



7/19/2023 | 6:00 PM

**MUNICIPAL SERVICES CENTER, COUNCIL CHAMBER
3600 TREMONT ROAD**

If you are joining through Zoom, please click the link below to join the meeting:

<https://zoom.us/j/98181639938>

Meeting ID: 981 8163 99384

1. Consent Agenda

- a. Review of the June 21, 2023 BZAP meeting minutes and July 5, 2023 BZAP Work Session minutes.

2. Variance/Conditional Uses

- a. 1529 Barrington Road (VAR-36-23) - To allow the retention of a six-foot tall fence installed without a permit where the adjacent grade was increased by up to 18 inches.
- b. 3846 Waldo Place (VAR-37-23) - To allow the construction of a new two-story single-family residence that does not meet the City's residential design standards.

3. Development/Site Plans

- a. Glamm Dental, 2164 Riverside Drive (DEV-02-23) - Review of an Amended Final Development Plan for exterior site improvements to accommodate a dental practice expansion.

4. Zoning Map/Text Amendments

5. City Business

June 21, 2023 | 6:02 PM

Municipal Services Center, 3600 Tremont Road

Members Present: Daniel Barringer, Donald Osterhout, Shannon Tolliver,
Matthew McGrath, Marianne Mitchell, William Westbrook

Members Absent: Kevin Carpenter

Staff Present: Senior Planner Justin Milam, Planning Officer Alyssa Kelly,
Assistant City Attorney Darlene Pettit, Community
Development Intern Katie Oberlin

1. Call to Order/Roll Call

A motion was made by Mr. Osterhout, seconded by Ms. Mitchell, to excuse Mr. Carpenter's absence. The motion carried unanimously (6-0).

2. Consent Agenda

a. Minutes

A motion was made by Mr. Osterhout, seconded by Ms. Mitchell, to approve the May 17, 2023 BZAP meeting minutes. The motion carried unanimously (6-0).

b. WITHDRAWN BY APPLICANT - 2550 Chester Road (VAR-21-23)

A motion was made by Mr. Osterhout, seconded by Ms. Mitchell, to withdraw the application by Consent Agenda. The motion carried unanimously (6-0).

c. 4106 Fairfax Drive (VAR-27-23)

A motion was made by Mr. Osterhout, seconded by Ms. Mitchell, to approve the request by Consent Agenda. The motion carried unanimously (6-0). Findings #4 and #6 were noted in the Staff Report.

d. 3653 Reed Road (VAR-28-23)



A motion was made by Mr. Osterhout, seconded by Ms. Mitchell, to approve the request by Consent Agenda. The motion carried unanimously (6-0). Findings #4 and #6 were noted in the Staff Report.

e. 4857 Stonehaven Drive (VAR-29-23)

A motion was made by Mr. Osterhout, seconded by Ms. Mitchell, to approve the request by Consent Agenda. The motion carried unanimously (6-0). Findings #4 and #6 were noted in the Staff Report.

f. 2033 Bedford Road (VAR-30-23)

A motion was made by Mr. Osterhout, seconded by Ms. Mitchell, to approve the request by Consent Agenda. The motion carried unanimously (6-0). Findings #4 and #6 were noted in the Staff Report.

g. 4170 Randmore Court (VAR-31-23)

A motion was made by Mr. Osterhout, seconded by Ms. Mitchell, to approve the request by Consent Agenda. The motion carried unanimously (6-0). Finding #4 was noted in the Staff Report.

h. 2235 Dorset Road (VAR-32-23)

A motion was made by Mr. Osterhout, seconded by Ms. Mitchell, to approve the request by Consent Agenda. The motion carried unanimously (6-0). Findings #3, #4, and #6 were noted in the Staff Report.

3. Variance/Conditional Uses

Ms. Pettit 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. 2600 Coventry Road (VAR-33-23)

Mr. Milam gave a brief description of the variance for 2600 Coventry Road.

Property owner Mr. Kurt Knisley gave an overview of the project, including that the existing foundation would be used for the addition and the existing four-inch encroachment would not be increased.

Mr. Hamdy Elsayed-Awad, 2577 Camden Road, shared concerns with privacy and real estate as a neighboring resident.

The board discussed that the proposed addition was minimal and that alternative locations would cause an increase in development cover. Chair Tolliver asked to view the back elevations to see window height and size, stating that the addition is minimal, speaking in favor of construction on the existing footprint. Ms. Mitchell



and added that the back yard space becomes limited with garage additions and spoke favorably about the retention of an existing tree in the rear yard. Mr. Osterhout expressed that changing the location of the proposal would only increase the development coverage.

A motion was made by Chair Tolliver, seconded by Mr. Osterhout to approve Variance #33-23. The motion carried unanimously (6-0). Findings #3 and #4 were noted in the Staff Report.

b. 2241 Abington Road (VAR-16-23)

Ms. Kelly gave a brief overview of the property and proposal.

Mr. Donald Schumacher, project architect, offered an outline of their process and recent changes.

A motion was made by Chair Tolliver, seconded by Mr. Osterhout, to approve Variance #16-23. The motion carried unanimously (6-0). Finding #4 was noted in the Staff Report.

c. 1991 Stanford Road (VAR-34-23)

Ms. Oberlin provided an introductory summary.

The applicant, Mr. Jack Wiseman, offered more background information regarding the fence, driveway, and auto court design.

Mr. Osterhout asked about the material of the driveway, and Ms. Mitchell followed up with a question regarding permeable materials. The applicant responded that the material would be impervious pavers.

Chair Tolliver stated that she would like to see a reduction in the percentage of development coverage, specifically near the garage. She added concerns about covering green space and the lack of precedent in the area to allow the proposed percentage of development coverage and the desire to see reduction. Chair Tolliver also noted that a BZAP working sessions may be helpful.

Ms. Mitchell inquired if a width-reduction of the driveway would be possible.

Mr. Osterhout asked which garage bay would be primarily used.

The applicant expressed concerns regarding the maneuverability of automobiles if the proposed driveway were to be reduced in size. Board members discussed potential alternatives to navigating a smaller driveway.



Chair Tolliver said that several board members were not in favor of granting the driveway variance as requested.

Ms. Mitchell noted that Miller Park contributes to the traffic on Stanford Road and that the proposed driveway would be large.

Mr. Osterhout requested alternate plans with different square footage options. Chair Tolliver indicated that a plan proposing closer to 25 percent coverage would be most desirable.

Mr. Barringer commented on the varying widths in the design and asked where reductions could be made in the area of the driveway. Ms. Mitchell asked if changes could be made in the portion of the auto court in front of the garage bays along the edge.

Mr. Milam addressed the board to provide more detail regarding a proposed reduction of 200 square feet that was included to the applicant and in the Staff Report.

The applicant provided an amended plan that showed a decrease in coverage to 30 percent. Ms. Pettit said that the board could grant the variance as presented in the amended plan or have further discussion at a working session. Ms. Pettit added that if Staff had time to review and support the presented plan that the board could choose to approve the variance on the spot under the circumstances that the members have been provided with adequate details. Chair Tolliver asked Staff if they were in favor of the applicant presenting the new plans. Mr. Milam responded that Staff would review the plans if the board was also willing. Staff and the board reviewed the plan.

Mr. Westbrook inquired Staff regarding the 30 percent development coverage. Mr. Milam responded with details that indicated unique circumstances such as lot dimensions, location, and an improved landscape plan.

Chair Tolliver added that the variance could be conditionally granted given that the dimensions have been verified by Staff.

A motion was made by Chair Tolliver, seconded by Mr. Osterhout, to conditionally approve Variance #34-23, given that development coverage of the front yard will not exceed 30 percent. The motion carried unanimously (6-0). Findings #3 and #6 were noted in the Staff Report.



d. 2737 Wexford Road (VAR-35-23)

Ms. Kelly offered a summary of the application, including details about the buildable area, property lines, previous hot tub cases, noise, and visible activity.

The applicant, Mr. Erwin Effler, provided a detailed explanation regarding the design choices made in the proposal. Landscape plans were discussed. Mr. Milam and Mr. Effler clarified that proposed hot tub would be one foot and six inches from the property line.

Ms. Mitchell asked the applicant if they looked at alternative locations. The applicant found other locations undesirable due to future renovation plans.

Ms. Mitchell asked how tall the existing fence is.

Mr. Osterhout asked for further details regarding drainage off of a shed on the neighboring property line.

Mr. Barringer touched on how the proposed hot tub location would impact noise levels and indicated that the small size of the back yard gave a precedent for the approval of the variance. Mr. Osterhout agreed.

Ms. Mitchell asked if the applicant considered adding a landscape buffer between the proposed hot tub and neighbor's shed.

Chair Tolliver asked for clarification regarding the hot tub's screening and enclosure. She added that while a location of five feet from the property line would be more desirable than one foot, the placement made sense for the circumstances presented.

Mr. Milam clarified that proposed hot tub would encroach six foot and six inches into the side yard setback and that the measurement is from the hot tub rather than the concrete pad.

A motion was made by Chair Tolliver to approve Variance #35-23. The motion carried unanimously (6-0). Findings #4 and #6 were noted in the Staff Report.

4. City Business

Mr. Milam gave an update on projects around the City including plans on Riverside Drive for the July 5 Work Session. There are two variances for the July BZAP hearing. UDO amendments are to have their third reading at the upcoming



City Council meeting on July 26, 2023. Ms. Pettit offered more details regarding the language of the amendments and possible outcomes. Mr. Milam included that there are two new salons going in in Upper Arlington. Other updates were given regarding changes in commercial areas, tree preservation efforts, and new projects complying with Neighborhood Compatibility. There were no updates on the Henderson Road study with the City of Columbus. Following Mr. Westbrook's inquiry, Mr. Milam said there were no major updates on the Golden Bear development, although there are open code compliance issues.

5. Adjournment

The meeting adjourned at 7:07 PM.

ATTEST:



CHAIR:



City of Upper Arlington

BZAP Minutes | Page 6 of 6 | May 17, 2023

Authors: Katie Oberlin, Intern

BZAP Meeting Date: July 19, 2023

Subject: 1529 Barrington Road (VAR-36-23) - To allow the retention of a six-foot tall fence installed without a permit where the adjacent grade was increased by up to 18 inches.

Site Description/History

The subject property, 1529 Barrington Road, is located on the south side of the street, three parcels west of North Star Road. The property has 60 feet of street frontage, 122 feet of depth, and totals 0.168 acres in a rectangular shape. This R-1c (One-Family Residence District) zoned property has a 40-foot building setback line and is platted as Lot #47 in the Upper Arlington Porter Speakers Walnut Hills Amended subdivision from 1940. A two-story stone and stucco home was built in 1955 and sits on the front yard setback line. The property was purchased by the applicant in 1993.

Proposal

The proposal includes a request to retain a recently installed six-foot tall wood fence along the side and rear property lines. The application states: *"The grade has not changed since we bought the home in 1994."* and *"We have had rats and other rodents both dead and alive in our yard because the tenants did not keep the lids on the garbage cans. There is a lot of traffic in the parking lot area beside the garage."*

Zoning Code Requirements

- Fences shall not exceed six feet in height, as measured above the elevation of the surface of the ground at such point (Article 6.09).

On November 4, 2022, Staff received an anonymous complaint regarding a fence constructed without a permit on the subject property. The complaint noted that the grade had been changed and a new wood privacy fence had been installed. The City's Code Compliance Division sent a letter requesting the applicant to apply for a Fence Permit, which was approved on November 28, 2022. In the application, the applicant indicated the height of the fence would be reduced to be code-compliant. A reminder letter was issued by the City on December 28, 2022 and an extension was granted to May 1, 2023. A final notice was issued by the City on May 2, 2023. The applicant then notified Staff they would seek a variance instead of reducing the height of the fence (or grade), which was applied for on June 7, 2023.



Upon visiting the site and measuring the fence at least four times since the complaint was filed, it is clear that the grade has been raised as much as 18 inches along the rear property line when comparing the grade to the adjacent property. Per code, the height of the fence would have to be reduced so that the fence is no taller than six feet above the previously existing grade.

Alternatives

There are several options available to the applicant that could eliminate the need for (or reduce the severity) a variance request:

- The applicant could lower the grade to eliminate the need for a variance; and/or
- The applicant could modify the existing fence's height to bring it into compliance. This would include subtracting how much the grade was increased.

Requested Action and Findings

Staff has reviewed the application and plans, visited the site, and met and shared messages with the applicant and neighbors over the past nine months. It is unfortunate that the fence was installed prior to the submission and issuance of a Fence Permit, where this predicament could have potentially been avoided. When the grade is increased, the overall height of the new fence has to decrease, so that the fence is no taller than six feet above the existing grade. For the majority of this time, the applicant has indicated that they would reduce the height of the fence to be compliant, which is noticeably taller than others around it. Then after several extensions, a variance application was submitted. It is Staff's view that the standards of approval for granting a variance have not been met, specifically as there are options available to eliminate the need for a variance (Finding #7) and its granting would be a special privilege that others do not and have not enjoyed (Finding #9). For these reasons, Staff recommends that this variance application be denied.

Attachments

1. 1529 Barrington Road Variance App
2. BZAP Staff Report Pics - 1529 Barrington Rd
3. Letter Contesting Variance Request (VAR-36-23), 1529 Barrington Road with Photos



**23-2518****Variance Application**

Status: Active

Submitted On: 6/7/2023

Primary Location1529 BARRINGTON RD
UPPER ARLINGTON, OH
43221**Owner**ULLUM DOUGLAS E & BETH
W
BARRINGTON 1529
COLUMBUS, OH 43221**Applicant** Douglas Ullum
 614-203-7856
 dullum1529@gmail.com
 1529 Barrington Road
Upper Arlington , Ohio
43221

Variance Information

Describe Variance Request ?

To maintain the current fence height at the rear of my property

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 commercial building behind my property is a 4 car garage and a 4 family apartment building. Their garbage cans are stored directly behind the garage and adjacent to my fence. We have had rats, other rodents both dead and alive in our yard because the tenants did not keep the lids on the garbage cans. There is a lot of traffic in the parking lot area beside the garage. No one is suffering any harm from this fence. The fence is 6" onto my property. The grade has not changed since we bought the home in 1994. I have had to maintain the weed control behind my fence and had invasive honeysuckle killing my arborvitae.

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?

Yes

Timeline

Label	Activated	Completed	Assignee	Due Date
✓ Application Complete & Scheduled for BZAP Review	6/7/2023, 1:22:04 PM	7/5/2023, 9:36:09 AM	Justin Milam	-
\$ Application Fees	6/7/2023, 1:20:02 PM	6/7/2023, 1:22:03 PM	Douglas Ullum	-
✓ Board of Zoning & Planning Review	7/5/2023, 9:36:10 AM	-	Justin Milam	-
📄 BZAP Result	-	-	-	-



Revised: May 2023

Certification of Notice

Applicant Name: Douglas E. Ullum

Location of property subject to BZAP request: 1529 Barrington Rd

This application will be heard by the Board of Zoning and Planning on: _____

Describe activity which requires Board of Zoning and Planning review:

Height of Rear property fence.

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:
1521 Barrington Rd UA 43221	J. Viall	9589 7010 5270 0489 6287 23	06/07/2023
1537 Barrington Rd 43221	J + Liz Lewis	Ding Dunning	06/07/2023
Owner			
1532 Waltham Rd UA, 43221	"Owner"	9589 7010 5270 0489 6287 30	06/07/2023
	From Franklin Co. Auditor		Site Search
Applicant Signature:			Date:



Revised: May 2023

Certification of Notice

Applicant Name: Douglas Ullum

Location of property subject to BZAP request: 1529 Barrington Rd

This application will be heard by the Board of Zoning and Planning on: _____

Describe activity which requires Board of Zoning and Planning review:

Height of South Fence (rear)

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:
1508 Barrington ⁴³²²¹	Joseph Rust	9589 0710 5270 0489 6290 41	6/22/2023
2412 Wenbury ⁴³²²⁰	Samuel Nemer	9589 0710 5270 0489 6290 58	6/22/2023
1545 Barrington Rd ⁴³²²¹	J. Cumpion	9589 0710 5270 0489 6290 65	6/22/2023
1356 W. 6th Ave ⁴³²¹²	Joseph Graziano	9589 0710 5270 0489 6290 72	6/22/2023
1540 Barrington Rd ⁴³²²¹	Patty + Pierre Robitaille	9589 0710 5270 0489 6290 89	6/22/2023
1511 Barrington Rd ⁴³²²¹	Becky Scholl	9589 0710 5270 0489 6290 27	6/22/2023
1524 Barrington ⁴³²²¹	Math/Amelia Durl ^{Mindel}	9589 0710 5270 0489 6290 34	6/22/2023
1532 Barrington ⁴³²²¹	R+J Ziliak	9589 0710 5270 0489 6290 96	6/22/2023
Applicant Signature:			Date:

June 7, 2023

MR. & MRS. J VIAU
1521 BARRINGTON ROAD
UPPER ARLINGTON, OH 43221

I am sending this letter to you to inform you, as I am required to do, that Beth and I are seeking a variance to keep the fence on the south border of our property at its current height.

I am required to inform you that the public hearing with be:

Wednesday, July 19th, 2023

6:00pm

Upper Arlington Municipal Center

3600 Tremont Road

Upper Arlington, OH 43221

614-583-5000

DOUG AND BETH ULLUM

1529 BARRINGTON ROAD
UPPER ARLINGTON, OH 43221

Myers Surveying Company, Inc.

2740 East Main Street, Columbus 43209 (Bexley), Ohio
614-235-8677 FAX: 614-235-4559

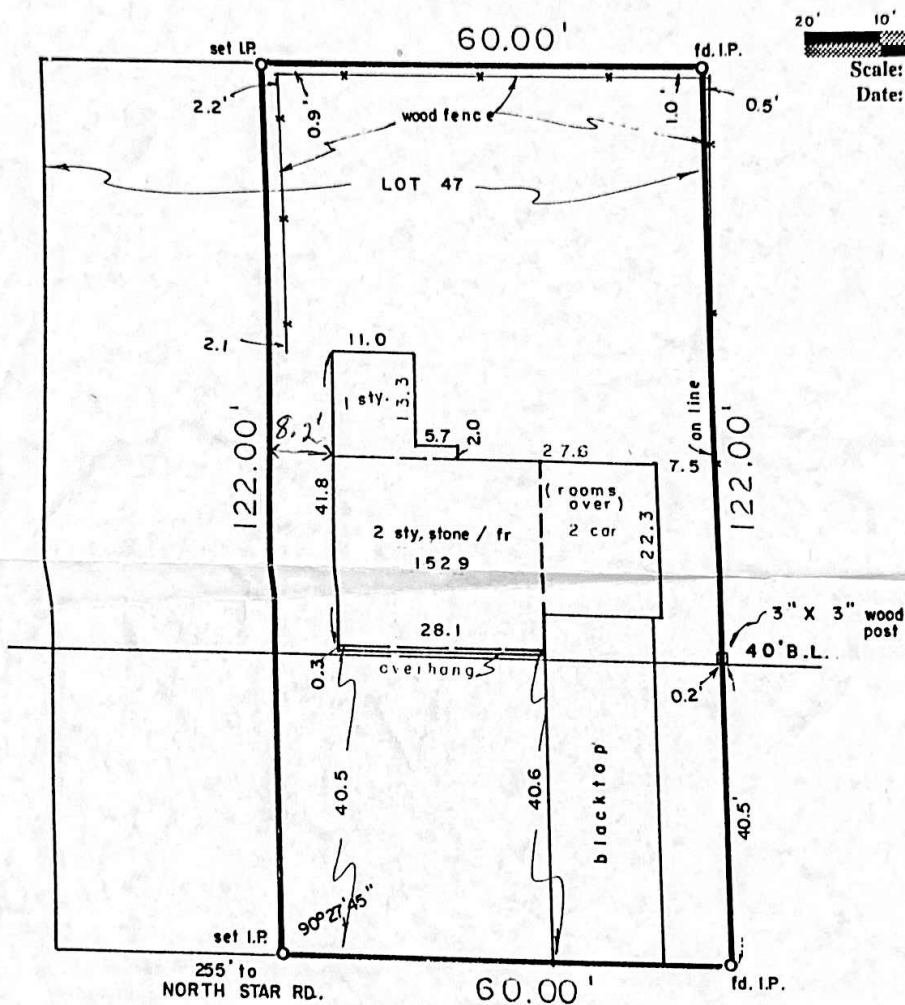
A Mortgage Location Survey prepared for and certified to:
Stewart Title Guarantee

Legal Description: Situated in Ohio, County of Franklin, City of Upper Arlington, Being Part Lot 47
Subdivision of Part of Porter and Speaker's Walnut Hills Addition, Plat Book 20, Page 50

Amended

Applicant: Witberg

Posted Address: 1529 Barrington Road, Upper Arlington, Ohio



BARRINGTON RD. 50'



We hereby certify that the foregoing Mortgage Location survey was prepared from actual field measurements in accordance with Chapter 4733-38 Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37 of said code.
THE INFORMATION SHOWN HEREON IS NOT TO BE UTILIZED FOR THE INSTALLATION OF BUILDINGS, FENCES, LANDSCAPING OR OTHER PERMANENT IMPROVEMENTS.

Myers Surveying Co., Inc.

By Allen Myers
Professional Surveyor

Myers Order No. - 11-11/05/93

Rec.

Field

DWG

Ltr.

Ck.



1529 Barrington Rd, Columbus, OH X



BARRINGTON RD

1529 Barrington Rd, Columbus,
OH, 43221, USA



60

60

(30)

1537

46

070-003449

122

1529

070-002914

47

122

070-003

Move mouse to get coordinates

20ft



50 070-003453

070-003

July 13, 2022

Sent via Email

City of Upper Arlington
Members of the Board of Zoning and Planning
3600 Tremont Road
Columbus, OH 43221

RE: Contesting Variance Request (VAR-36-23), 1529 Barrington Road

Dear Members of the Board of Zoning and Planning,

My wife and I wish to contest a variance request filed by our next door neighbor for a fence that is too high. The letter I received indicated the matter will be discussed at your meeting on July 19, 2023, however, we have a conflict that evening and will not be able to attend in person to contest the variance request. Please let this letter serve as our formal request to deny the requested variance.

We live at 1521 Barrington Road, and the variance request (VAR-36-23) was filed by my next door neighbors with the last name Ullum. Their address is 1529 Barrington Road, Columbus, OH 43221.

The reason we are contesting this variance request is simple: Maintaining property values and community standards. We believe the reason the City has zoning and building codes, and requires permits for certain installations, is to maintain a sense of community and mutually acceptable building standards that also protect individual property values. I have been a licensed real estate agent and Realtor for over 25 years, and it is readily apparent when local building and zoning requirements are non-existent or not enforced, and owner's residential property values suffer. We need to maintain the integrity of Upper Arlington's building and zoning requirements to maintain individual property values, and to preserve a cohesive sense of community. For these and other reasons, we request that the subject variance application be denied.

Contesting Variance Request (VAR-36-23)

July 13, 2023

Page 2

I have attached a few pictures to this letter to show the height of my neighbors' new fence, as well as the grade change that was made to fill in the gap at the rear of their lot after the fence construction.

After the new fence was built at 1529 Barrington, I hired a fencing contractor to replace my fence and to try and screen the neighbors' fence, but it is too high to properly screen. My fencing contractor opined that when the neighbor and his son built the fence they did not take into consideration the grade change, and a normal installation would have "stepped down" each section of fence to meet the grade instead of being built level across the top. That is why they had a large gap in the rear. To fill this gap they laid 6' fence picket boards horizontally, and affixed what appeared to be two courses of pickets to the bottom of the fence posts, thus creating a sort of retaining wall, which they then had filled with dirt and sod installed. I now also have a section of yard that retains water during heavy rainfall that is immediately adjacent to our mutual lot line, which is approximately 12 feet from the rear lot line. This did not exist before they constructed their fence and brought in the dirt to fill the gap at the rear of their new fencing.

We would like to thank all of the Members of the Board of Zoning and Planning and City staff involved for investigating this matter, and for your time and consideration of our request to deny variance request VAR-36-23.

If you need anything further or wish to discuss anything directly you can reach me anytime on my cell phone at 614-395-1812.

Sincerely,



Jim and Sharon Viau
1521 Barrington Road
Columbus, OH 43221

Attachments

C: File

Photos Accompanying Contested Variance Request (VAR-36-23), 1529 Barrington Road
July 13, 2023

Photos showing the prior fencing across the back lot lines of 1521 (left) and 1529 (right) Barrington Road – Same materials and height, with shared 4' picket fence on lot line.



Photos showing the new fencing across the back lot lines of 1529 Barrington Road, as it abuts 1521 to the east and 1537 to the west



Photos showing the new fencing across the back lot lines of 1529 (left) and 1521 (right) Barrington Road, after construction of new fencing at 1521



1529 Barrington Road

BZAP Staff Report Pictures



Google Maps ® Aerial – Looking North



Proposed Site Plan



Existing Barrington Road Elevation



Existing Rear Elevation



Existing East Elevation



July 13, 2022

Sent via Email

City of Upper Arlington
Members of the Board of Zoning and Planning
3600 Tremont Road
Columbus, OH 43221

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Contesting Variance Request (VAR-36-23)

July 13, 2023

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Sincerely,



Jim and Sharon Viau
1521 Barrington Road
Columbus, OH 43221

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July 13, 2023

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Photos showing the new fencing across the back lot lines of 1529 Barrington Road, as it abuts 1521 to the east and 1537 to the west



Photos showing the new fencing across the back lot lines of 1529 (left) and 1521 (right) Barrington Road, after construction of new fencing at 1521



Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: July 19, 2023

Subject: 3846 Waldo Place (VAR-37-23) - To allow the construction of a new two-story single-family residence that does not meet the City's residential design standards.

Site Description/History

The subject property, 3846 Waldo Place, is located on the north side of the street, one parcel west of Sawmill Road; Rushmore Drive and W. Henderson Road are located to the north. The property has 110 feet of street frontage, 175 feet of depth on the west side, 155 feet on the east side, and totals 0.53 acres in a mostly irregular shape. This R-Sc (Residential Suburban District) zoned property has a 40-foot building setback line and is platted as Lot #42 in the Orchard View subdivision from 1960. This street segment of Waldo Place, west of Sawmill Road, contains eight lots with seven homes, where the lot at the end of the cul-de-sac is vacant and owned by an adjacent property owner. Two homes across the street are relatively newer, two-story houses (32'-7" tall and 34'-0" tall), one is 1.5 stories, and the other four homes are ranches, including on either side of the subject property. Ranches and 1.5-story homes are primarily located along Waldo Place toward the east, as well as Rushmore Drive to the north. It is not until you get further south along Sawmill Drive that you begin to see larger two-story homes along Squirrel Bend and adjacent streets. Larger homes are also located along Rushmore Drive to the northwest.

The application states that the existing brick ranch, built in 1968, will be demolished to make way for a new, two-story single-family residence. Four of the existing nine mature trees in the front and side yards will be retained as the others are in the building area and unable to be saved; the applicant has indicated that they could supply a landscape plan with any Building Permit application and have already tried to shift the building's location to potentially save the other five trees. The property slopes approximately six feet from east to west and is displayed in the application. The property owner purchased the home in December 2022 with the intent to construct a new home.

Proposal

The proposed site plan includes a new home that stretches from the 40-foot front yard setback to the 40-foot rear yard setback, with a 14-foot side yard setback on the west side and a 30-foot side yard setback on the east. The 4,385-square foot, two-story stucco home with an unfinished basement includes a three-car, side-load garage on the east side of the property. The main section of the home is 34 feet above grade, but steps down to 26'-4" on the west side and 26'-1" on the east side with a gable roof. Building, development and front yard



development coverage ratios are all compliant, as are all building setbacks, side yard longwall setbacks, swimming pool setbacks, and the rear yard profile.

Zoning Code Requirements

Article 7.17 of the Unified Development Ordinance (UDO) includes the City's [Residential Design Standards](#), which apply to new single-family homes. The ordinance states that the proposed design shall be consistent and compatible with prominent characteristics existing in the neighborhood, with particular consideration and focus on the characteristics existing on the same block. To augment and support these standards, the City Manager established a [policy](#) to help aid and define neighborhood compatibility. The policy, which was reviewed by City Council, provides for several different building design standards, including height, exterior materials, step-back requirements, and roof design. The proposed home meets all of the design requirements, except its maximum height is greatly exceeded and its exterior is nearly 100 percent stucco.

The building height calculation (per the Policy) would equate to a maximum height of 26 feet, eight feet below the proposal. Per 4.2 of the Policy calculation, the median height of the street segment and rear homes is 17.3 feet, which results in a 26-foot height limit when multiplied by 150 percent. The applicant has indicated that they cannot modify the proposed home plans to reach a 26-foot building height. The "extra height allowance" outlined in 4.3 of the Policy does not apply here because at least two unique conditions are not present. A survey of the entire area (and street segment per 4.4 of the Policy) proves that stucco homes are present, but all have significantly more stone on the front elevation than is proposed; there are no full stucco homes. Therefore, a variance has been requested to the City's design standards.

A Building Permit application has not been submitted for this project, but a Demolition Permit has. Be it this plan or another, a thorough review of the proposed building and site would occur through various City departments. In addition to building and zoning, reviews by engineering and forestry would occur. Grading, drainage, and stormwater plans would all be required to ensure water does not shed off-site and would be constantly monitored by City inspectors during construction. Existing mature trees not within the building area would have to be preserved unless otherwise approved by the City Forester.

Alternatives

Other than providing an entirely new home plan design, there are three options to reduce the severity of the variances requested:

- 1) The floor heights could be reduced, saving between 12 and 24 inches of overall building height and mass. The City's third-party architect was unsure this would really make much of a difference but would bring the height down some.
- 2) The roof pitch could be modified from 9/12 to 8/12, which would drop the height by approximately 1'-2". The City's third-party architect felt this would actually have a negative impact on the design and significantly increase costs due to truss roof construction modifications. The applicant is amenable to this option.
- 3) Additional stone could be added to the front elevation to better complement the neighborhood.

As a whole, the City's third-party architect felt this home would be acceptable from a



compatibility perspective due to the existing conditions and maturity of the neighborhood, the taller homes located to the south, and across the entire neighborhood. The architect indicated that a height reduction would be a bonus given the building height limits established by 4.2 of the Policy.

Requested Action and Findings

Staff reviewed the application and plans, visited the site, and discussed it with the applicant and concerned neighbors. This is the first application that tests the City Manager's Policy on Neighborhood Compatibility. This Policy is meant to supplement the City's Residential Design Standards by offering guidance as to what compatibility looks like. Simply, because 4.2 and 4.4 of the Policy are not met, Staff has to determine that Article 7.17 is not being met. The applicant could make changes to meet 4.2 and 4.4, or seek a variance from BZAP as a result. This was specifically set up to allow the Board further review and a closer look to see if compatibility is or isn't met based on the application, ordinances and variance standards of approval. Other than building height and exterior materials, the proposed home meets all of the Policy's measures, including those to reduce mass and potential impacts on adjacent property.

This area has slowly been in a transition between the original 1950s-60s homes and replacement homes built within the past two decades. These homes have largely done a good job of blending into the neighborhood and not negatively impacting existing nearby homes, proving that taller and more thoughtfully designed homes can be harmonious with lower, ranch-style homes. Largely as a result of the City's third-party architect's recommendations, Staff would like to see a reduction in building height and additional stone be added to the front elevation before support for the application can be offered. If these two things were to occur, Staff believes that the granting of the variance would not be precedent-setting because the design meets all of the measures meant to reduce the height, massing and bulk of homes of the Policy, especially as they relate to adjacent lower homes by stepping the building down as it reaches the outer ends of the home. There are two existing homes that would be taller than the proposed home directly across the street from the subject property.

Staff would encourage the Board to utilize Findings #4 (character of the neighborhood) and #8 (spirit and intent of the ordinance) in their discussion.

Attachments

1. BZAP Staff Report Pics - 3846 Waldo Pl
2. BZAP Variance Application - 3846 Waldo Place
3. Schubert letter 07.13.23



3846 Waldo Place

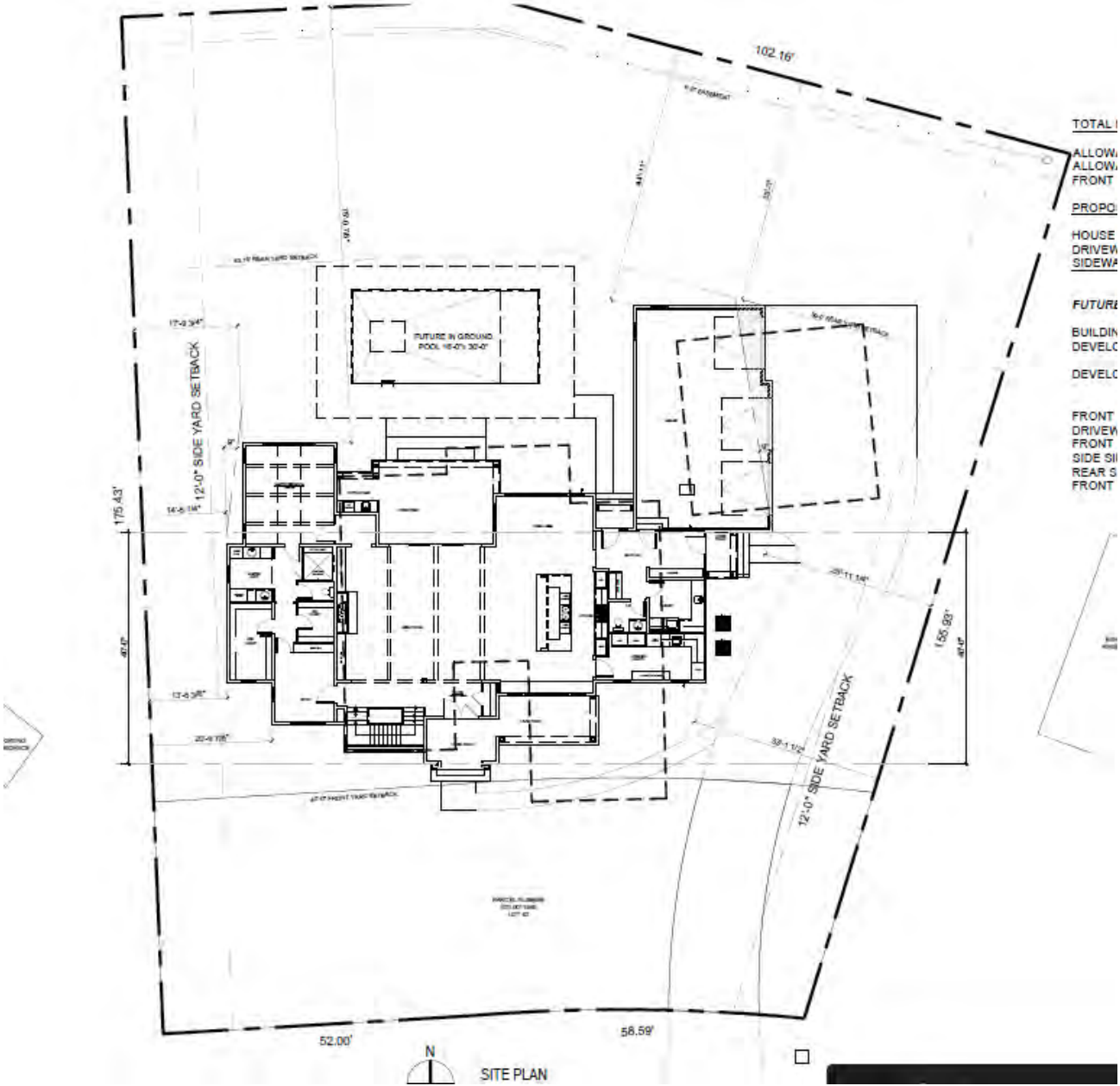
BZAP Staff Report Pictures



Google Maps ® Aerial – Looking North



Proposed Site Plan



Existing Elevations & Streetscape



Proposed Elevations





23-2619

Variance Application

Status: Active

Submitted On: 6/13/2023

Primary Location

3846 WALDO PL

UPPER ARLINGTON, OH

43220

Owner

Carl Nelson

WALDO 3846 COLUMBUS,

OH 0

Applicant

 Matthew Lones

 614-578-1707

@ mlones@orangefrogdg.com

 411 Meditation Lane
Columbus, Ohio 43235

BZAP Information

 BZAP Case #

VAR-37-23

 Status

Pending

 BZAP Determination Date

07/19/2023

 Vote Tally

 Primary Variance

Neighborhood Compatibility

 Findings of Fact for Approval/Denial

 Variance Request

To allow the construction of a new two-story single-family residence that does not meet the City's residential design standards.

