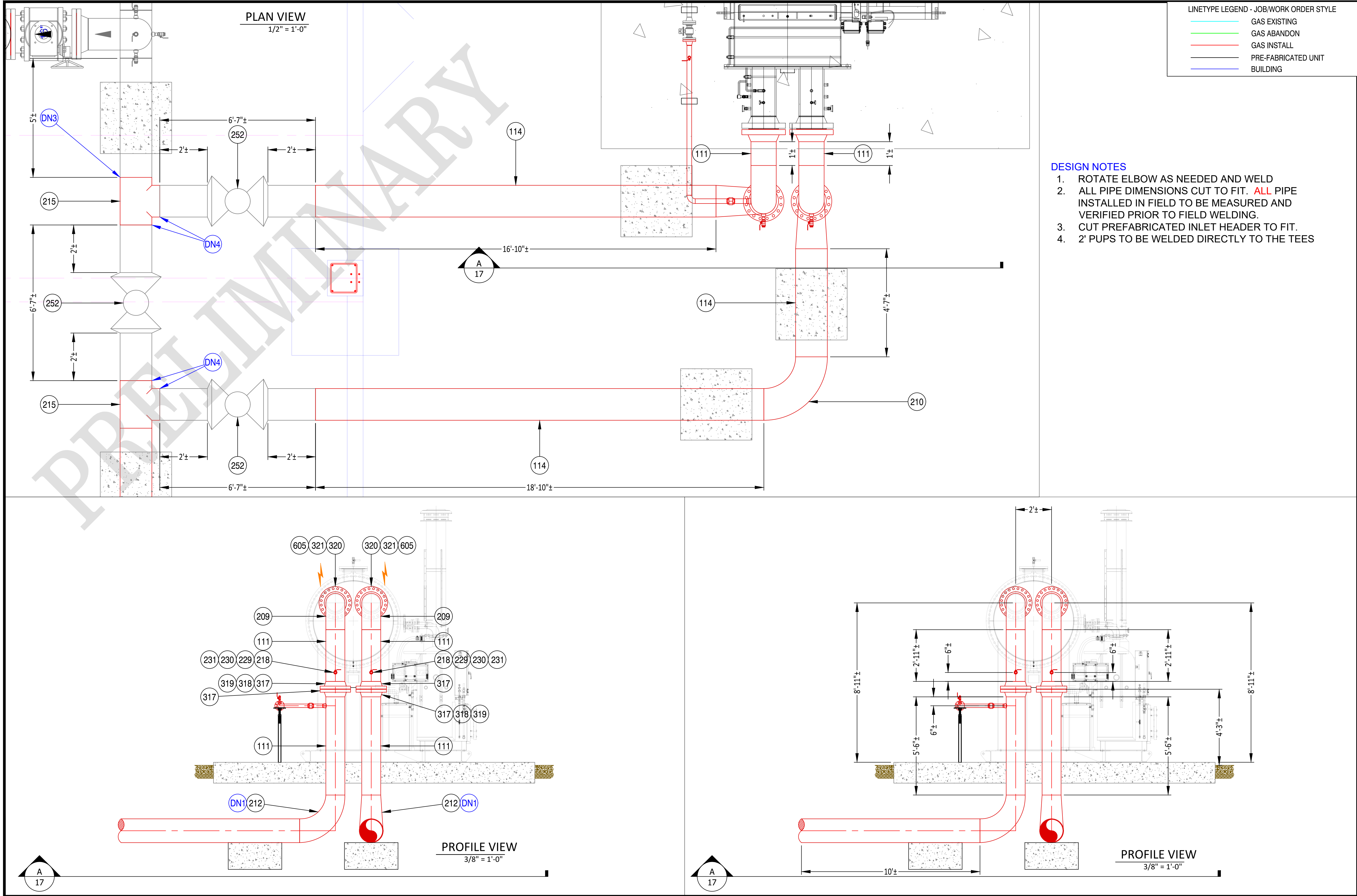
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0	9/29/23	PRELIMINARY	
REV. #	DATE	DESCRIPTION	

DESIGNED BY	CRDM	09/11/24	330-596-0111
DRAWN BY	CRDM	09/11/24	330-596-0111
CHECKED BY	CAMPOS	XX/XX/XX	---
AS-BUILT BY			
NAME		DATE	PHONE #

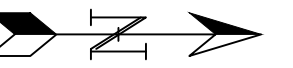
SITE NAME:
INST# 24-0136951-00
ABAN# ----
PROJECT ID# 21-78790
RIDGEVIEW STATION
COLUMBUS / FRANKLIN, OH

GENERATOR DETAILS

DRAWING NO:
16



NiSource



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

PROPOSED

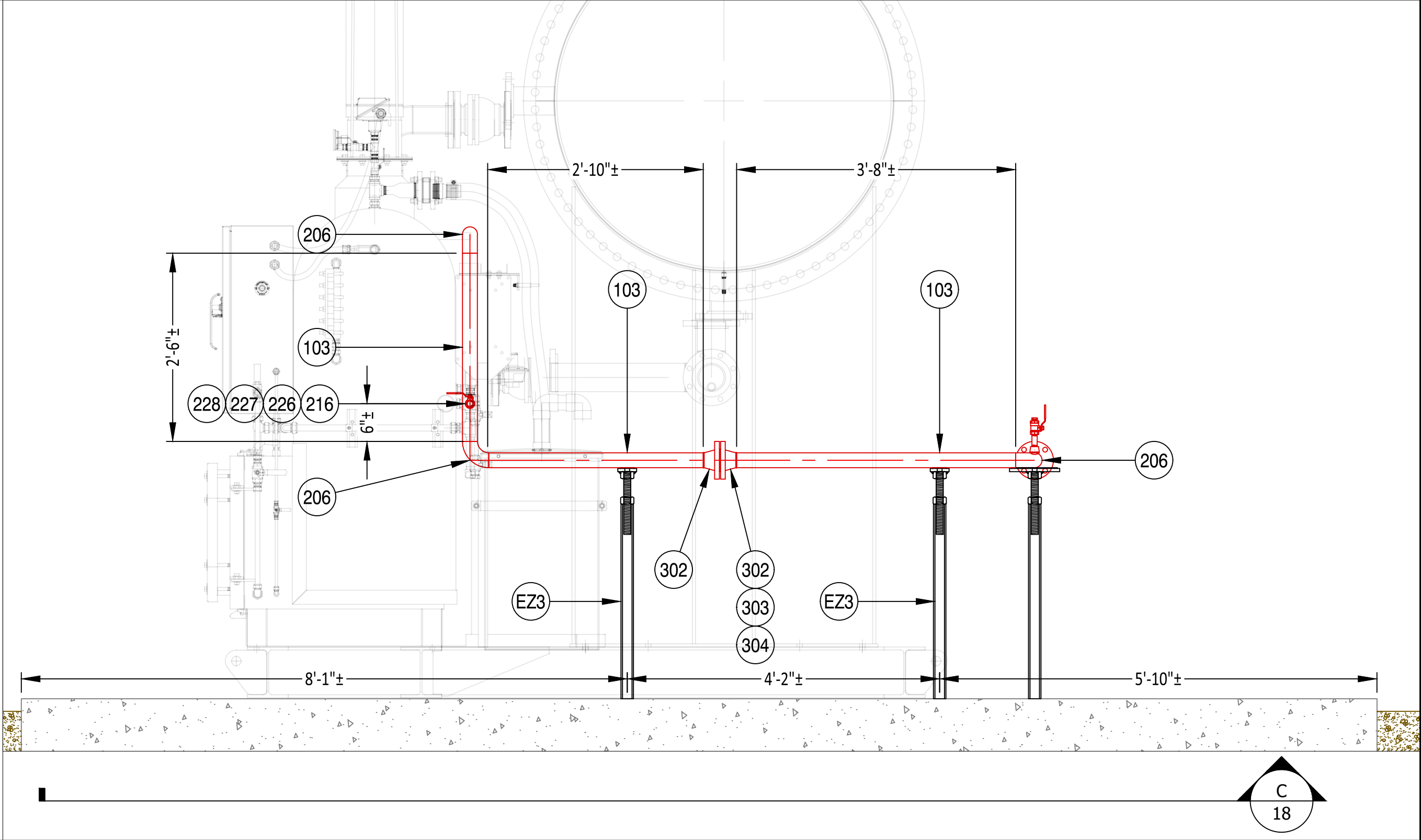
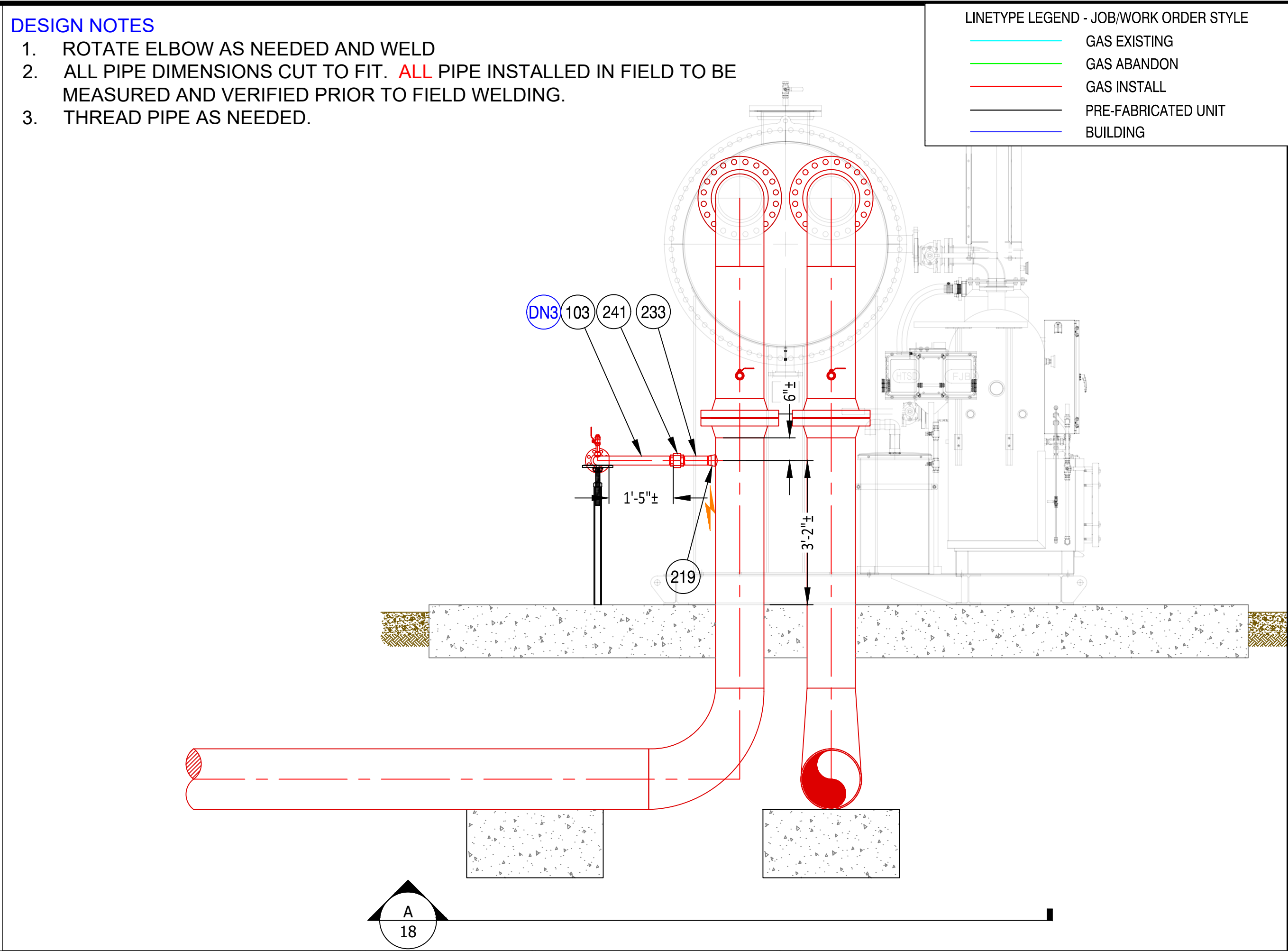
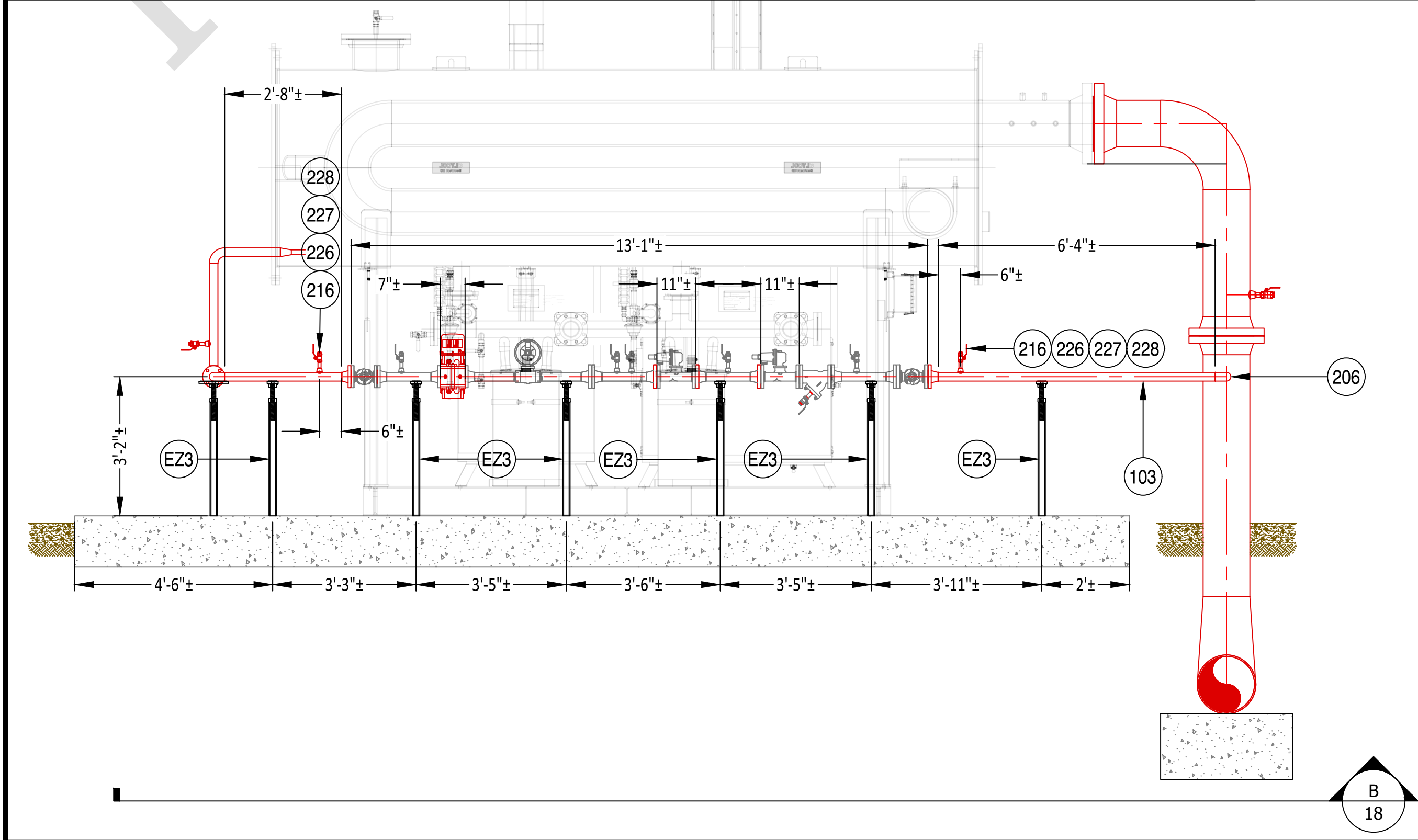
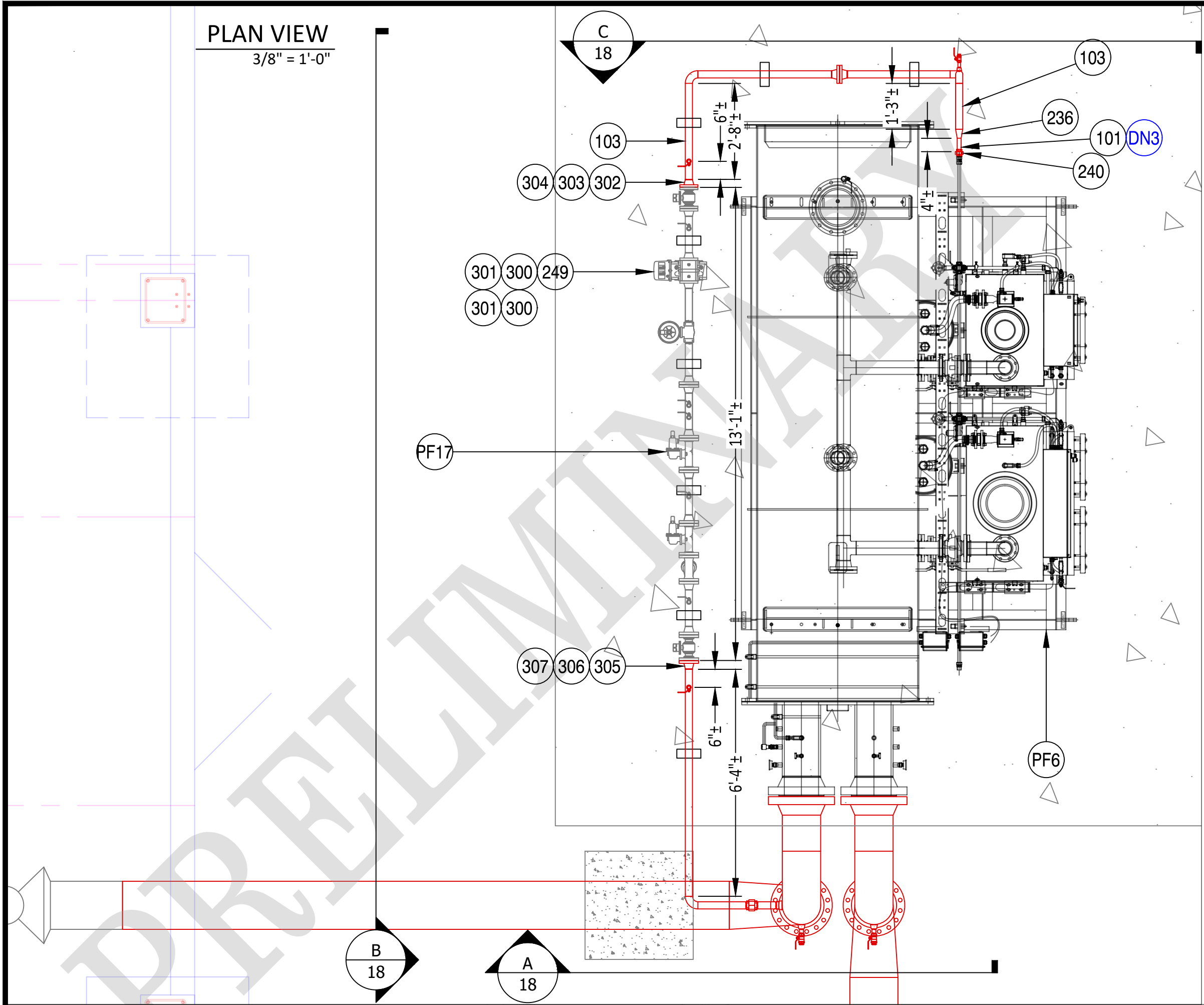
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0	9/29/23	PRELIMINARY
REV. #	DATE	DESCRIPTION

DESIGNED BY	CRDM	09/11/24	330-596-0111
DRAWN BY	CRDM	09/11/24	330-596-0111
CHECKED BY	CAMPOS	XX/XX/XX	---
AS-BUILT BY			
NAME		DATE	PHONE #

SITE NAME:
INST# 24-0136951-00
ABAN# ----
PROJECT ID# 21-78790
RIDGEVIEW STATION
COLUMBUS / FRANKLIN, OH

HEATER BLOCK DETAILS

DRAWING NO:
17



0

Ohio Utilities Protection Service
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SCALE: 3/8" = 1'-0"

PROPOSED

REVISIONS			
REV. #	DATE	DESCRIPTION	
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0	9/29/23	PRELIMINARY	---

DESIGNED BY	CRDM	09/11/24	330-596-0111
DRAWN BY	CRDM	09/11/24	330-596-0111
CHECKED BY	CAMPOS	XX/XX/XX	---
AS-BUILT BY			
	NAME	DATE	PHONE #

SITE NAME:

INST# 24-0136951-00

ABAN# ----

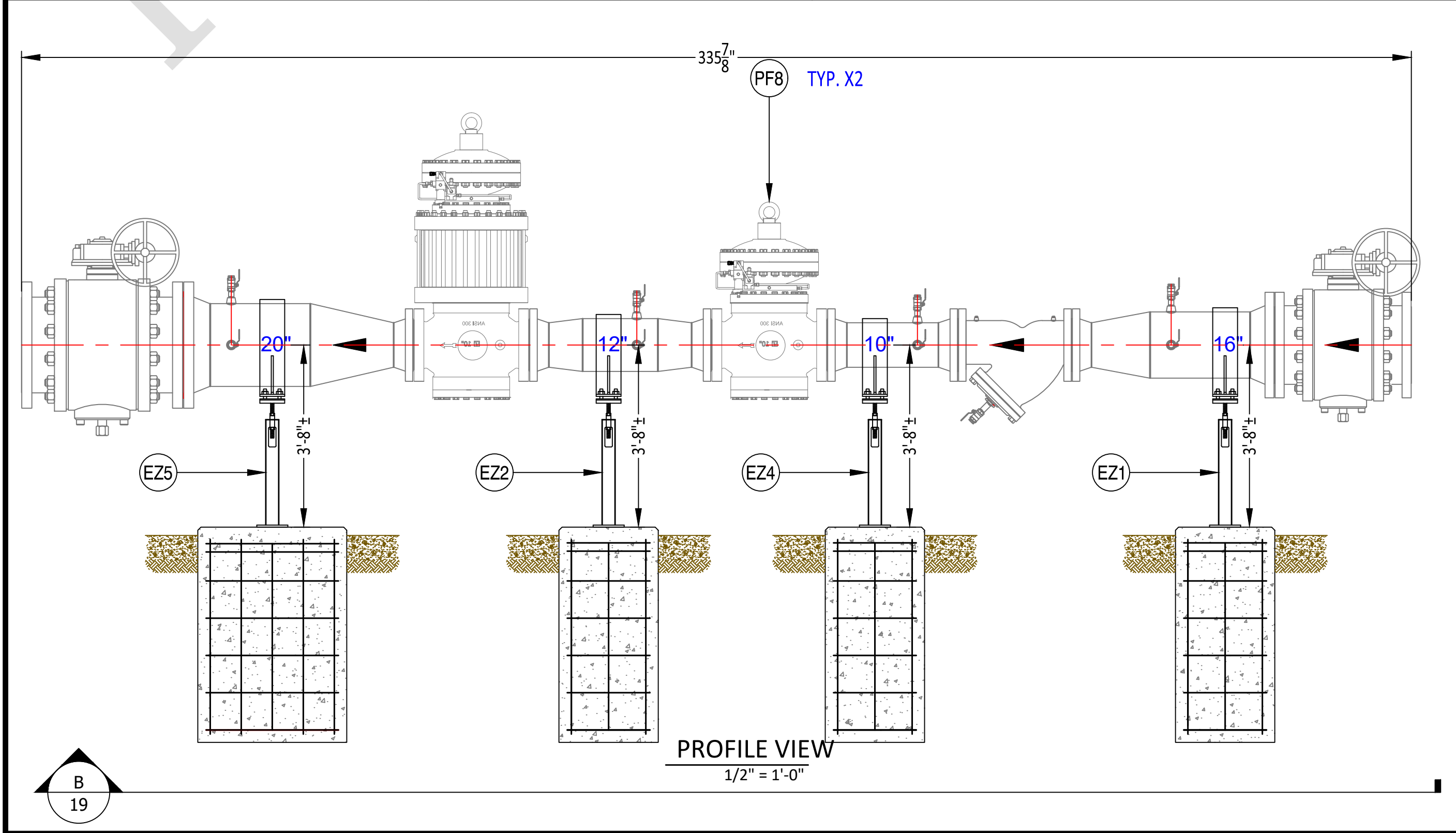
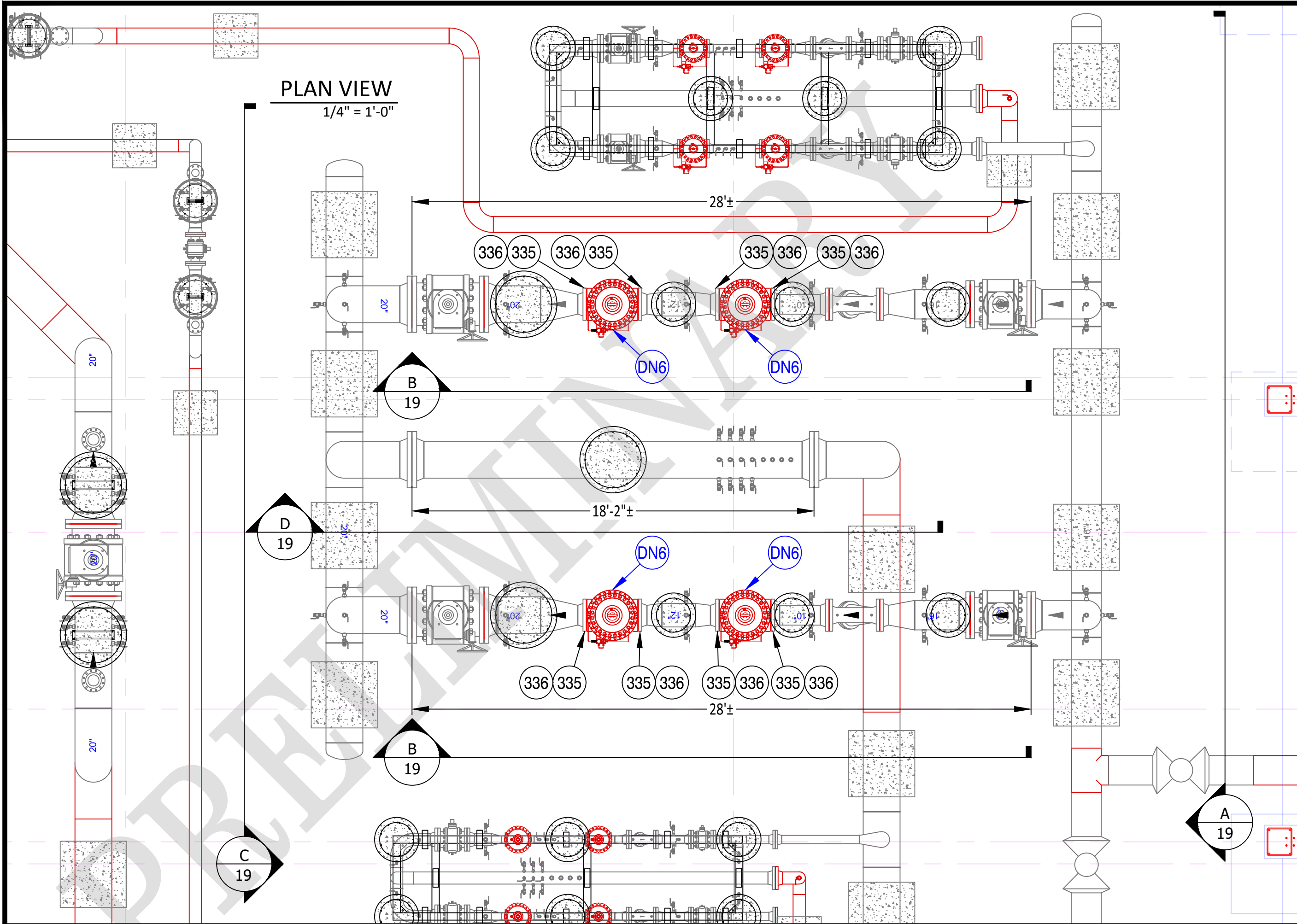
PROJECT ID# 21-78790

RIDGEVIEW STATION
COLUMBUS / FRANKLIN, OH

HEATER SUPPLY UNIT

DRAWING NO:

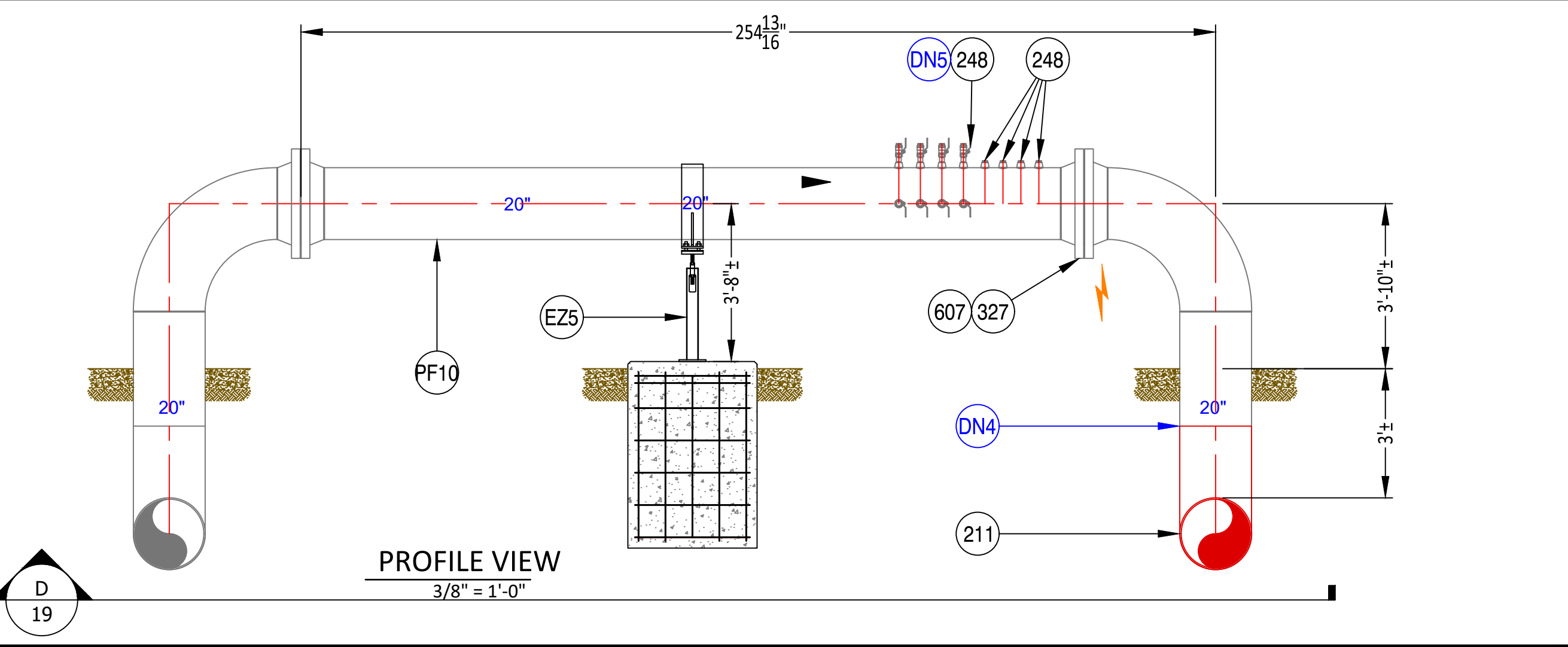
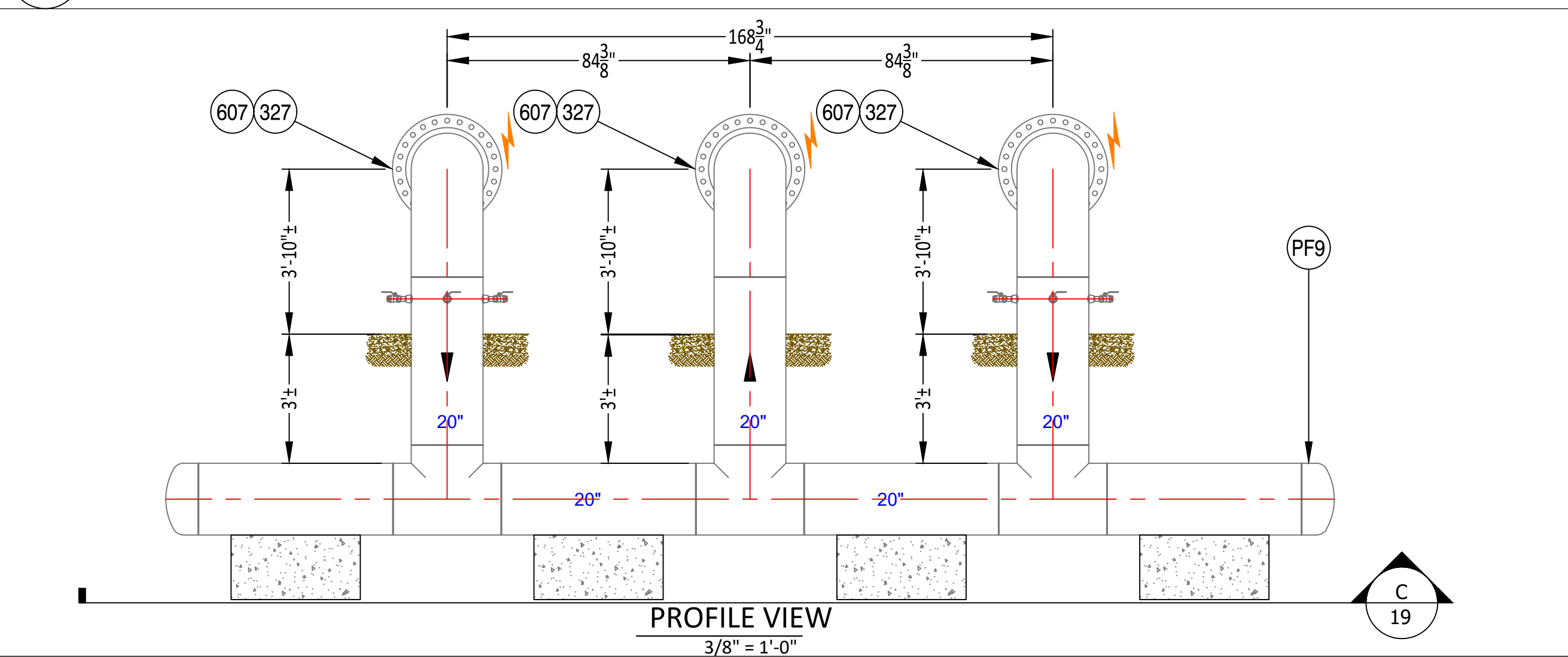
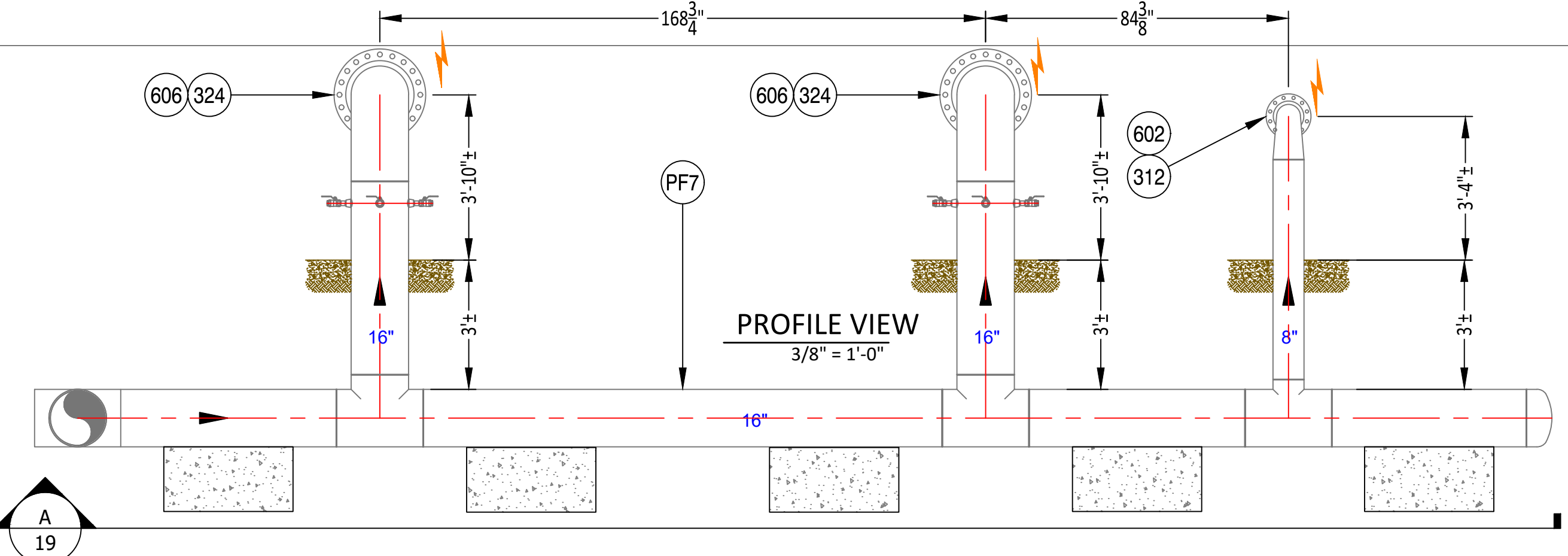
18



DESIGN NOTES

1. ROTATE ELBOW AS NEEDED AND WELD
2. ALL PIPE DIMENSIONS CUT TO FIT. **ALL** PIPE INSTALLED IN FIELD TO BE MEASURED AND VERIFIED PRIOR TO FIELD WELDING.
3. BOLTS AND GASKETS TO BE INSTALLED.
4. CUT PREFABRICATED RISERS TO FIT
5. REMOVE THREADED BLOWOFF AND INSTALL THERMOWELL AT THIS LOCATION. CRITICAL PRIOR TO START UP. INSTALL CWT THERMOWELLS PER MANUFACTURE RECOMMENDATION.
6. REGULATION ORDERED ON PO61185. TO BE INSTALLED IN THE FIELD.

LINETYPE LEGEND - JOB/WORK ORDER STYLE	
—	GAS EXISTING
—	GAS ABANDON
—	GAS INSTALL
—	PREFABRICATED UNIT
—	BUILDING



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

PROPOSED

REVISIONS		
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1	---	---
0	9/29/23	PRELIMINARY
REV. #	DATE	DESCRIPTION

DESIGNED BY	CRDM	09/11/24	330-596-0111
DRAWN BY	CRDM	09/11/24	330-596-0111
CHECKED BY	CAMPOS	XX/XX/XX	---
AS-BUILT BY			
NAME		DATE	PHONE #

SITE NAME:
INST# 24-0136951-00
ABAN# ----
PROJECT ID# 21-78790
RIDGEVIEW STATION
COLUMBUS / FRANKLIN, OH

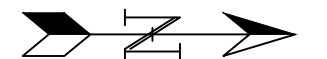
232 REGULATION

DRAWING NO:
19

PLAN VIEW
1/8" = 1'-0"

LINETYPE LEGEND - JOB/WORK ORDER STYLE	
---	GAS EXISTING
---	GAS ABANDON
---	GAS INSTALL
---	PRE-FABRICATED UNIT
---	BUILDING

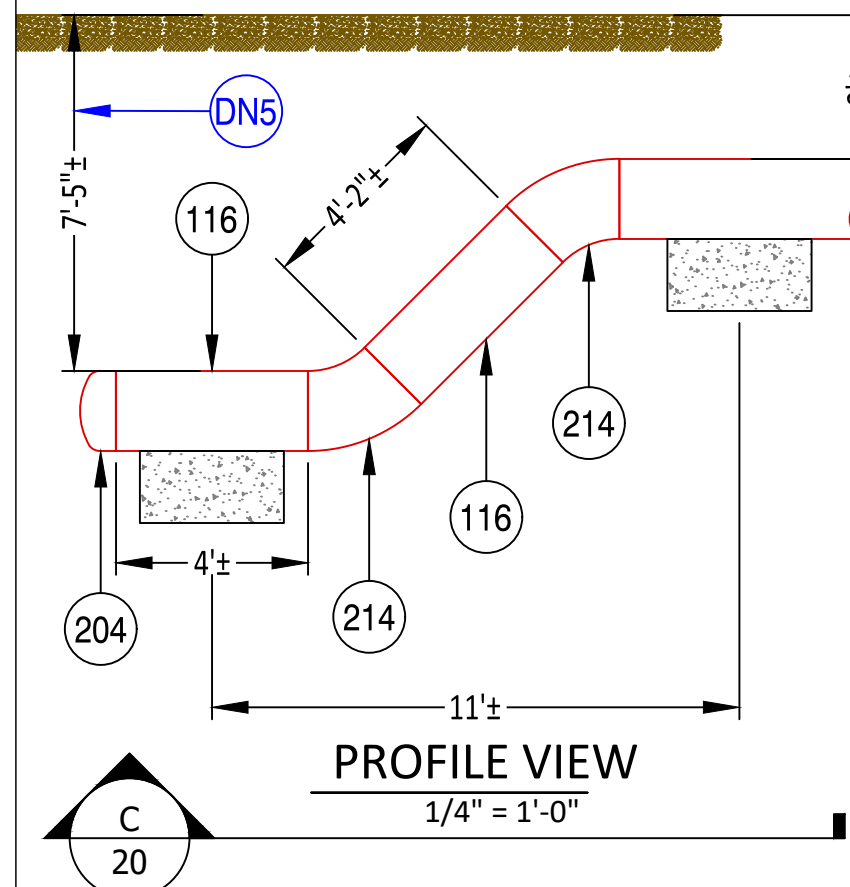
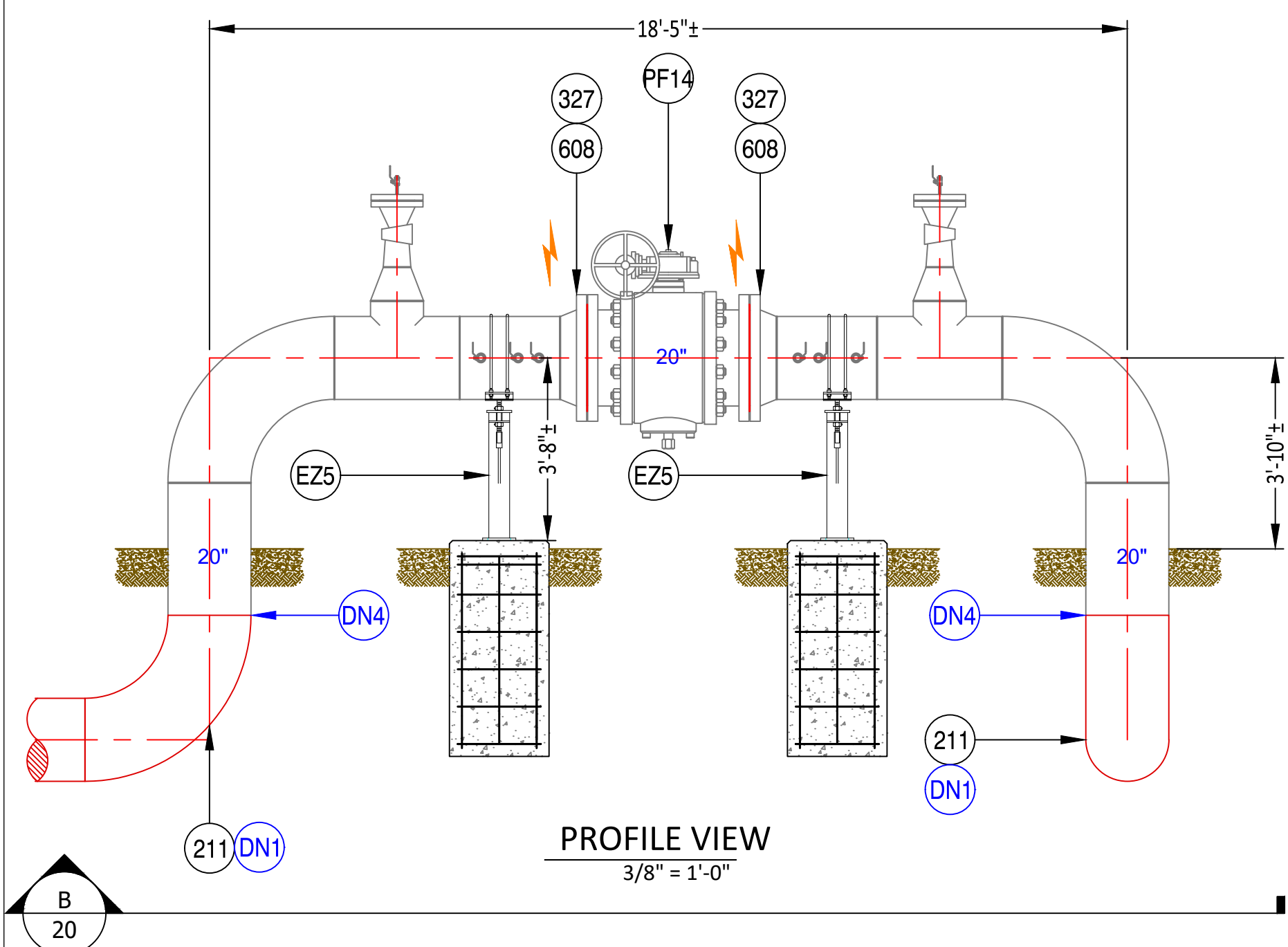
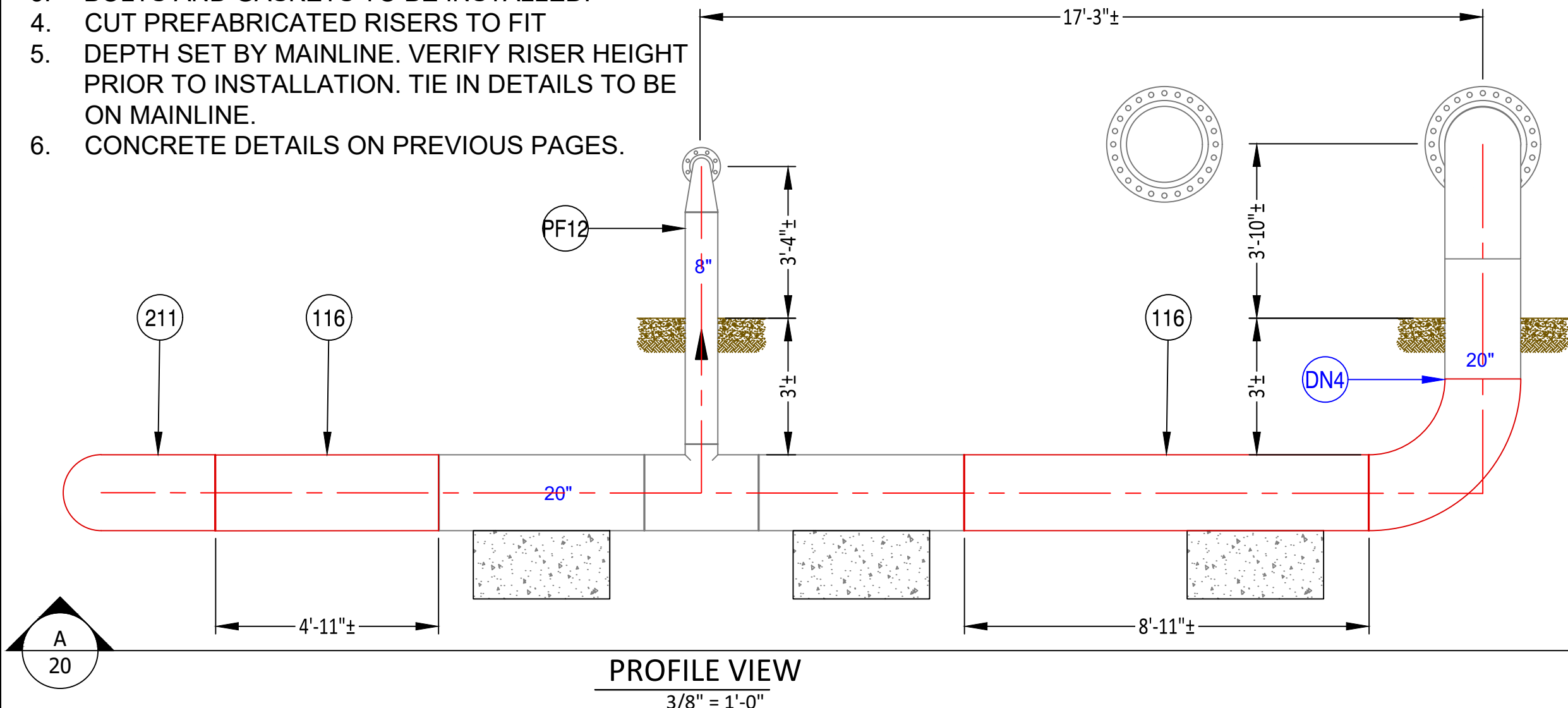
NiSource



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

DESIGN NOTES

1. ROTATE ELBOW AS NEEDED AND WELD
2. ALL PIPE DIMENSIONS CUT TO FIT. **ALL** PIPE INSTALLED IN FIELD TO BE MEASURED AND VERIFIED PRIOR TO FIELD WELDING.
3. BOLTS AND GASKETS TO BE INSTALLED.
4. CUT PREFABRICATED RISERS TO FIT
5. DEPTH SET BY MAINLINE. VERIFY RISER HEIGHT PRIOR TO INSTALLATION. TIE IN DETAILS TO BE ON MAINLINE.
6. CONCRETE DETAILS ON PREVIOUS PAGES.

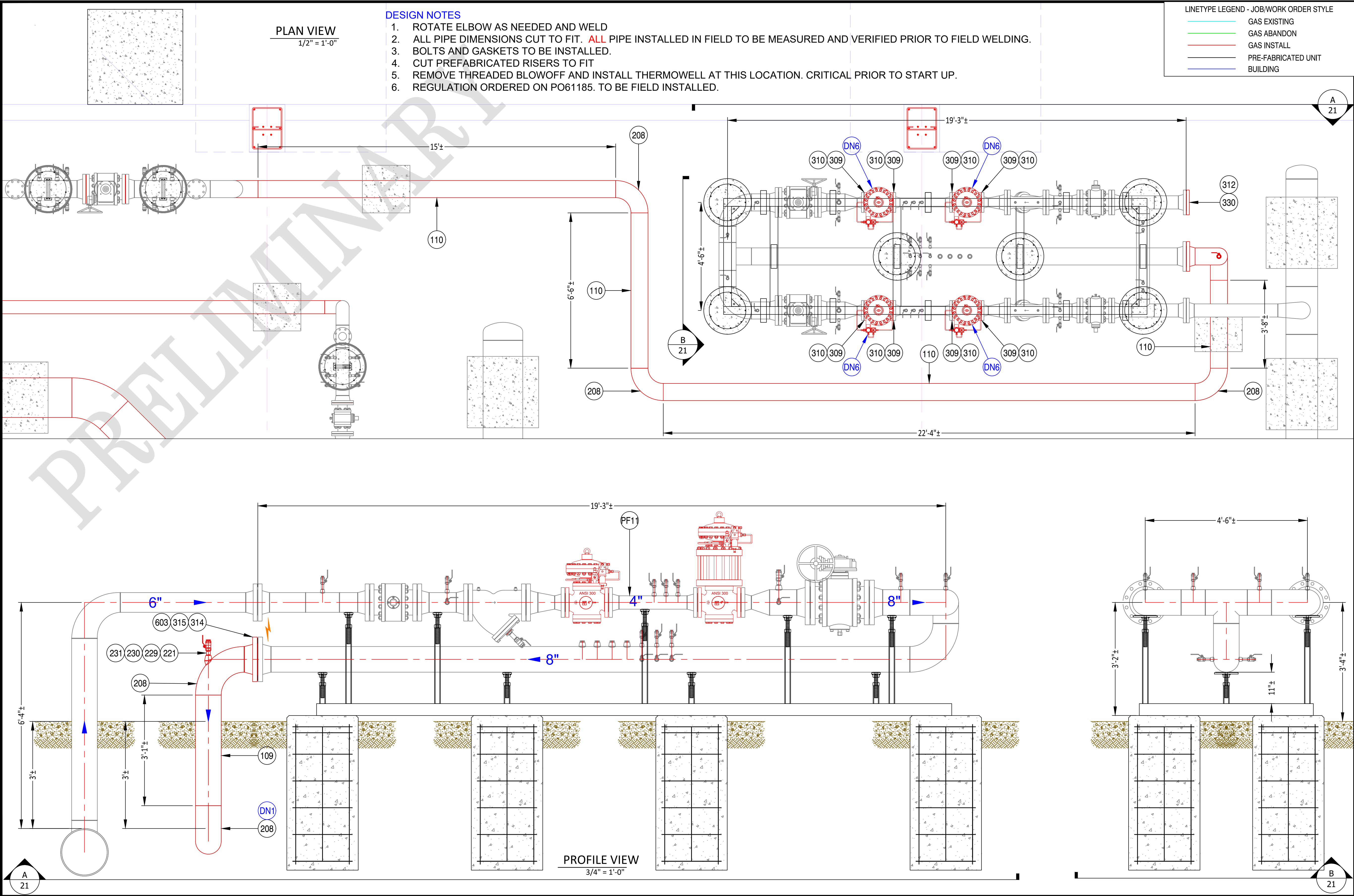


REVISIONS			
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0	9/29/23	PRELIMINARY	---
REV. #	DATE	DESCRIPTION	
DESIGNED BY	CRDM	09/11/24	330-596-0111
DRAWN BY	CRDM	09/11/24	330-596-0111
CHECKED BY	CAMPOS	XX/XX/XX	---
AS-BUILT BY			
	NAME	DATE	PHONE #

SITE NAME:
INST# 24-0136951-00
ABAN# ----
PROJECT ID# 21-78790
RIDGEVIEW STATION
COLUMBUS / FRANKLIN, OH

232 OUTLET

DRAWING NO:
20



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SCALE: 1/2" = 1'-0"
PROPOSED

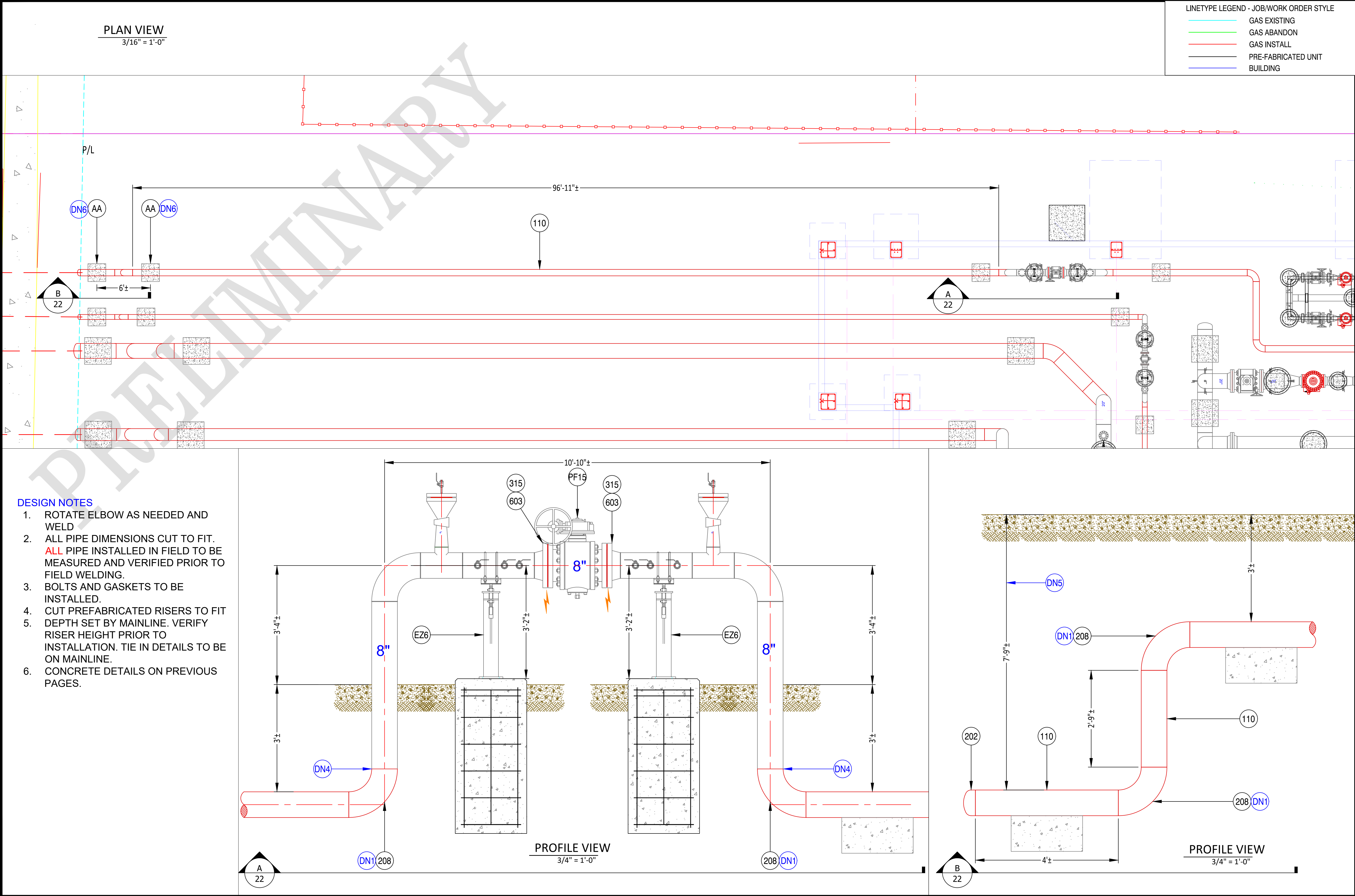
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0	9/29/23	PRELIMINARY	---
REV. #	DATE	DESCRIPTION	
DESIGNED BY	CRDM	09/11/24	330-596-0111
DRAWN BY	CRDM	09/11/24	330-596-0111
CHECKED BY	CAMPOS	XX/XX/XX	---
AS-BUILT BY			
NAME		DATE	PHONE #

SITE NAME:
INST# 24-0136951-00
ABAN# ----
PROJECT ID# 21-78790
RIDGEVIEW STATION
COLUMBUS / FRANKLIN, OH

100 REGULATION

DRAWING NO:

21



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SCALE: 3/16" = 1'-0"

PROPOSED

REVISIONS			
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0	9/29/23	PRELIMINARY	---

REV. #	DATE	DESCRIPTION
DESIGNED BY	CRDM	09/11/24 330-596-0111
DRAWN BY	CRDM	09/11/24 330-596-0111
CHECKED BY	CAMPOS	XX/XX/XX ---
AS-BUILT BY		
	NAME	DATE PHONE #

SITE NAME:

INST# 24-0136951-00

ABAN# ----

PROJECT ID# 21-78790

RIDGEVIEW STATION
COLUMBUS / FRANKLIN, OH

100 OUTLET

DRAWING NO:

22

DESIGN NOTES

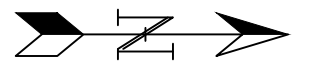
1. ROTATE ELBOW AS NEEDED AND WELD
2. ALL PIPE DIMENSIONS CUT TO FIT. **ALL** PIPE INSTALLED IN FIELD TO BE MEASURED AND VERIFIED PRIOR TO FIELD WELDING.
3. BOLTS AND GASKETS TO BE FIELD INSTALLED.
4. CUT PREFABRICATED RISERS TO FIT
5. REGULATORS ORDERED OFF PO61185. TO BE INSTALLED IN THE FIELD.

PLAN VIEW
1/2" = 1'-0"

LINETYPE LEGEND - JOB/WORK ORDER STYLE

- GAS EXISTING
- GAS ABANDON
- GAS INSTALL
- PREFABRICATED UNIT
- BUILDING

NiSource



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

PROPOSED

REVISIONS			
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0	9/29/23	PRELIMINARY	--
REV. #	DATE	DESCRIPTION	

DESIGNED BY	CRDM	09/11/24	330-596-0111
DRAWN BY	CRDM	09/11/24	330-596-0111
CHECKED BY	CAMPOS	XX/XX/XX	--
AS-BUILT BY			
NAME		DATE	PHONE #

SITE NAME:

INST# 24-0136951-00

ABAN# ----

PROJECT ID# 21-78790

RIDGEVIEW STATION

COLUMBUS / FRANKLIN, OH

077 REGULATION

DRAWING NO:

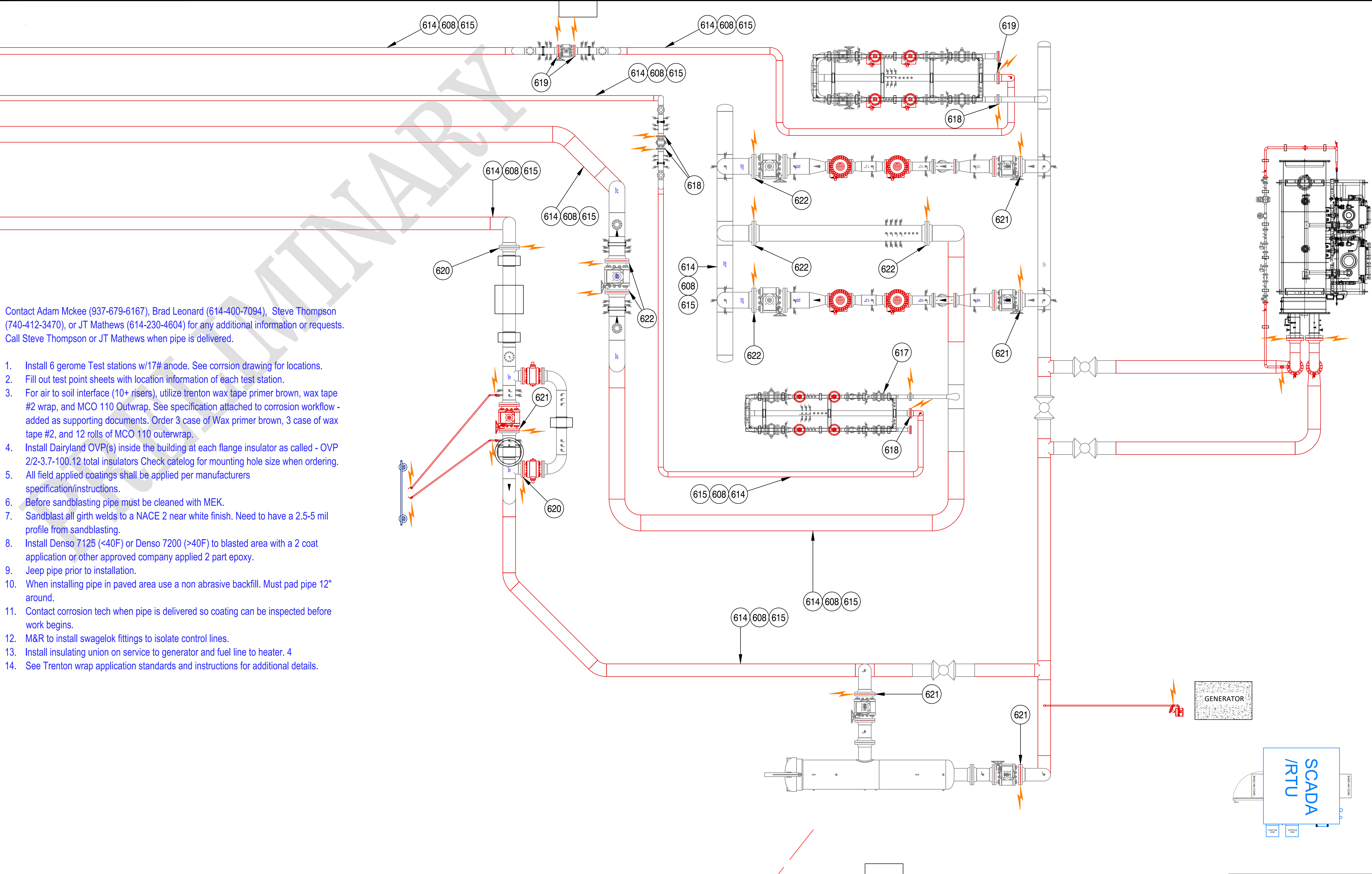
23

PLAN VIEW
3/4" = 1'-0"

PLAN VIEW
3/4" = 1'-0"

Contact Adam McKee (937-679-6167), Brad Leonard (614-400-7094), Steve Thompson (740-412-3470), or JT Mathews (614-230-4604) for any additional information or requests. Call Steve Thompson or JT Mathews when pipe is delivered.

1. Install 6 gerome Test stations w/17# anode. See corrsion drawing for locations.
2. Fill out test point sheets with location information of each test station.
3. For air to soil interface (10+ risers), utilize trenton wax tape primer brown, wax tape #2 wrap, and MCO 110 Outwrap. See specification attached to corrosion workflow - added as supporting documents. Order 3 case of Wax primer brown, 3 case of wax tape #2, and 12 rolls of MCO 110 outerwrap.
4. Install Dairyland OVP(s) inside the building at each flange insulator as called - OVP 2/2-3.7-100.12 total insulators Check catelog for mounting hole size when ordering.
5. All field applied coatings shall be applied per manufacturers specification/instructions.
6. Before sandblasting pipe must be cleaned with MEK.
7. Sandblast all girth welds to a NACE 2 near white finish. Need to have a 2.5-5 mil profile from sandblasting.
8. Install Denso 7125 (<40F) or Denso 7200 (>40F) to blasted area with a 2 coat application or other approved company applied 2 part epoxy.
9. Jeep pipe prior to installation.
10. When installing pipe in paved area use a non abrasive backfill. Must pad pipe 12" around.
11. Contact corrosion tech when pipe is delivered so coating can be inspected before work begins.
12. M&R to install swagelok fittings to isolate control lines.
13. Install insulating union on service to generator and fuel line to heater. 4
14. See Trenton wrap application standards and instructions for additional details.



ALL COMPONENTS OF THIS DRAWING ARE DESIGNED PER COMPANY GAS STANDARDS. ANY CHANGES MUST BE APPROVED BY THE DESIGN ENGINEER

LINETYPE LEGEND - JOB/WORK ORDER STYLE			
---	GAS EXISTING		
---	GAS ABANDON		
---	GAS INSTALL		
---	PRE-FABRICATED UNIT		
---	BUILDING		



SCALE: 3/16" = 1'-0"

PROPOSED

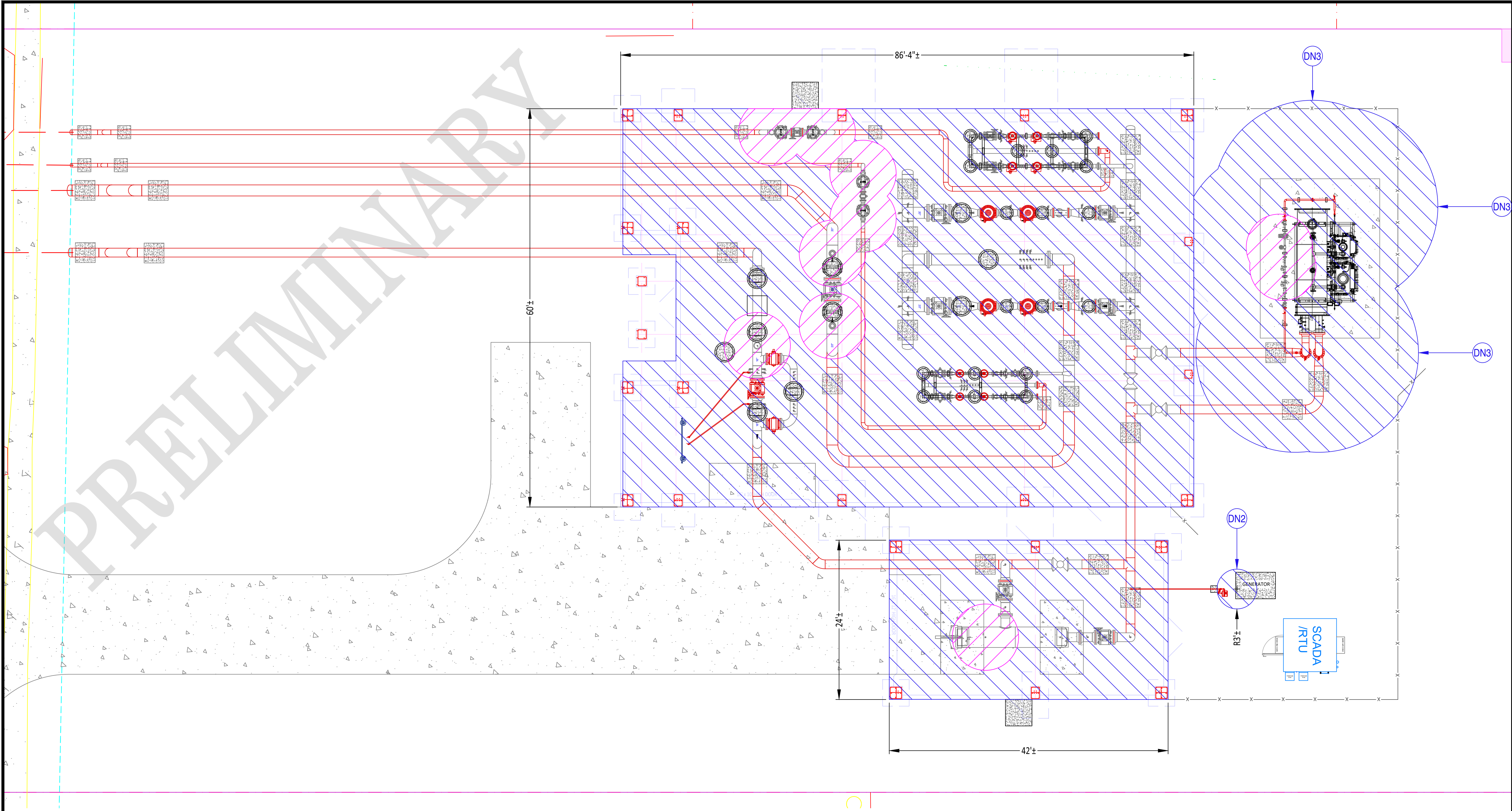
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0	9/29/23	PRELIMINARY	
REV. #	DATE	DESCRIPTION	

DESIGNED BY	CRDM	09/11/24	330-596-0111
DRAWN BY	CRDM	09/11/24	330-596-0111
CHECKED BY	CAMPOS	XX/XX/XX	---
AS-BUILT BY			
NAME		DATE	PHONE #

SITE NAME:
INST# 24-0136951-00
ABAN# ----
PROJECT ID# 21-78790
RIDGEVIEW STATION
COLUMBUS / FRANKLIN, OH

DRAWING TITLE:
CORROSION LAYOUT

DRAWING NO:
25



CAUTION NOTES:

- CONTRACTOR SHALL PLACE THE NECESSARY SIGNAGE AROUND THE SITE, FENCE FOR ANY ELECTRICAL CLASSIFICATION ZONES OUTSIDE OF THE FENCE LINE
- CONTRACTOR SHALL PLACE THE NECESSARY ONE-CALL (CALL BEFORE YOU DIG) TO LOCATE UNDERGROUND FOREIGN UTILITIES PRIOR TO EXCAVATION.
- CONTRACTOR AND NISOURCE REPRESENTATIVES SHALL IDENTIFY AND MARK LOCATIONS OF ALL UNDERGROUND UTILITIES IN THE CONSTRUCTION AREA PRIOR TO EXCAVATION.
- AN AIR QUALITY TEST SHOULD BE TAKEN AT THE START OF ANY CAD WELDING OR ACTIVITIES THAT WILL RESULT IN OPEN SPARKS OR FLAMES. THESE TESTS SHOULD BE TAKEN ONCE DAILY WHILE POTENTIALLY SHOULD BE TAKEN ONCE DAILY WHILE POTENTIALLY
- REGULATION AND BLOWDOWNS TO BE VENTED TO ATMOSPHERE, OUTSIDE OF THE BUILDING, DURING NORMAL OPERATION

LEGEND:

CLASS I, DIVISION I AREA (5' RADIUS)

CLASS I, DIVISION II AREA (15' RADIUS)

NON-CLASSIFIED AREA

****NOTE - ALL REGULATOR VENT LINES SHOULD BE MADE TO VENT CONTROL GAS OUTSIDE, ABOVE THE ROOF LINE.****

DESIGN NOTES:

- ELECTRICAL CLASSIFICATION IS SHOWN FOR PROPOSED NEW FACILITIES AND IS BASED ON AGA XL1001
- SERVICE SETTING IS BASED ON 3' MINIMUM CLEARANCE FROM GS 3020 SERIES
- SIGNS SHALL BE ADDED AROUND STATION, ESPECIALLY AREAS WHERE CLD2 AREA EXTENDS PAST THE STATION FENCE

LINETYPE LEGEND - JOB/WORK ORDER STYLE

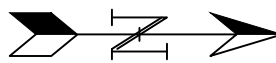
- GAS EXISTING
- GAS ABANDON
- GAS INSTALL
- PRE-FABRICATED UNIT
- BUILDING

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0

Ohio Utilities Protection Service

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

PROPOSED

REVISIONS

REV. #	DATE	DESCRIPTION
1	9/29/23	PRELIMINARY
0	9/29/23	PRELIMINARY

DESIGNED BY	CRDM	09/11/24	330-596-0111
DRAWN BY	CRDM	09/11/24	330-596-0111
CHECKED BY	CAMPOS	XX/XX/XX	---
AS-BUILT BY			
	NAME	DATE	PHONE #

SITE NAME:

INST# 24-0136951-00

ABAN# ----

PROJECT ID# 21-78790

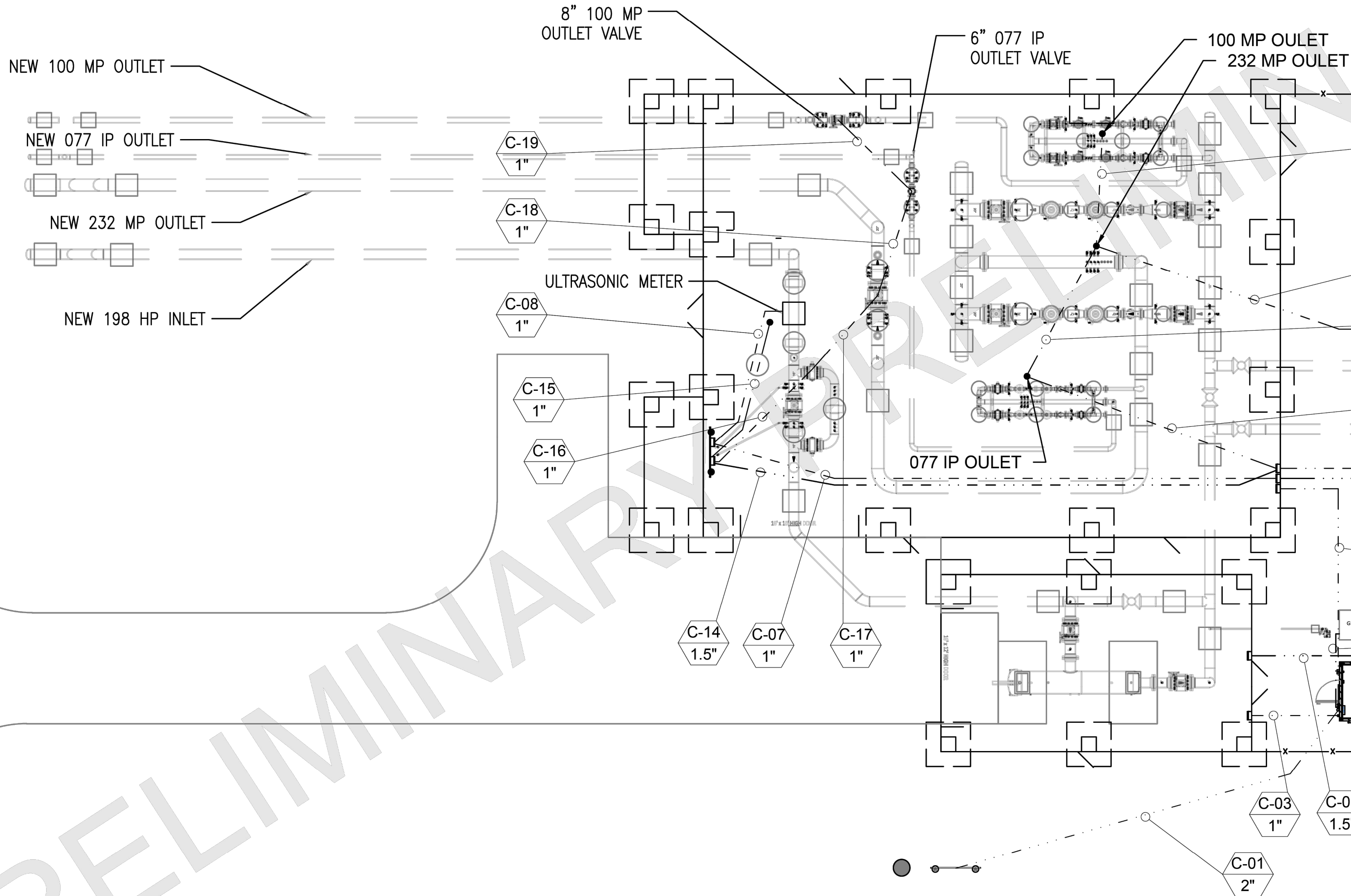
RIDGEVIEW STATION
COLUMBUS / FRANKLIN, OH

DRAWING TITLE:

ELECTRICAL CLASSIFICATION

DRAWING NO:

26



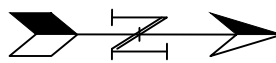
DESIGN NOTES:
1. SEE ELECTRICAL DRAWING PACKAGE FOR ALL DETAILS PERTAINING TO THE ELECTRICAL PLANS.

ACP ADVANCED CONTROL
PANELS, INC.
www.advancedcontrolpanels.com

ACP JOB NO.
J4219-COH

REV.	W.O.	DESCRIPTION	DATE	APP'D DRAFT	APP'D ENG	FILM
TITLE			RIDGEVIEW ADDRESS			
LOCATION			SITE OVERVIEW			
DETAIL			W/ CONDUIT LAYOUT			
W.O./ACCT. NO.			XXX-1			
Sht.			600F			
Cont.			600G			

NiSource



SCALE: 3/16" = 1'-0"
PROPOSED

REVISIONS			
REV. #	DATE	DESCRIPTION	
0	9/29/23	PRELIMINARY	

DESIGNED BY	CRDM	09/11/24	330-596-0111
DRAWN BY	CRDM	09/11/24	330-596-0111
CHECKED BY	CAMPOS	XX/XX/XX	---
AS-BUILT BY			
NAME		DATE	PHONE #

SITE NAME:
INST# 24-0136951-00
ABAN# ----
PROJECT ID# 21-78790
RIDGEVIEW STATION
COLUMBUS / FRANKLIN, OH

DRAWING TITLE:
I&C OVERVIEW

DRAWING NO:
27

BILL OF MATERIAL					BILL OF MATERIAL					BILL OF MATERIAL				
STOCK NO.	ITEM	QTY.	SIZE	DESCRIPTION	STOCK NO.	ITEM	QTY.	SIZE	DESCRIPTION	STOCK NO.	ITEM	QTY.	SIZE	DESCRIPTION
07-42-053	101	24' MIN	1"	PIPE, 0.179" WALL, GB, BARE, SMLS, P.E., C.S., SA106 SEE CORROSION RECOMMENDATIONS FOR COATING REQUIREMENTS	SPEC. ORDER	232	2	1" x 6"	NIPPLE, PIPE, SCH. 80, CS, SMLS, ASTM A106, GR-B, THREADED x BEVEL B16.11	SPEC. ORDER	300	2	2"	GASKET, FULL FACE, ANSI 150, ASME B16.21, 1/8" THICK, VSP, OPRA, EPTFE, TYPE 3, 3,000 PSIG, FINAL COMPRESSION THICKNESS=1/16"
SPEC. ORDER	102	37' MIN	1"	PIPE, 0.179" WALL, GB, COATED, SMLS, P.E., C.S., SA106 SEE CORROSION RECOMMENDATIONS FOR COATING REQUIREMENTS	SPEC. ORDER	233	1	2" x 8"	NIPPLE, PIPE, SCH. 80, CS, SMLS, ASTM A106, GR-B, T.B.E., B16.11	SPEC. ORDER	301	8	5/8" X 1-1/2"	CAP SCREW, HEAVY HEX, FULL THREAD, ASTM 193, B7, PTFE COATED, 11 TPI, FOR 3M METER
SPEC. ORDER	103	24' MIN	2"	PIPE, 0.218" WALL, GB, BARE, SMLS, P.E., C.S., SA106 SEE CORROSION RECOMMENDATIONS FOR COATING REQUIREMENTS	SPEC. ORDER	234	1	1-1/4" x 3"	NIPPLE, PIPE, SCH. 80, CS, SMLS, ASTM A106, GR-B, T.B.E., B16.11	SPEC. ORDER	302	3	2"	FLANGE, WELD NECK, R.F., ANSI 150, C.S., BORED TO 0.218" WALL, GB, ASME B16.5, SA105, DP=285 PSIG, 4 BOLTS PER FLANGE
07-52-0600	107	4' MIN	6"	PIPE, 0.280" WALL, X-52, BARE, HFW, P.E., C.S., API 5L, PSL-2 SEE CORROSION RECOMMENDATIONS FOR COATING REQUIREMENTS	26-64-069	235	1	1-1/4" x 1"	REDUCER, THREADED, CONC., BLK CS, 3000#, SA105, THD, B16.11	SPEC. ORDER	303	8	5/8" x 3-3/4"	STUD BOLT, A-193, GRADE B7, THREADED ENTIRE LENGTH, W 2-ZH NUTS, A194, BOLTS (FTF), NUTS, AND WASHERS (IF REQ'D) TO BE PTFE COATED
SPEC. ORDER	108	184' MIN	6"	PIPE, 0.280" WALL, X-52, COATED, HFW, P.E., C.S., API 5L, PSL-2 SEE CORROSION RECOMMENDATIONS FOR COATING REQUIREMENTS	SPEC. ORDER	236	1	2" x 1"	REDUCER, CONC., 0.218" x 0.179" WALL, GR-B, ASTM 234, B.W., C.S., ASME B16.9	SPEC. ORDER	304	2	2"	GASKET, RING, ANSI 150, ASME B16.21, 1/16" THICK, NON-GLASS/ ASBESTOS, GARLOCK, BLUEGARD STYLE 3000, 1,000 PSIG MAX
07-52-0800	109	4' MIN	8"	PIPE, 0.322" WALL, X-52, BARE, HFW, P.E., C.S., API 5L, PSL-2 SEE CORROSION RECOMMENDATIONS FOR COATING REQUIREMENTS	SPEC. ORDER	240	6	1"	INSULATED UNION, THRD, FNPT, BLK CS, SA105, 3000#, MSS SP 83	SPEC. ORDER	305	1	2"	FLANGE, WELD NECK, R.F., ANSI 300, C.S, BORED TO 0.218" WALL, GB ASME B16.5, SA105, DP =740 PSIG, 8 BOLTS PER FLANGE
SPEC. ORDER	110	153' MIN	8"	PIPE, 0.322" WALL, X-52, COATED, HFW, P.E., C.S., API 5L, PSL-2 SEE CORROSION RECOMMENDATIONS FOR COATING REQUIREMENTS	SPEC. ORDER	241	1	2"	INSULATED UNION, THRD, FNPT, BLK CS, SA105, 3000#, MSS SP 83	SPEC. ORDER	306	8	5/8" x 4"	STUD BOLT, A-193, GRADE B7, THREADED ENTIRE LENGTH, W 2-ZH NUTS, A194, BOLTS (FTF), NUTS, AND WASHERS (IF REQ'D) TO BE PTFE COATED 2" ANSI 300 BOLT SET
07-52-1200	111	20' MIN	12"	PIPE, 0.375" WALL, X-52, BARE, HFW, P.E., C.S., API 5L, PSL-2 SEE CORROSION RECOMMENDATIONS FOR COATING REQUIREMENTS	SPEC. ORDER	242	1	3/8" x 1/4"	BUSHING, SWAGELOK, REDUCING, 316 STAINLESS STEEL, 3/8" MALE NPT, 1/4" FEMALE NPT, PART#: SS-6-RB-4, 6,600# MWP	SPEC. ORDER	307	1	2"	GASKET, SPIRAL WOUND, ANSI 300, ASME B16.20, 1/8" THICK, FLEXITALLIC, STYLE CGI, OUTER RING C.S., INNER RING 316L, 316L/FLEXICARB WINDING
SPEC. ORDER	114	228' MIN	16"	PIPE, 0.375" WALL, X-52, COATED, HFW, P.E., C.S., API 5L, PSL-2 SEE CORROSION RECOMMENDATIONS FOR COATING REQUIREMENTS	44-78-006	243	1	1"	SERVICE TEE, MUELLER, WELD, CS, NO BLOW CURB VALVE TEE, H17656, WELD x WELD, 1,440 PSIG WP	19-46-036	308	0	4"	FLANGE, WELD NECK, R.F., ANSI 300, C.S., BORED TO 0.237" WALL, F-52, ASME B16.5, A694, MSS SP 44, DP= 740 PSIG, 8 BOLTS PER FLANGE
SPEC. ORDER	116	169' MIN	20"	PIPE, 0.375" WALL, X-52, COATED, HFW, P.E., C.S., API 5L, PSL-2 SEE CORROSION RECOMMENDATIONS FOR COATING REQUIREMENTS	SPEC. ORDER	244	1	1"	Y-STRAINER, TITAN, YS81-CS, THREADED, ASME CLASS 600, 1480# MWP, STAINLESS STEEL SCREEN, 3/8" NPT BLOWDOWN, ASME B16.11, STAINLESS STEEL SPIRAL WOUND GASKET, FOR GAS APPLICATION, OVERALL LENGTH = 4-9/16"	SPEC. ORDER	309	80	3/4" x 5"	STUD BOLT, A-193, GRADE B7, THREADED ENTIRE LENGTH, W 2-ZH NUTS, A194, BOLTS (FTF), NUTS, AND WASHERS (IF REQ'D) TO BE PTFE COATED
17-52-0645	201	1	6"	CAP, 0.280" WALL, Y-52, MSS SP75, B.W., C.S., ASME B16.9	SPEC. ORDER	245	1	1"	REGULATOR, FISHER 627-R, 1000# W.P., DUCTILE IRON THREADED BODY, NITRILE DISK, 3/32" ORIFICE, , YELLOW SPRING (5#-20# RANGE), SET POINT = 20 PSIG, TAG FIRST CUT	SPEC. ORDER	310	8	4"	GASKET, SPIRAL WOUND, ANSI 300, ASME B16.20, 1/8" THICK, FLEXITALLIC, STYLE CGI, OUTER RING C.S., INNER RING 316L, 316L/FLEXICARB WINDING
17-52-0845	202	1	8"	CAP, 0.322" WALL, Y-52, MSS SP75, B.W., C.S., ASME B16.9	48-04-100	246	1	1-1/4"	REGULATOR, ITRON, B-42R, THREADED, 3/16" ORIFICE, BUNA-N VALVE SEAT, 7" w.c. SET POINT, BROWN SPRING (6"w.c - 8"w.c RANGE), 1-1/4" CAST IRON BODY, 125# W.P.	19-46-037	311	1	6"	FLANGE, WELD NECK, R.F., ANSI 300, C.S., BORED TO 0.280" WALL, F-52, ASME B16.5, A694, MSS SP 44, DP= 740 PSIG, 12 BOLTS PER FLANGE
17-52-1645	203	1	16"	CAP, 0.375" WALL, Y-52, MSS SP75, B.W., C.S., ASME B16.9	51-75-161	247	1	1-1/4"	METER, AMERICAN, AL-425TC, DIAPHRAGM, 10 PSIG MAX OPERATING PRESSURE, W/ ERT, 30 LT, C/L: 8-1/4"	SPEC. ORDER	312	36	3/4" x 5-1/2"	STUD BOLT, A-193, GRADE B7, THREADED ENTIRE LENGTH, W 2-ZH NUTS, A194, BOLTS (FTF), NUTS, AND WASHERS (IF REQ'D) TO BE PTFE COATED
17-52-2045	204	1	20"	CAP, 0.375" WALL, Y-52, MSS SP75, B.W., C.S., ASME B16.9	SPEC. ORDER	5	248	1" x 10-1/2"	THERMOWELL, THR-STR-1-.5-.875-12-.5, 1" NPS x 1/2" CONN. x 10-1/2" U LENGTH WITH 0.5 BORE, TECVALCO SUPPLIED	SPEC. ORDER	313	1	6"	GASKET, SPIRAL WOUND, ANSI 300, ASME B16.20, 1/8" THICK, FLEXITALLIC, STYLE CGI, OUTER RING C.S., INNER RING 316L, 316L/FLEXICARB WINDING
SPEC. ORDER	205	7	1"	ELBOW, 90°, LR, 0.179" WALL, GR-B, ASTM 234, B.W., C.S., ASME B16.9	SPEC. ORDER	249	1	2"	METER, DRESSER, 3M, ROTARY SER. B3, 175#, F.F., ANSI 125, F/F: 6-3/4"	19-46-038	314	1	8"	FLANGE, WELD NECK, R.F., ANSI 300, C.S., BORED TO 0.322" WALL, F-52, ASME B16.5, A694, MSS SP 44, DP= 740 PSIG, 12 BOLTS PER FLANGE
17-15-089	206	4	2"	ELBOW, 90°, LR, 0.218" WALL, GR-B, ASTM 234, B.W., C.S., ASME B16.9	SPEC. ORDER	250	2	12"	VALVE, BALL, TRUNNION, ANSI 300, FULL PORT, CS, RFFE, CAMERON T-30 SERIES, GROVE B5, WKM, OR VALBART EQUIV, DPE SEATS, W/HANDWHEEL, W/WORM GEAR, API 6D, F/F = 25-1/2", 740# W.P., SEE MRC QUOTE DEO052124-2	SPEC. ORDER	315	36	7/8" x 6-1/4"	STUD BOLT, A-193, GRADE B7, THREADED ENTIRE LENGTH, W 2-ZH NUTS, A194, BOLTS (FTF), NUTS, AND WASHERS (IF REQ'D) TO BE PTFE COATED
SPEC. ORDER	207	8	6"	ELBOW, 90°, LR, 0.280" WALL, Y-52, MSS SP75, B.W., C.S., ASME B16.9	SPEC. ORDER	251	1	16"	VALVE, BALL, TRUNNION, ANSI 300, FULL PORT, CS, RFFE, CAMERON T-30, GROVE B5, WKM, OR VALBART EQUIVALENT, W/ BETTIS ACTUATOR, F/f = 33", W/ HYDRAULIC OVERRIDE, PROXIMITY LIMIT SWITCH, 4 WAY SOLENOID, CONFIG. FOR REMOTE OPERATION, SEE MRC QUOTE 20240047231 REV 1	SPEC. ORDER	316	0	8"	GASKET, SPIRAL WOUND, ANSI 300, ASME B16.20, 1/8" THICK, FLEXITALLIC, STYLE CGI, OUTER RING C.S., INNER RING 316L, 316L/FLEXICARB WINDING
SPEC. ORDER	208	9	8"	ELBOW, 90°, LR, 0.322" WALL, Y-52, MSS SP75, B.W., C.S., ASME B16.9	SPEC. ORDER	252	4	16"	VALVE, BALL, TRUNNION, ANSI 300, FULL PORT, CS, W.E., 24" LONG PIPE PUPS ON EACH END, XS2, 0.375" WALL, DPE SEATS, GEAR OPERATED W/ HANDWHEEL, API 6D, OR EQUIV VALVE, 80" STEM EXTENSION, PRIMED FOR BELOW GRADE SERVICE, SEE MRC QUOTE# DEO052124-2	19-46-040	317	4	12"	FLANGE, WELD NECK, R.F., ANSI 300, C.S., BORED TO 0.375" WALL, F-52, ASME B16.5, A694, MSS SP 44, DP= 740 PSIG, 16 BOLTS PER FLANGE
SPEC. ORDER	209	2	12"	ELBOW, 90°, LR, 0.375" WALL, Y-52, MSS SP75, B.W., C.S., ASME B16.9						SPEC. ORDER	318	96	1-1/8" x 7-1/4"	STUD BOLT, A-193, GRADE B7, THREADED ENTIRE LENGTH, W 2-ZH NUTS, A194, BOLTS (FTF), NUTS, AND WASHERS (IF REQ'D) TO BE PTFE COATED
SPEC. ORDER	210	4	16"	ELBOW, 90°, LR, 0.375" WALL, Y-52, MSS SP75, B.W., C.S., ASME B16.9						SPEC. ORDER	319	5	12"	GASKET, SPIRAL WOUND, ANSI 300, ASME B16.20, 1/8" THICK, FLEXITALLIC, STYLE CGI, OUTER RING C.S., INNER RING 316L, 316L/FLEXICARB WINDING
SPEC. ORDER	211	5	20"	ELBOW, 90°, LR, 0.375" WALL, Y-52, MSS SP75, B.W., C.S., ASME B16.9						SPEC. ORDER	320	2	12"	FLANGE, WELD NECK, R.F., ANSI 600, C.S., BORED TO 0.375" WALL, F-65, ASME B16.5, A694, MSS SP 44, DP= 1,480 PSIG, 20 BOLTS PER FLANGE
SPEC. ORDER	212	2	16" x 12"	ELBOW, REDUCING, 90°, LR, 0.375" x 0.375" WALL, Y-52, MSS SP75, B.W., C.S., ASME B16.9						SPEC. ORDER	321	40	1-1/4" x 9-1/4"	STUD BOLT, A-193, GRADE B7, THREADED ENTIRE LENGTH, W 2-ZH NUTS, A194, BOLTS (FTF), NUTS, AND WASHERS (IF REQ'D) TO BE PTFE COATED
17-52-1615	213	4	16"	ELBOW, 45°, LR, SEGMENTABLE, 0.375" WALL, Y-52, MSS SP75, B.W., C.S., ASME B16.9						SPEC. ORDER	322	0	12"	GASKET, SPIRAL WOUND, ANSI 600, ASME B16.20, 1/8" THICK, FLEXITALLIC, STYLE CGI, OUTER RING C.S., INNER RING 316L, 316L/FLEXICARB WINDING
17-52-2015	214	3	20"	ELBOW, 45°, LR, SEGMENTABLE, 0.375" WALL, Y-52, MSS SP75, B.W., C.S., ASME B16.9						19-46-041	323	0	16"	FLANGE, WELD NECK, R.F., ANSI 300, C.S., BORED TO 0.375" WALL, F-52, ASME B16.5, A694, MSS SP 44, DP= 740 PSIG, 20 BOLTS PER FLANGE
17-52-1620	215	4	16"	TEE, 0.375" WALL, Y-52, MSS SP75, B.W., C.S., ASME B16.9						SPEC. ORDER	324	180	1-1/4" x 8-1/4"	STUD BOLT, A-193, GRADE B7, THREADED ENTIRE LENGTH, W 2-ZH NUTS, A194, BOLTS (FTF), NUTS, AND WASHERS (IF REQ'D) TO BE PTFE COATED
17-88-028	216	3	1/2"	THREDOLET, 3,000#, C.S., GR-B, 2" THRU 2-1/2" PIPE, SA105, MSS SP97, ASME B1.20.1, BONNEY FORGE						SPEC. ORDER	325	3	16"	GASKET, SPIRAL WOUND, ANSI 300, ASME B16.20, 1/8" THICK, FLEXITALLIC, STYLE CGI, OUTER RING C.S., INNER RING 316L, 316L/FLEXICARB WINDING
SPEC. ORDER	218	2	1"	THREDOLET, 3,000#, C.S., F-52, 12" THRU 36" PIPE, A694, MSS SP97, ASME B1.20.1, BONNEY FORGE						SPEC. ORDER	326	0	20"	FLANGE, WELD NECK, R.F., ANSI 300, C.S., BORED TO 0.375" WALL, F-52, ASME B16.5, A694, MSS SP 44, DP= 740 PSIG, 24 BOLTS PER FLANGE
SPEC. ORDER	219	1	2"	THREDOLET, 3,000#, C.S., F-52, 12" THRU 18" PIPE, A694, MSS SP97, ASME B1.20.1, BONNEY FORGE						SPEC. ORDER	327	144	1-1/4" x 9"	STUD BOLT, A-193, GRADE B7, THREADED ENTIRE LENGTH, W 2-ZH NUTS, A194, BOLTS (FTF), NUTS, AND WASHERS (IF REQ'D) TO BE PTFE COATED
SPEC. ORDER	220	1	1"	ELBOLET, 3,000#, C.S., F-52, 2" THRU 6" PIPE, A694, MSS SP97, ASME B1.20.1, BONNEY FORGE						SPEC. ORDER	328	0	20"	GASKET, SPIRAL WOUND, ANSI 300, ASME B16.20, 1/8" THICK, FLEXITALLIC, STYLE CGI, OUTER RING C.S., INNER RING 316L, 316L/FLEXICARB WINDING
SPEC. ORDER	221	1	1"	ELBOLET, 3,000#, C.S., F-52, 8" THRU 36" PIPE, A694, MSS SP97, ASME B1.20.1, BONNEY FORGE						19-14-279	329	1	4"	FLANGE, BLIND, R.F., ANSI 300, C.S., GB, ASME B16.5, SA105, DP= 740 PSIG, 8 BOLTS PER FLANGE
24-02-230	222	1	1/4" x 3"	NIPPLE, PIPE, XH, CS, SMLS, ASTM A106, GR-B, T.B.E., B16.11						19-14-283	330	1	6"	FLANGE, BLIND, R.F., ANSI 300, C.S., GB, ASME B16.5, SA105, DP= 740 PSIG, 12 BOLTS PER FLANGE
16-05-130	223	1	1/4"	VALVE, BALL, KF, FP, THREADED, 316 SS, S8000-M3, LOCKING HANDLE, 2,000# W.O.G						19-65-224	331	0	3"	FLANGE, WELD NECK, R.F., ANSI 150, C.S., BORED TO 0.216" WALL, GB, ASME B16.5, SA105, DP=285 PSIG, 4 BOLTS PER FLANGE
26-58-410	224	1	1/4"	PLUG, HEX HEAD, 6,000#, CS, ASTM A105, GR-B, THD, B16.11						SPEC. ORDER	332	24	5/8" x 4"	STUD BOLT, A-193, GRADE B7, THREADED ENTIRE LENGTH, W 2-ZH NUTS, A194, BOLTS (FTF), NUTS, AND WASHERS (IF REQ'D) TO BE PTFE COATED
24-04-230	226	3	1/2" x 3"	NIPPLE, PIPE, XH, CS, SMLS, ASTM A106, GR-B, T.B.E., B16.11						40-73-0441	333	8	3"	GASKET, RING, ANSI 150, ASME B16.21, 1/16" THICK, NON-GLASS/ ASBESTOS, GARLOCK, BLUEGARD STYLE 3000, 1,000 PSIG MAX
16-05-131	227	3	1/2"	VALVE, BALL, KF, FP, THREADED, 316 SS, S8000-M3, LOCKING HANDLE, 2,000# W.O.G						19-46-039	334	0	10"	FLANGE, WELD NECK, R.F., ANSI 300, C.S., BORED TO 0.365" WALL, F-52, ASME B16.5, A694, MSS SP 44, DP= 740 PSIG, 16 BOLTS PER FLANGE
26-58-420	228	3	1/2"	PLUG, HEX HEAD, 6,000#, CS, ASTM A105, GR-B, THD, B16.11						SPEC. ORDER	335	128	1" x 7"	STUD BOLT, A-193, GRADE B7, THREADED ENTIRE LENGTH, W 2-ZH NUTS, A194, BOLTS (FTF), NUTS, AND WASHERS (IF REQ'D) TO BE PTFE COATED
24-06-230	229	12	1" x 3"	NIPPLE, PIPE, XH, CS, SMLS, ASTM A106, GR-B, T.B.E., B16.11						SPEC. ORDER	336	8	10"	GASKET, SPIRAL WOUND, ANSI 300, ASME B16.20, 1/8" THICK, FLEXITALLIC, STYLE CGI, OUTER RING C.S., INNER RING 316L, 316L/FLEXICARB WINDING
16-05-132	230	7	1"	VALVE, BALL, KF, FP, THREADED, 316 SS, S8000-M3, LOCKING HANDLE, 2,000# W.O.G										
26-58-430	231	6	1"	PLUG, HEX HEAD, 6,000#, CS, ASTM A105, GR-B, THD, B16.11										

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Ohio Utilities Protection Service

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REV. #	DATE	DESCRIPTION	
DESIGNED BY	CRDM	09/11/24	330-596-0111
DRAWN BY	CRDM	09/11/24	330-596-0111
CHECKED BY	CAMPOS	XX/XX/XX	---
AS-BUILT BY		NAME	DATE PHONE #

SITE NAME:

INST# 24-0136951-00

ABAN# ----

PROJECT ID# 21-78790

RIDGEVIEW STATION

COLUMBUS / FRANKLIN, OH

DRAWING TITLE:

BOM

DRAWING NO:

28

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BILL OF MATERIAL					BILL OF MATERIAL - CORROSION					BILL OF MATERIAL - CORROSION				
STOCK NO.	ITEM	QTY.	SIZE	DESCRIPTION	STOCK NO.	ITEM	QTY.	SIZE	DESCRIPTION	STOCK NO.	ITEM	QTY.	SIZE	DESCRIPTION
SPEC. ORDER	PF1	1	16"	RMV MAIN HEADER, PREFABRICATED 16", ANSI 300, DP = 275# SEE BANGS FABRICATION DRAWING FOR DETAILS	SPEC. ORDER	601	1	4"	INSULATING KIT, TYPE E, ANSI 300, C10 GASKET W/ VITON SEAL, ASME B16.21, ONE FULLE LENGTH G10, INSULATING SLEEVE, TWO INSULATING WASHERS, & (2) ASTM F436 HARDER WASHERS P/ BOLTS, ASME B16.5, GPT, FLEXITALLIC, OR EQUIVALENT INSULATING KIT	SPEC. ORDER	635	13	16"	FLANGE PROTECTOR, STAINLESS STEEL, ADVANCE PRODUCTS, SERIES 7100, 316L, ANSI 300, SSFP-16-300, (2 CART./FLG)
SPEC. ORDER	PF2	1	12"	RMV BYPASS, PREFABRICATED 12", ANSI 300, DP = 275# SEE BANGS FABRICATION DRAWING FOR DETAILS	SPEC. ORDER	602	4	6"	INSULATING KIT, TYPE E, ANSI 300, C10 GASKET W/ VITON SEAL, ASME B16.21, ONE FULLE LENGTH G10, INSULATING SLEEVE, TWO INSULATING WASHERS, & (2) ASTM F436 HARDER WASHERS P/ BOLTS, ASME B16.5, GPT, FLEXITALLIC, OR EQUIVALENT INSULATING KIT	SPEC. ORDER	636	8	20"	FLANGE PROTECTOR, STAINLESS STEEL, ADVANCE PRODUCTS, SERIES 7100, 316L, ANSI 300, SSFP-20-300, (2-3/4 CART./FLG)
SPEC. ORDER	PF3	1	16"	RMV OUTLET RISER, PREFABRICATED 16", ANSI 300, DP = 275# SEE BANGS FABRICATION DRAWING FOR DETAILS	SPEC. ORDER	603	3	8"	INSULATING KIT, TYPE E, ANSI 300, C10 GASKET W/ VITON SEAL, ASME B16.21, ONE FULLE LENGTH G10, INSULATING SLEEVE, TWO INSULATING WASHERS, & (2) ASTM F436 HARDER WASHERS P/ BOLTS, ASME B16.5, GPT, FLEXITALLIC, OR EQUIVALENT INSULATING KIT	SPEC. ORDER	637	1	120 LB DRUM	GREASE, ADVANCED KLEERGEL, CORROSION INHIBITING
SPEC. ORDER	PF4	2	16"	FILTER VALVE, PREFABRICATED 16", ANSI 300, DP = 275# SEE BANGS FABRICATION DRAWING FOR DETAILS	SPEC. ORDER	604	1	12"	INSULATING KIT, TYPE E, ANSI 300, C10 GASKET W/ VITON SEAL, ASME B16.21, ONE FULLE LENGTH G10, INSULATING SLEEVE, TWO INSULATING WASHERS, & (2) ASTM F436 HARDER WASHERS P/ BOLTS, ASME B16.5, GPT, FLEXITALLIC, OR EQUIVALENT INSULATING KIT	BILL OF MATERIAL - PRESSURE TESTING MATERIALS				
SPEC. ORDER	PF5	1	16"	FILTER/SEPARATOR, KINGTOOL, 16" A300 FLANGES, 36" BARREL, 12" FLANGED SUMP, 285# W.P., SEE QUOTE 0524-204-R1	SPEC. ORDER	605	2	12"	INSULATING KIT, TYPE E, ANSI 600, C10 GASKET W/ VITON SEAL, ASME B16.21, ONE FULLE LENGTH G10, INSULATING SLEEVE, TWO INSULATING WASHERS, & (2) ASTM F436 HARDER WASHERS P/ BOLTS, ASME B16.5, GPT, FLEXITALLIC, OR EQUIVALENT INSULATING KIT					
SPEC. ORDER	PF6	1	12"	1.155 MBTU HEATER, CWT, 12" A600 FLANGES, 12" X-52 COIL, SEE QUOTE DLH-1155-7A2L-X52-LAC150	SPEC. ORDER	606	6	16"	INSULATING KIT, TYPE E, ANSI 300, C10 GASKET W/ VITON SEAL, ASME B16.21, ONE FULLE LENGTH G10, INSULATING SLEEVE, TWO INSULATING WASHERS, & (2) ASTM F436 HARDER WASHERS P/ BOLTS, ASME B16.5, GPT, FLEXITALLIC, OR EQUIVALENT INSULATING KIT	STOCK NO.	ITEM	QTY.	SIZE	DESCRIPTION
SPEC. ORDER	PF7	1	16"	232 INLET HEADER, PREFABRICATED 16", ANSI 300, DP = 275# SEE BANGS FABRICATION DRAWING FOR DETAILS	SPEC. ORDER	607	6	20"	INSULATING KIT, TYPE E, ANSI 300, C10 GASKET W/ VITON SEAL, ASME B16.21, ONE FULLE LENGTH G10, INSULATING SLEEVE, TWO INSULATING WASHERS, & (2) ASTM F436 HARDER WASHERS P/ BOLTS, ASME B16.5, GPT, FLEXITALLIC, OR EQUIVALENT INSULATING KIT	19-14-071	T1	1	2"	FLANGE, BLIND, R.F., ANSI 150, C.S., GB, ASME B16.5, SA105, DP=285 PSIG, 4 BOLTS PER FLANGE
SPEC. ORDER	PF8	2	16"x10"x20"	232 TOPWORKS, PREFABRICATED, ANSI 300, DP = 275# SEE BANGS FABRICATION DRAWING FOR DETAILS	42-31-217	608	6	17 LB	ANODE, MAGNESIUM, HI POTENTIAL, W/ 10' OF #12 RED LEAD WIRE	SPEC. ORDER	T2	8	5/8" x 3-3/4"	STUD BOLT, A-193, GRADE B7, THREADED ENTIRE LENGTH, W 2-2H NUTS, A194, BOLTS (FTF), NUTS, AND WASHERS (IF REQ'D) TO BE PTFE COATED
SPEC. ORDER	PF9	1	20"	232 OUTLET HEADER, PREFABRICATED, ANSI 300, DP = 275# SEE BANGS FABRICATION DRAWING FOR DETAILS	42-09-925	609	20	---	PROFILING PETROLATUM MASTIC, DENSO, 4 LB BLK	40-73-0321	T3	3	2"	GASKET, RING, ANSI 150, ASME B16.21, 1/16" THICK, NON-GLASS/ ASBESTOS, GARLOCK, BLUEGARD STYLE 3000, 1,000 PSIG MAX
SPEC. ORDER	PF10	1	20"	232 CONTROL SPOOL, PREFABRICATED, ANSI 300, DP = 275# SEE BANGS FABRICATION DRAWING FOR DETAILS	42-11-303	610	16	4" x 100'	UTILITY TAPE, ALL-PURPOSE, DENSO	19-14-271	T4	1	2"	FLANGE, BLIND, R.F., ANSI 300, C.S., GB, ASME B16.5, SA105, DP= 740 PSIG, 8 BOLTS PER FLANGE
SPEC. ORDER	PF11	1	6"x4"x8"	100 MP REGULATION, PREFABRICATED, ANSI 300, DP = 275# SEE BANGS FABRICATION DRAWING FOR DETAILS	42-11-106	611	30	6" x 25'	PRIMER-INTEGRATED COLOR PETROLATUM TAPE, GRAY, DENSO, 48 MILLS	SPEC. ORDER	T5	16	5/8" x 4"	STUD BOLT, A-193, GRADE B7, THREADED ENTIRE LENGTH, W 2-2H NUTS, A194, BOLTS (FTF), NUTS, AND WASHERS (IF REQ'D) TO BE PTFE COATED
SPEC. ORDER	PF12	1	4"	IP INLET, PREFABRICATED, ANSI 300, DP = 275# SEE BANGS FABRICATION DRAWING FOR DETAILS	42-09-971	612	30		EPOXY, DENSO 7125 PROTOL, BURSH GRADE, TWO PART EPOXY, 1L KIT	SPEC. ORDER	T6	3	2"	GASKET, SPIRAL WOUND, ANSI 300, ASME B16.20, 1/8" THICK, FLEXITALLIC, STYLE CGI, OUTER RING C.S., INNER RING 316L, 316L/FLEXICARB WINDING
SPEC. ORDER	PF13	1	4"x3"x6"	IP REGULATION, PREFABRICATED, ANSI 300, DP = 232# SEE BANGS FABRICATION DRAWING FOR DETAILS	42-09-972	613	30		EPOXY, DENSO 7200 PROTOL, BURSH GRADE, TWO PART EPOXY, 1L KIT	19-14-279	T7	1	4"	FLANGE, BLIND, R.F., ANSI 300, C.S., GB, ASME B16.5, SA105, DP= 740 PSIG, 8 BOLTS PER FLANGE
SPEC. ORDER	PF14	1	20"	232 OUTLET VALVE, PREFABRICATED, ANSI 300, DP = 275# SEE BANGS FABRICATION DRAWING FOR DETAILS	42-32-0611	614	6	3"	TEST STATION, GEROME, #107, FOR 3" CONDUIT W/ COL. GAS EMBLEM 5 TERM	SPEC. ORDER	T8	16	3/4" x 5"	STUD BOLT, A-193, GRADE B7, THREADED ENTIRE LENGTH, W 2-2H NUTS, A194, BOLTS (FTF), NUTS, AND WASHERS (IF REQ'D) TO BE PTFE COATED
SPEC. ORDER	PF15	1	8"	100 OUTLET VALVE, PREFABRICATED, ANSI 300, DP = 275# SEE BANGS FABRICATION DRAWING FOR DETAILS	74-47-506	615	1	#12	WIRE, BLACK, SOLID, COPPER, TW WIRE, 500' SPOOL	SPEC. ORDER	T9	3	4"	GASKET, SPIRAL WOUND, ANSI 300, ASME B16.20, 1/8" THICK, FLEXITALLIC, STYLE CGI, OUTER RING C.S., INNER RING 316L, 316L/FLEXICARB WINDING
SPEC. ORDER	PF16	1	6"	IP OUTLET VALVE, PREFABRICATED, ANSI 300, DP = 275# SEE BANGS FABRICATION DRAWING FOR DETAILS	42-09-105	616	12		DENSO PASTE S105 5.5#TUB, WET APPLCIATION PASTE	19-14-283	T10	4	6"	FLANGE, BLIND, R.F., ANSI 300, C.S., GB, ASME B16.5, SA105, DP= 740 PSIG, 12 BOLTS PER FLANGE
SPEC. ORDER	PF17	1	2"	HEATER FUEL TRAIN, PREFABRICATED, ANSI 300, DP = 275#	SPEC. ORDER	617	2	4"	OVP, DAIRYLAND, 2/2-3.7-100 MOUNTING BRACKET - 4" ANSI 300 FLANGE	SPEC. ORDER	T11	60	3/4" x 5-1/2"	STUD BOLT, A-193, GRADE B7, THREADED ENTIRE LENGTH, W 2-2H NUTS, A194, BOLTS (FTF), NUTS, AND WASHERS (IF REQ'D) TO BE PTFE COATED
SPEC. ORDER	PF18	1	1-1/4"	METER SETTING, PREFABRICATED, PLMB-0002A DRAWING, SEE APPENDIX A FOR ADDITIONAL DETAILS	SPEC. ORDER	618	5	6"	OVP, DAIRYLAND, 2/2-3.7-100 MOUNTING BRACKET - 6" ANSI 300 FLANGE	SPEC. ORDER	T12	6	6"	GASKET, SPIRAL WOUND, ANSI 300, ASME B16.20, 1/8" THICK, FLEXITALLIC, STYLE CGI, OUTER RING C.S., INNER RING 316L, 316L/FLEXICARB WINDING
SPEC. ORDER	PF19	1	16"	METER, USM, FLEXIM CLAMP-ON, SEE QUOTE FOR ADDITIONAL DETAILS.	SPEC. ORDER	619	3	8"	OVP, DAIRYLAND, 2/2-3.7-100 MOUNTING BRACKET - 8" ANSI 300 FLANGE	19-14-287	T13	3	8"	FLANGE, BLIND, R.F., ANSI 300, C.S., GB, ASME B16.5, SA105, DP= 740 PSIG, 12 BOLTS PER FLANGE
SPEC. ORDER	EZ1	5	16" PIPE	SUPPORT, EZ LINE, 16" PIPE, MODEL 1218, FIG. F, 1200Ø CRADLE, W/ 4 SLOTTED HOLES, W/ 2 U-BOLTS, W/ I-CLIP LINER, 1218-F, D = 44"	SPEC. ORDER	620	3	12"	OVP, DAIRYLAND, 2/2-3.7-100 MOUNTING BRACKET - 12" ANSI 300 FLANGE	SPEC. ORDER	T14	48	7/8" x 6-1/4"	STUD BOLT, A-193, GRADE B7, THREADED ENTIRE LENGTH, W 2-2H NUTS, A194, BOLTS (FTF), NUTS, AND WASHERS (IF REQ'D) TO BE PTFE COATED
SPEC. ORDER	EZ2	3	12" PIPE	SUPPORT, EZ LINE, 12" PIPE, MODEL 1218, FIG. F, 1200Ø CRADLE, W/ 4 SLOTTED HOLES, W/ 2 U-BOLTS, W/ I-CLIP LINER, 1218-F, D = 44"	SPEC. ORDER	621	6	16"	OVP, DAIRYLAND, 2/2-3.7-100 MOUNTING BRACKET - 16" ANSI 300 FLANGE	SPEC. ORDER	T15	5	8"	GASKET, SPIRAL WOUND, ANSI 300, ASME B16.20, 1/8" THICK, FLEXITALLIC, STYLE CGI, OUTER RING C.S., INNER RING 316L, 316L/FLEXICARB WINDING
SPEC. ORDER	EZ3	8	2" PIPE	SUPPORT, EZ LINE, 2" PIPE, MODEL 204, FIG. F, 1200Ø CRADLE, W/ 4 SLOTTED HOLES, W/ 2 U-BOLTS, W/ I-CLIP LINER, 204-F, D = 38"	SPEC. ORDER	622	4	20"	OVP, DAIRYLAND, 2/2-3.7-100 MOUNTING BRACKET - 20" ANSI 300 FLANGE	19-14-531	T16	2	12"	FLANGE, BLIND, R.F., ANSI 600, C.S., GB, ASME B16.5, SA105, DP= 1,480 PSIG, 20 BOLTS PER FLANGE
SPEC. ORDER	EZ4	2	10" PIPE	SUPPORT, EZ LINE, 10" PIPE, MODEL 510, FIG. F, 1200Ø CRADLE, W/ 4 SLOTTED HOLES, W/ 2 U-BOLTS, W/ I-CLIP LINER, 510-F, D = 44"	SPEC. ORDER	623	3 CASES	---	TRENTON WAX TAPE, PRIMER BROWN, SEE APPENDIX C FOR DETAILS	SPEC. ORDER	T17	60	1-1/4" x 9-1/4"	STUD BOLT, A-193, GRADE B7, THREADED ENTIRE LENGTH, W 2-2H NUTS, A194, BOLTS (FTF), NUTS, AND WASHERS (IF REQ'D) TO BE PTFE COATED
SPEC. ORDER	EZ5	5	20" PIPE	SUPPORT, EZ LINE, 20" PIPE, MODEL 2024HD, FIG. F, 1200Ø CRADLE W/ 4 SLOTTED HOLES, W/2 U-BOLTS, W/ I-CLIP LINER, 2024-F, D=44"	SPEC. ORDER	624	3 CASES	---	TRENTON WAX TAPE # 2 BROWN, SEE APPENDIX C FOR DETAILS	SPEC. ORDER	T18	4	12"	GASKET, SPIRAL WOUND, ANSI 600, ASME B16.20, 1/8" THICK, FLEXITALLIC, STYLE CGI, OUTER RING C.S., INNER RING 316L, 316L/FLEXICARB WINDING
SPEC. ORDER	EZ6	2	8" PIPE	SUPPORT, EZ LINE, 8" PIPE, MODEL 510, FIG. F, 1200Ø CRADLE, W/ 4 SLOTTED HOLES, W/ 2 U-BOLTS, W/ I-CLIP LINER, 510-F, D = 38"	SPEC. ORDER	625	12 ROLLS	---	TRENTON MCO 110 OUTER WRAP, SEE APPENDIX C FOR DETAILS	19-14-295	T19	4	16"	FLANGE, BLIND, R.F., ANSI 300, C.S., GB, ASME B16.5, SA105, DP= 740 PSIG, 16 BOLTS PER FLANGE
SPEC. ORDER	EZ7	2	6" PIPE	SUPPORT, EZ LINE, 6" PIPE, MODEL 510, FIG. F, 1200Ø CRADLE, W/ 4 SLOTTED HOLES, W/ 2 U-BOLTS, W/ I-CLIP LINER, 510-F, D = 38"	SPEC. ORDER	626	3	2"	FLANGE PROTECTOR, STAINLESS STEEL, ADVANCE PRODUCTS, SERIES 7100, 316L, ANSI 150, SSFP-02-150, (1/4 CART./FLG)	SPEC. ORDER	T20	80	1-1/4" x 8-1/4"	STUD BOLT, A-193, GRADE B7, THREADED ENTIRE LENGTH, W 2-2H NUTS, A194, BOLTS (FTF), NUTS, AND WASHERS (IF REQ'D) TO BE PTFE COATED
					SPEC. ORDER	627	8	2"	FLANGE PROTECTOR, STAINLESS STEEL, ADVANCE PRODUCTS, SERIES 7100, 316L, ANSI 300, SSFP-02-300, (1/4 CART./FLG)	SPEC. ORDER	T21	6	16"	GASKET, SPIRAL WOUND, ANSI 300, ASME B16.20, 1/8" THICK, FLEXITALLIC, STYLE CGI, OUTER RING C.S., INNER RING 316L, 316L/FLEXICARB WINDING
					SPEC. ORDER	628	8	3"	FLANGE PROTECTOR, STAINLESS STEEL, ADVANCE PRODUCTS, SERIES 7100, 316L, ANSI 150, SSFP-03-150, (1/2 CART./FLG)	19-14-299	T22	3	20"	FLANGE, BLIND, R.F., ANSI 300, C.S., GB, ASME B16.5, SA105, DP= 740 PSIG, 24 BOLTS PER FLANGE
					SPEC. ORDER	629	22	4"	FLANGE PROTECTOR, STAINLESS STEEL, ADVANCE PRODUCTS, SERIES 7100, 316L, ANSI 300, SSFP-04-300, (1/2 CART./FLG)	SPEC. ORDER	T23	96	1-1/4" x 9"	STUD BOLT, A-193, GRADE B7, THREADED ENTIRE LENGTH, W 2-2H NUTS, A194, BOLTS (FTF), NUTS, AND WASHERS (IF REQ'D) TO BE PTFE COATED
					SPEC. ORDER	630	19	6"	FLANGE PROTECTOR, STAINLESS STEEL, ADVANCE PRODUCTS, SERIES 7100, 316L, ANSI 300, SSFP-06-300, (3/4 CART./FLG)	SPEC. ORDER	T24	5	20"	GASKET, SPIRAL WOUND, ANSI 300, ASME B16.20, 1/8" THICK, FLEXITALLIC, STYLE CGI, OUTER RING C.S., INNER RING 316L, 316L/FLEXICARB WINDING
					SPEC. ORDER	631	8	8"	FLANGE PROTECTOR, STAINLESS STEEL, ADVANCE PRODUCTS, SERIES 7100, 316L, ANSI 300, SSFP-08-300, (1 CART./FLG)	26-87-027	T25	1	1"	UNION, THRD, FNPT, BLK CS, SA105, 3000#, MSS SP 83
					SPEC. ORDER	632	12	10"	FLANGE PROTECTOR, STAINLESS STEEL, ADVANCE PRODUCTS, SERIES 7100, 316L, ANSI 300, SSFP-10-300, (1 CART./FLG)	26-87-043	T26	1	1-1/4"	UNION, THRD, FNPT, BLK CS, SA105, 3000#, MSS SP 83
					SPEC. ORDER	633	6	12"	FLANGE PROTECTOR, STAINLESS STEEL, ADVANCE PRODUCTS, SERIES 7100, 316L, ANSI 300, SSFP-12-300, (1-1/2 CART./FLG)	SPEC. ORDER	T27	2	1-1/4"	CAP, THREADED, 3000#, C.S., ASTM A105, GRADE B, THD, B16.11
					SPEC. ORDER	634	2	12"	FLANGE PROTECTOR, STAINLESS STEEL, ADVANCE PRODUCTS, SERIES 7100, 316L, ANSI 600, SSFP-12-600, (4 CART./FLG)	26-58-430	T28	1	1"	PLUG, HEX HEAD, 6,000#, CS, ASTM A105, GR-B, THD, B16.11



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REVISIONS			
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1	---	---	---
0	3/6/24	PRELIMINARY	
REV. #	DATE	DESCRIPTION	
DESIGNED BY	CRDM	09/11/24	330-596-0111
DRAWN BY	CRDM	09/11/24	330-596-0111
CHECKED BY	CAMPOS	XX/XX/XX	---
AS-BUILT BY		NAME	DATE PHONE #

SITE NAME:

INST# 24-0136951-00
ABAN# ----
PROJECT ID# 21-78790
RIDGEVIEW STATION
COLUMBUS / FRANKLIN, OH

DRAWING TITLE:

BOM 2

DRAWING NO:

29

L-05xxx Columbia Gas - Ridgeview Station.AGI

Mounting Height: various

Reflectance: Outdoors

Date:6/11/2025

Page 1 of 10

Workplane: n/a

Point Spacing: 5'



Luminaire Schedule

Symbol	Qty	Label	Description	LLF	LLD	LDD	Lumens	Mnt Ht
	9	LPD3C4D2P	2' Linear	0.950	0.950	1.000	3691	9
	1	LPD3C4M2P	4' Linear	0.950	0.950	1.000	7135	13

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Back Entrance	Illuminance	Fc	1.49	6.9	0.0	N.A.	N.A.
Back of Garage	Illuminance	Fc	2.99	8.1	0.3	9.97	27.00
Entrance	Illuminance	Fc	2.32	7.5	0.1	23.20	75.00
Garage Entrance	Illuminance	Fc	2.69	11.0	0.1	26.90	110.00
Garage Side	Illuminance	Fc	1.96	8.0	0.1	19.60	80.00
North Side	Illuminance	Fc	1.03	7.7	0.0	N.A.	N.A.
Between House and Garage	Illuminance	Fc	5.41	11.0	1.3	4.16	8.46

Lumen and wattage values are typical, with a tolerance of +/- 10%. All designs and information provided are based upon Dialight's interpretation of information provided by the client or accepted by the client at the time. It remains the responsibility of the client to determine that the design is fit for purpose and that the parameters of the design are maintained to ensure continued compliance. This includes, but is not limited to: light fixture positions, quantities and mounting heights, room conditions (such as reflectance's and equipment locations if considered at the time), use and supplementary task lighting if used. Dialight cannot accept responsibility in respect of the design provided if these design parameters are not maintained and shall in no way be liable to the client or to any third parties for any direct, indirect or consequential damage, loss or expense arising from any defect in the design, or arising from the actual design provided, save where such damage, loss or expense arises as a result of Dialight's negligence.

This design and the information provided is done so in confidence, for the sole purpose of the recipient and may not be disclosed to any non-related third party or used for any other purpose without the express written permission of Dialight.