 BZAP conditions

Variance Information

Describe Variance Request ?

A new single family home is being proposed for this lot. The allowable ridge height for this area is 26'-0". We are asking for a height variance. The proposed home has a ridge height of 32'. We are asking for a 6'-0" variance.

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 allowable ridge height for this area is 26'-0". If you add up the basic house floor to floor height: 12" first floor floor, 9' tall first floor walls, 12" second floor floor, 8' tall second floor walls this adds up to 19'-0". That is only giving the roof height of 7'-0". This will limit all new homes to very low sloped roof. This area has a higher ridge height prior to a zoning code modification.

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

I do not beleive so. Existing homes on surrounding streets are the same height as the proposed home.

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

This neighborhood charactor will not be altered. There are two 2-story homes on this street and other streets to the south are all 2-stories. The adjacent homes are ranch homes. The house on the south side of Waldo is new home that is taller than the current height requirement.

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?

My clients purchased this lot to construct a two story home. With the 26'-0" height restriction they will not be a to achieve the desired look without this variance.

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

Sure, but homes in this area are being updated currently. The proposed home will meet those current standards.

Dear neighbors,

We are the Nelson's and we purchased 3846 Waldo Drive. We will be building our new home starting later this year. The home we have designed with our architect is a two-story home. For us to start this project we need to get a variance from the City of Upper Arlington. The variance we are requesting is a height variance. We are asking for a 6'-0" high increase variance. This high increase is an aesthetic necessary to have the desired roof pitch. The hearing date is July 19, at 6:00 pm. The location is 3600 Tremont Road, Upper Arlington, Ohio.

If anyone has any questions or would like to review the drawings feel free to reach out to us.

Sincerely,

Carl & Amy Nelson

5055 Slate Run Woods Court

Columbus, Ohio 43220

Cell: 612-991-7114

Revised: May 2023

Certification of Notice

Applicant Name: Orange frog Desgin Group

Location of property subject to BZAP request: 3846 Waldo Place Upper Arlington Ohio 43220

This application will be heard by the Board of Zoning and Planning on: 7-19-2023

Describe activity which requires Board of Zoning and Planning review:

A new single family home is being proposed for the above referenced address. The allowable ridge height for this area is 26'-0". We are asking for a height variance. The proposed home has a ridge height of 32'. We are asking for a 6'-0" variance.

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:
3852 Waldo Place Col. OH 43220	Abigail Shoben		
115 Howard Avenue Worthington, OH 43085	Jeffrey Laumann		
3845 Ruchman Drive Col. OH 43220	Lisa Schubert		
3821 Rushmore Drive Col. OH 43220	Susan Scharenberg		
3822 Waldo Place Col. H 43220	Darrin Pohlman		
5230 Vinning Blvd, Dublin, OH 43016	Jeon Sean		
1412 Lower Green Drive Col. OH 43212	Terrance Pettorini		
Applicant Signature: Matthew D Lones			Date:

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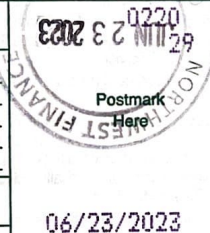
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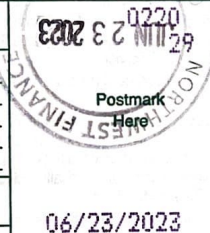
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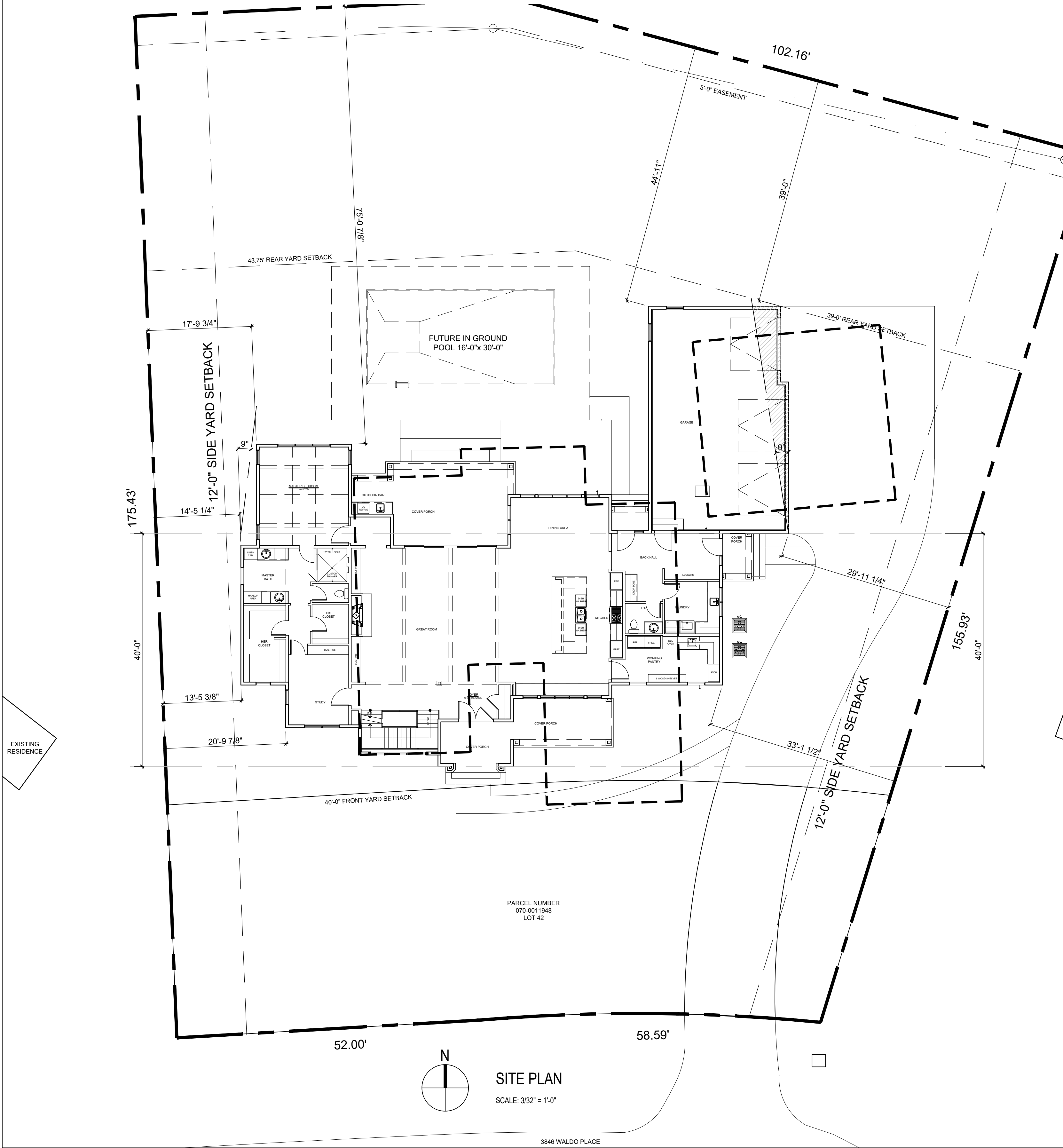
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ROOM NAME	ROOM SIZE SQ. FT.	WINDOW TYPE	REQ'D GLAZING SQ. FT.	ACTUAL GLAZING SQ. FT.	REQ'D VENT. SQ. FT.	ACTUAL VENT. SQ. FT.	TEMPERED GLAZING DOOR	BEDROOM EGRESS SQ. FT.	EGRESS SIZE
*BASEMENT	1,424	CM	95.68	31.80	47.84	17.94	DOOR	N/A	
FOYER	512	DOOR/ CM	20.48	90.40	10.24	93.42	DOOR	N/A	
GREAT ROOM	140	DOOR	5.60	28.80	2.80	19.80	DOOR	N/A	
*KITCHEN	385	N/A	15.40	FIXT REQ	7.70	MECH VENT	N/A	N/A	
PANTRY	40	CM	1.60	28.80	0.80	19.80	N/A	N/A	
DINING ROOM	140	CM	5.60	28.80	2.80	19.80	N/A	N/A	
BACK HALL	131	DOOR	5.24	17.10	2.62	17.80	DOOR	N/A	
*POWDER ROOM	60	N/A	2.40	FIXT REQ	1.20	MECH VENT	N/A	N/A	
LAUNDRY	148	CM	5.92	28.80	2.96	19.80	N/A	N/A	
STUDY	148	CM	5.92	28.80	2.96	19.80	N/A	N/A	
MASTER BEDROOM	203	CM	8.12	34.40	4.06	35.60	N/A	23.70	(3)29x59
MASTER BATH	163	CM	6.52	6.70	3.26	7.90	N/A	N/A	
*HIS CLOSET	50	N/A	2	FIXT REQ	1	MECH VENT	N/A	N/A	
*HER CLOSET	72	N/A	2.88	FIXT REQ	1.44	MECH VENT	N/A	N/A	
BEDROOM 1	272	CM	10.88	22.80	5.44	15.80	N/A	15.80	(2)29x53
*W.I.C.	86	N/A	3.44	FIXT REQ	1.72	MECH VENT	N/A	N/A	
*BATH 1	138	N/A	5.52	FIXT REQ	2.76	MECH VENT	N/A	N/A	
BEDROOM 2	238	CM	9.52	15.20	4.76	15.80	N/A	15.80	(2)29x53
*W.I.C.	86	N/A	3.44	FIXT REQ	1.72	MECH VENT	N/A	N/A	
LAUNDRY	148	CM	5.92	28.80	2.96	19.80	N/A	N/A	
LOFT	148	CM	5.92	28.80	2.96	19.80	N/A	N/A	
BEDROOM 3	272	CM	10.88	22.80	5.44	15.80	N/A	15.80	(2)29x53
*W.I.C.	86	N/A	3.44	FIXT REQ	1.72	MECH VENT	N/A	N/A	
*BATH 2	138	N/A	5.52	FIXT REQ	2.76	MECH VENT	N/A	N/A	
BEDROOM 4	238	CM	9.52	15.20	4.76	15.80	N/A	15.80	(2)29x53
W.I.C.	86	CM	3.44	15.20	1.72	15.80	N/A	N/A	
*ROOM TO HAVE ARTIFICIAL LIGHT INSTALLED			DOORS	42.40					
			WINDOWS	306.70					
			TOTAL WINDOWS/ DOOR	349.10					



TOTAL LOT AREA: 23,287sf	
ALLOWABLE BUILDING COVERAGE: 20%	
ALLOWABLE DEVELOPMENT COVERAGE: 35%	
FRONT YARD AREA: 25%	
PROPOSED HOUSE	
HOUSE (including garage & porches): 4,449sf	
DRIVEWAY: 2,321sf	
SIDEWALKS: 218sf	
	6,988sf
FUTURE POOL AREA INCLUDING SURROUND: 1,223sf	
BUILDING COVERAGE: 4,449/ 23,287	19.10%
DEVELOPMENT COVERAGE: 6,988/ 23,287	30%
DEVELOPMENT COVERAGE INCLUDING FUTURE POOL: 8,155/ 23,287	35%
FRONT YARD AREA: 4,699sf	
DRIVEWAY AREA: 2,273sf	
FRONT SIDEWALK: 172sf	
SIDE SIDEWALK: 26sf	
REAR SIDEWALK: 61sf	
FRONT YARD LOT COVERAGE: 13%	

1.) General

a.) This structure is designed to meet the following loading conditions:

- First floor: 50 psf
- Second floor: 50 psf
- Exterior balconies & decks: 70 psf
- Roof with ceiling loads: 35 psf
- Roof without ceiling loads: 20 psf
- Attic spaces: 20 psf
- Basic Wind Speed: 115 mph

b.) The structure is designed to be self-supporting and stable after the building is fully completed. It is the Contractors responsibility to determine erection procedure and sequence and to insure the safety of the building and its component during erection. This includes the addition of whatever shoring, sheeting, temporary bracing, guys or tie-downs which might be necessary. Such materials shall remain the Contractors property after the completion of the project.

c.) It is solely the Contractors responsibility to follow all applicable safety codes and regulations during all phases of construction.

d.) For all fundamentals of construction not addressed in these drawings, comply with the Residential Code of Ohio 2019 (RCO).

e.) Local building codes override all code requirements listed in these drawings.

2.) Structural Lumber

a.) All dimensional lumber used for framing with the exception of studs shall be #2 Southern Yellow Pine or better and have a maximum moisture content of 19%.

b.) Wall studs to be Spure Pine Fir#1 or better 2x4 or 2x6 16" center-to-center and one piece full height.

c.) Wood bearing on wood shall have a bearing of not less than 1/2"

3.) Roof Trusses

a.) Design of members and connections is to be by a Professional Engineer, Registered in the State of Ohio, experienced in similar design, retained by the manufacturer.

b.) Shop drawings shall exhibit the seal of the engineer responsible for the truss design.

c.) Loading:

- Top chord live load: 25 psf
- Top chord dead load: 10 psf
- Bottom chord live load: 5 psf
- Bottom chord dead load: 5 psf
- Total load: 45 psf
- Net wind uplift: 8 psf
- Maximum live load deflection is to be L/260.
- Maximum total load deflection is to be L/240.

4.) Plywood & Sheeting

a.) Floors: subflooring to be 3/4" tongue & groove exterior grade plywood.

b.) Walls: Sheathing to be 1/2" plywood or 7/16" OSB, exterior grade.

c.) Wall sheathing size shall be determined by the guidelines set fourth in tables 602.3(1) or 602.3(3) in the RCO of Ohio 2019.

d.) Roof: Sheeting to be 1/2" plywood or 7/16" OSB, exterior grade. Provide plywood clips at unsupported edges over 16".

5.) Laminated Lumber

LVL DESIGN VALUES (ALLOWABLE STRESS DESIGN-PSI)				
Bending F _b	MOE E _s (x 10 ³)	Compression F _c Parallel to grain	Compression F _c Perpendicular to grain	Shear F _v
2650	1.9	2350	750	285

6.) Structural Steel

a.) All structural steel shall conform to ASTM A992 and Fy = 50ksi

b.) All steel beams bearing on reinforced concrete walls shall have a bearing no less than 3".

c.) All anchor bolts shall comply to ASTM F1554 Gr. 36

7.) Concrete

a.) All Concrete work in general shall comply with ACI 301-89, "Specifications for Structural Concrete for Buildings"

b.) All concrete, except concrete exposed to weather, shall have a minimum 28 day compressive strength of 3500 psi.

c.) Concrete placed in a horizontal position and exposed to weather shall have a 28 day minimum compressive strength of 4000 psi. and is to contain 5% to 7% entrained air.

d.) Concrete shall not contain calcium chloride.

e.) All deformed reinforcing bars to be grade 60

8.) Masonry

a.) All concrete block shall conform to ASTM C90 (hollow) and ASTM C145 (solid).

b.) Mortar shall conform to ASTM C270 type "S" and have a minimum compressive strength of 1800 psi.

c.) Bond beam and core fill shall conform to ASTM C476, Coarse type.

d.) Reinforcing bars shall be grade 60 and conform to ASTM A615.

e.) Chimneys and fireplaces shall comply with chapter 10 of the RCO of Ohio 2019

9.) Soil

a.) Footings shown in this plan set are designed for an allowable soil bearing pressure of 1500 psf.

b.) Walls are designed for an equivalent fluid pressure of 45 psf

c.) It is the duty of the Owner and/or Contractor to determine and verify that the soil on which this building is to be constructed has an allowable soil bearing pressure of that described herein and that 55 psf is the proper wall loading. It is recommended that a soils engineering firm is consulted to determine that the soil will safely support the building without any damaging effects to the structure.

d.) Footings shall not be placed on frozen ground and should not be allowed to freeze.

e.) The designer shall be informed if the field conditions are different from that which is assumed.

f.) Owner(s) should be notified by the Contractor that the potential for Radon gas to be present exists. If the Radon gas levels are higher than that determined by the United States Environmental Protection Agency, the contractor and owner shall agree on how to properly take care of the radon levels. the designer holds no responsibility for determining if a Radon abatement system is required.

Framing Notes:

1.) Connections

a.) Plywood to floor joists: Glue and Nail, use 8d coated sinkers at 6" c/c at panel edges and 12" c/c intermediate supports. Use adhesives meeting APA specifications APG-01 and applied in accordance with manufacturer's recommendations.

b.) Plywood to roof trusses or rafters: Nailed using 8d coated sinkers at 6" c/c at panel edges and 12" c/c at intermediate supports. Provide plywood clips at unsupported edges over 16".

c.) It is assumed that the sheathing will provide lateral bracing for studs. If no sheathing is provided, then solid blocking must be provided at 48" c/c.

d.) Sole plate to subfloor: Nailed using 16d coated sinkers at 6" c/c.

f.) Studs to sole plate and cap plates: Nailed using (2) 16d coated sinkers.

g.) Studs: Nail studs together using (1)16d coated sinker at 6" c/c: staggered.

h.) Double Plates: Nail together using (1)16d coated sinkers at 6" c/c: staggered.

i.) Roof trusses and Rafters to Wall plate: Where required, use Simpson Strong-Tie anchor H2.5, otherwise, nail using (2) 16d coated sinkers (one each side of member into plate).

j.) Headers made up of multiple 2x Lumber: Glue and Nail using 16d nails as required.

k.) Roof trusses and Rafters to "LVLs": Where required, use Simpson Strong-Tie anchor HU210.

l.) Drywall: May be attached using the fasting schedule in the RCO of Ohio 2019 (702.3.5) or per manufacturer specifications.

2.) Miscellaneous

a.) In all areas where top chord of trusses do not receive plywood sheathing, provide 1x4 continuous bridging perpendicular to top chords and spaced at 36" c/c.

b.) Use Solid blocking or cross bridging at 96" c/c max. for all floor joists and rafters.

c.) Use double joists under interior partitions parallel with the direction of the floor joists unless noted otherwise.

d.) Use one full height stud and one jack stud under beam and header bearing, unless shown otherwise. Where three or more studs are shown on the plan use one as a jack and the remainder as full height studs.

e.) Apply a continuous bead of glue on floor joists when fastening subfloor to floor joists.

f.) The following notes are taken from the RCO of Ohio 2019.

602.8 Firestopping required. Firestopping shall be provided to cut off all concealed draft openings (both vertical and horizontal) and to form an effective fire barrier between stories, and between a top story and the roof space. Firestopping shall be provided in wood-frame construction in the following locations.

- In concealed spaces of stud walls and partitions, including furled spaces, at the ceiling and floor level.
- At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings, cave ceilings, etc..
- In concealed spaces between stair stringers at the top and bottom of the run;
- At openings around vents, pipes, ducts, chimneys and fireplaces at ceiling and floor level, with noncombustible materials.

g.) All wood subject to termite damage and/or decay shall be pressure treated and comply with section 319-20 of the RCO of Ohio 2019.

h.) All exterior walls shall comply to the bracing techniques as described in RCO of Ohio 2019, tables R-602.3(1), R-602.3(2) & R-602.10.1.3 or shall be braced with let-in bracing or any other approved material or method (Using Method 3)..... The structures walls to be sheathed entirely with 7/16" OSB.

i.) Chimneys and fireplaces shall comply with chapter 10 of the RCO of Ohio 2019

General:

a.) All aspects of this building shall comply with the RCO of Ohio 2019 and the code requirements for the municipality in which this building is to be constructed.

b.) All electrical work shall comply with the code requirements of the governing municipality, the Ohio Basic Building Code and the National Electric Code 2005.

c.) All plumbing shall comply with the code requirements of the governing municipality and the Ohio Plumbing Code.

d.) All heating, air conditioning, and other mechanical systems to be installed to comply with the Underwriters Approval and Manufacturers specifications. Heating systems shall be designed to maintain the temperature set forth by governing municipality as well as RCO and the International Fuel Gas Code.

e.) Install insulation in compliance with the Model Energy Code.

f.) All sealed trusses drawings to be supplied at framing inspection.

g.) Pre-fabricated fireplace units to be installed per manufacturers specifications and NFP 211.

Please Note:

Any discrepancies, errors and/or omissions in the notes, dimensions, and/or drawings contained on these documents shall be brought to the attention of the designer immediately after the said discrepancies are discovered. Proceeding with construction constitutes the acceptance of these documents and any discrepancies, errors and/or omissions become the responsibility of the building contractor.

Climatic and Geographic Design Criteria (2019 RCO Table 301.2(1))					
Roof Snow Load (lb. per sq. ft.)	Wind Design	Seismic Design Category	Ice Shield Shield Required	Flood Hazards Temp.	Winter Design Temp.
20	115mph/ 20.7 psf	D	Yes	A.7/18/79 B.10/1983	5 deg. F

Indicated if the site is to be considered Exposure B or C as Described in RCO Table 301.2(1.4)

Subject to Damage From			Air Freezing Index	Mean Actual Temp.
Weather	Frost Depth	Termite	Decay	
Severe	36"	Yes	Yes	1396 50.1 F

SQUARE FOOTAGE

Unfinished Basement	2,566
First Floor	2,887
Second Floor	1,498
Total square footage	6,951
Total Finished Area	4,385

Orange frog Design Group

411 Meditation Lane

Columbus, Ohio 43235

P 614.578.1707

NELSON RESIDENCE - NEW SINGLE FAMILY HOME

WALDO PLACE UPPER ARLINGTON, OHIO 44240

GRUEBMAYER BUILDERS

2580 SANDOVER ROAD UPPER ARLINGTON, OHIO 43220

STATE OF OHIO

Matthew D. Lones

1616659

REGISTERED ARCHITECT

MATTHEW D. LONES, LICENSE #1616659

EXPIRATION: DECEMBER 31, 2023

NO.	DATE	REVISION

JOB NO. : 2023-06

DATE : 4.12.2023

CODE INFORMATION & SITE PLAN

A001

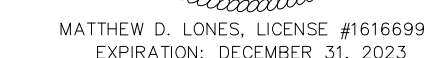
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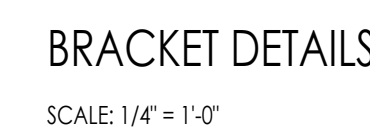


GRUEBMEYER BUILDERS
2580 SANDOVER ROAD UPPER ARLINGTON, OHIO 43220



EXTERIOR ELEVATIONS

A401

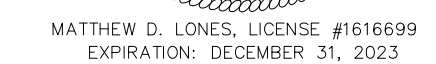


NO.	SIZE		NOTES	NO.	SIZE		NOTES
	W	H			W	H	
A	3'-0"	6'-0"	CASEMENT WITH 1'-9" TALL TRANSOM	P	PR2'-6"	4'-6"	CASEMENT WITH 1'-9" TALL TRANSOM
B	PR3'-0"	6'-0"	CASEMENT WITH 1'-9" TALL TRANSOM	R	TR2'-6"	4'-6"	CASEMENT WITH 1'-9" TALL TRANSOM
C	2'-6"	6'-0"	CASEMENT WITH 1'-9" TALL TRANSOM				
D	PR3'-0"	5'-6"	CASEMENT				
E	PR2'-6"	5'-6"	CASEMENT				
F	TR3'-0"	6'-0" / 5'-6" / 5'-6"	FIXED				
G	1'-9"	4'-6"	FIXED				
H	PR2'-6"	5'-0"	CASEMENT				
J	TR2'-6"	6'-0"	CASEMENT WITH 1'-9" TALL TRANSOM				
K	TR3'-0"	6'-0"	CASEMENT WITH 1'-9" TALL TRANSOM				
L	2'-6"	5'-6"	CASEMENT				
M	2'-6"	2'-6"	AWNING				
N	PR2'-6"	2'-6"	AWNING				



NELSON RESIDENCE - NEW SINGLE FAMILY HOME
WALDO PLACE UPPER ARLINGTON, OHIO 44240

GRUEBMEYER BUILDERS
2580 SANDOVER ROAD UPPER ARLINGTON, OHIO 43220



NO.	DATE	REVISION

JOB NO. : 2023-06
DATE : 4.12.2023

EXTERIOR ELEVATIONS

A402

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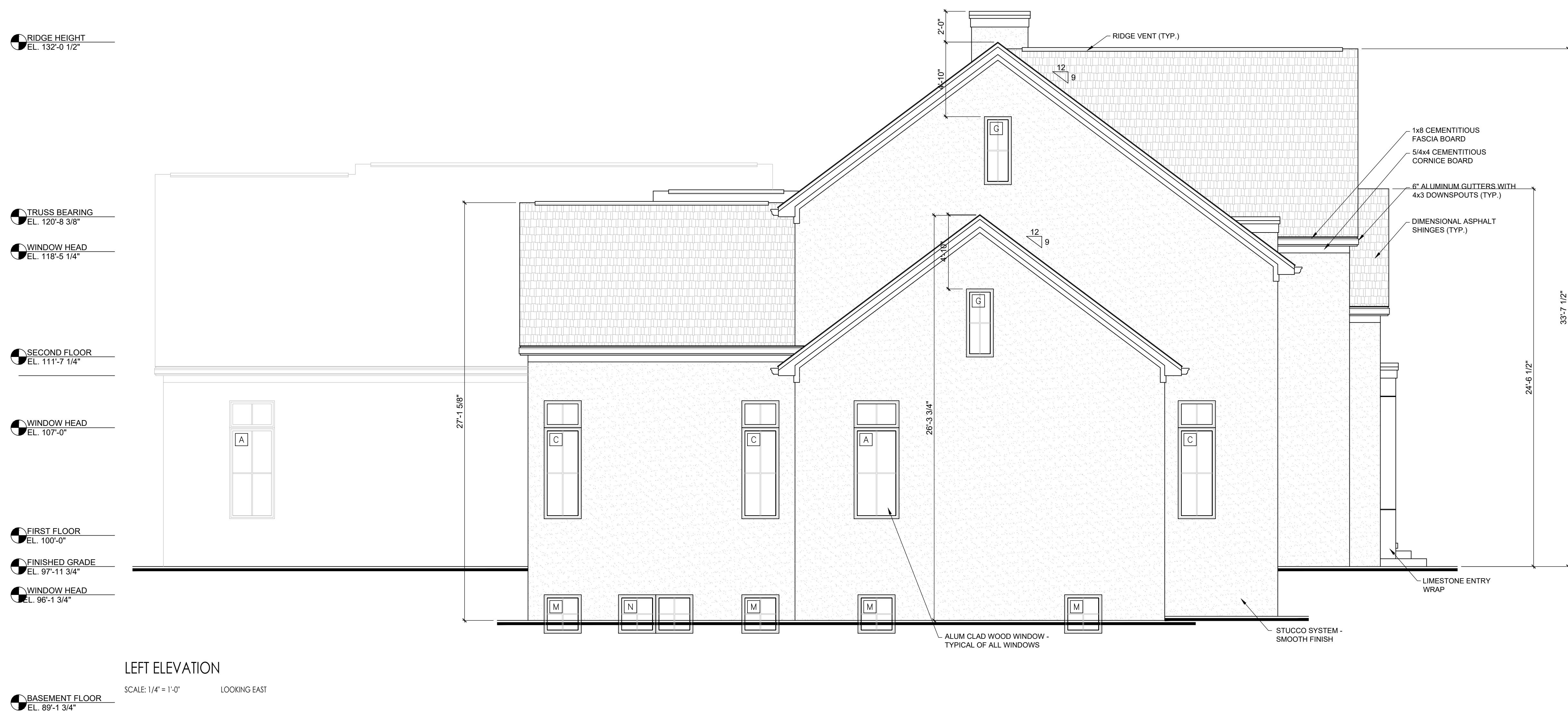


SCALE: 1/4" = 1'-0" LOOKING SOUTH

NOTE:
ALL DOWNSPO
UNDERGROUND

NOTE:
TOTAL PERIMETER OF THE NEW HOME: $367'-4"$
TOTAL PERIMETER OF RIDGE HEIGHT BELOW $35'-0" = 272'-10"$
TOTAL PERIMETER OF RIDGE GREAT THAN $35'-0" = 95'-6"$

TOTAL PERCENTAGE UNDER $35'-0" = 74\%$
TOTAL PERCENTAGE OVER $35'-0" = 26\%$



LEFT ELEVATION

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

Code Compliance:
It is the builders responsibility to assure that the building complies with all governing codes, this includes but not limited to the RCO 2019 and all codes set forth by the Governing municipality.

The following notations are taken from RCO 2019 Code Section 303 Lighting, Ventilation and Heating

303.1 Habitable rooms
Habitable rooms shall have an aggregate glazing area of not less than 8 percent of the floor area of such rooms. Natural ventilation shall be through windows, skylights, doors louvers or other approved openings to the outdoor air. Such openings shall be provided with ready access or shall otherwise be readily controllable by the building occupants. The openable area to the outdoors shall be not less than 4 percent of the floor area being ventilated.

The following notations are taken from RCO 2019 Code Section 308 Glazing

308.3 Human impact loads. Individual glazed areas, including glass mirrors in hazardous locations such as those indicated as defined in Section 308.4, shall pass the test requirements of Section 308.3.1.

308.3.1 Impact Test
Where required by other sections of the code, glazing shall be tested in accordance with CPSC 16 CFR 1201. Glazing shall comply with the test criteria for category II unless otherwise indicated in Table 308.3.1(1).

308.4 Hazardous locations
The following shall be considered specific hazardous locations for the purposes of glazing:

308.4.1 Glazing in doors
Glazing in fixed and operable panels of swinging, sliding and bifold doors shall be considered to be a hazardous location.

308.4.2 Glazing adjacent to doors

Glazing, in an individual fixed or operable panel adjacent to a door shall be considered to be hazardous location where the bottom exposed edge of the glazing is less than 60 inches above the floor or walking surface and it meets either of the following conditions:

1. Where the glazing is within 24 inches of either side of the door in the plane of the door in a closed position.
2. Where the glazing is on a wall less than 180 degrees from the plane of the door in a closed position and within 24 inches of the hinge side of an in-swinging door.

308.4.3 Glazing in windows
Glazing in an individual floor or operable panel that meets all of the following conditions shall be considered not to be hazardous locations:

1. The exposed area of an individual pane is larger than 9 square feet
2. The bottom edge of the glazing is less than 18 inches above the floor
3. The top edge of the glazing is more than 36 inches above the floor
4. One or more walking surfaces are within 36 inches measured horizontally and in a straight line, of the glazing.

308.4.4 Glazing in guards and railings
Glazing in guards and railings, including structural baluster panels and nonstructural in-fill panels, regardless of area or height above a walking surface shall be considered to be a hazardous location.

308.4.5 Glazing and wet surfaces.
Glazing in walls, enclosures or fences containing or facing hot tubs, spas, whirlpools, saunas, rooms, bathtubs, showers and indoor or outdoor swimming pools where the bottom exposed edge of the glazing is less than 60 inches measured vertically above any standing or walking surface shall be considered to be a hazardous location. This shall apply to single glazing and all panes of multiple glazing.

The following notations are taken from RCO 2019 Code Section 310 Exits

310.1 Emergency escape and rescue opening required
Every sleeping room shall have not less than one operable emergency escape and rescue opening. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court.

310.2 Emergency escape and rescue openings. Emergency escape and rescue openings shall have a minimum dimensions as specified in this section.

310.2.1 Minimum opening area
Emergency and escape rescue openings shall have a net clear opening of not less than square feet. The net clear opening dimensions required by this section shall be obtained the normal operation of the emergency escape and rescue opening from the inside. The clear height of the opening shall be not less than 24 inches and the net clear width shall not less than 20 inches.

Exception: Grade floor openings or below-grade openings shall have a net clear opening area of not less than 5 square feet.

310.2.2 Window sill height

Where a window is provided as the emergency escape and rescue opening, it shall have a sill height of no more than 44 inches above the floor; where the sill height is below grade, it shall be provided with a window well in accordance with Section 310.2.3.

310.2.3 Window Wells.
The horizontal area of the window well shall be not less than 9 square feet, with a horizontal projection and width of not less than 36 inches. The area of the window well shall allow the emergency escape and rescue opening to be fully opened.

It is the builder's responsibility to assure that the final windows selected for all emergency escape and rescue openings meet the criteria listed above.

Window shown on this plan are labeled as Marvin Essential Series

General Notes:

1. A 1/2" plywood backer is to be installed behind all trim boards used in conjunction with studs and wood sided walls.
2. It is the Mason's responsibility to determine the final method and quantity of roof ventilation.
3. It is the Mason's responsibility to ensure that any masonry fireplaces draft properly and that chimneys are built to the standards of the local building code.
4. In addition to these notes, refer to the notes on Sheet A001
5. It is the builders responsibility to assure all structural loads are transferred to the foundation.
6. It is the builders responsibility to assure all finished materials used are to be installed per manufacturer's recommendations or per industry standards. This includes, but is not limited to flashing, Crown Frog Group Design, LLC. Inc. is not responsible for defects in materials used or installation of materials.

Please Note

Any discrepancies, errors and/or omissions in the notes, dimensions, and/or drawings contained in these documents shall be brought to the attention of the designer immediately after the said discrepancies are discovered. Proceeding with construction constitutes the acceptance of these documents and any discrepancies, errors and/or omissions become the responsibility of the building contractor.