L-05xxx Columbia Gas - Ridgeview Station.AGI

Mounting Height: various

Reflectance: Outdoors

Date:6/11/2025

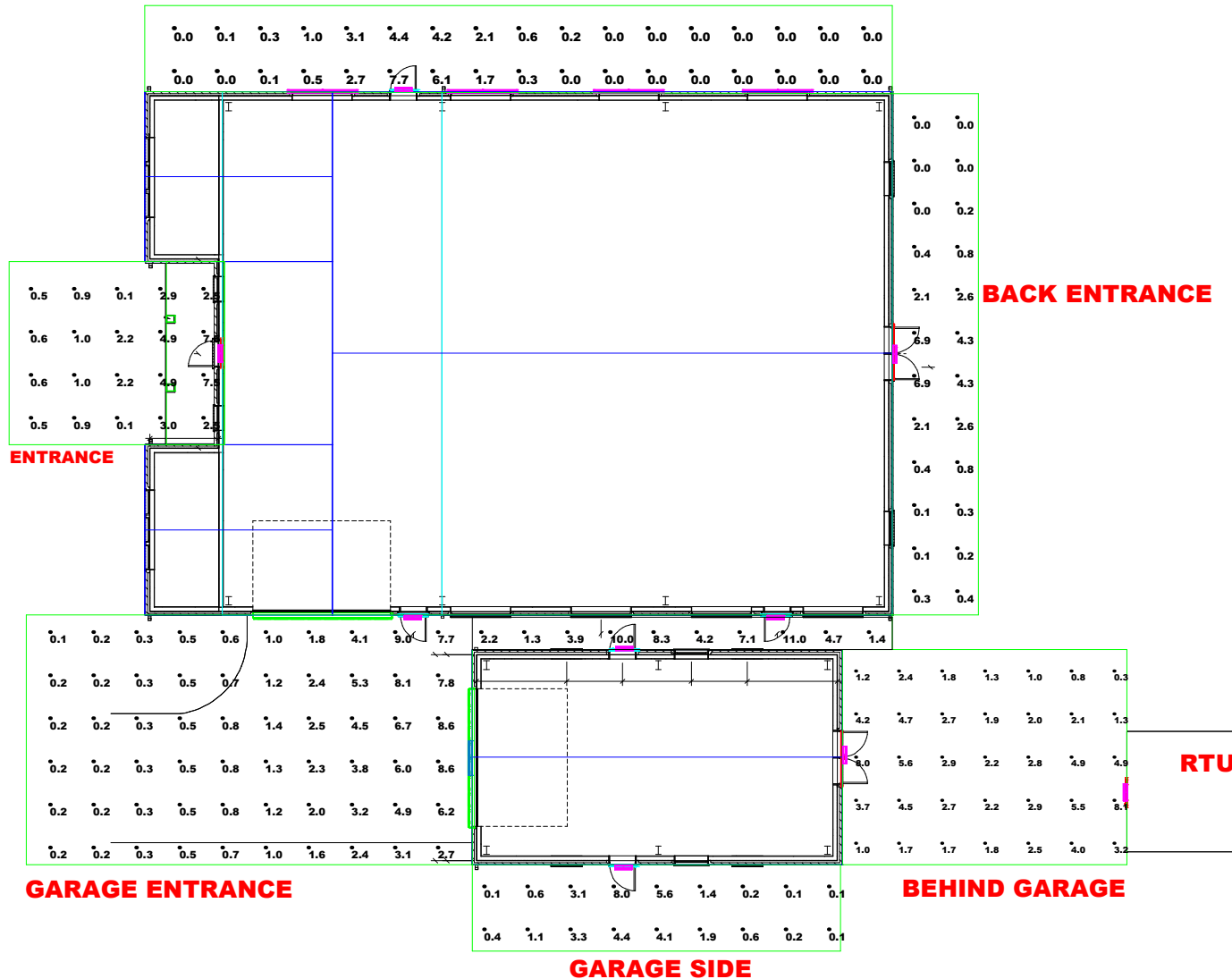
Page 2 of 10

Workplane: n/a

Point Spacing: 5'

Dialight
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(732) 919-3119

NORTH SIDE



L-05xxx Columbia Gas - Ridgeview Station.AGI

Mounting Height: various

Reflectance: Outdoors

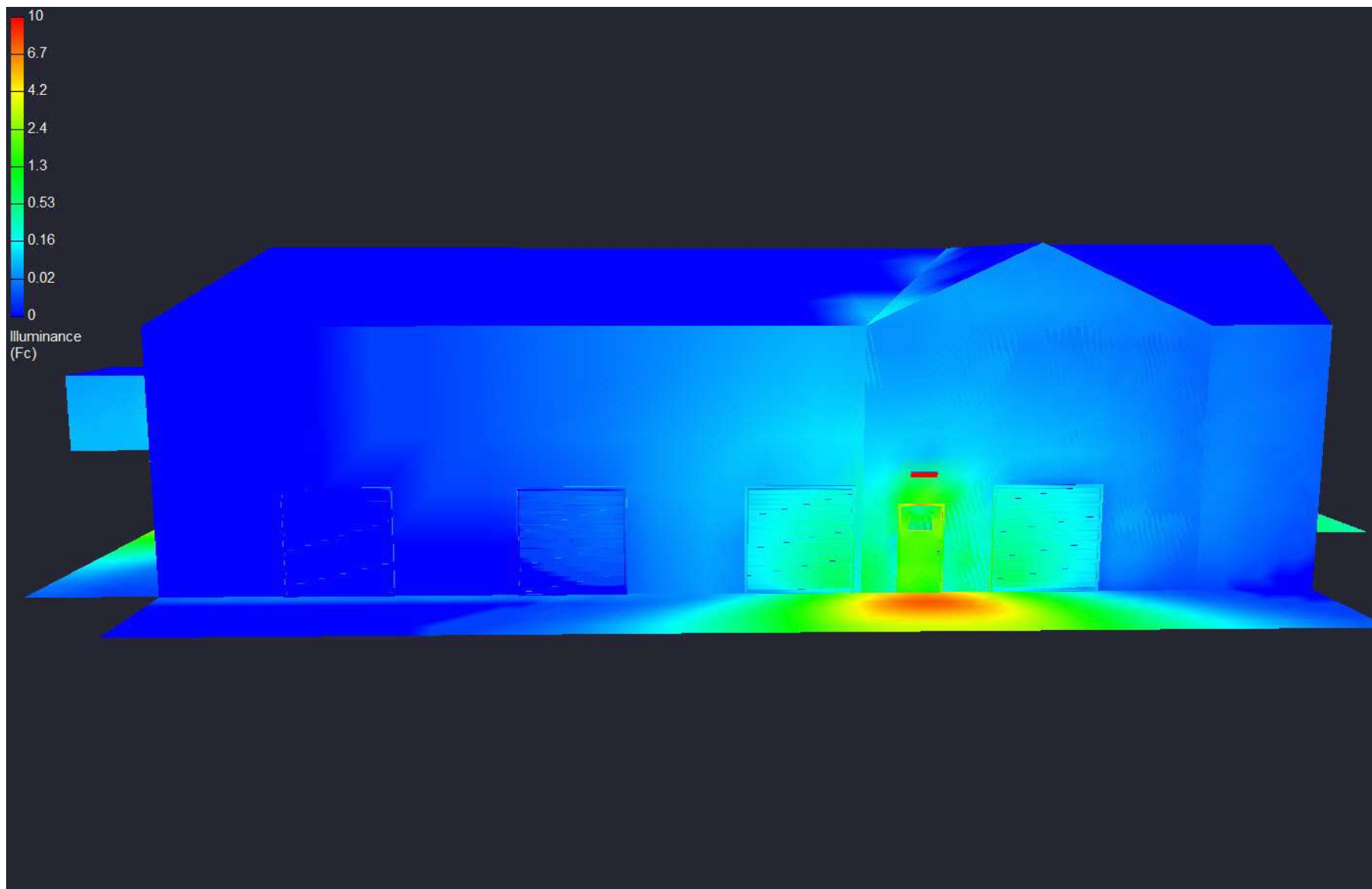
Date:6/11/2025

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Workplane: n/a

Point Spacing: 5'

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L-05xxx Columbia Gas - Ridgeview Station.AGI

Mounting Height: various

Reflectance: Outdoors

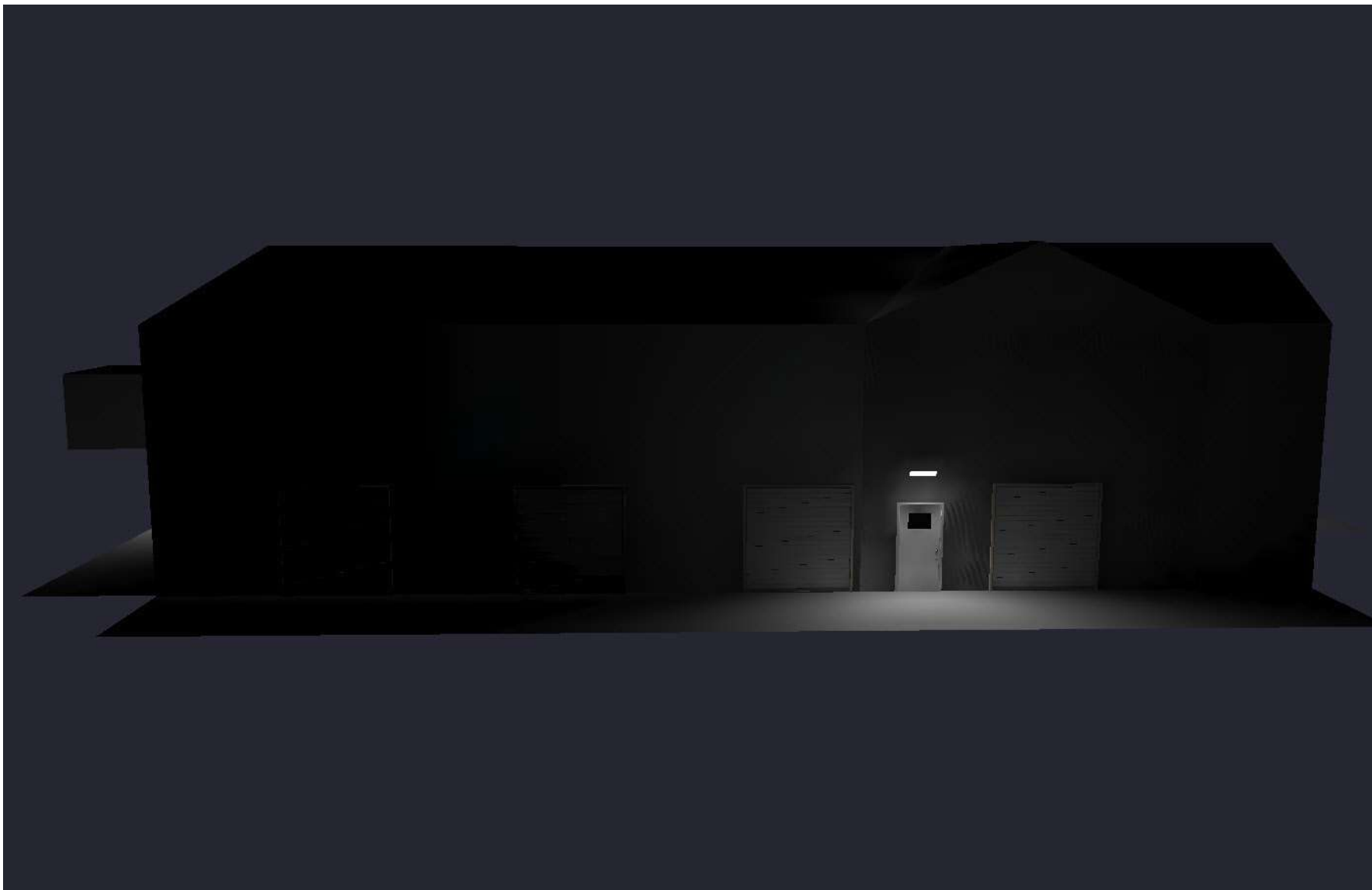
Date:6/11/2025

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Workplane: n/a

Point Spacing: 5'

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L-05xxx Columbia Gas - Ridgeview Station.AGI

Mounting Height: various

Reflectance: Outdoors

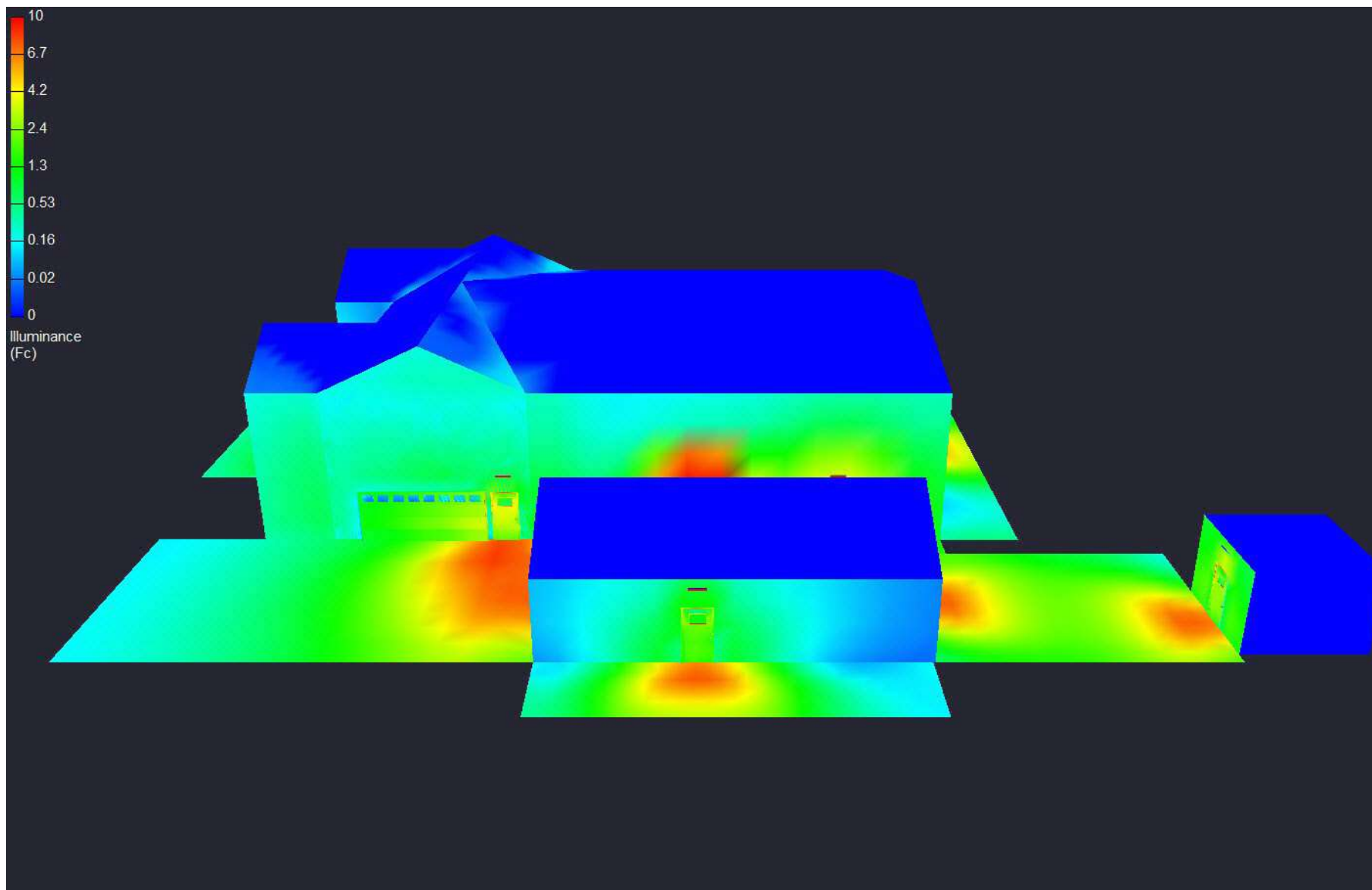
Date:6/11/2025

Page 5 of 10

Workplane: n/a

Point Spacing: 5'

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L-05xxx Columbia Gas - Ridgeview Station.AGI

Mounting Height: various

Reflectance: Outdoors

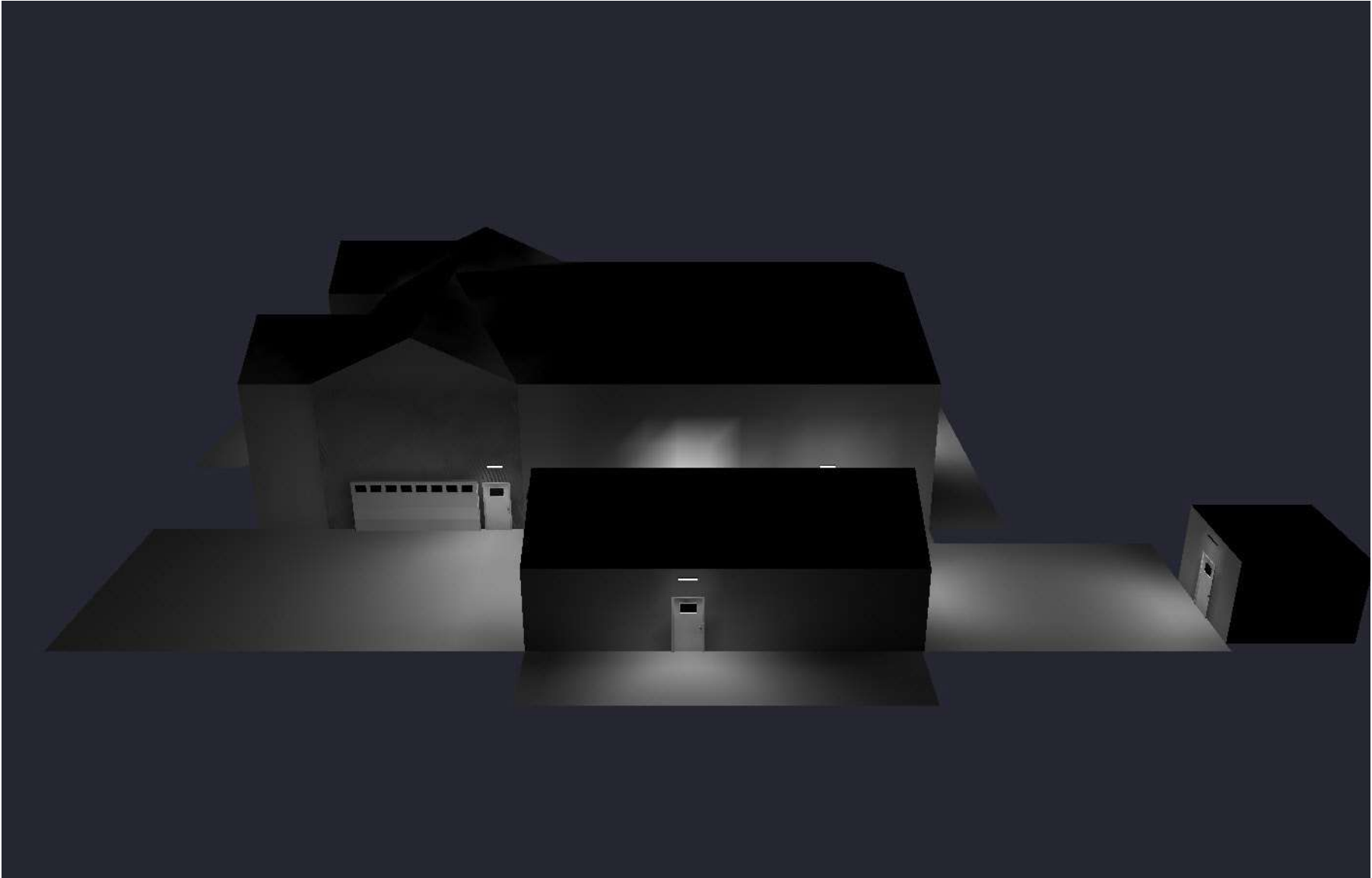
Date:6/11/2025

Page 6 of 10

Workplane: n/a

Point Spacing: 5'

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L-05xxx Columbia Gas - Ridgeview Station.AGI

Mounting Height: various

Reflectance: Outdoors

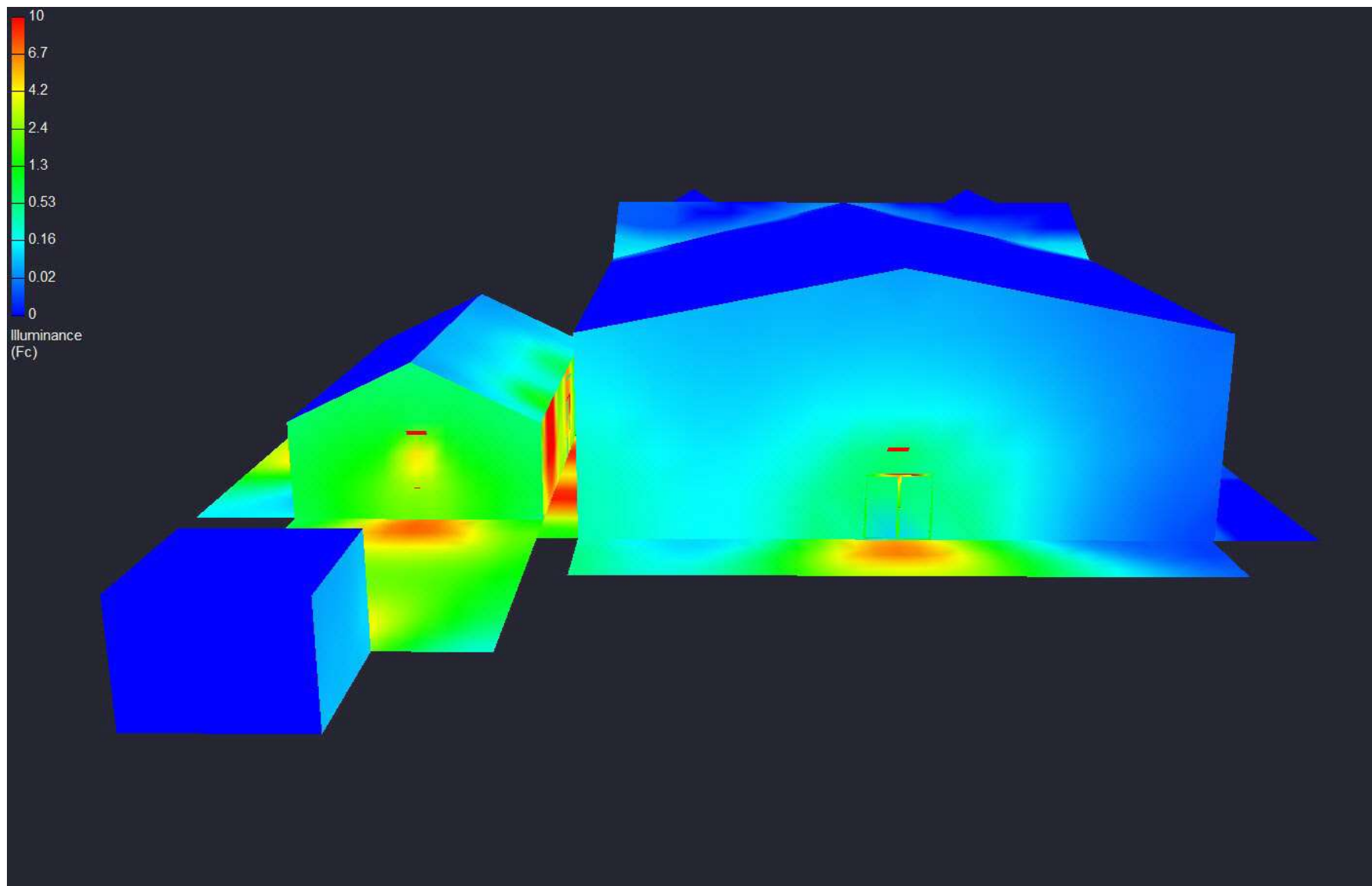
Date:6/11/2025

Page 7 of 10

Workplane: n/a

Point Spacing: 5'

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L-05xxx Columbia Gas - Ridgeview Station.AGI

Mounting Height: various

Reflectance: Outdoors

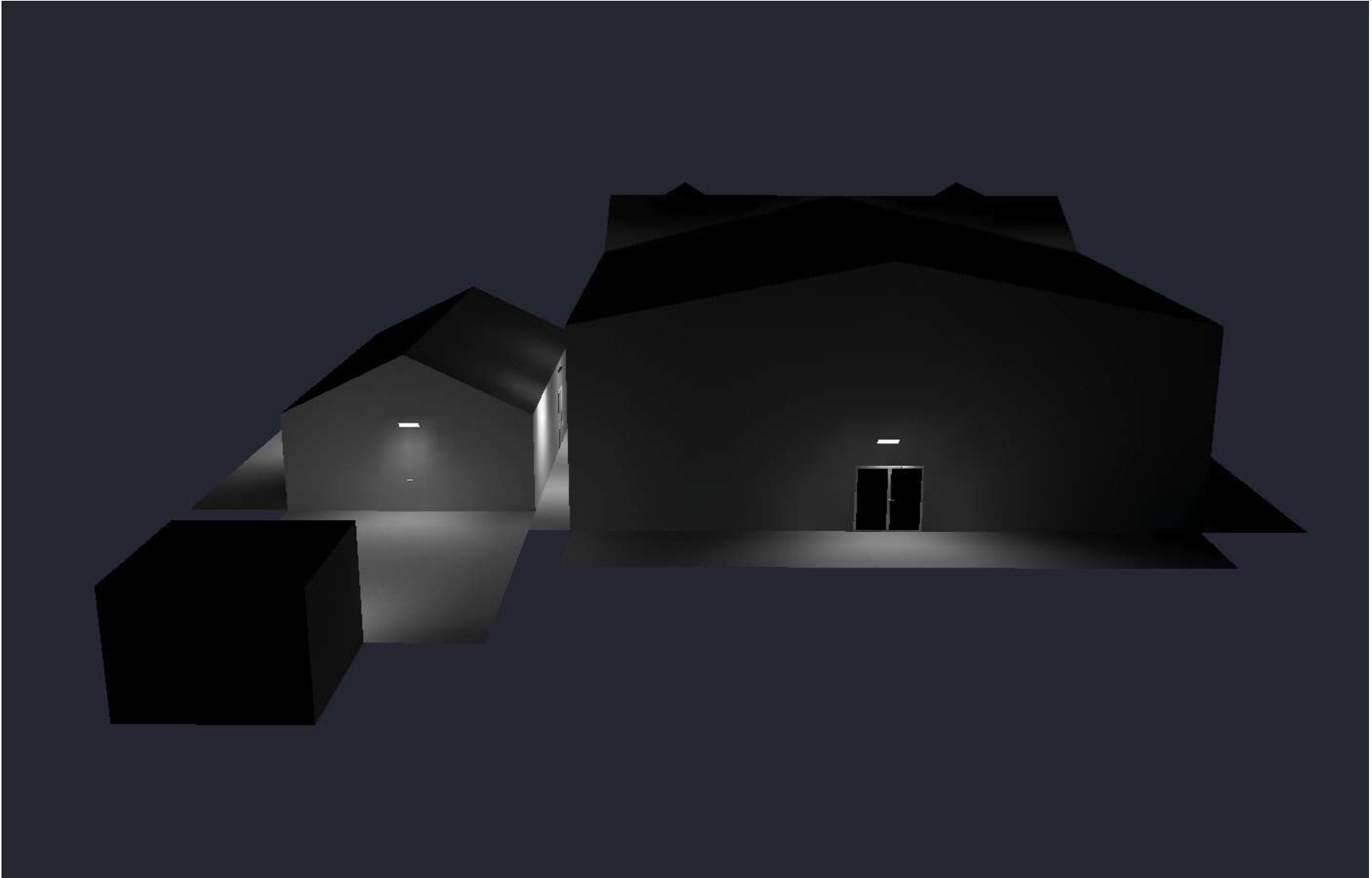
Date:6/11/2025

Page 8 of 10

Workplane: n/a

Point Spacing: 5'

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L-05xxx Columbia Gas - Ridgeview Station.AGI

Mounting Height: various

Reflectance: Outdoors

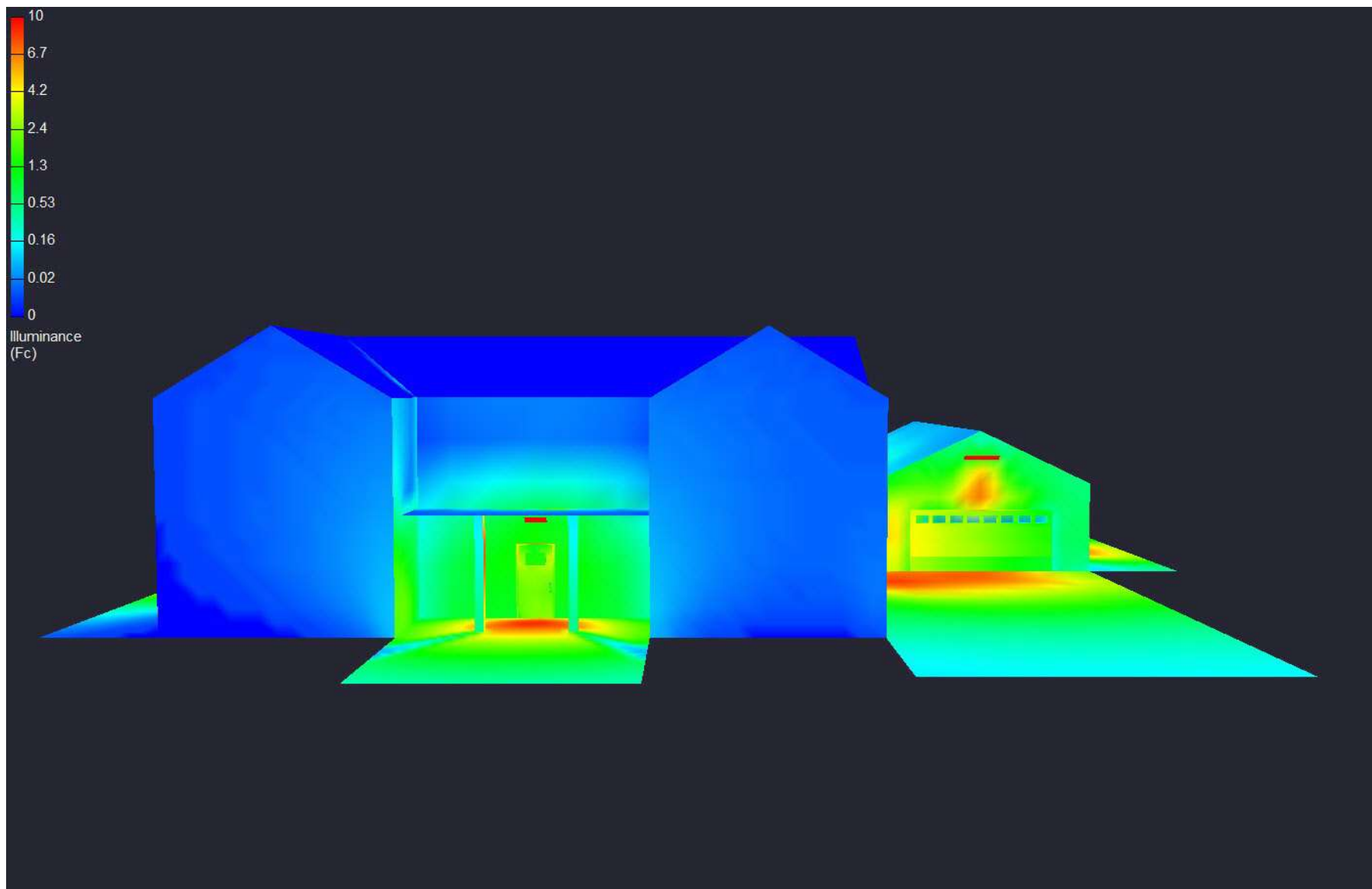
Date:6/11/2025

Page 9 of 10

Workplane: n/a

Point Spacing: 5'

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L-05xxx Columbia Gas - Ridgeview Station.AGI

Mounting Height: various

Reflectance: Outdoors

Date:6/11/2025

Page 10 of 10

Workplane: n/a

Point Spacing: 5'

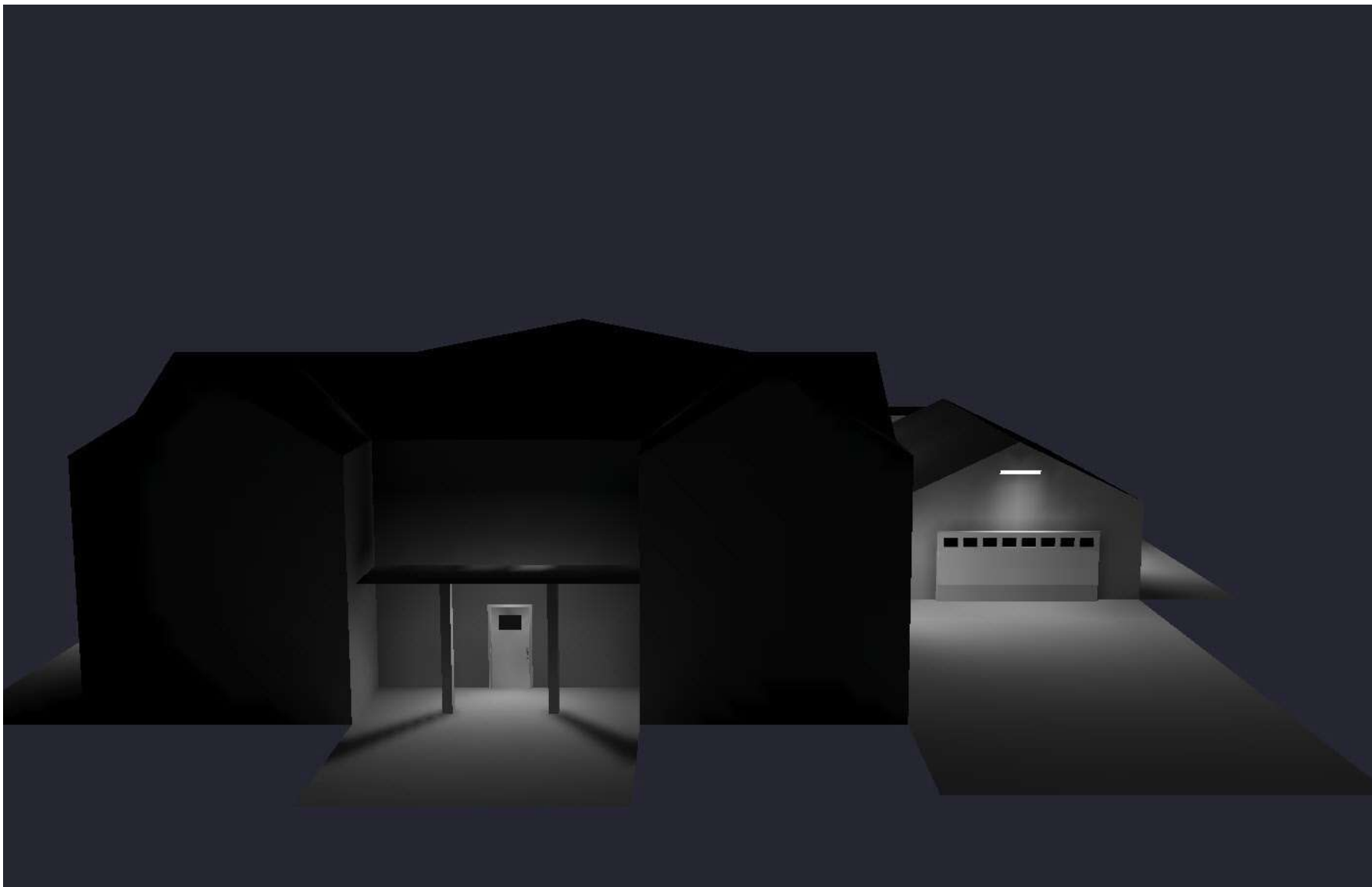
Dialight

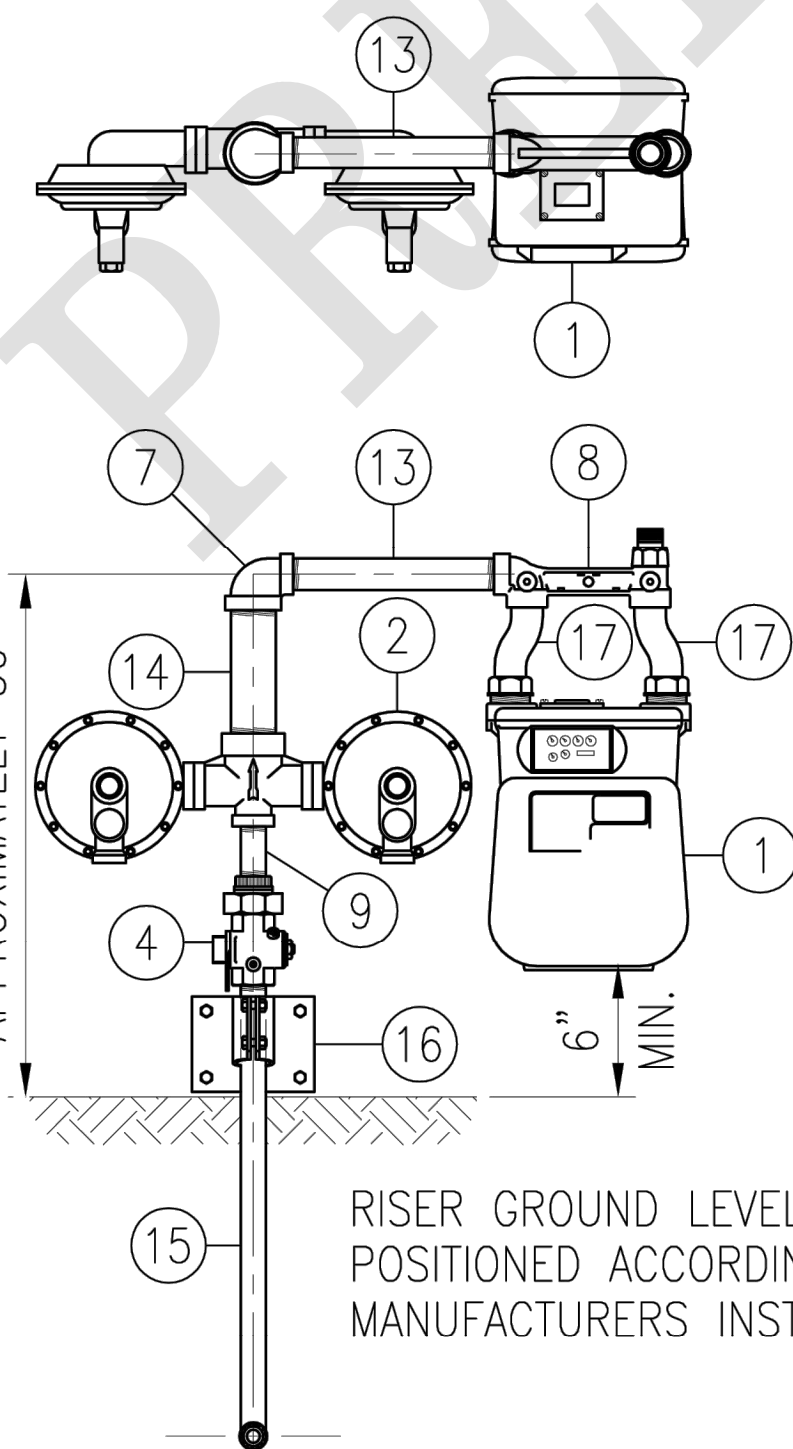


Dialight Corporation

Farmingdale, NJ

(732) 919-3119





REGULATOR SET ANGLE
SEE NOTE 9

APPROXIMATELY 30"

RISER GROUND LEVEL TO BE
POSITIONED ACCORDING TO THE
MANUFACTURERS INSTRUCTIONS.

2' MINIMUM BENDING RADIUS
FROM LEVEL OF BENDING
POINT FOR FLEXIBLE RISER.

SETTING A WITH STANDARD REGULATOR

THE STANDARD DRAWING DEPICTED HERE HAS BEEN DESIGNED IN ACCORDANCE WITH USDOT PIPELINE SAFETY STANDARDS SET FORTH AT 49 CFR PART 192, AND THE REQUIREMENTS OF NFPA 54. DEVIATION FROM THIS DRAWING, EITHER IN MATERIALS OR SPECIFICATIONS, WITHOUT THE WRITTEN APPROVAL OF THE NISOURCE INC. DESIGN ENGINEER IS NOT AUTHORIZED, AND NISOURCE, INC. WILL NOT BE HELD ACCOUNTABLE FOR THE IMPROPER OPERATION OF THE FACILITY. A QUALIFIED PLUMBER, OTHER INSTALLER OR THE MANUFACTURER SHOULD BE CONSULTED FOR PROPER INSTALLATION AND/OR TESTING OF THIS FACILITY, AND NEITHER NISOURCE, INC. NOR ANY AFFILIATE OR SUBSIDIARY OF NISOURCE, INC. SHALL BE RESPONSIBLE FOR THE INSTALLATION AND/OR TESTING OF THE FACILITY.

SETTING B
WITH 1" X 2"
REGULATOR



NI Source SM

**NiSource Energy
Distribution**

DRAWING TITLE

OUTSIDE METER SETTING USING 400 AND 630 CLASS METERS

DRAWN
L.HARTLEY-CLARK
CHECKED

DATE	5-25-05
DATE	

DRAWING NO.	PLMB-0002
SHEET NO.	1 of 2

ISSUE NO.

3

BILL OF MATERIAL

ITEM	SET & QTY		SIZE	DESCRIPTION
	A	B		
1	1	1	1 1/4"	METER, DIAPHRAM, TO BE PROVIDED BY COLUMBIA GAS (METER BAR: 44-11-080)
2		1	1" X 2"	REGULATOR, INTERNAL MONITOR, TO BE PROVIDED BY COLUMBIA GAS
3	1		1 1/4"	REGULATOR, INTERNAL RELIEF, TO BE PROVIDED BY COLUMBIA GAS
4		1	1"	VALVE, METER STOP, INSULATED UNION, LOCKWING, USE ONLY APPROVED MFG.
5	1		1 1/4"	VALVE, METER STOP, INSULATED UNION, LOCKWING, USE ONLY APPROVED MFG.
6	2		1 1/4"	ELBOW, 90 DEG., THREADED, MALLEABLE IRON, STANDARD, CLASS 150
7		1	2" X 1 1/4"	ELBOW, REDUCING, 90 DEG., THREADED, MALLEABLE IRON, STANDARD, CLASS 150
8	1	1	1 1/4"	METER BAR, WITH INSULATED UNION OUTLET, USE ONLY APPROVED MANUFACTURERS
9		1	1" X 4"	NIPPLE, PIPE, STEEL, GRADE B, EX. HVY., THREAD BOTH ENDS
10	2		1 1/4" X 3"	NIPPLE, PIPE, STEEL, GRADE B, EX. HVY., THREAD BOTH ENDS
11	1		1 1/4" X 5"	NIPPLE, PIPE, STEEL, GRADE B, EX. HVY., THREAD BOTH ENDS
12	1		1 1/4" X 8"	NIPPLE, PIPE, STEEL, GRADE B, EX. HVY., THREAD BOTH ENDS
13		1	1 1/4" X 12"	NIPPLE, PIPE, STEEL, GRADE B, EX. HVY., THREAD BOTH ENDS
14		1	2" X 8"	NIPPLE, PIPE, STEEL, GRADE B, THREAD BOTH ENDS
15	1	1	SEE NOTE 7	RISER, APPROVED ANODELESS, STUB OR ENCASED OR FLEX CASING PRE-BENT STEEL
16	1	1	SEE NOTE 7	RISER BRACKET
17	2	2	1 1/4"	SWIVEL, METER OFFSET, MALLEABLE IRON WITH 30LT NUT

WHEN SPECIFYING THE 2" B-34-IMR, USE SETTING "A" BILL OF MATERIALS, AND
SUBSTITUTE (1) ITEM 10 & (1) ITEM 12 WITH THE FOLLOWING ITEMS

1C	1	1" X 2"	NIPPLE, PIPE, STEEL, GRADE B, EX. HEAVY, THREAD BOTH ENDS
2C	2	2" X 4"	NIPPLE, PIPE, STEEL, GRADE B, THREAD BOTH ENDS
3C	1	2" X 1"	REDUCER, THREADED, MALLEABLE IRON, STANDARD, CLASS 150

NOTES

1. REFER TO COLUMBIA GAS STANDARDS FOR CUSTOMER SERVICE LINES, METERS, AND SERVICE REGULATORS (PLUMBER'S GUIDE) FOR PROPER METER SET INSTALLATION INSTRUCTIONS.
2. APPROVED METER SUPPORT MUST BE USED.
3. IF THE SERVICE LINE IS STEEL, CONTACT COLUMBIA GAS PERSONNEL FOR SPECIFIC INSTALLATION INSTRUCTIONS.
4. PREFABRICATED RISERS AND BRACKETS MUST BE INSTALLED AND SECURED ACCORDING TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
5. THE METER MUST BE INSTALLED IN A LEVEL POSITION.
6. NO SCREW FITTINGS ARE TO BE USED BELOW GROUND.
7. THESE ITEMS MUST BE APPROPRIATELY SIZED FOR THE SPECIFIC CONDITIONS.
8. WHEN MEASURING FROM A LOW PRESSURE SYSTEM, THE REGULATOR (ITEM 3) & 2 PIPE NIPPLES (ITEMS 11 & 13) ARE REPLACED WITH A SINGLE PIPE NIPPLE 13 5/8" LONG.
9. REGULATOR ASSEMBLY SET ANGLE IS 60° FOR 4" DIAPHRAGM AND 70° FOR 6" DIAPHRAGM.

DRAWN
L.HARTLEY-CLARK
CHECKED

DATE	5-25-05
DATE	

DRAWING NO.	PLMB-0002
SHEET NO.	2 OF 2

ISSUE NO.

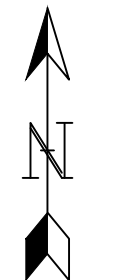
3



Ohio Utilities Protection Service



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SCALE:

PROPOSED

REVISIONS

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1	---	---
0	9/29/23	PRELIMINARY
REV. #	DATE	DESCRIPTION

DESIGNED BY	CRDM	09/11/24	330-596-0111
DRAWN BY	CRDM	09/11/24	330-596-0111
CHECKED BY	CAMPOS	XX/XX/XX	---
AS-BUILT BY			
	NAME	DATE	PHONE #

SITE NAME:

INST# 24-0136951-00
ABAN# ----
PROJECT ID# 21-78790
 RIDGEVIEW STATION
 COLUMBUS / FRANKLIN, OH

DRAWING TITLE:

PLMB-0002A

DRAWING NO:

APPENDIX B

CIVIL / GRADING NOTES

GENERAL

1. CAMPOS EPC ISSUES THESE DRAWINGS FOR CONSTRUCTION UNDER THE ASSUMPTION THAT ALL REQUIRED FEDERAL, STATE, AND LOCAL PERMITS HAVE BEEN ACQUIRED BY THE OWNER/CONTRACTOR PRIOR ANY CONSTRUCTION ACTIVITIES UNLESS EXPLICITLY APPROVED OTHERWISE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR JOB SITE SAFETY OF HIS OWN PERSONNEL, ALL VISITORS TO THE SITE AND THE GENERAL PUBLIC.
3. THE CONTRACTOR SHALL NOT CHANGE OR DEViate FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE OWNER AND ENGINEER OF RECORD.
4. CONTRACTOR SHALL MAINTAIN A SET OF AS-BUILT DRAWINGS WITH ALL CHANGES IDENTIFIED TO BE SUBMITTED TO THE ENGINEER OR RECORD AT PROJECT COMPLETION.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALL 811 OR APPLICABLE UTILITY MARKING SERVICE PRIOR TO CONSTRUCTION AS REQUIRED BY LAW TO ENSURE SAFE DIGGING CONDITIONS.
6. UTILITY LOCATIONS SHOWN ON PLANS SHOULD BE FIELD VERIFIED AND MARKED PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE NOTED TO THE ENGINEER OF RECORD.
7. THERE SHALL BE NO EARTH DISTURBING ACTIVITY OUTSIDE THE LIMITS DESIGNATED ON THESE PLANS.
8. FIELD VERIFY PROPERTY BOUNDARIES, LEASE BOUNDARIES, EASEMENT LIMITS, AND ALL OTHER DIMENSIONS PRIOR TO STARTING CONSTRUCTION. BRING ANY DISCREPANCIES TO THE INSPECTOR'S ATTENTION AND RECONCILE WITH THE ENGINEER PRIOR TO CONSTRUCTION. ALL DIMENSIONS ARE DECIMAL-FEET AND OR FEET-INCHES AND ALL ELEVATIONS ARE IN FEET UNLESS NOTED OTHERWISE.
9. THE CONTRACTOR SHALL REPAIR ALL EXISTING DISTURBED AREAS, FENCES, WALLS, SHEDS OR OTHER STRUCTURES DAMAGED DURING CONSTRUCTION ACTIVITIES TO EQUAL OR BETTER CONDITIONS.
10. THE FINISHED GRADE SURFACE AND DRAINAGE PATTERN SHALL ROUGHLY MAINTAIN THE EXISTING NATURAL GRADE EXCEPT WHERE INDICATED WITHIN THESE PLANS.

SUBSURFACE INVESTIGATION

11. SITE SPECIFIC GEOTECHNICAL INVESTIGATION WAS NOT PERFORMED FOR THIS SITE. THE OWNER WILL PROVIDE THE CONTRACTOR WITH A COPY OF THE GEOTECHNICAL ENGINEERING REPORT WHICH INCLUDES BORING AND SOILS DATA. THE OWNER DOES NOT REPRESENT THAT THE BORING LOGS AND OTHER TEST DATA INDICATE THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED THROUGHOUT THE SITES. THE BORING LOGS AND TEST DATA ONLY INDICATE THE CONDITIONS AT THE PARTICULAR LOCATIONS OF THE BORINGS OR TESTING LOCATIONS. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY INTERPRETATION AND CONCLUSIONS WHICH MAY BE MADE AS TO THE NATURE OF THE MATERIALS TO BE ENCOUNTERED AND THE DIFFICULTY OF PERFORMING THE WORK.

SURVEY

12. SURVEY LOCATION DATA DEPICTED IN THIS DRAWING PACKAGE IS FOR INFORMATIONAL PURPOSES ONLY AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION. SURVEY LOCATION DATA, BENCHMARKS, AND ALL LINework (EASEMENTS, ROW, U/G) DEPICTED ON THESE PLANS PROVIDED BY PUBLICLY AVAILABLE SOURCES ONLINE OR SITE RECONNAISSANCE.

BASIS OF COORDINATES AND BEARINGS

13. THE HORIZONTAL DATUM FOR COORDINATE DATA DEPICTED IN THIS DRAWING PACKAGE IS THE OHIO, STATE PLANE SOUTH ZONE, US SURVEY FOOT, NAD83 (OH83-SF) AS DETERMINED LOCALLY BY ONLINE POSITIONING USE SYSTEM (OPUS) DERIVED FROM GEODETIC VALUES PUBLISHED BY THE NATIONAL GEODETIC SURVEY (NGS).
14. THE VERTICAL DATUM FOR COORDINATE DATA DEPICTED IN THIS DRAWING PACKAGE IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS DETERMINED LOCALLY BY ONLINE POSITIONING USE SYSTEM (OPUS) AS DERIVED FROM GEODETIC VALUES PUBLISHED BY THE NATIONAL GEODETIC SURVEY (NGS).

WEATHER

15. UNLESS APPROVED COMPENSATORY MEASURES ARE IN PLACE, NO EXCAVATION, GRADING OR OTHER WORK SHALL BE PERFORMED IN INCLEMENT WEATHER CONDITIONS WHICH PREVENT ATTAINING SATISFACTORY CONSTRUCTION AS SPECIFIED HEREIN.

ENVIRONMENTAL PROTECTION

GENERAL

16. THE CONTROL OF ENVIRONMENTAL POLLUTION WHICH COULD RESULT FROM CONSTRUCTION OPERATIONS UNDER THIS CONTRACT REQUIRES CONSIDERATION OF LAND, WATER AND AIR QUALITY AT THE SITE.
17. EROSION CONTROL PLANS ARE BY OTHERS. ALL PERIMETER EROSION CONTROL MEASURES SHALL BE INSTALLED AND FUNCTIONAL PRIOR TO ANY OTHER EARTH DISTURBING ACTIVITY. ALL OTHER STRUCTURAL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AS SOON AS THE CONSTRUCTION ACTIVITIES, AROUND WHICH THEY ARE BASED, COMMENCE AND MAINTAINED BY OTHERS UNTIL PROJECT ACCEPTANCE AND FINAL COMPLETION OCCURS.
18. THE CONTRACTOR AND SUBCONTRACTORS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS CONCERNING ENVIRONMENTAL POLLUTION CONTROL OR ABATEMENT. THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS AND COMPLY WITH SUCH PERMITS CONCERNING ENVIRONMENTAL PROTECTION.
19. THE OWNER AND THE CONTRACTOR SHALL ESTABLISH THE CRITERIA FOR COMPLIANCE AND ADMINISTRATION OF THE ENVIRONMENTAL POLLUTION CONTROL PROGRAM PRIOR TO COMMENCEMENT OF WORK.
20. THE OWNER WILL NOTIFY THE CONTRACTOR IN WRITING OF ANY NONCOMPLIANCE WITH THIS SPECIFICATION AND THE ACTION TO BE TAKEN. THE CONTRACTOR SHALL IMMEDIATELY TAKE CORRECTIVE ACTION

PROTECTION OF LAND RESOURCES

21. LAND RESOURCES ADJACENT TO THE PROJECT BOUNDARIES SHALL BE PRESERVED IN THEIR PRESENT CONDITION OR RESTORED TO A NATURAL APPEARANCE PRIOR TO FINAL ACCEPTANCE OF PROJECT.
22. THE CONTRACTOR SHALL NOT INJURE OR DESTROY TREES OR SHRUBS ADJACENT TO THE PROJECT SITE. CONSTRUCTION ACTIVITIES SHALL BE CONFINED TO THE AREA SHOWN ON THE PLANS.
23. THE CONTRACTOR SHALL OBTAIN ALL APPROPRIATE PERMITS AND APPROVAL PRIOR TO REMOVAL OF ANY TREES REQUIRED BY THE PROPOSED WORK SHOWN IN THESE PLANS.
24. TEMPORARY ROADS, EMBANKMENTS OR EXCAVATIONS SHALL BE RESTORED TO NATURAL GRADE AND SEEDED PRIOR TO COMPLETION OF CONSTRUCTION. VEGETATION MUST BE ESTABLISHED ON ALL EXPOSED SOILS PRIOR TO FINAL ACCEPTANCE OF PROJECT.

PROTECTION OF WATER RESOURCES

25. THE CONTRACTOR SHALL NOT ADVERSELY AFFECT THE EXISTING WATER QUALITY WITHIN OR ADJACENT TO THE PROJECT SITE. NO CONSTRUCTION WASTES OR OTHER HARMFUL MATERIALS WILL BE PERMITTED TO ENTER THESE WATER RESOURCES.
26. SURFACE DRAINAGE FROM CUTS AND FILLS SHALL BE PROTECTED BY AN EFFECTIVE EROSION AND SEDIMENT CONTROL PLAN OR SHALL BE GRADED TO CONTROL EROSION WITHIN ACCEPTABLE LIMITS. THESE MEASURES SHALL BE DESIGNED AND MAINTAINED BY OTHERS AND SHALL BE MAINTAINED UNTIL PERMANENT DRAINAGE AND EROSION CONTROL FACILITIES ARE COMPLETED.

CONTROL OF AIR POLLUTANTS

27. NO FIRES SHALL BE ALLOWED TO DISPOSE OF DEBRIS.
28. THE CONTRACTOR SHALL MAINTAIN THE PROJECT SITE AND ACCESS ROADS FREE FROM DUST WHICH WOULD CAUSE A HAZARD OR NUISANCE TO OTHERS. REFER TO JURISDICTIONAL REQUIREMENTS FOR DUST CONTROL MEASURES.
29. THE CONTRACTOR SHALL OBTAIN DUST PERMIT FROM AUTHORITY HAVING JURISDICTION AND PAY ALL ASSOCIATED FEES PRIOR TO STARTING WORK.

PRODUCTS

GENERAL

30. ALL PRODUCTS/MATERIALS USED DURING THE CONSTRUCTION OF THESE PLANS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO PURCHASING, DELIVERY, AND INSTALLATION.

GEOTEXTILE

31. SEPARATION AND REINFORCEMENT GEOSYNTHETIC SHALL BE TENCATE MIRAFI RS380I OR APPROVED EQUAL, UNLESS NOTED OTHERWISE. EQUIVALENT GEOSYNTHETICS SHALL MEET STRENGTH AND FILTRATION CHARACTERISTICS OF SPECIFIED PRODUCTS. WHERE STRICTLY SEPARATION GEOSYNTHETIC IS CALLED FOR, THE CONTRACTOR MAY UTILIZE TENCATE MIRAFI 180N, UNLESS NOTED OTHERWISE. PROVIDE GEOSYNTHETIC ROLLS WITH SUITABLE WRAPPING FOR PROTECTION AGAINST MOISTURE, AND EXTENDED ULTRAVIOLET EXPOSURE PRIOR TO PLACEMENT. EACH ROLL SHALL BE LABELED TO PROVIDE PRODUCT IDENTIFICATION SUFFICIENT FOR INVENTORY AND QUALITY CONTROL PURPOSES. STORE ROLLS IN A MANNER, WHICH PROTECTS THEM FROM THE ELEMENTS IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS. ELEVATE GEOSYNTHETICS STORED OUTDOORS AND PROTECT WITH WATERPROOF COVER.
32. GEOSYNTHETICS SHALL BE INSTALLED AS INDICATED ON THE PLANS AND OUTLINED HEREIN. THE MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS INCLUDING, BUT NOT LIMITED TO, SPICE LENGTHS/LAP WIDTHS, TENSIONING, AND ORIENTATION. THE GEOSYNTHETICS SHALL BE INSTALLED TO MINIMIZE CUTTING AND WASTAGE. CARE SHALL BE TAKEN TO NOT RIP THE GEOSYNTHETIC MATERIALS. TEARS SHALL BE COVERED WITH PIECES OF GEOSYNTHETIC MATERIAL WITH AT LEAST 12 INCHES OF OVERLAP OR PER MANUFACTURER'S SPECIFIED INSTRUCTIONS. THE GEOSYNTHETIC MATERIALS SHALL NOT REMAIN EXPOSED LONGER THAN 24 HOURS, OR AS OTHERWISE SPECIFIED IN THE MANUFACTURER'S WRITTEN INSTRUCTIONS.

FILL

33. THE NATIVE SOILS ON SITE SHALL BE TESTED FOR COMPLIANCE OR DETERMINED TO BE COMPLIANT BY A COMPETENT INDIVIDUAL WITH THE GENERAL BACKFILL OR ENGINEERED FILL CRITERIA BELOW PRIOR TO USE.
34. EACH UNIQUE FILL SOURCE (ON-SITE BORROW OR IMPORT LOCATION) AND/OR IF A CHANGE IN MATERIAL TYPE OCCURS, LABORATORY TESTING INCLUDING MOISTURE CONTENT (ASTM D2216), GRAIN SIZE DISTRIBUTION (ASTM D6193), ATTERBERG LIMITS (ASTM D4318), AND MODIFIED PROCTOR (ASTM D1557) SHOULD BE PERFORMED. THE RESULTS SHOULD BE EVALUATED TO CONFIRM THE SUITABILITY OF THE FILL SOURCE PRIOR TO BEING USED ONSITE.
35. NATIVE SOILS MAY BE APPROVED FOR USE AS GENERAL FILL PROVIDED THE MATERIALS ARE FREE OF DEBRIS, SIGNIFICANT ORGANICS, OR OTHER DELETERIOUS MATERIALS AND COMPLY WITH THE SPECIFICATIONS IN THE TABLE BELOW.
36. PROJECT FILL AND BACKFILL MATERIALS SHALL MEET THE REQUIREMENTS NOTED IN THE FOLLOWING TABLE:

MATERIAL	PROJECT LOCATION FOR SPECIFIED SOIL	GRAIN SIZE		OTHER REQUIREMENTS
		SIEVE	PERCENT FINER	
GENERAL BACKFILL - (IMPORTED SOILS OR CRITERIA FOR APPROVAL OF NATIVE SOILS AS GENERAL BACKFILL)	GENERAL BACKFILL WHERE APPROVED FOR USE	3"	100	PI LESS THAN OR EQUAL TO 30; LL OF 50 OR LESS. NO ORGANICS
		NO. 4	30-100	
		NO. 200	0-30	
ENGINEERED FILL - (IMPORTED SOILS OR CRITERIA FOR APPROVAL OF NATIVE SOILS AS ENGINEERED FILL)	AS INDICATED ON PLANS	3"	100	PI LESS THAN OR EQUAL TO 15; LL OF 40 OR LESS. SAND EQUIVALENT VALUE NO LESS THAN 20. RESISTIVITY SUBMITTED FOR CORROSION REVIEW.
		NO. 4	20-65	
		N. 200	0-8	
AGGREGATE BASE COURSE - (#4 LIMESTONE)	ROADWAYS OR AREAS SUBJECT TO VEHICLE TRAFFIC	1 1/2"	100	THE LL SHALL NOT EXCEED 25 (35 IF SLAG) AND THE PI SHALL NOT EXCEED 5. THE LL SHALL BE DETERMINED IN ACCORDANCE WITH AASHTO T-89 AND THE PI IN ACCORDANCE WITH AASHTO T-90.
		1"	80-100	
		1/2"	55-80	
		NO. 4	35-60	
		NO. 200	5-10	
CRUSHED ROCK (#57) - (#57 STONE ASTM D448 PER AASHTO M43)	BARRIER BENEATH PADS - TRENCH BEDDING & BACKFILL	1-1/2"	100	RESISTIVITY SUBMITTED FOR CORROSION REVIEW
		1"	95-100	
		1/2"	25-60	
TRENCH BEDDING/SHADING - (AASHTO M-6 SAND)	UTILITY CORRIDOR BEDDING/SHADING	1/2"	100	RESISTIVITY SUBMITTED FOR CORROSION REVIEW
		NO. 4	40-75	
		NO. 200	0-10	
WASHED STONE (#8 WASHED)	BACKFILL FOR UNDERGROUND DETENTION STORAGE VOLUME, UNDER DRAINS, AND EROSION CONTROL BMP'S	1"	100	RESISTIVITY SUBMITTED FOR CORROSION REVIEW-
		3/4"	75-95	
		1/2"	40-70	
		NO. 4	0-15	
		NO. 8	0-10	

OPERATIONS:

CLEARING AND GRUBBING

37. ALL PERIMETER EROSION CONTROL MEASURES SHALL BE INSTALLED AND FUNCTIONAL PRIOR TO ANY OTHER EARTH DISTURBING ACTIVITY. ALL OTHER STRUCTURAL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AS SOON AS THE CONSTRUCTION ACTIVITIES, AROUND WHICH THEY ARE BASED, COMMENCE.
38. ALL AREAS REQUIRING NEW CUT AND FILL OPERATIONS SHALL BE GRUBBED TO REMOVE ANY GRASS, ROOTS, ORGANIC MATERIAL, EXISTING FILL, OR OTHER DEBRIS. STRIPPED MATERIAL SHALL BE DISPOSED OF OUTSIDE THE SITE AT AN APPROPRIATE DISPOSAL FACILITY OR STOCKPILED ON SITE FOR USE DURING RESTORATION ACTIVITIES PER THE ENGINEER'S DIRECTION. MANAGEMENT AND COSTS OF MATERIAL DISPOSAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

PROOF-ROLLING

39. ALL OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SPECIFIED GEOTECHNICAL REPORT IF AVAILABLE, FOR SITUATIONS NOT SPECIFIED WITHIN THE REPORT OR IF NO REPORT IS PROVIDED, REFER TO THE FOLLOWING SPECIFICATIONS.

40. PROOF-ROLLING SHALL BE PERFORMED AT AREAS OF PROPOSED FILL PLACEMENT, PROPOSED STRUCTURE FOOTPRINTS, PROPOSED ACCESS OR SERVICE ROADS SUBJECT TO VEHICLE LOADING, AND SLAB SUBGRADES FOR THE PROJECT.
41. PRIOR TO PLACEMENT OF FILL, SUBGRADE SURFACES SHALL BE CLEANED OF DEBRIS, ORGANIC MATTER, MUD, LOOSE SOIL AND OTHER UNSUITABLE MATERIAL. AFTER THE AREAS OF THE SITE HAVE BEEN STRIPPED AND UNSUITABLE MATERIALS HAVE BEEN REMOVED, AT-GRADE AREAS, AND AREAS THAT ARE TO RECEIVE FILL SHALL BE PROOF-ROLLED WITH A LOADED DUMP TRUCK OR SIMILAR PNEUMATIC-TIRED VEHICLE WITH A MINIMUM LOADED WEIGHT OF 10 TONS. PROOF-ROLLING CONSISTS OF APPLYING REPEATED PASSES TO THE SUBGRADE WITH THIS EQUIPMENT. SUBGRADES IN AREAS OF CUT SHOULD BE SIMILARLY PROOF-ROLLED SUBSEQUENT TO EXCAVATION. THE PROOF-ROLLING OPERATION SHALL BE PERFORMED UNDER THE OBSERVATION OF THE OWNER'S DESIGNATED REPRESENTATIVE. ANY AREAS WHICH DEFLECT, RUT, OR PUMP UNDER THE PROOF-ROLLING, AND FAIL TO BE REMEDIED WITH SUCCESSIVE PASSES AS DETERMINED BY THE OWNER, SHALL BE STABILIZED OR UNDERCUT TO MORE STABLE SOILS DEPENDING ON THE SITE CONDITIONS AT THE TIME OF CONSTRUCTION. ALL MATERIAL UNDERCUT SHALL BE REPLACED AND COMPACTED WITH AN APPROVED FILL.

SUBGRADE STABILIZATION

42. WET AND UNSTABLE EXPOSED SUBGRADE SOILS, IF ENCOUNTERED, MAY BE STABILIZED IN LIEU OF UNDERCUTTING AND SOIL REPLACEMENT WHEN DIRECTED BY THE ENGINEER.

PREPARATION

43. AFTER PROOF-ROLLING AND BEFORE PLACING FILL MATERIAL, THE SUBGRADE SOIL SURFACE SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 8 INCHES, WETTED OR DRIED TO PRODUCE 2% HIGHER MOISTURE CONTENT THAN OPTIMUM MOISTURE CONTENT, AND RECOMPACTED TO AT LEAST 90% OF M.D.D. PER ASTM D-1557 FOR GRANULAR SOILS OR TO AT LEAST 95% OF M.D.D. PER D-698 FOR COHESIVE, FINE-GRAINED SOILS.

COMPACTION

44. COMPACTION SHALL BE PERFORMED BY ROLLING WITH APPROVED TAMPING ROLLERS, PNEUMATIC-TIRED ROLLERS, THREE-WHEEL POWER ROLLERS OR OTHER APPROVED EQUIPMENT SUITABLE FOR THE SOIL AND COMPACTION SPECIFIED. MATERIAL SHALL BE MOISTENED OR AERATED AS NECESSARY TO PROVIDE THE MOISTURE CONTENT THAT WILL READILY FACILITATE OBTAINING THE SPECIFIED COMPACTION WITH THE EQUIPMENT USED. EACH LAYER SHALL BE COMPACTED TO NOT LESS THAN THE PERCENTAGE OF MAXIMUM DENSITY AND SHOULD BE MOISTURE CONDITIONED AS NOTED BELOW.

MATERIAL	COMPACTION REQUIREMENT	MAX LIFT THICKNESS
GENERAL BACKFILL	90% OF MDD BY MODIFIED PROCTOR (ASTM D-1557) OR 95% OF MDD BY STD. PROCTOR (ASTM D-698) M.C. ±2% OF OPTIMUM M.C.	8" LOOSE LIFT MAX IF USING LARGE COMPACTION EQUIPMENT. 6" LOOSE LIFT MAX IF USING WALK BEHIND OR HAND OPERATED EQUIPMENT
ENGINEERED FILL	90% OF MDD BY MODIFIED PROCTOR (ASTM D-1557) OR 95% OF MDD BY STD. PROCTOR (ASTM D-698) M.C. ±2% OF OPTIMUM M.C.	8" LOOSE LIFT MAX IF USING LARGE COMPACTION EQUIPMENT. 6" LOOSE LIFT MAX IF USING WALK BEHIND OR HAND OPERATED EQUIPMENT
AGGREGATE BASE COURSE	90% OF MDD BY MODIFIED PROCTOR (ASTM D-1557) OR 95% OF MDD BY STD. PROCTOR (ASTM D-698) M.C. ±2% OF OPTIMUM M.C.	8" LOOSE LIFT MAX IF USING LARGE COMPACTION EQUIPMENT. 6" LOOSE LIFT MAX IF USING WALK BEHIND OR HAND OPERATED EQUIPMENT
CRUSHED ROCK (#57)	90% OF MDD BY MODIFIED PROCTOR (ASTM D-1557) OR 95% OF MDD BY STD. PROCTOR (ASTM D-698) M.C. ±2% OF OPTIMUM M.C.	8" LOOSE LIFT MAX IF USING LARGE COMPACTION EQUIPMENT. 6" LOOSE LIFT MAX IF USING WALK BEHIND OR HAND OPERATED EQUIPMENT
TRENCH BEDDING/SHADING	90% OF MDD BY MODIFIED PROCTOR (ASTM D-1557) OR 95% OF MDD BY STD. PROCTOR (ASTM D-698) M.C. ±2% OF OPTIMUM M.C.	8" LOOSE LIFT MAX IF USING LARGE COMPACTION EQUIPMENT. 6" LOOSE LIFT MAX IF USING WALK BEHIND OR HAND OPERATED EQUIPMENT
WASHED STONE	90% OF MDD BY MODIFIED PROCTOR (ASTM D-1557) OR 95% OF MDD BY STD. PROCTOR (ASTM D-698) M.C. ±2% OF OPTIMUM M.C.	8" LOOSE LIFT MAX IF USING LARGE COMPACTION EQUIPMENT. 6" LOOSE LIFT MAX IF USING WALK BEHIND OR HAND OPERATED EQUIPMENT

SLOPED SURFACES

45. PLACEMENT OF FILL AGAINST SLOPED SURFACES STEEPER THAN 4 HORIZONTAL-TO-1 VERTICAL SHALL BE STEPPED OR BENCHED INTO COMPETENT SUBGRADE MATERIAL AS DETERMINED BY THE ONSITE GEOTECHNICAL ENGINEER, SCARIFIED AND COMPACTED AS DESCRIBED ABOVE.
46. AN 18" MIN. DEPTH BY 5' MIN. WIDTH KEYWAY SHALL BE EXCAVATED INTO COMPETENT NATIVE SOILS AT THE BASE OF THE EXISTING SLOPE.
47. VERTICAL SIDES FOR EACH BENCH SHALL BE APPROXIMATELY 3' IN HEIGHT WITH A 4' MAXIMUM HEIGHT. EACH HORIZONTAL CUT SHALL BEGIN AT THE INTERSECTION OF THE EXISTING GROUND AND THE VERTICAL SIDES OF THE PREVIOUS BENCH.
48. THE BENCHING SHALL COMPLY WITH MAXIMUM ALLOWABLE SLOPES FOR THE SITE SPECIFIC SOIL TYPE PER OSHA GUIDANCE AND RECOMMENDATIONS WITHIN THE GEOTECHNICAL REPORT IF AVAILABLE.

PLACEMENT

49. FILL SHALL NOT BE PLACED UNTIL THE EXCAVATION AND SUBGRADE PREPARATION (OR PORTIONS THEREOF) HAVE BEEN COMPLETED, INSPECTED, AND APPROVED BY THE ENGINEER. FILL SHALL BE PLACED ON A SCARIFIED AND RECOMPACTED SURFACE IN HORIZONTAL LIFTS NOT EXCEEDING THE LIFT THICKNESS INDICATED IN THE COMPACTION TABLE AND THEN COMPACTED TO RELATIVE COMPACTION AS NOTED IN THE TABLE TO BRING THE AREA UP TO GRADE ELEVATION. MATERIALS PLACED BY DUMPING IN PILES OR WINDROWS SHALL BE SPREAD UNIFORMLY BEFORE BEING COMPACTED. NO MATERIAL SHALL BE PLACED ON SURFACES THAT ARE MUDDY, FROZEN OR CONTAIN FROST.
50. MAINTAIN POSITIVE DRAINAGE ACROSS THE SITE THROUGHOUT THE PROJECT. PROVIDE LOCALIZED GRADING AROUND ALL EXISTING AND PROPOSED FOUNDATIONS/FLATWORK TO ENSURE RUNOFF IS NOT DIRECTED TOWARD FOUNDATIONS/FLATWORK AND PONDING IS PREVENTED. NOTIFY ENGINEER OF RECORD OF ANY DISCREPANCIES.

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REVISIONS			
0	06/18/25	ISSUED FOR PERMIT	
REV. #	DATE	DESCRIPTION	
INTERNAL ENG.	C. MCCULLOUGH	06/18/25	330-596-0111
DESIGNED BY	J. ANDERSON	06/18/25	303-623-3345
CHECKED BY	D. BORCHHERDING	06/18/25	303-623-3345
AS-BUILT BY			
	NAME	DATE	PHONE #

SITE NAME:

INST# 24-0136951-00

ABAN# ----

PROJECT ID# 21-78790

RIDGEVIEW STATION
UPPER ARLINGTON, FRANKLIN COUNTY, OHIO

DRAWING TITLE:

GENERAL NOTES

DRAWING NO:

C-01

CIVIL / GRADING NOTES

OPERATIONS (CONTINUED):

INSPECTION- GENERAL COMPACTION TESTING REQUIREMENTS

51. ALL REQUIRED INSPECTIONS SHALL BE PERFORMED, RECORDED, AND APPROVED PRIOR TO PROCEEDING TO A SUBSEQUENT TASK. INSPECTIONS SHALL BE PERFORMED AT A MINIMUM FOR SUBGRADE PREPARATION, COMPACTION, BACKFILL, FINISHED GRADES OF ALL FEATURES, AND TEMPORARY AND PERMANENT DRAINAGE BMP'S. INSPECTIONS ARE PERMITTED TO BE PERFORMED BY A THIRD PARTY PROVIDED INSPECTION REPORTS ARE SUBMITTED TO THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO ACCEPTANCE.
52. THE ON-SITE FIELD GEOTECHNICAL ENGINEER SHALL HAVE AUTHORITY TO MODIFY THE TESTING FREQUENCIES BELOW AS FIELD CONDITIONS WARRANT. VALUES LISTED BELOW ARE MINIMUM CRITERIA RECOMMENDED BY CAMPOS EPC.
53. IN-SITU DENSITY TESTING OF THE SOILS SHOULD BE TESTED WITH EITHER THE SAND CONE (ASTM D1556) OR NUCLEAR DENSITY TEST (ASTM D6938).
54. COMPACTION TESTING FREQUENCIES FOR ALL ROADS AND UTILITY TRENCHES TO BE ONE (1) TEST PER 150 FT OF OF LENGTH, OR FRACTION THEREOF PER 8" LIFT.
55. COMPACTION TESTING FREQUENCIES FOR ALL AREAS SCHEDULED FOR FOUNDATIONS OR ANY OTHER ITEM SENSITIVE TO LOCALIZED SETTLEMENT TO BE ONE (1) TEST PER 500 SF OR FRACTION THEREOF PER 8" LIFT.
56. COMPACTION TESTING FREQUENCIES FOR ALL FILL EMBANKMENTS TO BE ONE (1) TEST PER 1,000 SF OR FRACTION THEREOF PER 8" LIFT.
57. COMPACTION TESTING FREQUENCIES FOR ALL REMAINING AREAS TO BE ONE (1) TEST PER 5,000 SF, OR FRACTION THEREOF PER 8" LIFT.

CONCRETE

58. GENERAL USE CONCRETE SHALL HAVE A 4000 PSI MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS.
59. REFER TO STRUCTURAL DRAWINGS FOR CONCRETE SPECIFICATIONS AND DETAILS.

CRACK CONTROL JOINTS

60. SAW CUT CONTROL JOINTS 1/8" TO 1/4" WIDE AS SOON AS PRACTICAL TO AVOID RAVELING EDGE.
61. CONTROL JOINTS TO BE CUT TO A QUARTER OF THE PLACED CONCRETE THICKNESS IN DEPTH.
62. SPACING OF JOINTS SHALL BE BETWEEN 24 TO 30 TIMES THE PLACED CONCRETE THICKNESS. THE ASPECT RATIO FOR UNREINFORCED PANELS OR UNLESS NOTED OTHERWISE SHALL BE A MAXIMUM OF 1.5 TO 1. IRREGULAR SHAPES SUCH AS "L'S" OR "T'S" SHALL BE AVOIDED.

ROLLED EROSION CONTROL PRODUCTS (RECP)

63. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP'S), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
64. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP'S IN A 6" DEEP x 6" WIDE TRENCH WITH APPROXIMATELY 12" OF RECP'S EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP'S WITH A ROW OF GREEN STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAKING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF RECP'S BACK OVER SEED AND COMPACTED SOIL. SECURE RECP'S OVER COMPACTED SOIL WITH A ROW OF GREEN STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE RECP'S.
65. ROLL THE RECP'S (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. RECP'S WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP'S MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING GREEN STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAKING PATTERN GUIDE. STAKING PATTERNS SHALL FOLOW THE INSTALLATION DETAIL IN THESE PLANS.
66. THE EDGES OF PARALLEL RECP'S MUST BE STAPLED WITH APPROXIMATELY 2" - 5' OVERLAP DEPENDING ON RECP'S TYPE.
67. CONSECUTIVE RECP'S SPliced DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE RECP'S WIDTH.
NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE RECP'S.
68. ALL EROSION CONTROL BLANKET SHALL BE NORTH AMERICAN GREEN (NAG) SC150 BN BIODEGRADABLE BLANKET OR ENGINEER APPROVED EQUIVALENT.

EARTHWORK CALCULATIONS:

- a. ASSUMPTIONS:
- TOPSOIL THICKNESS OF XX" TO BE CLEARED FROM LIMITS OF GRADING & STOCKPILED.
 - VOLUMES NOT MODIFIED FOR SHRINKAGE, SWELLING, NOR COMPACTION OF SOIL.
- b. SOIL QUANTITIES:
- TOPSOIL STRIPPED & STOCKPILED 550 C.Y.
 - TOPSOIL VOLUME SPOILED OR DISPERSED OUTSIDE OF GRADING LIMITS 500 C.Y.
 - USABLE TOPSOIL VOLUME ON BANKS & SWALES 50 C.Y.
 - AGGREGATE BASE COURSE..... 335 C.Y.
 - CRUSHED ROCK (#57) 165 C.Y.
- c. OTHER MATERIAL QUANTITIES:
- CONCRETE 60 C.Y.
 - GEOTEXTILE..... AS REQUIRED
 - STATION FENCING..... 159 L.F.
- d. MODEL VOLUMES
- MODEL CUT VOLUME 70 C.Y.
 - MODEL FILL VOLUME 680 C.Y.
 - MODEL NET (FILL) 610 C.Y.
- e. SUMMARY
- TOTAL EXPORT..... 500 C.Y.
 - DELETERIOUS CUT MATERIAL 500 C.Y.
 - TOTAL IMPORT..... 560 C.Y.
 - AGGREGATE BASE COURSE..... 335 C.Y.
 - CRUSHED ROCK (#57) 165 C.Y.
 - ENGINEERED FILL 60 C.Y.

EXAMPLE: MODEL CUT - MODEL FILL + TOTAL IMPORT =ADDITIONAL IMPORT (NEG) OR LEFTOVER USABLE CUT (POS)

ABBREVIATION LIST:

- N: NORTHING
- E: EASTING
- FC: FENCE CORNER
- GB: GRADE BREAK
- TOC: TOP OF CONCRETE
- TOP: TOP OF POND
- BOP: BOTTOM OF POND
- PC: POINT OF CURVATURE
- PT: POINT OF TANGENCY
- PU: EXISTING GRADE
- PG: PROPOSED GRADE
- FES: FLARED END SECTION
- FFE: FINISHED FLOOR ELEVATION
- BW: BACK OF WALK
- TBC: TOP BACK OF CURB
- FL: FLOW LINE
- TOW: TOP OF WALL
- BOW: BOTTOM OF WALL



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REVISIONS			
0	06/18/25	ISSUED FOR PERMIT	
REV. #	DATE	DESCRIPTION	
INTERNAL ENG.	C. MCCULLOUGH	06/18/25	330-596-0111
DESIGNED BY	J. ANDERSON	06/18/25	303-623-3345
CHECKED BY	D. BORCHERDING	06/18/25	303-623-3345
AS-BUILT BY			
	NAME	DATE	PHONE #

SITE NAME:

INST# 24-0136951-00

ABAN# ----

PROJECT ID# 21-78790

RIDGEVIEW STATION

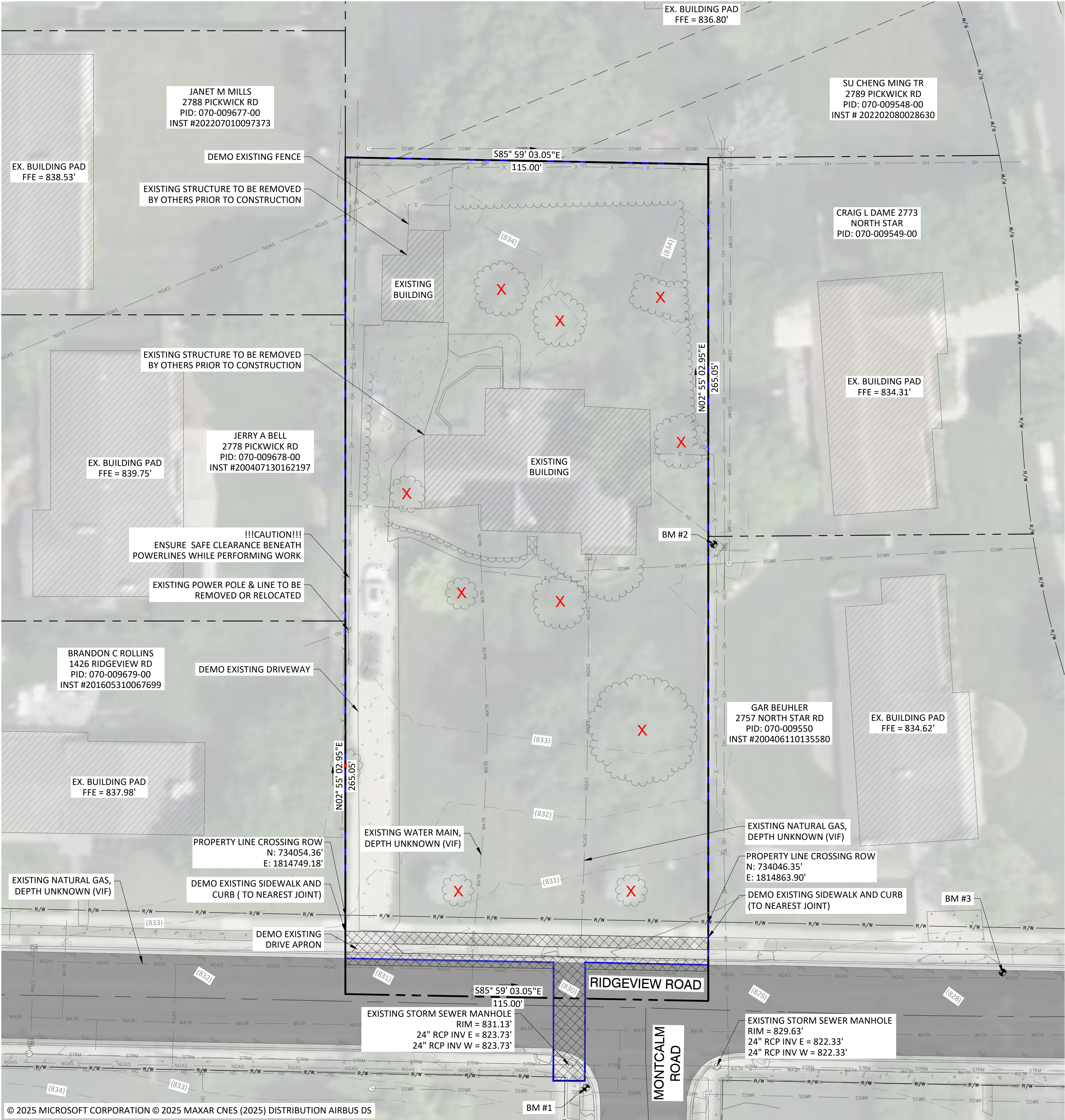
UPPER ARLINGTON, FRANKLIN COUNTY, OHIO

DRAWING TITLE:

GENERAL NOTES

DRAWING NO:

C-02

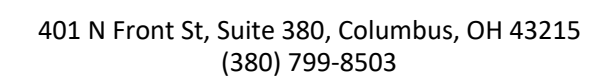
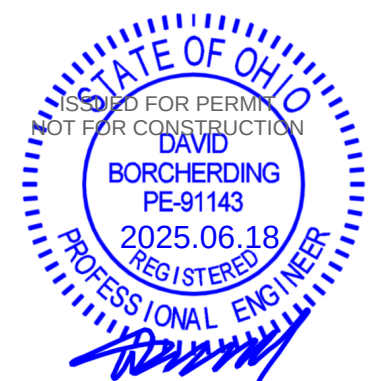
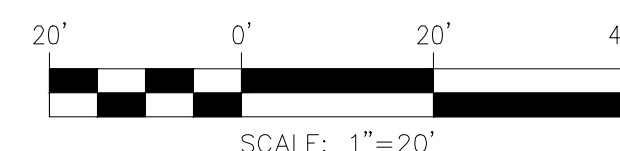


SCALE: 1" = 20'

PROPERTY LINE
ADJACENT PROPERTY LINE
EXISTING ROAD CENTERLINE
EXISTING ROAD RIGHT OF WAY LINE
EXISTING EASEMENT
EXISTING FENCE LINE
EXISTING EDGE OF ROAD
EXISTING OVERHEAD WIRE
EXISTING ELECTRIC
EXISTING NATURAL GAS
EXISTING SEWER
EXISTING STORM
EXISTING TELEPHONE LINE
EXISTING WATER
EXISTING VEGETATION
EXISTING MAJOR CONTOUR (5' INTERVALS)
EXISTING MINOR CONTOUR (1' INTERVALS)
LIMITS OF GRADING (0.67 AC)
EXISTING CONCRETE
EXISTING ASPHALT
EXISTING BUILDING
PAVEMENT AND SIDEWALK DEMOLITION
EXISTING LIGHT
EXISTING POWER POLE
EXISTING FIRE HYDRANT
EXISTING WATER VALVE
EXISTING UTILITY POLE
EXISTING STREET SIGN
EXISTING GUY WIRE
EXISTING SEWER MANHOLE
EXISTING STORM MANHOLE
EXISTING CATCH BASIN
BENCHMARK

TREE REMOVAL

BENCHMARK TABLE				
POINT #	DESCRIPTION	ELEV	NORTHING	EASTING
BENCHMARK 1	CPT	829.99'	733995.91'	1814822.55'
BENCHMARK 2	FIP PINCH 3/4" (+0.40')	833.41'	734165.74'	1814871.74'
BENCHMARK 3	CPT	827.61'	734025.63'	1814956.21'



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AS-BUILT BY	NAME	DATE	PHONE #

SITE NAME:

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PROJECT ID# 21-78790

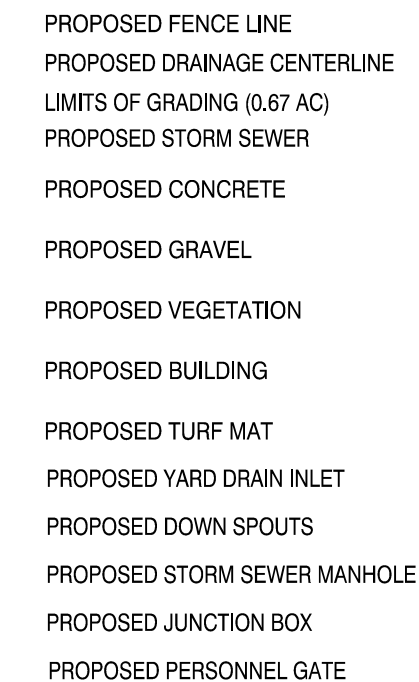
RIDGEVIEW STATION
UPPER ARLINGTON, FRANKLIN COUNTY, OHIO

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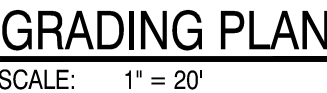
EXISTING CONDITIONS & DEMO PLAN

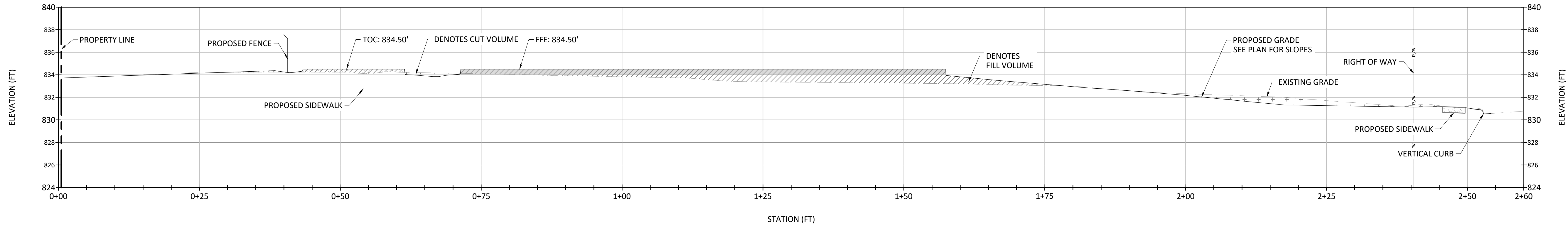
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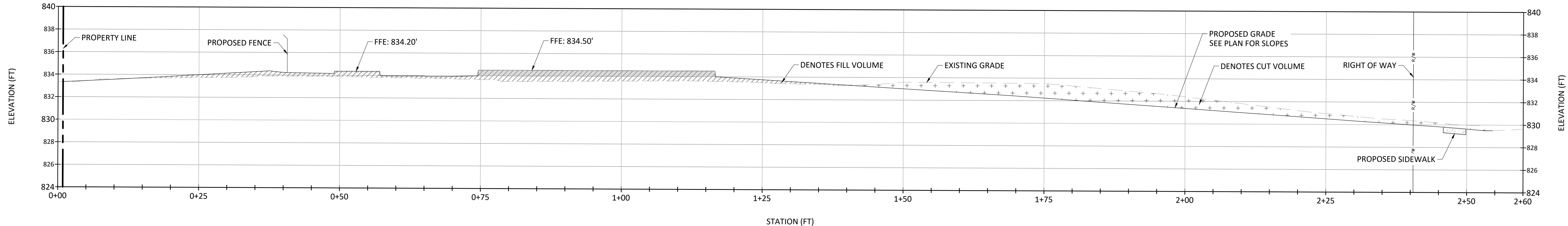


C-04

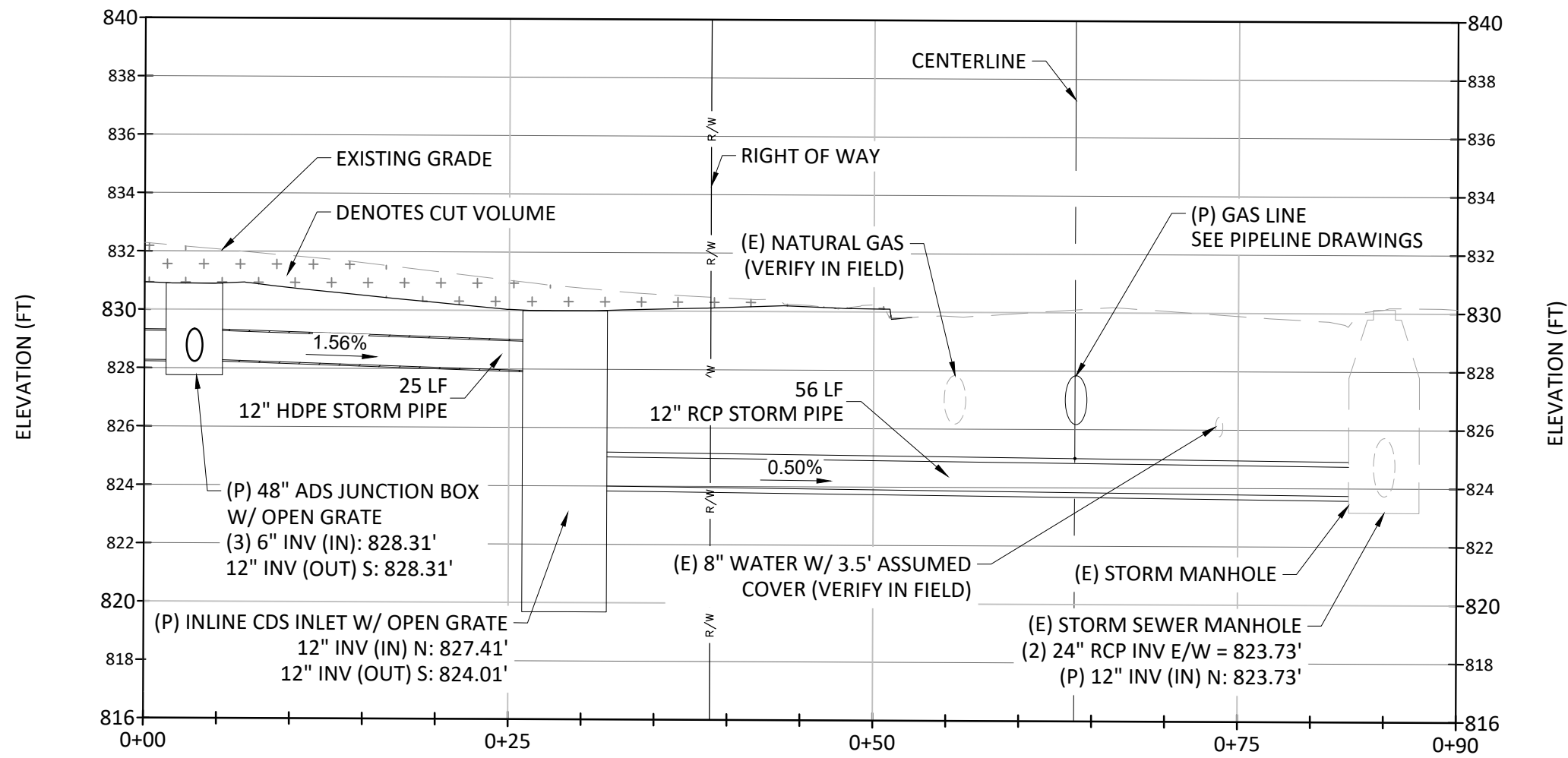




PROFILE A
SCALE H: 1"=10'
SCALE V: 1"=5'



PROFILE B
SCALE H: 1"=10'
SCALE V: 1"=5'



STORM SEWER SS
SCALE H: 1"=10'
SCALE V: 1"=5'

- NOTES:
1. MINIMUM VERTICAL SEPARATION REQUIREMENTS TO BE DETERMINED DURING PERMITTING.

NiSource

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CAMPOS
EPC

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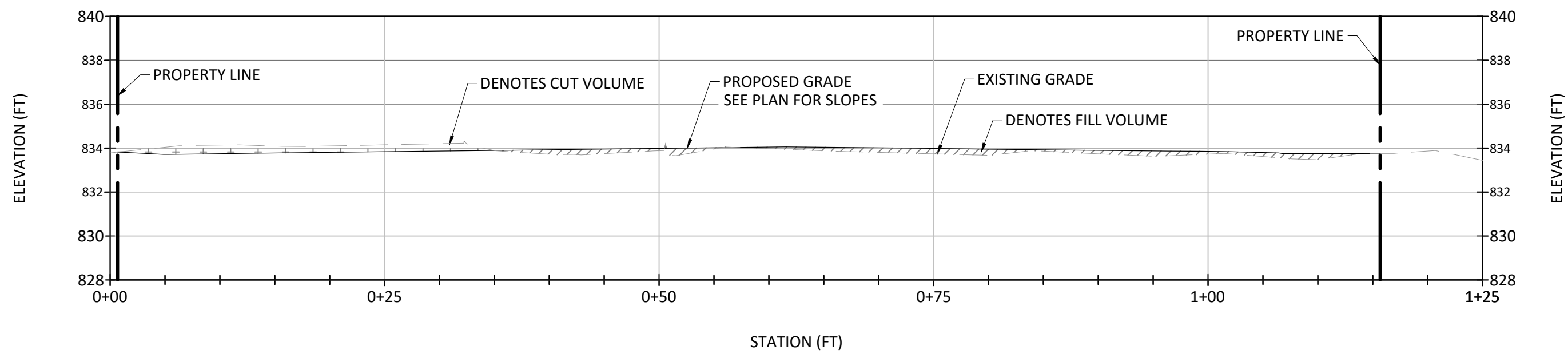
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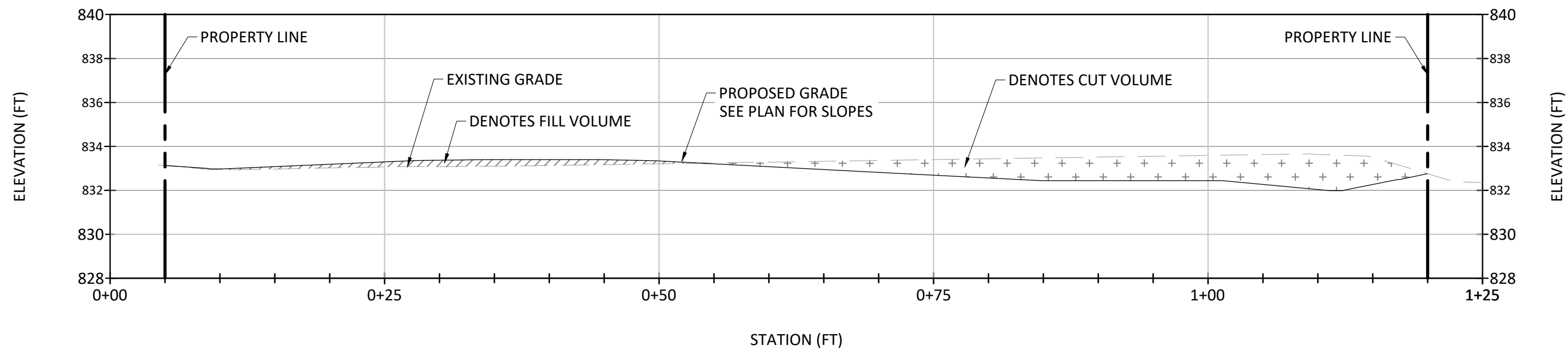
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INST# 24-0136951-00
ABAN# ----
PROJECT ID# 21-78790
RIDGEVIEW STATION
UPPER ARLINGTON, FRANKLIN COUNTY, OHIO

DRAWING TITLE:
PROFILES & DETAILS

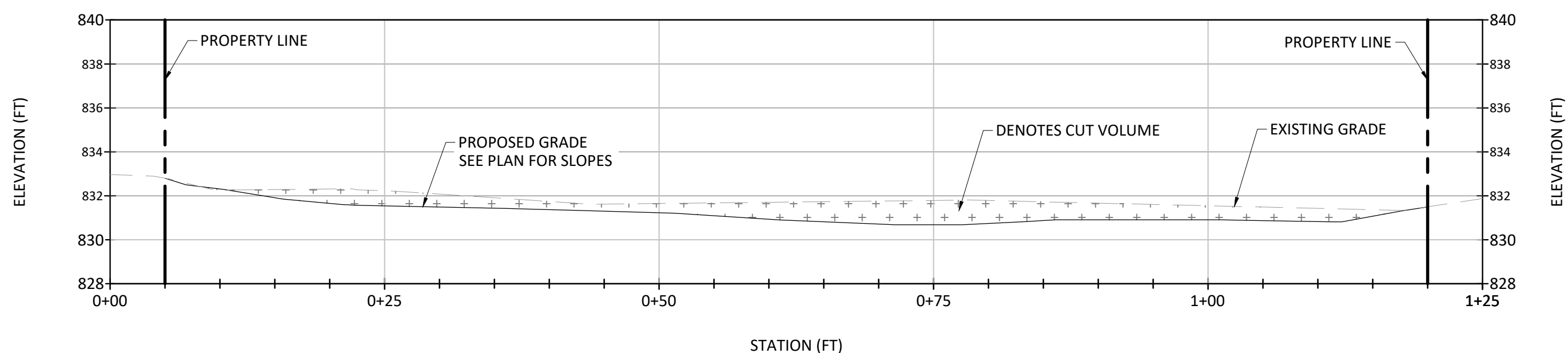
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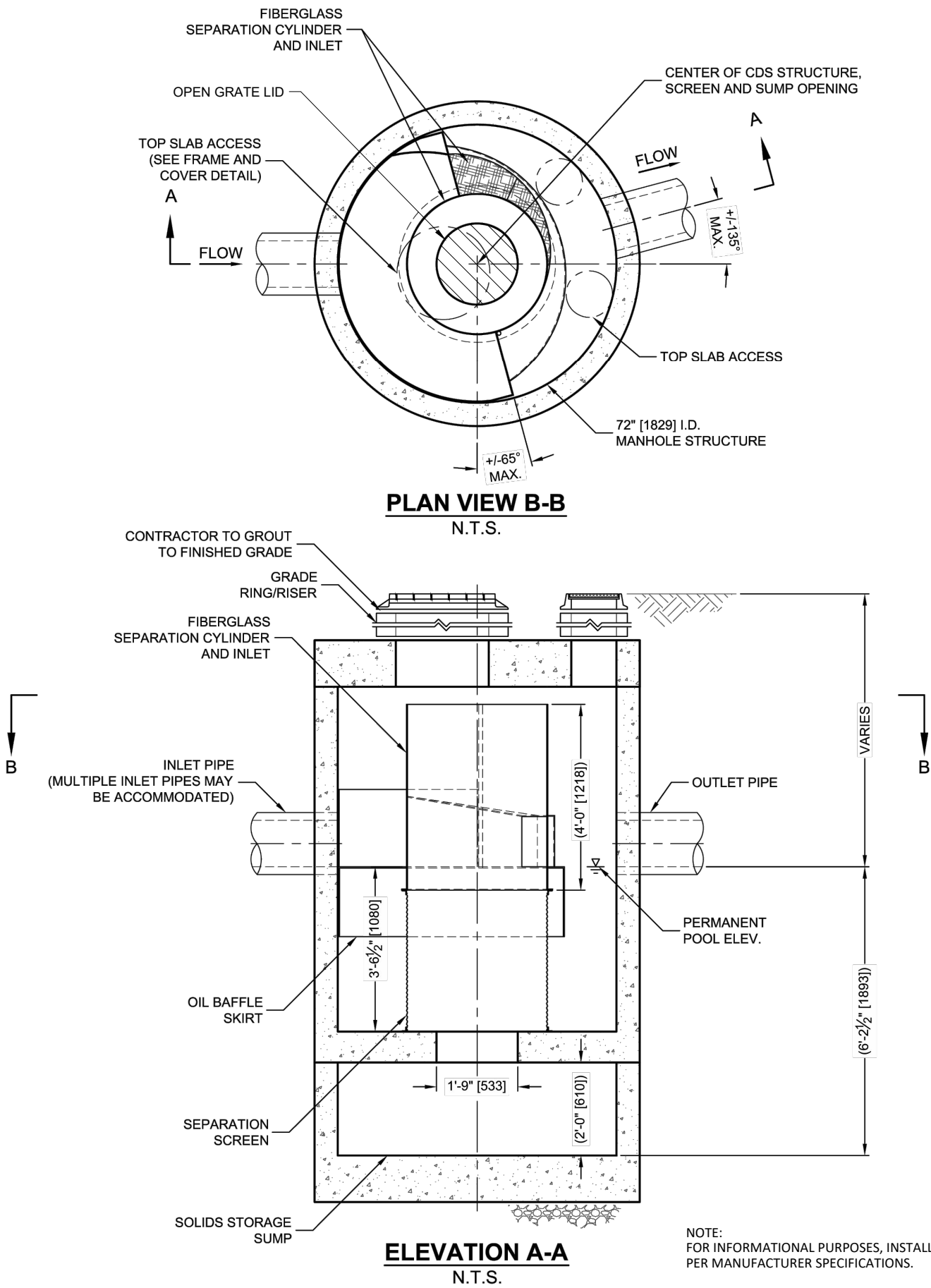
PROFILE C-05
SCALE H: 1"=10'
SCALE V: 1"=5'



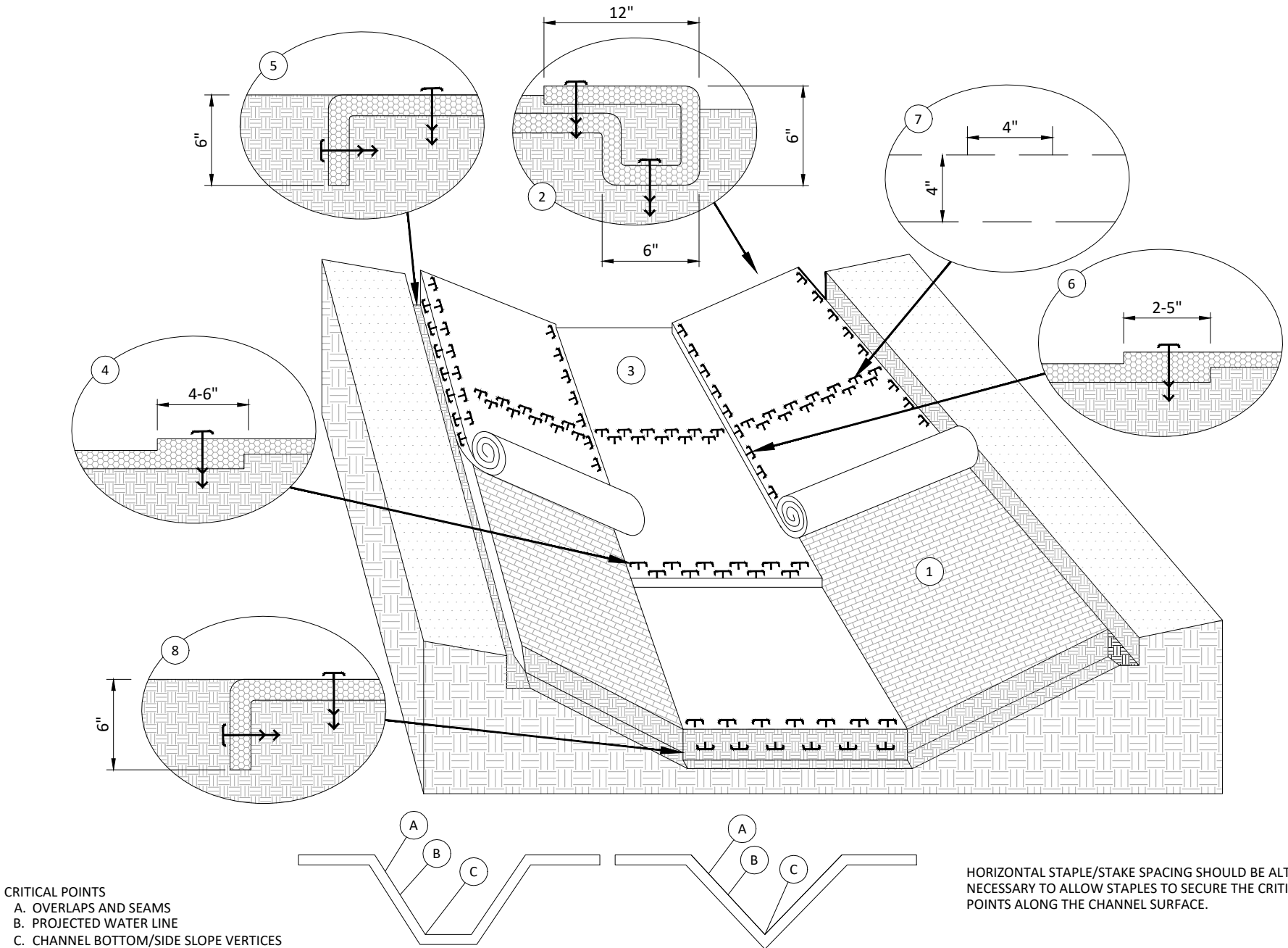
PROFILE D-05
SCALE H: 1"=10'
SCALE V: 1"=5'



PROFILE E-05
SCALE H: 1"=10'
SCALE V: 1"=5'



CONTECH INLINE CDS STANDARD DETAIL
SCALE: NOT TO SCALE



ROLLED EROSION CONTROL PRODUCTS (RECP) TURF REINFORCEMENT MAT (FOR CHANNELS AND SWALES)
SCALE: NOT TO SCALE



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SITE NAME:
INST# 24-0136951-00
ABAN# ----
PROJECT ID# 21-78790
RIDGEVIEW STATION
UPPER ARLINGTON, FRANKLIN COUNTY, OHIO

DRAWING TITLE:
PROFILES & DETAILS

DRAWING NO:
C-07

EROSION AND SEDIMENT CONTROL GENERAL NOTES

1. ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S PLAN. A COPY OF THE APPROVED DRAWINGS MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
2. AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, PCSM PLAN PREPARER, AND A REPRESENTATIVE FROM THE CITY OF COLUMBUS TO AN ON-SITE PRE-CONSTRUCTION MEETING.
3. AT LEAST 48 HOURS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE OHIO UTILITIES PROTECTION SERVICE SHALL BE NOTIFIED AT 1-800-362-2764 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
4. IT IS THE RESPONSIBILITY OF THE SITE OWNER TO NOTIFY THE CITY OF COLUMBUS TWO WORKING DAYS PRIOR TO COMMENCEMENT OF INITIAL SITE LAND DISTURBANCE ON ANY SITE OF ONE OR MORE ACRES. THIS INCLUDES SITE CLEARING, GRUBBING, AND ANY EARTH MOVING. PRIMARY EROSION AND SEDIMENT CONTROL PRACTICES ARE MANDATED BY REGULATION TO BE IN PLACE FROM THE BEGINNING OF THE CONSTRUCTION ACTIVITY. PLEASE CONTACT THE STORMWATER AND REGULATORY MANAGEMENT SECTION AT (614)-654-6311. DETAILS OF THIS REQUIREMENT MAY BE FOUND IN THE REGULATION FOR CONTROL OF STORMWATER POLLUTION FROM LAND DISTURBANCE. FAILURE TO COMPLY MAY RESULT IN ENFORCEMENT ACTION.
5. ALL EARTH DISTURBANCE SHOULD PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. THE SEQUENCE MAY CHANGE.
6. AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
7. CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE E&S BMPS SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS E&S PLAN.
8. AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
9. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAPS(S) IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH
10. GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.
11. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION.
12. ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN AND FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.
13. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL.
14. ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS.
15. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPS SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RENETTING MUST BE PERFORMED IMMEDIATELY. IF THE E&S BMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPS, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
16. A LOG SHOWING DATES THAT E&S BMPS WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.
17. SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEEPED INTO ANY ROADSIDE DITCH, STORMSEWER, OR SURFACE WATER.
18. ALL SEDIMENT REMOVED FROM BMPS SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
19. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES-6 TO 12 INCHES ON COMPACTED SOILS - PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL. EROSION AND SEDIMENT CONTROL GENERAL NOTES
20. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENTS SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
21. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
22. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
23. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.

24. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
25. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD
26. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE: CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDED AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.
27. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED WITHIN SEVEN DAYS OF REACHING FINAL GRADE. TEMPORARY STABILIZATION OF DISTURBED AREAS THAT WILL BE REWORKED, BUT NOT FOR 14 DAYS OR MORE FROM THE DATE THEY WERE LAST DISTURBED, MUST BE INITIATED WITHIN SEVEN DAYS OF LAST DISTURBANCE.
28. PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.
29. E&S BMPS SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE DEPARTMENT.
30. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPS MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPS SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.
31. WHEN POSSIBLE, CLEAN ALL CONSTRUCTION EQUIPMENT AND VEHICLES THOROUGHLY BEFORE THEY ARE BROUGHT ON SITE TO REMOVE POTENTIAL INVASIVE PLANT SEEDS THAT MAY HAVE BEEN PICKED UP AT OTHER SITES.
32. IF TEMPORARY CONSTRUCTION ENTRANCES (TCES) ARE NEEDED FOR THE PROJECT, THE LOCATION WILL BE DETERMINED AT THE TIME OF CONSTRUCTION. SEE DETAILS IN SECTION 2.5.5 AND FIGURE 16 OF THE NISOURCE ENVIRONMENTAL CONSTRUCTION STANDARDS.
33. THE CITY OF COLUMBUS CONSTRUCTION AND MATERIALS SPECIFICATIONS (CMSC), 2018 EDITION, REVISION (03/01/2018), INCLUDING ALL REVISIONS AND SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS THAT ARE A PART OF THIS PLAN UNLESS NOTED OTHERWISE. [NOTE REVISION AS PER DPU ADMINISTRATOR 10/3/2018]
34. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING DIVISIONS AT LEAST 24-HOURS IN ADVANCE OF ANTICIPATED START OF CONSTRUCTION:

DIVISION OF SEWERAGE AND DRAINAGE (614) 645-7102
DIVISION OF DESIGN AND CONSTRUCTION (CONSTRUCTION SECTION) (614) 645-0433
35. THE CONTRACTOR IS RESPONSIBLE FOR THE INVESTIGATION, LOCATION, SUPPORT, PROTECTION, AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES WHETHER SHOWN ON THESE PLANS OR NOT. THE CONTRACTOR SHALL EXPOSE ALL UTILITIES OR STRUCTURES PRIOR TO CONSTRUCTION TO VERIFY THE VERTICAL AND HORIZONTAL EFFECT ON THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL CALL, TOLL FREE, THE OHIO UTILITIES PROTECTION SERVICE (1-800-362-2764) 48 HOURS PRIOR TO CONSTRUCTION AND SHALL NOTIFY ALL UTILITY COMPANIES AT LEASE 48 HOURS TO WORK IN THE VICINITY OF THEIR UNDERGROUND LINES.
36. CONSTRUCTION OF THIS PROJECT MAY NOT BEGIN UNTIL THE EASEMENTS INDICATED HAVE BEEN RECORDED BY THE CITY.
37. THE DEVELOPER/OWNER SHALL, PRIOR TO ANY CONSTRUCTION OPERATION, DEPOSIT WITH THE CITY THE TOTAL ESTIMATED COSTS FOR INSPECTION AND WHERE REQUIRED A REPAVING GUARANTEE.
38. ANY MODIFICATION TO THE WORK AS SHOWN ON THESE DRAWINGS MUST HAVE PRIOR WRITTEN APPROVAL BY THE ADMINISTRATOR OF THE DIVISION OF SEWERAGE AND DRAINAGE.
39. EROSION AND SEDIMENT CONTROL MEASURES ARE REQUIRED AS PART OF THIS PROJECT. EROSION AND SEDIMENT CONTROL MEASURES SPECIFIC TO THIS SITE MAY BE FOUND ON SHEET NO. EC-01 OF THIS PLAN. LAND-DISTURBING ACTIVITIES MUST COMPLY WITH ALL PROVISIONS OF THE DIVISION OF SEWERAGE AND DRAINAGE EROSION AND SEDIMENT CONTROL REGULATION. ALL LAND-DISTURBING ACTIVITIES SHALL BE SUBJECT TO INSPECTION AND SITE INVESTIGATION BY THE CITY OF COLUMBUS AND/OR THE OHIO EPA. 40. IT IS THE RESPONSIBILITY OF THE CITY OWNER TO NOTIFY THE CITY OF COLUMBUS A MINIMUM OF TWO WORKING DAYS PRIOR TO COMMENCEMENT OF INITIAL SITE LAND DISTURBANCE ON ANY SITE OF ONE OR MORE ACRES. THIS INCLUDES SITE CLEARING, GRUBBING AND ANY EARTH MOVING. PRIMARY EROSION AND SEDIMENT CONTROL PRACTICES ARE MANDATED BY REGULATION TO BE IN PLACE FROM THE BEGINNING OF THE CONSTRUCTION ACTIVITY. PLEASE CONTACT THE STORMWATER MANAGEMENT OFFICE AT (614) 645-6700, OR FAX AT (614) 645-1506. DETAILS OF THIS REQUIREMENT MAY BE FOUND IN THE EROSION AND SEDIMENT POLLUTION CONTROL REGULATION (ADOPTED JUNE 1, 1994). FAILURE TO COMPLY MAY RESULT IN ENFORCEMENT ACTION AS DETAILED IN THE COLUMBUS CITY CODES SECTION 1145.80.
41. THE AMOUNT OF FILL WITHIN DESIGNATED FEMA FLOODPLAIN AREAS ONSITE IS 0 C.Y. THE AMOUNT OF FILL COMPENSATED WITHIN DESIGNATED FEMA FLOODPLAIN AREAS ONSITE IS 0 C.Y.
42. THE PONDING OR DETENTION AREAS ON THE PLANS ARE A PART OF THE STORM SEWER FACILITIES. THE DEVELOPER/OWNER WILL ASSUME THE RESPONSIBILITY TO MAINTAIN THE PONDING OR DETENTION AREAS SO AS NOT TO REDUCE THE WATER STORAGE AREAS. IF THE OWNER DOES NOT MAINTAIN THE PONDING AND DETENTION AREAS, THE PLAN WILL BECOME VOID AND THE CITY WILL PLUG THE SEWER AT THE OUTLET.
43. AS A CONDITION OF FINAL ACCEPTANCE, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT SURVEYS TO TO VERIFY THE FINAL GRADES AND ELEVATIONS OF STORM WATER DETENTION BASINS AND WETLANDS THAT ARE TO BE OWNED AND OPERATED BY THE CITY. AT THE COMPLETION OF HOME CONSTRUCTION, THE OWNER/DEVELOPER SHALL FIELD SURVEY THE STORM WATER DETENTION FACILITY TO VERIFY THAT THE FACILITIES ARE CONSTRUCTED ACCORDING TO APPROVED PLANS. SHOULD A DISCREPANCY BETWEEN THE PLANS AND CONSTRUCTED GRADES EXIST, THE DESIGN STORAGE OF THE DETENTION FACILITY SHALL BE RESTORED BY THE OWNER/DEVELOPER AS DIRECTED BY THE CITY OF COLUMBUS.
44. IMMEDIATELY AFTER PLACEMENT OF ANY CONDUITS, THE CONTRACTOR SHALL CONSTRUCT THE END TREATMENTS REQUIRED BY THE PLANS AT BOTH THE OUTLET AND INLET ENDS. THIS SHALL INCLUDE HEADWALLS, CONCRETE, RIP RAP, ROCK CHANNEL PROTECTION, SODDING, POURING BOTTOMS, MUDDING LIFT HOLES, ETC.

INSPECTION AND MAINTENANCE

1. NO SOLID OR LIQUID WASTE, INCLUDING BUILDING MATERIALS OR THEIR PACKAGING, SHALL BE DISCHARGED IN STORMWATER RUNOFF.
2. CONCRETE TRUCKS ARE NOT PERMITTED TO WASH OUT DIRECTLY INTO STORM SEWERS, STREAMS OR DRAINAGE CHANNELS.
3. WASTE DISPOSAL VIA OPEN BURNING IS PROHIBITED WHERE NOT PERMITTED UNDER THE STATE OF OHIO OPEN BURNING LAWS.
4. CONTAMINATED SOILS OR SOILS WHERE CONSTRUCTION SITE CHEMICALS HAVE BEEN SPILLED MUST BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.
5. STORMWATER THAT COMES IN CONTACT WITH CONTAMINATED SOILS, OR SOLID AND INDUSTRIAL WASTE MUST BE COLLECTED AND DISPOSED OF AS A WASTEWATER.
6. FUEL TANKS AND DRUMS OR OTHER CONTAINERS HOLDING CONSTRUCTION SITE CHEMICALS MUST BE STORED WITHIN A DIKED AREA
7. SEDIMENT-LADEN TRENCH OR GROUNDWATER MUST PASS THROUGH A SEDIMENT-SETTLING POND, OR BE DEWATERED IN PLACE USING A SUMP PIT, FILTER BAG OR OTHER COMPARABLE METHOD, PRIOR TO BEING DISCHARGED FROM THE SITE.
8. GROUND WATER FREE FROM SEDIMENT OR OTHER POLLUTANTS MAY BE DISCHARGED WITHOUT TREATMENT, PROVIDED THIS WATER DOES NOT BECOME POLLUTANT-LADEN BY TRAVERSING OVER DISTURBED SOILS OR OTHER POLLUTANT SOURCES.

REQUIREMENTS FOR CONTROLS OF OTHER WASTES

1. ALL BMPS MUST BE MAINTAINED IN A FUNCTIONAL CONDITION UNTIL ALL UPSLOPE AREAS THEY CONTROL ARE PERMANENTLY RESTABILIZED.
2. QUALIFIED PERSONNEL (PROVIDED BY THE OWNER) MUST INSPECT ALL BMPS AT LEAST ONCE EVERY 7 DAYS AND PRIOR TO AND BY THE END OF THE NEXT CALENDAR DAY (EXCLUDING WEEKENDS AND HOLIDAYS) FOR ANY STORM EVENT WITH GREATER THAN 0.5 INCHES OF RAIN PER 24 HOURS AND DETERMINE IF THE SWP3 HAS BEEN PROPERLY IMPLEMENTED.
3. WRITTEN REPORTS SUMMARIZING INSPECTION RESULTS MUST BE MADE AVAILABLE UPON REQUEST. REPORTS MUST INCLUDE: DATE OF INSPECTION, NAME AND QUALIFICATIONS OF THE INSPECTOR, WEATHER CONDITIONS, LOCATIONS WHERE IN-STREAM OR OFF-SITE SEDIMENTATION WAS OBSERVED, LOCATIONS OF BMPS NEEDING MAINTENANCE, LOCATIONS OF BMPS FAILING TO OPERATE CORRECTLY OR PROVIDE ADEQUATE PROTECTION, OR LOCATION OF AREAS IN NEED OF ADDITIONAL BMPS NOT IN PLACE AT THE TIME OF INSPECTION.
4. THE REPORTS MUST IDENTIFY INCIDENCES OF NON-COMPLIANCE WITH THE NPDES PERMIT. WHERE A REPORT DOES NOT IDENTIFY INCIDENCES OF NON-COMPLIANCE, THE REPORT MUST CONTAIN A CERTIFICATION THAT THE SITE IS IN COMPLIANCE AT THE TIME OF INSPECTION.
5. MAINTENANCE OR REPAIR OF BMPS MUST BE COMPLETED WITHIN 3 DAYS OF THE DATE OF THE INSPECTION THAT REVEALED THEY WERE DEFICIENT. FOR SEDIMENT PONDS, REPAIR OR MAINTENANCE IS REQUIRED WITHIN 10 DAYS OF THE DATE OF THE INSPECTION.
6. WHEN INSPECTIONS REVEAL THAT A BMP IS NOT EFFECTIVE AND THAT ANOTHER, MORE APPROPRIATE BMP IS REQUIRED, THE SWP3 MUST BE AMENDED AND THE MORE APPROPRIATE BMP MUST BE INSTALLED WITHIN 10 DAYS OF THE INSPECTION THAT REVEALED THE DEFICIENCY.
7. WHEN THE INSPECTION REVEALS THAT A BMP DEPICTED ON THE SWP3 HAS NOT BEEN INSTALLED, BUT IS REQUIRED TO PROVIDE ADEQUATE CONTROL AT THE SITE, IT MUST BE INSTALLED PRIOR TO THE NEXT STORM EVENT, WHICH PRODUCES RUNOFF, BUT IN NO CASE LATER THAN 10 DAYS FROM THE DATE OF INSPECTION, WHICH REVEALED THE DEFICIENCY.
8. THE REPORTS MUST BE MAINTAINED FOR THREE (3) YEARS FOLLOWING THE SUBMITTAL OF A NOTICE OF TERMINATION.

PAVEMENT CUTTING, SAWING AND EXCAVATION OPERATIONS NOTE:

ALL PUBLIC AGENCIES AND PRIVATE CONTRACTORS PERFORMING PAVEMENT-CUTTING OPERATIONS ON CITY OF COLUMBUS STREETS AND ROADWAYS SHALL PROTECT THE ENVIRONMENT FROM DISCHARGES CREATED BY THEIR PAVEMENT CUTTING OPERATIONS. NOTE THAT COLUMBUS CITY CODE 1145 PROHIBITS NON-STORMWATER DISCHARGE INTO THE CITY OF COLUMBUS SEWER SYSTEM, CURB INLETS AND ANY PART OF ITS MS4 (MUNICIPAL SEPARATE STORM SEWER SYSTEM). THE REQUIREMENT INCLUDES BUT IS NOT LIMITED TO WET OR DRY SAW-CUTTING, JACK HAMMERING, EXCAVATION EQUIPMENT USE, ETC. THE PUBLIC AGENCY AND/OR PRIVATE CONTRACTOR WORK CREWS SHALL RECOVER AND DISPOSE OF DETRITUS, POLLUTED WATERS, OR OTHER SUCH DISCHARGES RESULTING FROM THEIR PAVEMENT CUTTING OPERATIONS AND PROTECT ALL STORM SEWER INLETS FROM RECEIVING ANY DISCHARGES FROM THE CONSTRUCTION OPERATIONS. THE AGENCY OR CONTRACTOR RESPONSIBLE FOR EACH PAVEMENT CUTTING ACTIVITY SHALL BE SOLELY LIABLE FOR NOTICE OF VIOLATIONS (NOV/S) AND FINES ISSUED BY CITY OF COLUMBUS AND/OR STATE OF OHIO AUTHORITIES. EQUIPMENT, MATERIALS AND METHODS SHALL BE PROVIDED BY THE RESPONSIBLE PUBLIC AGENCY AND/OR PRIVATE CONTRACTOR TO WORK CREWS PERFORMING THE PAVEMENT CUTTING ACTIVITY AND MADE AVAILABLE TO WORK CREWS FOR USE IN CLEANING UP DISCHARGES RESULTING FROM SUCH CUTTING ACTIVITIES AND PREVENTING RUNOFF. ALL WORK CREWS SHALL BE TRAINED TO EXERCISE AND EMPLOY EQUIPMENT, MATERIALS, AND ENVIRONMENTAL PROTECTIVE MEASURES TO PREVENT POLLUTED DISCHARGES FROM ENTERING THE CITY OF COLUMBUS STORM SEWER SYSTEM AND WATERS OF THE STATE OF OHIO. THE PUBLIC AGENCY AND/OR PRIVATE CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING THAT THE INLET PROTECTION IS ADEQUATE. THE MOST STRINGENT PROJECT PLANS, NOTES AND/OR DRAWINGS INCLUDING STORMWATER POLLUTION PREVENTION PLAN (SWP3) OR SPILL PREVENTION/REMEDIATION PLAN SHALL APPLY TO ALL PAVEMENT CUTTING, SAWING OR EXCAVATION OPERATIONS.

TEMPORARY MAINTENANCE

TEMPORARY GRASSES IMMEDIATELY SEED DISTURBED AREAS UPON COMPLETION OF AN EARTH DISTURBANCE ACTIVITY OR STAGE. UPON TEMPORARY CESSATION OF AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY WHERE A CESSATION OF EARTH DISTURBANCE ACTIVITIES WILL EXCEED SEVEN DAYS, THE SITE SHALL BE IMMEDIATELY SEEDED, MULCHED, OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION PENDING FUTURE EARTH DISTURBANCE ACTIVITIES. SEED TOPSOIL STORAGE AREAS AND STOCKPILES. REFER TO OHIO E&S STANDARDS FOR STORMWATER MANAGEMENT LAND DEVELOPMENT AND URBAN STREAM PROTECTION FOR GUIDANCE TO INCREASE SOIL SUPPLEMENTS BEYOND THE AMOUNTS ESTABLISHED IN THIS PLAN.

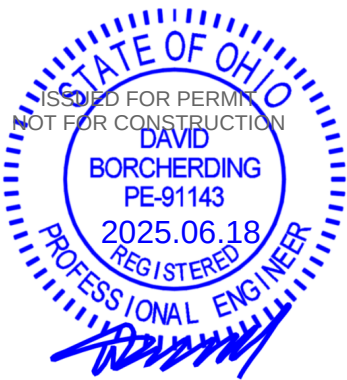
INLET FILTER PROTECTION INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE OF ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.

PERMANENT MAINTENANCE

- PERMANENT GRASSES
1. PLANT PERMANENT SEED MIXTURES ONLY DURING THE CALENDAR PERIODS IDENTIFIED FOR SEEDING.
2. RESEED AREAS THAT DO NOT SHOW ESTABLISHED GROWTH AFTER THIRTY (30) DAYS OF PLANTING.

TRENCH PLUGS

1. INSTALL PERMANENT TRENCH PLUGS AT THE LOCATIONS INDICATED ON THE PLANS.
2. FILL BAGS WITH APPROVED MATERIAL. DO NOT USE TOPSOIL TO FILL BAGS. IMPERVIOUS TRENCH PLUGS ARE REQUIRED FOR ALL STREAM, RIVER, WETLAND, OR OTHER WATER BODY CROSSINGS.
3. THE PROPERTY OWNER, ITS ADMINISTRATORS, EXECUTORS, SUCCESSORS, HEIRS OR ASSIGNS SHALL MAINTAIN THE STORMWATER CONTROL FACILITY OR FACILITIES IN GOOD WORKING CONDITION ACCEPTABLE TO THE CITY AND IN ACCORDANCE WITH THE SCHEDULE OF LONG-TERM MAINTENANCE ACTIVITIES IN THE STORMWATER CONTROL FACILITY MAINTENANCE PLAN. THE PROPERTY OWNER SHALL MAINTAIN COPIES OF COMPLETE, DATED AND SIGNED INSPECTION CHECKLISTS IN A MAINTENANCE INSPECTION LOG, ALONG WITH RECORDED DATES AND DESCRIPTIONS OF MAINTENANCE ACTIVITIES PERFORMED BY THE PROPERTY OWNER TO REMEDY THE DEFICIENCIES OBSERVED DURING PRIOR INSPECTIONS. THE MAINTENANCE INSPECTION LOG SHALL BE KEPT ON THE PROPERTY AND SHALL BE MADE AVAILABLE TO THE CITY UPON REQUEST. A COPY OF THE MAINTENANCE INSPECTION LOG SHALL BE SUBMITTED ANNUALLY BY DECEMBER 31ST OF EACH YEAR; MAINTENANCE INSPECTION LOGS SHALL BE SUBMITTED TO: CITY OF COLUMBUS DIVISION OF SEWERAGE AND DRAINAGE, STORMWATER AND REGULATORY MANAGEMENT SECTION 1250 FAIRWOOD AVENUE, COLUMBUS, OHIO 43206



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(380) 799-8503

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REVISIONS			
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REV. #	DATE	DESCRIPTION	

INTERNAL ENG.	C. MCCULLOUGH	06/18/25	330-596-0111
DESIGNED BY	J. ANDERSON	06/18/25	303-623-3345
CHECKED BY	D. BORCHERDING	06/18/25	303-623-3345
AS-BUILT BY			
	NAME	DATE	PHONE #

SITE NAME:

INST# 24-0136951-00
ABAN# ----
PROJECT ID# 21-78790

RIDGEVIEW STATION
UPPER ARLINGTON, FRANKLIN COUNTY, OHIO

DRAWING TITLE:

EROSION CONTROL
PLAN NOTES

DRAWING NO:

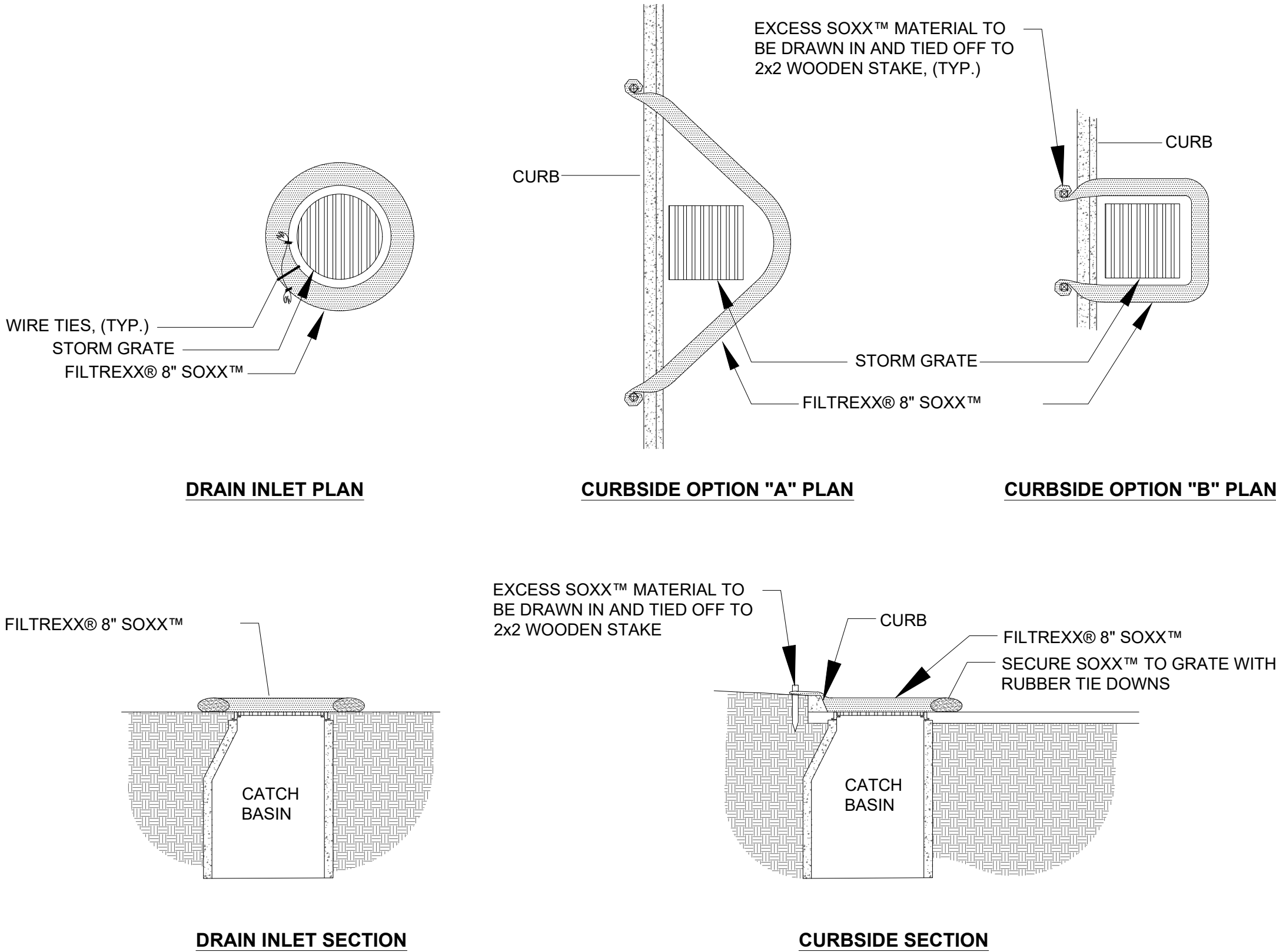
C-08

EROSION AND SEDIMENT CONTROL NARRATIVE

PLAN DESIGNER	CAMPOS EPC 401N. FRONT ST. COLUMBUS, OHIO 43215 CONTACT: LIZ ROCKOW EMAIL: ELIZABETH.ROCKOW@CAMPOSEPC.COM PHONE: 815-641-9294
SITE OWNER	NISOURCE CONTACT INFORMATION: MICHAEL ULKOKO PHONE: 614-981-0661
SITE CONTRACT	BEN LONG BLONG@NISOURCE.COM/ 574.286.6234
PROJECT DESCRIPTION	NISOURCE HAS PURCHASED 214 W WEBER RD, COLUMBUS, OH 43202 AND THE VACANT LOT DIRECTLY TO ITS WEST. IN ADDITION, NISOURCE WILL BE INSTALLING PIPING IN THE CITY OF COLUMBUS' RIGHT OF WAY ON DORRIS AVE., WEST WEBER ROAD, NEIL AVE., AND WEST TULANE ROAD. THE LIMIT OF DISTURBANCE IS 1.58 ACRES. ACTIVITIES WILL INCLUDE DEMOLITION OF CURRENT PROPERTIES ON PARCELS, CLEARING, GRUBBING, GRADING, CONSTRUCTION OF NEW STATIONS, PIPELINE INSTALLATION, ROAD RESTORATION, SEEDING AND STABILIZATION. THE PURPOSE OF THIS SITE IS TO IMPROVE THE NATURAL GAS INFRASTRUCTURE IN THE CITY OF COLUMBUS. PERMANENT INSTALLATION IS EXPECTED DURING THIS PROJECT IN THE FORM OF PIPING, GRAVEL, AND ACCESS DRIVES.
ADJACENT AREA	THE SITE IS SURROUNDED RESIDENTIAL AREA TO THE NORTH, SOUTH, EAST AND WEST
PROJECT SITE AREA	SITE AREA: 0.67 AC TOTAL DISTURBED AREA: 0.67 AC PRE-DEVELOPED IMPERVIOUS AREA: 0.14 AC POST DEVELOPMENT IMPERVIOUS AREA: 0.21 AC
EXISTING SITE CONDITIONS	SITE HAS EXISTING RESIDENTIAL STRUCTURE, LOT TO THE DIRECT WEST IS VACANT AND SEEDED WITH GRASS. ROW AREA IS PAVED WITH SEEDED GRASS ON EITHER SIDE.
SOILS	BENNINGTON-URBAN LAND COMPLEX
RECEIVING STREAM	OLENTANGY RIVER
EROSION AND SEDIMENT CONTROL MEASURES	SEDIMENT FENCE, SEDIMENT SOCK, CONCRETE WASHOUT, CONSTRUCTION ENTRANCE, AND INLET PROTECTIONS WILL BE USED. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE SUBJECT TO CHANGE BASED OF FIELD CONDITIONS
PERMANENT STABILIZATION	THE SITE WILL BE STABILIZED BY THE USE OF SEEDING IN GRASS AREAS, GRAVEL WILL BE USED TO PERMANENTLY STABILIZE THE SITE.
POST-CONSTRUCTION STORM WATER MANAGEMENT	SITE WILL BE PERMANENTLY STABILIZED AND RESEEDED AS NEEDED.
CONSTRUCTION RUNOFF DESTINATION	DRAINAGE AREA IS GOING TO EXISTING INLETS WITHIN ROW. INLET PROTECTION WILL USED FOR ALL INLET IN THE VICINITY OF THE PROJECT. EACH INLET WILL HAVE LESS THAN 1 ACRE OF DRAINAGE AREA.
CONSTRUCTION SEQUENCE	DEMOLITION OF EXISTING STRUCTURE WILL TAKE PLACE; SITE WILL HAVE A NATURAL GAS STATION INSTALLED. NATURAL GAS STATION WILL HAVE PIPING AND ASSOCIATED SUPPORT STRUCTURES AND ACCESS DRIVE INSTALLED. SITE WILL BE REGRADED AND PERMANENTLY STABILIZED. BEFORE DISTURBANCE, SILT FENCE, CONSTRUCTION ENTRANCE, CONCRETE WASHOUT, AND INLET PROTECTION WILL BE INSTALLED. THE VEGETATION WILL BE CLEARED, EROSION CONTROL BLANKETS WILL BE PLACED AS NEEDED, CONSTRUCTION WILL BEGIN. POST-CONSTRUCTION THE SITE WILL BE PERMANENTLY STABILIZED. ACTIVITIES ON THIS SITE WILL BE INSTALLATION OF A PERIMETER FENCE, SEDIMENT BASINS, SILT FENCE, CONCRETE WASHOUT AND A CONSTRUCTION ENTRANCE UTILIZING THE EXISTING TURN OFF. AFTER STATION IS CONSTRUCTED PIPELINE INSTALLATION IN THE RIGHT OF WAY WILL BEGIN. BEFORE DISTURBANCE, INLET PROTECTION AND SOCK FILTER WILL BE PLACED. DURING CONSTRUCTION, BMP'S WILL BE REGULARLY EVALUATED, MAINTAINED, AND REPLACED AS NEEDED. AFTER INSTALLATION, AREA WILL BE REPAVED/RESEEDED DEPENDING ON THE AREA. BMP'S WILL BE REMOVED FOLLOWING STABILIZATION OF ROW. THE SEQUENCE OF EVENTS: · THE CONTRACTOR SHALL PLACE THE REQUIRED FENCE, CONSTRUCTION ENTRANCE, AND SEDIMENT FENCE PRIOR TO ANY CONSTRUCTION ACTIVITY IN ACCORDANCE WITH THE PLAN DETAILS. · THE CONTRACTOR SHALL PERFORM CLEARING AND STOCKPILING MATERIAL AS DETAILED IN THIS PLAN. · THE CONTRACTOR SHALL PROPERLY MAINTAIN ALL EROSION AND SEDIMENT CONTROL AT ALL TIMES DURING CONSTRUCTION OPERATIONS. · THE CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION DEVICES ONLY AFTER ALL AREAS HAVE BEEN STABILIZED AND RESEDED. THE CONTRACTOR SHALL CLEAN ALL EXISTING INLETS AND STORM SEWER INLETS.THE CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION DEVICES ONLY AFTER ALL AREAS HAVE BEEN STABILIZED AND RESEDED. THE CONTRACTOR SHALL CLEAN ALL EXISTING INLETS AND STORM SEWER INLETS.
OEPA NPDES PERMIT	OHC000006

NOTES:

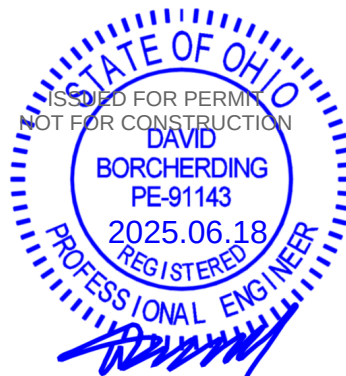
- DIRECT DISCHARGE OF SEDIMENT LADEN WATER TO THE CITY'S SEWER SYSTEM OR A RECEIVING STREAM IS A VIOLATION OF OHIO EPA AND CITY OF COLUMBUS REGULATIONS. THE CONTRACTOR WILL BE HELD LIABLE FOR THE VIOLATION AND SUBSEQUENT FINES.
- THE EXACT LOCATION OF THE CONCRETE WASHOUT(S) MAY BE FIELD LOCATED BY THE ON-SITE PROJECT ENGINEER/CONTACT. APPLIES TO ALL SWP3 PLAN REVIEW PAGES.
- THE USE OF PORTABLE CONCRETE WASHOUT UNITS IS APPROVED (AND ENCOURAGED) FOR ALL CONSTRUCTION AREAS IN THE CITY OF COLUMBUS.
- UPPER BANK ABOVE NORMAL WATER ELEVATION SHOULD BE STABILIZED QUICKLY WITH STRAW BLANKETS, JUTTE MATTING OR SIMILAR GEO-TEXTILE.
- ALL EROSION AND SEDIMENT CONTROL PRACTICES ARE SUBJECT TO FIELD MODIFICATION AT THE DISCRETION OF THE CITY OF COLUMBUS AND/OR THE OHIO EPA.
- ANY EXISTING STORM INLETS IMPACTED BY THE NEW CONSTRUCTION ACTIVITY WILL NEED THE APPROPRIATE INLET PROTECTION FOR SEDIMENT CONTROL.
- STREET CLEANING (ON AN AS-NEEDED BASIS) IS REQUIRED THROUGH THE DURATION OF THIS CONSTRUCTION PROJECT THIS INCLUDES SWEEPING, POWER CLEANING AND (IF NECESSARY) MANUAL REMOVAL OF DIRT OR MUD IN THE STREET GUTTERS.
- THIS PLAN MUST BE POSTED ON-SITE. A COPY OF THE SWPPP PLAN AND THE APPROVED EPA STORMWATER PERMIT (WITH THE SITE-SPECIFIC NOI NUMBER) SHALL BE KEPT ON-SITE AT ALL TIMES.
- THE USE OF STRAW WATTLES HAS PROVEN TO BE A VERSATILE AND EFFECTIVE ESC BMP, ESPECIALLY IN RESIDENTIAL SETTINGS. STRAW WATTLES MAY BE SUBSTITUTED FOR SILT FENCE. ADDITIONALLY: THE USE OF COMPOST FILTER SOCKS AND COMPOST BLANKETS ARE GAINING WIDER ACCEPTANCE NATIONWIDE, THEY ARE NOW APPROVED FOR USE ON ALL COLUMBUS SWP3 PLANS AND CONSTRUCTION SITES.
- STRAW WATTLES OR COMPOST ROLLS HAVE TO BE A MINIMUM OF 12 INCHES IN DIAMETER NOW (OEPA).