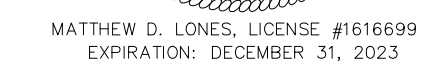
WINDOW SCHEDULE

NO.	SIZE		NOTES	NO.	SIZE		NOTES
	W	H			W	H	
A	3'-0"	6'-0"	CASEMENT WITH 1'-9" TALL TRANSOM	P	PR2'-6"	4'-6"	CASEMENT WITH 1'-9" TALL TRANSOM
B	PR3'-0"	6'-0"	CASEMENT WITH 1'-9" TALL TRANSOM	R	TR2'-6"	4'-6"	CASEMENT WITH 1'-9" TALL TRANSOM
C	2'-6"	6'-0"	CASEMENT WITH 1'-9" TALL TRANSOM				
D	PR3'-0"	6'-0"	CASEMENT				
E	PR2'-0"	6'-0"	CASEMENT				
F	TR3'-0"	6'-0"/5'-6"/5'-6"	FIXED				
G	1'-8"	4'-6"	FIXED				
H	PR2'-6"	5'-0"	CASEMENT				
J	TR2'-6"	6'-0"	CASEMENT WITH 1'-9" TALL TRANSOM				
K	TR3'-0"	6'-0"	CASEMENT WITH 1'-9" TALL TRANSOM				
L	2'-6"	5'-6"	CASEMENT				
M	2'-6"	2'-6"	AWNING				
N	PR2'-6"	2'-6"	AWNING				



NELSON RESIDENCE - NEW SINGLE FAMILY HOME
WALDO PLACE UPPER ARLINGTON, OHIO 44240

GRUEBMEYER BUILDERS
2580 SANDOVER ROAD UPPER ARLINGTON, OHIO 43220



NO.	DATE	REVISION

JOB NO. : 2023-06

DATE : 4.12.2023

EXTERIOR ELEVATIONS

A402



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

NOTE:
ALL DOWNSPOUTS TO BE PIPED
UNDERGROUND



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

Code Compliance:
It is the builders responsibility to assure that the building complies with all governing codes, this includes but not limited to the RCO 2019 and all codes set forth by the Governing municipality.

The following notations are taken from RCO 2019 Code Section 303 Lighting, Ventilation and Heating

303.1 Habitable rooms
Habitable rooms shall have an aggregate glazing area of not less than 8 percent of the floor area of such rooms. Natural ventilation shall be through windows, skylights, doors (louvers or other approved devices) or exterior air. Such openings shall be provided with ready access or shall otherwise be readily controllable by the building occupants. The operable area to the outdoors shall be not less than 4 percent of the floor area being ventilated.

The following notations are taken from RCO 2019 Code Section 306 Glazing

308.3 Human impact loads. Individual glazed areas, including glass mirrors in hazardous locations such as those indicated as defined in Section 308.4, shall pass the test requirements of Section 308.3.1.

308.3.1 Impact Test
Where required by other sections of the code, glazing shall be tested in accordance with CPSC 16 CFR 1201. Glazing shall comply with the test criteria for category II unless otherwise indicated in Table 308.3.1(1).

308.4 Hazardous locations
The following shall be considered specific hazardous locations for the purposes of glazing:

308.4.1 Glazing in doors
Glazing in fixed and operable panels of swinging, sliding and bifold doors shall be considered to be a hazardous location.

308.4.2 Glazing adjacent to doors

Glazing, in an individual fixed or operable panel adjacent to a door shall be considered to be hazardous location where the bottom exposed edge of the glazing is less than 60 inches above the floor or walking surface and it meets either of the following conditions:

1. Where the glazing is within 24 inches of either side of the door in the plane of the door in a closed position.
2. Where the glazing is on a wall less than 180 degrees from the plane of the door in a closed position and within 24 inches of the hinge side an in-swinging door.

308.4.3 Glazing in windows
Glazing in an individual fixed or operable panel that meets all of the following conditions shall be considered to be in hazardous locations:

1. The exposed area of an individual pane is larger than 9 square feet
2. The bottom edge of the glazing is less than 18 inches above the floor
3. The top edge of the glazing is more than 36 inches above the floor
4. One or more walking surfaces are within 36 inches measured horizontally and in a straight line, of the glazing.

308.4.4 Glazing in guards and railings
Glazing in guards and railings, including structural baluster panels and nonstructural in-fill panels, regardless of area or height above a walking surface shall be considered to be a hazardous location.

308.4.5 Glazing and wet surfaces.
Glazing in walls, enclosures or fences containing or facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers and indoor or outdoor swimming pools where the bottom exposed edge of the glazing is less than 60 inches measured vertically above any standing or walking surface shall be considered to be a hazardous location. This shall apply to single glazing and all panes in multiple glazing.

The following notations are taken from RCO 2019 Code Section 310 Exits:

310.1 Emergency escape and rescue opening required
 Every sleeping room shall have not less than one operable emergency escape and rescue opening. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court.

310.2 Emergency escape and rescue openings. Emergency escape and rescue openings shall have a minimum dimensions as specified in this section.

310.2.1 Minimum opening area
Emergency escape and rescue openings shall have a net clear opening of not less than 5.7 square feet. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. The net clear height of the opening shall be not less than 24 inches and the net clear width shall be not less than 20 inches.

Exception: Grade floor openings or below-grade openings shall have a net clear opening area of not less than 5 square feet.

310.2.2 Window sill height
Where a window is provided as the emergency escape and rescue opening, it shall have a sill height of no more than 44 inches above the floor; where the sill height is below grade, it shall be provided with a window well in accordance with Section 310.2.3.

310.2.3 Window Wells.
The horizontal area of the window well shall be not less than 9 square feet, with a horizontal projection and width of not less than 36 inches. The area of the window well shall allow the emergency escape and rescue opening to be fully opened.

It is the builder's responsibility to assure that the final windows selected for all emergency escape and rescue openings meet the criteria listed above.

Window shows on this plan are labeled as Marvin Essential Series

General Notes:

1. A 3/2" plywood batten is to be installed behind all trim boards used in conjunction with stucco and wood sided walls.
2. It is the Builder's responsibility to determine the final method and quantity of roof ventilation. It is the Manufacturer's responsibility to ensure that any masonry replaces draft properly and that chimneys are built to the standards of the local building code.
3. In addition to these notes, refer to the notes on sheet A001
4. The manufacturer is responsible to assure all structural members are transferred to the foundation.
5. It is the builders responsibility to assure all finish materials used are to be installed per manufacturer's recommendations or per industry standards. This includes, but is not limited to: Orange Box Dry Mix Group, L.L.C. Inc. is not responsible for defects in materials used or installation of materials.

Please Note:
Any discrepancies, errors and/or omissions in the notes, dimensions, and/or drawings contained on these documents shall be brought to the attention of the designer immediately after the said discrepancies are discovered. Proceeding with construction constitutes the acceptance of these documents and any discrepancies, errors and/or omissions become the responsibility of the building contractor.

WINDOW SCHEDULE

NO.	SIZE		NOTES	NO.	SIZE		NOTES
	W	H			W	H	
A	3'-0"	6'-0"	CASEMENT WITH 1'-9" TALL TRANSOM	P	PR2'-6"	4'-0"	CASEMENT WITH 1'-9" TALL TRANSOM
B	PR3'-0"	6'-0"	CASEMENT WITH 1'-9" TALL TRANSOM	R	TR12'-6"	4'-6"	CASEMENT WITH 1'-9" TALL TRANSOM
C	2'-6"	6'-0"	CASEMENT WITH 1'-9" TALL TRANSOM				
D	PR3'-0"	5'-6"	CASEMENT				
E	PR2'-6"	5'-6"	CASEMENT				
F	TR3'-0"	6'-0" / 5'-6" / 5'-6"	FIXED				
G	1'-9"	4'-6"	FIXED				
H	PR2'-6"	5'-0"	CASEMENT				
J	TR12'-6"	6'-0"	CASEMENT WITH 1'-9" TALL TRANSOM				
K	TR3'-0"	6'-0"	CASEMENT WITH 1'-9" TALL TRANSOM				
L	2'-6"	5'-6"	CASEMENT				
M	2'-6"	2'-6"	AWNING				
N	PR2'-6"	2'-6"	AWNING				



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Columbus, Ohio 43235
P 614.578.1707



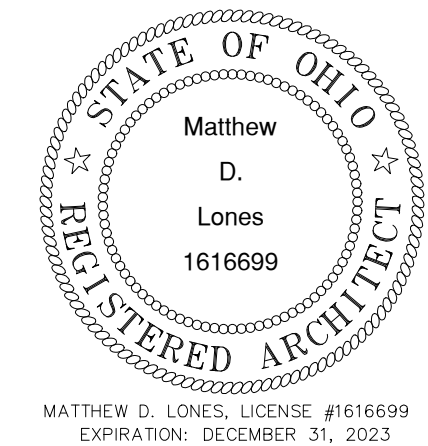
FRONT APPROACH
SCALE: N.T.S. LOOKING NORTHWEST



FRONT ELEVATION
SCALE: N.T.S. LOOKING NORTH

NELSON RESIDENCE - NEW SINGLE FAMILY HOME
WALDO PLACE UPPER ARLINGTON, OHIO 44240

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2580 SANDOVER ROAD UPPER ARLINGTON, OHIO 43220



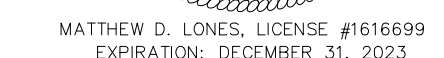
NO.	DATE	REVISION
JOB NO. : 2023-06		
DATE : 4.12.2023		

3D
RENDERINGS

A403

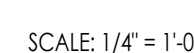


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FOUNDATION
PLAN

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1. 1/2" Anchor bolts are to be placed at 48" o.c., and not more than 7" from corners, and embedded 7" in poured concrete block walls and embedded 7" into concrete block walls. Can be used in concrete block walls.
2. All pipe columns called out in this plan set are to be adjustable.
3. 8" poured or concrete block foundation walls are to have a continuous concrete footing with a minimum vertical dimension of 12" below the bottom of the wall.
4. 12" poured or concrete block foundation walls are to have a continuous concrete footing with the minimum dimensions of 20" wide and 8" deep.
5. All vertical chimney to be installed shall be installed not less than 12" deep and must have minimum projection of 6" from outside edge of its foundation wall.
6. All angled walls are 45°; unless noted otherwise.
7. Floor joists are to be well braced.
8. It is the Builder's option to double floor joists to achieve a floor with less deflection for areas to receive tile.
9. All lumber species and species may be upgraded for ease of construction.
10. It is the Builders responsibility to assure all structural loads are transferred to the foundation.
11. All pad footings for steel pipe columns shall be placed on the centerline of the column in each direction.

12. All pad footings shown in this plan set shall be reinforced as follows:
 For a 30"x30"x12" pad use (1) #4 re-bar each way unless noted otherwise.
 For a 30"x30"x12" pad use (2) #4 re-bar each way unless noted otherwise.
 For a 42"x42"x12" pad use (4) #5 re-bar each way unless noted otherwise.
 For a 48"x48"x12" pad use (6) #5 re-bar each way unless noted otherwise.
 For a 54"x54"x12" pad use (8) #5 re-bar each way unless noted otherwise.
 For a 60"x60"x12" pad use (8) #5 re-bar each way unless noted otherwise.
 Frost depth for Franklin County is 36".

Dispute Note:
 Any discrepancies, errors and/or omissions in the notes, dimensions, and/or drawings contained on these documents shall be brought to the attention of the designer immediately after the said discrepancies are discovered. Proceeding with construction constitutes the acceptance of these documents and any discrepancies, errors and/or omissions become the responsibility of the builder/contractor.

12 All pad footings shown in this plan set shall be reinforced as follows:

13 For a 30"x30"x12" pad use (1) 4# re-bar each way unless noted otherwise.

14 For a 30"x36"x12" pad use (1) 4# re-bar each way unless noted otherwise.

15 For a 42"x42"x12" pad use (1) 4# re-bar each way unless noted otherwise.

16 For a 48"x48"x12" pad use (1) 4# re-bar each way unless noted otherwise.

17 For a 54"x54"x12" pad use (1) 6# re-bar each way unless noted otherwise.

18 For a 60"x60"x12" pad use (1) 6# re-bar each way unless noted otherwise.

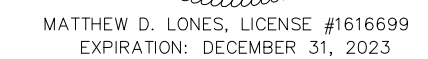
19 Frost depth for Franklin County is 36".

Please Note:

Any discrepancies, errors and/or omissions in the notes, dimensions, and/or drawings contained on these documents shall be brought to the attention of the designer immediately after the said discrepancies are discovered. Proceeding with construction constitutes the acceptance of these documents and any discrepancies, errors and/or omissions become the responsibility of the builder.



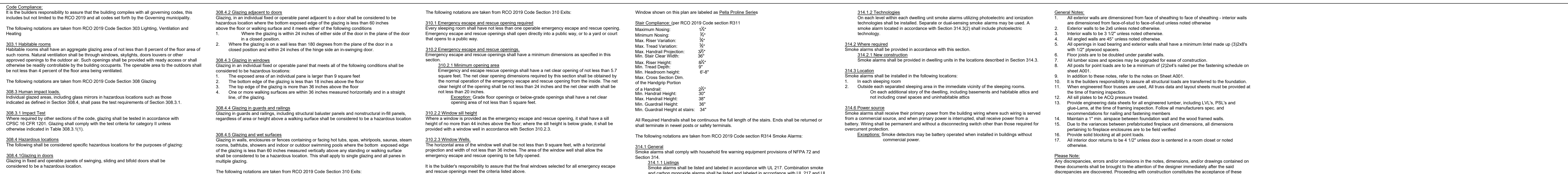
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JOB NO. : 2023-06
DATE : 4.12.2023

A302

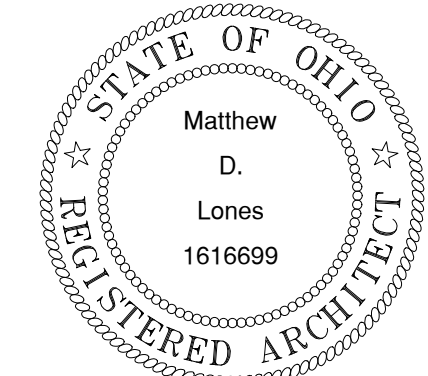
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411 Meditation Lane
Columbus, Ohio 43235
P 614.578.1707

NELSON RESIDENCE - NEW SINGLE FAMILY HOME
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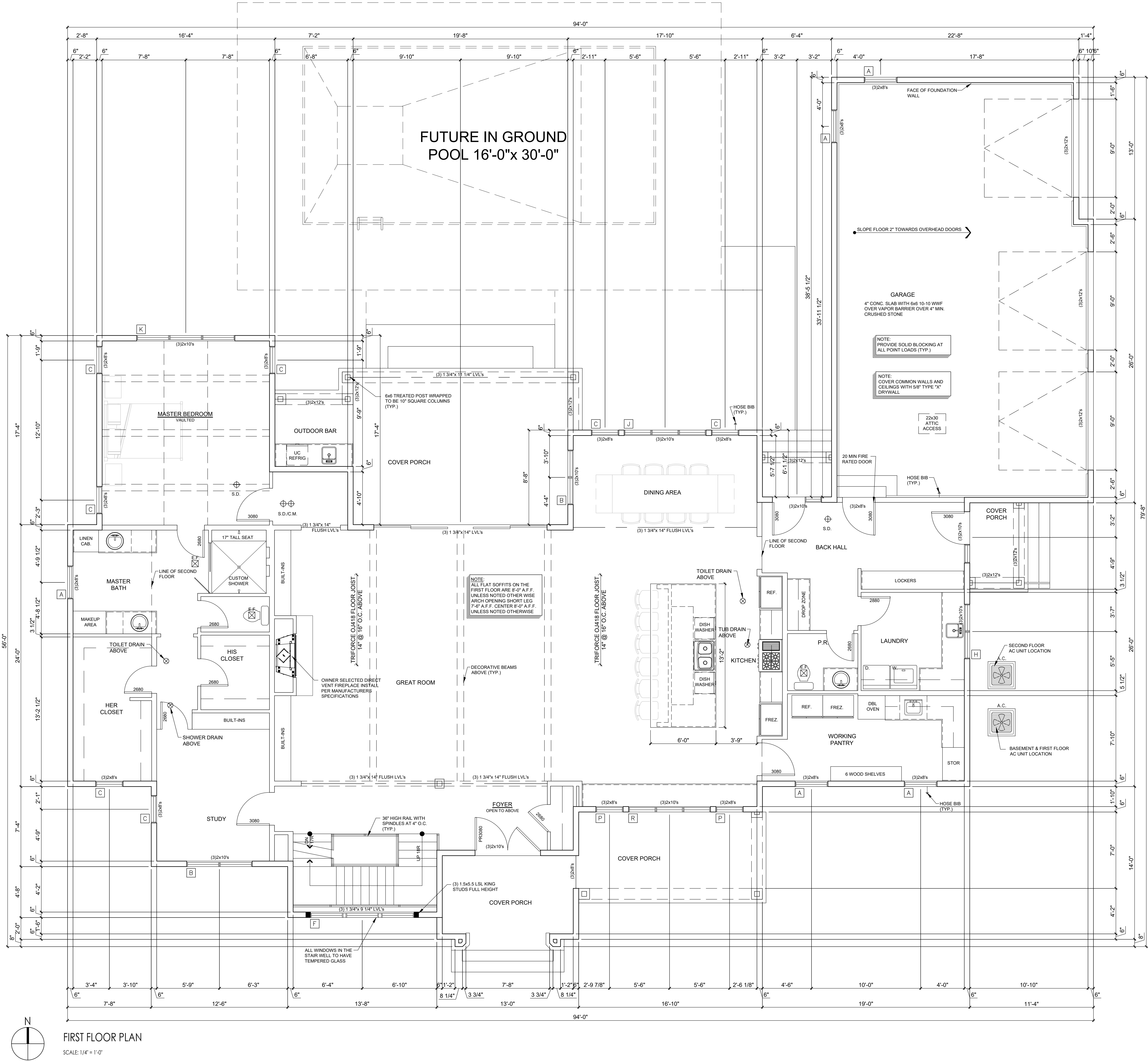
MATTHEW D. LONES, LICENSE #1616699
EXPIRATION: DECEMBER 31, 2023

NO.	DATE	REVISION

JOB NO. : 2023-06
DATE : 4.12.2023

FIRST FLOOR
PLAN

A303



FIRST FLOOR PLAN

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

Code Compliance:
It is the builder's responsibility to assure that the building complies with all governing codes, this includes but not limited to the RCO 2019 and all codes set forth by the Governing municipality.
The following notations are taken from RCO 2019 Code Section 303 Lighting, Ventilation and Heating
303.1 Habitable rooms:
Habitable rooms shall have an aggregate glazing area of not less than 8 percent of the floor area of each room. Natural ventilation shall be through windows, skylights, doors, louvers or other approved openings to the outdoor air. Such openings shall be provided with ready access or shall otherwise be readily controllable by the building occupants. The operable area in the outdoors shall be not less than 4 percent of the floor area being ventilated.
The following notations are taken from RCO 2019 Code Section 308 Glazing
308.3 Human Impact Loads:
When required by other sections of the code, glazing shall be tested in accordance with CPSC 16 CFR 1201. Glazing shall comply with the test criteria for category 1 unless otherwise indicated in Table 308.3.1(1).
308.4 Glazing in walls and ceilings:
Glazing in walls, enclosures or fences containing or facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers and indoor or outdoor swimming pools where the bottom exposed edge of the glazing is less than 60 inches measured vertically above any standing or walking surface shall be considered to be a hazardous location. This shall apply to single glazing and all panels in multiple glazing.
The following notations are taken from RCO 2019 Code Section 310 Exits:
310.1 Emergency escape and rescue opening required:
Every sleeping room shall have not less than one operable emergency escape and rescue opening. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.
310.2 Emergency escape and rescue openings:
Emergency escape and rescue openings shall have a minimum dimensions as specified in this section.
310.2.1 Minimum opening area:
Emergency and escape rescue openings shall have a net clear opening of not less than 5.7 square feet. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. The net clear height of the opening shall be not less than 24 inches and the net clear width shall be not less than 20 inches.
310.2.2 Window well:
The horizontal area of the window well shall be not less than 5.7 square feet, with a horizontal projection and width of not less than 36 inches. The area of the window well shall allow the emergency escape and rescue opening to be fully opened.
It is the builder's responsibility to assure that the first windows selected for all emergency escape and rescue openings meet the criteria listed above.

308.4.2 Glazing adjacent to doors:
Glazing in an individual fixed or operable panel adjacent to a door shall be considered to be hazardous location where the bottom exposed edge of the glazing is less than 60 inches above the floor or walking surface and it meets either of the following conditions:
1. Where the glazing is within 24 inches of either side of the door in the plane of the door in a closed position and within 24 inches of the hinge side of the door in the plane of the door in an open position.
2. Where the glazing is on a wall less than 180 degrees from the plane of the door in a closed position and within 24 inches of the hinge side of the door in the plane of the door in an open position.
308.4.3 Glazing in windows:
Glazing in an individual fixed or operable panel that meets all of the following conditions shall be considered to be hazardous locations:
1. The exposed area of an individual panel is larger than 9 square feet.
2. The bottom edge of the glazing is less than 18 inches above the floor.
3. The top edge of the glazing is more than 36 inches above the floor.
4. One or more walking surfaces are within 36 inches measured horizontally and in a straight line of the glazing.
308.4.4 Glazing in panels and railings:
Glazing in guards and railings, including structural baluster panels and nonstructural in-fill panels, regardless of area or height above a walking surface shall be considered to be a hazardous location. This shall apply to single glazing and all panels in multiple glazing.
The following notations are taken from RCO 2019 Code Section 310 Exits:
310.2.1 Minimum opening area:
Emergency and escape rescue openings shall have a minimum dimensions as specified in this section.
310.2.2 Window well:
The horizontal area of the window well shall be not less than 5.7 square feet, with a horizontal projection and width of not less than 36 inches. The area of the window well shall allow the emergency escape and rescue opening to be fully opened.
It is the builder's responsibility to assure that the first windows selected for all emergency escape and rescue openings meet the criteria listed above.

The following notations are taken from RCO 2019 Code Section 310 Exits:
310.1 Emergency escape and rescue opening required:
Every sleeping room shall have not less than one operable emergency escape and rescue opening. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.
310.2 Emergency escape and rescue openings:
Emergency escape and rescue openings shall have a minimum dimensions as specified in this section.
310.2.1 Minimum opening area:
Emergency and escape rescue openings shall have a net clear opening of not less than 5.7 square feet. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. The net clear height of the opening shall be not less than 24 inches and the net clear width shall be not less than 20 inches.
310.2.2 Window well:
The horizontal area of the window well shall be not less than 5.7 square feet, with a horizontal projection and width of not less than 36 inches. The area of the window well shall allow the emergency escape and rescue opening to be fully opened.
It is the builder's responsibility to assure that the first windows selected for all emergency escape and rescue openings meet the criteria listed above.

Window shown on this plan are labeled as **Pella Profile Series**
Star Compliance: per RCO 2019 Code Section R311
Maximum Raising: 1/2"
Minimum Raising: 3/4"
Max. Rise Variation: 3/4"
Max. Tread Variation: 3/4"
Max. Handrail Projection: 3/4"
Min. Rise Clear Width: 36"
Max. Rise Height: 36"
Min. Headroom Height: 6'-8"
Max. Cross Section Dim. of the Handrail Portion: 2 1/2"
Min. Handrail Height: 36"
Max. Handrail Height: 36"
Min. Guardrail Height: 36"
Min. Guardrail Height at stairs: 34"
All Required Handrails shall be continuous the full length of the stairs. Ends shall be returned or shall terminate in newel posts or safety terminals.
The following notations are taken from RCO 2019 Code Section R314 Smoke Alarms:
314.1 General:
Smoke alarms shall comply with household fire warning equipment provisions of NFPA 72 and Section 314.
314.1.1 Listings:
Smoke alarms shall be listed and labeled in accordance with UL 217. Combination smoke and carbon monoxide alarms shall be listed and labeled in accordance with UL 217 and UL 2034.

314.1.2 Technologies:
On each level within each dwelling unit smoke alarms utilizing photoelectric and ionization technologies shall be installed. Separate or dual-sensing smoke alarms may be used. A smoke alarm located in accordance with Section 314.3(2) shall include photoelectric technology.
314.2 Where required:
Smoke alarms shall be provided in accordance with this section.
314.3 Location:
Smoke alarms shall be installed in the following locations:
1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the sleeping rooms.
On each additional story of the dwelling, including basements and habitable attics and not including crawl spaces and uninhabitable attics.
314.6 Power source:
Smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection.
Exceptions: Smoke detectors may be battery operated when installed in buildings without commercial power.

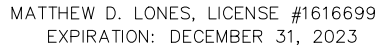
General Notes:
1. All exterior walls are dimensioned from face of sheathing to face of sheathing - interior walls are dimensioned from face-of-stud to face-of-stud unless noted otherwise.
2. Exterior walls to be 2x6 unless noted otherwise.
3. Interior walls to be 2x12 unless noted otherwise.
4. All angled walls are 45° unless noted otherwise.
5. All openings in load bearing and exterior walls shall have a minimum lintel made up (3x2x8's with 1/2" plywood spacers).
6. Floor joists are to be double under parallel walls.
7. All lumber sizes and species may be upgraded for ease of construction.
8. All posts for point loads are to be a minimum of (2x2x4's nailed per the fastening schedule on sheet A001).
9. In addition to these notes, refer to the notes on Sheet A001.
10. It is the builder's responsibility to assure all structural loads are transferred to the foundation.
11. When engineered floor trusses are used, all truss data and layout sheets must be provided at the time of framing inspection.
12. All wall panels to be RCO pressure treated.
13. Provide engineering data sheets for all engineered lumber, including LVL's, PSL's and glus-Lams, at the time of framing inspection. Follow all manufacturers spec. and recommendations for nailing and fastening members.
14. Maintain a 1" min. airspace between foundation wall and the wood framed walls.
15. Due to the variances between prefabricated fireplace unit dimensions, all dimensions pertaining to fireplace enclosures are to be field verified.
16. Provide solid blocking at all point loads.
17. All interior door returns to be 4 1/2" unless door is centered in a room closet or noted otherwise.
Phase Note:
Any discrepancies, errors and/or omissions in the notes, dimensions, and/or drawings contained on these documents shall be brought to the attention of the designer immediately after the said discrepancies are discovered. Proceeding with construction constitutes the acceptance of these documents and any discrepancies, errors and/or omissions become the responsibility of the building contractor.



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JOB NO. : 2023-06
DATE : 4.12.2023

SECOND FLOOR PLAN

A304



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

It is the responsibility to ensure that buildings comply with all governing codes. It is the responsibility of the building owner to ensure that the building complies with the RCO 2019 and all codes set forth by the Governing municipality.

The following notations are taken from RCO 2019 Code Section 303 Lighting, Ventilation and Heating

303.1 Habitability rooms
Habitability rooms shall have an aggregate glazing area of not less than 8 percent of the floor area. The glazing shall be defined as being through windows, skylights, doors (openers or approved openings to the outdoor air). Such openings shall be provided with ready access to the outdoors and shall be fully operable and unobstructed. The operable area in the outdoors shall be not less than 4 percent of the floor area being ventilated.

The following notations are taken from RCO 2019 Code Section 308 Glazing

308.3 Human impact loads
Individual glazing areas, including glass panels in hazardous locations such as those indicated as defined in Hazardous locations shall meet the test requirements of Section 308.3.1.

308.3.1 Impact Test
Where required by other sections of the code, testing shall be tested in accordance with CPSC 16 CFR 2011. Glazing shall comply with the test criteria for category II unless otherwise indicated in Table 308.3.1 (1).

308.4 Hazardous locations
The following shall be considered special hazardous locations for the purposes of glazing:

308.4.1 Glazing in doors
Glazing in fixed and operable panels of swinging, sliding and bolted doors shall be considered to be a hazardous location.

306.2.4 Glazing adjacent to doors
Glazing, in an individual fixed or operable panel adjacent to a door shall be considered to be hazardous if the hazardous exposed edge of the glazing is less than 50 inches above the floor or walking surface and it meets either of the following conditions:

1. The hazardous exposed edge of the glazing is within 24 inches of the plane of the door in a closed position and within 24 inches of the hinge side in an swinging door.
2. When the door is open, the hazardous exposed edge of the glazing is less than 50 inches in a closed position and within 24 inches of the hinge side in an swinging door.

306.3.3 Glazing in windows
Glazing in an individual fixed or operable panel that meets all of the following conditions shall be considered to be hazardous:

1. The exposed area of an individual panel is larger than 9 square feet
2. The bottom edge of the glazing is within 36 inches above the floor or walking surface
3. The top edge of the glazing is more than 36 inches above the floor or walking surface
4. One or more walking surfaces are within 36 inches measured horizontally and in a straight line, from the edge of glazing

306.4 Glazing in guards and railings
Glazing in guards and railings, including structural baluster panels and nonstructural infill panels, regardless of area or height above walking surface shall be considered to be a hazardous exposed edge.

306.5.4 Glazing and wet surfaces
Glazing in walls, enclosures or fences containing or facing hot tubs, spas, whirlpools, saunas, steam rooms, showers, swimming pools, hot tubs, or outdoor swimming pools where the bottom exposed edge of the glazing is less than 60 inches measured vertically above a standing or walking surface shall be considered to be a hazardous location. This shall apply to single glazing and all panels in multiple glazing.

The following notations are taken from RCD 2019 State Code 310. Extra:

The following regulations are taken from RCDO 2019 Section 310 Exits:

310.1 Emergency escape and rescue opening required
Every sleeping room shall have not less than one operable emergency escape and rescue opening. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.

310.2 Emergency escape and rescue openings
Emergency escape and rescue openings shall have a minimum dimension as specified in this section.

310.2.1 Minimum opening area
Each sleeping room shall have not less than one opening shall have a net clear opening of not less than 5.7 square feet. The net clear opening dimensions required by this section shall be obtained by subtracting the door frame and door from the opening dimensions from the inside. The net clear height of the opening shall be not less than 20 inches and the net clear width shall be not less than 20 inches.

Exception: Below-grade floor openings or below-grade openings shall have a net clear opening area of not less than 5.7 square feet.

310.2.2 Window sill height
Where a window sill is used as the emergency escape and rescue opening, it shall have a sill height of no more than 44 inches above the floor, with the sill height it below grade, it shall be provided with a window well in accordance with Section 310.2.3.

310.2.3 Window Wells
The horizontal area of the window well shall be not less than 5.7 square feet, with a horizontal projection and width of not less than 36 inches. The area of the window well shall allow the emergency escape and rescue opening to be fully opened.

It is the builder's responsibility to assure that the final windows selected for all emergency escape and rescue openings meet the minimum requirements of the above.

Window shown on this plan are labeled as [Pella Profile Series](#)

Stat. Compliance: per RCO 2019 Code Section R311	
Maximum Nosing:	1/2"
Minimum Nosing:	3/8"
Max. Riser Variation:	5/64"
Max. Tread Variation:	5/64"
Max. Handrail Projection:	3/32"
Min. Stair Clear Width:	36"
Max. Riser Height:	7"
Min. Tread Depth:	11"
Min. Headroom Height:	6'8"
Max. Cross Section Dim. of the Handing Portion of a Handrail:	2"
Min. Handrail Height:	34"
Max. Handrail Height:	38"
Min. Guardrail Height:	36"
Min. Guardrail Height at corners:	34"

All Required Handrails shall be continuous the full length of the stairs. Ends shall be returned or cut terminate in newel posts or safety terminals.

The following notations are taken from RCO 2019 Code Section R314 Smoke Alarms:

314.1 General

Smoke alarm shall comply with household fire warning equipment requirements of NFPA 72 and Section 314.1.

314.1.1 Labeled

Smoke alarms shall be listed and labeled in accordance with UL 217. Combination smoke and carbon monoxide alarms shall be listed and labeled in accordance with UL 217 and UL 293.

314.1.2 Technologies

On each level within each dwelling unit smoke alarms utilizing photoelectric and ionization technologies are required. Separate or dual-sensor smoke alarms may be used. A smoke alarm located in accordance with Section 314.3(2) shall include photoelectric technology.

314.2 Name required

Smoke alarms shall be provided in accordance with this section.

314.3 Name location

Smoke alarms shall be provided in dwelling units in the locations described in Section 314.3.1 location.

314.3.1 location

Smoke alarms shall be installed in the following locations:

1. On each sleeping room.
2. Outside each sleeping separation in the immediate vicinity of the sleeping rooms. On the immediate exterior story of the dwelling, including basements and balconies, not including crawl spaces and uninhabitable attics.

314.8 Power source

Smoke alarms shall receive their primary power from the building wiring where such wiring is on a power source, and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for the building wiring.

Exceptions. Smoke detectors may be battery operated when installed in buildings without a power source.

General Notes:

1. All exterior walls/dimensions from face of sheathing to face of sheathing - interior walls/dimensions from face of face-to-face of adjacent exterior notes otherwise.
2. Exterior walls to be 2x4 unless noted otherwise.
3. Interior walls to be 1 1/2" unless noted otherwise.
4. All ganged walls are 4x8" unless noted otherwise.
5. All exterior doors to be 1 1/2" unless noted otherwise. All interior doors to have a minimum lintel to be 10 (3) with 1/2" prewood species.
6. Door thresholds are to be installed under parallel walls.
7. All lumber sizes and species may be upgraded for ease of construction.
8. All dimensions are to be rounded up to the nearest per the fastening schedule of sheet #A01.
9. It is the Builders' responsibility to refer to the notes on Sheet #A01.
10. It is the Builders' responsibility to assure all structural loads are transferred to the foundation.
11. When engineered floor plans are used, All truss data and layout sheets must be provided to the Designer.
12. All steel plates to be A36 pressure treated.
13. All exterior doors to be 1 1/2" unless noted otherwise, including Vinyl's, PSL's and glass-alerts, at the time of framing inspection. Follow all manufacturers specs. and requirements for caulking and weatherstripping.
14. Maintain a 7" min. spacing between foundation wall and the wood framed walls.
15. All exterior walls framing shall be 2x4's unless otherwise dimensions, all dimensions pertaining to fenestration enclosures are to be full verified.
16. All exterior doors to be 1 1/2" unless noted otherwise.
17. All interior doors to be 1 1/2" unless noted otherwise.
18. All interior doors to be 1 1/2" unless noted otherwise.

Phase Note:

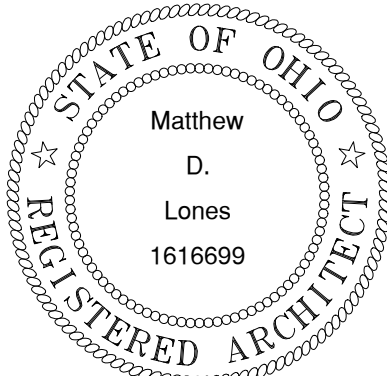
Any discrepancies, errors and/or omissions in the notes, dimensions, and/or drawings contained on these documents shall be brought to the attention of the designer immediately after the said discrepancy, error and/or omission is noted. The designer shall be responsible for correcting these documents and any discrepancies, errors and/or omissions become the responsibility of the builder.