- NOTES:
- ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
 - FILTER MEDIA™ FILL TO MEET APPLICATION REQUIREMENTS.
 - COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

FILTREXX® INLET PROTECTION

NTS



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(380) 799-8503

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REV. #	DATE	DESCRIPTION	
INTERNAL ENG.	C. MCCULLOUGH	06/18/25	330-596-0111
DESIGNED BY	J. ANDERSON	06/18/25	303-623-3345
CHECKED BY	D. BORCHERDING	06/18/25	303-623-3345
AS-BUILT BY			
	NAME	DATE	PHONE #

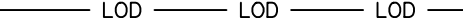
SITE NAME:
INST# 24-0136951-00
ABAN# ----
PROJECT ID# 21-78790
RIDGEVIEW STATION
UPPER ARLINGTON, FRANKLIN COUNTY, OHIO

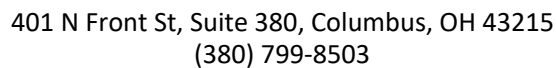
DRAWING TITLE:
**EROSION CONTROL
PLAN NOTES**

DRAWING NO:
C-09



SWPPP LEGEND:

	LIMITS OF GRADING (0.66 AC)
 LOD  LOD 	LIMITS OF DISTURBANCE
 -SF 	SILT FENCE
 -FS  -FS 	FILTER SOCK
	CONSTRUCTION ENTRANCE
	CONCRETE WASHOUT PIT
	INLET PROTECTION
	CONCRETE WASHOUT AREA



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0	06/18/25	ISSUED FOR PERMIT	
REV. #	DATE	DESCRIPTION	
INTERNAL ENG. DESIGNED BY	C. MCCULLOUGH J. ANDERSON	06/18/25	330-596-0111
CHECKED BY	D. BORCHERDING	06/18/25	303-623-3345
AS-BUILT BY			
	NAME	DATE	PHONE #

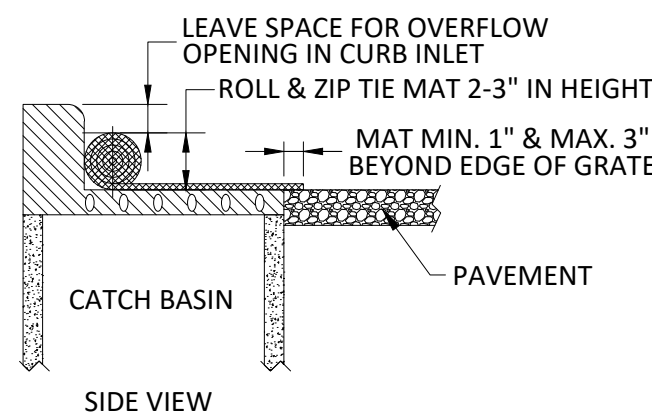
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INST# 24-0136951-00
ABAN# ----
PROJECT ID# 21-78790
RIDGEVIEW STATION
UPPER ARLINGTON, FRANKLIN COUNTY, OHIO

DRAWING TITLE:

EROSION CONTROL PLAN

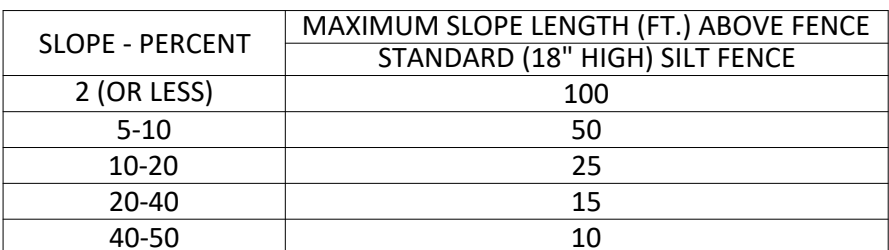
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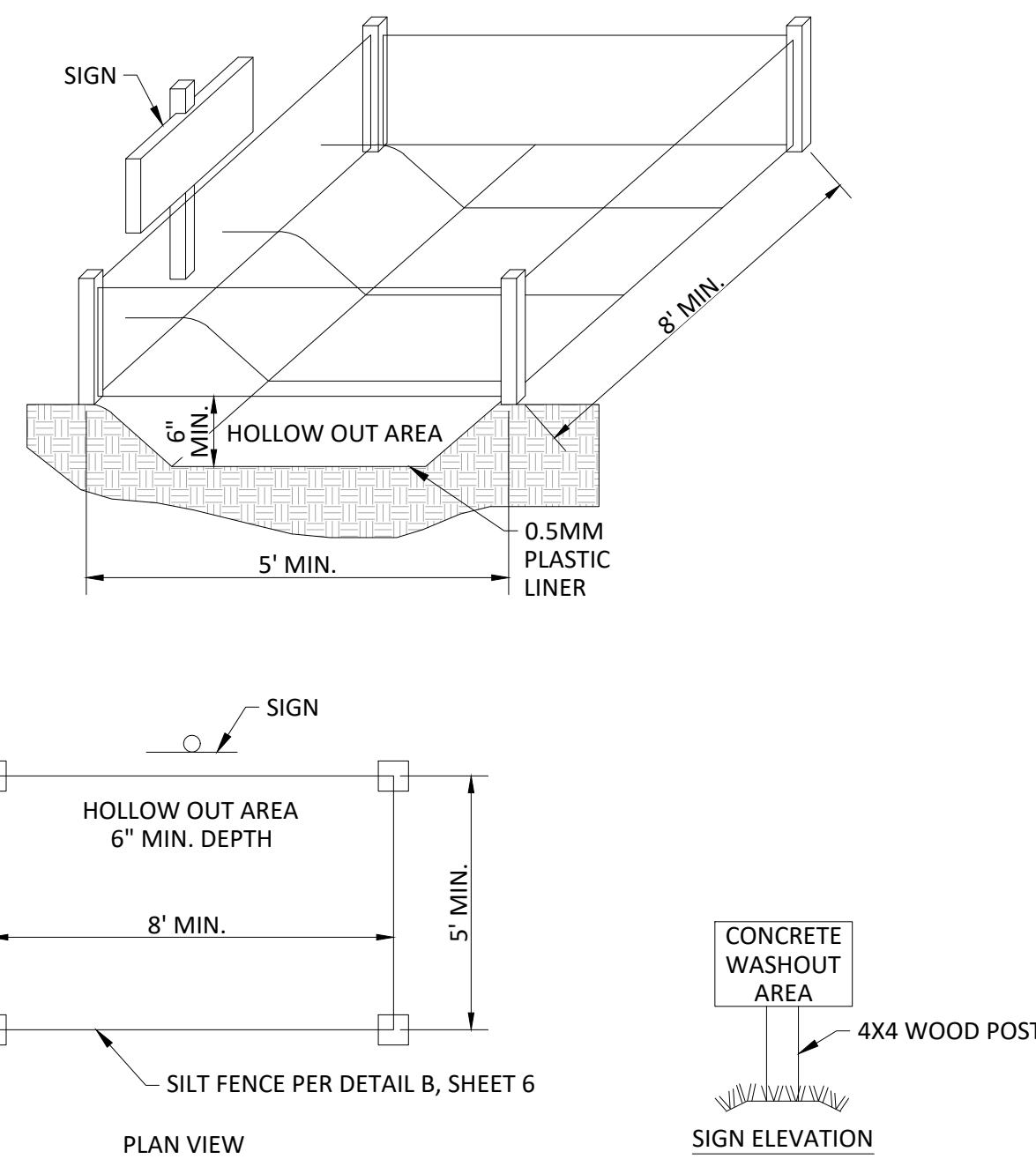


5. USE OF MATS WITH OVERFLOW HOLES MANUFACTURED AND INTEGRAL TO THE DESIGN OF THE MAT ARE APPROVED FOR USE.

1. STONE SIZE - USE 2 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT. LENGTH - AS REQUIRED.
2. THICKNESS - NOT LESS THAN SIX (6) INCHES.
3. WIDTH - TWENTY (20) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
4. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
5. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
6. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
7. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAYS. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
8. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



1. FABRIC SHALL HAVE THE MINIMUM PROPERTIES AS REQUIRED BY STATE SPECIFIC SPECIFICATIONS. FABRIC SHALL BE IN USE NO LONGER THAN THE MANUFACTURERS RECOMMENDED LIFE SPAN AND SHALL BE REPLACED WITH NEW FABRIC AFTER THE LIFE SPAN HAS BEEN EXCEEDED.
2. FABRIC WIDTH SHALL BE 30 IN. MINIMUM. STAKES SHALL BE HARDWOOD OR EQUIVALENT STEEL (U OR T) STAKES.
3. SILT FENCE SHALL BE PLACED AT LEVEL EXISTING GRADE. BOTH ENDS OF THE FENCE SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT.
4. SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH HALF THE ABOVE GROUND HEIGHT OF THE FENCE.
5. ANY SECTION OF SILT FENCE WHICH HAS BEEN UNDERMINED OR TOPPED SHALL BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET (FIGURE 18).
6. FENCE SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN TRIBUTARY AREA IS PERMANENTLY STABILIZED.
7. SILT FENCE THAT HAS BECOME CLOGGED WITH SEDIMENT AND CAN NO LONGER BE CLEANED SHALL BE REPLACED.
8. TOE ANCHOR TRENCH MEASUREMENTS MAY BE REDUCED IN STATE SPECIFIC INSTANCES:
VIRGINIA = 4" VERT. x 4" HORZ.
PENNSYLVANIA & KENTUCKY = 6" VERT. x 6" HORZ.
INDIANA = 8" VERT. x 4" HORZ.
OHIO, MASSACHUSETTS & MARYLAND = 8" VERT.

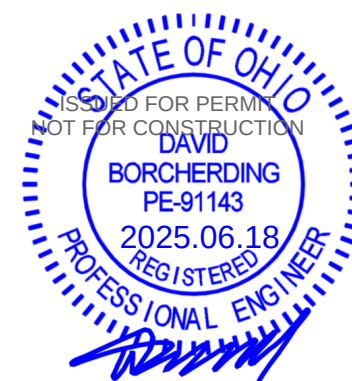


1. CONCRETE TRUCKS SHALL UTILIZE AREAS TO WASHOUT TRUCKS.
2. ACCUMULATED CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED PROPERLY.
3. PLACE PLASTIC LINER OVER THE ENTIRE HOLLOW OUT AREA PRIOR TO USE.
4. PROVIDE ITEMS NOTED ABOVE INCLUDING REMOVAL OF CONCRETE WASHOUT UPON COMPLETION OF THE PROJECT AS NOTED IN THE BID PRICE FOR THE PROJECT.
5. FILL HOLLOW AREA TO A DEPTH OF 4 TO 6 INCHES WITH CMSC ITEM 703 AGGREGATE, SIZE #57, #2, OR #4.
6. USE OF ROLL AWAY OR OTHER PORTABLE CONTAINERS IS AN ACCEPTABLE ALTERNATIVE (AND HIGHLY ENCOURAGED) PROVIDED THEY ARE USED IN ACCORDANCE WITH NPDES GUIDELINES ON CONCRETE WASHOUT.

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INTERNAL ENG.	C. MCCULLOUGH	06/18/25	330-596-0111
DESIGNED BY	J. ANDERSON	06/18/25	303-623-3345
CHECKED BY	D. BORCHERDING	06/18/25	303-623-3345
AS-BUILT BY			
	NAME	DATE	PHONE #

SITE NAME:

INST# 24-0136951-00

ABAN# ----

PROJECT ID# 21-78790

RIDGEVIEW STATION

UPPER ARLINGTON, FRANKLIN COUNTY, OHIO

DRAWING TITLE:

EROSION CONTROL DETAILS

DRAWING NO

C-11

APPENDIX D - STRUCTURAL DRAWINGS

STRUCTURAL DRAWING INDEX		
DWG No.	REV	DRAWING TITLE
D-01	0	STRUCTURAL DRAWING INDEX
D-02	0	STRUCTURAL GENERAL NOTES
D-03	0	STRUCTURAL BILL OF MATERIAL
D-04	0	OVERALL STRUCTURAL PLAN
D-05	0	DRIVEWAY AND SIDEWALK ENLARGED DETAILED PLAN
D-06	0	STRUCTURAL SECTIONS AND DETAILS - FILTER SEPARATOR SUPPORT
D-07	0	STRUCTURAL SECTIONS AND DETAILS - BOILER/HEATER
D-08	0	STRUCTURAL SECTIONS AND DETAILS - SCADA BUILDING PAD
D-09	0	STRUCTURAL SECTIONS AND DETAILS - GENERATOR PAD





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PROPOSED

REVISIONS		
0	06/18/2025	ISSUED FOR BID
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INTERNAL ENG.	H.ROQUE	09/13/24	470-322-4636
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AS-BUILT BY			
	NAME	DATE	PHONE #

SITE NAME:

INST# 24-0136951-00
ABAN# XX-XXXXXXX-XX
PROJECT ID# 21-78791

NEW BRANDON ROAD, RIDGEVIEW STATION
UPPER ARLINGTON, FRANKLIN COUNTY, OHIO

DRAWING TITLE:

STRUCTURAL DRAWING INDEX

DRAWING NO:

D-01

PIPE SUPPORT BILL OF MATERIALS					
ITEM	QTY	UNIT	SIZE	DESCRIPTION	MECH. B.O.M ITEM
400	AS REQ'D	CY	4,500 PSI	CONCRETE, 4,500 PSI MINIMUM 28 DAY COMPRESSIVE STRENGTH	-
401	AS REQ'D	LB	#4	REBAR, ASTM A615, GR60	-
402	AS REQ'D	LB	#5	REBAR, ASTM A615, GR60	-
403	AS REQ'D	LB	#6	REBAR, ASTM A615, GR60	-
404	8	EA	2"	E-Z LINE, MODEL NO. 204 ADJUSTABLE PIPE SUPPORT; REF. MECH. B.O.M.	-
405	36	EA	1/2"x8"	HILTI HAS-V-36, HOT DIP GALVANIZED, ANCHOR ROD W/ HILTI HIT-RE-500 V3	-
406	72	EA	1/2"	HEAVY HEX NUT, ASTM A563 GR C	-
407	36	EA	1/2"	WASHER, ASTM F436	-
408	12	EA	5/8"x12"	HILTI HAS-V-36, HOT DIP GALVANIZED, ANCHOR ROD W/ HILTI HIT-RE-500 V3	
409	24	EA	5/8"	HEAVY HEX NUT, ASTM A563 GR C	-
410	12	EA	5/8"	WASHER, ASTM F436	-
411	4	EA	1"x14"	HILTI HAS-V-36, HOT DIP GALVANIZED, ANCHOR ROD W/ HILTI HIT-RE-500 V3	-
412	8	EA	1"	HEAVY HEX NUT, ASTM A563 GR C	-
413	4	EA	1"	WASHER, ASTM F436	-



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PROPOSED

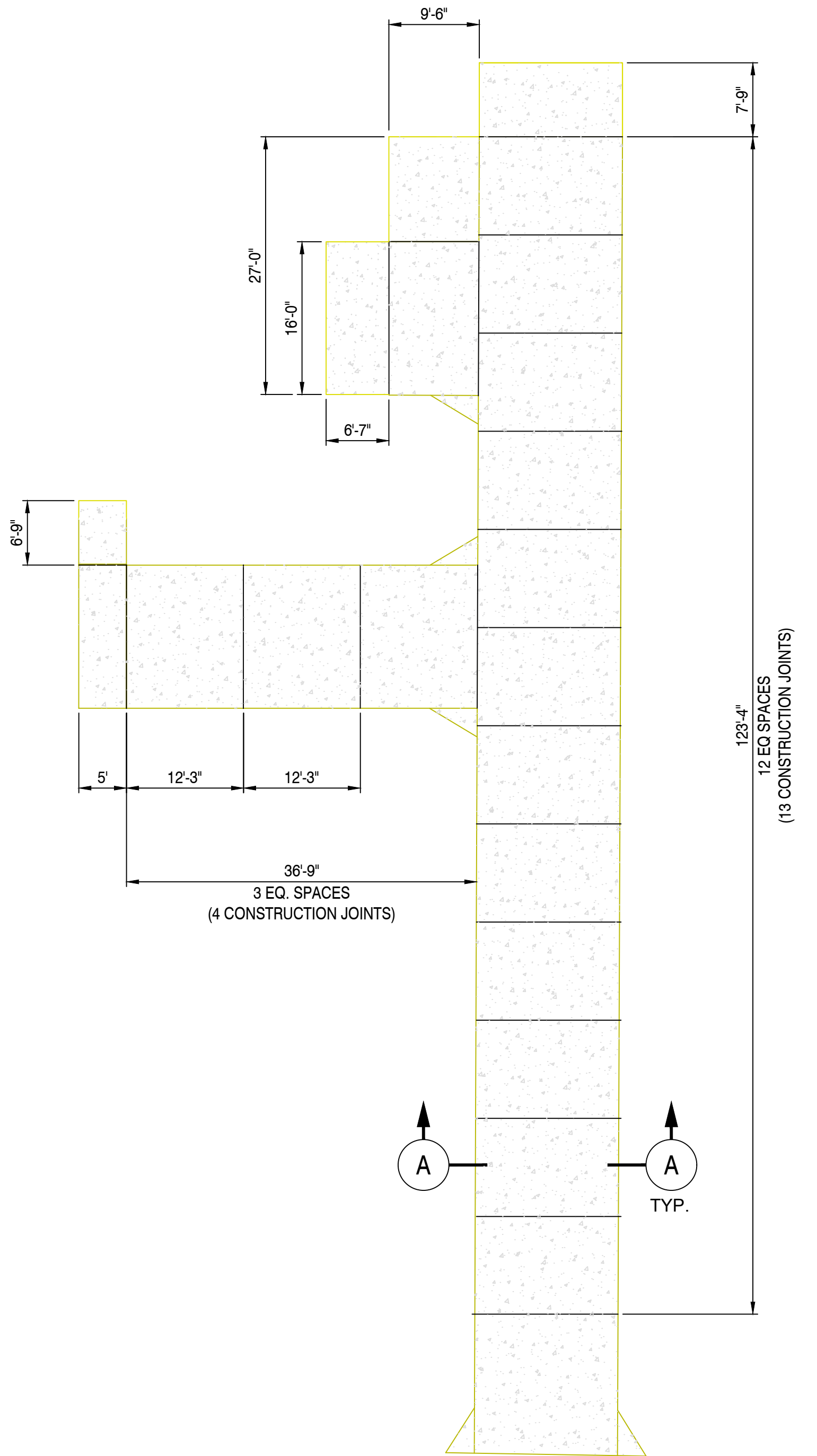
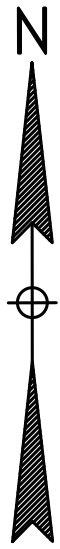
REVISIONS		
0	06/18/2025	ISSUED FOR BID
REV. #	DATE	DESCRIPTION

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DESIGNED BY	H. ROQUE	09/13/24	470-322-4636
CHECKED BY	A. TOMBO	09/13/24	772-801-9684
AS-BUILT BY			
	NAME	DATE	PHONE #

SITE NAME:
INST# 24-0136951-00
ABAN# XX-XXXXXXX-XX
PROJECT ID# 21-78791
NEW BRANDON ROAD, RIDGEVIEW STATION
UPPER ARLINGTON, FRANKLIN COUNTY, OHIO

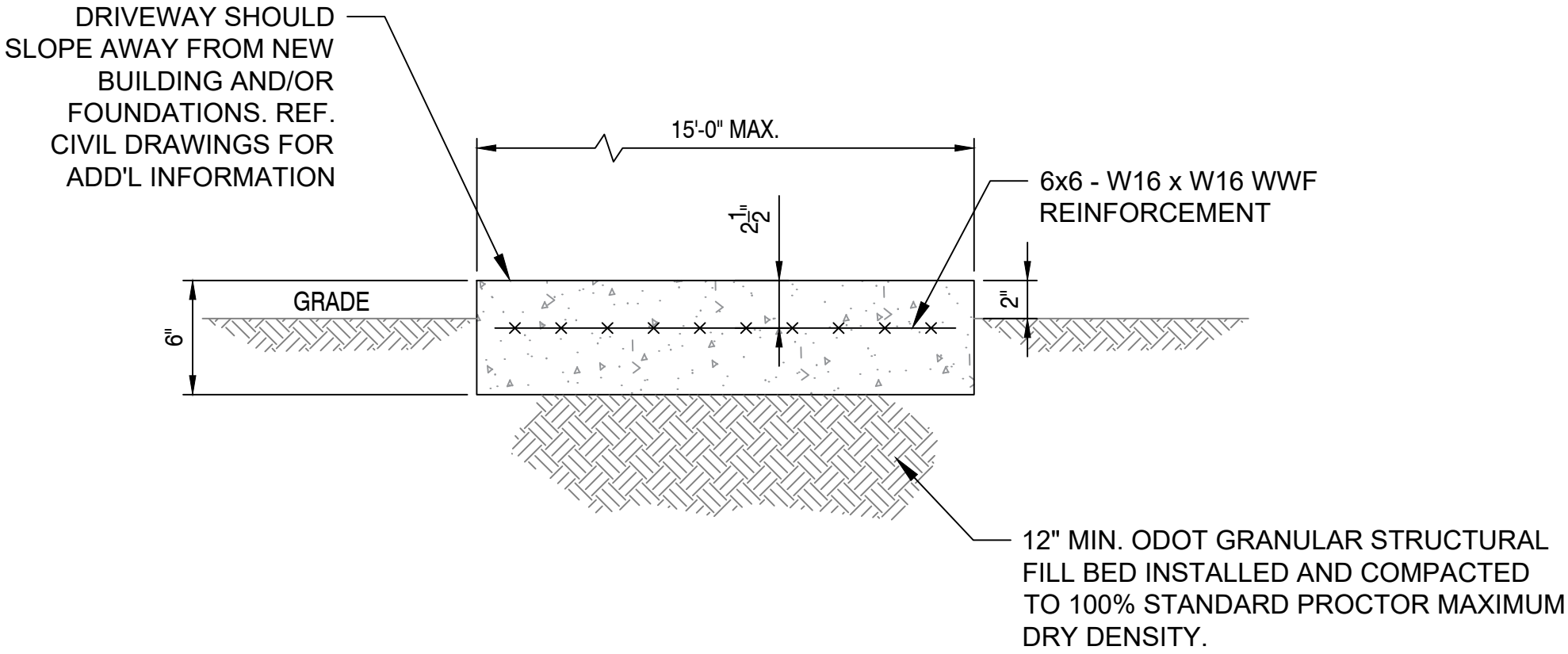
DRAWING TITLE:
STRUCTURAL
BILL OF MATERIALS

DRAWING NO:
D-03



DRIVEWAY AND SIDEWALK ENLARGED DETAIL
SCALE: 3/32" = 1'-0"

1
D-04



TYP. DRIVEWAY SLAB SECTION
SCALE: 1-1/2" = 1'-0"
SEE NOTE 1

A

- NOTE:
1. CONCRETE SHOULD FOLLOW SLOPE AND GRADES AS SET FORTH PER CIVIL DRAWINGS. OTHERWISE, IT SHOULD FOLLOW NATURAL GRADE AND/OR SLOPE AWAY FROM STRUCTURE.

NiSource

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before you dig

CAMPOS
EPC

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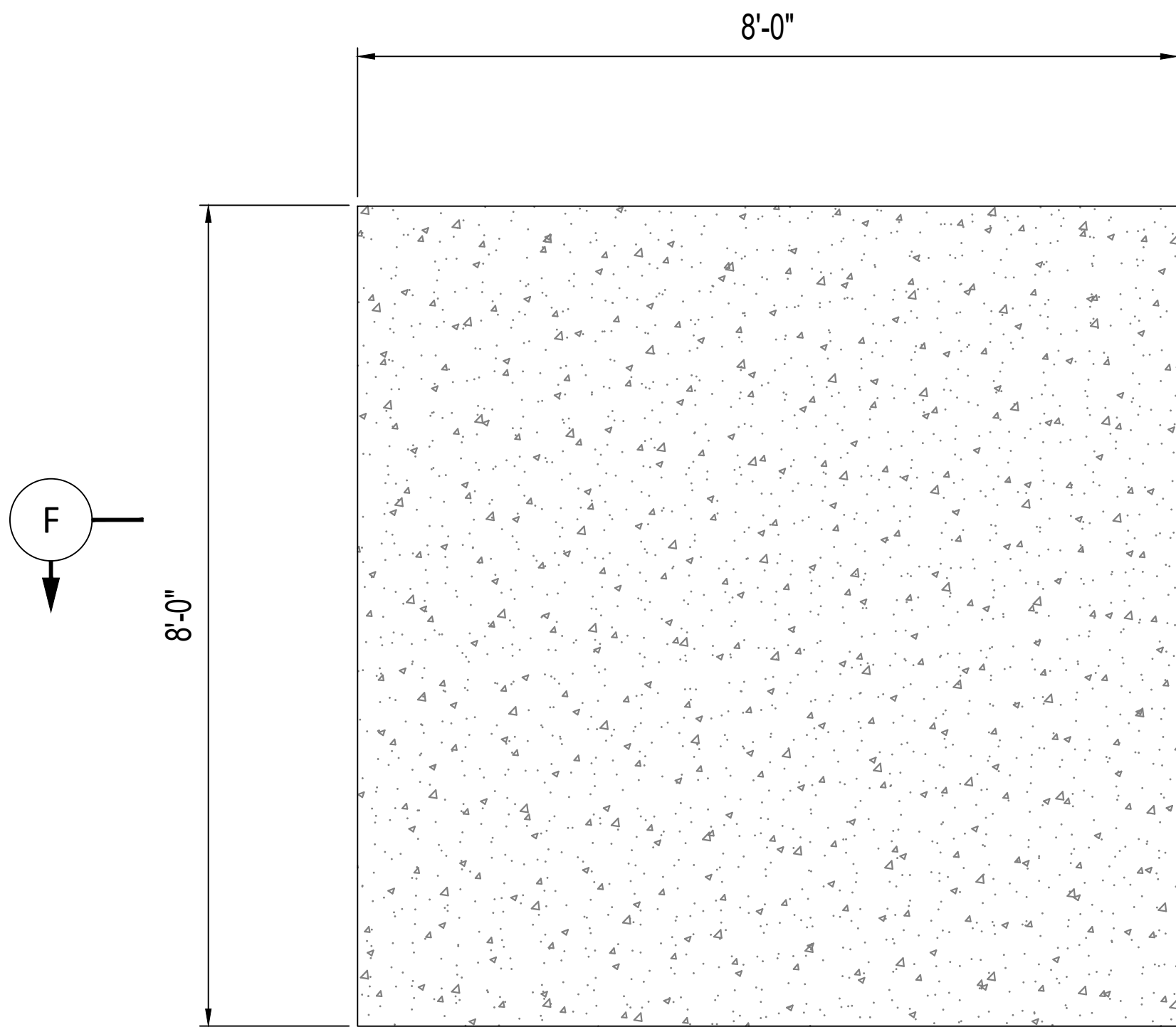
PROPOSED

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AS-BUILT BY			
	NAME	DATE	PHONE #

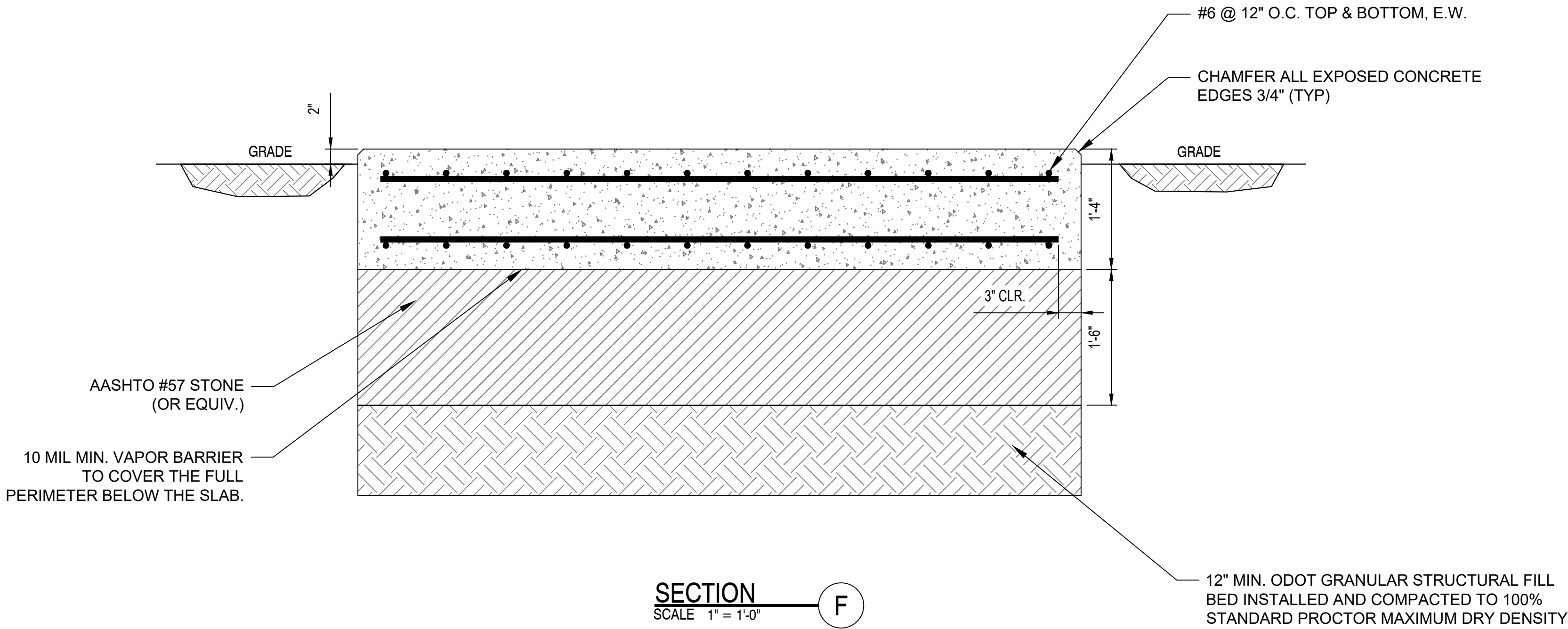
SITE NAME:
INST# 24-0136951-00
ABAN# XX-XXXXXXX-XX
PROJECT ID# 21-78791
NEW BRANDON ROAD, RIDGEVIEW STATION
UPPER ARLINGTON, FRANKLIN COUNTY, OHIO

DRAWING TITLE:
DRIVEWAY AND SIDEWALK
ENLARGED DETAILED PLAN

DRAWING NO:
D-05



SCADA PAD DETAIL 4
SCALE: 3/4" = 1'-0" D-04



SECTION F
SCALE 1" = 1'-0"

- NOTES:
- BUILDING NOT SHOWN FOR CLARITY
 - BUILDING DIMENSIONS (8'-0" x 8'-0") TO BE FIELD VERIFIED/CONFIRMED.
 - BUILDING ANCHOR TO BE SETFORTH BY OTHERS (BUILDING DESIGNER/CONTRACTOR)



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PROPOSED

REVISIONS			
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AS-BUILT BY			
	NAME	DATE	PHONE #

SITE NAME:
INST# 24-0136951-00
ABAN# XX-XXXXXXX-XX
PROJECT ID# 21-78791
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UPPER ARLINGTON, FRANKLIN COUNTY, OHIO

DRAWING TITLE:
STRUCTURAL SECTIONS AND DETAILS
SCADA BUILDING PAD

DRAWING NO:
D-08

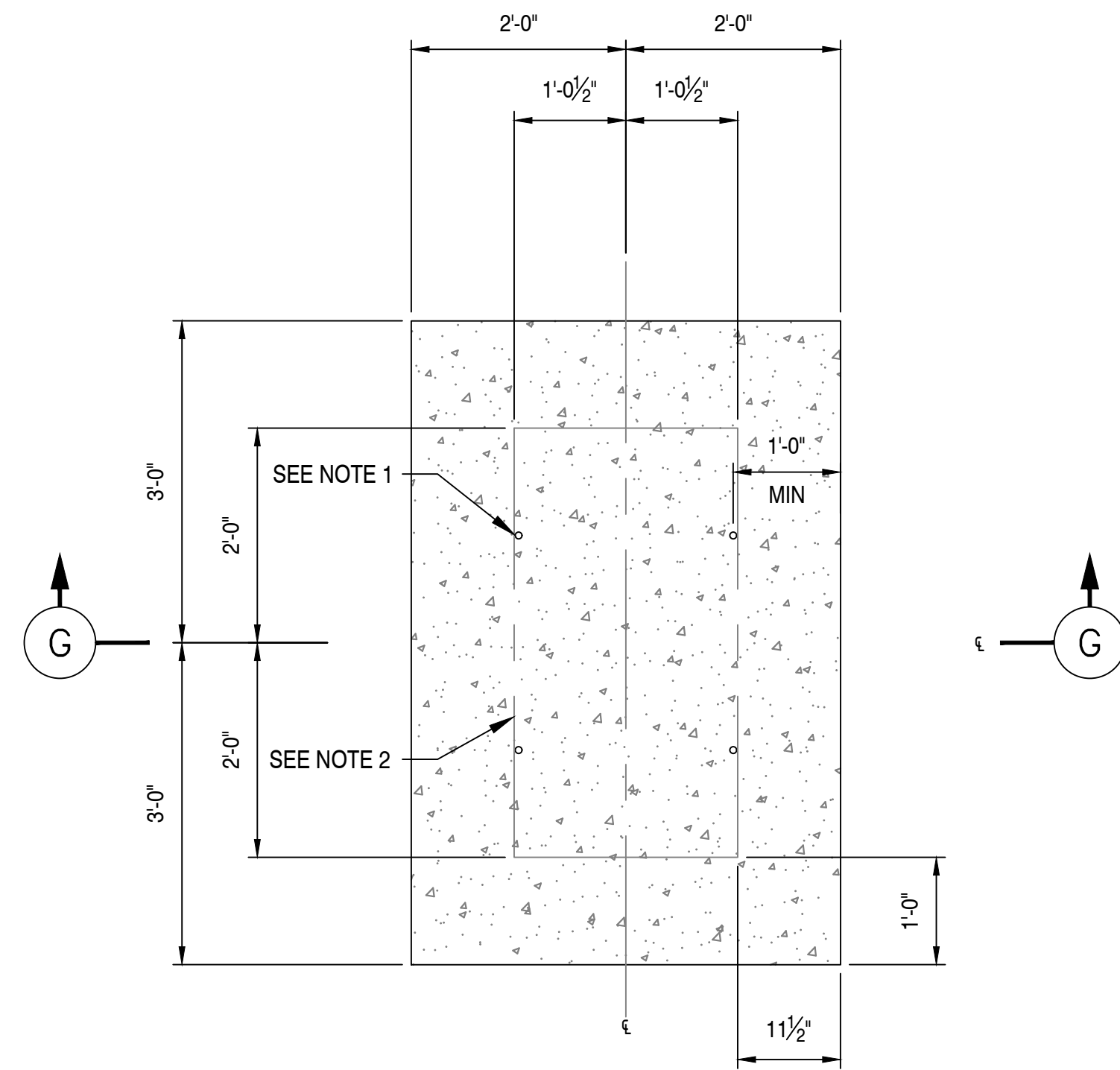


Diagram illustrating the cross-section of a generator foundation structure. The structure consists of a 10" thick concrete slab supported by a 2'-0" thick granular fill bed. The slab is reinforced with #5 bars at 12" O.C. top and bottom, and a 3" clearance is maintained between the slab and the fill. A 10 mil min. vapor barrier is located below the slab. The granular fill is 12" min. ODOT granular structural fill bed installed and compacted to 100% standard Proctor maximum dry density. The diagram also shows the generator skid, grade, and chamfered edges.

Labels and dimensions:

- GENERATOR SKID NOT SHOWN FOR CLARITY
- GRADE
- 10" (Slab thickness)
- 2'-0" (Granular fill bed thickness)
- 3" CLR. (Clearance between slab and fill)
- 10 MIL MIN. VAPOR BARRIER TO COVER THE FULL PERIMETER BELOW THE SLAB.
- AASHTO #57 STONE (OR EQUIV.)
- 12" MIN. ODOT GRANULAR STRUCTURAL FILL BED INSTALLED AND COMPACTED TO 100% STANDARD PROCTOR MAXIMUM DRY DENSITY
- #5 @ 12" O.C. TOP & BOTTOM, E.W.
- CHAMFER ALL EXPOSED CONCRETE EDGES 3/4" (TYP)
- SEE NOTE 1

NOTES:

1. ANCHOR INSTALLATION PER MANUFACTURER RECOMMENDATION, CONTACT EOR, SHALL CONNECTION NEED ADDITIONAL DESIGN.
2. GENERAC GENERATOR, CENTERED IN SLAB, REF. MECHANICAL DRAWINGS OR CONTRACT DOCUMENTS FOR ADDITIONAL MODEL INFO.
3. SIDEWALK SHOULD SLOPE AWAY FROM NEW BUILDING AND/OR FOUNDATIONS.
4. MAX. LENGTH TO BE AS NECESSARY PER FIELD CONDITIONS. MAX. DISTANCE BETWEEN CONSTRUCTION/CONTROL JOINT SHOULD NOT EXCEED 12 FT.
5. USE 1/2" EXPANSION JOINT WHEN POURING ADJACENT TO NEW BUILDING (BY OTHERS).



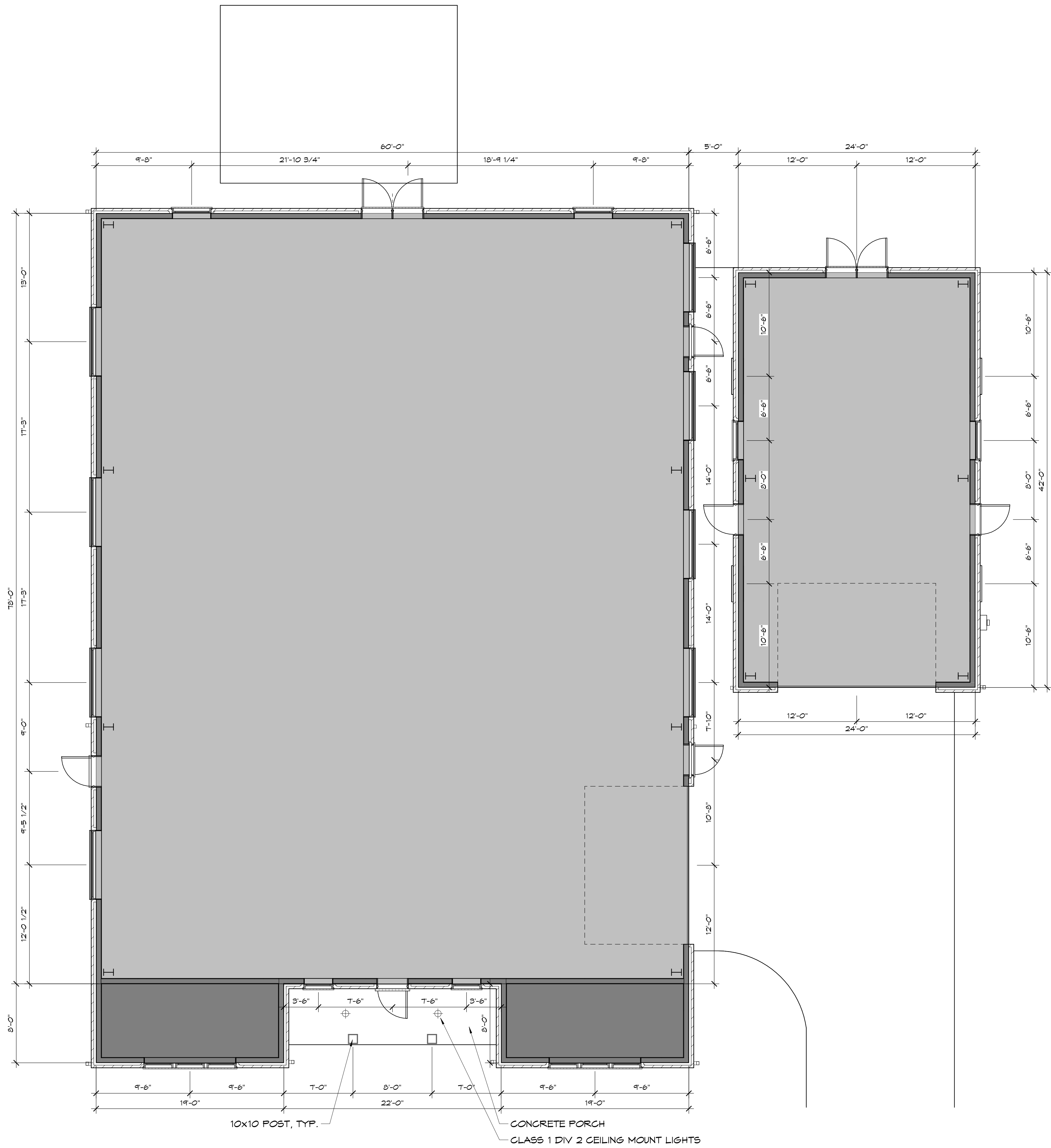
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INST# 24-0136951-00
ABAN# XX-XXXXXXXX-XX
PROJECT ID# 21-78791
 NEW BRANDON ROAD, RIDGEVIEW STATION
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STRUCTURAL SECTIONS AND DETAILS

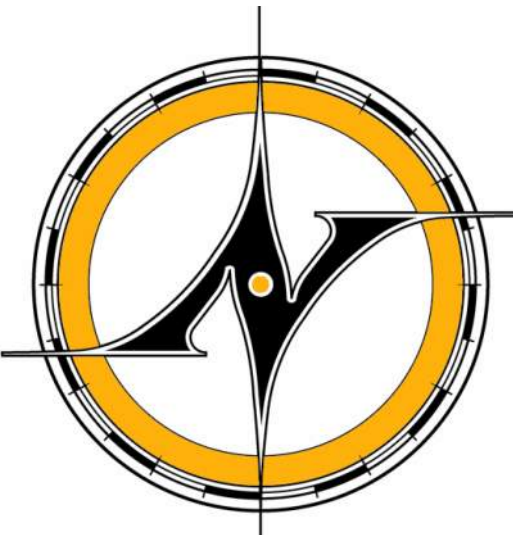
GENERATOR PAD

D-09



FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"



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DESIGN SET : 06/11/2025

Columbia Gas/
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Architectural Design Consulting

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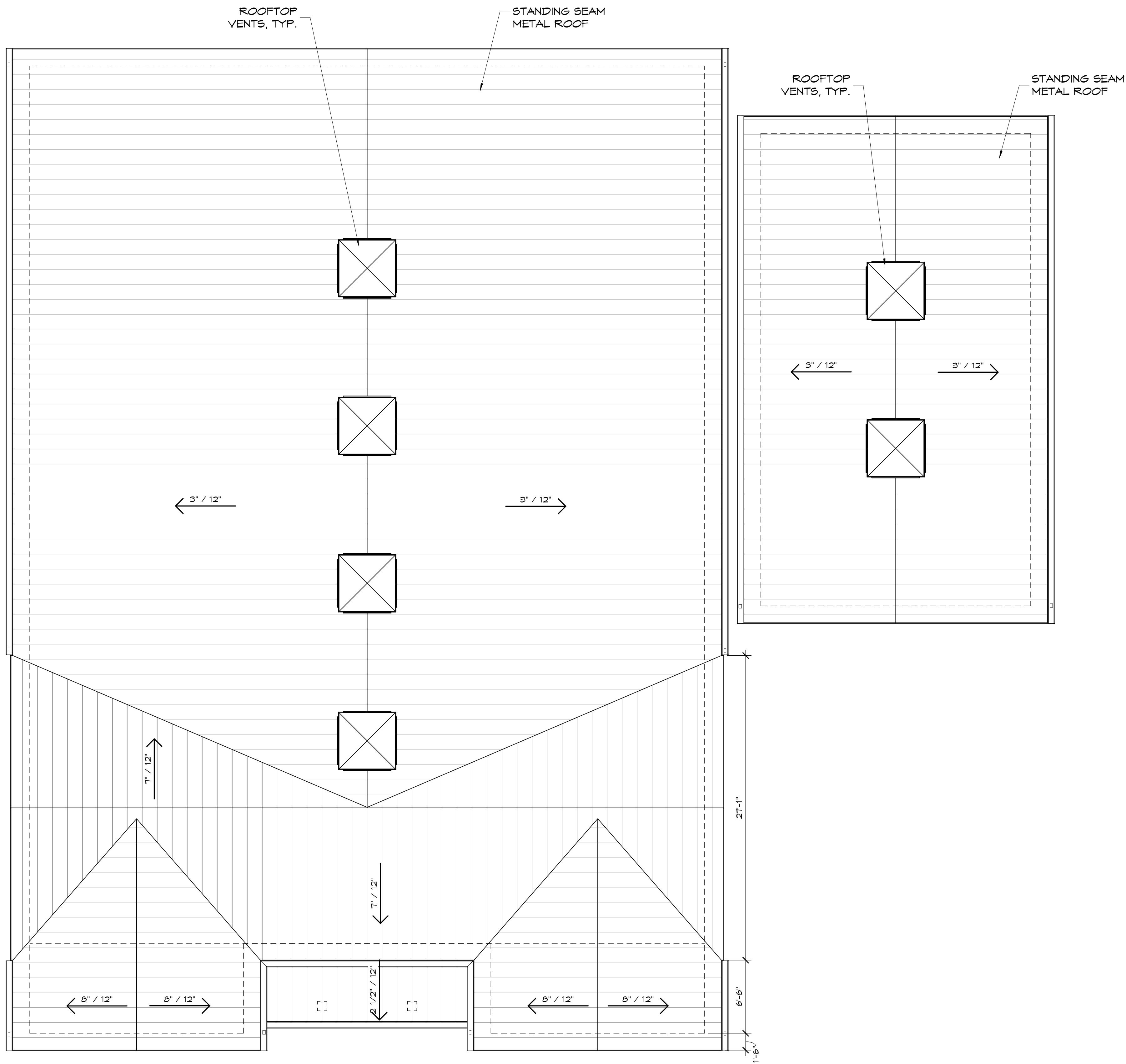
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Project No: 25-0014

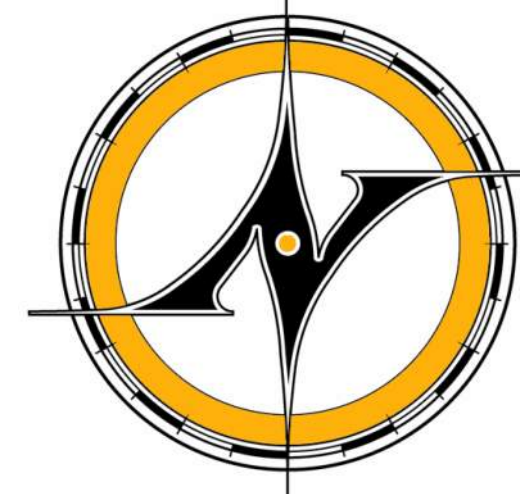
FIRST FLOOR
PLAN

A1.1



ROOF PLAN

SCALE: 3/16" = 1'-0"



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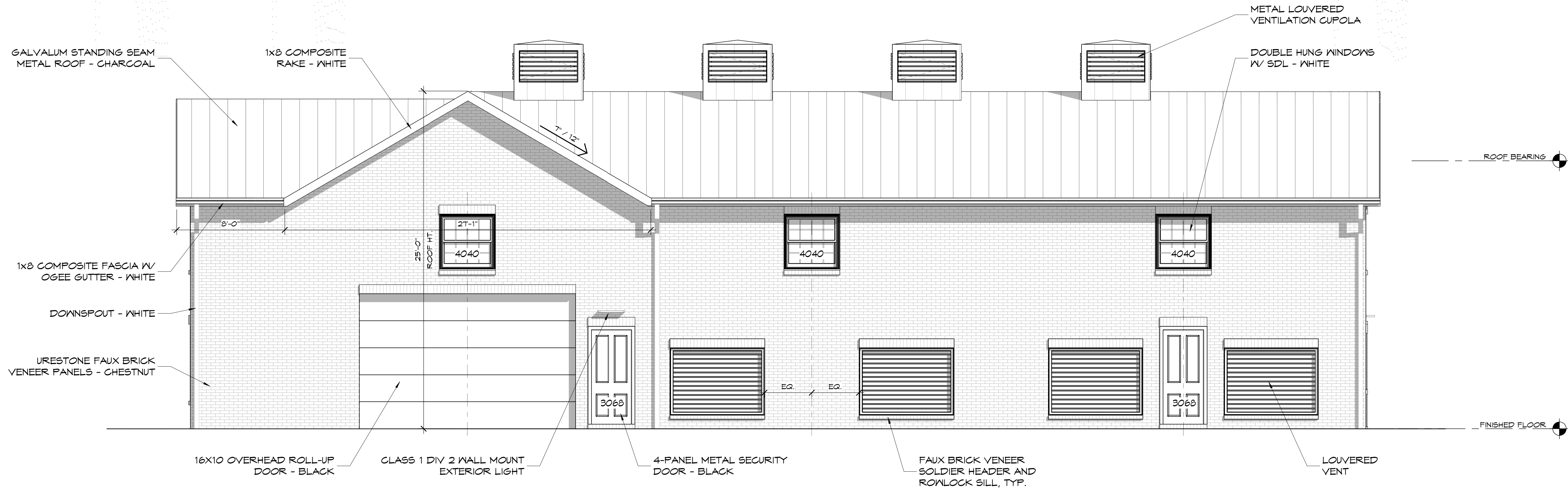
Project No: 25-0014

ROOF PLAN

A1.2

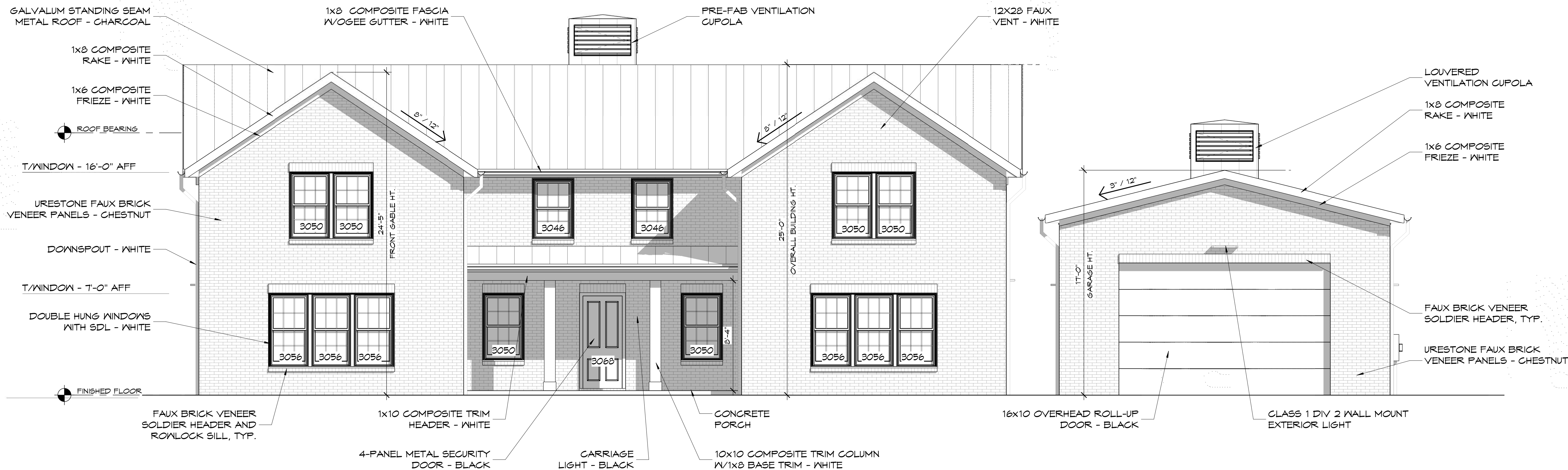
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RIGHT SIDE ELEVATION

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



FRONT ELEVATION

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



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EXTERIOR
ELEVATIONS

A5.1

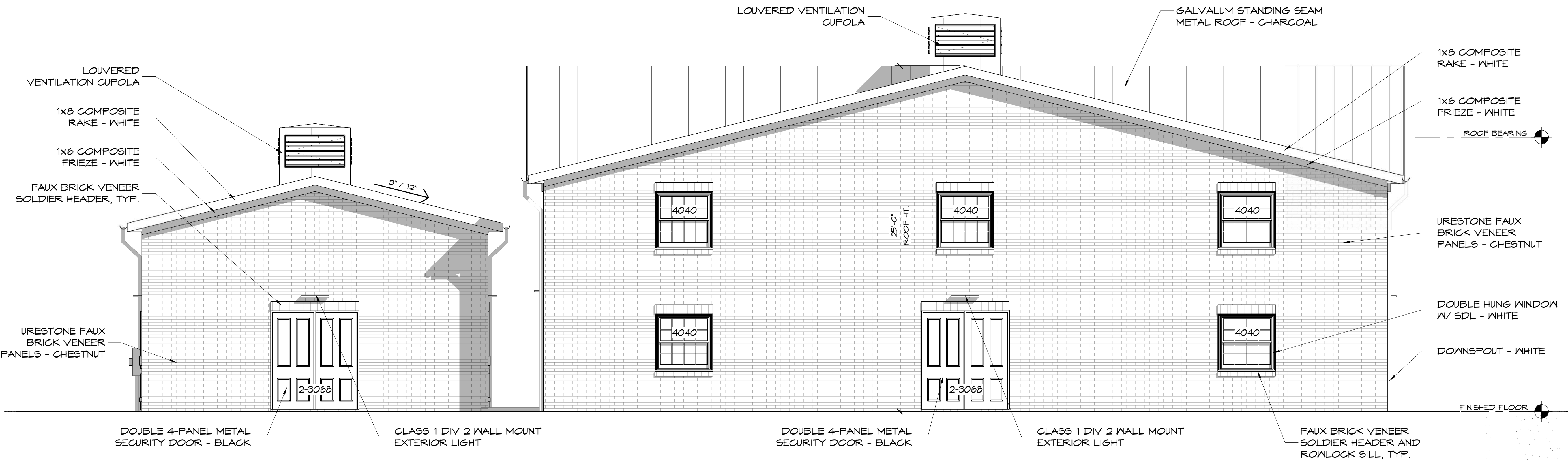
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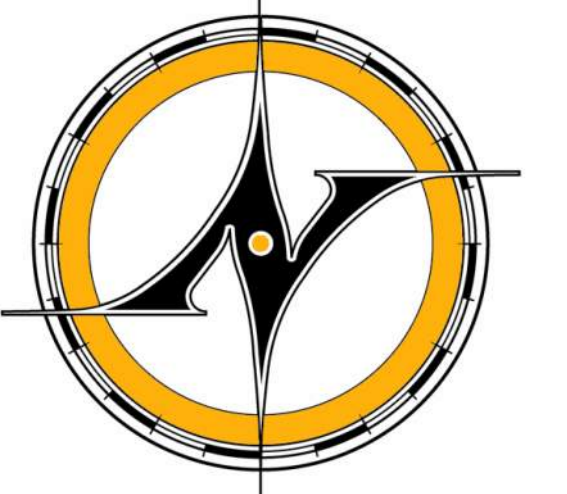
LEFT SIDE ELEVATION

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



REAR ELEVATION

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



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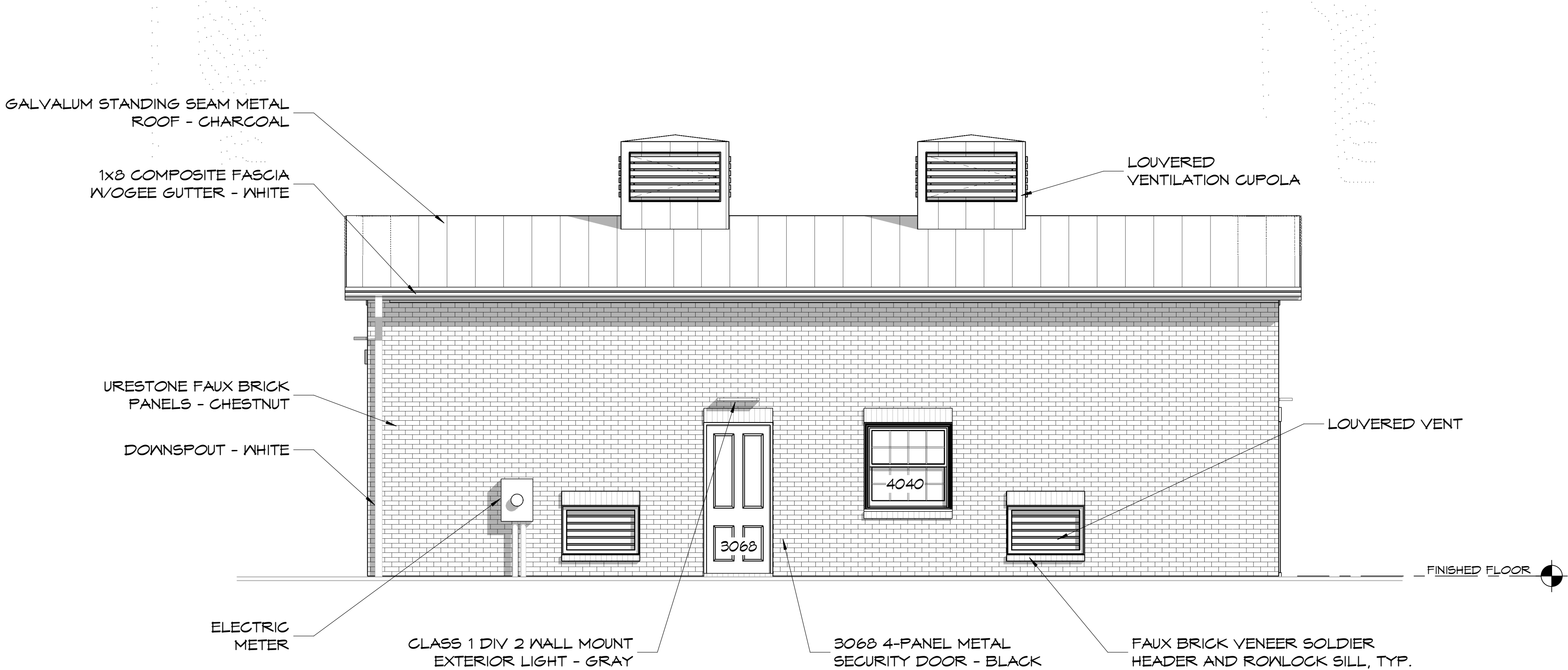
Project No: 25-0014

EXTERIOR
ELEVATIONS

A5.2

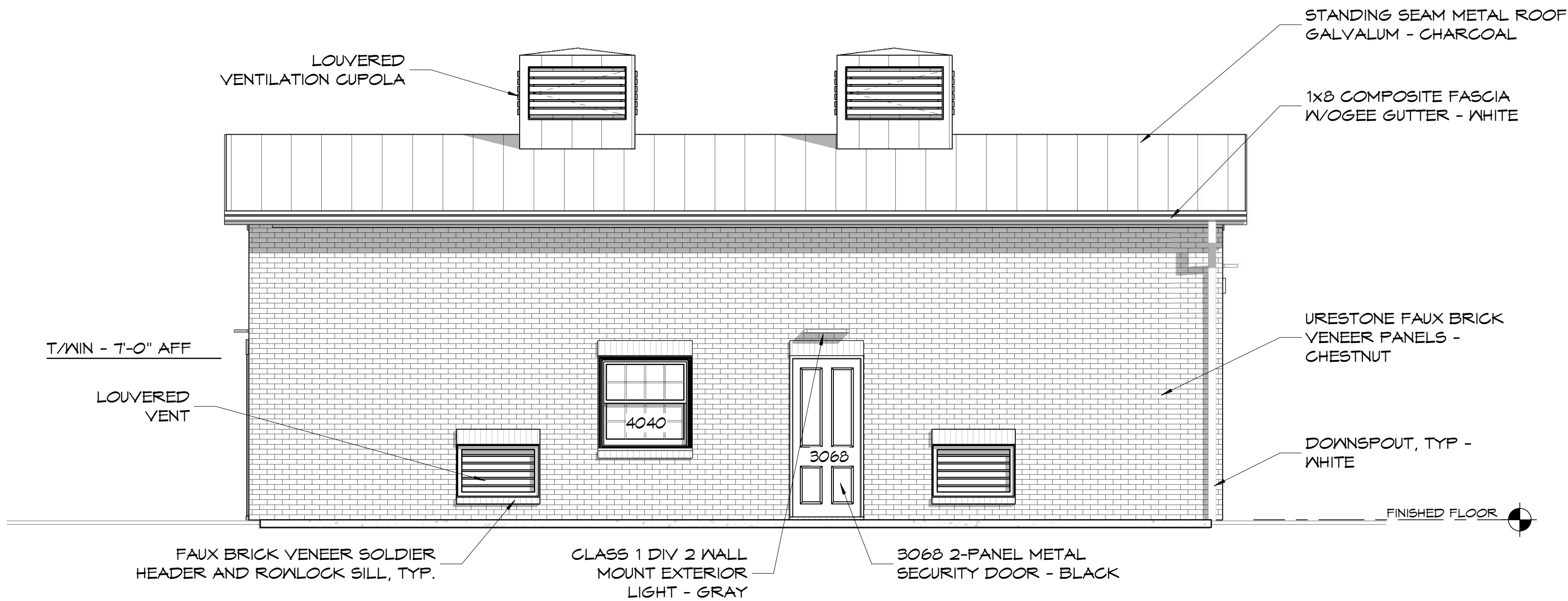
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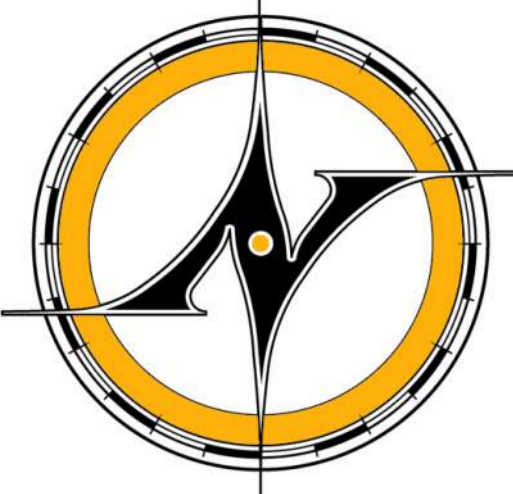
GARAGE LEFT ELEVATION

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



GARAGE RIGHT ELEVATION

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



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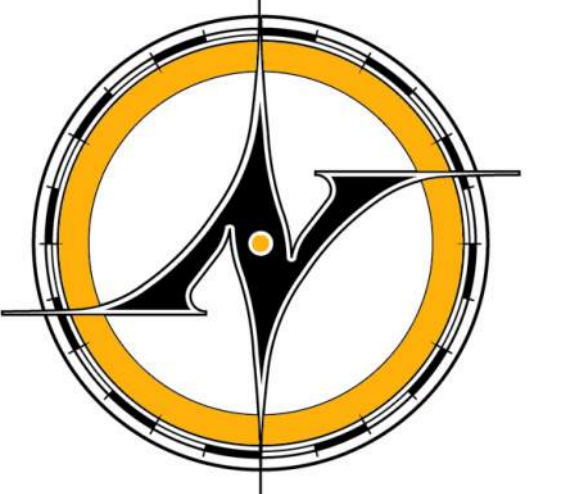
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GARAGE
ELEVATIONS

A5.3



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Project No: 25-0014

3D VIEWS

A15.1



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RIDGEVIEW STATION

PERSPECTIVE RENDERING

Project No: 25-0014

Date: 2025-06-11

R1



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RIDGEVIEW STATION

PERSPECTIVE RENDERING

Project No: 25-0014

Date: 2025-06-11

R2

GENERAL NOTES

1.1 Fabrication shall be in accordance with R.G.B. standard practices in compliance with the applicable sections, relating to design requirements and allowable stresses of the latest edition of the "AWS Structural Welding Code D1.1 and D1.3". R.G.B. manufacturing procedures are certified by:

Reference	Certification numbers
Houston	R.G.B. #456

1.2 **MATERIALS**

	ASTM DESIGNATION	MIN. YIELD STRENGTH
Hot Rolled Steel Shapes (W, S, C & L)	A572/A529	Fy = 50 KSI
Hot Rolled Steel Shapes (W)	A992	Fy = 50 KSI
Round Structural Tubing (HSS)	A500	Fy = 42 KSI
Square/Rect. Structural Tubing (HSS)	A500	Fy = 46 KSI
Structural Steel Web Plate	A572/A1011	Fy = 55 KSI
Structural Steel Flange Plates/Bars	A529/A572	Fy = 55 KSI
Cold Formed Light Gage	A653/A1011	Fy = 55 KSI
Roof and Wall Sheets	A792/A653	Fy = 50, 80 KSI
Cable Brace	A475	Extra High Strength
Rod Brace	A36	Fy = 36 KSI

	MIN. TENSILE STRENGTH
Machine Bolts & Nuts	A307 Fu = 60 KSI
High Strength Bolts (1"Ø and less)	F3125/Gr. A325—TYPE 1 Fu = 120 KSI
High Strength Bolts (>1"Ø to 1 1/2"Ø)	F3125/Gr. A325—TYPE 1 Fu = 105 KSI
Anchor Bolts (if supplied)	A36/A307/F1554 Gr.36 Fu = 58–80 KSI

1.3 **PRIMER**
Shop primer paint is a rust inhibitive primer which meets the end performance of Federal Specification SSPC No. 15 and is R.G.B. Red or Gray Oxide color. This paint is not intended for long term exposure to the elements. R.G.B. is not responsible for any deterioration of the shop primer paint as a result of improper handling and/or jobsite storage. R.G.B. shall not be responsible for any field applied paint and/or coatings. (Section 6.5 AISC Code of Standard Practice, 16th Edition). Nominal thickness of primer will be 1 mil unless otherwise specified in contract documents.

1.4 **GALVANIZED OR SPECIAL COATINGS:**
See Contract Documents

1.5 **ALL BOLTS ARE 1/2"Ø x 0'-1" A307 (snug-tightened) EXCEPT :**
a) Eave strut connection – 1/2"Ø x 0'-1 1/4" A307 without washer (unless noted otherwise)
b) Endwall rafter splice – 5/8"Ø x 0'-1 3/4" F3125/Gr. A325–N with washer
c) Endwall column to rafter connection – 1/2"Ø x 0'-1 1/4" F3125/Gr. A325–N without washer
d) Main frame moment splice connections – F3125/Gr. A325–N with washer,
SEE CROSS SECTION for dimensions.
NOTE: One (01) washer is supplied on main frame moment splice and to A325 bolts unless noted otherwise on drawing

1.6 **F3125/Gr. A325 BOLT TIGHTENING REQUIREMENTS**
All high strength bolts are F3125/Gr. A325–N unless specifically noted otherwise. Structural bolts shall be tightened by the turn–of–the–nut or calibrated wrench methods in accordance with the 16th Edition AISC/RCSG "Specification For Structural Joints using ASTM F3125/Gr. A325 or A490 Bolts". Washers are supplied separately from high strength bolts, however, assembly with washers are required before erection. Installation inspection is recommended and be based on Section 9.1 and 9.2 of AISC/RCSG.

Snug–tight is permitted EXCEPT for the following conditions:
a) Building located in high seismic areas; Seismic Design Categories D, E, F
b) Building supporting cranes
c) Building supporting machinery that creates vibration, impact or stress reversal
d) Connections using ASTM A490
e) Connections using slip–critical condition
f) or as prohibited in the contracts/specifications

1.7 **CLOSURE STRIPS ARE FURNISHED FOR APPLICATION:**
INSIDE– Under roof panels at eave
OUTSIDE – Between endwall panels and rake trim
– Under continuous ridge vent skirts

1.8 **ERECTION NOTE:**
All bracing, strapping, & bridging shown and provided by R.G.B. for this building is required and shall be installed by the erector as a permanent part of the structure. If additional bracing is required for stability during erection, it shall be the erector's responsibility to determine the amount of such bracing and to procure and install as needed.

1.9 **ERECTION AND UNLOADING NOT BY R.G.B.**

1.10 **SHORTAGES**
Any claims or shortages by buyer must be made to R.G.B. within five (5) working days after delivery, or such claims will be considered to have been waived by the customer and disallowed.

1.11 **CORRECTIONS OF ERRORS AND REPAIRS (MBMA 6.10)**
Claims for correction of alleged misfits will be disallowed unless R.G.B. shall have received prior notice thereof and allowed reasonable inspection of such misfits. The correction of minor misfits by the use of drift pins to draw the components into line, moderate amounts of reaming, chipping and cutting, and the replacement of minor shortages of material are a normal part of erection and are not subject to claim. No part of the Building may be returned for alleged misfits without the prior approval of R.G.B.

BUYER/END USE CUSTOMER RESPONSIBILITIES

2.1 It is the responsibility of the BUYER/END USE CUSTOMER to obtain appropriate approvals and secure necessary permits from City, County, State, or Federal Agencies as required, and to advise/release R.G.B. to fabricate upon receiving such.

2.2 Rigid Global Buildings (hereafter referred to as R.G.B.) standard specifications apply unless stipulated otherwise in the Contract Documents. R.G.B. design, fabrication, quality criteria, standards, practice, methods and tolerances shall govern the work with any other interpretation to the contrary notwithstanding. It is understood by both Parties that the BUYER/END USE CUSTOMER is responsible for clarification of inclusions or exclusions from the architectural plans and/or specifications.

2.3 In case of discrepancies between R.G.B. structural steel plans and plans for other trades, R.G.B. plans shall govern. (Section. 3 AISC Code of Standard Practices, 16th Edition)

2.4 Approval of R.G.B. drawings and calculations indicates that R.G.B. has correctly interpreted and applied the Contract Documents. This approval constitutes the contractor/owners acceptance of the R.G.B. design concepts, assumptions, and loading. (Section 4 AISC Code 15th Edition and MBMA 3.3.3)

2.5 Once the BUYER/END USE CUSTOMER has signed R.G.B. Approval Package and the project is released for fabrication, changes shall be billed to the BUYER/END USE CUSTOMER including material, engineering and other costs. An additional fee may be charged if the project must be moved from the fabrication and shipping schedule.



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PH: 724.225.2202 ♦ INFO@STEELNATION.COM

SN # 1471
RIDGEVIEW STATION HOUSE (NISOURCE CG UTILITY BUILDING

SALES NO.	82361	JOB NO.	173424	BUILDING	A (Utility Building)
CUSTOMER	STEEL NATION BUILDINGS, INC.				
END USER	COLUMBIA GAS (NISOURCE UTILITY BUILDING)				
END USE	UTILITY BUILDING				
STREET	1336 RIDGEVIEW ROAD				
CITY ST ZIP	UPPER ARLINGTON, OH 43221				
COUNTY	FRANKLIN				

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING AS INDICATED:

DESIGN LOADS:

Design Code	: IBC 21
Dead Load (psf)	: Metal building structure only by RGB
Collateral Load (psf)	: 5.00
Wind Load	
Basic Design Wind Speed	: V (3 sec. gust) = 115 mph mph
Allowable Stress Design Wind Speed	: Vasd (3 sec. gust) = 89.08 mph
Risk Category	: II - Normal
Wind Exposure	: C
Internal Pressure Coefficient, GCPI	: 0.18 / -0.18
Design Wind Pressure For Wall	: Based on Allowable Stress Design Wind Speed
Components Wind Pressure (psf)	: 14.48
Components Wind Suction (psf)	: -16.00
Claddings Wind Pressure (psf)	: 17.98
Claddings Wind Suction (psf)	: -19.51
Live Load	
Primary Framing (psf)	: 20.00
Trib. Area Reduction	: No
Secondary Framing (psf)	: 20.00
Snow Load	
Ground Snow Load, Pg (psf)	: 20.0000
Roof Snow Load, Pf (psf)	: 20.00
Sloped Roof Snow Load, Ps (psf)	: 20.00
Snow Exposure Factor, Ce	: 1.0000
Snow Importance Factor, Is	: 1.0000
Thermal Factor, Ct	: 1.00
Sloped Factor, Cs	: 1.0000

Seismic Load	
Seismic Importance Factor, Ie	: 1.00
Seismic Occupancy Category	: II - Normal
Site Class	: d
Mapped Spectral Response Acceleration	: Ss = 0.1195 :S1 = 0.0600
Spectral Response Coefficients	: Sds = 0.1275 :Sd1 = 0.0960
Seismic Design Category	: B
Basic Force Resisting Systems Used	: Steel System Not Specifically Detailed For Seismic Resistance

Total Design Base Shear, V (kips)	
Response Modification Factors, R	
Seismic Response Coefficient, Cs	
Analysis Procedure Used	
Rainfall Intensity	
DESIGN and DETAIL REQUIREMENTS	

Analysis Procedure Used	: Equivalent Lateral Force Procedure
Rainfall Intensity	: 6.06 (in/hr)
DESIGN and DETAIL REQUIREMENTS	
UNBALANCED SNOW LOAD	
SNOW DRIFT LOAD AT BLDG.-C	
SLIDING SNOW LOAD AT BLDG.-C	
BLDG-B&B1 (GABLE/HIPPED BUMP-OUT) LOADS	

BUILDING DESCRIPTION:

Width (ft)	: 60
Length (ft)	: 78
Eave Ht. at BSW (ft)	: 17.5
Eave Ht. at FSW (ft)	: 17.5
Roof Slope at BSW	: 3.0:12
Roof Slope at FSW	: 3.0:12
Bay Spacing FROM LEFT TO RIGHT (ft)	: 1 at 25 1 at 27.5 1 at 25.5

COVERING AND TRIMS:

Roof Panels & Trims	
Panel Type	: 24 Ga. Platinum (16" Wide) SSR
Panel Color	: S3000 Kynar
Trim Colors	
Eave Trim	: Glvm.Plus
Eave Gutter	: Sculptured Gutter
Gable Trim	: S3000 Standard

Wall Panel & Trims

Panel Type	: 26 Ga. RPBM
Panel Color	: Glvm.Plus
Trim Colors	
Corner Trims	: Glvm.Plus
Opening Trims	: S3000 Standard
Downspouts	: Box Downspout
Base Trim	: None
Mas. Flash	: N/A

Special Requirements : NONE

CONT.

: BLDG.-C (PORCH CANOPY) LOADS
: TOP RUNNING CRANE LOAD
- (1) 3T (CMAA Class C)
: DEFLECTION LIMIT:
Rafter - L/240 (LL), L/180 (DL+LL)
Purlins - L/240 (LL), L/180 (DL+LL)
Girts - L/240
Endwall Column - L/240
Lateral Drift - H/200
Crane Beam:
Vertical - L/600
Lateral - L/400
: EAVE AND GABLE EXTENTION-2'-0"
: (4) CUPOLA (BY OTHERS) - 350 LB EA
: ROOF IS 24 Ga PLATINUM-16 WITH QUAD-LOK

Before erecting your building, please see the Rigid Erection & Safety Manual at rigidbuilding.com/document—library

2.6 The BUYER/END USE CUSTOMER is responsible for overall project coordination. All interface, compatibility, and design considerations concerning any materials not furnished by R.G.B. and R.G.B. steel system are to be considered and coordinated by the BUYER/END USE CUSTOMER. Specific design criteria concerning this interface between materials must be furnished before release for fabrication or R.G.B. assumptions will govern (Section 4 and Commentary, AISC Code of Standard Practice, 16th Edition)

2.7 It is the responsibility of the BUYER/END USE CUSTOMER to ensure that R.G.B. plans comply with the applicable requirements of any governing building authorities. The supplying of sealed engineering data and drawings for the metal building system does not imply or constitute an agreement that R.G.B. or its design engineers are acting as the engineer of record or design professional for a construction project. These drawings are sealed only to certify the design of the structural components furnished by R.G.B.

2.8 The BUYER/END USE CUSTOMER is responsible for setting of anchor bolts and erection of steel in accordance with R.G.B. "For Construction" drawings only. Temporary supports such as guys, braces, falsework, cribbing or other elements required for the erection operation shall be determined furnished and installed by the erector. No items should be purchased from a preliminary set of drawings, including anchor bolts. Use only final "FOR CONSTRUCTION DRAWINGS" for this use. (Section 7 AISC Code of Standard Practice, 16th Edition.)

2.9 Rigid Global Buildings is responsible for the design of the anchor bolt to permit the transfer of forces between the base plate and the anchor bolt in shear, bearing and tension, but is not responsible for the transfer of anchor bolt forces to the concrete, anchor bolt embedment or the adequacy of the anchor bolt in relation to the concrete. Unless otherwise provided in the Order Documents, R.G.B. does not design and is not responsible for the design, material and construction of the foundation or foundation embedments. The END USE CUSTOMER should assure himself that adequate provisions are made in the foundation design for loads imposed by column reactions of the building, other imposed loads, and bearing capacity of the soil and other conditions of the building site. It is recommended that the anchorage/anchor bolt embedment and foundation of the building be designed by a Registered Professional Engineer experienced in the design of such structures. (Chapter IV Section 3.2.2 Metal Building Systems Manual 2021 Edition)

2.10 Normal erection operations include the corrections of minor misfits by moderate amounts of reaming, chipping, welding or cutting, and the drawing of elements into line through the use of drift pins. Errors which cannot be corrected by the foregoing means or which require major changes in member configuration are to be reported immediately to R.G.B. by the BUYER/END USE CUSTOMER, to enable whoever is responsible either to correct the error or to approve the most efficient and economic method of correction to be used by others. (Section 7 AISC Code of Standard Practice, 16th Edition)

2.11 Neither the fabricator nor the BUYER/END USE CUSTOMER will cut, drill or otherwise alter his work, or the work of other trades, to accommodate other trades, unless such work is clearly specified in the contract documents. Whenever such work is specified, the BUYER/END USE CUSTOMER is responsible for furnishing complete information as to materials, size, location and number of alterations prior to preparation of shop drawings. (Section 7 AISC Code of Standard Practice, 16th Edition)

2.12 **WARNING.** In no case should Galvalume steel panels be used in conjunction with lead or copper. Both lead and copper have harmful corrosive effects on the Galvalume alloy coating when they are in contact with Galvalume steel panels. Even run–off from copper flashing, wiring, or tubing onto Galvalume should be avoided.

2.13 **SAFETY COMMITMENT.** Rigid Global Buildings has a commitment to manufacture quality building components that can be safely erected. However, the safety commitment and job site practices of the erector are beyond the control of R.G.B. It is strongly recommended that safe working conditions and accident prevention practices be the top priority of any job site. Local, State, and Federal safety and health standards should always be followed to help insure workers safety. Make certain all employees know the safest and most productive way of erecting a building. Emergency procedures should be known to all employees. Daily meetings highlighting safety procedures are also recommended. The use of hard hats, rubber sole shoes for roof work, proper equipment for handling material, and safety nets where applicable, are recommended.

2.14 Roof drainage systems (gutter, downspouts, etc.) must be free of any obstruction to ensure smooth operation at any given time.

2.15 It is recommended by Factory Mutual (Reference: B2.44) that roofs be cleared of snow when half of the maximum snow depth is reached. The maximum snow depth can be estimated based on the design snow load and the density of snow and/or ice buildup. See Chart below.

ROOF SNOW LOAD (IN PSF)	EQUIVALENT SNOW HEIGHT AT ROOF (IN INCHES)	RECOMMENDED SNOW HEIGHT WHEN SNOW REMOVAL SHOULD START (IN INCHES)
20	16.60	8.30
30	17.90	8.95
40	19.20	9.60
50	20.50	10.25
60	21.80	10.90
70	23.10	11.55
80	24.40	12.20

NOTE:
For Snow/Ice Removal Procedure, Refer to Metal Building System Manual 2021 Edition Section A9.4, Page A–59

FOR PERMIT

5/29/2025

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CUSTOMER:		STEEL NATION BUILDINGS, INC.							
SALES NO.:	82361	JOB NO.:	173424	BUILDING:	A (Utility Building)	DWG. NO.:	C01 OF 4	ISSUE:	A



LEGENDS & ABBREVIATIONS

DESIGN:

Accel.	Acceleration
Coeff.	Coefficient
CL, Collat	Collateral Load
DL, Dead	Dead Load
H, Horz, Horiz	Horizontal
L	Left
LL, Live	Live Load
LnWnd, LnWind, LWIND	Longitudinal Wind Load
Min, min	Minimum
Max, max	Maximum
R	Right
SL	Snow Load
Slide	Sliding Snow Load
SEIS, Seis	Seismic Load
U_Snow	Unbalance Snow Load
V, Vert	Vertical
WL, Wind_L	Wind Load Left
WR, Wind_R	Wind Load Right
WP, Wind_P	Wind Pressure
WS, Wind_S	Wind Suction

ENGLISH UNITS

Acre	Acres
FT, ft	Feet
GA, Ga, ga	Gage
Gal	Gallons
IN, in	Inches
K, k	Kips
KSI, ksi	Kips Per Square-Inches
lb, #	Pounds
MPH, mph	Miles Per Hour
PLF, plf, lb/ft	Pounds Per Linear-Foot
PSF, psf, lb/ft²	Pounds Per Square-Feet
TON, ton	Tons
Yd	Yard

METRIC UNITS

cm	Centimeters
Hec	Hectares
liter	Liters
m	Meters
mm	Millimeters
N	Newtons
km	Kilometers
kN	Kilonewtons
kN/m²	Kilonewtons Per Square-meter
kPa	Kilopascals
kph	Kilometers Per Hour
Pa	Pascals

USEFUL CONVERSION

English	To	English	Metric	To	Metric
1 mile		1760 Yd		1 km	1000 m
1 Yd		3 Ft		1 m	100 cm
1 Ft		12 in		1 cm	10 mm
1 in		16/16 in		1 kN	1000 N
1 Ton (English)		2 Kips		1 kg	9.8066 N
1 Kip		1000 lb		1 Ton (Metric)	1000 kg
1 lb		16 ounces		1 Hec	10,000 m²
1 Acre		43560 Ft²		1 m³	1000 liter
1 Ft³		7.4805 Gal		1 kPa	1 kN/m²

English	To	Metric	Metric	To	English
1 in		2.54 cm		1 cm	0.3937 in
1 ft		0.3048 m		1 m	3.2808 ft
1 lb		0.4536 kg		1 kg	2.2046 lb
1 Ton (English)		907.18 kg		1 Ton (Metric)	2204.6 lb
1 Kip		4.4482 kN		1 kN	0.2248 kip
1 mile		1.6093 km		1 km	0.6213 mile
1 Acre		0.4046 Hec		1 Hec	2.4715 Acres
1 lb/ft²		0.0478 kPa		1 kPa	20.8854 lb/ft²

Fraction	To	Decimal	Fraction	To	Decimal
1/16		0.0625	9/16		0.5625
1/8		0.1250	5/8		0.6250
3/16		0.1875	11/16		0.6875
1/4		0.2500	3/4		0.7500
5/16		0.3125	13/16		0.8125
3/8		0.3750	7/8		0.8750
7/16		0.4375	15/16		0.9375
1/2		0.5000	16/16		1.0000

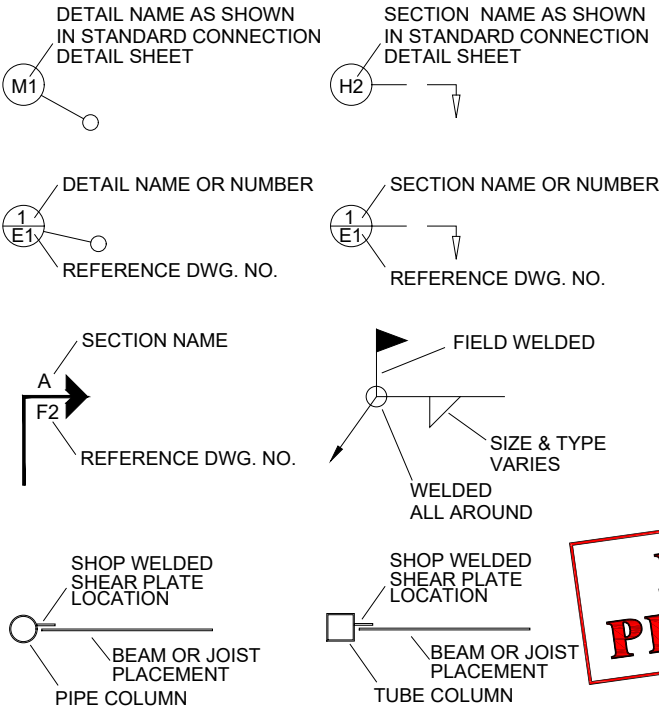
DRAWINGS:

AB, A.B.	Anchor Bolt
AS, As Shown	As Shown
Aux.	Auxiliary
BLDG., Bldg.	Building
B.P., Base PL	Base Plate
BOTT., Bott.	Bottom
Bott. Base PL, B.O.B.P	Bottom Of Base Plate
B.O.S.	Bottom Of Steel
BSW	Back Sidewall
BY OTHERS	By Other Supplier or Not By Rigid
C/C	Center to Center
C.I.P.	Cast-In-Place
CL, $\mathcal{C}$	Center Line
CLR.	Clear, Clearance
CMU	Concrete Masonry Unit
COL., Col.	Column
CONC., Conc.	Concrete
CONT.	Continuous, Continuation
DET.	Detail
DIA., Dia., Ø	Diameter
DIM., Dim.	Dimension
DWG., Dwg.	Drawing
EH, E.H.	Eave Height
EJ, Exp. Jt.	Expansion Joint
EL, Elev.	Elevation
EP	End Plate
ES, E.S.	Eave Strut
EW	Endwall
EW COL, EC	Endwall Column
EW RAF	Endwall Rafter
Exp. Bolt	Expansion Bolt
FFL, Fin. Flr.	Finish Floor Line
FLG., FLGE., Flg., Flge.	Flange
FNB, F.N.B.	Fin Neck Bolt
FO, F.O.	Framed Opening
FRM., Frm.	Frame
FSW	Front Sidewall
GA, Ga.	Gage
GALV., Galv.	Galvanized
G.O.L.	Gage of Outstanding Leg
H, Ht.	Height
HED,HEDS	High Eave Double Slope
HES,HESS	High Eave Single Slope
Horz, Horiz	Horizontal
HSB, H.S.B.	High Strength Bolt
HSS	Hollow Structural Section
INT., Int.	Interior, Intermediate
I/S	Inside
LED,LEDS	Low Eave Double Slope
LES,LESS	Low Eave Single Slope
LEW	Left Endwall
LHI	Left Hand In
LHO	Left Hand Out
LL	Long Life
LLH	Long Leg Horizontal
LLV	Long Leg Vertical
LT	Lean-To
LT COL	Lean-To Column
LT RAF	Lean-To Rafter
LG., Lg.	Long
L, Lt.	Length
L x W x H	Length x Width x Height
MAX., max.	Maximum
MIN., min.	Minimum
MKD., MK'D.	Marked
MB, M.B.	Machine Bolt
MEZZ., Mezz.	Mezzanine
N.A., N/A	Not Applicable
NO., No.	Number
NS/FS, NS&FS	Near Side and Far Side
O.C.	On Center
O/S	Outside
OH, Opp Hand	Opposite Hand (Mirror Image)
OHD, O.H.D.	Over-Head Door
O/O	Out to Out
PF COL	Portal Frame Column (Wind Bent Column)
PF RAF	Portal Frame Rafter (Wind Bent Rafter)
PL, $\mathcal{P}$	Plate
QTY., Qty.	Quantity
REF., Ref.	Refer, Reference
REW	Right Endwall

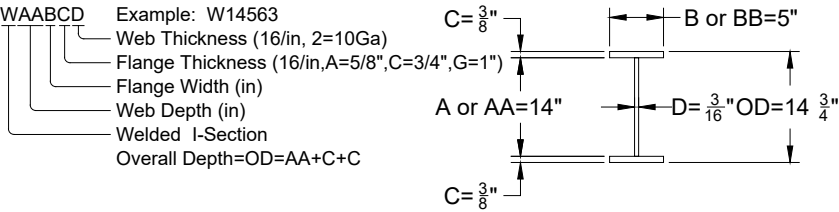
DRAWINGS:

RHB	Round Head Bolt
RHI	Right Hand In
RHO	Right Hand Out
REINF.	Reinforced
REQ'D., REQD.,	Required
REV., Rev.	Revised, Revision
RF, R.F.	Rigid Frame
RF COL	Rigid Frame Column
RF RAF	Rigid Frame Rafter
RUD, R.U.D.	Roll-Up Door
SC	Slip Critical
SDS	Self-Drilling Screws
SECT., Sect.	Section
SHTG., Shtg.	Sheeting
Sol Col	Soldier Column
SP	Splice Plate
SSR	Standing Seam Roof
SST	Stainless Steel
ST COL	Straight Column
STIFF.	Stiffener
STD.	Standard
STS	Self-Tapping Screws
SW	Sidewall
SYM., Sym., SYMM., Symm.	Symmetry, Symmetrical
TBE	To Be Established
TBD	To Be Determined
TC	Tension Control
THK., Thk.	Thick
TOC, T.O.C.	Top Of Concrete
TOS, T.O.S.	Top Of Steel
T & B, TOP & BOTT	Top and Bottom
TYP., Typ., typ.	Typical
UN, U.N.O.	Unless Noted, Unless Noted Otherwise
Vert.	Vertical
WD	Walk Door
W, Wd.	Width
W.P.	Work Point, Working Point

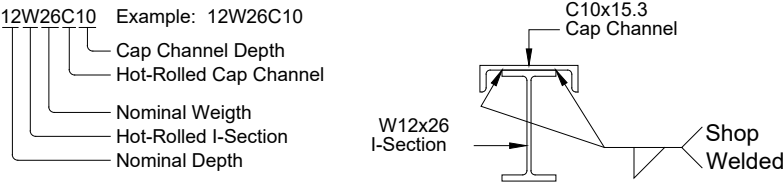
SECTIONS AND DETAILS:



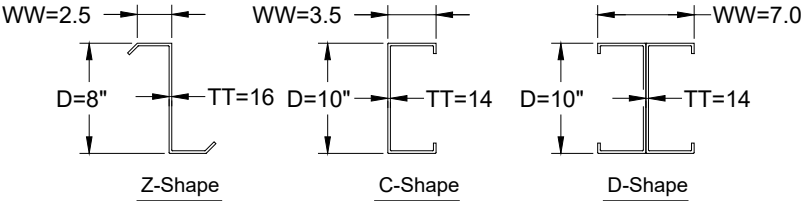
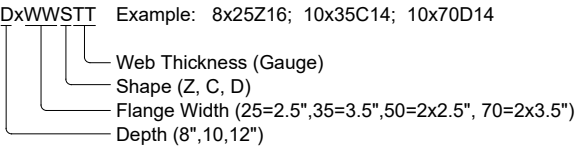
BUILT-UP SECTIONS: USED FOR FRAMES, BEAMS, COLUMNS



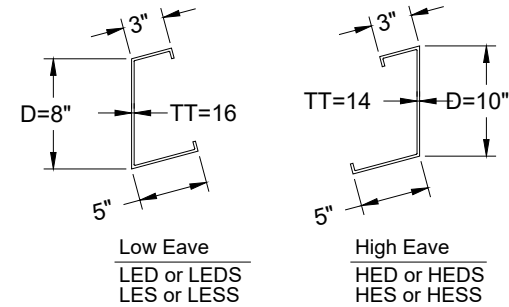
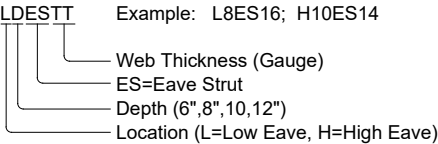
CRANE BEAM SECTIONS: USED FOR RUNWAY BEAMS, MONORAILS



COLD-FORMED SECTIONS Z,C,D: USED FOR PURLINS,GIRTS,JAMBS,JOISTS



COLD-FORMED SECTION ES: USED FOR EAVE STRUTS



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ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.	SALES NO.	JOB NO.	SCALE	DWG. NO.	ISSUE
A	APPROVAL/PERMIT	05/00/25	LNT	FFF	RDL	82361	173424	N.T.S.	C02 OF 4	A



100 SOUTH POINTS SQUARE LANSING, MI 48205-1111
PH: 734.225.2320 FAX: 734.225.2321

DRAWING INDEX

DWG.NO.	ISSUE	DRAWING TITLE	DWG.NO.	ISSUE	DRAWING TITLE	DWG.NO.	ISSUE	DRAWING TITLE
C01	A	COVER SHEET	E19	A	WIND FRAME ELEVATION: FRAME LINE -A H /4-5			
C02	A	LEGENDS AND ABBREVIATIONS	E20	A	DETAIL DRAWINGS			
C03	A	DRAWING INDEX	E21	A	DETAIL DRAWINGS			
C04	A	UNLOADING HANDLING AND STORING OF MATERIALS	E22	A	DETAIL DRAWINGS			
			E23	A	DETAIL DRAWINGS			
F01	A	COLUMN LAYOUT PLAN	E24	A	DETAIL DRAWINGS			
F02	A	ANCHOR BOLT DETAILS	E25	A	DETAIL DRAWINGS			
F03	A	ANCHOR BOLT REACTIONS						
F04	A	ANCHOR BOLT REACTIONS						
F05	A	ANCHOR BOLT REACTIONS						
F06	A	ANCHOR BOLT REACTIONS						
F07	A	ANCHOR BOLT REACTIONS						
F08	A	ANCHOR BOLT REACTIONS						
E01	A	ROOF FRAMING PLAN						
E02	A	ROOF SHEETING PLAN						
E03	A	SIDEWALL FRAMING & SHEETING ELEVATION-LINE A						
E04	A	SIDEWALL FRAMING & SHEETING ELEVATION-LINE H						
E05	A	ENDWALL FRAMING & SHEETING ELEVATION-LINE 1						
E06	A	ENDWALL FRAMING & SHEETING ELEVATION-LINE 5						
E07	A	SIDEWALL FRAMING & SHEETING ELEVATION-LINE G & B						
E08	A	SIDEWALL FRAMING & SHEETING ELEVATION-LINE 2 / B & G						
E09	A	CRANE BEAM LAYOUT						
E10	A	CRANE DETAILS						
E11	A	RIGID FRAME ELEVATION: FRAME LINE -3 & 4						
E12	A	RIGID FRAME ELEVATION: FRAME LINE -5						
E13	A	RIGID FRAME ELEVATION: FRAME LINE - H A / 3-2						
E14	A	RIGID FRAME ELEVATION: FRAME LINE -H G - 1						
E15	A	RIGID FRAME ELEVATION: FRAME LINE -H G - 2						
E16	A	RIGID FRAME ELEVATION: FRAME LINE -B A -1						
E17	A	RIGID FRAME ELEVATION: FRAME LINE -B A -2						
E18	A	RIGID FRAME ELEVATION: FRAME LINE -D E /1.1-2						

FOR PERMIT

ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.
A	APPROVAL/PERMIT	05/00/25	LNT	FFF	RDL

STEELNATION

100 SOUTHPOINTE SQUARE LANE • CANONSBURG, PA 15107
PH: 724.225.2200 • INFO@STEELNATION.COM

STACK BUILDING NO:

STATE OF OHIO

JOHN A. LONG
E-51396

REGISTERED PROFESSIONAL ENGINEER

5/29/2025

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DESCRIPTION	DRAWING INDEX
CUSTOMER	STEEL NATION BUILDINGS, INC.
END USER	COLUMBIA GAS (NiSOURCE UTILITY BUILDING)
END USE	UTILITY BUILDING
STREET	1336 RIDGEVIEW ROAD
CITY ST ZIP	UPPER ARLINGTON, OH 43221
SALES NO:	82361
JOB NO:	173424
SCALE:	N.T.S.
DWG. NO:	C03 OF 4
ISSUE:	A

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UNLOADING, HANDLING AND STORING OF MATERIALS

STRUCTURAL

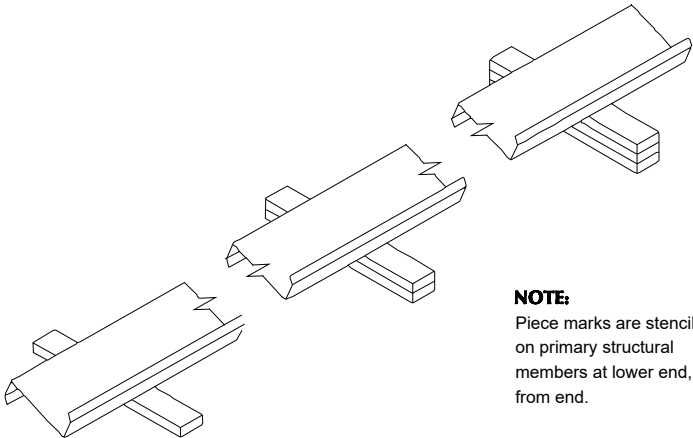
A great amount of time and trouble can be saved if the building site is according to a pre-arranged plan. Proper location and handling of components will eliminate unnecessary handling.

Inspect all shipments prior to releasing the tie-downs for loads that may have shifted during transit, **REMEMBER, SAFETY FIRST!**

Blocking under the columns and rafters protects the splice plates and the slab from damage during the unloading process. It also facilitates the placing of slings or cables around the members for later lifting and allows members to be bolted together into sub-assemblies while on the ground. Extra care should always be exercised in the unloading operations to prevent injuries from handling the steel and to prevent damage to materials and the concrete slabs.

If water is allowed to remain for extended periods in bundles of primed parts such as girts, purlins etc., the pigment will fade and the paint will gradually soften, reducing the bond to the steel. Therefore, upon receipt of a job, all bundles of primed parts should be stored at an angle to allow any trapped water to drain away and permit air circulation for drying. Puddles of water should not be allowed to collect and remain on columns, rafters or beams for the same reason.

All Primer should be touched up as required before erection!



NOTE:
Piece marks are stenciled on primary structural members at lower end, 1'-0" from end.

WALLS AND ROOF PANELS

RIGID's wall and roof panels including color coated, galvalume and galvanized, provide excellent service under widely varied conditions. All unloading and erection personnel should fully understand that these panels are quality merchandise which merit cautious care in handling.

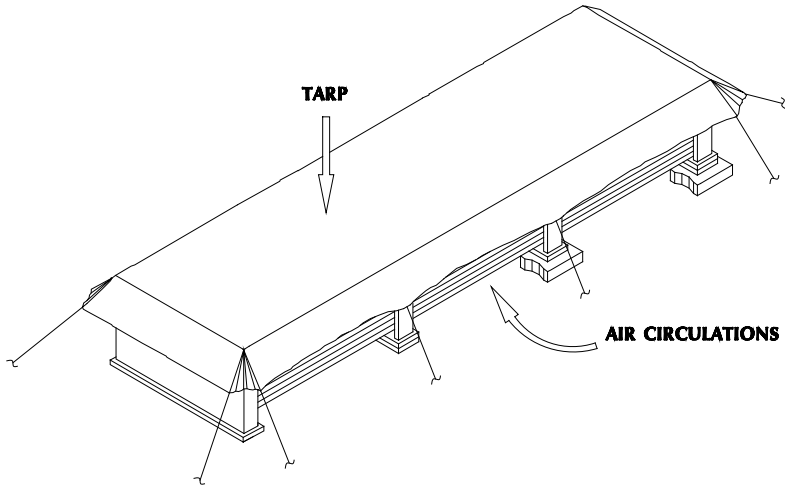
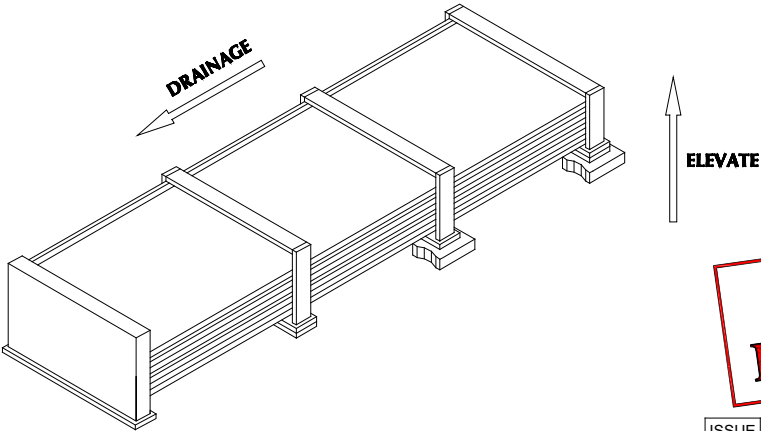
Under no circumstances should panels be handled roughly. Packages of sheets should be lifted off the truck with extreme care taken to insure that no damage occurs to ends of the sheets or to side ribs. The packages should be stored off the ground sufficiently high to allow air circulation underneath the packages. This avoids ground moisture and deters people from walking on the packages. One end of the package should always be elevated to encourage drainage in case of rain.

All stacked metal panels are subject, to some degree, to localized discoloration or stain when water is trapped between their closely nested surfaces. RIGID exercises extreme caution during fabricating and shipping operations to insure that all panel stock is kept dry. However, due to climatic conditions, water formed by condensation of humid air can be trapped between stacked sheets. Water can also be trapped between stacked sheets when exposed to rain. This discoloration caused by trapped moisture is often called wet storage stain.

The stain is usually superficial and has little effect on the appearance or service life of the panels as long as it is not permitted to remain on the panels. However, moisture in contact with the surface of the panels over an extended period can severely attack the finish and reduce the effective service life. Therefore, it is imperative that all panels be inspected for moisture upon receipt of the order. If moisture is present, dry the panels at once and store in a dry, warm place.

CAUTION: Care should always be taken when walking on panels. Use safety lines and nets when necessary! Panels are slippery. Oil or wax applied to the roof and wall panels for protection against weather damage will make them a very slippery surface. Wipe dry any oil that has puddled from bundles stored on a slope. Dew, frost, or other forms of moisture greatly increase the slipperiness of the panels. Always assume panel surface is slippery and act accordingly. **Think safety!**

Use wood blocking to elevate and slope the panels in a manner that will allow moisture to drain. Wood blocking placed between bundles will provide additional air circulation. Cover the stacked bundles with a tarp or plastic cover leaving enough opening at the bottom for air to circulate.



When handling or uncrating the panels, lift, rather than slide, them apart. Burled edges may scratch the coated surfaces when sheets are slid over one another. Never allow panels to be walked on while on the ground.

Rough and improper handling of a panel is inexcusable and a prime example of poor job supervision.

NOTE:
Use gloves when handling metal panels to prevent hand injuries. Be aware, of the dangers of handling panels on a windy day. A large panel can catch enough wind to knock a worker off his feet, even at ground level!! **Safety first!**

GENERAL NOTE:
1. OIL CANNING OF PANELS IS NOT A CAUSE OF REJECTION.
2. EXTREME CARE MUST BE EXERCISED DURING THE ERECTION OF ROOF PANELS AND TRIMS. FOOT TRAFFIC MAY RESULT IN PERMANENT PANEL DISTORTION AND FINISH ABRASION.

FOR PERMIT

STATE OF OHIO

JOHN A. LONG
E-51396

REGISTERED
PROFESSIONAL ENGINEER

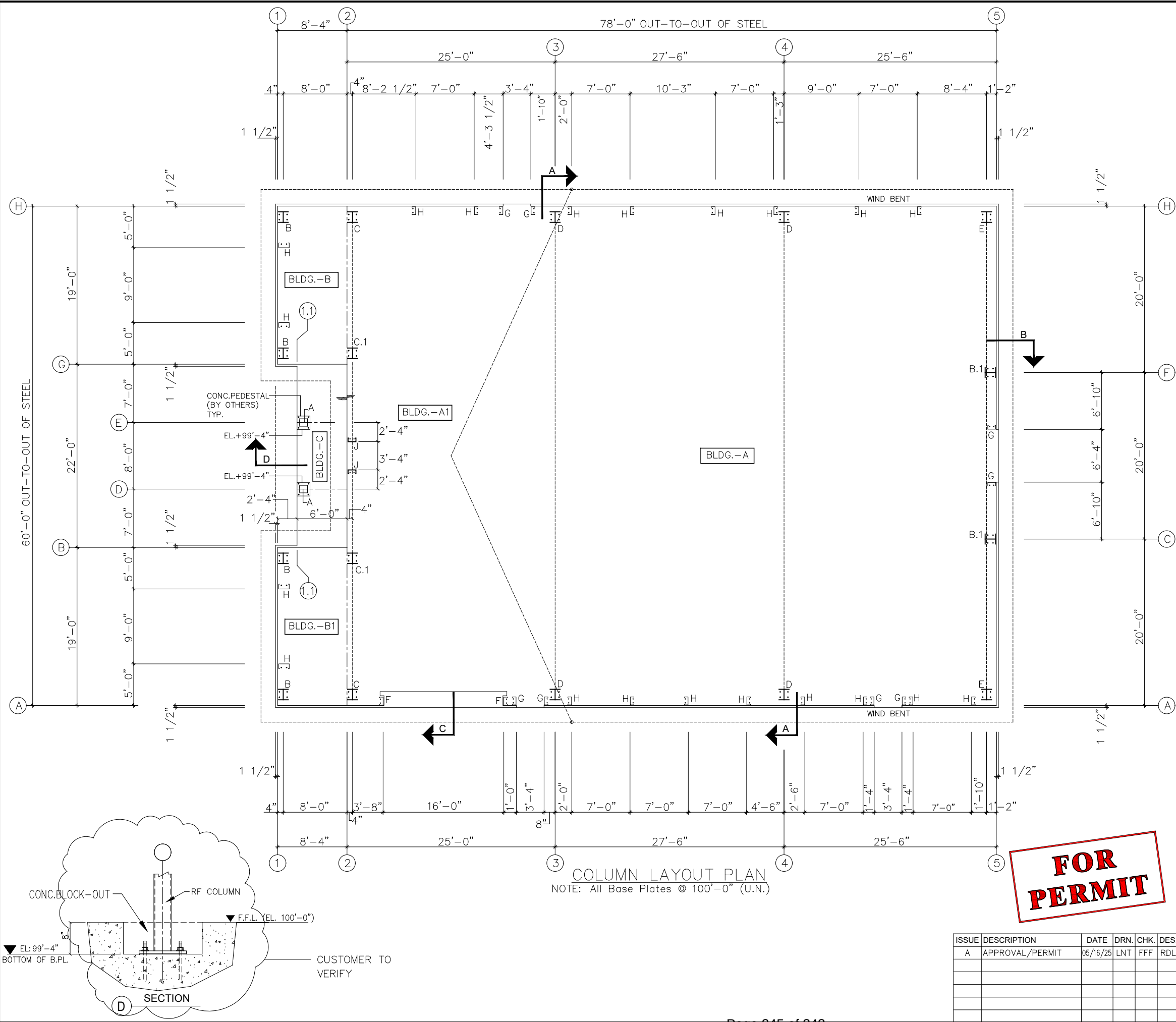
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DESCRIPTION	LEGENDS & ABBREVIATIONS
CUSTOMER	STEEL NATION BUILDINGS, INC.
END USER	COLUMBIA GAS (NISOURCE UTILITY BUILDING)
END USE	UTILITY BUILDING
STREET	1336 RIDGEVIEW ROAD
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SALES NO.: 82361	JOB NO.: 173424
SCALE: N.T.S.	DWG. NO.: C04 OF 4
ISSUE: A	



ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.
A	APPROVAL/PERMIT	05/00/25	LNT	FFF	RDL



SECTION A

STEEL LINE
8 1/4"
SUBSTRATE PANEL 'REV. PBM'
FAUX BRICK VENEER WALL (BY OTHERS)
BASE ANGLE
RF COLUMN
FINISH FLOOR

SECTION B

STEEL LINE
1 1/2" (MIN)
SUBSTRATE PANEL 'REV. PBM'
FAUX BRICK VENEER WALL (BY OTHERS)
BASE ANGLE (BY RGB) WITH DOME HEAD NAIL OR EQUAL W/ 1 7/16" EMBEDMENT LENGTH @ 2'-6" MAX. SPACING (BY OTHERS)
FINISH FLOOR
PANEL RECESS (HOLD)
1 1/2"

IMPORTANT NOTES:
NOTCH AREA INDICATES 1 1/2" INCH BY 1 1/2" INCH RECESS FOR METAL WALL SHEETS. THE SHEETS SHOULD NOT TOUCH THE BOTTOM OF THE NOTCH, WHICH WOULD VOID THE WARRANTY!

SECTION C

STEEL LINE
1'-1"
FINISH FLOOR
1 1/2" (MIN)
2 4 2 3 1/2"
RAMP (IF REQ'D.)
1 1/2"

SECTION D

CONC. BLOCK-OUT
RF COLUMN
F.F.L. (EL. 100'-0")
EL. 99'-4"
BOTTOM OF B.P.L.
CUSTOMER TO VERIFY

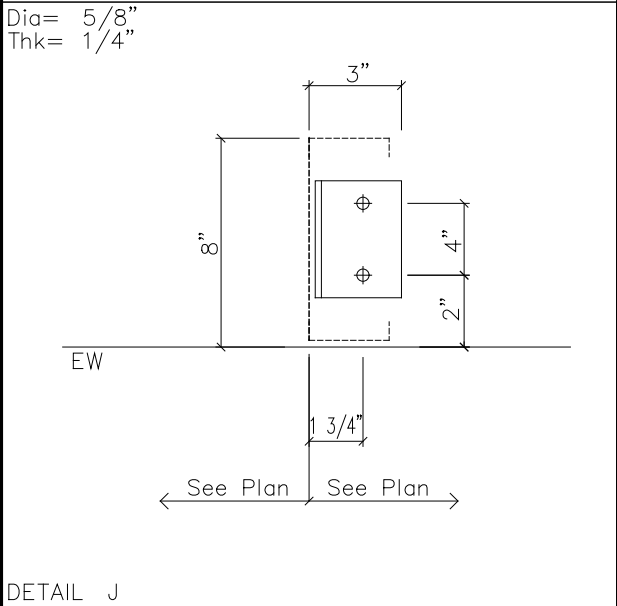
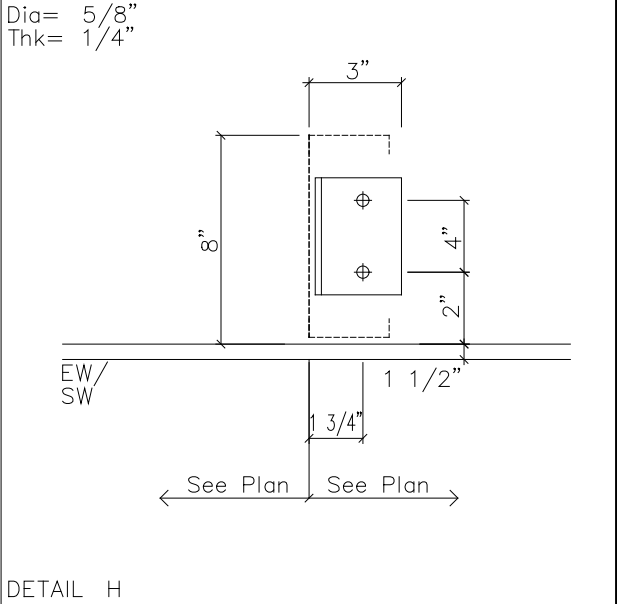
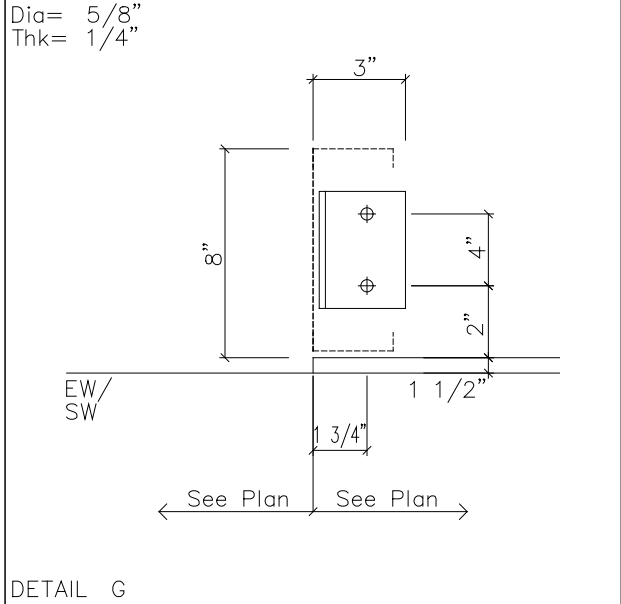
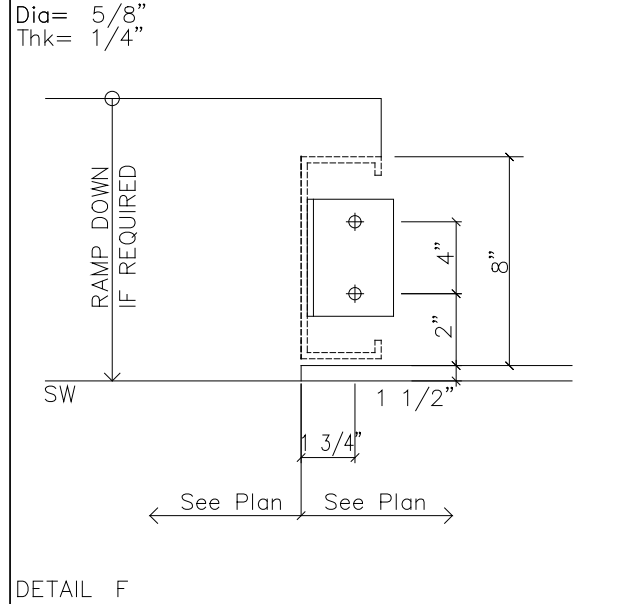
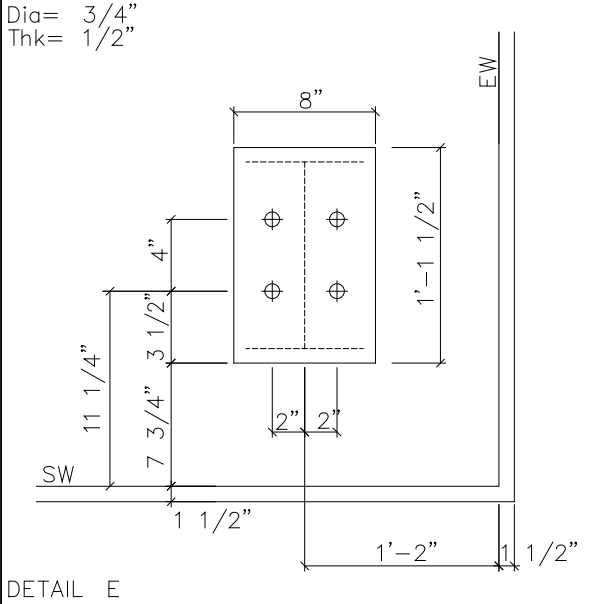
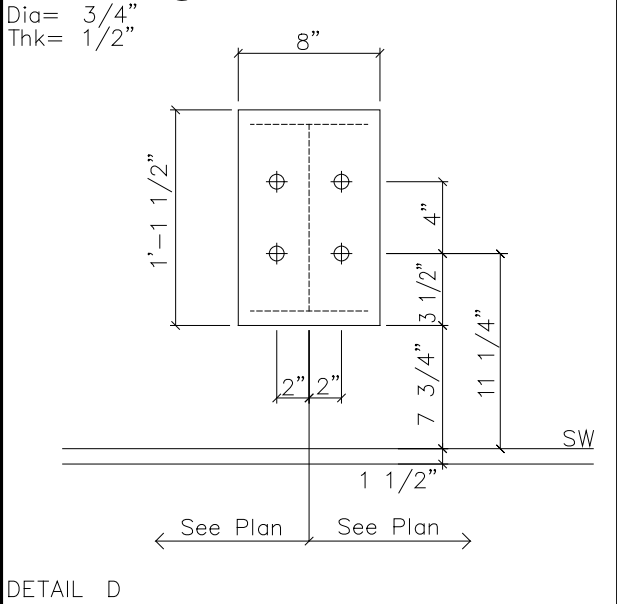
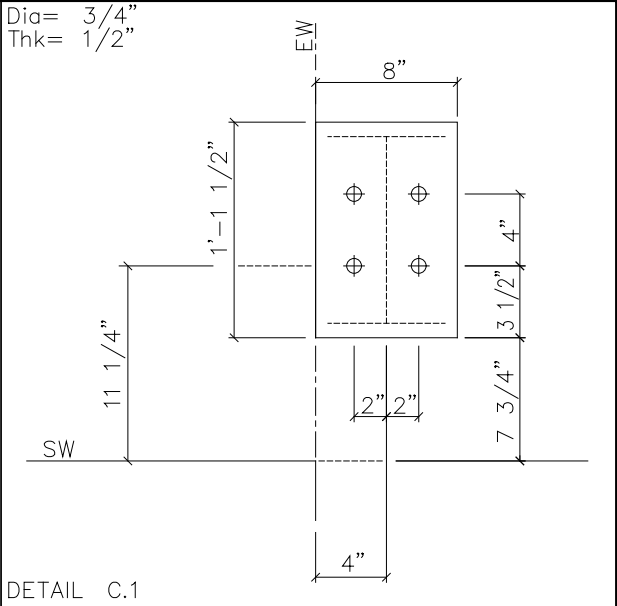
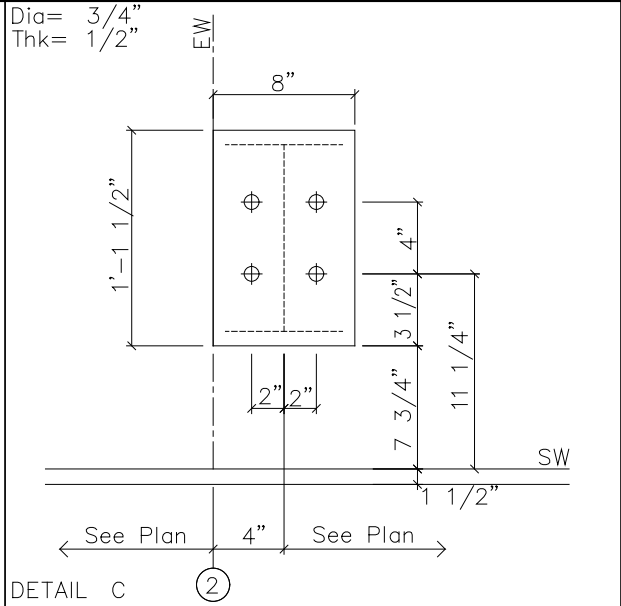
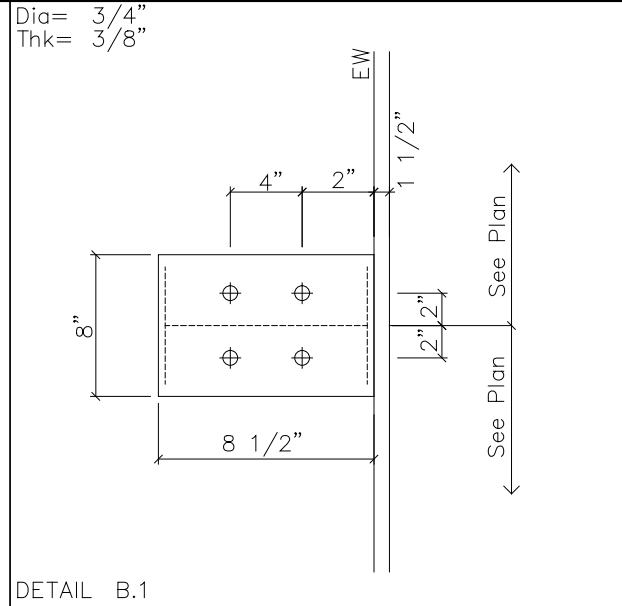
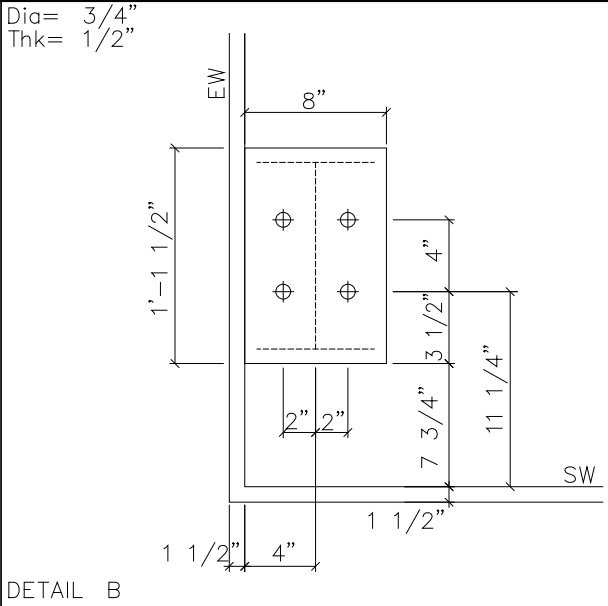
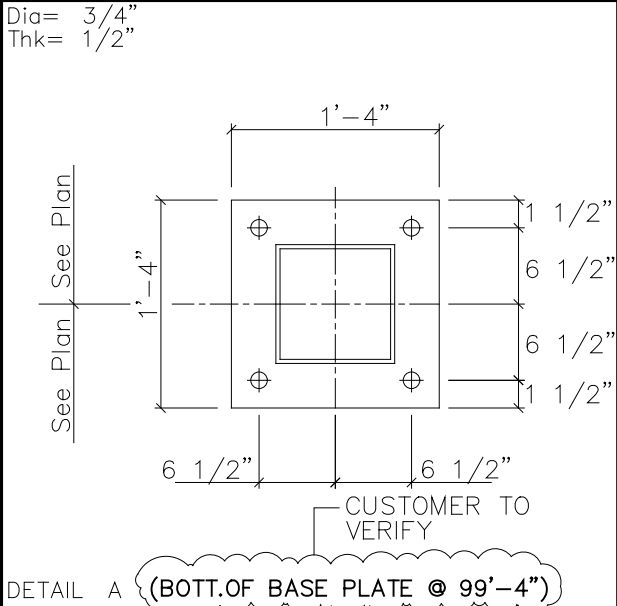
John Long
STATE OF OHIO
JOHN A. LONG
E-51396
REGISTERED PROFESSIONAL ENGINEER
5/29/2025

SEALING OF THIS DRAWING DOES NOT IMPLY OR CONSTITUTE THAT RIGID GLOBAL ENGINEER IS THE ENGINEER OF RECORD OR THE DESIGN PROFESSIONAL FOR THIS PROJECT. ONLY THE DESIGN OF THE METAL BUILDING SYSTEM AS FURNISHED BY RIGID IS INCLUDED. FOUNDATION ANALYSIS, ELECTRICAL, AND MECHANICAL SYSTEMS, AND/OR OTHER PARTS SUPPLIED BY ANYONE OTHER THAN RIGID ARE SPECIFICALLY EXCLUDED. NO INSPECTION OR SUPERVISION IS IMPLIED.

ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.
A	APPROVAL/PERMIT	05/16/25	LNT	FFF	RDL

STEELNATION
100 SOUTHPOINTE SQUARE LAND BANGOR, PA 15517
PH: 724.225.2252 INFO@STEELNATION.COM

DESCRIPTION	COLUMN LAYOUT PLAN
CUSTOMER	STEEL NATION BUILDINGS, INC.
END USER	COLUMBIA GAS (NISOURCE UTILITY BUILDING)
END USE	UTILITY BUILDING
STREET	1336 RIDGEVIEW ROAD
CITY ST ZIP	UPPER ARLINGTON, OH 43221
SALES NO.	82361
DWG NO.	173424
SCALE	3/16"
DWG. NO.	F01 OF 8
ISSUES	A



GENERAL NOTES:
① THE ANCHOR BOLT DETAILS SHOWN ON THIS DRAWING LOCATE THE ANCHOR BOLTS IN REFERENCE TO BOTH THE BUILDING STEEL LINE AND THE OUTSIDE OF RIGID'S SUGGESTED PANEL RECESS OF 1-1/2".
② THE ANCHOR BOLT SETTING PLAN LOCATES ANCHOR BOLTS IN REFERENCE TO THE OUTSIDE OF THE PANEL RECESS SHOWN. IF THE ACTUAL PANEL RECESS IS DIFFERENT FROM WHAT IS SHOWN ON THE ANCHOR BOLT SETTING PLAN, THEN ALL REFERENCE DIMENSIONS FROM THE OUTSIDE OF THE PANEL RECESS MUST BE DETERMINED BY THE CUSTOMER.
③ BOTTOM OF ALL BASE PLATES ARE AT THE SAME ELEVATION. (UNLESS NOTED)

NOTE:
ONLY ANCHOR BOLTS SETTING PLAN ISSUED & STAMPED "FOR CONSTRUCTION" SHALL BE USED IN SETTING ANCHOR BOLTS. "RIGID GLOBAL BUILDINGS" SHALL NOT BE RESPONSIBLE FOR ERROR OR DISCREPANCY IF THE DRAWING USED IS NOT VALID FOR CONSTRUCTION.

QTY.	SYMBOL	DIA.	PROJ.	ANCHOR BOLT DETAIL	
0	+	1/2"	1"	ANCHOR BOLT PROJECTION "PROJ." IS MEASURED FROM BOTTOM OF BASE PLATE	DETAIL OF ANCHOR BOLT AS PER THE SUPPLIER
64	+	5/8"	2"		
72	+	3/4"	2 1/2"		
0	+	7/8"	2 3/4"		
0	+	1"	3"	LENGTH OF "PROJ." SHOWN IS FOR ONE NUT + ONE WASHER	NUTS & WASHERS BY SUPPLIER
0	+	1 1/8"	3 1/2"		
0	+	1 1/2"	3 1/2"		
ANCHOR BOLTS NOT BY RIGID GLOBAL BUILDINGS					

FOR PERMIT



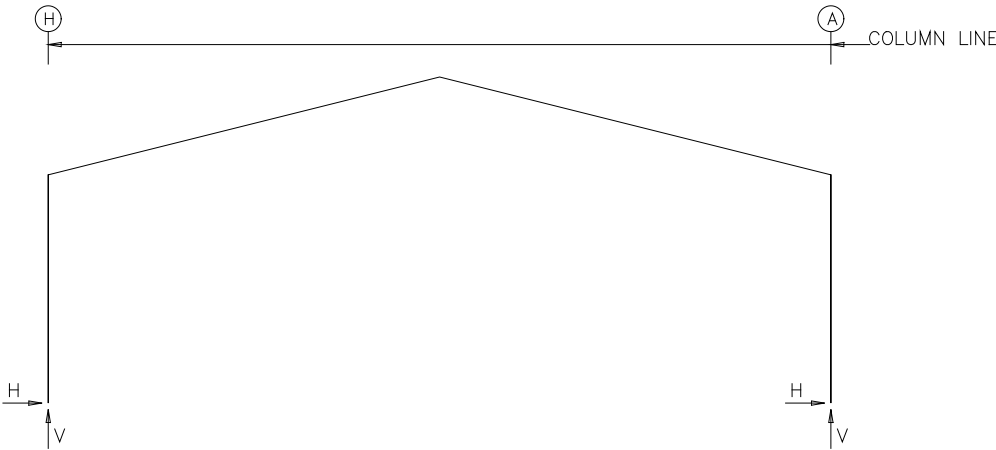
5/29/2025

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DESCRIPTION	ANCHOR BOLT DETAILS								
CUSTOMER	STEEL NATION BUILDINGS, INC.								
END USER	COLUMBIA GAS (NISOURCE UTILITY BUILDING)								
END USE	UTILITY BUILDING	BUILDING	A (Utility Building)						
STREET	1336 RIDGEVIEW ROAD								
CITY ST ZIP	UPPER ARLINGTON, OH 43221								
SALES NO:	82361	JOB NO:	173424	SCALE:	N.T.S.	DWG. NO.:	F02 OF 8	ISSUE:	A

FRAME LINES: 3 4 5



RIGID FRAME: BASIC COLUMN REACTIONS (k)

Frame Line	Column Line	-----Dead-----		-----Collateral-----		-----Live-----		-----Snow-----		-----Wind_Left1-----		-Wind_Right1-	
3*	H	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert
3*	A	1.5	3.8	2.3	4.4	7.8	17.0	7.8	17.0	-11.1	-19.6	-1.1	-12.8
		-1.5	3.8	-2.3	4.4	-7.8	17.0	-7.8	17.0	1.1	-12.8	11.1	-19.6
Frame Line	Column Line	--Wind_Left2--		-Wind_Right2-		--Wind_Long1--		--Wind_Long2--		-Seismic_Left		Seismic_Right	
3*	H	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert
3*	A	-10.1	-12.3	-0.1	-5.5	-1.9	-20.6	-3.6	-18.4	-0.7	-0.4	0.7	0.4
		0.1	-5.5	10.1	-12.3	3.6	-18.4	1.9	-20.6	-0.7	0.4	0.7	-0.4
Frame Line	Column Line	-Seismic_Long		-MIN_SNOW--		-F2CRNA_1--		-F2CRNA_2--		-F2CRNA_3--		-F2CRNA_4--	
3*	H	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert
3*	A	0.0	-1.1	7.8	17.0	0.5	10.1	1.6	10.5	0.5	5.0	1.6	5.5
		0.0	-2.1	-7.8	17.0	-1.6	5.5	-0.5	5.0	-1.6	10.5	-0.5	10.1
Frame Line	Column Line	F2UNB_SL_L-		F2UNB_SL_R-									
3*	H	Horz	Vert	Horz	Vert								
3*	A	6.3	16.4	6.3	9.2								
		-6.3	9.2	-6.3	16.4								
Frame Line	Column Line	-----Dead-----		-----Collateral-----		-----Live-----		-----Snow-----		-----Wind_Left1-----		-Wind_Right1-	
5	H	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert
5	A	0.9	2.5	1.2	2.4	4.4	9.8	4.4	9.8	-7.9	-14.4	-1.4	-9.6
		-0.9	2.5	-1.2	2.4	-4.4	9.8	-4.4	9.8	1.4	-9.6	7.9	-14.4
Frame Line	Column Line	--Wind_Left2--		-Wind_Right2-		--Wind_Long1--		--Wind_Long2--		-Seismic_Left		Seismic_Right	
5	H	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert
5	A	-7.3	-10.2	-0.8	-5.4	-1.8	-16.7	-3.2	-14.9	-0.6	-0.3	0.6	0.3
		0.8	-5.4	7.3	-10.2	3.2	-14.9	1.8	-16.7	-0.6	0.3	0.6	-0.3
Frame Line	Column Line	-Seismic_Long		-MIN_SNOW--		-F3CRNA_1--		-F3CRNA_2--		-F3CRNA_3--		-F3CRNA_4--	
5	H	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert
5	A	0.0	-1.1	4.4	9.8	0.4	9.1	1.5	9.5	0.4	4.1	1.5	4.6
		0.0	-2.1	-4.4	9.8	-1.5	4.6	-0.4	4.1	-1.5	9.5	-0.4	9.1
Frame Line	Column Line	F3UNB_SL_L-		F3UNB_SL_R-									
5	H	Horz	Vert	Horz	Vert								
5	A	3.5	9.5	3.5	5.3								
		-3.5	5.3	-3.5	9.5								

3* Frame lines: 3 4

a - Out-Of-Plane Horizontal Load

RIGID FRAME: MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES

Frm Line	Col Line	Column_Reactions(k)						Bolt(in)		Base_Plate(in)			Grout (in)
		Load Id	Hmax H	V Vmax	Load Id	Hmin H	V Vmin	Qty	Dia	Width	Length	Thick	
3*	H	1	11.6	25.2	6	-5.7	-9.5	4	0.750	8.000	13.50	0.500	0.0
		21	10.9	28.8	10	-0.2	-10.1						
3*	A	7	5.7	-9.5	1	-11.6	25.2	4	0.750	8.000	13.50	0.500	0.0
		22	-10.9	28.8	12	0.2	-10.1						
3*	Frame lines: 3 4												

RIGID FRAME: MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES

Frm Line	Col Line	Column_Reactions(k)						Bolt(in)		Base_Plate(in)			Grout (in)
		Load Id	Hmax H	V Vmax	Load Id	Hmin H	V Vmin	Qty	Dia	Width	Length	Thick	
5	H	26	6.5	15.7	6	-4.2	-7.1	4	0.750	8.000	13.50	0.500	0.0
		24	6.5	19.4	10	-0.5	-8.5						
5	A	7	4.2	-7.1	23	-6.5	15.7	4	0.750	8.000	13.50	0.500	0.0
		25	-6.5	19.4	12	0.5	-8.5						

ENDWALL COLUMN: BASIC COLUMN REACTIONS (k)

Frm Line	Col Line	Dead Vert	Wind Press	Wind Suct	Seis Long
			Horz	Horz	Horz
5	C	0.3	-5.2	5.8	0.1
5	F	0.3	-5.2	5.8	0.1

ENDWALL COLUMN: MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES

Frm Line	Col Line	Column_Reactions(k)						Bolt(in)		Base_Plate(in)			Grout (in)
		Load Id	Hmax H	V Vmax	Load Id	Hmin H	V Vmin	Qty	Dia	Width	Length	Thick	
5	C	31	3.5	0.2	30	-3.1	0.2	4	0.750	8.000	8.500	0.375	0.0
		14	-0.1	0.3									
5	F	31	3.5	0.2	30	-3.1	0.2	4	0.750	8.000	8.500	0.375	0.0
		14	-0.1	0.3									

FOR PERMIT



5/29/2025

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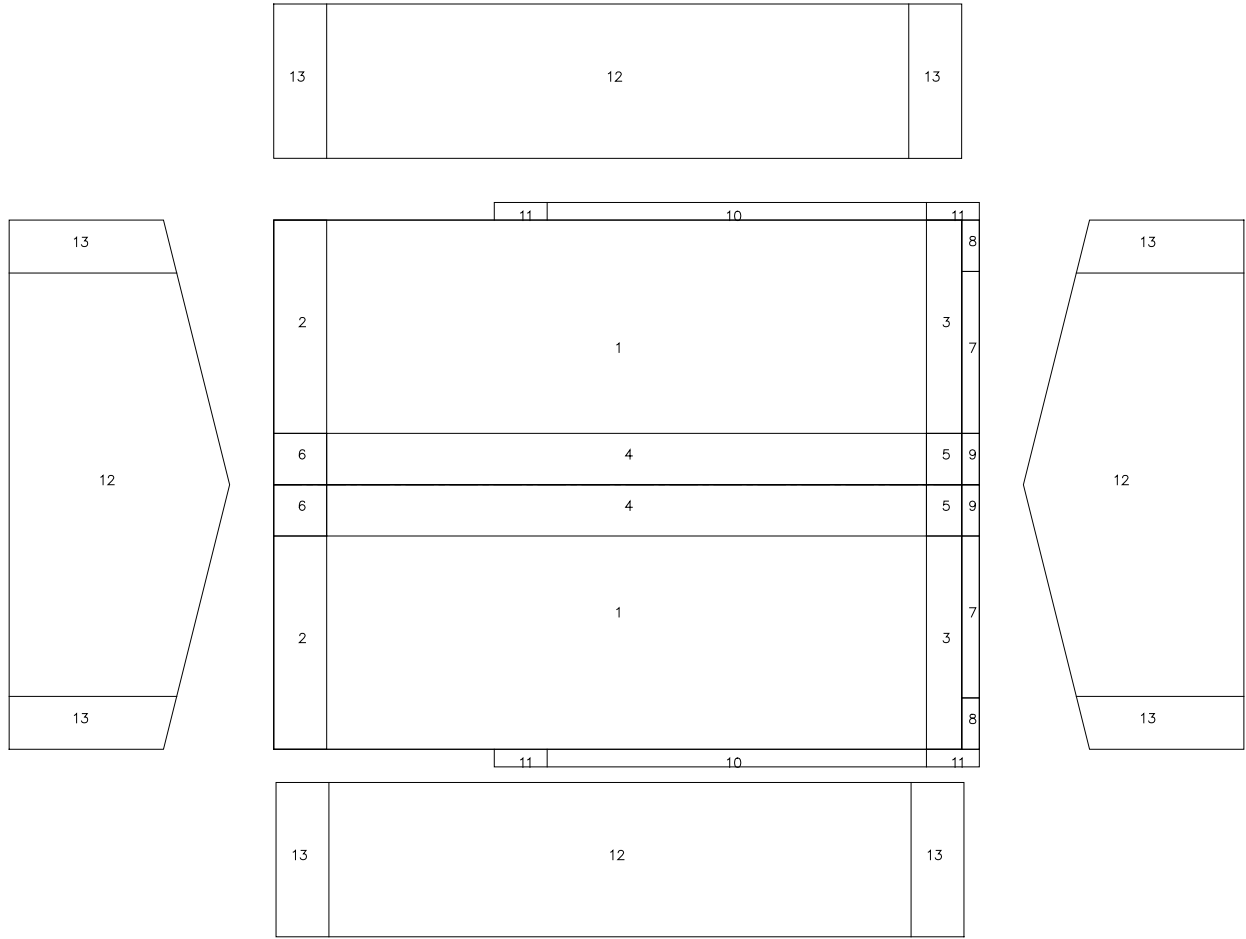
ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.	 100 SOUTHPOINTE SQUARE, LANE 4 • LANCASTER, PA 17327 PH: 734.225.2200 • INFO@STEELNATION.COM	DESCRIPTION	ANCHOR BOLT REACTIONS							
A	APPROVAL/PERMIT	05/16/25	LNT	FFF	RDL		CUSTOMER	STEEL NATION BUILDINGS, INC.							
							END USER	COLUMBIA GAS (NISOURCE UTILITY BUILDING)							
							END USE	UTILITY BUILDING	BUILDING	A (Utility Building)					
							STREET	1336 RIDGEVIEW ROAD							
							CITY ST ZIP	UPPER ARLINGTON, OH 43221							
							SALES NO.	82361	JOB NO.	173424	SCALE	N.T.S.	DWG. NO.	F03 OF 8	ISSUES

ENDWALL COLUMN:				BASIC COLUMN REACTIONS (k)		
Frm Line	Col Line	Dead Vert	Wind Press Horz	Wind Suct Horz	Seis Long Horz	
5	C	0.3	-5.2	5.8	0.1	
5	F	0.3	-5.2	5.8	0.1	

ENDWALL COLUMN:		MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES											
Frm Line	Col Line	Column_Reactions(k)						Bolt(in) Qty Dia		Base_Plate(in)			Grout (in)
		Load Id	Hmax H	V Vmax	Load Id	Hmin H	V Vmin			Width	Length	Thick	
5	C	31 14	3.5 -0.1	0.2 0.3	30	-3.1	0.2	4	0.750	8.000	8.500	0.375	0.0
5	F	31 14	3.5 -0.1	0.2 0.3	30	-3.1	0.2	4	0.750	8.000	8.500	0.375	0.0

BUILDING BRACING REACTIONS									
—Wall Loc	—Col Line	± Reactions(k)		—Wind Horz	—Seismic Horz	—Panel_Shear (lb/ft)	Wind	Seis	Note
				Vert	Vert				
L_EW	2								(h)
F_SW	A	4,5		4.0	5.2	1.6	2.1		(b)
R_EW	5								(h)
B_SW	H	4,5		4.0	5.2	0.8	1.1		(b)
(b)Wind bent in bay, base above finish floor									
(h)Rigid frame at endwall									
CRANE BRACING REACTIONS									
—Wall Loc	—Col Line	± Reactions(k)		—Crane Horz	—Seismic Horz				
				Vert	Vert				
F_SW	A	4 ,5		1.0	0.4				
B_SW	H	5 ,4		1.0	0.4				
Reactions for seismic represent shear force, Eh									
Reaction values shown are unfactored									

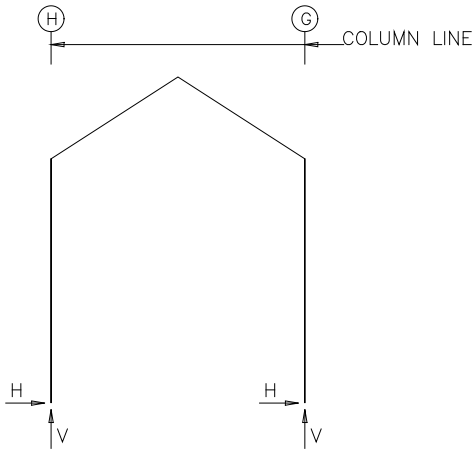
NOTES FOR REACTIONS	
1. All loading conditions are examined and only maximum/minimum H or V and the corresponding H or V are reported.	
2. Positive reactions are as shown in the sketch. Foundation loads are in opposite directions.	
3. Bracing reactions are in the plane of the brace with the H pointing away from the braced bay. The vertical reaction is downward.	
4. Building reactions are based on the following building data:	
Width	(ft) = 60.0
Length	(ft) = 78.0
Eave Height	(ft) = 17.5/ 17.5
Roof Slope	(rise/12) = 3.00/ 3.00
Roof Dead Load	(psf) = 3.0
Live Load	(psf) = 20.0
Collateral Load	(psf) = 5.0
Snow Load	(psf) = 20.0
Wind Speed	(mph) =115.0
Wind Code	=OBC 24 (IBC 21)
Exposure	=C
Closure	=Enclosed
Internal Wind Coeff	=-0.18, +0.18
Risk Category	=II - Normal
Importance - Wind	= 1.00
Importance - Seismic	= 1.00
Seismic Design Category	=B
Seismic Coeff	(Sms) = 0.19
5. Loading conditions are:	
1	Dead+Collateral+Snow+Slide_Snow
2	Dead+Collateral+0.75Live+0.45Wind_Long1R
3	Dead+Collateral+0.75Live+0.45Wind_Long2L
4	Dead+Collateral+0.75Snow+0.45Wind_Left1+0.75Snow_Drift
5	Dead+Collateral+0.75Snow+0.45Wind_Left1+0.75Slide_Snow
6	0.6Dead+0.6Wind_Left1
7	0.6Dead+0.6Wind_Right1
8	0.6Dead+0.6Wind_Left2
9	0.6Dead+0.6Wind_Right2
10	0.6Dead+0.6Wind_Long1L
11	0.6Dead+0.6Wind_Long1R
12	0.6Dead+0.6Wind_Long2L
13	0.6Dead+0.6Wind_Long2R
14	1.02Dead+1.02Collateral+0.7Seismic_LongR
15	Dead+Collateral+F1CRNA_2
16	Dead+Collateral+F1CRNA_3
17	Dead+0.75Snow+0.3Wind_Left1+0.75F1CRNA_1
18	Dead+0.75Snow+0.3Wind_Right1+0.75F1CRNA_4
19	Dead+Collateral+F1UNB_SL_L
20	Dead+Collateral+F1UNB_SL_R
21	Dead+Collateral+0.75Snow+0.75Slide_Snow+0.75F2CRNA_2
22	Dead+Collateral+0.75Snow+0.75Slide_Snow+0.75F2CRNA_3
23	Dead+Collateral+0.75Snow+0.75Slide_Snow+0.75F3CRNA_1
24	Dead+Collateral+0.75Snow+0.75Slide_Snow+0.75F3CRNA_2
25	Dead+Collateral+0.75Snow+0.75Slide_Snow+0.75F3CRNA_3
26	Dead+Collateral+0.75Snow+0.75Slide_Snow+0.75F3CRNA_4
27	0.6Dead+0.6Wind_Left1+0.6Wind_Suction
28	0.6Dead+0.6Wind_Pressure+0.6Wind_Long1L
29	0.6Dead+0.6Wind_Right1+0.6Wind_Suction
30	0.6Dead+0.6Wind_Pressure+0.6Wind_Long2L
31	0.6Dead+0.6Wind_Right2+0.6Wind_Suction



DESIGN CALCULATION WIND
82361A1

ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.	 100 SOUTHPOINTE SQUARE LAND • HANOVERBORO, PA 18037 PH: 724.233.2200 • INFO@STEELNATION.COM	DESCRIPTION	ANCHOR BOLT REACTIONS	
A	APPROVAL/PERMIT	05/16/25	LNT	FFF	RDL		CUSTOMER	STEEL NATION BUILDINGS, INC.	
							END USER	COLUMBIA GAS (NiSOURCE UTILITY BUILDING)	
							END USE	UTILITY BUILDING	BUILDING A (Utility Building)
							STREET	1336 RIDGEVIEW ROAD	
							CITY ST ZIP	UPPER ARLINGTON, OH 43221	
							SALES NO:	82361	JOB NO: 173424
							SCALE:	N.T.S.	DWG NO: F04 OF 8
							ISSUE:	A	

FRAME LINES: 1 2



RIGID FRAME: MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES

Frm Line	Col Line	Column_Reactions(k)						Bolt(in)		Base_Plate(in)			Grout (in)
		Load Id	Hmax H	V Vmax	Load Id	Hmin H	V Vmin	Qty	Dia	Width	Length	Thick	
1	H	2	1.2	1.7	5	-1.4	-1.0	4	0.750	8.000	13.50	0.500	0.0
		3	0.4	4.8	7	0.6	-4.4						
1	G	6	1.4	-1.0	1	-1.2	1.7	4	0.750	8.000	13.50	0.500	0.0
		3	-0.4	4.8	7	-0.6	-4.4						

RIGID FRAME: MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES

Frm Line	Col Line	Column_Reactions(k)						Bolt(in)		Base_Plate(in)			Grout (in)
		Load Id	Hmax H	V Vmax	Load Id	Hmin H	V Vmin	Qty	Dia	Width	Length	Thick	
2	H	2	2.3	2.9	5	-2.6	-2.1	4	0.750	8.000	13.50	0.500	0.0
		8	1.7	10.0	4	-1.9	-2.8						
2	G	6	2.6	-2.1	1	-2.3	2.9	4	0.750	8.000	13.50	0.500	0.0
		3	-0.8	6.2	7	-1.2	-5.0						

BUILDING BRACING REACTIONS

—Wall —		Col Line	± Reactions(k.)				Panel_Shear (lb/ft)		Note
Loc	Line		—Wind —	—Seismic —	Horz	Vert	Wind	Seis	
L_EW	1								(h)
F_SW	G	1,2	2.9	6.1	0.2	0.5			
R_EW	2.1	Braced to Bldg.—A							
B_SW	H	Braced to Bldg.—A							
(h)Rigid frame at endwall									
Reactions for seismic represent shear force, Eh									
Reaction values shown are unfactored									

RIGID FRAME: BASIC COLUMN REACTIONS (k)

Frame Line	Column Line	Dead		Collateral		Live		Snow		Wind_Left1		Wind_Right1	
		Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert
1	H	0.0	0.6	0.0	0.4	0.1	1.5	0.1	1.5	-1.6	-3.0	1.8	0.9
1	G	0.0	0.6	0.0	0.4	-0.1	1.5	-0.1	1.5	-1.8	0.9	1.6	-3.0
Frame Line	Column Line	Wind_Left2		Wind_Right2		Wind_Long1		Wind_Long2		Seismic_Left		Seismic_Right	
		Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert
1	H	-2.1	-2.5	1.3	1.5	1.0	-7.9	0.6	-6.0	-0.1	-0.1	0.1	0.1
1	G	-1.3	1.5	2.1	-2.5	-1.0	-7.9	-0.6	-6.0	-0.1	0.1	0.1	-0.1
Frame Line	Column Line	Seismic_Long		Wind_Left3		Wind_Right3		Wind_Left4		Wind_Right4		MIN_SNOW	
		Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert
1	H	0.0	-0.5	-1.8	-2.8	2.0	1.8	-2.3	-2.3	1.5	2.3	0.1	1.5
1	G	0.0	-0.5	-2.0	1.8	1.8	-2.8	-1.5	2.3	2.3	-2.3	-0.1	1.5
Frame Line	Column Line	Dead		Collateral		Live		Snow		Wind_Left1		Wind_Right1	
		Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert
2	H	0.1	0.9	0.1	0.7	0.2	2.5	0.2	2.5	-3.2	-5.6	3.4	2.1
2	G	-0.1	0.9	-0.1	0.7	-0.2	2.5	-0.2	2.5	-3.4	2.1	3.2	-5.6
Frame Line	Column Line	Wind_Left2		Wind_Right2		Wind_Long1		Wind_Long2		Seismic_Left		Seismic_Right	
		Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert
2	H	-4.1	-4.5	2.5	3.1	1.9	-3.1	1.2	0.1	-0.2	-0.5	0.2	0.5
2	G	-2.5	3.1	4.1	-4.5	-1.9	-9.2	-1.2	-6.0	-0.2	0.5	0.2	-0.5
Frame Line	Column Line	Seismic_Long		Wind_Left3		Wind_Right3		Wind_Left4		Wind_Right4		MIN_SNOW	
		Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert
2	H	0.0	0.0	-3.5	-5.5	3.8	3.4	-4.5	-4.4	2.9	4.5	0.2	2.5
2	G	0.0	-0.5	-3.8	3.4	3.5	-5.5	-2.9	4.5	4.5	-4.4	-0.2	2.5
Frame Line	Column Line	F2CRNA_1		F2CRNA_2		F2CRNA_3		F2CRNA_4					
		Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert				
2	H	0.3	7.6	1.0	8.3	-0.1	3.0	0.6	3.8				
2	G	-0.8	2.0	-0.5	1.2	-0.5	1.1	-0.1	0.3				

NOTES FOR REACTIONS

- All loading conditions are examined and only maximum/minimum H or V and the corresponding H or V are reported.
- Positive reactions are as shown in the sketch. Foundation loads are in opposite directions.
- Bracing reactions are in the plane of the brace with the H pointing away from the braced bay. The vertical reaction is downward.
- Building reactions are based on the following building data:

Width (ft) = 19.0

Length (ft) = 19.4

Eave Height (ft) = 18.3/ 18.3

Roof Slope (rise/12) = 7.74/ 7.74

Roof Dead Load (psf) = 2.7

Live Load (psf) = 20.0

Collateral Load (psf) = 5.0

Snow Load (psf) = 20.0

Wind Speed (mph) = 115.0

Wind Code = OBC 24 (IBC 21)

Exposure = C

Closure = Enclosed

Internal Wind Coeff = -0.18, +0.18

Risk Category = II - Normal

Importance - Wind = 1.00

Importance - Seismic = 1.00

Seismic Design Category = B

Seismic Coeff (Sms) = 0.19
- Loading conditions are:

1 Dead+0.6Wind_Left3

2 Dead+0.6Wind_Right3

3 Dead+Collateral+0.75Snow+0.45Wind_Long2R+0.75Slide_Snow

4 0.6Dead+0.6Wind_Left1

5 0.6Dead+0.6Wind_Left4

6 0.6Dead+0.6Wind_Right4

7 0.6Dead+0.6Wind_Long1L

8 Dead+0.75Snow+0.3Wind_Right2+0.75Slide_Snow+0.75F2CRNA_2

9 0.6Dead+0.6Wind_Suction+0.6Wind_Long1L

10 0.6Dead+0.6Wind_Pressure+0.6Wind_Long1L

11 Dead+Collateral+CRANEA1



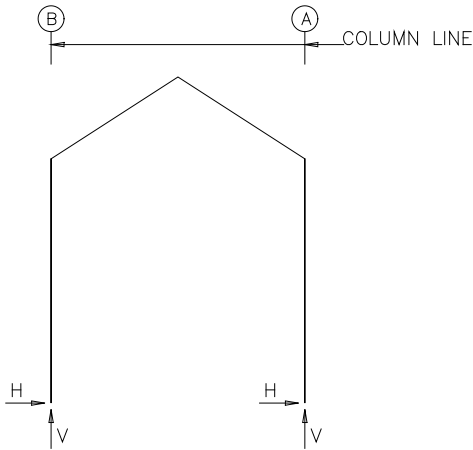
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ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.	 188 SOUTHPOINTE SQUARE LANSING MI 48203-5017 PH: 313.525.2000 info@STEELNATION.COM	DESCRIPTION	ANCHOR BOLT REACTIONS				
A	APPROVAL/PERMIT	05/16/25	LNT	FFF	RDL <td>CUSTOMER</td> <td colspan="5">STEEL NATION BUILDINGS, INC.</td>		CUSTOMER	STEEL NATION BUILDINGS, INC.				
							END USER	COLUMBIA GAS (NiSOURCE UTILITY BUILDING)				
							END USE	UTILITY BUILDING	BUILDING	A (Utility Building)		
							STREET	1336 RIDGEVIEW ROAD				
							CITY ST ZIP	UPPER ARLINGTON, OH 43221				
							SALES NO.	JOB NO.	SCALE	DWG. NO.	ISSUE	
							82361	173424	N.T.S.	F05 OF 8	A	



FRAME LINES: 1 2



RIGID FRAME: MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES

Frm Line	Col Line	Column_Reactions(k)						Bolt(in)		Base_Plate(in)			Grout (in)
		Load Id	Hmax H	V Vmax	Load Id	Hmin H	V Vmin	Qty	Dia	Width	Length	Thick	
1	B	2	1.2	1.7	5	-1.4	-1.0	4	0.750	8.000	13.50	0.500	0.0
		3	0.4	4.8	7	0.6	-4.4						
1	A	6	1.4	-1.0	1	-1.2	1.7	4	0.750	8.000	13.50	0.500	0.0
		3	-0.4	4.8	7	-0.6	-4.4						

RIGID FRAME: MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES

Frm Line	Col Line	Column_Reactions(k)						Bolt(in)		Base_Plate(in)			Grout (in)
		Load Id	Hmax H	V Vmax	Load Id	Hmin H	V Vmin	Qty	Dia	Width	Length	Thick	
2	B	2	2.3	2.9	5	-2.6	-2.1	4	0.750	8.000	13.50	0.500	0.0
		3	0.8	6.2	7	1.2	-5.0						
2	A	6	2.6	-2.1	1	-2.3	2.9	4	0.750	8.000	13.50	0.500	0.0
		8	-1.7	10.0	4	1.9	-2.8						

BUILDING BRACING REACTIONS

Loc	Wall Line	Col Line	± Reactions(k)				Panel_Shear (lb/ft)		Note
			Wind Horz	Wind Vert	Seismic Horz	Seismic Vert	Wind	Seis	
L_EW	1								(h)
F_SW	A								
R_EW	2.1								
B_SW	B								

(h)Rigid frame at endwall

Reactions for seismic represent shear force, Eh
Reaction values shown are unfactored

RIGID FRAME: BASIC COLUMN REACTIONS (k)

Frame Line	Column Line	Dead		Collateral		Live		Snow		Wind_Left1		Wind_Right1	
		Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert
1	B	0.0	0.6	0.0	0.4	0.1	1.5	0.1	1.5	-1.6	-3.0	1.8	0.9
1	A	0.0	0.6	0.0	0.4	-0.1	1.5	-0.1	1.5	-1.8	0.9	1.6	-3.0
Frame Line	Column Line	Wind_Left2		Wind_Right2		Wind_Long1		Wind_Long2		Seismic_Left		Seismic_Right	
		Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert
1	B	-2.1	-2.5	1.3	1.5	1.0	-7.9	0.6	-6.0	-0.1	-0.1	0.1	0.1
1	A	-1.3	1.5	2.1	-2.5	-1.0	-7.9	-0.6	-6.0	-0.1	0.1	0.1	-0.1
Frame Line	Column Line	Seismic_Long		Wind_Left3		Wind_Right3		Wind_Left4		Wind_Right4		MIN_SNOW	
		Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert
1	B	0.0	-0.5	-1.8	-2.8	2.0	1.8	-2.3	-2.3	1.5	2.3	0.1	1.5
1	A	0.0	-0.5	-2.0	1.8	1.8	-2.8	-1.5	2.3	2.3	-2.3	-0.1	1.5
Frame Line	Column Line	Dead		Collateral		Live		Snow		Wind_Left1		Wind_Right1	
		Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert
2	B	0.1	0.9	0.1	0.7	0.2	2.5	0.2	2.5	-3.2	-5.6	3.4	2.1
2	A	-0.1	0.9	-0.1	0.7	-0.2	2.5	-0.2	2.5	-3.4	2.1	3.2	-5.6
Frame Line	Column Line	Wind_Left2		Wind_Right2		Wind_Long1		Wind_Long2		Seismic_Left		Seismic_Right	
		Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert
2	B	-4.1	-4.5	2.5	3.1	1.9	-9.2	1.2	-6.0	-0.2	-0.5	0.2	0.5
2	A	-2.5	3.1	4.1	-4.5	-1.9	-3.1	-1.2	0.1	-0.2	0.5	0.2	-0.5
Frame Line	Column Line	Seismic_Long		Wind_Left3		Wind_Right3		Wind_Left4		Wind_Right4		MIN_SNOW	
		Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert
2	B	0.0	-0.5	-3.5	-5.5	3.8	3.4	-4.5	-4.4	2.9	4.5	0.2	2.5
2	A	0.0	0.0	-3.8	3.4	3.5	-5.5	-2.9	4.5	4.5	-4.4	-0.2	2.5
Frame Line	Column Line	F2CRNA_1		F2CRNA_2		F2CRNA_3		F2CRNA_4					
		Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert				
2	B	0.1	0.3	0.5	1.1	0.5	1.2	0.8	2.0				
2	A	-0.6	3.8	0.1	3.0	-1.0	8.3	-0.3	7.6				

NOTES FOR REACTIONS

- All loading conditions are examined and only maximum/minimum H or V and the corresponding H or V are reported.
- Positive reactions are as shown in the sketch. Foundation loads are in opposite directions.
- Bracing reactions are in the plane of the brace with the H pointing away from the braced bay. The vertical reaction is downward.
- Building reactions are based on the following building data:

Width (ft) = 19.0

Length (ft) = 19.4

Eave Height (ft) = 18.3/ 18.3

Roof Slope (rise/12) = 7.74/ 7.74

Roof Dead Load (psf) = 2.7

Live Load (psf) = 20.0

Collateral Load (psf) = 5.0

Snow Load (psf) = 20.0

Wind Speed (mph) = 115.0

Wind Code = OBC 24 (IBC 21)

Exposure = C

Closure = Enclosed

Internal Wind Coeff = -0.18, +0.18

Risk Category = II - Normal

Importance - Wind = 1.00

Importance - Seismic = 1.00

Seismic Design Category = B

Seismic Coeff (Sms) = 0.19
- Loading conditions are:

1 Dead+0.6Wind_Left3

2 Dead+0.6Wind_Right3

3 Dead+Collateral+0.75Snow+0.45Wind_Long2R+0.75Slide__Snow

4 0.6Dead+0.6Wind_Right1

5 0.6Dead+0.6Wind_Left4

6 0.6Dead+0.6Wind_Right4

7 0.6Dead+0.6Wind_Long1L

8 Dead+0.75Snow+0.3Wind_Left2+0.75Slide__Snow+0.75F2CRNA_3

9 0.6Dead+0.6Wind_Suction+0.6Wind_Long1L

10 0.6Dead+0.6Wind_Pressure+0.6Wind_Long1L

11 Dead+Collateral+CRANE A1

FOR PERMIT

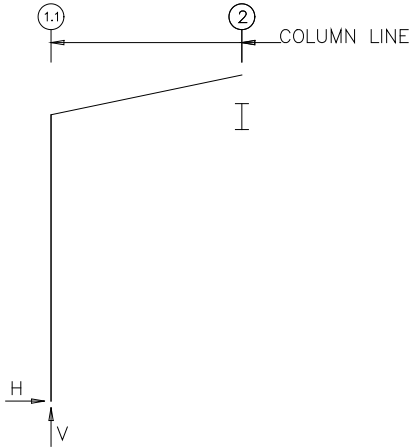


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ISSUE	DESCRIPTION	DATE	DRN	CHK	DES	STEELNATION 100 SOUTHPOINTE SQUARE LAND • HANOVERBURG, PA 17037 PH: 724.225.2200 • INFO@STEELNATION.COM	DESCRIPTION	ANCHOR BOLT REACTIONS		
A	APPROVAL/PERMIT	05/16/25	LNT	FFF	RDL		CUSTOMER	STEEL NATION BUILDINGS, INC.		
							END USER	COLUMBIA GAS (NiSOURCE UTILITY BUILDING)		
							END USE	UTILITY BUILDING	BUILDING	A (Utility Building)
							STREET	1336 RIDGEVIEW ROAD		
							CITY ST ZIP	UPPER ARLINGTON, OH 43221		
							SALES NO:	82361	JOB NO:	173424
							SCALE:	N.T.S.	DWG NO:	F06 OF 8
									ISSUE:	A

FRAME LINES: D E



RIGID FRAME: BASIC COLUMN REACTIONS (k)

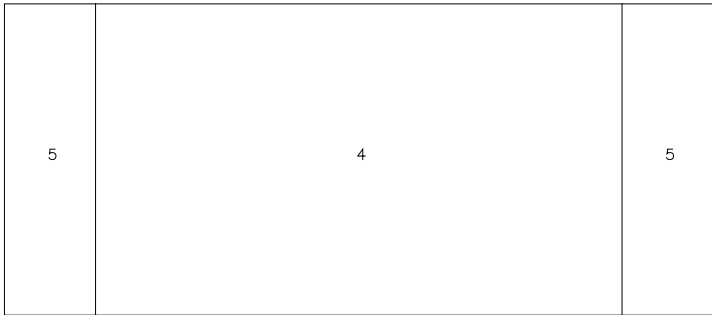
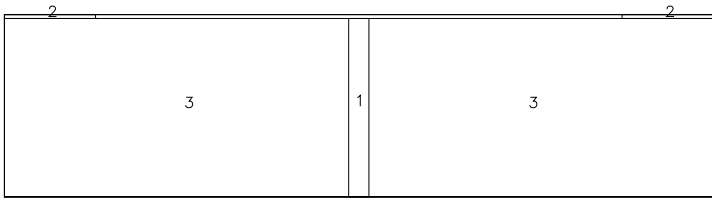
Frame Line	Column Line	-----Dead-----		-----Collateral-----		-----Live-----		-----Snow-----		-----Snow_Drift-----		-----Wind_Left1-----	
		Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert
D*	1.1	0.0	0.3	0.1	0.2	0.2	0.9	0.2	0.9	0.5	1.9	-0.5	-1.6
Frame Line	Column Line	--Wind_Right1--		--Wind_Left2--		--Wind_Right2--		--Wind_Long1--		--Wind_Long2--		--Seismic_Long	
		Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert
D*	1.1	0.6	-1.2	-1.2	-0.4	-0.1	0.0	0.7	-1.6	0.1	0.1	0.0	0.0
Frame Line	Column Line	--Wind_Left3--		--Wind_Right3--		--Wind_Left4--		--Wind_Right4--		--MIN_SNOW--			
		Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert		
D*	1.1	-0.3	-0.7	0.6	-1.2	-1.0	0.5	-0.1	0.0	0.2	0.9		

D* Frame lines: D E

BUILDING BRACING REACTIONS

---Wall---		---Col---		± Reactions(k)		---Wind---		---Seismic---		Panel_Shear	
Loc	Line	Line	Line	Horz	Vert	Horz	Vert	Horz	Vert	Wind	Seis
L_EW	B	Braced to Bldg.	-B1&B2								
F_SW	2	Braced to Bldg.	-B1&B2								
R_EW	G	Braced to Bldg.	-B1&B2								
B_SW	1.1	Braced to Bldg.	-B1&B2								

Reactions for seismic represent shear force, Eh
Reaction values shown are unfactored



DESIGN CALCULATION WIND
82361C

RIGID FRAME: MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES

Frm Line	Col Line	Column_Reactions(k)						Bolt(in)		Base_Plate(in)			Grout (in)
		Load Id	Hmax H	V Vmax	Load Id	Hmin H	V Vmin						
D*	1.1	3	0.9	1.9	5	-0.7	0.0	4	0.750	16.00	16.00	0.500	0.0
		1	0.8	3.3	6	0.5	-0.8						
D*	Frame lines: D E												

NOTES FOR REACTIONS

1. All loading conditions are examined and only maximum/minimum H or V and the corresponding H or V are reported.
2. Positive reactions are as shown in the sketch. Foundation loads are in opposite directions.
3. Bracing reactions are in the plane of the brace with the H pointing away from the braced bay. The vertical reaction is downward.
4. Building reactions are based on the following building data:

Width (ft) = 6.0
Length (ft) = 23.3
Eave Height (ft) = 9.0/ 10.3
Roof Slope (rise/12) = 2.50
Roof Dead Load (psf) = 2.5
Live Load (psf) = 20.0
Collateral Load (psf) = 5.0
Snow Load (psf) = 20.0
Wind Speed (mph) = 115.0
Wind Code = OBC 24 (IBC 21)
Exposure = C
Closure = Partially Enclosed
Internal Wind Coeff = -0.55, +0.55
Risk Category = II - Normal
Importance - Wind = 1.00
Importance - Seismic = 1.00
Seismic Design Category = B
Seismic Coeff (Sms) = 0.19
5. Loading conditions are:

1 Dead+Collateral+Snow+Snow_Drift
2 Dead+Collateral+0.75Snow+0.75Snow_Drift+0.45Wind_Left4
3 Dead+Collateral+0.75Snow+0.45Wind_Long1L+0.75Snow_Drift
4 0.6Dead+0.6Wind_Left1
5 0.6Dead+0.6Wind_Left2
6 0.6Dead+0.6Wind_Long1L
7 0.6Dead+0.6Wind_Long1R

Zone	Width (ft)	Length (ft)	Components & Cladding (Factored)			
			Pressure(psf) Member	Panel	Suction(psf) Member	Panel
1			12.71	16.22	-15.84	-42.11
2			12.71	16.22	-15.84	-42.11
3	6.00	12.00	12.71	16.22	-23.17	-67.52
4			17.59	20.64	-18.61	-20.64
5	3.00		17.59	20.64	-25.30	-33.44
(+) wind towards surface						
(-) wind away from surface						

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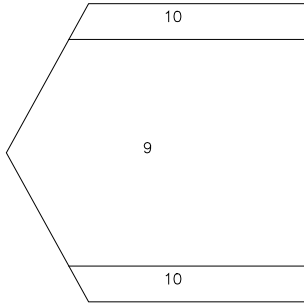
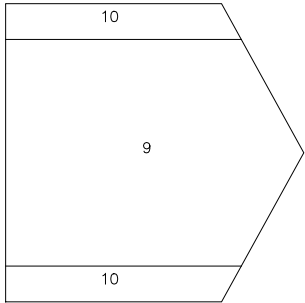
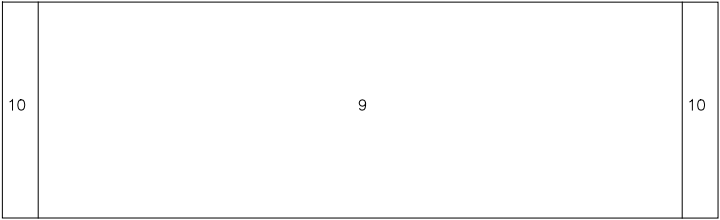
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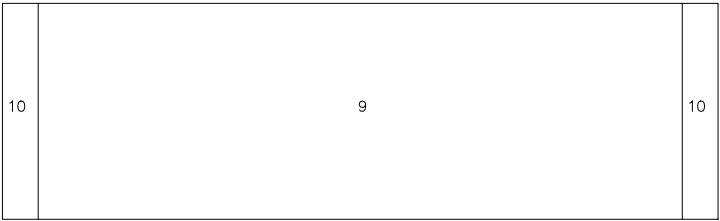
ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.	STEEL NATION 100 SOUTHPOINTE SQUARE LAND • LANDERSBURG, PA 17037 PH: 724.225.2252 • INFO@STEELNATION.COM	DESCRIPTION	ANCHOR BOLT REACTIONS							
A	APPROVAL/PERMIT	05/16/25	LNT	FFF	RDL		CUSTOMER	STEEL NATION BUILDINGS, INC.							
							END USER	COLUMBIA GAS (NiSOURCE UTILITY BUILDING)							
							END USE	UTILITY BUILDING	BUILDING	A (Utility Building)					
							STREET	1336 RIDGEVIEW ROAD							
							CITY ST ZIP	UPPER ARLINGTON, OH 43221							
						SALES NO.	82361	DWG NO.	173424	SCALE	N.T.S.	DWG OF	F07 OF 8	ISSUES	A

Components & Cladding (Factored)						
Zone	Width (ft)	Length (ft)	Pressure(psf)		Suction(psf)	
			Member	Panel	Member	Panel
1			10.91	17.33	-14.98	-30.25
2		1.00	10.91	17.33	-17.97	-33.28
3	3.00	1.00	10.91	17.33	-20.82	-40.84
4	8.28	2.00	12.55	17.33	-39.24	-42.66
5	3.00	2.00	12.55	17.33	-45.68	-50.22
6	3.00	2.00	12.55	17.33	-39.24	-42.66
7	2.28	16.00	10.08	14.44	-24.45	-39.73
8	2.28	3.00	10.08	14.44	-30.32	-50.45
9			14.52	18.03	-16.05	-19.56
10	3.00		14.52	18.03	-17.17	-24.06

(+) wind towards surface
(-) wind away from surface

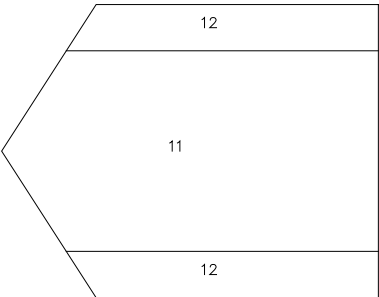
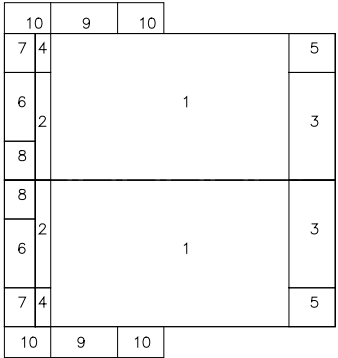
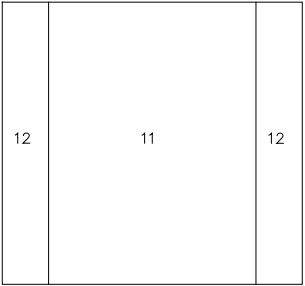


DESIGN CALCULATION WIND
82361A1

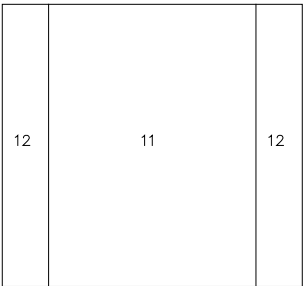


Components & Cladding (Factored)						
Zone	Width (ft)	Length (ft)	Pressure(psf)		Suction(psf)	
			Member	Panel	Member	Panel
1			10.89	17.30	-14.95	-30.20
2		1.00	10.89	17.30	-17.94	-33.22
3		3.00	10.89	17.30	-17.94	-33.22
4	3.00	1.00	10.89	17.30	-20.77	-40.77
5	3.00	3.00	10.89	17.30	-20.77	-40.77
6	5.30	2.00	10.13	17.30	-39.16	-42.58
7	3.00	2.00	10.13	17.30	-45.59	-50.13
8	3.00	2.00	10.13	17.30	-39.16	-42.58
9	2.38	4.33	10.08	14.41	-24.40	-39.66
10	2.38	3.00	10.08	14.41	-30.26	-50.37
11			13.20	16.48	-14.29	-16.48
12	3.00		13.20	16.48	-21.44	-30.15

(+) wind towards surface
(-) wind away from surface



DESIGN CALCULATION WIND
82361B



FOR PERMIT



5/29/2025

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ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.	DESCRIPTION	ANCHOR BOLT REACTIONS
A	APPROVAL/PERMIT	05/16/25	LNT	FFF	RDL	CUSTOMER	STEEL NATION BUILDINGS, INC.
						END USER	COLUMBIA GAS (NISOURCE UTILITY BUILDING)
						END USE	UTILITY BUILDING BUILDING A (Utility Building)
						STREET	1336 RIDGEVIEW ROAD
						CITY ST ZIP	UPPER ARLINGTON, OH 43221
						SALES NO:	82361
						JOB NO:	173424
						SCALE:	N.T.S.
						DWG NO:	F08 OF 8
						ISSUE:	A



MEMBER TABLE	
ROOF PLAN	
MARK	PART
EB-1	8x35C14
EB-2	W8x10
EB-3	8x35C14
P-1	8x25Z16
P-2	8x25Z16
P-3	8x25Z16
E-1	L10ES14
E-2	L10ES14
E-3	L10ES14
E-4	8x25C16
E-5	8x25C16
E-6	L10ES14
CB-1	CB0250
CB-2	CB0250

EXTENSION/CANOPY BOLTS				
ROOF PLAN (BLDG. B & B1)				
MARK	QUAN	TYPE	DIA	LENGTH
EB-2	4	A325	5/8"	1 1/2"

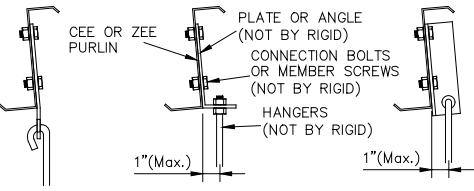
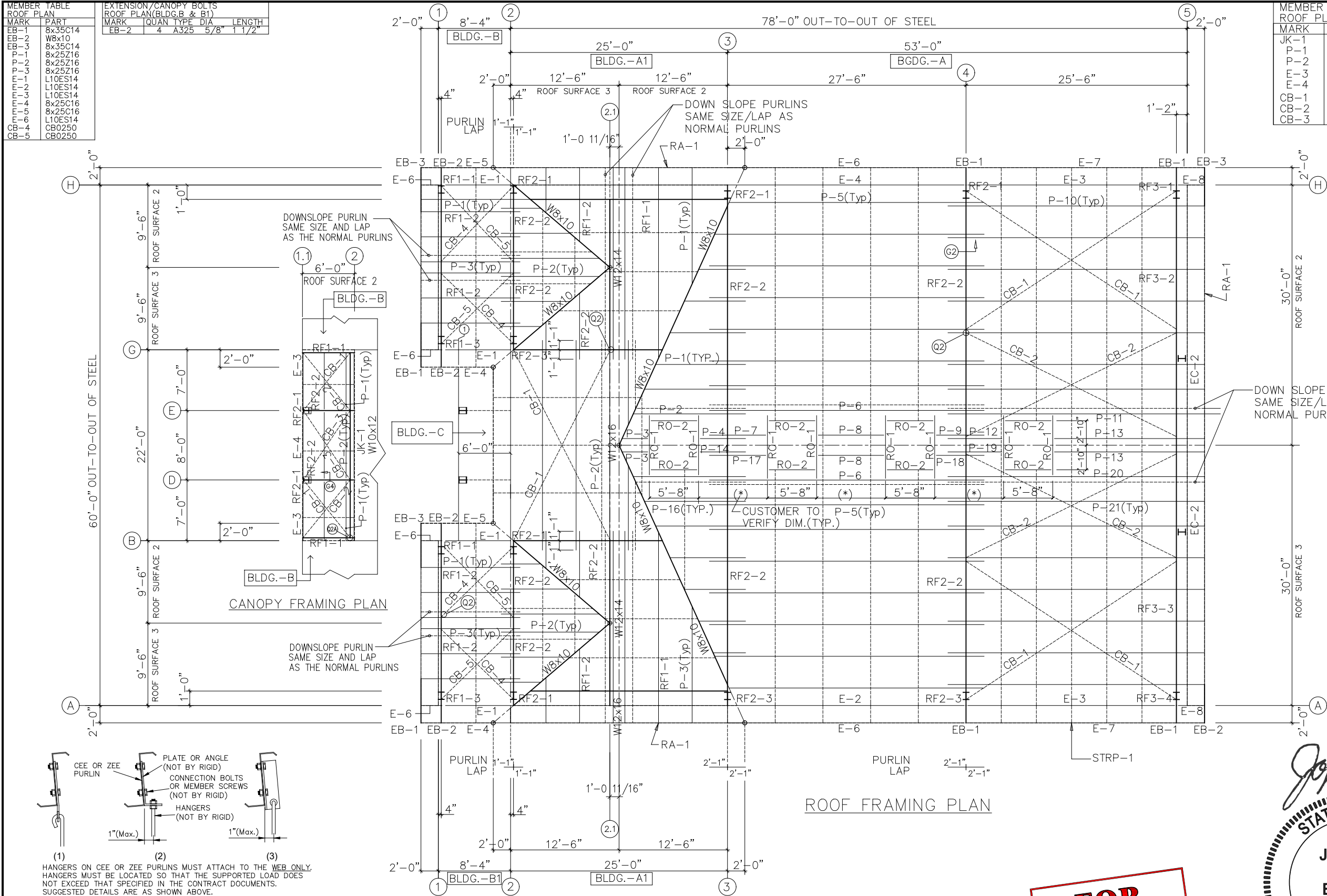
MEMBER TABLE	
ROOF PLAN (BLDG. C)	
MARK	PART
JK-1	W8x12
P-1	8x25Z16
P-2	8x25Z16
E-3	L8ES16
E-4	L8ES16
CB-1	CB0250
CB-2	CB0250
CB-3	CB0250

EXTENSION/CANOPY BOLTS				
ROOF PLAN (BLDG. A)				
MARK	QUAN	TYPE	DIA	LENGTH
EB-1	4	A325	5/8"	1 1/2"

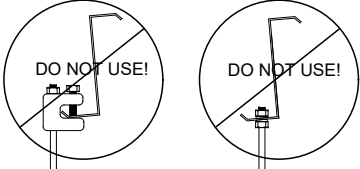
MEMBER TABLE	
ROOF PLAN	
MARK	PART
EB-1	W8x10
EB-2	8x35C14
EB-3	8x35C14
RO-1	8x25C16
RO-2	8x25C16
P-1	8x30Z14
P-2	8x30Z12
P-3	8x30Z14
P-4	8x30Z14
P-5	8x30Z14
P-6	8x30Z12
P-7	8x30Z14
P-8	8x30Z14
P-9	8x30Z14
P-10	8x30Z14
P-11	8x30Z12
P-12	8x30Z14
P-13	8x30Z14
P-14	8x30Z14
P-15	8x30Z12
P-16	8x30Z14
P-17	8x30Z14
P-18	8x30Z14
P-19	8x30Z14
P-20	8x30Z12
P-21	8x30Z14
E-1	L8ES16
E-2	L8ES16
E-3	L8ES16
E-4	L8ES16
E-5	L8ES16
E-6	8x25C12
E-7	8x25C16
E-8	L8ES16
CB-1	CB0250
CB-2	CB0250

EXTENSION/CANOPY BOLTS				
ROOF PLAN (BLDG. A1)				
MARK	QUAN	TYPE	DIA	LENGTH
EB-1	4	A325	5/8"	1 1/2"

MEMBER TABLE	
ROOF PLAN	
MARK	PART
EB-1	W8x10
P-1	8x25Z16
P-2	8x25Z16
P-3	8x25Z16
E-1	L10ES14
E-2	L10ES14
E-6	8x25C16
CB-1	CB0250



HANGERS ON CEE OR ZEE PURLINS MUST ATTACH TO THE WEB ONLY. HANGERS MUST BE LOCATED SO THAT THE SUPPORTED LOAD DOES NOT EXCEED THAT SPECIFIED IN THE CONTRACT DOCUMENTS. SUGGESTED DETAILS ARE AS SHOWN ABOVE.



DO NOT USE C-CLAMPS OR ANY OTHER HANGER ATTACHED TO THE FLANGE OF THE PURLIN. IT REDUCES THE CAPACITY OF THE PURLIN AND PRODUCE SECONDARY STRESSES.

1 TYP. COLLATERAL LOAD CONNECTION DETAIL

IMPORTANT NOTES:

High R-value roof insulation systems require two layers of insulation. The sag straps that prevent purlin roll may conflict with faced roof insulation between purlins. Rigid Global Buildings recommends an unfaced layer between the purlins that can be cut around the required framing.

ROOF FRAMING PLAN

FOR PERMIT



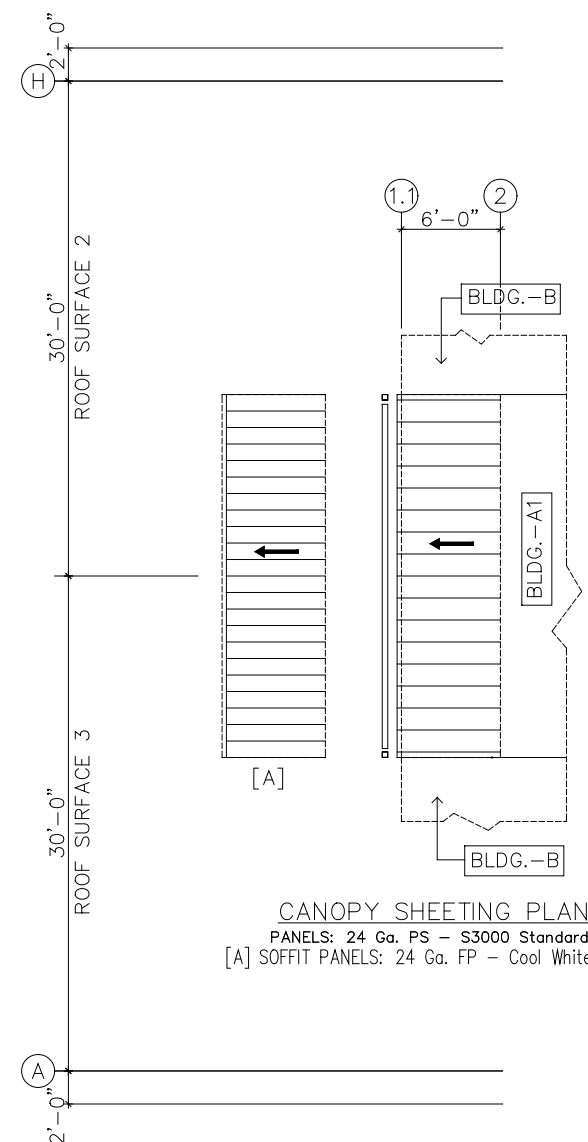
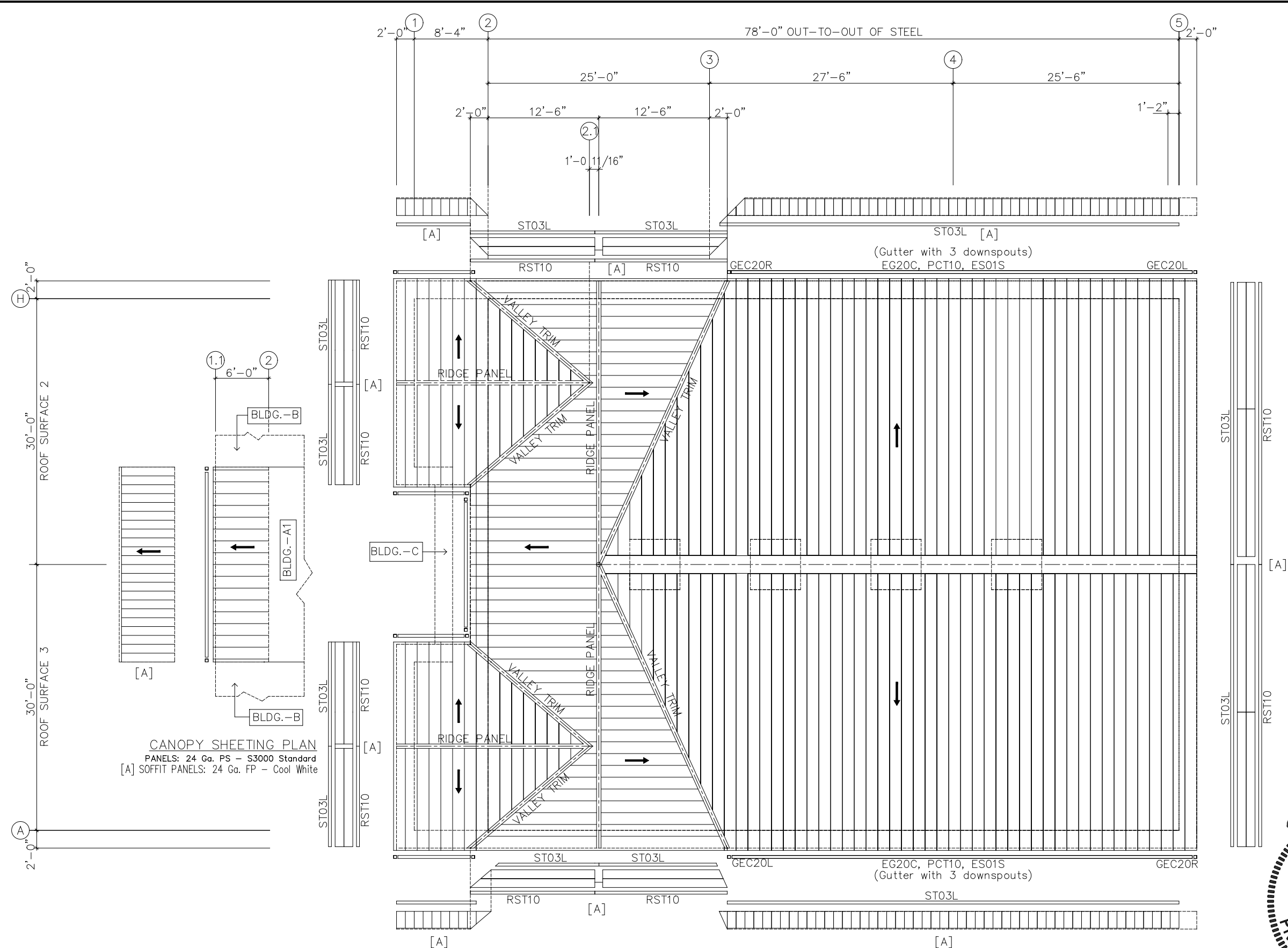
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ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.
A	APPROVAL/PERMIT	05/30/25	LNT	FFF	RDL

DESCRIPTION	ROOF FRAMING PLAN
CUSTOMER	STEEL NATION BUILDINGS, INC.
END USER	COLUMBIA GAS (NISOURCE UTILITY BUILDING)
END USE	UTILITY BUILDING
STREET	1336 RIDGEVIEW ROAD
CITY ST ZIP	UPPER ARLINGTON, OH 43221
SALES NO.	82361
DWG NO.	173424
SCALE	3/16"
DWG NO.	E01 OF 25
ISSUES	A

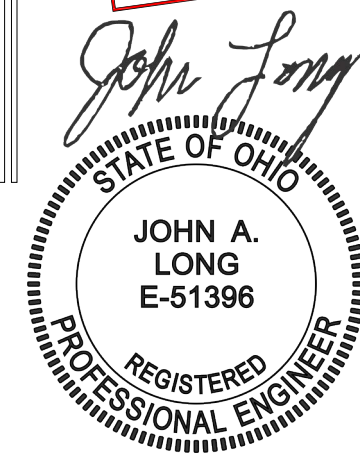




ROOF SHEETING PLAN
PANELS: 24 Ga. PS - S3000 Standard
[A] SOFFIT PANELS: 24 Ga. FP - Cool White

- IMPORTANT NOTES:**
- Additional Panel Information
- Roof Panel: Platinum (16" Wide) SSR
Roof Insulation Thickness (in.) Above Purlin: 3
SSR Clip Type: High Floating System
SSR Seam Type: Quad-Lok
1. OIL CANNING OF PANELS IS NOT A CAUSE OF REJECTION.
2. EXTREME CARE MUST BE EXERCISED DURING ERECTION OF ROOF PANELS AND TRIMS. FOOT TRAFFIC MAY RESULT IN PERMANENT PANEL DISTORTION AND FINISH ABRASION.
- ERECTOR'S NOTE
1. INSTALLER OF STANDING SEAM ROOF PANEL MUST STUDY THE INSTALLATION MANUALS PRIOR TO INSTALLATION. MANUALS ARE PROVIDED WITH THE MATERIALS SHIPMENT BUT CAN BE REQUESTED OR DOWNLOADED FROM THE RIGID GLOBAL BUILDINGS WEBSITE AT www.rigidbuilding.com
2. FAILURE TO INSTALL THE ROOF SHEETS IN ACCORDANCE WITH THE SHEETING DIRECTIONAL ARROWS SHOWN ON THESE PLANS MAY RESULT IN IMPROPER FIT-UP OF THE OUTSIDE CLOSURES (END DAMS) AND POSSIBLY OTHER TRIM COMPONENTS WHICH COULD AFFECT THE OVERALL APPEARANCE AND WEATHER TIGHTNESS OF THE BUILDING. RIGID WILL NOT BE HELD REPO-NSIBLE FOR THE CHARGES OR ADDITIONAL FIELD WORK DUE TO NOT FOLLOWING SHEETING DIRECTIONAL ARROWS AND OTHER PROCEDURES OUTLINED IN THE ERECTION MANUAL.
3. IN THE EVENT THAT A DISCREPANCY OR ERROR ARISES WITH MATERIALS SHIPPED FOR THIS PROJECT OR ON THESE ERECTION DRAWINGS, THE ERECTOR/INSTALLER MUST NOTIFY RGB PRIOR TO CORRECTING. IF RGB IS NOT NOTIFIED, RGB WILL NOT HONOR BACKCHARGES BY ANY PARTY INVOLVED.
4. MEMBER SCREW AND STITCH SCREW PATTERNS AND LOCATIONS SHALL BE IN ACCORDANCE WITH ROOF AND WALL DETAILS SHOWN ON DWG.# E_
5. RGB SUPPLIES 5% FOR OVERAGE AND ANY CLAIM ON SHORTAGE BECAUSE OF NON-COMPLIANCE WITH THE DRAWINGS SHALL NOT BE RGB'S RESPONSIBILITY.

FOR PERMIT



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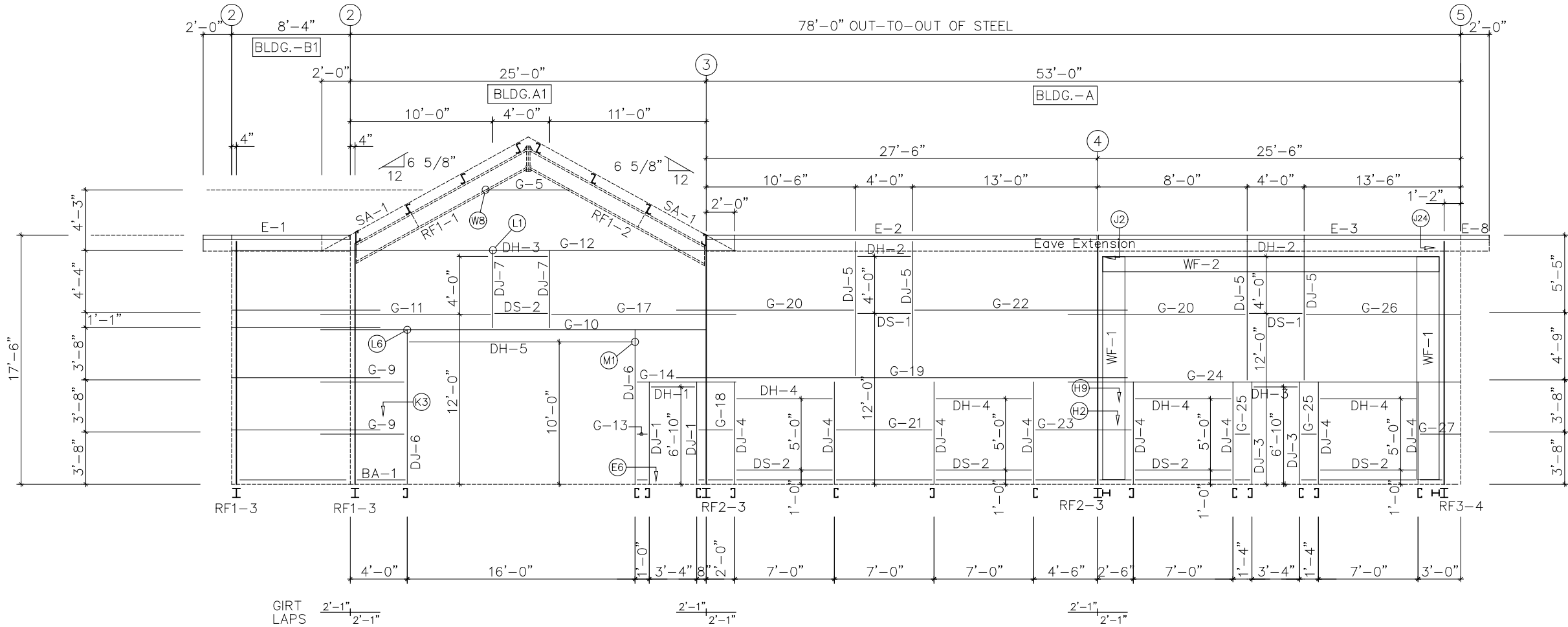
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ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.	DESCRIPTION	ROOF SHEETING PLAN
A	APPROVAL/PERMIT	05/30/25	LNT	FFF	RDL	CUSTOMER	STEEL NATION BUILDINGS, INC.
						END USER	COLUMBIA GAS (NISOURCE UTILITY BUILDING)
						END USE	UTILITY BUILDING BUILDING [A (Utility Building)]
						STREET	1336 RIDGEVIEW ROAD
						CITY ST ZIP	UPPER ARLINGTON, OH 43221
						SALES NO.	82361
						JOB NO.	173424
						SCALE	3/16"
						DWG. NO.	E02 OF 25
						ISSUES	A

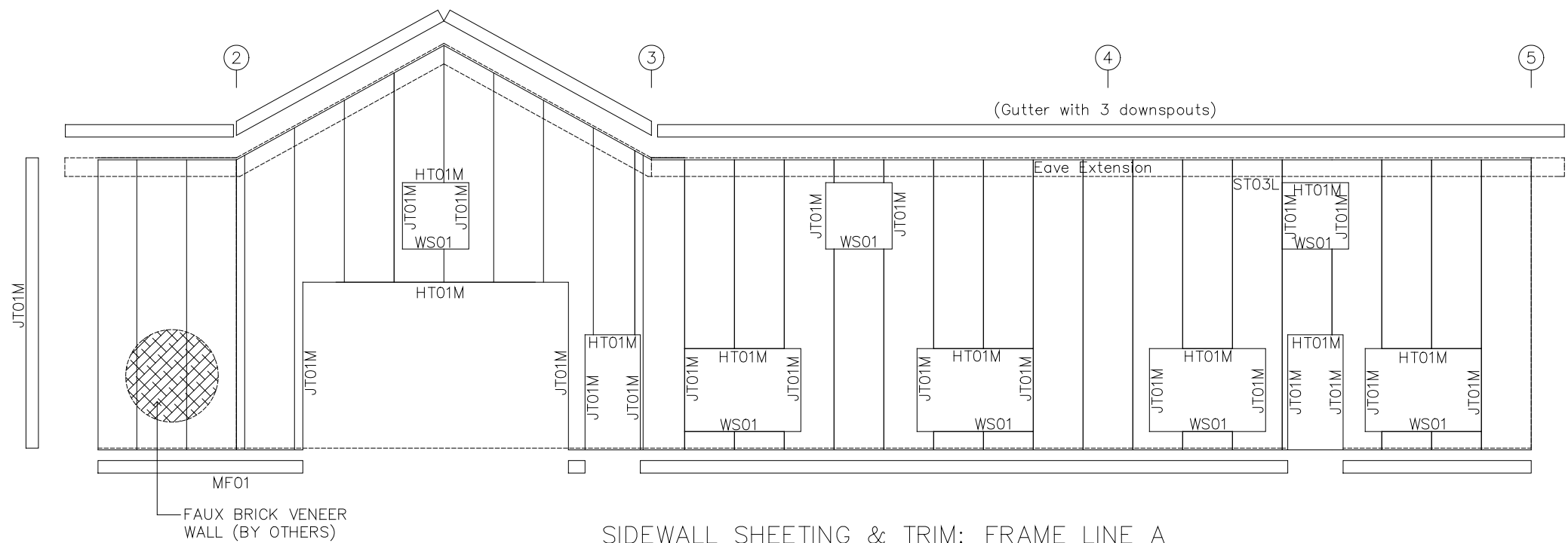


BOLT TABLE				
FRAME LINE A				
LOCATION		QUAN	TYPE	DIA
WF-1 - WF-2		8	A325	5/8"
WF-1 - RF2-3		8	A325	5/8"
WF-1 - RF3-4		8	A325	5/8"

MEMBER TABLE	
FRAME LINE A	
MARK	PART
WF-1	W18662
WF-2	W12652
DJ-1	8x35C16
DJ-2	8x25C16
DJ-3	8x25C16
DJ-4	8x25C16
DJ-5	8x25C16
DH-1	8x25C16
DH-2	8x25C16
DH-3	8x25C16
DH-4	8x25C16
DS-1	8x25C16
DS-2	8x25C16
E-2	L8ES16
E-3	L8ES16
E-8	L8ES16
G-12	8x25Z16
G-13	8x25Z14
G-14	8x25Z16
G-15	8x25Z16
G-16	8x25Z14
G-17	8x25Z16
G-18	8x25Z16
G-19	8x25Z14
G-20	8x25Z16
G-21	8x25Z16
G-22	8x25Z16
G-23	8x25Z16
G-24	8x25Z12
G-25	8x25Z16
G-26	8x25Z16
G-27	8x25Z16



SIDEWALL FRAMING: FRAME LINE A



SIDEWALL SHEETING & TRIM: FRAME LINE A

PANELS : 26 Ga. RPBM - Glvm.Plus

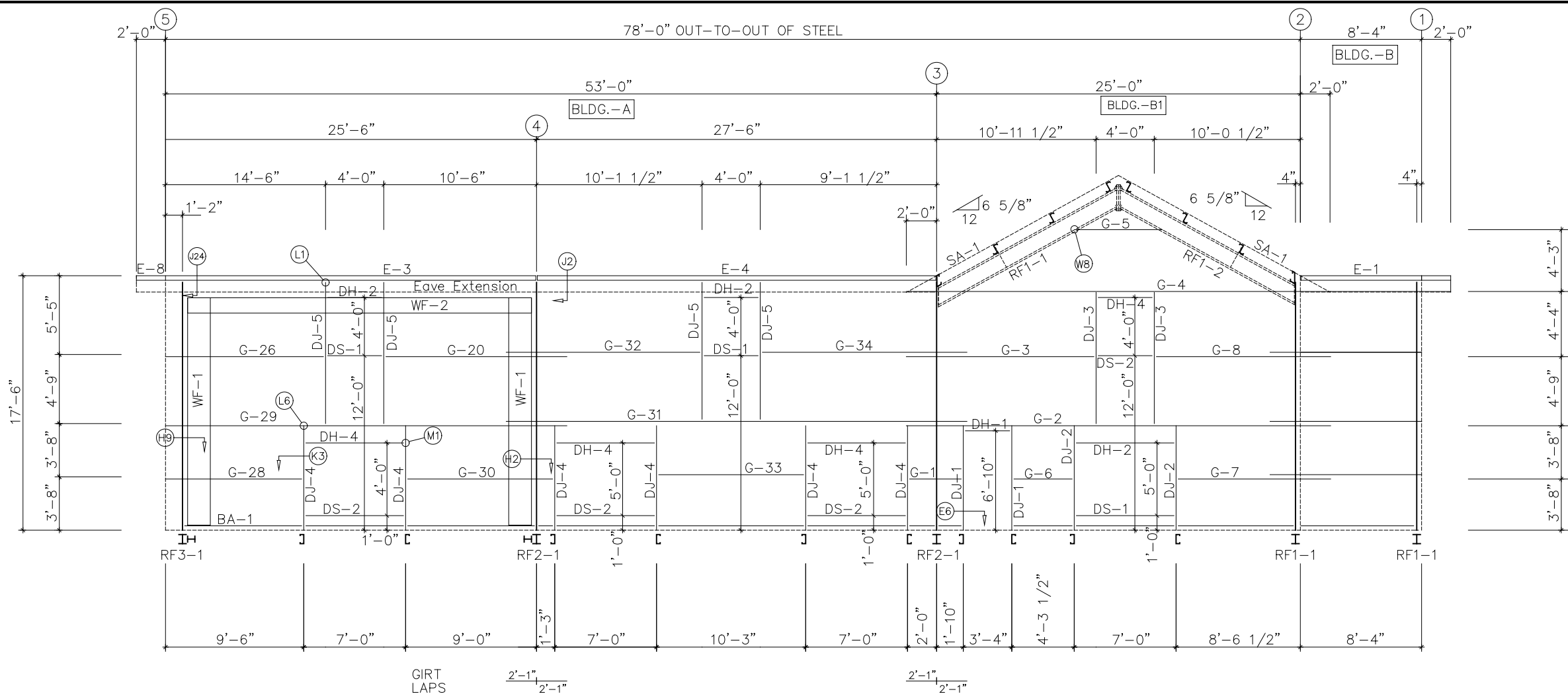
FOR PERMIT



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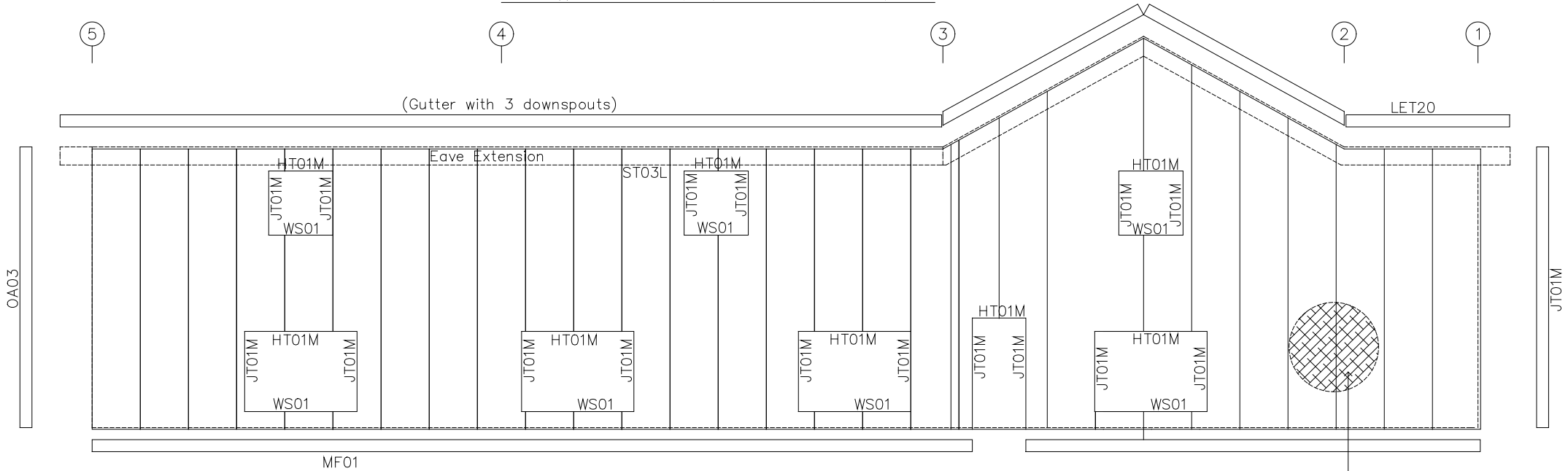
ISSUE	DESCRIPTION	DATE	DRN	CHK	DES.	DESCRIPTION	SIDEWALL FRAMING & SHEETING ELEVATION-LINE A								
A	APPROVAL/PERMIT	05/30/25	LNT	FFF	RDL	CUSTOMER	STEEL NATION BUILDINGS, INC.								
						END USER	COLUMBIA GAS (NISOURCE UTILITY BUILDING)								
						END USE	UTILITY BUILDING	BUILDING	A (Utility Building)						
						STREET	1336 RIDGEVIEW ROAD								
						CITY ST ZIP	UPPER ARLINGTON, OH 43221								
						SALES NO.	82361	DWG NO.	173424	SCALE	1/4"	DWG NO.	E03 OF 25	ISSUE	A



BOLT TABLE				
FRAME LINE H				
LOCATION		QUAN	TYPE	DIA
WF-1 - WF-2		8	A325	5/8"
WF-1 - RF3-1		8	A325	5/8"
WF-1 - RF2-1		8	A325	5/8"

MEMBER TABLE	
FRAME LINE H	
MARK	PART
WF-1	W18662
WF-2	W12652
DJ-3	8x25C16
DJ-4	8x25C16
DJ-5	8x25C16
DH-2	8x25C16
DH-3	8x25C16
DH-4	8x25C16
DS-1	8x25C16
DS-2	8x25C16
E-3	L8ES16
E-4	L8ES16
E-8	L8ES16
G-20	8x25Z16
G-26	8x25Z16
G-28	8x25Z16
G-29	8x25Z12
G-30	8x25Z16
G-31	8x25Z12
G-32	8x25Z16
G-33	8x25Z16
G-34	8x25Z16
G-35	8x25Z16
G-36	8x25Z12
G-37	8x25Z16
G-38	8x25Z16
G-39	8x25Z16
G-40	8x25Z16

SIDEWALL FRAMING: FRAME LINE H



SIDEWALL SHEETING & TRIM: FRAME LINE H
PANELS :26 Ga. RPBM - Glvm.Plus

FOR PERMIT



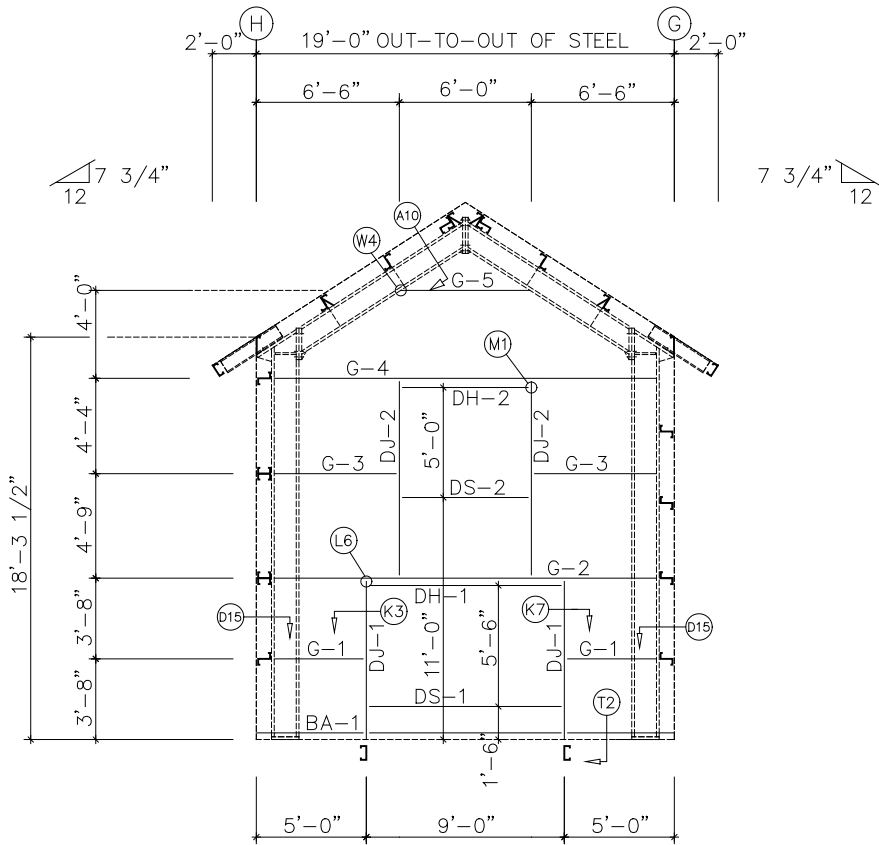
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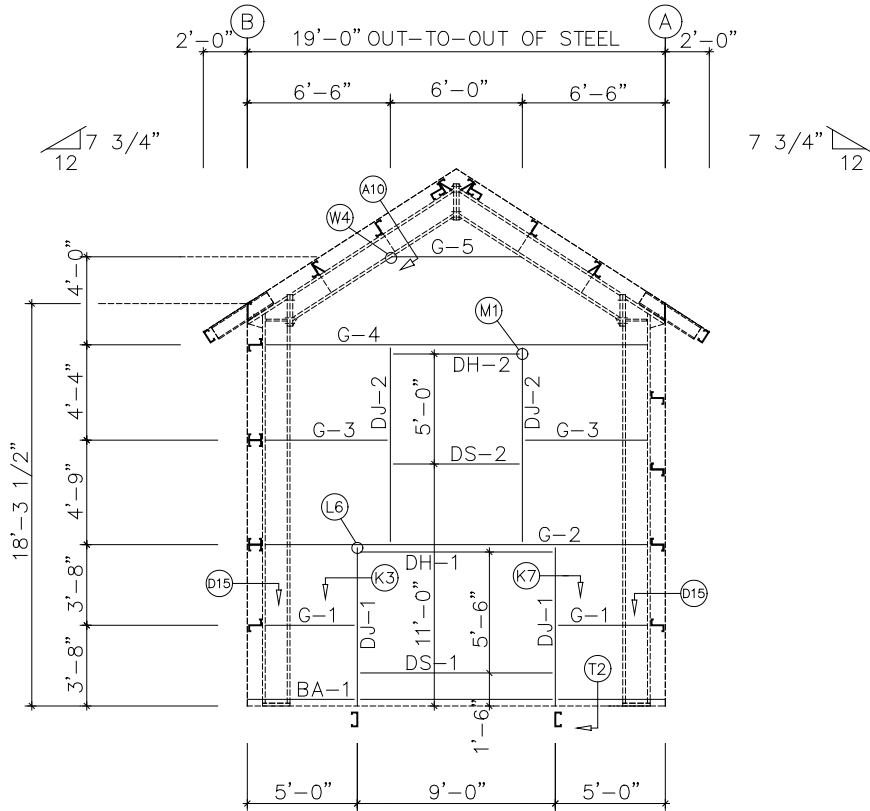
ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.	DESCRIPTION	SIDEWALL FRAMING & SHEETING ELEVATION-LINE H								
A	APPROVAL/PERMIT	05/30/25	LNT	FFF	RDL	CUSTOMER	STEEL NATION BUILDINGS, INC.								
						END USER	COLUMBIA GAS (NISOURCE UTILITY BUILDING)								
						END USE	UTILITY BUILDING	BUILDING	A (Utility Building)						
						STREET	1336 RIDGEVIEW ROAD								
						CITY ST ZIP	UPPER ARLINGTON, OH 43221								
						SALES NO.	82361	JOB NO.	173424	SCALE	1/4"	DRN. NO.	E04 OF 25	ISSUE	A



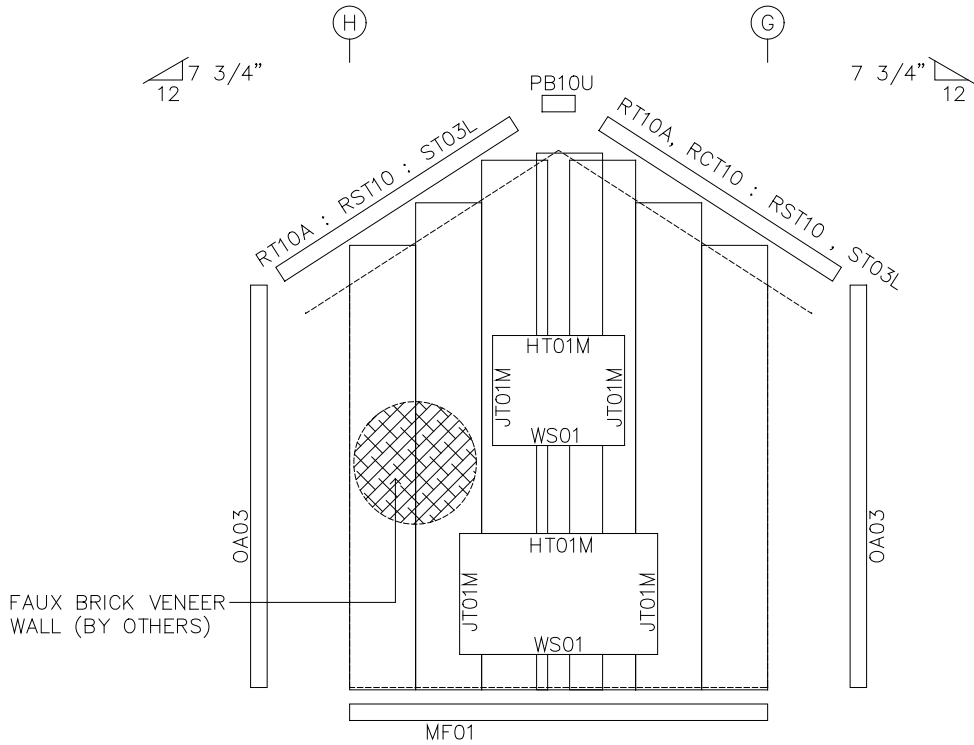
MEMBER TABLE	
FRAME LINE 1(H-G)	
MARK	PART
DJ-1	8x25C16
DJ-2	8x25C16
DH-1	8x25C16
DH-2	8x25C16
DS-1	8x25C16
DS-2	8x25C16
G-1	8x25Z16
G-2	8x25Z16
G-3	8x25Z16
G-4	8x25Z16
G-5	8x25Z16



ENDWALL FRAMING: FRAME LINE 1

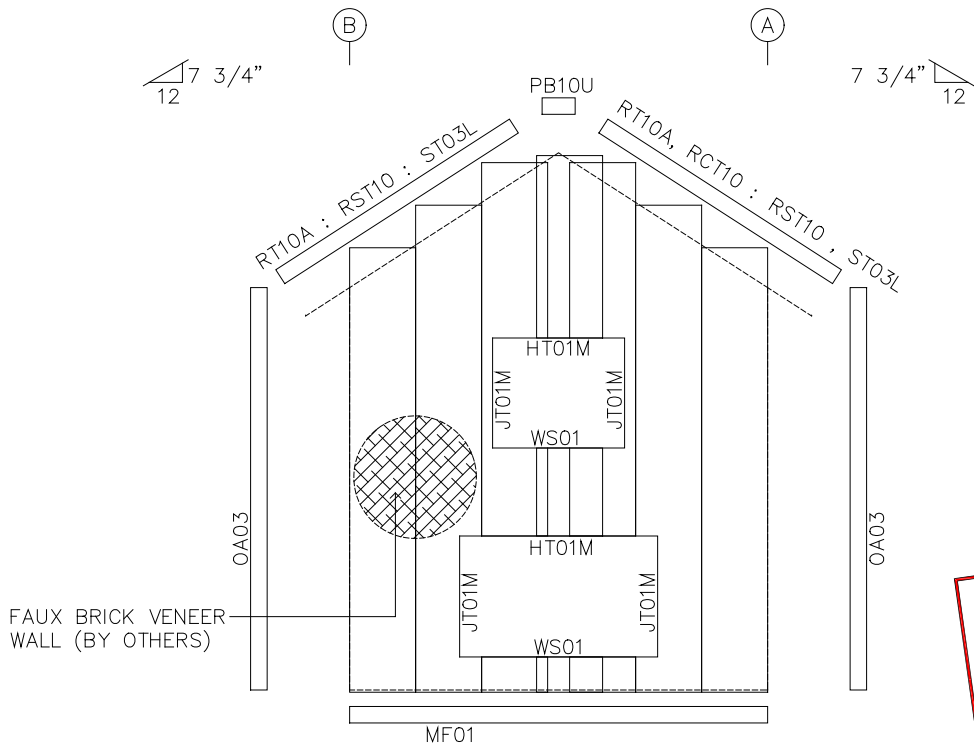


ENDWALL FRAMING: FRAME LINE 1



ENDWALL SHEETING & TRIM: FRAME LINE 1

PANELS: 26 Ga. RPBM – Glvm.Plus



ENDWALL SHEETING & TRIM: FRAME LINE 1

PANELS: 26 Ga. RPBM – Glvm.Plus

FOR PERMIT



5/29/2025

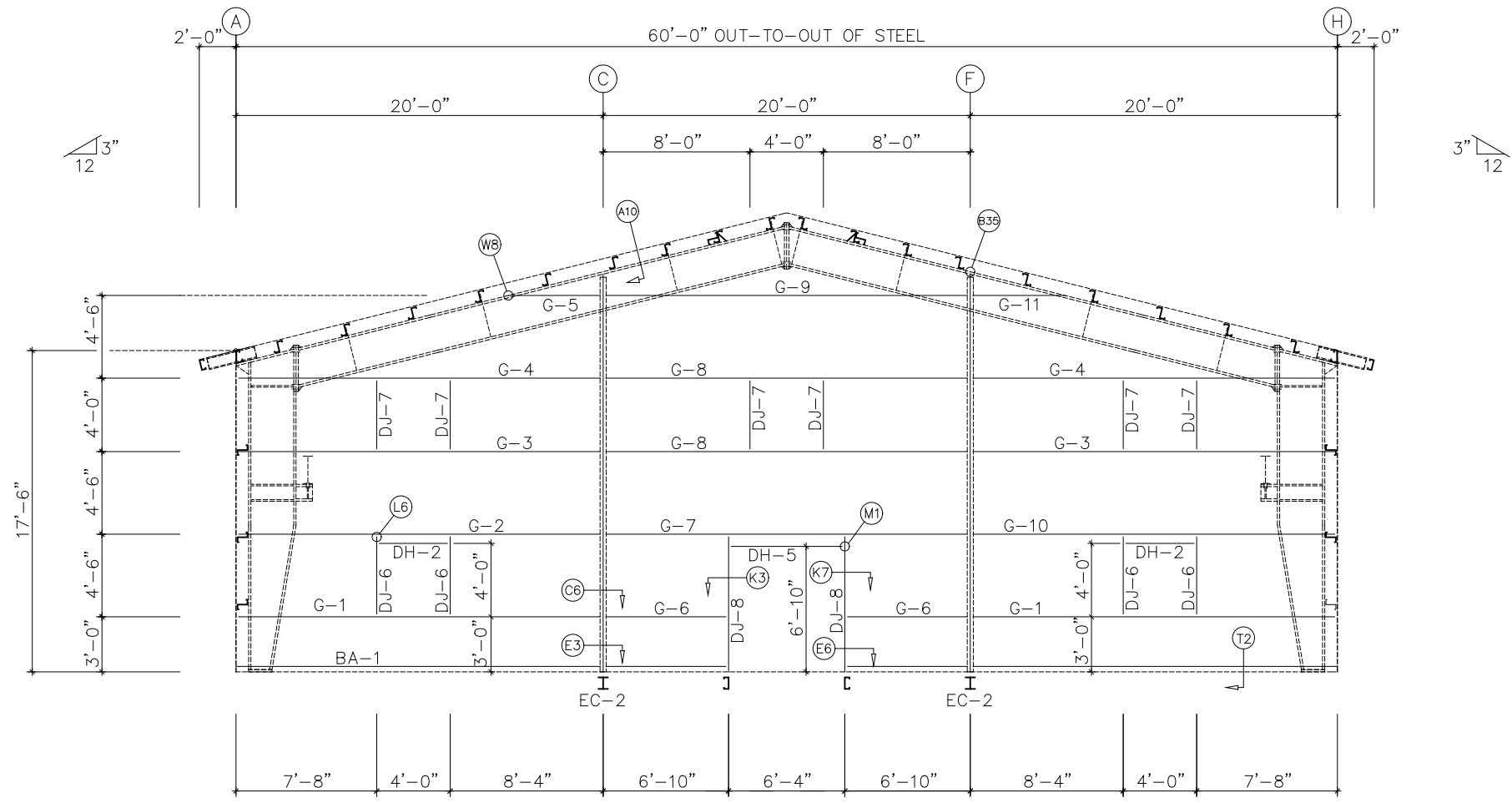
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ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.	STEELNATION 100 SOUTHPOINTE SQUARE LANE • CANONSBURG, PA 15317 PH: 724.225.2202 • INFO@STEELNATION.COM	DESCRIPTION	ENDWALL FRAMING & SHEETING ELEVATION- LINE 1							
A	APPROVAL/PERMIT	05/30/25	LNT	FFF	RDL		CUSTOMER	STEEL NATION BUILDINGS, INC.							
							END USER	COLUMBIA GAS (NISOURCE UTILITY BUILDING)							
							END USE	UTILITY BUILDING	BUILDING	A (Utility Building)					
							STREET	1336 RIDGEVIEW ROAD							
							CITY ST ZIP	UPPER ARLINGTON, OH 43221							
						SALES NO:	82361	JOB NO:	173424	SCALE:	1/4"	DWG. NO:	E05 OF 25	ISSUES:	A

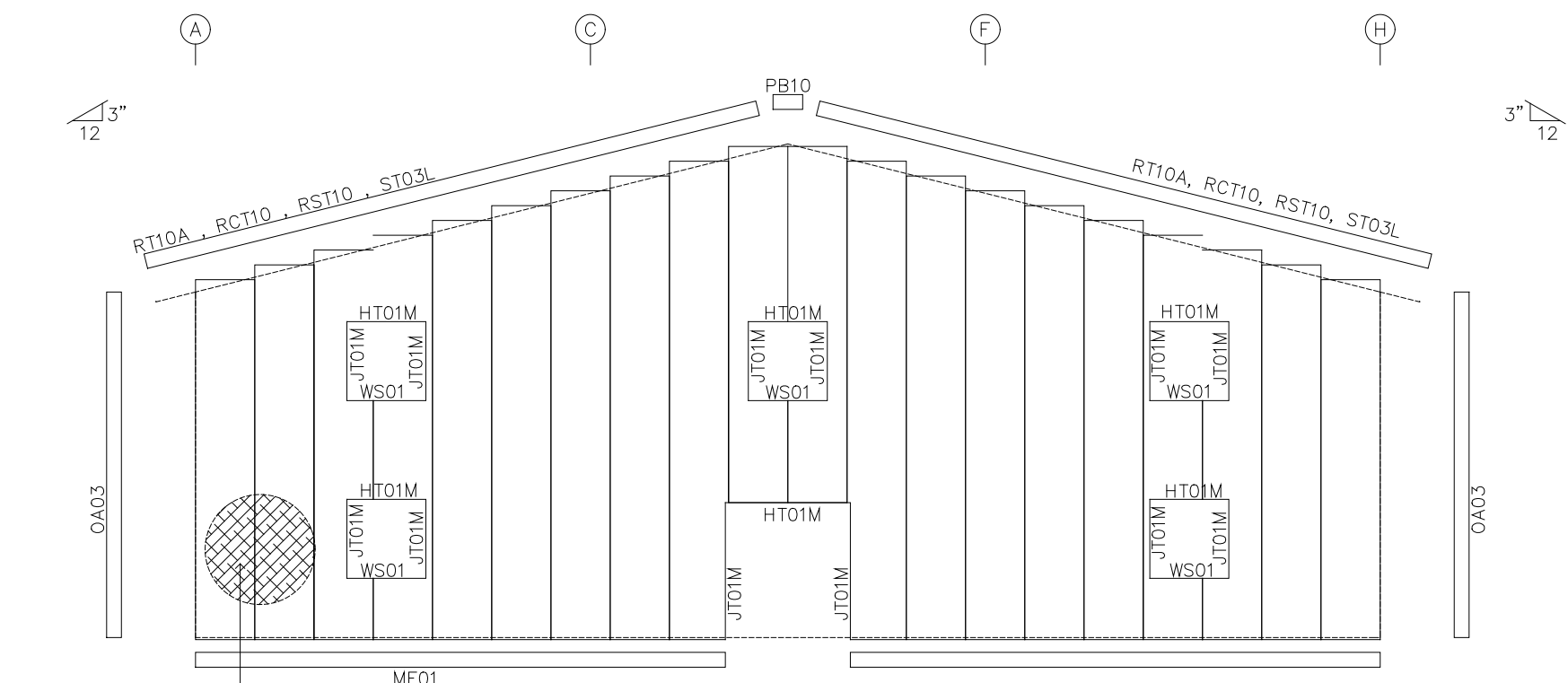
NOTE:
FIELD CUT PANEL TO SUIT ROOF SLOPE:

BOLT TABLE				
FRAME LINE 5				
LOCATION	QUAN	TYPE	DIA	LENGTH
Columns/Raf	2	A325	1/2"	1 1/4"

MEMBER TABLE	
FRAME LINE 5	
MARK	PART
EC-2	W8x13
DJ-6	8x25C16
DJ-7	8x25C16
DJ-8	8x25C16
DH-2	8x25C16
DH-5	8x25C16
G-1	8x25C16
G-2	8x25Z16
G-3	8x25C12
G-4	8x25C12
G-5	8x25Z16
G-6	8x25Z16
G-7	8x25Z14
G-8	8x25C12
G-9	8x35Z14
G-10	8x25Z16
G-11	8x25Z16



ENDWALL FRAMING: FRAME LINE 5



ENDWALL SHEETING & TRIM: FRAME LINE 5

PANELS: 26 Ga. RPBM - Glvm.Plus

FOR PERMIT



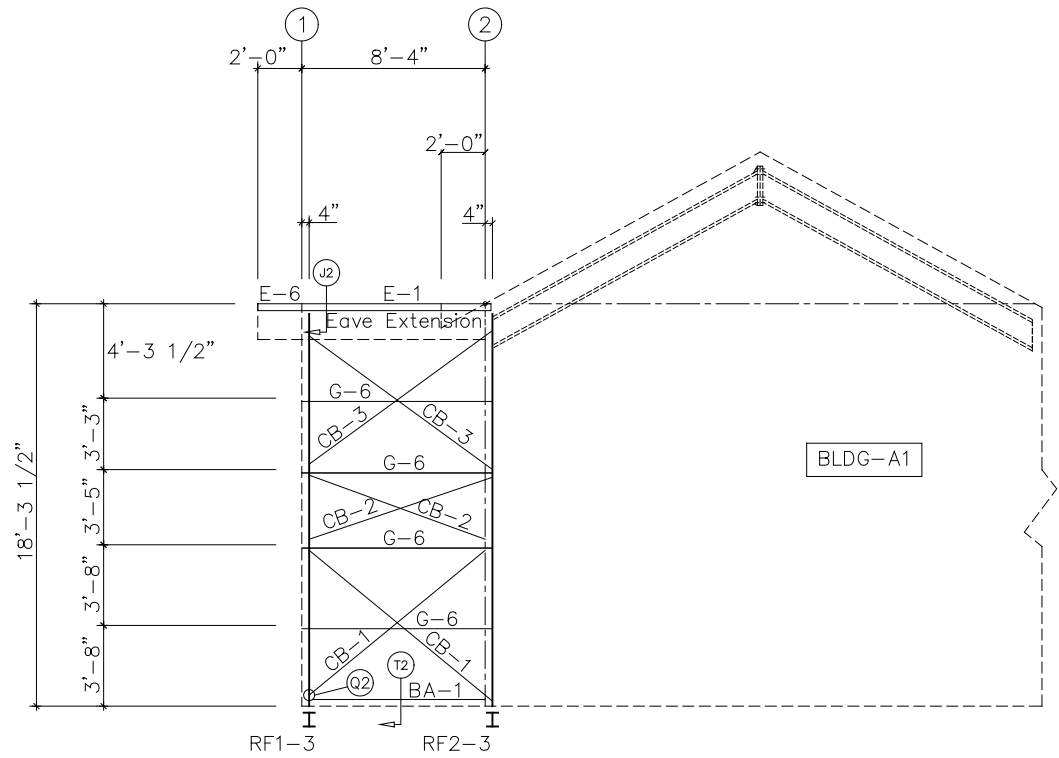
5/29/2025

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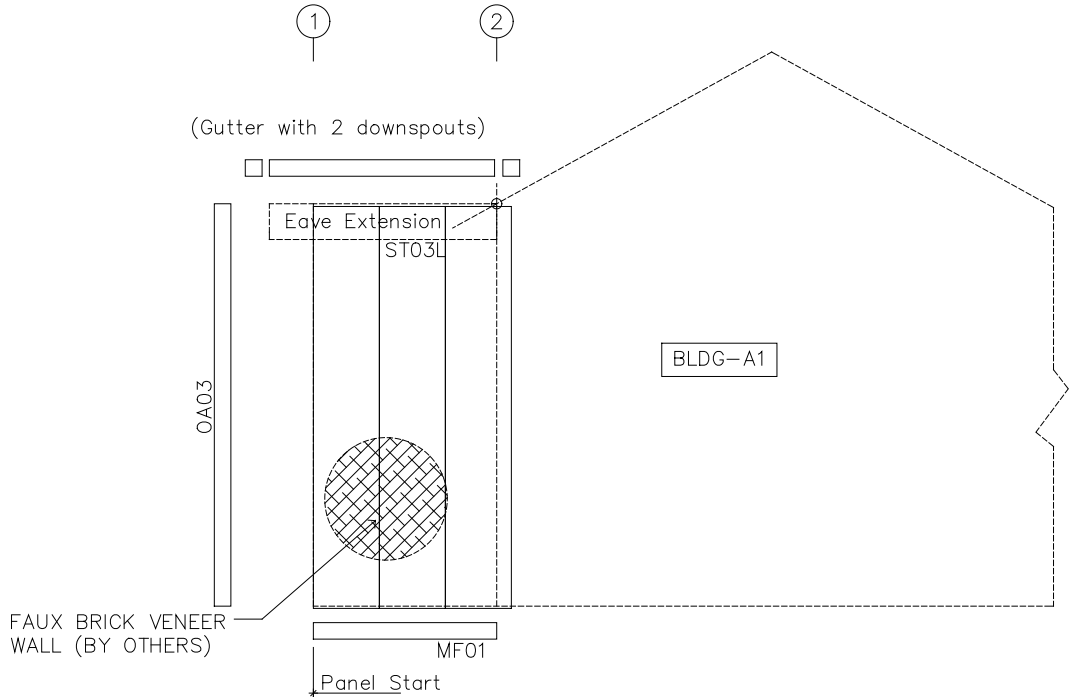
ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.	DESCRIPTION	ENDWALL FRAMING & SHEETING ELEVATION-LINE 5
A	APPROVAL/PERMIT	05/30/25	LNT	FFF	RDL	CUSTOMER	STEEL NATION BUILDINGS, INC.
						END USER	COLUMBIA GAS (NISOURCE UTILITY BUILDING)
						END USE	UTILITY BUILDING
						STREET	1336 RIDGEVIEW ROAD
						CITY ST ZIP	UPPER ARLINGTON, OH 43221
						SALES NO.	82361
						JOB NO.	173424
						SCALE	1/4"
						DWG. NO.	E06 OF 25
						ISSUES	A



NOTE:
FIELD CUT PANEL TO SUIT ROOF SLOPE:

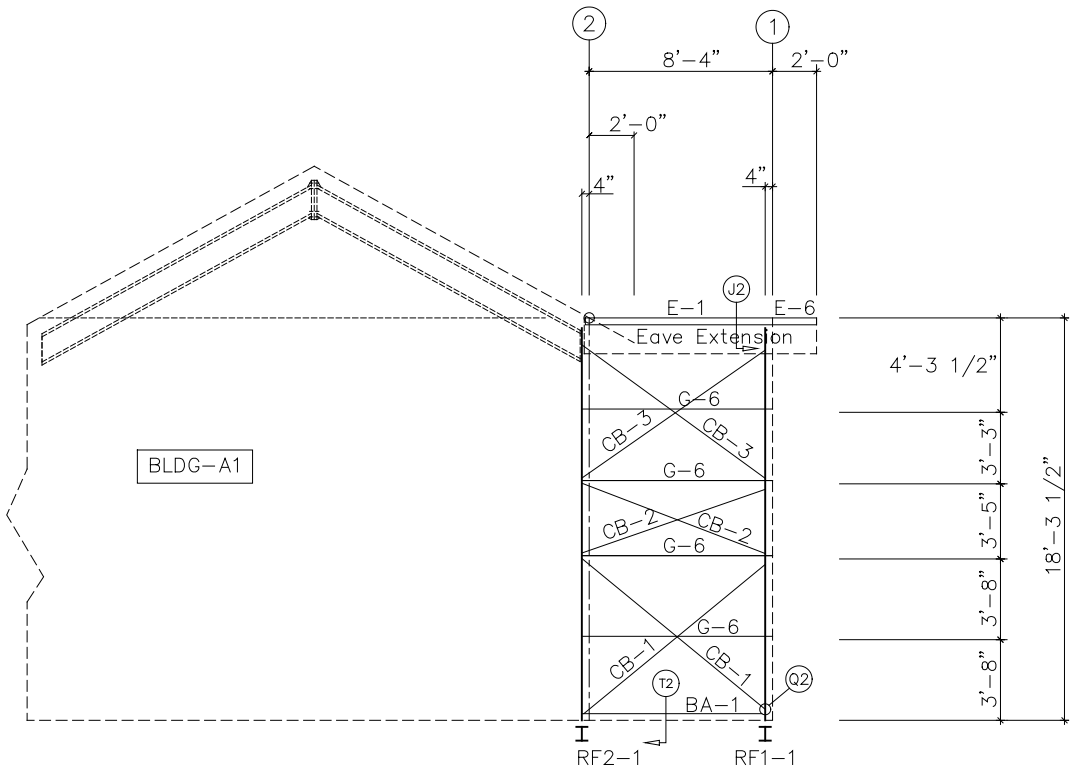


SIDEWALL FRAMING: FRAME LINE G

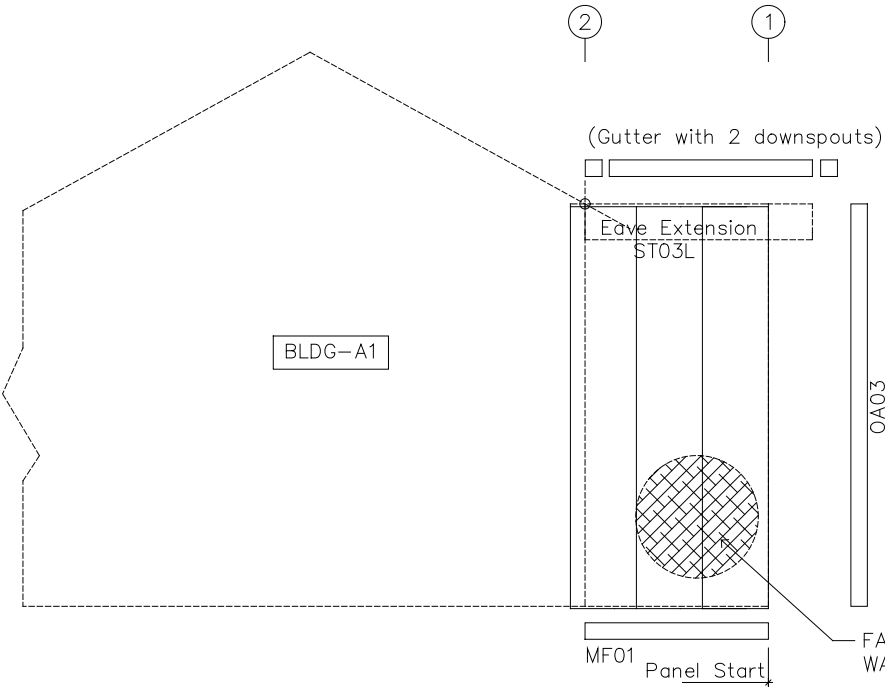


SIDEWALL SHEETING & TRIM: FRAME LINE G

PANELS: 26 Ga. RPBM - Glvm.Plus



SIDEWALL FRAMING: FRAME LINE B



SIDEWALL SHEETING & TRIM: FRAME LINE B

PANELS: 26 Ga. RPBM - Glvm.Plus

MEMBER TABLE	
FRAME LINE G	
MARK	PART
E-1	L10ES14
E-2	L10ES14
E-6	L10ES14
G-6	8x25Z16
G-7	8x25Z16
CB-1	CB0250
CB-2	CB0250
CB-3	CB0250

MEMBER TABLE	
FRAME LINE B	
MARK	PART
E-1	L10ES14
E-3	L10ES14
E-6	L10ES14
G-6	8x25Z16
G-7	8x25Z16
CB-1	CB0250
CB-2	CB0250
CB-3	CB0250

FOR PERMIT

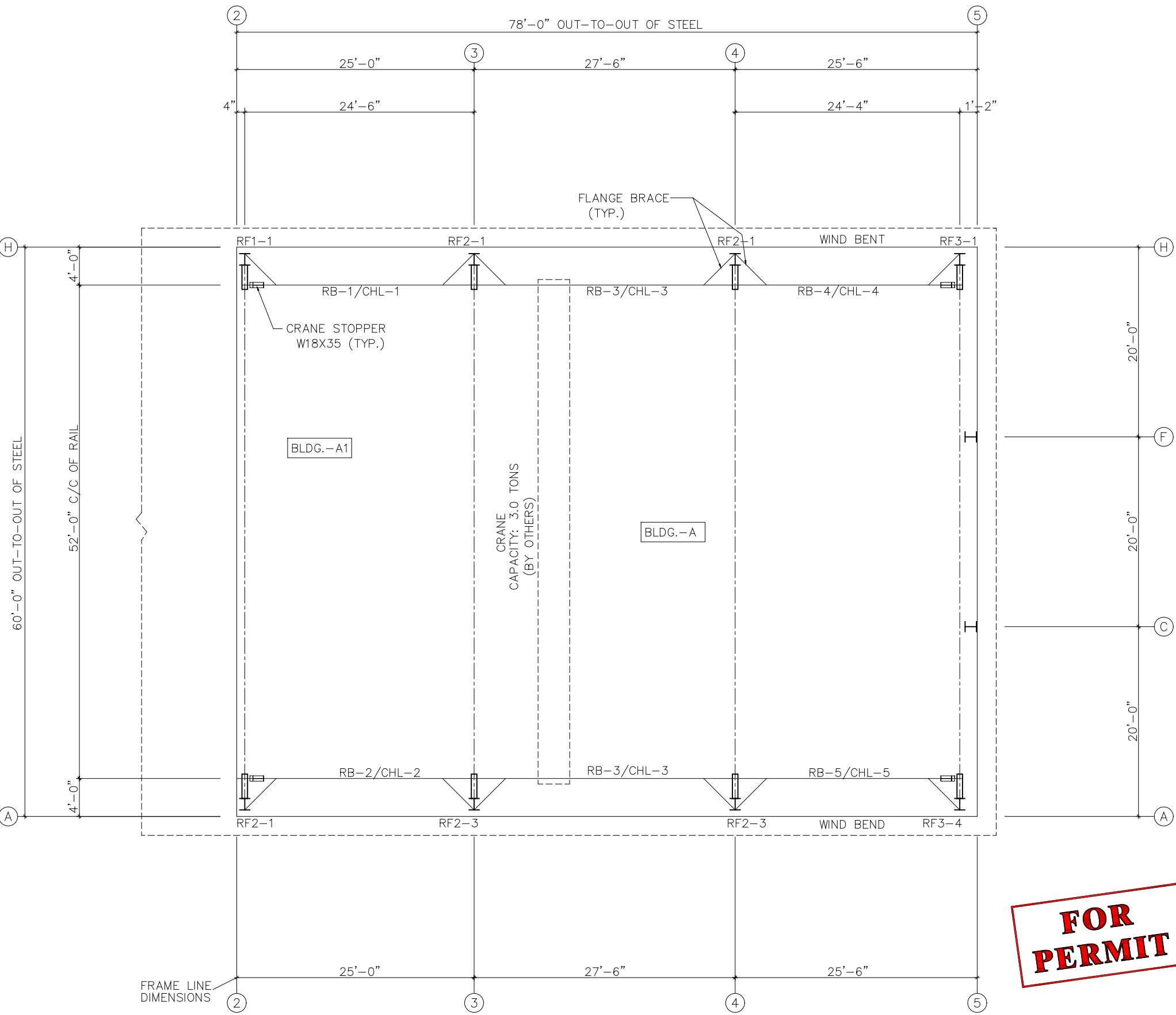


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ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.	DESCRIPTION	SIDEWALL FRAMING & SHEETING ELEVATION-LINE G B			
A	APPROVAL/PERMIT	05/30/25	LNT	FFF	RDL	CUSTOMER	STEEL NATION BUILDINGS, INC.			
						END USER	COLUMBIA GAS (NISOURCE UTILITY BUILDING)			
						END USE	UTILITY BUILDING	BUILDING	A (Utility Building)	
						STREET	1336 RIDGEVIEW ROAD			
						CITY ST ZIP	UPPER ARLINGTON, OH 43221			
						SALES NO.	82361	JOB NO.	173424	SCALE: 1/4"
								DWG. NO.	E07 OF 25	ISSUES: A





MEMBER TABLE	
MARK	PART
RB-1	W18x35
RB-2	W18x35
RB-3	W18x35
RB-4	W18x35
RB-5	W18x35
CHL-1	C10x15.3
CHL-2	C10x15.3
CHL-3	C10x15.3
CHL-4	C10x15.3
CHL-5	C10x15.3

CRANE DATA	: PER CONTRACT
CAPACITY (TON)	: 3.0
BRIDGE WT. (K)	: 7.9 K
HOIST WT. (K)	: 0.17 K
WHEEL BASE (FT)	: 7.5
WHEEL LOAD (K)	: 5.2 K NO IMPACT (MAX)
WHEEL DIST. (FT)	: N/A BET. CRANES (MIN)
CONTROL TYPE	: PENDANT
CMAA CLASS.	: C
CRANE BEAM	: W18x35
CAP CHANNEL	: C10x15.3
CRANE BRACKET	: W18x35
ASCE RAIL SIZE	: 30#/YD (BY OTHERS)
RAIL CONNECTION	: BY OTHERS

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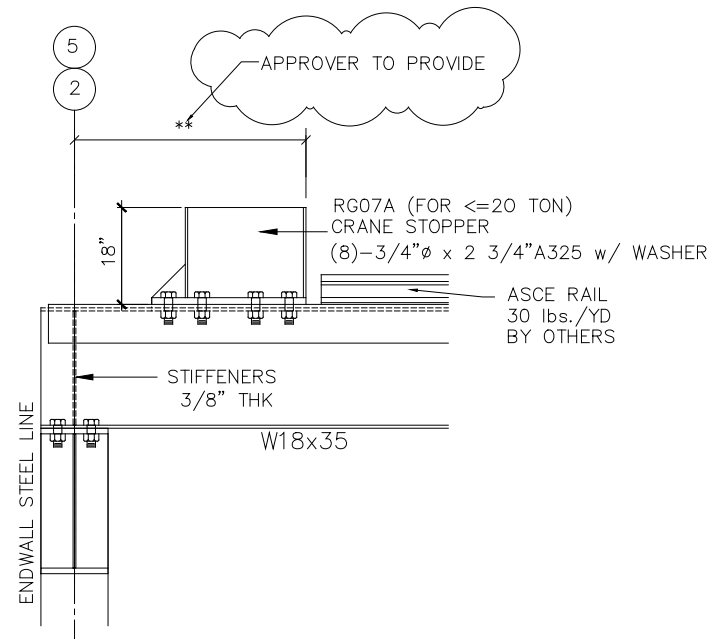
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CRANE BEAM LAY-OUT PLAN

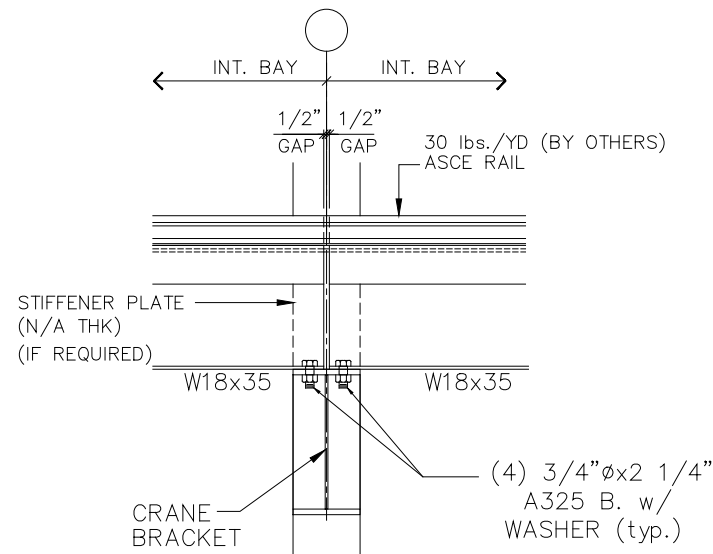
- NOTE: 1. RAILS ARE BY OTHERS.
2. TOP OF CRANE BEAM @ ELEV. = 11'-9"

ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.	DESCRIPTION	CRANE PLAN
A	APPROVAL/PERMIT	05/30/25	LNT	FFF	RDL	CUSTOMER	STEEL NATION BUILDINGS, INC.
						END USER	COLUMBIA GAS (NISOURCE UTILITY BUILDING)
						END USE	UTILITY BUILDING
						STREET	1336 RIDGEVIEW ROAD
						CITY ST ZIP	UPPER ARLINGTON, OH 43221
						SALES NO.	82361
						JOB NO.	173424
						SCALE	3/16"
						DWG. NO.	E09 OF 25
						ISSUES	A

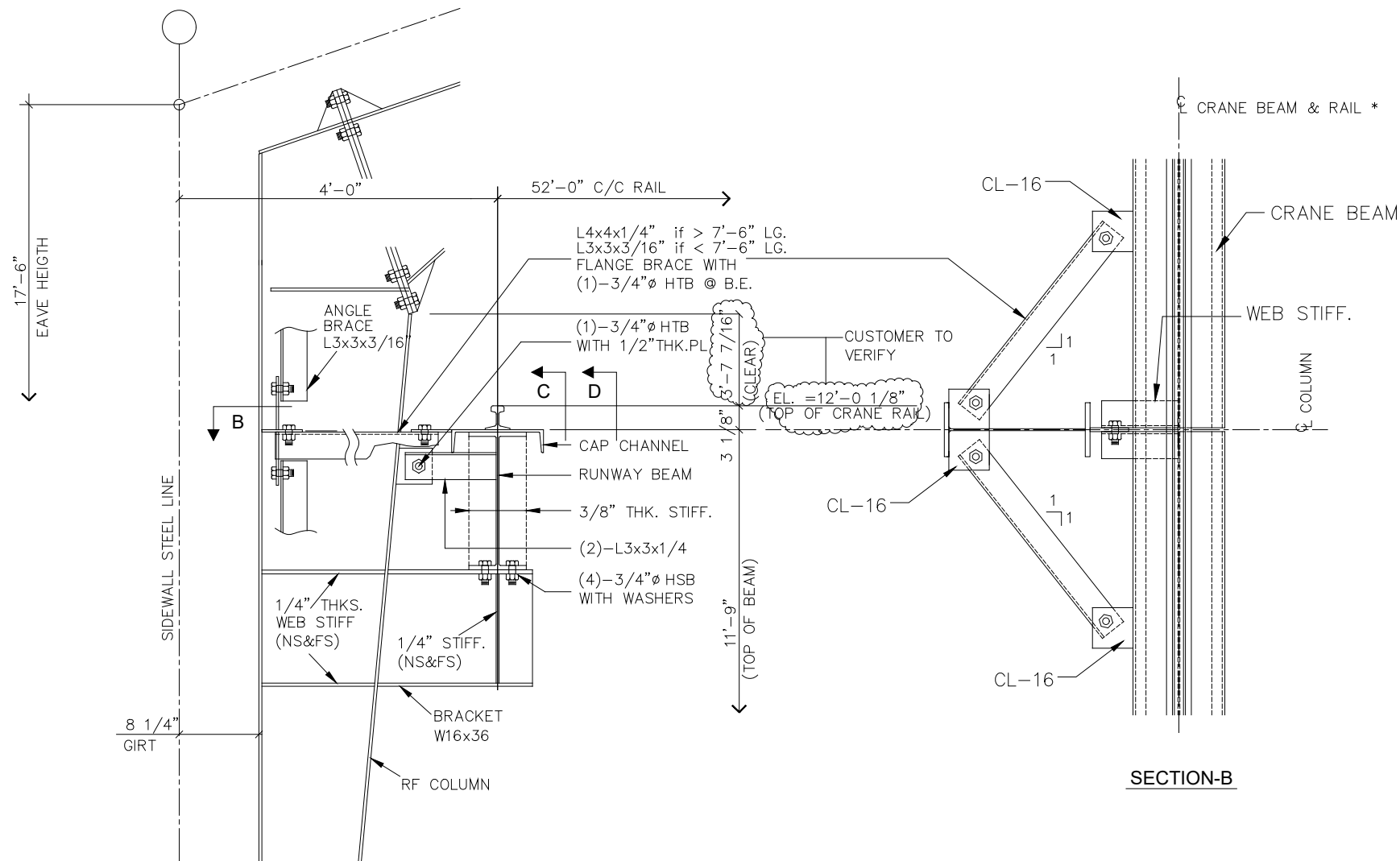




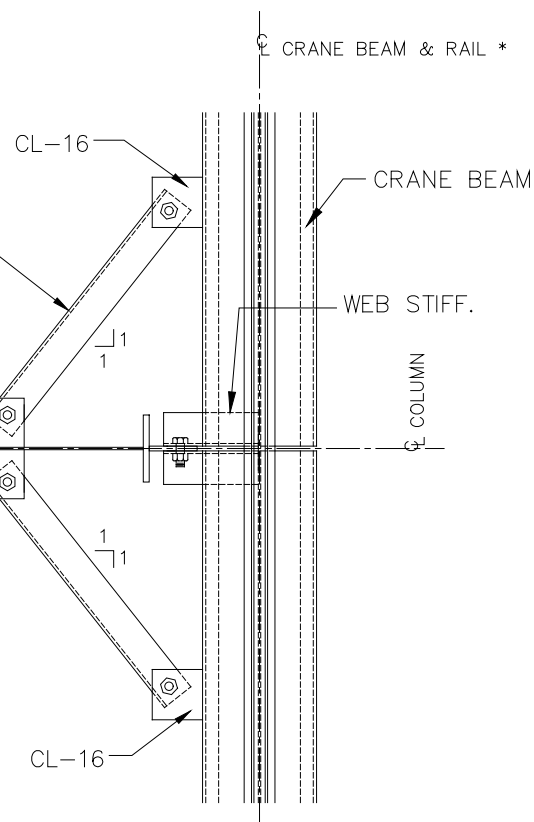
SECTION-C



SECTION-D



DETAIL-A



SECTION-B

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ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.	DESCRIPTION	CRANE DETAILS
A	APPROVAL/PERMIT	05/30/25	LNT	FFF	RDL	CUSTOMER	STEEL NATION BUILDINGS, INC.
						END USER	COLUMBIA GAS (NISOURCE UTILITY BUILDING)
						END USE	UTILITY BUILDING
						STREET	1336 RIDGEVIEW ROAD
						CITY ST ZIP	UPPER ARLINGTON, OH 43221
						SALES NO.	82361
						JOB NO.	173424
						SCALE	3/16"
						DWG. NO.	E10 OF 25
						ISSUES	A



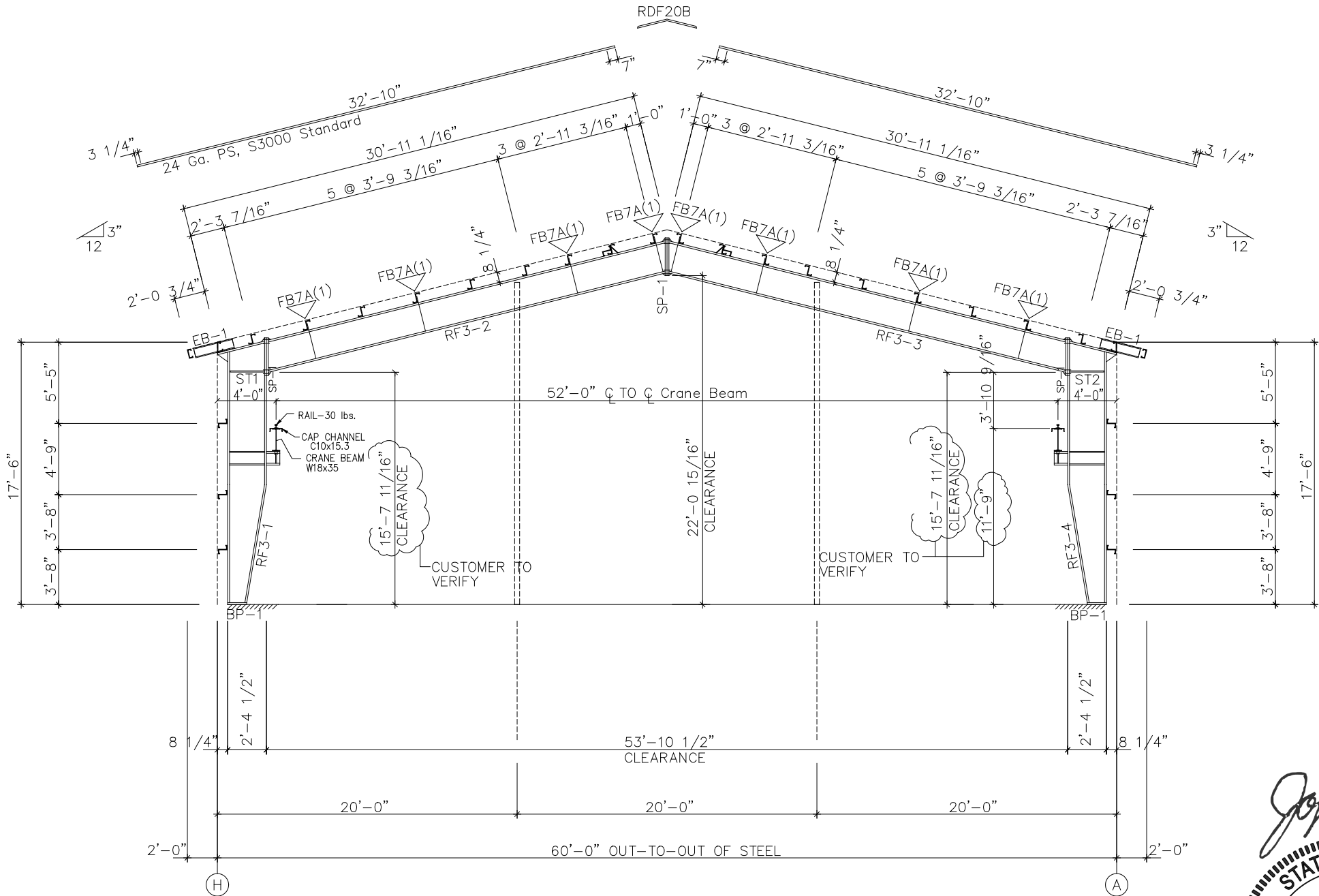
SPLICE PLATE & BOLT TABLE											
Mark	Qty		Top	Bot	Int	Type	Dia	Length	Width	Thick	Length
SP-1	4	4	0			A325	0.625	2.00	6"	1/2"	2'-5 15/16"

STIFFENER TABLE				
Mark	Stiff Mark	Plate Size		
		Width	Thick	Length
RF3-1	ST1	2.500	0.250	19.75
RF3-1	ST2	2.500	0.250	28.00
RF3-1	ST3	2.500	0.250	28.00
RF3-1	ST4	2.500	0.250	27.50
RF3-2	ST5	3.500	0.375	17.01
RF3-3	ST6	3.500	0.375	17.01
RF3-4	ST7	2.500	0.250	27.50
RF3-4	ST8	2.500	0.250	28.00
RF3-4	ST9	2.500	0.250	28.00
RF3-4	ST10	2.500	0.250	19.75

BASE PLATE TABLE				
Col Mark	Plate Size			
	Width	Thick	Length	
BP-1	8"	1/2"	1'-1 1/2"	

FBXXA(1)=FLANGE BRACE AT ONE SIDE ONLY
FBXXA(2)=FLANGE BRACE AT BOTH SIDES
A - L2x2x14

MEMBER TABLE					
Mark	Web Depth		Web Plate		Outside Flange W x Thk x Length
	Start/End	Thick	Length		
RF3-1	12.0/28.0	0.188	95.5		6 x 1/4" x 202.8
	28.0/28.0	0.188	114.4		6 x 1/4" x 37.6
RF3-2	22.0/22.0	0.135	240.0		5 x 1/4" x 331.8
	22.0/22.0	0.135	97.4		
RF3-3	22.0/22.0	0.135	97.4		5 x 1/4" x 331.8
	22.0/22.0	0.135	240.0		
RF3-4	28.0/28.0	0.188	114.4		6 x 1/4" x 37.6
	28.0/12.0	0.188	95.5		6 x 1/4" x 202.8
EB-1	W8x10				



RIGID FRAME ELEVATION: FRAME LINE 5

GENERAL NOTES:

- CONSTRUCTION NOTES FOR THE RIGID FRAMES.
1. ALL PRIMARY STRUCTURAL STEEL SHALL BE FABRICATED FROM 50 OR 55 KSI STEEL.
 2. ALL FIELD CONNECTIONS OF PRIMARY FRAMING MEMBERS SHALL BE BOLTED WITH A325 H. S. BOLTS.
 3. ALL FIELD CONNECTIONS OF SECONDARY FRAMING SHALL BE BOLTED WITH A307 MACHINE BOLTS.
 4. WELDING PROCESSES USED BY MANUFACTURER ARE IN ACCORDANCE WITH SEC. 1.3 OF AWS D 1.1.
 5. A325 High Strength bolt shall be tightened with one washer. Refer to General Notes 1.5 and 1.6 on cover sheet for tightening methods and installation inspections.

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ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.
A	APPROVAL/PERMIT	05/30/25	LNT	FFF	RDL

DESCRIPTION	RIGID FRAME ELEVATION		
CUSTOMER	STEEL NATION BUILDINGS, INC.		
END USER	COLUMBIA GAS (NISOURCE UTILITY BUILDING)		
END USE	UTILITY BUILDING	BUILDING	A (Utility Building)
STREET	1336 RIDGEVIEW ROAD		
CITY ST ZIP	UPPER ARLINGTON, OH 43221		
SALES NO.	82361	DWG NO.	173424
SCALE	1/4"	DWG. NO.	E12 OF 25
ISSUE			A

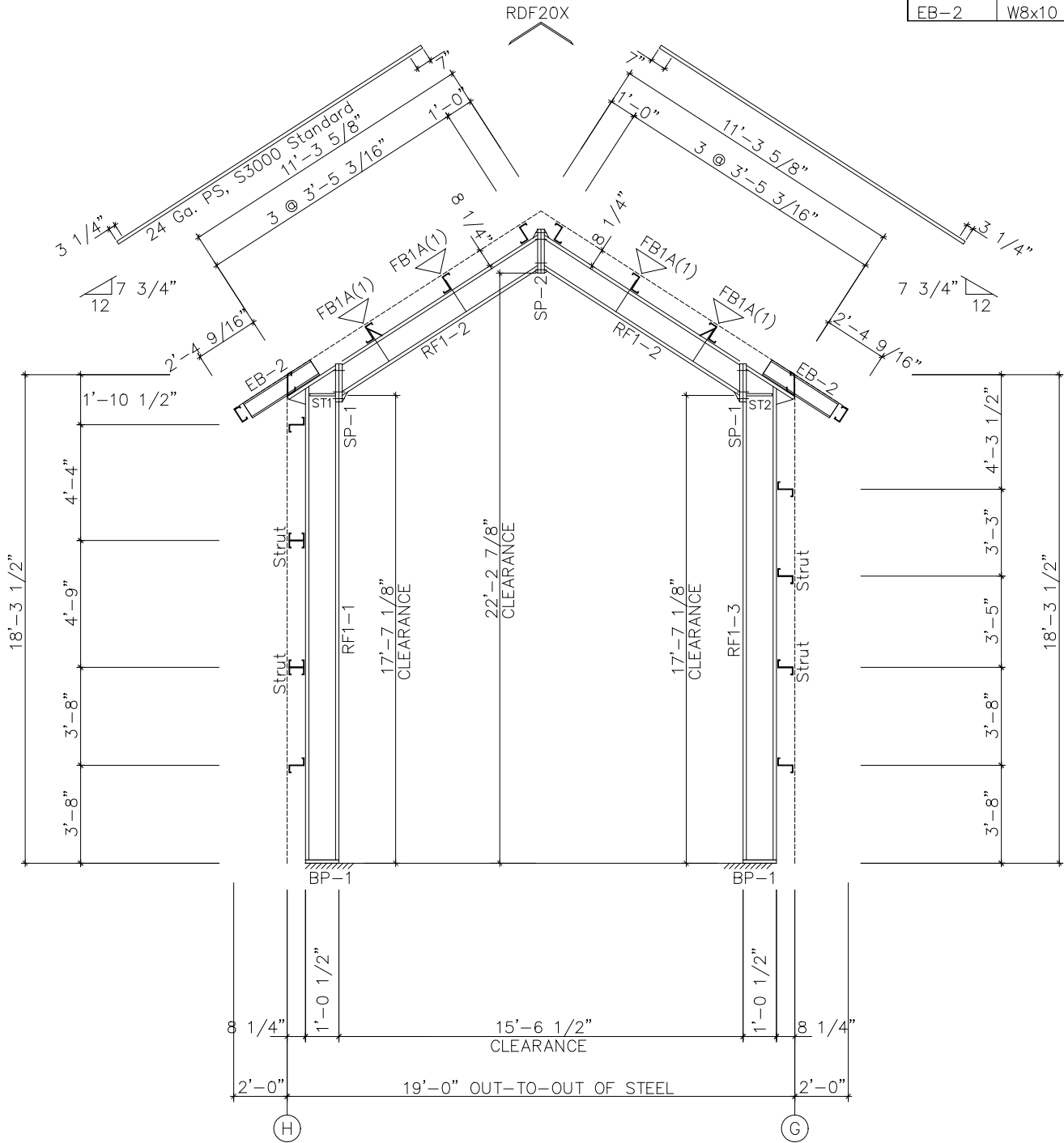


SPLICE PLATE & BOLT TABLE									
Mark	Qty		Int	Type	Dia	Length	Width	Thick	Length
	Top	Bot							
SP-1	2	4	0	A325	0.625	2.00	6"	1/2"	1'-5 3/16"
SP-2	4	4	0	A325	0.625	2.00	6"	1/2"	1'-8 3/16"

STIFFENER TABLE				
Mark	Stiff Mark	Plate Size		
		Width	Thick	Length
RF1-1	ST1	2.410	0.313	11.50
RF1-3	ST2	2.410	0.313	11.50

BASE PLATE TABLE				
Col Mark	Plate Size			
	Width	Thick	Length	
BP-1	8"	1/2"	1'-1 1/2"	

FBXXA(1)=FLANGE BRACE AT ONE SIDE ONLY
FBXXA(2)=FLANGE BRACE AT BOTH SIDES
A - L2x2x14



RIGID FRAME ELEVATION: FRAME LINE 1

MEMBER TABLE					
Mark	Web Depth		Web Plate		Outside Flange W x Thk x Length
	Start/End	Thick	Length		
RF1-1	12.0/12.0	0.135	222.1		5 x 1/4" x 214.2 6 x 1/4" x 24.2 5 x 1/4" x 109.3
RF1-2	10.0/10.0	0.135	115.9		5 x 1/4" x 109.3
RF1-3	12.0/12.0	0.135	222.1		6 x 1/4" x 24.2 5 x 1/4" x 214.2
EB-2	W8x10				

GENERAL NOTES:

- CONSTRUCTION NOTES FOR THE RIGID FRAMES.
1. ALL PRIMARY STRUCTURAL STEEL SHALL BE FABRICATED FROM 50 OR 55 KSI STEEL.
 2. ALL FIELD CONNECTIONS OF PRIMARY FRAMING MEMBERS SHALL BE BOLTED WITH A325 H. S. BOLTS.
 3. ALL FIELD CONNECTIONS OF SECONDARY FRAMING SHALL BE BOLTED WITH A307 MACHINE BOLTS.
 4. WELDING PROCESSES USED BY MANUFACTURER ARE IN ACCORDANCE WITH SEC. 1.3 OF AWS D 1.1.
 5. A325 High Strength bolt shall be tightened with one washer. Refer to General Notes 1.5 and 1.6 on cover sheet for tightening methods and installation inspections.

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ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.	DESCRIPTION	
A	APPROVAL/PERMIT	05/30/25	LNT	FFF	RDL	CUSTOMER	RIGID FRAME ELEVATION: FRAME LINE-H G /1
						END USER	STEEL NATION BUILDINGS, INC.
						END USE	COLUMBIA GAS (NISOURCE UTILITY BUILDING)
						END USE	UTILITY BUILDING
						STREET	BUILDING A (Utility Building)
						CITY ST ZIP	1336 RIDGEVIEW ROAD
						SALES NO.	UPPER ARLINGTON, OH 43221
						JOB NO.	82361
						SCALE	173424
						DWG. NO.	3/8"
						ISSUES	E14 OF 25
							A

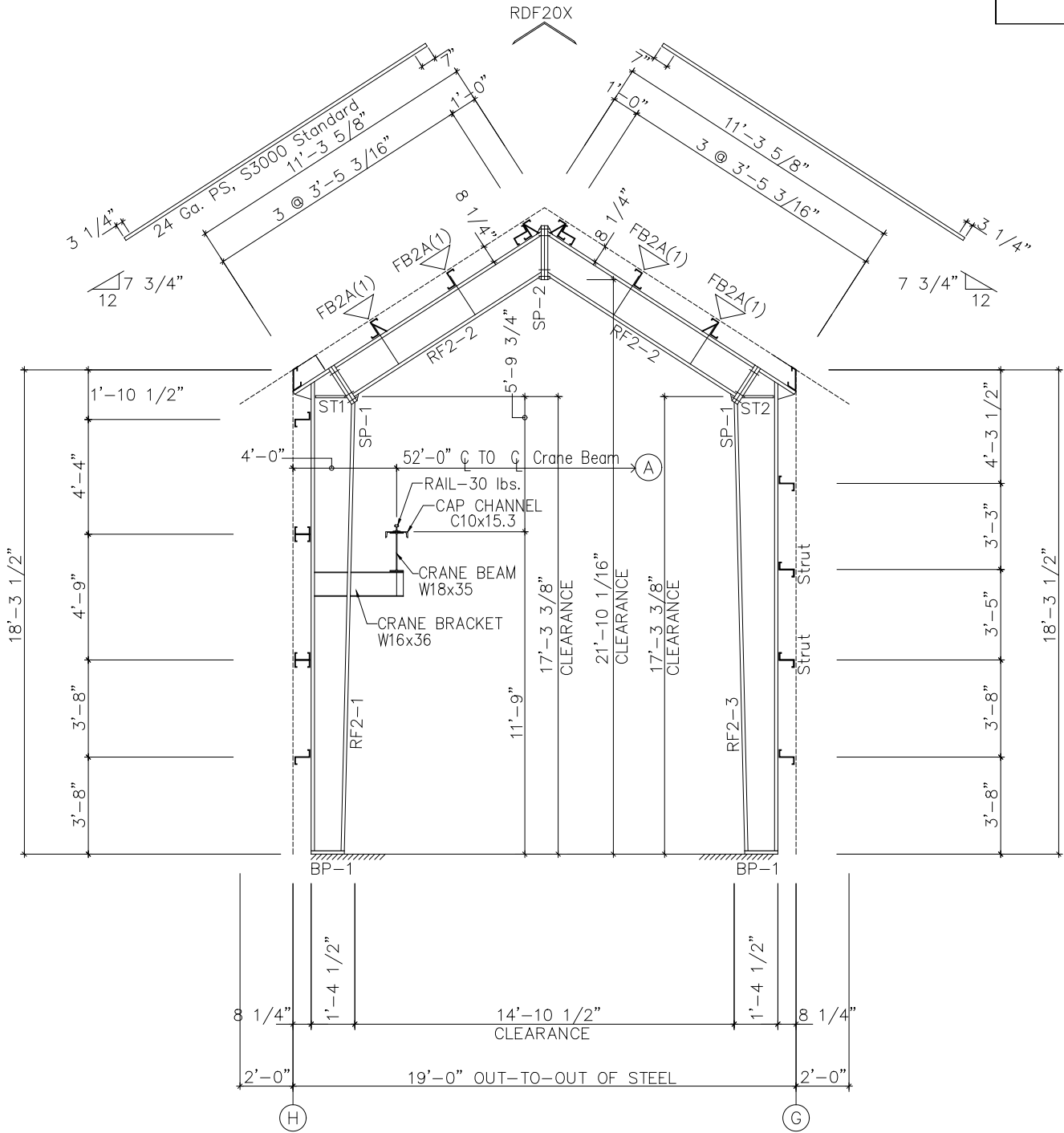


SPLICE PLATE & BOLT TABLE									
Mark	Qty		Int	Type	Dia	Length	Width	Thick	Length
	Top	Bot							
SP-1	2	4	0	A325	0.625	2.00	6"	1/2"	1'-6 7/8"
SP-2	4	4	0	A325	0.625	2.00	6"	1/2"	2'-0 15/16"

STIFFENER TABLE				
Mark	Stiff Mark	Plate Size		
		Width	Thick	Length
RF2-1	ST1	2.500	0.250	13.33
RF2-1	ST2	2.500	0.250	14.18
RF2-1	ST3	2.500	0.250	14.53
RF2-1	ST4	2.500	0.250	14.27
RF2-3	ST5	2.500	0.250	14.27
RF2-3	ST6	2.500	0.250	13.33

BASE PLATE TABLE			
Col Mark	Plate Size		
	Width	Thick	Length
BP-1	8"	1/2"	1'-1 1/2"

FBXXA(1)=FLANGE BRACE AT ONE SIDE ONLY
FBXXA(2)=FLANGE BRACE AT BOTH SIDES
A - L2x2x14



RIGID FRAME ELEVATION: FRAME LINE 2

GENERAL NOTES:

- CONSTRUCTION NOTES FOR THE RIGID FRAMES.
1. ALL PRIMARY STRUCTURAL STEEL SHALL BE FABRICATED FROM 50 OR 55 KSI STEEL.
 2. ALL FIELD CONNECTIONS OF PRIMARY FRAMING MEMBERS SHALL BE BOLTED WITH A325 H. S. BOLTS.
 3. ALL FIELD CONNECTIONS OF SECONDARY FRAMING SHALL BE BOLTED WITH A307 MACHINE BOLTS.
 4. WELDING PROCESSES USED BY MANUFACTURER ARE IN ACCORDANCE WITH SEC. 1.3 OF AWS D 1.1.
 5. A325 High Strength bolt shall be tightened with one washer. Refer to General Notes 1.5 and 1.6 on cover sheet for tightening methods and installation inspections.