Orange **frog** Design Group
411 Meditation Lane
Columbus, Ohio 43235
P 614.578.1707

NELSON RESIDENCE - NEW SINGLE FAMILY HOME
WALDO PLACE UPPER ARLINGTON, OHIO 44240

GRUEBMEYER BUILDERS
2580 SANDOVER ROAD UPPER ARLINGTON, OHIO 43220

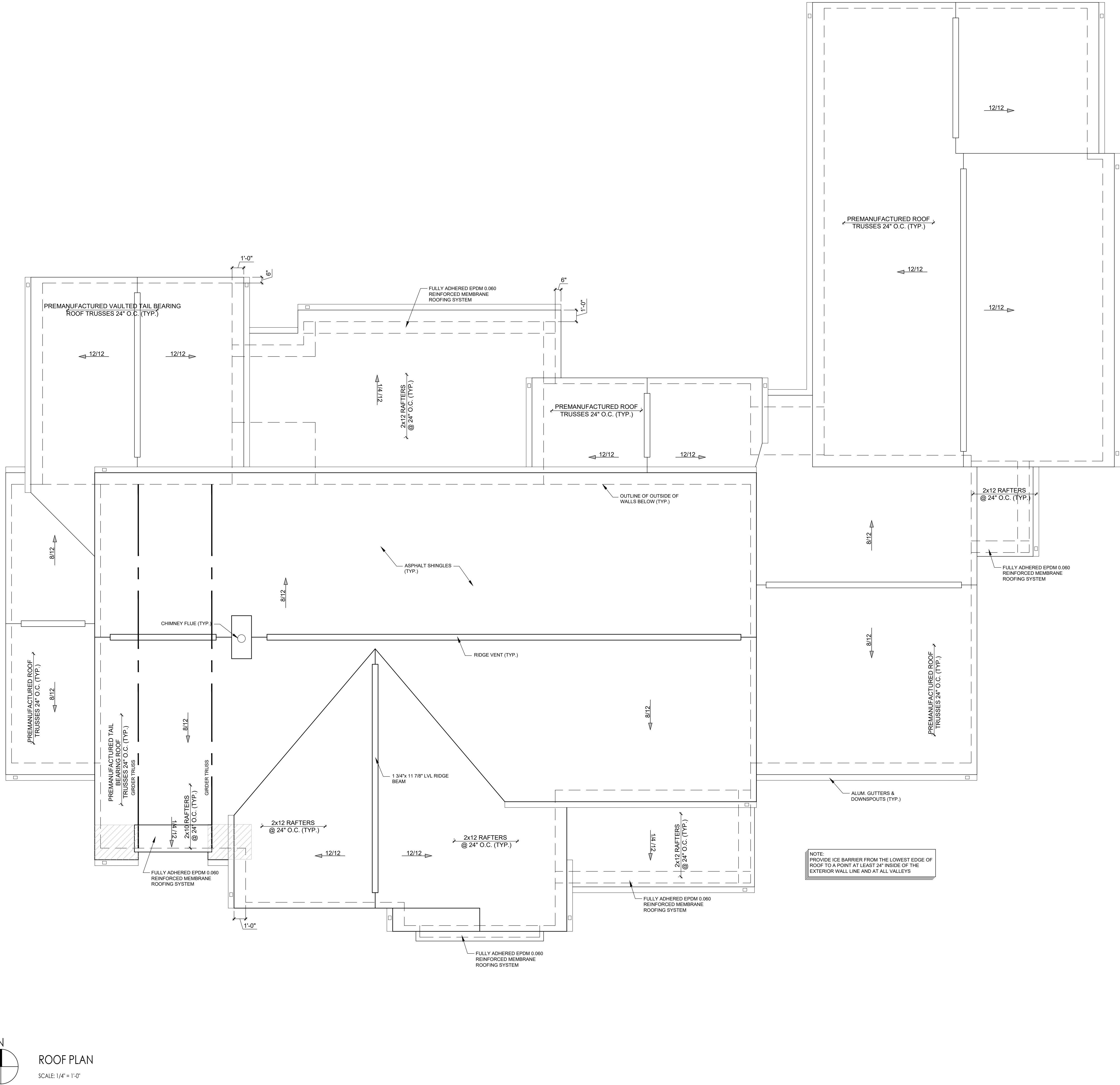


MATTHEW D. LONES, LICENSE #1616699
EXPIRATION: DECEMBER 31, 2023

NO.	DATE	REVISION
JOB NO. : 2023-06		
DATE : 4.12.2023		

ROOF PLAN

A305



Code Compliance: It is the builder's responsibility to assure that the building complies with all governing codes, this includes but not limited to the RCO 2019 and all codes set forth by the Governing Municipality. The following notations are taken from RCO 2019 Code section 806 Roof Ventilation: 806.1 Ventilation required. Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilation openings shall have a least dimension of 1/16 inch minimum and 1/4 inch maximum. Ventilation openings having a least dimension larger than 1/4 inch shall be provided with corrosion-resistant wire cloth screening, hardware cloth, perforated vinyl or similar material. 806.2 Minimum vent area The minimum net free ventilating area shall be 1/150 of the area of the vented space. Exception: The minimum net free ventilation area shall be 1/200 of the vented space provided both of the following conditions are met: Not less than 40 percent and not more than 50 percent of the required ventilating area is provided by ventilators located in the upper portion of the attic or rafter space. Upper ventilators shall be located not more than 3 feet below the ridge or highest point of the space, measured vertically. The balance of the required ventilation provided shall be located in the bottom one-third of the attic space. General Notes: Where rafters are parallel to ceiling joists they shall be nailed together at their intersection to create a continuous tie between bearing points.	2. Where rafters and ceiling joists are not parallel a 2x6min. joist tie @48" o.c. (unless noted otherwise) shall be provided in the bottom 2/3rd of the distance from the rafter bearing and the ridge. 3. To maintain a continuous tie between rafters and rafter bearing points, ceiling joists are to be lapped together at intermediate bearing points. Toe nail both ceiling joists to the intermediate bearing member. 4. Ridge boards are to be a minimum of 1" nominal thickness and as wide as the plumb cut of the rafter that is fastened to it. 5. Valley and hip rafters are to be a minimum of 2" nominal thickness and as wide as the plumb cut of the rafter that is fastened to it. 6. Provide a post under the ridge at the point that the hip rafters tie into the ridge to a bearing wall or beam designed to carry the given load. 7. All openings in load bearing and exterior walls shall have a minimum lintel made u/c2x9's with 1/2" plywood fitch. 8. All lumber sizes and species may be upgraded for ease of construction. 9. All joists for point loads are to be a minimum of (2)2x4's nailed per the fastening schedule on Sheet A001. 10. Adjust rafter cuts to align fascia boards, per the elevation drawings in this plan set, as needed. This holds especially true when roof pitches vary from one another. 11. In addition to these notes, refer to the notes on Sheet A001. 12. It is the builder's responsibility to assure all structural loads are transferred to the foundation. 13. All rafter bearing heights called out on the plan are to be field verified. Adjust dimensions as needed to assure fascia boards and knee boards appear as they do in the elevation drawings. 14. Provide solid blocking at all point loads.	15. Provide engineering data sheets for all engineered lumber including LVL's, PSL's and Glue Lams at the time of framing inspection. Follow all manufacturers specs. and recommendations for nailing and fastening members. Wood trusses: The following notes only apply if wood trusses are used. 1. It is the Builder's and/or the Truss Manufacturer's responsibility to take all measurements used for truss manufacturing from only the actual field conditions. Do not build trusses from the dimensions on this plan for actual field conditions may vary from the information given in this plan set. Orange Frog Design Group, LLC is not responsible for any error in truss orders or manufacturing. 2. The truss manufacturer is to adjust heel heights as needed to align fascia boards and any other trim material to match the elevation drawings in this plan set. 3. When engineered wood trusses are used, All truss data and layout sheets must be provided at the time of framing inspection. Overlay Roof Rafters: The following is a list of the maximum clear spans for scab rafters used in overlay roofing: 2x4: 6'-0" @24" o.c. 2x6: 9'-0" @24" o.c. 2x8: 12'-0" @24" o.c. 2x10: 15'-0" @24" o.c. Please Note: Any discrepancies, errors and/or omissions in the notes, dimensions, and/or drawings contained on these documents shall be brought to the attention of the designer immediately after the said discrepancies are discovered. Proceeding with construction constitutes the acceptance of these documents and any discrepancies, errors and/or omissions become the responsibility of the building contractor. Attic Ventilation Soffit vents and roof or ridge vents are to be used. The required total sf. of attic vent is determined by calculation below. The total number of attic vents is determined by the total SF. of ventilation needed (below) divide by the net-free clear opening created by each vent (see manufacturers specification) HOUSE ROOF 2,887 (Attic SQ. FT.) divide by 300 = 9.62 SF. (Required vent opening) 9.62x144= 1,385.76 1,385.76/64 (vent size)= 21.65 vents required GARAGE ROOF 912 (Attic SQ. FT.) divide by 300 = 3.04 SF. (Required vent opening) 3.04x144= 437.76 437.76/64 (vent size)= 6.84 vents required
---	--	---

Lisa Schubert 3845 Rushmore Dr Upper Arlington, OH 43220

schubert3120@gmail.com

July 13, 2023

Dear Zoning Board:

My name is Lisa Schubert and I live in a ranch home at 3845 Rushmore Drive directly behind the proposed new build at 3846 Waldo Place, both located in Orchard View. I am concerned about the variance request made by the builders representing Carleton and Amy Nelson, the new owners of the Waldo property. In the variance request, the builders acknowledge that all surrounding homes are ranches. Nonetheless, the builder insists the existing character of the neighborhood will not change by building this proposed home of such dimension that it requires a variance to accommodate its scale, height, and massing. The house size is clearly at odds with the present building requirements and existing ranch homes surrounding it on similar sized lots. If the variance is granted, current homeowners will surrender some of their privacy and have the quiet enjoyment of their properties infringed upon.

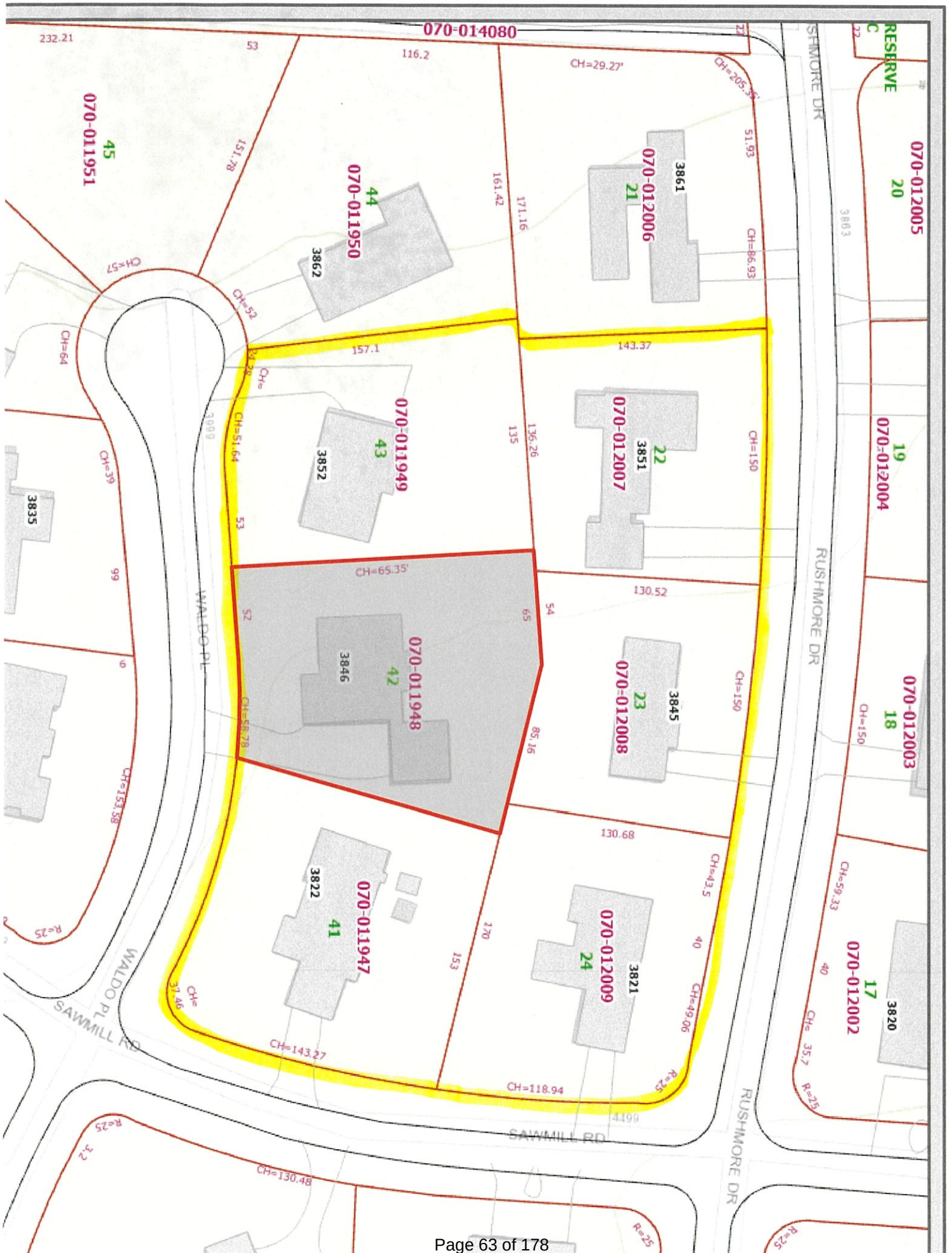
Please note that the proposed build is already elevated from street level as they request a height variance. Even though several larger homes have recently been built in Orchard View, the two new larger homes on Waldo abut to a very large two-story home on Sawmill and are not surrounded by ranches. 3846 Waldo Place has a ranch to the east and a split-level to the west on Waldo and all the Rushmore properties affected are ranches. Pictures of the affected homes on Waldo and Rushmore are attached as well as a current view of the home being torn down. Many of the existing ranches in Orchard View have been updated while preserving the unique tranquility of Orchard View. Towering over other houses does not maintain or enhance the character of our subdivision.

As stated by the builder, a beneficial use of the property **can be obtained** without the variance being granted. And given the already large size, conforming to the existing building codes would be less intrusive and somewhat less overwhelming.

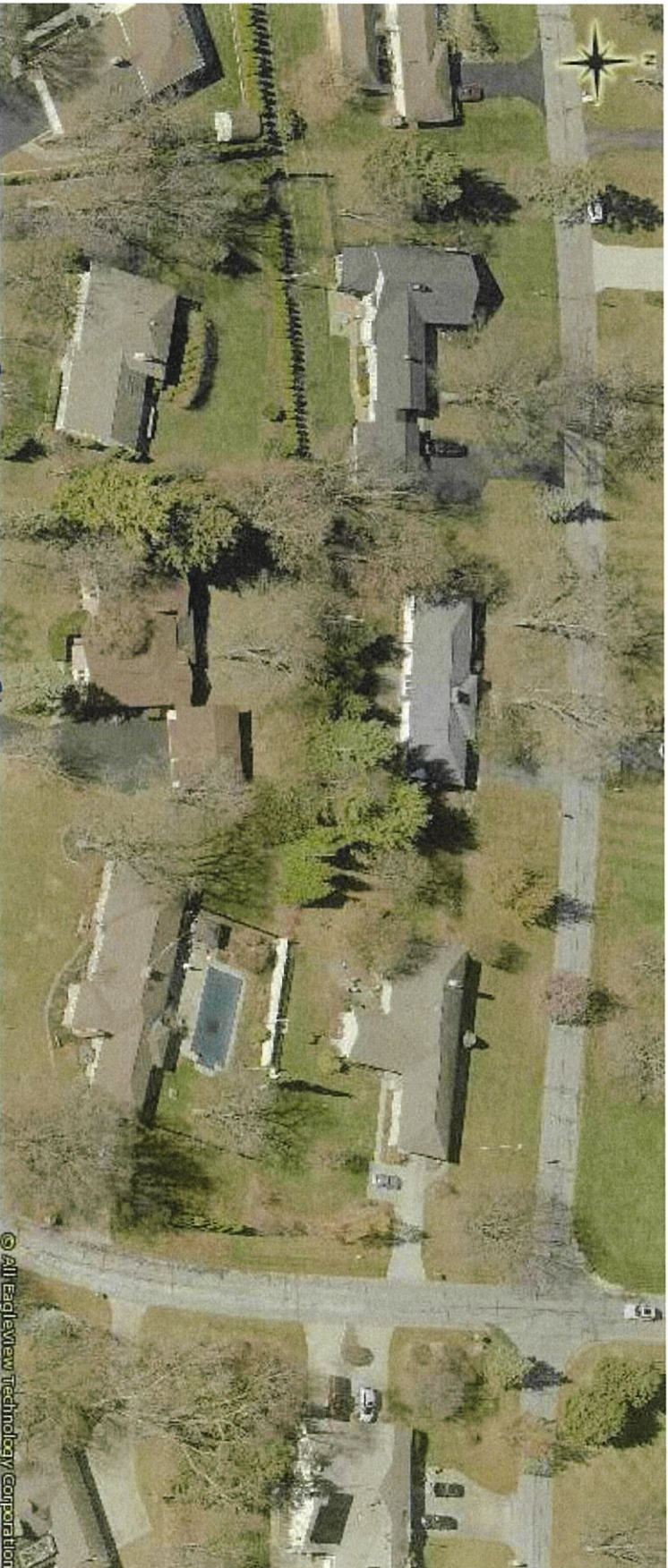
Thank you for your consideration in this matter.

Sincerely,





Aerial



3851 Rushmore Dr.

3845 Rushmore Dr.

3821 Rushmore Dr.

3850 Weldon Pl.

3846 Weldon Pl.

3820 Weldon Pl.

© All EagleView Technology Corporation



3850 Waldo (property to the west)



3846 Waldo (property wanting variance)



3822 Waldo (property to the east)



3831 Rushmore Dr (caddy corner to the west)



3845 Rushmore Dr (directly behind)



3821 Rushmore Dr (caddy corner to the east)

Authors: Justin Milam, AICP, Senior Planner

BZAP Meeting Date: July 19, 2023

Subject: Glamm Dental, 2164 Riverside Drive (DEV-02-23) - Review of an Amended Final Development Plan for building and site improvements to accommodate a dental practice expansion.

Site Description/History

The subject property, 2164 Riverside Drive, is located at the eastern corner of Riverside Drive and Cambridge Boulevard. It has 195 feet of frontage along Riverside Drive with two curb cuts and 265 feet of frontage along Cambridge Boulevard with one curb cut, which serves as the customer-preferred entrance to the site. The pie-shaped site includes two parcels totaling 0.61 acres. Centered on the site is a one-story, 4,375-square foot "Tetris" shaped brick and siding building that includes three tenants: Glamm Dental, Pinkham Medical Supply, and Anna's Tailoring and Alterations. The building was built in 1954 as a gas station, expanded and converted to office use in 1978, and purchased by the applicant in April 2022.

Located across Cambridge Boulevard to the north is the Scioto Country Club and to the east are condominiums and single-family homes. To the west and south are mostly office, restaurant and retail uses, including Oles & Associates on Riverside Drive, which recently completed a significant building and site improvement. As required by code, all adjacent property owners were notified at least 21 days in advance of the meeting; a "Ready for Change?" sign was placed on the site to alert passers-by, and details of the plan were included in recent City e-mail newsletters.

Proposal

The proposal includes the renovation of the existing one-story office building, where Glamm Dental is expanding to take over the entire building. The building will undergo a significant transformation to create a more modern aesthetic with traditional exterior building materials. The site will be significantly improved as well, with revised access, new landscaping, and new outdoor lighting. A number of positive revisions have occurred since the July 5, 2023 BZAP Work Session.

Building Design

The existing building will be retained but re-faced with brick, aluminum siding, and cement board panels. [In addition to specification sheets, samples have been submitted indicating a high-quality product.] Existing brick will be painted as well. The total amount of brick on the building has increased from 48 percent to 54 percent, meeting the City's 50 percent requirement for brick and/or stone. The design is more modern in nature, with a largely flat



roof that is 14 feet tall with several three-foot tall roof projections to help break up the mass of the building. Sign areas are shown along each frontage, where 36-square foot externally-illuminated panels are proposed.

Transportation Infrastructure/Emergency Services

The City Engineer has reviewed the application and found no major issues or concerns with the project related to traffic, access, or parking. The Fire Division is also satisfied with the amount of access granted and is supportive of the plan. Although a traffic impact study is not required, the City of Columbus is coordinating with the City Engineer on a mobility study that includes improvements to the intersection of Cambridge Road and Riverside Drive. The access point closest to the street intersection will be removed, which is a positive for the corridor. The seven existing diagonal spaces parallel to Riverside Drive will be removed, as well as the four parking spaces parallel to Cambridge Boulevard per the Board's direction. The City's parking code requires a maximum of 3.5 spaces per 1,000 square feet of floor area, which equates to a limit of 15 parking spaces. A total of 23 parking spaces are provided on-site; 30 were shown on the original plan while 37 exist today. The existing sidewalk along Cambridge Boulevard will remain but may need modification based on the mobility study. No sidewalk is proposed or recommended along Riverside Drive. A future shared-use path will be installed along the west side of Riverside Drive, connecting to the regional trail Scioto Trail network. The site is not serviced by COTA or COGO bike share at this time.

Utilities/Outdoor Lighting/Trash

Existing utilities are adequate to service the site and will be retained. An overhead wire service line from an existing pole along Cambridge Boulevard will be put underground into the building. This service is located away from the City's gateway boulder and would not be impacted. Outdoor lighting will be improved with new building-mounted LED fixtures; no free-standing pole-mounted fixtures are proposed as nearby lighting along Riverside Drive provides additional site illumination. The existing dumpster area will be enclosed with aluminum doors and a cement board on the sides and rear. A reminder that the dumpsters can only be emptied between 7:30 AM and 7 PM, Monday- Saturday; violations would be serviced by the Police Division.

Landscaping

A landscape plan was submitted which adds a variety of evergreen and perennials around the building and site, but has not yet been reviewed by the City Forester due to a delayed submission. The plan removes a significant amount of hardscape, reducing the site's development coverage from 80 percent to 70 percent, and retains existing street trees along Cambridge Boulevard. The existing stone wall along Cambridge Boulevard and six-foot tall wood fencing on the east side of the site would remain. The City Forester would review and approve the final landscape design and species selections during Building Permit review.

Zoning Code Requirements

The property is zoned within the Route 33 Planned Mixed Use District (PMUD), which calls for a variety of uses like office, retail and residential to be located within multi-story, mixed-use buildings located close to the street. The Unified Development Ordinance (UDO) includes development standards to follow the Master Plan's recommendations and achieve an improved character, especially at key intersections like this one.



Master Plan

The City's [Master Plan](#) offers the following guidance for an application such as this (page numbers related to online PDF):

- Community appearance will be enhanced in commercial and residential areas (p. 8);
- Preserve residential neighborhoods (p. 12); and
- Enhance redevelopment and revitalization that is appropriate to Upper Arlington (p. 14).

Variance List

The following is a list of variances being requested as part of this Amended Final Development Plan application. Nearly all of the variances are a result of existing site conditions, as the property was developed under a previous zoning code nearly 70 years ago.

1. *To allow an increase in the maximum building setback from 10 feet to 35 feet along Riverside Drive and from 10 feet to 35 feet along Cambridge Boulevard (Article 5.04; existing);*
2. *To allow a reduction in the minimum lot area from one acre to 0.61 (Article 5.04; existing);*
3. *To allow a reduction in the minimum floor area ratio from 0.35 to 0.16 (Article 5.04, existing);*
4. *To allow a reduction in the minimum number of stories from two to one (Article 5.04, existing);*
5. *To allow an increase in the maximum number of parking spaces from 15 to 23 (Article 5.04, existing, but a reduction from 37);*
6. *To eliminate the requirement for a sidewalk along Riverside Drive (Article 6.02, existing); and*
7. *To allow a reduction in the minimum site lighting criteria (Article 6.08).*

Standards of Approval

The Board must consider the UDO standards of approval in its review of this application. Staff has offered a response to each of these standards below:

1. **That it fully complies with all applicable requirements of this Ordinance;** *The application largely complies with the requirements of the UDO. The variances requested are a result of existing site conditions when the property was developed under a different zoning code.*
2. **That it adequately protects other property or residential uses located on the same property from the potential adverse effects of a non-residential use;** *A commercial use has occupied this site for more than 70 years as a gas station and office. The existing office uses have had little impact on adjacent residential or country club uses.*
3. **That it is consistent with the use and character of surrounding properties;** *The proposal significantly improves an existing building and site, while allowing a growing dental practice to expand in its current location. Impacts on the adjacent property remain unchanged.*



4. **That it provides safe conditions for pedestrians or motorists and prevents the dangerous arrangement of pedestrian and vehicular ways; and** *The proposed site plan has been approved by the City Engineer for site access. Eliminating one access point along Riverside Drive is a positive.*
5. **That it provides safe ingress and egress for emergency services.** *Ingress and egress have been approved by the Fire Division.*

Alternatives

The applicant has done a respectful job of making revisions to the plan based on direction from Staff and BZAP. These revisions have helped improve the building and site, and have reduced the number and severity of variances requested. Any building expansion would have significant impacts on parking and access. A complete redevelopment of the site would likely require additional land, traffic and utility studies, among many other things; it is simply not proposed at this time.

Requested Action and Findings

Staff has reviewed the revised application and plans, visited the site and discussed with the applicant. While the code calls for a multi-story, mixed-use building to be located closer to the street intersection, it is simply not practical given the intended reuse of the building, the size of the parcel, existing traffic challenges, and other site constraints. The proposal provides a needed improvement to the existing building and allows for a successful dental practice to expand in its current location. The proposed building and site improvements represent an upgrade for this gateway into the community. For these reasons, Staff recommends approval of this application, as it meets the standards of approval, subject to the following three conditions:

- 1.) That a final landscaping plan be submitted for review and approval by the City Forester during Building Permit review;
- 2.) That the two parcels which comprise the site be combined with the Franklin County Auditor before a final zoning inspection; and
- 3.) That the applicant continues to work with the City Engineer on right-of-way dedication at Riverside Drive and Cambridge Boulevard to accommodate future pedestrian access in conjunction with the City of Columbus mobility study.

Attachments

1. BZAP Staff Report Pics - Glamm Dental
2. AFDP Application - 2164 Riverside Drive (Glamm Dental)
3. Glamm Dentistry - BZA Drawings 07-12-2023
4. Exterior Material Spec Sheets
5. UA Prelim Comments - 2164 Riverside Drive - Glamm Dental



Glamm Dental

2164 Riverside Drive

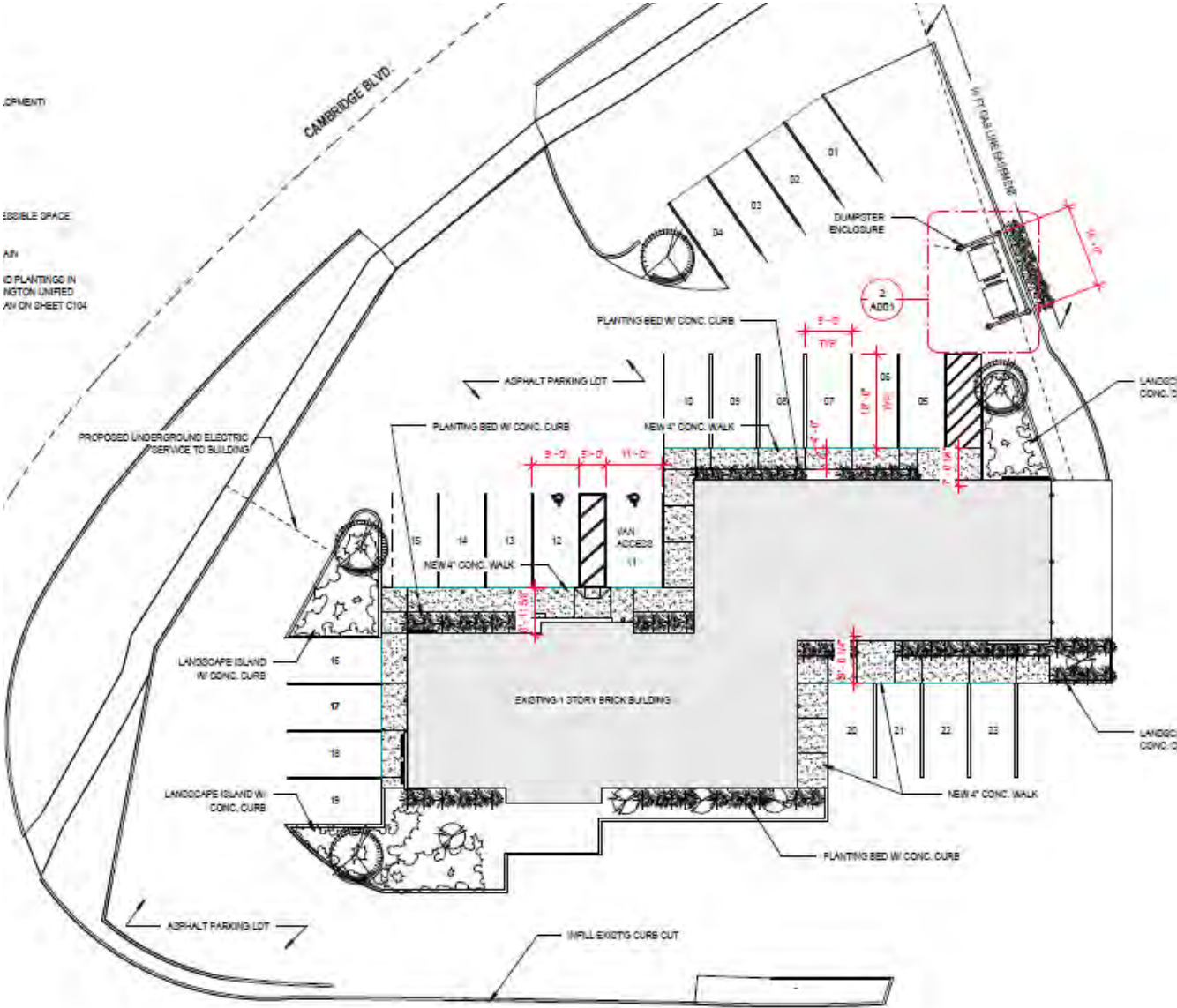
BZAP Staff Report Pictures



Google Maps ® Aerial – Looking North



Proposed Site Plan



Existing Elevations & Streetscape

Cambridge Blvd (L) and Riverside Drive (R)



Proposed Elevations



VIEW OF PROPOSED EAST ELEVATION



VIEW OF PROPOSED NORTHWEST CORNER



PROPOSED WEST ELEVATION

BZAP Information

 BZAP Case #

DEV-02-23

 BZAP Review Date

07/19/2023

 Status

Pending

 Vote Tally

 Variances Granted

 BZAP Conditions

Development Information

Development Name*

Glaam Dentistry

Proposed Tenants (if available)

Glaam Dentistry

Description of Development* 

The proposed project fenestration updates and replacing existing windows and exterior doors.

Site Area (in SF)*

26615

Total Development Size (in SF)*

4290

of Stories

1

Building Height (from grade)*

14

of Parking Spaces*

30

Total Development Coverage (in %)*

0

Application Information

Application Type*

Amended

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



The intent of this redevelopment is to comply with the zoning standards set forth by the city. New landscaping will be provided to meet the standards in article 6.07

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

This redevelopment seeks to improve the physical appearance and functionality of the existing building and site while maintaining and improving the safety of occupants through better site lighting, and ingress / egress to the property.

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

New site lighting, and controlled access to in and out of the property would contribute to a potentially safer traffic experience. The trash and recycling bins will now be screened and landscaped from surrounding properties and the overall exterior of the building will receive physical updates along to enhance the overall aesthetic of the building.

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

The main goals of this project are to address deteriorated exterior finishes and provide a sense of place and unique character to the building that reflect the image of the dental practice.



June 23, 2023

To Whom it May Concern:

This intent of this letter is to inform you that Nicholson + Little Architecture / Design is requesting zoning approval for the property located at 2164 Riverside Dr. This request is made on behalf of the property owner and proposes to replace / renovate the existing exterior finishes and update the overall aesthetic of the building.

You are welcome to attend the public hearing regarding this request at the date and time noted below:

Board of Zoning and Planning (BZAP) meeting will begin at 6pm on Wednesday July 19th, 2023.

Thank you for your time.

Sincerely,

Jeremy Little, Principal
Nicholson + Little Architecture / Design, Ltd.
614-330-8967

Revised: May 2023

Certification of Notice

Applicant Name: Nicholson + Little Architecture / Design, Ltd.

Location of property subject to BZAP request: 2164 Riverside Dr.

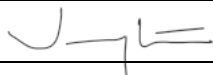
This application will be heard by the Board of Zoning and Planning on: 07/19/2023

Describe activity which requires Board of Zoning and Planning review:

Replace / renovate exterior cladding and lighting. Window / door replacement.

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:
2140 RIVERSIDE DR	II ENTERPRISES INC	9589071052700654705051	6/23/2023
2175 RIVERSIDE DR	2175 G BEAR LLC	9589071052700654705075	6/23/2023
2196 RIVERSIDE DR	SCIOTO COUNTRY CL	9589071052700654705068	6/23/2023
2459 CAMBRIDGE BL	DECAPUA JOSEPH C	9589071052700654705044	6/23/2023
Applicant Signature: Jeremy Little 			Date: 06/26/2023

Revised: May 2023

Certification of Notice

Applicant Name: Nicholson + Little Architecture / Design, Ltd.

Location of property subject to BZAP request: 2164 Riverside Dr.

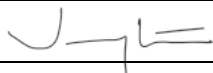
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Applicant Signature: Jeremy Little 			Date: 06/26/2023

Revised: May 2023

Certification of Notice

Applicant Name: Nicholson + Little Architecture / Design, Ltd.

Location of property subject to BZAP request: 2164 Riverside Dr.

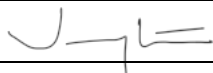
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Applicant Signature: Jeremy Little 			Date: 06/26/2023



561 PARK OVERLOOK DR
WORTHINGTON, OH 43085

614.330.8967

nicholsonlittlearchitecture@gmail.com

nicholsonlittle.com

07/12/2023

City of Upper Arlington,
3600 Tremont Rd.
Upper Arlington, OH 43221
614-583-5070

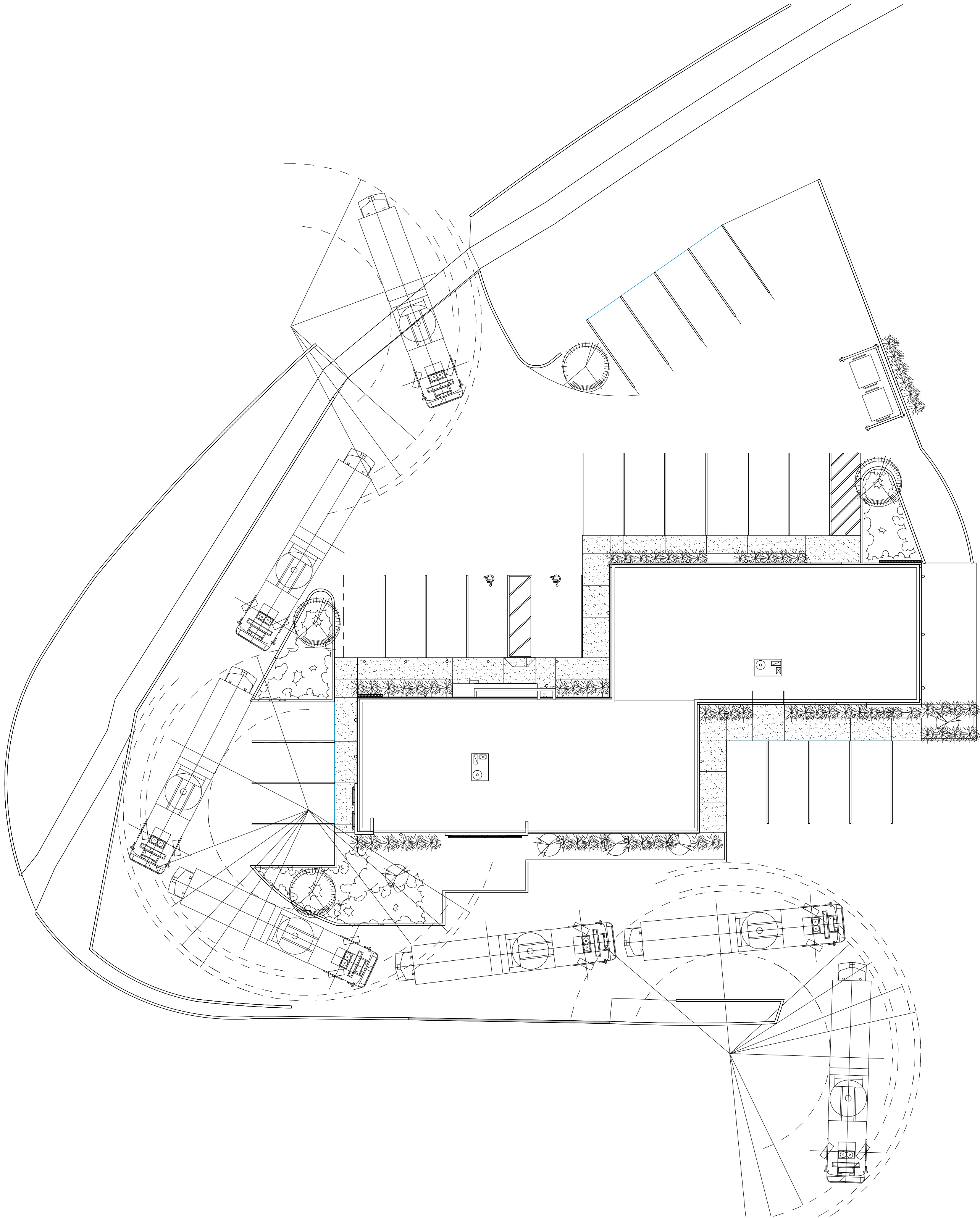
2164 Riverside Dr. - Redevelopment

The proposed exterior building and site redevelopment is aimed at revitalizing an outdated and deteriorating structure with a new and vibrant exterior envelope that captures the building owners' / tenants brand image while providing a clean, professional and modern update.