MEMBER TABLE					
Mark	Web Depth		Web Plate		Outside Flange W x Thk x Length
	Start/End	Thick	Length		
RF2-1	12.0/16.0	0.188	218.3		6 x 1/4" x 214.2 6 x 1/4" x 17.3 5 x 1/4" x 116.6
RF2-2	14.0/14.0	0.135	116.6		5 x 1/4" x 107.4
RF2-3	16.0/12.0	0.188	218.3		6 x 1/4" x 17.3 6 x 1/4" x 214.2

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ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.	DESCRIPTION	
A	APPROVAL/PERMIT	05/30/25	LNT	FFF	RDL	CUSTOMER	RIGID FRAME ELEVATION
						STEEL NATION BUILDINGS, INC.	
						END USER	COLUMBIA GAS (NISOURCE UTILITY BUILDING)
						END USE	UTILITY BUILDING
						STREET	1336 RIDGEVIEW ROAD
						CITY ST ZIP	UPPER ARLINGTON, OH 43221
						SALES NO.	82361
						JOB NO.	173424
						SCALE	3/8"
						DWG. NO.	E15 OF 25
						ISSUES	A

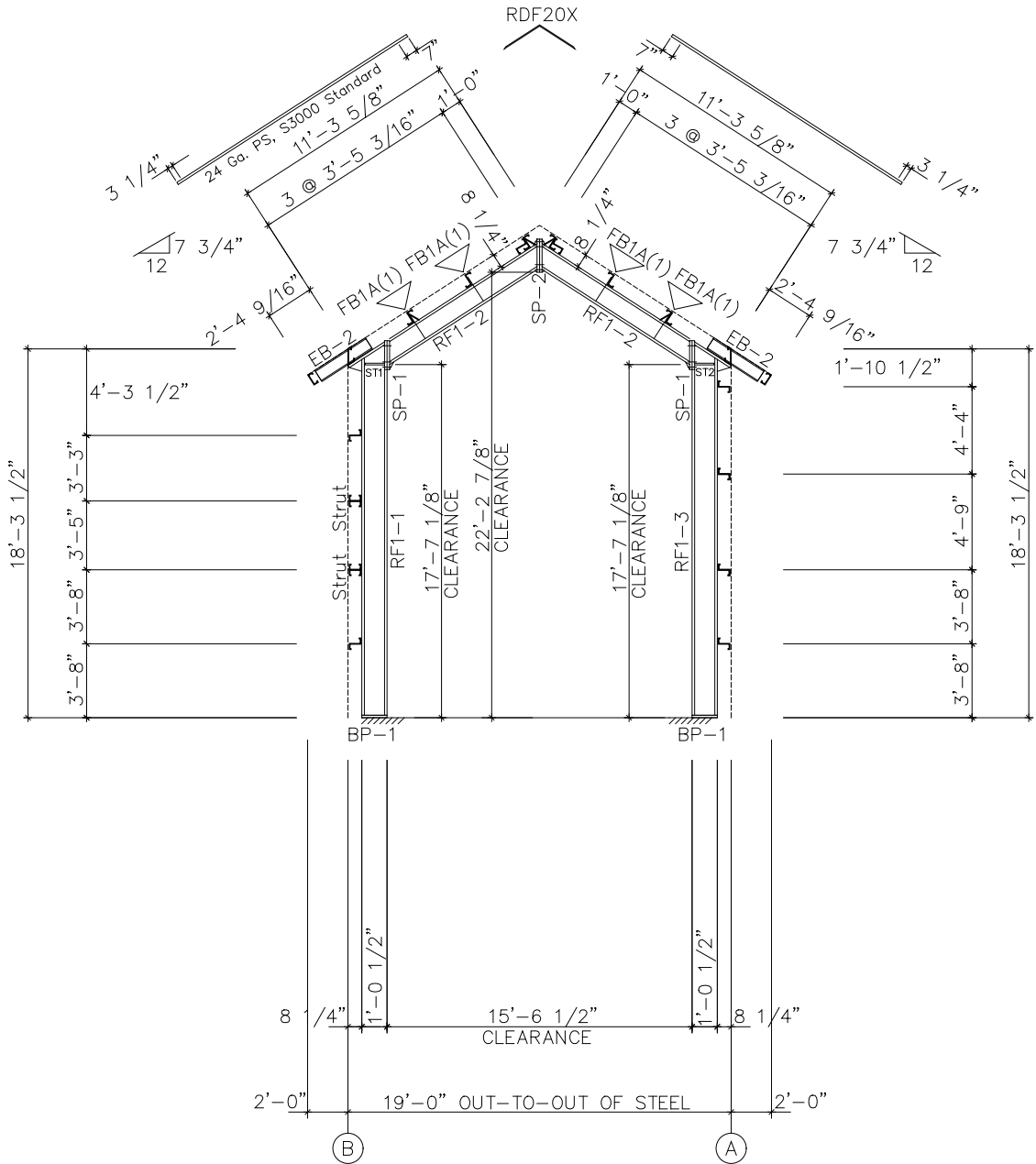


SPLICE PLATE & BOLT TABLE									
Mark	Qty		Int	Type	Dia	Length	Width	Thick	Length
	Top	Bot							
SP-1	2	4	0	A325	0.625	2.00	6"	1/2"	1'-5 3/16"
SP-2	4	4	0	A325	0.625	2.00	6"	1/2"	1'-8 3/16"

STIFFENER TABLE				
Mark	Stiff Mark	Plate Size		
		Width	Thick	Length
RF1-1	ST1	2.410	0.313	11.50
RF1-3	ST2	2.410	0.313	11.50

BASE PLATE TABLE			
Col Mark	Plate Size		
	Width	Thick	Length
BP-1	8"	1/2"	1'-1 1/2"

FBXXA(1)=FLANGE BRACE AT ONE SIDE ONLY
FBXXA(2)=FLANGE BRACE AT BOTH SIDES
A - L2x2x14



RIGID FRAME ELEVATION: FRAME LINE 1

MEMBER TABLE					
Mark	Web Depth		Web Plate		Outside Flange W x Thk x Length
	Start/End	Thick	Length		
RF1-1	12.0/12.0	0.135	222.1		5 x 1/4" x 214.2 6 x 1/4" x 24.2 5 x 1/4" x 109.3
RF1-2	10.0/10.0	0.135	115.9		5 x 1/4" x 109.3
RF1-3	12.0/12.0	0.135	222.1		6 x 1/4" x 24.2 5 x 1/4" x 214.2
EB-2	W8x10				

GENERAL NOTES:

- CONSTRUCTION NOTES FOR THE RIGID FRAMES.
1. ALL PRIMARY STRUCTURAL STEEL SHALL BE FABRICATED FROM 50 OR 55 KSI STEEL.
 2. ALL FIELD CONNECTIONS OF PRIMARY FRAMING MEMBERS SHALL BE BOLTED WITH A325 H. S. BOLTS.
 3. ALL FIELD CONNECTIONS OF SECONDARY FRAMING SHALL BE BOLTED WITH A307 MACHINE BOLTS.
 4. WELDING PROCESSES USED BY MANUFACTURER ARE IN ACCORDANCE WITH SEC. 1.3 OF AWS D 1.1.
 5. A325 High Strength bolt shall be tightened with one washer. Refer to General Notes 1.5 and 1.6 on cover sheet for tightening methods and installation inspections.

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ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.	DESCRIPTION			
A	APPROVAL/PERMIT	05/30/25	LNT	FFF	RDL	RIGID FRAME ELEVATION : FRAME LINE-B A / 1			
						CUSTOMER	STEEL NATION BUILDINGS, INC.		
						END USER	COLUMBIA GAS (NISOURCE UTILITY BUILDING)		
						END USE	UTILITY BUILDING	BUILDING	A (Utility Building)
						STREET	1336 RIDGEVIEW ROAD		
						CITY ST ZIP	UPPER ARLINGTON, OH 43221		
						SALES NO.	82361	JOB NO.	173424
						SCALE	1/4"	DWG. NO.	E16 OF 25
								ISSUES	A

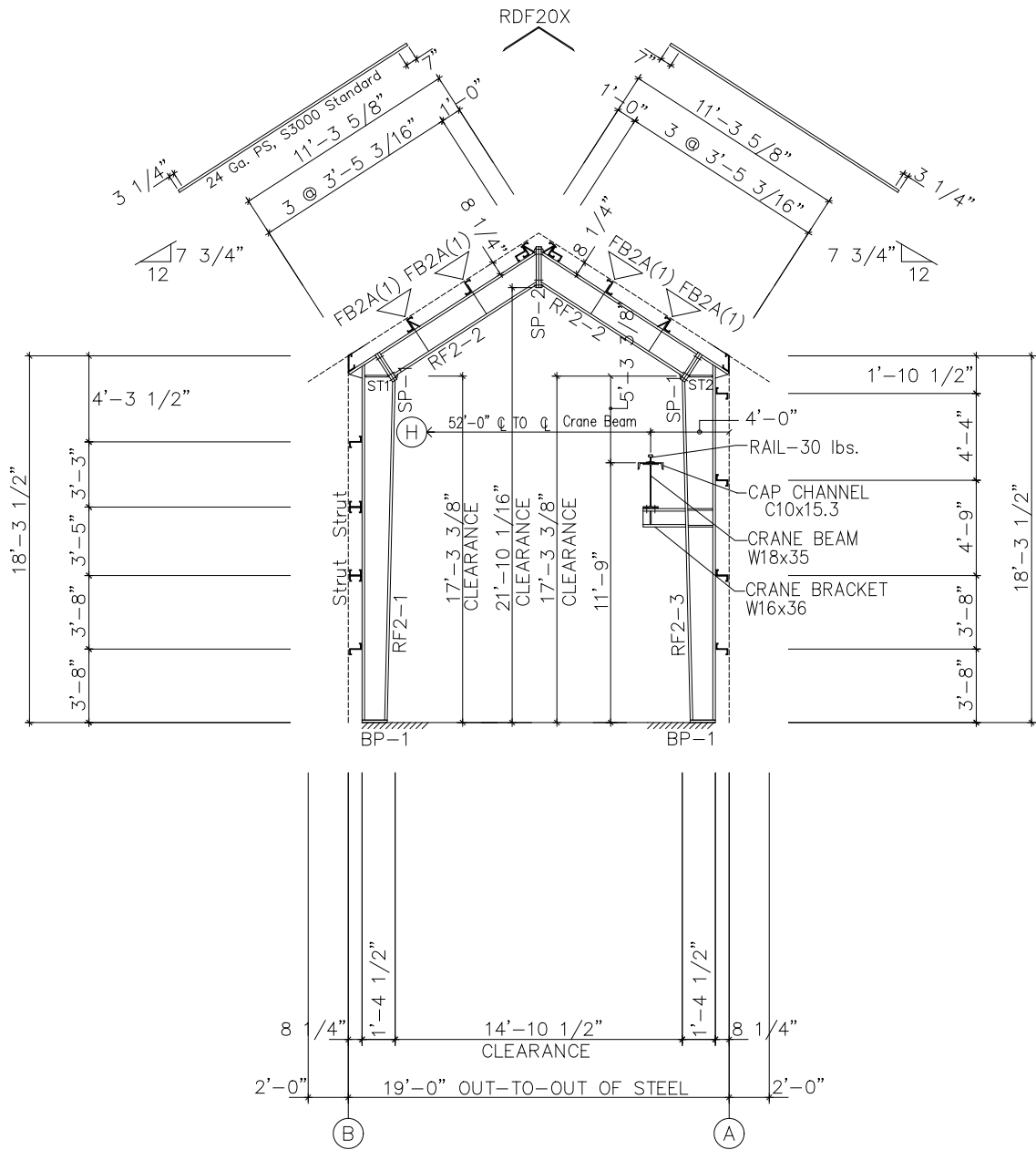


SPLICE PLATE & BOLT TABLE									
Mark	Qty			Int	Type	Dia	Length	Width	Thick
	Top	Bot							
SP-1	2	4	0	A325		0.625	2.00	6"	1/2"
SP-2	4	4	0	A325		0.625	2.00	6"	1/2"

STIFFENER TABLE				
Mark	Stiff Mark	Plate Size		
		Width	Thick	Length
RF2-1	ST1	2.500	0.250	13.33
RF2-1	ST2	2.500	0.250	14.27
RF2-3	ST3	2.500	0.250	14.27
RF2-3	ST4	2.500	0.250	14.53
RF2-3	ST5	2.500	0.250	14.18
RF2-3	ST6	2.500	0.250	13.33

BASE PLATE TABLE			
Col Mark	Plate Size		
	Width	Thick	Length
BP-1	8"	1/2"	1'-1 1/2"

FBXXA(1)=FLANGE BRACE AT ONE SIDE ONLY
FBXXA(2)=FLANGE BRACE AT BOTH SIDES
A - L2x2x14



RIGID FRAME ELEVATION: FRAME LINE 2

GENERAL NOTES:

- CONSTRUCTION NOTES FOR THE RIGID FRAMES.
1. ALL PRIMARY STRUCTURAL STEEL SHALL BE FABRICATED FROM 50 OR 55 KSI STEEL.
 2. ALL FIELD CONNECTIONS OF PRIMARY FRAMING MEMBERS SHALL BE BOLTED WITH A325 H. S. BOLTS.
 3. ALL FIELD CONNECTIONS OF SECONDARY FRAMING SHALL BE BOLTED WITH A307 MACHINE BOLTS.
 4. WELDING PROCESSES USED BY MANUFACTURER ARE IN ACCORDANCE WITH SEC. 1.3 OF AWS D 1.1.
 5. A325 High Strength bolt shall be tightened with one washer. Refer to General Notes 1.5 and 1.6 on cover sheet for tightening methods and installation inspections.

MEMBER TABLE					
Mark	Web Depth		Web Plate		Outside Flange W x Thk x Length
	Start/End	Thick	Length		
RF2-1	12.0/16.0	0.188	218.3		6 x 1/4" x 214.2 6 x 1/4" x 17.3 5 x 1/4" x 116.6 6 x 1/4" x 17.3 6 x 1/4" x 214.2
RF2-2	14.0/14.0	0.135	116.6		5 x 1/4" x 107.4
RF2-3	16.0/12.0	0.188	218.3		6 x 1/4" x 203.1
EB-2	W8x10				

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ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.	DESCRIPTION	
A	APPROVAL/PERMIT	05/30/25	LNT	FFF	RDL	RIGID FRAME ELEVATION : FRAME LINE- B A / 2	
						CUSTOMER	STEEL NATION BUILDINGS, INC.
						END USER	COLUMBIA GAS (NISOURCE UTILITY BUILDING)
						END USE	UTILITY BUILDING
						STREET	1336 RIDGEVIEW ROAD
						CITY ST ZIP	UPPER ARLINGTON, OH 43221
						SALES NO.	82361
						JOB NO.	173424
						SCALE	1/4"
						DWG. NO.	E17 OF 25
						ISSUES	A



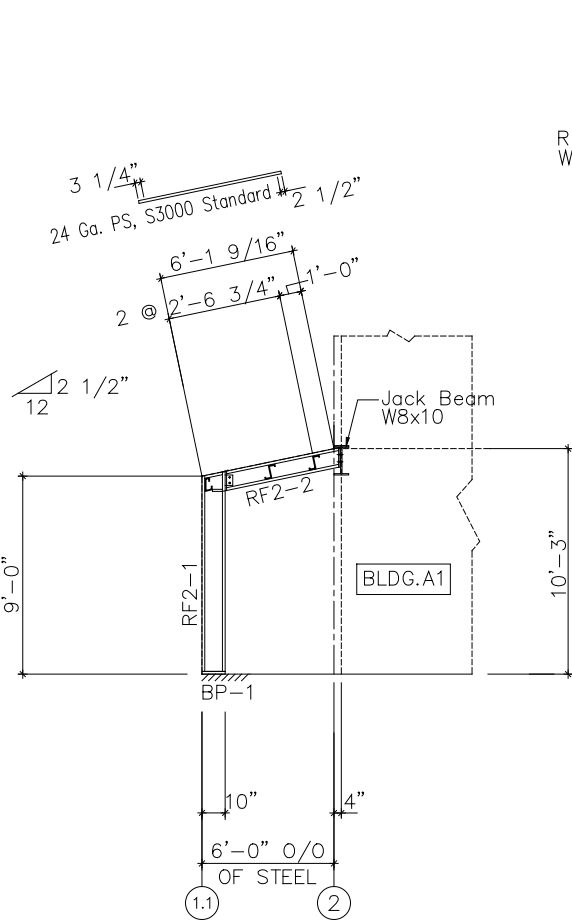
STIFFENER TABLE				
Mark	Stiff Mark	Plate Size		
		Width	Thick	Length
RF2-1	ST1	4.880	0.313	9.152

BASE PLATE TABLE			
Col Mark	Plate Size		
	Width	Thick	Length
BP-1	1'-2"	1/2"	1'-5"

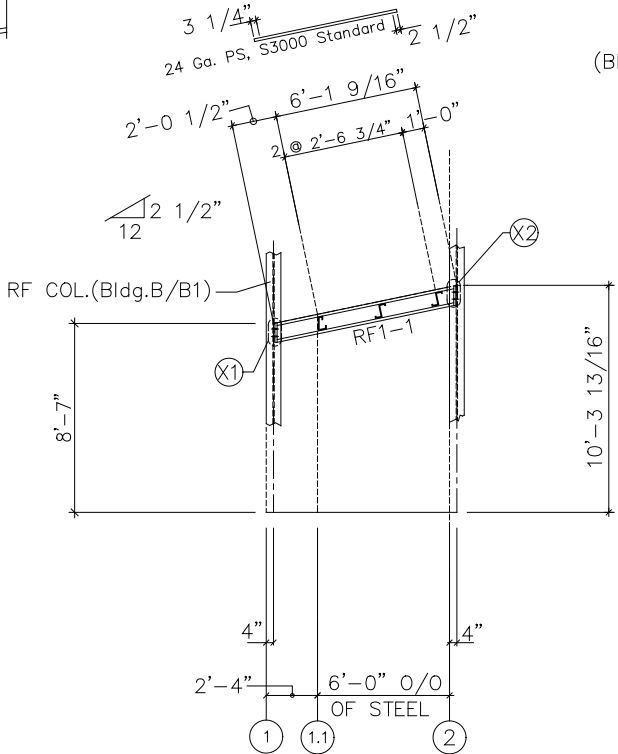
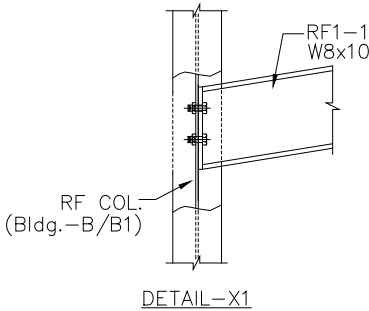
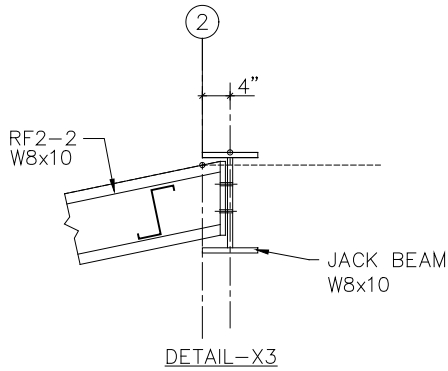
MEMBER SIZE TABLE		
MARK	MEMBER	LENGTH
RF2-1	HSS10x10x316	9'-0"
RF2-2	W8x10	5'-2 13/16"

SPLICE PLATE & BOLT TABLE									
Mark	Qty Top	Bot	Int	Type	Dia	Length	Width	Thick	Length
SP-1	4	2	0	A325	0.625	1.00	"	"	7 5/8"

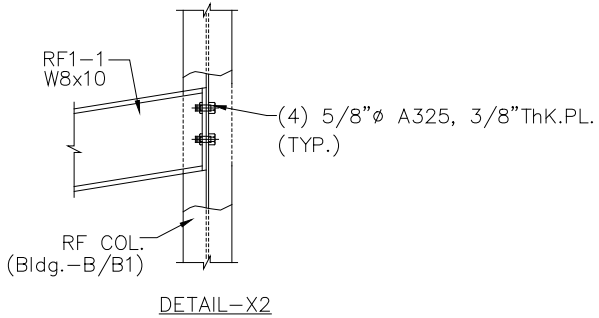
MEMBER SIZE TABLE		
MARK	MEMBER	LENGTH
RF1-1	W8x10	6'-1 9/16"



RIGID FRAME ELEVATION: FRAME LINE D _ E



RIGID FRAME ELEVATION: FRAME LINE B _ G



GENERAL NOTES:

- CONSTRUCTION NOTES FOR THE RIGID FRAMES.
1. ALL PRIMARY STRUCTURAL STEEL SHALL BE FABRICATED FROM 50 OR 55 KSI STEEL.
 2. ALL FIELD CONNECTIONS OF PRIMARY FRAMING MEMBERS SHALL BE BOLTED WITH A325 H. S. BOLTS.
 3. ALL FIELD CONNECTIONS OF SECONDARY FRAMING SHALL BE BOLTED WITH A307 MACHINE BOLTS.
 4. WELDING PROCESSES USED BY MANUFACTURER ARE IN ACCORDANCE WITH SEC. 1.3 OF AWS D 1.1.
 5. A325 High Strength bolt shall be tightened with one washer. Refer to General Notes 1.5 and 1.6 on cover sheet for tightening methods and installation inspections.



5/29/2025

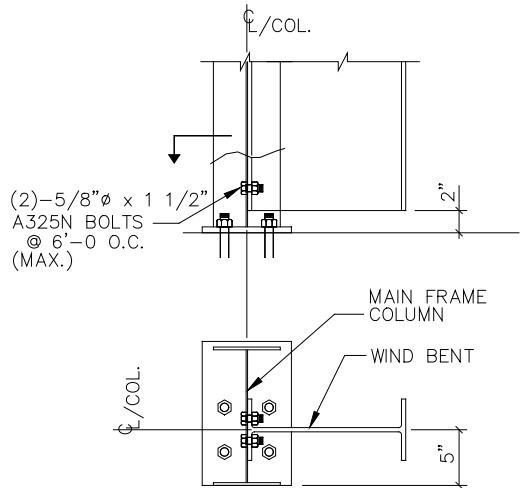
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ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.	STEELNATION 100 SOUTHPOINTE SQUARE LANE ♦ CANNONBURG, PA 15117 PH: 724.225.2262 ♦ INFO@STEELNATION.COM	DESCRIPTION	RIGID FRAME ELEVATION : FRAME LINE- D E / 1.1-2							
A	APPROVAL/PERMIT	05/30/25	LNT	FFF	RDL		CUSTOMER	STEEL NATION BUILDINGS, INC.							
							END USER	COLUMBIA GAS (NISOURCE UTILITY BUILDING)							
							END USE	UTILITY BUILDING	BUILDING	A (Utility Building)					
							STREET	1336 RIDGEVIEW ROAD							
							CITY ST ZIP	UPPER ARLINGTON, OH 43221							
						SALES NO.	82361	JOB NO.	173424	SCALE	1/4"	DWG. NO.	E18 OF 25	ISSUES	A

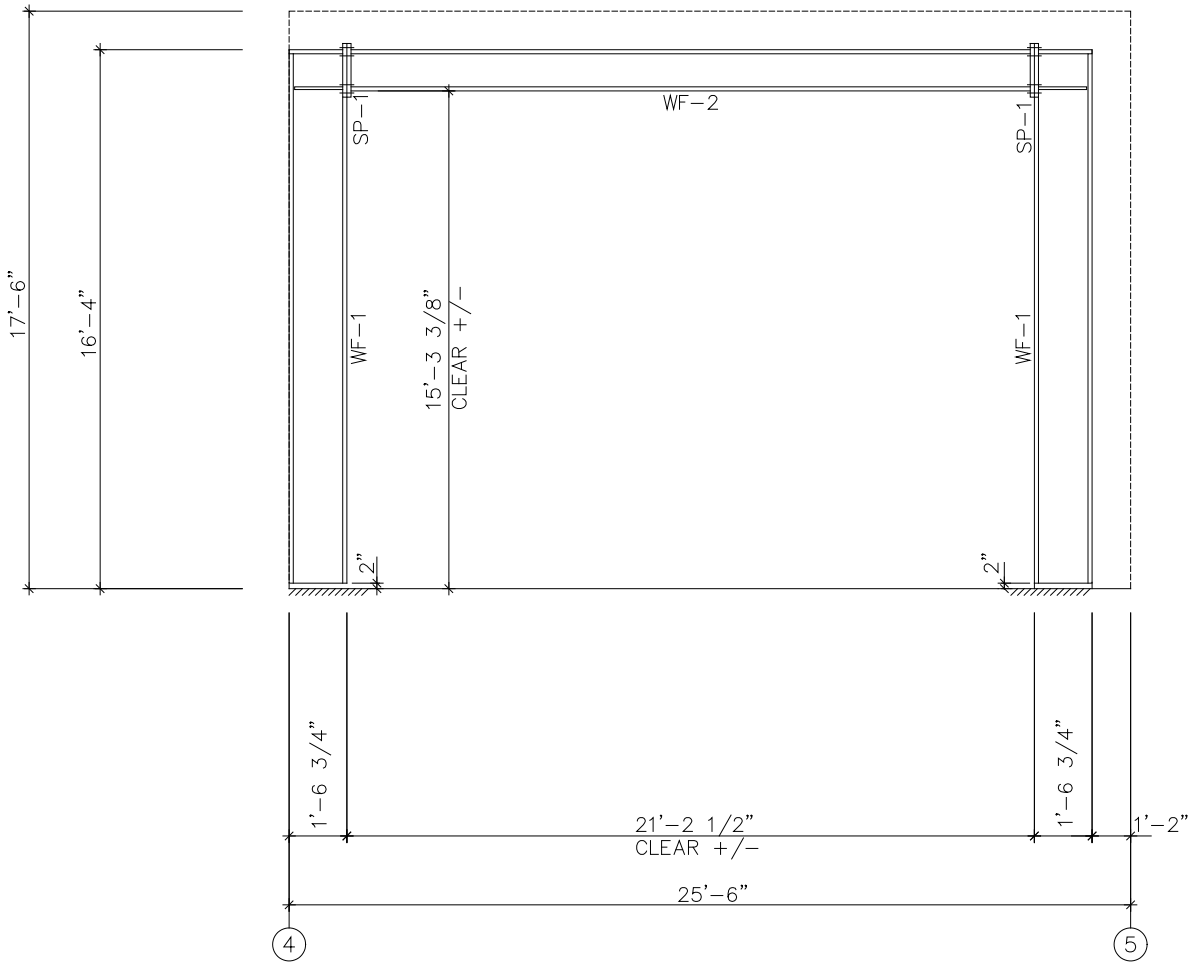


SPLICE BOLTS					
Splice Mark	Quan	Top/Bot	Type	Bolt Dia	Length
SP- 1	4	4	A325	0.625	2.00

MEMBER SIZE TABLE		
MARK	MEMBER	LENGTH
WF-2	W12652	21'-2 1/4"
WF-1	W18662	16'-2"



H9 WIND BENT TO MAIN FRAME COLUMN



WIND BENT ELEVATION: FRAME LINE A H

GENERAL NOTES:

- CONSTRUCTION NOTES FOR THE RIGID FRAMES.
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 2. ALL FIELD CONNECTIONS OF PRIMARY FRAMING MEMBERS SHALL BE BOLTED WITH A325 H. S. BOLTS.
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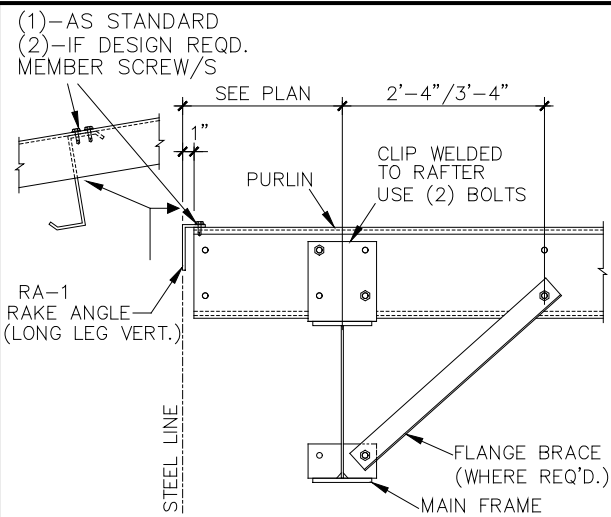
**FOR
PERMIT**



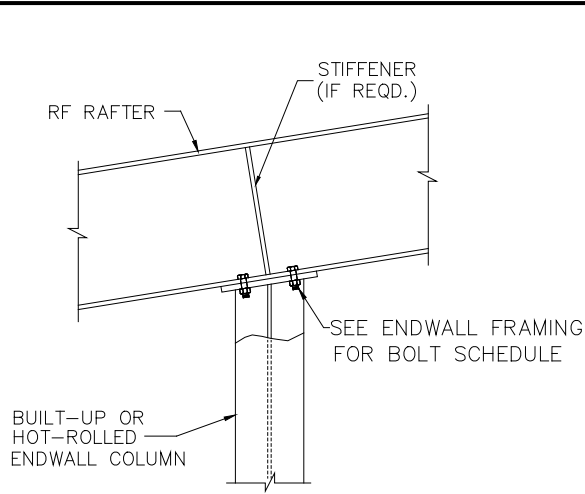
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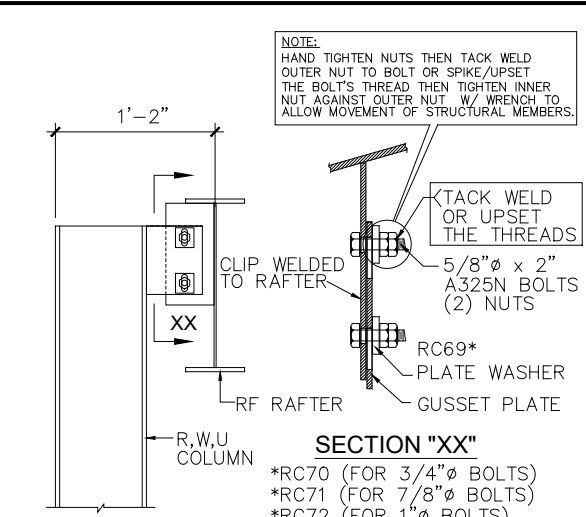
ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.	STEELNATION		DESCRIPTION	WIND FRAME ELEVATION
A	APPROVAL/PERMIT	05/30/25	LNT	FFF	RDL			CUSTOMER	STEEL NATION BUILDINGS, INC.
								END USER	COLUMBIA GAS (NISOURCE UTILITY BUILDING)
								END USE	UTILITY BUILDING BUILDING A (Utility Building)
								STREET	1336 RIDGEVIEW ROAD
								CITY ST ZIP	UPPER ARLINGTON, OH 43221
								SALES NO:	82361
								JOB NO:	173424
								SCALE:	1/4"
								DWG. NO:	E19 OF 25
								ISSUES:	A



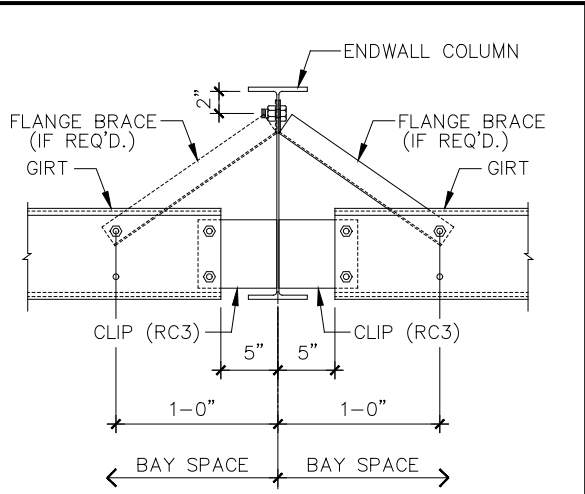
A10 MAIN FRAME ENDWALL
ALL BOLTS ARE 1/2"Ø x 1" A307 U.N.



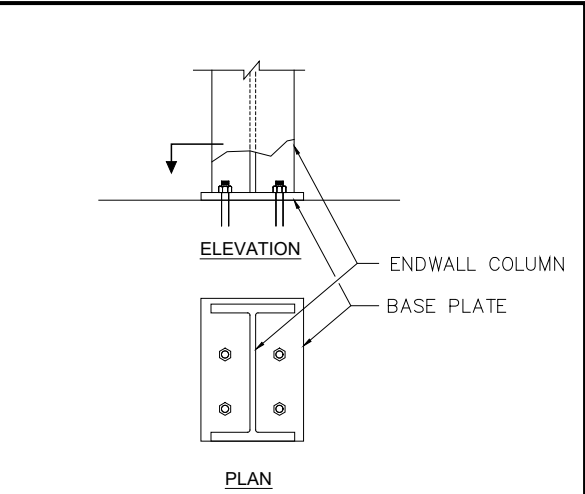
B20 RF RAFTER TO EW COLUMN



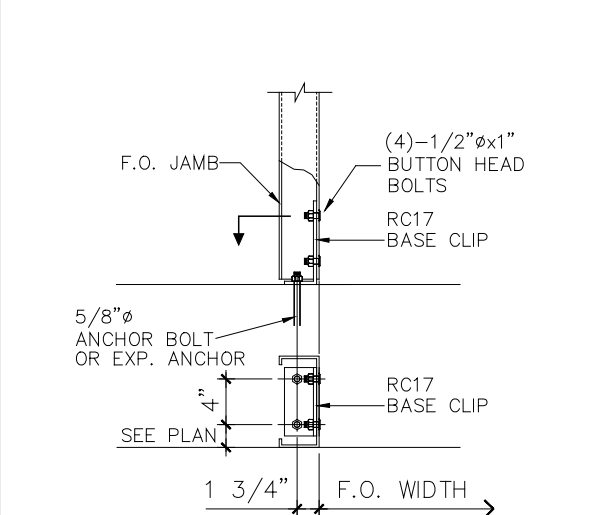
B35 ENDWALL COLUMN TO RF RAFTER
ALL BOLTS ARE 1/2"Ø x 1 1/2" A325 U.N.
*RC70 (FOR 3/4"Ø BOLTS)
*RC71 (FOR 7/8"Ø BOLTS)
*RC72 (FOR 1"Ø BOLTS)



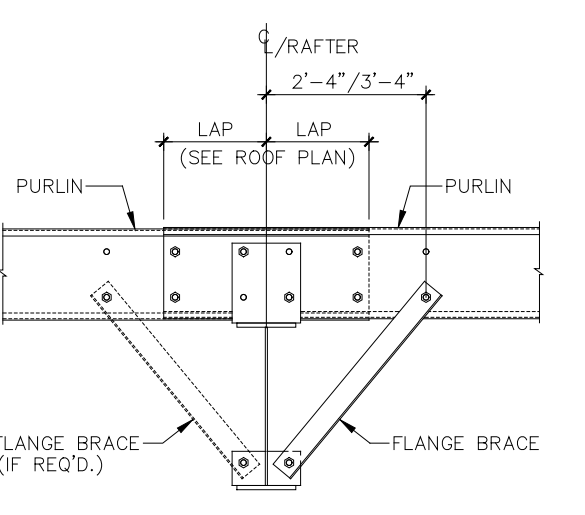
C6 FLUSH GIRTS TO ENDWALL COLUMN WITH WELDED CLIP
ALL BOLTS ARE 1/2"Ø x 1" A307 U.N.



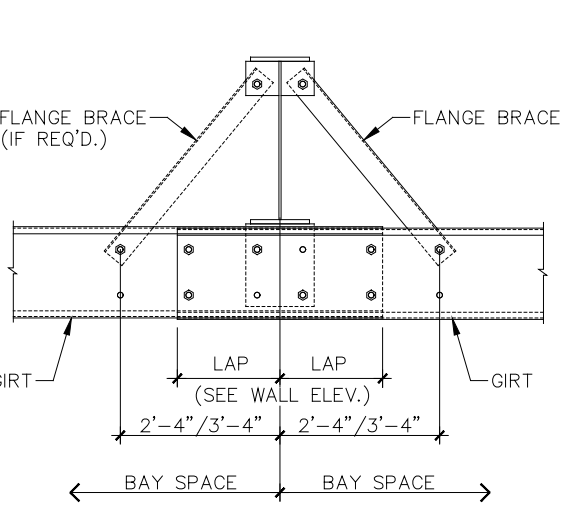
E3 BASE PLATE FOR ENDWALL COLUMN
SEE ANCHOR BOLT PLAN & DETAILS



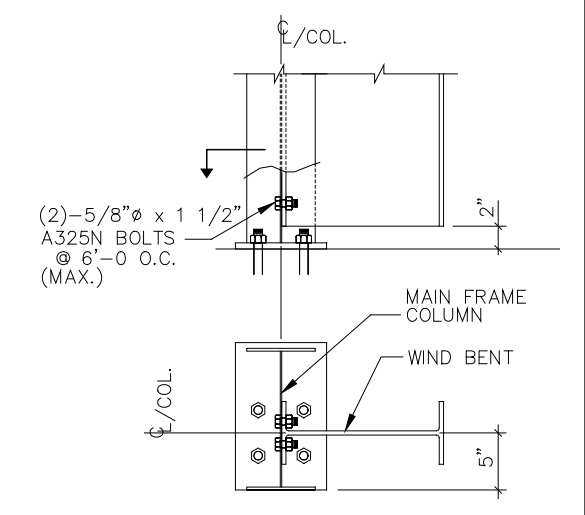
E6 "FO" JAMB BASE DETAIL WITH BOLTED BASE CLIP



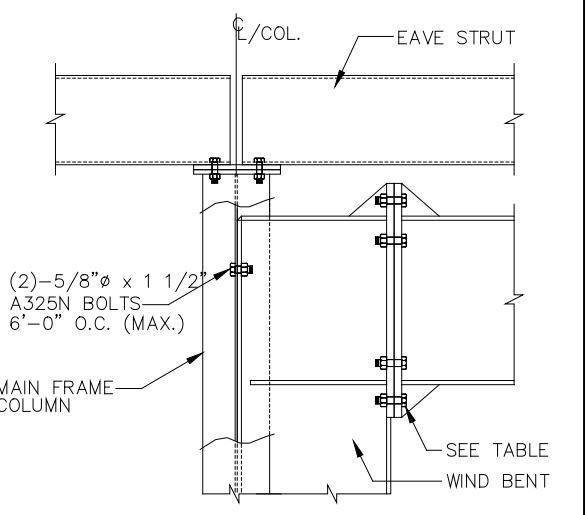
G2 BY-PASS PURLIN TO RAFTER DETAIL
ALL BOLTS ARE 1/2"Ø x 1" A307 U.N.



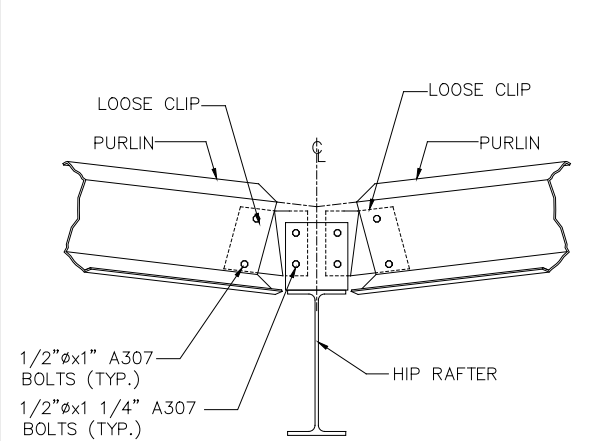
H2 WALL GIRTS TO RF COLUMN
ALL BOLTS ARE 1/2"Ø x 1" A307 U.N.



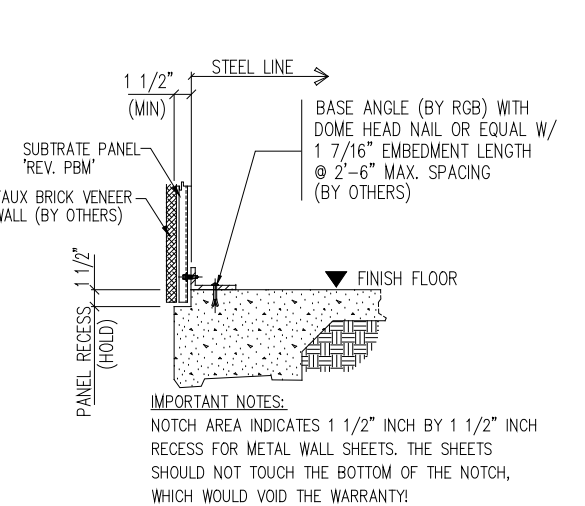
H9 WIND BENT TO MAIN FRAME COLUMN



H10 WIND BENT SPLICE DETAIL



2 PURLIN TO VALLEY RAFTER CONNECTION
SF41



T2 DETAIL BASE w/ NOTCH

FOR PERMIT

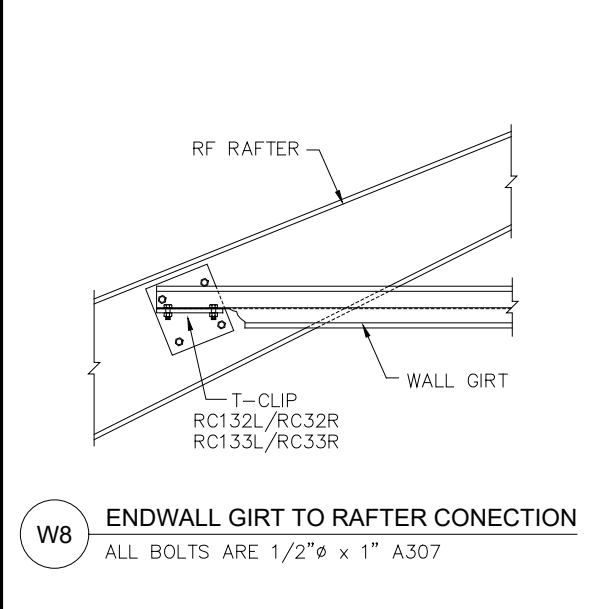
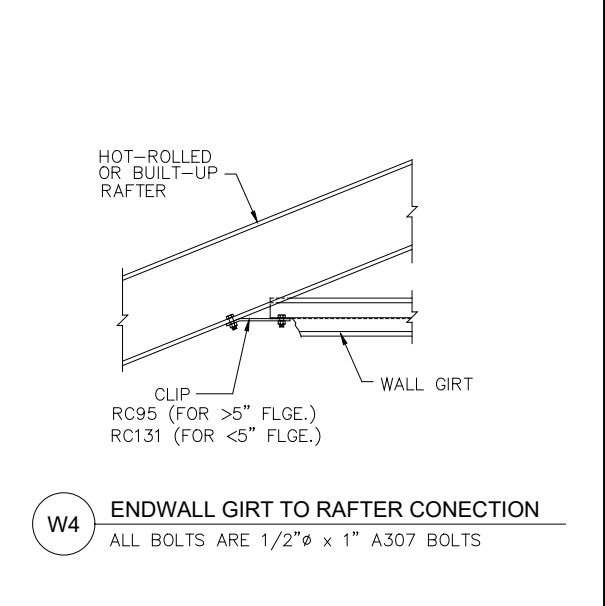
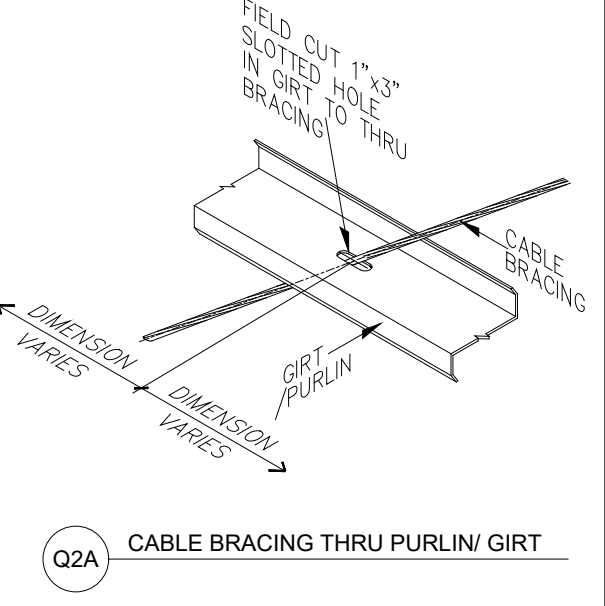
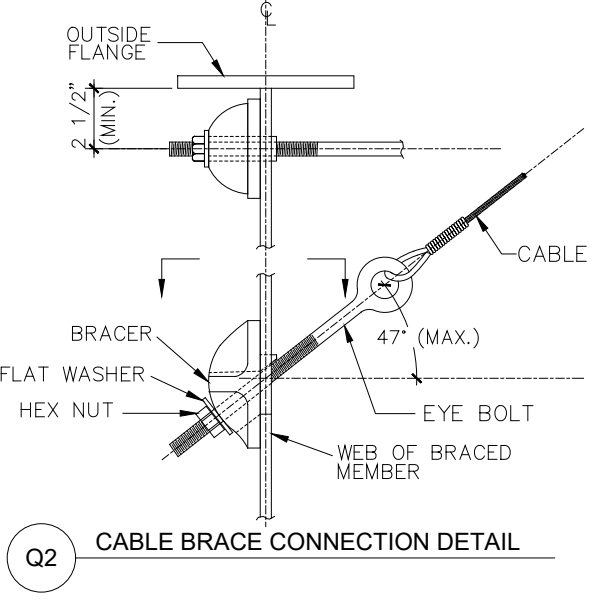
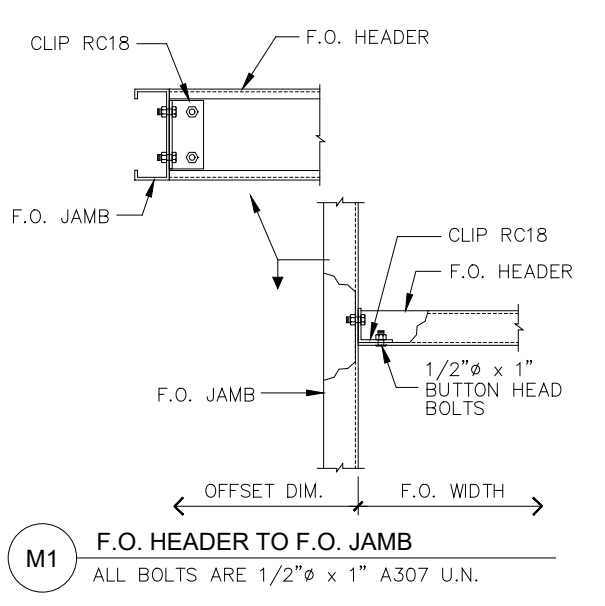
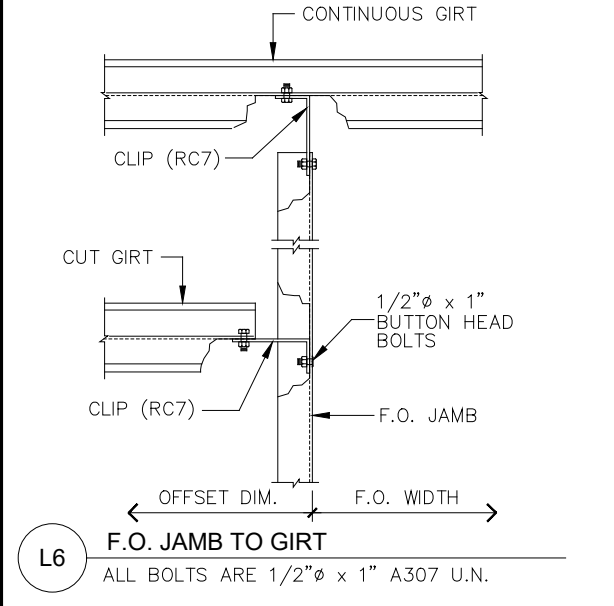
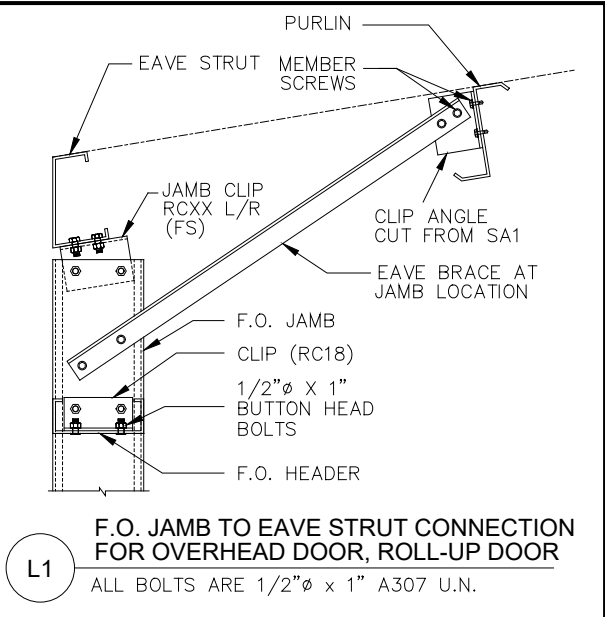
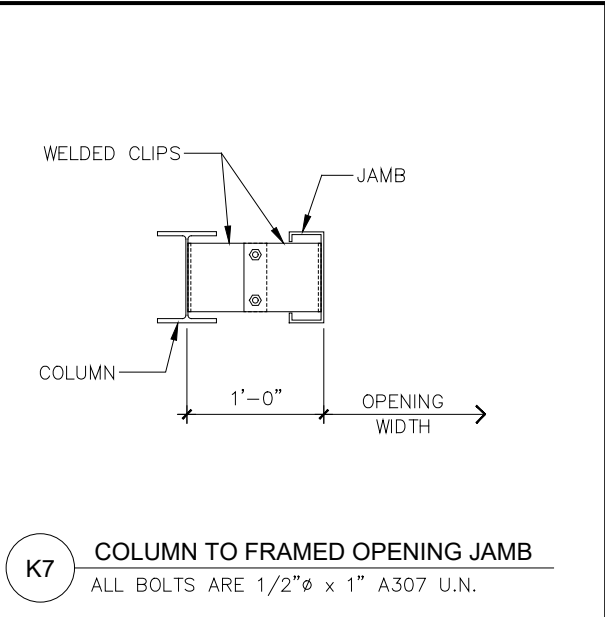
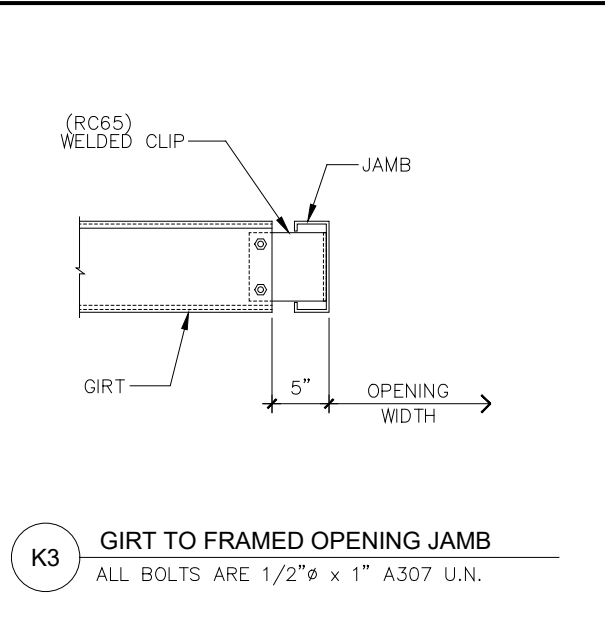
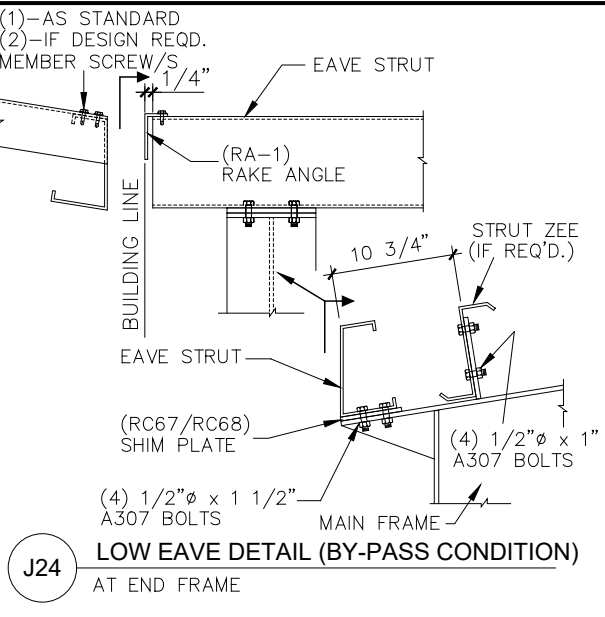
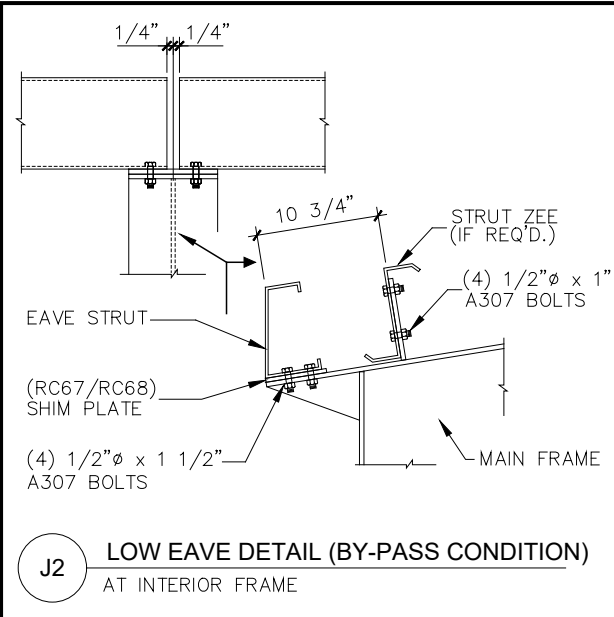
John Long
STATE OF OHIO
JOHN A. LONG
E-51396
REGISTERED PROFESSIONAL ENGINEER

5/29/2025

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						END USE	UTILITY BUILDING BUILDING A (Utility Building)
						STREET	1336 RIDGEVIEW ROAD
						CITY ST ZIP	UPPER ARLINGTON, OH 43221
						SALES NO.	82361
						JOB NO.	173424
						SCALE	N.T.S.
						DATE	E020 OF 25
						ISSUES	A

STEELNATION
100 SOUTHPOINTE SQUARE LANE • CANONSBURG, PA 15117
PH: 724.225.2200 • INFO@STEELNATION.COM



FOR PERMIT

John Long

STATE OF OHIO

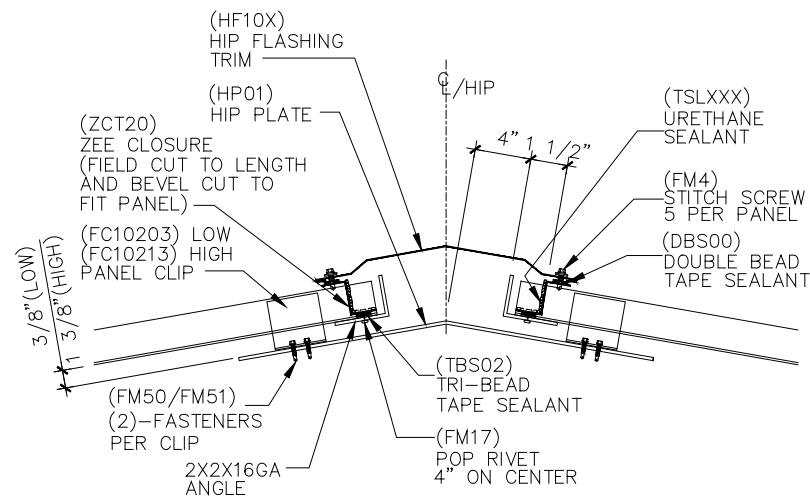
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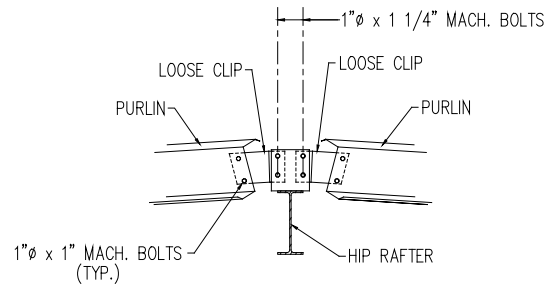
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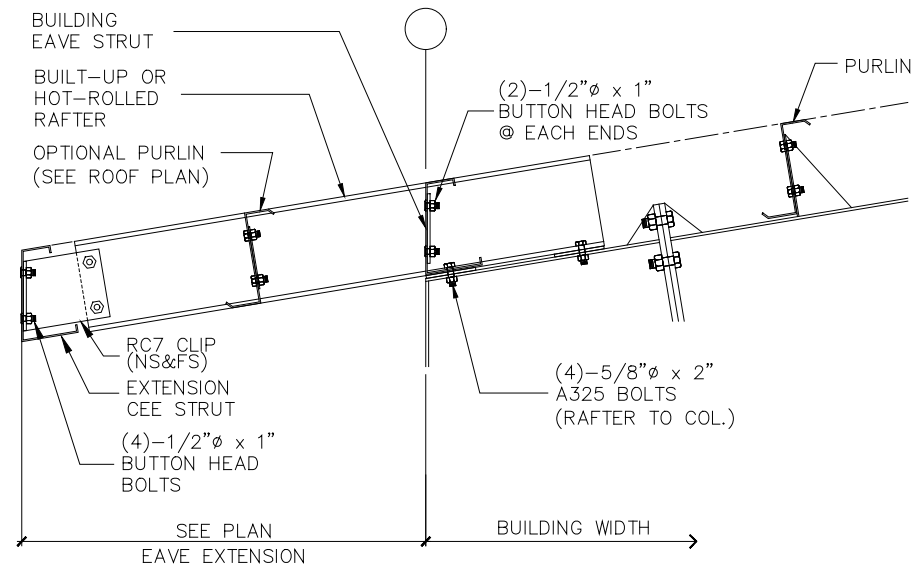
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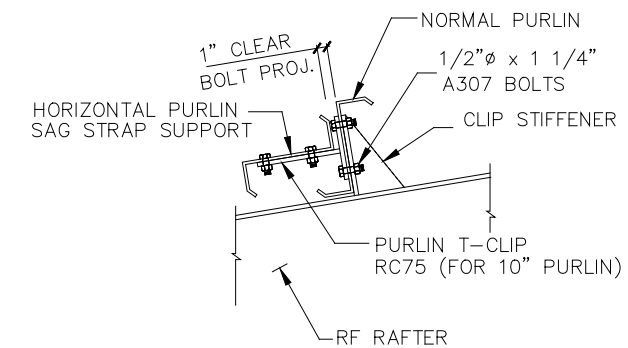
2 SECTION THRU HIP - FIXED
HV01



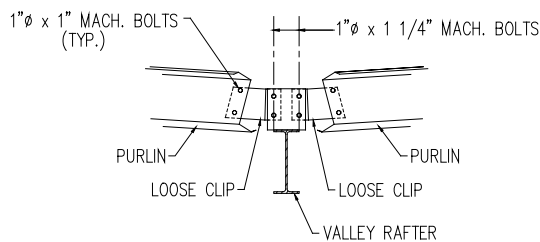
SECTION THRU HIP RAFTER



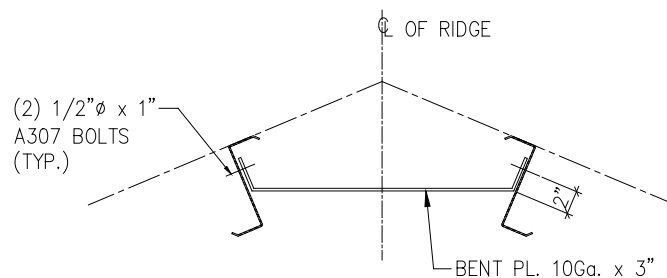
BUILT-UP/HOT-ROLLED EAVE EXTENSION DETAIL
ALL BOLTS ARE 1/2" x 1" A307 U.N.



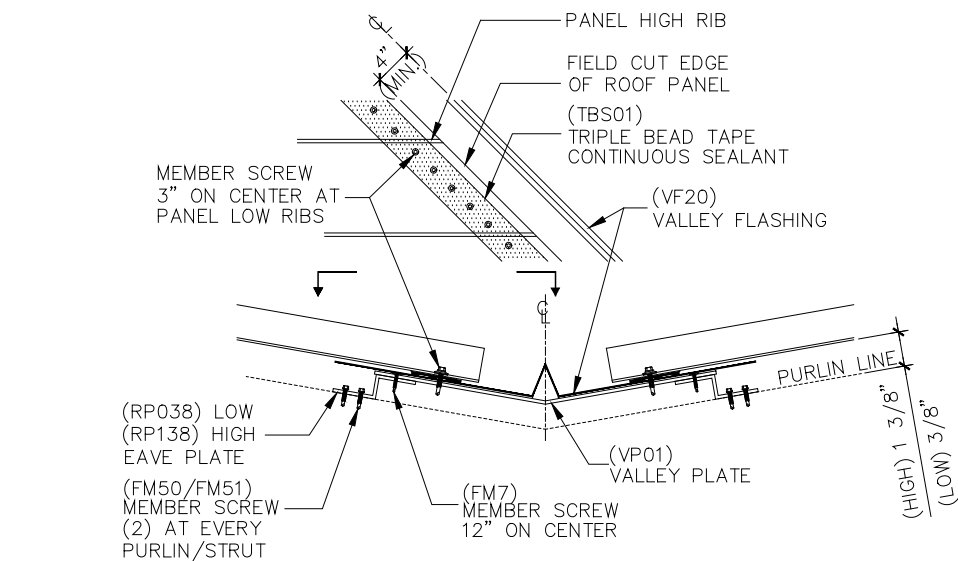
HORIZONTAL PURLIN CONNECTION TO RF RAFTER
ALL BOLTS ARE 1/2" x 1" A307 U.N.



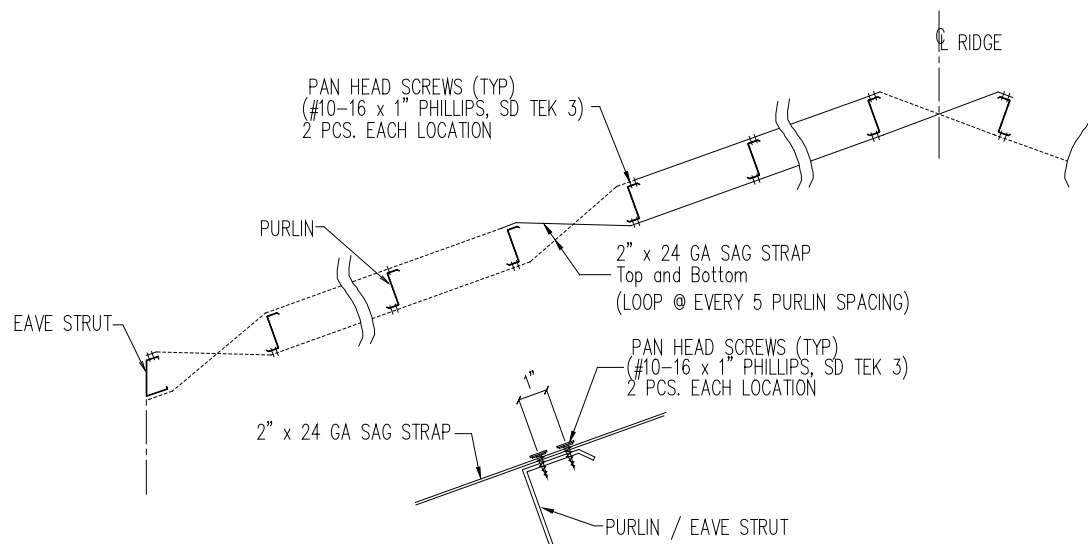
SECTION THRU VALLEY RAFTER



TYPICAL RIDGE TIE DETAIL



1 SECTION THRU VALLEY - STANDARD
HV02



TYPICAL SAG STRAP CONNECTION DETAIL
(BRACED AT TOP & BOTTOM OF PURLINS / SIDE BY SIDE)

FOR PERMIT

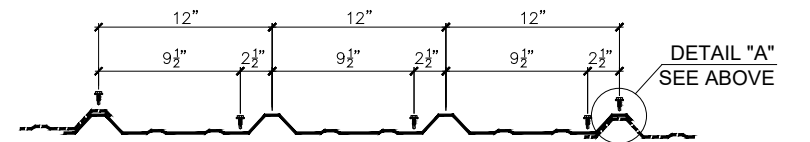


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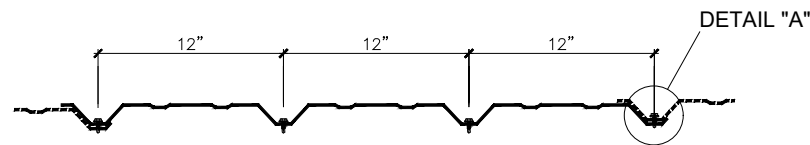
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						DRW. NO.	E023 OF 25
						ISSUES	A

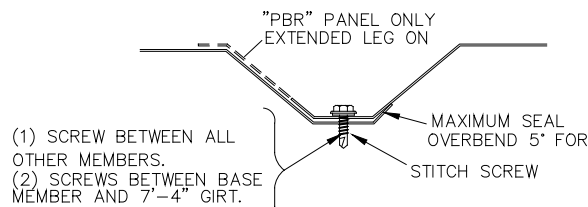




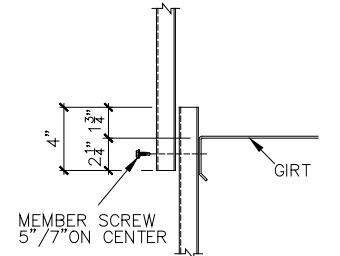
MEMBER SCREW LOCATION
FOR ALL MEMBERS UNLESS NOTED OTHERWISE
"PBR" BACK PANEL SCREW LAYOUT



MEMBER SCREW LOCATION
ALL MEMBERS

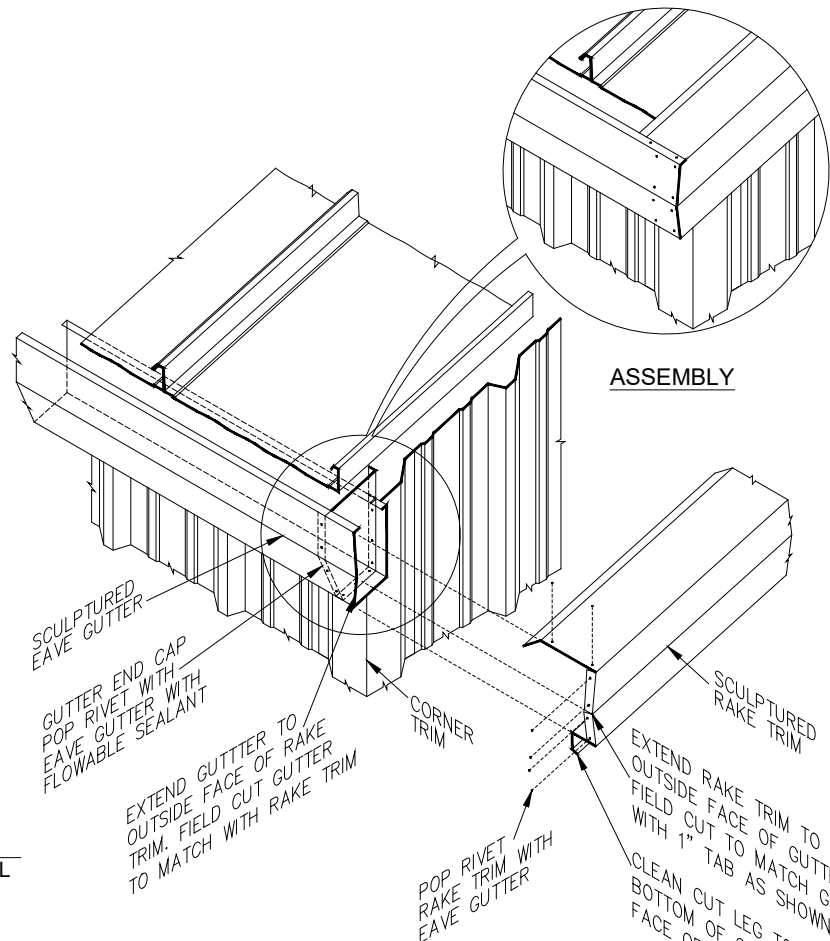


DETAIL "A"
TYP. SIDE LAP DETAIL



DETAIL "B"
TYP. PANEL END LAP DETAIL

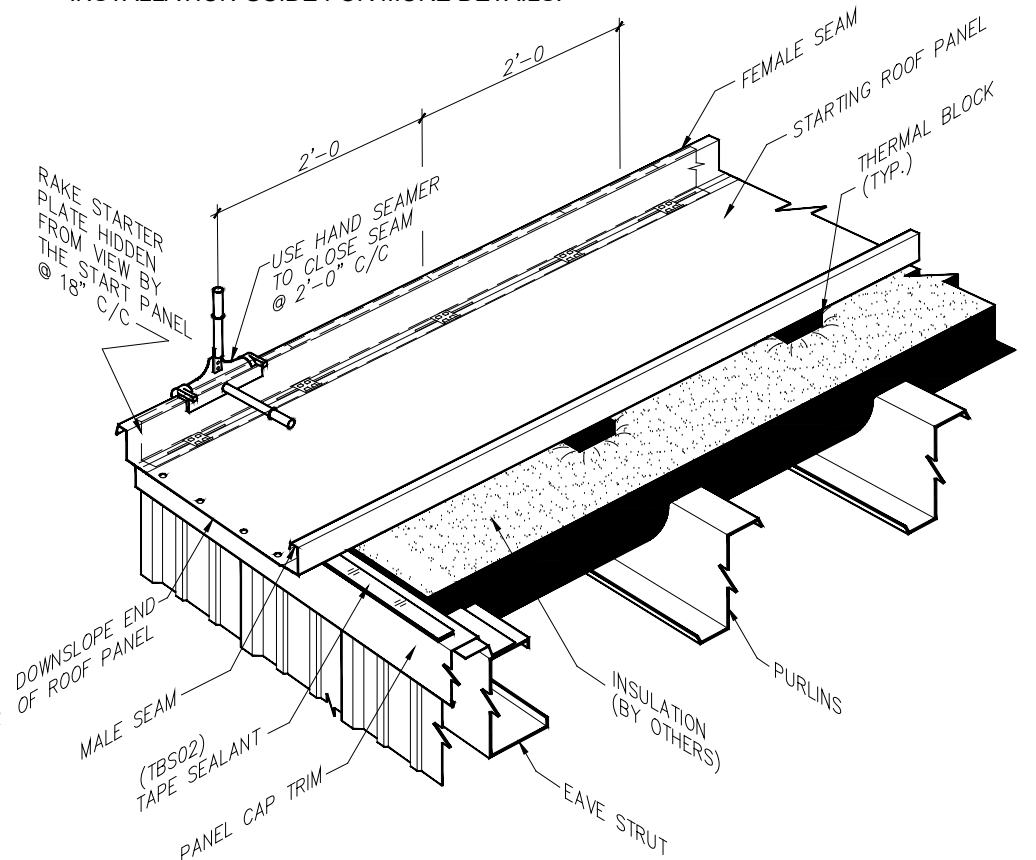
REVERSE "PBR" WALL PANEL SCREW LAYOUT



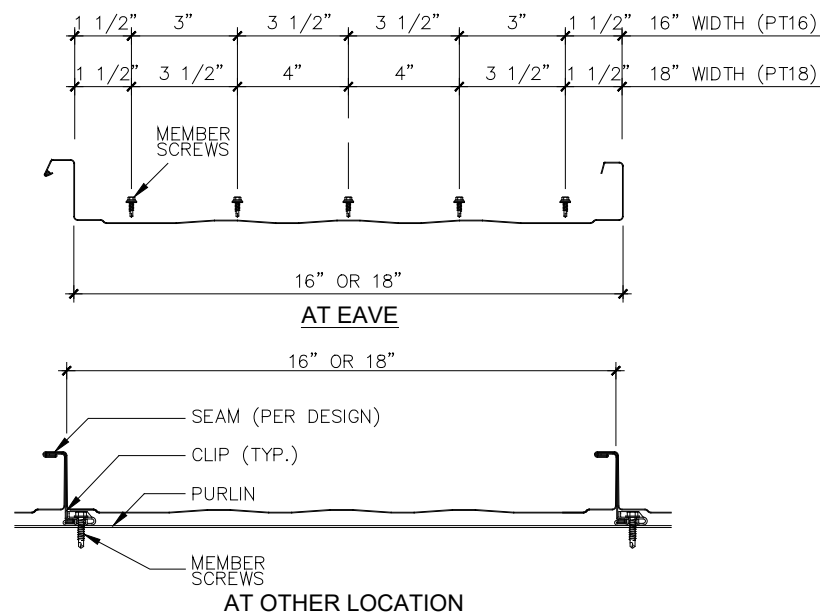
1 PT02 SCULPTURED GUTTER & RAKE TRIM JOINT DETAIL
WITH "PLATINUM" ROOF PANEL

NOTE:
SEAM STARTING ROOF PANEL WITH MANUAL SEAMING TOOL AT
RAKE STARTER PLATE (2'-0" C/C).

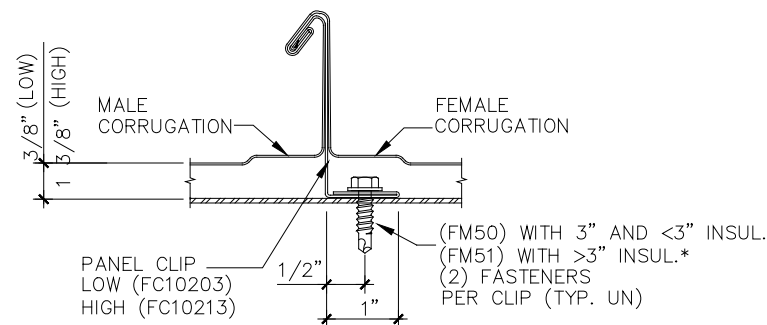
* REFER TO SECTION 9.3.4 OF THE PLATINUM ROOF SYSTEM
INSTALLATION GUIDE FOR MORE DETAILS.



1 PT06 SEAMING DETAIL (HC) @ RAKE START
WITH "PLATINUM" STARTING ROOF PANEL



1 PT01 PLATINUM PANEL FASTENER LOCATION



2 SL01 QUAD-LOK SEAM WITH FIXED CLIP
* SUPPLY SPECIAL LENGHT FASTENER FOR >6" THICK INSULATION

FOR
PERMIT

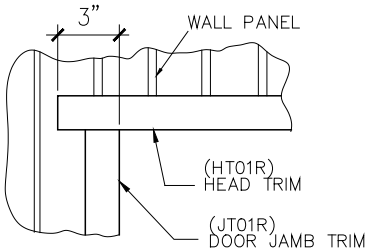
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						END USE	UTILITY BUILDING BUILDING A (Utility Building)
						STREET	1336 RIDGEVIEW ROAD
						CITY ST ZIP	UPPER ARLINGTON, OH 43221
						SALES NO.	82361
						JOB NO.	173424
						SCALE	N.T.S.
						DATE	E024 OF 25
						ISSUE	A

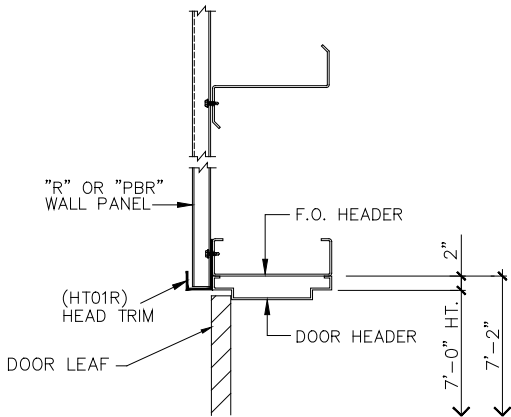
- NOTES:
- 1. FOR 3070, 4070, 6070 WALK DOORS ONLY
 - 2. ALL DOORS ARE FIELD LOCATED UNLESS SHOWN IN A.B. PLAN
 - 3. ★ - DIMENSION VARIES. SEE WALL ELEVATION IF REQUIRED.



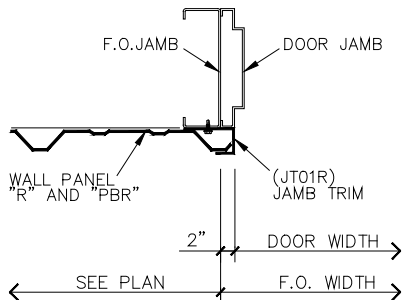
DETAIL "E"
HEAD/JAMB TRIMS CORNER DETAIL

- INSTALLATION PROCEDURE
1. Place head section and jambs on flat surface (floor) with door side up. Install bolts and nuts connecting head to jambs. Be sure that head is tight to jambs so that the proper door opening is obtained.
 2. Install door leaf in frame, check for 1/8" clearance at head and 3/32" clearance at striker jamb.
 3. Tilt up the entire assembly and anchor hinge jamb to floor. Plumb hinge jamb and assembly. Field cut girts if required.
 4. Anchor head and striker jamb to building structure, floor and entire frame to panel skins (field cut). Install optional threshold anchor if desired. Install jamb extensions (if req'd).
 5. Install lockset. Install (optional) weatherstrip, head member first. Adjust so that vinyl just contacts door when in the closed position. Do not force vinyl against door as this will interfere with the latching and will not improve the weather seal.
 6. Refer also to Door Manufacturer Installation Manual for more details.

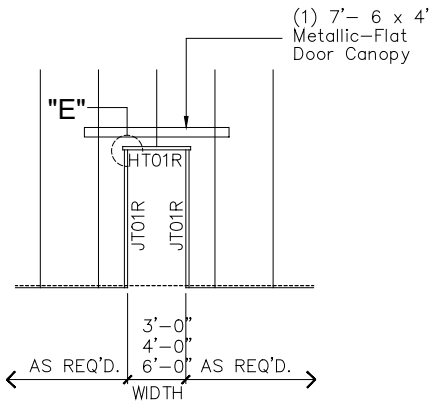
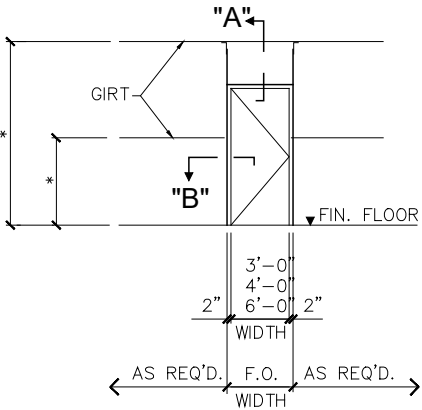
DOOR TRIM TABLE		
SIZE	HT01R	JT01R
3070	3'-6"	7'-5"
4070	4'-6"	7'-5"
6070	6'-6"	7'-5"



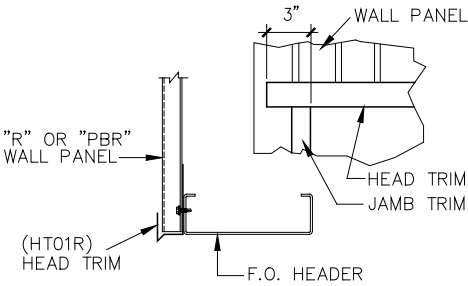
SECTION "A"



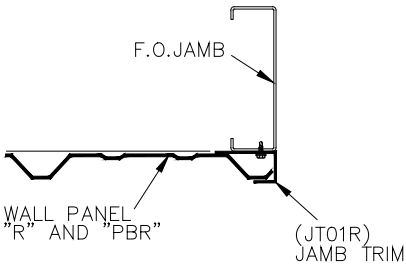
SECTION "B"



TYPICAL WALK DOOR DETAIL WITH FRAMED OPENING : REQUIRED QUANTITY = 0



4 F.O. HEADER TRIM DETAIL



5 F.O. JAMB TRIM DETAIL

FOR
PERMIT



5/29/2025

SEALING OF THIS DRAWING DOES NOT IMPLY OR CONSTITUTE THAT RIGID GLOBAL ENGINEER IS THE ENGINEER OF RECORD OR THE DESIGN PROFESSIONAL FOR THIS PROJECT. ONLY THE DESIGN OF THE METAL BUILDING SYSTEM AS FURNISHED BY RIGID IS INCLUDED. FOUNDATION ANALYSIS, ELECTRICAL, AND MECHANICAL SYSTEMS, AND/OR OTHER PARTS SUPPLIED BY ANYONE OTHER THAN RIGID ARE SPECIFICALLY EXCLUDED. NO INSPECTION OR SUPERVISION IS IMPLIED.

ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.	DESCRIPTION	DETAIL DRAWINGS
A	APPROVAL/PERMIT	05/30/25	LNT	FFF	RDL	CUSTOMER	STEEL NATION BUILDINGS, INC.
						END USER	COLUMBIA GAS (NiSOURCE UTILITY BUILDING)
						END USE	UTILITY BUILDING BUILDING A (Utility Building)
						STREET	1336 RIDGEVIEW ROAD
						CITY ST ZIP	UPPER ARLINGTON, OH 43221
						SALES NO.	82361
						JOB NO.	173424
						SCALE	N.T.S.
						DWG. NO.	E025 OF 25
						ISSUE	A



GENERAL NOTES

- 1.1

Fabrication shall be in accordance with S.N. standard practices in compliance with the applicable sections, relating to design requirements and allowable stresses of the latest edition of the "AWS Structural Welding Code D1.1 and D1.3". S.N. manufacturing procedures are certified by:
- Reference

Certification numbers
- Houston

S.N. #456
- 1.2

MATERIALS

Hot Rolled Steel Shapes (W, S, C & L)

Hot Rolled Steel Shapes (W)

Round Structural Tubing (HSS)

Square/Rect. Structural Tubing (HSS)

Structural Steel Web Plate

Structural Steel Flange Plates/Bars

Cold Formed Light Gage

Roof and Wall Sheets

Cable Brace

Rod Brace

ASTM DESIGNATION

A572/A529

A992

A500

A500

A572/A1011

A529/A572

A653/A1011

A792/A653

A475

A36

MIN. YIELD STRENGTH

Fy = 50 KSI

Fy = 50 KSI

Fy = 42 KSI

Fy = 46 KSI

Fy = 55 KSI

Fy = 55 KSI

Fy = 55 KSI

Fy = 50, 80 KSI

Extra High Strength

Fy = 36 KSI

MIN. TENSILE STRENGTH

Fu = 60 KSI

Fu = 120 KSI

Fu = 105 KSI

Fu = 58-80 KSI
- Machine Bolts & Nuts

A307

F3125/Gr. A325-TYPE 1

F3125/Gr. A325-TYPE 1

A36/A307/F1554 Gr.36
- High Strength Bolts (1"Ø and less)

F3125/Gr. A325-TYPE 1
- High Strength Bolts (>1"Ø to 1 1/2"Ø)

F3125/Gr. A325-TYPE 1
- Anchor Bolts (If supplied)

A36/A307/F1554 Gr.36
- 1.3

PRIMER

Shop primer paint is a rust inhibitive primer which meets the end performance of Federal Specification SSPC No. 15 and is S.N. Red or Gray Oxide color. This paint is not intended for long term exposure to the elements. S.N. is not responsible for any deterioration of the shop primer paint as a result of improper handling and/or jobsite storage. S.N. shall not be responsible for any field applied paint and/or coatings. (Section 6.5 AISC Code of Standard Practice, 16th Edition). Nominal thickness of primer will be 1 mil unless otherwise specified in contract documents.
- 1.4

GALVANIZED OR SPECIAL COATINGS:

See Contract Documents
- 1.5

ALL BOLTS ARE 1/2"Ø x 0'-1" A307 (snug-tightened) EXCEPT :

a) Eave strut connection - 1/2"Ø x 0'-1 1/4" A307 without washer (unless noted otherwise)

b) Endwall rafter splice - 5/8"Ø x 0'-1 3/4" F3125/Gr. A325-N with washer

c) Endwall column to rafter connection - 1/2"Ø x 0'-1 1/4" F3125/Gr. A325-N without washer

d) Main frame moment splice connections - F3125/Gr. A325-N with washer, SEE CROSS SECTION for dimensions.

NOTE: One (01) washer is supplied on main frame moment splice and to A325 bolts unless noted otherwise on drawing
- 1.6

F3125/Gr. A325 BOLT TIGHTENING REQUIREMENTS

All high strength bolts are F3125/Gr. A325-N unless specifically noted otherwise. Structural bolts shall be tightened by the turn-of-the-nut or calibrated wrench methods in accordance with the 16th Edition AISC/RCSC "Specification For Structural Joints using ASTM F3125/Gr. A325 or A490 Bolts". Washers are supplied separately from High Strength Bolts, however, assembly with washers are required before erection. Installation inspection is recommended and be based on Section 9.1 and 9.2 of AISC/RCSC.

Snug-tight is permitted EXCEPT for the following conditions:

a) Building located in high seismic areas; Seismic Design Categories D, E, F

b) Building supporting cranes

c) Building supporting machinery that creates vibration, impact or stress reversal

d) Connections using ASTM A490

e) Connections using slip-critical condition

f) or as prohibited in the contracts/specifications
- 1.7

CLOSURE STRIPS ARE FURNISHED FOR APPLICATION:

INSIDE- Under roof panels at eave

OUTSIDE - Between endwall panels and rake trim

- Under continuous ridge vent skirts
- 1.8

ERECTION NOTE:

All bracing, strapping, & bridging shown and provided by S.N. for this building is required and shall be installed by the erector as a permanent part of the structure. If additional bracing is required for stability during erection, it shall be the erector's responsibility to determine the amount of such bracing and to procure and install as needed.
- 1.9

ERECTION AND UNLOADING NOT BY S.N.
- 1.10

SHORTAGES

Any claims or shortages by buyer must be made to S.N. within five (5) working days after delivery, or such claims will be considered to have been waived by the customer and disallowed.
- 1.11

CORRECTIONS OF ERRORS AND REPAIRS (MBMA 6.10)

Claims for correction of alleged misfits will be disallowed unless S.N. shall have received prior notice thereof and allowed reasonable inspection of such misfits. The correction of minor misfits by the use of drift pins to draw the components into line, moderate amounts of reaming, chipping and cutting, and the replacement of minor shortages of material are a normal part of erection and are not subject to claim. No part of the Building may be returned for alleged misfits without the prior approval of S.N.
- BUYER/END USE CUSTOMER RESPONSIBILITIES
- 2.1

It is the responsibility of the BUYER/END USE CUSTOMER to obtain appropriate approvals and secure necessary permits from City, County, State, or Federal Agencies as required, and to advise/release S.N. to fabricate upon receiving such.
- 2.2

Steel Nation (hereafter referred to as S.N.) standard specifications apply unless stipulated otherwise in the Contract Documents. S.N. design, fabrication, quality criteria, standards, practice, methods and tolerances shall govern the work with any other interpretations to the contrary notwithstanding. It is understood by both Parties that the BUYER/END USE CUSTOMER is responsible for clarification of inclusions or exclusions from the architectural plans and/or specifications.
- 2.3

In case of discrepancies between S.N. structural steel plans and plans for other trades, S.N. plans shall govern. (Section. 3 AISC Code of Standard Practices, 16th Edition)
- 2.4

Approval of S.N. drawings and calculations indicates that S.N. has correctly interpreted and applied the Contract Documents. This approval constitutes the contractor/owners acceptance of the S.N. design concepts, assumptions, and loading. (Section 4 AISC Code 16th Edition and MBMA 3.3.3)
- 2.5

Once the BUYER/END USE CUSTOMER has signed S.N. Approval Package and the project is released for fabrication, changes shall be billed to the BUYER/ END USE CUSTOMER including material, engineering and other costs. An additional fee may be charged if the project must be moved from the fabrication and shipping schedule.
-
-
- 100 SOUTHPOINTE SQUARE LANE ♦ CANONSBURG, PA 15317
PH: 724.225.2202 ♦ INFO@STEELNATION.COM
- | | | | | | |
|---|---|---------|--------|----------|---|
| SN # 1472
Ridgeview Station Garage (NiSource CG Garage Building) | | | | | |
| SALES NO. | 82397 | JOB NO. | 173430 | BUILDING | A |
| CUSTOMER | Steel Nation Buildings, Inc. | | | | |
| END USER | Columbia Gas (NiSource CG Utility Building) | | | | |
| END USE | Garage Building | | | | |
| STREET | 1336 Ridgeview Road (40.014367, -83.048681) | | | | |
| CITY ST ZIP | Upper Arlington, OH 43221 | | | | |
| COUNTY | Franklin | | | | |
- THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING AS INDICATED:
- DESIGN LOADS:
- | | |
|---------------------------------------|---|
| Design Code | : IBC 21 |
| Dead Load (psf) | : Metal building structure only by Steel Nation |
| Collateral Load (psf) | : 5.00 |
| Wind Load | |
| Basic Design Wind Speed | : Vult (3 sec. gust) = 115 mph |
| Allowable Stress Design Wind Speed | : Vasd (3 sec. gust) = 89.08 mph |
| Risk Category | : II - Normal |
| Wind Exposure | : C |
| Internal Pressure Coefficient, GCPI | : 0.18 /-0.18 |
| Design Wind Pressure For Wall | : Based on Allowable Stress Design Wind Speed |
| Components Wind Pressure (psf) asd | : 13.61 |
| Components Wind Suction (psf) asd | : -15.04 |
| Claddings Wind Pressure (psf) asd | : 16.89 |
| Claddings Wind Suction (psf) asd | : -18.33 |
| Enclosure | : Enclosed |
| Live Load | |
| Primary Framing (psf) | : 20.00 |
| Trib. Area Reduction | : Yes |
| Secondary Framing (psf) | : 20.00 |
| Snow Load | |
| Ground Snow Load, Pg (psf) | : 20.00 |
| Roof Snow Load, Pf (psf) | : 20.00 |
| Sloped Roof Snow Load, Ps (psf) | : 20.00 |
| Snow Exposure Factor, Ce | : 1.00 |
| Snow Importance Factor, Is | : 1.00 |
| Thermal Factor, Ct | : 1.00 |
| Sloped Factor, Cs | : 1.00 |
| Seismic Load | |
| Seismic Importance Factor, Ie | : 1.00 |
| Seismic Occupancy Category | : II - Normal |
| Site Class | : D |
| Mapped Spectral Response Acceleration | : Ss = 0.1200 :S1 = 0.0620 |
| Spectral Response Coefficients | : Sds = 0.1280 :Sd1 = 0.0992 |
| Seismic Design Category | : B |
| Basic Force Resisting Systems Used | : Steel System Not Specifically Detailed For Seismic Resistance |
| | : Rigid Frames |
| | : Braced Frames |
| Total Design Base Shear, V (kips) | : Longitudinal= 3.09 Transverse=3.42 |
| Response Modification Factors, R | : Rigid Frames = 3.00 |
| | : SW X-Bracing = 3.00 |
| Seismic Response Coefficient, Cs | : Rigid Frames = 0.043 |
| | : SW X-Bracing = 0.043 |
| Analysis Procedure Used | : Equivalent Lateral Force Procedure |
| Rainfall Intensity (in/hr) | : 6.0600 |
- BUILDING DESCRIPTION:
- | | |
|----------------------|-----------|
| Width (ft) | : 24 |
| Length (ft) | : 42 |
| Eave Ht. at BSW (ft) | : 14 |
| Eave Ht. at FSW (ft) | : 14 |
| Roof Slope at BSW | : 3.0:12 |
| Roof Slope at FSW | : 3.0:12 |
| Bay Spacing (ft) | : 1 at 22 |
| | : 1 at 20 |
- COVERING AND TRIMS:
- Roof Panels & Trims
- | | |
|----------------|------------------------------------|
| Panel Type | : 24 Ga. Platinum (16" Wide)¼+ SSR |
| Pan Type | : Striated |
| Clips Type | : 3 3/8" High Floating |
| Thermal Blocks | : 3/8" Thk. |
| Lok Seam | : Quad-Lok |
| Panel Color | : S3000 Standard (KYNAR) |
| Trim Colors | |
| Eave Trim | : S3000 Standard |
| Eave Gutter | : S3000 Standard |
| Gable Trim | : S3000 Standard |
- Wall Panel & Trims
- | | |
|----------------------|---|
| Panel Type | : 26 Ga. Rev. PBM (36" Wide) Screw Down |
| Panel Color | : Glvm.Plus |
| Trim Colors | |
| Corner Trims | : Glvm.Plus |
| Opening Trims | : S3000 Standard |
| Box Downspouts | : S3000 Standard |
| Base Trim | : -- |
| Mas. Flash | : -- |
| Special Requirements | : NONE |
- Before erecting your building, please see the Rigid Erection & Safety Manual at rigidbuilding.com/document-library
- SEALING OF THIS DRAWING DOES NOT IMPLY OR CONSTITUTE THAT RIGID GLOBAL ENGINEER IS THE ENGINEER OF RECORD OR THE DESIGN PROFESSIONAL FOR THIS PROJECT. ONLY THE DESIGN OF THE METAL BUILDING SYSTEM AS FURNISHED BY RIGID IS INCLUDED. FOUNDATION ANALYSIS, ELECTRICAL, AND MECHANICAL SYSTEMS, AND/OR OTHER PARTS SUPPLIED BY ANYONE OTHER THAN RIGID ARE SPECIFICALLY EXCLUDED. NO INSPECTION OR SUPERVISION IS IMPLIED.
- 2.6

The BUYER/END USE CUSTOMER is responsible for overall project coordination. All interface, compatibility, and design considerations concerning any materials not furnished by S.N. and S.N. steel system are to be considered and coordinated by the BUYER/END USE CUSTOMER. Specific design criteria concerning this interface between materials must be furnished before release for fabrication or S.N. assumptions will govern (Section 4 and Commentary, AISC Code of Standard Practice, 16th Edition)

2.7

It is the responsibility of the BUYER/END USE CUSTOMER to ensure that S.N. plans comply with the applicable requirements of any governing building authorities. The supplying of sealed engineering data and drawings for the metal building system does not imply or constitute an agreement that S.N. or its design engineers are acting as the engineer of record or design professional for a construction project. These drawings are sealed only to certify the design of the structural components furnished by S.N.

2.8

The BUYER/END USE CUSTOMER is responsible for setting of anchor bolts and erection of steel in accordance with S.N. "For Construction" drawings only. Temporary supports such as guys, braces, falsework, cribbing or other elements required for the erection operation shall be determined furnished and installed by the erector. No items should be purchased from a preliminary set of drawings, including anchor bolts. Use only final "FOR CONSTRUCTION DRAWINGS" for this use. (Section 7 AISC Code of Standard Practice, 16th Edition.)

2.9

Steel Nation is responsible for the design of the anchor bolt to permit the transfer of forces between the base plate and the anchor bolt in shear, bearing and tension, but is not responsible for the transfer of anchor bolt forces to the concrete, anchor bolt embedment or the adequacy of the anchor bolt in relation to the concrete. Unless otherwise provided in the Order Documents, S.N. does not design and is not responsible for the design, material and construction of the foundation or foundation embedments. The END USE CUSTOMER should assure himself that adequate provisions are made in the foundation design for loads imposed by column reactions of the building, other imposed loads, and bearing capacity of the soil and other conditions of the building site. It is recommended that the anchorage/anchor bolt embedment and foundation of the building be designed by a Registered Professional Engineer experienced in the design of such structures. (Chapter IV Section 3.2.2 Metal Building Systems Manual 2018 Edition)

2.10

Normal erection operations include the corrections of minor misfits by moderate amounts of reaming, chipping, welding or cutting, and the drawing of elements into line through the use of drift pins. Errors which cannot be corrected by the foregoing means or which require major changes in member configuration are to be reported immediately to S.N. by the BUYER/END USE CUSTOMER, to enable whoever is responsible either to correct the error or to approve the most efficient and economic method of correction to be used by others. (Section 7 AISC Code of Standard Practice, 16th Edition)

2.11

Neither the fabricator nor the BUYER/END USE CUSTOMER will cut, drill or otherwise alter his work, or the work of other trades, to accommodate other trades, unless such work is clearly specified in the contract documents. Whenever such work is specified, the BUYER/END USE CUSTOMER is responsible for furnishing complete information as to materials, size, location and number of alterations prior to preparation of shop drawings. (Section 7 AISC Code of Standard Practice, 16th Edition)

2.12

WARNING

In no case should Galvalume steel panels be used in conjunction with lead or copper. Both lead and copper have harmful corrosive effects on the Galvalume alloy coating when they are in contact with Galvalume steel panels. Even run-off from copper flashing, wiring, or tubing onto Galvalume should be avoided.

2.13

SAFETY COMMITMENT

Steel Nation has a commitment to manufacture quality building components that can be safely erected. However, the safety commitment and job site practices of the erector are beyond the control of S.N. It is strongly recommended that safe working conditions and accident prevention practices be the top priority of any job site. Local, State, and Federal safety and health standards should always be followed to help insure workers safety. Make certain all employees know the safest and most productive way of erecting a building. Emergency procedures should be known to all employees. Daily meetings highlighting safety procedures are also recommended. The use of hard hats, rubber sole shoes for roof work, proper equipment for handling material, and safety nets where applicable, are recommended.

2.14

Roof drainage systems (gutter, downspouts, etc.) must be free of any obstruction to ensure smooth operation at any given time.

2.15

It is recommended by Factory Mutual (Reference: B2.44) that roofs be cleared of snow when half of the maximum snow depth is reached. The maximum snow depth can be estimated based on the design snow load and the density of snow and/or ice buildup. See Chart below.
- | ROOF SNOW LOAD (IN PSF) | EQUIVALENT SNOW HEIGHT AT ROOF (IN INCHES) | RECOMMENDED SNOW HEIGHT WHEN SNOW REMOVAL SHOULD START (IN INCHES) |
|-------------------------|--|--|
| 20 | 16.60 | 8.30 |
| 30 | 17.90 | 8.95 |
| 40 | 19.20 | 9.60 |
| 50 | 20.50 | 10.25 |
| 60 | 21.80 | 10.90 |
| 70 | 23.10 | 11.55 |
| 80 | 24.40 | 12.20 |
- NOTE: For Snow/Ice Removal Procedure, Refer to Metal Building System Manual 2018 Edition, Section A9.4
- | | | | | | |
|--|-------|---------|--------|-----------|------|
| CUSTOMER: STEEL NATION BUILDINGS, INC. | | | | | |
| SALES NO: | 82397 | JOB NO: | 173430 | BUILDING: | A |
| | | | | DWG. NO: | C001 |
| | | | | ISSUE: | A |
- 5/15/2025
-
- Page 278 of 343

UNLOADING, HANDLING AND STORING OF MATERIALS



STRUCTURAL

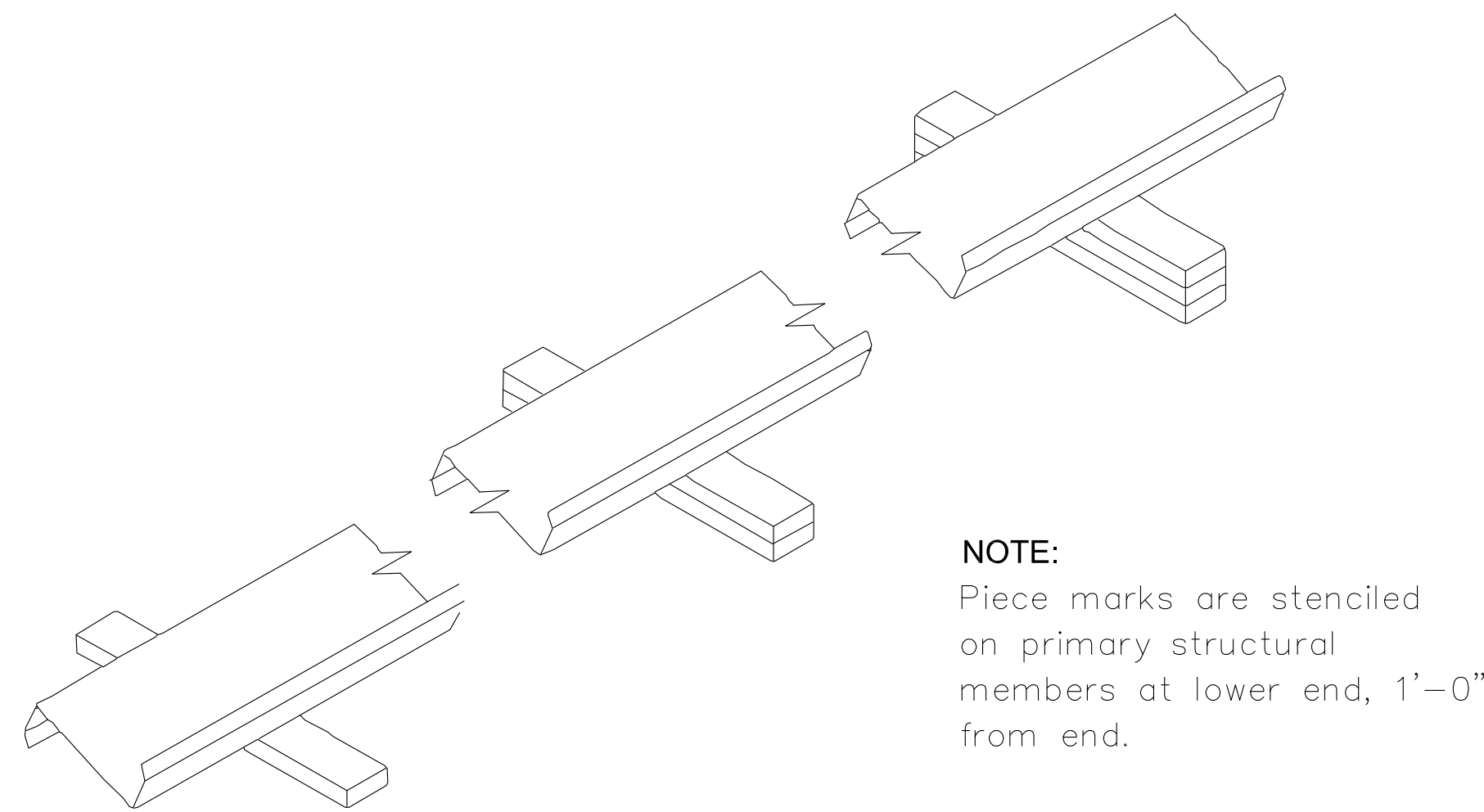
A great amount of time and trouble can be saved if the building site is according to a pre–arranged plan. Proper location and handling of components will eliminate unnecessary handling.

Inspect all shipments prior to releasing the tie–downs for loads that may have shifted during transit, **REMEMBER, SAFETY FIRST!**

Blocking under the columns and rafters protects the splice plates and the slab from damage during the unloading process. It also facilitates the placing of slings or cables around the members for later lifting and allows members to be bolted together into sub–assemblies while on the ground. Extra care should always be exercised in the unloading operations to prevent injuries from handling the steel and to prevent damage to materials and the concrete slabs.

If water is allowed to remain for extended periods in bundles of primed parts such as girts, purlins etc., the pigment will fade and the paint will gradually soften, reducing the bond to the steel. Therefore, upon receipt of a job, all bundles of primed parts should be stored at an angle to allow any trapped water to drain away and permit air circulation for drying. Puddles of water should not be allowed to collect and remain on columns, rafters or beams for the same reason.

All Primer should be touched up as required before erection!



NOTE:
Piece marks are stenciled on primary structural members at lower end, 1’–0” from end.

WALLS AND ROOF PANELS

RIGID’s wall and roof panels including color coated, galvolume and galvanized, provide excellent service under widely varied conditions. All unloading and erection personnel should fully understand that these panels are quality merchandise which merit cautious care in handling.

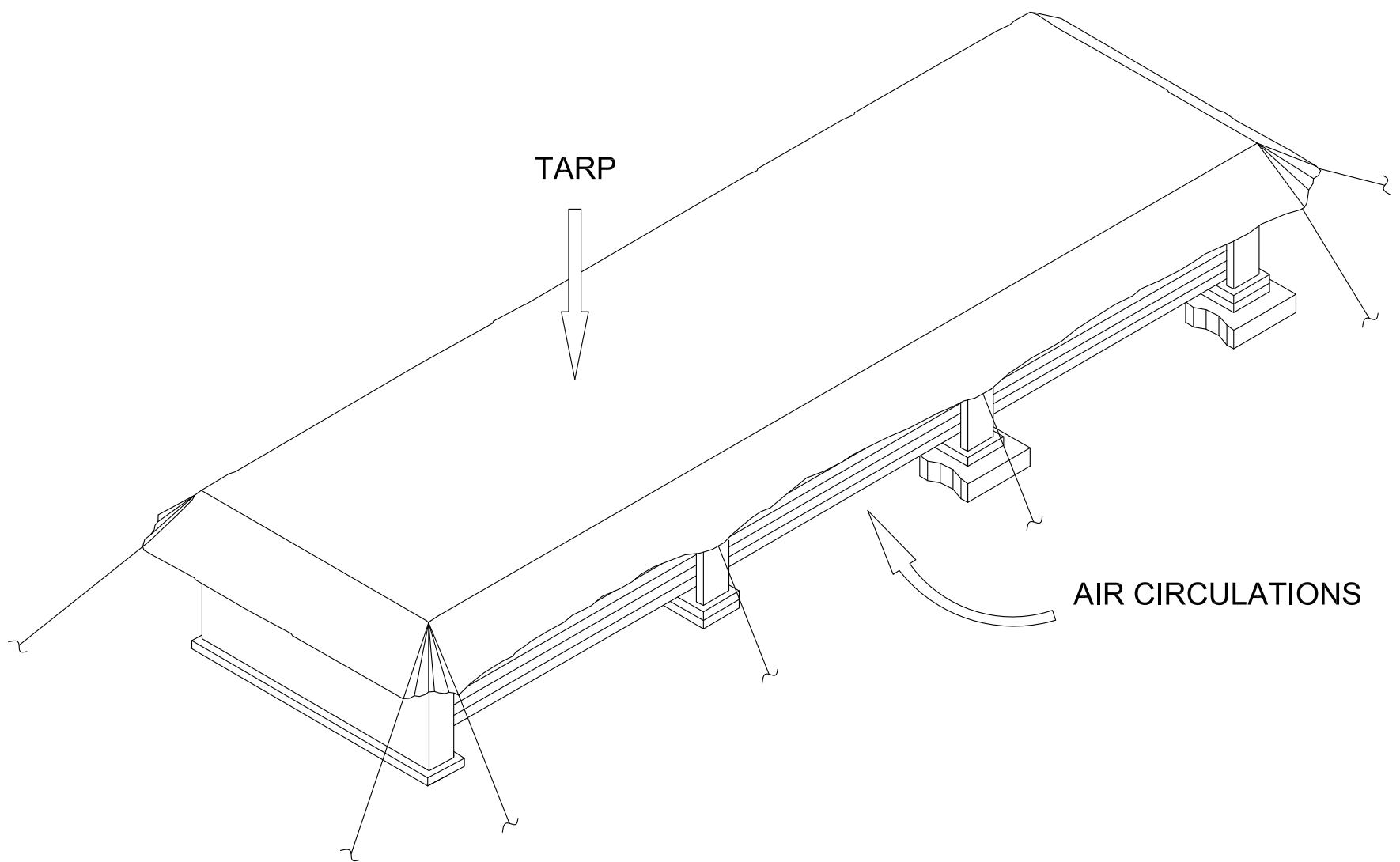
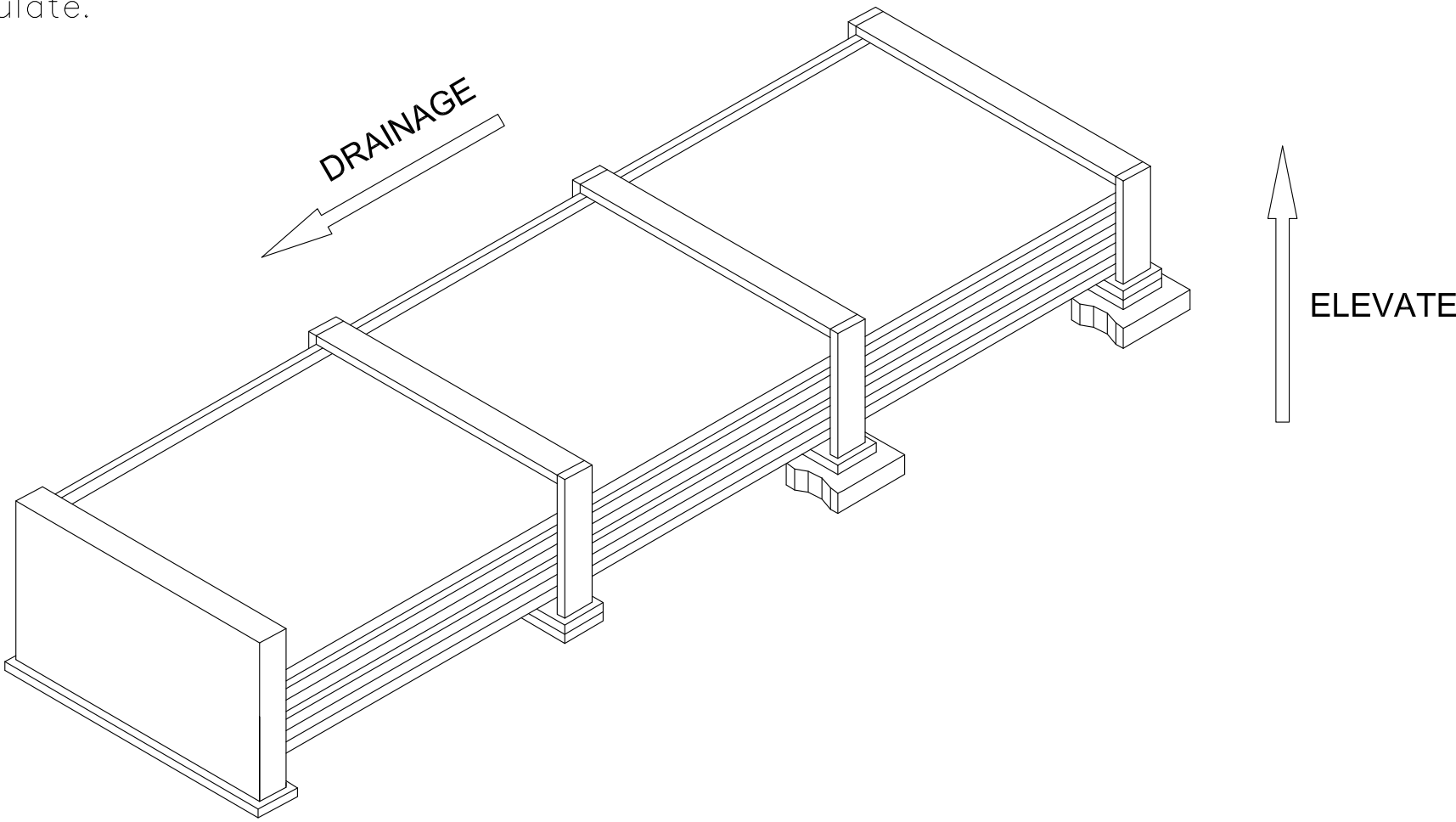
Under no circumstances should panels be handled roughly. Packages of sheets should be lifted off the truck with extreme care taken to insure that no damage occurs to ends of the sheets or to side ribs. The packages should be stored off the ground sufficiently high to allow air circulation underneath the packages. This avoids ground moisture and deters people from walking on the packages. One end of the package should always be elevated to encourage drainage in case of rain.

All stacked metal panels are subject, to some degree, to localized discoloration or stain when water is trapped between their closely nested surfaces. RGB exercises extreme caution during fabricating and shipping operations to insure that all panel stock is kept dry. However, due to climatic conditions, water formed by condensation of humid air can be trapped between stacked sheets. Water can also be trapped between stacked sheets when exposed to rain. This discoloration caused by trapped moisture is often called wet storage stain.

The stain is usually superficial and has little effect on the apperance or service life of the panels as long as it is not permitted to remain on the panels. However, moisture in contact with the surface of the panels over an extended period can severely attack the finish and reduce the effective service life. Therefore, it is imperative that all panels be inspected for moisture upon receipt of the order. If moisture is present, dry the panels at once and store in a dry, warm place.

CAUTION: Care should always be taken when walking on panels. Use saftey lines and nets when necessary! Panels are slippery. Oil or wax applied to the roof and wall panels for protection against weather damage will make them a very slippery surface. Wipe dry any oil that has puddled from bundles stored on a slope. Dew, frost, or other forms of moisture greatly increase the slipperiness of the panels. Always assume panel surface is slippery and act accordingly. **Think safety!!**

Use wood blocking to elevate and slope the panels in a manner that will allow moisture to drain. Wood blocking placed between bundles will provide additional air circulation. Cover the stacked bundles with a tarp or plastic cover leaving enough opening at the bottom for air to circulate.



When handling or uncrating the panels, lift, rather than slide, them apart. Burred edges may scratch the coated surfaces when sheets are slid over one another. Never allow panels to be walked on while on the ground.

Rough and improper handling of a panel is inexcusable and a prime example of poor job supervision.

NOTE:
Use gloves when handling metal panels to prevent hand injuries. Be aware, of the dangers of handling panels on a windy day. A large panel can catch enough wind to knock a worker off his feet, even at ground level!! **Safety first!**

GENERAL NOTE:
1. OIL CANNING OF PANELS IS NOT A CAUSE OF REJECTION.
2. EXTREME CARE MUST BE EXERCISED DURING THE ERECTION OF ROOF PANELS AND TRIMS. FOOT TRAFFIC MAY RESULT IN PERMANENT PANEL DISTORTION AND FINISH ABRASION.

5/15/2025



SEALING OF THIS DRAWING DOES NOT IMPLY OR CONSTITUTE THAT STEEL NATION ENGINEER IS THE ENGINEER OF RECORD OR THE DESIGN PROFESSIONAL FOR THIS PROJECT. ONLY THE DESIGN OF THE METAL BUILDING SYSTEM AS FURNISHED BY S.N. IS INCLUDED. FOUNDATION ANALYSIS, ELECTRICAL, AND MECHANICAL SYSTEMS, AND/OR OTHER PARTS SUPPLIED BY ANYONE OTHER THAN S.N. ARE SPECIFICALLY EXCLUDED. NO INSPECTION OR SUPERVISION IS IMPLIED.

ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.	 100 SOUTHMONTE SQUARE LANE ♦ CANONBURG, PA 15117 PH: 724.225.2200 ♦ INFO@STEELNATION.COM	DESCRIPTION	UNLOADING, HANDLING AND STORING OF MATERIALS								
A	APPROVAL/PERMIT	05/15/25	ZGL	MDL	YHL		CUSTOMER	STEEL NATION BUILDINGS, INC.								
							END USER	Columbia Gas (NiSource CG Utility Building)								
							END USE	Garage Building		BUILDING	A					
							STREET	1336 Ridgeview Road (40.014367, -83.048681)								
							CITY ST ZIP	Upper Arlington, OH 43221								
							SALES NO.	82397	JOB NO.	173430	SCALE	N.T.S.	DWG. NO.	C002	ISSUE	A

LEGENDS & ABBREVIATIONS



DESIGN:

Accel.	Acceleration
Coeff.	Coefficient
CL, Collat	Collateral Load
DL, Dead	Dead Load
H, Horz, Horiz	Horizontal
L	Left
LL, Live	Live Load
LnWnd, LnWind, LWIND	Longitudinal Wind Load
Min, min	Minimum
Max, max	Maximum
R	Right
SL	Snow Load
Slide	Sliding Snow Load
SEIS, Seis	Seismic Load
U_Snow	Unbalance Snow Load
V, Vert	Vertical
WL, Wind_L	Wind Load Left
WR, Wind_R	Wind Load Right
WP, Wind_P	Wind Pressure
WS, Wind_S	Wind Suction

ENGLISH UNITS

Acre	Acres
FT, ft	Feet
GA, Ga, ga	Gage
Gal	Gallons
IN, in	Inches
K, k	Kips
KSI, ksi	Kips Per Square-Inches
lb, #	Pounds
MPH, mph	Miles Per Hour
PLF, plf, lb/ft	Pounds Per Linear-Foot
PSF, psf, lb/ft²	Pounds Per Square-Foot
TON, ton	Tons
Yd	Yard

METRIC UNITS

cm	Centimeters
Hec	Hectares
liter	Liters
m	Meters
mm	Millimeters
N	Newtons
km	Kilometers
kN	Kilonewtons
kN/m²	Kilonewtons Per Square-meter
kPa	Kilopascals
kph	Kilometers Per Hour
Pa	Pascals

USEFUL CONVERSION

English	To	English	Metric	To	Metric
1 mile		1760 Yd	1 km		1000 m
1 Yd		3 Ft	1 m		100 cm
1 Ft		12 in	1 cm		10 mm
1 in		16/16 in	1 kN		1000 N
1 Ton (English)		2 Kips	1 kg		9.8066 N
1 Kip		1000 lb	1 Ton (Metric)		1000 kg
1 lb		16 ounces	1 Hec		10,000 m²
1 Acre		43560 Ft²	1 m³		1000 liter
1 Ft³		7.4805 Gal	1 kPa		1 kN/m²

English	To	Metric	Metric	To	English
1 in		2.54 cm	1 cm		0.3937 in
1 ft		0.3048 m	1 m		3.2808 ft
1 lb		0.4536 kg	1 kg		2.2046 lb
1 Ton (English)		907.18 kg	1 Ton (Metric)		2204.6 lb
1 Kip		4.4482 kN	1 kN		0.2248 kip
1 mile		1.6093 km	1 km		0.6213 mile
1 Acre		0.4046 Hec	1 Hec		2.4715 Acres
1 lb/ft²		0.0478 kPa	1 kPa		20.8854 lb/ft²

Fraction	To	Decimal	Fraction	To	Decimal
1/16		0.0625	9/16		0.5625
1/8		0.1250	5/8		0.6250
3/16		0.1875	11/16		0.6875
1/4		0.2500	3/4		0.7500
5/16		0.3125	13/16		0.8125
3/8		0.3750	7/8		0.8750
7/16		0.4375	15/16		0.9375
1/2		0.5000	16/16		1.0000

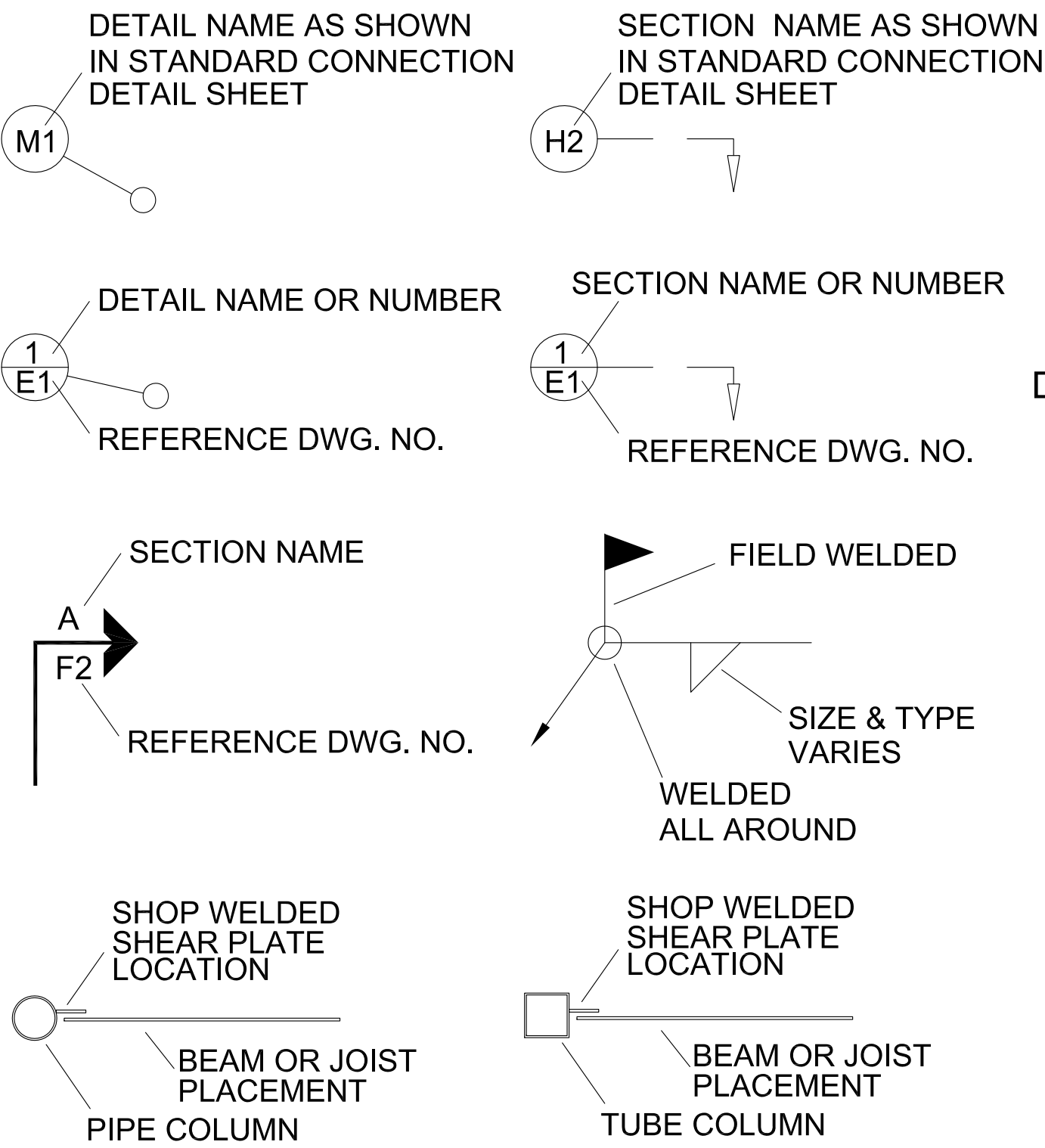
DRAWINGS:

AB, A.B.	Anchor Bolt
AS, As Shown	As Shown
Aux.	Auxiliary
BLDG., Bldg.	Building
B.P., Base PL	Base Plate
BOTT., Bott.	Bottom
Bott. Base PL, B.O.B.P	Bottom Of Base Plate
B.O.S.	Bottom Of Steel
BSW	Back Sidewall
BY OTHERS	By Other Supplier or Not By Rigid
C/C	Center to Center
C.I.P.	Cast-In-Place
CL, $\overline{C}$	Center Line
CLR.	Clear, Clearance
CMU	Concrete Masonry Unit
COL., Col.	Column
CONC., Conc.	Concrete
CONT.	Continuous, Continuation
DET.	Detail
DIA., Dia., $\varnothing$	Diameter
DIM., Dim.	Dimension
DWG., Dwg.	Drawing
EH, E.H.	Eave Height
EJ, Exp. Jt.	Expansion Joint
EL, Elev.	Elevation
EP	End Plate
ES, E.S.	Eave Strut
EW	Endwall
EW COL., EC	Endwall Column
EW RAF	Endwall Rafter
Exp. Bolt	Expansion Bolt
FFL, Fin. Flr.	Finish Floor Line
FLG., FLGE., Flg., Flge.	Flange
FNB, F.N.B.	Fin Neck Bolt
FO, F.O.	Framed Opening
FRM., Frm.	Frame
FSW	Front Sidewall
GA, Ga.	Gage
GALV., Galv.	Galvanized
G.O.L.	Gage of Outstanding Leg
H, Ht.	Height
HED, HEDS	High Eave Double Slope
HES, HESS	High Eave Single Slope
Horz, Horiz	Horizontal
HSB, H.S.B.	High Strength Bolt
HSS	Hollow Structural Section
INT., Int.	Interior, Intermediate
I/S	Inside
LED, LEDS	Low Eave Double Slope
LES, LESS	Low Eave Single Slope
LEW	Left Endwall
LHI	Left Hand In
LHO	Left Hand Out
LL	Long Life
LLH	Long Leg Horizontal
LLV	Long Leg Vertical
LT	Lean-To
LT COL	Lean-To Column
LT RAF	Lean-To Rafter
LG., Lg.	Long
L, Lt.	Length
L x W x H	Length x Width x Height
MAX., max.	Maximum
MIN., min.	Minimum
MKD., MK'D.	Marked
MB, M.B.	Machine Bolt
MEZZ., Mezz.	Mezzanine
N.A., N/A	Not Applicable
NO., No.	Number
NS/FS, NS&FS	Near Side and Far Side
O.C.	On Center
O/S	Outside
OH, Opp Hand	Opposite Hand (Mirror Image)
OHD, O.H.D.	Over-Head Door
O/O	Out to Out
PF COL	Portal Frame Column (Wind Bent Column)
PF RAF	Portal Frame Rafter (Wind Bent Rafter)
PL, $\overline{P}$	Plate
QTY., Qty.	Quantity
REF., Ref.	Refer, Reference
REW	Right Endwall

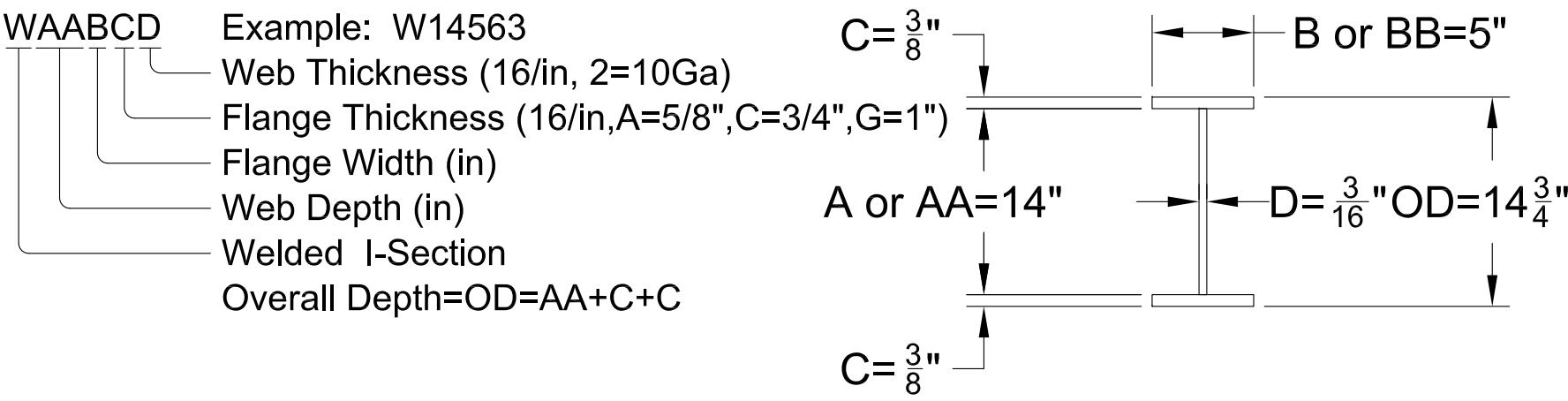
DRAWINGS:

RHB	Round Head Bolt
RHI	Right Hand In
RHO	Right Hand Out
REINF.	Reinforced
REQ'D., REQD.,	Required
REV., Rev.	Revised, Revision
RF, R.F.	Rigid Frame
RF COL	Rigid Frame Column
RF RAF	Rigid Frame Rafter
RUD, R.U.D.	Roll-Up Door
SC	Slip Critical
SDS	Self-Drilling Screws
SECT., Sect.	Section
SHTG., Shtg.	Sheeting
Sol Col	Soldier Column
SP	Splice Plate
SSR	Standing Seam Roof
SST	Stainless Steel
ST COL	Straight Column
STIFF.	Stiffener
STD.	Standard
STS	Self-Tapping Screws
SW	Sidewall
SYM., Sym., SYMM., Symm.	Symmetry, Symmetrical
TBE	To Be Established
TBD	To Be Determined
TC	Tension Control
THK., Thk.	Thick
TOC, T.O.C.	Top Of Concrete
TOS, T.O.S.	Top Of Steel
T & B, TOP & BOTT	Top and Bottom
TYP., Typ., typ.	Typical
UN, U.N.O.	Unless Noted, Unless Noted Otherwise
Vert.	Vertical
WD	Walk Door
W, Wd.	Width
W.P.	Work Point, Working Point

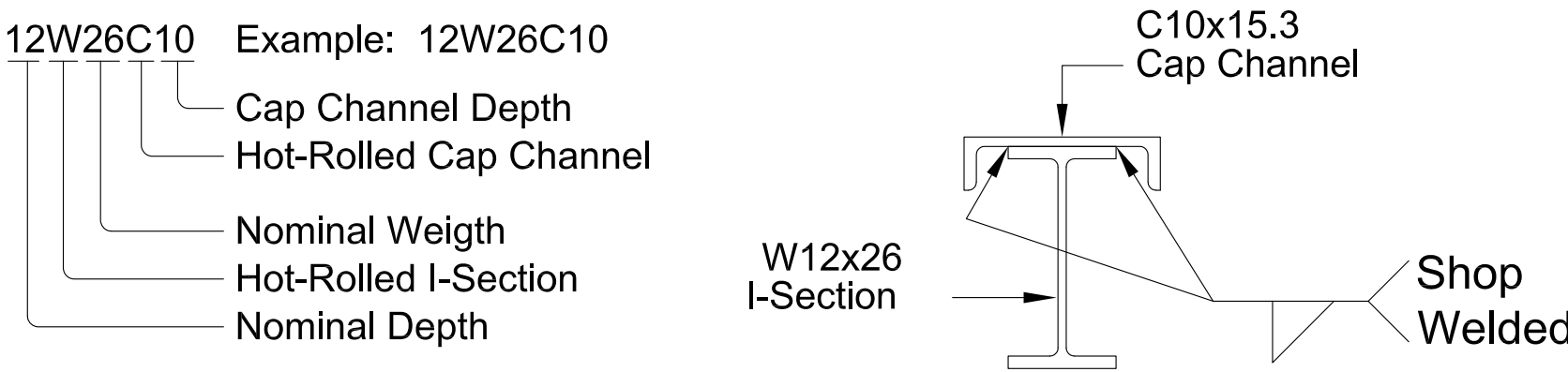
SECTIONS AND DETAILS:



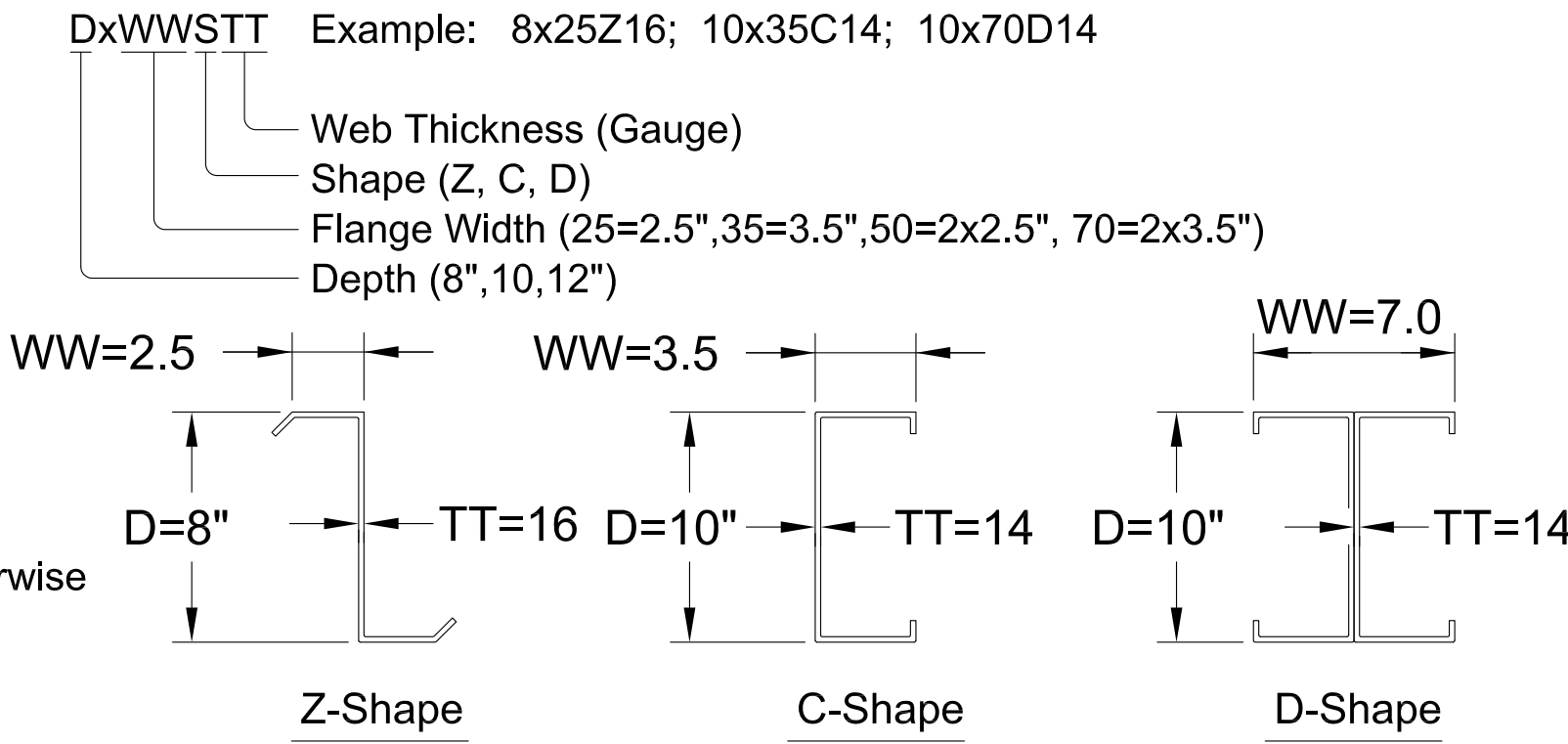
BUILT-UP SECTIONS: USED FOR FRAMES, BEAMS, COLUMNS



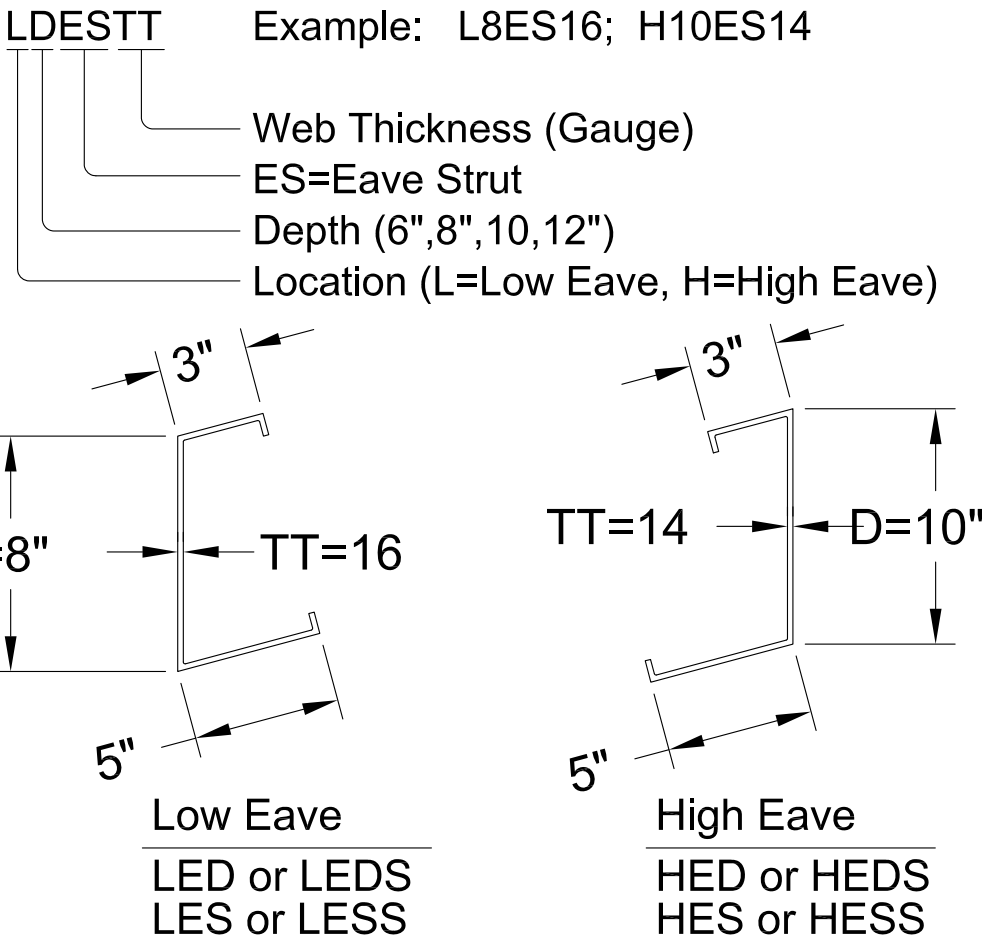
CRANE BEAM SECTIONS: USED FOR RUNWAY BEAMS, MONORAILS



COLD-FORMED SECTIONS Z,C,D: USED FOR PURLINS,GIRTS,JAMBS,JOISTS



COLD-FORMED SECTION ES: USED FOR EAVE STRUTS



5/15/2025

ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.		DESCRIPTION	LEGENDS & ABBREVIATIONS
A	APPROVAL/PERMIT	05/15/25	ZGL	MDL	YHL		CUSTOMER	STEEL NATION BUILDINGS, INC.
							END USER	Columbia Gas (NiSource CG Utility Building)
							END USE	Garage Building BUILDING A
							STREET	1336 Ridgeview Road (40.014367, -83.048681)
							CITY ST ZIP	Upper Arlington, OH 43221
							SALES NO:	82397
							JOB NO:	173430
							SCALE	N.T.S.
							DWG. NO:	C003
							ISSUE	A



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FOR PERMIT

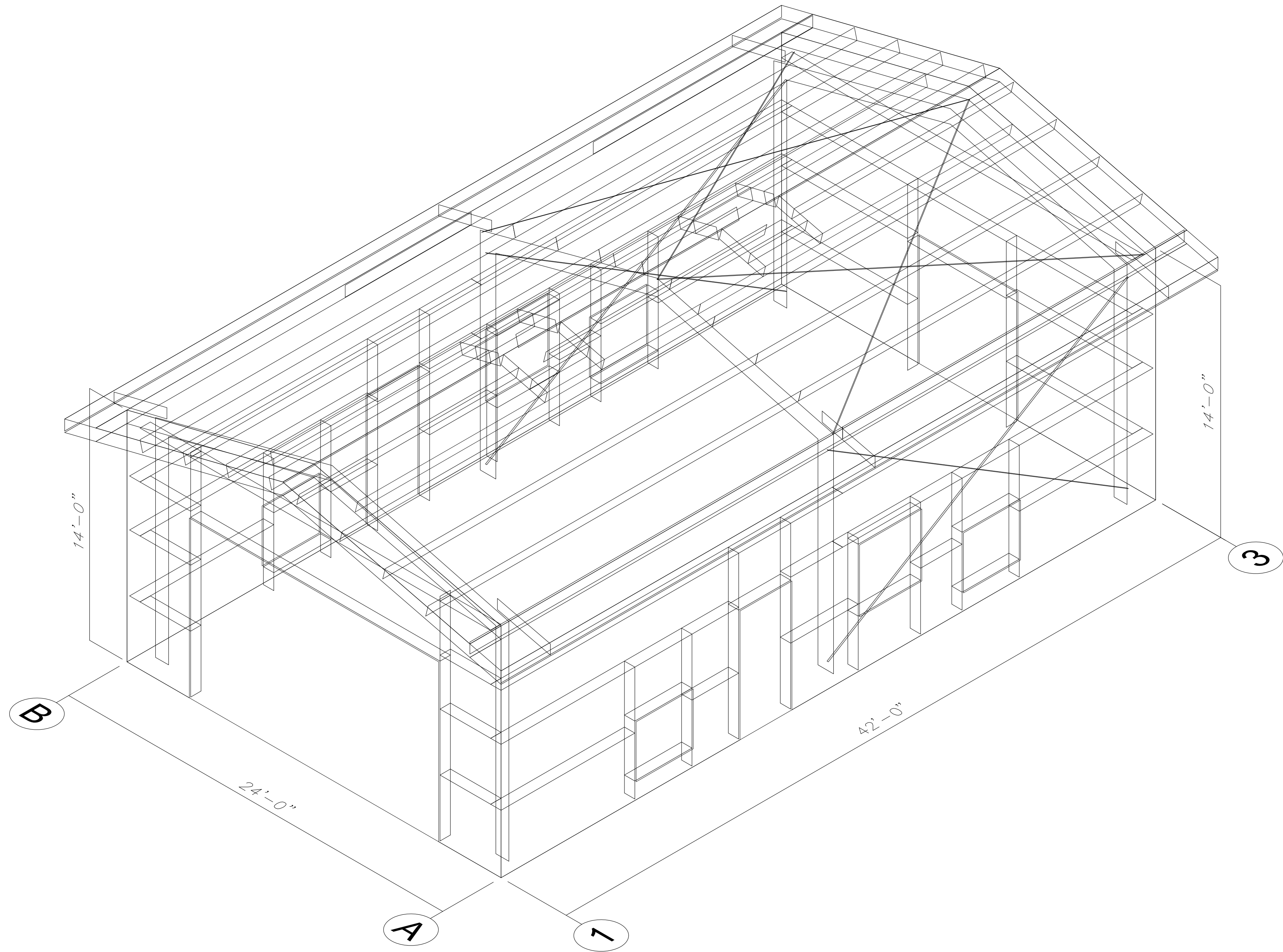


JOHN A. LONG
E-51396

STATE OF OHIO
REGISTERED PROFESSIONAL ENGINEER

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FOR PERMIT



BUILDING ISOMETRIC VIEW
FOR GENERAL OVERVIEW ONLY
SEE ROOF FRAMING, WALL ELEVATION, AND RIGID FRAME CROSS SECTION FOR DETAILS



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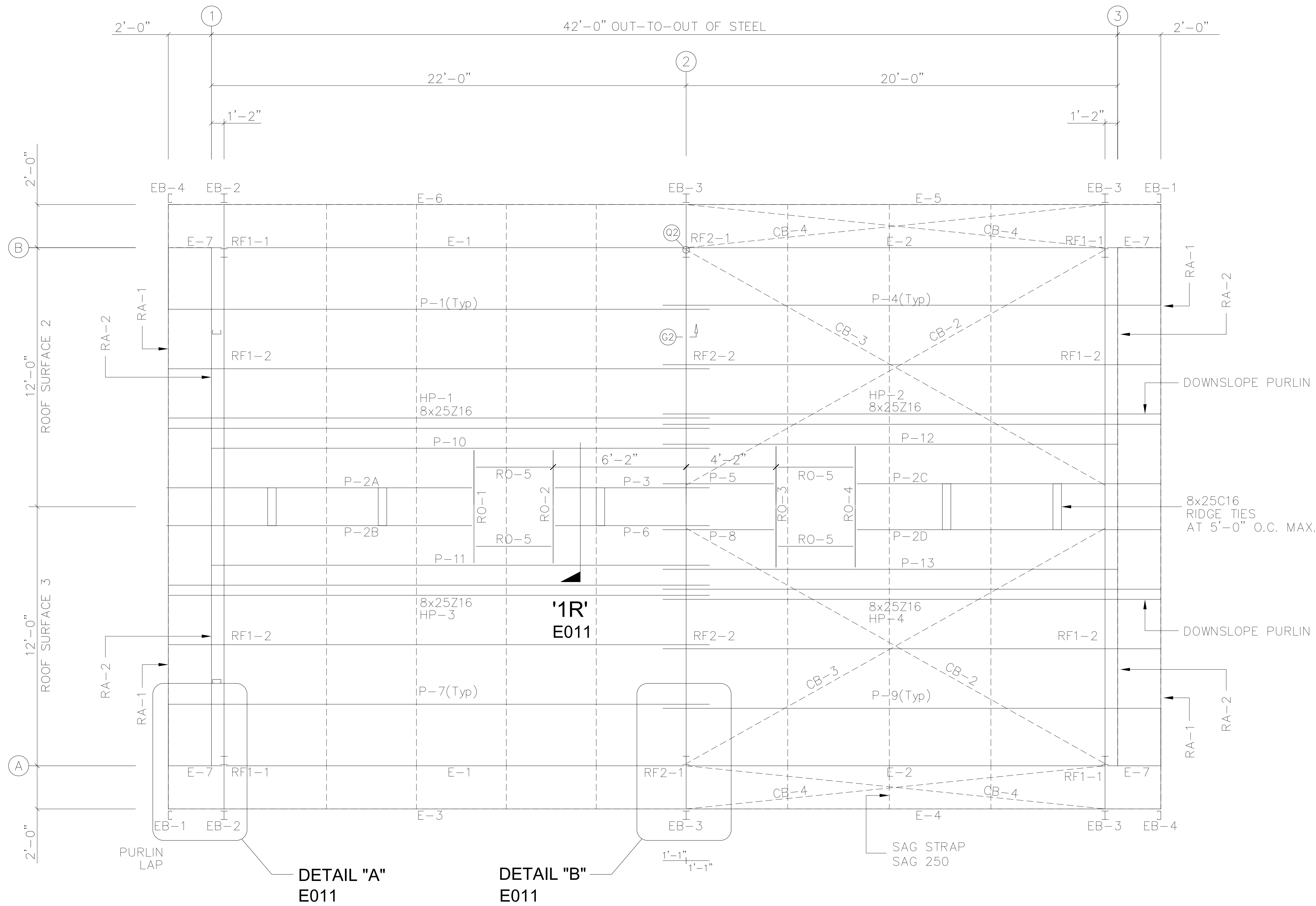
5/15/2025

ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.	STEELNATION 180 SOUTHPOINTE SQUARE LANE ♦ CANONSBURG, PA 15117 PH: 724.225.2200 ♦ INFO@STEELNATION.COM	DESCRIPTION	BUILDING ISOMETRIC VIEW							
A	APPROVAL/PERMIT	05/15/25	ZGL	MDL	YHL		CUSTOMER	STEEL NATION BUILDINGS, INC.							
							END USER	Columbia Gas (NiSource CG Utility Building)							
							END USE	Garage Building	BUILDING	A					
							STREET	1336 Ridgeview Road (40.014367, -83.048681)							
							CITY ST ZIP	Upper Arlington, OH 43221							
							SALES NO.	82397	JOB NO.	173430	SCALE	N.T.S.	DRG. NO.	C005	ISSUE

High R-value roof insulation systems require two layers of insulation. The sag straps that prevent purlin roll may conflict with faced roof insulation between purlins. Rigid Global Buildings recommends an unfaced layer between the purlins that can be cut around the required framing.