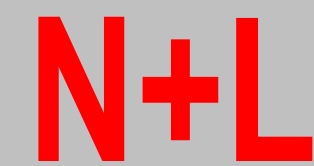
The renovations will consist of an increased area of landscaping, new foundation plantings as well as new parking island plantings. There will be updates to exterior lighting that will offer more building perimeter lighting in the parking adjacent to the building as well as new signage for the building tenant. The existing building had been occupied by 3 tenants. With the proposed updates, the entire building will now be allocated to a single tenant.

It is proposed to close off the northern most site entry point along Riverside Dr and provide additional landscaping in that area. It is also proposed to bury the overhead electric service to the building. In addition, discussions are being had between the property owner and the neighboring property to the south with regards to cross access through the parking lots.

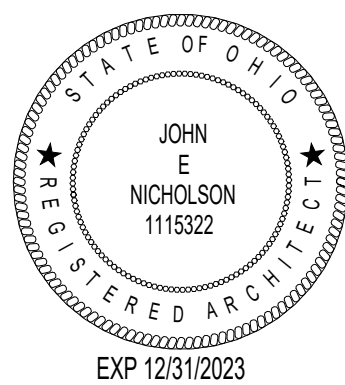
The exterior of the building will be maintain the existing brick along with additional brick areas being added. All of the brick will be painted. The existing wood siding and soffits will be removed in their entirety and new cement board panels and extruded aluminum siding will be installed. The roof will be re-roofed with a TPO membrane system and the rooftop mechanical units will be replaced. Elements of the facade have been extended beyond the original roof plane to screen the rooftop mechanical units.



1
C101
EMERGENCY VEHICLE TURNING RADIUS
1/16" = 1'-0"



NICHOLSON + LITTLE ARCHITECTURE | DESIGN | LTD.
614.330.8867
561 Park Overlook Dr., Worthington, Oh 43085
nicholsonlittlearchitecture@gmail.com



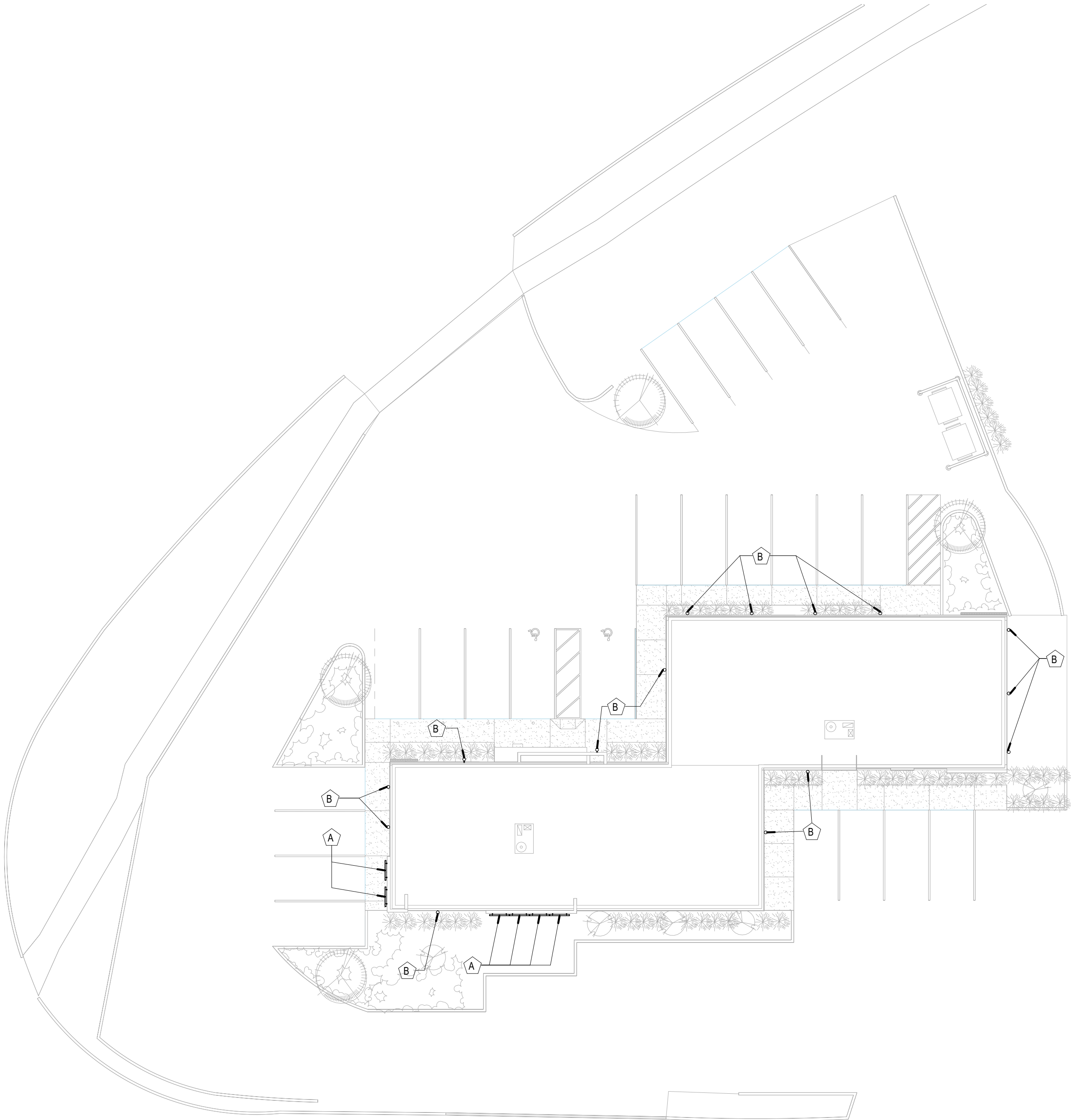
SCHEMATIC
C101
07-12-2023

GLAMM DENTISTRY
2164 RIVERSIDE DR | COLUMBUS OH | 43221

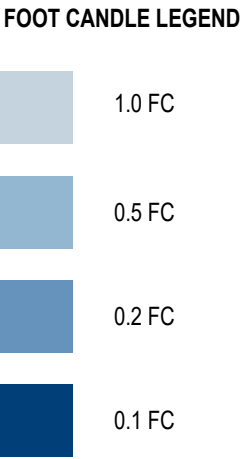
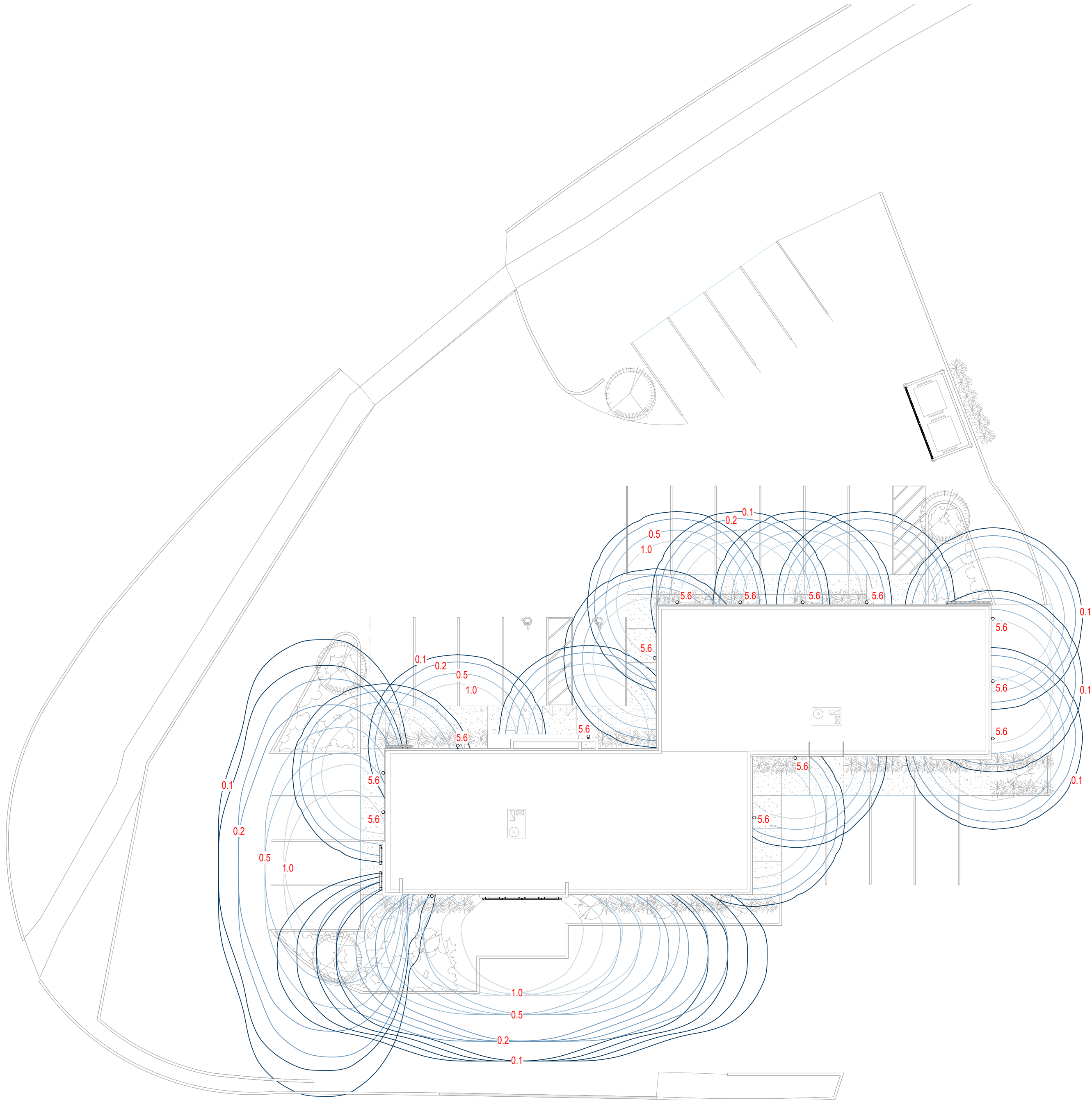
C101

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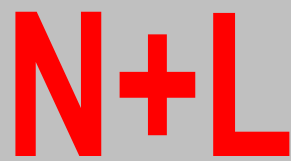
LIGHTING FIXTURE SCHEDULE							
MARK	COUNT	MODEL	MANUFACTURER	BRAND	URL	LAMP	COMMENTS
A	6	4750L 4FT KMS WALL WASHER	Acuity Brands Lighting	Lithonia Lighting	www.AcuityBrandsLighting.com	LED	OR EQUAL
B	15	EVO6WC DOWN LIGHT	Acuity Brands Lighting	Gotham Architectural Lighting	http://www.acuitybrands.com/BIM/Lookup.aspx?B=GAL&F=Evo Cylinder	LED	OR EQUAL



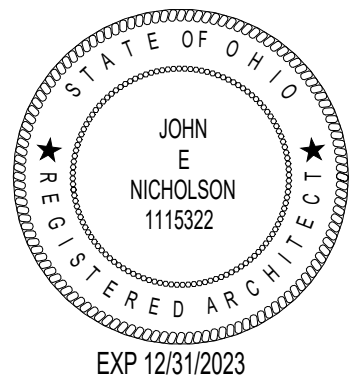
1 SITE LIGHTING PLAN
C102 1/16" = 1'-0"



2 PHOTOMETRIC PLAN
C102 1/16" = 1'-0"



NICHOLSON + LITTLE ARCHITECTURE | DESIGN | LTD.
614.330.8867
561 Park Overlook Dr., Worthington, Oh 43085
nicholsonlittlearchitecture@gmail.com

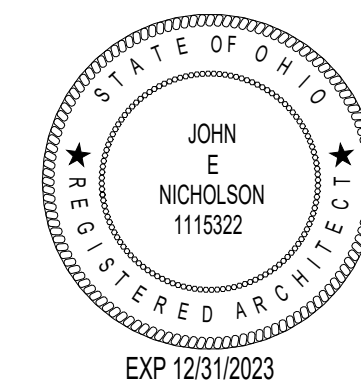


SCHEMATIC
DESIGN
07-12-2023

GLAMM DENTISTRY
2164 RIVERSIDE DR | COLUMBUS OH | 43221

C102

614.330.8967
561 Park Overlook Dr., Worthington, Oh 43085
nicholsonlittlearchitecture@gmail.com



C104

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PROPERTY INFORMATION:

ADDRESS: 2164 RIVERSIDE DR.

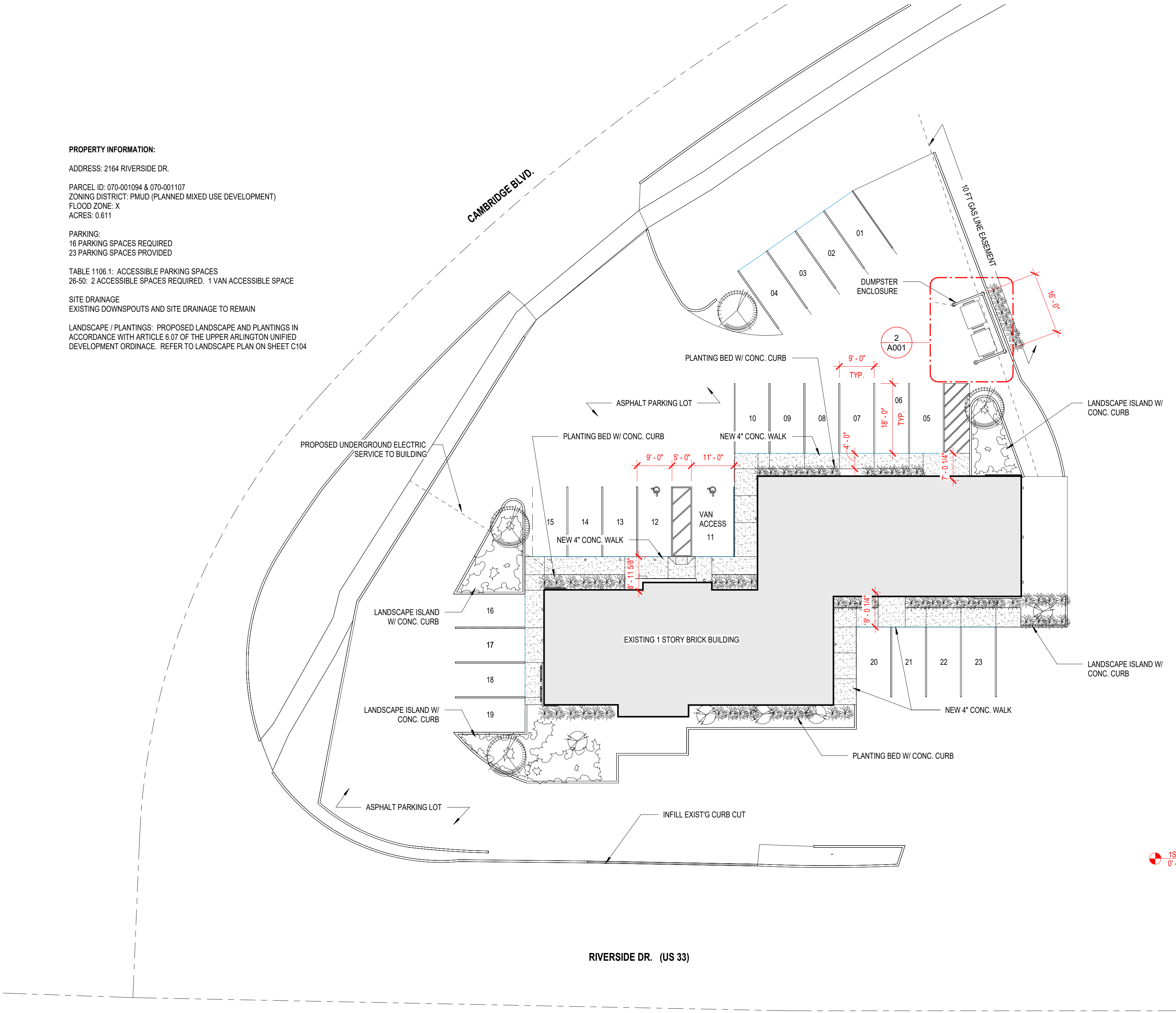
PARCEL ID: 070-001094 & 070-001107
ZONING DISTRICT: PMUD (PLANNED MIXED USE DEVELOPMENT)
FLOOD ZONE: X
ACRES: 0.611

PARKING:
16 PARKING SPACES REQUIRED
23 PARKING SPACES PROVIDED

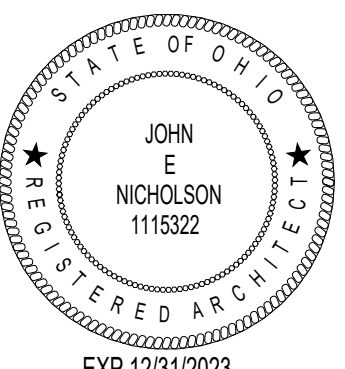
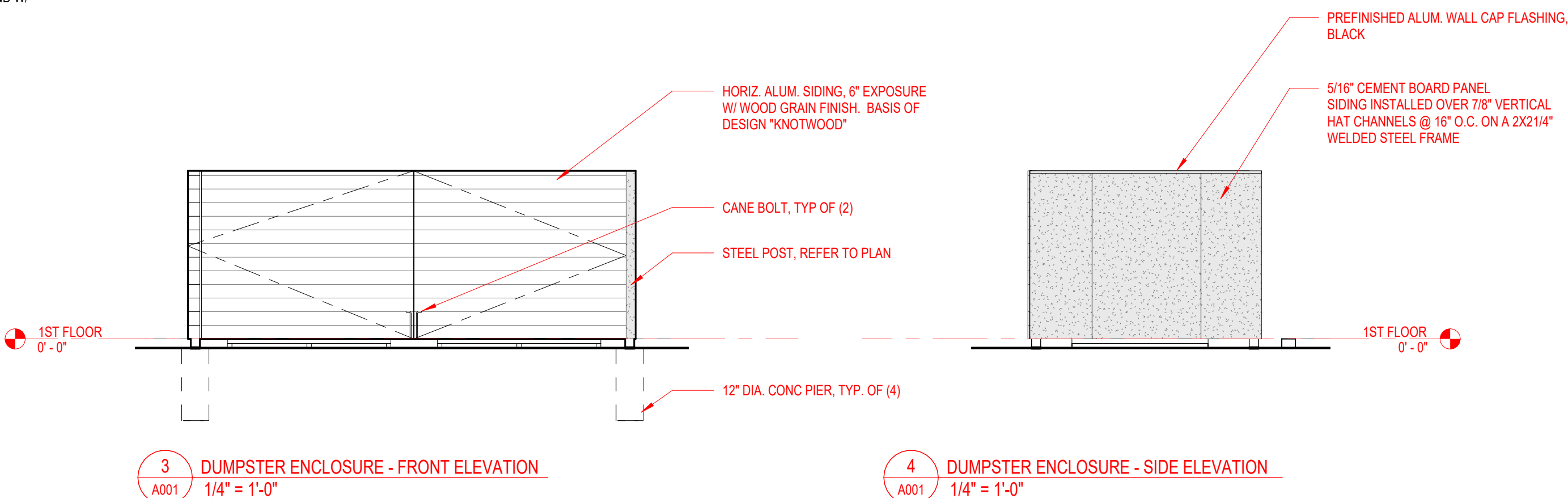
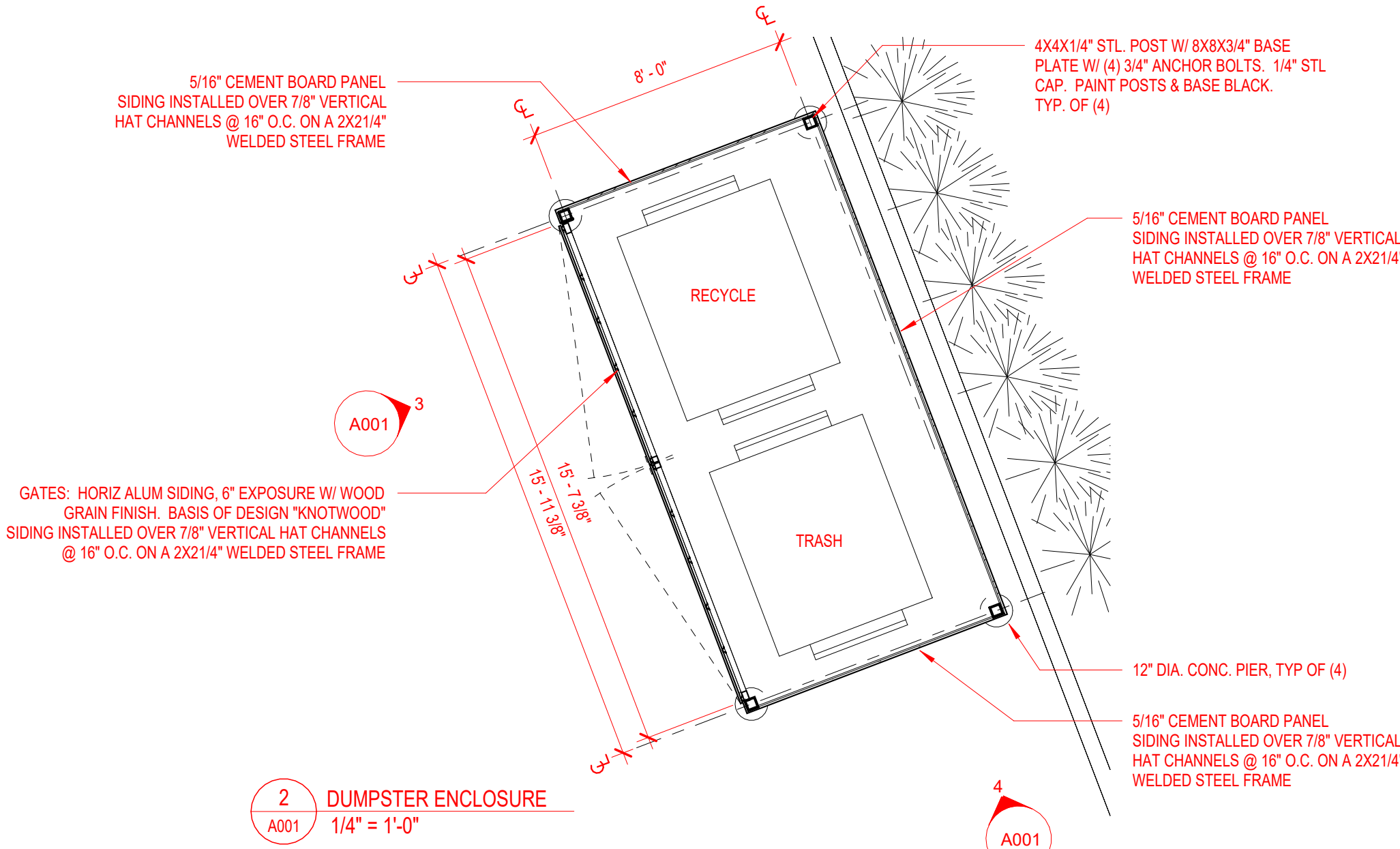
TABLE 1106.1: ACCESSIBLE PARKING SPACES
26-50: 2 ACCESSIBLE SPACES REQUIRED. 1 VAN ACCESSIBLE SPACE

SITE DRAINAGE
EXISTING DOWNSPOUTS AND SITE DRAINAGE TO REMAIN

LANDSCAPE / PLANTINGS: PROPOSED LANDSCAPE AND PLANTINGS IN ACCORDANCE WITH ARTICLE 6.07 OF THE UPPER ARLINGTON UNIFIED DEVELOPMENT ORDINANCE. REFER TO LANDSCAPE PLAN ON SHEET C104



1 SITE PLAN
A001
1/16" = 1'-0"

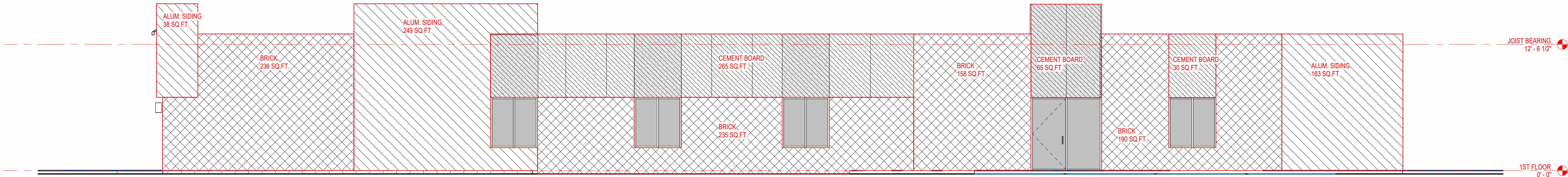


SCHEMATIC
DESIGN
07/12/2023

GLAMM DENTISTRY
2164 RIVERSIDE DR | COLUMBUS OH | 43221

A001

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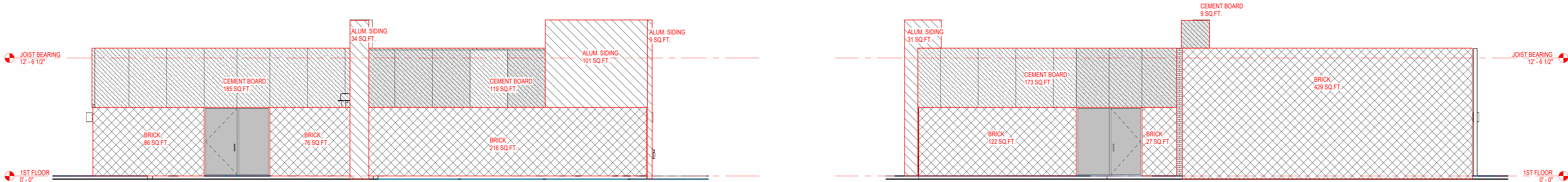


1 WEST ELEVATION - material take off
3/16" = 1'-0"

50% OF EXTERIOR MATERIAL REQUIRED TO BE BRICK

TOTAL MATERIAL: 4802 SQ. FT.
REQUIRED BRICK: 2380 SQ. FT.
ACTUAL BRICK: 2607 SQ. FT. = 54.3%

WEST	EAST	NORTH	SOUTH
BRICK: 819 SQ. FT.	BRICK: 832 SQ. FT.	BRICK: 378 SQ. FT.	BRICK: 578 SQ. FT.
OTHER: 810 SQ. FT.	OTHER: 724 SQ. FT.	OTHER: 448 SQ. FT.	OTHER: 213 SQ. FT.

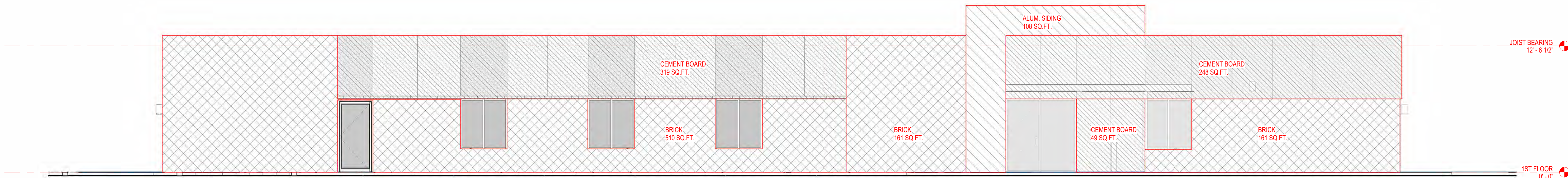


2 NORTH ELEVATION - material take off
3/16" = 1'-0"

BRICK: 378 SQ. FT.
OTHER: 448 SQ. FT.

3 SOUTH ELEVATION - material take off
3/16" = 1'-0"

BRICK: 578 SQ. FT.
OTHER: 213 SQ. FT.



4 EAST ELEVATION - material take off
3/16" = 1'-0"

BRICK: 832 SQ. FT.
OTHER: 724 SQ. FT.



VIEW OF PROPOSED EAST ELEVATION



EXISTING VIEW OF EAST ELEVATION



EXISTING VIEW OF NORTHWEST CORNER



VIEW OF PROPOSED MAIN ENTRY



PROPOSED NORTHWEST CORNER



VIEW OF PROPOSED NORTHWEST CORNER



EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION



PROPOSED WEST ELEVATION

**It's Possible[™]
to fall in love
with your
home again.**

Michigan, Chicago & Ohio Product Catalog



Hardie® Plank Smooth Iron Gray

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Hardie® Trim
Batten
Rustic Grain
Iron Gray

Now is the time to bring your vision to life.

With endless design possibilities that embody your aesthetic, no matter how unique, Hardie® fiber cement exterior solutions give your home a beautiful design without having to sacrifice durability and protection. Trusted by homeowners on over 10 million homes* from coast to coast, and rated the #1 brand of siding in North America, it's clear that the vast product offerings from James Hardie can make the home you've always wanted possible. **Revel in the beauty of your home's gorgeous exterior with the unprecedented peace of mind that only Hardie® products can provide.** With James Hardie, your dream home is possible.

ENDLESS DESIGN POSSIBILITIES

With a wide variety of colors, products and textures, you can create the personalized home exterior design that reflects your unique style – and that you'll love for years to come.

TRUSTED PROTECTION

From non-combustible fire resistance to resisting pests, moisture and extreme weather, Hardie® fiber cement helps protect your home and everything you cherish.

LONG-LASTING BEAUTY

Enjoy the peace of mind that comes with a low-maintenance exterior, backed by a 30-year non-prorated substrate warranty.**

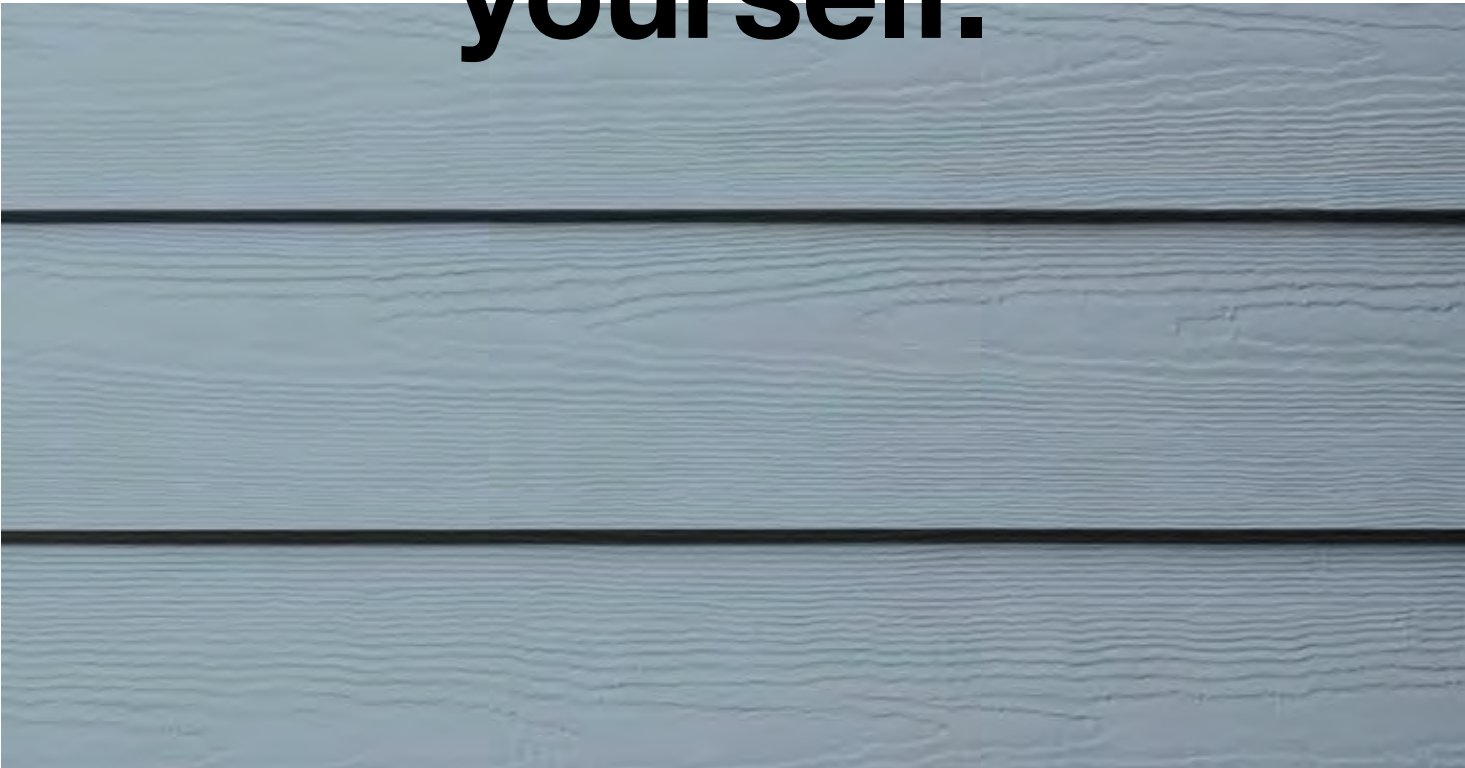
*Estimate based on total Hardie® siding sales through 2022 and average housing unit size. **30-Year limited non-prorated substrate warranty for Hardie® siding and soffit products. 15-Year non-prorated limited substrate warranty for Hardie® Trim products. ColorPlus® Technology finishes have a 15-year prorated limited finish warranty.