FOR PERMIT

MEMBER TABLE	
ROOF PLAN	
MARK	PART
EB-1	8x35C14
EB-2	W8x10
EB-3	W8x10
EB-4	8x35C14
RO-1	8x35C14
RO-2	8x35C14
RO-3	8x35C14
RO-4	8x35C14
RO-5	8x25C16
P-1	8x25Z16
P-2A	8x25Z16
P-2B	8x25Z16
P-2C	8x25Z16
P-2D	8x25Z16
P-3	8x25Z16
P-4	8x25Z16
P-5	8x25Z16
P-6	8x25Z16
P-7	8x25Z16
P-8	8x25Z16
P-9	8x25Z16
P-10	8x35Z14
P-11	8x35Z14
P-12	8x35Z14
P-13	8x35Z14
HP-1	8x25Z16
HP-2	8x25Z16
HP-3	8x25Z16
HP-4	8x25Z16
E-1	L8ES16
E-2	L8ES16
E-3	8x35C16
E-4	8x35C16
E-5	8x35C16
E-6	8x35C16
E-7	L8ES16
CB-2	CB0250
CB-3	CB0250
CB-4	CB0250



CEE OR ZEE
PURLIN

PLATE OR ANGLE
(NOT BY RIGID)

CONNECTION BOLTS
OR MEMBER SCREWS
(NOT BY RIGID)

HANGERS
(NOT BY RIGID)

1" (Max.)

(1)

(2)

(3)

HANGERS ON CEE OR ZEE PURLINS MUST ATTACH TO THE WEB ONLY.
HANGERS MUST BE LOCATED SO THAT THE SUPPORTED LOAD DOES
NOT EXCEED THAT SPECIFIED IN THE CONTRACT DOCUMENTS.
SUGGESTED DETAILS ARE AS SHOWN ABOVE.

DO NOT USE!

DO NOT USE!

DO NOT USE C-CLAMPS OR ANY OTHER HANGER ATTACHED TO THE
FLANGE OF THE PURLIN. IT REDUCES THE CAPACITY OF THE PURLIN
AND PRODUCE SECONDARY STRESSES.

1 TYP. COLLATERAL LOAD CONNECTION DETAIL

A circular professional engineer seal for the State of Ohio. The outer ring contains the text "STATE OF OHIO" at the top and "REGISTERED PROFESSIONAL ENGINEER" at the bottom. The inner circle contains the name "JOHN A. LONG" and the license number "E-51396". A signature "John Long" is written in cursive across the top of the seal.

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ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.	STEEL NATION		DESCRIPTION	ROOF FRAMING PLAN			
A	APPROVAL /PERMIT	05/15/25	ZGL	MDL	YHL	 181 SOUTHPOINTE SQUARE LANE ♦ CANONBURG, PA 15117 PH: 724.225.2202 ♦ INFO@STEELNATION.COM		CUSTOMER	STEEL NATION BUILDINGS, INC.			
								END USER	Columbia Gas (NiSource CG Utility Building)			
								END USE	Garage Building	BUILDING	A	
								STREET	1336 Ridgeview Road (40.014367, -83.048681)			
								CITY ST ZIP	Upper Arlington, OH 43221			
SALES NO.		82397	SCALE		N.T.S.		DRG. NO.	E001		ISSUE		A

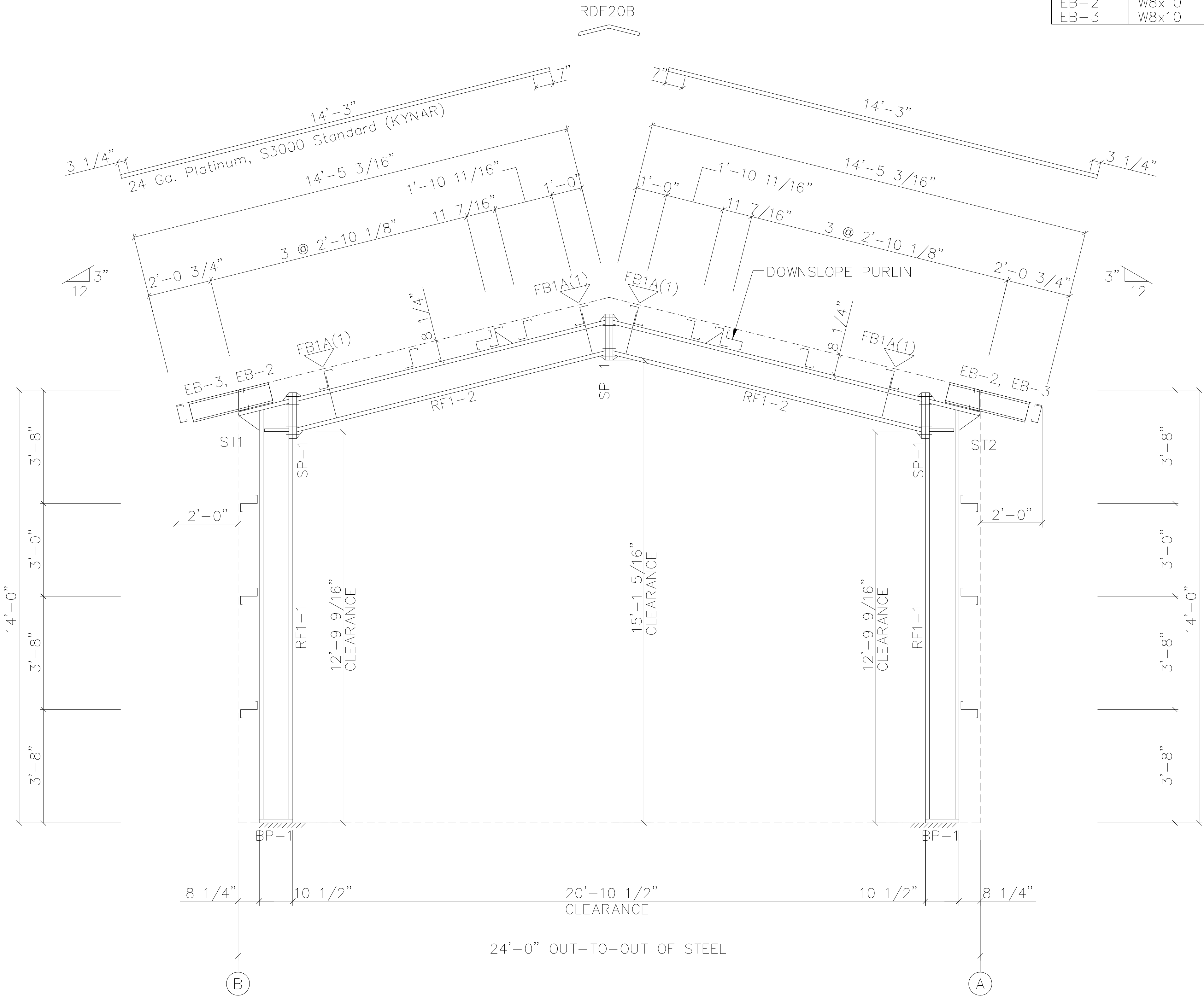
SPlice PLATE & BOLT TABLE									
Mark	Qty		Int	Type	Dia	Length	Width	Thick	Length
SP-1	4	4	0	A325	0.625	2.00	6"	1/2"	1'-5 9/16"

STIFFENER TABLE				
Mark	Stiff Mark	Plate Size		
		Width	Thick	Length
RF1-1	ST1	2.500	0.250	9.500

BASE PLATE TABLE			
Col Mark	Plate Size		
	Width	Thick	Length
BP-1	8"	1/2"	11 1/2"

FBXXA(1)=FLANGE BRACE AT ONE SIDE ONLY
FBXXA(2)=FLANGE BRACE AT BOTH SIDES
A - L2x2x14

MEMBER TABLE					
Mark	Web	Depth	Web Plate		Outside Flange
	Start/End		Thick	Length	W x Thk x Length
RF1-1	10.0/10.0		0.135	163.4	6 x 1/4" x 160.8
RF1-2	10.0/10.0		0.135	130.3	6 x 1/4" x 19.0
EB-2	W8x10				6 x 1/4" x 127.8
EB-3	W8x10				



RIGID FRAME ELEVATION: FRAME LINE 1-3

NOTE: REFER TO ROOF FRAMING PLAN FOR COLUMN & RAFTER PC. MARKS.

GENERAL NOTES:

- CONSTRUCTION NOTES FOR THE RIGID FRAMES.
1. ALL PRIMARY STRUCTURAL STEEL SHALL BE FABRICATED FROM 50 OR 55 KSI STEEL.
 2. ALL FIELD CONNECTIONS OF PRIMARY FRAMING MEMBERS SHALL BE BOLTED WITH A325 H. S. BOLTS.
 3. ALL FIELD CONNECTIONS OF SECONDARY FRAMING SHALL BE BOLTED WITH A307 MACHINE BOLTS.
 4. WELDING PROCESSES USED BY MANUFACTURER ARE IN ACCORDANCE WITH SEC. 1.3 OF AWS D 1.1.
 5. A325 High Strength bolt shall be tightened with one washer. Refer to General Notes 1.5 and 1.6 on cover sheet for tightening methods and installation inspections.



SEALING OF THIS DRAWING DOES NOT IMPLY OR CONSTITUTE THAT STEEL NATION ENGINEER IS THE ENGINEER OF RECORD OR THE DESIGN PROFESSIONAL FOR THIS PROJECT. ONLY THE DESIGN OF THE METAL BUILDING SYSTEM AS FURNISHED BY S.N. IS INCLUDED. FOUNDATION ANALYSIS, ELECTRICAL, AND MECHANICAL SYSTEMS, AND/OR OTHER PARTS SUPPLIED BY ANYONE OTHER THAN S.N. ARE SPECIFICALLY EXCLUDED. NO INSPECTION OR SUPERVISION IS IMPLIED.

ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.	 166 SOUTHPOINTE SQUARE LANE ♦ CANONSBURG, PA 15317 PH: 724.225.2202 ♦ INFO@STEELNATION.COM	DESCRIPTION	RIGID FRAME ELEVATION							
A	APPROVAL/PERMIT	05/15/25	ZGL	MDL	YHL		CUSTOMER	STEEL NATION BUILDINGS, INC.							
							END USER	Columbia Gas (NiSource CG Utility Building)							
							END USE	Garage Building		BUILDING	A				
							STREET	1336 Ridgeview Road (40.014367, -83.048681)							
							CITY ST ZIP	Upper Arlington, OH 43221							
							SALES NO.	82397	JOB NO.	173430	SCALE	N.T.S.	DWG. NO.	E003	ISSUE

SPLICE PLATE & BOLT TABLE									
Mark	Qty		Int	Type	Dia	Length	Width	Thick	Length
SP-1	4	4	0	A325	0.625	2.00	6"	1/2"	1'-7 5/8"

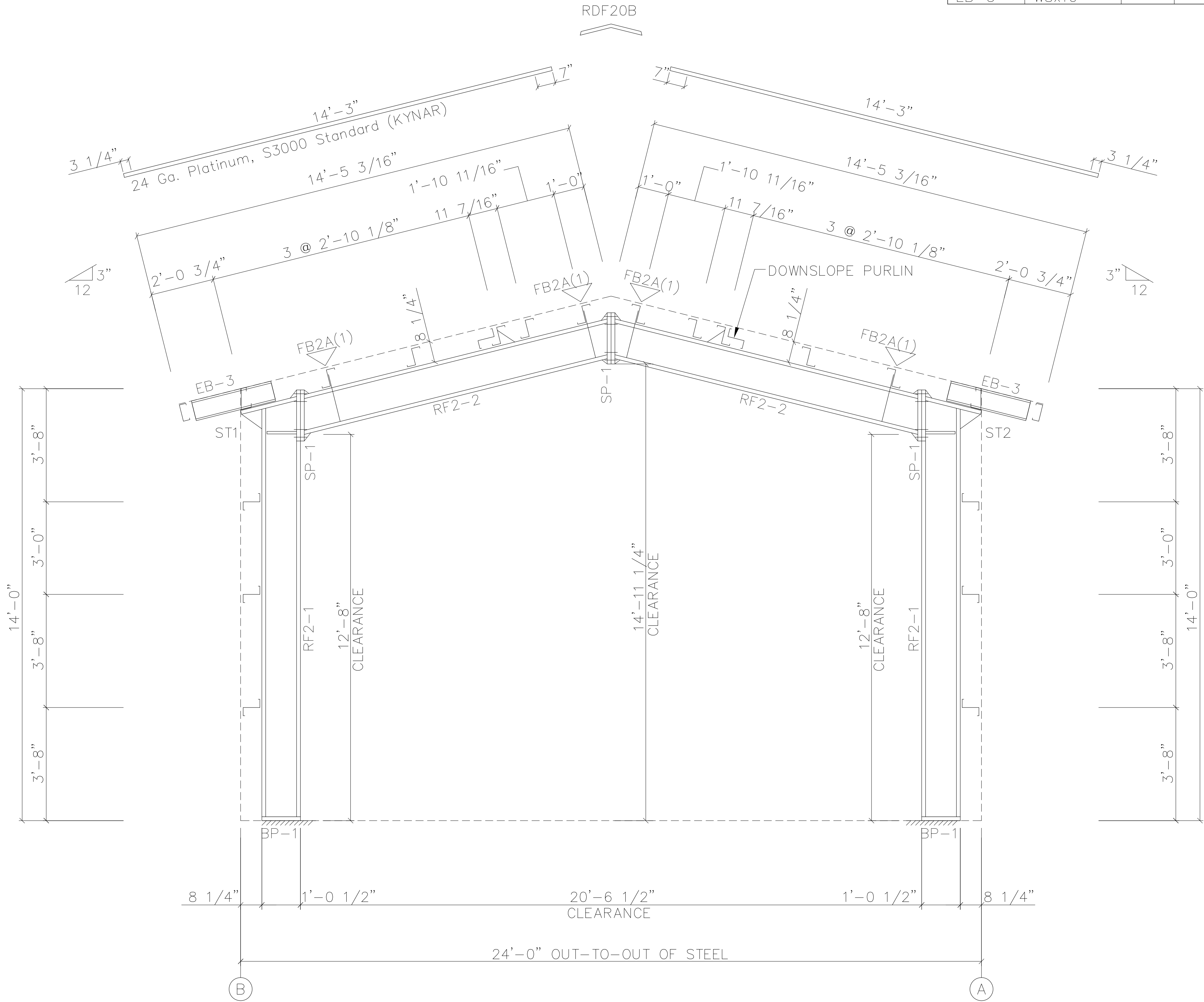
STIFFENER TABLE				
Mark	Stiff Mark	Plate Size		
		Width	Thick	Length
RF2-1	ST1	2.500	0.250	11.50

BASE PLATE TABLE			
Col Mark	Plate Size		
	Width	Thick	Length
BP-1	8"	1/2"	1'-1 1/2"

FBXXA(1)=FLANGE BRACE AT ONE SIDE ONLY
FBXXA(2)=FLANGE BRACE AT BOTH SIDES
A - L2x2x14

MEMBER TABLE					
Mark	Web	Depth	Web Plate		Outside Flange
	Start/End		Thick	Length	W x Thk x Length
RF2-1	12.0/12.0		0.135	163.9	6 x 1/4" x 160.8
RF2-2	12.0/12.0		0.135	128.8	6 x 1/4" x 21.1
EB-3	W8x10				6 x 1/4" x 125.7

FOR PERMIT



RIGID FRAME ELEVATION: FRAME LINE 2

NOTE: REFER TO ROOF FRAMING PLAN FOR COLUMN & RAFTER PC. MARKS.

GENERAL NOTES:

- CONSTRUCTION NOTES FOR THE RIGID FRAMES.
1. ALL PRIMARY STRUCTURAL STEEL SHALL BE FABRICATED FROM 50 OR 55 KSI STEEL.
 2. ALL FIELD CONNECTIONS OF PRIMARY FRAMING MEMBERS SHALL BE BOLTED WITH A325 H. S. BOLTS.
 3. ALL FIELD CONNECTIONS OF SECONDARY FRAMING SHALL BE BOLTED WITH A307 MACHINE BOLTS.
 4. WELDING PROCESSES USED BY MANUFACTURER ARE IN ACCORDANCE WITH SEC. 1.3 OF AWS D 1.1.
 5. A325 High Strength bolt shall be tightened with one washer. Refer to General Notes 1.5 and 1.6 on cover sheet for tightening methods and installation inspections.



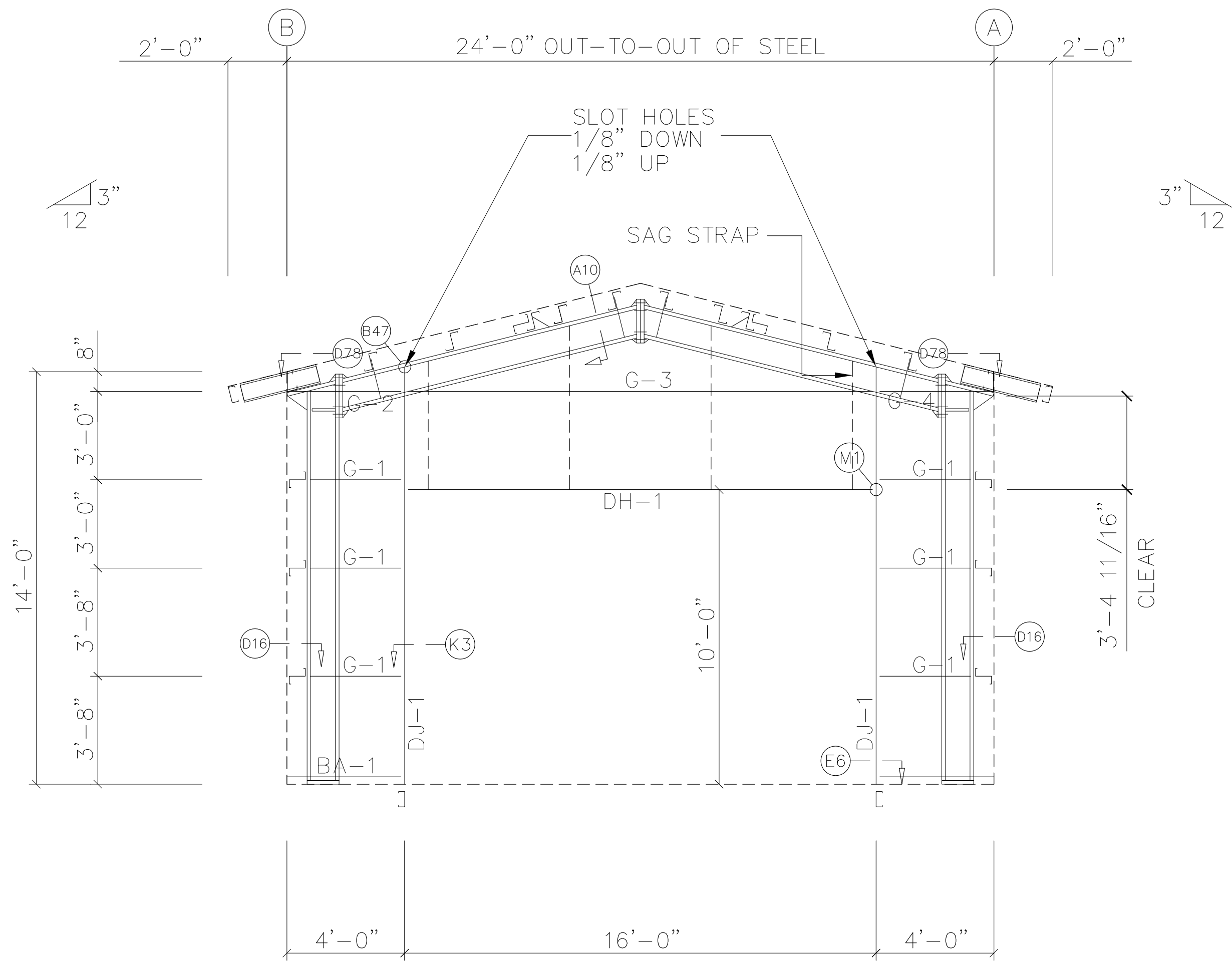
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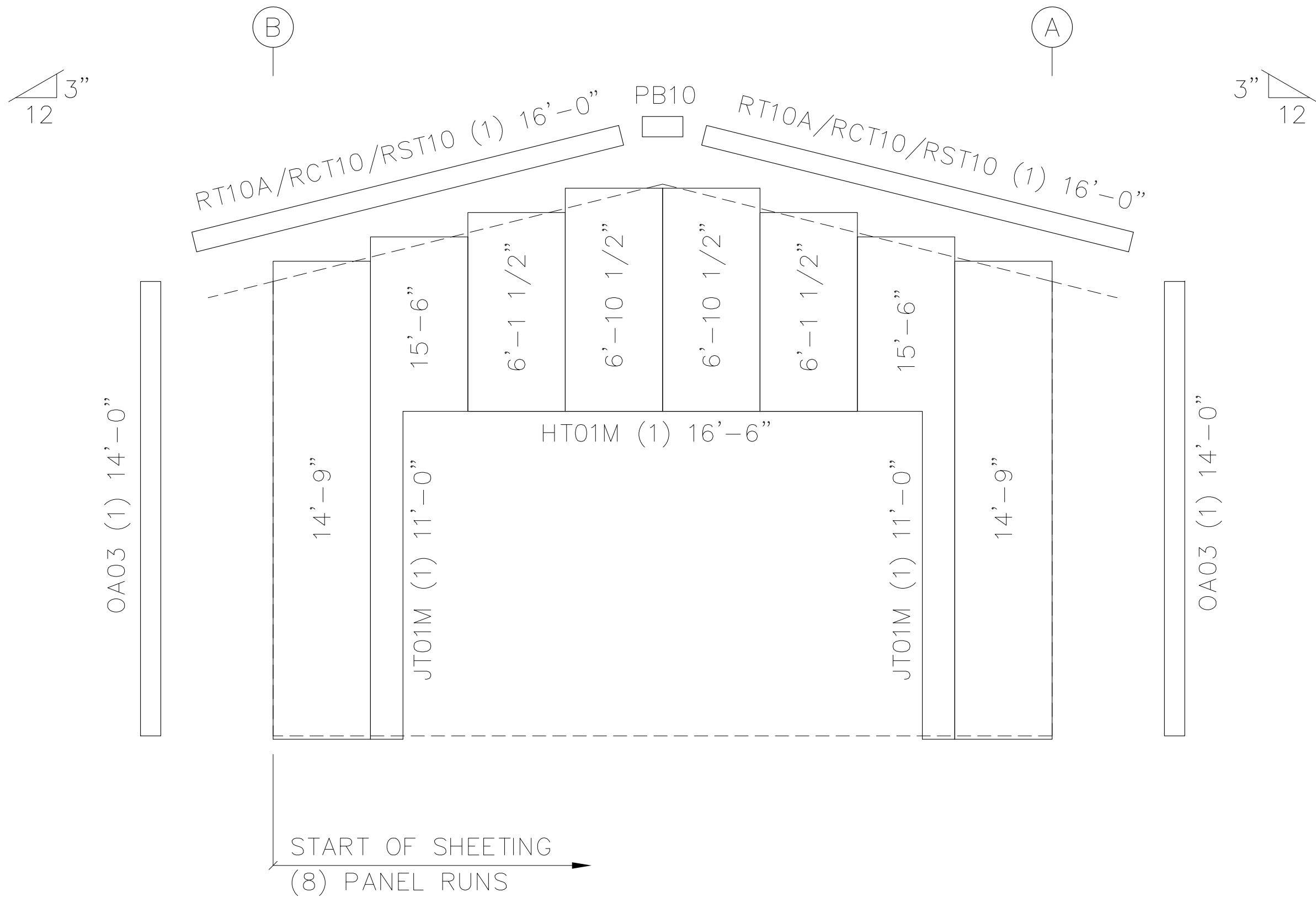
ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.	 188 SOUTHPOINTE SQUARE LANE ♦ CANONBURG, PA 15117 PH: 724.225.2202 ♦ INFO@STEELNATION.COM	DESCRIPTION	RIGID FRAME ELEVATION							
A	APPROVAL/PERMIT	05/15/25	ZGL	MDL	YHL		CUSTOMER	STEEL NATION BUILDINGS, INC.							
							END USER	Columbia Gas (NiSource CG Utility Building)							
							END USE	Garage Building		BUILDING	A				
							STREET	1336 Ridgeview Road (40.014367, -83.048681)							
							CITY ST ZIP	Upper Arlington, OH 43221							
							SALES NO.	82397	JOB NO.	173430	SCALE	N.T.S.	DWG. NO.	E004	ISSUE

MEMBER TABLE	
FRAME LINE 1	
MARK	PART
DJ-1	8x25C16
DH-1	8x25C16
G-1	8x25Z16
G-2	8x25Z16
G-3	8x25Z16
G-4	8x25Z16

FOR PERMIT



ENDWALL FRAMING: FRAME LINE 1



ENDWALL SHEETING & TRIM: FRAME LINE 1

PANELS: 26 Ga. Rev. PBM - Glvm.Plus

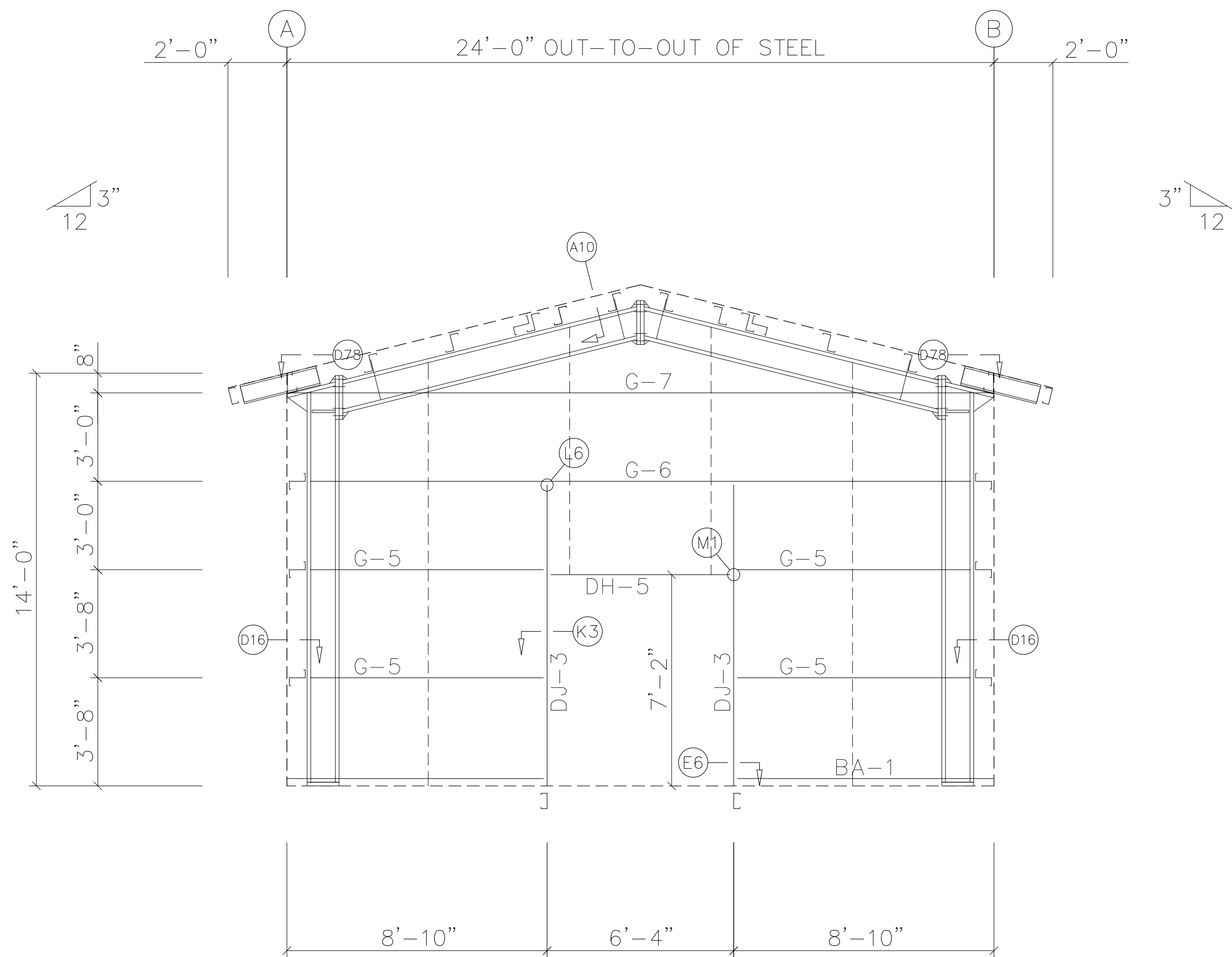


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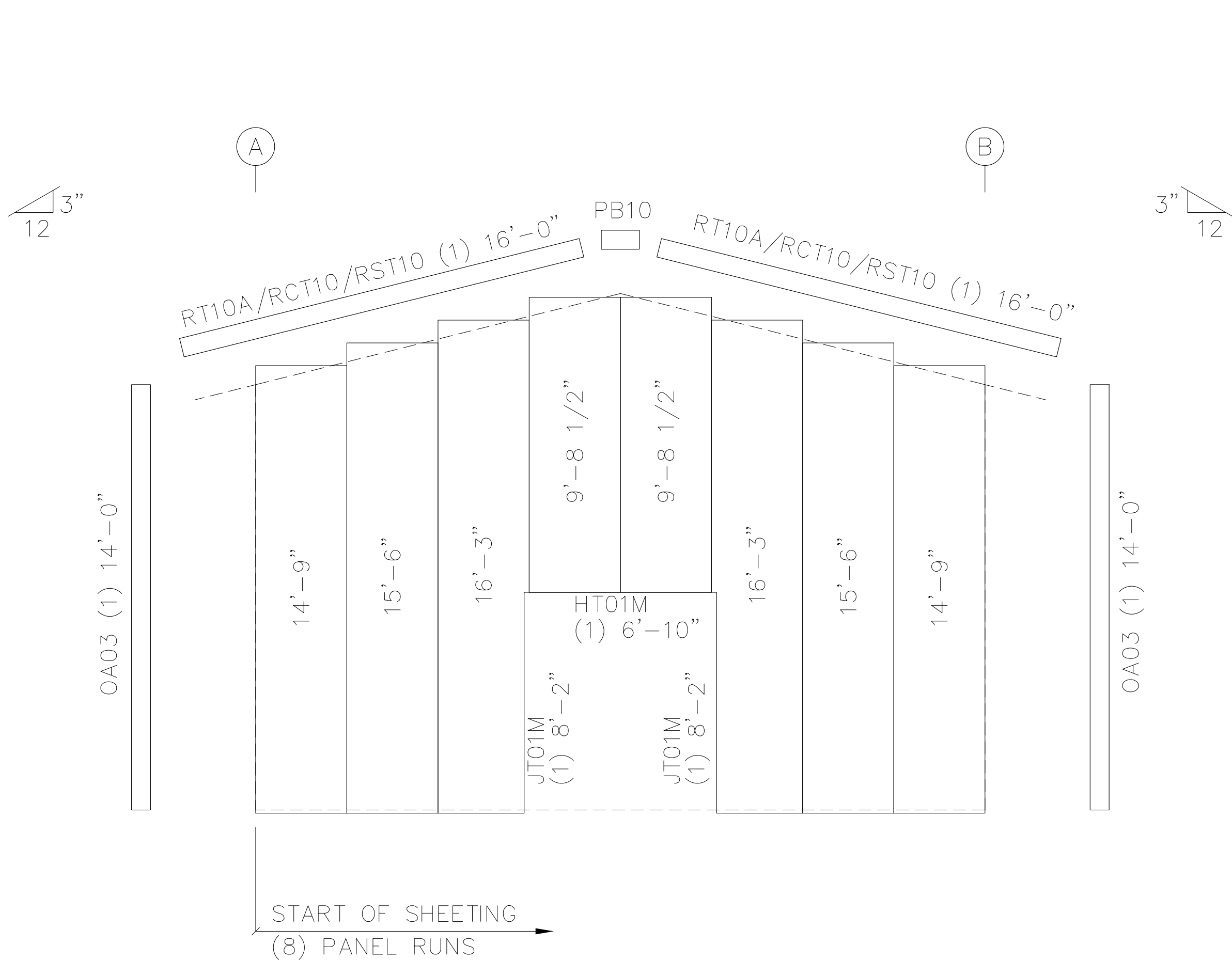
SEALING OF THIS DRAWING DOES NOT IMPLY OR CONSTITUTE THAT STEEL NATION ENGINEER IS THE ENGINEER OF RECORD OR THE DESIGN PROFESSIONAL FOR THIS PROJECT. ONLY THE DESIGN OF THE METAL BUILDING SYSTEM AS FURNISHED BY S.N. IS INCLUDED. FOUNDATION ANALYSIS, ELECTRICAL, AND MECHANICAL SYSTEMS, AND/OR OTHER PARTS SUPPLIED BY ANYONE OTHER THAN S.N. ARE SPECIFICALLY EXCLUDED. NO INSPECTION OR SUPERVISION IS IMPLIED.

ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.	 STEELNATION 188 SOUTHPOINTE SQUARE LANE ♦ CANONSBURG, PA 15317 PH: 724.225.2292 ♦ INFO@STEELNATION.COM	DESCRIPTION	ENDWALL FRAMING & SHEETING ELEVATION								
A	APPROVAL/PERMIT	05/15/25	ZGL	MDL	YHL		CUSTOMER	STEEL NATION BUILDINGS, INC.								
							END USER	Columbia Gas (NiSource CG Utility Building)								
							END USE	Garage Building	BUILDING	A						
							STREET	1336 Ridgeview Road (40.014367, -83.048681)								
							CITY ST ZIP	Upper Arlington, OH 43221								
							SALES NO:	82397	JOB NO:	173430	SCALE:	N.T.S.	DWG. NO:	E005	ISSUE:	A

MEMBER TABLE	
FRAME LINE 3	
MARK	PART
DJ-3	8x25C16
DH-5	8x25C16
G-5	8x25Z16
G-6	8x25Z26
G-7	8x35Z16



ENDWALL FRAMING: FRAME LINE 3



ENDWALL SHEETING & TRIM: FRAME LINE 3

PANELS: 26 Ga. Rev. PBM — Glvm.Plus

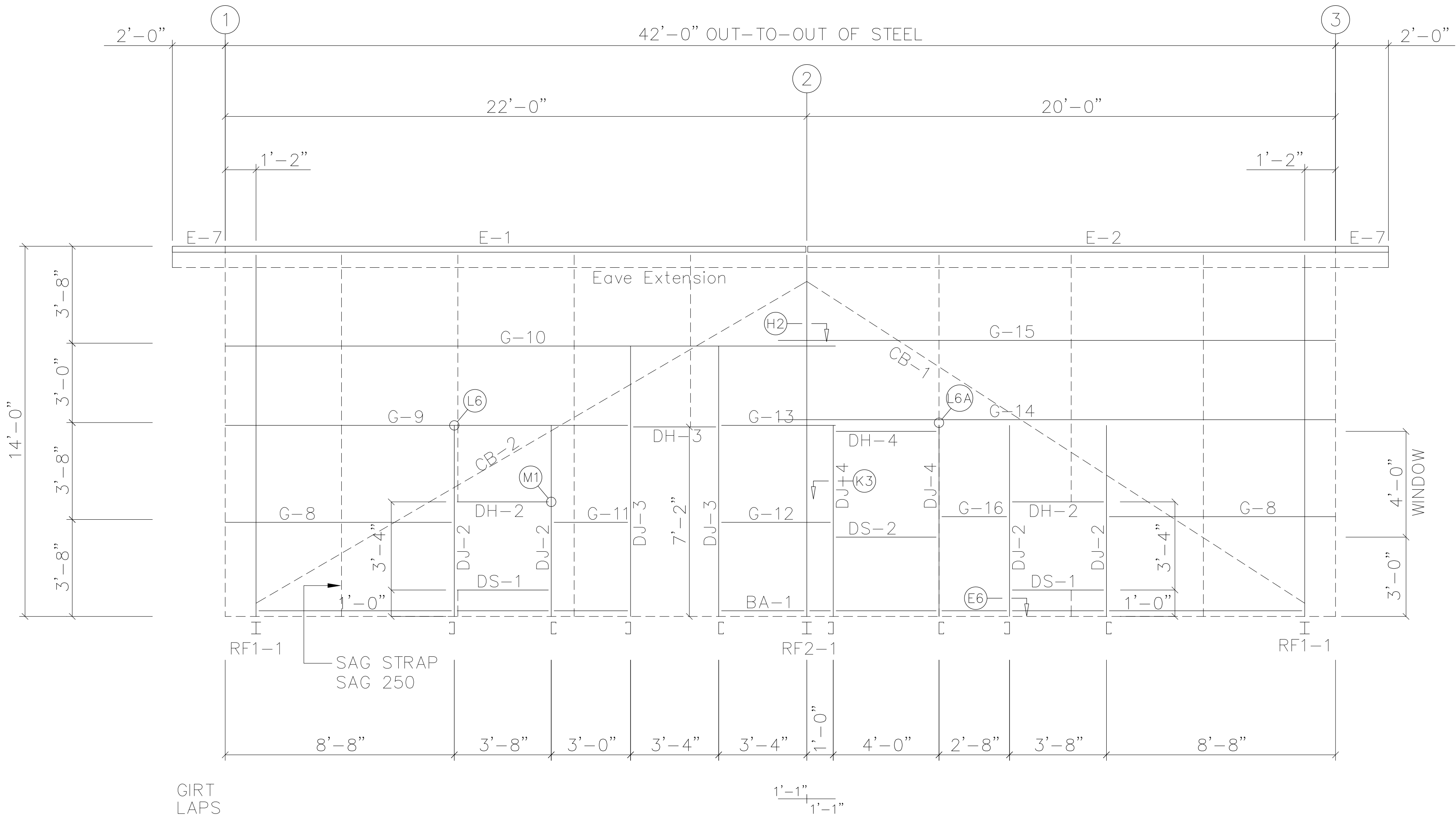
FOR PERMIT



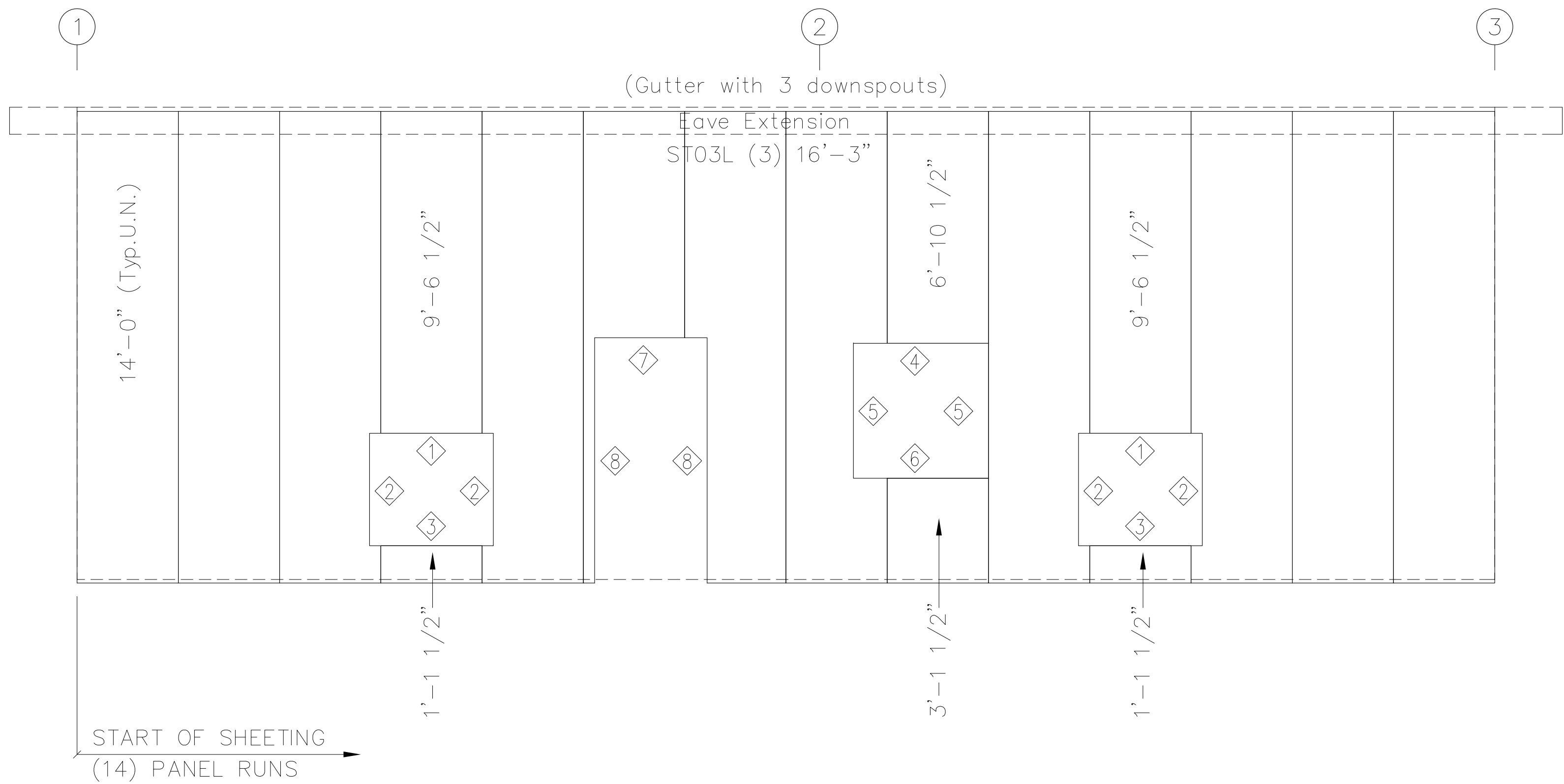
5/15/2025

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ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.	STEELNATION 188 SOUTHMONTE SQUARE LANE ♦ CANNONBURG, PA 15117 PH: 724.225.2202 ♦ INFO@STEELNATION.COM	DESCRIPTION	ENDWALL FRAMING & SHEETING ELEVATION							
A	APPROVAL/PERMIT	05/15/25	ZGL	MDL	YHL		CUSTOMER	STEEL NATION BUILDINGS, INC.							
							END USER	Columbia Gas (NiSource CG Utility Building)							
							END USE	Garage Building	BUILDING	A					
							STREET	1336 Ridgeview Road (40.014367, -83.048681)							
							CITY ST ZIP	Upper Arlington, OH 43221							
						SALES NO:	82397	JOB NO.:	173430	SCALE:	N.T.S.	DWG. NO.:	E006	ISSUE:	A



SIDEWALL FRAMING: FRAME LINE A



SIDEWALL SHEETING & TRIM: FRAME LINE A
PANELS: 26 Ga. Rev. PBM - Glvm.Plus

FOR
PERMIT

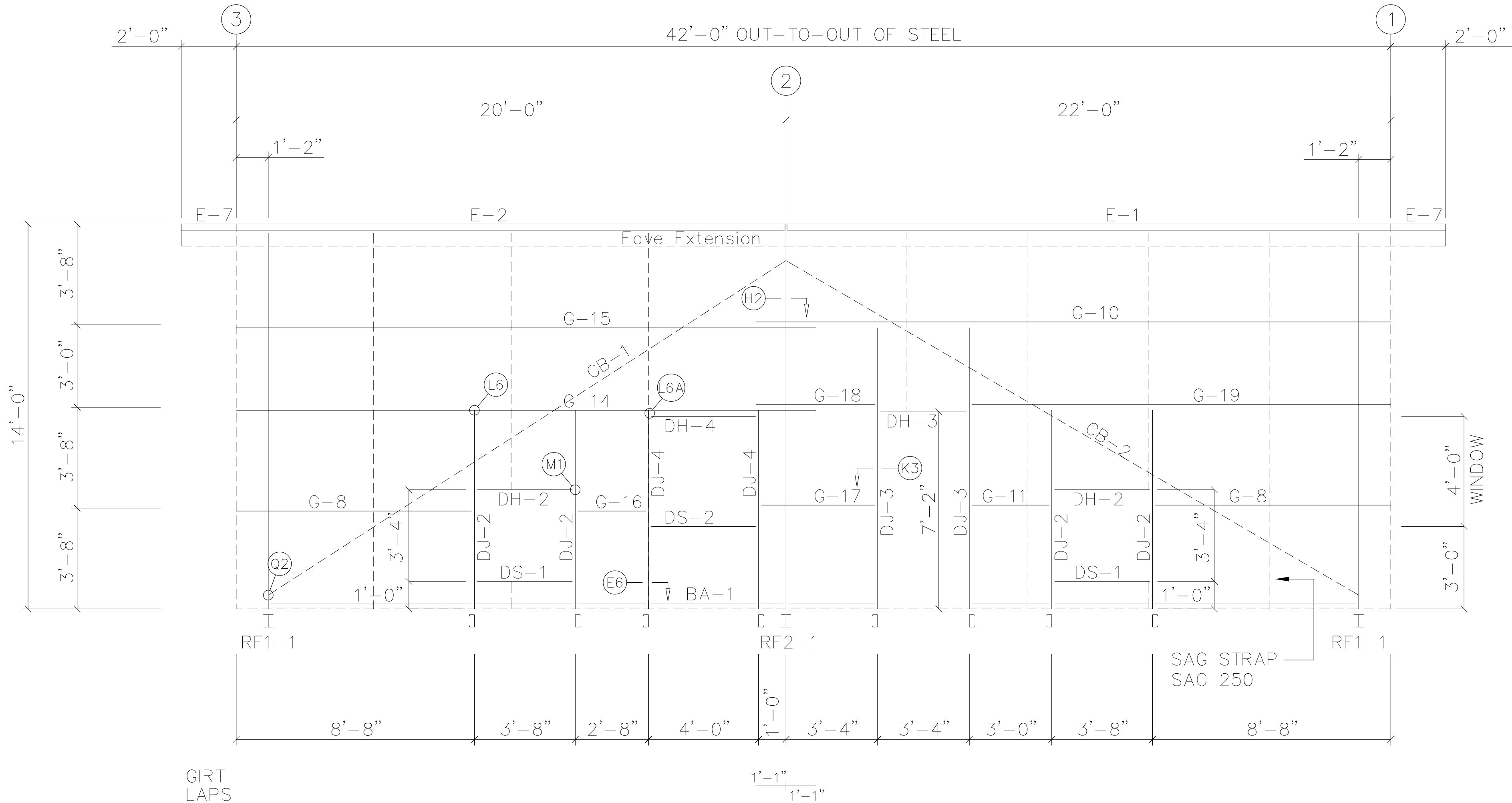
MEMBER TABLE	
FRAME	LINE A
MARK	PART
DJ-2	8x25C16
DJ-3	8x25C16
DJ-4	8x25C16
DH-2	8x25C16
DH-3	8x25C16
DH-4	8x4C16
	OPEN CEE
DS-1	8x25C16
DS-2	8x25C16
E-1	L8ES16
E-2	L8ES16
E-7	L8ES16
G-8	8x25Z16
G-9	8x25Z16
G-10	8x25Z16
G-11	8x25Z16
G-12	8x25Z16
G-13	8x25Z16
G-14	8x25Z16
G-15	8x25Z16
G-16	8x25Z16
CB-1	CB0313
CB-2	CB0313

TRIM TABLE		
FRAME	LINE A	
ID	MARK	LENGTH
1	HT01M	4'-2"
2	JT01M	3'-7"
3	WS01	3'-11"
4	HT01M	4'-2"
5	JT01M	3'-7"
6	WS01	3'-11"
7	HT01M	3'-10"
8	JT01M	7'-5"

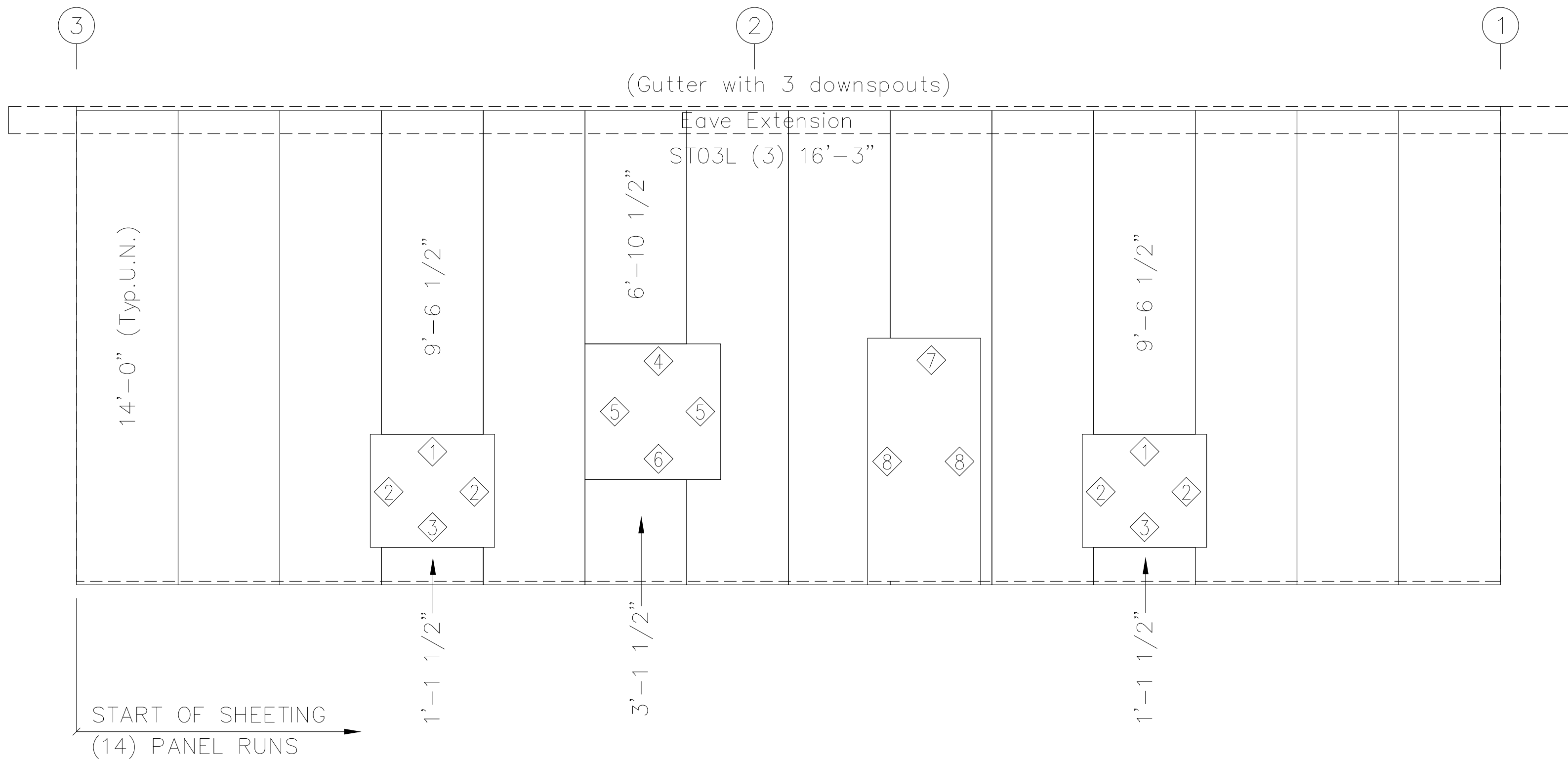


5/15/2025

ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.	STEELNATION 188 SOUTHPOINTE SQUARE LANE ♦ CANDLERBURG, PA 15017 PH: 724.225.2292 ♦ INFO@STEELNATION.COM	DESCRIPTION	SIDEWALL FRAMING & SHEETING ELEVATION								
A	APPROVAL/PERMIT	05/15/25	ZGL	MDL	YHL		CUSTOMER	STEEL NATION BUILDINGS, INC.								
							END USER	Columbia Gas (NiSource CG Utility Building)								
							END USE	Garage Building	BUILDING	A						
							STREET	1336 Ridgeview Road (40.014367, -83.048681)								
							CITY ST ZIP	Upper Arlington, OH 43221								
							SALES NO.	82397	JOB NO.	173430	SCALE	N.T.S.	DWG. NO.	E007	ISSUE	A



SIDEWALL FRAMING: FRAME LINE B



SIDEWALL SHEETING & TRIM: FRAME LINE B

PANELS: 26 Ga. Rev. PBM – Glvm.Plus

FOR PERMIT

MEMBER TABLE	
FRAME	LINE B
MARK	PART
DJ-2	8x25C16
DJ-3	8x25C16
DJ-4	8x25C16
DH-2	8x25C16
DH-3	8x25C16
DH-4	8x4C16
DS-1	OPEN CEE
DS-2	8x25C16
E-1	L8ES16
E-2	L8ES16
E-7	L8ES16
G-8	8x25Z16
G-10	8x25Z16
G-11	8x25Z16
G-14	8x25Z16
G-15	8x25Z16
G-16	8x25Z16
G-17	8x25Z16
G-18	8x25Z16
G-19	8x25Z16
CB-1	CB0313
CB-2	CB0313

TRIM TABLE		
FRAME LINE B		
◇ID	MARK	LENGTH
1	HT01M	4'-2"
2	JT01M	3'-7"
3	WS01	3'-11"
4	HT01M	4'-2"
5	JT01M	3'-7"
6	WS01	3'-11"
7	HT01M	3'-10"
8	JT01M	7'-5"



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ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.	 STEELNATION 166 SOUTHPORTE SQUARE LANE ♦ CANONSBURG, PA 15317 PH: 724.263.2294 ♦ INFO@STEELNATION.COM	DESCRIPTION	SIDEWALL FRAMING & SHEETING ELEVATION								
A	APPROVAL/PERMIT	05/15/25	ZGL	MDL	YHL		CUSTOMER	STEEL NATION BUILDINGS, INC.								
							END USER	Columbia Gas (NiSource CG Utility Building)								
							END USE	Garage Building	BUILDING	A						
							STREET	1336 Ridgeview Road (40.014367, -83.048681)								
							CITY ST ZIP	Upper Arlington, OH 43221								
							SALES NO.	82397	JOB NO.	173430	SCALE	N.T.S.	DWG. NO.	E008	ISSUE	A

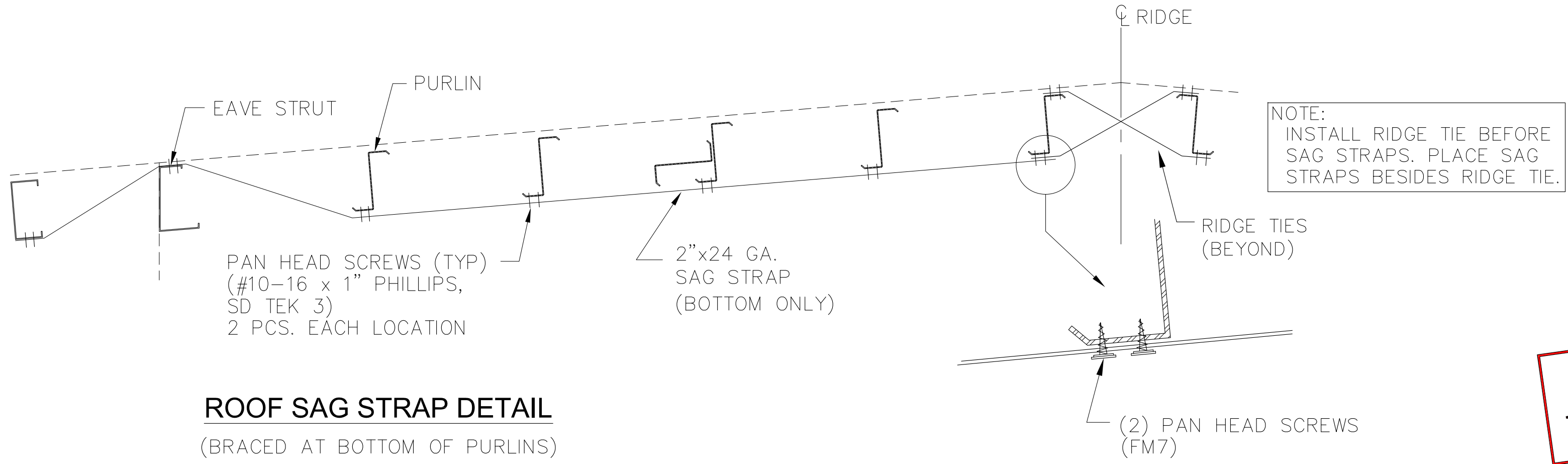


John A. Long
STATE OF OHIO
JOHN A. LONG
E-51396
REGISTERED
PROFESSIONAL ENGINEER

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STEELNATION

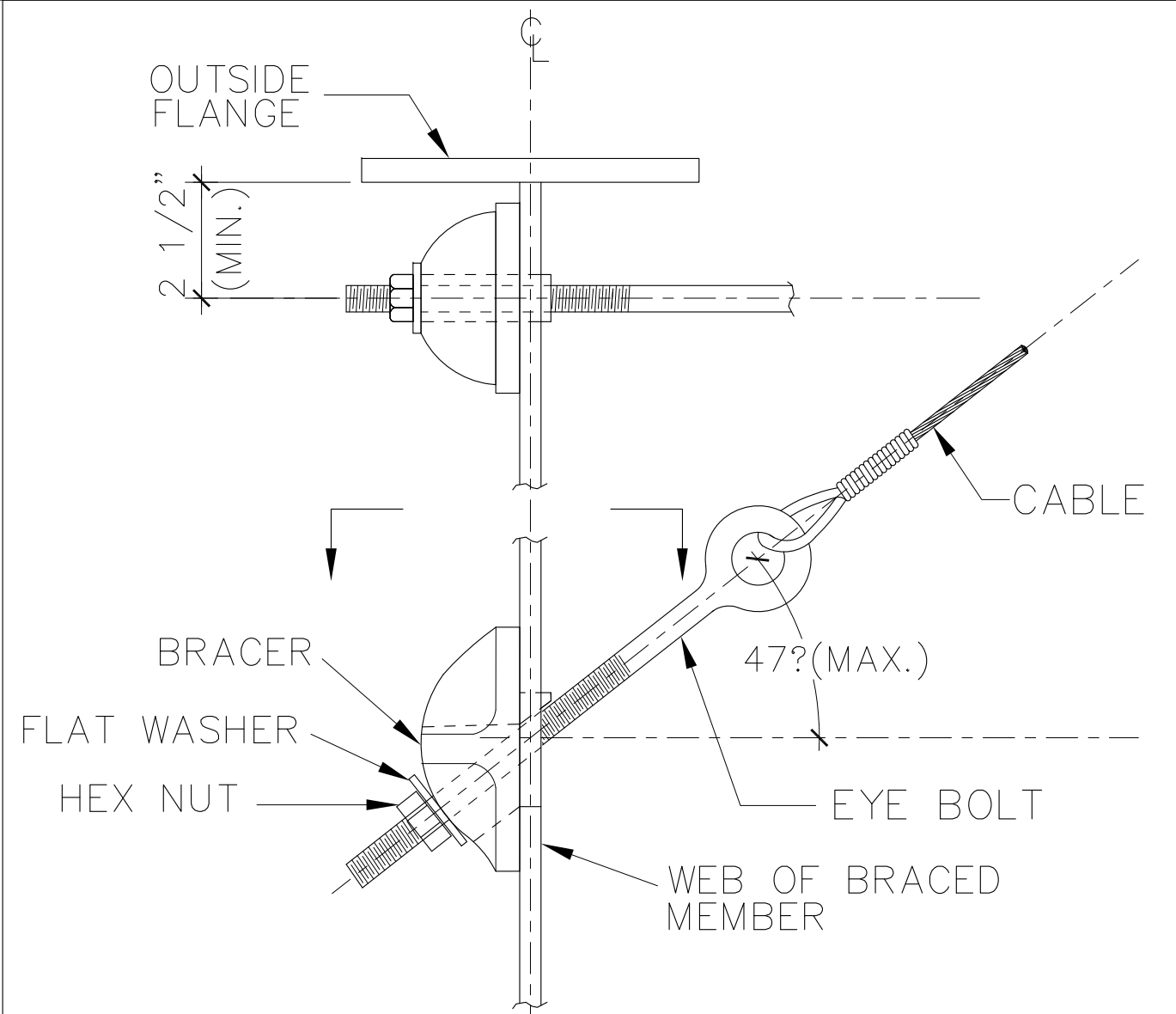
100 SOUTHPOINTE SQUARE LANE ♦ CANONSBURG, PA 15317
PH: 724.225.2202 ♦ INFO@STEELNATION.COM



ROOF SAG STRAP DETAIL

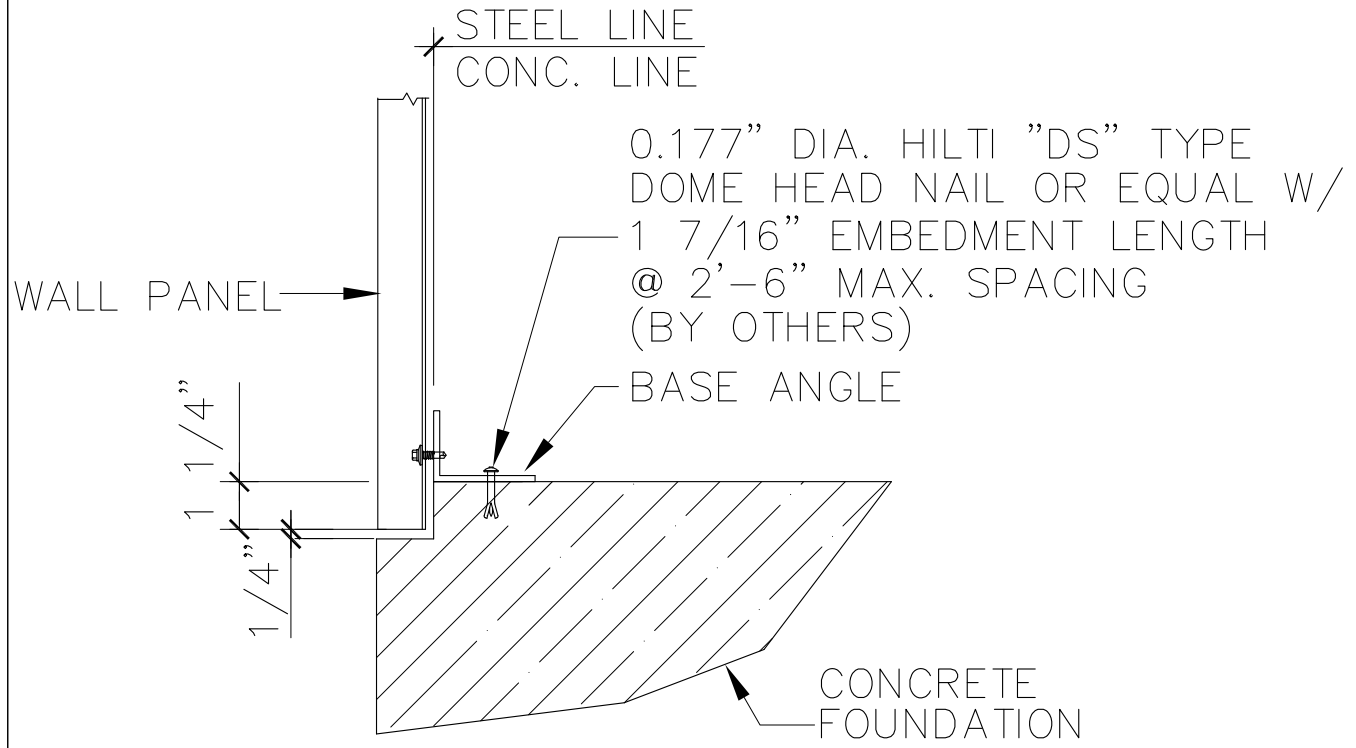
(BRACED AT BOTTOM OF PURLINS)

FOR
PERMIT



Q2

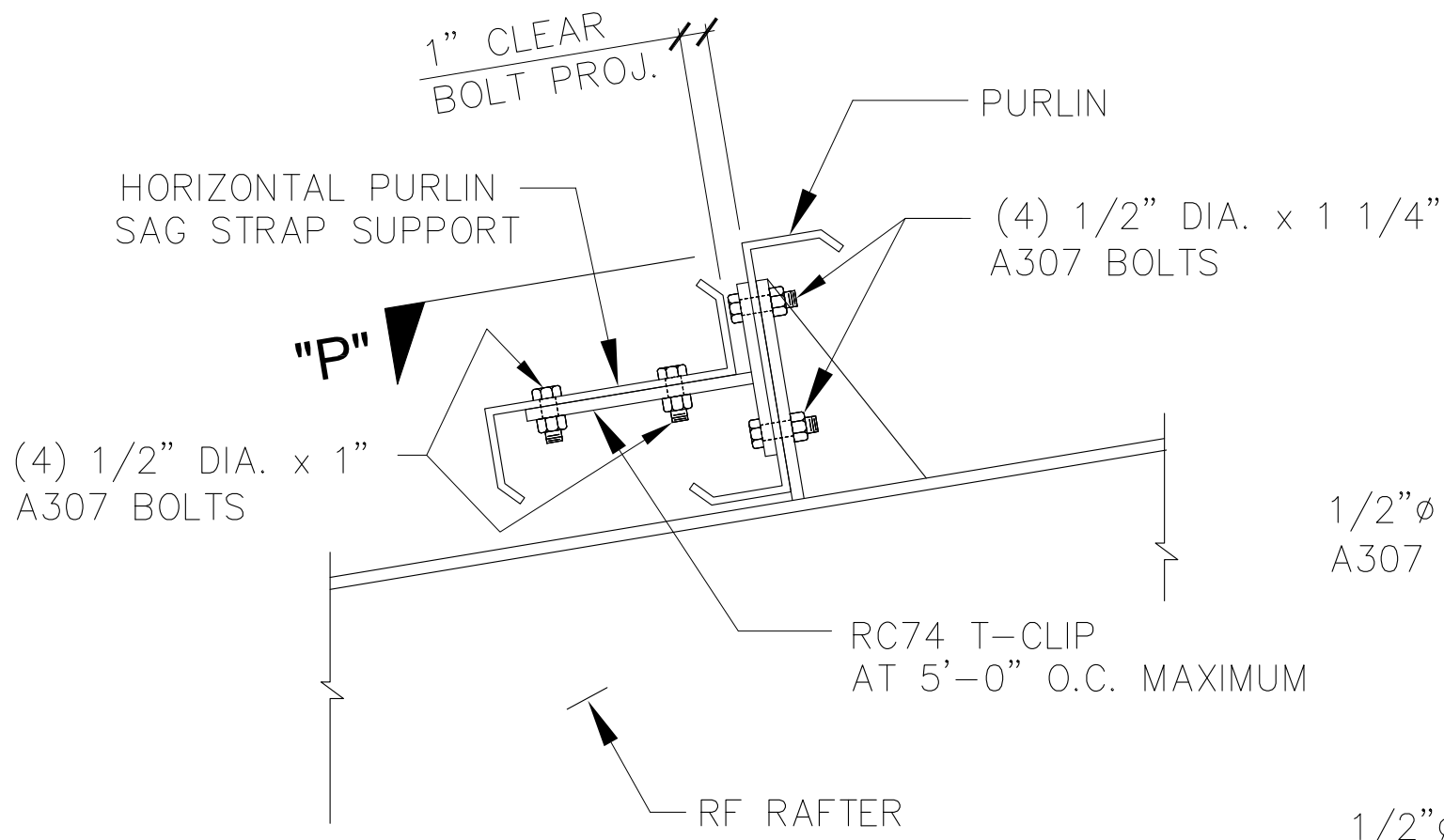
CABLE BRACE CONNECTION DETAIL



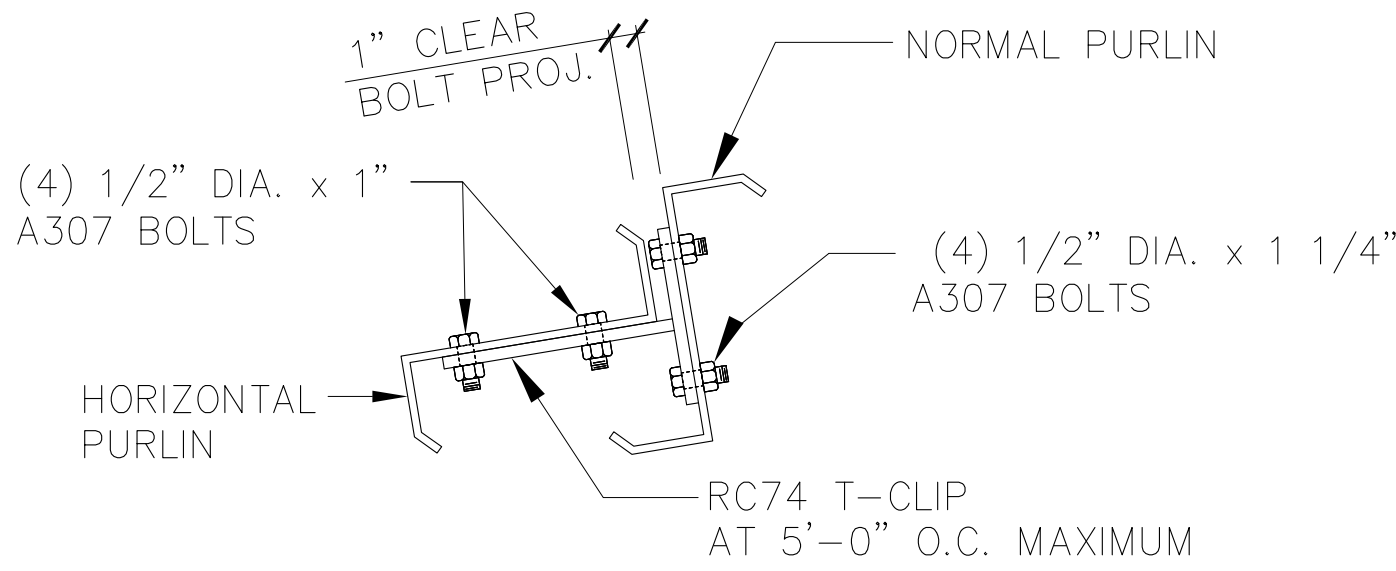
NOTE:
METAL WALL SHEETS SHALL BE SET 1/4" ABOVE CONC. NOTCH. METAL SHEETS SHOULD NOT TOUCH THE CONC. NOTCH, WHICH WOULD VOID THE WARRANTY.

DETAIL BASE w/ NOTCH

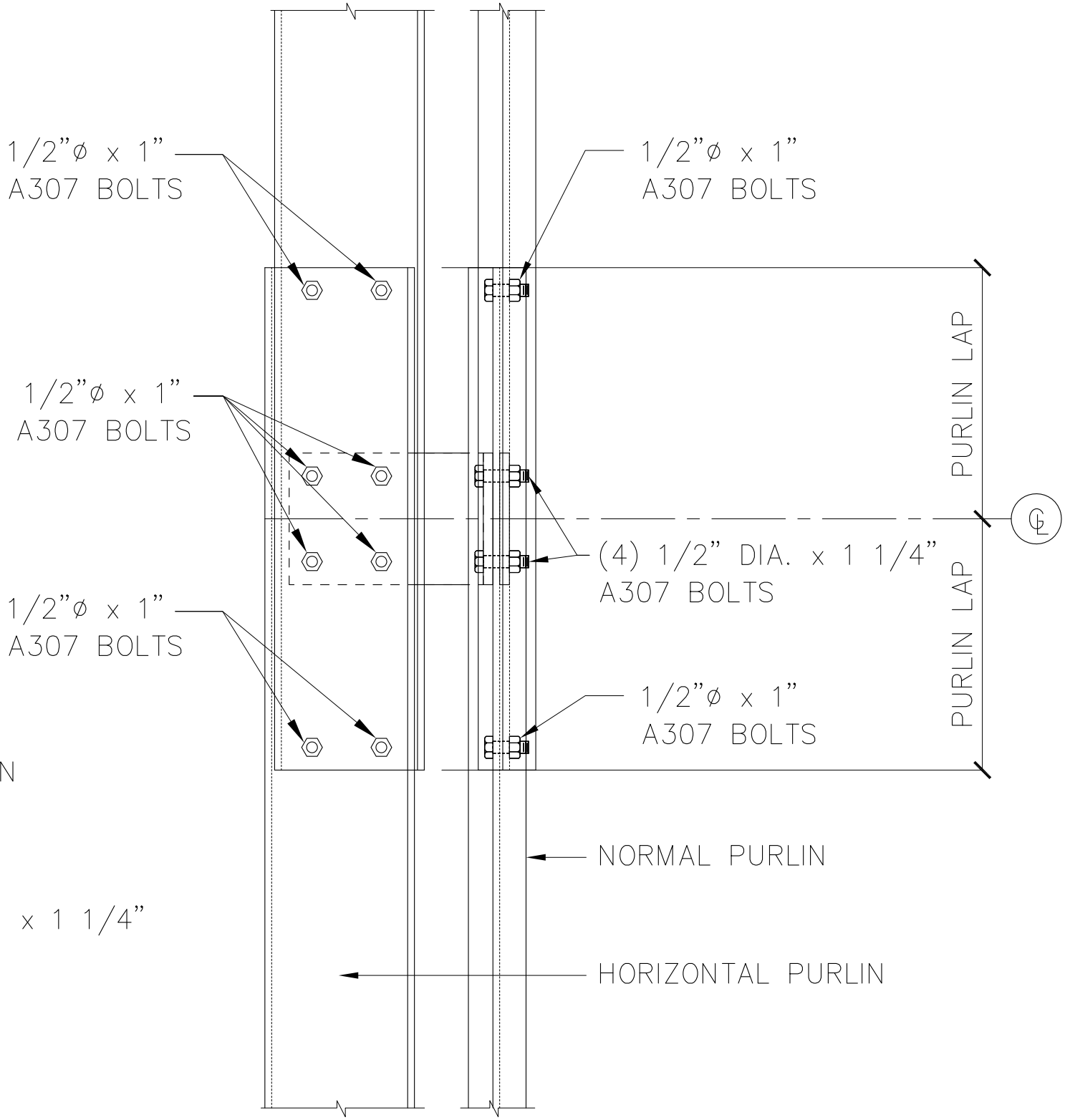
ID 1303-R0; T3_NOTCH; NO TRIM-ANGLE-NOTCH



HORIZONTAL PURLIN CONNECTION
TO RF RAFTER



HORIZONTAL PURLIN CONNECTION
BETWEEN BAYS



SECTION "P"

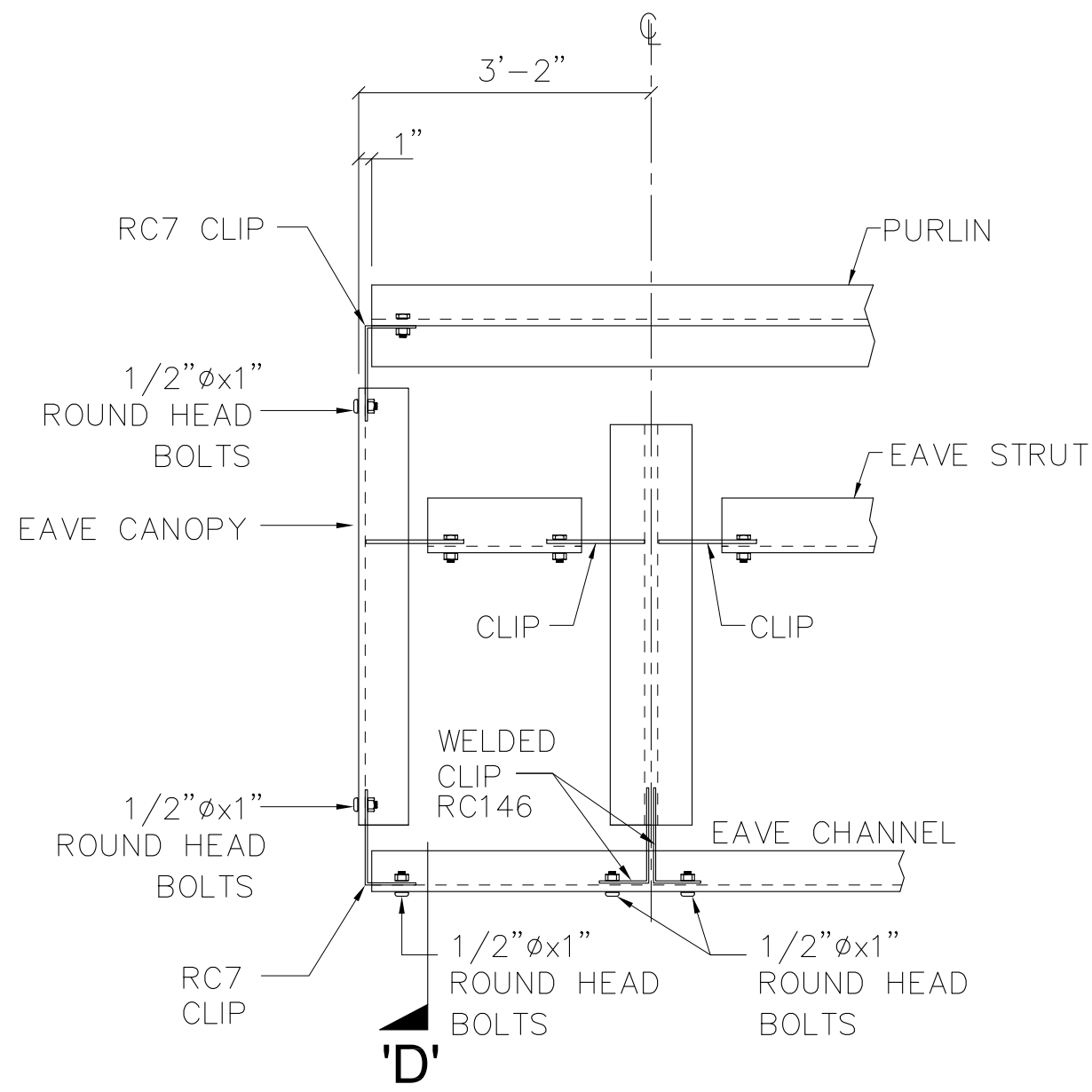


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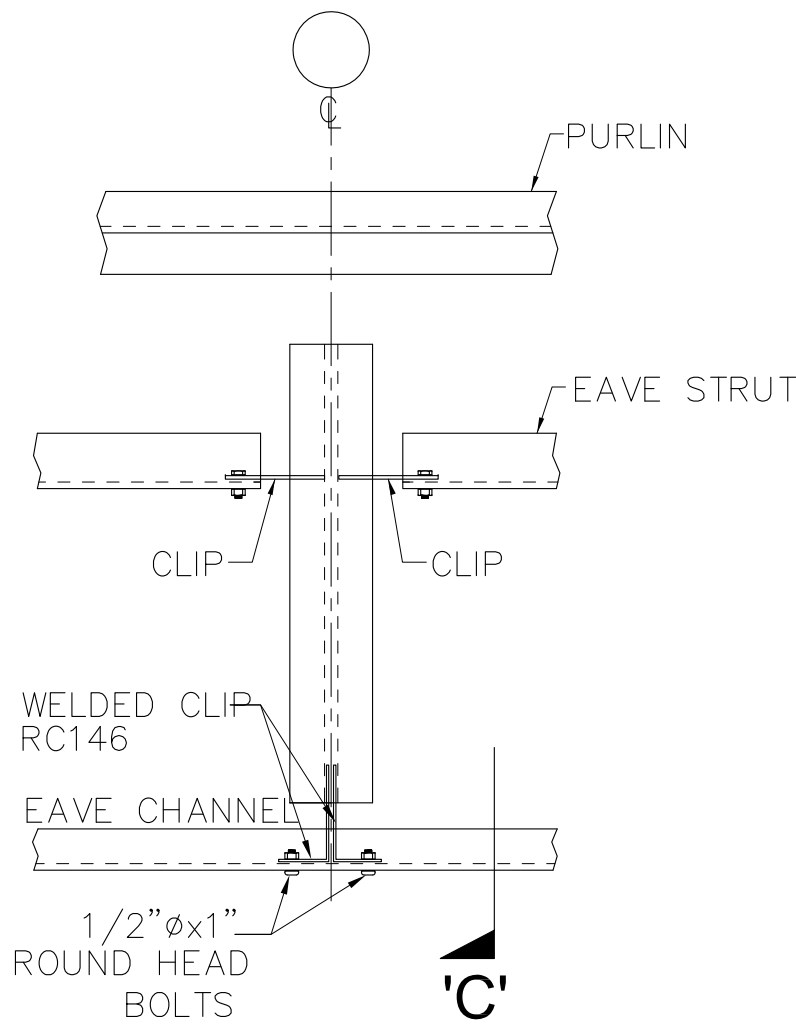
ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.	DESCRIPTION	DETAIL DRAWINGS
A	APPROVAL/PERMIT	05/15/25	ZGL	MDL	YHL	CUSTOMER	STEEL NATION BUILDINGS, INC.
						END USER	Columbia Gas (NiSource CG Utility Building)
						END USE	Garage Building BUILDING A
						STREET	1336 Ridgeview Road (40.014367, -83.048681)
						CITY ST ZIP	Upper Arlington, OH 43221
						SALES NO.	82397
						JOB NO.	173430
						SCALE	N.T.S.
						DWG. NO.	E010
						ISSUE	A





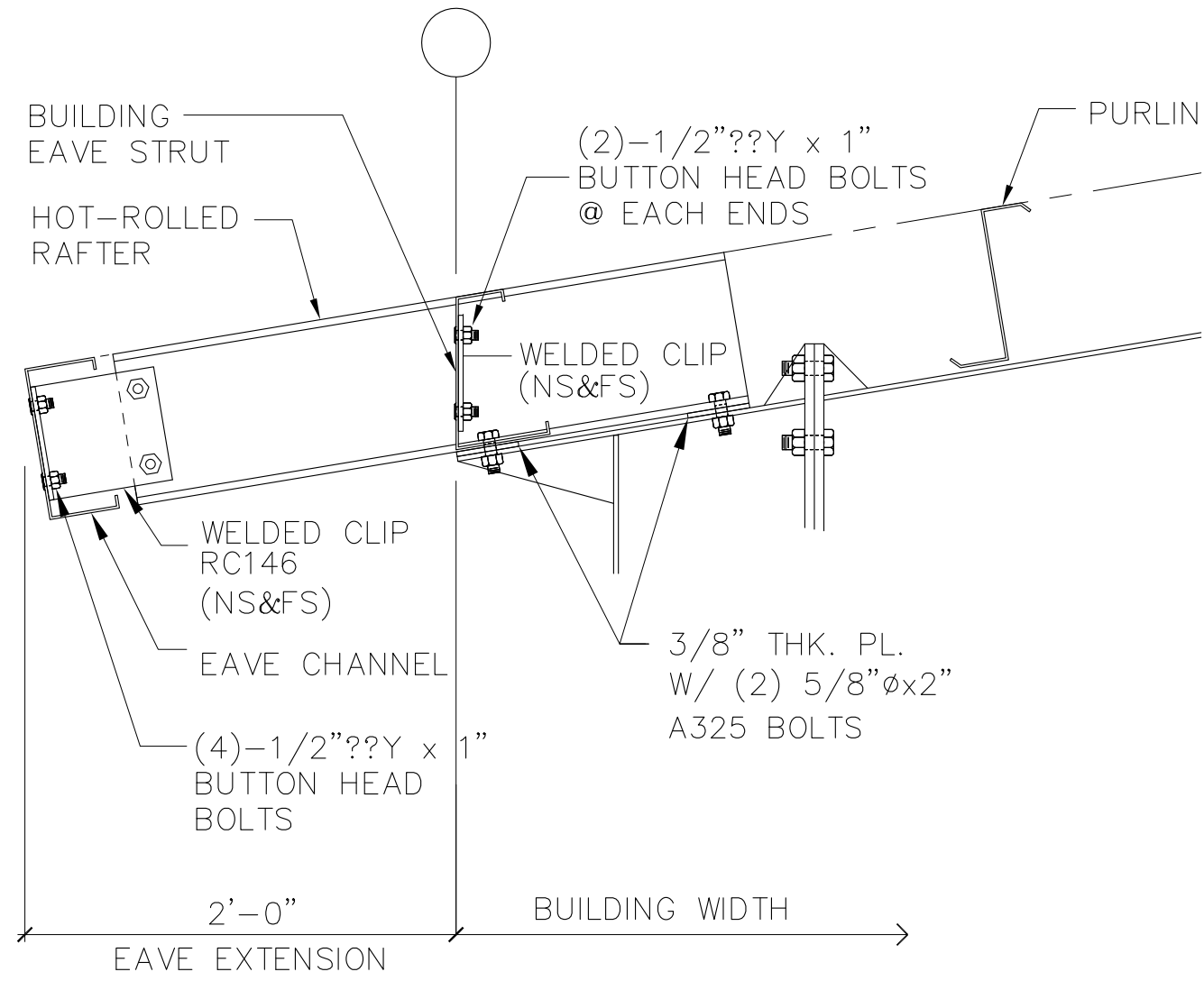
DETAIL 'A'

* ALL BOLTS ARE 1/2"φx1" ROUND HEAD BOLTS U.N.

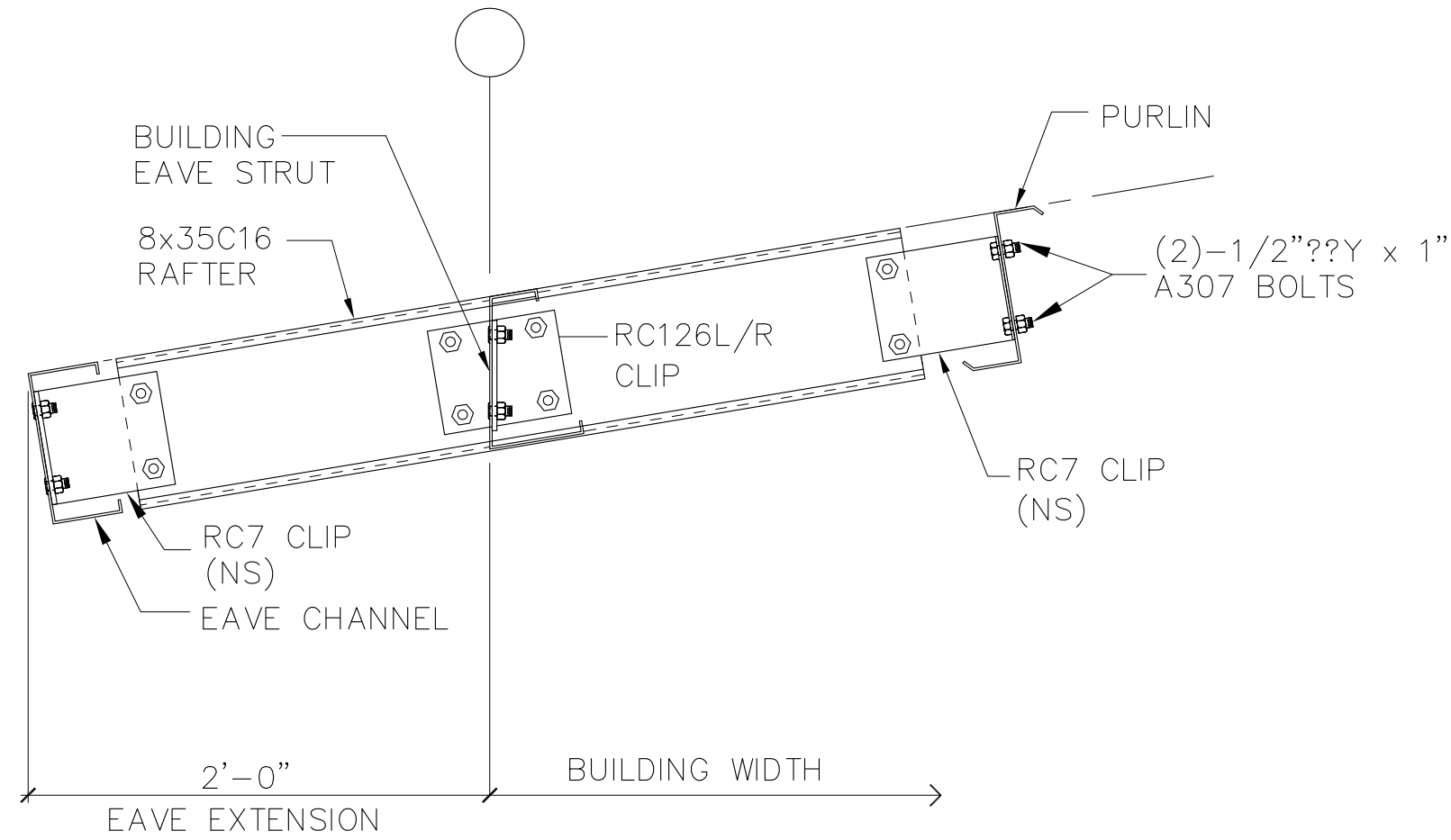


DETAIL 'B'

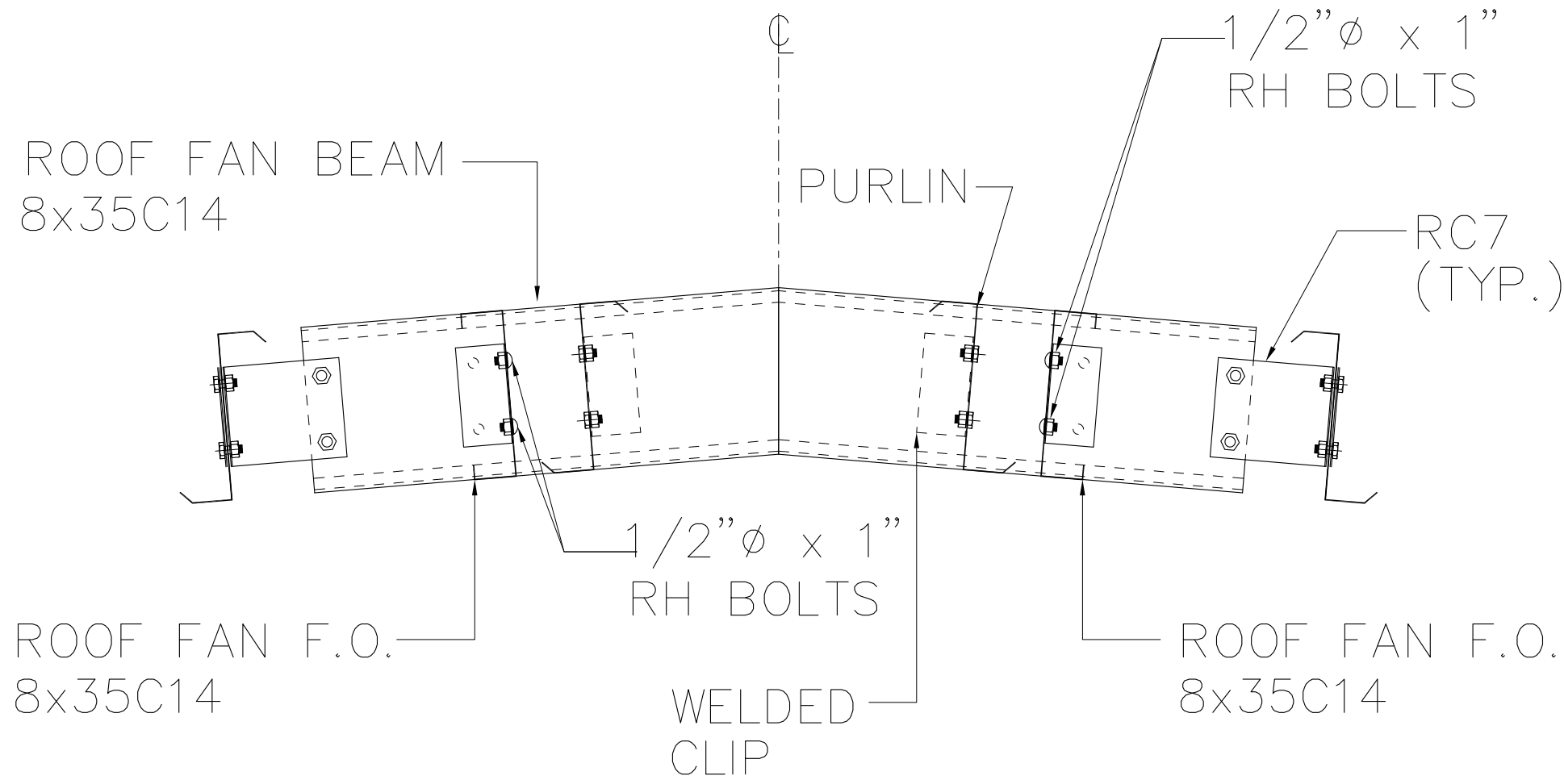
* ALL BOLTS ARE 1/2"φx1" A307 BOLTS U.N.



SECTION 'C'
HOT-ROLLED EAVE EXTENSION DETAIL
ALL BOLTS ARE 1/2"φ x 1" A307 U.N.



SECTION 'D'
EAVE CANOPY DETAIL
ALL BOLTS ARE 1/2"φ x 1" ROUND HEAD BOLTS U.N.



SECTION "1R"

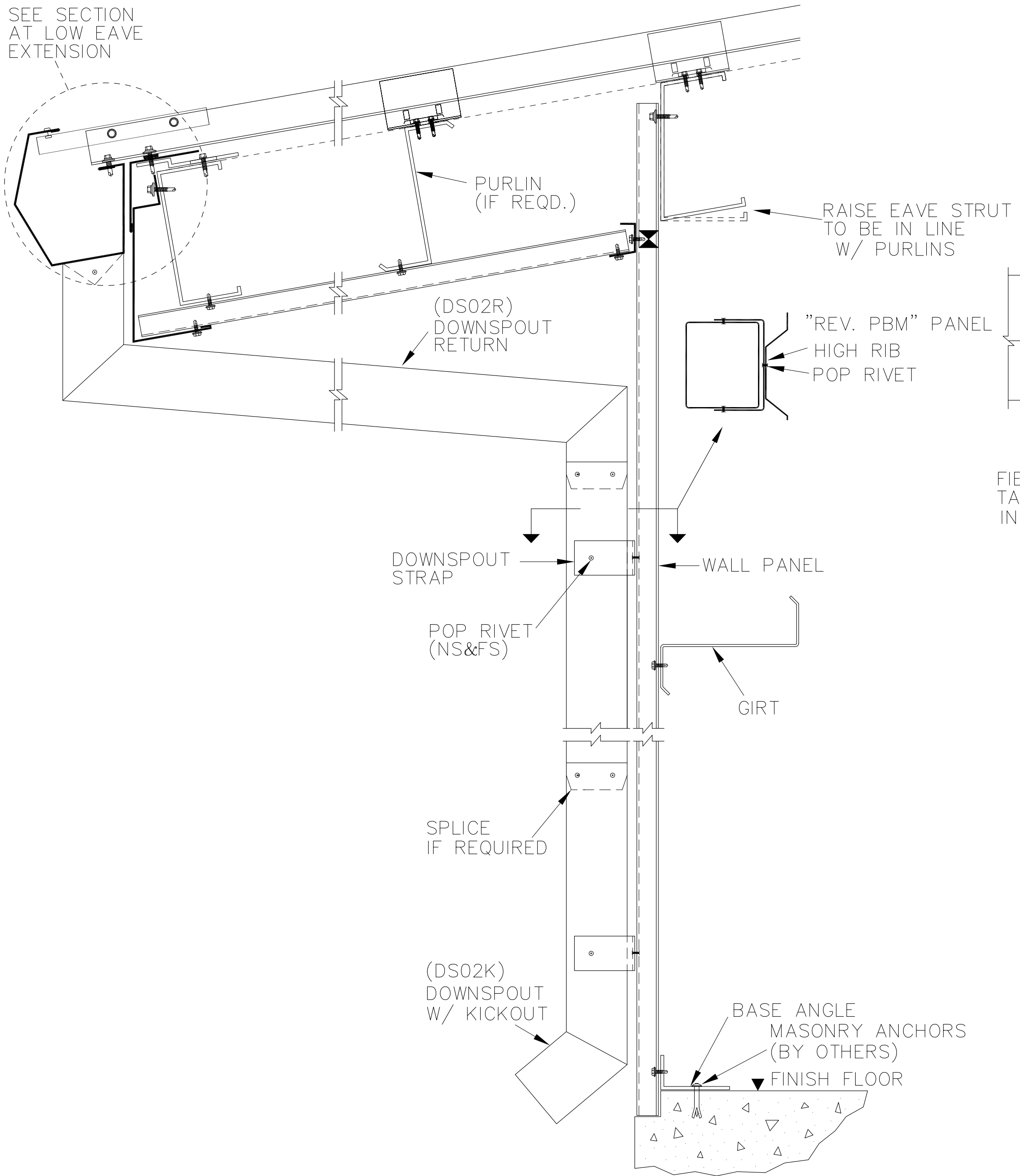
FOR PERMIT



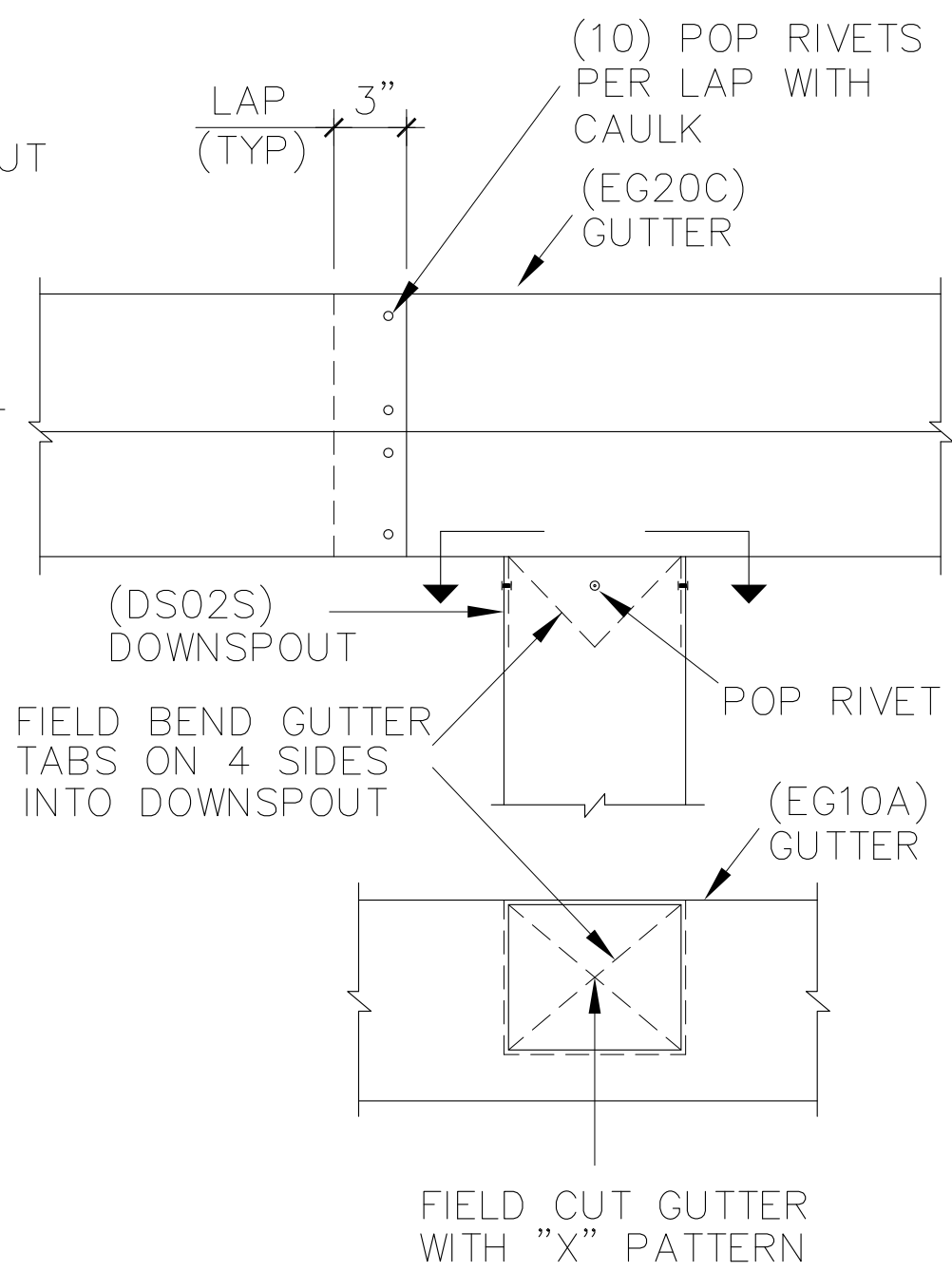
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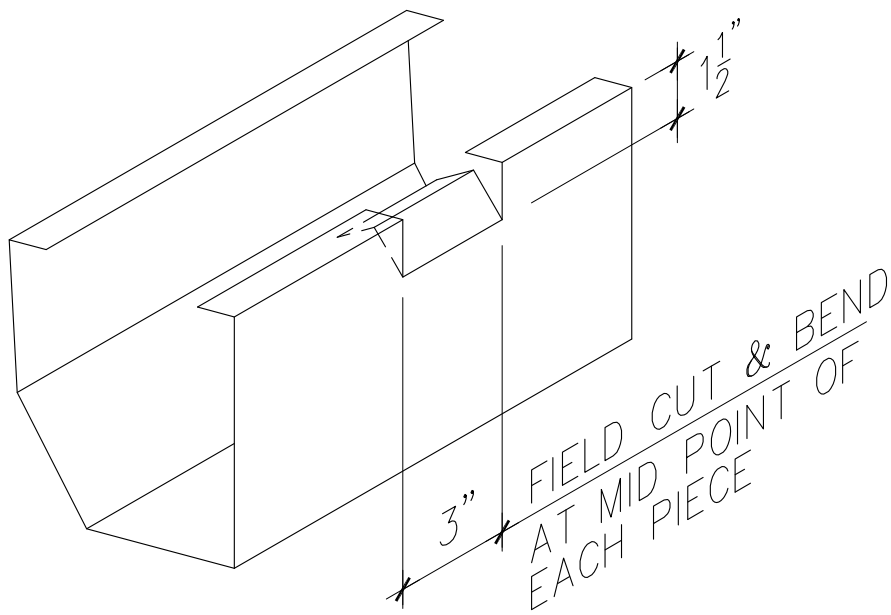
ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.	STEELNATION 100 SOUTHMONTE SQUARE LANE ♦ CANONSBURG, PA 15117 PH: 724.225.2200 ♦ INFO@STEELNATION.COM	DESCRIPTION	DETAIL DRAWINGS		
A	APPROVAL/PERMIT	05/15/25	ZGL	MDL	YHL		CUSTOMER	STEEL NATION BUILDINGS, INC.		
							END USER	Columbia Gas (NiSource CG Utility Building)		
							END USE	Garage Building	BUILDING	A
							STREET	1336 Ridgeview Road (40.014367, -83.048681)		
							CITY ST ZIP	Upper Arlington, OH 43221		
							SALES NO.	82397	JOB NO.	173430
							SCALE	N.T.S.	DWG. NO.	E011
									ISSUE	A



1 DOWNSPOUT & GUTTER DETAIL-FULLY SHEETED WITH EAVE EXTENSION WITH SOFFIT

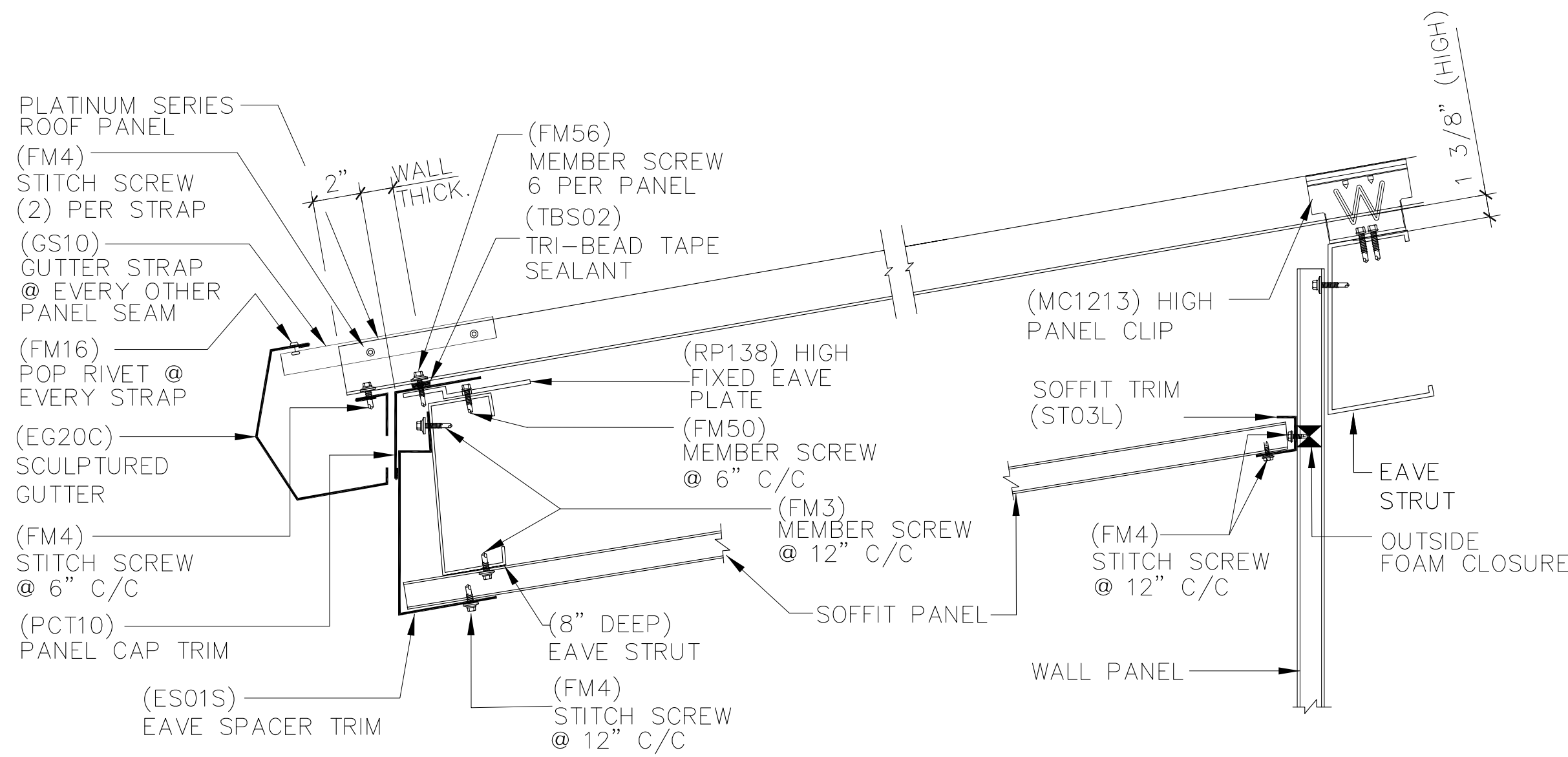


DOWNSPOUT TO GUTTER DETAIL



GUTTER OVERFLOW RELIEF

D.S. STRAP QUANTITY	
E.H.	QTY.
14'-0	2



2 DETAIL LOW EAVE EXT. w/ GUTTER w/ "PLATINUM" ROOF
ID 4872_HF_SF-R1; ST/LG-8-HF-3 (LOW EAVE EXT w/ GUTTER)

FOR PERMIT



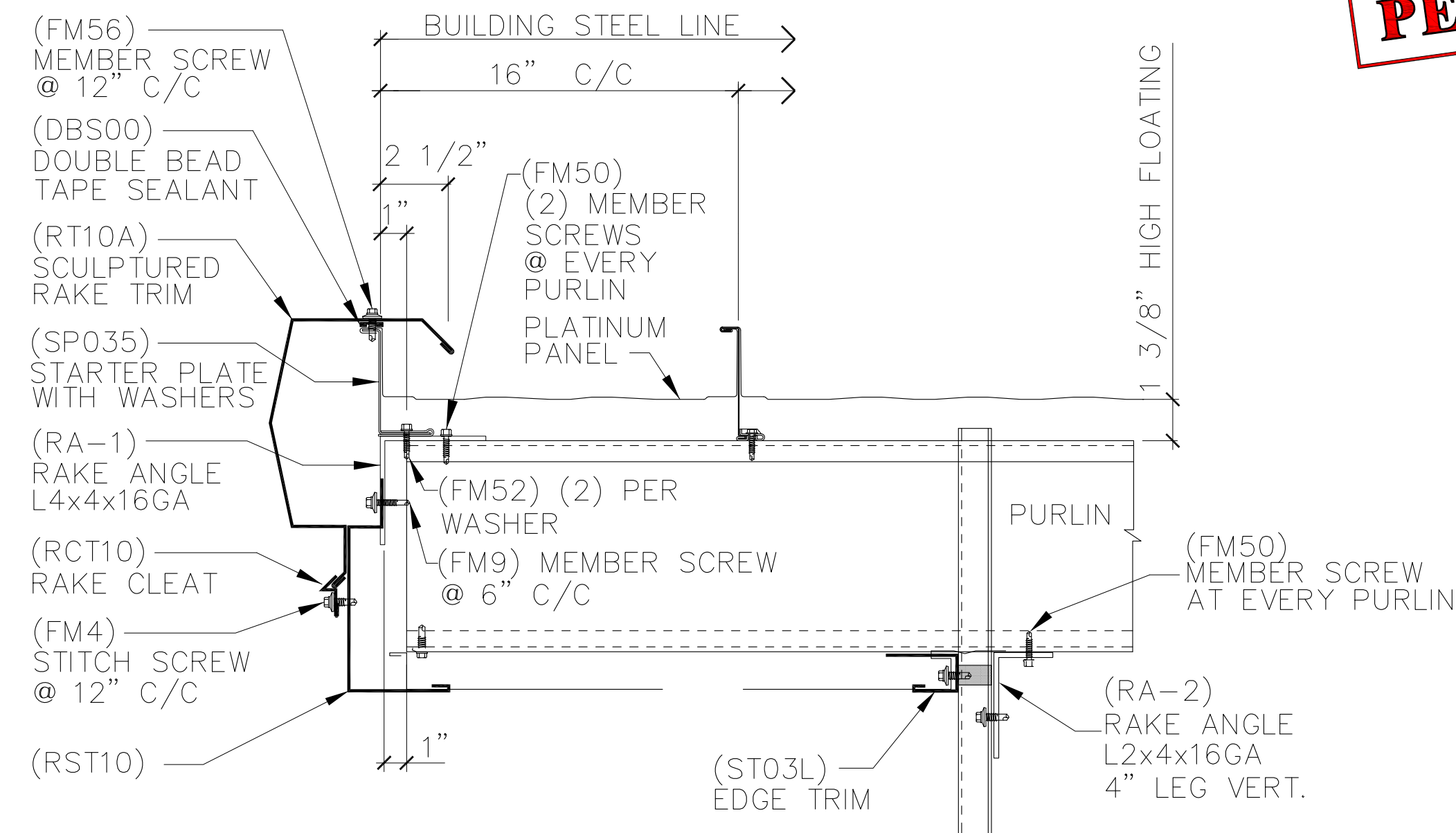
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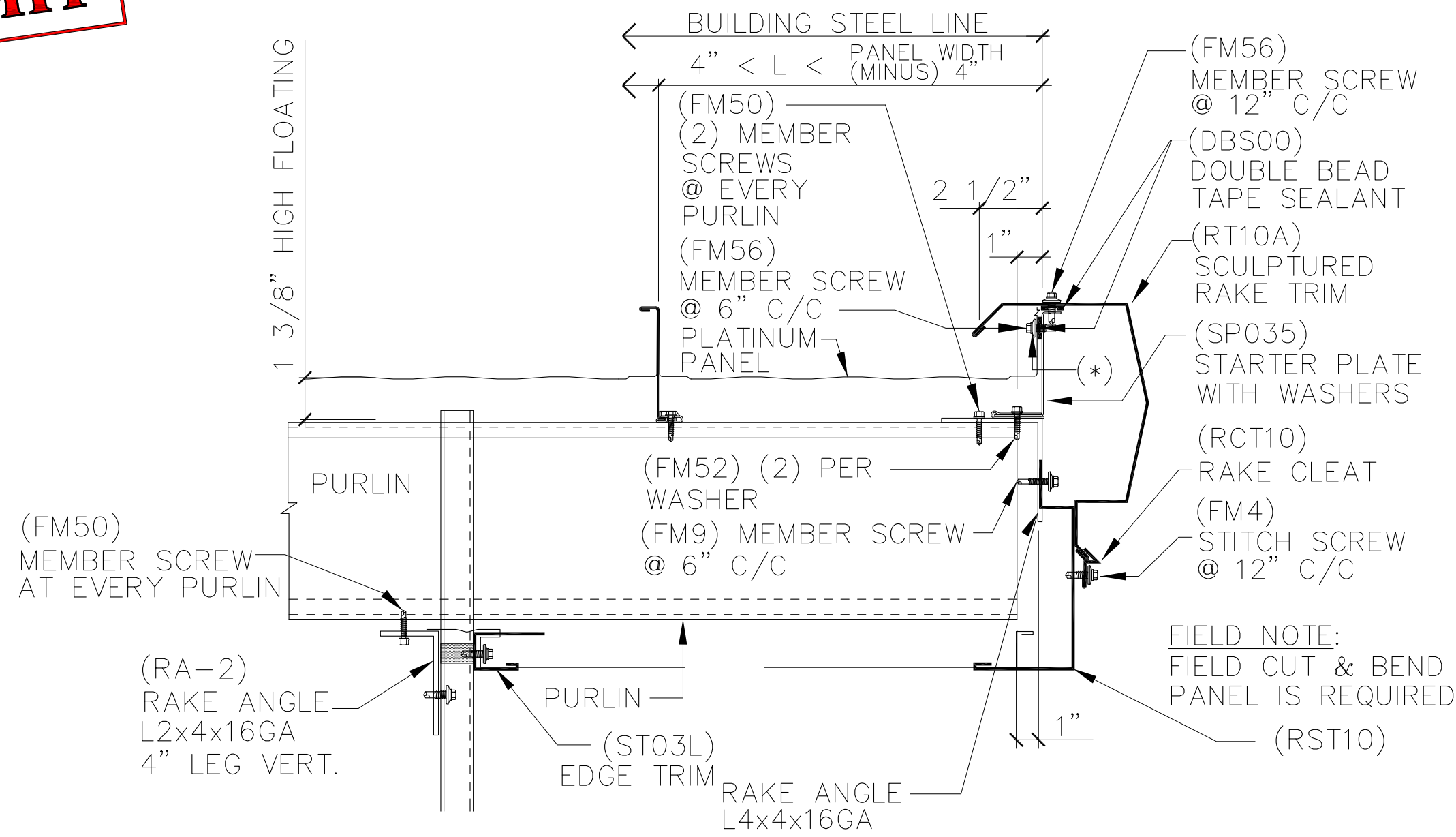
ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.	DESCRIPTION	DETAIL DRAWINGS
A	APPROVAL/PERMIT	05/15/25	ZGL	MDL	YHL	CUSTOMER	STEEL NATION BUILDINGS, INC.
						END USER	Columbia Gas (NiSource CG Utility Building)
						END USE	Garage Building BUILDING A
						STREET	1336 Ridgeview Road (40.014367, -83.048681)
						CITY ST ZIP	Upper Arlington, OH 43221
						SALES NO.	82397
						JOB NO.	173430
						SCALE	N.T.S.
						DWG. NO.	E012
						ISSUE	A



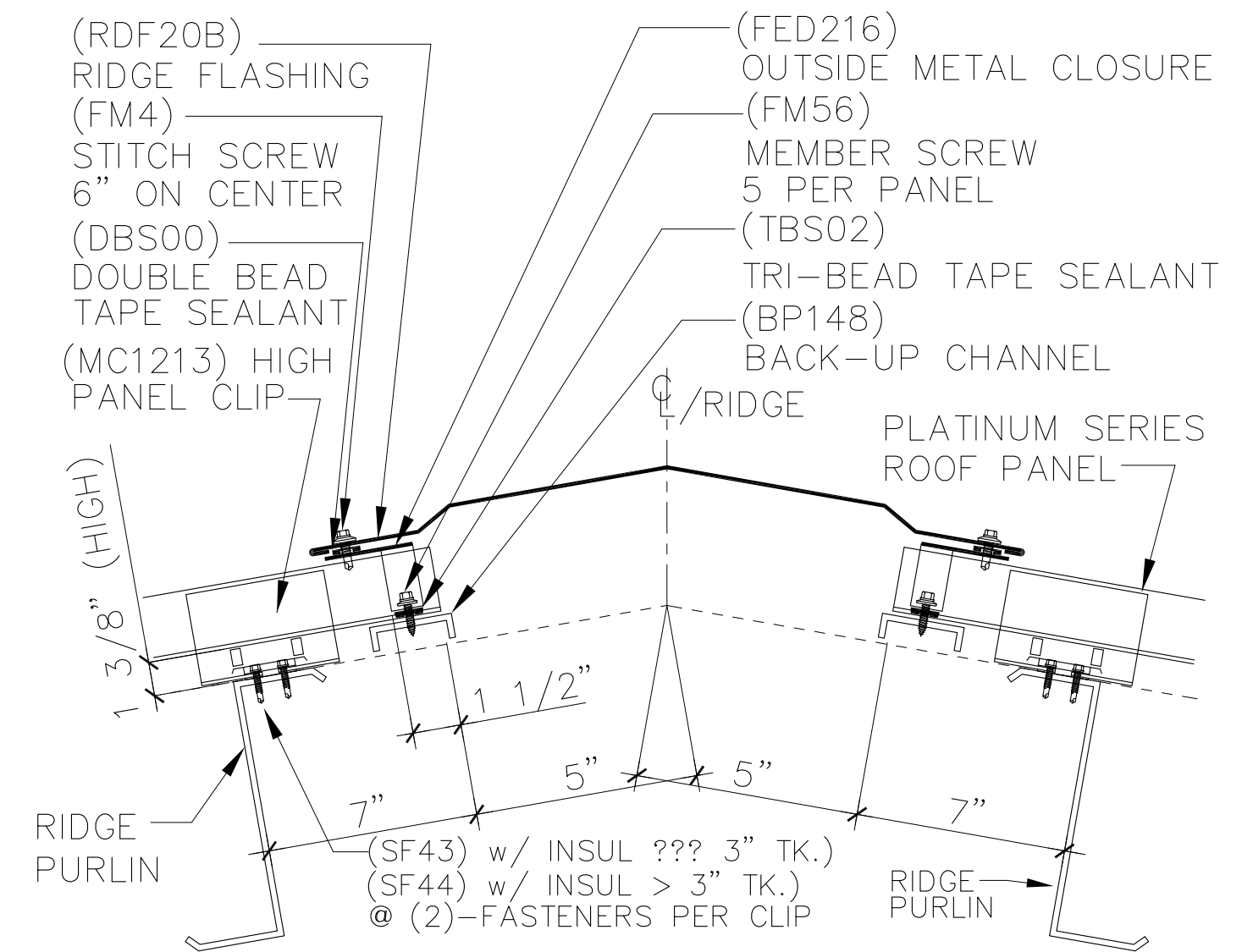
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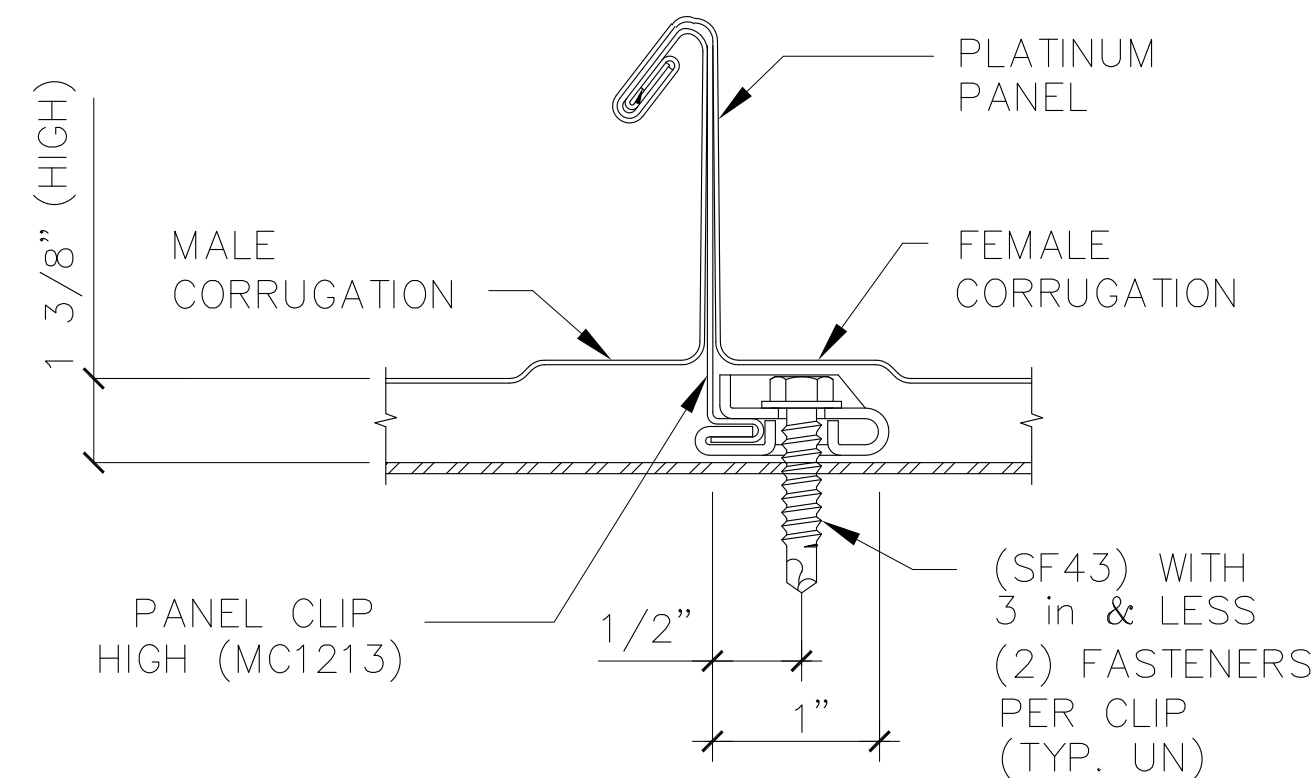
4 DETAIL RAKE START w/ "PLATINUM" ROOF
ID 6845-R0; PT-ST-HF_0 (HC) (ON MODULE)



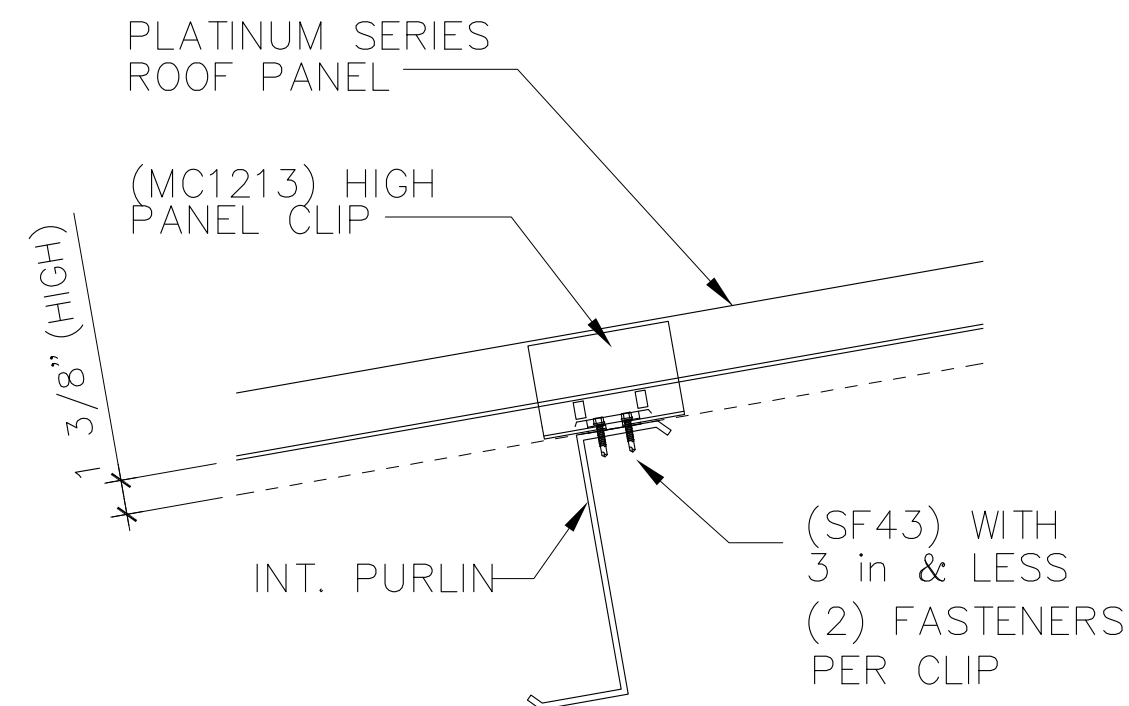
5 DETAIL RAKE END w/ "PLATINUM" ROOF
ID 7835_HF_FC-R0; PT-ST-HF_FC (HC) (OFF MODULE)
(*) - OFFSET SCREW FROM RAKE TRIM SCREW LINE



3 DETAIL PEAK w/ "PLATINUM" ROOF
ID 2906_HF-R0; PS-HF-6 (RIDGE OUT FOR GABLE)



QUAD-LOK SEAM WITH FLOATING CLIP



SECTION THRU INTERIOR PURLIN - FLOATING STANDARD CLIP

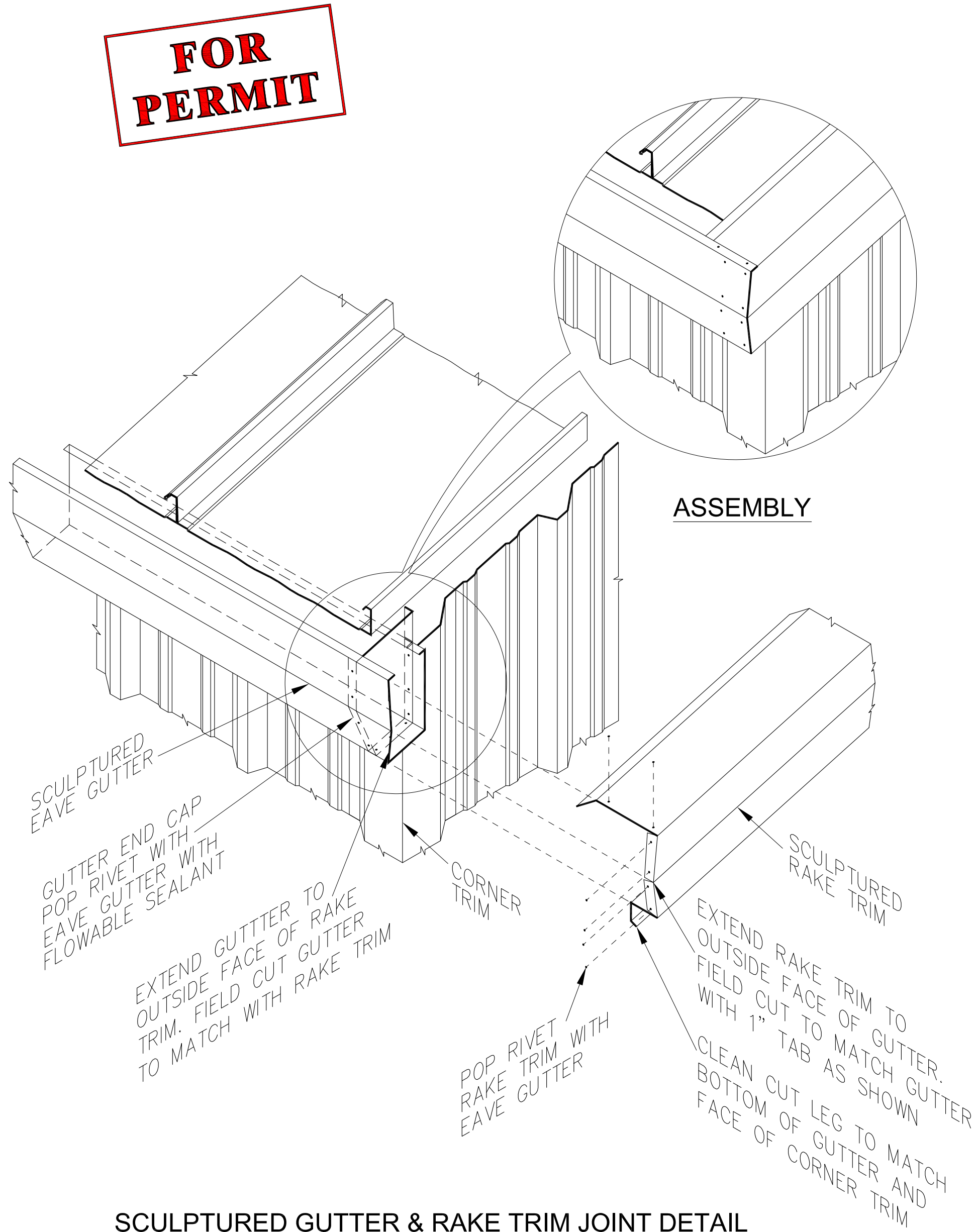
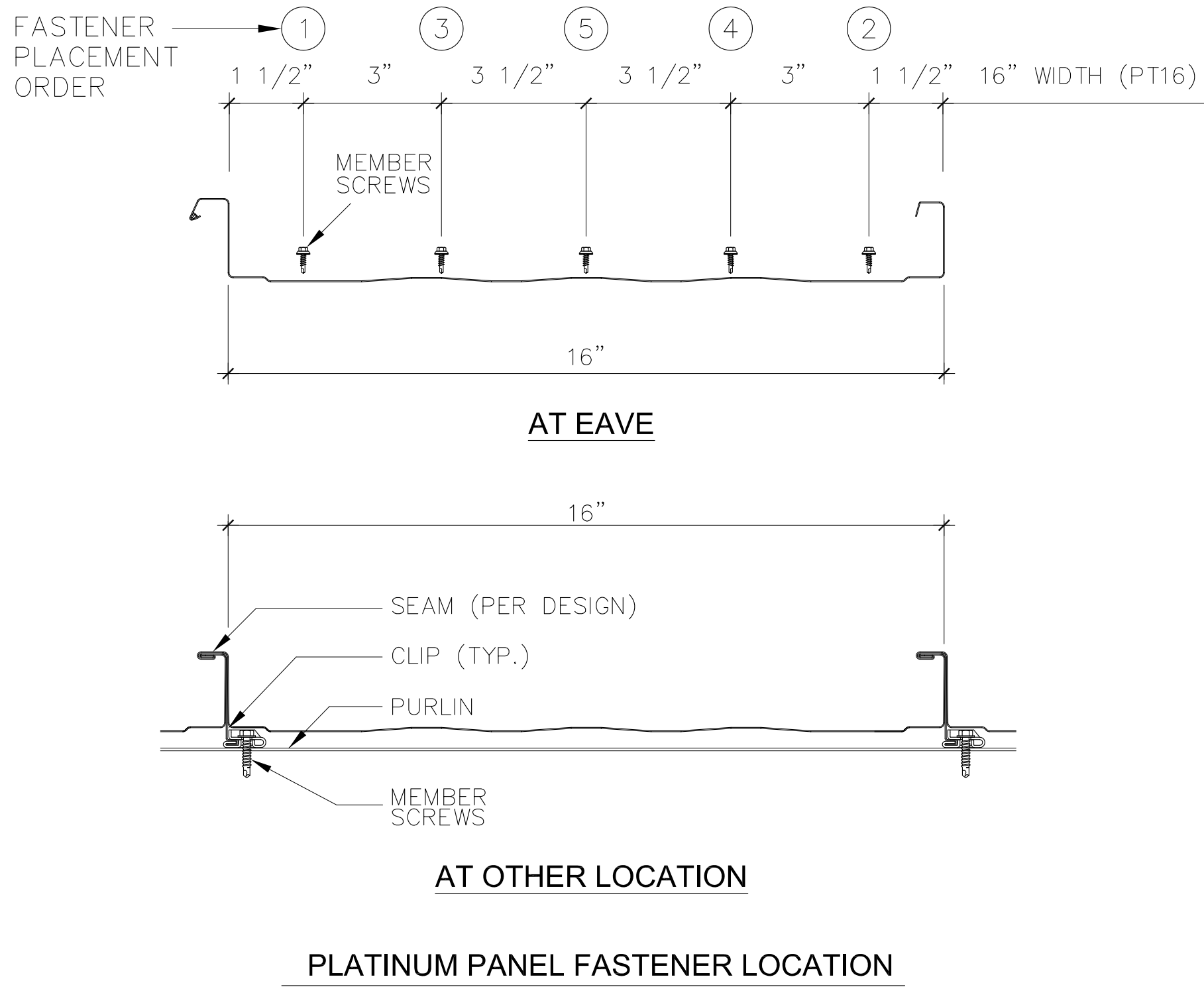


5/15/2025

ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.	DESCRIPTION	DETAIL DRAWINGS
A	APPROVAL/PERMIT	05/15/25	ZGL	MDL	YHL	CUSTOMER	STEEL NATION BUILDINGS, INC.
						END USER	Columbia Gas (NiSource CG Utility Building)
						END USE	Garage Building BUILDING A
						STREET	1336 Ridgeview Road (40.014367, -83.048681)
						CITY ST ZIP	Upper Arlington, OH 43221
						SALES NO.	82397
						JOB NO.	173430
						SCALE	N.T.S.
						DWG. NO.	E013
						ISSUE	A



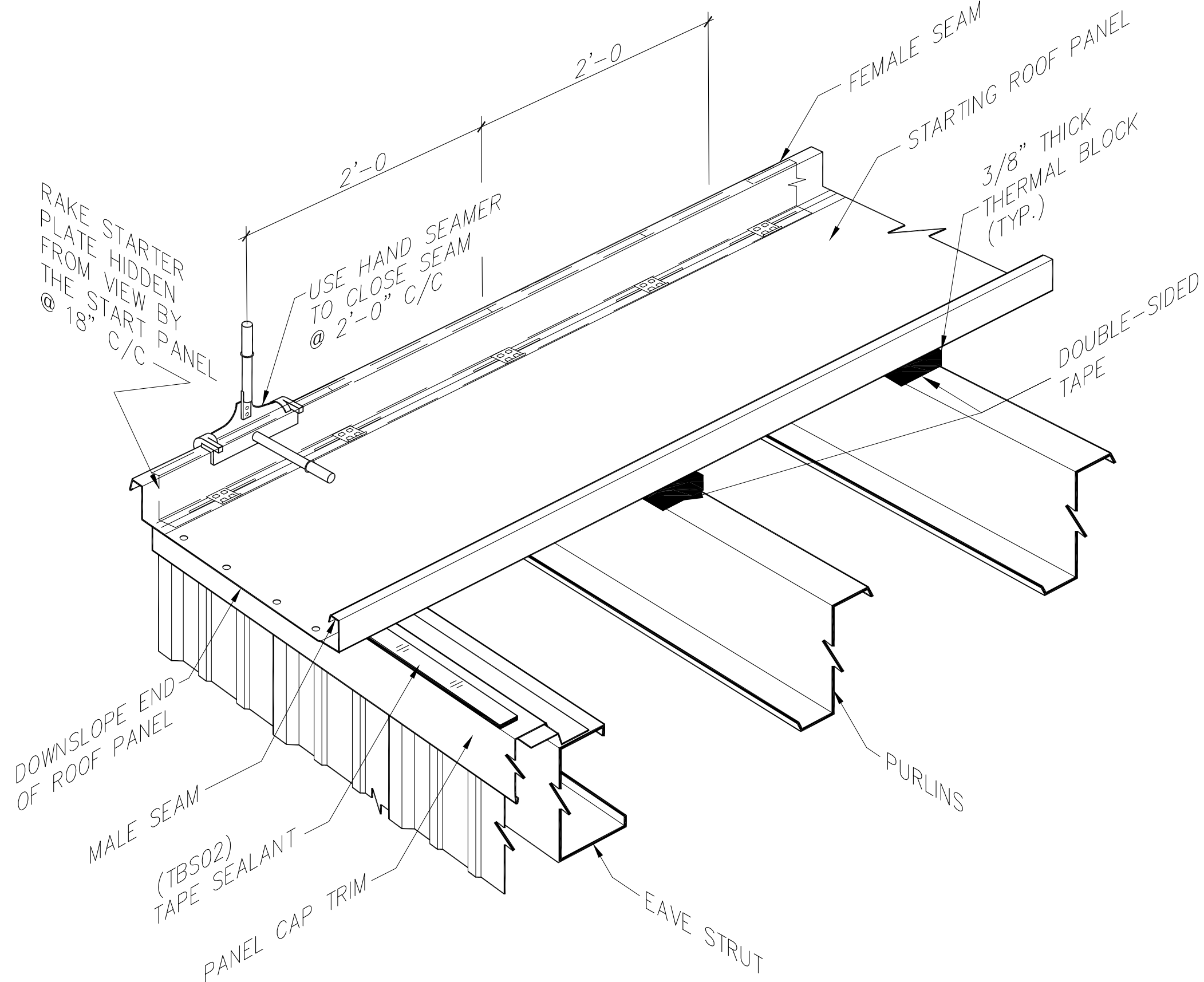
100 SOUTHPOINTE SQUARE LANE • CANONSBURG, PA 15117
PH: 724.225.2200 • INFO@STEELNATION.COM



SCULPTURED GUTTER & RAKE TRIM JOINT DETAIL WITH "PLATINUM" ROOF PANEL

NOTE:
SEAM STARTING ROOF PANEL WITH MANUAL SEAMING TOOL AT RAKE STARTER PLATE (2'-0" C/C).

* REFER TO SECTION 9.3.4 OF THE PLATINUM ROOF SYSTEM INSTALLATION GUIDE FOR MORE DETAILS.



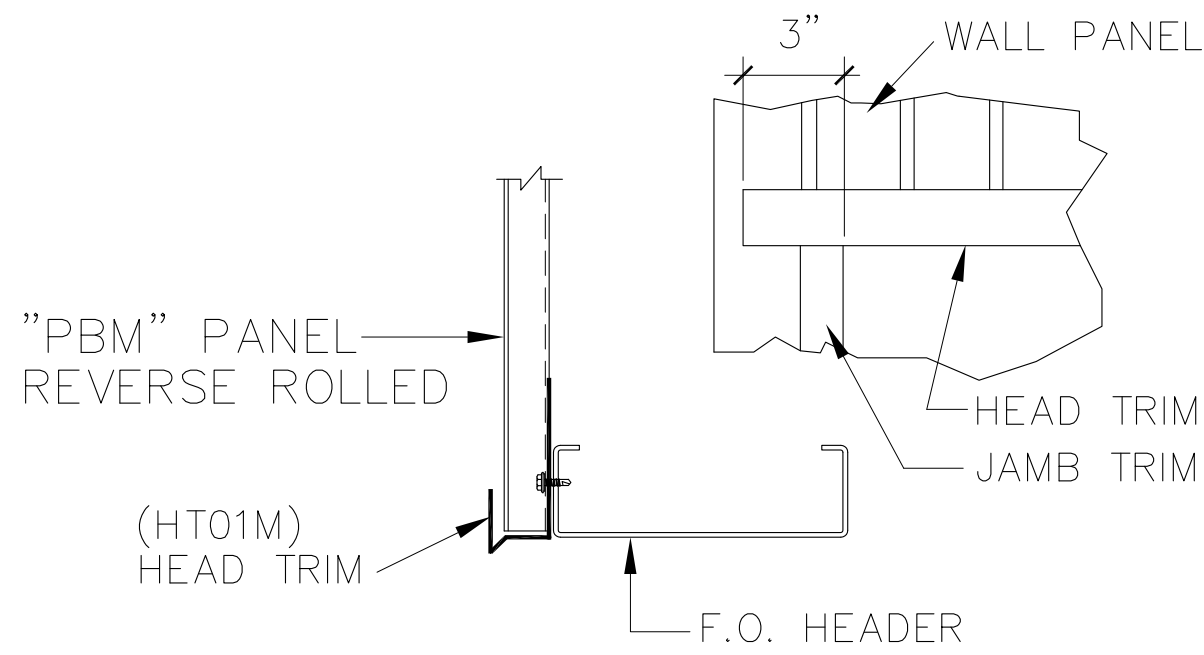
SEAMING DETAIL (HC) AT RAKE START WITH "PLATINUM" STARTING ROOF PANEL



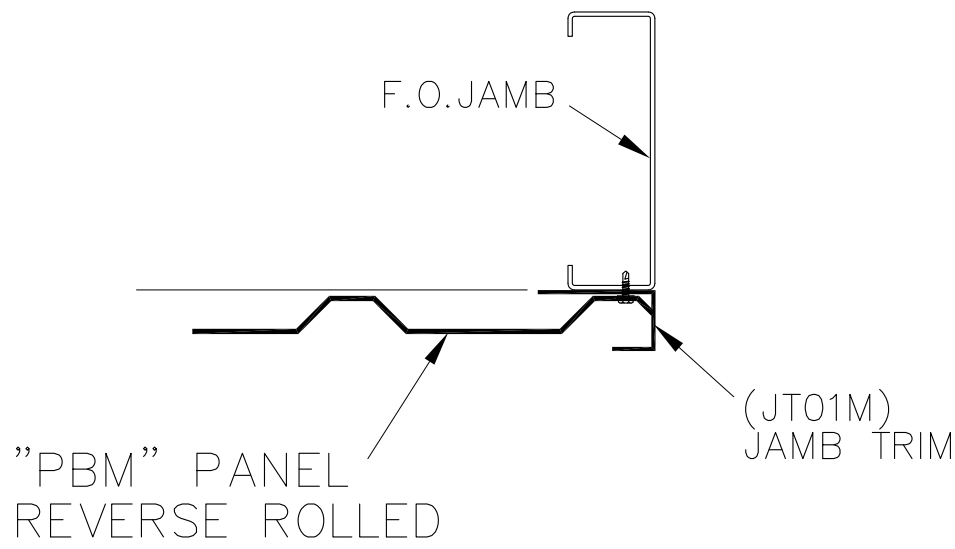
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A	APPROVAL/PERMIT	05/15/25	ZGL	MDL	YHL		CUSTOMER	STEEL NATION BUILDINGS, INC.		
							END USER	Columbia Gas (NiSource CG Utility Building)		
							END USE	Garage Building	BUILDING	A
							STREET	1336 Ridgeview Road (40.014367, -83.048681)		
							CITY ST ZIP	Upper Arlington, OH 43221		
							SALES NO:	82397	JOB NO:	173430
							SCALE:	N.T.S.	DWG. NO:	E014
									ISSUE:	A

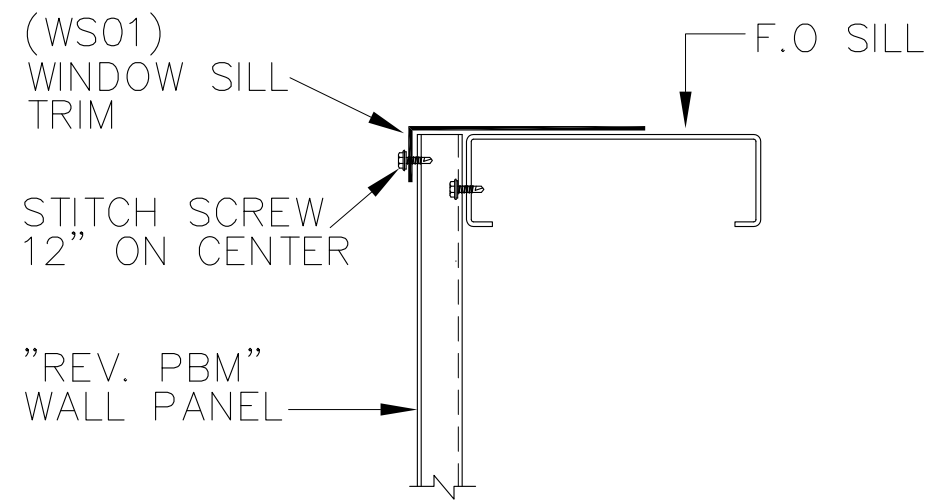
FOR PERMIT



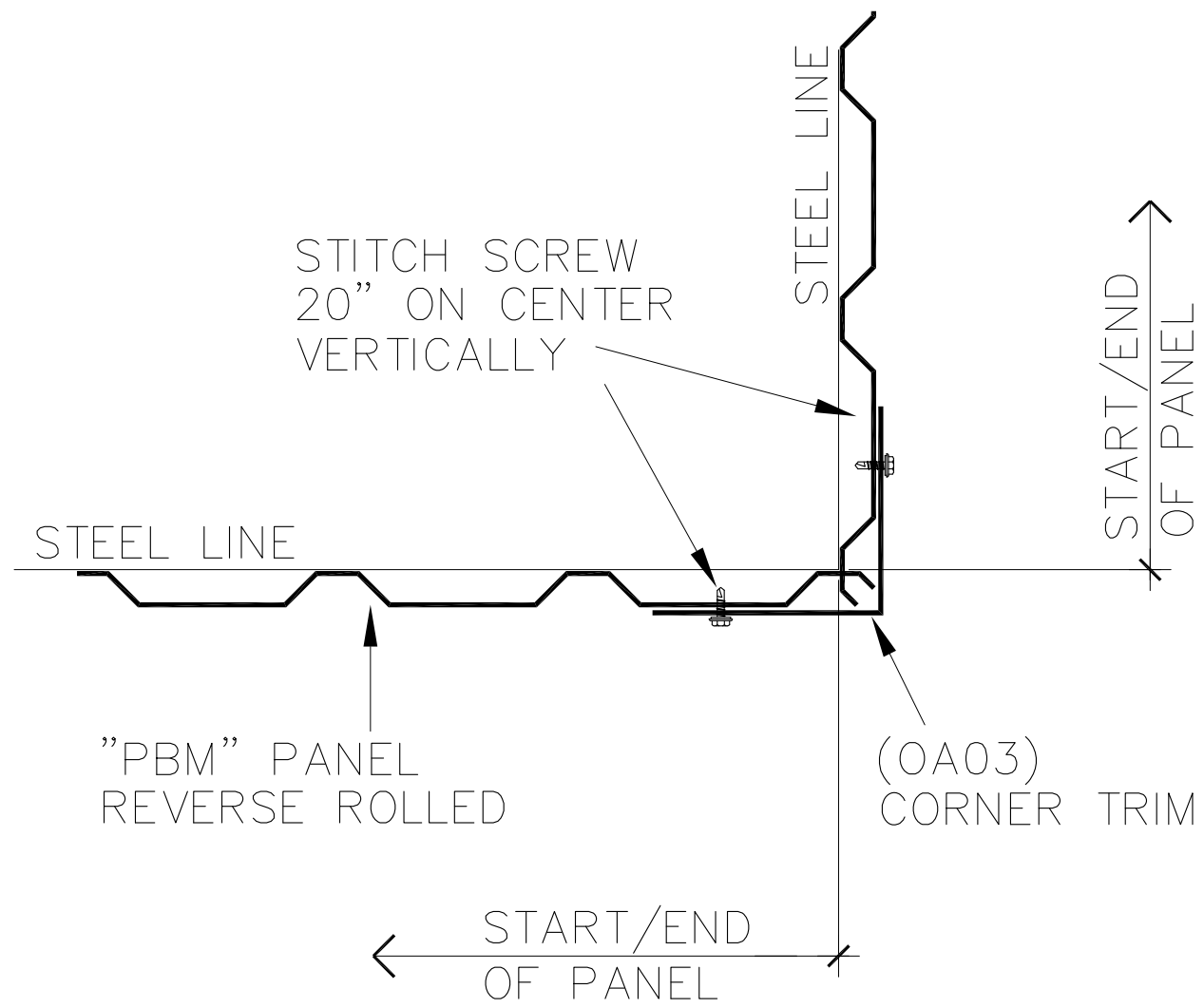
F.O. Header Trim Detail



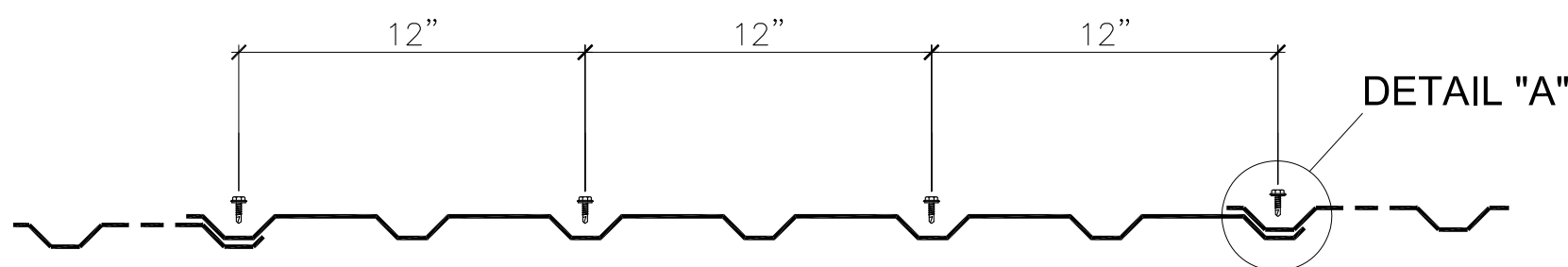
F.O. Jamb Trim Detail



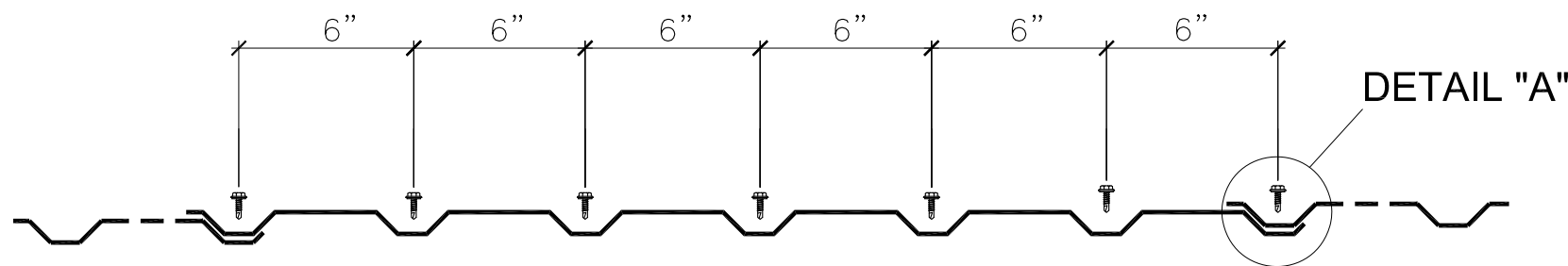
F.O. Sill Trim Detail



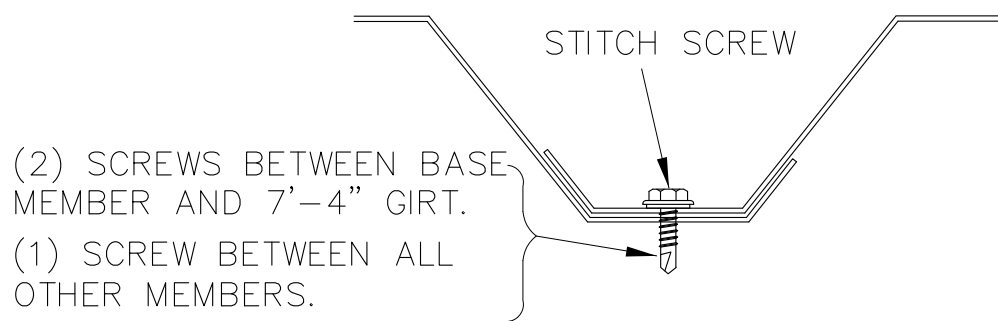
Outside Corner Detail on Module



Member Screw Location for all members unless noted otherwise

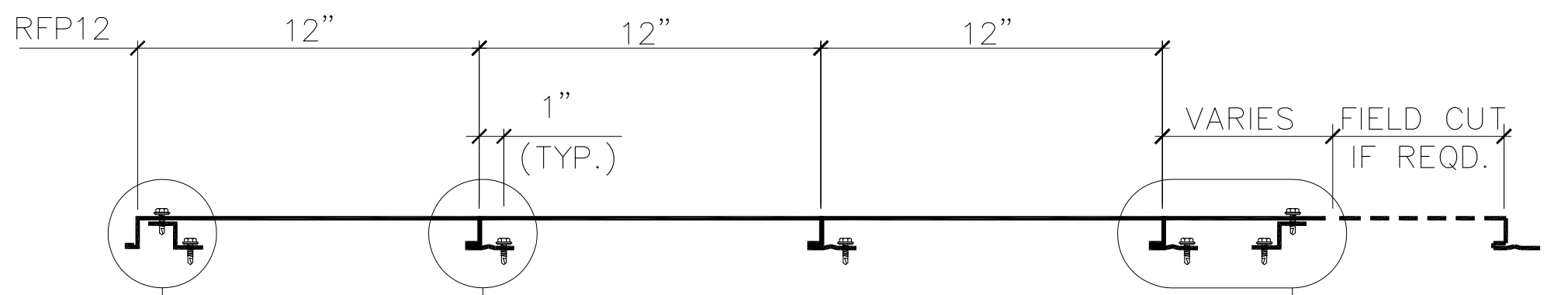


Member Screw Location for base, eave, rake, and panel end laps only

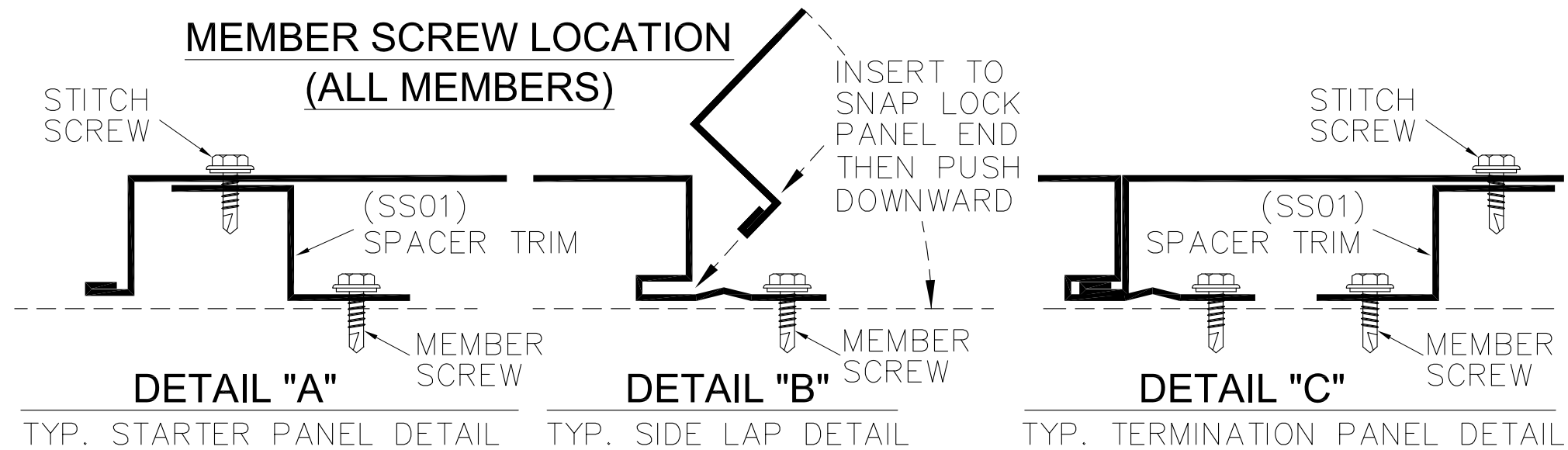


Detail "A" TYP. Side Lap Detail

"M" and "PBM" Wall Panel Screw Layout Reverse Rolled



Member Screw Location (All Members)



"RFP12" Rigid Flat Panel (Soffit) Screw Layout

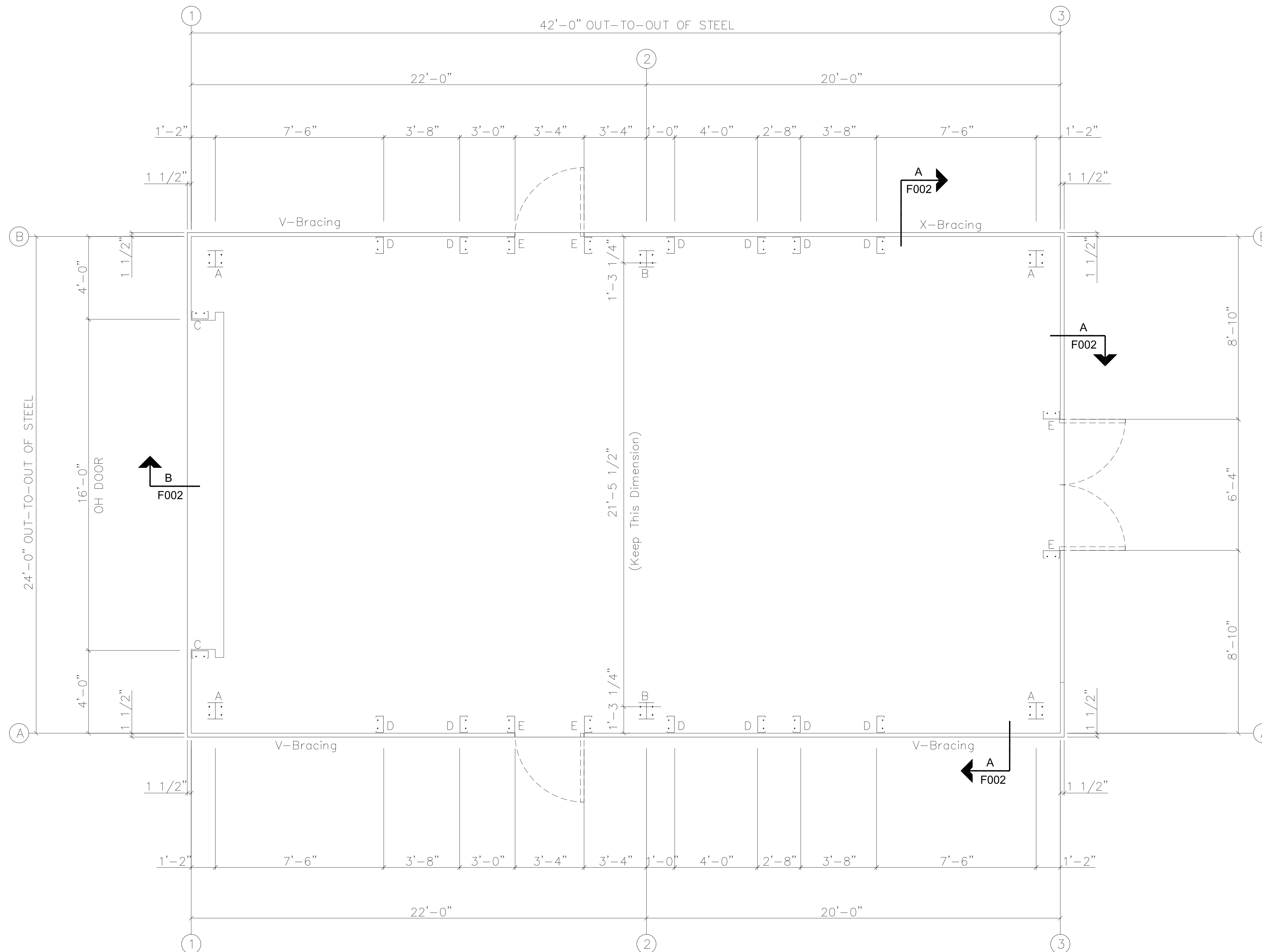
5/15/2025



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ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.	STEELNATION 100 SOUTHPICTE SQUARE LANE ♦ CANONSBURG, PA 15317 PH: 724.225.2200 ♦ INFO@STEELNATION.COM	DESCRIPTION	DETAIL DRAWINGS		
A	APPROVAL/PERMIT	05/15/25	ZGL	MDL	YHL		CUSTOMER	STEEL NATION BUILDINGS, INC.		
							END USER	Columbia Gas (NiSource CG Utility Building)		
							END USE	Garage Building	BUILDING	A
							STREET	1336 Ridgeview Road (40.014367, -83.048681)		
							CITY ST ZIP	Upper Arlington, OH 43221		
							SALES NO:	82397	JOB NO:	173430
							SCALE:	N.T.S.	DWG. NO:	E015
									ISSUE	A

**FOR
PERMIT**



COLUMN LAYOUT PLAN

NOTE: All Base Plates @ 100'-0" (U.N.)

GENERAL NOTES:

① THE ANCHOR BOLT DETAILS SHOWN ON THIS DRAWING LOCATE THE ANCHOR BOLTS IN REFERENCE TO BOTH THE BUILDING STEEL LINE AND THE OUTSIDE OF STEEL NATION'S SUGGESTED PANEL RECESS OF 1-1/2"

② THE ANCHOR BOLT SETTING PLAN LOCATES ANCHOR BOLTS IN REFERENCE TO THE OUTSIDE OF THE PANEL RECESS SHOWN. IF THE ACTUAL PANEL RECESS IS DIFFERENT FROM WHAT IS SHOWN ON THE ANCHOR BOLT SETTING PLAN, THEN ALL REFERENCE DIMENSIONS FROM THE INSIDE OF THE PANEL RECESS MUST BE DETERMINED BY THE CUSTOMER.

NOTE:

ONLY ANCHOR BOLTS SETTING PLAN ISSUED & STAMPED
"FOR CONSTRUCTION" SHALL BE USED IN SETTING ANCHOR
BOLTS. 'STEEL NATION BUILDINGS' SHALL NOT BE RESPON-
SIBLE FOR ERROR OR DISCREPANCY IF THE DRAWING USED
IS NOT VALID FOR CONSTRUCTION.

QTY.	SYMBOL	DIA.	PROJ.	ANCHOR BOLT DETAIL	
—	⊕	1/2"	1"	ANCHOR BOLT PROJECTION "PROJ." IS MEASURED FROM BOTTOM OF BASE PLATE	DETAIL OF ANCHOR BOLT AS PER THE SUPPLIER
40	⊕	5/8"	2"		
24	⊕	3/4"	2 1/2"		
—	⊕	7/8"	2 3/4"	LENGTH OF "PROJ." SHOWN IS FOR ONE NUT + ONE WASHER	NUTS & WASHERS BY SUPPLIER
—	⊕	1"	3"		
—	⊕	1 1/8"	3 1/2"		
—	⊕	1 1/2"	3 1/2"	ANCHOR BOLTS NOT BY STEEL NATION BUILDINGS, INC.	

ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.
A	APPROVAL /PERMIT	05/15/25	ZGL	MDL	YHL

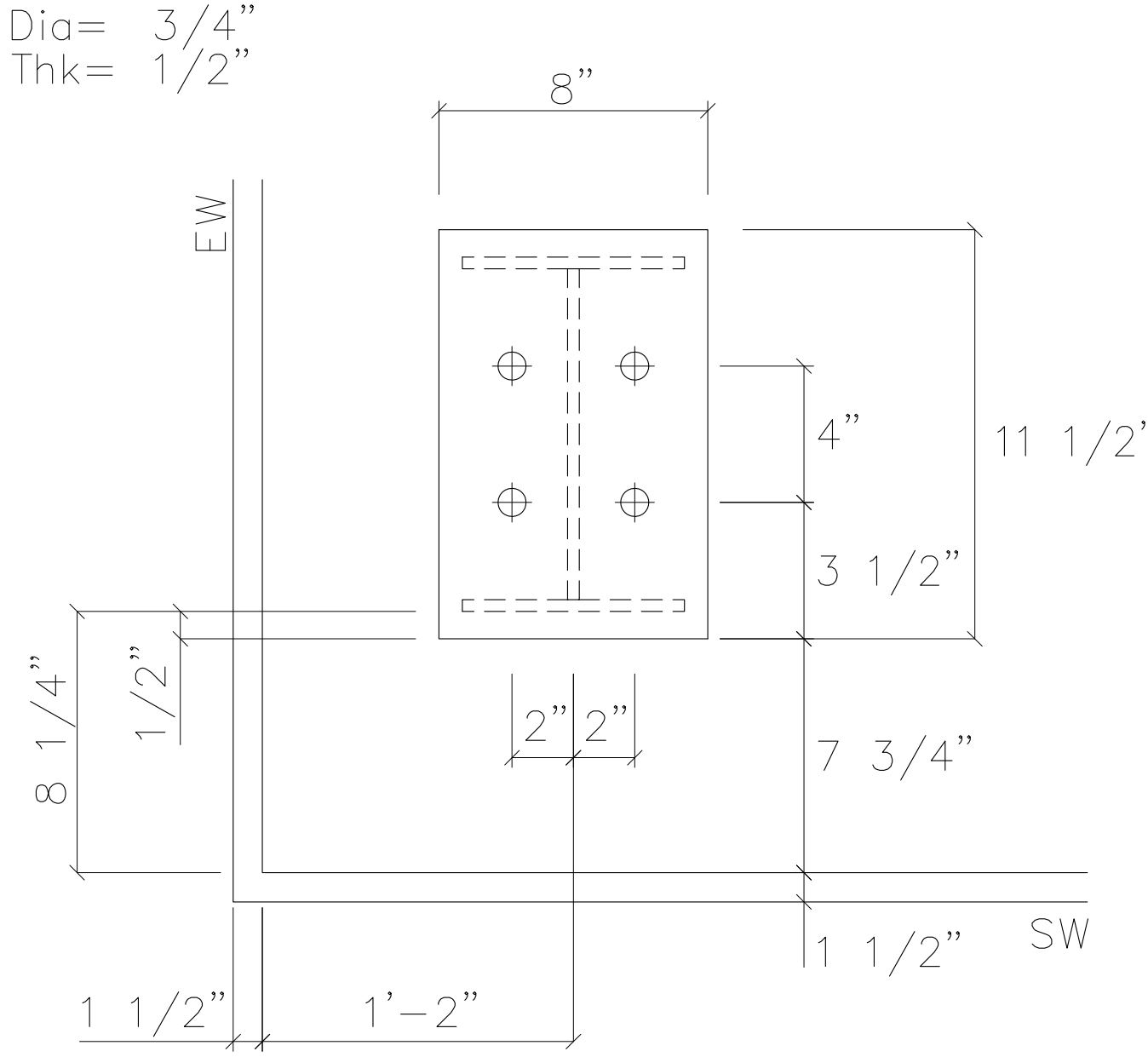


DESCRIPTION	COLUMN LAYOUT PLAN				
CUSTOMER	STEEL NATION BUILDINGS, INC.				
END USER	Columbia Gas (NiSource CG Utility Building)				
END USE	Garage Building		BUILDING		A
STREET	1336 Ridgeview Road (40.014367, -83.048681)				
CITY ST ZIP	Upper Arlington, OH 43201				
SALES NO.	82397	PER NO.	173430	DATE	N.T.S.
				DWG. NO.	F001
					ISSUE: A

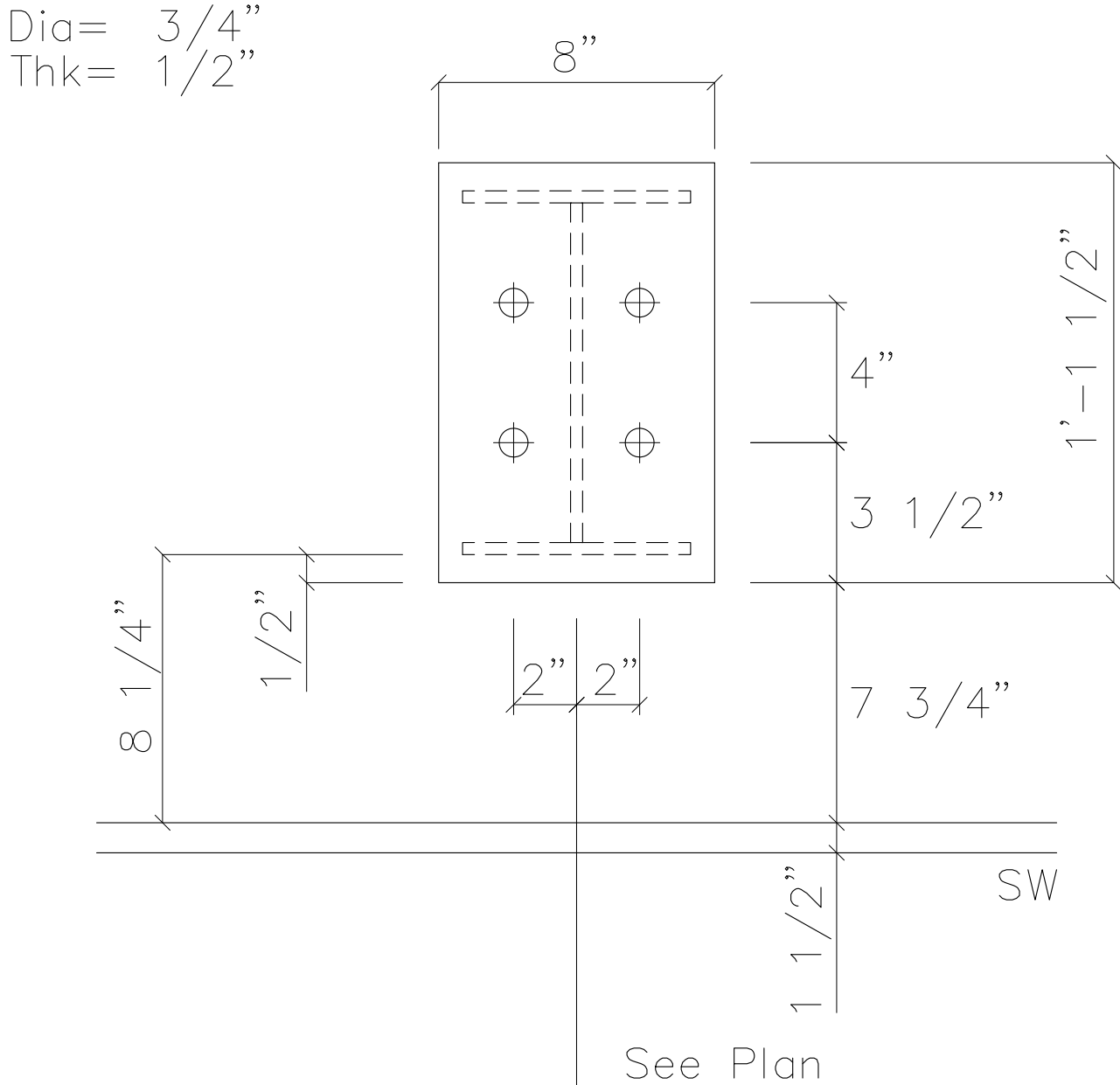
A circular professional engineer seal for the State of Ohio. The outer ring contains the text "STATE OF OHIO" at the top and "REGISTERED PROFESSIONAL ENGINEER" at the bottom. Inside the ring, the name "JOHN A. LONG" and the registration number "E-51396" are printed. A handwritten signature "John Long" is written across the top of the seal.

SEALING OF THIS DRAWING DOES NOT IMPLY OR CONSTITUTE THAT STEEL NATION ENGINEER IS THE ENGINEER OF RECORD OR THE DESIGN PROFESSIONAL FOR THIS PROJECT. ONLY THE DESIGN OF THE METAL BUILDING SYSTEM AS FURNISHED BY S.N. IS INCLUDED. FOUNDATION ANALYSIS, ELECTRICAL, AND MECHANICAL SYSTEMS, AND/OR OTHER PARTS SUPPLIED BY ANYONE OTHER THAN S.N. ARE SPECIFICALLY EXCLUDED. NO INSPECTION OR SUPERVISION IS IMPLIED.

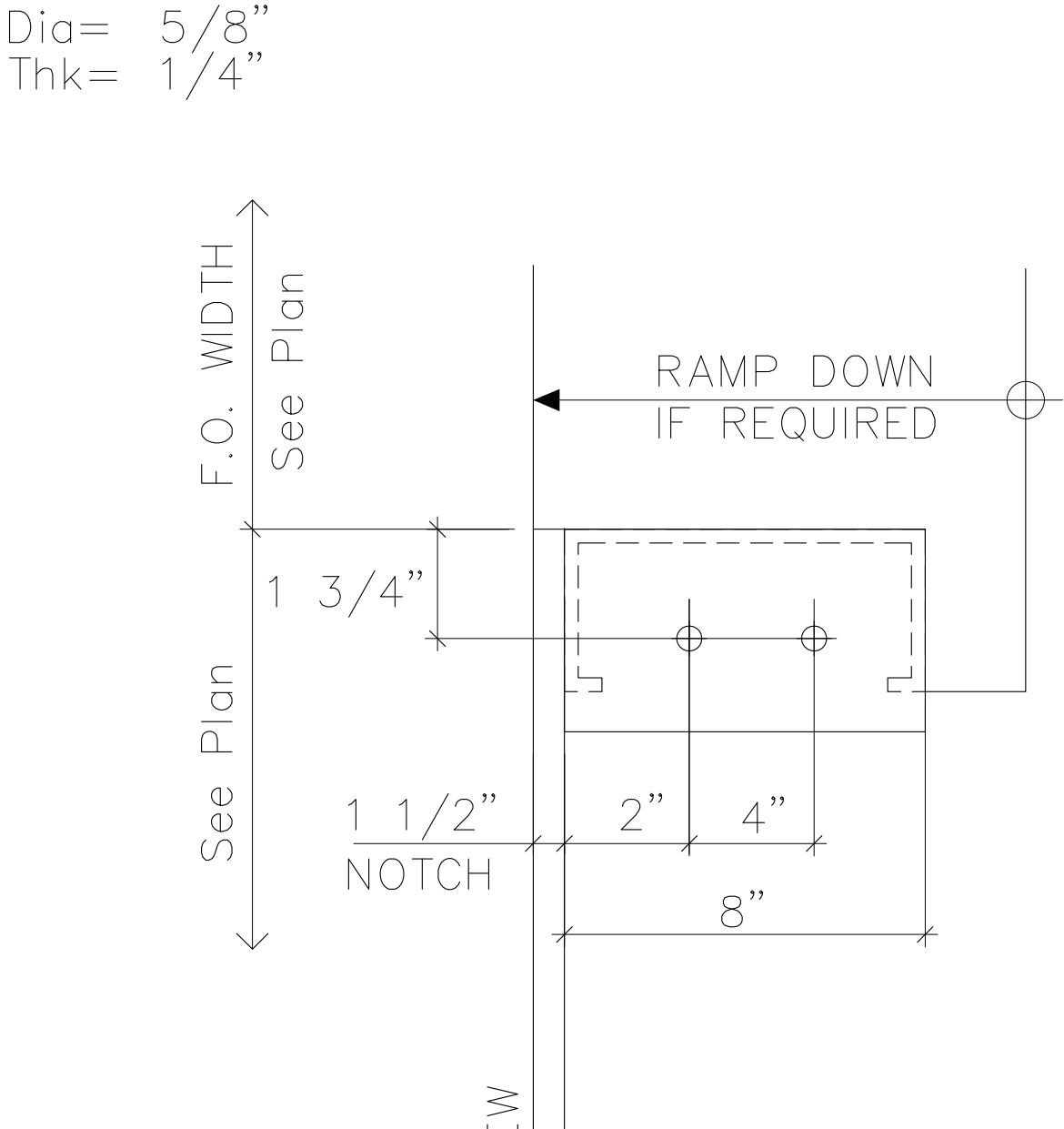
5/15/2025



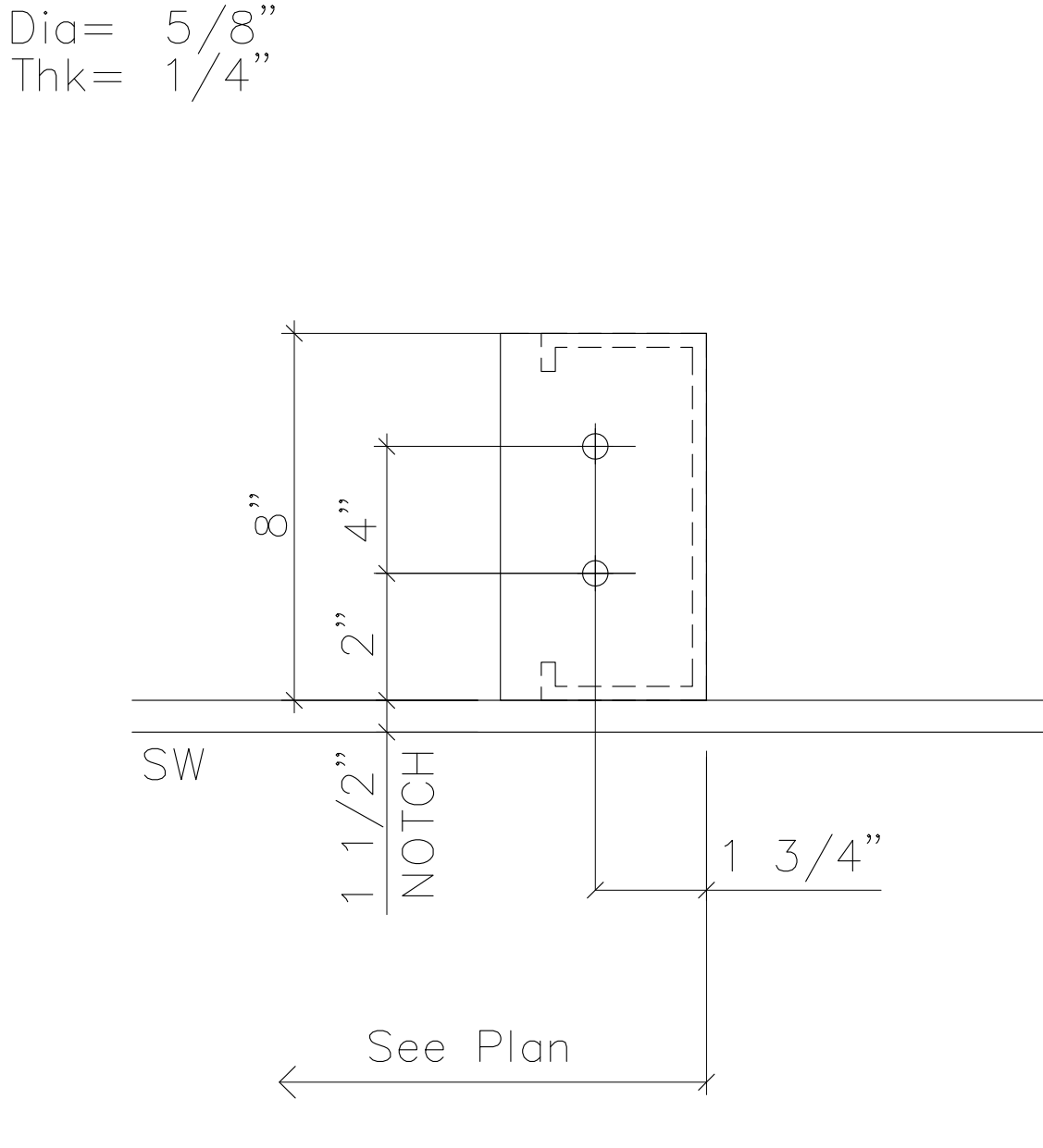
DETAIL A



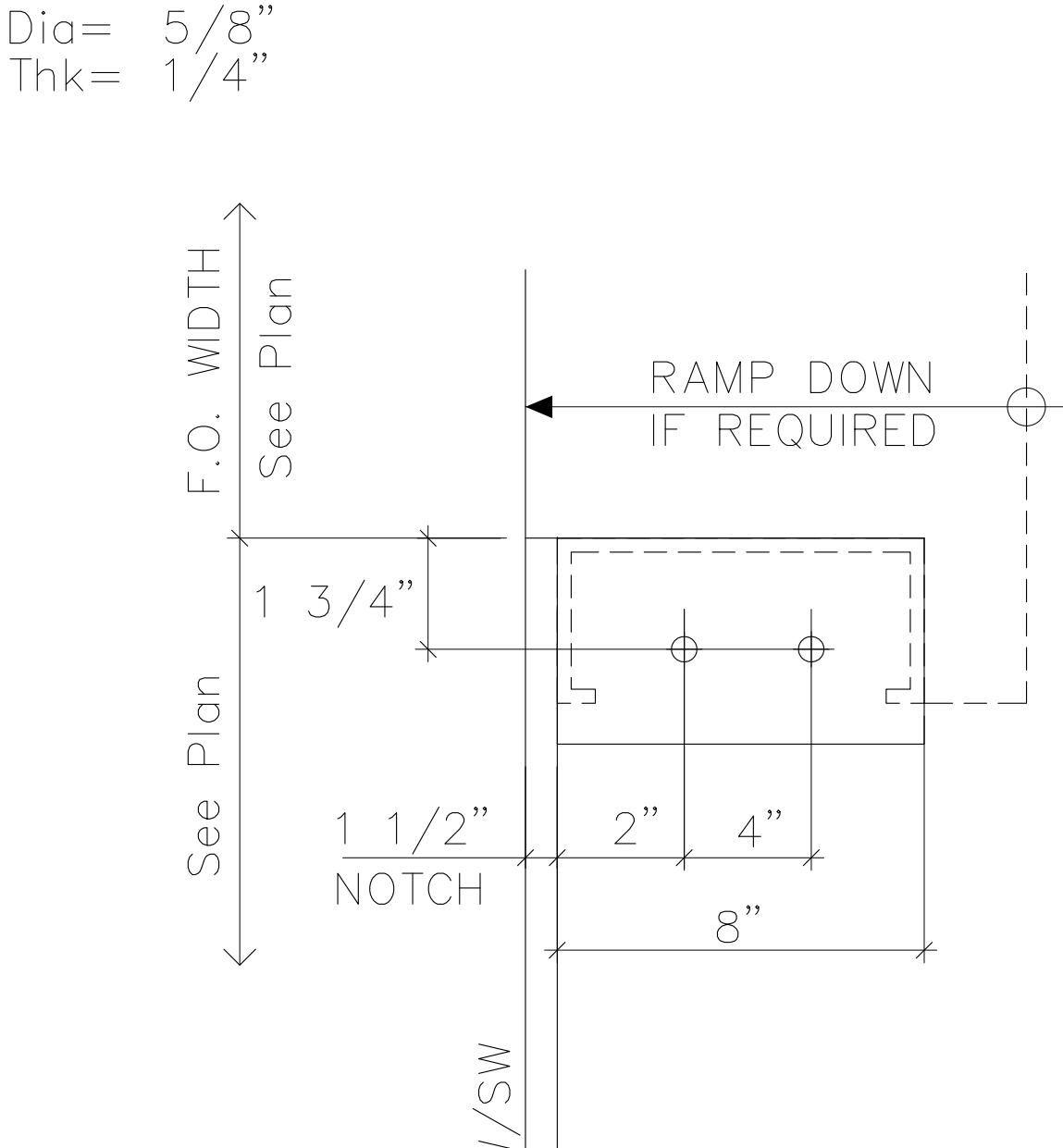
DETAIL B



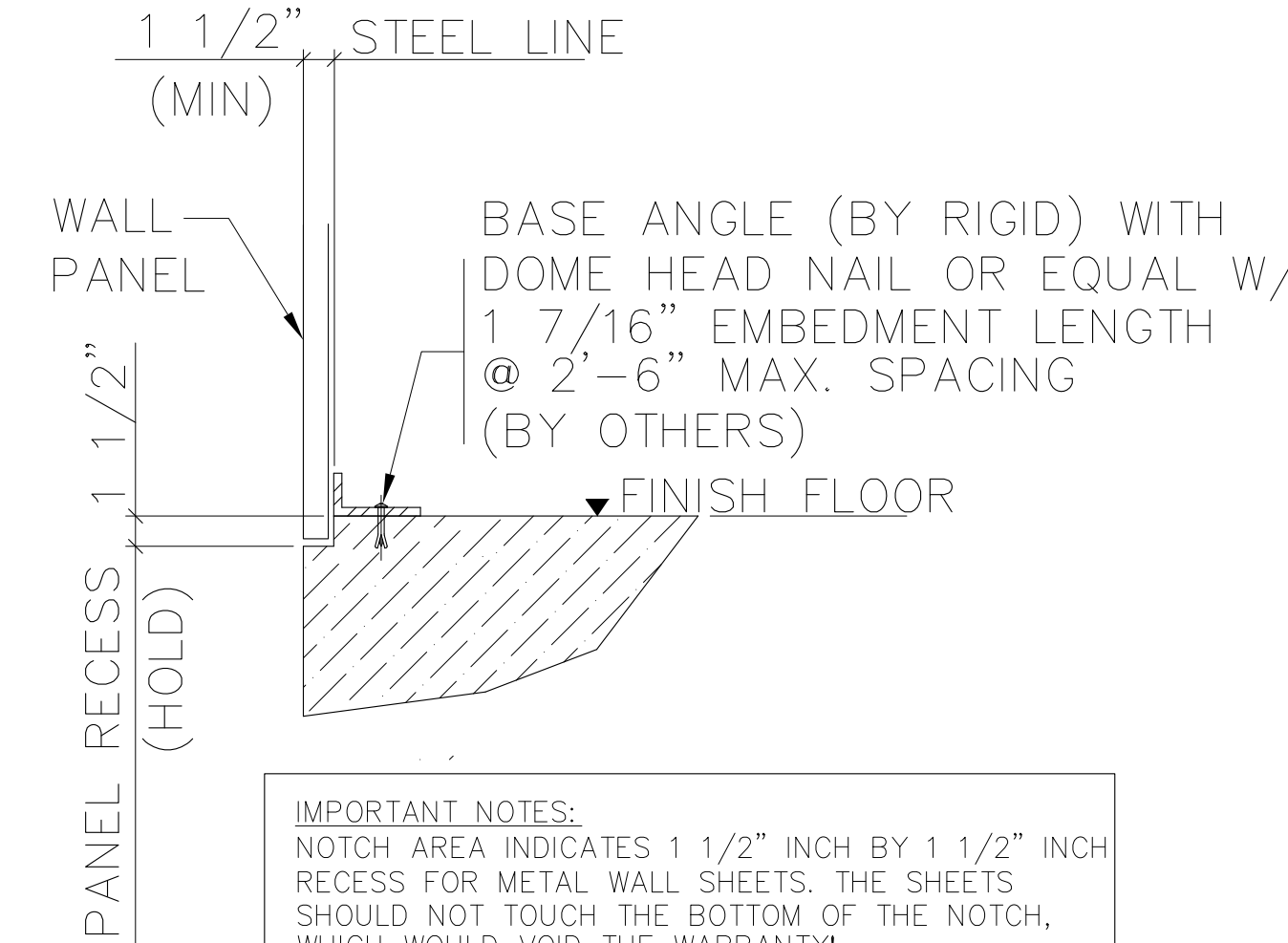
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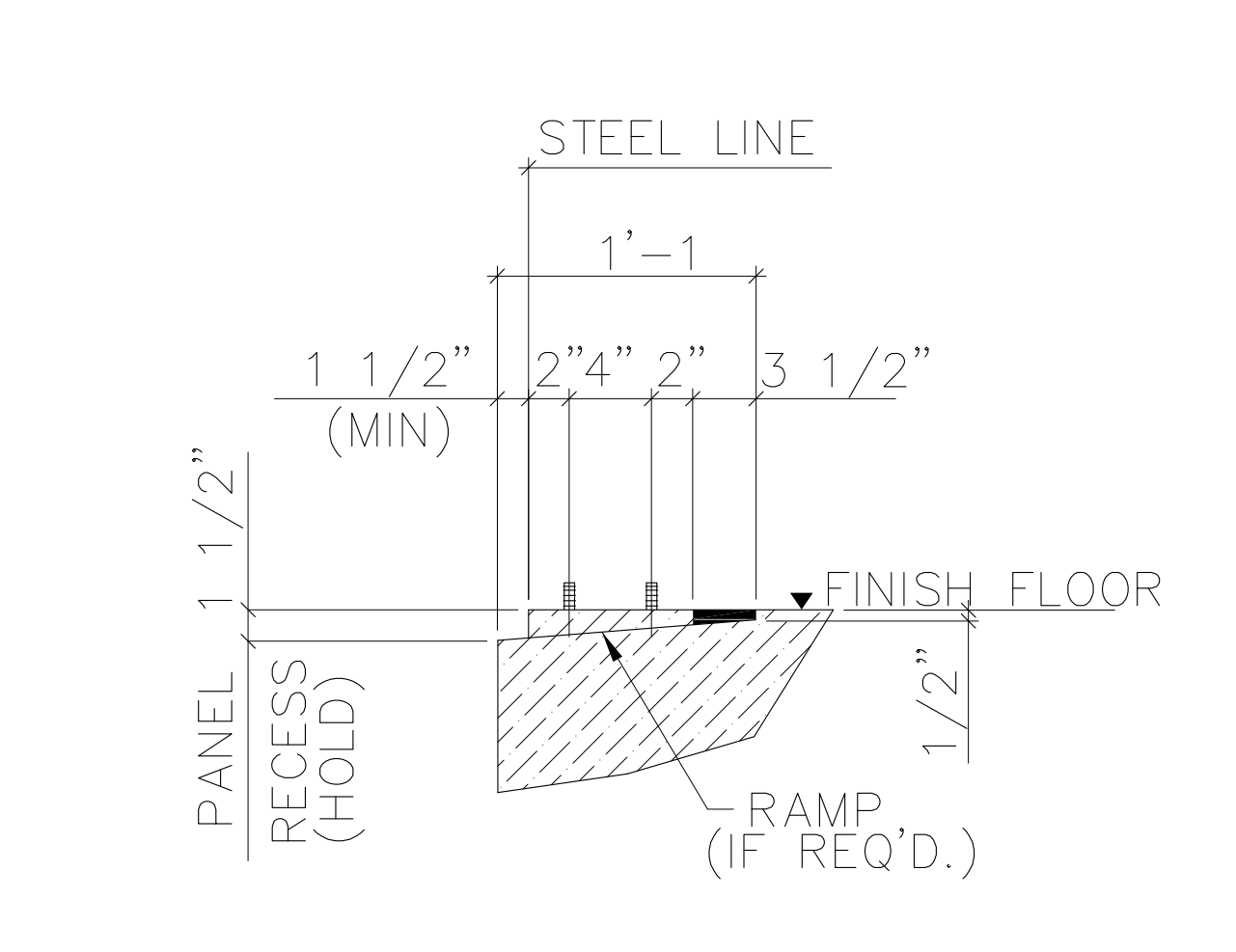
DETAIL D



DETAIL E



A TYP. SECTION THRU PANEL RECESS



B TYP. SECTION THRU FRAMED OPENING

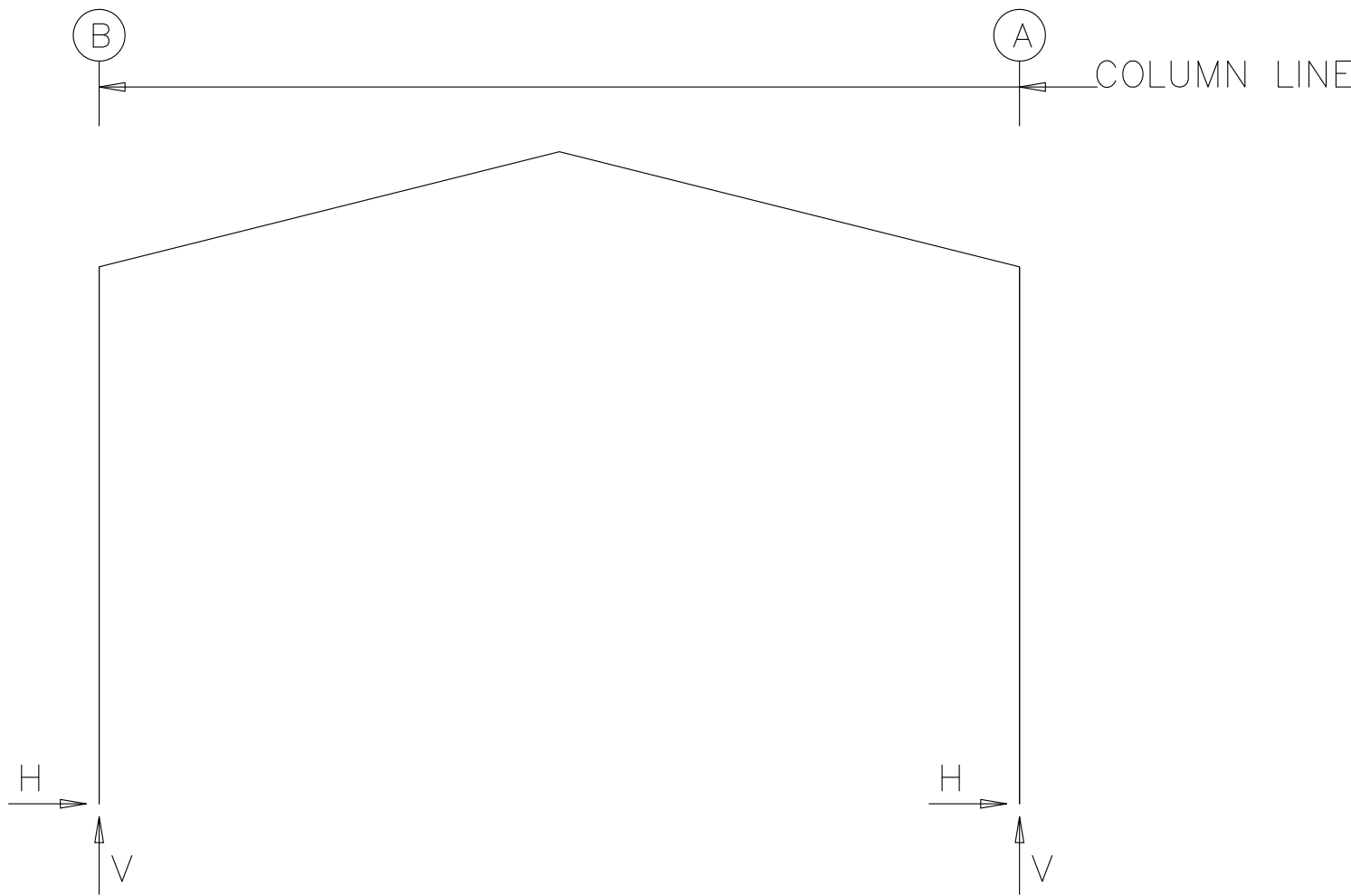
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5/15/2025



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ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.	 188 SOUTHMONTE SQUARE LANE ♦ CANNONBURG, PA 15117 PH 724.225.2202 ♦ INFO@STEELNATION.COM	DESCRIPTION	ANCHOR BOLT DETAILS			
A	APPROVAL/PERMIT	05/15/25	ZGL	MDL	YHL		CUSTOMER	STEEL NATION BUILDINGS, INC.			
							END USER	Columbia Gas (NiSource CG Utility Building)			
							END USE	Garage Building	BUILDING	A	
							STREET	1336 Ridgeview Road (40.014367, -83.048681)			
							CITY ST ZIP	Upper Arlington, OH 43221			
							SALES NO.: 82397	JOB NO.: 173430	SCALE: N.T.S.	DWG. NO.: F002	ISSUE: A



RIGID FRAME: MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES

Frm Id	Col Line	Column_Reactions(k)						Bolt(in) Qty Dia		Base_Plate(in)			Grout (in)
		Load Id	Hmax H	V Vmax	Load Id	Hmin H	V Vmin			Width	Length	Thick	
1*	B	3	1.9	5.0	6	-1.8	-2.2	4	0.750	8.000	11.50	0.500	0.0
		1	1.1	7.4	4	-1.5	-3.1						
1*	A	7	1.8	-2.2	2	-1.9	5.0	4	0.750	8.000	11.50	0.500	0.0
		8	-1.1	7.2	5	1.5	-3.1						
1*	Frame lines: 1 3												

RIGID FRAME: MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES

Frm Id	Col Line	Column_Reactions(k)						Bolt(in) Qty Dia		Base_Plate(in)			Grout (in)
		Load Id	Hmax H	V Vmax	Load Id	Hmin H	V Vmin			Width	Length	Thick	
2*	B	3	3.0	8.7	6	-2.5	-2.5	4	0.750	8.000	13.50	0.500	0.0
		1	2.0	12.5	4	-2.0	-4.1						
2*	A	7	2.5	-2.5	2	-3.0	8.7	4	0.750	8.000	13.50	0.500	0.0
		8	-1.9	12.1	5	2.0	-4.1						
2*	Frame lines: 2												

NOTES FOR REACTIONS

1. All loading conditions are examined and only maximum/minimum H or V and the corresponding H or V are reported.
2. Positive reactions are as shown in the sketch. Foundation loads are in opposite directions.
3. Bracing reactions are in the plane of the brace with the H pointing away from the braced bay. The vertical reaction is downward.
4. Building reactions are based on the following building data:

Width

(ft)

= 24.0

Length

(ft)

= 42.0

Eave Height

(ft)

= 14.0/ 14.0

Roof Slope

(rise/12)

= 3.00/ 3.00

Roof Dead Load

(psf)

= 5.0

Wall Dead Load

Left Endwall

(psf)

= 55.0

Right Endwall

(psf)

= 55.0

Front Sidewall

(psf)

= 55.0

Back Sidewall

(psf)

= 55.0

Roof Live Load

(psf)

= 20.0

Frame Live Load

Min

(psf)

= 13.9

Max

(psf)

= 17.0

Collateral Load

(psf)

= 5.0

Snow Load

(psf)

= 20.0

Wind Speed

(mph)

=115.0

Wind Code

=OBC 24 (IBC 21)

Exposure

=C

Closure

=Enclosed

Internal Wind Coeff

=-0.18, +0.18

Risk Category

=II - Normal

Importance - Wind

= 1.00

Importance - Seismic

= 1.00

Seismic Design Category

=B

Seismic Coeff

(Sms)

= 0.19

5. Loading conditions are:

- 1 Dead+Collateral+Snow+Snow_Drift
- 2 Dead+Collateral+0.75Snow+0.45Wind_Left1+0.75Slide_Snow
- 3 Dead+Collateral+0.75Snow+0.45Wind_Right1+0.75Slide_Snow
- 4 0.6Dead+0.6Wind_Left1
- 5 0.6Dead+0.6Wind_Right1
- 6 0.6Dead+0.6Wind_Left2
- 7 0.6Dead+0.6Wind_Right2
- 8 Dead+Collateral+MIN_SNOW

RIGID FRAME: BASIC COLUMN REACTIONS (k)

Frame Id	Column Line	-----Dead-----		-----Collateral-----		-----Live-----		-----Snow-----		-----Snow_Drift-----		--Wind_Left1--	
		Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert
1*	B	0.2	1.6	0.4	1.6	0.5	3.5	0.6	3.9	0.0	0.3	-2.6	-6.7
1*	A	-0.2	1.6	-0.4	1.6	-0.5	3.5	-0.6	3.9	0.0	0.0	-2.0	-2.4
Frame Id	Column Line	-Wind_Right1-		--Wind_Left2-		-Wind_Right2-		--Wind_Long1-		--Wind_Long2-		-Seismic_Left	
		Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert
1*	B	2.0	-2.4	-3.2	-5.2	1.4	-0.9	1.1	-4.8	0.6	-4.5	-0.6	-0.7
1*	A	2.6	-6.7	-1.4	-0.9	3.2	-5.2	-0.6	-4.5	-1.1	-4.8	-0.6	0.7
Frame Id	Column Line	Seismic_Right		-Seismic_Long		-MIN_SNOW--		F1UNB_SL_L-		F1UNB_SL_R-			
		Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert		
1*	B	0.6	0.7	0.0	-1.0	0.6	4.1	0.4	3.2	0.4	1.6		
1*	A	0.6	-0.7	0.0	-1.0	-0.6	4.1	-0.4	1.6	-0.4	3.2		
Frame Id	Column Line	-----Dead-----		-----Collateral-----		-----Live-----		-----Snow-----		-----Snow_Drift-----		--Wind_Left1--	
		Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert
2*	B	0.3	2.4	0.7	2.9	0.7	5.0	1.0	6.6	0.0	0.6	-3.5	-9.1
2*	A	-0.3	2.4	-0.7	2.9	-0.7	5.0	-1.0	6.6	0.0	0.0	-2.9	-3.3
Frame Id	Column Line	-Wind_Right1-		--Wind_Left2-		-Wind_Right2-		--Wind_Long1-		--Wind_Long2-		-Seismic_Left	
		Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert
2*	B	2.9	-3.3	-4.5	-6.6	1.9	-0.7	1.9	-6.4	1.3	-5.9	-0.6	-0.7
2*	A	3.5	-9.1	-1.9	-0.7	4.5	-6.6	-1.3	-5.9	-1.9	-6.4	-0.6	0.7
Frame Id	Column Line	Seismic_Right		-Seismic_Long		-MIN_SNOW--		F2UNB_SL_L-		F2UNB_SL_R-			
		Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert		
2*	B	0.6	0.7	0.0	-1.0	1.0	6.8	0.7	5.3	0.7	2.7		
2*	A	0.6	-0.7	0.0	-1.0	-1.0	6.8	-0.7	2.7	-0.7	5.3		
1*	Frame lines:		1	3									
2*	Frame lines:		2										

BUILDING BRACING REACTIONS

Loc	Wall Line	Col Line	± Reactions(k)				Panel_Shear (lb/ft)		Note
			Wind Horz	Wind Vert	Seismic Horz	Seismic Vert	Wind	Seis	
L_EW	1								(h)
F_SW	A	2,3	1.7	1.1	1.5	1.0			
R_EW	3								(h)
B_SW	B	3,2	1.7	1.1	1.5	1.0			

(h)Rigid frame at endwall

Reactions for seismic represent shear force, Eh
Reaction values shown are unfactored

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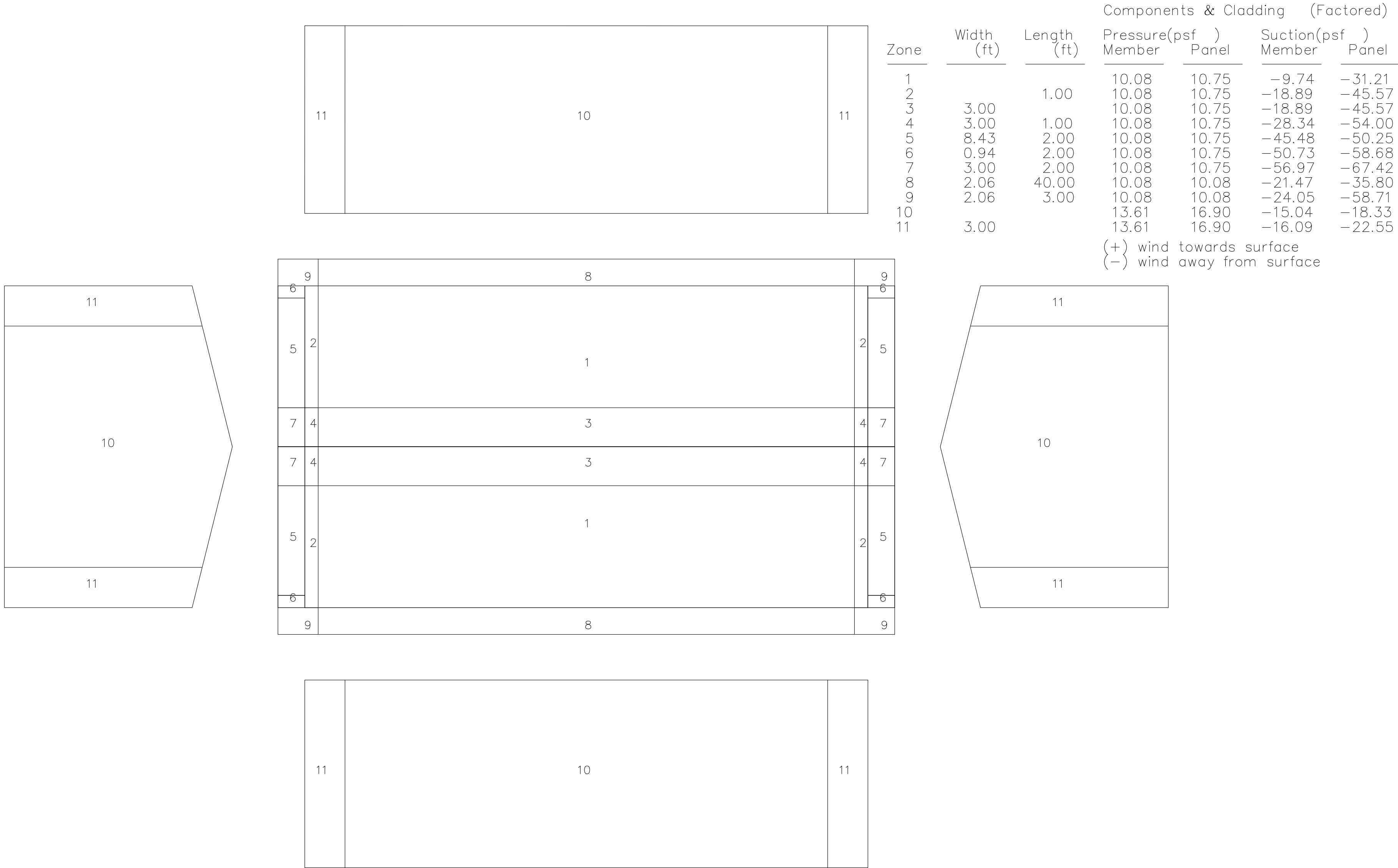
5/15/2025



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ISSUE	DESCRIPTION	DATE	DRN.	CHK.	DES.	STEELNATION 188 SOUTHPOINTE SQUARE LANE ♦ CANNONBURG, PA 15117 PH: 724.225.2202 ♦ INFO@STEELNATION.COM	DESCRIPTION	ANCHOR BOLT REACTIONS								
A	APPROVAL/PERMIT	05/15/25	ZGL	MDL	YHL		CUSTOMER	STEEL NATION BUILDINGS, INC.								
							END USER	Columbia Gas (NiSource CG Utility Building)								
							END USE	Garage Building	BUILDING	A						
							STREET	1336 Ridgeview Road (40.014367, -83.048681)								
							CITY ST ZIP	Upper Arlington, OH 43221								
							SALES NO:	82397	JOB NO:	173430	SCALE:	N.T.S.	DWG. NO:	F003	ISSUE:	A

FOR PERMIT



METAL BUILDING FOUNDATION PLANS

RIDGEVIEW STATION

GENERAL NOTES

BUILDING CODE/STANDARDS:

1. BUILDING CODE: OBC 24 (IBC 2021)
2. CONCRETE: ACI 318-19
3. STEEL: AISC 360-16
4. WELDING: AWS D1.1D1.4M-2011
5. MASONRY: ACI 530-13

GENERAL:

1. ALL DIMENSIONS, ELEVATIONS, AND FIELD CONDITIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR. ALL DISCREPANCIES SHALL BE REPORTED TO THE OWNER AND ENGINEER IMMEDIATELY FOR RESOLUTION BEFORE PROCEEDING.
2. JOB SITE SAFETY AND CONSTRUCTION SEQUENCING ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
3. DRAWINGS ARE NOT TO BE SCALED FOR CONSTRUCTION PURPOSES. DIMENSIONS NOTED TAKE PRECEDENCE OVER SCALE.
4. COMMENCEMENT OF WORK BY THE CONTRACTOR OR ANY SUBCONTRACTOR UNDER THESE PLANS SHALL INDICATE ACKNOWLEDGEMENT AND ACCEPTANCE OF ALL CONDITIONS DESCRIBED IN THESE CONSTRUCTION DOCUMENTS PERTAINING TO THE WORK BEING PERFORMED.
5. NO OPENING THROUGH ANY STRUCTURAL COMPONENT SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER.

FOUNDATIONS:

1. FOUNDATIONS ARE DESIGNED BASED ON AN ALLOWABLE SOIL BEARING CAPACITY OF 1,500 PSF (VALUE ASSUMED) NO GEOTECHNICAL REPORT WAS AVAILABLE AT THE TIME OF FOUNDATION DESIGN. A GEOTECHNICAL REPORT IS RECOMMENDED PRIOR TO FOUNDATION CONSTRUCTION TO CONFIRM ADEQUATE SOIL CONDITIONS.
2. ALL SUB GRADE FILL WITHIN THE PROPOSED BLDG. FOOTPRINT SHALL BE GRANULAR FILL MATERIAL PLACED IN MAX. 12" LIFTS AND COMPACTED TO A MIN. 95% COMPACTION.
3. ALL FOUNDATION WALL EXTERIOR BACK-FILL SHALL BE APPROVED GENERAL FILL MATERIAL.
4. ALL FOUNDATION WALL INTERIOR BACK-FILL SHALL BE APPROVED GRANULAR FILL MATERIAL.
5. CONTRACTOR IS TO VERIFY AND COORDINATE ALL DIMENSIONS AND LAYOUT BEFORE START OF CONSTRUCTION WITH PEMB ANCHOR BOLT LAYOUT.
6. ANY WATER IN FOUNDATIONS MUST BE REMOVED AND SOILS CHECKED FOR SUITABLE BEARING. IF SOILS ARE SOFT THEN REMOVE SOFT SOILS, EXCAVATE TO 12" BELOW, AND INSTALL A NEW 12" BASE STONE AND COMPACT 95%. DO NOT POUR ON WATER LOGGED SOILS
7. FOUNDATION DESIGN IS BASED ON ANCHOR BOLT PLAN AND REACTIONS PROVIDED BY PEMB SUPPLIER. ANY CHANGES TO ANCHOR BOLT LAYOUT OR REACTIONS SHOULD BE FORWARDED IMMEDIATELY TO THE FOUNDATION ENGINEER.

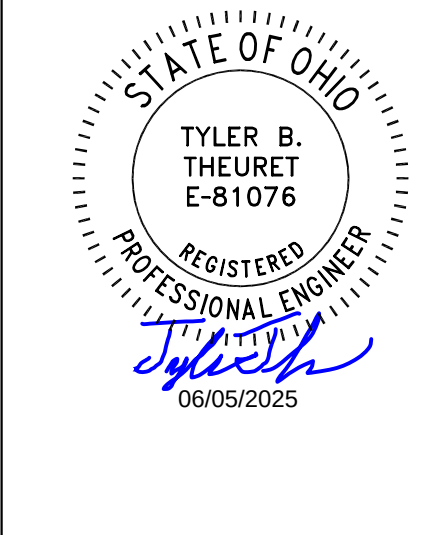
CAST-IN-PLACE CONCRETE:

1. ALL CONCRETE TO BE (4,000 P.S.I.) MINIMUM 28 DAY COMPRESSIVE STRENGTH
2. SLUMP: ALL CONCRETE SLUMP SHALL NOT EXCEED 4", UNLESS NOTED ON THE DRAWINGS.
3. AIR: ALL CONCRETE EXPOSED TO WEATHER SHALL BE AIR-ENTRAINED 6% ± 1 ½%. ENTRAINING ADMIXTURES SHALL COMPLY WITH C260.
4. WATER-CEMENT: ALL CONCRETE SHALL HAVE A MAXIMUM WATER-CEMENT RATIO OF 0.50
5. ALL REBAR TO BE ASTM GRADE #60 OR BETTER
6. ALL WELDED WIRE FABRIC (W.W.F.) SHALL CONFORM TO ASTM A185, GRADE 65. ALL W.W.F. SHALL BE SUPPORTED ON CHAIRS.
7. CONCRETE CLEAR COVER FOR REINFORCING BARS SHALL BE AS FOLLOWS (U.N.O.):
 - CONCRETE CAST AGAINST EARTH: 3"
 - SLAB-ON-GRADE: 2"
 - FOOTINGS (SIDES FORMED): 3"
 - GRADE BEAMS: 1½" TOP & SIDES
 - WALLS 1½"
 - PIERS AND COLUMNS: 2"
8. LAP ALL REBAR (30 x BAR Ø), ROUND UP TO THE NEAREST WHOLE NUMBER.
TYPICAL ALL HORIZONTAL AND VERTICAL LAPS.
EXAMPLE:
 - #4 BAR - (30 x .5") = 15" LAP
 - #5 BAR - (30 x .625" = 19" LAP
 - #6 BAR - (30 x .75") = 23" LAP
 - #7 BAR - (30 x .875")= 26" LAP
9. DETAILING OF CONCRETE REINFORCEMENT SHALL CONFORM TO ACI 315
10. APPLY MEASURES AS SPECIFIED BY ACI 305 FOR "HOT WEATHER CONCRETING" AND ACI 306 FOR" COLD WEATHER CONCRETING" WHEN APPLICABLE
11. ALL CONSTRUCTION SHALL CONFORM TO ACI 347 "RECOMMENDED PRACTICE FOR CONCRETE FRAMEWORK"

INDEX OF DRAWINGS:

- | | |
|-----|-------------------------------|
| S-0 | GENERAL NOTES |
| S-1 | FOUNDATION PLAN |
| S-2 | TYPICAL SECTIONS & DETAILS |
| S-3 | FOUNDATION SECTIONS & DETAILS |
| S-4 | FOUNDATION SECTIONS & DETAILS |
| S-5 | FOUNDATION SECTIONS & DETAILS |
| S-6 | FOUNDATION SECTIONS & DETAILS |
| S-7 | FOUNDATION SECTIONS & DETAILS |
| S-8 | FOUNDATION SECTIONS & DETAILS |

PROJECT:	RIDGEVIEW STATION NEW PEMB FOUNDATION PLANS	LOCATION:	1336 RIDGEVIEW RD. UPPER ARLINGTON, OH 43221 (FRANKLIN COUNTY)
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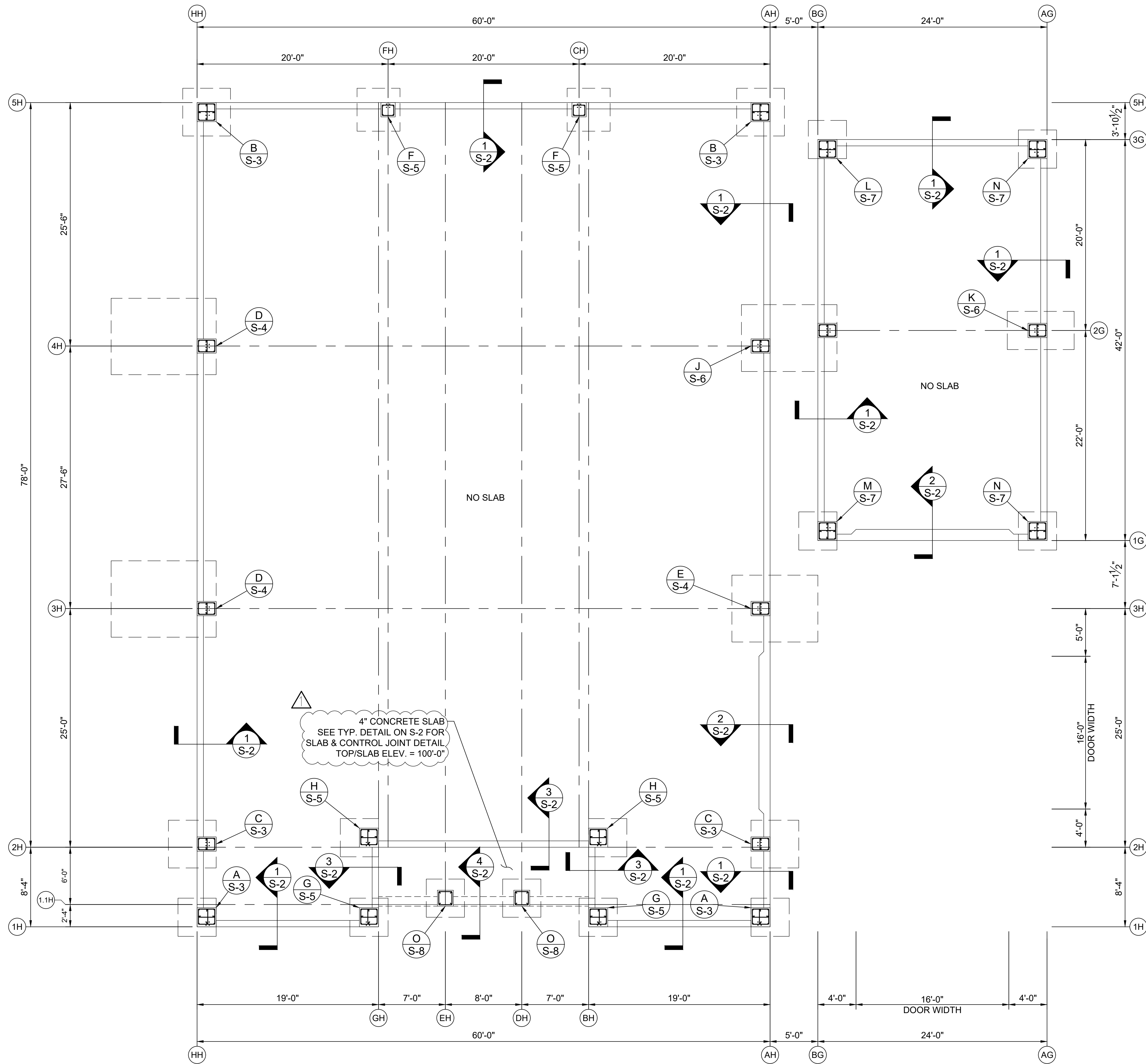
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CONTRACTOR IS TO VERIFY AND CHECK ALL FIELD CONDITIONS AND DIMENSIONS PRIOR TO BEGINNING WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BRING ANY DISCREPANCIES TO THE ENGINEER'S ATTENTION BEFORE INSTALLING ANY EQUIPMENT OR MATERIALS.

DWG TITLE:
GENERAL NOTES

DATE: 05/23/25
SCALE: AS NOTED
DRAWN BY: RLK
CHECKED BY: TBT
JOB NUMBER: 672-25

DWG NUMBER:
S-0



FOUNDATION PLAN
SCALE: 3/16"= 1'-0"

STEENATION

100 Southpointe Square Lane
Cantonburg, PA 15317
724.225.2202

PROJECT:

RIDGEVIEW STATION
NEW PEMB FOUNDATION PLANS

LOCATION:

1336 RIDGEVIEW RD.
UPPER ARLINGTON, OH 43221
(FRANKLIN COUNTY)

STATE OF OHIO

TYLER B. THEURET
E-81076

REGISTERED PROFESSIONAL ENGINEER

Tyler B. Theuret

06/05/2025

REVISIONS:	MARK	DESCRIPTION
		ADDED PORCH SLAB & ADJUSTED FOOTINGS

DWG TITLE:

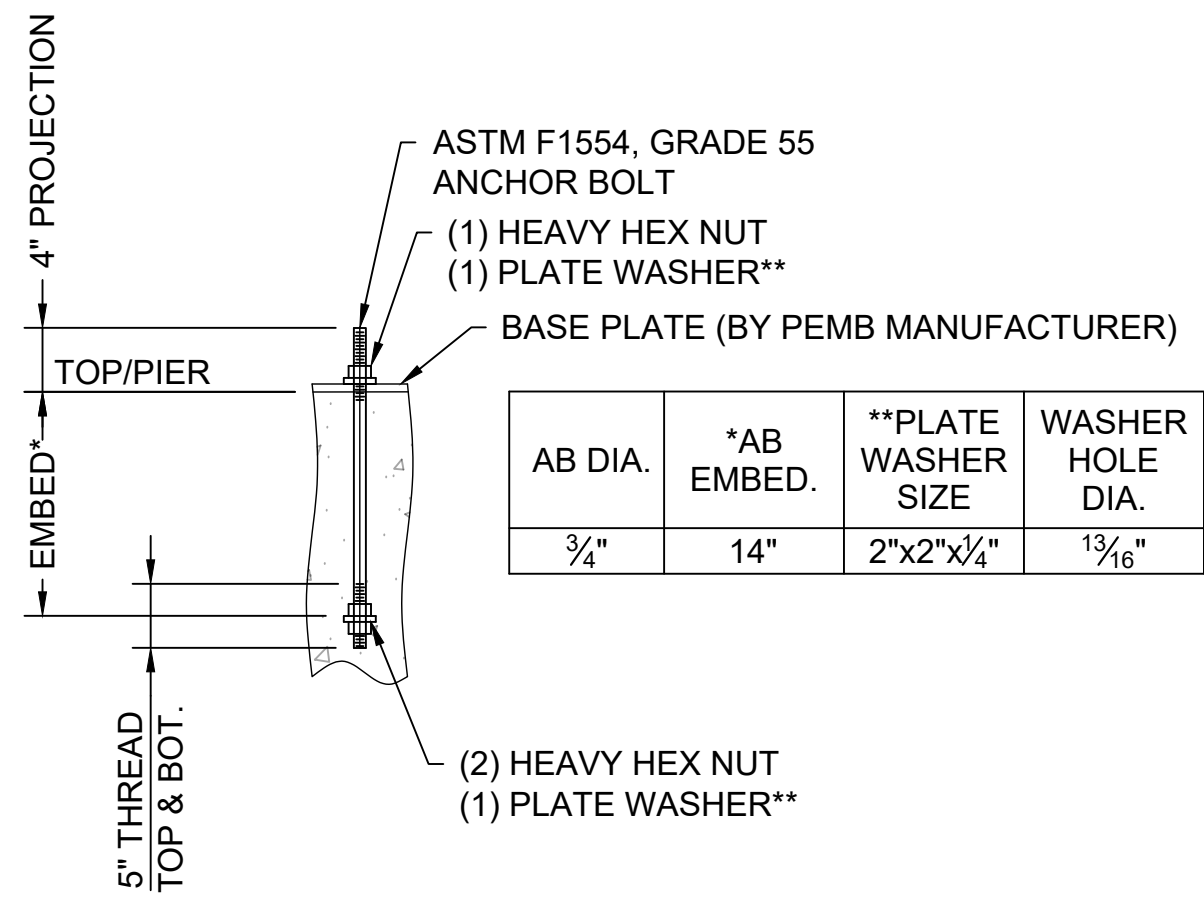
FOUNDATION PLAN

DATE: 05/23/25
SCALE: AS NOTED
DRAWN BY: RLK
CHECKED BY: TBT
JOB NUMBER: 672-25

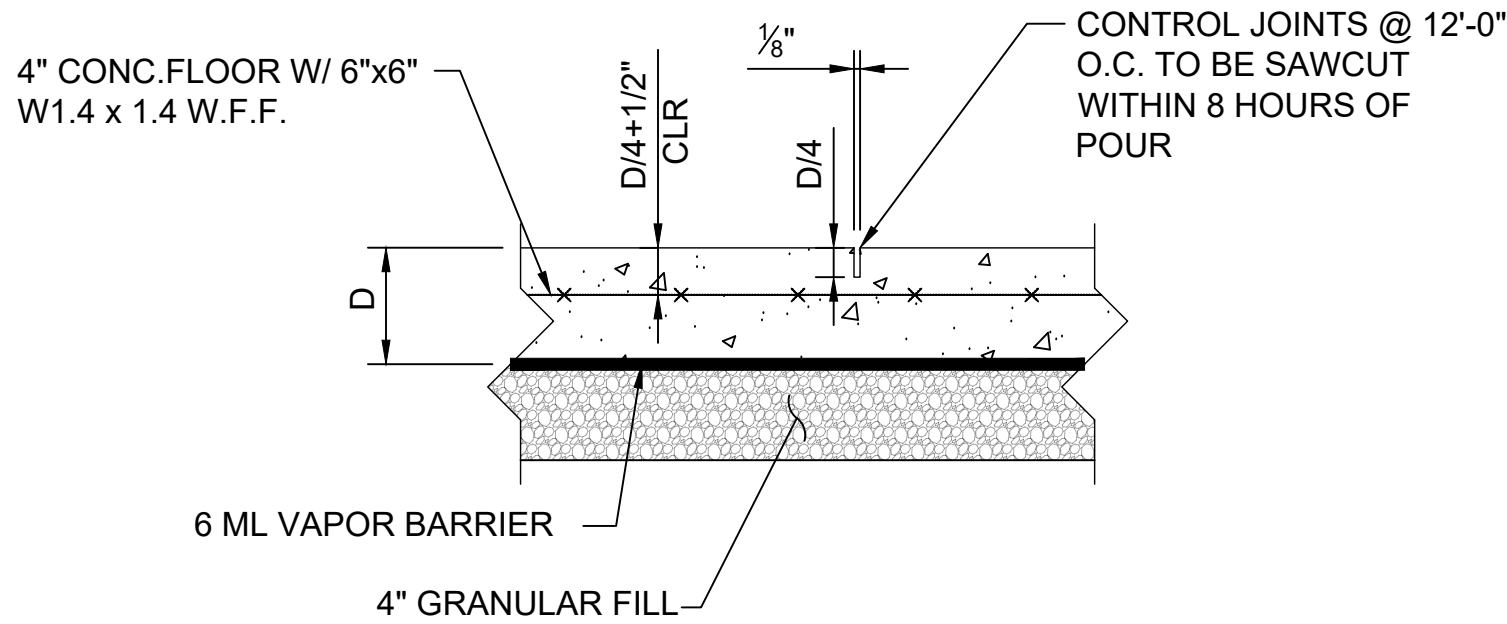
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S-1

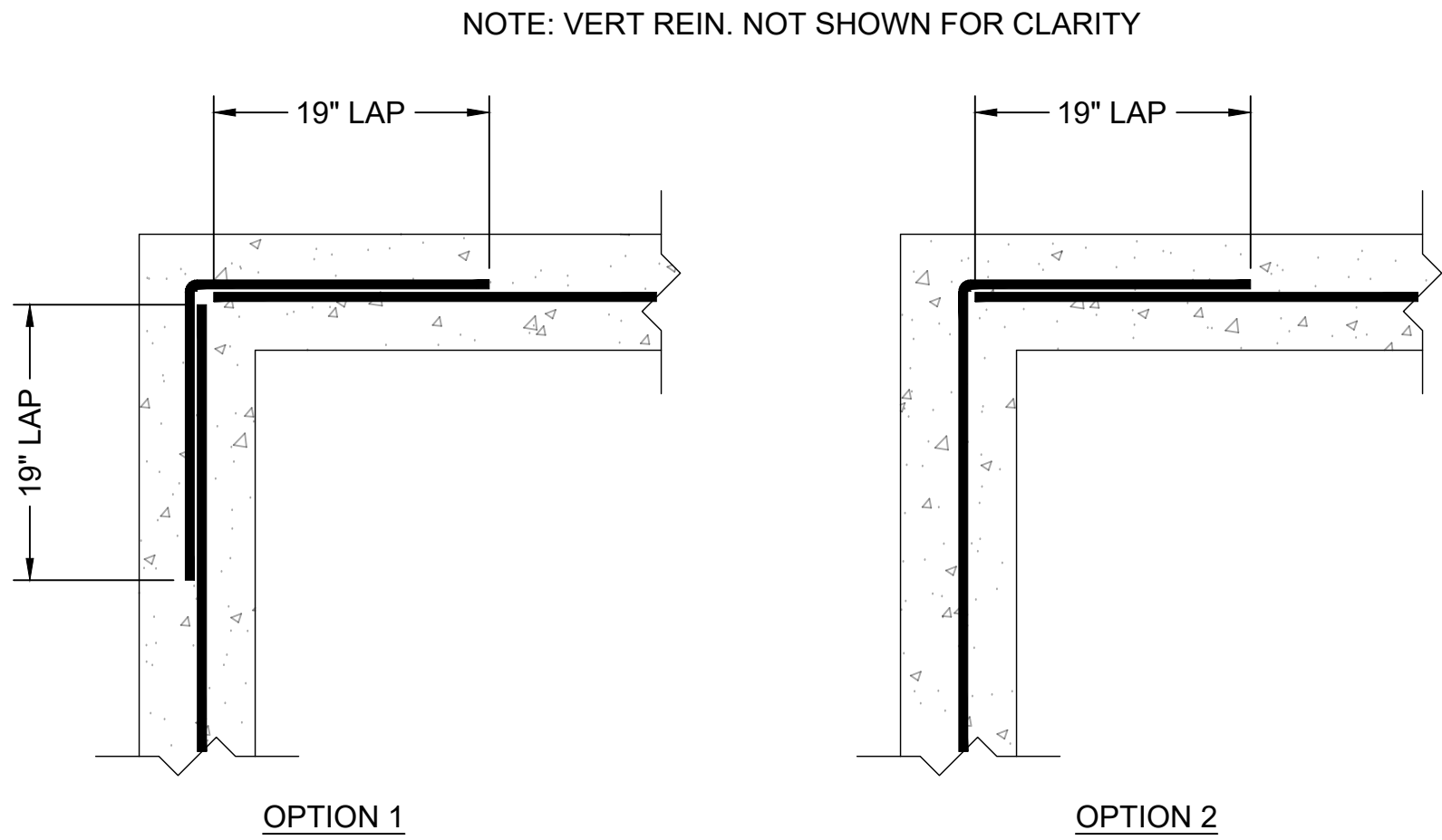
Page 303 of 343



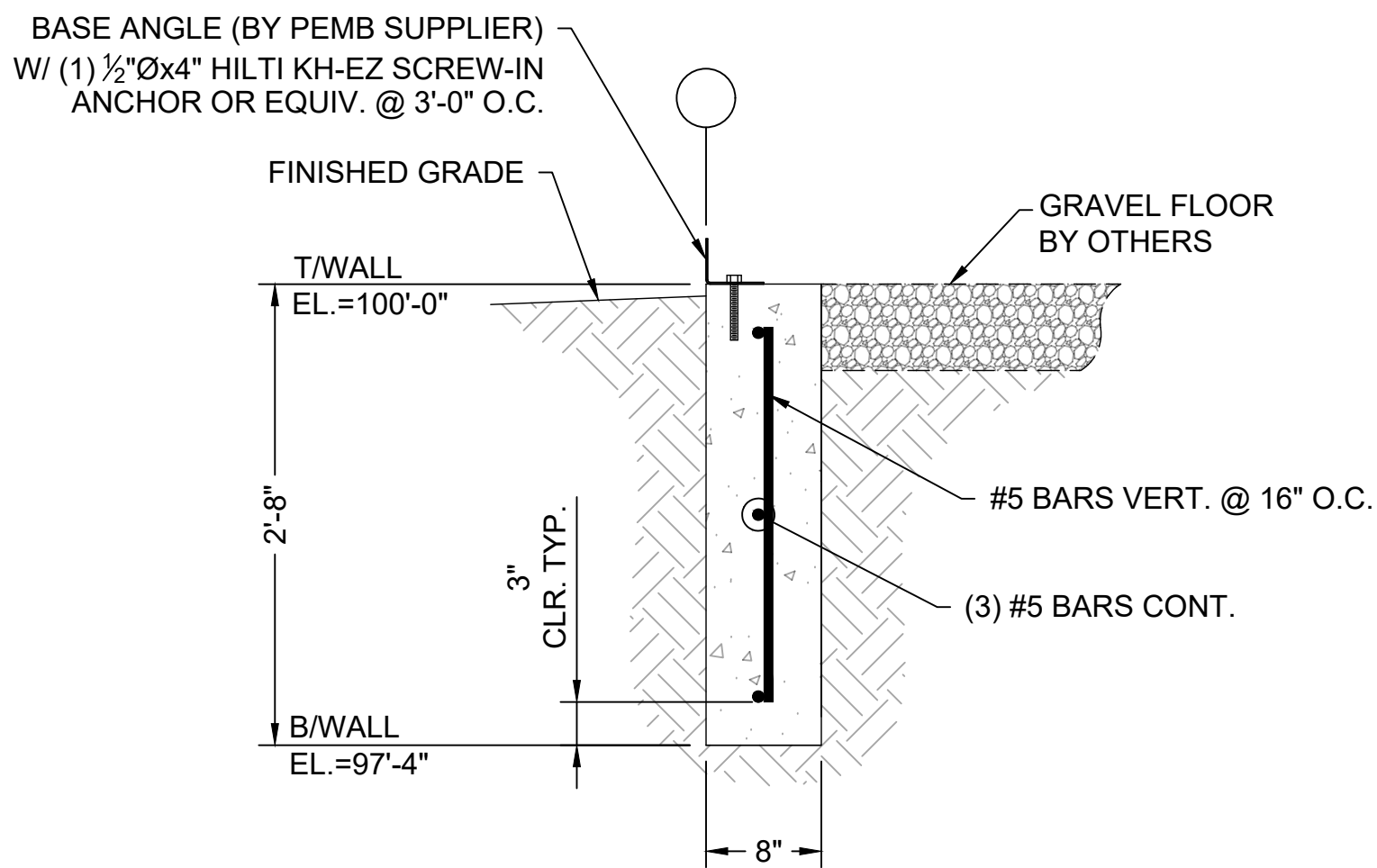
TYP. ANCHOR BOLT DETAIL
SCALE: N.T.S.



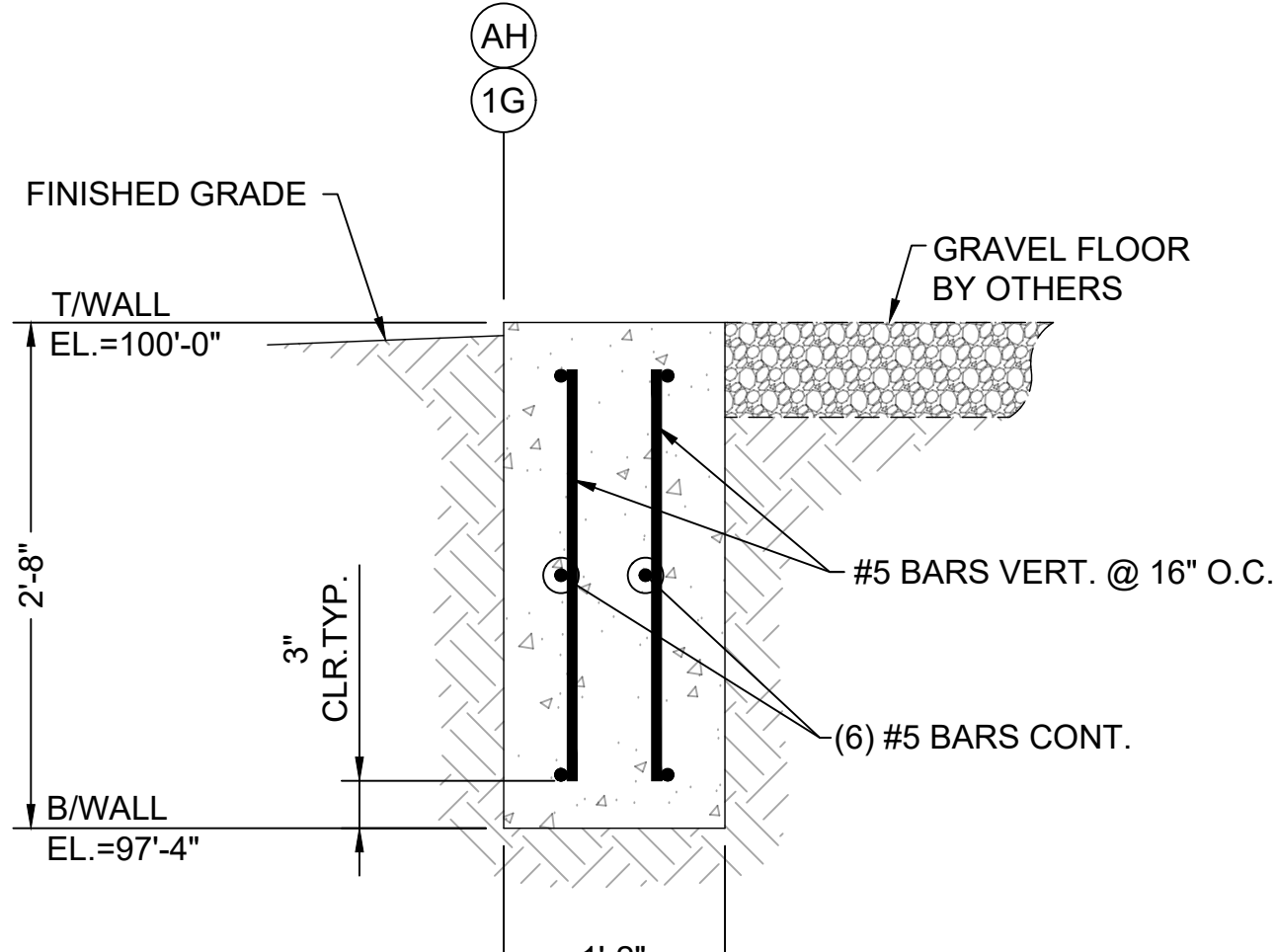
TYP. 4" SLAB DETAIL
SCALE: N.T.S.



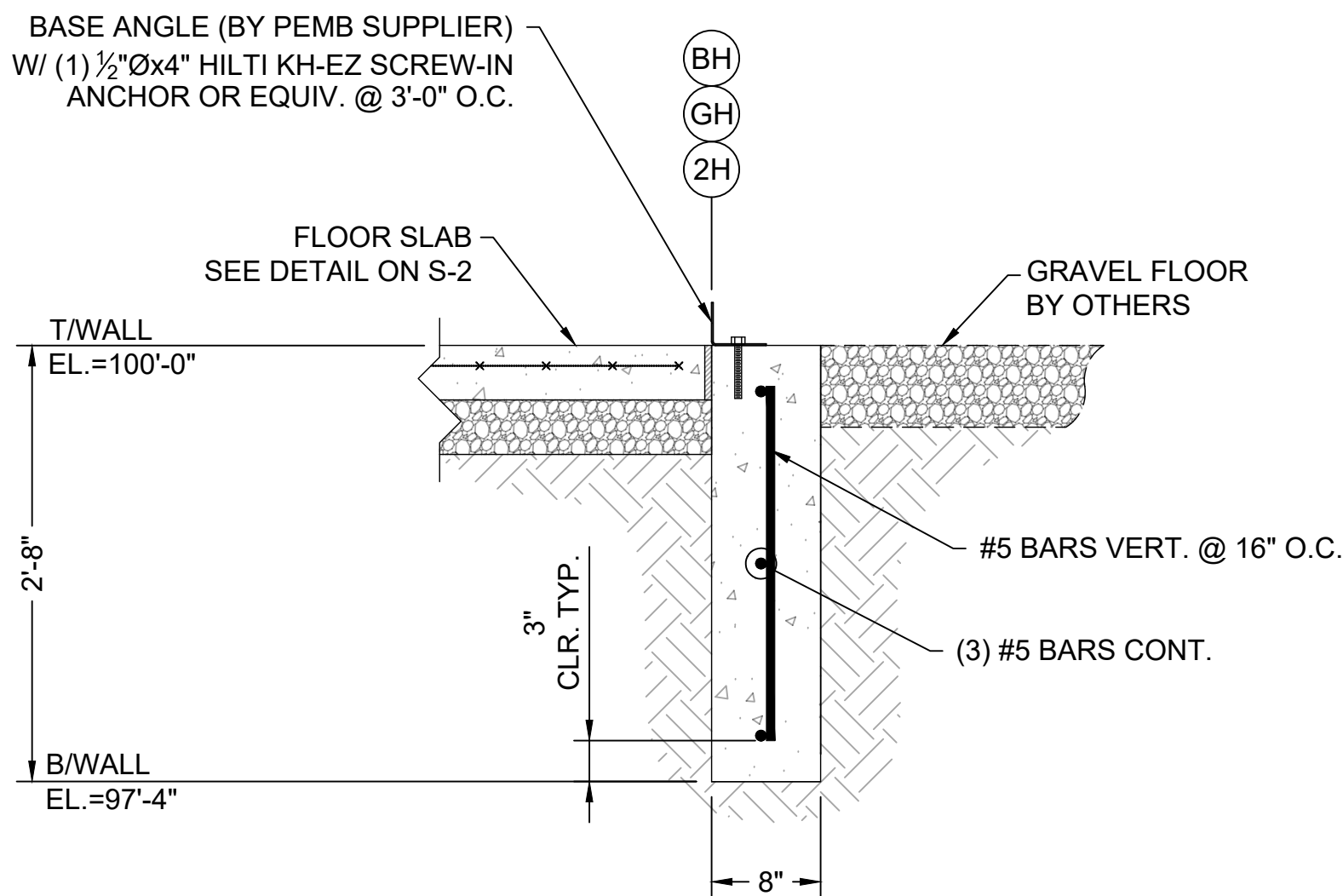
WALL CORNER LAP DETAIL
SCALE: N.T.S.