**Endless
design
possibilities.**

**Endless ways
to express
yourself.**



Products and colors that complement any style.

With a wide portfolio of products and over 700 pre-finished colors, creating your perfect design style is possible with Hardie® products.

Modern

Whether you crave clean lines and sleek profiles or bold hues, you'll find the perfect colors and styles to add a modern flair to your home that will be sure to make a lasting statement in your neighborhood.

Transitional

Transitional styles beautifully combine contemporary and traditional elements to create a design style that stands out. Mix your favorite profiles and colors to create a fresh look you'll love for years.

Traditional

Traditional homes offer timeless beauty that never goes out of style. Achieve the perfect balance between your home's character and your personal style with a variety of colors and products that add undeniable charm.



Hardie® Panel &
Hardie® Trim Batten
Iron Gray



Hardie® Shingle Cobble Stone
Hardie® Trim Arctic White



Hardie® Shingle Kelly Green
Hardie® Trim Cobble Stone



Hardie® Panel & Hardie® Trim Batten Arctic White
Hardie® Plank Arctic White



Hardie® Plank Navajo Beige
Hardie® Trim Timber Bark



Hardie® Panel Inlet Blue

Statement Collection™ Products

It's your turn to let your home stand out with our Statement Collection™ products. Curated by our design experts, this collection of Hardie® siding and trim products with ColorPlus® Technology finishes are unique to your home's region. This gorgeous selection is locally stocked in your area, making it easier than ever to find the exterior style of your dreams.

COLORPLUS® TECHNOLOGY

ColorPlus® Technology finishes combine distinct beauty and high performance in a way that no other finish does. They're the easiest way to choose a gorgeous pre-finished color for your house, and feel confident in its staying power.



Scan code
to request a
sample.

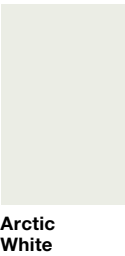
Hardie® Plank, Hardie® Panel, Hardie® Shingle and Hardie® Trim Batten Color Offering



Hardie® Trim Color Offering



Hardie® Soffit Color Offering



Colors shown are as accurate as printing methods will permit. Please see actual product sample for true color.

Hardie® Plank

Thickness 5/16 in
Length 12 ft planks

Select Cedarmill®

Width 7.25 in 8.25 in

Exposure 6 in 7 in

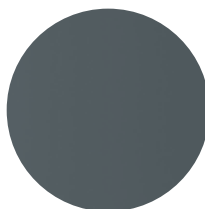


Hardie® Panel

Thickness 5/16 in

Select Cedarmill® & Smooth

Size 4 ft x 10 ft



Hardie® Shingle

Thickness 1/4 in
Length 48 in

Straight Edge Panel

Height 15.25 in

Exposure 7 in



Staggered Edge Panel

Height 15.25 in

Exposure 6 in



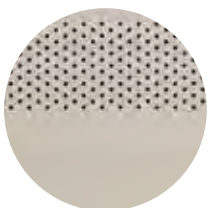
Hardie® Soffit

Thickness 1/4 in

Vented and Non-Vented Select Cedarmill®

Width 12 in

Length 12 ft



Hardie® Trim

Length 12 ft

4/4 Smooth

Thickness .75 in

Width 3.5 in* 5.5 in 7.25 in 9.25 in* 11.25 in*

5/4 Smooth

Thickness 1 in

Width 3.5 in 5.5 in 7.25 in 9.25 in* 11.25 in

*This size is only available in Arctic White



Hardie® Trim

Length 12 ft

4/4 Roughsawn

Thickness .75 in

Width 3.5 in* 5.5 in* 7.25 in 9.25 in* 11.25 in*

5/4 Roughsawn

Thickness 1 in

Width 3.5 in 5.5 in 7.25 in 9.25 in* 11.25 in*

*This size is only available in Arctic White

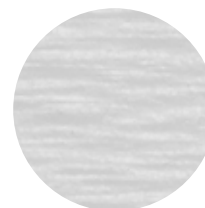


Batten Boards

Smooth & Rustic Grain

Thickness .75 in

Width 2.5 in



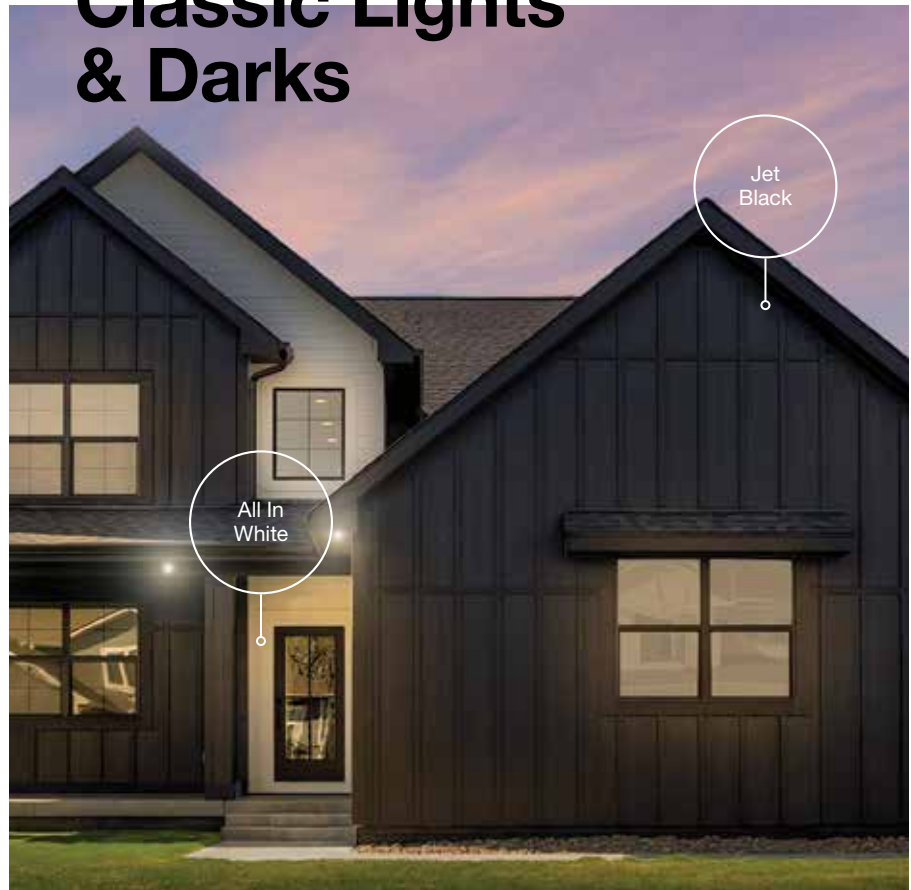
Dream Collection™ Products

Looking to further express your sense of style? Look to our Dream Collection™ products.

- Featuring a color palette of **over 700 ColorPlus® Technology finishes**
- Made to order in a wide array of Hardie® siding and trim styles
- Matches elevated design flexibility with the uncompromising performance of our fiber cement products

To see the full 700-color range of the Dream Collection™ products, visit jameshardie.com/dream

Classic Lights & Darks



Peaceful Pastels



Scan code to view colors and request a product sample.

Blues & Greens

Forever Green

Topiary Green

Photo © 2021 Discovery or its subsidiaries and affiliates. All rights reserved.

Earth Tones

Straw Hat

Baked Clay

Grays & Neutrals

Smoked Mauve

Hearth Gray

A classic look that stands the test of time.

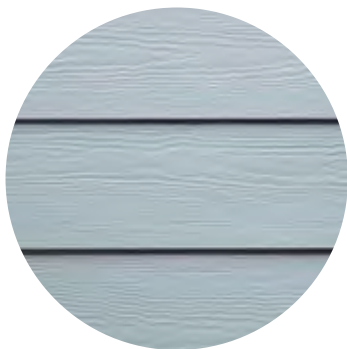
Hardie® Plank

From Victorians to Colonials, Hardie® Plank is the perfect siding for your style, and has the durability and long-lasting beauty that can transform your home exterior. With endless gorgeous color and plank pairings available, you'll discover a Hardie® Plank style that transforms your home's aesthetic.

**Hardie® Trim
Smooth**
Arctic White

**Hardie® Plank
Select Cedarmill®**
Khaki Brown

Hardie® Plank



Select Cedarmill®



Smooth



Beaded Select Cedarmill®

Select Cedarmill® & Smooth

Thickness 5/16 in Length 12 ft planks

Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*	12 in*
Exposure	4 in	5 in	6 in	7 in	8 in	10.75 in
Prime Pcs/Pallet	360	308	252	230	190	152
ColorPlus® Pcs/Pallet	324	280	252	210	—	—
Pcs/Sq.	25.0	20.0	16.7	14.3	12.5	9.3

Select Cedarmill®

Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*
Statement Collection™			•	•	
Dream Collection™	•	•	•	•	
Prime	•	•	•	•	•

Smooth

Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*
Statement Collection™					
Dream Collection™	•	•	•	•	
Prime	•	•	•	•	•

Beaded Select Cedarmill

Width	8.25 in
Exposure	7 in
ColorPlus® Pcs/Pallet	210
Pcs/Sq.	14.3
Statement Collection™	
Dream Collection™	•
Prime	

*9.25 in and 12 in widths do not feature the drip edge

Classic cedar style in cutting-edge material.

Hardie® Shingle

Restore the look of your grand Cape Cod home or add distinction to your handsome bungalow. Hardie® Shingle embodies the enchanting look of cedar shingles with lower maintenance. You can create your perfect exterior style using Hardie® Shingle around your entire home, or place it in accent areas for an added boost of charm you'll love.

Better than the real thing, Hardie® Shingle resists rotting, curling, warping and splitting.



Hardie® Shingle



Staggered Edge Panel

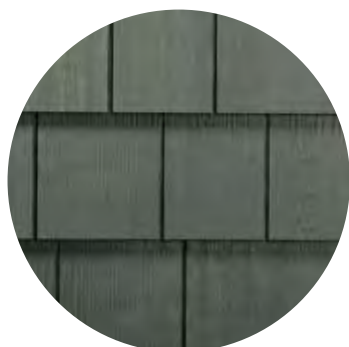
Staggered Edge Panel

Length	48 in
Height	15.25 in
Exposure	6 in
Prime Pcs/Pallet	100
ColorPlus® Pcs/Pallet	100
Sq/Pallet	2
Pcs/Sq.	50.0

Statement Collection™ •

Dream Collection™ •

Prime •



Straight Edge Panel

Straight Edge Panel

Length	48 in
Height	15.25 in
Exposure	7 in
Prime Pcs/Pallet	86
ColorPlus® Pcs/Pallet	86
Sq/Pallet	2
Pcs/Sq.	43.0

Statement Collection™ •

Dream Collection™ •

Prime •

Designed for versatility and beautiful performance.

Hardie® Panel

Hardie® Panel delivers style and substance. When combined with Hardie® Trim Batten, it achieves the rustic board-and-batten look that defines your charming cottage or modern farmhouse. Its crisp, clean lines and ability to pair beautifully with other siding products make Hardie® Panel a smart choice for the home of your dreams.



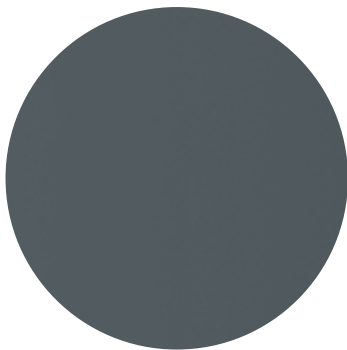
Hardie® Panel
Select Cedarmill®
Evening Blue

Hardie® Trim
Batten
Rustic Grain
Evening Blue

Hardie® Panel



Select Cedarmill®



Smooth



Stucco



Sierra 8

Select Cedarmill®, Smooth, Stucco & Sierra 8

Thickness 5/16 in

Size	4 ft x 8 ft	4 ft x 10 ft	4 ft x 12 ft
Prime Pcs/Pallet	50	50	50
ColorPlus® Pcs/Pallet	50	—	50
Pcs/Sq.	3.2	2.8	2.5

Select Cedarmill®

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Statement Collection™			•
Dream Collection™	•		•
Prime	•	•	•

Smooth

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Statement Collection™			•
Dream Collection™	•		•
Prime	•	•	•

Stucco

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Statement Collection™			
Dream Collection™	•		•
Prime	•	•	•

Sierra 8

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Statement Collection™			
Dream Collection™			
Prime	•	•	•

A finished look starts with beautiful trim.

Hardie® Trim

Form meets function at every intersection with Hardie® Trim boards. With an authentic look, Hardie® Trim boards provide design flexibility for columns, friezes, doors, windows and other accent areas.

With higher performance to withstand damage from the elements compared to wood trim, Hardie® Trim is the perfect option for a long-lasting home. Hardie® Trim is a low-maintenance and durable accent for your exterior — adding an extra component of beauty to your home.



Hardie® Trim
Smooth
Arctic White

Hardie® Shingle
Straight Edge
Panel
Pearl Gray

Hardie® Trim



4/4 Roughsawn

Thickness .75 in

Length 12 ft boards

Width	3.5 in	5.5 in	7.25 in	9.25 in	11.25 in
Prime Pcs/Pallet	312	208	156	104	104
ColorPlus® Pcs/Pallet	312	208	156	104	104
Statement Collection™	AW	AW	•	AW	AW
Dream Collection™	•	•	•	•	•
Prime	•	•	•	•	•



4/4 Smooth

Thickness .75 in

Length 12 ft boards

Width	3.5 in	5.5 in	7.25 in	9.25 in	11.25 in
Prime Pcs/Pallet	312	208	156	104	104
ColorPlus® Pcs/Pallet	312	208	156	104	104
Statement Collection™	AW	•	•	AW	AW
Dream Collection™	•	•	•	•	•
Prime	•	•	•	•	•

5/4 Roughsawn

Thickness 1 in

Length 12 ft boards

Width	3.5 in	4.5 in	5.5 in	7.25 in	9.25 in	11.25 in
Prime Pcs/Pallet	240	200	180	120	80	80
ColorPlus® Pcs/Pallet	240	200	180	120	80	80
Statement Collection™	•		•	•	AW	AW
Dream Collection™	•	•	•	•	•	•
Prime	•	•	•	•	•	•

5/4 Smooth

Thickness 1 in

Length 12 ft boards

Width	3.5 in	4.5 in	5.5 in	7.25 in	9.25 in	11.25 in
Prime Pcs/Pallet	240	200	160	120	80	80
ColorPlus® Pcs/Pallet	240	200	160	120	80	80
Statement Collection™	•		•	•	AW	•
Dream Collection™	•	•	•	•	•	•
Prime	•	•	•	•	•	•

Batten Boards

Thickness .75 in

Length 12 ft

Width 2.5 in

Prime Pcs/Pallet 437

ColorPlus® Pcs/Pallet 190



Rustic Grain

Statement Collection™	•
Dream Collection™	•
Prime	•



Smooth

Statement Collection™	•
Dream Collection™	•
Prime	•

Protection in every detail, complete confidence in every area.

Hardie® Soffit

Every part of your home's exterior matters. With Hardie® Soffit panels, you can live confidently, knowing that gaps between eaves and exterior walls are covered to provide trusted protection.

DID YOU KNOW?

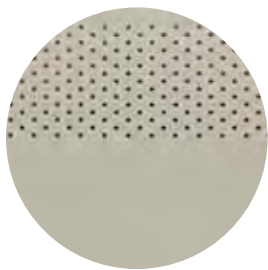
Using vented soffit improves ventilation and reduces the chance of water-vapor condensation that can promote mold, mildew and stains and which can damage your home's framing over time.

In warm climates, vented soffit allows hot, humid air to escape, which not only helps prevent condensation in the attic, but also helps reduce air-conditioning costs.

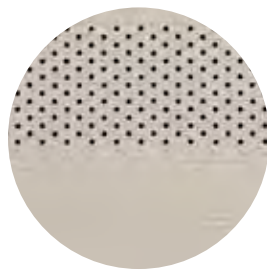
In cool climates, vented soffit helps prevent condensation from forming on the interior side of the roof sheathing and reduces the chances of roof-damaging ice dams.

Hardie® Soffit
Vented Smooth
Arctic White

Hardie® Soffit



**Vented
Smooth**



**Vented
Select Cedarmill®**



**Non-Vented
Smooth**



**Non-Vented
Select Cedarmill®**

Thickness 1/4 in

Length	12 ft	12 ft	8 ft	8 ft
Width	12 in	16 in	24 in	48 in
Prime Pcs/Pallet	200	150	100	50
ColorPlus® Pcs/Pallet	216	156	108	—

Vented Smooth

Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in
Statement Collection™			
Dream Collection™	•	•	•
Prime	•	•	•

Non-Vented Smooth

Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in
Statement Collection™			
Dream Collection™	•	•	•
Prime	•	•	•

Vented Cedarmill®

Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in
Statement Collection™	•		
Dream Collection™	•	•	•
Prime	•	•	•

Non-Vented Cedarmill®

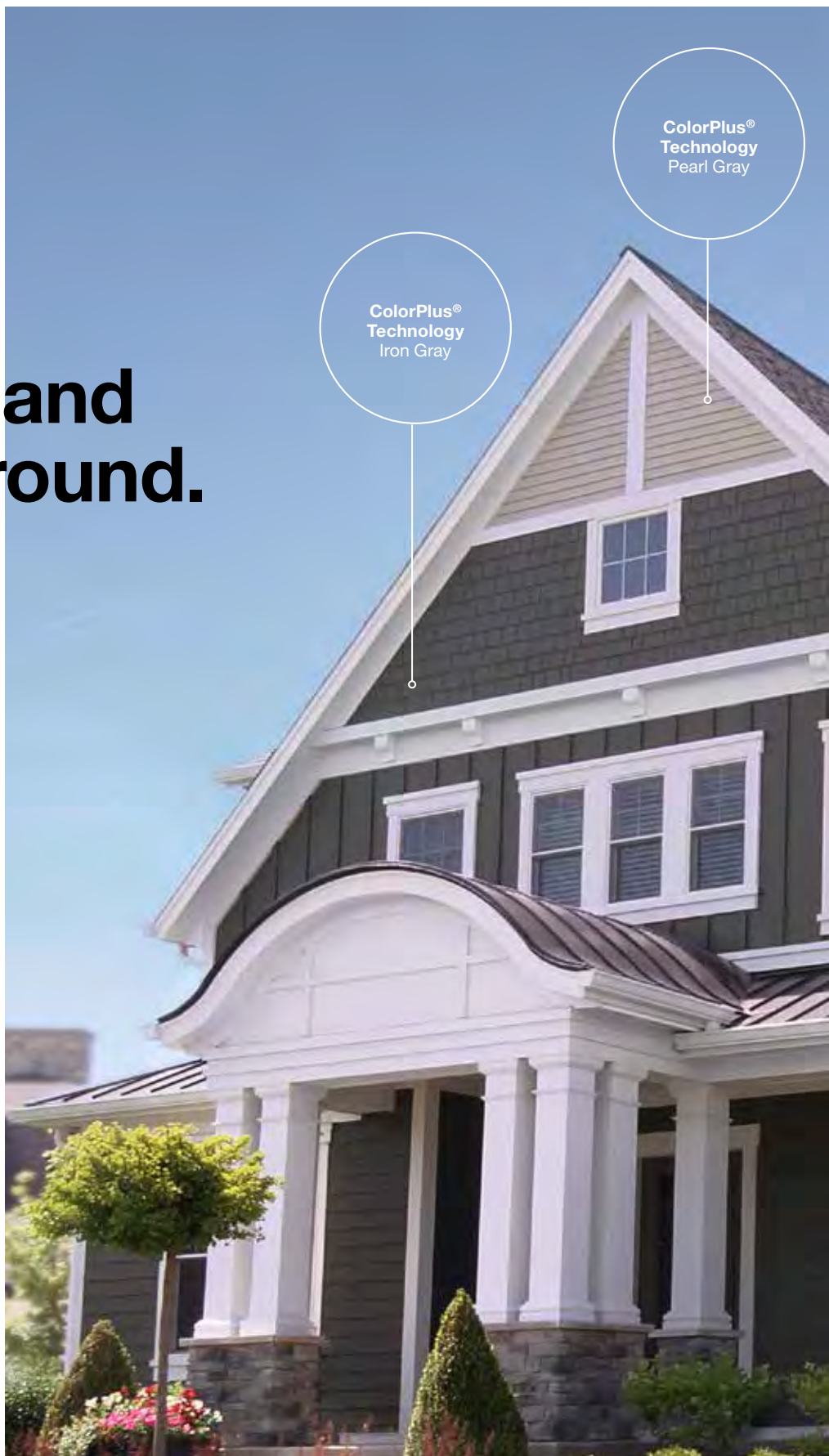
Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in
Statement Collection™	•		
Dream Collection™	•	•	•
Prime	•	•	•

Complete Exterior by James Hardie™

Confidence and beauty all around.



Scan code to visualize
Hardie® products on
your home.





Top to bottom, our exterior product line is defined by high performance, aesthetics and design options.

With a Complete Exterior by James Hardie™, you can bring your dream home to life without having to choose between protection and long-lasting beauty. Using products from a single, trusted manufacturer that offers exceptional warranties, you'll have complete peace of mind, so you can sit back, relax and enjoy your home's exterior.



Hardie® Shingle



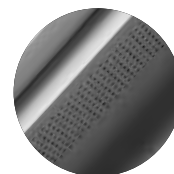
**Hardie® Panel &
Hardie® Trim Batten**



Hardie® Plank



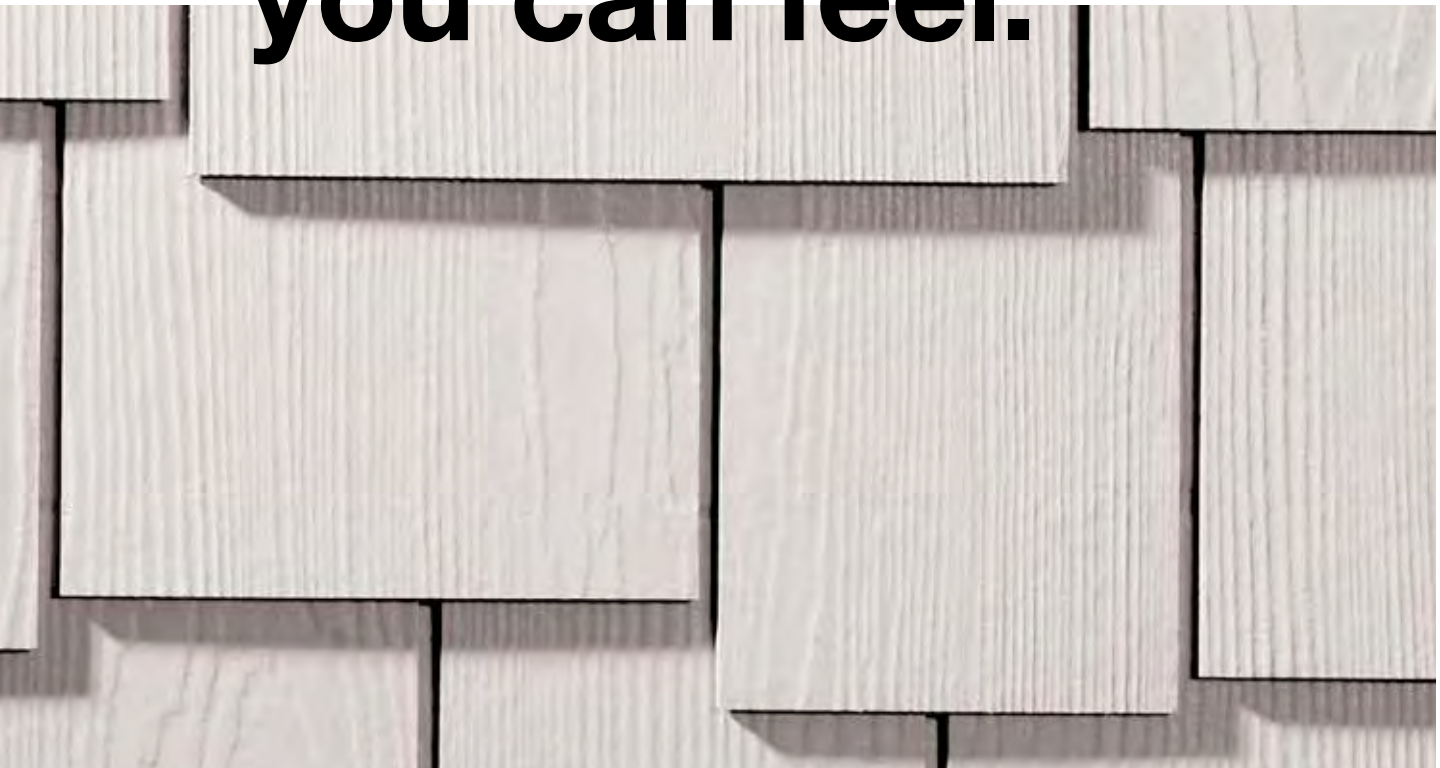
Hardie® Trim Boards



Hardie® Soffit

**Durability
you can trust.**

**Protection
you can feel.**





Tougher than the elements.



Fire

A home's exterior is its first line of defense against extreme weather and fire. Prepare your home for the unpredictable with siding that is non-combustible, won't burn and is recognized by fire departments nationwide.*

- Listed for use in wildfire-prone Wilderness Urban Interface (WUI) zones in the western US.

Cal-Fire Compliant

Fiber Cement Siding



*Hardie® siding complies with ASTM E136 as a noncombustible cladding and is recognized by fire departments across the U.S. including Marietta, GA, Flagstaff, AZ and Orange County, CA. Fiber cement fire resistance does not extend to applied paints or coatings, which may be damaged or char when exposed to flames.





Pests

Mother Nature's creatures can wreak havoc on wood-based siding. It can be pecked by birds or damaged by termites or other pests. Hardie® fiber cement holds no appeal for these critters, saving you the maintenance hassle.



Mother Nature

Your siding is exposed to Mother Nature all day, every day. You deserve to feel confident that it can hold its own throughout it all — from the changing seasons to extreme weather.

- FEMA Class 5 flood damage resistance (highest rating)
- Rated for use in High Velocity Hurricane zones by Miami-Dade County, Florida



Water Resistant

From rain to ice to snow, Mother Nature's precipitation patterns leave wood exteriors at risk to cracking, swelling and warping. Take shelter from the storm knowing that your siding is built to resist water damage.



Time

ColorPlus® Technology finishes provide a durable finish that helps resist fading and discoloration that other paint applications may see more quickly over time, so your exterior can keep its good looks longer.

Exterior solutions inspired by nature and designed to help protect your home from it.

Hardie™ Zone System

Only Hardie® fiber cement exterior products are Engineered for Climate®, designed specifically with your climate zone in mind for optimal performance. In the northern USA and Canada, HZ5® products resist shrinking, swelling and cracking in wet or freezing conditions. HZ10® products help protect homes from hot, humid conditions, blistering sun and more.

With Hardie® siding and trim, your home's exterior will be as tough as it is beautiful.



Hardie® Trim
Smooth



**Hardie® Panel
& Hardie® Trim
Batten**

**Hardie® Shingle
Straight Edge
Panel**

**Hardie® Plank
Smooth**

The highest-quality materials for your highest satisfaction.

Unique Formulation HZ5® Substrate

Not all fiber cement is the same. The Hardie® HZ5® product formulation contains the highest-quality raw materials. Our unique formulation, combined with innovative product design and manufacturing processes, creates a substrate that is specifically engineered to resist moisture, cracking, shrinking and swelling, for increased durability and workability.

Proprietary enhancements create durable Hardie® siding

Perfect balance of strength and workability

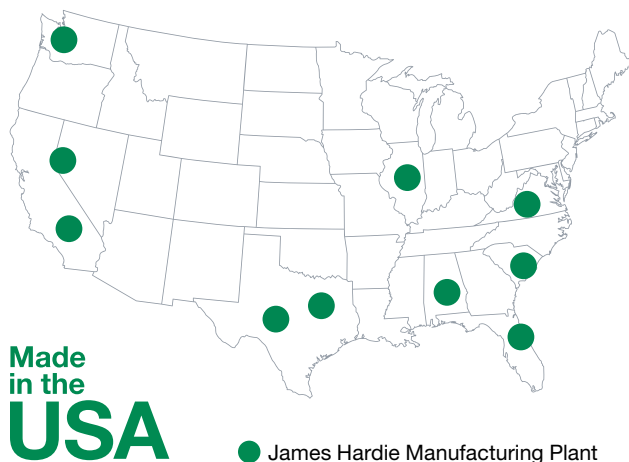
Our balance of high-quality Portland cement, sand and cellulose fiber delivers the best combination of strength and workability.

Enhanced moisture resistance for unmatched durability

Patented and proprietary additives are chemically bonded within the HZ5® substrate matrix to provide durable moisture resistance. In addition, Hardie® Plank in HZ5® substrates come with a drip edge to provide improved water management.

Increased dimensional stability

Our siding is engineered at the microscopic level to create a fiber cement composite with superior dimensional stability that helps protect against shrinking and splitting.





Unmatched investment in manufacturing scale and production innovation

- Largest manufacturer of fiber cement in North America
- 5x more capacity than our largest competitor
- More than 100 process and product quality checks
- 100+ scientists and engineers providing dedicated resources for continuous innovation in manufacturing and product development
- More U.S. fiber cement patents than any competitor

Building sustainable communities.

Sustainability is built into our DNA.

At James Hardie, our business is about building better communities that have a lower impact on our environment and are built to last. We operate with a global mindset and at the same time take great care in how our business affects households, our James Hardie community, the local communities in which we live and operate, and across the largest shared community of all, our global ecosystem. Building sustainable communities is at the forefront of our strategy and integral to our success.



- ↑ Global Impact
- ↑ Community Impact
- ↑ James Hardie
- ↑ Homeowner



Scan code to find out more about our sustainability efforts.





Adding value to our communities

We recognize our ability to impact the communities in which we live and work. While maintaining a global mindset, we put great care into how our business affects local communities. We contribute by sourcing, employing, delivering and giving locally.

Creating an impact

We invest in the local community and aim to locate the plants close to suppliers, customers and potential new employees, as well as sustainable transportation opportunities.

CONTRIBUTED

\$1.42B

To communities
in which we operate

HIRED

75%

From the local
communities in
which we operate

SOURCED

80%

Of raw materials
locally

DELIVERED

65%

Of manufactured
products locally

*Above statistics are the James Hardie impact from fiscal year 2022.

The right kind of impact

Having a sustainable impact means minimizing our impact on the environment while supporting resilient local communities. We are committed to minimizing our environmental impact, prioritizing the management of waste, water, energy and emissions.

2030 goals



Energy & Emissions

We aim to minimize our Scope 1+2 Greenhouse gas intensity by 40% from 2019 baseline.



Waste

We aim to minimize manufacturing waste intensity by 50% from 2019 baseline.



Water

We aim to increase water recycling by 20 Million cubic feet/year from 2019 baseline.



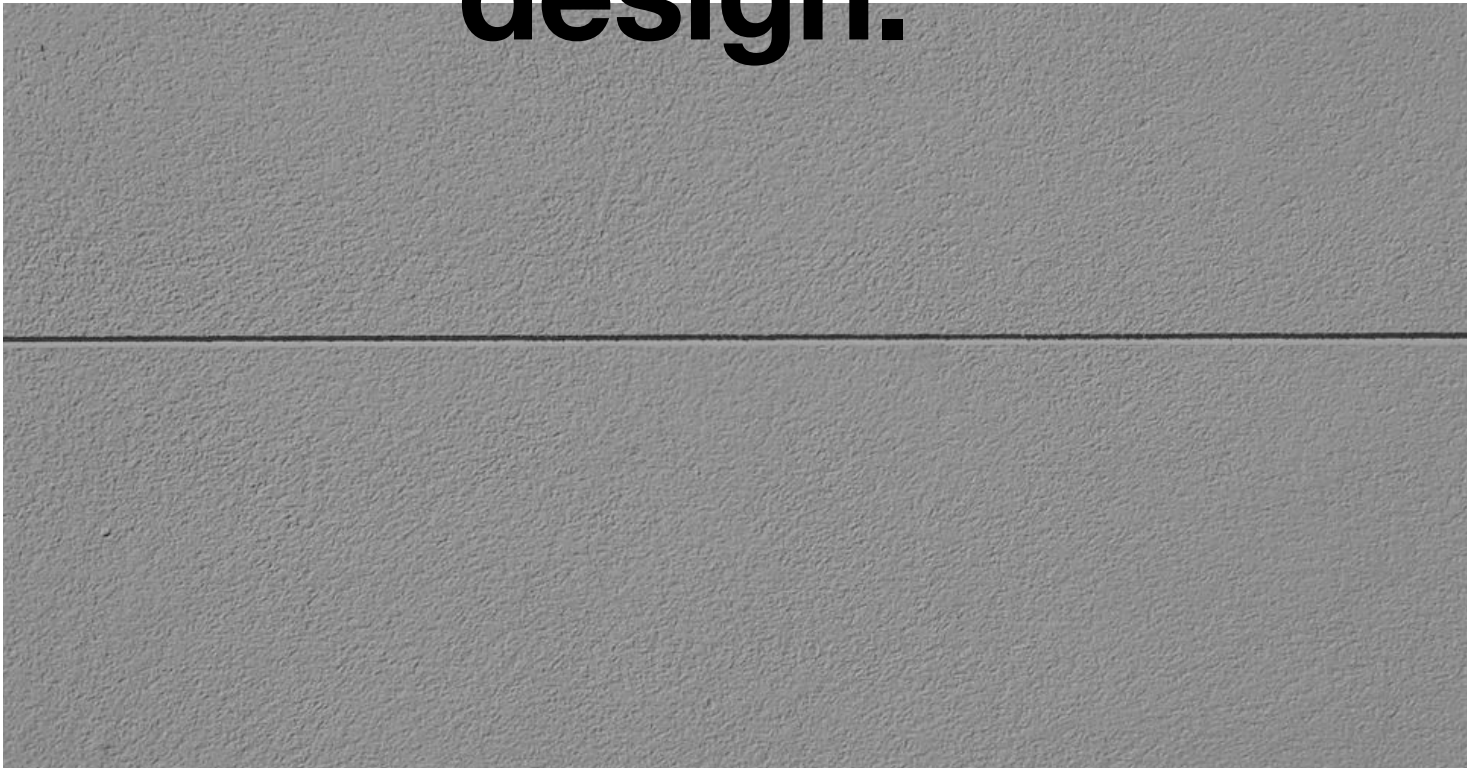
Environmental Product Declarations

We aim to have 80% of revenue from products with Environmental Product Declarations (EPD).





**Long-lasting
beauty by
design.**



Beauty begins with a finish that lasts.

Hardie® Shingle
Straight Edge
Panel
Eden Green



ColorPlus® Technology

ColorPlus® Technology finishes are fully cured on our boards in a controlled factory environment and arrive at your home ready for installation year-round. With prefinished color products, you'll have peace of mind, knowing you'll have a more consistent color and finish that doesn't depend on good weather.

With over 700 colors available, ColorPlus® Technology finishes offer endless design possibilities and help keep your home looking beautiful longer.