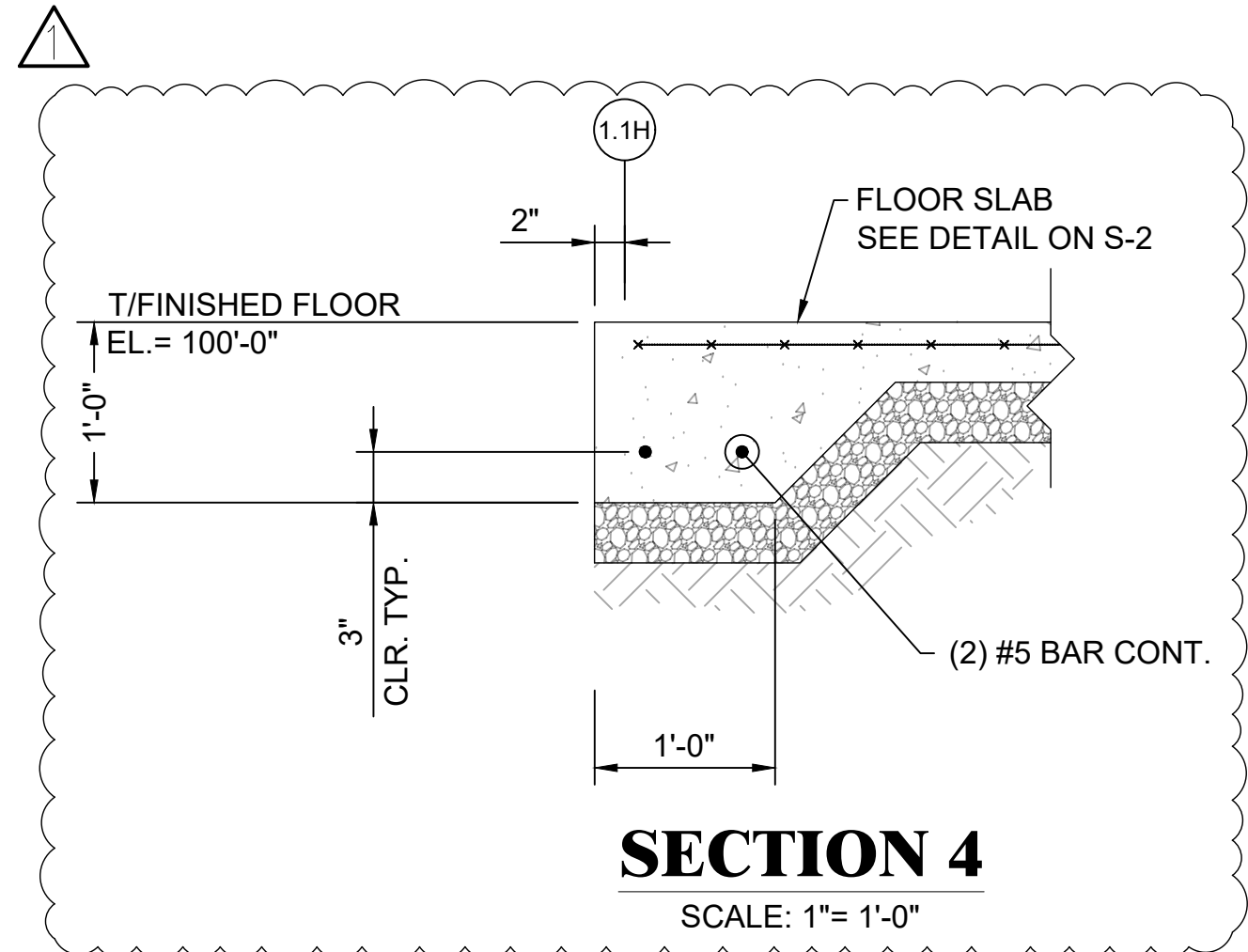
SECTION 1
SCALE: 1"= 1'-0"
(TYP. PERIMETER SECTION)



SECTION 3
SCALE: 1"= 1'-0"
(SECTION @ OVERHEAD DOORS)



SECTION 2
SCALE: 1"= 1'-0"
(TYP. PERIMETER SECTION)



SECTION 4
SCALE: 1"= 1'-0"

REVISIONS:	MARK	DESCRIPTION
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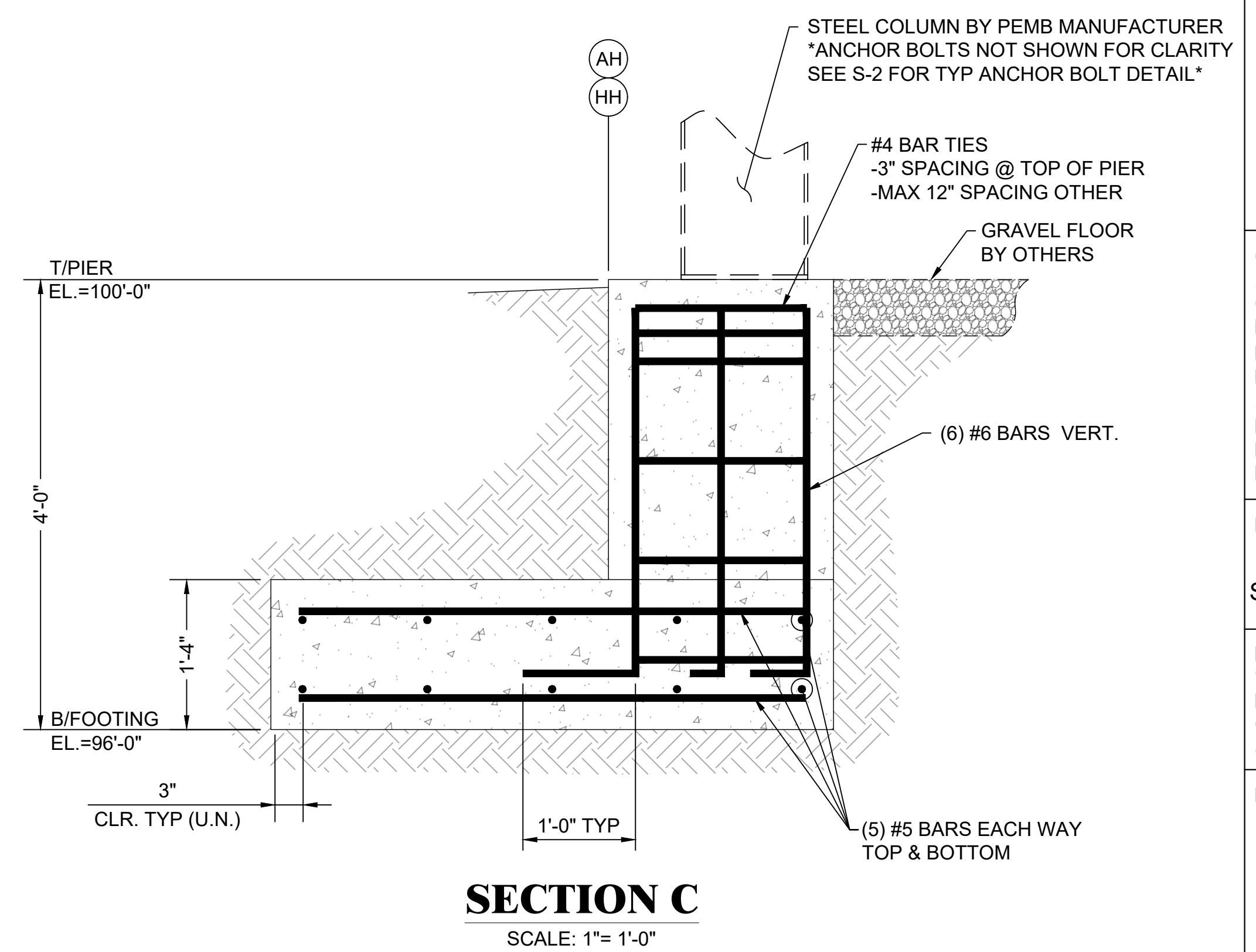
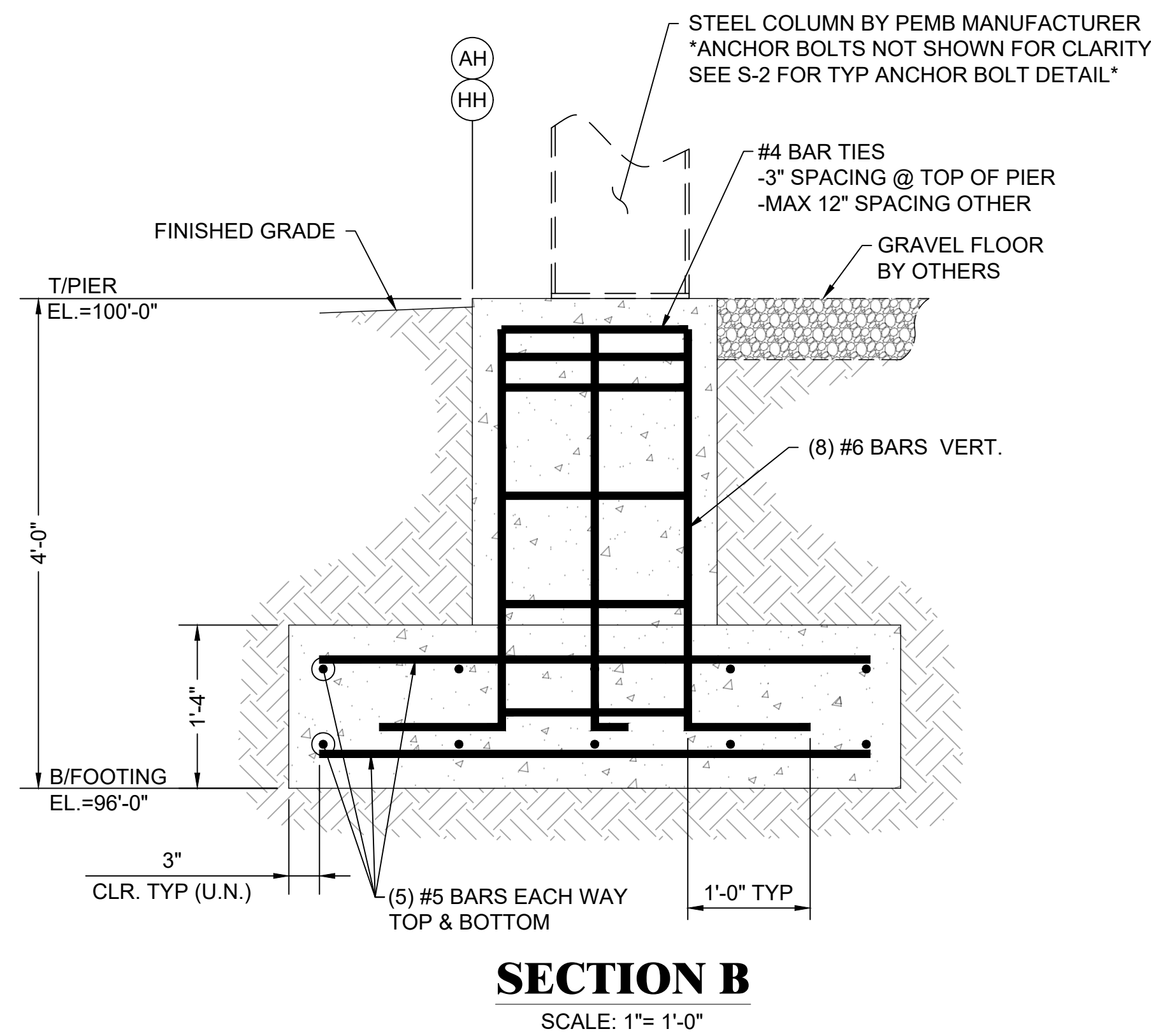
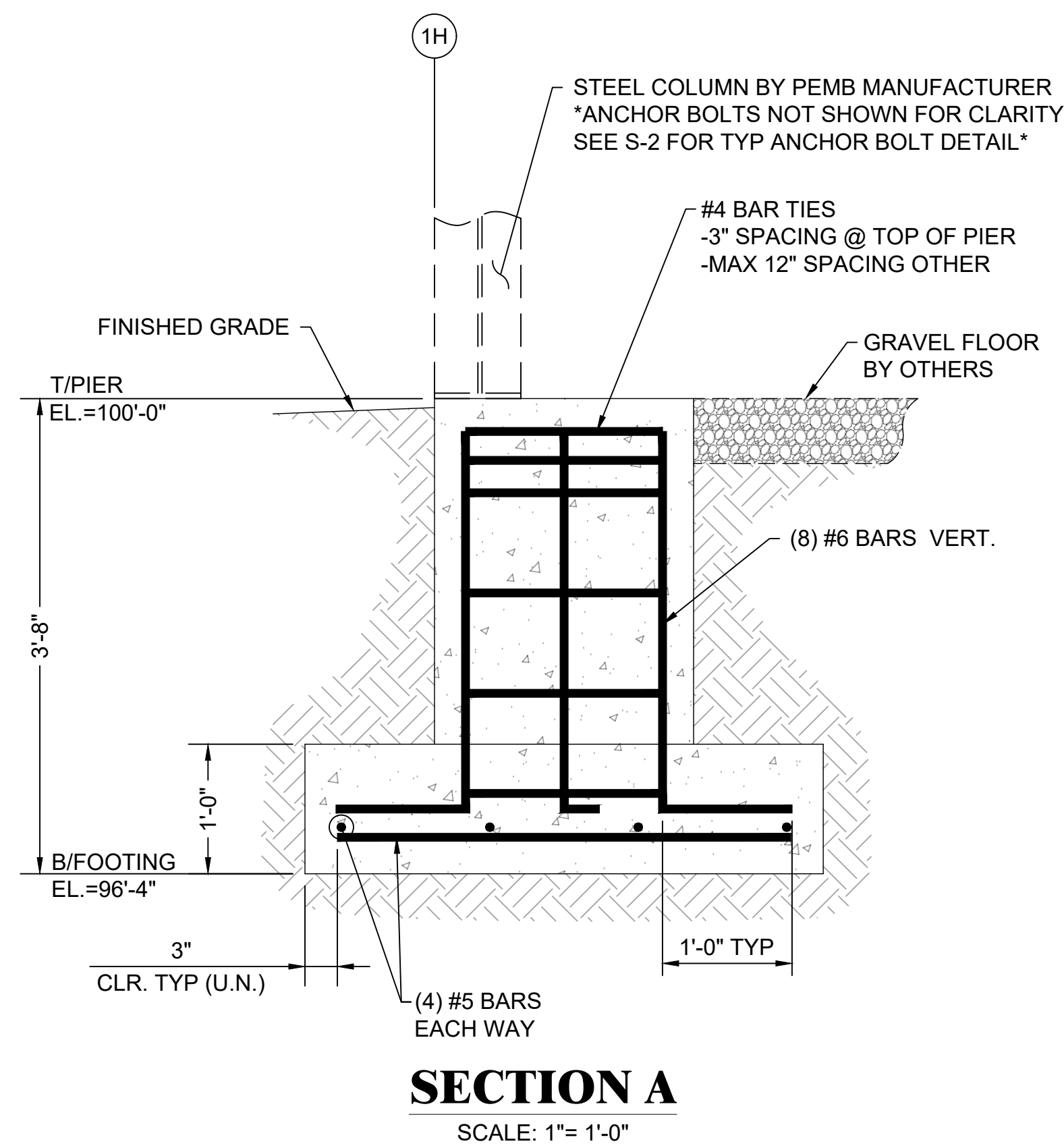
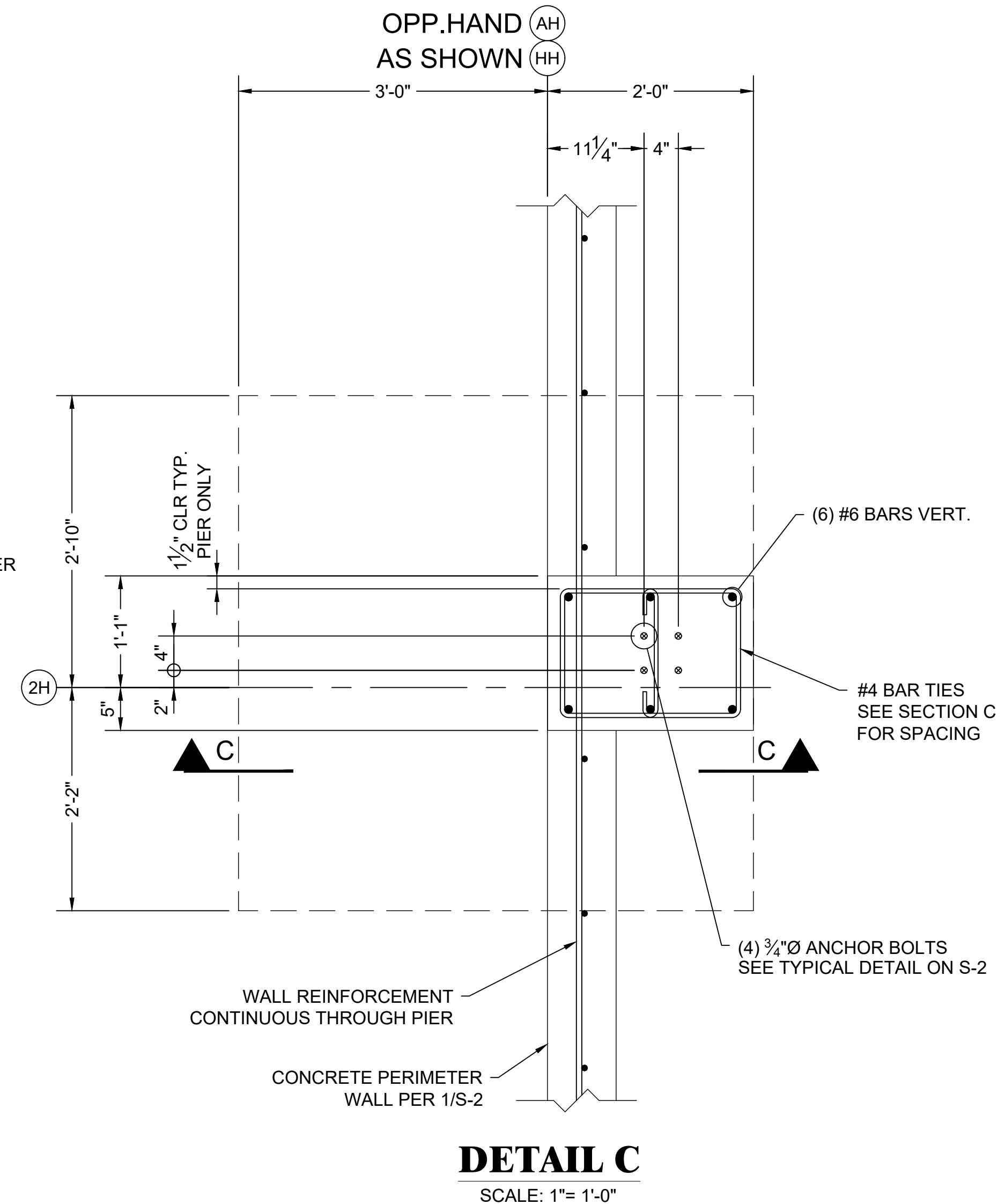
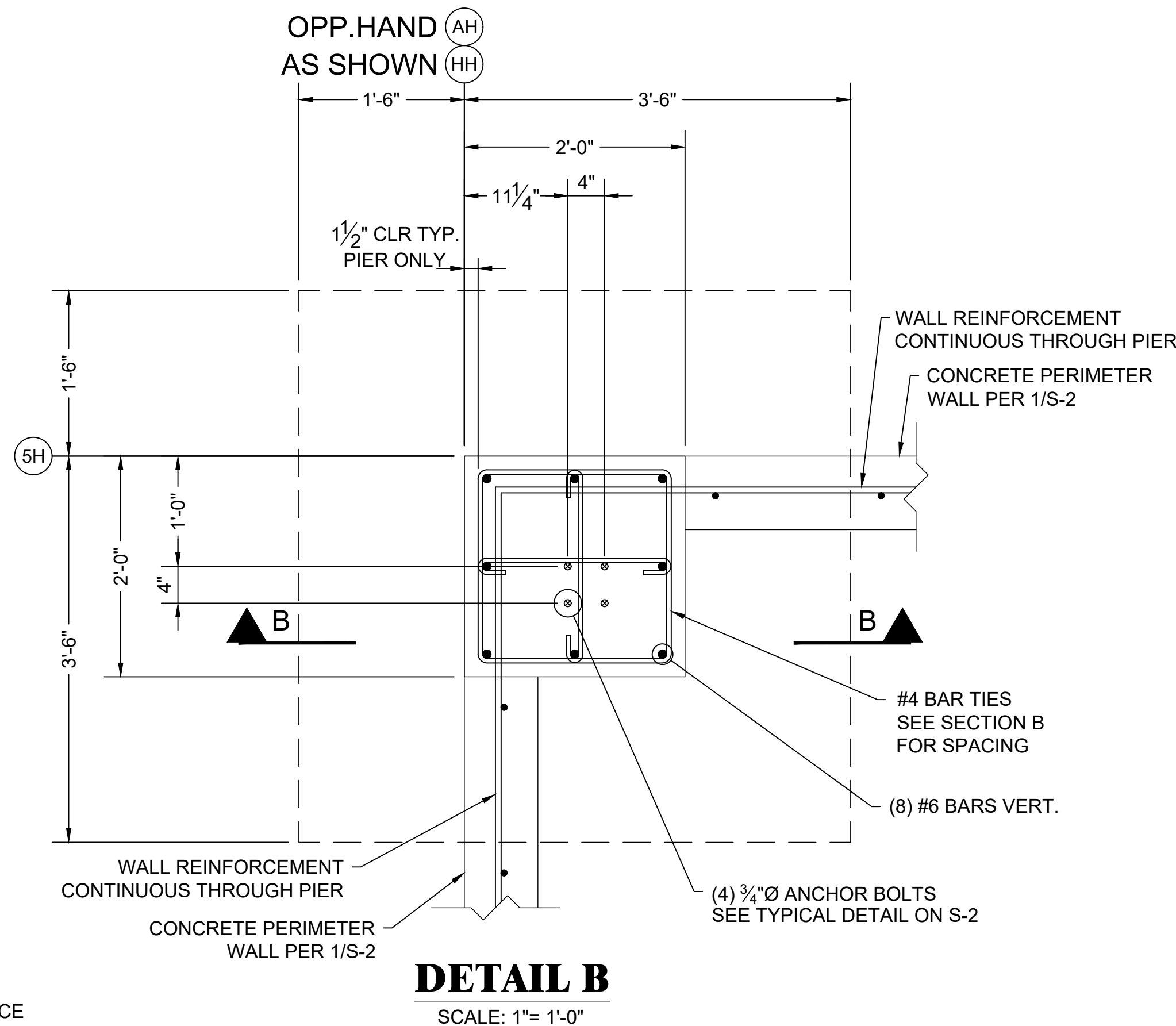
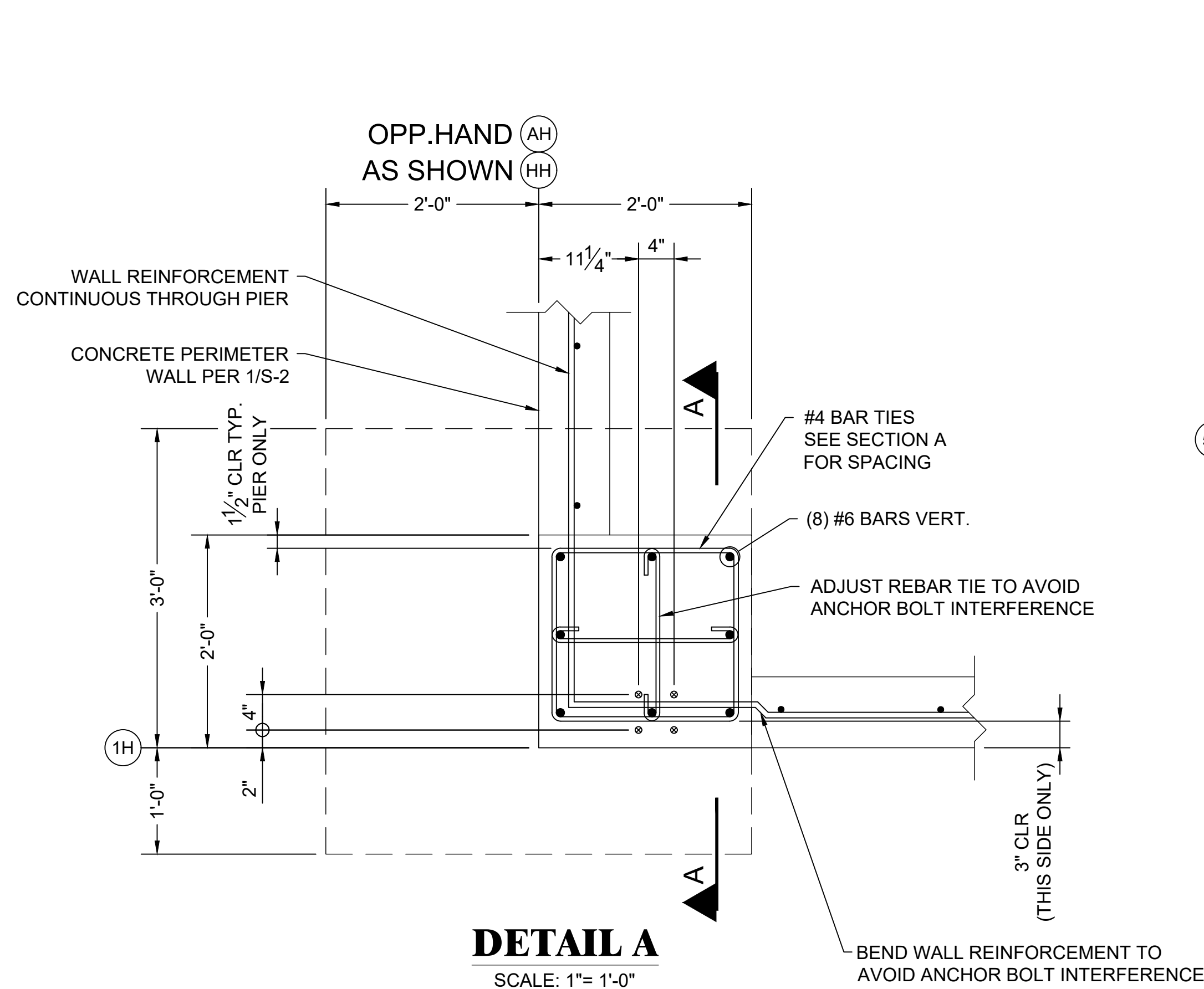
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DWG TITLE:
TYPICAL SECTIONS & DETAILS

DATE: 05/23/25
SCALE: AS NOTED
DRAWN BY: RLK
CHECKED BY: TBT
JOB NUMBER: 672-25

DWG NUMBER:

S-2



PROJECT: RIDGEVIEW STATION
NEW PEMB FOUNDATION PLANS

LOCATION: 1336 RIDGEVIEW RD.
UPPER ARLINGTON, OH 43221
(FRANKLIN COUNTY)



REVISIONS:	MARK	DESCRIPTION
	△	ADDED PORCH SLAB & ADJUSTED FOOTINGS

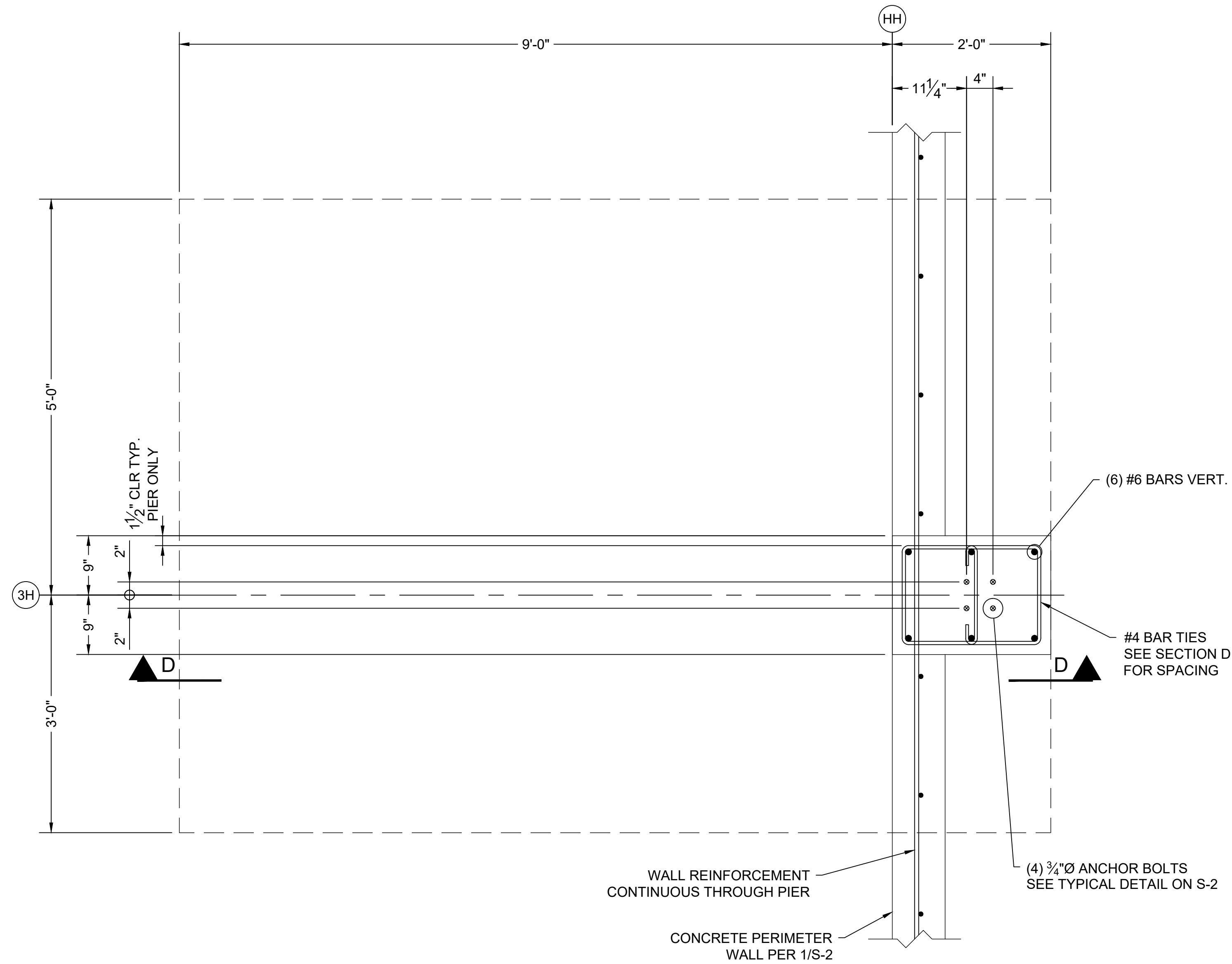
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FOUNDATION SECTIONS & DETAILS

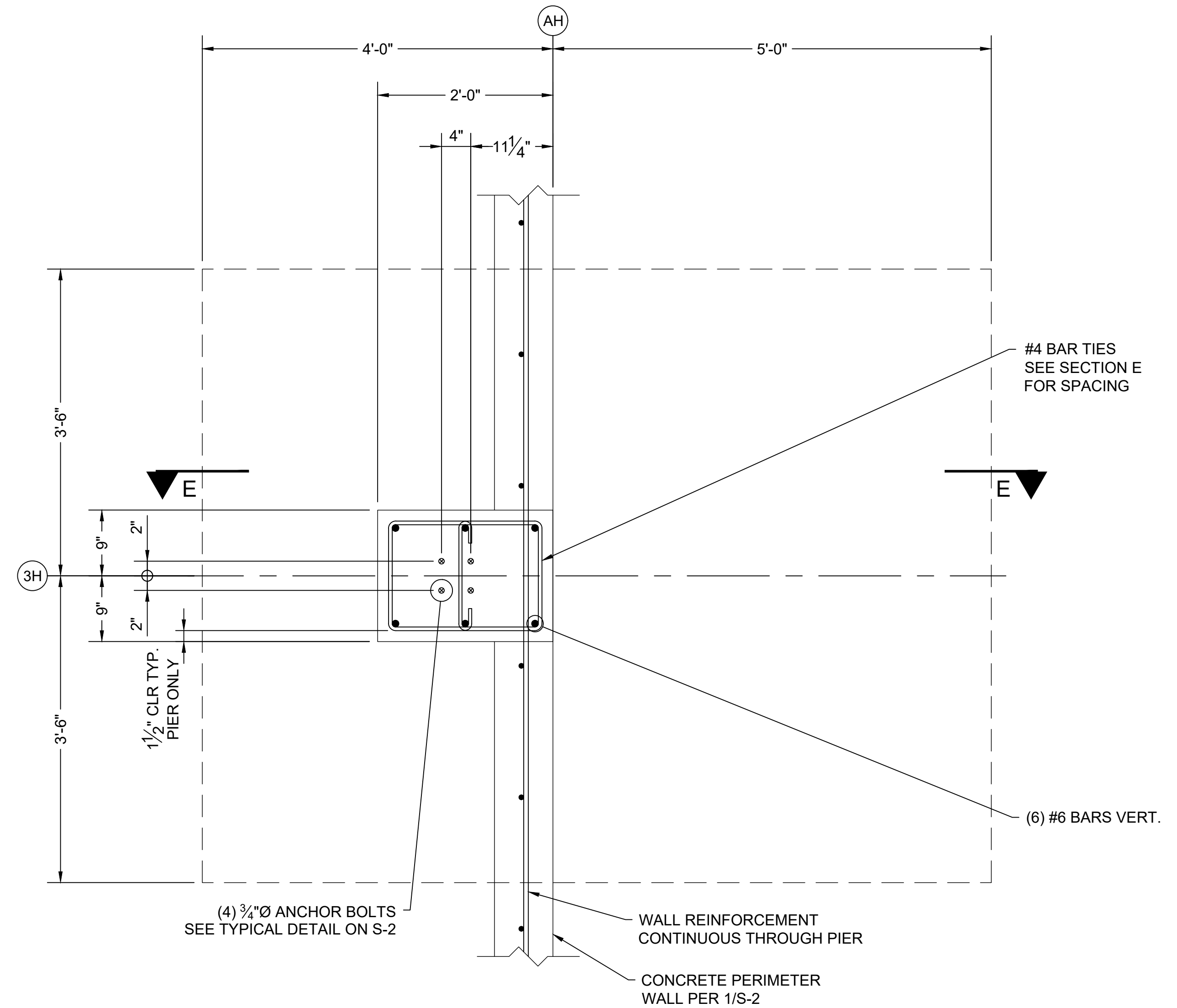
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JOB NUMBER: 672-25

DWG NUMBER:

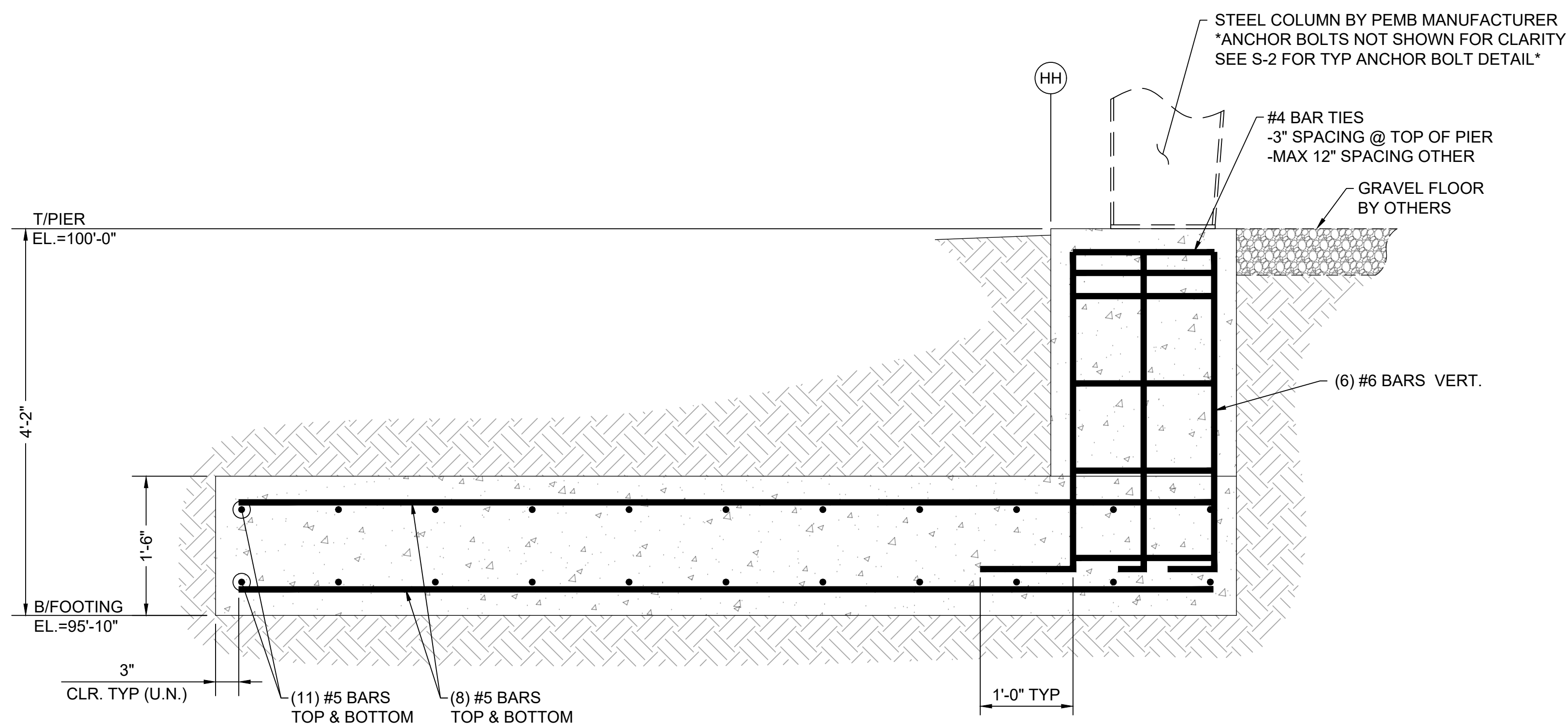
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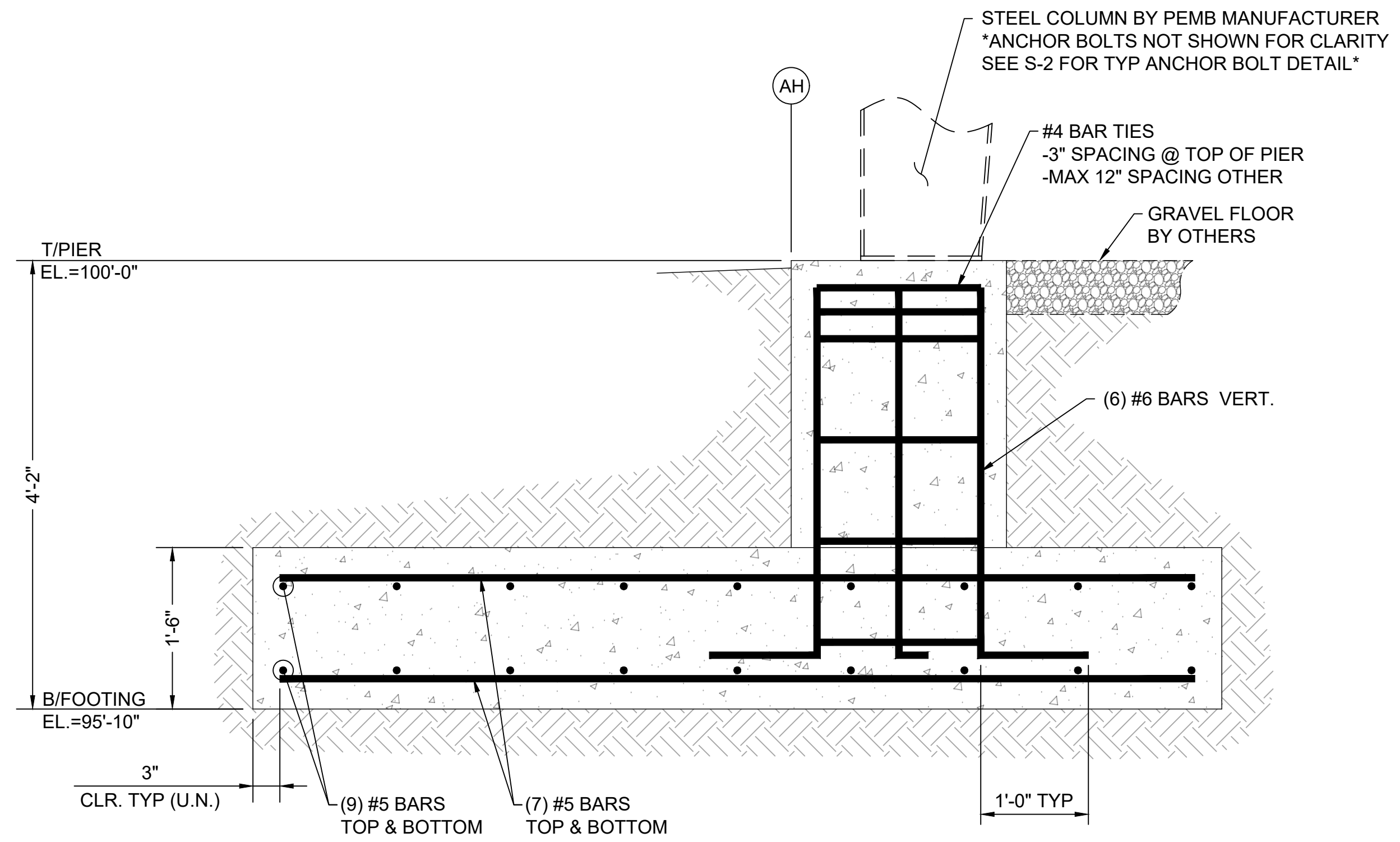
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DETAIL E
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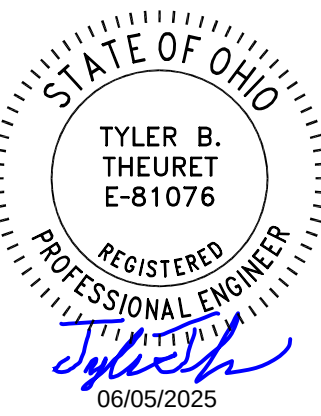
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SECTION E
SCALE: 1"= 1'-0"

PROJECT: RIDGEVIEW STATION
NEW PEMB FOUNDATION PLANS

LOCATION: 1336 RIDGEVIEW RD.
UPPER ARLINGTON, OH 43221
(FRANKLIN COUNTY)



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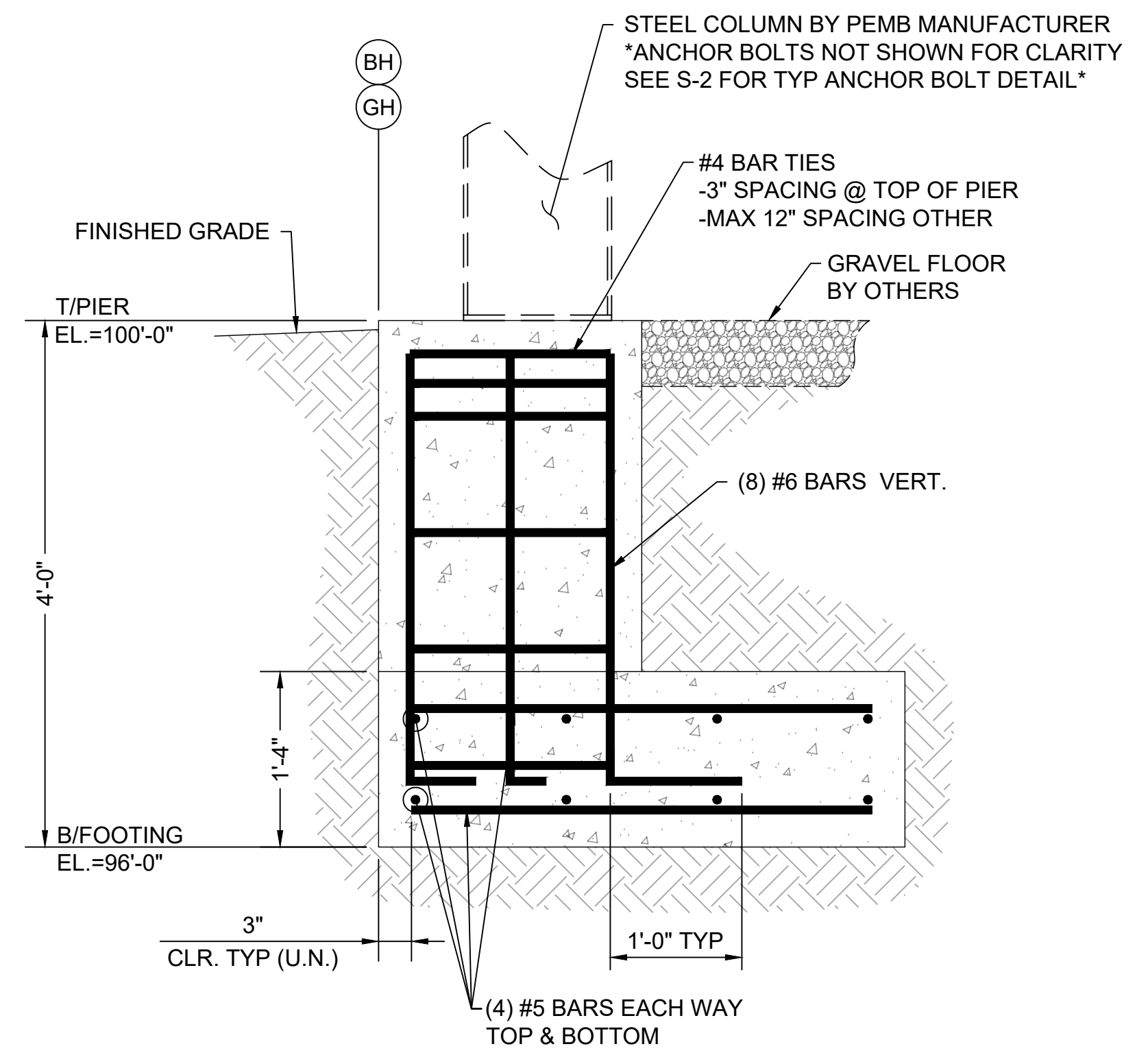
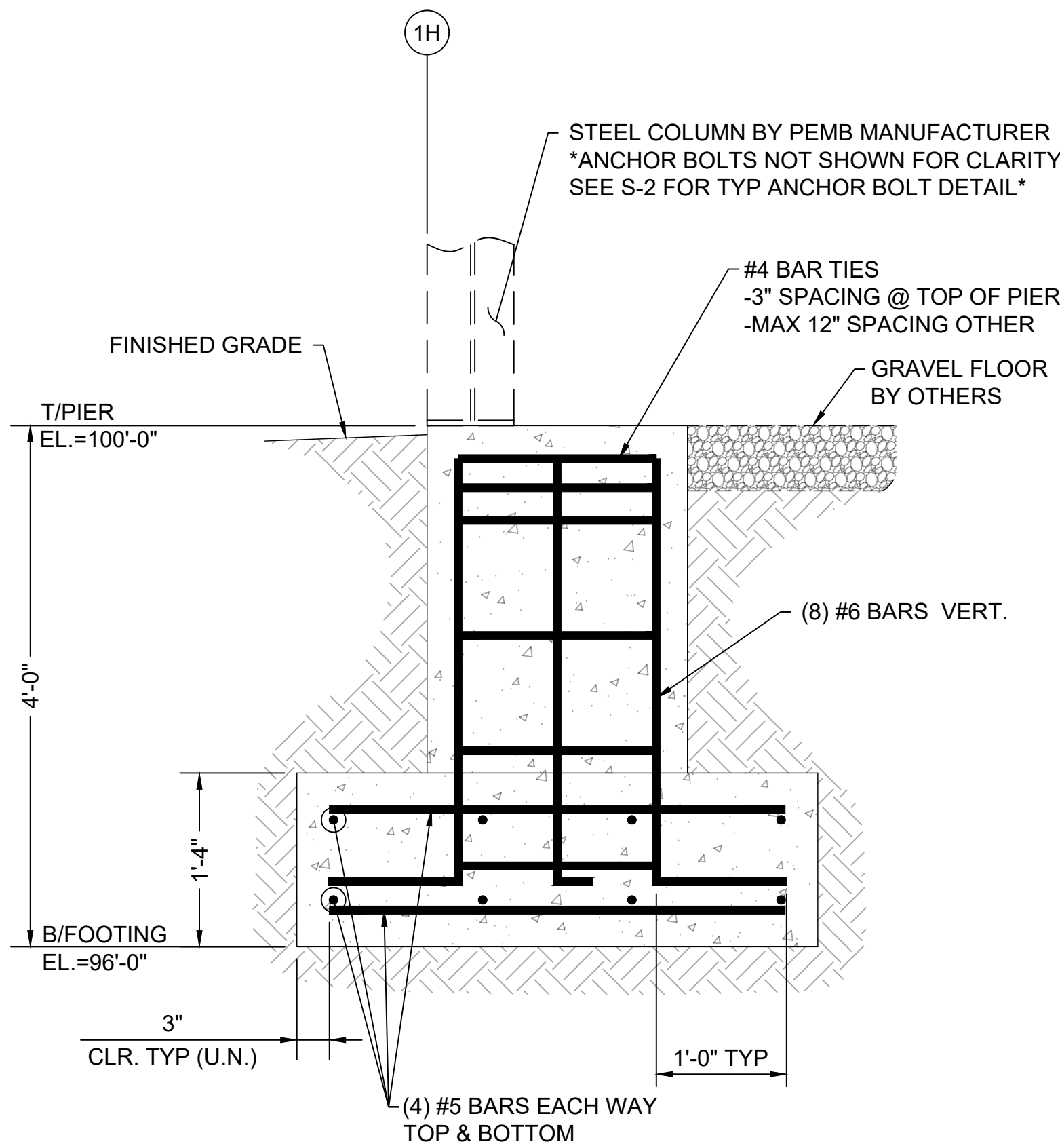
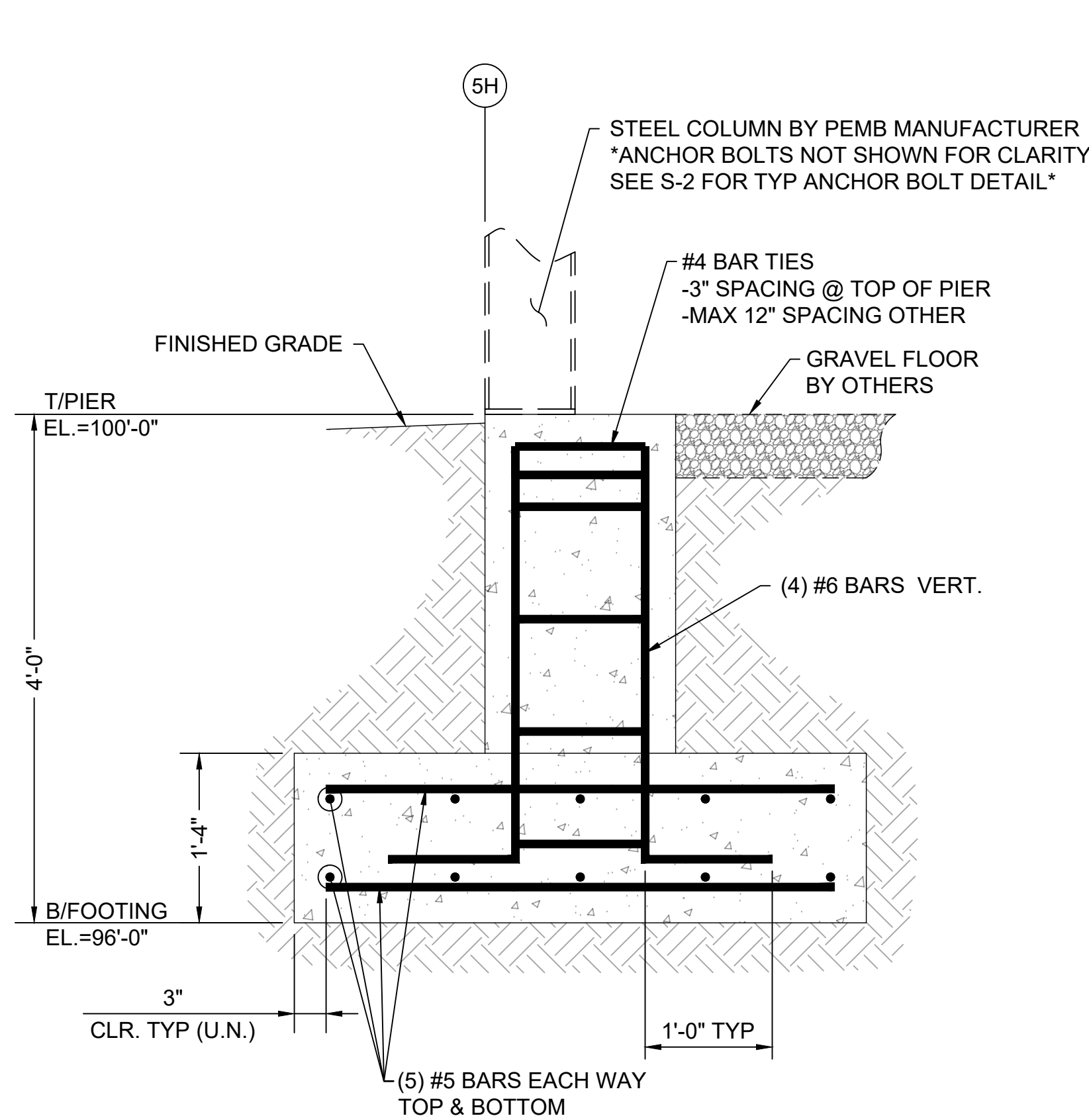
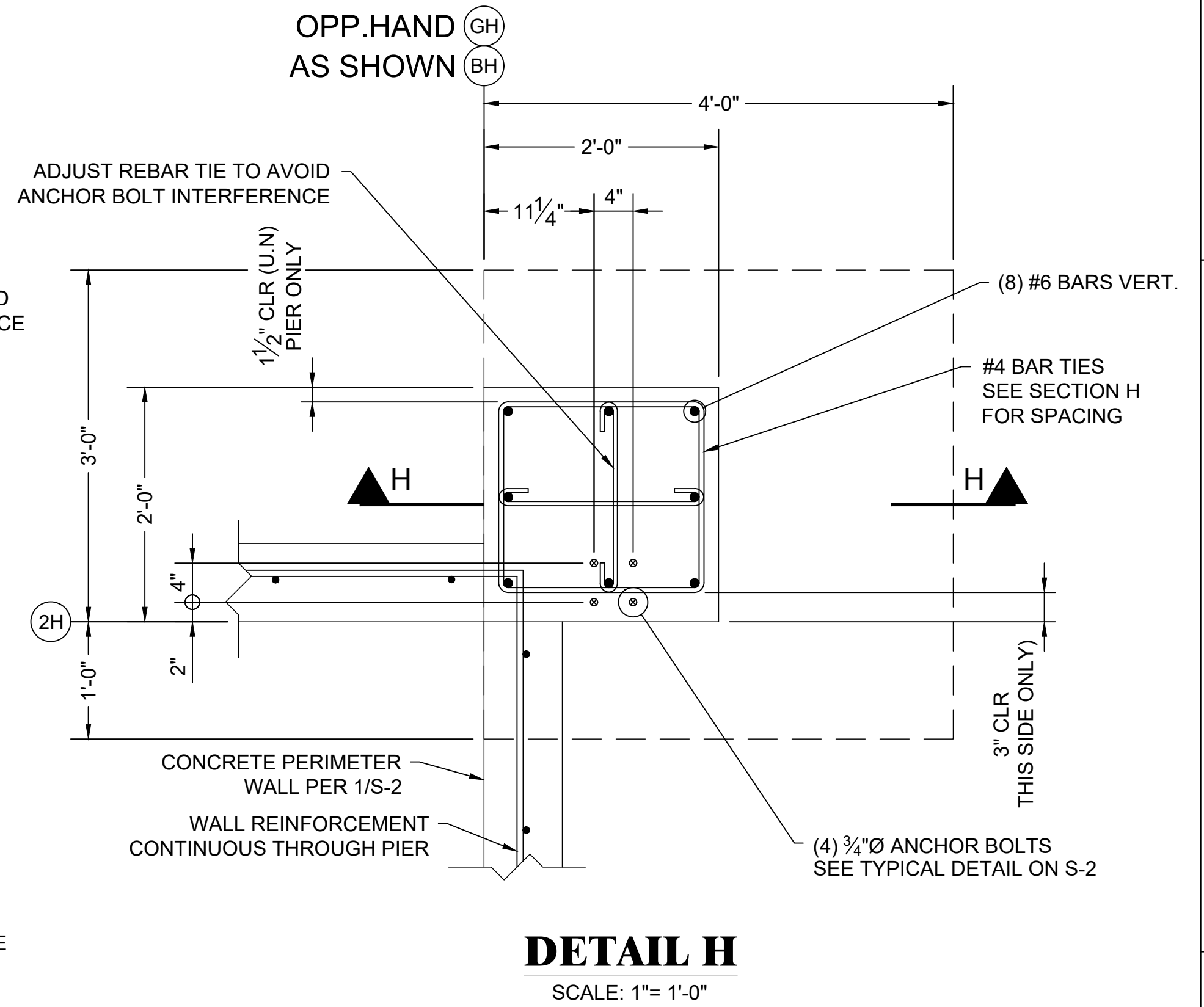
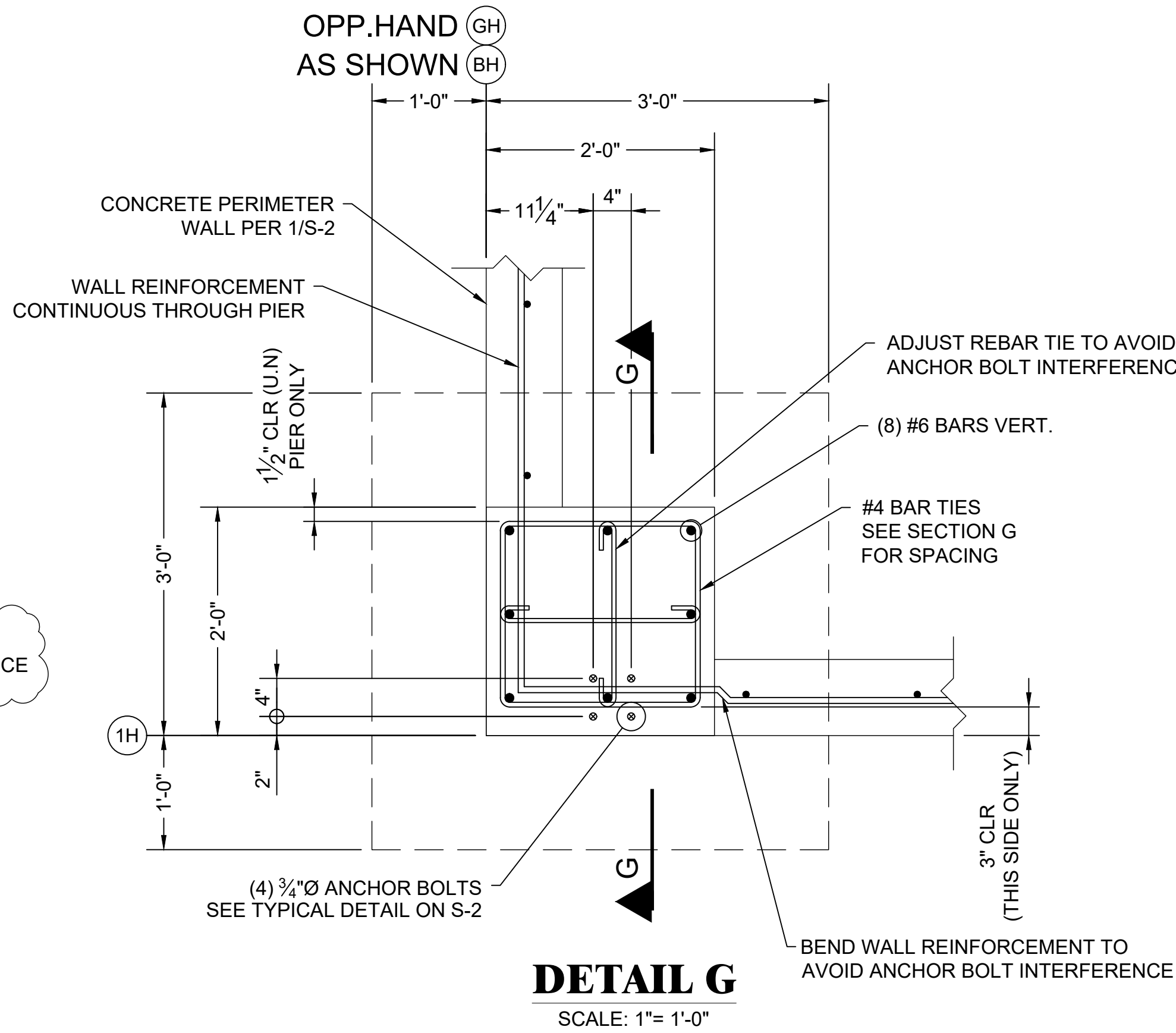
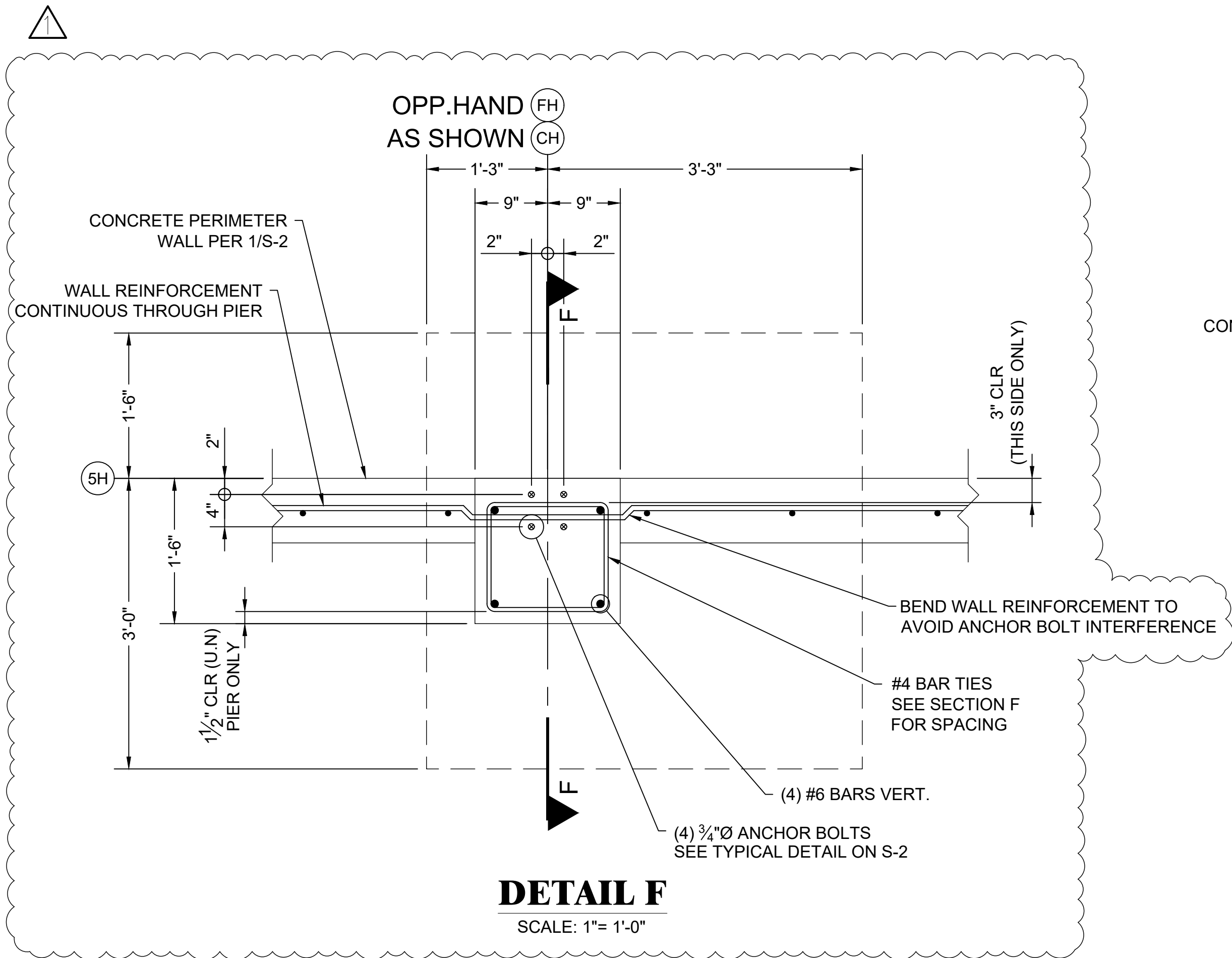
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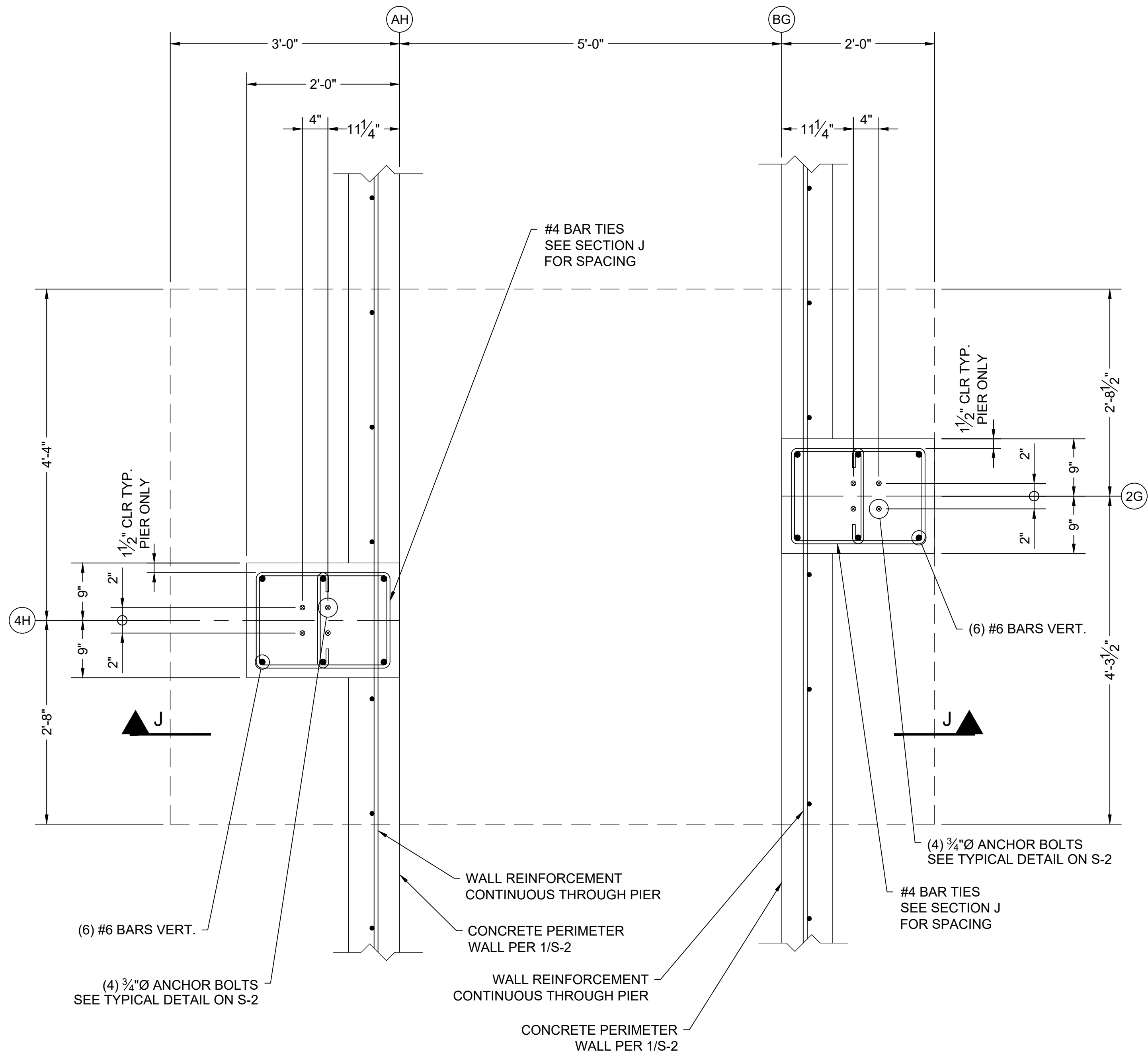
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JOB NUMBER: 672-25

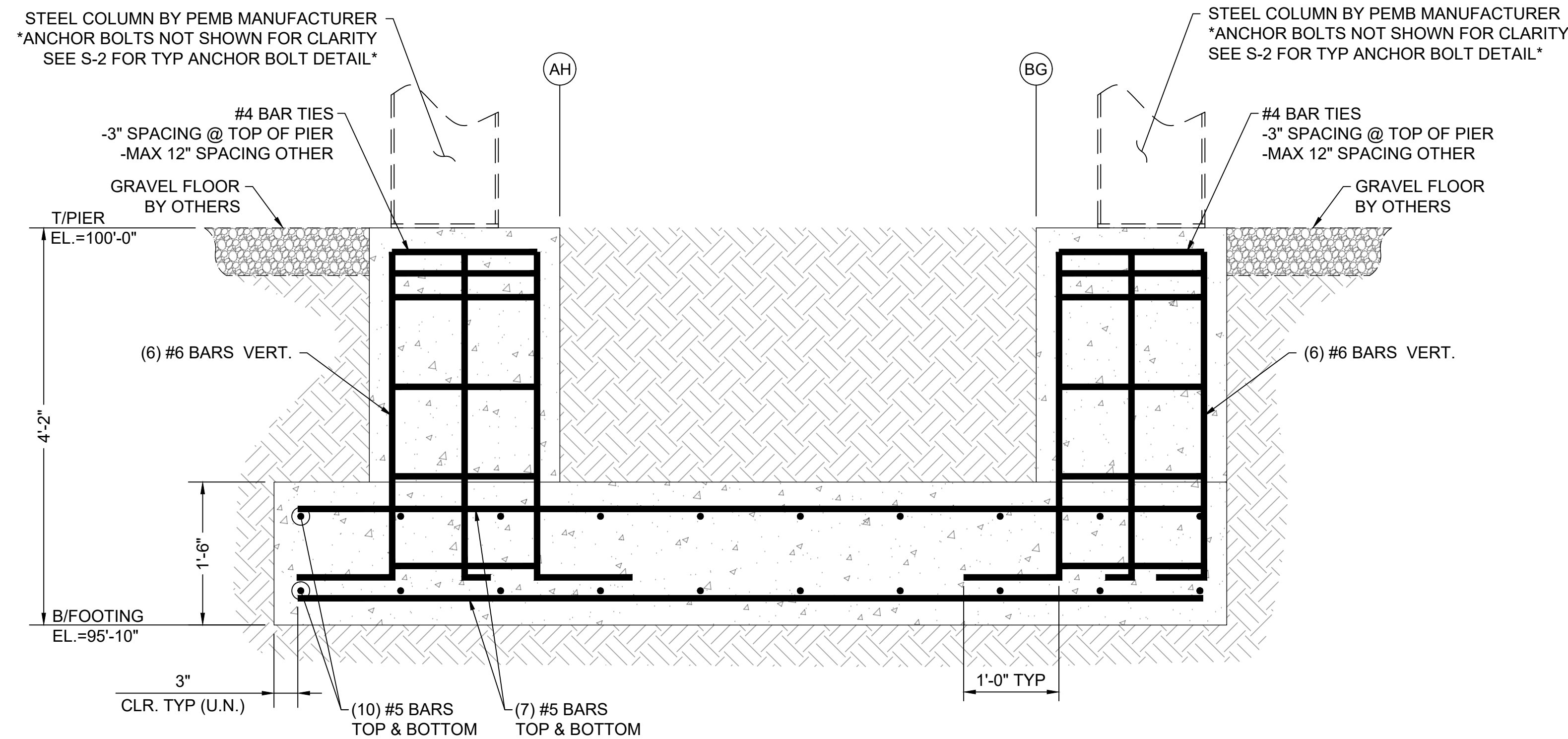
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S-4

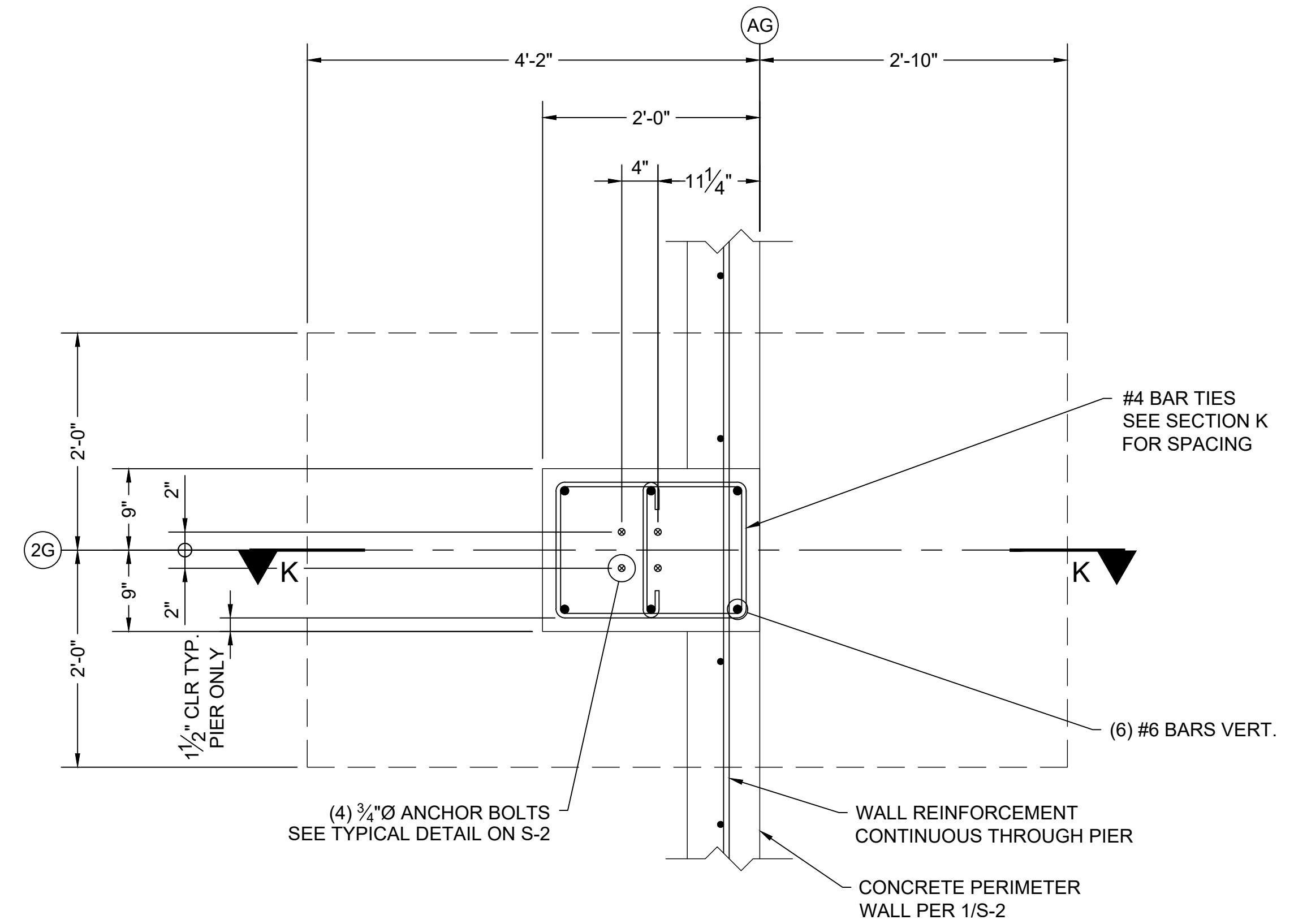




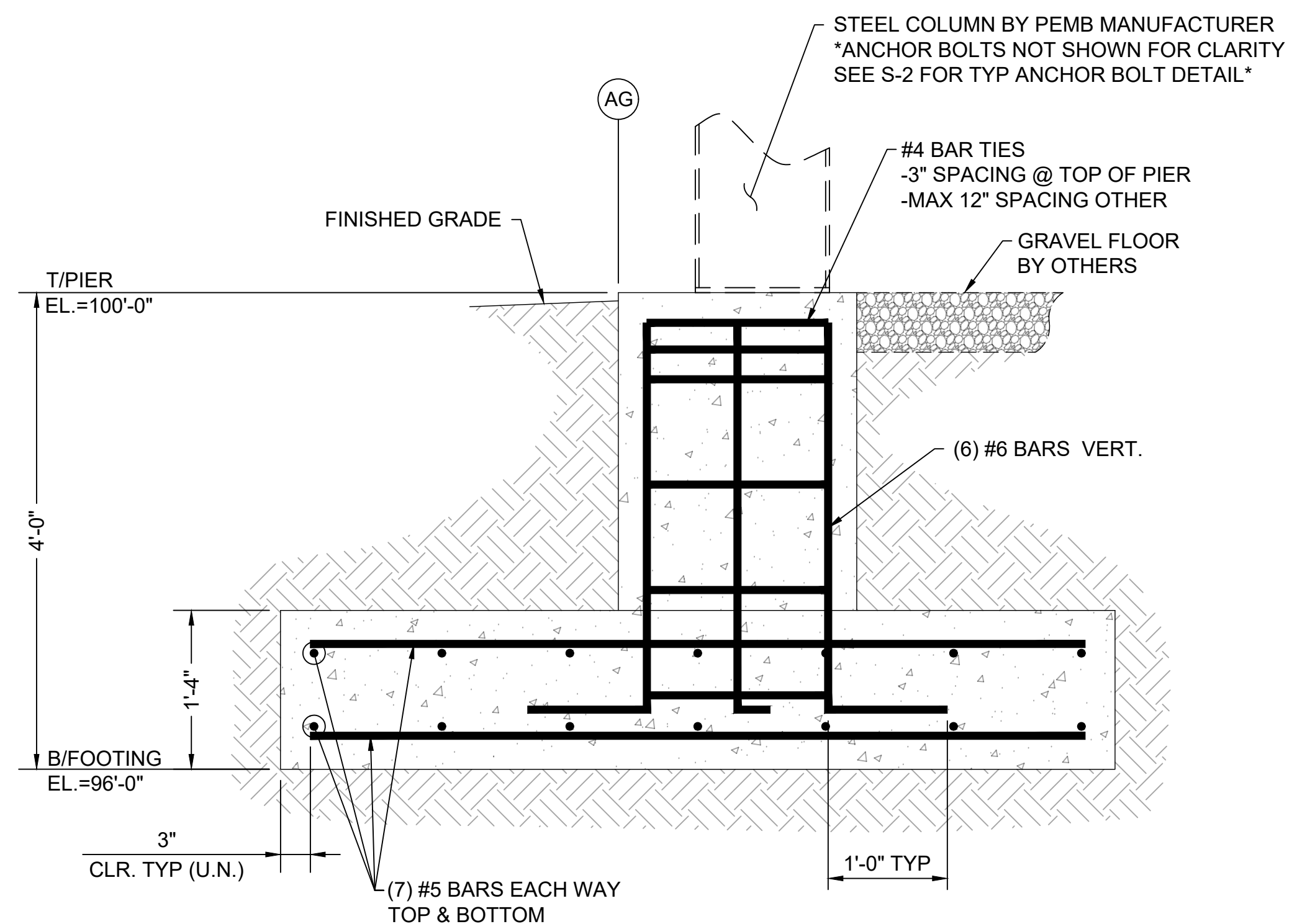
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SECTION J
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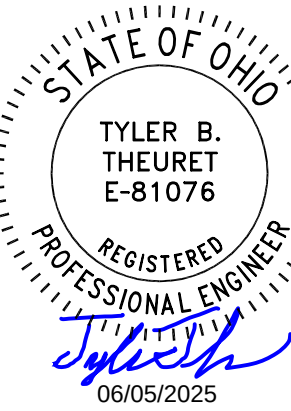
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SECTION K
SCALE: 1"= 1'-0"

PROJECT: RIDGEVIEW STATION
NEW PEMB FOUNDATION PLANS

LOCATION: 1336 RIDGEVIEW RD.
UPPER ARLINGTON, OH 43221
(FRANKLIN COUNTY)



REVISIONS:	MARK	DESCRIPTION
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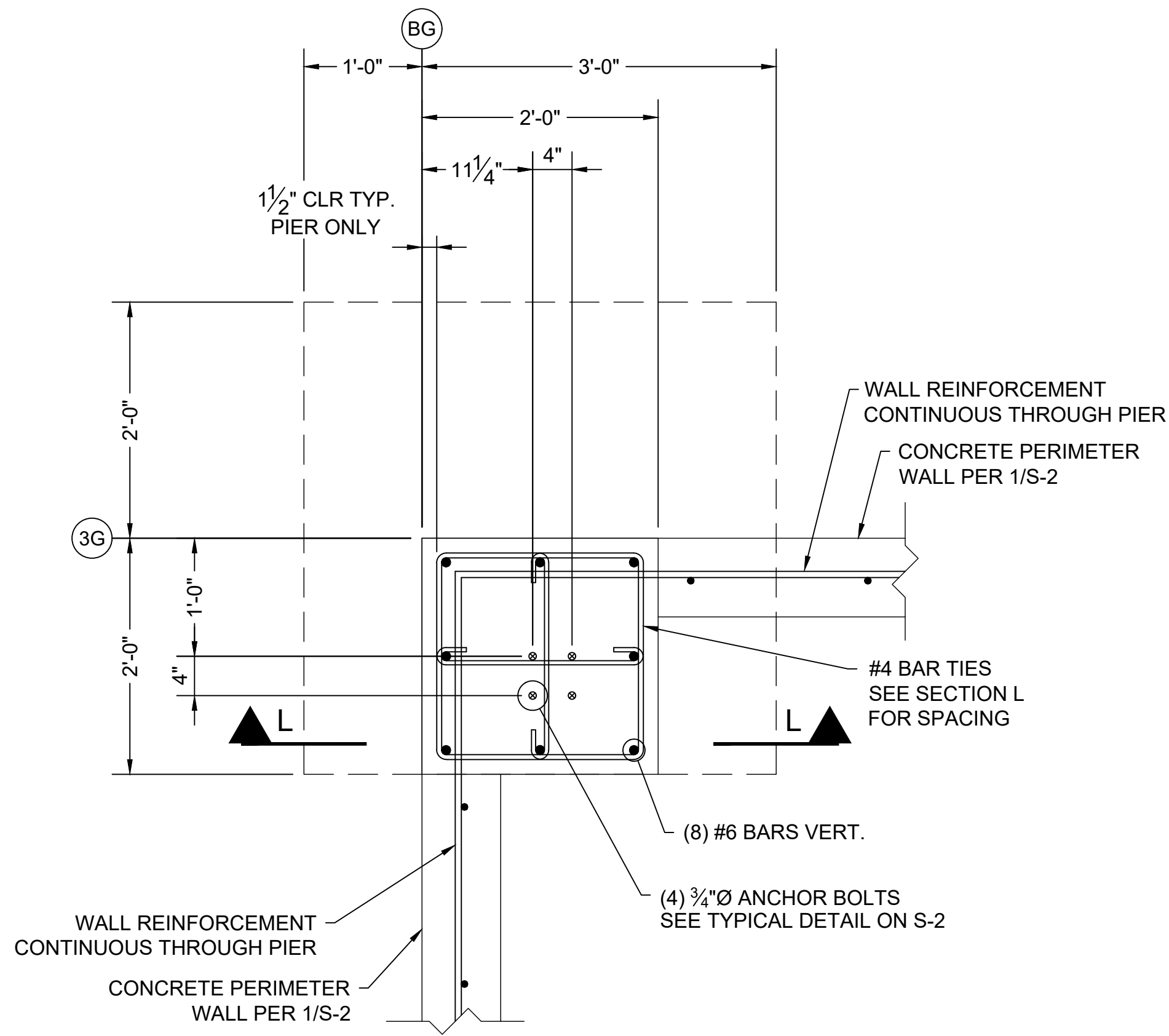
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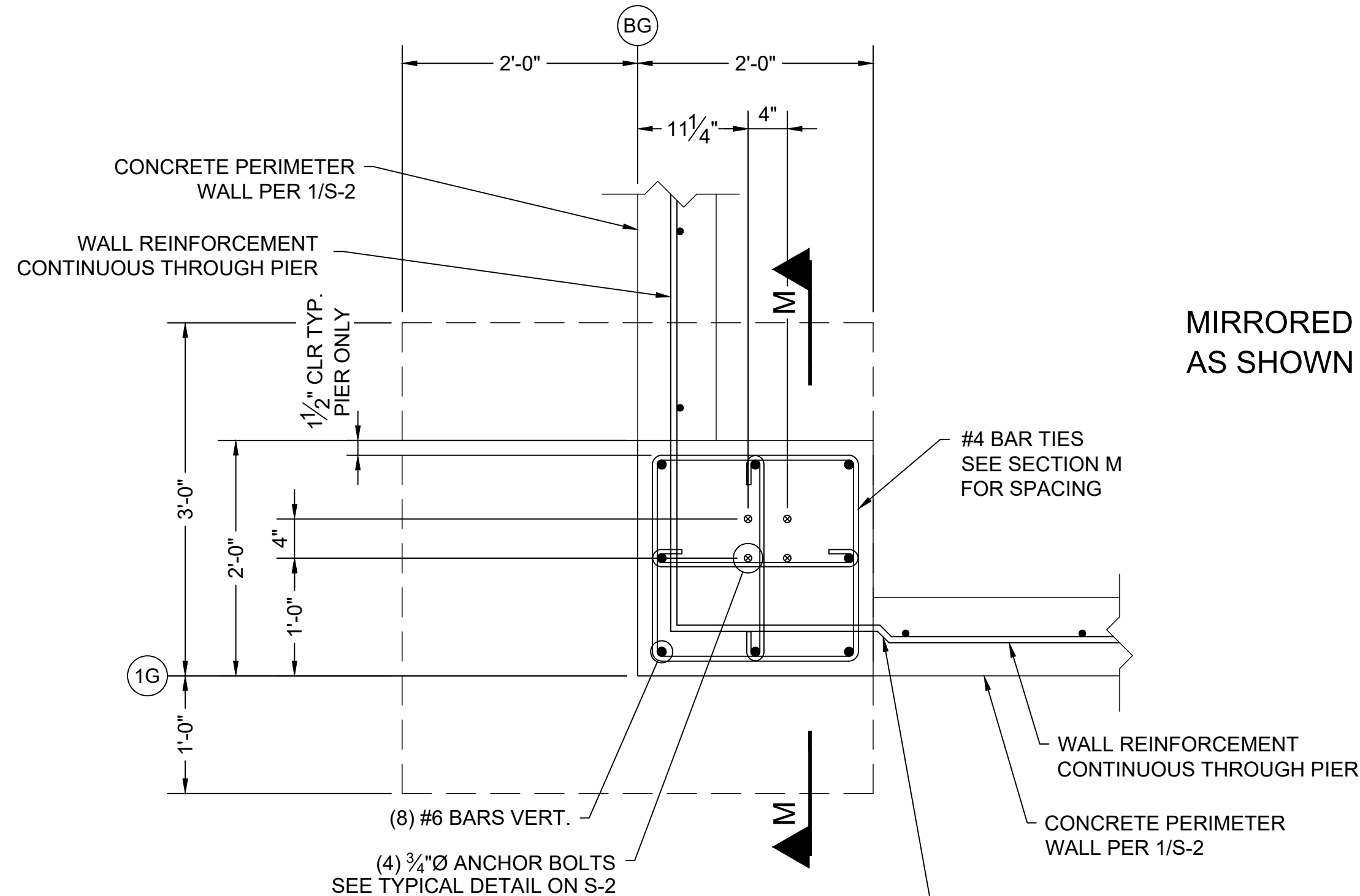
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JOB NUMBER: 672-25

DWG NUMBER:

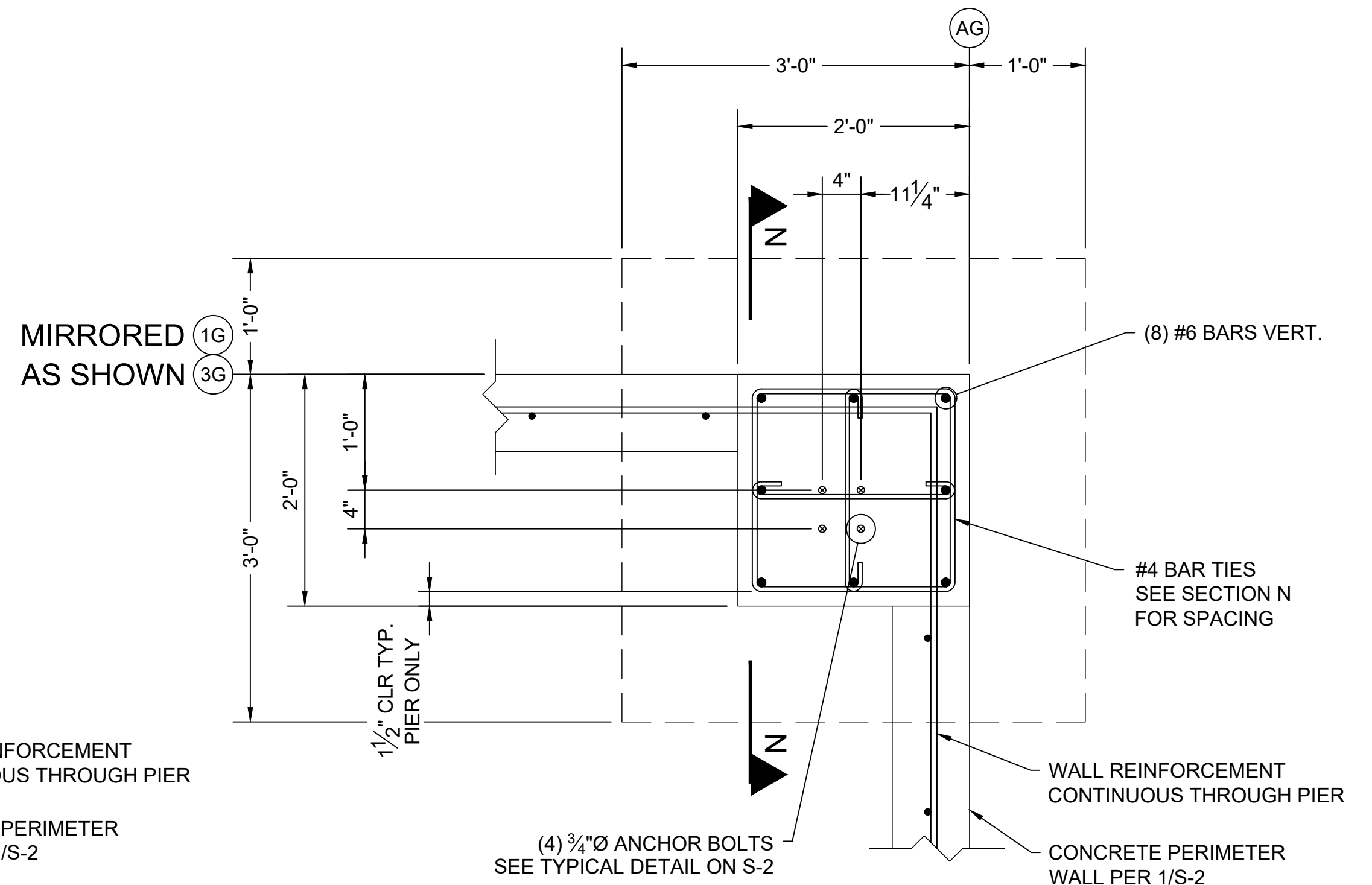
S-6



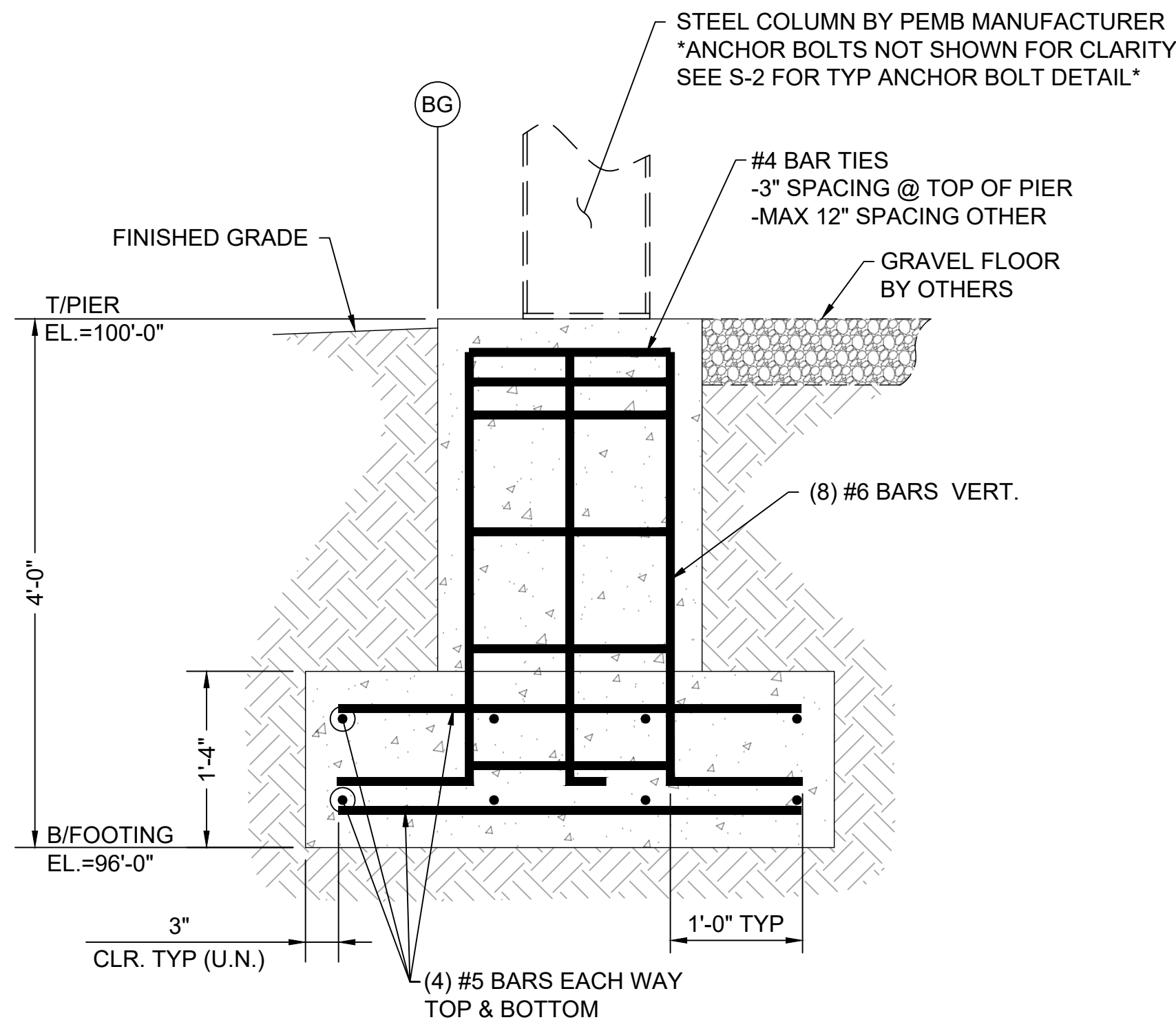
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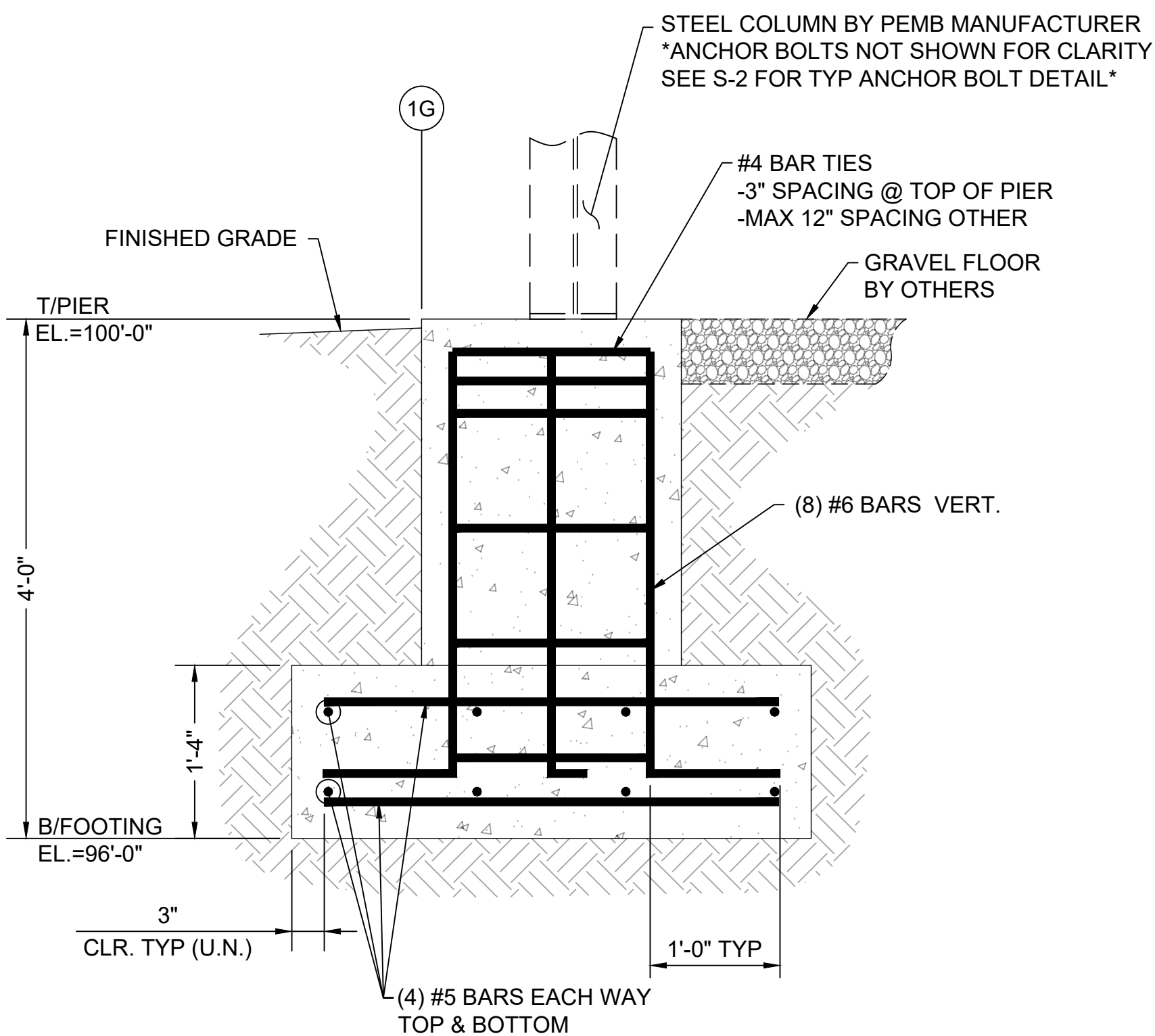
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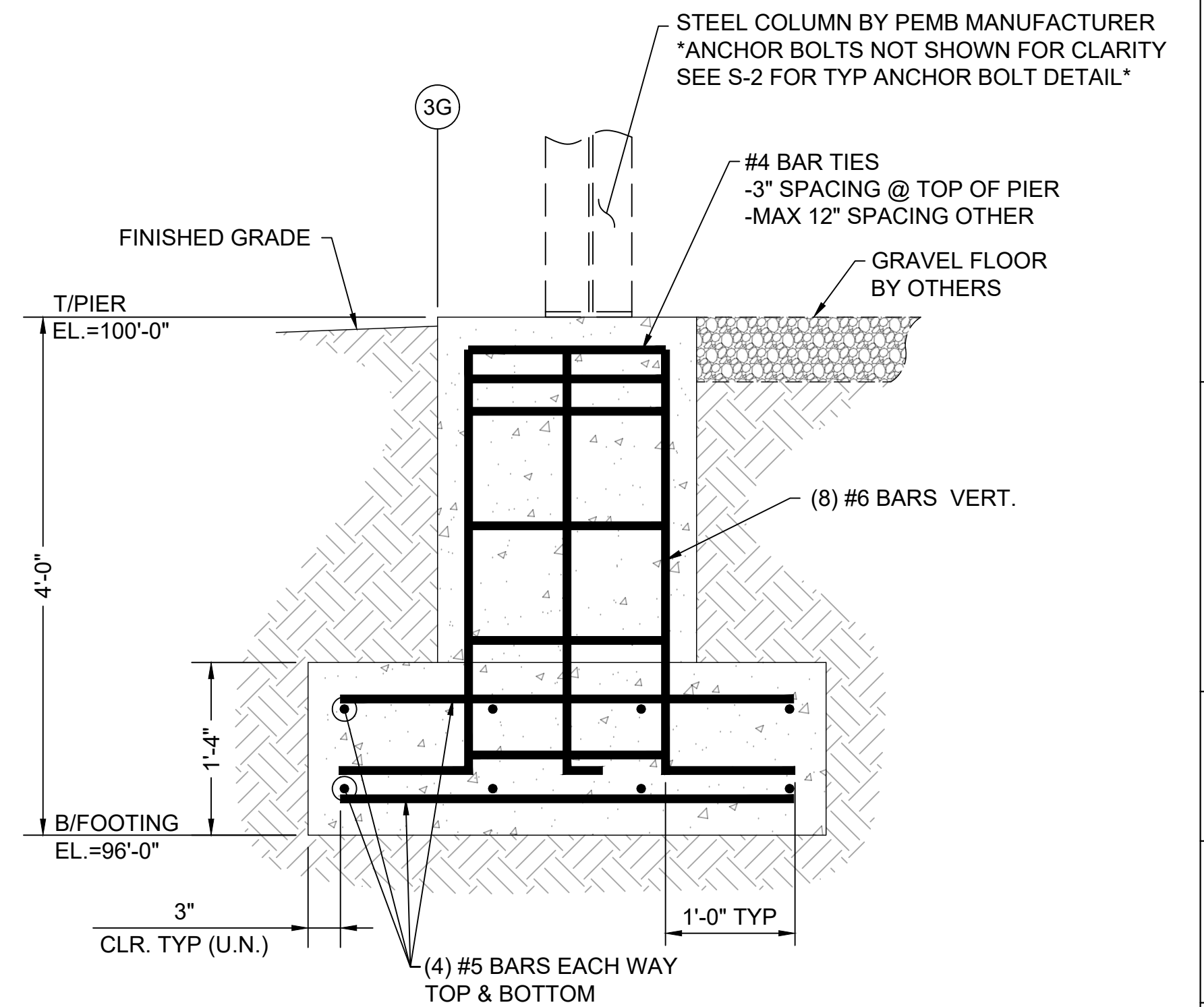
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SECTION L
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SECTION M
SCALE: 1"= 1'-0"



SECTION N
SCALE: 1"= 1'-0"

PROJECT: RIDGEVIEW STATION
NEW PEMB FOUNDATION PLANS

LOCATION: 1336 RIDGEVIEW RD.
UPPER ARLINGTON, OH 43221
(FRANKLIN COUNTY)



REVISIONS:	MARK	DESCRIPTION
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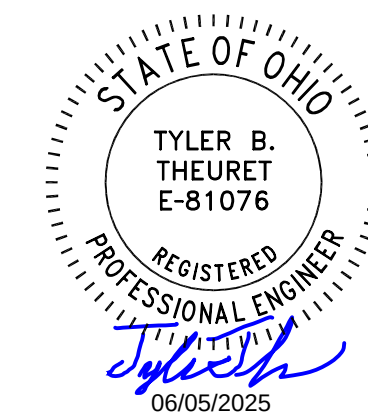
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S-7



PROJECT: RIDGEVIEW STATION
NEW PEMB FOUNDATION PLANS

LOCATION:
1336 RIDGEVIEW RD.
UPPER ARLINGTON, OH 43221
(FRANKLIN COUNTY)



REVISIONS:	
MARK	DESCRIPTION
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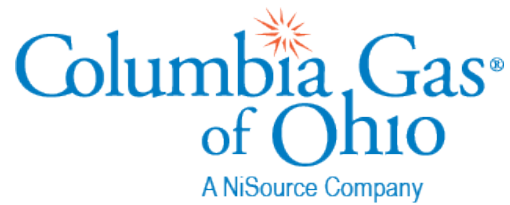
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SECTIONS & DETAILS

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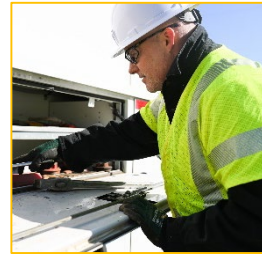
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S-8



West Central North Columbus High Pressure (NCHP) Project – Upper Arlington

Luka Papalko, Public Affairs Manager, Columbia Gas of Ohio



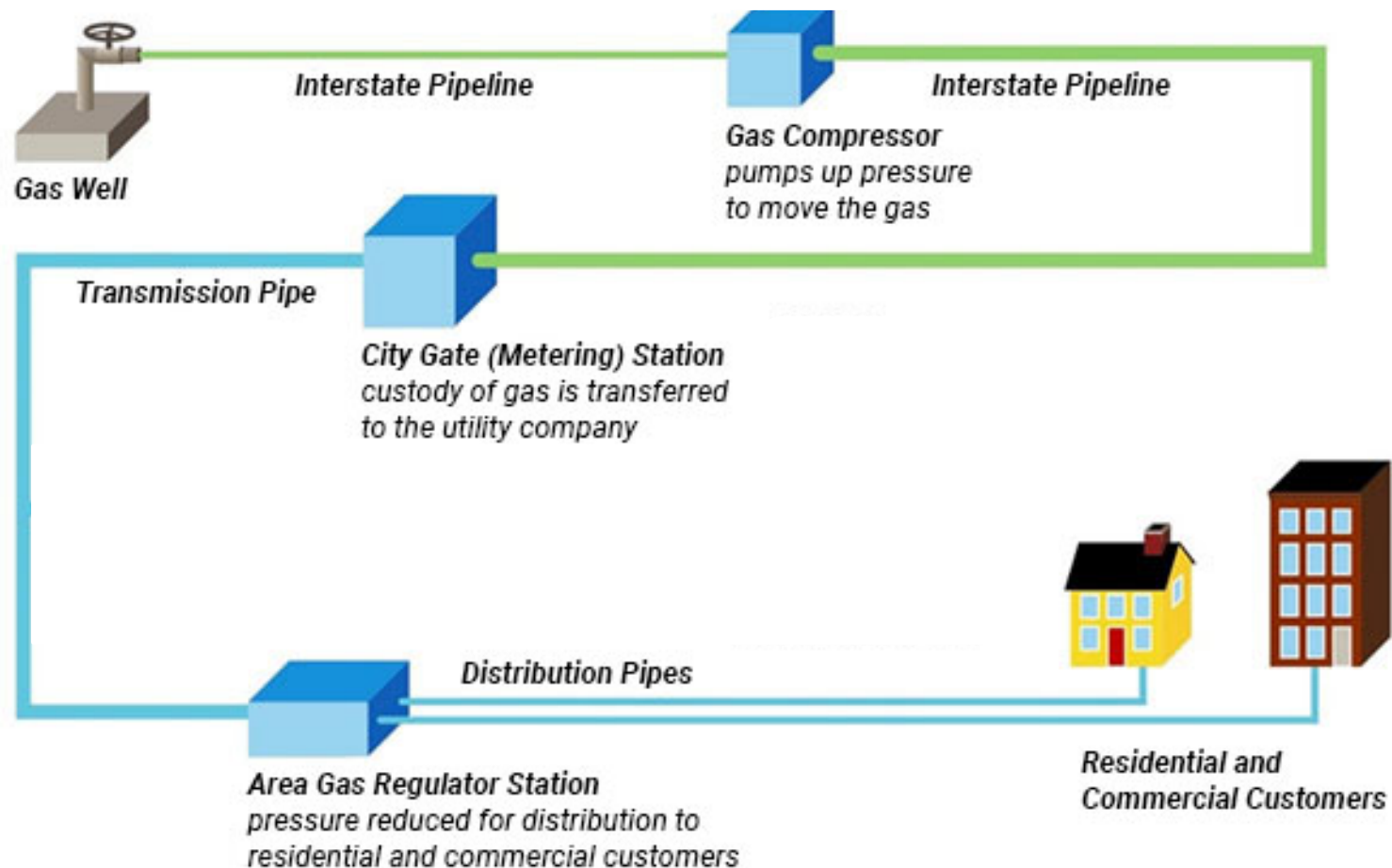
OUR VISION IS TO BE A
PREMIER, INNOVATIVE & TRUSTED
ENERGY PARTNER



Terms To Know

- **Transmission lines:** Pipes that carry natural gas from processing and storage facilities to distribution lines and customers, i.e., supply lines.
- **Distribution lines:** Pipes that carry natural gas from transmission pipelines to homes and businesses, i.e., delivery lines.
- **Regulator station:** A collection of pipes, valves and other measurements that reduce gas pressure to appropriate pressure connecting transmission lines and distribution lines. Regulator stations also act as monitoring and safety checkpoints.
- **PHMSA:** Department of Pipeline and Hazardous Materials Safety Administration. Federal component of gas line safety regulations.
- **PUCO:** Public Utilities Commission of Ohio. State regulator for Ohio utilities such as Columbia Gas.
- **OPSB:** Ohio Power Siting Board. Reviews gas pipeline projects based on size, length and pressure limits.
- **HCA:** High Consequence Area. Designated areas along pipeline corridor meeting specific population density, land use and pipeline specific requirements.
- **MAOP:** Maximum operating pressure. The extent of the system operating pressure.
- **NCHP:** North Columbus High Pressure. Name of Columbia Gas project.

Natural Gas System Overview



How Did We Get Here?



- PHMSA issued safety and environmental protections in response to safety incidents in other parts of the country.
- Multi-year, multi-phase project to comply with federal requirements.
- **2020:** 1st rule went into effect
- **2022:** 2nd rule went into effect
- **2023:** 3rd rule went into effect
- **What is the Mega Rule?**
 - Improves integrity management
 - Increases safety requirements
 - Expands erosion control
 - Mandates inspections
 - Updates repair criteria

Mega Rule Compliance



Perform additional maintenance and inspections within HCA



Create Pipeline Integrity program



Install in-line inspection functionality



Install automatic shut off valves



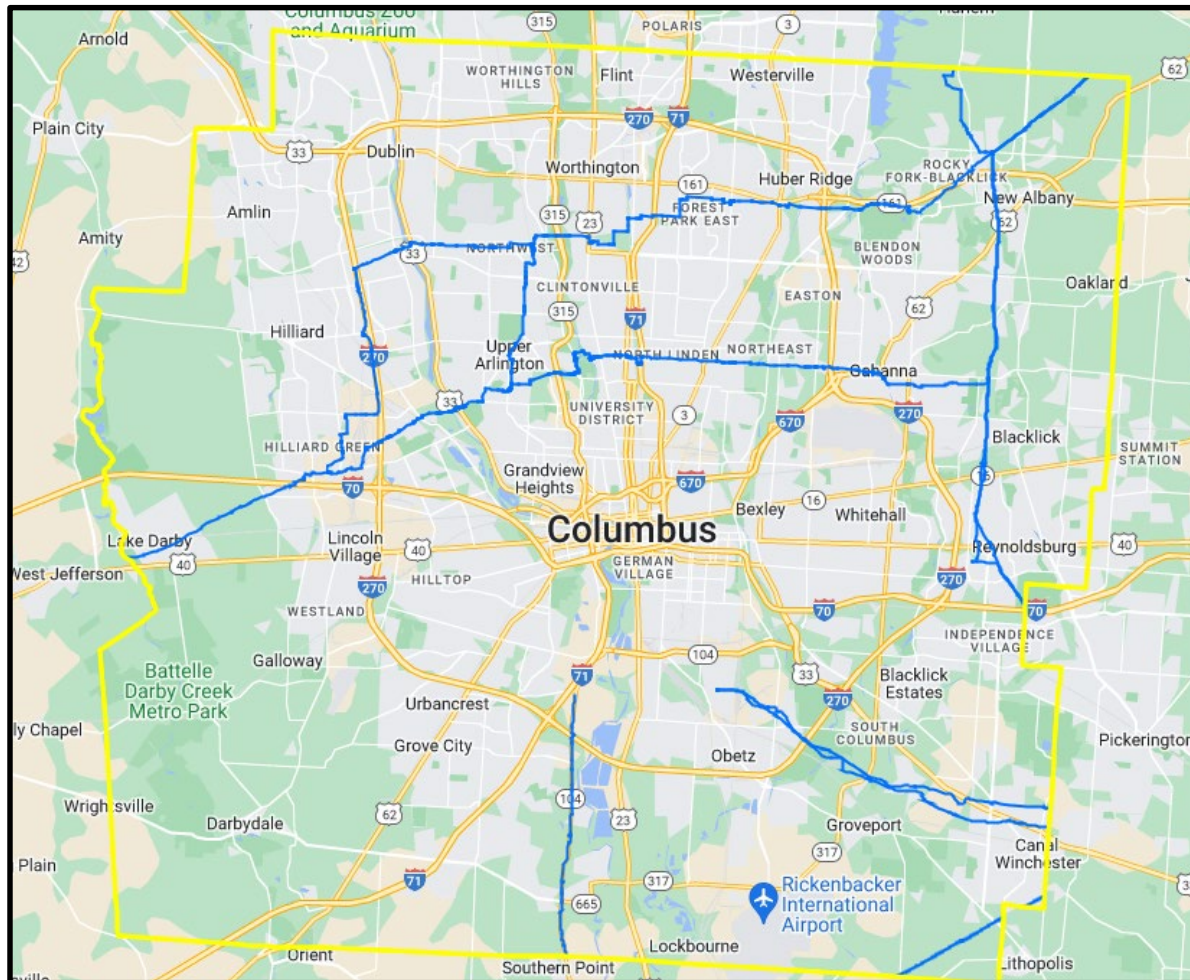
Install computerized monitoring and leak detection systems



Replacing pipeline segments with newer, thicker pipe

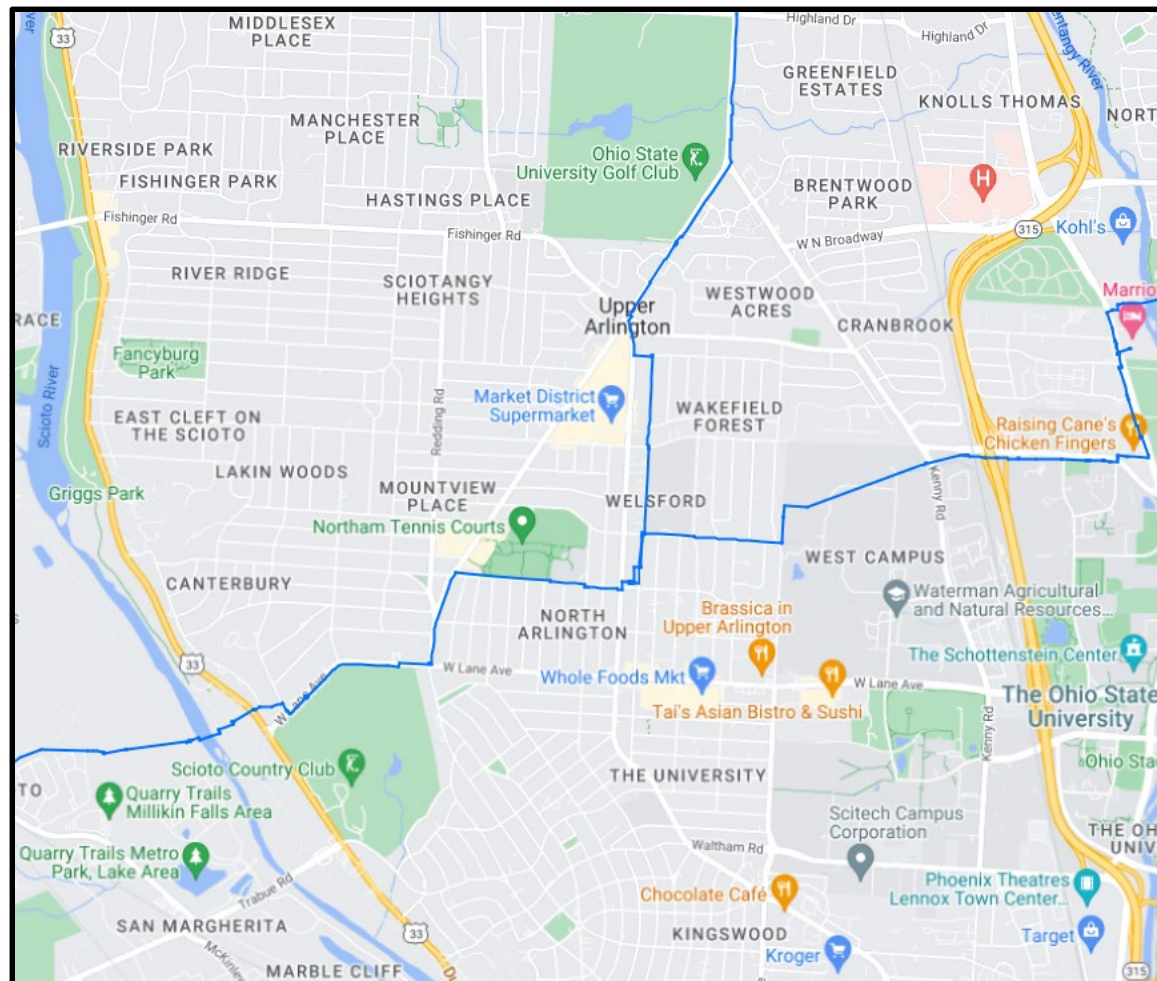
Columbia Gas North Columbus High Pressure System

Columbia Gas must be in 50% compliance by July 2028.



Columbia Gas North Columbus High Pressure System – Upper Arlington

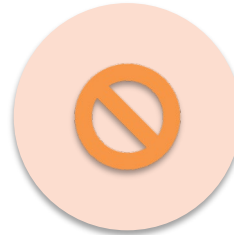
Upper Arlington will have multiple phases.



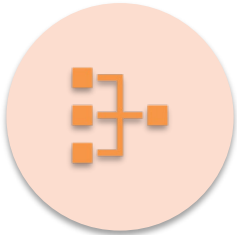
Important Notes



Columbia operates 52 miles of transmission pipeline in Ohio – there has never been an incident in 70+ years.



There is no leakage history on the pipeline in Upper Arlington.

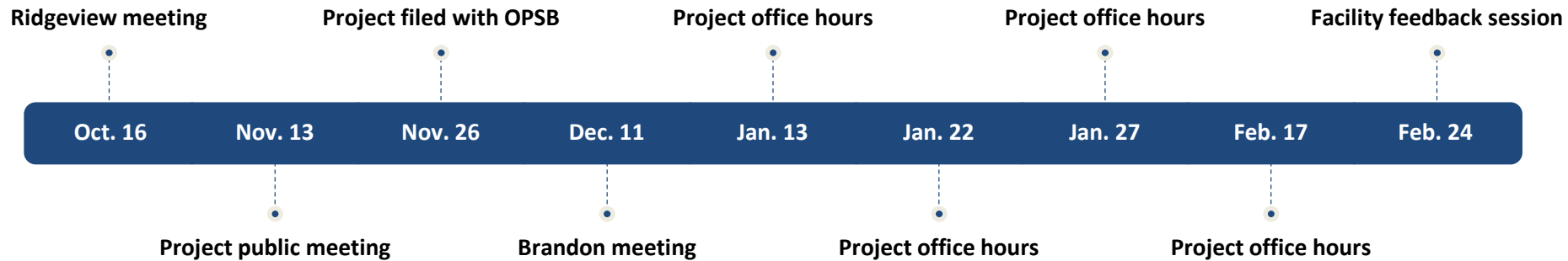


There is 300,000+ miles of transmission pipeline in US.



1 in every 7 miles is considered HCA.

Timeline Of Public Events



West Central Project Route



Green = existing pipeline

Red = new pipeline

Project Facts And Figures

- **Start date:** Spring 2025?
- **End Date:** TBD
- 2.4 miles of new pipeline installed
- In Upper Arlington, pipeline will be installed in public right-of-way
- Main impacts will be maintenance of traffic and construction disruption
- **Two facilities:** 1336 Ridgeview and 2723 Brandon Road
- **Construction to follow guidelines from:**
 - US EPA
 - Ohio PA
 - ODNR
 - Army Corps of Engineers
 - Upper Arlington
 - OPSB
- **Project planning steps taken:**
 - Integrity digs
 - Surveying
 - Cultural Resource Study
 - Endangered Species Review
 - Wetland Delineation Report
 - Coordination with impacted stakeholders

Safety Precautions During Construction

- Columbia personnel will oversee project execution contractor
- Columbia will follow right-of-way permit issued by Upper Arlington
- Upper Arlington will have inspection personnel and capabilities
- Columbia will follow maintenance of traffic plan submitted to and issued by Upper Arlington
- Columbia will have maintenance of traffic contractor
- Storage yard will be outside of Upper Arlington
- Pipeline safety components during construction:
 - Steel plant verifies and tests material
 - Welds are tested
 - Joints are sandblasted and coated
 - Pipe is x-rayed
 - Pipe is tested longitudinally and laterally
 - Cathodic protection is applied
 - Pipe is pressure tested (with water) before in service

Important Pipeline Notes



The current 20" pipeline will be replaced with a new 20" pipeline.



The operating pressure will remain the same.

This is a like for like project while improving system safety and reliability.

What Is A Regulator Station?

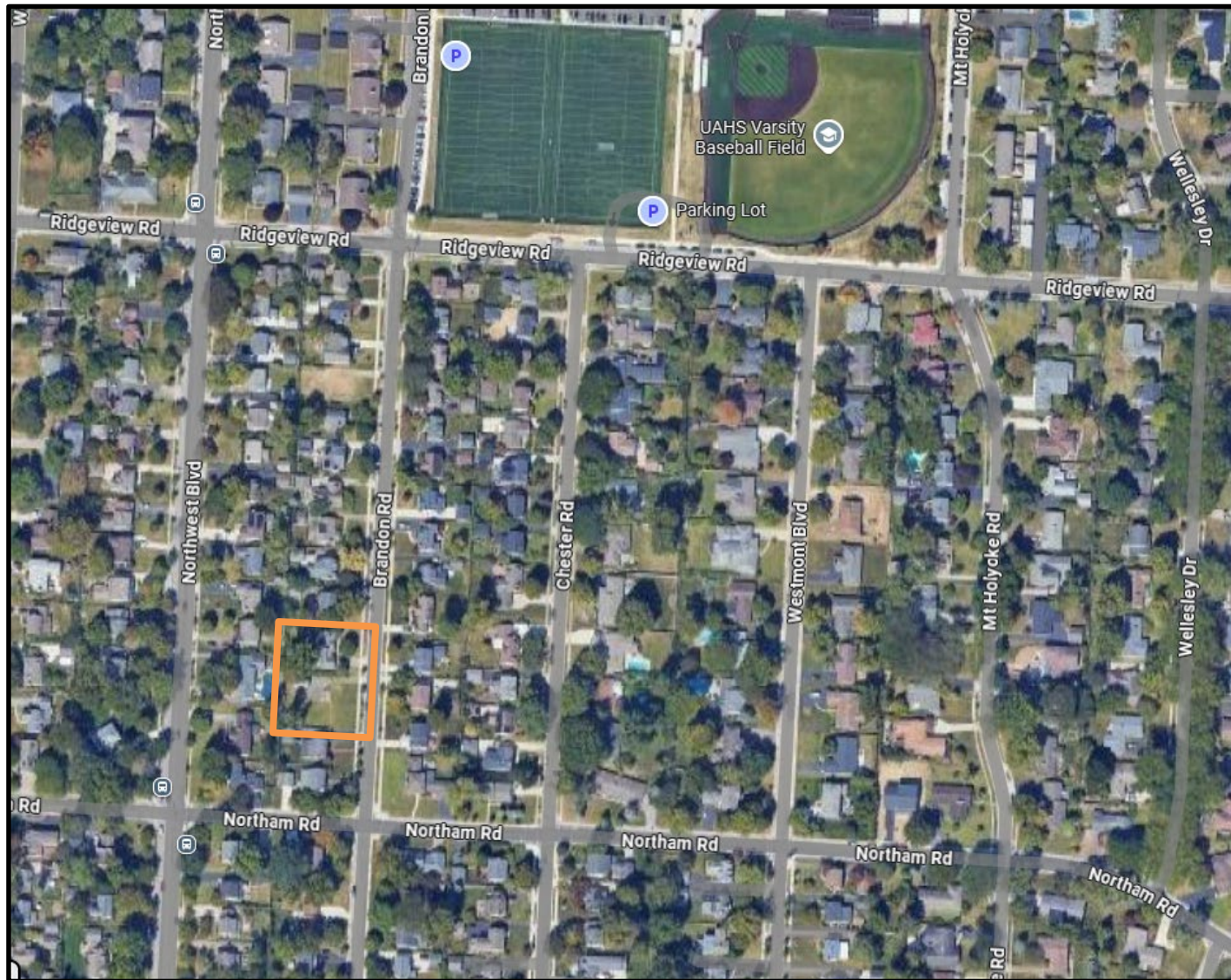
- Above ground facilities that reduce gas pressure to operating pressure appropriate for downstream section of the distribution system.
- Includes features such as:
 - Pressure reduction valves
 - Pressure monitoring
 - Metering
 - Automatic shut off valves
 - Emergency relief components
- 800+ regulator stations in Central Ohio
- 17 regulator stations in Upper Arlington



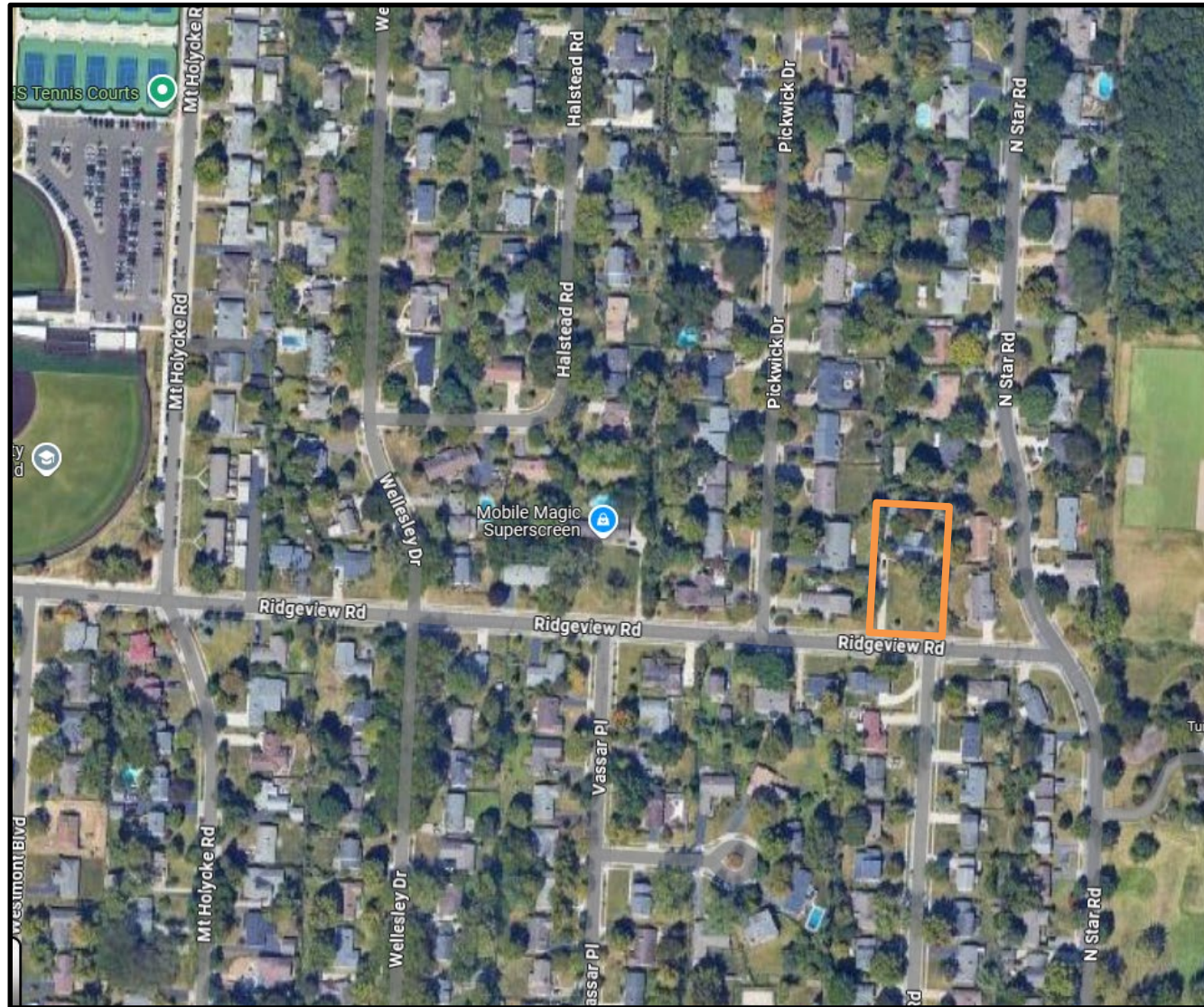
Regulator Stations In Ohio



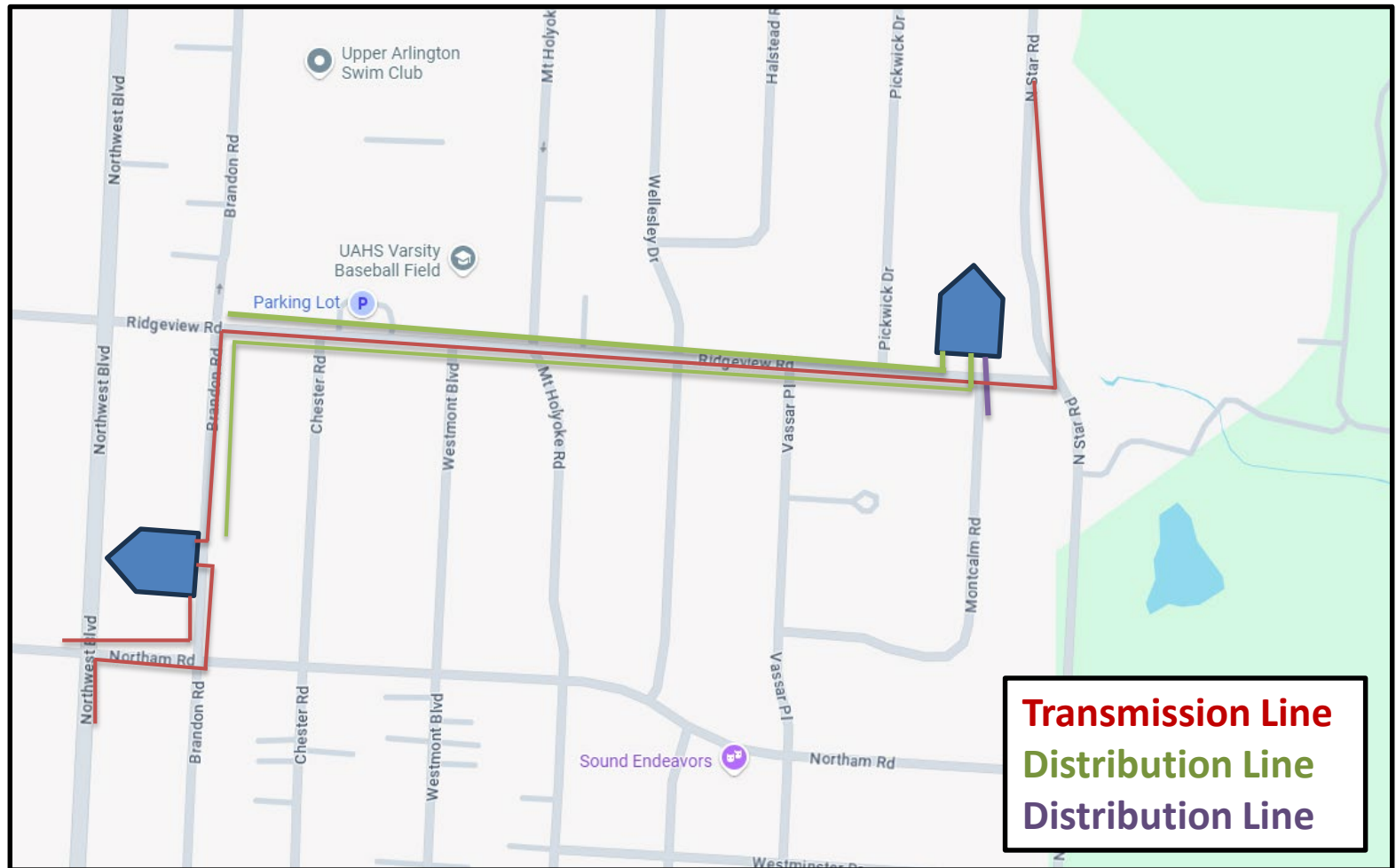
Brandon Road



Ridgeview Road

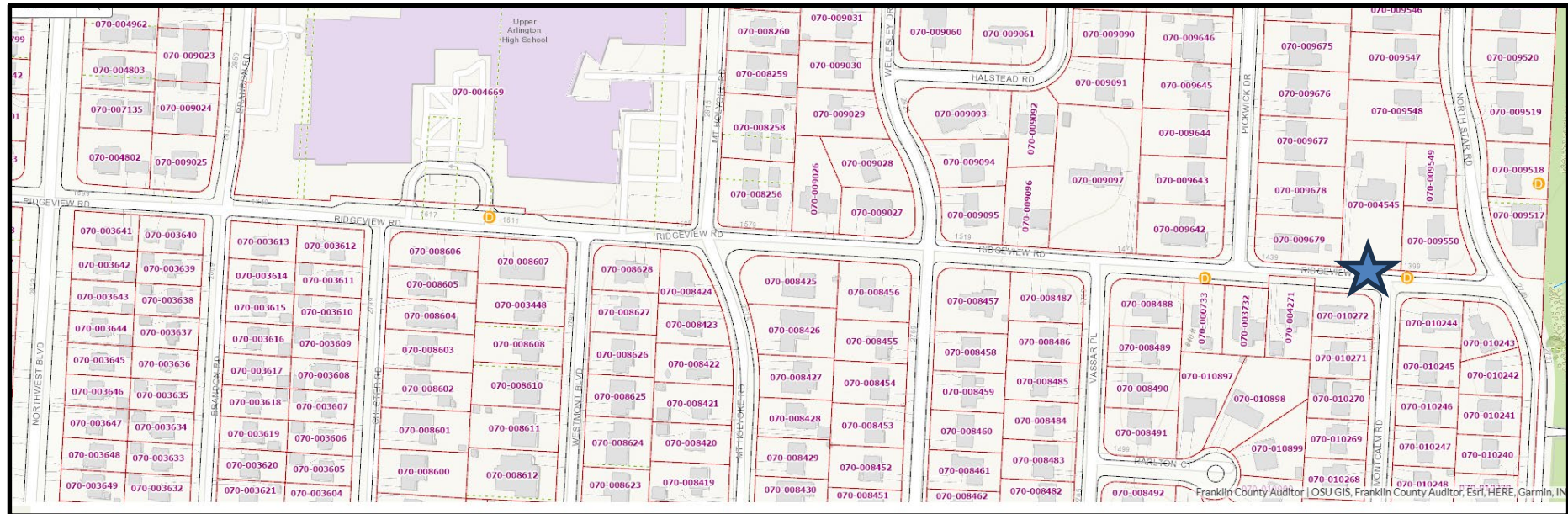


Why These Locations?



Connectivity

Why These Locations?



Lot Size

What Will Be At These Facilities?



Brandon

In-line inspection



Ridgeview

Automatic shutoff valve
(every 2.5 miles)

Inlet and outlet of gas
Monitoring safety checkpoint
Heater

Brandon Road



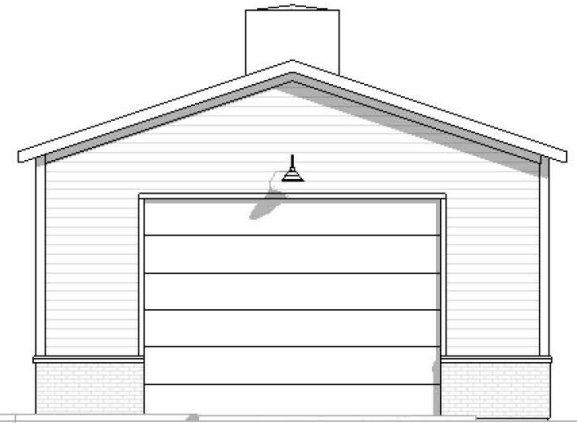
Brandon Road



Ridgeview Road



Ridgeview Road



COLUMBIA GAS STATION

1336 RIDGEVIEW RD. UPPER ARLINGTON, OHIO

01/24/2025

Ridgeview Road



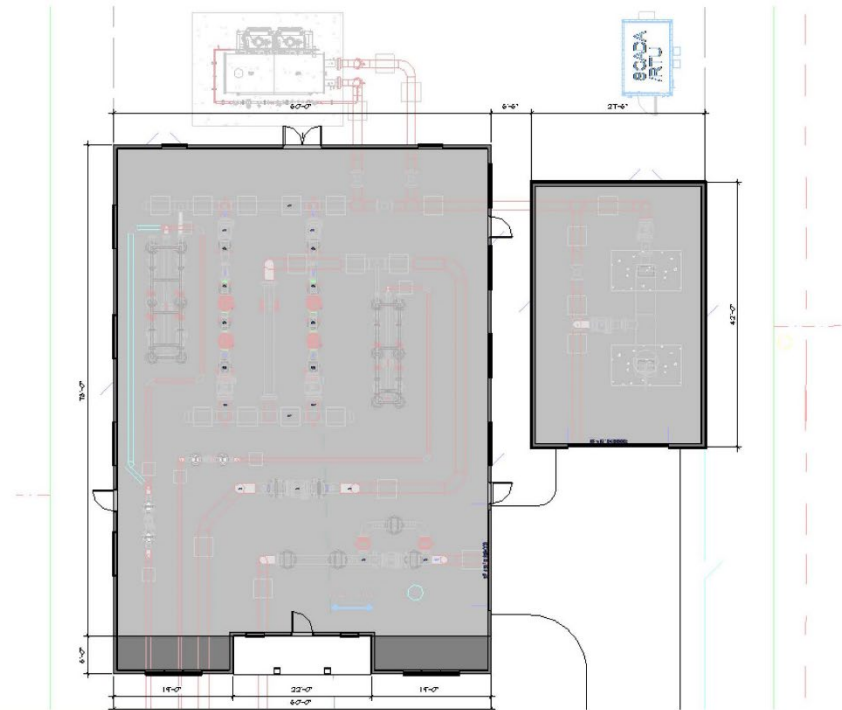
NEW AVENUE
architects • engineers

COLUMBIA GAS STATION

1336 RIDGEVIEW RD. UPPER ARLINGTON, OHIO
01/24/2025

Ridgeview Station Notes

- Maximum building height: 25'-6"
- Maximum garage height: 15'
- Zoning variance required: Fence height
- Current plans abide by zoning and setback requirements
- Looking for value add opportunities
- Will continue feedback loop with community



NEW AVENUE
architects • engineers

COLUMBIA GAS STATION

1336 RIDGEVIEW RD. UPPER ARLINGTON, OHIO
01/24/2025

Regulator Station FAQs

- **What are the sound measurements?**

Sound will be dampened by the containment of most of the site's equipment within the buildings as well as landscaping and fencing around the site. The original site design would provide a net decibel rating of 40 during peak operating times.

- **What noise level can neighbors expect during construction of the station?**

Like that of building a house. Columbia will abide by working days and hours as permitted by Upper Arlington.

- **Will residents be compensated for a reduction in property values?**

Columbia does not engage in property value compensation with neighboring property owners of Columbia owned sites. Columbia's experience has been that its projects do not devalue neighboring properties. Further, Columbia's development will be consistent with all local laws, rules, and regulations (including zoning regulations) to preserve neighboring aesthetics, characteristics, and value. Columbia's focus remains on collaborating with the community on site design to ensure the property blends in with the community.

- **Will this cause a change to their insurance rates?**

Columbia's experience has been that its projects do not cause changes to insurance rates. Columbia will follow all federal, state, and local requirements that will result in safe and reliable facilities, for all customers and residents including those living around the facilities.

- **Are there any emissions that this station will let off when operating?**

There will not be natural gas emissions during day-to-day operations. Carbon dioxide emissions when the heater runs will be on par with typical residential gas-fueled facilities.

- **Will there be an ongoing measurement for potential emissions?**

Columbia has identified all sensitive environmental and cultural areas in the vicinity and has designed this project in a manner that minimizes its impact. Construction will follow regulations from the U.S. EPA, Ohio EPA, Ohio Department of Natural Resources, Army Corps of Engineers, the OPSB and other agencies to protect the environment. As it stands, no natural gas emissions will occur during day-to-day operations.

- **Will there be any commercial sized lights or atypical installations?**

Lighting will be consistent with that on residential homes with lighting being near doors, along the building, around entry points. We plan to design the project with features such as lighting consistent to that of a residential neighborhood.

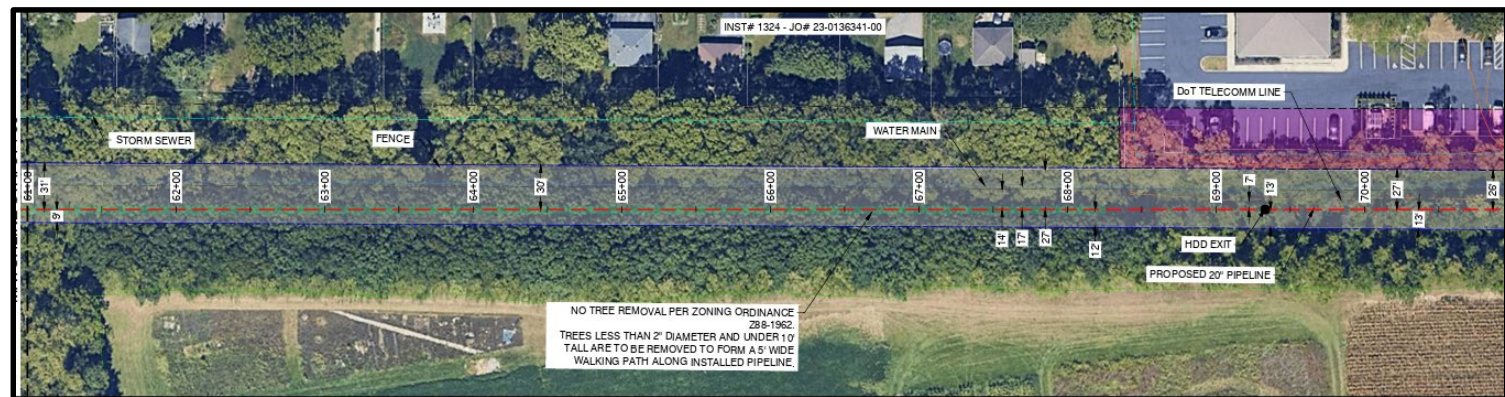
- **Will neighbors be limited by what they can install at their house?**

Neighbors will not have to alter home projects because of regulator station components being in the neighborhood.

Ohio State's Role

- Pipeline easement currently runs across Waterman Lab
- Worked with Ohio State to gain new easement on northernmost side of property
- Current pipeline will be retired in place
- Original project was titled "University" phase by Communications team to give project name unique landmark name; that has since been changed to avoid any confusion
- Original OPSB filing had the following language that caused confusion:

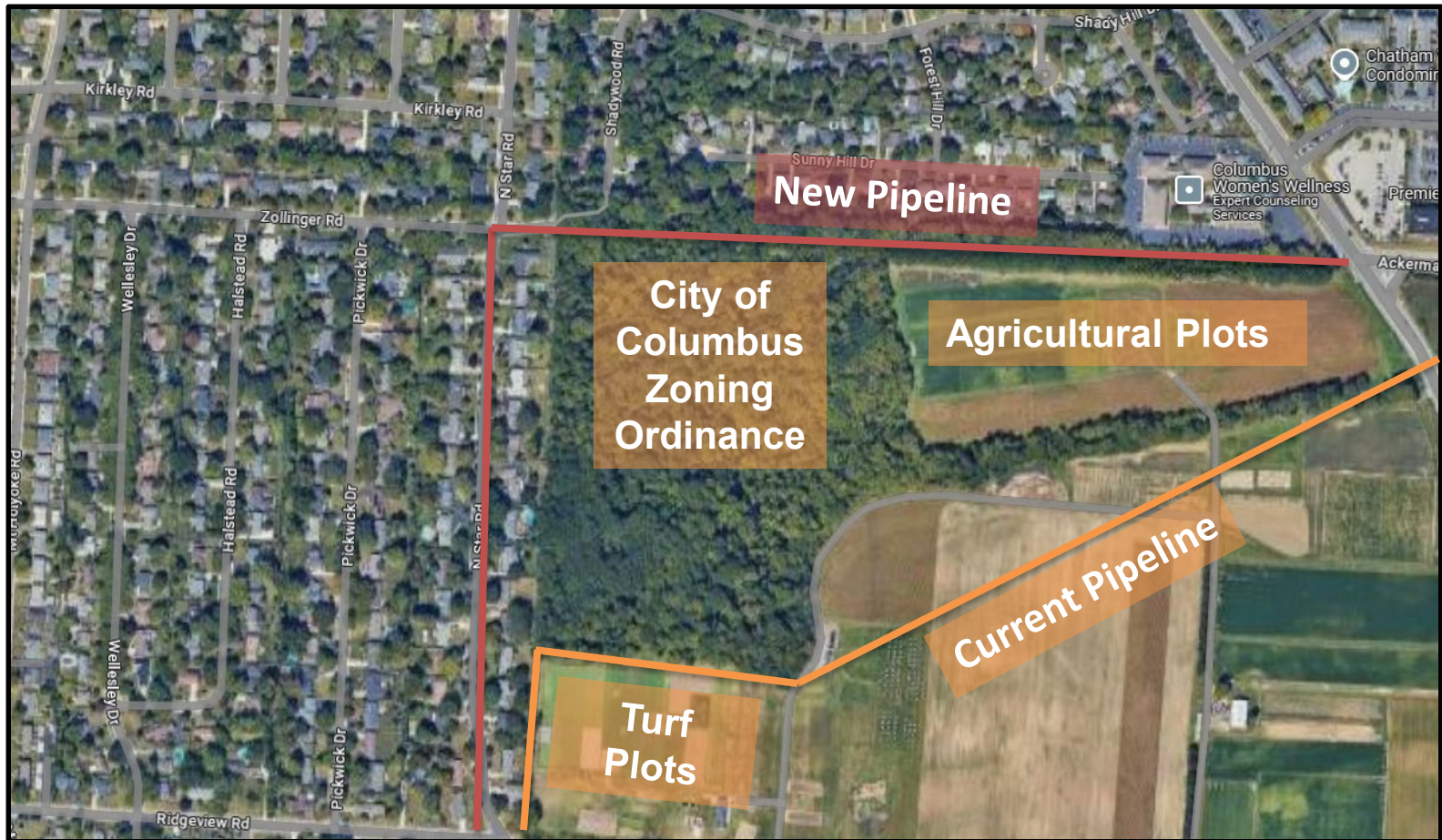
*The Project will begin on Brandon Road between Ridgeview Road and Northam Road. The Project will be constructed within the public road rights-of-way within the City of Upper Arlington **as well as within permanent private pipeline easements from State of Ohio for the use and benefit of The Ohio State University within the City of Columbus.** The Project ends at the intersection of Defiance Drive and Ackerman Road.*



This project is not exclusively serving or benefitting Ohio State and was not for or initiated by Ohio State in any manner.

Ohio State's Role

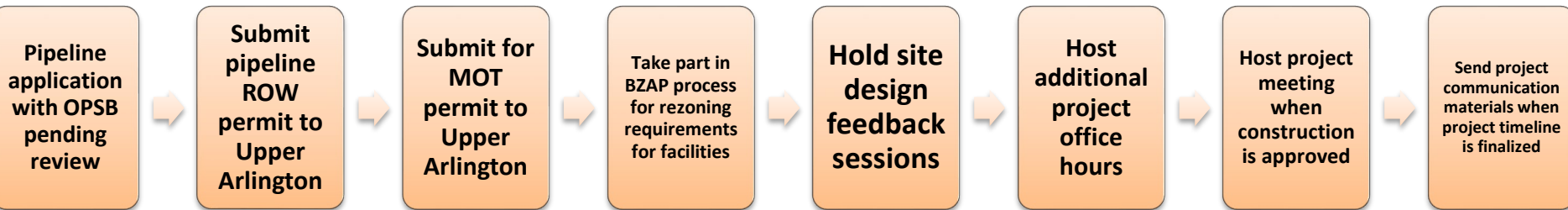
- Columbia cannot eminent domain Ohio State – see prior public use doctrine



Ohio State's Intervention

“The routing of the Project is of critical importance so as to not disturb the research and other activities occurring at Waterman Lab. For example, some of the current research plots include 40-year conservation areas, and it would be very difficult and perhaps impossible to relocate while preserving the research if the Project were routed through these areas of Waterman Lab. While OSU does not object to the location of the Project as currently proposed by Columbia in the Application, OSU has a real and substantial interest in ensuring that the Project is not modified in a manner that would negatively impact the Waterman Lab property, the ongoing education and research projects, and adjacent areas of the OSU campus.”

What's Next?



West Central NCHP Project



**COLUMBIAGASOHIO.COM/
WEST-CENTRAL-NCHP**



800-242-6227



NCHP@NISOURCE.COM