Finishing Technology

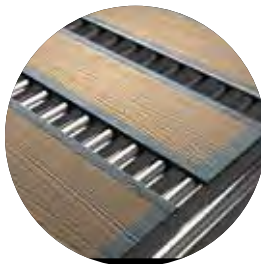
Primer

A quality primer is the first step to ensuring that the paint color you select expresses your home's true beauty now – and for years to come. Our distinctive primer is climate tested and engineered to enhance the performance of paint on Hardie® fiber cement exterior solutions. It helps to provide consistent, long-lasting paint adhesion, even in the most demanding conditions.

ColorPlus® Technology

Our advanced ColorPlus® Technology finishes deliver the ultimate in aesthetics and performance. Our products aren't simply painted at the factory. Our proprietary coatings are baked onto the board, creating a vibrant, consistent finish that performs better, lasts longer and looks brighter on your home.

Hardie® Trim
Smooth
Arctic White



Exceptional finish adhesion

Our proprietary coatings are engineered for exceptional adhesion to our substrate and applied to the surface, edges and features for durable performance.



Superior color retention

The finish is cured onto boards for a stronger bond, which allows for exceptional resistance to cracking, peeling and chipping.



Superior UV resistance

ColorPlus® Technology finishes are engineered to retain vibrancy and reduce fade or discoloration from UV rays.

Unparalleled beauty with unparalleled performance.

See the James Hardie difference

James Hardie invented modern fiber cement. Trusted by homeowners on over 10 million homes*, we continue to set the standard in premium, high-performance exterior cladding. Our products deliver uncompromising durability and finish quality for a beautiful, lower maintenance exterior.

Our unrivaled investment in R&D and constant innovations in product design, manufacturing and distribution allow us to remain steps ahead of the competition. With the support of our employees and partners, and with our exceptional warranties, we're committed to helping protect your home and investment every step of the way.



*Estimate based on total Hardie® siding sales through 2022 and average housing unit size.





Hardie®Trim
Smooth
Arctic White

Warranty — for peace of mind

Help protect your home with North America's #1 brand of siding, backed by exceptional warranties.

Unlike other brands, James Hardie doesn't prorate our siding and trim substrate warranty coverage.

We stand 100% behind our siding for 30 years and our trim for 15 years.

- Hardie® siding and soffit products come with a 30-year non-prorated limited substrate warranty.
- Hardie® trim products come with a 15-year non-prorated limited substrate warranty.
- ColorPlus® Technology finishes come with a 15-year prorated limited finish warranty.

Non-Prorated Siding Substrate Warranty Coverage by James Hardie



Year
10



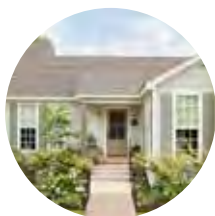
Year
20



Year
30

Endorsements — a reputation built on trust

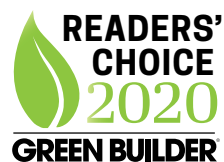
For decades, our fiber cement products have been used to create better places to live. Each new home stands as a testament to our uncompromising quality. That proven track record has earned us the loyalty of millions of homeowners and the endorsements of trusted authorities across the building industry.



Featured on
**Magnolia Network's Fixer Upper:
Welcome Home 2021**



Featured on
**HGTV's
Urban Oasis 2022**



Green Builder Magazine
Readers' Choice,
"Most Sustainable Product" 2020

Make your home stand up and stand out.

#1 Return on Investment*

Re-siding with fiber cement siding provides the #1 return on investment of any major exterior remodeling projects.

COST vs VALUE 2021



Scan code to view the Cost vs. Value Report.



*Remodeling magazine 2021 Cost vs Value Report, national data for exterior home replacement projects over \$15,000. © 2021 Hanley Wood, LLC. Complete data from the Remodeling 2021.

FOR THE PROS

Protection that performs at every layer.

Hardie™ Weather Barrier

No exterior cladding can prevent 100% of water intrusion. Your home should have an additional line of defense. Hardie™ Weather Barrier provides a superior balance of water resistance and breathability, keeping the area within the wall drier. This helps prevent moisture accumulation that may lead to mold and mildew growth.



INSTALLATION ADVANTAGES

- Thicker, more durable material for easier, quicker installation
- Superior tear resistance helps prevent water infiltration
- Can be installed with staples in place of cap nails for cost savings
- Provides a higher level of performance, no matter what type of cladding you specify

Weather Barrier

Thickness	11 mil		
Length	100 ft	100 ft	150 ft
Width	3 ft	9 ft	9 ft

Flex Flashing

Thickness	60 mil	
Length	75 ft	75 ft
Width	6 in	9 in

Pro-Flashing

Thickness	20 mil		
Length	75 ft	75 ft	75 ft
Width	4 in	6 in	9 in

Seam Tape

Thickness	3.2 mil	
Length	164 ft	
Width	1-7/8 in	

Installation Done Right

INSTALLATION ACCESSORIES

Hardie™ Blade Saw Blades

Manufactured by Diablo, the Hardie™ Blade saw blade is designed specifically to cut fiber cement products and is the only saw blade James Hardie recommends. The blade creates clean, precise cuts while helping to reduce the amount of airborne dust produced.



PacTool® Gecko Gauge

The PacTool® Gecko Gauge is designed to improve the installation experience, allowing one person to hang Hardie® Plank lap siding during installation. Studies suggest the Gecko Gauge can improve the speed of solo installation by 30%.



Finishing Touches

COLORPLUS® TECHNOLOGY ACCESSORIES

Touch-Up Kits

Specially formulated to match ColorPlus® Technology finishes, our touch-up kits offer resistance to aging, color change and chalking. Estimated one kit per 4,000 sq ft of siding or 1,600 sq ft of trim.



Color-Matched Caulk

OSI® QUAD® MAX sealant offers a high-performance sealant solution to color match Statement Collection™ products.* About 18–20 linear feet per tube. Refer to packaging for manufacturer's recommendations.

*For matching Dream Collection™ products, contact your local James Hardie representative.

TRIM ACCESSORIES

Flat Tabs

Eliminate face nails and improve the aesthetic of trim applications around windows, doors and band boards.

Corner Tabs

Use corner tabs to eliminate face nail holes that would detract from the finished look of corner trim installations.



Scan code to
view install
and technical
documents.



#MyHardieHome | 1.888.542.7343 | jameshardie.com



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BATTENS & PERGOLA PROJECT GUIDE



KNOTWOOD™

It's Not Wood, It's Aluminum

Battens & Pergolas

The next level of style is only a step away with Knotwood's clip batten system. By adding a trellis or decorative feature wall, you can make your home stand out with an architectural feature that will show off your style and design.

Knotwood's Clip-batten system is as revolutionary as it is eye-catching. A built-in bracket provides a unique floating look that hides the unsightly bolts and provides a look you simply can't get anywhere else. Backed by over 50 years of experience in the aluminum industry, Knotwood's newest system is designed to be easy to install and requires next to zero maintenance.

Not only can you create stunning features, but the versatile system can be used to create an oasis in the form of a pergola or trellis. Pick from 4 different sizes, over 30 woodgrain colors and hundreds of solid colors to get the perfect look.

Immune to the traditional problems of both timber and steel, Knotwood's limited lifetime warranty provides a no fuss guarantee that your battens will be the envy of your neighbor for a lifetime.





Knotwood Colors

All Knotwood colors have been tested to withstand the most extreme environments and uphold the highest finishing standards in the world including the Australian, American and European standards. Backed by a limited lifetime warranty, it's no wonder Knotwood's award winning finish is coveted the world over. With a full range of color matched accessories available you can ensure a clean, uniform finish that will leave you breathless.

Please note: These colors are a guide only contact our office for samples. Please be aware that Knotwood contains natural color variation consistent with that of real timber.

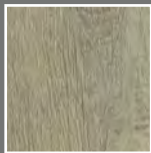
Stock Colors

Colors with a grey background are the Knotwood stock colors.

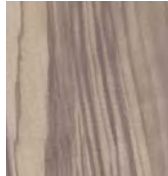
WHITE SHADES



ASPEN



DRIFTWOOD



ASH

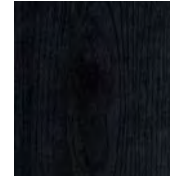


BEACH WOOD



ZEBRANO

BLACK SHADES

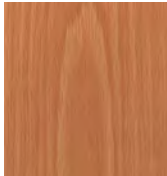


BLACK ASH

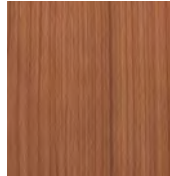
YELLOW SHADES



IROKO



TASSIE OAK



LIGHT OAK



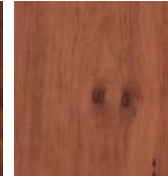
KNOTTY PINE



SPOTTED GUM



HICKORY

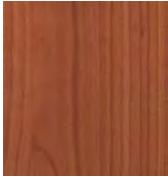


MAPLE



BLACKBUTT

YELLOW SHADES

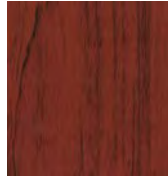


ATLANTIC
CEDAR

ORANGE SHADES



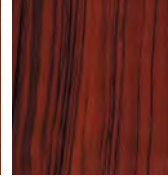
AUSTRALIAN
CEDAR



RED GUM



KOA



TIGER WOOD

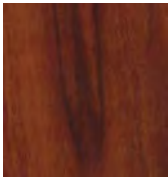


MERBAU

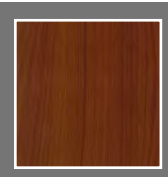


IRON BARK

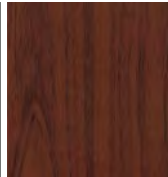
LIGHT BROWN SHADES



EASTERN
MAHOGANY



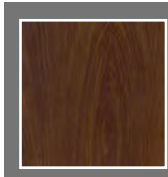
WESTERN RED
CEDAR



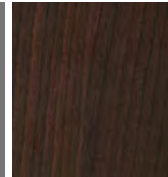
BUSH CHERRY



ELM

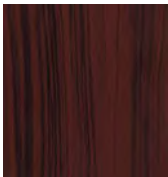


KWILA



TEAK BROWN

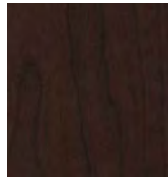
DARK BROWN SHADES



OLIVE TREE

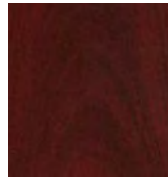


BLACK WALNUT



WENGÉ

RED SHADES



JARRAH



SYDNEY BLUE



ROSE
MAHOGANY

Powdercoat Colors

If you want the reliability and consistency of a solid color, you can't go past our huge range of powder-coat colors. With the full range of colors on hand and a library of hundreds of custom colors only a phone call away, you can have exactly the look you want. All of our solid colors carry the same limited lifetime warranty as our premier woodgrain finish and are all applied by our experienced and accredited applicators to ensure you get the gold-standard of quality you deserve.



Frequently Asked Questions

Q. How far can the battens span?

A. This depends on your particular area for the purposes of wind rating and fixing points. The lengths are supplied in set lengths, but can be joined easily for longer lengths as required. Your installer should consult an engineer when necessary for larger projects.

Q. Can I use this material structurally?

A. Knotwood is designed to be a decorative product and is not primarily intended to be used for construction. Aluminum is a versatile material and with appropriate planning can be used for almost anything. Consult your builder or installer when unsure if Knotwood would be a suitable material for your project.

Q. How do I cap the ends of the battens?

A. We can supply a purpose designed end-caps color matched to your battens if required.

Q. How do I clean and maintain my product?

A. If your Knotwood needs to be cleaned, use a mild, PH neutral detergent and warm water to wash down your structure. Check our care and maintenance page on our website for full details.

Our
RANGE



BATTEN SIZES

With one bracket section, Knotwood battens are interchangeable. Available in the following size profiles, you can't go past the unique look Knotwood Battens can provide your home.

- 2x2"
- 2x4"
- 2x6"
- 2x8"

ACCESSORY RANGE

With a full set of color matched end-caps and posts in most geometric sizes available to order, you can be sure to create the look you need.

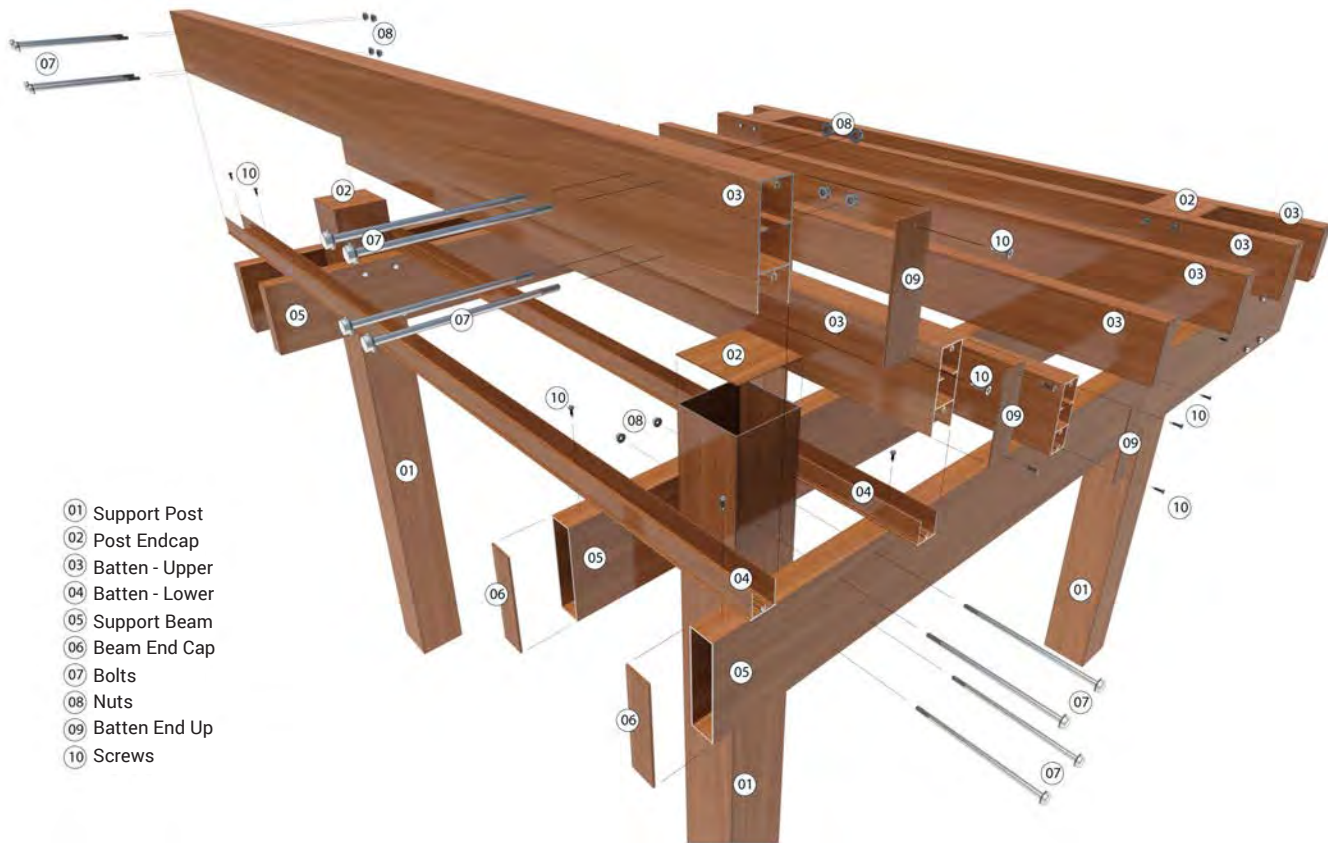
THE LOOKS

Mix and match lengths and sizes to create a random look, scale up and down the sizes or keep a clean uniform finish by sticking to one size and length. Miter them to create structures or create a full on Pergola. Mount them at any angle. The looks are limitless. See the install guide for more information or visit our website.

www.knotwood.com/battens/
www.knotwood.com/pergolas/

SUITABLE USAGES

Feature walls, trellis, pergolas, feature fencing, façade fasteners, shade screen, louver screen, bus-stops, shop-fitouts, decorative framing, awnings, soffit façades.



Easy Installation

We strive to make Knotwood as easy, simple and efficient as possible. All of our Installation guides and technical manuals are readily available.

Each manual contains step-by-step instructions and product codes. You can train yourself in minutes and our sales team are always on hand to answer any questions you might have.

You can find the full list of guides by going to our website www.knotwood.com.

Our PRODUCTS







01 Pedestrian Shelter - Sunshine Coast, AUS

The contrasting elements of stone, wood and metal created a great effect for this public space. Designed as shelters in a park, the Knotwood battens and slats used to create the trellis combined with the matching seating create a unique look that tie's the natural elements of the park together seamlessly with the man-made structures around it.



02 Splash! In Pool Bar - Freeport, Bahamas

What could be more luxurious than a bar and grill built into a pool? With such a strange combination of environmental factors, Knotwood was the only option. The battens used to create the roof not only provide shelter for the staff and patrons, but provide a truly tropical feel.

03 Kewalo Apartment Trellis – Honolulu, Hawaii

The forerunner for the Trellis system, this apartment block in Honolulu showcases the range of roles Knotwood's Batten system can fulfil. Providing shade and a focal point for the design, the Kewalo Apartments have ever looked so stylish.



04 Driveway battens - Sunshine Coast, AUS

These huge battens on this sunshine coast home seek to tie the garage door in with the house while providing a warm element in an otherwise cold pallet. Simultaneously providing a contemporary style with a traditional warm element, this seaside house needed a solution that wouldn't require much maintenance while the owners were vacationing elsewhere.



KNOTWOOD™

It's Not Wood, It's Aluminum

30 Tech Parkway South, Suite 400
Peachtree Corners, GA 30092

Phone: **1.855.566.8966**

Web: **www.knotwood.com**

E-mail: **KnotwoodInfo@OmniMax.com**

Fencing | Privacy Screens | Gates | Decking | Cladding | Battens | Soffits & Fascias

CLADDING PROJECT GUIDE



It's Not Wood, It's Aluminum

Aluminum Cladding

Are you looking for a feature to set your project apart from the rest? Do you need cladding system that won't fuel a fire or swell and crack during the storm season? Why not try Knotwood Cladding?

Knotwood Cladding is made from 100% aluminum protected by a durable woodgrain powder coat finish. It's immune to fire, rust, rot, insects and will never warp, split or crack. Even extreme heat or freezing cold can't damage Knotwood. Coated in Knotwood's award winning woodgrain finish it meets the highest finishing standards in the world. Backed by an industry leading limited lifetime warranty you can be sure that Knotwood cladding won't let you down.

The unique hidden fastener system creates a clean finish that hides any unsightly screws or rivets. The interlocking system makes Knotwood cladding a smart choice when water penetration is a concern. In the event repairs are needed, Knotwood's unique top-down interlocking board system makes repairs fast and simple. In addition, Knotwood cladding requires next to no maintenance, just a quick wash with warm water will keep it looking brand new from the day it goes in.

Why wait for an inferior system to cost you time and money, damaging your building in the process? Let Knotwood cladding protect your investment, it won't let you down and it'll look great while doing it.





Knotwood Colors

All Knotwood colors have been tested to withstand the most extreme environments and uphold the highest finishing standards in the world including the Australian, American and European standards. Backed by a limited lifetime warranty, it's no wonder Knotwood's award winning finish is coveted the world over. With a full range of color matched accessories available you can ensure a clean, uniform finish that will leave you breathless.

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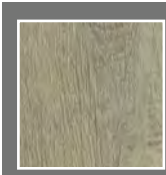
Stock Colors

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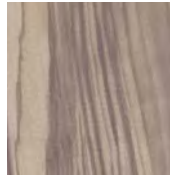
WHITE SHADES



ASPEN



DRIFTWOOD



ASH



BEACH WOOD



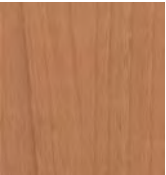
ZEBRANO

BLACK SHADES

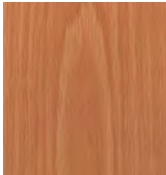


BLACK ASH

YELLOW SHADES



IROKO



TASSIE OAK



LIGHT OAK



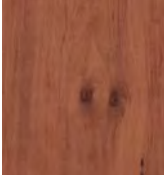
KNOTTY PINE



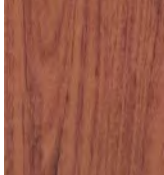
SPOTTED GUM



HICKORY



MAPLE



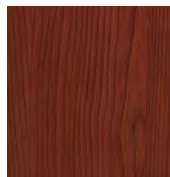
BLACKBUTT

YELLOW SHADES

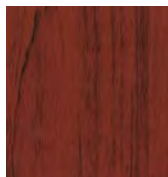


ATLANTIC
CEDAR

ORANGE SHADES



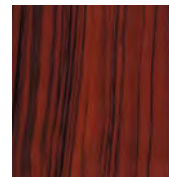
AUSTRALIAN
CEDAR



RED GUM



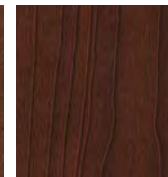
KOA



TIGER WOOD

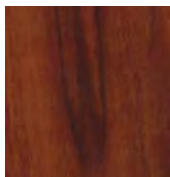


MERBAU



IRON BARK

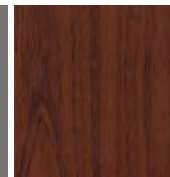
LIGHT BROWN SHADES



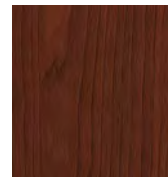
EASTERN
MAHOGANY



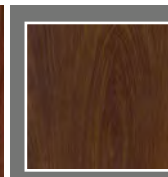
WESTERN RED
CEDAR



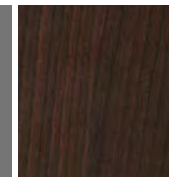
BUSH CHERRY



ELM

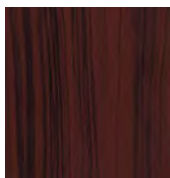


KWILA

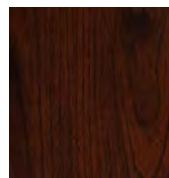


TEAK BROWN

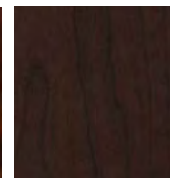
DARK BROWN SHADES



OLIVE TREE

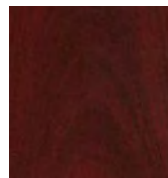


BLACK WALNUT



WENGÉ

RED SHADES



JARRAH



SYDNEY BLUE



ROSE
MAHOGANY

Powdercoat Colors

If you want the reliability and consistency of a solid color, you can't go past our huge range of powder-coat colors. With the full range of Colorbond colors on hand and a library of hundreds of custom colors only a phone call away, you can have exactly the look you want. All of our solid colors carry the same limited lifetime warranty as our premier woodgrain finish and are all applied by our experienced and accredited applicators to ensure you get the gold-standard of quality you deserve.



Frequently Asked Questions

Q. Is it waterproof?

A. Knotwood cladding is designed as a façade fixed product and is not intended to be a total waterproofing system. The interlocking system lends itself well to easy waterproofing and it will not degrade if subjected to heavy rain or driving wind. Proper waterproofing measures should always be taken to prevent damage to your home. Please reference our installation guides for suggestions.

Q. How does it handle temperature changes?

A. Aluminum is a thermally conductive material. The advantage of this is that high temperatures and freezing cold will not damage the material. It does mean however that it will expand and contract with temperature fluctuations. Our cladding system is designed with this in mind and uses specialised clips to conceal any possible thermal expansion or contraction without damaging the material. See the installation guide for details.

Q. Can it be used in hurricane areas?

A. Knotwood's cladding is very durable when properly installed. When hurricanes are a likely or frequent occurrence in your area, engineering advice is always recommended. Knotwood Cladding is designed as an external fixing and relies largely on the strength of the surface it is fixed to in the event of a natural disaster.

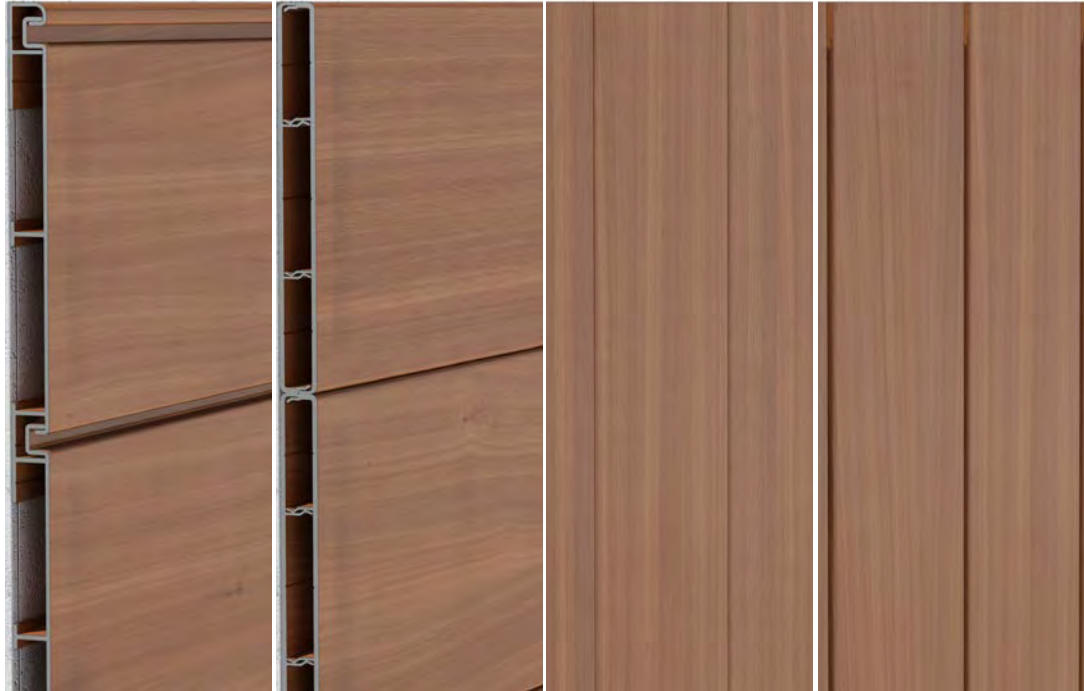
Q. Is it fire-rated?

A. Knotwood is ideal for fire-danger areas. Aluminum does not ignite under normal circumstances and the coating used contains no combustible fuels or flammable materials. Please refer to our website for more information.

Q. How can I get it?

A. Your local supplier of Knotwood can be contacted for information on pricing, lead times and any questions pertaining to your specific project. Please refer to our website for more information.

Our
RANGE



OUR STYLES

Knotwood Boards are as versatile as they are stunning. Easily fitted in external, internal horizontal or vertical applications, with or without a strong shadow line and in ribbed or smooth finish. Classic or contemporary style, Knotwood cladding hits the mark.

WHY KNOTWOOD

Non-combustible, limited lifetime warranty, will never rust, warp or crack, low maintenance, natural woodgrain look, marine grade aluminum, concealed fasteners, huge range of colors and finishes.

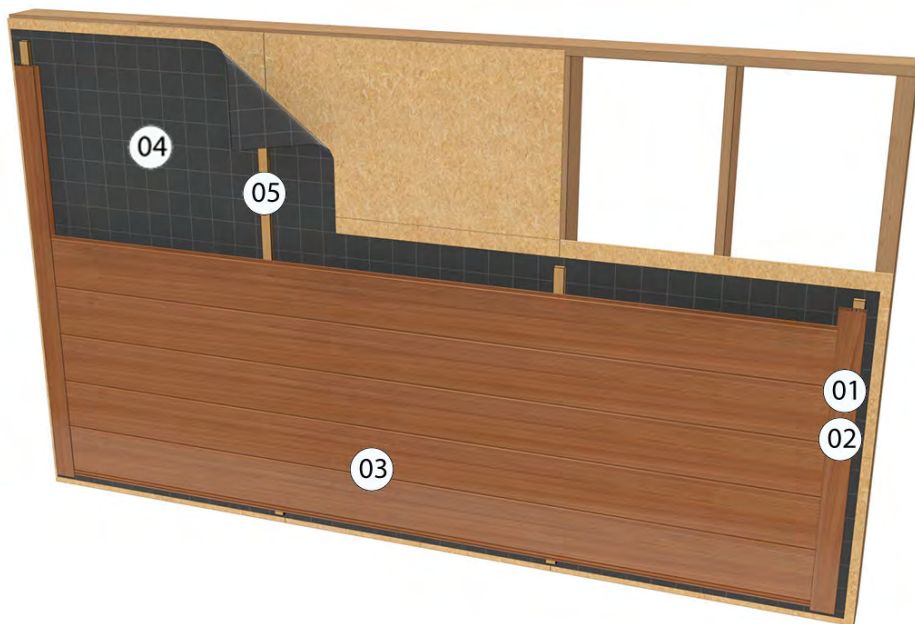
BOARDS SIZES

Cladding boards are available in 18' 6". lengths. 4" and 6" smooth finish for when a smooth contemporary style is the best option.

FINISHING CLIPS

Knotwood cladding is a system with a full range of finishing angles and clips for internal and external corners, joining boards and covering ends both around windows and doors and near walls. See the install guide for more information or visit our website.

www.knotwood.com/siding/



- 01 Finish Base
- 02 Finishing Top
- 03 Cladding Board
- 04 Underlayment
- 05 Furring Strip

Easy Installation

We strive to make Knotwood as easy, simple and efficient as possible. All of our Installation guides and technical manuals are readily available.

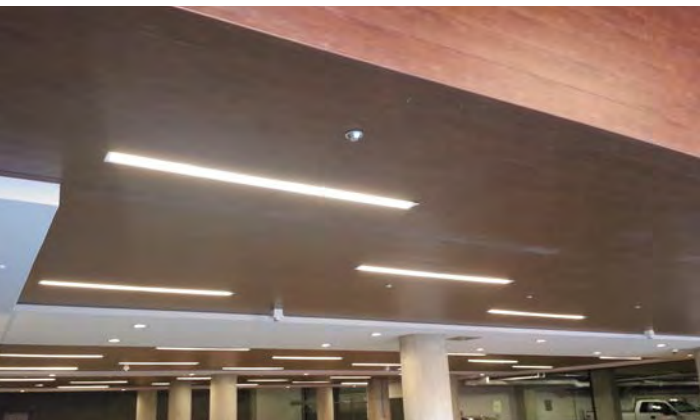
Each manual contains step-by-step instructions and product codes. You can train yourself in minutes and our sales team are always on hand to answer any questions you might have.

You can find the full list of guides by going to our website www.knotwood.com.

Our **PRODUCT**







01

Thousand Spears – Denver, Colorado

The amount of work that went into this hotel in Colorado, quickly paid off when the cladding was installed. The beautiful ceiling cladding created a warm feel in the carparking area, that would have been cold and uninviting without it. Again the Low maintenance was really appealing and the results speak for themselves.



02

Farmhouse - Dallas, Texas

One of the most impressive residential projects to date, this farmhouse in Dallas, Texas, has been nicknamed “the house of Knotwood” after it’s almost total knotwood cladding. The log cabin fantasy was brought into the 21st century with the high-tech, low maintenance solution to the high exposure the house would surely face through the changing year round climate of the region.

03

McDonald's Cladding - Coffs Harbour, AUS

Knotwood is the cladding of choice for many fast food outlets around the country. National chains and restaurants have flocked to it for its low maintenance requirements and stunningly realistic looks. This project in Coffs Harbour was completed in our Light Oak color and works really well with the red brick work and black paneling.



04

1st Choice Liquor – Tweed Heads, AUS

This impressive project in Tweed heads uses the 'seamless' system to create a truly stunning look. The impressive facade would have been impossibly difficult to maintain had it been made from timber. The woodgrain look was something the owners couldn't do without, so Knotwood was their only option.





It's Not Wood, It's Aluminum

30 Tech Parkway South, Suite 400
Peachtree Corners, GA 30092

Phone: **1.855.566.8966**

Web: **www.knotwood.com**

E-mail: **KnotwoodInfo@OmniMax.com**

Fencing | Privacy Screens | Gates | Decking | Cladding | Battens | Soffits & Fascias



FIXTURE 'B'

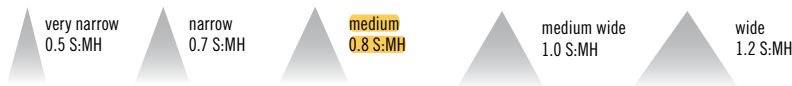
General Illumination Wall Mount Cylinder

6"

Feature Set

- Batwing distribution with feathered edges provides even illumination on horizontal and vertical surfaces
- Bounding Ray™ optical design
- 45° cutoff to source and source image
- Fully serviceable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- 2.5 SDCM; 85 CRI typical, 90+ CRI optional
- Fixtures are damp location standard; wet location option (WL), covered ceiling, IP66 option available, covered ceiling not required.
- 20 standard colors in textured and gloss finish; custom or RAL colors also available
- Field configurable surface junction box conduit covers available
- ENERGY STAR® Certified product
- UGR of zero for fixtures aimed at nadir with a cut-off equal to or less than 60deg per CIE 117-1995 Discomfort Glare in Interior Lighting. UGR FAQ ([UGR FAQ](#))

Distribution



Superior Performance

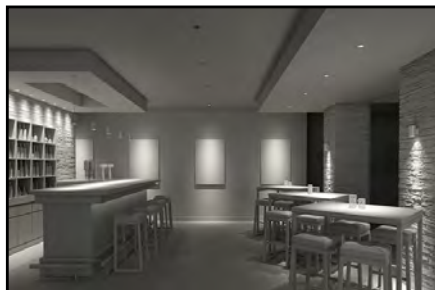
Nominal Lumens	250	500	750	1000	1500	2000	2500	3000	3500	4000	4500	5000	6000	8000
Delivered Lumens	297	519	776	994	1471	2006	2537	3077	3542	4027	4533	5256	6371	8247
Wattage	3.4	6.2	8.2	9.6	14.7	19.7	24.7	29.5	33.8	39.0	47.3	48.7	57.6	74.9
Lumens per Watt	87.4	83.7	94.6	103.5	100.1	101.8	102.7	104.3	104.8	103.3	95.8	107.9	110.6	110.1



Coordinated Apertures | Multiple Layers of Light



General Illumination Layer | EVO



High Center Beam Layer | Incito



EVO + Incito — Multiple Layers of Light

Core



Downlight



Adjustable



Open Wallwash



Lensed Wallwash



Cylinder



Pinhole



Bevel



Hyperbolic

Healthcare



MRI



Surgical Suite



Patient Room

Special Applications



Dynamic



Food Service



Vandal/Tamper



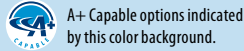
Clean Room



Shower



Steam Room



Luminaire Type:

Catalog Number:

EXAMPLE: EVO6WC 35/15 AR MWD LSS MVOLT EZ1 JBX DN DWHG

Series	Color Temperature	Lumens	Reflector Color	Reflector Finish	Distribution	Voltage
EVO6WC	EVO 6in Wall Mount Round Cylinder Open Downlight	27/ 2700 K	02 250 lumens	AR Clear	LSS Semi-specular	ASYM ² Asymmetric
		30/ 3000 K	05 500 lumens	PR Pewter	LD Matte diffuse	VND Very narrow (0.5 s/mh)
		35/ 3500 K	07 750 lumens	WTR Wheat	LS Specular	ND Narrow (0.7 s/mh)
		40/ 4000 K	10 1000 lumens	GR Gold		MD Medium (0.9 s/mh)
		50/ 5000 K	15 1500 lumens	WR ¹ White painted		MWD Medium wide (1.0 s/mh)
			20 2000 lumens	BR ¹ Black		WD Wide (1.2 s/mh)
			25 2500 lumens	WRAMF ¹ White anti-microbial		
			30 3000 lumens	BZR ¹ Dark Bronze painted		
			35 3500 lumens	TRALTBD ¹ Trim RAL # TBD (TBD for pricing only)		
			40 4000 lumens	TCPC ¹ Trim Custom Paint Color TBD (TBD for pricing only)		
			45 4500 lumens			
			50 5000 lumens			
			60 6000 lumens			
			80 8000 lumens			

Driver ⁴	Mounting	Fixture Orientation	Emergency Option
GZ10 0-10V driver dims to 10%	JBX Integral driver, Recessed or Surface J-box	DN Mounted with reflector pointing down	(blank) No emergency options
GZ1 0-10V driver dims to 1%		UP ⁷ Mounted with reflector pointing up	E6W 6W integral emergency battery (sidecar)
EZ10 eldoLED 0-10V ECOdrive. Linear dimming to 10% min.	JBXCC Integral driver, Surface J-box with Conduit Covers		E7WCP IOTA® 7W emergency battery (sidecar)
EZ1 eldoLED 0-10V ECOdrive. Linear dimming to 1% min.			E10WCP IOTA® 10W emergency battery (sidecar)
EZB eldoLED 0-10V SOLOdrive. Logarithmic dimming to <1%.			E10WCPR IOTA® 10W emergency battery with remote test switch (requires RGH)
EDAB ⁵ eldoLED SOLOdrive DALI. Logarithmic dimming to <1%.			E15WCP IOTA® 15W emergency battery (sidecar)
EDXB ^{5,6} eldoLED POWERdrive DMX with RDM (remote device management). Square Law dimming to <1%. Min: 1000LM; Max: 8000LM.			GTD IOTA® Generator Transfer Device. Specify 120V or 277V (requires RGH)
ECOD ⁵ Lutron® EcoSystem® digital Hi-Lume 1% soft-on, fade to black. Max: 8000LM except 4500LM.			
ELV ⁵ Electronic line voltage (120V only)			

Control Interface ⁸	Options	Architectural Colors - Powder Paint ¹³
(blank) No controls	SF Single fuse. Specify 120V or 277V..	DDB Gloss Dark Bronze
NLT nLight® dimming pack.	90CRI High CRI (90+)	DBL Matte Black
NLTER ⁹ nLight® dimming pack for fixtures on emergency circuit	N80 nLight Lumen Compensation	DWH Gloss White
NLTAIR2 nLight® AIR dimming pack.	HAO ¹⁰ HAO High Ambient Option (40°C)	DMB Matte Medium Bronze
NLTAIRER2 ⁹ nLight® AIR dimming pack for fixtures on emergency circuit	WL ¹¹ Wet Location	DNA Gloss Natural Aluminum
	IP66 ¹² Lensed, IP66 rated	DSS Gloss Sandstone
		DGC Gloss Charcoal Grey
		DTG Gloss Tennis Green
		DBR Gloss Bright Red
		DSB Gloss Steel Blue
		DBBT Textured Dark Bronze
		DBLB Textured Black
		DWHG Textured White
		DBNH Textured Bronze
		DNAT Textured Natural Aluminum
		DSST Textured Sandstone
		DSPD Textured Dark Grey
		DSPE Textured Green
		DSPH Textured Light Red
		DWHAMF Gloss White with Anti-microbial finish
		RALTBD Cylinder RAL # TBD (TBD for pricing only)
		CPC Cylinder Custom Paint Color TBD (TBD for pricing only)

ACCESSORIES — order as separate catalog numbers (shipped separately)

G COLORS KIT Architectural colors chip kit, consisting of powder-coat and plated finishes

ORDERING NOTES	
1. Not Available with Finishes.	8. Field installed. Access required to location of remote mounted device.
2. Requires UP option.	9. For use with generator supply EM power. Will require an emergency hot feed and normal hot feed.
3. Factory supplied step down transformer must be remote mounted. Access required to location of remote mounted device.	10. Only available up to 3500 lumens; not available with WL.
4. Refer to Tech 240 for compatible dimmers.	11. Not available with UP. Max: 3500LM.
5. Not Available with Control Interfaces.	12. IP66 should be selected if Wet Location is required with UP fixture orientation.
6. Includes terminator resistor.	13. For details on RAL and Custom colors please see Architectural colors
7. For indoor use, damp location only.	

Optical Assembly

Fully serviceable and upgradeable lensed LED light engine suitable for field maintenance or service from below the ceiling. Optical design is a Bounding Ray™ design with 45° cutoff to source and source image. Top down flash characteristic for superior glare control.

Electrical

The luminaire shall operate from a 50 or 60 Hz ± 3 Hz AC line over a voltage ranging from 120 VAC to 277 VAC. Support 347V via remote-mounted stepdown transformer. The fluctuations of line voltage shall have no visible effect on the luminous output.

The luminaire shall have a power factor of 90% or greater at all standard operating voltages and full luminaire output.

Sound Rated A+. Driver shall be >80% efficient at full load across all input voltages.

Input wires shall be 18AWG, 300V minimum solid copper.

Controls

Luminaire shall be equipped with interface for nLight wired or nLight AIR networks with integral power supply as per specification.

Emergency

Luminaires supplied with a battery pack comply with NFPA 101 (Life Safety code) and deliver constant light output throughout the 90 minutes of code required emergency operation period when there is a normal AC power loss.

Luminaires equipped with a generator transfer device work in conjunction with an auxiliary generator or a central inverter system to power fixtures for safe egress lighting.

Dimming

The luminaire shall be capable of continuous dimming without perceivable stroboscopic flicker as measured by flicker index (ANSI/IES RP-16-10) over a range of 100 – 10%, 100 – 1.0% or 100 – 0.1% of rated lumen output with a smooth shut off function to step to 0%.

LED drivers shall conform to IEEE P1789 standards. Alternatively, manufacturers must demonstrate conformance with product literature and testing which demonstrates this performance. Systems that do not meet IEEE P1789 will not be considered.

Driver is inaudible in 24dB environment, and stable when input voltage conditions fluctuate over what is typically experienced in a commercial environment.

Construction

Heavy-gauge aluminum construction.

Extruded body with flangeless reflector allows flow-through passive thermal management.

Surface ceiling mount for direct installation to 4" recessed or surface octagonal junction box.

Optional field configurable conduit covers available. Conduit covers match cylinder in finish and diameter.

Wall mount can be oriented in up or down position. For wet location, specify WLL for lens.

Listings

Fixtures are CSA Certified to meet US and Canadian Standards: All fixtures manufactured in strict accordance with the appropriate and current requirements of the "Standards for Safety" to UL, damp location standard; wet location options available open under covered ceiling (WL) or lensed (WLL).

Luminaire configurations are Energy Star certified through testing in EPA-recognized laboratories, with the results reviewed by an independent, accredited certification organization. Visit www.energystar.gov for specific configurations listed.

Photometrics

LEDs tested to LM-80 standards. Measured by IESNA Standard LM-79-08 in an accredited lab. Lumen output shall not decrease by more than 30% over the minimum operational life of 60,000 hours.

Color appearance from luminaire to luminaire of the same type and in all configurations, shall be consistent both initially and at 6,000 hours and operate within a tolerance of <2.5 MacAdam ellipse as defined by the center of the quadrangles defined in ANSI C78.377-2015.

BUY AMERICAN ACT

This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuitybrands.com/buy-american for additional information.

Warranty

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note:

Actual performance may differ as a result of end user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is part of an A+ Certified solution for nLight® control networks when ordered with drivers marked by a shaded background*
- This luminaire is part of an A+ Certified solution for nLight® control networks, providing advanced control functionality at the luminaire level, when selection includes driver and control options marked by a shaded background*

To learn more about A+, visit www.acuitybrands.com/aplus.

*See ordering tree for details

Tables of Use

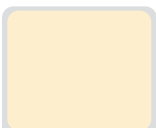
EVO - eldoLED Driver Default Dimming Curve			
Nomenclature	Min Dimming	Driver Dim Curve	Control Dim Curve
EZ10	10%	Linear	Linear/Logarithmic
EZ1	1%	Linear	Linear/Logarithmic
EZB	<1%	Logarithmic	Linear
EDAB	<1%	Logarithmic*	Linear
EDXB	<1%	Square	Linear

*Changable thorough DALI controller

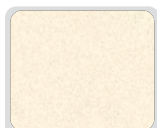
Driver		Control Provided (note: 347V/UVOLT versions provided with 347 option selected)			
Nomenclature	Description	NLT	NLTER	NLTAIR2	NLTAIRER2
GZ10	0-10V driver dims to 10%	nPP16 D EFP	nPP16 D ER EFP	RPP20 D 24V G2	RPP20 D 24V ER G2
GZ1	0-10V driver dims to 1%	nPP16 D EFP	nPP16 D ER EFP	RPP20 D 24V G2	RPP20 D 24V ER G2
EZ10	eldoLED 0-10V ECOdrive	nPS 80 EZ	nPS 80 EZ ER	RPP20 D 24V G2	RPP20 D 24V ER G2
EZ1	eldoLED 0-10V ECOdrive	nPS 80 EZ	nPS 80 EZ ER	RPP20 D 24V G2	RPP20 D 24V ER G2
EZB	eldoLED 0-10V SOLOdrive	nPS 80 EZ	nPS 80 EZ ER	RPP20 D 24V G2	RPP20 D 24V ER G2

J-box Compatibility Matrix		Cylinder Configurations	
		JBX	JBX w/EDXB Driver
Recommended J-box (by others)	4" Octagonal 4x4x1.5 deep"	✓	✗
	4" Octagonal 4x4x2.125 deep	✓	✓
	4" Square 4x4x1.5 deep	✓	✗

Standard Architectural Color Options for Cylinder Bodies



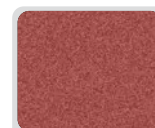
DSS LITHONIA P12
Sandstone



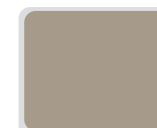
DSST TEXTURED P90
Sandstone



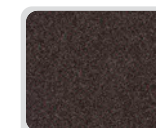
DBR LITHONIA P34
Bright Red



DSPH TEXTURED P80
Light Red



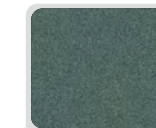
DMB LITHONIA P11
Medium Bronze



DBNH TEXTURED P74
Bronze



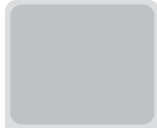
DTG LITHONIA P33
Tennis Green



DSPE TEXTURED P78
Green



DSB LITHONIA P49
Steel Blue



DNA LITHONIA P07
Natural Aluminum



DNAT TEXTURED P89
Natural Aluminum



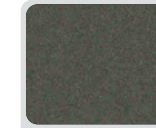
DGC LITHONIA P32
Charcoal Gray



DSPD TEXTURED P77
Dark Grey



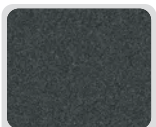
DDB LITHONIA P50
Dark Bronze



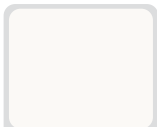
DDBT TEXTURED P88
Dark Bronze



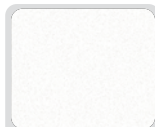
DBL LITHONIA P13
Black



DBLB TEXTURED P75
Black



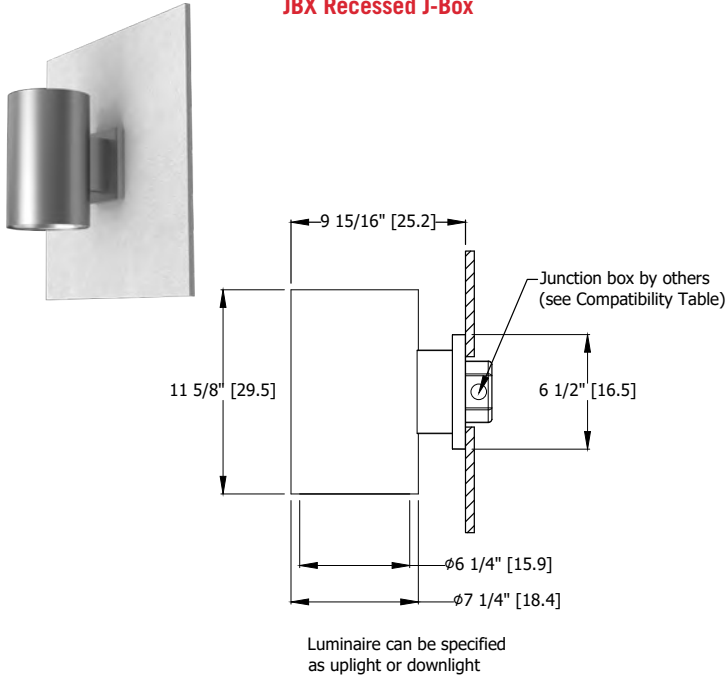
DWH LITHONIA P21
White



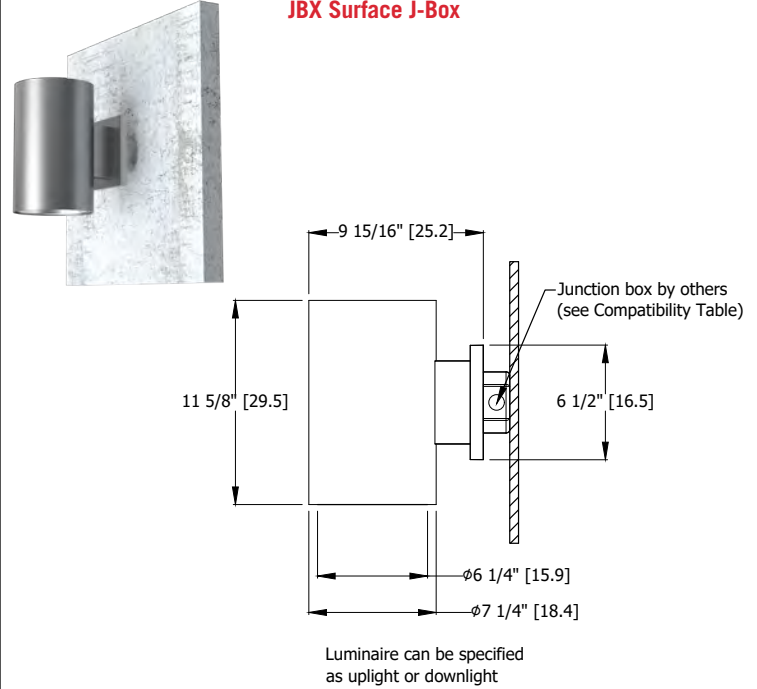
DWHG TEXTURED P86
White

NOTE: These colors were carefully reproduced to give as true a depiction as possible of finished product color. Some colors, however, may vary slightly from actual appearance due to display/printing variations and limitations. Please always contact a Gotham representative for an accurate paint chip sample.

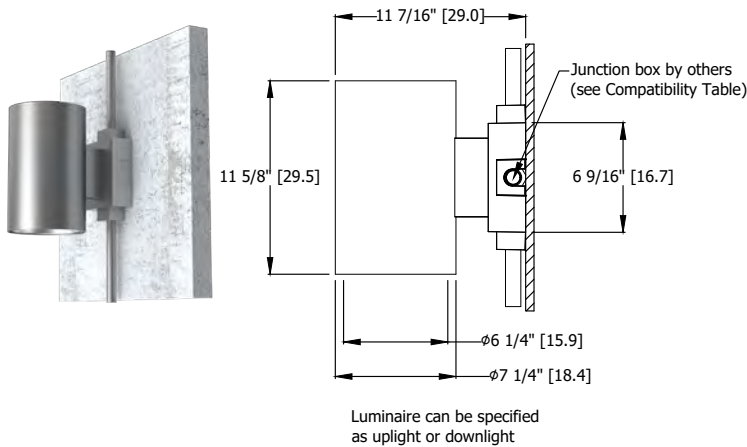
JBX Recessed J-Box



JBX Surface J-Box

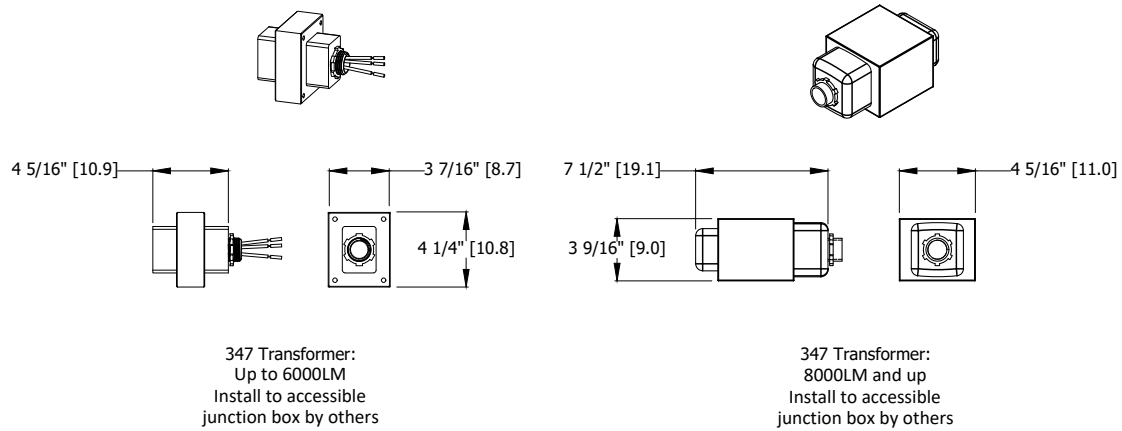


JBXCC Surface J-Box with Conduit Covers

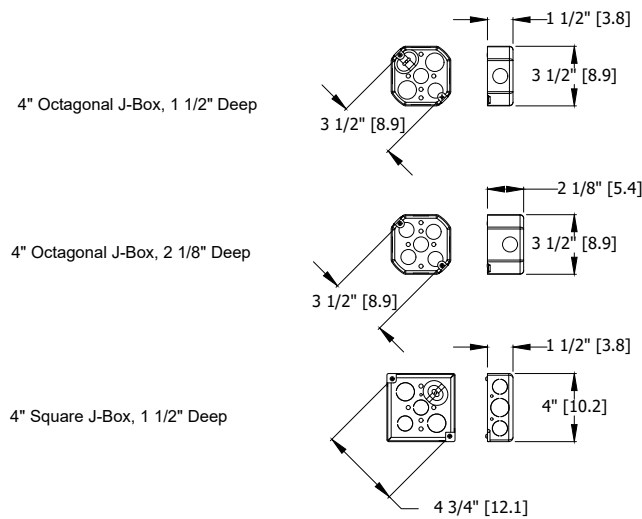


*Dimensions in inches [centimeters]

347V Stepdown Transformer



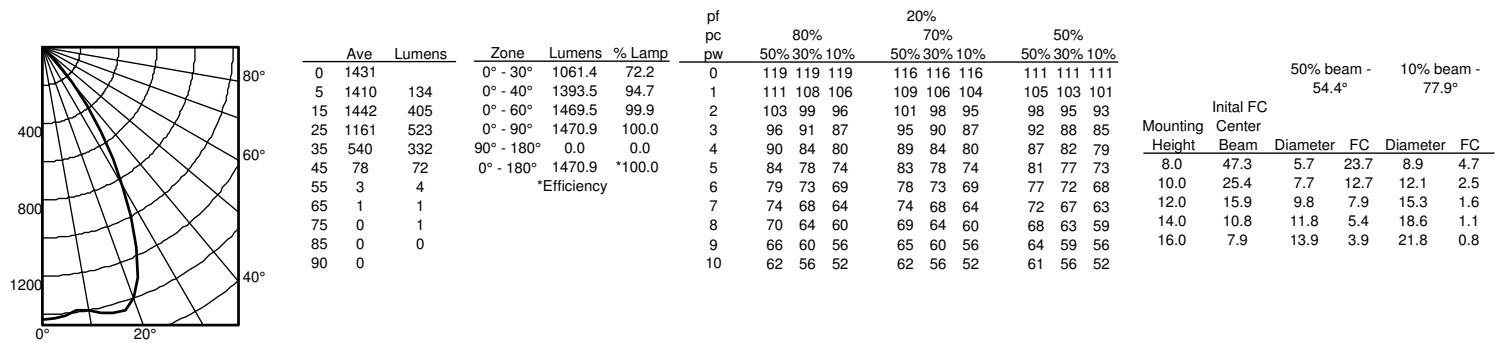
Junction Box Dimensions (by others)



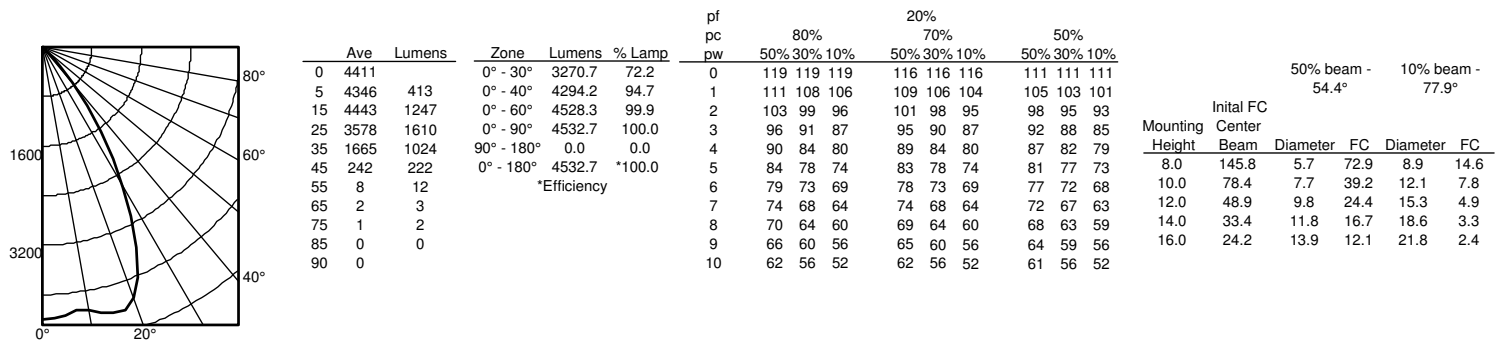
*Dimensions in inches [centimeters]

CONSULT WWW.GOTHAMLIGHTING.COM FOR ADDITIONAL PHOTOMETRY.

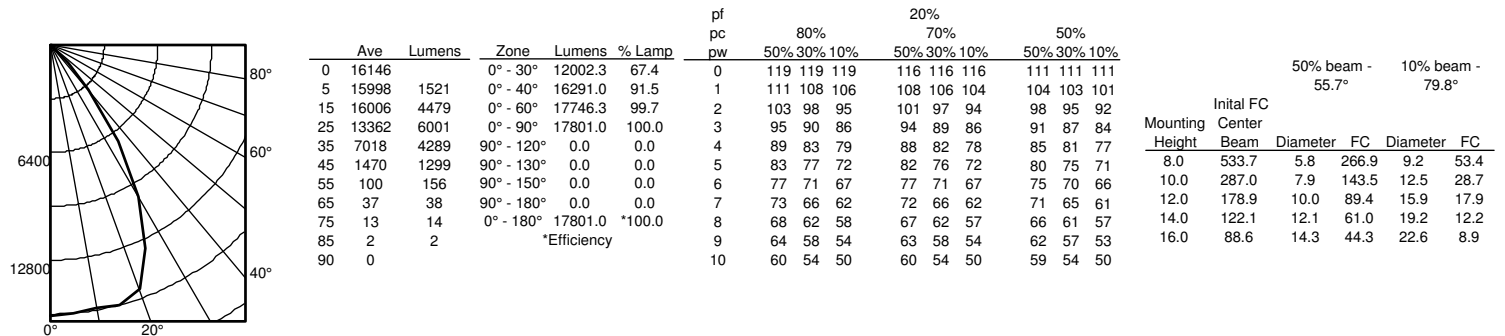
EVO6WC 35/15 AR MWD LS INPUT WATTS: 14.7, DELIVERED LUMENS: 1471LM, LPW= 100, 1.03 S/MH, TEST NO. LTL27783P



EVO6WC 35/45 AR MWD LS INPUT WATTS: 47.3, DELIVERED LUMENS: 4532.7LM, LPW= 95.8, 1.03 S/MH, TEST NO. LTL27783P



EVO6WC 35/175 AR MWD LS INPUT WATTS: 175.3, DELIVERED LUMENS: 17801LM, LPW=101.5, 1.06 S/MH, TEST NO. ISF 34035P



Distributions		
Nomenclature	Beam Angle	Field Angle
VND	30	64
ND	44	69
MD	54	82
MWD	67	89
WD	71	92

Lumen Output Multiplier		
CRI	CCT	Multiplier
80	2700K	0.916
	3000K	0.948
	3500K	1
	4000K	1.032
	5000K	1.1
90	2700K	0.748
	3000K	0.8
	3500K	0.838
	4000K	0.845
	5000K	0.945

Reflector Finish Multiplier	
Reflector Finish	Multiplier
LS - Specular	1
LSS - Semi Specular	0.956
WR - White	0.87
LD - Matte Diffuse	0.85
BR - Black	0.73
BZR - Bronze	0.73

nLight® AIR is the ideal solution for retrofit or new construction spaces where adding communication wiring is cost prohibitive. The integrated nLight AIR rPP20 Power Pack is part of each EVO Luminaire ordered with the NLTAIR option. These individually addressable controls offer the ultimate in flexibility during initial setup and for space repurposing.

nLight® AIR Control Accessories

Order as separate catalog number. Visit [nLight AIR](#).

Wall Switches

Model Number	
On/Off single pole	rPODB (color) G2
On/Off two pole	rPODB 2P (color) G2
On/Off & raise/lower single pole	rPODB DX (color) G2
On/Off & raise/lower two pole	rPODB 2P DX (color) G2

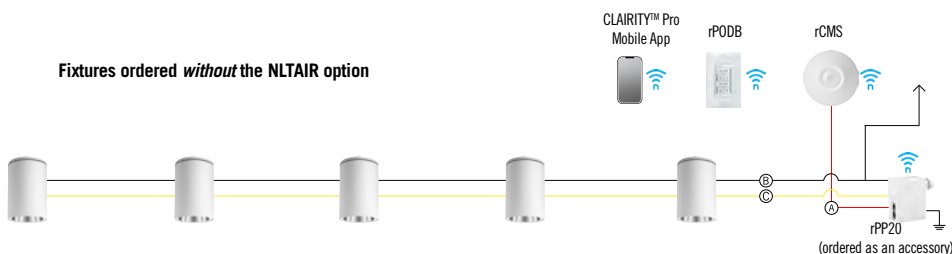
nLight® AIR Control Accessories (cont.)

Occupancy Sensors (PIR/dual tech)

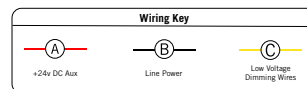
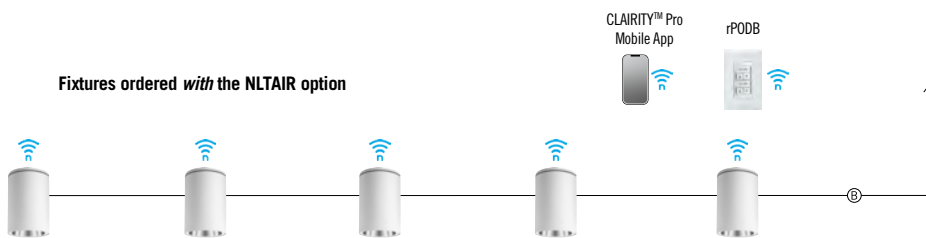
Model Number	
Small motion 360°, ceiling	rCMS 9 / rCMS PDT 9
Large motion 360°, ceiling	rCMS 10 / rCMS PDT 10

Possibilities for nLight® AIR

Fixtures ordered *without* the NLTAIR option



Fixtures ordered *with* the NLTAIR option



nLight® Wired The nLight® solution is a digital networked lighting control system that provides both energy savings and increased user configurability by cost effectively integrating time-based, daylight-based, sensor-based and manual lighting control schemes.

nLight® Wired Control Accessories

Order as separate catalog number. Visit [nLight](#).

Wall Switches

Model Number	
On/Off single pole	nPODM (XX)
On/Off two pole	nPODM 2P (XX)
On/Off & raise/lower single pole	nPOD DX (XX)
On/Off & raise/lower two pole	nPODM 2P DX (XX)
Graphic touchscreen	nPOD GFX (XX)

Photocell Controls

Dimming	nCM ADCX
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nLight® Wired Control Accessories (cont.)

Occupancy Sensors (PIR/dual tech)

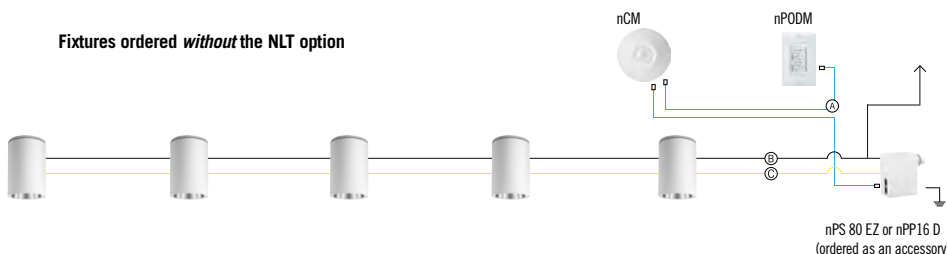
Model Number	
Small motion 360°, ceiling	nCM 9 / nCM PDT 9
Large motion 360°, ceiling	nCM 10 / nCM PDT 10
Wide View	nWV 16 / nWV PDT 16
Wall switch with raise/lower	nWSX LV DX / nWSX PDT LV DX

Cat-5 Cables (plenum rated)

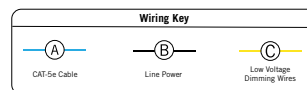
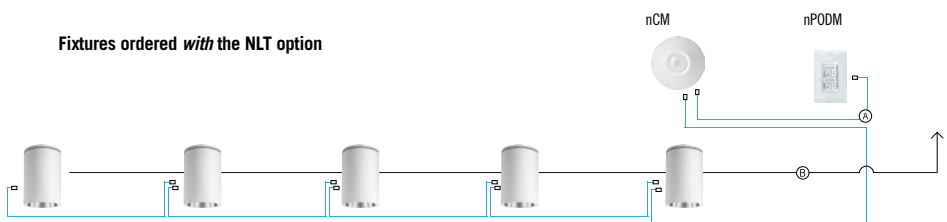
10', CAT5	CAT5 10FT J1
15', CAT5	CAT5 15FT J1

Possibilities for nLight® wired

Fixtures ordered *without* the NLT option



Fixtures ordered *with* the NLT option



Date: Friday, June 30, 2023

To: Jeremy Little, Nicholson + Little Architecture

From: Justin Milam, AICP, Senior Planner

RE: Glamm Dental – 2164 Riverside Drive (DEV-02-23)

This memo serves as a summary of preliminary Staff comments regarding the June 16, 2023 submittal of Amended Final Development Plan DEV-02-23 for the proposed interior and exterior modifications to the existing multi-tenant building at 2164 Riverside Drive. Board of Zoning and Planning (BZAP) review of a development plan is required per UDO Article 4.05(G) of any project located within a Planned Mixed-Use District. The City's Technical Review Committee has met to discuss this application and comments have been compiled below for your review. These issues should be addressed and/or resolved in order to improve the prospect of project approval. This letter will be reviewed at the July 5, 2023 Work Session, and your team should be prepared to introduce the project to the Board and respond to each of the items noted.

The items identified in this letter are based on the City's preliminary review of the application and is not an exhaustive list of items that 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.

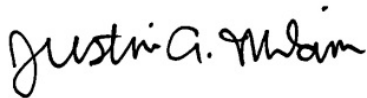
- 1) **Variances Required** - Staff has identified numerous variances that will be incorporated into this application- nearly all of them are a result of existing site conditions. These include, but are not limited to: maximum parking of 14 spaces permitted (30 proposed), floor area ratio between 0.35-0.70 (0.15 proposed), number of stories between two and five (one-story proposed), minimum percentage of brick and/or stone of 50 percent (47 percent proposed), and maximum building setback of 0-10 feet. Additional variances may be included; please make attempts to minimize and/or reduce the severity of these variances in order to improve chances of project approval.
- 2) **Building Design** – The proposed building design is quite modern, but still in the general theme as the existing building. Please work to increase the amount of brick on the building.
- 3) **Emergency Services** – A turning radius plan is needed to ensure the City's emergency vehicles can adequately access the site- please see attached diagrams. More information is needed on whether the building will include a fire suppression and/or fire alarm system or not.
- 4) **Engineering** – As we discussed in our preliminary meetings, either an easement or dedicated right-of-way will be needed to ensure the existing sidewalk along Cambridge Boulevard can accommodate a safe crossing at Riverside Drive. The City of Columbus is currently performing a traffic study of Riverside Drive and additional improvements or requests may be needed based on those results. Thank you for closing the curb cut along

Riverside Drive closest to the traffic signal. Please also consider creating a cross-access connection with the property to the south- there are multiple spots where this could occur and would enhance access to the nearby traffic signal.

- 5) **Landscape Plan** – A more detailed landscape plan will be needed. Additional street trees are to be installed within the Cambridge Boulevard tree lawn. Please also consider some sort of landscaped buffer, bollards or decorative guardrail in the location of the access being removed. Public art is also welcomed on-site.
- 6) **Outdoor Lighting** – An outdoor lighting plan was not submitted. This plan is to follow the City's outdoor lighting standards in order to preserve the night sky.
- 7) **Signage** – More information is needed about the proposed building-mounted signs, as well as signage for any other building tenant. Staff recommends the use of halo-lit channel letters.
- 8) **LEED Eligibility** – Upper Arlington has a strong tradition of constructing new commercial and mixed-use buildings utilizing environmentally-friendly designs, materials and concepts. Please ensure the renovation meets basic LEED® standards. Buildings do not need to be LEED® certified.
- 9) **Public Hearing Sign** – A “Ready for a Change” sign will be placed at the site - please ensure this sign remains visible on the property until the BZAP process is complete. This is to help passersby and neighbors become aware of the potential project.
- 10) **Parcels** – The two parcels that comprise the site, #070-001094 and #070-001107, need to be combined with the Franklin County Auditor.

Staff is excited to collaborate on this redevelopment and thank you for your application. Feel free to contact me with any questions or concerns.

Best Regards,



Justin Milam, AICP
Senior Planner
614-583-5083
jmilam@uaoh.net

C: Steven Schoeny, City Manager
Jackie Thiel, PE, Assistant City Manager
Chad Gibson, AICP, Community Development Director
Gary Wilfong, Public Service Director
Roger Eastep, Chief Building Official
Alan Thompson, Battalion Chief
Darlene Pettit, Assistant City Attorney
Aaron Scott, PE, Assistant City Engineer
Sam Simmons, City Forester